

FLOOR PLAN

SCALE: 3/8" = 1' 0"

OPENING SCHEDULE

NAME	DESCRIPTION	QTY.	WIDTH	HEIGHT	HEADER HEIGHT
3068EXT	EXTERIOR SWINGING DOOR	2	3' 2-1/2"	6' 9"	6' 9"
1668	INTERIOR SWINGING DOOR	2	1' 8"	6' 9"	6' 9"
2668	INTERIOR SWINGING DOOR	8	2' 8"	6' 9"	6' 9"
2668BD	INTERIOR BARN DOOR	2	2' 4"	6' 9"	6' 9"
5068BP	INTERIOR BYPASS DOOR	2	4' 10"	6' 9"	6' 9"
2626PW	PICTURE WINDOW	2	2' 6"	6' 9"	6' 9"
3050SH	SINGLE HUNG WINDOW	1	3' 0"	6' 9"	6' 9"
5040SL	SLIDING WINDOW	5	5' 0"	6' 9"	6' 9"

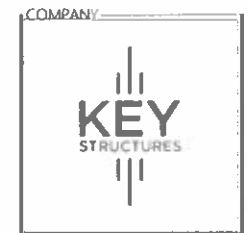
LIGHT & VENT SCHEDULE

WINDOW/DOOR	AREA	U FACTOR	LIGHT	VENT
3068EXT	21.99	0.53	N/A	19.5
3050SLT	15.00	0.33	52	0.58
2626PW	6.50	0.33	54	0.64
5040SL	20.00	0.34	52	0.58

FACTORY FRAMED STUD WALLS

FIRE/SOUND SEPARATION WALLS

1/2 HEIGHT INTERIOR PARTITION



COMPANY
ADDRESS
319 LOCKHEED ST
PUEBLO MEMORIAL AIRPORT
INDUSTRIAL COMPLEX
PUEBLO, COLORADO
FACTORY INFORMATION:
ID# 3544
CONTACT INFORMATION:
(719) 733-3700

MODEL
1BR
DUPLEX

MODEL
DUPLEX TYPE
1

APPROVAL

AUTHOR
DRAWN KS DESIGN
DATE 6/1/21
REVISION 1BR202104R.1

SHEET NAME
FP1

SHEET CONTENTS
FLOOR
PLAN

SERIES
02 OF 20

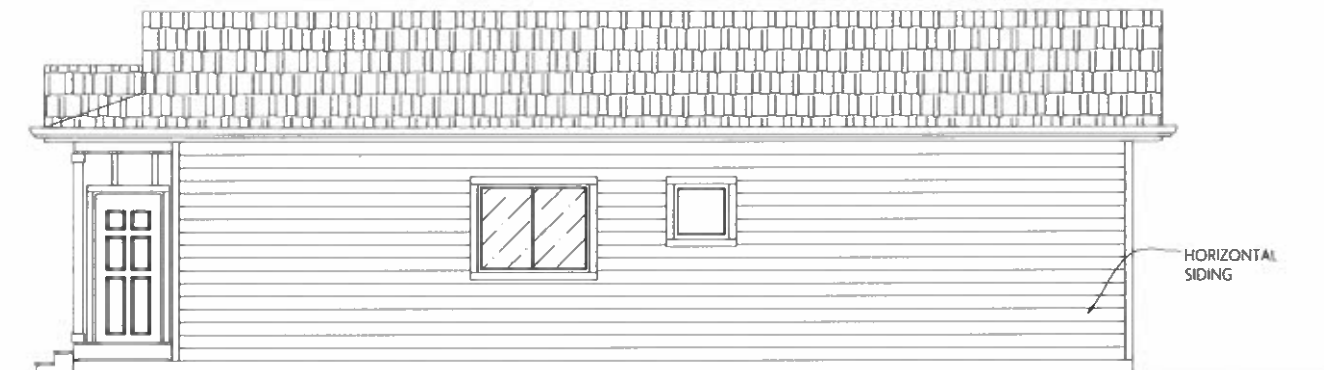
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WRITTEN CONSENT FROM KEY
STRUCTURES.

CRAFTSMAN ELEVATION



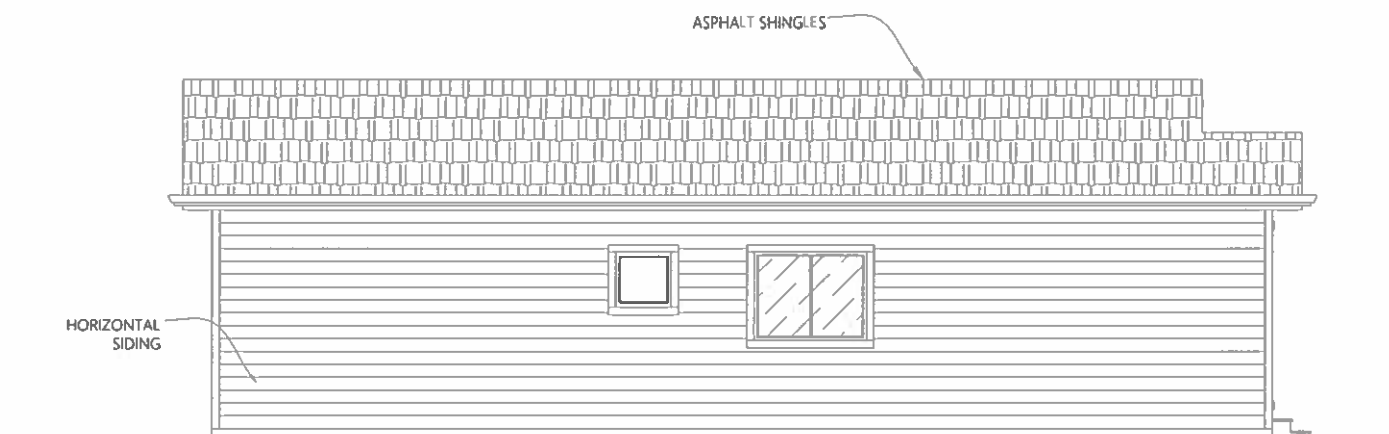
FRONT ELEVATION

SCALE: 1/4"=1'0"



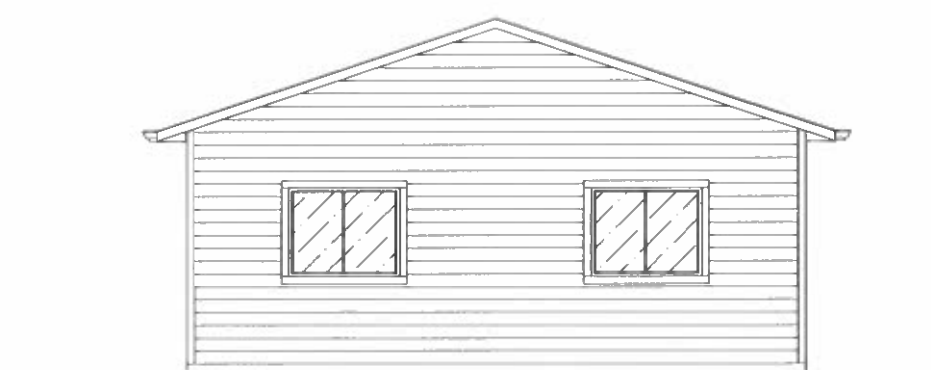
RIGHT ELEVATION

SCALE: 1/4"=1'0"



LEFT ELEVATION


SCALE: 1/4"=1'0"



REAR ELEVATION

SCALE: 1/4"=1'0"

COMPANY



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MODEL

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DUPLEX

MODEL

DUPLEX TYPE
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APPROVAL

AUTHOR

DRAWN	KS DESIGN
DATE	6/1/21
REVISION	1BR202104R.1

SHEET NAME

E1.1

SHEET CONTENTS

EXTERIOR
ELEVATIONS

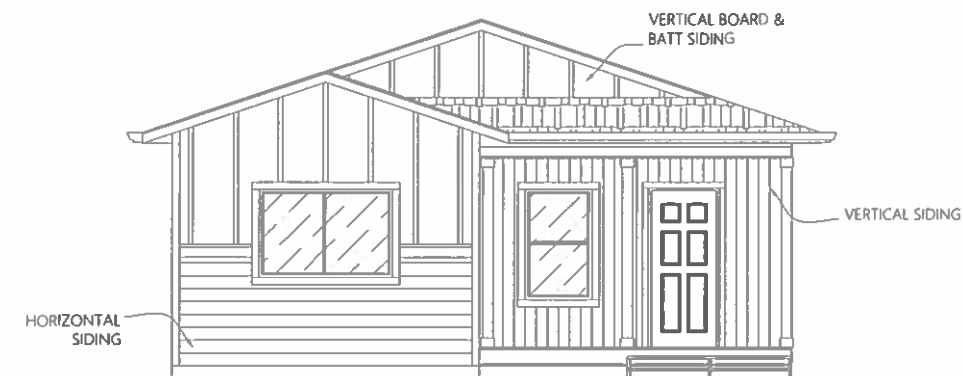
SERIES

03 OF 20

DISCLAIMER

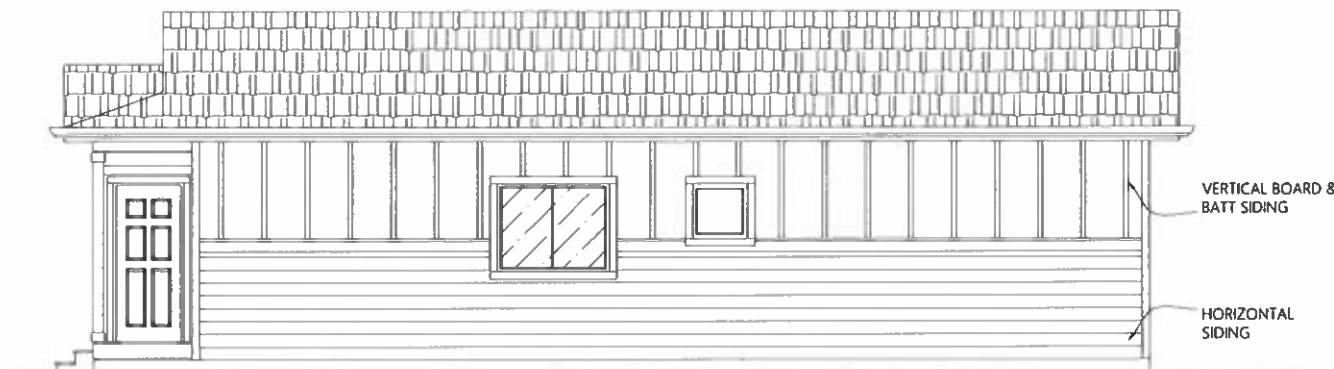
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FARMHOUSE ELEVATION



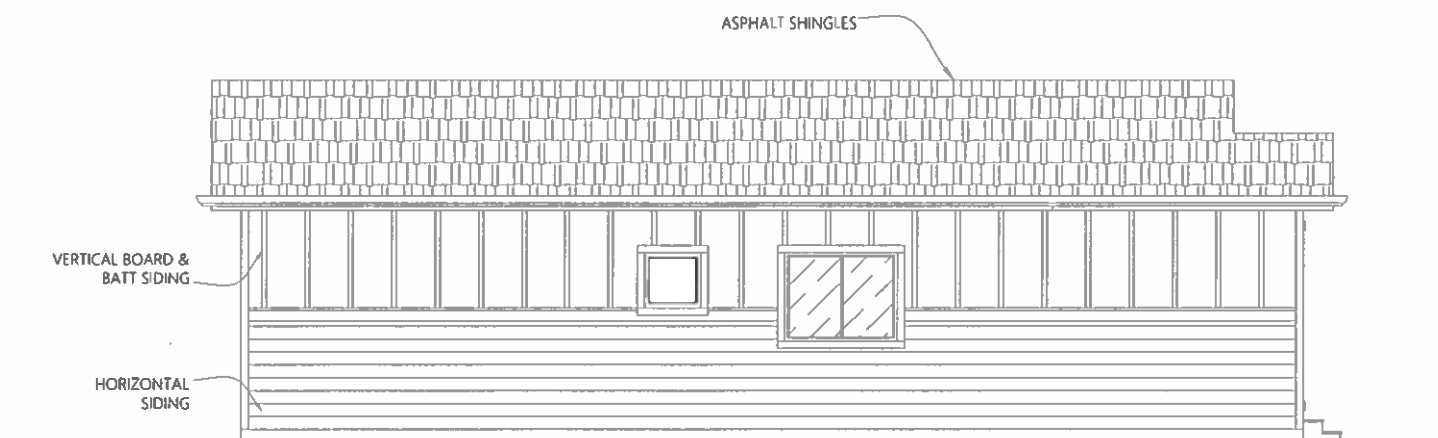
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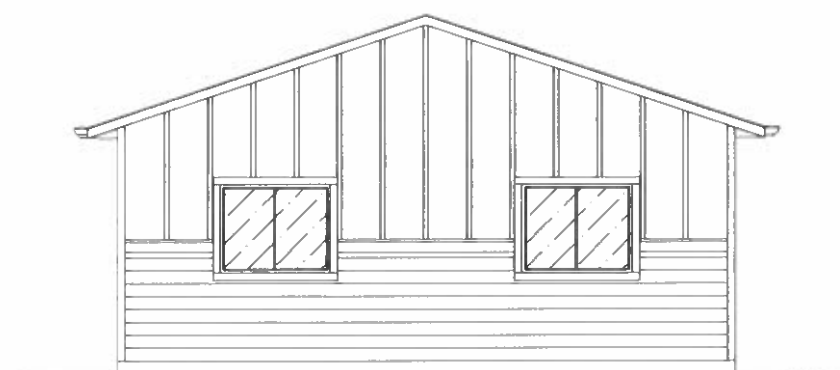
RIGHT ELEVATION

SCALE: 1/4"=1'0"



LEFT ELEVATION

SCALE: 1/4"=1'0"



REAR ELEVATION

SCALE: 1/4"=1'0"



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INDUSTRIAL COMPLEX
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MODEL

1BR
DUPLEX

MODEL

DUPLEX TYPE
1

APPROVAL

AUTHOR

DRAWN KS DESIGN

DATE 6/1/21

REVISION 1BR202104R 1

SHEET NAME

E1.2

SHEET CONTENTS

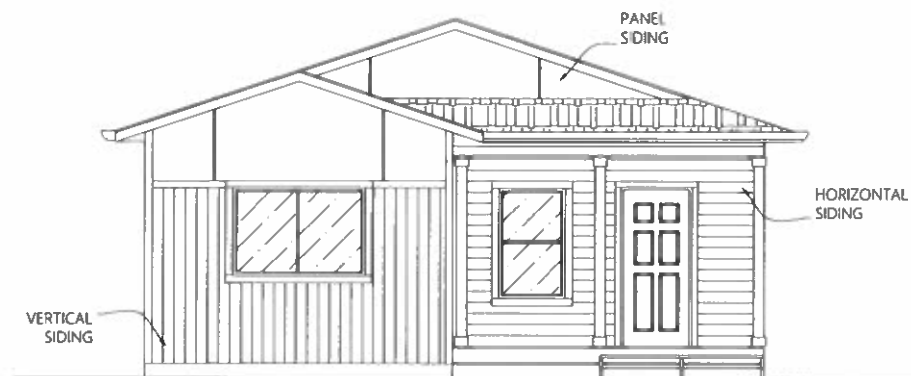
EXTERIOR
ELEVATIONS

SERIES

04 OF 20

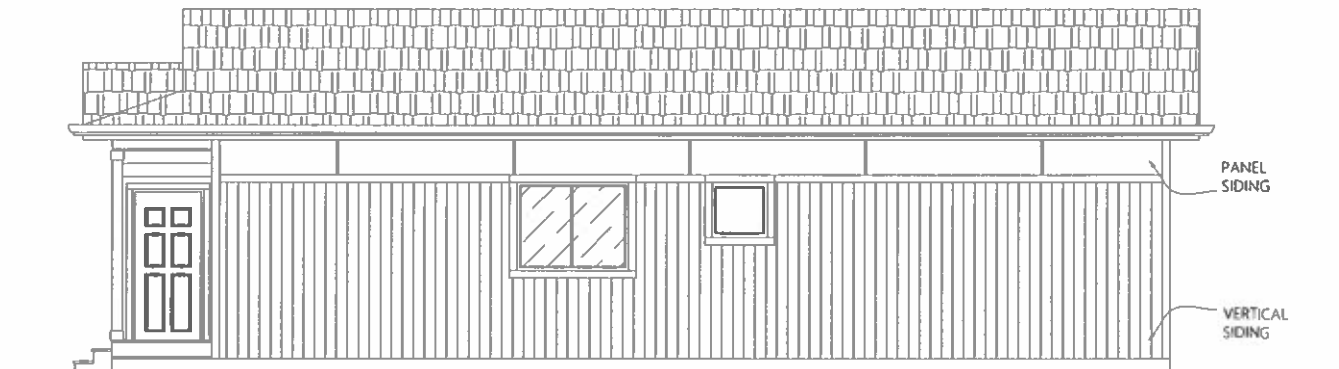
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MODERN ELEVATION



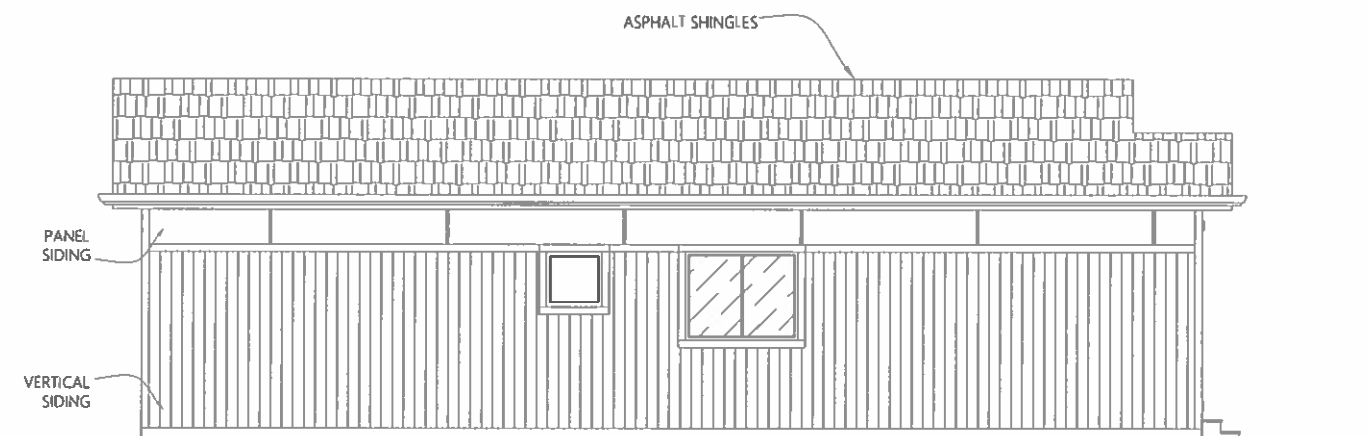
FRONT ELEVATION

SCALE: 1/4"=1'0"



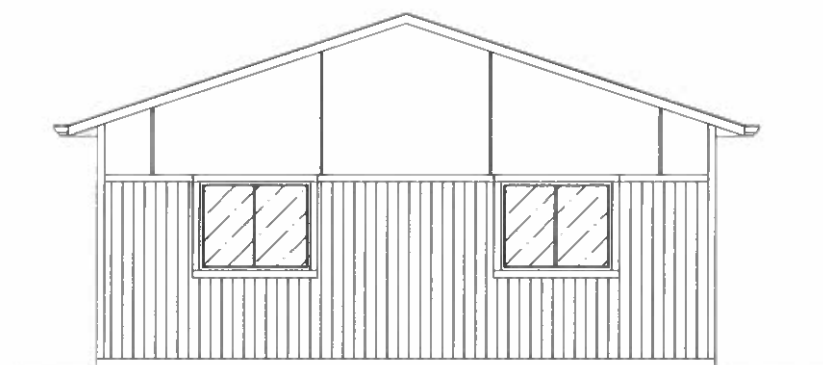
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SCALE: 1/4"=1'0"



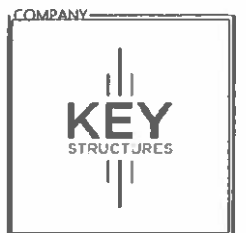
LEFT ELEVATION

SCALE: 1/4"=1'0"



REAR ELEVATION

SCALE: 1/4"=1'0"



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MODEL

DUPLEX TYPE
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AUTHOR

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DATE	6/1/21
REVISION	1BR202104R.1

SHEET NAME

E1.3

SHEET CONTENTS

EXTERIOR
ELEVATIONS

SERIES

05 OF 20

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OPENING SCHEDULE

NAME	DESCRIPTION	QTY.	WIDTH	HEIGHT	HEADER HEIGHT
3068EXT	EXTERIOR SWINGING DOOR	2	3' 2-1/2"	6' 9"	6' 9"
1668	INTERIOR SWINGING DOOR	3	1' 8"	6' 9"	6' 9"
2668	INTERIOR SWINGING DOOR	13	2' 8"	6' 9"	6' 9"
2868BD	INTERIOR BARN DOOR	1	2' 10"	6' 9"	6' 9"
4068BP	INTERIOR BYPASS DOOR	1	3' 10"	6' 9"	6' 9"
5068BP	INTERIOR BYPASS DOOR	3	4' 10"	6' 9"	6' 9"
3050SH	SINGLE HUNG WINDOW	4	3' 0"	6' 9"	6' 9"
3050SH	TEMPERED SINGLE HUNG WINDOW	1	3' 0"	6' 9"	6' 9"
4050SH	SINGLE HUNG WINDOW	4	4' 0"	6' 9"	6' 9"

LIGHT & VENT SCHEDULE

WINDOW/DOOR	AREA	U FACTOR	LIGHT	VENT
3068EXT	21.99	0.53	N/A	19.5
3050SH	15.00	0.33	52	0.58
4050SH	20.00	0.33	52	0.58

- FACTORY FRAMED STUD WALLS
- FIRE/SOUND SEPARATION WALLS
- 1/2 HEIGHT INTERIOR PARTITION

COMPANY



COMPANY

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INDUSTRIAL COMPLEX
PUEBLO, COLORADO

