

**CONSTRUCTION  
DOCUMENTS**

Project No: TBD

Issue Date: 11/11/2022

REVISION TABLE		
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1	UPDATED MEP NOTES	11/9/2022
2	UPDATED CODE COMPLIANCE DATE	11/9/2022

11/11/2022, 4:46:56 PM

COVER PAGE

**G-0.00**



**PROJECT SCOPE:  
FULL NEW REBUILD  
POST MARSHAL FIRE**



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**GENERAL MEP NOTES:**

- ELECTRICAL SUPPLY IS TO BE SUPPLIED BY XCEL ENERGY, HOME TO BE SOLAR PV SYSTEM READY. IF CLIENT IS INSTALLING A PV SYSTEM - CONTRACTOR TO COORDINATE WITH XCEL TO THE INTO DISTRIBUTION LINES
- GARAGE TO BE EV CHARGER READY.
- WATER SUPPLY IS TO BE CITY OF LOUISVILLE MUNICIPAL WATER SUPPLY. CONTRACTOR TO COORDINATE USE OF EXISTING TAP UNLESS LARGER TAP IS DEEMED NECESSARY.
- METER LOCATION WILL BE DETERMINED AFTER ON-SITE VISIT WITH XCEL FIELD REPRESENTATIVE. METER AND METER PEDESTAL ARE TO BE LOCATED AS DESCRIBED BY EXCEL. THEY SHOULD NOT BE ENCLOSED, COVERED OR CONCEALED.
- MINIMUM SEPARATION BETWEEN PARALLEL WATER AND SEWER SERVICES IS 10'
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE LATEST EDITION OF THE CITY OF LOUISVILLE WATER DISTRICT STANDARDS AND SPECIFICATIONS
- ALL ELECTRICAL OUTLETS, LIGHT FIXTURES, FANS, SWITCHES, ETC. SHALL COMPLY WITH THE 2020 NEC, & AS AMENDED BY THE LOCAL CITY CODES.
- 2 EXTERIOR HOSE BIBBS TO BE PROVIDED
- GARAGE DRAINS TO DAYLIGHT
- PERIMETER DRAIN TILES DRAIN TO SUMP PUMP, EXCEPT GARAGE, WHICH MAY BE COORDINATED TO DRAIN TO DAYLIGHT TO THE, PENDING FURTHER COORDINATION AND ANALYSIS OF FALL ON THE LOT
- JOINTS OF THE CRAWLSPACE VAPOR RETARDER SHALL OVERLAP BY 6" AND SHALL BE SEALED OR TAPED. THE EDGES OF THE VAPOR BARRIER SHALL EXTEND 6" MIN UP THE STEMWALL AND SHALL BE ATTACHED OR SEALED TO THE STEMWALL
- PROVIDE ACTIVE RADON SYSTEM PER IRC2020 AF103.4
- DUCT SHAFTS, UTILITY PENETRATIONS AND FLUE SHAFTS OPENING TO EXTERIOR OR UNCONDITIONED SPACE SHALL BE SEALED
- RECESSED LIGHT FIXTURES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE AIR TIGHT, IC RATED, AND SEALED TO THE DRYWALL
- BATT INSULATION SHALL BE CUT NEATLY TO FIT AROUND WIRING AND PLUMBING AT EXTERIOR WALLS, OR INSULATION THAT ON INSTALLATION READILY CONFORMS TO AVAILABLE SPACE SHALL EXTEND BEHIND PIPING AND WIRING.
- WHERE COMBUSTION AIR DUCTS REQUIRED FOR GAS APPLIANCES THE COMBUSTION AIR OPENING SHALL BE LOCATED OUTSIDE THE THERMAL ENVELOPE

**ENERGY EFFICIENCY**

RESIDENTIAL SHALL COMPLY WITH AND MEET THE MANDATORY AND PRESCRIPTIVE PROVISIONS OF THE 2018 COBECC, CLIMATE ZONE 5B

-> R-VALUES ARE MINIMUMS. U-FACTORS AND SHGC ARE MAXIMUMS.  
-> WHERE THERE ARE TWO DIFFERENT VALUES (I.E. R-15/R-19) FOR

INSULATION REQUIREMENTS, R-15 INDICATES CONTINUOUS INSULATION ON THE INTERIOR OR EXTERIOR OF THE HOME -OR- R-19 CAVITY INSULATION AT THE INTERIOR OF THE BASEMENT WALL.

**RESIDENTIAL PRESCRIPTIVE INSULATION:**

- R-49 CEILING
- R-21 WALLS
- R-19 BASEMENT, CRAWLSPACE WALLS
- R-38 FLOORS OVER UNHEATED AREAS
- R-3 HOT WATER PIPES
- R-8 AIR DUCTS
- R-10 UNHEATED SLABS 4 FT DOWN
- R-15 HEATED SLAB 4 FT DOWN

**WINDOWS AND GLAZING U FACTORS:**

- U- .30 ON GLAZING WINDOWS/DOORS
- U- .50 ON SKYLIGHTS

**MECHANICAL:**

- PROGRAMMED THERMOSTAT REQUIRED
- 90% PLUS FURNACES
- 90% PLUS BOILERS
- A/C UNITS-14 SEER
- MANUAL J AND D WILL BE REQUIRED

**ELECTRICAL:**

- CONSTRUCTION SITE MANAGEMENT IS REQUIRED. A CONSTRUCTION SITE MANAGEMENT PLAN (CSMP) MAY BE REQUIRED BY CITY ENGINEERING FOR SITES AT ANY TIME. CONTRACTOR IS REQUIRED TO MAINTAIN A CLEAN SITE WITH THE FOLLOWING CONSIDERATIONS:
  - WORKER PARKING NOT ALLOWED ON SITE UNLESS ON STABILIZED GRAVEL SURFACE
  - PARKING NOT ALLOWED ON ROADSIDE DITCHES
  - GRAVEL TRACKING PADS REQUIRED
  - PERIMETER SITE CONTROL ON PROPERTY LINES
  - DISTURBANCE OF ROADSIDE DITCH IS LIMITED TO INSTALLATION OF DRIVEWAY CULVERT
  - NO STOCKPILES ON ADJACENT PRIVATE PROPERTY OR CITY RIGHT OF WAY
- STRUCTURES SHALL BE BUILT TO BE SOLAR READY
- TIMERS ON BATHROOM EXHAUST RESIDENTIAL
- RECESSED LUMINAIRES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO LIMIT AIR LEAKAGE
- 90% OR MORE OF ALL LIGHT FIXTURES SHALL CONTAIN HIGH-EFFICIENCY LAMPS
- 1 EV CAPABLE SPACE PER DWELLING
- § EV CAPABLE INCLUDES A SPACE IN THE PANEL FOR A CIRCUIT, CONDUIT AND LABELING FOR FUTURE EV CHARGING USE.

**AIR CHANGES**

ALL NEW RESIDENTIAL SHALL BE TESTED TO VERIFY AIR LEAKAGE RATE DOES NOT EXCEED 3 AIR CHANGES AN HOUR AND SHALL HAVE WHOLE HOUSE MECHANICAL VENTILATION WITH SECTION M150C.4

**CODE COMPLIANCE:**

- 2018 INTERNATIONAL BUILDING CODE (THE "IBC")
- 2018 INTERNATIONAL RESIDENTIAL CODE (THE "IRC")
- 2018 INTERNATIONAL EXISTING BUILDING CODE (THE "IEBC");
- 2018 INTERNATIONAL MECHANICAL CODE (THE "IMC");
- 2018 INTERNATIONAL PLUMBING CODE (THE "IPC");
- 2018 INTERNATIONAL FIRE CODE (THE "IFC");
- 2018 INTERNATIONAL FUEL GAS CODE (THE "IFGC");
- CURRENT VERSION ADOPTED BY THE COLORADO STATE ELECTRICAL BOARD OF THE NATIONAL ELECTRICAL CODE (THE "NEC");
- 2018 INTERNATIONAL ENERGY CONSERVATION CODE (THE "IECC");
- 2018 INTERNATIONAL PROPERTY MAINTENANCE CODE (THE "IPMC");
- 1997 UNIFORM CODE FOR THE ABATEMENT OF DANGEROUS BUILDING CODE

**GENERAL RESIDENTIAL NOTES (IRC)**

BUILDER TO CONSULT COMPLETE SUBDIVISION PLANS AND SURVEY FOR SPECIFIC UTILITY EASEMENTS AND OTHER PERTINENT INFORMATION.  
BUILDER TO FIELD VERIFY AND COORDINATE UTILITY CONNECTIONS, THEIR ROUTING, METER LOCATIONS, HOSE BIBBS AND OTHER ASSOCIATED ITEMS. CONTRACTOR IS TO HAVE ALL EXISTING UTILITY LOCATIONS LOCATED BY ITS RESPECTIVE AUTHORITY, AND CONNECTIONS TO THOSE UTILITIES SHOULD TAKE THE MOST DIRECT ROUTE TO THE BUILDING.  
ALL EXISTING TREES TO REMAIN ARE TO BE PROTECTED FROM ANY DAMAGE BY CONSTRUCTION. ANY ROOTS EXPOSED DURING EXCAVATION ARE TO BE CUT BY A PROFESSIONAL ARBORIST AND PROTECTED AS REQUESTED BY THE PROFESSIONAL. ANY BRANCHES TO BE REMOVED SHALL BE CUT BY A PROFESSIONAL ARBORIST.  
UNLESS OTHERWISE NOTED PROVIDE POSITIVE DRAINAGE AWAY FROM FOUNDATION. ALL SITE GRADING SHOULD BLEND NATURALLY WITH EXISTING GRADES USING A MAX. SLOPE OF 2:1. EXT. WALLS TO BE 2X4 AT 16" O.C. INTERIOR WALLS ARE 2X4 STUDS AT 16" O.C. U.N.O. OR PER STRUCTURAL.  
WINDOWS INDICATED ARE NOMINAL SIZES (FT./IN.). ALL WINDOWS ARE: DOUBLE PANELED, SDL, AND TO HAVE "LOW E" TECHNOLOGY. REF. TO BLDG. ELEVYS. FOR WINDOW OPERATION. BASEMENTS AND BEDROOMS SHALL HAVE AT LEAST ONE OPERABLE EGRESS WINDOW FOR EMERGENCY ESCAPE IN ACCORDANCE TO CODE. TEMPERED GLASS IS TO BE PROVIDED WHEN, WITHIN A 24" ARC OF EITHER VERTICAL EDGE OF DOORS (CLOSED) IF LESS THAN 60" A.F.F., USED IN DOORS, PLACED LESS THAN 18" A.F.F. AND GREATER THAN 9 SQ.FT. IN SIZE, IN GUARDS OR RAILINGS, LESS THAN 60" MEASURED VERTICALLY OR HORIZONTALLY FROM WET SURFACES S DEFINED BY IRC 308.4.5, ADJACENT STAIRS AND RAMPS UNLESS 36" A.F.F., ADJACENT STAIR LANDINGS LESS THAN 36" A.F.F. AND 60" HORIZONTALLY FROM THE BOTTOM TREAD, AND IN ALL OTHER HAZARDOUS LOCATIONS AS DEFINED BY IRC 308.4.  
TRUSS MANUFACTURER SHALL PROVIDE TRUSS LAYOUT AND PROFILES TO THE STRUCTURAL ENGINEER AND ARCHITECT FOR REVIEW AND COORDINATION. SUCH WORK SHALL BE BASED BOTH ON THE ARCHITECTURAL AND STRUCTURAL DRAWINGS. DIMENSIONS SHOWN FOR TRUSSES ON SECTION SHEETS ARE TO BE USED AS GENERAL GUIDES AND SHALL BE VERIFIED BY THE TRUSS MANUFACTURER.  
ALL SMOKE ALARMS/CARBON MONOXIDE DETECTORS ARE REQUIRED TO BE HARDWIRED AND INTERCONNECTED IN NEW AND EXISTING BEDROOMS, HALLS AND ON EACH LEVEL.  
CARBON MONOXIDE ALARMS TO BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS PER IRC 315 AND 38-45-101 THROUGH 106 C.R.S.  
ALL EXTERIOR DOORS LEADING TO UNHEATED AREAS ARE TO BE WEATHER-STRIPPED.  
IF PART OF SCOPE, ALL SOUND BATTS ARE TO BE CELLULOSE. LOCATE BETWEEN ALL FLOORS, AND AT SOUND WALLS AS IDENTIFIED BY OWNER.  
FIRESTOP ALL FLUES AND WALLS PER LOCAL CODE REQ.  
GAS FIREPLACES SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURERS INSTALLATION INSTRUCTIONS. A COPY OF THESE INSTRUCTIONS MUST BE AVAILABLE TO THE FIELD INSPECTOR AT THE TIME OF INSPECTION. ONLY GAS FIREPLACES AND CHIMNEY COMPONENTS LISTED BY A NATIONALLY RECOGNIZED TESTING AGENCY ARE ACCEPTABLE PROVIDE OUTSIDE COMBUSTION AIR TO ALL FIRE BOXES PER CODE.  
ALL 2 1/2 LB. GAS PIPE SYSTEM METER SETS REQUIRES PRIOR APPROVAL FROM EXCEL ENERGY.  
ALL GUARDRAILS SHALL COMPLY WITH APPLICABLE CODE AND AS AMENDED BY LOCAL REQ. ALL HANDRAILS ARE TO COMPLY WITH APPLICABLE CODE AND AS AMENDED BY LOCAL REQ.  
PROVIDE COMBUSTION AIR TO FURNACES AND WATER HEATER PER CODE AND AS AMENDED BY LOCAL REQ.  
PROVIDE:FLOOR BLOCKING PER CODE, WALL BLOCKING PER CODE, ROOF BLOCKING PER CODE, FIRE BLOCKING PER CODE IF A CRAWLSPACE PLAN IS INCLUDED IN THE ARCH DRAWINGS IS NOT AN ENGINEERED FND. PLAN. THE ENGINEERED FOUNDATION DESIGN IS TO BE PERFORMED BY A COLORADO REGISTERED STRUCTURAL ENGINEER USING GUIDELINES FOUND IN THE SOILS REPORT AND ACTUAL SITE CONDITIONS.  
PROVIDE CRAWL SPACE, ATTIC, AND ROOF VENTILATION PER CODE (IF REQ.).  
ALL DISTURBED AREAS TO BE REVEGETATED  
CONSTRUCTION STAGING AND ACCESS TO ADJACENT PROPERTY IS NOT APPROVED BY CITY, CONTRACTOR IS RESPONSIBLE FOR AGREEMENTS WITH ADJACENT PROPERTY OWNERS  
CONSTRUCTION MATERIAL STORAGE, DUMPSTER, PORTABLE TOILETS ARE NOT ALLOWED ON PUBLIC RIGHT OF WAY WITHOUT A ROW PERMIT. CONTRACTOR IS RESPONSIBLE FOR APPLYING FOR A ROW PERMIT.

GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL TRADES DOING WORK AND COORDINATION WITH OWNER AND OWNER'S SUB CONTRACTORS REGARDING INSTALLATION AND PROVISION FOR ALL EQUIPMENT, MATERIALS AND CONSTRUCTIONS INDICATED "BY OWNER", "BY OTHERS", OR "BY OWNER'S SEPARATE CONTRACTOR" ON THESE DOCUMENTS.  
ALL PROPERTY DAMAGED IN ORDER TO OR AS A RESULT OF THE EXECUTION OF THE CONSTRUCTION SHALL BE RESTORED TO ITS ORIGINAL CONDITION OR REPLACED, INCLUDING, BUT NOT LIMITED TO, GRADING, PAVING, PLANTING, STRUCTURE, EQUIPMENTS, FIXTURES, CIRCUITS, PIPING, AND INSULATION.  
CONDITIONS OF WORK: ALL BIDDERS, CONTRACTORS, AND SUBCONTRACTORS MUST INFORM THEMSELVES FULLY OF THE CONDITIONS RELATING TO THE CONSTRUCTION OF THE PROJECT AND THE EMPLOYMENT OF LABOR THEREON.  
FAILURE TO DO SO WILL NOT RELIEVE A CONTRACTOR OF THE OBLIGATION TO FURNISH ALL MATERIAL AND LABOR NECESSARY TO CARRY OUT THE PROVISIONS OF THE CONTRACT. IN SO FAR AS POSSIBLE, THE CONTRACTOR, IN CARRYING OUT THE WORK, MUST EMPLOY SUCH METHODS OR MEANS AS WILL NOT CAUSE ANY INTERRUPTION OF OR INTERFERENCE WITH THE WORK OF ANY OTHER CONTRACTOR OR THE OWNER'S SCHEDULED USE OF THE BUILDING, AND FURTHERMORE, WILL ACCOMPLISH THE WORK WITH MINIMAL DAMAGE, DEMOLITION, CUTTING OR PATCHING TO THE EXISTING BUILDING.  
FULL OWNER OCCUPANCY: IF THE OWNER'S TENANTS WILL OCCUPY THE EXISTING BUILDING DURING THE PROJECT, THE CONTRACTOR WILL COOPERATE WITH THE OWNER AND TENANTS DURING CONSTRUCTION OPERATIONS TO ELIMINATE ANY CONFLICTS AND TO NOT INTERFERE WITH THE OPERATION OF THEIR BUSINESS ACTIVITIES. ALL WORK SHALL BE PERFORMED SO AS NOT TO INTERFERE WITH THE TENANTS' (OR OWNER'S) OPERATIONS.  
WORK INCLUDED IN THIS PROJECT WILL NEED TO BE PERFORMED WITHIN THE LIMITATIONS OF AVAILABLE ACCESS AT THE SITE. CONTRACTOR SHALL STAGE THE PROJECT AND UTILIZE THE MEANS AND METHODS OF CONSTRUCTION AS NECESSARY TO ALLOW FOR THE RESTRICTIONS SURROUNDING THE SITE AND TO NOT LIMIT THE TENANTS' (OR OWNER'S) USE OF THE SITE.

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FULL OWNER OCCUPANCY: IF THE OWNER'S TENANTS WILL OCCUPY THE EXISTING BUILDING DURING THE PROJECT, THE CONTRACTOR WILL COOPERATE WITH THE OWNER AND TENANTS DURING CONSTRUCTION OPERATIONS TO ELIMINATE ANY CONFLICTS AND TO NOT INTERFERE WITH THE OPERATION OF THEIR BUSINESS ACTIVITIES. ALL WORK SHALL BE PERFORMED SO AS NOT TO INTERFERE WITH THE TENANTS' (OR OWNER'S) OPERATIONS.  
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**GENERAL SURVEY NOTES**

PROPERTY OWNER SHALL HAVE A SURVEYOR VERIFY THE LOCATION OF THE BUILDING FOOTPRINT WITH RESPECT TO ALL APPLICABLE BUILDING SETBACKS PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE CONTRACTOR/ARCHITECT PRIOR TO CONSTRUCTION.  
FOR NEW BUILDS CONTRACTOR SHALL HAVE A SURVEYOR SET TOP OF WALL BENCHMARK PRIOR TO FOUNDATION POUR

**GENERAL NOTES**

ALL WORK IS TO BE PERFORMED IN COMPLIANCE WITH ALL FEDERAL, STATE AND LOCAL CODES.

SECURE ALL REQUIRED PERMITS AND APPROVALS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION.

ALL REFERENCE TO CODE SECTIONS HEREIN REFER TO THE APPLICABLE CODE W/ LOCAL AMENDMENTS.  
THE SUBCONTRACTORS ARE TO EXAMINE AND VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS BOTH ON THE PLANS AND IN THE FIELD. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO PROCEEDING WITH CONSTRUCTION.  
DO NOT SCALE PRINTS. WRITTEN DIMENSIONS TAKE PRECEDENCE IN ALL CASES.  
REFER TO WALL SCHEDULE FOR WALL TYPES  
IF A GEOTECHNICAL REPORT HAS BEEN PREPARED FOR THE OWNER BY THEIR CONSULTANT, THE REPORT IS AVAILABLE FOR REVIEW AS AN AID IN PLANNING AND EXECUTING ALL APPLICABLE AREAS OF WORK FOR THE PROJECT. THE REPORT DATA IS PROVIDED FOR REFERENCE ONLY, AND IS NOT TO BE CONSIDERED A PART OF THE CONTRACT DOCUMENTS. WHILE IT IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND/OR COMPLETENESS IS NOT GUARANTEED BY THE ARCHITECT.  
THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY AGREEMENT WITH THE ARCHITECT.

DUTY OF COOPERATION: RELEASE OF THESE PLANS ANTICIPATES FURTHER COOPERATION AMONG THE OWNER, CONTRACTOR, AND ARCHITECT. ALTHOUGH THE ARCHITECT AND CONSULTANTS HAVE PERFORMED THEIR SERVICES WITH DUE CARE AND DILIGENCE, THEY CANNOT GUARANTEE PERFECTION. ANY AMBIGUITY OR DISCREPANCY DISCOVERED SHALL BE REPORTED IMMEDIATELY TO THE ARCHITECT. FAILURE TO COOPERATE BY A SIMPLE NOTICE TO THE ARCHITECT SHALL NOT RELIEVE THE CONTRACTOR FROM RESPONSIBILITY FOR ALL CONSEQUENCES. CHANGES MADE FROM THE PLANS WITHOUT THE CONSENT OF THE ARCHITECT ARE CONSIDERED UNAUTHORIZED, AND THEREFORE SHALL RELIEVE THE ARCHITECT OF RESPONSIBILITY FOR ALL CONSEQUENCES ARISING OUT OF SUCH CHANGES. ALL PRODUCTS SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.  
ALL WORK TO BE IN ACCORDANCE WITH "GENERAL CONDITIONS OF THE CONTRACT" AND ALL OTHER CONTRACT DOCUMENTS.  
CONTRACT DOCUMENTS ALSO INCLUDE THE PROJECT MATERIALS SELECTIONS, IF PROVIDED TO THE HOMEOWNER, INCLUDING SPECIFICATIONS, AND IS MADE PART OF THESE DRAWINGS IN THEIR ENTIRETY AS IF ATTACHED.  
THE CONTRACTOR SHALL INCLUDE ANY WORK REQUIRED TO MAKE THE END RESULT BUILDING OPERATIVE AND OCCUPIABLE. IF EQUIPMENT, MATERIAL AND/OR INTENT ARE NOT DETAILED IN DRAWINGS OR SPECIFICATIONS BUT ARE OBVIOUSLY REQUIRED AS INDUSTRY STANDARD FOR OPERATIVE CONDITIONS, THIS WORK SHALL BE INCLUDED IN BASE BID. IF THE OWNER DOES NOT ACCEPT THE CONTRACTOR'S SELECTION, THE ADDITIONAL COST (TO THE CONTRACTOR) OF THAT EQUIPMENT OR MATERIALS CHOSEN BY THE OWNER OR DRAFTER WILL BE OFFSET BY CHANGE ORDER.

DO NOT USE CADMIUM OR CADMIUM-PLATED PRODUCTS OR PRODUCTS CONTAINING CADMIUM FOR WORK IN PLACE WITHOUT SPECIFIC WRITTEN APPROVAL BY THE OWNER.  
DO NOT USE ASBESTOS OR ASBESTOS-CONTAINING PRODUCTS OR ANY OTHER HAZARDOUS MATERIAL FOR WORK IN PLACE, WITHOUT SPECIFIC WRITTEN APPROVAL BY THE OWNER.  
TYPOGRAPHICAL ERRORS OR ERRORS OF SPELLING SHALL BE BROUGHT TO THE ARCHITECTS ATTENTION FOR CLARIFICATION. INTERPRETATION OF THE MEANING OF MISTYPED OR MISSPELLED WORDS WITHOUT CLARIFICATION FROM THE ARCHITECT WILL BE DONE BY THE CONTRACTOR WITH ACCEPTANCE OF RESPONSIBILITY FOR THAT INTERPRETATION AND ALL CONSEQUENCES ARISING THEREFROM.  
NOTE: ALL DIMENSIONS ARE TO THE FACE OF STUD, WALL OR CENTER LINE OF UNIT AS INDICATED (TYPICAL UNLESS OTHERWISE INDICATED).  
THE TERM "PROVIDE" AS USED HEREIN SHALL MEAN THAT CONTRACTOR SHALL FURNISH AND INSTALL SAID ITEM, CONSTRUCTION EQUIPMENT, MATERIALS, ETC., FOR A COMPLETE, FINISHED INSTALLATION.  
GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL TRADES DOING WORK AND COORDINATION WITH OWNER AND OWNER'S SUB CONTRACTORS REGARDING INSTALLATION AND PROVISION FOR ALL EQUIPMENT, MATERIALS AND CONSTRUCTIONS INDICATED "BY OWNER", "BY OTHERS", OR "BY OWNER'S SEPARATE CONTRACTOR" ON THESE DOCUMENTS.  
ALL PROPERTY DAMAGED IN ORDER TO OR AS A RESULT OF THE EXECUTION OF THE CONSTRUCTION SHALL BE RESTORED TO ITS ORIGINAL CONDITION OR REPLACED, INCLUDING, BUT NOT LIMITED TO, GRADING, PAVING, PLANTING, STRUCTURE, EQUIPMENTS, FIXTURES, CIRCUITS, PIPING, AND INSULATION.  
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FULL OWNER OCCUPANCY: IF THE OWNER'S TENANTS WILL OCCUPY THE EXISTING BUILDING DURING THE PROJECT, THE CONTRACTOR WILL COOPERATE WITH THE OWNER AND TENANTS DURING CONSTRUCTION OPERATIONS TO ELIMINATE ANY CONFLICTS AND TO NOT INTERFERE WITH THE OPERATION OF THEIR BUSINESS ACTIVITIES. ALL WORK SHALL BE PERFORMED SO AS NOT TO INTERFERE WITH THE TENANTS' (OR OWNER'S) OPERATIONS.  
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FAILURE TO DO SO WILL NOT RELIEVE A CONTRACTOR OF THE OBLIGATION TO FURNISH ALL MATERIAL AND LABOR NECESSARY TO CARRY OUT THE PROVISIONS OF THE CONTRACT. IN SO FAR AS POSSIBLE, THE CONTRACTOR, IN CARRYING OUT THE WORK, MUST EMPLOY SUCH METHODS OR MEANS AS WILL NOT CAUSE ANY INTERRUPTION OF OR INTERFERENCE WITH THE WORK OF ANY OTHER CONTRACTOR OR THE OWNER'S SCHEDULED USE OF THE BUILDING, AND FURTHERMORE, WILL ACCOMPLISH THE WORK WITH MINIMAL DAMAGE, DEMOLITION, CUTTING OR PATCHING TO THE EXISTING BUILDING.  
FULL OWNER OCCUPANCY: IF THE OWNER'S TENANTS WILL OCCUPY THE EXISTING BUILDING DURING THE PROJECT, THE CONTRACTOR WILL COOPERATE WITH THE OWNER AND TENANTS DURING CONSTRUCTION OPERATIONS TO ELIMINATE ANY CONFLICTS AND TO NOT INTERFERE WITH THE OPERATION OF THEIR BUSINESS ACTIVITIES. ALL WORK SHALL BE PERFORMED SO AS NOT TO INTERFERE WITH THE TENANTS' (OR OWNER'S) OPERATIONS.  
WORK INCLUDED IN THIS PROJECT WILL NEED TO BE PERFORMED WITHIN THE LIMITATIONS OF AVAILABLE ACCESS AT THE SITE. CONTRACTOR SHALL STAGE THE PROJECT AND UTILIZE THE MEANS AND METHODS OF CONSTRUCTION AS NECESSARY TO ALLOW FOR THE RESTRICTIONS SURROUNDING THE SITE AND TO NOT LIMIT THE TENANTS' (OR OWNER'S) USE OF THE SITE.

