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PROJECT INFORMATION	
SCOPE OF WORK	SINGLE FAMILY RESIDENCE
LEGAL	LEGAL DESCRIPTION
APN	
CLIMATE ZONE	6
WIND SPEED	30
GROUND SNOW	40
FROST LINE DEPTH	26"
SEISMIC DESIGN CATEGORY	C
DISCLAIMER	PROPERTY LINES SHOWN ARE BASED ON ASSESSORS RECORD AND FENCELINE OBSERVATION. NO LAND SURVEY IS MADE OR REPRESENTED HEREIN.

AREA ANALYSIS	
DESCRIPTION	AREA, STANDARD SF
CONDITIONED SPACE UNIT 1	1981.25
CONDITIONED SPACE UNIT 2	1483.41
GARAGE/SHOP	3615.43
PORCHES/DECKS	881.11
TOTALS:	17801.26

3D PERSPECTIVE RENDERING
FOR ILLUSTRATION ONLY

NOTE: FOUNDATION WALLS AND SLOPE OF GRADE WILL BE DETERMINED BY BUILDER ON SITE AND NOT PER PLANS

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MAY 16, 2023

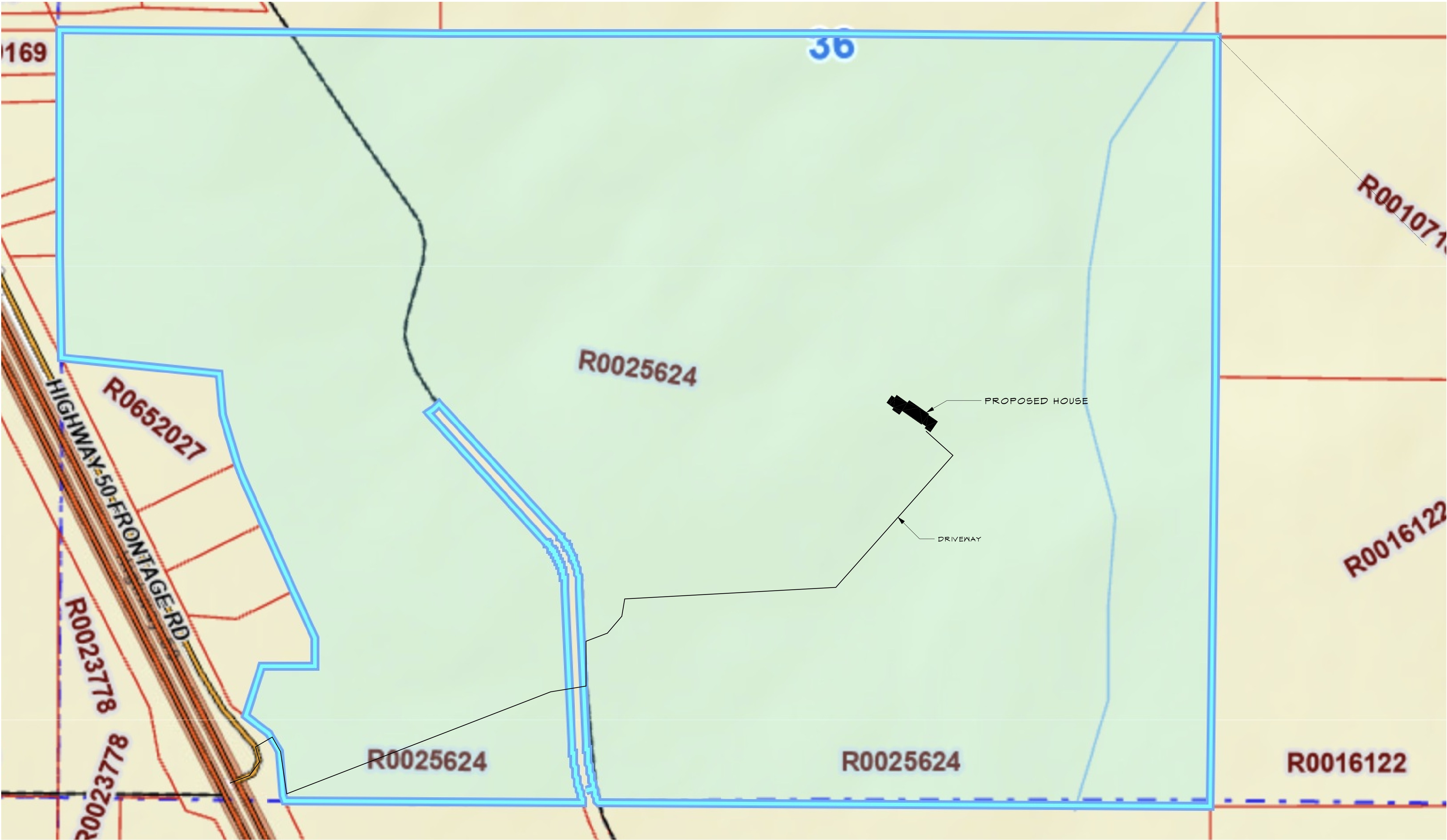
Higginbotham Ranch
Address TBD US 50
Montrose, CO
Montrose County

TITLE	
PROJECT OVERVIEW	
SCALE	5/32" = 1'-0" OR AS NOTED
DESIGNER	CILENIA CURTIS

SHEET NO	
A1	
PAGE #	1 OF 9
PRINT DATE	5/16/23

CORNERSTONE DRAFTING AND DESIGN

TRAVIS WILLIAMS
970.773.0493



PROPOSED SITE PLAN

1" = 200'

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DESIGNER	CILENIA CURTIS

SHEET NO	
A2	
PAGE #	2 OF 9
PRINT DATE	5/16/23

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AND
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TRAVIS WILLIAMS
970.773.0493

GENERAL STANDARDS

CONTRACTOR SHALL VERIFY THAT SITE CONDITIONS ARE CONSISTENT WITH THESE PLANS BEFORE STARTING WORK. WORK NOT SPECIFICALLY DETAILED SHALL BE CONSTRUCTED TO THE SAME QUALITY AS SIMILAR WORK THAT IS DETAILED. ALL WORK SHALL BE DONE IN ACCORDANCE WITH INTERNATIONAL BUILDING CODES AND LOCAL CODES.

WRITTEN DIMENSIONS AND SPECIFIC NOTES SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND GENERAL NOTES. THE ENGINEER/DESIGNER SHALL BE CONSULTED FOR CLARIFICATION IF SITE CONDITIONS ARE ENCOUNTERED THAT ARE DIFFERENT THAN SHOWN, IF DISCREPANCIES ARE FOUND IN THE PLANS OR NOTES, OR IF A QUESTION ARISES OVER THE INTENT OF THE PLANS OR NOTES. CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS).

EACH BEDROOM TO HAVE A MINIMUM WINDOW OPENING OF 5.7 SQ. FT. WITH A MINIMUM WIDTH OF 20 IN. AND A SILL LESS THAN 44" ABOVE FIN. FLR.

ALL GLAZING WITHIN 18 IN. OF THE FLOOR AND/OR WITHIN 24 IN. OF ANY DOOR (REGARDLESS OF WALL PLANE) ARE TO HAVE SAFETY GLAZING. ALL GLAZING WITHIN 60 IN. OF TUB OR SHOWER FLOOR, 60 IN. OF A STAIR LANDING OR GREATER THAN 9 SQUARE FEET ARE TO HAVE SAFETY GLAZING

SKYLIGHTS ARE TO BE GLAZED WITH TEMPERED GLASS ON OUTSIDE AND LAMINATED GLASS ON THE INSIDE (UNLESS PLEXIGLASS). GLASS TO HAVE MAXIMUM CLEAR SPAN OF 25 IN. AND FRAME IS TO BE ATTACHED TO A 2X CURB WITH A MINIMUM OF 4 IN. ABOVE ROOF PLANE.

ALL TUB AND SHOWER ENCLOSURES ARE TO BE GLAZED WITH SAFETY GLASS.

ALL EXTERIOR WINDOWS ARE TO BE DOUBLE GLAZED AND ALL EXTERIOR DOORS ARE TO BE SOLID CORE WITH WEATHERSTRIPPING, PROVIDE 1/2" L. DEADBOLT LOCKS ON ALL EXTERIOR DOORS, AND LOCKING DEVICES ON ALL DOORS AND WINDOWS WITHIN 10 FT. (VERTICAL) OF GRADE. PROVIDE PEEPHOLE 54-66 IN. ABOVE FIN. FLOOR ON SOLID EXTERIOR ENTRY DOORS.

PROVIDE ONE SMOKE DETECTOR IN EACH ROOM AND ONE IN EACH CORRIDOR ACCESSING BEDROOMS. CONNECT SMOKE DETECTORS TO HOUSE POWER AND INTER-CONNECT SMOKE DETECTORS TO HOUSE POWER AND INTERCONNECT SO THAT, WHEN ANY ONE IS TRIPPED, THEY ALL WILL SOUND. PROVIDE BATTERY BACKUP FOR ALL UNITS.

PROVIDE COMBUSTION AIR VENTS (W/GREEN AND BACK DAMPER) FOR GAS FIRE-PLACE AND ANY OTHER APPLIANCES WITH AN OPEN FLAME.