FACTORY INFORMATION:
ID# 3544

CONTACT INFORMATION:
(719) 733-3700

MODEL

2BR
DUPLEX

MODEL

DUPLEX
TYPE 2

APPROVAL

AUTHOR

DRAWN KS DESIGN

DATE 5-21-21

REVISION 2BR202102R.1

SHEET NAME

FP1

SHEET CONTENTS

FLOOR
PLAN

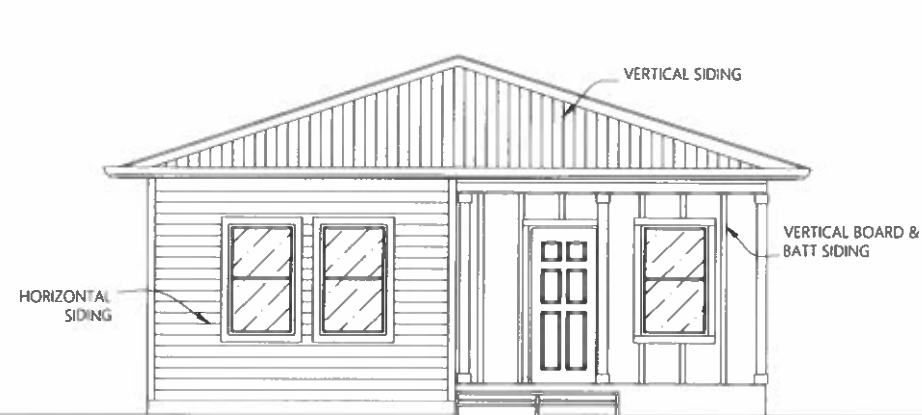
SERIES

02 OF 20

DISCLAIMER

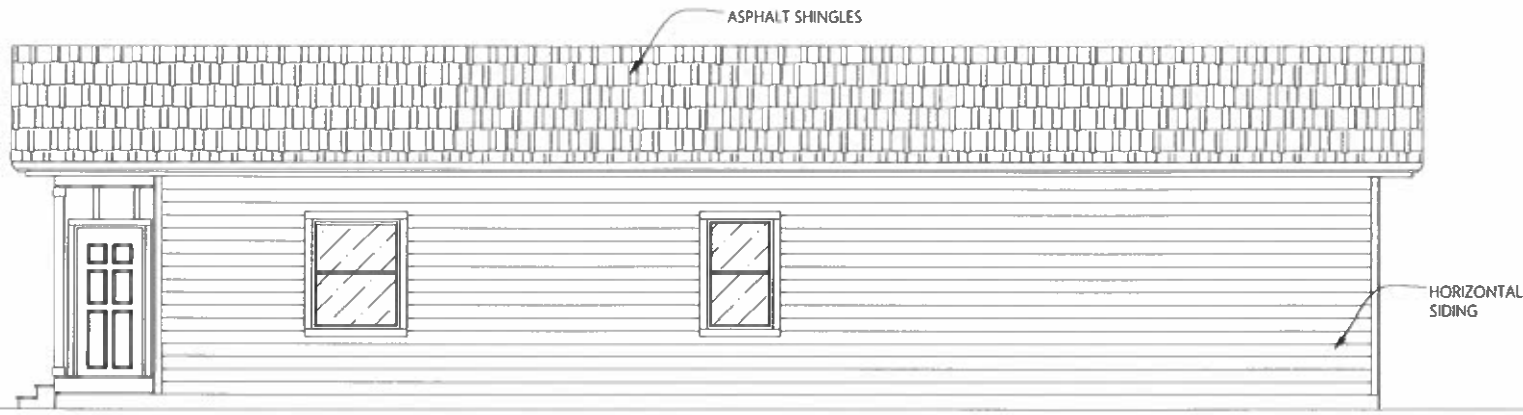
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CRAFTSMAN ELEVATION



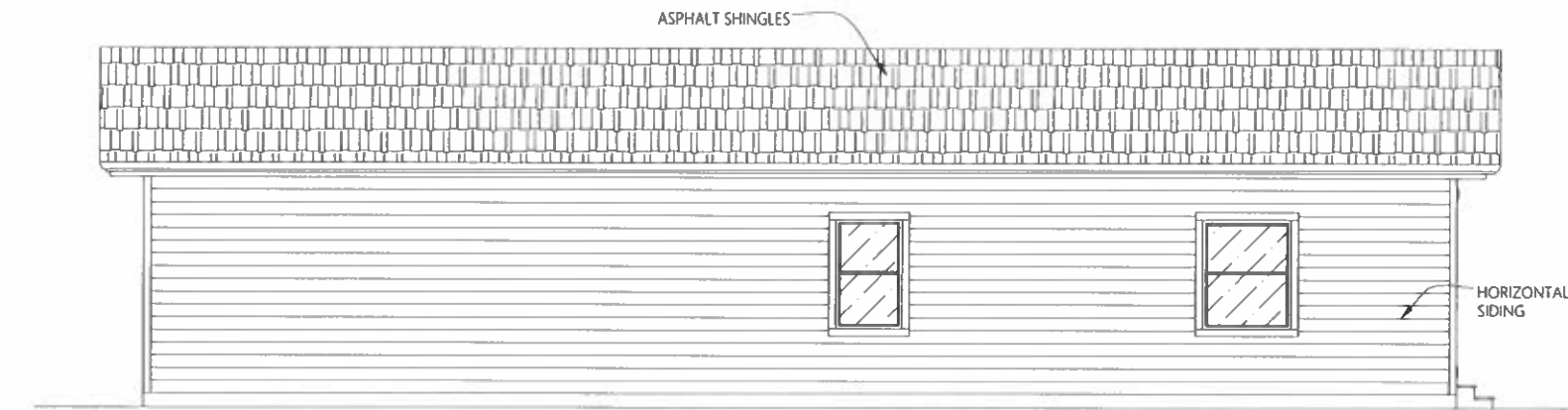
FRONT ELEVATION

SCALE: 1/4"=1'0"



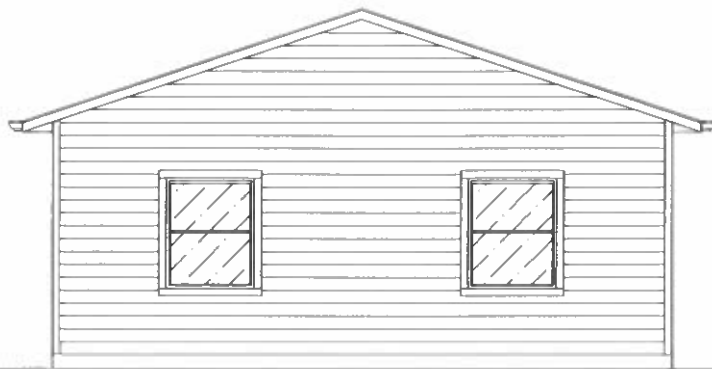
RIGHT ELEVATION

SCALE: 1/4"=1'0"



LEFT ELEVATION

SCALE: 1/4"=1'0"



REAR ELEVATION

SCALE: 1/4"=1'0"

COMPANY



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(719) 733-3700

MODEL

2BR
DUPLEX

MODEL

DUPLEX
TYPE 2

APPROVAL

AUTHOR

DRAWN	KS DESIGN
DATE	5-21-21
REVISION	2BR202102R 1

SHEET NAME

E1.1

SHEET CONTENTS

EXTERIOR
ELEVATIONS

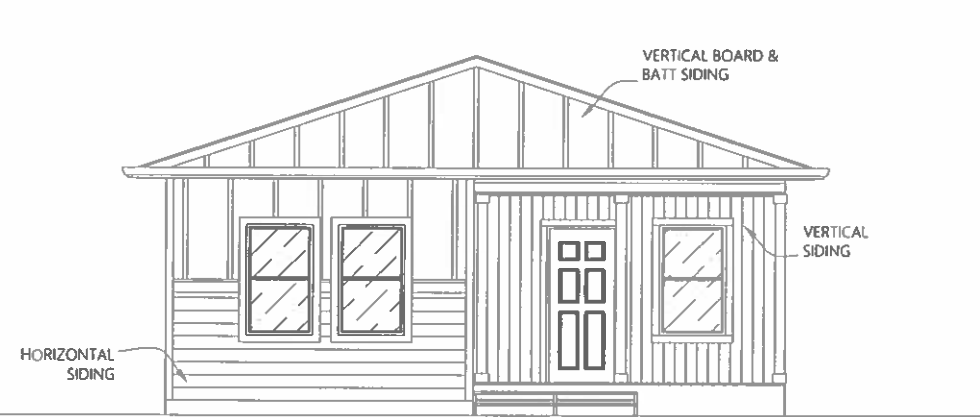
SERIES

03 OF 20

DISCLAIMER

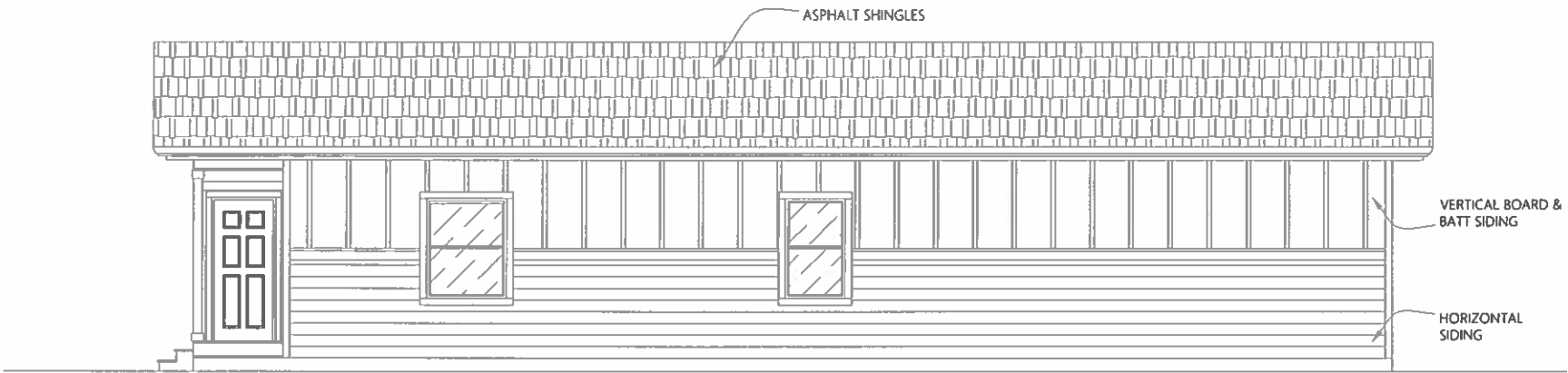
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FARMHOUSE ELEVATION



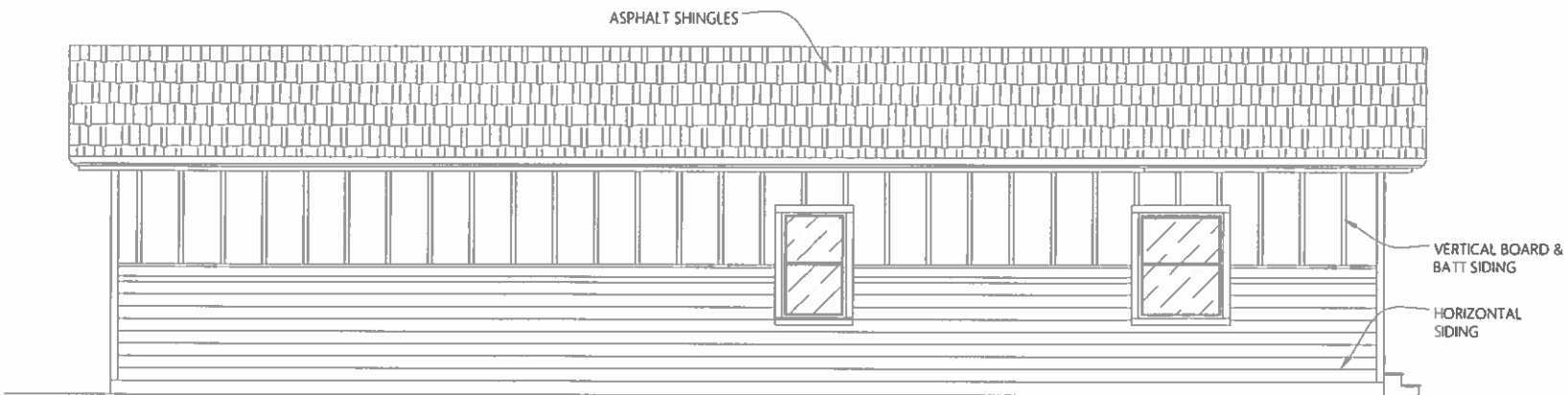
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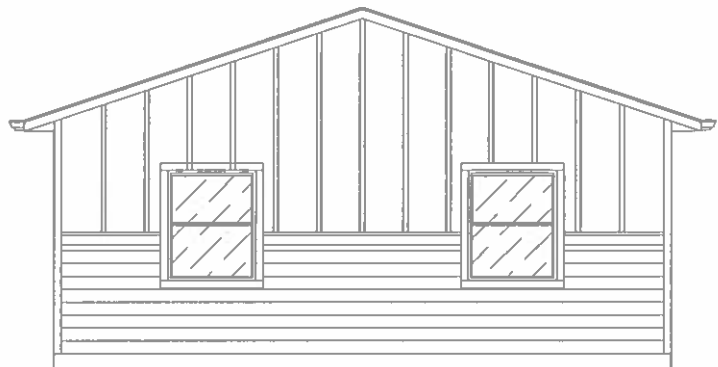
RIGHT ELEVATION

SCALE: 1/4"=1'0"



LEFT ELEVATION

SCALE: 1/4"=1'0"



REAR ELEVATION

SCALE: 1/4"=1'0"

COMPANY



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MODEL

2BR
DUPLEX

MODEL

DUPLEX
TYPE 2

APPROVAL

AUTHOR

DRAWN	KS DESIGN
DATE	5-21-21
REVISION	2BR202102R.1

SHEET NAME

E1.2

SHEET CONTENTS

EXTERIOR
ELEVATIONS

SERIES

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DISCLAIMER

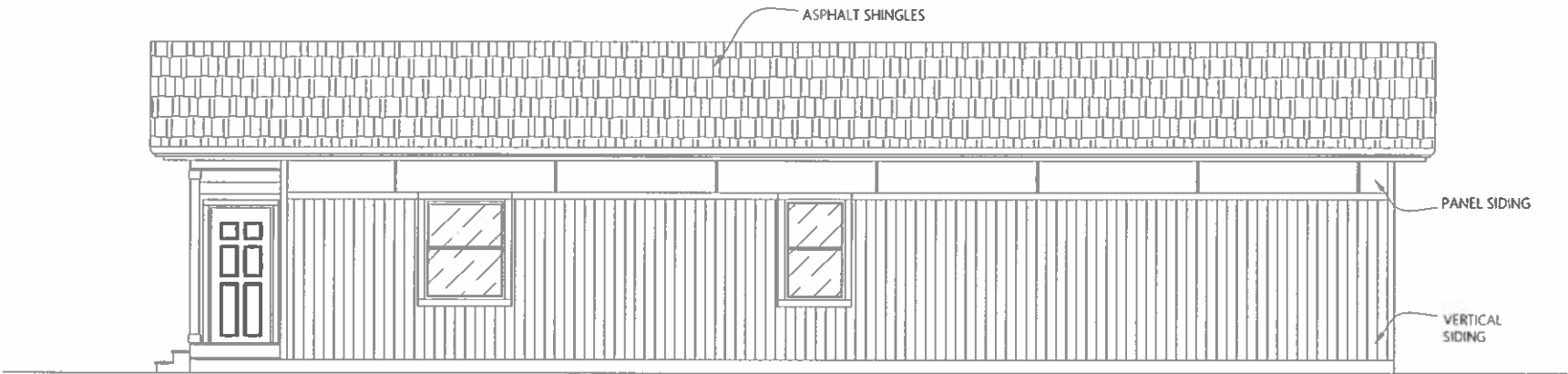
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MODERN ELEVATION



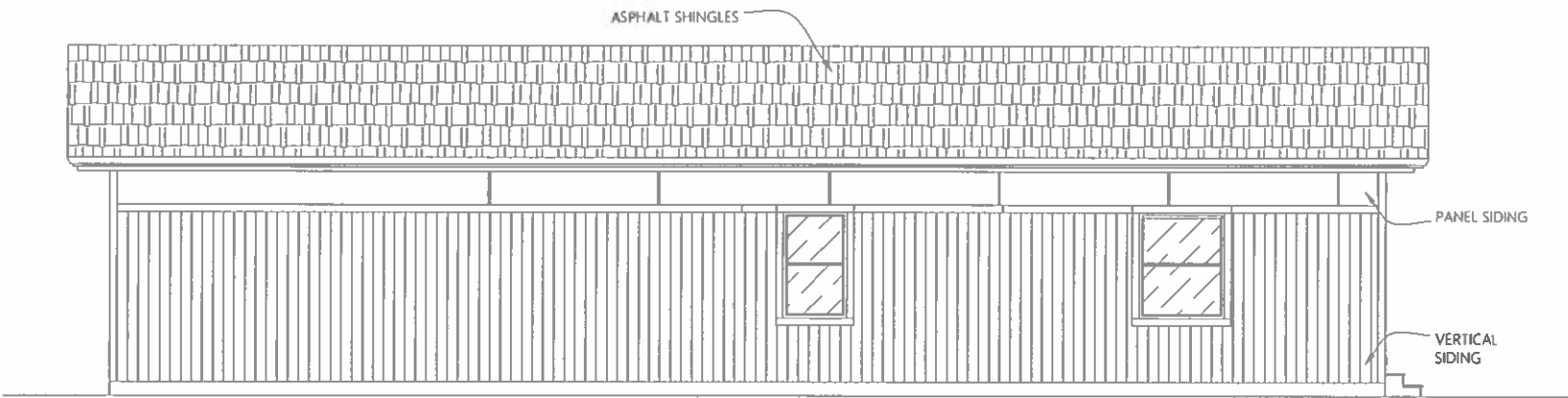
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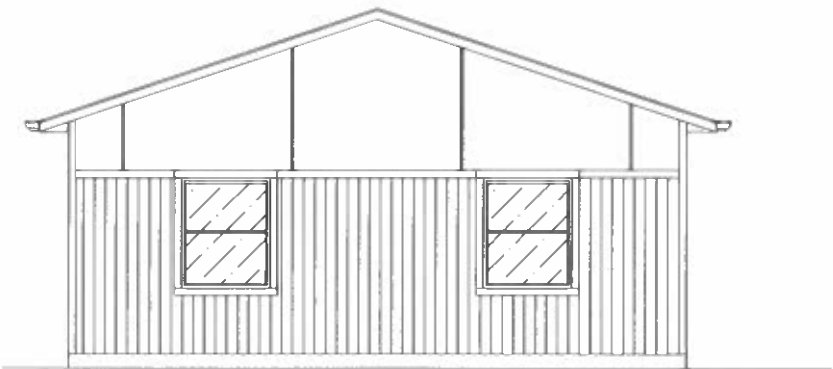
RIGHT ELEVATION

SCALE: 1/4"=1'0"



LEFT ELEVATION

SCALE: 1/4"=1'0"



REAR ELEVATION

SCALE: 1/4"=1'0"

COMPANY


KEY
STRUCTURES

COMPANY

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319 LOCKHEED ST.
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INDUSTRIAL COMPLEX
PUEBLO, COLORADO

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CONTACT INFORMATION:
(719) 733-3700

MODEL

2BR
DUPLEX

MODEL

DUPLEX
TYPE 2

APPROVAL

AUTHOR

DRAWN	KS DESIGN
DATE	5-21-21
REVISION	2BR202102R1

SHEET NAME

E1.3

SHEET CONTENTS

EXTERIOR
ELEVATIONS

SERIES

05 OF 20

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OPENING SCHEDULE

NAME	DESCRIPTION	QTY.	WIDTH	HEIGHT	HEADER HEIGHT
3068EXT	EXTERIOR SWINGING DOOR	2	3' 2-1/2"	6' 9"	6' 9"
1668	INTERIOR SWINGING DOOR	2	1' 8"	6' 9"	6' 9"
2668	INTERIOR SWINGING DOOR	4	2' 8"	6' 9"	6' 9"
2050SH TEMP	SINGLE HUNG WINDOW TEMPER	1	2' 0"	6' 9"	6' 9"
2050SH	SINGLE HUNG WINDOW	1	2' 0"	6' 9"	6' 9"
3630SL	SLIDING WINDOW	1	3' 6"	6' 9"	6' 9"
5016PW	PICTURE WINDOW	3	5' 0"	6' 9"	6' 9"
5040SL	SLIDING WINDOW	3	5' 0"	6' 9"	6' 9"

LIGHT & VENT SCHEDULE

WINDOW/DOOR	AREA	U FACTOR	LIGHT	VENT
3068EXT	21.99	0.53	N/A	19.5
2050SH	10.00	0.33	52	0.58
3630SL	10.50	0.34	52	0.58
5016PW	7.50	0.33	54	0.64
5040SL	20.00	0.34	52	0.58