DO NOT USE CADMIUM OR CADMIUM-PLATED PRODUCTS OR PRODUCTS CONTAINING CADMIUM FOR WORK IN PLACE WITHOUT SPECIFIC WRITTEN APPROVAL BY THE OWNER.  
DO NOT USE ASBESTOS OR ASBESTOS-CONTAINING PRODUCTS OR ANY OTHER HAZARDOUS MATERIAL FOR WORK IN PLACE, WITHOUT SPECIFIC WRITTEN APPROVAL BY THE OWNER.  
TYPOGRAPHICAL ERRORS OR ERRORS OF SPELLING SHALL BE BROUGHT TO THE ARCHITECTS ATTENTION FOR CLARIFICATION. INTERPRETATION OF THE MEANING OF MISTYPED OR MISSPELLED WORDS WITHOUT CLARIFICATION FROM THE ARCHITECT WILL BE DONE BY THE CONTRACTOR WITH ACCEPTANCE OF RESPONSIBILITY FOR THAT INTERPRETATION AND ALL CONSEQUENCES ARISING THEREFROM.  
NOTE: ALL DIMENSIONS ARE TO THE FACE OF STUD, WALL OR CENTER LINE OF UNIT AS INDICATED (TYPICAL UNLESS OTHERWISE INDICATED).  
THE TERM "PROVIDE" AS USED HEREIN SHALL MEAN THAT CONTRACTOR SHALL FURNISH AND INSTALL SAID ITEM, CONSTRUCTION EQUIPMENT, MATERIALS, ETC., FOR A COMPLETE, FINISHED INSTALLATION.  
GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL TRADES DOING WORK AND COORDINATION WITH OWNER AND OWNER'S SUB CONTRACTORS REGARDING INSTALLATION AND PROVISION FOR ALL EQUIPMENT, MATERIALS AND CONSTRUCTIONS INDICATED "BY OWNER", "BY OTHERS", OR "BY OWNER'S SEPARATE CONTRACTOR" ON THESE DOCUMENTS.  
ALL PROPERTY DAMAGED IN ORDER TO OR AS A RESULT OF THE EXECUTION OF THE CONSTRUCTION SHALL BE RESTORED TO ITS ORIGINAL CONDITION OR REPLACED, INCLUDING, BUT NOT LIMITED TO, GRADING, PAVING, PLANTING, STRUCTURE, EQUIPMENTS, FIXTURES, CIRCUITS, PIPING, AND INSULATION.  
CONDITIONS OF WORK: ALL BIDDERS, CONTRACTORS, AND SUBCONTRACTORS MUST INFORM THEMSELVES FULLY OF THE CONDITIONS RELATING TO THE CONSTRUCTION OF THE PROJECT AND THE EMPLOYMENT OF LABOR THEREON.  
FAILURE TO DO SO WILL NOT RELIEVE A CONTRACTOR OF THE OBLIGATION TO FURNISH ALL MATERIAL AND LABOR NECESSARY TO CARRY OUT THE PROVISIONS OF THE CONTRACT. IN SO FAR AS POSSIBLE, THE CONTRACTOR, IN CARRYING OUT THE WORK, MUST EMPLOY SUCH METHODS OR MEANS AS WILL NOT CAUSE ANY INTERRUPTION OF OR INTERFERENCE WITH THE WORK OF ANY OTHER CONTRACTOR OR THE OWNER'S SCHEDULED USE OF THE BUILDING, AND FURTHERMORE, WILL ACCOMPLISH THE WORK WITH MINIMAL DAMAGE, DEMOLITION, CUTTING OR PATCHING TO THE EXISTING BUILDING.  
FULL OWNER OCCUPANCY: IF THE OWNER'S TENANTS WILL OCCUPY THE EXISTING BUILDING DURING THE PROJECT, THE CONTRACTOR WILL COOPERATE WITH THE OWNER AND TENANTS DURING CONSTRUCTION OPERATIONS TO ELIMINATE ANY CONFLICTS AND TO NOT INTERFERE WITH THE OPERATION OF THEIR BUSINESS ACTIVITIES. ALL WORK SHALL BE PERFORMED SO AS NOT TO INTERFERE WITH THE TENANTS' (OR OWNER'S) OPERATIONS.  
WORK INCLUDED IN THIS PROJECT WILL NEED TO BE PERFORMED WITHIN THE LIMITATIONS OF AVAILABLE ACCESS AT THE SITE. CONTRACTOR SHALL STAGE THE PROJECT AND UTILIZE THE MEANS AND METHODS OF CONSTRUCTION AS NECESSARY TO ALLOW FOR THE RESTRICTIONS SURROUNDING THE SITE AND TO NOT LIMIT THE TENANTS' (OR OWNER'S) USE OF THE SITE.

HOMEOWNER & CONTRACTOR: TO VERIFY ALL DIMENSIONS, STRUCTURAL DETAILS, AND BUILDING CODES, AND GRADE REQUIREMENTS.

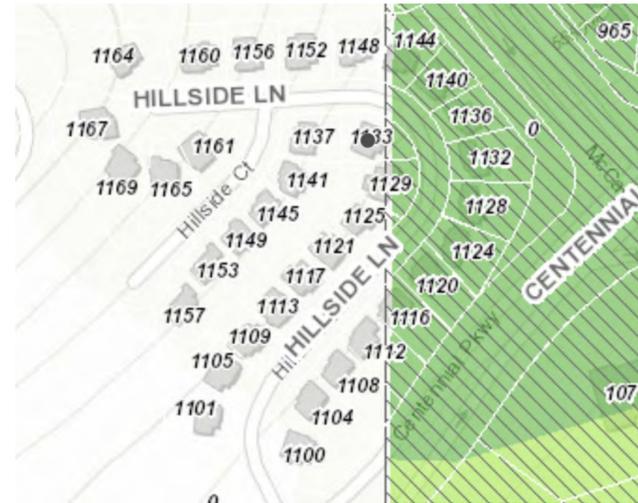
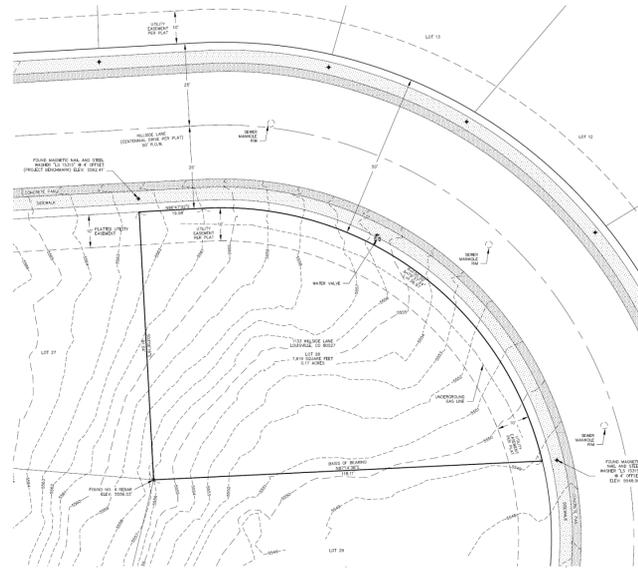
HOME OWNER: MARK AND AMBER CARSON  
 PROJECT: NEW RESIDENCE  
 ADDRESS: 1133 HILLSIDE LANE, LOUISVILLE, CO 80027

ACCOUNT NUMBER: R0113703  
 LEGAL DESCRIPTION: LOT 28 CENTENNIAL HEIGHTS WEST  
 PARCEL: 157712408004  
 SEC-TOWN - RANGE: 12 -1S -70

POWER DISTRICT:  
 WATER DISTRICT:  
 GAS DISTRICT:  
 BLDG PERMIT#:

BUILDING AREA:  
 FLOOR 1: 1312 SQ. FT.  
 FLOOR 2: 1141 SQ. FT.  
 BASEMENT: 1327 SQ. FT.  
 Finished 930 SQ. FT.  
 Unfinished 420 SQ. FT.  
 FRONT PORCH 135 SQ. FT.  
 REAR DECK 258 SQ. FT.  
 GARAGE: 595 SQ. FT.  
 TOTAL: 4,768 SQ. FT.  
 LIVABLE AREA: 3,383 SQ. FT.

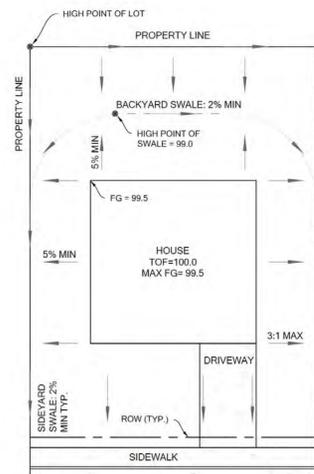
\*NOTE: PER. Reporting requirements square footage is determined from the exterior of the home and walls of a room, not interior room square footages.



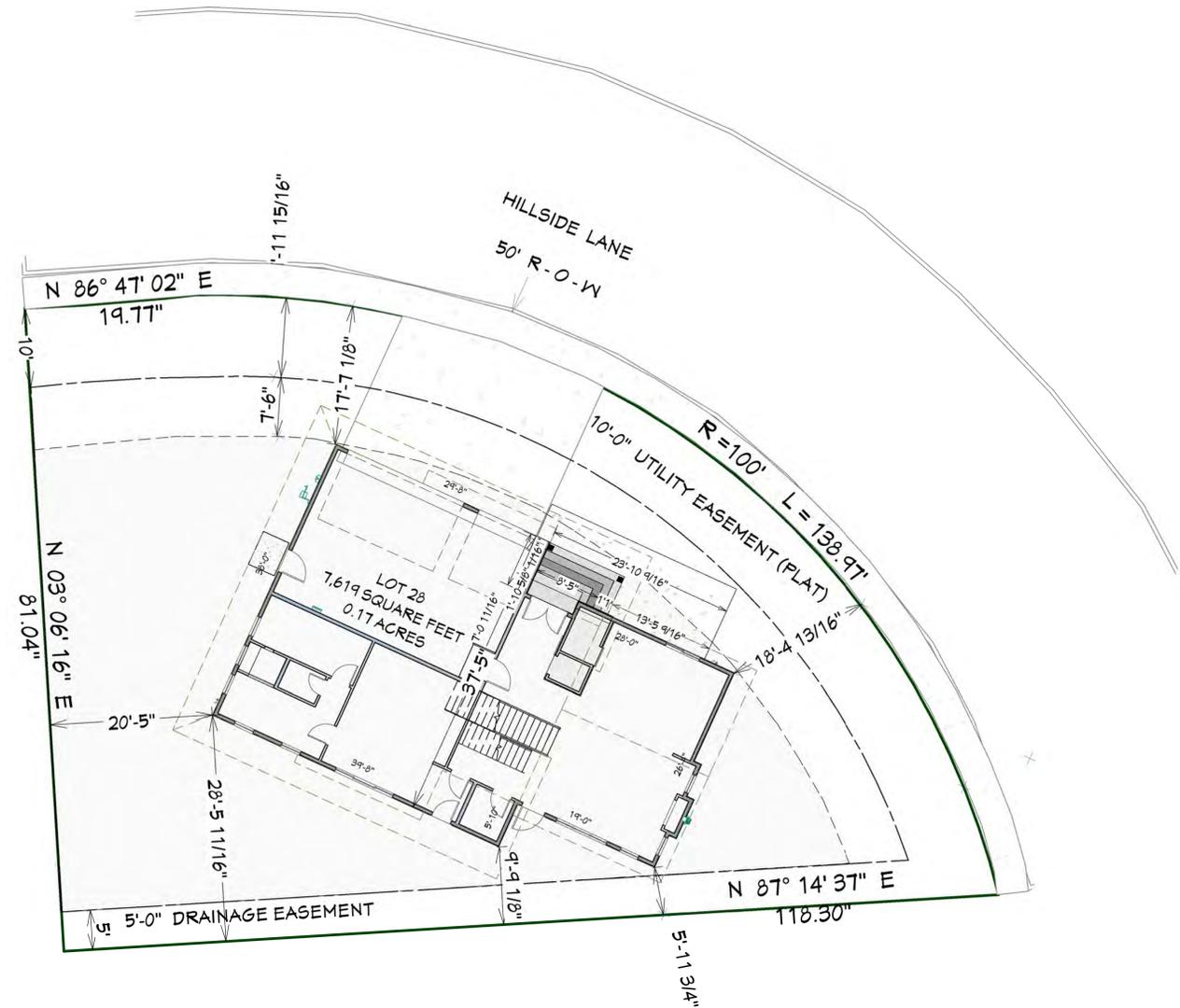
LOUISVILLE MINE LOCATION MAP  
 LESS THAN 100 FT. FROM FIRST BOUNDARY LINE

**SNOW LOAD:** 30 LBS/SF NON-REDUCIBLE  
**WIND SPEED:** 145 MPH FOR 3 SECOND GUST (BASED ON 700 YEAR RECURRENCE, ASCE 7-10)  
**WIND EXPOSURE:** "C" UNTIL PROVEN OTHERWISE FOR GREATER RESTRICTIONS  
**SEISMIC ZONE:** B  
**FROST LINE DEPTH:** 36" BELOW FINISHED GRADE (LMC 15.05.050)  
**WEATHERING:** SEVERE - CLIMATE ZONE 5B  
**TERMITE:** SLIGHT DECAY:  
**WINTER DESIGN TEMP:** 1 DEGREE  
**ANTICIPATED SNOW:** 6"  
**ICE & WATER SHIELD:** REQUIRED ON ALL SHINGLED ROOFS - EAVES ONLY  
 MUST EXTEND FROM THE LOWEST EDGES TO A POINT AT LEAST 24" INSIDE THE EXTERIOR WALL LINE OF THE BUILDING.  
 REQUIRED ON BOTH EAVES AND RAKES OF ROOF.  
**DRIP EDGE:**

**ADD. NOTES:**  
 SURFACE WATER SHALL DRAIN AWAY FROM THE HOUSE AT ALL POINTS. DIRECT DRAINAGE TO THE STREET, BUT NOT ONTO NEIGHBORING PROPERTIES. GRADE SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10'. USE LOT GRADING PLAN: BGW



NOTES:  
 1. HIGH POINT OF BACKYARD SWALE TO BE A MINIMUM OF 12" BELOW THE TOF.



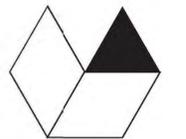
PLAN: SITE PLAN  
 SCALE: 1" = 10'-0"



**MARK CARSON AND  
 AMBER TETREAU**  
 1133 Hillside Lane  
 Louisville, CO 80027

07/25/22  
 Will Faber AIA, 27315  
 These documents are incomplete  
 and may not be used for regulatory  
 approval, permit, or construction.

**CADRE**  
 ARCHITECTURE  
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**CONSTRUCTION  
 DOCUMENTS**

Project No: TBD  
 Issue Date: 11/11/2022

REVISION TABLE		
REVISION	DESCRIPTION	DATE

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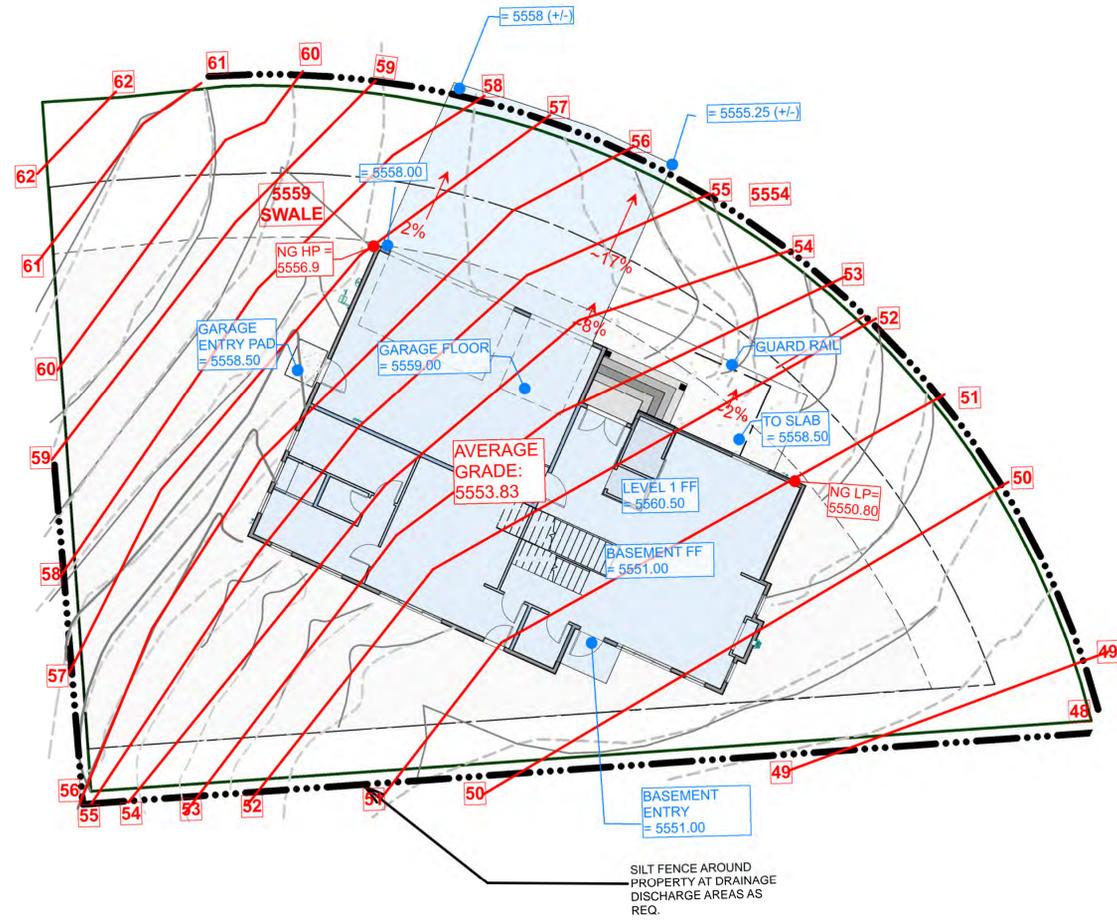
SITE PLAN  
 SITE NOTES

**A-0.01**

**GRADE PLAN SHOWN BELOW:**

- NATURAL GRADE CONTOURS (RED)
- HIGH/LOW POINTS
- AVERAGE GRADE

THE NATURAL GRADE IS PER THE CENTENNIAL HEIGHTS WEST FINAL OVERLOT GRADING PLAN AS APPROVED BY THE CITY OF LOUISVILLE ON 11/20/1992. THE ELEVATIONS SHOWN ON THE DRAWING ARE CONVERTED TO THE NAVD 88 DATUM FROM THE CITY OF LOUISVILLE ELEVATION DATA 1989



**LEGEND**

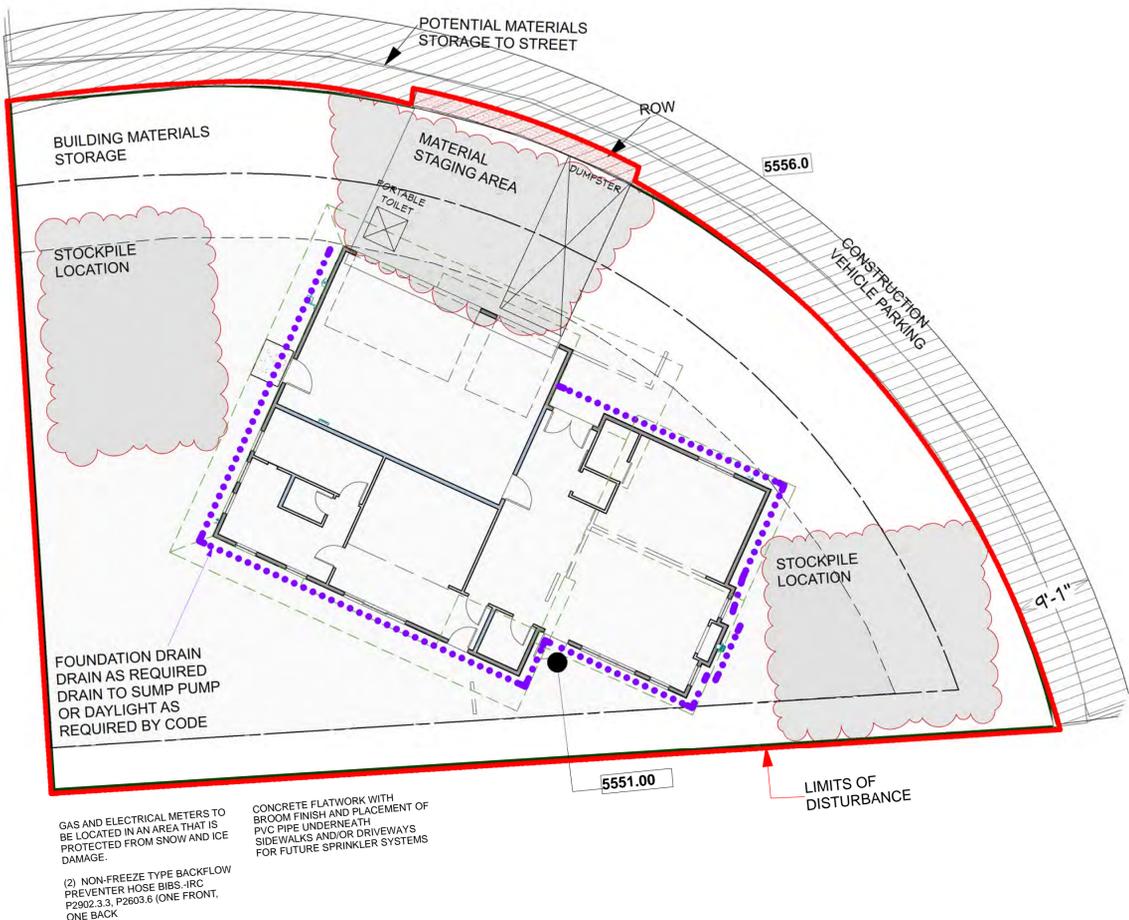
	PUD CONTOURS - NATURAL GRADE
	PROPOSED FINISHED CONTOURS
	EXISTING GRADE POST CLEANUP
	NATURAL GRADE HIGH LOW POINTS
	SILT FENCE



**FOLLOWING AS SHOWN BELOW:**

- EXCAVATION MATERIAL STOCKPILE LOCATION
- MATERIAL STAGING AREAS
- MATERIAL STORAGE AREAS
- LIMITS OF WORK DISTURBANCE
- ROW WORK

ALL WORK TO COMPLY WITH IRC CHAPTER 4 FOR EXCAVATIONS, FILL, CUTS AND GRADING. GENERAL CONTRACTOR IS TO ARRANGE A MEETING WITH THE PLAN CHECKER, THE GENERAL CONTRACTOR, AND THE EXCAVATOR FOR THIS PROJECT, PRIOR TO ANY PERMITS BEING ISSUED



GAS AND ELECTRICAL METERS TO BE LOCATED IN AN AREA THAT IS PROTECTED FROM SNOW AND ICE DAMAGE.  
(2) NON-FREEZE TYPE BACKFLOW PREVENTER HOSE BIBS-IRC P2902.3.3, P2603.6 (ONE FRONT, ONE BACK)  
CONCRETE FLATWORK WITH BROOM FINISH AND PLACEMENT OF PVC PIPE UNDERNEATH SIDEWALKS AND/OR DRIVEWAYS FOR FUTURE SPRINKLER SYSTEMS



**MARK CARSON AND AMBER TETREAU**  
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07/25/22  
Will Faber AIA, 27315  
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**CONSTRUCTION DOCUMENTS**

Project No: TBD  
Issue Date: 11/11/2022

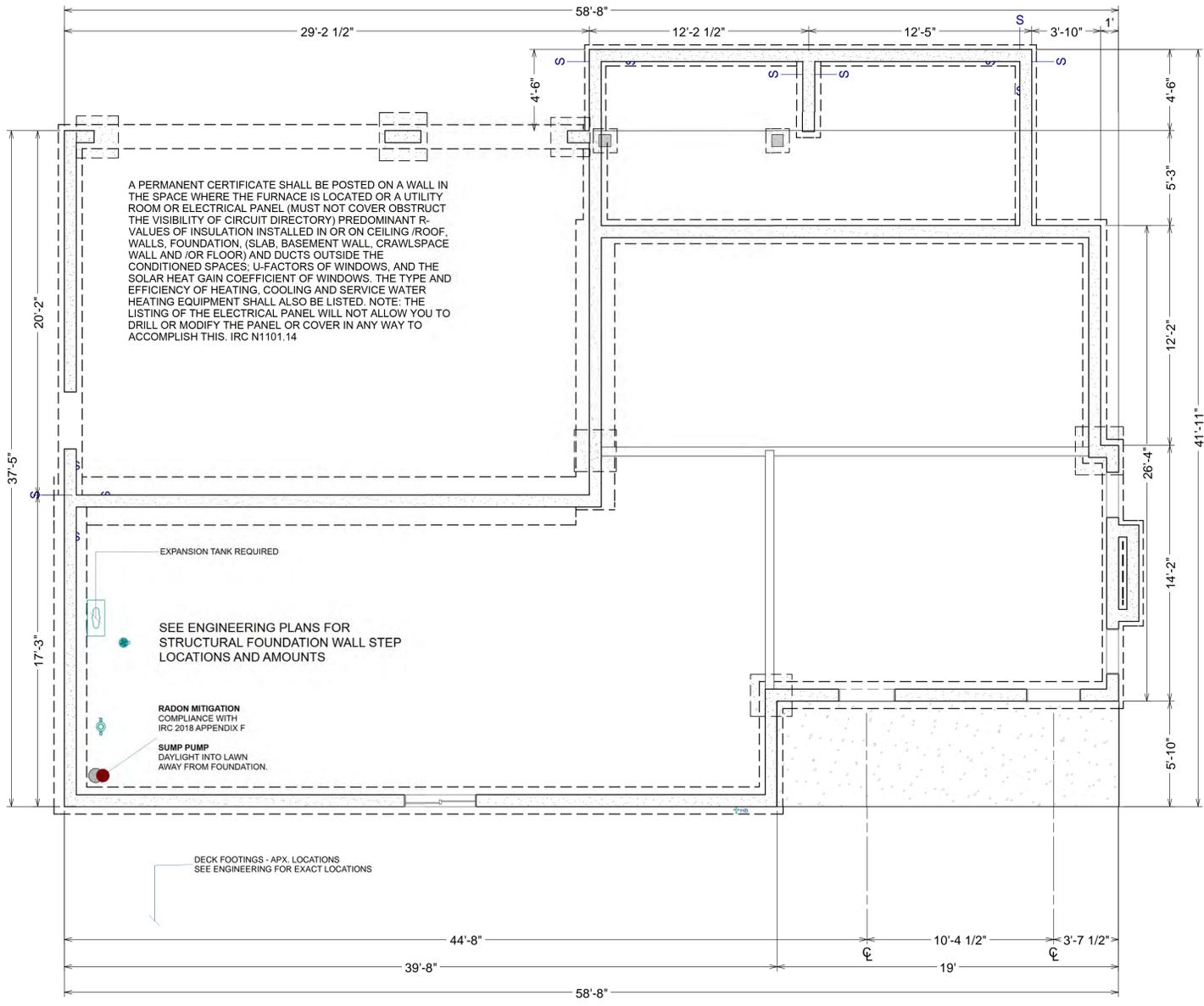
REVISION TABLE		
REVISION	DESCRIPTION	DATE

11/11/2022, 4:48:02 PM  
GRADING PLAN  
STAGING PLAN

**A-0.02**

NOTE: THIS SHEET FOR DRAWING REFERENCE ONLY.  
REFER TO ENG. FOUNDATION PLAN FOR ALL SPECIFICATIONS

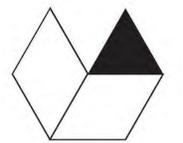
**MARK CARSON AND  
AMBER TETREAU**  
1133 Hillside Lane  
Louisville, CO 80027



- F1. **SEE SOILS REPORT** - VERIFY TYPE OF SOIL AT THIS SITE. THE CLASSIFICATION OF THE SOIL AT EACH BUILDING SITE SHALL BE DETERMINED WHEN REQUIRED BY THE BUILDING OFFICIAL. THE BUILDING OFFICIAL MAY REQUIRE THAT THIS DETERMINATION BE MADE BY AN ENGINEER OR ARCHITECT LICENSED BY THE STATE. WHEN EXPANSIVE SOILS ARE PRESENT SPECIAL PROVISIONS MAY BE REQUIRED IN DESIGN OF FOUNDATIONS.  
-IRC R401.4.1
- F2. **SEE SITE PLAN PROVIDE** A PLAN THAT SHOWS THE LOCATION OF MINE SHAFTS AND TUNNELS AS THEY RELATE TO THIS SITE. THIS WOULD BE ANY MINES WITHIN 200 FEET OF THIS LOT.
- F3. **SEE ENGINEERING** FOOTINGS TO BE A MINIMUM OF 36 INCHES BELOW FINISH GRADE.  
-IRC R403.1.4
- F4. **SEE ENGINEERING** CONCRETE MIX WITH A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI.  
-IRC R402.2
- F5. **SEE ENGINEERING** SUBMIT A COMPLETE GRAVITY LOAD PATH DESIGN INCLUDING ROOF, FLOORS, WALLS, COLUMNS, FOUNDATIONS AND FOOTINGS. DETAIL THESE ELEMENTS ON THE DRAWINGS. SUBMIT A COMPLETE LATERAL-FORCE RESISTING SYSTEM DESIGN. DETAIL THESE ELEMENTS ON THE DRAWINGS.
- F6. **SEE ELEVATIONS** TOP OF FOUNDATION WALLS A MINIMUM 6 INCHES ABOVE ADJACENT FINISH GRADE.  
-IRC R404.1.6
- F7. **SEE ENGINEERING** MINIMUM 1/2" FOUNDATION ANCHOR BOLTS EMBEDDED MINIMUM 7 INCHES INTO THE CONCRETE OR MASONRY. SHOW 3" BY 3" BY .229" SQUARE PLATE WASHERS FOR EACH BOLT. SPECIFY TYPE, SIZE AND SPACING OF OTHER BOLTS OR ALTERNATE PLATE FASTENING METHODS.  
-IRC R602.11.1. / R403.1.6
- F8. **NOT APPLICABLE** - MINIMUM 18 INCH CLEARANCE FOR WOOD JOISTS AND 12 INCHES CLEARANCE FOR WOOD GIRDERS IN THE CRAWLSPACE UNLESS PROPER REDWOOD OR PRESSURE TREATED WOOD IS SPECIFIED.  
-IRC R317.1
- F9. **NOT APPLICABLE** - CONDITIONED CRAWLSPACE MUST SHOW HOW IT MEETS CODE SECTION R 408.3 IF VENTING THE UNDER FLOOR: MINIMUM 1 SQ FT FOR EACH 150 SQ FT OF UNDER FLOOR AREA. ONE SUCH VENTILATING OPENING SHALL BE WITHIN 3 FEET OF EACH CORNER OF THE BUILDING.  
-IRC R408
- F10. **SEE WALL SECTION DETAIL** CONCRETE FLOOR SLABS, EXCEPT THOSE IN UNHEATED ACCESSORY STRUCTURES, SHALL HAVE A VAPOR RETARDER CONSISTING OF A 6 MIL (.006 INCH) POLYETHYLENE OR APPROVED VAPOR RETARDER WITH JOINTS LAPPED NOT LESS THAN 6 INCHES PLACED BETWEEN THE CONCRETE FLOOR SLAB AND THE BASE COURSE OR THE PREPARED SUB-GRADE WHERE NO BASE COURSE EXISTS.  
-R506.2.3
- F11. **SLAB-ON-GRADE FLOORS** WITH A FLOOR SURFACE LESS THAN 12 INCHES BELOW GRADE SHALL BE INSULATED, R10 OR R15 FOR HEATED SLABS.  
-IRC- N1102.2.10
- F12. FOR FOUNDATIONS, REBAR INSPECTIONS FOR FOUNDATION WALLS OVER 8 FEET HIGH, FORMS ARE NOT TO BE INSTALLED ON ONE SIDE UNTIL AFTER THE REBAR HAS BEEN INSPECTED AND APPROVED.
- F13. **SEE SITE PLAN** PROVIDE A PERIMETER FOUNDATION DRAIN. DRAINED TO AN APPROVED LOCATION.  
-R405
- F14. PROVIDE A U-FER GROUND.  
-E3608, NEC 250.50.
- F15. **SEE ENGINEERING & ELEVATIONS** NOTE THE ELEVATION OF THE TOP OF THE FOOTINGS AND TOP OF THE FOUNDATION ON FOUNDATION AND FOOTING PLAN.

