

# FLOOR PLAN NOTES:

- REFER TO COVER SHEET FOR GENERAL NOTES FOR ADDITIONAL INFORMATION NOT NOTED ON PLANS.
- REFER TO COVER SHEET FOR REFERENCE FOR ALL ABBREVIATIONS AND SYMBOLS USED IN PLANS.
- ALL ANGLES ARE 45 DEGREES OR PER PLAN.
- ALL CEMENTITIOUS STUCCO-TWO COAT SYSTEM WITH METAL LATH AND 30lb. FELT TO BE INSTALLED PER 2018 I.R.C. RE. ELEV. AND SECTIONS FOR ADDTL. INFO.
- ALL SYNTHETIC STONE VENEER TO BE INSTALLED PER 2018 I.R.C. RE. ELEV. AND SECTIONS FOR ADDTL. INFO.
- ALL FOUNDATIONS TO BE 6" W. UNLESS NOTED OTHERWISE ON PLANS, REFER TO ENGINEER DRAWINGS. INSTALL PER 2018 I.R.C.
- STEP TOP AND BOTTOM OF FOUNDATION PER SITE PLAN AND ENGINEERS DRAWINGS.
- PROVIDE SUPPORT FOR ALL EXTERIOR CONCRETE SLABS PER SOILS REPORT AND ENGINEERS DRAWINGS. INSTALL PER 2018 I.R.C.
- PROVIDE REINFORCEMENT AT CONCRETE SLABS FOR GARAGE PER SOILS REPORT AND ENGINEERS DRAWINGS. INSTALL PER 2018 I.R.C.
- ALL EXTERIOR WALLS ARE 2x6 (1 1/2") @ 16" oc. & INTERIOR WALLS ARE 2x4 (1 1/2") NON-LOAD BEARING @ 16" oc. U.N.O. - FLOAT PER ENGINEER DETAILS. INSTALL PER 2018 I.R.C.
- REFER TO ELEVATIONS AND SECTIONS FOR ALL WALL HEIGHTS AND WINDOW / DOOR HEADER HEIGHTS.
- ALL WINDOWS ARE WOOD CLAD UNITS OR EQUAL. INSTALL PER MFR. - INSTALL PER 2018 I.R.C. AS REQUIRED. (CENTER WITHIN FRAMED WALL OR PER DIMENSION)

# GENERAL NOTES:

- DIMENSION OF ALL FOUNDATION PADS TO BE DETERMINED BY SOILS ENGINEER.
- SOILS REPORT AND FOUNDATION DESIGN BY LICENSED COLORADO ENGINEER TO BE ON HAND AT TIME OF FIRST INSPECTION.

NOTE:  
WOOD RAIL W/ METAL BALUSTERS -  
TYPE OF WOOD AND METAL AND  
ANY DESIGNS PER OWNER AND/OR  
BUILDER

NOTE:  
FIELD VERIFY ALL TOP OF WALLS,  
BOTTOM OF FOOTERS AND STEPS  
PER GRADE BEFORE BEGINNING  
CONSTRUCTION

NOTE:  
ENGINEERS FOUNDATION PLANS  
TAKES PRECEDENCE OVER THIS  
FOUNDATION PLAN. REFER TO  
ENGINEERS FOUNDATION PLAN  
BEFORE BEGINNING  
CONSTRUCTION

NOTE:  
ALL RAILING TO BE BUILT PER CONTRACT  
BETWEEN BUILDER AND OWNER - REFER  
TO BUILDER FOR SPECS  
HANDRAIL 34" MIN. TO 38"  
MAX. ANY LANDINGS AND  
THE POSING OF TREADS  
CONT. HANDRAIL W/  
RETURNS @ 90°

# NOTE:

Water and soil or waste piping located in exterior walls, unconditioned attics or crawl spaces as well as outside the building must be adequately protected from freezing.

# NOTE:

The waste line from a domestic dishwasher must discharge indirectly through an air gap or air break into a standpipe, a waste receptor, a wye-branch fitting on the tailpiece of the kitchen sink drain or the dishwasher connection of a food waste grinder.

# NOTE:

Gas fireplaces must be provided with a readily accessible shut-off valve within 6' of the appliance. The basement fireplace is also a gas fireplace. Lakewood requires combustion air from the exterior which would require the fireplaces to be direct vent or provided with outside combustion air direct to the firebox and gasketed doors for energy conservation.

# NOTE:

Clothes dryers must be provided with a moisture exhaust system that vents to the exterior. It must terminate in back-draft damper. The size of the duct is to be determined by the dryer manufacturer; typically a 4" duct would be acceptable. Note that the maximum combined length may not exceed 25' in length (the equivalent length from Table 1502.4.4.1 must be used for each 45° and 90° elb). The equivalent duct length must be posted in the laundry room.

# NOTE:

If a Whirlpool type tubs is installed it must be provided with a minimum 12"x12" access panel for the service or replacement of the pump or other equipment. When more than 24" from the opening, a minimum 18"x18" panel is required.