State of Colorado
Division of Housing
Jun/17/2021



APPROVED PLANS
Subject to field inspection

3RD PARTY INSIGNIA



STATE LABEL



FACTORY FRAMED STUD WALLS



FIRE/SOUND SEPARATION WALLS



COMPANY

COMPANY

ADDRESS
319 LOCKHEED ST
PUEBLO MEMORIAL AIRPORT
INDUSTRIAL COMPLEX
PUEBLO, COLORADO

FACTORY INFORMATION:
ID# 3544

CONTACT INFORMATION:
(719) 733-3700

MODEL

2-STORY
DUPLEX

MODEL

DUPLEX
TYPE 5

APPROVAL

AUTHOR

DRAWN KS DESIGN

DATE 2020/11/30

REVISION 2ST102020R.1

SHEET NAME

FP1

SHEET CONTENTS

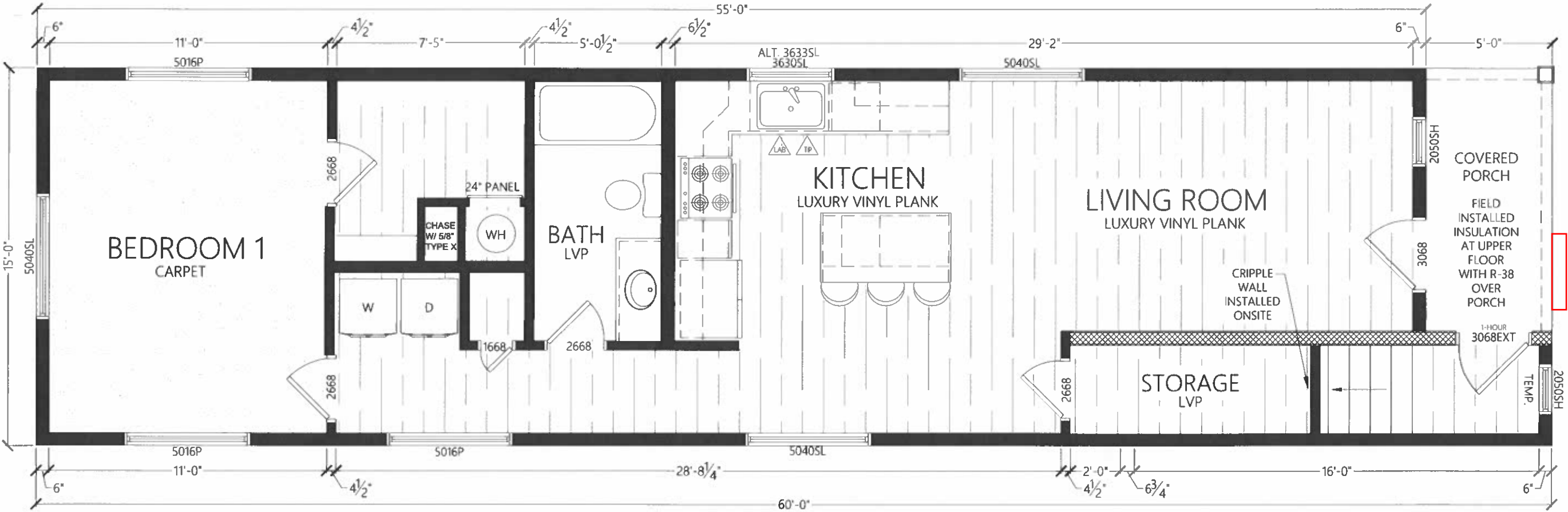
UNIT A
FLOOR
PLAN

SERIES

02 OF 28

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UNIT A | FLOOR PLAN

SCALE: 1/2" = 1' 0"

OPENING SCHEDULE

NAME	DESCRIPTION	QTY.	WIDTH	HEIGHT	HEADER HEIGHT
1668	INTERIOR SWINGING DOOR	1	1' 8"	6' 9"	6' 9"
2668	INTERIOR SWINGING DOOR	5	2' 8"	6' 9"	6' 9"
4068BP	INTERIOR BY-PASS DOOR	1	3' 10"	6' 9"	6' 9"
2030PW	PICTURE WINDOW	1	2' 0"	6' 9"	6' 9"
5016PW	PICTURE WINDOW	4	5' 0"	6' 9"	6' 9"
5030SL	SLIDING WINDOW	1	5' 0"	6' 9"	6' 9"
5040SL	SLIDING WINDOW	4	5' 0"	6' 9"	6' 9"

LIGHT & VENT SCHEDULE

WINDOW/DOOR	AREA	U FACTOR	LIGHT	VENT
2030PW	6.0	0.30	55	0.47
5016P	7.50	0.33	54	0.64
5030SL	15	0.34	52	0.33
5040SL	20.00	0.34	52	0.58

State of Colorado
Division of Housing
Jun/17/2021



APPROVED PLANS
Subject to field inspection

3RD PARTY INSIGNIA



STATE LABEL



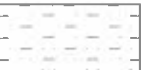
FACTORY FRAMED STUD WALLS



36" PARTITION



34 1/2" PARTITION



COMPANY

KEY
STRUCTURES

COMPANY

ADDRESS:
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PUEBLO MEMORIAL AIRPORT
INDUSTRIAL COMPLEX
PUEBLO, COLORADO

FACTORY INFORMATION:
ID# 3544

CONTACT INFORMATION:
(719) 733-3700

MODEL

2-STORY
DUPLEX

MODEL

DUPLEX
TYPE 5

APPROVAL

AUTHOR

DRAWN KS DESIGN

DATE 2020/11/30

REVISION 2ST102020R.1

SHEET NAME

FP2

SHEET CONTENTS

UNIT B
FLOOR
PLAN

SERIES

03 OF 28

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UNIT B | FLOOR PLAN

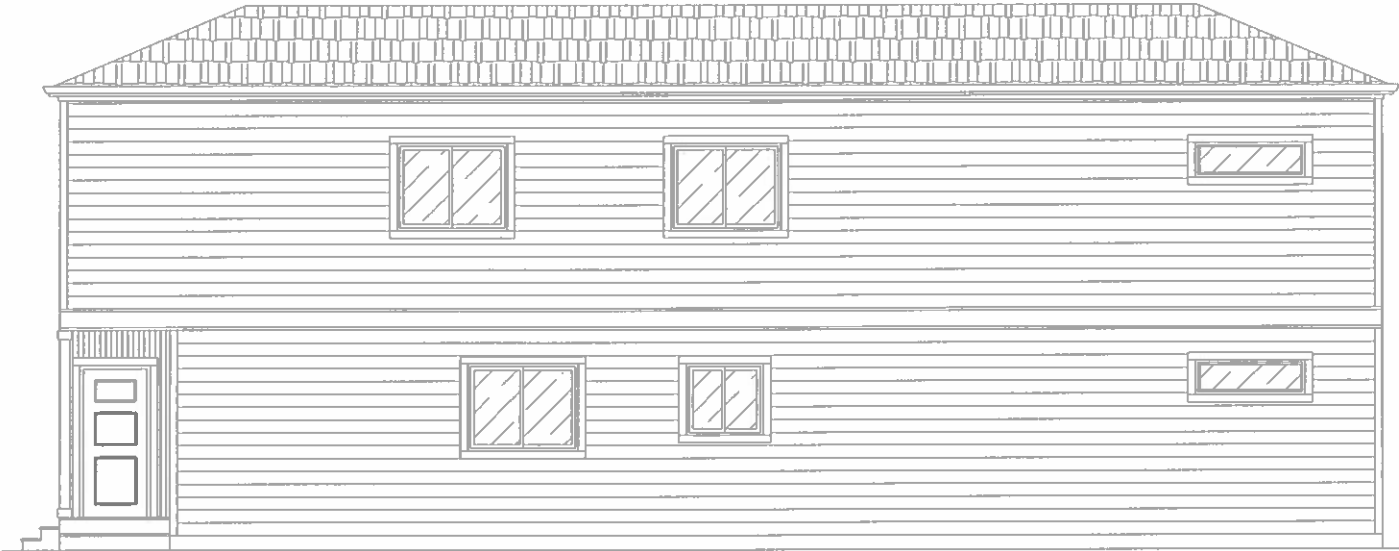
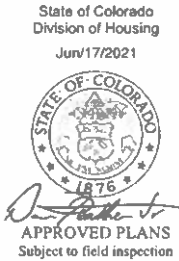
SCALE: 1/2" = 1' 0"

CRAFTSMAN ELEVATION



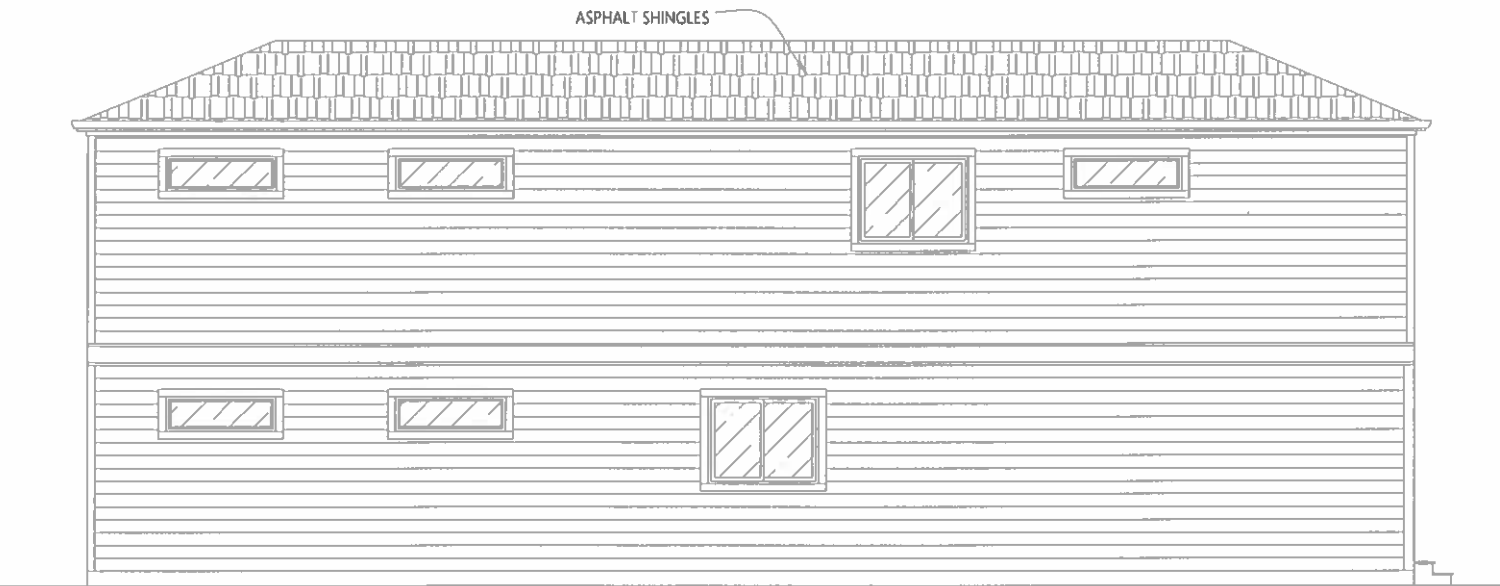
FRONT ELEVATION

SCALE: 1/4"=1'0"



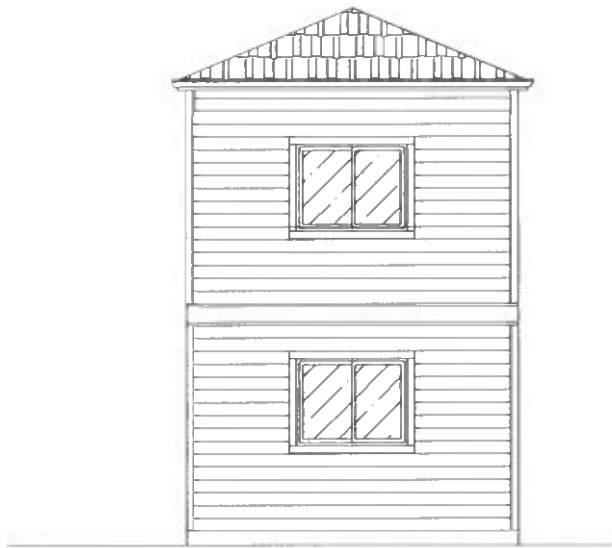
RIGHT ELEVATION

SCALE: 1/4"=1'0"



LEFT ELEVATION

SCALE: 1/4"=1'0"



REAR ELEVATION

SCALE: 1/4"=1'0"



COMPANY
ADDRESS:
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PUEBLO MEMORIAL AIRPORT
INDUSTRIAL COMPLEX
PUEBLO, COLORADO
FACTORY INFORMATION:
ID# 3544
CONTACT INFORMATION:
(719) 733-3700

MODEL
2-STORY
DUPLEX

MODEL
DUPLEX
TYPE 5

APPROVAL

AUTHOR
DRAWN | KS DESIGN
DATE | 2020/11/30
REVISION | 25T102020R.1

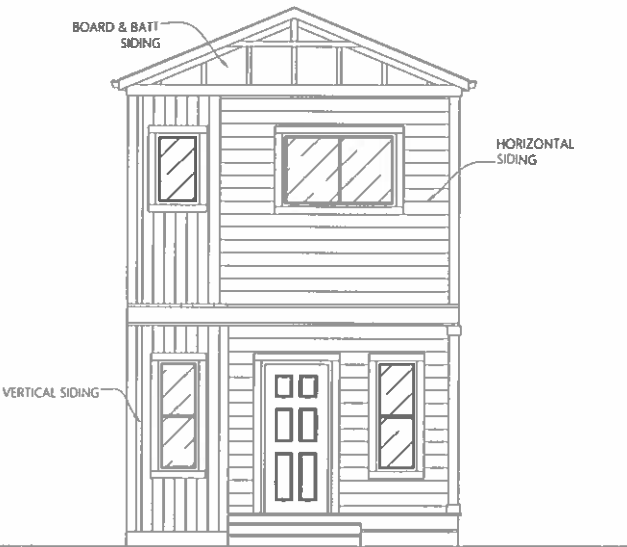
SHEET NAME
E1.1

SHEET CONTENTS
EXTERIOR
ELEVATIONS

SERIES
04 OF 28

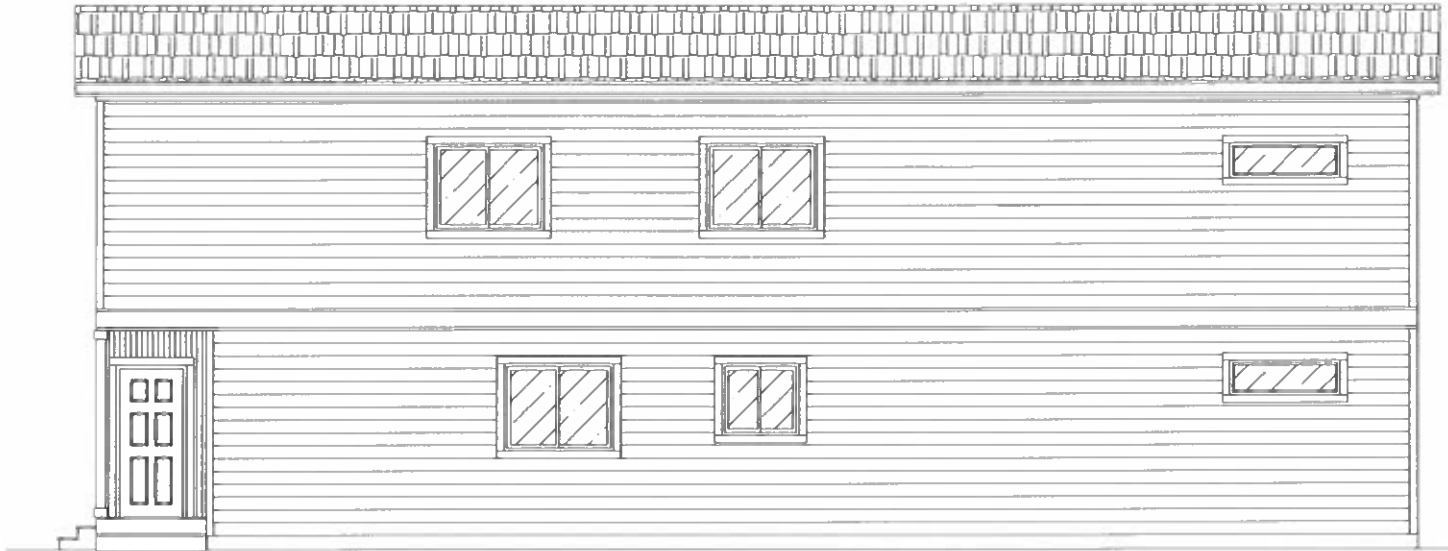
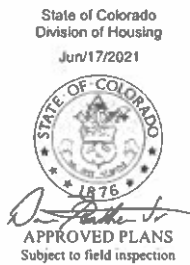
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FARMHOUSE ELEVATION



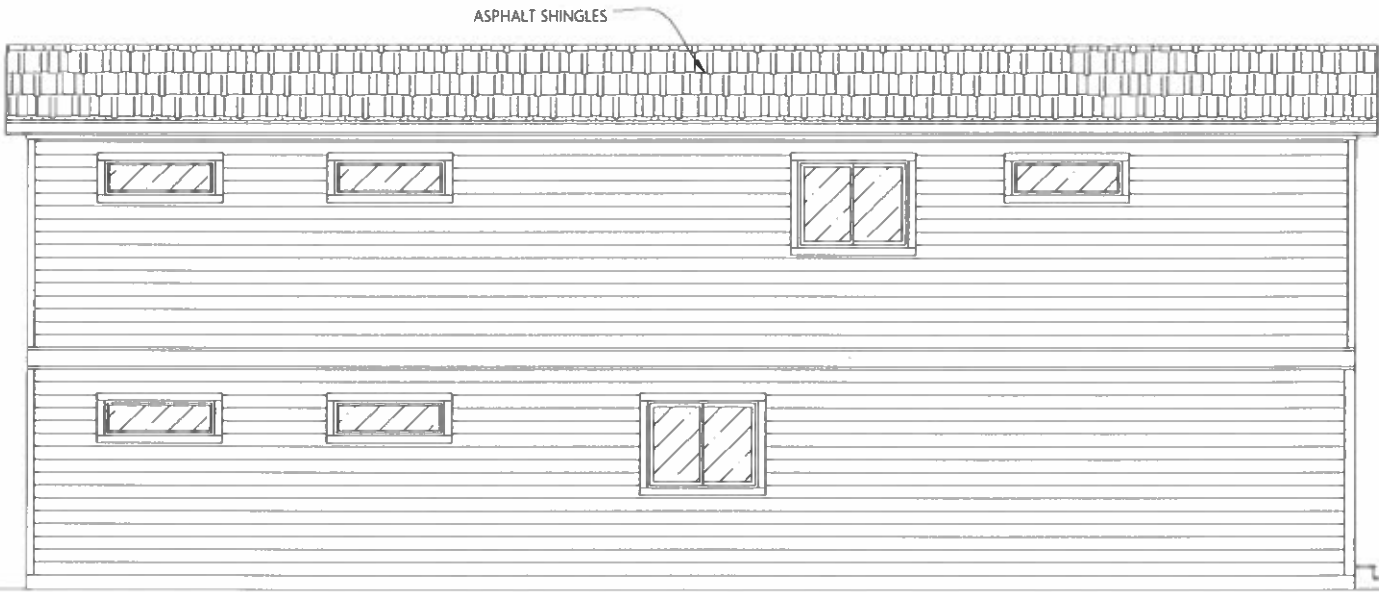
FRONT ELEVATION

SCALE: 1/4"=1'0"



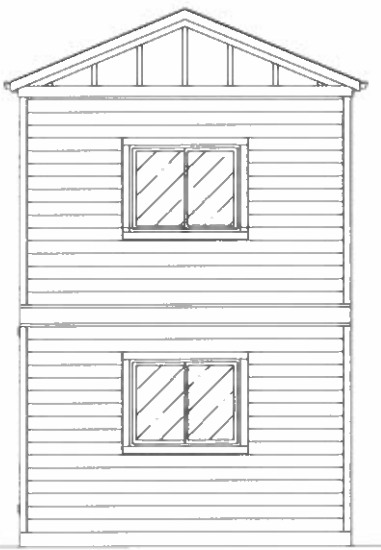
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LEFT ELEVATION

SCALE: 1/4"=1'0"



REAR ELEVATION

SCALE: 1/4"=1'0"



COMPANY
ADDRESS:
319 LOCKHEED ST.
PUEBLO MEMORIAL AIRPORT
INDUSTRIAL COMPLEX
PUEBLO, COLORADO
FACTORY INFORMATION:
ID# 3544
CONTACT INFORMATION:
(719) 733-3700

MODEL
2-STORY
DUPLEX

MODEL
DUPLEX
TYPE 5

APPROVAL

AUTHOR
DRAWN | KS DESIGN
DATE | 2020/11/30
REVISION | 25T102020R.1

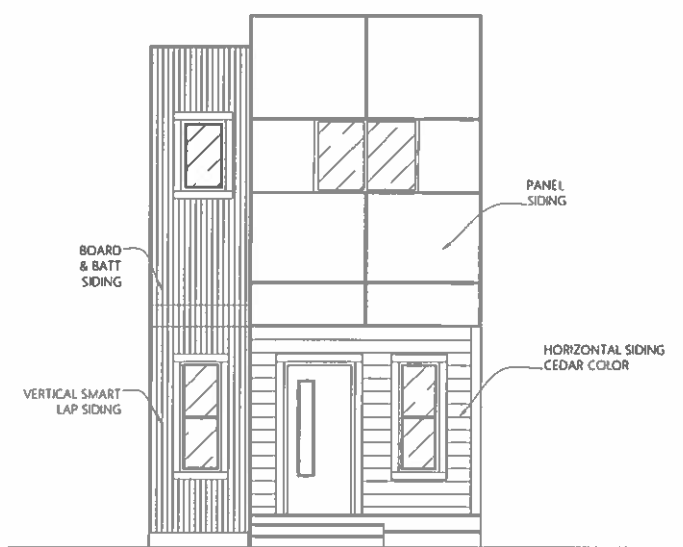
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E1.2

SHEET CONTENTS
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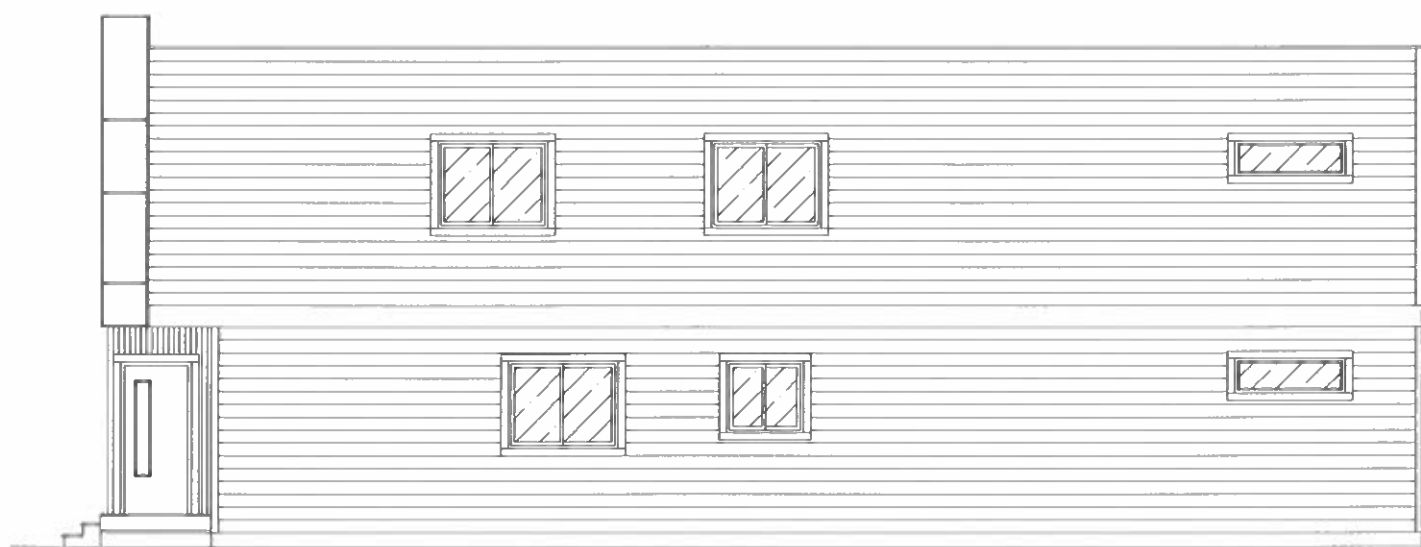
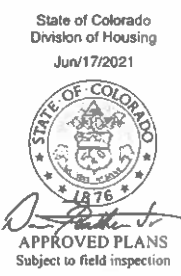
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MODERN ELEVATION



