

NOTES:
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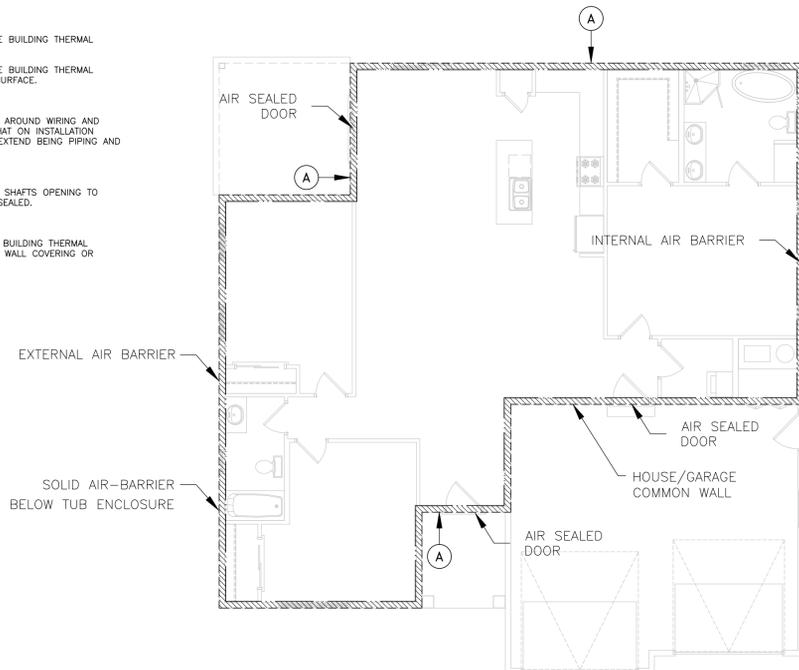
SHEET INDEX:

CS	COVER SHEET
A1	MAIN FLOOR PLAN
A2	ELEVATIONS
A3	ROOF PLAN
SITE	SITE PLAN

AIR BARRIER AND INSULATION INSTALLATION NOTES:
 (2018 IECC TABLE R402.4.1.1)

GENERAL REQUIREMENTS:

- BREAKS OR JOINTS IN THE AIR BARRIER SHALL BE SEALED.
 - A CONTINUOUS AIR BARRIER SHALL BE INSTALLED IN THE BUILDING ENVELOPE.
- WALLS:**
- THE JUNCTION OF THE FOUNDATION AND SILL PLATE SHALL BE SEALED.
 - THE JUNCTION OF THE TOP PLATE AND THE TOP PLATE OF THE EXTERIOR WALL SHALL BE SEALED.
 - KNEE WALLS SHALL BE SEALED.
 - WALLS ARE FRAMED TO ALLOW THE CORNER TO BE INSULATED OR CONTINUOUS INSULATION WILL BE SEALED.
 - CAVITIES WITHIN CORNERS AND HEADERS OF FRAME WALL SHALL BE INSULATED BY COMPLETELY FILLING THE CAVITY WITH A MATERIAL HAVING A THERMAL RESISTANCE OF R-3 PER INCH MINIMUM.
 - EXTERIOR ENVELOPE INSULATION FOR FRAMED WALL SHALL BE INSTALLED IN SUBSTANTIAL CONTACT END CONTINUOUS ALIGNMENT WITH THE AIR BARRIER.
- WINDOWS, SKYLIGHTS AND DOORS:**
- THE SPACE BETWEEN WINDOW/DOOR JAMBS AND FRAMING AND SKYLIGHTS AND FRAMING SHALL BE SEALED.
- RIM JOISTS:**
- RIM JOISTS SHALL INCLUDE THE AIR BARRIER.
 - RIM JOISTS SHALL BE INSULATED.
- SHOWER/TUB ON EXTERIOR WALL:**
- EXTERIOR WALLS ADJACENT TO SHOWERS AND TUBS SHALL BE INSULATED.
- ELECTRICAL/PHONE BOX ON EXTERIOR WALL:**
- THE AIR BARRIER SHALL BE INSTALLED BEHIND ELECTRICAL OR COMMUNICATION BOXES OR AIR SEALED BOXES SHALL BE INSTALLED.
- CEILING/ATTIC:**
- THE INSULATION IN ANY DROPPED CEILING/SOFFIT SHALL BE ALIGNED WITH THE AIR BARRIER.
- WINDOWS, SKYLIGHTS AND DOORS:**
- THE SPACE BETWEEN WINDOW/DOOR JAMBS AND FRAMING AND SKYLIGHTS AND FRAMING SHALL BE SEALED.
- RECESSED LIGHTING:**
- RECESSED LIGHTING FIXTURES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE AIR TIGHT AND IC RATED.
 - RECESSED LIGHTING FIXTURES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO THE FINISHED SURFACE.
- PLUMBING AND WIRING:**
- BATT INSULATION SHALL BE CUT NEATLY TO FIT AROUND WIRING AND PLUMBING IN EXTERIOR WALLS OR INSULATION THAT ON INSTALLATION REAGLY CONFORMS TO AVAILABLE SPACE SHALL EXTEND BEING PIPING AND WIRING.
- SHAFTS AND PENETRATIONS:**
- DUCT SHAFTS, UTILITY PENETRATIONS AND FLUE SHAFTS OPENING TO EXTERIOR OR UNCONDITIONED SPACE SHALL BE SEALED.
- HVAC REGISTER BOOTS:**
- HVAC REGISTER BOOTS THAT PENETRATE THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO THE SUBFLOOR, WALL COVERING OR CEILING.