# NOTE:

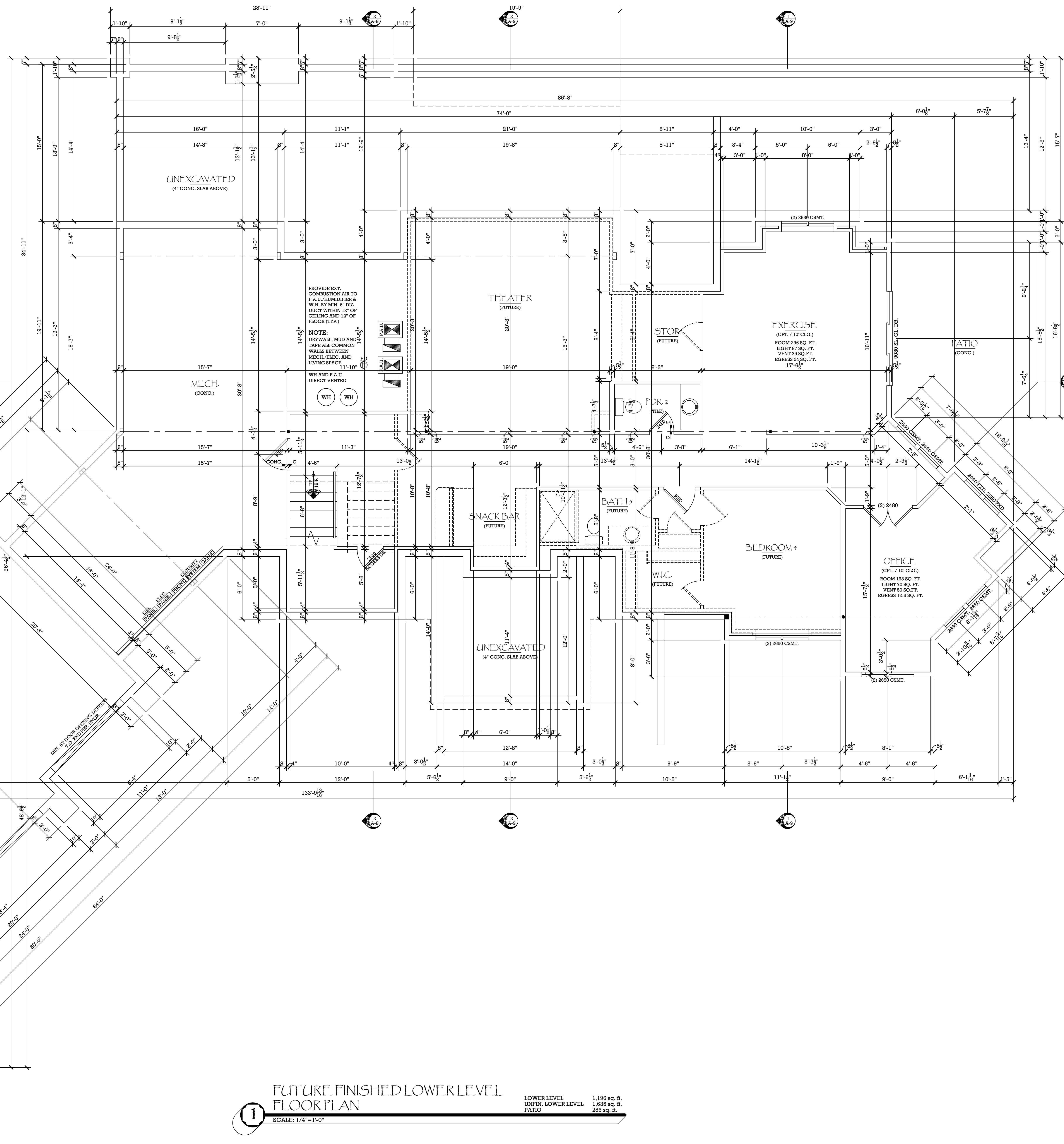
A PERMANENT CERTIFICATE IS TO BE POSTED ON OR IN THE ELECTRICAL PANEL THAT LISTS THE PREDOMINANT R-VOLTS INSTALLED IN THE ROOF/CEILING, WALLS, FOUNDATIONS AND FLOORS AS WELL AS THE U-FACTORS FOR WINDOWS, DOORS AND SKYLIGHTS.

# NOTE:

ALL TUBS AND TUB/SOWER COMBINATIONS MUST BE EQUIPPED WITH CONTROL VALVES OF THE PRESSURE BALANCE, THERMOSTATIC MIXING OR COMBINATION PRESSURE BALANCE/THERMOSTATIC MIXING VALVE TYPES WITH HIGH LIMIT STOPS SET TO LIMIT WATER TEMPERATURE TO MAXIMUM OF 120° F. STAND-ALONE AND WHIRLPOOL BATHTUBS MAY BE PROVIDED WITH A TEMPERATURE-LIMITING DEVICE IN CONFORMANCE WITH ASSE 1070.

# NOTE:

ALL TUB/SHOWERS TO HAVE WATER-RESISTANT / NONABSORBENT FINISH MATERIAL. CEMENT BOARD BACKING OF A MIN. 6'-0" HEIGHT BEHIND ALL CERAMIC TILE



# FUTURE FINISHED LOWER LEVEL FLOOR PLAN

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

LOWER LEVEL 1,196 sq. ft.  
UNFIN. LOWER LEVEL 1,638 sq. ft.  
PATIO 298 sq. ft.

**THD**  
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# FUTURE FINISHED LOWER LEVEL FLOOR PLAN

Terracina Custom Homes, LLC

15374 EAST HINSDALE CIRCLE - CENTENNIAL, CO 80115-4448  
303-273-9330 office / 720-494-9881 cell / 303-273-9338 fax

15191 DINOSAUR RIDGE ROAD

In Sec. 12, Township 3 South, Range 70 West, 6th PM.  
MONTAINE - LOT 33

COUNTY OF JEFFERSON, STATE OF COLORADO

plan no.

5677

designed

by: CMB

drawn by: CMB

date: 04 / 19 / 21

revisions:

date drawn by

sheet

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