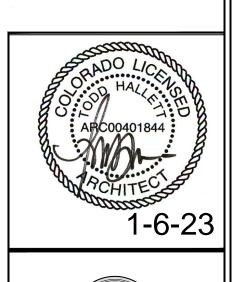
ARMISTEAD MIDTOWN VILLAGE PUD 16 UNIT APARTMENT EAGLE COUNTY, CO



| CODES | |
|---|---|
| FIRE CODE 2021 OF COLORADO SAFETY CODE | CTRICAL CODE 2020 OF COLORADO FOR ELEVATORS 2019 OF COLORADO CODE - 2012 OF COLORADO |
| BUILDING CODE DATA | |
| ZONING: | PUD |
| DEFINITION (CHAPTER 2): | MULTI-STORY UNIT |
| OCCUPANCY (SECTION 310.3): | R-2 (RESIDENTIAL) & S-2 (LOW HAZARD STORAGE) |
| TYPE OF CONSTRUCTION (TABLE 601): | 111A |
| FIRE RATING (TABLE 601): | |
| PRIMARY STRUCTURAL FRAME BEARING WALL (EXTERIOR) (TABLE 601 ⁹ / 105.5) | 1 |
| (INTERIOR) | 1 |
| NON BEARING WALLS & PARTITIONS (EXTERIOR) | O (1 HR AT (10' FROM PROPERTY LINE) |
| (INTERIOR) | 0 |
| FLOOR CONST. & ASSOC. SECONDARY MEMBERS | 1 |
| ROOF CONST. & ASSOC. SECONDARY MEMBERS | 1 |
| SPECIAL CONDITIONS (CHAPTER 4 & 5): | |
| PARKING GARAGE (402,4,2,3 / 711 / 508,4 / 510,4) | 1 HR (HORIZONTAL SEPARATION) |
| SEPARATION WALLS (420.2 / 708.3) | FIRE PARTITIONS 1 HR |
| CORRIDOR WALLS (708.3) | 1/2 HR |
| HORIZONTAL SEPARATION (508.3.3 / 708.4) | 1 HR |
| SEPARATION OF OCCUPANCIES (TABLE 508.4) | 1 HR |
| EGRESS STAIR ENCLOSURE (707.3.2. / 1023.1) | 1 HR |
| SPRINKLER SYSTEM (420.5 / 903.3.1.1) : | SPRINKLED SM |
| CENERAL RUILDING LIEIGHTS AND AREA (CHARTER E). | |
| GENERAL BUILDING HEIGHTS AND AREA (CHAPTER 5): ALLOWABLE BUILDING HEIGHT (TABLE 504,3) | ALLOWED: 85 FT. ACTUAL: 35'-10" (AT MAX, PEAK) |
| ALLOWABLE STORIES ABOYE GRADE (TABLE 504,4 5/8,3,2) | ALLOWED: 55 FT. ACTUAL: 55-10 (AT MAX, PEAR) ALLOWED: 5 ACTUAL: 3 |
| ALLOWABLE AREA (TABLE 506.2) | R-2 ALLOWED: 72,000 SF ACTUAL: 25,924 SF |
| ALLOWADLE AIRLA (TADLE 300,6) | S2 ALLOWED: 17,700 SF ACTUAL: 13,728 SF |
| MIXED USE ALLOWABLE BUILDING AREA (508.4.2) | LOW HAZARD (6-2) 13728/117700 = 0.12 |
| SUM OF THE RATIOS SHALL NOT EXCEED 1 | RESIDENTIAL (R-2) 25924/72000 = 0.36 |
| OWN OF THE PARTO OFFICE ROLL ENGLED | SUM = 0.48 |
| MEANS OF EGRESS (CHAPTER 10) | |
| OCCUPANT LOAD (TABLE 1004,5) | R-2 200 GROSS = 25,924 / 200 = 130 OCCUPANTS S-2 200 GROSS = 13,728 / 200 = 69 OCCUPANTS |
| STAIR WIDTH (1005.3.1 EXCEPTION 1) | OCCUPANT LOAD X .2 PER OCCUPANT MIN. 44" PER 1011.2 |
| NUMBER OF EXITS (TABLE 1006.3.3) | REQUIRED 2 PROVIDED 5-2 (PARKING GARAGE) = 2 PROVIDED R-2 (RESIDENTIAL) = 2 |
| NUMBER OF EXITS (TABLE 1006.2.1) | RESIDENTIAL 125 FEET |
| | LOW HAZARD 100 FEET |
| PUBLIC STAIR RISER (1011.5.2) | ALLOWED: 7" ACTUAL: 6-3/4" |
| INTERIOR UNIT STAIR RISER (1011.5.2 EXCEPTION 3) | ALLOWED: 1 3/4" ACTUAL: 6-5/8" |
| WIDTH (1005.3.1 EXCEPTION 2) | OCCUPANT LOAD X .2 PER OCCUPANT MIN. 44" PER 1011.2 |
| ACCESSIBLITY (CHAPTER 11) | |
| ACCESSIBLE TYPE (1107.6.2.3 / TABLE 1107.6.1.1.): | NO. REQUIRED: 4 ACTUAL: 1 (TYPE A) |
| TYPE B REQUIRED (1107.6.2.3.2): | O PER EXCEPTION UNDER SECTION 1107.7.2 |
| | MULTI STORY UNIT WITHOUT ELEVATOR |
| | |

| | SQUARE | FOOTAGE | UNIT TYPE | NO. | TOTAL | TOTAL | TOTAL |
|--|--------|-------------|-----------|-------|--------|----------|---------|
| UNIT IDENTITY | FIRST | SECOND | HEATED | UNITS | HEATED | UNHEATED | OUTDOOR |
| | FLOOR | FLOOR | S.F. | | 5.F. | 5.F. | LIYING |
| TYPE A | 654 | 663 | 1317 | 4 | 5268 | | |
| TYPE B | 722 | 643 | 1365 | 10 | 13650 | | 545 |
| TYPE C | 1024 | 1035 | 2059 | 1 | 2059 | | |
| TYPE D | 902 | 967 | 1869 | 1 | 1869 | | |
| PUBLIC COORIDOR/STAIR / MECH. /ELEY. (LOWER LEYEL) | | | | | 1712 | | |
| PUBLIC COORIDOR/MECH/STAIR (FIRST FLOOR) | | | | | 334 | | |
| GARAGE | | | | | | 12,478 | |
| STORAGE UNITS | | | | | | 916 | |
| | | | | | | | |
| BLDG TOTAL SF, F,T = | | | | | 24,892 | 13,394 | 545 |





PLAN DRAWING INDEX

| CIYIL | |
|-------|-------------------------------------|
| | SITE - REFER TO PLANS BY OTHERS |
| | |
| ARCHI | TECTURAL BUILDING COMPOSITION |
| GNI | GENERAL NOTES & DETAILS |
| GN2 | ELEVATOR NOTES AND DETAILS |
| GN3 | EGRESS DIAGRAM |
| GN4 | FIRE RATING KEY AND UL DESCRIPTIONS |
| | |
| | |
| A1 | FOUNDATION PLAN |
| Д2 | FIRST FLOOR PLAN |
| ДЗ | SECOND FLOOR PLAN |
| Д4 | FRONT, LEFT, RIGHT & REAR ELEVATION |
| Д5 | BUILDING SECTIONS |
| A6 | ROOF PLAN / WALL SECTIONS |
| ΓĄ | DETAILS |
| SA | ADA ENLARGED PLANS / DETAILS |

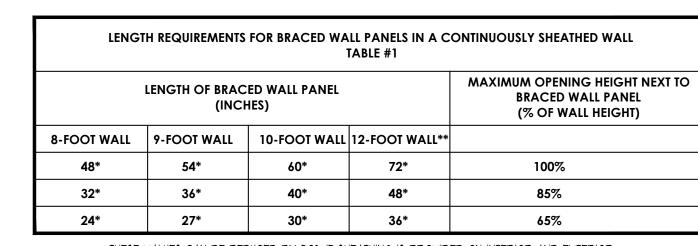
| WWW.TKHOMEDESIGN.C |
|---|
| 26030 PONTIAC TRAIL SOUTH LYON, MI 48178 PHONE: (248)-446-1960 FAX: (248)-446-1961 |
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| CLIENT / PROJECT | ARMISTEAD | MIDIOWIN VILLAGE | PUD | 16 UNIT APARTMENT | EAGLE COUNTY, CO |
|------------------|-----------|------------------|-----|-------------------|------------------|
| JOE | 3 No. | | | 21 | -289 |
| | AWN: | | | A | |
| | ECKED |): | | A | G |
| | AMED: | | | _ | |
| | VIEW | | | 8- | 31-22 |
| TOTAL | AT. | | | 1 | 4 22 |

SCALE:
PER PLAN

SHEET #

COVER



(C)INTERSECTION OF INTERIOR AND EXTERIOR WALLS

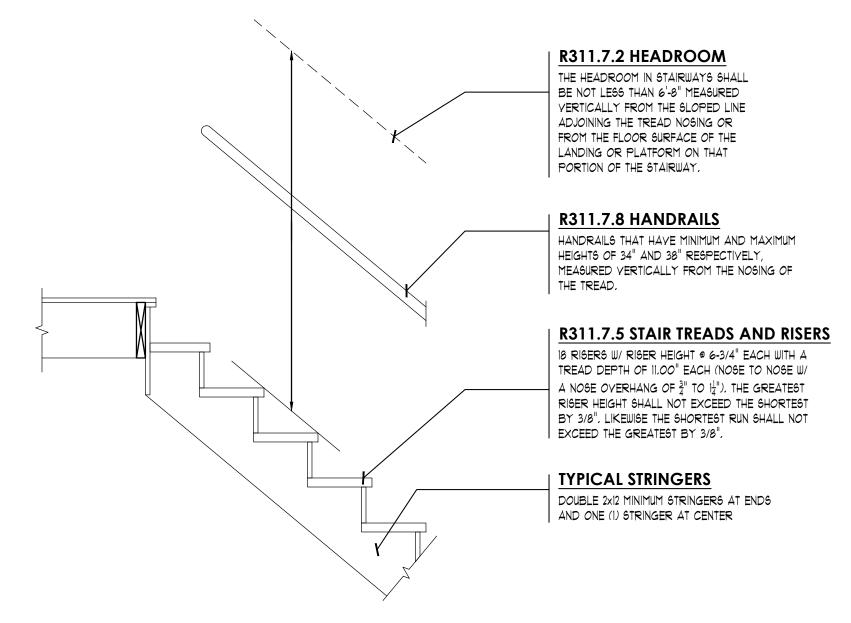
*THESE VALUES CAN BE REDUCED BY 50% IF SHEATHING IS PROVIDED ON INTERIOR AND EXTERIOR *12 FOOT TALL STUDS SUPPORTING ONLY A ROOF MAY BE 2 X 4 @ 16" O.C. 12 FOOT TALL STUDS SUPPORTING ONE OR TWO FLOORS AND A ROOF SHALL BE 2 X 6 @ 16" O.C. - GYPSUM WALL BOARD 8d NAILS @ 6" O.C.— INSTALL IN ACCORDANCE (AT PANEL EDGES) W/ CHAPTER T INSTALL IN ACCORDANCE W/ CHAPTER 1 ---DOOR JAMB - WOOD STRUCTURAL PANEL 16d NAILS INSTALL IN ACCORDANCE a 24" O.C.— - WOOD STRUCTURAL PANEL 8d NAILS @ 6" O.C.— **INTERIOR** INSTALL IN ACCORDANCE (AT PANEL EDGES) w/ TABLE #1 -----8d NAILS @ 12" O.C. — 8d NAILS @ 12" O.C. ON ALL FRAMING MEMBERS ON ALL FRAMING MEMBERS NOT AT PANEL EDGES -NOT AT PANEL EDGES 2X6 TURNED @ INT. WALL-

