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ATTACHMENT B

PROJECT INFORMATION

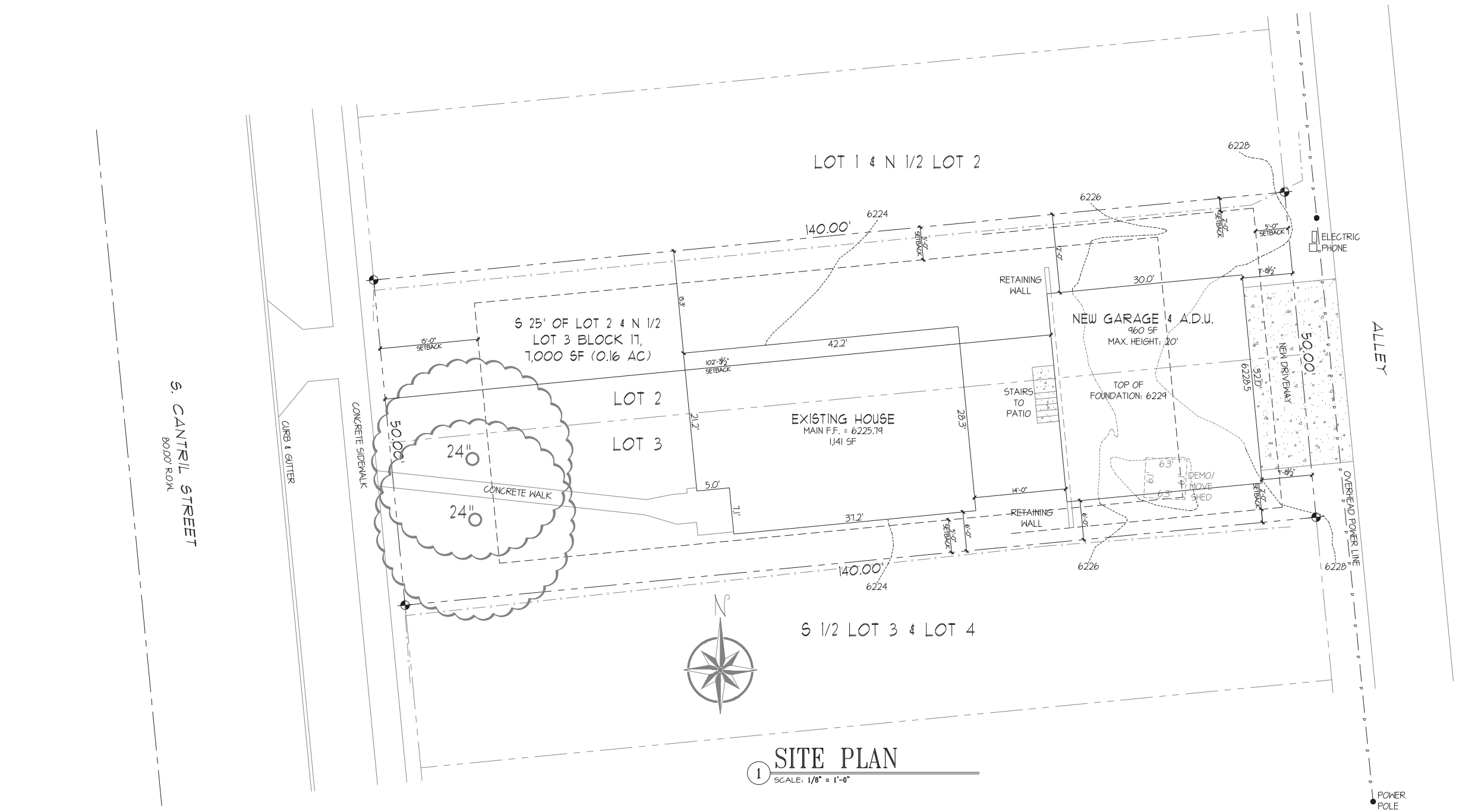
Jurisdiction:	Castle Rock, Colorado	
Use:	Single-Family Detached Dwelling	
Legal Description:	S25 FT LOT 2 & N 1/2 LOT 3 BLK 17 CRAIG & GOULD ADDITION	
A.P.N.	2505-111-37-002	
Year Built:	1959	
Zone:	R-3	
		REQUIRED// PROVIDED:
Lot Area/ Width (min.):		0.161 AC // 7,000 SF
Coverage:	Maximum allowable Coverage: 40% (2,800 sf)	
	Existing Home: 1,141sf, Existing Porch: 35sf	(2,136) 30.5%
Setbacks:	Front, minimum:	15 ft // 102'-3 1/2"
	Side, accessory minimum:	2 ft, located in rear 1/3 of the lot // 12' & 6'
	Rear, accessory minimum:	5 ft // 7'-8 1/2"
Area Calculations:	Main Level Garage:	960 sq.ft.
	Upper Level Finished (Accessory Dwelling Unit):	790 sq.ft.
	Upper Level Deck:	170 sq.ft.

Building Codes:	2012 International Residential Code
	2012 International Plumbing Code
	2012 International Mechanical Code
	2012 International Energy Conservation Code
	2012 International Fuel Gas Code
	2011 National Electric Code
Climate Zone:	5B
	Maximum Glazing U-Factor: 0.32
	Ceilings: R-49
	Walls: R-21
	Floors: R-30
	Slab Perimeter R-Value & Depth: R-10, 4ft

Owner:	Jennah & Jay Kearney
	118 N. Cantril Street
	Castle Rock, CO 80104
Architecture:	Skarco Design, LLC
	Dustin Skarphol
	1574 Rose Avenue
	Burlington, CO 80807
	719.342.5068
	Dustin@skarcodesign.com
Engineering:	
General Contractor:	

DRAWING INDEX:

Number	Description
A0	COVER SHEET, PROJECT INFORMATION
A0.1	GENERAL NOTES & PLAN NOTES
A1	FLOOR PLANS & ELECTRICAL PLANS
A2	ELEVATIONS & ROOF PLAN
A3	SECTIONS & INTERIOR ELEVATIONS
D1	ARCHITECTURAL DETAILS
D2	ARCHITECTURAL DETAILS
D3	ARCHITECTURAL DETAILS



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

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Kearney Residence
118 North Cantril Street
Castle Rock, CO 80104

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Sheet Title

COVER SHEET
PROJECT INFORMATION
SITE PLAN

REMARKS

Construction Set

Date

06.11.2019

Project Number

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Drawn By

DJS/RHJA

Sheet Number

A0

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GENERAL NOTES:

THESE DRAWINGS ARE "BUILDERS PLANS" INDICATING GENERAL DESIGN INTENT ONLY. IT IS THE BUILDER'S RESPONSIBILITY TO PROVIDE ANY ADDITIONAL CONSTRUCTION DETAILS REQUIRED AND TO DICTATE METHODS OF CONSTRUCTION. THE BUILDER SHALL VERIFY ALL DIMENSIONS OF MANUFACTURED COMPONENTS AND RELATIONSHIPS BETWEEN MATERIALS OR COMPONENTS. THE BUILDER SHALL VERIFY EXISTING CONDITIONS AND DIMENSIONS SHOWN ON THE DRAWINGS INCLUDING ALL EXISTING GRADES AT THE SITE.

THE ARCHITECT SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES OR DEFICIENCIES IN THE DRAWINGS PRIOR TO CONSTRUCTION. FAILURE TO NOTIFY THE ARCHITECT SHALL CONSTITUTE ACCEPTANCE BY THE BUILDER OF ALL RESPONSIBILITY.

ANY CHANGES TO THESE PLANS WITHOUT PRIOR WRITTEN CONSENT BY THE ARCHITECT SHALL CONSTITUTE ACCEPTANCE OF RESPONSIBILITY BY THE BUILDER AND OWNER OF THAT CHANGE.

THE CONTRACTOR SHALL COORDINATE ALL HOSE BIBS WITH SITE CONDITIONS AND PROVIDE MINIMUM ONE HOSE BIB AT FRONT AND REAR OF HOUSE.

THE CONTRACTOR SHALL PROVIDE MINIMUM R-30 BATT INSULATION IN ALL CANTILEVER FLOOR SYSTEMS.

THE CONTRACTOR SHALL PROVIDE MECHANICAL AND ELECTRICAL ENGINEERING AS REQUIRED TO COMPLETE WORK AND FOR INTENDED PURPOSE. MECHANICAL CONTRACTOR SHALL VERIFY DIMENSIONS OF ALL NECESSARY FLUE CHASES, DUCTS & EQUIPMENT.

THE BUILDER/CONTRACTOR AND ALL SUBCONTRACTORS SHALL CONFORM TO ALL APPLICABLE BUILDING CODES.

CONTRACTOR SHALL PROVIDE ATTIC ACCESS AND CRAWLSPACE ACCESS AS REQUIRED BY CODE.

R501.3 Fire protection of floors. Floor assemblies, not required elsewhere in this code to be fire resistance rated, shall be provided with a ½ inch gypsum wallboard membrane, 5/8 inch wood structural panel membrane, or equivalent on the underside of the floor framing member.

SITE NOTES:

BUILDER SHALL COORDINATE ALL UTILITY DESIGN INSTALLATION AND SERVICES.

BUILDER SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM STRUCTURE AND ACROSS SITE. NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO FOUNDATION INSTALLATION.

BUILDER SHALL PROVIDE PROPER COMPACTION OF ALL EXCAVATED & TRENCHED AREAS AT TIME OF BACKFILL.

REFERENCE SITE PLAN FOR COMPLIANCE OF SECTION R302.1 IRC & TABLE R302.1

FLOOR PLAN NOTES:

GLAZING IN DOORS AND FIXED OR OPERABLE PANELS WITHIN A 24" ARC OF EITHER VERTICAL EDGE OF A DOOR IN A CLOSED POSITION AND WITHIN 60" OF THE FLOOR MUST BE SAFETY GLASS.

GLAZING IN WALLS ENCLOSING STAIRWAY LANDINGS OR WITHIN 5' OF THE BOTTOM AND TOP OF STAIRWAYS WHERE THE BOTTOM AND TOP EDGE OF THE GLASS IS LESS THAN 60" ABOVE A WALKING SURFACE MUST BE SAFETY GLASS.

GLAZING ADJACENT TO AND WITHIN 60" OF THE WALKING/STANDING SURFACE WITHIN A BATHTUB OR SHOWER ENCLOSURE MUST BE SAFETY GLASS.

WATER-RESISTANT WALLBOARD OR BETTER SHALL BE USED AT ALL TUBS AND SHOWER STALLS AS PER LOCAL BUILDING CODE.

PROVIDE A MECHANICALLY OPERATED EXHAUST SYSTEM IN ALL BATHROOMS, WATER CLOSET COMPARTMENTS, LAUNDRY ROOMS AND SIMILAR ROOMS WHOSE OPERABLE EXTERIOR OPENINGS ARE LESS THAN 1/20TH OF THE FLOOR AREA.

PROVIDE ATTIC VENTILATION AS PER LOCAL BUILDING CODE.

PROVIDE VAPOR BARRIER IN CRAWLSPACE AS REQUIRED.

PROVIDE CLASS I OR II VAPOR BARRIER AT INTERIOR SIDE OF WALLS PER BUILDING CODE.

FIRE-RATED GYPSUM BOARD SHALL BE APPLIED AT ALL NECESSARY LOCATIONS TO COMPLY WITH LOCAL BUILDING CODES.

FIRE BLOCKS ARE REQUIRED WITHIN STUD WALLS AT 10' INTERVALS AND AT THE FLOOR AND CEILING. FIRE BLOCKS ARE ALSO REQUIRED AT FLOOR AND CEILING PENETRATIONS AROUND VENTS, PIPES, DUCTS, ETC. THE INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES (SOFFITS), BETWEEN STAIR STRINGERS, AND THE OPENINGS BETWEEN CHIMNEY CHASES AND ATTIC SPACES MUST BE FIRE STOPPED. FIRE BLOCK MATERIAL MAY BE 2" NOMINAL LUMBER, GYP BOARD, ETC.

ONE LAYER OF 5/8" TYPE 'X' GYP BOARD SHALL BE APPLIED TO THE BOTTOM CHORD OF JOISTS IN GARAGE CEILING FOR FIRE SEPARATION BETWEEN GARAGE AND LIVING SPACE.

ONE LAYER OF 5/8" TYPE 'X' GYP BOARD IS REQUIRED WHERE ENGINEERED TRUSSES ARE USED TO PROVIDE CEILING FRAMING AT GARAGE.

