Sample Rendering
This rendering shows an example of may be achieved with this document. Exterior materials shown here are vertical ship-lap MFC siding, horizontal corrugated metal panel, and standing seam metal roof.

GUNNISON COUNTY

GUNNISON HOMES

2-Story Modern

PROJECT 24.0630

Issue

CONSTRUCTION DOCUMENTS
02.28.2025

GUNNISON COUNTY HOME PLAN | 2-STORY TOWNHOUSE

NOT FOR CONSTRUCTION

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

THE DRAWINGS ILLUSTRATE THE HOME AS A TOWNHOUSE UNIT, TO BE BUILT IN A SERIES OF ATTACHED HOMES, BUT ALSO CONTAINS THE INFORMATION NEEDED TO CONSTRUCT IT AS A SINGLE-FAMILY HOUSE. WHEN BUILT AS A TOWNHOUSE, THE WALL BETWEEN UNITS IS A 2-HOUR FIRE RATED COMMON WALL; WHEN BUILT AS A HOUSE, THE LEFT AND RIGHT END WALLS ARE CONSTRUCTED INSTEAD.

PROJECT INFORMATION:

OWNER NAME: _____ **PHONE:** _____ **EMAIL:** _____

PROJECT ADDRESS: _____

PROJECT ELEVATION: _____ **ZONING OF EXISTING LOT:** _____

Explore The 3D Model
Scan the QR code above or visit
https://dub.sh/gh-2s

COVER SHEET

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ABBREVIATIONS

ACT	ACOUSTICAL CEILING TILE
ACM	ALUMINUM COMPOSITE MATERIAL
ADD	ADDENDUM
ADA	AMERICANS WITH DISABILITIES ACT
ADAPT	ADAPTABLE
ADJ	ADJUSTABLE; ADJACENT
AFF	ABOVE FINISH FLOOR
AFG	ABOVE FINISH GRADE
AHD	AUTHORITY HAVING JURISDICTION
AHR	ANCHOR
ALUM	ALUMINUM
ALT	ALTERNATE
ANOD	ANODIZE(D)
APPROX	APPROXIMATE
ARCH	ARCHITECTURAL
ASI	ARCHITECT'S SUPPLEMENTAL INSTRUCTION
A/V	AUDIO / VIDEO
AWB	AIR AND WATER BARRIER
AWI	ARCHITECTURAL WOODWORK INSTITUTE
BC	BRICK COLOR
BD	BOARD
BLDG	BUILDING
BLK	BLOCK
BLKG	BLOCKING
BM	BEAM
BO	BOTTOM OF
BOD	BASIS OF DESIGN
BTWN	BETWEEN
CCBR	CLOSED CELL BACKER ROD
CHPL	CUSTOM HIGH PRESSURE LAMINATE
CIP	CAST-IN-PLACE
CJ	CONTROL JOINT
CLG	CEILING
CLKG	CAULKING
CL	CENTER LINE
CLO	CLOSET
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
COND	CONDITION
CONN	CONNECTION
CONST	CONSTRUCTION
CONT	CONTINUOUS
CPT	CARPET
CRCQ	COLD ROLLED COMMERCIAL QUALITY
CT	CERAMIC TILE
CVG	CLEAR VERTICAL GRAIN
D	DEEP
DEG	DEGREE
DEMO	DEMOLITION; DEMOLISH
DET	DETAIL
DETER	DETERMINE
DF	DRINKING FOUNTAIN
DIA	DIAMETER
DIAG	DIAGONAL
DIM	DIMENSION
DN	DOWN
DS	DOWN SPOUT
DW	DISHWASHER
DWG	DRAWING
DWR	DRAWER
E	EAST
(E)	EXISTING
EA	EACH
EIFS	EXTERIOR INSULATING FINISH SYSTEM
EJ	EXPANSION JOINT
EL	ELEVATION
ELEC	ELECTRICAL
ELEV	ELEVATOR
EMER	EMERGENCY
ENCL	ENCLOSURE
EPS	EXPANDED POLYSTYRENE BOARD
EQ	EQUAL
EQUIP	EQUIPMENT
EWC	ELECTRIC WATER COOLER
EXP	EXPOSED; EXPANSION
EXT	EXTERIOR
F	FEMALE
FA	FIRE ALARM
FD	FLOOR DRAIN
FDC	FIRE DEPARTMENT CONNECTION
FDTN	FOUNDATION
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FF EL	FINISH FLOOR ELEVATION
FF&E	FURNITURE, FIXTURES AND EQUIPMENT
FFF	FROM FINISH FACE
FHC	FIRE HOSE CABINET
FIN	FINISH
FLD	FIELD
FLR	FLOOR
FLUOR	FLUORESCENT
FO	FINISHED OPENING
FOS	FACE OF STUD
FPR	FIRE PROTECTION RATING
FRP	FIBERGLASS REINFORCED POLYESTER
FRT	FIRE RETARDANT TREATED
FS	FLOOR SINK
FT	FOOT; FEET
FTG	FOOTING
FUNC	FUNCTION
GA	GAUGE; GYPSUM ASSOCIATION
GALV	GALVANIZED
GB	GRAB BAR
GC	GENERAL CONTRACTOR
GLAZ	GLAZING
GSM	GALVANIZED SHEET METAL
GYP	GYPSUM
H	HIGH
HB	HOSE BIB
HC	HOLLOW CORE
H/C	HANDICAP
HDW	HARDWARE
HDWD	HARDWOOD
HFP	HOUR FIRE PROTECTION
HFR	HOUR FIRE RESISTANCE
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HP	HIGH POINT
HR	HOUR
HT	HEIGHT
HVAC	HEATING, VENTILATING AND AIR CONDITIONING
IBC	INTERNATIONAL BUILDING CODE
ID	INSIDE DIAMETER; IDENTIFIER
IN	INCH
INCL	INCLUDE(D)
INFO	INFORMATION
INSUL	INSULATION
INT	INTERIOR
IT	INFORMATION TECHNOLOGY
JAN	JANITOR
JST	JOIST
JT	JOINT
KIT	KITCHEN
KO	KNOCKOUT
LAB	LABORATORY
LAV	LAVATORY
LB	POUND
LF	LINEAR FEET
LL	LANDLORD
LP	LOW POINT
LT	LIGHT
LVL	LEVEL
M	MALE
MATL	MATERIAL
MAX	MAXIMUM
MECH	MECHANICAL
MED	MEDIUM
MEZZ	MEZZANINE
MFC	MINERAL FIBER CEMENT
MFD	MANUFACTURED
MFR	MANUFACTURER
MH	MANHOLE
MIN	MINIMUM; MINUTE
MIRR	MIRROR
MISC	MISCELLANEOUS
MO	MASONRY OPENING
MTD	MOUNTED
MTG	MOUNTING
MTL	METAL
N	NORTH
N/A	NOT APPLICABLE
NIC	NOT IN CONTRACT
NFPA	NATIONAL FIRE PROTECTION ASSOCIATION
NO	NUMBER
NOM	NOMINAL
NTS	NOT TO SCALE
OC	ON CENTER
OCC	OCCUPANT
OD	OUTSIDE DIAMETER / DIMENSION
OH	OVERHEAD; OVERHAND
OPH	OPPOSITE HAND
OPNG	OPENING
OPP	OPPOSITE
PBD	PARTICLE BOARD
PC	PRECAST
PFM	PREFINISHED METAL
PL	PROPERTY LINE; PLATE
PLAM	PLASTIC LAMINATE
PLAS	PLASTIC; PLASTER
PLYWD	PLYWOOD
PR	PAIR
PREP	PREPARE
PT	PAINT; POINT; PRESSURE TREATED
PVC	POLYVINYL CHLORIDE
QTY	QUANTITY
QT	QUARRY TILE
R	RADIUS
RB	RESILIENT BASE
RCP	REFLECTED CEILING PLAN
RD	ROOF DRAIN
RE:	REFER TO
REFR	REFRIGERATOR
REINF	REINFORCING (ED)
REQ	REQUIREMENTS; REQUIRED
REV	REVISION
RF	RESILIENT FLOORING
RFG	RECESSED FOOT GRILLE
RI	RISER(S)
RM	ROOM
RO	ROUGH OPENING
S	SOUTH
SAF	SELF-ADHERED FLASHING
SC	SOLID CORE
SCHED	SCHEDULE
SECT	SECTION
SF	SQUARE FEET; STOREFRONT
SHT	SHEET
SHR	SHOWER
SIM	SIMILAR
SL	SLOPE
SPEC	SPECIFICATION
SPF	SPRAY POLYURETHANE FOAM
SQ	SQUARE
SSTL	STAINLESS STEEL
ST	STAIN; STREET
STC	SOUND TRANSMISSION CLASS
STD	STANDARD
STL	STEEL
STO	STORAGE
STRUCT	STRUCTURAL
SUSP	SUSPENDED
T	TEMPERED
T & B	TOP AND BOTTOM
T & G	TONGUE AND GROOVE
TBD	TO BE DETERMINED
THK	THICK(NESS)
TO	TOP OF
TPD	TOILET PAPER DISPENSER
TR	TREAD(S)
TRM	TOILET ROOM
TS	TUBE STEEL
TYP	TYPICAL
UL	UNDERWRITERS LABORATORY
UNFIN	UNFINISHED
UNO	UNLESS NOTED OTHERWISE
UTIL	UTILITIES
V	VINYL
VB	VAPOR BARRIER
VCT	VINYL COMPOSITION TILE
VERT	VERTICAL
VIF	VERIFY IN FIELD
VOC	VOLATILE ORGANIC COMPOUND
VR	VAPOR RETARDER
VTR	VENT-THRU ROOF
W	WEST; WIDE
WC	WATER CLOSET; WALLCOVERING
WDW	WINDOW
WH	WATER HEATER
WIR	WALK-IN-REFRIGERATOR
WIF	WALK-IN-FREEZER
W/	WITH
W/I	WITHIN
W/O	WITHOUT
WRB	WATER RESISTIVE BARRIER
WD	WOOD
WT	WEIGHT
XPS	EXTRUDED POLYSTYRENE BOARD
YD	YARD
YR	YEAR
&	AND
∠	ANGLE
@	AT
x	BY, MULTIPLY
℄	CENTERLINE
°	DEGREE
Ø	DIAMETER
/	DIVIDE, PER
'	FEET
>	GREATER THAN
≥	GREATER THAN OR EQUAL TO
"	INCHES
<	LESS THAN
≤	LESS THAN OR EQUAL TO
#	NUMBER, POUND
%	PERCENT
⊥	PERPENDICULAR
±	APPROXIMATELY (PLUS OR MINUS)

NOTE: ABBREVIATIONS ARE BASED ON THE CONSTRUCTION SPECIFICATIONS INSTITUTE'S UNIFORM DRAWING SYSTEM "TERMS AND ABBREVIATIONS" MODULE. CLARIFY ANY ABBREVIATIONS NOT LISTED WITH ARCHITECT.

MATERIAL LEGEND

SECTION

- EARTH
- GRAVEL
- CONCRETE, CAST IN PLACE
- CONCRETE, PRECAST
- BRICK
- CONCRETE MASONRY
- STONE
- CAST STONE
- MANUFACTURED STONE
- WOOD (ROUGH) CONTINUOUS
- WOOD (ROUGH) BLOCKING OR SHIM
- WOOD (FINISH)
- SAND, PLASTER, MORTAR, GROUT
- METAL
- EIFS
- RIGID INSULATION
- BATT, LOOSE-FILL INSULATION
- ACOUSTICAL TILE & PANELS
- CERAMIC TILE, QUARRY TILE
- RESILIENT FLOORING, PLASTIC LAMINATE
- CARPET
- GYPSUM BOARD
- PLYWOOD
- PARTICLE BOARD
- GLASS
- METAL STUDS (LARGE SCALE)
- METAL STUDS (SMALL SCALE)
- WOOD STUDS

PLAN and ELEVATION

- BRICK MASONRY
- CONCRETE MASONRY
- LAP SIDING
- STONE VENEER
- STANDING SEAM METAL ROOFING
- STUCCO, EIFS
- GYPSUM BOARD, PLASTER
- ASPHALT
- CONCRETE
- CARPET
- CERAMIC TILE
- MIRROR
- GLASS
- LANDSCAPE

ARCHITECTURAL SYMBOLS

- **BUILDING SECTION**: DRAWING NUMBER / SHEET NUMBER
- **WALL SECTION**: DRAWING NUMBER / SHEET NUMBER
- **DETAIL SECTION**: DRAWING NUMBER / SHEET NUMBER
- **EXTERIOR ELEVATION**: DRAWING NUMBER / SHEET NUMBER
- **INTERIOR ELEVATION**: DRAWING NUMBER / SHEET NUMBER
- **SECTION/DETAIL**: DRAWING NUMBER / SHEET NUMBER
- **DETAIL ENLARGEMENT**: DRAWING NUMBER / SHEET NUMBER
- **REFERENCE GRID**
- **EXISTING REFERENCE GRID**
- **VERTICAL ELEVATION DATUM** (T.O. LEVEL EL. 5,406.44')
- **PLAN ELEVATION DATUM** (8'-0" AFF)
- **PLAN ELEVATION CHANGE** STAIR DIRECTION SYMBOL, SLOPE DIRECTION; ORIGIN OF CHANGE
- **VERTICAL ELEVATION CHANGE** ROOF SLOPE (3 :12)
- **PLAN NORTH INDICATOR** TRUE NORTH
- **ROOM IDENTIFIER:** ROOM NAME, ROOM NUMBER (ROOM NAME / 123)
- **DOOR IDENTIFIER** (123)
- **WINDOW IDENTIFIER** (ID)
- **KEYNOTE** (##)
- **FFE IDENTIFIER** (ID)
- **FINISH IDENTIFIER** (PT / ID)
- **WALL TYPE** (W2)
- **PARTITION TYPE** (P3)
- **REVISION CLOUD**
- **REVISION INDICATOR:** ISSUE NUMBER, REVISION TYPE (01 / REV)

LINE SYMBOLS

- LINE OF OBJECT BELOW (BEYOND) PLANE OF VIEW
- LINE OF OBJECT ABOVE (BEHIND) PLANE OF VIEW
- IMAGINARY LINE
- PROPERTY LINE
- GRID LINE, ELEVATION LINE
- CENTER LINE
- BREAK LINE
- NON-RATED WALL TO STRUCTURE
- SMOKE PARTITION
- 1 HOUR FIRE-RATED WALL
- 2 HOUR FIRE-RATED WALL
- 3 HOUR FIRE-RATED WALL
- 4 HOUR FIRE-RATED WALL
- SIDE CONSIDERED / SIDE REFERENCED
- MATCH LINE RE: XXX-XXX

ITEMS IN ORANGE

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

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.

GENERAL NOTES

1. ALL WORK SHALL BE EXECUTED IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL CODES AND AGENCIES HAVING JURISDICTION. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND RESPECTIVE SUB-CONTRACTORS TO BUILD TO SATISFY THESE CODES AND CALL FOR ALL NECESSARY INSPECTIONS.
2. DO NOT SCALE DRAWINGS. ALL NOTES AND NOTED DIMENSIONS TAKE PRECEDENCE OVER VISUAL REPRESENTATIONS OF ASSUMED INFORMATION SHOWN. ALL MANUFACTURERS' OR FABRICATORS' PRINTED WARNINGS, SPECIFICATIONS AND INSTALLATION INSTRUCTIONS TAKE PRECEDENCE OVER CONSTRUCTION DRAWINGS UNLESS AN EXCEPTION IS NOTED. MANUFACTURERS' OPERATING RECOMMENDATIONS SHALL BE STRICTLY OBSERVED.
3. ALL DIMENSIONS SHALL BE FIELD VERIFIED AND COORDINATED WITH ALL OF THE WORK OF ALL TRADES
4. THE TERM "CONTRACTOR" OR "GENERAL CONTRACTOR" USED IN THIS DOCUMENT REFERS TO THE PARTY RESPONSIBLE FOR ALL WORK PERFORMED IN ACCORDANCE WITH THE CONSTRUCTION OF THE HOME SHOWN HEREIN.
5. IF THE CONTRACTOR ASCERTAINS AT ANY TIME THAT REQUIREMENTS OF THIS CONTRACT CONFLICT WITH, OR ARE IN VIOLATION OF APPLICABLE LAWS, CODES, REGULATIONS AND ORDINANCES, HE/SHE SHALL NOT PROCEED WITH WORK IN QUESTION, EXCEPT AT HIS/HER OWN RISK, UNTIL THE COUNTY HAS BEEN NOTIFIED IN WRITING AND WRITTEN DETERMINATION IS MADE BY THE COUNTY. WHERE COMPLETED OR PARTIALLY COMPLETED WORK IS DISCOVERED TO BE IN VIOLATION WITH APPLICABLE LAWS, CODES , REGULATIONS AND ORDINANCES, CONTRACTOR SHALL BE REQUIRED TO REMOVE THAT WORK FROM THE PROJECT AND REPLACE SUCH WORK WITH ALL NEW COMPLYING WORK AT NO ADDITIONAL COST TO THE OWNER.
6. ANY WORK INSTALLED IN CONFLICT WITH THE CONTRACT DOCUMENTS SHALL BE CORRECTED BY THE CONTRACTOR AT HIS/HER EXPENSE AND AT NO ADDITIONAL EXPENSE TO THE OWNER OR THEIR CONSULTANTS.
7. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES BELOW GRADE AND RELATED SERVICES CONNECTIONS WITH THE RESPECTIVE UTILITY COMPANIES.
8. INSTALLATION OF ALL SELECTED MATERIALS SHALL BE COMPLETE IN ALL RESPECTS PRIOR TO FINAL ACCEPTANCE. ANY MISCELLANEOUS ITEMS OR MATERIALS NOT SPECIFICALLY NOTED BUT REQUIRED FOR PROPER INSTALLATION SHALL BE FURNISHED BY THE CONTRACTOR.
9. ALL ITEMS TO BE INSTALLED PER MANUFACTURERS' SPECIFICATIONS AT MINIMUM. NOTIFY OWNER OF ANY DISCREPANCIES BETWEEN THE DRAWINGS AND MANUFACTURERS' RECOMMENDATIONS PRIOR TO INSTALLATION.
10. DIMENSIONS SHOWN ON FLOOR PLANS, SECTIONS, ELEVATIONS, AND DETAILS ARE TO GRID LINES, FINISH FACE OF EXISTING WALLS, AND TO THE FACE OF STUDS, MASONRY, AND CONCRETE OF NEW WALLS UNLESS OTHERWISE NOTED.
11. DETAILS AND NOTES DESIGNATED AS TYPICAL SHALL APPLY IN ALL CASES UNLESS NOTED OTHERWISE.
12. CONTRACTOR SHALL PROVIDE AND INSTALL ALL STIFFENERS, BRACINGS, BACK-UP PLATES AND SUPPORTING BRACKETS REQUIRED FOR THE INSTALLATION OF ALL CASEWORK, TOILET ACCESSORIES AND OF ALL FLOOR-MOUNTED OR SUSPENDED EQUIPMENT.
13. PROVIDE PRESSURE TREATED LUMBER WHERE WOOD IS IN CONTACT WITH CONCRETE AND IN ALL EXTERIOR WALL AND ROOF ASSEMBLIES. ENSURE FASTENERS ARE APPROVED FOR PRESSURE TREATED WOOD. IF PT. WD. IS IN DIRECT CONTACT WITH OTHER METALS, PROVIDE MEMBRANE BARRIER TO PREVENT CORROSION OF METAL BY CHEMICALS USED IN THE PRESSURE TREATMENT PROCESS.

CODE SUMMARY

Applicable Codes:

- 2021 International Residential Code (IRC)
- 2021 International Wildland Urban Interface Code (IWUIC) – **IR2-Class 2**
- 2021 International Energy Conservation Code (IECC)
- Compliance path: Prescriptive *(R401.2.1)*
- Required Additional Energy Efficiency Package: More Efficient HVAC Equipment Performance *(R401.2 > 401.2.5 > R408.2, and R408.2.2)*
- DOE Zero Energy Ready
- Gunnison County Amendments

Climatic Design Criteria:

- Climate Zone 7
- Ground Snow Load: (https://seacolorado.org/docs/2016-Colorado-Design-Snow-Loads.pdf)
  - ☐ Gunnison: 45 psf
  - ☐ Crested Butte: 125 psf
  - ☐ Other: ___ psf
- Seismic: C for soil class D
- Frost Line: 36"
- Wind Speed: 104 mph, 3 second gusts, Exposure C

Thermal Envelope:	**Required**	**Proposed**
Fenestration:	U-0.25 Max*	U-0.25
Skylights:	U-0.55 Max	U-0.25
Roof:	R-60 Min / U-0.024 Max	R-60
Wall:	U-0.045 Max	U-0.040
Crawl Space Wall:	R-19 Min.	R-19
Exterior Doors:	U-0.30 Max	U-0.30

* Per DOE Zero Energy Ready Home

2021 INTERNATIONAL RESIDENTIAL CODE (IRC) REQUIREMENTS:

EXTERIOR WALLS

R302.1 EXTERIOR WALLS CONSTRUCTION, PROJECTIONS, OPENINGS AND PENETRATIONS OF EXTERIOR WALLS OF DWELLINGS SHALL COMPLY WITH TABLE R302.1(1) WHERE AN AUTOMATIC SPRINKLER SYSTEM IS NOT PROVIDED.

EXTERIOR WALLS:	1 HOUR LESS THAN 5 FEET FIRE SEPARATION DISTANCE
PROJECTIONS:	NOT ALLOWED LESS THAN 2 FEET
OPENINGS IN WALLS:	NOT ALLOWED LESS THAN 3 FEET
PENETRATIONS:	COMPLY WITH R302.4 LESS THAN 3 FEET

THE REQUIRED FIRE-RESISTANCE RATING OF EXTERIOR WALLS WITH A FIRE SEPARATION DISTANCE OF LESS THAN 5 FEET SHALL BE RATED FOR EXPOSURE TO FIRE FROM BOTH SIDES.

2024 IRC WHERE A LOT LINE DOES NOT EXIST BETWEEN ADJACENT TOWNHOUSE UNITS, AN IMAGINARY LINE SHALL BE ASSUMED BETWEEN THE ADJACENT TOWNHOUSE UNITS AND FIRE SEPARATION DISTANCE OF EXTERIOR WALLS SHALL BE MEASURED TO THE IMAGINARY LINE.

TOWNHOUSES

R302.2.2 COMMON WALLS SEPARATING TOWNHOUSE UNITS SHALL BE NOT LESS THAN A 2-HOUR FIRE RESISTANCE RATED WALL ASSEMBLY WHERE AN AUTOMATIC SPRINKLER SYSTEM IS NOT PROVIDED.

R302.2.3 CONTINUITY THE FIRE RESISTANCE RATED WALL ASSEMBLY SEPARATING TOWNHOUSE UNITS SHALL BE CONTINUOUS FROM THE FOUNDATION TO THE UNDERSIDE OF THE ROOF SHEATHING. THE FIRE RESISTANCE RATING SHALL EXTEND THE FULL LENGTH OF THE WALL.

R302.2.5 PARAPET CONSTRUCTION PARAPETS SHALL HAVE THE SAME FIRE-RESISTANCE RATING AS THAT REQUIRED FOR THE SUPPORTING WALL. ON ANY SIDE ADJACENT TO A ROOF SURFACE, THE PARAPET SHALL HAVE NONCOMBUSTIBLE FACES FOR THE UPPERMOST 18 INCHES TO INCLUDE COUNTERFLASHING AND COPING MATERIALS.

R302.2.6 STRUCTURAL INDEPENDENCE EACH TOWNHOUSE UNIT SHALL BE STRUCTURALLY INDEPENDENT WITH THE EXCEPTION OF FOUNDATIONS, STRUCTURAL ROOF AND WALL SHEATHING FASTENED TO THE COMMON WALL FRAMING, AND NONSTRUCTURAL WALL AND ROOF COVERINGS.

IWUIC Requirements (Wildland Fire Resistance)**:**

This house is designed to comply with IR2 / Class 2 requirements. This assumes that you have compliant Defensible Space, conforming water supply, a site slope of less than 40%.

Roof: Class A roofing.
Exterior Walls: Noncombustible or ignition-resistant materials
Decks: Fire-retardant-treated wood structure and/or Approved non-combustible or ignition-resistant materials
Exterior Glass: Multilayered panels
Exterior Doors: Noncombustible, solid-core wood min. 1 3/4" thick, or 20 minute fire-rated

INDEX OF DRAWINGS

GUNNISON COUNTY

GUNNISON HOMES

2-Story Modern

NOT FOR CONSTRUCTION

PROJECT 24.0630

Issue

CONSTRUCTION DOCUMENTS
02.28.2025

GENERAL INFORMATION

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 then 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.