THERMAL ENVELOPE PLAN
 SCALE: 3/16" = 1'-0"

2018 IECC CODE NOTES

CLIMATE ZONE: 5B, MONTROSE, CO

ENERGY COMPLIANCE PATHWAY:

- GENERAL (PRESCRIPTIVE)
- UA ALTERNATIVE (ResCheck)
- SIMULATED PERFORMANCE ALTERNATIVE (PERFORMANCE)
- ENERGY RATING INDEX COMPLIANCE ALTERNATIVE (ERI)

BUILDING COMPONENTS:

- CEILING WITH ATTIC SPACES: R-49
- CEILING W/O ATTIC SPACES: R-30
- WOOD FRAME WALL: R-20
- FLOORS OVER UNCONDITIONED SPACE: R-30
- BASEMENT WALLS: N/A
- SLAB ON GRADE FLOORS: N/A
- CRAWLSPACE WALLS: R-15
- WINDOWS: MAX. U-0.30
- DOORS: MAX. U-0.30
- SKYLIGHTS: MAX. U-0.55
- GARAGE/HOUSE COMMON WALL: R-21

AIR BARRIER METHOD

EXTERIOR METHOD:

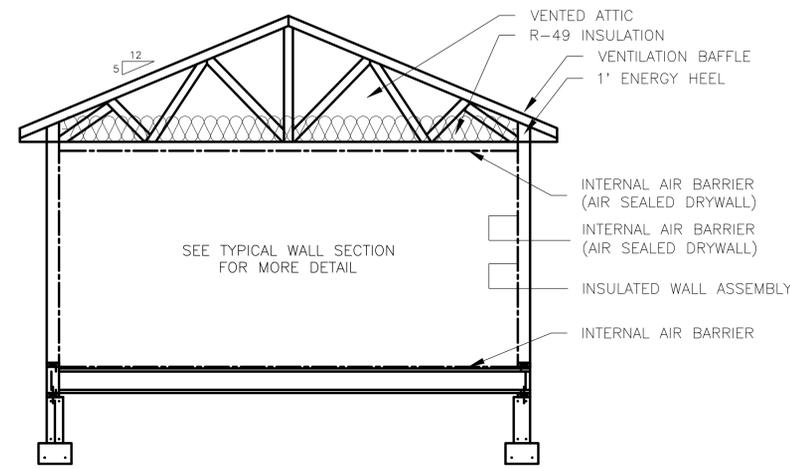
- STRUCTURAL SHEATHING (ZIP SYSTEM, OX-IS, ETC.)
- HOUSE WRAP (TYVEK, GRIP-RIGHT, HOMEGUARD, ETC.)

INTERIOR METHOD:

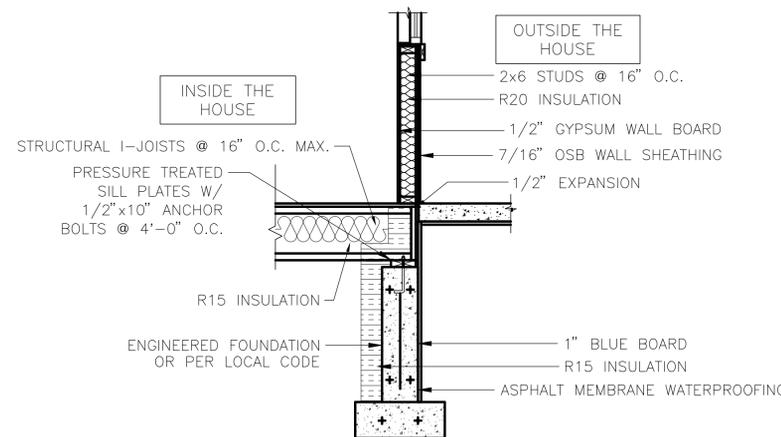
- MANUALLY SEALED DRYWALL (CAULK, FOAM, GASKET, ETC.)
- AUTOMATED ATOMIZED SEALANT (AEROBARRIER, ETC.)

NOTE:
 SEE TABLE R402.4.1.1 FOR MORE INFORMATION

THERMAL ENVELOPE LEGEND



THERMAL ENVELOPE SECTION
 NOT TO SCALE



A STEMWALL EDGE TO PATIO DETAIL
 NOT TO SCALE

MECHANICAL VENTILATION

MECHANICAL VENTILATION METHOD (2018 IRC, CHAP 15, SEC. 1505):

- EXHAUST ONLY
- SUPPLY ONLY
- BALANCED

DEVICE TYPE:

- BATH, UTILITY ROOM FAN
- ENERGY/HEAT RECOVERY VENTILATOR (ERV / HRV)
- RANGE HOOD

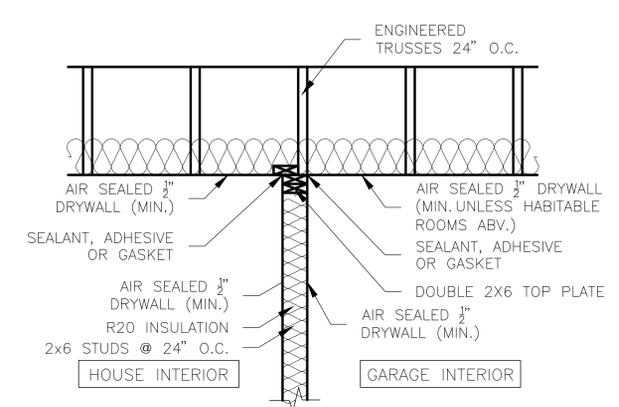
MAKE:

MODEL:

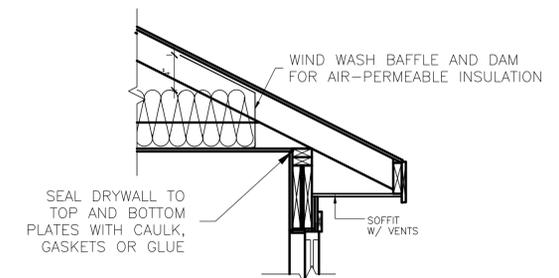
cfm:

WATTS:

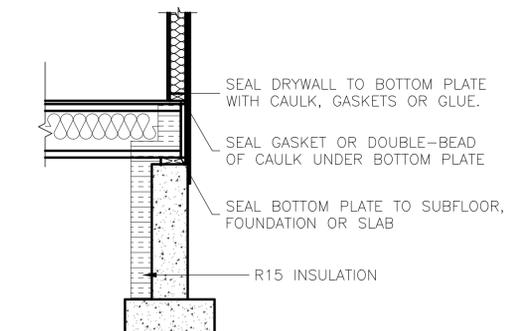
EFFICACY (cfm/watt):



TYPICAL GARAGE WALL SECTION
 NOT TO SCALE



INSULATION DETAILS @ TOP PLATE
 NOT TO SCALE

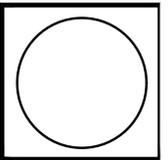


INSULATION DETAILS @ SILL PLATE
 NOT TO SCALE

REVISIONS

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SAUL RUIZ
 HOME OF THE BRAVES,
 LOT 126, MONTROSE, CO.

DRAWN BY	ALLDRAFT
FILE NAME	CAD FILE
DATE	11-05-2024
SCALE	VARIABLES
SHEET	COVER

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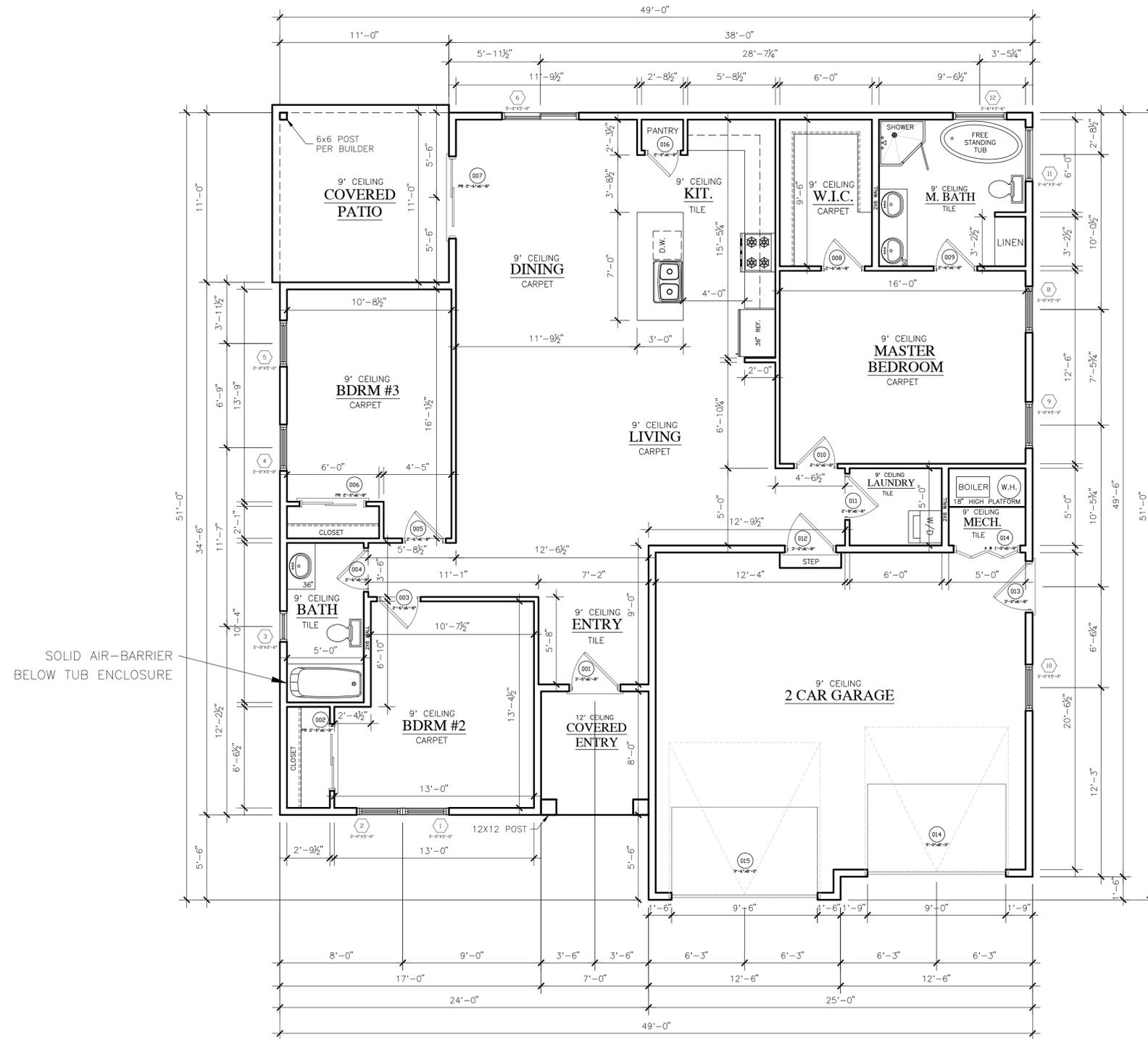
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PROJECT NARRATIVE:
 THE PROJECT IS A NEW CONSTRUCTION
 ADDRESS: LOT 126, MONTROSE, CO.
 CLIENT NAME: SAUL RUIZ