07/25/22  
Will Faber AIA, 27315  
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**CONSTRUCTION DOCUMENTS**

Project No: TBD  
Issue Date: 11/11/2022

REVISION TABLE		
REVISION	DESCRIPTION	DATE

11/11/2022, 4:44:02 PM

FOUNDATION PLAN

**A-1.01**

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



**CONSTRUCTION  
DOCUMENTS**

Project No: TBD  
Issue Date: 11/11/2022

REVISION TABLE		
REVISION	DESCRIPTION	DATE
1	IDENTIFIED STAIR RAIL	11/9/2022
2	REMOVED "T" STRUCTURAL BEAMS	11/9/2022

11/11/2022, 4:41:05 PM

BASEMENT PLAN

**A-1.02**

**GENERAL NOTES**

- A. BASEMENT CEILING HEIGHT: 108" FINISHED. UNLESS SOFFITS ARE NEEDED TO COVER DUCTING & STRUCTURAL ELEMENTS. SOFFITED AREAS +/- 94"
- B. REFER TO ELEVATION DRAWINGS FOR ALL ACTUAL TOP OF SUBFLOOR AND TOP OF SLAB ELEVATIONS.
- C. SEE ELEVATIONS FOR WINDOW HEAD HEIGHTS. VERIFY R.O. WITH WINDOW MANUFACTURER. REFER TO BUILDING ELEVATIONS FOR WINDOW OPERATIONS.
- D. ALL INTERIOR WALL DIMENSIONS ARE 3 1/2" IN FRONT OF R19 CONTINUOUS WALL INSULATION (2X4 ROUGH STUD) U.N.O. OR PER STRUCTURAL. OR UNLESS OTHERWISE INDICATED AS 6" WET WALLS.
- E. ALL INTERIOR WALLS MEDIUM KNOCK-DOWN TEXTURE
- F. PROVIDE DENS SHIELD WALLBOARD AT ALL HORIZONTAL TILE LOCATIONS (COUNTERS, SEATS, ETC.)
- G. DITRA (OR EQU) UNDERLAYMENT INSTALLED UNDER FLOOR TILE
- H. ALL SHOWER AND TUB SURROUNDS TO BE TREATED WITH REDGUARD OR EQU. WATERPROOFING MEMBRANE
- I. SHOWER WALL TILE TO CEILING
- J. FIBERGLASS SHOWER PANS - ALL OTHERS  
*\*ADD ALT: MUD SET SHOWER PAN*
- K. SEE ELEVATIONS FOR ALL MATERIAL INFORMATION.

**CASING DOORS AND WINDOWS:**

- STD. \*PAINT GRADE FINGER JOINT WOOD
- WINDOWS SILL AND APRON - 3 SIDES DRYWALL
- DOORS 1" X 4" CASE
- BASE 1" X 6"

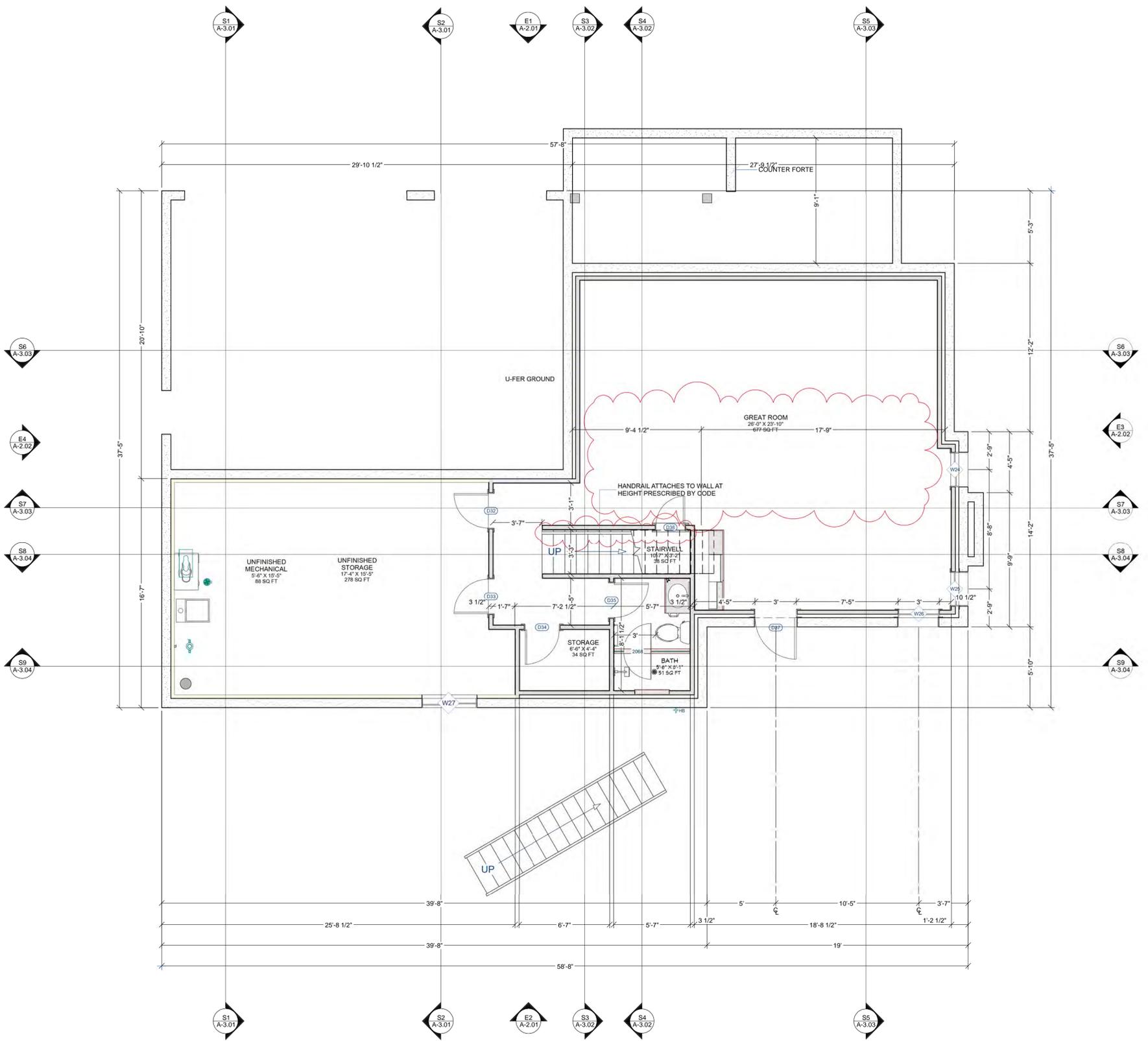
**ADD ALT INTERIOR MILLWORK:**

- 3 1/4" DOOR AND WINDOW CASEMENT
- 4 1/4" WINDOW LINTEL - EXTEND ENDS 3/4"
- WINDOWS SILL AND APRON

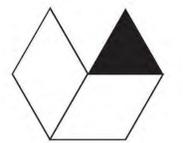
**FLOORING:**

- CARPET - LIVING AREAS
- TILE - BATHROOM

WALL SCHEDULE	
2D SYMBOL	WALL TYPE
	8" CONCRETE STEM WALL
	SIDING-6
	BASEMENT CONTINUOUS INSULATION
	INTERIOR - BASEMENT WALL PERIMETER WITH CONTINUOUS INSULATION
	INTERIOR-4, BASEMENT WITH CLOSED CELL SPRAY FOAM
	INTERIOR-4
	INTERIOR-6
	INTERIOR RAILING



**PLAN: BASEMENT LEVEL**  
SCALE: 1/4" = 1'-0"



**CONSTRUCTION  
DOCUMENTS**

Project No: TBD  
Issue Date: 11/11/2022

REVISION TABLE		
REVISION	DESCRIPTION	DATE
1	ADDED 24" SHOWER DOOR	11/9/2022
2	RELOCATED ENTRY DOOR NUMBER	11/9/2022
3	ADJUSTED LANDING DEPTH TO 3'	11/9/2022

11/11/2022, 4:41:08 PM

MAIN FLEVEL FLOOR PLAN

**A-1.03**

**GENERAL NOTES**

- A MAIN LEVEL CEILING HEIGHT: 120" FINISHED.
- B REFER TO ELEVATION DRAWINGS FOR ALL ACTUAL TOP OF SUBFLOOR AND TOP OF SLAB ELEVATIONS.
- C. SEE ELEVATIONS FOR WINDOW HEAD HEIGHTS. VERIFY R.O. WITH WINDOW MANUFACTURER. REFER TO BUILDING ELEVATIONS FOR WINDOW OPERATIONS.
- D. ALL INTERIOR WALL DIMENSIONS ARE 3 1/2" (2X4 ROUGH STUD) U.N.O. OR PER STRUCTURAL. OR UNLESS OTHERWISE INDICATED AS 6" WET WALLS.
- E. ALL INTERIOR WALLS MEDIUM KNOCK-DOWN TEXTURE
- F. DITRA (OR EQU) UNDERLAYMENT INSTALLED UNDER FLOOR TILE.
- G. CLOSETS SINGLE ROD AND SHELF
- H. PANTRY 5 SHELVES
- I. SEE ELEVATIONS FOR ALL MATERIAL INFORMATION.
- J. STAIR - (42") DRYWALL & CAP WITH WALL RAIL @ 36"  
*\*ADD. ALT. SPINDLE AND NEWEL*

**DOORS AND WINDOWS:**

- STD. \*PAINT GRADE WOOD
- WINDOWS SILL AND APRON - 3 SIDES DRYWALL
- DOORS - 1X 4 CASE
- BASE 1X6

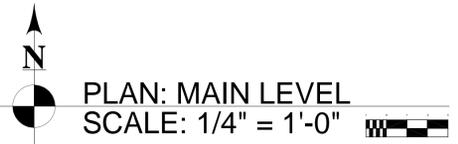
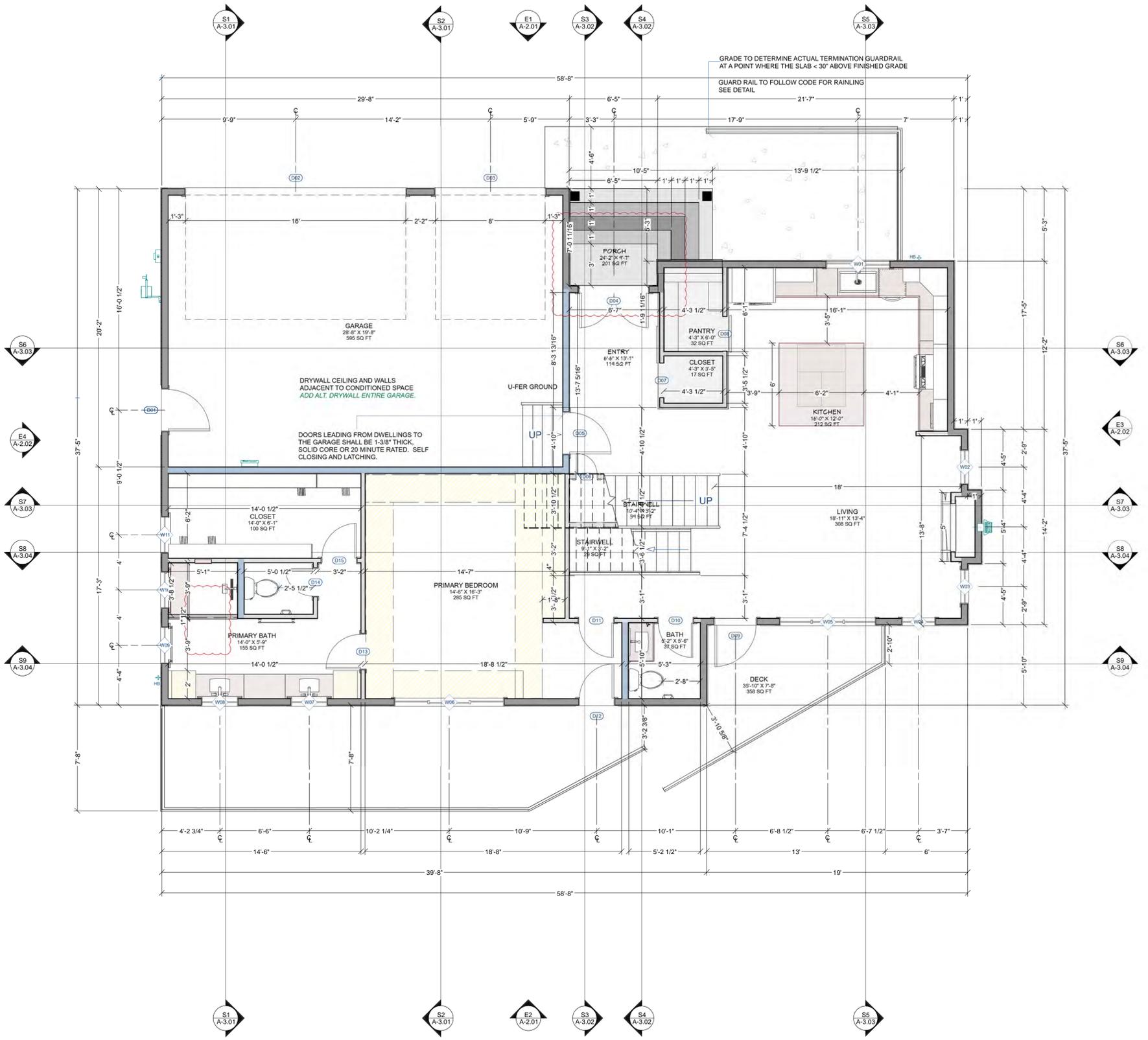
**ADD ALT - INTERIOR MILLWORK:**

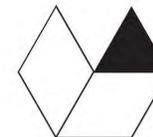
- 3 1/4" DOOR AND WINDOW CASEMENT
- 4 1/4" WINDOW LINTEL - EXTEND ENDS 3/4"
- WINDOW SILL WITH APRON AND STOOL (IN BEDROOMS ONLY)  
*\*SEE IMAGE IN MATERIALS SPECIFICATIONS PACKET FOR DESIGN DETAILS.*

**FLOORING:**

- HARDWOOD - MAIN LEVEL THROUGHOUT
- TILE - BATHROOM

WALL SCHEDULE	
2D SYMBOL	WALL TYPE
	8" CONCRETE STEM WALL
	SIDING-6
	BASEMENT CONTINUOUS INSULATION
	INTERIOR - BASEMENT WALL PERIMETER WITH CONTINUOUS INSULATION
	INTERIOR-4, BASEMENT WITH CLOSED CELL SPRAY FOAM
	INTERIOR-4
	INTERIOR-6
	INTERIOR RAILING





**CONSTRUCTION  
DOCUMENTS**

Project No: TBD

Issue Date: 11/11/2022

REVISION TABLE		
REVISION	DESCRIPTION	DATE

11/11/2022, 4:41:11 PM

SECOND LEVEL FLOOR PLAN

**A-1.04**

**GENERAL NOTES**

- A CEILING HEIGHT: 108" FINISHED.
- B REFER TO ELEVATION DRAWINGS FOR ALL ACTUAL TOP OF SUBFLOOR AND TOP OF SLAB ELEVATIONS.
- C. SEE ELEVATIONS FOR WINDOW HEAD HEIGHTS. VERIFY R.O. WITH WINDOW MANUFACTURER. REFER TO BUILDING ELEVATIONS FOR WINDOW OPERATIONS.
- D. ALL INTERIOR WALL DIMENSIONS ARE 3 1/2" (2X4 ROUGH STUD) U.N.O. OR PER STRUCTURAL. OR UNLESS OTHERWISE INDICATED AS 6" WET WALLS.
- E. ALL INTERIOR WALLS MEDIUM KNOCK-DOWN TEXTURE
- F. PROVIDE DENS SHIELD WALLBOARD AT ALL HORIZONTAL TILE LOCATIONS (COUNTERS, SEATS, ETC.)
- G. DITRA (OR EQU) UNDERLAYMENT INSTALLED UNDER FLOOR TILE
- H. ALL SHOWER AND TUB SURROUNDS TO BE TREATED WITH REDGUARD OR EQU. WATERPROOFING MEMBRANE
- I. SHOWER WALL TILE TO CEILING
- J. BATH TUBS
- K. SEE ELEVATIONS FOR ALL MATERIAL INFORMATION.
- L. CLOSETS SINGLE ROD AND SHELF / MASTER CLOSET SEE DESIGN DETAILS FOR LAYOUT
- M. STAIR - (42") DRYWALL & CAP WITH WALL RAIL @ 36"

**CASING DOORS AND WINDOWS:**

- STD. \*PAINT GRADE FINGER JOINT WOOD
- WINDOWS SILL AND APRON - 3 SIDES DRYWALL
- DOORS 1" X 4" CASE
- BASE 1" X 6"

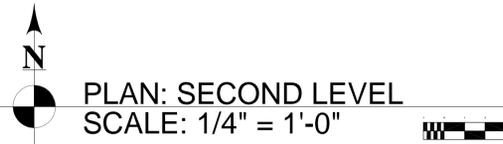
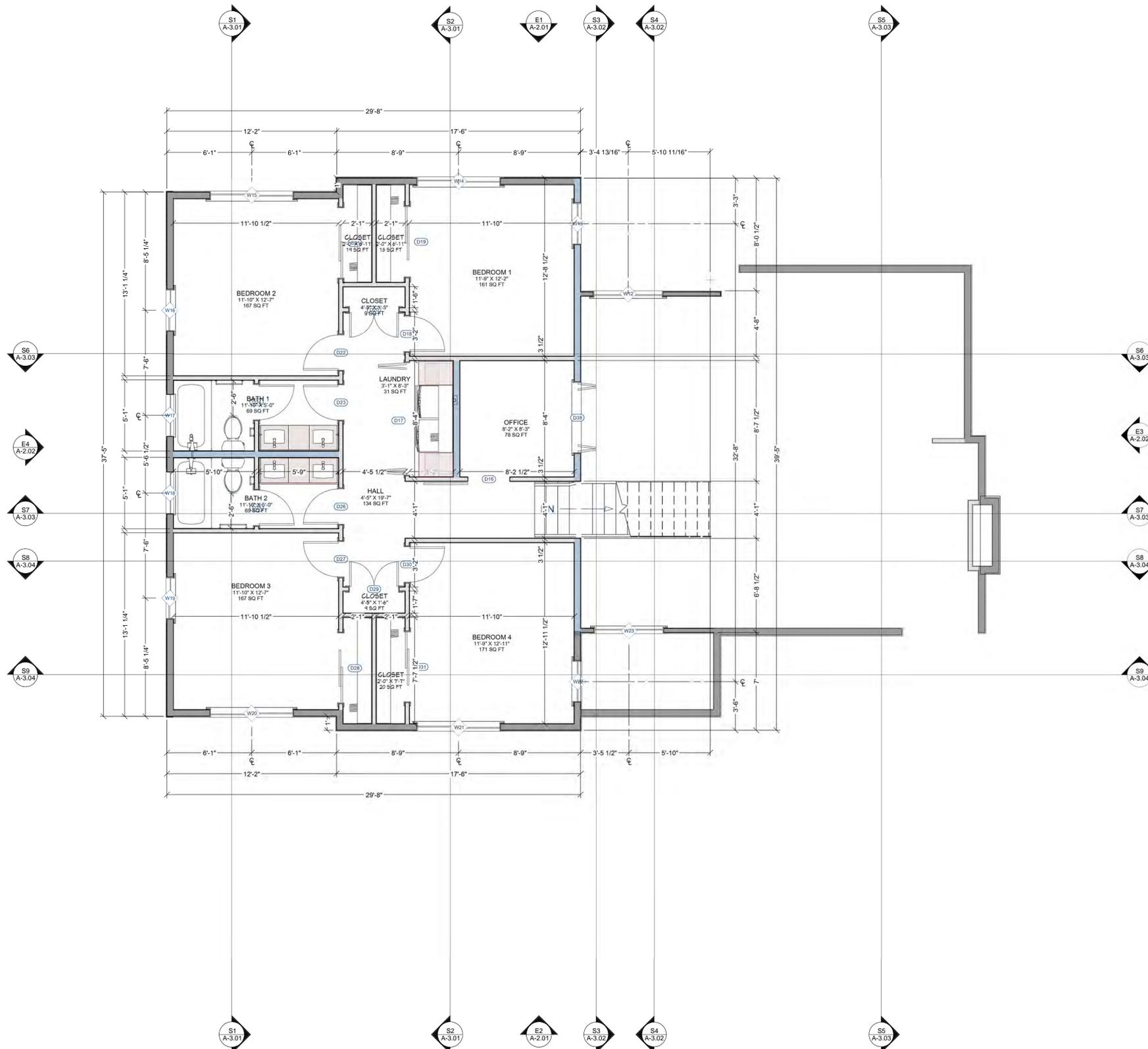
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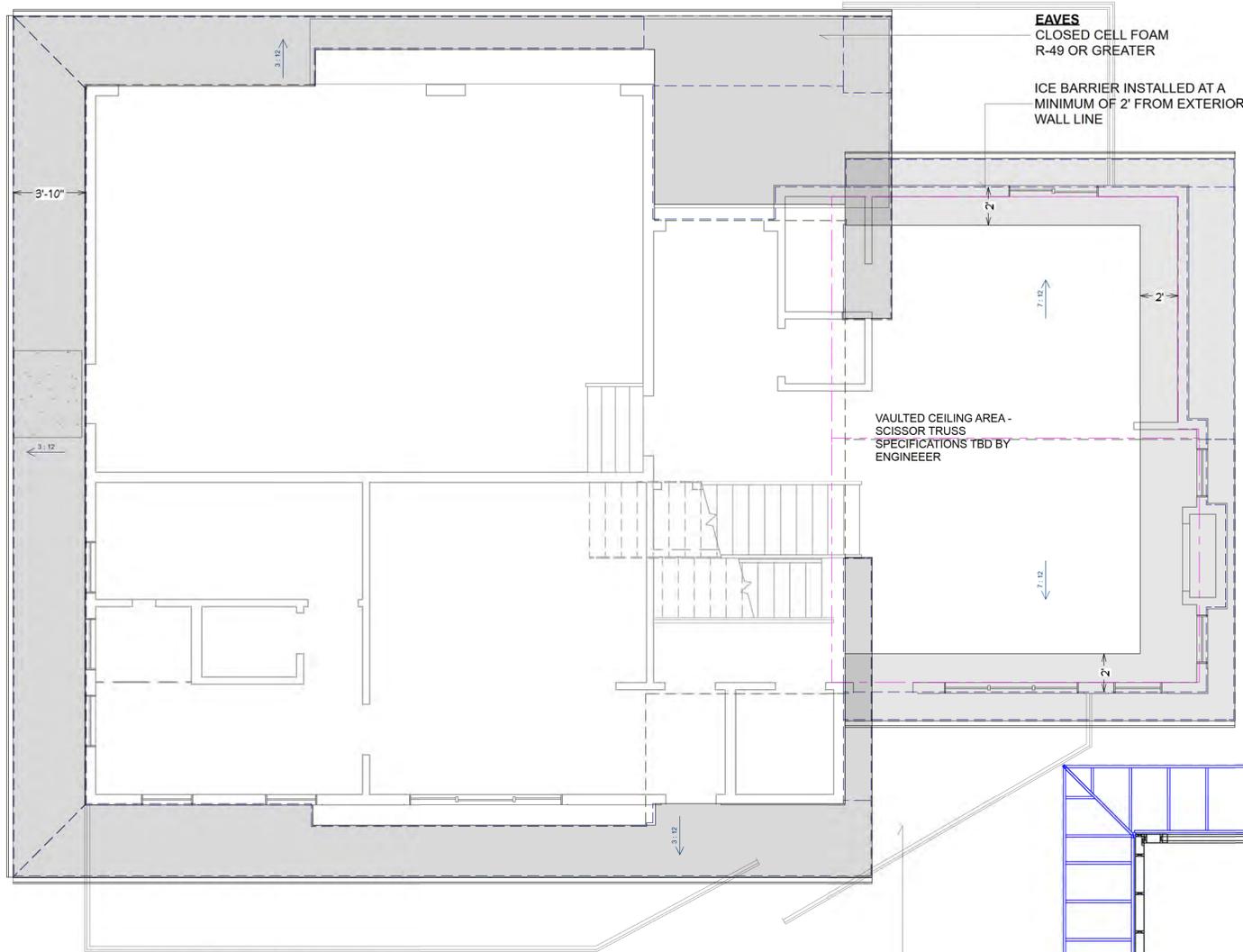
- 3 1/4" WINDOW CASEMENT
- 4 1/4" WINDOW & DOOR LINTEL - EXTEND ENDS 3/4"
- WINDOW SILL WITH APRON AND STOOL (IN BEDROOMS ONLY)
- \* SEE IMAGE IN MATERIALS SPECIFICATIONS PACKET FOR DESIGN DETAILS.

