



PROJECT ZONING

U-SU-C1 ZONE DISTRICT
URBAN HOUSE FORM
ZONE LOT DEPTH = 85%/95%
2.5 MAX STORIES ALLOWABLE
50'-0" WIDE ZONE LOT
FRONT BASE PLANE ELEVATION = 45.6' (INTERIOR ZLL ELEV. @ PRIMARY SSL FOR CORNER LOT)
REAR BASE PLANE ELEVATION = 44.4' (INTERIOR ZLL ELEV. @ REAR ZLL FOR CORNER LOT)

BUILDING COVERAGE

ALLOWABLE COVERAGE	
ZONE LOT AREA	5,866 SQ. FT.
ALLOWABLE COVERAGE (37.5%)	2,200 SQ. FT.
PROPOSED COVERAGE	
RESIDENCE / ATTACHED GARAGE	2,192 SQ. FT.
GARAGE CREDIT	0 SQ. FT.
FRONT PORCH	149 SQ. FT.
FRONT PORCH CREDIT	-149 SQ. FT.
TOTAL BUILDING COVERAGE (37.3%)	2,192 SQ. FT.

ZONING LAND USE

BUILDING FORM	LAND USE	FLOOR AREA
HABITABLE STORY		
PRIMARY URBAN HOUSE BUILDING FORM		
LOWER LEVEL	ONE UNIT DWELLING	1,428 SQ. FT.
L.L. UNFINISHED	MECHANICAL & STORAGE	157 SQ. FT.
MAIN LEVEL	ONE UNIT DWELLING	1,700 SQ. FT.
M.L. GARAGE	VEHICLE PARKING	432 SQ. FT.
UPPER LEVEL	ONE UNIT DWELLING	1,439 SQ. FT.

DRIVEWAY COVERAGE

N/A

DATUM NOTES

ELEVATION DATUM: NAVD 88

LEGAL DESCRIPTION

SCHINNERS ADD RESUB OF S 160 FT BLK 6 MCGILL'S SUB
S 53.33 FT OF L 16-21

CLIMATIC & GEOGRAPHIC DESIGN CRITERIA

CLIMATE ZONE: 5B

SQUARE FOOTAGE CALC.

FINISHED	
LOWER LEVEL	1,428 SQ. FT.
MAIN LEVEL	1,700 SQ. FT.
UPPER LEVEL	1,439 SQ. FT.
TOTAL FINISHED	4,567 SQ. FT.
UNFINISHED	
LOWER LEVEL	157 SQ. FT.
UPPER LEVEL	9 SQ. FT.
UNCONDITIONED & EXTERIOR	
2-BAY GARAGE	432 SQ. FT.
COVERED ENTRY PORCH	107 SQ. FT.
OPEN ENTRY PORCH	42 SQ. FT.
OPEN PATIO	162 SQ. FT.
OPEN DINING / GRILLING PATIO	174 SQ. FT.

GENERAL NOTES

GENERAL CONDITIONS:

- o - PERMIT DRAWINGS:
THE ARCHITECT HAS BEEN CONTRACTED TO PROVIDE LIMITED SERVICES. IN REGARDS TO THE CONTRACT DOCUMENTS, THE ARCHITECT WILL PREPARE THIS SET OF PERMIT DRAWINGS ONLY. ALL OTHER COMPONENTS OF THE CONTRACT DOCUMENTS ARE BY THE BUILDER OR THE BUILDERS CONSULTANTS INCLUDING:
A. STRUCTURAL, MECHANICAL, CIVIL AND ALL OTHER TYPES OF ENGINEERING SERVICES.
B. FINISHES & FIXTURE SELECTIONS.
C. PROJECT SPECIFICATIONS.
D. SOILS TEST & ENVIRONMENTAL REPORTS.
E. SITE SURVEYS AND PLOT PLANS.

- o - THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE OWNER'S SELECTION OF ANY SPECIFIC PRODUCT, MANUFACTURER, OR METHOD OF INSTALLATION NOT DOCUMENTED IN THE CONSTRUCTION DOCUMENTS. THE ARCHITECT SHALL NOT HAVE CONTROL OVER OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK.

- o - CONSTRUCTION PHASE SERVICES:
THE ARCHITECT IS NOT CONTRACTED FOR CONSTRUCTION PHASE SERVICES INCLUDING:
A. REVIEW OF SHOP DRAWING AND PRODUCT
B. CONSTRUCTION OBSERVATIONS
C. ADMINISTRATION OF THE CONSTRUCTION CONTRACT INCLUDING PAYMENT APPLICATIONS.

- o - CLARIFICATIONS & RFIS:
IN THE EVENT THAT ADDITIONAL DETAIL OR GUIDANCE IS NEEDED BY THE OWNER / BUILDER, CONTRACTOR OR SUBCONTRACTOR FOR CONSTRUCTION OF ANY ASPECT OF THE PROJECT, THEY SHALL IMMEDIATELY NOTIFY THE ARCHITECT. FAILURE TO GIVE A SIMPLE NOTICE SHALL RELIEVE THE ARCHITECT OF RESPONSIBILITY FOR THE CONSEQUENCES. ANY DISCREPANCY OR AMBIGUITY DISCOVERED BY THE USE OF THESE PLANS SHALL BE REPORTED IMMEDIATELY TO THE ARCHITECT. CHANGES MADE FROM THE PLANS WITHOUT THE CONSENT OF THE ARCHITECT ARE UNAUTHORIZED AND SHALL RELIEVE THE ARCHITECT OF RESPONSIBILITY FOR ALL CONSEQUENCES ARRIVING OUT OF SUCH CHANGES.

- o - PROJECT TO BE BUILT FROM "CONSTRUCTION ISSUE" SET OF DRAWINGS.
- o - ALL DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE. DIMENSIONS TAKE PRECEDENCE OVER DRAWING - DO NOT SCALE.

CODES AND REFERENCED STANDARDS:

- o - CURRENTLY ADOPTED CODES:
 - INTERNATIONAL RESIDENTIAL CODE, 2018 EDITION
 - INTERNATIONAL ENERGY CONSERVATION CODE, 2018 EDITION - PRESCRIPTIVE PATH (LIGHTING EFFICIENCY)
 - INTERNATIONAL PLUMBING CODE, 2018 EDITION
 - INTERNATIONAL MECHANICAL CODE, 2018 EDITION
 - INTERNATIONAL FUEL GAS CODE, 2018 EDITION
 - INTERNATIONAL FIRE CODE, 2018 EDITION
 - NATIONAL ELECTRICAL CODE, 2020 EDITION (NFPA 70).
 - 2018 DENVER AMENDMENTS. ⚠️

- o - REFERENCED STANDARDS:
AS DETAILED IN IRC CHAPTER 44 AND AS SPECIFIED IN SECTION R102.4, NUMEROUS REQUIREMENTS FOR PRODUCTS AND INSTALLATION METHODS ARE SPECIFIED BY THE IRC. WHEN NOT SPECIFIED BY THESE PERMIT DRAWINGS, IT IS THE RESPONSIBILITY OF THE BUILDER / CONTRACTOR AND ALL SUBCONTRACTORS TO VERIFY COMPLIANCE WITH THESE REFERENCED STANDARDS. THE BUILDER / CONTRACTOR AND/OR THE SUBCONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT IF ANY PORTION OF THE DRAWINGS CONTRADICT THE REFERENCED STANDARDS.
- o - MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS:
THE BUILDER / CONTRACTOR AND/OR THE SUB-CONTRACTORS SHALL FOLLOW ALL MFG. INSTRUCTIONS AND RECOMMENDATIONS. IF ANY PORTION OF THE DRAWINGS CONTRADICT THE MANUFACTURER'S INSTRUCTIONS, THE BUILDER / CONTRACTOR AND/OR THE SUBCONTRACTORS SHALL IMMEDIATELY NOTIFY THE ARCHITECT.

SITE WORK:

- o - SOILS REPORT:
PROVIDE SITE PREPARATION AS SPECIFIED BY THE SOILS ENGINEER REPORT INCLUDING A FOUNDATION DRAINAGE SYSTEM.
- o - PROVIDE A MINIMUM CLEARANCE OF 6" FROM ALL EXTERIOR WALL COVERINGS (EXCEPT 4" FOR MASONRY VENEER) TO THE TOP OF GRADE.
- o - PROVIDE A MINIMUM CLEARANCE OF 8" FROM THE NON-TREATED BASE OF WOOD FRAMING TO THE TOP OF ADJACENT GRADE.
- o - SLOPE GRADE PER THE SOILS REPORT OR A MINIMUM 10% AWAY FROM THE STRUCTURE FOR THE FIRST 10 FEET DISTANCE. IMPERVIOUS SURFACES MAY BE SLOPED A MINIMUM 2.5% AWAY FROM THE STRUCTURE FOR THE FIRST 10'.
- o - GALVANIZED DOWNSPOUTS TO HAVE ADJUSTABLE EXTENDERS TO CARRY WATER MIN. 5'-0" AWAY FROM BUILDING OR AS RECOMMENDED BY SOILS REPORT (TYP).
- o - GUARDRAILS: SHALL BE LOCATED ALONG ALL OPEN-SIDED WALKING SURFACES INCLUDING STAIRS, RAMPS AND LANDINGS (INCLUDING PATIOS) THAT ARE LOCATED MORE THAN 30" HIGH TO ANY POINT WITHIN 36" HORIZ. TO THE EDGE OF THE OPEN SIDE.
A. GUARDS SHALL BE NOT LESS THAN 36" HIGH EXCEPTION: WHERE THE TOP OF THE GUARD ALSO SERVES AS A HANDRAIL ON THE OPEN SIDES OF STAIRS, THE TOP OF THE GUARD SHALL NOT BE LESS THAN 34" AND NOT MORE THAN 36".
B. INTERMEDIATE BALUSTERS/RAILS SHALL BE CONSTRUCTED SUCH THAT A SPHERE 4" IN DIAMETER CANNOT PASS THROUGH.

CONCRETE & MASONRY:

- o - FOUNDATION DESIGN AND SOILS REPORT BY COLORADO REGISTERED ENGINEER AND PER IRC, FOUNDATIONS SHOWN ARE GENERIC. FOUNDATION AND BASEMENT FLOOR DESIGN MAY REQUIRE FLOATING WALLS - SEE ENGINEER'S DETAILS. ENGINEER SHALL BE ON HAND AT TIME OF INSPECTION.
- o - PER ENGINEER AND IRC SECTION 506, PROVIDE A MIN. 4" BASE COURSE OF SAND, GRAVEL, CRUSHED STONE OR CRUSHED BLAST-FURNACE SLAG UNDER CONCRETE FLOORS ON GROUND WITH A 6 MIL POLYETHYLENE OR APPROVED VAPOR RETARDER WITH JOINTS LAPPED NOT LESS THAN 6" AND PLACED BETWEEN THE BASE COURSE AND THE SLAB.

FRAMING:

- o - PROVIDE FIREBLOCKING IN COMBUSTIBLE CONSTRUCTION TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERT. AND HORIZ.) AT THE FOLLOWING LOCATIONS:
1. IN WALLS VERTICALLY AT THE CEILING AND FLOOR LEVELS.
2. IN WALLS HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET.
3. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES.
4. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN.
5. AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND WIRES AT CEILING AND FLOOR LEVELS.
- o - IN COMBUSTIBLE CONSTRUCTION WHERE THERE IS USABLE SPACE BOTH ABOVE AND BELOW THE CONCEALED SPACE OF A FLOOR / CEILING ASSEMBLY, DRAFTSTOPS SHALL BE INSTALLED SO THAT THE AREA OF THE CONCEALED SPACE DOES NOT EXCEED 1,000 S.F.. DRAFTSTOPPING SHALL DIVIDE THE CONCEALED SPACE INTO APPROX. EQUAL AREAS. WHERE THE ASSEMBLY IS ENCLOSED BY A FLOOR MEMBRANE ABOVE AND A CEILING MEMBRANE BELOW, DRAFTSTOPPING SHALL BE PROVIDED IN FLOOR CEILING ASSEMBLIES UNDER THE FOLLOWING CIRCUMSTANCES:
1. CEILING IS SUSPENDED UNDER THE FLOOR FRAMING.
2. FLOOR FRAMING IS CONSTRUCTED OF TRUSS TYPE OPEN WEB OR PERFORATED MEMBERS.

2018 INTERNATIONAL RESIDENTIAL CODE

THERMAL AND MOISTURE PROTECTION:

- o - PROVIDE DAMPPROOFING OR WATERPROOFING OF ALL FOUNDATIONS PER SOILS REPORT AND/OR SECTION R406.
- o - CLASS I, II OR III VAPOR RETARDERS ARE REQUIRED ON THE INTERIOR SIDE OF FRAME WALLS IN ZONE 5. THE FOLLOWING SHALL BE DEEMED TO MEET THE CLASS SPECIFIED:
CLASS I: SHEET POLYETHYLENE, UNPERFORATED ALUMINUM FOIL.
CLASS II: KRAFT-FACED FIBERGLASS BATTS.
CLASS III: LATEX OR ENAMEL PAINT.
- o - WALL FLASHING:
APPROVED CORROSION-RESISTANT FLASHING SHALL BE APPLIED IN A MANNER TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY OR PENETRATION OF WATER TO THE BUILDING STRUCTURAL FRAMING COMPONENTS. THE FLASHING SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH. APPROVED CORROSION-RESISTANT FLASHING SHALL BE INSTALLED AT ALL OF THE FOLLOWING LOCATIONS PER R703:
1. EXTERIOR WINDOW AND DOOR OPENING.
2. AT THE INTERSECTION OF CHIMNEYS OR OTHER MASONRY CONSTRUCTION W/ FRAME OR STUCCO WALLS, W/ PROJECTING LIPS ON BOTH SIDES UNDER STUCCO COPINGS.
3. UNDER AND AT THE ENDS OF MASONRY, WOOD OR METAL COPINGS AND SILLS.
4. CONTINUOUSLY ABOVE ALL PROJECTING WOOD OR HARDBOARD/FIBER-CEMENT TRIM.
5. WHERE EXTERIOR PORCHES, DECKS, OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OF WOOD-FRAME CONSTRUCTION.
6. AT WALL AND ROOF INTERSECTIONS.
7. AT BUILT-IN GUTTERS.

- o - ROOF FLASHING:
FLASHINGS SHALL BE INSTALLED IN A MANNER THAT PREVENTS MOISTURE FROM ENTERING THE WALL AND ROOF THROUGH JOINTS IN COPINGS, THROUGH MOISTURE PERMEABLE MATERIALS AND AT INTERSECTIONS WITH PARAPET WALLS AND OTHER PENETRATIONS THROUGH THE ROOF PLANE INCLUDING THE FOLLOWING LOCATIONS PER R903 AND R905:
1. WALL AND ROOF INTERSECTIONS.
2. WHEREVER THERE IS A CHANGE IN ROOF SLOPE OR DIRECTION.
3. AROUND ROOF OPENINGS.

- o - THE BUILDING THERMAL ENVELOPE SHALL BE DURABLY SEALED TO LIMIT INFILTRATION. THE SEALING METHODS BETWEEN DISSIMILAR MATERIALS SHALL ALLOW FOR DIFFERENTIAL EXPANSION AND CONTRACTION. RE: N1102.4.

- o - WHERE NECESSARY, OR AS DIRECTED BY CONTRACTOR, PROVIDE EXTRUDED POLYSTYRENE IN LIEU OF BATT INSULATION, BEHIND, BENEATH, OR ADJACENT TO PLUMBING, MECHANICAL, AND ELECTRICAL SUPPLIES, RETURNS, AND OTHER DISTRIBUTION LINES AND FIXTURES TO ENSURE THE MINIMUM INSULATION VALUES ARE STRICTLY ADHERED TO IN ALL LOCATIONS. IN ALL INACCESSIBLE OR ENCLOSED AREAS OR AREAS THAT MAY BE INACCESSIBLE OR MAY BE ENCLOSED, PLACE EXTRUDED POLYSTYRENE INSULATION IMMEDIATELY PRIOR TO PLACING THE PLUMBING, MECHANICAL, AND ELECTRICAL RUNS.

- o - INSULATE ALL CANTILEVERED FLOORS WITH BATT INSULATION, SUFFICIENT TO FILL THE FRAMING CAVITY AND PROVIDE CLASS I, II OR III VAPOR RETARDERS ON THE INTERIOR SIDE OF FRAME.

- o - INSULATION VALUES
THE TABLE BELOW LISTS THE PRESCRIPTIVE PATH INSULATION VALUES (CODE MINIMUM). REFER TO THE PROJECT ENERGY REPORT FOR ADDITIONAL INFORMATION. ACTUAL ENERGY REPORT VALUES SHALL SUPERCEDE ANY INSULATION VALUES LISTED HERE:

EXTERIOR WOOD FRAMED WALLS (CAVITY)	R-20
CEILINGS UNDER UNCONDITIONED SPACE	R-49
FLOORS OVER UNCONDITIONED SPACE (CAVITY)	R-30
EXTERIOR BASEMENT WALLS (CONT./CAVITY)	R15/19
WINDOW U-FACTOR	0.30

- o - PRESCRIPTIVE PATH
⚠️ PRESCRIPTIVE PATH SHALL BE USED FOR IECC COMPLIANCE IN ADDITION TO LIGHTING EFFICIENCY PACKAGE PER R407.

OPENINGS:

- o - ALL WINDOWS ARE TO BE WEATHER-STRIPPED AND DOUBLE GLAZED. FRAME MATERIAL PER BUILDER.
- o - PROVIDE TEMPERED GLASS PER IRC SECTION R308.4 WHEN:
A. GLAZING IN ALL FIXED AND OPERABLE PANELS OF SWINGING, SLIDING AND BIFOLD DOORS.
B. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24" ARC OF THE DOOR IN A CLOSED POSITION & WHOSE BOTTOM EDGE IS LESS THAN 60" ABOVE THE FLOOR/WALKING SURFACE PER R308.4.2
C. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANE THAT MEETS ALL OF THE FOLLOWING CONDITIONS:
1. EXPOSED AREA OF AN INDIVIDUAL PANE IS LARGER THAN 9 SQUARE FEET.
2. BOTTOM EDGE OF GLAZING IS LESS THAN 18" ABOVE THE FLOOR.
3. TOP EDGE OF THE GLAZING IS MORE THAN 36" ABOVE THE FLOOR.
4. ONE OR MORE WALKING SURFACES ARE WITHIN 36", MEASURED HORIZONTALLY AND IN A STRAIGHT LINE OF THE GLAZING.
D. ALL GLAZING IN RAILINGS REGARDLESS OF AREA AND HEIGHT ABOVE A WALKING SURFACE. INCLUDED ARE STRUCTURAL BALUSTER PANELS AND NONSTRUCTURAL INFILL PANELS PER R308.4.4
E. WITHIN ANY COMPARTMENT CONTAINING HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS/SHOWERS WHOSE BOTTOM EDGE OF GLAZING IS LESS THAN 60" A.T.F. PER R308.4.5.
F. GLAZING ADJACENT TO STAIRWAYS, LANDINGS AND RAMPS WITHIN 36" HORIZONTALLY OF A WALKING SURFACE WHEN THE EXPOSED SURFACE OF THE GLAZING IS LESS THAN 36" ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE PER R308.4.6.
G. GLAZING ADJACENT TO STAIRWAYS WITHIN 60" HORIZONTALLY OF THE BOTTOM TREAD OF A STAIRWAY IN ANY DIRECTION WHEN THE EXPOSED SURFACE OF THE GLAZING IS LESS THAN 36" ABOVE THE NOSE OF THE TREAD, PER R308.4.7.
H. GLAZING IN WALLSPENCES ADJACENT TO INDOOR/OUTDOOR SWIMMING POOLS, HOT TUBS, SPAS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60" MEASURED HORIZONTALLY AND IN A STRAIGHT LINE OF THE WATERS EDGE, PER R308.4.8.
- o - IN BATHROOMS CONTAINING A BATHTUB OR SHOWER OR COMBINATION THEREOF, WATER CLOSET COMPARTMENTS, LAUNDRY ROOMS AND SIMILAR ROOMS THAT DO NOT HAVE ACCESS TO NATURAL VENTILATION, A MECHANICAL VENTILATION SYSTEM CONNECTED DIRECTLY TO THE OUTSIDE IS TO BE PROVIDED PER IRC.

ALARM & SUPPRESSION SYSTEMS:

- o - AUTOMATIC FIRE SPRINKLERS:
AN AUTOMATIC FIRE SPRINKLER SYSTEM PER IRC SECTION P2904 IS NOT REQUIRED TO BE INSTALLED PER LOCAL CODE AMENDMENT SECTION R313.
- o - SMOKE ALARMS ARE TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS, AND THE PROVISIONS OF NFPA 72 (HOUSEHOLD FIRE WARNING EQUIPMENT) AND THE PROVISIONS PER IRC SECTION R314.4 LINK THE AUDIO SIGNAL TO ALL UNITS. ALL SMOKE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 217.
- o - CARBON MONOXIDE DETECTORS ARE TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS, AND THE PROVISIONS OF NFPA 720 AND THE PROVISIONS PER IRC SECTION R315.5 LINK AUDIO SYSTEM WITH ALL UNITS. ALL CARBON MONOXIDE DETECTORS SHALL BE LISTED IN ACCORDANCE WITH UL 217.

NOTE: "BUILDER'S PLANS"

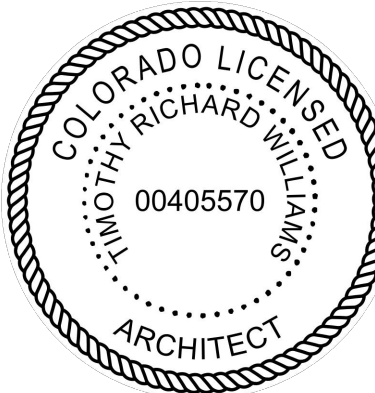
THE CONTRACTOR WARRANTS TO THE ARCHITECT THAT HE POSSESS THE PARTICULAR COMPETENCE AND SKILL IN CONSTRUCTION NECESSARY TO BUILD THIS PROJECT WITHOUT FULL ENGINEERING AND ARCHITECTURAL SERVICES, AND, FOR THE REASON THAT THE CONTRACTOR WISHES TO RELY UPON HIS OWN COMPETENCE OR OWNER HAS RESTRICTED THE ARCHITECT'S SCOPE OF PROFESSIONAL SERVICES. IN RELIANCE ON THE CONTRACTOR'S WARRANTY AND AT THE EXPRESS REQUEST OF THE CONTRACTOR OR OWNER, THE ARCHITECT HAS UNDERTAKEN A LIMITED SCOPE OF PROFESSIONAL SERVICES. THE CONSTRUCTION DOCUMENTS PROVIDED BY THE LIMITED SERVICES SHALL BE TERMED "BUILDER'S PLANS" IN RECOGNITION OF THE CONTRACTOR'S SOPHISTICATION. CONSTRUCTION WILL REQUIRE THAT THE CONTRACTOR ADAPT THE "BUILDER'S PLANS" TO THE FIELD CONDITIONS ENCOUNTERED AND MAKE LOGICAL ADJUSTMENT IN FIT, FORM, DIMENSION, AND QUANTITY THAT ARE TREATED ONLY GENERALLY BY THE "BUILDER'S PLANS". IN THE EVENT THAT ADDITIONAL DETAIL OR GUIDANCE IS NEEDED BY THE CONTRACTOR OR OWNER FOR CONSTRUCTION OF ANY ASPECT OF THE PROJECT, HE SHALL IMMEDIATELY NOTIFY THE ARCHITECT. FAILURE TO GIVE A SIMPLE NOTICE SHALL RELIEVE THE ARCHITECT OF RESPONSIBILITY FOR THE CONSEQUENCES. ANY DISCREPANCY OR AMBIGUITY DISCOVERED BY THE USE OF THESE PLANS SHALL BE REPORTED IMMEDIATELY TO THE ARCHITECT. CHANGES MADE FROM THE PLANS WITHOUT THE CONSENT OF THE ARCHITECT ARE UNAUTHORIZED AND SHALL RELIEVE THE ARCHITECT OF RESPONSIBILITY FOR ALL CONSEQUENCES ARRIVING OUT OF SUCH CHANGES.