(A) OUTSIDE CORNER DETAIL

R311.7.2 HEADROOM THE HEADROOM IN STAIRWAYS SHALL BE NOT LESS THAN 6'-8" MEASURED VERTICALLY FROM THE SLOPED LINE ADJOINING THE TREAD NOSING OR FROM THE FLOOR SURFACE OF THE LANDING OR PLATFORM ON THAT PORTION OF THE STAIRWAY. R311.7.8 HANDRAILS HANDRAILS THAT HAVE MINIMUM AND MAXIMUM HEIGHTS OF 34" AND 38" RESPECTIVELY, MEASURED VERTICALLY FROM THE NOSING OF THE TREAD, R311.7.5 STAIR TREADS AND RISERS 16 RISERS W/ RISER HEIGHT @ 6-7/8" EACH WITH A TREAD DEPTH OF 10.00" EACH (NOSE TO NOSE W/ A NOSE OVERHANG OF 3" TO 12"), THE GREATEST RISER HEIGHT SHALL NOT EXCEED THE SHORTEST BY 3/8", LIKEWISE THE SHORTEST RUN SHALL NOT EXCEED THE GREATEST BY 3/8". TYPICAL STRINGERS DOUBLE 2x12 MINIMUM STRINGERS AT ENDS AND ONE (1) STRINGER AT CENTER

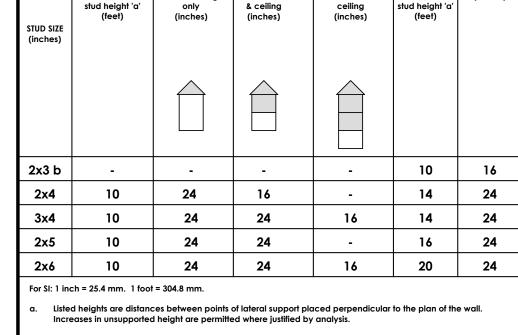
(B) INSIDE CORNER DETAIL

INTERIOR UNIT TYPICAL STAIR DETAIL FIRST FLOOR TO SECOND FLOOR SCALE: 3/4" = 1'-0"



PUBLIC STAIR DETAIL PARKING TO FIRST FLOOR SCALE: 3/4" = 1'-0"

| MAXIMUM UNSUPPORTED | |
|--------------------------------|--|
| HEIGHT OF BASEMENT WALL (feet) | LOCATION OF HORIZONTAL REINFORCEMENT |
| ≤ 8 | One N. 4 bar within 12 inches of the top of the wall story and one No. 4 bar near mid-height of the wall story |
| > 8 | One N. 4 bar within 12 inches of the top of the wall story and one No. 4 bar near third points in the wall story |



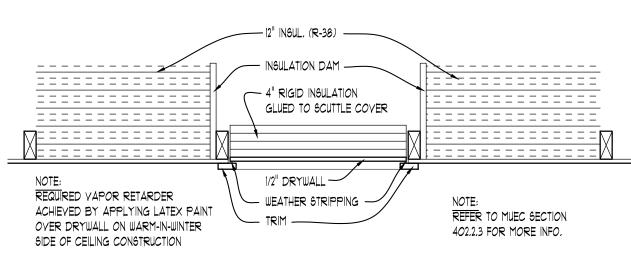


TABLE 2308.5.1 SIZE, HEIGHT AND SPACING OF WOOD STUDS **NONBEARING WALL BEARING WALLS** Laterally unsupported roof & ceiling one floor, roof stud height 'a' only (feet) (inches) Supporting one floor, roof & ceiling (inches) ceiling (inches) Shall not be used in exterior walls Utility- grade studs shall not be spaced more than 16" on center or support more than a roof & ceiling, or exceed 8 feet in height for exterior walls and load-bearing walls or 10 feet for interior nonload-bearing walls

GENERAL NOTES

WOOD TRUSS SPECIFICATIONS

Designs shall conform with the latest versions of (NDS), "National Design Specification for Wood Construction" by the American Forest & Paper Association, and Design Standard for Metal Plate Connected Wood Truss Construction by the

American Standard (ANSI) and the Truss Plate Institute (T.P.I.) and the local code . Trusses shall be spaced as indicated on the plans unless the designer determines that different spacing is required to meet deflection requirements. 3. Maximum deflection of floor trusses shall be limited to 1/360 for total load and 1/480

for live load. Maximum deflection of roof trusses shall be limited to 1/240 for total loads and 1/360 for live load u.n.o. 4. Adequate camber shall be built into floor and parallel chord roof trusses to compensate for normal dead load deflection. Design loads:

FLOOR JOIST LOADING CRITERIA FIRST FLOOR LOADING: LIVE LOAD 40 P.S.F. DEAD LOAD 15 P.S.F. GYPCRETE 10 P.S.F. TOTAL LOAD 65 P.S.F. LIVE LOAD DEFLECTION L/480 TOTAL LOAD DEFLECTION L/240

SECOND FLOOR LOADING: LIVE LOAD 40 P.S.F. DEAD LOAD 10 P.S.F. GYPCRETE 10 P.S.F.
TOTAL LOAD 60 P.S.F. LIVE LOAD DEFLECTION L/480 TOTAL LOAD DEFLECTION L/240

FLOOR W/CERAMIC TILE/MARBI LIVE LOAD 40 P.S.F. DEAD LOAD 25 P.S.F.
TOTAL LOAD 65 P.S.F. LIVE LOAD DEFLECTION L/120 TOTAL LOAD DEFLECTION L/360

EXT. DECK JOIST LOADING CRITERIA LIVE LOAD 50 P.S.F. DEAD LOAD 10 P.S.F. TOTAL LOAD 60 P.S.F. LIVE LOAD DEFLECTION L/360 TOTAL LOAD DEFLECTION L/240

ROOF TRUSS LOADING CRITERIA TOP CHORD LIVE LOAD 20 P.S.F. (UNINHABITABLE ATTICS W/OUT STORAGE) not less than 80".

(UNINHABITABLE ATTICS WITH STORAGE)

DEAD LOAD 10 P.S.F. WIND LOAD 115 MPH OR AS REQUIRED BY CODE CONC. DECK JOIST LOADING CRITERIA LIVE LOAD 50 P.S.F. DEAD LOAD 50 P.S.F.
TOTAL LOAD 100 P.S.F.

LIVE LOAD DEFLECTION L/360 TOTAL LOAD DEFLECTION L/240 A 15% increase on allowable stresses for short term loading is allowed. Drift loading shall be accounted for per the current "Colorado Building Code" requirements. Add additional attic storage live loads per the current "Colorado Building Code"

• Tile, marble, or other special features shall be designed using the appropriate dead loads and deflection limitations. Partition loads shall also be considered where

All conventional framed floor decks shall be 2 x 10 *2 or 2 x 12 *2 Douglas Fir or

HANDLING AND ERECTION SPECIFICATIONS

Trusses are to be handled with particular care during fabrication, bundling, loading, delivery, unloading and installation in order to avoid damage and weakening of the 2. Temporary and permanent bracing for holding the trusses in a straight and plumb position is always required and shall be designed and installed by the erecting

contractor. Temporary bracing during installation, includes cross bracing between the trusses to prevent toppling or "dominoing" of the trusses. Permanent bracing shall be installed in accordance with the latest of the "l Design Standard", as published by the American Forest & Paper Association and H.I.B.-91 and D.S.B.-85 as published by the truss plate institute. Permanent bracing consists of lateral and diagonal bracing not to exceed spacing requirements of the truss fabricator. Top chords of trusses must be continuously braced by roof sheathing unless otherwise note on the truss shop drawings. Bottom chords must be

braced at intervals not to exceed 10' o.c. or as noted on the truss fabricators 4. Construction loads greater than the design loads of the trusses shall not be applied to the trusses at any time. 5. No loads shall be applied to the truss until all fastening and required bracing is

6. The supervision of the truss erecting shall be under the direct control of persons(s) experienced in the installation and proper bracing of wood trusses. 1. Field modification or cutting of pre-engineered roof trusses is strictly prohibited without expressed prior written consent and details from a licensed professional structural engineer experienced in wood truss design and modifications.

SOIL REQUIREMENTS & EARTH WORK AND CONCRETE 1. All top soil, organic and vegetative material should be removed prior to

construction. Any required fill shall be clean, granular material compacted to at least 95% of maximum dry density as determined by ASTM D-1557. 2. Foundations bearing on existing soils have been designed for a minimum allowable soil bearing capacity of 3000 psf, u.n.o. 3. Notify the engineer/architect if the allowable soil bearing capacity is less than 3000 psf so that the foundations can be redesigned for the new allowable bearing

4. 1804.3 Placement of Backfill The excavation outside the foundation shall be backfilled with soil that is free of organic material, construction debris, cobbles and boulder or with a controlled low-strength material (CLSM), the backfill shall be placed in lifts and compacted in a manner that does not damage the foundation or the waterproofing or dampproofing

Fill material shall be free of vegetation and foreign material. The fill shall be compacted to assure uniform support of the slab and, except where approved, the fill depths shall not exceed 24 inches for clean sand or gravel and 8 inches for

A 6 mil polyethylene or approved vapor retarder with joints lapped not less than 6 inches shall be placed between the concrete floor slab and the base course or the prepared subgrade where no base course exists.