**FLOORING:**

- CARPET - BEDROOMS
- HARDWOOD FLOOR - HALLWAY AND OFFICE
- TILE - BATHROOMS

WALL SCHEDULE	
2D SYMBOL	WALL TYPE
	8" CONCRETE STEM WALL
	SIDING-6
	BASEMENT CONTINUOUS INSULATION
	INTERIOR - BASEMENT WALL PERIMETER WITH CONTINUOUS INSULATION
	INTERIOR-4, BASEMENT WITH CLOSED CELL SPRAY FOAM
	INTERIOR-4
	INTERIOR-6
	INTERIOR RAILING



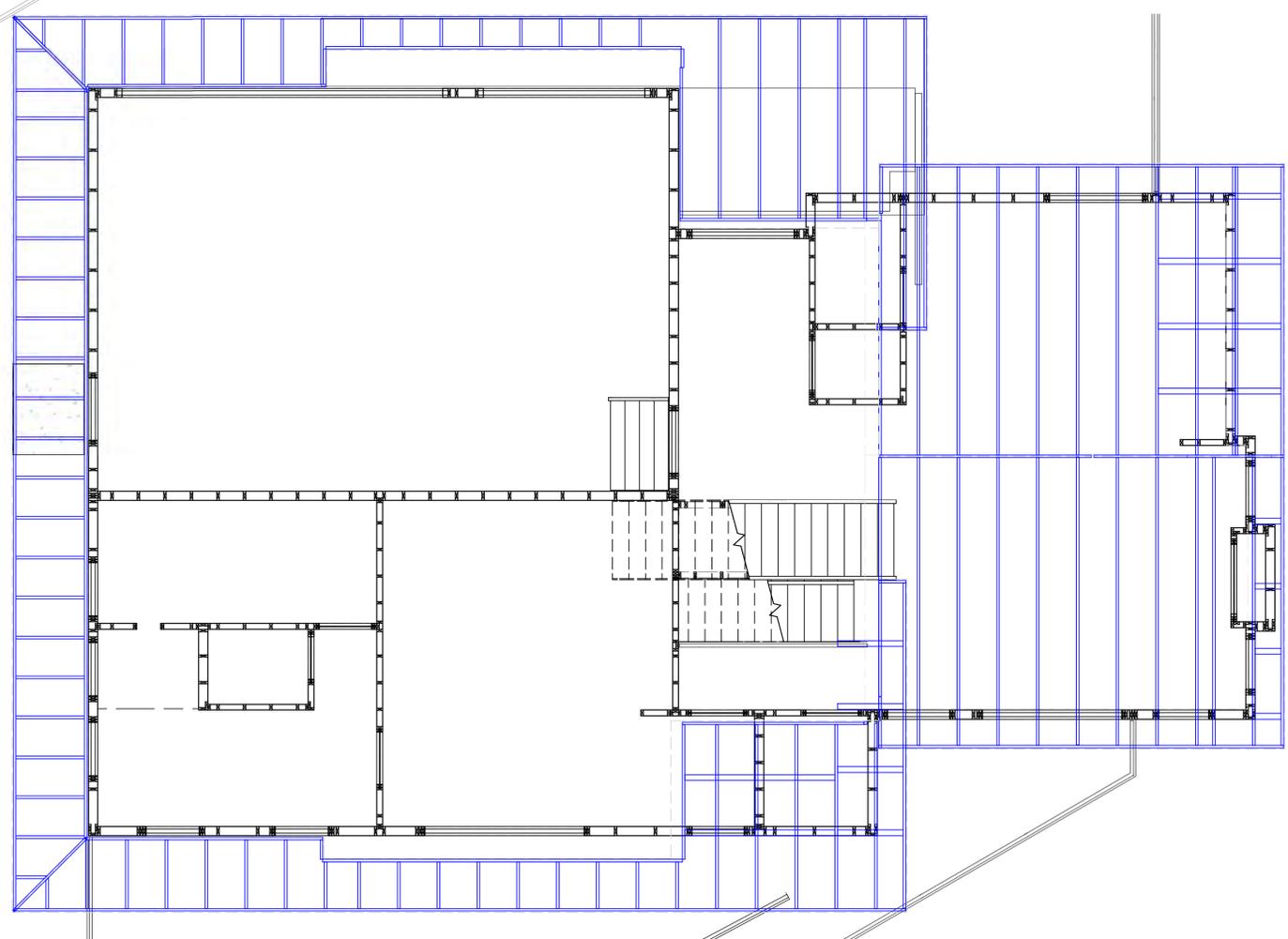


\*ROOF TO BE INSULATED AND UNVENTED  
UNVENTED CONDITIONED ATTIC ASSEMBLIES  
AND UNVENTED ROOF ASSEMBLIES SHALL COMPLY WITH R806.5.

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

ALL ROOF VALLY'S TO BE FLASHED  
FLASHING MINIMUM 28 GALVANIZED SHEET GAUGE  
CORROSION RESISTANT METAL  
EXTEND A MINIMUM OF 11" FROM CENTER LINE EACH WAY.

DECKING - REDWOOD  
RAIL - FORTRESS OR SIMILAR  
\*ADD ALT BASIC TREX OR SIMILAR

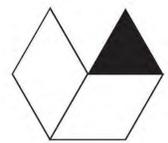


 **PLAN: ROOF FIRST LEVEL**  
SCALE: 1/4" = 1'-0" 

**MARK CARSON AND  
AMBER TETREAU**  
1133 Hillside Lane  
Louisville, CO 80027

07/25/22  
Will Faber AIA, 27315  
These documents are incomplete  
and may not be used for regulatory  
approval, permit, or construction.

**CADRE**  
ARCHITECTURE  
208 US Highway 377  
Roanoke, Texas 76262  
Tel 833.627.7325  
www.marsealgroup.com



**CONSTRUCTION  
DOCUMENTS**

Project No: TBD  
Issue Date: 11/11/2022

REVISION TABLE		
REVISION	DESCRIPTION	DATE

11/11/2022, 4:41:15 PM

MAIN LEVEL ROOF PLAN  
MAIN LEVEL ROOF FRAMING  
PLAN

**A-1.05**

30 YEAR ASPHALT ROOFING MATERIAL AND ICE AND WATER SHIELD TO BE INSTALLED.

\*COMPOSITION SHINGLES SHALL NOT BE INSTALLED ON ROOFS HAVING A SLOPE LESS THAN 4 TO 12 UNLESS DOUBLE UNDERLAYMENT IS INSTALLED IN ACCORDANCE WITH IRC SECTION R905.2.2.

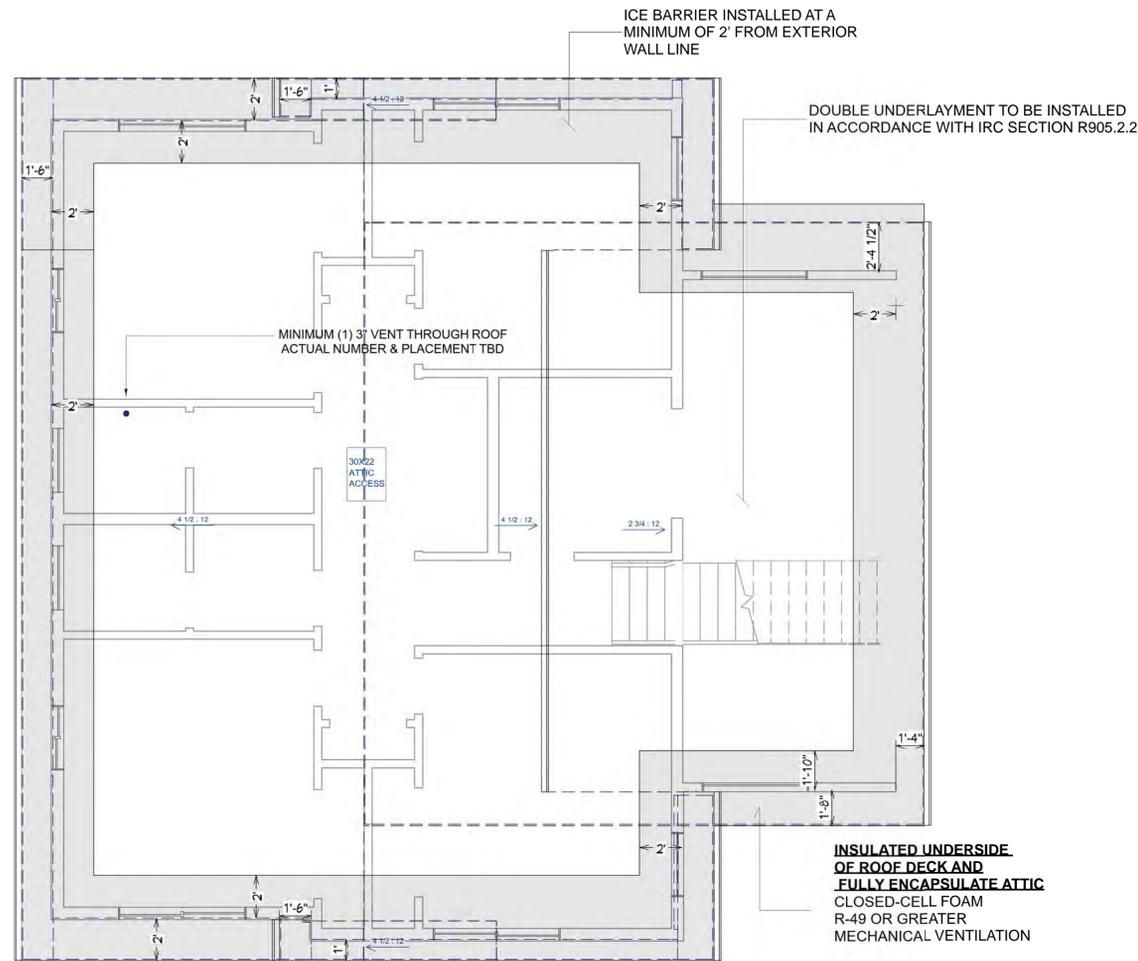
\*30 # FELT INTERLAID WITH 18" WIDE STRIPS OF FELT SHINGLED BETWEEN EACH COURSE IN SUCH A MANNER THAT FELT IS NOT EXPOSED TO THE WEATHER BETWEEN COURSES OF SHAKES.

\*ICE BARRIER TO BE INSTALLED THAT EXTENDS FROM THE EDGE OF THE EAVES TO A POINT NOT LESS THAN 24 INCHES INSIDE THE EXTERIOR WALL LINE OF THE BUILDING. -IRC R905 ICE SHIELD EXTENDING FROM THE EAVES TO A POINT AT LEAST 24 INCHES UP FROM INSIDE THE EXTERIOR WALL LINE. -IRC R905.8.7

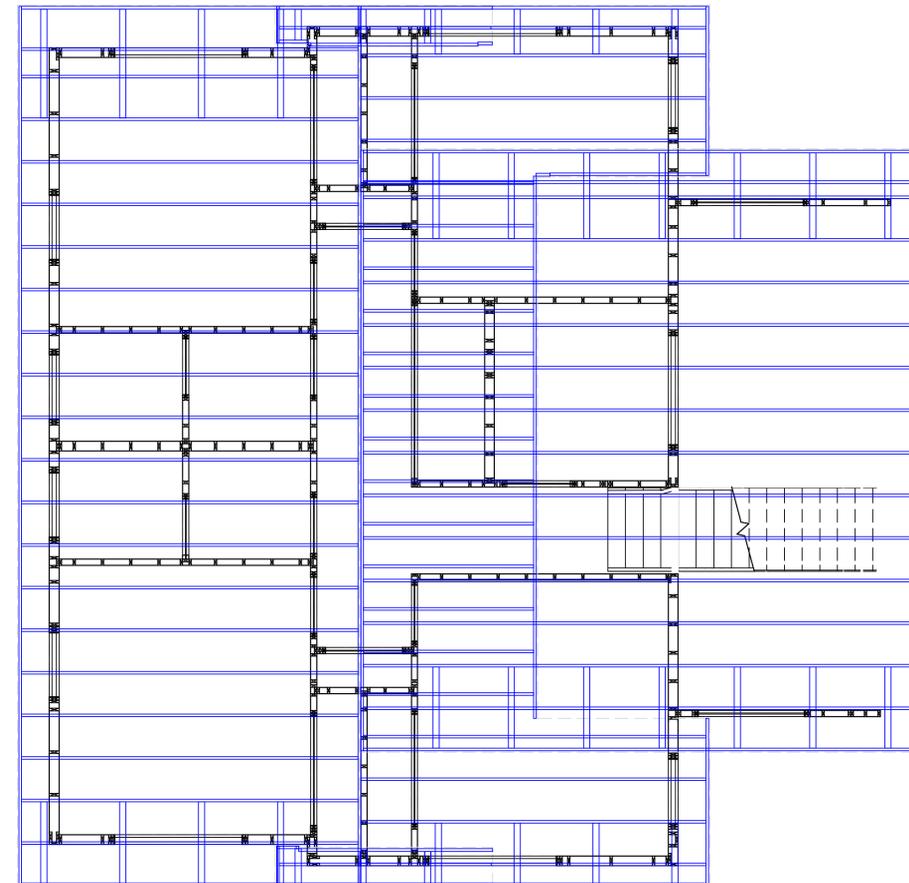
ROOF VALLEY FLASHING, A MINIMUM 28 GALVANIZED SHEET GAUGE CORROSION-RESISTANT METAL TO EXTEND AT LEAST 11 INCHES FROM CENTERLINE EACH WAY.

CROSS VENTILATION REQUIRED FOR ENCLOSED ATTICS AND SPACES BETWEEN RAFTERS FOR EACH SEPARATE SPACE.

UNVENTED CONDITIONED ATTIC ASSEMBLIES AND UNVENTED ROOF ASSEMBLIES SHALL COMPLY WITH R806.5.



ALL ROOF VALLYS TO BE FLASHED  
FLASHING MINIMUM 28 GALVANIZED SHEET GAUGE  
CORROSION RESISTANT METAL  
EXTEND A MINIMUM OF 11" FROM CENTER LINE EACH WAY.



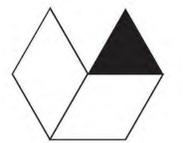
 PLAN: ROOF SECOND LEVEL  
SCALE: 1/4" = 1'-0"

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

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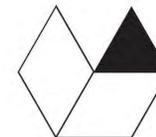
**CONSTRUCTION  
DOCUMENTS**

Project No: TBD  
Issue Date: 11/11/2022

REVISION TABLE		
REVISION	DESCRIPTION	DATE

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SECOND LEVEL ROOF PLAN  
SECOND LEVEL ROOF  
FRAMING PLAN  
**A-1.06**



**CONSTRUCTION  
DOCUMENTS**

Project No: TBD

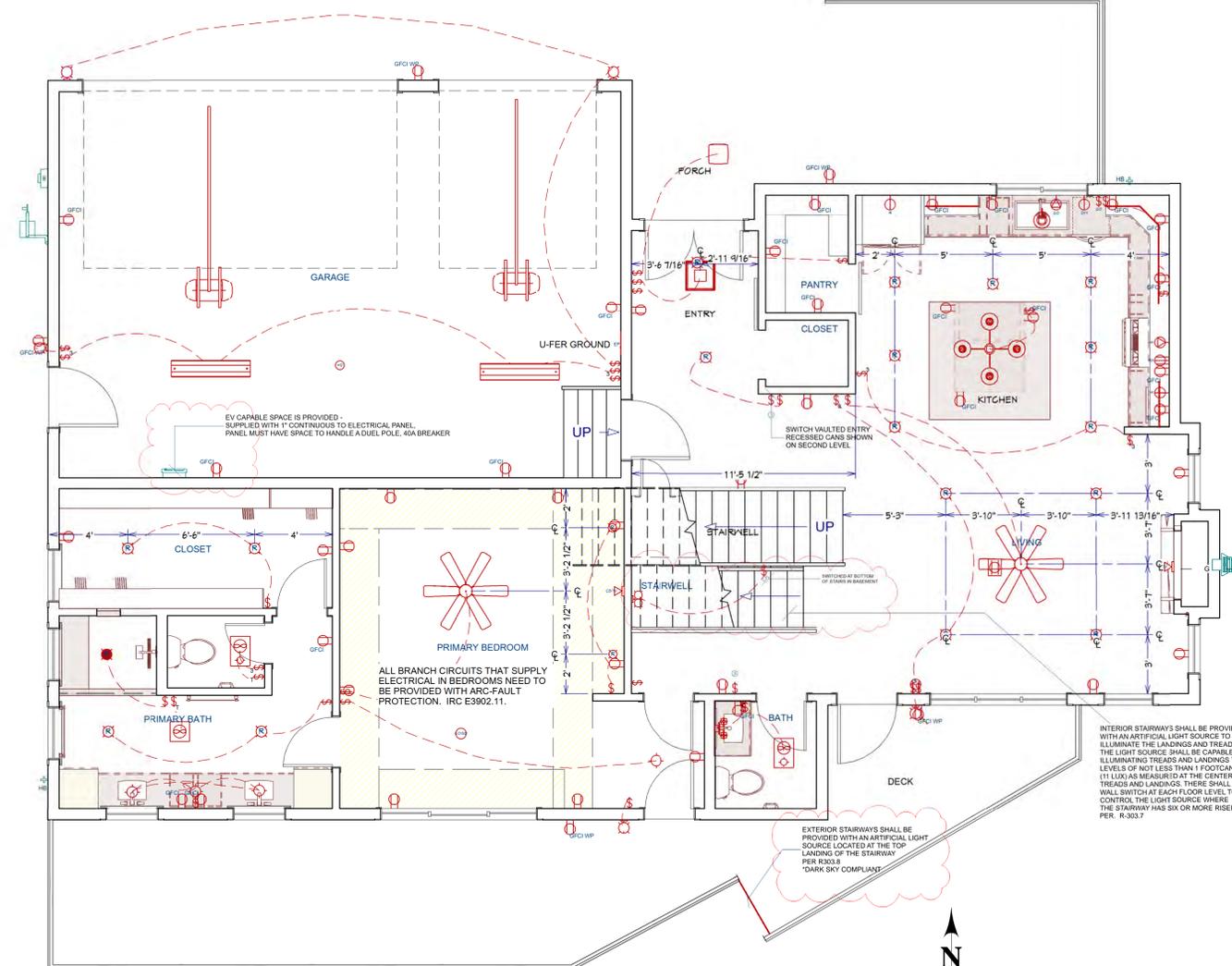
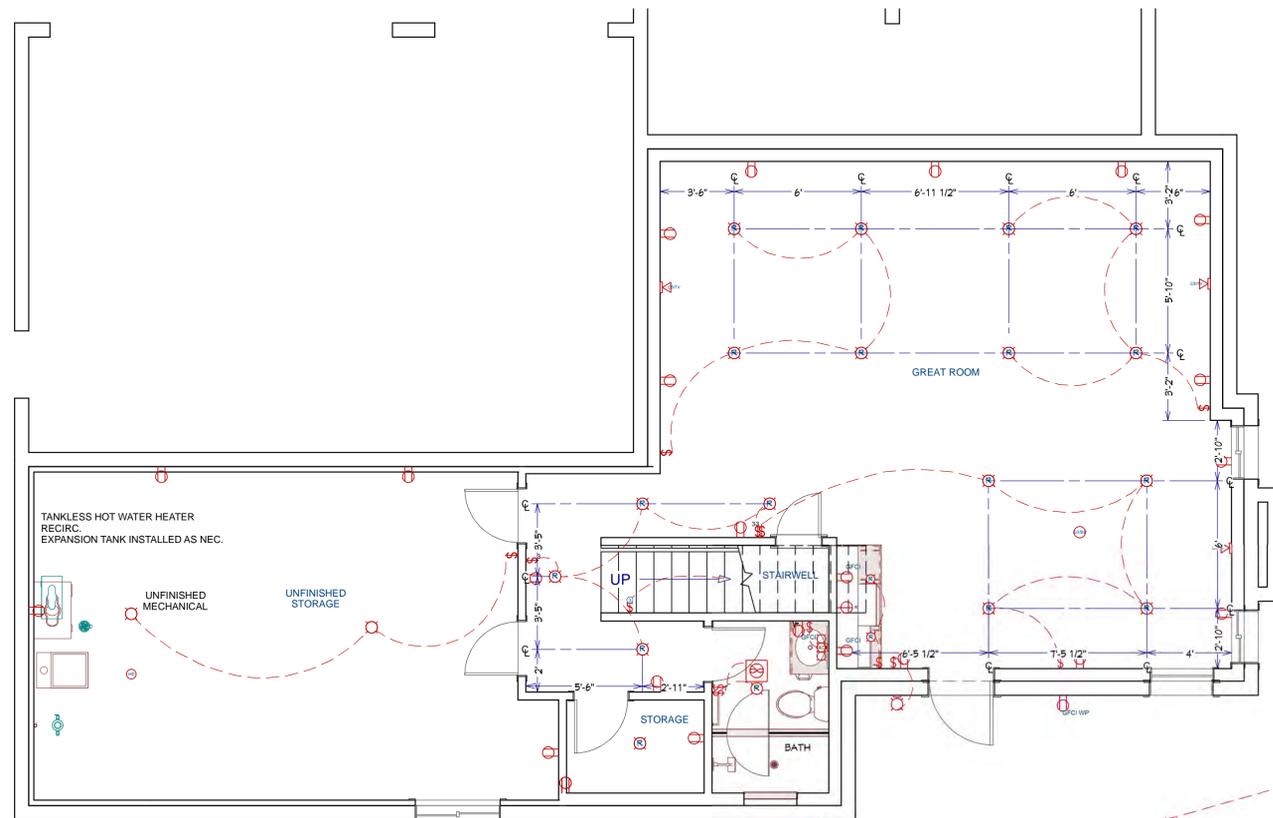
Issue Date: 11/11/2022

REVISION TABLE		
REVISION	DESCRIPTION	DATE
1	NOTE REFERENCING R303.7	11/9/2022
2	ADDED INTERIOR STAIR SCONCE & NOTE REFERENCING R303.7	11/9/2022
3	EV CHARGING SPACE ADDED	11/9/2022

11/11/2022, 4:44:18 PM

RCP-BASEMENT  
RCP MAIN LEVEL

**A-1.07**



PLAN: RCP BASEMENT LEVEL  
SCALE: 1/4" = 1'-0"

PLAN: RCP MAIN LEVEL  
SCALE: 1/4" = 1'-0"

ALL BRANCH CIRCUITS THAT SUPPLY ELECTRICAL IN BEDROOMS NEED TO BE PROVIDED WITH ARC-FAULT PROTECTION. IRC E3902.11.

INTERIOR STAIRWAYS SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE TO ILLUMINATE THE LANDINGS AND TREADS. THE LIGHT SOURCE SHALL BE CAPABLE OF ILLUMINATING TREADS AND LANDINGS TO LEVELS OF NOT LESS THAN 1 FOOTCANDLE (11 LUX) AS MEASURED AT THE CENTER OF TREADS AND LANDINGS. THERE SHALL BE A WALL SWITCH AT EACH FLOOR LEVEL TO CONTROL THE LIGHT SOURCE WHERE THE STAIRWAY HAS SIX OR MORE RISERS. PER: R-303.7

EXTERIOR STAIRWAYS SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE LOCATED AT THE TOP LANDING OF THE STAIRWAY PER R303.9 \*DARK SKY COMPLIANT

EV CAPABLE SPACE IS PROVIDED. SUPPLIES WITH 1" CONTINUOUS TO ELECTRICAL PANEL. PANEL MUST HAVE SPACE TO HANDLE A DUEL POLE, 40A BREAKER

SWITCH VAULTED ENTRY RECESSED CANS SHOWN ON SECOND LEVEL



**CONSTRUCTION  
DOCUMENTS**

Project No: TBD  
Issue Date: 11/11/2022

REVISION TABLE	
REVISION	DESCRIPTION / DATE

11/11/2022, 4:41:21 PM

**RCP-SECOND LEVEL  
ELECTRIC SCHEDULE & MECH  
& PLUMBING NOTES**

**A-1.08**

**MECHANICAL NOTES**

ALL MECHANICAL INSTALLATIONS SHALL COMPLY WITH THE 2018 IRC & 2018 IFGC.

**STD BASE SCOPE**

- GAS ON DEMAND WATER HEATER WITH RE-CIRC LOOP  
\*EXPANSION TANK REQUIRED
- GAS FURNACE

\*ADD ALT FOR ELECTRIC HEAT PUMP FURNACE AND HEAT PUMP WATER HEATER

**HEATING EQUIPMENT SUMMARY - REFERENCE SCOTT HOME INSPECTION HERS REPORT.**

- MAKE LENNOX EQU. OR BETTER
- TRADE LENNOX TRADE LENNOX
- MODEL ML196UH045XE36B\*\*
- AHRI REF 204454167
- EFFICIENCY 96.6 AFUE

**COOLING EQUIPMENT SUMMARY - REFERENCE SCOTT HOME INSPECTION HERS REPORT.**

- MAKE LENNOX EQU. OR BETTER
- TRADE LENNOX
- COND ML14XC1-024-230A\*\*
- COIL CX35-24B+ML196UH045XE36B\*\*+TDR
- AHRI REF 204503096
- EFFICIENCY 13.0 EER, 16 SEER