Godden|Sudik
ARCHITECTS
SEE WHAT YOU COULD BE

303.455.4437
www.goddensudik.com

5975 S. Quebec Street
Suite 250
Centennial, CO 80111



MARCH 24, 2023

ARTHUR-DERLATH RESIDENCE

2610 N. PERRY STREET
CITY AND COUNTY OF DENVER, COLORADO

CONSTRUCTION
DRAWINGS

DRAWN BY:
TW, BH, EIM

CHECKED BY:
TW

ISSUE DATE:
03/24/2023

REVISIONS:

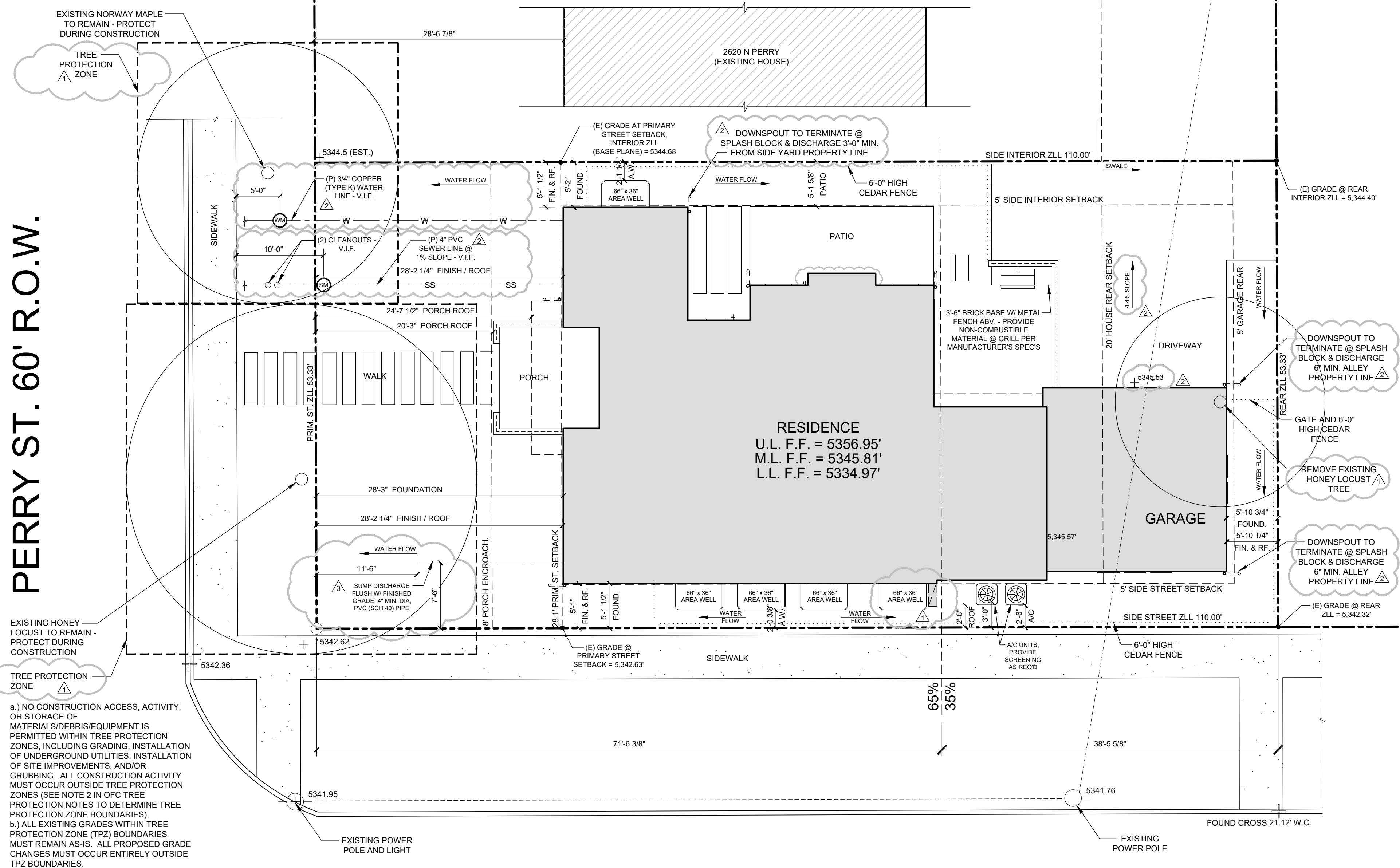
NO.	DESCRIPTION	DATE
1	⚠️	08/30/2023
2	⚠️	02/07/2024
3	⚠️	03/20/2024

COVER
SHEET

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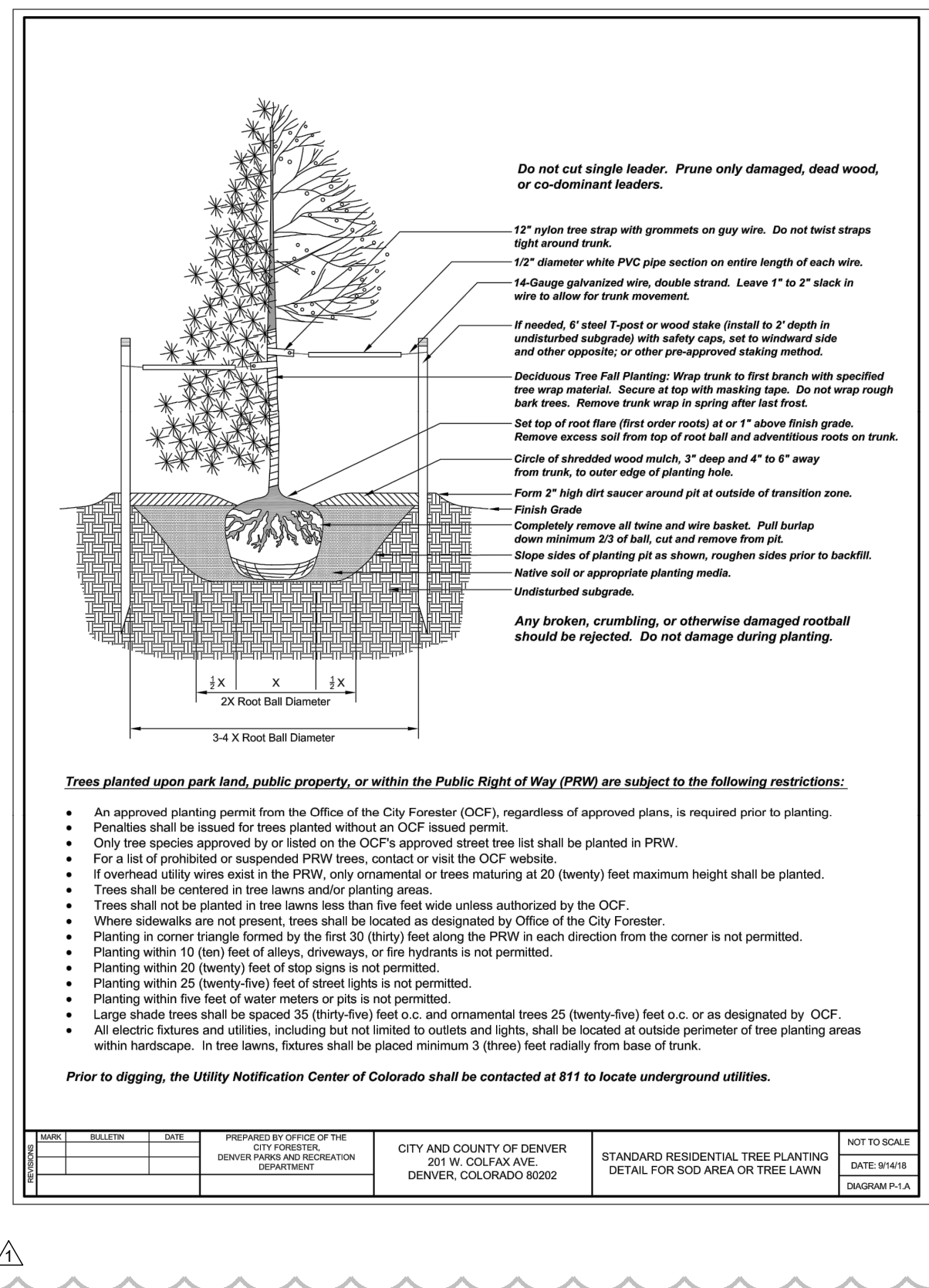
PERRY ST. 60' R.O.W.



WEST 26TH AVE. R.O.W. WIDTH VARIES

ARCHITECTURAL SITE PLAN

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



PROJECT ZONING

U-SU-C1 ZONE DISTRICT
URBAN HOUSE FORM
ZONE LOT DEPTH = 65%/35%
2.5 MAX STORIES ALLOWABLE
50'-0" WIDE ZONE LOT
FRONT BASE PLANE ELEVATION = 45.6' (INTERIOR ZLL ELEV. @
PRIMARY SSL FOR CORNER LOT)
REAR BASE PLANE ELEVATION = 44.4' (INTERIOR ZLL ELEV. @
REAR ZLL FOR CORNER LOT)

BUILDING COVERAGE

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DRIVEWAY COVERAGE

N/A

DATUM NOTES

ELEVATION DATUM: NAVD 88

TREE PRESERVATION NOTES

ERECT AND MAINTAIN TEMPORARY FENCING SURROUNDING THE AREA BENEATH THE TREE IN ORDER TO MITIGATE THE CHANCE OF IMPACT INJURIES TO THE TREE DURING DEMOLITION OR CONSTRUCTION.

REFRAIN FROM OPERATING CONSTRUCTION EQUIPMENT OR STORING CONSTRUCTION MATERIALS BENEATH THE CANOPY OF THE TREE OR ENGAGING IN OTHER ACTIVITIES THAT WOULD CAUSE THE UNDUE COMPACTION OF THE SOIL IN THE TREE'S ROOT ZONE.

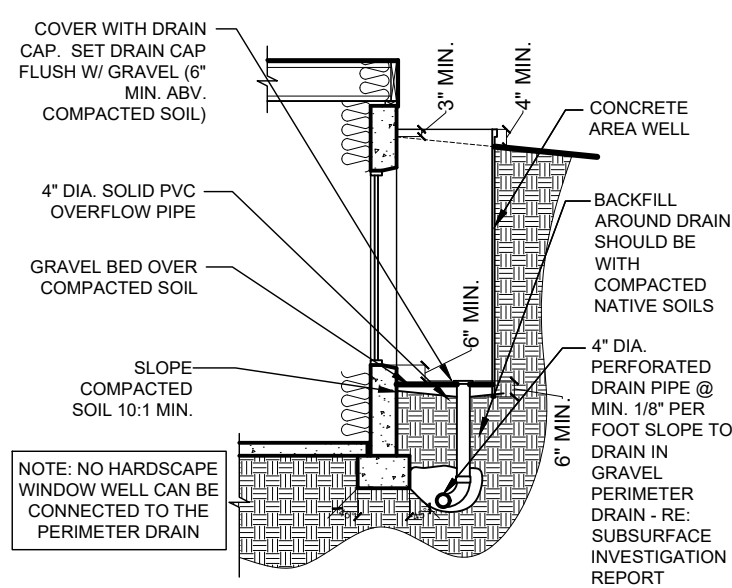
REFRAIN FROM ANY EXCAVATION BENEATH THE CANOPY OF THE TREE THAT WOULD CAUSE UNDUE DESTRUCTION OF THE TREE'S ROOTS.

LEGAL DESCRIPTION

SCHINNERS ADD RESUB OF S 160 FT BLK 6 MCGILL'S SUB
S 53.33 FT OF L 18-21

CLIMATIC & GEOGRAPHIC DESIGN CRITERIA

CLIMATE ZONE: 5B



INTERIOR SECTION VIEW EXTERIOR

WINDOW WELL
DRAIN DETAIL

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

SQUARE FOOTAGE CALC.

FINISHED	
LOWER LEVEL	1,428 SQ. FT.
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TW, BH, EIM

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TW

ISSUE DATE:
03/24/2023

REVISIONS:

1	08/30/2023
2	02/14/2024
3	03/20/2024

ARCHITECTURAL
SITE PLAN

A0.1

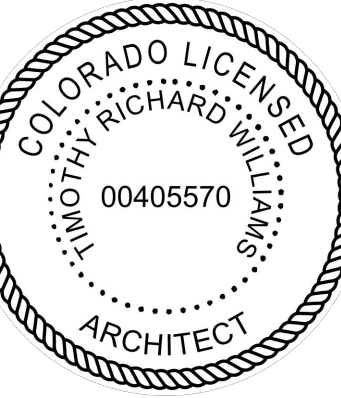
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LOWER LEVEL
FLOOR PLAN

A1.0

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LOWER LEVEL NOTES

TYPICAL NOTES:

- REFER TO GENERAL NOTES FOR ADDITIONAL INFORMATION NOT SHOWN OR NOTED ON PLANS
- FIRE PROTECTION OF FLOORS: FLOOR ASSEMBLIES LOCATED DIRECTLY OVER UNFINISHED STORAGE SPACES, AND CRAWL SPACES INTENDED FOR STORAGE AND/OR HEATING APPLIANCES SHALL BE SEPARATED AS REQUIRED PER R302.13. NOT LESS THAN 1/2" GYPSUM WALLBOARD OR EQUIVALENT SHALL BE APPLIED TO THE UNFINISHED/STORAGE SIDE ON THE UNDERSIDE OF THE FLOOR FRAMING MEMBERS. REFER TO R302.13 "EXCEPTIONS" 1 TO 4 FOR NON-APPLICABLE LOCATIONS AND ALTERNATE APPLICATIONS.
- ALL NON-90° ANGLES ARE 45° U.N.O.
- ALL WALL DIMENSIONS ARE 2x4 (3 1/2") TYP. U.N.O.
- PROVIDE 4" MIN. DOOR JAMB CONDITION AT PERPENDICULAR WALL OR CENTER WITHIN FRAMED OPENING. (TYPICAL U.N.O.)
- ENCLOSED ACCESSIBLE SPACE UNDER STAIRS BY A DOOR OR ACCESS PANEL SHALL HAVE WALLS, UNDER-STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2" GYPSUM BOARD PER R302.7
- TYPICAL STAIR RAILING @ 34"-38" ABOVE THE TREAD NOSING.
- WINDOW AND DOOR CALLOUTS ON PLANS ARE GENERIC/NOMINAL WITH CALLOUTS ACTUAL ROUGH OPENING PER MANUFACTURER'S SPECS
- FOUNDATION WALL FURRING: 2x4 (3-1/2") FRAMING SET 2-1/2" OFF FOUNDATION WALL (8" F.O. FND. TO F.O. FRAME), U.N.O. FOR CONCRETE TOLERANCES

MECHANICAL & PLUMBING NOTES:

- SUMP PUMP: BUILDER TO COORDINATE SUMP PIT LOCATION IN FIELD AND WITH SOILS REPORT SPECS. PER P3007.3 AND P3303.1
- FURNACE AND HOT WATER HEATER: FINAL LOCATION PER MECHANICAL CONTRACTOR. PER G2406. UNIT TYPES PER BUILDER SPECS AND ENERGY REPORT. INSTALL APPLIANCE PER CHAPTER 24.
- THE PRESSURE RELIEF VALVE FOR THE WATER HEATER MUST DISCHARGE TO AN APPROVED RECEPTOR. TYPICALLY A FLOOR DRAIN. PER M2002.4 AND P2804.
- WATER HEATER: PER M2005. WHEN THE WATER HEATER IS LOCATED ON A STRUCTURAL FLOOR, AN APPROVED DRAIN PAN MUST ALSO BE PROVIDED. PER P2801.6 THE PAN MUST BE AT LEAST 1/2" IN DEPTH. PER P2801.6.1 AND DRAIN. PER P2801.6.2
- WHEN THE WATER HEATER IS LOCATED ON A CONCRETE SLAB, AN APPROVED FLOOR DRAIN MUST BE IN THE IMMEDIATE LOCATION AND THE SLAB MUST HAVE A MINIMUM SLOPE OF 1/4" PER FOOT TO THE EMBEDDED FLOOR DRAIN.
- ROUGH-IN PLUMBING FOR FUTURE BATH. PROVIDE CAPPED PLUMBING LINES. PER BUILDER SPECS.

UNVENTED CRAWL SPACES (IF APPLICABLE):

- PER R408, THE UNDER-FLOOR SPACE BETWEEN THE BOTTOM OF THE FLOOR JOISTS AND THE EARTH UNDER ANY BUILDING (EXCEPT BASEMENTS) SHALL BE UNVENTED AND HAVE THE FOLLOWING UNLESS NOTED OTHERWISE:
 1. EXPOSED EARTH IS COVERED WITH A CONTINUOUS CLASS I VAPOR RETARDER. JOINTS OF THE VAPOR RETARDER SHALL OVERLAP BY 6 INCHES AND SHALL BE SEALED OR TAPED. THE EDGES OF THE VAPOR RETARDER SHALL EXTEND AT LEAST 6 INCHES UP THE STEM WALL AND SHALL BE ATTACHED AND SEALED TO THE STEM WALL.
 2. ONE OF THE FOLLOWING SHALL ALSO BE PROVIDED:
 - A. CONTINUOUSLY OPERATED MECHANICAL EXHAUST VENTILATION AT A RATE EQUAL TO 1 CUBIC FOOT PER MINUTE FOR EACH 50 SQUARE FEET OF CRAWL SPACE FLOOR AREA, INCLUDING AN AIR PATHWAY TO THE COMMON AREA, AND PERIMETER WALLS INSULATED IN ACCORDANCE WITH SECTION N1102.2.11 AND ENERGY REPORT.
 - B. CONDITIONED AIR SUPPLY SIZED TO DELIVER AT A RATE EQUAL TO 1 CUBIC FOOT PER MINUTE FOR EACH 50 SQUARE FEET OF UNDER-FLOOR AREA, INCLUDING A RETURN AIR PATHWAY TO THE COMMON AREA, AND PERIMETER WALLS INSULATED IN ACCORDANCE WITH SECTION N1102.2.3

FINISHED BASEMENT NOTES (IF APPLICABLE):

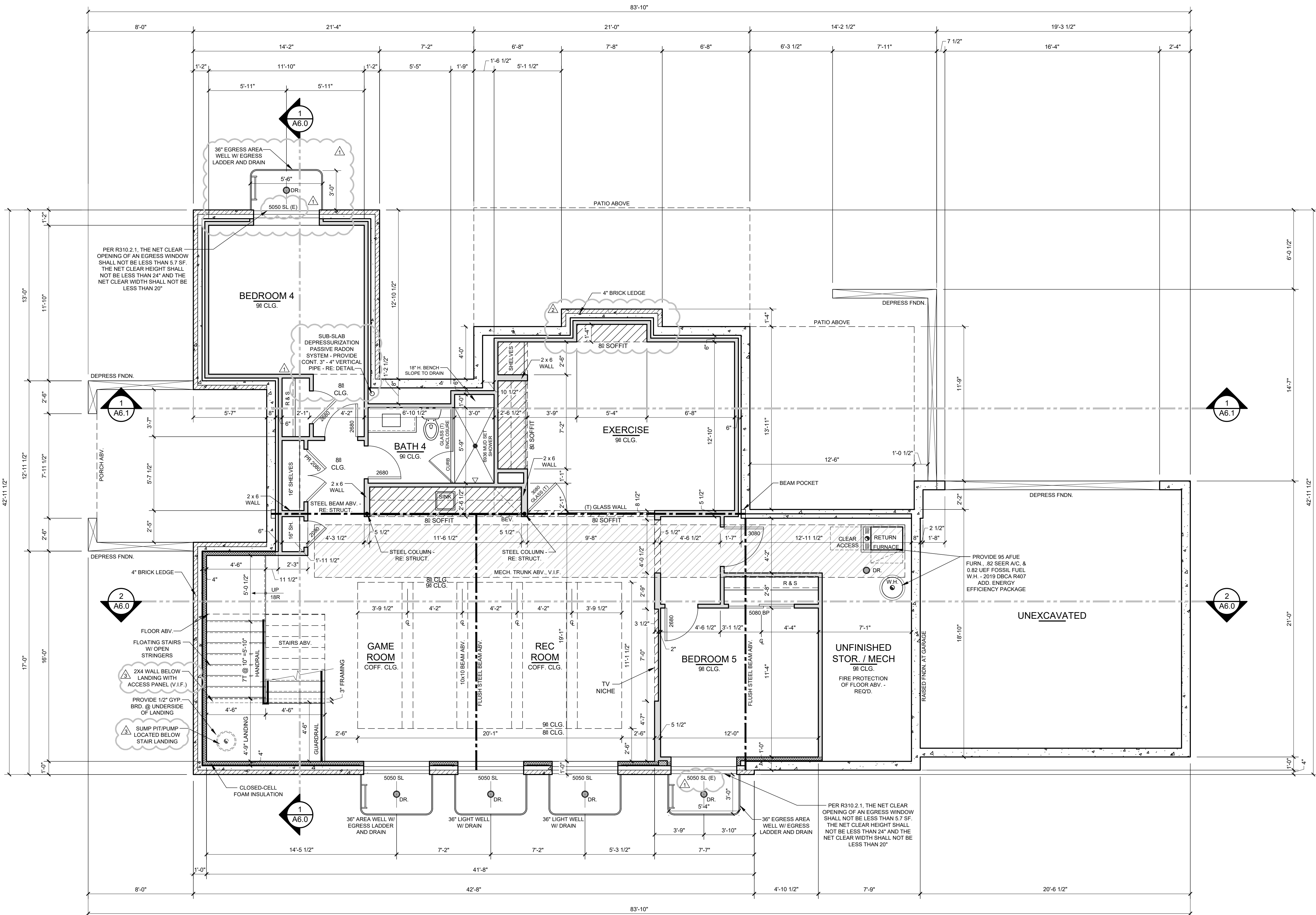
- ALL REQUIRED NON-ABSORBENT WALL SURFACES SHALL BE INSTALLED OVER CEMENT, FIBER-CEMENT OR GLASS MAT GYPSUM BACKING PER R702.4.2
- BATH COUNTERTOP: ON CABINETS, BACKSPLASH AND MIRROR ABOVE PER BUILDER.
- TUB: 30" X 60" UNIT, WITH TILE SURROUND NOT LESS THAN 6 FT. AFF. PROVIDE FIXTURES, U.N.O.
- R & S: INDICATES ROD & SHELF IN CLOSETS. "2" R & S" INDICATES (1) HIGH ROD AND (1) LOW ROD PLUS SHELF. SHELVES ARE 12" DEEP, U.N.O.
- BASEMENTS: BASEMENTS AND EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING. EMERGENCY ESCAPES SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44" ABOVE THE FLOOR PER R310.2
- EGRESS WINDOW WELL MUST ALLOW FULL OPERATION OF WINDOW, HAVE A CLEAR AREA OF 9 SF. MIN. & A MIN. HORIZONTAL PROJECTION AND WIDTH OF 36". IF WINDOW WELL IS OVER 44" DEEP, A PERMANENT STAIR, OR LADDER MUST BE PROVIDED WHICH DOES NOT PREVENT OPERATION OF THE WINDOW OR ENOUGH MORE THAN 6" INTO THE CLEAR AREA. PER R310.2 - R310.2.4

WALL LEGEND

- 2x4 (3 1/2") STUD WALL
TYPICAL INTERIOR WALL (U.N.O.)
- 2x6 (5 1/2") STUD WALL
TYPICAL EXTERIOR WALL (U.N.O.)
- FLAT SOFFIT (TYPICAL INTERIOR WALL) 8'-0" HIGH AT BASEMENT FINISH (U.N.O.)
- RAISED FOUNDATION LEDGE
- RE: STRUCTURAL PLANS
- 8" FOUNDATION WALL - RE: STRUCTURAL PLANS (U.N.O.)

SQUARE FOOTAGE CALC.

FINISHED	
LOWER LEVEL	1,428 SQ. FT.
MAIN LEVEL	1,700 SQ. FT.
UPPER LEVEL	1,439 SQ. FT.
TOTAL FINISHED	4,567 SQ. FT.
UNFINISHED	
LOWER LEVEL	157 SQ. FT.
UPPER LEVEL	9 SQ. FT.
UNCONDITIONED & EXTERIOR	
2-BAY GARAGE	432 SQ. FT.
COVERED ENTRY PORCH	107 SQ. FT.
OPEN ENTRY PORCH	42 SQ. FT.
OPEN PATIO	182 SQ. FT.
OPEN DINING / GRILLING PATIO	174 SQ. FT.



1 LOWER LEVEL FLOOR PLAN

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

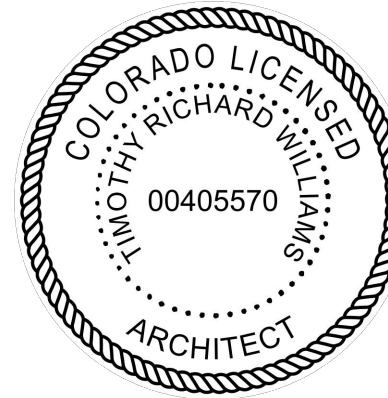


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MARCH 24, 2023

ARTHUR-DERLATH RESIDENCE

2610 N. PERRY STREET
CITY AND COUNTY OF DENVER, COLORADO

CONSTRUCTION
DRAWINGS

DRAWN BY:
TW, BH, EIM

CHECKED BY:
TW

ISSUE DATE:
03/24/2023

REVISIONS:

1	08/30/2023
2	02/14/2024

MAIN LEVEL
FLOOR PLAN

A2.0

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SQUARE FOOTAGE CALC.

FINISHED	
LOWER LEVEL	1,428 SQ. FT.
MAIN LEVEL	1,708 SQ. FT.
UPPER LEVEL	1,438 SQ. FT.
TOTAL FINISHED	4,567 SQ. FT.
UNFINISHED	
LOWER LEVEL	157 SQ. FT.
UPPER LEVEL	9 SQ. FT.
UNCONDITIONED & EXTERIOR	
2-BAY GARAGE	432 SQ. FT.
COVERED ENTRY PORCH	107 SQ. FT.
OPEN ENTRY PORCH	42 SQ. FT.
OPEN PATIO	182 SQ. FT.
OPEN DINING / GRILLING PATIO	174 SQ. FT.

MAIN / UPPER PLAN NOTES

TYPICAL NOTES:

- REFER TO GENERAL NOTES FOR ADDITIONAL INFORMATION NOT SHOWN OR NOTED ON PLANS
- ALL NON 90° ANGLES ARE 45°, U.N.O.
- PROVIDE 4" MIN. DOOR JAMB CONDITION AT PERPENDICULAR WALL OR CENTER WITHIN FRAMED OPENING. (TYPICAL U.N.O.)
- TYPICAL STAIR RAILING @ 34"-38" ABOVE THE TREAD NOSING.
- TYPICAL GUARDRAIL MIN. 36" ABOVE THE ADJACENT FINISHED FLOOR AND SHALL NOT HAVE OPENINGS WHICH ALLOW THE PASSAGE OF A SPHERE 4 INCHES IN DIAMETER.
- WINDOW AND DOOR CALLOUTS ON PLANS ARE GENERIC/NOMINAL WIDTH CALLOUTS. ACTUAL, ROUGH OPENING PER MANUFACTURER'S SPECS.

