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GENERAL CONDITIONS AND DISCLAIMER:

1. THESE PLANS WERE DESIGNED TO MEET IRC 2024 AT THE TIME OF THEIR CREATION AND THE MINIMAL LOCAL BUILDING CODES OF DENVER, COLORADO, USA. BUILDER IS RESPONSIBLE FOR CONSULTING WITH THE LOCAL BUILDING DEPARTMENT AND A LOCAL LICENSED STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.
2. BUILDER IS RESPONSIBLE FOR COMPLYING WITH ALL LOCAL BUILDING AND ENERGY CODES FOR ITEMS INCLUDING, BUT NOT LIMITED TO INSULATION, FIXTURES AND APPLIANCES, MECHANICAL AND PLUMBING EQUIPMENT, EXTERIOR DOORS AND WINDOWS, AND SPRINKLER SYSTEMS.
3. BUILDER SHALL MAINTAIN HARDCORES OF ALL MANUFACTURER'S INSTALLATION INSTRUCTIONS ON SITE AT THE TIME OF INSPECTION.
4. BUILDER MUST VERIFY ALL DIMENSIONS ON SITE PRIOR TO CONSTRUCTION.
5. STRUCTURAL MEMBERS INCLUDING, BUT NOT LIMITED TO BEAMS, FLOOR JOISTS, RAFTERS, AND HEADERS ARE NOT SIZED DUE TO THE UNIQUE REQUIREMENTS AND SITE CONDITIONS WHERE THESE PLANS MAY BE BUILT. THESE ITEMS SHALL BE SIZED BY A LOCAL ENGINEER OR MANUFACTURER.
6. ALL STRUCTURAL MEMBERS SHALL BE SIZED ACCORDING TO THE LATEST VERSION OF THE IRC AND LOCAL BUILDING CODES TO MEET LOCAL REQUIREMENTS SUCH AS SEISMIC OR SNOW LOADS. BUILDER IS RESPONSIBLE FOR ENSURING ALL CONSTRUCTION DETAILS MEET OR EXCEED LOCAL BUILDING CODES.
7. ALL FOUNDATIONS AND FOOTING DETAILS SHALL BE CONSIDERED GENERAL IN NATURE AND MUST BE REVIEWED FOR THE LOCAL SITE CONDITIONS AND APPROVED BY A LOCAL LICENSED ENGINEER.
8. BUILDER SHALL PROVIDE ALL ANCHORS, FASTENERS AND TIE DOWNS AS REQUIRED BY LOCAL BUILDING CODE REQUIREMENTS AND THE LATEST VERSION OF THEIRC. BUILDER IS RESPONSIBLE FOR CONSULTING WITH A LICENSED STRUCTURAL ENGINEER TO SPECIFY THESE SYSTEMS.
9. ALL MECHANICAL, ELECTRICAL, PLUMBING AND AUTOMATIC SPRINKLER SYSTEMS SHALL BE DESIGNED ON SITE WITH A LOCAL LICENSED PROFESSIONAL. THESE SYSTEMS AND THE EQUIPMENT SERVING THEM MUST COMPLY WITHIRC 2024 SECTION R309 AUTOMATIC SPRINKLER SYSTEMS, PART V MECHANICAL, PART VI FUEL GAS, PART VII PLUMBING, PART VIII ELECTRICAL AS WELL AS ALL LOCAL BUILDING CODES.
10. ACTUAL DOOR AND WINDOW SIZES AND CONFIGURATIONS WILL VARY BY LOCATION AND BY MANUFACTURER. SCHEDULES AND ELEVATIONS ARE INCLUDED FOR GENERAL GUIDANCE, BUT MAY NOT REPRESENT THE FINAL PRODUCT. BUILDER SHALL COMPLY WITH MANUFACTURER'S INSTALLATION REQUIREMENTS AND ALL LOCAL BUILDING CODES.
11. HAVN DESIGN STUDIO, LLC IS NOT RESPONSIBLE FOR ANY DAMAGES, INCLUDING STRUCTURAL FAILURES RESULTING FROM ERRORS, OMISSIONS, OR DEFICIENCIES IN THESE PLANS. ALL PLANS MUST BE REVIEWED BY A LOCAL LICENSED ENGINEER AND MODIFIED AS NECESSARY TO CONFORM WITH LOCAL BUILDING CODES. HAVN DESIGN STUDIO, LLC IS NOT RESPONSIBLE FOR THESE MODIFICATIONS OR ANY DAMAGES RESULTING IN FAILURE TO COMPLY WITH THESE CONDITIONS.
12. RENDERINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY AND DO NOT REPRESENT THE FINAL PRODUCT.

BUILDING INFORMATION:

IRC BUILDING CLASSIFICATION: ONE-AND-A-HALF FAMILY RESIDENTIAL OCCUPANCY GROUP: R-3, SINGLE-FAMILY RESIDENTIAL CONSTRUCTION TYPE: VB, UNPROTECTED WOOD FRAME AUTOMATIC SPRINKLER SYSTEM TYPE: N/A

FIRST FLOOR SQUARE FOOTAGE: 400 SF
SECOND FLOOR SQUARE FOOTAGE: 400 SF
TOTAL SQUARE FOOTAGE: 800 SF
NUMBER OF STORIES: TWO
HEIGHT ABOVE GRADE: 4'-23-10"

THESE DRAWINGS MAY NOT BE REPRODUCED
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COVER SHEET

05/29/2025

A0.0

CLIMATIC & GEOGRAPHIC DESIGN CRITERIA

WIND DESIGN		SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM	WINTER DESIGN TEMP	ICE BARRIER UNDERLAYMENT REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP	
GROUND SNOW LOAD	WIND SPEED (MPH)								
35 PSF	115/125/140	NO	YES	B	SEVERE	36 INCHES	SLIGHT/MOD	1 DEGREE F	
								NO	
								1978	
								712	
								40-45	
FIRE-RESISTANT CONSTRUCTION		EXTERIOR WALL ELEMENT		MINIMUM FIRE RESISTANCE RATING		MINIMUM FIRE SEPARATION DISTANCE		FIRE-TEMP DIFFERENCE	
WALLS	NOT FIRE-RESISTANCE RATED			0 HOURS		GREATER THAN OR EQUAL TO 5 FEET		70 DEGREES F	67 DEGREES F
PROJECTIONS	NOT FIRE-RESISTANCE RATED			0 HOURS		GREATER THAN OR EQUAL TO 5 FEET		75 DEGREES F	16 DEGREES F
OPENINGS IN WALLS	UNLIMITED			0 HOURS		5 FEET			
PENETRATIONS	ALL			NONE REQUIRED		3 FEET			

FIRE-RESISTANT CONSTRUCTION

1. EXTERIOR WALL CONSTRUCTION INCLUDING WALLS, PROJECTIONS, OPENINGS, AND PENETRATIONS SHALL COMPLY WITH MINIMUM FIRE SEPARATION DISTANCES AS REQUIRED BY CODE.

2. REFER TOIRC 2024 R302.1 AND THE CORRESPONDING TABLE FOR MINIMUM DISTANCES FOR DWELLINGS WITHOUT AN AUTOMATIC SPRINKLER SYSTEM.

3. FOR THE PURPOSES OF THESE DRAWINGS, EXTERIOR WALL ELEMENTS ARE ASSUMED TO HAVE NO FIRE-RESISTANCE RATING AND THEREFORE MUST COMPLY WITH THE MOST RESTRICTIVE CONSTRAINTS OUTLINED IN TABLE R302.1(1).