ENCLOSED USEABLE SPACE UNDER STAIRS SHALL HAVE 1/2" GYPSUM BOARD ON WALLS AND SOFFITS.

STAIRS AND STAIR RAILINGS SHALL COMPLY WITH ALL APPLICABLE BUILDING CODES.

ALL DIMENSIONS ARE TO FACE OF STRUCTURE AND ROUGH OPENINGS.

ALL ANGLES ARE 45° UNLESS OTHER WISE SPECIFIED

FOUNDATION NOTES:

SEE STRUCTURAL DRAWINGS BY OTHERS FOR FOUNDATION REQUIREMENTS.

PROVIDE NOT LESS THAN 1 S.F. OF UNDER FLOOR VENTILATION OPENINGS FOR EACH 150 SQUARE FEET OF UNDER FLOOR AREA AS PER LOCAL BUILDING CODE (CRAWL SPACE CONDITIONS)

SECTION NOTES:

ALL EXTERIOR WALLS SHALL HAVE A MINIMUM R-21 INSULATION. ROOF/CEILING SHALL BE MINIMUM R-49 INSULATION. CANTILEVER FLOOR SPACES SHALL BE MINIMUM R-30 INSULATION. THESE REQUIREMENTS ASSURE COMPLIANCE WITH THE INTERNATIONAL ENERGY CONSERVATION CODE.

ELEVATION NOTES:

SEE ROOF FRAMING PLANS FOR ROOF PITCHES AND OVERHANG DEPTHS.

CONTRACTOR TO PROVIDE FLASHING AND/OR CAULKING AS PER MANUFACTURER'S SPECIFICATIONS AT ALL DOORS AND WINDOWS.

CONTRACTOR TO PROVIDE MEMBRANE FLASHING 8" AROUND WINDOW OPENINGS.

CONTRACTOR TO PROVIDE WEATHER BARRIER BETWEEN SIDING AND SHEATHING AS PER MANUFACTURER'S RECOMMENDATIONS.

CONTRACTOR TO PROVIDE FLASHING, CAULKING OR OTHER MEANS NECESSARY TO PREVENT MOISTURE PENETRATION AT ALL MATERIAL TRANSITIONS.

CONTRACTOR TO PROVIDE ADEQUATE SLOPE AT ALL HORIZONTAL STUCCO LOCATIONS.

CLEARANCE FROM GROUND TO SHEATHING SHALL COMPLY WITH ALL APPLICABLE BUILDING CODES.

ARCHITECT RECOMMENDS BACKPRIMING AND PRIMING CUT EDGES OF TRIM MATERIAL.

PROVIDE TIE-BACK STUDS & METAL STRAPS AS REQUIRED TO TIE CHIMNEY STRUCTURES TO TRUSSES BELOW.

HARD COAT CEMENTITIOUS STUCCO AND/OR PRE-CAST CONCRETE STONE TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.

FOR APPROXIMATE WINDOW DIMENSIONS, SEE ELEVATION DRAWINGS. ROUGH OPENINGS SHALL BE VERIFIED WITH WINDOW SUPPLIER.

ROOF NOTES:

WOOD ROOF TRUSSES SHALL BE DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF COLORADO. CALCULATED LIVE LOAD DEFLECTIONS OF TRUSSES SHALL NOT EXCEED 1/240TH OF THE SPAN LENGTH. SHOP DRAWINGS AND CALCULATIONS BEARING THE SEAL AND SIGNATURE OF THE DESIGN ENGINEER SHALL BE SUBMITTED FOR REVIEW BY THE STRUCTURAL ENGINEER. THESE SHOP DRAWINGS SHALL SHOW THE LOCATIONS OF ALL THE TRUSSES, CONNECTION PLATE SIZE AND CAPACITY, AND THE SIZE AND GRADE OF LUMBER TO BE USED. SHOP DRAWINGS REVIEW BY THE STRUCTURAL ENGINEER SHALL BE COMPLETED PRIOR TO TRUSS FABRICATION. TRUSS MANUFACTURER SHALL PROVIDE BLOCKING AT BEARING LOCATIONS, BRIDGING AS REQUIRED FOR TRUSS STABILITY AND AT ALL TRUSS AND GIRDER HANGERS.

ROOF TRUSS ENGINEERING AND VERIFICATION OF DIMENSIONS/PLATE HEIGHTS WILL BE THE RESPONSIBILITY OF THE SUPPLIER. PROVIDE SOLID BLOCKING BETWEEN TRUSSES AT BEARING POINTS FOR LATERAL SUPPORT, TO PREVENT ROTATION AND LATERAL DISPLACEMENT.

ALL TRUSSES TO BE PRE-ENGINEERED BY TRUSS MANUFACTURER SHALL INCORPORATE ALL LOADING AS SPECIFIED BY STRUCTURAL ENGINEER AS WELL AS ANY ADDITIONAL LOADS AS MAY BE REQUIRED BY CODE AND SPECIFIC POINT LOADS AS SHOWN ON STRUCTURAL DRAWINGS.

THE ROOF LAYOUT IN THIS DRAWING PORTRAYS DESIGN INTENT ONLY. REFER TO TRUSS DRAWINGS BY TRUSS MANUFACTURER FOR ACTUAL CONSTRUCTION.

BUILDER TO COORDINATE LOCATIONS FOR GUTTERS AND DOWNSPOUTS.

BUILDER TO VERIFY PROPER SLOPE OF GUTTERS FOR REQUIRED DRAINAGE.

DISCHARGE ROOF DOWNSPOUTS AND ALL OTHER WATER COLLECTION SYSTEMS WELL BEYOND THE LIMITS OF THE BACKFILL, A MINIMUM OF 5 FEET.

CONTRACTOR TO PROVIDE ALL VALLEY FLASHING, STEP FLASHING, DRIP FLASHING AND ANY OTHER REQUIRED FLASHING AS PER ROOFING MANUFACTURER'S SPECIFICATIONS.

(ODP) NOTES:

The project Owner / Developer and assigns are responsible for ensuring that all construction documents and drawings comply with all requirements of the Approved Official Development plan (ODP) for the project. The city shall not be held responsible for any construction completed that does not comply with the approved ODP, and the project owner / developer may be required to make all modifications necessary to bring the project in compliance with the ODP.

WINDOW NOTES:

1. SEE UNIT FLOOR PLANS FOR LOCATION OF ALL WINDOWS - COORDINATE WITH ELEVATIONS.
2. CONTRACTOR TO VERIFY ALL WINDOW TYPES AND SIZES PRIOR TO FABRICATION
3. (T) = TEMPERED GLAZING PER 1994 U.B.C SECTION 2406. - CONTRACTOR TO FIELD VERIFY ALL CONDITIONS. SEE GENERAL NOTE #16.
4. U.N.O. - MAIN LEVEL WINDOW HEADER @ 8'-0" A.F.F. & BASEMENT AND UPPER LEVEL @ 7'-0" A.F.F.
5. 2660 5H by a window indicates a 2'-6" wide by 6'-0" high window, that is a single hung window.
6. Windows must comply with R312.2.1, 2012 IRC. EGRESS WINDOWS SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44" ABOVE THE FLOOR. THEY SHALL HAVE A MIN. NET OPENING OF 5.7 sf. WITH A MIN. NET OPENING HEIGHT OF 24" & A MIN. NET OPENING WIDTH OF 20".

DOOR NOTES:

1. AT DOOR FROM HOUSE TO GARAGE, PROVIDE SELF-CLOSER
2. PROVIDE DOOR STOPS AT ALL SWING DOORS
3. PROVIDE FULL PERIMETER WEATHER STRIPPING AT ALL EXTERIOR DOORS
4. CONTRACTOR TO VERIFY ALL DOOR TYPES AND SIZES & COORDINATE HARDWARE REQUIREMENTS WITH OWNER
5. 3068 R by a door indicates a 3'-0" wide by 6'-8" high door, RIGHT HAND SWING.

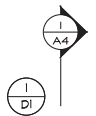
DRAWING LEGEND:

Drawing Notes: (5)
The number "5" refers to plan note 5. for further information regarding the area indicated.

Drawing Reference:
RE: 2 - A2.2 indicates refer to drawing 2 on sheet A2.2

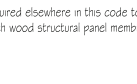
Room Titles:
ROOM=room name
C = CARPET
HW = HARDWOOD
T = TILE
SV = SHEET VINYL
VOL = height above typical plate
FMC. = Floor Material Change
AFF. = Indicates Above Finished Floor

Section Marker:
Shows location and direction of section - Top number indicates section # Bottom number indicates Sheet Name



Detail Marker:
shows location and direction of detail -

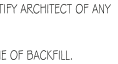
Interior Elevation Marker:



-The numbers around the outside indicates direction and the letter/numbers in the middle - indicates the sheet name

Sill Plate:
sill plate location above -

Slope:
indicates rise of 7" in 12" horizontal length -



WINDOW TYPES:
HS = HORIZONTAL SLIDER
SH = SINGLE HUNG
FF = FIXED FRAME
FT = FIXED TRANSOM
PS = PATIO SLIDER
CS = CASEMENT
AW = AWNING
(T) = TEMPERED GLASS

DOOR TYPES:
E - ENTRY DOOR
- INTERIOR - 1 3/8" HOLLOW/SOLID CORE, RAISED 6-PANEL, PAINTED/STAINED
BP - BI-PASS - HOLLOW/SOLID CORE, RAISED 6-PANEL, PAINTED/STAINED
SC - 1 3/4" METAL, 20 MINUTE RATED, WITH CLOSER, FLUSH FINISH
OH DR - SECTIONAL STEEL OVERHEAD DOOR, PAINTED
BF - BI-FOLD - HOLLOW/SOLID CORE, RAISED 6-PANEL, PAINTED/STAINED
PS - SLIDING GLASS DOOR
FX - FIXED PANEL ON A DOUBLE DOOR
DBL - DOUBLE 1 3/8" HOLLOW/SOLID CORE, RAISED 6-PANEL, PAINTED/STAINED
BC - CENTER MEET BALL CATCH DOUBLE - 1 3/8" HOLLOW/SOLID CORE, RAISED 6-PANEL, PAINTED/STAINED

(#) PLAN NOTES

Please use codes per jurisdiction.

1. a. Gas water heater - provide combustion air. Coordinate requirements with manufacturer's specification & code requirements. Provide pressure relief valve & floor drain.
   b. Gas fired forced air furnace unit - closed combustion. Provide clearances per manufacturer's specifications & code requirements. Provide pressure relief valve & floor drain.
2. 36"x36" concrete stoop set 6" below door threshold
3. 48"x34" concrete landing (centered on door) w/ concrete steps to grade and fortress guard rail, step to meet code minimums
4. Stair well finish to be 1/2" gypsum board walls, ceilings, wood stair stringers, treads, & risers conform to 2012 IRC.
5. Air conditioning unit, minimum 12" from exterior walls
6. Continuous handrail at 34" minimum to 38" maximum above line of stair nosing. Re: 1/D3
7. 20 minute door with self-closer and self latching
8. Stair or Guard railing, minimum 36" above finished floor or line of stair nosing
9. Line of floor above/ below, listed on plan.
10. Drop Foundation wall & pour slab over, see structurals.
11. 2x6 TREATED DECKING OVER 1X SLEEPERS AT 16" O.C. OVER 2 LAYERS BUILDING PAPER OVER 3/4" A.W.W. SHEATHING OVER TREATED 2X12 AT 16" O.C. RIPPED W/ 1/4:12" PITCH WITH 7 1/4" AT SMALLEST SIDE
12.
13.
14. Dropped ceiling at HVAC plenum, field verify location
15.
16.
17. 60"x42" shower pan, soap dish & shower curtain rod. Ceramic tile surround (to 72" above drain minimum) over Cement, fiber-cement or glass mat gypsum backers in compliance with ASTM C 1288, C 1325, or C 1178 & installed in accordance with manufacturer's recommendations shall be used as backers for wall tile in tub and shower areas & wall panels in shower areas.
18.
19. Single rod +67" with shelf above. Provide 2x6 blocking between studs at rod ends.
20.
21.
22.
23. Wall mount mirror on top of back splash, width of counter top. Light bar above mirror.
24.
25.
26. Low wall, refer to plan for height above finished floor
27.
28.
29.
30. Stackable washer & dryer - vent dryer to exterior per code IRC M1501.1 & provide draft/rain trap. Exhaust vent for clothes dryer per code & manufacturer's installation instructions. Exhaust ducts shall not exceed a total of combined horizontal & vertical length of 14 feet including two 90 degree elbows in excess of two. Provide waste drain, hot, & cold water supply to washer in wall box.
31.
32. 38" Refrigerator space. Provide water hook-up for ice maker.
33. 30" oven/ range with 30" hood above.
34.
35. Double kitchen sink with garbage disposal & dishwasher connection.
36. 5 Shelves. Bottom shelf to start at 1'-6" and space shelves at 13" on center.
37. Attic Access - removable 22"x30" panel with R-38 batt insulation. Provide 12" high baffles at sides of opening. Minimum 30" clear headroom above access opening. Re: 4/D2
38.
39. Concrete pad, sloped towards overhead garage door.
40. Recessed wall medicine cabinet with mirror. Should be 3" from mirrored wall. Rough Opening 14 1/2" x 24" - 4 feet above finished floor.
41.
42. Soffit, refer to elevation for height above finished floor.
43. Steel beam & post(s), per structural
44. Thermo-ply backer, tape butted edges, install per mfr. spec's. Re: 14 & 15/D3
45. Textured panel ceiling w/ 1x2 trim at border.
46.
47.
48. Typical staircase, maximum 7-3/4" rise, minimum 10" tread with 1" nosing. Re: 2 & 3/D3
49.
50. Provide 5/8" Type 'X' gypsum board to garage ceiling, walls adjacent to living spaces, including supporting structural members.

