CONSTRUCTION ASSEMBLIES

1. ALL ASSEMBLIES ARE TYPICAL UNLESS NOTED OTHERWISE ON DRAWINGS.

2. REFER TO STRUCTURAL DESIGN FOR:

   A. ALL SHEATHING SIZES, ORIENTATION, FASTENING AND SPECIFICATIONS.
   B. STRUCTURAL FRAMING SIZES, SPACING, FASTENING AND SPECIFICATION.
   C. HEADER, COLUMN AND BEAM SIZES, DESIGN AND SPECIFICATIONS.
   D. HANGER AND CONNECTION SPECIFICATIONS.
   E. SPECIAL NAILING INSTRUCTIONS.
   F. CONCRETE FOUNDATION AND CONCRETE SLAB DESIGNS.
   G. SHEAR WALL REQUIREMENTS.

3. ALL WOOD FRAMING MEMBERS IN DIRECT CONTACT WITH CONCRETE SLABS ON GRADE OR CONCRETE FOUNDATION WALLS ADJACENT TO EARTH BACKFILL SHALL BE NATURALLY DECAY RESISTANT OR TREATED LUMBER.

4. ALL ASSEMBLIES SHALL BE CONSTRUCTED PER THE REQUIREMENTS OF ALL LOCAL APPLICABLE CODES AND THE PRODUCT MANUFACTURERS INSTALLATION REQUIREMENTS - WHICHEVER IS MORE STRINGENT.

5. INSTALL INSULATION PER INSULATION SCHEDULE AND THE REQUIREMENTS OF THE IRC AND IECC.

6. PER THE REQUIREMENTS OF ALL APPLICABLE CODES AND PER LOCAL INDUSTRY STANDARDS, INSTALL WEATHER PROTECTION, CAULKING AND FLASHING THROUGHOUT TO MAINTAIN A LEAK PROOF EXTERIOR FINISH AND THERMAL ENVELOPE. INSTALL SEALANT, WRB, AND VAPOR BARRIERS TO CREATE A COMPLETE AND CONTINUOUS AIR BARRIER.

ROOF:

STANDING SEAM METAL ROOF ON 15# FELT ON MIN. 15/32" O.S.B. DECK ON WOOD I-JOIST RAFTERS. AT THERMAL ENVELOPE, INSTALL INSULATION PER SCHEDULE WITH 1x6 WOOD T&G BOARD OVER A CLASS I OR II VAPOR RETARDER/ AIR BARRIER ON INTERIOR CEILING. INSTALLATION METHODS SHALL COMPLY WITH THE MANUFACTURER'S REQUIREMENTS FOR ASTM D 3161 RATING FOR HIGH WIND APPLICATION IN JURISDICTIONS WHERE REQUIRED. INSTALL SELF ADHERED FLASHING AT EAVES, VALLEYS, CRICKETS, AND OTHER VULNERABLE AREAS WHERE REQUIRED BY LOCAL CODES. ALL ROOF EAVE AND RAKE EDGES SHALL BE WRAPPED WITH METAL DRIP EDGE.

EXTERIOR WALL:

A. WOOD LOG: 6" D LOG WALL SYSTEM W/ 1" WOOD SLAB BOARD INTERIOR FINISH OVER 6 MIL POLY VAPOR BARRIER OVER 2x4 STUD FURRING WALL W/ R-13 INSULATION.

B. WOOD STUD: LOG SLAB SIDING ON CONTINUOUS WATER RESISTANT BARRIER SYSTEM ON MIN. 7/16" O.S.B. ON 2x6 STUDS W/ 1" WOOD SLAB BOARD INTERIOR FINISH AND R-19 INSULATION IN STUD CAVITIES.

C. CHIMNEY WALL: ADHERED MASONRY VENEER SYSTEM, ON (2) LAYERS WRB ON 7/16" OSB SHEATHING ON 2x FRAMING. MAINTAIN CONTINUOUS AIR BARRIER.

INTERIOR WALL:

2x4 (U.N.O.) STUDS AT 24" O.C. U.N.O. WITH 1" LOG SLAB FINISH ON EACH FACE ADJACENT TO FINISHED AREAS. INSTALL WATER RESISTANT GYPSUM BOARD AND TILE BACKER BOARD AT ALL REQUIRED LOCATIONS. INSTALL CERAMIC TILE IN LOCATIONS REQUIRED BY APPLICABLE CODES AND OTHER LOCATIONS INDICATED IN THE DESIGNS.

FOUNDATION WALL: (THICKNESS AND REINFORCEMENT PER STRUCTURAL DESIGN)
(RE: WALL SECTION)

BASEMENT WALLS:

WATER PROOFING MEMBRANE, ON EXTERIOR FACE FROM GRADE TO B.O.W., OVER INSULATED CONCRETE FORM (ICF) WALL. OPTIONAL INTERIOR FINISH: 1" LOG SLAB FINISH OVER 2x4 WOOD STUD WALL FURRING (FOR ELECTRICAL PASSAGE) ON ICF WALL.

A. BELOW GRADE: CONTINUE WATER PROOFING MEMBRANE OVER TOP OF AND DOWN FACE OF FOOTING 6". INSTALL PERIMETER DRAIN PER SOIL ENGINEER RECOMMENDATION. INSTALL RADON VENTING SYSTEM AS REQUIRED.

B. ABOVE GRADE: 6" LOG SLAB LAP SIDING OVER 3/4" WOOD FURRING OVER CONTINUOUS WRB - INSTALL 3/8" FIBER CEMENT PANEL PROTECTION BOARD FROM BASE OF SIDING TO 6" BELOW GRADE.

MAIN AND UPPER FLOORS:

1 1/2" GYP-CRETE FLOOR TOPPING W/ 1x3 SLEEPERS AND RADIANT FLOOR HEATING EMBEDDED ON 3/4" T&G O.S.B. SHEATHING ON WOOD JOISTS, AS SPECIFIED ON STRUCTURAL DESIGN, WITH WOOD 1x6" V-GROOVE T&G BOARD CEILING FINISH ON FINISHED CEILING AREAS.

BASEMENT FLOOR:

REINFORCED CONCRETE SLAB ON GRADE W/ RADIANT FLOOR HEATING EMBEDDED AND INTERIOR CONTROL & PERIMETER EXPANSION JOINTS OVER 6 MIL POLY VAPOR BARRIER ON 4" COMPACTED GRAVEL BASE COURSE

INSULATION SCHEDULE

CLIMATE ZONE	7
LOCATION	MINIMUM VALUE
FENESTRATION U-FACTOR	0.35
SKYLIGHT U-FACTOR	0.60
GLAZED FENESTRATION SHGC	NR
CEILING R-VALUE	49
WOOD FRAME WALL R-VALUE	21
FLOOR R-VALUE	30
BASEMENT WALL R-VALUE	10/ 13
SLAB R-VALUE AND DEPTH	10, 4 ft

AREA TABLE

DECK	1,315 SF
PATIO	395 SF
LOWER LEVEL	1,425 SF
MAIN LEVEL	1,425 SF
UPPER LEVEL	460 SF
TOTAL	1,885 SF

SHEET INDEX

ABBREVIATIONS

ABV	ABOVE
A/C	AIR CONDITIONING
ACC	ACCESS
AFF	ABOVE FINISH FLOOR
ADJ	ADJUSTABLE
A.H.U.	AIR HANDLING UNIT
ALT	ALTERNATE
ARCH.	ARCHITECT(URAL)
AVG	AVERAGE
AWN	AWNING
BD	BOARD
BF	BI-FOLD (DOOR)
BLKG	BLOCKING
BLDG	BUILDING
BLK	BLOCK (CMUs)
B.O.W.	BOTTOM OF WALL
BP	BI-PASS (DOOR)
BSMT	BASEMENT
CAB	CABINET
CL	CLOSET OR CENTER LINE
CLG	CEILING
CLR	CLEAR(ANCE)
CMU	CONCRETE MASONRY UNIT
CNTR	CENTER
COL	COLUMN
CONC	CONCRETE
CONST	CONSTRUCTION
CONT	CONTINUOUS
CPT	CARPET
CSMT	CASEMENT
C.T.	CERAMIC TILE
CTR	CENTER OR COUNTER
D	DEEP
DBL	DOUBLE
DECO	DECORATIVE
DH	DOUBLE HUNG
DIA	DIAMETER
DIM	DIMENSION
DN	DOWN (STAIRS)
DTL	DETAIL
DW	DISH WASHER
DWG	DRAWING
EA	EACH
EL	ELEVATION
ELEC	ELECTRIC(AL)
ELEV	ELEVATION
EQ	EQUAL
EXT	EXTERIOR
F.D.	FLOOR DRAIN
F.F.	FINISH FLOOR (LINE)
F.G.	FIXED GLASS
FIN	FINISH
FLR	FLOOR(ING)
FND	FOUNDATION
FR	FRENCH
FTG	FOOTING
GA	GAUGE
G.B.	GYPSUM BOARD
G.C.	GENERAL CONTRACTOR
GFI	GROUND FAULT INTERRUPTER
H	HIGH
HB	HOSE BIBB
HDR	HEADER
HR	HOUR
HT.	HEIGHT
HVAC	HEATING/VENTILATING/ AIR COND.
INS	INSULATED(TION)
INT	INTERIOR
KIT	KITCHEN
LAM.	LAMINATE(D)
LAV	LAVATORY (SINK)
LSL	LAMINATED STRAND LUMBER
LVL	LAMINATED VENEER LUMBER
LVR	LOUVER
MAX	MAXIMUM
MC	MEDICINE CABINET
MECH	MECHANICAL
MFR.	MANUFACTURER
MIN	MINIMUM
MIR	MIRROR
MTL	METAL
N/A	NOT APPLICABLE
N.I.C.	NOT IN CONTRACT
N.T.S.	NOT TO SCALE
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
O.H.D.	OVERHEAD DOOR
O.G.D.	OVERHEAD GARAGE DOOR
OPT	OPTIONAL
OSB	ORIENTED STRAND BOARD
PED	PEDESTAL (SINK)
PKG	PARKING
PKT	POCKET
PL	PLATE (HEIGHT)
P.LAM.	PLASTIC LAMINATE
PNL	PANEL
PNT	PAINT(ED)
PR	PAIR (OF)
PREFAB	PREFABRICATED
PSL	PARALLEL STRAND LUMBER
P.T.	PRESSURE TREATED (WOOD)
PVC	POLYVINYL CHLORIDE (PIPE)
R	RISER (ON STAIRS)
R/A	RETURN AIR
RE:	REFERENCE
REF	REFRIGERATOR
REQ	REQUIRED
REV	REVISION(S), REVISED
REINF	REINFORCED(ING)
RM	ROOM
R.O.	ROUGH OPENING
R.O.W.	RIGHT OF WAY
R&S	ROD AND SHELF(S)
SCH	SCHEDULE
SD	SMOKE DETECTOR
S.F.	SQUARE FEET
S.G.D.	SLIDING GLASS DOOR
SH	SINGLE HUNG OR SHELF(VING)
SHT	SHEET
SIM	SIMILAR
SL	SLIDER
SPEC	SPECIFICATIONS
STD	STANDARD
STO	STORAGE
T	TREAD (AT STAIRS) OR TILE
T.B.D.	TO BE DETERMINED
TEMP.	TEMPERED (GLASS)
T&G	TONGUE & GROOVE
TEL	TELEPHONE
T.O.C.	TOP OF CONCRETE
T.O.F.	TOP OF FOUNDATION
T.O.W.	TOP OF WINDOW OR TOP OF WALL
TV	TELEVISION OUTLET OR LOCATION
TYP	TYPICAL
UNF	UNFINISHED
U.N.O.	UNLESS NOTED OTHERWISE
VAN.	VANITY
VERT	VERTICAL
VIN	(SHEET) VINYL
V.T.	VINYL TILE
W	WIDE OR WASHING MACHINE
W/D	WASHER AND DRYER
WC	WATER CLOSET
WD	WOOD
WF	WIDE FLANGE (STEEL BEAM)
WH	WATER HEATER
WIC	WALK-IN CLOSET
WIN	WINDOW
W/ W/O	WITH OR WITHOUT
WP	WATERPROOF(ING)
W.R.	WATER RESISTANT
W.R.B.	WATER RESISTIVE BARRIER/ WEATHER RESISTIVE BARRIER
WWF	WELDED WIRE FABRIC

BASEMENT PLAN NOTES

1. BASEMENT PLANS DESCRIBE ARCHITECTURAL COMPONENTS ONLY, FOR MECHANICAL, CIVIL AND STRUCTURAL DESIGNS, REFER TO ENGINEERING DRAWINGS AND SPECIFICATIONS.

2. INSTALL CONTINUOUS FOUNDATION PERIMETER DRAIN, PER SOIL OR CIVIL ENGINEER DESIGN, TERMINATING AT DAYLIGHT AS PERMITTED.

3. INSTALL RADON GAS VENT SYSTEM PER SOIL ENGINEER RECOMMENDATION AND DESIGN.

4. ISOLATE INTERIOR WALLS FROM THE SLAB ON GRADE TO ALLOW FOR SLAB MOVEMENT WITHOUT DAMAGING STRUCTURE OR FINISHES. PROVIDE EXPANSION JOINT AT PERIMETER OF SLAB.