MECHANICAL VENTING  
CONDITIONED ENCLOSED ATTIC SPACE  
- PER SCOTT HOME INSPECTION JS&D

SOLID DUCTED AIR SUPPLY THROUGHOUT - NO FLEX DUCTING

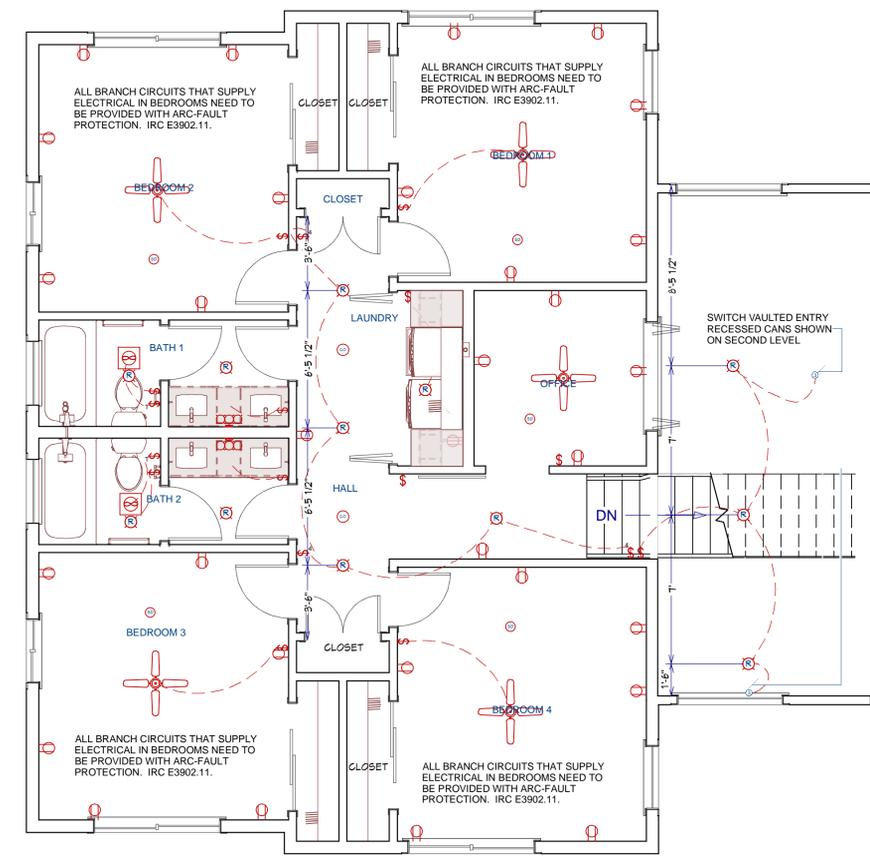
WIFI ENABLED PROGRAMMABLE THERMOSTAT

1. PROVIDE A COMFORT HEATING SYSTEM CAPABLE OF MAINTAINING 68° F AT A POINT 36 INCHES ABOVE THE FLOOR IN ALL ROOMS. IN GENERAL EQUIPMENT CANNOT BE INSTALLED IN SLEEPING ROOMS OR BATHROOMS. -IRC R303.9
2. COMBUSTION AIR REQUIRED FOR ALL FUEL-BURNING APPLIANCES AT A MINIMUM RATE OF 1 SQ INCH PER 3000 BTU/HOUR INPUT. THE ONE OPENING MUST BE IN THE TOP 12 INCHES OF THE ROOM. A MINIMUM OF 1 INCH CLEARANCE AROUND EQUIPMENT AT SIDES AND REAR OF THE APPLIANCE. A MINIMUM 6 INCH CLEARANCE REQUIRED IN FRONT OF THE APPLIANCE. -IRC M1701
3. GAS LOGS AND EACH GAS APPLIANCE ARE TO HAVE A SHUT-OFF VALVE WITHIN 6 FEET OF THE APPLIANCE. -IRC G2420
4. FUEL-BURNING APPLIANCES, INCLUDING FIREPLACES, ARE NOT PERMITTED TO BE INSTALLED IN SLEEPING ROOMS, BATHROOMS, OR TOILET ROOMS UNLESS THE APPLIANCES ARE DIRECT VENT APPLIANCES. SEE IRC SECTION G2406 AND IMC 303.3 FOR MORE INFORMATION AND THE LIST OF EXCEPTIONS. NOTE: ALL CONSTRUCTION IN LOUISVILLE IS CONSIDERED "UNUSUALLY TIGHT CONSTRUCTION."
5. FUEL-FIRED WATER HEATERS SHALL NOT BE INSTALLED IN A ROOM USED AS A STORAGE CLOSET. NON-DIRECT-VENT WATER HEATERS LOCATED IN A BEDROOM OR BATHROOM SHALL BE INSTALLED IN A SEALED ENCLOSURE SO THAT COMBUSTION AIR WILL NOT BE TAKEN FROM THE LIVING SPACE. -IRC M2005.2
6. APPLIANCES HAVING AN IGNITION SOURCE SHALL BE ELEVATED SUCH THAT THE SOURCE OF IGNITION IS NOT LESS THAN 18 INCHES ABOVE THE FLOOR IN GARAGES, ROOMS OR SPACES THAT ARE NOT PART OF THE LIVING SPACE OF A DWELLING UNIT AND THAT COMMUNICATE WITH A PRIVATE GARAGE THROUGH OPENINGS SHALL BE CONSIDERED TO BE PART OF THE GARAGE. -IRC M1307.3
7. APPLIANCES LOCATED IN A GARAGE OR CARPORT SHALL BE PROTECTED FROM IMPACT BY AUTOMOBILES. -IRC M1307.3.1 NO SNOW MELT TUBING OR MESH IS PERMITTED IN THE PUBLIC RIGHT-OF-WAY WITHOUT A SEPARATE PERMIT FROM THE CITY ENGINEER.
8. INSULATE HEATING TRUNK AND BRANCH SUPPLY DUCTS IN UNFINISHED AREAS, CRAWL SPACES, ATTICS, UNHEATED GARAGES, ETC. -IRC N1103
9. VENT THE DRYER TO THE OUTSIDE. MAXIMUM LENGTH OF THE DUCT WITH TWO 90-DEGREE ELBOWS IS 15 FEET -IRC M1502.2
10. PROVIDE MAKEUP AIR TO LAUNDRY ROOM. -IRC G2439. THE MAKEUP AIR IS ONLY REQUIRED IF EXHAUSTED 200 CFM OR MORE
11. IF GAS PIPE SYSTEM IS OVER 4 OUNCES PRESSURE PROVIDE A GAS PIPING SCHEMATIC FOR THE SYSTEM. CLEARLY IDENTIFY THE OPERATING PRESSURE, TYPE OF PIPING MATERIAL, SIZE OF THE GAS PIPE, LENGTHS OF THE PIPING RUNS, CAPACITY OF EACH APPLIANCE IN BTU/S/HOUR OR CUBIC FEET OF GAS PER HOUR, IDENTIFY THE BRAND AND LOCATION OF EACH REGULATOR, AND VENTING OF EACH REGULATOR. -IRC R106.1.1 NOTE: NOTE ON COVER SHEET OF PLANS THAT ALL 2/5 LB. GAS PIPE SYSTEM METER SETS REQUIRES PRIOR APPROVAL FROM EXCEL ENERGY. INFORMATION PROVIDED ON P: A-6.01 IDENTIFIED WITHIN THE SCHEDULE
12. NATURAL GAS SERVICE LINES SHALL BE NO LESS THAN 1 INCH (25 MM) IN DIAMETER. -R156-56-709 (3) NOTE ON PLANS.
13. REQUIRED MAKE UP AIR FOR A HOODS THAT EXHAUSTS 400 AND GREATER CFM
14. HVAC LOAD CALCULATIONS: PROVIDE WHOLE BUILDING LOAD CALCULATIONS USING ACCA MANUAL J LONG REPORT. CALCULATIONS MUST SHOW ROOM-BY-ROOM CALCULATIONS. CALCULATIONS MUST REFLECT THE VALUES USED IN THE PRESCRIPTIVE ENERGY CODE.
15. HVAC DUCT SYSTEMS: PROVIDE AT LEAST A SINGLE LINE DUCT LAYOUT WITH DUCT SIZES AND DUCT TYPE BEING IDENTIFIED ON THE PLANS. SIZE ALL DUCT SYSTEMS TO ACCOMMODATE AIR-CONDITIONING. LAYOUT MUST BE SUBMITTED AND APPROVED PRIOR TO CALLING FOR A 4-WAY INSPECTION, (DEFERRED SUBMITTAL). THIS SHOULD INCLUDE FITTINGS AND SUCH.
16. MECHANICAL ROOMS LOCATED IN THE HOUSE OR BASEMENT THAT HAVE MAKEUP FROM THE OUTSIDE WILL BE CONSIDERED OUTSIDE THE THERMAL ENVELOPE AND WILL NEED TO BE INSULATED AS AN EXTERIOR AREA FROM THE REST OF THE HOME AND SHALL BE SHEET ROCKED WITH R-21 WALLS, R-38 FLOORS, R-49 CEILING AND EXTERIOR RATED DOOR SHALL BE FULLY GASKETED WATER LINES INSULATED AND DUCTS SHALL HAVE R-8 INSULATION. UNLESS THE USE OF DIRECT VENT APPLIANCES ARE USED AND THERE IS NOT MAKE UP AIR REQUIRED. R402.4.4 AND N1102.4.4

**PLUMBING:**

ALL PLUMBING INSTALLATIONS SHALL COMPLY WITH 2018 IRC.

1. TANKLESS NAVIEN ON-DEMAND WATER HEATER.
2. HOT WATER RECIRC LOOP FOR INSTANT HOT WATER AT ALL FAUCETS THROUGHOUT.
3. PEX WATER SUPPLY LINES.
4. TANK TYPE WATER CLOSETS TO HAVE A FLOW RATE OF NOT MORE THAN 1.6 GALLONS PER FLUSH. -IRC R2903.
5. SHOWERHEADS TO HAVE A FLOW RATE OF NOTE MORE THAN 2.5 GPM. -IRC P2903.2
6. INCLUDE A MINIMUM OF ONE 3" VENT THROUGH THE ROOF.
7. EXPANSION TANK ON THE CULINARY WATER SYSTEM. -IRC P2903.4
8. 21" CLEARANCE REQUIRED IN FRONT OF WATER CLOSET. A FULL 30" WIDE FINISHED SPACE IS REQUIRED FOR WATER CLOSETS. -IRC R2705
9. SHOWERS SHALL BE FINISHED TO A HEIGHT OF NOT LESS THAN 72 INCHES ABOVE THE FLOOR. MATERIAL SHALL BE NON-ABSORBENT. -IRC R307.
10. A FLOOR DRAIN IS REQUIRED BY THE WATER HEATER. A METAL PAN UNDER THE WATER HEATER OR STEAM SHOWER EQUIPMENT IF LOCATED ON A WOOD FLOOR. -IRC P2801



2D SYMBOL	DESCRIPTION	QTY
EP	ELECTRICAL PANEL - RECESSED	1
HD	HEAT DETECTOR	2
SC	SCONCE 2	1
R	RECESSED DOWN LIGHT 6	47
R	RECESSED DOWN LIGHT 4	4
RV	RECESSED VAPOR LIGHT	1
SL	SHOP LIGHT (SHORT) [48 1/4W]	2
RL	ROPE LIGHT	6
BB	BARE BULB	2
EX	EXHAUST	4
EXL	EXHAUST (LIGHT)	2
CS	CO/SMOKE DETECTOR	2
CO	CO DETECTOR	2
SD	SMOKE DETECTOR 1	5
CD	CLOTHES DRYER	2
CW	CLOTHES WASHER	1
CATV	CATS W/ TV	5
DW	DISHWASHER	1
ER	ELECTRIC RANGE	1
GD	GARBAGE DISPOSAL	1
R	REFRIGERATOR	2
HV	HOOD W/ VENT	1
M	MICROWAVE	1
D	DUPLEX	70
DM	DUPLEX, FLOOR MOUNTED	1
GFCI WP	GFCI WP	6
GFCI	GFCI	26
4	FOUR WAY	3
GD	GARBAGE DISPOSAL SWITCH	1
ST	DECORATOR SWITCH TIMER	5
SP	SINGLE POLE	47
3	THREE WAY	11

2D SYMBOL	DESCRIPTION	QTY	FLOOR
ES	EXTERIOR DARK SKY COMPLIANT WALL FIXTURE	5	1
ES	EXTERIOR DARK SKY COMPLIANT WALL FIXTURE	1	0
FP	FRONT PORCH DECORATIVE LIGHT	1	1
FC	FOYER CHANDELIER	1	1
IL	ISLAND LIGHT FIXTURE	1	1
KS	KITCHEN SINK PENDANT	1	1
PBS	POWDER BATH SCONCE	1	1
MF	MASTER FOYER PENDANT	1	1
MCL	MASTER BDRM/ LIVING RM CEILING FAN	2	1
MVP	MASTER BATH VANITY PENDANTS	3	1
BVL	BATHROOM VANITY LIGHTS	2	2
BDF	BEDROOM(S) AND OFFICE CEILING FANS	5	2
BBL	BASEMENT BATHROOM VANITY LIGHT	1	0

**ELECTRICAL, DATA, & AUDIO NOTES:**

ALL ELECTRICAL INSTALLATIONS SHALL COMPLY WITH THE 2018 IRC, 2020 NEC

**ELECTRICAL NOTES:**

1. ELECTRICAL RECEPTACLES IN BATHROOMS, KITCHENS UNFINISHED BASEMENT AREAS AND GARAGES SHALL BE G.F.I.C. PER NATIONAL ELECTRICAL CODE REQUIREMENTS. -IRC E3902
2. PROVIDE ONE SMOKE DETECTOR IN EACH ROOM AND ONE CARBON MONOXIDE DETECTOR IN EACH CORRIDOR ACCESSING BEDROOMS. CONNECT SMOKE DETECTORS TO HOUSE POWER AND INTERCONNECT SMOKE DETECTORS SO THAT, WHEN ANY ONE IS TRIPPED, THEY ALL WILL SOUND. PROVIDE BATTERY BACKUP FOR ALL UNITS. R314, HB09-1091
3. ELECTRICAL PANELS MUST COMPLY WITH IRC E3405 FOR 30" BY 36" WORKING SPACE AND 6'-6" HEADROOM
4. ALL BRANCH CIRCUITS THAT SUPPLY ELECTRICAL IN BEDROOMS NEED TO BE PROVIDED WITH ARC-FAULT PROTECTION. SHOW THIS ON PLANS. IRC E3902.11.
5. ELECTRICAL PANELS PENETRATING THE GARAGE SIDE GYPSUM BOARD MEMBRANE SHALL BE WRAPPED WITH 1/2" TYPE X GYPSUM BOARD ON THE TOP, BOTTOM, SIDES AND BACK. TABLE R302.6
6. LIGHTS IN CLOSETS MUST COMPLY WITH THE CLEARANCE DIMENSIONS OF IRC E4003.12.
7. TWO OUTSIDE GRADE LEVEL RECEPTACLES - ONE IN THE FRONT YARD AND ONE IN THE REAR YARD. -IRC E3901.7. REFERENCE AT DECK LOCATIONS.
8. EXTERIOR STAIRWAYS SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE LOCATED AT THE TOP LANDING OF THE STAIRWAY PER R303.8
9. INTERIOR STAIRWAYS SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE TO ILLUMINATE THE LANDINGS AND TREADS. THE LIGHT SOURCE SHALL BE CAPABLE OF ILLUMINATING TREADS AND LANDINGS TO LEVELS OF NOT LESS THAN 1 FOOTCANDLE (11 LUX) AS MEASURED AT THE CENTER OF TREADS AND LANDINGS. THERE SHALL BE A WALL SWITCH AT EACH FLOOR LEVEL TO CONTROL THE LIGHT SOURCE WHERE THE STAIRWAY HAS SIX OR MORE RISERS. PER. R-303.7
10. HOT TUB AND SPA INSTALLATIONS AND LOCATION SHALL COMPLY WITH CHAPTER 42 & NEC 680.
11. HEAT DETECTOR INSTALLED IN GARAGE AND MECHANICAL ROOM - INTERCONNECTED TO SMOKE DETECTORS
12. CIRCUITS SHALL BE VERIFIED WITH HOME OWNER PRIOR TO WIRE INSTALLATION.
13. FINAL LOCATIONS OF SWITCHES FOR TIMERS AND DIMMERS SHALL BE VERIFIED WITH HOME OWNER.
14. ALL DECORATIVE FIXTURES TO BE SELECTED BY HOME OWNER 90% OF WHICH USE LED BULBS.

**DATA / CABLE:**

LOCATE SECURITY PANELS AS INDICATED IN THE PLAN; SYSTEM TO BE APPROVED BY HOME OWNER.

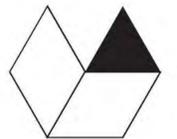
**TELEVISION JACKS:**

1. WALL CABLE MANAGEMENT KIT TO BE INSTALLED IN TELEVISION LOCATIONS.
2. VERIFY WITH HOMEOWNER WHETHER OUTLET/HDMI/CABLE IS TO BE INSTALLED AT TELEVISION HEIGHT.

HOME OWNER SHALL DO A WALK-THRU WITH RELEVANT INSTALLERS TO VERIFY THE EXACT LOCATION FOR OUTLETS, LIGHTS, SWITCHES, CABLE, DATA, PHONE, AUDIO, ETC.



PLAN: RCP SECOND LEVEL  
SCALE: 1/4" = 1'-0"



**CONSTRUCTION  
DOCUMENTS**

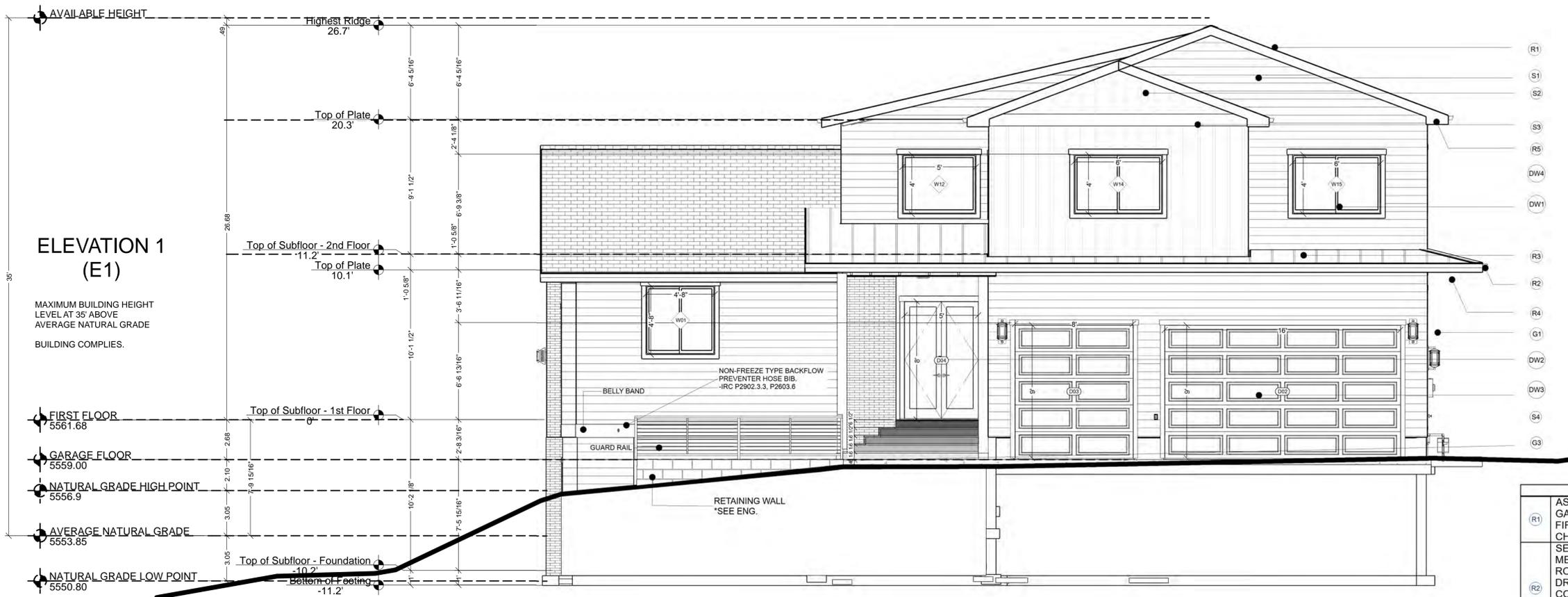
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REVISION TABLE	
REVISION	DATE

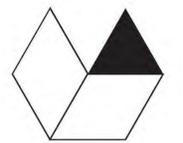
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ELEVATION E1 & E3  
FRONT & REAR ELEVATIONS

**A-2.01**



**ELEVATION: FRONT AND BACK  
SCALE: 1/4" = 1'-0"**



**CONSTRUCTION  
DOCUMENTS**

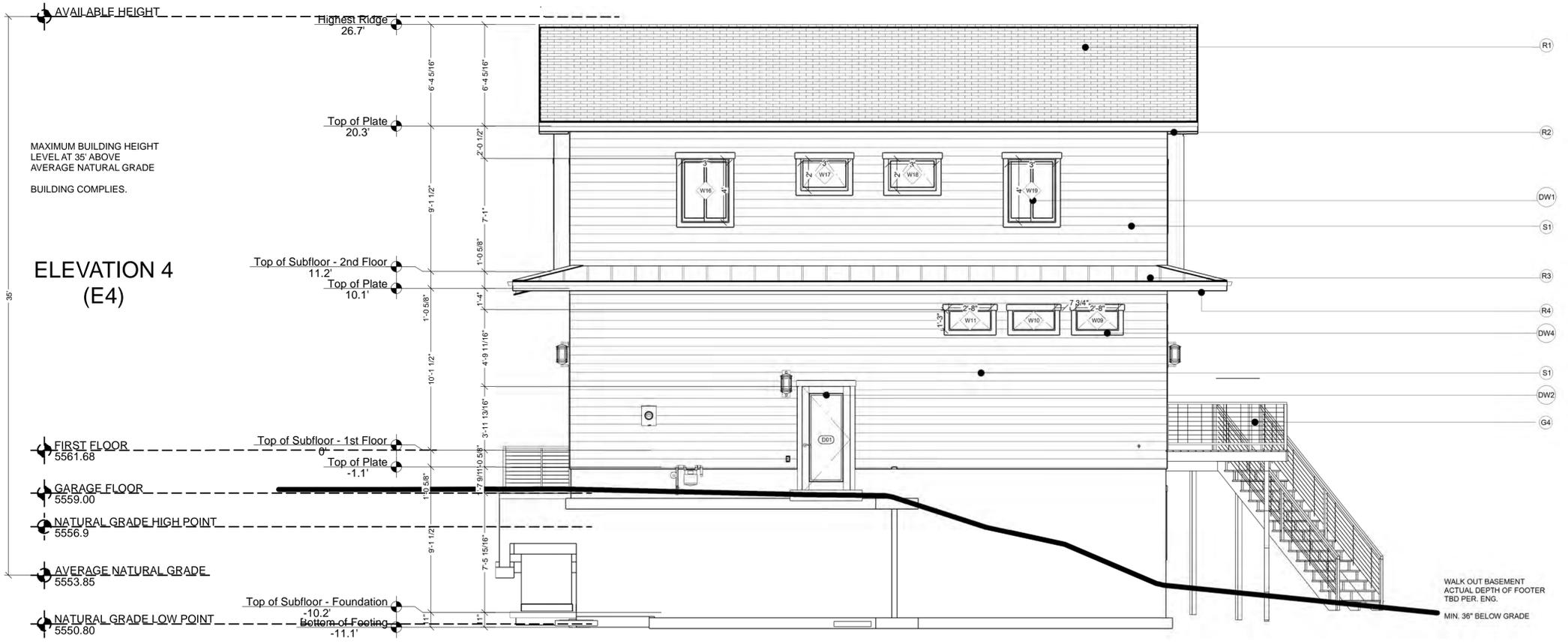
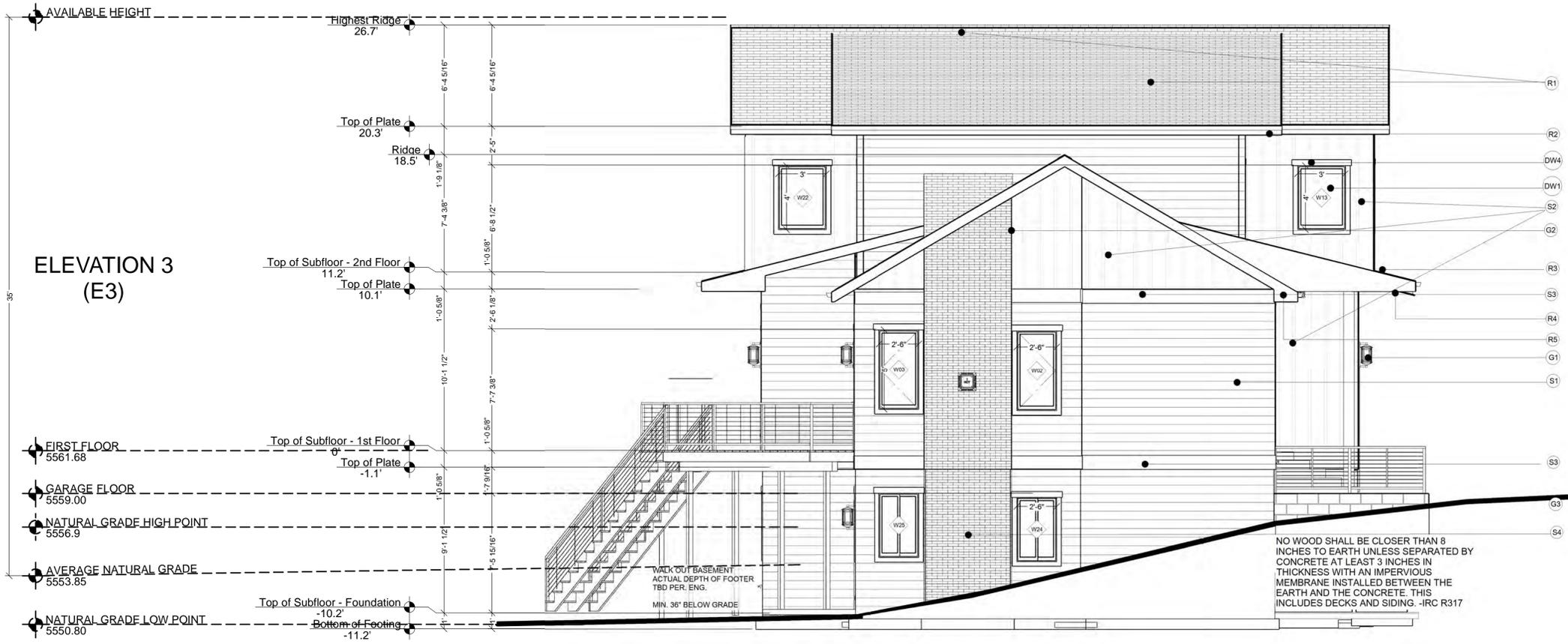
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Issue Date: 11/11/2022

REVISION TABLE		
REVISION	DESCRIPTION	DATE

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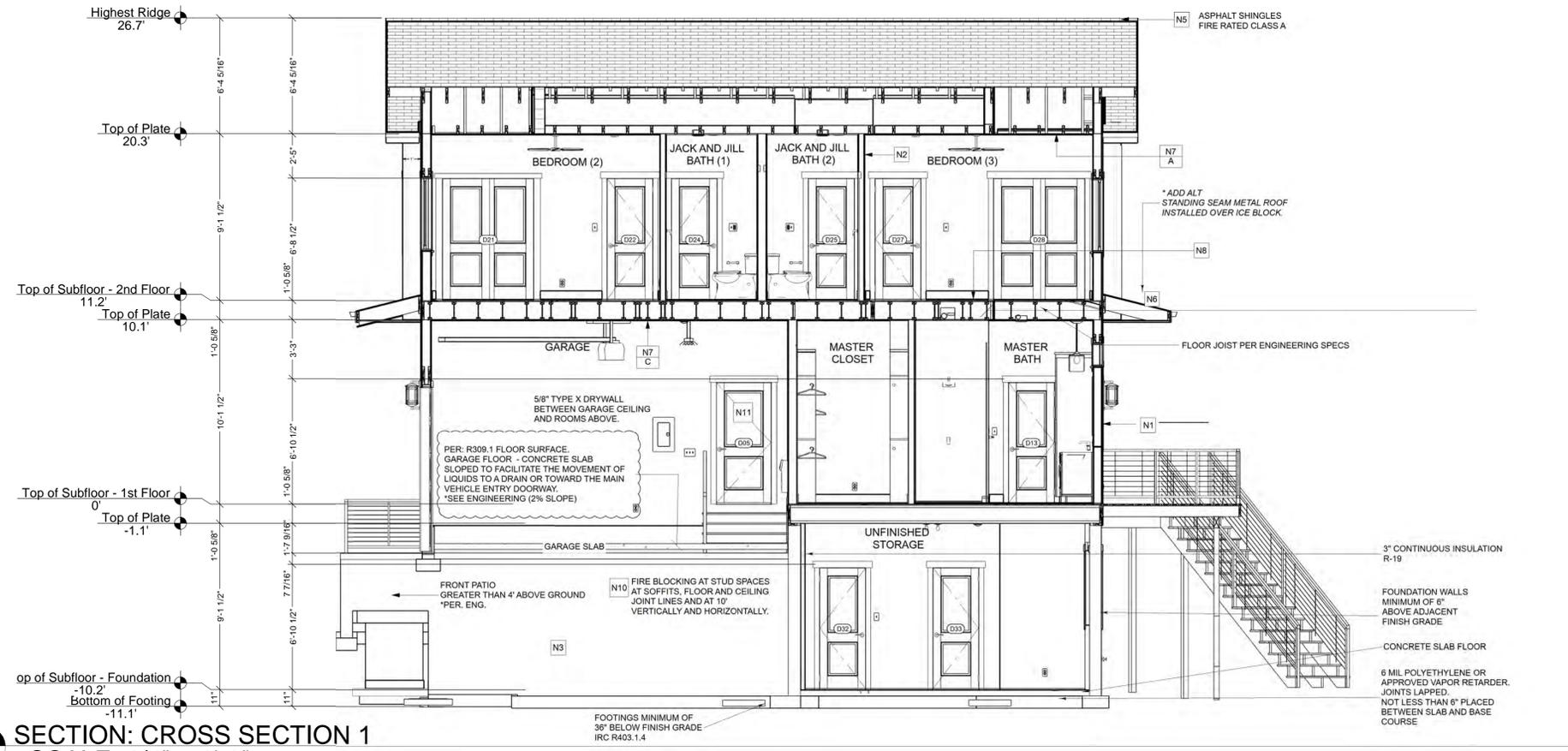
ELEVATION E2 & E4  
SIDE ELEVATIONS

