

project scope

NEW SINGLE FAMILY RESIDENCE:

Main House, with (1) attached garage, and
(1) detached Accessory Structure (Workshop):

- Adhered stone veneer, composite siding, and exterior metal cladding
- Driveway and retaining walls
- Grading work and site drainage (under separate permit)
- Well and Septic (under separate permit)

project team and consultants

Owner:
Doug + Gwen Stimple

2505 Stratton Forest Heights
Colorado Springs, CO 80906

Contact:
Doug Stimple
Phone: 719.499.4056

E-mail:
dstimple@classichomes.com

Architect:
Mosaic Architects & Interiors

1701 15th St.
Boulder, CO 80302 Ste C

Contact:
Jane Snyder, AIA
Phone: 303.247.1100
Fax: 303.247.1101

E-mail:
jsnyder@mosaicarchitects.com

Contractor:

Classic Homes?

Structural Engineer:
Entech Engineering, Inc.

505 Elkon Dr.
Colorado Springs, CO 80907

Contact:
Joe Goode
Phone: 719.531.5599

E-mail:
jgoode@entechengineers.com

Structural Engineer:
Fire Tower Engineering, Inc.

653 Roger Canyon Road
Laramie, WY 82072

Contact:
Joe Miller
Phone: 401.654.4600

E-mail:
joe@ftet.com

Energy Consultant:
BPG Energy Engineering

600 Kalmia Way
Broomfield, CO 80020

Contact:
Brett Guarero
Phone: 303.807.8932

E-mail:
brettguarero@hotmail.com

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general notes

- ALL WORK IS TO BE PERFORMED IN COMPLIANCE WITH ALL FEDERAL, STATE & LOCAL CODES. SECURE ALL REQUIRED PERMITS & APPROVALS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. ALL REFERENCE TO CODE SECTIONS HEREIN REFER TO THE APPLICABLE CODES W/ LOCAL AMENDMENTS. G.C. TO ENSURE CODE COMPLIANCE.
- THE GENERAL CONTRACTOR (G.C.) & SUBCONTRACTORS ARE TO EXAMINE & VERIFY EXISTING & NEW CONDICTIONS BOTH ON THE PLANS & IN THE FIELD. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES OR CONFLICTS WITHIN THE DRAWINGS, SPECIFICATIONS, & SCHEDULES IMMEDIATELY & PRIOR TO PROCEEDING WITH ESTIMATING, BIDDING, & CONSTRUCTION DO NOT SCALE DWGS. WRITTEN DOCUMENTATION PREVAILS IN ALL CASES.
- REFER TO ASSEMBLY & PARTITION TAGS FOR WALL TYPES.
- A GEOTECHNICAL REPORT HAS BEEN PREPARED FOR THE OWNER BY THEIR CONSULTANT & IS AVAILABLE FOR REVIEW AS AN AID IN PLANNING & EXECUTING THE WORK. THE REPORT DATA IS PROVIDED FOR REFERENCE ONLY, & IS NOT TO BE CONSIDERED A PART OF THE CONTRACT DOCUMENTS. GEOTECH REPORT ACCURACY & OR COMPLETENESS IS NOT GUARANTEED BY THE ARCHITECT.
- THESE DRAWINGS & SPECIFICATIONS ARE THE PROPERTY & COPYRIGHT OF THE ARCHITECT & SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY AGREEMENT WITH THE ARCHITECT.
- ALL PRODUCTS SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
- ALL FINISHES TO BE LOW OR NO V.O.C., TYP.
- PROVIDE CADON MITIGATION SYSTEM(S) AS REQUIRED BY CODES.
- ALL UTILITIES PASSING THROUGH STRUCTURAL ELEMENTS SHALL BE INSTALLED WITH FLEXIBLE CONNECTIONS TO ACCOMMODATE SOIL AND FOUNDATION ELEMENT MOVEMENT.
- ALL WORK TO BE IN ACCORDANCE WITH "GENERAL CONDITIONS OF THE CONTRACT" & ALL OTHER CONTRACT DOCUMENTS.
- CONTRACT DOCUMENTS ALSO INCLUDE THE PROJECT MANUAL (INCL. SPECIFICATIONS) & APPLIANCE/PLUMBING/INT.FINISH SCHEDULES & ARE MADE PART OF THESE DRAWINGS IN THEIR ENTIRETY AS IF ATTACHED.
- THE G.C. SHALL INCLUDE ANY WORK REQUIRED TO MAKE THE END RESULT BUILDING OPERATIVE & OCCUPIABLE. IF EQUIPMENT, MATERIAL &/OR INTENT ARE NOT DETAILED IN DRAWINGS OR SPECIFICATIONS BUT ARE OBVIOUSLY REQUIRED AS INDUSTRY STANDARD FOR OPERATIVE CONDITIONS, THIS WORK SHALL BE INCLUDED IN BASE BID. IF THE OWNER DOES NOT ACCEPT THE G.C.'S SELECTION, THE ADDITIONAL COST (TO THE G.C.) OF THAT EQUIPMENT OR MATERIALS CHOSEN BY THE OWNER OR ARCHITECT WILL BE OFFSET BY CHANGE ORDER.
- DO NOT USE CADMIUM CONTAINING PRODUCTS FOR WORK IN PLACE WITHOUT SPECIFIC WRITTEN APPROVAL BY THE OWNER.
- DO NOT USE ASBESTOS OR ASBESTOS-CONTAINING PRODUCTS OR ANY OTHER HAZARDOUS MATERIAL FOR WORK IN PLACE WITHOUT SPECIFIC WRITTEN APPROVAL BY THE OWNER.
- TYPOGRAPHICAL ERRORS OR ERRORS OF SPELLING SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION FOR CLARIFICATION. INTERPRETATION OF THE MEANING OF MISTYPED OR MISSPELLED WORDS WITHOUT CLARIFICATION FROM THE ARCHITECT WILL BE DONE BY THE G.C. WITH ACCEPTANCE OF RESPONSIBILITY FOR THAT INTERPRETATION & ALL CONSEQUENCES ARISING THEREFROM.
- THE TERM "PROVIDE" AS USED HEREIN SHALL MEAN THAT G.C. SHALL FURNISH & INSTALL SAID ITEM, CONSTRUCTION, EQUIPMENT, MATERIALS, ETC., FOR A COMPLETE, FINISHED INSTALLATION. G.C. SHALL BE RESPONSIBLE FOR COORD. OF ALL TRADES DOING WORK & COORD. WITH OWNER & OWNER'S SUB-G.C.'S REGARDING INSTALLATION & PROVISION FOR ALL EQUIPMENT, MATERIALS & CONSTRUCTIONS INDICATED "BY OWNER", "BY OTHERS" ON THESE DOCS.
- ALL PROPERTY DAMAGED IN ORDER TO OR AS A RESULT OF THE EXECUTION OF THE CONSTRUCTION SHALL BE RESTORED TO ITS ORIGINAL CONDITION OR REPLACED, INCLUDING, BUT NOT LIMITED TO, GRADING, PAVING, PLANTING, STRUCTURE, EQUIPMENTS, FIXTURES, CIRCUITS, PIPING, & INSULATION.
- CONDITIONS OF WORK: ALL BIDDERS, G.C.'S, & SUB G.C.'S, MUST INFORM THEMSELVES FULLY OF THE CONDITIONS RELATING TO THE CONSTRUCTION OF THE PROJECT & THE EMPLOYMENT OF LABOR THEREON. FAILURE TO DO SO WILL NOT RELIEVE A G.C. OF THE OBLIGATION TO FURNISH ALL MATERIAL & LABOR NECESSARY TO CARRY OUT THE PROVISIONS OF THE CONTRACT. INsofar AS POSSIBLE, THE G.C., IN CARRYING OUT THE WORK, MUST EMPLOY SUCH METHODS OR MEANS AS WILL NOT CAUSE ANY INTERRUPTION OF OR INTERFERENCE WITH THE WORK OF ANY OTHER G.C., OR THE OWNER'S SCHEDULED USE OF THE BUILDING, & FURTHERMORE, WILL ACCOMPLISH THE WORK WITH MINIMAL DAMAGE, DEMOLITION, CUTTING OR PATCHING TO THE EXISTING BUILDING.
- IF THE OWNER'S TENANTS WILL OCCUPY THE EXISTING BUILDING DURING THE PROJECT, THE G.C. WILL COOPERATE WITH THE OWNER & TENANTS DURING CONSTRUCTION OPERATIONS TO ELIMINATE ANY CONFLICTS & NOT INTERFERE WITH THE OPERATION OF THEIR BUSINESS ACTIVITIES. ALL WORK SHALL BE PERFORMED SO AS NOT TO WITH THE TENANTS' (OR OWNER'S) OPERATIONS.
- WORK INCLUDED IN THIS PROJECT WILL NEED TO BE PERFORMED WITHIN THE LIMITATIONS OF AVAILABLE ACCESS AT THE SITE. G.C. SHALL STAGE THE PROJECT & UTILIZE THE MEANS & METHODS OF CONSTRUCTION AS NECESSARY TO ALLOW FOR THE RESTRICTIONS SURROUNDING THE SITE & TO NOT LIMIT THE TENANTS' (OR OWNER'S) USE OF THE SITE.
- RELEASE OF THESE PLANS ANTICIPATES FURTHER COOPERATION AMONG THE OWNER, G.C., & ARCHITECT. ALTHOUGH THE ARCHITECT & HIS CONSULTANTS HAVE PERFORMED THEIR SERVICES WITH DUE CARE & DILIGENCE, THEY CANNOT GUARANTEE PERFECTION. ANY AMBIGUITY OR DISCREPANCY DISCOVERED SHALL BE REPORTED IMMEDIATELY TO THE ARCHITECT. FAILURE TO COOPERATE BY A SIMPLE NOTICE TO THE ARCHITECT SHALL NOT RELIEVE THE G.C. FROM RESPONSIBILITY FOR ALL CONSEQUENCES. CHANGES MADE FROM THE PLANS WITHOUT THE CONSENT OF THE ARCHITECT ARE UNAUTHORIZED, & SHALL RELIEVE THE ARCHITECT OF RESPONSIBILITY FOR ALL CONSEQUENCES ARISING OUT OF SUCH CHANGES.