KITCHEN:

- COUNTERTOP: 36" H. ON BASE CABINETS, BACKSPLASH PER BUILDER.
- UPPER WALL CABINETS: 12" D. CABINETS INDICATED BY DASHED LINE ON PLAN. TYP. CABINET HEIGHTS WILL VARY PER BUILDER, U.N.O.
- SINK: PROVIDE DISPOSAL, SWITCH POWER. RE. ELECT. PLANS.
- REFRIGERATOR: COORDINATE PLUMBING FOR WATER LINE AS REQUIRED.

BATH:

- FIBER-CEMENT, FIBER-MAT REINFORCED CEMENT, GLASS MAT GYPSUM BACKERS AND FIBER-REINFORCED GYPSUM SHALL BE USED AS BACKERS FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL PANELS IN SHOWER AREAS PER R102.4.2.
- BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NON-ABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR PER R307.2.
- COUNTERTOP: 30" H. ON BASE CABINETS (U.N.O.), BACKSPLASH AND MIRROR ABOVE PER BUILDER.
- A WATER CLOSET, LAVATORY OR BIDET SHALL NOT BE SET CLOSER THAN 15 INCHES FROM ITS CENTER TO ANY SIDE WALL, PARTITION, VANITY OR CLOSER THAN 30 INCHES CENTER-TO-CENTER BETWEEN ADJACENT FIXTURES. THERE SHALL BE A CLEARANCE OF NOT LESS THAN 21 INCHES IN FRONT OF A WATER CLOSET, LAVATORY OR BIDET TO ANY WALL, FIXTURE OR DOOR PER R307.1, P2705.1.

LAUNDRY:

- CLOTHES WASHER/DRYER LOCATION: SIDE-BY-SIDE WASHER/DRYER PLUMBING, ELECTRICAL, AND EXHAUST SHALL BE CONFIGURED TO ALLOW FOR THE WASHER TO BE INSTALLED AND ORIENTED ON THE LEFT SIDE WHEN FACING THE APPLIANCES.
- SHELVEING OR CABINETRY PER PLAN AND BUILDER SPECS.
- LAUNDRY SINK PER PLAN AND BUILDER SPECS.
- DRYER VENT: INSTALL A MOISTURE EXHAUST SYSTEM THAT VENTS TO THE EXTERIOR. VENT MUST BE EQUIPPED WITH A BACK-DRAFT DAMPER PER R2439.3. THE MAXIMUM LENGTH OF THE EXHAUST DUCT SHALL BE 35' FROM THE CONNECTION TO THE TRANSITION DUCT FROM THE DRYER TO THE OUTLET TERMINAL. WHERE FITTINGS ARE USED, THE MAX. LENGTH OF THE EXHAUST DUCT SHALL BE REDUCED IN ACCORDANCE WITH TABLE R2439.7.4.1.
- CLOTHES WASHER PAN AND FLOOR DRAIN: FLOOR DRAIN INSTALLATION AND LOCATION TO COMPLY WITH P2719.1.
- BUILDER TO FIELD VERIFY FLOOR DRAIN LOCATION WITH FLOOR FRAMING LAYOUT. ADJUST FRAMING AS REQUIRED PRIOR TO FLOOR DRAIN INSTALLATION.
- PROVIDE AN APPROVED PAN UNDER WASHER AND COORDINATE FLOOR DRAIN LOCATION WITH THE PAN "TYPE" PER BUILDER SPECS.
- LOCATE WASHER GRAY BOX AS REQUIRED PER CODE.
- STACKED CLOTHES WASHER/DRYER UNITS: ACCESS, PLUMBING, ELECTRICAL AND EXHAUST, SIMILAR IN APPLICATION AND CODE COMPLIANCE.

MECHANICAL & PLUMBING NOTES:

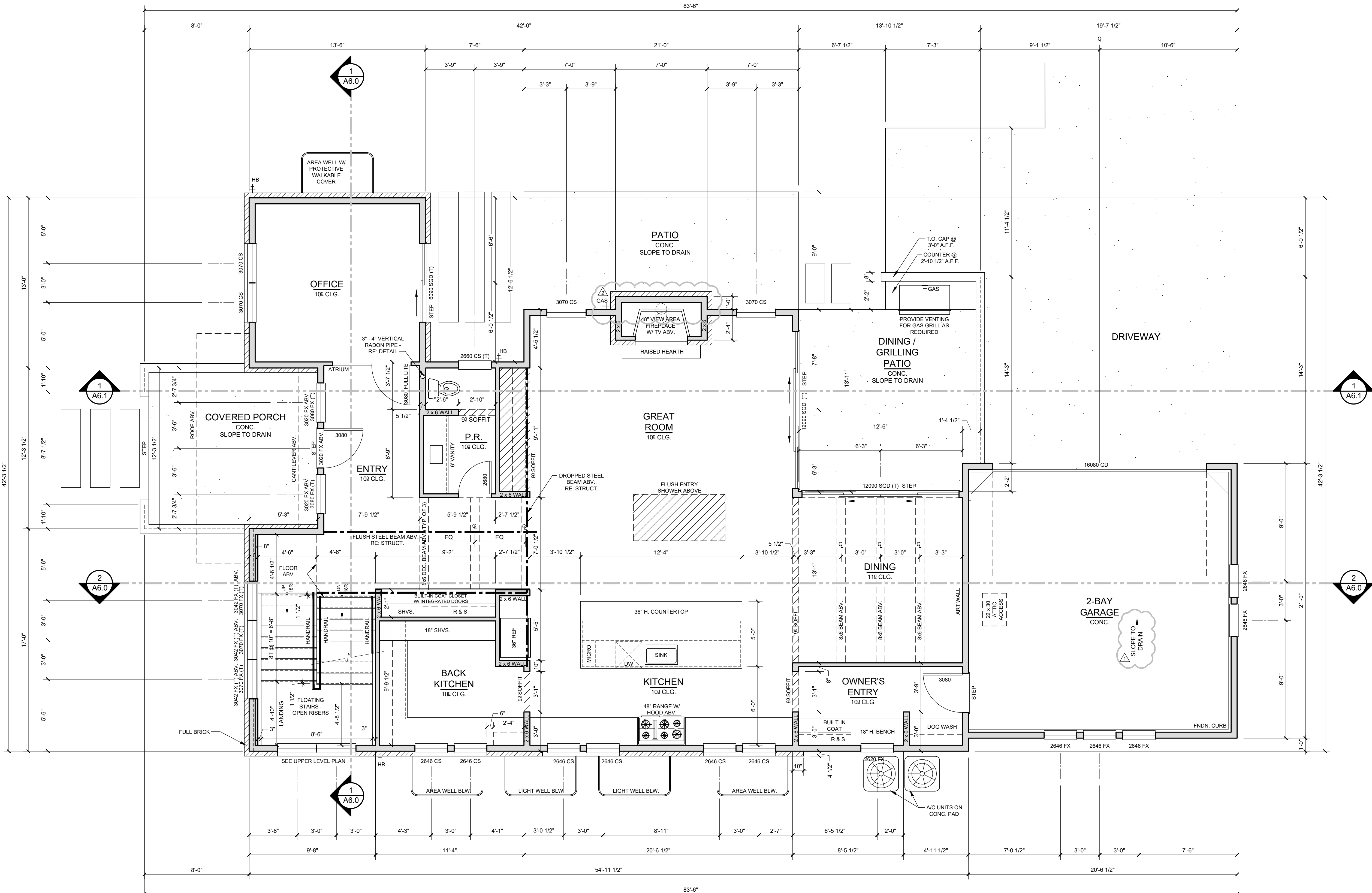
- FURNACE AND HOT WATER HEATER: LOCATION PER MECHANICAL CONTRACTOR, PER R2406. UNIT TYPES PER BUILDER SPECS AND ENERGY REPORT. PROVIDE COMBUSTION AIR, PER M1701 AND CHAPTER 24.
- THE PRESSURE RELIEF VALVE FOR THE WATER HEATER MUST DISCHARGE TO AN APPROVED RECEPTOR, TYPICALLY A FLOOR DRAIN, PER M2002.4 AND P2804.
- WATER HEATER, PER M2005. WHEN THE WATER HEATER IS LOCATED ON A STRUCTURAL FLOOR, AN APPROVED DRAIN PAN MUST ALSO BE PROVIDED. PER P2801.6 THE PAN MUST BE AT LEAST 1.5" IN DEPTH, PER P2801.6.1 AND DRAIN, PER P2801.6.2.
- ROOM NOTES:
 - R & S: INDICATES ROD & SHELF IN CLOSETS, 1/2" R & S. INDICATES (1) HIGH ROD AND (1) LOW ROD PLUS SHELF. SHELVES ARE 12" DEEP, U.N.O.
 - FIREPLACE: GAS FIREPLACE (PER BUILDER) W/ DIRECT VENT OR B-VENT PER PLANS. INSTALL PER MANUFACTURER'S INSTRUCTIONS. REFER TO INTERIOR ELEVATIONS FOR DIMENSIONS AND DESIGN LAYOUT. MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR ALL FIREPLACES MUST BE KEPT ON SITE FOR VERIFICATION AND INSPECTION OF REQUIRED CLEARANCES TO COMBUSTIBLE MATERIAL. ALL FIREPLACES TO BE UL LISTED & PROVIDED WITH A READY ACCESSIBLE SHUT-OFF VALVE PER THE (IFGC) INTERNATIONAL FUEL GAS CODE SEC. 409.5.
 - ATTIC ACCESS: THE ROUGHED-FRAMED OPENING SHALL NOT BE LESS THAN 22"x30" AND SHALL BE LOCATED IN A HALLWAY OR OTHER READILY ACCESSIBLE LOCATION PER R807.1. APPLIANCES IN ATTIC REQUIREMENTS PER M1305.1.2. AIR BARRIER SEAL AND INSULATION PER N102.2.4.

GARAGE / EXTERIOR:

- DWELLING-GARAGE OPENING AND PENETRATION PROTECTION SHALL COMPLY WITH SECTION R302.5.
- DWELLING-GARAGE FIRE SEPARATION SHALL COMPLY WITH TABLE R302.6. THIS PROVISION SHALL NOT APPLY TO GARAGE WALLS THAT ARE PERPENDICULAR TO THE ADJACENT DWELLING UNIT WALL PER R302.6.
- NOT LESS THAN 1/2" GYPSUM BOARD OR EQUIV. SHALL BE APPLIED TO THE GARAGE SIDE FROM THE RESIDENCE AND ATTICS.
- NOT LESS THAN 5/8" TYPE 'X' GYPSUM BOARD OR EQUIV. SHALL BE APPLIED TO THE GARAGE CEILING ADJACENT TO HABITABLE ROOMS ABOVE THE GARAGE.
- NOT LESS THAN 1/2" GYPSUM BOARD OR EQUIV. SHALL BE APPLIED TO THE STRUCTURE(S) SUPPORTING FLOOR AND CEILING ASSEMBLIES.
- NOT LESS THAN 1/2" GYPSUM BOARD OR EQUIV. APPLIED TO THE INTERIOR SIDE OF THE EXTERIOR WALL OF A GARAGE LOCATED LESS THAN 3'-0" FROM A DWELLING UNIT ON THE SAME LOT.
- ALL DOORS LEADING INTO GARAGES FROM LIVING SPACES TO BE MINIMUM TIGHT FITTING, WEATHER-STRIPPED, 20-MINUTE FIRE-RATED, OR 1 3/8" THICK SOLID WOOD OR 1 3/8" THICK SOLID OR HONEYCOMB CORE STEEL DOORS EQUIPPED WITH SELF-CLOSING OR AUTOMATIC-CLOSING DEVICE PER R302.5.1.
- HOSE BIB: ALL HOSE BIBBS ARE "FROSTPROOF" TYPE PER R2903.10. HOSE BIBBS BLEED PER P2903.6.6.

WALL LEGEND

- 2x4 (3 1/2") STUD WALL
TYPICAL INTERIOR WALL (U.N.O.)
- 2x6 (5 1/2") STUD WALL
TYPICAL EXTERIOR WALL (U.N.O.)
- FLAT SOFFIT (TYPICAL INTERIOR WALL) 8'-0" HIGH AT MAIN AND UPPER LEVEL (U.N.O.)



1 MAIN LEVEL FLOOR PLAN

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

SQUARE FOOTAGE CALC.	
FINISHED	
LOWER LEVEL	1,428 SQ. FT.
MAIN LEVEL	1,708 SQ. FT.
UPPER LEVEL	1,438 SQ. FT.
TOTAL FINISHED	4,567 SQ. FT.
UNFINISHED	
LOWER LEVEL	157 SQ. FT.
UPPER LEVEL	9 SQ. FT.
UNCONDITIONED & EXTERIOR	
2-BAY GARAGE	432 SQ. FT.
COVERED ENTRY PORCH	107 SQ. FT.
OPEN ENTRY PORCH	42 SQ. FT.
OPEN PATIO	182 SQ. FT.
OPEN DINING / GRILLING PATIO	174 SQ. FT.

MAIN / UPPER PLAN NOTES

TYPICAL NOTES:

- REFER TO GENERAL NOTES FOR ADDITIONAL INFORMATION NOT SHOWN OR NOTED ON PLANS
- ALL NON 90° ANGLES ARE 45°, U.N.O.
- PROVIDE 4" MIN. DOOR JAMB CONDITION AT PERPENDICULAR WALL OR CENTER WITHIN FRAMED OPENING. (TYPICAL U.N.O.)
- TYPICAL STAIR RAILING @ 34"-38" ABOVE THE TREAD NOSING.
- TYPICAL GUARDRAIL MIN. 36" ABOVE THE ADJACENT FINISHED FLOOR AND SHALL NOT HAVE OPENINGS WHICH ALLOW THE PASSAGE OF A SPHERE 4 INCHES IN DIAMETER.
- WINDOW AND DOOR CALLOUTS ON PLANS ARE GENERIC/NOMINAL WIDTH CALLOUTS. ACTUAL ROUGH OPENING PER MANUFACTURER'S SPECS.

KITCHEN:

- COUNTERTOP: 36" H. ON BASE CABINETS, BACKSPLASH PER BUILDER.
- UPPER WALL CABINETS: 12" D. CABINETS INDICATED BY DASHED LINE ON PLAN. TYP. CABINET HEIGHTS WILL VARY PER BUILDER, U.N.O.
- SINK: PROVIDE DISPOSAL. SWITCH POWER. RE. ELECT. PLANS.
- REFRIGERATOR: COORDINATE PLUMBING FOR WATER LINE AS REQUIRED.

BATH:

- FIBER-CEMENT, FIBER-MAT REINFORCED CEMENT, GLASS MAT GYPSUM BACKERS AND FIBER-REINFORCED GYPSUM SHALL BE USED AS BACKERS FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL PANELS IN SHOWER AREAS PER R102.2.
- BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NON-ABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 8 FEET ABOVE THE FLOOR PER R307.2.
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LAUNDRY:

- CLOTHES WASHER/DRYER LOCATION: SIDE-BY-SIDE WASHER/DRYER PLUMBING, ELECTRICAL, AND EXHAUST SHALL BE CONFIGURED TO ALLOW FOR THE WASHER TO BE INSTALLED AND ORIENTED ON THE LEFT SIDE WHEN FACING THE APPLIANCES.
- SHELVEING OR CABINETRY PER PLAN AND BUILDER SPECS.
- LAUNDRY SINK PER PLAN AND BUILDER SPECS.
- DRYER VENT: INSTALL A MOISTURE EXHAUST SYSTEM THAT VENTS TO THE EXTERIOR. VENT MUST BE EQUIPPED WITH A BACKDRAFT DAMPER PER G2439.3. THE MAXIMUM LENGTH OF THE EXHAUST DUCT SHALL BE 35' FROM THE CONNECTION TO THE TRANSITION DUCT FROM THE DRYER TO THE OUTLET TERMINAL WHERE FITTINGS ARE USED. THE MAX. LENGTH OF THE EXHAUST DUCT SHALL BE REDUCED IN ACCORDANCE WITH TABLE G2439.7.4.1.
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- LOCATE WASHER GRAY BOX AS REQUIRED PER CODE.
- STACKED CLOTHES WASHER/DRYER UNITS: ACCESS, PLUMBING, ELECTRICAL AND EXHAUST, SIMILAR IN APPLICATION AND CODE COMPLIANCE.

MECHANICAL & PLUMBING NOTES:

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- THE PRESSURE RELIEF VALVE FOR THE WATER HEATER MUST DISCHARGE TO AN APPROVED RECEPTOR, TYPICALLY A FLOOR DRAIN. PER M2002.4 AND P2804.
- WATER HEATER, PER M2005. WHEN THE WATER HEATER IS LOCATED ON A STRUCTURAL FLOOR, AN APPROVED DRAIN PAN MUST ALSO BE PROVIDED. PER P2801.6 THE PAN MUST BE AT LEAST 1.5" IN DEPTH, PER P2801.6.1 AND DRAIN, PER P2801.6.2.

ROOM NOTES:

- R & S: INDICATES ROD & SHELF IN CLOSETS, "12" R & S" INDICATES (1) HIGH ROD AND (1) LOW ROD PLUS SHELF. SHELVES ARE 12" DEEP, U.N.O.
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- ATTIC ACCESS: THE ROUGHED-FRAMED OPENING SHALL NOT BE LESS THAN 22"x30" AND SHALL BE LOCATED IN A HALLWAY OR OTHER READILY ACCESSIBLE LOCATION PER R807.1. APPLIANCES IN ATTIC REQUIREMENTS PER M1305.1.2 AIR BARRIER SEAL AND INSULATION PER N1032.2.4.

GARAGE / EXTERIOR:

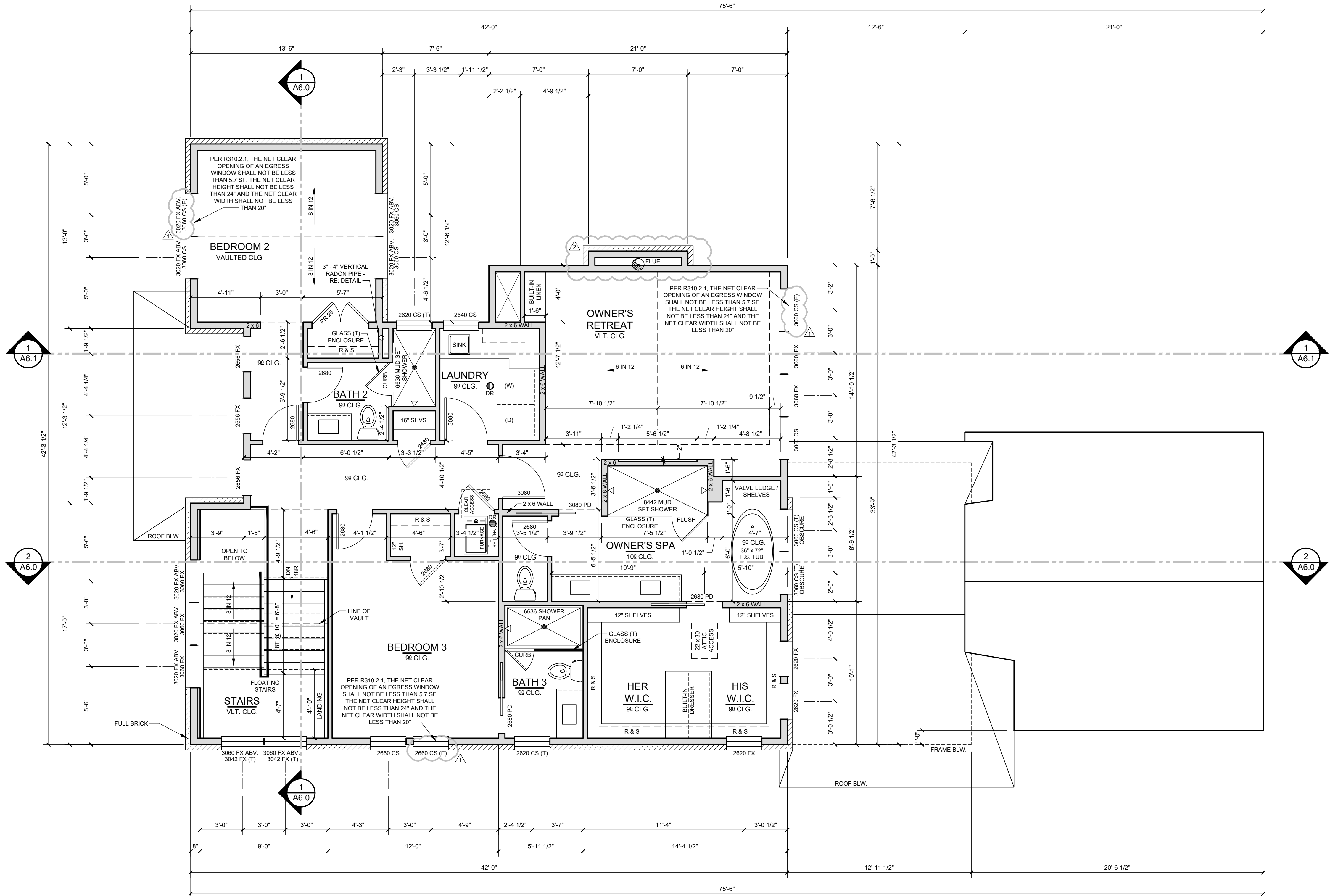
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- NOT LESS THAN 5/8" TYPE 'X' GYPSUM BOARD OR EQUIV. SHALL BE APPLIED TO THE GARAGE CEILING ADJACENT TO HABITABLE ROOMS ABOVE THE GARAGE.
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- NOT LESS THAN 1/2" GYPSUM BOARD OR EQUIV. APPLIED TO THE INTERIOR SIDE OF THE EXTERIOR WALL OF A GARAGE LOCATED LESS THAN 3'-0" FROM A DWELLING UNIT ON THE SAME LOT.
- ALL DOORS LEADING INTO GARAGES FROM LIVING SPACES TO BE MINIMUM TIGHT FITTING, WEATHER-STRIPPED, 20-MINUTE FIRE-RATED, OR 1 3/8" THICK SOLID WOOD OR 1 3/8" THICK SOLID OR HONEYCOMB CORE STEEL DOORS EQUIPPED WITH SELF-CLOSING OR AUTOMATIC-CLOSING DEVICE PER R302.5.1.
- HOSE BIB: ALL HOSE BIBBS ARE "FROSTPROOF" TYPE PER R2903.10. HOSE BIBB BLEED PER P2903.6.6.

WALL LEGEND

2x4 (5 1/2") STUD WALL
TYPICAL INTERIOR WALL (U.N.O.)

2x6 (5 1/2") STUD WALL
TYPICAL EXTERIOR WALL (U.N.O.)

FLAT SOFFIT (TYPICAL INTERIOR WALL) 8'-0"
HIGH AT MAIN AND UPPER LEVEL (U.N.O.)



1

UPPER LEVEL FLOOR PLAN

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

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MARCH 24, 2023

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TW, BH, EIM

CHECKED BY:
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ISSUE DATE:
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	02/14/2024

UPPER LEVEL
FLOOR PLAN

A3.0

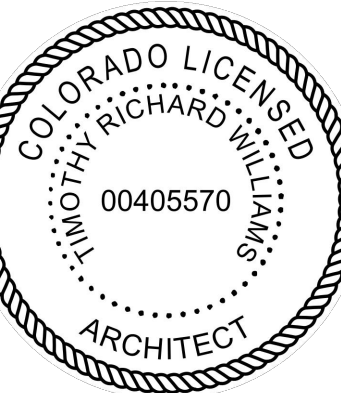
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5975 S. Quebec Street
Suite 250
Centennial, CO 80111



MARCH 24, 2023

ROOF PLAN NOTES

- REFER TO GENERAL NOTES FOR ADDITIONAL INFORMATION NOT SHOWN OR NOTED ON PLANS.
- ALL OVERHANGS ARE MEASURED HORIZONTALLY FROM FACE OF FRAME TO END OF TRUSS/RAFTER U.N.O.
- ALL TRUSSES TO BE FABRICATED AND DESIGNED UNDER THE SUPERVISION OF A COLORADO LICENSED STRUCTURAL ENGINEER.
- PROVIDE ROOF VENTS AND/OR SOFFIT VENTS TO PROVIDE ATTIC VENTILATION AS REQUIRED PER R806. RE: ROOF VENT CALCULATIONS, "NET FREE AREA REQUIRED".
- PENETRATIONS OF PIPES AND SIMILAR TO BE SEALED AT ALL OPENINGS IN A BUILDING ENVELOPE WALL, FLOOR OR CEILING ASSEMBLY. PER P2606. PIPES AND VENTS SHALL BE PAINTED TO MATCH ADJACENT MATERIALS.
- WATERPROOFING OF OPENINGS AT ROOF AND EXTERIOR WALL PENETRATIONS SHALL BE MADE WATER TIGHT, PER P2607.
- CRICKETS AND SADDLES SHALL BE INSTALLED AT THE REQUIRED LOCATIONS. PER R903.2. COVERINGS SHALL BE SHEET METAL OR THE SAME MATERIAL AS ROOF COVERING. BUILDER TO COORDINATE UNDERLAYMENT APPLICATION TYPE PER CRICKET AND SADDLE ROOF SLOPE.
- ROOF ASSEMBLIES PER R901:
ROOF ASSEMBLIES SHALL PROVIDE A WEATHER RESISTANT ROOF SYSTEM AND SHALL INCLUDE WEATHER PROTECTION PER R903 AND ROOF COVERINGS PER R905. RE: FLASHING DETAILS.
- ICE BARRIER AT EAVES SHALL BE INSTALLED PER R905.1.2 AND AS REQUIRED BY LOCAL AMENDMENTS. NOT REQUIRED FOR CLAY OR CONCRETE ROOF TILE SYSTEMS.
- ROOF COVERING APPLICATION SHALL COMPLY WITH R905.1. GENERAL UNDERLAYMENT APPLICATION FOR ROOF SLOPES 2:12 UP TO 3:99:12, TWO-LAYERS OR EQUIV. UNDERLAYMENT 4:12 AND GREATER ONE-LAYER OR EQUIV. UNDERLAYMENT. FOR SPECIFIC UNDERLAYMENT TYPES, APPLICATION AND ATTACHMENT, RE: TABLE R905.1.1 (1-3).
- ROOF DRAINAGE SYSTEM PER R903.4:
UNLESS A ROOF IS SLOPED TO DRAIN OVER ROOF EDGES, DRAINS SHALL BE INSTALLED AT EACH LOW POINT OF A ROOF. WHERE ROOF DRAINS ARE REQUIRED, SECONDARY EMERGENCY OVERFLOW DRAINS OR SCUPPERS SHALL BE PROVIDED. OVERFLOW DRAINS SHALL DISCHARGE TO AN APPROVED LOCATION AND SHALL NOT BE CONNECTED TO ROOF DRAIN LINES. PER 903.4.1.
- UNLESS SHOWN ON DRAWINGS, BUILDER TO FIELD VERIFY LOCATION OF GUTTERS, DIVERSERS, DOWNSPOUTS AND SLASH BLOCKS TO DIRECT POSITIVE DRAINAGE AWAY FROM BUILDING.