5. EXTERIOR FOUNDATION WALLS SHALL BE WATER PROOFED FROM BOTTOM OF WALL AND OVER THE FACE OF FOOTING UP OVER TOP OF WALL.

6. MAINTAIN A MINIMUM FINISHED HEAD HEIGHT OF 7'-0" BELOW BEAMS AND DUCTS.

7. EMERGENCY EGRESS: WINDOW AND WINDOW WELL SHALL COMPLY WITH GOVERNING FIRE & BUILDING CODES. MAXIMUM SILL HEIGHT OF EGRESS WINDOW SHALL NOT BE MORE THAN 44" AFF

8. INSTALL WINDOW WELL W/ 1 1/2" WASHED RIVER ROCK AT 8" DEEP AT 4" BELOW WINDOW SILL - INSTALL AREA DRAIN - TIE INTO PERIMETER DRAIN SYSTEM.

9. PROVIDE FIRE RATED GYPSUM BOARD FINISH ON WALLS AND CEILING UNDER STAIRS PER CODE. RE: NO.1 FIRE SEPARATION NOTES.

ROOF PLAN NOTES

INSTALL 5" PAINTED GALVANIZED METAL GUTTERS AND 4" RECTANGULAR DOWNSPOUTS AT ALL ROOF EAVES - DRAIN ONTO SPLASH BLOCKS AT 5' FROM FOUNDATION WALL OR TO CLOSED SUB-SURFACE DRAIN SYSTEM U.N.O. BY SOIL ENGINEERING.

ELECTRICAL PLAN NOTES

1. PROVIDE AND INSTALL LOCALLY CERTIFIED SMOKE AND CARBON MONOXIDE DETECTORS AS REQUIRED BY NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) AND THE REQUIREMENTS OF ALL GOVERNING CODES.

2. PROVIDE AND INSTALL GROUND FAULT CIRCUIT-INTERRUPTERS (GFI) AND ARC FAULT AS REQUIRED BY NATIONAL ELECTRICAL CODE (NEC) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES.

3. ELECTRICAL CONTRACTOR TO PROVIDE REQUIRED DIRECT HOOK-UPS/ CUTOFFS.

4. COORDINATE LOCATION OF ALL ELECTRICAL AND MECHANICAL EQUIPMENT & METERS WITH OWNER.

5. COORDINATE WITH OWNER AND FIELD VERIFY LOCATION OF FIXTURES, ALIGN AND LOCATE FIXTURES ON CENTER LINES OF SPACES, FURNISHINGS, CASEWORK OR EQUIPMENT AS APPLICABLE.

PROTECTION AGAINST DECAY

PROTECTION OF WOOD AND WOOD BASED PRODUCTS FROM DECAY SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS BY THE USE OF NATURALLY DURABLE WOOD OR WOOD THAT IS PRESERVATIVE-TREATED IN ACCORDANCE WITH AWPA U1 FOR THE SPECIES, PRODUCT, PRESERVATIVE AND END USE. PRESERVATIVES SHALL BE LISTED IN SECTION 4 OF AWPA U1.

1. WOOD JOISTS OR THE BOTTOM OF A WOOD STRUCTURAL FLOOR WHEN CLOSER THAN 18 INCHES OR WOOD GIRDERS WHEN CLOSER THAN 12 INCHES TO THE EXPOSED GROUND IN CRAWL SPACES OR UNEXCAVATED AREA LOCATED WITHIN THE PERIPHERY OF THE BUILDING FOUNDATION.

2. ALL WOOD FRAMING MEMBERS THAT ARE IN CONTACT WITH CONCRETE OR MASONRY EXTERIOR FOUNDATION WALLS AND ARE LESS THAN 8 INCHES FROM THE EXPOSED GROUND.

3. SILLS AND SLEEPERS ON A CONCRETE OR MASONRY SLAB THAT IS IN DIRECT CONTACT WITH THE GROUND UNLESS SEPARATED FROM SUCH SLAB BY AN IMPERVIOUS MOISTURE BARRIER.

4. THE ENDS OF WOOD GIRDERS ENTERING EXTERIOR MASONRY OR CONCRETE WALLS HAVING CLEARANCES OF LESS THAN 1/2 INCH ON TOPS, SIDES AND ENDS.

5. WOOD SIDING, SHEATHING AND WALL FRAMING ON THE EXTERIOR OF A BUILDING HAVING A CLEARANCE OF LESS THAN 6 INCHES FROM THE GROUND OR LESS THAN 2 INCHES MEASURED VERTICALLY FROM CONCRETE STEPS, PORCH SLABS, PATIO SLABS, AND SIMILAR HORIZONTAL SURFACES EXPOSED TO THE WEATHER.

6. WOOD STRUCTURAL MEMBERS SUPPORTING MOISTURE-PERMEABLE FLOORS OR ROOFS THAT ARE EXPOSED TO THE WEATHER, SUCH AS CONCRETE OR MASONRY SLABS, UNLESS SEPARATED FROM SUCH FLOORS OR ROOFS BY AN IMPERVIOUS MOISTURE BARRIER.

7. WOOD FURRING STRIPS OR OTHER WOOD FRAMING MEMBERS ATTACHED DIRECTLY TO THE INTERIOR OF EXTERIOR MASONRY WALLS OR CONCRETE WALLS BELOW GRADE EXCEPT WHERE AN APPROVED VAPOR RETARDER IS APPLIED BETWEEN THE WALL AND THE FURRING STRIPS OR FRAMING MEMBERS.

FLOOR PLAN NOTES

1. WHERE DISCREPANCIES EXIST BETWEEN THE STANDARD COMMENTS, NOTES FROM THE DESIGN PROFESSIONAL OR THE CODE, THE MOST RESTRICTIVE SHALL APPLY.

2. DIMENSIONS ARE REFERENCED TO FIRST AND SECOND SUB-FLOORS, U.N.O. ADJUST ALL CONSTRUCTION AS REQUIRED FOR FLOOR TOPPINGS AND FINISHES SPECIFIED BY OWNER.

3. ALL ANGLED PARTITIONS ARE 45 DEGREES, U.N.O.

4. ALL DIMENSIONS ARE TO FACE OF STUD, U.N.O.

5. CONFIRM AND COORDINATE FINISH MATERIAL SELECTIONS WITH OWNER FOR MATERIALS NOT SPECIFIED IN ARCHITECTURAL PLANS.

6. INSTALL FLOOR DRAINS WHERE INDICATED AND TIE TO SEWER OR STORM DRAIN SYSTEM AS REQUIRED/PERMITTED.

7. WINDOW HEAD HEIGHTS, U.N.O. ON PLANS OR ELEVATIONS:

   BASEMENT: 6'-10" MAIN FLOOR: 6'-10" UPPER FLOOR: 6'-10"

EMERGENCY EGRESS NOTES

IN LOCATIONS REQUIRED BY LOCAL CODES; WINDOWS SHALL BE CONSTRUCTED FOR EMERGENCY ESCAPE & RESCUE. WHERE WINDOW OPENINGS ARE PROVIDED AS A MEANS OF ESCAPE AND RESCUE THEY SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44" A.F.F. ALL EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQ. FEET; EXCEPT GRADE FLOOR OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5 SQ. FEET. THE MINIMUM CLEAR OPENING HEIGHT SHALL BE 24". THE MINIMUM CLEAR OPENING WIDTH SHALL BE 20". THESE OPENINGS SHALL BE OPERATIONAL FROM THE INSIDE OF ROOM WITHOUT THE USE OF KEYS OR TOOLS.

FIRE SEPARATION NOTES

FIRE SEPARATION SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS:

1. ACCESSIBLE AREAS UNDER STAIRS: ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER-STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2-INCH GYPSUM BOARD.

2. FIREBLOCKING: FIREBLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND THE ROOF SPACE. FIREBLOCKING SHALL BE PROVIDED IN WOOD-FRAME CONSTRUCTION IN THE FOLLOWING LOCATIONS:

3. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS, VERTICALLY AT THE CEILING AND FLOOR LEVELS; AND HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET.

4. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS.

5. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN.

6. AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND WIRES AT CEILING AND FLOOR LEVEL, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION. THE MATERIAL FILLING THIS ANNULAR SPACE SHALL NOT BE REQUIRED TO MEET THE ASTM E 136 REQUIREMENTS.

STAIR NOTES

1. STAIRWAYS SHALL NOT BE LESS THAN 36 INCHES IN CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT AND BELOW THE REQUIRED HEADROOM HEIGHT. HANDRAILS SHALL NOT PROJECT MORE THAN 4.5 INCHES ON EITHER SIDE OF THE STAIRWAY AND THE MINIMUM CLEAR WIDTH OF THE STAIRWAY AT AND BELOW THE HANDRAIL HEIGHT, INCLUDING TREADS AND LANDINGS, SHALL NOT BE LESS THAN 31 1/2 INCHES WHERE A HANDRAIL IS INSTALLED ON ONE SIDE AND 27 INCHES WHERE HANDRAILS ARE PROVIDED ON BOTH SIDES. EXCEPTION: SPIRAL STAIRWAYS SHALL BE CONSTRUCTED IN ACCORDANCE THE IRC FOR SPIRAL STAIRS.

2. THE MINIMUM HEADROOM IN ALL PARTS OF THE STAIRWAY SHALL NOT BE LESS THAN 6 FEET 8 INCHES MEASURED VERTICALLY FROM THE SLOPED LINE ADJOINING THE TREAD NOSING OR FROM THE FLOOR SURFACE OF THE LANDING OR PLATFORM ON THAT PORTION OF THE STAIRWAY. EXCEPTION: WHERE THE NOSINGS OF TREADS AT THE SIDE OF A FLIGHT EXTEND UNDER THE EDGE OF A FLOOR OPENING THROUGH WHICH THE STAIR PASSES, THE FLOOR OPENING SHALL BE ALLOWED TO PROJECT HORIZONTALLY INTO THE REQUIRED HEADROOM A MAXIMUM OF 4 3/4 INCHES.

3. THE MAXIMUM RISER HEIGHT SHALL BE 7 3/4 INCHES AND THE GREATEST RISER HEIGHT WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8 INCH. THE MINIMUM TREAD DEPTH SHALL BE 10 INCHES AND THE GREATEST TREAD DEPTH WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8 INCH.

4. WINDER TREADS SHALL HAVE A MINIMUM TREAD DEPTH OF 10 INCHES MEASURED BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS AT THE INTERSECTIONS WITH THE WALKLINE. WINDER TREADS SHALL HAVE A MINIMUM TREAD DEPTH OF 6 INCHES AT ANY POINT WITHIN THE CLEAR WIDTH OF THE STAIR. WITHIN ANY FLIGHT OF STAIRS, THE LARGEST WINDER TREAD DEPTH AT THE WALKLINE SHALL NOT EXCEED THE SMALLEST WINDER TREAD BY ORE THAN 3/8 INCH EXCEPT THAT CONSISTENTLY SHAPED WINDERS AT THE WALKLINE SHALL BE ALLOWED WITHIN THE SAME FLIGHT OF STAIRS AS RECTANGULAR TREADS AND DO NOT HAVE TO BE WITHIN 3/8 INCH OF THE RECTANGULAR TREAD DEPTH.

5. 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 NOSINGS SHALL NOT EXCEED 1/2 INCH. RISERS SHALL BE VERTICAL OR SLOPED UNDER THE TREAD ABOVE FROM THE UNDERSIDE OF THE NOSING ABOVE AT AN ANGLE NOT MORE THAN 30 DEGREES FROM THE VERTICAL. OPEN RISERS ARE PERMITTED, PROVIDED THAT THE OPENING BETWEEN TREADS DOES NOT PERMIT THE PASSAGE OF A 4-INCH DIAMETER SPHERE. EXCEPTIONS:

6. A NOSING IS NOT REQUIRED WHERE THE TREAD DEPTH IS A MINIMUM OF 11 INCHES

7. THE OPENING BETWEEN ADJACENT TREADS IS NOT LIMITED ON STAIRS WITH A TOTAL RISE OF 30 INCHES OR LESS

8. THERE SHALL BE A FLOOR OR LANDING AT THE TOP AND BOTTOM OF EACH STAIRWAY. A FLIGHT OF STAIRS SHALL NOT HAVE A VERTICAL RISE LARGER THAN 12 FEET BETWEEN FLOOR LEVELS OR LANDINGS. THE WIDTH OF EACH LANDING SHALL NOT BE LESS THAN THE WIDTH OF THE STAIRWAY SERVED. EVERY LANDING SHALL HAVE A MINIMUM DIMENSION OF 36 INCHES MEASURED IN THE DIRECTION OF TRAVEL. EXCEPTION: A FLOOR OR LANDING IS NOT REQUIRED AT THE TOP OF AN INTERIOR FLIGHT OF STAIRS, INCLUDING STAIRS IN AN ENCLOSED GARAGE, PROVIDED A DOOR DOES NOT SWING OVER THE STAIRS.