5. Concrete work shall conform to the requirements of ACI 301-96, "Specifications for Structural Concrete for Buildings", except as modified as supplemental requirements. 6. Concrete shall have a minimum of 3000 psi, 28 day compressive strength, unless noted otherwise, (4 sacks) & a water/cement ratio not to exceed 6 gallons per sack). Exterior concrete slabs shall have a minimum of 4000 psi, 28 day compressive strength, \$ 4%%% air entrainment.

7. The use of additives such as fly ash or calcium chloride is not allowed without prior review from the architect.

STRUCTURAL STEEL SPECIFICATIONS l. Structural steel shapes, plates, bars, etc. are to be ASTM A-36 (unless noted other wise) designed and constructed per the 1989 AISC "Specifications For The Design, Fabrication, And Erection Of Steel For Buildings", and the latest edition of the AISC

"Manual Of Steel Construction". 2. Steel columns shall be ASTM A-501, Fy=36 KSI. Structural tubing shall be ASTM A500, grade B, Fy=46 KSI. 3. Welds shall conform with the latest AWS DI.1 "Specifications For Welding In Building Construction", And shall utilize ETOXX electrodes unless noted otherwise. 4. Bolted connections shall utilize ASTM A-325 bolts tightened to a "snug fit" condition

(unless noted otherwise).

REINFORCING STEEL SPECIFICATIONS . Reinforcing bars, dowels and ties shall conform to ASTM-615 grade 60 requirements and shall be free of rust, dirt, and mud. 2. Welded wire fabric shall conform to ASTM a-185 and be positioned at the mid height

3. Reinforcing shall be placed and securely tied in place sufficiently ahead of placing of concrete to allow inspection and correction, if necessary without delaying the concrete placement.

4. Extend reinforcing bars a minimum of 36" around corners and lap bars at splices a minimum of 24" U.N.O. 5. Welding of reinforcing steel is not allowed.

ACCESSIBLE MEANS OF EGRESS 1009.2 Continuity and components Each required accessible means of egress shall be continuous to a public way and shall consist of one or more of the following components:

 Accessible routes complying with Section 1104 Interior exit stairs complying with Sections 1009.3 \$ 1023 Doors complying with Section 1010

1009.3 Stairways In order to be considered part of an accessible means of egress, a stairway between stories shall be a min. clear width of 48" min. between handrails and shall either incorporated an area of refuge with an enlarged floor-level landing or shall be accessed

from an area of refuge complying with Section 1009.6.

• #2 The clear width of 48" between handrails is not required in buildings equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1. or 903.3.1.2. • #8 Areas of refuge are not requited at stairways in Group R-2 occupancies

1010.1.1 Size of doors The required capacity of each door opening shall be sufficient for the occupant load thereof and shall provide a minimum clear width of 32". Clear openings of doorways with swinging doors shall be measured between the face of the door and the stop, with the door open 90 degrees. Where this sections requires a minimum clear width of 32" and a door opening includes 2 door leaves without a mullion , one leaf shall provide a clear opening width of 32". The maximum opening width of a swinging door leaf shall be 48" nominal. Means of egress doors in Group 1-2 occupancy used for the movement of beds shall provide a clear width of not less than $41\frac{1}{2}$. The height of door openings shall be

• *1 The minimum & maximum width shall not apply to door openings that are not part

of the required means of egress in Group r-2 \$ r-3 occupancies. *5 Door openings within a dwelling unit or sleeping unit shall be not less than • #6 Exterior door openings in dwelling units and sleeping units, other than the

required exit door, shall be not less than 76" in height

• *8 Door openings required to be accessible within Type B units shall have a minimum clear width of 31.75" 1010.1.1.1 Projections into clear width. There shall not be projections into the required clear width lower than 34" above the

floor or ground. Projections into the clear opening width between 34" and 80" above the floor or ground shall not exceed 4" Exception: Door closers and door stops shall be permitted to be 78" min.

above the floor, Egress doors shall be of the pivoted or side-hinged swinging type.

*4 Doors within or serving a single dwelling unit in Group R-2 & R-3. STAIRWAYS AND HANDRAILS

The required capacity of of stairways shall be determined as specified in section 1005.1, but the minimum width shall be not less than 44". See Section 1009.3 for accessible means of egress stairways

Exception: Stairways serving an occupant load of less than 50 shall have width

of not less than 36" Stairways shall have a headroom clearance of not less than 80" measured vertically from a Glazing in quards and railings, including structural baluster panels and nonstructural in-fill

line connection the edge of the nosings. Such headroom shall be continuous above the panels, regardless of area or height above a walking surface shall be considered to be stairway to the point where the line intersections the landing below, one trad depth beyond the bottom riser. The minimum clearance shall be maintained the full width of the *2 In Group R-3 occupancies: within dwelling units in Group R-2 occupancies: and

in Group U occupancies that are accessory to a Group R-3 occupancy or accessory to individual dwelling units in Group R-2 occupancies: where the nosings of treads at the side of a flight extend under the edge of a floor opening through which the stair passes, the floor opening shall be allowed to project horizontally into the required headroom not more than 4 3/4". 1011.5.2 Riser height and tread depth

Stair riser heights shall be T" maximum and 4" minimum. The riser height shall be measured vertically between nosings of adjacent treads. Rectangular treads depths shall be 11" min, measured horizontally between vertical treads and at a right angle to the tread's

Stairways shall have handrails on each side and shall comply with Section 1014. Where glass is used to provide the handrail, the handrail shall comply with Section 2407. shall be provided on at least one side of each continuous run of treads or flight with four or

Handrail height, measured above stair tread nosing, or finish surface of ramp slope, shall be uniform, not less than 34 inches (864 mm) and not more than 38 inches (965 mm).

FIRE ALARM AND DETECTION SYSTEMS 907.2.9 Group R-2 Fire alarm systems and smoke alarms shall be installed in Group R-2 occupancies as

required in Sections 907.2.9.1. through 907.2.9.3.

907.2.9.1. Manual fire alarm system. A Manual fire alarm system that activates the occupant notification system in accordance with Section 907.5 shall be installed in Group R-2 occupancyi8s where any of the following conditions apply: *I any dwelling unit or sleeping unit is locations 3 or more stores above the lowest

#3 The building contains more than 16 dwelling units or sleeping units. 907.2.11 Single & Multiple-station smoke alarms

Listed Single & Multiple-station smoke alarms complying with UL 217 shall be installed in accordance with Sections 907.2.11.1 through 907.2.11.6 and NFPA 72.

Single or multiple-station smoke alarms shall be installed and maintained in Groups R-2 R-3, R-4 \$ 1-1 regardless of occupant load at all of the following locations: On the ceiling o wall outside of each separate sleeping area in the immediate vicinity of bedrooms

2. In each room used for sleeping purposes 3. In each story within a dwelling unit, including basements, but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper listed and labeled in accordance with UL2594. Accessibility to electric vehicle level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.

When more than one smoke alarm is required to be installed within an individual dwelling unit the alarm devices shall be interconnected in such a manner that the actuation of one alarm will activate all of the alarms in the individual unit.

CARBON MONOXIDE DETECTOR

915.2.1 Carbon monoxide locations in Dwelling units Carbon monoxide detection shall be installed in dwelling units outside of each separate sleeping area in the immediate vicinity of the bedrooms. Where a fuel-burning appliance is located within a bedroom or its attached bathroom, carbon monoxide detection shall be installed within the bedrooms.

Carbon Monoxide Detectors shall not be placed within fifteen feet of fuel-burning heating or cooking appliances such as gas stoves, furnaces, or fireplaces, or in or near very humid areas such as bathrooms.

FLASHING AND WEEPHOLES

Flashing shall be located beneath the first course of MASONRY above finished ground charging stations shall be provided in accordance with Section 1107. level above the foundation wall or slab and at other points of support, including structural floors, shelf angles and lintels when MASONRY veneers are designed accordance with Section R703.7. See Section R703.8 for additional requirements.

R703.8.6 Weepholes. Weepholes shall be provided in the outside withe of MASONRY walls at a maximum spacing of 33 inches (838 mm) on center. Weepholes shall not be less than 3/16 inch (5 mm) in diameter. Weepholes shall be located immediately above the flashing.

Approved corrosion-resistant flashing shall be applied shingle-fashion in a manner to prevent entry of water into the wall cavity or penetration of water to the building structural framing components. Self-adhered membranes used as flashing shall comply with AAMA 711. The flashing shall extend to the surface of the exterior wall finish. Approved

corrosion-resistant flashings shall be installed at all of the following locations: 1. Exterior window and door openings. Flashing at exterior window and door openings shall extend to the surface of the exterior wall finish or to the water-resistive barrier for subsequent drainage. 2. At the intersection of chimneys or other MASONRY construction with frame or stucco

walls, with projecting lips on both sides under stucco copings. 3. Under and at the ends of MASONRY, wood or metal copings and sills. 4. Continuously above all projecting wood trim. 5. Where exterior porches, decks or stairs attach to a wall or floor assembly of

wood-frame construction. 6. At wall and roof intersections, 1.7. At built-in gutters. **EGRESS WINDOW REQUIREMENTS**

1030.1 Emergency Escape & Rescue

* Min. net clear opening of 5.7 sq. ft. * Min. net clear opening ht. of 24 inches

* Min. net clear opening width of 20 inches

* Max. sill ht. above finish floor of 44 inches AREAS THAT REQUIRE SAFETY GLAZING

2406.4 Hazardous locations. The locations specified in Sections 2604.1 through 2604.7 shall be considered specific hazardous locations requiring safety glazing materials.

2406.4.1 Glazing in doors. Glazing in all fixed and operable panels of swinging, sliding and bifold doors considered to be a hazardous location.

1. Glazed openings of a size through which a 3-inch diameter (76 mm) sphere is unable to pass. 2. Decorative glazing.

2406.4.2 Glazing adjacent to doors. Glazing in an individual fixed or operable panel adjacent to a door where the nearest vertical edge of the glazing is within 24" (610mm) arc of either vertical edge of the door in a closed position and where the bottom exposed edge of the glazing is less than 60 inches (1524 mm) above the walking surface shall be considered a hazardous

> . Decorative glazing. 2. Where there is an intervening wall or other permanent barrier between the 3. Where access through the door is to a closet or storage area 3 feet (914 mm) or less in depth. Glazing in this application shall comply with Section 4. Glazing in walls on the latch side of and perpendicular to the plane of the door in a closed position in 1 or 2-family dwellings or within dwelling units in

Glazing in an individual fixed or operable panel that meets all of the following

. The exposed area of an individual pane is larger than 9 square feet (0.836 m2) 2. The bottom edge of the glazing is less than 18 inches (457 mm) above the floor 3. The top edge of the glazing is more than 36 inches (914 mm) above the floor 4. One or more walking surfaces are within 36 inches (914 mm), measured horizontally

conditions shall be considered to be a hazardous location:

and in a straight line, of the glazing.

a hazardous location.