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Sheet Title
PLAN NOTES

REMARKS

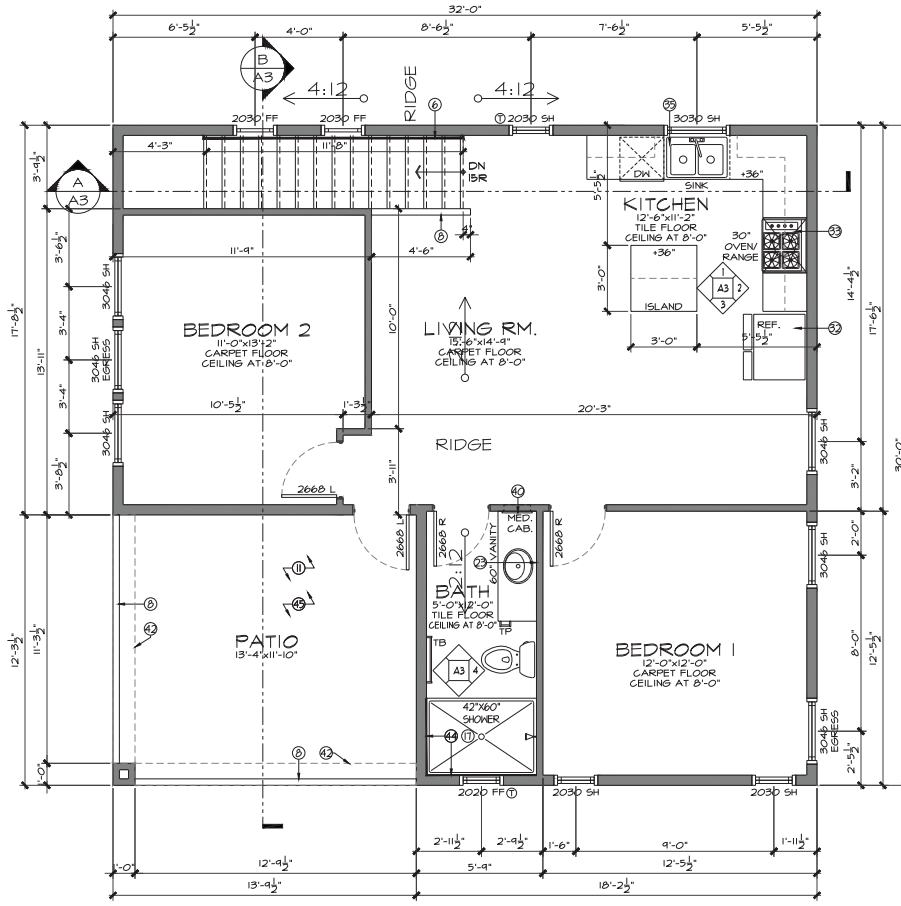
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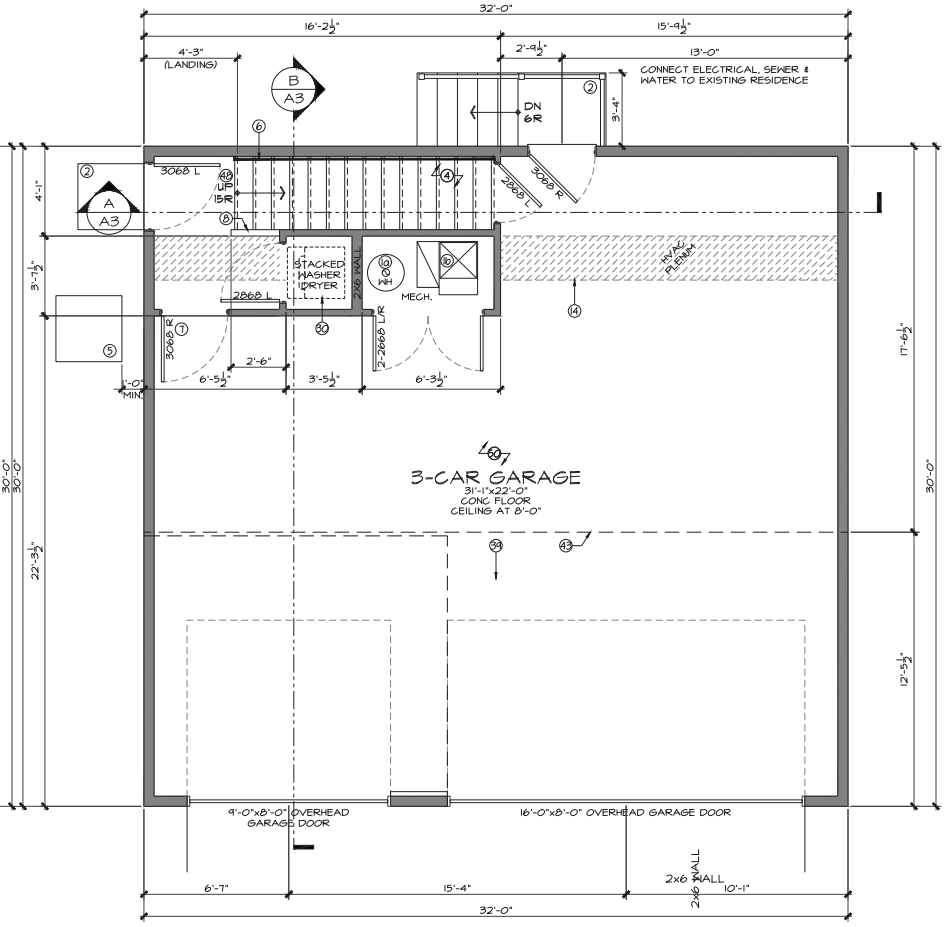
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Sheet Number
A0.1



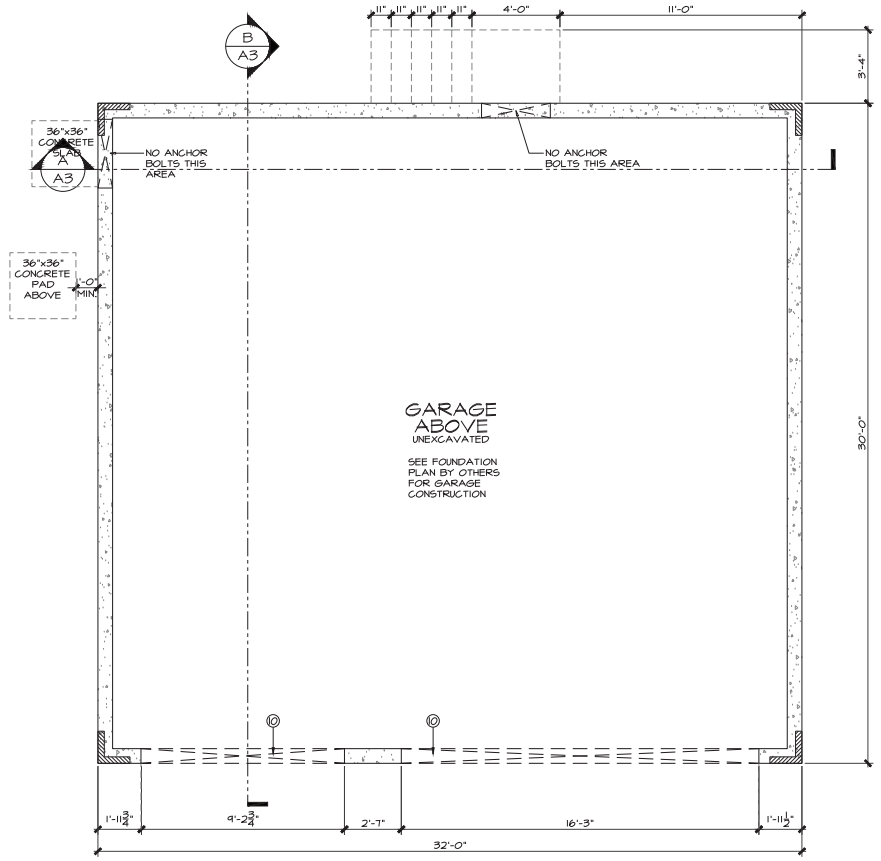
3 UPPER LEVEL PLAN

SCALE: 1/4" = 1'-0" (FINISHED 13 SF) (UNFINISHED 1,183 SF)



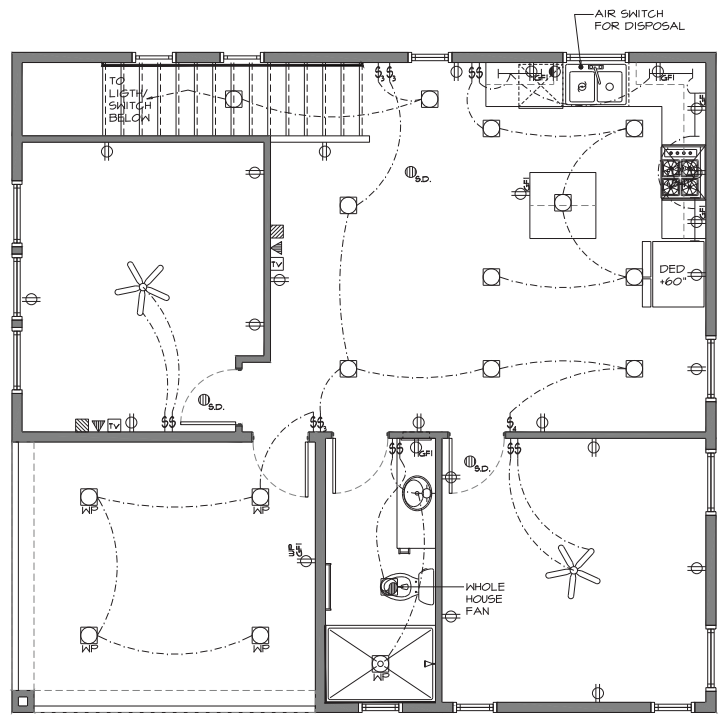
2 MAIN LEVEL GARAGE PLAN

SCALE: 1/4" = 1'-0" (GARAGE 960 SF)