**A-2.02**

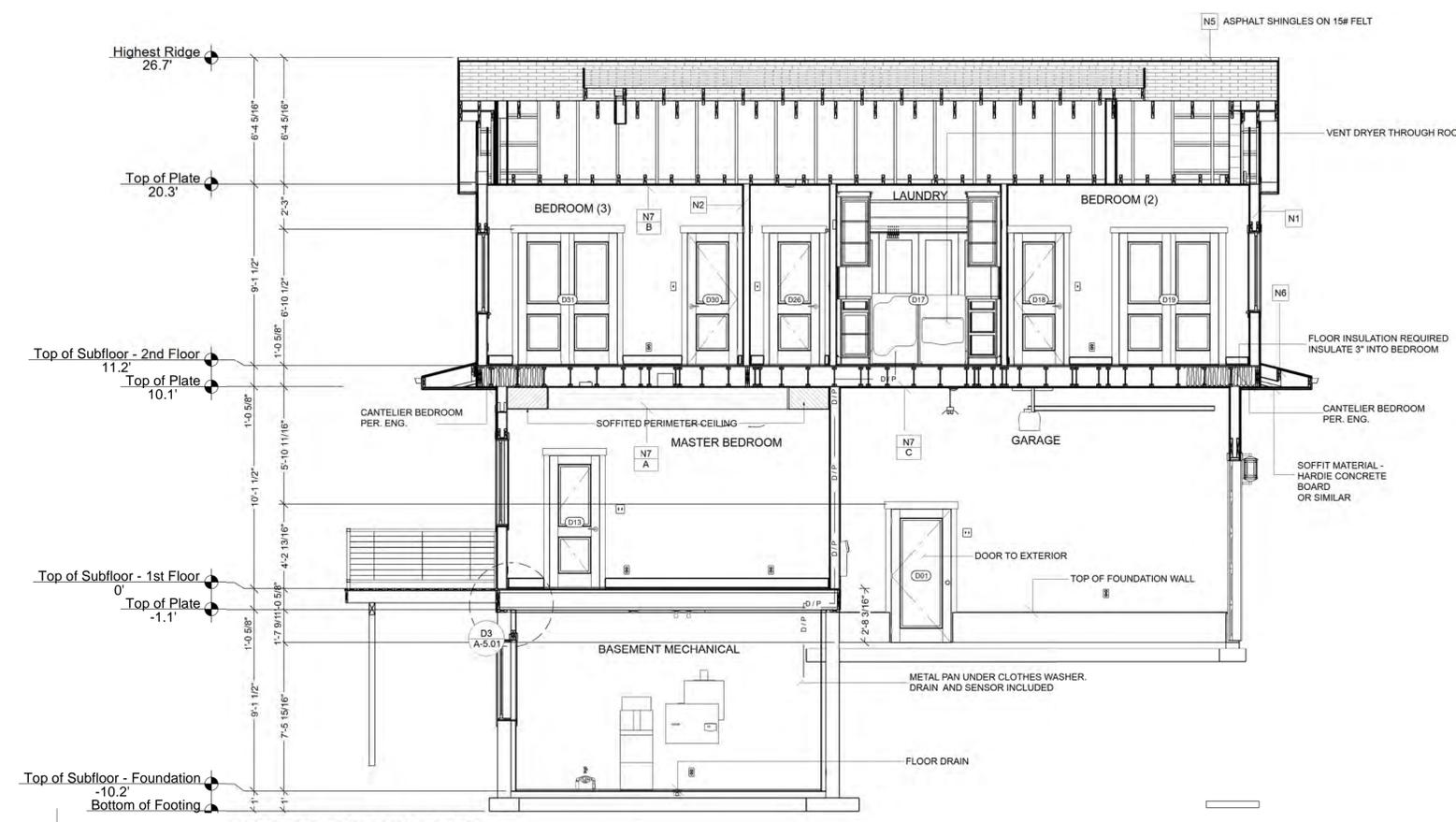


NOTE SCHEDULE	
(R1)	ASPHALT ROOF GAF TIMBERLINE HDZ SHINGLES FIRE RATING CLASS A CHARCOAL
(R2)	SEAMLESS 026 GAUGE GUTTERS METAL COLLECTOR BOX AND 3" ROUND DOWNSPOUTS. DRAIN TO 6" FROM BUILDING PER CODE. FINISH COLOR TO COORDINATE TO ALL OTHER METAL CLADDING. CONFIRM WITH ARCHITECT.
(R3)	GAF ASPHALT SHINGLES CHARCOAL *ADD ALT STANDING SEAM ROOF
(R4)	EXTERIOR GRADE CEMENT BOARD OR OTHER APPROVED EXTERIOR MATERIAL FOR SOFFITS. PER: IRC R703.
(R5)	BOXED EAVES PLUMB CUT DEFAULT TO OVERHANG
(S1)	HARDIE PLANK LAP SIDING. SMOOTH, PRIMED, PAINT READY. WIDTH: 6.25" EXPOSED: 5"
(S2)	INSTALLED PER CODE R.703 BOARD AND BATTEN SIDING HARDIE OR EQUIVALENT 24" OC BLOCKING
(S3)	BELLY BAND WIDTH TO MATCH BOXED EVE
(S4)	PRECAST STONE VENEER / BRICK VENEER CONFIRM EXACT COLOR/SIZE WITH ARCHITECT/DESIGNER
(DW1)	ANLIN WINDOWS SYSTEM VINYL, LOW E, ARGON GAS WINDOWS & SLIDING DOORS MIN. U-.30 RATING
(DW2)	THERMA-TRU FIBERGLASS EXTERIOR DOORS WITH ENTRY HARDWARE
(DW3)	R10.25 INSULATED STEEL PANEL GARAGE DOOR OPTIONS GARAGE DOOR OPENER WITH KEYPAD ENTRY
(DW4)	EXTERIOR DOORS AND WINDOWS CASING HARDIE OR EQUIVALENT 3.5" CASING 4.5" LINTEL. EXTENDS 3/4" CAULK AND PAINT.
(G1)	DARK SKY COMPLIANT EXTERIOR LIGHT FIXTURES
(G2)	FIREPLACE CHIMNEY DECORATIVE. GAS FIREPLACE DIRECT VENTED HORIZONTALLY THROUGH EXTERIOR WALL
(G3)	* ADD ALT STONE VENEER RAISED FRONT PORCH GUARD RAIL TO WRAP FRONT PORCH
(G4)	DECK POSTS AND RAIL - OUTDOOR RATED LUMBER BUILD PER. ENG.

ELEVATION: SIDE E3 & SIDE E4  
SCALE: 1/4" = 1'-0"



**SECTION: CROSS SECTION 1**  
SCALE: 1/4" = 1'-0"



**SECTION: CROSS SECTION 2**  
SCALE: 1/4" = 1'-0"

**ASSEMBLY TYPES**

- (N1) TYPICAL NEW EXTERIOR WALL:**
- EXTERIOR SIDING PER ELEVATIONS
  - ZIP WALL EXTERIOR WALL SHEETING
  - NO HOUSE WRAP ON EXTERIOR
  - SHEATHING PER STRUCTURAL ON 2" X 4"
  - \*ADD ALT (6) FRAMING PER STRUCTURAL
  - CLOSED CELL FOAM INSULATION (+/-R21)
  - 1/2" GYPSUM WALLBOARD AT INSIDE FACE
  - WITH VAPOR RETARDANT PRIMER (PERM < 1) MIN 4-MIL

- (N2) TYPICAL INTERIOR WALL:**
- 2 X 4 (2X6 WET WALL WHERE INDICATED)
  - FRAMING PER STRUCTURAL
  - W/ 1/2" GYPSUM WALLBOARD AT EACH SIDE.
  - KNOCK-DOWN DRYWALL FINISH

- (N3) TYPICAL FOUNDATION WALL:**
- REFER TO STRUCTURAL FOR FOOTINGS AND FOUNDATION.
  - NO WOOD SHALL BE CLOSER THAN 8 INCHES TO EARTH UNLESS SEPARATED BY CONCRETE.
  - MINIMUM OF 3" IN THICKNESS WITH IMPERVIOUS MEMBRANE INSTALLED BETWEEN EARTH AND CONCRETE.

- (N4) FINISHED EXTERIOR BASEMENT WALL**
- FRAME WALL 3" FROM FOUNDATION WALL.
  - ALLOW FOR 3" > R19 OF CONTINUOUS INSULATION BETWEEN FOUNDATION AND FRAMED WALL.
  - \*EXCEPTION: AREAS REQUIRING MINIMAL DEPTH, SPRAY FOAM INSULATION. SUCH AS AREAS WHERE STAIRWELL MUST BE CLOSER TO CONCRETE FOUNDATION WALL THAN 7"

- (N5) TYPICAL ROOF:**
- ASPHALT ROOFING.
  - INSTALLED OVER 30# FELT, INTERLARD WITH 18" WIDE STRIPS.
  - FILL CAVITY WITH 8" CLOSED-CELL POLYURETHANE FOAM INSULATION FOR R-49 ASSEMBLY ON 5/8" GWB
  - WITH VAPOR RETARDANT PRIMER (PERM < 1) SEAL EAVE VENTS AS NECESSARY UNLESS NOT UTILIZED.
  - ICE BARRIER INSTALLED THAT EXTENDS FROM EDGE OF EAVES TO NOT LESS THAN 24" INSIDE THE EXTERIOR WALL LINE OF THE BUILDING.
  - NO ROOF VENTS REQUIRED CONDITIONED ATTIC SPACE
  - \* - PER SCOTT HOME INSPECTION JS&D

- (N6) \*\* ADD ALT -STANDING SEAM PERIMETER ROOF**
- GALVANIZED STEEL ROOFING MATERIAL
  - PER ELEVATIONS & ROOFING PLAN

- (N7) CEILINGS:**
- A) 5/8" GYPSUM BOARD ON CEILINGS
  - B) MIN. 4-MIL. PERM VAPOR RETARDER, OVER INSULATION, INSTALLED ON WARM SIDE OF CEILING BETWEEN CEILING AND ATTIC AREAS
  - C) 5/8" TYPE X ON CEILING SEPARATING GARAGE AND DWELLING

- (N8) TYPICAL UPPER LEVEL FLOOR:**
- FINISH FLOOR MATERIAL PER PLAN OVER EXISTING PLYWOOD SUBFLOOR ON EXISTING JOISTS.

- (N9) SLAB ON GRADE FLOOR**
- SHALL HAVE A VAPOR RETARDER CONSISTING OF A 6 MIL POLYETHYLENE VAPOR RETARDER WITH JOINTS LAPPED NOT LESS THAN 6". PLACED BETWEEN CONCRETE FLOOR SLAB AND BASE COURSE OR THE PREPARED SUB GRADE.
  - IF SURFACE IS LESS THAN 12 INCHES BELOW GRADE, SHALL BE INSULATED R10. (WALK OUT BASEMENTS)

- (N10) FIRE BLOCKING**
- FIRE BLOCK STUD SPACES AT SOFFITS,
  - FLOOR AND CEILING JOIST LINES,
  - AT 10 FT VERTICALLY AND HORIZONTALLY,
  - AND AT OPENINGS BETWEEN ATTIC SPACES AND CHIMNEY SPACES FOR FACTORY-BUILT CHIMNEYS, AND AT ANY OTHER LOCATIONS NOT SPECIFICALLY MENTIONED WHICH COULD AFFORD PASSAGE FOR FLAMES. -IRC R302.11

- (N11) GARAGE DOORS**
- DOORS LEADING FROM DWELLING TO THE GARAGE SHALL BE
- 1 3/8" THICK,
  - SOLID CORE-
  - 20 MINUTE RATED,
  - SELF CLOSING AND LATCHING.

- (N12) PLUMBING**
- A. SHOWERHEADS WITH A FLOW RATE OF NO MORE THAN 2.5 GPM.
  - B. WATER CLOSETS WITH A FLOW RATE OF NOT MORE THAN 1.6 GALLONS PER FLUSH.

- (N13) MECHANICAL VENTILATION SYSTEM**
- CAPABLE OF PRODUCING 50 CFM FOR INTERMITTENT OPERATION
  - OR 20 CFM FOR CONTINUOUS OPERATION IS PROVIDED.
  - VENTILATION AIR SHALL BE EXHAUSTED DIRECTLY TO THE OUTSIDE. -IRC R303.3

- (N14) ALL BRANCH CIRCUITS**
- THAT SUPPLY ELECTRICAL IN BEDROOMS NEED TO BE PROVIDED WITH ARC-FAULT PROTECTION. IRC E3902.11.

- (N15) ELECTRICAL PANELS**
- PENETRATING THE GARAGE SIDE GYPSUM BOARD MEMBRANE SHALL BE WRAPPED WITH 1/2" TYPE X GYPSUM BOARD ON THE TOP, BOTTOM, SIDES AND BACK. TABLE R302.6

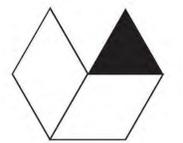
- (N16) GAS APPLIANCES**
- WITH A SHUT-OFF VALVE WITHIN 6 FEET OF THE APPLIANCE. -IRC G2420

**MARK CARSON AND AMBER TETREAU**  
1133 Hillside Lane  
Louisville, CO 80027

07/25/22  
Will Faber AIA, 27315  
These documents are incomplete and may not be used for regulatory approval, permit, or construction.

**CADRE**  
ARCHITECTURE

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Roanoke, Texas 76262  
Tel 833.627.7325  
www.marsealgroup.com



**CONSTRUCTION DOCUMENTS**

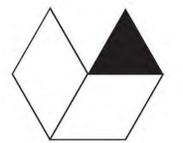
Project No: TBD  
Issue Date: 11/11/2022

REVISION TABLE		
REVISION	DESCRIPTION	DATE
1	GARAGE FLOOR NOTE ADDED	11/9/2022

11/11/2022, 4:50:21 PM

CROSS SECTION 1 & 2

**A-3.01**



**CONSTRUCTION  
DOCUMENTS**

Project No: TBD  
Issue Date: 11/11/2022

REVISION TABLE		
REVISION	DESCRIPTION	DATE

11/11/2022, 4:50:31 PM

CROSS SECTION 3 & 4

**A-3.02**

**ASSEMBLY TYPES**

- (N1) TYPICAL NEW EXTERIOR WALL:**
- EXTERIOR SIDING PER ELEVATIONS
  - ZIP WALL EXTERIOR WALL SHEETING
  - NO HOUSE WRAP ON EXTERIOR
  - SHEATHING PER STRUCTURAL ON 2" x 4"
  - **ADD ALT (6) FRAMING** PER STRUCTURAL
  - CLOSED CELL FOAM INSULATION (+/-R21)
  - 1/2" GYPSUM WALLBOARD AT INSIDE FACE
  - WITH VAPOR RETARDANT PRIMER (PERM < 1) MIN 4-MIL

- (N2) TYPICAL INTERIOR WALL:**
- 2 x 4 (2X6 WET WALL WHERE INDICATED)
  - FRAMING PER STRUCTURAL
  - W/ 1/2" GYPSUM WALLBOARD AT EACH SIDE.
  - KNOCK-DOWN DRYWALL FINISH

- (N3) TYPICAL FOUNDATION WALL:**
- REFER TO STRUCTURAL FOR FOOTINGS AND FOUNDATION.
  - NO WOOD SHALL BE CLOSER THAN 8 INCHES TO EARTH UNLESS SEPARATED BY CONCRETE.
  - MINIMUM OF 3' IN THICKNESS WITH IMPERVIOUS MEMBRANE INSTALLED BETWEEN EARTH AND CONCRETE.

- (N4) FINISHED EXTERIOR BASEMENT WALL**
- FRAME WALL 3" FROM FOUNDATION WALL.
  - ALLOW FOR 3" > R19 OF CONTINUOUS INSULATION BETWEEN FOUNDATION AND FRAMED WALL.
  - **EXCEPTION:** AREAS REQUIRING MINIMAL DEPTH, SPRAY FOAM INSULATION, SUCH AS AREAS WHERE STAIRWELL MUST BE CLOSER TO CONCRETE FOUNDATION WALL THAN 7"

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  - FILL CAVITY WITH 8" CLOSED-CELL POLYURETHANE FOAM INSULATION FOR R-49 ASSEMBLY ON 5/8" GWB
  - WITH VAPOR RETARDANT PRIMER (PERM < 1) SEAL EAVE VENTS AS NECESSARY UNLESS NOT UTILIZED
  - ICE BARRIER INSTALLED THAT EXTENDS FROM EDGE OF EAVES TO NOT LESS THAN 24" INSIDE THE EXTERIOR WALL LINE OF THE BUILDING.
  - NO ROOF VENTS REQUIRED CONDITIONED ATTIC SPACE
  - \* - PER SCOTT HOME INSPECTION JS&D

- (N6) \*\* ADD ALT -STANDING SEAM PERIMETER ROOF**
- GALVANIZED STEEL ROOFING MATERIAL
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- (N8) TYPICAL UPPER LEVEL FLOOR:**
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- SHALL HAVE A VAPOR RETARDER CONSISTING OF A 6 MIL POLYETHYLENE VAPOR RETARDER WITH JOINTS LAPPED NOT LESS THAN 6". PLACED BETWEEN CONCRETE FLOOR SLAB AND BASE COURSE OR THE PREPARED SUB GRADE.
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- (N10) FIRE BLOCKING**
- FIRE BLOCK STUD SPACES AT SOFFITS,
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  - AND AT OPENINGS BETWEEN ATTIC SPACES AND CHIMNEY SPACES FOR FACTORY-BUILT CHIMNEYS, AND AT ANY OTHER LOCATIONS NOT SPECIFICALLY MENTIONED WHICH COULD AFFORD PASSAGE FOR FLAMES. -IRC R302.11

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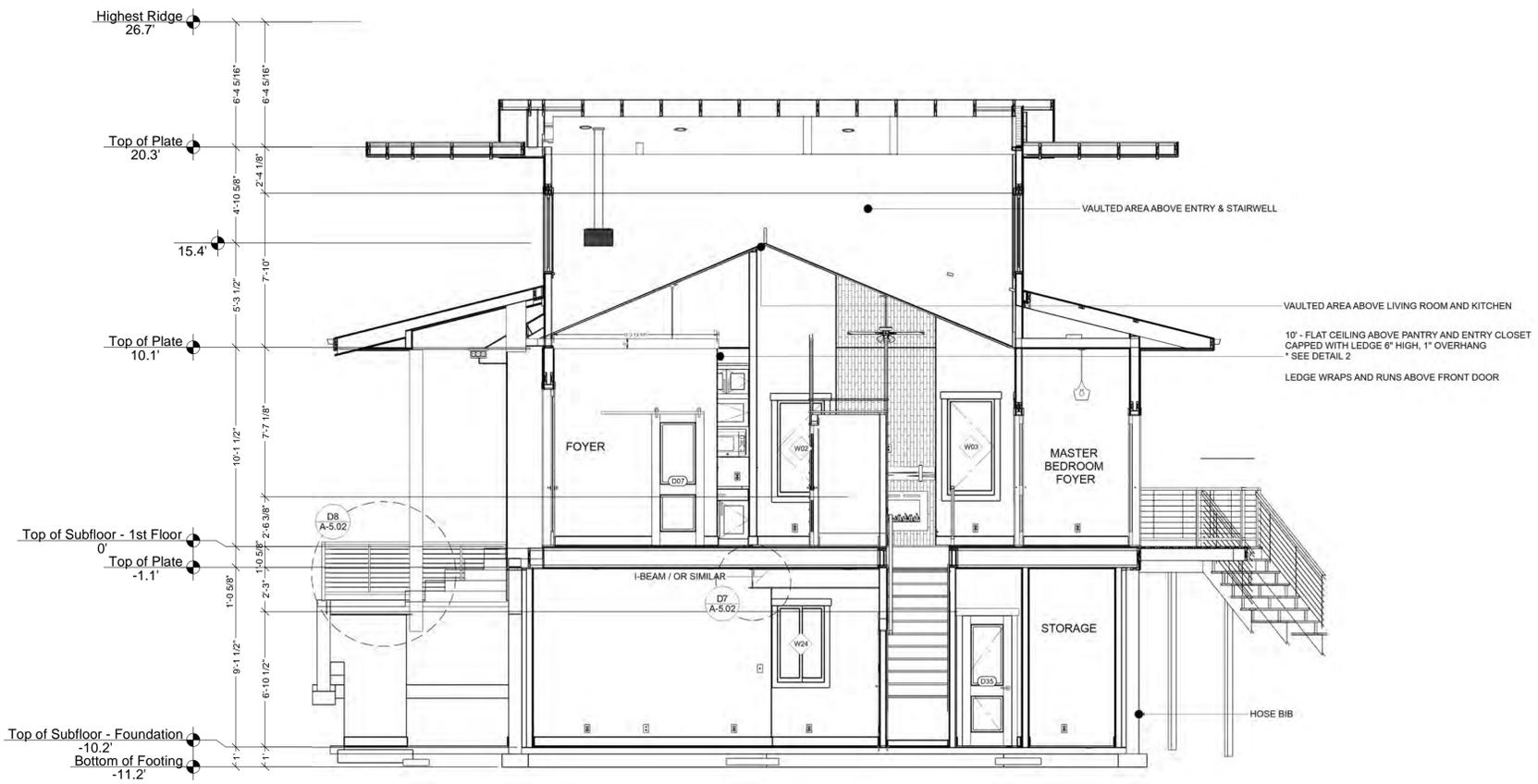
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- SHOWERHEADS WITH A FLOW RATE OF NO MORE THAN 2.5 GPM.
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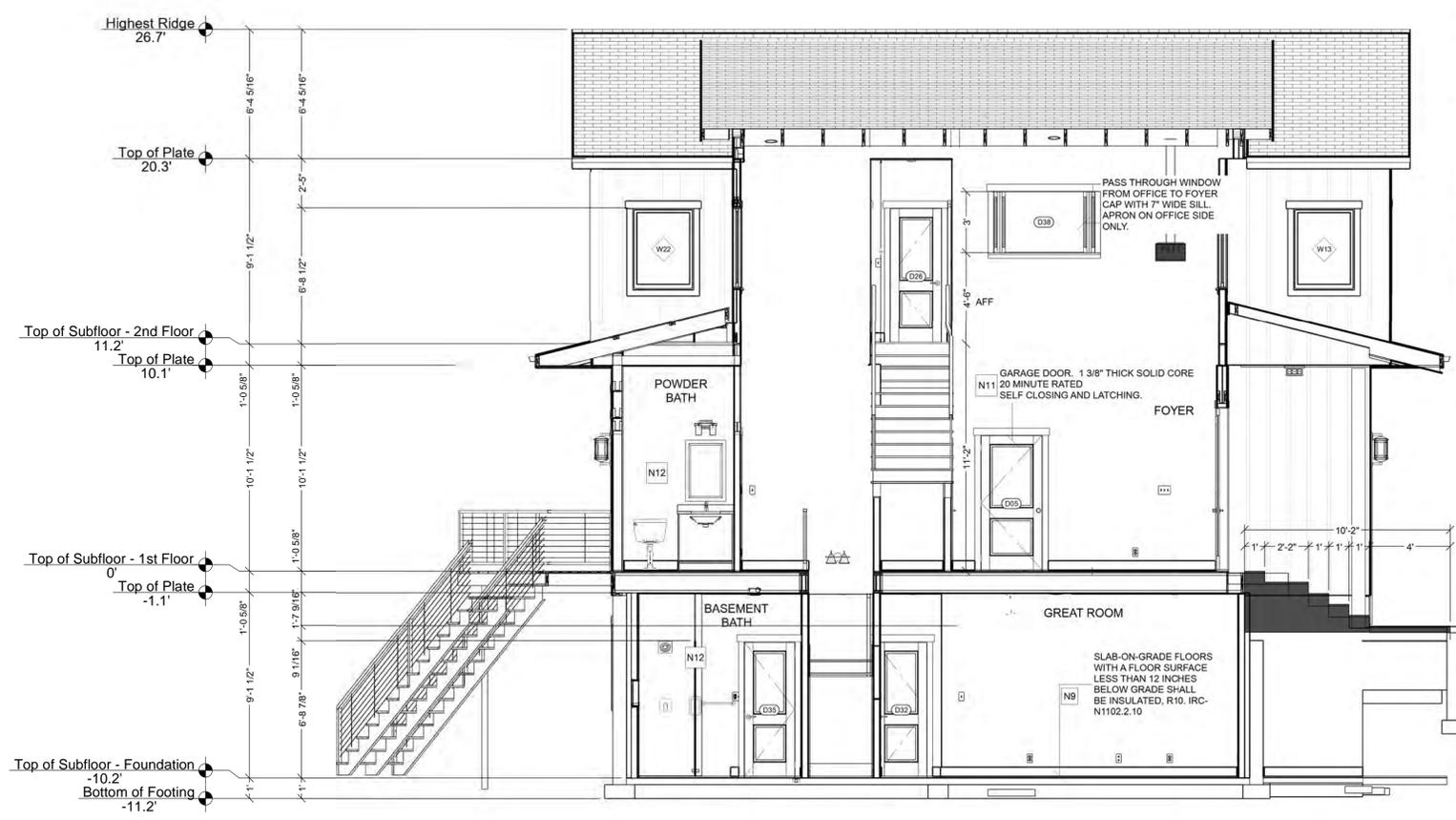
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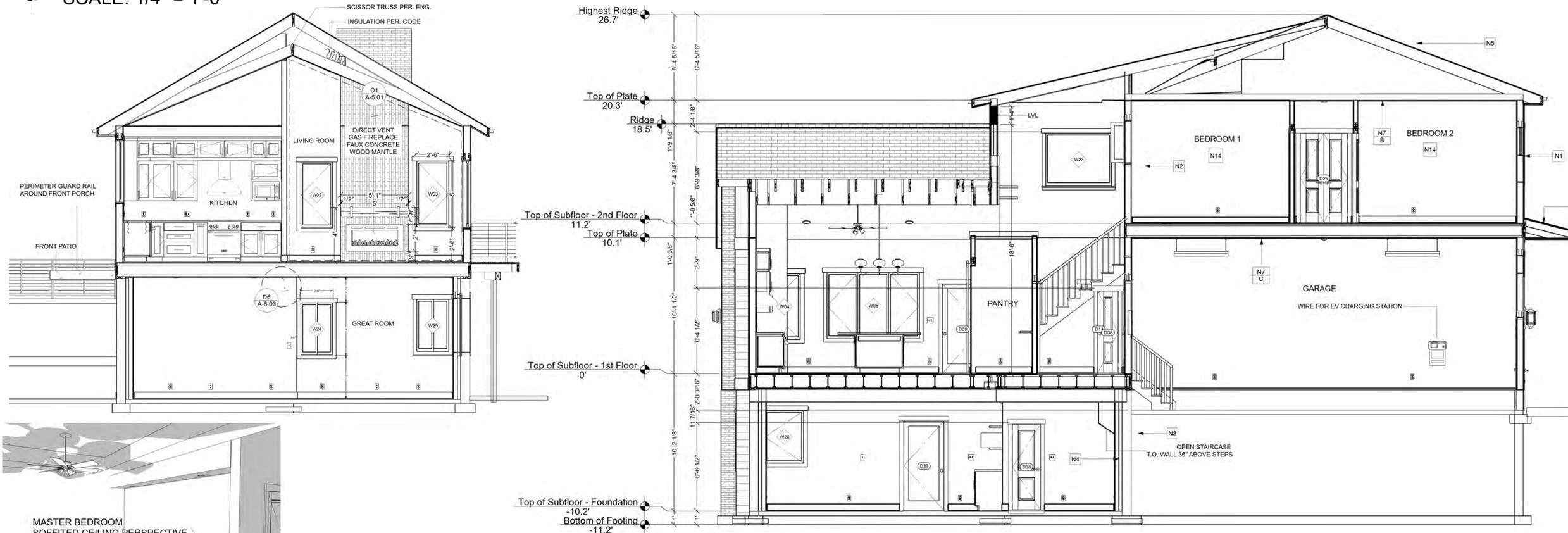


**CROSS SECTION: 3**  
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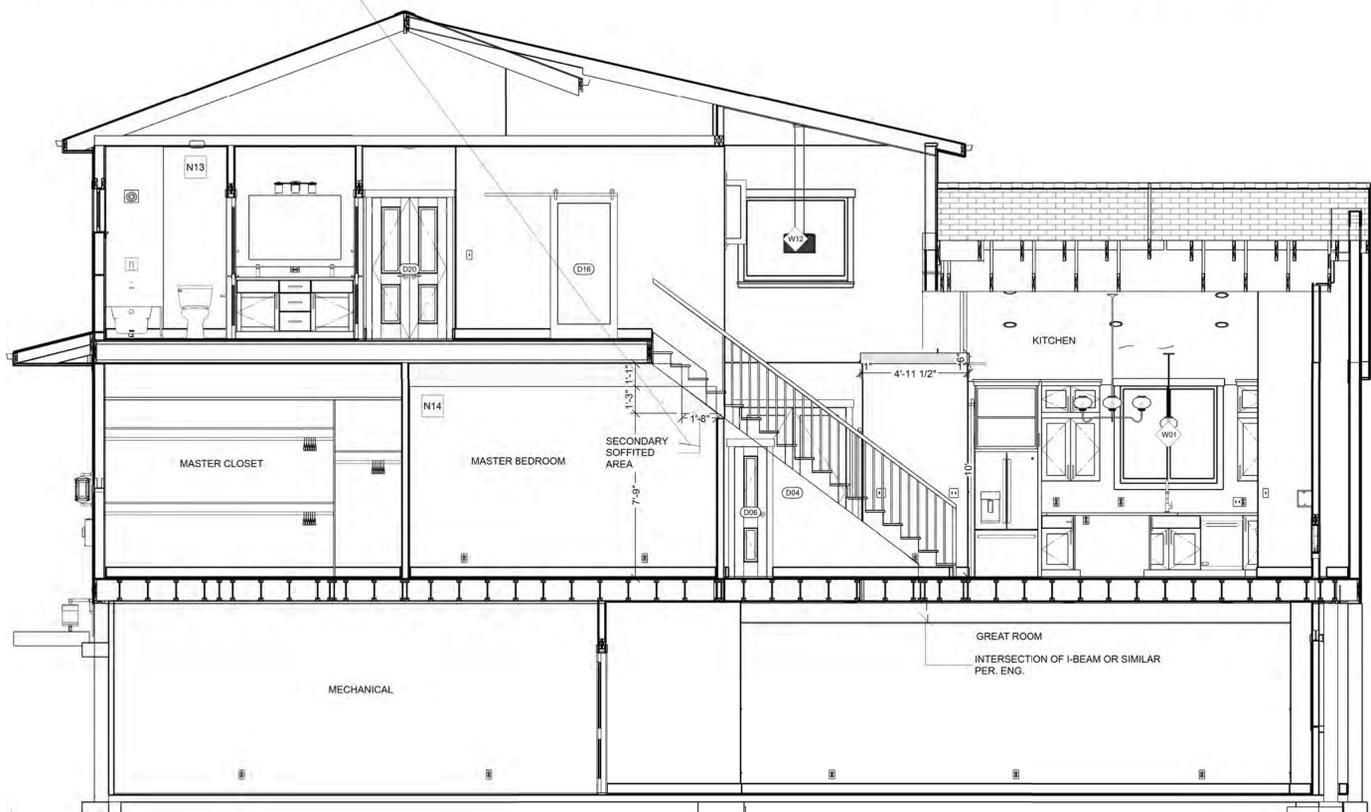


**CROSS SECTION: 4**  
SCALE: 1/4" = 1'-0"

**CROSS SECTION: 5**  
SCALE: 1/4" = 1'-0"



**CROSS SECTION: 6**  
SCALE: 1/4" = 1'-0"



**CROSS SECTION: 7**  
SCALE: 1/4" = 1'-0"

**ASSEMBLY TYPES**

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  - ICE BARRIER INSTALLED THAT EXTENDS FROM EDGE OF EAVES TO NOT LESS THAN 24" INSIDE THE EXTERIOR WALL LINE OF THE BUILDING.
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\* - PER SCOTT HOME INSPECTION JS&D
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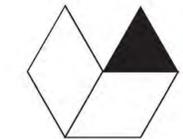
- (N10) FIRE BLOCKING**
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  - 20 MINUTE RATED,
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- A. SHOWERHEADS WITH A FLOW RATE OF NO MORE THAN 2.5 GPM.
  - B. WATER CLOSETS WITH A FLOW RATE OF NOT MORE THAN 1.6 GALLONS PER FLUSH.