BATHROOMS AND UTILITY ROOMS ARE TO BE VENTED TO THE OUTSIDE WITH A FAN CAPABLE OF PRODUCING A MINIMUM OF 5 AIR EXCHANGES PER HOUR.

RANGE HOODS ARE TO BE VENTED TO THE OUTSIDE.

ELECTRICAL RECEPTACLES IN BATHROOMS, KITCHENS AND GARAGES SHALL BE GFI OR GFCI PER NATIONAL ELECTRICAL CODE REQUIREMENTS.

INSULATE ALL ACCESS DOORS/HATCHES TO CRAWL SPACES AND ATTICS TO THE EQUIVALENT RATING OF THE WALL, FLOOR OR CEILING THROUGH WHICH THEY PENETRATE. UNO ON PLANS.
ATTIC R-44
WALLS R-21
FLOORS R-30

PROVIDE CRAWLSPACE VENTING IF SPACE IS NOT CONDITIONED. PROVIDE ACTIVE RADON MITIGATION.

PROVIDE SPECIAL INSPECTION, SPECIAL TESTING, REPORTING AND COMPLIANCE PROCEDURES ACCORDING TO THE CURRENT BUILDING CODE.

SPECIAL INSPECTOR QUALIFICATIONS: DEMONSTRATE COMPETENCE, TO THE SATISFACTION OF THE BUILDING OFFICIAL, FOR INSPECTION OF THE PARTICULAR TYPE OF CONSTRUCTION OR OPERATION IN QUESTION. PRIOR TO THE BEGINNING OF CONSTRUCTION, REVIEW THE SPECIAL INSPECTION REQUIREMENTS WITH THE ARCHITECT, ENGINEER, BUILDING OFFICIAL, GENERAL CONTRACTOR AND SPECIAL INSPECTORS.

DUTIES OF THE SPECIAL INSPECTOR INCLUDE, BUT ARE NOT LIMITED TO:
OBSERVE THE WORK FOR CONFORMANCE WITH THE APPROVED PERMIT DRAWINGS AND SPECIFICATIONS. BRING DISCREPANCIES TO THE IMMEDIATE ATTENTION OF THE GENERAL CONTRACTOR FOR BUILDING OFFICIAL.
FURNISH INSPECTION REPORTS FOR EACH INSPECTION TO THE BUILDING OFFICIAL, ARCHITECT, ENGINEER, GENERAL CONTRACTOR AND OWNER IN A TIMELY MANNER.
SUBMIT A FINAL REPORT STATING WHETHER THE WORK REQUIRING SPECIAL INSPECTION WAS INSPECTED, AND WHETHER THE WORK IS IN CONFORMANCE WITH THE APPROVED PERMIT DRAWINGS AND SPECIFICATIONS.

DUTIES OF THE GENERAL CONTRACTOR INCLUDE, BUT ARE NOT LIMITED TO:
NOTIFY SPECIAL INSPECTOR THAT WORK IS READY FOR INSPECTION AT LEAST 24 HOURS BEFORE THE INSPECTION IS REQUIRED.
MAINTAIN ACCESS TO WORK REQUIRING SPECIAL INSPECTION UNTIL IT HAS BEEN OBSERVED AND INDICATED TO BE IN CONFORMANCE BY THE SPECIAL INSPECTOR AND APPROVED BY THE BUILDING OFFICIAL.
PROVIDE THE SPECIAL INSPECTOR WITH ACCESS TO APPROVED PERMIT DRAWINGS AND SPECIFICATIONS AT THE JOB SITE.
MAINTAIN JOB-SITE COPIES OF ALL REPORTS SUBMITTED BY THE SPECIAL INSPECTOR.

GLAZING

GLAZING IN THE FOLLOWING LOCATIONS SHALL BE SAFETY GLAZING CONFORMING TO THE HUMAN IMPACT LOADS OF SECTION R308.3 (SEE EXCEPTIONS) (R308.4):

FIXED AND OPERABLE PANELS OF SKININGS, SLIDING AND BI-FOLD DOOR ASSEMBLIES.
GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24-INCH ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THAN 60 INCHES ABOVE THE FLOOR OR WALKING SURFACE.
GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS:
EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQUARE FEET.
BOTTOM EDGE LESS THAN 18 INCHES ABOVE THE FLOOR.
TOP EDGE GREATER THAN 36 INCHES ABOVE THE FLOOR.
ONE OR MORE WALKING SURFACES WITHIN 36 INCHES HORIZONTALLY OF THE GLAZING.
GLAZING IN RAILINGS.
GLAZING IN ENCLOSURES FOR OR WALLS FACING HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE.
GLAZING IN WALLS AND FENCES ADJACENT TO INDOOR AND OUTDOOR SWIMMING POOLS, HOT TUBS AND SPAS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE A WALKING SURFACE AND WITHIN 60 INCHES, MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, OF THE WATER'S EDGE.
GLAZING WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 36 INCHES ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE OF STAIRWAYS, LANDINGS BETWEEN FLIGHTS OF STAIRS AND RAMPS.
GLAZING ADJACENT TO THE LANDING AT THE BOTTOM OF A STAIRWAY WHERE THE GLAZING IS LESS THAN 36 INCHES ABOVE THE LANDINGS AND WITHIN 60 INCHES HORIZONTALLY OF THE BOTTOM THREAD.
SKYLIGHTS AND SLOPED GLAZING SHALL COMPLY WITH SECTION R308.6.

EXTERIOR DECK AND PATIO

1. STAIR RISERS SHALL BE 7-3/4" MAX. STAIR TREADS SHALL BE 10" MIN.
2. HEIGHT OF HANDRAILS SHALL BE WITHIN 34 INCHES TO 38 INCHES ABOVE NOISING.
3. HANDRAIL EXTENDS CONTINUOUSLY FROM TOP TO BOTTOM RISER AND TERMINATES AT RENEIL POSTS OR RETRUNS TO WALLS.
4. PROVIDE 1-1/2 INCHES SPACE BETWEEN WALL AND HANDRAIL.
5. HANDRAILS SHALL HAVE A 1-1/4 TO 2 INCH GRIPABLE CROSS SECTION WITH NO SHARP CORNERS.
6. THE GUARDRAILS PICKETS SHALL BE SPACED SUCH THAT A 4" DIAMETER SPHERE CANNOT PASS THROUGH.
7. 42" MIN GUARDRAILS ARE REQUIRED WHEN TOP OF FINISH SURFACE IS EQUAL TO OR GREATER THAN 30" ABOVE GRADE.
8. ALL GUARDRAILS SHALL RESIST A 200 LB LOAD APPLIED IN ANY DIRECTION ALONG ANY POINT OF THE TOP RAIL.

CODE NOTES

- 1) ALL VAPOR BARRIER JOINTS, EDGES, PUNCTURES AND PENETRATIONS TO BE SEALED WITH VAPOR TAPE TO FORM A CONTINUOUS VAPOR BARRIER.
- 2) SEAL ENTIRE PERIMETER AT EACH WINDOW UNIT WITH INSULATION AND VAPOR BARRIER.
- 3) FLASHING TO BE INSTALLED AT ALL EXTERIOR OPENINGS, INCLUDING WINDOW AND DOOR HEAD AND SILLS AND SHALL BE INSTALLED TO BE WATERPROOF.
- 4) ALL WALL SURFACES ARE TO BE MADE FLUSH AND SMOOTH PRIOR TO PAINTING OR INSTALLATION OF WALL COVERINGS.
- 5) INSULATE ALL FLOORS, WALLS AND CEILINGS SURROUNDING BATHROOMS FOR SOUND.
- 6) ALL INTERIOR FINISHES TO HAVE A CLASS B FLAME SPREAD RATING IN ACCORDANCE WITH IRC.
- 7) BATHROOM SHOWER AND TUB/SHOWER WALLS SHALL HAVE A HARD, SMOOTH, AND NONABSORBENT SURFACE. WALL FINISH UNDERLAYMENT TO BE FIBER CEMENT BOARD OR EQUAL TO A HEIGHT OF 12" ABOVE THE DRAIN INLET.
- 8) FRENCH DOORS, SIDELIGHTS AND SKYLIGHTS TO BE TEMPERED SAFETY GLASS IN CONFORMANCE WITH IRC AND IBC TO INCLUDE BUT NOT LIMITED TO:
 - A. GLAZING IN DOORS
 - B. WINDOWS GREATER THAN 9 SQ FT AND CLOSER THAN 18" TO THE FLOOR
 - C. GLAZING IN WALLS ADJACENT TO SHOWERS OR BATHTUBS THAT ARE WITHIN 60" OF THE DRAIN OR FLOOR
 - D. DOORS AND PANELS OF SHOWER AND BATHTUB ENCLOSURES
- 9) FIREPLACES TO HAVE SPARK ARRESTORS AND APPROVED DAMPER. PROVIDE MINIMUM 2" CLEARANCE FROM COMBUSTIBLE MATERIAL. ALL FIREPLACE SURROUNDS AND HEARTH TO BE NON-COMBUSTIBLE MATERIALS SUCH AS MARBLE, GRANITE OR CERAMIC TILE.
- 10) LOCATE BUILDING ADDRESS TO BE CLEARLY VISIBLE FROM THE ADJACENT PUBLIC RIGHT OF WAY OR STREET. 4" HIGH, 1/2" STROKE WIDTH LETTERS AND/ NUMBERS IN CONTRASTING COLOR

ELECTRICAL STANDARDS

- PROVIDE 2-20 AMP APPLIANCE CIRCUITS TO KITCHEN.
- NO POINT ALONG COUNTER TO BE MORE THAN 24" FROM RECEPTACLE.
- KITCHEN COUNTERTOP RECEPTACLES SHALL HAVE GFCI PROTECTION.
- ALL COUNTER TOP HEIGHT RECEPTACLES WITHIN 6" OF NET BAR, SINK, LAUNDRY TUB TO BE GFCI PROTECTED.
- PROVIDE IC RATING AT ALL CEILING CANS, AIRTIGHT & CAULK.
- VERIFY/PROVIDE BATTERY TYPE SMOKE DETECTORS IN EACH BEDROOM AND BEDROOM CORRIDOR, ON EACH STORY AND AT HALLWAY NEXT TO BEDROOMS.
- VERIFY/PROVIDE BATTERY TYPE CO DETECTOR AT HALLWAY ADJACENT TO BEDROOMS.

