CONSTRUCTION NOTES

1. COMPLY WITH ALL LOCAL, STATE AND FEDERAL APPLICABLE CODES, RULES AND REGULATIONS. OBTAIN & PAY FOR ALL PERMITS AND LICENSES AS REQUIRED. WHEN REQUIRED BY CODE, ALL WORK MUST BE INSPECTED AND APPROVED BY THE PROPER LOCAL AUTHORITIES.

2. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND BECOME THOROUGHLY FAMILIAR WITH THE SITE BEFORE COMMENCEMENT OF WORK. THE G.C. SHALL REPORT ALL DISCREPANCIES TO THE OWNER AND DESIGNER. THE DRAWINGS REFLECT CONDITIONS AS CAN REASONABLY BE INFERRED FROM VISIBLE CONDITIONS, OR FROM DRAWINGS & INFORMATION FURNISHED BY OWNER, BUT CANNOT BE GUARANTEED.

3. ALL DIMENSIONS SHOULD BE CALCULATED, NEVER SCALED, AND SHALL BE VERIFIED BY THE CONTRACTOR, ON SITE, PRIOR TO CONSTRUCTION. DIMENSIONS SHOWN ON PLANS ARE FROM FINISHED FACE OF THE FINISHED SURFACE. THE G.C. IS TO WORK WITH OTHER TRADES AS REQUIRED TO MAKE ADJUSTMENTS IN PLAN SET FOR ALLOWANCES TO ENSURE PROPER FITMENT OF PLUMBING, ELECTRICAL, MECHANICAL AND STRUCTURAL COMPONENTS.

4. CONTRACTOR SHALL BE FAMILIAR WITH THE SITE AND IS RESPONSIBLE FOR INCORPORATING ALL REASONABLY INFERABLE CONDITIONS INTO THE WORK. NO CLAIM FOR ADDITIONAL COMPENSATION OR TIME BASED ON UNFAMILIARITY OF VISIBLE OR REASONABLY INFERABLE CONDITIONS WILL BE CONSIDERED. CONTRACTOR WARRANTS TO THE OWNER THAT THE SITE AND EXISTING CONDITIONS HAVE BEEN SURVEYED PRIOR TO SUBMITTING A FINAL CONTRACT PRICE. DISCREPANCIES ARE TO BE REPORTED TO THE OWNER.

5. CONTRACTOR SHALL KEEP THE CONSTRUCTION SITE CLEAN, FREE AND CLEAR OF DEBRIS AND SHALL MINIMIZE AND CLEARLY MARK ALL PHYSICAL HAZARDS. EMERGENCY EGRESS PATHS MUST BE MAINTAINED AT ALL TIMES.

6. CONTRACTOR SHALL KEEP THE SITE SECURE AND FREE OF UNAUTHORIZED PERSONS AND KEEP ALL EXPOSED, EXISTING CONDITIONS SECURE FROM VANDALISM OR THEFT.

7. ALL MATERIALS STORED ON THE SITE SHALL BE STORED PER MANUFACTURERS RECOMMENDATIONS AND SAFE FROM THEFT OR VANDALISM.

8. DIMENSIONS PULLED FROM EXTERIOR ARE FROM FACE OF EXTERIOR WALL. INTERIOR DIMENSIONS ARE SHOWN FROM WALL FACE TO WALL FACE.

9. CONTRACTOR SHALL FIELD VERIFY MEASUREMENTS, LOCATIONS, MATERIALS & FINISHES BEFORE CONSTRUCTION BEGINS.

10. GENERAL CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES.

11. GENERAL CONTRACTOR SHALL PATCH AND REPAIR ALL EXISTING WALLS, FLOORS, CEILINGS OR OTHER SURFACES IDENTIFIED TO REMAIN THAT MAY BECOME DAMAGED DURING THE COURSE OF THE WORK.

12. THE G.C. IS RESPONSIBLE FOR OBTAINING PERMITS FOR CONSTRUCTION, PLUMBING, MECHANICAL AND ELECTRICAL SYSTEMS PRIOR TO INSTALLATION OF EACH.

13. THE G.C. WILL KEEP ONE SET OF PERMITTED PLANS ON SITE AT ALL TIMES TO DOCUMENT ANY AND ALL CHANGES MADE DURING CONSTRUCTION. THE RECORD OF DRAWINGS SHALL BE MADE AVAILABLE TO THE OWNER AND ISSUED TO THEM AT THE CONCLUSION OF THE PROJECT.

GENERAL NOTES

1. INTERIOR BASEMENT WALLS MUST BE FRAMED WITH 2X4 WOOD STUDS AT A MINIMUM SPACING OF 16 INCHES ON CENTER AND FINISHED WITH 1/2-INCH GYPSUM BOARD ON ONE SIDE UNLESS OTHERWISE NOTED.

2. EXTERIOR WALLS SHALL BE FRAMED WITH 2X6 WOOD STUDS AT A MINIMUM SPACING OF 16 INCHES ON CENTER, WITH LAP SIDING AND SHEATHING ON THE EXTERIOR AND 1/2-INCH GYPSUM BOARD ON THE INTERIOR UNLESS OTHERWISE NOTED. EXTERIOR WALLS LOCATED LESS THAN 5 FEET FROM THE PROPERTY LINE MUST HAVE A 1-HOUR FIRE RATING ON BOTH SIDES, TESTED PER ASTM E119 OR UL 263. OVERHANGS LESS THAN 5 FEET FROM PROPERTY LINES MUST ALSO HAVE A 1-HOUR FIRE-RATED UNDERSIDE AS REQUIRED BY THE 2021 IRC.

3. FLOOR ASSEMBLIES THAT ARE NOT PROTECTED BY A FINISHED CEILING MUST HAVE FIRE PROTECTION AS REQUIRED BY SECTION R501.3 OF THE BUILDING CODE.

4. FRAMING DIMENSIONS ARE MEASURED TO THE FACE OF THE STUD OR CONCRETE WALL, WHILE BUILT-IN DIMENSIONS ARE MEASURED TO THE OUTSIDE FACE OF FINISHED CABINETRY UNLESS OTHERWISE NOTED.

5. EACH SLEEPING ROOM MUST HAVE AT LEAST ONE OPERABLE EGRESS WINDOW WITH A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET. A MINIMUM NET CLEAR HEIGHT OF 24 INCHES, A MINIMUM NET CLEAR WIDTH OF 20 INCHES, AND A MAXIMUM SILL HEIGHT OF 44 INCHES ABOVE THE FINISHED FLOOR.

6. STAIRWAYS MUST PROVIDE A MINIMUM HEADROOM CLEARANCE OF 6 FEET 8 INCHES, MEASURED FROM A LINE CONNECTING NOSING EDGES, EXCEPT FOR SPIRAL STAIRWAYS, WHICH ARE PERMITTED TO HAVE A MINIMUM HEADROOM OF 6 FEET 6 INCHES. RISER HEIGHTS MUST BE BETWEEN 4 INCHES AND 7-3/4 INCHES, WITH A MINIMUM TREAD DEPTH OF 10 INCHES. THE MAXIMUM VERTICAL RISE BETWEEN LANDINGS MUST NOT EXCEED 12 FEET. LANDINGS MUST BE PROVIDED AT THE TOP AND BOTTOM OF ALL STAIRWAYS, WITH A MINIMUM DEPTH EQUAL TO THE WIDTH OF THE STAIRWAY BUT NOT EXCEEDING 48 INCHES.

7. HANDRAILS ARE REQUIRED ON ONE SIDE OF STAIRWAYS WITH FOUR OR MORE RISERS, AS PER SECTION R311.7.8 OF THE BUILDING CODE. THEY MUST BE INSTALLED AT A HEIGHT OF 34 TO 38 INCHES ABOVE THE NOSING AND MUST EXTEND CONTINUOUSLY FROM THE TOP TO THE BOTTOM OF THE STAIR, TERMINATING AT A NEWEL POST OR RETURNING INTO THE WALL. HANDRAILS MUST HAVE A GRASPABLE CROSS-SECTION WITH A DIAMETER BETWEEN 1-1/4 INCHES AND 2 INCHES OR AN EQUIVALENT SHAPE WITH A PERIMETER BETWEEN 4 INCHES AND 6.25 INCHES. A MINIMUM CLEARANCE OF 1-1/2 INCHES FROM THE WALL MUST BE MAINTAINED, AND HANDRAILS MUST NOT PROJECT MORE THAN 4-1/2 INCHES INTO THE REQUIRED STAIR WIDTH.

8. GUARDRAILS MUST BE INSTALLED AT OPEN SIDES OF WALKING SURFACES, STAIRWAYS, RAMPS, AND LANDINGS THAT ARE MORE THAN 30 INCHES ABOVE THE ADJACENT FLOOR OR GRADE. THE MINIMUM HEIGHT FOR GUARDRAILS ON WALKING SURFACES IS 42 INCHES, WHILE GUARDRAILS ALONG STAIRWAYS MUST BE BETWEEN 34 AND 38 INCHES HIGH. OPENINGS IN GUARDRAILS MUST NOT ALLOW THE PASSAGE OF A 4-INCH DIAMETER SPHERE, EXCEPT FOR STAIR BALUSTERS, WHICH MAY ALLOW A MAXIMUM OPENING OF 4-3/8 INCHES. AND TRIANGULAR OPENINGS BETWEEN STAIR TREADS, RISERS, AND THE BOTTOM OF THE GUARDRAIL, WHICH MAY ALLOW A MAXIMUM OPENING OF 6 INCHES.

9. SHOWER AND TUB WALLS MUST HAVE A SMOOTH, HARD, NON-ABSORBENT SURFACE OVER A MOISTURE-RESISTANT UNDERLAYMENT EXTENDING AT LEAST 70 INCHES ABOVE THE DRAIN INLET, AS REQUIRED BY SECTION R307.2 OF THE BUILDING CODE. WATER-RESISTANT GYPSUM BOARD IS NOT PERMITTED IN SHOWER AND TUB COMPARTMENTS, IN ACCORDANCE WITH ASTM C 630.

10. SMOKE DETECTORS MUST BE INSTALLED IN EVERY BEDROOM AND IN HALLWAYS ADJACENT TO SLEEPING AREAS. CARBON MONOXIDE DETECTORS MUST BE INSTALLED OUTSIDE EACH SLEEPING AREA AND IN ALL DWELLINGS WITH FUEL-FIRED APPLIANCES OR ATTACHED GARAGES, AS PER SECTION R315 OF THE BUILDING CODE.

11. ALL INSULATION MUST COMPLY WITH THE 2022 DENVER COUNTY ENERGY CODE. THE MINIMUM INSULATION VALUES REQUIRED ARE R-60 FOR ROOFS, R-30 FOR ABOVE-GRADE EXTERIOR WALLS, R-21 FOR FOUNDATION WALLS AND BASEMENT FURRING WALLS, AND R-10 UNDER SLABS. ALL PLUMBING PIPES AND SYSTEMS, INCLUDING BATHTUBS, MUST BE THERMALLY INSULATED. AIR BARRIERS AND INSULATION MUST BE INSTALLED PER THE MANUFACTURER'S INSTRUCTIONS AND IN COMPLIANCE WITH DENVER ENERGY CODE TABLE R402.4.1.1 AND SECTION R402.4.

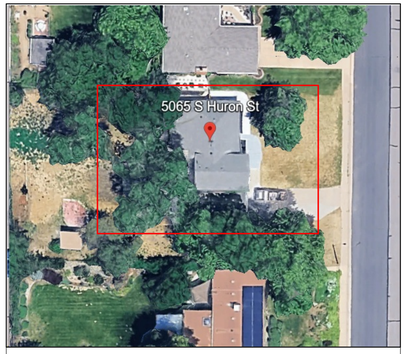
12. WATERPROOF MEMBRANES, VAPOR BARRIERS, AND MINIMUM REQUIRED INSULATION MUST BE INSTALLED AT ALL NEW EXTERIOR WALLS AND EXTERIOR WALL INFILLS.

13. ADDRESS NUMBERS MUST BE CLEARLY VISIBLE FROM THE STREET AND MUST BE AT LEAST 4 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 1/2 INCH, AS REQUIRED BY SECTION R319 OF THE BUILDING CODE.

14. BATHROOMS MUST HAVE MECHANICAL VENTILATION VENTED DIRECTLY OUTDOORS, AND VENTS MAY NOT TERMINATE IN ATTICS OR CRAWL SPACES, AS REQUIRED BY SECTION M1506.2 OF THE MECHANICAL CODE.

15. STRUCTURAL DRAWINGS TAKE PRECEDENCE OVER ARCHITECTURAL DRAWINGS FOR ALL STRUCTURAL ELEMENTS. ENLARGED DRAWINGS TAKE PRECEDENCE OVER OVERALL PLANS AND SECTIONS.

16. ALL CONDITIONS MUST BE VERIFIED IN THE FIELD. ANY EXTENSIONS OR INFILLS TO EXISTING WALLS MUST MATCH THE THICKNESS OF THE EXISTING CONSTRUCTION TO ENSURE A SEAMLESS TRANSITION. UNLESS OTHERWISE NOTED, ANNOTATIONS INDICATE NEW CONSTRUCTION, WITH (E) USED TO DENOTE EXISTING ELEMENTS AND (N) FOR NEW ELEMENTS.



LOCATION MAP

ABBREVIATIONS

ACT - ACOUSTIC CEILING TILE
AD - AREA DRAIN
AFF - ABOVE FINISHED FLOOR
ALUM - ALUMINUM
ANOD - ANODIZED
BSMT - BASEMENT
BYND - BEYOND
BOT - BOTTOM
CIP - CAST IN PLACE
CHNL - CHANNEL
CJ - CONTROL JOINT
CLG - CEILING
CLR - CLEAR
CMU - CONCRETE MASONRY UNIT
COL - COLUMN
COMPR - COMPRESSIBLE
CONC - CONCRETE
CONT - CONTINUOUS
CPT - CARPET
CT - CERAMIC TILE
CTYD - COURTYARD
DBL - DOUBLE
DEMO - DEMOLISH OR DEMOLITION
DIA - DIAMETER
DIM - DIMENSION
DIMS- DIMENSIONS
DN - DOWN
DR - DOOR
DWG - DRAWING
EA - EACH
EJ - EXPANSION JOINT
EL - ELEVATION
ELEC - ELECTRICAL
ELEV - ELEVATOR OR ELEVATION
EP - ELECTRIC PANEL
EPDM - ETHYLENE PROPYLENE DIENE M-CLASS (ROOFING)
EQ - EQUAL
EXIST - EXISTING
EXP JT - EXPANSION JOINT
EXT - EXTERIOR
FD - FLOOR DRAIN OR FIRE DEPT.
FEC - FIRE EXTINGUISHER CABINET
FIXT - FIXTURE
FLR - FLOOR
FM - FILLED METAL
FO - FACE OF
FND - FOUNDATION
GA - GAUGE
GALV - GALVANIZED
GWB - GYPSUM WALL BOARD
HC - HOLLOW CORE
HI - HIGH
HM - HOLLOW METAL
HP - HIGH POINT
HR - HOUR
HVAC - HEATING, VENTILATING, AND AIR CONDITIONING
ILO - IN LIEU OF
INSUL - INSULATED OR INSULATION
INT - INTERIOR
LO - LOW
MAX - MAXIMUM
MO - MASONRY OPENING
MECH - MECHANICAL
MEMBR - MEMBRANE
MIN - MINIMUM
MRGWB - MOISTURE-RESISTANT GYPSUM WALL BOARD
MTL - METAL
NIC - NOT IN CONTACT
NO - NUMBER
NOM - NOMINAL
OC - ON CENTER
OH - OVERHANG OR OPPOSITE HAND
OPP - OPPOSITE OR OPPOSITE HAND
OZ - OUNCE
PCC - PRE CAST CONCRETE
PLUMB - PLUMBING
PLYD - PLYWOOD
PT - PRESSURE TREATED
PNT - PAINT OR PAINTED
PVC - POLYVINYL CHLORIDE
RBR - RUBBER
RCP - REFLECTED CEILING PLAN
RD - ROOF DRAIN
REQD - REQUIRED
RM - ROOM
SIM - SIMILAR
SPEC - SPECIFIED OR SPECIFICATION
SPK - SPRINKLER OR SPEAKER
SSTL - STAINLESS STEEL
STC - SOUND TRANSMISSION COEFFICIENT
STL - STEEL
STRUCT - STRUCTURE OR STRUCTURAL
T&G - TONGUE AND GROOVE
TELE - TELEPHONE
TME - TO MATCH EXISTING
TO - TOP OF
TOC - TOP OF CONCRETE
TOS - TOP OF STEEL
T/D - TELEPHONE/DATA
TYP - TYPICAL
UNO - UNLESS NOTED OTHERWISE
U/S - UNDERSIDE
VIF - VERIFY IN FIELD
VP - VISION PANEL
W/ - WITH
WD - WOOD

SYMBOLS

PROPERTY
SETBACK
ROOF LI
6" INT.
4" INT.
CONCR
CMU W
BRICK
DEMO AREA
ELEVATION MARKER

BUILDING CONTRACTOR/HOME OWNER TO REVIEW AND VERIFY ALL DIMENSIONS, SPECS, AND CONNECTIONS BEFORE CONSTRUCTION BEGINS.

CLIMATE AND GEOGRAPHICAL DESIGN CRITERIA

ELEVATION FT.: 5401

RISK CATEGORY	SNOW DESIGN		WIND DESIGN			SUBJECT TO DAMAGE FROM			ICE BARRIER UNDER- LAYMENT REQUIRED	WINTER DESIGN TEMP	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP, F	SEISMIC DESIGN CATEGORY
	GROUND SNOW LOAD PSF.	ROOF SNOW LOAD PSF.	SPEED NOMINAL	SP. WIND REGION	TOPOGRAPHIC EFFECT	WEATHERING	FROST LINE	TERMITE						
II	30 PSF	30 PSF	135mph (Vult)	NO	YES	SEVERE	36 IN.	S	YES	1°F	Englewood Municipal Code 16-4	1500	45	B

SHEET SCHEDULE

SHEET NUMBER	SHEET NAME
A0.0	COVER SHEET & BUILDING NOTES
A0.1	EXISTING LOT LAYOUT
A0.2	PROPOSED LOT LAYOUT
A1.0	AS-BUILT FLOOR PLAN - 1ST FLOOR
A1.1	AS-BUILT FLOOR PLAN - BASEMENT
A2.0	AS-BUILT FLOOR PLAN - 1ST FLOOR DIMENSIONED
A2.1	AS-BUILT FLOOR PLAN - BASEMENT DIMENSIONED
A2.2	AS-BUILT FLOOR PLAN - ROOF
A2.3	AS-BUILT FLOOR PLAN - ROOF
A3.0	EXISTING ELEVATIONS - EAST & WEST
A3.1	EXISTING ELEVATIONS - NORTH & SOUTH
A4.0	DEMO PLAN - 1ST FLOOR
A4.1	DEMO PLAN - BASEMENT
A5.0	PROPOSED FLOOR PLAN - 1ST FLOOR
A5.1	PROPOSED FLOOR PLAN - BASEMENT
A5.2	PROPOSED FLOOR PLAN - DIMENSIONED - 1ST FLOOR
A5.3	PROPOSED FLOOR PLAN - DIMENSIONED - BASEMENT
A5.4	PROPOSED FLOOR PLAN - ROOF
A5.5	PROPOSED FLOOR PLAN - ROOF
A6.0	PROPOSED ELEVATIONS - EAST & WEST
A6.1	PROPOSED ELEVATIONS - NORTH & SOUTH
A7.0	CROSS SECTIONS
A7.1	CROSS SECTIONS
A7.2	WALL ELEVATIONS
A7.3	WALL SECTION DETAIL
A8.0	WINDOW AND DOOR SCHEDULES
A8.1	CABINET SCHEDULE
A9.0	THERMAL ENVELOPE & IECC INFORMATION
E0.0	ELECTRICAL NOTES
E1.0	ELECTRICAL PLAN - 1ST FLOOR
E2.0	ELECTRICAL PLAN - BASEMENT

DESIGN CRITERIA & CONDITIONS

PROJECT CITY: ENGLEWOOD
PROJECT COUNTY: ARAPAHOE COUNTY
PROJECT ELEVATION: 5401 FT. ABOVE SEA LEVEL
ZONING DISTRICT: R-1-A

APPLICABLE CODES:
- IRC-2021 INTERNATIONAL RESIDENTIAL CODE
- IBC-2021 INTERNATIONAL BUILDING CODE
- IECC-2021 INTERNATIONAL ENERGY CONSERVATION CODE
- IMC-2021 INTERNATIONAL MECHANICAL CODE
- IPC-2021 INTERNATIONAL PLUMBING CODE
- NEC-2023 NATIONAL ELECTRICAL CODE
- IFGC-2021 INTERNATIONAL FUEL GAS CODE

PROJECT SCOPE

REFERENCES

EX. LOT AREA:
0.3870 Acres / 16857.72 SQ.FT

MAX BUILDING COVERAGE:
40%

FRONT SETBACK:
25'

SIDES (MIN):
7'

REAR (MIN):
20'

MAX HEIGHT:
30'

PROJECT DIRECTORY

OWNER:
FIRST/LAST NAME: Andrews Jeremy Chad, Beasley Kara Dawn

PROJECT DATA

EXISTING:

BUILDING HEIGHT:
21' HIGHEST RIDGE (+/-) FROM TERRAIN

CONSTRUCTION TYPE:
D

OCCUPANCY TYPE:
Residential R3

FIRE PROTECTION:
-

NUMBER OF STORIES:
2

EXISTING STORIES (ABOVE GROUND)
1

ATTACHED GARAGE
YES

GAS: YES

SEWER: PUBLIC SEWER

WATER: PUBLIC WATER

COOLING: CENTRAL AIR

HEATING: FORCED AIR

EXISTING SQ. FT.:
ATTACHED GARAGE: 220 SF
COVERED PORCH: 144 SF
BASEMENT FINISH: 415 SF
FIRST FLOOR: 1420 SF
SECOND FLOOR: 416 SF
BASEMENT TOTAL: 460 SF
BLDG TOTAL AREA: 1836 SF

ZONING ANALYSIS

0110

NEIGHBOURHOOD:
BELLEVIEW PARK

ZONING DISTRICT:
R-1-A

AIN #:
2077-09-4-12-018

PIN #:
031993911

LEGAL DESCRIPTION:
S 95 FT OF N 125 FT OF PLOT 11 WHITAKER ACRES

LAND USE:
TRADITIONAL

JEREMY ANDREWS - A

Englewood, CO 80110

DRAWN BY:

CHECKED BY:

REVISIONS:

No.	DESCRIPTION	DATE

ISSUE RECORD:

No.	DESCRIPTION	DATE

SCALE:

SHEET CONTENTS:

PROJECT NO.:

DATE: 3/14/2025

DRAWING NO.: **A0.0**

* G.C. TO FIELD VERIFY ALL MEASUREMENTS ON SITE.

LOT COVERAGE CALCULATIONS

EXISTING LOT COVERAGE:

1 ATTACHED GARAGE (HOME) = 220 SQ. FT. (1.31%)
2 COVERED PORCH = 144 SQ. FT. (0.8%)
3 FIRST FLOOR = 1420 SQ. FT. (8.4%)

4 TOTAL LOT BUILDING COVERAGE = ***1784 SQ. FT. (1784/16858 = 10.58%)***

(NOT INCLUDED IN LOT COVERAGE CALCS)
BASEMENT = 460 SQ.FT
SECOND FLOOR = 416 SQ.FT

EXISTING:

BUILDING HEIGHT:
21' HIGHEST RIDGE (+/-) FROM TERRAIN

CONSTRUCTION TYPE:
D

OCCUPANCY TYPE:
Residential R3

FIRE PROTECTION:
-

NUMBER OF STORIES:
2

EXISTING STORIES (ABOVE GROUND)
1

ATTACHED GARAGE
YES

GAS: YES

SEWER: PUBLIC SEWER

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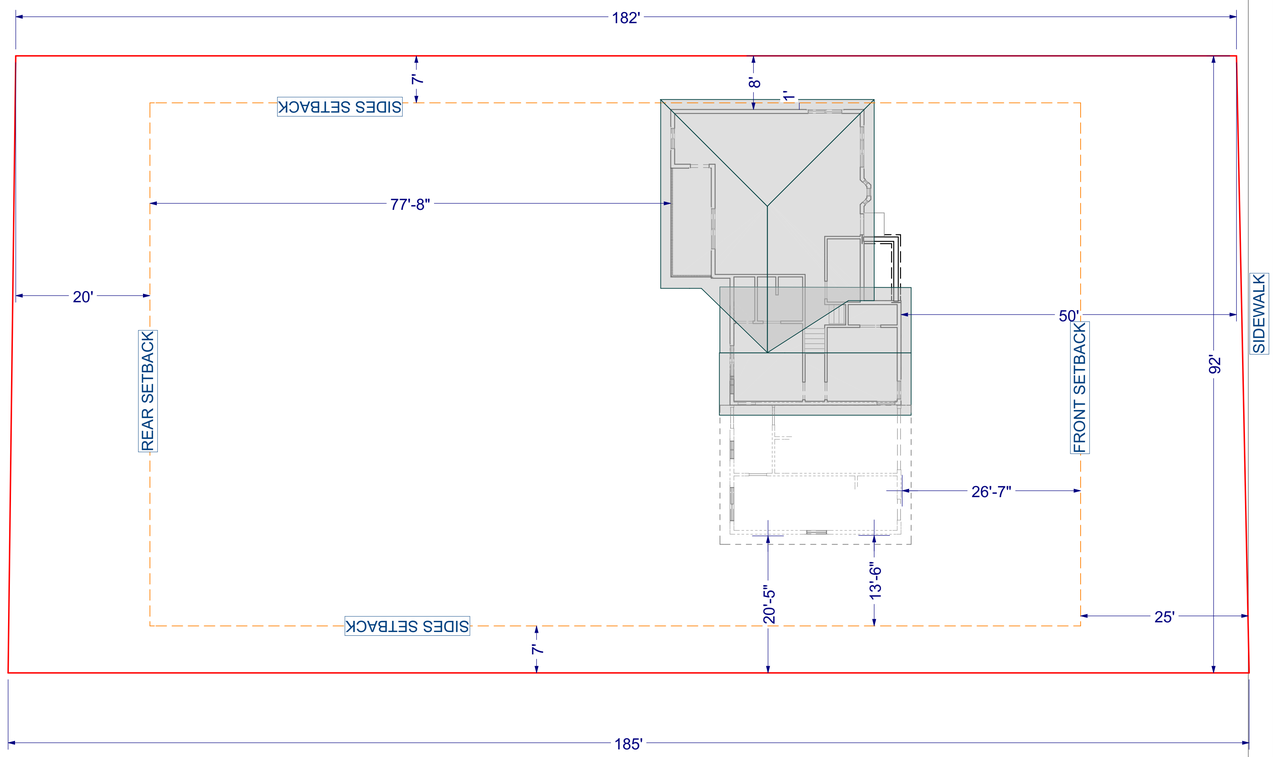


LEGEND	
LINE	DESCRIPTION
	PROPERTY LINE
	SETBACK LINE
	SUBJECT PROPERTY

1 LOT LAYOUT
SCALE: 3/32" = 1FT.

Plot Plan View

JEREMY ANDREWS - A

Englewood, CO 80110

DRAWN BY:

CHECKED BY:

REVISIONS:

No.	DESCRIPTION	DATE

ISSUE RECORD:

No.	DESCRIPTION	DATE

SCALE:

SHEET CONTENTS:

PROJECT NO.:

DATE: 3/14/2025

DRAWING NO.: **A0.1**

* G.C. TO FIELD VERIFY ALL MEASUREMENTS ON SITE.