1. Decorative glazing. 2. When a horizontal rail is installed on the accessible side(s) of the glazing 34 to 38 inches (864 to 965) above the walking surface. The rail shall be capable of withstanding a horizontal load of 50 pounds per linear foot (750 N/m) without contacting the glass and be a minimum of 1-1/2 inches (38 mm) in cross sectional height. 3. Outboard panes in insulating glass units and other multiple glazed panels when

the bottom edge of the glass in 25 feet (7620 mm) or more above grade, a

roof, walking surfaces, or other horizontal [within 45 degrees (0.79 rad.) of

2604.4.4 Glazing in guards and railings.

horizontal I surface adjacent to the glass exterior.

2604.4.5 Glazing and wet surfaces. Glazing in walls, enclosures or fences containing or facing hot tubs, spas, whirlpools, saunas, steam rooms, bathtubs, showers and indoor swimming pools where the bottom exposed edge of the glazing is less than 60 inches (1524 mm) measured vertically above any standing or walking surface shall be considered to be a hazardous location. This shall apply to single glazing and each pane in multiple glazing.

Glazing that is more than 60 inches (1524 mm), measured horizontally and in a straight line, from the water's edge of a bathtub, hot tub, spa, whirlpool or swimming pool or from the edge of a shower, sauna or steam

2604.4.6 Glazing adjacent to stairs and ramps. Glazing where the bottom exposed edge of the glazing is less than 36 inches (914 mm) above the plane of the adjacent walking surface of stairways, landings between flights of stairs and ramps shall be considered to be a hazardous location.

1. Where a rail is installed on the accessible side(s) of the glazing 34 to 38 inches (864 to 965 mm) above the walking surface. The rail shall be capable of withstanding a horizontal load of 50 pounds per linear foot (730 N/m) without contacting the glass and have a cross-sectional height of not less than $1\frac{1}{2}$ inches (38 mm). 2. Glazing 36 inches (914 mm) or more measured horizontally from the walking

2604.4.7 Glazing adjacent to the bottom stair landing. Glazing adjacent to the landing at the bottom of a stairway where the glazing is less than 60 inches (1524 mm) above the landing and within a 60-inch (1524 mm) horizontal arc less than 180 degrees from the bottom tread nosing shall be considered to be a hazardous

The glazing that is protected by a guard complying with Section 1015 \$ 1607.8 where the plane of the glass is greater than 18 inches (457 mm) from the guard. MOTOR VEHICLE RELATED OCCUPANCIES

Automatic garage door openers shall be listed and labeled in accordance with UL 325. Where provided automatic vehicular gates shall comply with Section 3110 406.2.2 Clear Height The clear height of each floor level in vehicle and pedestrian traffic areas shall be not

less than 7 feet 406.2.3 Accessible Parking spaces Where parking is provided, accessible parking spaces, access aisle and vehicular routes serving accessible parking shall be provided in accordance with Section 1106

406.2.1 Automatic Garage Door Openers and Yehicular Gates

406.2.2 Clear Height

406.2.7. Electric Vehicle Charging Stations and Systems Where provided, electric vehicle charging systems shall be shall be installed in accordance with NFPA 10. Electric vehicle charging system equipment shall be listed and labeled in accordance with UL2202. Electric vehicle supply equipment shall be

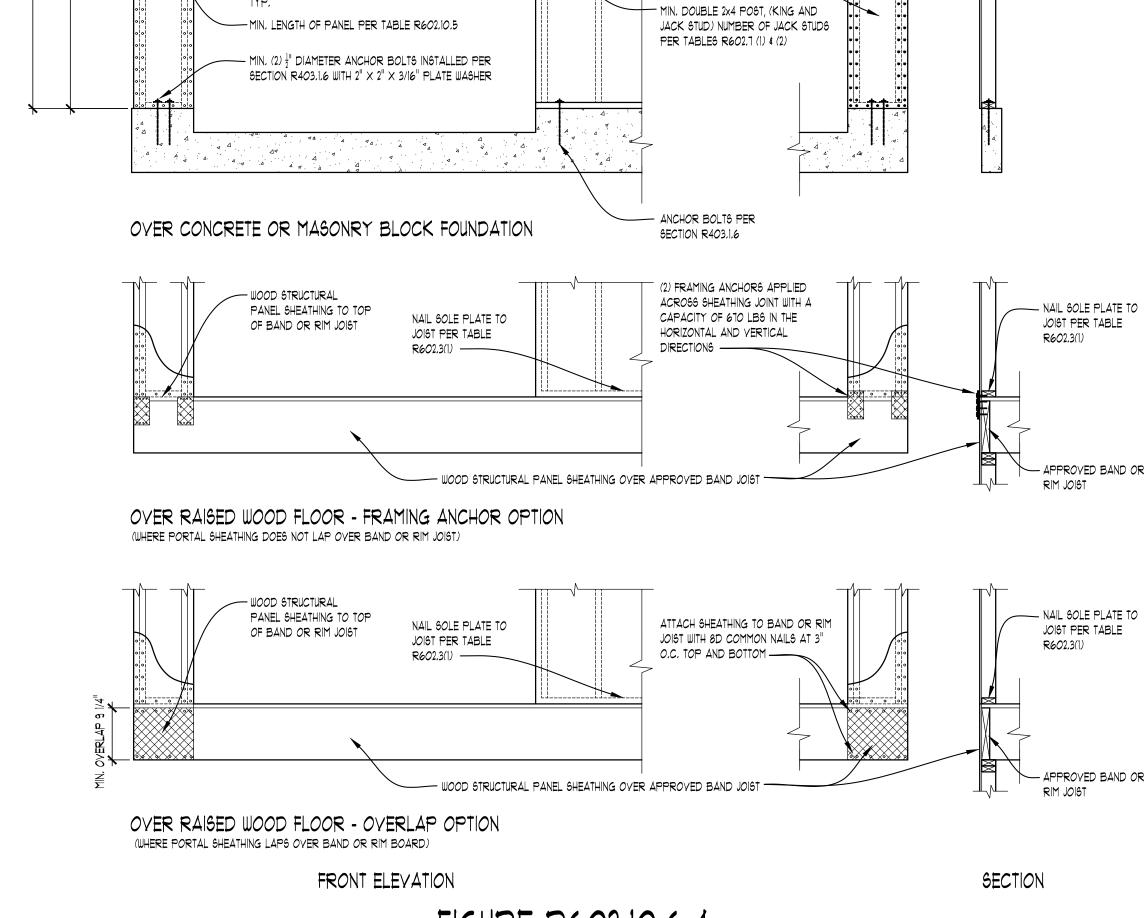
charging stations shall be provided in accordance with Section 1107. **ENCLOSED PARKING GARAGES**

406.2.1 Automatic Garage Door Openers and Yehicular Gates Automatic garage door openers shall be listed and labeled in accordance with UL 325. Where provided automatic vehicular gates shall comply with Section 3110

The clear height of each floor level in vehicle and pedestrian traffic areas shall be not

406.2.3 Accessible Parking spaces Where parking is provided, accessible parking spaces, access aisle and vehicular routes serving accessible parking shall be provided in accordance with Section 1106

406.2.7. Electric Vehicle Charging Stations and Systems Where provided, electric vehicle charging systems shall be shall be installed in accordance with NFPA 10. Electric vehicle charging system equipment shall be listed and labeled in accordance with UL2202. Electric vehicle supply equipment shall be listed and labeled in accordance with UL2594. Accessibility to electric vehicle



EXTENT OF HEADER WITH DOUBLE PORTAL FRAMES (TWO BRACED WALL PANELS)

TENSION STRAP PER

TABLE 602.10.6.4

(ON OPPOSITE SIDE

- BRACED WALL LINE

OF SHEATHING) -

CONTINUOUSLY SHEATHED

WITH WOOD STRUCTURAL

IF NEEDED, PANEL SPLICE EDGES

TO COMMON BLOCKING WITHIN THE

MIDDLE 24" OF THE PORTAL - LEG

TYPICAL PORTAL FRAME

CONSTRUCTION —

HEIGHT, ONE ROW OF 3" O.C. NAILING

IS REQUIRED IN EACH PANEL EDGE.

SHALL OCCUR OVER AND BE NAILED

EXTENT OF HEADER WITH SINGLE PORTAL FRAME (ONE BRACED WALL PANEL)

2' - 18' FINISHED WIDTH OF OPENING FOR SINGLE OR DOUBLE PORTAL

MIN. 3" X II-I/4" NET HEADER STEEL HEADER PROHIBITED IF I/2"

SPACER IS USED, PLACE ON BACK-SIDE OF HEADER

HEADER TO JACK-STUD STRAP PER TABLE

— MIN. DOUBLE 2"x4" FRAMING COVERED WITH MIN.

1/16" THICK WOOD STRUCTURAL PANEL SHEATHING

WITH 8D COMMON OR GALYANIZED BOX NAILS AT 3"

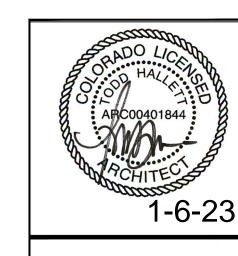
O.C. IN ALL FRAMING (STUDS, BLOCKING, AND SILLS)

SIDE OF SHEATHING -

R602.10.6.4 ON BOTH SIDES OF OPENING OPPOSITE

OR GALYANIZED BOX NAILS IN 3" GRID PATTERN

FIGURE R602.10.6.4 METHOD CS-PF: CONTINUOUSLY SHEATHED PORTAL FRAME PANEL CONSTRUCTION FOR SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm



FASTEN KING STUD TO

HEADER WITH 6 16D

- FASTEN TO PLATE TO

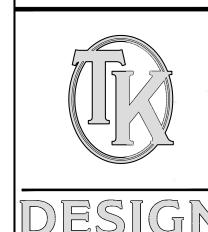
SHEATHING

STRUCTURAL PANEL

HEADER WITH TWO ROWS

OF 16D SINKER NAILS AT

SINKERS



SC, ML-CL and incorganic CL

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FAX: (248)-446-1961 RIGHT 2021 TK DESIGN AND ASSOCIATES NOI SCALE DRAWINGS, USE CALCULATED DIMENSIONS ONL NIRACTOR TO FIELD VERIFY ALL DRAWING ASPECTS BEFORE ISTRUCTION, DISCREPANCIES AND DESIGN CHANGES SHALL DRIED TO THE DESIGNER IN WRITTEN FORM IMMEDIATELY LL MISS DIG AT 680-482-7271 3 DAYS PRIOR TO ANY EXCAVAL

21-289 DRAWN: \mathbf{AG} CHECKED: \mathbf{AG}

FRAMED: 8-31-22 REVIEW FINAL: 1-4-23 REVISION 10-14-22

> PER PLAN SHEET#

> > GN1

SCALE:

| 6 @ 34 | 6 @ 41 | 4 @ 48 | NR' | 6 @ 23 | 6 @ 27 | 6 @ 35 | 4 @ 48^m | DR | 6 @ 22 | 6 @ 27 | 6 @ 34 | 6@28 | 6@33 | 6@45 | NR | DR¹ | 6@23 | 6@29 | 6@38 | DR | 6@22 | 6@22 | 6@28 For SI:1 foot = 304.8 mm; 1 inch = 25.4 mm; 1 pound per square foot per foot = 0.1571 kPa²/m, 1 pound per square inch = 6.895 kPa/mm.