NOT FOR CONSTRUCTION

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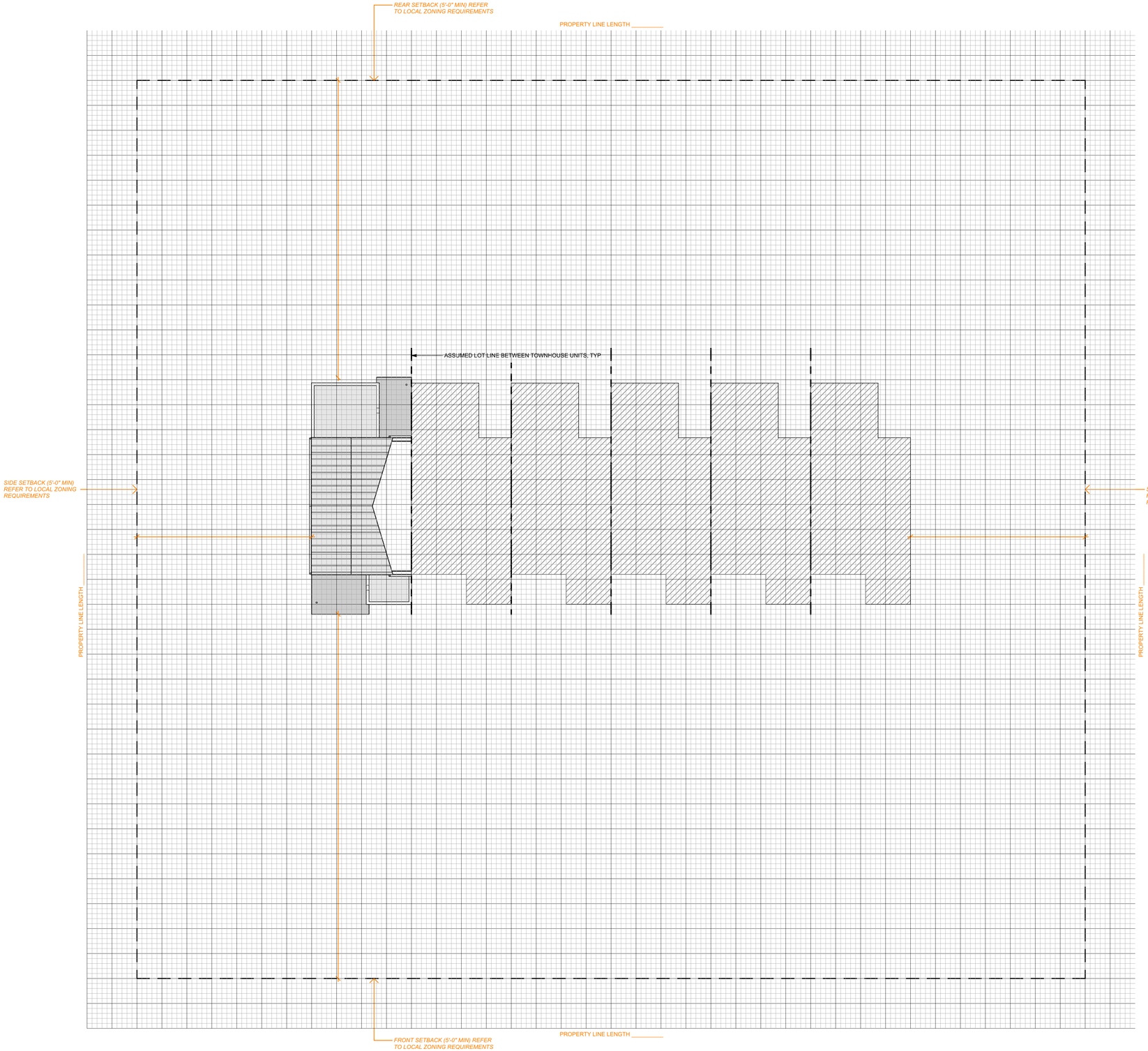
SPECIFICATIONS



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 ABUT 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 THE 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	
W	UNDERGROUND WATER
SS	UNDERGROUND SEWER
OHP	OVERHEAD ELECTRIC

N N

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.

OWNER: IN THE CIRCLE TO THE LEFT, PLEASE INDICATE NORTH. (PLEASE SEE THE LEGEND ABOVE.)

0 5' 10' 20'

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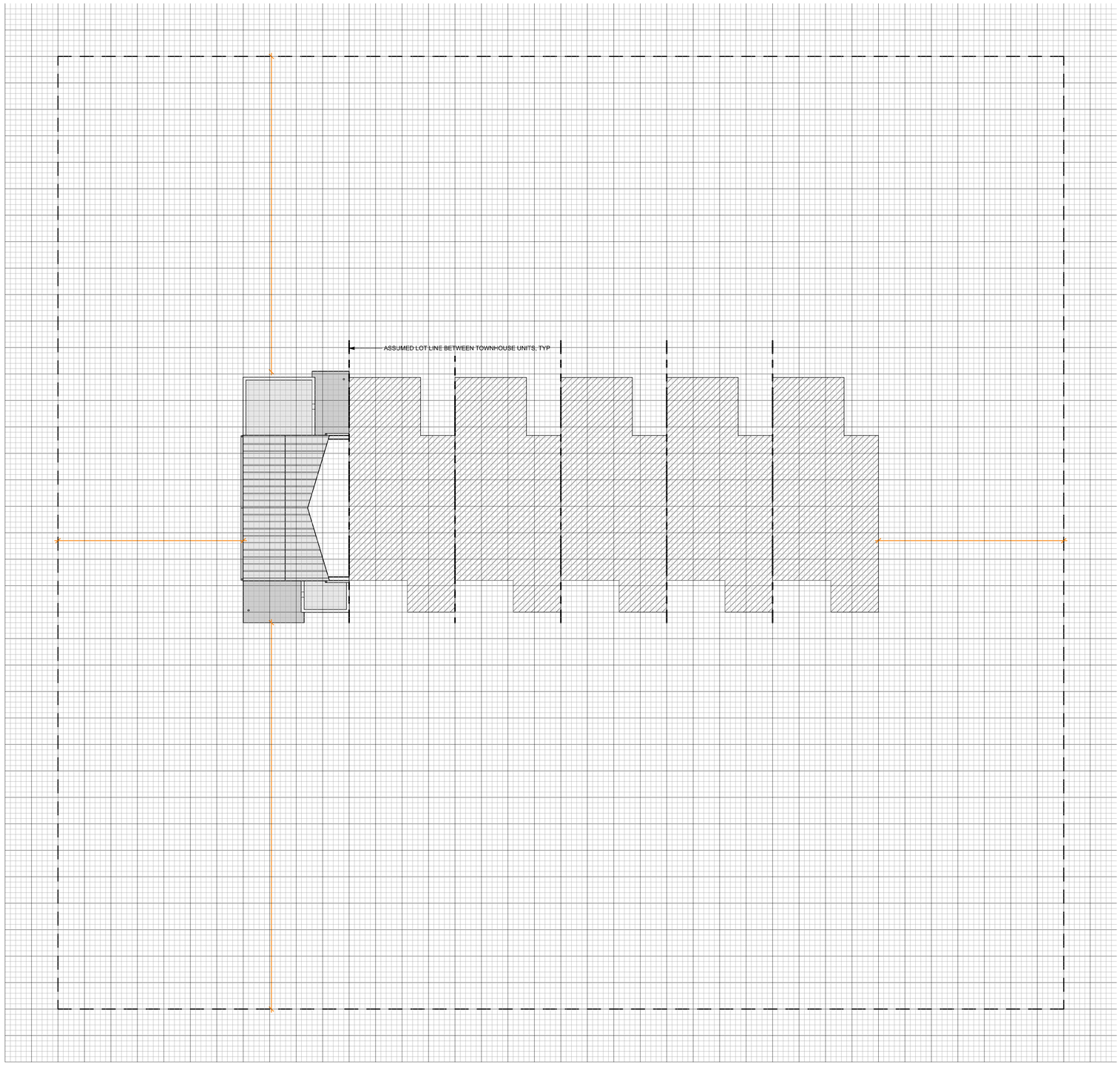
SITE PLAN

4

A1 **SITE PLAN**
SCALE: 1" = 10'



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
W — W — UNDERGROUND WATER
SS — SS — UNDERGROUND SEWER
OHP — OHP — OVERHEAD ELECTRIC

N N

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.

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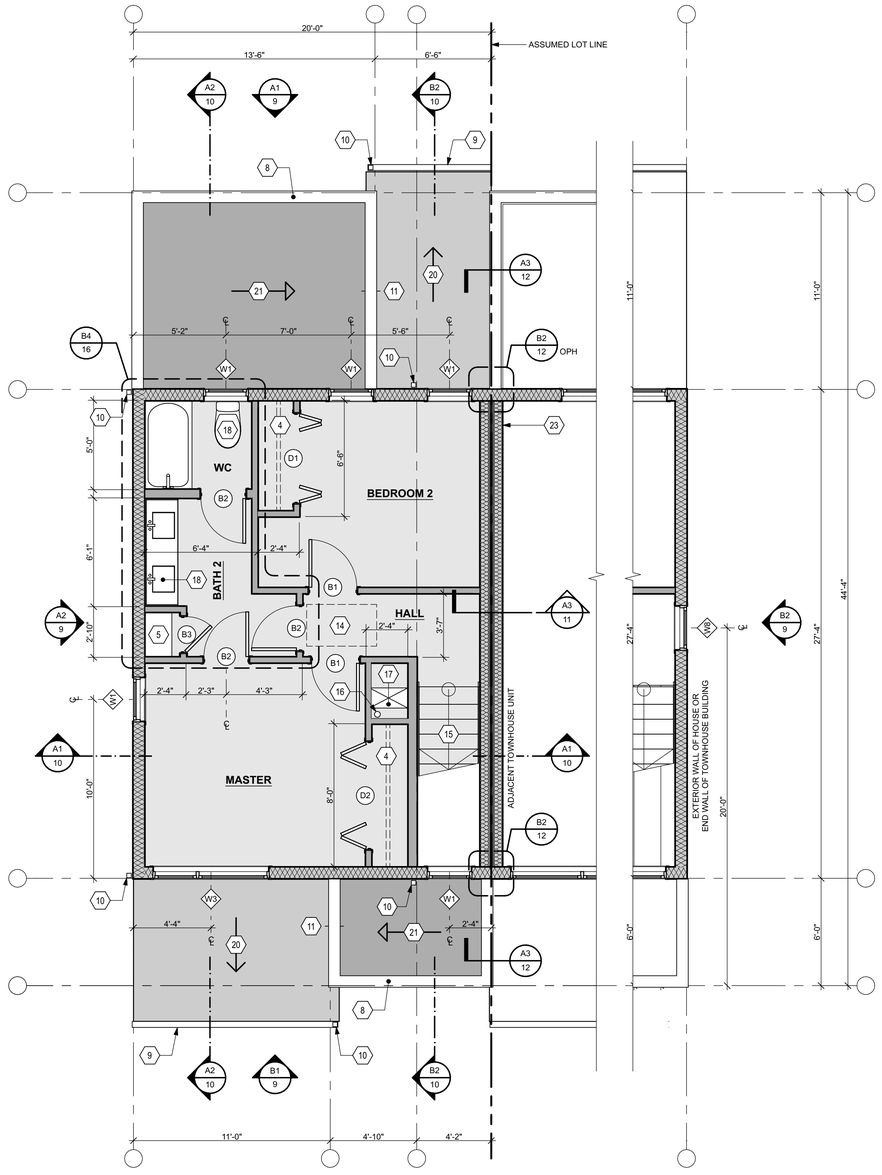
OWNER: IN THE CIRCLE TO THE LEFT, PLEASE INDICATE NORTH. (PLEASE SEE THE LEGEND ABOVE.)

A1 **LANDSCAPE PLAN**
SCALE: 1" = 10'

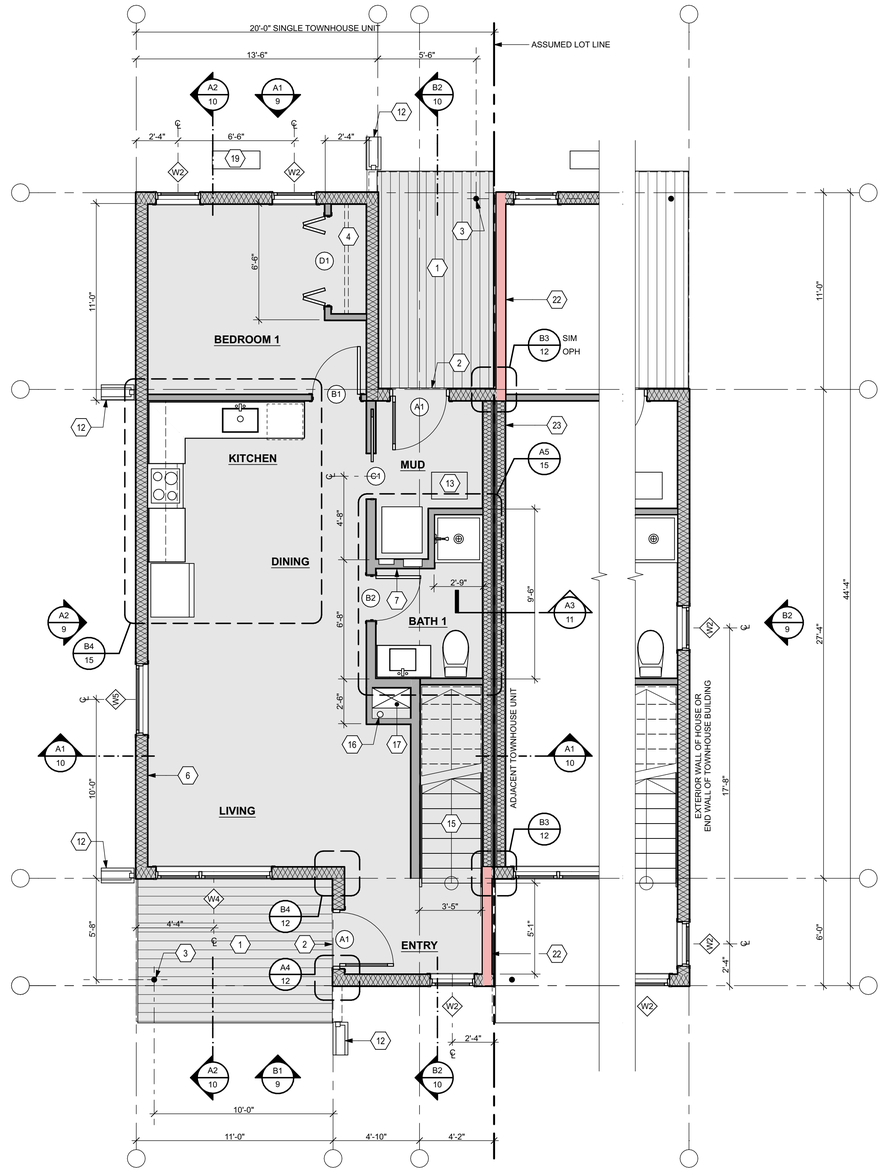
0 5' 10' 20'

THE DRAWINGS ILLUSTRATE THE HOME AS A TOWNHOUSE UNIT, TO BE BUILT IN A SERIES OF ATTACHED HOMES, BUT ALSO CONTAINS THE INFORMATION NEEDED TO CONSTRUCT IT AS A SINGLE-FAMILY HOUSE. WHEN BUILT AS A TOWNHOUSE, THE WALL BETWEEN UNITS IS A 2-HOUR FIRE RATED COMMON WALL; WHEN BUILT AS A HOUSE, THE LEFT AND RIGHT END WALLS ARE CONSTRUCTED INSTEAD.



A1 CONSTRUCTION PLAN: SECOND LEVEL

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



A3 CONSTRUCTION PLAN: FIRST LEVEL

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

FLOOR PLAN NOTES

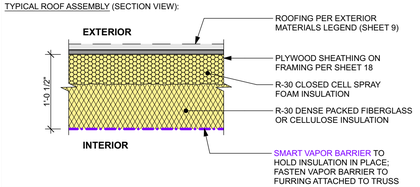
1. DIMENSIONS ARE TO GRID LINES AND TO THE FACE OF STUDS, MASONRY, AND CONCRETE OF NEW WALLS AND FINISHED FACE OF EXISTING WALLS UNLESS OTHERWISE NOTED. MASONRY DIMENSIONS ARE NOMINAL. DIMENSIONS NOTED "CLR" ARE FROM FINISH FACE TO FINISH FACE.
2. OPENINGS WITHIN STUD CONSTRUCTION ARE DIMENSIONED TO 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 14 FOR SPECIFIED APPLIANCES, PLUMBING FIXTURES, CABINETS AND COUNTERTOPS.
11. REFER TO FINISH SCHEDULE AND FINISH PLAN (SHEET 8) FOR SPECIFIED FINISHES, CEILING TREATMENT, AND SOFFIT MATERIALS.
12. REFER TO SHEET 14 FOR DOOR AND WINDOW TYPES.

FLOOR AND ROOF PLAN KEYNOTES

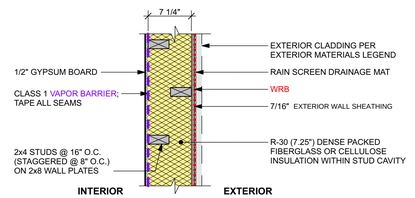
1. DECKING MATERIAL SHALL BE EITHER NON-COMBUSTIBLE OR IGNITION-RESISTANT (MEETING THE REQUIREMENTS OF IWUIC (2021) 503.2) PER IWUIC 505.7.
2. STEP AT DOOR, 7 3/4" MAXIMUM AND 4" MINIMUM RISER HEIGHT
3. 3" DIAMETER STEEL PIPE COLUMN; RE: FRAMING PLANS SHEET 18
4. CLOSET ROD AND SHELF
5. 5) 1'-6" DEEP MDF SHELVES (PAINTED) @ 12" OC VERTICAL
6. PROVIDE BLOCKING FOR A TV MOUNT [OPTIONAL]
7. 2x6 STUD FRAMED WALL
8. PRE-FINISHED METAL COPING AT TOP OF PARAPET WALL
9. PRE-FINISHED METAL GUTTER; MUST BE NON-COMBUSTIBLE PER IWUIC (2021) 505.4.
10. PRE-FINISHED METAL DOWNSPOUT; MUST BE NON-COMBUSTIBLE PER IWUIC (2021) 505.4.
11. THROUGH-WALL SCUPPER; RE: D2/13
12. SPLASH BLOCK @ DOWNSPOUT. SLOPE DISCHARGE AWAY FROM BUILDING AT 1" : 12" MINIMUM.
13. CRAWL SPACE ACCESS FLOOR HATCH (18" x 24" MINIMUM)
14. ATTIC ACCESS ABOVE (30" WIDE MINIMUM) WITH PULL-DOWN LADDER
15. PROVIDE HANDRAIL ON NOT LESS THAN ONE SIDE OF STAIR
16. RADON MITIGATION RISER. PROVIDE OUTLET FOR AN INLINE FAN IN THE ATTIC; RE: A1/11
17. MECHANICAL CHASE
18. PLUMBING FIXTURE AT EXTERIOR WALL: STUB PLUMBING THROUGH FLOOR INSTEAD OF EXTERIOR WALL. TYPICAL ALL PLUMBING FIXTURES AT EXTERIOR WALLS.
19. HEAT PUMP MOUNTED ON A PLATFORM OR WALL MOUNTED AT LEAST 24" ABOVE FINISHED GRADE. SEE MECHANICAL DRAWINGS.
20. MEMBRANE ROOFING PER EXTERIOR MATERIAL LEGEND ON CANOPY FRAMING SLOPED TO DRAIN 1/4" : 12" MINIMUM
21. MEMBRANE ROOFING PER EXTERIOR MATERIAL LEGEND ON 1/2" GYPSUM COVER BOARD AND RIGID INSULATION SLOPED TO DRAIN 1/4" : 12" MINIMUM
22. 5/8" GYPBD THIS WALL; EXTERIOR WALLS ALONG ASSUMED LOT LINE MUST BE 1 HFR RATED FOR EXPOSURE FROM BOTH SIDES (UL V340); RE: ASSEMBLY LEGEND
23. 2-HFR RATED COMMON WALL BETWEEN TOWNHOUSE UNITS CENTERED ON ASSUMED LOT LINE; RE: A3/11

ASSEMBLY LEGEND

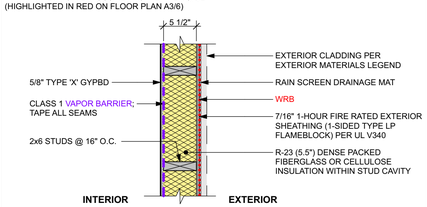
TYPICAL ROOF ASSEMBLY (SECTION VIEW):



TYPICAL EXTERIOR WALL ASSEMBLY (PLAN VIEW):



EXTERIOR WALL ALONG ASSUMED LOT LINE (PLAN VIEW):
1 HFR RATED FOR EXPOSURE FROM EITHER SIDE
(HIGHLIGHTED IN RED ON FLOOR PLAN A3/6)



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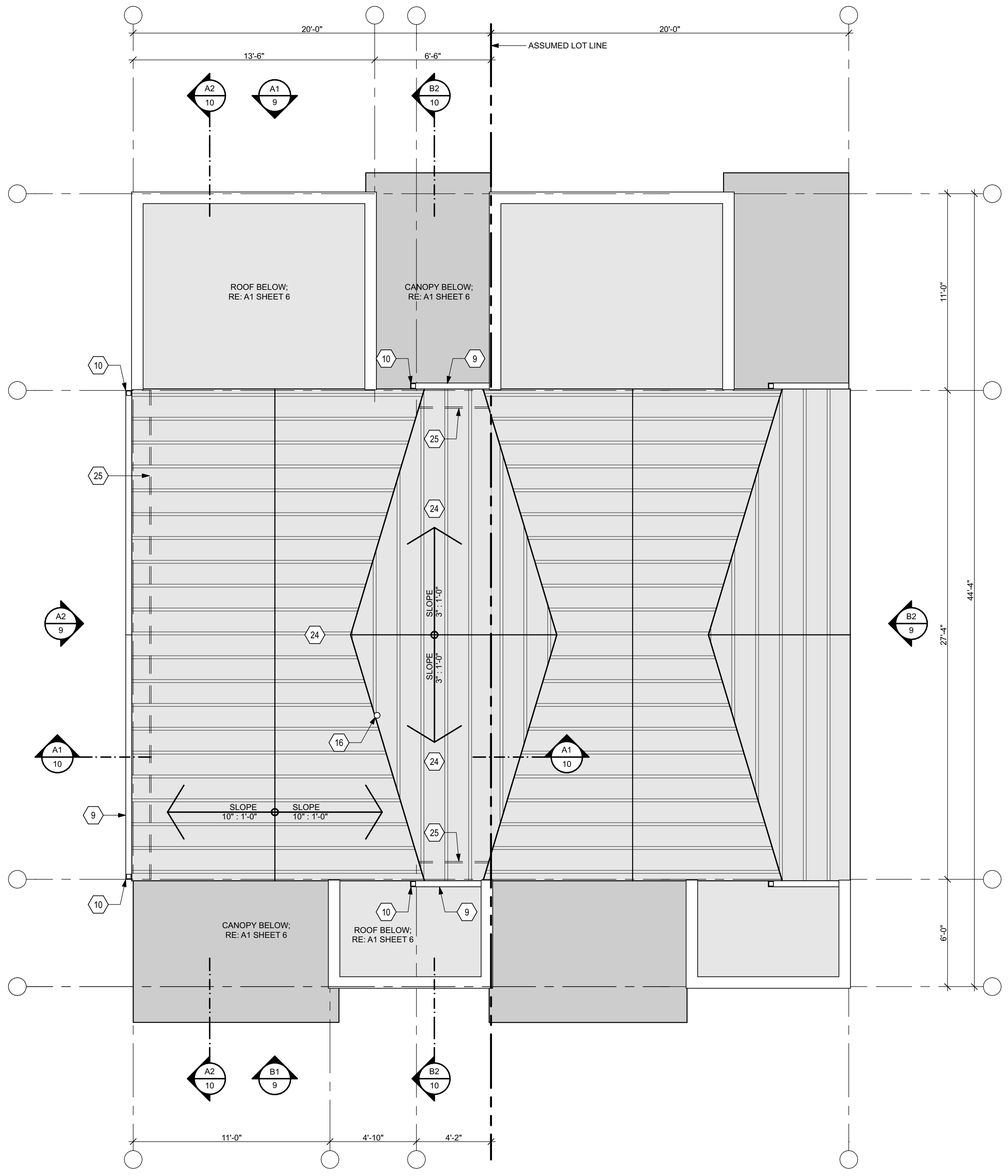
CONSTRUCTION PLANS



A2 COMPOSITE ROOF PLAN

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

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 14 FOR SPECIFIED APPLIANCES, PLUMBING FIXTURES, CABINETS AND COUNTERTOPS.
11. REFER TO FINISH SCHEDULE AND FINISH PLAN (SHEET 8) FOR SPECIFIED FINISHES, CEILING TREATMENT, AND SOFFIT MATERIALS.
12. REFER TO SHEET 14 FOR DOOR AND WINDOW TYPES.