MECHANICAL & ELECTRICAL NOTES

- ARCHITECT BEARS NO RESPONSIBILITY FOR DESIGN AND PERFORMANCE OF ELECTRICAL, MECHANICAL, & PLUMBING SYSTEMS.
- REFER TO HERS REPORT (IF APPLICABLE) FOR INSULATION AND THEIR ROUTING, METER LOCATIONS, HOSE BIBBS & OTHER ASSOCIATED ITEMS. G.C. IS TO HAVE ALL EXISTING UTILITY LOCATIONS LOCATED BY ITS RESPECTIVE AUTHORITY, & CONNECTIONS TO THOSE UTILITIES SHOULD TAKE THE MOST DIRECT ROUTE TO THE BUILDING.
- ALL EXISTING TREES TO REMAIN ARE TO BE PROTECTED FROM ANY DAMAGE BY CONSTRUCTION. ANY ROOTS EXPOSED DURING EXCAVATION ARE TO BE CUT BY A PROFESSIONAL ARBORIST & PROTECTED AS REQUESTED BY THE PROFESSIONAL. ANY BRANCHES TO BE REMOVED SHALL BE CUT BY A PROFESSIONAL ARBORIST. UNLESS OTHERWISE NOTED PROVIDE POSITIVE DRAINAGE AWAY FROM FOUNDATION. ALL SITE GRADING SHOULD BLEND NATURALLY WITH EXISTING GRADES USING A MAX. SLOPE OF 2:1.
- EXT. WALLS TO BE 2'x6 AT 16" O.C. INTERIOR WALLS ARE 2'x4 STUDS AT 24" O.C. U.A.O. OR PER STRUCTURAL.
- TRUSS MANUFACTURER SHALL PROVIDE TRUSS LAYOUT & PROFILES TO THE STRUCTURAL ENGINEER & ARCHITECT FOR REVIEW & COORDINATION. SUCH WORK SHALL BE BASED BOTH ON THE ARCHITECTURAL & STRUCTURAL DRAWINGS. DIMENSIONS SHOWN FOR TRUSSES ON SECTION SHEETS ARE TO BE USED AS GENERAL GUIDES & SHALL BE VERIFIED BY THE TRUSS MANUFACTURER & G.C.
- ALL SMOKE ALARMS ARE REQUIRED TO BE HARDWIRED & INTERCONNECTED IN NEW & EXISTING BEDROOMS, HALLS & ON EACH LEVEL.
- CARBON MONOXIDE ALARMS TO BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS PER IRC 315 & 38-45-101 THROUGH 106 C.R.S.
- ALL DOORS LEADING TO UNHEATED AREAS ARE TO BE WEATHER-STRIPPED.
- INSTALL SOUND INSULATION PER PLANS OR THROUGHOUT INTERIOR WALLS & FLOORS. VERIFY W/ OWNER & ARCHITECT.
- FIRESTOP AND DRAFTSTOP ALL FLUES, POCKET DOORS, WALLS & BETWEEN FLOORS, ROOFS AS REQ'D PER LOCAL CODES.
- GAS FIREPLACES SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURERS INSTALLATION INSTRUCTIONS. A COPY OF THESE INSTRUCTIONS MUST BE AVAILABLE FROM G.C. TO THE FIELD INSPECTOR AT THE TIME OF INSPECTION.
- ONLY GAS FIREPLACES & CHIMNEY COMPONENTS LISTED BY A NATIONALLY RECOGNIZED TESTING AGENCY ARE ACCEPTABLE.
- PROVIDE OUTSIDE COMBUSTION AIR TO ALL FIRE BOXES PER CODE.
- ALL GUARDRAILS SHALL COMPLY WITH APPLICABLE CODE & AS AMENDED BY LOCAL REQ.
- ALL HANDRAILS ARE TO COMPLY WITH APPLICABLE CODE & AS AMENDED BY LOCAL REQ.
- ALL STAIRWAY RISER HEIGHTS AND LANDINGS ARE TO COMPLY WITH APPLICABLE CODE & AS AMENDED BY LOCAL REQ.
- PROVIDE COMBUSTION AIR TO FURNACES & WATER HEATER PER CODE & AS AMENDED BY LOCAL REQ.
- PROVIDE 5/8" TYPE-X GWB CEILING AND WALLS, AND SOLID WOOD DOOR MIN 1 3/8" THICK, OR HONEYCOMB-CORE STEEL MIN 1 3/8" THICK OR 20-MIN RATED DOOR WITH SELF-CLOSER INTO INTERIOR SPACES, TYP. AT GARAGE (ATTACHED) AND MECHANICAL ROOM.
- PROVIDE GUTTERS & DOWNSPOUTS. A 5'-0" MIN. EXTENSION IS TO BE PROVIDED, OR OTHER APPROVED METHOD OF DISCHARGING DOWNSPOUT WATER AWAY FROM FOUNDATION IS TO BE EMPLOYED.
- ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2" GWB.
- PROVIDE: FLOOR BLOCKING PER CODE. WALL BLOCKING PER CODE. ROOF BLOCKING PER CODE. FIRE BLOCKING PER CODE THE LOWER LEVEL PLAN INCLUDED IN THE ARCH DRAWINGS IS NOT AN ENGINEERED FOUNDATION PLAN. THE ENGINEERED FOUNDATION DESIGN IS TO BE PERFORMED BY A COLORADO REGISTERED STRUCTURAL ENGINEER USING GUIDELINES FOUND IN THE SOILS REPORT & ACTUAL SITE CONDITIONS.
- COORDINATE LANDSCAPE IRRIGATION SUPPLY & REQUIRED SLEEVE LOCATIONS W/ ALL APPLICABLE TRADES. SEE STRUCTURAL DRAWINGS.
- COORDINATE REQUIRED PLUMBING FIXTURE FLOWRATES AS ALLOWED BY MUNICIPAL AUTHORITY. G.C. TO VERIFY VS. FIXTURE SCHEDULES. SEE LANDSCAPE ARCH. DRAWINGS.
- PROVIDE CRAWL SPACE, ATTIC, & ROOF VENTILATION (IF REQ.).
- PROVIDE BLOCKING FOR ALL WALL MOUNTED ITEMS, FIXTURES, ETC.

RESIDENTIAL NOTES (I.R.C.)

- BUILDER TO CONSULT COMPLETE SUBDIVISION PLANS & SURVEY FOR SPECIFIC UTILITY EASEMENTS & OTHER PERTINENT INFORMATION.
 - BUILDER TO FIELD VERIFY & COORDINATE UTILITY CONNECTIONS, THEIR ROUTING, METER LOCATIONS, HOSE BIBBS & OTHER ASSOCIATED ITEMS. G.C. IS TO HAVE ALL EXISTING UTILITY LOCATIONS LOCATED BY ITS RESPECTIVE AUTHORITY, & CONNECTIONS TO THOSE UTILITIES SHOULD TAKE THE MOST DIRECT ROUTE TO THE BUILDING.
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 - COORDINATE REQUIRED PLUMBING FIXTURE FLOWRATES AS ALLOWED BY MUNICIPAL AUTHORITY. G.C. TO VERIFY VS. FIXTURE SCHEDULES. SEE LANDSCAPE ARCH. DRAWINGS.
 - PROVIDE CRAWL SPACE, ATTIC, & ROOF VENTILATION (IF REQ.).
 - PROVIDE BLOCKING FOR ALL WALL MOUNTED ITEMS, FIXTURES, ETC.
- G.C. SHALL HAVE A SURVEYOR VERIFY THE LOCATION OF THE BUILDING FOOTPRINT WITH RESPECT TO ALL APPLICABLE BUILDING SETBACKS PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER & ARCHITECT PRIOR TO CONSTRUCTION.
 - G.C. SHALL HAVE A SURVEYOR SET TOP OF WALL BENCHMARK PRIOR TO FOUNDATION POUR TO GUARANTEE COMPLIANCE WITH MAXIMUM HEIGHT REQUIREMENTS SET FORTH IN ARCHITECTURAL PLANS.
 - HEIGHT VERIFICATION REQUIRED BY BOULDER COUNTY: TWO PART VERIFICATION TO BE COORDINATED BY G.C. WITH SURVEYOR