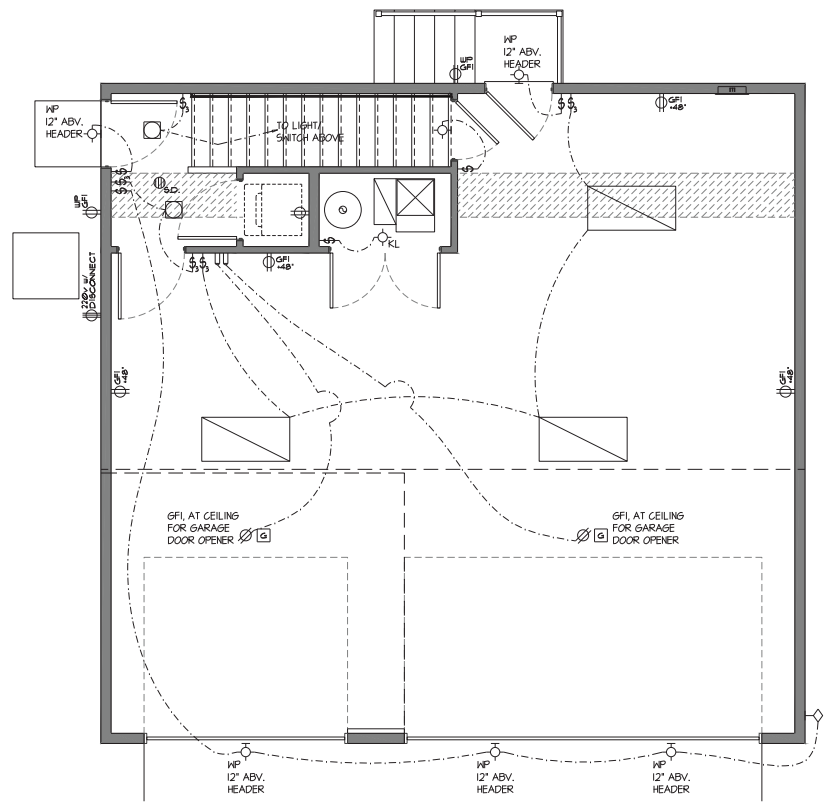
1 ARCHITECTURAL FOUNDATION PLAN

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



5 UPPER LEVEL ELECTRICAL PLAN

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



4 MAIN LEVEL ELECTRICAL PLAN

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

ELECTRICAL LEGEND	
	SPECIFIC LOCATION DUPLEX OUTLET
	DUPLEX OUTLET
	SWITCHED OUTLET
GFI	GROUND FAULT INTERRUPT
WP	WATER PROOF OUTLET
220	220 VOLT OUTLET
	SURFACE MOUNTED LIGHT
PEND	PENDANT FIXTURE
	WALL MOUNTED FIXTURE
PC	KEYLESS PULLCHAIN
	RECESSED LIGHT
	RECESSED "EYEBALL" LIGHT
	EXHAUST FAN/ LIGHT
	EXHAUST FAN
$	SINGLE POLE SWITCH
$3	3-WAY SWITCH
	FLUORESCENT STRIP
	INCANDESCENT STRIP
	TRACK LIGHTING
	FLUORESCENT UNDER CABINET LIGHT FIXTURE. ATTACH AT FRONT EDGE OF CABINET
	FLUORESCENT FIXTURE SIZE LABELED
SD	SMOKE DETECTOR/CARBON MONOXIDE ALARM
	JUNCTION BOX
	TELEPHONE JACK
TV	COAXIAL T.V. JACK
	PUSH BUTTON
	CEILING FAN PRE WIRE. FIXTURE PER HOME OWNER
	PHOTO CELL
	DOORBELL CHIME
	SPECIALTY ELECTRICAL OR GAS APPARATUS. INSTALL PER MANUFACTURERS SPECS & LOCAL CODE REQUIREMENTS.
	GARAGE DOOR OPENER
	ELEC. CONTROL PANEL
	4" RECESSED LIGHT
	SPECIFIC LOCATION, WALL MOUNTED FIXTURE

NOTE: CONFIRM ALL APPLIANCE LOCATIONS AND SPECS WITH FINAL CABINET LAYOUTS.

NOTE: FIELD VERIFY ALL TELEVISION, CABLE, PHONE AND LOW VOLTAGE.

ELECTRICAL NOTES:

1. DRAWING SHOWS ONLY GENERAL LOCATIONS AND TYPE OF ELECTRICAL COMPONENTS. CIRCUIT LOADS & WIRING DIAGRAMS SHALL BE DESIGNED BY AN ELECTRICAL ENGINEER.
2. ALL SMOKE DETECTORS, EXCEPT IN SLEEPING ROOMS, MUST BE INTERCONNECTED & INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
3. TYPICAL SWITCH @ +46" A.F.F.
4. TYPICAL CONVENIENCE OUTLET @ +12" A.F.F.
5. CONVENIENCE OUTLETS ABOVE KITCHEN & BATHROOM COUNTER TOPS @ +42" A.F.F.
6. CONVENIENCE OUTLETS IN GARAGE ARE OPTIONAL.
7. TAMPER RESISTANT RECEPTACLES ARE REQUIRED ON ALL 125 VOLT, 15 AND 20 AMP CIRCUITS.

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Sheet Title

ARCHITECTURAL FOUNDATION PLAN, MAIN LEVEL GARAGE PLAN, UPPER LEVEL PLAN & ELECTRICAL PLANS

REMARKS

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06.11.2019

Project Number

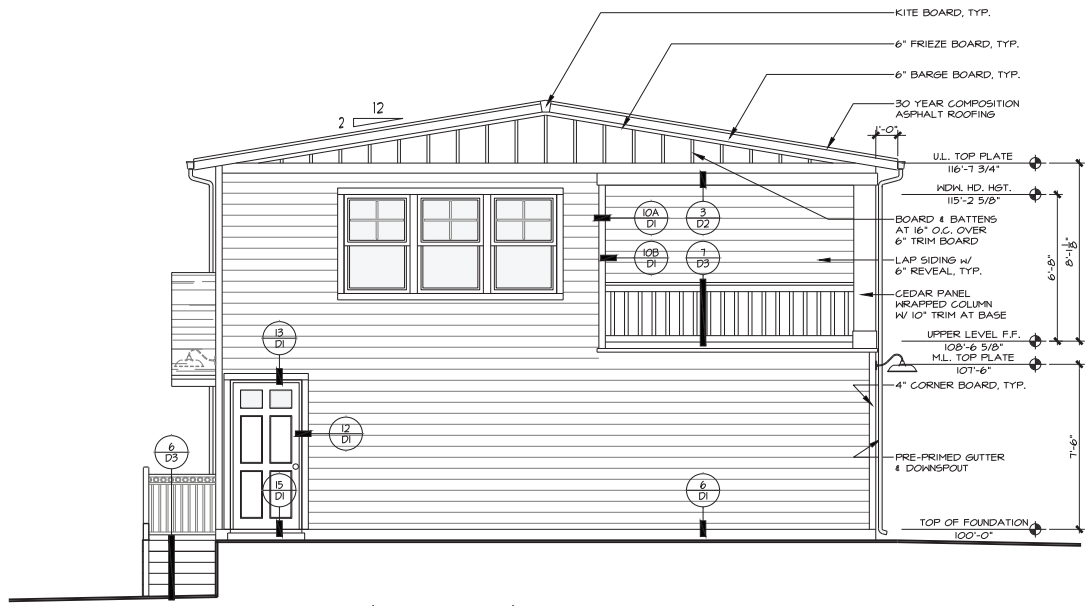
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Drawn By

DJS/RHJA

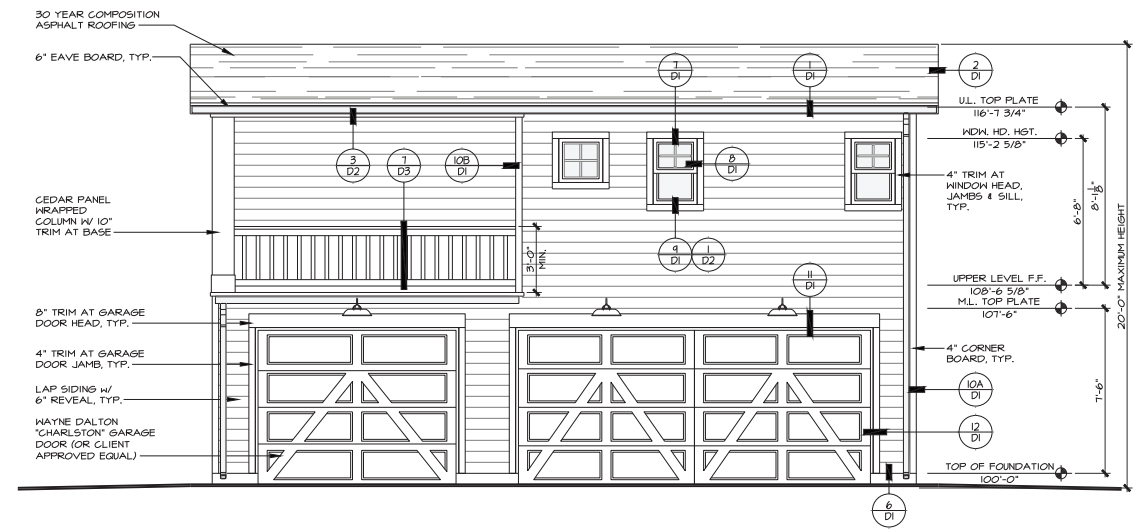
Sheet Number

A1



4 LEFT (SOUTH) ELEVATION

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



1 ALLEY (WEST) ELEVATION

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

MATERIAL & COLOR SELECTIONS

ROOF:
OWENS CORNING SUPREME ESTATE GRAY - 3 TAB

EXTERIOR VENER:

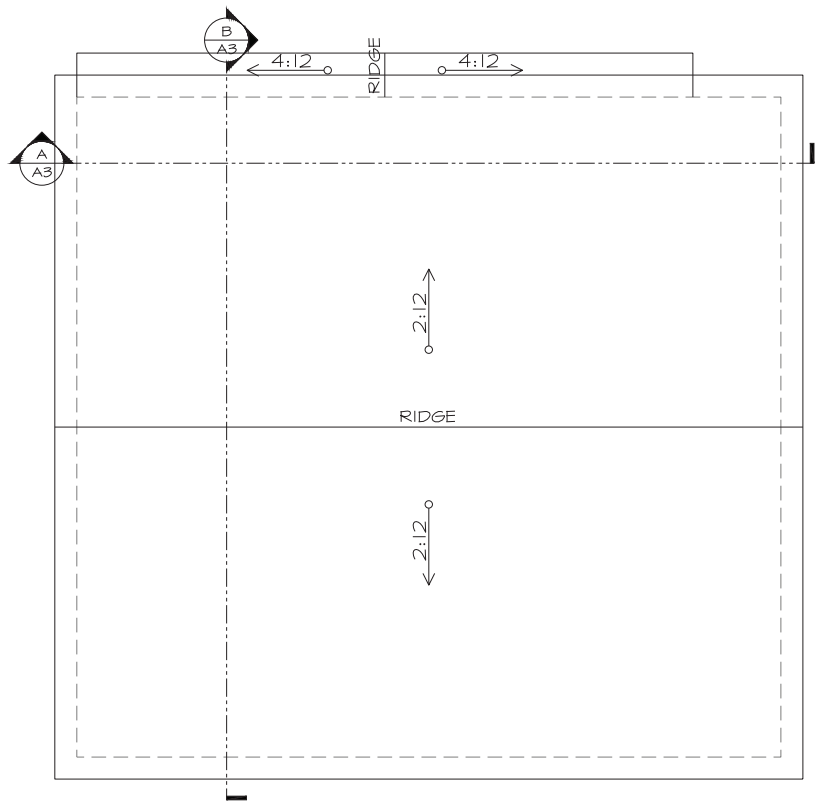
SHERWIN-WILLIAMS 'PURE WHITE' SW 7005
BODY SIDING: TEXTURED LAP SIDING w/ 6" REVEAL
TRIM & FASCIA: TEXTURED DIMENSIONAL
ACCENT SIDING: GABLE - BOARD & BATTEN

SHERWIN-WILLIAMS 'INKWELL' SW 6992
DOOR(S): EXTERIOR DOORS
THERMA-TRU SMOOTH-STAR
STYLE NO. 5296XJ
GARAGE DOORS
CLOPAY 'COACHMAN'
SERIES TWO, TOP 11/22