LOT COVERAGE CALCULATIONS

PROPOSED LOT COVERAGE:

1 ATTACHED GARAGE (HOME) = 220 SQ. FT. (1.31%)
2 COVERED PORCH = 144 SQ. FT. (0.8%)
3 FIRST FLOOR = 1420 SQ. FT. (8.4%)

4 TOTAL LOT BUILDING COVERAGE = ***1784 SQ. FT. (1784/16858 = 10.58%)***

(NOT INCLUDED IN LOT COVERAGE CALCS)
BASEMENT = 460 SQ.FT
SECOND FLOOR = 416 SQ.FT

EXISTING:

BUILDING HEIGHT:
21' HIGHEST RIDGE (+/-) FROM TERRAIN

CONSTRUCTION TYPE:
D

OCCUPANCY TYPE:
Residential R3

FIRE PROTECTION:
-

NUMBER OF STORIES:
2

EXISTING STORIES (ABOVE GROUND)
1

ATTACHED GARAGE
YES

GAS: YES

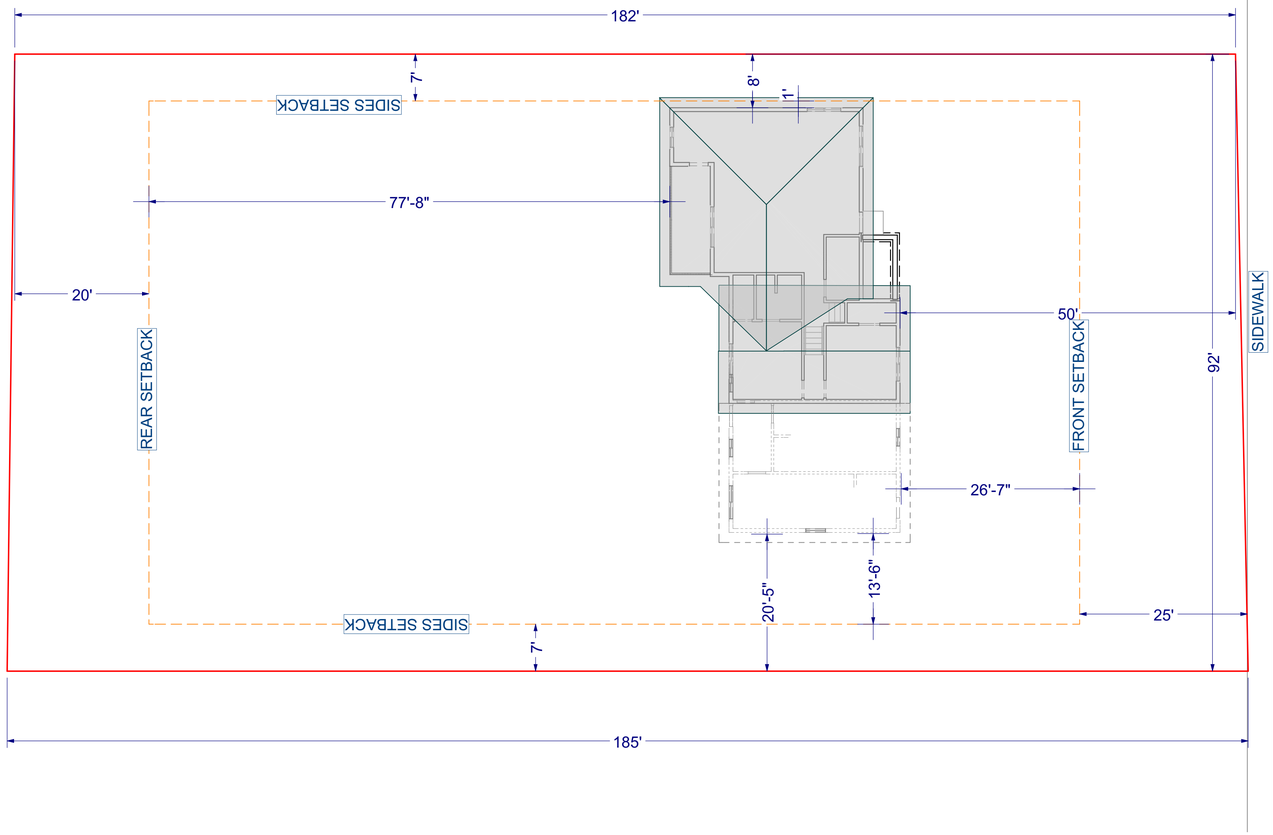
SEWER: PUBLIC SEWER

WATER: PUBLIC WATER

COOLING: CENTRAL AIR

HEATING: FORCED AIR

EXISTING SQ. FT.:
ATTACHED GARAGE: 220 SF
COVERED PORCH: 144 SF
BASEMENT FINISH: 415 SF
FIRST FLOOR: 1420 SF
SECOND FLOOR: 416 SF
BASEMENT TOTAL: 460 SF
BLDG TOTAL AREA: 1836 SF



LEGEND	
LINE	DESCRIPTION
	PROPERTY LINE
	SETBACK LINE
	SUBJECT PROPERTY

1 PROPOSED LOT LAYOUT
SCALE: 1/8" = 1'-0"

JEREMY ANDREWS - A

Englewood, CO 80110

DRAWN BY:

CHECKED BY:

REVISIONS:

No.	DESCRIPTION	DATE

ISSUE RECORD:

No.	DESCRIPTION	DATE

SCALE:

SHEET CONTENTS:

PROJECT NO.:

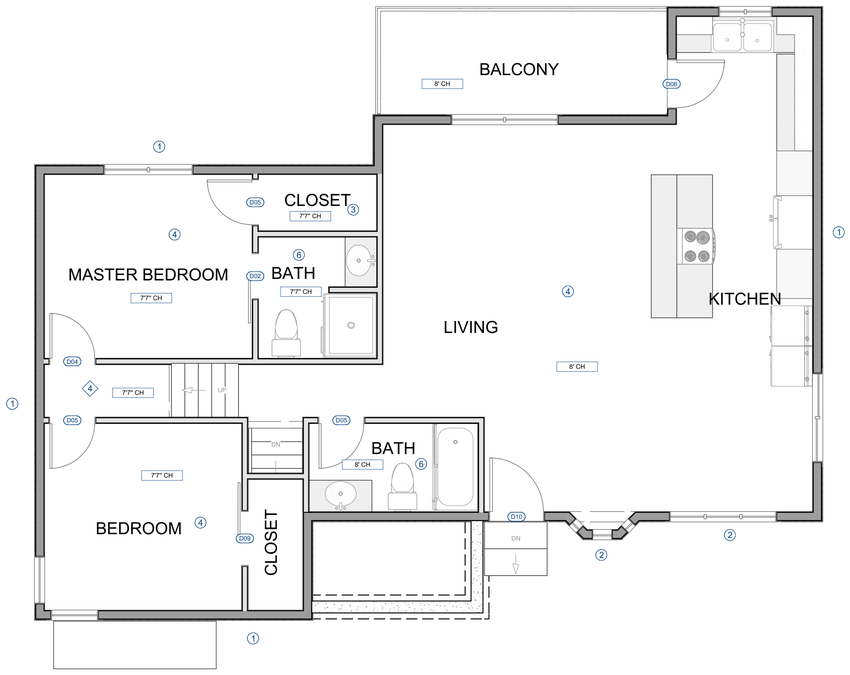
DATE: 3/14/2025

DRAWING NO.:

A0.2

* G.C. TO FIELD VERIFY ALL MEASUREMENTS ON SITE.

NOTE: RE. STRUCTURAL FOR FOUNDATION, CONNECTION AND ALL FRAMING DETAILS



CONSTRUCTION NOTES	
①	EXT. WALLS: R30 CLOSED CELL SPRAY FOAM C.I INSULATION W/LAP HORIZONTAL SIDING COLOR: WHITE
②	WINDOWS TO BE REPLACED/REMOVED
③	FLOORING TO BE CARPET- BEDROOMS, W.I.C. - F.V. FINAL COLOR, BRAND AND STYLE W/OWNER
④	FLOORING TO BE VINYL WIDE PLANK OR HARDWOOD - F.V. FINAL COLOR, BRAND AND STYLE W/OWNER
⑥	TILE FLOORING
⑦	UNDER STAIR STORAGE - ENSURE CEILING 5/8" GYPSUM BD.

1 AS-BUILT FLOOR PLAN - 1ST FLOOR

SCALE:1/4"= 1 FT.

JEREMY ANDREWS - A

Englewood, CO 80110

DRAWN BY:

CHECKED BY:

REVISIONS:

No.	DESCRIPTION	DATE

ISSUE RECORD:

No.	DESCRIPTION	DATE

SCALE:

SHEET CONTENTS:

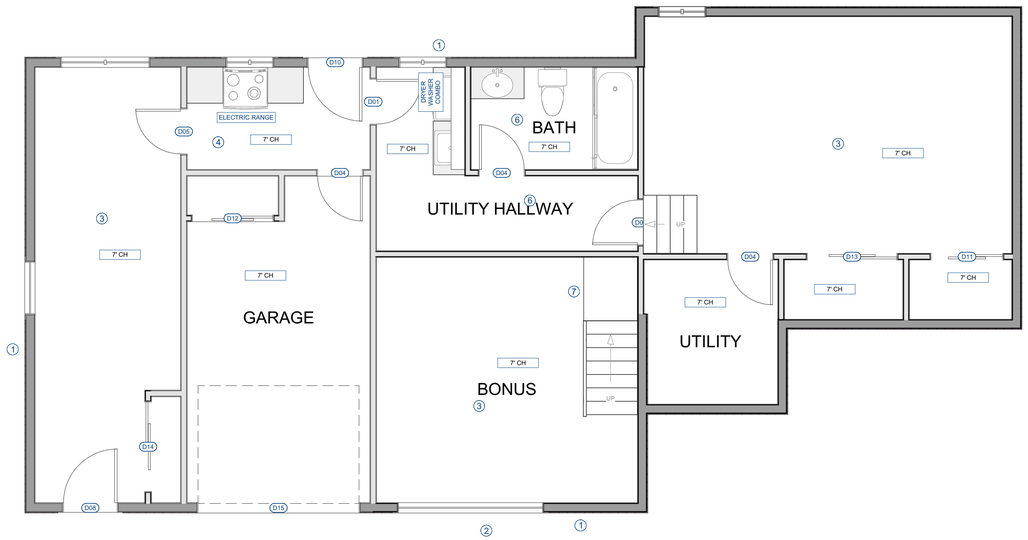
PROJECT NO.:

DATE: 3/14/2025

DRAWING NO.: **A1.0**

* G.C. TO FIELD VERIFY ALL MEASUREMENTS ON SITE.

NOTE: RE. STRUCTURAL FOR FOUNDATION, CONNECTION AND ALL FRAMING DETAILS



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③	FLOORING TO BE CARPET- BEDROOMS, W.I.C. - F.V. FINAL COLOR, BRAND AND STYLE W/OWNER
④	FLOORING TO BE VINYL WIDE PLANK OR HARDWOOD - F.V. FINAL COLOR, BRAND AND STYLE W/OWNER
⑥	TILE FLOORING
⑦	UNDER STAIR STORAGE - ENSURE CEILING 5/8" GYPSUM BD.

PROPOSED WALL INSULATION:
2021 IECC

R-30 INSULATION

1 AS-BUILT FLOOR PLAN - BASEMENT

SCALE:1/4"= 1 FT.

JEREMY ANDREWS - A

Englewood, CO 80110

DRAWN BY:

CHECKED BY:

REVISIONS:

No.	DESCRIPTION	DATE

ISSUE RECORD:

No.	DESCRIPTION	DATE

SCALE:

SHEET CONTENTS:

PROJECT NO.:

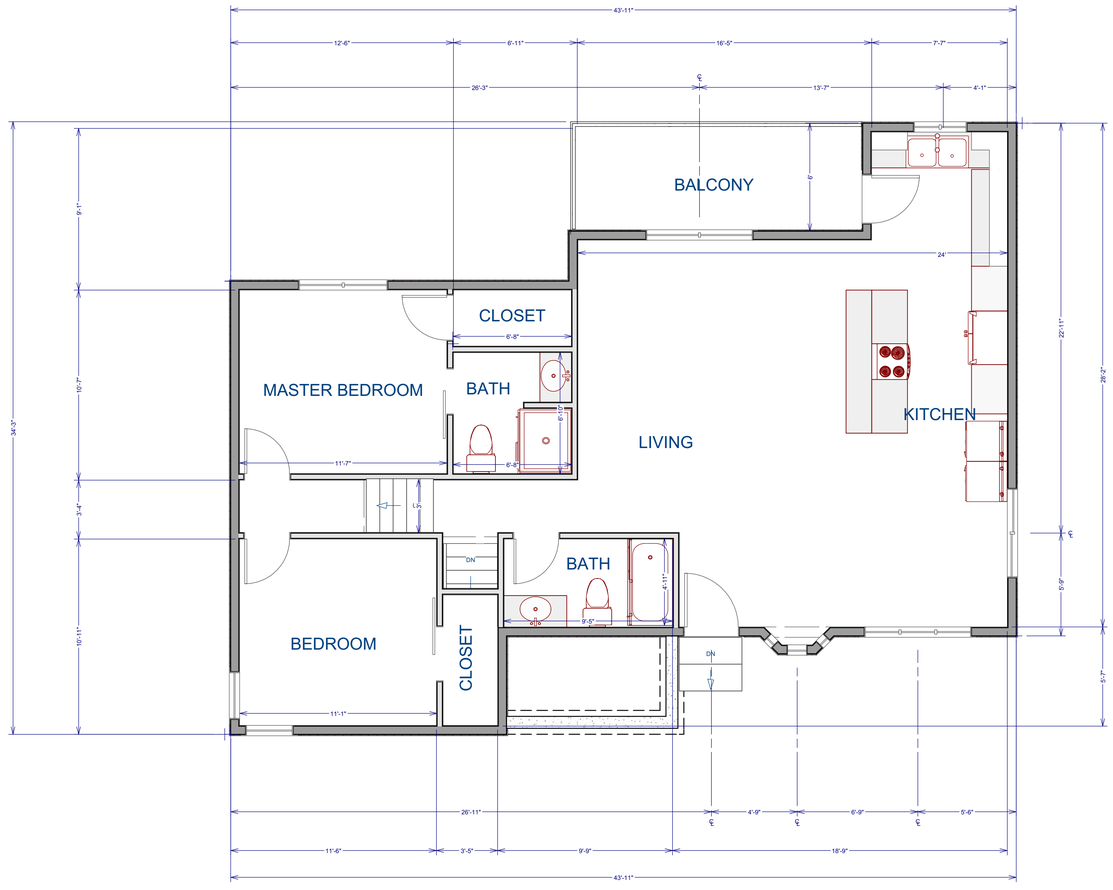
DATE: 3/14/2025

DRAWING NO.: A1.1

* G.C. TO FIELD VERIFY ALL MEASUREMENTS ON SITE.

AIR BARRIERS AND INSULATION SHALL BE INSTALLED ACCORDING TO THE MANUFACTURERS INSTRUCTIONS AND THE CRITERIA IN TABLE R402.4.1.1

NOTE: RE. STRUCTURAL FOR FOUNDATION, CONNECTION AND ALL FRAMING DETAILS



1 AS-BUILT FLOOR PLAN - 1ST FLOOR - DIMENSIONED

SCALE:1/4"= 1 FT.

JEREMY ANDREWS - A

Englewood, CO 80110

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REVISIONS:

No.	DESCRIPTION	DATE

ISSUE RECORD:

No.	DESCRIPTION	DATE

SCALE:

SHEET CONTENTS:

PROJECT NO.:

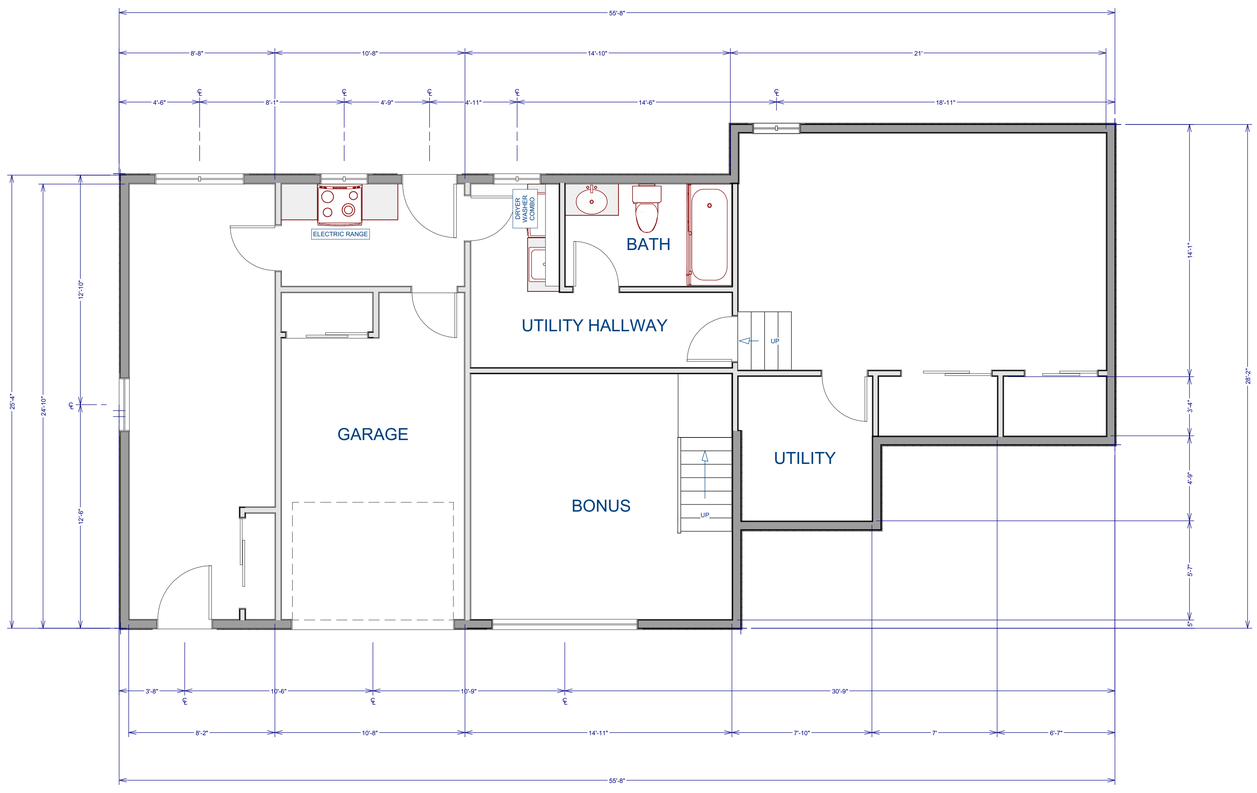
DATE: 3/14/2025

DRAWING NO.: A2.0

* G.C. TO FIELD VERIFY ALL MEASUREMENTS ON SITE.

AIR BARRIERS AND INSULATION SHALL BE INSTALLED ACCORDING TO THE MANUFACTURERS INSTRUCTIONS AND THE CRITERIA IN TABLE R402.4.1.1

NOTE: RE. STRUCTURAL FOR FOUNDATION, CONNECTION AND ALL FRAMING DETAILS



1 AS-BUILT FLOOR PLAN - BASEMENT - DIMENSIONED

SCALE:1/4"= 1 FT.

JEREMY ANDREWS - A

Englewood, CO 80110

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CHECKED BY:

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PROJECT NO.:

DATE: 3/14/2025

DRAWING NO.:

A2.1

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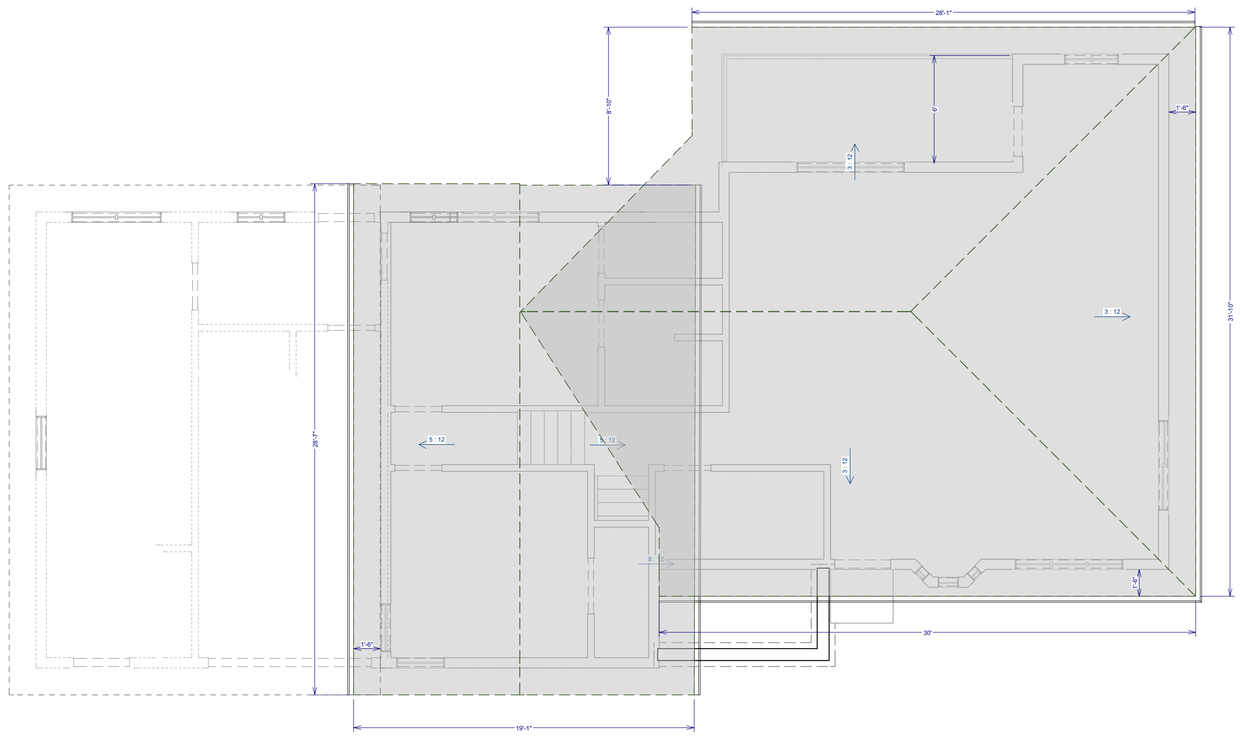
AIR BARRIERS AND INSULATION SHALL BE INSTALLED ACCORDING TO THE MANUFACTURERS INSTRUCTIONS AND THE CRITERIA IN TABLE R402.4.1.1

NOTE: RE. STRUCTURAL FOR FOUNDATION, CONNECTION AND ALL FRAMING DETAILS



1 AS-BUILT FLOOR PLAN - ROOF

SCALE:1/4"= 1 FT.