9. THE WALKING SURFACE OF TREADS AND LANDINGS OF STAIRWAYS SHALL BE SLOPED NO STEEPER THAN ONE UNIT VERTICAL IN 48 INCHES HORIZONTAL (2-PERCENT SLOPE).

10. HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH CONTINUOUS RUN OF TREADS OR FLIGHT WITH FOUR OR MORE RISERS. HANDRAIL HEIGHT, MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING, OR FINISH SURFACE OF RAMP SLOPE, SHALL BE NOT LESS THAN 34 INCHES AND NOT MORE THAN 38 INCHES. EXCEPTIONS:

    THE USE OF A VOLUTE, TURNOUT OR STARTING EASING SHALL BE ALLOWED OVER THE LOWEST TREAD.

    WHEN HANDRAIL FITTINGS OR BENDINGS ARE USED TO PROVIDE CONTINUOUS TRANSITION BETWEEN FLIGHTS, THE TRANSITION FROM HANDRAIL TO GUARDRAIL, OR USED AT THE START OF A FLIGHT, THE HANDRAIL HEIGHT AT THE FITTINGS OR BENDINGS SHALL BE PERMITTED TO EXCEED THE MAXIMUM HEIGHT.

11. HANDRAILS FOR STAIRWAYS HALL 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 11/2 INCH BETWEEN THE WALL AND THE HANDRAILS. EXCEPTIONS:

    A. HANDRAILS SHALL BE PERMITTED TO BE INTERRUPTED BY A NEWEL POST AT THE TURN.

    B. THE USE OF A VOLUTE, TURNOUT, STARTING EASING OR STARTING NEWEL SHALL BE ALLOWED OVER THE LOWEST TREAD.

12. ALL REQUIRED HANDRAILS SHALL MEET THE REQUIREMENTS OF THE IRC OR PROVIDE EQUIVALENT GRASPABILITY.

13. WOOD/PLASTIC COMPOSITES USED IN EXTERIOR DECK BOARDS, STAIR TREADS, HANDRAILS AND GUARDRAIL SYSTEMS SHALL BEAR A LABEL INDICATING THE REQUIRED PERFORMANCE LEVELS AND DEMONSTRATING COMPLIANCE WITH THE PROVISIONS OF ASTM D 7032. WOOD/PLASTIC COMPOSITES SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS

GLAZING & WINDOW NOTES

ALL GLAZING SHALL COMPLY WITH APPLICABLE LOCAL CODES. GLAZING INSTALLED IN HAZARDOUS LOCATIONS SHALL BE IDENTIFIABLE TO THE BUILDING OFFICIAL FOR INSPECTION. GLAZED AREAS REQUIRING SAFETY GLAZING ARE IDENTIFIED ON THE DRAWINGS WITH THE WORD 'TEMPERED' OR 'TEMP.' SEE INSULATION SCHEDULE FOR GLAZING INSULATION REQUIREMENTS

PROJECT & CODE INFORMATION

PROJECT DESCRIPTION:	NEW 1 1/2 STORY WOOD AND LOG FRAME SINGLE FAMILY DWELLING ON CONCRETE WALK-OUT FOUNDATION.
ADDRESS:	1498 JEFFERSON RD, HARTSEL, CO 80449
ZONING:	(R) RESIDENTIAL
PROPOSED AVG. HEIGHT:	32'

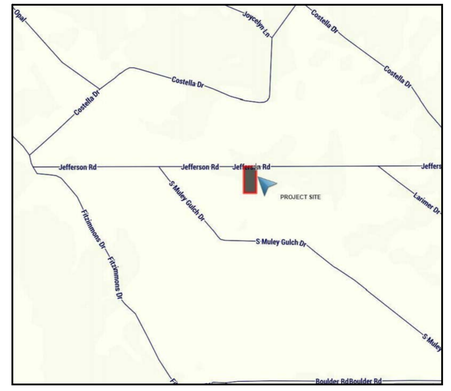
SEE SITE PLAN FOR PROPOSED SETBACKS

BUILDING CODE

THIS PROJECT SHALL MEET OR EXCEED THE REQUIREMENTS OF THE LOCAL JURISDICTION AND THE FOLLOWING BUILDING CODES:

2006 INTERNATIONAL RESIDENTIAL CODE
2006 INTERNATIONAL FUEL GAS CODE
2006 INTERNATIONAL MECHANICAL CODE
2006 INTERNATIONAL PLUMBING CODE
2006 INTERNATIONAL ENERGY CODE
2006 INTERNATIONAL FIRE CODE
2011 NATIONAL ELECTRICAL CODE

VICINITY MAP



REVISION:

GAUTHIER HOUSE
1498 JEFFERSON RD.
HARTSEL, COLORADO

STATE OF COLORADO
DAVID ROBERT BOYLE
00493151
LICENSED ARCHITECT

LOCUS
DESIGN GROUP
ARCHITECTURE & PLANNING
LITTLETON, COLORADO
PH 303-949-8184

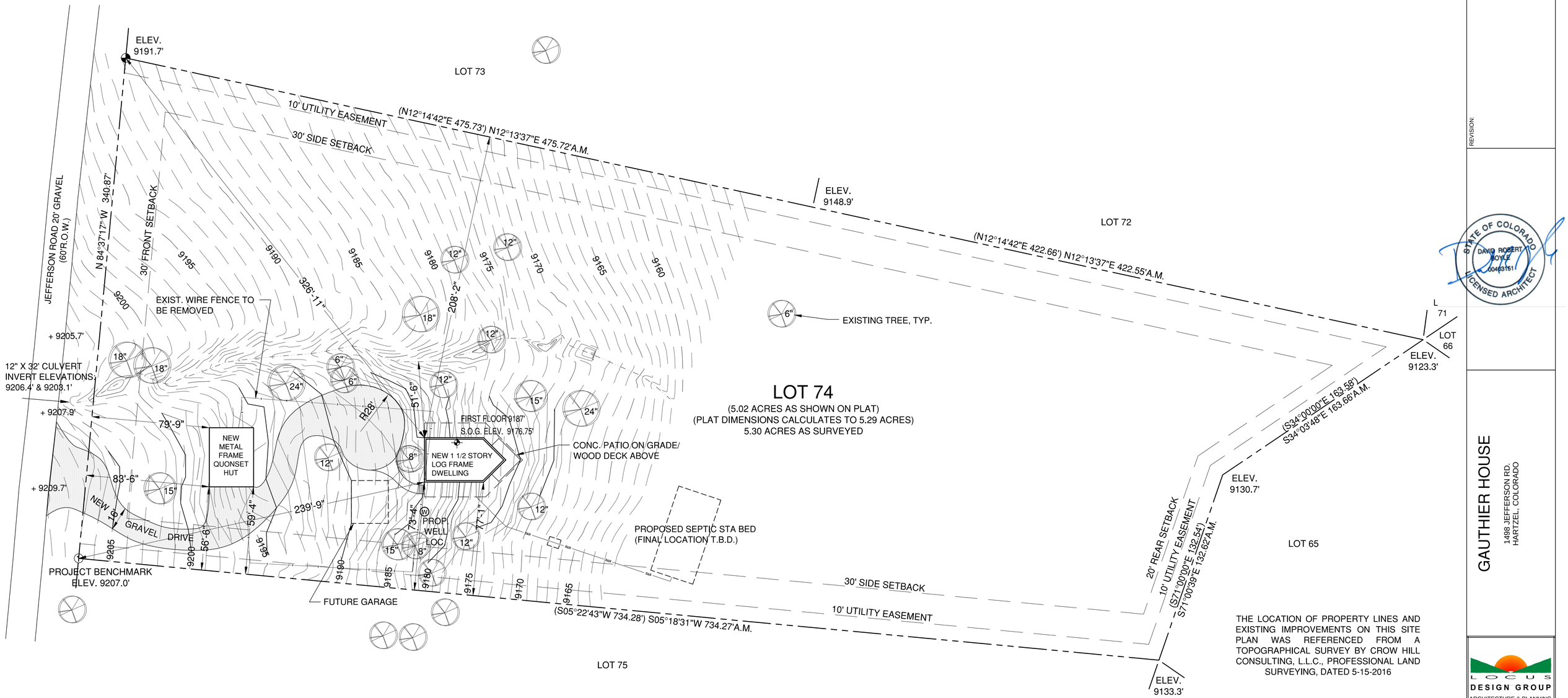
BY: AZ
DATE: 7/27/2016
SCALE: AS NOTED

PROJECT INFO.

GEN. NOTES

CD

SHEET CVR
1 OF 15



THE LOCATION OF PROPERTY LINES AND EXISTING IMPROVEMENTS ON THIS SITE PLAN WAS REFERENCED FROM A TOPOGRAPHICAL SURVEY BY CROW HILL CONSULTING, L.L.C., PROFESSIONAL LAND SURVEYING, DATED 5-15-2016

1 SITE PLAN

SCALE: 1" = 30' 0 30' 60' 90'

NORTH

PROPERTY DESCRIPTION:
LOT 74, SOUTH PARK RANCHES FILING NO. 42 COUNTY OF PARK, STATE OF COLORADO.

PROPERTY ADDRESS:
TBD JEFFERSON ROAD, HARTSEL, COLORADO.

REVISION:

STATE OF COLORADO
DAVID ROBERT TO BOYLE
0044(3151
LICENSED ARCHITECT

GAUTHIER HOUSE
1498 JEFFERSON RD.
HARTZEL, COLORADO

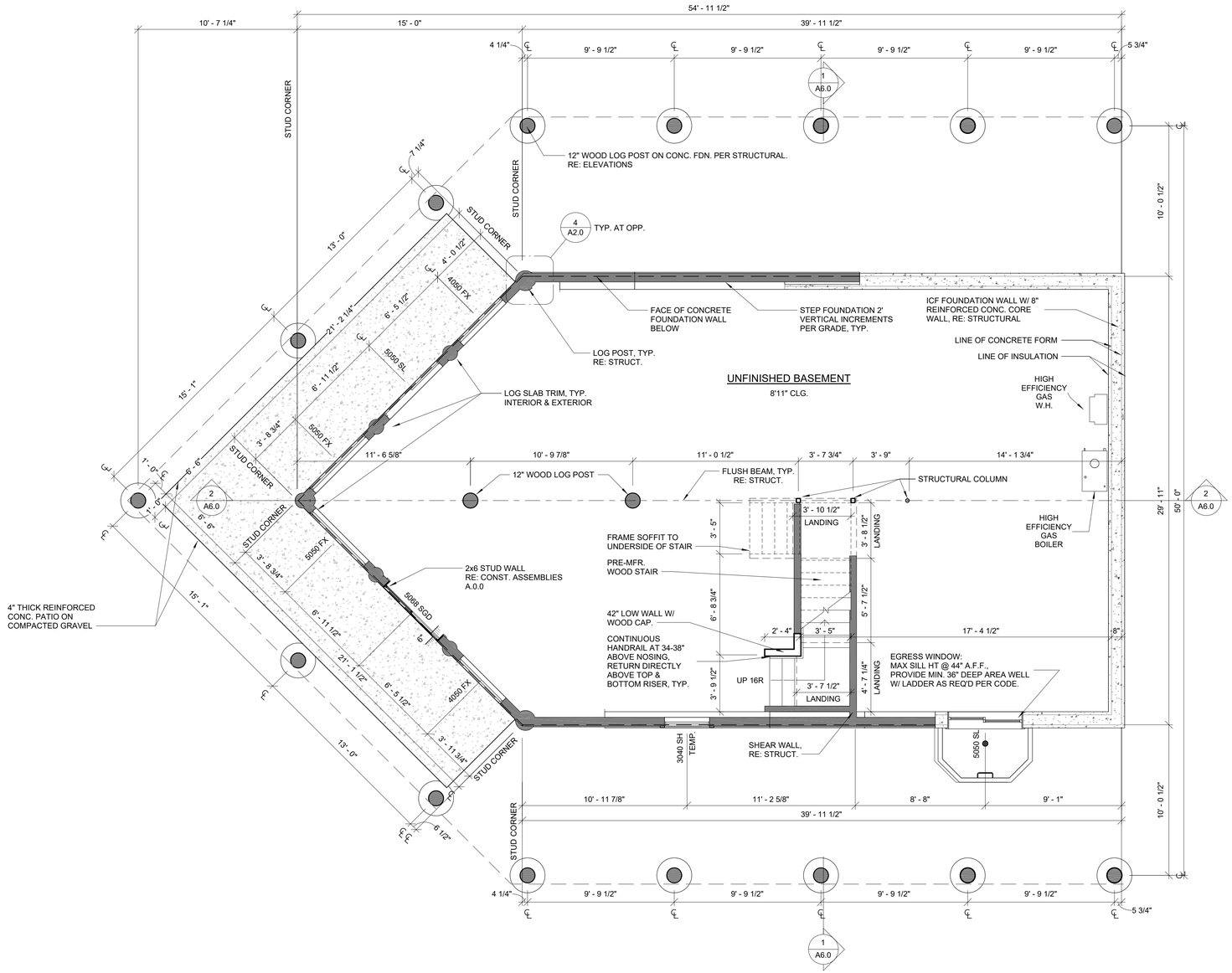
LOCUS DESIGN GROUP
ARCHITECTURE & PLANNING
LITTLETON, COLORADO
PH 303-949-8184

BY: DRB
DATE: JULY 27, 2016
SCALE: AS NOTED

ARCHITECTURAL SITE PLAN

CD

SHEET A0.0
2 OF 14



1 LOWER FLOOR PLAN

1/4" = 1'-0"