WINDOWS
BLACK FRAMED VINYL WINDOWS

NATURAL CEDAR CLEAR STAIN
PATIO COLUMN: CEDAR PANEL
PATIO RAILING: CEDAR DIMENSIONAL LUMBER

EXTERIOR LIGHTING
'WAREHOUSE' 9 1/2" BARN BLACK
GOOSENECK OUTDOOR WALL LIGHT



5 ROOF PLAN

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



2 REAR (EAST) ELEVATION

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



3 RIGHT (NORTH) ELEVATION

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

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Sheet Title

EXTERIOR ELEVATIONS

REMARKS

Construction Set

Date

06.11.2019

Project Number

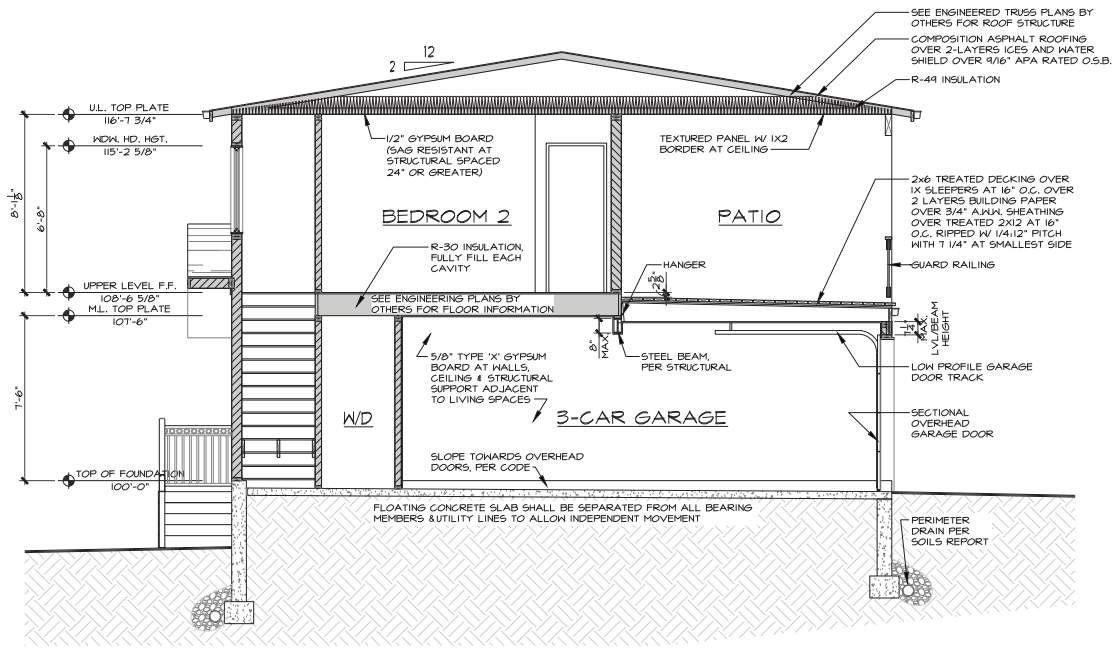
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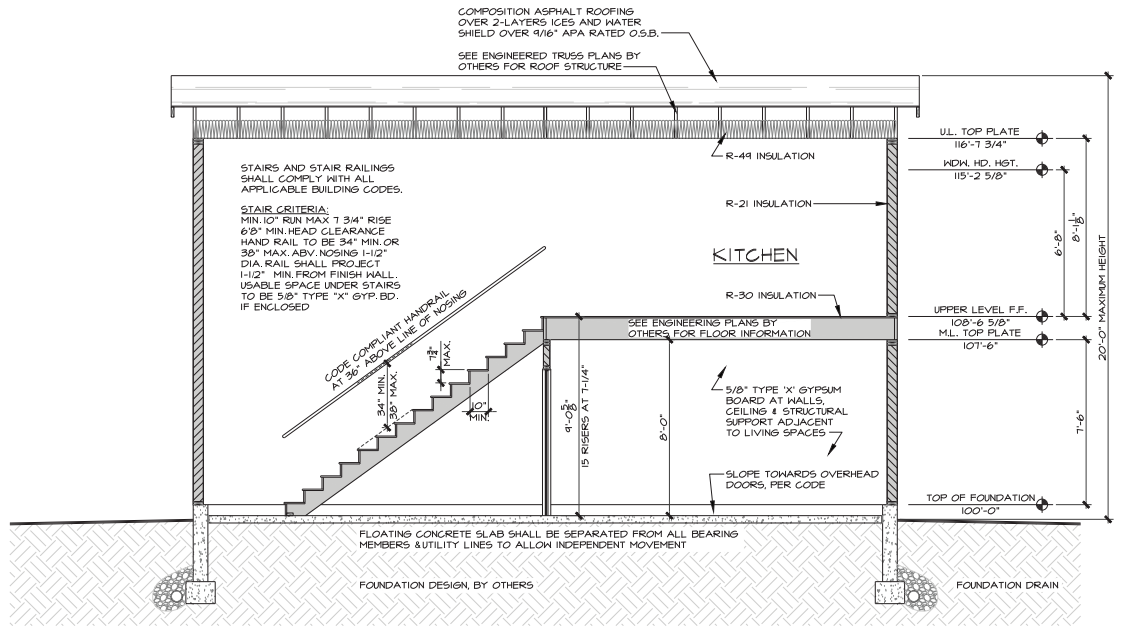
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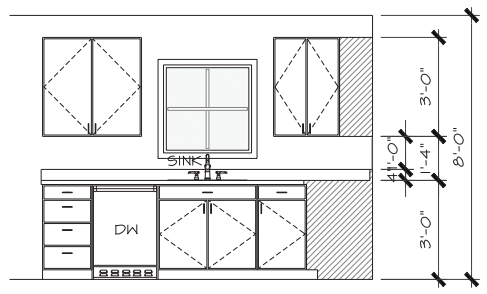
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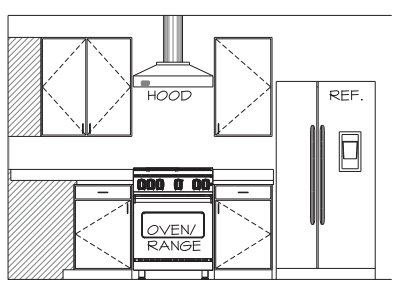
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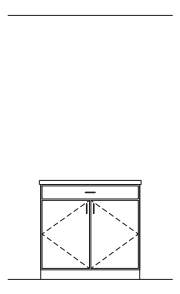
A SECTION
SCALE: 1/4" = 1'-0"



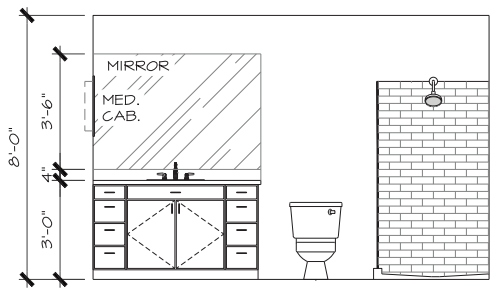
1 KITCHEN
SCALE: 3/8" = 1'-0"



2 KITCHEN
SCALE: 3/8" = 1'-0"



1/3 ISLAND
SCALE: 3/8" = 1'-0"



4 BATH
SCALE: 3/8" = 1'-0"

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Sheet Title

SECTIONS
INTERIOR ELEVATIONS

REMARKS

Construction Set

Date

06.11.2019

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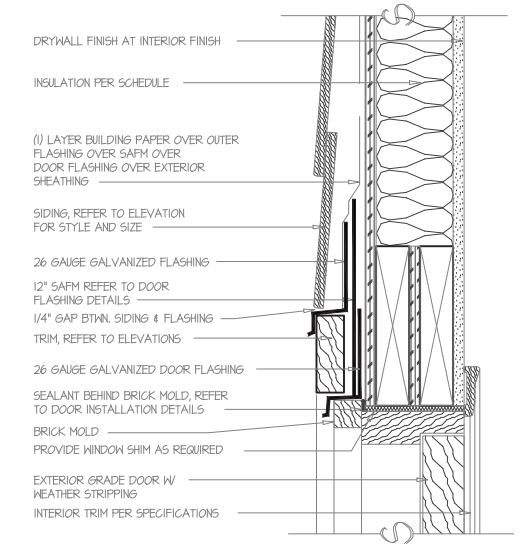
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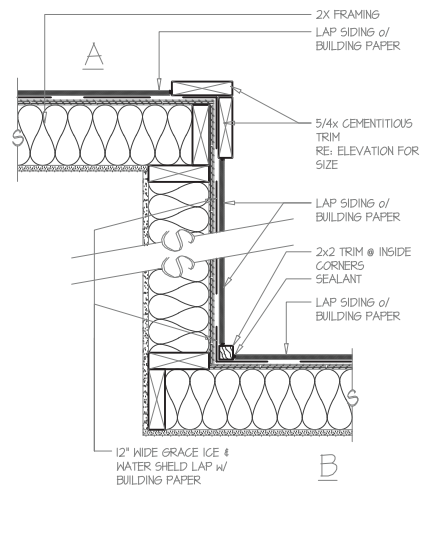
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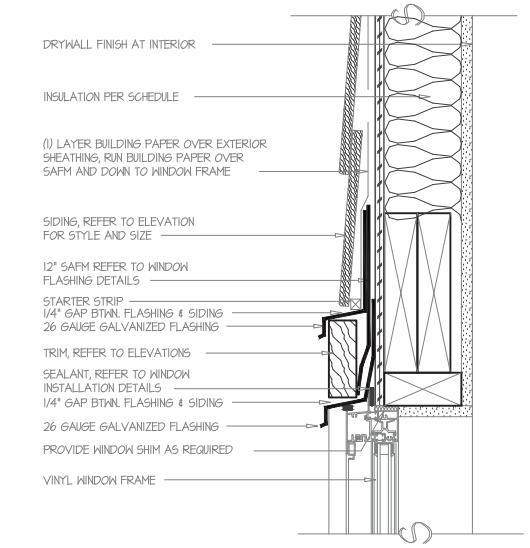
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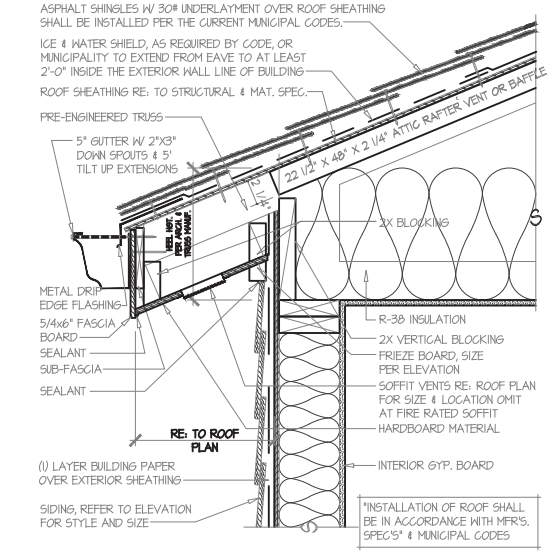
13 DOOR HEAD
scale: 1 1/2" = 1'-0"



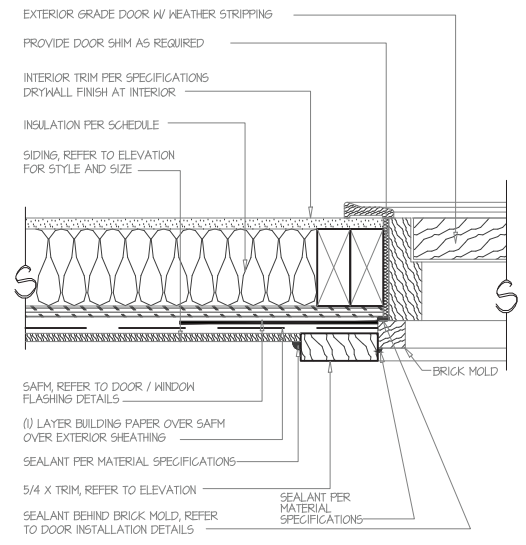
10 INSIDE/ OUTSIDE CORNERS
scale: 1 1/2" = 1'-0"



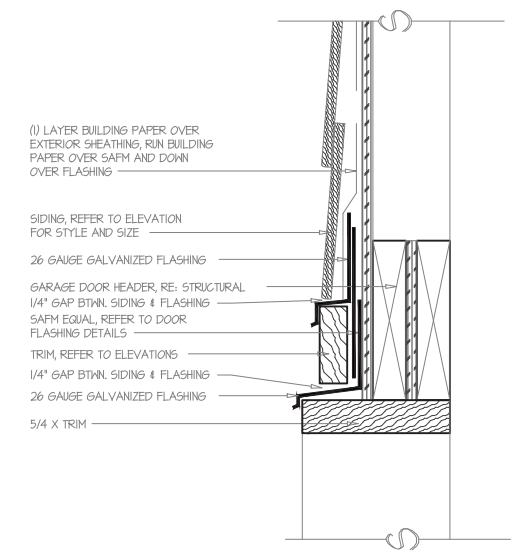
7 WINDOW HEAD
scale: 1 1/2" = 1'-0"