(1) SPACING: RECEPTACLES SHALL BE INSTALLED SUCH THAT NO POINT MEASURED HORIZONTALLY ALONG THE FLOOR LINE IN ANY WALL SPACE IS MORE THAN 6 FT FROM A RECEPTACLE OUTLET.

(2) WALL SPACE: AS USED IN THIS SECTION, A WALL SPACE SHALL INCLUDE THE FOLLOWING:
(A) ANY SPACE 600 MM (2 FT) OR MORE IN WIDTH (INCLUDING SPACE MEASURED AROUND CORNERS) AND UNBROKEN
ALONG THE FLOOR LINE BY DOORWAYS, AND SIMILAR OPENINGS, FIREPLACES AND FIXED CABINETS.
(B) THE SPACE OCCUPIED BY FIXED PANELS IN EXTERIOR WALLS, EXCLUDING SLIDING PANELS
(C) THE SPACE AFFORDED BY FIXED ROOM DIVIDERS SUCH AS FREESTANDING BAR-TYPE COUNTERS OR RAILINGS

(3) FLOOR RECEPTACLES: RECEPTACLE OUTLETS IN OR ON FLOORS SHALL NOT BE COUNTED AS PART OF THE REQUIRED NUMBER OF RECEPTACLE OUTLETS UNLESS LOCATED WITHIN 18 IN. OF THE WALL.

(4) COUNTERTOP RECEPTACLES: RECEPTACLES INSTALLED FOR COUNTERTOP SURFACES AS SPECIFIED IN NEC 210.52(C) SHALL NOT BE CONSIDERED AS THE RECEPTACLES REQUIRED BY NEC 210.52(A)

MECHANICAL STANDARDS

1. ALL ENVIRONMENTAL AIR DUCTS SHALL BE A MINIMUM OF 3' FROM ANY OPENINGS IE. DOORS, WINDOWS, OPERABLE SKYLIGHTS, OR ATTIC VENTS, INTO THE BUILDING INCLUDING DRYERS, BATH AND UTILITY EXHAUST.
2. WHERE A FURNACE IS LOCATED IN THE ATTIC, PROVIDE THE FOLLOWING:
 - A. 30" X 30" ATTIC ACCESS
 - B. 30" X 30" CLEAR WORKING AREA IN FRONT OF FURNACE
 - C. SOLID 24" WIDE PLATFORM PATH FROM THE ACCESS POINT TO THE FURNACE
 - D. PROVIDE A LIGHT FIXTURE AND A PERMANENT CONVENIENCE OUTLET AT THE FURNACE. LOCATE LIGHT SWITCH AT ACCESS OPENING

@

A.B.
A.F.F.
A.F.G.
BLKG
BM.
B.O.
BWP
C.I.
C.F.
CLR.
CLNG.
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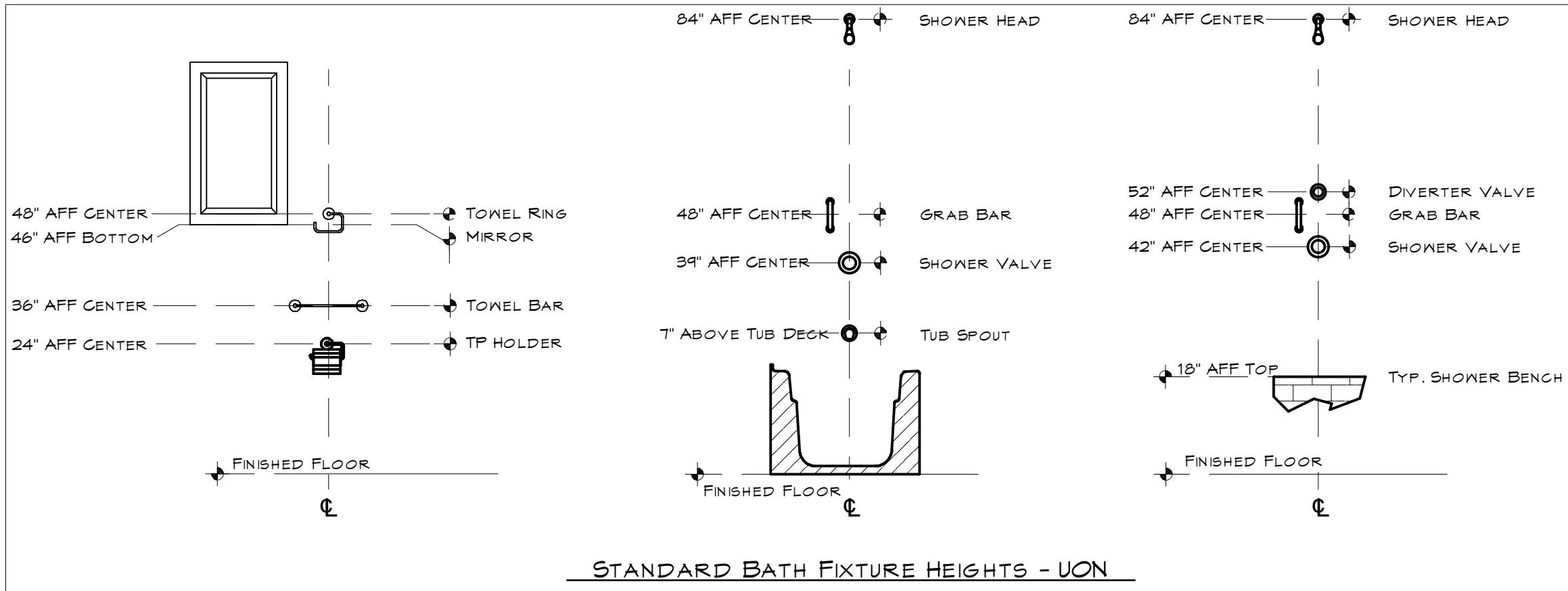
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FOOT
HEAD
HEIG
JOIS
MAXI
MACH
MINIM
MOIN

DOOR SCHEDULE

NO.	QTY	DIMENSIONS	DESCRIPTION	TEMPERED	FIRE	COMMENTS
D01	1	40"x80"x1 3/4" L EX	EXT. HINGED-DOOR F01	YES		
D02	2	36"x80"x1 3/4" L EX	EXT. HINGED-DOOR F01	YES		
D03	2	30"x80"x1 3/4" R	SHOWER SLAB			
D04	1	(2) 30"x80"x1 3/8" L/R IN	DOUBLE HINGED-DOOR F01			
D05	2	28"x80"x1 3/8" R	POCKET-DOOR F01			
D06	3	32"x80"x1 3/8" L IN	HINGED-DOOR F01			
D07	3	32"x80"x1 3/8" R IN	HINGED-DOOR F01			
D08	2	(2) 31"x80"x1 3/8" L IN	SLIDER-DOOR F04			
D09	1	40"x80"x1 3/4" R EX	EXT. HINGED-DOOR F01	YES		
D10	1	36"x80"x1 3/4" R EX	EXT. HINGED-SLAB			
D12	2	36"x80"x1 3/4" R EX	EXT. HINGED-DOOR F01	YES		
D13	1	108"x120"x1 3/4"	GARAGE-GARAGE DOOR F01			
D14	1	30"x80"x1 3/8" R IN	HINGED-DOOR F01			
D15	2	36"x80"x1 3/4" R EX	EXT. HINGED-PANEL		YES	
D16	2	36"x80"x1 3/8" L IN	HINGED-DOOR F01			
D18	2	36"x80"x1 3/8" R IN	HINGED-DOOR F01			
D19	1	(2) 31"x80"x1 3/8" R IN	SLIDER-DOOR F04			
D20	2	240"x144"x1 3/4"	GARAGE-GARAGE DOOR F01			
D21	2	120"x120"x1 3/4"	GARAGE-GARAGE DOOR F01			

WINDOW SCHEDULE

NO.	LABEL	QTY	DIMENSIONS	TYPE	TEMPERED	EGRESS	COMMENTS
W01-2034DH		1	24"x36" DH	DOUBLE HUNG			
W02-2034DH		1	24"x40" DH	DOUBLE HUNG			
W03-2450DH		2	30"x60" DH	DOUBLE HUNG			
W04-3034DH		1	36"x34 7/8" DH	DOUBLE HUNG			
W05-3040DH		1	36"x40" DH	DOUBLE HUNG			
W06-3040DH		6	36"x40" DH	DOUBLE HUNG		YES	
W07-4012FX		1	48"x14" FX	FIXED GLASS			
W08-5050LS		2	60"x50" LS	LEFT SLIDING			
W09-3026		5	36"x30"x1 3/4" EX	FIXED		YES	
W10-3060		6	36"x36"x1 3/4" EX	FIXED	YES	YES	
W11-2450		5	30"x36"x1 3/4" EX	FIXED	YES	YES	