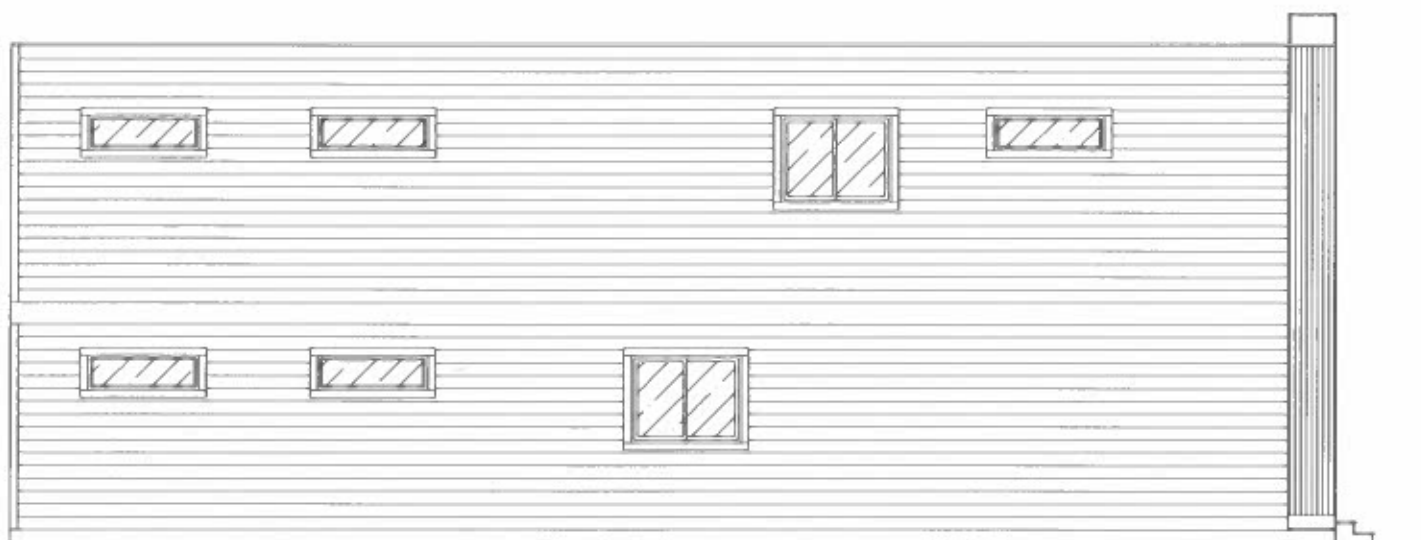
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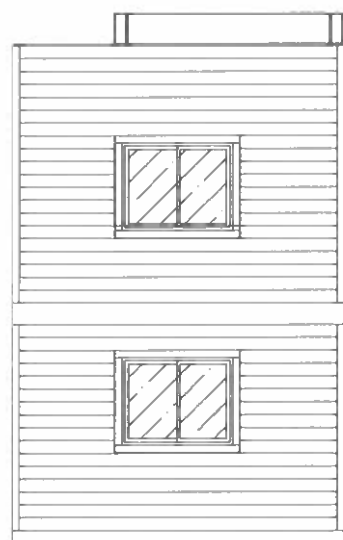
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SCALE: 1/4"=1'0"



LEFT ELEVATION

SCALE: 1/4"=1'0"



REAR ELEVATION

SCALE: 1/4"=1'0"



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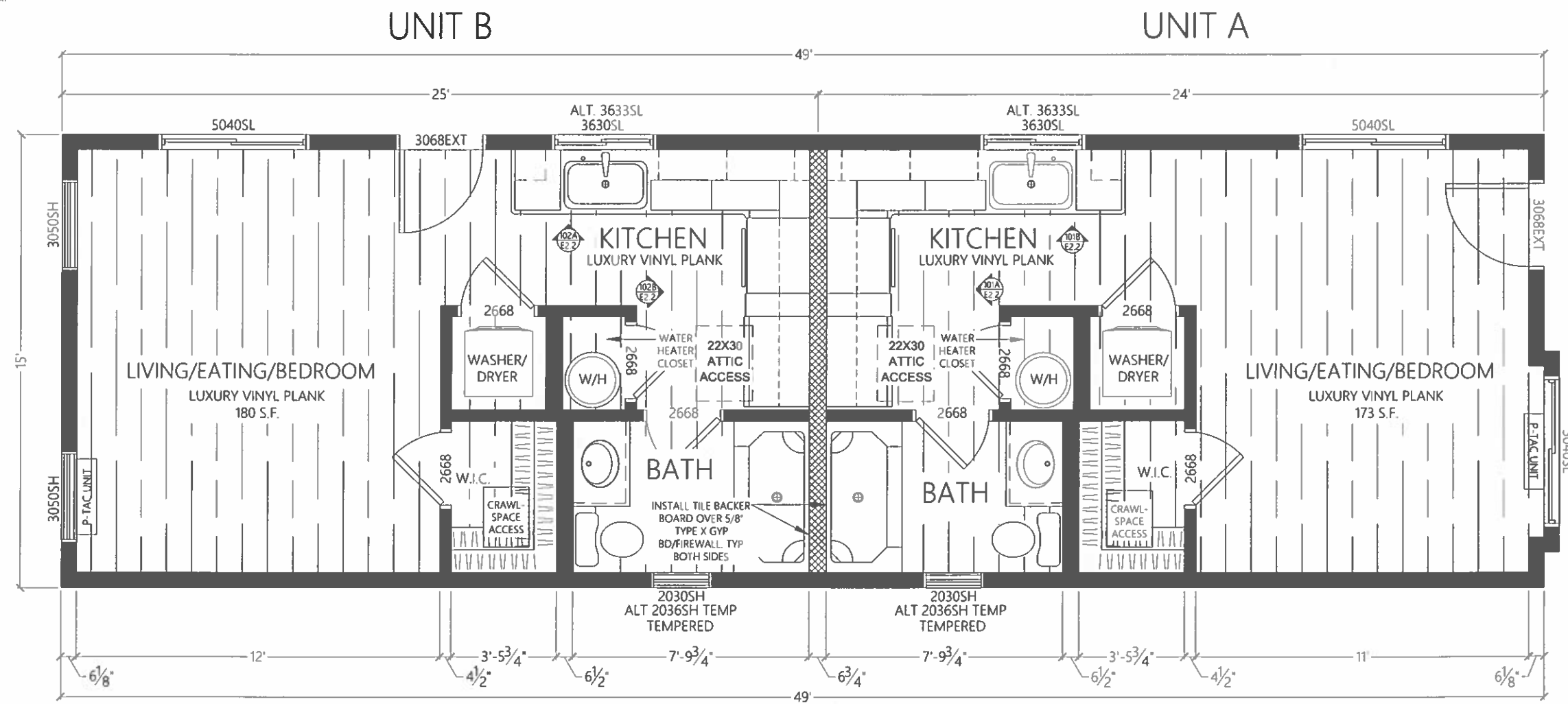
AUTHOR
DRAWN KS DESIGN
DATE 2020/11/30
REVISION 2ST102020R.1

SHEET NAME
E1.3

SHEET CONTENTS
EXTERIOR
ELEVATIONS

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FLOOR PLAN

SCALE: 3/8" = 1' 0"

OPENING SCHEDULE

NAME	DESCRIPTION	QTY.	WIDTH	HEIGHT	HEADER HEIGHT
3068EXT	EXTERIOR SWINGING DOOR	2	3' 2-1/2"	6' 9"	6' 9"
2668INT	INTERIOR SWINGING DOOR	8	2' 8"	6' 9"	6' 9"
2036SH	SINGLE HUNG WINDOW	2	2' 0"	6' 9"	6' 9"
3016PW	PICTURE WINDOW	1	3' 0"	6' 9"	6' 9"
3050SH	SINGLE HUNG WINDOW	2	3' 0"	6' 9"	6' 9"
3630SL	SLIDING WINDOW	2	3' 6"	6' 9"	6' 9"
5040SL	SLIDING WINDOW	3	5' 0"	6' 9"	6' 9"

LIGHT & VENT SCHEDULE

WINDOW/DOOR	AREA	U FACTOR	LIGHT	VENT
3068EXT	21.99	0.53	N/A	19.5
2036SH	7.00	0.33	52	0.58
3016PW	4.50	0.33	54	0.64
3050SH	15.00	0.33	52	0.58
3630SL	10.50	0.34	52	0.58
5040SL	20.00	0.34	52	0.58

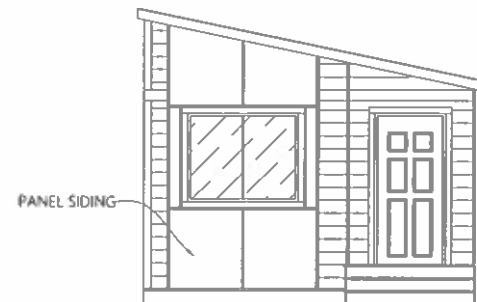
FACTORY FRAMED STUD WALLS

FIRE/SOUND SEPARATION WALLS



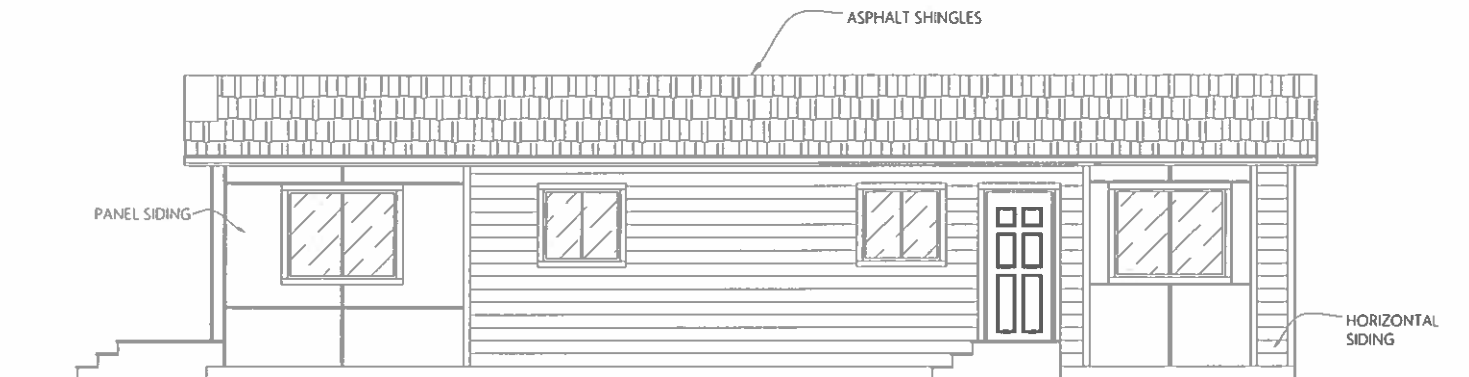


MODERN ELEVATION



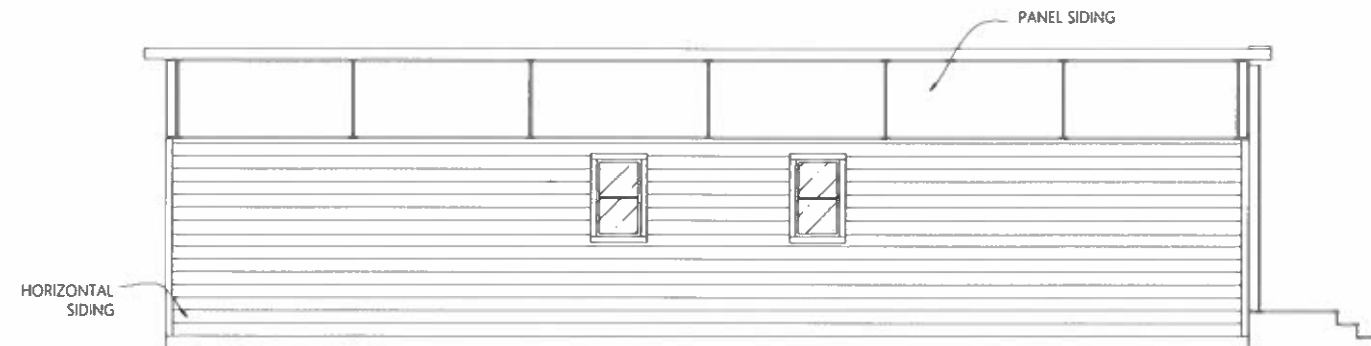
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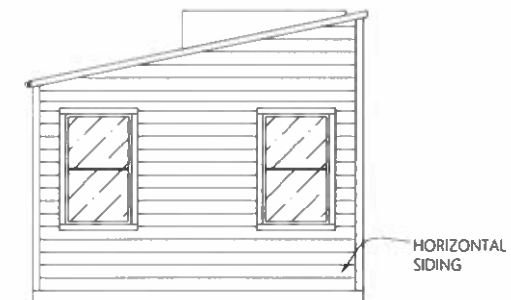
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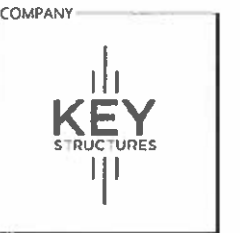
LEFT ELEVATION

SCALE: 1/4"=1'0"



REAR ELEVATION

SCALE: 1/4"=1'0"



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FACTORY INFORMATION:
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MODEL
STUDIO
DUPLEX

MODEL
DUPLEX
TYPE 4

APPROVAL

AUTHOR
DRAWN KS DESIGN
DATE 5/25/21
REVISION STU102020R.1

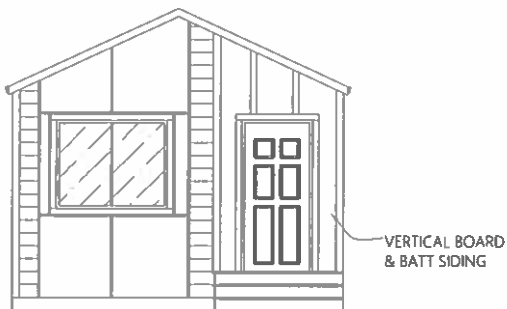
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03 OF 20

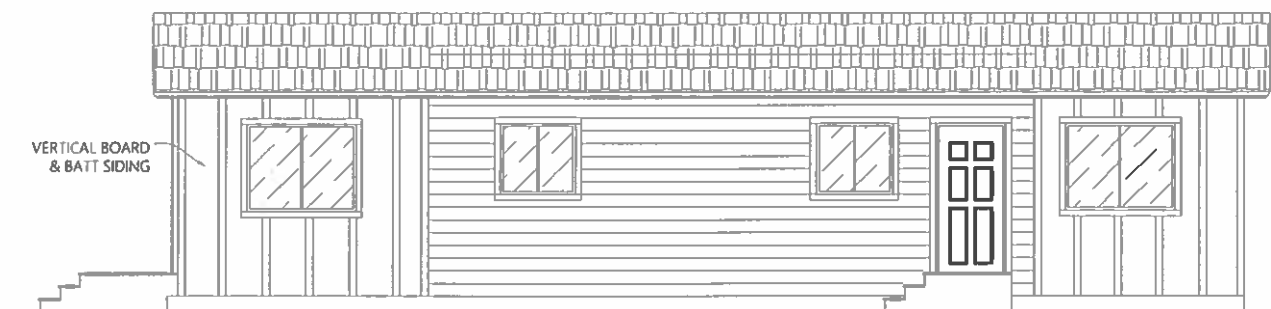
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CRAFTSMAN ELEVATION



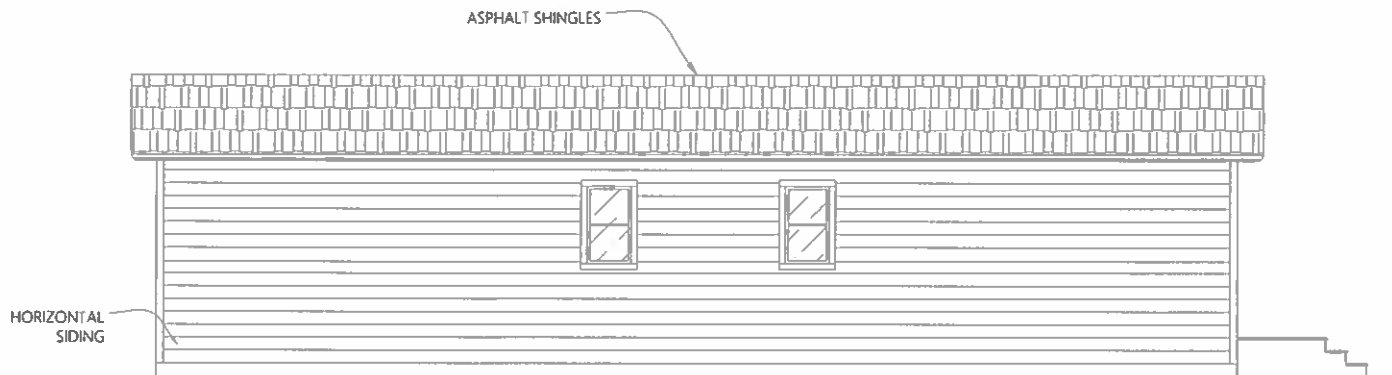
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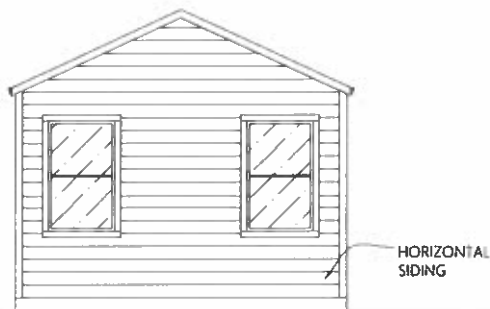
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SCALE: 1/4"=1'0"



LEFT ELEVATION


SCALE: 1/4"=1'0"



REAR ELEVATION

SCALE: 1/4"=1'0"

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SHEET NAME

E1.2

SHEET CONTENTS

EXTERIOR
ELEVATIONS

SERIES

04 OF 20

DISCLAIMER

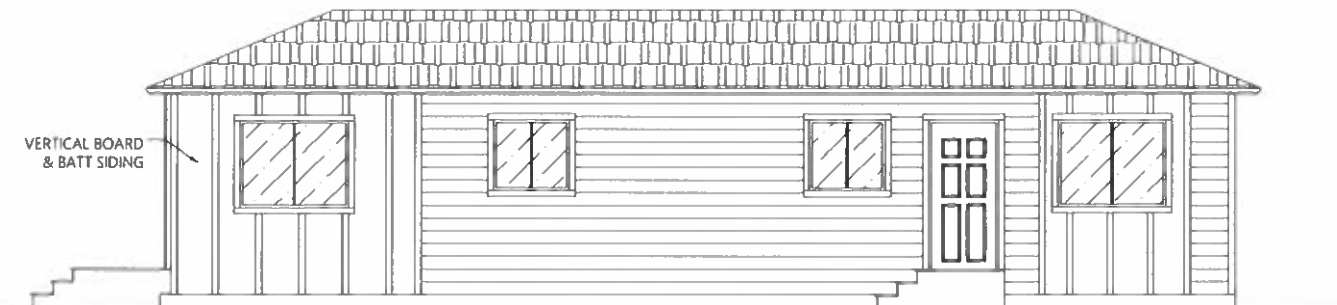
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FARMHOUSE ELEVATION



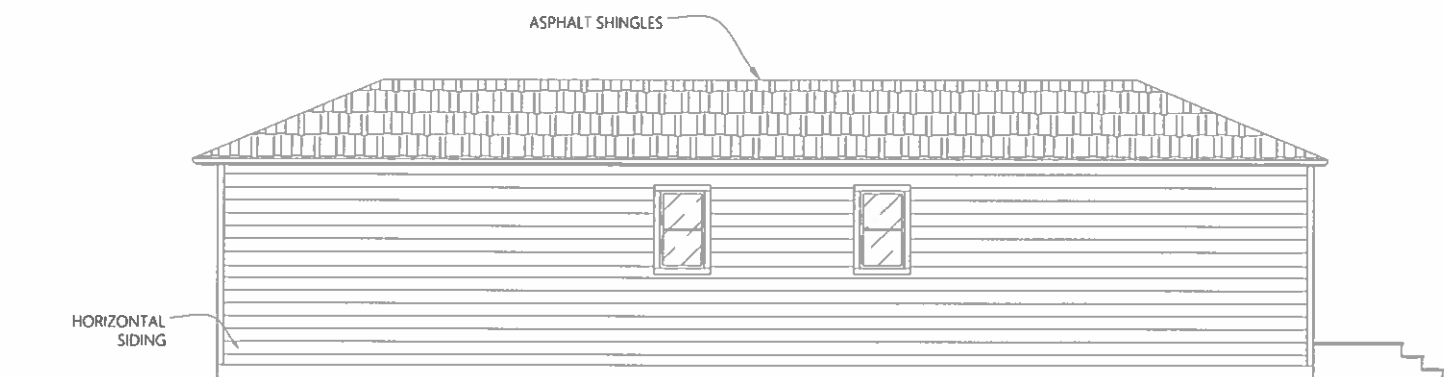
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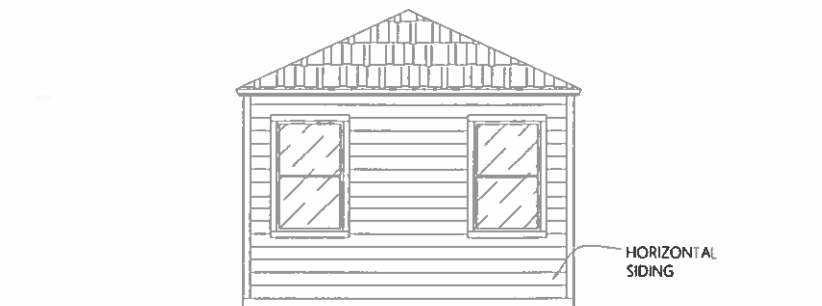
RIGHT ELEVATION

SCALE: 1/4"=1'0"