4. BUILDER SHALL COMPLY WITH ALL LOCAL BUILDING CODES REGARDING FIRE-RESISTANT CONSTRUCTION.

RADON CONTROL METHODS

EPA RADON ZONE	MITIGATION REQUIRED	SYSTEM TYPE	SUBFLOOR PREPARATION
ZONE 1	YES	PASSIVE, SUB-SLAB	MINIMUM 4" THICK AGGREGATE

RADON CONTROL METHODS:

1. NEW CONSTRUCTION SHALL COMPLY WITHIRC 2024 APPENDIX BE WHERE RADON-RESISTANT CONSTRUCTION IS REQUIRED.
2. REFER TOIRC 2024 R302.1 AND THE CORRESPONDING TABLE FOR MINIMUM DISTANCES FOR DWELLINGS WITHOUT AN AUTOMATIC SPRINKLER SYSTEM.
3. SOURCEDFROM THE 2022 DENVER BUILDING & FIRE CODE (APPENDIX AF RADON CONTROL METHODS).
4. BUILDER SHALL REFER TO THE LOCAL BUILDING CODE AS CONDITIONS MAY VARY DEPENDING ON GEOGRAPHIC LOCATION.

ALL PLANS ARE SUBJECT TO GENERAL CONDITIONS AND DISCLAIMER LOCATED ON THE COVER PAGE FOR THIS PROJECT

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GENERAL NOTES

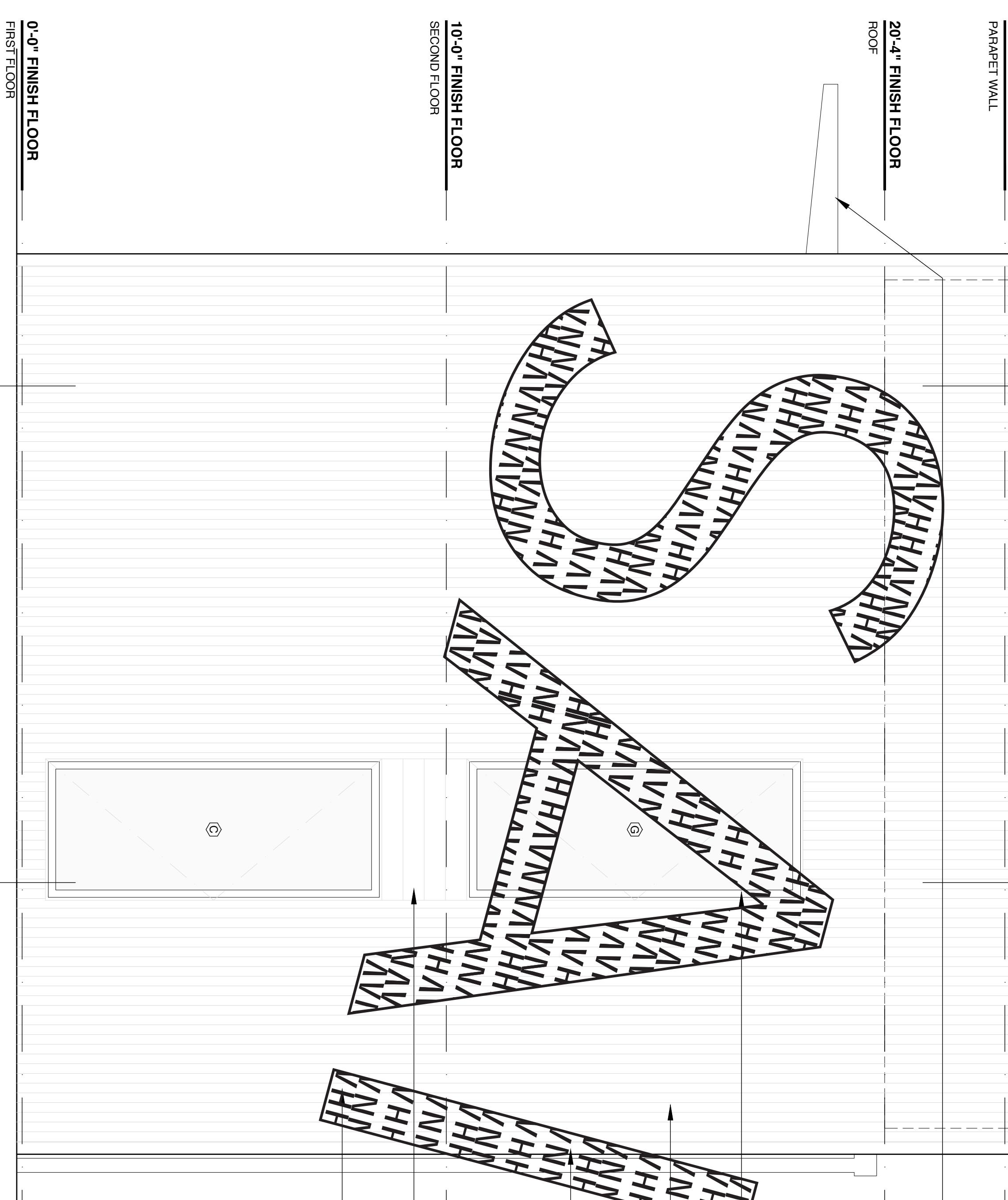
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A0.1

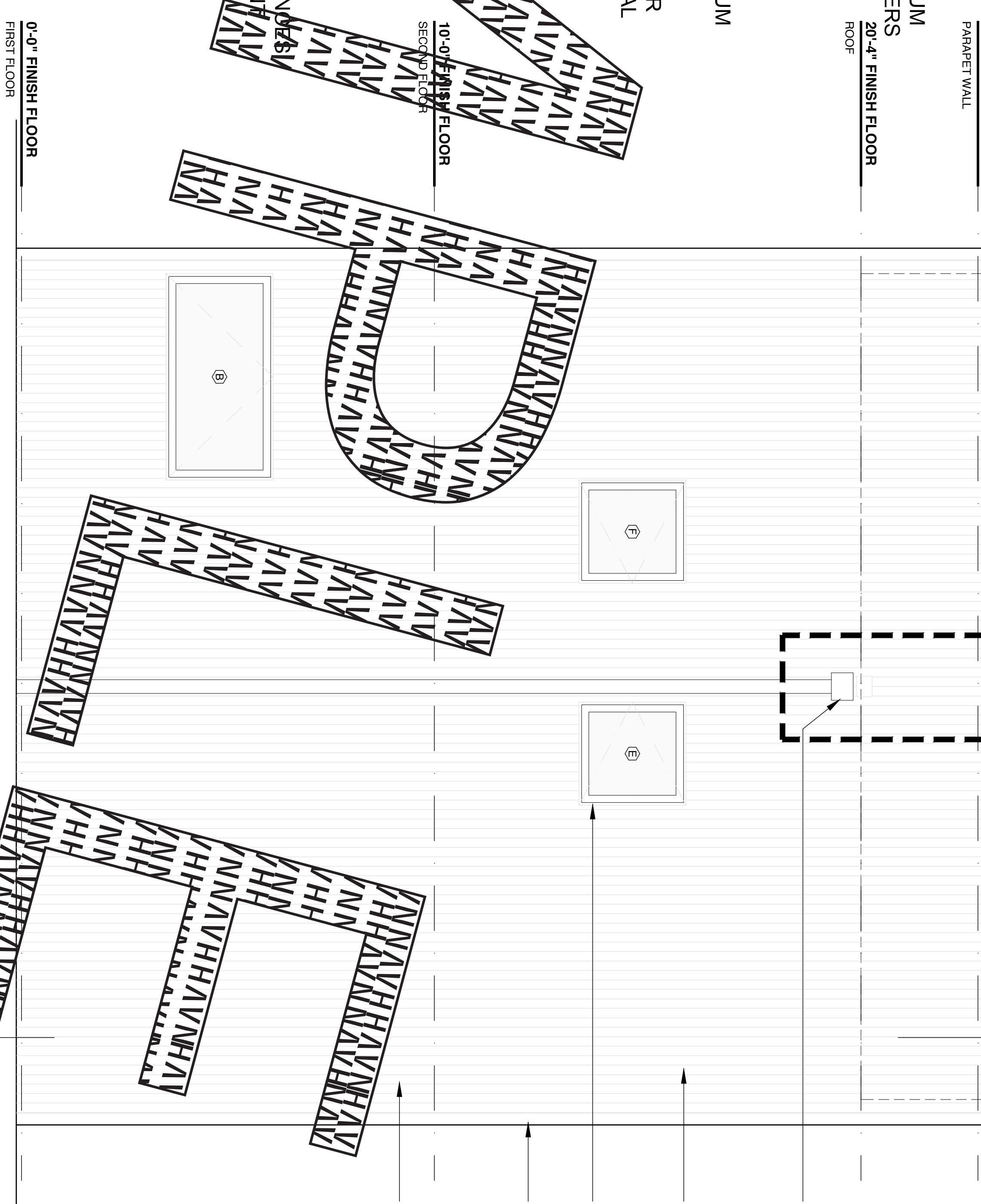
1 LEFT SIDE ELEVATION

1/2" = 1'-0"



