

By using these construction documents, the recipient acknowledges, accepts and voluntarily affirms the following conditions:

1. These plans have been prepared for Gunnison County to offer to property owners and residents of Gunnison County. The recipient of these plans has the responsibility to verify any and all information relevant to the recipients work and responsibility in the use of these plans for construction. Gunnison County or its consultants shall not be responsible for translation errors. A Gunnison County building permit shall be obtained prior to starting construction.
2. The recipient acknowledges that they will be responsible to provide foundation details based on site specific characteristics that are approved by a Professional Engineer or Architect, licensed in that State of Colorado.
3. The recipient recognizes and acknowledges that the use of this information will be at their sole risk and without any liability or legal exposure to Gunnison County or its consultants. No warranties of any nature, whether express or implied, shall attach to these documents and the information contained thereon. Any use, reuse, or alteration of these documents by the recipient or by others will be at the recipient's risk and full legal responsibility. The recipient will, to the fullest extent permitted by law, defend, indemnify and hold Gunnison County and its consultants harmless from any and all claims, suits, liability, demands, judgments, or costs arising out of or resulting there from any use of these construction documents for or on account of any injury, death, damage or loss to persons or property, direct or consequential damages in any amount.
4. If the recipient does not agree with the above conditions, do not proceed with use of these plans.



**Sample Rendering**

This rendering shows an example of may be achieved with this document. Exterior materials shown here are vertical ship-lap MFC siding with a standing seam metal roof.

## GUNNISON COUNTY HOME PLAN | SINGLE STORY

### HOW TO USE THESE PLANS

This document is for your use, as a Gunnison County Resident, to build a small, code compliant and energy efficient electric home. While these plans provide guidance and specification on many issues, they are intended to be modified by the homeowner. While all aspects of the plans can be modified, any structural modifications will require review and a stamp by a 3rd party Architect or Structural Engineer licensed in Colorado. Many other items require your input. These areas are shown in Orange. While the Orange text indicates Owner action items, it is important to read and familiarize yourself with the entire drawing set.

Before submitting to the building department, it is important that you complete the following:

- + Determine local wildfire hazard. This plan set is designed to meet IR Class 2 requirements and may require modification to meet IR Class 1 requirements. See Gunnison County's *Amendments to the IWUIC (2021), the "Community Planning Assistance for Wildfire 'Final Recommendations for Gunnison, CO 2019' report, and IWUIC (2021) Chapter 5.*
- + Obtain a Location Improvement Certificate or Survey from a Surveyor showing the property lines of your property
- + Obtain a Geotechnical Report to test the soils of your site for Structural Capacity and Groundwater
- + Obtain a foundation design from a structural engineer or a geotechnical engineer based on your geotechnical report
- + Obtain a grading plan from a Civil Engineer if required by the jurisdiction
- + Identify which utilities serve your site. This project will require Electricity, Water and Sewer. If Sewer is not available, you will need to obtain a septic system design for your project. If water is not available at your site, then you will need to obtain a well system design for your project.
- + Obtain a roof truss package for your required elevation (Snow Load).
- + Select the Exterior Materials you wish to use
- + Select the Interior Materials you wish to use
- + Select your Equipment within the parameters listed in the drawings
- + Fill out other options as shown in Orange

### PROJECT INFORMATION:

OWNER NAME: \_\_\_\_\_ PHONE: \_\_\_\_\_ EMAIL: \_\_\_\_\_

PROJECT ADDRESS: \_\_\_\_\_

PROJECT ELEVATION: \_\_\_\_\_ ZONING OF EXISTING LOT: \_\_\_\_\_

**NOT FOR  
CONSTRUCTION**



Explore The 3D Model

Scan the QR code above or visit  
<https://dub.sh/gh-1s>

ABBREVIATIONS

Table of abbreviations for construction terms, including ACT (Acoustical Ceiling Tile), ACM (Aluminum Composite Material), ADA (Americans with Disabilities Act), etc.

MATERIAL LEGEND

Material Legend table showing patterns for various materials like EARTH, GRAVEL, CONCRETE, BRICK, STONE, WOOD, METAL, etc.

ARCHITECTURAL SYMBOLS

Architectural Symbols table defining symbols for building sections, elevations, reference grids, and room identifiers.

ITEMS IN ORANGE

ITEMS IN ORANGE INDICATE INSTRUCTIONS TO THE OWNER, OR PLACES WHERE THE OWNER IS INTENDED TO MAKE A SELECTION...

ITEMS IN BLUE

ITEMS IN BLUE INDICATE PLACES WHERE THE OWNER'S ENGINEER IS INTENDED TO MAKE A SELECTION...

GENERAL NOTES

- 1. ALL WORK SHALL BE EXECUTED IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL CODES AND AGENCIES HAVING JURISDICTION... 2. DO NOT SCALE DRAWINGS...

CODE SUMMARY

- Applicable Codes: 2021 International Residential Code (IRC), 2021 International Wildland Urban Interface Code (IWUC) - IR2-Class 2, 2021 International Energy Conservation Code (IECC)...

Table with columns: Thermal Envelope, Required, Proposed. Lists values for Fenestration, Skylights, Roof, Wall, Crawl Space Wall, and Exterior Doors.

IWUC Requirements (Wildland Fire Resistance): This house is designed to comply with IR2 / Class 2 requirements...

Roof: Class A roofing. Exterior Walls: Noncombustible or ignition-resistant. Decks: Fire-retardant-treated wood structure and/or Approved non-combustible materials...

INDEX OF DRAWINGS

Index of Drawings table listing sheet numbers and names from 1 (COVER) to 27 (ELECTRICAL PLANS).



1-Story House

Issue

CONSTRUCTION DOCUMENTS 02.03.2025

NOT FOR CONSTRUCTION

GENERAL INFORMATION



1-Story House

Issue

CONSTRUCTION DOCUMENTS  
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**NOT FOR  
CONSTRUCTION**

**GENERAL CONDITIONS**

The following specifications and drawings shall be in accordance w/ and conform to any and all applicable local, state and national codes (whichever are the strictest) that are adopted and enforceable at the time of construction and building permit issue.

- A. **General:** Release of these plans requires further coordination among the Owner, Contractor and any contracted Consultants. These construction documents in whole or part are not intended to be used beyond this project or beyond the immediate use of the project's client.
- B. **Drawings & Specifications:** The purpose of the Drawings is to depict graphically the general nature of the work. The contractor and all subcontractors shall review these specifications and drawings and be well versed in these documents prior to commencement of construction. The Contractor shall be responsible for the distribution of adequate, current and complete documents & change orders to the sub-contractors working under him. At the completion of construction, the Contractor shall submit to the Owner a complete set of drawings indicating the "as-built" conditions including any changes, omissions or modifications.
- C. **Drawing Information:** Do not scale the drawings. All notes and noted dimensions take precedence over visual representations or assumed information shown. All Manufacturers' printed warnings, specifications and installation instructions take precedence over construction drawings unless an exception is noted. Manufacturer's operating recommendations shall be strictly observed.
  - 1. Walls are dimensioned from framing to framing unless noted otherwise.
  - 2. Doorframes not dimensioned are to be placed 4.5" from adjacent walls or centered along the wall length.
  - 3. All vertical dimensions are denoted from top of slab or top of subfloor unless noted otherwise.
  - 4. Coordinate window head heights with plans & elevations.
- D. **Shop Drawings:** The Contractor shall be responsible for acquiring & coordinating all necessary shop drawings & manufacturer's specifications & proper use instructions prior to construction.
- E. **Existing Site Conditions:** The Contractor is to locate and mark all existing above ground and underground utilities before construction begins and to notify the Owner if dangerous conflicts may exist. The Contractor and subcontractors are to field verify all existing site conditions and are responsible for reporting any discrepancies of the assumed conditions to the Owner before commencing work.
- F. **Performance:** The Contractor is solely responsible for all construction means, methods, techniques, sequences and procedures utilized in connection with the "work" described in these drawings. All trades must perform their work in strict accordance with the professional standards adapted by their industry and any and all applicable and adapted local, state and national building codes. The Contractor shall be responsible for coordinating and supervising his sub-contractors and the local jurisdiction's inspections to achieve the highest quality project in compliance with all applicable codes.
- G. **Safety & Security:** The Contractor shall be responsible for securing and controlling access to the job site and the safety of persons on the jobsite during construction process.
- H. **Materials:** Unless otherwise specified, all materials shall be new and in compliance with the specifications set forth in these documents. All similar materials shall be of the same manufacturer and quality to ensure consistency. Materials and assemblies required to be fire resistive shall bear a manufacturers label indicating rating, testing agency and test certification number.
- I. **Fees & Permits:** The Contractor shall be responsible for obtaining all required building permits & licenses mandated by local & national jurisdictions for the construction set forth in these documents. The Contractor shall incur the costs of said required permits.
- J. **Protection & Damages:** The Contractor shall maintain sufficient insurance to provide adequate protection from claims under workman's compensation, personal injury or death, or property damage which may arise from operations conducted under the auspices of these documents. The Contractor is charged with creating and maintaining a safe working environment. The Contractor shall protect himself and workers under his supervision; the work upon completion; adjacent space/property; common areas; public utilities and the general public from site related harm. In case of injury or damage due to neglect, the Contractor shall bear responsibility. All local & national safety regulations shall be adhered to. All work is to be performed from recognizably safe work areas.
- K. **Hazardous Materials:** The Contractor shall be responsible for inspecting and reporting the existence of hazardous materials (i.e. asbestos, toxic gases, etc.) to the Owner for proper abatement.
- L. **Warranties:** General Contractor to provide minimum 1 year product and workmanship warranty for project.
- M. **Project Completion:** The General Contractor and the Sub-contractors shall turn the project over to the Owner w/ all specified systems installed and the following conditions met before the project and the Contractor's responsibilities are considered complete:
  - 1. Free from all construction debris, scrapes, material & equipment.
  - 2. All glass shall be free of all Mfr. tags and cleaned on both sides.
  - 3. All millwork, doors, wall materials, painted surfaces, etc. are to be wiped down and free of dirt or other foreign matter.

- 4. All hard & soft floor surfaces are to be cleaned to Mfr.'s specs.
- 5. All common areas outside the scope of work used as storage or travel routes to and from the project are to be returned to their original condition at the commencement of work.
- 6. The final and complete installation of all specified items shall be complete prior to final acceptance of the project. The Contractor shall furnish the Owner w/ all warranties, guarantees and manuals pertaining to installed systems.

**SITework**

- A. **Soils Report:** Provided by Owner for required foundation design by licensed engineer.
- B. **Utilities:** Contractor shall coordinate all site utility demolition, design, installation and services.
- C. **Driveway:** Protect existing driveway and all other site areas from damage due to construction equipment or materials.

**THERMAL & MOISTURE PROTECTION**

- A. **Roofing:**
  - General: The contractor shall be responsible for verifying the existing and forecasted weather conditions to determine when the conditions are acceptable for roof work. Roof application shall not proceed when there is moisture present in any form on the deck including but not limited to rain, dew, ice, frost or snow.
  - 1. Examine plywood deck to ensure proper attachment to framing. Inspect roof deck to verify deck is clean and smooth, free of depressions, waves or projections, level to +/- 1/4" in 20', and properly sloped to valleys or eaves. Areas of the substrate where ponding water occurs shall be built up prior to the installation of the roof system.
  - 2. Roofing system to carry a minimum 15 year warranty.
  - 3. Preservatives or fire retardants used to treat decking must be compatible with roofing materials. If not, supply an appropriate decking cover.
  - 4. Verify roof openings, curbs, pipes, sleeves, ducts or vents through roof are solidly set, cant strips and reglets in place, and nailing strips located.
  - 5. All openings in the deck or projections through the deck shall be completed before starting the application of the roof system. Outlets must be placed and installed to remove water promptly and completely from the roof. Expansion joints, roof vents, roof drains, etc., must be installed using acceptable industry standards.
    - A. **Composition shingles:** Applied to solid sheathing, Match existing. Install per manufacturer's installation specifications.
- B. **Fire stopping:** Provide fire stopping to cut off draft chutes in following areas: at all wall & furred wall plates and sills and midway on walls over 8'-0" in height; between stair stringers at top and bottom; around tops, bottoms and sides of pocket door pockets; In gaps between wood framing and chimneys, use noncombustible fill materials or snug metal collars nailed to adjacent framing; in penetrations (i.e., pipes & ducts), loose fill material may be used.
- C. **Roof underlayment:** 1 layer 30-lb. tar impregnated roofing felt though out. Provide metal valley pans as required by IWUIC.
- D. **Flashing:** All flashing, counter flashing and other sheet metal shall be sized as recommended by SMACNA and installed as recommended in the Architectural Sheet Metal Manual be SMACNA. Install copper or baked-on finish aluminum, all flashiness to be of similar metal and color. Install cont. flashing at bottom of exterior wall treatment and extend up onto exterior sheathing. Membrane roofs: consult manufacturers' specifications for exact flashing and counter-flashing systems.
- E. **Gutter & Downspouts:** As specified on elevations and sections. Drip edges, gutters and their downspouts to be of similar non-corrosive metal. Slope gutters to outlets at not less than 1" per 20'-0". Drip edge to flash into gutter. Downspouts to drain into day-lighted french tile, drywell or splash blocks that ensure water drainage is shed a minimum of five feet from foundation of building. Downspout extensions are not acceptable.
- F. **Caulking and sealant:** Butyl or Polyurethane at hard to replace direct weather-exposed areas (i.e. foundation sills) Paintable 30-year latex around exterior trim to match surrounding materials, color. Verify Caulk and surrounding materials are compatible.



GUNNISON HOMES

1-Story House

Issue

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SITE PLAN

### SITE PLAN OWNER NOTES

- OWNER:**  
USE THIS SITE PLAN TO INDICATE THE LOCATION OF THE PROJECT ON YOUR LOT.
1. THIS SHEET IS SETUP USING A SCALE OF 1" = 20'. IF THE SCALE OF YOUR PROPERTY'S SURVEY DIFFERS THEN YOU MAY CROSS OUT THE SCALE AND WRITE A DIFFERENT SCALE (BUT IN THAT CASE YOU'D NEED TO REDRAW THE HOME FOOTPRINT TO BE LARGER OR SMALLER AS APPROPRIATE.)
  2. FILL IN THE DIMENSIONS AND SETBACKS OF THE BUILDING ON YOUR PROPERTY. SETBACK DIMENSIONS CAN BE DETERMINED BY GOING TO YOUR LOCAL MUNICIPAL WEBSITE OR BY CONTACTING THEIR ZONING DEPARTMENT (IF APPLICABLE.) IN ANY SCENARIO, THE BUILDING NEEDS TO BE A **MINIMUM OF 5'** FROM ALL PROPERTY LINES TO MAINTAIN BUILDING CODE COMPLIANCE.
  3. DRAW IN THE APPROXIMATE LOCATIONS OF UTILITIES (SEWER, WATER, ELECTRIC) COMING INTO THE SITE AND CONNECTING TO THE HOUSE. USE THE LINE TYPES INDICATED IN THE LEGEND BELOW.
  4. IF YOUR PROPERTY DOES NOT HAVE ACCESS TO THE SEWER, YOU WILL NEED TO OBTAIN A SEPTIC SYSTEM DESIGN AND SHOULD INDICATE THE LOCATION ON THIS SITE PLAN ALONG WITH THE 4" LINE CONNECTING IT TO THE HOUSE.
  5. IF YOUR PROPERTY DOES NOT HAVE ACCESS TO A WATER MAIN, YOU WILL NEED TO INDICATE THE LOCATION OF YOUR WATER WELL ON THIS SITE PLAN ALONG WITH THE LINE CONNECTING IT TO THE HOUSE.
  6. DRAW THE ROUGH LOCATION OF THE EXISTING OR PROPOSED DRIVEWAY AND ANY OTHER SITE CONSTRUCTIONS. A CIVIL ENGINEER MAY BE REQUIRED TO DEVELOP DRIVEWAY AND GRADING PLANS.
  7. INDICATE STREETS AND STREET NAMES THAT DIRECTLY ADJUT THE PROPERTY.

### SITE PLAN NOTES

1. SLOPE ALL SURFACES ADJACENT TO BUILDING AWAY FROM BUILDING @ 1/2":12" MINIMUM FOR 10'-0" HORIZONTALLY (MINIMUM.)
2. REFER TO ELECTRICAL DWGS FOR EXTERIOR LIGHTING.
3. EACH DOWNSPOUT OUTLET SHALL EITHER BE PIPED TO A DISCHARGE POINT DOWNSLOPE AND AWAY FROM THE BUILDING, OR SHALL DISCHARGE ONTO A SPLASH BLOCK THAT POINTS AWAY FROM THE BUILDING.

### SITE PLAN CHECKLIST

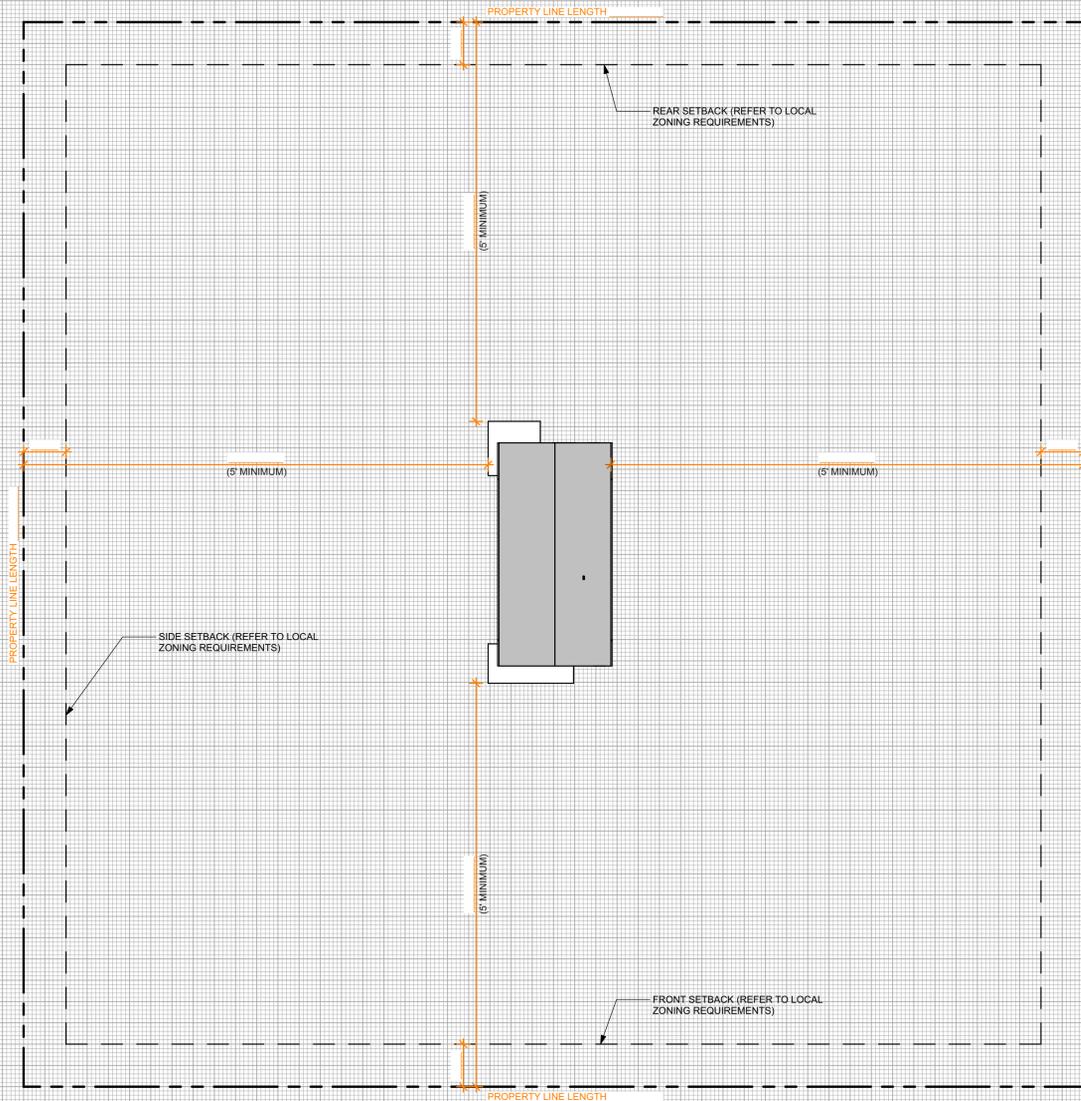
- INDICATE ADJACENT STREETS AND STREET NAMES
- FILL IN DIMENSIONS BETWEEN THE PROPERTY LINES AND THE HOUSE.
- INDICATE LENGTH OF PROPERTY LINES
- INDICATE UTILITIES SERVING THE SITE AND WHERE THEY CONNECT TO THE HOUSE
- INDICATE LOCATION OF SEPTIC SYSTEM AND/OR WELL IF APPLICABLE
- INDICATE DRIVEWAYS AND OTHER SITE AMENITIES
- INDICATE PARKING LOCATIONS AND SIZE
- INDICATE SNOW STORAGE LOCATION AND SIZE
- INDICATE DEFENSIBLE SPACE

### SITE PLAN LEGEND

	PROPERTY LINE
	SETBACK
	UNDERGROUND WATER
	UNDERGROUND SEWER
	OVERHEAD ELECTRIC

	NORTH INDICATOR
	IF THE HOME IS ORIENTED AT AN ODD ANGLE, IT IS OFTEN HELPFUL TO ORIENT THE THICK LINE TO REPRESENT "PLAN NORTH" AND ADD A SEPARATE ARROW TO INDICATE TRUE NORTH.





### LANDSCAPE PLAN OWNER NOTES

- OWNER:**  
USE THIS SITE PLAN TO SHOW THE LANDSCAPE DESIGN OF THE PROJECT ON YOUR LOT.
1. THIS SHEET IS SETUP USING A SCALE OF 1" = 20'. IF THE SCALE OF YOUR PROPERTY'S SURVEY DIFFERS THEN YOU MAY CROSS OUT THE SCALE AND WRITE A DIFFERENT SCALE (BUT IN THAT CASE YOU'D NEED TO REDRAW THE HOME FOOTPRINT TO BE LARGER OR SMALLER AS APPROPRIATE.)
  2. DRAW THE ROUGH LOCATION OF THE DRIVEWAY AND ANY OTHER EXISTING OR PROPOSED SITE CONSTRUCTIONS. A CIVIL ENGINEER MAY BE REQUIRED TO DEVELOP DRIVEWAY AND GRADING PLANS.
  3. INDICATE STREETS AND STREET NAMES THAT DIRECTLY ABUT THE PROPERTY.

### LANDSCAPE PLAN NOTES

1. SLOPE ALL SURFACES ADJACENT TO BUILDING AWAY FROM BUILDING @ 1/2":12" MINIMUM FOR 10'-0" HORIZONTALLY (MINIMUM.)
2. REFER TO ELECTRICAL DWGS FOR EXTERIOR LIGHTING.
3. EACH DOWNSPOUT OUTLET SHALL EITHER BE PIPED TO A DISCHARGE POINT DOWNSLOPE AND AWAY FROM THE BUILDING, OR SHALL DISCHARGE ONTO A SPLASH BLOCK THAT POINTS AWAY FROM THE BUILDING.

### LANDSCAPE PLAN CHECKLIST

- INDICATE ADJACENT STREETS AND STREET NAMES
- INDICATE LOCATION OF SEPTIC SYSTEM AND/OR WELL IF APPLICABLE
- INDICATE DRIVEWAYS AND OTHER SITE AMENITIES
- INDICATE PARKING LOCATIONS
- INDICATE SNOW STORAGE LOCATION
- INDICATE DEFENSIBLE SPACE
- OVERLAY THE LANDSCAPE PLAN OVER YOUR SITE PLAN AND VERIFY THAT TREES (AND THEIR UNDERGROUND ROOTS) ARE NOT IN CONFLICT WITH EXISTING OR PLANNED UTILITIES (BOTH ABOVE AND UNDERGROUND.)

### LANDSCAPE PLAN LEGEND

	PROPERTY LINE
	SETBACK
	UNDERGROUND WATER
	UNDERGROUND SEWER
	OVERHEAD ELECTRIC

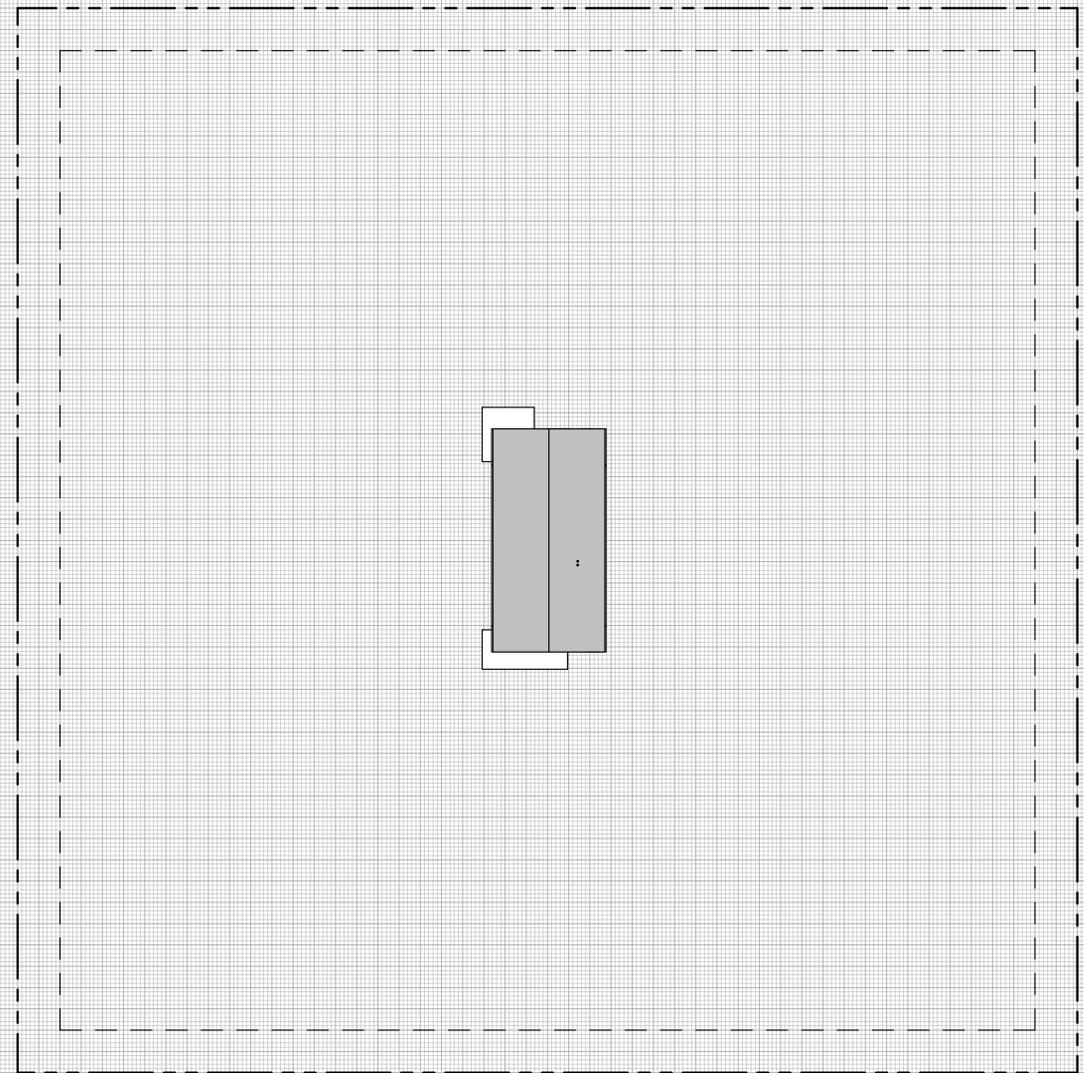
	NORTH INDICATOR
	IF THE HOME IS ORIENTED AT AN ODD ANGLE, IT IS OFTEN HELPFUL TO ORIENT THE THICK LINE TO REPRESENT "PLAN NORTH" AND ADD A SEPARATE ARROW TO INDICATE TRUE NORTH.