LEFT ELEVATION

SCALE: 1/4"=1'0"



REAR ELEVATION

SCALE: 1/4"=1'0"



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SHEET CONTENTS

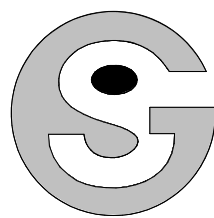
EXTERIOR
ELEVATIONS

SERIES

05 OF 20

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GOODWIN KNIGHT 4-BAY
DETACHED GARAGE

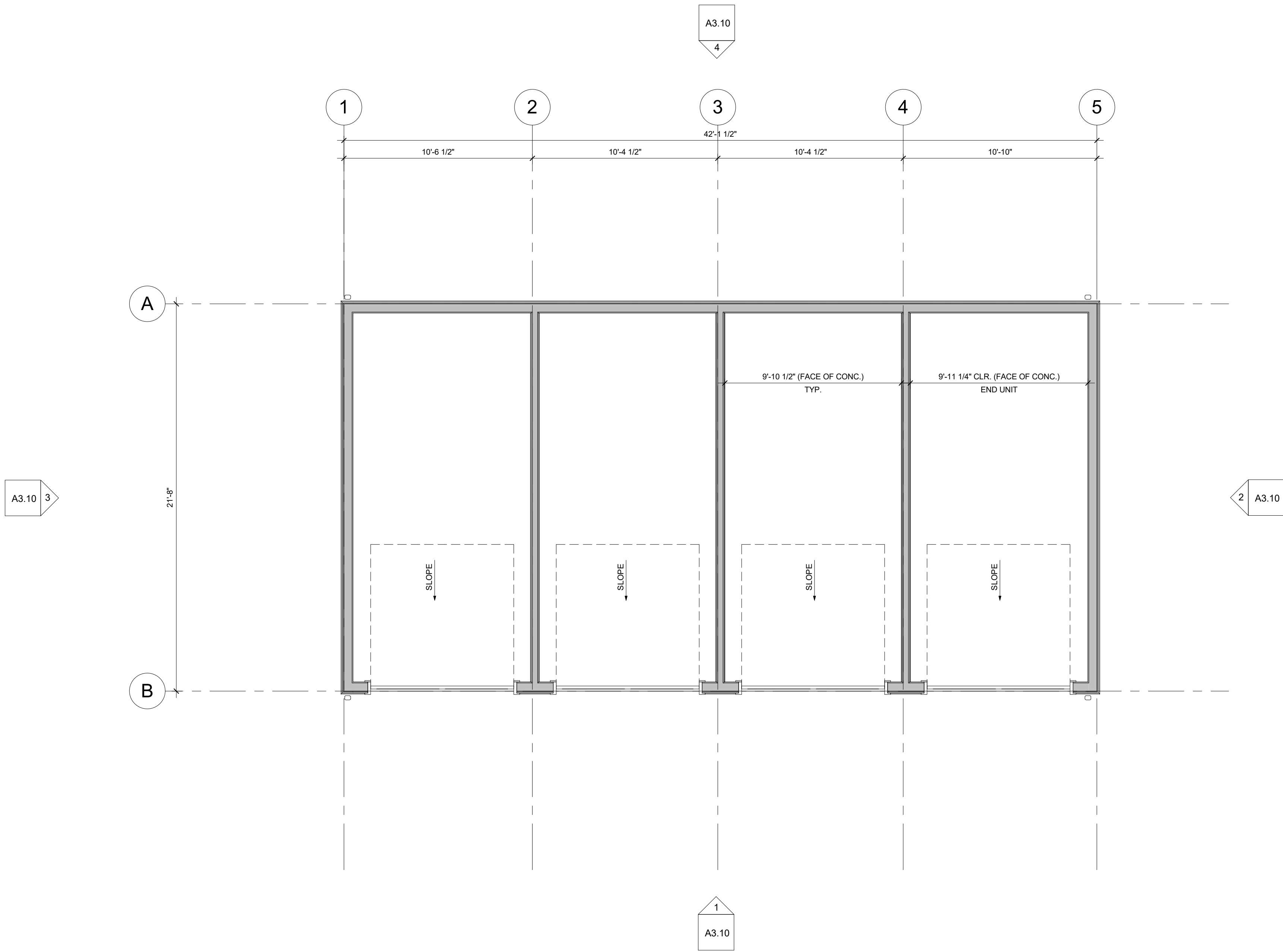
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CW
ISSUE DATE:
01/12/2020

REVISIONS:

BUILDING PLAN -
STANDARD

A1.10

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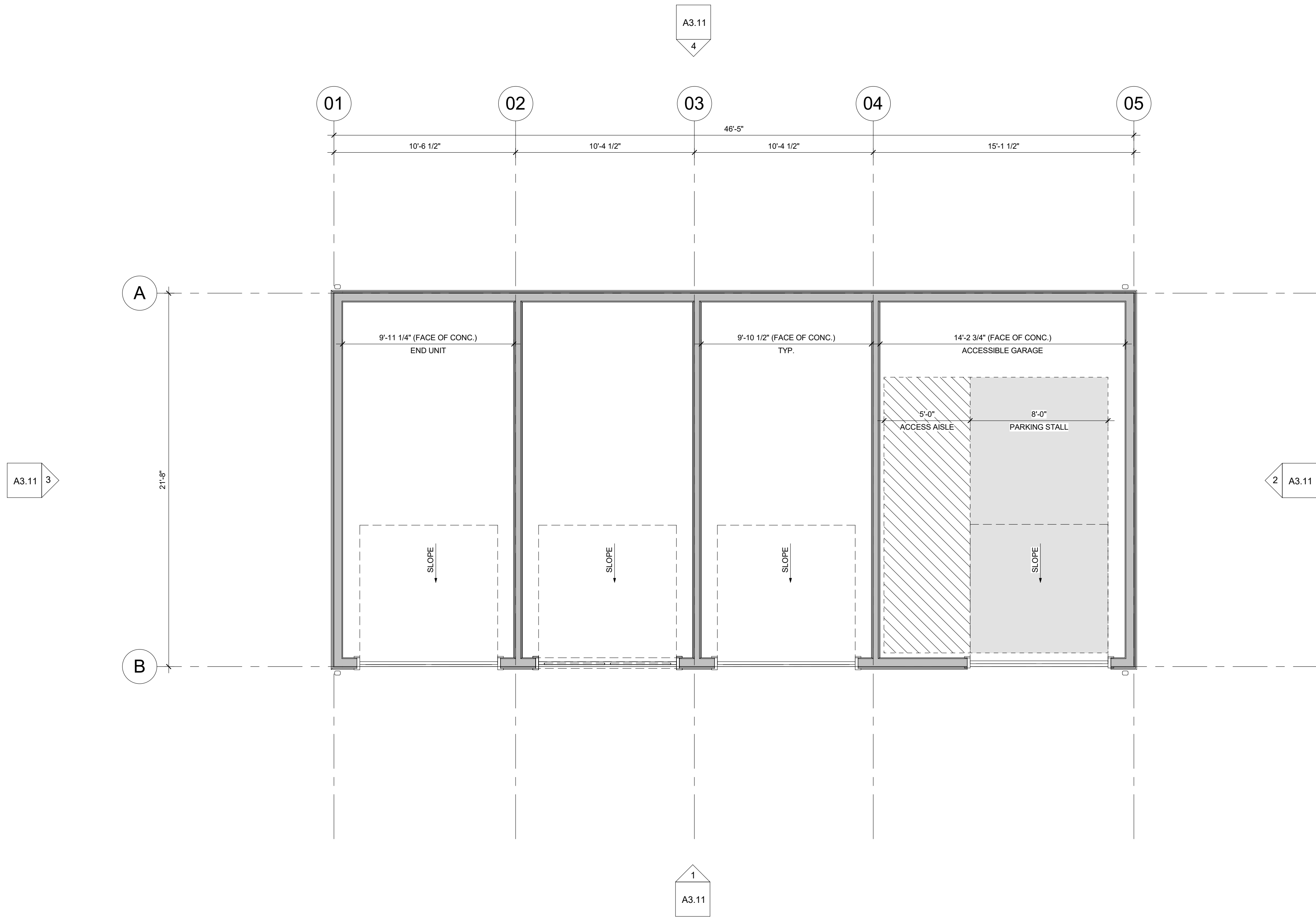
1 BUILDING PLAN - STANDARD
1/4" = 1'-0"

NOT FOR
CONSTRUCTION

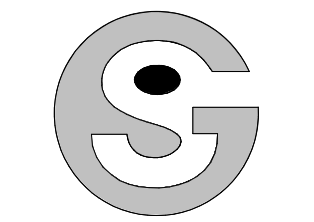
GOODWIN KNIGHT 4-BAY
DETACHEDGARAGE

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	ISSUE DATE:
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BUILDING PLAN -
HANDICAP



1 BUILDING PLAN - HANDICAP
1/4" = 1'-0"



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DETACHED GARAGE

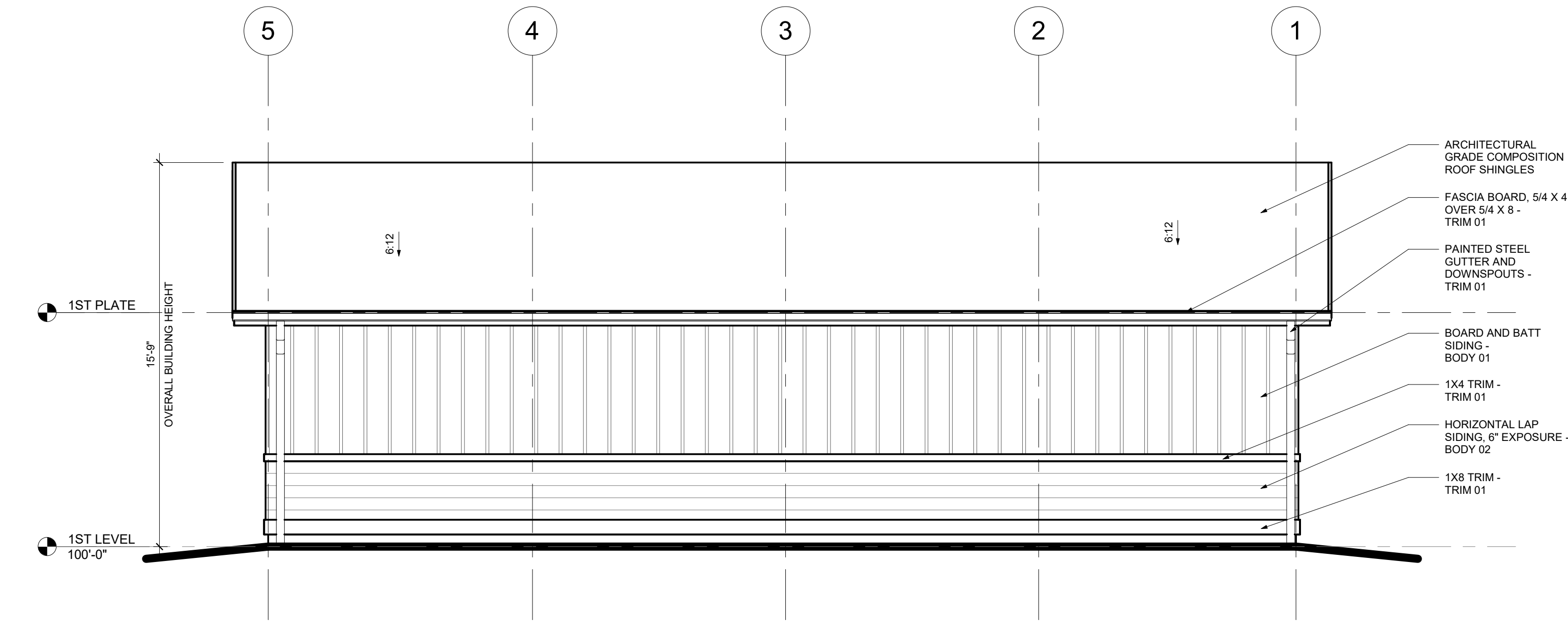
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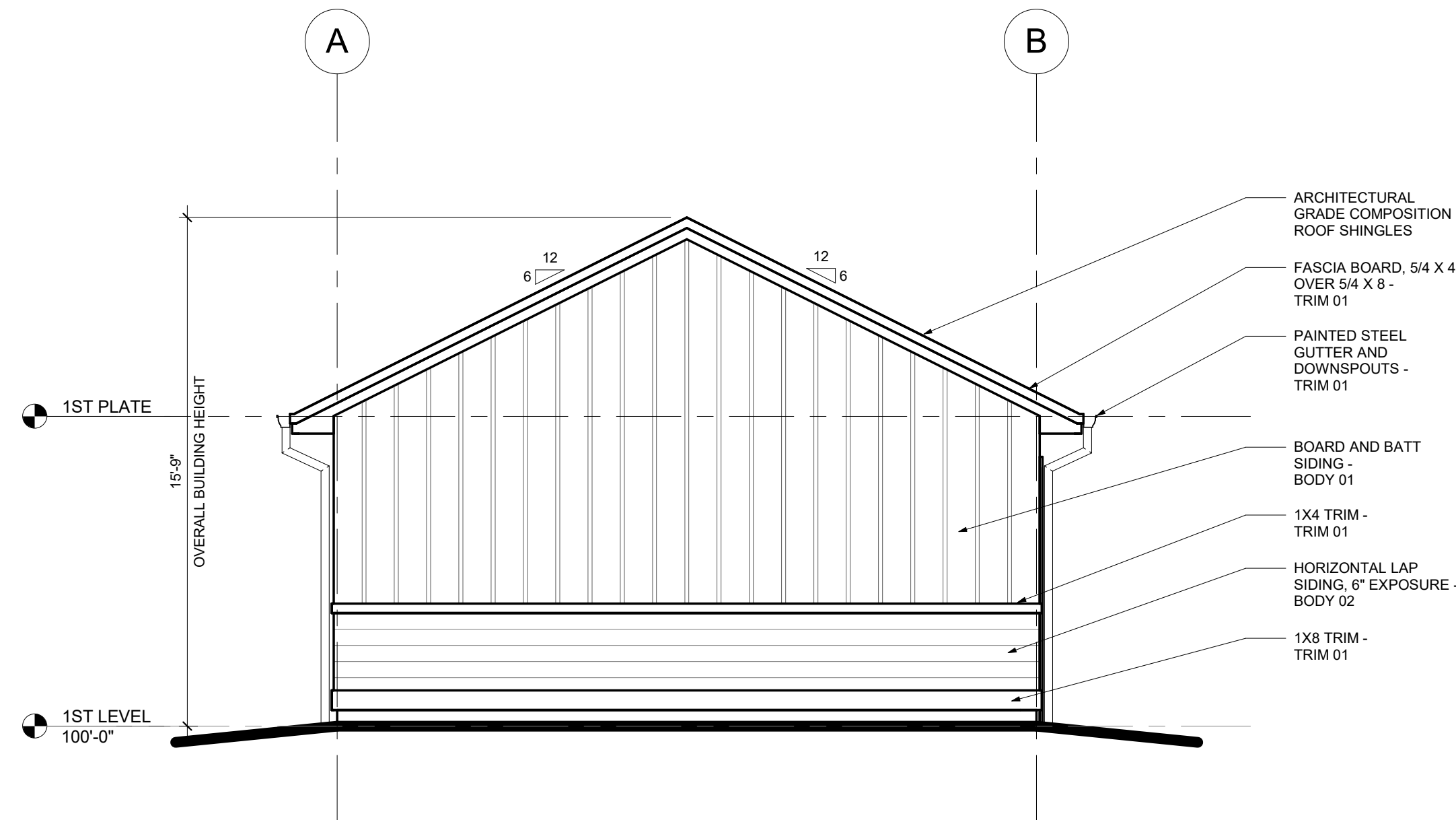
STANDARD
GARAGE
ELEVATIONS

A3.10

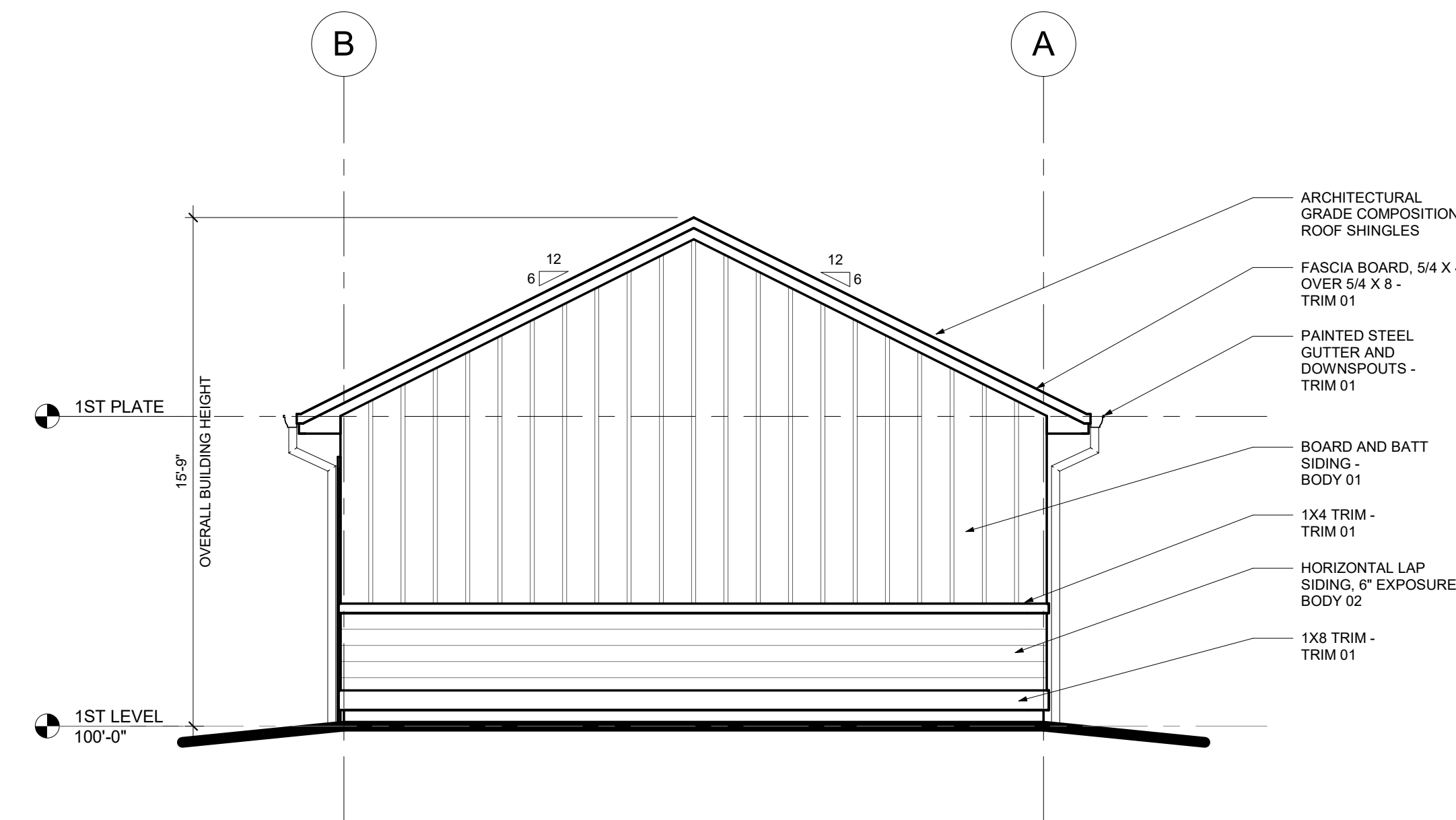
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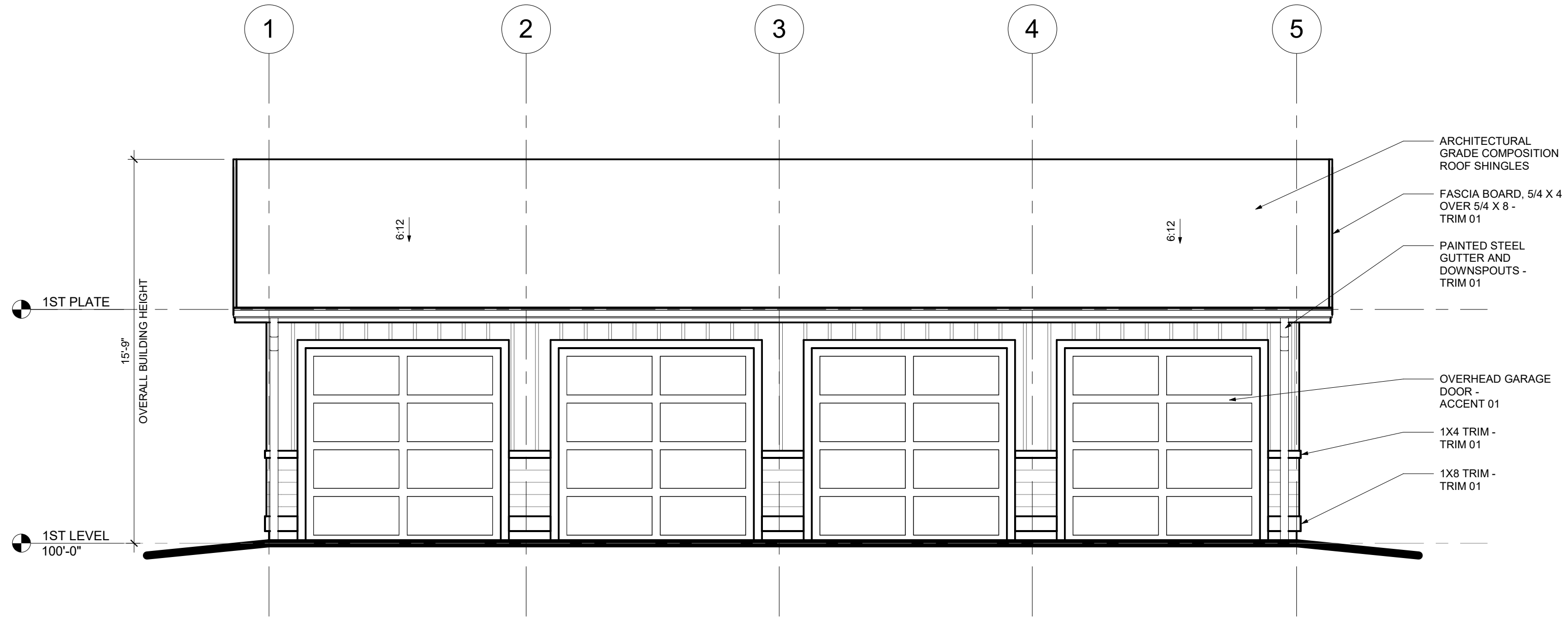
4 REAR ELEVATION - STANDARD
1/4" = 1'-0"