Flying Horse North

NEW CONSTRUCTION

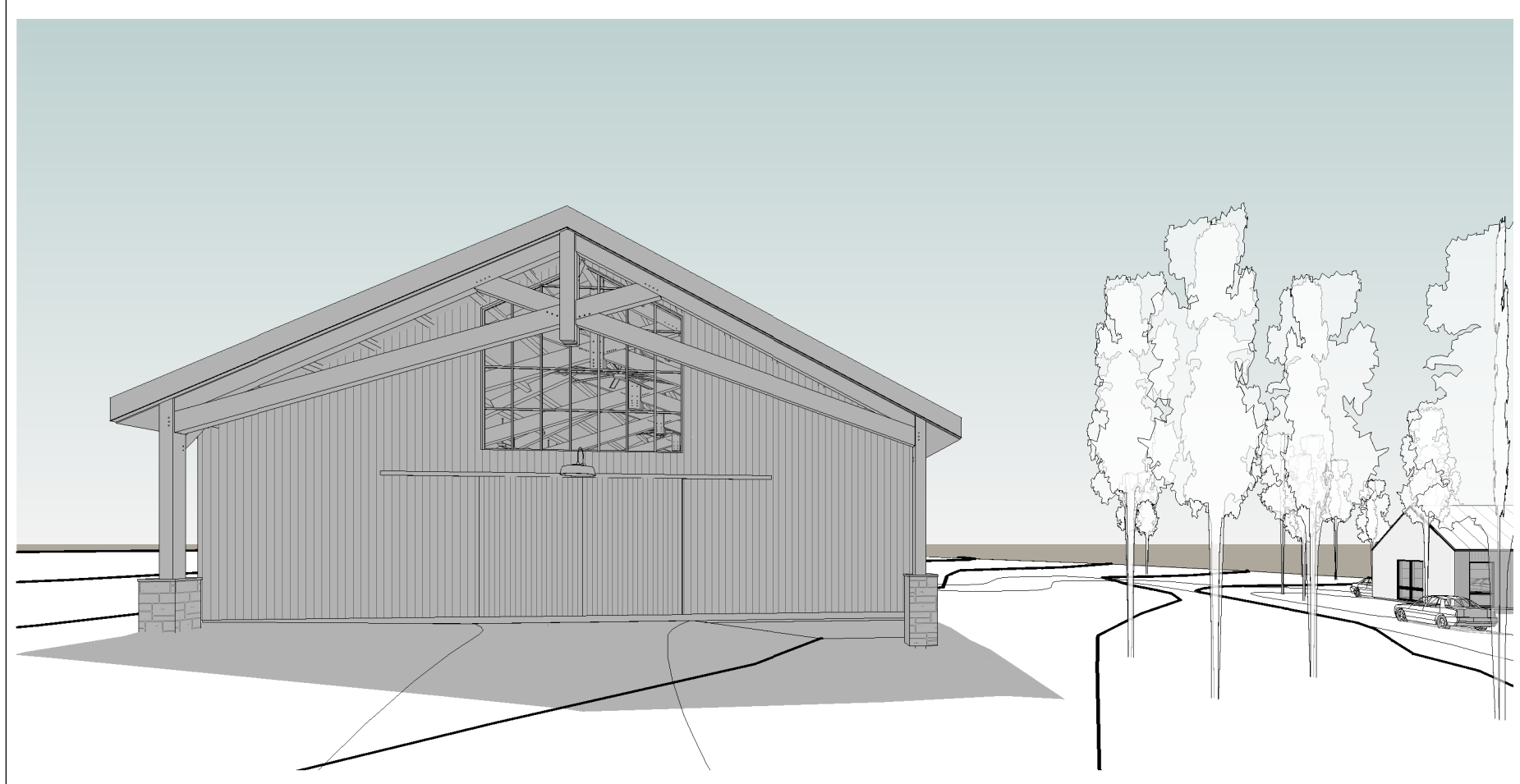
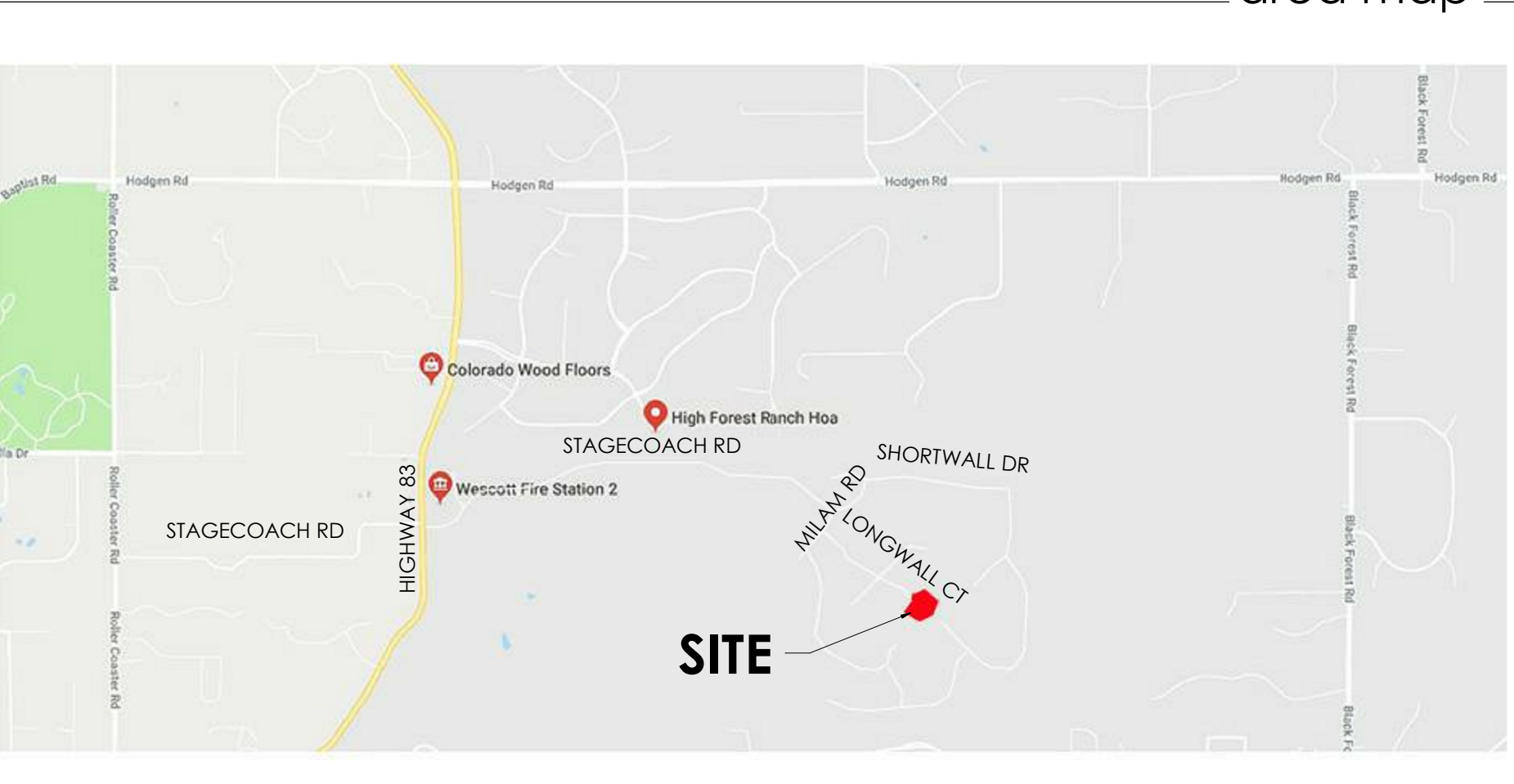
14842 Longwall Court,
Colorado Springs, CO 80908

Workshop Permit Submittal

09.14.2020

PROGRESS SET
NOT FOR CONSTRUCTION

area map



project info

Property Address:
North, Filing #1

Lot 58, Flying Horse

14842 Longwall Court
Colorado Springs, CO 80908

Legal Description:
North, Filing #1

Zoning:
Development (PUD)

Use:
Single Family Residential

Lot Area:
131,131 s.f. (3.01ac)

Fire District:
Black Forest

School District:
20

Energy
Per 2015 International Energy Conservation Code (IECC), as amended by the 2017 Pikes Peak Regional Building Code.

Simulated Performance Alternative. See supplemental report.

Applicable Codes
2017 Pikes Peak Regional Building Code (PPRBC), 2015 International Residential Code (IRC), 2015 International Energy Conservation Code (IECC), and 2014 National Electric Code (NEC).mv

Zoning Requirements:

Setbacks per PUD:

Front: 30' min.
Rear: 35' min.
Sides: 10' min.

Max Bldg. Height:

30' Mid-grade to mid-peak

Wild Fire Zone:

NA



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Flying Horse North
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Revisions:	
Arch Concept Review	07.22.2020
Workshop Permit Submittal	09.14.2020

Drawing Title:
COVER SHEET

Date: 9/4/2020

Project No: 1902

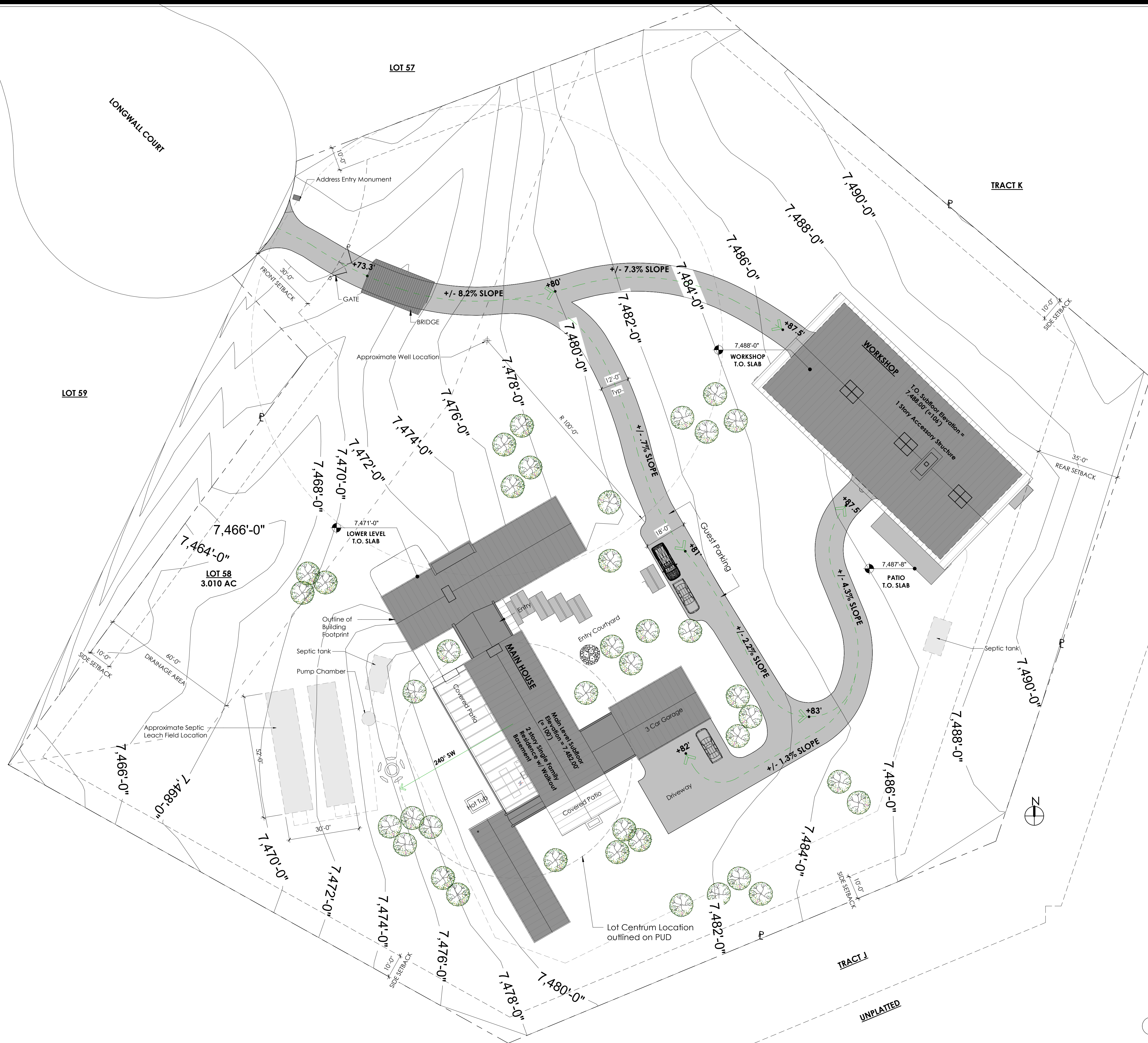
Drawn by: EP

Checked by: JS

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FOR ADDITIONAL INFORMATION REFER TO:

1. SEE EROSION CONTROL PLAN
2. SEE GRADING PLAN FOR GRADING DESIGN + NOTES
3. REFER TO TOPOGRAPHIC SURVEY BY CLASSIC CONSULTING ENGINEERS & SURVEYORS FOR FULL SITE INFORMATION

NOTE:

- THIS DRAWING IS FOR SITE LAYOUT ONLY. IT DOES NOT INCLUDE FINAL SITE GRADING.
- V.I.F. LOCATION OF UTILITY LINES WITH ARCHITECT
- OWNER TO VERIFY BUILDING + DRIVEWAY IN THE FIELD PRIOR TO ANY TREE REMOVAL OR DIRT WORK

1 SITE PLAN
Scale: 1" = 20'-0"



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OSWT Design	09.01.2020
Workshop Permit Submittal	09.14.2020

Drawing Title:
SITE PLAN

Date: 9/4/2020

Project No: 1902

Drawn by: EP

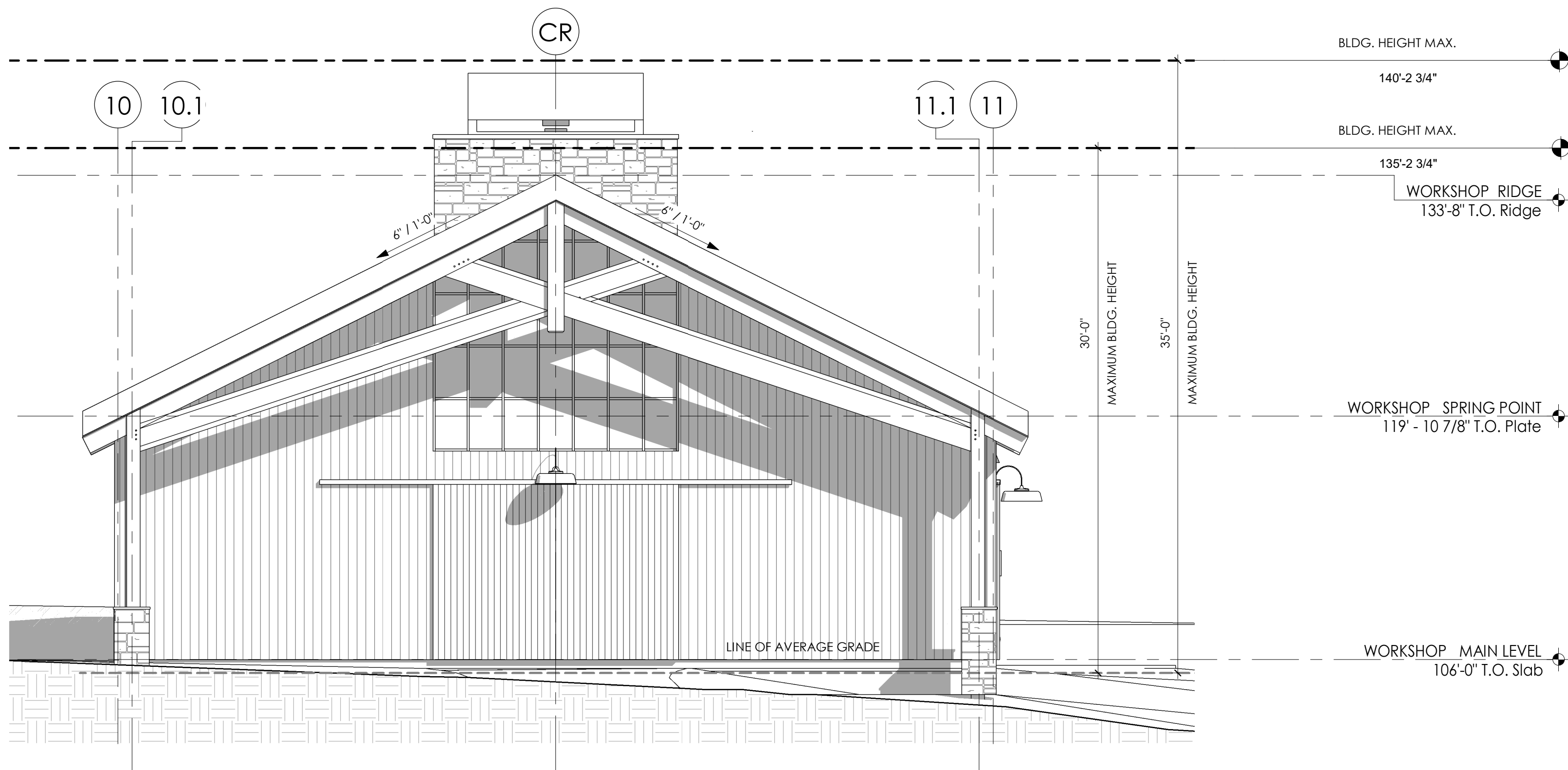
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1 WORKSHOP WEST ELEVATION - BUILDING HEIGHT
Scale: 3/16" = 1'-0"



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Arch Concept Review	07.22.2020
Workshop Permit	09.14.2020
Submital	

Drawing Title:
PROPOSED
BUILDING
HEIGHT

Date: 9/4/2020

Project No: 1902

Drawn by: Author

Checked by: Checker

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A1.04



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Drawing Title:
**FLOOR PLAN
WORKSHOP**

Date: 9/4/2020

Project No: 1902

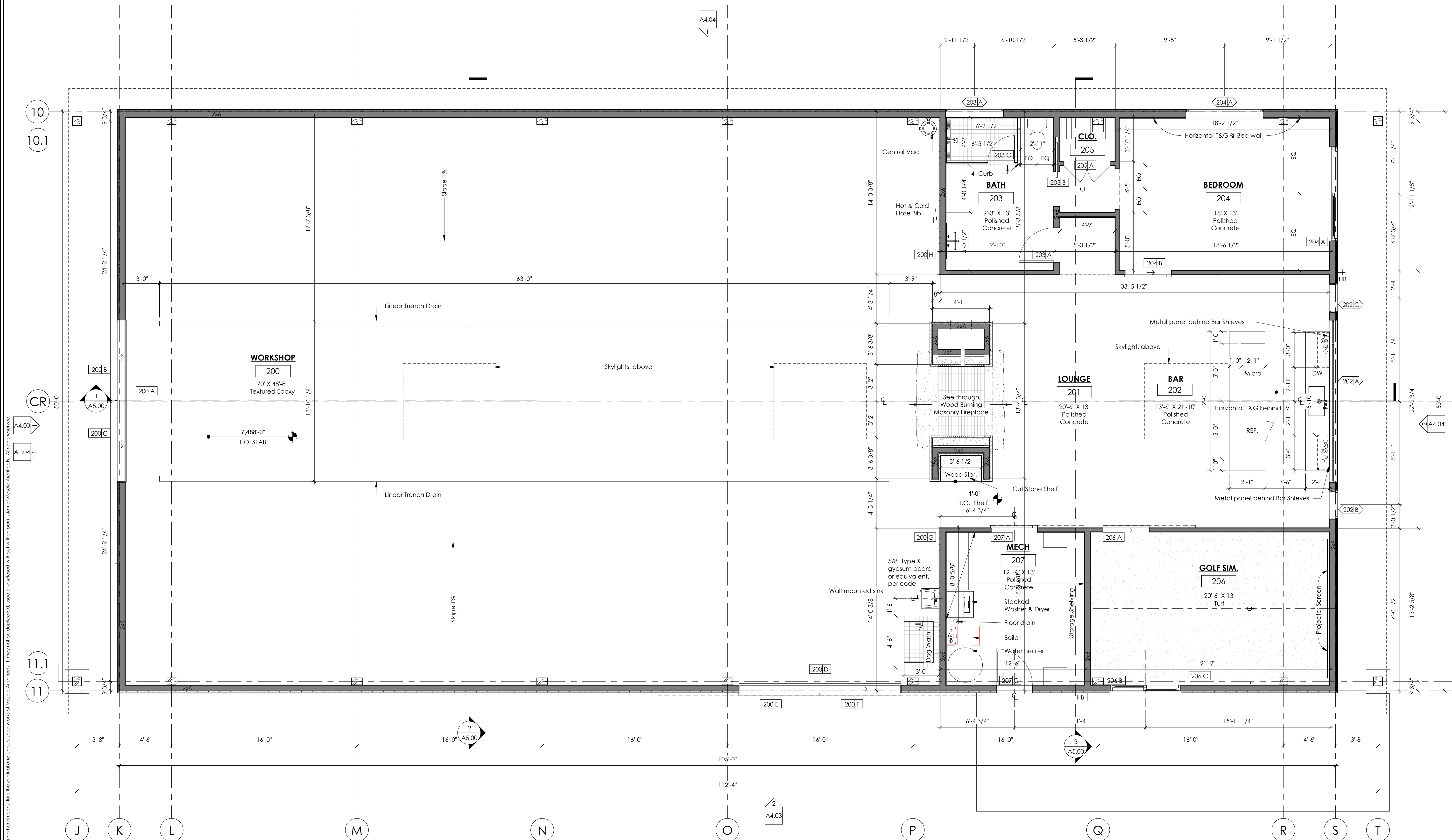
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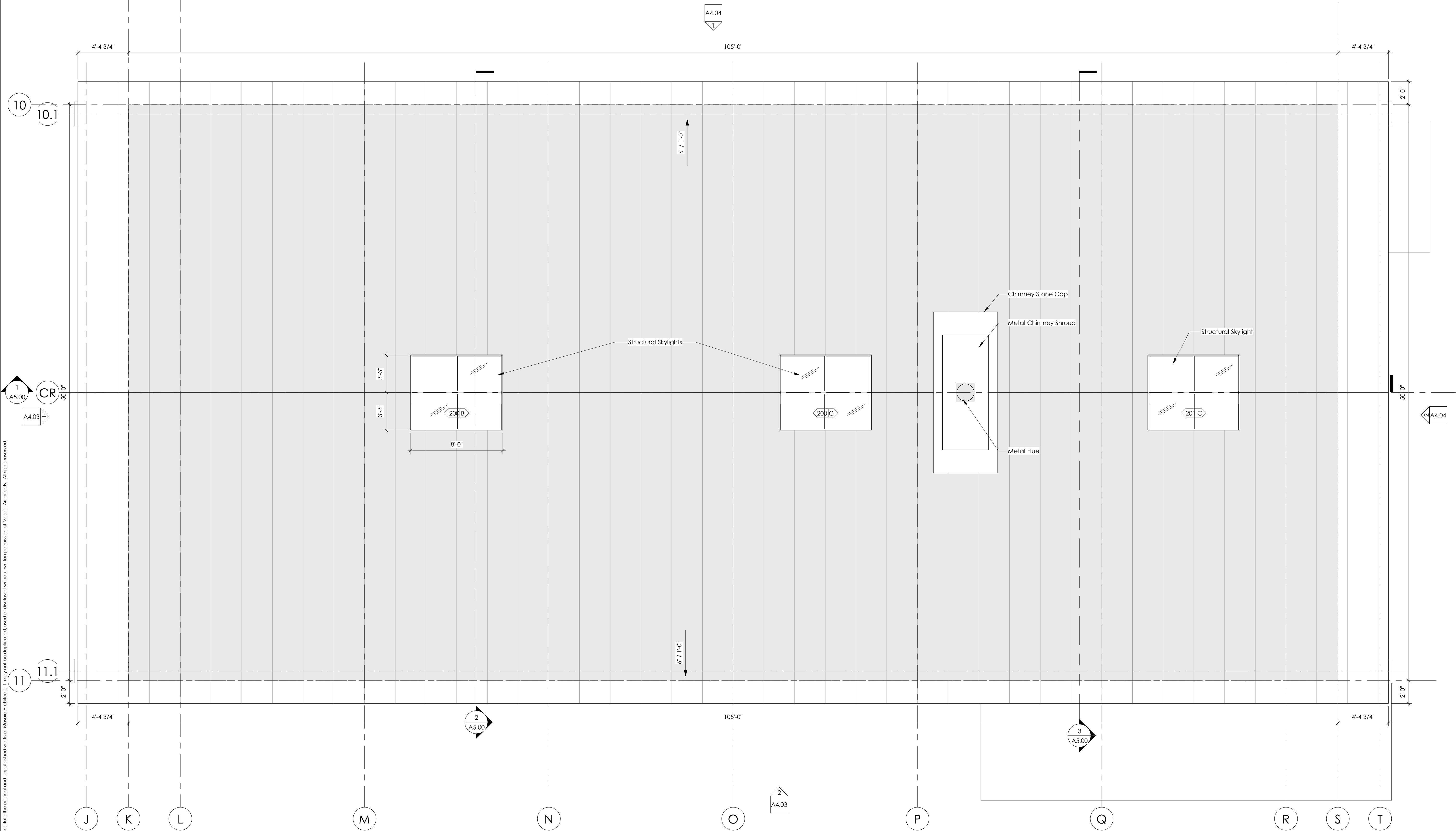
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1 **WORKSHOP MAIN LEVEL**
Scale: 1/4" = 1'-0"