FLOOR AND ROOF PLAN KEYNOTES

1. DECKING MATERIAL SHALL BE EITHER NON-COMBUSTIBLE OR IGNITION-RESISTANT (MEETING THE REQUIREMENTS OF IWUIC (2021) 503.2) PER IWUIC 505.7.
2. STEP AT DOOR, 7 3/4" MAXIMUM AND 4" MINIMUM RISER HEIGHT
3. 3" DIAMETER STEEL PIPE COLUMN; RE: FRAMING PLANS SHEET 18
4. CLOSET ROD AND SHELF
5. 5) 1'-6" DEEP MDF SHELVES (PAINTED) @ 12" OC VERTICAL
6. PROVIDE BLOCKING FOR A TV MOUNT [OPTIONAL]
7. 2x6 STUD FRAMED WALL
8. PRE-FINISHED METAL COPING AT TOP OF PARAPET WALL
9. PRE-FINISHED METAL GUTTER; MUST BE NON-COMBUSTIBLE PER IWUIC (2021) 505.4.
10. PRE-FINISHED METAL DOWNSPOUT; MUST BE NON-COMBUSTIBLE PER IWUIC (2021) 505.4.
11. THROUGH-WALL SCUPPER; RE: D2/13
12. SPLASH BLOCK @ DOWNSPOUT. SLOPE DISCHARGE AWAY FROM BUILDING AT 1" : 12" MINIMUM.
13. CRAWL SPACE ACCESS FLOOR HATCH (18" x 24" MINIMUM)
14. ATTIC ACCESS ABOVE (30" WIDE MINIMUM) WITH PULL-DOWN LADDER
15. PROVIDE HANDRAIL ON NOT LESS THAN ONE SIDE OF STAIR
16. RADON MITIGATION RISER. PROVIDE OUTLET FOR AN INLINE FAN IN THE ATTIC; RE: A1/11
17. MECHANICAL CHASE
18. PLUMBING FIXTURE AT EXTERIOR WALL: STUB PLUMBING THROUGH FLOOR INSTEAD OF EXTERIOR WALL. TYPICAL, ALL PLUMBING FIXTURES AT EXTERIOR WALLS.
19. HEAT PUMP MOUNTED ON A PLATFORM OR WALL MOUNTED AT LEAST 24" ABOVE FINISHED GRADE. SEE MECHANICAL DRAWINGS.
20. MEMBRANE ROOFING PER EXTERIOR MATERIAL LEGEND ON CANOPY FRAMING SLOPED TO DRAIN 1/4" : 12" MINIMUM
21. MEMBRANE ROOFING PER EXTERIOR MATERIAL LEGEND ON 1/2" GYPSUM COVER BOARD AND RIGID INSULATION SLOPED TO DRAIN 1/4" : 12" MINIMUM
22. 5/8" GYPBD THIS WALL; EXTERIOR WALLS ALONG ASSUMED LOT LINE MUST BE 1 HFR RATED FOR EXPOSURE FROM BOTH SIDES (UL V340); RE: ASSEMBLY LEGEND
23. 2-HFR RATED COMMON WALL BETWEEN TOWNHOUSE UNITS CENTERED ON ASSUMED LOT LINE; RE: A3/11
24. ROOFING PER EXTERIOR MATERIAL LEGEND ON ATTIC TRUSSES PITCHED PER PLAN
25. SNOW GUARD

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ROOF PLAN

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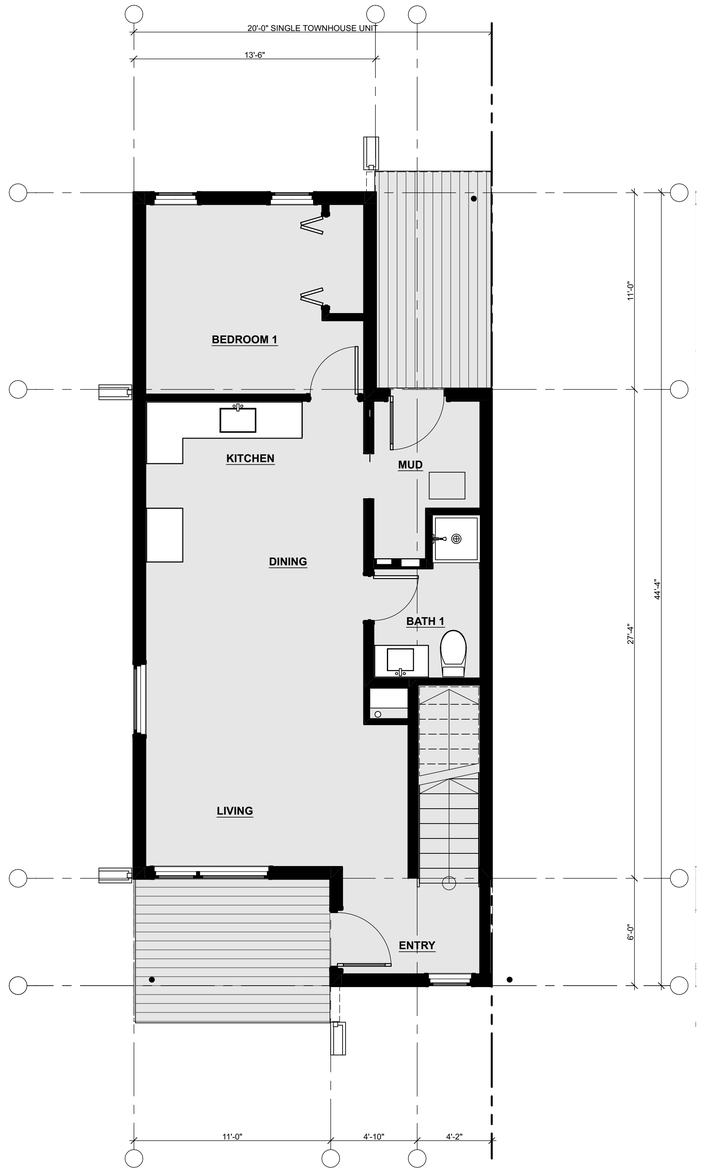
A1 FINISH PLAN: SECOND LEVEL

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



A3 FINISH PLAN: FIRST LEVEL

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

FINISH NOTES

1. IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO CONFIRM AND FOLLOW ALL MANUFACTURERS' SPECIFICATIONS FOR INSTALLATION.
2. ALL INTERIOR FINISHES ARE TO BE PER THE FINISH SCHEDULE BELOW UNLESS NOTED OTHERWISE ON THE FINISH PLAN.
3. ALL FLOORING TRANSITIONS TO OCCUR UNDER CENTER OF DOORS, UNLESS NOTED OTHERWISE.
4. ALL FLOORING MATERIALS TO CONTINUE UNDER CASEWORK TO TOE KICK, UNDER THE RANGE, UNDER THE REFRIGERATOR, AND UNDER THE PANTRY SHELVING.
5. APPLY ALL SEALANTS AND NON-SLIP AGENTS AS RECOMMENDED BY MANUFACTURER. SEALANTS TO BE COLOR MATCHED TO BLEND IN WITH ADJACENT SURFACES.
6. PRIME AND PAINT ALL GRILLES, ELECTRICAL PANELS, AND COVER PLATES TO MATCH ADJACENT SURFACES.
7. REFER TO THE DOOR SCHEDULE (SHEET #LayID(ref)) FOR DOOR AND FRAME FINISHES.
8. REFER TO INTERIOR ELEVATIONS (SHEETS #LayID(ref), #LayID(ref), AND #LayID(ref)) 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 PLANS 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 OUT ANY VALUE 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					
ENTRY					
HALL					
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 1 — **TYPICAL TRIM** *(WALL BASE; INTERIOR WINDOW AND DOOR TRIM)*
MANUFACTURER: POPLAR, PAINTED
STYLE:
COLOR: PT-3
SIZE: 1x4

B 2 — **BASE**
MANUFACTURER:
STYLE:
COLOR:
SIZE:

B 3 — **BASE**
MANUFACTURER:
STYLE:
COLOR:
SIZE:

FL 1 — **TYPICAL FLOORING**
MANUFACTURER:
STYLE:
COLOR:
SIZE:

FL 2 — **FLOORING**
MANUFACTURER:
STYLE:
COLOR:
SIZE:

FL 3 — **FLOORING**
MANUFACTURER:
STYLE:
COLOR:
SIZE:

PT 1 — **TYPICAL WALL PAINT**
MANUFACTURER:
SHEEN:
COLOR:

PT 2 — **TYPICAL CEILING PAINT**
MANUFACTURER:
SHEEN:
COLOR:

PT 3 — **TYPICAL TRIM PAINT**
MANUFACTURER:
SHEEN:
COLOR:

PT 4 — **PAINT**
MANUFACTURER:
SHEEN:
COLOR:

PT 5 — **PAINT**
MANUFACTURER:
SHEEN:
COLOR:

ITEM:
MANUFACTURER:
STYLE:
COLOR:
SIZE:

ITEM:
MANUFACTURER:
STYLE:
COLOR:
SIZE:

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FINISH PLANS

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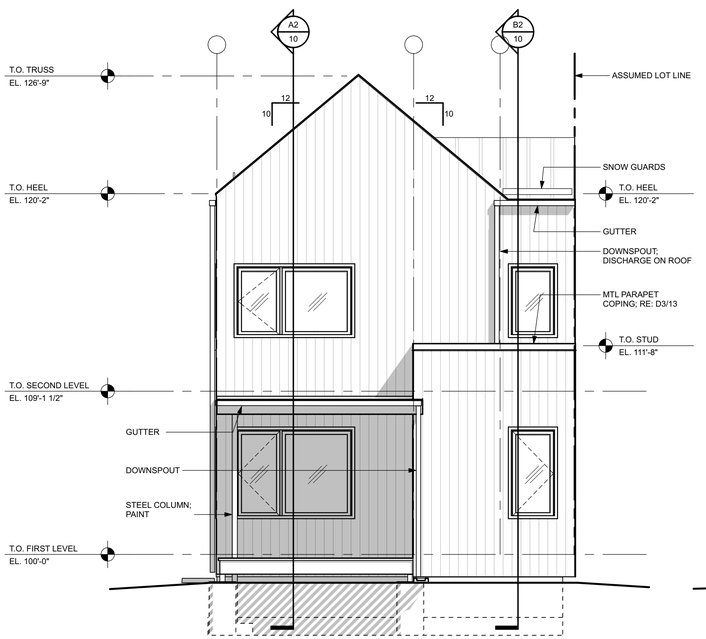
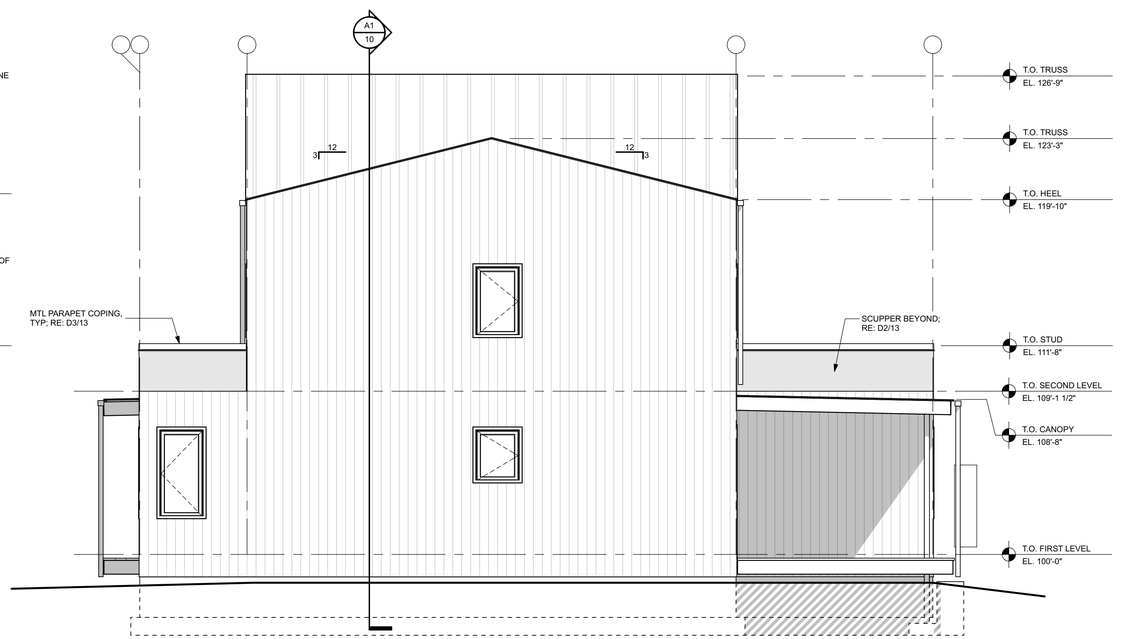


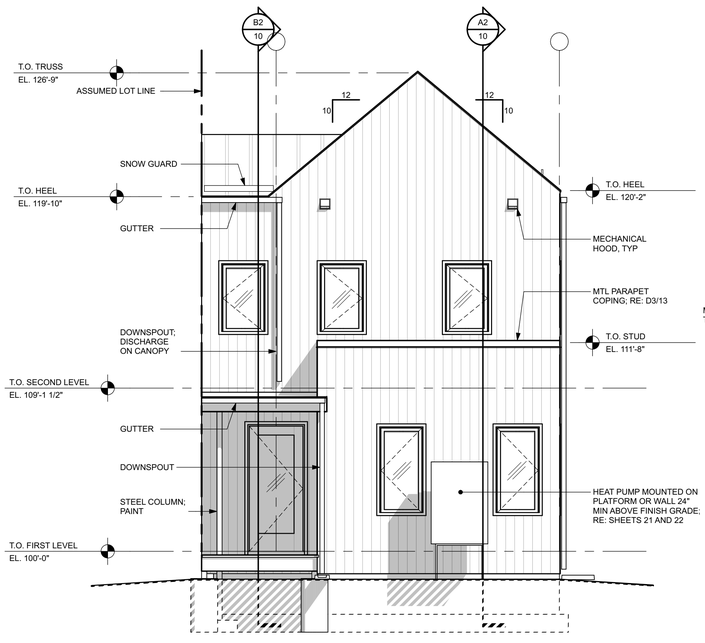
B1 FRONT ELEVATION

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



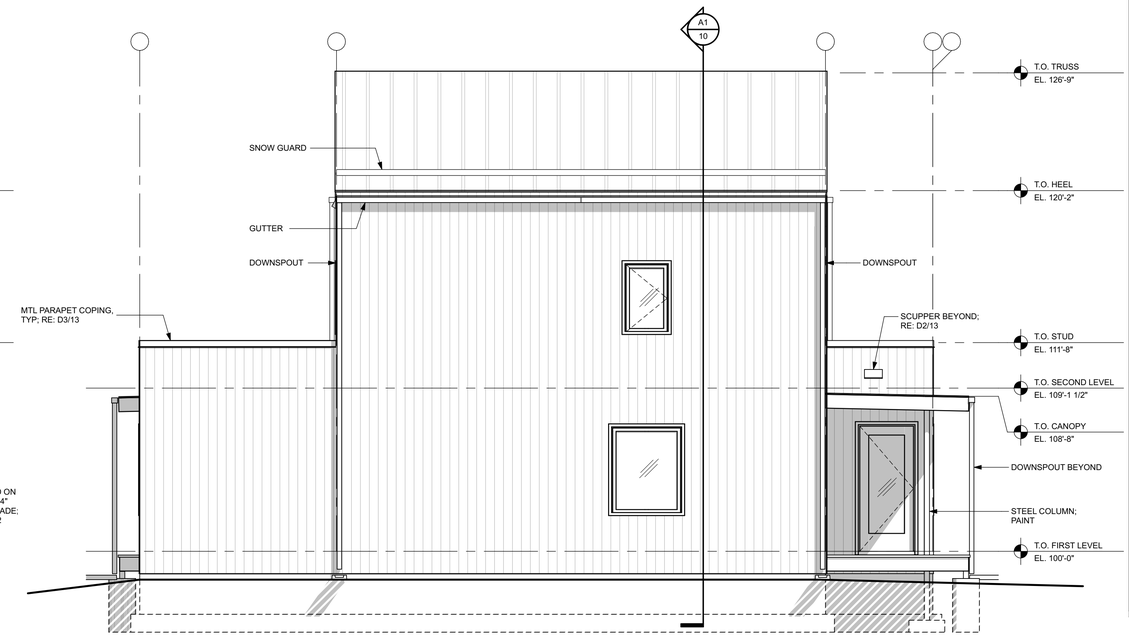
B2 RIGHT END ELEVATION

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



A1 BACK ELEVATION

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



A2 LEFT END ELEVATION

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

EXTERIOR MATERIAL SCHEDULE

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.*

ROOFING	ASSEMBLY
☐ ASPHALT SHINGLES OVER 2 LAYERS OF UNDERLAYMENT/ICE AND WATER SHIELD • *ASPHALT SHINGLES SHALL COMPLY WITH ASTM D3462* [4]	APPLIED OVER ROOF SHEATHING AND FRAMING PER SHEET 18
☐ STANDING SEAM METAL ROOFING OVER UNDERLAYMENT/ ICE AND WATER SHIELD PER MANUFACTURER'S REQUIREMENTS	APPLIED OVER ROOF SHEATHING AND FRAMING PER SHEET 18
☐ MEMBRANE ROOFING ☐ PDM ☐ TPO ☐ PVC	FLAT ROOFS: ADHERED TO 1/2" GYPSUM COVER BOARD ON RIGID INSULATION SLOPED TO DRAIN ON ROOF SHEATHING AND FRAMING PER SHEET 18 CANOPIES: ADHERED TO ROOF SHEATHING ON FRAMING PER SHEET 18
☐ OTHER: *ALL ROOF COVERINGS SHALL BE CLASS A MIN* [3]	

SIDING	
☐ MINERAL FIBER CEMENT BOARD: BOARD & BATTEN	APPLIED DIRECTLY OVER RAINSCREEN DRAINAGE MESH; RE: ASSEMBLY LEGEND.
☐ MINERAL FIBER CEMENT BOARD: LAPPED SIDING	APPLIED DIRECTLY OVER RAINSCREEN DRAINAGE MESH; RE: ASSEMBLY LEGEND.
☐ METAL PANEL: CORRUGATED INSTALLED HORIZONTALLY OR VERTICALLY	APPLIED DIRECTLY OVER RAINSCREEN DRAINAGE MESH; RE: ASSEMBLY LEGEND.
☐ OTHER: *EXTERIOR WALL MATERIALS SHALL BE ONE OF THE FOLLOWING:* [3] • *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.*	

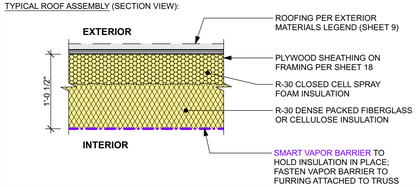
SOFFITS	
☐ SOFFIT BOARD (NON-PERFORATED) • *MINIMUM SOFFIT MATERIAL THICKNESS: 3/4"* [5]	
☐ OTHER: • *COMBUSTIBLE EAVES, FASCIAS, AND SOFFITS SHALL BE ENCLOSED WITH SOLID MATERIALS* [5] • *MINIMUM MATERIAL THICKNESS: 3/4"* [5] • *EXPOSED RAFTER TAILS ARE NOT PERMITTED UNLESS CONSTRUCTED OF HEAVY TIMBER MATERIALS.* [5]	

FOOTNOTES

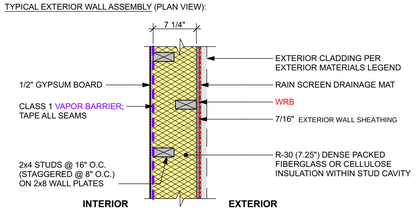
[1]: PER IRC (2021) TABLE R905.1.1(2).
[2]: PER IWUIC (2021) 505.2.
[3]: PER IWUIC (2021) 505.5.
[4]: PER IRC (2021) R905.2.4.
[5]: PER IWUIC (2021) 505.3.

ASSEMBLY LEGEND

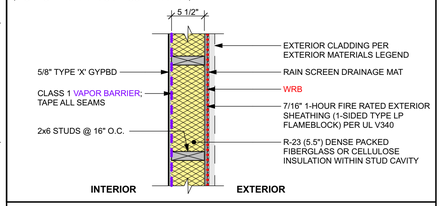
TYPICAL ROOF ASSEMBLY (SECTION VIEW):



TYPICAL EXTERIOR WALL ASSEMBLY (PLAN VIEW):



EXTERIOR WALL ALONG ASSUMED LOT LINE (PLAN VIEW):
1 HFR RATED FOR EXPOSURE FROM EITHER SIDE
(HIGHLIGHTED IN RED ON FLOOR PLAN A3/6)



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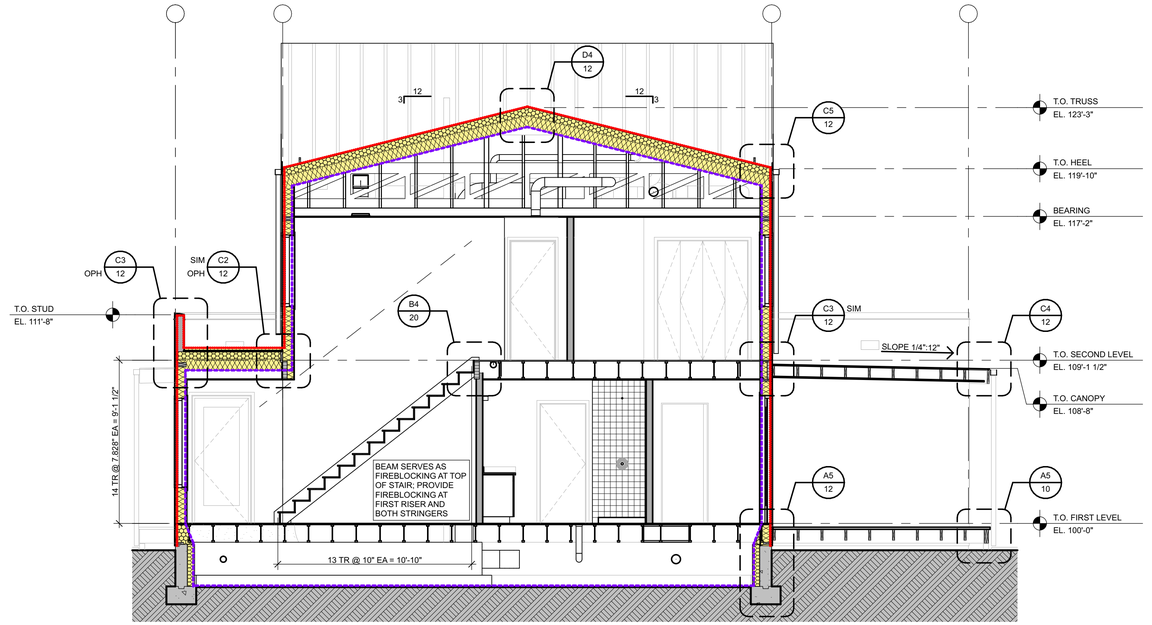
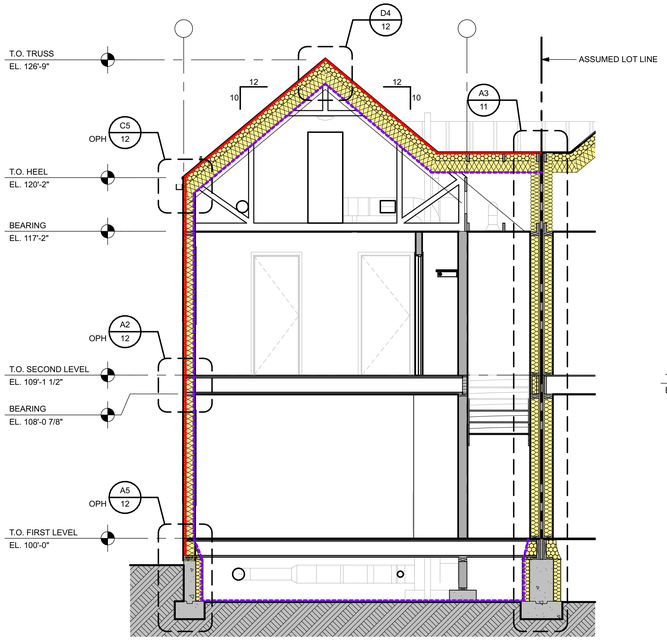
EXTERIOR ELEVATIONS



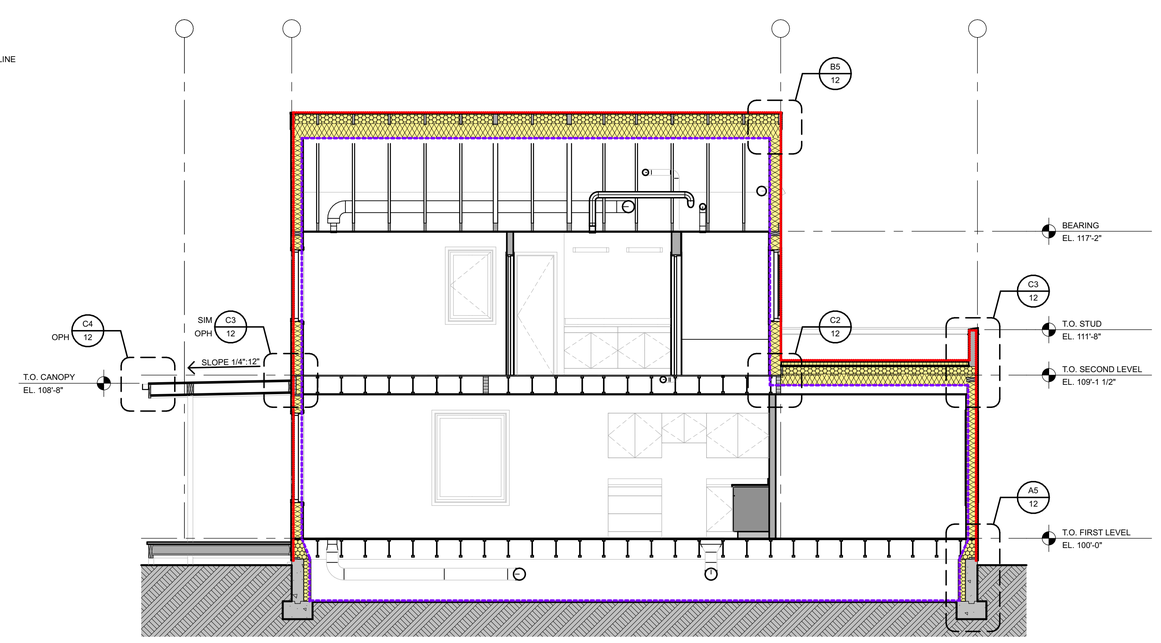
B2 LONG SECTION 2

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



A1 CROSS SECTION

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



A2 LONG SECTION 1

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

ENVELOPE SKINS KEY

AIR CONTROL LAYER (RED)

WEATHER RESISTIVE BARRIER (WRB)

THERMAL CONTROL LAYER (YELLOW)
SEE ASSEMBLY LEGEND:

DENSE PACK INSULATION

BATT INSULATION

SPRAY FOAM INSULATION

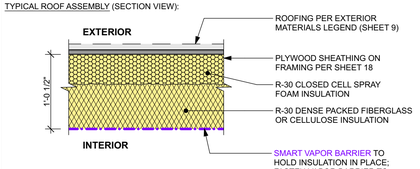
VAPOR CONTROL LAYER (PURPLE)

TYPICAL VAPOR BARRIER

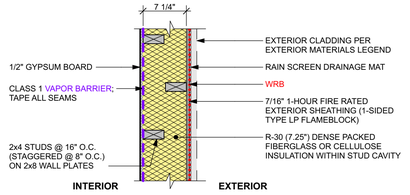
SMART VAPOR BARRIER

ASSEMBLY LEGEND

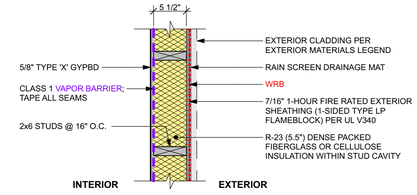
TYPICAL ROOF ASSEMBLY (SECTION VIEW):