# GUNNISON HOMES

1-Story House

Issue

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**GUNNISON HOMES**

1-Story House

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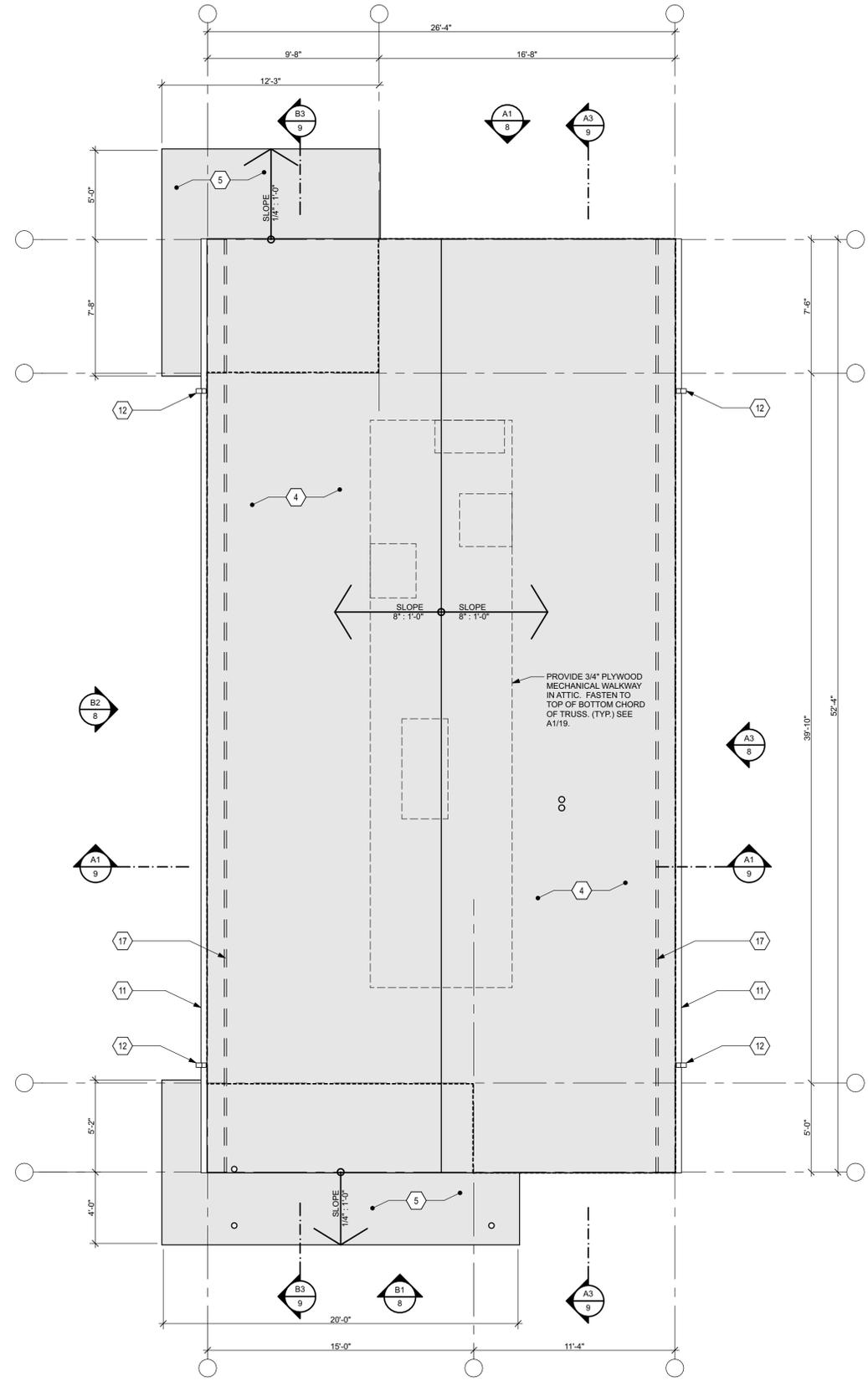
**FLOOR PLAN NOTES**

1. DIMENSIONS ARE TO GRID LINES AND TO THE FACE OF STUDS, MASONRY, AND CONCRETE OF NEW WALLS AND FINISHED FACE OF EXISTING WALLS UNLESS OTHERWISE NOTED. MASONRY DIMENSIONS ARE NOMINAL. DIMENSIONS NOTED "CLR" ARE FROM FINISH FACE TO FINISH FACE.
2. OPENINGS WITHIN STUD CONSTRUCTION ARE DIMENSIONED TO THEIR CENTERLINE.
3. DOOR OPENINGS WITHIN STUD PARTITIONS SHALL BE LOCATED WITH THE HINGE SIDE 4 1/2" FROM FACE OF STUD OF THE ADJACENT PARTITION, UNLESS NOTED OTHERWISE.
4. REFER TO THE ASSEMBLY LEGEND (BELOW) FOR TYPICAL EXTERIOR ASSEMBLIES.
5. ALL INTERIOR PARTITIONS SHALL BE 1/2" GYPSUM BOARD BOTH SIDES OF 2x4 WOOD FRAMING, UNLESS NOTED OTHERWISE.
6. PROVIDE WATER RESISTANT GYPSUM BOARD IN ALL AREAS EXPOSED TO MODERATE AMOUNTS OF MOISTURE SUCH AS BATHROOMS AND KITCHENS.
7. PROVIDE CEMENTITIOUS BACKER BOARD BEHIND CERAMIC TILE AT ALL WET AREAS SUCH AS SHOWERS.
8. PROVIDE BLOCKING AS REQUIRED FOR WALL-MOUNTED EQUIPMENT AND CASEWORK.
9. PROVIDE METAL CORNER BEAD ON ALL EXPOSED CORNERS & EDGES.
10. REFER TO SHEET 13 FOR SPECIFIED APPLIANCES, PLUMBING FIXTURES, AND COUNTERTOPS.
11. REFER TO FINISH SCHEDULE AND FINISH PLAN (SHEET 7) FOR SPECIFIED FINISHES, CEILING TREATMENT, AND SOFFIT MATERIALS.
12. REFER TO SHEET 13 FOR DOOR AND WINDOW TYPES.

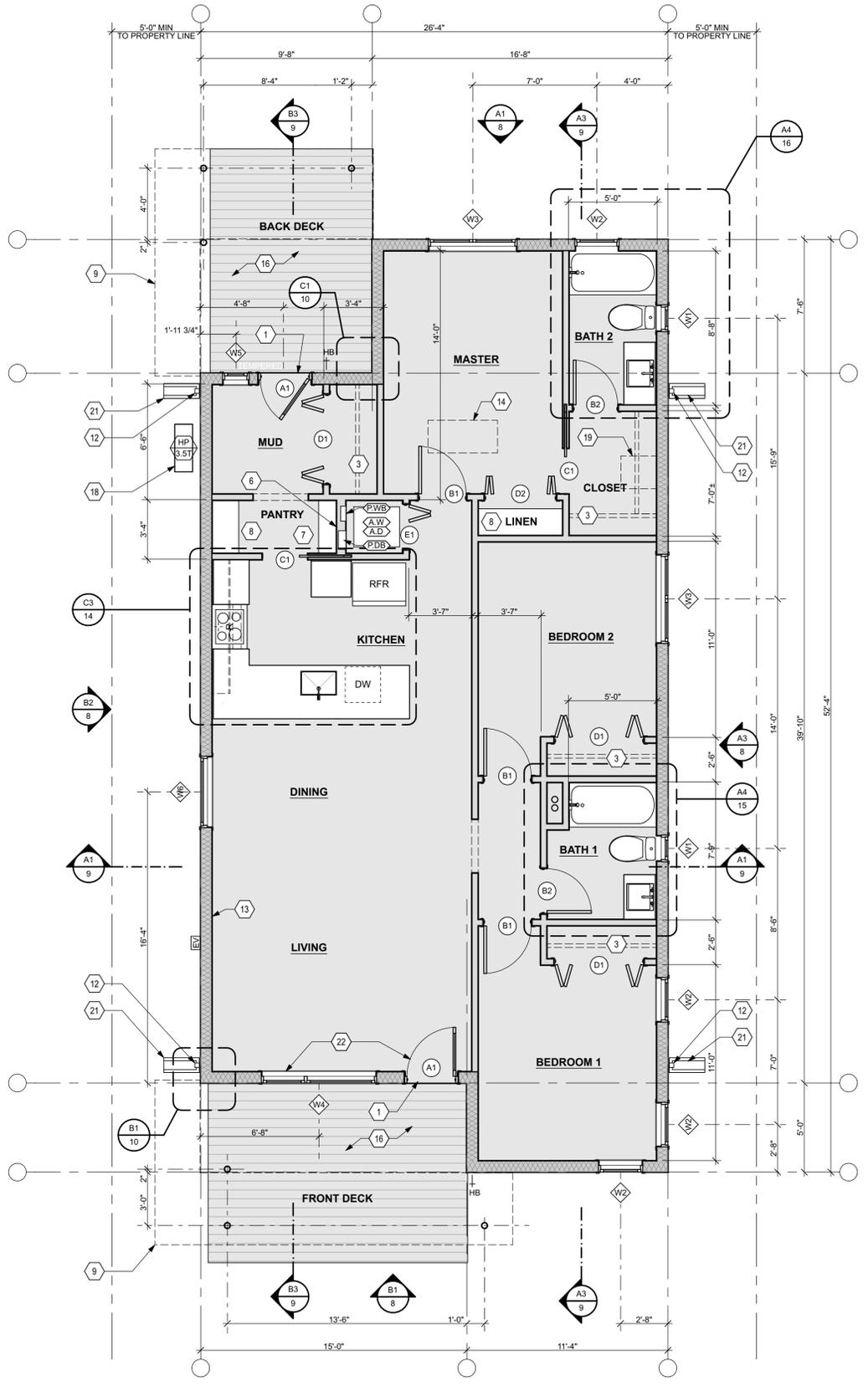
**FLOOR AND ROOF PLAN KEYNOTES**

- 1 STEP AT DOOR, 7 3/4" MAXIMUM AND 4" MINIMUM RISER HEIGHT
- 2 [THIS KEYNOTE IS NOT USED.]
- 3 CLOSET ROD AND SHELF
- 4 ROOFING PER THE EXTERIOR MATERIAL LEGEND (SHEET 8)
- 5 MEMBRANE ROOFING
- 6 2x6 WALL
- 7 5) 1'-0" DEEP MDF SHELVES (PAINTED) @ 12" OC VERTICAL
- 8 5) 1'-6" DEEP MDF SHELVES (PAINTED) @ 12" OC VERTICAL
- 9 DASHED LINE INDICATES EDGE OF ROOF ABOVE
- 10 HIDDEN LINE INDICATES FACE OF STUD BELOW
- 11 METAL GUTTER
- 12 DOWNSPOUT
- 13 PROVIDE BLOCKING FOR A TV MOUNT (OPTIONAL)
- 14 ATTIC ACCESS ABOVE WITH PULL-DOWN LADDER
- 15 RADON RISER. PROVIDE OUTLET FOR AN INLINE FAN IN THE ATTIC ABOVE.
- 16 DECKING MATERIAL SHALL BE EITHER NON-COMBUSTIBLE OR IGNITION-RESISTANT (MEETING THE REQUIREMENTS OF IWUC (2021) 503.2) PER IWUC 505.7.
- 17 SNOW FENCE
- 18 HEAT PUMP MOUNTED ON A PLATFORM OR WALL MOUNTED AT LEAST 24" ABOVE FINISHED GRADE. SEE MECHANICAL DRAWINGS.
- 19 CRAWL SPACE ACCESS FLOOR HATCH
- 20 PLUMBING RISER
- 21 SPLASH BLOCK. SLOPE DISCHARGE AWAY FROM BUILDING AT 1" : 12" MINIMUM.
- 22 DUE TO SPACE CONSTRAINTS, AT THIS WINDOW OR DOOR, FOUR 2x8 HEADERS (TWO AT THE INSIDE WALL AND TWO AT THE OUTSIDE WALL) IN LIEU OF SCHEDULED HEADER.

**NOT FOR CONSTRUCTION**

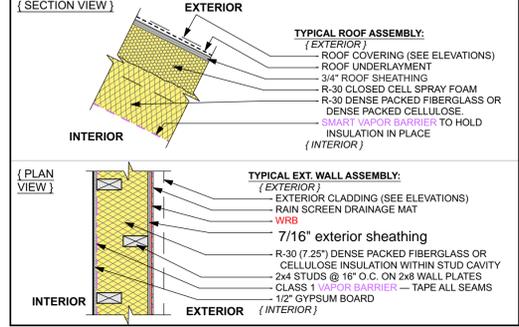


**A1 ROOF PLAN**  
SCALE: 1/4" = 1'-0"



**A3 CONSTRUCTION PLAN**  
SCALE: 1/4" = 1'-0"

**ASSEMBLY LEGEND**





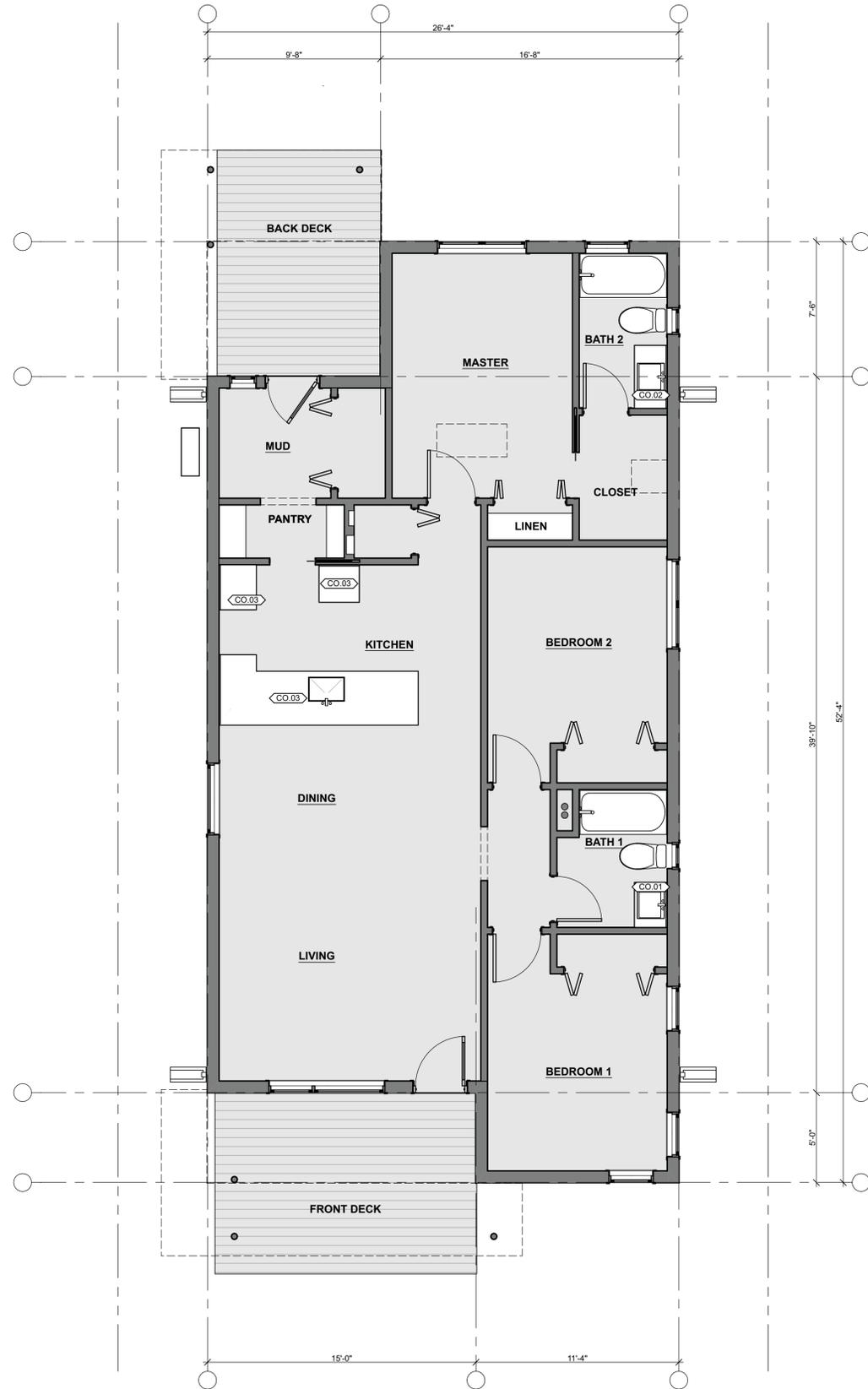
1-Story House

Issue

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FINISH PLAN

**NOT FOR  
CONSTRUCTION**



**FINISH NOTES**

- IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO CONFIRM AND FOLLOW ALL MANUFACTURERS' SPECIFICATIONS FOR INSTALLATION.
- ALL INTERIOR FINISHES ARE TO BE PER THE FINISH SCHEDULE BELOW UNLESS NOTED OTHERWISE ON THE FINISH PLAN.
- ALL FLOORING TRANSITIONS TO OCCUR UNDER CENTER OF DOORS, UNLESS NOTED OTHERWISE.
- ALL FLOORING MATERIALS TO CONTINUE UNDER CASEWORK TO TOE KICK, UNDER THE RANGE, UNDER THE REFRIGERATOR, AND UNDER THE PANTRY SHELVING.
- APPLY ALL SEALANTS AND NON-SLIP AGENTS AS RECOMMENDED BY MANUFACTURER. SEALANTS TO BE COLOR MATCHED TO BLEND IN WITH ADJACENT SURFACES.
- PRIME AND PAINT ALL GRILLES, ELECTRICAL PANELS, AND COVER PLATES TO MATCH ADJACENT SURFACES.
- REFER TO THE DOOR SCHEDULE (SHEET 13) FOR DOOR AND FRAME FINISHES.
- REFER TO INTERIOR ELEVATIONS (SHEETS 14, 15, AND 16) FOR ADDITIONAL WALL FINISHES.

**FINISH SCHEDULE**

*OWNER: THE FINISHES IN THIS SCHEDULE REPRESENT THE TYPICAL FINISHES THAT WILL BE INSTALLED (UNLESS NOTED OTHERWISE.) PLEASE SHOW EXCEPTIONS (SPECIAL PAINT ON ACCENT WALLS, SPECIAL DESIGNS, ETC.) ON THE BLANK FINISH PLAN TO THE LEFT.*

*IN THIS SCHEDULE LIST THE KEY (PT-4, LVT-1, ETC.) FOR EACH CONDITION. THESE KEYS REFERENCE THE FINISH LEGEND (BELOW) WHERE THAT SPECIFIC PRODUCT IS DEFINED (PERHAPS PT-4 IS "SHERWIN WILLIAMS SW9580 CRACKED PEPPER, EGGSHELL", ETC.)*

*THE SCHEDULE HAS BEEN PRE-POPULATED WITH TYPICAL FINISHES, BUT THE OWNER MAY CROSS ANY VALUE OUT AND PROVIDE AN ALTERNATE VALUE IF THEY WISH.*

NAME	FLOOR (FL-1 UNO)	BASE (B-1 UNO)	WALLS (PT-1 UNO)	CEILING (PT-2 UNO)	NOTES
BATH 1					
BATH 2					
BEDROOM 1					
BEDROOM 2					
DINING					
KITCHEN					
LIVING					
MASTER					
MUD					

**FINISH LEGEND**

*OWNER: LIST SPECIFIC FINISH PRODUCTS HERE, EACH WITH A UNIQUE KEY WHICH IS USED TO REFERENCE EACH MATERIAL IN THE FINISH SCHEDULE (ABOVE) AND ELSEWHERE WITHIN THE DRAWINGS. IN THE BOX ON THE RIGHT SIDE, PLEASE DRAW A PATTERN OR COLOR TO USE FOR REPRESENTING THIS MATERIAL ON THE PLANS.*

<b>B</b> 1	<b>TYPICAL TRIM (WALL BASE, INTERIOR WINDOW AND DOOR TRIM)</b> MANUFACTURER: POPLAR, PAINTED STYLE: COLOR: SIZE: PT-3 1x4	
<b>B</b> 2	<b>BASE</b> MANUFACTURER: STYLE: COLOR: SIZE:	
<b>B</b> 3	<b>BASE</b> MANUFACTURER: STYLE: COLOR: SIZE:	
<b>FL</b> 1	<b>TYPICAL FLOORING</b> MANUFACTURER: STYLE: COLOR: SIZE:	
<b>FL</b> 2	<b>FLOORING</b> MANUFACTURER: STYLE: COLOR: SIZE:	
<b>FL</b> 3	<b>FLOORING</b> MANUFACTURER: STYLE: COLOR: SIZE:	
<b>PT</b> 1	<b>TYPICAL WALL PAINT</b> MANUFACTURER: SHEEN: COLOR:	
<b>PT</b> 2	<b>TYPICAL CEILING PAINT</b> MANUFACTURER: SHEEN: COLOR:	
<b>PT</b> 3	<b>TYPICAL TRIM PAINT</b> MANUFACTURER: SHEEN: COLOR:	
<b>PT</b> 4	<b>PAINT</b> MANUFACTURER: SHEEN: COLOR:	
<b>PT</b> 5	<b>PAINT</b> MANUFACTURER: SHEEN: COLOR:	
	<b>ITEM:</b> MANUFACTURER: STYLE: COLOR: SIZE:	
	<b>ITEM:</b> MANUFACTURER: STYLE: COLOR: SIZE:	

**A3 FINISH PLAN**  
SCALE: 1/4" = 1'-0"



**GUNNISON HOMES**

1-Story House

Issue

CONSTRUCTION DOCUMENTS  
02.03.2025

**NOT FOR CONSTRUCTION**

EXTERIOR ELEVATIONS

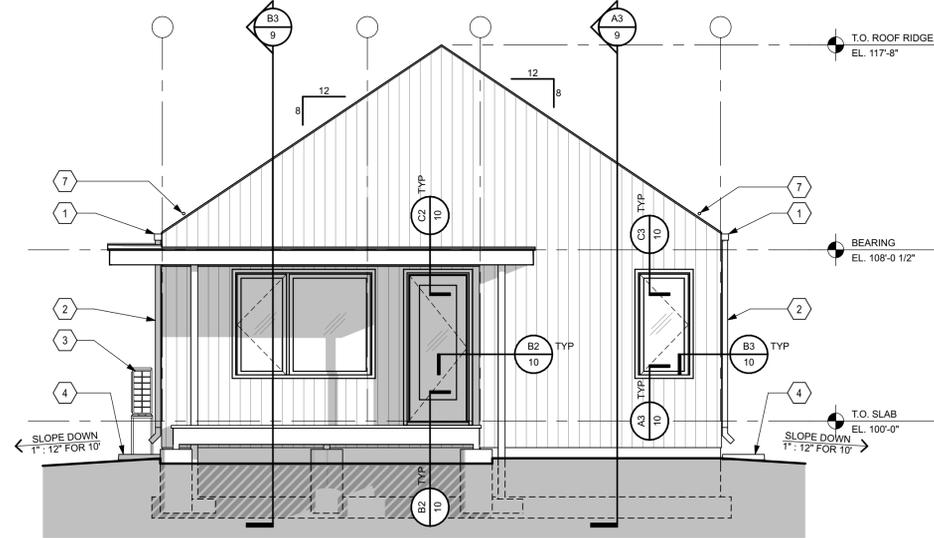
**EXTERIOR ELEVATION KEYNOTES**

- 1 METAL GUTTER. MUST BE NON-COMBUSTIBLE PER IWUIC (2021) 505.4.
- 2 METAL DOWNSPOUT. MUST BE NON-COMBUSTIBLE PER IWUIC (2021) 505.4.
- 3 HEAT PUMP MOUNTED ON A PLATFORM OR WALL MOUNTED AT LEAST 24" ABOVE FINISHED GRADE. SEE MECHANICAL DRAWINGS.
- 4 SPLASH BLOCK. SLOPE DISCHARGE AWAY FROM BUILDING AT 1" : 12" MINIMUM.
- 5 ERV INTAKE. SEE A1/24.
- 6 ERV EXHAUST. SEE A1/24.
- 7 SNOW FENCE

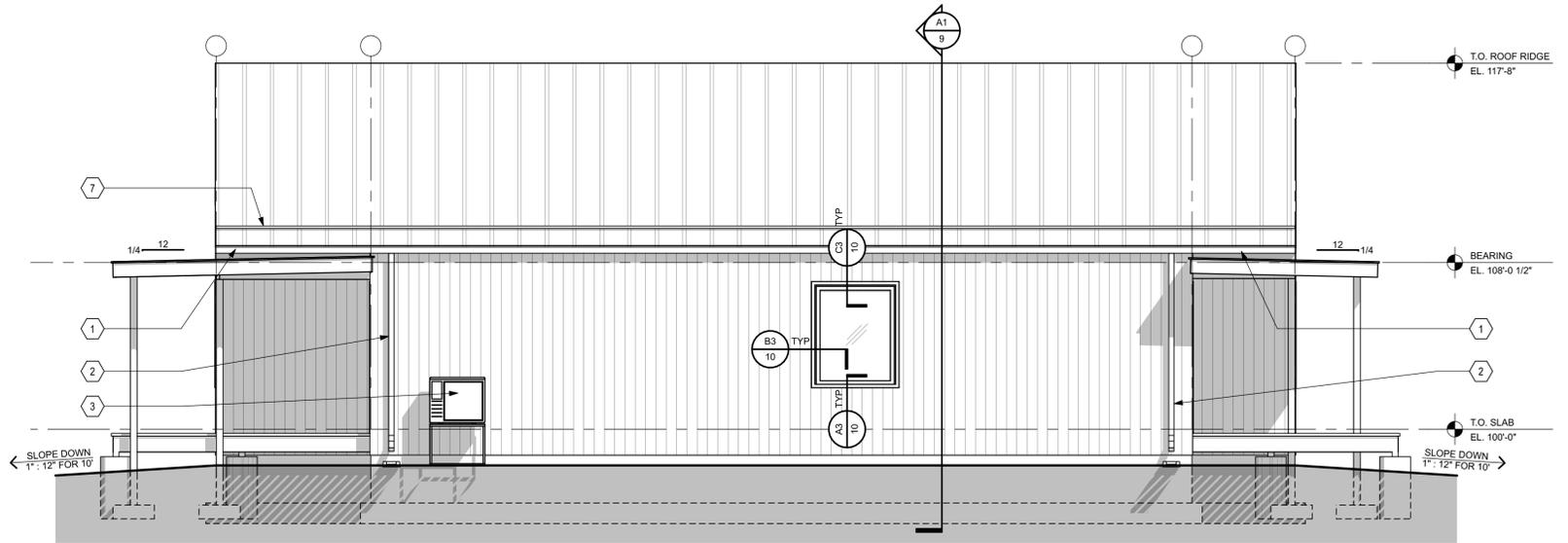
**EXTERIOR MATERIALS**

*OWNER: IN EACH MATERIAL SECTION BELOW, PLEASE CHECK THE ORANGE BOX TO INDICATE THE SELECTED MATERIAL. IN THE CASE OF "OTHER," PLEASE ADDITIONALLY WRITE THE SELECTED MATERIAL ON THE LINE PROVIDED.*

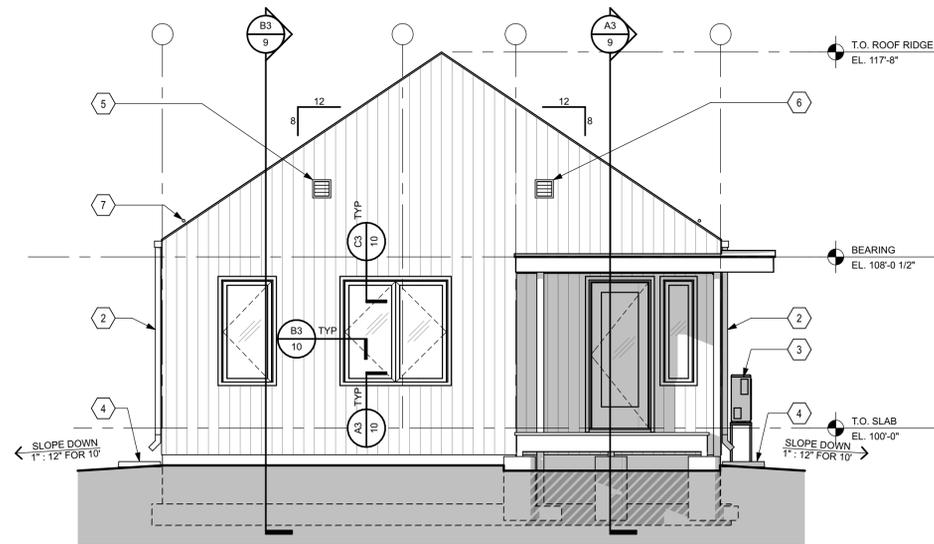
SOFFITS	ROOFING	ASSEMBLY
<input type="checkbox"/> FIBER CEMENT SOFFIT BOARD (NON-PERFORATED) • MINIMUM SOFFIT MATERIAL THICKNESS: 3/4" <sup>5</sup>	<input type="checkbox"/> ASPHALT SHINGLES • THE ASPHALT SHINGLES SHALL COMPLY WITH ASTM D3462 <sup>4</sup> • THE ASPHALT SHINGLES SHALL BE CLASS A MIN. <sup>2</sup>	ASPHALT SHINGLES OVER 2 LAYERS OF UNDERLAYMENT OR ICE AND WATER SHIELD, OVER ROOF SHEATHING. SEE THE ASSEMBLY LEGEND.
<input type="checkbox"/> OTHER: • COMBUSTIBLE EAVES, FASCIAS, AND SOFFITS SHALL BE ENCLOSED WITH SOLID MATERIALS <sup>5</sup> • MINIMUM MATERIAL THICKNESS: 3/4" <sup>5</sup> • EXPOSED RAFTER TAILS ARE NOT PERMITTED UNLESS CONSTRUCTED OF HEAVY TIMBER MATERIALS. <sup>5</sup>	<input type="checkbox"/> STANDING SEAM METAL ROOFING	UNDERLAYMENT OR ICE AND WATER SHIELD IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS, OVER ROOF SHEATHING. SEE THE ASSEMBLY LEGEND.
	<input type="checkbox"/> OTHER: • THE ROOF COVERING SHALL BE CLASS A MIN. <sup>2</sup>	
FOOTNOTES	SIDING	
1. PER IRC (2021) TABLE R905.1.1(2). 2. PER IWUIC (2021) 505.2. 3. PER IWUIC (2021) 505.5. 4. PER IRC (2021) R905.2.4. 5. PER IWUIC (2021) 505.3.	<input type="checkbox"/> MINERAL FIBER CEMENT BOARD - BOARD & BATTEN	MINERAL FIBER CEMENT BOARD APPLIED DIRECTLY OVER RAINSCREEN DRAINAGE MESH, OVER WRB, OVER SHEATHING. SEE THE ASSEMBLY LEGEND.
	<input type="checkbox"/> MINERAL FIBER CEMENT BOARD - LAPPED	MINERAL FIBER CEMENT BOARD APPLIED DIRECTLY OVER RAINSCREEN DRAINAGE MESH, OVER WRB, OVER SHEATHING. SEE THE ASSEMBLY LEGEND.
	<input type="checkbox"/> METAL PANEL - CORRUGATED	CORRUGATED METAL PANEL APPLIED DIRECTLY OVER RAINSCREEN DRAINAGE MESH, OVER WRB, OVER SHEATHING. SEE THE ASSEMBLY LEGEND.
	<input type="checkbox"/> OTHER: • EXTERIOR WALL MATERIALS SHALL BE ONE OF THE FOLLOWING: <sup>3</sup> - NON-COMBUSTIBLE, OR - APPROVED FOR NOT LESS THAN 1-HR FIRE RESISTANCE RATED CONSTRUCTION ON THE EXTERIOR SIDE, OR - HEAVY TIMBER, OR - LOG CONSTRUCTION, OR - FIRE-RETARDANT-TREATED WOOD ON THE EXTERIOR SIDE, OR - IGNITION-RESISTANT MATERIALS ON THE EXTERIOR SIDE.	