NOTES:

1. WALLS ARE ILLUSTRATED W/ TOTAL THICKNESS INCLUDING FINISHES.

2. WALLS ARE DIMENSIONED TO FACE OF STUD / FACE OF CONCRETE OF ICF UNIT.

3. INSTALL PERIMETER DRAIN SYSTEM PER SOIL ENGINEER RECOMMENDATION

REVISION:

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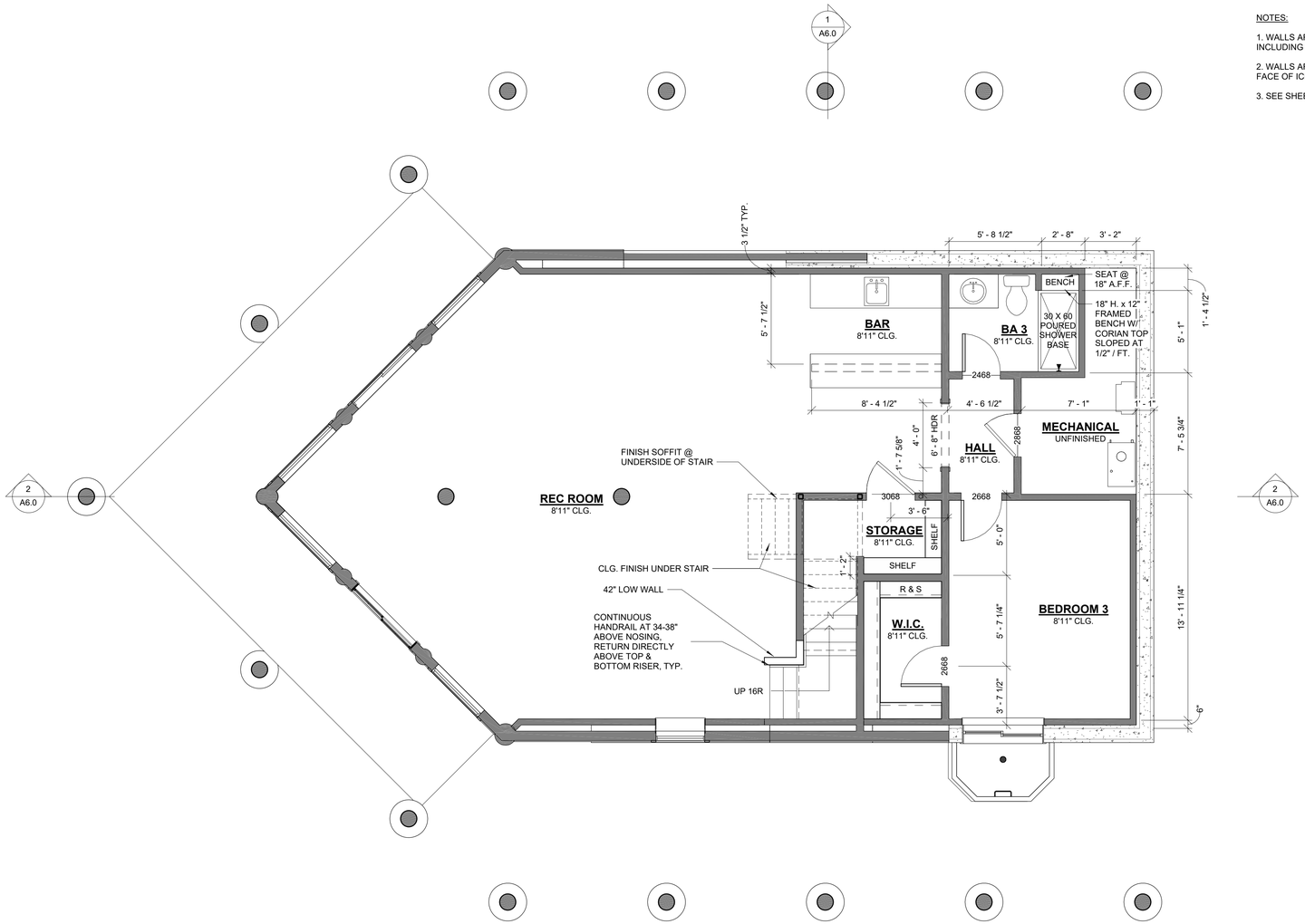
LOWER FLOOR PLAN

CD

SHEET A1.0
3 OF 15



1 FUTURE FINISH LOWER LEVEL FLOOR PLAN

1/4" = 1'-0"

NOTES:

1. WALLS ARE ILLUSTRATED W/ TOTAL THICKNESS INCLUDING FINISHES.

2. WALLS ARE DIMENSIONED TO FACE OF STUD / FACE OF ICF UNIT.

3. SEE SHEET A1.0 FOR ADDITIONAL INFORMATION.

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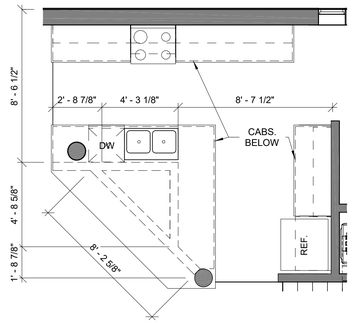
FUTURE FINISH

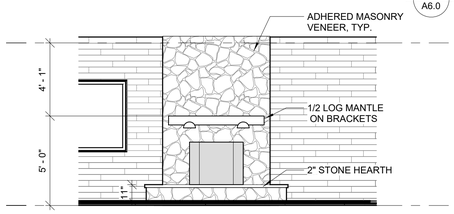
LOWER LEVE L FLOOR PLAN

CD

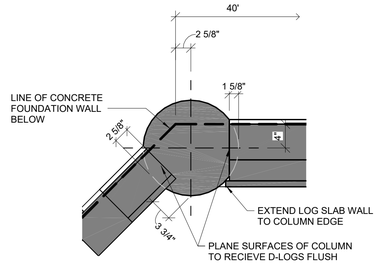
SHEET
A1.1
4 OF 15



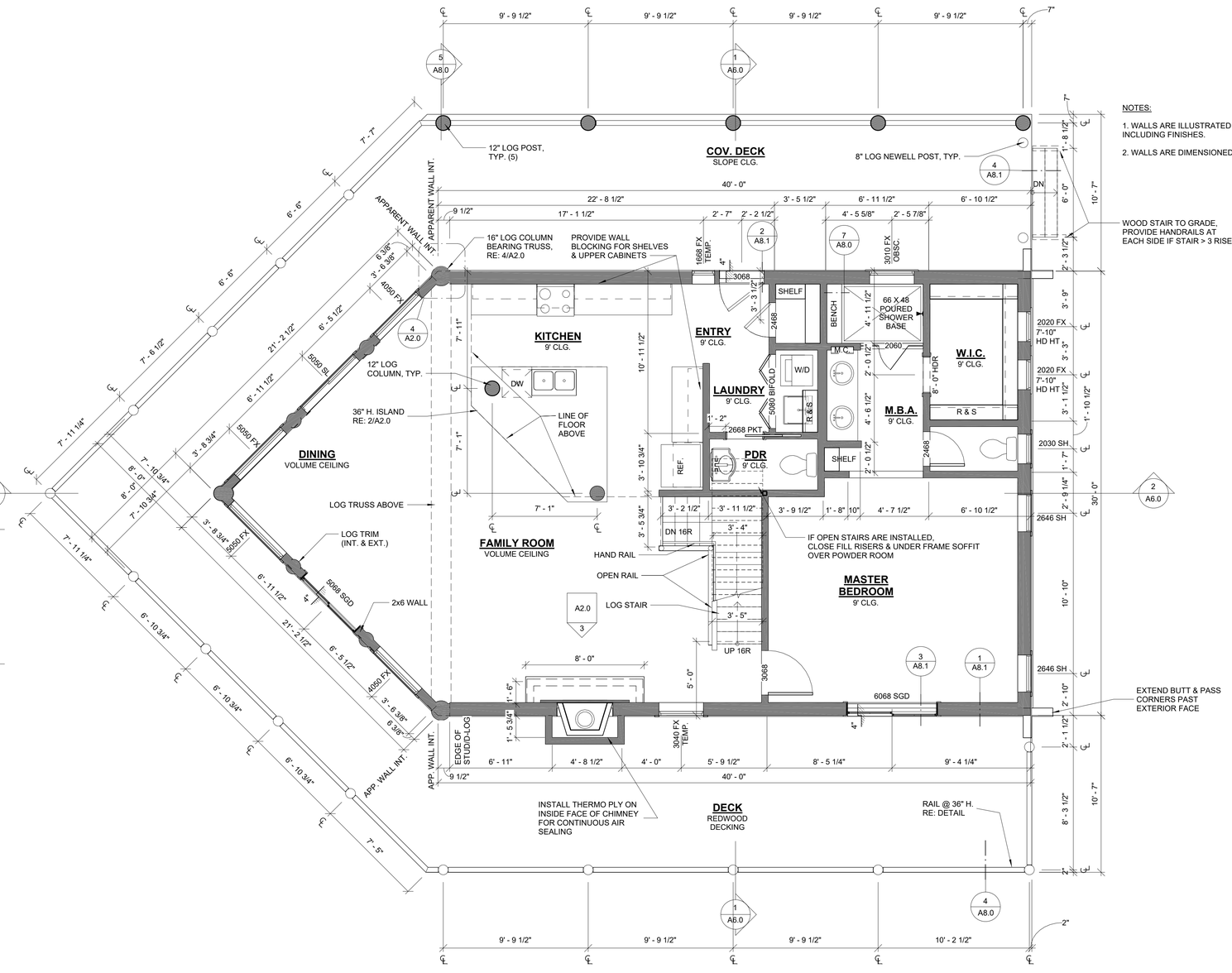
2 KITCHEN ISLAND DETAIL
1/4" = 1'-0"



3 FIREPLACE DETAIL
1/4" = 1'-0"



4 COLUMN DETAIL
1" = 1'-0"



1 MAIN LEVEL FLOOR PLAN
1/4" = 1'-0"

NOTES:

1. WALLS ARE ILLUSTRATED W/ TOTAL THICKNESS INCLUDING FINISHES.

2. WALLS ARE DIMENSIONED TO FACE OF STUD.

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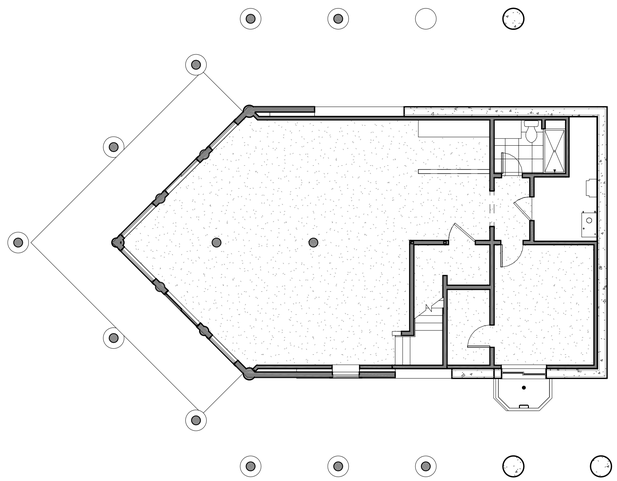
MAIN LEVEL FLOOR PLAN

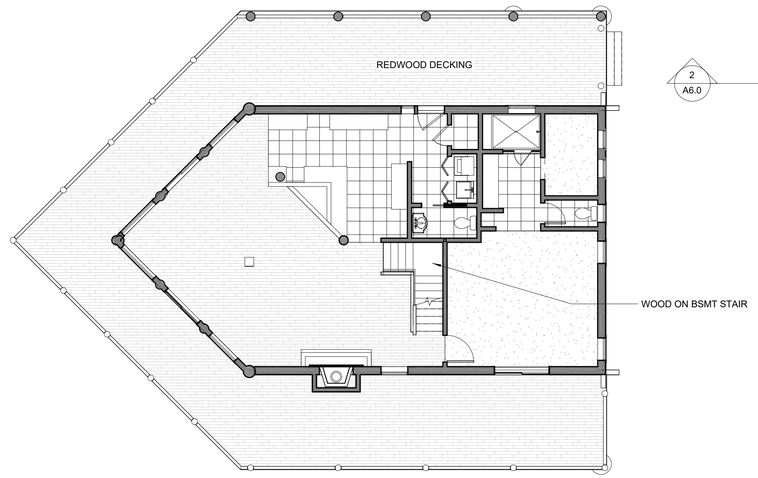
CD

SHEET A2.0
5 OF 15



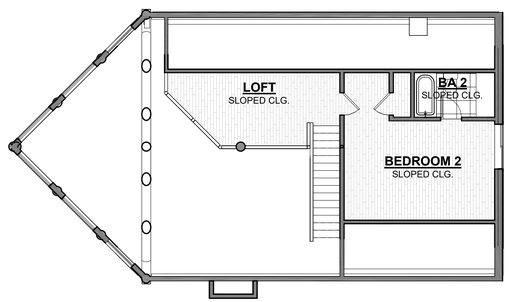
2 LOWER LEVEL FLOOR FUTURE FLOORING BREAKS