- APPLICABLE CODES:
- 2018 INTERNATIONAL RESIDENTIAL CODE
 - MUNICIPAL CODE OF THE CITY
 - 2023 N.E.C. (ENFORCED BY THE STATE OF COLORADO)

FINAL PLANS FOR CONSTRUCTION

DATE: 11-22-2024



DOOR AND FRAME SCHEDULE

MARK	DOOR SIZE	
	WD	HGT
001	3'-0"	6'-8"
002	PR 2'-0"	6'-8"
003	2'-6"	6'-8"
004	2'-6"	6'-8"
005	2'-6"	6'-8"
006	PR 2'-0"	6'-8"
007	PR 2'-6"	6'-8"
008	2'-6"	6'-8"
009	2'-6"	6'-8"
010	2'-6"	6'-8"
011	2'-8"	6'-8"
012	3'-0"	6'-8"
013	3'-0"	6'-8"
014	9'-0"	8'-0"
014	4 @ 1'-0"	6'-8"
015	9'-6"	8'-0"
016	2'-0"	6'-8"

WINDOW SCHEDULE

MARK	SIZE		Style	U-FACTOR
	WIDTH	HEIGHT		
001	3'-0"	5'-0"	SH	0.30
002	3'-0"	5'-0"	SH	0.30
003	2'-0"	2'-0"	Picture	0.30
004	3'-0"	5'-0"	SH	0.30
005	3'-0"	5'-0"	SH	0.30
006	5'-0"	5'-0"	Glider	0.30
008	3'-0"	5'-0"	SH	0.30
009	3'-0"	5'-0"	SH	0.30
010	3'-0"	5'-0"	SH	0.30
011	3'-6"	3'-6"	Picture	0.30
012	3'-6"	3'-6"	Picture	0.30

LIVING SQUARE FOOTAGE

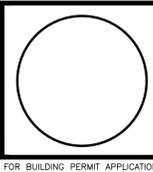
SPACE	AREA
MAIN HOUSE SF	1631.63 SF
	1631.63 SF

GARAGE SQUARE FOOTAGE

SPACE	AREA
GARAGE SF	539.63 SF

REVISIONS

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FOR BUILDING PERMIT APPLICATION

SAUL RUIZ
 HOME OF THE BRAVES,
 LOT 126, MONTROSE, CO.