2 REAR ELEVATION

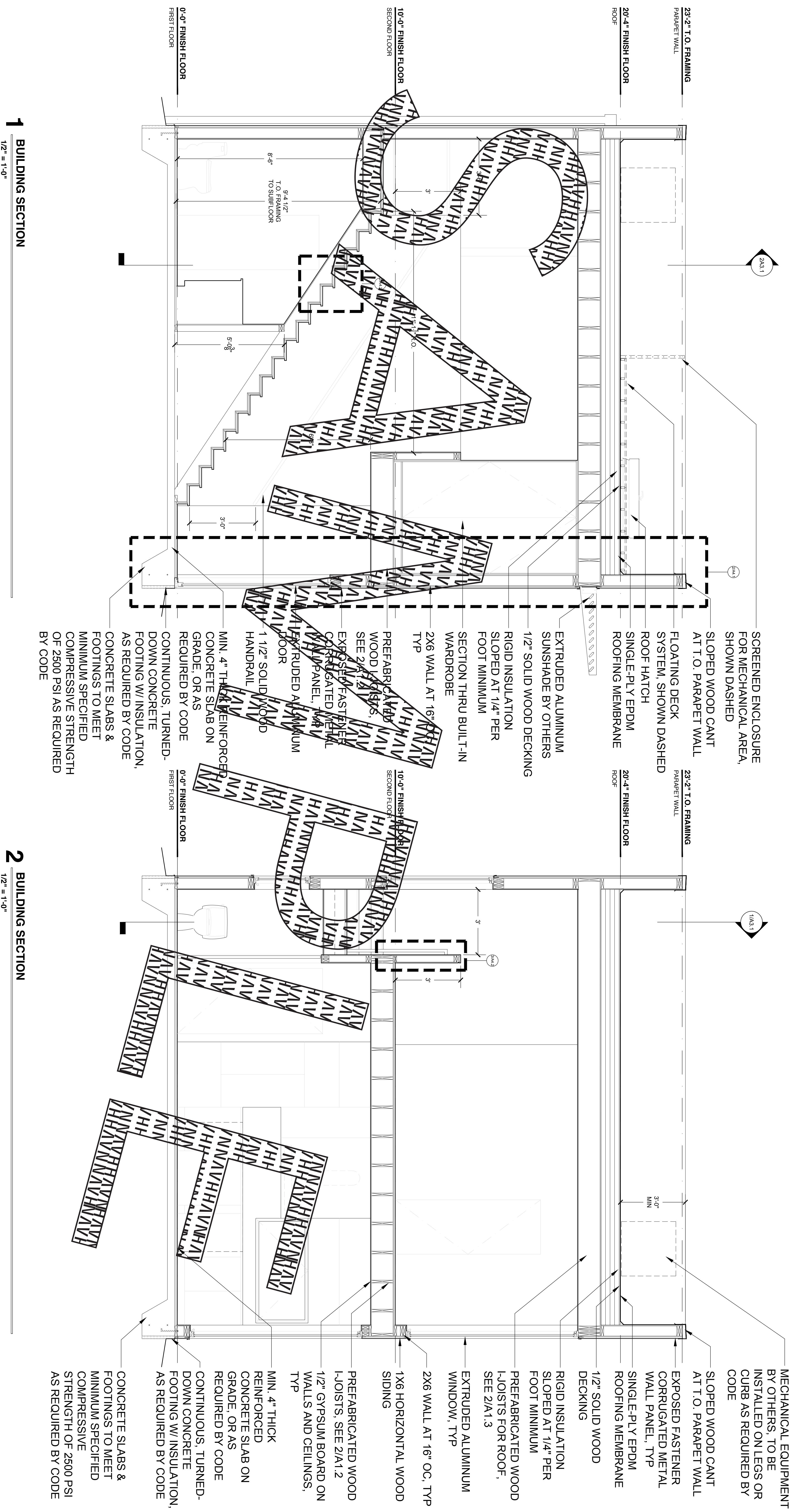
1/2" = 1'-0"



SEE NOTES ON A0.1
FOR MIN FIRE
SEPARATION
DISTANCES AND
FIRE-RESISTANT
CONSTRUCTION
OF EXTERIOR WALLS

ALL PLANS ARE SUBJECT TO
GENERAL CONDITIONS AND
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ALUMINUM COPING WITH DRIP EDGE
BY METAL WALL PANEL MFR
SLOPED WOOD CANT AT T.O. PARAPET WALL

23'-2" T.O. FRAMING

PARAPET WALL

20'-4" FINISH FLOOR

ROOF

ROOF HATCH BY OTHERS

SINGLE-PLY EPDM ROOFING MEMBRANE WITH CANT STRIP AT WALL, RUN MEMBRANE UP FULL HEIGHT OF PARAPET WALL, TYP

1/2" SOLID WOOD DECKING

RIGID INSULATION SLOPED AT 1/4" PER FOOT MINIMUM, OR AS REQUIRED BY CODE

WARM ROOF CONSTRUCTION TO COMPLY W/ R806.5, RIGID INSULATION TO FILL RAFTER CAVITY, R-VALUE TO MEET OR EXCEED LOCAL BUILDING CODE

SOLID SHEATHING WITH VAPOR BARRIER ABOVE PREFABRICATED WOOD I-JOISTS FOR ROOF, SEE 2/A1.3

EXPOSED FASTENER CORRUGATED METAL WALL PANEL, TYP

MIN 1/2" THICK ENGINEERED WOOD SHEATHING W/ INTEGRATED AIR & WATER-RESISTIVE BARRIER, REFER TO R602.3 FOR FASTENING REQUIREMENTS

1X6 WALL STUDS SHALL BE SPACED 16" OC, TYP BETTER, SPACED 16" OC, TYP

1/2" GYPSUM BOARD ON WALLS AND CEILINGS, TYP ALUMINUM-FIXED WALL LADDERS BY OTHERS

PREFABRICATED WOOD I-JOISTS, SEE 2/A1.2

1/2" GYPSUM BOARD ON 1/2" FLYWOOD SUBFLOOR

SEE NOTES ON A0.1 FOR MIN FIRE SEPARATION DISTANCES AND FIRE-RESISTANT CONSTRUCTION OF EXTERIOR WALLS

10'-0" FINISH FLOOR

SECOND FLOOR

0'-0" FINISH FLOOR

FIRST FLOOR

WOOD FLOORING ON 3/4" PLYWOOD SUBFLOOR
MIN. 4" THICK REINFORCED CONCRETE SLAB ON GRADE, OR AS REQUIRED BY CODE

6 MIL POLYETHYLENE VAPOR BARRIER UNDER SLAB, LAP JOINTS NOT LESS THAN 6"

PT SILL PLATE AT ALL WALLS IN CONTACT WITH FOUNDATION, FASTENERS SHALL COMPLY WITH R404.3

MIN 1/2" DIA ANCHOR BOLT EMBEDDED NOT LESS THAN 7" INTO CONCRETE, SPACING NOT TO EXCEED 6'-0" OC AS REQUIRED BY CODE

CONTINUOUS, TURNED-DOWN CONCRETE FOOTING W/ INSULATION, AS REQUIRED BY CODE

CONCRETE REINFORCING AS REQUIRED BY CODE, CONSULT WITH STRUCTURAL ENGINEER FOR SIZE AND PLACEMENT

CONCRETE SLABS & FOOTINGS TO MEET MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF 2500 PSI AS REQUIRED BY CODE

ALUMINUM COPING WITH DRIP EDGE
BY METAL WALL PANEL MFR
SLOPED WOOD CANT AT T.O. PARAPET WALL

23'-2" T.O. FRAMING

PARAPET WALL

20'-4" FINISH FLOOR

ROOF

FLOATING DECK SYSTEM, SHOWN DASHED
SINGLE-PLY EPDM ROOFING MEMBRANE WITH CANT STRIP AT WALL, RUN MEMBRANE UP FULL HEIGHT OF PARAPET WALL, TYP