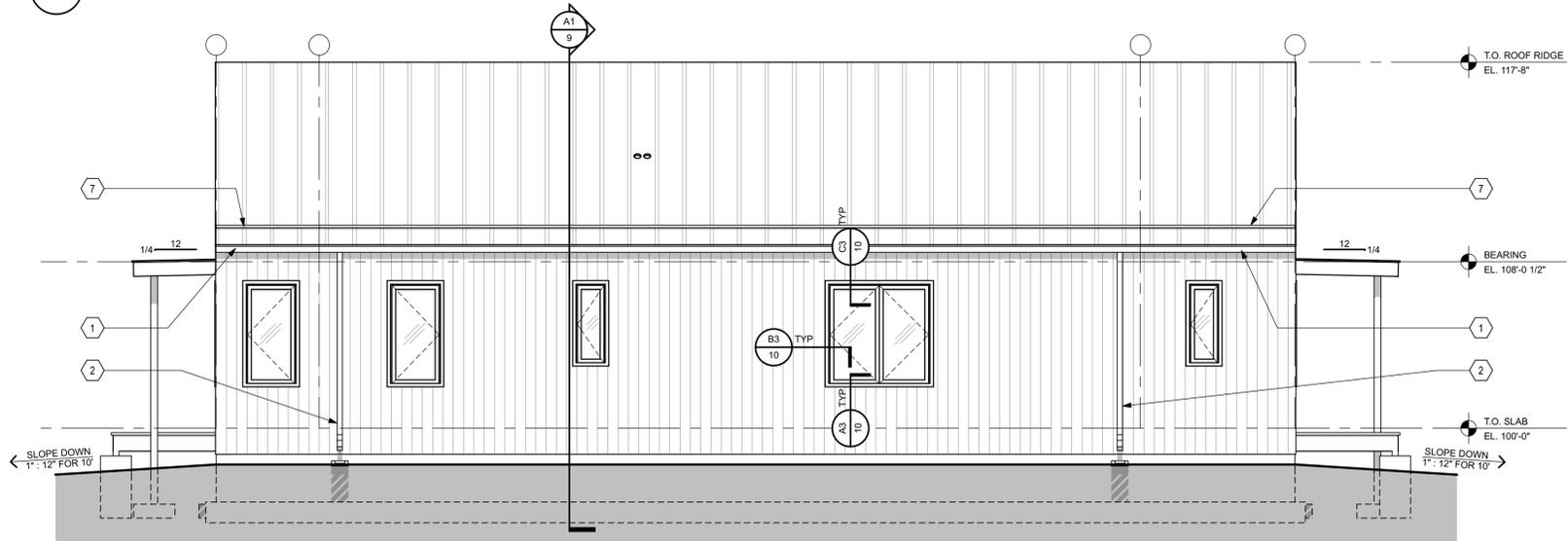
**B1 FRONT ELEVATION**  
SCALE: 1/4" = 1'-0"



**B2 LEFT ELEVATION**  
SCALE: 1/4" = 1'-0"



**A1 BACK ELEVATION**  
SCALE: 1/4" = 1'-0"



**A3 RIGHT ELEVATION**  
SCALE: 1/4" = 1'-0"



**GUNNISON HOMES**

1-Story House

ISSUE  
CONSTRUCTION DOCUMENTS  
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### ASSEMBLY LEGEND

{ SECTION VIEW } EXTERIOR

**TYPICAL ROOF ASSEMBLY: { EXTERIOR }**

- ROOF COVERING (SEE ELEVATIONS)
- ROOF UNDERLAYMENT
- 3/4" ROOF SHEATHING
- R-30 CLOSED CELL SPRAY FOAM
- R-30 DENSE PACKED FIBERGLASS OR DENSE PACKED CELLULOSE INSULATION IN PLACE { INTERIOR }
- SMART VAPOR BARRIER TO HOLD INSULATION IN PLACE { INTERIOR }

{ PLAN VIEW } EXTERIOR

**TYPICAL EXT. WALL ASSEMBLY: { EXTERIOR }**

- EXTERIOR CLADDING (SEE ELEVATIONS)
- RAIN SCREEN DRAINAGE MAT
- WRB
- 7/16" exterior wall sheathing
- R-30 (7.25") DENSE PACKED FIBERGLASS OR CELLULOSE INSULATION WITHIN STUD CAVITY
- 2x4 STUDS @ 16" O.C. ON 2x8 WALL PLATES
- CLASS 1 VAPOR BARRIER — TAPE ALL SEAMS
- 1/2" GYPSUM BOARD { INTERIOR }

### ENVELOPE SKINS KEY

**AIR CONTROL (RED)**

- WEATHER RESISTIVE BARRIER (WRB)

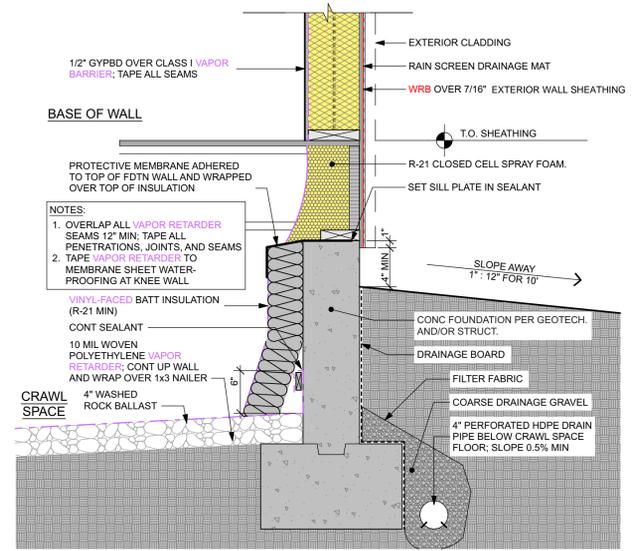
**THERMAL CONTROL (YELLOW)**

SEE ASSEMBLY LEGEND.

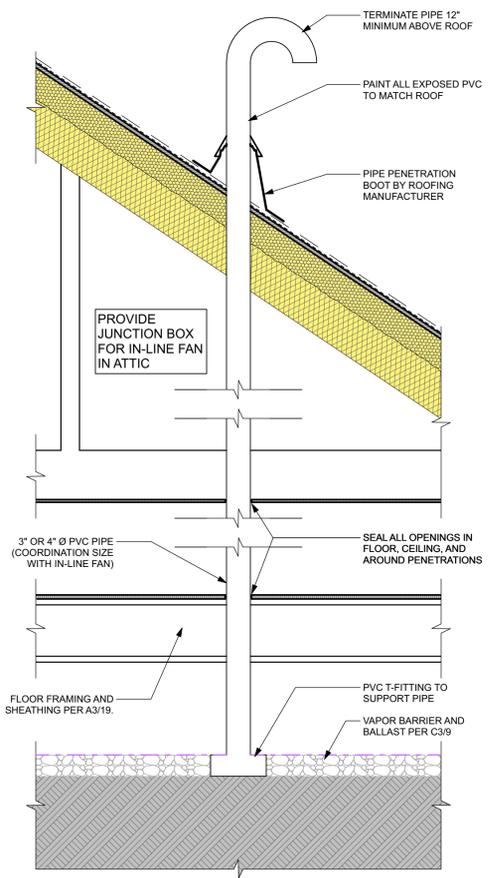
- DENSE PACK INSULATION
- BATT INSULATION
- SPRAY FOAM INSULATION

**VAPOR CONTROL (PURPLE)**

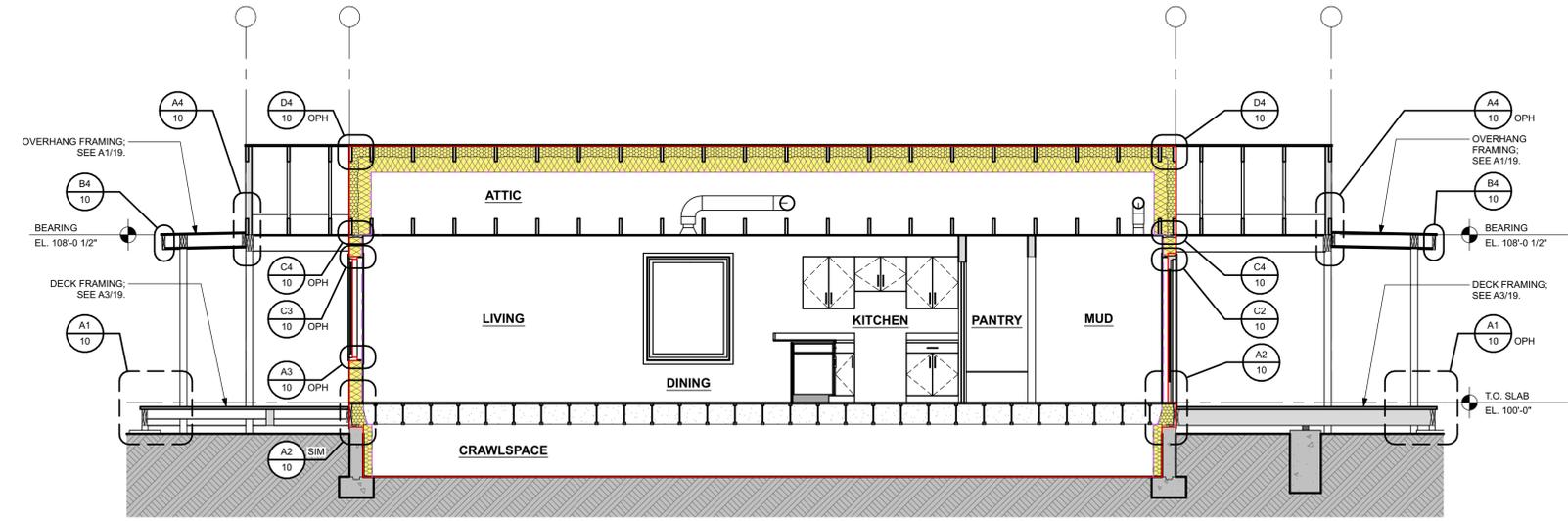
- TYPICAL VAPOR BARRIER
- SMART VAPOR BARRIER



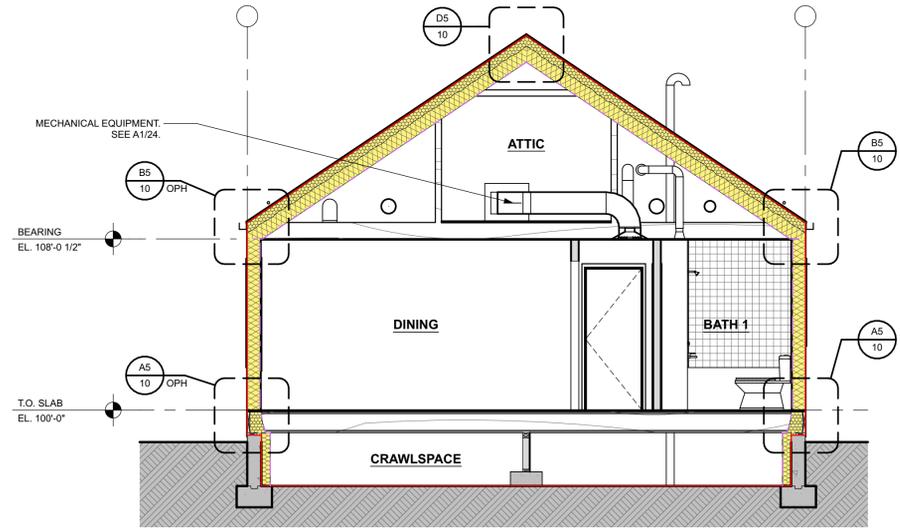
**C3 TYPICAL EXTERIOR WALL (SECTION VIEW)**  
SCALE: 1" = 1'-0"



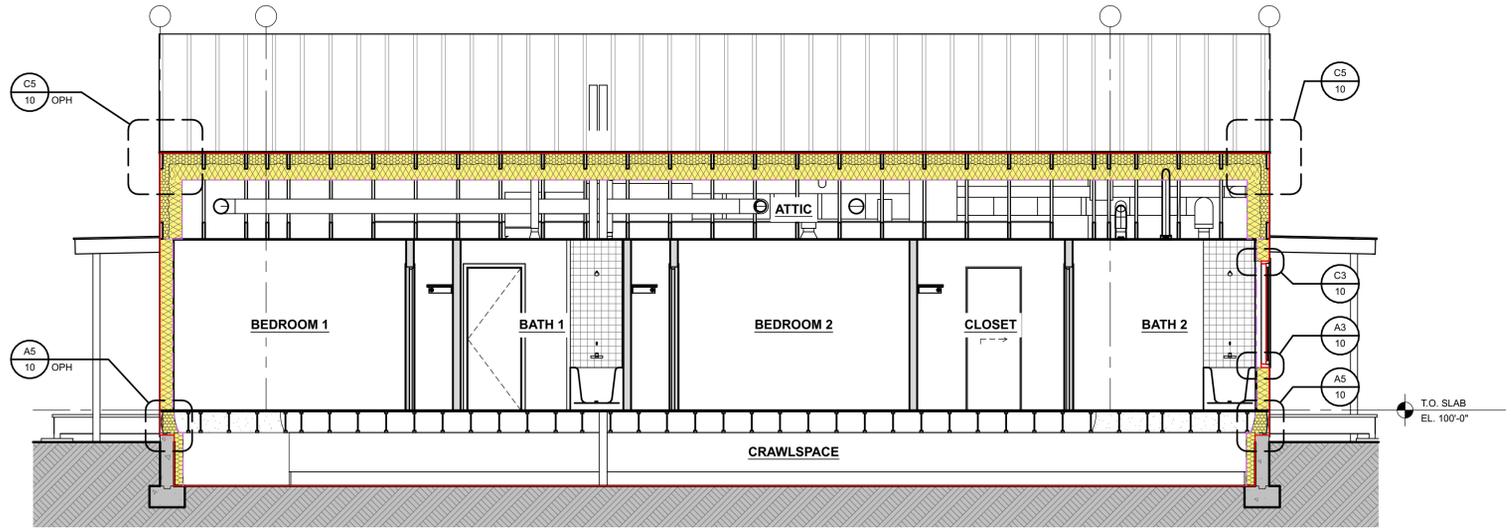
**B1 RADON RISER ROOF PENETRATION**  
SCALE: 3/4" = 1'-0"



**B3 LONG SECTION 2**  
SCALE: 1/4" = 1'-0"

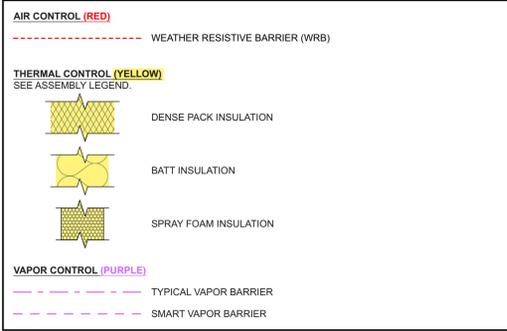


**A1 CROSS SECTION**  
SCALE: 1/4" = 1'-0"



**A3 LONG SECTION 1**  
SCALE: 1/4" = 1'-0"

### ENVELOPE SKINS KEY



1-Story House

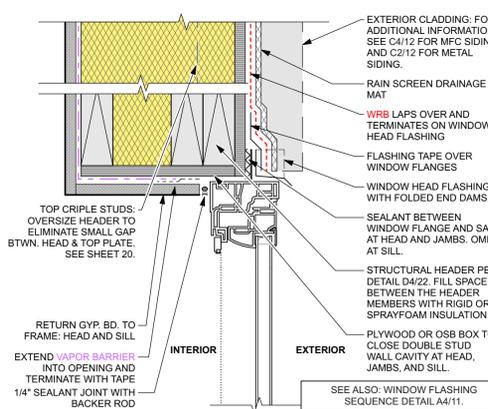
Issue  
CONSTRUCTION DOCUMENTS  
02.03.2025

**NOT FOR CONSTRUCTION**

EXTERIOR CORE WALL DETAILS

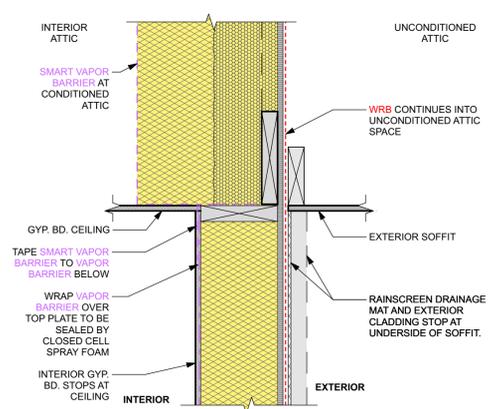
### D3 PENETRATION BLOCK-OUT

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



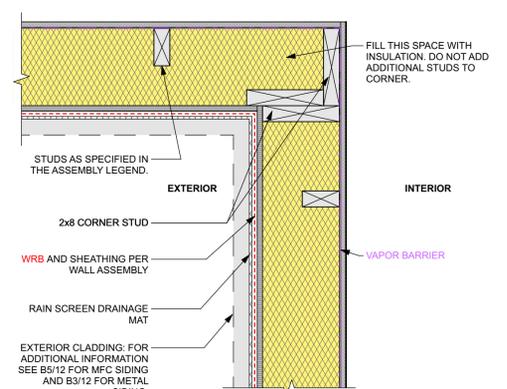
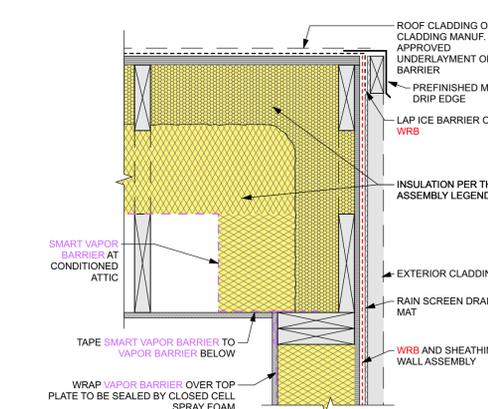
### D4 WRB @ ROOF

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



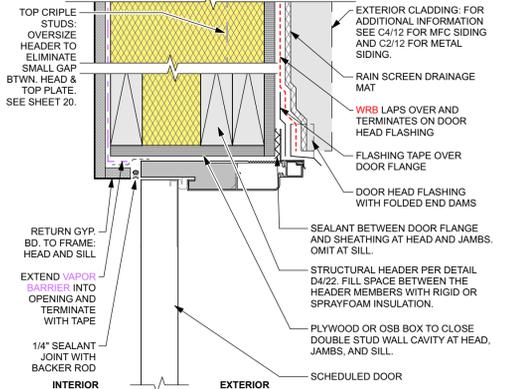
### D5 RIDGE

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



### C1 INSIDE CORNER

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

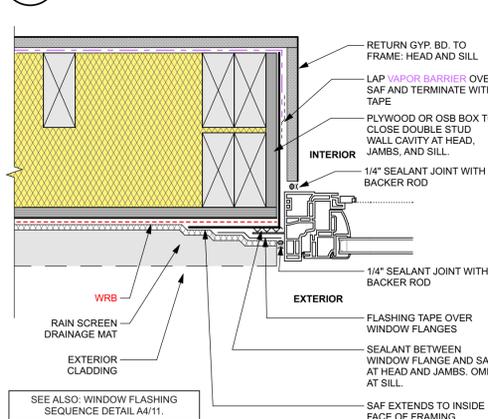


### C2 EXTERIOR DOOR HEAD

SCALE: 3" = 1'-0"

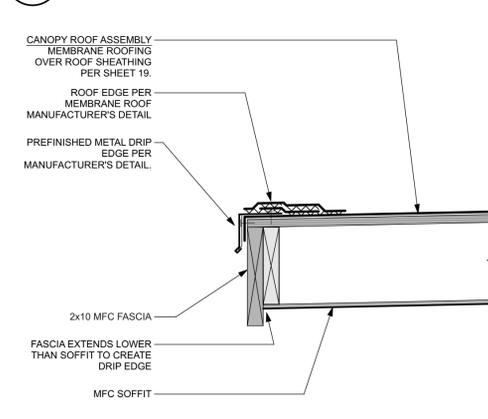
### C3 EXTERIOR WINDOW HEAD

SCALE: 3" = 1'-0"



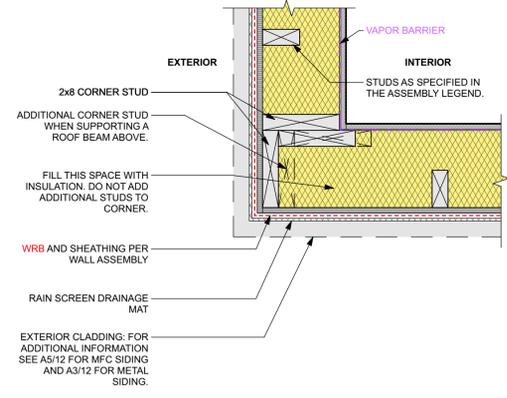
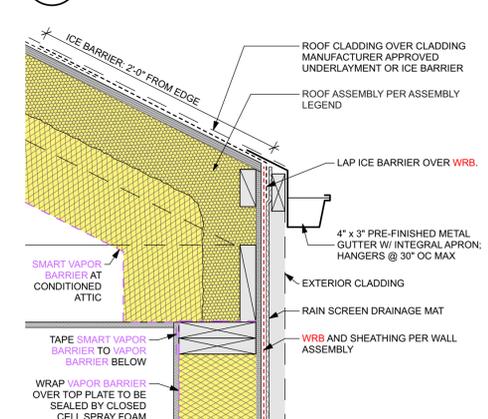
### C4 WRB @ UNCONDITIONED ATTIC

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



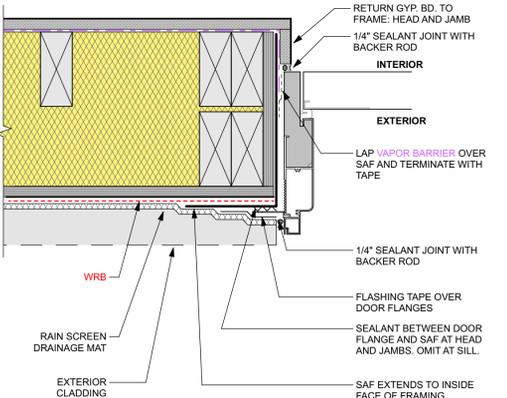
### C5 TYPICAL RAKE

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



### B1 OUTSIDE CORNER

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

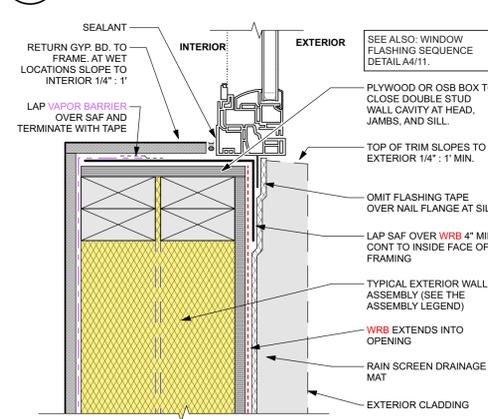


### B2 EXTERIOR DOOR JAMB

SCALE: 3" = 1'-0"

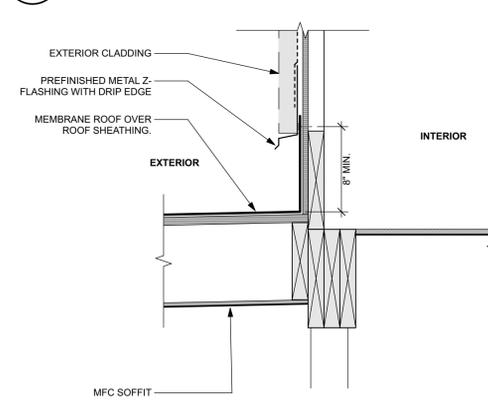
### B3 EXTERIOR WINDOW JAMB

SCALE: 3" = 1'-0"



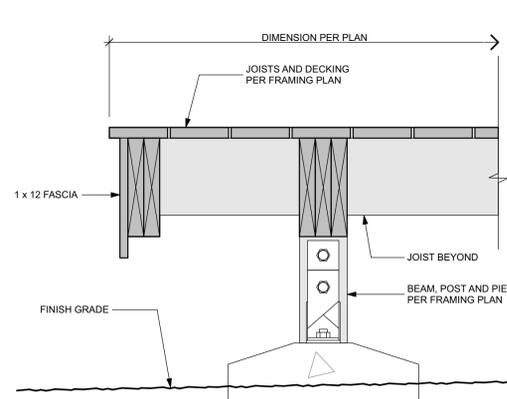
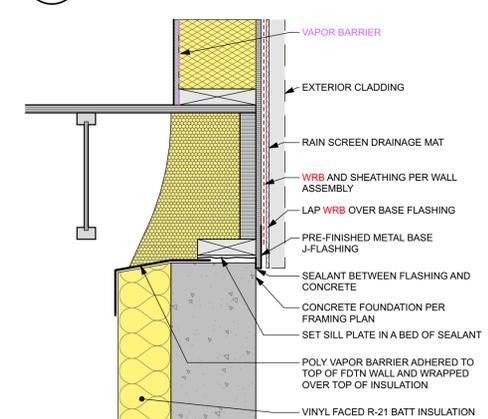
### B4 CANOPY EAVE

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



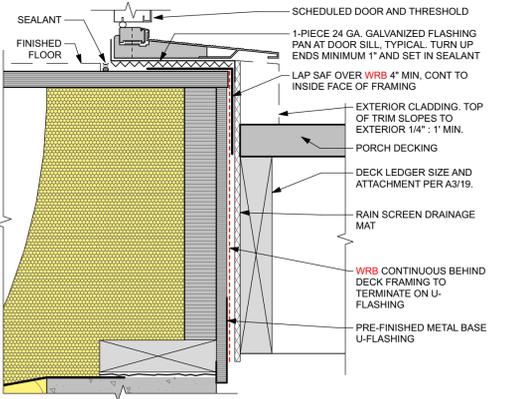
### B5 TYPICAL EAVE

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



### A1 EDGE OF DECK

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



### A2 EXTERIOR DOOR SILL

SCALE: 3" = 1'-0"

### A3 EXTERIOR WINDOW SILL

SCALE: 3" = 1'-0"