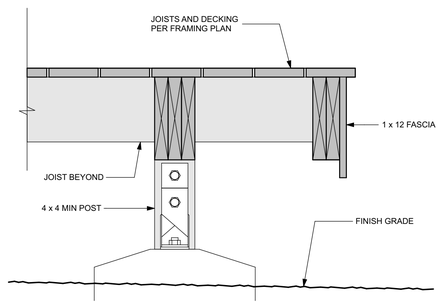


TYPICAL EXTERIOR WALL ASSEMBLY (PLAN VIEW):



EXTERIOR WALL ALONG ASSUMED LOT LINE (PLAN VIEW):
1 HFR RATED FOR EXPOSURE FROM EITHER SIDE
(HIGHLIGHTED IN RED ON FLOOR PLAN A3/6)





A5 EDGE OF DECK

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

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BUILDING SECTIONS

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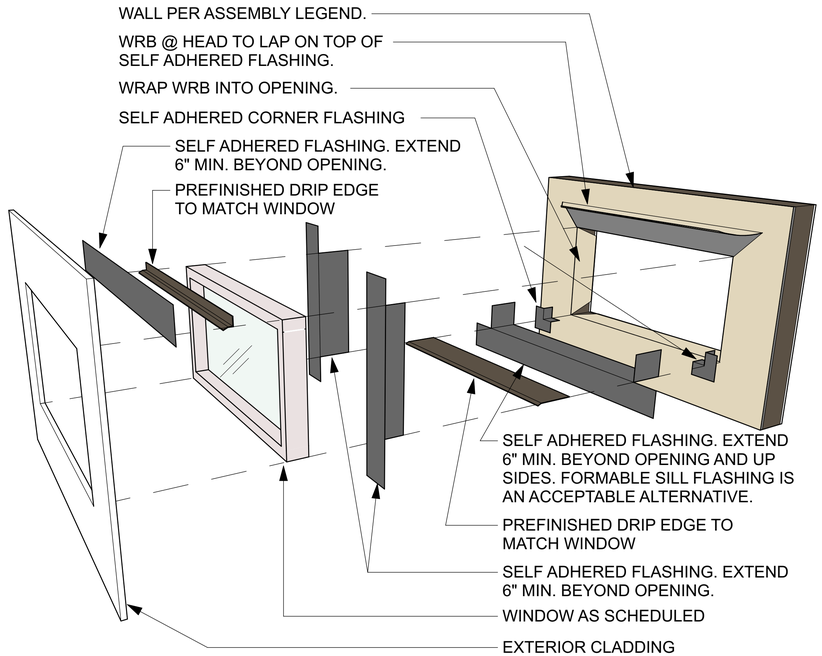
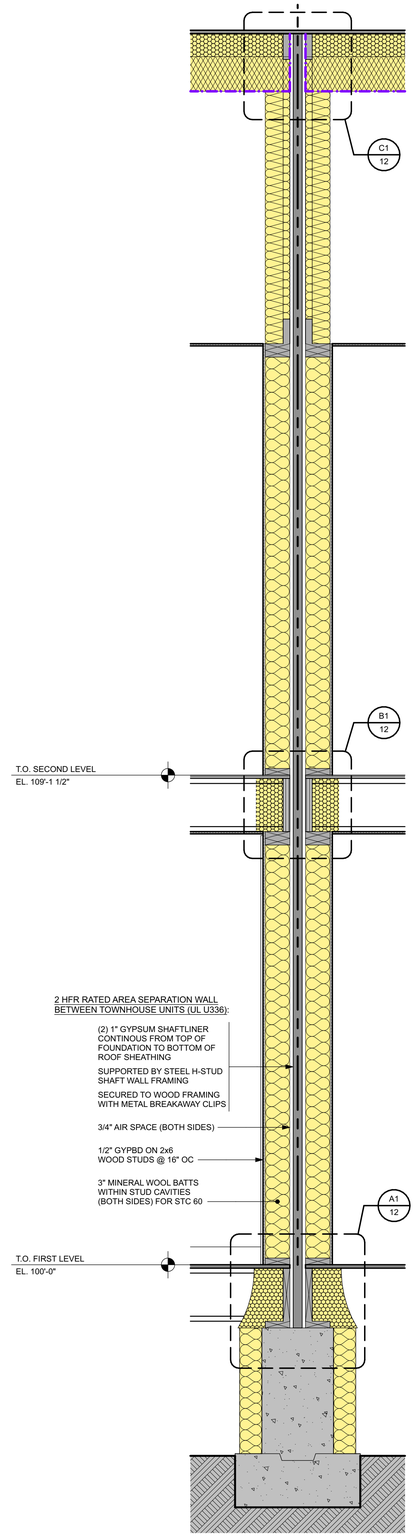


C1 TYP WINDOW FLASHING

NOT TO SCALE



ENVELOPE SKINS KEY

AIR CONTROL LAYER (RED)

WEATHER RESISTIVE BARRIER (WRB)

THERMAL CONTROL LAYER (YELLOW)
SEE ASSEMBLY LEGEND.

DENSE PACK INSULATION

BATT INSULATION

SPRAY FOAM INSULATION

VAPOR CONTROL LAYER (PURPLE)

TYPICAL VAPOR BARRIER

SMART VAPOR BARRIER

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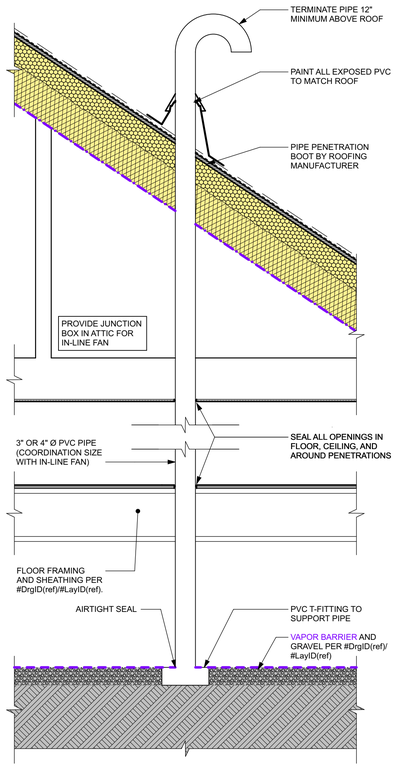
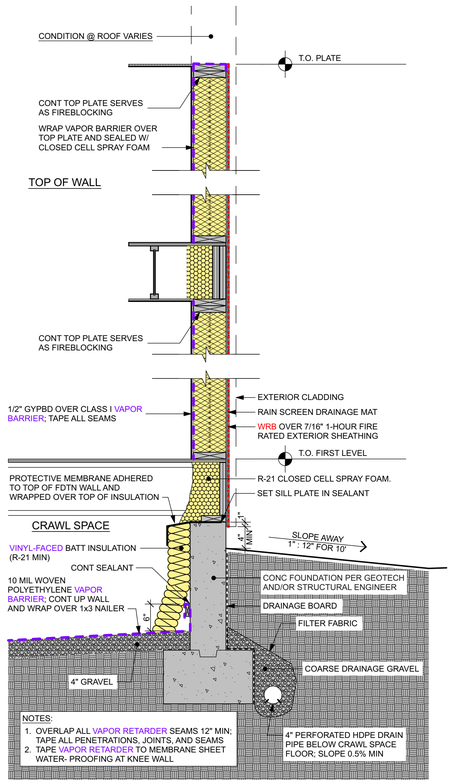


A1 RADON MITIGATION RISER

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



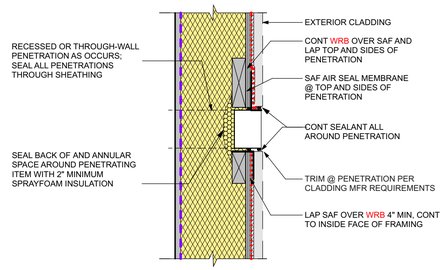
A2 TYPICAL EXTERIOR WALL

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

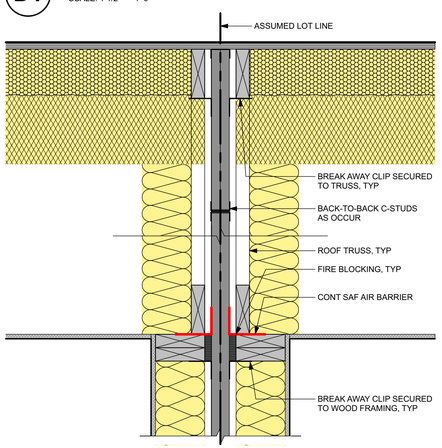
A3 COMMON WALL

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

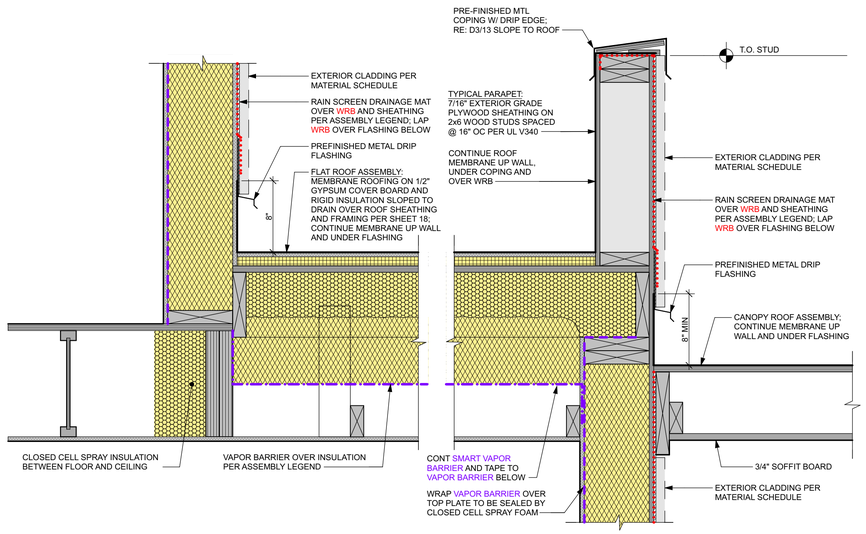
WALL SECTIONS



D1 TYPICAL WALL PENETRATION
SCALE: 1 1/2"= 1'-0"

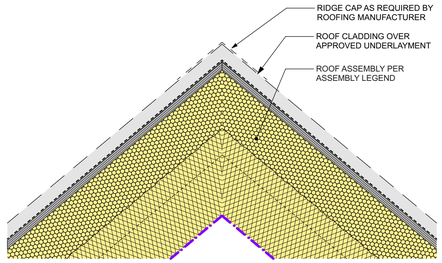


C1 COMMON WALL @ ROOF
SCALE: 1 1/2"= 1'-0"

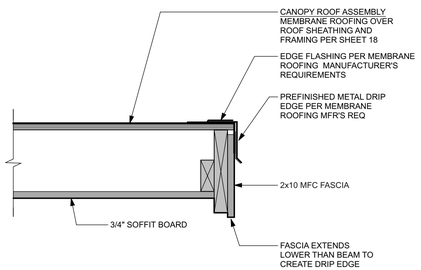


C2 LOW ROOF @ WALL
SCALE: 1 1/2"= 1'-0"

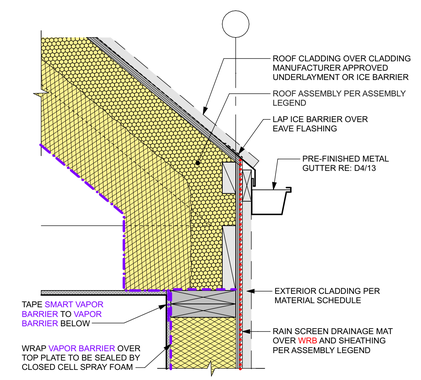
C3 CANOPY @ WALL
SCALE: 1 1/2"= 1'-0"



D4 RIDGE
SCALE: 1 1/2"= 1'-0"



C4 CANOPY EAVE
SCALE: 1 1/2"= 1'-0"



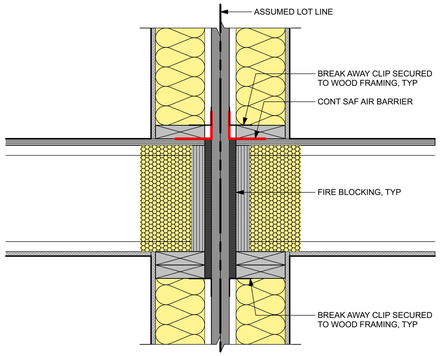
C5 TYPICAL EAVE
SCALE: 1 1/2"= 1'-0"

ENVELOPE SKINS KEY

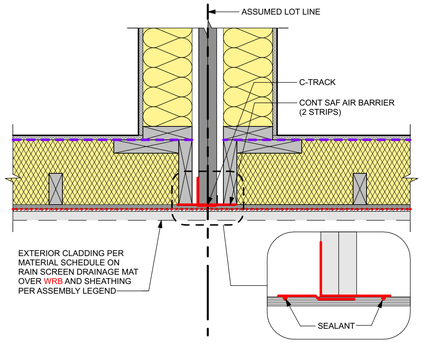
AIR CONTROL LAYER (RED)
- WEATHER RESISTIVE BARRIER (WRB)

THERMAL CONTROL LAYER (YELLOW)
SEE ASSEMBLY LEGEND:
- DENSE PACK INSULATION
- BATT INSULATION
- SPRAY FOAM INSULATION

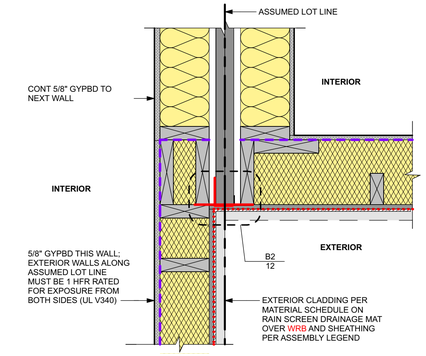
VAPOR CONTROL LAYER (PURPLE)
- TYPICAL VAPOR BARRIER
- SMART VAPOR BARRIER



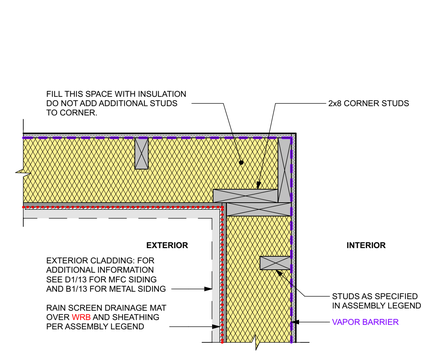
B1 COMMON WALL @ UPPER FLOOR
SCALE: 1 1/2"= 1'-0"



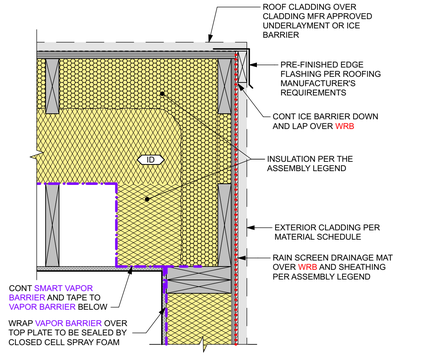
B2 COMMON WALL @ EXT 2ND (PLAN)
SCALE: 1 1/2"= 1'-0"



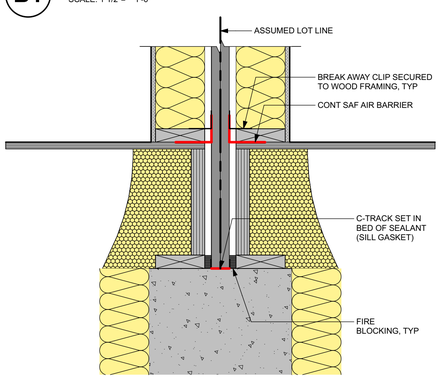
B3 COMMON WALL @ EXT 1ST (PLAN)
SCALE: 1 1/2"= 1'-0"



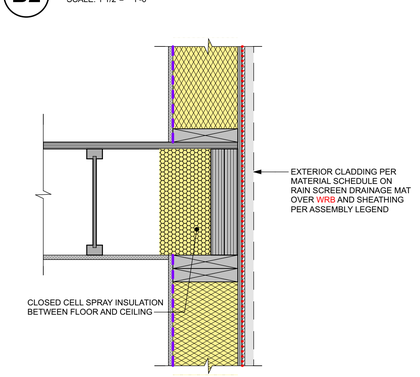
B4 INSIDE CORNER (PLAN)
SCALE: 1 1/2"= 1'-0"



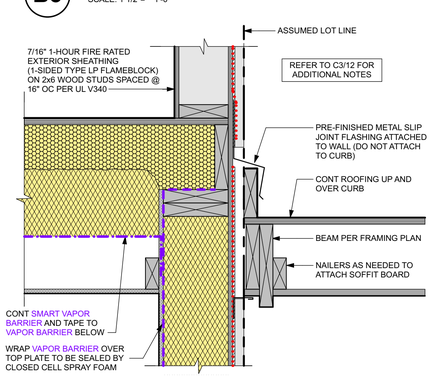
B5 TYPICAL RAKE
SCALE: 1 1/2"= 1'-0"



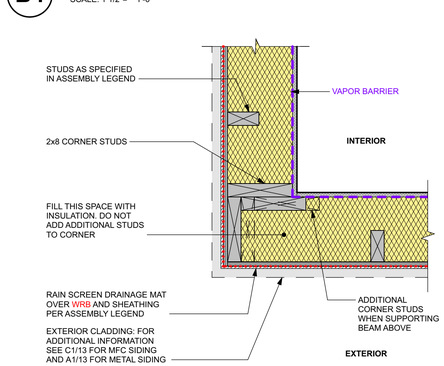
A1 COMMON WALL @ FOUNDATION
SCALE: 1 1/2"= 1'-0"



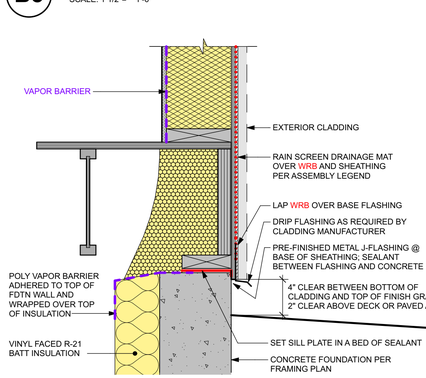
A2 UPPER FLOOR @ WALL
SCALE: 1 1/2"= 1'-0"



A3 CANOPY @ LOT LINE
SCALE: 1 1/2"= 1'-0"



A4 OUTSIDE CORNER (PLAN)
SCALE: 1 1/2"= 1'-0"



A5 EXT WALL @ FOUNDATION
SCALE: 1 1/2"= 1'-0"

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EXTERIOR ENVELOPE DETAILS

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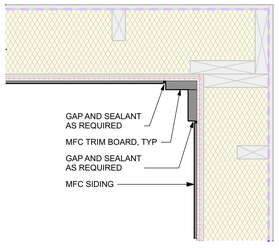
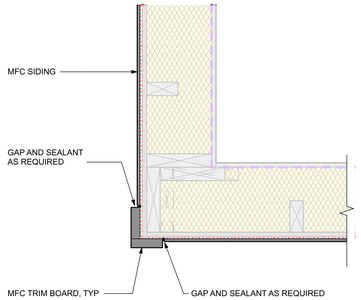


D1 MFC INSIDE CORNER

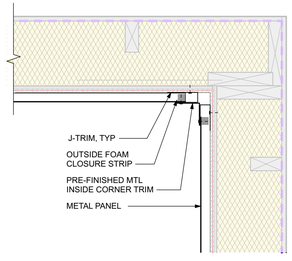
SCALE: 1 1/2"= 1'-0"



C1 MFC OUTSIDE CORNER

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

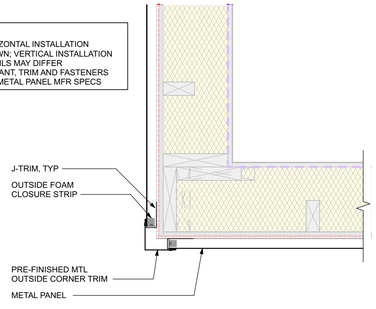
NOTES:
1. HORIZONTAL INSTALLATION SHOWN; VERTICAL INSTALLATION DETAILS MAY DIFFER
2. SEALANT, TRIM AND FASTENERS PER METAL PANEL MFR SPECS



B1 MTLP INSIDE CORNER

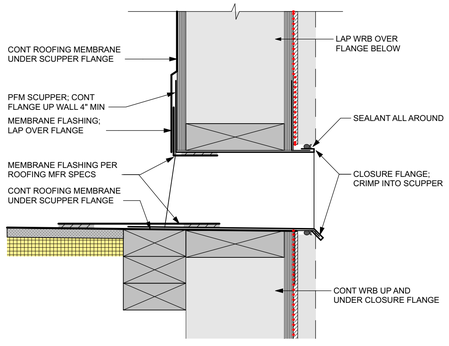
SCALE: 1 1/2"= 1'-0"

NOTES:
1. HORIZONTAL INSTALLATION SHOWN; VERTICAL INSTALLATION DETAILS MAY DIFFER
2. SEALANT, TRIM AND FASTENERS PER METAL PANEL MFR SPECS



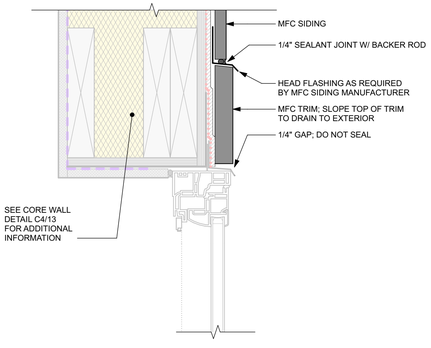
A1 MTLP OUTSIDE CORNER

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



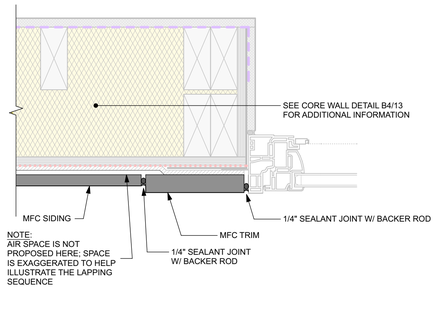
D2 SCUPPER

SCALE: 3" = 1'-0"



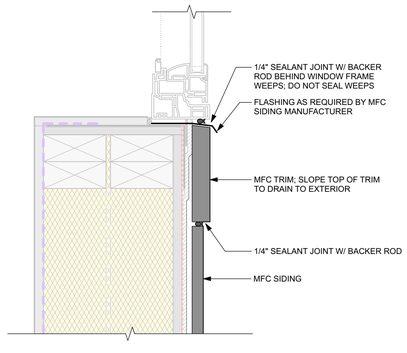
C2 WINDOW HEAD @ MFC

SCALE: 3" = 1'-0"



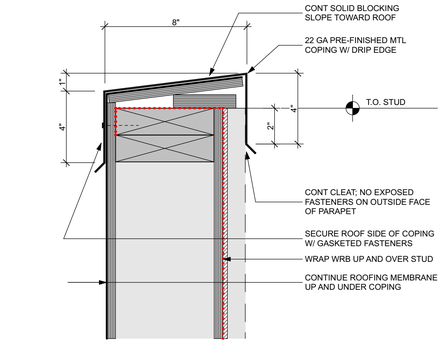
B2 WINDOW JAMB @ MFC

SCALE: 3" = 1'-0"



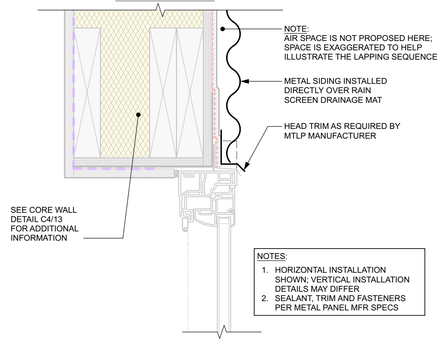
A2 WINDOW SILL @ MFC

SCALE: 3" = 1'-0"



D3 COPING

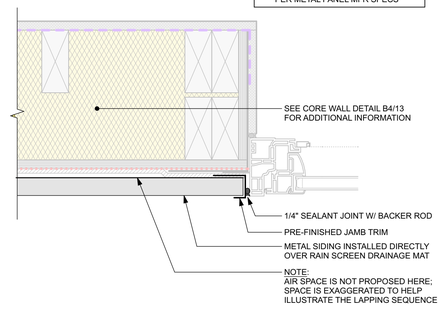
SCALE: 3" = 1'-0"



C3 WINDOW HEAD @ MTLP

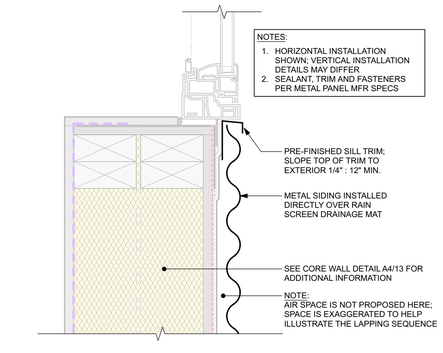
SCALE: 3" = 1'-0"

NOTES:
1. HORIZONTAL INSTALLATION SHOWN; VERTICAL INSTALLATION DETAILS MAY DIFFER
2. SEALANT, TRIM AND FASTENERS PER METAL PANEL MFR SPECS



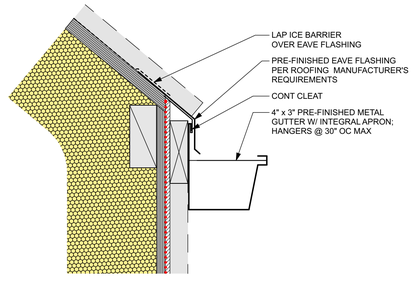
B3 WINDOW JAMB @ MTLP

SCALE: 3" = 1'-0"



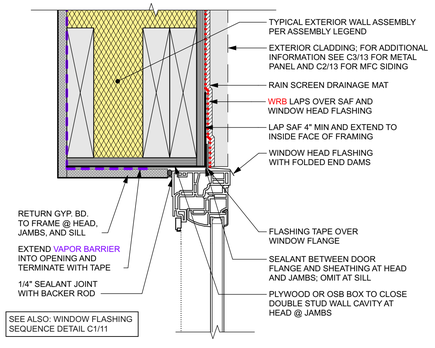
A3 WINDOW SILL @ MTLP

SCALE: 3" = 1'-0"