JEREMY ANDREWS - A

Englewood, CO 80110

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SCALE:

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PROJECT NO.:

DATE: 3/14/2025

DRAWING NO.: **A2.2**

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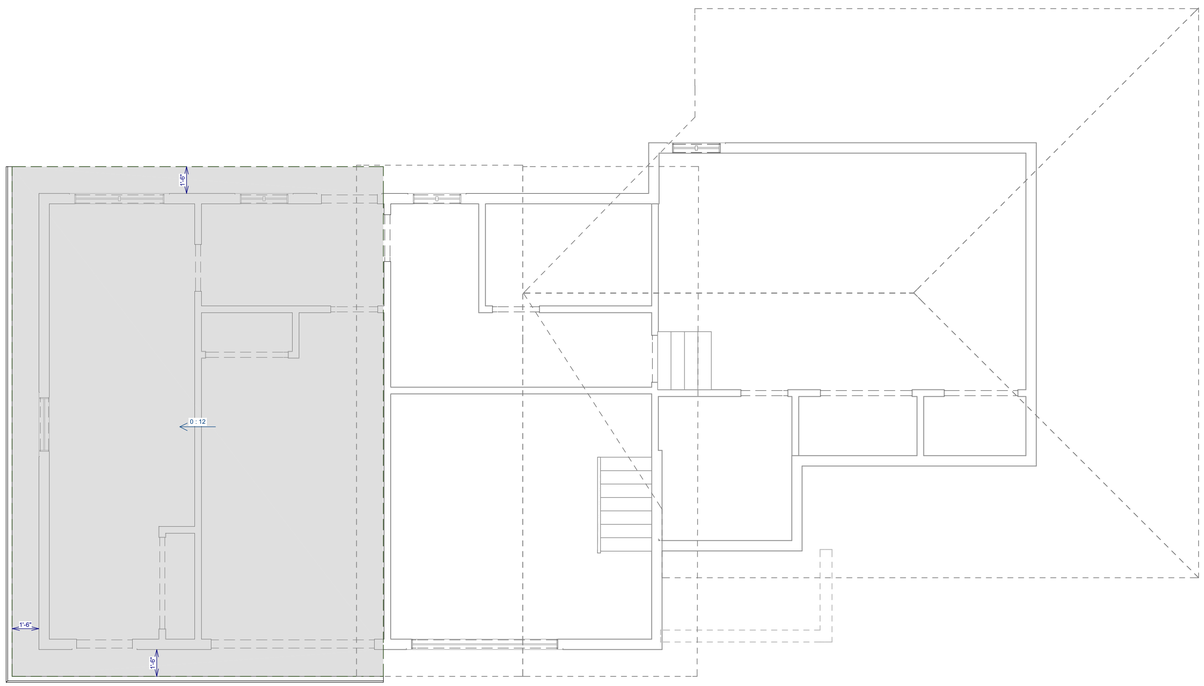
AIR BARRIERS AND INSULATION SHALL BE INSTALLED ACCORDING TO THE MANUFACTURERS INSTRUCTIONS AND THE CRITERIA IN TABLE R402.4.1.1

NOTE: RE. STRUCTURAL FOR FOUNDATION, CONNECTION AND ALL FRAMING DETAILS



1 AS-BUILT FLOOR PLAN - ROOF

SCALE:1/4"= 1 FT.

JEREMY ANDREWS - A

Englewood, CO 80110

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REVISIONS:

No.	DESCRIPTION	DATE

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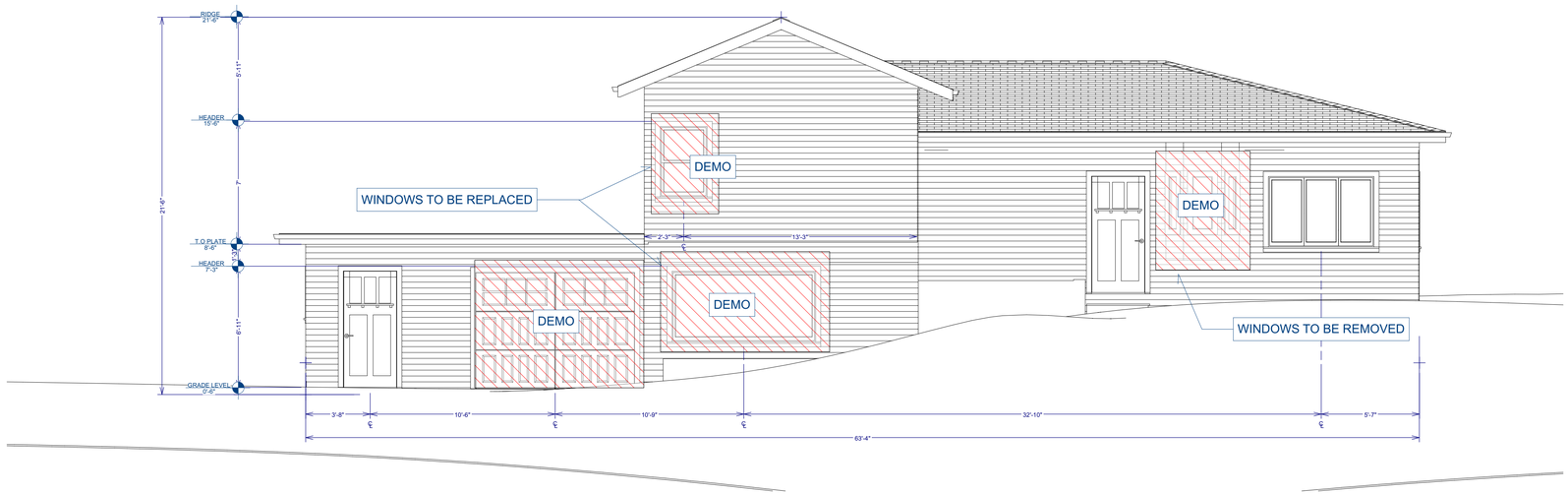
PROJECT NO.:

DATE: 3/14/2025

DRAWING NO.: **A2.3**

* G.C. TO FIELD VERIFY ALL MEASUREMENTS ON SITE.

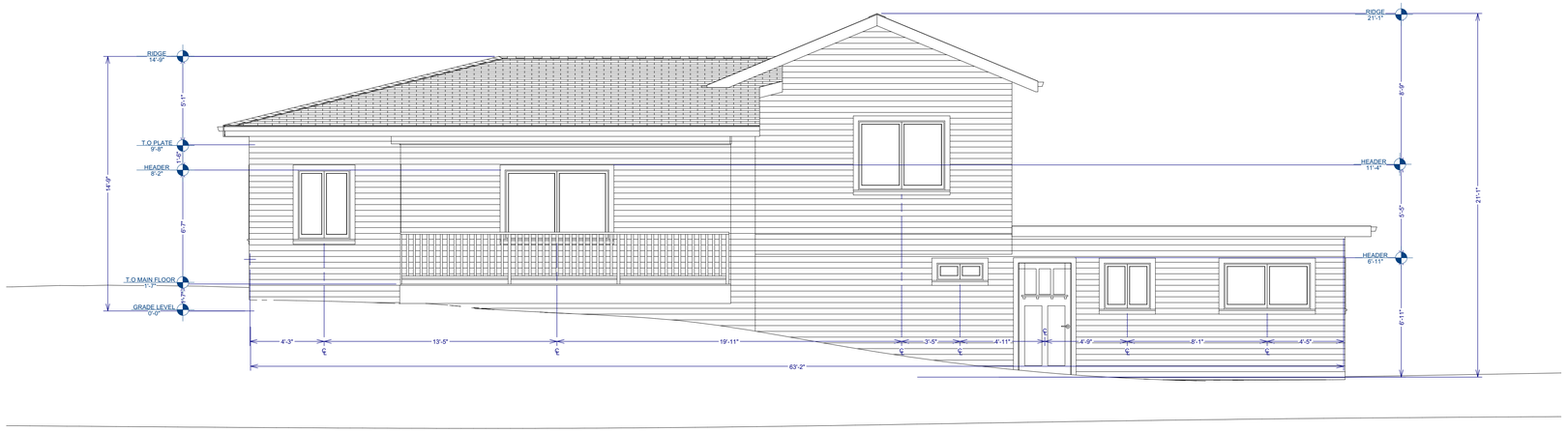


A EXISTING ELEVATIONS - EAST

SCALE:1/4"= 1 FT.

NOTE: RE. STRUCTURAL FOR FOUNDATION, CONNECTION AND ALL FRAMING DETAILS

AIR BARRIERS AND INSULATION SHALL BE INSTALLED ACCORDING TO THE MANUFACTURERS INSTRUCTIONS AND THE CRITERIA IN TABLE R402.4.1.1



B EXISTING ELEVATIONS - WEST

SCALE:1/4"= 1 FT.

SECTION 406 VENTILATION OF UNINHABITED SPACES

406.1 GENERAL:
- UNINHABITED SPACES, SUCH AS CRAWL SPACES AND ATTICS, SHALL BE PROVIDED WITH NATURAL VENTILATION OPENINGS AS REQUIRED BY THE INTERNATIONAL BUILDING CODE OR SHALL BE PROVIDED WITH A MECHANICAL EXHAUST AND SUPPLY AIR SYSTEM. THE MECHANICAL EXHAUST RATE SHALL BE NOT LESS THAN 0.02 CFM PER SQUARE FOOT (0.00001 M3/S • M2) OF HORIZONTAL AREA AND SHALL BE AUTOMATICALLY CONTROLLED TO OPERATE WHEN THE RELATIVE HUMIDITY IN THE SPACE SERVED EXCEEDS 60 PERCENT.

GRADING NOTES:
1 CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES.
2 PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING.RE. IBC 1804.4
3 FINAL GRADE TO CONVEY SURFACE DRAINAGE TOWARD ROCK CHANNELS AND DISPERSION TRENCHES.

1 EXISTING ELEVATIONS - EAST & WEST

SCALE:1/4"= 1 FT.

JEREMY ANDREWS - A

Englewood, CO 80110

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SCALE:

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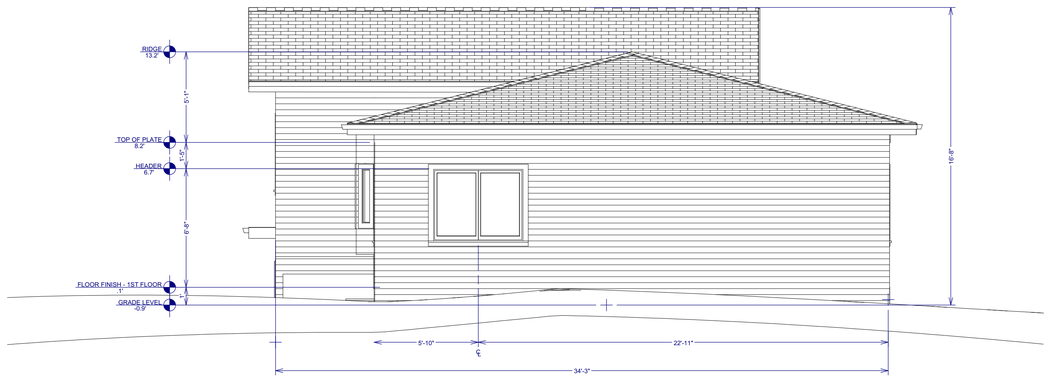
PROJECT NO.:

DATE: 3/14/2025

DRAWING NO.: **A3.0**

* G.C. TO FIELD VERIFY ALL MEASUREMENTS ON SITE.

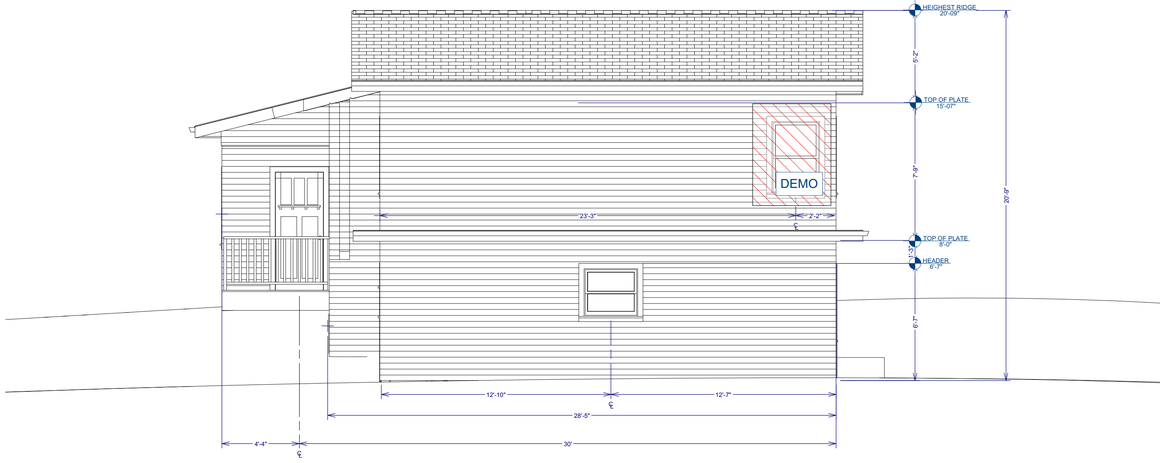


A EXISTING ELEVATIONS - NORTH

SCALE:1/4"= 1 FT.

NOTE: RE. STRUCTURAL FOR FOUNDATION, CONNECTION AND ALL FRAMING DETAILS

AIR BARRIERS AND INSULATION SHALL BE INSTALLED ACCORDING TO THE MANUFACTURERS INSTRUCTIONS AND THE CRITERIA IN TABLE R402.4.1.1



B EXISTING ELEVATIONS - SOUTH

SCALE:1/4"= 1 FT.

1 EXISTING ELEVATIONS -NORTH & SOUTH

SCALE:1/4"= 1 FT.

JEREMY ANDREWS - A

Englewood, CO 80110

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REVISIONS:

No.	DESCRIPTION	DATE

ISSUE RECORD:

No.	DESCRIPTION	DATE

SCALE:

SHEET CONTENTS:

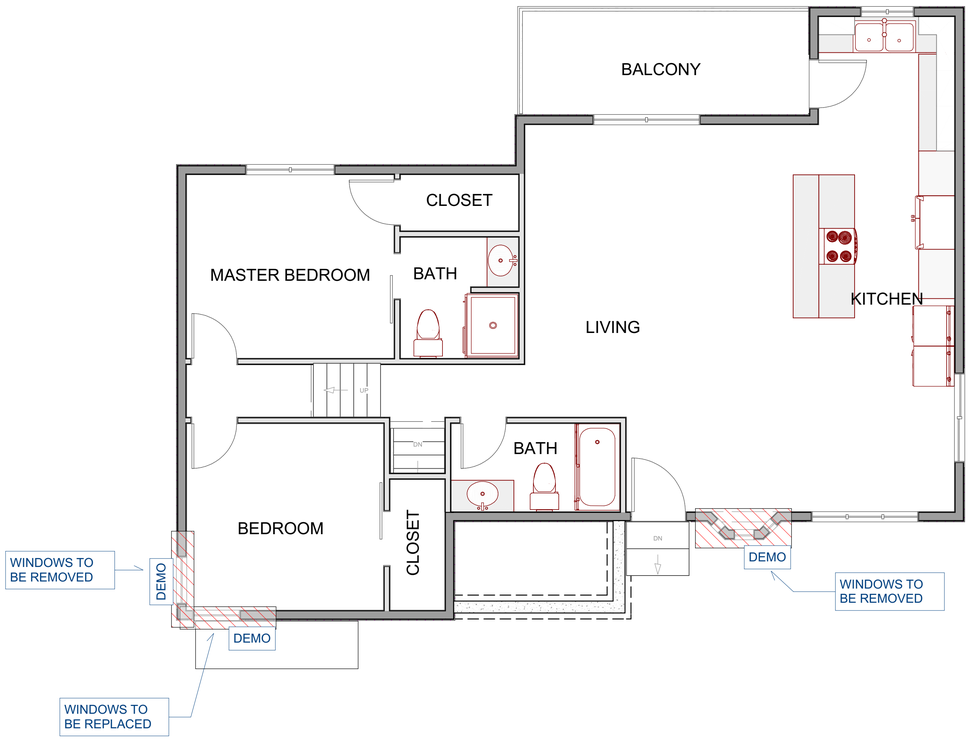
PROJECT NO.:

DATE: 3/14/2025

DRAWING NO.: **A3.1**

GENERAL DEMOLITION NOTES:

1. IF DURING DEMOLITION CONDITIONS ARE FOUND THAT MAY JEOPARDIZE THE INTEGRITY OF THE STRUCTURE OR PRECLUDE FOLLOWING DESIGN INTENT, THE G.C. IS TO NOTIFY OWNER IMMEDIATELY.
2. G.C. IS RESPONSIBLE FOR ALL ON SITE INVESTIGATION PRIOR TO DEMOLITION TO REVEAL THE FULL SCOPE OF WORK. NOTIFY OWNER IF EXISTING CONDITIONS DEVIATE FROM CONSTRUCTION DOCUMENTS.
3. PATCH, REPAIR AND PREP ANY WALLS, FLOORS OR CEILINGS THAT ARE TO REMAIN THAT ARE DAMAGED FROM CONSTRUCTION.
4. DEMOLITION PLANS REPRESENT APPROX. LOCATION OF EXISTING WALLS & ROOF SECTIONS TO BE DEMOLISHED. F.V. ALL TYPE OF EXISTING CONSTRUCTION AND THE HEIGHTS OF WALLS, CEILINGS, ROOF PITCH AND ACTUAL GRADE. PLANS DO NOT NECESSARILY INDICATE ALL WALLS TO BE DEMOLISHED, WINDOWS/DOORS TO BE REMOVED OR MOVED, COUNTERS, CLOSETS, SINKS, ETC.
5. PRIOR TO DEMO, F.V.THAT WALLS OR ROOF SECTIONS TO BE REMOVED DO NOT PROVIDE STRUCTURAL SUPPORT FOR THE EXISTING BUILDING ELEMENTS AND EXISTING CONSTRUCTION THAT IS TO REMAIN. NOTIFY ARCHITECT, STRUCTURAL ENGINEER AND OWNER IF DEMOLITION WALLS SUPPORT EXISTING BUILDING ELEMENTS.
6. PROTECT EXISTING WALLS, FLOORS, WINDOWS, DOORS, CABINETS AND CORNERS TO REMAIN DURING THE COURSE OF THE WORK.
7. THE G.C. SHALL PERFORM THE WORK IN A MANNER THAT DOES NOT DAMAGE THE EXISTING STRUCTURE OR ELEMENTS TO REMAIN. DEMOLITION SHALL NOT COMPROMISE THE STRUCTURAL INTEGRITY OF ANY WALLS, FLOORS, CEILINGS, SUPPORTS, STRUCTURE, ETC. TO REMAIN.
8. ALL DEMOLITION WASTE AND DEBRIS SHALL BE DISPOSED OF IN THE PROPER MANNER ACCORDING TO LOCAL, STATE AND FEDERAL REGULATIONS AND GUIDELINES.



Demo Plan

1 DEMO FIRST FLOOR

SCALE:1/4"= 1 FT.

JEREMY ANDREWS - A

Englewood, CO 80110

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PROJECT NO.:

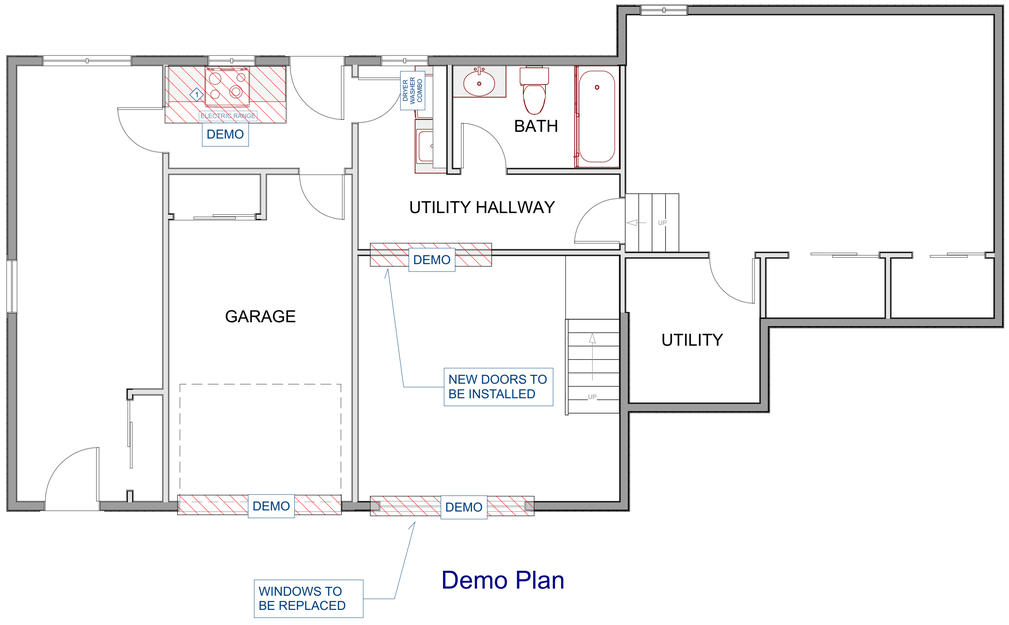
DATE: 3/14/2025

DRAWING NO.: **A4.0**

GENERAL DEMOLITION NOTES:

1. IF DURING DEMOLITION CONDITIONS ARE FOUND THAT MAY JEOPARDIZE THE INTEGRITY OF THE STRUCTURE OR PRECLUDE FOLLOWING DESIGN INTENT, THE G.C. IS TO NOTIFY OWNER IMMEDIATELY.
2. G.C. IS RESPONSIBLE FOR ALL ON SITE INVESTIGATION PRIOR TO DEMOLITION TO REVEAL THE FULL SCOPE OF WORK. NOTIFY OWNER IF EXISTING CONDITIONS DEVIATE FROM CONSTRUCTION DOCUMENTS.
3. PATCH, REPAIR AND PREP ANY WALLS, FLOORS OR CEILINGS THAT ARE TO REMAIN THAT ARE DAMAGED FROM CONSTRUCTION.
4. DEMOLITION PLANS REPRESENT APPROX. LOCATION OF EXISTING WALLS & ROOF SECTIONS TO BE DEMOLISHED. F.V. ALL TYPE OF EXISTING CONSTRUCTION AND THE HEIGHTS OF WALLS, CEILINGS, ROOF PITCH AND ACTUAL GRADE. PLANS DO NOT NECESSARILY INDICATE ALL WALLS TO BE DEMOLISHED, WINDOWS/DOORS TO BE REMOVED OR MOVED, COUNTERS, CLOSETS, SINKS, ETC.
5. PRIOR TO DEMO, F.V.THAT WALLS OR ROOF SECTIONS TO BE REMOVED DO NOT PROVIDE STRUCTURAL SUPPORT FOR THE EXISTING BUILDING ELEMENTS AND EXISTING CONSTRUCTION THAT IS TO REMAIN. NOTIFY ARCHITECT, STRUCTURAL ENGINEER AND OWNER IF DEMOLITION WALLS SUPPORT EXISTING BUILDING ELEMENTS.
6. PROTECT EXISTING WALLS, FLOORS, WINDOWS, DOORS, CABINETS AND CORNERS TO REMAIN DURING THE COURSE OF THE WORK.
7. THE G.C. SHALL PERFORM THE WORK IN A MANNER THAT DOES NOT DAMAGE THE EXISTING STRUCTURE OR ELEMENTS TO REMAIN. DEMOLITION SHALL NOT COMPROMISE THE STRUCTURAL INTEGRITY OF ANY WALLS, FLOORS, CEILINGS, SUPPORTS, STRUCTURE, ETC. TO REMAIN.
8. ALL DEMOLITION WASTE AND DEBRIS SHALL BE DISPOSED OF IN THE PROPER MANNER ACCORDING TO LOCAL, STATE AND FEDERAL REGULATIONS AND GUIDELINES.

* G.C. TO FIELD VERIFY ALL MEASUREMENTS ON SITE.



Demo Plan

	DEMO NOTES
1	ELECTRIC RANGE AND POWER OUTLET TO BE REMOVED

1 DEMO BASEMENT

SCALE:1/4"= 1 FT.

JEREMY ANDREWS - A

Englewood, CO 80110

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PROJECT NO.:

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* G.C. TO FIELD VERIFY ALL MEASUREMENTS ON SITE.

RANGE HOOD NOTES:

IMC CH. 5. SEC. 505.4; MAKEUP AIR:
- 505.4: MAKEUP AIR REQUIRED:
EXHAUST HOOD SYSTEMS CAPABLE OF EXHAUSTING IN EXCESS OF 400 CFM SHALL BE PROVIDED WITH MAKEUP AIR AT A RATE APPROXIMATELY EQUAL TO THE EXHAUST AIR RATE. SUCH MAKEUP AIR SYSTEMS SHALL BE EQUIPPED WITH A MEANS OF CLOSURE AND SHALL BE AUTOMATICALLY CONTROLLED TO START AND OPERATE SIMULTANEOUSLY WITH THE EXHAUST SYSTEM.

IMC CH. 5. SEC.505.3 EXHAUST DUCTS:
- DOMESTIC COOKING
EXHAUST EQUIPMENT SHALL DISCHARGE TO THE OUTDOORS THROUGH SHEET METAL DUCTS CONSTRUCTED OF GALVANIZED STEEL, STAINLESS STEEL, ALUMINUM OR COPPER. SUCH DUCTS SHALL HAVE SMOOTH INNER WALLS, SHALL BE AIRTIGHT AND SHALL BE EQUIPPED WITH A BACKDRAFT DAMPER.

IMC CH. 4, SEC. 403.1 VENTILATION SYSTEM:
- MECHANICAL VENTILATION SHALL BE PROVIDED BY A METHOD OF SUPPLY AIR AND RETURN OR EXHAUST AIR EXCEPT THAT MECHANICAL VENTILATION AIR REQUIREMENTS FOR GROUP R-2, R-3 AND R-4 OCCUPANCIES THREE STORIES AND LESS IN HEIGHT ABOVE GRADE PLANE SHALL BE PROVIDED BY AN EXHAUST SYSTEM, SUPPLY SYSTEM OR COMBINATION THEREOF. THE AMOUNT OF SUPPLY AIR SHALL BE APPROXIMATELY EQUAL TO THE AMOUNT OF RETURN AND EXHAUST AIR. THE SYSTEM SHALL NOT BE PROHIBITED FROM PRODUCING NEGATIVE OR POSITIVE PRESSURE. THE SYSTEM TO CONVEY VENTILATION AIR SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH CHAPTER 6.