1/8" = 1'-0" (AT FINISH BSMT)



3 MAIN LEVEL FLOOR FLOORING BREAKS

1/8" = 1'-0"

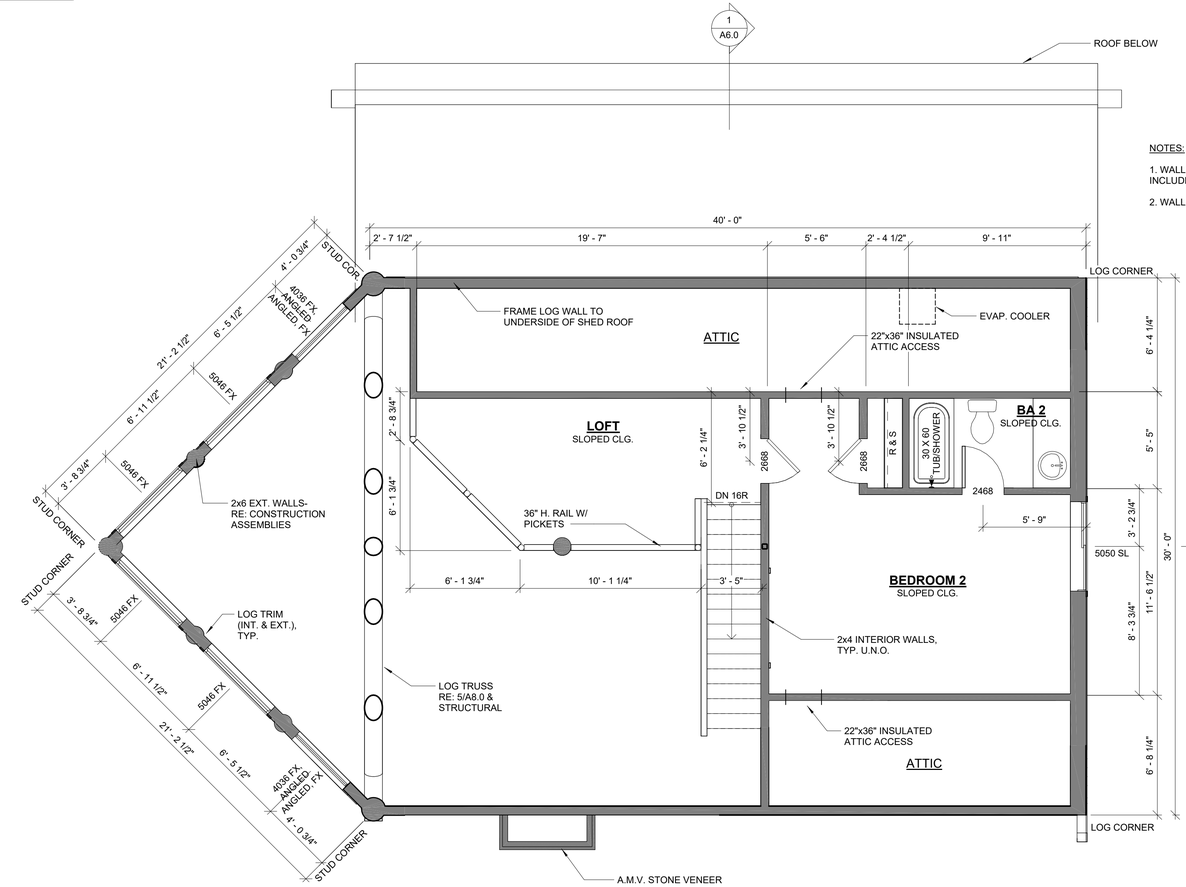


4 UPPER LEVEL FLOOR FLOORING BREAKS

1/8" = 1'-0"

FLOOR BREAK LEGEND

- TILE
- WOOD FLOORING
- CARPET



1 UPPER LEVEL FLOOR PLAN

1/4" = 1'-0"

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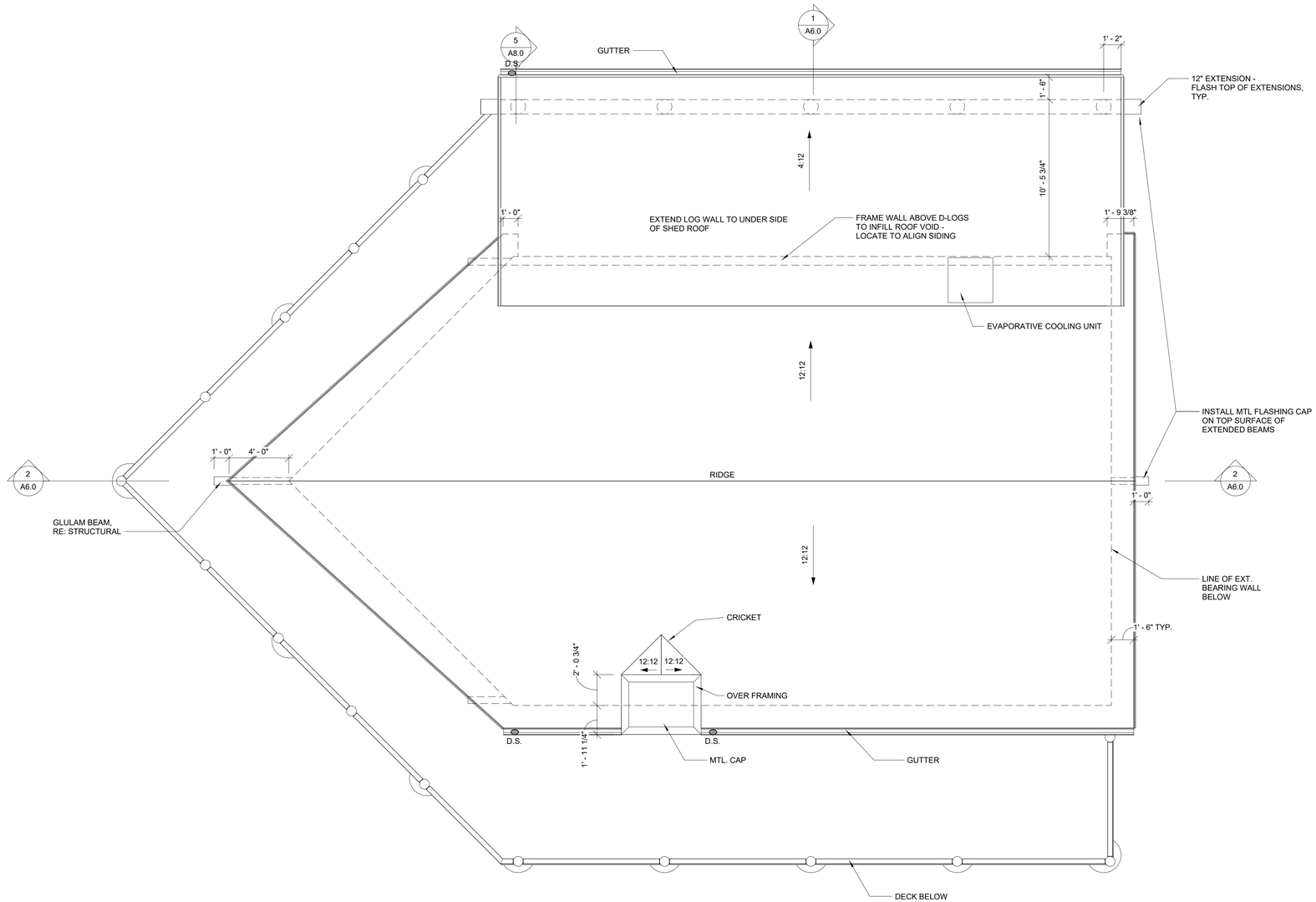
BY: AZ
DATE: 7/27/2016
SCALE: AS NOTED

UPPER LEVEL FLOOR PLAN
FLOORING BREAKS

CD

SHEET
A3.0
6 OF 15



1 ROOF PLAN
1/4" = 1'-0"

NOTE:
ROOF JOIST CAVITIES SHALL BE INSULATED THE FULL DEPTH FOR AN "UNVENTED" ROOF SYSTEM.
RE: CONSTRUCTION ASSEMBLIES & INSULATION SCHEDULES ON CVR SHEET.

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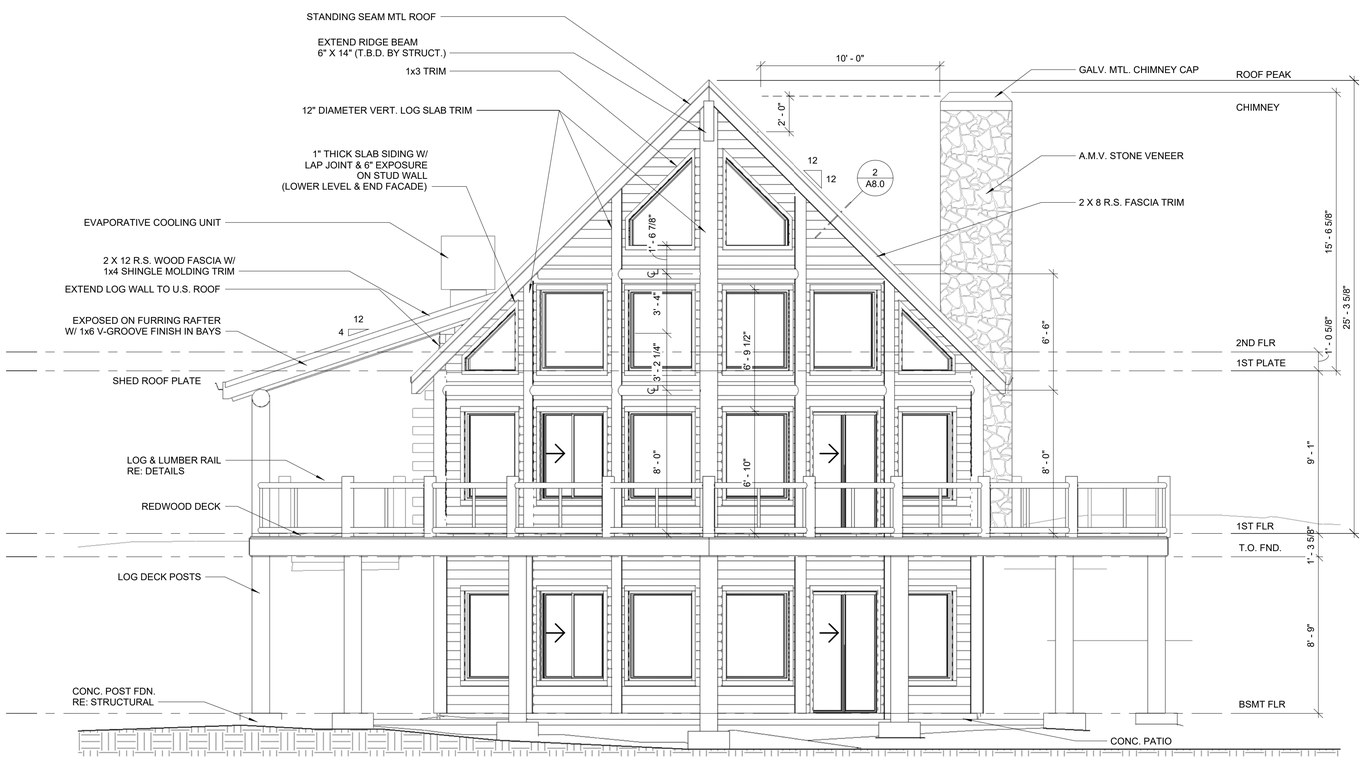
ROOF PLAN

CD

SHEET
A4.0
7 OF 15



2 FRONT ELEVATION

1/4" = 1'-0"

1 LEFT ELEVATION

1/4" = 1'-0"

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EXTERIOR ELEVATIONS

CD

SHEET A5.0
8 OF 15

1 REAR ELEVATION

1/4" = 1'-0"

2 RIGHT ELEVATION

1/4" = 1'-0"