DRAWN BY
 ALLDRAFT
 FILE NAME
 CAD FILE
 DATE
 11-05-2024
 SCALE
 1/4" = 1'-0"
 SHEET
A1

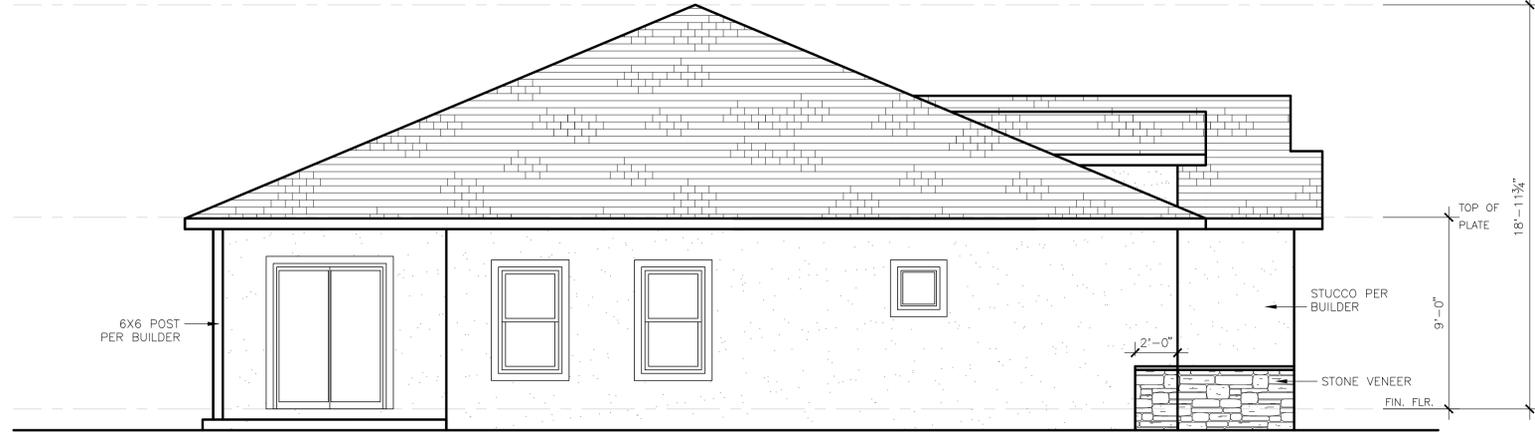
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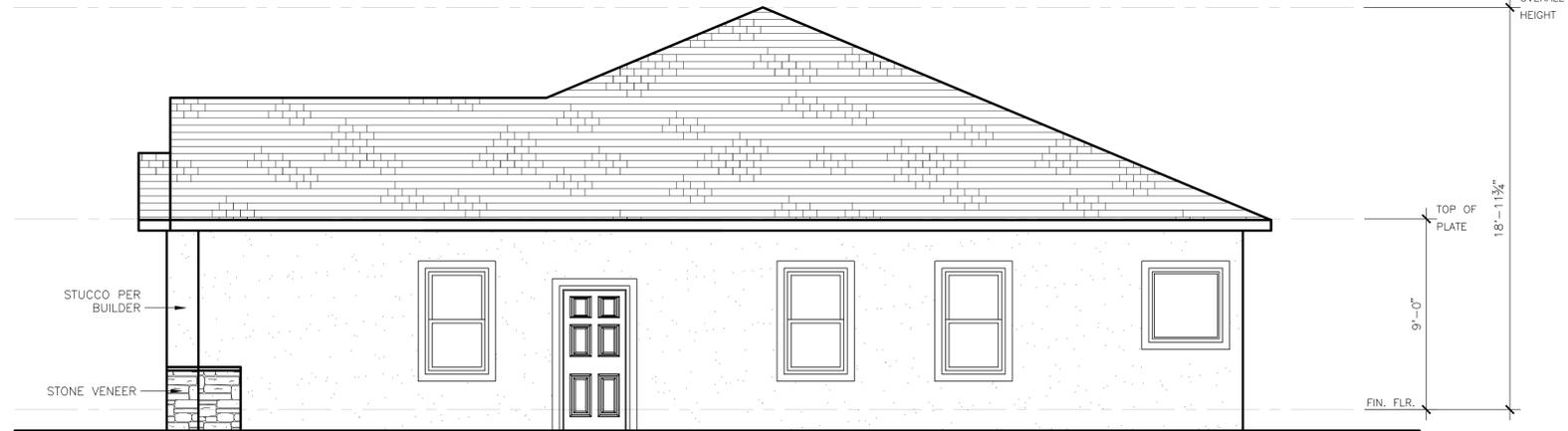
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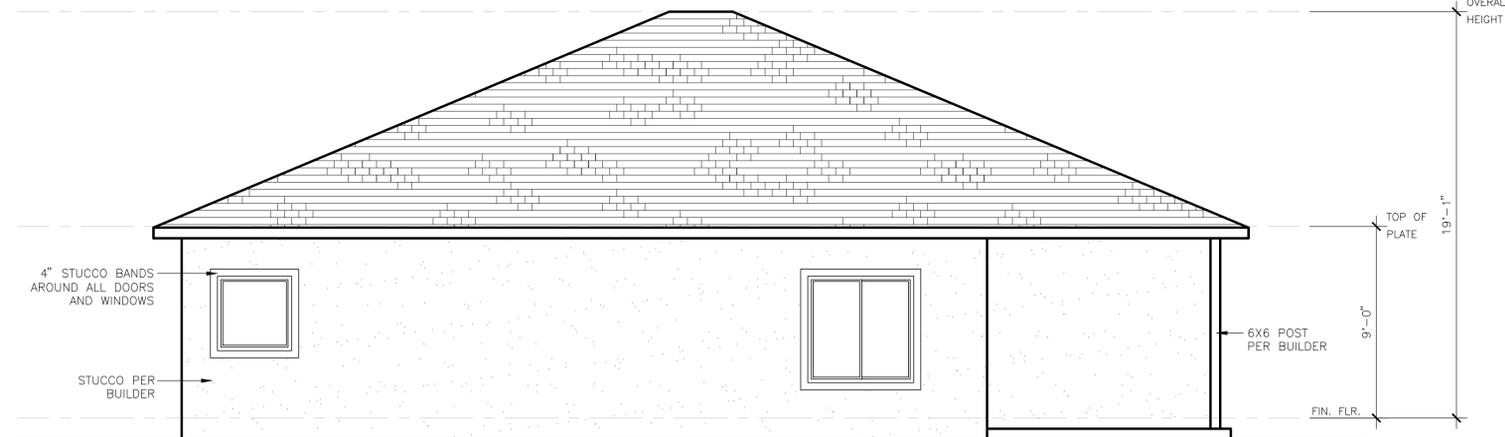
FRONT ELEVATION
1/4" = 1'-0"



LEFT ELEVATION
1/4" = 1'-0"



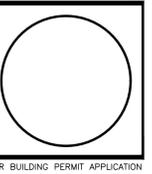
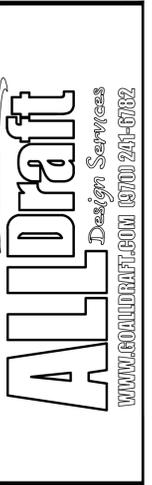
RIGHT ELEVATION
1/4" = 1'-0"



REAR ELEVATION
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SAUL RUIZ
 HOME OF THE BRAVES,
 LOT 126, MONTROSE, CO.

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DATE	11-05-2024
SCALE	1/4" = 1'-0"
SHEET	A2

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DOOR AND WINDOW HEADER SCHEDULE

OPENING WIDTH	HEADER SIZE
3'	(2) 2X8 HEM-FIR
4'	(2) 2X8 HEM-FIR
5'	(2) 2X8 HEM-FIR
6'	(2) 2X10 HEM-FIR
8'	(3) 2X10 HEM-FIR
10'	(2) 1- $\frac{3}{4}$ " x 11- $\frac{5}{8}$ " ML
12'	(2) 1- $\frac{3}{4}$ " x 11- $\frac{5}{8}$ " ML
16'	(2) 1- $\frac{3}{4}$ " x 14" ML

HEADERS BELOW A GIRDER TRUSS OR BELOW ANY ADDITIONAL POINT LOAD SHOULD BE REVIEWED BY AN ENGINEER.