EXTERIOR WALL INSULATION:

R30 CAVITY INSULATION

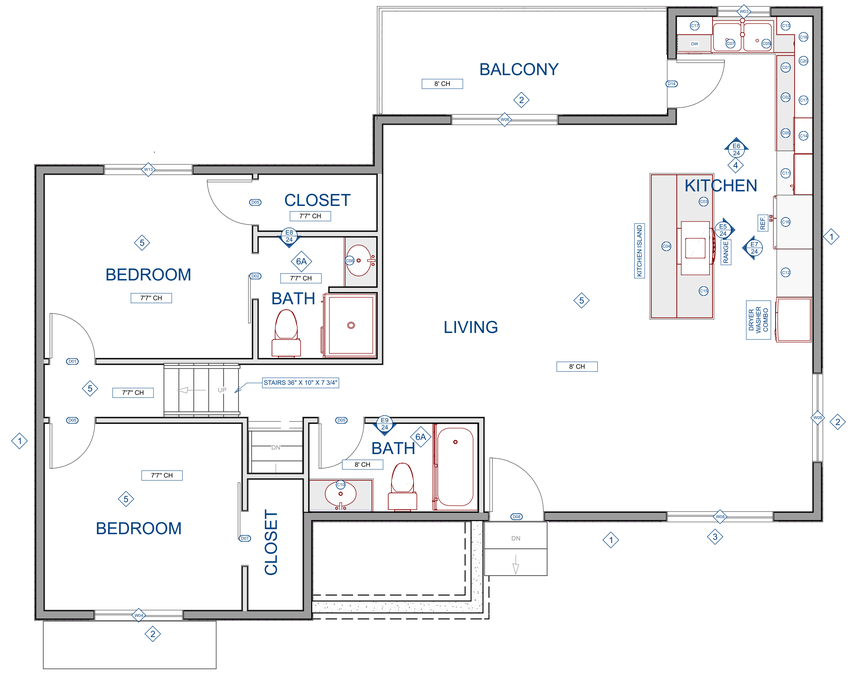
2021 IECC

ROOF INSULATION:

R-60 BATT.

RADON GENERAL NOTES: SUB SLAB RADON SYSTEM
1. ALL POTENTIAL RADON ENTRY ROUTES INTO THE HOUSE SHALL BE SEALED OR OTHERWISE PROTECTED FROM POTENTIAL ENTRY.
2. AIR HANDLING UNITS IN CRAWL SPACES SHALL BE SEALED TO PREVENT AIR FROM BEING DRAWN INTO THE UNIT
3. CONCRETE AND MASONRY BLOCK WALL BELOW GRADE SHALL BE DAMPPROOFED IN ACCORDANCE WITH SECTION R406
4. VENT PIPE: AF103.6.1: A PLUMBING TEE OR OTHER APPROVED CONNECTION SHALL BE INSTALLED HORIZONTALLY BENEATH THE SHEETING AND CONNECTED TO A 3 OR 4 INCH DIAMETER VERTICAL PIPE EXTENDED UP THROUGH THE BUILDING FLOOR AND TERMINATED 12 INCHES ABOVE THE ROOF, NO LESS THAN 10 FEET AWAY FROM ANY WINDOW OR OPENING INTO THE CONDITIONED SPACE OF THE HOUSE.
5. A SINGLE PIPE HAS SOME LIMITATIONS WHEN THE SUB FLOOR AREA IS INTERRUPTED BY FOOTINGS OR OTHER CUTS.
6. VENT PIPE: A PLUMBING TEE OR OTHER APPROVE CONNECTION SHALL BE INSTALLED HORIZONTALLY BENEATH THE SHEETING AND CONNECTED TO A 3 OR 4 INCH DIAMETER VERTICAL PIPE EXTENDED UP THROUGH THE BUILDING AND TERMINATE 12 INCHES ABOVE THE ROOF, NOT LESS THAN 10 FEET AWAY FORM ANY WINDOW OR OPENING INTO THE CONDITIONED SPACE OF THE HOUSE (AF103.6.1)
7. 6 MIL POLYETHYLENE SHEETING OVER ENTIRE FLOOR, SECTIONS LAPPED 12", ALL PENETRATIONS TO BE SEALED (AF103.3)
8. 4" PERFORATED PIPE BURIED IN GAS PERMEABLE MATERIAL, MIN 4" BELOW SLAB (AF103.2)

NOTE: RE. STRUCTURAL FOR FOUNDATION, CONNECTION AND ALL FRAMING DETAILS



1 PROPOSED FLOOR PLAN - 1ST FLOOR

SCALE:1/4"= 1 FT.

CONSTRUCTION NOTES	
1	EXT. WALLS: R30 CLOSED CELL SPRAY FOAM C.I INSULATION W/LAP HORIZONTAL SIDING COLOR: WHITE
2	EXISTING WINDOWS TO REMAIN
3	NEW WINDOWS TO BE INSTALLED
4	FLOORING TO BE CARPET. F.V. FINAL COLOR, BRAND AND STYLE W/OWNER
5	FLOORING TO BE VINYL WIDE PLANK OR HARDWOOD - F.V. FINAL COLOR, BRAND AND STYLE W/OWNER
6	TILE FLOORING
6A	REPLACED TILED FLOORING
7	UNDER STAIR STORAGE - ENSURE CEILING 5/8" GYPSUM BD.

JEREMY ANDREWS - A

Englewood, CO 80110

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SHEET CONTENTS:

PROJECT NO.:

DATE: 3/14/2025

DRAWING NO.: **A5.0**

* G.C. TO FIELD VERIFY ALL MEASUREMENTS ON SITE.

RANGE HOOD NOTES:

IMC CH. 5. SEC. 505.4; MAKEUP AIR:
- 505.4: MAKEUP AIR REQUIRED:
EXHAUST HOOD SYSTEMS CAPABLE OF EXHAUSTING IN EXCESS OF 400 CFM SHALL BE PROVIDED WITH MAKEUP AIR AT A RATE APPROXIMATELY EQUAL TO THE EXHAUST AIR RATE. SUCH MAKEUP AIR SYSTEMS SHALL BE EQUIPPED WITH A MEANS OF CLOSURE AND SHALL BE AUTOMATICALLY CONTROLLED TO START AND OPERATE SIMULTANEOUSLY WITH THE EXHAUST SYSTEM.

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2. AIR HANDLING UNITS IN CRAWL SPACES SHALL BE SEALED TO PREVENT AIR FROM BEING DRAWN INTO THE UNIT
3. CONCRETE AND MASONRY BLOCK WALL BELOW GRADE SHALL BE DAMPPROOFED IN ACCORDANCE WITH SECTION R406
4. VENT PIPE: AF103.6.1: A PLUMBING TEE OR OTHER APPROVED CONNECTION SHALL BE INSTALLED HORIZONTALLY BENEATH THE SHEETING AND CONNECTED TO A 3 OR 4 INCH DIAMETER VERTICAL PIPE EXTENDED UP THROUGH THE BUILDING FLOOR AND TERMINATED 12 INCHES ABOVE THE ROOF, NO LESS THAN 10 FEET AWAY FROM ANY WINDOW OR OPENING INTO THE CONDITIONED SPACE OF THE HOUSE.
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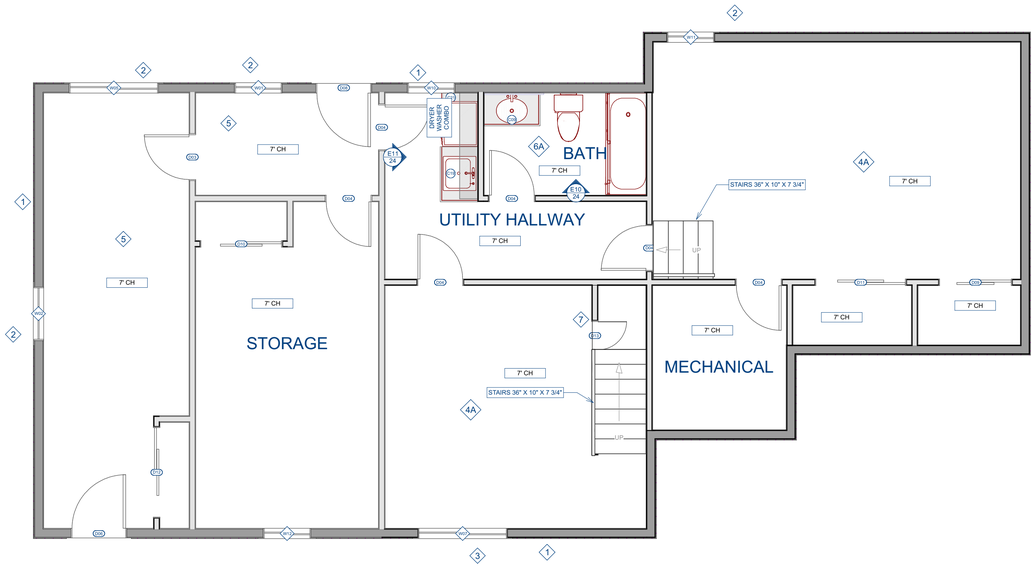

CONSTRUCTION NOTES	
1	EXT. WALLS: R30 CLOSED CELL SPRAY FOAM C.I INSULATION W/LAP HORIZONTAL SIDING COLOR: WHITE
2	EXISTING WINDOWS TO REMAIN
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4A	CARPET TO BE REPLACED
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6	TILE FLOORING
6A	REPLACED TILED FLOORING
7	UNDER STAIR STORAGE - ENSURE CEILING 5/8" GYPSUM BD.

EXTERIOR WALL INSULATION:

R30 CAVITY INSULATION

2021 IECC

ROOF INSULATION:

R-60 BATT.

1 PROPOSED FLOOR PLAN - BASEMENT

SCALE:1/4"= 1 FT.

JEREMY ANDREWS - A

Englewood, CO 80110

DRAWN BY:

CHECKED BY:

REVISIONS:

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PROJECT NO.:

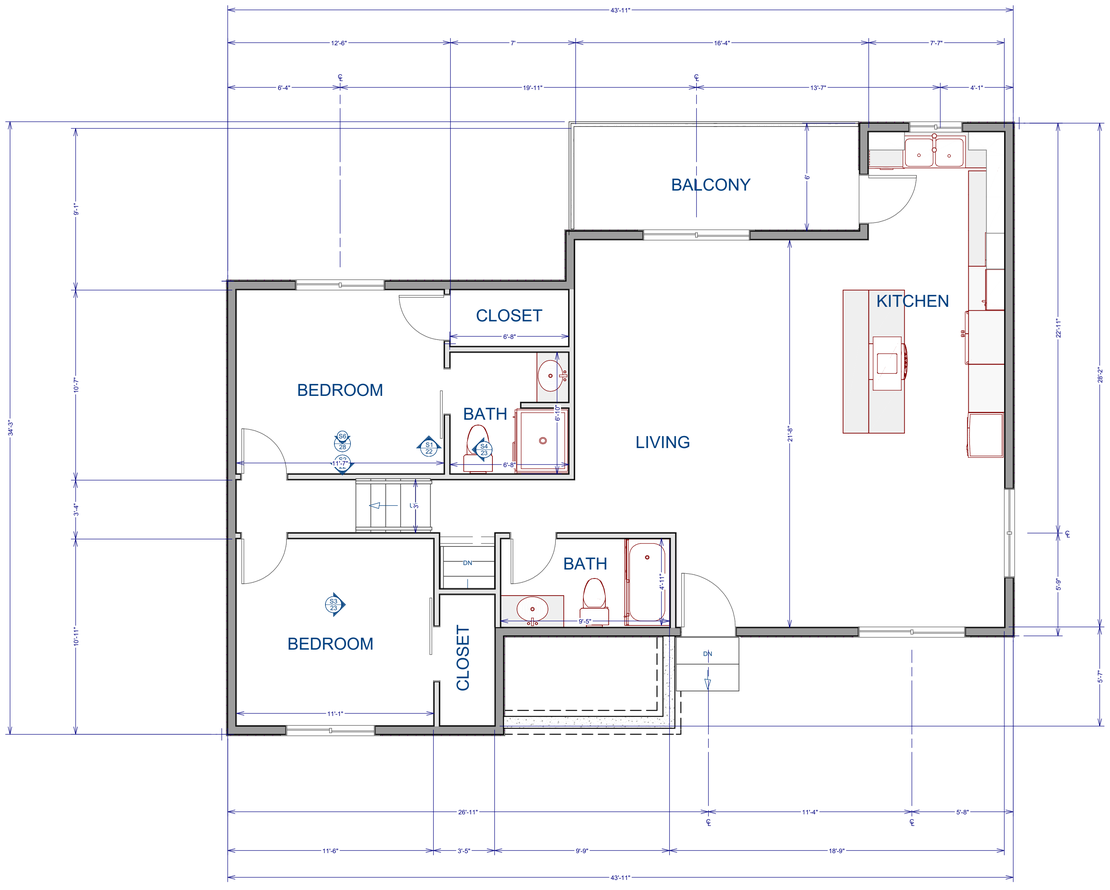
DATE: 3/14/2025

DRAWING NO.: A5.1

* G.C. TO FIELD VERIFY ALL MEASUREMENTS ON SITE.

AIR BARRIERS AND INSULATION SHALL BE INSTALLED ACCORDING TO THE MANUFACTURERS INSTRUCTIONS AND THE CRITERIA IN TABLE R402.4.1.1

NOTE: RE. STRUCTURAL FOR FOUNDATION, CONNECTION AND ALL FRAMING DETAILS



1 PROPOSED FLOOR PLAN - DIMENSIONED - 1ST FLOOR

SCALE:1/4"= 1 FT.

JEREMY ANDREWS - A

Englewood, CO 80110

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CHECKED BY:

REVISIONS:

No.	DESCRIPTION	DATE

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No.	DESCRIPTION	DATE

SCALE:

SHEET CONTENTS:

PROJECT NO.:

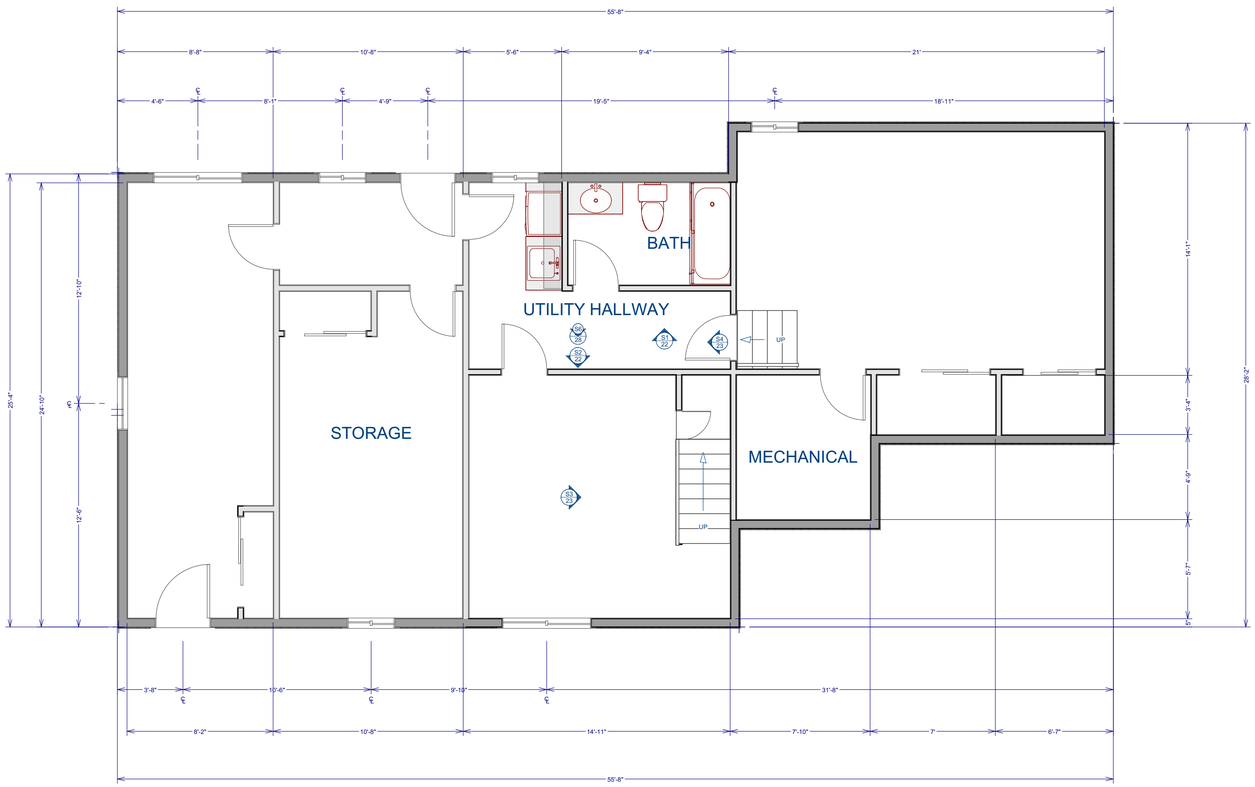
DATE: 3/14/2025

DRAWING NO.: **A5.2**

* G.C. TO FIELD VERIFY ALL MEASUREMENTS ON SITE.

AIR BARRIERS AND INSULATION SHALL BE INSTALLED ACCORDING TO THE MANUFACTURERS INSTRUCTIONS AND THE CRITERIA IN TABLE R402.4.1.1

NOTE: RE. STRUCTURAL FOR FOUNDATION, CONNECTION AND ALL FRAMING DETAILS



1 PROPOSED FLOOR PLAN - DIMENSIONED - BASEMENT

SCALE:1/4"= 1 FT.

JEREMY ANDREWS - A

Englewood, CO 80110

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* G.C. TO FIELD VERIFY ALL MEASUREMENTS ON SITE.

AIR BARRIERS AND INSULATION SHALL BE INSTALLED ACCORDING TO THE MANUFACTURERS INSTRUCTIONS AND THE CRITERIA IN TABLE R402.4.1.1

NOTE: RE. STRUCTURAL FOR FOUNDATION, CONNECTION AND ALL FRAMING DETAILS

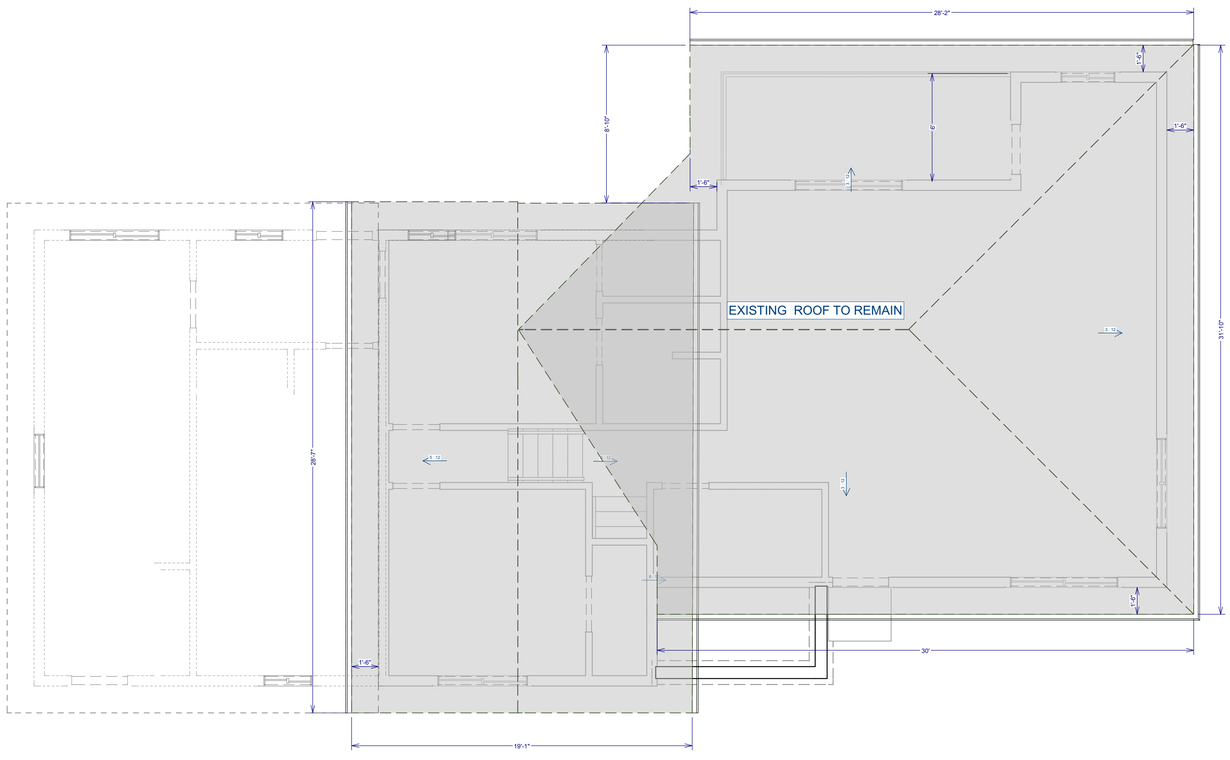
EXTERIOR WALL INSULATION:

R30 CAVITY INSULATION

2021 IECC

ROOF INSULATION:

R-60 BATT.



VENTILATION:

1. ATTIC SHALL HAVE VENTILATION EQUAL TO 1 SQ. FT. PER 150 SQ. FT. OF ATTIC SPACE. VENTILATION SHALL BE PROTECTED FROM SNOW AND RAIN AND SHALL BE COVERED WITH GALVANIZED WIRE SCREEN. OPENINGS SHALL BE LOCATED TO PROVIDE CROSS VENTILATION.

- R806.2 MINIMUM VENT AREA:
THE MINIMUM NET FREE VENTILATING AREA SHALL BE 1/150 OF THE AREA OF THE VENTED SPACE.
EXCEPTION: THE MINIMUM NET FREE VENTILATION AREA SHALL BE 1/300 OF THE VENTED SPACE PROVIDED BOTH OF THE FOLLOWING CONDITIONS ARE MET:

1 IN CLIMATE ZONES 6, 7 AND 8, A CLASS I OR II VAPOR RETARDER IS INSTALLED ON THE WARM-IN-WINTER SIDE OF THE CEILING.

2 NOT LESS THAN 40% AND NOT MORE THAN 50% 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 FT. BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE, MEASURED VERTICALLY. THE BALANCE OF THE REQUIRED VENTILATION PROVIDED SHALL BE LOCATED IN THE BOTTOM ONE-THIRD OF THE ATTIC SPACE. WHERE THE LOCATION OF WALL OR ROOF FRAMING MEMBERS CONFLICTS WITH THE INSTALLATION OF UPPER VENTILATORS, INSTALLATION MORE THAN 3 FT. BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE SHALL BE PERMITTED.

*G.C. TO DETERMINE PROPER DETERMINING CALCULATION FOR USE

1/150:
ATTIC SQ. FT. = 1495 SQ. FT. +/-
REQ. EXHAUST NFVA (RIDGE/ROOF) = 1435 SQ. IN. (MIN.)
REQ. INTAKE NFVA (SOFFIT) = 1435 SQ. IN. (MIN.)

1/300:
ATTIC SQ. FT. = 1495 SQ. FT. +/-
REQ. EXHAUST NFVA (RIDGE/ROOF)= 718 SQ. IN. (MIN.)
REQ. INTAKE NFVA (SOFFIT) = 718 SQ. IN. (MIN.)

1 PROPOSED FLOOR PLAN - ROOF

SCALE:1/4"= 1 FT.

JEREMY ANDREWS - A

Englewood, CO 80110

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* G.C. TO FIELD VERIFY ALL MEASUREMENTS ON SITE.

AIR BARRIERS AND INSULATION SHALL BE INSTALLED ACCORDING TO THE MANUFACTURERS INSTRUCTIONS AND THE CRITERIA IN TABLE R402.4.1.1

NOTE: RE. STRUCTURAL FOR FOUNDATION, CONNECTION AND ALL FRAMING DETAILS

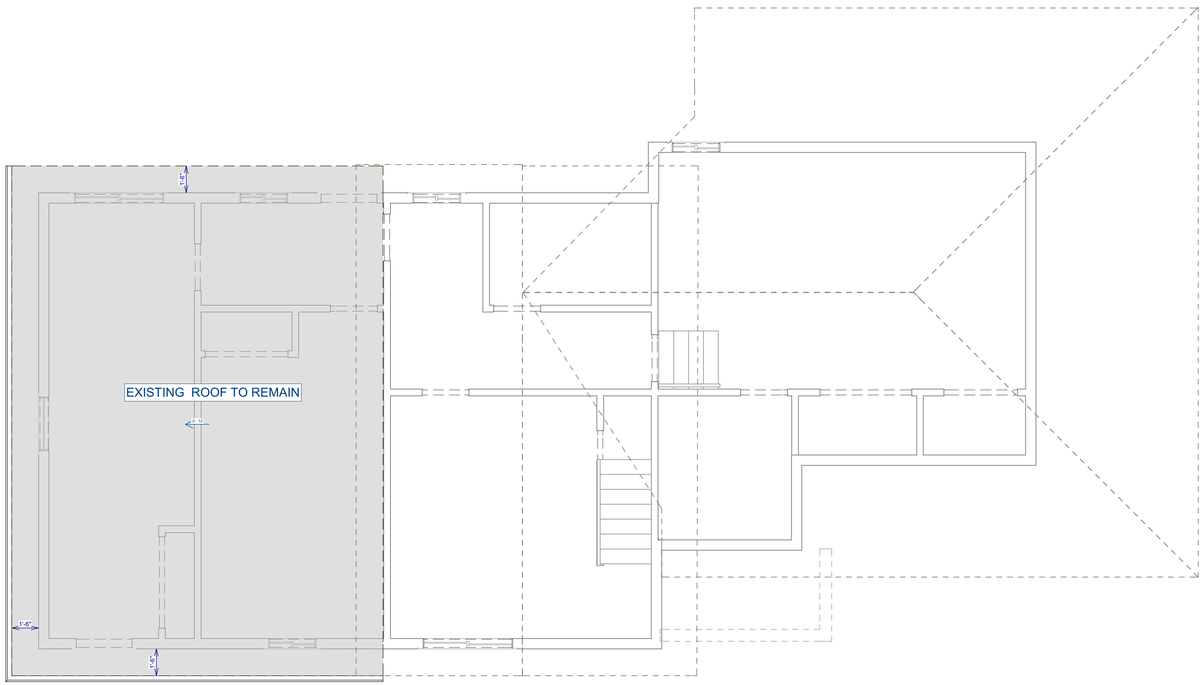
EXTERIOR WALL INSULATION:

R30 CAVITY INSULATION

2021 IECC

ROOF INSULATION:

R-60 BATT.