. The use of this table shall be prohibited for soil classifications not shown.

a. Soil classes are in accordance with the Unified Soil Classification System. Refer to Table R405.1

TABLE R404.1.2(8)

MAXIMUM MAXIMUM

WALL HEIGHT | UNBALANCED

CONCRETE BASEMENT WALLS^{b,c,d,e,f,h,i,k}

(feet)

BACKFILL HEIGHT

MINIMUM VERTICAL REINFORCEMENT FOR 6-, 8-, 10-, 12 INCH NOMINAL FLAT

MINIMUM VERTICAL REINFORCEMENT - BAR SIZE AND SPACING (INCHES)

GM, GC, SM, SM-SC and ML

6 8 10 12 6 8 10 12 6 8 10 12

|5@48 | NR' | NR | NR |6@45 | NR | NR | NR |6@34 |5@37 | NR | NR

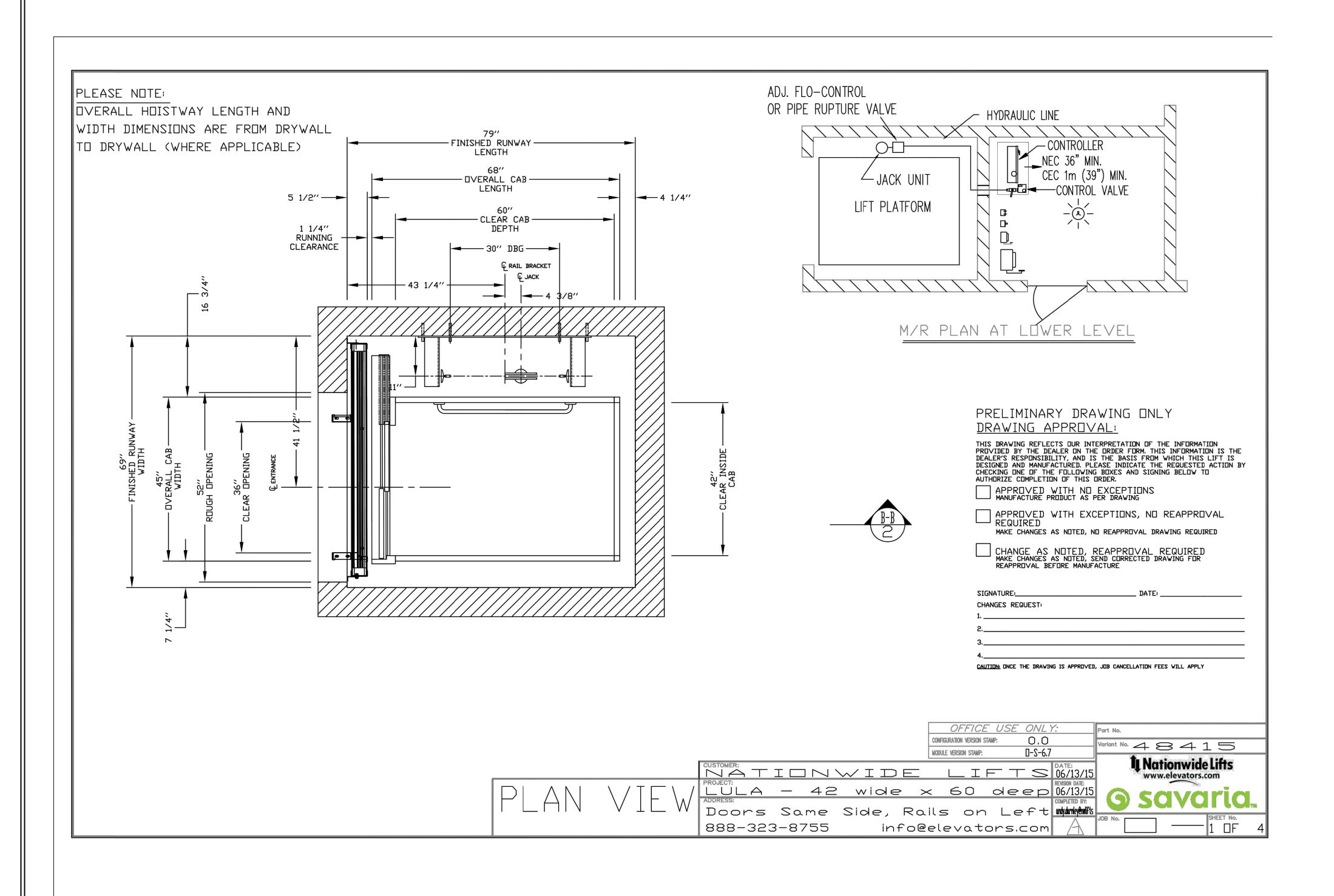
| 6 @ 34 | 5 @ 38 | NR | NR | 6 @ 30 | 6 @ 34 | 6 @ 47 | NR' | 6 @ 22 | 6 @ 26 | 6 @ 35 | 6 @ 45"

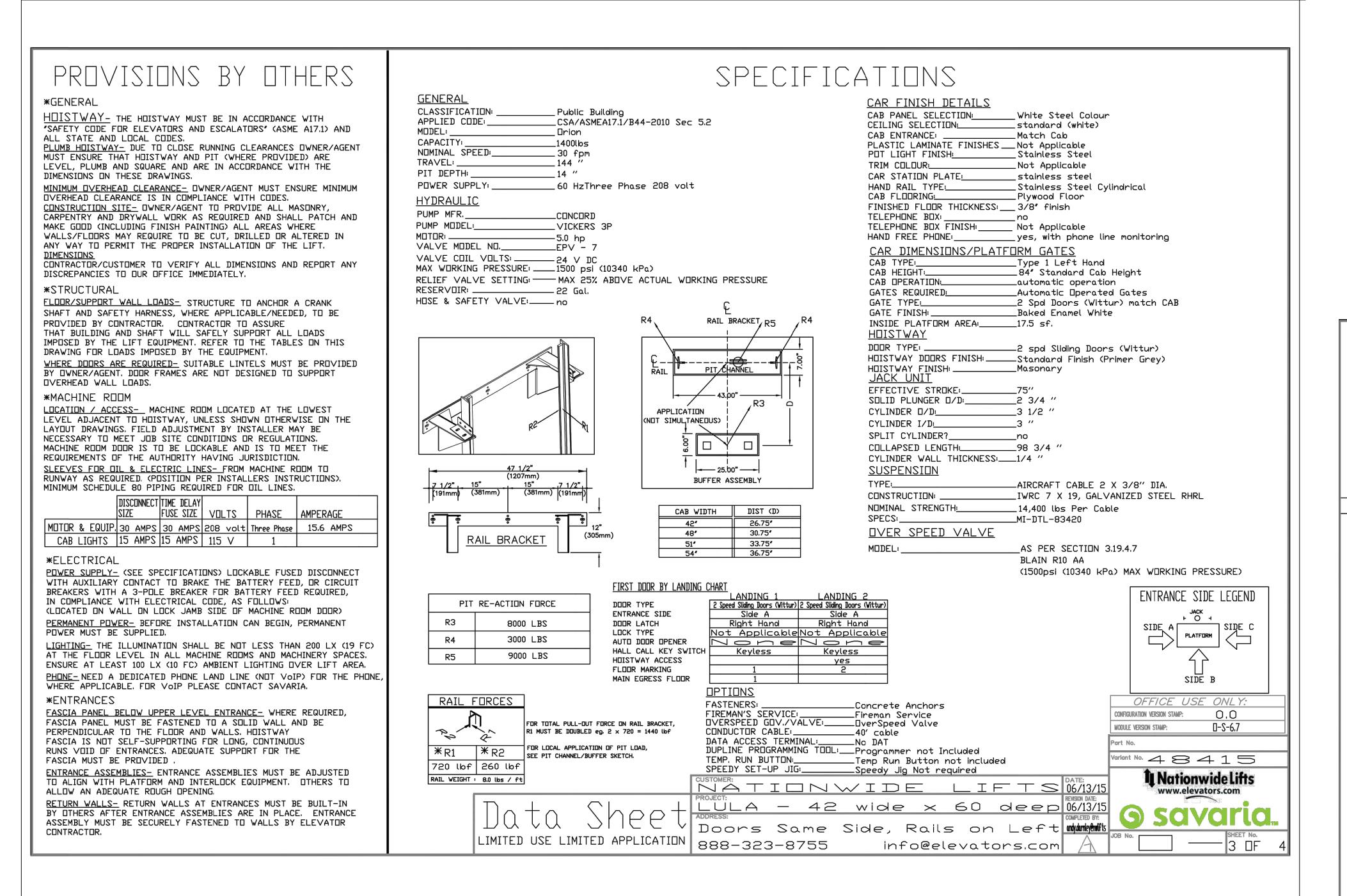
Soil classes and design lateral soil (psf per foot of depth)