STANDARD BATH FIXTURE HEIGHTS - UON

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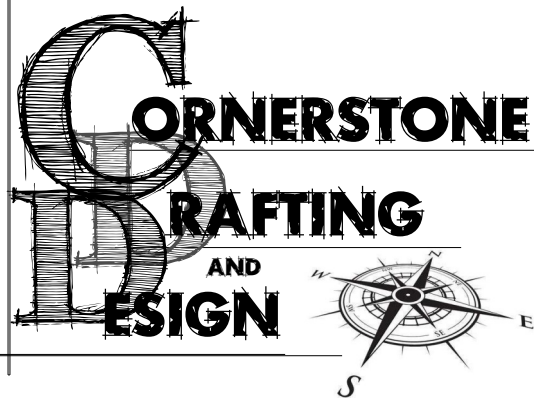
DESIGNER CILENIA CURTIS

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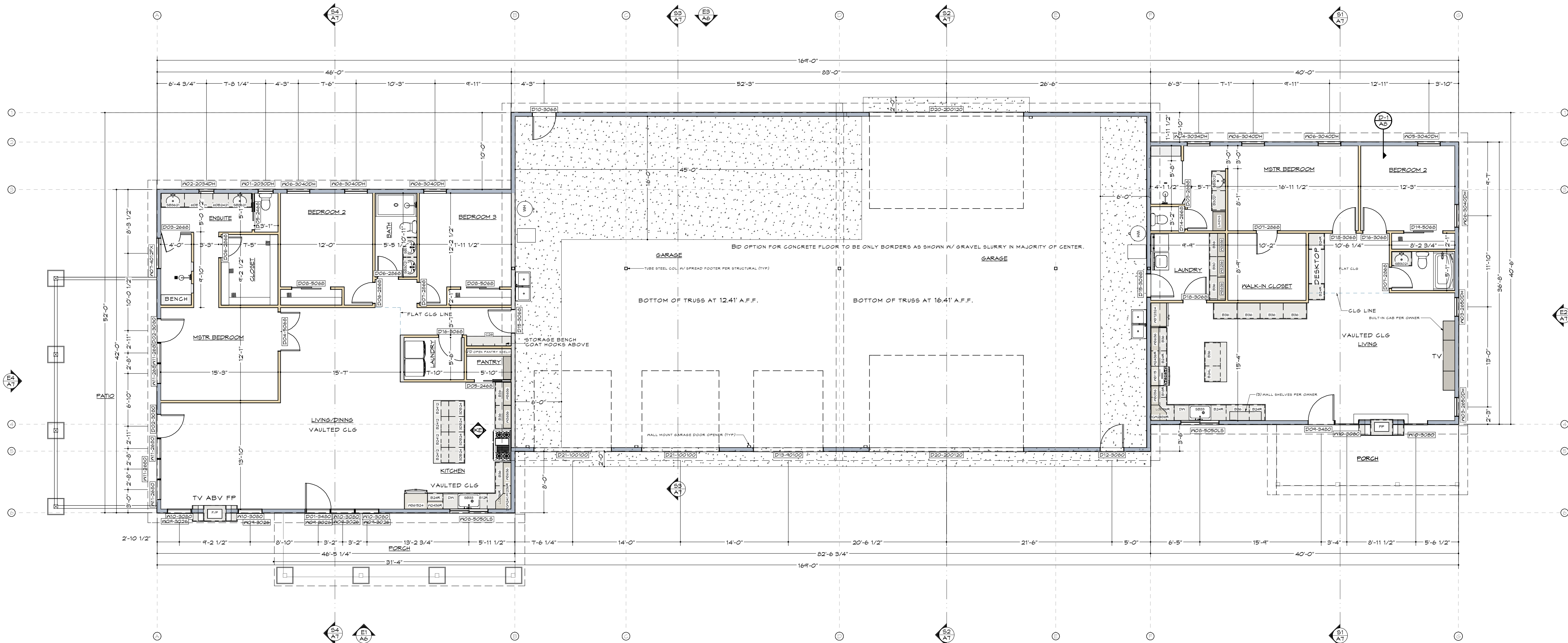
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PRINT DATE 5/16/23



TRAVIS WILLIAMS
970.773.0493

WALL LEGEND	
SYMBOL	WALL TYPE
	8' CONCRETE STEM WALL W/FOOTER
	GLASS SHOWER_2
	16' CONCRETE STEM WALL
	2X6 SIDING W/ 1/2' SHEATHING W/WRAP
	INTERIOR-2X6 WALL
	RAILING/FENCE
	SIDING-2X6 R20-5
	INTERIOR-2X4 WALL



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MAIN LEVEL FLOOR PLAN	
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CILENIA CURTIS	

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CORNERSTONE DRAFTING AND DESIGN

TRAVIS WILLIAMS
970.773.0493

ROOF FRAMING / TRUSS NOTES:

STRUCTURAL DRAWINGS WILL ALWAYS SUPERSEDE FOR FRAMING. THESE ARE SHOWN FOR REFERENCE ONLY.

TRUSS DRAWING IF SHOWN IS FOR ILLUSTRATION ONLY. ALL TRUSSES SHALL BE INSTALLED & BRACED TO MANUFACTURERS' DRAWINGS & SPECIFICATIONS.

ALL TRUSSES SHALL CARRY MANUFACTURERS STAMP.

ALL TRUSSES WILL NOT BE FIELD ALTERED WITHOUT PRIOR BUILDING DEPT. APPROVAL OF ENGINEERING CALCULATIONS.

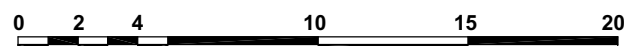
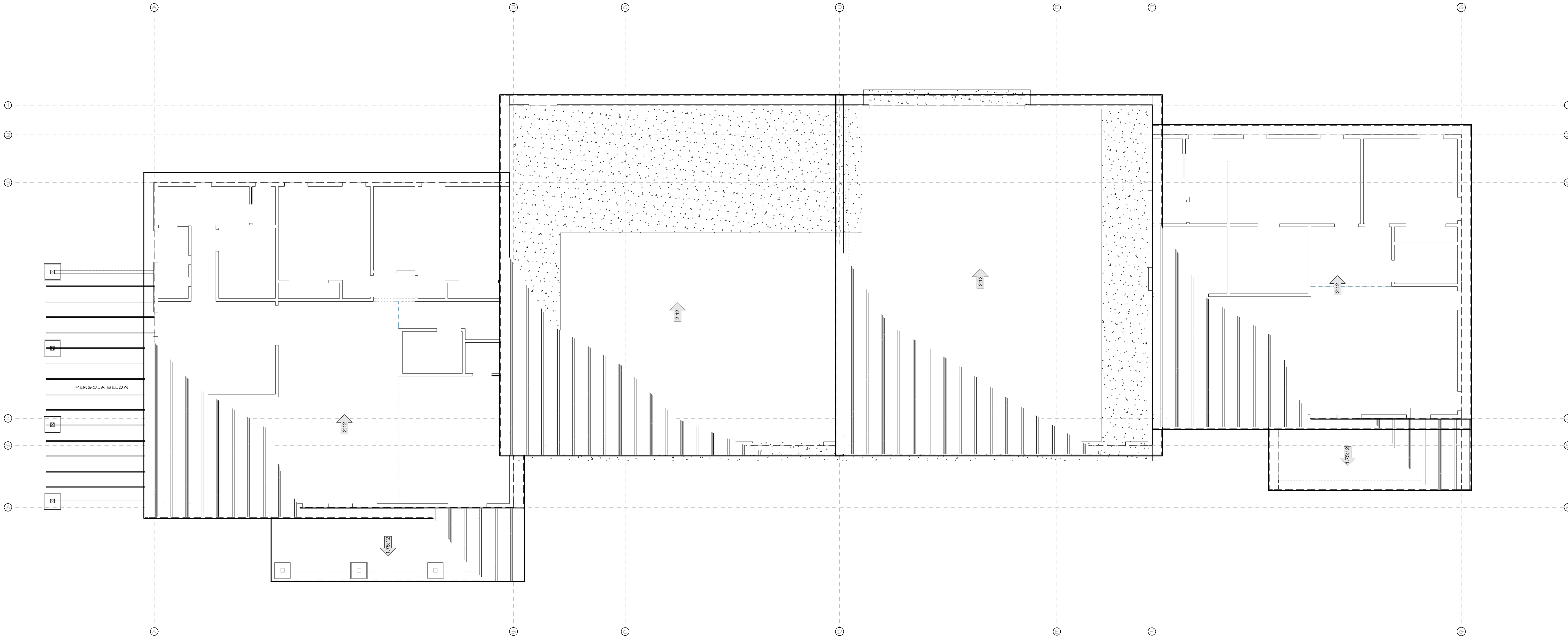
ALL TRUSSES SHALL HAVE DESIGN DETAILS & DRAWINGS ON SITE FOR FRAMING INSPECTION.