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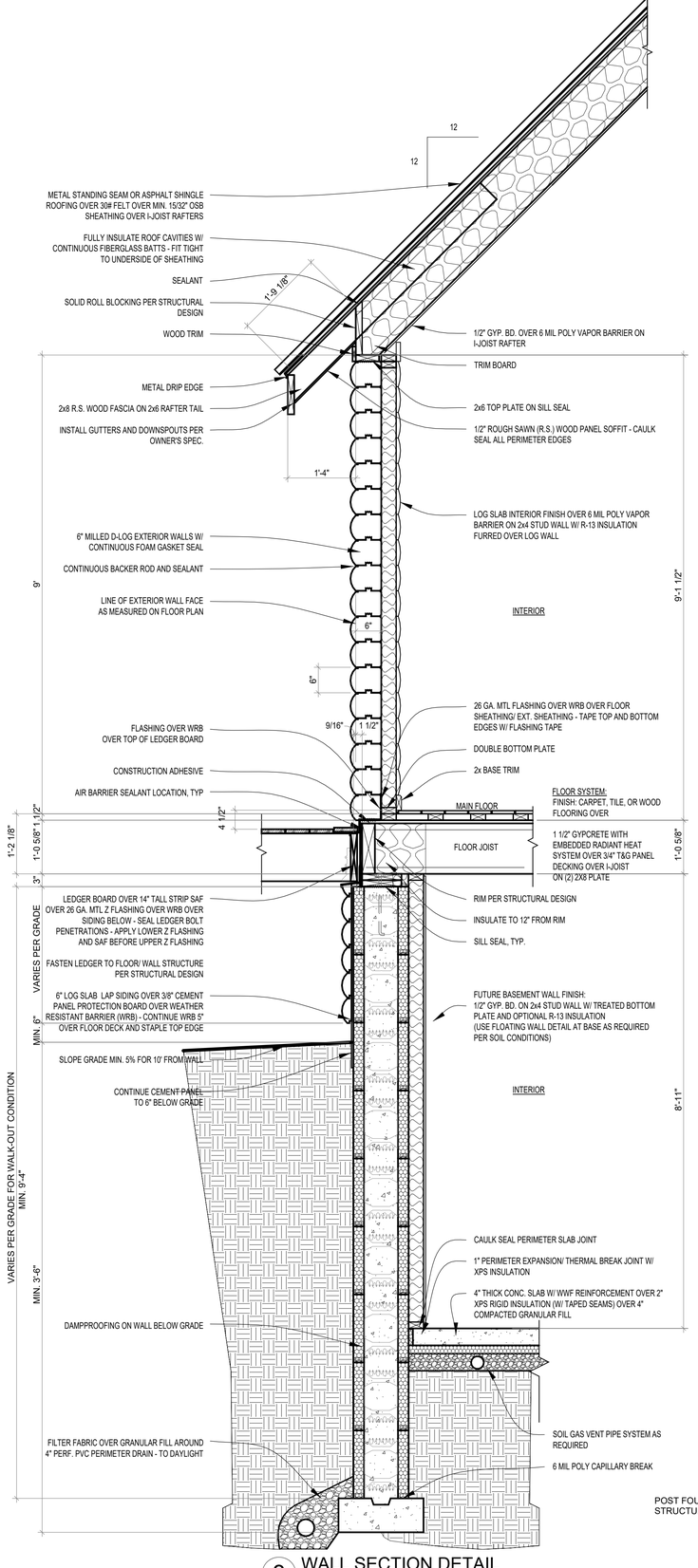
SCALE: AS NOTED

EXTERIOR ELEVATIONS

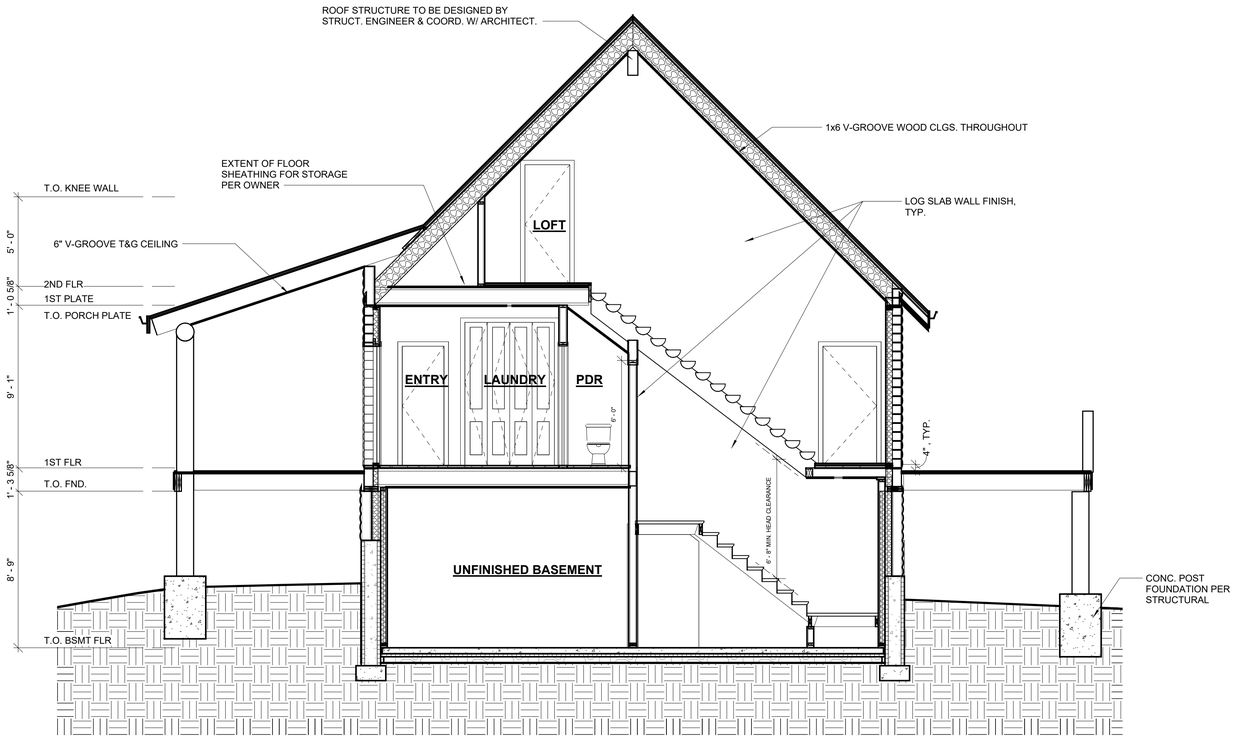
CD

SHEET
A5.1
9 OF 15



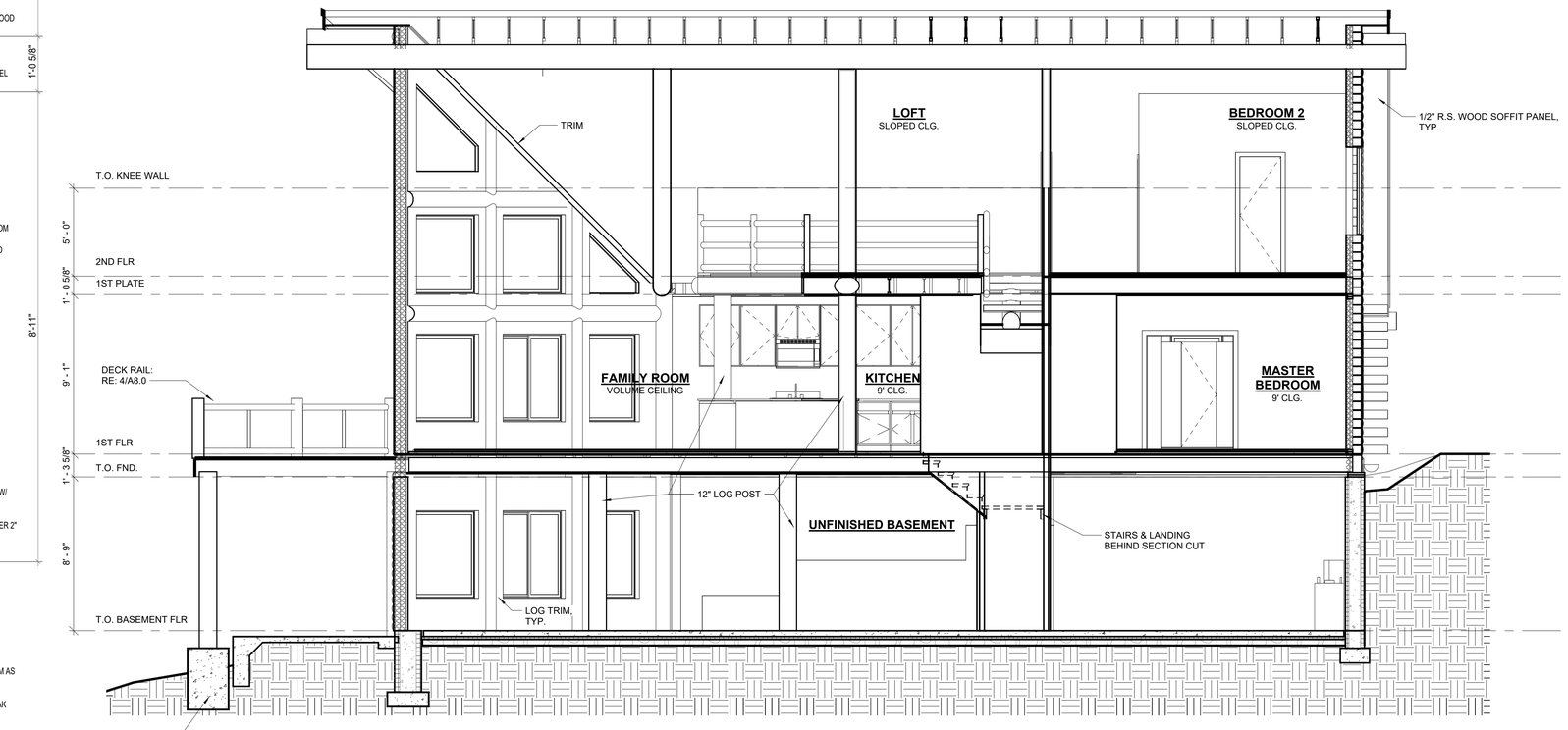
3 WALL SECTION DETAIL

3/4" = 1'-0"



1 SECTION 1

1/4" = 1'-0"



2 SECTION 2

1/4" = 1'-0"

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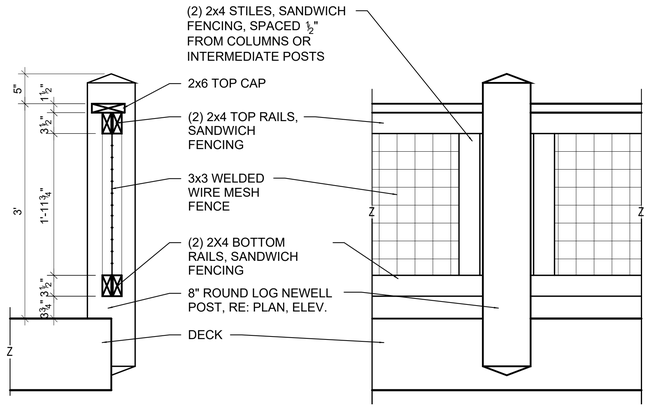
BUILDING SECTIONS

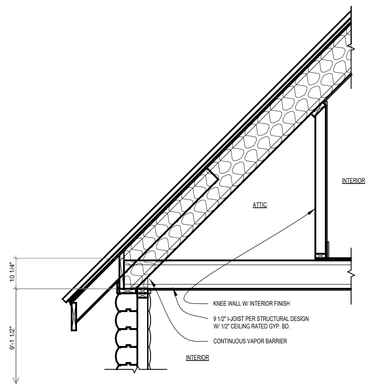
WALL SECTION

CD

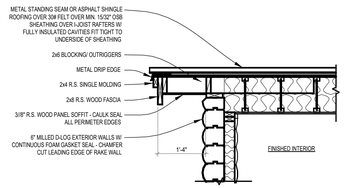
SHEET
A6.0
10 OF 15



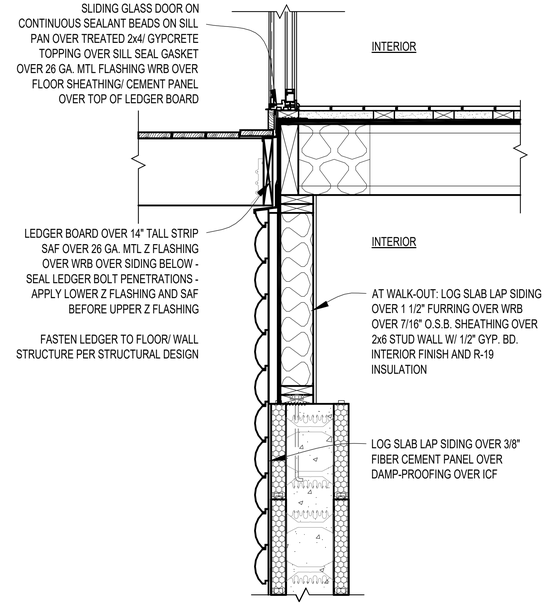
4 DECK RAILING DETAIL
1" = 1'-0"



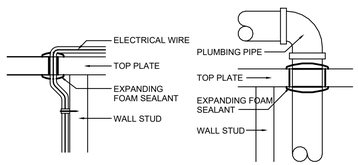
3 EAVE / UPPER FLOOR DETAIL
1/2" = 1'-0"