1/2" SOLID WOOD DECKING

RIGID INSULATION SLOPED AT 1/4" PER FOOT MINIMUM, OR AS REQUIRED BY CODE

WARM ROOF CONSTRUCTION TO COMPLY W/ R806.5, RIGID INSULATION TO FILL RAFTER CAVITY, R-VALUE TO MEET OR EXCEED LOCAL BUILDING CODE

SOLID SHEATHING WITH VAPOR BARRIER ABOVE PREFABRICATED WOOD I-JOISTS FOR ROOF, SEE 2/A1.3

EXPOSED FASTENER CORRUGATED METAL WALL PANEL, TYP

MIN 7/16" THICK ENGINEERED WOOD SHEATHING W/ INTEGRATED AIR & WATER-RESISTIVE BARRIER, REFER TO R602.3 FOR FASTENING REQUIREMENTS

2X6 WALL STUDS SHALL BE SPACED 16" OC, TYP

PREFABRICATED WOOD I-JOISTS FOR ROOF, SEE 2/A1.2

1/2" GYPSUM BOARD ON WALLS AND CEILINGS, TYP

SEE NOTES ON A0.1 FOR MIN FIRE SEPARATION DISTANCES AND FIRE-RESISTANT CONSTRUCTION OF EXTERIOR WALLS

10'-0" FINISH FLOOR

SECOND FLOOR

0'-0" FINISH FLOOR

FIRST FLOOR

PREFABRICATED WOOD I-JOISTS, SEE 2/A1.2
BUILT-UP HEADER, CONCRETE STRUCTURAL ENGINEER

WOOD FLOORING ON 3/4" PLYWOOD SUBFLOOR

MIN. 4" THICK REINFORCED CONCRETE SLAB ON GRADE, OR AS REQUIRED BY CODE

6 MIL POLYETHYLENE VAPOR BARRIER UNDER SLAB, LAP JOINTS NOT LESS THAN 6"

CONTINUOUS, TURNED-DOWN CONCRETE FOOTING W/ INSULATION, AS REQUIRED BY CODE

CONCRETE REINFORCING AS REQUIRED BY CODE, CONSULT WITH STRUCTURAL ENGINEER FOR SIZE AND PLACEMENT

CONCRETE SLABS & FOOTINGS TO MEET MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF 2500 PSI AS REQUIRED BY CODE

1 WALL SECTION

3/4" = 1'-0"

2 WALL SECTION

3/4" = 1'-0"

3 WALL SECTION

3/4" = 1'-0"

4 WALL SECTION

3/4" = 1'-0"

5 WALL SECTION

3/4" = 1'-0"

6 WALL SECTION

3/4" = 1'-0"

7 WALL SECTION

3/4" = 1'-0"

8 WALL SECTION

3/4" = 1'-0"

9 WALL SECTION

3/4" = 1'-0"

10 WALL SECTION

3/4" = 1'-0"

11 WALL SECTION

3/4" = 1'-0"

12 WALL SECTION

3/4" = 1'-0"

13 WALL SECTION

3/4" = 1'-0"

14 WALL SECTION

3/4" = 1'-0"

15 WALL SECTION

3/4" = 1'-0"

16 WALL SECTION

3/4" = 1'-0"

17 WALL SECTION

3/4" = 1'-0"

18 WALL SECTION

3/4" = 1'-0"

19 WALL SECTION

3/4" = 1'-0"

20 WALL SECTION

3/4" = 1'-0"

21 WALL SECTION

3/4" = 1'-0"

22 WALL SECTION

3/4" = 1'-0"

23 WALL SECTION

3/4" = 1'-0"

24 WALL SECTION

3/4" = 1'-0"

25 WALL SECTION

3/4" = 1'-0"

26 WALL SECTION

3/4" = 1'-0"

27 WALL SECTION

3/4" = 1'-0"

28 WALL SECTION

3/4" = 1'-0"

29 WALL SECTION

3/4" = 1'-0"

30 WALL SECTION

3/4" = 1'-0"

31 WALL SECTION

3/4" = 1'-0"

32 WALL SECTION

3/4" = 1'-0"

33 WALL SECTION

3/4" = 1'-0"

34 WALL SECTION

3/4" = 1'-0"

35 WALL SECTION

3/4" = 1'-0"

36 WALL SECTION

3/4" = 1'-0"

37 WALL SECTION

3/4" = 1'-0"

38 WALL SECTION

3/4" = 1'-0"

39 WALL SECTION

3/4" = 1'-0"

40 WALL SECTION

3/4" = 1'-0"

41 WALL SECTION

3/4" = 1'-0"

42 WALL SECTION

3/4" = 1'-0"

43 WALL SECTION

3/4" = 1'-0"

44 WALL SECTION

3/4" = 1'-0"

45 WALL SECTION

3/4" = 1'-0"

46 WALL SECTION

3/4" = 1'-0"

47 WALL SECTION

3/4" = 1'-0"

48 WALL SECTION

3/4" = 1'-0"

49 WALL SECTION

3/4" = 1'-0"

50 WALL SECTION

3/4" = 1'-0"

51 WALL SECTION

3/4" = 1'-0"

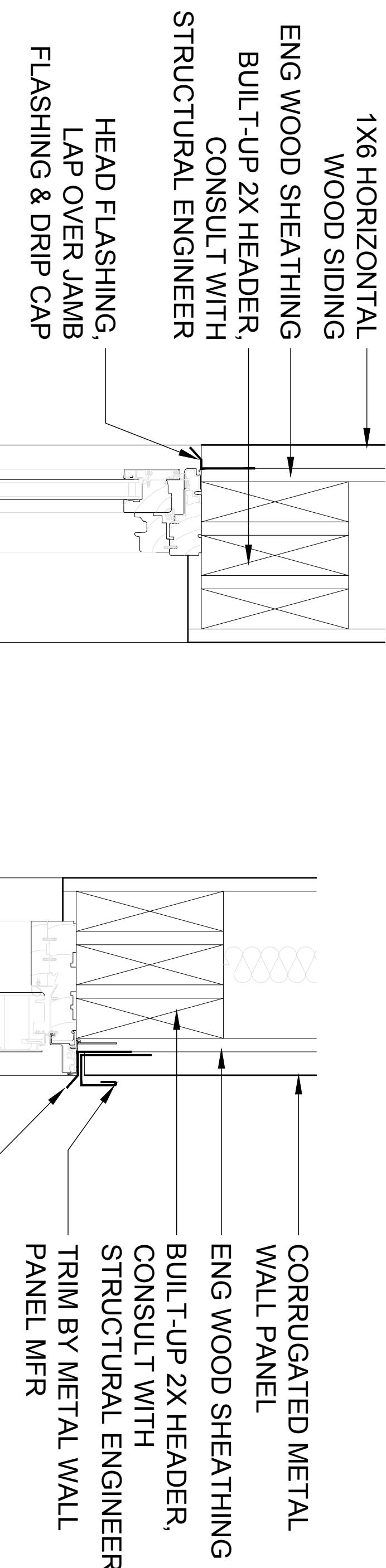
52 WALL SECTION

3/4" = 1'-0"

53 WALL SECTION

3/4" = 1'-0"