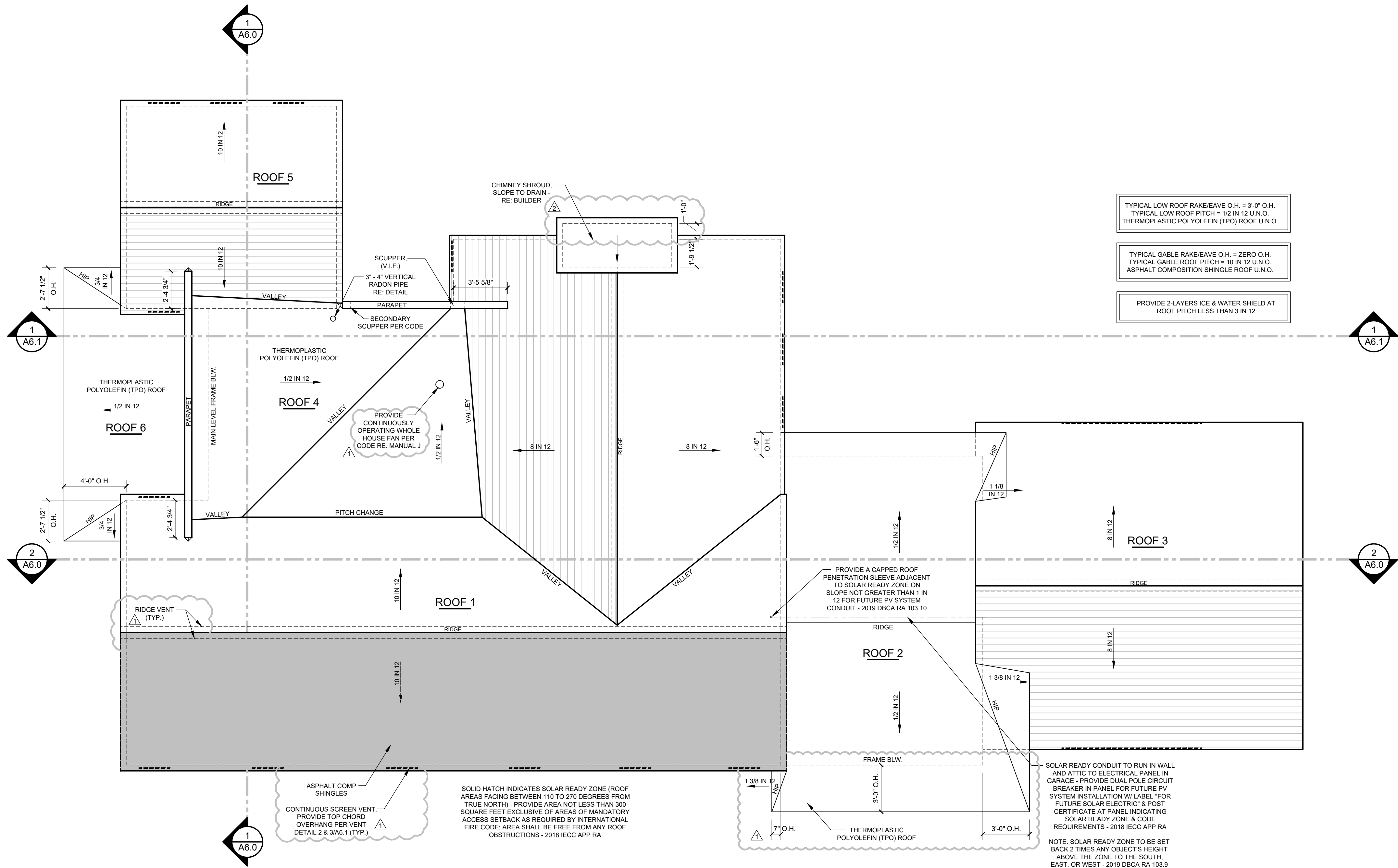
ROOF VENT CALCULATIONS

- VENTILATION REQUIRED: ENCLOSED ATTICS AND ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF. RAFTERS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN OR SNOW. VENTILATING OPENINGS SHALL HAVE A LEAST DIMENSION OF 1/16" MIN. AND 1/4" MAX. VENTILATING OPENINGS HAVING A LEAST DIMENSION LARGER THAN 1/4" SHALL BE PROVIDED WITH CORROSION-RESISTANT WIRE CLOTH SCREENING OR SIM. MATERIAL W/ OPENINGS HAVING A LEAST DIMENSION OF 1/16" MIN. AND 1/4" MAX., PER R806.1.
- MINIMUM AREA: THE TOTAL NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1/150 OF THE AREA OF THE SPACE VENTILATED EXCEPT THAT REDUCTION OF THE TOTAL AREA TO 1/300 IS PERMITTED PROVIDED THAT AT LEAST 40% AND NOT MORE THAN 60% OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE. UPPER VENTILATORS SHALL BE LOCATED NOT MORE THAN 3' BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE, MEASURED VERTICALLY. THE BALANCE OF THE REQUIRED VENTILATION SHALL BE LOCATED IN THE BOTTOM ONE-THIRD OF THE ATTIC SPACE, PER R806.2.
- VENT AND INSULATION CLEARANCE: WHERE EAVE OR CORNICE VENTS ARE INSTALLED, BLOCKING, BRIDGING AND INSULATION SHALL NOT BLOCK THE FREE FLOW OF AIR. A 1" MIN. AIR SPACE SHALL BE PROVIDED BETWEEN THE INSULATION AND THE ROOF SHEATHING AT THE LOCATION OF THE VENT. PER R806.3.
- UNVENTED ATTICS AND ROOF FRAMING RAFTER ASSEMBLIES SHALL BE PERMITTED, PER R806.5.
- UNLESS NOTED IN STRUCTURAL DRAWINGS, CUT OUT ROOF SHEATHING BETWEEN OVERFRAMED AREAS AND OTHER INTERCONNECTED ROOF AREAS TO COMBINE VENTILATION AREAS.
- LIMIT ROOF VENTS TO NO MORE THAN 2 OPENINGS PER ROOF SHEATHING PANEL WITH NO TWO OPENINGS IN THE SAME PANEL BETWEEN THE SAME TRUSSES.

NET FREE AREA REQUIRED

NOTE: NO VENTILATION REQUIRED WITH CLOSED-CELL FOAM. IN CLIMATE ZONE 5, ANY AIR-IMPERMEABLE INSULATION SHALL BE VAPOR RETARDER OR SHALL HAVE A VAPOR RETARDER COATING OR COVERING IN DIRECT CONTACT WITH THE UNDERSIDE OF THE INSULATION. MINIMUM RIGID BOARD OR AIR IMPERMEABLE INSULATION SHALL BE R-20 FOR CLIMATE ZONE 5. INSULATION SHALL BE APPLIED IN DIRECT CONTACT WITH THE UNDERSIDE OF THE STRUCTURAL ROOF SHEATHING.

- ROOF 1:
TOTAL ROOF AREA = 1,058 SQ. FT. = 152,352 IN²
REQUIRED VENTILATION:
152,352/300 = 508 IN² NET FREE AREA
VENTILATION PROVIDED:
AT LOW ROOF: 11 LF * 24 IN² = 264 IN² (50%)
AT HIGH ROOF: 22 LF * 12 IN² = 264 IN² (50%)
TOTAL PROVIDED: 528 IN²
- ROOF 2:
TOTAL ROOF AREA = 313 SQ. FT. = 45,072 IN²
NO VENTING REQUIRED WITH CLOSED-CELL FOAM INSULATION. INSULATION SHALL BE APPLIED IN DIRECT CONTACT WITH THE UNDERSIDE OF THE STRUCTURAL ROOF SHEATHING.
- ROOF 3:
TOTAL ROOF AREA = 449 SQ. FT. = 64,656 IN²
REQUIRED VENTILATION:
64,656/300 = 216 IN² NET FREE AREA
VENTILATION PROVIDED:
AT LOW ROOF: 5 LF * 24 IN² = 120 IN² (53%)
AT HIGH ROOF: 9 LF * 12 IN² = 108 IN² (47%)
TOTAL PROVIDED: 228 IN²
- ROOF 4:
TOTAL ROOF AREA = 235 SQ. FT. = 33,840 IN²
NO VENTING REQUIRED WITH CLOSED-CELL FOAM INSULATION. INSULATION SHALL BE APPLIED IN DIRECT CONTACT WITH THE UNDERSIDE OF THE STRUCTURAL ROOF SHEATHING.
- ROOF 5:
TOTAL ROOF AREA = 185 SQ. FT. = 26,640 IN²
REQUIRED VENTILATION:
26,640/300 = 89 IN² NET FREE AREA
VENTILATION PROVIDED:
AT LOW ROOF: 2 LF * 24 IN² = 48 IN² (50%)
AT HIGH ROOF: 4 LF * 12 IN² = 48 IN² (50%)
TOTAL PROVIDED: 96 IN²
- ROOF 6:
TOTAL ROOF AREA = 111 SQ. FT. = 15,984 IN²
NO VENTING REQUIRED WITH CLOSED-CELL FOAM INSULATION. INSULATION SHALL BE APPLIED IN DIRECT CONTACT WITH THE UNDERSIDE OF THE STRUCTURAL ROOF SHEATHING.



1 ROOF PLAN

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

ARTHUR-DERLATH RESIDENCE

2610 N. PERRY STREET
CITY AND COUNTY OF DENVER, COLORADO

CONSTRUCTION
DRAWINGS

DRAWN BY:
TW, BH, EIM

CHECKED BY:
TW

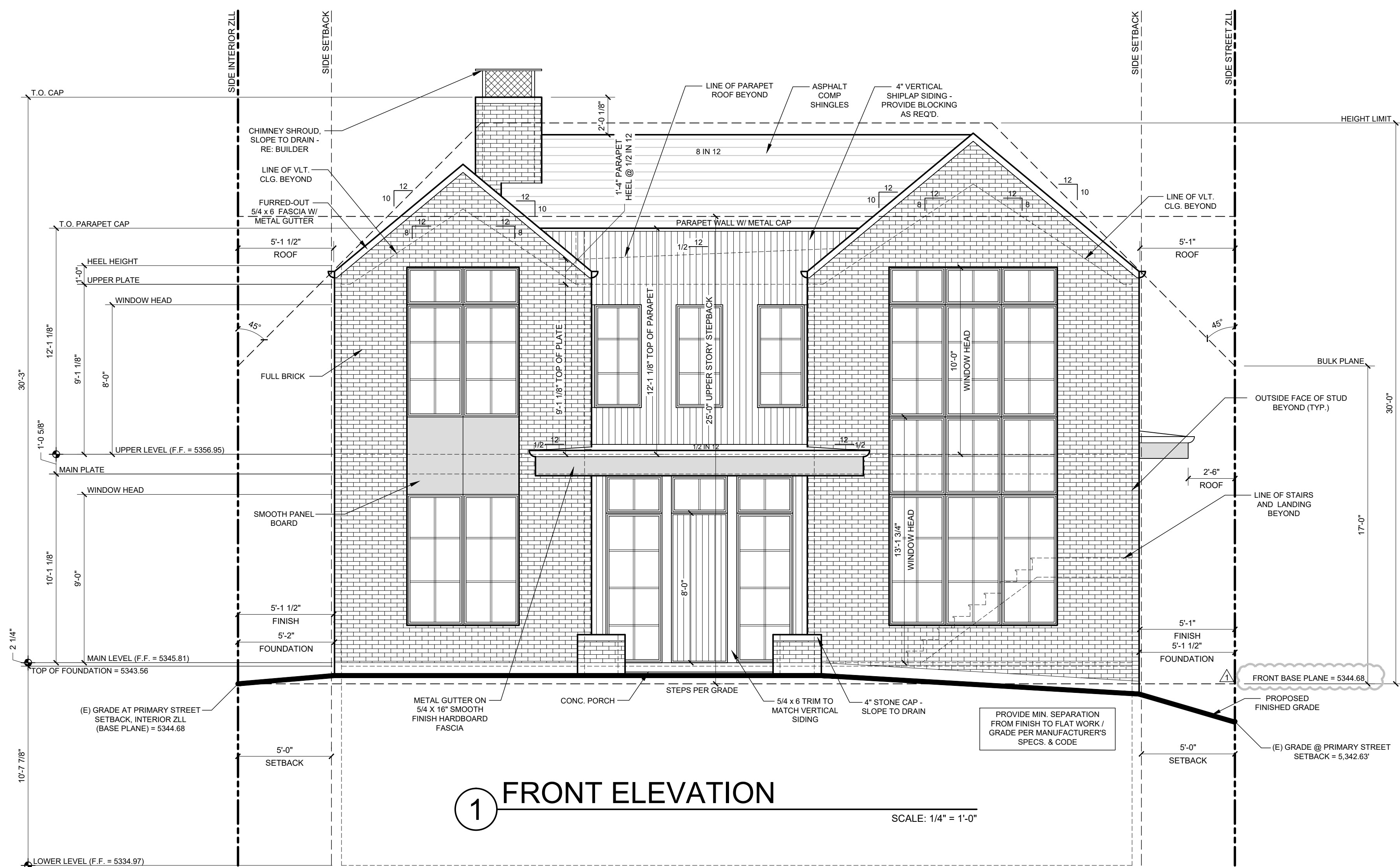
ISSUE DATE:
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REVISIONS:	
1	08/30/2023
2	02/14/2024

ROOF PLAN

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- ELEVATION NOTES
- REFER TO GENERAL NOTES FOR ADDITIONAL INFORMATION NOT REPRESENTED ON ELEVATIONS.
 - REFER TO BUILDING SECTIONS FOR PLATE HEIGHTS, HEEL HEIGHTS AND ADDITIONAL INFORMATION NOT REPRESENTED ON ELEVATIONS.
 - REFER TO PLANS AND DETAILS FOR FIRE RATED ASSEMBLY LOCATION, PER LOT SPECIFIC CONDITION.
 - PENETRATIONS OF PIPES AND SIMILAR TO BE SEALED AT ALL OPENINGS IN A BUILDING ENVELOPE WALL, FLOOR OR CEILING ASSEMBLY, PER P2606. PIPES AND VENTS SHALL BE PAINTED TO MATCH ADJACENT MATERIALS.
 - WATERPROOFING OF OPENINGS AT ROOF AND EXTERIOR WALL PENETRATIONS SHALL BE MADE WATER TIGHT, PER P2607.
 - WHEN WINDOWS ARE ADJACENT TO A DOOR, THE BUILDER MAY ADJUST ADJACENT WINDOW HEADS AND ALL OTHER WINDOWS IN SAME ROOM TO ALIGN.
 - EXTERIOR WALL COVERING PER R703: EXTERIOR WALL ASSEMBLIES SHALL PROVIDE THE BUILDING WITH A WEATHER RESISTANT EXTERIOR WALL ENVELOPE, PER R703.2, AND SHALL INCLUDE FLASHING PER R703.4, RE: FLASHING DETAILS, IF APPLICABLE.
 - CLEARANCE TO GRADE: UNLESS NOTED OTHERWISE, EXTERIOR WALL CLADDINGS SHALL BE ELEVATED FROM ADJACENT FINISHED GRADE (INCLUDING LANDSCAPE MATERIAL) A MINIMUM OF 4" FOR BEARING MASONRY VENEER AND 6" FOR ADHERED MASONRY VENEER AND OTHER WALL CLADDINGS OR 2" ABOVE ADJACENT FLATWORK OR ROOF SURFACES FOR ADHERED MASONRY VENEER AND OTHER WALL CLADDINGS PER R317.1, R404.1.6, R703.9, R703.12.1 AND PER MFG. SPECS.

Goddens|Sudik
ARCHITECTS
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COLORADO LICENSED
TIMOTHY RICHARD WILLIAMS
00405570
ARCHITECT

MARCH 24, 2023

ARTHUR-DERLATH RESIDENCE

2610 N. PERRY STREET
CITY AND COUNTY OF DENVER, COLORADO



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03/24/2023

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1	08/30/2023

FRONT AND
RIGHT
ELEVATIONS

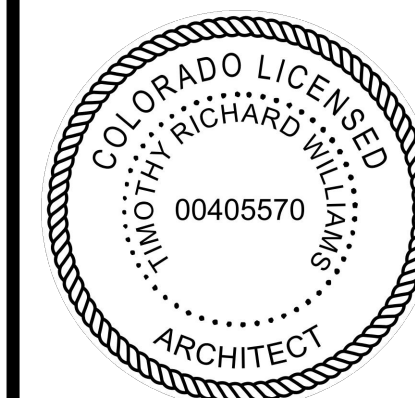
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MARCH 24, 2023

ARTHUR-DERLATH RESIDENCE

2610 N. PERRY STREET
CITY AND COUNTY OF DENVER, COLORADO

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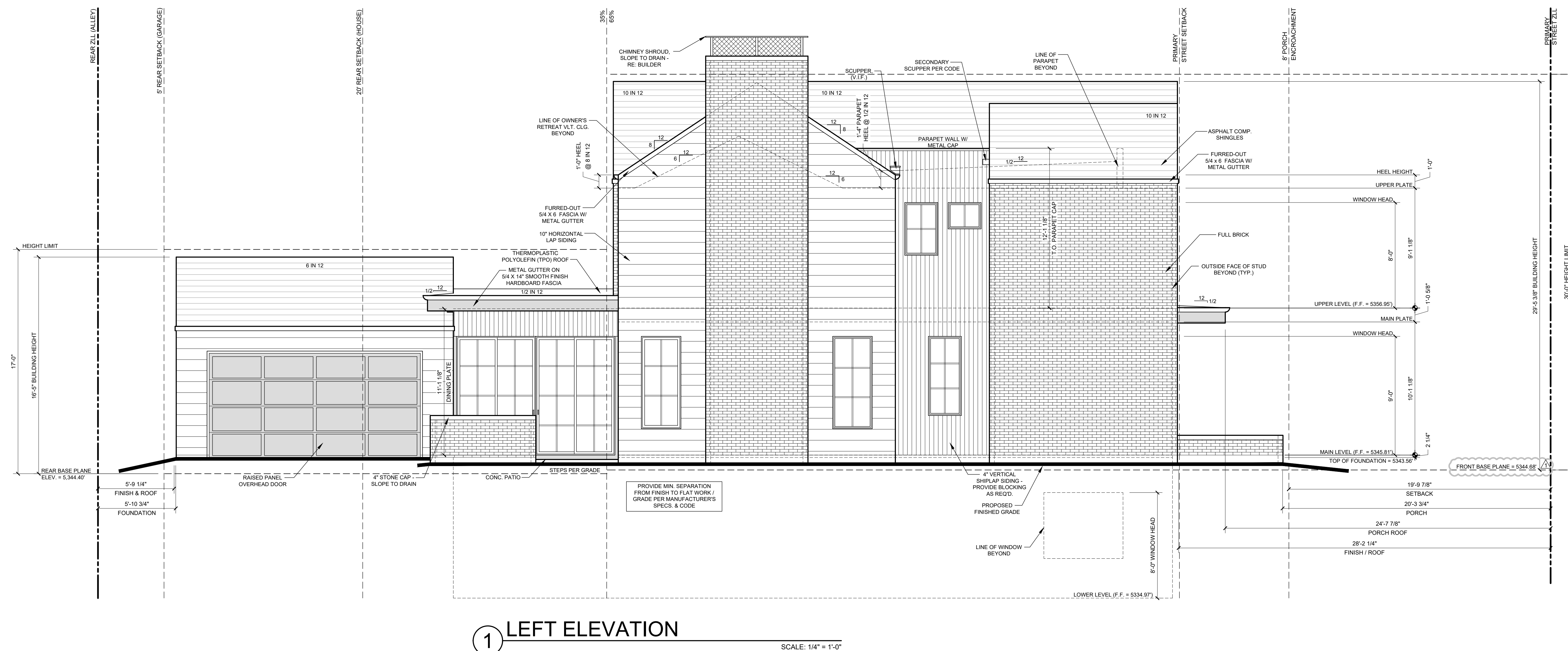
1	08/30/2023

LEFT ELEVATION

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MARCH 24, 2023

ARTHUR-DERLATH RESIDENCE

2610 N. PERRY STREET

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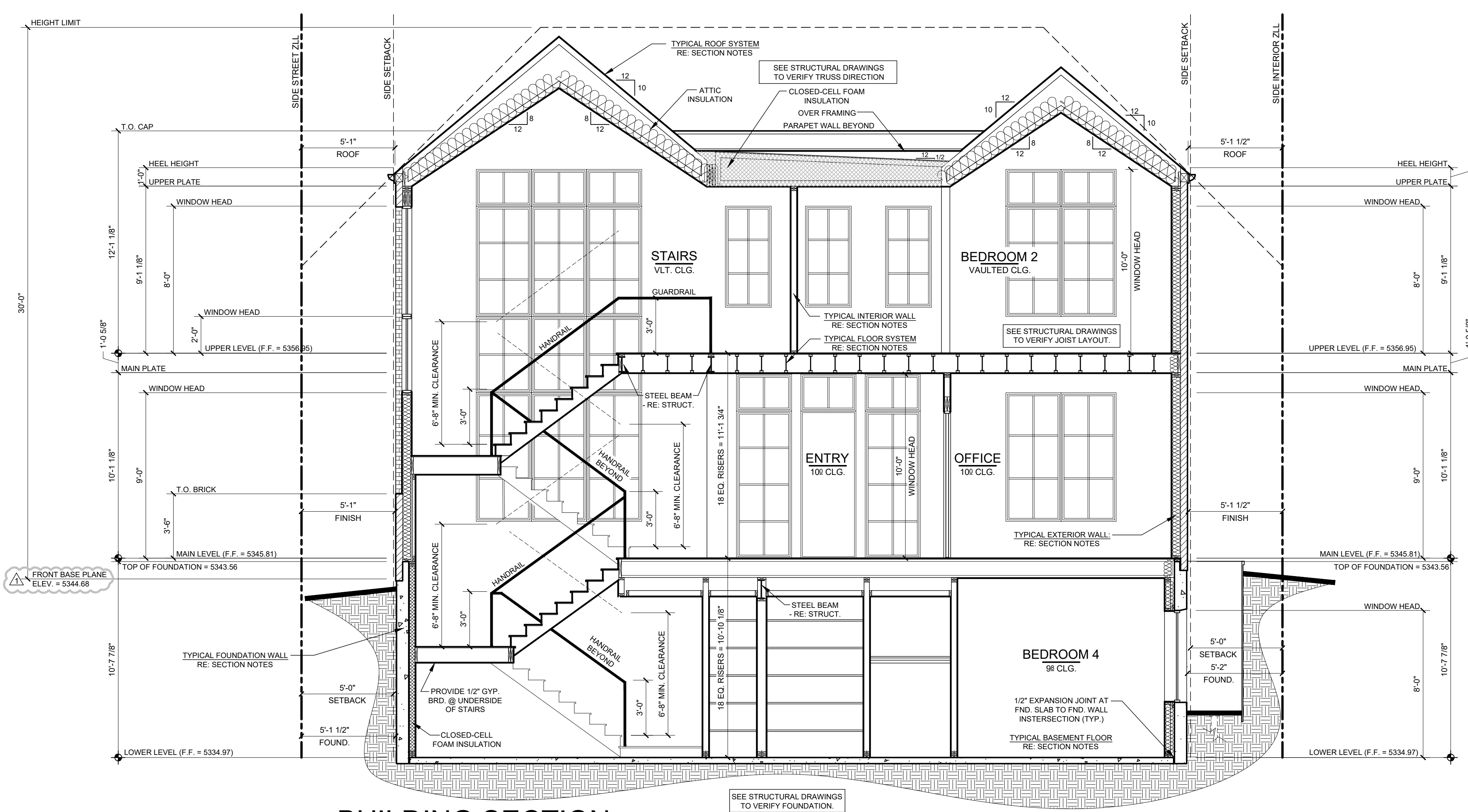
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BUILDING
SECTIONS