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Revisions:	
Arch Concept Review	07.22.2020
Workshop Permit Submittal	09.14.2020

Drawing Title:
ROOF PLAN
WORKSHOP

Date: 9/4/2020

Project No: 1902

Drawn by: EP

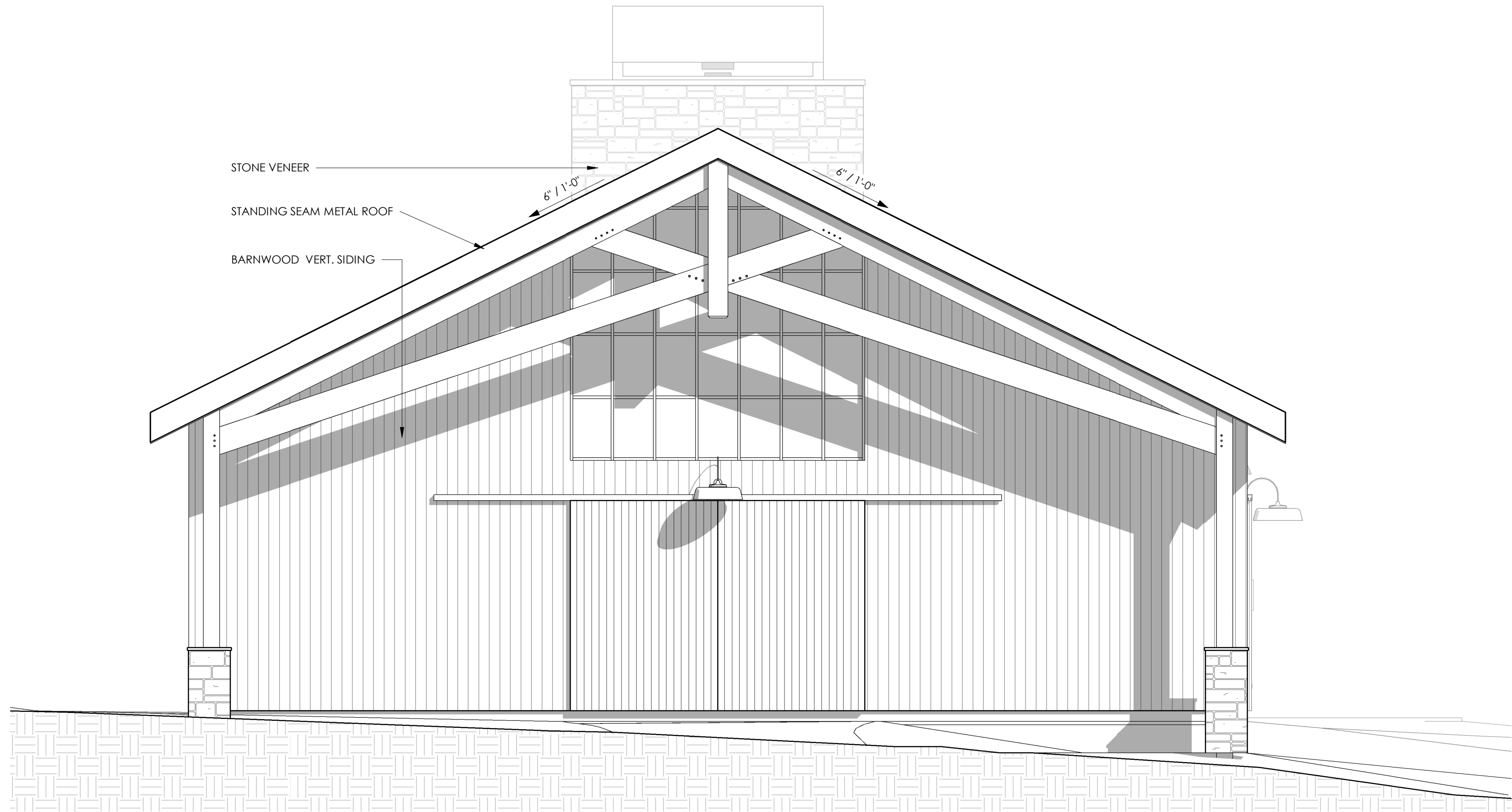
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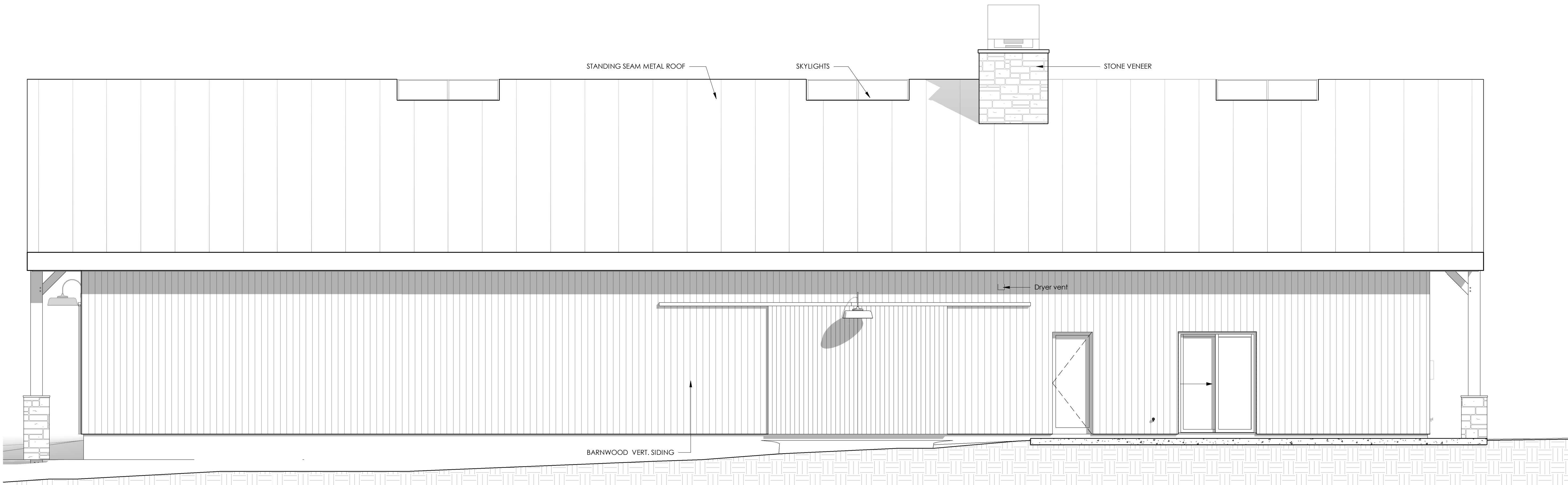
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1 WORKSHOP ELEVATION - WEST
Scale: 1/4" = 1'-0"