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**CADRE**  
ARCHITECTURE



**CONSTRUCTION DOCUMENTS**

Project No: TBD  
Issue Date: 11/11/2022

REVISION TABLE		
REVISION	DESCRIPTION	DATE

11/11/2022, 4:50:51 PM

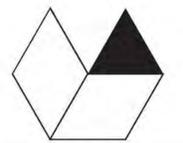
CROSS SECTION 5, 6 & 7

**A-3.03**

**MARK CARSON AND AMBER TETREAU**  
1133 Hillside Lane  
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07/25/22  
Will Faber AIA, 27315  
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**CONSTRUCTION  
DOCUMENTS**

Project No: TBD  
Issue Date: 11/11/2022

REVISION TABLE	
REVISION	DESCRIPTION

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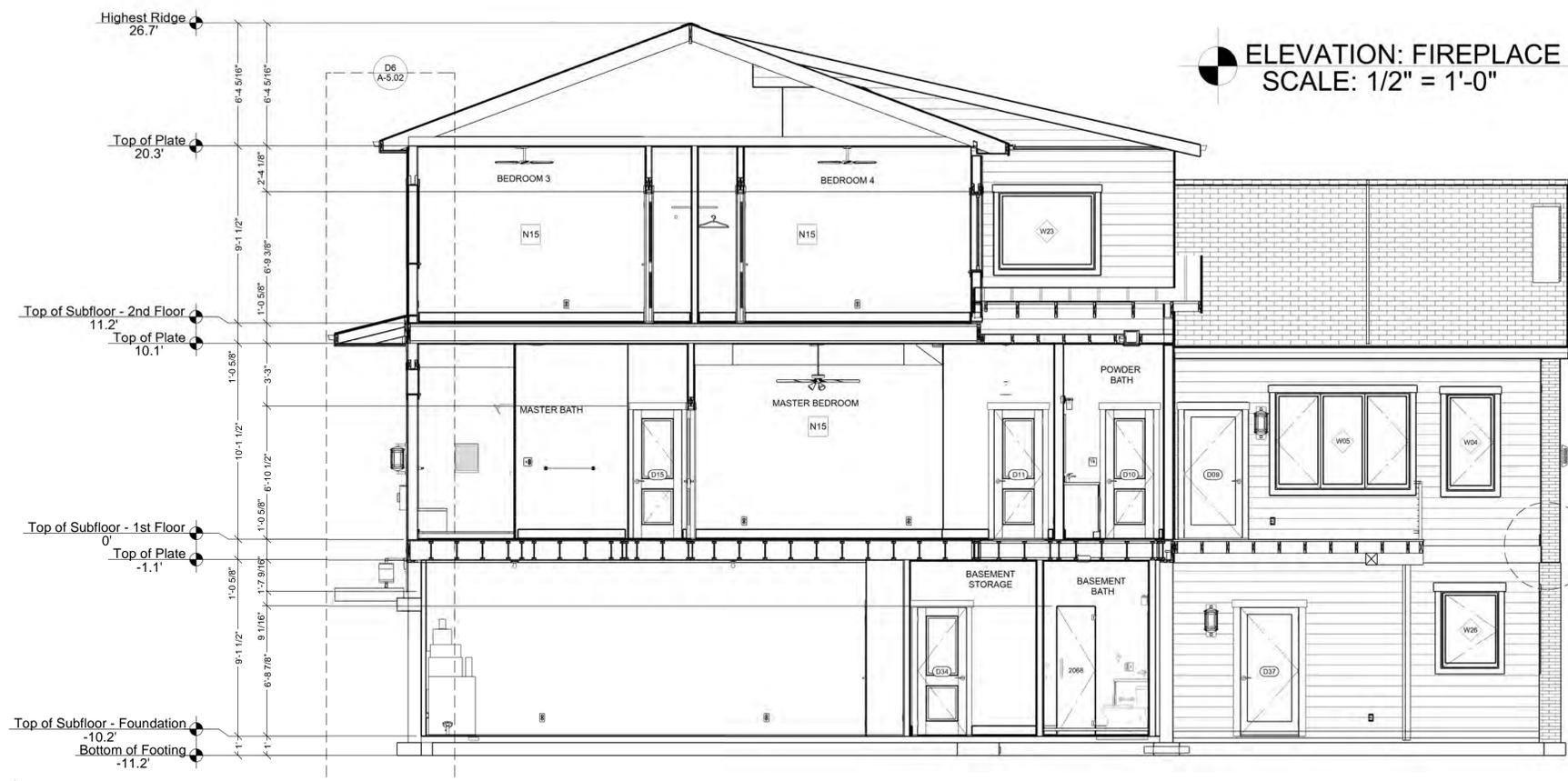
CROSS SECTION 8 & 9

**A-3.04**

- (N7) CEILINGS:**  
 A) 5/8" GYPSUM BOARD ON CEILINGS  
 B) MIN. 4-MIL. PERM VAPOR RETARDER, OVER INSULATION, INSTALLED ON WARM SIDE OF CEILING BETWEEN CEILING AND ATTIC AREAS  
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**CROSS SECTION: 8**  
SCALE: 1/4" = 1'-0"

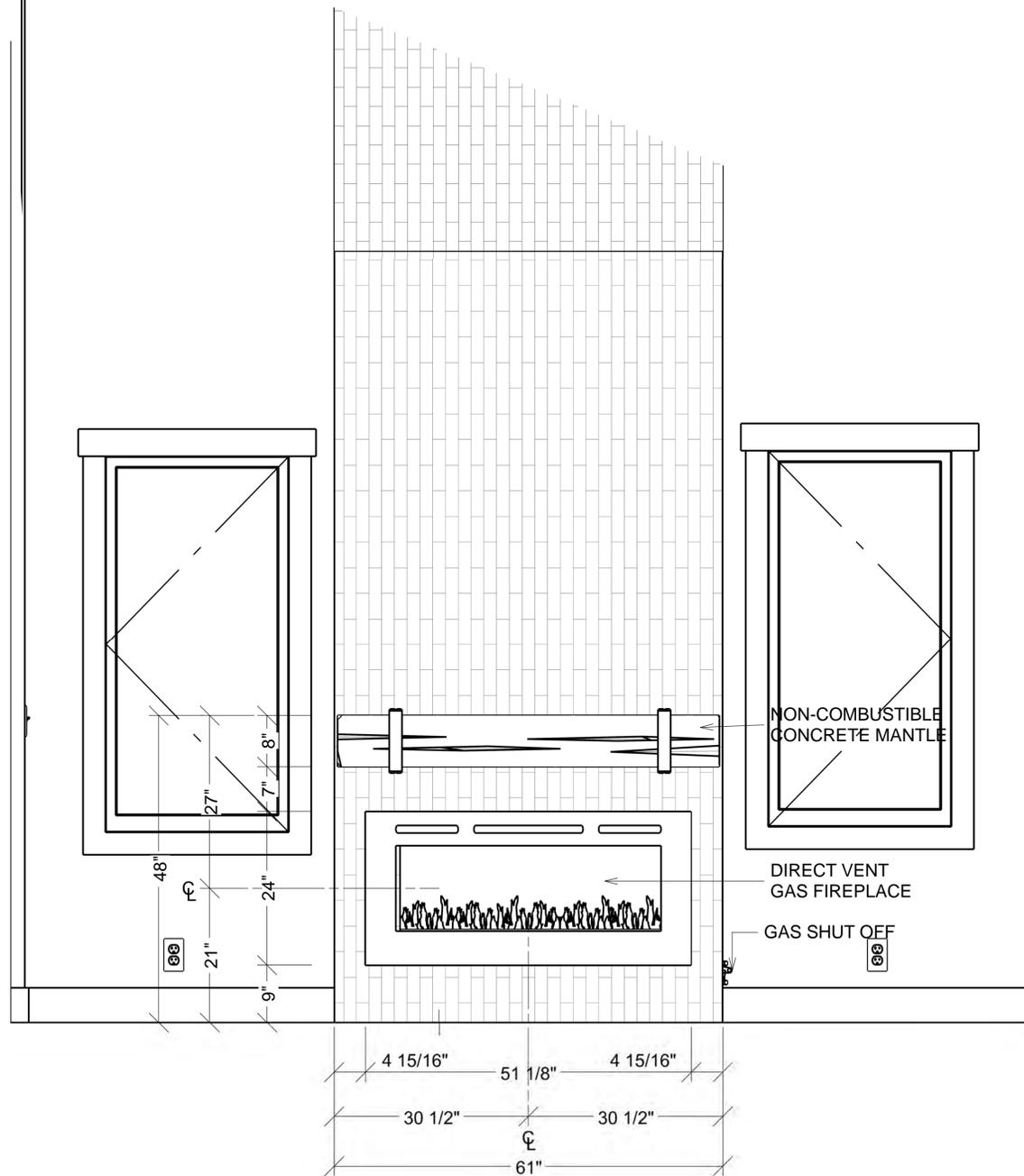


**ELEVATION: FIREPLACE**  
SCALE: 1/2" = 1'-0"

**CROSS SECTION: 9**  
SCALE: 1/4" = 1'-0"

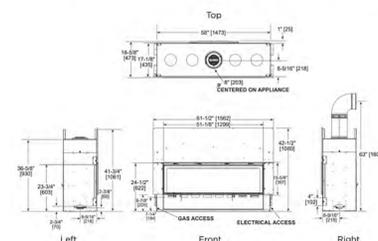
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- (N6) \*\* ADD ALT -STANDING SEAM PERIMETER ROOF**  
 • GALVANIZED STEEL ROOFING MATERIAL  
 • PER ELEVATIONS & ROOFING PLAN

**DETAIL 1**  
SCALE: 1" = 1'-0"



**MEZZO 48" SLIMLINE  
LOFT FORGE FRONT**

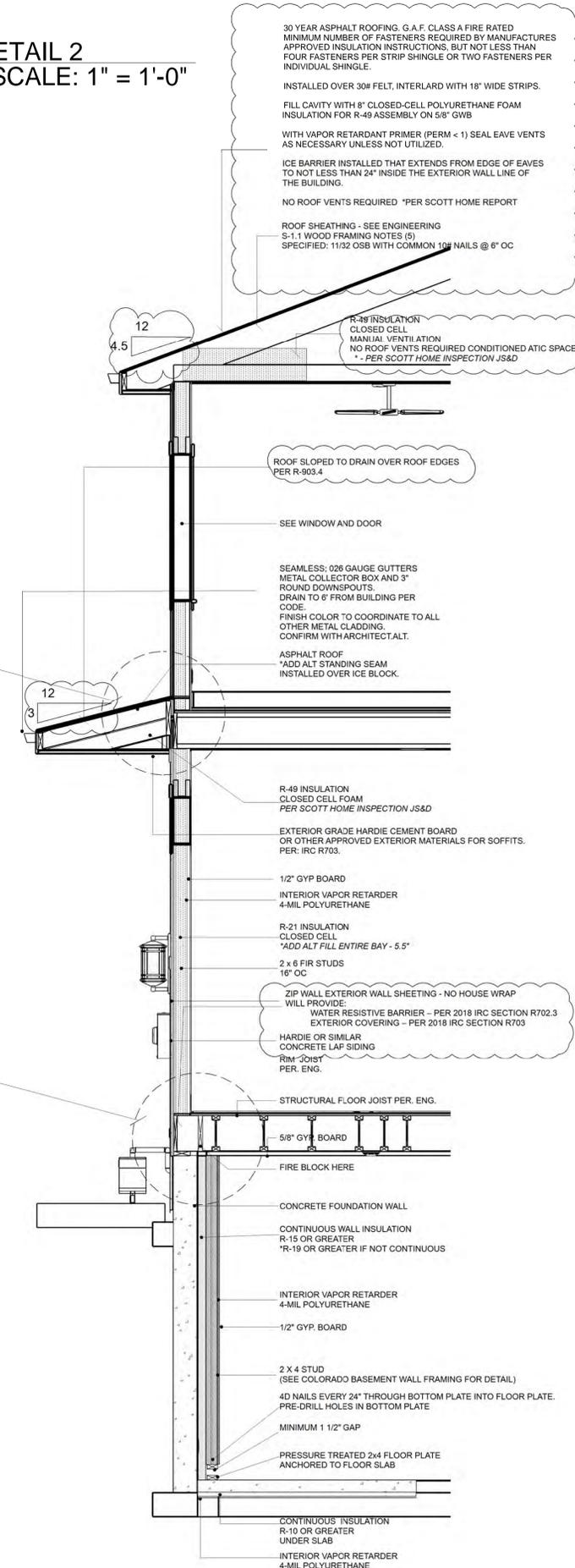
Specifications		MEZZO48	
<b>HEAT &amp; GLO</b> No. 999-333-3333	Please consult the manufacturer's installation manual for all details and requirements before making a final design layout decision.	<b>MEZZO48</b> 48" Direct Vent Gas Fireplace	
<b>MODEL</b>	<b>FRONT WIDTH</b>	<b>BACK WIDTH</b>	<b>DEPTH</b>
MEZZO48	Actual Framing 58 60-1/4"	Actual Framing 58 60-1/4"	Actual Framing 42 17-1/8"
			GLASS SIZE 47-1/2 x 12-1/2"



Model	Mezzo 36 Rev C	Mezzo 48 Rev C
Framing Width	48-1/4"	60-1/4"
Framing Depth	18-1/4"	18-1/4"
Framing Height	42"	42"
BTU/hr Input	30,000	40,000
Viewing Area	35-1/2 x 12-1/2"	47-1/2 x 12-1/2"

\*NON-COMBUSTIBLE CONCRETE  
(WOOD LOOK) MANTLE

**DETAIL 2**  
SCALE: 1" = 1'-0"



30 YEAR ASPHALT ROOFING, G.A.F. CLASS A FIRE RATED MINIMUM NUMBER OF FASTENERS REQUIRED BY MANUFACTURERS APPROVED INSULATION INSTRUCTIONS, BUT NOT LESS THAN FOUR FASTENERS PER STRIP SHINGLE OR TWO FASTENERS PER INDIVIDUAL SHINGLE.  
 INSTALLED OVER 3/8" FELT, INTERLARD WITH 18" WIDE STRIPS.  
 FILL CAVITY WITH 8" CLOSED-CELL POLYURETHANE FOAM INSULATION FOR R-49 ASSEMBLY ON 5/8" GWB  
 WITH VAPOR RETARDANT PRIMER (PERM < 1) SEAL EAVE VENTS AS NECESSARY UNLESS NOT UTILIZED.  
 ICE BARRIER INSTALLED THAT EXTENDS FROM EDGE OF EAVES TO NOT LESS THAN 24" INSIDE THE EXTERIOR WALL LINE OF THE BUILDING.  
 NO ROOF VENTS REQUIRED \*PER SCOTT HOME REPORT  
 ROOF SHEATHING - SEE ENGINEERING  
 S-1.1 WOOD FRAMING NOTES (5)  
 SPECIFIED: 11/32 OSB WITH COMMON 10# NAILS @ 6" OC

R-49 INSULATION CLOSED CELL MANUAL VENTILATION NO ROOF VENTS REQUIRED CONDITIONED ATIC SPACE \* - PER SCOTT HOME INSPECTION JS&D

ROOF SLOPED TO DRAIN OVER ROOF EDGES PER R-903.4

SEE WINDOW AND DOOR

SEAMLESS: 026 GAUGE GUTTERS METAL COLLECTOR BOX AND 3" ROUND DOWNSPOUTS. DRAIN TO 6" FROM BUILDING PER CODE. FINISH COLOR TO COORDINATE TO ALL OTHER METAL CLADDING. CONFIRM WITH ARCHITECT/ALT.

ASPHALT ROOF \*ADD ALT STANDING SEAM INSTALLED OVER ICE BLOCK.

R-49 INSULATION CLOSED CELL FOAM PER SCOTT HOME INSPECTION JS&D

EXTERIOR GRADE HARDIE CEMENT BOARD OR OTHER APPROVED EXTERIOR MATERIALS FOR SOFFITS. PER: IRC R703.

1/2" GYP BOARD INTERIOR VAPOR RETARDER 4-MIL POLYURETHANE

R-21 INSULATION CLOSED CELL \*ADD ALT FILL ENTIRE BAY - 5.5"

2 x 6 FIR STUDS 16" OC

ZIP WALL EXTERIOR WALL SHEETING - NO HOUSE WRAP WILL PROVIDE WATER RESISTIVE BARRIER - PER 2018 IRC SECTION R702.3 EXTERIOR COVERING - PER 2018 IRC SECTION R703  
 HARDIE OR SIMILAR CONCRETE LAP SIDING Rm 2018 PER. ENG.

STRUCTURAL FLOOR JOIST PER. ENG.

5/8" GYP BOARD

FIRE BLOCK HERE

CONCRETE FOUNDATION WALL

CONTINUOUS WALL INSULATION R-15 OR GREATER \*R-19 OR GREATER IF NOT CONTINUOUS

INTERIOR VAPOR RETARDER 4-MIL POLYURETHANE

1/2" GYP BOARD

2 x 4 STUD (SEE COLORADO BASEMENT WALL FRAMING FOR DETAIL) 4D NAILS EVERY 24" THROUGH BOTTOM PLATE INTO FLOOR PLATE. PRE-DRILL HOLES IN BOTTOM PLATE

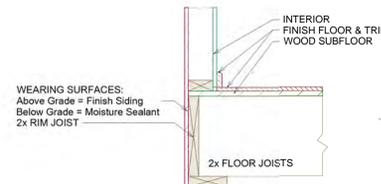
MINIMUM 1 1/2" GAP

PRESSURE TREATED 2x4 FLOOR PLATE ANCHORED TO FLOOR SLAB

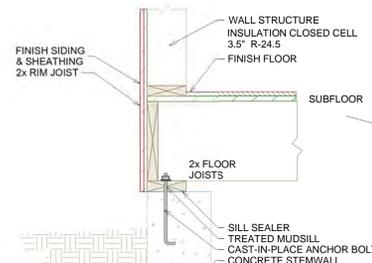
CONTINUOUS INSULATION R-10 OR GREATER UNDER SLAB

INTERIOR VAPOR RETARDER 4-MIL POLYURETHANE

**DETAIL 3**  
SCALE: 1" = 1'-0"



**DETAIL 4**  
SCALE: 1" = 1'-0"



FLOOR AT FOUNDATION  
ALL ENG. PLANS  
SUPERSEDE THESE DRAWINGS

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**CONSTRUCTION  
DOCUMENTS**

Project No: TBD  
Issue Date: 11/11/2022

REVISION TABLE		
REVISION	DESCRIPTION	DATE
1	UPDATED DETAIL 2 ROOFING NOTES	11/9/2022
2	UPDATED DETAIL 2 EXTERIOR WALL NOTES	11/9/2022

11/11/2022, 4:51:27 PM

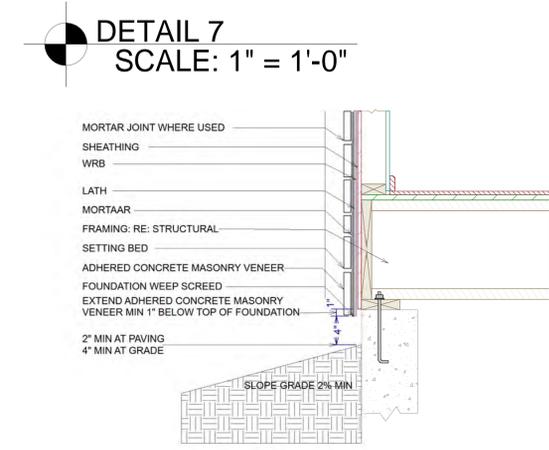
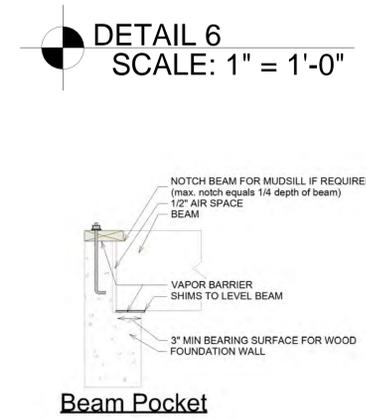
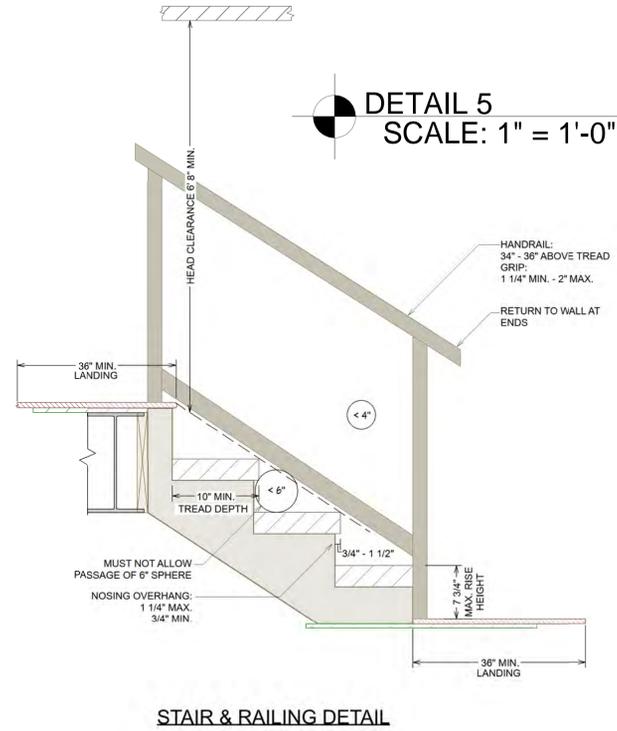
**DETAILS  
BUILDING NOTES**

**A-5.01**

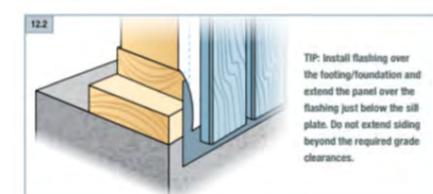
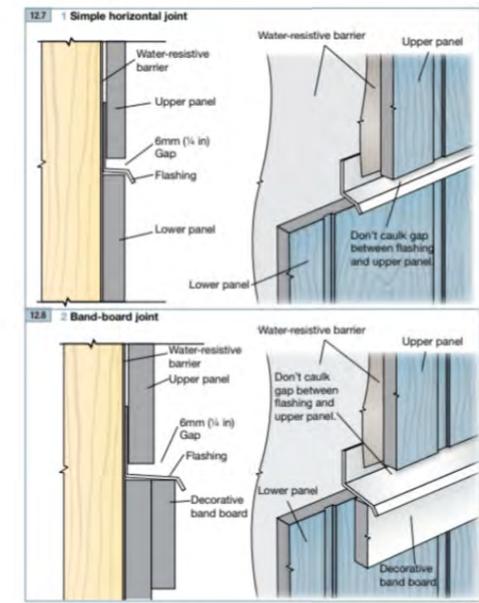
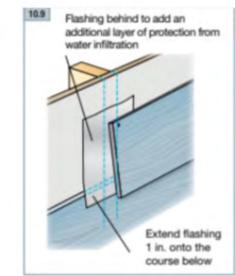
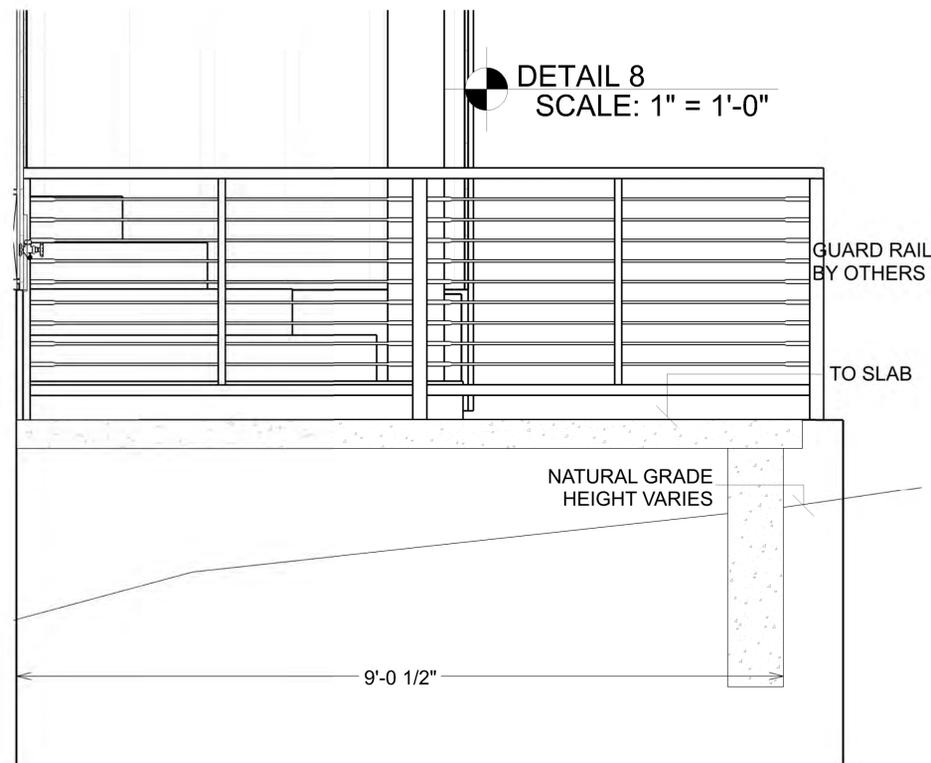
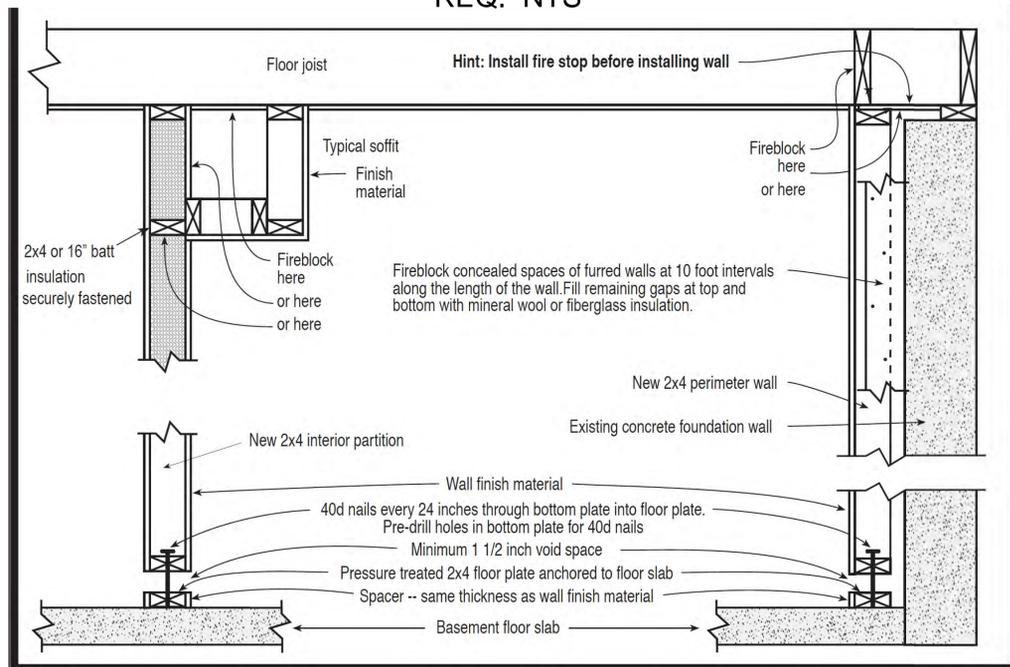
# STAIRWELL NOTES