ALL CONNECTIONS OF RAFTERS, JACK OR HIP TRUSSES TO MAIN GIRDER TO BE PROVIDED BY TRUSS MANUFACTURER.

ALL ROOF FRAMING 24" O.C.

ALL OVERHANGS 1'-4".

ATTIC VENTILATION: REQUIRED ABOVE HOUSE.



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DESIGN STUDY PLANS	
1 SCHEMATIC DESIGN	09JAN23
2 DESIGN DEVELOPMENT	23JAN23
3 DESIGN DEVELOPMENT	21FEB23
CONSTRUCTION DOCS	
REVIEW SET ISSUED	04MAR23
BID SET ISSUED	04MAY23
PERMIT SET ISSUED	16MAY23

PERMIT SET
MAY 16, 2023

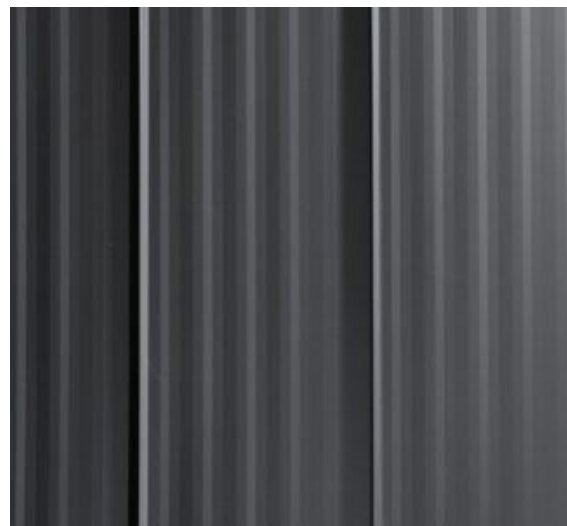
Higginbotham Ranch
Address TBD US 50
Montrose, CO
Montrose County

TITLE	
ROOF PLAN	
SCALE	5/32" = 1'-0" OR AS NOTED
DESIGNER	CILENIA CURTIS

SHEET NO	
A5	
PAGE #	5 OF 9
PRINT DATE	5/16/23

CORNERSTONE
DRAFTING
AND
DESIGN

TRAVIS WILLIAMS
970.773.0493



PRO-PANEL METAL ROOFING - BLACK



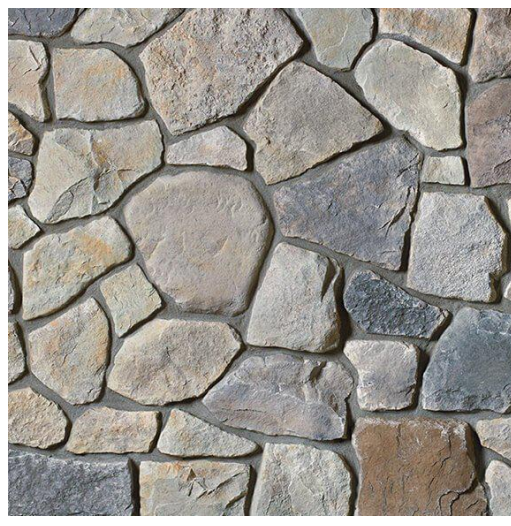
HARDI PANEL-CEDARMILL
VERT. BOARD & BATT
ARCTIC WHITE



HARDIEPLANK - IRON-GRAY



WEATHERED WHITE OAK STAIN



CULTURED STONE
DRESSED FIELDSTONE
ECHO RIDGE



FRANKLIN IRON WORKS ARNETT
10 1/2" HIGH BLACK OUTDOOR WALL LIGHT
BY FRANKLIN IRON WORKS

ELEVATION NOTES:

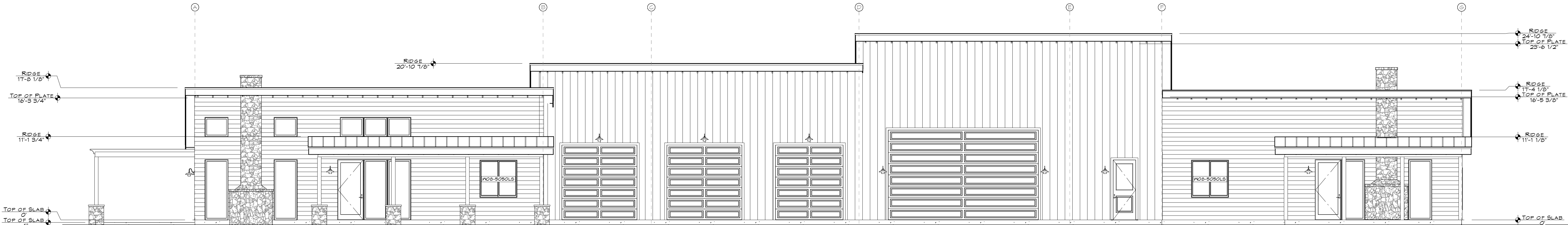
ALL RENDERINGS ARE FOR ARTISTIC DEPICTION ONLY TO BE USED IN CONJUNCTION WITH PLANS. COLORS SHOWN ARE A VISUAL AID TO SHOW DIFFERENT MATERIAL SURFACES ONLY AND NOT TRUE TO MATERIALS.

FINAL FINISHES SHALL BE CONFIRMED WITH THE HOME OWNER PRIOR TO ORDERING & APPLICATION.

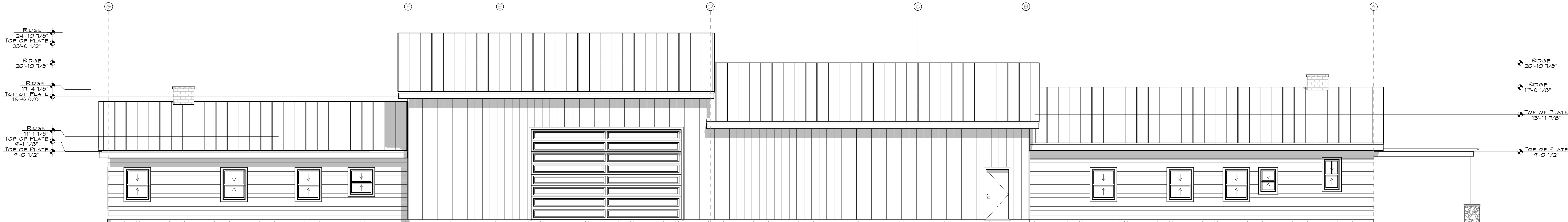
PLAN UPDATES MAY NOT BE REFLECTED IN RENDERINGS. RENDERINGS SHALL NOT BE USED FOR CONSTRUCTION.

FOUNDATION WALLS AND SLOPE OF GRADE WILL BE DETERMINED BY STRUCTURAL ENGINEER AND BUILDER ON SITE AND NOT PER ARCHITECTURAL PLANS

SUGGESTED EXTERIOR FINISHES AS SHOWN



FRONT ELEVATION SCALE: 5/32" = 1'-0" E1



REAR ELEVATION SCALE: 5/32" = 1'-0" E3

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2 DESIGN DEVELOPMENT 23JAN23
3 DESIGN DEVELOPMENT 21FEB23

CONSTRUCTION DOCS

REVIEW SET ISSUED 04MAR23
BID SET ISSUED 04MAY23
PERMIT SET ISSUED 16MAY23

PERMIT SET
MAY 16, 2023

Higginbotham Ranch
Address TBD US 50
Montrose, CO
Montrose County

TITLE
EXTERIOR ELEVATIONS

SHEET NO

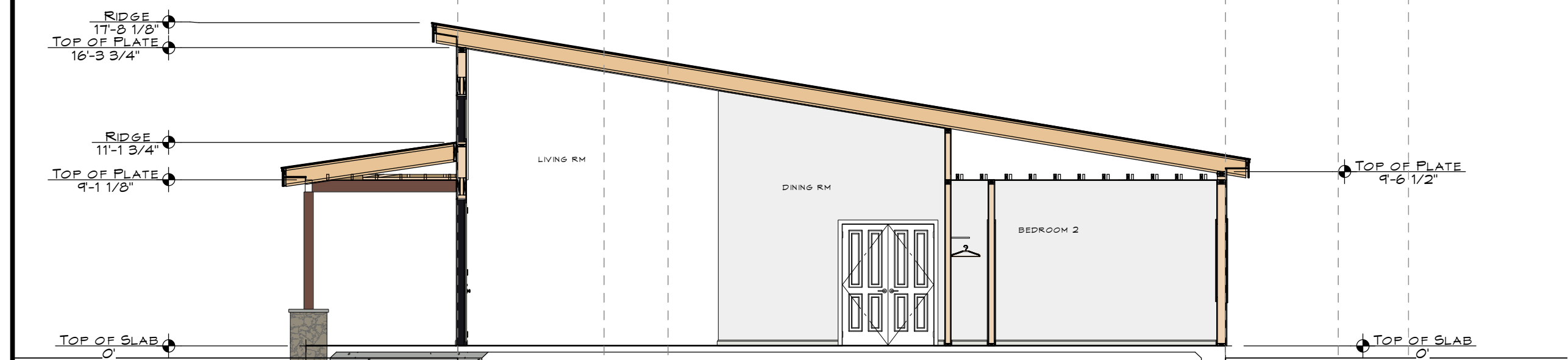
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PRINT DATE 5/16/23