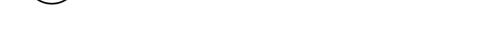
### A4 CANOPY @ PORCH

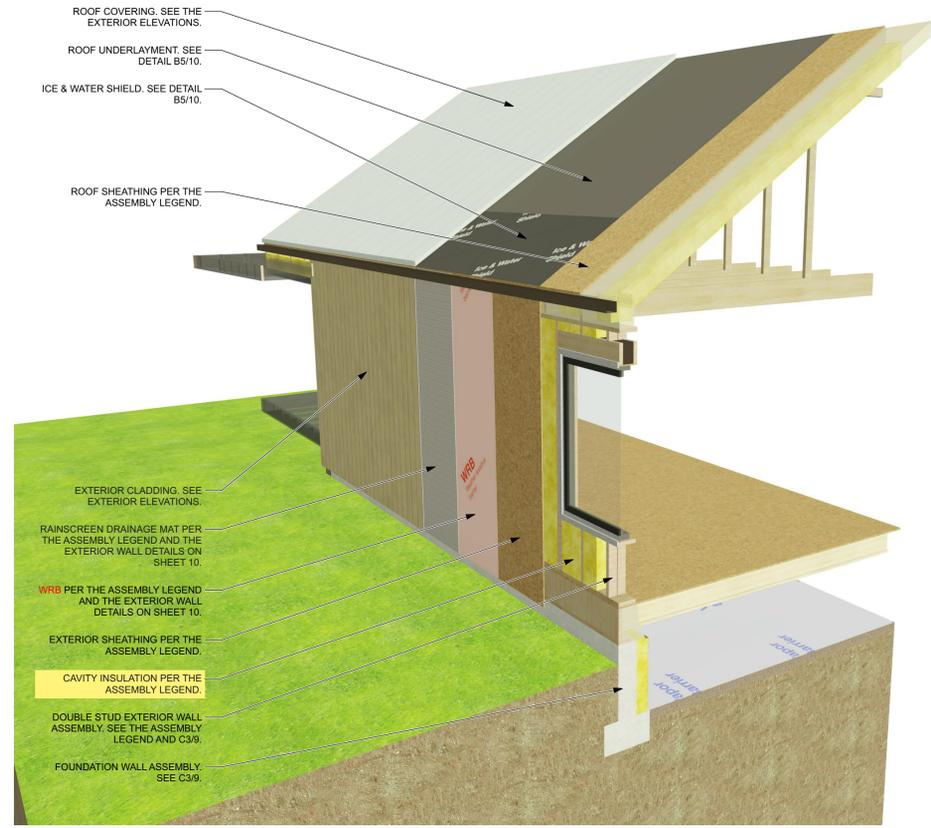
SCALE: 1 1/2" = 1'-0"



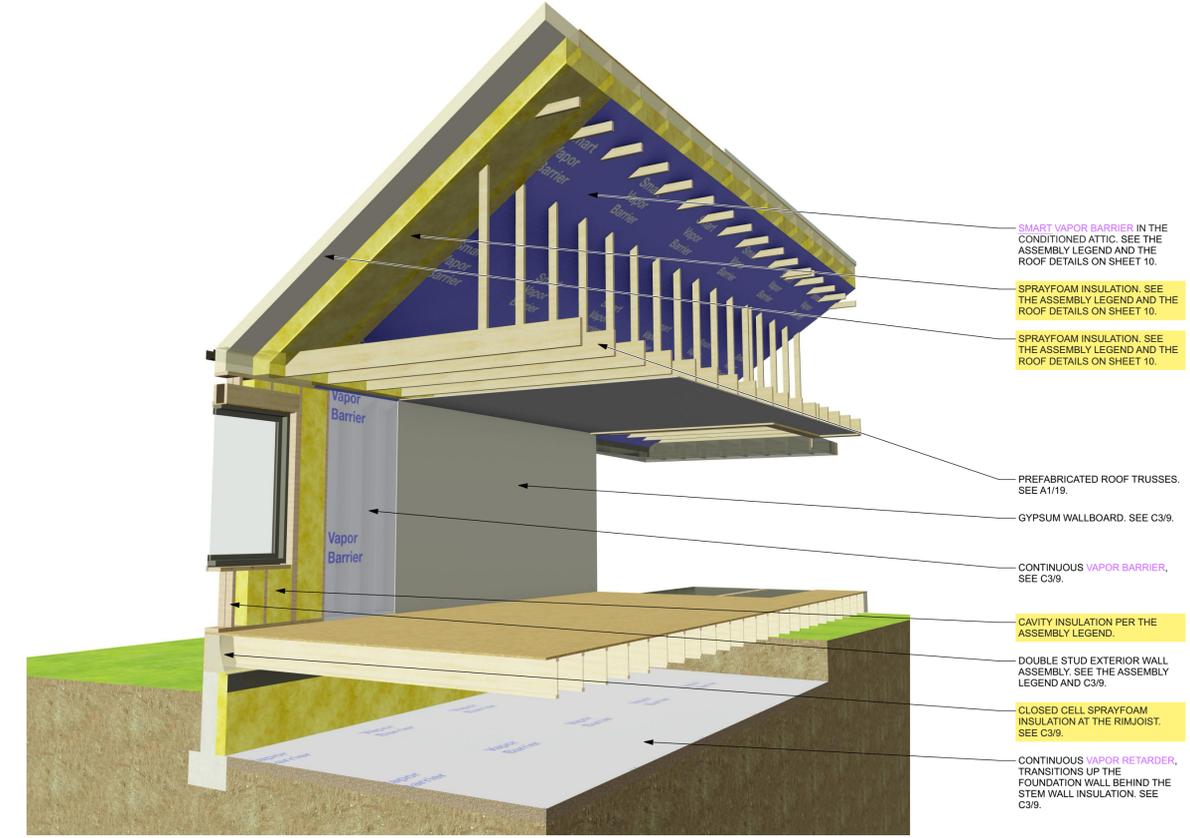
### A5 EXTERIOR WALL @ FOUNDATION

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

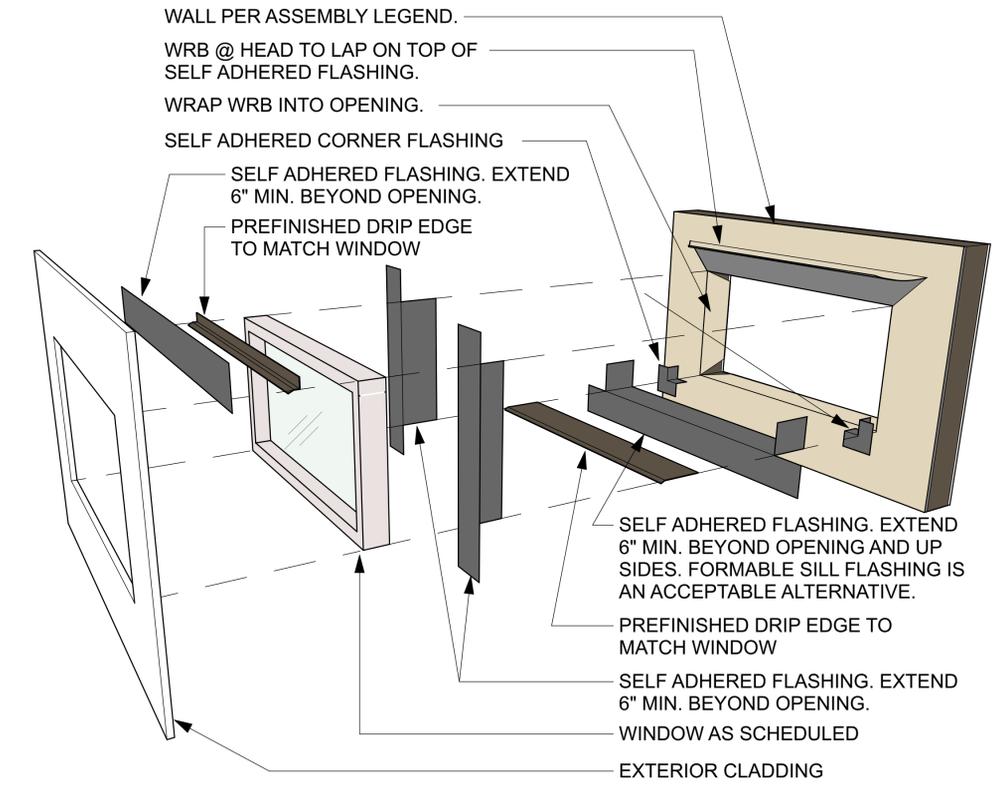




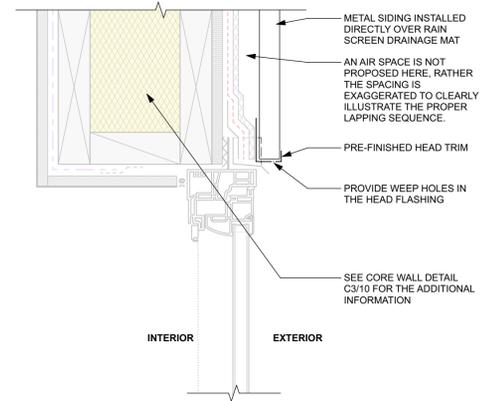
**C1 3D Cutaway Exterior**  
NOT TO SCALE



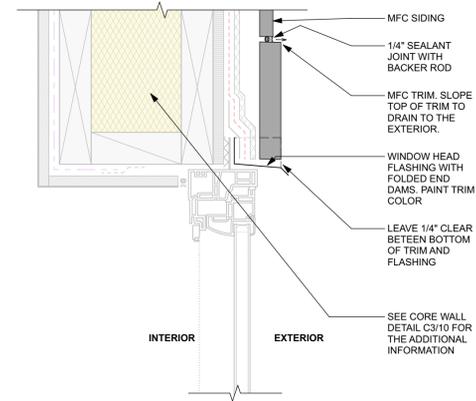
**C3 3D Cutaway Interior**  
NOT TO SCALE



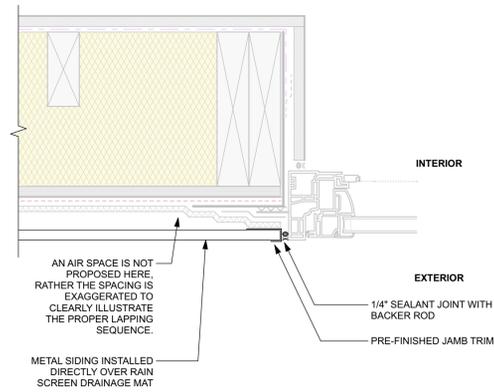
**A4 TYP WINDOW FLASHING**  
NOT TO SCALE



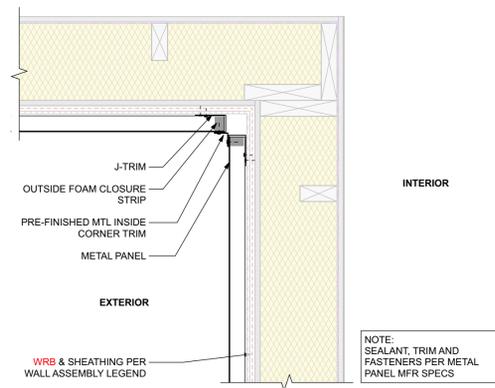
**C2 EXT WIND HD @ MTL PNL**  
SCALE: 3" = 1'-0"



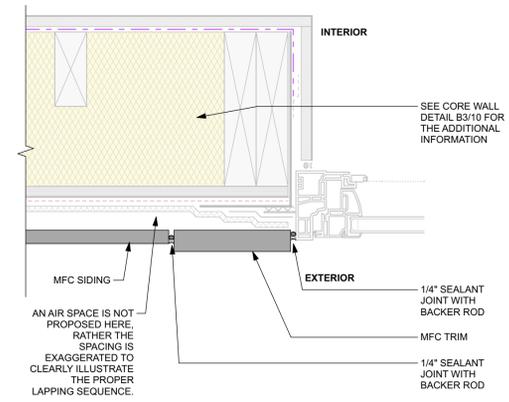
**C4 EXT WIND HD @ MFC**  
SCALE: 3" = 1'-0"



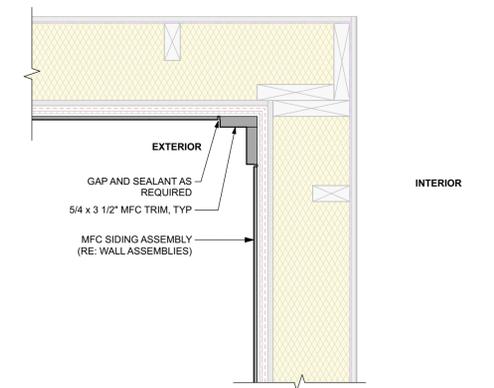
**B2 EXT WIND JAMB @ MTL PNL**  
SCALE: 3" = 1'-0"



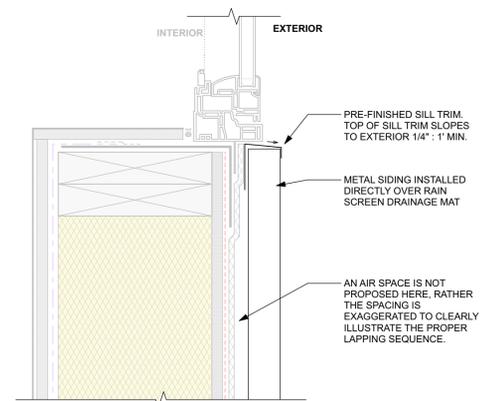
**B3 METAL PANEL INSIDE CORNER**  
SCALE: 1 1/2" = 1'-0"



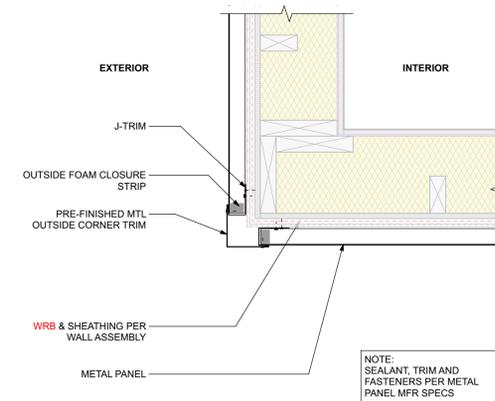
**B4 EXT WIND JAMB @ MFC**  
SCALE: 3" = 1'-0"



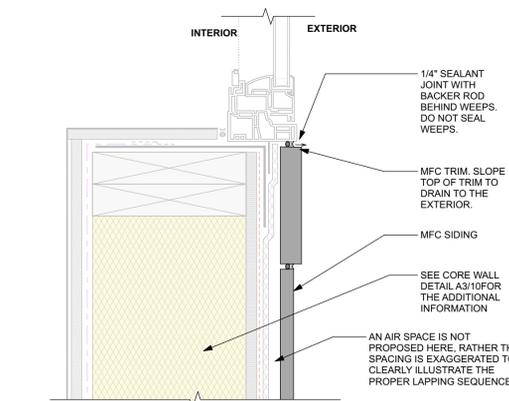
**B5 MFC INSIDE CORNER**  
SCALE: 1 1/2" = 1'-0"



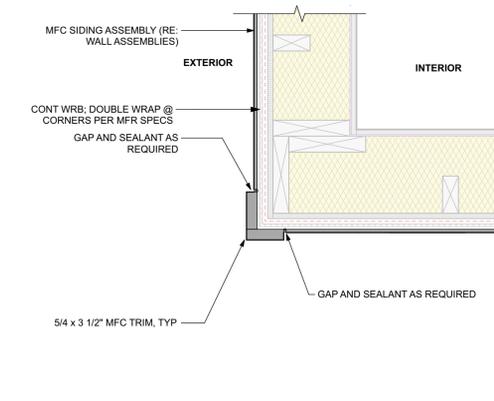
**A2 EXT WIND SILL @ MTL PNL**  
SCALE: 3" = 1'-0"



**A3 METAL PANEL OUTSIDE CORNER**  
SCALE: 1 1/2" = 1'-0"



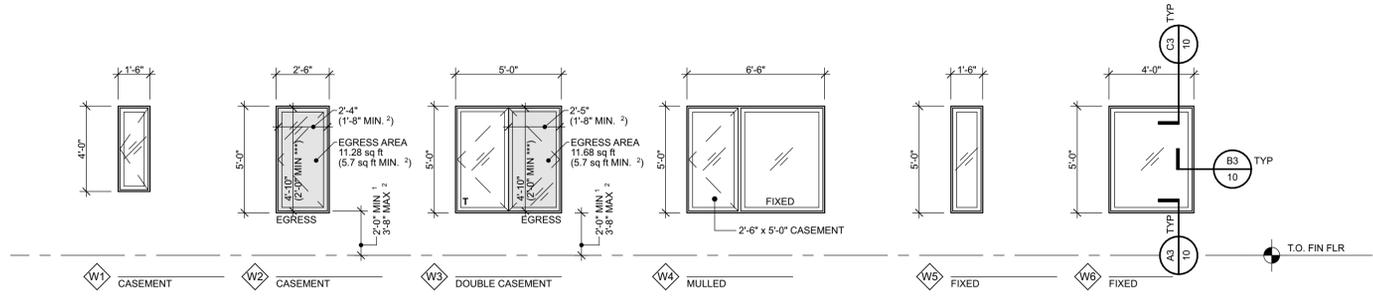
**A4 EXT WIND SILL @ MFC**  
SCALE: 3" = 1'-0"



**A5 MFC OUTSIDE CORNER**  
SCALE: 1 1/2" = 1'-0"



1-Story House

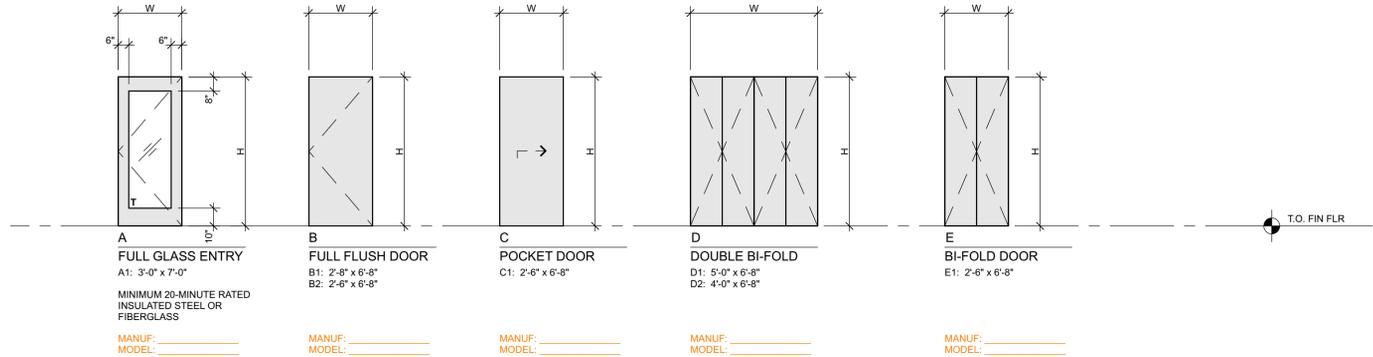


**WINDOW TYPES**

FOR GLAZING PERFORMANCE REQUIREMENTS, SEE THE CODE SUMMARY ON SHEET 2. ALL EXTERIOR GLAZING TO BE TEMPERED PER IWUIC (2021) 505.8.

OWNER: PLEASE WRITE THE BRAND AND MODEL OF THE SELECTED WINDOW PACKAGE BELOW.  
 BRAND: \_\_\_\_\_ MODEL: \_\_\_\_\_

FOOTNOTES:  
 1: FALL PROTECTION REQUIREMENT IF GRADE OUTSIDE IS 6' OR MORE BELOW, MEASURED TO THE CLEAR OPENING PER IRC (2021) R312.2.  
 2: EGRESS REQUIREMENT, MEASURED TO THE CLEAR OPENING PER IRC (2021) R310.2.3.



**DOOR TYPES**

FOR GLAZING PERFORMANCE REQUIREMENTS, SEE THE CODE SUMMARY ON SHEET 2. ALL EXTERIOR GLAZING TO BE TEMPERED PER IWUIC (2021) 505.8. T: SAFETY GLAZING REQUIRED PER IRC (2021) R308.4.1.

**COUNTERTOPS**

OWNER: FILL IN THE BLANK SPACES IN THE COLUMNS WITH ORANGE HEADINGS.

ID	ROOM	MFR	STYLE	FINISH	NOTES
CO.01	BATH 1				
CO.02	BATH 2				
CO.03	KITCHEN				

**BATHROOM ACCESSORIES - BATH 1**

OWNER: FILL IN THE BLANK SPACES IN THE COLUMNS WITH ORANGE HEADINGS.

ID	DESCRIPTION	REQUIREMENTS	MFR	MODEL & FINISH	NOTES
R.M1	MIRROR	INSTALLED OVER A 2'-6" WIDE VANITY. DO NOT RECESS MEDICINE CABINET INTO EXTERIOR WALL.			
R.P1	TOILET PAPER HOLDER	DO NOT RECESS HOLDER INTO EXTERIOR WALL.			
R.R1	TOWEL RING				
R.T1	TOWEL BAR - 24"				

**BATHROOM ACCESSORIES - BATH 2**

OWNER: FILL IN THE BLANK SPACES IN THE COLUMNS WITH ORANGE HEADINGS.

ID	DESCRIPTION	REQUIREMENTS	MFR	MODEL & FINISH	NOTES
R.M2	MIRROR	INSTALLED OVER A 3'-6" WIDE VANITY. DO NOT RECESS MEDICINE CABINET INTO EXTERIOR WALL.			
R.P2	TOILET PAPER HOLDER	DO NOT RECESS HOLDER INTO EXTERIOR WALL.			
R.R2	TOWEL RING				
R.T2	TOWEL BAR - 24"				

**CASEWORK**

CASEWORK ID SCHEME: FOR EXAMPLE C.B1D1E.18  
 + C: CASEWORK  
 + B1D1E: THIS IS A CASEWORK CLASSIFICATION CODE WHICH IS COMMON AMONG MANY CASEWORK MANUFACTURERS  
 + 18: WIDTH IN INCHES

OWNER: FILL IN THE BLANK SPACES IN THE COLUMNS WITH ORANGE HEADINGS.

ID	ROOM	PREVIEW	DESCRIPTION	REQUIREMENTS	WIDTH	HEIGHT	BOX			PULL		NOTES
							MFR	MODEL	FINISH	STYLE	FINISH	
C.B1D1E.18	KITCHEN		BASE CABINET		1'-6"	2'-10 1/2"						
C.B2D1E.30	KITCHEN		BASE CABINET		2'-6"	2'-10 1/2"						
C.B3E.27	KITCHEN		BASE CABINET		2'-3"	2'-10 1/2"						
C.CBC.36	KITCHEN		BASE CABINET, CORNER WITH CAROUSEL		3'-0"	2'-10 1/2"						
C.EP	KITCHEN		END PANEL		---	2'-10 1/2"						
C.SB2D.30	BATH 1		BASE CABINET, BATHROOM LAVATORY CABINET		2'-6"	2'-10 1/2"						
C.SB2D.36	KITCHEN		BASE CABINET, KITCHEN SINK CABINET		3'-0"	2'-10 1/2"						
C.SB2D.42	BATH 2		BASE CABINET, BATHROOM LAVATORY CABINET		3'-6"	2'-10 1/2"						
C.W2D.30	KITCHEN		UPPER CABINET		2'-6"	2'-6"						
C.W2D.30.20	KITCHEN		UPPER CABINET, OVER RANGE HOOD		2'-6"	1'-8"						

**KITCHEN SELECTIONS**

OWNER: FILL IN THE BLANK SPACES IN THE COLUMNS WITH ORANGE HEADINGS.

ID	DESCRIPTION	REQUIREMENTS	MFR	MODEL	NOTES
A.D	DRYER	STACKED WASHER & DRYER, ELECTRIC. AVAILABLE DEPTH IN ALCOVE: 3'-2.5" CLEAR; AVAILABLE WIDTH: 2'-6" AT DOOR.			
A.DW	DISHWASHER				
A.G	GARBAGE DISPOSAL				
A.H	HOOD				
A.R	RANGE	ELECTRIC.			
A.RF	REFRIGERATOR				
A.W	WASHER	STACKED WASHER & DRYER, AVAILABLE DEPTH IN ALCOVE: 3'-2.5" CLEAR; AVAILABLE WIDTH: 2'-6" AT DOOR.			

**PLUMBING FIXTURES**

OWNER: FILL IN THE BLANK SPACES IN THE COLUMNS WITH ORANGE HEADINGS.

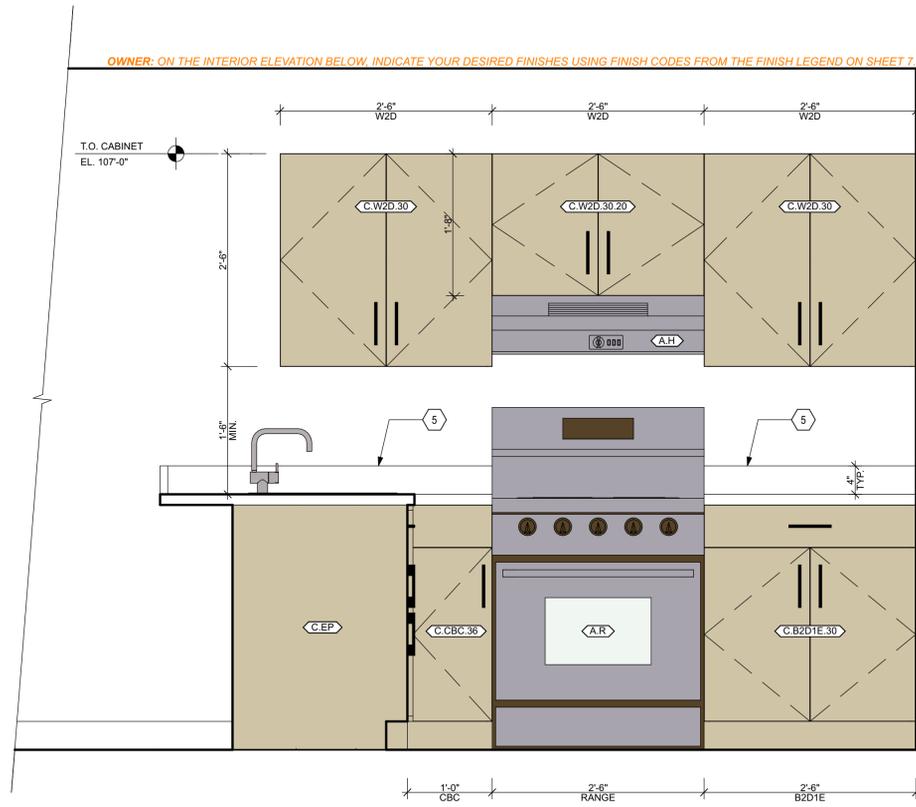
ID	DESCRIPTION	REQUIREMENTS	MFR	MODEL	NOTES
P.B	BATHTUB				
P.BF	BATHTUB - FAUCET				
P.DB	DRYER OUTLET BOX	NEEDS TO FIT IN A 2x6 WALL.			
P.KB	KITCHEN SINK - BASIN				
P.KF	KITCHEN SINK - FAUCET				
PLB1	LAVATORY - BASIN				
PLB2	LAVATORY - BASIN				
PLF1	LAVATORY - FAUCET	DO NOT ROUTE PLUMBING IN EXTERIOR WALLS - ROUTE THROUGH FLOOR INSTEAD.			
PLF2	LAVATORY - FAUCET	DO NOT ROUTE PLUMBING IN EXTERIOR WALLS - ROUTE THROUGH FLOOR INSTEAD.			
P.WB	WASHER MACHINE OUTLET BOX	NEEDS TO FIT IN A 2x6 WALL.			
P.WC	WATER CLOSET	DO NOT ROUTE PLUMBING IN EXTERIOR WALLS - ROUTE THROUGH FLOOR INSTEAD.			