APPLICABLE CODES:

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EGRESS NOTES:

BASEMENTS IN DWELLING UNITS AND EVERY SLEEPING ROOM BELOW THE FOURTH STORY MUST HAVE ONE OPERABLE WINDOW OR EXTERIOR DOOR APPROVED FOR ESCAPE OR RESCUE. ALL ESCAPE OR RESCUE WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET. MINIMUM NET CLEAR OPENING HEIGHT IS 24 INCHES. THE MINIMUM NET CLEAR OPENING WIDTH IS 20". THE MAXIMUM SILL HEIGHT IS 44 INCHES FROM THE FLOOR.

VENTILATION AND LIGHTING NOTES:

ALL ROOMS MUST MEET MINIMUM VENTILATION AND LIGHTING REQUIREMENTS.
 VENTILATION - .04% PER SQUARE FOOT
 LIGHTING - .08% PER SQUARE FOOT

EGRESS STANDARDS ALSO APPLY

EXTERIOR WALL PLUMBING NOTES:

NO P TRAPS, WATER OR HEAT LINES ALLOWED IN OUTSIDE WALLS, WALLS COMMON TO GARAGE OR CEILINGS UNLESS DEEP ENOUGH OR IF HEATED.

ATTIC SPACE IS CONSIDERED TO BE AN OUTSIDE WALL.

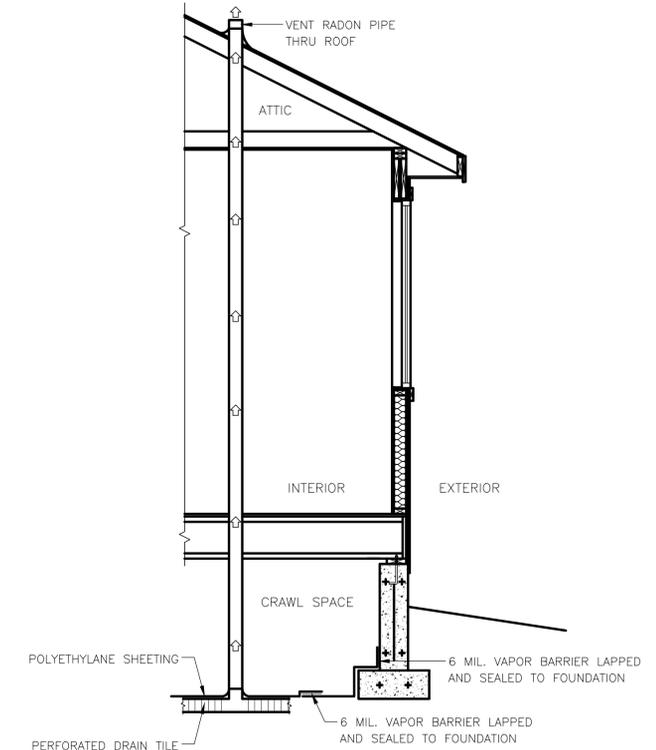
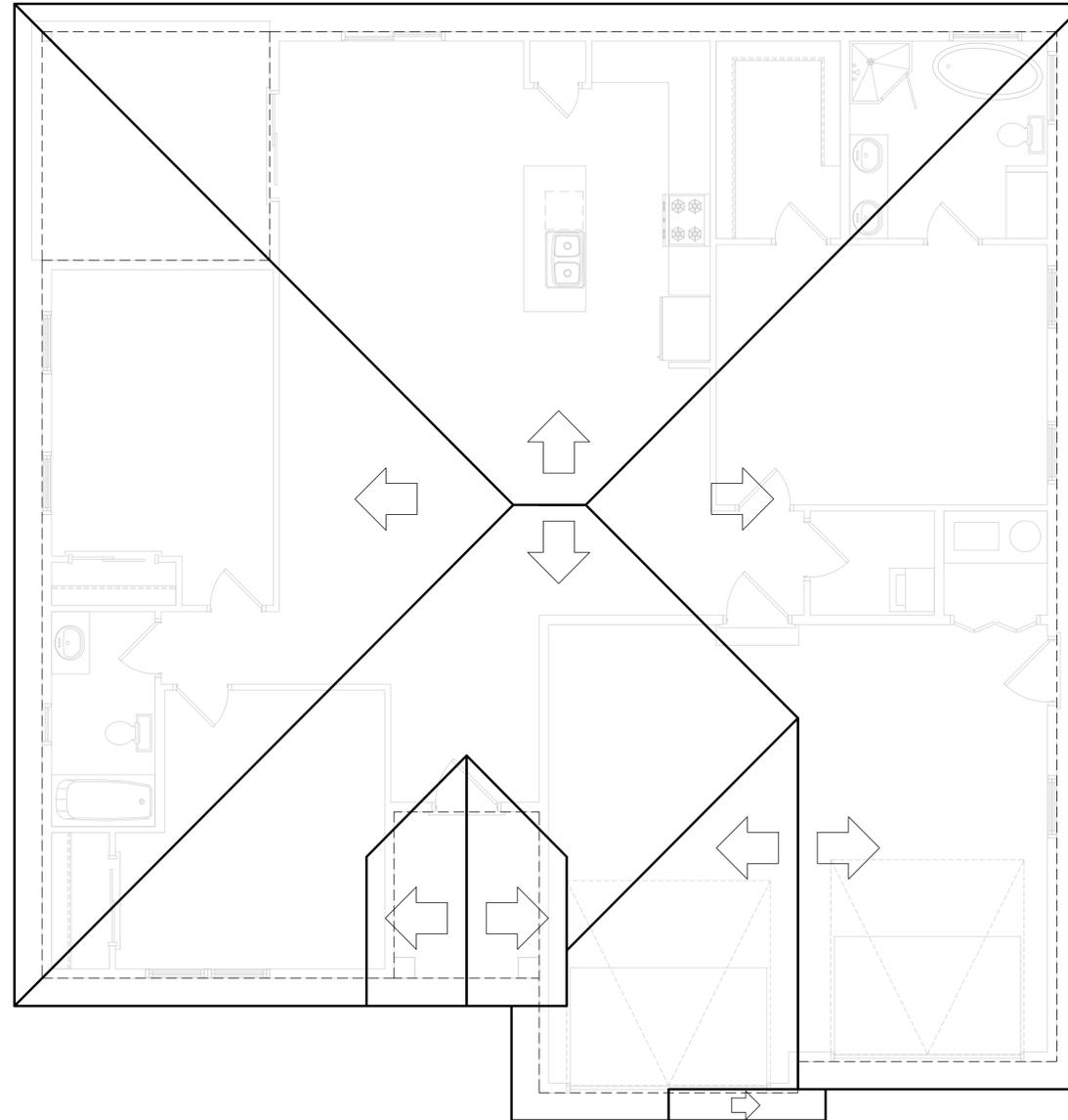
GARAGE NOTES:

NEED 1/2" GYP-BOARD ON GARAGE SIDE OF SEPARATION BETWEEN HOUSE AND GARAGE. EQUALLY PROTECT WALLS AND MEMBERS SUPPORTING SEPARATION. NEED 5/8" TYPE "X" GYP-BOARD ON CEILINGS OF GARAGES WITH HABITABLE SPACE ABOVE. DOORS IN SEPARATION WALLS MUST BE 1- $\frac{3}{8}$ " SOLID WOOD OR STEEL.

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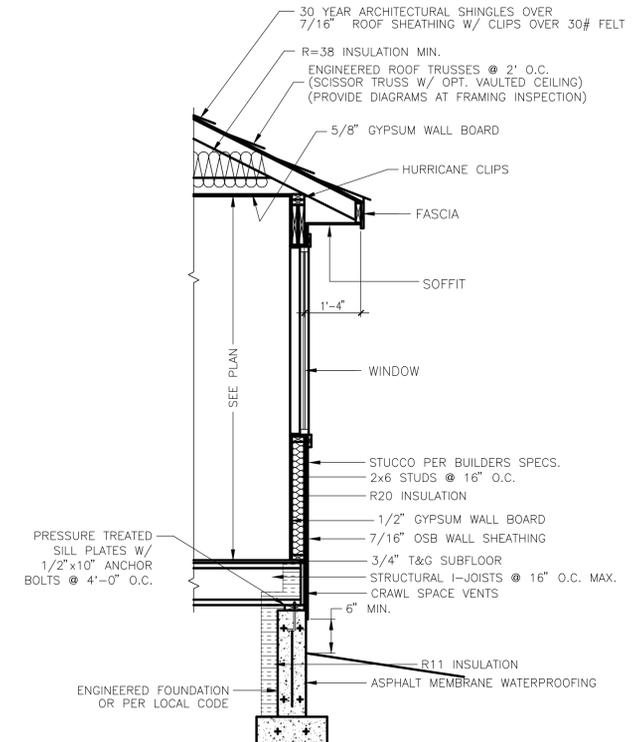
5/12 TYPICAL

ENGINEERED TRUSSES DESIGNED FOR LOCAL AREA SNOW LOAD



RADON MITIGATION SYSTEM

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

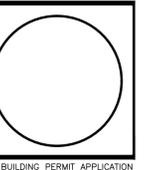


TYP. FOUND. WALL SECTION

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

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FILE NAME	
CAD FILE	
DATE	11-05-2024
SCALE	1/4" = 1'-0"
SHEET	A3