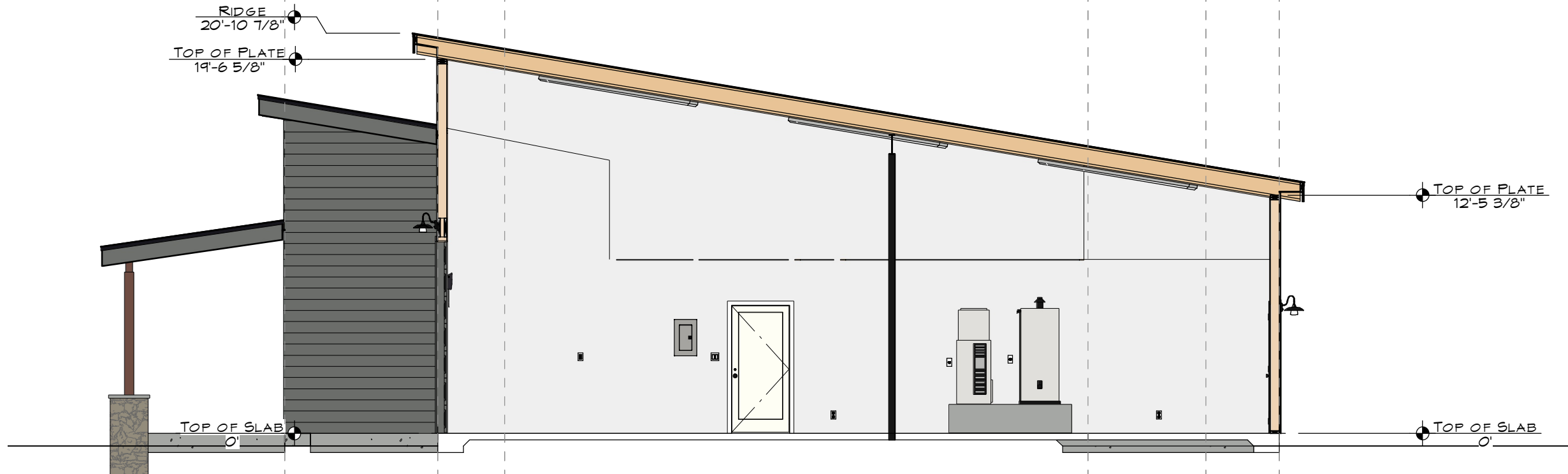
SCALE 5/32" = 1'-0" OR AS NOTED
DESIGNER CILENIA CURTIS