**INTERIOR ELEVATION NOTES**

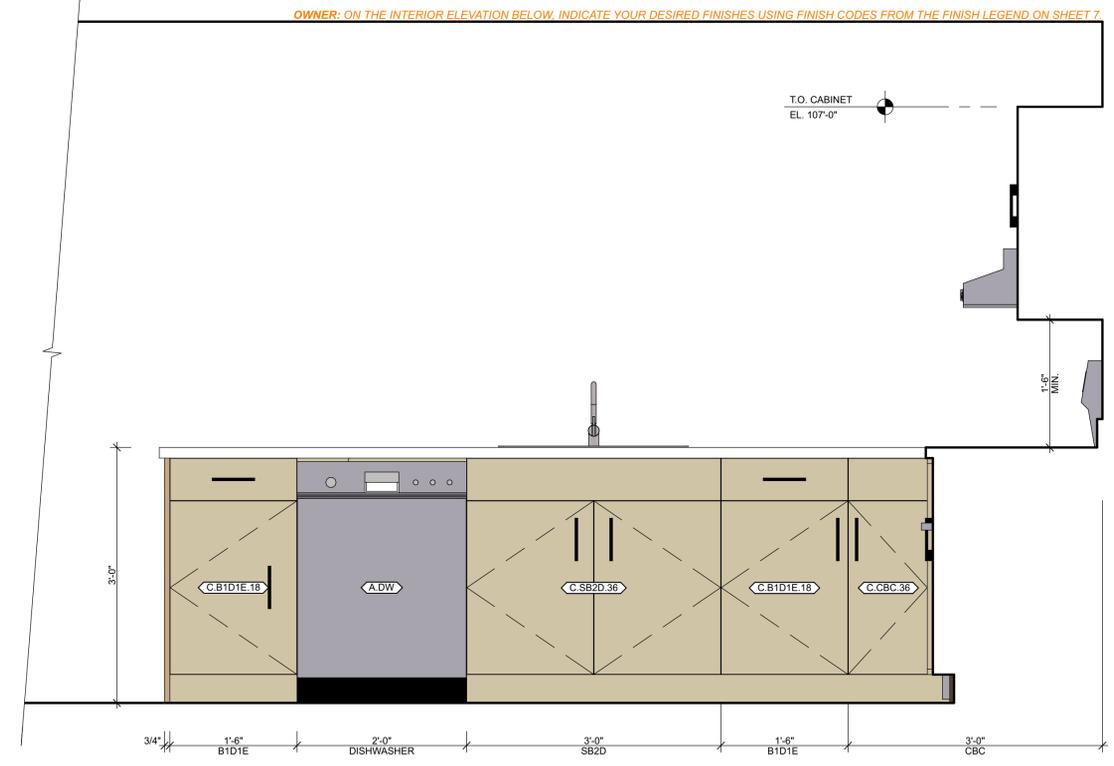
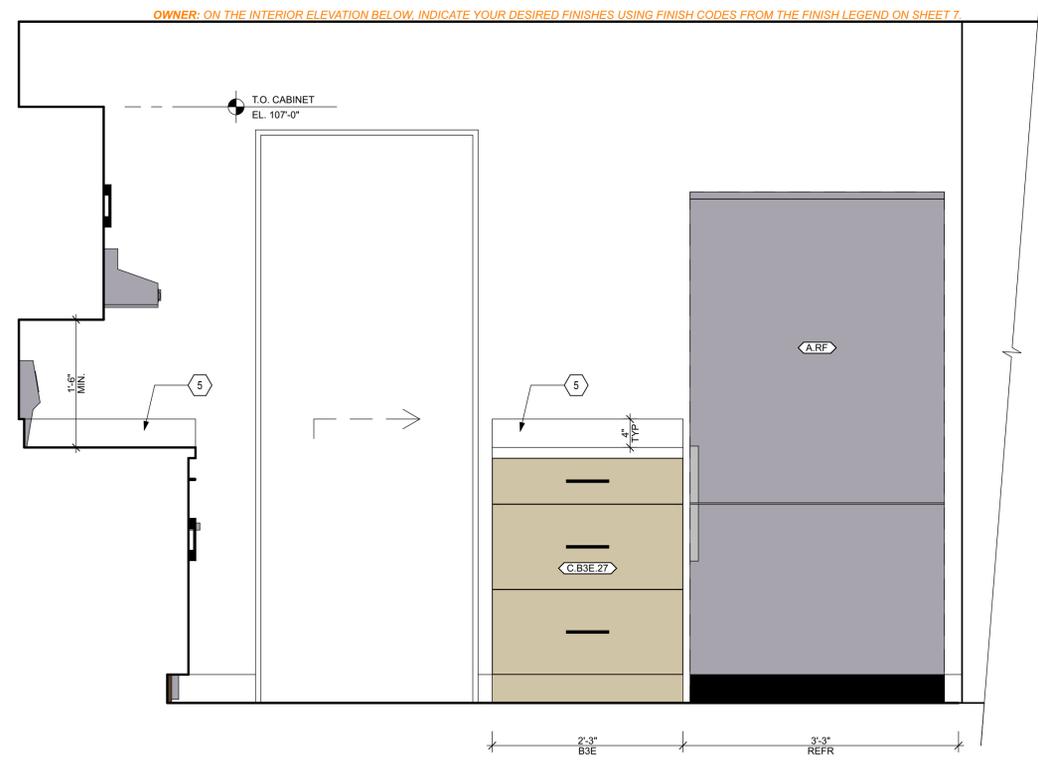
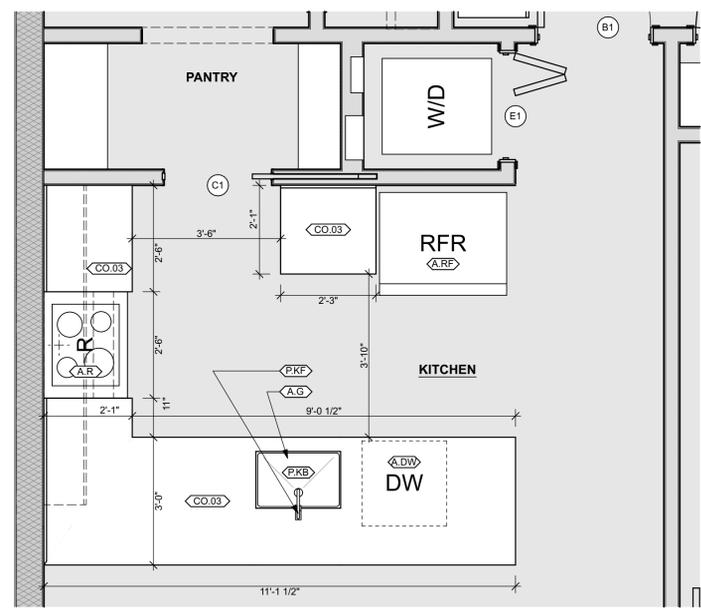
1. DIMENSIONS SHOWN ON ENLARGED PLANS AND INTERIOR ELEVATIONS ARE FROM FINISHED FACE OF WALL/PARTITION, U.N.O.
2. REFER TO SHEET 13 FOR THE KEY TO APPLIANCE, PLUMBING, CASEWORK, AND COUNTERTOP IDENTIFIERS.
3. REFER TO FINISH LEGEND (SHEET 7) FOR KEY TO FINISH IDENTIFIERS.
4. PROVIDE SOLID BLOCKING BEHIND ALL WALL MOUNTED FIXTURES.

**ENLARGED FLOOR PLAN & I.E. KEYNOTES**

- 1 2'-6" CABINET WITH COUNTER
- 2 3'-6" CABINET WITH COUNTER
- 3 PARTIAL HEIGHT PARTITION BELOW COUNTER
- 4 BATH COUNTER BACKSPLASH: 4" BACKSPLASH AT WALL, CO.02 (TYPICAL)
- 5 KITCHEN COUNTER BACKSPLASH: 4" BACKSPLASH AT WALL, CO.03 (TYPICAL)
- 6 PLUMBING FIXTURE AT EXTERIOR WALL: STUB PLUMBING THROUGH FLOOR INSTEAD OF EXTERIOR WALL. TYPICAL. ALL PLUMBING FIXTURES AT EXTERIOR WALLS.
- 7 RADON RISER. PROVIDE OUTLET FOR AN INLINE FAN IN THE ATTIC ABOVE.
- 8 PLUMBING RISER



**C3 KITCHEN ENLARGED PLAN**  
SCALE: 1/2" = 1'-0"



**A1 KITCHEN CASEWORK ELEVATION 01**  
SCALE: 1" = 1'-0"

**INTERIOR ELEVATION NOTES**

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**GUNNISON HOMES**

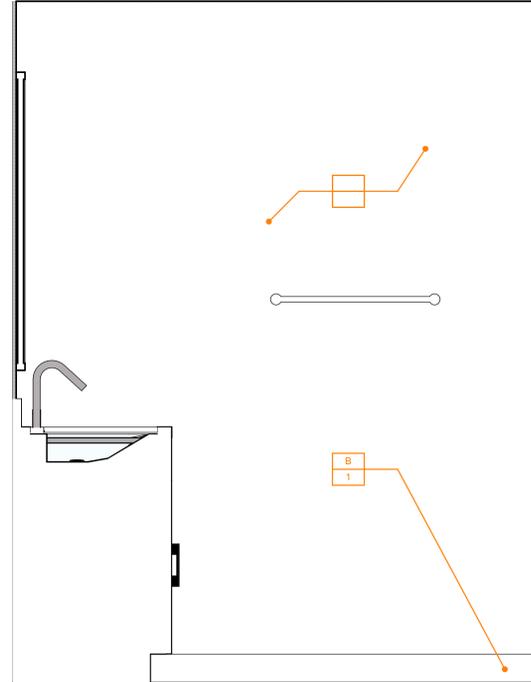
1-Story House

Issue

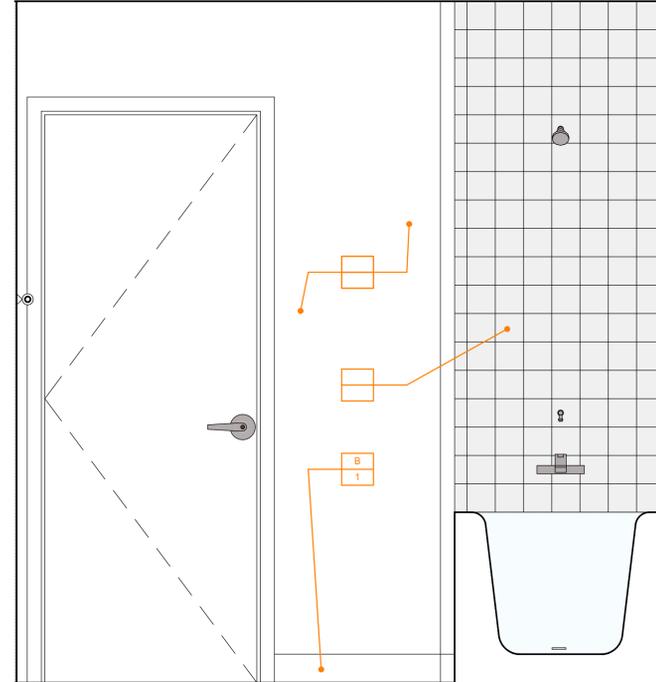
CONSTRUCTION DOCUMENTS  
02.03.2025

INTERIOR ELEVATIONS  
- BATH 1

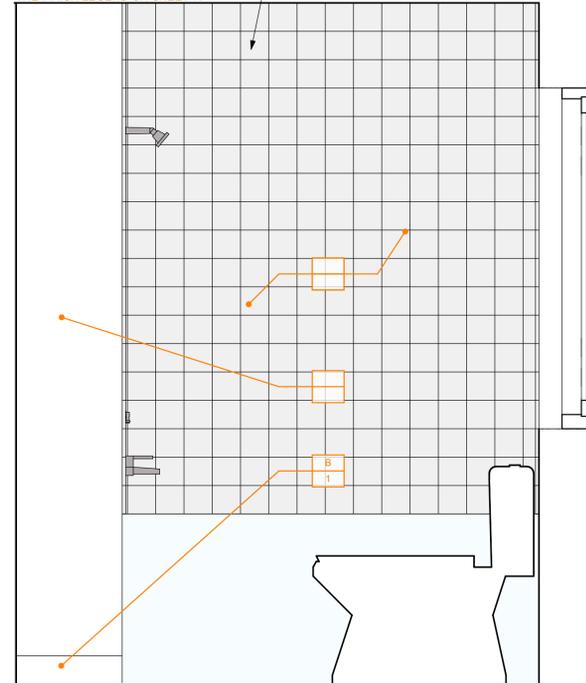
OWNER: ON THE INTERIOR ELEVATION BELOW, INDICATE YOUR DESIRED FINISHES USING FINISH CODES FROM THE FINISH LEGEND ON SHEET 7.



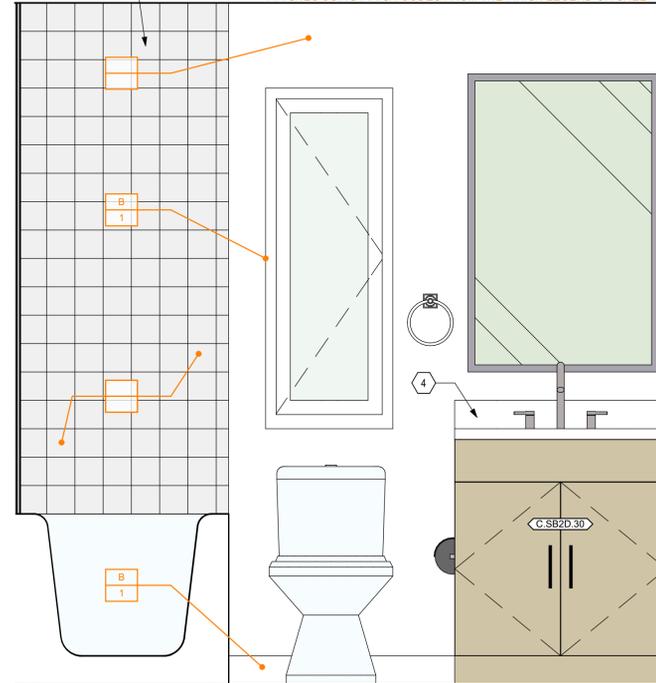
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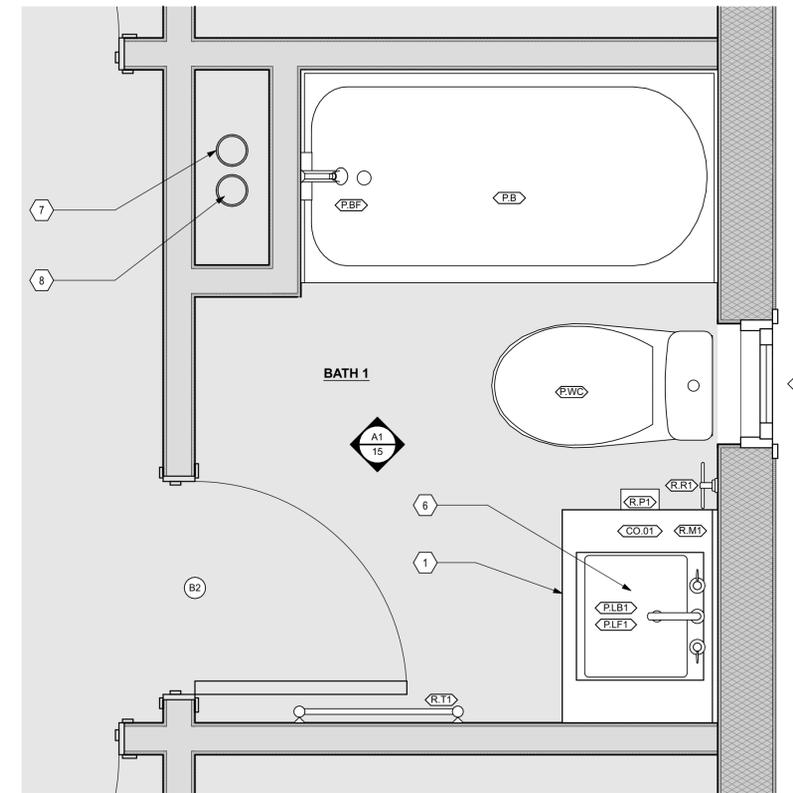
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**A1 BATH 1 ELEVATION 01**  
SCALE: 1" = 1'-0"



**A4 BATH 1 ENLARGED PLAN**  
SCALE: 1" = 1'-0"

**INTERIOR ELEVATION NOTES**

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4. PROVIDE SOLID BLOCKING BEHIND ALL WALL MOUNTED FIXTURES.

**ENLARGED FLOOR PLAN & I.E. KEYNOTES**

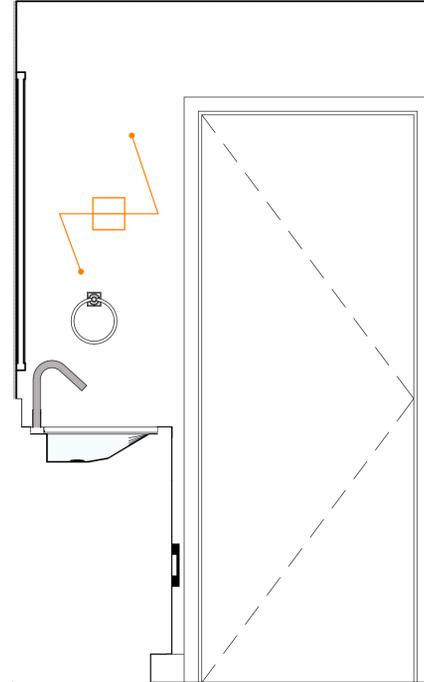
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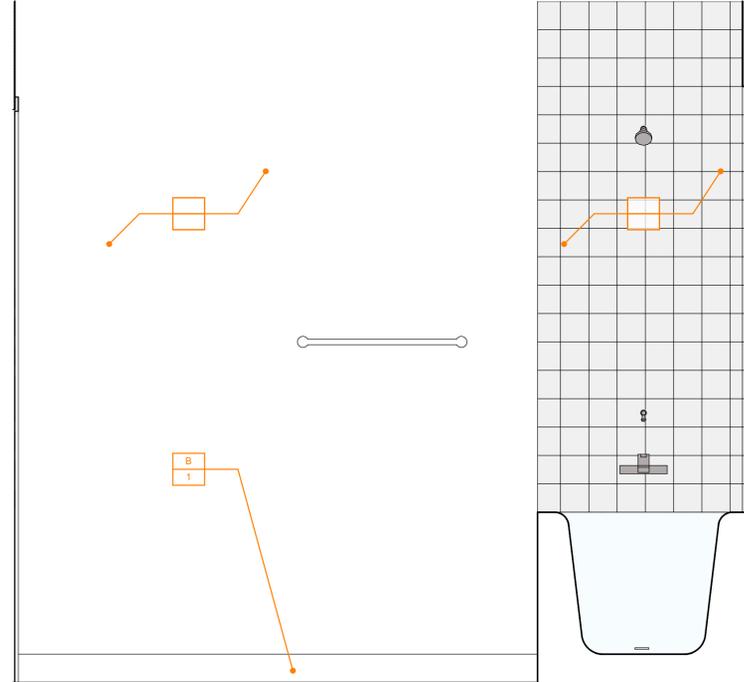
**GUNNISON HOMES**

1-Story House

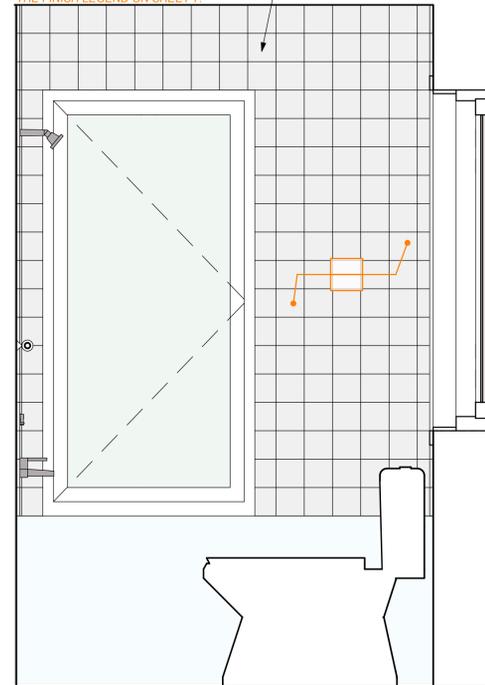
OWNER: ON THE INTERIOR ELEVATION BELOW, INDICATE YOUR DESIRED FINISHES USING FINISH CODES FROM THE FINISH LEGEND ON SHEET 7.



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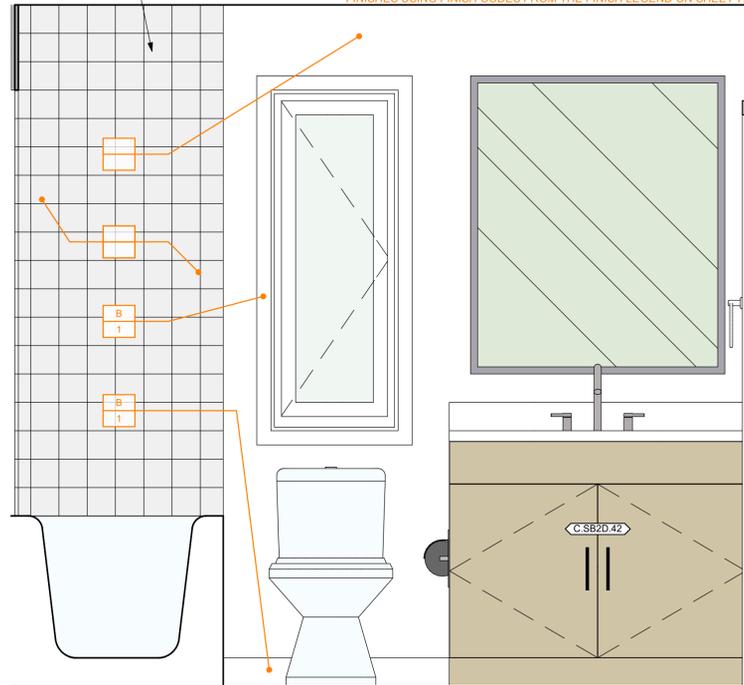


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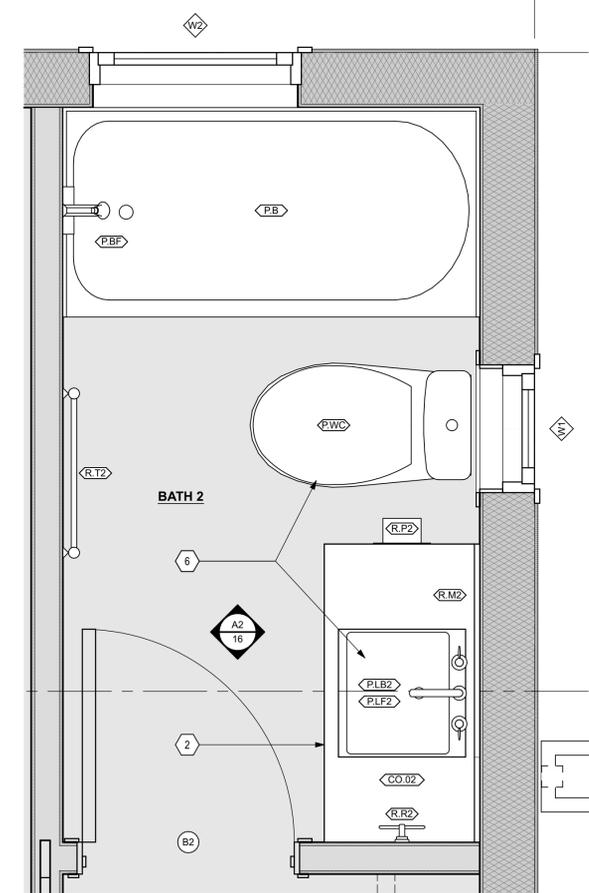


THE TILE SHOWN HERE IS REPRESENTATIVE. OTHER OPTIONS (PRE-FABRICATED TUB ENCLOSURE, ETC.) ARE ALLOWABLE PER IRC (2021) R307.2 ALL BATHTUB AND SHOWER SPACES MUST BE FINISHED WITH A NON-ABSORBENT SURFACE TO A MINIMUM OF 6" ABOVE FINISHED FLOOR.

OWNER: ON THE INTERIOR ELEVATION BELOW, INDICATE YOUR DESIRED FINISHES USING FINISH CODES FROM THE FINISH LEGEND ON SHEET 7.



**A2 BATH 2 ELEVATION 01**  
SCALE: 1" = 1'-0"



**A4 BATH 2 ENLARGED PLAN**  
SCALE: 1" = 1'-0"

Issue  
CONSTRUCTION DOCUMENTS  
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INTERIOR ELEVATIONS  
- BATH 2



**GUNNISON  
HOMES**

1-Story House

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Issue  
CONSTRUCTION DOCUMENTS  
02.03.2025

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OWNER ADDITIONS



**010000 - GENERAL REQUIREMENTS:**

All construction, unless specifically identified otherwise, shall conform to:

- International Residential Code (IRC) - 2021 Edition
- Local Amendments to the IRC
- Minimum Design Loads for Building and Other Structures - ASCE 7-16
- Risk Category of Building - II

**STRUCTURAL LIVE LOADING:**

The structure has been designed in accordance with the building code and/or more restrictive requirements for loads as given below unless specific areas of the drawings indicate different loading criteria. Refer to drawings for load schedules.

Gravity Loading Residential Floors	Uniform Live Load 40 psf
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**SNOW DESIGN DATA (IBC 1603-1.3):**

The structure and its components have been designed in accord with the building code for a ground snow load of 45 psf. The following design criteria components are provided for reference.

Flat Roof Load: Importance Factor:	P <sub>s</sub> = 32 psf I <sub>s</sub> = 1.0	Exposure: Thermal Factor:	C <sub>e</sub> = 1.0 C <sub>t</sub> = 1.0
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**WIND DESIGN DATA:**

The structure and its components have been designed in accordance with the building code for a wind load criteria as follows.

V = 115 mph (ult), Exposure "C", GCpI = ±0.18      I<sub>w</sub> = 1.0

**SEISMIC DESIGN DATA:**

The structure and its components have been designed in accordance with the building code for a seismic load criteria as follows.

Site Class: D Importance Factor:	Seismic Design Category: B I <sub>s</sub> = 1.0
Basic Seismic Force Resisting System: Method of Analysis:	Light frame walls w/ shear panels Equivalent Lateral Force Method
Spectral Acceleration (1 sec): Spectral Acceleration (short):	S <sub>v</sub> = 0.083g S <sub>1</sub> = 0.321g

**013100 - COORDINATION:**

The contract structural drawings and specifications represent the finished structure. They do not indicate the means or method or sequence of construction. The Contractor shall be responsible for and provide all measures necessary to protect the structure during construction. These measures shall include, but not be limited to: bracing, shoring of loads due to construction equipment, etc. The Contractor shall be responsible for the design and implementation of all scaffolding, bracing and shoring. Observation visits to the site by the Structural Engineer shall not include inspection of the above items. The Structural Engineer will not be responsible for the Contractor's means, methods, techniques, sequences or procedures of construction, nor will the Structural Engineer be responsible for construction site safety, or the safety precautions and the programs incident thereto.

Contractor shall verify all dimensions and coordinate site conditions with the drawings prior to construction. Any discrepancies and omissions shall be resolved with the Owner prior to construction and prior to proceeding. Do not use scaled dimensions. Where any discrepancies occur between plans, details, structural notes and specifications, the greater requirements shall govern. Where no specific detail is shown, construction shall conform to similar work on the project.

Not all openings, blockouts, inserts, curbs, pads, piping, ductwork, equipment, or sitework items and dimensions pertaining thereto are shown on the structural drawings. Refer to Architectural, Mechanical, Plumbing, Electrical and Civil drawings where applicable. It is the General Contractor's responsibility to coordinate with other disciplines and the subcontractors and equipment suppliers/manufacturers. Equipment being supported by or suspended from the structure shall be coordinated with the manufacturer of any pre-engineered framing or components. Where equipment weight is not shown on the Structural Drawings, verify actual weight and provide to Structural Engineer for confirmation of the structure's capacity. All openings shall be properly reinforced as approved by the Engineer.

Construction materials shall be spread out if placed on framed floors or roofs so as not to exceed the design live load per square foot.

All pre-engineered/prefabricated items and materials shall be installed in strict accordance with the manufacturer's requirements and alterations are allowed only with written permission from the manufacturer. Third party engineer's stamp may be required.

All details shown shall be incorporated into the project at all appropriate locations, whether specifically indicated or not. Typical details may or may not be cut on the drawings, and details may or may not be cut at all specific locations, but shall apply unless noted otherwise.

For clarity, all roof, floor and wall openings may not be shown on structural drawings. For exact size, number and location of openings, see architectural, mechanical, electrical and plumbing drawings. For framing at openings, see typical structural details. Verify all sizes, weights and location of mechanical and electrical equipment, ducts, etc. with Mechanical and Electrical engineers.

**013200 - SUBMITTALS - SHOP DRAWINGS & PRODUCT DATA:**

The review of shop drawings and other submittals is only for review of general compliance with the design concept of the project and the information provided in the contract documents. It is the General Contractor's responsibility to review the shop drawings prior to submitting to the Owner. The General Contractor is responsible for confirming and consolidating all quantities and dimensions, selecting fabrication processes and techniques of construction; coordinating the work with that of all other trades; and performing the work in a safe and satisfactory manner.

Shop drawings shall be submitted for all structural items in addition to any items required by the specifications. The Submittals, Testing & Inspection matrix is provided as a guide only and may not be all-inclusive. Construction documents shall not be reproduced for use as shop drawings.

The General Contractor shall review and stamp all shop drawings and product data for conformance with the construction documents prior to submittal. Any shop drawings or product data not reviewed and stamped by the General Contractor will be returned without review. The Contractor shall cloud or flag all items not in accordance with the contract documents.

Any changes, substitutions, or deviations from the original contract drawings shall be clouded by the manufacturer or fabricator. The Structural Engineer reserves the right to allow or not allow any changes to the original contract drawings at any time before or after shop drawing review.

The shop drawings do not replace the original contract drawings. Items omitted or shown incorrectly and which are not noted as allowed by the Structural Engineer or Owner are not to be considered changes to the original contract drawings.

Shop drawings will be returned for resubmittal if major errors or omissions are found during review.

**013300 - SUBMITTALS - STRUCTURAL DESIGN REQUIRED:**

Submittals under this section pertain to supplier or sub-contractor designed components or systems. Where specific loading criteria is not outlined on the structural contract drawings, designer shall follow applicable requirements outlined in the referenced codes above.

All engineering designs and layouts performed by others shall be sealed by a Civil or Structural Engineer registered in the State of Jurisdiction. Complete design calculations, erection plans, and fabrication details, as applicable shall be included in the submittal process.

**014000 - SPECIAL INSPECTIONS & QUALITY CONTROL**

Special inspections shall be performed by a qualified inspector retained by the Owner and approved by the Building Official.

Special inspections shall be performed by a qualified inspector under the direct supervision of a professional engineer registered in the State of Jurisdiction. Final inspection reports shall be signed and sealed by the supervising Engineer. The Contractor shall be responsible for providing a minimum of 24 hours notice to the special inspector and the testing laboratory prior to beginning any work for which special inspection or testing is required.

Duties and responsibilities of the special inspector:

The special inspector shall observe the work assigned for conformance with the approved design drawings and specifications.

The special inspector shall furnish inspection reports to the building official and to the Owner's Engineer. All discrepancies shall be brought to the immediate attention of the Contractor for correction, then, if uncorrected, to the Engineer or Architect of record and the Building Official.