VENTILATION:

1. ATTIC SHALL HAVE VENTILATION EQUAL TO 1 SQ. FT. PER 150 SQ. FT. OF ATTIC SPACE. VENTILATION SHALL BE PROTECTED FROM SNOW AND RAIN AND SHALL BE COVERED WITH GALVANIZED WIRE SCREEN. OPENINGS SHALL BE LOCATED TO PROVIDE CROSS VENTILATION.

- R806.2 MINIMUM VENT AREA:
THE MINIMUM NET FREE VENTILATING AREA SHALL BE 1/150 OF THE AREA OF THE VENTED SPACE.
EXCEPTION: THE MINIMUM NET FREE VENTILATION AREA SHALL BE 1/300 OF THE VENTED SPACE PROVIDED BOTH OF THE FOLLOWING CONDITIONS ARE MET:

1 IN CLIMATE ZONES 6, 7 AND 8, A CLASS I OR II VAPOR RETARDER IS INSTALLED ON THE WARM-IN-WINTER SIDE OF THE CEILING.

2 NOT LESS THAN 40% AND NOT MORE THAN 50% 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 FT. BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE, MEASURED VERTICALLY. THE BALANCE OF THE REQUIRED VENTILATION PROVIDED SHALL BE LOCATED IN THE BOTTOM ONE-THIRD OF THE ATTIC SPACE. WHERE THE LOCATION OF WALL OR ROOF FRAMING MEMBERS CONFLICTS WITH THE INSTALLATION OF UPPER VENTILATORS, INSTALLATION MORE THAN 3 FT. BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE SHALL BE PERMITTED.

*G.C. TO DETERMINE PROPER DETERMINING CALCULATION FOR USE

1/150:
ATTIC SQ. FT. = 608 SQ. FT. +/-
REQ. EXHAUST NFVA (RIDGE/ROOF) = 584 SQ. IN. (MIN.)
REQ. INTAKE NFVA (SOFFIT) = 584 SQ. IN. (MIN.)

1/300:
ATTIC SQ. FT. = 608 SQ. FT. +/-
REQ. EXHAUST NFVA (RIDGE/ROOF)= 297 SQ. IN. (MIN.)
REQ. INTAKE NFVA (SOFFIT) = 297 SQ. IN. (MIN.)

1 PROPOSED FLOOR PLAN - ROOF

SCALE:1/4"= 1 FT.

JEREMY ANDREWS - A

Englewood, CO 80110

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PROJECT NO.:

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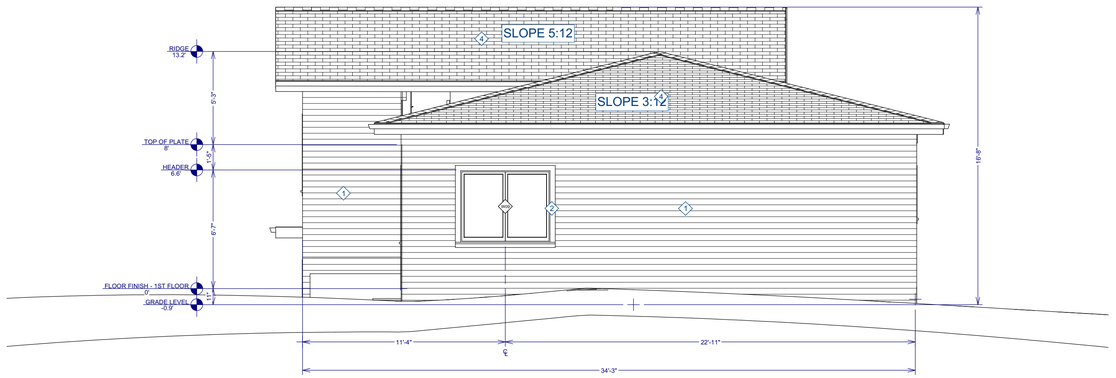
* G.C. TO FIELD VERIFY ALL MEASUREMENTS ON SITE.



A PROPOSED ELEVATIONS - NORTH

SCALE:1/4"= 1 FT.

MATERIAL/FINISH LEGEND

1. EXISTING EXTERIOR WALL: MIN. R-30 CAVITY
- TO REMAIN

2. EXISTING ROOFING:TO REMAIN AS IS - ASPHALT SHINGLES
*PATCH AND REPAIR AS REQ.

3. ROOFING: MIN. R-60 INSULATION
- MATCH EXISTING - ASPHALT SHINGLES (50 YR.)
- 18" OVERHANGS (***F.V. AND MATCH EXISTING***)

4. FLOORING:
- FLOOR FINISH 1: CARPET (BRAND/COLOR TBD) TO BE IN
- FLOOR FINISH 2: TO BE VINYL PLANK (OR SIMILAR; COLOR TBD)
- FLOOR FINISH 3: TILE FLOOR
- 3/4" PLYWOOD DECKING RE: STRUCT.
- R-38 INSULATION
- FLOOR JOIST RE: STRUCT.

5. STICK FRAMED ROOF
- ASPHALT SHINGES
- ROOF SHEATHING, RE: STRUC.
- ROOF FRAMING, RE: STRUC.
- MIN. R60 CLOSED CELL SPRAY FOAM INSULATION
- 1/2" GYP. BD. MIN

EXTERIOR WALL INSULATION:

R30 CAVITY INSULATION

2021 IECC

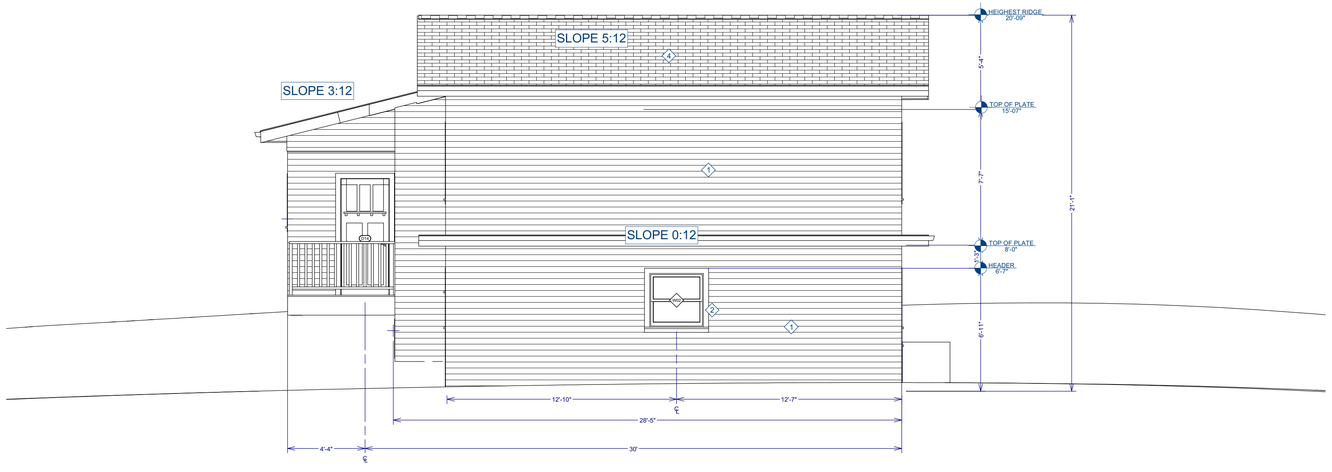
ROOF INSULATION:

R-60 BATT.

NOTE: RE. STRUCTURAL FOR FOUNDATION, CONNECTION AND ALL FRAMING DETAILS

AIR BARRIERS AND INSULATION SHALL BE INSTALLED ACCORDING TO THE MANUFACTURERS INSTRUCTIONS AND THE CRITERIA IN TABLE R402.4.1.1

	CONSTRUCTION NOTES
1	EXT. WALLS: R30 CLOSED CELL SPRAY FOAM C.I INSULATION W/LAP HORIZONTAL SIDING
2	(E) EXISTING WINDOWS TO REMAIN
3	(N) WINDOWS
4	SHINGLED ROOFING



B PROPOSED ELEVATIONS - SOUTH

SCALE:1/4"= 1 FT.

SECTION 406 VENTILATION OF UNINHABITED SPACES

406.1 GENERAL:
- UNINHABITED SPACES, SUCH AS CRAWL SPACES AND ATTICS, SHALL BE PROVIDED WITH NATURAL VENTILATION OPENINGS AS REQUIRED BY THE INTERNATIONAL BUILDING CODE OR SHALL BE PROVIDED WITH A MECHANICAL EXHAUST AND SUPPLY AIR SYSTEM. THE MECHANICAL EXHAUST RATE SHALL BE NOT LESS THAN 0.02 CFM PER SQUARE FOOT (0.00001 M3/S • M2) OF HORIZONTAL AREA AND SHALL BE AUTOMATICALLY CONTROLLED TO OPERATE WHEN THE RELATIVE HUMIDITY IN THE SPACE SERVED EXCEEDS 60 PERCENT.

GRADING NOTES:
1 CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES.
2 PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING.RE. IBC 1804.4
3 FINAL GRADE TO CONVEY SURFACE DRAINAGE TOWARD ROCK CHANNELS AND DISPERSION TRENCHES.

1 PROPOSED ELEVATIONS - NORTH & SOUTH

SCALE:1/4"= 1 FT.

JEREMY ANDREWS - A

Englewood, CO 80110

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SCALE:

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PROJECT NO.:

DATE: 3/14/2025

DRAWING NO.: **A6.0**

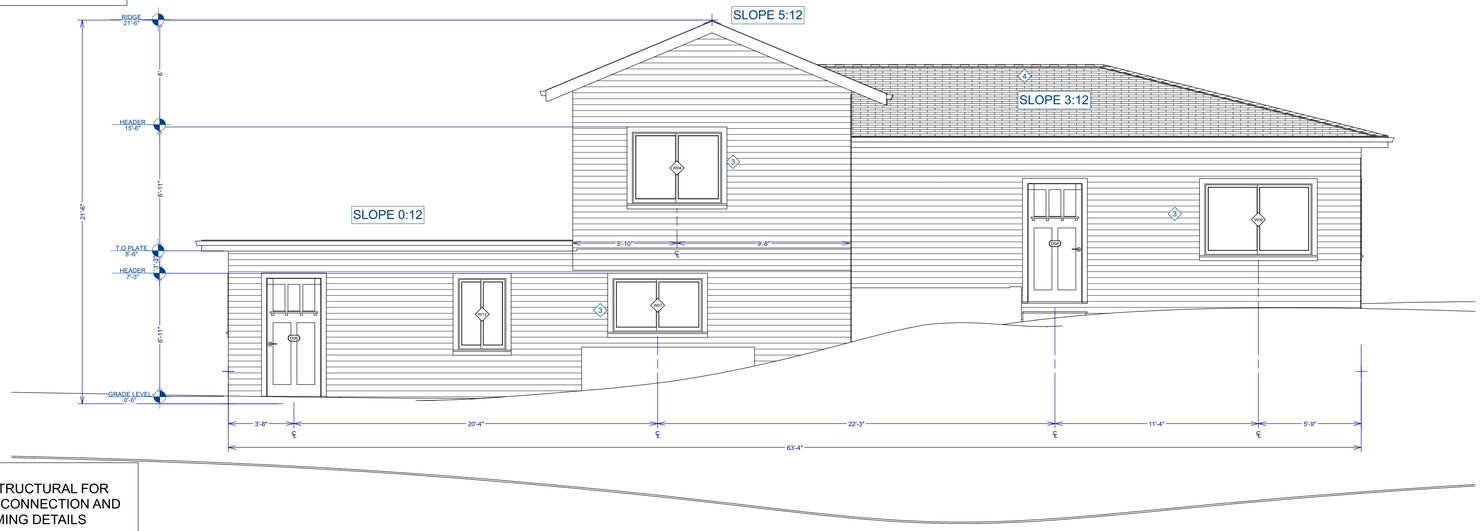
EXTERIOR WALL INSULATION:

R30 CAVITY INSULATION

2021 IECC

ROOF INSULATION:

R-60 BATT.



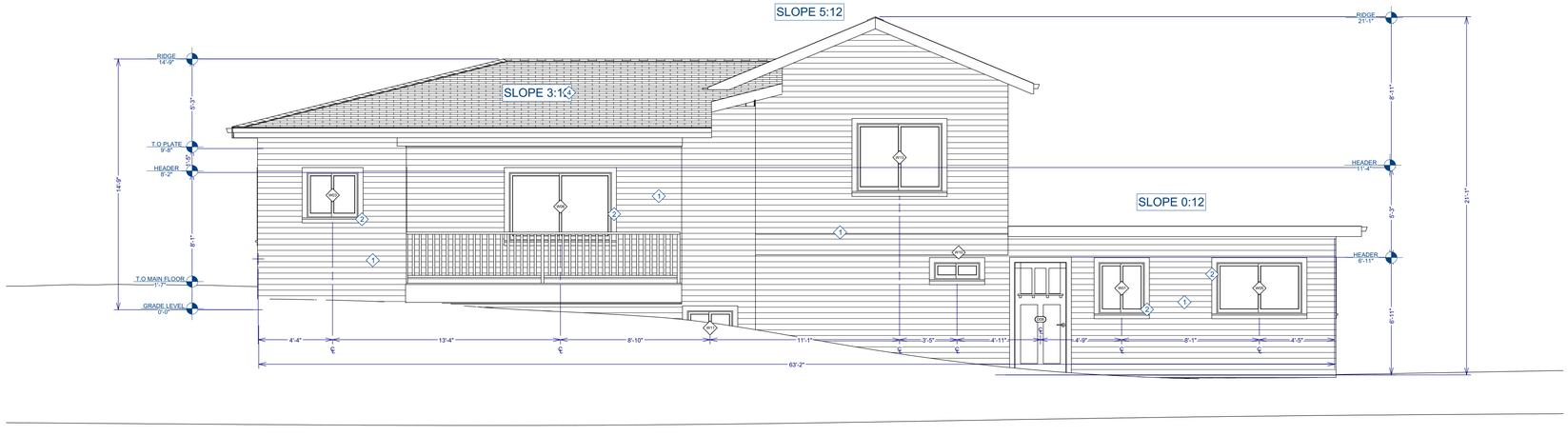
A PROPOSED ELEVATIONS - EAST

SCALE:1/4"= 1 FT.

NOTE: RE. STRUCTURAL FOR FOUNDATION, CONNECTION AND ALL FRAMING DETAILS

AIR BARRIERS AND INSULATION SHALL BE INSTALLED ACCORDING TO THE MANUFACTURERS INSTRUCTIONS AND THE CRITERIA IN TABLE R402.4.1.1

	CONSTRUCTION NOTES
1	EXT. WALLS: R30 CLOSED CELL SPRAY FOAM C.I INSULATION W/LAP HORIZONTAL SIDING
2	(E) EXISTING WINDOWS TO REMAIN
3	(N) WINDOWS
4	SHINGLED ROOFING



B PROPOSED ELEVATIONS - WEST

SCALE:1/4"= 1 FT.

SECTION 406 VENTILATION OF UNINHABITED SPACES

406.1 GENERAL:
- UNINHABITED SPACES, SUCH AS CRAWL SPACES AND ATTICS, SHALL BE PROVIDED WITH NATURAL VENTILATION OPENINGS AS REQUIRED BY THE INTERNATIONAL BUILDING CODE OR SHALL BE PROVIDED WITH A MECHANICAL EXHAUST AND SUPPLY AIR SYSTEM. THE MECHANICAL EXHAUST RATE SHALL BE NOT LESS THAN 0.02 CFM PER SQUARE FOOT (0.00001 M3/S • M2) OF HORIZONTAL AREA AND SHALL BE AUTOMATICALLY CONTROLLED TO OPERATE WHEN THE RELATIVE HUMIDITY IN THE SPACE SERVED EXCEEDS 60 PERCENT.

GRADING NOTES:
1 CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES.
2 PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING.RE. IBC 1804.4
3 FINAL GRADE TO CONVEY SURFACE DRAINAGE TOWARD ROCK CHANNELS AND DISPERSION TRENCHES.

1 PROPOSED ELEVATIONS - EAST & WEST

SCALE:1/4"= 1 FT.

* G.C. TO FIELD VE ALL MEASUREMENT SITE.

MATERIAL/FINISH LEGEND

1. EXISTING EXTERIOR WALL: MIN. R-30 CAVITY
- TO REMAIN

2. EXISTING ROOFING:TO REMAIN AS IS - ASPHALT SHINGLES
*PATCH AND REPAIR AS REQ.

3. ROOFING: MIN. R-60 INSULATION
- MATCH EXISTING - ASPHALT SHINGLES (50 YR.)
- 18" OVERHANGS (***F.V. AND MATCH EXISTING***)

4. FLOORING:
- FLOOR FINISH 1: CARPET (BRAND/COLOR TBD) TO BE IN
- FLOOR FINISH 2: TO BE VINYL PLANK (OR SIMILAR; COLOR TBD)
- FLOOR FINISH 3: TILE FLOOR
- 3/4" PLYWOOD DECKING RE: STRUCT.
- R-38 INSULATION
- FLOOR JOIST RE: STRUCT.

5. STICK FRAMED ROOF
- ASPHALT SHINGES
- ROOF SHEATHING, RE: STRUC.
- ROOF FRAMING, RE: STRUC.
- MIN. R60 CLOSED CELL SPRAY FOAM INSULATION
- 1/2" GYP. BD. MIN

JEREMY ANDREWS - A

Englewood, CO 80110

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SCALE:

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PROJECT NO.:

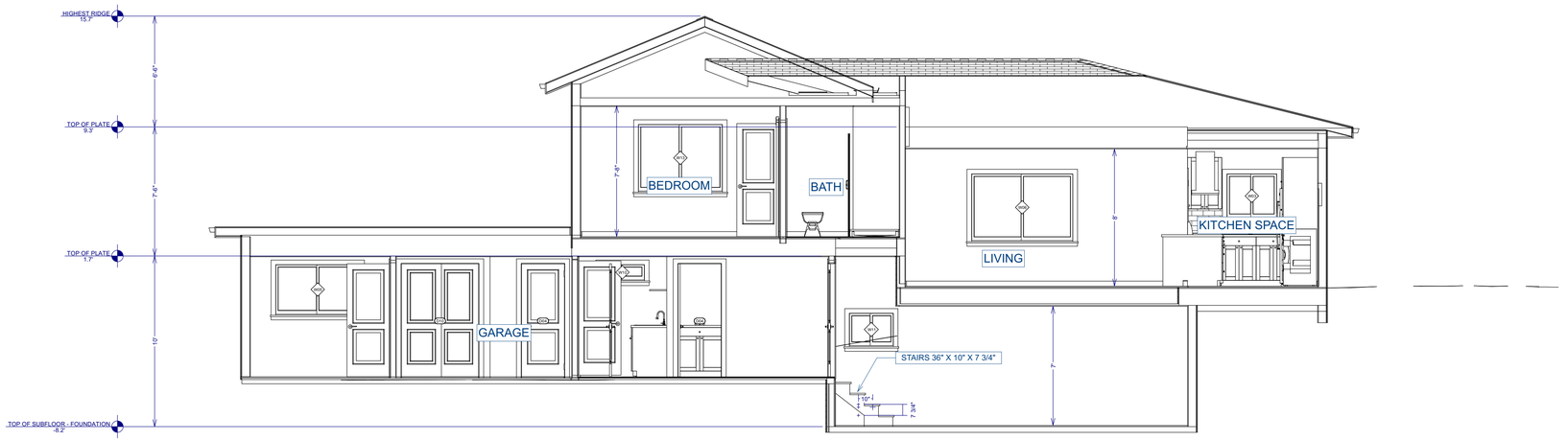
DATE: 3/14/2025

DRAWING NO.: **A6.1**

* G.C. TO FIELD VERIFY ALL MEASUREMENTS ON SITE.

AIR BARRIERS AND INSULATION SHALL BE INSTALLED ACCORDING TO THE MANUFACTURERS INSTRUCTIONS AND THE CRITERIA IN TABLE R402.4.1.1

NOTE: RE. STRUCTURAL FOR FOUNDATION, CONNECTION AND ALL FRAMING DETAILS



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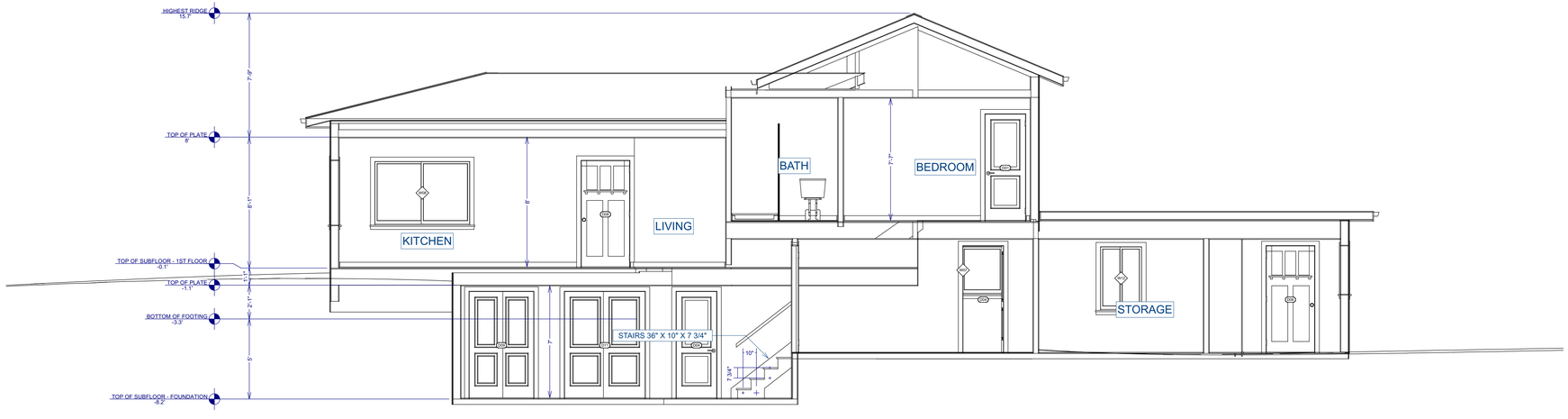

Cross Section 2

CONSTRUCTION NOTES	
1	UNDER STAIR STORAGE - ENSURE CEILING 5/8" GYPSUM BD.
2	STAIRWAYS HAVE A MINIMUM HEADROOM CLEARANCE OF 6 FEET 8 INCHES
3	SHOWERS TO BE A MINIMUM OF 30" X 30" AND HAVE A MINIMUM 24" CLEARANCE IN FRONT OF THE OPENING AND AT LEAST 68" CLEARANCE ABOVE THE SHOWER FLOOR.

1 CROSS SECTIONS

SCALE:1/4"= 1 FT.

JEREMY ANDREWS - A

Englewood, CO 80110

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No.	DESCRIPTION	DATE

SCALE:

SHEET CONTENTS:

PROJECT NO.:

DATE: 3/14/2025

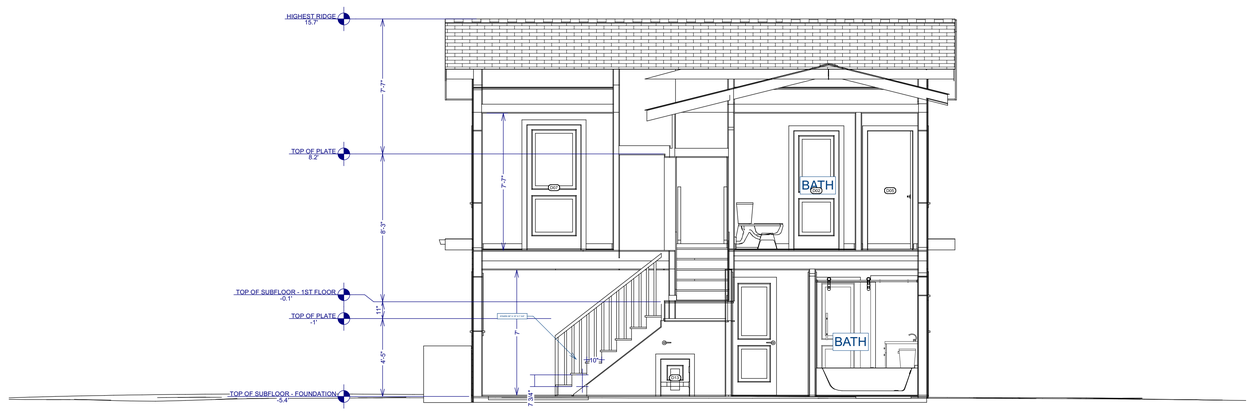
DRAWING NO.: **A7.0**

* G.C. TO FIELD VERIFY ALL MEASUREMENTS ON SITE.

AIR BARRIERS AND INSULATION SHALL BE INSTALLED ACCORDING TO THE MANUFACTURERS INSTRUCTIONS AND THE CRITERIA IN TABLE R402.4.1.1



Cross Section 3



Cross Section 4

CONSTRUCTION NOTES	
1	UNDER STAIR STORAGE - ENSURE CEILING 5/8" GYPSUM BD.
2	STAIRWAYS HAVE A MINIMUM HEADROOM CLEARANCE OF 6 FEET 8 INCHES
3	SHOWERS TO BE A MINIMUM OF 30" X 30" AND HAVE A MINIMUM 24" CLEARANCE IN FRONT OF THE OPENING AND AT LEAST 68" CLEARANCE ABOVE THE SHOWER FLOOR.