D4 GUTTER

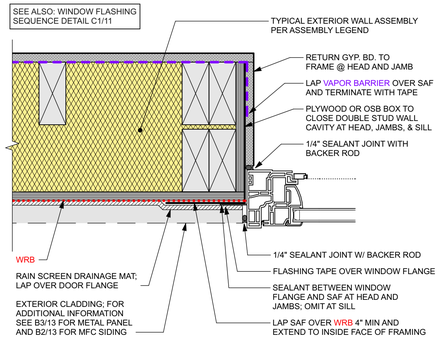
SCALE: 3" = 1'-0"



C4 WINDOW HEAD

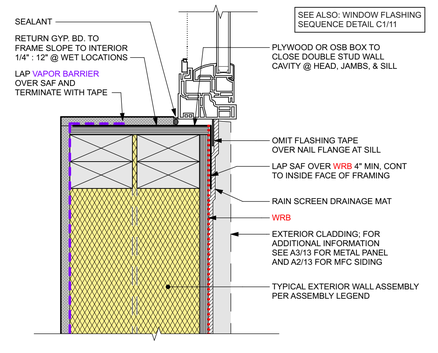
SCALE: 3" = 1'-0"

SEE ALSO: WINDOW FLASHING SEQUENCE DETAIL C1/11



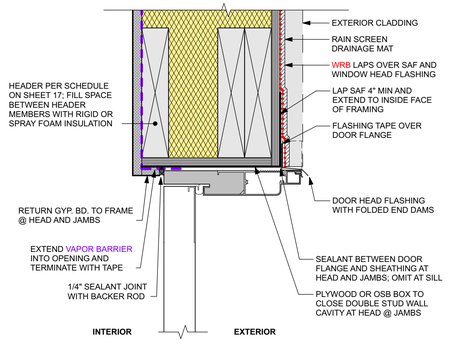
B4 WINDOW JAMB

SCALE: 3" = 1'-0"



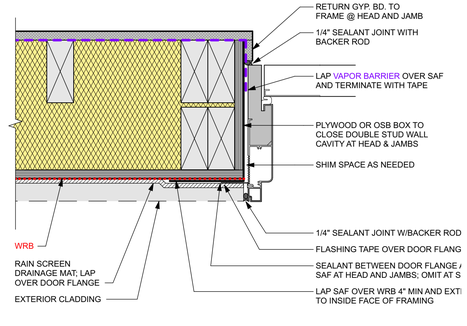
A4 WINDOW SILL

SCALE: 3" = 1'-0"



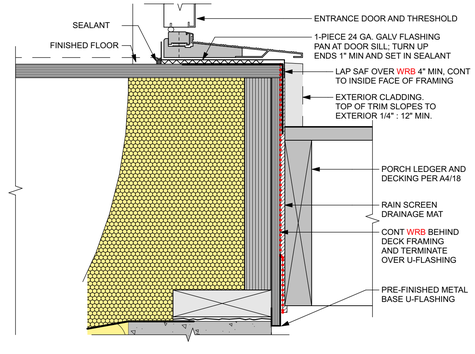
C5 DOOR HEAD

SCALE: 3" = 1'-0"



B5 DOOR JAMB

SCALE: 3" = 1'-0"



A5 DOOR SILL

SCALE: 3" = 1'-0"

ENVELOPE SKINS KEY

AIR CONTROL LAYER (RED)

WEATHER RESISTIVE BARRIER (WRB)

THERMAL CONTROL LAYER (YELLOW)

SEE ASSEMBLY LEGEND:

DENSE PACK INSULATION

BATT INSULATION

SPRAY FOAM INSULATION

VAPOR CONTROL LAYER (PURPLE)

TYPICAL VAPOR BARRIER

SMART VAPOR BARRIER

GUNNISON COUNTY

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EXTERIOR OPENING, ROOF, AND CLADDING DETAILS

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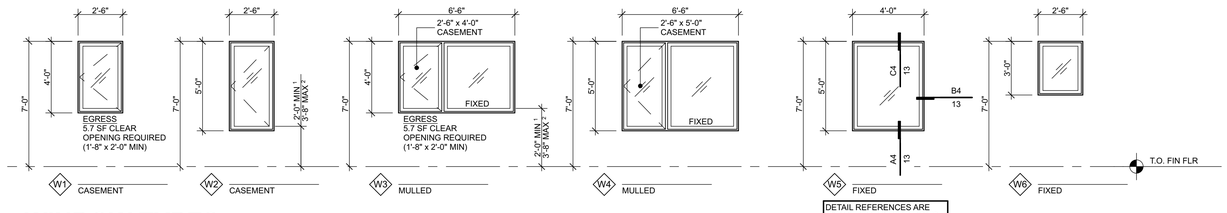
CASEWORK SCHEDULE

__OWNER:__ ENTER SELECTION SPECIFICATIONS IN BLANK COLUMNS BELOW

ID	ROOM	PREVIEW	DESCRIPTION	TYPE	CABINET BOX					PULL		NOTES
					WIDTH	HEIGHT	MFR	MODEL	FINISH	STYLE	FINISH	
C.SB2D.36	BATH 1		BASE CABINET: LAVATORY	SB2D	3'-0"	2'-4"						
C.SB2D.36	BATH 2		BASE CABINET: LAVATORY	SB2D	3'-0"	2'-4"						
C.B3E.36	KITCHEN		BASE CABINET	B3E	3'-0"	2'-6"						
C.B1D1E.18	KITCHEN		BASE CABINET	B1D1E	1'-6"	2'-6"						
C.CBS.42	KITCHEN		BASE CABINET: BLIND CORNER	CBS	3'-6"	2'-6"						
C.SB2D.36	KITCHEN		BASE CABINET: KITCHEN SINK	SB2D	3'-0"	2'-6"						
C.EP	KITCHEN		END PANEL	EP	---	2'-10 1/2"						
C.W2D.36	KITCHEN		WALL CABINET	W2D	3'-0"	2'-6"						
C.W2D.42	KITCHEN		WALL CABINET	W2D	3'-6"	2'-6"						
C.W2D.30.20	KITCHEN		WALL CABINET: (ABOVE HOOD)	W2D	2'-6"	1'-8"						



DETAIL REFERENCES ARE TYPICAL FOR ALL WINDOWS

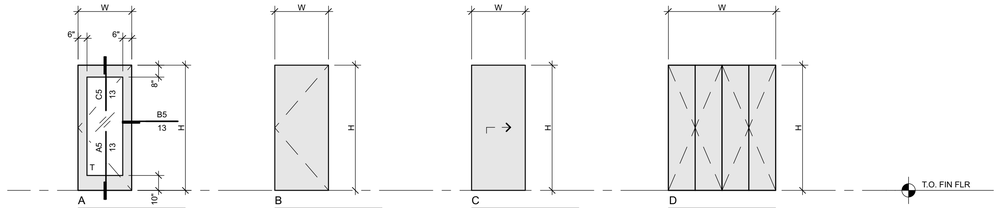
WINDOW TYPES

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

NOTES:
1 FALL PROTECTION REQUIREMENT IF GRADE OUTSIDE IS 6'-0" 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

__OWNER:__ PLEASE PROVIDE THE MANUFACTURER AND MODEL OF THE SELECTED WINDOW PACKAGE BELOW:

*MFR:*_____ *MODEL:*_____



*MFR:*_____ *MODEL:*_____

*MFR:*_____ *MODEL:*_____

*MFR:*_____ *MODEL:*_____

*MFR:*_____ *MODEL:*_____

DOOR TYPES

FOR GLAZING PERFORMANCE REQUIREMENTS, SEE 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

COUNTERTOP SELECTIONS

__OWNER:__ ENTER SELECTION SPECIFICATIONS IN BLANK COLUMNS BELOW

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

APPLIANCE SELECTIONS

ID	DESCRIPTION	REQUIREMENTS	MFR	MODEL	NOTES
A.D	DRYER	STACKED UNIT, ELECTRIC. AVAILABLE SPACE IN ALCOVE: 2'-11" W x 2'-11" D			
A.DW	DISHWASHER				
A.G	GARBAGE DISPOSAL				
A.H	HOOD				
A.R	RANGE	ELECTRIC			
A.RF	REFRIGERATOR				
A.W	WASHER	STACKED UNIT, ELECTRIC. AVAILABLE SPACE IN ALCOVE: 2'-11" W x 2'-11" D			

PLUMBING FIXTURES

ID	DESCRIPTION	REQUIREMENTS	MFR	MODEL	NOTES
P.B	BATHTUB				
P.BF	BATHTUB - TUB AND SHOWER TRIM				
P.DB	DRYER OUTLET BOX	NEEDS TO FIT IN A 2x6 WALL			
P.KB	KITCHEN SINK				
P.KF	KITCHEN SINK FAUCET				
P.LB1	LAVATORY	DO NOT ROUTE PLUMBING IN EXTERIOR WALLS -- ROUTE THROUGH FLOOR INSTEAD.			
P.LB2	LAVATORY	DO NOT ROUTE PLUMBING IN EXTERIOR WALLS -- ROUTE THROUGH FLOOR INSTEAD.			
P.LF1	LAVATORY - FAUCET	DO NOT ROUTE PLUMBING IN EXTERIOR WALLS -- ROUTE THROUGH FLOOR INSTEAD.			
P.LF2	LAVATORY - FAUCET	DO NOT ROUTE PLUMBING IN EXTERIOR WALLS -- ROUTE THROUGH FLOOR INSTEAD.			
P.SH	SHOWER BASE	32" x 32"			
P.SHF	SHOWER - FAUCET (HEAD AND VALVE TRIM)				
P.WB	WASHER MACHINE OUTLET	NEEDS TO FIT IN A 2x6 WALL			
P.WC	WATER CLOSET	DO NOT ROUTE PLUMBING IN EXTERIOR WALLS -- ROUTE THROUGH FLOOR INSTEAD.			

BATHROOM ACCESSORIES

ID	DESCRIPTION	REQUIREMENTS	MFR	MODEL	NOTES
R.M1	MIRROR	INSTALLED OVER A 2'-6" WIDE VANITY. DO NOT RECESS MEDICINE CABINET INTO EXTERIOR WALL.			
R.M2	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.P2	TOILET PAPER HOLDER	DO NOT RECESS HOLDER INTO EXTERIOR WALL.			
R.R1	TOWEL RING				
R.R2	TOWEL RING				
R.T1	TOWEL BAR - 24"				
R.T2	TOWEL BAR - 24"				

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2-Story Modern

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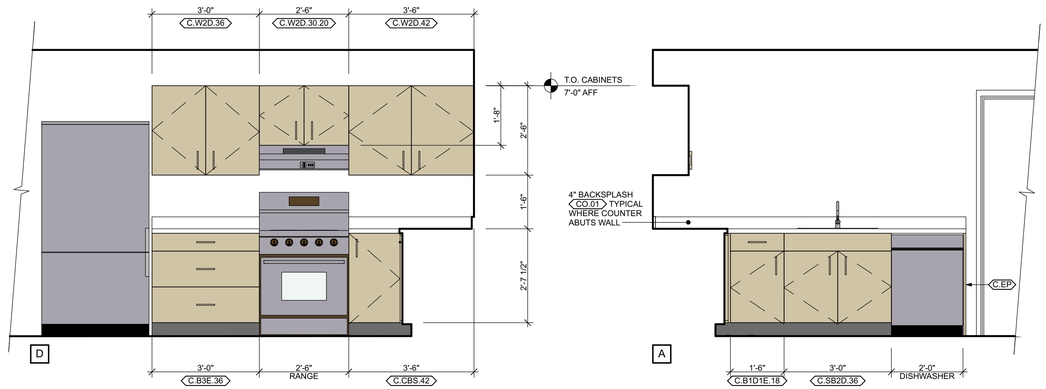
DOORS, WINDOWS, AND FIXTURE SCHEDULES

INTERIOR ELEVATION NOTES

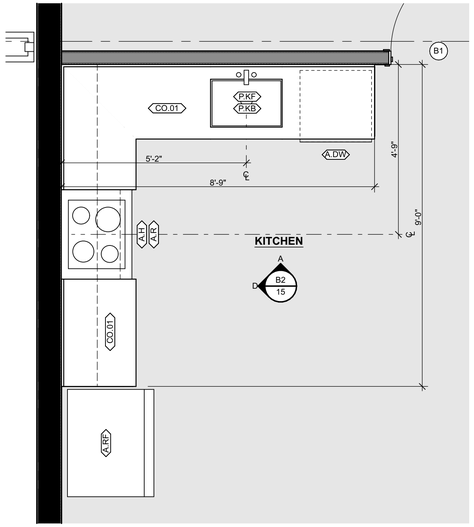
1. DIMENSIONS SHOWN ON ENLARGED PLANS AND INTERIOR ELEVATIONS ARE FROM FINISHED FACE OF WALL/PARTITION, U.N.O.
2. REFER TO SCHEDULES ON SHEET 14 FOR KEY TO CABINET, COUNTERTOP, APPLIANCE, PLUMBING FIXTURE, AND BATHROOM ACCESSORY IDENTIFIERS.
3. REFER TO FINISH LEGEND ON SHEET 8 FOR KEY TO FINISH IDENTIFIERS.
4. PROVIDE SOLID BLOCKING BEHIND ALL WALL MOUNTED FIXTURES.



B1 INTERIOR ELEVATIONS | KITCHEN

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

OWNER: ON THE INTERIOR ELEVATIONS ABOVE, INDICATE YOUR DESIRED FINISHES USING FINISH CODES FROM THE FINISH LEGEND ON SHEET 8.



B4 ENLARGED PLAN | KITCHEN

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

0 1' 2' 4'

GUNNISON HOMES

2-Story Modern

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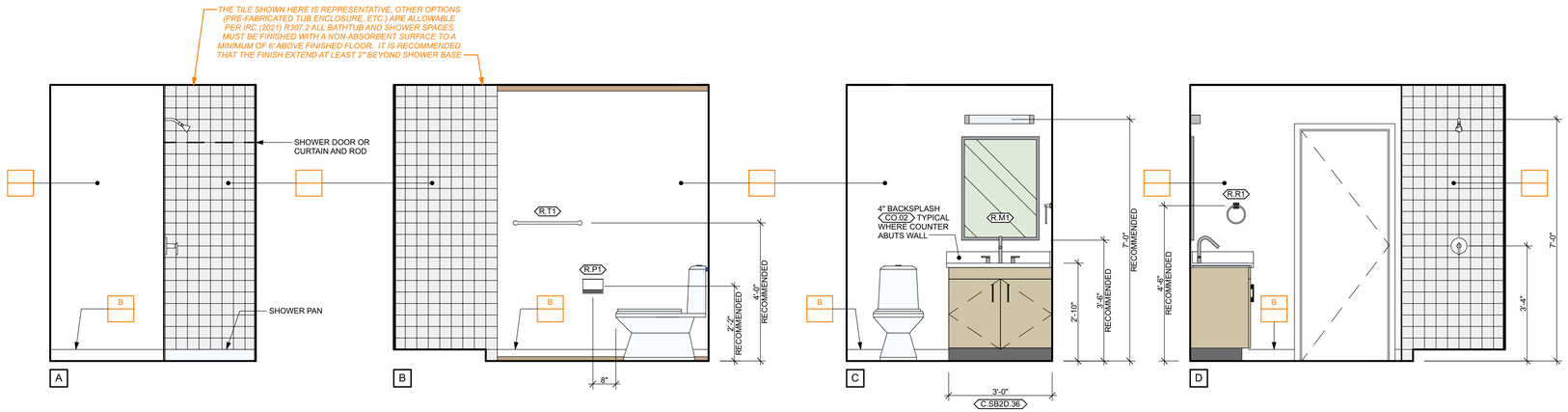
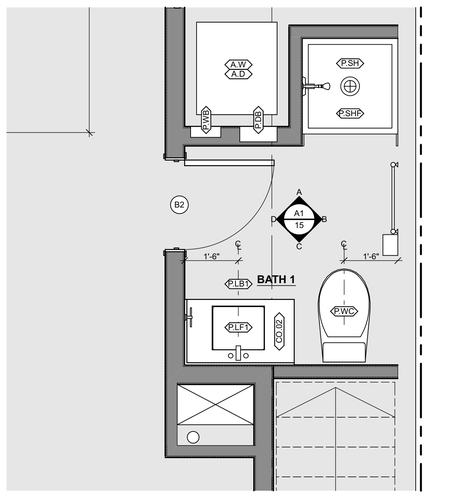


A1 INTERIOR ELEVATIONS | BATH 1

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

OWNER: ON THE INTERIOR ELEVATIONS ABOVE, INDICATE YOUR DESIRED FINISHES USING FINISH CODES FROM THE FINISH LEGEND ON SHEET 8.



A5 ENLARGED PLAN | BATH 1

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

0 1' 2' 4'

INTERIOR ELEVATIONS

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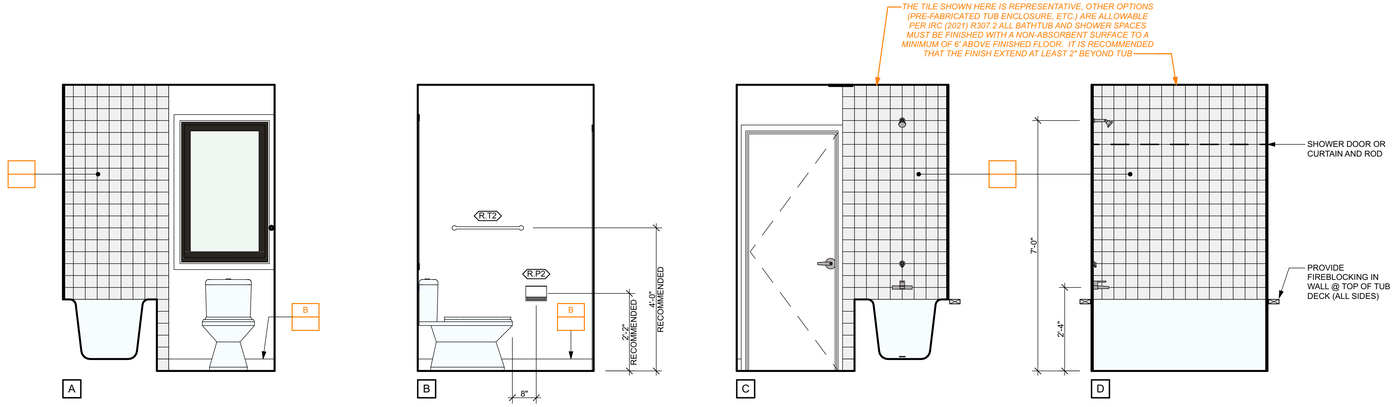
INTERIOR ELEVATION NOTES

1. DIMENSIONS SHOWN ON ENLARGED PLANS AND INTERIOR ELEVATIONS ARE FROM FINISHED FACE OF WALL/PARTITION, U.N.O.
2. REFER TO SCHEDULES ON SHEET 14 FOR KEY TO CABINET, COUNTERTOP, APPLIANCE, PLUMBING FIXTURE, AND BATHROOM ACCESSORY IDENTIFIERS.
3. REFER TO FINISH LEGEND ON SHEET 8 FOR KEY TO FINISH IDENTIFIERS.
4. PROVIDE SOLID BLOCKING BEHIND ALL WALL MOUNTED FIXTURES.

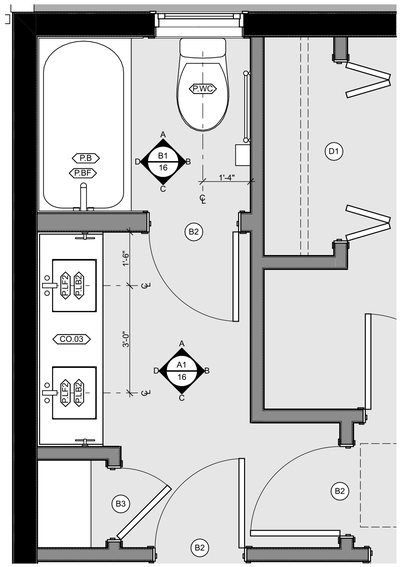
GUNNISON COUNTY



B1 INTERIOR ELEVATIONS | WATER CLOSET

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

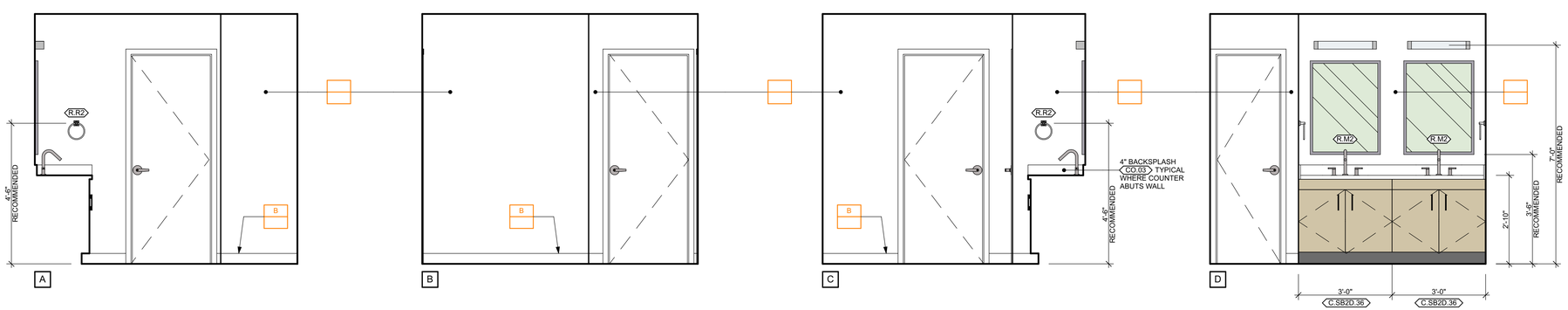
OWNER: ON THE INTERIOR ELEVATIONS ABOVE, INDICATE YOUR DESIRED FINISHES USING FINISH CODES FROM THE FINISH LEGEND ON SHEET 8.



B4 ENLARGED PLAN | BATH 2

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

0 1' 2' 4'



A1 INTERIOR ELEVATIONS | BATH 2

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

OWNER: ON THE INTERIOR ELEVATIONS ABOVE, INDICATE YOUR DESIRED FINISHES USING FINISH CODES FROM THE FINISH LEGEND ON SHEET 8.

GUNNISON HOMES

2-Story Modern

PROJECT 24.0630

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CONSTRUCTION DOCUMENTS
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INTERIOR ELEVATIONS

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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	Uniform Live Load
Residential Floors	40 psf

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: P_f = 32 psf Exposure: C_e = 1.0
Importance Factor: I_s = 1.0 Thermal Factor: C_t = 1.0

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_w = 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 Seismic Design Category: B
Importance Factor: I_e = 1.0

Basic Seismic Force Resisting System: Light frame walls w/ shear panels
Method of Analysis: Equivalent Lateral Force Method

Spectral Acceleration (1 sec): S_1 = 0.083g
Spectral Acceleration (short): S_s = 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 correlating 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 filling 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 welding 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 bug, vibrating screed or bull float only). Concrete containing superplasticizing admixture shall have field-verified 3" maximum slump prior to adding admixture and 8" 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 that 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 (f_y = 60 ksi). Reinforcing to be welded shall conform to ASTM A706, grade 60 (f_y = 60 ksi) low alloy deformed bars. Welded wire fabric per ASTM A185, wire per ASTM A82. Welding of reinforcing 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..... 1½"
columns (to ties)..... 1½"
beams (to stirrups)..... 1½"
suspended slabs..... ¾"
all others per latest edition of ACI 318.

BAR SPLICES

Bar Size:	Concrete f'c':			Masonry:	
	3ksi	4ksi	5ksi	1-Layer	2-Layers
3	1'-9"	1'-7"	1'-6"	1'-3"	1'-3"
4	2'-4"	2'-1"	1'-11"	1'-9"	1'-11"
5	3'-0"	2'-6"	2'-4"	2'-6"	2'-11"
6	3'-6"	3'-1"	2'-9"	3'-7"	5'-6"
7	5'-2"	4'-6"	4'-1"	4'-10"	7'-6"
8	5'-11"	5'-2"	4'-8"	7'-3"	11'-3"
9	6'-8"	5'-9"	5'-2"	9'-3"	14'-3"
10	7'-6"	6'-5"	5'-9"	11'-8"	18'-1"
11	8'-3"	7'-2"	6'-5"	14'-5"	22'-4"

Note: #14 and #18 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 (f_y = 46 ksi). Steel pipe shall be ASTM A53, Type E or S, grade B (f_y = 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 jambs 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 and/or 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 jambs, 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 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 ½ 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 I-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 Contractors 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 PRI-400, factory marked with APA trademark indicating nominal joist depth, joist class, span ratings, mill indentification, 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 PRI-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 bracing 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. Chase web panels that create a vierendeel 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

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.

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.

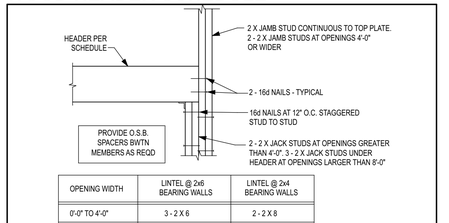
WOOD POST SCHEDULE

POST LOCATION WITHIN BEARING WALL	FIRST FLOOR POST (U.N.O. ON PLAN)	SECOND FLOOR POST (U.N.O. ON PLAN)	REMARKS
2x4 WALL	(5)-2x4	(4)-2x4	PROVIDE SQUASH BLOCKING WITHIN FLOOR FRAMING BELOW ALL WOOD POSTS
2x6 WALL	(4)-2x6	(3)-2x6	PROVIDE SQUASH BLOCKING WITHIN FLOOR FRAMING BELOW ALL WOOD POSTS

NOTES:

1. PROVIDE POSTS AT BEARING ENDS OF ALL WOOD BEAMS AND TRUSS GIRDERS SHOWN ON PLAN.
2. ALL POSTS MUST TRACK DOWN TO THE FOUNDATIONS. PROVIDE POSTS AT EACH LEVEL DIRECTLY BENEATH BEARING LOCATION OF ALL UPPER LEVEL BEAMS/GIRDERS, UNO.
3. POSTS NOTED ABOVE ARE SEPARATE FROM ALL POSTS REQUIRED AT ENDS OF SHEAR WALL PANELS, COORD W/ SHEAR WALL SCHEDULE. IF POST LOCATIONS CONFLICT WITH A SHEAR WALL POST LOCATION, USE LARGEST OF THE TWO POST SIZES SPECIFIED.
4. ALL MULTIPLE STUD POSTS SHALL BE NAILED TOGETHER WITH 10d NAILS @ 8" O.C. STAGGERED, TYPICAL THROUGH EACH STUD.