2 WORKSHOP ELEVATION - SOUTH
Scale: 1/4" = 1'-0"

ELEVATION GENERAL NOTES:

1. WINDOW HEAD HEIGHTS ARE TO TOP OF WINDOW/ DOOR UNIT AND DO NOT INCLUDE ROUGH OPENING. SEE WALL DOOR AND WINDOW SCHEDULES FOR SIZES AND ADDITIONAL INFORMATION.
2. WINDOW HEAD HEIGHTS TAKEN FROM T.O. PLY SUBFLOOR, TYP. U.N.O.
3. STONE PATTERNS ARE SHOWN FOR LOCATION ONLY. FIELD VERIFY W/ ARCHITECT ACTUAL STYLE AND PATTERN.
4. PROVIDE WINDOW AND DOOR SHOP DRAWINGS TO ARCHITECT FOR APPROVAL.
5. EXTERIOR LIGHTING: REFER TO REFLECTED CEILING PLANS
6. VENT STACKS SHALL BE GANCED TOGETHER AND LOCATE ON EAST SIDE OF STRUCTRE WHEN POSSIBLE. PAINT TO MATCH ROOF.
7. EGRESS NOTE: EMERGENCY ESCAPE AND RESCUE OPENINGS ARE TO HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQ FT (5.0 SQ FT MINIMUM IF AT GRADE FLOOR LEVEL). THEY SHALL HAVE A MINIMUM CLEAR OPENING WIDTH OF 20" AND A MINIMUM CLEAR OPENING HEIGHT OF 24". THE MAXIMUM HEIGHT OF THE SILL ABOVE FLOOR LEVEL IS 44". EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL OPEN DIRECTLY INTO A PUBLIC WAY, OR TO A YARD OR COURT THAT OPENS TO A PUBLIC WAY.



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Drawing Title:
ELEVATIONS
WORKSHOP

Date: 9/4/2020

Project No: 1902

Drawn by: EP

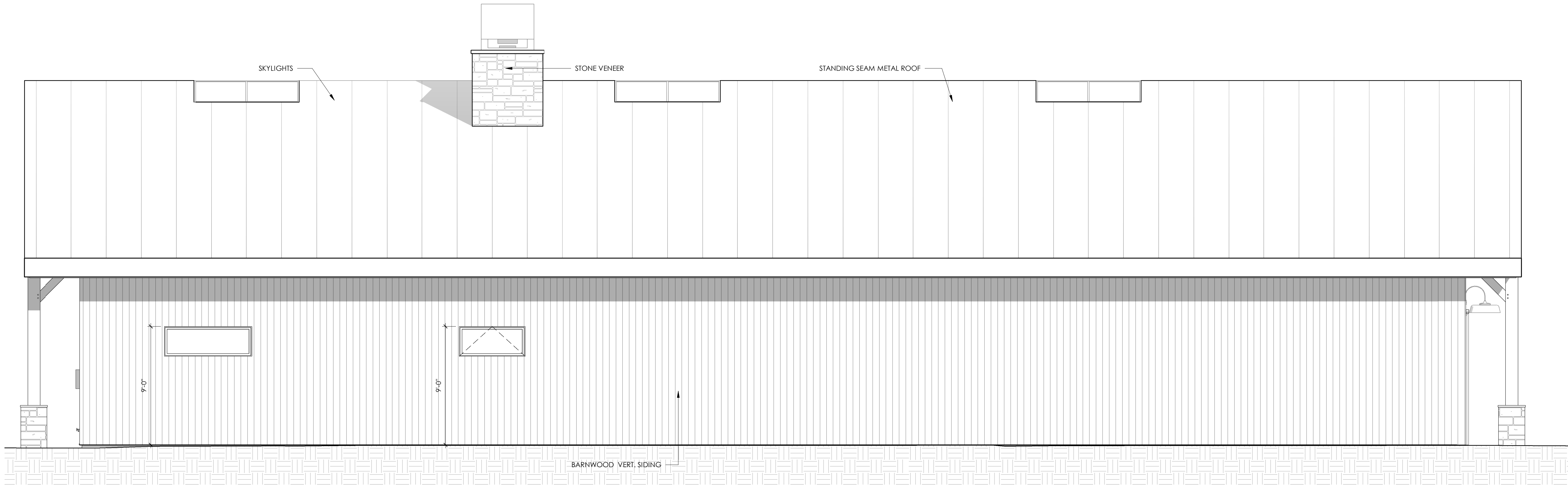
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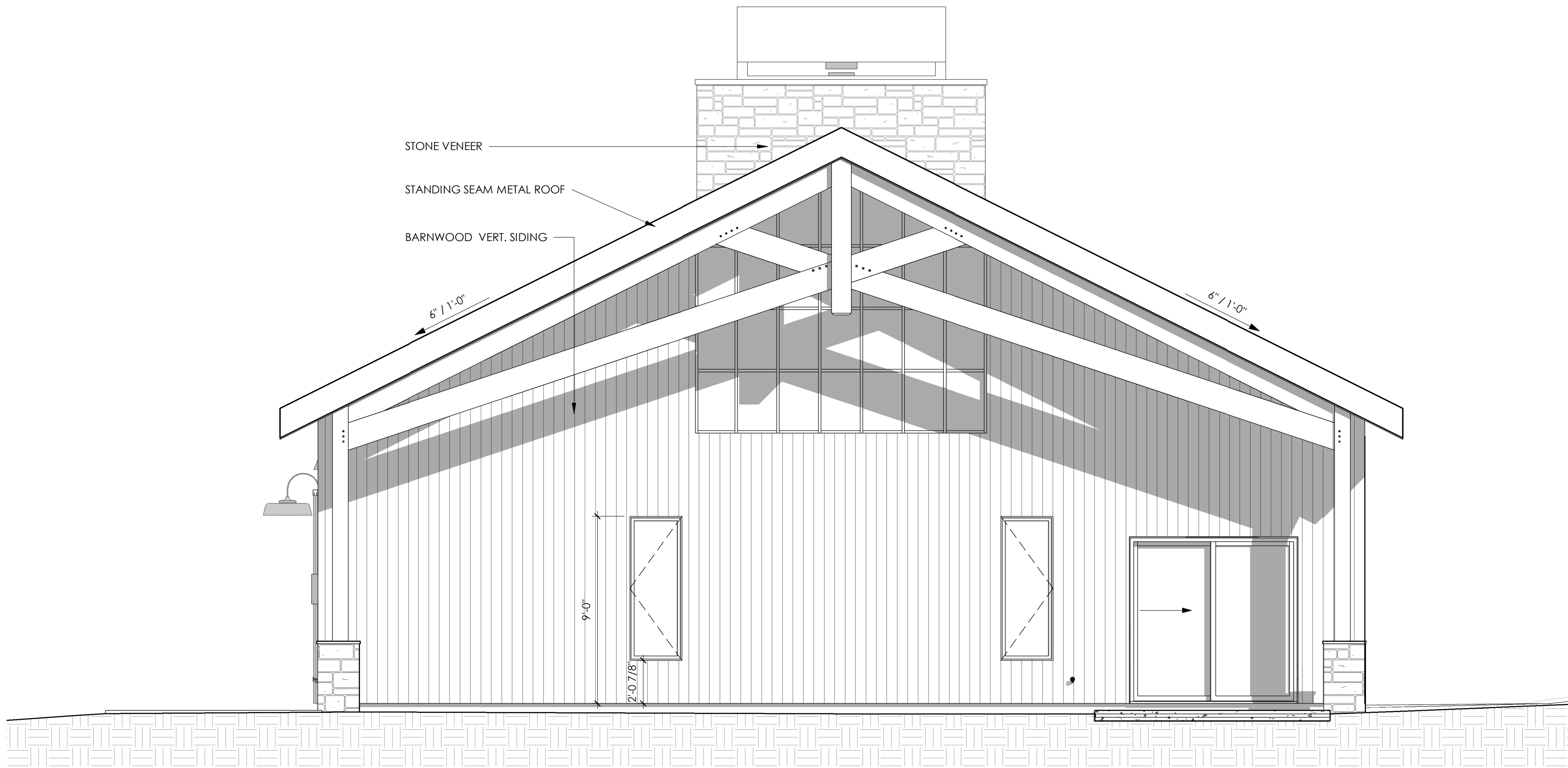
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1 WORKSHOP ELEVATION - NORTH
Scale: 1/4" = 1'-0"



2 WORKSHOP ELEVATION - EAST
Scale: 1/4" = 1'-0"

ELEVATION GENERAL NOTES:

1. WINDOW HEAD HEIGHTS ARE TO TOP OF WINDOW/ DOOR UNIT AND DO NOT INCLUDE ROUGH OPENING. SEE WALL DOOR AND WINDOW SCHEDULES FOR SIZES AND ADDITIONAL INFORMATION.
2. WINDOW HEAD HEIGHTS TAKEN FROM T.O. PLY SUBFLOOR, TYP. U.N.O.
3. STONE PATTERNS ARE SHOWN FOR LOCATION ONLY. FIELD VERIFY W/ ARCHITECT ACTUAL STYLE AND PATTERN.
4. PROVIDE WINDOW AND DOOR SHOP DRAWINGS TO ARCHITECT FOR APPROVAL.
5. EXTERIOR LIGHTING: REFER TO REFLECTED CEILING PLANS
6. VENT STACKS SHALL BE GANGED TOGETHER AND LOCATE ON EAST SIDE OF STRUCTURE WHEN POSSIBLE. PAINT TO MATCH ROOF.
7. EGRESS NOTE: EMERGENCY ESCAPE AND RESCUE OPENINGS ARE TO HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQ FT (5.0 SQ FT MINIMUM IF AT GRADE FLOOR LEVEL). THEY SHALL HAVE A MINIMUM CLEAR OPENING WIDTH OF 20" AND A MINIMUM CLEAR OPENING HEIGHT OF 24". THE MAXIMUM HEIGHT OF THE SILL ABOVE FLOOR LEVEL IS 44". EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL OPEN DIRECTLY INTO A PUBLIC WAY, OR TO A YARD OR COURT THAT OPENS TO A PUBLIC WAY.