54 WALL SECTION

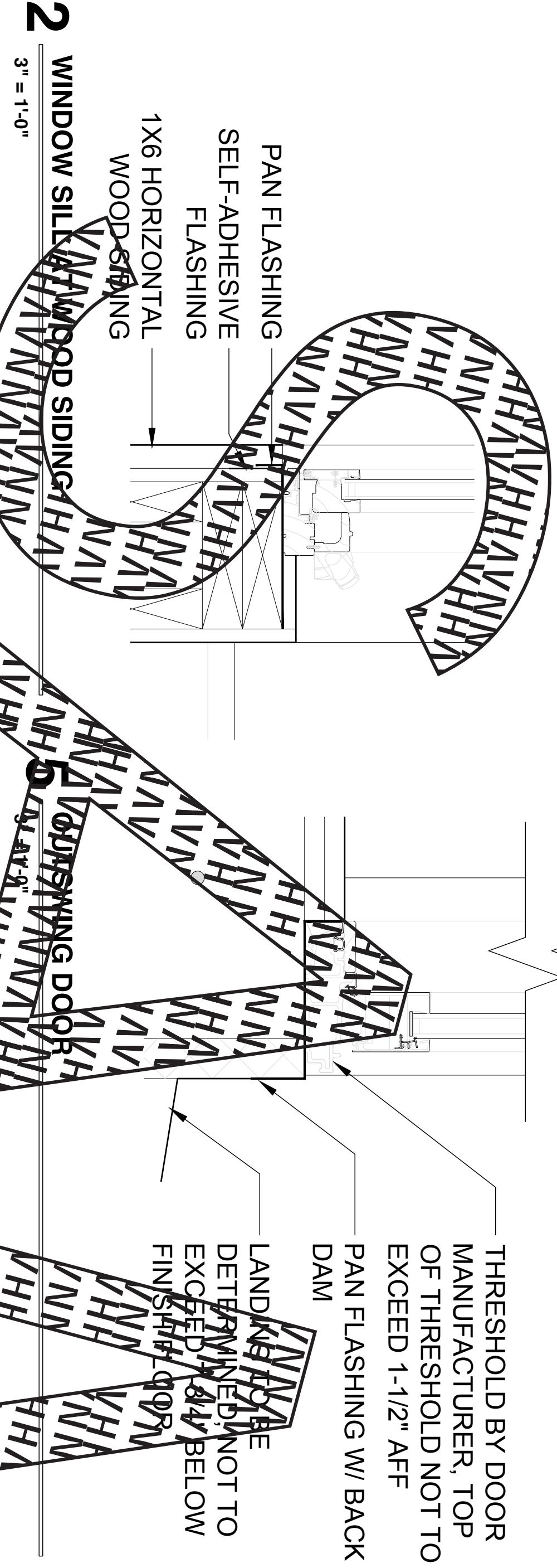


1 WINDOW HEAD AT WOOD SIDING

3" = 1'-0"

DOOR SCHEDULE			
UNIT	LOCATION	TYPE	UNIT SIZE
101	EXTERIOR	OUTSWING	3'-0" X 7'-0"
102	EXTERIOR	BI-FOLD	12'-0" X 7'-0"
103	INTERIOR	PRIVACY	2'-6" X 6'-6"
104	INTERIOR	CLOSET/CABINET	2'-6" X 6'-8"
201	INTERIOR	PRIVACY	2'-6" X 6'-8"
202	INTERIOR	SHOWER	2'-4" X 6'-4"
301	EXTERIOR	ROOF HATCH	3'-0" X 3'-0"

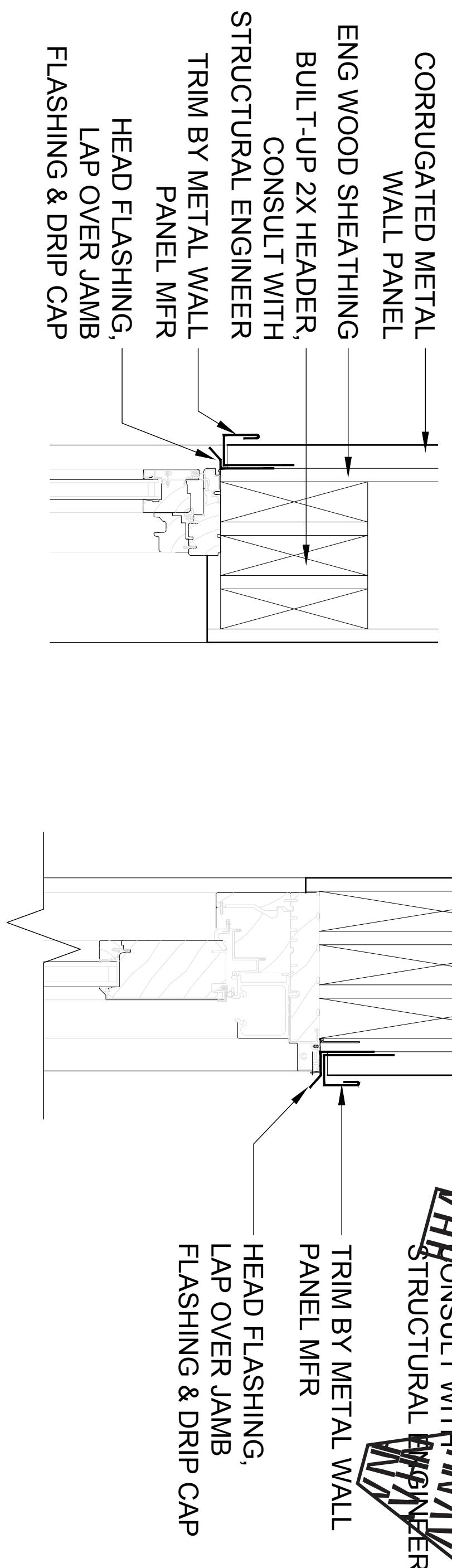
NOTE: ALL EGRESS DOORS MUST BE READILY OPENABLE FROM INSIDE THE DWELLING UNIT WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT AS REQUIRED BY CODE. REFER TOIRC 2024 SECTION R318.2



2 WINDOW SILL AT WOOD SIDING

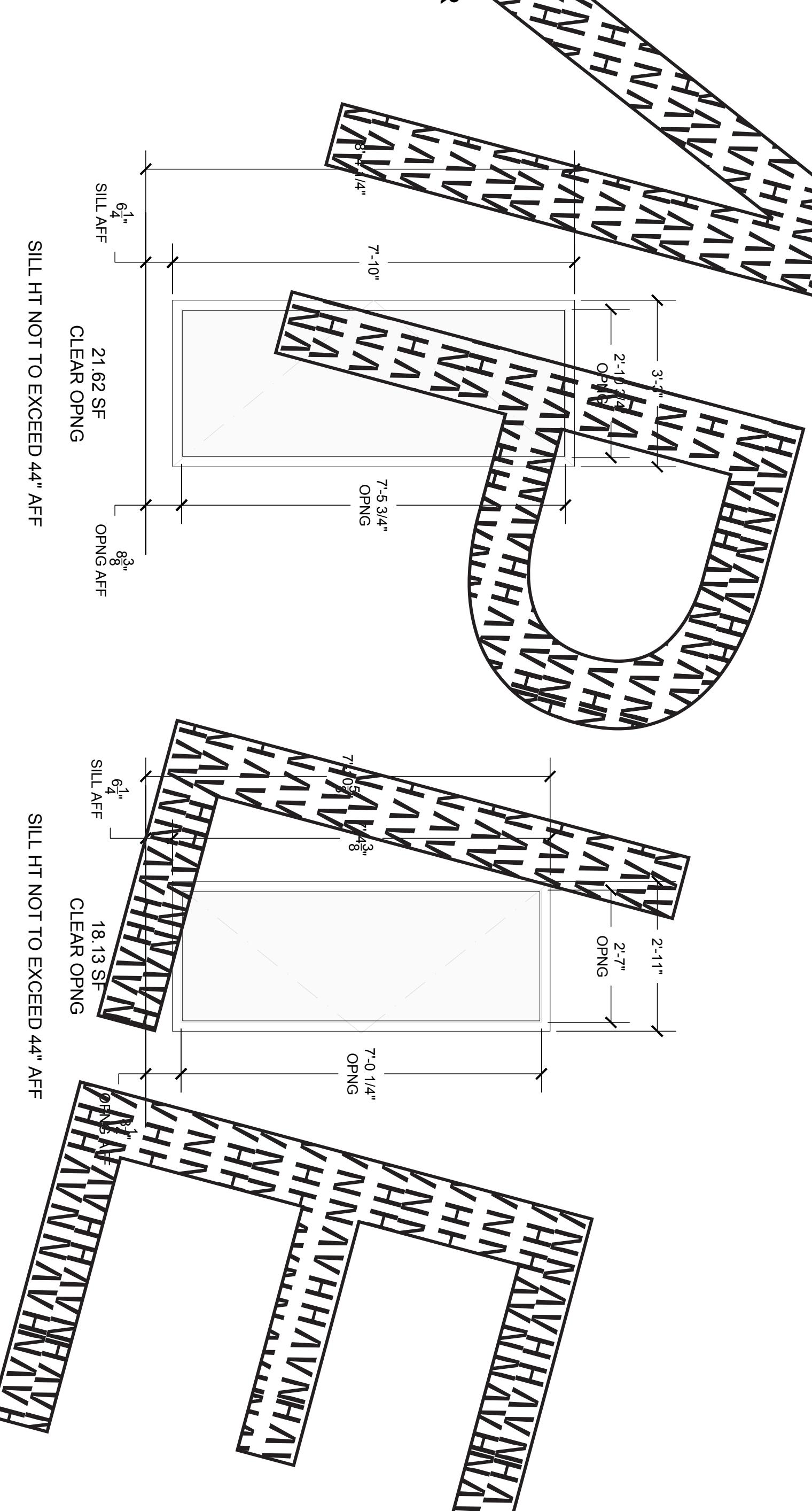
3" = 1'-0"