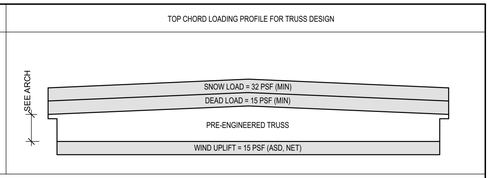
WOOD HEADER SCHEDULE



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

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	

NOTES:
1. DESIGNED TO THE FOLLOWING BOTTOM CHORD LOADS: BOTTOM CHORD DEAD LOAD = 10 PSF
2. DEAD LOADING NOTED DOES NOT INCLUDE SELF WEIGHT OF TRUSSES OR ADDITIONAL ROOF TRUSS OVER-FRAMING WHERE REQUIRED.
3. COORDINATE WITH GENERAL TRUSS REQUIREMENTS SPECIFIED WITHIN STRUCTURAL NOTES SHEET.
4. DESIGN ROOF TRUSSES FOR ALL RELEVANT SNOW LOADING CONDITIONS FOR BALANCED/UNBALANCED SNOW LOADING AS PART OF TRUSS DESIGN CHECKS IN ACCORDANCE WITH CODE REQUIREMENTS. SNOW LOADING NOTED IN SCHEDULE REPRESENTS THE MINIMUM FLAT ROOF DESIGN SNOW LOADING TO BE APPLIED. SNOW LOADING REQUIRES LOAD DURATION FACTOR, Cd = 1.0

NOT FOR CONSTRUCTION

GUNNISON COUNTY

GUNNISON HOMES

2-Story Modern

PROJECT 24.0630

Issue

CONSTRUCTION DOCUMENTS
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STRUCTURAL GENERAL NOTES AND SCHEDULES

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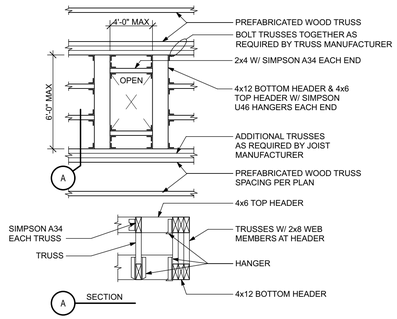

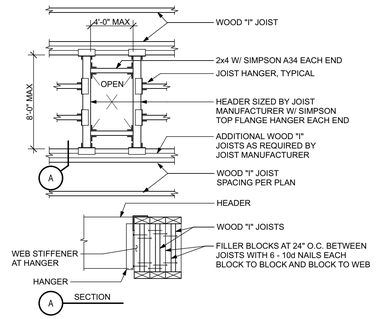

FRAMING PLAN NOTES

1. ALL EXTERIOR WALLS SERVE AS SHEAR WALLS; RE: D3/20. INSTALL SHEAR WALL HOLDOWNS AT ALL BUILDING CORNERS.
2. EXTERIOR WALL SHEATHING SHALL BE 1-HOUR FIRE RATED 15/32" EXTERIOR GRADE PLYWOOD.
3. ALL EXTERIOR DECK FRAMING SHALL BE 1-HR FIRE RATED PRESSURE-TREATED OR 1-HR FIRE RATED EXTERIOR-GRADE LUMBER.
4. FLOOR SHEATHING SHALL BE 3/4" T&G PLYWOOD.
5. ROOF AND CANOPY SHEATHING SHALL BE 15/32" EXTERIOR GRADE PLYWOOD
6. SEE SHEET 7 FOR CANOPY SLOPE AND PITCH OF ROOF TRUSSES

GUNNISON COUNTY

D3 OPENING IN TRUSS FRAMING

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

D4 OPENING IN I-JOIST FRAMING

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

A1 FRAMING PLAN: ROOF

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

A2 FRAMING PLAN: SECOND LEVEL

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

A4 FRAMING PLAN: FIRST LEVEL

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

GUNNISON HOMES

2-Story Modern

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CONSTRUCTION DOCUMENTS
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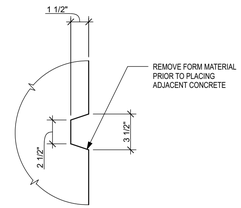
NOT FOR CONSTRUCTION

FRAMING PLANS

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.

GUNNISON COUNTY

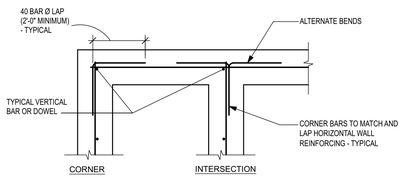


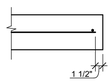
NOT FOR CONSTRUCTION

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

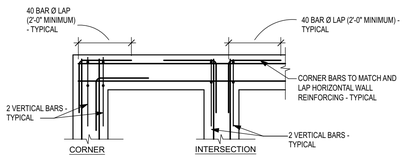
C5 TYP KEY IN CONCRETE

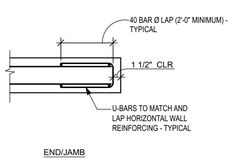
SCALE: 3/4" = 1'-0"





SINGLE LAYERS

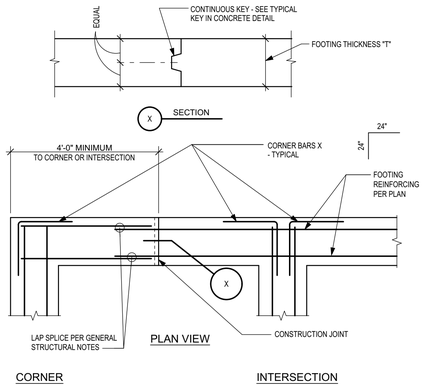




MULTIPLE LAYERS

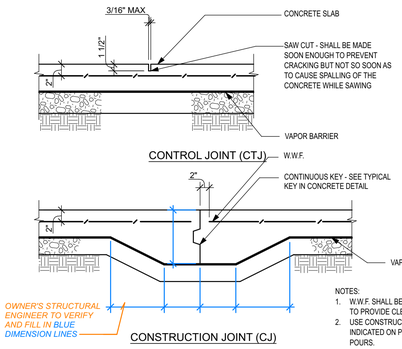
B1 TYP CONCRETE WALL REINFORCING

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



B2 CONC FOOTING CONST JOINTS

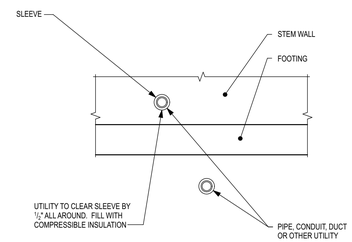
SCALE: 3/4" = 1'-0"



NOTES:
1. W.W.F. SHALL BE SUPPORTED AS REQUIRED TO PROVIDE CLEARANCE AS SHOWN.
2. USE CONSTRUCTION JOINT DETAIL WHERE INDICATED ON PLAN OR BETWEEN SLAB POURS.

B3 TYP CONCRETE SLAB JOINTS

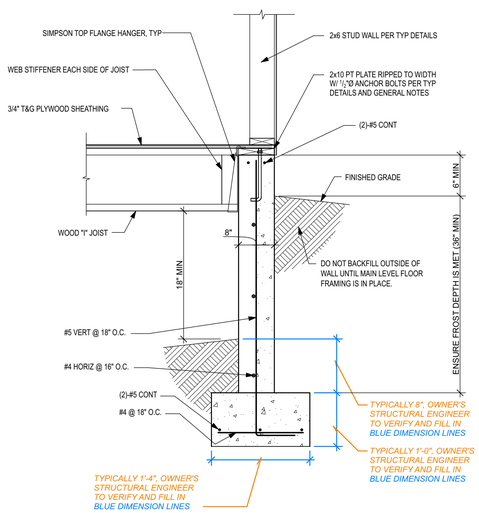
SCALE: 3/4" = 1'-0"



NOTES:
1. NO UTILITIES SHALL PASS THROUGH FOOTING OR THROUGH OR UNDER COLUMN FOOTINGS.
2. PROVIDE 4" MINIMUM SPACING BETWEEN MULTIPLE PIPES.

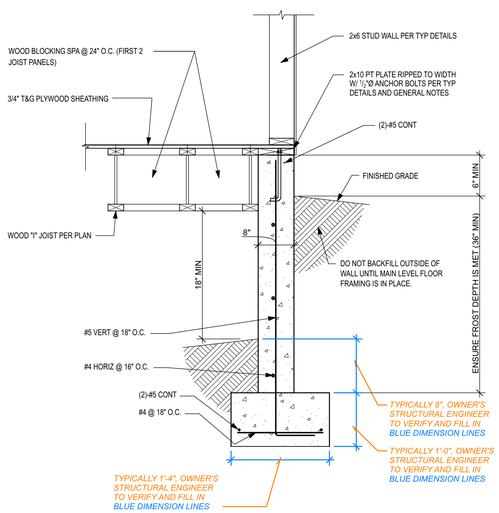
B5 UTILITIES THROUGH/UNDER FDTN

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



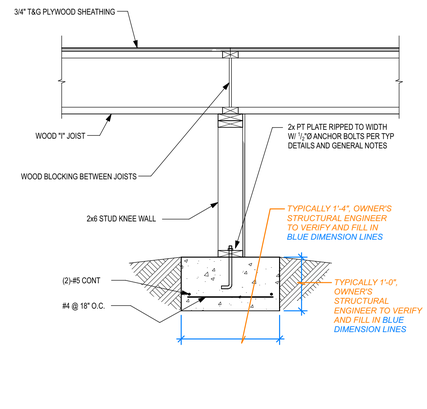
A1 PERIM FDTN PERP TO JOISTS

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



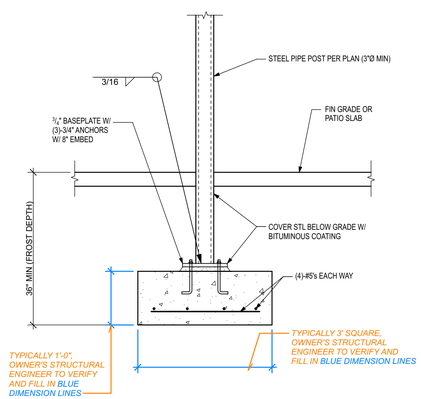
A2 PERIM FDTN PARALLEL TO JOISTS

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



A4 INTERIOR KNEE WALL

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



A5 FOOTING @ EXT STEEL POST

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

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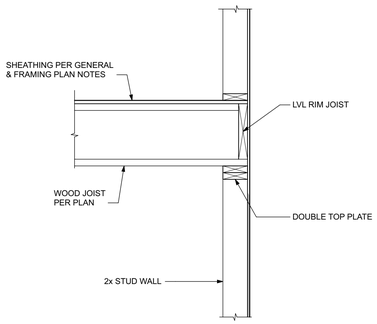
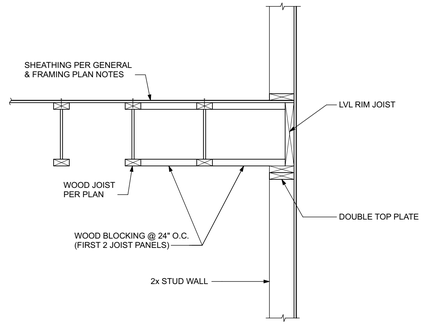
FOUNDATION DETAILS



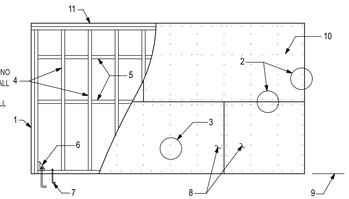
D1 UPPER FLOOR PARALLEL TO JOISTS
SCALE: 3/4" = 1'-0"



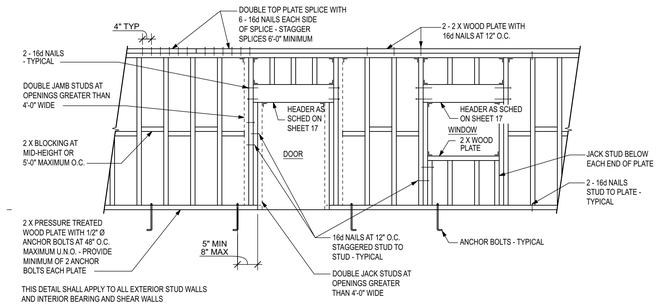
D2 UPPER FLOOR PERP TO JOISTS
SCALE: 3/4" = 1'-0"

NOTES:

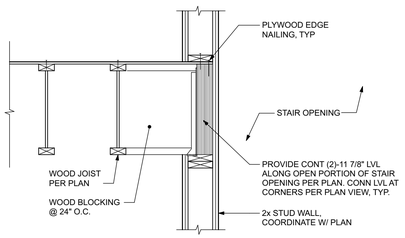
1. DOUBLE STUDS AT EACH END OF PANEL - TYPICAL UNO
2. EDGE NAILING - SEE GENERAL NOTES SHEET #LayID(ref)
3. EDGE NAILING - SEE GENERAL NOTES SHEET #LayID(ref)
4. WOOD STUDS @ 16" OC MAXIMUM
5. 2 X BLOCKING AT UNSUPPRTED SHEATHING PANEL JOINTS, UNO
6. HOLDOWN - SIMPSON HDU5 MIM HOLDOWN AT ALL SHEAR WALL ENDS
7. ANCHOR BOLTS - FOR SIZE AND SPACING, TYPICAL STUD WALL DETAIL
8. SHEATHING MATERIAL. SHEATHING MAY BE INSTALLED HORIZONTALLY OR VERTICALLY.
9. FLOOR LINE
10. EDGE NAILING TO BLOCKING AT ROOF LINE
11. 2X BLOCKING AT ROOF LINE



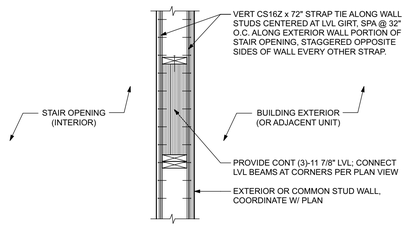
D3 2-STORY SHEAR WALL ELEVATION
SCALE: 3/4" = 1'-0"



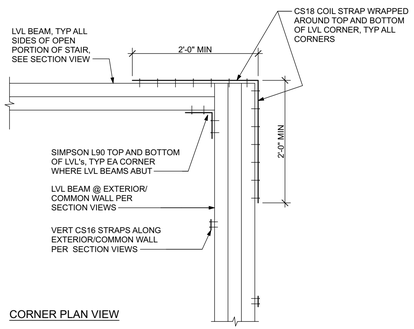
D4 WOOD STUD WALL FRAMING
SCALE: 3/4" = 1'-0"



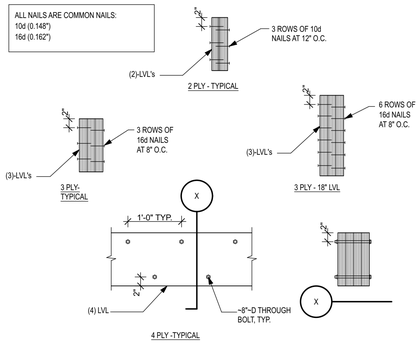
SIDE WALL SECTION VIEW



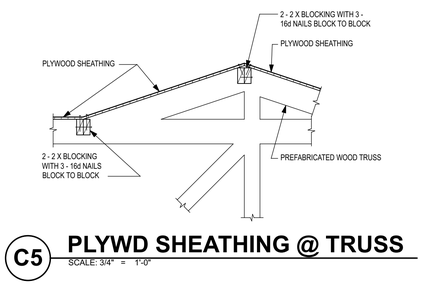
EXTERIOR/COMMON WALL SECTION VIEW



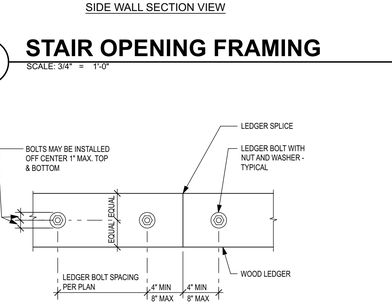
CORNER PLAN VIEW



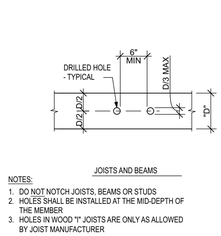
C4 LVL BEAM ASSEMBLY
SCALE: 3/4" = 1'-0"



C5 PLYWD SHEATHING @ TRUSS
SCALE: 3/4" = 1'-0"



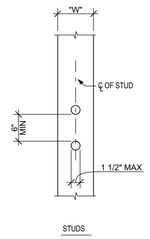
B1 WOOD LEDGER SPLICE
SCALE: 3/4" = 1'-0"

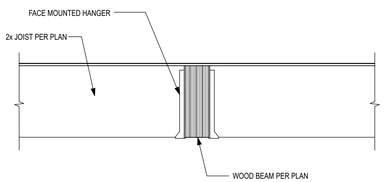


NOTES:

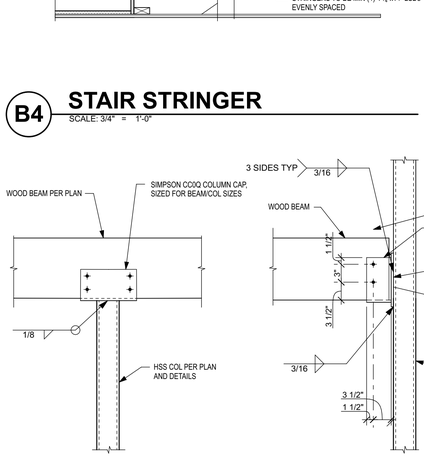
1. DO NOT NOTCH JOISTS, BEAMS OR STUDS
2. HOLES SHALL BE INSTALLED AT THE MID-DEPTH OF THE MEMBER
3. HOLES IN WOOD "I" JOISTS ARE ONLY AS ALLOWED BY JOIST MANUFACTURER

B2 DRILLED HOLES IN WD MEMBERS
SCALE: 3/4" = 1'-0"

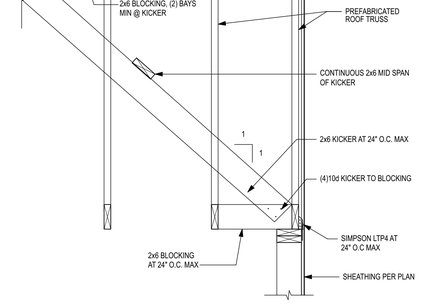




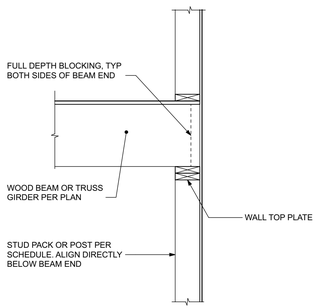
B3 FLUSH FRAMED BEAM
SCALE: 3/4" = 1'-0"



B4 STAIR STRINGER
SCALE: 3/4" = 1'-0"



B5 ROOF @ END WALL
SCALE: 3/4" = 1'-0"



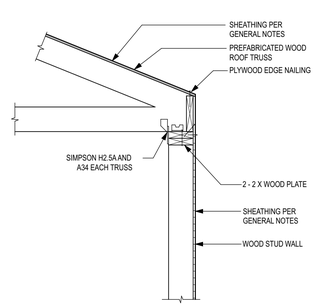
BEAM AT WOOD BEARING WALL

A3 WOOD POST @ BEARING WALL
SCALE: 3/4" = 1'-0"

BEAM BEARING AT STEEL COLUMN

END BEARING AT STEEL COLUMN

A4 BEAM BEARING @ STL COLUMN
SCALE: 3/4" = 1'-0"



A5 TRUSS BEARING @ EXT WALL
SCALE: 3/4" = 1'-0"

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NOT FOR CONSTRUCTION

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FRAMING DETAILS

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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 ≤ 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 ≥ 105˚F OR ≤ 55˚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.)*

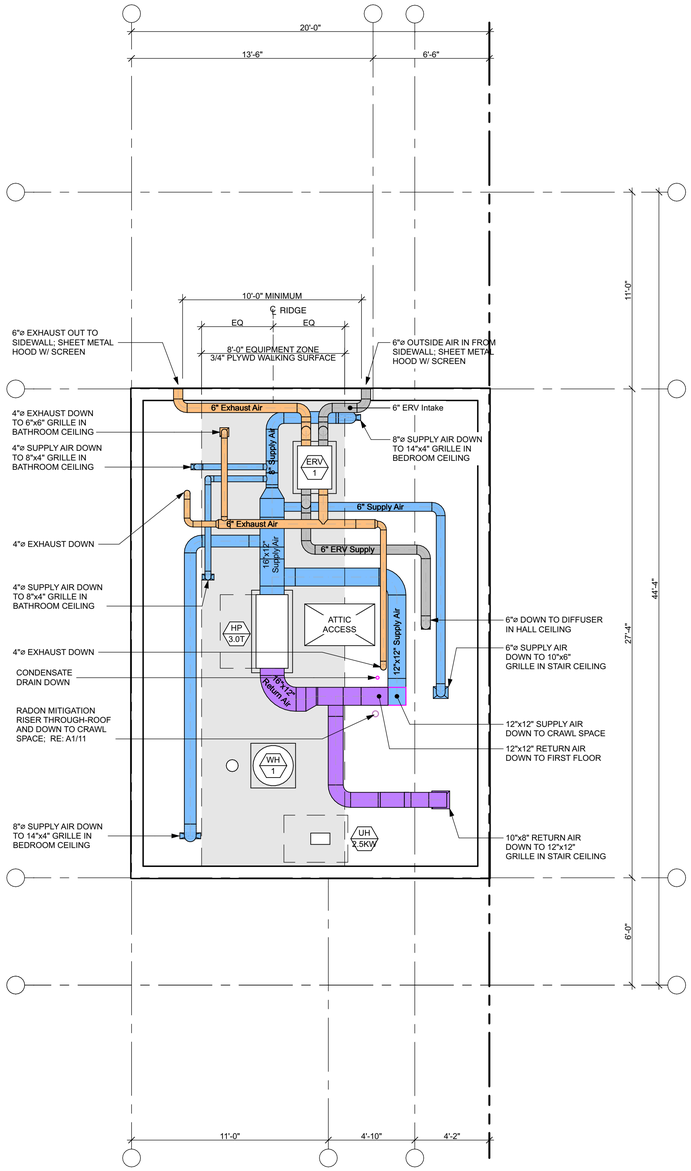
MECHANICAL PLAN LEGEND

SUPPLY DIFFUSER

RETURN DIFFUSER

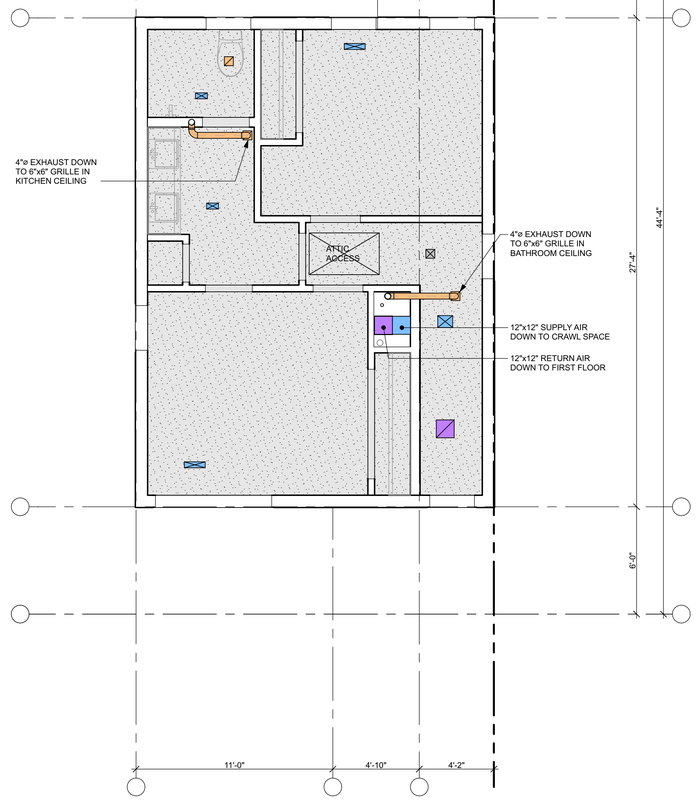
ACCESS PANEL

GUNNISON COUNTY



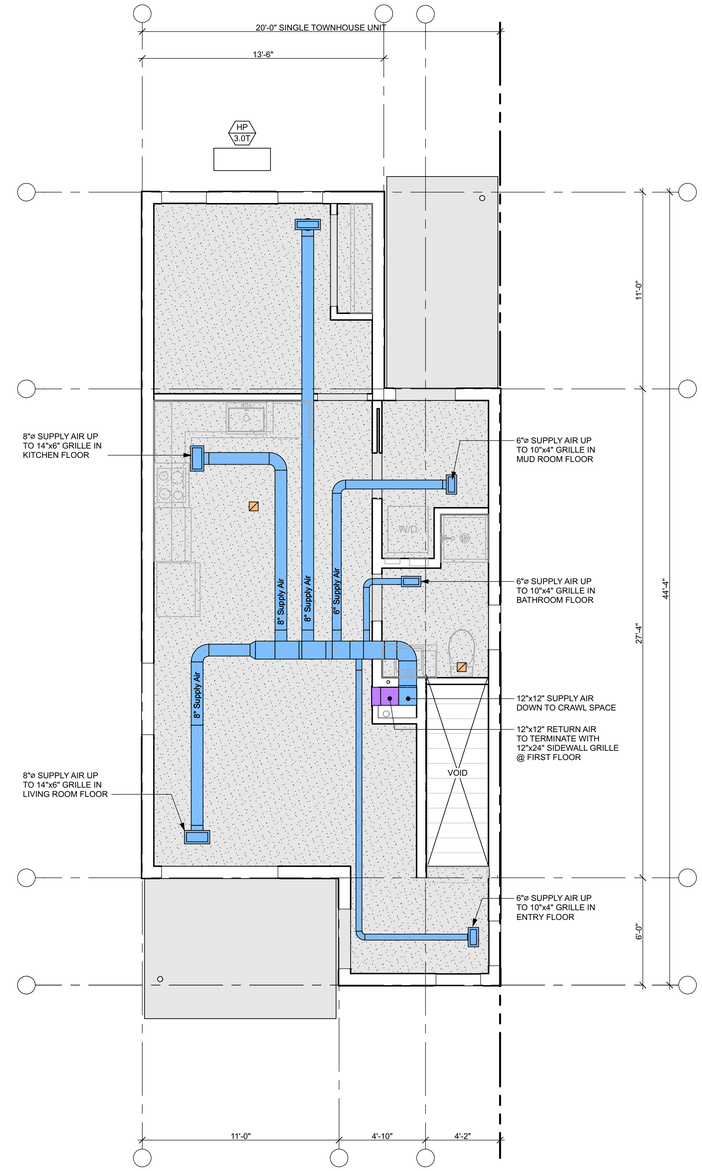
A1 **MECHANICAL PLAN: ATTIC**

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



A2 **MECHANICAL PLAN: SECOND LEVEL**

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



A4 **MECHANICAL PLAN: FIRST LEVEL**

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

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MECHANICAL PLANS

PLUMBING EQUIPMENT SCHEDULE

ITEM	DESCRIPTION
WH-1	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 & PRESSURE RELIEF VALVE. DIMENSIONS = 27" DIA X 62" TALL OPERATING WEIGHT=850LB 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.
DET-1	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. ALTERNATE MANUFACTURERS ARE ACCEPTABLE PROVIDED THAT HAVE A MINIMUM ACCEPTANCE VOLUME OF 0.9 GALLONS AND MUST COMPLY WITH ALL MANUFACTURER'S INSTALLATION INSTRUCTIONS.