2 RAKE DETAIL
1/2" = 1'-0"

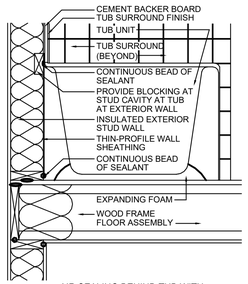


1 DECK DETAIL
1" = 1'-0"

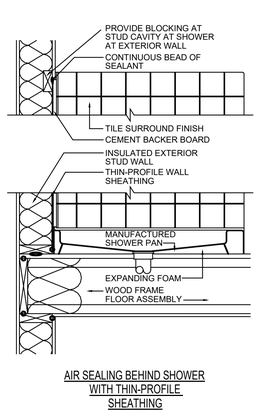


AIR SEAL AT TOP PLATE ELECTRICAL PENETRATION

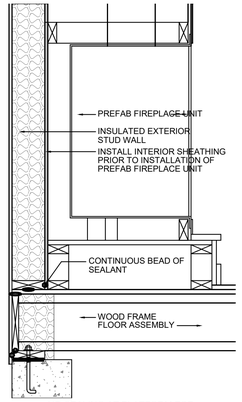
AIR SEAL AT TOP PLATE PIPE PENETRATION



AIR SEALING BEHIND TUB WITH THIN-PROFILE SHEATHING - SECTION

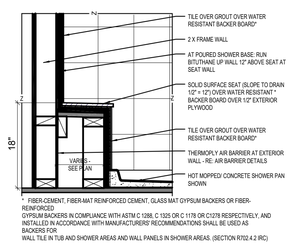


AIR SEALING BEHIND SHOWER WITH THIN-PROFILE SHEATHING



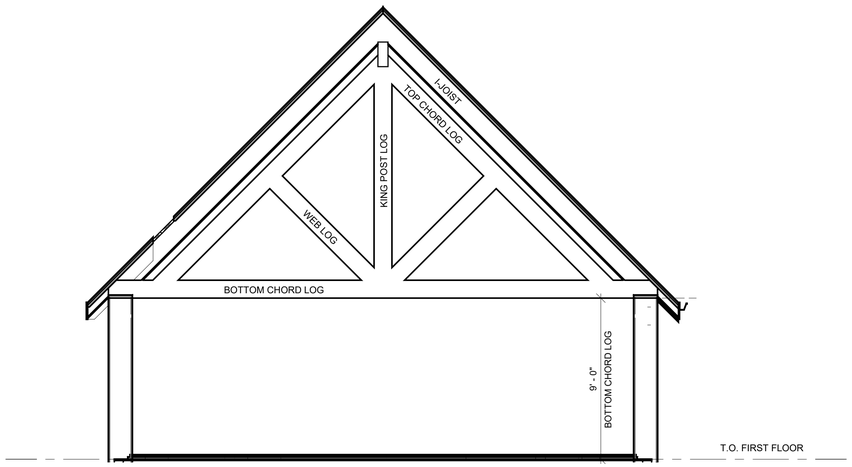
AIR SEALING AT PLATFORM FOR MANUFACTURED FIREPLACE ASSEMBLY

6 AIR BARRIER SEALING DETAILS
1" = 1'-0"



* FIBER-CEMENT, FIBER-MAT REINFORCED CEMENT, GLASS MAT GYPSUM BACKERS OR FIBER-REINFORCED
GYPSUM BACKERS IN COMPLIANCE WITH ASTM C 1288, C 1325 OR C 1178 OR C1278 RESPECTIVELY, AND INSTALLED IN ACCORDANCE WITH MANUFACTURERS' RECOMMENDATIONS SHALL BE USED AS BACKERS FOR
WALL TILE IN TUB AND SHOWER AREAS AND WALL PANELS IN SHOWER AREAS. (SECTION R702.4.2 IRC)

7 SHOWER SEAT DETAIL
1" = 1'-0"



RE: STRUCTURAL FOR LOG TRUSS AND ALL LOG TRUSS CONNECTIONS

5 TRUSS DETAIL
1/4" = 1'-0"

REVISION:

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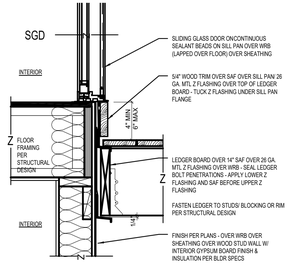
PH 303-949-8184

BY: AZ
DATE: 7/27/2016
SCALE: AS NOTED

DETAILS

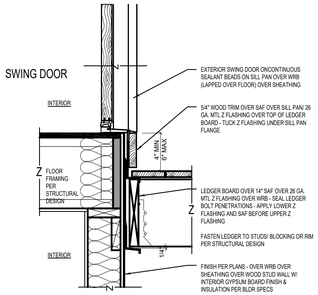
CD

SHEET
A8.0
11 OF 15



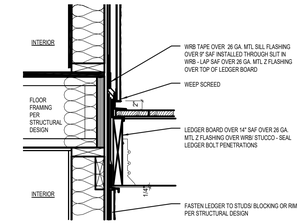
3 SGD THRESHOLD AT DECK

1" = 1'-0"



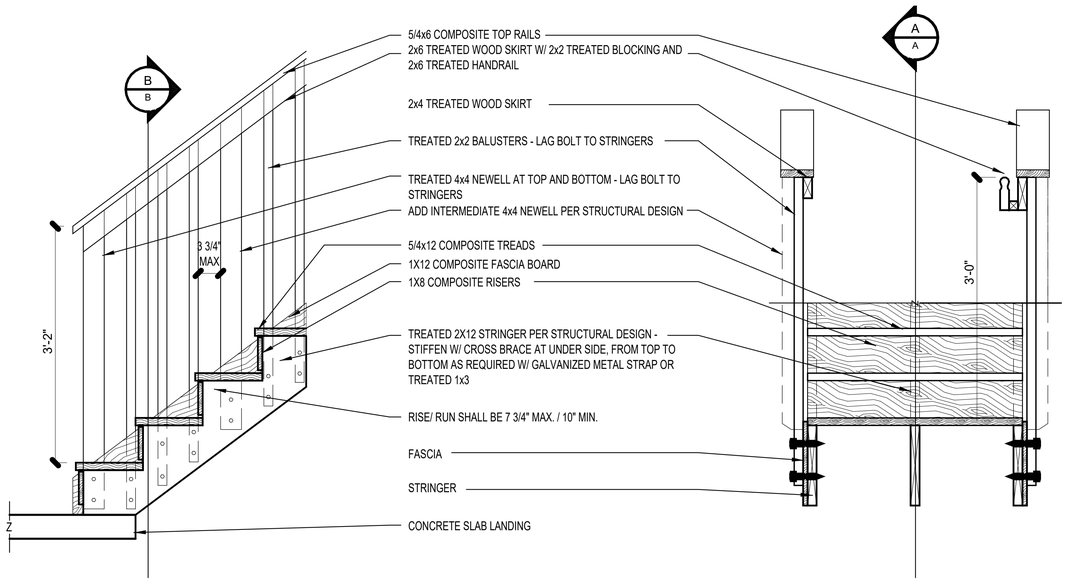
2 SWING DOOR THRESHOLD AT DECK

1" = 1'-0"



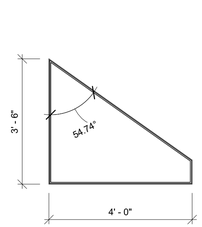
1 DECK LEDGER FLASHING DETAIL

1" = 1'-0"

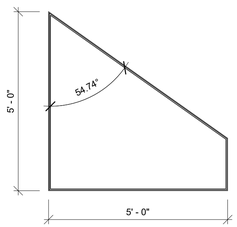


4 DECK STAIR

1" = 1'-0"



4036 - FX, ANGLED



5050 - FX, ANGLED

SPECIAL WINDOW TYPES

1/2" = 1'-0"

Window Schedule			
Window Type	Width	Height	Count
1668 - FX	1' - 6"	6' - 8"	1
2020 - FX	2' - 0"	2' - 0"	2
2030 - SH	2' - 0"	3' - 0"	1
2646 - SH	2' - 6"	4' - 6"	2
3010 - FX	3' - 0"	1' - 0"	1
3040 - FX	3' - 0"	4' - 0"	1
3040 - SH	3' - 0"	4' - 0"	1
4036 - FX, ANGLED	4' - 0"	3' - 6"	2
4050 - FX	4' - 0"	5' - 0"	4
5046 - FX	5' - 0"	4' - 6"	4
5050 - FX	5' - 0"	5' - 0"	4
5050 - FX, ANGLED	5' - 0"	5' - 0"	2
5050 - SL	5' - 0"	5' - 0"	3

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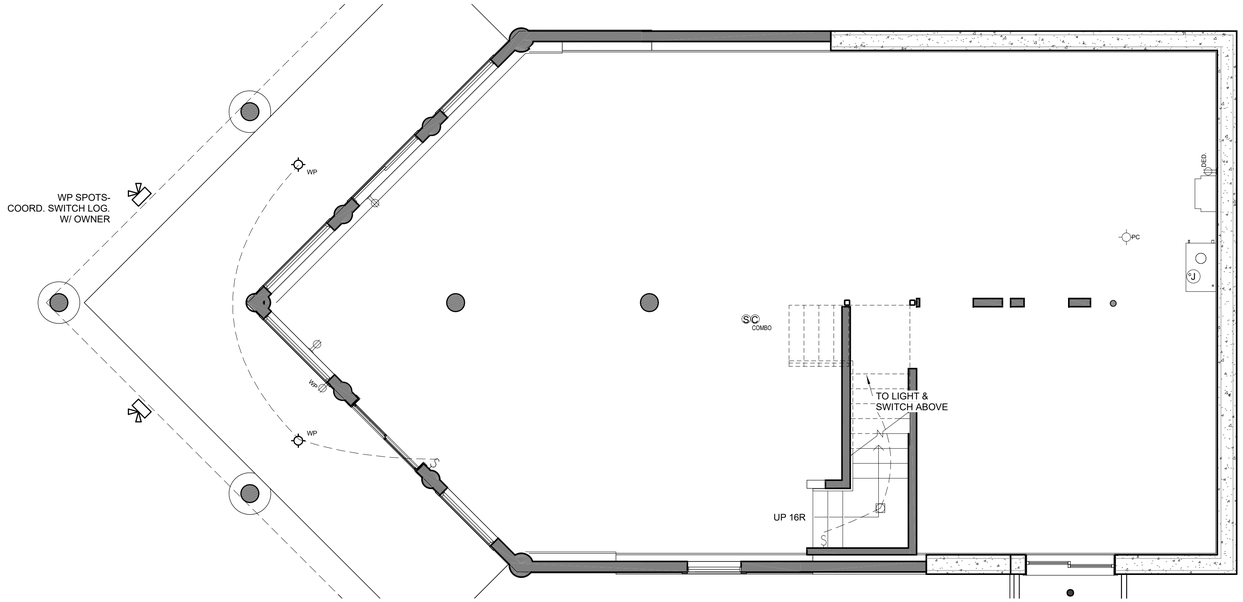
BY: AZ
DATE: 7/27/2016
SCALE: AS NOTED

DETAILS

SCHEDULES

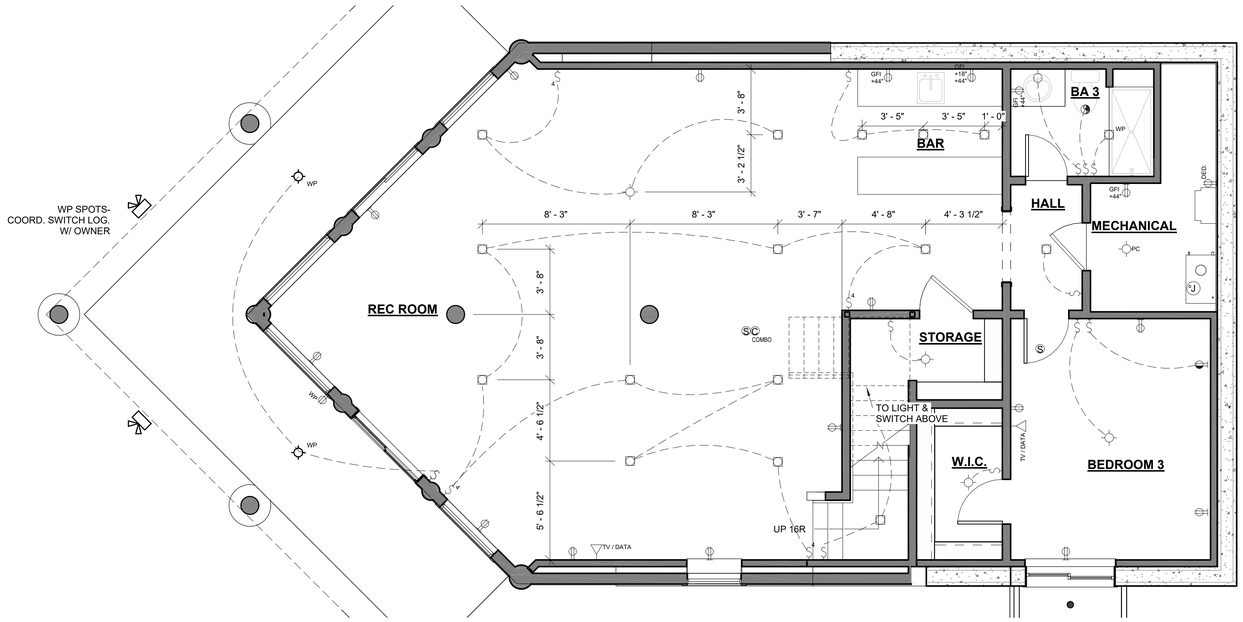
CD

SHEET
A8.1
12 OF 15



1 LOWER LEVEL ELECTRICAL PLAN

1/4" = 1'-0"