WINDOW SCHEDULE			
UNIT	TYPE	R.O. SIZE	R.O. HT ABOVE SUBFLOOR
A	CASEMENT	2'-7" X 2'-7"	6'-2"
B	AWNING	5'-1" X 2'-7"	6'-2"
C	CASEMENT	3'-5" X 7'-11"	8'-6 1/2"
D	FIXED	2'-7" X 4'-11"	14'-7"
E	CASEMENT	2'-7" X 2'-7"	6'-2"
F	CASEMENT	2'-7" X 2'-7"	6'-2"
G	CASEMENT	3'-5" X 7'-11"	8'-5 1/2"
H	CASEMENT	3'-1" X 7'-5 1/2"	8'-0"
I	FIXED	3'-1" X 7'-5 1/2"	8'-0"



3 WINDOW HEAD AT METAL SIDING

3" = 1'-0"



4 WINDOW SILL AT METAL SIDING

3" = 1'-0"

UNIT	LOCATION	TYPE	UNIT SIZE
101	EXTERIOR	OUTSWING	3'-0" X 7'-0"

NOTES:

1. EMERGENCY ESCAPE & RESCUE OPENINGS SHALL BE OPERATIONAL FROM THE INSIDE OF THE ROOM WITHOUT THE USE OF KEYS, TOOLS, OR SPECIAL KNOWLEDGE IN ACCORDANCE WITHIRC 2024 R319.1.1
2. WINDOW OPENING CONTROL DEVICES AND FALL PREVENTION DEVICES COMPLYING WITHASTM F2900 SHALL BE PERMITTED FOR USE ON WINDOWS SERVING AS A REQUIRED EMERGENCY ESCAPE AND RESCUE OPENING AND SHALL NOT BE MORE THAN 70 INCHES ABOVE THE FINISHED FLOOR.

UNIT	LOCATION	TYPE	UNIT SIZE
102	EXTERIOR	BI-FOLD	12'-0" X 7'-0"

NOTES:

1. THRESHOLD BY DOOR MANUFACTURER, TOP OF THRESHOLD NOT TO EXCEED 1-1/2" AFF

UNIT	LOCATION	TYPE	UNIT SIZE
103	INTERIOR	PRIVACY	2'-6" X 6'-6"

NOTES:

1. PAN FLASHING W/ BACK DETERMINED, NOT TO EXCEED 7-3/4" BELOW FINISH FLOOR

UNIT	LOCATION	TYPE	UNIT SIZE
104	INTERIOR	CLOSET/CABINET	2'-6" X 6'-8"

NOTES:

1. PAN FLASHING W/ BACK DETERMINED, NOT TO EXCEED 7-3/4" BELOW FINISH FLOOR

UNIT	LOCATION	TYPE	UNIT SIZE
201	INTERIOR	PRIVACY	2'-6" X 6'-8"

NOTES:

1. PAN FLASHING W/ BACK DETERMINED, NOT TO EXCEED 7-3/4" BELOW FINISH FLOOR

UNIT	LOCATION	TYPE	UNIT SIZE
202	INTERIOR	SHOWER	2'-4" X 6'-4"

NOTES:

1. PAN FLASHING W/ BACK DETERMINED, NOT TO EXCEED 7-3/4" BELOW FINISH FLOOR

UNIT	LOCATION	TYPE	UNIT SIZE
301	EXTERIOR	ROOF HATCH	3'-0" X 3'-0"

NOTES:

1. PAN FLASHING W/ BACK DETERMINED, NOT TO EXCEED 7-3/4" BELOW FINISH FLOOR

UNIT	LOCATION	TYPE	UNIT SIZE
401	EXTERIOR	OUTSWING	3'-0" X 7'-0"

NOTES:

1. PAN FLASHING W/ BACK DETERMINED, NOT TO EXCEED 7-3/4" BELOW FINISH FLOOR

UNIT	LOCATION	TYPE	UNIT SIZE
402	EXTERIOR	BI-FOLD	12'-0" X 7'-0"

NOTES:

1. PAN FLASHING W/ BACK DETERMINED, NOT TO EXCEED 7-3/4" BELOW FINISH FLOOR

UNIT	LOCATION	TYPE	UNIT SIZE
403	INTERIOR	PRIVACY	2'-6" X 6'-6"

NOTES:

1. PAN FLASHING W/ BACK DETERMINED, NOT TO EXCEED 7-3/4" BELOW FINISH FLOOR

UNIT	LOCATION	TYPE	UNIT SIZE
404	INTERIOR	CLOSET/CABINET	2'-6" X 6'-8"

NOTES:

1. PAN FLASHING W/ BACK DETERMINED, NOT TO EXCEED 7-3/4" BELOW FINISH FLOOR

UNIT	LOCATION	TYPE	UNIT SIZE
405	EXTERIOR	ROOF HATCH	3'-0" X 3'-0"

NOTES:

1. PAN FLASHING W/ BACK DETERMINED, NOT TO EXCEED 7-3/4" BELOW FINISH FLOOR

UNIT	LOCATION	TYPE	UNIT SIZE
406	EXTERIOR	OUTSWING	3'-0" X 7'-0"

NOTES:

1. PAN FLASHING W/ BACK DETERMINED, NOT TO EXCEED 7-3/4" BELOW FINISH FLOOR

UNIT	LOCATION	TYPE	UNIT SIZE
407	EXTERIOR	BI-FOLD	12'-0" X 7'-0"

NOTES:

1. PAN FLASHING W/ BACK DETERMINED, NOT TO EXCEED 7-3/4" BELOW FINISH FLOOR

UNIT	LOCATION	TYPE	UNIT SIZE
408	EXTERIOR	OUTSWING	3'-0" X 7'-0"

NOTES:

1. PAN FLASHING W/ BACK DETERMINED, NOT TO EXCEED 7-3/4" BELOW FINISH FLOOR

UNIT	LOCATION	TYPE	UNIT SIZE
409	EXTERIOR	BI-FOLD	12'-0" X 7'-0"

NOTES:

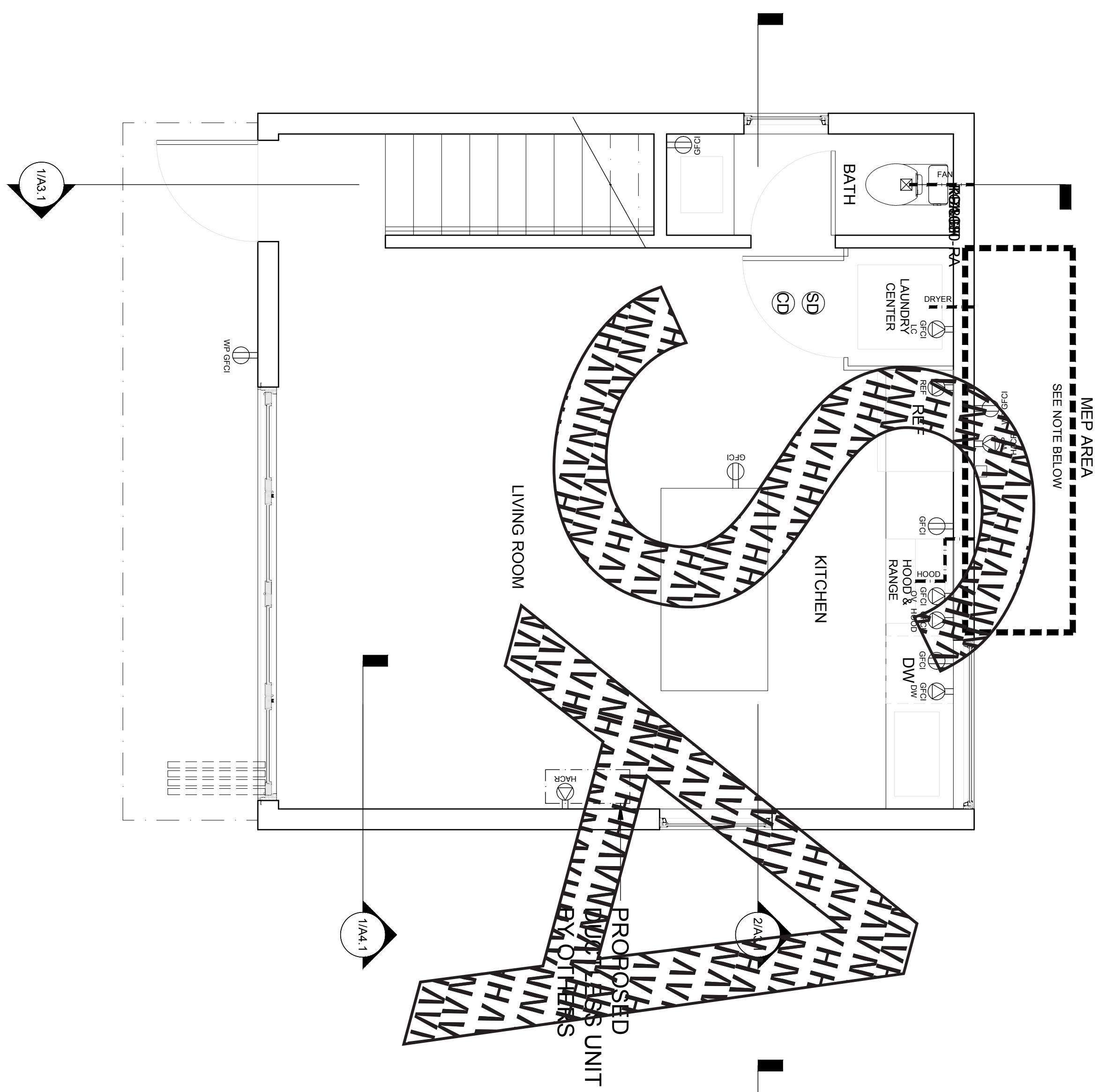
1. PAN FLASHING W/ BACK DETERMINED, NOT TO EXCEED

1 FIRST FLOOR PROPOSED MEP LAYOUT

38" = 1'-0"

MECHANICAL, ELECTRICAL, PLUMBING & LIFE-SAFETY NOTES:

1. THESE LAYOUTS SHALL BE CONSIDERED GENERAL IN NATURE. FINAL PLAN DEVELOPMENT WILL BE DEPENDENT ON SITE SELECTION AND TYPE AND AVAILABILITY OF SERVICES LOCALLY.
2. BUILDER MUST COMPLY WITH ALL PROVISIONS OFIRC 2024 SECTION R305 AUTOMATIC SPRINKLER SYSTEMS, PART V MECHANICAL, PART VI FUEL GAS, PART VII PLUMBING, PART VIII ELECTRICAL AS WELL AS ALL LOCAL BUILDING CODES.
3. ALL EQUIPMENT SERVING HVAC, ELECTRICAL SERVICE, PLUMBING, AND SPRINKLER SYSTEMS SHALL BE LOCATED IN THE MECHANICAL AREA ON THE ROOF AND, AS APPROPRIATE, IMMEDIATELY ADJACENT TO THE KITCHEN, SHOWN DASHED. ALL EQUIPMENT SHALL BE APPROVED FOR EXTERIOR INSTALLATION. BUILDER SHALL PROVIDE A WEATHER-PROTECTED GFCI RECEPTACLE WITHIN 25 FEET OF ANY MECHANICAL EQUIPMENT AS REQUIRED BY CODE.
4. THE INDICATED AREAS SHALL BE THE SERVICE ENTRY LOCATIONS FOR ALL OF THESE SYSTEMS AS WELL AS THE LOCATION OF ALL PANELS, SUB-PANELS, DISCONNECTS, VALVES AND CLEANOUTS AS REQUIRED BY CODE.
5. ALL BRANCH CIRCUITS SUPPLYING 120-VOLT, SINGLE PHASE, 15- AND 20-AMPERE OUTLETS INSTALLED IN KITCHENS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, BEDROOMS, CLOSETS, HALLWAYS, LAUNDRY AREAS AND SIMILAR ROOMS SHALL BE PROVIDED WITH ARC-FAULT CIRCUIT INTERRUPTER PROTECTION IN ACCORDANCE WITH E3902.21.
6. EXHAUST VENTS FOR BATHROOMS, APPLIANCES, AND MECHANICAL/ELECTRICAL/PLUMBING SERVICES SHALL BE LOCATED AND INSTALLED TO COMPLY WITH MINIMUM CLEARANCES AS REQUIRED BY CODE.
7. HVAC SYSTEMS SHALL BE DUCTLESS. BUILDER SHALL COORDINATE AND DEVELOP THIS LAYOUT WITH THE LICENSED LOCAL PROFESSIONAL ON SITE.
8. SMOKE DETECTORS SHALL BE INSTALLED NOT LESS THAN 10 FEET HORIZONTALLY FROM A PERMANENTLY INSTALLED COOKING APPLIANCE.
9. SMOKE DETECTORS SHALL BE LOCATED NOT LESS THAN 3 FEET HORIZONTALLY FROM THE DOOR OR OPENING OF A BATHROOM THAT CONTAINS A BATHTUB OR SHOWER AS REQUIRED BY CODE.