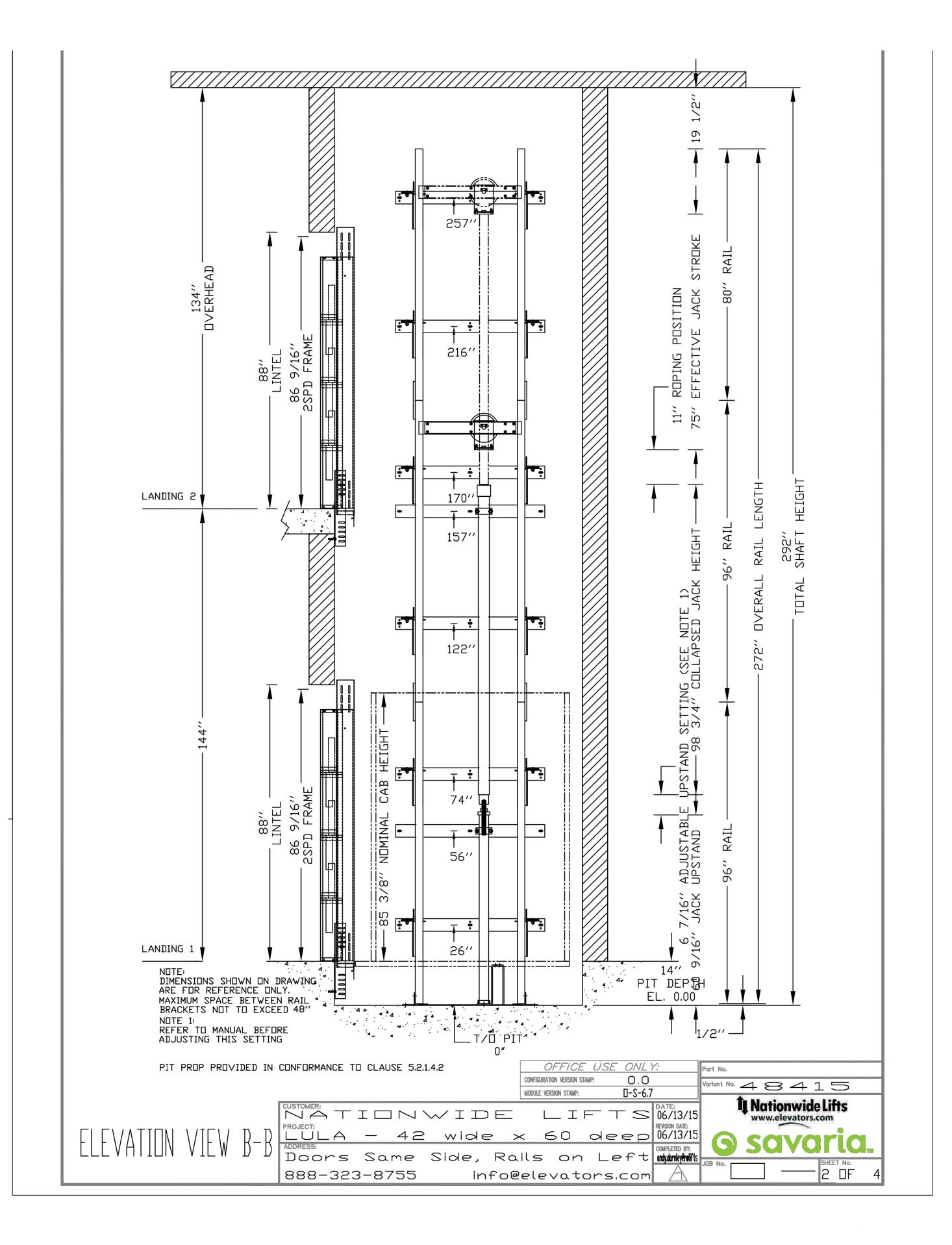
. Table values are based on reinforcing bars with a minimum yield strength of 60,000 psi. . Vertical reinforcement with a yield strength of less than 60,000 psi and/or bars of a different size than specified in the table are permitted in accordance with Section R404.1.2.3.7.6 and Table R404.1.2(9). d. NR indicates no vertical reinforcement is required, except for 6-inch nominal walls formed with stay-in-place forming systems in which case vertical reinforcement shall be #4@48 inches on center. Allowable deflection criterion is L/240, where L is the unsupported height of the basement wall in inches. Interpolation is not permitted.

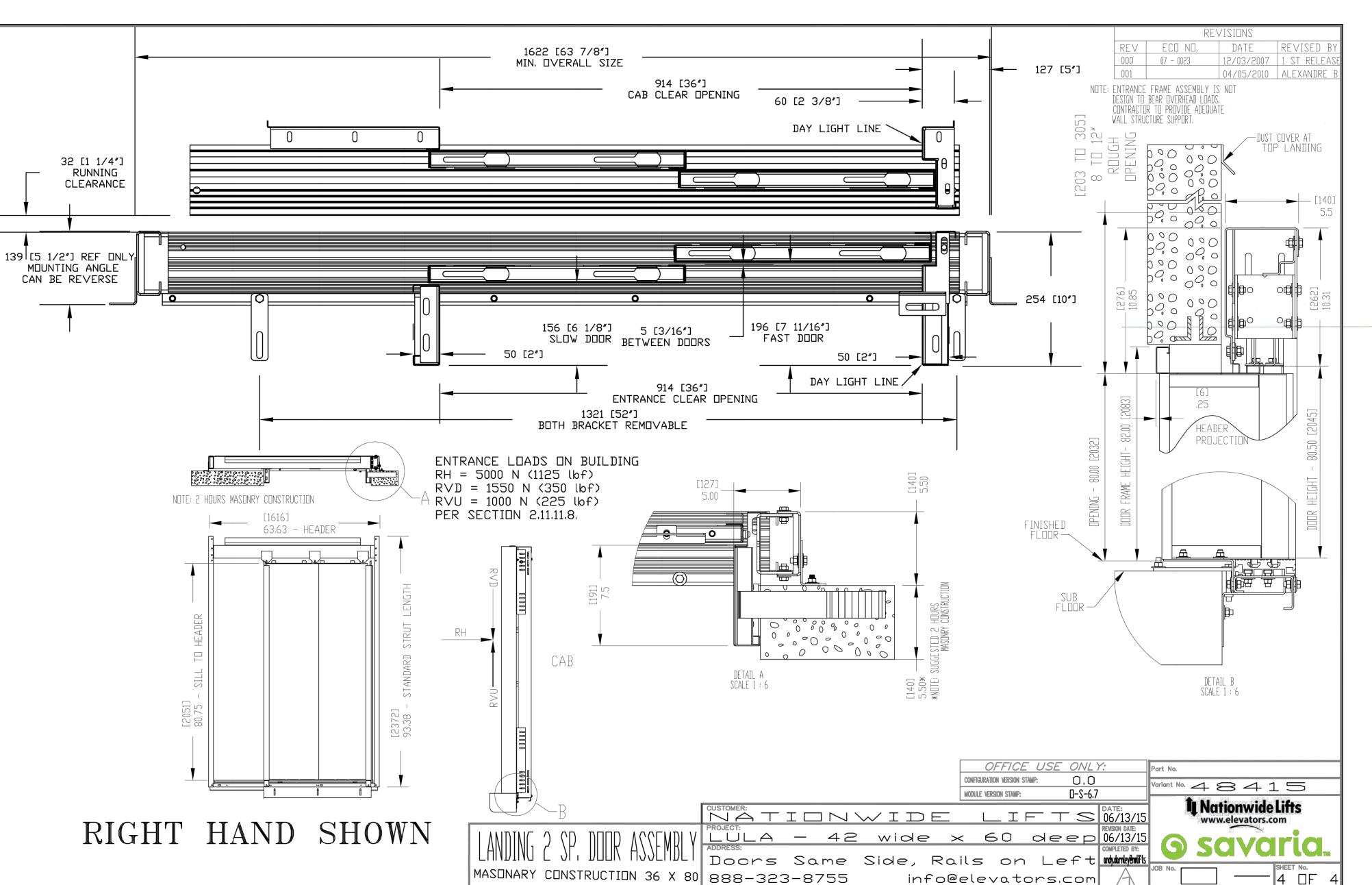
. Vertical reinforcement shall be located to provide a cover of 1.25 inches measured from the inside face of the wall. The center of the steel shall not vary form the specified location by more than the greater of 10 percent of the wall thickness or 3/8-inch. Concrete cover for reinforcement measured from the inside face of the wall shall not be less than 3/4-inch. Concrete cover for reinforcement measure from the outside face of the wall shall not be less than 1 $\frac{1}{2}$ inches for No. 5 bars and smaller, and not less than 2 inches for larger bars. DR means design is required in accordance with the applicable building code, or where there is no code in accordance with ACI 318. Concrete shall have a specified compressive strength, fc, of not less than 2,500 psi at 28 days, unless a higher strength is required by footnote I or m. The minimum thickness is permitted to be reduced 2 inches, provided the minimum specified compressive strength of concrete, fc, is 4,000 psi.

g. Where walls will retain 4 feet or more of unbalanced backfill, they shall be laterally supported at the top and bottom before backfilling.













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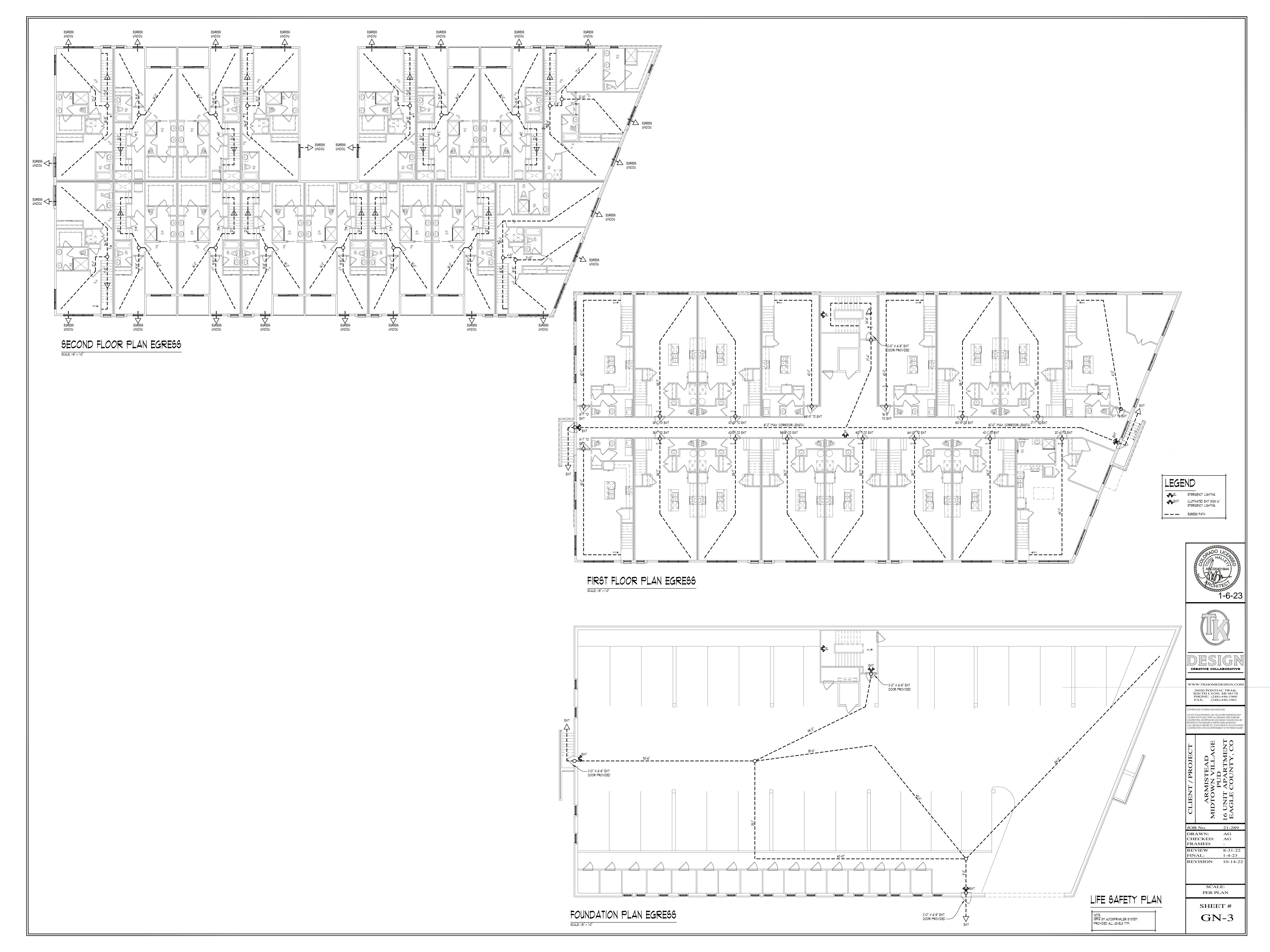
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MIDTOWN VILLAGE
PUD
16 UNIT APARTMENT
EAGLE COUNTY, CO