2 LOWER LEVEL FUTURE FINISH ELECTRICAL PLAN

1/4" = 1'-0"

ELECTRICAL LEGEND

	RECESSED LIGHT
WP	WEATHER-PROOF RECESSED LIGHT
	RECESSED DIRECTIONAL LIGHT
	WALL MOUNTED LIGHT
	CEILING MOUNTED LIGHT
PC	CEILING MOUNTED PULL CHAIN LIGHT
KL	CEILING MOUNTED KEYLESS LIGHT
P	CEILING MOUNTED PENDANT LIGHT
	FLUORESCENT TUBE LIGHT FIXTURE
	DUPLEX OUTLET
USB	OUTLET WITH USB PORTS
WP	WEATHER-PROOF DUPLEX OUTLET
GFI	GROUND FAULT INTERRUPTER DUPLEX OUTLET
DED	DEDICATED CIRCUIT OUTLET
	SWITCHED DUPLEX OUTLET
	CEILING MOUNTED DUPLEX OUTLET
220V	220 VOLT OUTLET
	FLOOR OUTLET
PHONE DATA VIDEO	PHONE, DATA (PER SPECS), VIDEO (COAX OUTLET)
S	SMOKE DETECTOR
S/C COMBO	CARBON MONOXIDE / SMOKE DETECTOR
D	DISPOSAL
	EXHAUST FAN - VENTED TO EXTERIOR
LV	LOW VOLTAGE
J	JUNCTION BOX
T ?	THERMOSTAT
DB	DOOR BELL CHIME
	SINGLE POLE SWITCH
3	3 WAY SWITCH
4	4 WAY SWITCH
LV	LOW VOLTAGE SWITCH
	PHOTOCELL SWITCH

NOTES:

- ALL LIGHT FIXTURES TO BE ENERGY STAR COMPLIANT OR BE INSTALLED WITH A COMPACT FLUORESCENT BULB OR LED.
- LOCATE ALL APPLIANCE ELECTRICAL OUTLETS OR JUNCTION BOXES PER THE MANUFACTURER INSTALLATION INSTRUCTIONS.

REVISION:

STATE OF COLORADO
DAVID ROBERT BOYLE
00493151
LICENSED ARCHITECT

GAUTHIER HOUSE
1498 JEFFERSON RD.
HARTSEL, COLORADO

LOCUS
DESIGN GROUP
ARCHITECTURE & PLANNING
LITTLETON, COLORADO
PH 303-949-8184

BY: AZ

DATE: 7/27/2016

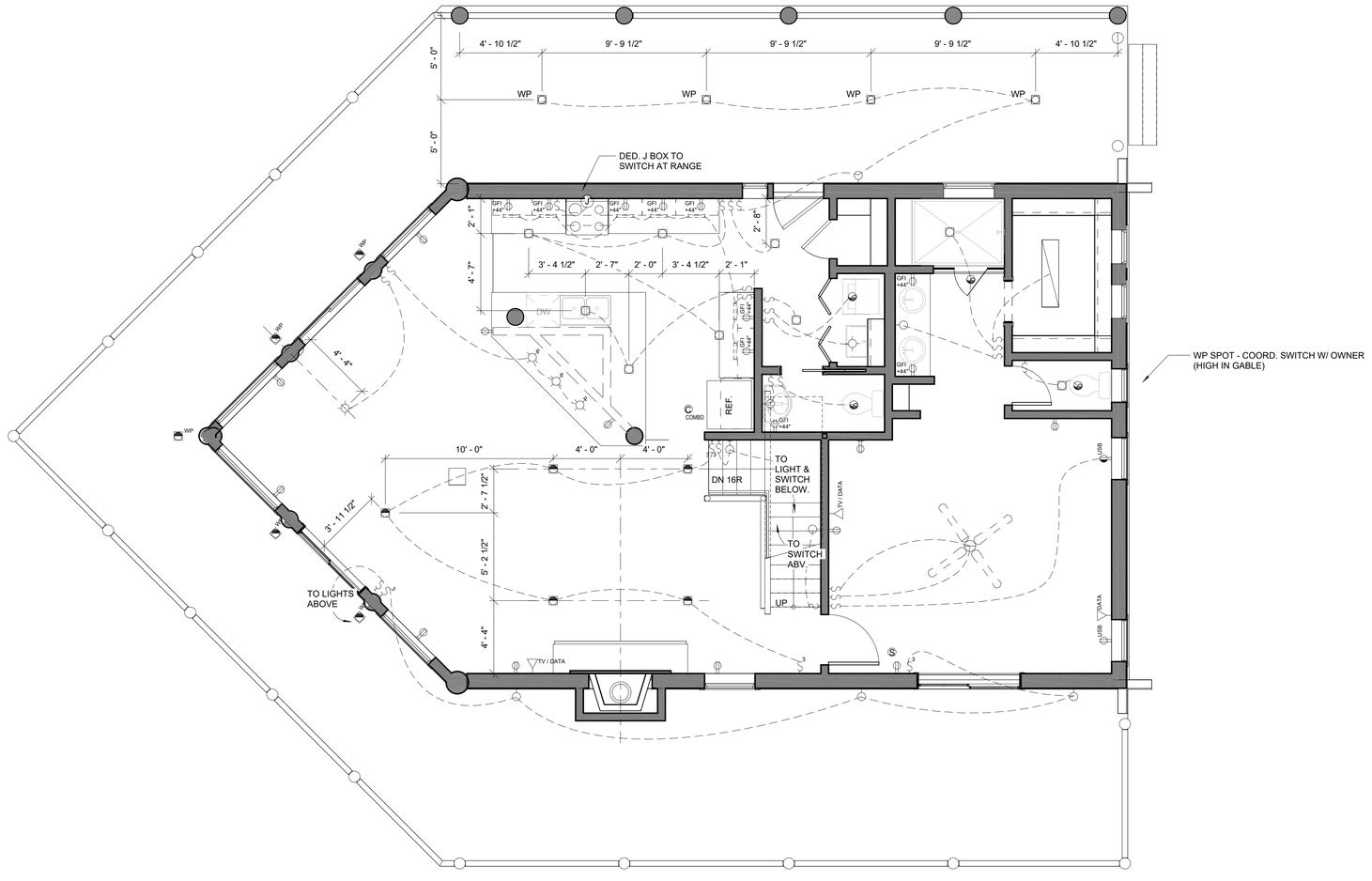
SCALE: AS NOTED

LOWER LEVEL

ELECTRICAL PLAN

CD

SHEET
E1.0
13 OF 15



1 MAIN LEVEL ELECTRICAL PLAN

1/4" = 1'-0"

ELECTRICAL LEGEND

	RECESSED LIGHT
WP	WEATHER-PROOF RECESSED LIGHT
	RECESSED DIRECTIONAL LIGHT
	WALL MOUNTED LIGHT
	CEILING MOUNTED LIGHT
PC	CEILING MOUNTED PULL CHAIN LIGHT
KL	CEILING MOUNTED KEYLESS LIGHT
P	CEILING MOUNTED PENDANT LIGHT
	FLUORESCENT TUBE LIGHT FIXTURE
	DUPLEX OUTLET
USB	OUTLET WITH USB PORTS
WP	WEATHER-PROOF DUPLEX OUTLET
GFI	GROUND FAULT INTERRUPTER DUPLEX OUTLET
DED	DEDICATED CIRCUIT OUTLET
	SWITCHED DUPLEX OUTLET
	CEILING MOUNTED DUPLEX OUTLET
220V	220 VOLT OUTLET
	FLOOR OUTLET
PHONE DATA VIDEO	PHONE, DATA (PER SPECS), VIDEO (COAX OUTLET)
S	SMOKE DETECTOR
CS COMBO	CARBON MONOXIDE / SMOKE DETECTOR
D	DISPOSAL
	EXHAUST FAN - VENTED TO EXTERIOR
LV	LOW VOLTAGE
	JUNCTION BOX
T	THERMOSTAT
DB	DOOR BELL CHIME
	SINGLE POLE SWITCH
3	3 WAY SWITCH
4	4 WAY SWITCH
LV	LOW VOLTAGE SWITCH
	PHOTOCELL SWITCH

NOTES:

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MAIN LEVEL

ELECTRICAL PLAN

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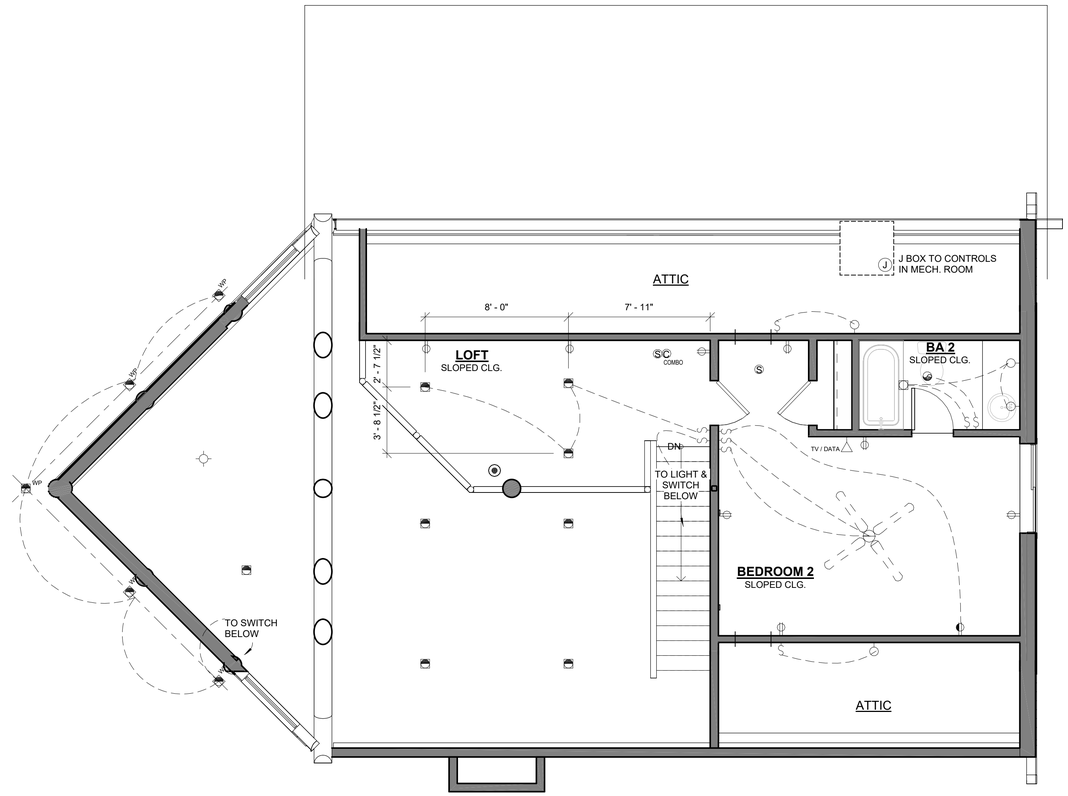
SHEET
E2.0
14 OF 15



1 UPPER LEVEL ELECTRICAL PLAN

1/4" = 1'-0"

ELECTRICAL LEGEND

	RECESSED LIGHT
WP	WEATHER-PROOF RECESSED LIGHT
	RECESSED DIRECTIONAL LIGHT
	WALL MOUNTED LIGHT
	CEILING MOUNTED LIGHT
PC	CEILING MOUNTED PULL CHAIN LIGHT
KL	CEILING MOUNTED KEYLESS LIGHT
P	CEILING MOUNTED PENDANT LIGHT
	FLUORESCENT TUBE LIGHT FIXTURE
	DUPLEX OUTLET
USB	OUTLET WITH USB PORTS
WP	WEATHER-PROOF DUPLEX OUTLET
GFI	GROUND FAULT INTERRUPTER DUPLEX OUTLET
DED	DEDICATED CIRCUIT OUTLET
	SWITCHED DUPLEX OUTLET
	CEILING MOUNTED DUPLEX OUTLET
220V	220 VOLT OUTLET
	FLOOR OUTLET
PHONE DATA VIDEO	PHONE, DATA (PER SPECS), VIDEO (COAX OUTLET)
S	SMOKE DETECTOR
CS COMBO	CARBON MONOXIDE / SMOKE DETECTOR
D	DISPOSAL
	EXHAUST FAN - VENTED TO EXTERIOR
LV	LOW VOLTAGE
	JUNCTION BOX
T	THERMOSTAT
DB	DOOR BELL CHIME
	SINGLE POLE SWITCH
3	3 WAY SWITCH
4	4 WAY SWITCH
LV	LOW VOLTAGE SWITCH
	PHOTOCELL SWITCH

NOTES:

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UPPER LEVEL

ELECTRICAL PLAN

CD

SHEET
E3.0
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