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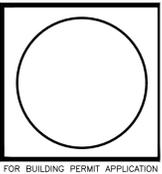
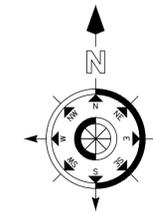
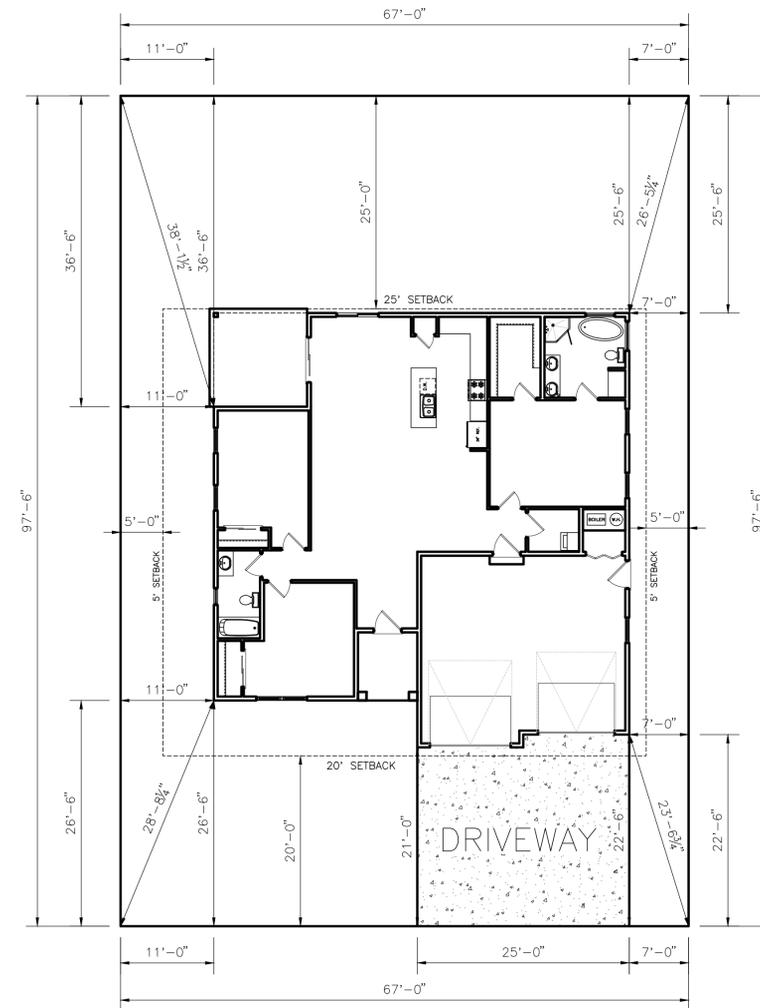
NOTE
GRADE MUST SLOPE AWAY FROM HOUSE 6" OF FALL IN THE FIRST 10' OF DISTANCE PER LOCAL BUILDING CODE.

NOTE:
BUILDER TO VERIFY ALL SETBACK AND EASEMENT ENCROACHMENTS PRIOR TO CONSTRUCTION

NOTE:
DIMENSION LINES ARE PULLED FROM EDGE OF BRICK LEDGE. IF NO BRICK LEDGE EXISTS, DIMENSIONS WILL BE FROM EDGE OF FOUNDATION.

REVISIONS	
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SITE PLAN INFORMATION	
SUBDIVISION NAME	HOME OF THE BRAVES
FILING NUMBER	?
LOT NUMBER	126
BLOCK NUMBER	?
STREET ADDRESS	?
COUNTY	MESA
GARAGE SQ. FT.	570.88 SF
COVERED ENTRY SQ. FT.	25 SF
COVERED PATIO SQ. FT.	268 SF
LIVING SQ. FT.	1525.13 SF
LOT SIZE	6532 SQ. FT.
SETBACKS USED	FRONT 20' SIDES 5' REAR 25'



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- 2018 INTERNATIONAL RESIDENTIAL CODE
 - MUNICIPAL CODE OF THE CITY
 - 2023 N.E.C. (ENFORCED BY THE STATE OF COLORADO)

ADDRESS: HOME OF THE BRAVES, LOT 126, MONTROSE, CO.
PERMIT: ?

- ZONING DESIGNATION: ?
SETBACKS:
- FRONT- 20'
 - SIDE- 5'
 - REAR- 25'
 - FRONT UTILITY EASEMENT- ?

DRAINAGE NOTE:
FINISHED GRADE TO SLOPE AWAY FROM STRUCTURE TO BE A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET.

- NOTICE:
1. IT IS THE RESPONSIBILITY OF THE BUILDER OR OWNER TO VERIFY ALL DETAILS AND DIMENSIONS PRIOR TO CONSTRUCTION.
 2. USE OF THIS PLAN CONSTITUTES BUILDER AND OR HOME OWNERS ACCEPTANCE OF THESE TERMS.
 3. ALL DIMENSIONS ARE TO EDGE OF FOUNDATION UNLESS OTHER WISE NOTED.
 4. BUILDER AND OR OWNER TO VERIFY ALL SETBACKS AND EASEMENTS.
 5. THIS PLAN HAS NOT BEEN ENGINEERED BY AUTODRAFT. SEE SEPARATE DRAWINGS BY OTHERS FOR ENGINEERING DATA.

- COPY RIGHT NOTICE:
1. THE OWNER AND OR BUILDER AGREE TO OBTAIN A LICENSE FOR ANY COPY RIGHTED MATERIAL THAT MAY HAVE BEEN PROVIDED TO ALLDRAFT FOR THE CREATION OF THIS PLAN PRIOR TO CONSTRUCTION.
 2. THE OWNER AND OR BUILDER AGREE TO RESEARCH AND VERIFY THE LEGALITY OF ALL COPY RIGHT OWNERSHIPS FOR ALL MATERIALS THAT THEY HAVE PROVIDED TO ALLDRAFT.
 3. THE OWNER AND OR BUILDER AGREE THAT ALLDRAFT IS NOT RESPONSIBLE FOR OBTAINING ANY COPY RIGHT LICENSE AND AGREE TO HOLD HARMLESS, DEFEND AND INDEMNIFY ALLDRAFT FROM ANY AND ALL LEGAL ACTIONS THAT MAY RESULT FROM THE CREATION OF THESE PLANS.
 4. USE OF THIS PLAN CONSTITUTES ACCEPTANCE OF THESE TERMS BY THE OWNER AND OR BUILDER.

SCALE: 1/16" = 1'-0"

DRAWN BY	ALLDRAFT
FILE NAME	CAD FILE
DATE	11-05-2024
SCALE	1/16" = 1'-0"
SHEET	SITE