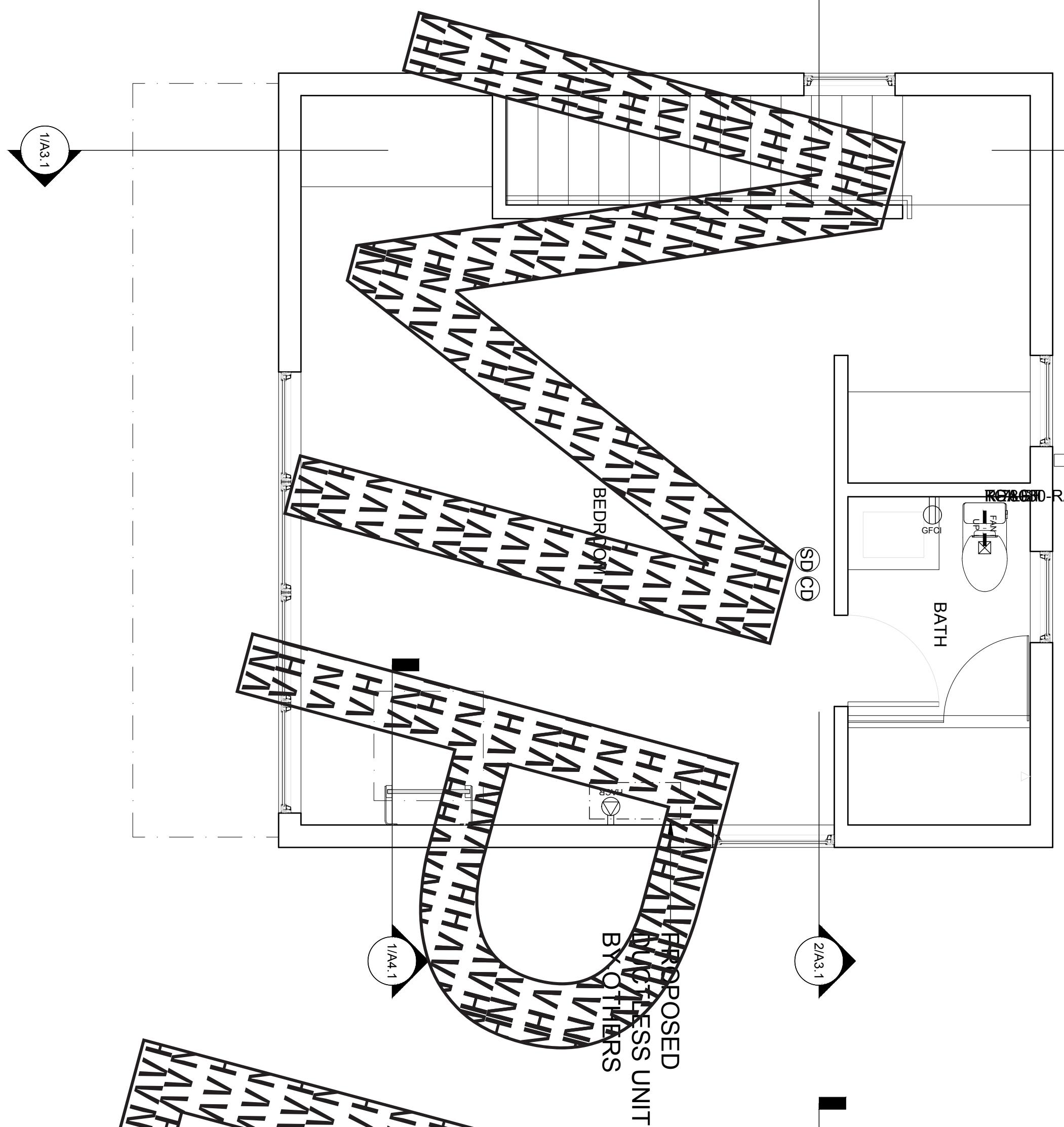


2 SECOND FLOOR PROPOSED MEP LAYOUT

38" = 1'-0"

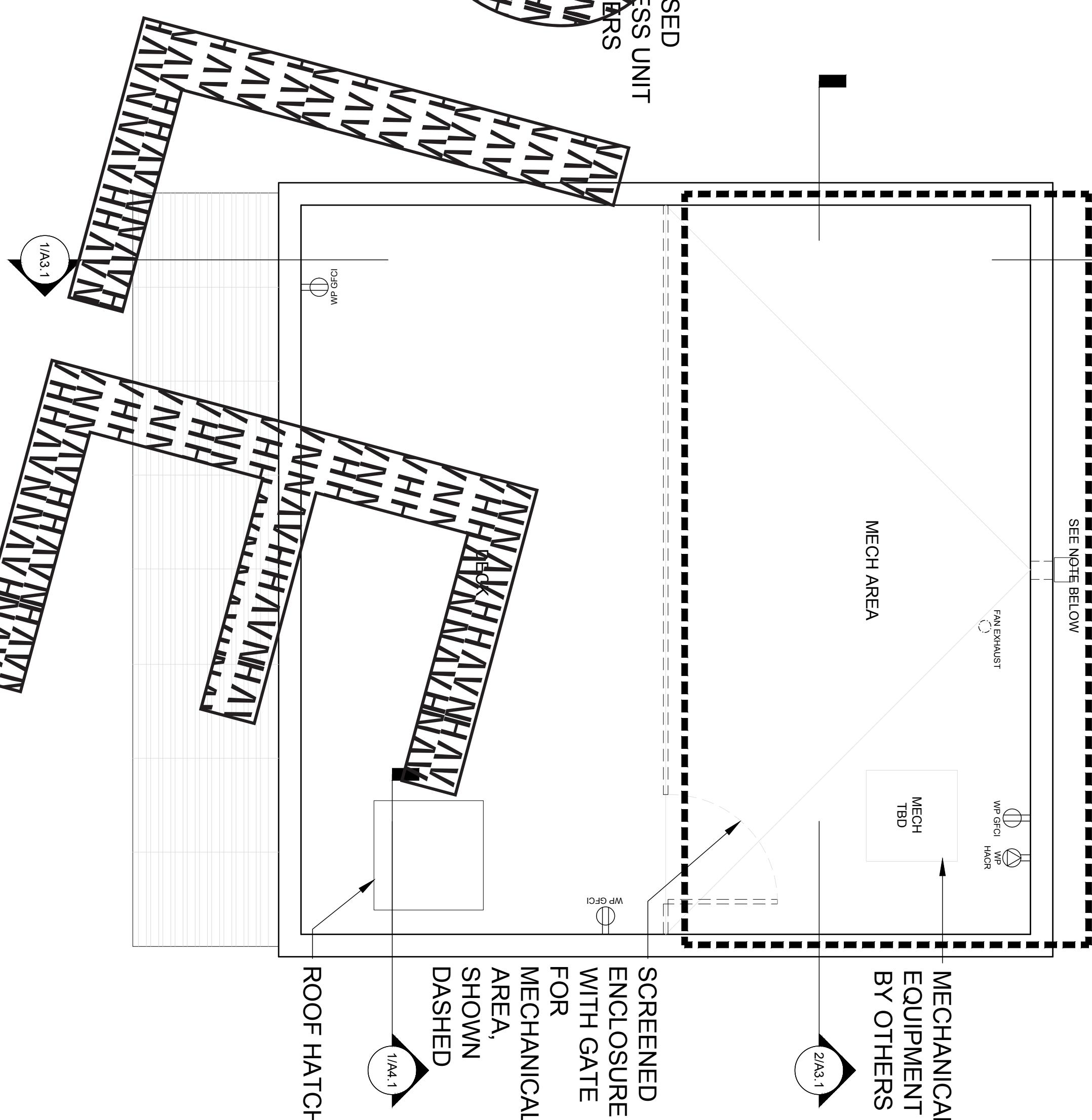
ELECTRICAL SYMBOLS KEY

SD	SMOKE DETECTOR
CD	CARBON MONOXIDE DETECTOR
4"	4" EXHAUST FAN
GFCI	GROUND-FAULT CIRCUIT INTERRUPTER RECEPTACLE OUTLET
WP GFCI	WEATHER-PROTECTED GFCI
GFCI	DEDICATED OUTLET - DISHWASHER
DO	DEDICATED OUTLET - RANGE
DO	DEDICATED OUTLET - RANGE HOOD
DO	DEDICATED OUTLET - REFRIGERATOR
GFCI	DEDICATED OUTLET - LAUNDRY CENTER
HACR	DEDICATED OUTLET - HEATING/A/C/REF
WP HACR	WEATHER-PROTECTED DEDICATED OUTLET - HEATING/A/C/REF



3 ROOF PROPOSED MEP LAYOUT

38" = 1'-0"



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PRELIMINARY MECH,
ELEC & PLUMBING

38" = 1'-0"