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Revisions:	
ARB Concept Review	07.22.2020

Drawing Title:
ELEVATIONS
WORKSHOP

Date: 9/4/2020

Project No: 1902

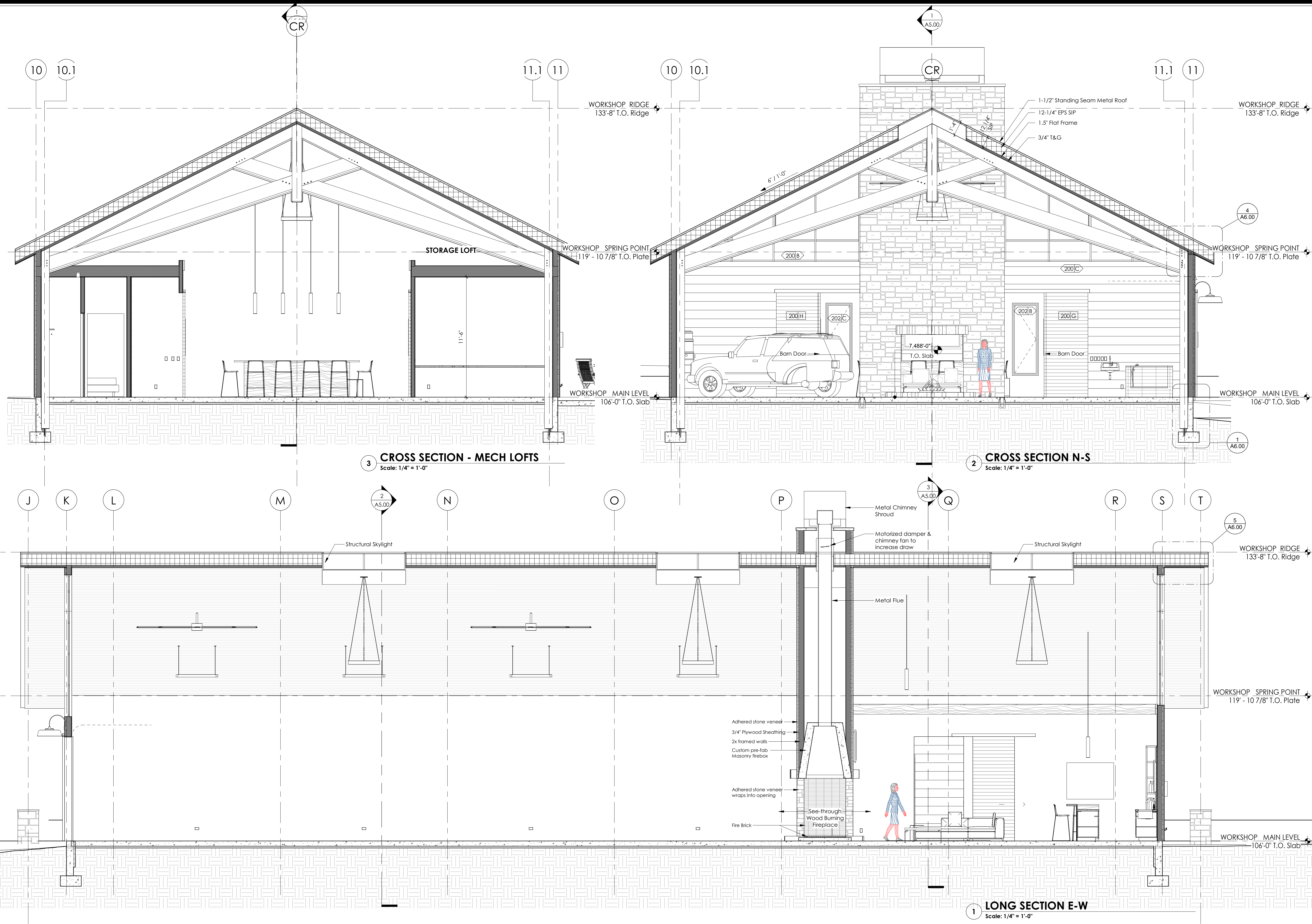
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Revisions:

Drawing Title:
BUILDING SECTIONS

Date: 9/4/2020

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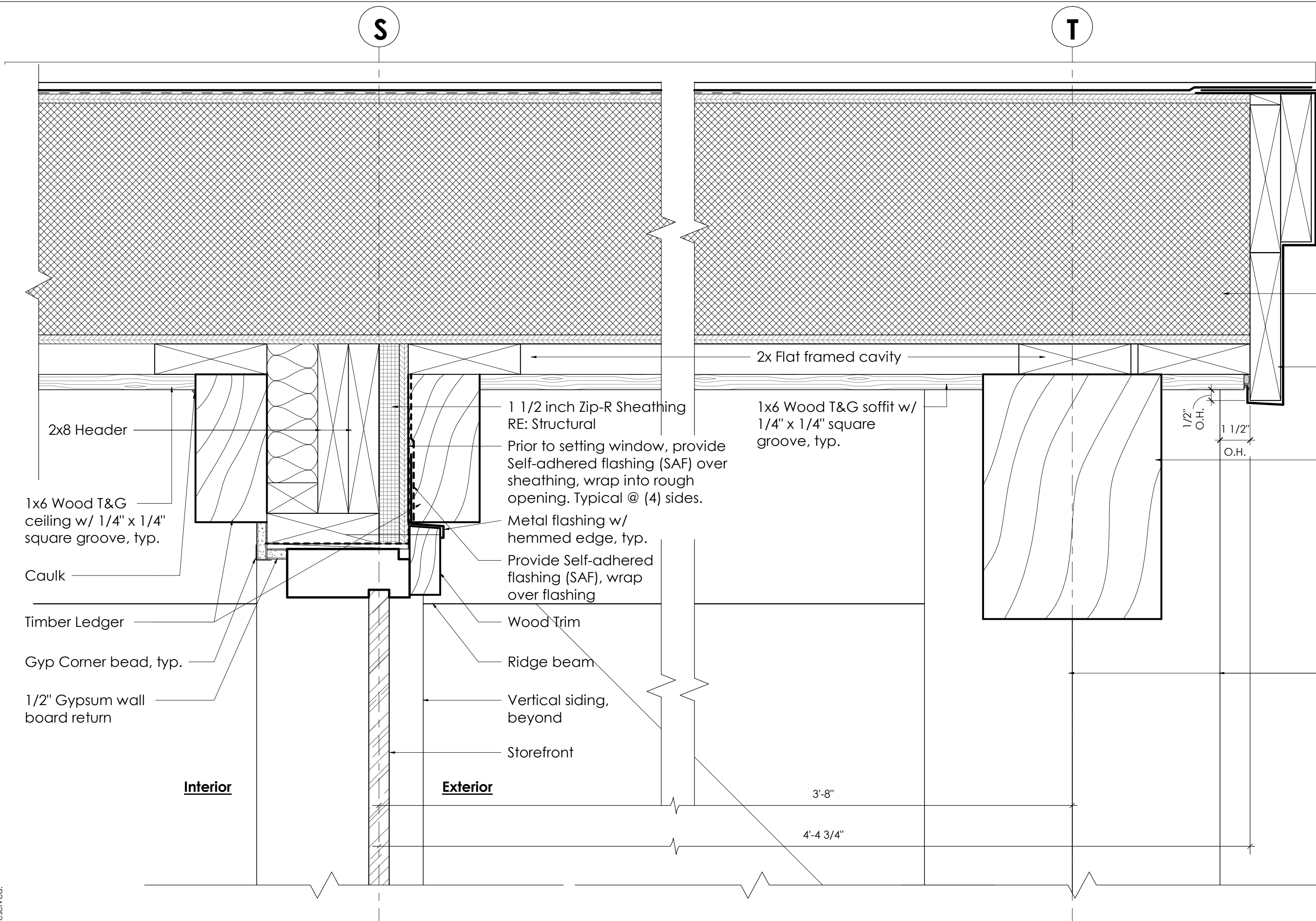
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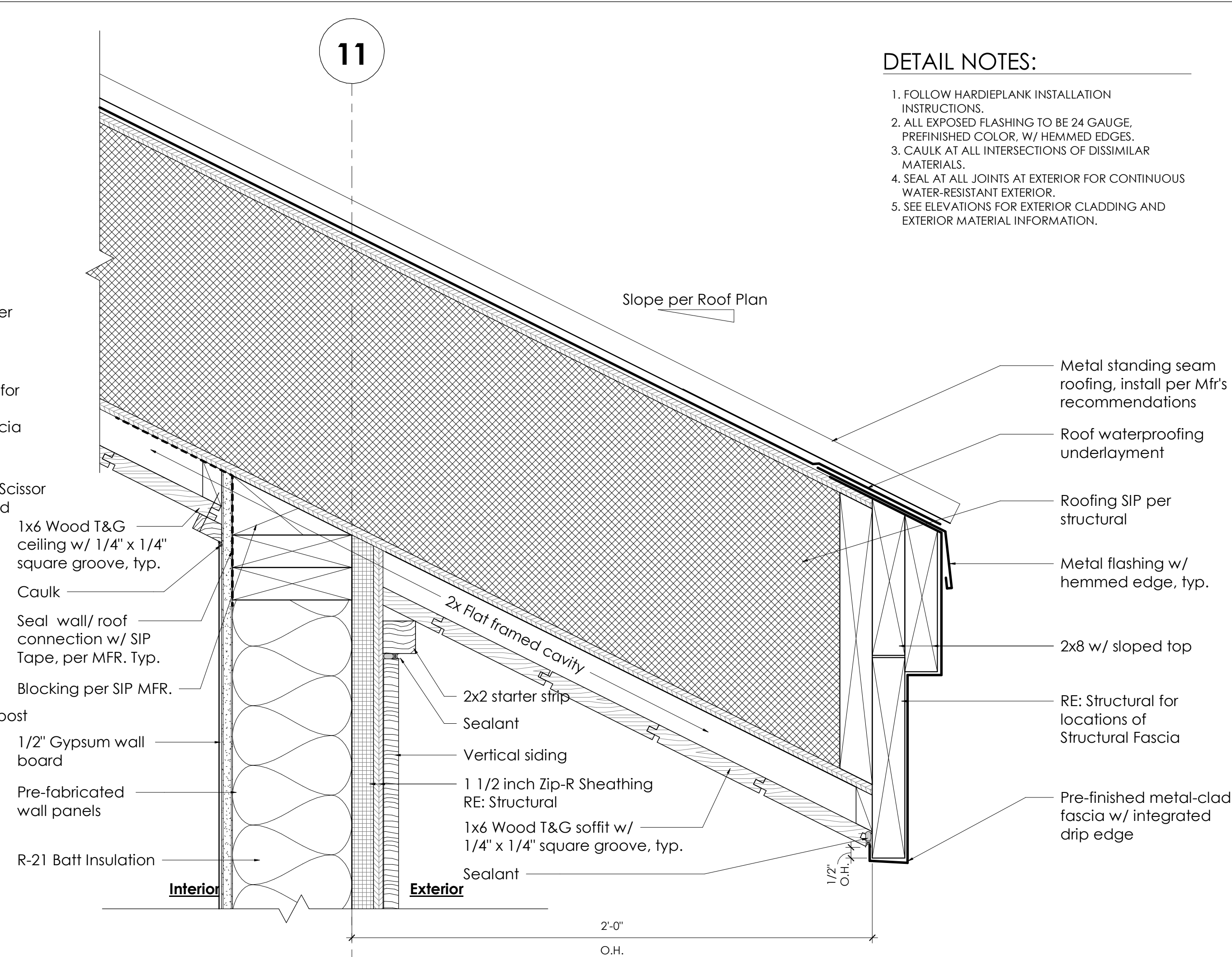
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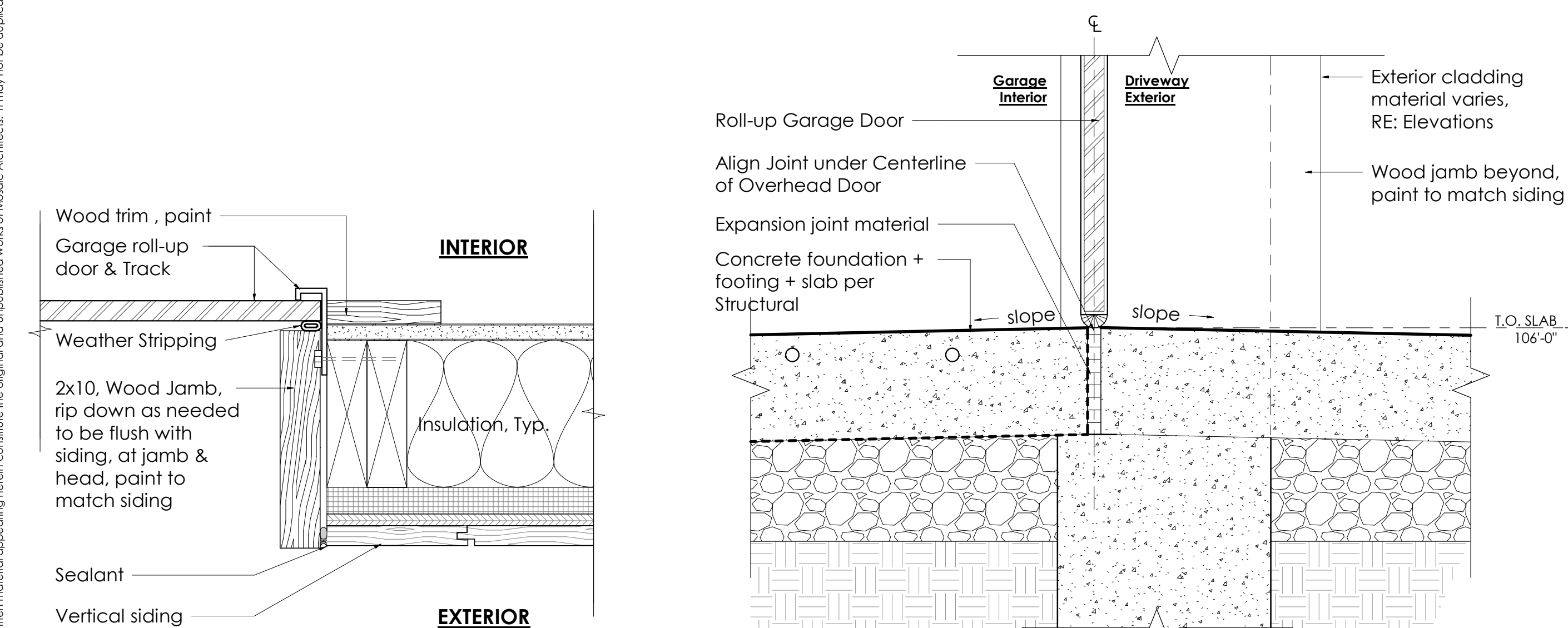
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5 WORKSHOP TYP. RAKE DETAIL
Scale: 3" = 1'-0"