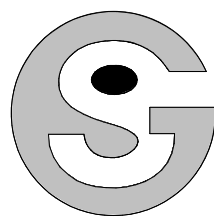
3 LEFT SIDE ELEVATION - STANDARD
1/4" = 1'-0"



2 RIGHT SIDE ELEVATION - STANDARD
1/4" = 1'-0"



1 FRONT ELEVATION - STANDARD
1/4" = 1'-0"



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GOODWIN KNIGHT 4-BAY DETACHED GARAGE

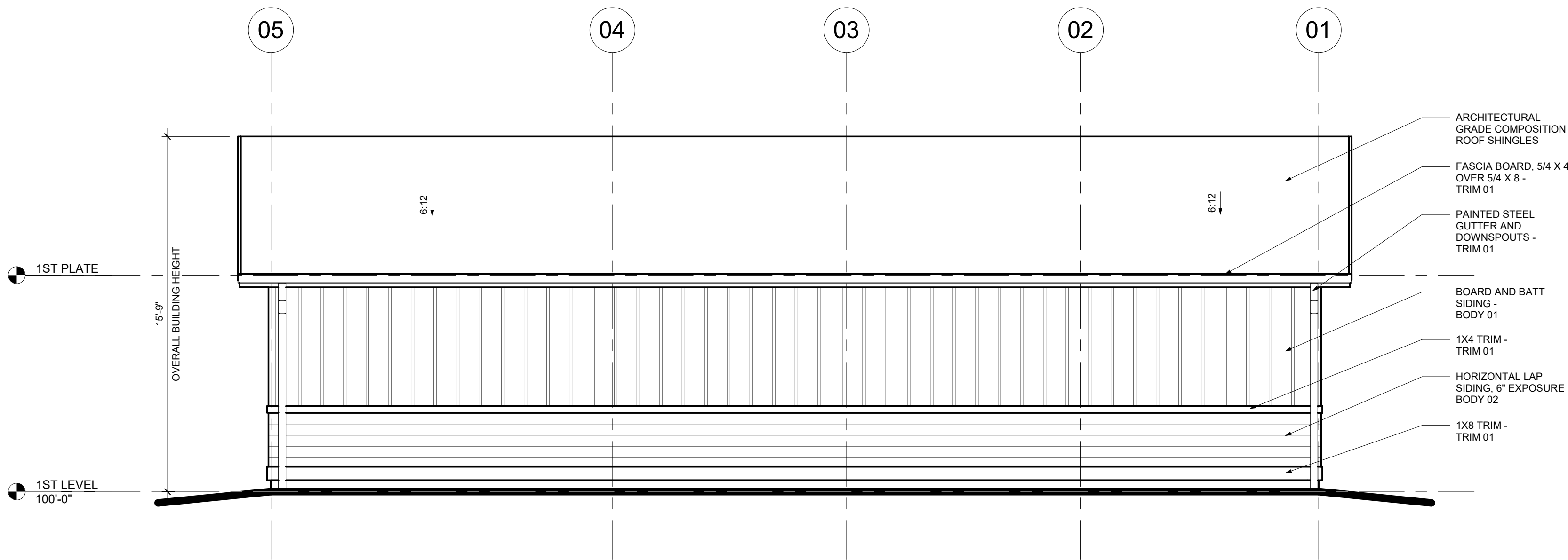
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ISSUE DATE:
01/12/2020

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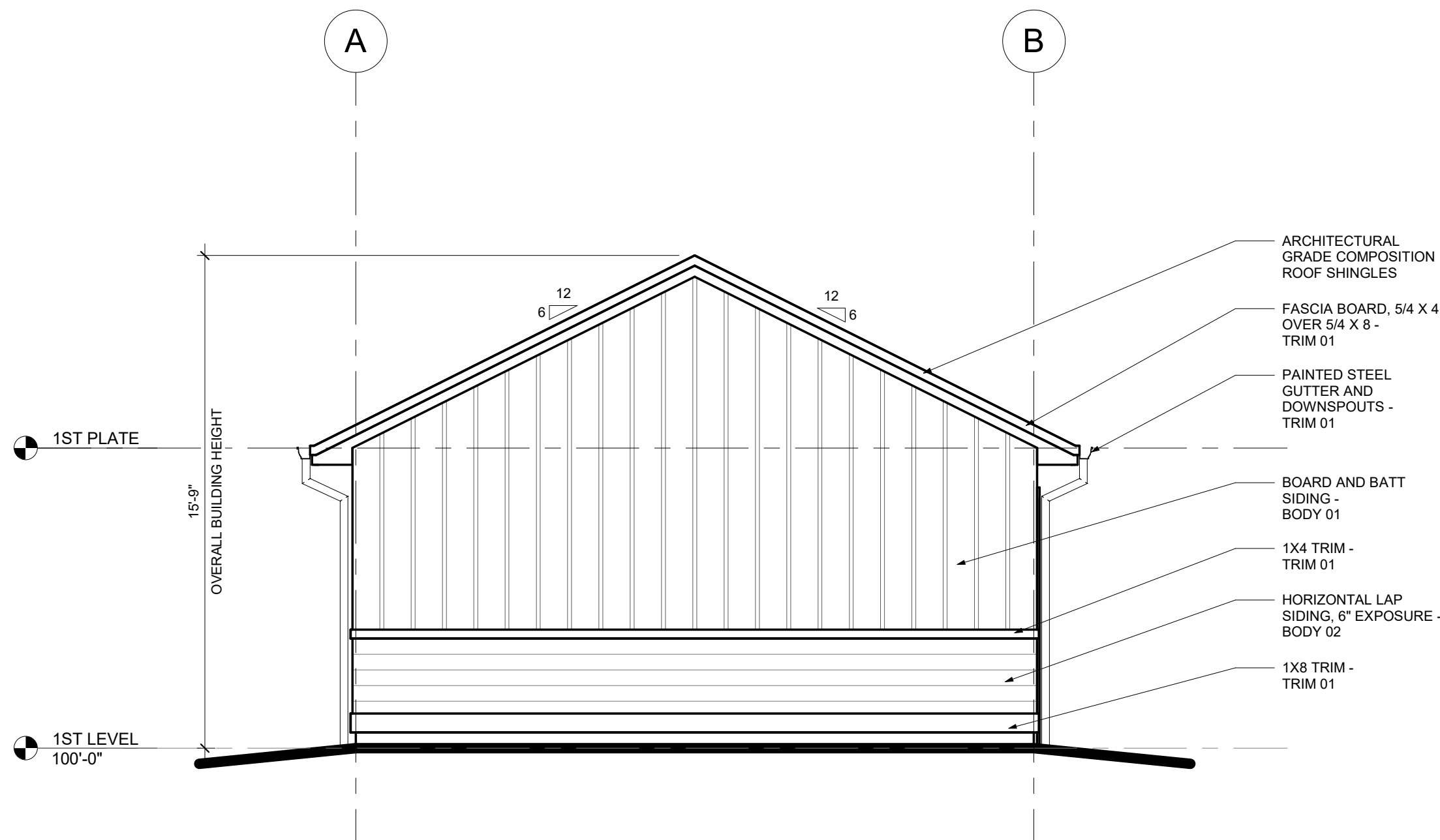
HANDICAP
GARAGE
ELEVATIONS

A3.11

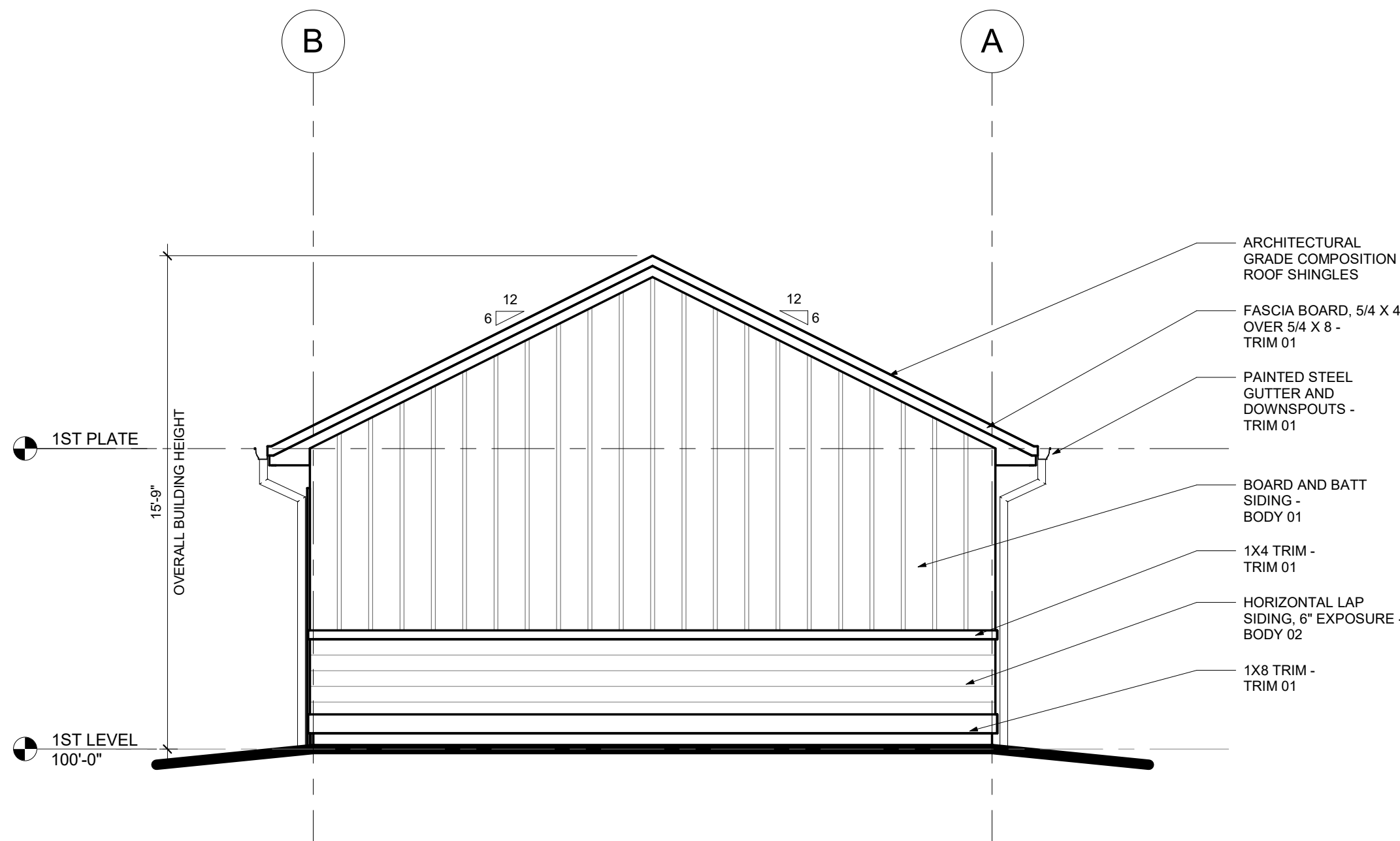
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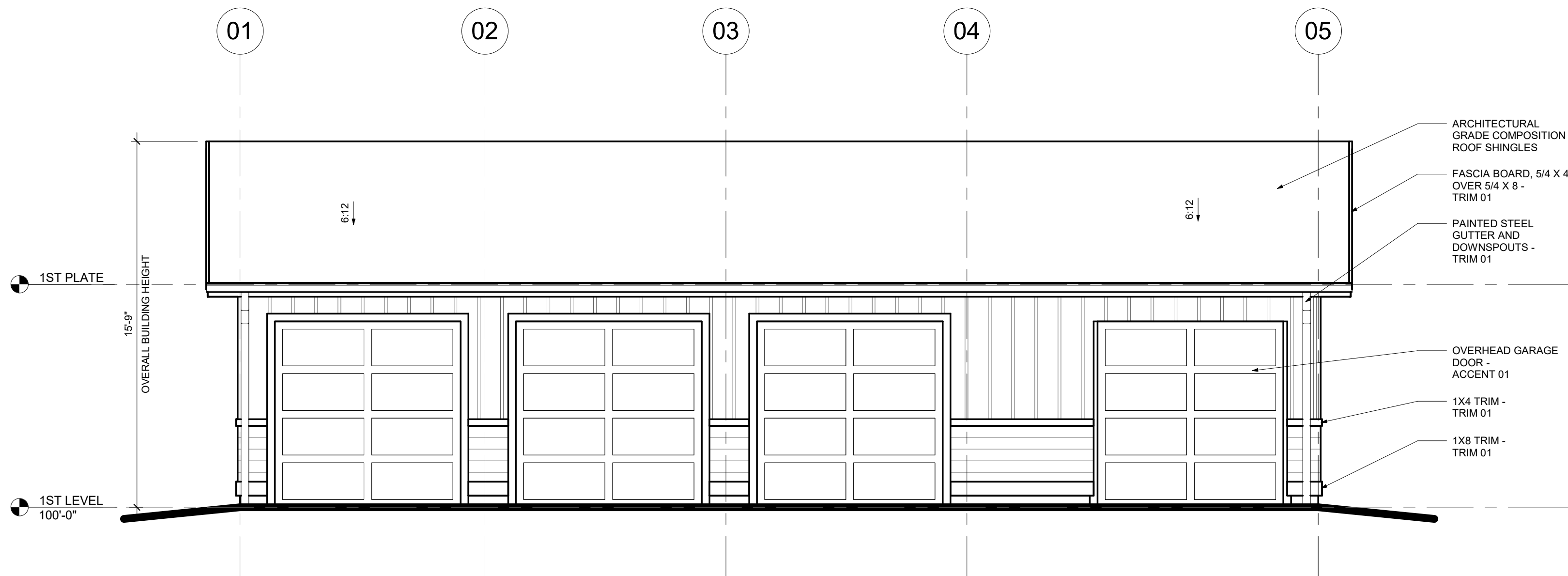
4 REAR ELEVATION - HC
1/4" = 1'-0"



3 LEFT SIDE ELEVATION - HC
1/4" = 1'-0"



2 RIGHT SIDE ELEVATION - HC
1/4" = 1'-0"



1 FRONT ELEVATION - HC
1/4" = 1'-0"



State of Colorado
Division of Housing
Mar/14/2022



Hing Anthony
APPROVED PLANS
Subject to field inspection

ELEVATION OPTIONS SHOWN FOR REFERENCE, SEE E1-E2 FOR ELEVATION DETAILS.

GENERAL NOTES

- IF APPLICABLE, HANDICAP RAMP(S), AND HANDRAILS ARE SITE INSTALLED, DESIGNED BY OTHERS AND SUBJECT TO LOCAL BUILDING CODE REGULATIONS.
- THIS STRUCTURE IS A MODULAR, FACTORY-BUILT BUILDING, WHICH IS TO BE CONSTRUCTED AND INSPECTED IN ACCORDANCE WITH AN APPROVED THIRD PARTY QUALITY ASSURANCE PROGRAM TO INSURE COMPLIANCE WITH THE REFERENCED CODES.
- ALL ROOFING, VENTILATION, SOFFIT, EAVES/RAKES, AND DECKING THAT WILL BE SITE INSTALLED WILL MEET OR EXCEED ALL FIRE-RESISTANCE RATING REQUIREMENTS.
- THE STATE OF COLORADO GIVES AUTHORITY TO THE APPROVED THIRD PARTY INSPECTOR TO HAVE JURISDICTION OVER PLAN APPROVALS AND INSPECTORS. THIRD PARTY STAMPED PLANS ARE FINAL AND CANNOT BE SUBJECT TO CHANGE BY OTHER AGENCIES.
- THIS HOME MAY BE BUILT MIRRORRED, PARTIALLY, OR COMPLETELY REVERSED.
- ALL HALLWAYS ARE 44" MINIMUM IN WIDTH.
- WATER HEATER AND VENTS MAY BE SITE INSTALLED.
- ALL SPRINKLER SYSTEMS SHALL BE EQUIPPED WITH BACKFLOW PREVENTION DEVICES.
- BATHTUB AND SHOWER FLOORS AND WALLS SHALL BE FINISHED WITH A NONABSORBENT SURFACE UP TO THE HEIGHT OF 6'-0" FROM THE FLOOR.
- EXTERIOR LIGHTS MAY BE SHIPPED LOOSE FOR ON-SITE INSTALLATION BY OTHERS.
- EGRESS WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPENING NOT LESS THAN 5.7 SQFT. THE NET CLEAR OPENING DIMENSIONS REQUIRED SHALL NOT BE LESS THAN 24" AND THE NET CLEAR WIDTH NOT LESS THAN 20" (2018 IRC R310.2.1)
- FINISH SILL HEIGHT SHALL NOT BE MORE THAN 44" ABOVE THE FINISHED FLOOR, OR LESS THAN 18" ABOVE THE FINISH FLOOR UNLESS TEMPERED.
- SAFETY GLAZING IS REQUIRED ON ALL EXTERIOR DOORS WITH GLASS PANEES, AND WHERE REQUIRED IN ACCORDANCE WITH 2018 IBC SECTION 2406.
- EGRESS DOORS SHALL BE EQUIPPED WITH SINGLE ACTION LEVERS FOR EGRESS.
- BUILDINGS AND FACILITIES SHALL BE DESIGNED AND CONSTRUCTED TO BE ACCESSIBLE IN ACCORDANCE WITH ICC A117.1. (2018 IBC 1102.1)

ELECTRICAL NOTES

- ALL CONDUCTORS WILL BE COPPER.
- RECEPTACLE OUTLET SPACING CONFORMS TO 2020 NATIONAL ELECTRICAL CODE.
- CARBON MONOXIDE ALARMS SHALL BE HARDWIRED INTO THE HOME ELECTRICAL AND SHALL BE EQUIPPED WITH A BATTERY BACKUP.
- SMOKE ALARMS AND SHALL BE WIRED SO THAT ACTUATION OF ONE ALARM WILL ACTUATE ALL SMOKE DETECTORS IN THE UNIT. EACH SMOKE DETECTOR AND ALL EMERGENCY LIGHTING SHALL BE EQUIPPED WITH A BATTERY BACKUP.
- CEILING LIGHTS MAY BE REPLACED WITH A FAN/LIGHT COMBINATION IF THEY ARE INSTALLED PER MANUFACTURER INSTRUCTIONS AND CODE REQUIREMENTS.
- LIGHTING FIXTURES INSTALLED IN CLOSETS WILL BE IN ACCORDANCE WITH THE 2020 NATIONAL ELECTRIC CODE.
- LIGHTS AND ELECTRICAL CIRCUITS FOR CRAWL SPACES, AND/OR GARAGES ARE TO BE PROVIDED ON-SITE BY OTHERS.
- SPACES ARE PROVIDED IN THE PANEL BOX FOR EXPANSION.
- ELECTRICAL INTERCONNECTION BETWEEN MODULES SHALL BE MADE IN THE CRAWL SPACE OR ATTIC SPACE WHERE APPLICABLE USING JUNCTION BOXES BY A QUALIFIED ELECTRICIAN ON-SITE. JUNCTION BOXES AT THE MATE LINE SHALL BE IDENTIFIED BY CIRCUIT.
- ELECTRICAL BOXES SHALL BE LISTED FOR THE SPECIFIC PURPOSE. BOXES FOR FIXTURE ATTACHMENTS SHALL BE DESIGNED FOR THAT PURPOSE WITH PROPER FIXTURE ATTACHMENT MEANS. ALL FIXTURES SHALL BE ADEQUATELY SUPPORTED PER THE FIXTURE MANUFACTURER'S INSTRUCTIONS AND THEIR LISTING REPORT.
- THE METHOD OF MOUNTING FIXTURES AND WIRING INSTALLATION SHALL BE PER THE LISTING REPORT AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
- ALL BRANCH CIRCUITS THAT SUPPLY 125-V SINGLE PHASE, 15-AMP AND 20-AMP OUTLETS INSTALLED IN DWELLING AREAS SHALL BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER TO PROVIDE PROTECTION OF THE ENTIRE BRANCH CIRCUIT.
- ALL 15-AMP AND 20-AMP RECEPTACLES ARE TO BE TAMPER RESISTANT.
- ALL RECEPTACLES PLACED IN CRAWL SPACE WILL INCLUDE A GFCI.
- A GFCI RECEPTACLE SHALL BE PROVIDED WITHIN 25 FEET OF THE HVAC UNIT TO BE USED FOR SERVICING.
- A CARBON MONOXIDE ALARM SHALL BE CENTRALLY LOCATED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
- ALL CIRCUITS LABELED IN ACTUAL ELECTRIC PANEL BY PLANT ELECTRICIAN IN MANUFACTURING PLANT BEFORE UNIT IS SHIPPED.
- RESTROOMS SHALL HAVE A MINIMUM VENTILATION RATE OF 50 CFM AND MINIMUM DUCT DIAMETER OF 4 INCHES.

RESUME OF SITE WORK

ALL WORK NOTATED BELOW TO BE PROVIDED ON-SITE BY OTHERS:

- COMPLETE FOUNDATION AND STRUCTURAL TIE-DOWNS. DESIGN AND CONSTRUCTION OF FOUNDATION SYSTEM AND TIE-DOWNS DONE BY OTHERS AND IS SUBJECT TO AUTHORITY OF LOCAL JURISDICTION.
- ATTACH MODULES TO FOUNDATION PER APPROVED FOUNDATION DESIGN PACKAGE.
- BRIDGE SHEATHING AT MATE-LINES AS REQUIRED PER STRUCTURAL DRAWING.
- COMPLETE MOISTURE PROTECTION CONNECTIONS BETWEEN MODULES AT ROOF, WALLS, AND FLOOR.
- INTERCONNECT FRESH WATER PLUMBING AT MATE-LINE IN THE CRAWLSPACE.
- INSTALL WASTE AND WATER MAINFOLDS IN CRAWLSPACE AS REQUIRED.
- INSTALL AIR CONDITIONING EQUIPMENT INCLUDING COMPRESSOR, COOLANT LINES, AND ELECTRICAL CONNECTIONS AS REQUIRED BY THE LOCAL AUTHORITY.
- SIDING FOR ENDS IS SHIPPED LOOSE FOR ON-SITE INSTALLATION.
- BOTTOM ROW OF SIDING MAY BE SHIPPED LOOSE FOR ON-SITE INSTALLATION.
- COMPLETE ELECTRICAL CONNECTIONS BETWEEN THE MODULES.
- CONNECT ELECTRICAL SERVICE TO THE PANEL ON HOME AS REQUIRED BY LOCAL AUTHORITY.
- CONNECT WATER AND SEWER TO HOME AS REQUIRED BY THE LOCAL AUTHORITY.
- PERFORM REQUIRED TEST FOR ELECTRICAL, PLUMBING, AND MECHANICAL AS REQUIRED BY THE LOCAL AUTHORITY.
- COMPLETE INTERIOR TRIM, FINISHING GYPSUM BOARD, REPAIRING CRACKS, ADJUSTING DOORS, AND INSTALLING CARPETS AND OTHER FLOORING MATERIALS AS NEEDED.
- MATERIALS FOR FOUNDATION CONNECTIONS PROVIDED ON-SITE BY OTHERS.
- COMPLETE CONSTRUCTION OF ALL SITE-BUILT GARAGES, DECKS AND THEIR RESPECTIVE CONNECTIONS TO ALL FACTORY-BUILT MODULES AND THEIR FOUNDATIONS PER STRUCTURAL DRAWINGS.
- COMPLETE CONSTRUCTION OF ALL SITE-BUILT PORCHES AND PORCH ROOFS.