1 CROSS SECTIONS

SCALE:1/4"= 1 FT.

JEREMY ANDREWS - A

Englewood, CO 80110

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REVISIONS:

No.	DESCRIPTION	DATE

ISSUE RECORD:

No.	DESCRIPTION	DATE

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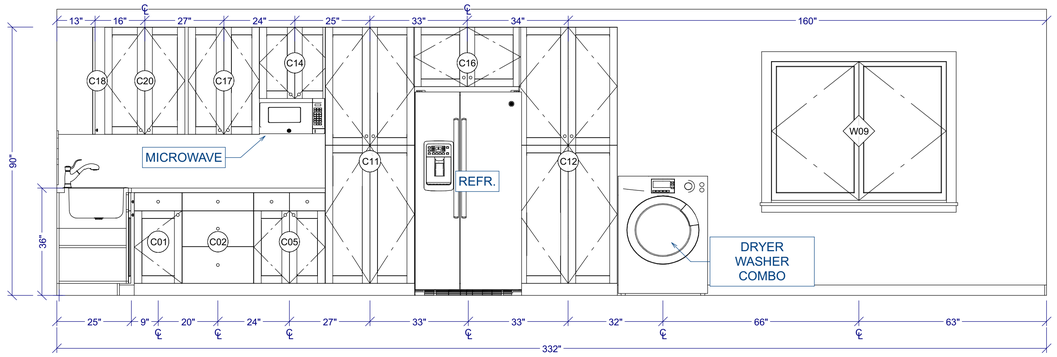
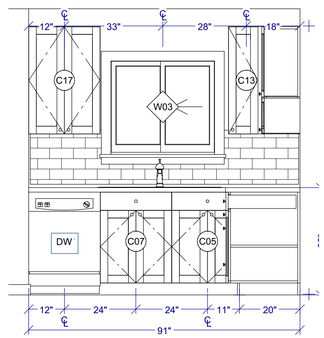


Elevation 5



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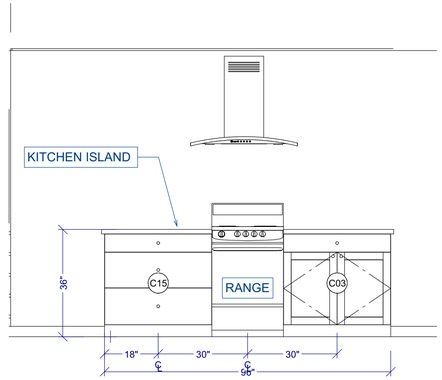

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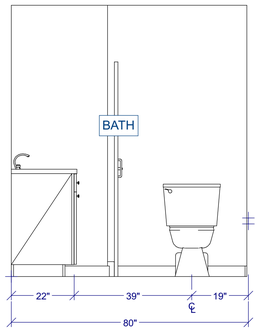
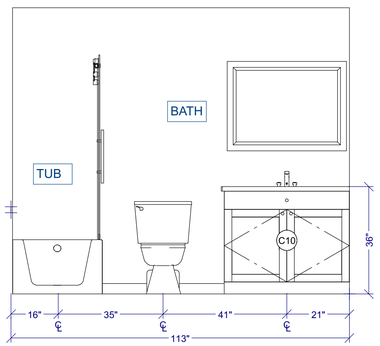


Elevation 8



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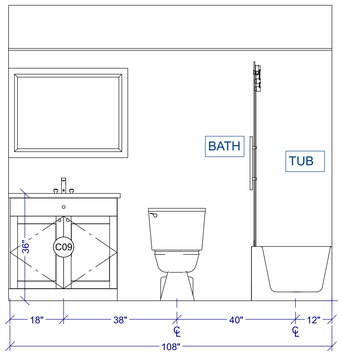

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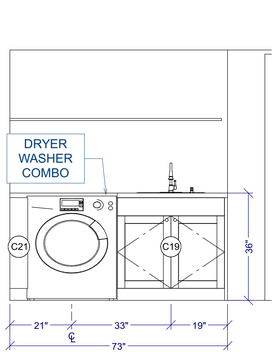

Elevation 11

* G.C. TO FIELD VERIFY ALL MEASUREMENTS ON SITE.

1 WALL ELEVATIONS

SCALE: 1/2" = 1 FT.

JEREMY ANDREWS - A

Englewood, CO 80110

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No.	DESCRIPTION	DATE

SCALE:

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PROJECT NO.:

DATE: 3/14/2025

DRAWING NO.: **A7.2**

MATERIAL/FINISH LEGEND

1. EXISTING EXTERIOR WALL: MIN. R-30 CAVITY
- TO REMAIN

2. EXISTING ROOFING:TO REMAIN AS IS - ASPHALT SHINGLES
*PATCH AND REPAIR AS REQ.

3. ROOFING: MIN. R-60 INSULATION
- MATCH EXISTING - ASPHALT SHINGLES (50 YR.)
- 18" OVERHANGS (***F.V. AND MATCH EXISTING***)

7. FLOORING:
- FLOOR FINISH 1: CARPET (BRAND/COLOR TBD) TO BE IN
- FLOOR FINISH 2: TO BE VINYL PLANK (OR SIMILAR; COLOR TBD)
- FLOOR FINISH 3: TILE FLOOR
- 3/4" PLYWOOD DECKING RE: STRUCT.
- R-38 INSULATION
- FLOOR JOIST RE: STRUCT.

8. STICK FRAMED ROOF
- ASPHALT SHINGES
- ROOF SHEATHING, RE: STRUC.
- ROOF FRAMING, RE: STRUC.
- MIN. R60 CLOSED CELL SPRAY FOAM INSULATION
- 1/2" GYP. BD. MIN

EXTERIOR WALL INSULATION:

R30 CAVITY INSULATION

2021 IECC

ROOF INSULATION:

R-60 BATT.

AIR BARRIERS AND INSULATION SHALL BE INSTALLED ACCORDING TO THE MANUFACTURERS INSTRUCTIONS AND THE CRITERIA IN TABLE R402.4.1.1

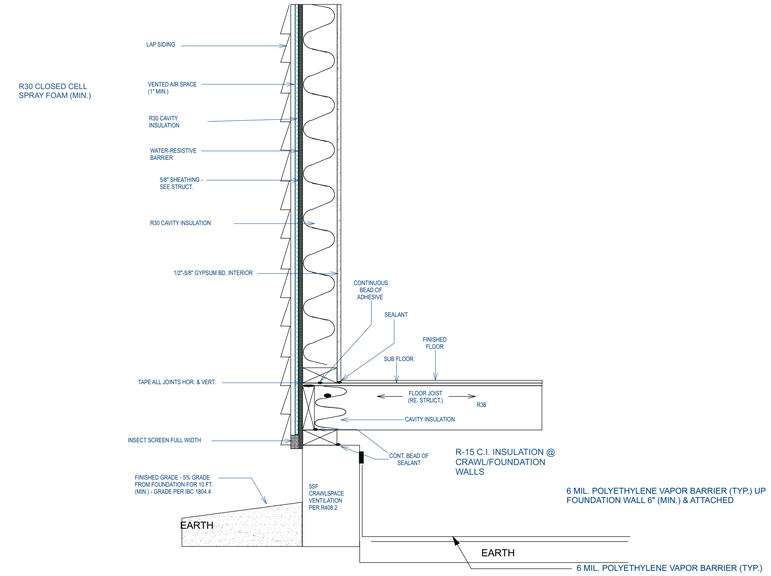
NOTE: RE. STRUCTURAL FOR FOUNDATION, CONNECTION AND ALL FRAMING DETAILS

TABLE R402.1.3

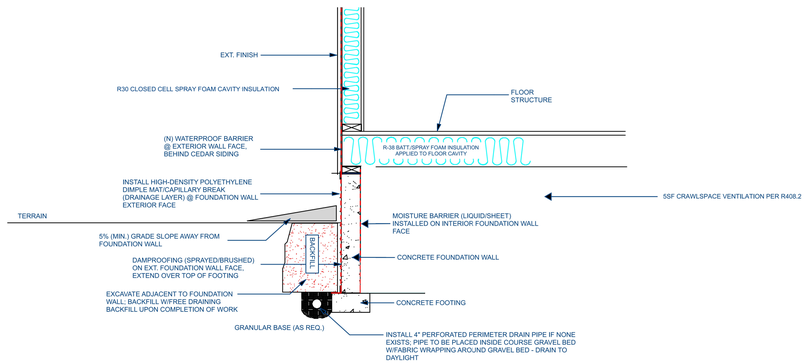
INSULATION MINIMUM R-VALUES AND FENESTRATION REQUIREMENTS BY COMPONENT

CLIMATE ZONE	FENESTRATION U-FACTOR[A]	SKYLIGHT[B] U-FACTOR	GLAZED FENESTRATION SHGC[C]	CEILING R-VALUE	WOOD FRAME WALL R-VALUE[D]	MASS WALL R-VALUE[E]	FLOOR R-VALUE	BASEMENT[C,E] WALL R-VALUE	SLAB[F] R-VALUE & DEPTH	CRAWL SPACE[C,E] WALL R-VALUE
5	0.27/0.25[G]	0.45	0.40	R-60	R-30 OR R-20 & 5CI OR R-13 & 10CI OR R-0 & 20CI	R-13/R-17	R-38	R-15CI OR R-19 OR R-13 & 5CI	R-10CI, 4FT	R-15CI OR R-19 OR R-13 & 5CI

A. R-VALUES ARE MINIMUMS. U-FACTORS AND SHGC ARE MAXIMUMS. WHERE INSULATION IS INSTALLED IN A CAVITY THAT IS LESS THAN THE LABEL OR DESIGN THICKNESS OF THE INSULATION, THE INSTALLED R-VALUE OF THE INSULATION SHALL BE
B. THE FENESTRATION U-FACTOR COLUMN EXCLUDES SKYLIGHTS. THE SHGC COLUMN APPLIES TO ALL GLAZED FENESTRATION EXPECT FOR THAT SPECIFICALLED USED FOR PASSIVE SOLAR DESIGN HEAT GAIN WHICH IS EXEMPT.
C. 15CI OR 15 OR 13 + 5CI" MEANS R-15 CONTINUOUS INSULATION (CI) ON THE INTERIOR OR EXTERIOR SURFACE OF THE WALL. R-15 CAVITY INSULATION ON THE INTERIOR SIDE OF THE WALL OR R-13 CAVITY INSULATION OF THE INTERIOR OF THE WALL IN ADDITION TO R-5 CONTINUOUS INSULATION ON THE INTERIOR OR EXTERIOR SURFACE OF THE WALL.
D. R-10 INSULATION SHALL BE PROVIDED UNDER THE FULL SLAB AREA OF A HEATED SLAB IN ADDITION TO THE REQUIRED SLAB EDGE INSULATION R-VALUE FOR SLABS AS INDICATED IN THE TABLE. SLAB EDGE INSULATION SHALL BE INSTALLED TO
SEPARATE CONDITIONED FROM UNCONDITIONED SPACES INCLUDING ADJACENT GARAGES, ENTRIES, AND PORCHES. THE SLAB-EDGE INSULATION FOR HEATED SLABS SHALL NOT BE REQUIRED TO EXTEND BELOW THE SLAB
E. THE FIRST VALUE IS CAVITY INSULATION, THE SECOND VALUE IS CONTINUOUS INSULATION. THEREFORE, AS AN EXAMPLE, "20 & 5" MEANS R-20 CAVITY INSULATION PLUS R5 CONTINUOUS INSULATION.
F. MASS WALLS SHALL BE IN ACCORDANCE WITH SECTION R402.2.5. THE SECOND R-VALUE APPLIES WHERE MORE THAN HALF OF THE INSULATION IS ON THE INTERIOR OF THE MASS WALL.
G. WHERE THE PROPOSED GLAZING AREA IS GREATER THAN OR EQUAL TO 15.0% OF THE CONDITIONED FLOOR AREA, AS PROVIDED BY SECTION R102.2, THE LOWER U-FACTOR SHALL NOT BE EXCEEDED.



1 EXT. WALL DETAIL - LAP SIDING (TYP.)
SCALE: NS



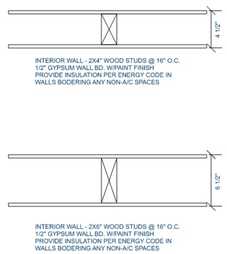
2 FOUNDATION INSULATION DETAIL (TYP.)
SCALE: NS

SECTION 406 VENTILATION OF UNINHABITED SPACE

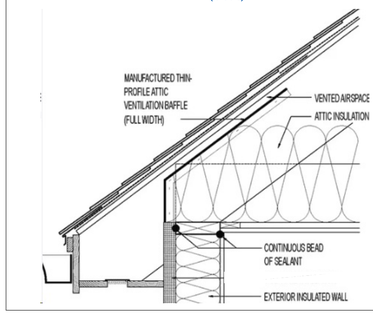
406.1 GENERAL:
- UNINHABITED SPACES, SUCH AS CRAWL SPACES A ATTICS, SHALL BE PROVIDED WITH NATURAL VENTILATION OPENINGS AS REQUIRED BY THE INTERNATIONAL BUILDING CODE OR SHALL BE PROVIDED WITH A MECHANICAL EXHAUST AND SUP AIR SYSTEM. THE MECHANICAL EXHAUST RATE SHA NOT LESS THAN 0.02 CFM PER SQUARE FOOT (0.000 M3/S • M2) OF HORIZONTAL AREA AND SHALL BE AUTOMATICALLY CONTROLLED TO OPERATE WHEN RELATIVE HUMIDITY IN THE SPACE SERVED EXCEED PERCENT.

GRADING NOTES:
1 CONTRACTOR TO VERIFY LOCATION OF ALL EXIST UTILITIES.
2 PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING.RE. IBC 1804.4
3 FINAL GRADE TO CONVEY SURFACE DRAINAGE TOWARD ROCK CHANNELS AND DISPERSION TRENCHES.

INTERIOR WALL DETAIL (TYP.)



EAVE BAFFLE DETAIL (TYP.)



NOTE:

1. WALL ASSEMBLIES IN THE BUILDING THERMAL ENVELOPE SHALL COMPLY WITH THE VAPOR RETARDER REQUIREMENTS OF DRC SEC. R702.7 OR DBC SEC. 1404.3. ***AS APPLICABLE.***

2. AIR BARRIERS AND INSULATION SHALL BE INSTALLED ACCORDING TO THE MANUFACTURERS INSTRUCTIONS AND THE CRITERIA IN TABLE R402.4.1.1

3. EAVE BAFFLE SHALL BE INSTALLED ADJACENT TO SOFFIT AND EAVE VENTS - G.C. TO VERIFY FINAL INSULATION LAYOUT AND EAVE BAFFLE PLACEMENT ON SITE. RE. R402.2.3

* G.C. TO FIELD VERIFY ALL MEASUREMENTS ON SITE.

1 WALL SECTION DETAILS
SCALE: NS

JEREMY ANDREWS - A

Englewood, CO 80110

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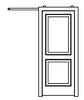
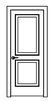
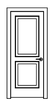
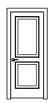
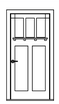
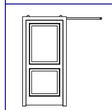
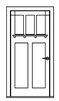
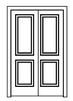
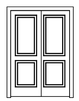
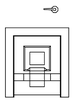
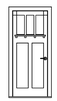
SHEET CONTENTS:

PROJECT NO.:

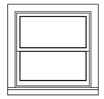
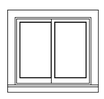
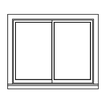
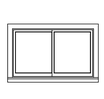
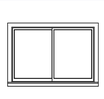
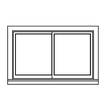
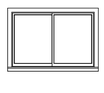
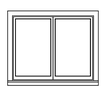
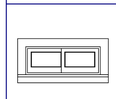
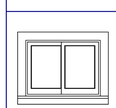
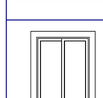
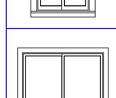
DATE: 3/14/2025

DRAWING NO.: **A7.3**

DOOR SCHEDULE

3D EXTERIOR ELEVATION	NUMBER	LABEL	QTY	SIZE	R/O	DESCRIPTION	HEADER	CODE	MANUFACTURER	COMMENTS
	D01	2668	1	2668 L IN	32"X82 1/2"	HINGED-DOOR P04	2X6X35" (2)			
	D02	2668	1	2668 R	32"X82 1/2"	BARN-DOOR P04	2X6X35" (2)			
	D03	2668	1	2668 R IN	32"X82 1/2"	HINGED-DOOR P04	2X6X32" (2)			
	D04	2668	6	2668 L IN	32"X82 1/2"	HINGED-DOOR P04	2X6X32" (2)			
	D05	2668	3	2668 R IN	32"X82 1/2"	HINGED-DOOR P04	2X6X35" (2)			
	D06	3068	1	3068 R EX	38"X83"	EXT. HINGED-DOOR E21	2X6X41" (2)			
	D07	3070	1	3070 L	38"X86 1/2"	BARN-DOOR P04	2X6X41" (2)			
	D08	3068	2	3068 L EX	38"X83"	EXT. HINGED-DOOR E21	2X6X41" (2)			
	D09	4068	1	4068 R IN	50"X82 1/2"	SLIDER-DOOR P04	2X8X50" (2)			
	D10	4668	1	4668 R IN	56"X82 1/2"	SLIDER-DOOR P04	2X8X56" (2)			
	D11	5068	1	5068 L IN	62"X82 1/2"	SLIDER-DOOR P04	2X8X62" (2)			
	D12	5068	1	5068 R IN	62"X82 1/2"	SLIDER-DOOR P04	2X8X62" (2)			
	D13	1721	1	1721 L IN	21"X27 1/2"	HINGED-DOOR P04	1X6X24" (2)			
	D14	2868	1	2868 L EX	34"X83"	EXT. HINGED-DOOR E21	2X6X37" (2)			

WINDOW SCHEDULE

3D EXTERIOR ELEVATION	NUMBER	LABEL	QTY	SIZE	R/O	EGRESS	U-FACTOR	SHGC	DESCRIPTION	HEADER	CODE	MANUFACTURER	COMMENTS
	W01	2830LS	1	2830LS	33"X37"		0.27	0.4	LEFT SLIDING	2X6X36" (2)		TBD BY OWNER/G.C	EXISTING WINDOWS TO REMAIN
	W02	3030DH	1	3030DH	37"X37"		0.27	0.4	DOUBLE HUNG	2X6X40" (2)		TBD BY OWNER/G.C	EXISTING WINDOWS TO REMAIN
	W03	3028LS	1	3028LS	37"X33"		0.27	0.4	LEFT SLIDING	2X6X40" (2)		TBD BY OWNER/G.C	EXISTING WINDOWS TO REMAIN
	W04	5040LS	1	5040LS	61"X49"		0.27	0.4	LEFT SLIDING	2X8X64" (2)		TBD BY G.C/OWNER	NEW WINDOWS TO BE INSTALLED
	W05	5030LS	1	5030LS	61"X37"		0.27	0.4	LEFT SLIDING	2X8X64" (2)		TBD BY OWNER/G.C	EXISTING WINDOWS TO REMAIN
	W06	6040LS	1	6040LS	73"X49"		0.27	0.4	LEFT SLIDING	2X10X76" (2)		TBD BY OWNER/G.C	EXISTING WINDOWS TO REMAIN
	W07	5030LS	1	5030LS	61"X37"		0.27	0.4	LEFT SLIDING	2X8X64" (2)		TBD BY OWNER/G.C	NEW WINDOWS TO BE INSTALLED
	W08	6040LS	1	6040LS	73"X49"		0.27	0.4	LEFT SLIDING	2X10X76" (2)		TBD BY OWNER/G.C	NEW WINDOWS TO BE INSTALLED
	W09	5040DC	1	5040DC	61"X49"		0.27	0.4	DOUBLE CASEMENT-LHL/RHR	2X8X64" (2)		TBD BY OWNER/G.C	EXISTING WINDOWS TO REMAIN
	W10	2810LS	1	2810LS	33"X13"		0.27	0.4	LEFT SLIDING	2X6X36" (2)		TBD BY OWNER/G.C	EXISTING WINDOWS TO REMAIN
	W11	2820LS	1	2820LS	33"X25"		0.27	0.4	LEFT SLIDING	2X6X36" (2)			EXISTING WINDOWS TO REMAIN
	W12	2840LS	1	2840LS	33"X49"		0.27	0.4	LEFT SLIDING	2X6X36" (2)			NEW WINDOWS TO BE INSTALLED
	W13	5040LS	1	5040LS	61"X49"		0.27	0.4	LEFT SLIDING	2X8X64" (2)		TBD BY OWNER/G.C	EXISTING WINDOWS TO REMAIN

DOOR AND WINDOW NOTES:

1 EVERY BEDROOM SHALL BE PROVIDED WITH AN EGRESS WINDOW WITH FINISH SILL HEIGHT NOT GREATER THAN 44" ABOVE THE FINISH FLOOR HEIGHT AND SHALL HAVE A MINIMUM AREA OF 5.7 SQ. FT. EGRESS WINDOWS SHALL NOT HAVE AN OPENABLE AREA LESS THAN 20" WIDE OR 24" HIGH.

2 ALL WALK-THRU DOORS SHALL BE SOLID CORE

3 INTERIOR DOORS SHALL BE PAINTED. ENTRY DOOR/REAR EXIT DOOR TO BE DEFINED BY HOME OWNER PRIOR ORDERING

4 EXTERIOR EXIT DOORS WILL BE 36" MIN. NET CLEAR DOORWAY SHALL BE 32" MIN. DOOR SHALL BE OPENABLE FROM INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.

5. ALTERNATIVE SELECTIONS OF DOORS AND WINDOWS WILL BE CONSIDERED. ALL ALTERNATIVES MUST BE EQUAL OR BETTER IN PERFORMANCE TO MEET OR EXCEED IECC CODE REQS.

6. ROUGH OPENINGS ARE ESTIMATES ONLY, FIELD VERIFY ON SITE AND AFTER FINAL SELECTION OF BRAND, STYLE AND SIZE OF DOORS TO BE INSTALLED.

7. FINISHES, COLORS AND HARDWARE TO BE DISCUSSED AND DECIDED UPON BY THE CUSTOMER/ OWNER(S) BEFORE PURCHASE OR INSTALLATION.

8. IF GLASS IS POSITIONED WITHIN 18" OF THE FINISHED FLOOR, SAFETY/ TEMPERED GLASS IS REQUIRED. VERIFY TEMPERED GLASS REQUIREMENTS WITH YOUR LOCAL BUILDING CODES

* G.C. TO FIELD VERIFY ALL MEASUREMENTS ON SITE.

1 WINDOW AND DOOR SCHEDULES

SCALE: NO SC ALE

JEREMY ANDREWS - A

Englewood, CO 80110

DRAWN BY:

CHECKED BY:

REVISIONS:

No.	DESCRIPTION	DATE

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SHEET CONTENTS:

PROJECT NO.:

DATE: 3/14/2025

DRAWING NO.: **A8.0**

CABINET SCHEDULE										
NUMBER	LABEL	QTY	FLOOR	WIDTH	DEPTH	HEIGHT	DESCRIPTION	CODE	MANUFACTURER	COMMENTS
C01	B16L	1	1	16 1/16 "	24 "	36 "	BASE CABINET			
C02	3DB24	1	1	24 "	24 "	36 "	BASE CABINET			
C03	B36	1	1	36 "	24 "	36 "	BASE CABINET			
C04	B9617	1	1	96 "	17 3/16 "	36 "	BASE CABINET			
C05	B24	2	1	24 "	24 "	36 "	BASE CABINET			
C06	BF19	1	1	19 "	24 "	36 "	BASE CABINET FILLER			
C07	SB24	1	1	24 "	24 "	36 "	BASE CABINET			
C08	SB3321	1	1	33 "	21 "	36 "	BASE CABINET			
C09	SB3621	1	0	36 "	21 "	36 "	BASE CABINET			
C10	SB4221	1	1	42 "	21 "	36 "	BASE CABINET			
C11	U302490	1	1	30 "	24 "	90 "	UTILITY CABINET			
C12	U332490	1	1	33 "	24 "	90 "	UTILITY CABINET			
C13	BCW1236R	1	1	12 "	12 "	36 "	WALL CABINET			
C14	W2424	1	1	24 "	12 "	24 "	WALL CABINET			
C15	3DB36	1	1	36 "	24 "	36 "	BASE CABINET			
C16	U362424	1	1	36 "	24 "	24 "	UTILITY CABINET			
C17	W2436	2	1	24 "	12 "	36 "	WALL CABINET			
C18	BCW336	1	1	3 "	12 "	36 "	WALL CABINET FILLER			
C19	SB36	1	0	36 "	24 "	36 "	BASE CABINET			
C20	W2736	1	1	27 "	12 "	36 "	WALL CABINET			
C21	BF6	1	0	6 "	24 "	36 "	BASE CABINET FILLER			

* CABINET SCHEDULE FOR REFERENCE ONLY. COORDINATE WITH SPECIFIC CABINET INSTALLER AN/OR REPRESENTATIVE FOR FINAL SIZE/DIMENSIONS & BUILD SCHEMATICS.

**ALL FINISHES TO BE DECIDED ON AND CHOSEN BY THE OWNER(S). MATERIALS, FINISHES, HARDWARE, COUNTERTOPS, COLORS, BRANDS AND STYLES REPRESENTED IN THESE PLANS ARE FOR CONCEPTUAL VISUALIZATION ONLY.

*** ALL CABINET SIZES TO BE FIELD VERIFIED BY THE GC AND TO BE MEASURED AND INSTALLED BY AN APPROPRIATE CABINET INSTALLER/COMPANY. DETAILS SHOWN IN PLAN AND IN CABINET SCHEDULE ON THESE PLANS ARE *REFERENCE ONLY.*

KITCHEN AND CABINET NOTES:

*ALTERNATIVE SELECTIONS AND SIZES OF CABINETS MAY BE SELECTED BY OWNER AND OR G.C.