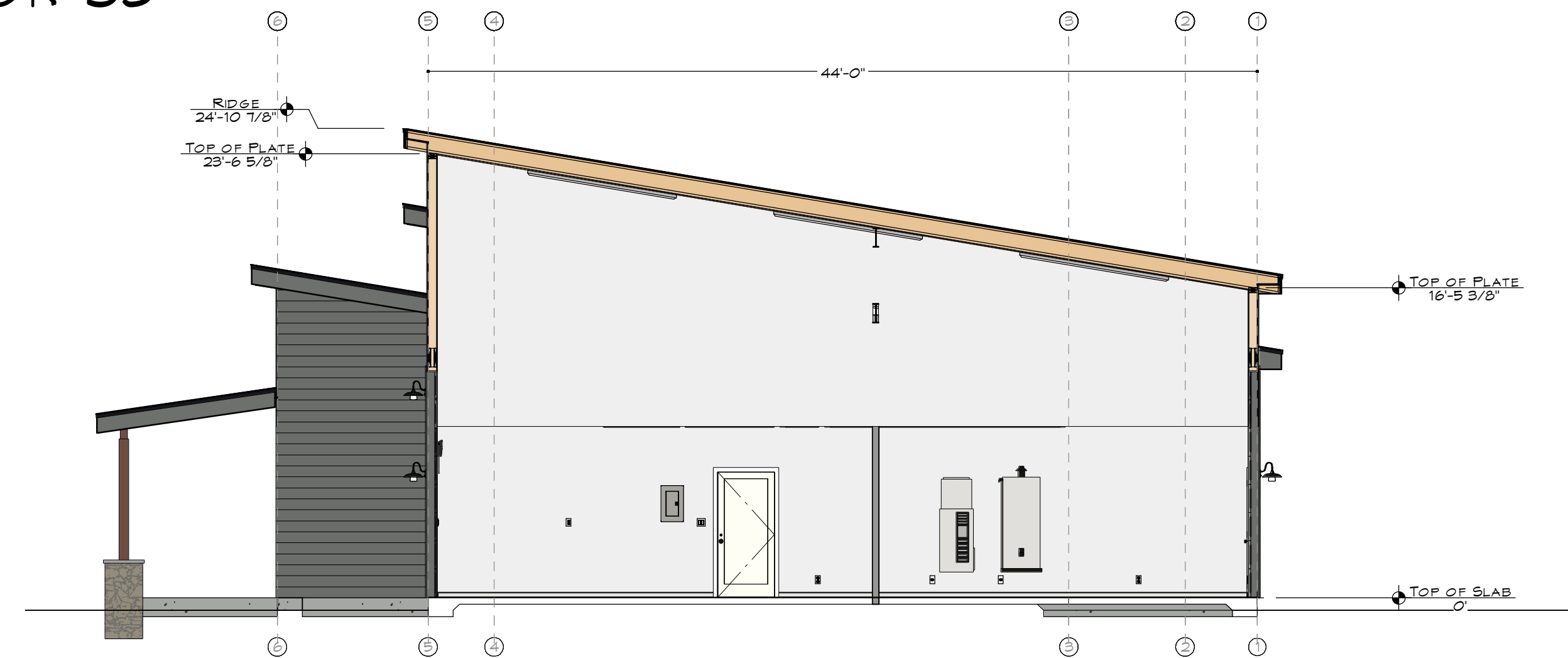
TRAVIS WILLIAMS
970.773.0493



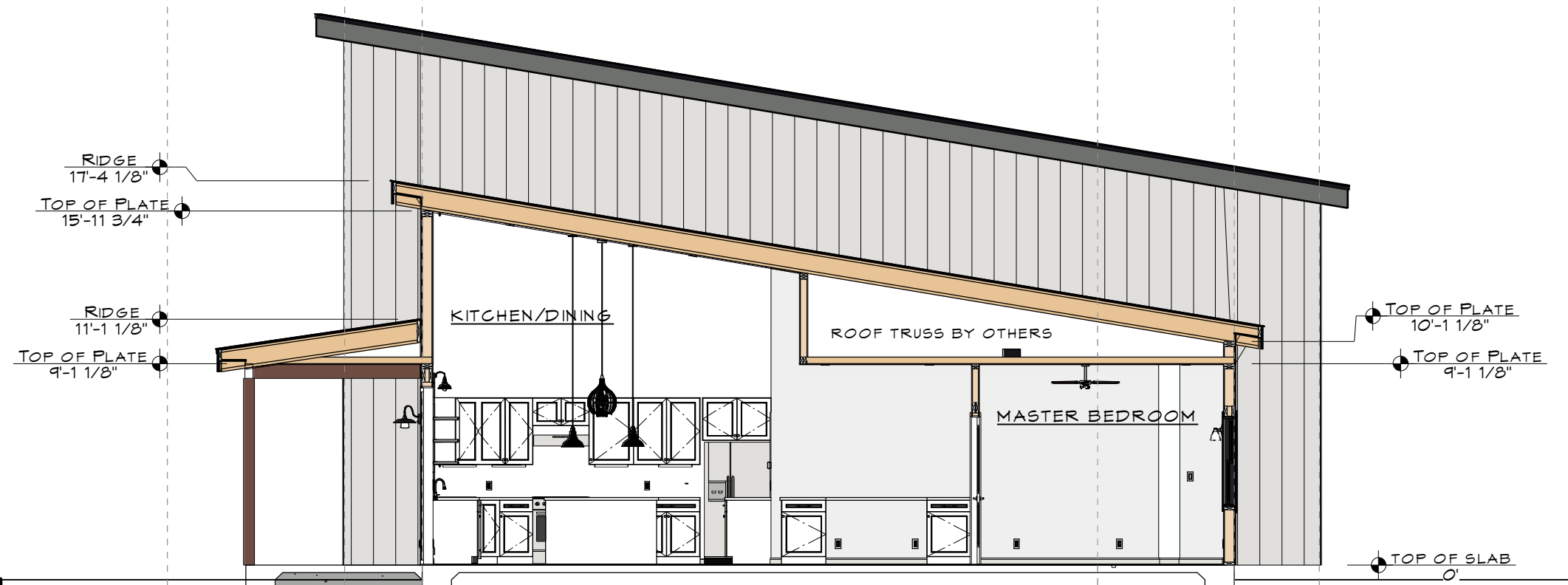
SECTION S4



SECTION S3



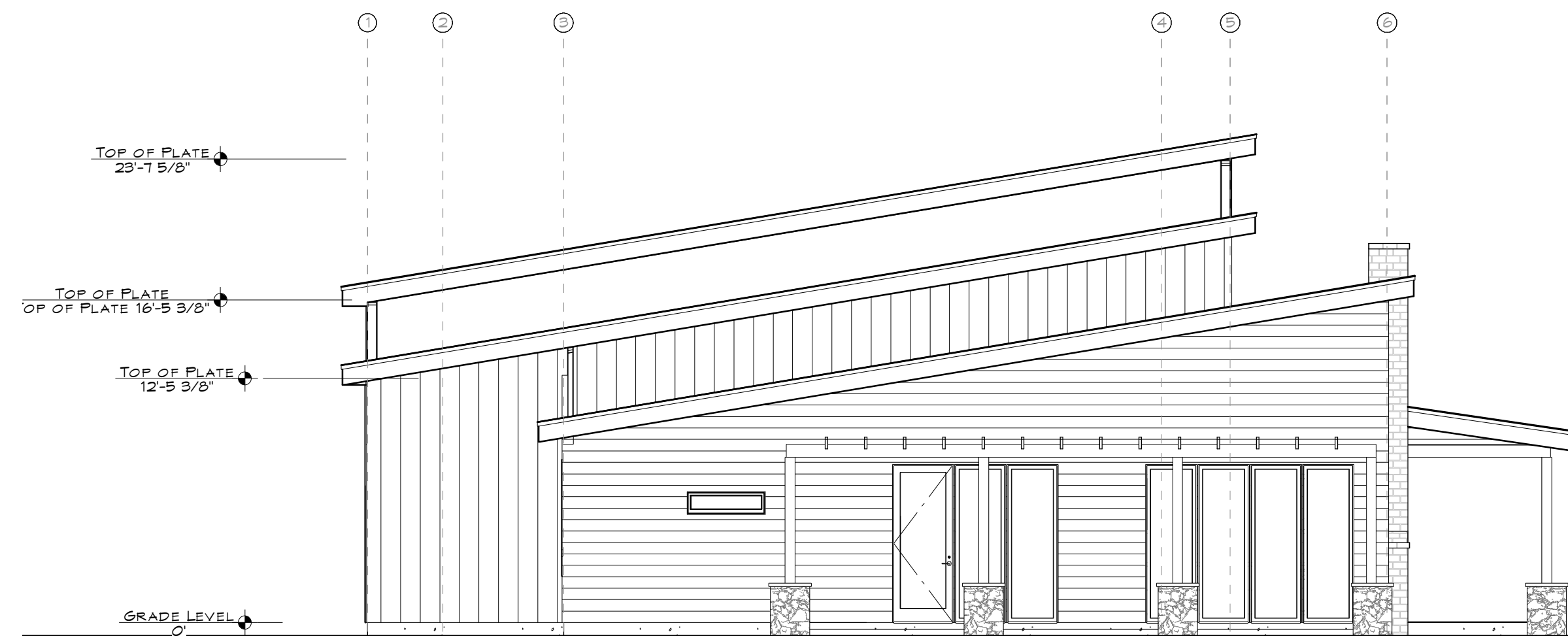
SECTION S2



SECTION S1



LEFT ELEVATION SCALE: 5/32" = 1'-0" E2



RIGHT ELEVATION SCALE: 1/4" = 1'-0" E4

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PERMIT SET ISSUED	16MAY23

PERMIT SET
MAY 16, 2023

Higginbotham Ranch
Address TBD US 50
Montrose, CO
Montrose County

TITLE	
SECTIONS & EXTERIOR ELEVATIONS	
SCALE	5/32" = 1'-0" OR AS NOTED
DESIGNER	CILENIA CURTIS

SHEET NO	
A7	
PAGE #	7 OF 9
PRINT DATE	5/16/23

CORNERSTONE DRAFTING AND DESIGN

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PERMIT SET ISSUED	16MAY23

PERMIT SET
MAY 16, 2023

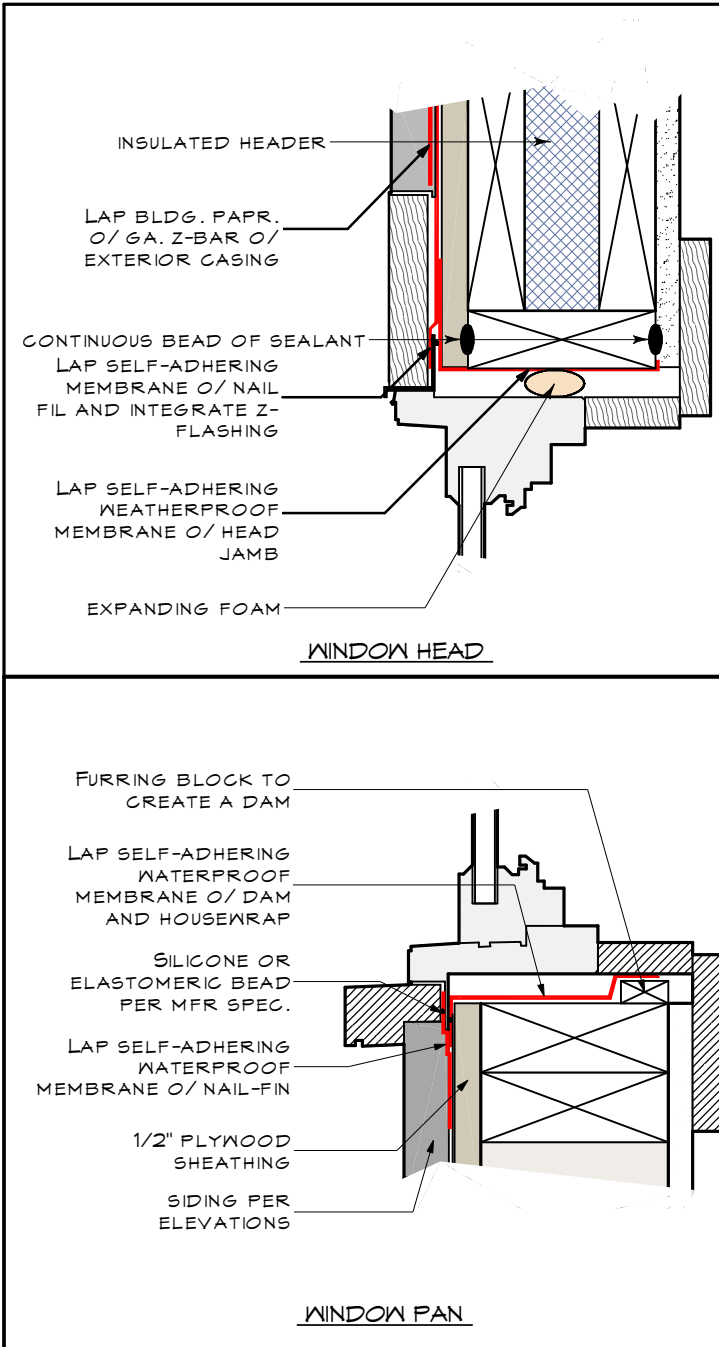
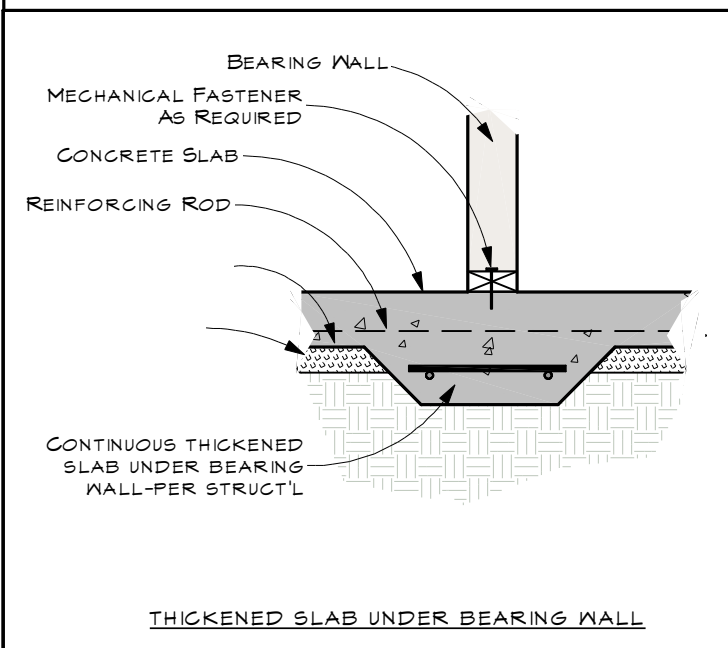
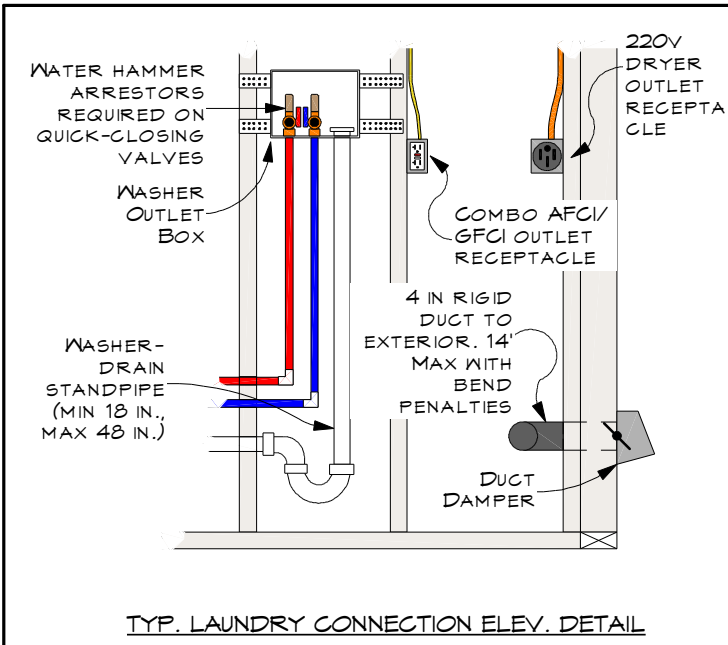
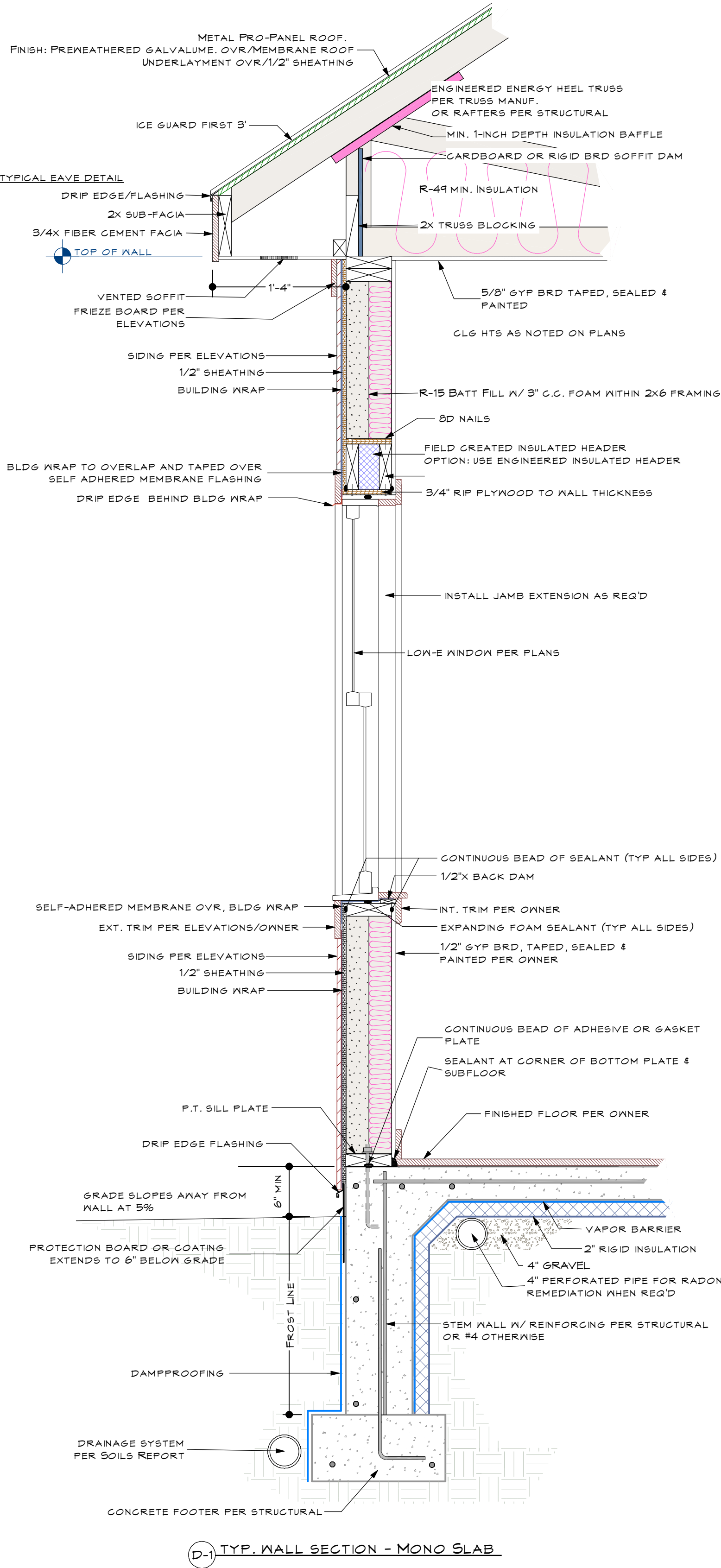
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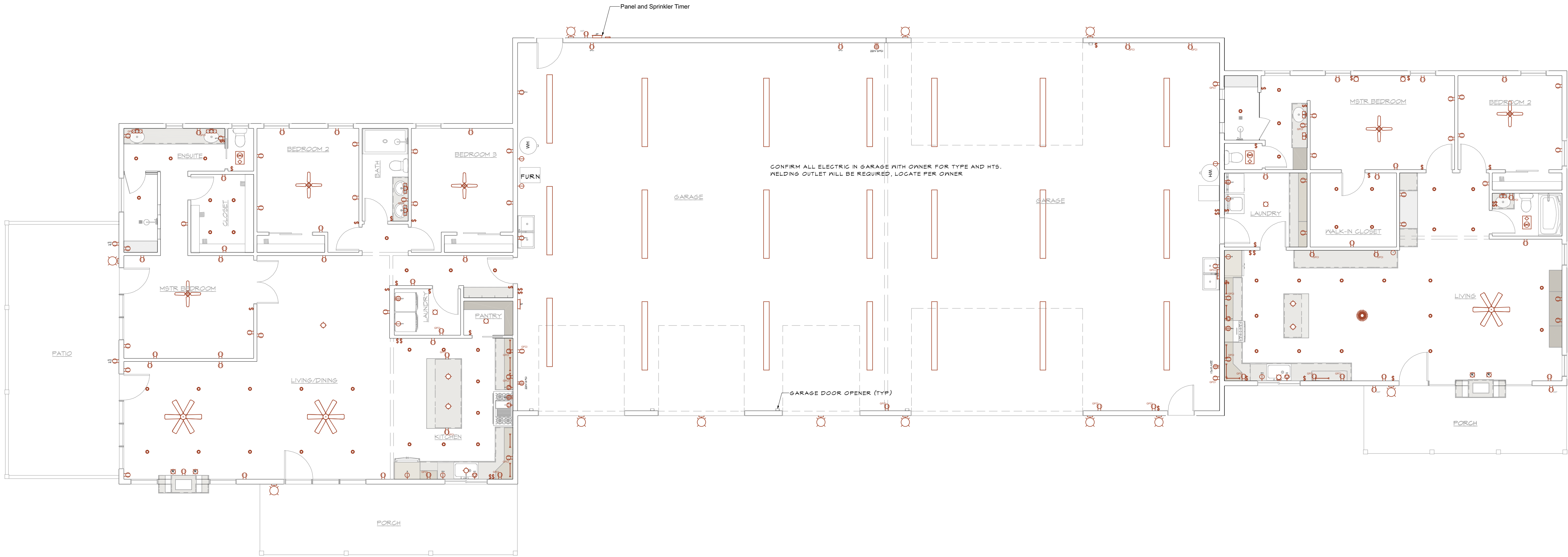
TITLE	
STANDARD DETAILS	
SCALE	5/32" = 1'-0" OR AS NOTED
DESIGNER	CILENIA CURTIS

SHEET NO	
A8	
PAGE #	8 OF 9
PRINT DATE	5/16/23

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AND
DESIGN

TRAVIS WILLIAMS
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ELECTRICAL LEGEND					