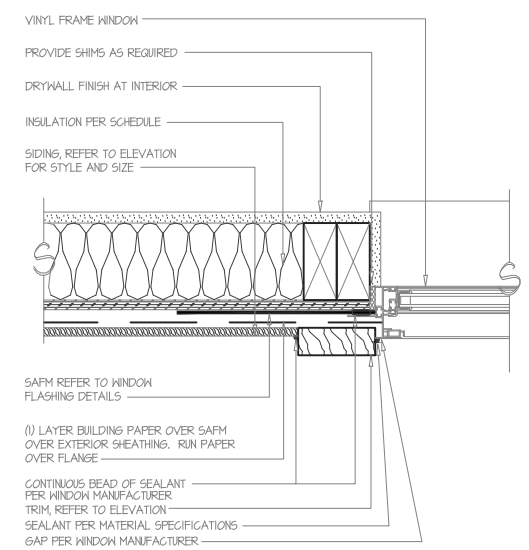
1 COMP. SHINGLE EAVE
scale: 1 1/2" = 1'-0"



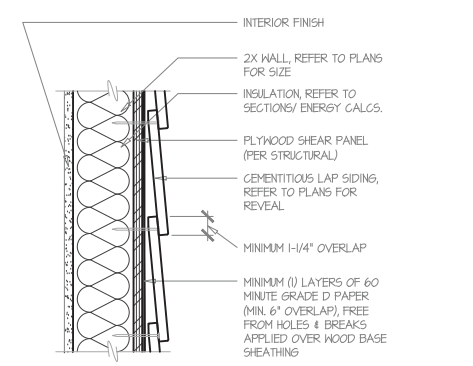
14 DOOR JAMB
scale: 1 1/2" = 1'-0"



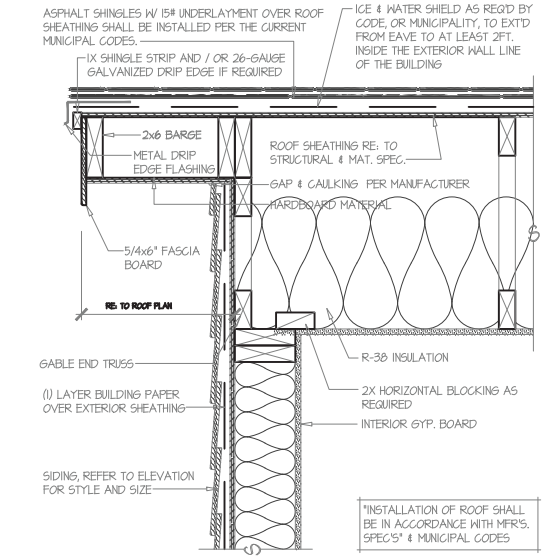
11 GARAGE DOOR HEAD
scale: 1 1/2" = 1'-0"



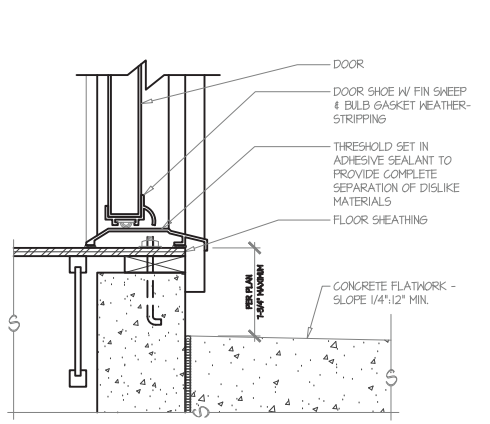
8 WINDOW JAMB
scale: 1 1/2" = 1'-0"



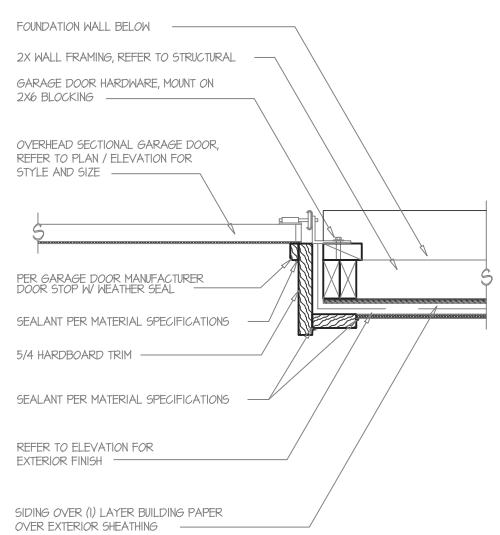
5 SIDING
scale: 1 1/2" = 1'-0"



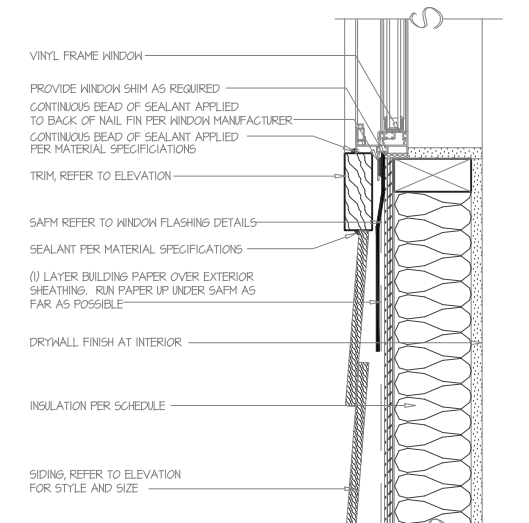
2 COMP. SHINGLE RAKE
scale: 1 1/2" = 1'-0"



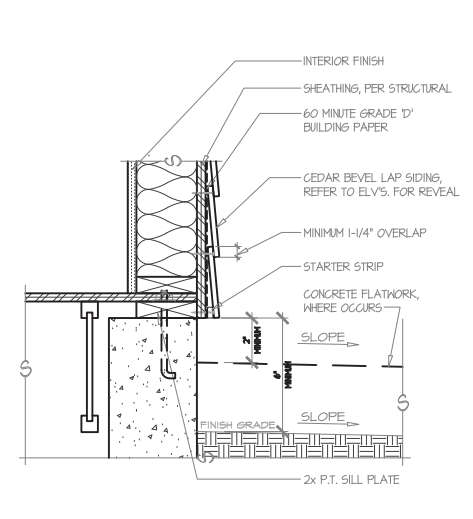
15 DOOR THRESHOLD
scale: 1 1/2" = 1'-0"



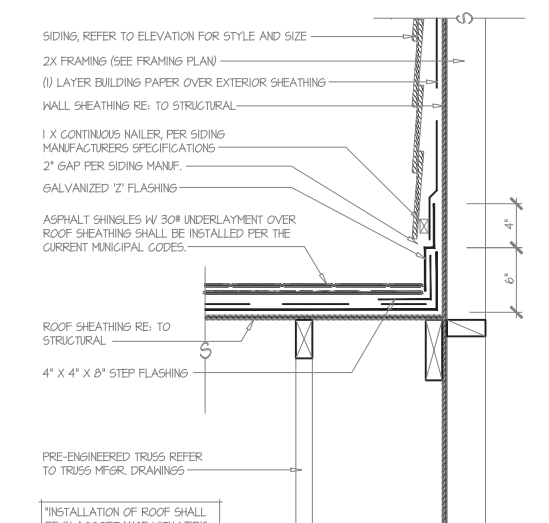
12 GARAGE DOOR JAMB
scale: 1 1/2" = 1'-0"



9 WINDOW SILL
scale: 1 1/2" = 1'-0"



6 LAP SIDING STARTER
scale: 1 1/2" = 1'-0"



3 COMP. SHINGLE ROOF TO WALL
scale: 1 1/2" = 1'-0"

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Sheet Title
DETAILS

REMARKS

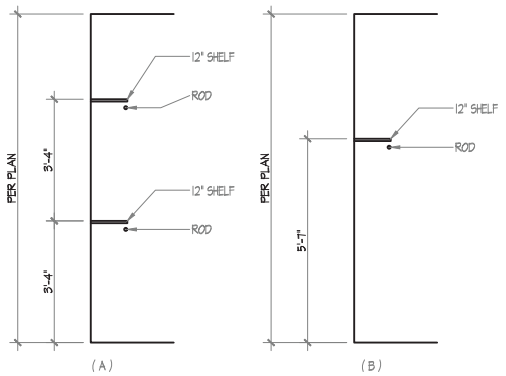
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Project Number
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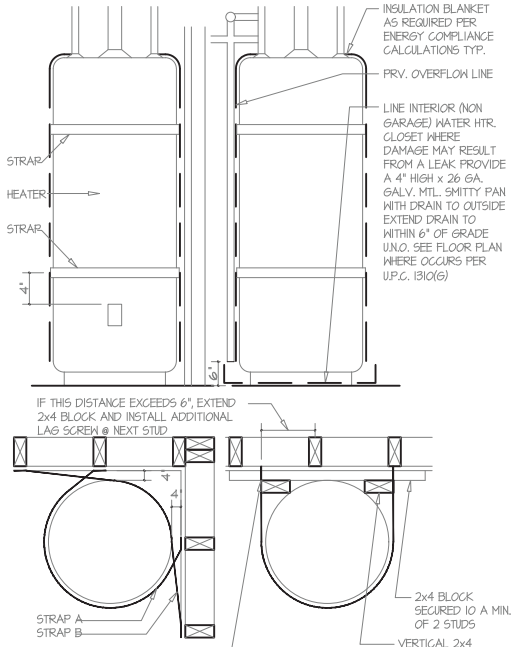
Drawn By
DJS/RHJA

Sheet Number
D1

Construction Set

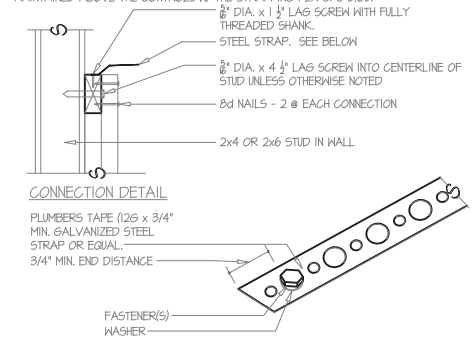


10 ROD & SHELF
scale: N.T.S.



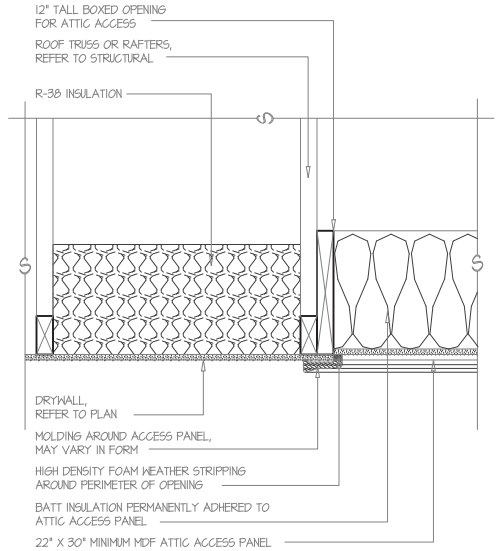
NOTE: DETAIL SHOWN IS MIN. ANCHORAGE FOR WATER HEATERS UP TO 50 GALLONS CAPACITY. ANCHOR HEATER TO RESIST A LATERAL FORCE EQUAL TO HEATER WEIGHT PLUS CONTENTS.

NOTE: STRAPPING SHALL BE AT POINT WITHIN THE UPPER 1/3 AND LOWER 1/3 OF ITS VERTICAL DIMENSIONS. AT THE LOWER POINT, A MINIMUM OF FOUR (4) IN SHALL BE MAINTAINED ABOVE THE CONTROLS W/ THE STRAPPING PER CPC 505.

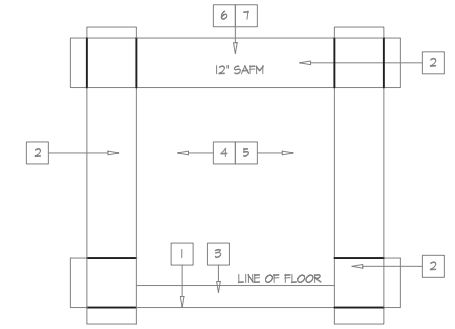


CAUTION: DO NOT DRILL INTO WALL WHERE ELECTRICAL OR PLUMBING MAY BE CONCEALED. IF YOU ARE NOT CERTAIN, REMOVE A SECTION OF WALL SHEATHING TO EXPOSE STUDS BEFORE STARTING TO DRILL HOLES. PATCH WALL WHEN FINISHED.