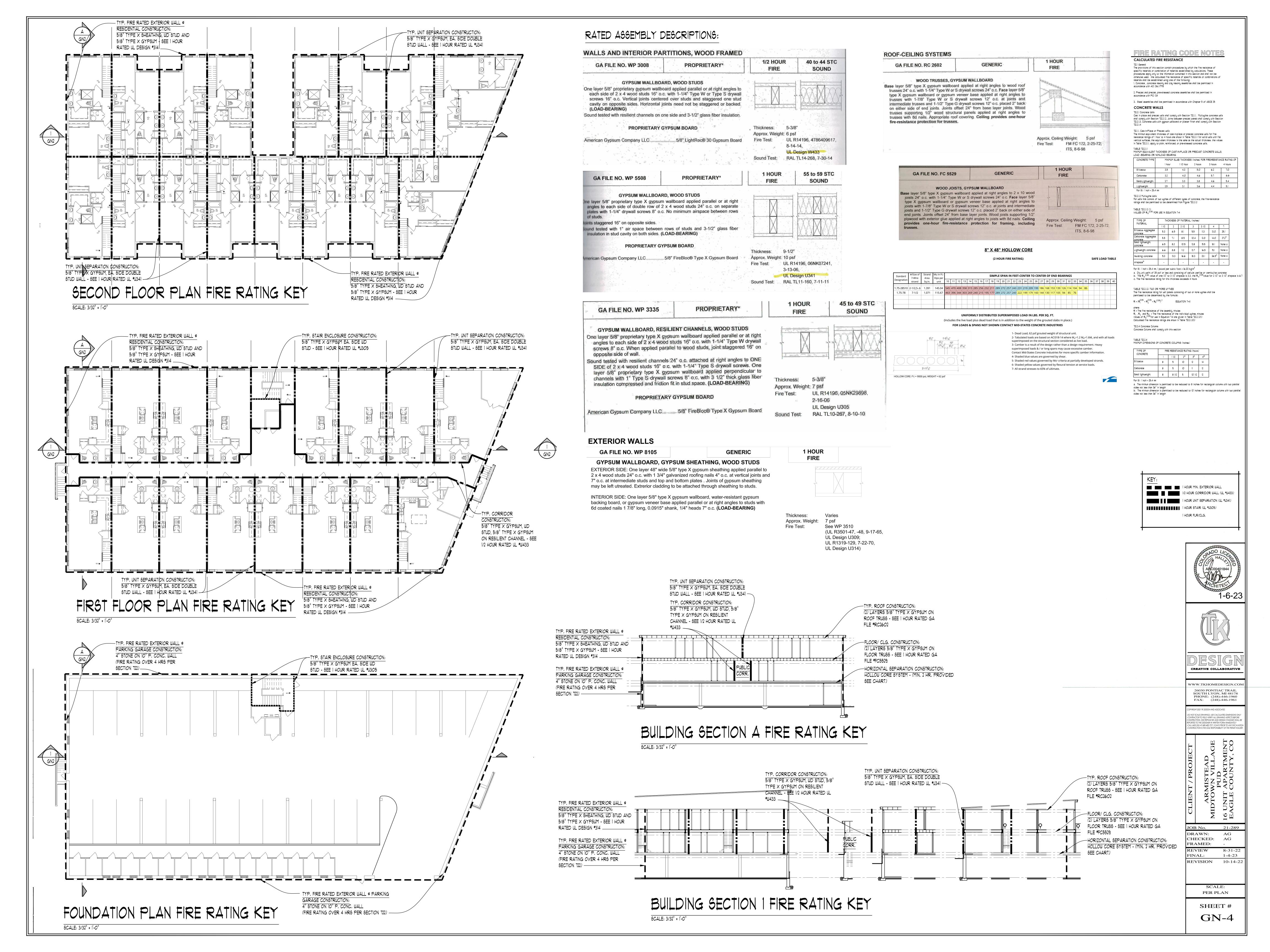
21-289 DRAWN: AG 8-31-22 1-4-23

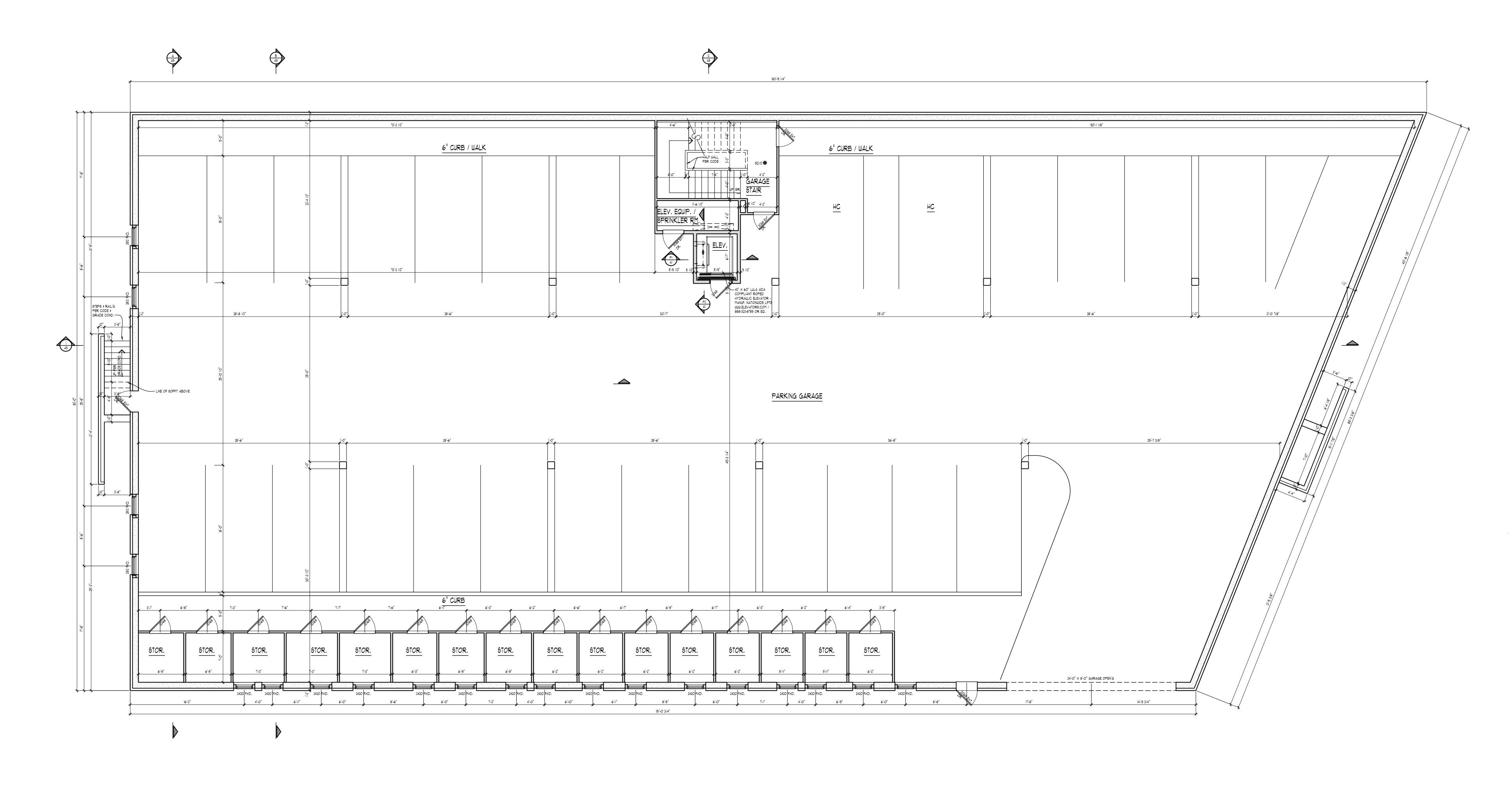
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> SCALE: PER PLAN SHEET#