SYMB	NO.	QTY	DESCRIPTION	COMMENTS	
	E01	5	GFCI		
	E02	24	DECORA GFI		
	E03	60	DUPLEX DECORATOR		
	E04	2	GFCI WP		
	E05	3	DUPLEX (WEATHERPROOF)		
	E06	3	SINGLE RECEPTACLE		
	E07	2	CLOTHES WASHER		
	E08	2	CLOTHES DRYER		
	E09	1	NDOOR IRRIGATION THER		
	E10	4	RECESSED EYEBALL LIGHT		
	E11	2	DISHWASHER		
	E12	2	REFRIGERATOR		
	E13	2	GARBAGE DISPOSAL		
	E14	3	HOOD W/ VENT		
	E15	2	ELECTRIC RANGE		
	E16	2	SINGLE POLE SWITCH		
	E17	37	SWITCH (DECORATORS)		
	E18	3	EXHAUST (LIGHT)		
	E19	5	CEILING FAN (LIGHTS)		
	E20	3	FLUSH MOUNT GLOBE OR DOME LIGHT		
	E21	35	LED 4		
	E22	12	EXTERIOR SCONCE TBD		
	E23	3	SCONCE 2		
	E24	2	WALL SCONCE TBD		
	E25	4	SCONCE 3		
	E26	6	PENDANT FIXTURE TBD		
	E27	21	LONG SURFACE MOUNTED TUBE LIGHT (8x4xRD)		
	E28	11	UNDER CABLTG		
	E29	3	ELECTRICAL PANEL - SURFACE MOUNTED		
	E30	1	THERMOSTAT		
	E31	1	ALICE WALL SCONCE		
	E32	1	CHANDALIER TBD		
	E33	3	220V GFCI WP		
	E34	3	6 BLADE CEILING FAN		

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Montrose, CO
Montrose County

TITLE	
ELECTRICAL LAYOUT PLAN	
SCALE	5/32" = 1'-0" OR AS NOTED
DESIGNER	CILENIA CURTIS

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E1	
PAGE #	9 OF 9
PRINT DATE	5/16/23

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