Upon completion of the assigned work, the Special Inspector shall complete and sign a final report certifying that to the best of the inspector's knowledge, the work is in conformance with the approved plans and specifications, and the applicable workmanship provisions of the code.

Special inspection is required during the following operations per IBC Section 1704:

Grading, excavation and filling: During earthwork excavations, grading and fill as required to satisfy requirements of the geotechnical report and IBC Chapters 17, 18 & 33 and Appendix J and during placement of engineered fill.

Reinforcing steel: Verify size, quantity and placement of all reinforcing steel prior to placing of any concrete. Review both permit drawings and shop drawings (mild steel and post tension shops) for rebar requirements.

Concrete: During taking of specimens and placement of all concrete. Unless noted otherwise, special inspection of non-structural slabs on grade is not required. See general structural notes and/or project specifications for frequency of testing and strength requirements.

Welding: All structural field welding and shop welding (including welding of reinforcing steel), except welded performed in the shop of a building official-approved fabricator, as required by Section 1704.3 of the IBC.

Epoxy bolting: During installation of all bolts to ensure that installation and embedment requirements have been met.

Anchor bolts: Prior to and during placement of concrete.

**020000 - FOUNDATIONS**

The structural engineer is not responsible for any geotechnical aspects of this project. Owner shall employ a Geotechnical Engineer licensed in the State of Jurisdiction to perform necessary testing and inspections for quality control and to ensure that the requirements of the geotechnical report are complied with. Test reports shall be submitted directly to the Owner and Engineer from the geotechnical engineer, with copy to Contractor.

Filled excavations or buried structures such as cesspools, cisterns, existing foundations, etc., or any unusual soils conditions encountered during site clearing or excavation shall be brought to the attention of the Owner and Owner's Structural Engineer of Record immediately. Do not proceed until written instructions to remedy are received.

Abandoned footings, new or existing utilities, etc., that interfere with new construction shall be rerouted or removed as directed by the Owner and the Owner's Structural Engineer of Record.

Slope all exterior finished grades away from the building to ensure no ponding of water occurs around buildings.

Contractor is responsible for all shoring, cribbing, sheet piling, etc. as required to safely retain excavations and trenches during construction. Contractor shall retain a professional engineer licensed in the State of Jurisdiction to design all shoring, tie backs, etc. Where shoring is to be permanent, the design must meet all requirements of the building code.

**SPREAD FOOTINGS**

Spread footing design is based on an allowable bearing pressure of 1,500 psf. Minimum footing widths, unless otherwise indicated, shall be 16 inches for continuous footings and 24 inches for isolated pad footings. Bearing elevation shall be a minimum of 36 inches below adjacent exterior grade.

Bearing capacity of subgrade shall be verified in the field by a qualified Geotechnical Engineer registered in the State of Jurisdiction.

**033000 - CAST-IN-PLACE CONCRETE (SPECIAL INSPECTION REQUIRED)**

Concrete work shall conform to all requirements of ACI 301, "Specifications for Structural Concrete for Buildings" and ACI 318, "Building Code Requirements for Reinforced Concrete", except as modified by the contract documents.

Concrete shall be ready mixed concrete in accordance with ASTM C94. Minimum 28 day compressive strength shall be 4000 psi except as follows:

slab on grade	4,000 psi
footings, stem walls and grade beams	4,500 psi

Cement shall conform to ASTM C150, Type I, Type II, or Type V if recommended by Geotechnical Engineer for foundation elements. Aggregate per ASTM C33. Lightweight aggregate per ASTM C330. Maximum 4" slump for all concrete. Do not tamp slabs (use roller bag, vibrating screed or bull float only). Concrete containing superplasticizing admixture shall have field-verified 3" maximum slump prior to adding admixture and 6" maximum slump at placement. Mix designs shall be designed by the concrete production facility in accordance with ACI 301 and approved by the Structural Engineer prior to construction. Provide air-entraining admixture at all concrete exposed to freeze/thaw cycles at a rate adequate to provide 6.0% air at point of placement. Do not allow air content of interior trowel finished slabs to exceed 3.0%.

Concrete shall be free of chloride. No fly ash additives shall be permitted in concrete flatwork or architecturally exposed concrete. When used, fly ash shall conform to ASTM C618, class F or C. Fly ash shall not replace more than 25% of cement by weight.

Provide sleeves for utility openings in concrete before placing concrete. Do not cut any conflicting reinforcing.

No construction joints other than those shown on the drawings shall be installed without approval of the Structural Engineer. Provide 3/4" chamfer at all exterior corners and edges of permanently exposed concrete.

Do not subject concrete to any procedure which will cause segregation. Deposit concrete as near as practicable to the final position to avoid segregation.

Concrete footings and pads may be poured against neat excavations provided the required concrete coverage for reinforcing is maintained.

Mechanically vibrate all concrete when placed, except that slabs on grade need be vibrated only around embedded items and underfloor ducts, etc. Mechanically vibrate only the top 5 feet of drilled pier concrete. Revibrate top of drilled pier 15 minutes after placing concrete.

Mixing and delivery as measured from batch time to completion of discharge from truck shall not exceed 90 minutes. When air temperature is above 90 deg F (32 deg C), reduce mixing, delivery time and discharge to 60 minutes.

Cure exposed concrete for a minimum of 7 days in accordance with ACI 308.1 procedures in order to prevent cracking. Cure with curing and sealing compound, moist curing, moisture-retaining cover curing, or combinations thereof. If curing compound is used, apply at a rate specified by the manufacturer. Concrete shall be maintained above 50 degrees F and in a moist condition for a minimum of 7 days after placement.

All concrete shall be tested by an independent testing agency and results reported to the Owner.

**033100 - REINFORCING STEEL**

Reinforcing steel deformed bars shall conform to ASTM A615, grade 60 (fy = 60 ksi). Reinforcing to be welded shall conform to ASTM A706, grade 60 (fy = 60 ksi) low alloy deformed bars. Welded wire fabric per ASTM A185, wire per ASTM A82. Welding of reinforcing steel shall be according to AWS D1.4. No tack welding of reinforcing bars allowed.

All reinforcing steel shall be detailed and placed in conformance with the latest editions of ACI 318 and the CRSI "Manual of Standard Practice for Reinforced Concrete Construction", and as modified by the drawings. All reinforcing bar bends shall be made cold.

All reinforcing steel, including welded wire fabric in slabs on grade, shall be accurately placed and supported by plastic or metal chairs, spacers or hangers. For concrete surfaces exposed to view, where legs of bar supports are in contact with forms, use plastic protected wire or stainless steel bar supports.

Provide the following minimum clear concrete coverage:  
cast against and permanently exposed to earth..... 3"  
exposed to earth or weather:

#6 and larger	2"
#5 and smaller	1 1/2"
columns (to ties)	1 1/2"
beams (to stirrups)	1 1/2"
suspended slabs	3/4"
all others per latest edition of ACI 318.	

Bar Size:	BAR SPLICES	
	Concrete IC	Masonry:
	3kSI	4kSI
3	11-9"	11-7"
4	2-4"	2-1"
5	3-0"	2-6"
6	3-6"	3-1"
7	5-2"	4-6"
8	5-11"	5-2"
9	6-8"	5-9"
10	7-8"	6-5"
11	8-3"	7-2"

Note: #14 and #16 bars can not be lap spliced.

Stagger alternate splices a minimum of one lap length. Lap welded wire fabric so that the overlap between outermost cross wires of each sheet is not less than the cross wire spacing but not less than 6 inches. All splice locations subject to approval and shall be made in accordance with the drawings. Extend all horizontal reinforcing continuous around corners and intersections or provide bent corner bars to match and lap with horizontal bars at corners and intersections of footings and walls.

Reinforcing bar spacings given are maximum on centers. Dowel all vertical reinforcing to foundation. Skew hooks as required for concrete cover. Securely tie all bars in position before placing concrete. "Wet sticking" of dowels is not permitted.

Spliced bars shall be placed at the same effective depth unless noted otherwise. Reinforcing bars noted "continuous" or with length not shown shall be fully continuous and spliced only as shown, or where approved by the Engineer.

Reinforcing bar hooks shall be standard ACI hooks unless noted otherwise.

**051200 - STRUCTURAL STEEL**

Structural steel construction shall conform with the latest AISC 303 "Code of Standard Practice for Steel Buildings and Bridges", AISC 360 "Specification for Structural Steel Buildings - Allowable Stress Design and Plastic Design", including commentary, and applicable provisions of AWS D1.1 "Structural Welding Code".

Where connections are not fully detailed in drawings include all steel-to-steel connections and steel-to-steel portion of all connections to other materials. Design connections for specific forces where shown on the drawings. Where specific forces are not shown, design shall be for maximum conditions based on capacities of connecting members.

Structural steel W shapes shall be ASTM A992. Channels, angles, S shapes, plates and bars shall be ASTM A36. Structural square or rectangular tube shapes shall be ASTM A500, grade B (fy = 46 ksi). Steel pipe shall be ASTM A53, Type E or S, grade B (fy = 35 ksi).

Bolts shall be ASTM A325N. All high-strength bolts shall be tightened to the snug-tight condition as defined by AISC unless noted otherwise.

Anchor bolts and plain threaded rods and anchors shall be ASTM A36 or A307, Grade A.

Bolts, anchor bolts, expansion bolts, etc., shall be installed with steel washers.

Welding electrodes shall conform to AWS D1.1, Grade E70xx. E90 series electrodes shall be used for ASTM A706 reinforcing bars. All welding shall be done by welders holding valid certificates issued by an accepted testing agency and having current experience in type of welds shown on the drawings or notes. All welding per American Welding Society standards. Contractor may shop weld or field weld at their discretion. Shop welds or field welds shall be shown on shop drawings. Full penetration welds shall be tested and certified by an independent testing laboratory.

Beams, columns and braces shall not be spliced without prior approval of Structural Engineer.

Drypack grout for column base plates and bearing plates shall be nonmetallic shrinkage-resistant grout with a minimum 28 day compressive strength of 5000 psi.

Provide fabricator's standard rust-inhibiting primer shop paint for all steel surfaces except surfaces encased in concrete, or to receive spray-applied fireproofing.

**061000 - ROUGH CARPENTRY**

Wood framing shall conform to IBC Chapter 23.

Framing lumber shall comply with the latest edition of the National Design Specification. All sawn lumber shall be stamped with the grade mark of a lumber grading agency certified by the American Lumber Standards Committee. Maximum moisture content shall not exceed 19%.

All exterior walls, structural floor and roof framing, and interior bearing walls shall be framed with No. 2 grade dimension lumber of one of the following species:

- Hem-fir (north)
- Douglas fir-larch
- Douglas fir-larch (north)
- Hem-fir
- Douglas fir-larch (south)

All nailing not noted shall be according to Table 2304.9.1 of the International Building Code. All connections shall have a minimum of two (2) nails, unless noted otherwise, and nails shall be a minimum of 3 in. long and 0.131 in. diameter. All fasteners in contact with pressure preservative treated lumber or where exposed to weather shall be hot dipped galvanized per ASTM A-153/A. All fasteners in contact with fire retardant treated lumber shall be stainless steel.

Double up joists below mechanical equipment. Provide 2 x solid blocking at midspan and at supports of all joists. Provide multiple king or trimmer studs at all jamps and beam bearing locations as indicated, or if not indicated, as required by specific loading. Provide 2 x blocking at mid-height of bearing stud walls. Provide fire blocking in all concealed spaces as required by building code.

Do not notch, drill or splice joists, beams or load bearing or structural studs without prior approval of structural engineer.

Joist hangers and other miscellaneous framing anchors shall be as manufactured by the Simpson Strong-Tie Company or equivalent by other manufacturer with current ICC approval. Multiple, skewed anchor sloped hangers shall be supplied by the Contractor where necessary. All nail holes in joist hangers and miscellaneous framing anchors shall be filled with nails of the largest size shown in the manufacturer's latest catalog. All hangers or connectors in contact with pressure preservative treated lumber or where exposed to weather shall be ZMAX or HDG coated, per Simpson specifications.

Wood stud walls shall be 2 x 6 at 16" o.c. unless noted otherwise on plans. Plate anchor bolts shall be 1/2" diameter with 7 inch minimum embedment placed not to exceed 48" o.c. unless noted otherwise. Anchor bolts shall be located not more than 12 inches or less than 4 inches from all jamps, corners, intersections and wall ends. All bottom plates shall have a minimum of 2 anchor bolts. All bottom plates or sills on concrete slabs on grade, and on concrete or masonry foundations, shall be pressure treated wood stamped by an approved agency.

**061600 - STRUCTURAL WOOD SHEATHING**

All plywood shall conform to DOC PS-1 or DOC PS-2, Exposure 1. All oriented strand board shall conform to DOC PS-2 or APA PRP-108, Exposure 1. All structural wood sheathing shall bear the stamp of an approved testing agency. Lay up sheets with long dimension perpendicular to supports and stagger joints.

At roofs, use plyclips at midspan of unsupported edges for 1/2" inch or thinner sheathing.

All nailing shall be with common nails, unless otherwise indicated.

Exterior wall sheathing shall be 1-hour fire retardant treated wood, with fasteners as specified in the manufacturer's specifications.

All structural wood sheathing shall be of the following minimum thickness, span/index ratio, and shall be nailed as follows:

Use	Thickness	Span/Index Ratio	Edge Nailing	Field Nailing
Main Roof	15/32	40 / 20	10d @ 6" o.c.	10d @ 12" o.c.
Floor	3/4 T&G	48 / 24	10d @ 6" o.c.	10d @ 12" o.c.
Ext Walls:	15/32	24 / 0	Per the manufacturer's specifications.	

**061700 - STRUCTURAL COMPOSITE LUMBER**

Factory mark each piece of composite lumber with grade stamp of grading agency.

Laminated Veneer Lumber (LVL) shall be fabricated from wood veneers running primarily parallel to member length in accord with ASTM D-5456 with an exterior adhesive complying with ASTM D-2559. Design parameters to be as follows:

Fb =	2600 psi
Fv =	285 psi
E =	1,900,000 psi

All multi-ply beams shall be bolted or nailed in accordance with manufacturers specifications or as indicated.

Parallel Strand Lumber (PSL) shall be fabricated from wood strand elements with grain primarily parallel to member lengths in accord with ASTM D-5456 with an exterior adhesive complying with ASTM D-2559. Design parameters to be as follows:

Fb =	2900 psi
Fv =	290 psi
E =	2,000,000 psi

**061733 - PREFABRICATED WOOD JOISTS**

Prefabricated units, I-shaped in cross section, made with solid or structural composite lumber flanges and wood-based structural panel webs, let into and bonded to flanges. Web material shall be either oriented strand board (OSB) or plywood complying with DOC PS-1 or DOC PS-2. Provide units complying with material requirements of and with structural capacities established and monitored according to ASTM D-5055.

Provide units indicated on plan. At Contractor's option, and with the approval of the Structural Engineer, provide alternate sections with depths and design values equivalent to or better than the units specified. In this event, it is the Contractor's responsibility to provide all engineering documentation required to demonstrate compliance with the project requirements.

Provide units complying with APA PRJ-400, factory marked with APA trademark indicating nominal joint depth, joint class, span ratings, mill identification, and compliance with APA standard.

Provide rim boards designed to be used as a load bearing member and to brace wood I-joists at bearing ends, complying with research / evaluation reports for I-joists. Provide products by same manufacturer as I-joists. Rim boards shall be all veneer product with minimum thickness of 1 1/4 inches complying with APA PRJ-401, rim board grade, factory marked with APA trademark indicating thickness, grade, and compliance with APA standard.

**061753 - SHOP FABRICATED WOOD TRUSSES**

The truss manufacturer shall be responsible for the complete design, fabrication and erection procedures for all trusses, truss blocking where heel height exceeds 12 inches, temporary and permanent bracing and bridging, all truss to truss connections, and other items that may be required for a complete and safe installation of the truss system.

Truss configurations are shown on drawings. The truss manufacturer shall be responsible for all truss configurations based on geometry depicted in the Architectural drawings and framing layout shown on Structural drawings. Where web panels that create a veneered truss configuration are not allowed. Framing layout and bearing locations shall not be modified without prior approval of Structural Engineer.

Shop fabricated wood trusses shall be designed, fabricated, and erected in accordance with:	
TPI 1	National Design Standard for Metal Plate Connected Wood Truss Construction
TPI DSB	Recommended Design Specification for Temporary Bracing of Metal Plate Connected Wood Trusses
TPI BCSI	Building Component Safety Information: Guide to Good Practice Handling, Installing, Restraining, & Bracing Metal Plate Connected Wood Trusses

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Trusses shall be designed to support their own weight plus superimposed dead, live, uplift and lateral loads shown on the drawings. Contractor shall submit design calculations and shop drawings sealed by a civil or structural engineer registered in the State of Jurisdiction for review prior to manufacture. Calculations and shop drawings shall include but not be limited to design loads, allowable stresses, stress diagrams, truss to truss connections, special bearing or connection details and erection drawings.

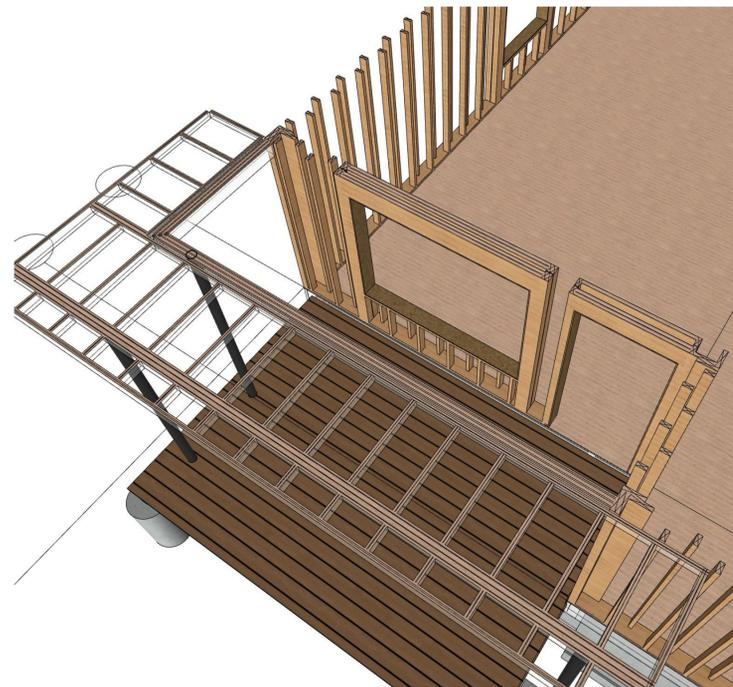
For roof trusses, maximum total load vertical deflection shall not exceed 1/360 of span. For floor trusses, maximum total load vertical deflection shall not exceed 1/360 of span and live load vertical deflection shall not exceed 1/480 of span. For all conditions, maximum total load deflection, or absolute compound deflection where trusses support trusses, shall not exceed 1 inch.

Bracing and bridging sizes and spacing by truss manufacturer in accordance with the latest recommendations of the Truss Plate Institute (TPI). Minimum requirements are shown on the drawings. Install and lap bracing and bridging per latest TPI recommendations. Special bracing may be required for multiple or cantilever trusses and wind uplift conditions.

Additional trusses shall be designed and supplied as required to support mechanical equipment, piping, ducts, etc.

**NOT FOR CONSTRUCTION**

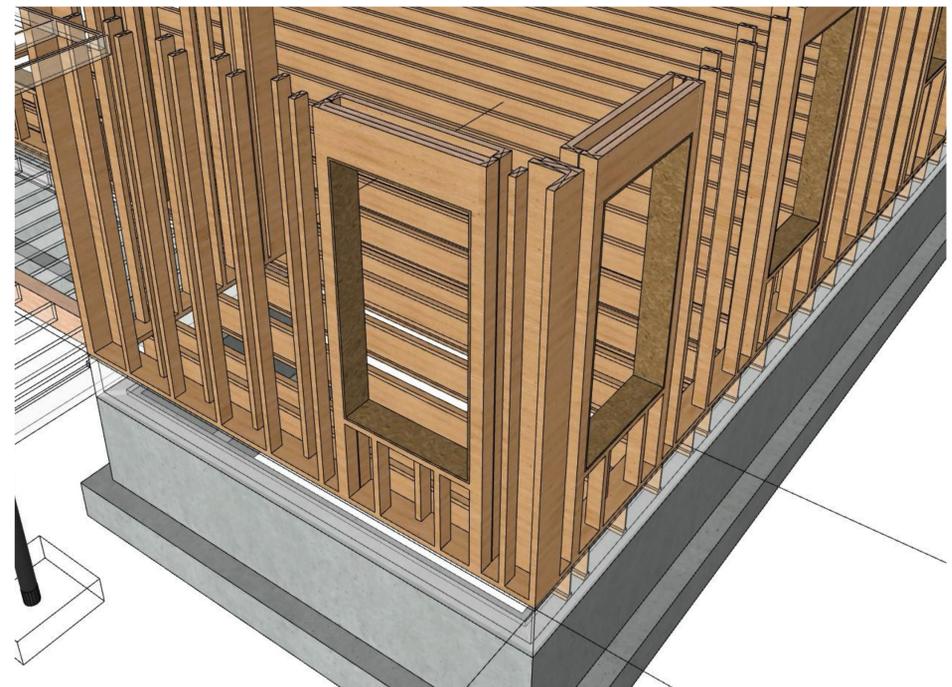




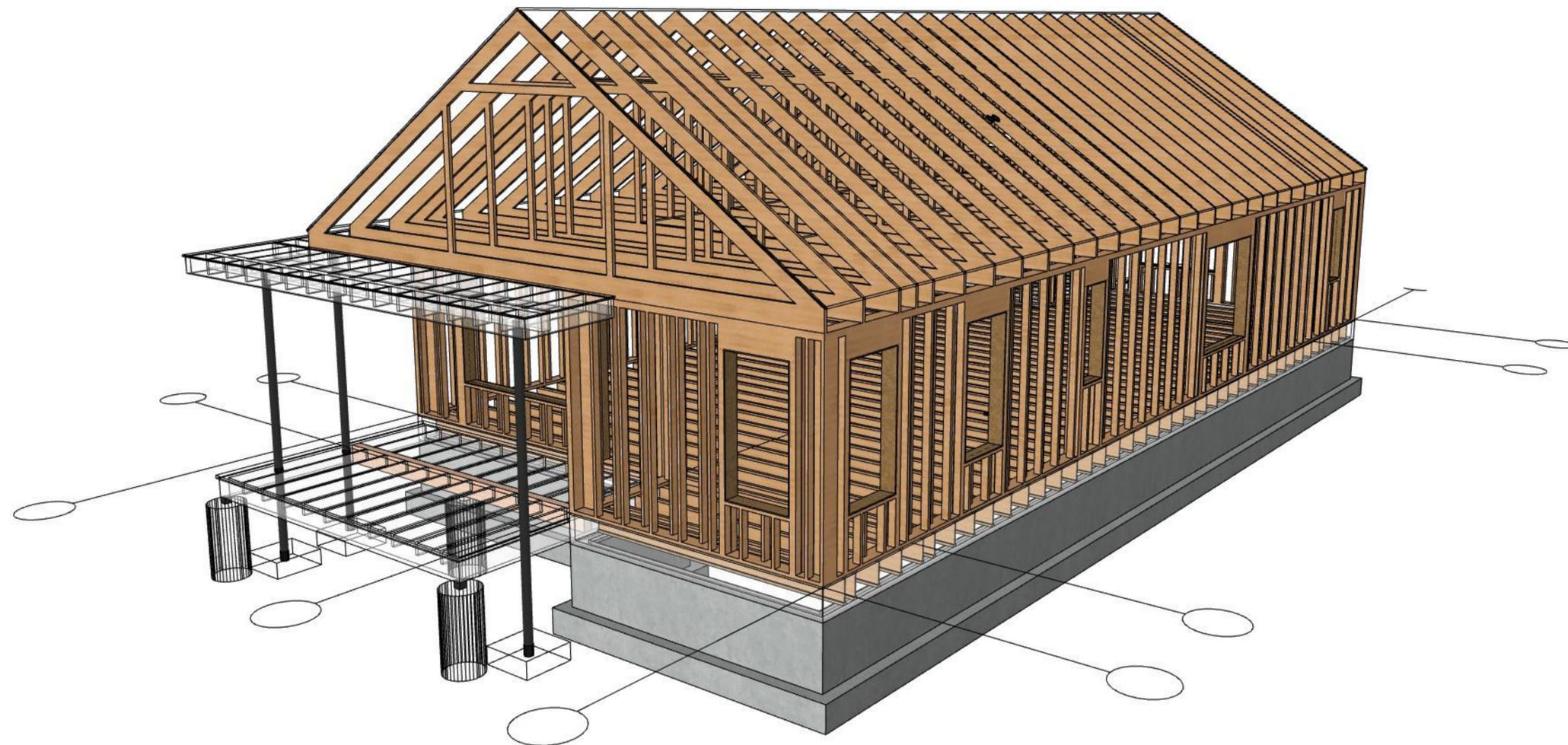
**C1 CORNER @ ROOF BEAM**  
NOT TO SCALE



**C3 OPENING BOX OUT**  
NOT TO SCALE



**C4 CORNER (CUT @ TOP PLATE)**  
NOT TO SCALE



**A1 3D FRAMING PLAN**  
NOT TO SCALE

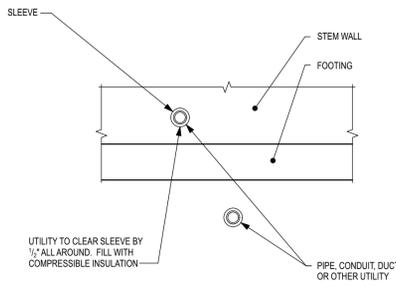


Explore The 3D Model  
Scan the QR code above or visit  
<https://dub.sh/igh-1s>

ITEMS IN BLUE

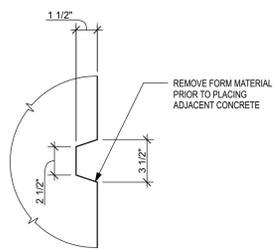
ITEMS IN BLUE INDICATE PLACES WHERE THE OWNER'S ENGINEER IS INTENDED TO MAKE A SELECTION. PLEASE COMPLETE ALL BLUE ITEMS PRIOR TO SUBMITTING FOR PERMIT OR PROCEEDING WITH ANY KIND OF COST ESTIMATE.

Information provided by the owner's design professional shall be stamped and signed by a Professional Engineer or Architect, licensed in the State of Colorado



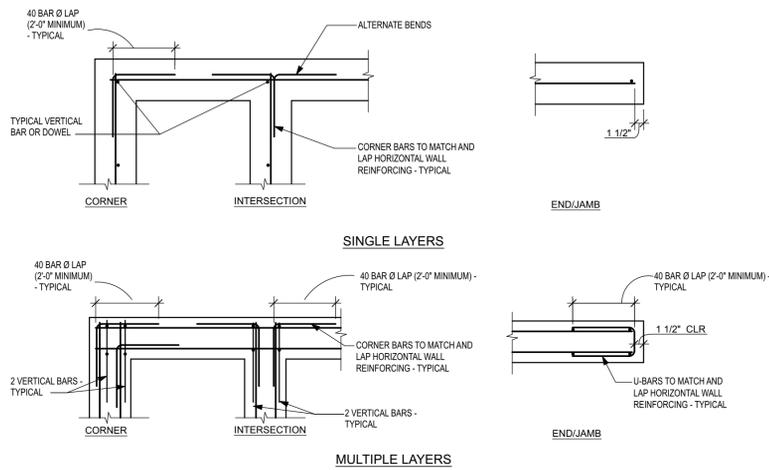
- NOTES:
1. NO UTILITIES SHALL PASS THROUGH FOOTING OR THROUGH OR UNDER COLUMN FOOTINGS.
  2. PROVIDE 4\"

C1 UTILITIES THROUGH/UNDER FDTN SCALE: 3/4\" = 1'-0\"

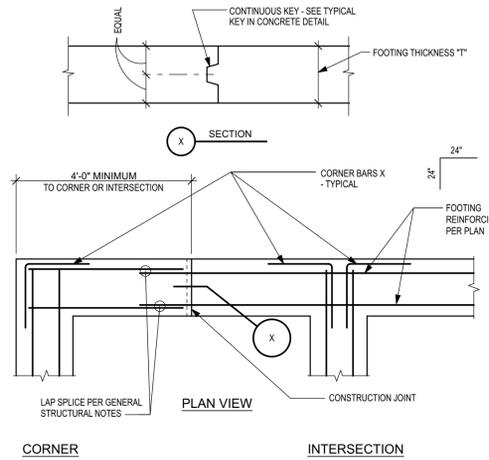


- NOTES:
1. LOCATE KEY AT MID-DEPTH OF CONCRETE SLAB, WALL, FOOTING, ETC.
  2. THIS DETAIL APPLIES AT ALL CONSTRUCTION JOINTS UNLESS NOTED OTHERWISE.