PLUMBING NOTES

- WHEN WATER HEATERS OR WATER HEATER STORAGE TANKS ARE INSTALLED IN LOCATIONS WHERE TANK OR CONNECTION LEAKAGE COULD CAUSE DAMAGE, THE TANK OR THE WATER HEATER SHALL BE INSTALLED IN A GALVANIZED STEEL OR OTHER METAL PAN OF EQUAL CORROSION RESISTANCE HAVING A MINIMUM THICKNESS OF 24 GAUGE, 0.0276 INCH.
- ELECTRICAL WATER HEATERS SHALL BE INSTALLED IN A METAL PAN AS REQUIRED OR IN A HIGH-IMPACT PLASTIC PAN OF AT LEAST 0.0625" INCH THICKNESS.
- THE PAN SHALL NOT BE LESS THAN 1-1/2 INCHES DEEP AND SHALL BE OF SUFFICIENT SIZE AND SHAPE TO RECEIVE ALL DRIPPING OR CONDENSATE.
- THE PAN SHALL EXTEND FULL-SIZE AND TERMINATE OVER A SUITABLY LOCATED INDIRECT WASTE RECEPTOR OR FLOOR DRAIN OR EXTEND TO THE EXTERIOR OF THE BUILDING AND TERMINATE NOT LESS THAN SIX INCHES AND NOT MORE THAN 24 INCHES ABOVE THE ADJACENT GROUND SURFACE.
- IN CONCEALED LOCATIONS WHERE PIPING IS INSTALLED THROUGH HOLES OR NOTCHES IN STUDS, JOISTS, RAFTERS, OR SIMILAR MEMBERS LESS THAN 1-1/2 INCHES FROM THE NEAREST EDGE OF THE MEMBER, THE PIPE SHALL BE PROTECTED FROM SHIELD PLATES. PROTECTIVE SHIELD PLATES SHALL BE A MINIMUM OF 1/16 INCH THICK, SHALL COVER THE AREA OF THE PIPE WHERE THE MEMBER IS NOTCHED OR BORED, AND SHALL EXTEND A MINIMUM OF 2 INCHES ABOVE THE SILL PLATES AND BELOW THE TOP PLATES.
- FIXTURES INCLUDING P-TRAPS, WITH CONCEALED SLIP-JOINT CONNECTIONS SHALL BE PROVIDED ON ACCESS PANEL OR UTILITY SPACE AT LEAST 12 INCHES IN ITS SMALLEST DIMENSION OR OTHER APPROVED ARRANGEMENT SO AS TO PROVIDE ACCESS TO THE SLIP CONNECTIONS FOR INSPECTION AND REPAIR.
- THE DISCHARGE FROM AN AUTOMATIC CLOTHES WASHER SHALL BE THROUGH AN AIR BREAK AND CONNECTED TO A STANDPIPE.
- STANDPIPES SHALL BE INDIVIDUALLY TRAPPED. STANDPIPES SHALL EXTEND A MINIMUM OF 18 INCHES AND A MAXIMUM OF 30 INCHES ABOVE THE TRAP. ACCESS SHALL BE PROVIDED TO ALL STANDPIPE TRAPS AND DRAINS FOR RODDING.
- THE FLOW VELOCITY OF THE WATER DISTRIBUTION SYSTEM SHALL BE CONTROLLED TO REDUCE THE POSSIBILITY OF WATER HAMMER. A WATER HAMMER ARRESTER SHALL BE INSTALLED WHERE QUICK CLOSING VALVES ARE UTILIZED, UNLESS OTHERWISE APPROVED. THE ARRESTER SHALL BE LOCATED WITHIN AN EFFECTIVE RANGE OF A QUICK CLOSING VALVE. WATER HAMMER ARRESTERS SHALL CONFORM TO ASSE 1010. ACCESS SHALL BE PROVIDED TO WATER HAMMER ARRESTERS.
- ALL PLUMBING VENTS TO BE LOCATED A MINIMUM OF 10 FEET AWAY FROM OR AT LEAST 3 FEET ABOVE ANY OPERABLE SKYLIGHTS.
- CLEANOUTS IN BUILDING SEWERS SHALL BE PROVIDED IN ACCORDANCE WITH THE AUTHORITY HAVING JURISDICTION OF THE INSTALLATION SITE OF THIS UNIT. ALL CLEANOUTS SHALL BE MAINTAINED WATERTIGHT.
- WATER DISTRIBUTION SYSTEM SUPPLY LINES WILL BE COMPLIANT WITH ALL COLORADO STATE CODES.
- ALL DWV PIPES WILL CONSIST OF PVC AND BE COMPLIANT WITH ALL APPLICABLE STATE CODES.
- ALL PIPES AND FITTINGS TO BE 1-1/2" DIAMETER UNLESS OTHERWISE SPECIFIED.
- A COPY OF THIS DRAWING SHALL BE INCLUDED IN THE INSTALLATION INSTRUCTIONS FOR SITE INSTALLATION OF PIPES AND FITTINGS.
- DRAIN DUMP MAY BE DTL OR 90 DEGREES DOUBLE L OR WYE.
- MINIMUM HORIZONTAL SLOPE FOR DRAIN LINES IS 1/4 INCH PER 12 INCHES.
- ALL 1-1/2 INCH P-TRAPS TO HAVE A MAXIMUM LENGTH OF 42 INCHES FOR TRAP ARM.
- ALL 2 INCH P-TRAPS TO HAVE A MAXIMUM LENGTH OF 60 INCHES FOR TRAP ARM.
- ALL SUPPLY LINES WILL CONSIST OF PEX PIPE/FLAIR-IT FITTINGS (PEX SHALL NOT BE USED WITHIN THE FIRST 18 INCHES OF PIPING CONNECTED TO THE WATER HEATER.
- ALL WATER CLOSET BOWLS SHALL BE OF THE ELONGATED TYPE; WATER CLOSETS SHALL BE EQUIPPED WITH SEATS OF SMOOTH, NON-ABSORBENT MATERIAL, WITH A HINGED OPEN-FRONT IN ACCORDANCE WITH 2018 IPC SECTION 425.2-3.
- EXTERIOR FAUCETS TO BE PROVIDED WITH ANTI-SIPHON DEVICES AND SHALL BE FROST-POOF.
- WATER CONSERVING PLUMBING FIXTURES ARE REQUIRED:
 - 23.1. TOILETS: 1.28 GPF
 - 23.2. LAV FAUCETS: 2.0 GPM
- ALL COLD WATER PIPING SHALL BE LOCATED WITHIN CONDITIONED SPACE OR OTHERWISE PROTECTED FROM FREEZING IN ACCORDANCE WITH LOCALLY ADOPTED BUILDING CODES.
- ALL DOMESTIC HOT WATER PIPING CONDITIONS LISTED BELOW MUST BE INSULATED AND THE INSULATION THICKNESS SHALL BE BASED ON THE CONDUCTIVITY RANGE IN TABLE 120.3-A AND THE INSULATION LEVEL SHALL BE SELECTED FROM THE FLUID TEMPERATURE RANGE.
 - 25.1. THE FIRST 5 FEET OF HOT AND COLD WATER PIPES FROM THE STORAGE TANK
 - 25.2. ALL PIPING WITH A NOMINAL DIMENSION OF 3/4 INCH OR LARGER.
 - 25.3. ALL HOT WATER PIPING FROM THE HEATING SOURCE TO KITCHEN FIXTURES.
 - 25.4. FLUID TEMPERATURE RANGES: 105 DEGREES TO 140 DEGREES FAHRENHEIT.
 - 25.5. CONDUCTIVITY RANGE: 0.22-0.28
 - 25.6. 1 INCH THICK INSULATION REQUIRED FOR PIPES LESS THAN 1 INCH NOMINAL DIAMETER.
 - 25.7. 1-1/2 INCH THICK INSULATION REQUIRED FOR PIPES 1 INCH TO 1-1/2 INCH NOMINAL DIAMETER.
- SEE WATER HEATER CUT SHEETS FOR REQUIRED ENERGY EFFICIENT WATER HEATER.
- AN EXPANSION TANK SHALL BE INSTALLED IN EVERY HOT WATER SYSTEM. EXPANSION TANKS SHALL BE OF THE CLOSED OR OPEN TYPE AND SHALL BE RATED FOR THE PRESSURE OF THE HOT WATER SYSTEM. (2018 IMC 1009.1)

DESIGN CRITERIA

COLORADO BUILDING CODES:

- 2018 INTERNATIONAL BUILDING CODE
- 2018 INTERNATIONAL MECHANICAL CODE
- 2018 INTERNATIONAL PLUMBING CODE
- 2020 NATIONAL ELECTRIC CODE
- 2018 INTERNATIONAL FUEL GAS CODE
- 2015 INTERNATIONAL ENERGY CONSERVATION CODE
- 8 CCR 1302-14 ADMINISTRATION RULES
- 2009 ICC/ANSI A117.1 ACCESSIBILITY STANDARDS

WIND EXPOSURE CATEGORY: C (130 MPH)
SEISMIC DESIGN CATEGORY: C
OCCUPANCY CLASSIFICATION: B
OCCUPANT LOAD: 24 PERSONS
CONSTRUCTION TYPE: VB (UN-SPRINKLERED)

GRAVITY LOAD PARAMETERS
FLOOR LOAD: 100 PSF (50PSF OFFICE) LIVE LOAD
15 PSF (DEAD LOAD)
ROOF LOAD: 30 PSF SNOW LOAD
30 PSF ROOF LIVE LOAD
RAIN LOAD: 3"

MAXIMUM ROOF PITCH: 4/12

SUBMITTAL INDEX

C1 COVER PAGE
FP FLOOR PLAN
E1 ELEVATIONS
E2 ELEVATIONS
E11 ELECTRICAL LAYOUT
P1 PLUMBING SYSTEMS & DWV/PLUMBING SCHEMATICS
SE1 SECTIONS & CONSTRUCTION DETAILS
FD1 CRAWLSPACE TYPE FOUNDATION FOR REFERENCE
FD2 SLAB TYPE FOUNDATION FOR REFERENCE
EP1 EGRESS PLAN
AF A-MODULE FLOOR FRAMING
BF B-MODULE FLOOR FRAMING
DP SITE PLAN
SS1 GRADING & EROSION CONTROL PLAN

PROJECT DATA

- AN APPROXIMATELY 1,144.75 SQFT., SINGLE-STORY CLUBHOUSE FOR PUBLIC USE.
- MEANS OF EGRESS - DOORS SHALL MEET THE REQUIREMENTS OF IBC, SECTION 1010.
- EGRESS DOOR WIDTH IS 0.2" PER OCCUPANT, WITH A MINIMUM 32" PER SECTION 1005.1.
- EXIT TRAVEL DISTANCE IN ACCORDANCE WITH 2018 IBC SECTION 1016 WITH A 200' MAXIMUM
- (2) TWO EXITS REQUIRED PER 2018 IBC SECTION 1021.1; (2) TWO EXITS PROVIDED
- CLUBHOUSE REQUIRES A 5' 0" SETBACK ON ALL FOUR SIDES AS WELL AS A MINIMUM OF 10' 0" BETWEEN CLUBHOUSE AND DUPLEXES IN THE SURROUNDING SUBDIVISION.

FLOODPLAIN INFORMATION

THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOR INSURANCE RATE MAP NO. 08041C0742F, EFFECTIVE DATE MARCH 17, 1997, INDICATES THAT THIS PARCEL OF LAND TO BE LOCATED IN ZONE X (AREAS DETERMINED OUTSIDE OF THE 500-YEAR FLOODPLAIN) AND ZONE AE (BASE FLOOD ELEVATION DETERMINED). THE APPROXIMATE FLOODPLAIN LINE DEPICTED HEREIN HAS BEEN SCALED FROM THE GIS MAPPING SERVICE PROVIDED BY THE PIKES PEAK REGIONAL BUILDING DEPARTMENT. FURTHER ANALYSIS MAY BE NECESSARY TO DETERMINE A MORE ACCURATE LOCATION OF THE SAID FLOODPLAIN LINE.

GEOLOGICAL HAZARD INFORMATION

THIS PROPERTY HAS BEEN EXEMPT FROM THE REQUIREMENTS TO SUBMIT A GEOLOGIC HAZARD STUDY ON THE BASIS THAT THE REVIEW AND ON-SITE OBSERVATION OF THE PROJECT WAS CONFIRMED THAT ALL EXEMPTION CRITERIA HAS BEEN MET AS ACKNOWLEDGED BY CTL THOMPSON, INC. ON JULY 7, 2018 AND APPROVED BY CITY ENGINEERING AND PLANNING. CONTACT THE PLANNING & DEVELOPMENT TEAM AT 30 SOUTH NEVADA AVENUE, SUITE #105, COLORADO SPRINGS, COLORADO TO ACQUIRE COPIES OF THE REPORTS.

FOUNDATION NOTES

- FOUNDATION TO BE CONSTRUCTED AS ENGINEERED FOR EXISTING SITE CONDITIONS.
- MINIMUM DOUBLE 2X4 TREATED MUD SILL WITH 1/2" DIAMETER BY 10" ANCHOR BOLTS @ 4'-0" ON CENTER AND 12" MAXIMUM FROM ENDS OF MUD SILL SPLICES, MINIMUM TWO (2) BOLTS PER PIECE. FLOOR TO BE FASTENED TO MUD SILL WITH (2) 16d NAILS AT 24" O.C. AND LAG SCREWS AT 9" O.C.
- ALL CONDITIONED CRAWLSPACE FOUNDATION TYPES WILL HAVE A CRAWLSPACE FAN, FAN SWITCH, COLD AIR RETURN, AND WALL REGISTER.
- EXTERIOR CONCRETE DIMENSIONS ASSUMED TO WOOD CONSTRUCTION ABOVE AND DO NOT INCLUDE STRUCTURAL RIGID SHEATHING ON HOUSE. ANY ADDITION OF EXTERIOR INSULATION IS TO BE ADJUSTED BY BUILDER/CONTRACTOR AND/OR MASON.
- FOUNDATION IS TO BE CONSTRUCTED AS ENGINEERED TO MEET REQUIREMENTS OF LATEST CODES AND CONDITIONS AND HAS BEEN DESIGNED USING STANDARD BUILDING PRACTICES. ALL INTERIOR WALL LAYOUTS, POSTS, AND PAD LOCATIONS, SUPPORT BEAMS, AND FOOTING LAYOUTS ARE SUGGESTED SIZES AND LOCATIONS ONLY. BUILDER/CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL DIMENSIONS AND LOADS PRIOR TO ANY CONSTRUCTION.
- ALL REINFORCING BARS ARE TO CONSIST OF #4, GRADE 60 STEEL UNLESS OTHERWISE NOTED.
- MINIMUM RECOMMENDED DESIGN STRENGTH OF FOUNDATION CONCRETE SHALL BE 3000PSI.
- REINFORCING SHALL BE CONTINUOUS AROUND THE BUILDING AS SHOWN. MINIMUM LAP REINFORCING SHOULD BE 30 BAR DIAMETERS OR AS ENGINEERED.
- THIS DESIGN HAS BEEN COMPLETED IN ACCORDANCE WITH PERTINENT STANDARDS, RECOMMENDED DESIGN SOIL PARAMETERS, AND ACCEPTED ENGINEERING DESIGN PROCEDURES, AND IS BASED ON THE BEST INFORMATION AVAILABLE AT THE TIME OF COMPLETION. THE DESIGN IS INTENDED TO MINIMIZE THE DIFFERENTIAL MOVEMENT RESULTING FROM HEAVING OF EXPANSIVE SOIL INDUCED BY SEASONAL MOISTURE CHANGES. IT MUST BE RECOGNIZED THAT FOUNDATION COMPONENTS, AND IN PARTICULAR, FLOOR SLABS AND OTHER FLATWORK, WILL UNDERGO MOVEMENT. ADHERENCE TO THOSE DETAILS ISOLATING FLOOR SLABS FROM COLUMNS, WALLS, PARTITIONS, OR OTHER STRUCTURAL COMPONENTS IS EXTREMELY IMPORTANT IF DAMAGE TO THE SUPERSTRUCTURE IS TO BE MINIMIZED.
- ANY SUBSEQUENT OWNERS SHOULD BE APPRAISED OF THE EXPANSIVE SOIL CONDITION, IF ANY, AND ADVISED TO MAINTAIN GOOD PRACTICES IN THE FUTURE WITH REGARD TO SURFACE AND SUBSURFACE DRAINAGE, FRAMING OF PARTITIONS ABOVE FLOOR SLABS, DRYWALL AND FINISH WORK ABOVE FLOOR SLABS, ETC.

CONSTRUCTION NOTES

- EXTERIOR JOINTS IN THE BUILDING ENVELOPE THAT ARE SOURCES OF AIR INFILTRATION SUCH AS AROUND WINDOWS AND DOOR FRAMES, BETWEEN WALLS AND FOUNDATIONS, BETWEEN WALLS AND ROOF/CEILING, BETWEEN WALL PANELS, OPENINGS AT PENETRATIONS OF UTILITY SERVICES THROUGH WALLS, FLOORS, AND ROOFS, AND ALL OTHER SUCH OPENINGS IN THE BUILDING ENVELOPE SHALL BE CAULKED, GASKETED, WEATHERSTRIPPED, OR OTHERWISE SEALED IN AN APPROVED MANNER.
- SOFFIT VENTS AND RIDGE VENTS TO EQUAL 1/150 OF TOTAL ROOF AREA (THIS FACTOR MAY BE REDUCED TO 1/300 WHEN A VAPOR BARRIER OF 1 PERM OR LESS WHEN INSTALLED IN ATTIC.)
- CONDITIONED CRAWLSPACES WILL INCLUDE A 6MIL POLYETHYLENE VAPOR BARRIER. CONDITIONED AIR SUPPLY SIZED TO DELIVER AT A RATE OF 1 CUBIC FOOT PER MINUTE FOR EACH 50 SQUARE FEET OF UNDER-FLOOR AREA, INCLUDING A RETURN VENT TO THE COMMON AREA, AND PERIMETER WALLS INSULATED. (2018 IRC R408.3)
- IF CRAWLSPACE IS UNCONDITIONED, 1/150 PER SQFT CRAWLSPACE VENTING LOCATION IS CUT THROUGH RIM AFTER BUILDING IS SET. IF CRAWLSPACE IS CONDITIONED, A 6MIL POLYETHYLENE VAPOR BARRIER USED ON THE CRAWLSPACE FLOOR AND 1/1500 PER SQFT. VENTILATION SHALL BE LOCATED SO THAT VENTILATION IS EVENLY DISTRIBUTED TO PROVIDE CROSS VENTILATION.
- EAVE VENTS AND RIDGE VENTS EQUAL TO 1/150 OF THE TOTAL ROOF AREA. THIS FACTOR MAY BE REDUCED TO 1/300 WHEN A 6MIL VAPOR BARRIER OF 1 PERM OR LESS IS INSTALLED IN ATTIC.
- 2X4 HEM FIR, 2X6 HEM FIR, AND OTHER WOOD FRAMING MAY BE SUBSTITUTED USING COMPARABLE STRENGTH STEEL STUDS AND FRAMING.
- STUD TO PLATE 2X6 3'-131 X 3", 2X4 2'-131 X 3"
- DOUBLE 2X6 OR 2X4 TWO ROWS. 131 X 3" @ 16" STAGGERED
- FLOOR RIM AND BEAM PLYS TO BE FASTENED WITH 3 ROWS. 131 X 3" @ 12"
- HEADER PLYS TO BE FASTENED WITH 3 ROWS. 131 X 3" @ 8"
- HEADERS TO BE (2) 2X10 FASTENED WITH INSULATION FILLER.
- MINIMUM TOP PLATE TO BE 4B"
- STUD (INTERIOR/EXTERIOR), PLATE, RIM, AND JOIST GRADE TO BE SPF#2 OR BETTER
- ROOF TRUSSES TO BE PLACED AT 24" ON CENTER
- R-49 INSULATION TO BE PROVIDED IN ATTIC
- R-21 INSULATION TO BE PROVIDED IN EXTERIOR FRAMED WALLS
- R-38 INSULATION TO BE PROVIDED BETWEEN FLOOR JOISTS OVER UNCONDITIONED SPACE OPTIONAL R-19 CRAFT; OPTIONAL 2.2" OPEN-CELL FOAM INSULATION WITH R-11 FIBERGLASS BATT (NON-CRAFT) R3-4PER INCH; OPTIONAL 5-1/2" OPEN-CELL FOAM INSULATION; R3-4 PER INCH; OPTIONAL 1" CLOSED-CELL FOAM INSULATION, R6.8 PER INCH WITH R-11 FIBERGLASS BATT INSULATION (NON-CRAFT) R3-4 PER INCH; OPTIONAL 5-1/2" CLOSED-CELL FOAM INSULATION R6.8 PER INCH.
- SHEATHING: 7/16" OSB FASTENED WITH STAPLES @ 4" O.C. AROUND PANEL EDGES AND 9" O.C. ALONG INTERMEDIATE STUDS.
- SHEAR WALL TO FLOOR: 0.131 X 3" NAILS @ 6" O.C.
- SHEAR WALL TO TRUSS: 0.131 X 3" NAILS @ 12" O.C.
- WALLS TO WALL: #10 4" LAG SCREWS @ 12" O.C. FROM ALTERNATE DIRECTIONS.
- WALL TO FOUNDATION: SIMPSON STHD10R1 AT SIDE WALLS AND MATING WALLS (OR EQUAL 1650# ALLOWABLE STRENGTH FASTENER) ATTACHED ON-SITE.
- WALL TO FLOOR: (1) 26GA. X 1-1/2" STRAPS PER JOINT OR EQUAL FASTENER WITH 360# ALLOWABLE STRENGTH.
- CEILING TO CEILING: (1) 26GA. X 1-1/2" STRAPS PER JOINT OR EQUAL FASTENER WITH 360# ALLOWABLE STRENGTH.
- CEILING TO WALL: (1) 26GA. X 1-1/2" STRAPS PER JOINT OR EQUAL FASTENER WITH 360# ALLOWABLE STRENGTH.
- FLOOR JOIST TO RIM: END NAIL 0.131 X 3" NAILS (5) NAILS EQUALLY SPACED EACH END.