- S1 STAIRWAYS SHALL NOT BE LESS THAN 36 INCHES IN CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT. HANDRAILS SHALL NOT PROJECT MORE THAN 4.5 INCHES ON EITHER SIDE.  
-IRC 311.7.1
- S2 THE TOPS OF HANDRAILS SHALL BE PLACED BETWEEN 34 INCHES AND 38 INCHES ABOVE THE NOSING OF THE TREADS. THEY SHALL BE CONTINUOUS THE FULL LENGTH OF THE STAIRS. ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS. THE HANDGRIP PORTION OF HANDRAILS SHALL BE NOT LESS THAN 1-1/4 INCHES NOR MORE THAN 2-5/8 INCHES IN CROSS-SECTIONAL DIMENSION OR THE SHAPE SHALL PROVIDE AN EQUIVALENT GRIPPING SURFACE. HANDRAILS PROJECTING FROM A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1.5 INCHES BETWEEN THE WALL AND THE HANDRAIL.  
-IRC R311.7.8.
- S3 ALL UNENCLOSED FLOOR AND ROOF OPENINGS, OPEN AND GLAZED SIDES OF LANDINGS AND STAIRS, BALCONIES AND PORCHES MORE THAN 30 INCHES ABOVE GRADE, AND ROOFS USED FOR OTHER THAN SERVICE OF THE BUILDING SHALL BE PROTECTED BY A GUARD (AKA "GUARDRAIL"). GUARDS SHALL NOT BE LESS THAN 36 INCHES IN HEIGHT. OPEN GUARDS SHALL HAVE INTERMEDIATE RAILS OR AN ORNAMENTAL PATTERN SUCH THAT NO SPHERE 4 INCHES IN DIAMETER CAN PASS THROUGH.  
-IRC R312
- S4 THE MINIMUM HEADROOM IN ALL PARTS OF A STAIRWAY SHALL NOT BE LESS THAN 6'-8" MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING OR FROM THE FLOOR SURFACE OF THE LANDING OR PLATFORM.  
-IRC R311.7.2
- S5 STAIRWAY RISERS SHALL NOT EXCEED 7 3/4 INCHES AND TREAD SHALL NOT BE LESS THAN 10 INCHES. IF OPEN RISERS ARE PROVIDED, THE OPENINGS SHALL BE LESS THAN 4".  
-IRC 311.7.5.1
- S6 LANDINGS SHALL HAVE A MINIMUM DIMENSION MEASURED IN THE DIRECTION OF TRAVEL OF 36 INCHES.
- S7 SHOW 1/2" GYPSUM BOARD ON WALLS AND SOFFITS UNDER A STAIRWAY WITH ENCLOSED ACCESSIBLE SPACE.  
-IRC R302.7
- S8 STAIR TREAD NOSING: THE RADIUS OF CURVATURE AT THE LEADING EDGE OF THE TREAD SHALL BE NO GREATER THAN 9/16 INCH (914.3 MM). A NOSING NOT LESS THAN 3/4 INCH (19 MM) BUT NOT MORE THAN 1 1/4 INCHES (32 MM) 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 (9.5 MM) BETWEEN TWO STORIES, INCLUDING THE NOSING AT THE LEVEL OF FLOORS AND LANDINGS. BEVELING OF NOSING SHALL NOT EXCEED 1/2 INCH (12.7 MM). RISERS SHALL BE VERTICAL OR SLOPED FROM THE UNDERSIDE OF THE LEADING EDGE OF THE TREAD ABOVE AT AN ANGLE NOT MORE THAN 30 DEGREES (0.51 RAD) FROM THE VERTICAL.  
-R311.7.5.3

- A. A NOSING IS NOT REQUIRED WHERE THE TREAD DEPTH IS A MINIMUM OF 11 INCHES (254 MM).
- B. THE OPENING BETWEEN ADJACENT TREADS IS NOT LIMITED ON STAIRS WITH A TOTAL RISE OF 30 INCHES (762 MM) OR LESS. NOTE: THIS MEANS THAT CONCRETE STAIRS, WITHOUT NOSINGS, MUST HAVE A TREAD DEPTH OF 11 INCHES.



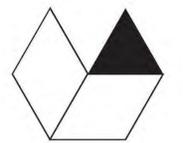
## COLORADO BASEMENT FRAMING REQ. NTS



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## CONSTRUCTION DOCUMENTS

Project No: TBD  
Issue Date: 11/11/2022

REVISION TABLE		
REVISION	DESCRIPTION	DATE

11/11/2022, 4:51:44 PM

DETAILS  
BUILDING NOTES

**A-5.02**

WINDOW SCHEDULE													
3D EXTERIOR ELEVATION	NUMBER	SIZE	DESCRIPTION	FLOOR	ROOM NAME	HEADER	R/O	TOP	BOTTOM	AREA ACTUAL (SQ. FT.)	TEMPERED	U-FACTOR	EGRESS
	W01	4848LS	LEFT SLIDING	1	KITCHEN/PORCH	2X6X60" (2)	57"X57"	108 7/8"	52 7/8"	21.78		0.3	
	W02	2650SC	SINGLE CASEMENT-HR	1	LIVING	2X6X34" (2)	31"X61"	90"	30"	12.5		0.3	
	W03	2650SC	SINGLE CASEMENT-HL	1	LIVING	2X6X34" (2)	31"X61"	90 7/8"	30 7/8"	12.5		0.3	
	W04	2650SC	SINGLE CASEMENT-HR	1	LIVING	2X6X34" (2)	31"X61"	90"	30"	12.5		0.3	
	W05	7050TC	TRIPLE CASEMENT-LHL/RHR	1	LIVING/DECK	2X6X88" (2)	85"X61"	90 7/8"	30 7/8"	35.0		0.3	
	W06	8044TS	TRIPLE SLIDING	1	PRIMARY BEDROOM/DECK	2X6X100" (2)	97"X53"	90"	38"	34.67		0.3	YES
	W07	2813AW	SINGLE AWNING	1	PRIMARY BATH/DECK	2X6X36" (2)	33"X16"	105 7/8"	90 7/8"	3.33		0.3	
	W08	2813AW	SINGLE AWNING	1	PRIMARY BATH/DECK	2X6X36" (2)	33"X16"	105 7/8"	90 7/8"	3.33		0.3	
	W09	2813AW	SINGLE AWNING	1	PRIMARY BATH	2X6X36" (2)	33"X16"	105"	90"	3.33		0.3	
	W10	2813AW	SINGLE AWNING	1	PRIMARY BATH	2X6X36" (2)	33"X16"	105"	90"	3.33		0.3	
	W11	2813AW	SINGLE AWNING	1	CLOSET	2X6X36" (2)	33"X16"	105"	90"	3.33		0.3	
	W12	5040FX	FIXED GLASS	2		2X6X64" (2)	61"X49"	94"	46"	20.0		0.3	
	W13	3040FX	FIXED GLASS	2	BEDROOM 1	2X6X40" (2)	37"X49"	80"	32"	12.0		0.3	
	W14	6040LS	LEFT SLIDING	2	BEDROOM 1	2X6X76" (2)	73"X49"	80 7/8"	32 7/8"	24.0		0.3	YES
	W15	6040LS	LEFT SLIDING	2	BEDROOM 2	2X6X76" (2)	73"X49"	80 7/8"	32 7/8"	24.0		0.3	YES
	W16	3040LS	LEFT SLIDING	2	BEDROOM 2	2X6X40" (2)	37"X49"	85"	37"	12.0		0.3	
	W17	3020AW	SINGLE AWNING	2	BATH 1	2X6X40" (2)	37"X25"	84 7/8"	60 7/8"	6.0		0.3	
	W18	3020AW	SINGLE AWNING	2	BATH 2	2X6X40" (2)	37"X25"	84 7/8"	60 7/8"	6.0		0.3	
	W19	3040LS	LEFT SLIDING	2	BEDROOM 3	2X6X40" (2)	37"X49"	85"	37"	12.0		0.3	

	W20	6040RS	RIGHT SLIDING	2	BEDROOM 3	2X6X76" (2)	73"X49"	80"	32"	24.0		0.3	YES
	W21	6040LS	LEFT SLIDING	2	BEDROOM 4	2X6X76" (2)	73"X49"	80"	32"	24.0		0.3	YES
	W22	3040FX	FIXED GLASS	2	BEDROOM 4	2X6X40" (2)	37"X49"	80"	32"	12.0		0.3	
	W23	5040FX	FIXED GLASS	2		2X6X64" (2)	61"X49"	94"	46"	20.0		0.3	
	W24	2640RS	RIGHT SLIDING	0	GREAT ROOM/GREAT ROOM	2X6X34" (2)	31"X49"	86 7/8"	38 7/8"	10.0		0.3	
	W25	2640RS	RIGHT SLIDING	0	GREAT ROOM/GREAT ROOM	2X6X34" (2)	31"X49"	90"	42"	10.0		0.3	
	W26	3040SC	SINGLE CASEMENT-HR	0	GREAT ROOM/GREAT ROOM	2X6X40" (2)	37"X49"	90"	42"	12.0		0.3	
	W27	4040RS	RIGHT SLIDING	0	GREAT ROOM	2X6X52" (2)	49"X49"	91"	43"	16.0		0.3	YES
TOTALS:										389.6			

**WINDOW NOTES:**

MINIMUM WINDOW AREA SHALL EQUAL NOT LESS THAN 8% OF THE FLOOR AREA OF THE ROOM UNLESS ARTIFICIAL LIGHT IS PROVIDED CAPABLE OF PRODUCING AN AVERAGE ILLUMINATION OF 6 FOOT CANDLES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES. -IRC R303

SILLS OF EXTERIOR WINDOWS WHICH ARE LOCATED MORE THAN 6 FEET ABOVE GRADE, AND LESS THAN 24 INCHES ABOVE THE INTERIOR FLOOR SURFACE MUST MEET SOME NEW REQUIREMENTS. THE AREA OF THE WINDOW LESS THAN 24 INCHES ABOVE THE INTERIOR FLOOR SURFACE MUST NOW BE FIXED OR HAVE AN OPENING OR A GUARD WHICH DOES NOT ALLOW THE PASSAGE OF A 4 INCH DIAMETER SPHERE. R312

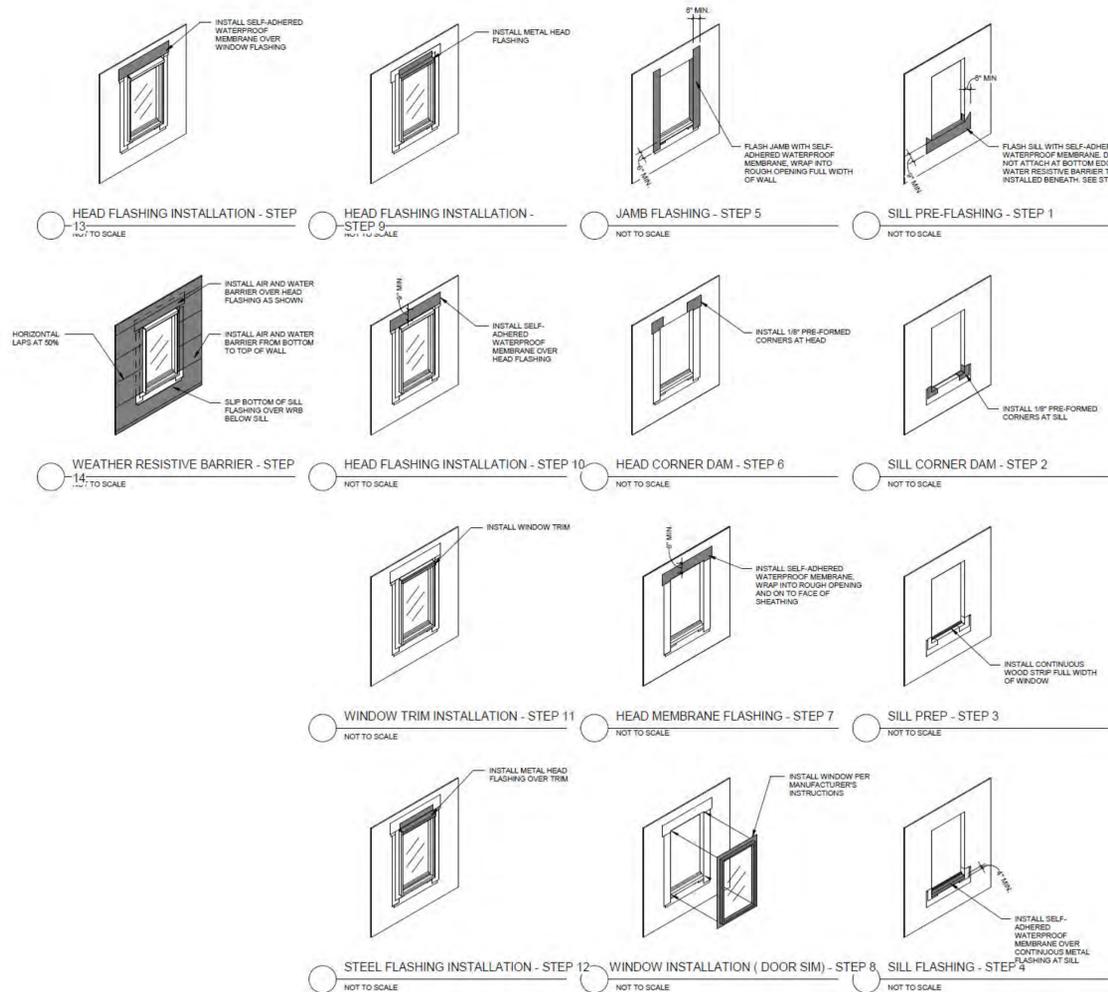
EMERGENCY EGRESS FOR BASEMENTS WITH HABITABLE SPACE AND EACH SLEEPING ROOM: AN EXTERIOR DOOR OR WINDOW WITH A FINISHED SILL HEIGHT WITHIN 44" OF THE FLOOR, MINIMUM NET CLEAR OPERABLE AREA OF 5.7 SQ FT, MINIMUM NET CLEAR OPERABLE WIDTH OF 20" AND MINIMUM NET CLEAR OPERABLE HEIGHT OF 24". GRADE FLOOR OPENINGS MAY HAVE A MINIMUM NET CLEAR OPENING OF 5 SQ FT. -IRC R310

THE OPERABLE WINDOW AREA IN BATHROOMS, WATER CLOSET COMPARTMENTS, AND OTHER SIMILAR ROOMS SHALL NOT BE LESS THAN 3 SQ FT UNLESS A MECHANICAL VENTILATION SYSTEM CAPABLE OF PRODUCING 50 CFM FOR INTERMITTENT OPERATION OR 20 CFM FOR CONTINUOUS OPERATION IS PROVIDED. VENTILATION AIR SHALL BE EXHAUSTED DIRECTLY TO THE OUTSIDE. -IRC R303.3

GLAZING USED IN DOORS AND PANELS OF SHOWERS AND BATHTUB ENCLOSURES AND WALLS ENCLOSING THESE COMPARTMENTS SHALL BE TEMPERED. -IRC TABLE R308.4.

TEMPERED GLASS SHALL BE PROVIDED IN: FRAMELESS GLASS DOORS, GLASS IN DOORS, GLASS WITHIN A 24" ARCH OF DOORS, GLAZING LESS THAN 60" ABOVE A WALKING SURFACE THAT IS WITHIN 5 FT OF STAIRS, OR GLAZING WITHIN 5 FT OF SPAS OR POOLS, CERTAIN FIXED GLASS PANELS, AND SIMILAR GLAZED OPENINGS SUBJECT TO HUMAN IMPACT. -IRC R308.

**WINDOW FLASHING SEQUENCE**



**SCHEDULE: WINDOW**  
SCALE: 1/4" = 1'-0"

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**CONSTRUCTION DOCUMENTS**

Project No: TBD

Issue Date: 11/11/2022

REVISION TABLE		
REVISION	DESCRIPTION	DATE
1	INDICATED EGRESS WINDOWS	11/9/2022

11/11/2022, 4:51:46 PM

**WINDOW SCHEDULE INSTALLATION GUIDE**

**A-6.01**

DOOR SCHEDULE					
3D EXTERIOR ELEVATION	NUMBER	DESCRIPTION	SIZE	FLOOR	ROOM NAME
	D01	EXT. HINGED-TS1000	3068 R EX	1	GARAGE
	D02	GARAGE-GARAGE DOOR P03	16090	1	GARAGE
	D03	GARAGE-GARAGE DOOR P01	8090	1	GARAGE
	D04	EXT. DOUBLE HINGED-GLASS PANEL	5080 L/R EX	1	ENTRY/PORCH
	D05	EXT. HINGED-TS2020	3068 R EX	1	GARAGE/ENTRY
	D06	HINGED-TS2020	1662 L IN	1	STAIRWELL/ENTRY
	D07	BARN-TS2020	2668 L	1	CLOSET/ENTRY
	D08	BARN-TS2020	2680 L	1	PANTRY/KITCHEN
	D09	EXT. HINGED-GLASS PANEL	3068 R EX	1	LIVING/DECK
	D10	HINGED-TS2020	2668 L IN	1	LIVING/BATH
	D11	HINGED-TS2020	2668 L IN	1	LIVING/PRIMARY BEDROOM
	D12	EXT. HINGED-TS1000	2668 R EX	1	PRIMARY BEDROOM/DECK
	D13	HINGED-TS2020	2668 L IN	1	PRIMARY BATH/PRIMARY BEDROOM
	D14	HINGED-TS2020	2068 R IN	1	
	D15	HINGED-TS2020	2668 R IN	1	PRIMARY BATH/CLOSET

	D16	BARN-DOOR P01	3068 L	2	OFFICE/HALL
	D17	4 DR. BIFOLD-PANEL	8068 L/R	2	HALL/LAUNDRY
	D18	HINGED-TS2020	2668 R IN	2	HALL/BEDROOM 1
	D19	SLIDER-TS2020	5068 R IN	2	CLOSET/BEDROOM 1
	D20	DOUBLE HINGED-TS2020	3668 L/R IN	2	HALL/CLOSET
	D21	SLIDER-TS2020	5068 R IN	2	BEDROOM 2/CLOSET
	D22	HINGED-TS2020	2668 L IN	2	BEDROOM 2/HALL
	D23	HINGED-TS2020	2668 R IN	2	BATH 1/HALL
	D24	HINGED-TS2020	2668 L IN	2	
	D25	HINGED-TS2020	2668 R IN	2	
	D26	HINGED-TS2020	2668 L IN	2	BATH 2/HALL
	D27	HINGED-TS2020	2668 R IN	2	BEDROOM 3/HALL
	D28	SLIDER-TS2020	5068 R IN	2	BEDROOM 3/UNSPECIFIED
	D29	DOUBLE HINGED-TS2020	3668 L/R IN	2	CLOSET/HALL
	D30	HINGED-TS2020	2668 L IN	2	HALL/BEDROOM 4
	D31	SLIDER-TS2020	5068 R IN	2	CLOSET/BEDROOM 4

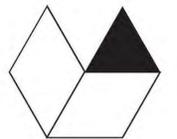
	D32	HINGED-TS2020	2668 R IN	0	UNFINISHED STORAGE/GREAT ROOM
	D33	HINGED-TS2020	2668 L IN	0	UNFINISHED STORAGE/GREAT ROOM
	D34	HINGED-TS2020	2668 R IN	0	GREAT ROOM/STORAGE
	D35	HINGED-TS2020	2668 L IN	0	GREAT ROOM/BATH
	D36	HINGED-TS2020	2164 R IN	0	STAIRWELL/GREAT ROOM
	D37	EXT. HINGED-GLASS PANEL	3068 L EX	0	GREAT ROOM/GREAT ROOM
	D38	4 DR. BIFOLD-GLASS PANEL	5030 L/R	2	OFFICE

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

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**CONSTRUCTION  
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Project No: TBD

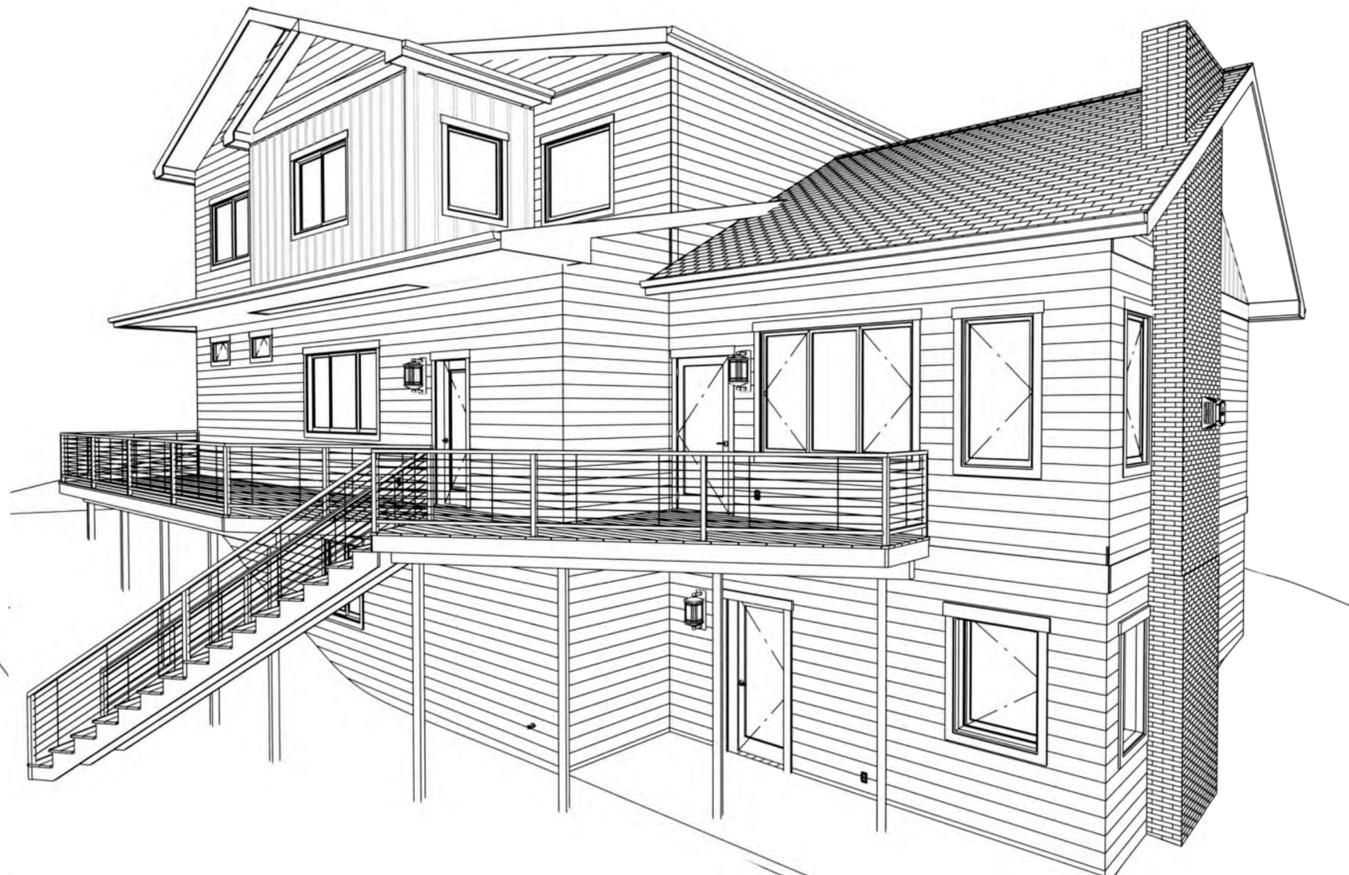
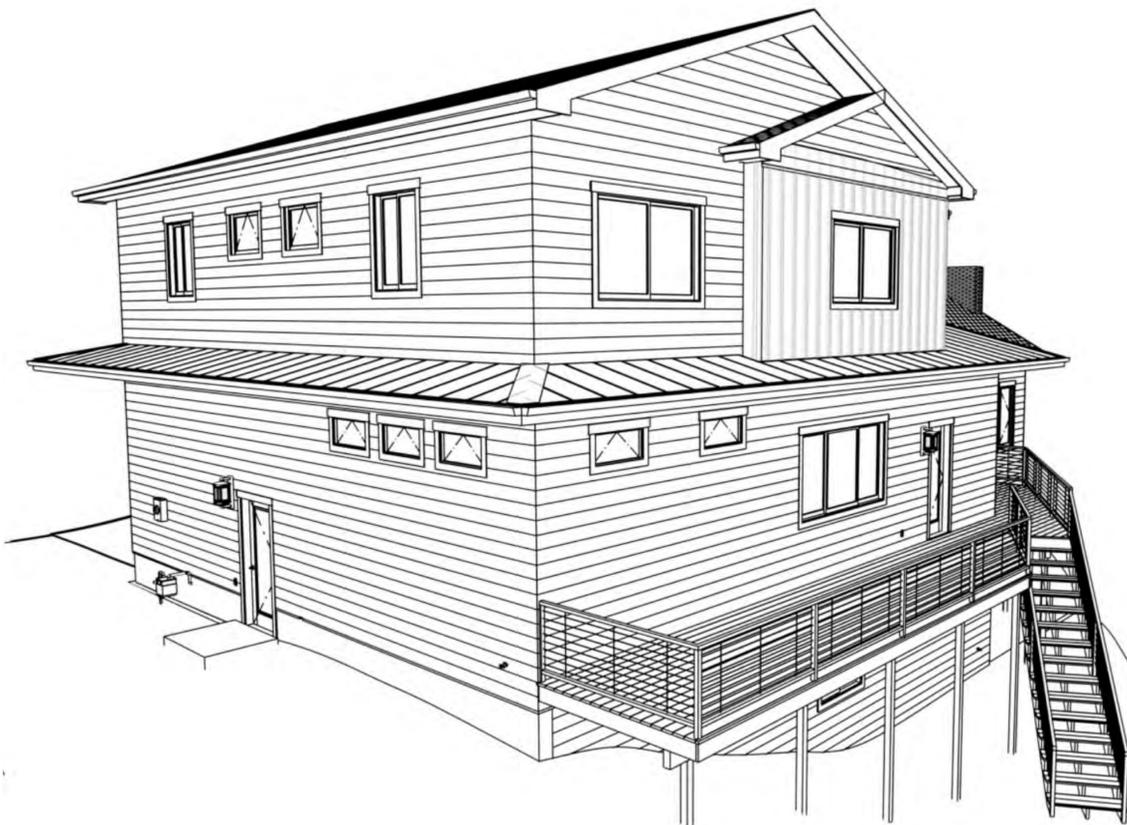
Issue Date: 11/11/2022

REVISION TABLE		
REVISION	DESCRIPTION	DATE

11/11/2022, 4:51:47 PM

DOOR SCHEDULE

**A-6.02**



**MARK CARSON AND  
AMBER TETREAU**

1133 Hillside Lane  
Louisville, CO 80027

07/25/22  
Will Faber AIA, 27315  
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REVISION TABLE		
REVISION	DESCRIPTION	DATE

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PERSPECTIVES

**A-9.01**

PLANS: PERSPECTIVES  
SCALE: N/A

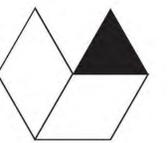
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**STRUCTURAL DRAWINGS  
FOUNDATION PLANS**

**S1.1**

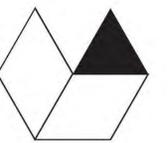
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REVISION	DESCRIPTION	DATE

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**STRUCTURAL DRAWINGS  
FRAMING PLANS & TYP.  
DETAILS**

**S1.2**

**MARK CARSON AND  
AMBER TETREAU**

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**GRADING AND DRAINAGE  
PLAN**

**S1.3**