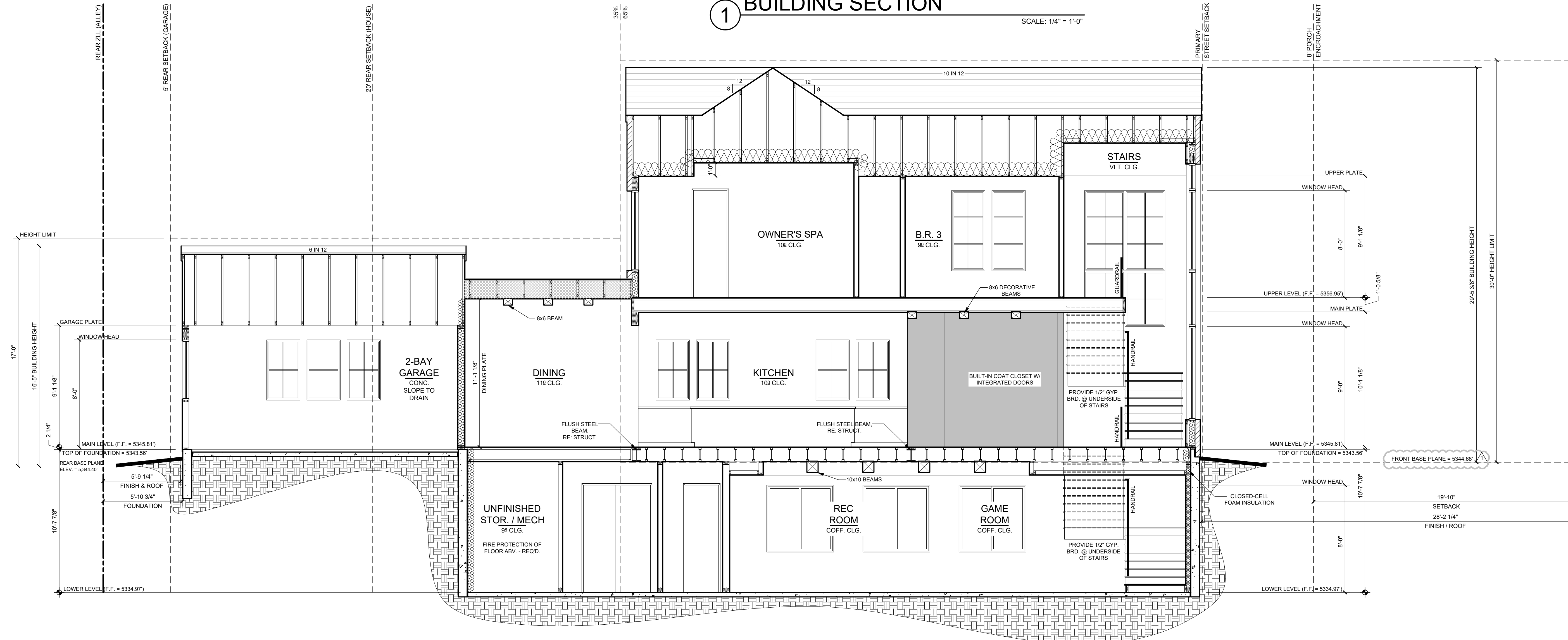
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1 BUILDING SECTION

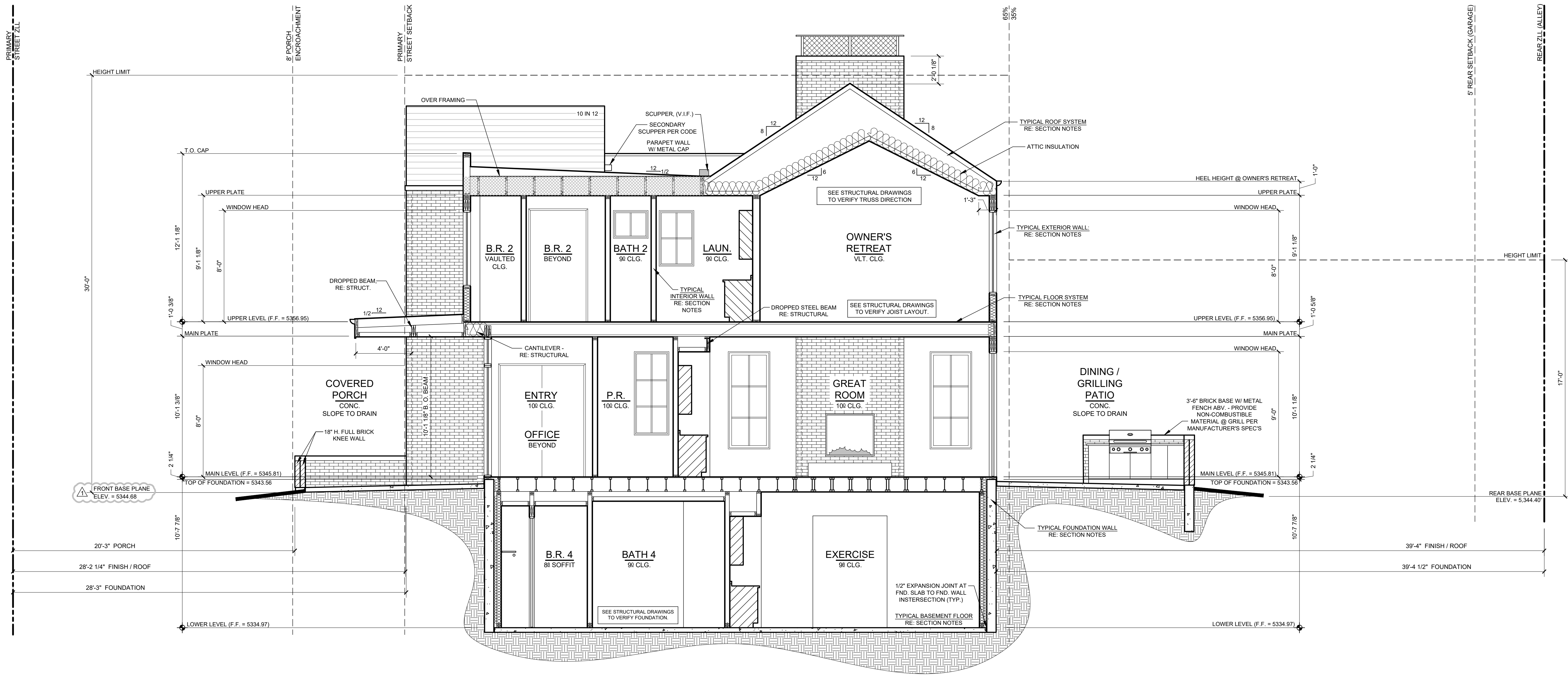
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2 BUILDING SECTION

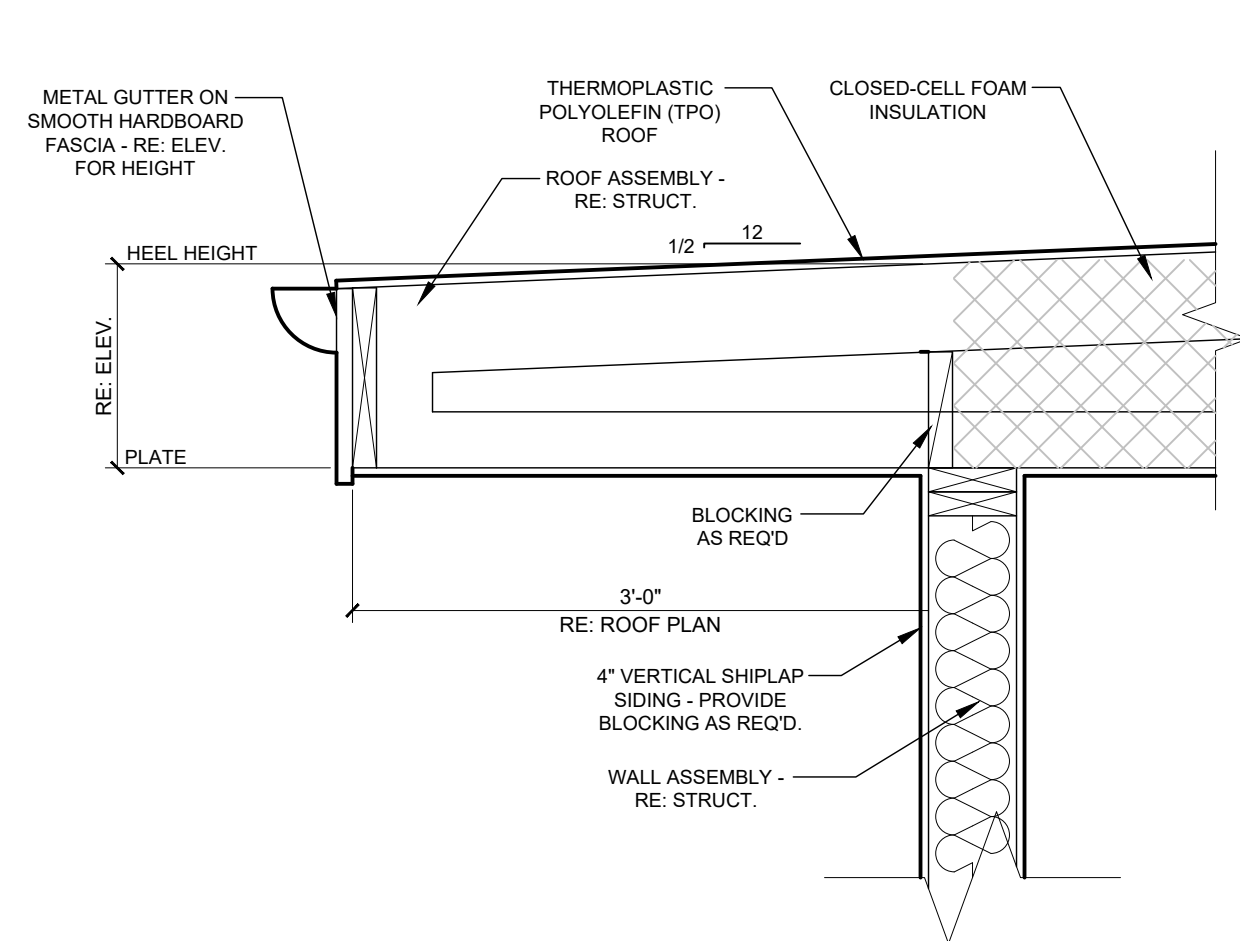
SCALE: 1/4" = 1'-0"

- BUILDING SECTION NOTES**
- RE: "GENERAL NOTES", FLOOR PLANS, ROOF PLANS AND ELEVATIONS FOR ADDITIONAL INFORMATION.
 - REFER TO ELEVATIONS FOR ADDITIONAL WALL AND PLATE HT.
 - FOUNDATION WALLS: RE: SOILS REPORT FOR SITE GEOTECHNICAL EVALUATION PER R401.4 AND PERIMETER FOUNDATION DRAINAGE PER R405.
 - RE: STRUCTURAL FOR REQUIRED DESIGN SPECIFICATIONS OF WALL, FOOTING AND FLOOR.
 - WALL THICKNESS - 8" UNLESS DIMENSIONED OR NOTED OTHERWISE. RE: STRUCTURAL.
 - FOUNDATION WALLS SHALL BE DAMPROOFED, PER R406.1 EXCEPT WHERE REQUIRED TO BE WATERPROOFED, PER R406.2. APPLY MATERIAL ON FOUNDATION WALLS THAT RETAIN EARTH AND ENCLOSE INTERIOR SPACES AND FLOORS BELOW GRADE FROM TOP OF FOOTING TO FINISHED GRADE.
 - SILL PLATE: INSTALL TREATED 2x SILL PLATE ON AN APPROVED AIR SILL GASKET OR SILL SEALER. LEVEL, SQUARE AND FASTEN AS REQUIRED. RE: STRUCTURAL.
 - GARAGE SLAB: REINFORCED (VERIFY THICKNESS PER STRUCT.). SLOPE 1/4"/FT. MIN. TOWARDS O.H. DOORS. PROVIDE PERIMETER EXPANSION JOINTS AND CONTROL JOINTS AS REQUIRED.
 - BASEMENT FLOOR: CONCRETE SLAB PER R506 OR STRUCTURAL FLOOR PER SOILS REPORT AND STRUCT. VAPOR RETARDER PER R508.2.3. CONTROL JOINTS AND 1/2" EXPANSION JOINT AT FLOOR PERIMETER AND PENETRATIONS. UNDER FLOOR SPACE PER R408 IF STRUCT. FLR.
 - CONCRETE PORCH/PATIO SLAB: CONC. W/ TURNED DOWN EDGE (RE: STRUCT.). PROVIDE CONC. STEPS TO GRADE (FIELD VERIFY) WHERE EXTERIOR PORCHES, DECKS OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OF WOOD-FRAME CONSTRUCTION. PROVIDE APPROVED CORROSION-RESISTANT FLASHING OR SELF-ADHERED MEMBRANE AS FLASHING (IN COMPLIANCE WITH AAMA 711) TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY OR PENETRATION OF WATER TO THE BUILDING STRUCT. FRAMING COMPONENTS. SLOPE MIN. 1/4"/FT. AWAY FROM BUILDING. RE: R506 AND R507.2.4.
 - FIRE PROTECTION OF FLOORS: PER R302.13 APPLY 1/2" GYPSUM WALLBOARD OR EQUIVALENT TO THE UNDERSIDE OF THE MAIN LEVEL FLOOR FRAMING ASSEMBLY. INSTALL TIGHT AGAINST SIDE SURFACES OF MECHANICAL LINES AND OTHER PENETRATIONS. REFER TO R302.13 "EXCEPTIONS" 1 TO 4 FOR NON-APPLICABLE LOCATIONS AND ALTERNATE APPLICATIONS.
 - TYPICAL FLOOR SYSTEM: T&G FLOOR SHEATHING GLEUED AND FASTENED ON TJI FLOOR JOISTS. RE: STRUCTURAL FOR SIZES, ALTERNATE FRAMING TYPES, SPACING AND SPECIFICATIONS. RE: R501.
 - RE: STRUCTURAL FOR FLOOR SYSTEMS AT STAIR LANDINGS, HABITABLE ATTIC SPACES, ATTIC FLOOR SUPPORTING MECHANICAL, STORAGE OR SIMILAR.
 - INTERIOR WALLS PER R702: BEARING AND NON-BEARING WALLS - 2x4 WOOD STUDS UNLESS DIMENSIONED OR NOTED OTHERWISE. FOUNDATION AND BASEMENT FLOOR DESIGN MAY REQUIRE FLOATING WALLS. RE: STRUCTURAL FOR DESIGN SPECIFICATIONS.
 - 1/2" GYPSUM BOARD AND SEALED AIR BARRIER TO INTERIOR SIDE OF WALLS IN THE BUILDING THERMAL ENVELOPE. NOT REQUIRED AT INTERIOR SIDE OF EXTERIOR GARAGE WALLS UNLESS PER BUILDER SPECIFICATIONS, OR ONLY GYPSUM BOARD AS REQUIRED PER R302.6.
 - HALF WALL ASSEMBLY SIMILAR WITH CAP PER BUILDER SPECS. RE: PLANS FOR DIMENSIONS.
 - INTERIOR FINISHED MATERIALS PER BUILDER SPECIFICATIONS AND AS FOLLOWS:
 - INTERIOR WALL FINISHES PER R702.
 - CEILING FINISHES PER R702 AND R905
 - PROVIDE SEALED AIR BARRIER AT WALLS ADJACENT TO THERMAL ENVELOPE.
 - INSULATION PER ENERGY REPORT IN THE WARM IN WINTER SIDE OF THE WALL STUD CAVITIES THAT COMPRISE THE BUILDING THERMAL ENVELOPE. IN FLOOR SYSTEM ABOVE GARAGE, DROP SOFFITS FOR MECHANICAL AND PLUMBING LINES AS NECESSARY.
 - PROVIDE VAPOR RETARDER ON THE INTERIOR SIDE AS REQUIRED, PER R702.7.
 - EXTERIOR WALLS PER R602: 2x6 WOOD STUDS UNLESS DIMENSIONED OR NOTED OTHERWISE WITH WALL SHEATHING. RE: STRUCTURAL FOR DESIGN SPECIFICATIONS.
 - FIRE-RESISTANT CONSTRUCTION OF EXTERIOR WALLS PER R302.1 AND MUNICIPALITY REQUIREMENTS.
 - WATER-RESISTANT BARRIER PER R703.2. PROVIDE AS SPECIFIED OR OTHER APPROVED MATERIAL, OVER SHEATHING OF EXTERIOR WALLS AND GABLE END TRUSSES. NOT REQUIRED FOR DETACHED ACCESSORY BUILDING.
 - EXTERIOR COVERING PER R703 - (1) LAYER OF A WATER-RESISTANT BARRIER (WRB) MATERIAL TO THE OUTSIDE OF ALL EXTERIOR WALL AND GABLE END TRUSS SHEATHING PER R703.2. APPLIED FOR:
 - WOOD, HARBORBOARD AND WOOD STRUCTURAL PANEL SIDING PER R703.5
 - FIBER CEMENT SIDING PER R703.10.
 - EXTERIOR COVERING PER R703 - (2) LAYERS OF A WATER-RESISTANT BARRIER (WRB) MATERIAL TO THE OUTSIDE OF ALL EXTERIOR WALL AND GABLE END TRUSS SHEATHING APPLIED FOR:
 - EXTERIOR PLASTER (STUCCO SYSTEM) PER R703.7.3
 - STONE AND MASONRY VENEER PER R703.8
 - ADHERED MASONRY VENEER PER R703.12.3.
 - EXTERIOR WALL ASSEMBLIES SHALL PROVIDE THE BUILDING WITH A WEATHER-RESISTANT EXTERIOR WALL ENVELOPE AND INCLUDE FLASHING, PER R703.4. RE: FLASHING DETAILS.
 - ROOF-CEILING CONSTRUCTION PER R801: PROVIDE LOAD-BEARING DIMENSION LUMBER FOR TRUSSES, RAFTERS AND CEILING JOISTS PER R802.
 - TYPICAL ROOF SYSTEM - ROOF SHEATHING PER R803 FASTENED TO PRE-ENGINEERED TRUSSES PER MANUFACTURER AND R802.10. RE: STRUCTURAL FOR ALTERNATE FRAMING TYPES, SPACING AND SPECS. PROVIDE ADEQUATE CUT-OUTS IN SHEATHING AT OVER-FRAMED ROOF LOCATIONS FOR VENTILATION.
 - ROOF ASSEMBLIES PER R801: WEATHER PROTECTION OF ROOF DECKS PER R803. INSTALL FLASHING TO PREVENT MOISTURE ENTERING THE WALL AND ROOF PLANES PER R803.2.
 - ROOF COVERINGS PER R905: FOR UNDERLAYMENT AND ICE BARRIER: R905.1.1, R905.1.2 FOR ROOF MATERIAL TYPE RE: R905.2 TO R905.17. RE: ROOF PLAN NOTES FOR ADDITIONAL INFORMATION.
 - STAIRWAYS CONSTRUCTION PER R311.7:
 - A. 7-3/4" RISERS MAX. - NOT TO VARY MORE THAN 3/8".
 - B. 10" TREADS MIN. - NOT TO VARY MORE THAN 3/8".
 - C. WIDTH - NOT LESS THAN 36" CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT AND BELOW THE REQUIRED HEADROOM HEIGHT.
 - D. HEADROOM - NOT LESS THAN 6'-8" CLEAR TO ALL OBSTRUCTIONS.
 - E. HANDRAILS - BETWEEN 34" TO 38" A.F.F. PER R311.7.8 AND GRIP SIZE R311.7.8.
 - TYPE I HANDRAILS W/ A CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF AT LEAST 1-1/4" TO 2". IF NOT CIRCULAR, IT SHALL HAVE A PERIMETER DIMENSION OF AT LEAST 4" TO 6-1/4" W/ MAX. CROSS SECTION OF 2-1/4".
 - TYPE II HANDRAILS W/ A PERIMETER GREATER THAN 6-1/4" SHALL HAVE A GRASPABLE FINGER RECESS AREA ON BOTH SIDES OF THE PERIMETER.
 - F. THERE SHALL BE A FLOOR OR LANDING AT THE TOP AND BOTTOM OF EACH STAIRWAY. 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.
 - G. LANDINGS OR FINISHED FLOORS AT THE REQUIRED EGRESS DOOR SHALL NOT BE MORE THAN 1-1/2" LOWER THAN THE TOP OF THE THRESHOLD PROVIDED THE DOOR DOES NOT SWING OVER THE LANDING. THE EXTERIOR LANDING MAY BE A MAXIMUM 7-3/4" BELOW THE TOP OF THE THRESHOLD PROVIDED THE DOOR DOES NOT SWING OVER THE LANDING.
 - H. A FLIGHT OF STAIRS SHALL NOT HAVE A VERTICAL RISE LARGER THAN 151" (12'-7") BETWEEN FLOOR LEVELS OR LANDINGS. PER R311.7.3.
 - I. 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" MEASURED IN THE DIRECTION OF TRAVEL. RE: R311.7.6.
 - J. OPEN RISERS ARE PERMITTED UNDER 30" MEASURED VERTICALLY TO FLOOR OR GRADE. RISERS MORE THAN 30" MUST NOT ALLOW THE PASSAGE OF A 4" DIAMETER SPHERE. PER R311.7.5.1.



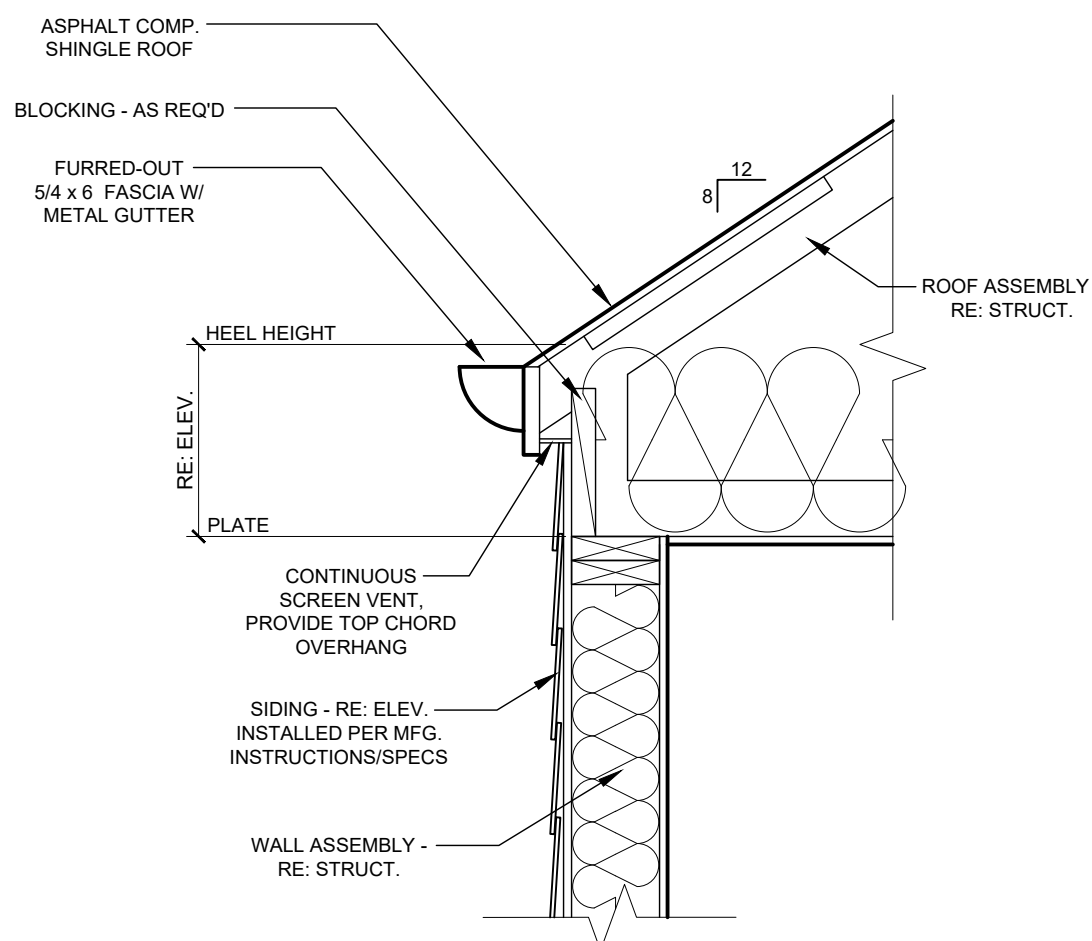
1 BUILDING SECTION

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



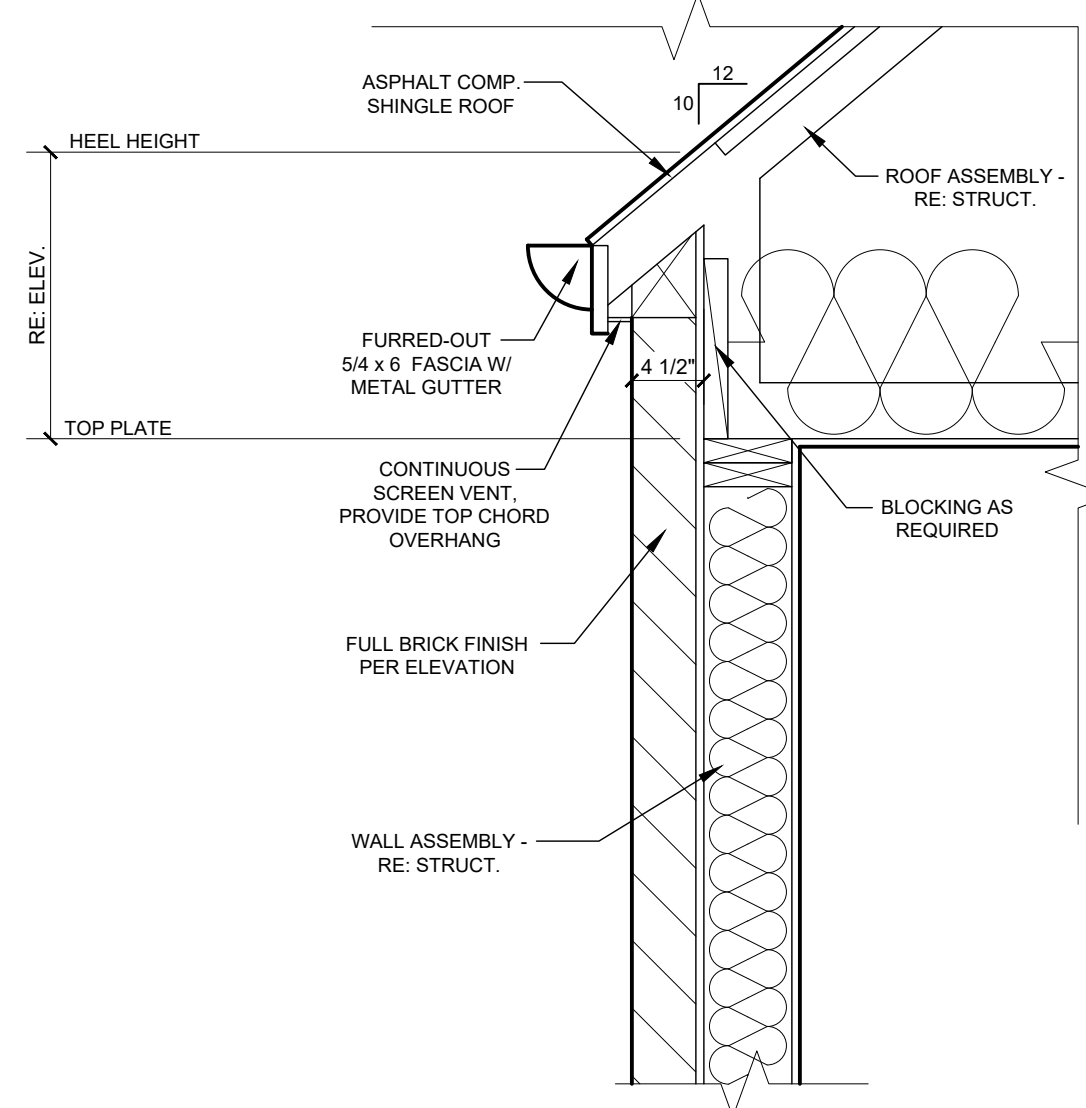
4 TYP. EAVE DETAIL @ 1/2 IN 12

SCALE: 1" = 1'-0"