8 WATER HEATER STRAPPING
scale: N.T.S.

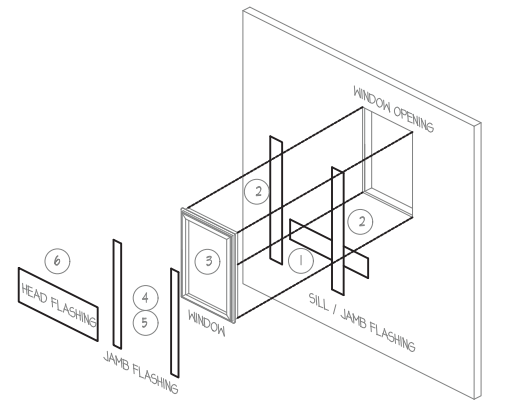


4 ATTIC ACCESS
scale: 1 1/2" = 1'-0"



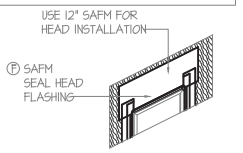
INSTALLER NOTES: (VERIFY WITH MANUFACTURER)
1.) APPLY SAFM 4" INTO BOTTOM OF OPENING, SECURE MECHANICALLY, EXTENDING 6" PAST EACH SIDE. (DO NOT REMOVE PAPER ADHESIVE ON BOTTOM PIECE OF SAFM.
2.) SAFM APPLIED TO SIDES OF OPENING, EXTENDING 6" PAST THE TOP AND BOTTOM OF OPENING.
3.) CAULK BOTTOM OF DOOR OPENING WITH THREE CONTINUOUS 3/8" BEADS EXTENDING 6" UP SIDES OF OPENING.
4.) CAULK BACKSIDE OF BRICK MOULD WITH CONTINUOUS 3/8" BEAD.
5.) SET DOOR ON OPENING (CENTERED, LEVEL AND PLUMB).
6.) INSTALL Z-BAR FLASHING, EXTENDING 1/4" PAST BRICK MOULD ON EACH SIDE, OVER THE TOP PIECE OF BRICK MOULD.
7.) INSTALL SAFM OVER Z-BAR, EXTENDING 9" PAST EACH SIDE.

1 WINDOW FLASHING
scale: N.T.S.



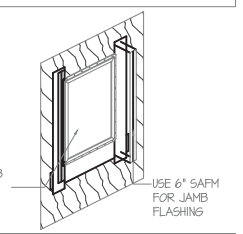
6 HEAD FLASHING

CUT A STRIP OF SAFM FOR THE HEAD (F) OF THE WINDOW, EXTENDING BEYOND THE JAMB FLASHING (E). PLACE THE SAFM ON THE TOP OF THE FLANGE (D) OF THE WINDOW AND SEAL BY APPLYING PRESSURE ALONG THE STRIP.



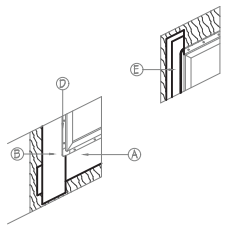
5 JAMB FLASHING

CUT A STRIP OF SAFM FOR THE JAMB (E) OF THE WINDOW, EXTENDING BEYOND THE FLANGE (3" MINIMUM TOP AND BOTTOM). PLACE THE SAFM ON THE TOP OF THE FLANGE (D) OF THE WINDOW AND SEAL BY APPLYING PRESSURE ALONG THE STRIP. REPEAT FOR OTHER JAMB.



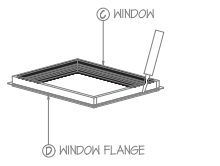
4 SURFACE PREPARATION

WIPE THE WINDOW FLANGE (D) AND BASE SAFM (B) LAYER CLEAN BEFORE APPLYING SAFM. CUT THE DESIRED LENGTH OF SAFM WITH A SHARP KNIFE. PULL OFF THE RELEASE PAPER AND PLACE THE SAFM ON TOP OF THE WINDOW FLANGE. APPLY FIRM PRESSURE ALONG THE ENTIRE SELF ADHESIVE STRIP TO ENSURE A CONTINUOUS SEAL.



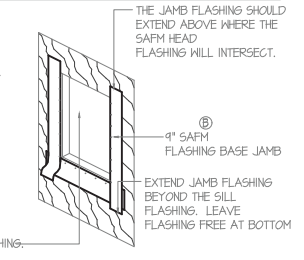
3 WINDOW INSTALLATION

BEFORE INSTALLING THE WINDOW (C), APPLY A CONTINUOUS 3/8" BEAD OF SEALANT TO THE PERIMETER OF THE ROUGH OPENING OR TO THE BACKSIDE OF THE MOUNTING FLANGE (D) OF THE WINDOW. INSTALL THE WINDOW ACCORDING TO THE WINDOW MANUFACTURER'S INSTRUCTIONS.



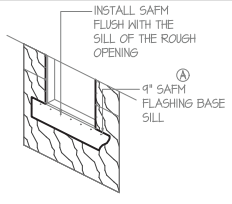
2 JAMB FLASHING

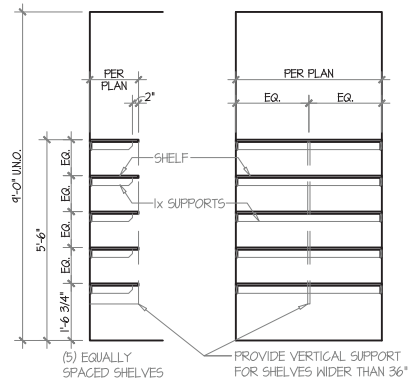
CUT STRIP OF SAFM LONG ENOUGH TO EXTEND BEYOND SILL FLASHING ALREADY IN PLACE, AND ABOVE WHERE THE SAFM HEAD FLASHING WILL INTERSECT. NEXT ATTACH THE JAMB FLASHING (B) FLUSH TO THE EDGE OF THE ROUGH OPENING LEAVING THE BOTTOM FREE. REPEAT THE STEPS FOR THE REMAINING JAMBS.



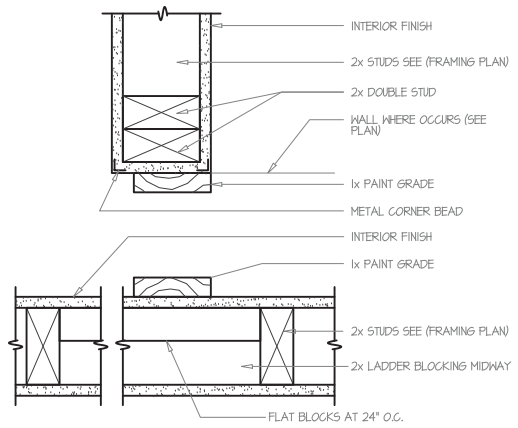
1 SILL FLASHING

ONCE THE ROUGH OPENING IS PREPARED, PROCEED BY ATTACHING SAFM FLASHING (A) FLUSH ALONG THE BOTTOM OF THE ROUGH OPENING, BE SURE NOT TO FASTEN THE LOWER EDGE OF THE FLASHING SO THAT WRB MAY BE SLIPPED UP UNDERNEATH THE FLASHING IN A WEATHERBOARD FASHION. EXTEND THE BEYOND THE JAMB FLASHING TO BE APPLIED LATER.

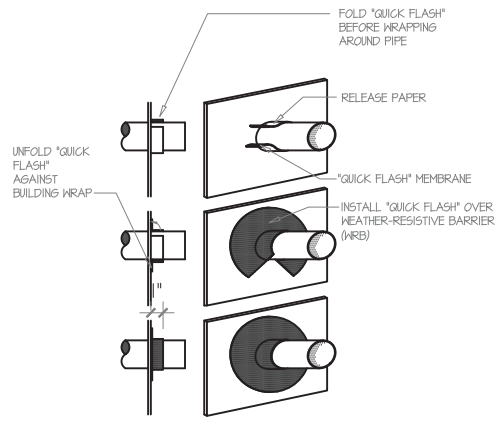




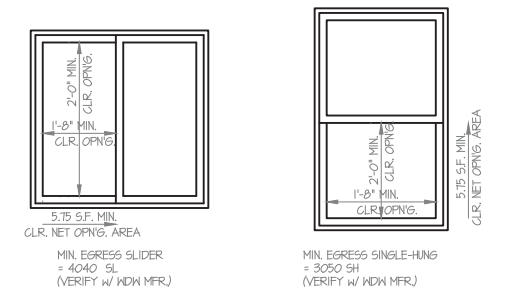
11 SHELVING
scale: N.T.S.



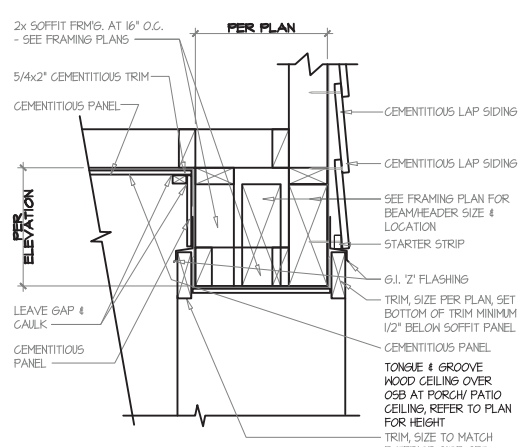
13 WARDROBE DOORS
scale: 1 1/2" = 1'-0"



5 PENETRATION DETAILS
scale: N.T.S.



2 WINDOW EGRESS
scale: N.T.S.



3 SIDING SOFFIT
scale: 1 1/2" = 1'-0"

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Sheet Title

DETAILS

REMARKS

PUBLISHED CD'S 4.11.18

Date

06.11.2019

Project Number

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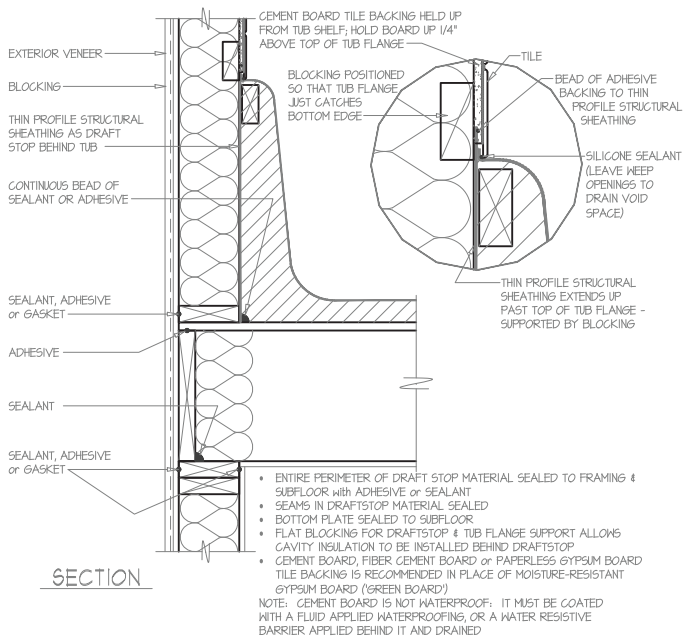
Drawn By

DJS/RHJA

Sheet Number

D2

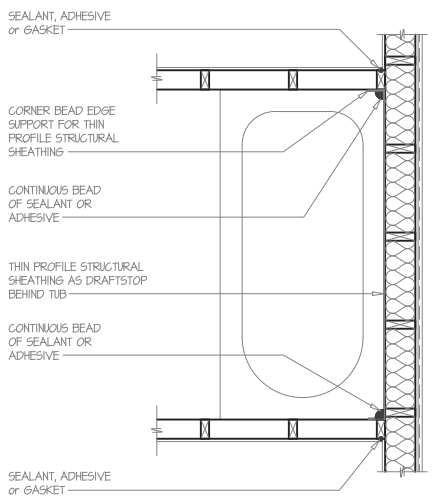
Construction Set



SECTION

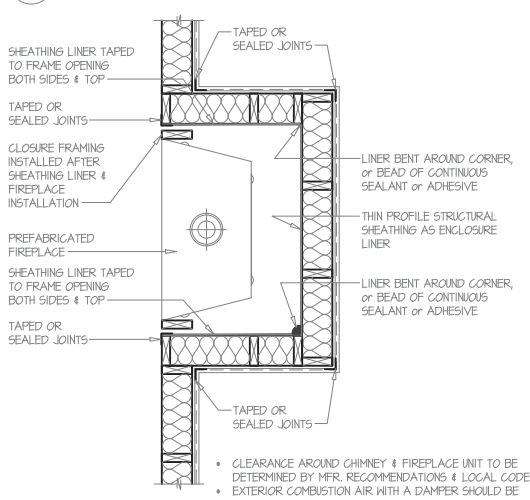
- ENTIRE PERIMETER OF DRAFT STOP MATERIAL SEALED TO FRAMING & SUBFLOOR with ADHESIVE or SEALANT
- SEAMS IN DRAFTSTOP MATERIAL SEALED
- BOTTOM PLATE SEALED TO SUBFLOOR
- FLAT BLOCKING FOR DRAFTSTOP & TUB FLANGE SUPPORT ALLOWS CAVITY INSULATION TO BE INSTALLED BEHIND DRAFTSTOP
- CEMENT BOARD, FIBER CEMENT BOARD or PAPERLESS GYPSUM BOARD TILE BACKING IS RECOMMENDED IN PLACE OF MOISTURE-RESISTANT GYPSUM BOARD (GREEN BOARD)