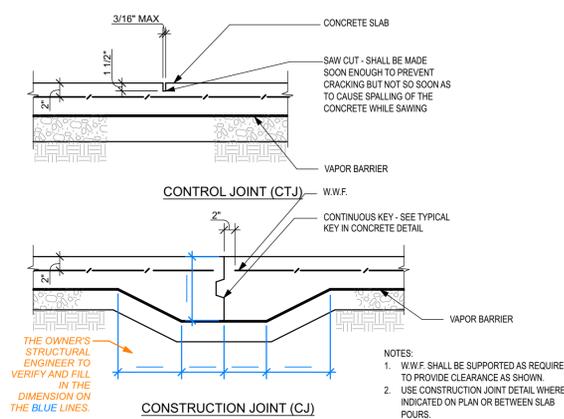
C2 TYP KEY IN CONCRETE SCALE: 3/4\" = 1'-0\"



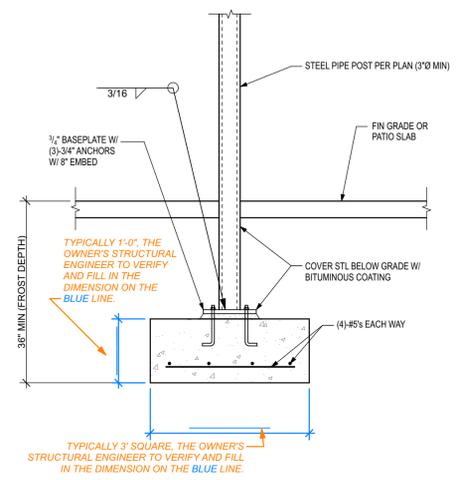
B1 TYP CONCRETE WALL REINFORCING SCALE: 3/4\" = 1'-0\"



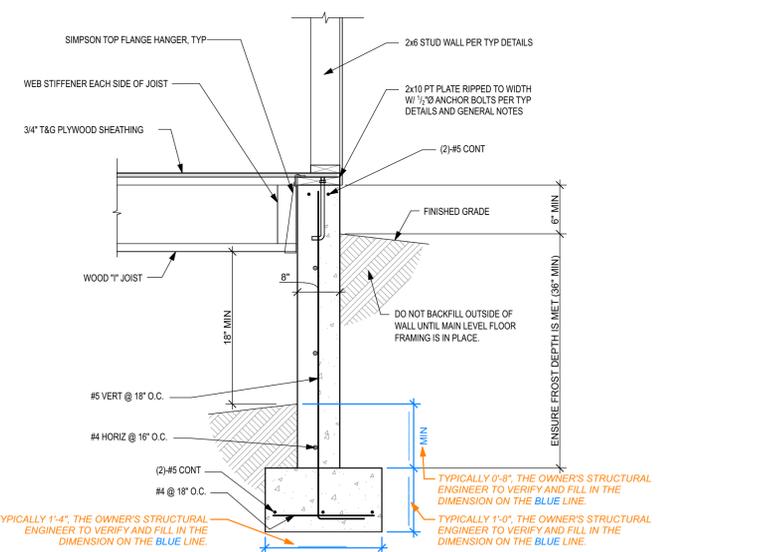
B2 CONC FOOTING CONST JOINTS SCALE: 3/4\" = 1'-0\"



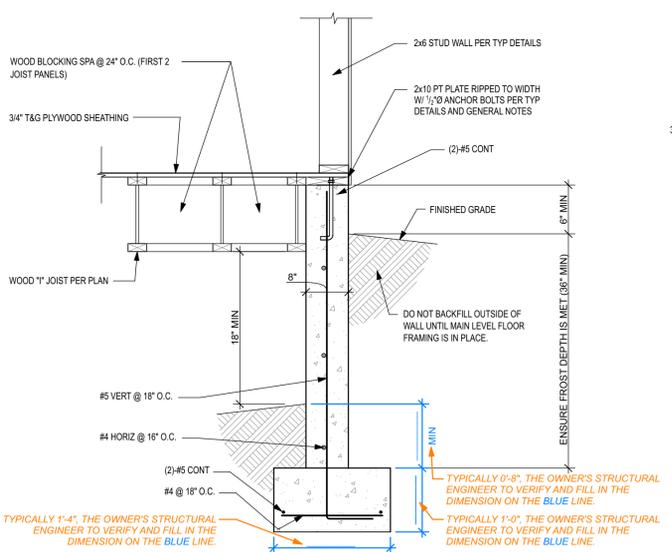
B3 TYP CONCRETE SLAB JOINTS SCALE: 3/4\" = 1'-0\"



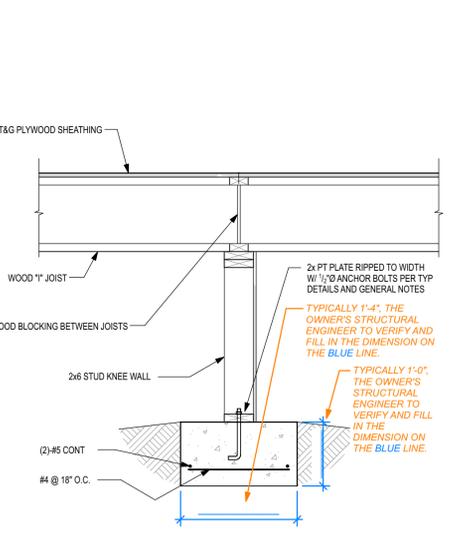
B5 FOOTING @ EXT STEEL POST SCALE: 3/4\" = 1'-0\"



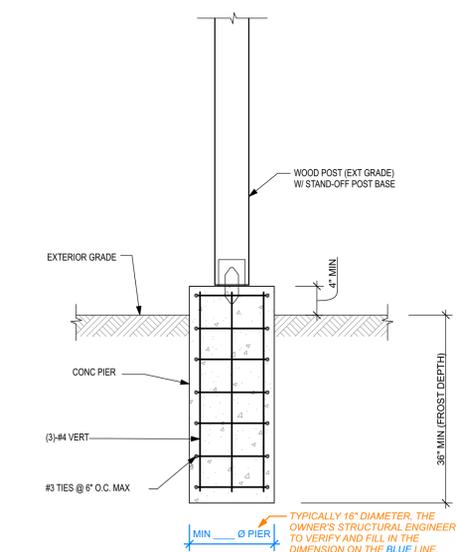
A1 PERIM FDTN PERP TO JOISTS SCALE: 3/4\" = 1'-0\"



A2 PERIM FDTN PARALLEL TO JOISTS SCALE: 3/4\" = 1'-0\"



A4 INTERIOR KNEE-WALL SCALE: 3/4\" = 1'-0\"



A5 PIER @ EXT WOOD POST SCALE: 3/4\" = 1'-0\"

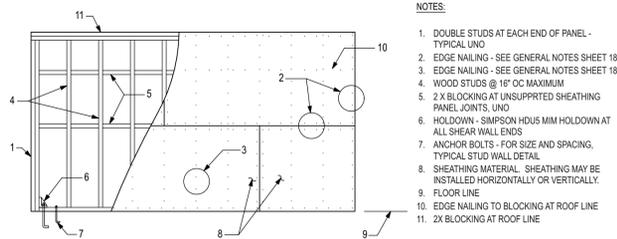
GUNNISON HOMES

1-Story House

Issue

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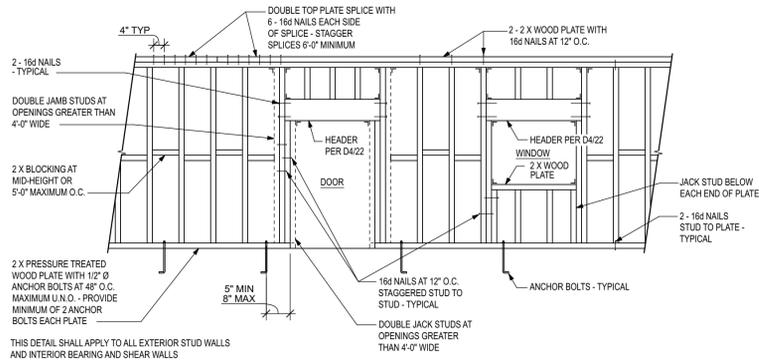
FOUNDATION DETAILS



- NOTES:**
- DOUBLE STUDS AT EACH END OF PANEL - TYPICAL UNO
  - EDGE NAILING - SEE GENERAL NOTES SHEET 18
  - EDGE NAILING - SEE GENERAL NOTES SHEET 18
  - WOOD STUDS @ 16" O.C. MAXIMUM
  - 2 X BLOCKING AT UNSUPPORTED SHEATHING PANEL JOINTS, UNO
  - HOLD-DOWN - SIMPSON HD05 MIN HOLD-DOWN AT ALL SHEAR WALL ENDS
  - ANCHOR BOLTS - FOR SIZE AND SPACING, TYPICAL STUD WALL DETAIL
  - SHEATHING MATERIAL - SHEATHING MAY BE INSTALLED HORIZONTALLY OR VERTICALLY
  - FLOOR LINE
  - EDGE NAILING TO BLOCKING AT ROOF LINE
  - 2X BLOCKING AT ROOF LINE

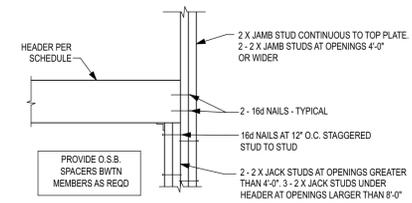
**D1 2-STORY SHEAR WALL ELEV**

SCALE: 3/4" = 1'-0"



**D2 WOOD STUD WALL FRAMING**

SCALE: 3/4" = 1'-0"



OPENING WIDTH	LINTEL @ 2x6 BEARING WALLS	LINTEL @ 2x4 BEARING WALLS
0'-0" TO 4'-0"	3 - 2 X 6	2 - 2 X 8
4'-1" TO 6'-0"	3 - 2 X 8	2 - 2 X 10
6'-1" TO 8'-0"	3 - 2 X 10	2 - 2 X 12
OVER 8'-0"	PER PLAN	PER PLAN

- NOTES:**
- SOLID SAW LUMBER HEADERS ARE HEM-FIR #2 OR BETTER.
  - IF BEAM OR GIRDER TRUSS OR ANY OTHER CONCENTRATED LOAD FALLS DIRECTLY ON HEADER CONTACT ENGINEER.
  - SCHEDULE APPLIES UNLESS OTHERWISE NOTED ON FRAMING PLANS.
  - FOR ADDITIONAL INFORMATION SEE TYPICAL WOOD STUD WALL FRAMING DETAIL.

**D4 WOOD STUD WALL SCHEDULE**

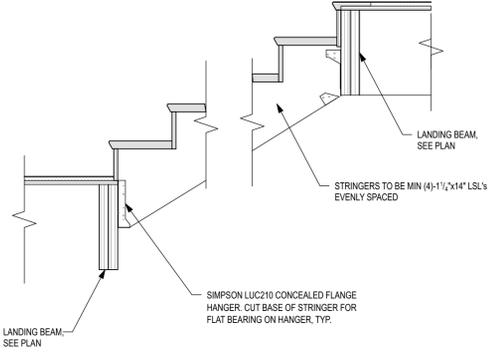
SCALE: 3/4" = 1'-0"

**NAILING SCHEDULE**

CONNECTION	NAILING
JOIST TO SILL OR GIRDER, TOENAIL	3 - 8d
BRIDGING TO JOIST, TOENAIL EACH END	2 - 8d
SOLE PLATE TO JOIST OR BLOCKING, FACE NAIL	16d AT 16" O.C.
SOLE PLATE TO JOIST OR BLOCKING AT BRACED WALL PANEL	3 - 16d (3 1/2"x0.135") AT 16" O.C.
TOP PLATE TO STUD, END NAIL	2 - 16d
STUD TO SOLE PLATE	2 - 16d END NAIL
DOUBLE STUDS, FACE NAIL	16d AT 24" O.C.
DOUBLE TOP PLATES, FACE NAIL	16d AT 16" O.C.
RIM JOIST TO TOP PLATE, TOENAIL	8d AT 6" O.C.
TOP PLATE, LAPS AND INTERSECTIONS, FACE NAIL	2 - 16d
CONTINUOUS HEADER, TWO PIECES	16d AT 16" O.C. ALONG EACH EDGE
CEILING JOISTS TO PLATE, TOENAIL	3 - 8d
CONTINUOUS HEADER TO STUDS, TOENAIL	4 - 8d
CEILING JOISTS, LAPS OVER PARTITIONS, FACE NAIL	3 - 16d
CEILING JOIST TO PARALLEL RAFTERS, FACE NAIL	3 - 16d
RAFTER TO PLATE, TOENAIL	3 - 8d
BUILT-UP CORNER STUDS	16d AT 24" O.C.

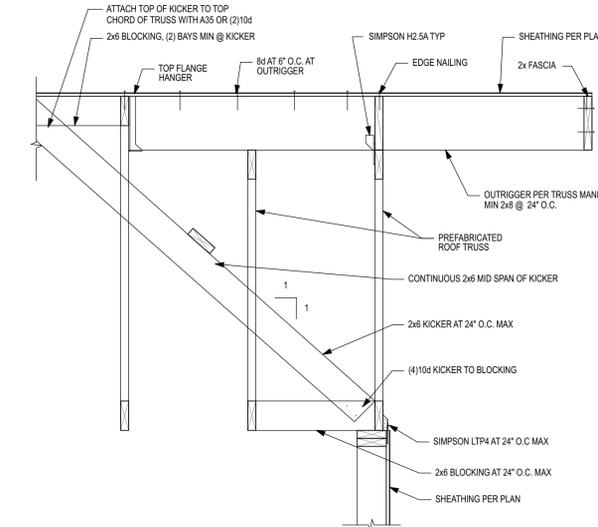
1. THIS SCHEDULE SHALL APPLY UNLESS NOTED OTHERWISE.

- NOTES:**
- SEE ARCH FOR TREAD, RISER, LANDING AND OTHER STAIR DIMENSIONS.
  - DO NOT OVERTIGHT TREADS
  - CONTRACTOR TO NOTIFY DESIGN TEAM IF CONDITIONS IN FIELD DO NOT MATCH CONTRACT DOCUMENTS. FURTHER COORDINATION MAY BE NEEDED.
  - ALTERNATE HANGERS OR FRAMING METHODS MUST BE SUBMITTED TO DESIGN TEAM FOR REVIEW AND APPROVAL.



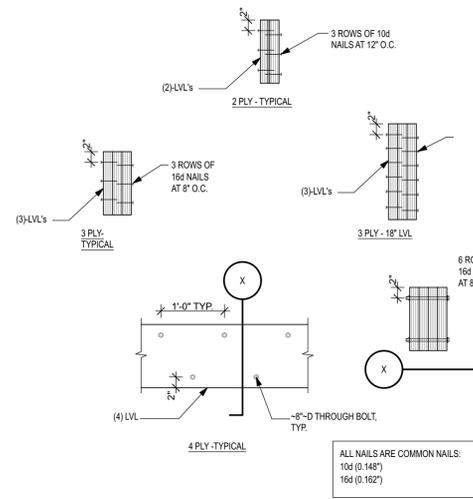
**B1 STAIR STRINGER**

SCALE: 3/4" = 1'-0"



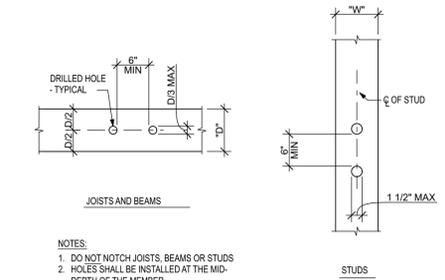
**B2 ROOF @ END WALL**

SCALE: 3/4" = 1'-0"



**B4 LVL BEAM ASSEMBLY**

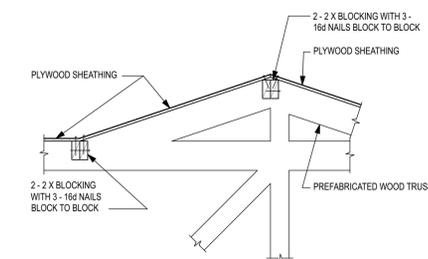
SCALE: 3/4" = 1'-0"



**C5 DRILLED HOLES IN WD MEMBERS**

SCALE: 3/4" = 1'-0"

- NOTES:**
- DO NOT NOTCH JOISTS, BEAMS OR STUDS
  - HOLES SHALL BE INSTALLED AT THE MID-DEPTH OF THE MEMBER
  - HOLES IN WOOD "I" JOISTS ARE ONLY AS ALLOWED BY JOIST MANUFACTURER

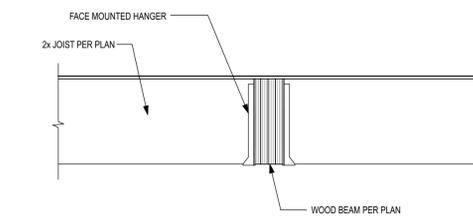


**B1 PLYWD SHEATHING @ TRUSS**

SCALE: 3/4" = 1'-0"

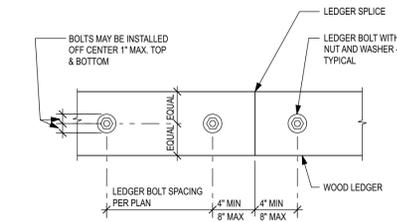
**WOOD TRUSS LOADING SCHEDULE**

DESCRIPTION	TOP CHORD LOADING PROFILE FOR TRUSS DESIGN
PREMANUFACTURED WOOD ROOF TRUSSES SPA AT 24" O.C. MAX. W/ SLOPED TOP CHORDS	<p>SNOW LOAD = 32 PSF (MIN)</p> <p>DEAD LOAD = 15 PSF (MIN)</p> <p>PRE-ENGINEERED TRUSS</p> <p>WIND UPLIFT = 15 PSF (ASD, NET)</p>



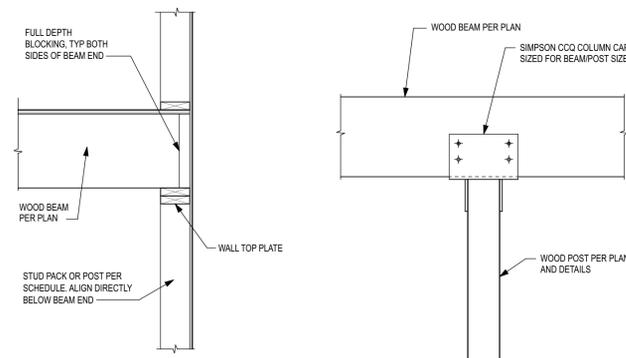
**B4 FLUSH FRAMED BEAM**

SCALE: 3/4" = 1'-0"



**B5 WOOD LEDGER SPLICE**

SCALE: 3/4" = 1'-0"



BEAM AT WOOD BEARING WALL

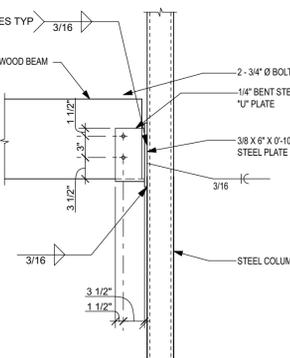
BEAM BEARING AT WOOD POST

END BEARING AT WOOD POST

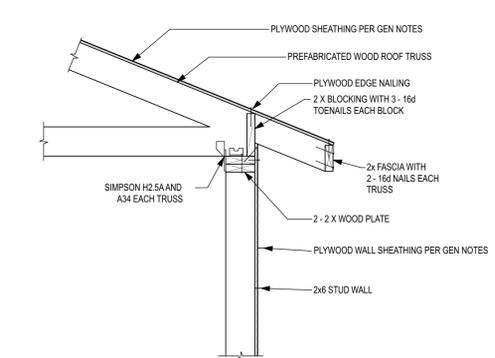
BEAM BEARING AT STEEL COLUMN

**A1 TYP WOOD BEAM SUPPORT DETAILS**

SCALE: 3/4" = 1'-0"



END BEARING AT STEEL COLUMN



**A5 TRUSS BEARING @ EXT WALL**

SCALE: 3/4" = 1'-0"



1-Story House

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FRAMING DETAILS



**GUNNISON HOMES**

1-Story House

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### PLUMBING EQUIPMENT SCHEDULE

ITEM	DESCRIPTION
WH-1	<p>STATE HP6-66-DHPT OR EQUAL 67 GALLON HEAT PUMP WATER HEATER WITH ELECTRIC RESISTIVE BACKUP HEAT CONSISTING OF (2) 4.5 KW 240VAC/1-PHASE NON-SIMULTANEOUS IMMERSION ELEMENTS, 4.5 KW TOTAL (30 AMP POWER SUPPLY), 79 GALLONS FIRST HOUR RATING. FURNISH WITH ASME TEMPERATURE &amp; PRESSURE RELIEF VALVE. DIMENSIONS = 27" DIA X 62" TALL OPERATING WEIGHT=850LB</p> <p>ALTERNATE MANUFACTURERS ARE ACCEPTABLE PROVIDED THAT HAVE A MINIMUM EFFICIENCY OF 2.57 UEF OR GREATER AND THEY HAVE A STORAGE SIZE OF 67 GALLONS OR GREATER WITH AT LEAST 3.0 KW OF HEATING CAPACITY. ANY ALTERNATE HEAT PUMP MUST HAVE A HEAT DISSIPATION RATE OF 4200 BTU/H OR LESS AND MUST COMPLY WITH ALL MANUFACTURER'S INSTALLATION INSTRUCTIONS.</p>
DET-1	<p>AMTROL ST-5 DOMESTIC WATER BLADDER TYPE PRESSURE TANK FOR 2.0 GALLONS TANK VOLUME AND 0.9 GALLON ACCEPTANCE VOLUME, RATED FOR 150 PSI WORKING PRESSURE, PRECHARGED TO SYSTEM PRESSURE AT CONNECTION LOCATION. SYSTEM CONNECTION SIZE = 3/4" NPTF. DIMENSIONS = 8" DIA X 13" TALL. WEIGHT WITH RUPTURED BLADDER = 22 LB.</p> <p>ALTERNATE MANUFACTURERS ARE ACCEPTABLE PROVIDED THAT HAVE A MINIMUM ACCEPTANCE VOLUME OF 0.9 GALLONS AND MUST COMPLY WITH ALL MANUFACTURER'S INSTALLATION INSTRUCTIONS.</p>

### MECHANICAL EQUIPMENT SCHEDULE

ITEM	DESCRIPTION
HP 3.5T	<p>LG #LVN361HV4 INDOOR MULTI-POSITION AIR HANDLER WITH #LUU369HV OUTDOOR HEAT PUMP SPLIT SYSTEM PROVIDING 29,640 BTU COOLING CAPACITY AT 73/60 DB/WB EVAPORATOR EAT &amp; 83 DB CONDENSER EAT AT 16.25 SEER2 EFFICIENCY (EQUAL TO 17.1 SEER PER RESNET CONVERSION FACTORS) AND 4,710 BTU HEATING CAPACITY (NOT INCLUDING ELECTRIC HEAT OUTPUT) AT 68 DB EVAPORATOR EAT &amp; -13 DB CONDENSER EAT AT 8.95 HSPF2 (EQUAL TO 10.5 HSPF PER RESNET CONVERSION FACTORS). LOW AMBIENT HEATING TO -13 DB AMBIENT. FAN COIL UNIT FAN TO PROVIDE 1,260 CFM AT 0.6" ESP. PROVIDE 8 KW BACKUP ELECTRIC HEATER LG #ANEH083B2. PROVIDE CONDENSATE PUMP WITH SEPARATE POWER CONNECTION AND HIGH LIMIT SHUT-OFF (LITTLE GIANT #VCMA-15, 1/50 HP WITH 120/60/1 POWER) AND WIRED PROGRAMMABLE THERMOSTAT (#PREMTB100). PROVIDE 24" TALL HEAT PUMP STAND, HAIL GUARDS, WIND BAFFLE KIT (#ZLABGP04A), AND ALL REQUIRED FAN COIL UNIT MOUNTING ACCESSORIES (HUNG FROM STRUCTURE WITH VIBRATION ISOLATION). FAN COIL UNIT PHYSICAL DATA: 25"W X 21-1/4"D X 55-13/16" TALL AND 200LB MAX OPERATING WEIGHT. CONDENSING UNIT PHYSICAL DATA: 37-13/32"W X 14-1/32"D X 54-11/32" TALL AND 250LB MAX OPERATING WEIGHT. ELECTRICAL: OUTDOOR UNIT = 208-230/60/1 VAC, 32 MCA, 40 MOP. POWER FOR INDOOR FAN COIL UNIT TO BE EXTENDED FROM OUTDOOR CONDENSING UNIT. ELECTRIC HEATER ACCESSORY TO BE POWERED SEPARATELY BY 240/60/1, 33.4 AMPS.</p> <p>ALTERNATE MANUFACTURERS ARE ACCEPTABLE PROVIDED THAT THEY PROVIDE A MINIMUM OF 25 MBH OF COOLING CAPACITY (AT 8000' ABOVE SEA LEVEL) AND 25 MBH OF HEATING CAPACITY (AT -19 F AMBIENT TEMPERATURE AND 8000' ABOVE SEA LEVEL) FOR HOME 1. MINIMUM EFFICIENCIES TO BE 9.5 HSPF AND 16 SEER. DUCTWORK MUST BE SIZED ADEQUATELY TO MEET ALTERNATE PRODUCT FAN PERFORMANCE. ANY ALTERNATE MUST COMPLY WITH ALL MANUFACTURER'S INSTALLATION INSTRUCTIONS. PLEASE NOTE THAT THIS EQUIPMENT USES R-410A REFRIGERANT AND WITH BE PHASED OUT BY THE END OF 2024. COORDINATE WITH MANUFACTURER SUPPLIER FOR UPDATED EQUIPMENT PERFORMANCE WHEN THE NEW REFRIGERANT EQUIPMENT IS AVAILABLE.</p>

### UNIT HEATER (ELECTRIC)

ITEM	MANUFACTURER/ MODEL	LOCATION/ SERVICE	HEATING CAP. (KW)	MAX. CFM	VOLTS/PHASE	MCA	MAX. OPER. WT. (LBS.)	OVERALL DIMENSIONS	NOTES
UH 2.5KW	INDEECO/UHIR	CEILING/HEAT	2.5	350	240/1	10.7	25	7.625" DEEP X 12.875" WIDE X 17.75" TALL	①②
UH 3.3KW	INDEECO/UHIR	CEILING/HEAT	3.3	350	240/1	14.1	25	7.625" DEEP X 12.875" WIDE X 17.75" TALL	①②

**NOTES:**

① FURNISH FACTORY INSTALLED DISCONNECT AND INTEGRAL THERMOSTAT SET AT 60 DEG. F

② ALTERNATE MANUFACTURERS ARE ACCEPTABLE PROVIDED THAT THEY PROVIDE A MINIMUM OF 3.3 KW OUTPUT FOR HOME 1 AND 2.5 KW OUTPUT FOR HOME 2. ANY ALTERNATE MUST COMPLY WITH ALL MANUFACTURER'S INSTALLATION INSTRUCTIONS.

### VENTILATION AIR UNIT SCHEDULE (ENERGY RECOVERY UNIT)

ITEM	LOCATION/ SERVICE	MAKE/ MODEL	ENERGY RECOVERY						SUPPLY FAN			EXHAUST FAN			ELECTRICAL		OVERALL DIMENSIONS	MAX. OPER. WT. (LBS.)	NOTES
			HEATING OA EAT (DB/WB)	HEATING RA EAT (DB/WB)	HEATING SA LAT (CONT/BOOST)	COOLING OA EAT (DB/WB)	COOLING RA EAT (DB/WB)	COOLING SA LAT (CONT/BOOST)	CFM (CONT/BOOST)	SUPPLY ESP BOOST (IN. WC)	MIN. MOTOR POWER	CFM (CONT/BOOST)	EXHAUST ESP BOOST (IN. WC)	MIN. MOTOR POWER	VOLTAGE/PHASE/FREQ.	WATTS			
ERV 1	CEILING/ VENTILATION	PANASONIC/ FV-10VEC2	-18/-19	70/50	-	83/54	75/52	-	70/100	0.1	-	70/100	0.1	-	120/1/60	81-100	28-1/2" LONG X 23" WIDE X 8-7/8" TALL	60	①②③④⑤

**NOTES:**

① ENERGY RECOVERY VENTILATOR CONFIGURED FOR INSIDE INSTALLATION. MINIMUM 1.2 CFM/WATT EFFICIENCY REQUIRED.

② FURNISH WITH MERV 8 DISPOSABLE FILTERS AT OUTSIDE AIR AND RETURN AIR INTAKES.

③ PROVIDE WITH VARIABLE SPEED CONTROLS TO BE USED IN SYSTEM BALANCING TO ACHIEVE UNIT BALANCES SPECIFIED IN THIS SCHEDULE. UNIT TO HAVE "BOOST" MODE. UNIT TO BE IN CONTINUOUSLY MODE AT ALL TIMES UNLESS RUNNING IN "BOOST" MODE. "BOOST" MODE TO BE ACTIVATED BY MANUAL SWITCH.

④ HORIZONTAL DISCHARGE AND INLET ORIENTATION (PROVIDE OA INLET AND EA OUTLET WITH MOTORIZED DAMPERS). HANG FROM STRUCTURE WITH VIBRATION ISOLATORS.

⑤ ALTERNATE MANUFACTURERS ARE ACCEPTABLE PROVIDED THAT THEY PROVIDE A MINIMUM OF 65 CFM OF CONTINUOUS VENTILATION AT AN EFFICIENCY OF 1.2 CFM/WATT OR GREATER AND AN ASRE OF 65% OR GREATER. ANY ALTERNATE MUST COMPLY WITH ALL MANUFACTURER'S INSTALLATION INSTRUCTIONS.