MECHANICAL EQUIPMENT SCHEDULE

ITEM	DESCRIPTION
HP 3.0T	LG #LVN361HV4 INDOOR MULTI-POSITION AIR HANDLER WITH #LUU360HHV OUTDOOR HEAT PUMP SPLIT SYSTEM PROVIDING 23,300 BTU COOLING CAPACITY AT 73/60 DB/WB EVAPORATOR EAT & 83 DB CONDENSER EAT AT 16.25 SEER2 EFFICIENCY (EQUAL TO 17.1 SEER PER RESNET CONVERSION FACTORS) AND 5,910 BTU HEATING CAPACITY (NOT INCLUDING ELECTRIC HEAT OUTPUT) AT 68 DB EVAPORATOR EAT & -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 990 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: 18"W X 21-13/32"D X 49-3/8"TALL AND 150LB 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. ALTERNATE MANUFACTURERS ARE ACCEPTABLE PROVIDED THAT THEY PROVIDE A MINIMUM OF 21 MBH OF SENS. COOLING CAPACITY (AT 8000' ABOVE SEA LEVEL) AND 23 MBH OF HEATING CAPACITY (AT -19 F AMBIENT TEMPERATURE AND 8000' ABOVE SEA LEVEL) FOR HOME 2. 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.

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	1 2

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	1 2 3 4 5

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.

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MECHANICAL SCHEDULES

FEEDER SCHEDULE - ALUMIMUM

AMPACITY (#) -not all sizes used	FEEDER # Sets	FEEDER 3Ø & N	FEEDER G	CONDUIT (W) 4W	CONDUIT (W) 3W
20 (60°)	1	#10	#10	3/4"	3/4"
20 (75°)	1	#12	#10	3/4"	3/4"
30 (60°)	1	#8	#8	3/4"	3/4"
30 (75°)	1	#10	#8	3/4"	3/4"
40 (60°)	1	#6	#8	1"	1"
40 (75°)	1	#8	#8	1"	1"
50 (60°)	1	#4	#8	1-1/4"	1-1/4"
50 (75°)	1	#6	#8	1"	1"
60 (60°)	1	#3	#8	1-1/4"	1-1/4"
60 (75°)	1	#4	#8	1-1/4"	1-1/4"
70 (60°)	1	#2	#6	1-1/4"	1-1/4"
70 (75°)	1	#3	#6	1-1/4"	1-1/4"
80 (60°)	1	#1	#6	1-1/2"	1-1/2"
80 (75°)	1	#2	#6	1-1/4"	1-1/4"
90 (60°)	1	1/0	#6	2"	2"
90 (75°)	1	#2	#6	1-1/4"	1-1/4"
100 (60°)	1	1/0	#6	2"	2"
100 (75°)	1	#1	#6	1-1/2"	1-1/2"
110	1	1/0	#4	2"	2"
125	1	2/0	#4	2"	2"
150	1	3/0	#4	2"	2"
175	1	4/0	#4	2"	2"
200	1	250	#4	2-1/2"	2-1/2"
225	1	300	#2	3"	3"
250	1	350	#2	3"	3"
300	1	500	#2	3-1/2"	3-1/2"
350	2	4/0	#1	2-1/2"	2-1/2"
400	2	250	#1	3"	3"
500	2	350	1/0	3"	3"
600	2	500	2/0	3-1/2"	3-1/2"
750	3	350	3/0	3"	3"
800	3	400	3/0	3"	3"
1000	4	350	4/0	3"	3"
1200	4	500	250	3-1/2"	3-1/2"
1600	8	250	350	3"	3"
2000	7	500	400	3-1/2"	3-1/2"
2500	8	500	600	3-1/2"	3-1/2"
3000	10	500	600	3"	3"
3500	11	600	500 Cu	3-1/2"	3-1/2"
4000	11	750	500 Cu	3-1/2"	3-1/2"

This table indicates minimum conductor size for feeders of the ampacity indicated where #/W indicates the #-Ampacity and W-number of wires, #S/W indicates no ground. All conductors shall be Alumimum unless otherwise noted.

Conductor Ampacities shall be based on Table 310.16 60° column up to 100A and 75° column above 100A unless otherwise permited by NEC. Ampacity rating shall be selected in accordance with NEC 110.14 (C).

The master electrician shall be responsible for ensuring that no feeders or branch circuits are installed in a manner or sized in such a way as to violate the NEC.

Service Ground Table		Equipment Ground Table	
150G	#4	20EG	#10
200G	#2	60EG	#8
300G	1/0	100EG	#8
500G	3/0	200-1200A per Above	
1000G	4/0	1600EG	350
>1000G	250	2000EG	400

Service Ground Conductor sized Per NEC Table 250.66 Equipment Ground Conductors sized per NEC Table 250.122 All conductors shall be Aluminum unless otherwise noted.

The service ground chart indicates the minimum Service Ground Conductor based on #G where # is the ampacity from the chart above, and the equipment ground chart indicates the minimum equipment grounding conductor size #EG where # is the rating/setting of the overcurrent device protecting the conductors and equipment.

Where discrepancies occur between the Feeder Schedule and the Grounding Tables, the larger conductor shall be used unless otherwise permitted by the NEC.

The installation shall meet all NEC 250 grounding and bonding requirements including 250.4 Path for Fault Current. Provide complete raceway systems metallically joined, connected, and fittings as required for electrical continuity per NEC 300.10.

FEEDER SCHEDULE - COPPER

AMPACITY (#) -not all sizes used	FEEDER # Sets	FEEDER 3Ø & N	FEEDER G	CONDUIT (W) 4W	CONDUIT (W) 3W
20 (60°)	1	#12	#12	3/4"	3/4"
20 (75°)	1	#12	#12	3/4"	3/4"
30 (60°)	1	#10	#10	3/4"	3/4"
30 (75°)	1	#10	#10	3/4"	3/4"
40 (60°)	1	#8	#10	1"	3/4"
40 (75°)	1	#8	#10	1"	3/4"
50 (60°)	1	#6	#10	1"	3/4"
50 (75°)	1	#8	#10	1"	3/4"
60 (60°)	1	#4	#10	1-1/4"	1-1/4"
60 (75°)	1	#6	#10	1"	1"
70 (60°)	1	#4	#8	1-1/4"	1-1/4"
70 (75°)	1	#4	#8	1-1/4"	1-1/4"
80 (60°)	1	#3	#8	1-1/4"	1-1/4"
80 (75°)	1	#4	#8	1-1/4"	1-1/4"
90 (60°)	1	#2	#8	1-1/4"	1-1/4"
90 (75°)	1	#3	#8	1-1/4"	1-1/4"
100 (60°)	1	#1	#8	1-1/2"	1-1/2"
100 (75°)	1	#3	#8	1-1/4"	1-1/4"
110	1	#2	#6	1/1/4"	1-1/4"
125	1	#1	#6	1/1/2"	1-1/2"
150	1	1/0	#6	2"	1-1/2"
175	1	2/0	#6	2"	2"
200	1	3/0	#6	2"	2"
225	1	4/0	#4	2-1/2"	2"
250	1	250	#4	3"	2-1/2"
300	1	350	#4	3"	3"
380	1	500	#3	3-1/2"	3"
400	2	3/0	#6	2"	2"
500	2	250	#2	3"	2-1/2"
600	2	350	#1	3"	2-1/2"
760	2	500	1/0	3-1/2"	3"
800	3	300	1/0	3"	3"
1000	3	400	2/0	3"	3"
1200	4	350	3/0	3"	3"
1600	5	400	4/0	3"	3"
2000	6	400	250	3"	3"
2500	7	500	350	3-1/2"	3-1/2"
3000	8	500	400	3"	3"
3500	10	500	500	4"	4"
4000	11	500	500	4"	4"

This table indicates minimum conductor size for feeders of the ampacity indicated where #/W indicates the #-Ampacity and W-number of wires, #S/W indicates no ground. All conductors shall be Copper unless otherwise noted.

Conductor Ampacities shall be based on Table 310.16 60° column up to 100A and 75° column above 100A unless otherwise permited by NEC. Ampacity rating shall be selected in accordance with NEC 110.14 (C).

The master electrician shall be responsible for ensuring that no feeders or branch circuits are installed in a manner or sized in such a way as to violate the NEC.

Service Ground Table		Equipment Ground Table	
150G	#6	20EG	#12
200G	#4	60EG	#10
300G	#2	100EG	#8
500G	1/0	200-1200A per Above	
1000G	2/0	1600EG	4/0
>1000G	3/0	2000EG	250

Service Ground Conductor sized Per NEC Table 250.66 Equipment Ground Conductors sized per NEC Table 250.122 All conductors shall be Copper unless otherwise noted.

The service ground chart indicates the minimum Service Ground Conductor based on #G where # is the ampacity from the chart above, and the equipment ground chart indicates the minimum equipment grounding conductor size #EG where # is the rating/setting of the overcurrent device protecting the conductors and equipment.

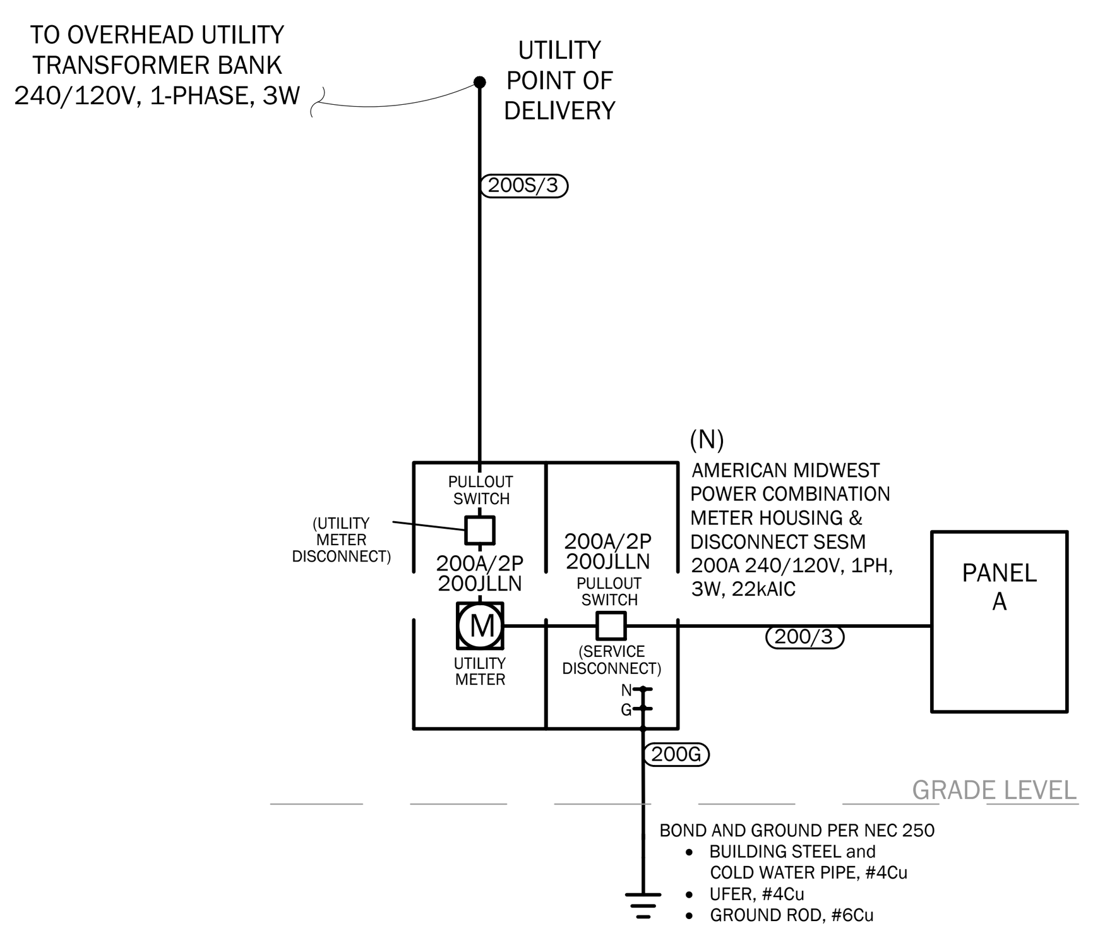
Where discrepancies occur between the Feeder Schedule and the Grounding Tables, the larger conductor shall be used unless otherwise permitted by the NEC.

The installation shall meet all NEC 250 grounding and bonding requirements including 250.4 Path for Fault Current. Provide complete raceway systems metallically joined, connected, and fittings as required for electrical continuity per NEC 300.10.

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.
4. THE CONTRACTOR SHALL PREPARE AND SUBMIT TO GOVERNMENTAL AGENCIES AND UTILITY COMPANIES SHOP DRAWINGS REQUIRED BY THESE AGENCIES FOR APPROVAL. THE CONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS, GOVERNMENTAL FEES, TAXES AND LICENSES NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE ELECTRICAL WORK. THIS CONTRACTOR SHALL SECURE AND PAY ALL FEES AND PERMITS PERTAINING TO THIS CONTRACT, SHALL BE RESPONSIBLE FOR WORKER'S IDENTIFICATION AND BADGING, SAFETY, AND LIABILITY INSURANCE. PROVIDE BARRICADES, WARNING SIGNS, AND TRASH REMOVAL FOR THE SAFETY OF THE WORKERS UNDER THIS CONTRACTOR'S EMPLOY.
5. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER/OWNER OF ANY MATERIALS OR APPARATUS BELIEVED TO BE INADEQUATE, UNSUITABLE, IN VIOLATION OF LAWS, ORDINANCES, RULES OR REGULATIONS OF AUTHORITIES HAVING JURISDICTION.
6. THE CONTRACTOR SHALL PREPARE THE DOCUMENTS, INCLUDING DRAWINGS, REQUIRED TO OBTAIN APPROVAL OF THE EQUIPMENT AND LOCATIONS OF THE DEVICES THAT COMPRISE THE BUILDING FIRE ALARM LIFE SAFETY SYSTEM. THE DRAWINGS AND CUT SHEETS SHALL BE PROVIDED TO A PROFESSIONAL ENGINEER FOR REVIEW AND APPROVAL. THE APPROVED DRAWINGS WILL BE STAMPED, SIGNED AND RETURNED TO EC TO SUBMIT TO THE BUILDING DEPARTMENT.
7. THE CONTRACTOR SHALL CAREFULLY EXAMINE THE CONTRACT DOCUMENTS, VISIT THE SITE, AND THOROUGHLY BECOME FAMILIAR WITH THE BUILDING STANDARDS, LOCAL JURISDICTIONAL CODES AND REQUIREMENTS, AND LOCAL CONDITIONS RELATING TO THE WORK. FAILURE TO DO SO WILL NOT RELIEVE THE CONTRACTOR OF THE OBLIGATIONS OF THE CONTRACT. SUBMISSION OF PROPOSAL IN CONNECTION WITH THIS WORK SHALL IMPLY THAT THE BIDDER HAS EXAMINED THE JOB SITE. NO EXTRA CHARGE WILL BE ALLOWED FOR CHANGES AS A RESULT FROM FAILURE TO EXAMINE THE JOB SITE.
8. THE CONTRACTOR SHALL PROVIDE TEMPORARY POWER AND WIRING FOR THE PERFORMANCE OF ALL TRADES, FOR THE ENTIRE PERIOD OF CONSTRUCTION AND SHALL REMOVE ALL TEMPORARY WIRING AT THE COMPLETION OF CONSTRUCTION.
9. THE EXISTING POWER, SIGNAL AND COMMUNICATION SYSTEMS ARE TO REMAIN IN SERVICE TO PROVIDE FOR THE OWNER'S FUNCTION. SHOULD IT BECOME NECESSARY TO SHUT-DOWN ANY SYSTEM OR PORTION OF A SYSTEM, APPROVAL IN WRITING MUST BE OBTAINED FROM THE OWNER AND SHALL ONLY APPLY FOR THE PERIOD AND TIME AGREED UPON. THE BID IS TO INCLUDE THE COST OF ANY TEMPORARY WIRING AND PREMIUM TIME REQUIRED FOR THE SHUTDOWN.
10. ALL MATERIALS AND EQUIPMENT SHALL BE ERECTED, INSTALLED, CONNECTED, CLEANED, ADJUSTED, TESTED, CONDITIONED, AND PLACED IN SERVICE IN ACCORDANCE WITH THE MANUFACTURER'S DIRECTIONS AND RECOMMENDATIONS.
11. ALL CUTTING, DRILLING AND PATCHING OF MASONRY, STEEL OR IRON WORK BELONGING TO THE BUILDING MUST BE DONE BY THIS CONTRACTOR IN ORDER THAT HIS WORK MAY BE PROPERLY INSTALLED, BUT UNDER NO CONDITIONS MAY STRUCTURAL WORK BE CUT, EXCEPT AT THE DIRECTION OF THE ARCHITECT DESIGNER OR THEIR REPRESENTATIVE.
12. REFER TO ARCHITECTURAL DRAWINGS FOR EXACT LOCATIONS AND MOUNTING HEIGHTS OF ELECTRICAL FIXTURES AND ELECTRICAL DEVICES. DEVICE LOCATIONS SHALL CONFORM TO ADA/ICC/ANSI STANDARDS.
13. ALL WORK REQUIRED FOR THE INSTALLATION AS SHOWN ON DRAWINGS INCLUDING LABOR, EQUIPMENT AND MATERIALS SHALL BE IN STRICT COMPLIANCE WITH THE BUILDING STANDARDS.
14. PROVIDE COMPLETE METAL RACEWAY SYSTEMS AND ENCLOSURES FOR ALL WIRING THROUGHOUT THE EXTENT OF THE REQUIRED SYSTEM UNLESS OTHERWISE PERMITTED BY THE NEC:
    - 14.a. TYPE III, IV OR V CONSTRUCTION - WHERE PERMITTED PER NEC ARTICLE 334 NONMETALLIC SHEATHED CABLE AND NONMETALLIC BOXES MAY BE USED.
    - 14.b. TYPE MC AND AC CABLE MAY BE USED WHERE PERMITTED BY THE NEC (ARTICLE 330)
15. ALL TELE/ DATA BOXES SHALL BE PROVIDED WITH A 1/2" CONDUIT AND BUSHING WITH PULL STRING RUN 6" ABOVE FINISHED CEILING OR CEILING GRID. ELECTRICAL METALLIC TUBING (EMT) SHALL BE USED FOR ALL WALL OUTLETS & TELEPHONE WIRING RUNNING BELOW RAISED FLOOR OR ABOVE HARD CEILINGS.
16. ALL RECEPTACLES NOTED AS ISOLATED GROUND (IG) OR DEDICATED OR CIRCUITED AS DEDICATED SHALL BE PROVIDED WITH A DEDICATED GROUND AND NEUTRAL.
17. MINIMUM CONDUIT SIZE SHALL BE 3/4" UNLESS OTHERWISE INDICATED. CONDUITS LARGER THAN 2" DIAMETER OR CONDUITS OF ANY SIZE ROUTED OUTDOORS SHALL BE INTERMEDIATE METAL CONDUIT (IMC).
18. FLEXIBLE CONDUIT CONNECTIONS TO RECESSED LIGHTING FIXTURES SHALL BE MADE WITH FLEXIBLE STEEL CONDUIT, 3/8 INCH MINIMUM.
19. FINAL CONNECTIONS TO MOTORS SHALL BE MADE WITH LIQUID TIGHT FLEXIBLE STEEL CONDUIT, 1/2 INCH MINIMUM.
20. WIRE NO. 8 AND SMALLER INSTALLED IN DRY LOCATIONS SHALL BE TYPE THWN OR THHN THERMOPLASTIC 600V INSULATED COPPER CONDUCTORS. NO WIRE SMALLER THAN NO.12 SHALL BE USED FOR LIGHTING OR POWER WIRING. WIRE NO. 8 AND LARGER SHALL BE STRANDED. ALL CONDUCTORS INSTALLED IN EXTERIOR OR WET LOCATIONS SHALL BE TYPE THWN 600V INSULATED COPPER CONDUCTORS.
21. ALL NEW CIRCUIT BREAKERS FOR NEW OR EXISTING PANELBOARDS SHALL MATCH EXISTING OR NEW BUILDING STANDARD PANELBOARD MANUFACTURER AND BREAKER TYPE. THE CONTRACTOR SHALL PROVIDE NEW ACCURATE AND DETAILED TYPE WRITTEN PANEL DIRECTORIES PER NEC 408.4 FOR ALL NEW OR MODIFIED PANELS. NUMBERED CIRCUITS ARE FOR CONVENIENCE OF DESIGN ONLY. EC TO FIELD VERIFY ACTUAL CIRCUIT NUMBERS USED AND CORRECTLY INDICATE ON "AS-BUILT" DRAWINGS. THE EC SHALL REMOVE ALL ABANDONED CIRCUITS.
22. PROVIDE MINIMUM #10 FOR BRANCH CIRCUITS OVER 75' AT 120V AND OVER 150' AT 277V. EC TO FIELD VERIFY BRANCH CIRCUIT LENGTHS AND INCREASE CONDUCTOR SIZES AS REQUIRED TO COMPENSATE FOR VOLTAGE DROP.
23. EACH SWITCH, LIGHT, RECEPTACLE AND ALL OTHER DEVICES SHALL BE PROVIDED AND INSTALLED WITH A GALVANIZED OR SHERARDIZED PRESSED STEEL JUNCTION BOX OF NOT LESS THAN NO. 14 US GAUGE STEEL. CONDUITS SHALL BE FASTENED WITH LOCKNUTS AND BUSHINGS AND ALL UNUSED KNOCKOUTS MUST BE LEFT SEALED. THERE MUST BE SUFFICIENT ROOM FOR WIRES AND BUSHINGS AND DEEP BOXES SHALL BE INSTALLED WHERE REQUIRED. BOXES SHALL BE SECURELY AND ADEQUATELY SUPPORTED. PROVIDE CIRCUIT NUMBERS PRINTED ON FACEPLATE OF EACH DEVICE.
    - 23.a. EXCEPTION: TYPE III, IV OR V CONSTRUCTION - WHERE PERMITTED PER NEC ARTICLE 334 NONMETALLIC BOXES MAY BE USED.
24. ELECTRICAL CONTRACTOR SHALL PROVIDE ALL SPECIAL OUTLET BOXES THAT MAY BE REQUIRED TO ENCLOSE RECEPTACLES.
25. IN SUSPENDED CEILINGS SUPPORT CONDUIT AND JUNCTION BOXES DIRECT FROM THE STRUCTURAL SLAB, DECK, OR FRAMING PROVIDED FOR THAT PURPOSE. LIGHTING BRANCH CIRCUIT CONDUITS SHALL NOT BE CLIPPED TO THE CEILING SUPPORT WIRES OR SPLINE UNLESS THE CEILING SYSTEM HAS BEEN SPECIFICALLY DESIGNED FOR THAT PURPOSE.
26. PROVIDE LOCAL DISCONNECT SWITCHES FOR ALL MOTORS (PLENUM APPROVED WHERE REQUIRED).
27. THE EC SHALL INCLUDE IN HIS COST THE REMOVAL OF ALL EXISTING ELECTRICAL DEVICES, CONDUITS, FIXTURES AND EQUIPMENT THAT IS NOT TO BE REUSED. DISCARD ALL EQUIPMENT AS REQUIRED. EC SHALL BE RESPONSIBLE FOR DISCONNECTING PRIMARY SERVICE AND TEMPORARY POWER.
28. PROVIDE WARRANTY GUARANTEED FOR A PERIOD OF ONE YEAR AFTER COMPLETION AND ACCEPTANCE. REPLACE ALL DEFECTIVE WORKMANSHIP, EQUIPMENT AND MATERIALS WITHOUT ADDITIONAL CHARGES.
29. THIS CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFEKEEPING OF HIS/HER OWN PROPERTY ON THE JOB SITE. THE OWNER OR TENANT ASSUMES NO RESPONSIBILITY FOR PROTECTION OF THIS CONTRACTOR'S PROPERTY AGAINST FIRE, THEFT, OR ENVIRONMENTAL CONDITIONS.
30. WHERE CONDUIT, CABLES, DUCTWORK OR PIPING PASSES THROUGH FIRE RATED FLOORS, WALLS, OR PARTITIONS, THE SLEEVES SHALL BE COMPLETELY SEALED WITH A FIRE STOP MATERIAL THAT IS UL LISTED (EQUAL TO DOW CORNING) AND ACCEPTED BY THE BUILDING DEPARTMENT AND FIRE DEPARTMENT AS BEING SUITABLE FOR THE SERVICE. THIS MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S PUBLISHED INSTRUCTIONS IN ORDER TO MAINTAIN THE FIRE RATING OF THE PENETRATED WALL, FLOOR, OR PARTITION. INSTALLATION SHALL BE A THROUGH-PENETRATION FIRESTOP SYSTEM INSTALLED AS TESTED IN ACCORDANCE WITH ASTM AND UL. THE FIRE RATING SHALL MATCH THE RATING OF THE BARRIER BEING PENETRATED.
31. SUBMIT AN ELECTRONIC COPY OF SHOP DRAWINGS, CONTROL DIAGRAMS, AND EQUIPMENT CUTS TO THE ENGINEER FOR APPROVAL PRIOR TO STARTING RELATED WORK. SHOP DRAWINGS SHALL INCLUDE MANUFACTURER'S NAMES, CATALOG NUMBERS, CUTS, DIAGRAMS AND OTHER SUCH DESCRIPTIVE DATA AS MAY BE REQUIRED TO IDENTIFY AND REVIEW THE EQUIPMENT. SUBMITTALS SHALL BE IN LOGICAL GROUPS, PARTIAL SUBMITTALS WILL NOT BE REVIEWED.
32. UPON COMPLETION OF CONSTRUCTION, SUPPLY THE ENGINEER WITH ONE COMPLETE SET OF FULL SIZE AS-BUILT DRAWINGS. PROVIDE THE OWNER WITH THREE (3) SETS OF OPERATION AND MAINTENANCE MANUALS FOR EACH TYPE OF EQUIPMENT INSTALLED.
33. THIS CONTRACTOR SHALL ASSUME ALL ADDED EXPENSES TO ALL TRADES ASSOCIATED WITH THE INSTALLATION OF SUBMITTED AND APPROVED ALTERNATE EQUIPMENT.
34. THE CONTRACTOR SHALL COORDINATE THE LAYOUT OF THE FIRE ROOM WITH ALL OTHER DISCIPLINES, ESPECIALLY THE FIRE ALARM AND FIRE PROTECTION DESIGN-BUILD CONTRACTORS PRIOR TO ANY WORK.
35. IF ANY CHANGES ARE MADE TO ACCOMMODATE FIELD CONDITIONS NOTIFY THE ENGINEER IMMEDIATELY OF WHAT THE CHANGES WERE, THE REASON FOR THE CHANGES, AND THE COST IMPACTS.
36. LOCATE ALL ELECTRICAL SWITCHBOARDS, PANELBOARDS AND ELECTRICAL DISTRIBUTION EQUIPMENT IN DEDICATED SPACES AND PROTECTED FROM DAMAGE WITH ADEQUATE WORKING CLEARANCE ACCORDANCE WITH NEC 110 REQUIREMENTS. PROVIDE PROTECTION FROM ANY FOREIGN SYSTEM INSTALLED ABOVE THE DEDICATED EQUIPMENT SPACE PER NEC 110.26(E).
37. SERVICE EQUIPMENT SHALL BE MARKED TO IDENTIFY IT AS BEING SUITABLE FOR USE AS SERVICE EQUIPMENT PER NEC 230.66.
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).