COMPANY



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MODEL

COMMERCIAL
CLUBHOUSE

MODEL

COTTAGES AT
NORTH CAREFREE

AUTHOR

DRAWN KS DESIGN

DATE 2020/12/11

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SHEET NAME

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COVER

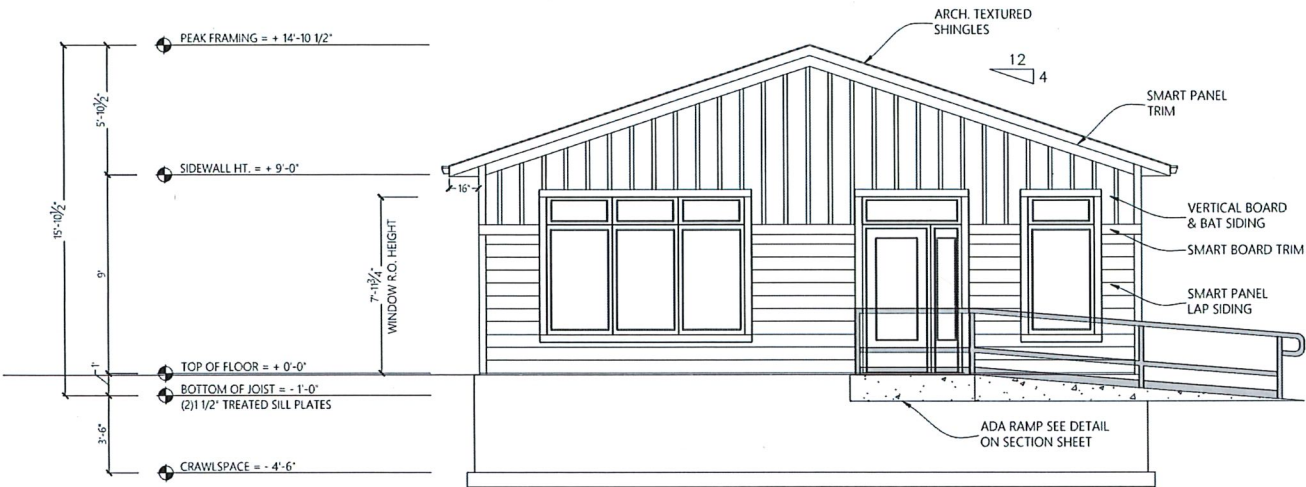
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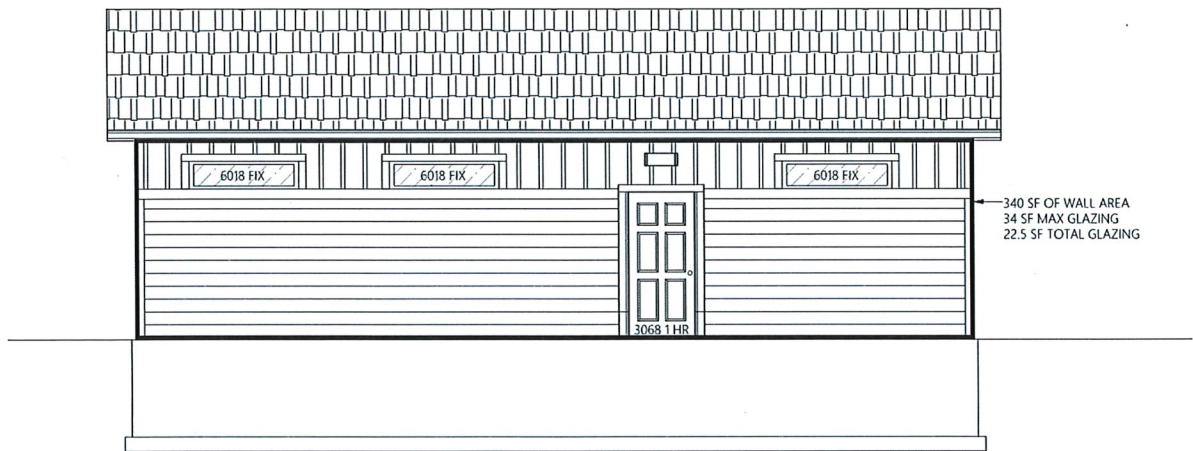
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CLUBHOUSE ELEVATIONS



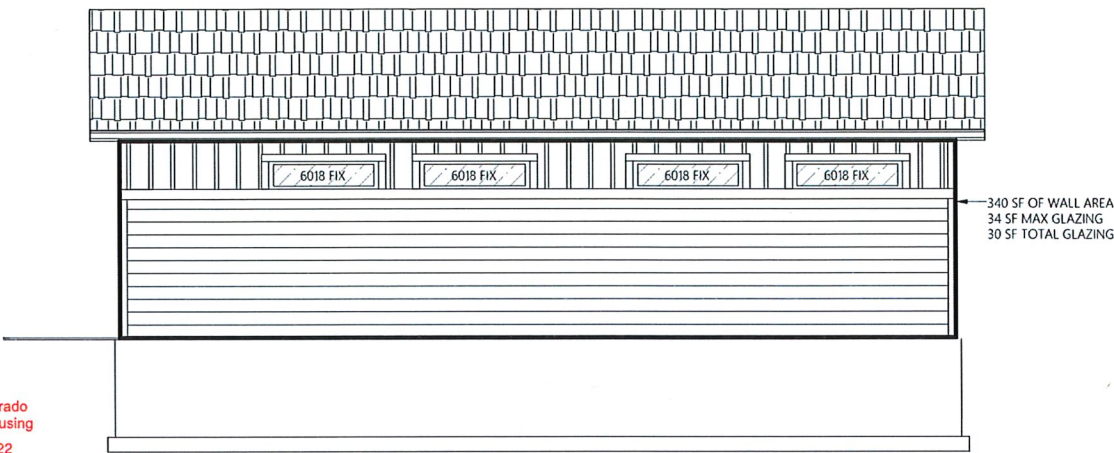
FRONT ELEVATION

SCALE: 1/4"=1'0"



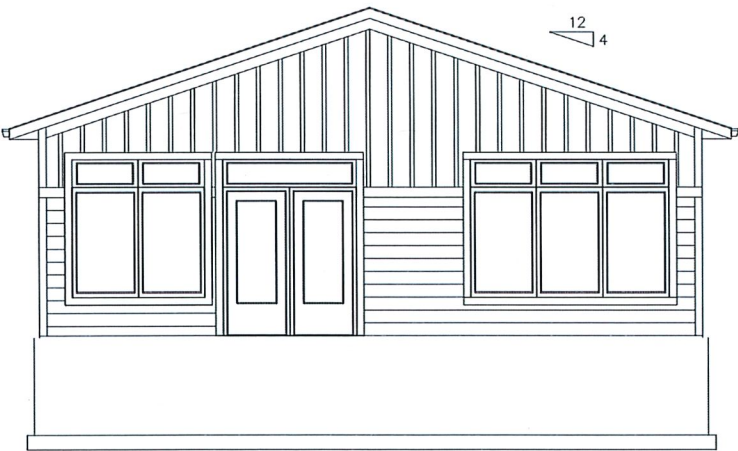
LEFT ELEVATION

SCALE: 1/4"=1'0"



RIGHT ELEVATION

SCALE: 1/4"=1'0"



REAR ELEVATION

SCALE: 1/4"=1'0"



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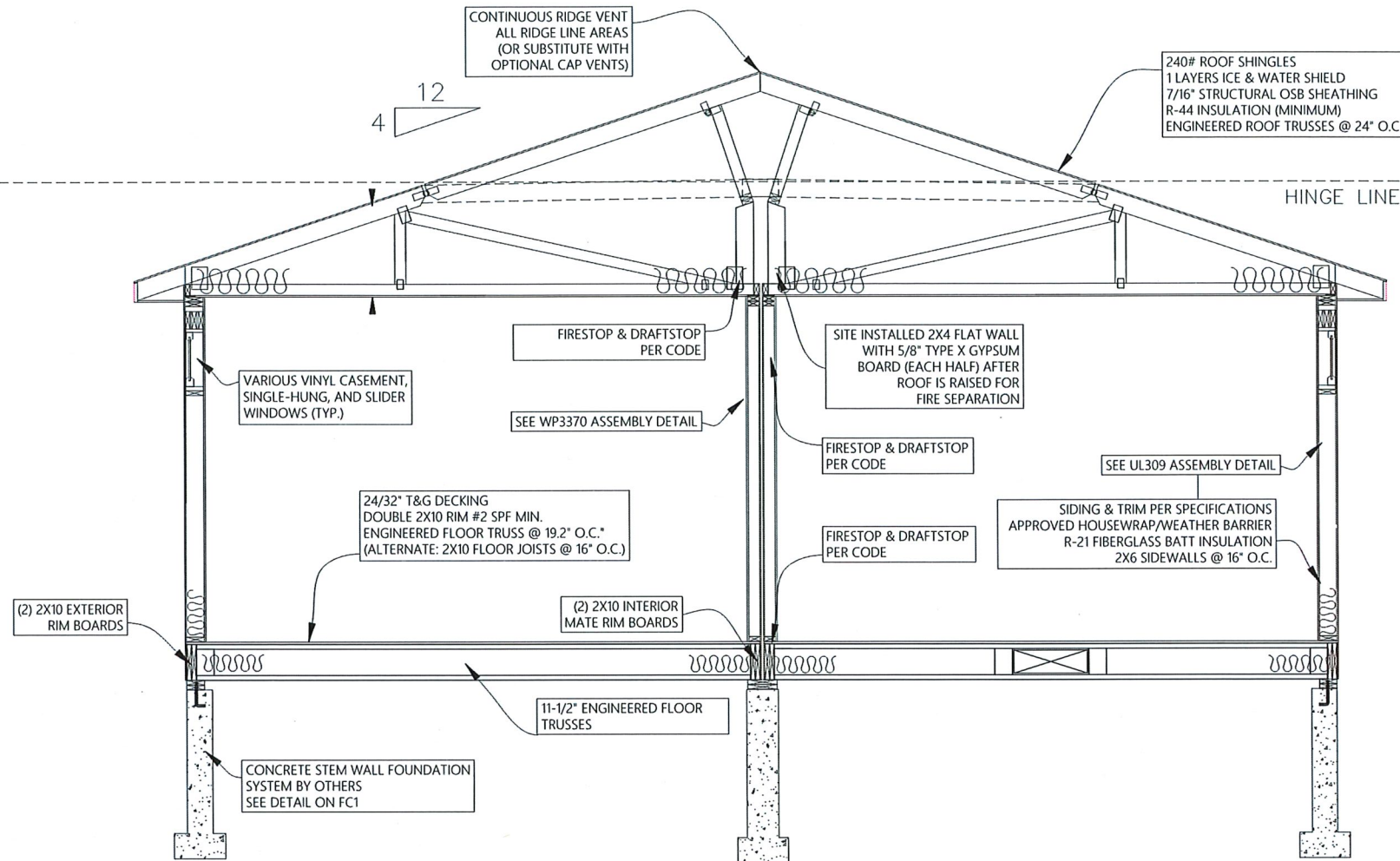
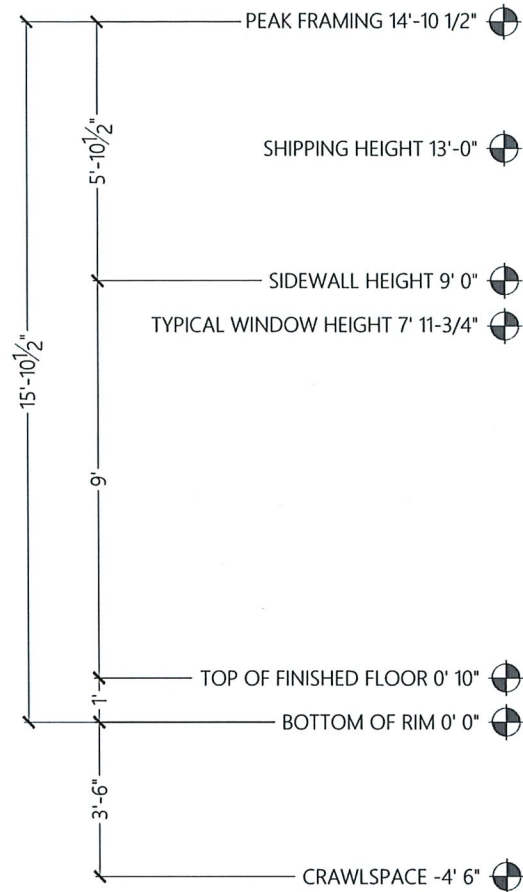
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EXTERIOR
ELEVATIONS

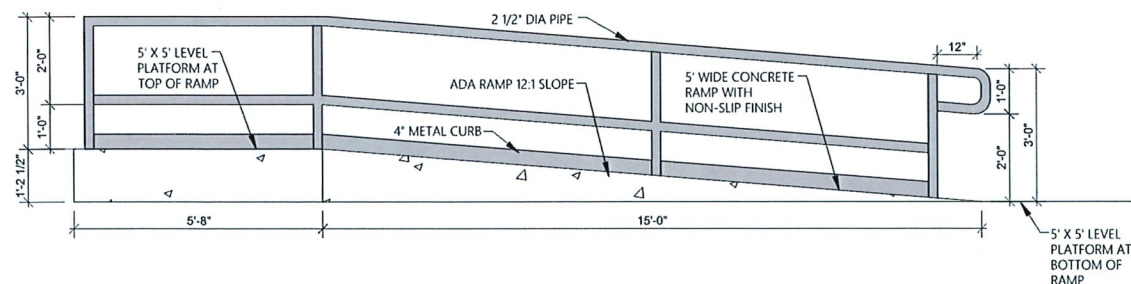
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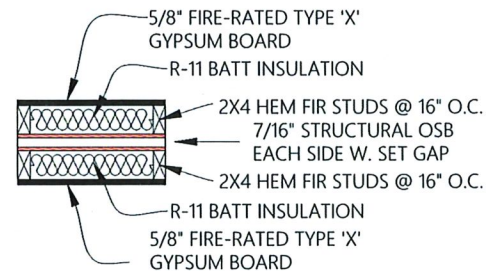
SECTION DETAIL W. CRAWLSPACE FOUNDATION

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



ADA RAMP

1/2" = 1'-0"



WP3370 FIRE SEPARATION WALL

N.T.S.

EXTERIOR WALLS

GA FILE NO. WP 8105

GENERIC

1 HOUR
FIRE

GYPSUM WALLBOARD, GYPSUM SHEATHING, WOOD STUDS

EXTERIOR SIDE: One layer 48" wide 5/8" type X gypsum sheathing applied parallel to 2 x 4 wood studs 24" o.c. with 1 3/4" galvanized roofing nails 4" o.c. at vertical joints and 7" o.c. at intermediate studs and top and bottom plates. Joints of gypsum sheathing may be left untreated. Exterior cladding to be attached through sheathing to studs.

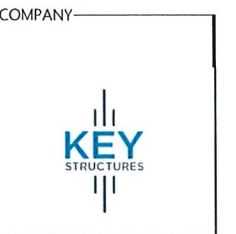
INTERIOR SIDE: One layer 5/8" type X gypsum wallboard, water-resistant gypsum backing board, or gypsum veneer base applied parallel or at right angles to studs with 6d coated nails 1 7/8" long, 0.0915" shank, 1/4" heads 7" o.c. (LOAD-BEARING)

Thickness:
Approx. Weight:
Fire Test:

Varies
7 psf
See WP 3510
(UL R3501-47, -48, 9-17-65,
UL Design U309;
UL R1319-129, 7-22-70,
UL Design U314)

UL-U309/WP 8105 ASSEMBLY

N.T.S.



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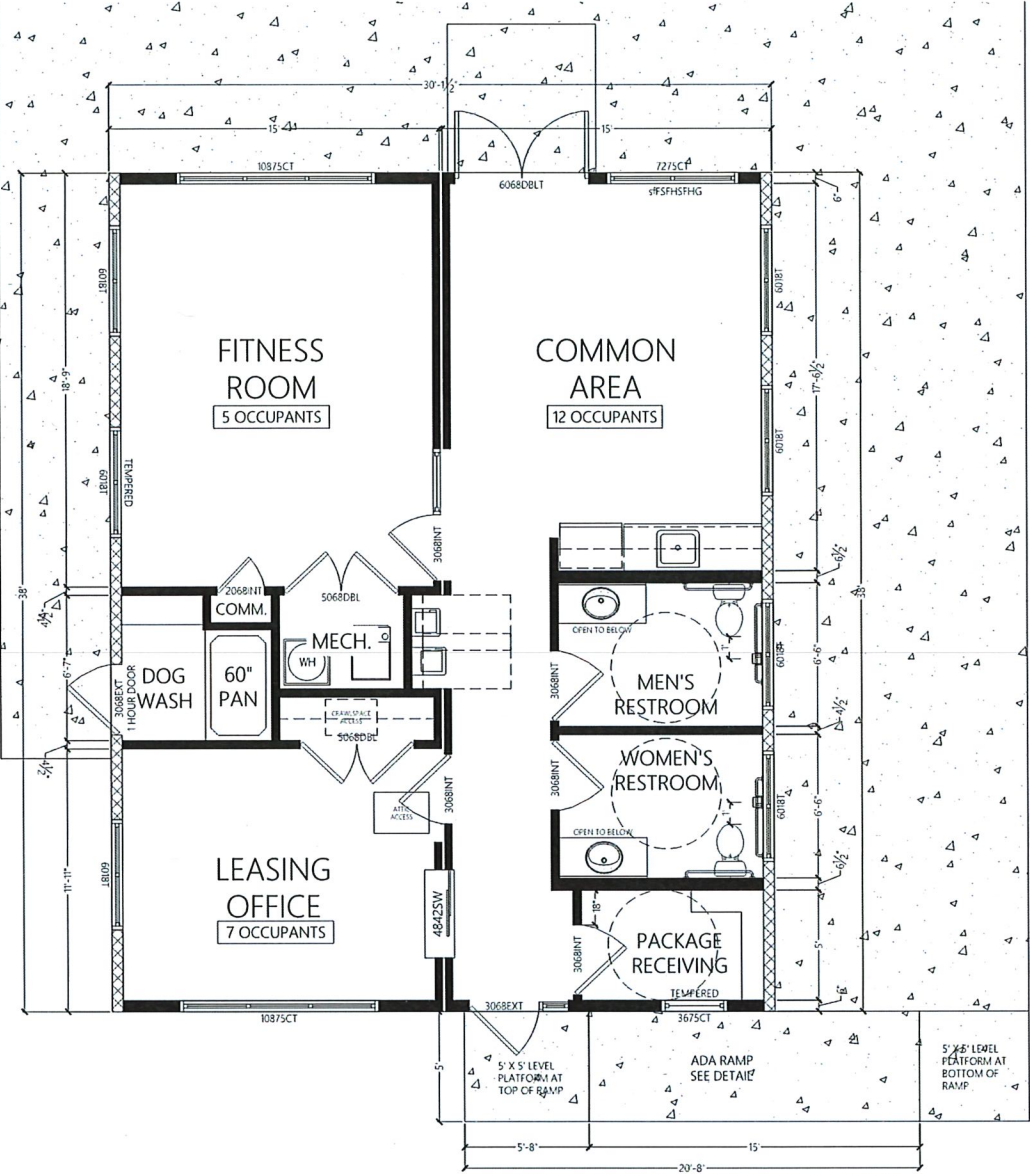
SECTIONS &
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FLOOR PLAN

SCALE: 3/8" = 1' 0"

ROUGH OPENING SCHEDULE | LIGHT & VENT

NAME	DESCRIPTION	QTY.	WIDTH	HEIGHT	HEADER HEIGHT	LIGHT	VENT	RO AREA	U FACTOR	SHGC
3/0EXTL	EXTERIOR DOOR W/ SIDELIGHT TRANSOM	1	4' 6"	8' 2"	8' 2"	26.83	19.5	36.75	0.33	0.52
3/0EXT	1 HOUR EXTERIOR DOOR	1	3' 2-1/2"	6' 11-1/4"	6' 11-1/4"	0.0	19.5	22.06	0.0	0.0
60DBLT	DOUBLE EXTERIOR DOORS	1	6' 1"	8' 0"	8' 0"	35.53	39.0	48.67	0.33	0.52
2/0INT	INTERIOR SWINGING DOOR	1	2' 2"	6' 10-1/2"	6' 10-1/2"					
3/0INT	INTERIOR SWINGING DOOR	4	3' 2"	6' 10-1/2"	6' 10-1/2"					
3/0INTLT	INTERIOR DOOR W/ SIDELIGHT TRANSOM	1	6' 0"	6' 11"	6' 11"					
5/0DBL	DOUBLE INTERIOR DOORS	2	5' 2"	6' 10-1/2"	6' 10-1/2"					
4824SW	SLIDING INTERIOR RECEPTION WINDOW	1	4' 0"	3' 6"	6' 5-1/2"					
10875CT	CASEMENT WINDOW WITH TRANSOM	2	9' 0"	6' 3"	7' 11-3/4"	36.15	22.86	56.25	0.33	0.33
3675CT	CASEMENT WINDOW WITH TRANSOM	1	3' 0"	6' 3"	7' 11-3/4"	11.69	11.43	18.75	0.33	0.33
7275CT	CASEMENT WINDOW WITH TRANSOM	1	6' 0"	6' 3"	7' 11-3/4"	23.63	0.00	37.50	0.33	0.33
6018T	TRANSOM WINDOW	7	5' 0"	1' 6"	7' 11-3/4"	4.45	6.85	7.50	0.33	0.35

NOTE: WINDOW SIZES ARE IN INCHES

- FACTORY FRAMED STUD WALLS
- FIRE/SOUND SEPARATION WALLS
- 1/2 HEIGHT INTERIOR PARTITION



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COMMERCIAL CLUBHOUSE

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FLOOR PLAN

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