**MECHANICAL PLAN NOTES**

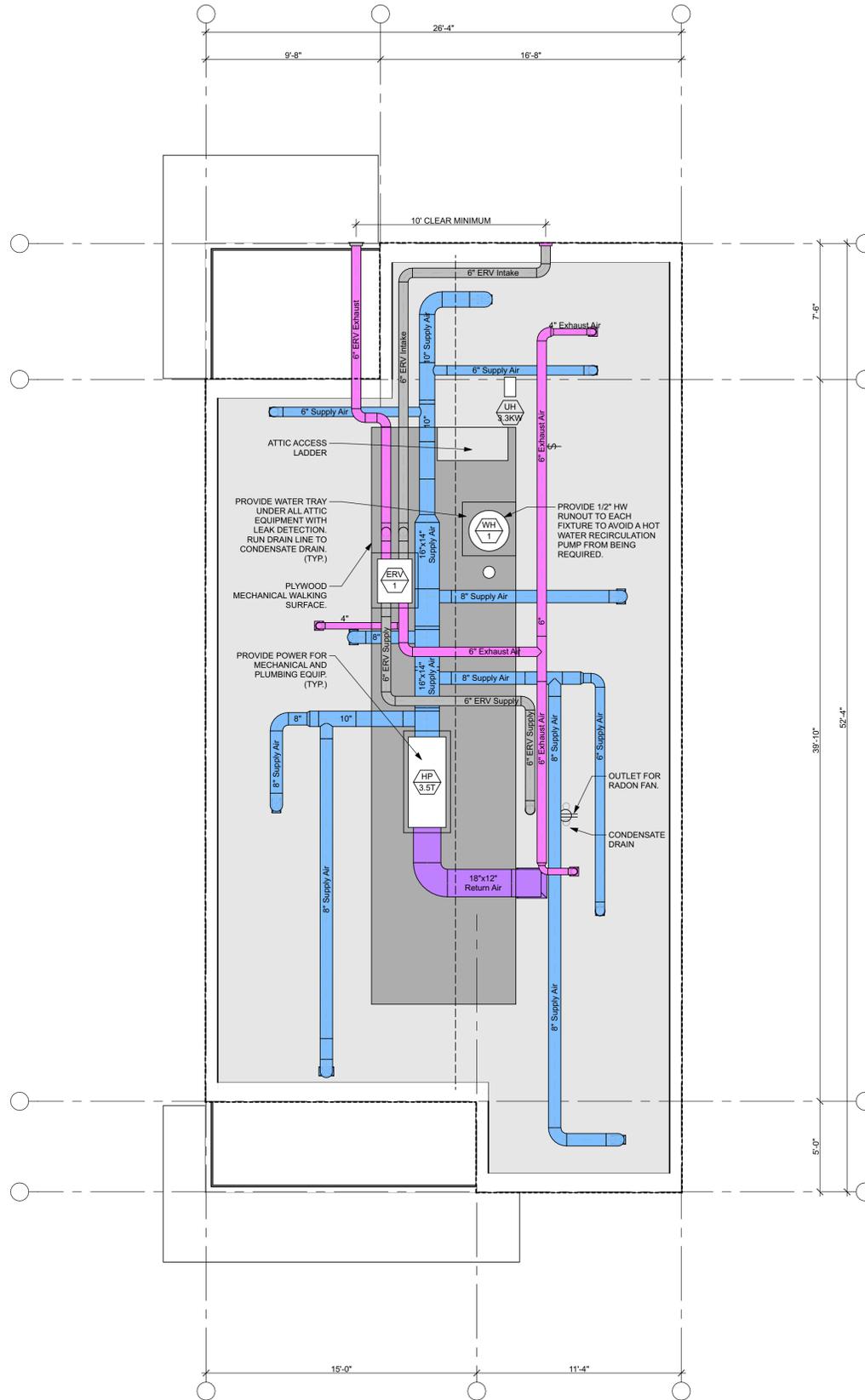
1. DUCTS SHALL BE PRESSURE TESTED IN ACCORDANCE WITH ANSI/RESNET/ICC 380 (2019) OR ASTM E1554 (2013) BY EITHER A ROUGH-IN TEST OR A POST-CONSTRUCTION TEST. (IECC (2021) R403.3.5) TOTAL AIR LEAKAGE SHALL BE  $\leq 8.0$  CU.FT. PER MINUTE PER 100 SQ.FT. OF CONDITIONED FLOOR AREA. (IECC (2021) R403.3.6.)
2. MECHANICAL SYSTEM PIPING CAPABLE OF CARRYING FLUIDS  $\geq 105^\circ\text{F}$  OR  $\leq 55^\circ\text{F}$  SHALL BE INSULATED TO AN R-VALUE OF NOT LESS THAN R-3. (IECC (2021) R403.4.)
3. MECHANICAL SYSTEM PIPING EXPOSED TO THE WEATHER SHALL BE PROTECTED FROM DAMAGE CAUSED BY SUNLIGHT, MOISTURE, EQUIPMENT MAINTENANCE, AND WIND. THE PROTECTION SHALL PROVIDE SHIELDING FROM SOLAR RADIATION. ADHESIVE TAPE IS PROHIBITED. (IECC (2021) R403.4.1.)
4. OUTDOOR AIR INTAKES AND EXHAUSTS SHALL HAVE AUTOMATIC OR GRAVITY DAMPERS THAT CLOSE AUTOMATICALLY WHEN THE VENTILATION SYSTEM IS NOT OPERATING. (IECC (2021) R403.6.)
5. MECHANICAL VENTILATION SYSTEMS SHALL BE TESTED AND VERIFIED TO PROVIDE THE SPECIFIED FLOW RATES. (IECC (2021) R403.6.3.)

**GUNNISON HOMES**

1-Story House

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**A1 MECHANICAL PLAN: ATTIC**  
SCALE: 1/4" = 1'-0"



**A3 MECHANICAL PLAN: FIRST LEVEL**  
SCALE: 1/4" = 1'-0"

**MECHANICAL PLAN LEGEND**

	SUPPLY DIFFUSER		ACCESS PANEL
	RETURN DIFFUSER		

GENERAL PROJECT NOTES

NOTE: REFER TO ARCHITECTURAL DRAWINGS FOR ADDITIONAL CONSTRUCTION REQUIREMENTS

- 1. THE CONTRACTOR SHALL PROVIDE ALL LABOR AND MATERIAL NECESSARY FOR A COMPLETE, OPERATIONAL AND PROPERLY FUNCTIONING ELECTRICAL SYSTEM.
2. MATERIALS AND INSTALLATION SHALL COMPLY WITH CODES, LAWS AND ORDINANCES OF FEDERAL, STATE AND LOCAL GOVERNING BODIES HAVING JURISDICTION.
3. MATERIALS AND EQUIPMENT SHALL BE LISTED AND/OR LABELED BY UL, ETL, CSA OR ANOTHER RECOGNIZED TESTING LAB. ALL MATERIAL, EQUIPMENT, WIRING DEVICES, ETC. SHALL BE NEW, UNLESS SPECIFICALLY INDICATED AS EXISTING TO BE REUSED.
...
38. ELECTRICAL ROOM DOORS SHALL BE EQUIPPED WITH PANIC BARS, PRESSURE PLATES, OR OTHER DEVICES THAT ARE NORMALLY LATCHED BUT OPEN UNDER SIMPLE PRESSURE IN ACCORDANCE WITH NEC 110.26(C)(3).



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LIGHTING FIXTURES

Table with columns: ID, SYMBOL, QTY, LOCATION, DESCRIPTION, REQUIREMENTS, MFR, MODEL, FURNISHED BY, INSTALLED BY, NOTES. Includes fixtures like F1, F2, FL, FM, LE1, L11, L12, L13, L14, L15, L16, L17, L18.

OWNER: FILL IN THE BLANK SPACES IN THE COLUMNS WITH ORANGE HEADINGS.

LOAD CALCULATION: 1-Story House - NEC 220.82

Table showing load calculations for General Loads (NEC 220.82(B)), Heating and Air Conditioning Loads (NEC 220.82(C)), and Miscellaneous Loads. Includes sub-totals and a final total design load of 46,262 VA.

FEEDER SCHEDULE - ALUMINUM

Table showing conductor sizes for Aluminum feeders based on ampacity and conduit size. Columns include Ampacity (#), Feeder, Conduit (W), and conductor size.

FEEDER SCHEDULE - COPPER

Table showing conductor sizes for Copper feeders based on ampacity and conduit size. Columns include Ampacity (#), Feeder, Conduit (W), and conductor size.

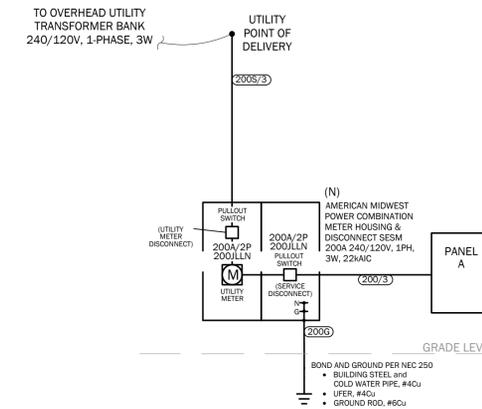
EQUIPMENT SCHEDULE

Table listing equipment items such as Water Heaters, Split Systems, Electric Heat, and Energy Recovery Units with their respective specifications and notes.

Textual notes and tables for Feeder Schedules, including conductor size determination rules, ampacity tables for Aluminum and Copper, and grounding requirements.

PANEL SCHEDULE: A (1-Story House, Typical)

Table listing panel schedule details including bus rating, main C.B., mounting, and a detailed list of circuits with their breakers, connected loads, and descriptions.



TYPICAL ONE LINE DIAGRAM

SCALE: NTS

ONE LINE DIAGRAM GENERAL NOTES:

- List of general notes for the one-line diagram, including instructions to verify existing conditions, label equipment, and provide labels for disconnecting means.



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ONE-LINE DIAGRAM AND SCHEDULES



1-Story House

**ELECTRICAL PLAN NOTES**

- THE ELECTRICAL CONTRACTOR SHALL PROVIDE OUTLETS, LIGHTING AND BRANCH CIRCUITS AS REQUIRED IN ACCORDANCE WITH NEC ARTICLE 210. DEVICES QUANTITIES AND LOCATIONS SHALL BE APPROVED BY LOCAL ELECTRICAL INSPECTOR.
  - RECEPTACLES SHALL BE PROVIDED FOR WALL SPACES IN EXCESS OF 24" WIDE AND NO POINT OF WALL SPACE SHALL BE FURTHER THAN 6' FROM A RECEPTACLE PER NEC 210.52
  - WALL COUNTERTOP RECEPTACLES SHALL BE PROVIDED FOR WALLS 12" OR WIDER AND NO POINT OF WALL SPACE SHALL BE FURTHER THAN 24" FROM A RECEPTACLE PER NEC 210.52. FIELD VERIFY OUTLET HEIGHTS AND LOCATIONS WITH OWNER TO COMPLY WITH NEC REQUIREMENTS AND ALSO TO ACCOMMODATE SURFACE FINISHES SUCH AS TILE, TRIM AND BACKSPASHES WHERE POSSIBLE. INSTALL AT LEAST ONE OUTLET FOR PENINSULA AND ISLAND COUNTERTOPS. THIS OUTLET MAY BE INSTALLED NOT MORE THAN 12" BELOW COUNTERTOP PER NEC 210.52
  - ACCESSIBILITY - ELECTRICAL DEVICES SHALL BE LOCATED SUCH THAT THEY ARE ACCESSIBLE IN ACCORDANCE WITH ADA AND ANSI REQUIREMENTS. LOCATE OUTLETS, SWITCHES AND DEVICES BETWEEN 15" AND 48" FOR UNOBSTRUCTED FORWARD AND SIDE REACH AREAS. FOR OBSTRUCTED AREAS THE FORWARD REACH SHALL NOT EXCEED 25" AND WHERE OVER 20" THE HEIGHT SHALL BE LIMITED TO 44" PER ANSI 308.2. FOR OBSTRUCTED AREAS THE SIDE REACH SHALL NOT EXCEED 24" AND WHERE OVER 10" THE HEIGHT SHALL BE LIMITED TO 46" PER ANSI 308.3. AT LEAST ONE OUTLET SHALL BE INSTALLED A MINIMUM OF 36" FROM THE CORNER OF A KITCHEN WORK SURFACE OR AS REQUIRED TO MEET THE OBSTRUCTED SIDE REACH REQUIREMENT.
  - ELECTRICAL AND COMMUNICATION OUTLET BOXES INSTALLED IN EXTERIOR WALLS SHALL BE SEALED TO LIMIT AIR LEAKAGE BETWEEN CONDITIONED AND UNCONDITIONED SPACE. ELECTRICAL AND COMMUNICATION OUTLET BOXES SHALL BE TESTED IN ACCORDANCE WITH NEMA OS 4, AND SHALL HAVE AN AIR LEAKAGE RATE NO GREATER THAN 2.0 CU.FT. PER MINUTE AT 75 PA. (IECC (2021) R402.4.6)
- KITCHEN OVENRANGE AND ANY ELECTRIC DRYER SHALL BE SUPPLIED BY A N4-WIRE RECEPTACLE AND CONNECTED TO THE BRANCH CIRCUIT EQUIPMENT GROUND CONDUCTOR PER NEC ARTICLE 250.140.
  - OVEN BRANCH CIRCUIT SHALL BE MINIMUM 3#6,#10G, 1°C FOR 50A (OR 3#8,#10G, 1°C FOR 40A) COPPER.
  - DRYER BRANCH CIRCUIT SHALL BE MINIMUM 3#10,#10G, 3/4°C COPPER.
- FIELD VERIFY FINAL LOCATION AND REQUIREMENTS OF HVAC EQUIPMENT WITH PROVIDER.
- ALL 125-VOLT 15- AND 20-AMPERE RECEPTACLES SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES IN ACCORDANCE WITH NEC 408.12.
- ALL BRANCH CIRCUITS (INCLUDING OUTLET, LIGHTING AND SMOKE DETECTORS) SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER, COMBINATION TYPE PER NEC 210.12.
- ALL RECEPTACLES SERVING BATHROOMS, GARAGES, OUTDOORS, CRAWL SPACES, BASEMENTS, LAUNDRY, KITCHENS, DISHWASHERS, AND WITHIN 8 FEET OF BATHTUBS, SHOWERS, UTILITY AND WET BATHS SHALL BE GFCI PER NEC 210.8(A). THE G.C. SHALL PROVIDE GFCI OUTLETS OR CIRCUIT BREAKERS IN ALL LOCATIONS REQUIRED BY THE NEC. ALL GFCI DEVICES SHALL REMAIN READILY ACCESSIBLE.
- PROVIDE SEPARATE DEDICATED CIRCUITS FOR BATHROOM RECEPTACLE OUTLETS IN ACCORDANCE WITH NEC 210.11(C)(3).
- ALL EXTERIOR RECEPTACLES SHALL BE WEATHER RESISTANT AND ENCLOSED IN A WEATHERPROOF EXTRA DUTY ENCLOSURE WHILE IN USE IN ACCORDANCE WITH NEC 406.9
- FIELD VERIFY FINAL LOCATION OF PANELBOARDS WITH OWNER PRIOR TO ROUGH-IN. LOCATE PANELBOARD SUCH THAT WORKING CLEARANCE IS MAINTAINED IN ACCORDANCE WITH NEC 110. FIELD VERIFY FINAL LOCATION AND COORDINATE WITH OTHER TRADES.
- FIXTURES IN CLOTHES CLOSETS SHALL BE COMPLY WITH NEC 410.16 REGARDING DISTANCES FROM STORAGE AREAS AND TYPE OF FIXTURE. ALL LAMPS SHALL BE ENCLOSED; FIXTURES WITH EXPOSED LAMPS ARE NOT PERMITTED.
- PERMANENTLY INSTALLED LIGHTING FIXTURES, EXCLUDING KITCHEN APPLIANCE LIGHTING FIXTURES, SHALL CONTAIN ONLY HIGH-EFFICACY LIGHTING SOURCES. (IECC (2021) R404.1.)
- DIMMING SWITCHES SHALL NOT BE CONNECTED TO RECEPTACLES UNLESS INSTALLED PER NEC 406.15.
- COMMUNICATION SYSTEMS - PROVIDE COMPLETE COMMUNICATION SYSTEMS WIRING AND DEVICES AS REQUIRED FOR TELEPHONE, DATA, INTERNET, SATV, CATV SERVICES.
  - FIELD VERIFY FINAL QUANTITY, LOCATION, AND REQUIREMENTS OF ALL TELEPHONE, DATA, INTERNET AND TV DEVICE JACKS AND OUTLETS WITH OWNER.
  - COMMUNICATION BOX - FOR EACH UNIT IN THE WALK-IN CLOSET PROVIDE 12" x 14" x 4" FLUSH MOUNTED WALL BOX FOR ALL COMMUNICATION CABLES (TELEPHONE, DATA, INTERNET, SATV, CATV) AS REQUIRED TO ACCOMMODATE SEPARATE SERVICE FROM EACH PROVIDER. PROVIDE A PHONE TERMINAL BOX AND COAX SPLITTER TO ACCOMMODATE THE NUMBER OF PHONE, DATA AND TV DEVICES PLUS ONE SPARE FOR EACH. PROVIDE A DEDICATED CIRCUIT AND 4-PLEX OUTLET INSIDE BOX.
  - IF COMPLETE COMMUNICATION SERVICES ARE NOT FULLY INSTALLED DURING CONSTRUCTION, PROVIDE RACEWAY OR COORDINATE WITH G.C. SUCH THAT SERVICE PROVIDER CABLES MAY BE INSTALLED AFTER CONSTRUCTION IS COMPLETE.
- CEILING FAN BOXES - PROVIDE ADD ALTERNATE TO INSTALL JUNCTION BOX RATED FOR STRUCTURAL SUPPORT AND USE WITH CEILING FAN IN BEDROOMS. PROVIDE WIRING FOR SEPARATE WALLBOX CONTROL OF FAN SPEED AND LIGHT KIT. FIELD VERIFY REQUIREMENTS WITH OWNER PRIOR TO ANY WORK.
- PROVIDE SMOKE DETECTORS THROUGHOUT UNIT AS REQUIRED IN ACCORDANCE WITH ALL NATIONAL, STATE, AND LOCAL CODE REQUIREMENTS. INSTALL DETECTOR IN EACH ROOM THAT MAY BE USED FOR SLEEPING AND ALL HALLWAYS LEADING TO SLEEPING ROOM. PROVIDE ADDITIONAL DETECTORS ON NON-CONTINUOUS PLANE CEILINGS AS REQUIRED. PROVIDE LOW-FREQUENCY ALARM SIGNALS AS REQUIRED IN SLEEPING ROOMS PER NFPA 72 SECTION 18.4.5.3.
- PROVIDE A CO DETECTOR AND ALARM WITHIN 15 FEET OF ALL ROOMS USED FOR SLEEPING PURPOSES AND INSTALL IN ACCORDANCE WITH STATE LAW AND LOCAL CODES.
- PROVIDE COMPLETE ELECTRICAL WIRING AND CONTROL WIRING AND CONNECTIONS FOR ALL HVAC SYSTEMS, E.G. FAN COIL AND CONDENSING UNITS, AS REQUIRED FOR A COMPLETE INSTALLATION. PROVIDE DEDICATED CIRCUIT WITH DEDICATED GROUND AND NEUTRAL CONDUCTORS. FIELD VERIFY FINAL LOCATION, EQUIPMENT SIZE, MOUNTING HEIGHT, ELECTRICAL REQUIREMENTS, NUMBER OF WIRES, CONNECTION TYPE AND CONFIGURATION WITH PROVIDER PRIOR TO ROUGH-IN.

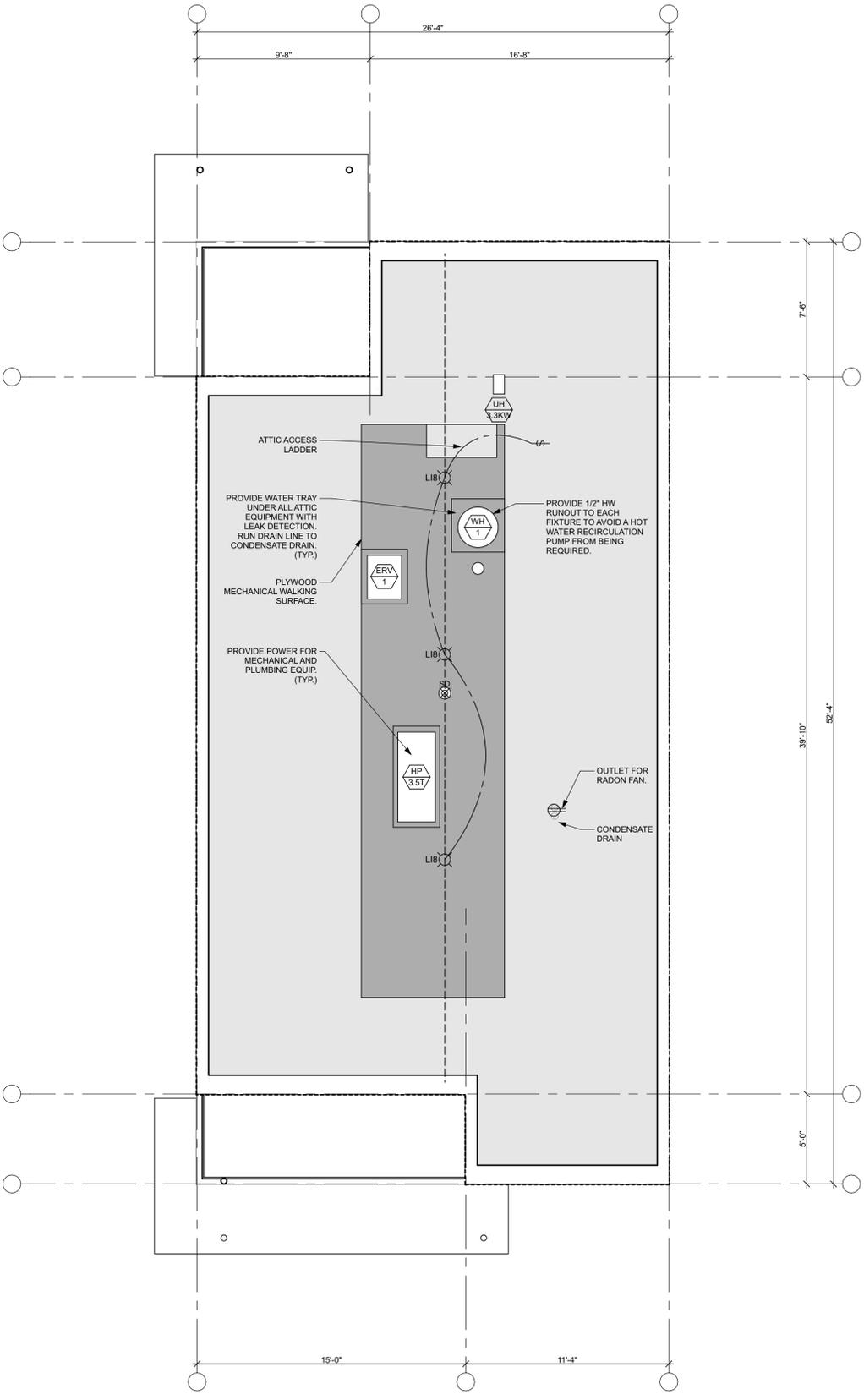
**ELECTRICAL PLAN KEYNOTES**

- 1 UNDER-COUNTER OUTLET
- 2 ATTIC ACCESS

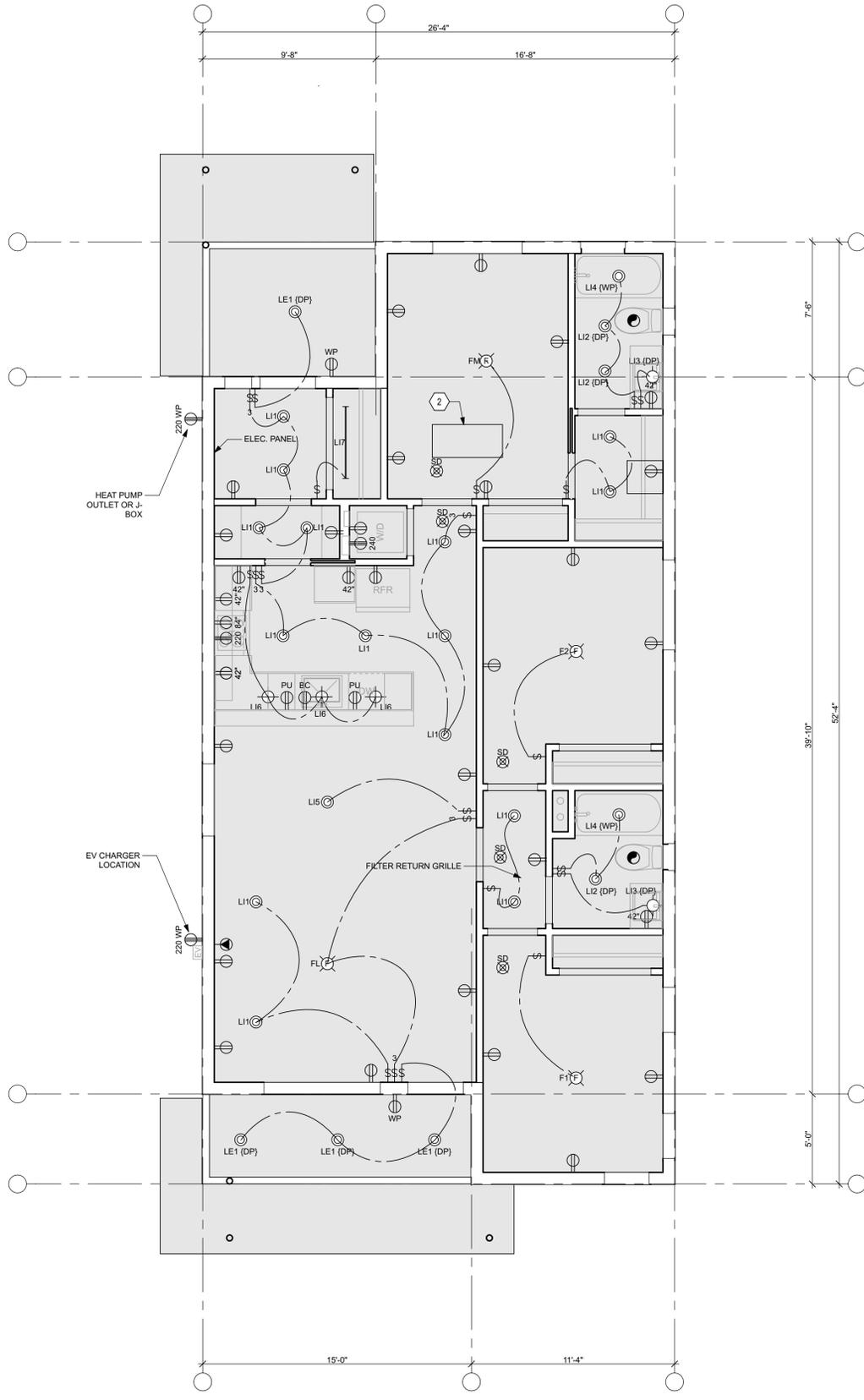
**RCP LEGEND**

ID	SYMBOL	DESCRIPTION	MOUNTING HEIGHT (UNO)
ID	⊙	SURFACE MOUNTED LIGHT FIXTURE	CEILING
ID	⊕	PENDANT LIGHT FIXTURE	CEILING
ID	⊙	WALL MOUNTED LIGHT FIXTURE	60" AFF UNO
ID	⊙	RECESSED LIGHT FIXTURE	CEILING
ID (WP)	⊙	LIGHT FIXTURE RATED FOR USE IN WET LOCATIONS	CEILING
ID (DP)	⊙	LIGHT FIXTURE RATED FOR USE IN DAMP LOCATIONS	CEILING
ID (PC)	⊕	PULL CHAIN FIXTURE	
	⊙	JUNCTION BOX	
	⊕	FAN BOX	
	⊙	SMOKE DETECTOR	CEILING
	⊙	CARBON MONOXIDE ALARM	CEILING
	⊕	EXHAUST FAN	CEILING
	⊕	SWITCH	3'-6" AFF
	⊕	SWITCH, 3-WAY	3'-6" AFF
	⊕	SWITCH, 4-WAY	3'-6" AFF
	⊕	DUPLEX OUTLET	1'-0" AFF
	⊕	GFI DUPLEX	1'-0" AFF
	⊕	220 VOLT OUTLET	1'-0" AFF
	⊕	SWITCH ACTIVATED DUPLEX	1'-0" AFF
	⊕	FLOOR OUTLET	FLOOR
	⊕	CATV	1'-0" AFF
	EV	EV CHARGER	

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**A1 ELECTRICAL PLAN: ATTIC**  
SCALE: 1/4" = 1'-0"



**A3 ELECTRICAL PLAN: FIRST LEVEL**  
SCALE: 1/4" = 1'-0"