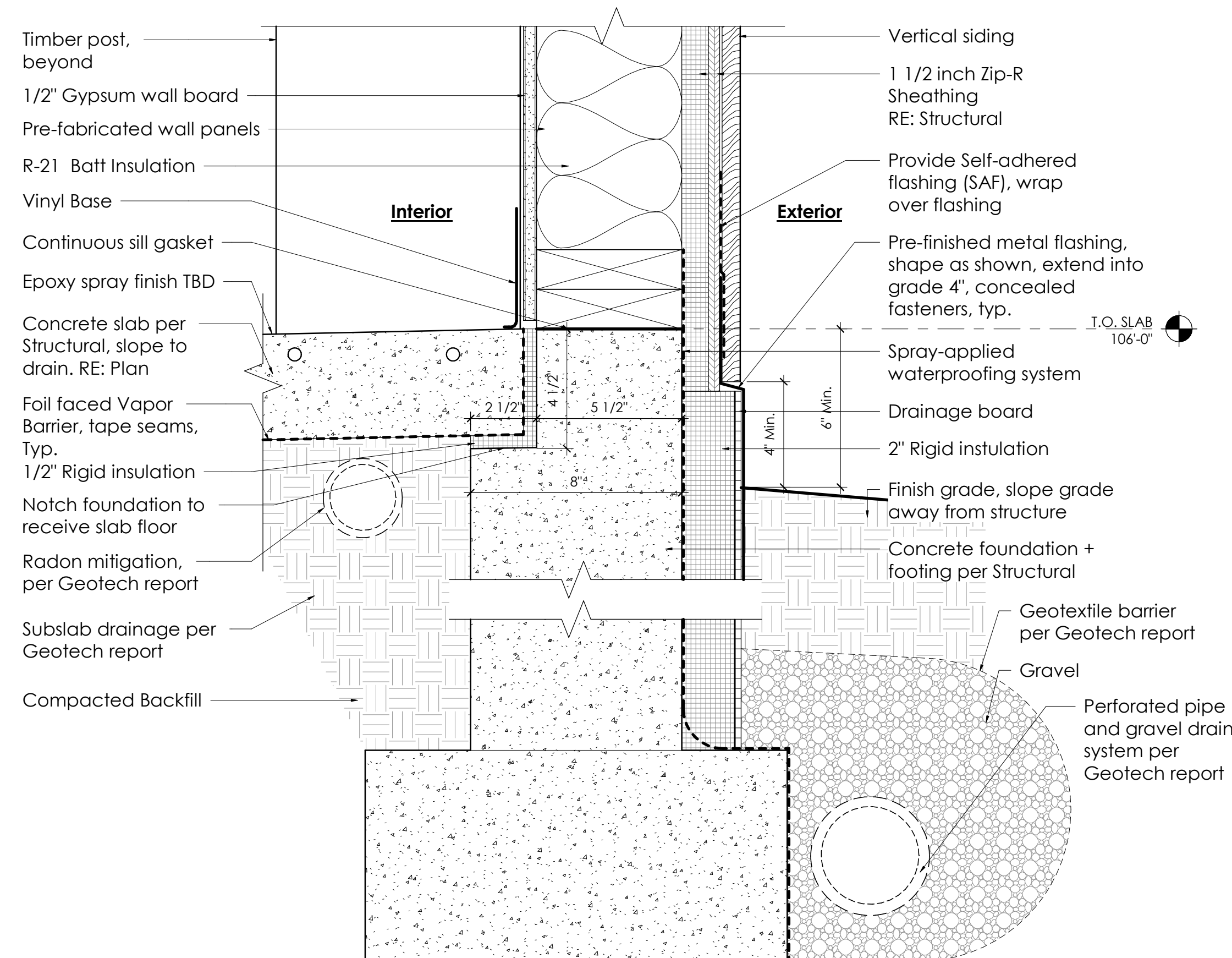


4 WORKSHOP TYP. EAVE
Scale: 3" = 1'-0"



3 WORKSHOP TYP. GARAGE DOOR JAMB
Scale: 3" = 1'-0"

2 WORKSHOP TYP. GARAGE DOOR SILL
Scale: 3" = 1'-0"



1 WORKSHOP TYP. FOUNDATION DETAIL
Scale: 3" = 1'-0"

DETAIL NOTES:

1. FOLLOW HARDIEPLANK INSTALLATION INSTRUCTIONS.
2. ALL EXPOSED FLASHING TO BE 24 GAUGE, PREFINISHED COLOR, W/ HEMMED EDGES.
3. CAULK AT ALL INTERSECTIONS OF DISSIMILAR MATERIALS.
4. SEAL AT ALL JOINTS AT EXTERIOR FOR CONTINUOUS WATER-RESISTANT EXTERIOR.
5. SEE ELEVATIONS FOR EXTERIOR CLADDING AND EXTERIOR MATERIAL INFORMATION.



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WORKSHOP
DETAILS -
TYPICAL

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