* ALL DIMENSIONS SHOWN ARE ESTIMATES ONLY, FIELD VERIFY ON SITE AND AFTER FINAL SELECTION OF BRAND, STYLE AND SIZE OF CABINETS TO BE INSTALLED; G.C., OWNER, OWNER REPRESENTATIVE OR CABINET INSTALLER/MAKER TO FIELD VERIFY AFTER CONSTRUCTION IS COMPLETE FOR MORE EXACTING FINAL MEASUREMENTS TO BE TAKEN.

1. ALL CABINETS TO BE PAINTED - COLOR TBD WITH HOME OWNER PRIOR TO ORDERING OR INSTALLATION.
2. CONFIRM DOOR & DRAWER STYLES WITH HOME OWNER PRIOR TO ORDERING OR INSTALLATION.
3. INSTALL ALL HARDWARE ON SITE. - FINISH AND STYLE TBD BY HOMEOWNER BEFORE ORDERING OR INSTALLATION.
4. INSTALL CROWN MOLDING ON SITE; MATCH CABINET COLOR TO UPPER CABINETS IN AREA TO BE INSTALLED; CONFIRM PROFILE AND DIMENSION WITH HOME OWNER.
5. CUT OVEN OPENING ON SITE, SEE APPLIANCE MANUFACTURER SPECIFICATIONS FOR SPECIFIC APPLIANCE CHOSEN.
6. INSTALL HOOD AND ALL APPLIANCES PER MANUFACTURER SPECIFICATIONS AND PER CODE.
7. ALL APPLIANCES TO BE ON DEDICATED CIRCUITS.
8. USE MIN 6" DUCT FOR HOOD.
9. CONFIRM FINAL MATERIALS FOR BACKSPLASH AND COUNTERTOP WITH HOME OWNER PRIOR TO ORDERING OR INSTALLATION.

*ESDENVER TAKES NO RESPONSIBILITY FOR ILL FITTING, NON FITTING CABINETS AS CABINETS SHOWN ON PLAN ARE FOR REFERENCE ONLY. DIMENSIONS FOR REFERENCE ONLY. F.V. ALL FINAL MEASUREMENTS BEFORE CABINETS ORDERED.

* G.C. TO FIELD VERIFY ALL MEASUREMENTS ON SITE.

1 CABINET SCHEDULE

SCALE: NO SC ALE

JEREMY ANDREWS - A

Englewood, CO 80110

DRAWN BY:

CHECKED BY:

REVISIONS:

No.	DESCRIPTION	DATE

ISSUE RECORD:

No.	DESCRIPTION	DATE

SCALE:

SHEET CONTENTS:

PROJECT NO.:

DATE: 3/14/2025

DRAWING NO.: **A8.1**

1. PLUMBING PENETRATIONS TROUGH RIM JOISTS SHOULD BE SEALED WITH EXPANDING FOAM OR CAULK. VENT STACKS PENETRATING INTO ATTIC SHOULD BE SEALED WITH FLEXIBLE SEAL FOR ACCOMMODATION OF PIPE EXPANSION.

2. OUTLET BOXES SHOULD BE INSTALLED WITH AIRTIGHT BOXES ON EXTERIOR WALLS AND INSULATED CEILINGS OR SEALANTS MAY BE USED ON PENETRATIONS IN STANDARD OUTLET BOXES.

3. RECESSED LIGHT FIXTURES IN CEILING SHOULD BE INSULATION COVER (IC) RATED. THESE ARE AIRTIGHT AND CAN BE COVERED WITH INSULATION. RECESSED LIGHT FIXTURES INSTALLED IN DROPPED CEILINGS OR SOFFITS NEED TO BE DRAFT STOPPED. REF: R402.4.5

4. SEAL ALL ELECTRICAL PANELS INSTALLED ON EXTERIOR WALLS SO THAT THEY ARE SEALED FROM AIR PENETRATION.

* G.C. TO FIELD VERIFY ALL MEASUREMENTS ON SITE.

EXTERIOR WALL INSULATION:

R30 CAVITY INSULATION

2021 IECC

ROOF INSULATION:

R-60 BATT.

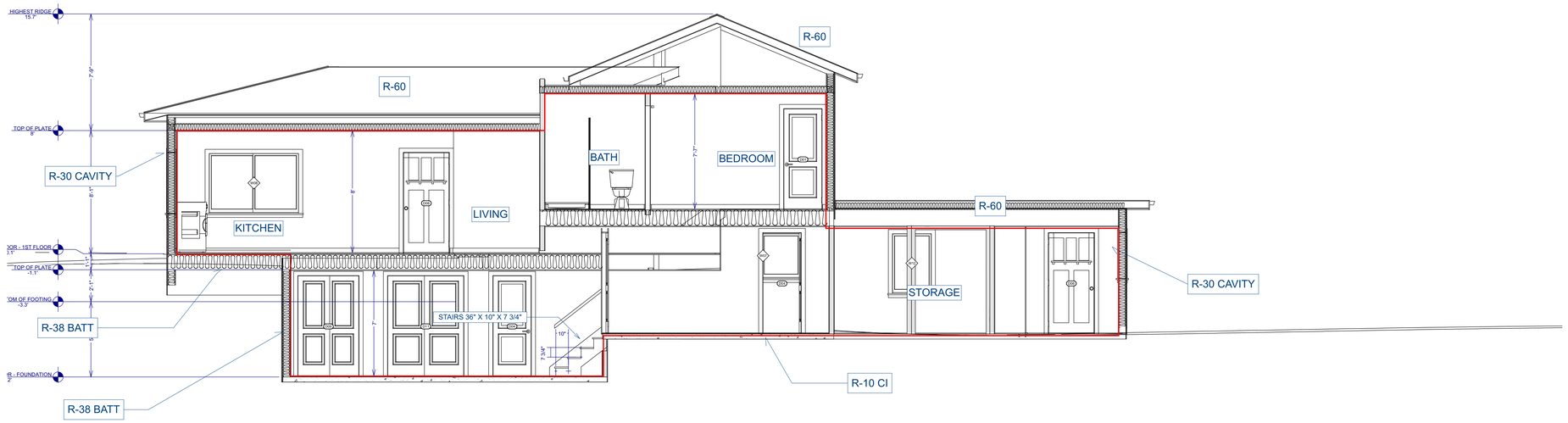


TABLE R402.1.3

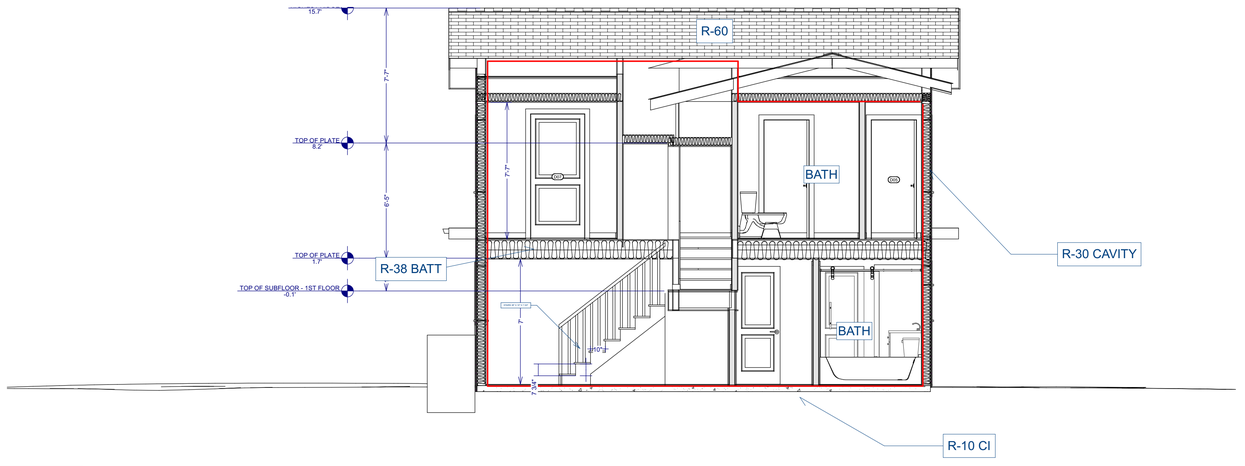
INSULATION MINIMUM R-VALUES AND FENESTRATION REQUIREMENTS BY COMPONENT

CLIMATE ZONE	FENESTRATION U-FACTOR[B]	SKYLIGHT[B] U-FACTOR	GLAZED FENESTRATION SHGC[B]	CEILING R-VALUE	WOOD FRAME WALL R-VALUE[G]	MASS WALL R-VALUE[F]	FLOOR R-VALUE	BASEMENT[C,I] WALL R-VALUE	SLAB[D] R-VALUE & DEPTH	CRAWL SPACE[C,I] WALL R-VALUE
5	0.27/0.25[G]	0.45	0.40	R-60	R-30 OR R-20 & 5CI OR R-13 & 10CI OR R-0 & 20CI	R-13/R-17	R-38	R-15CI OR R-19 OR R-13 & 5CI	R-10CI, 4FT	R-15CI OR R-19 OR R-13 & 5CI

A. R-VALUES ARE MINIMUMS. U-FACTORS AND SHGC ARE MAXIMUMS. WHERE INSULATION IS INSTALLED IN A CAVITY THAT IS LESS THAN THE LABEL OR DESIGN THICKNESS OF THE INSULATION, THE INSTALLED R-VALUE OF THE INSULATION SHALL BE NOT LESS THAT THE R-VALUE SPECIFIED IN THE TABLE.
B. THE SHGC COLUMN APPLIES TO ALL GLAZED FENESTRATION EXCEPT FOR THAT SPECIFICALLED USED FOR PASSIVE SOLAR DESIGN HEAT GAIN WINDOW IS EXEMPT.
C. 13/20 OR 13/0R 17 + 5CI MEANS R-13 CONTINUOUS INSULATION (CI) ON THE INTERIOR OR EXTERIOR SURFACE OF THE WALL OR R-13 CAVITY INSULATION OF THE INTERIOR OF THE WALL. IN ADDITION TO R-5 CONTINUOUS INSULATION ON THE INTERIOR OR EXTERIOR SURFACE OF THE WALL.
D. R-10, 4 FT MEANS R-10 INSULATION APPLIED TO THE TOP OF THE SLAB EXTENDING 4 FT. THE REQUIRED SLAB EDGE INSULATION R-VALUE FOR SLABS AS INDICATED IN THE TABLE. SLAB EDGE INSULATION SHALL BE INSTALLED TO SEPARATE CONDITIONED FROM UNCONDITIONED SPACES INCLUDING ADJACENT GARAGES, ENTRIES, AND PORCHES. THE SLAB-EDGE INSULATION FOR HEATED SLABS SHALL NOT BE REQUIRED TO EXTEND BELOW THE SLAB.
E. THE FIRST VALUE IS CAVITY INSULATION, THE SECOND VALUE IS CONTINUOUS INSULATION. THEREFORE, AS AN EXAMPLE, "20 & 5" MEANS R-20 CAVITY INSULATION PLUS R5 CONTINUOUS INSULATION.
F. MASS WALLS SHALL BE IN ACCORDANCE WITH SECTION R402.2.5. THE SECOND R-VALUE APPLIES WHERE MORE THAN HALF OF THE INSULATION IS ON THE INTERIOR OF THE MASS WALL.
G. WHERE THE PROPOSED GLAZING AREA IS GREATER THAN OR EQUAL TO 15.0% OF THE CONDITIONED FLOOR AREA, AS PROVIDED BY SECTION R405.2, THE LOWER U-FACTOR SHALL NOT BE EXCEEDED.

IECC NOTES:

1. PER CITY AND COUNTY IECC REQUIREMENTS, METHOD OF COMPLIANCE SHALL BE PRESCRIPTIVE PERFORMANCE.
2. **CLIMATE ZONE 5B**
3. MAXIMUM FENESTRATION U-FACTOR FOR ALL GLAZING SHALL BE 0.27
4. A CONTINUOUS AIR BARRIER SHALL BE INSTALLED IN THE BUILDING ENVELOPE AND EXTERNAL THERMAL ENVELOPE. ANY BREAKS OR JOINTS SHALL BE SEALED.
5. R402.2.1 CEILINGS WITH ATTIC SPACES: WHERE SECTION R402.1.2 REQUIRES R-38 INSULATION IN THE CEILING, INSTALLING R-30 OVER 100 PERCENT OF THE CEILING AREA REQUIRING INSULATION SHALL SATISFY THE REQUIREMENT FOR R-38 WHEREVER THE FULL HEIGHT OF UNCOMPRESSED R-30 INSULATION EXTENDS OVER THE WALL TOP PLATE AT THE EAVES. - WHERE SECTION R402.1.2 REQUIRES R-49 INSULATION IN THE CEILING, INSTALLING R-38 OVER 100 PERCENT OF THE CEILING AREA REQUIRING INSULATION SHALL SATISFY THE REQUIREMENT FOR R-49 INSULATION WHEREVER THE FULL HEIGHT OF UNCOMPRESSED R-38 INSULATION EXTENDS OVER THE WALL TOP PLATE AT THE EAVES. THIS REDUCTION SHALL NOT APPLY TO THE U-FACTOR ALTERNATIVE APPROACH IN SECTION R402.1.4 AND THE TOTAL UA ALTERNATIVE IN SECTION R402.1.5.
6. R402.2.4 ACCESS HATCHES AND DOORS: ACCESS DOORS FROM CONDITIONED SPACES TO UNCONDITIONED SPACES SUCH AS ATTICS AND CRAWL SPACES SHALL BE WEATHERSTRIPPED AND INSULATED TO A LEVEL EQUIVALENT TO THE INSULATION ON THE SURROUNDING SURFACES. ACCESS THAT WILL CAUSE DAMAGING OR COMPRESSING THE INSULATION SHALL BE PROVIDED TO ALL EQUIPMENT. WHERE LOOSE-FILL INSULATION IS INSTALLED, A WOOD-FRAMED OR EQUIVALENT BAFFLE OR RETAINER SHALL BE INSTALLED TO PREVENT THE LOOSE-FILL INSULATION FROM SPILLING INTO THE LIVING SPACE WHEN THE ATTIC ACCESS IS OPENED. THE BAFFLE OR RETAINER SHALL PROVIDE A PERMANENT MEANS OF MAINTAINING THE INSTALLED R-VALUE OF THE LOOSE-FILL INSULATION.
7. R402.2.3 EAVE BAFFLE: FOR AIR-PERMEABLE INSULATIONS IN VENTED ATTICS, A BAFFLE SHALL BE INSTALLED ADJACENT TO SOFFIT AND EAVE VENTS. BAFFLES SHALL MAINTAIN AN OPENING EQUAL OR GREATER THAN THE SIZE OF THE VENT. THE BAFFLE SHALL EXTEND OVER THE TOP OF THE ATTIC INSULATION. THE BAFFLE SHALL BE PERMITTED TO BE ANY SOLID MATERIAL.
8. R402.2.8 FLOORS: FLOOR FRAMING-CAVITY INSULATION SHALL BE INSTALLED TO MAINTAIN PERMANENT CONTACT WITH THE UNDERSIDE OF THE SUBFLOOR DECKING. EXCEPTION: AS AN ALTERNATIVE, THE FLOOR FRAMING-CAVITY INSULATION SHALL BE IN CONTACT WITH THE TOPSIDE OF SHEATHING OR CONTINUOUS INSULATION INSTALLED ON THE BOTTOM SIDE OF FLOOR FRAMING WHERE COMBINED WITH INSULATION THAT MEETS OR EXCEEDS THE MINIMUM WOOD FRAME WALL R-VALUE IN TABLE R402.1.2 AND THAT EXTENDS FROM THE BOTTOM TO THE TOP OF ALL PERIMETER FLOOR FRAMING MEMBERS.
9. R402.2.9 BASEMENT: WALLS ASSOCIATED WITH CONDITIONED BASEMENTS SHALL BE INSULATED FROM THE TOP OF THE BASEMENT WALL DOWN TO 10 FT. BELOW GRADE OR TO THE BASEMENT FLOOR, WHICHEVER IS LESS. WALLS ASSOCIATED WITH UNCONDITIONED BASEMENTS SHALL COMPLY WITH THIS REQUIREMENT EXCEPT WHERE THE FLOOR OVERHEAD IS INSULATED IN ACCORDANCE WITH SECTIONS R402.1.2 AND R402.2.8.
10. R402.2.10 SLAB-ON-GRADE FLOORS: SLAB-ON-GRADE FLOORS WITH A FLOOR SURFACE LESS THAN 12 INCHES BELOW GRADE SHALL BE INSULATED IN ACCORDANCE WITH TABLE *R402.1.2*. THE INSULATION SHALL EXTEND DOWNWARD FROM THE TOP OF THE SLAB ON THE OUTSIDE OR INSIDE OF THE FOUNDATION WALL. INSULATION LOCATED BELOW GRADE SHALL BE EXTENDED THE DISTANCE PROVIDED IN *TABLE R402.1.2* BY ANY COMBINATION OF VERTICAL INSULATION, INSULATION EXTENDING UNDER THE SLAB OR INSULATION EXTENDING OUT FROM THE BUILDING.
- INSULATION EXTENDING AWAY FROM THE BUILDING SHALL BE PROTECTED BY PAVEMENT OR BY NOT LESS THAN 10 INCHES OF SOIL. THE TOP EDGE OF THE INSULATION INSTALLED BETWEEN THE EXTERIOR WALL AND THE EDGE OF THE INTERIOR SLAB SHALL BE PERMITTED TO BE CUT AT A 45-DEGREE ANGLE AWAY FROM THE EXTERIOR WALL.
- SLAB-EDGE INSULATION IS NOT REQUIRED IN JURISDICTIONS DESIGNATED BY THE CODE OFFICIAL AS HAVING A VERY HEAVY TERMITE INFESTATION.



NO NEW ADDITIONAL WALLS TO BE CONSTRUCTED OUTSIDE EXISTING ENVELOPE. G.C. TO ENSURE ANY NEWLY FRAMED WALLS FROM REMOVED WINDOWS AND/OR DOORS IN EXTERIOR WALLS IS A MIN. R-30 INSULATION VALUES

1 THERMAL ENVELOPE & IECC INFORMATION

SCALE: 1/8" = 1 FT.

JEREMY ANDREWS - A

Englewood, CO 80110

DRAWN BY:

CHECKED BY:

REVISIONS:

No.	DESCRIPTION	DATE

ISSUE RECORD:

No.	DESCRIPTION	DATE

SCALE:

SHEET CONTENTS:

PROJECT NO.:

DATE: 3/14/2025

DRAWING NO.: **A9.0**

ELECTRICAL GENERAL NOTES

1. GENERAL CONTRACTOR IS RESPONSIBLE FOR THE SITE, VERIFICATION OF ALL EXISTING AND NEW EQUIPMENT AND SYSTEMS TO REMAIN. IF ANY SYSTEMS OR EQUIPMENT ARE MISSING, DAMAGED OR MALFUNCTIONING THE CONTRACTOR SHALL PROVIDE NEW TO BE INSTALLED AS SPECIFIED AND REQUIRED BY NEC CODE.

2. GENERAL CONTRACTOR AND ELECTRICAL TRADES INVOLVED IN THE PROJECT ARE TO INSTALL ALL ELECTRICAL EQUIPMENT IN ACCORDANCE WITH THEIR SPECIFIC MANUFACTURERS WRITTEN INSTALLATION INSTRUCTIONS AND RECOMMENDATIONS, SPECIFIC CONTRACT DOCUMENTS AND ANY AND ALL APPLICABLE CODES AND REGULATIONS.

3. GENERAL CONTRACTOR TO COORDINATE ALL EQUIPMENT CONNECTIONS WITH MANUFACTURERS CERTIFIED DRAWINGS AND/OR DOCUMENTS. COORDINATE WITH AND PROVIDE ALL CONDUIT AND TRANSITIONS REQUIRED FOR FINAL EQUIPMENT CONNECTIONS TO FURNISHED EQUIPMENT.

4. COORDINATE WITH THE OWNER TO ENSURE THAT THE PROGRESS OF ELECTRICAL WORK IS ON SCHEDULE AND THAT THE PROGRESS AND WORKMANSHIP OF OTHER TRADES IS ON SCHEDULE.

5. APPLY AND PAY FOR ALL PERMITS, FEES, LICENSEES AND INSPECTIONS FOR THIS DIVISION OF WORK.

6. COMPLY WITH ALL STATE AND LOCAL CODE REQUIREMENTS AND ORDINANCES. COMPLY WITH REQUIREMENTS OF THE UTILITY COMPANIES. IN THE CASE OF DIFFERENCES BETWEEN THESE REQUIREMENTS AND ORDINANCES, THE MOST STRINGENT SHALL GOVERN. CALL FOR INSPECTIONS REQUIRED BY LOCAL BUILDING INSPECTION AUTHORITY.

7. SUBMIT SHOP DRAWINGS FOR ALL MATERIALS AND EQUIPMENT SHOWING ANY CHANGES REQUIRED IN ELECTRICAL WIRING, SPACE ALLOCATION, ETC.

8. THE LOCATION OF EXISTING UNDERGROUND/CONCEALED UTILITIES IS SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL PAY FOR AND REPAIR ALL DAMAGES CAUSED BY FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

9. PATCH AND REPAIR TO MATCH EXISTING ANY WALLS, CEILINGS, OR FLOORS ACCESSED DURING THE INSTALLATION OF CONDUIT AND WIRING.

10. MAINTAIN ONE SET OF REDLINED DRAWINGS ON THE JOB SITE INDICATING ALL CHANGES AND DEVIATIONS FROM THE WORK SHOWN ON THE DRAWINGS.

11. BASE-BUILDING SYSTEMS THAT WILL BE SHUT DOWN OR AFFECTED IN ANY WAY MUST BE COORDINATED WITH BUILDING'S OPERATING STAFF TO OBTAIN LANDLORD'S APPROVAL.

12. AT COMPLETION OF WORK, DELIVER COMPLETED PROJECT RECORD DOCUMENTS MARKED WITH FIELD CHANGES TO OWNER'S REPRESENTATIVE.

13. PROVIDE A WRITTEN WARRANTY TO THE OWNER COVERING THE ENTIRE ELECTRICAL WORK TO BE FREE FROM DEFECTIVE MATERIALS, EQUIPMENT AND WORKMANSHIP FOR A PERIOD OF ONE YEAR AFTER DATE OF ACCEPTANCE.

14. ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING CONSTRUCTION DOCUMENTS TO THE LOCAL UTILITY COMPANY FOR REVIEW AND APPROVAL PRIOR TO ORDERING EQUIPMENT OR INSTALLATION OF ANY EQUIPMENT, HARDWARE OR WORK TO BE DONE.

15. UNLESS OTHERWISE NOTED OR AGREED UPON, THE ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL OF ALL WIRING, CABLES AND ELECTRICAL DEVICES EXISTING IN WALLS TO BE DEMOLISHED AND THE REMOVAL OF ALL OTHER REDUNDANT ELECTRICAL DEVICES NOT SHOWN ON PLANS. CUT BACK AND CAP UNUSED RACEWAYS AND OUTLETS AND REMOVE UNUSED WIRING BACK TO PANEL BOARD.

16. WHERE THE DISTRIBUTION OF POWER AND COMMUNICATION IS THROUGH A FLOOR SYSTEM, THE ELECTRICAL CONTRACTOR SHALL ENSURE ACCESS AT HAND HOLES AT ALL TIMES. PROVIDE FLOOR PAN COVERS THROUGHOUT THE PREMISES.

17. COORDINATION OF WORK SHALL BE DONE WITH ALL OTHER TRADES ON THE SITE TO THE EXTENT OF PROPERLY LOCATING ALL DEVICES, FIXTURES, EQUIPMENT, PIPING, DUCTWORK, ETC. THIS CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ACCURATE DIMENSIONS FROM THE ARCHITECTURAL DRAWINGS AND AT THE SITE.

18.PRIOR TO FINAL ACCEPTANCE, THOROUGHLY CLEAN ALL WORK.

19. ACCESS DOORS & PANELS ARE TO BE SUPPLIED BY OTHERS AND LOCATED ON THE SITE BY THIS TRADE WHERE REQUIRED TO SERVICE NEW OR EXISTING EQUIPMENT AND/OR SYSTEMS. COORDINATE INSTALLATION WITH REQUIRED TRADES.

20. CONNECTIONS TO EQUIPMENT THAT PRODUCE NOISE AND OR VIBRATIONS (TRANSFORMERS, MOTORS, GENERATOR SET, DIMMING RACK, ETC.) SHALL BE MADE WITH FLEXIBLE CABLE WITH SLACK AT EACH DEVICE.

21. PROVIDE HANGERS, INSERTS (OF A LEAD SHIELD TYPE) AND SUPPORTS, AS REQUIRED. SUPPORT ALL BRANCH CONDUITS FOR POWER AND COMMUNICATIONS FROM BUILDING STRUCTURE; DO NOT CADDIE CLIP TO CEILING HANGERS.

22. PULL BOXES SHALL BE PROVIDED FOR ALL CONDUIT RUNS OF 50' AND/OR MORE THAN THE EQUIVALENT OF 2-90° ENDS.

23. . GROUNDING PROVIDE ALL EQUIPMENT GROUNDING AS REQUIRED TO CONFIRM WITH THE APPLICABLE SAFETY CODE. ARRANGE GROUNDS SO UNDER NORMAL OPERATING CONDITIONS NO INJURIOUS AMOUNT OF CURRENT WILL FLOW IN ANY GROUNDING CONDUCTOR. ENSURE CONTINUITY OF EQUIPMENT GROUNDING (CONDUCTORS, CONNECTORS, ACCESSORIES) AND CONNECT TO THE EXISTING BUILDING SYSTEM AT THE NEAREST LOCATION. CONFORM TO THE REQUIREMENTS OF THE LOCAL AUTHORITY HAVING JURISDICTION. INSULATED GROUNDING CONDUCTORS SHALL BE GREEN.