3 TYP. EAVE DETAIL @ 8 IN 12

SCALE: 1" = 1'-0"



2 TYP. EAVE DETAIL @ 10 IN 12

SCALE: 1" = 1'-0"

BUILDING SECTION NOTES

- RE: "GENERAL NOTES". FLOOR PLANS, ROOF PLANS AND ELEVATIONS FOR ADDITIONAL INFORMATION.
- REFER TO ELEVATIONS FOR ADDITIONAL WALL AND PLATE HT.
- FOUNDATION WALLS - RE: SOILS REPORT FOR SITE GEOTECHNICAL EVALUATION PER R401.4 AND PERIMETER FOUNDATION DRAINAGE PER R405.
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- INSULATION PER ENERGY REPORT IN THE WARM IN WINTER SIDE OF THE WALL STUD CAVITIES THAT COMPRISE THE BUILDING THERMAL ENVELOPE. IN FLOOR SYSTEM ABOVE GARAGE, DROP SOFFITS FOR MECHANICAL AND PLUMBING LINES AS NECESSARY.
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- ROOF ASSEMBLIES PER R801 - WEATHER PROTECTION OF ROOF DECKS PER R903. INSTALL FLASHING TO PREVENT MOISTURE ENTERING THE WALL AND ROOF PLANES PER R903.2.
- ROOF COVERINGS PER R905 - FOR UNDERLAYMENT AND ICE BARRIER: R905.1.1, R905.1.2 FOR ROOF MATERIAL TYPE RE: R905.2 TO R905.17. RE: ROOF PLAN NOTES FOR ADDITIONAL INFORMATION.
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CITY AND COUNTY OF DENVER, COLORADO

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TW, BH, EIM

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BUILDING
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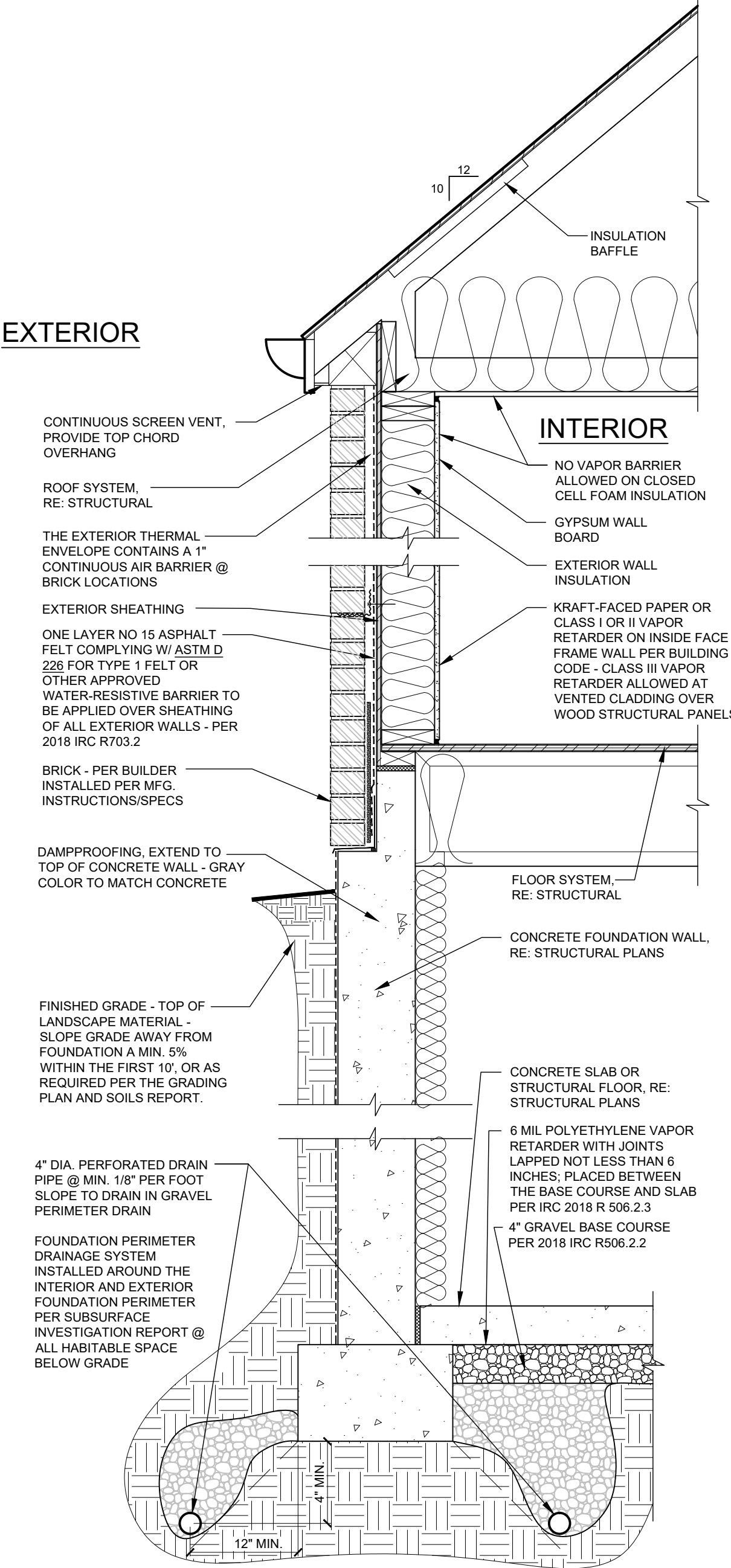
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BUILDING SECTION NOTES

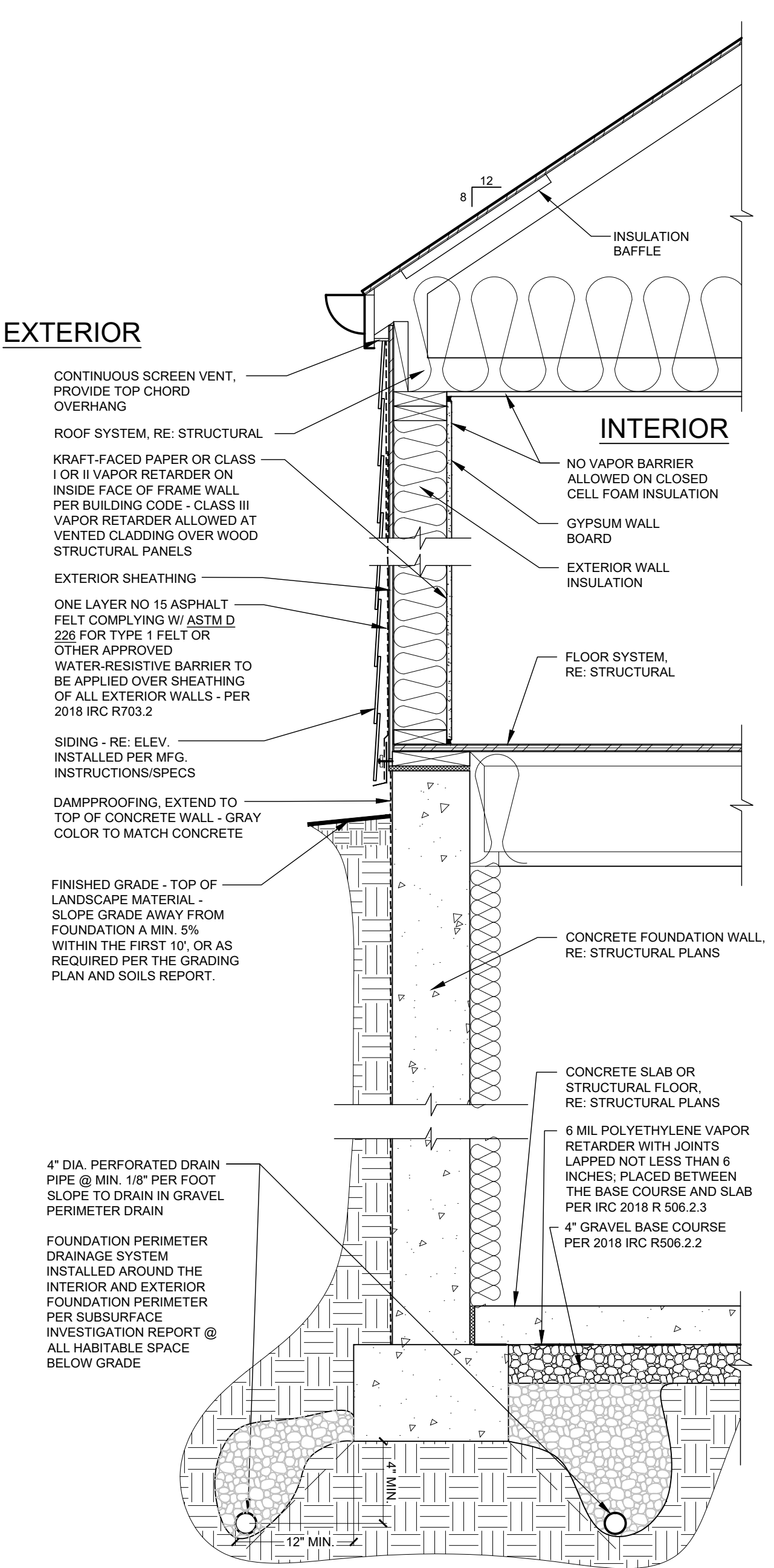
- RE: "GENERAL NOTES". FLOOR PLANS, ROOF PLANS AND ELEVATIONS FOR ADDITIONAL INFORMATION.
- REFER TO ELEVATIONS FOR ADDITIONAL WALL AND PLATE HT.
- FOUNDATION WALLS - RE: SOILS REPORT FOR SITE GEOTECHNICAL EVALUATION PER R401.4 AND PERIMETER FOUNDATION DRAINAGE PER R405.
- RE: STRUCTURAL FOR REQUIRED DESIGN SPECIFICATIONS OF WALL, FOOTING AND FLOOR.
- WALL THICKNESS - 8" UNLESS DIMENSIONED OR NOTED OTHERWISE. RE: STRUCTURAL.
- FOUNDATION WALLS SHALL BE DAMPROOFED, PER R406.1 EXCEPT WHERE REQUIRED TO BE WATERPROOFED, PER R406.2. APPLY MATERIAL ON FOUNDATION WALLS THAT RETAIN EARTH AND ENCLOSE INTERIOR SPACES AND FLOORS BELOW GRADE FROM TOP OF FOOTING TO FINISHED GRADE.
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WALL SECTION (WEATHER & VAPOR BARRIERS)

2

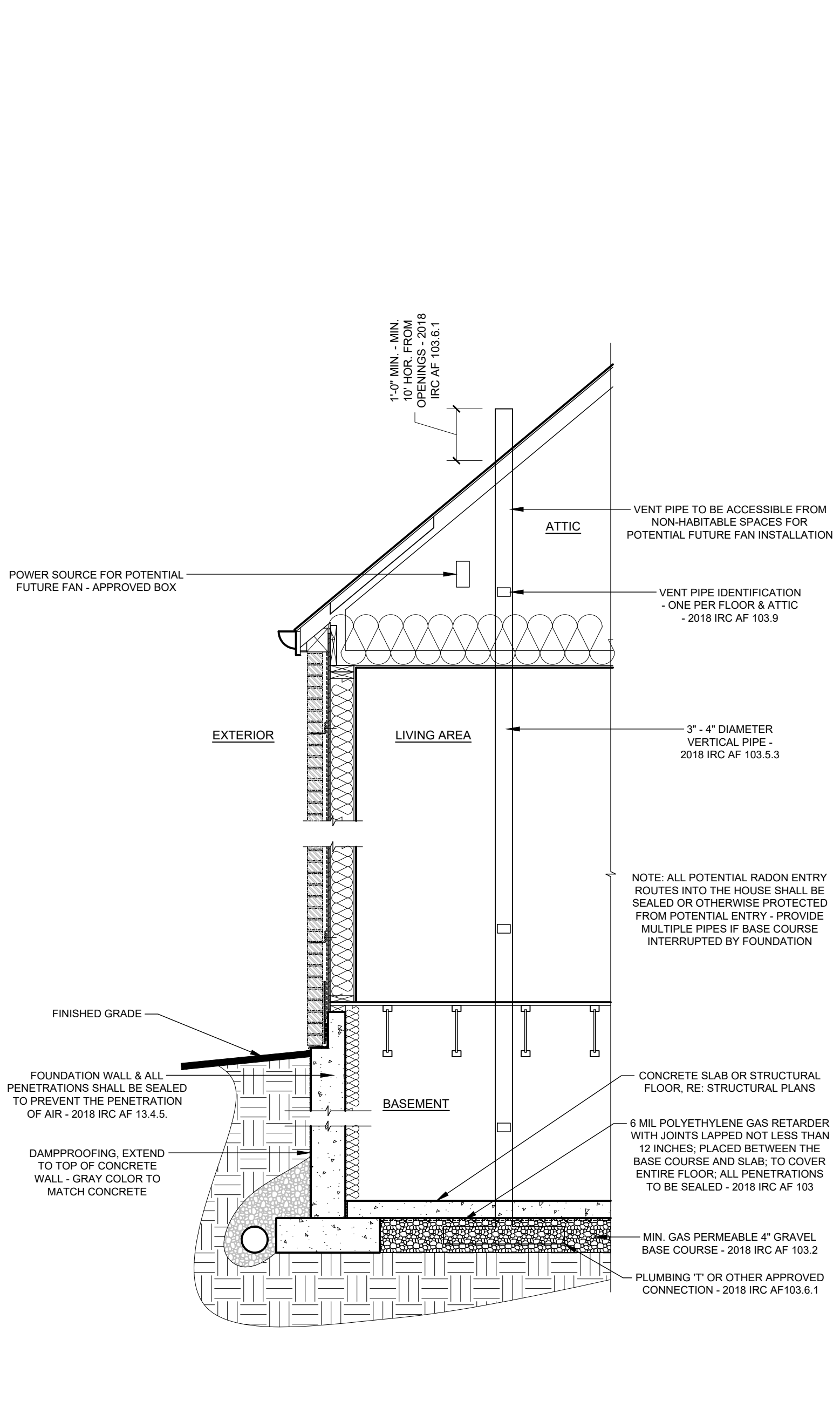
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WALL SECTION (WEATHER & VAPOR BARRIERS)

3

SCALE: 1" = 1'-0"



SUBSLAB DEPRESSURIZATION PASSIVE RADON SYSTEM

4

SCALE: 1/2" = 1'-0"



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- ## THERMAL BARRIER NOTES
- CLASS I OR II OR IV RAP RETARDERS ARE REQUIRED ON THE INTERIOR SIDE OF FRAME WALLS IN CLIMATE ZONE 5 PER R702.7.
 - THE FOLLOWING SHALL BE DEEMED TO MEET THE CLASS SPECIFIED:
 - CLASS I: SHEET POLYETHYLENE, ON PERFORATED ALUMINUM FOIL PER R702.7.2
 - CLASS II: KRAFT-FADED FIBERGLASS BATTS PER R702.7.2
 - CLASS III: LATEX OR ENAMEL PAINT. PER R702.7.1 AND R702.7.2.
 - THE BUILDING THERMAL ENVELOPE SHALL BE DURABLY SEALED TO LIMIT INFILTRATION. THE SEALING METHODS BETWEEN DISSIMILAR MATERIALS SHALL ALLOW FOR DIFFERENTIAL EXPANSION AND CONTRACTION. PER N1102.4.
 - WHERE NECESSARY, OR AS DIRECTED BY CONTRACTOR, PROVIDE EXTENDED POLYSTYRENE IN LIEU OF BATT INSULATION, BEHIND, BENEATH, OR ADJACENT TO PLUMBING, MECHANICAL, AND ELECTRICAL SUPPLIES, RETURNS, AND OTHER DISTRIBUTION LINES AND FIXTURES TO ENSURE THE MINIMUM INSULATION VALUES ARE STRICTLY ADHERED TO. IN ALL LOCATIONS, IF WALLS ARE INACCESSIBLE OR ENCLOSED AREAS OR AREAS THAT MAY BE INACCESSIBLE OR MAY BE ENCLOSED, PLACE EXTENDED POLYSTYRENE INSULATION IMMEDIATELY PRIOR TO PLACING THE PLUMBING, MECHANICAL, AND ELECTRICAL RUNS.
 - ATTIC ACCESS PANELS SHALL BE EQUIPPED WITH A DURABLE, INSULATED COVER THE SAME AS THE ROOFING TO PROVIDE A CONTINUOUS AIR SEAL WHEN CLOSED. PER N1102.2.4.
 - ALL ELECTRICAL, BOXES, LIGHT CANS, AND OTHER PENETRATIONS AT THE CEILING ADJACENT TO UNCONDITIONED ATTIC SPACE SHALL BE FULLY GASKETED AND SEALED. PER N1102.2.4.1.1.
 - INSULATE ALL CANTILEVERED FLOORS WITH INSULATION, SUFFICIENT TO FILL THE FRAMING CAVITY AND PROVIDE CLASS I OR II RAP RETARDERS ON THE INTERIOR SIDE OF FRAME. PER R702.7 AND TABLE N1102.4.1.1.
 - INSULATION VALUES
REFER TO THE GENERAL INSULATION TABLE LOCATED ON THE COVER SHEET FOR EITHER PRESCRIPTIVE PATH (CODE MINIMUM) OR ANTICIPATED PERFORMANCE PATH INSULATION VALUES (PER PROJECT ENERGY REPORT).



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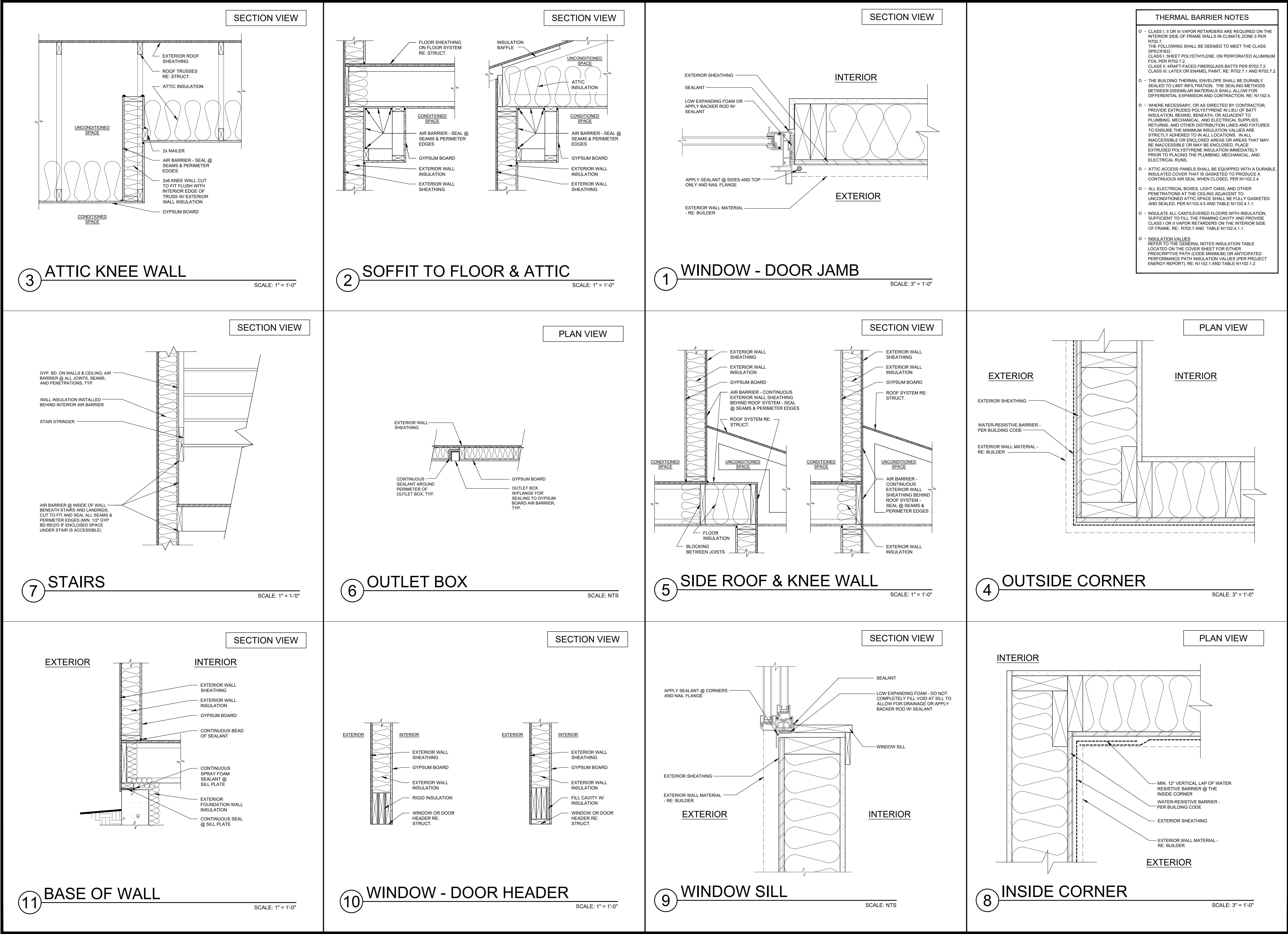
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THERMAL ENVELOPE

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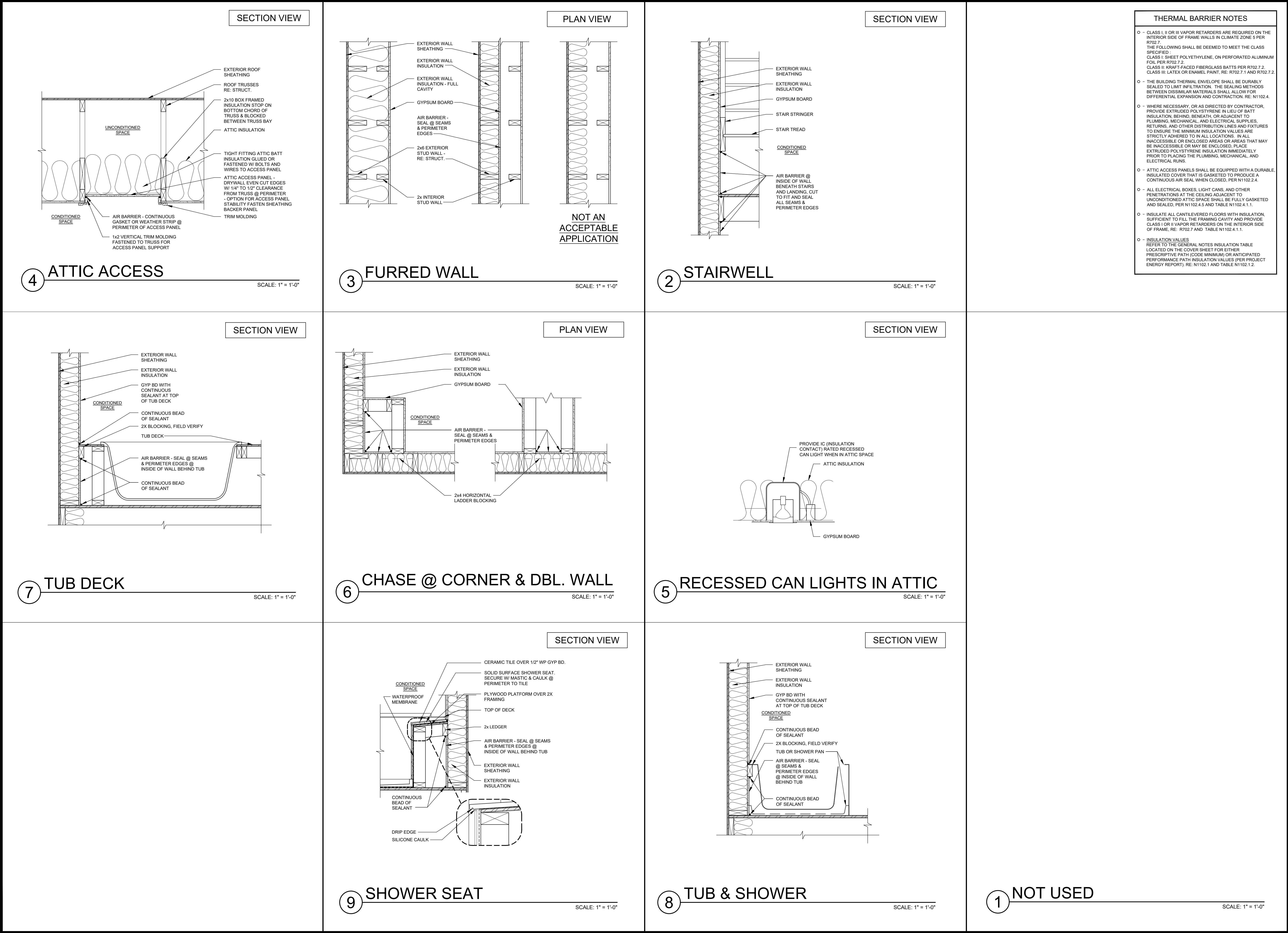
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COLORADO LICENSED ARCHITECT
TODD RICHARD WILSON
00405570
ARCHITECT