NOTE: CEMENT BOARD IS NOT WATERPROOF; IT MUST BE COATED WITH A FLUID APPLIED WATERPROOFING, OR A WATER RESISTIVE BARRIER APPLIED BEHIND IT AND DRAINED



PLAN

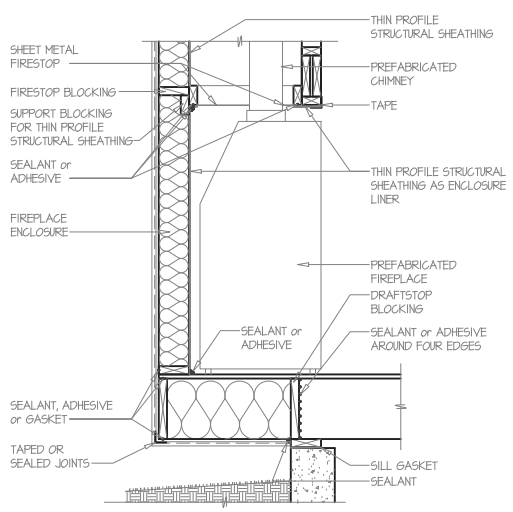
14 THERMO PLY at TUB
scale: 1 1/2" = 1'-0"



PLAN

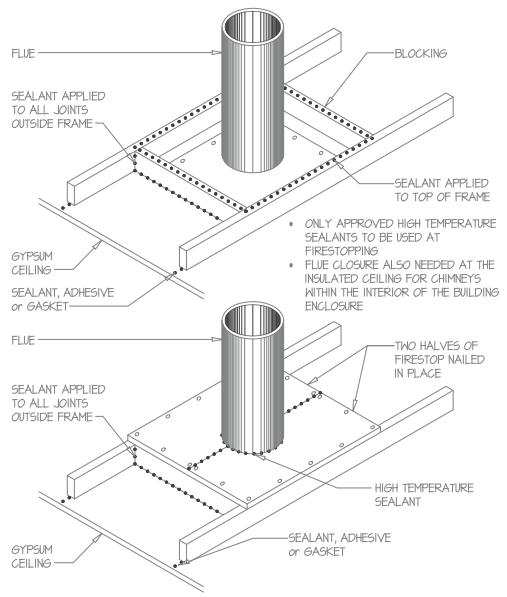
- CLEARANCE AROUND CHIMNEY & FIREPLACE UNIT TO BE DETERMINED BY MFR. RECOMMENDATIONS & LOCAL CODES.
- EXTERIOR COMBUSTION AIR WITH A DAMPER SHOULD BE PROVIDED TO ALL FIREBOXES.
- DRAFTSTOPPING MATERIAL IS SEALED AT PERIMETER TO FRAMING OR SUBFLOOR.
- SEAMS IN DRAFTSTOPPING MATERIAL SEALED.

15 THERMO PLY at FIREPLACE
scale: 3" = 1'-0"

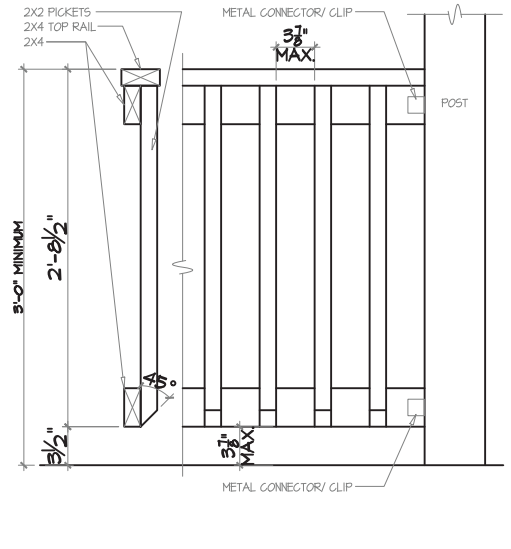


SECTION

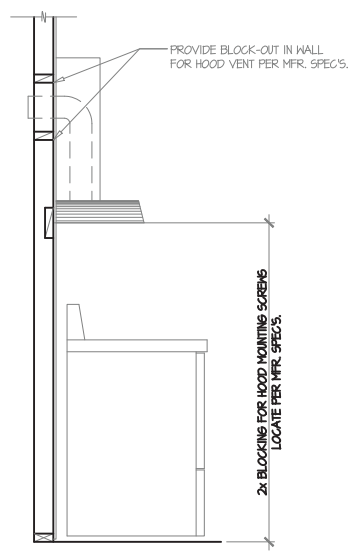
- FLUE CLOSURE NEEDED AT TOP OF INSULATED ASSEMBLY
- DRAFTSTOPPING MATERIAL IS SEALED AT PERIMETER TO FRAMING or SUBFLOOR
- SEAMS IN DRAFTSTOPPING MATERIAL SEALED



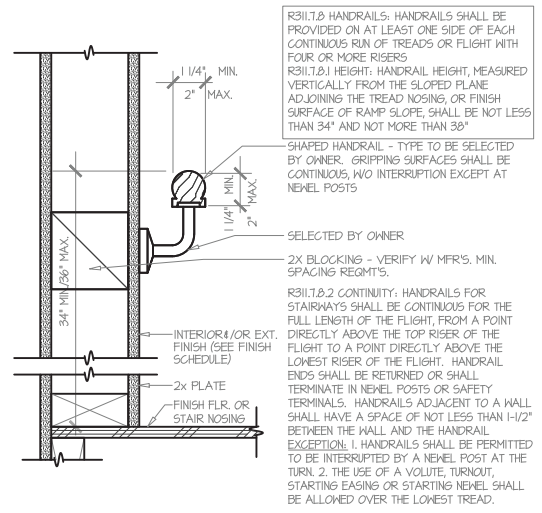
- ONLY APPROVED HIGH TEMPERATURE SEALANTS TO BE USED AT FIRESTOPPING
- FLUE CLOSURE ALSO NEEDED AT THE INSULATED CEILING FOR CHIMNEYS WITHIN THE INTERIOR OF THE BUILDING ENCLOSURE



9 RAILING
scale: N.T.S.



4 RANGE HOOD BLOCKING
scale: N.T.S.



R311.7.8 HANDRAILS. HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH CONTINUOUS RUN OF TREADS OR FLIGHT WITH FOUR OR MORE RISERS

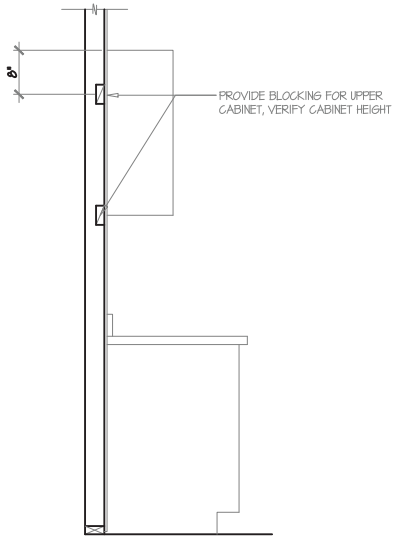
R311.7.8.1 HEIGHT. HANDRAIL HEIGHT, MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING, OR FINISH SURFACE OF RAMP SLOPE, SHALL BE NOT LESS THAN 34" AND NOT MORE THAN 38"

SHAPED HANDRAIL - TYPE TO BE SELECTED BY OWNER. GRIPPING SURFACES SHALL BE CONTINUOUS, W/O INTERRUPTION EXCEPT AT NEWEL POSTS

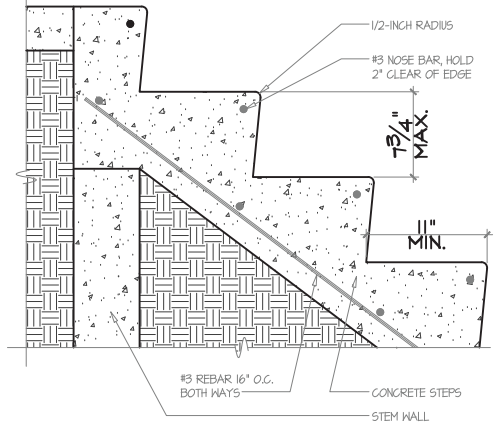
R311.7.8.2 CONTINUITY. HANDRAILS FOR STAIRWAYS SHALL BE CONTINUOUS FOR THE FULL LENGTH OF THE FLIGHT, FROM A POINT DIRECTLY ABOVE THE TOP RISER OF THE FLIGHT TO A POINT DIRECTLY ABOVE THE LOWEST RISER OF THE FLIGHT. HANDRAIL ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS. HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1-1/2" BETWEEN THE WALL AND THE HANDRAIL.

EXCEPTION: 1. HANDRAILS SHALL BE PERMITTED TO BE INTERRUPTED BY A NEWEL POST AT THE TURN. 2. THE USE OF A VOLUTE, TURNOUT, STARTING EASING OR STARTING NEWEL SHALL BE ALLOWED OVER THE LOWEST TREAD.

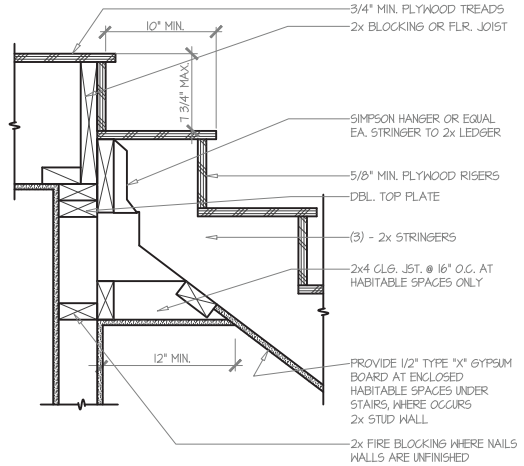
1 HANDRAIL AT WALL
scale: 1 1/2" = 1'-0"



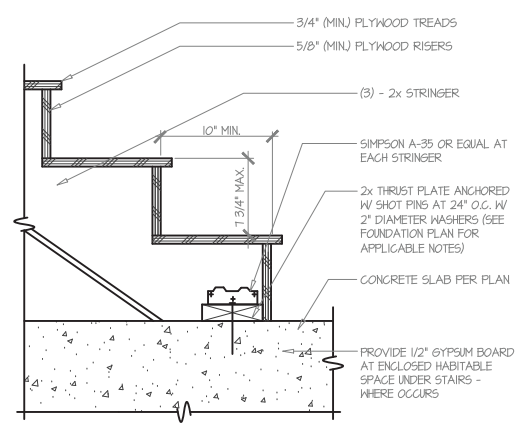
5 CASEWORK BLOCKING
scale: N.T.S.



6 CONCRETE STEPS
scale: N.T.S.



2 STAIR AT LANDING
scale: 1 1/2" = 1'-0"



R311.7.5.3 NOSINGS: THE RADIUS OF CURVATURE AT THE NOSING SHALL BE NO GREATER THAN 9/16-INCH. A NOSING NOT LESS THAN 3/4-INCH BUT NOT MORE THAN 1-1/4-INCHES SHALL BE PROVIDED ON STAIRWAYS WITH SOLID RISERS. THE GREATEST NOSING PROJECTION SHALL NOT EXCEED THE SMALLEST NOSING PROJECTION BY MORE THAN 3/8-INCH BETWEEN TWO STORIES, INCLUDING THE NOSING AT THE LEVEL OF FLOORS AND LANDINGS. BEVELING OF NOSING SHALL NOT EXCEED 1/2-INCH.

EXCEPTION: A NOSING IS NOT REQUIRED WHERE THE TREAD DEPTH IS A MINIMUM OF 11-INCHES.

3 STAIR AT SLAB
scale: 1 1/2" = 1'-0"

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