24. LIGHTING SYSTEM TEMPORARY LIGHTING SHALL BE PROVIDED THROUGHOUT PROJECT IN BOTH HARD CEILINGS AND IN T-BAR CEILING AREAS, BY THIS TRADE WHERE REQUIRED BY GENERAL CONTRACTOR. ALL NEW AND/OR RELOCATED LIGHT FIXTURES MUST BE INDEPENDENTLY SUPPORTED FROM STRUCTURE PER CODE.

25. . CIRCUITRY SHOWN ON PLANS *IS FOR GROUPING PURPOSES ONLY.* EXACT CIRCUITS ARE TO BE DETERMINED ON SITE BASED ON AVAILABILITY. RECORD ON PANEL DIRECTORY AND ON "AS-BUILT" DRAWINGS. CIRCUITRY SHOWN ON PLANS AS EXISTING SHALL BE VERIFIED FOR CONTINUITY ON SITE BY THIS CONTRACTOR PRIOR TO COMMENCING NEW WORK. VERIFY THAT NOT MORE THAN SIX DUPLEX RECEPTACLES ARE CONNECTED TO ANY ONE CIRCUIT. RECORD EXISTING CIRCUITRY ON PANELS AND ON "AS-BUILT" DRAWINGS

26. CONTRACTOR TO VERIFY AND MAKE NECESSARY ADJUSTMENTS TO ENSURE THAT LOADING ON EACH PHASE IS BALANCED. (UNBALANCED LOAD SHALL BE LESS THAN 10 %). PROVIDE A TYPED CIRCUIT DIRECTORY IN EACH PANEL.

27. PROVIDE LOCK-ON DEVICES ON ALL FIRE ALARM, EMERGENCY LIGHTING, NIGHT-LIGHTS, SECURITY AND EXIT LIGHT CIRCUITS, AS REQUIRED.

28. WHEN A 15A OR 20A CIRCUIT BREAKER IS USED AS THE ONLY SWITCHING DEVICE FOR FLUORESCENT LUMINARIES, THE CIRCUIT BREAKER SHALL BE SUITABLE FOR SWITCHING DUTY AND SHALL BE MARKED "SWD".

29. LIFE SAFETY SYSTEMS WORK SHALL BE PERFORMED BY THE CONTRACTOR. WHERE EXISTING EMERGENCY LIGHTING IS NOT SHOWN, VERIFY ON SITE AND REVISE AS REQUIRED TO CONFORM TO THE NEW LAYOUT SHOWN ON PLANS.

30. ELECTRICAL CONTRACTOR SHALL TEST ALL EMERGENCY LIGHTING AND SUBMIT LETTER OF CERTIFICATIONS, LISTING THE FLOOR, AND THE DATE TESTED.

31. SMOKE DETECTORS SHALL BE FURNISHED AND WIRED BY THE ELECTRICAL CONTRACTOR. THE MECHANICAL CONTRACTOR SHALL BE RESPONSIBLE FOR MOUNTING THE SMOKE DETECTOR IN DUCTWORK IN ACCORDANCE WITH MANUFACTURER'S PRINTED INSTRUCTIONS.

32. IDENTIFICATION SHALL INCLUDE PROVISION OF A *LAMACOID* LABEL ON EACH ENCLOSURE, RELAY OR OTHER DEVICE. COLOR AND FORMAT ARE TO MATCH BASE - BUILDING. PROVIDE A TYPED CIRCUIT DIRECTORY IN EACH PANEL. TAG ALL CABLING.

33. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS.

34. ALTERNATIVES TO THE MATERIALS SPECIFIED HEREIN AND/OR ON THE DRAWING MAY BE SUBMITTED SEPARATELY SHOWING ANY CHANGE TO THE BASE CONTRACT PRICE FOR THEIR SUBSTITUTION.

35. OPERATING & MAINTENANCE INSTRUCTION PREPARED BY MANUFACTURERS SHALL BE AS INDEXED IN 3-RING BINDERS FOR SUBMISSION IN TRIPLICATE.

36. LANDLORD/OWNER GUIDELINES FOR TENANT CONSTRUCTION SHALL BE STRICTLY ADHERED TO BY THIS CONTRACTOR.

FIRE PROTECTION:

THE FIRE ALARM SYSTEM SHALL BE DESIGNED AND INSTALLED BY AN APPROVED DESIGN BUILD CONTRACTOR. ESDENVER WILL NOT BE PROVIDING ANY FIRE ALARM SYSTEM OR LIFE SAFETY DESIGNS, DRAWINGS OR RECOMMENDATIONS FOR THE SYSTEMS. PLEASE REFER TO AN APPROVED FIRE ALARM AND LIFE SAFETY DESIGN PROFESSIONAL.

BASIC MATERIALS AND METHODS:

1. THE ELECTRICAL DRAWINGS ARE SCHEMATIC IN NATURE AND INDICATE THE GENERAL DESIGN AND ARRANGEMENT OF CONDUIT AND WIRING, EQUIPMENT, SYSTEMS, ETC. INFORMATION SHOWN IS DIAGRAMMATIC IN CHARACTER AND DOES NOT INDICATE EVERY REQUIRED OFFSET, FITTING, ETC. ANY AND ALL DESIGN ELEMENTS, FIXTURE LOCATIONS, ETC. TO BE FIELD VERIFIED BY THE GENERAL CONTRACTOR AND THE ELECTRICIAN ON SITE.

2. THE LOCATIONS OF THE ITEMS SHOWN ON THE DRAWINGS OR CALLED FOR IN THE SPECIFICATIONS THAT ARE NOT DEFINITELY FIXED BY DIMENSIONS ARE APPROXIMATE ONLY. THE EXACT LOCATIONS NECESSARY TO SECURE THE BEST CONDITIONS AND RESULTS MUST BE DETERMINED BY THE PROJECT SITE CONDITIONS AND SHALL HAVE THE APPROVAL OF THE ENGINEER BEFORE BEING INSTALLED. DO NOT SCALE THE DRAWINGS (UNLESS NOTED OTHERWISE).

3. CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND SIZES OF ALL EXISTING EQUIPMENT, ELECTRICAL CONDUIT, STRUCTURAL MEMBERS, ETC. PRIOR TO BID. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY AND ALL DISCREPANCIES BETWEEN FIELD CONDITIONS AND CONTRACT DRAWINGS.

4. WHERE BEAMS ARE INDICATED TO BE PENETRATED WITH CONDUITS AND WIRING, COORDINATE DUCTWORK AND PIPING LAYOUT WITH BEAM OPENING SIZE AND OPENING LOCATIONS. COORDINATION SHALL BE DONE PRIOR TO FABRICATION OF BEAMS.

5. ALL CONDUIT, WIRING AND EQUIPMENT SUPPORTED FROM STRUCTURAL STEEL SHALL BE COORDINATED WITH THE GC. ALL ATTACHMENTS TO STEEL BAR JOISTS, TRUSSES, OR JOIST GIRDERS, SHALL BE AT PANEL POINTS. PROVIDE BEAM CLAMPS MEETING MSS STANDARDS. WELDING TO STRUCTURAL MEMBERS SHALL NOT BE PERMITTED. THE USE OF C-CLAMPS SHALL NOT BE PERMITTED.

6. ELECTRICAL EQUIPMENT, CONDUIT AND WIRING SHALL NOT BE SUPPORTED FROM METAL DECK.

7. USE ADJUSTABLE PIPE HANGERS ON SUSPENDED CONDUIT. PROVIDE HANGERS TO SUPPORT THE SYSTEMS WITHOUT SAGGING. INCLUDE HANGERS AT EACH OFFSET OR CHANGE IN DIRECTION AND AT ENDS OF BRANCHES OVER FIVE FEET IN LENGTH.

8. SLEEVES AND BOXES SHALL BE PROVIDED WHEREVER CONDUITS PASS THROUGH FLOOR, WALL AND ROOF CONSTRUCTION.

9. WHERE HORIZONTAL CONDUITS AND WIRING PASS THROUGH WALLS AND VERTICAL DUCTS AND PIPES PASS THROUGH FLOORS OR ROOFS, SEAL OFF VOID BETWEEN OPENING AND DUCT OR PIPE AND SLEEVE, WITH AN APPROVED NON-COMBUSTIBLE MATERIAL.

10. INSTALL NICKEL-PLATED FLOOR, WALL AND CEILING ESCUTCHEONS OF ADJUSTABLE TYPE ON CONDUITS PASSING THROUGH WALLS, FLOOR OR CEILING IN FINISHED AREAS.

11. PROVIDE ALL EXCAVATING AND BACKFILLING REQUIRED BY THE WORK IN THIS DIVISION.

12. FURNISH AND INSTALL ALL FOUNDATIONS, BASES AND SUPPORTS.

13. CONCRETE HOUSEKEEPING PADS TO SUIT ELECTRICAL EQUIPMENT SHALL BE SIZED AND LOCATED BY THE ELECTRICAL CONTRACTOR. MINIMUM CONCRETE PAD THICKNESS SHALL BE 6 INCHES. PAD SHALL EXTEND BEYOND THE EQUIPMENT A MINIMUM OF 6 INCHES ON EACH SIDE. CONCRETE HOUSEKEEPING PADS SHALL BE PROVIDED BY THE GENERAL CONTRACTOR (GC). IT SHALL BE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR TO COORDINATE SIZE AND LOCATION OF CONCRETE HOUSEKEEPING PADS WITH GENERAL CONTRACTOR.

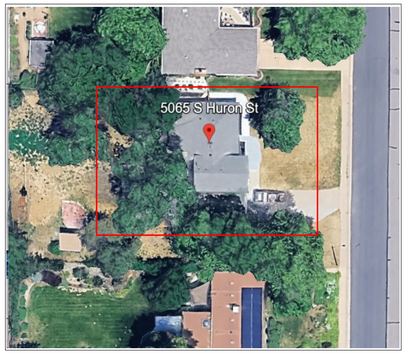
14. REINFORCEMENT, DETAILING, AND PLACEMENT OF CONCRETE SHALL CONFORM TO ASTM 315 AND ACI 318. CONCRETE SHALL CONFORM TO ASTM C94. CONCRETE WORK SHALL CONFORM TO ACI 318, PART ENTITLED "CONSTRUCTION REQUIREMENTS".

15. ELECTRICAL RECEPTACLES IN BATHROOMS, KITCHENS AND GARAGES SHALL BE G.F.I. OR G.F.I.C. PER 2023 NATIONAL ELECTRICAL CODE REQUIREMENTS.

16. FIXTURES TO BE SELECTED BY THE LANDLORD, GENERAL CONTRACTOR, ARCHITECT, OWNER OR OWNER REPRESENTATIVE.

17. ARC FAULT PROTECTION REQUIRED AT ELECTRICAL OPENINGS.

18. ALL LIGHT SWITCHES TO BE AT 48" TO BTTM. (50" O.C.) UNLESS OTHERWISE NOTED.



Dwelling Units:

All 120-volt, single-phase, 15- and 20-ampere branch circuits supplying outlets or devices installed in dwelling unit kitchens, family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, laundry areas, or similar rooms or areas shall be protected by any of the means described in 210.12(A)(1) through (6):

1 A listed combination-type arc-fault circuit interrupter installed to provide protection of the entire branch circuit

2 A listed branch/feeder-type AFCI installed at the origin of the branch-circuit in combination with a listed outlet branch-circuit-type arc-fault circuit interrupter installed at the first outlet box on the branch circuit. The first outlet box in the branch circuit shall be marked to indicate that it is the first outlet of the circuit.

3 A listed supplemental arc protection circuit breaker installed at the origin of the branch circuit in combination with a listed outlet branch-circuit-type arc-fault circuit interrupter installed at the first outlet box on the branch circuit where all of the following conditions are met:
1 The branch-circuit wiring shall be continuous from the branch-circuit overcurrent device to the outlet branch-circuit arc-fault circuit interrupter.
2 The maximum length of the branch-circuit wiring from the branch-circuit overcurrent device to the first outlet shall not exceed 15.2 m (50 ft) for a 14 AWG conductor or 21.3 m (70 ft) for a 12 AWG conductor.
3 The first outlet box in the branch circuit shall be marked to indicate that it is the first outlet of the circuit.

4 A listed outlet branch-circuit-type arc-fault circuit interrupter installed at the first outlet on the branch circuit in combination with a listed branch-circuit overcurrent protective device where all of the following conditions are met:
1 The branch-circuit wiring shall be continuous from the branch-circuit overcurrent device to the outlet branch-circuit arc-fault circuit interrupter.
2 The maximum length of the branch-circuit wiring from the branch-circuit overcurrent device to the first outlet shall not exceed 15.2 m (50 ft) for a 14 AWG conductor or 21.3 m (70 ft) for a 12 AWG conductor.
3 The first outlet box in the branch circuit shall be marked to indicate that it is the first outlet of the circuit.
4 The combination of the branch-circuit overcurrent device and outlet branch-circuit AFCI shall be identified as meeting the requirements for a system combination-type AFCI and shall be listed as such.

5 If metal raceway, metal wireways, metal auxiliary gutters, or Type MC, or Type AC cable meeting the applicable requirements of 250.118, with metal boxes, metal conduit bodies, and metal enclosures are installed for the portion of the branch circuit between the branch-circuit overcurrent device and the first outlet, it shall be permitted to install a listed outlet branch-circuit-type AFCI at the first outlet to provide protection for the remaining portion of the branch circuit.

6 Where a listed metal or nonmetallic conduit or tubing or Type MC cable is encased in not less than 50 mm (2 in.) of concrete for the portion of the branch circuit between the branch-circuit overcurrent device and the first outlet, it shall be permitted to install a listed outlet branch-circuit-type AFCI at the first outlet to provide protection for the remaining portion of the branch circuit.

Exception: AFCI protection shall not be required for an individual branch circuit supplying a fire alarm system installed in accordance with 760.41(B) or 760.121(B). The branch circuit shall be installed in a metal raceway, metal auxiliary gutter, steel-armored cable, Type MC or Type AC, meeting the applicable requirements of 250.118, with metal boxes, conduit bodies, and enclosures.

Informational Note No. 1: For information on combination-type and branch/feeder-type arc-fault circuit interrupters, see UL 1699-2011, Standard for Arc-Fault Circuit Interrupters. For information on outlet branch-circuit type arc-fault circuit interrupters, see UL Subject 1699A, Outline of Investigation for Outlet Branch Circuit Arc-Fault Circuit-Interrupters. For information on system combination AFCIs, see UL Subject 1699C, Outline of Investigation for System Combination Arc-Fault Circuit Interrupters.

Informational Note No. 2: See 29.6.3(5) of NFPA 72-2013, National Fire Alarm and Signaling Code, for information related to secondary power-supply requirements for smoke alarms installed in dwelling units.

Informational Note No. 3: See 760.41(B) and 760.121(B) for power-supply requirements for fire alarm systems.

ENGINEERS NOTE:

1. ELECTRICAL DESIGN DONE WITH ALL EXISTING AVAILABLE INFORMATION FOR THE PROPERTY. CERTIFIED ELECTRICIAN TO VERIFY PANEL CONNECTIONS, SIZING AND LAYOUT.
2. CERTIFIED ELECTRICIAN TO INSTALL PER NEC 2023 CODE.
3. CERTIFIED ELECTRICIAN TO NOTIFY ENGINEER W/ ANY CHANGES.

1 ELECTRICAL NOTES
SCALE: NO SCALE

JEREMY ANDREWS - A

Englewood, CO 80110

DRAWN BY:

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REVISIONS:

No.	DESCRIPTION	DATE

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No.	DESCRIPTION	DATE

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PROJECT NO.:

DATE: 3/14/2025

DRAWING NO.: **E0.0**

ELECTRICAL GENERAL NOTES

REF 2023 NEC CODE FOR ELECTRICAL (STATE OF CO)

1 GENERAL CONTRACTOR TO COORDINATE ALL EQUIPMENT CONNECTIONS WITH MANUFACTURERS CERTIFIED DRAWINGS AND/OR DOCUMENTS. COORDINATE WITH AND PROVIDE ALL CONDUIT AND TRANSITIONS REQUIRED FOR FINAL EQUIPMENT CONNECTIONS TO FURNISHED EQUIPMENT.

2 ELECTRICAL RECEPTACLES IN BATHROOMS, KITCHENS AND GARAGES SHALL BE G.F.I. OR G.F.I.C. PER 2023 NATIONAL ELECTRICAL CODE REQUIREMENTS.

3 FIXTURES TO BE SELECTED BY THE GENERAL CONTRACTOR, ARCHITECT, OWNER OR OWNER REPRESENTATIVE.

4 - ALL FLOOR OUTLETS TO BE AT 12" TO BTTM. (14" OC), FROM F.F. UNLESS OTHERWISE NOTED, BATHROOM OUTLETS NEAR THE SINK(S) WHICH ARE TO BE 48" TO BTTM. (50" O.C.) FROM F.F. & RECEPTACLES ABOVE KITCHEN CABINETS TO BE AT 44" TO BTTM. (46 O.C.) FROM F.F.

5 THE US NATIONAL ELECTRICAL CODE, SECTION 210.52, STATES THAT THERE SHOULD BE AN ELECTRICAL OUTLET IN EVERY KITCHEN, BEDROOM, LIVING ROOM, FAMILY ROOM, AND ANY OTHER ROOM THAT HAS DEDICATED LIVING SPACE. THEY MUST BE POSITIONED AT LEAST EVERY SIX FEET MEASURED ALONG THE FLOOR LINE & INSTALLED IN EACH WALL SPACE 2 FT. OR MORE IN LENGTH.

6 ALL LIGHT SWITCHES TO BE AT 48" TO BTTM. (50" O.C.) UNLESS OTHERWISE NOTED. *KITCHEN SWITCHES ABOVE CABINETS TO BE @ 46" O.C.

7 CLOSETS:

- DISTANCES BETWEEN FIXTURES AND STORAGE ITEMS: FOR SURFACE-MOUNTED INCANDESCENT OR LED LIGHT FIXTURES, THERE MUST BE A MINIMUM DISTANCE OF 12 INCHES BETWEEN THE FIXTURE AND ANY ITEMS STORED IN THE CLOSET. FOR RECESSED INCANDESCENT OR LED LIGHT FIXTURES, THIS DISTANCE MUST BE AT LEAST 6 INCHES. FOR FLUORESCENT LIGHT FIXTURES, THE MINIMUM DISTANCE IS 6 INCHES.

- NO BARE BULBS ALLOWED. EXPOSED OR PARTIALLY EXPOSED INCANDESCENT OR LED LAMPS (BULBS) ARE NOT ALLOWED IN CLOSETS. WHILE UTILITY LIGHT FIXTURES WITH BARE BULBS IN A SOCKET WERE ONCE COMMON IN CLOSETS AND OTHER STORAGE AREAS, THESE ARE NO LONGER ALLOWED. ALL LIGHT BULBS MUST BE FULLY ENCLOSED IN A GLOBE OR OTHER HOUSING.

- GFCI PROTECTION:

REF. NEC, 210.8(A): DWELLING UNITS. ALL 125-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 GROUND-FAULT CIRCUIT-INTERRUPTER PROTECTION FOR PERSONNEL.

(1) BATHROOMS - MIN. 1 GFCI OUTLET AND WITHIN 3 FT. OF SINK.

(2) KITCHENS — WHERE THE RECEPTACLES ARE INSTALLED TO SERVE THE COUNTERTOP SURFACES

(3) SINKS — WHERE RECEPTACLES ARE INSTALLED WITHIN 1.8 M (6 FT) FROM THE TOP INSIDE EDGE OF THE BOWL OF THE SINK

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(5) LAUNDRY AREAS

EXCEPTION TO (1) THROUGH (3), (5) THROUGH (8), AND (10): LISTED LOCKING SUPPORT AND MOUNTING RECEPTACLES UTILIZED IN COMBINATION WITH COMPATIBLE ATTACHMENT FITTINGS INSTALLED FOR THE PURPOSE OF SERVING A CEILING LUMINAIRE OR CEILING FAN SHALL NOT BE REQUIRED TO BE GROUND-FAULT CIRCUIT-INTERRUPTER PROTECTED. IF A GENERAL-PURPOSE CONVENIENCE RECEPTACLE IS INTEGRAL TO THE CEILING LUMINAIRE OR CEILING FAN, GFCI PROTECTION SHALL BE PROVIDED.

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-LAUNDRY AREAS REQUIRE A 20 AMP BRANCH CIRCUIT TO SUPPLY THE LAUNDRY RECEPTACLE OUTLET. THIS CIRCUIT SHALL SERVE ONLY RECEPTACLE OUTLETS LOCATED IN LAUNDRY AREA.

- HARDWIRED APPLIANCES ARE **REQ**. TO HAVE A DISCONNECT WITHIN SIGHT OR A LOCKABLE MEANS AT CIRCUIT BREAKER.

ARC FAULT CIRCUIT INTERRUPTERS (AFCI), PER NEC, REQUIRED IN ALL LIVING AREAS

SMOKE/CO ALARMS:

SD/CO - PER NFPA CODE - SMOKE ALARMS IN NEWLY CONSTRUCTED OR RENOVATED DWELLINGS ARE REQUIRED TO BE HARDWIRED WITH A BATTERY BACK-UP, INTERCONNECTED, AND UL-LISTED.

1. SMOKE ALARMS ARE REQUIRED IN EVERY RESIDENTIAL DWELLING OR SLEEPING UNIT, INCLUDING SINGLE-FAMILY HOMES.
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4. CO DETECTORS SHALL BE PLACED ON EACH LEVEL OF THE HOME INCLUDING THE BASEMENT IF THERE IS ONE.
5. GC TO F.V. THAT SMOKE ALARMS AND CARBON MONOXIDE DETECTORS ARE PLACED AND INSTALLED PER REGULATIONS AND CODE.

VIDEO:

1 LOCATE JACKS AS INDICATED IN THE PLAN; INSTALL DATA / CABLE PANEL IN LOCATIONS SPECIFIED BY CUSTOMER. SYSTEM TO BE APPROVED BY HOME OWNER. IF NO JACKS ARE INDICATED IN PLAN, CONTRACTOR TO PLACE IN ACCORDANCE WITH OWNERS REQUESTED LAYOUT

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KEYED NOTES

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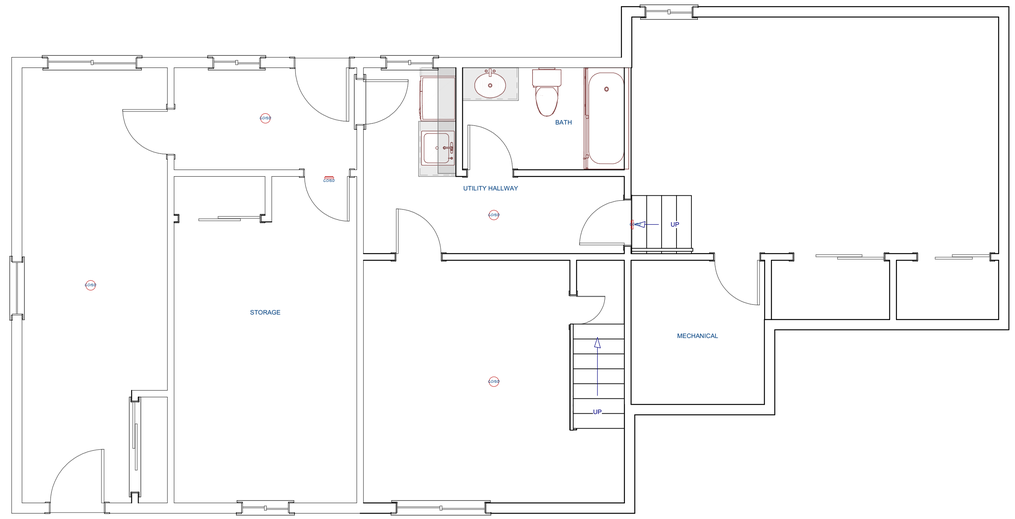

1 ELECTRICAL PLAN - BASEMENT

SCALE: 1/4" = 1 FT.

JEREMY ANDREWS - A

Englewood, CO 80110

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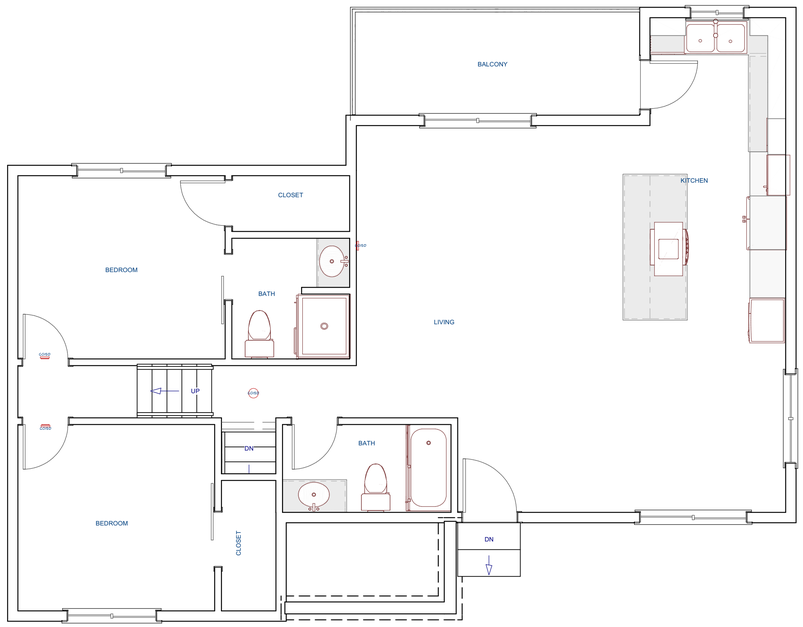

1 ELECTRICAL PLAN - 1ST FLOOR

SCALE: 1/4" = 1 FT.

JEREMY ANDREWS - A

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