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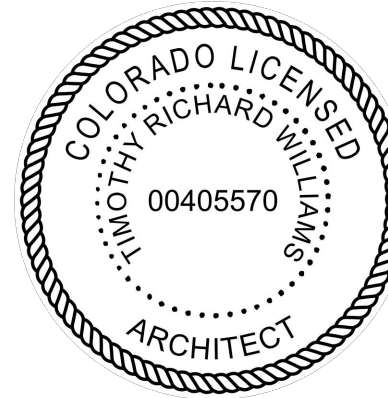
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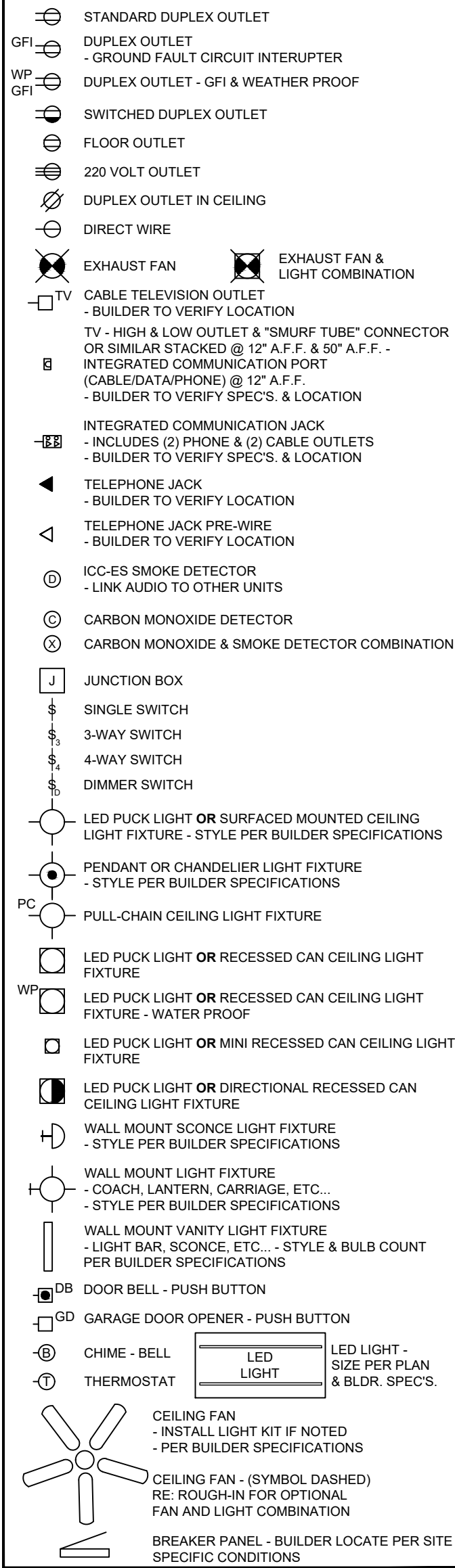
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LOWER LEVEL
ELECTRICAL
PLAN

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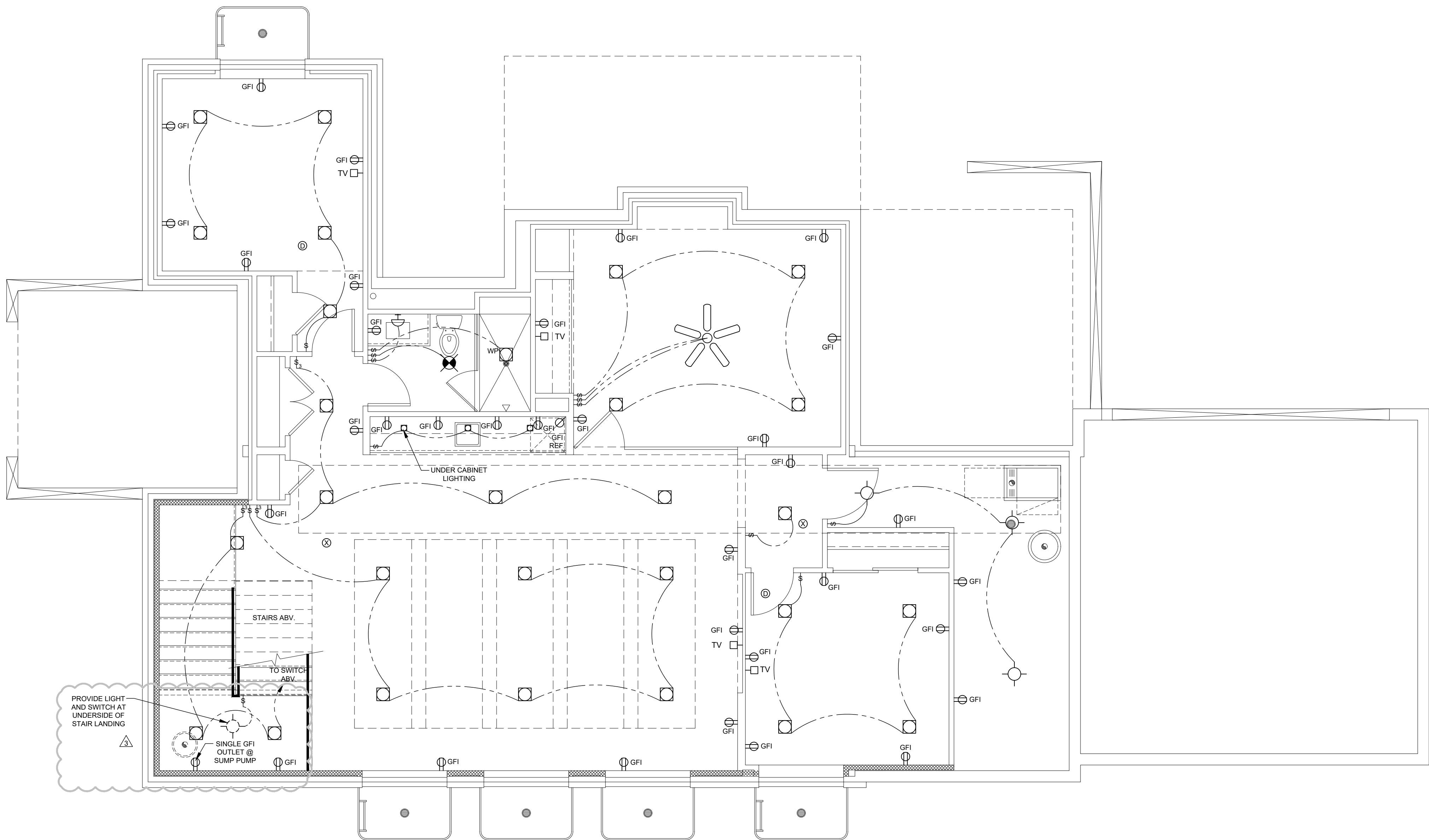
ELECTRICAL SYMBOLS



- LIGHTING EQUIPMENT (MANDATORY): A MINIMUM OF 90% OF LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH-EFFICIENCY LAMPS, PER N1104.1
- RECESSED LIGHTING: RECESSED LIGHT FIXTURES, AND OTHER SIMILAR FIXTURES, INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE AIR TIGHT, "C" RATED, AND SEALED TO THE DRYWALL, PER TABLE N1102.4.1.1.
- IN DWELLING UNITS, LIGHTING OUTLETS SHALL BE INSTALLED WHERE SPECIFIED IN 210.70(A)(B) AND (C).
- LUMINAIRES, LAMP HOLDERS, AND LAMPS:
 - ALL LIGHTING REQUIREMENTS SHALL BE IN COMPLIANCE WITH ARTICLE 410.
 - SMOKE ALARMS: ARE TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND PER ARTICLE 780. PROVIDE ALARMS IN THE FOLLOWING LOCATIONS:
 1. IN EACH SLEEPING ROOM.
 2. OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
 3. ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS/HABITABLE ATTICS, NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS. IN DWELLING UNITS WITH SPLIT LEVELS AND WITHOUT AN INTERVENING DOOR BETWEEN THE ADJACENT LEVELS, A SMOKE ALARM INSTALLED ON THE UPPER LEVEL SHALL SUFFICE FOR THE ADJACENT LOWER LEVEL PROVIDED THAT THE LOWER LEVEL IS LESS THAN ONE FULL STORY BELOW THE UPPER LEVEL.
 4. NOT LESS THAN 3 FEET HORIZONTALLY FROM THE DOOR OR OPENING OF A BATHROOM WITH A BATHTUB OR SHOWER.
 5. INSTALLATION HORIZONTALLY FROM PERMANENTLY INSTALLED COOKING APPLIANCES:
 - NOT LESS THAN 20' FOR IONIZATION SMOKE ALARMS.
 - NOT LESS THAN 10' FOR PHOTOELECTRIC SMOKE ALARMS.
 - NOT LESS THAN 6' FOR PHOTOELECTRIC SMOKE ALARMS.
 - CARBON MONOXIDE ALARMS: ARE TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND PER ARTICLE 780. PROVIDE CARBON MONOXIDE ALARMS IN THE FOLLOWING LOCATIONS:
 - ON THE CEILING OR WALL WITHIN 15'-0" OF THE ENTRANCE TO EACH SEPARATE SLEEPING AREA.
 - IN THE BEDROOM WHERE A FUEL-BURNING APPLIANCE IS LOCATED OR ITS ATTACHED BATHROOM.
 - ON EVERY FLOOR LEVEL.
 - IN ADDITION, A CARBON MONOXIDE DETECTOR CAN BE INSTALLED WITHIN 25'-0" OF ANY FUEL-FIRED HEATER, BOILER, FIREPLACE OR ATTACHED GARAGE AS LONG AS THERE IS A CENTRALIZED ALARM SYSTEM OR OTHER MECHANISM FOR A RESPONSIBLE PERSON TO HEAR THE ALARM AT ALL TIMES.
- COMBINATION ALARMS: COMBINATION SMOKE AND CARBON MONOXIDE ALARMS SHALL BE PERMITTED TO USE IN PLACE OF SMOKE ALARMS OR CARBON MONOXIDE ALARMS.
- COLORADO SOLAR READY HOMES BILL:
 - PER COLORADO'S HOUSE BILL 1149 ENACTED INTO LAW, REQUIRES THE BUILDER THE OPTION OF HAVING THE HOME INCLUDE OR BE PRE-WIRED FOR SOLAR PHOTOVOLTAIC INSTALLATION. ALSO PROVIDED TO THE HOMEOWNERS PER THE REQUIREMENTS OF THE LAW IS A LIST OF LOCAL SOLAR INSTALLERS/CONTRACTORS WHO CAN ASSESS THE HOME'S SOLAR ENERGY POTENTIAL.
 - PROVIDE FULL LENGTH CONDUIT TUBE FROM BASEMENT TO ATTIC, PRE-WIRE FOR SOLAR PHOTOVOLTAIC (PV) SYSTEM INSTALLATION, COORDINATED PER BUILDER.
 - THE SOLAR (PV) SYSTEM TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND SHALL COMPLY WITH ARTICLE 690.
- ELECTRIC VEHICLE READY:
 - PROVIDE AN EV PARKING STALL AND 220V OUTLET IN COMPLIANCE WITH N1104.2. PROVIDE SUFFICIENT CIRCUIT BREAKER SPACES FOR THE INTRODUCTION OF EV CHARGING. EVSE INSTALLED SPACES SHALL BE IDENTIFIED IN THE PANELBOARD DIRECTORY. ALL EMPTY CONDUITS FOR THE EV CAPABLE SPACES SHALL BE IDENTIFIED AT BOTH THE PANELBOARD AND AT THE TERMINATION.

ELECTRICAL NOTES

- 2020 NATIONAL ELECTRICAL CODE (NEC) AND COMPLIANCE WITH THE 2018 IRC
- REFER TO GENERAL NOTES FOR ADDITIONAL INFORMATION NOT SHOWN OR NOTED ON PLANS.
- ALL ELECTRICAL OUTLETS, LIGHT FIXTURES, FANS, SWITCHES, ETC., SHALL COMPLY W/ 2020 NEC.
- DWELLING UNIT RECEPTACLE OUTLETS ARE SHOWN FOR REPRESENTATION PURPOSES ONLY. ACTUAL LOCATIONS TO COMPLY, PER 210.52 THROUGH 210.65.
- BUILDER TO COORDINATE LOCATION OF GAS, WATER & ELECTRICAL METER & PANEL LOCATIONS.
- VERIFY POWER REQUIREMENTS W/ APPLIANCE/ EQUIPMENT MANUFACTURER'S SPECIFICATIONS.
- GENERAL PURPOSE RECEPTACLE DISTRIBUTION:
 - IN EVERY KITCHEN, FAMILY RM, DINING RM, LIVING RM, PARLOR, LIBRARY, DEN, SUN RM, BDRM, REC RM, OR SIMILAR ROOM OR AREA OF DWELLING UNITS, RECEPTACLE OUTLETS SHALL BE INSTALLED AS SPECIFIED IN 210.52 (A)(1) THROUGH (A)(4).
 - SPACING: RECEPTACLES SHALL BE INSTALLED SO THAT NO POINT MEASURED HORIZONTALLY ALONG THE FLOOR LINE OF ANY WALL SPACE IS MORE THAN 6'-0" FROM A RECEPTACLE OUTLET, THAT DO NOT HAVE COUNTERTOPS OR SIMILAR WORK SPACES, PER 210.52(A)(1).
 - FLOOR RECEPTACLES: RECEPTACLE OUTLETS IN FLOORS SHALL NOT BE COUNTED AS PART OF THE REQUIRED NUMBER OF RECEPTACLE OUTLETS EXCEPT WHERE LOCATED WITHIN 18" OF THE WALL, PER 210.52(A)(3).
 - OUTLETS IN FLOORS, TEL JACKS AND TELEVISION LOCATIONS TO BE FIELD VERIFIED BY BUILDER.
 - IN THE KITCHEN, PANTRY, BREAKFAST AREA, DINING ROOM OR SIMILAR AREA OF A DWELLING UNIT, TWO OR MORE 20-AMPERE SMALL-APPLIANCE BRANCH CIRCUITS REQUIRED BY 210.11(C)(1) SHALL SERVE ALL WALL AND FLOOR RECEPTACLE OUTLETS COVERED BY 210.52(A). ALL COUNTERTOP AND WORK SURFACE OUTLETS COVERED BY 210.52(C), AND RECEPTACLE OUTLETS FOR REFRIGERATION EQUIPMENT, PER 210.52(B)(1).
 - AT LEAST ONE ADDITIONAL 20-AMPERE BRANCH CIRCUIT SHALL BE PROVIDED TO SUPPLY THE LAUNDRY RECEPTACLE OUTLET(S) REQUIRED BY 210.52 (D) AND ANY COUNTERTOP AND SIMILAR WORK SURFACE RECEPTACLE OUTLETS PER 210.11(C)(3).
 - GFCI PROTECTION SHALL BE PROVIDED FOR OUTLETS THAT SUPPLY SUMP PUMPS AND DISHWASHERS PER 210.8(D) AND 422.5.
 - SURGE PROTECTION: ALL SERVICES SUPPLYING DWELLING UNITS SHALL BE PROVIDED WITH A SURGE-PROTECTION DEVICE (SPD) PER 230.67. THE SPD SHALL BE TYPE I OR II.
 - GROUND-FAULT CIRCUIT-INTERRUPTER PROTECTION:
 - GFCI FOR PERSONNEL SHALL BE PROVIDED AS REQUIRED, PER 210.8(A) THROUGH (F). THE GFCI SHALL BE INSTALLED IN A READILY ACCESSIBLE LOCATION.
 - ISLAND AND PENINSULAR COUNTERTOP AND WORK SURFACES: RECEPTACLE OUTLETS SHALL BE INSTALLED IN ACCORDANCE WITH 210.52 (C)(2)(A) AND (C)(2)(B). AT LEAST ONE RECEPTACLE OUTLET SHALL BE PROVIDED FOR THE FIRST 5.0 FT. OF THE COUNTERTOP OR WORK SURFACE AND WITHIN THE LOCATION, PER 210.52 (C)(3).
 - ALL 120-VOLT THROUGH 250-VOLT, RECEPTACLES INSTALLED IN THE LOCATIONS SPECIFIED IN 210.8(A)(1) THROUGH (A)(11) AND SUPPLIED BY SINGLE-PHASE BRANCH CIRCUITS RATED 150 VOLTS OR LESS TO GROUND, SHALL HAVE GFCI PROTECTION FOR PERSONNEL, INCLUDES BATHROOMS, GARAGES, OUTDOORS, CRAWL SPACES, BASEMENTS, KITCHENS, SINKS, BOATHOUSES, BATHTUBS OR SHOWER STALLS, WITHIN 6 FEET OF THE OUTSIDE EDGE OF BATHTUBS OR SHOWER STALLS, LAUNDRY AREAS AND INDOOR DAMP AND WET LOCATIONS PER 210.8 (A).
 - ARC-FAULT CIRCUIT-INTERRUPTER PROTECTION: AFCI SHALL BE PROVIDED AS REQUIRED, PER 210.12(A)(8) (C) AND (D). THE AFCI SHALL BE INSTALLED IN A READILY ACCESSIBLE LOCATION.
 - ALL 120-VOLT, SINGLE-PHASE, 15-AMPERE AND 20-AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS OR DEVICES INSTALLED IN DWELLING UNIT KITCHENS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DEN, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, LAUNDRY AREAS, AND SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY ANY OF THE MEANS DESCRIBED IN 210.12(A)(1) THROUGH (8), (B)(C)(D).
 - AT LEAST ONE WALL RECEPTACLE OUTLET SHALL BE INSTALLED IN BATHROOMS WITHIN 3'-0" OF THE OUTSIDE EDGE OF EACH BASIN. THE RECEPTACLE OUTLET SHALL BE LOCATED ON A WALL OR PARTITION THAT IS ADJACENT TO THE BASIN OR BASIN COUNTERTOP, LOCATED ON THE COUNTERTOP, OR INSTALLED ON THE SIDE OR FACE OF THE BASIN CABINET. IN NO CASE SHALL THE RECEPTACLE BE LOCATED MORE THAN 12" BELOW THE TOP OF THE BASIN OR COUNTERTOP. RECEPTACLE OUTLET ASSEMBLIES LISTED FOR USE IN COUNTERTOPS SHALL BE PERMITTED TO BE INSTALLED IN THE COUNTERTOP, PER 210.52(D).
 - TYPICAL OUTLETS TO BE INSTALLED AT *12" A.F.F. U.N.O. - OUTLETS LOCATED AT *30" H. COUNTERTOPS TO BE INSTALLED AT *48" A.F.F. U.N.O. - OUTLETS LOCATED AT *30" H. COUNTERTOPS TO BE INSTALLED AT *42" A.F.F. U.N.O. - OUTLETS INDICATED AT ENTERTAINMENT/ AUDIO CENTERS ARE TO BE COORDINATED W/ MILLWORK SUBCONTRACTOR & AUDIO VISUAL CONSULTANT.
 - IN DWELLING UNITS, LIGHTING OUTLETS SHALL BE INSTALLED WHERE SPECIFIED IN 210.70(A)(B) AND (C).
 - LUMINAIRES, LAMP HOLDERS, AND LAMPS:
 - ALL LIGHTING REQUIREMENTS SHALL BE IN COMPLIANCE WITH ARTICLE 410.
 - SMOKE ALARMS: ARE TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND PER ARTICLE 780. PROVIDE ALARMS IN THE FOLLOWING LOCATIONS:
 1. IN EACH SLEEPING ROOM.
 2. OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
 3. ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS/HABITABLE ATTICS, NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS. IN DWELLING UNITS WITH SPLIT LEVELS AND WITHOUT AN INTERVENING DOOR BETWEEN THE ADJACENT LEVELS, A SMOKE ALARM INSTALLED ON THE UPPER LEVEL SHALL SUFFICE FOR THE ADJACENT LOWER LEVEL PROVIDED THAT THE LOWER LEVEL IS LESS THAN ONE FULL STORY BELOW THE UPPER LEVEL.
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 - NOT LESS THAN 10' FOR PHOTOELECTRIC SMOKE ALARMS.
 - NOT LESS THAN 6' FOR PHOTOELECTRIC SMOKE ALARMS.
 - CARBON MONOXIDE ALARMS: ARE TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND PER ARTICLE 780. PROVIDE CARBON MONOXIDE ALARMS IN THE FOLLOWING LOCATIONS:
 - ON THE CEILING OR WALL WITHIN 15'-0" OF THE ENTRANCE TO EACH SEPARATE SLEEPING AREA.
 - IN THE BEDROOM WHERE A FUEL-BURNING APPLIANCE IS LOCATED OR ITS ATTACHED BATHROOM.
 - ON EVERY FLOOR LEVEL.
 - IN ADDITION, A CARBON MONOXIDE DETECTOR CAN BE INSTALLED WITHIN 25'-0" OF ANY FUEL-FIRED HEATER, BOILER, FIREPLACE OR ATTACHED GARAGE AS LONG AS THERE IS A CENTRALIZED ALARM SYSTEM OR OTHER MECHANISM FOR A RESPONSIBLE PERSON TO HEAR THE ALARM AT ALL TIMES.
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 - COLORADO SOLAR READY HOMES BILL:
 - PER COLORADO'S HOUSE BILL 1149 ENACTED INTO LAW, REQUIRES THE BUILDER THE OPTION OF HAVING THE HOME INCLUDE OR BE PRE-WIRED FOR SOLAR PHOTOVOLTAIC INSTALLATION. ALSO PROVIDED TO THE HOMEOWNERS PER THE REQUIREMENTS OF THE LAW IS A LIST OF LOCAL SOLAR INSTALLERS/CONTRACTORS WHO CAN ASSESS THE HOME'S SOLAR ENERGY POTENTIAL.
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 - THE SOLAR (PV) SYSTEM TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND SHALL COMPLY WITH ARTICLE 690.
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1 LOWER LEVEL ELECTRICAL PLAN

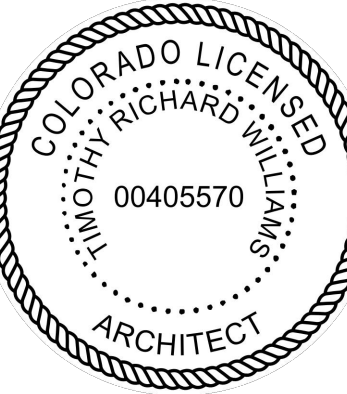
SCALE: 1/4" = 1'-0"



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5975 S. Quebec Street
Suite 250
Centennial, CO 80111



MARCH 24, 2023

ARTHUR-DERLATH RESIDENCE

2610 N. PERRY STREET
CITY AND COUNTY OF DENVER, COLORADO

CONSTRUCTION
DRAWINGS

DRAWN BY:
TW, BH, EIM

CHECKED BY:
TW

ISSUE DATE:
03/24/2023

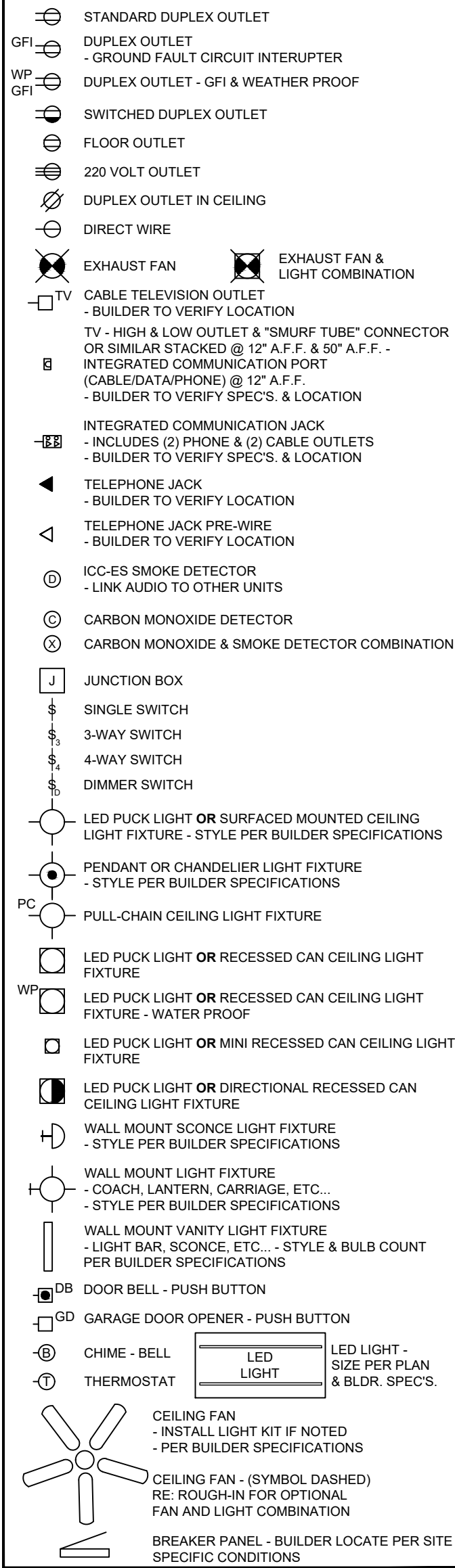
REVISIONS:

MAIN LEVEL
ELECTRICAL
PLAN

E2.0

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ELECTRICAL SYMBOLS



- LIGHTING EQUIPMENT (MANDATORY): A MINIMUM OF 90% OF LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH-EFFICIENCY LAMPS, PER N1104.1.
- RECESSED LIGHTING: RECESSED LIGHT FIXTURES, AND OTHER SIMILAR FIXTURES, INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE AIR TIGHT, IC RATED, AND DRYWALL TO THE DECKWALL, PER TABLE N1102.4.1.1.
- IN DWELLING UNITS, LIGHTING OUTLETS SHALL BE INSTALLED WHERE SPECIFIED IN 210.70(A)(B) AND (C).
- LUMINAIRES, LAMP HOLDERS, AND LAMPS:
 - ALL LIGHTING REQUIREMENTS SHALL BE IN COMPLIANCE WITH ARTICLE 410.
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 - NOT LESS THAN 10' FOR IONIZATION SMOKE ALARMS WITH AN ALARM-SILENCING SWITCH.
 - NOT LESS THAN 6' FOR PHOTOELECTRIC SMOKE ALARMS.
- COMBINATION ALARMS: COMBINATION SMOKE AND CARBON MONOXIDE ALARMS SHALL BE PERMITTED TO USE IN PLACE OF SMOKE ALARMS OR CARBON MONOXIDE ALARMS.
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 - PER COLORADO'S HOUSE BILL 1149 ENACTED INTO LAW, REQUIRES THE BUILDER THE OPTION OF HAVING THE HOME INCLUDE OR BE PRE-WIRED FOR SOLAR PHOTOVOLTAIC INSTALLATION. ALSO PROVIDED TO THE HOMEOWNERS PER THE REQUIREMENTS OF THE LAW IS A LIST OF LOCAL SOLAR INSTALLERS/CONTRACTORS WHO CAN ASSESS THE HOME'S SOLAR ENERGY POTENTIAL.
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1 MAIN LEVEL ELECTRICAL PLAN

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



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MARCH 24, 2023

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CONSTRUCTION
DRAWINGS

DRAWN BY:
TW, BH, EIM

CHECKED BY:
TW

ISSUE DATE:
03/24/2023

REVISIONS:

1	08/30/2023

UPPER LEVEL
ELECTRICAL
PLAN

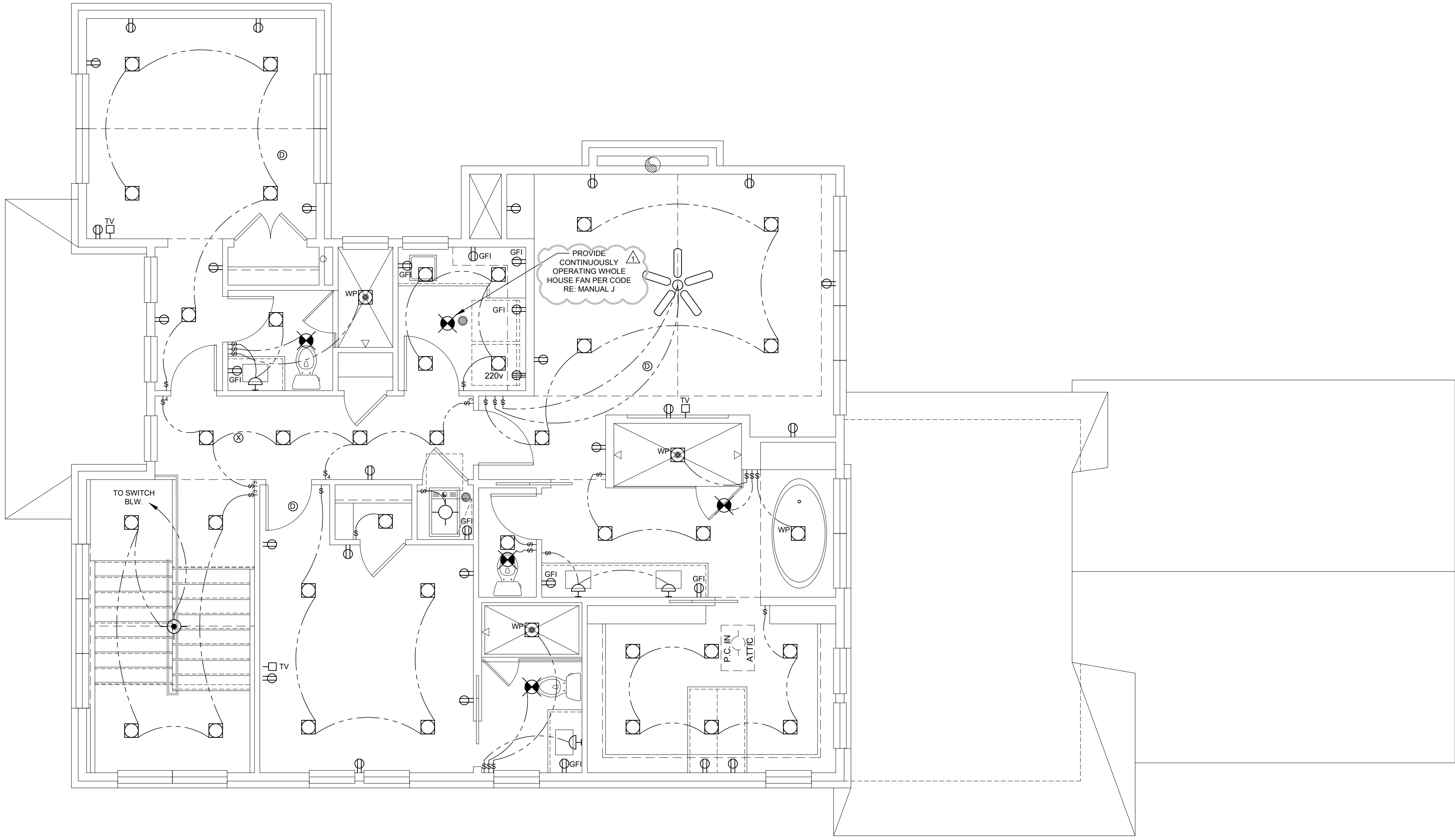
E3.0

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ELECTRICAL SYMBOLS	
	STANDARD DUPLEX OUTLET
	DUPLEX OUTLET - GROUND FAULT CIRCUIT INTERRUPTER
	DUPLEX OUTLET - GFI & WEATHER PROOF
	SWITCHED DUPLEX OUTLET
	FLOOR OUTLET
	220 VOLT OUTLET
	DUPLEX OUTLET IN CEILING
	DIRECT WIRE
	EXHAUST FAN
	EXHAUST FAN & LIGHT COMBINATION
	TV - CABLE TELEVISION OUTLET - BUILDER TO VERIFY LOCATION
	TV - HIGH & LOW OUTLET & "SMURF TUBE" CONNECTOR OR SIMILAR STACKED @ 12" A.F.F. & 50" A.F.F. - INTEGRATED COMMUNICATION PORT (CABLE/DATA/PHONE) @ 12" A.F.F. - BUILDER TO VERIFY SPECS. & LOCATION
	INTEGRATED COMMUNICATION JACK - INCLUDES (2) PHONE & (2) CABLE OUTLETS - BUILDER TO VERIFY SPECS. & LOCATION
	TELEPHONE JACK - BUILDER TO VERIFY LOCATION
	TELEPHONE JACK PRE-WIRE - BUILDER TO VERIFY LOCATION
	CC-ES SMOKE DETECTOR - LINK AUDIO TO OTHER UNITS
	CARBON MONOXIDE DETECTOR
	CARBON MONOXIDE & SMOKE DETECTOR COMBINATION
	JUNCTION BOX
	SINGLE SWITCH
	3-WAY SWITCH
	4-WAY SWITCH
	DIMMER SWITCH
	LED PUCK LIGHT OR SURFACED MOUNTED CEILING LIGHT FIXTURE - STYLE PER BUILDER SPECIFICATIONS
	PENDANT OR CHANDELIER LIGHT FIXTURE - STYLE PER BUILDER SPECIFICATIONS
	PULL-CHAIN CEILING LIGHT FIXTURE
	LED PUCK LIGHT OR RECESSED CAN CEILING LIGHT FIXTURE - WATER PROOF
	LED PUCK LIGHT OR MINI RECESSED CAN CEILING LIGHT FIXTURE
	LED PUCK LIGHT OR DIRECTIONAL RECESSED CAN CEILING LIGHT FIXTURE
	WALL MOUNT SCONCE LIGHT FIXTURE - STYLE PER BUILDER SPECIFICATIONS
	WALL MOUNT LIGHT FIXTURE - COACH, LANTERN, CARRIAGE, ETC. - STYLE PER BUILDER SPECIFICATIONS
	WALL MOUNT VANITY LIGHT FIXTURE - LIGHT BAR, SCONCE, ETC. - STYLE & BULB COUNT PER BUILDER SPECIFICATIONS
	DOOR BELL - PUSH BUTTON
	GARAGE DOOR OPENER - PUSH BUTTON
	CHIME - BELL
	THERMOSTAT
	CEILING FAN - INSTALL LIGHT KIT IF NOTED - PER BUILDER SPECIFICATIONS
	CEILING FAN - (SYMBOL DASHED) RE: ROUGH-IN FOR OPTIONAL FAN AND LIGHT COMBINATION
	BREAKER PANEL - BUILDER LOCATE PER SITE SPECIFIC CONDITIONS

- LIGHTING EQUIPMENT (MANDATORY): A MINIMUM OF 90% OF LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH-EFFICIENCY LAMPS, PER N1104.1
- RECESSED LIGHTING: RECESSED LIGHT FIXTURES, AND OTHER SIMILAR FIXTURES, INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE AIR TIGHT, "C" RATED, AND SEALED TO THE DRYWALL, PER TABLE N1102.4.1.1.
- TAMPER-RESISTANT RECEPTACLES: DWELLING UNITS, INCLUDING ATTACHED AND DETACHED GARAGES AND ACCESSORY BUILDINGS, SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES PER 406.12.
- EMERGENCY DISCONNECTS: SHALL BE INSTALLED IN A READILY ACCESSIBLE OUTDOOR LOCATION. SERVICE DISCONNECTS MUST BE MARKED PER 220.85.
- ELECTRICAL/PHONE BOX ON EXTERIOR WALLS: THE AIR BARRIER SHALL BE INSTALLED BEHIND ELECTRICAL, COMMUNICATION BOXES, AND ALL OTHER SIMILAR FIXTURES, OR AIR-SEALED BOXES SHALL BE INSTALLED, PER TABLE N1102.4.1.1.
- VENTILATION: MECHANICAL VENTILATION SYSTEMS ARE TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS, THE 2020 NEC AND THE 2018 IRC R303.4 AND R303.5.
- RANGE HOODS: SHALL DISCHARGE TO THE OUTDOORS THROUGH A SINGLE WALL DUCT. THE DUCT SERVING THE HOOD SHALL HAVE A SMOOTH INTERIOR, BE AIR TIGHT, BE EQUIPPED WITH A BACK DRAFT DAMPER AND BE INDEPENDENT OF ALL OTHER EXHAUST SYSTEMS. DUCTS SHALL NOT TERMINATE IN ATTICS, CRAWL SPACES OR AREAS INSIDE THE BUILDING, PER M1503.1.
- KITCHEN EXHAUST RATES SHALL COMPLY WITH M1503.5.
- MAKEUP AIR IS REQUIRED TO AN EXHAUST HOOD SYSTEM CAPABLE OF EXHAUSTING IN EXCESS OF 400 CFM AND SHALL BE MECHANICALLY OR NATURALLY PROVIDED WITH A MAKEUP AIR RATE APPROXIMATELY EQUAL TO THE EXHAUST AIR RATE. PROVIDE NOT LESS THAN ONE GRAVITY OR ELECTRICALLY OPERATED DAMPER, PER M1503.6.
- OVERHEAD EXHAUST HOODS: DOMESTIC OPEN-TOP BROILER UNITS SHALL HAVE A METAL EXHAUST HOOD AND DISCHARGE TO THE OUTDOORS EQUIPPED WITH A BACK DRAFT DAMPER OR OTHER MEANS TO CONTROL INFILTRATION/EXFILTRATION WHEN NOT IN OPERATION. BOILER UNITS INCORPORATING AN INTEGRAL EXHAUST SYSTEM DOES NOT REQUIRE AN EXHAUST HOOD, PER M1503.1.
- WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM: SHALL BE DESIGNED IN ACCORDANCE WITH SECTIONS M1505.4.
- BATHROOMS, WATER CLOSET COMPARTMENTS, LAUNDRY ROOMS AND SIMILAR ROOMS SHALL BE PROVIDED WITH NATURAL VENTILATION W/ AN AREA NOT LESS THAN 1 1/2 SF - IN BATHROOMS, LAUNDRY ROOMS AND SIMILAR ROOMS WITHOUT NATURAL VENTILATION, A MECHANICAL VENTILATION SYSTEM CONNECTED DIRECTLY TO EXTERIOR CAPABLE OF VENTILATION RATES OF 50 CFM INTERMITTENT OR 20 CFM CONTINUOUS FOR BATHROOMS, TOILET ROOMS SHALL BE PROVIDED. A MECHANICAL VENTILATION SYSTEM WITH VENTILATION RATES OF 100 CFM INTERMITTENT OR 25 CFM CONTINUOUS FOR KITCHENS SHALL BE PROVIDED, PER M1505.4.
- PROVIDE AN EV PARKING STALL AND 220V OUTLET IN COMPLIANCE WITH N1104.2. PROVIDE SUFFICIENT CIRCUIT BREAKER SPACES FOR THE INTRODUCTION OF EV CHARGING. EVSE INSTALLED SPACES SHALL BE IDENTIFIED IN THE PANELBOARD DIRECTORY. ALL EMPTY CONDUITS FOR THE EV CAPABLE SPACES SHALL BE IDENTIFIED AT BOTH THE PANELBOARD AND AT THE TERMINATION.

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| O - DWELLING UNIT RECEPTACLE OUTLETS ARE SHOWN FOR REPRESENTATION PURPOSES ONLY. ACTUAL LOCATIONS TO COMPLY, PER 210.52 THROUGH 210.65. | |
| O - BUILDER TO COORDINATE LOCATION OF GAS, WATER & ELECTRICAL METER & PANEL LOCATIONS. | |
| O - VERIFY POWER REQUIREMENTS W/ APPLIANCE/ EQUIPMENT MANUFACTURER'S SPECIFICATIONS. | |
| O - GENERAL PURPOSE RECEPTACLE DISTRIBUTION: IN EVERY KITCHEN, FAMILY RM., DINING RM., LIVING RM., PARLOR, LIBRARY, DEN, SUN RM., BDRM., REC. RM., OR SIMILAR ROOM OR AREA OF DWELLING UNITS, RECEPTACLE OUTLETS SHALL BE INSTALLED AS SPECIFIED IN 210.52 (A)(1) THROUGH (A)(4). | |
| O - SPACING: RECEPTACLES SHALL BE INSTALLED SO THAT NO POINT MEASURED HORIZONTALLY ALONG THE FLOOR LINE OF ANY WALL SPACE IS MORE THAN 6'-0" FROM A RECEPTACLE OUTLET, THAT DO NOT HAVE COUNTERTOPS OR SIMILAR WORK SPACES, PER 210.52(A)(1). | |
| O - FLOOR RECEPTACLES: RECEPTACLE OUTLETS IN FLOORS SHALL NOT BE COUNTED AS PART OF THE REQUIRED NUMBER OF RECEPTACLE OUTLETS EXCEPT WHERE LOCATED WITHIN 18" OF THE WALL, PER 210.52(A)(3). | |
| O - OUTLETS IN FLOORS, TEL. JACKS AND TELEVISION LOCATIONS TO BE FIELD VERIFIED BY BUILDER. | |
| O - IN THE KITCHEN, PANTRY, BREAKFAST AREA, DINING ROOM OR SIMILAR AREA OF A DWELLING UNIT, TWO OR MORE 20-AMPERE SMALL-APPLIANCE BRANCH CIRCUITS REQUIRED BY 210.11(C)(1) SHALL SERVE ALL WALL AND FLOOR RECEPTACLE OUTLETS COVERED BY 210.52(A). ALL COUNTERTOP AND WORK SURFACE OUTLETS COVERED BY 210.52(C), AND RECEPTACLE OUTLETS FOR REFRIGERATION EQUIPMENT, PER 210.52(B)(1). | |
| O - AT LEAST ONE ADDITIONAL 20-AMPERE BRANCH CIRCUIT SHALL BE PROVIDED TO SUPPLY THE LAUNDRY RECEPTACLE OUTLET(S) REQUIRED BY 210.52 (D) AND ANY COUNTERTOP AND SIMILAR WORK SURFACE RECEPTACLE OUTLETS PER 210.11(C)(3). | |
| O - GFCI PROTECTION SHALL BE PROVIDED FOR OUTLETS THAT SUPPLY SUMP PUMPS AND DISHWASHERS PER 210.8(D) AND 422.5. | |
| O - SURGE PROTECTION: ALL SERVICES SUPPLYING DWELLING UNITS SHALL BE PROVIDED WITH A SURGE-PROTECTION DEVICE (SPD) PER 230.67. THE SPD SHALL BE TYPE 1 OR II. | |
| O - GROUND-FAULT CIRCUIT-INTERRUPTER PROTECTION: GFCI FOR PERSONNEL SHALL BE PROVIDED AS REQUIRED, PER 210.8(A) THROUGH (F). THE GFCI SHALL BE INSTALLED IN A READILY ACCESSIBLE LOCATION. | |
| O - ISLAND AND PENINSULAR COUNTERTOP AND WORK SURFACES: RECEPTACLE OUTLETS SHALL BE INSTALLED IN ACCORDANCE WITH 210.52 (C)(2)(A) AND (C)(2)(B). AT LEAST ONE RECEPTACLE OUTLET SHALL BE PROVIDED FOR THE FIRST 5.0 FT. OF THE COUNTERTOP OR WORK SURFACE AND WITHIN THE LOCATION, PER 210.52 (C)(3). | |
| O - ALL 120-VOLT THROUGH 250-VOLT, RECEPTACLES INSTALLED IN THE LOCATIONS SPECIFIED IN 210.8(A)(1) THROUGH (A)(11) AND SUPPLIED BY SINGLE-PHASE BRANCH CIRCUITS RATED 150 VOLTS OR LESS TO GROUND, SHALL HAVE GFCI PROTECTION FOR PERSONNEL, INCLUDES BATHROOMS, GARAGES, OUTDOORS, CRAWL SPACES, BASEMENTS, KITCHENS, SINKS, BOATHOUSES, BATHTUBS OR SHOWER STALLS - WITHIN 6 FEET OF THE OUTSIDE EDGE OF BATHTUBS OR SHOWER STALLS, LAUNDRY AREAS AND INDOOR DAMP AND WET LOCATIONS PER 210.8 (A). | |
| O - ARC-FAULT CIRCUIT-INTERRUPTER PROTECTION: AFCI SHALL BE PROVIDED AS REQUIRED, PER 210.12(A)(8) (C) AND (D). THE AFCI SHALL BE INSTALLED IN A READILY ACCESSIBLE LOCATION. | |
| O - ALL 120-VOLT, SINGLE-PHASE, 15-AMPERE AND 20-AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS OR DEVICES INSTALLED IN DWELLING UNIT KITCHENS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENIS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, LAUNDRY AREAS, AND SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY ANY OF THE MEANS DESCRIBED IN 210.12(A)(1) THROUGH (8), (B)(C)(D). | |
| O - AT LEAST ONE WALL RECEPTACLE OUTLET SHALL BE INSTALLED IN BATHROOMS WITHIN 3'-0" OF THE OUTSIDE EDGE OF EACH BASIN. THE RECEPTACLE OUTLET SHALL BE LOCATED ON A WALL OR PARTITION THAT IS ADJACENT TO THE BASIN OR BASIN COUNTERTOP, LOCATED ON THE COUNTERTOP, OR INSTALLED ON THE SIDE OR FACE OF THE BASIN CABINET. IN NO CASE SHALL THE RECEPTACLE BE LOCATED MORE THAN 12" BELOW THE TOP OF THE BASIN OR COUNTERTOP. RECEPTACLE OUTLET ASSEMBLIES LISTED FOR USE IN COUNTERTOPS SHALL BE PERMITTED TO BE INSTALLED IN THE COUNTERTOP, PER 210.52(D). | |
| O - TYPICAL OUTLETS TO BE INSTALLED AT *12" A.F.F. U.N.O. - OUTLETS LOCATED AT *30" H. COUNTERTOPS TO BE INSTALLED AT *48" A.F.F. U.N.O. - OUTLETS LOCATED AT *30" H. COUNTERTOPS TO BE INSTALLED AT *42" A.F.F. U.N.O. - OUTLETS INDICATED AT ENTERTAINMENT / AUDIO CENTERS ARE TO BE COORDINATED W/ MILLWORK SUBCONTRACTOR & AUDIO VISUAL CONSULTANT. | |
| O - IN DWELLING UNITS, LIGHTING OUTLETS SHALL BE INSTALLED WHERE SPECIFIED IN 210.70(A)(B) AND (C). | |
| O - LUMINAIRES, LAMP HOLDERS, AND LAMPS: ALL LIGHTING REQUIREMENTS SHALL BE IN COMPLIANCE WITH ARTICLE 410. | |
| O - SMOKE ALARMS: ARE TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND PER ARTICLE 780. PROVIDE CARBON MONOXIDE ALARMS IN THE FOLLOWING LOCATIONS:
1. IN EACH SLEEPING ROOM.
2. OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
3. ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS/HABITABLE ATTICS, NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS. IN DWELLING UNITS WITH SPLIT LEVELS AND WITHOUT AN INTERVENING DOOR BETWEEN THE ADJACENT LEVELS, A SMOKE ALARM INSTALLED ON THE UPPER LEVEL SHALL SUFFICE FOR THE ADJACENT LOWER LEVEL PROVIDED THAT THE LOWER LEVEL IS LESS THAN ONE FULL STORY BELOW THE UPPER LEVEL.
4. NOT LESS THAN 3 FEET HORIZONTALLY FROM THE DOOR OR OPENING OF A BATHROOM WITH A BATHTUB OR SHOWER.
5. INSTALLATION HORIZONTALLY FROM PERMANENTLY INSTALLED COOKING APPLIANCES:
- NOT LESS THAN 20' FOR IONIZATION SMOKE ALARMS.
- NOT LESS THAN 10' FOR IONIZATION SMOKE ALARMS WITH AN ALARM-SILENCING SWITCH.
- NOT LESS THAN 6' FOR PHOTOELECTRIC SMOKE ALARMS. | |
| O - CARBON MONOXIDE ALARMS: ARE TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND PER ARTICLE 780. PROVIDE CARBON MONOXIDE ALARMS IN THE FOLLOWING LOCATIONS:
- ON THE CEILING OR WALL WITHIN 15'-0" OF THE ENTRANCE TO EACH SEPARATE SLEEPING AREA.
- IN THE BEDROOM WHERE A FUEL-BURNING APPLIANCE IS LOCATED OR ITS ATTACHED BATHROOM.
- ON EVERY FLOOR LEVEL.
IN ADDITION, A CARBON MONOXIDE DETECTOR CAN BE INSTALLED WITHIN 25'-0" OF ANY FUEL-FIRED HEATER, BOILER, FIREPLACE OR ATTACHED GARAGE AS LONG AS THERE IS A CENTRALIZED ALARM SYSTEM OR OTHER MECHANISM FOR A RESPONSIBLE PERSON TO HEAR THE ALARM AT ALL TIMES. | |
| O - COMBINATION ALARMS: COMBINATION SMOKE AND CARBON MONOXIDE ALARMS SHALL BE PERMITTED TO USE IN PLACE OF SMOKE ALARMS OR CARBON MONOXIDE ALARMS. | |
| O - COLORADO SOLAR READY HOMES BILL: PER COLORADO'S HOUSE BILL 1149 ENACTED INTO LAW, REQUIRES THE BUILDER THE OPTION OF HAVING THE HOME INCLUDE OR BE PRE-WIRED FOR SOLAR PHOTOVOLTAIC INSTALLATION. ALSO PROVIDED TO THE HOMEOWNERS PER THE REQUIREMENTS OF THE LAW IS A LIST OF LOCAL SOLAR INSTALLERS/CONTRACTORS WHO CAN ASSESS THE HOME'S SOLAR ENERGY POTENTIAL. | |
| O - PROVIDE FULL LENGTH CONDUIT TUBE FROM BASEMENT TO ATTIC. PRE-WIRE FOR SOLAR PHOTOVOLTAIC (PV) SYSTEM INSTALLATION, COORDINATED PER BUILDER. | |
| O - THE SOLAR (PV) SYSTEM TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND SHALL COMPLY WITH ARTICLE 690. | |
| O - ELECTRIC VEHICLE READY: PROVIDE AN EV PARKING STALL AND 220V OUTLET IN COMPLIANCE WITH N1104.2. PROVIDE SUFFICIENT CIRCUIT BREAKER SPACES FOR THE INTRODUCTION OF EV CHARGING. EVSE INSTALLED SPACES SHALL BE IDENTIFIED IN THE PANELBOARD DIRECTORY. ALL EMPTY CONDUITS FOR THE EV CAPABLE SPACES SHALL BE IDENTIFIED AT BOTH THE PANELBOARD AND AT THE TERMINATION. | |



1 UPPER LEVEL ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"