1 TYPICAL ONE LINE DIAGRAM

SCALE: NTS

ONE LINE DIAGRAM GENERAL NOTES:

1. E.C. TO FIELD VERIFY EXISTING CONDITIONS
2. ALL EQUIPMENT IS NEW UNLESS NOTED AS EXISTING (E).
3. ALL EXTERIOR EQUIPMENT TO BE WEATHERPROOF
4. FIELD VERIFY INSTALLATION REQUIREMENTS WITH UTILITY PRIOR TO ANY ROUGH-IN.
5. THE E.C. SHALL PROVIDE LABELING OF ALL DISCONNECTING MEANS IN ACCORDANCE WITH NEC 110.22:
    - 5.a. PROVIDE LABEL ON EACH DISCONNECTING MEANS PER NEC 110.22(A)
    - 5.b. SERVICE EQUIPMENT SHALL BE LABELED WITH THE MAXIMUM AVAILABLE FAULT CURRENT AND DATE PER NEC 110.24(A).
    - 5.c. WHERE ANY SERIES RATED COMBINATION SYSTEMS ARE UTILIZED, PROVIDE LABEL ON EQUIPMENT CLOSURE INDICATING THE SERIES RATED SYSTEM COMPONENTS INCLUDING FUSE AND BREAKER TYPES AND RATINGS IN ACCORDANCE WITH NEC 110.22(B) AND 110.22(C): CAUTION – SERIES COMBINATION SYSTEM RATED ____ AMPERES. IDENTIFIED REPLACEMENT COMPONENTS REQUIRED.

LOAD CALCULATION: 2-Story Modern - NEC 220.82

General Loads - NEC 220.82 (B)

1. General Lighting and General-Use Receptacles			
	1,160	SF x 3VA/SF	3,480 VA
2. Small Appliance and Laundry Loads NEC 210.11(C)(1) and (C)(2)			
Laundry Circuit	1	x 1,500VA	1,500 VA
Appliance Circuit	2	x 1,500VA	3,000 VA
3.a. Appliance Loads			
Dishwasher	650	VA	650 VA
Disposal	1176	VA	1,176 VA
Microwave/Hood	1200	VA	1,200 VA
Refrigerator	750	VA	750 VA
3.b. Electric Ranges and Other Cooking Appliances			
Elec Range/Oven	8,000	VA	8,000 VA
3.c. Electric Clothes Dryers			
Dryer	5,000	VA	5,000 VA
3.d. Water Heaters			
Heat Pump Water Heater	4,500	VA	4,500 VA
		Sub-Total:	29,256 VA
		10000VA at 100%	10,000 VA
		Remainder at 40%	7,702 VA
		SUB-TOTAL #1:	**17,702 VA**

Heating and Air Conditioning Loads - NEC 220.82 (C)

1. Heat Pump Split System			
3.5T Condensing Unit	7680	VA x 100%	7,680 VA
Electric Heat	8016	VA x 100%	8,016 VA
2. Attic Heat			
2.5KW Unit Heater	2500	VA x 100%	2,500 VA
		SUB-TOTAL #2:	**18,196 VA**

Miscellaneous Loads

1. Car Charger	7680	VA x 125%	9,600 VA
		SUB-TOTAL #3:	**9,600 VA**
Total Design Load		**TOTAL:**	**45,498 VA**
System Voltage:	**240**	Volts, 1-Phase	**190 A**

Notes:
1. Not Used.

EQUIPMENT SCHEDULE

October 17, 2024

Key	Equipment	Equipment Load kW	HP	Amps	Volt	Ø	Branch Circuit Conductors	Conduit	Disconnect Switch	Fuse	Panel-Circuit	Comment
WATER HEATERS												
WH-1	Heat Pump Water Heater	(2) 4.5 Non-Sim		18.8 A	240	1	3#10,#10G	3/4"	30A/2P WP	--	A - 26,28	
SPLIT SYSTEMS												
HP-3.0T	Multi-Position Air Handler w/ Heat Pump Split System			32.0 MCA 40 MOCP	240	1	3#8,#10G	1"	60A/2P WP	--	A - 21,23	1
ELECTRIC HEAT												
UH-2.5KW	Unit Heater	2.5		10.7 MCA	240	1	3#10,#10G	3/4"	30A/2P	--	A - 17,19	3
											A -	
ENERGY RECOVERY UNITS												
ERV-1	Energy Recovery Ventilation Air Unit	0.1		0.8 A	120	1	2#10,#10G	3/4"	Sto	NA	A - 15	

Notes: (Apply to all equipment where applicable)
1. Field verify final location and confirm electrical requirements of all equipment with provider prior to any work. Confirm all breaker sizes with nameplate data before ordering any materials and provide all work necessary for a complete and code compliant installation.
2. Provide line voltage controls and wiring as required for proper operation of equipment. Field verify control requirements with equipment provider and field verify final location of controls with owner. Controls shall be installed in an accessible location.
3. Provide HACR breakers for all dedicated circuits serving equipment and provide local disconnecting means in accordance with NEC 430 Part IX.
4. Verify integral thermal/overload protection for fractional horsepower motors. Provide separate overload device where required in accordance with NEC 430 Part III.
5. Electric motors shall meet minimum efficiency requirements in accordance with IECC Tables C405.8(1-4).

Comments:
1. Indoor unit to be powered from outdoor unit. Field verify requirements with provider. Provide all work necessary for a complete installation.

LIGHTING FIXTURE SCHEDULE

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

ID	SYMBOL	QTY	LOCATION	DESCRIPTION	REMARKS	MFR	MODEL	FURNISHED BY	INSTALLED BY	NOTES
F1	F	1	Interior	CEILING FAN, BEDROOM 1				-	-	
F2	F	1	Interior	CEILING FAN, BEDROOM 2				-	-	
FL	F	1	Interior	CEILING PLAN, LIVING ROOM				-	-	
FM	F	1	Interior	CEILING FAN, MASTER				-	-	
LE1 [DP]		5	Exterior	PORCH LIGHT FIXTURE	RATED FOR USE IN DAMP LOCATIONS. EXTERIOR LIGHTING MUST ADDITIONALLY COMPLY WITH SECTION 13-114 OF THE GUNNISON COUNTY LAND USE RESOLUTION.			-	-	
LI1		10	Interior	TYPICAL INTERIOR FIXTURE				-	-	
LI2 [DP]		1	Interior	CEILING FIXTURE, BATH 1	RATED FOR USE IN DAMP LOCATIONS			-	-	
LI3 [DP]		3	Interior	CEILING FIXTURE, BATH 2	RATED FOR USE IN DAMP LOCATIONS			-	-	
LI4 [DP]		3	Interior	VANITY LIGHT FIXTURE	RATED FOR USE IN DAMP LOCATIONS			-	-	
LI5		1	Interior	HALLWAY LIGHT FIXTURE				-	-	
LI6		1	Interior	DINING ROOM LIGHT FIXTURE				-	-	

PANEL SCHEDULE: A (2-Story Modern, Typical)

October 17, 2024

BUS RATING: 200A 1Ø, 3-WIRE
MAIN C.B.: ____ or M.L.O: 200A
MOUNTING: Flush
COMMENTS: New Panelboard

VOLTAGE L-L: 240
VOLTAGE L-G: 120
S.C.RMS RATING (AIC): 22,000

CIR NO.	CIRCUIT BREAKER AMPS	POLE	CONNECTED LOAD (VA)	NEC DEMAND FACTOR	DESCRIPTION OF LOAD SERVED	PHASE	DESCRIPTION OF LOAD SERVED	NEC DEMAND FACTOR	CONNECTED LOAD (VA)	CIRCUIT BREAKER POLE	AMPS	CIR NO.
1	50	2	5000	1.00	Oven/Range	A	Spare			1	20	2
3	50	2	5000	1.00	Oven/Range	B	Disposal	1.00	1176	1	20	4
5	20	1	1500	1.00	Appliance Ckt Kitchen	A	Refrigerator	1.00	750	1	20	6
7	20	1	1500	1.00	Appliance Ckt Kitch/Dining	B	Bath GFI	1.00	180	1	20	8
9	20	1	650	1.00	Dishwasher	A	Lights/Recept	1.00	1250	1	20	10
11	20	1	1200	1.00	Microwave/Hood	B	Lights/Recept	1.00	1250	1	20	12
13	20	1	180	1.00	Bath GFI	A	Lights/Recept	1.00	1250	1	20	14
15	15	1	1800	1.00	ERV-1	B	Lights/Recept	1.00	1250	1	20	16
17	20	2	1250	1.00	UH-2.5KW	A	Lights/Recept	1.00	1250	1	20	18
19	20	2	1250	1.00	UH-2.5KW	B	Dryer	1.00	2500	2	30	20
21	40	2	3840	1.00	Heat Pump Split System	A	Dryer	1.00	2500	2	30	22
23	40	2	3840	1.00	Heat Pump Split System	B	Washer	1.00	1200	1	20	24
25	45	2	4008	1.00	HP Electric Heat	A	Water Heater	1.00	2250	2	30	26
27	45	2	4008	1.00	HP Electric Heat	B	Water Heater	1.00	2250	2	30	28
29	20	1			Spare	A	Spare			1	20	30
31	20	1			Spare	B	Spare			1	20	32
33	20	1			Spare	A	Spare			1	20	34
35	20	1			Spare	B	Spare			1	20	36
37	20	1			Spare	A	Spare			1	20	38
39	20	1			Spare	B	Spare			1	20	40
41					Space	A	Space					42

NOTES:
1. Branch circuits shall be protected by a listed arc-fault circuit interrupter, combination type, installed to provide protection of the branch circuit per NEC 210.12
2. Provide GFCI and combination AFCI/GFCI type circuit breakers as required where outlets are installed in any condition that is not readily accessible. All test switches shall be installed in accessible locations including breakers with test switches located inside unit panels, adjust panel mounting heights as required.
3. Provide separate neutral conductors for each circuit or provide multipole breakers or breaker ties in accordance with NEC 210.4(B) and 140.15(B).
4. 15A circuit breakers may be used for general purpose lighting and receptacles if acceptable with owner.
5. Confirm breaker sizes (HVAC, equipment, appliances, etc.) with nameplate data before ordering any materials and provide all work necessary for a complete and code compliant installation.

GUNNISON COUNTY

GUNNISON HOMES

2-Story Modern

PROJECT 24.0630

Issue

CONSTRUCTION DOCUMENTS
02.28.2025

ELECTRICAL NOTES, DIAGRAM, AND SCHEDULES

ELECTRICAL PLAN LEGEND

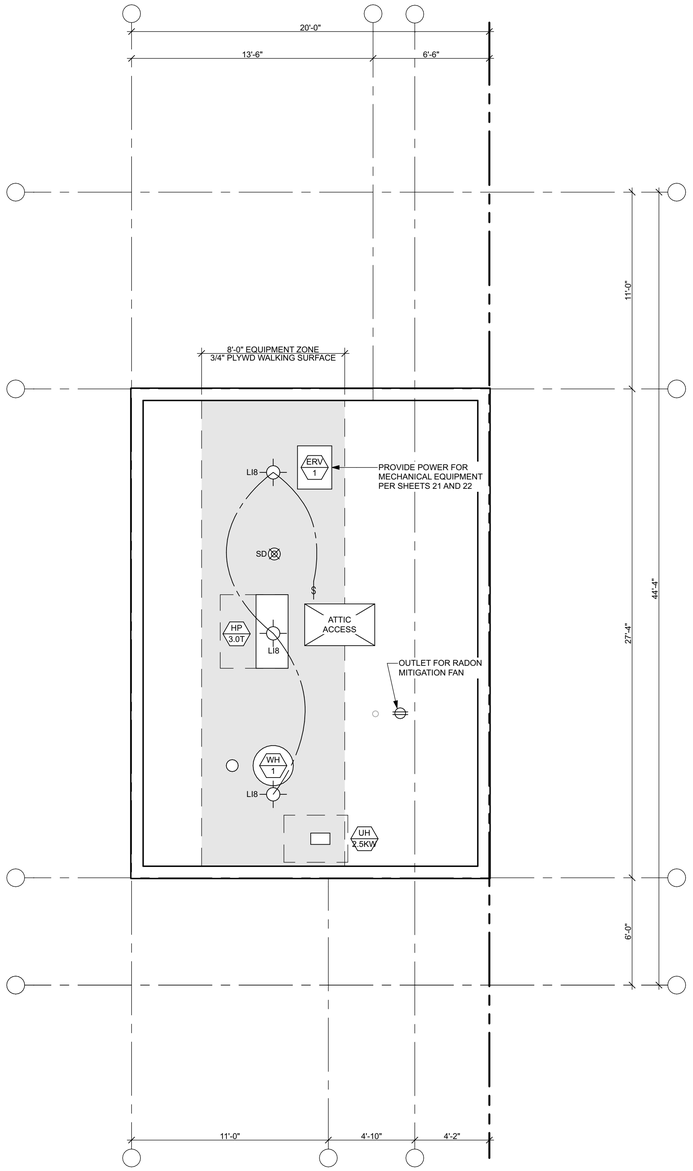
ID: SEE LIGHT FIXTURE SCHEDULE ON SHEET 23

SYMBOL	FIXTURE TYPE	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	
J	JUNCTION BOX	
F	FAN BOX	
SD	SMOKE DETECTOR	CEILING
CA	CARBON MONOXIDE ALARM	CEILING
	EXHAUST FAN	CEILING

SYMBOL	FIXTURE TYPE	MOUNTING HEIGHT (UNO)
S	SWITCH	3'-6" AFF
3 S	SWITCH, 3-WAY	3'-6" AFF
4 S	SWITCH, 4-WAY	3'-6" AFF
	DUPLEX OUTLET	1'-0" AFF
BC	DUPLEX OUTLET, BELOW COUNTER	
240	220 VOLT OUTLET	1'-0" AFF
	SWITCH ACTIVATED DUPLEX	1'-0" AFF
	FLOOR OUTLET	FLOOR
	CATV	1'-0" AFF
EV	EV CHARGER MANUFACTURER: _____ MODEL: _____	

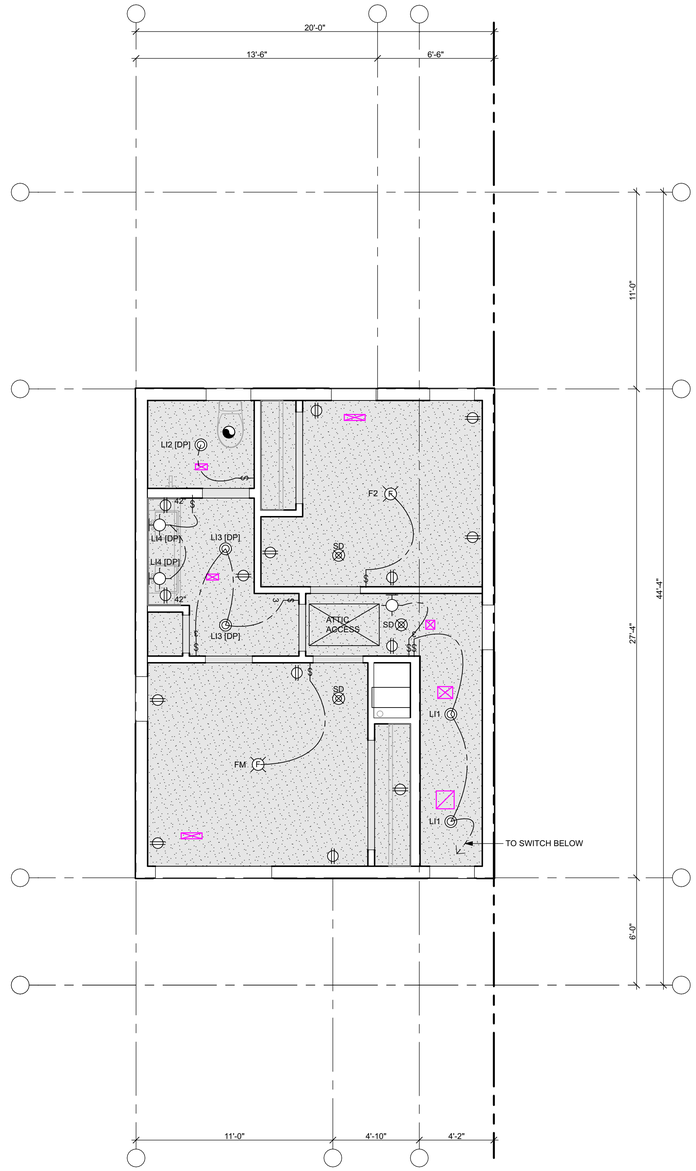
ELECTRICAL PLAN NOTES

1. 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.
   - 1.a. 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.
   - 1.b. 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 BACKSPLASHES WHERE POSSIBLE. INSTALL AT LEAST ONE OUTLET FOR PENINSULA AND ISLAND COUNTERTOPS; THIS OUTLET MAY BE INSTALLED NOT MORE THAN 12" BELOW COUNTER TOP PER NEC 210.52
   - 1.c. 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.
   - 1.d. 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)*
2. KITCHEN OVEN/RANGE 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.
   - 2.a. OVEN BRANCH CIRCUIT SHALL BE MINIMUM 3#6,#10G,1"C FOR 50A (OR 3#8,#10G,1"C FOR 40A) COPPER.
   - 2.b. DRYER BRANCH CIRCUIT SHALL BE MINIMUM 3#10,#10G,3/4"C COPPER.
3. FIELD VERIFY FINAL LOCATION AND REQUIREMENTS OF HVAC EQUIPMENT WITH PROVIDER.
4. ALL 125-VOLT 15- AND 20-AMPERE RECEPTACLES SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES IN ACCORDANCE WITH NEC 406.12.
5. 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.
6. ALL RECEPTACLES SERVING BATHROOMS, GARAGES, OUTDOORS, CRAWL SPACES, BASEMENTS, LAUNDRY, KITCHENS, DISHWASHERS, AND WITHIN 6 FEET OF BATHTUBS, SHOWERS, UTILITY AND WET-BAR SINKS SHALL BE GFCI PER NEC 210.8(A). THE E.C. SHALL PROVIDE GFCI OUTLETS OR CIRCUIT BREAKERS IN ALL LOCATIONS REQUIRED BY THE NEC. ALL GFCI DEVICES SHALL REMAIN READILY ACCESSIBLE.
7. PROVIDE SEPARATE DEDICATED CIRCUITS FOR BATHROOM RECEPTACLE OUTLETS IN ACCORDANCE WITH NEC 210.11(C)(3).
8. ALL EXTERIOR RECEPTACLES SHALL BE WEATHER RESISTANT AND ENCLOSED IN A WEATHERPROOF EXTRA DUTY ENCLOSURE WHILE IN USE IN ACCORDANCE WITH NEC 406.9
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.
10. 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.
11. ALL PERMANENTLY INSTALLED LIGHTING FIXTURES, EXCLUDING KITCHEN APPLIANCE LIGHTING FIXTURES, SHALL CONTAIN ONLY HIGH-EFFICACY LIGHTING SOURCES. *(IECC (2021) R404.1.)*
12. DIMMING SWITCHES SHALL NOT BE CONNECTED TO RECEPTACLES UNLESS INSTALLED PER NEC 406.15.
13. COMMUNICATION SYSTEMS - PROVIDE COMPLETE COMMUNICATION SYSTEMS WIRING AND DEVICES AS REQUIRED FOR TELEPHONE, DATA, INTERNET, SATV, CATV SERVICES.
   - 13.a. FIELD VERIFY FINAL QUANTITY, LOCATION, AND REQUIREMENTS OF ALL TELEPHONE, DATA, INTERNET AND TV DEVICE JACKS AND OUTLETS WITH OWNER.
   - 13.b. 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.
   - 13.c. 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.
14. 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.
15. 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.
16. 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.
17. PROVIDE COMPLETE ELECTRICAL POWER 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.



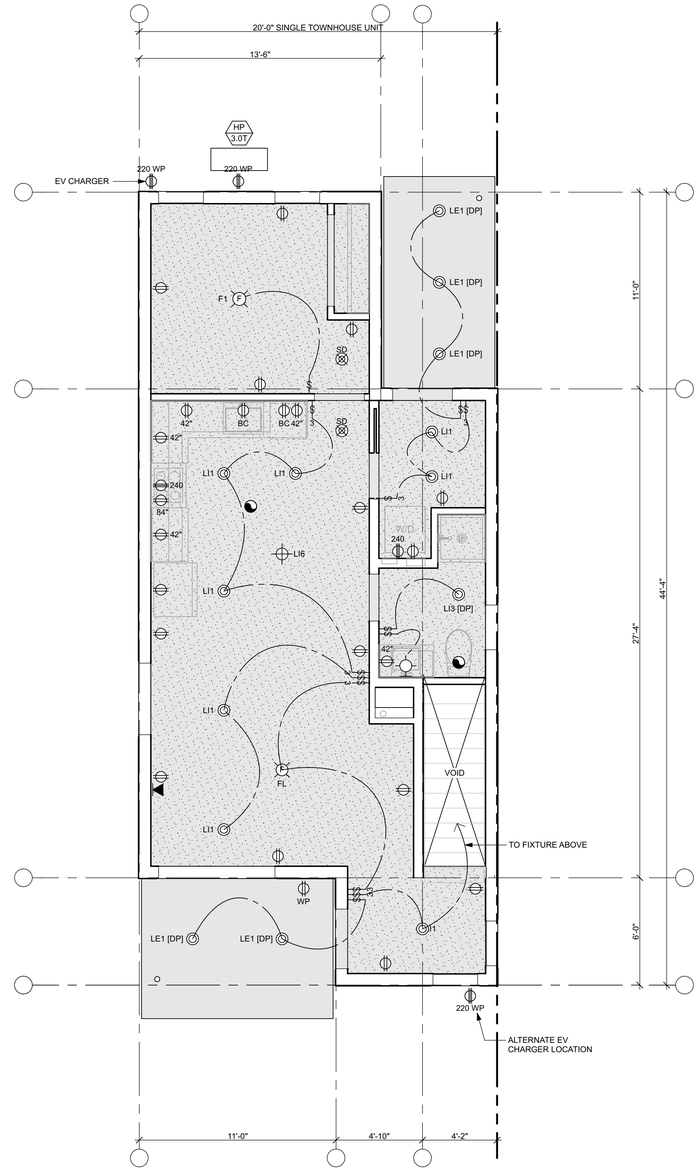
A1 ELECTRICAL PLAN: ATTIC

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



A2 ELECTRICAL PLAN: SECOND LEVEL

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



A4 ELECTRICAL PLAN: FIRST LEVEL

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

GUNNISON COUNTY

GUNNISON HOMES

2-Story Modern

PROJECT 24.0630

Issue

CONSTRUCTION DOCUMENTS
02.28.2025

ELECTRICAL PLANS

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