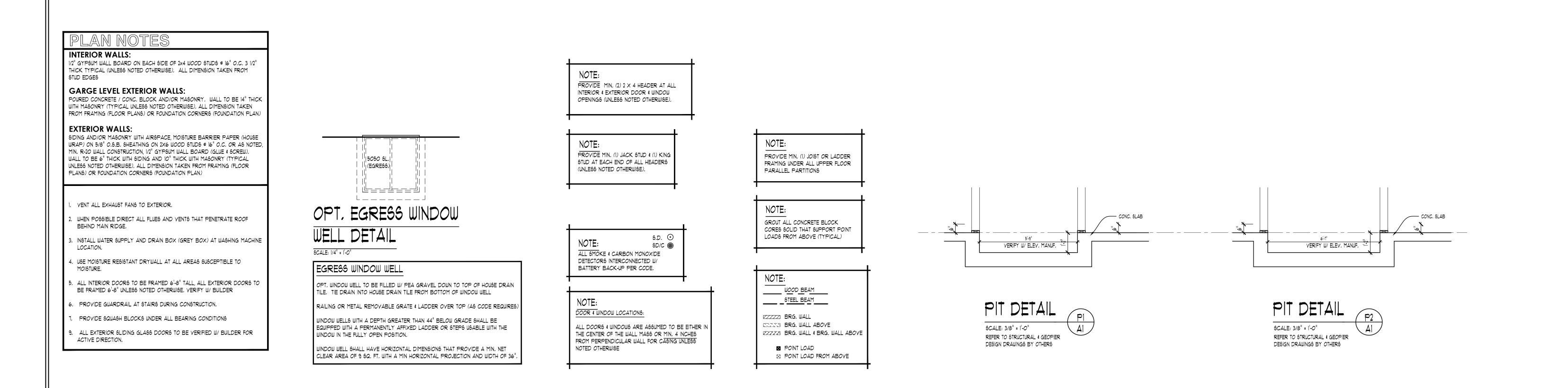
GN2

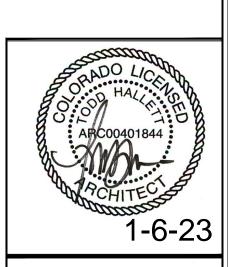






GROUND LEYEL FLOOR PLAN







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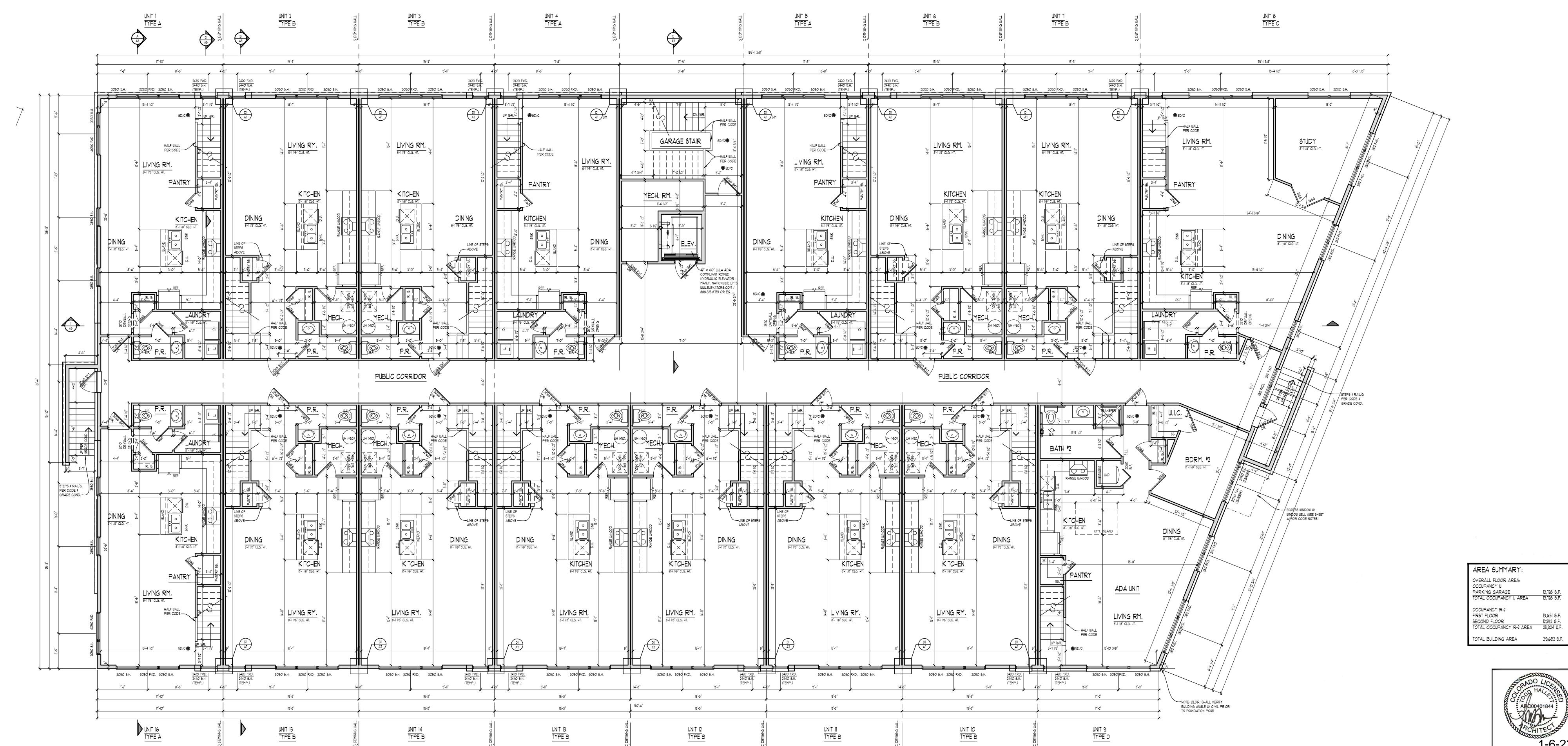
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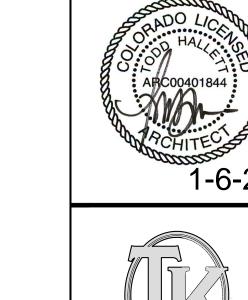
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A-1



FIRST FLOOR PLAN





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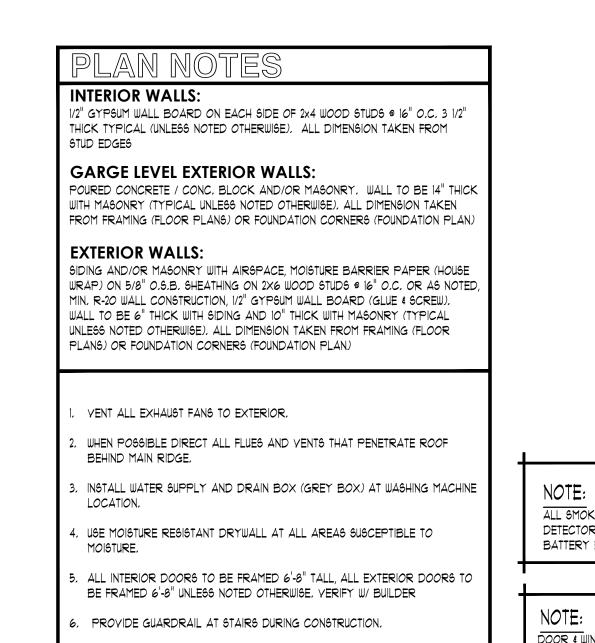
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> SCALE: PER PLAN

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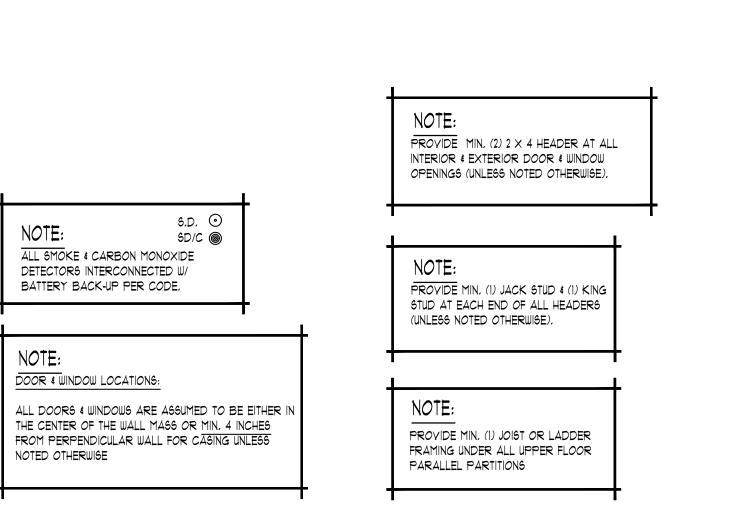
A-2



PROVIDE SQUASH BLOCKS UNDER ALL BEARING CONDITIONS

ACTIVE DIRECTION,

ALL EXTERIOR SLIDING GLASS DOORS TO BE VERIFIED W/ BUILDER FOR





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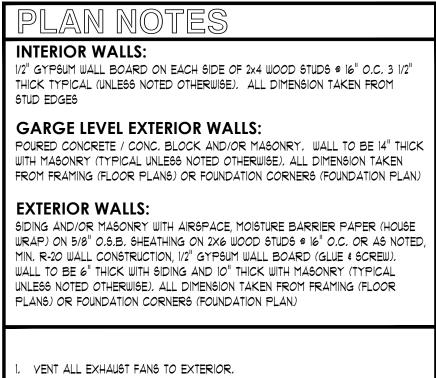
REVISION 10-14-22

PER PLAN SHEET#

SCALE:

A-3

SECOND FLOOR PLAN SCALE: 3/16" = 1'-0"



- WHEN POSSIBLE DIRECT ALL FLUES AND VENTS THAT PENETRATE ROOF BEHIND MAIN RIDGE, 3. INSTALL WATER SUPPLY AND DRAIN BOX (GREY BOX) AT WASHING MACHINE
- LOCATION, 4. USE MOISTURE RESISTANT DRYWALL AT ALL AREAS SUSCEPTIBLE TO MOISTURE,
- 5. ALL INTERIOR DOORS TO BE FRAMED 6'-8" TALL, ALL EXTERIOR DOORS TO BE FRAMED 6'-8" UNLESS NOTED OTHERWISE, VERIFY W/ BUILDER . PROVIDE GUARDRAIL AT STAIRS DURING CONSTRUCTION.
- PROVIDE SQUASH BLOCKS UNDER ALL BEARING CONDITIONS ALL EXTERIOR SLIDING GLASS DOORS TO BE VERIFIED W/ BUILDER FOR ACTIVE DIRECTION,

ALL SMOKE & CARBON MONOXIDE DETECTORS INTERCONNECTED W/ BATTERY BACK-UP PER CODE.

NOTE: DOOR & WINDOW LOCATIONS: ALL DOORS & WINDOWS ARE ASSUMED TO BE EITHER IN THE CENTER OF THE WALL MASS OR MIN. 4 INCHES FROM PERPENDICULAR WALL FOR CASING UNLESS NOTED OTHERWISE

PROVIDE MIN. (2) 2 × 4 HEADER AT ALL INTERIOR & EXTERIOR DOOR & WINDOW OPENINGS (UNLESS NOTED OTHERWISE),

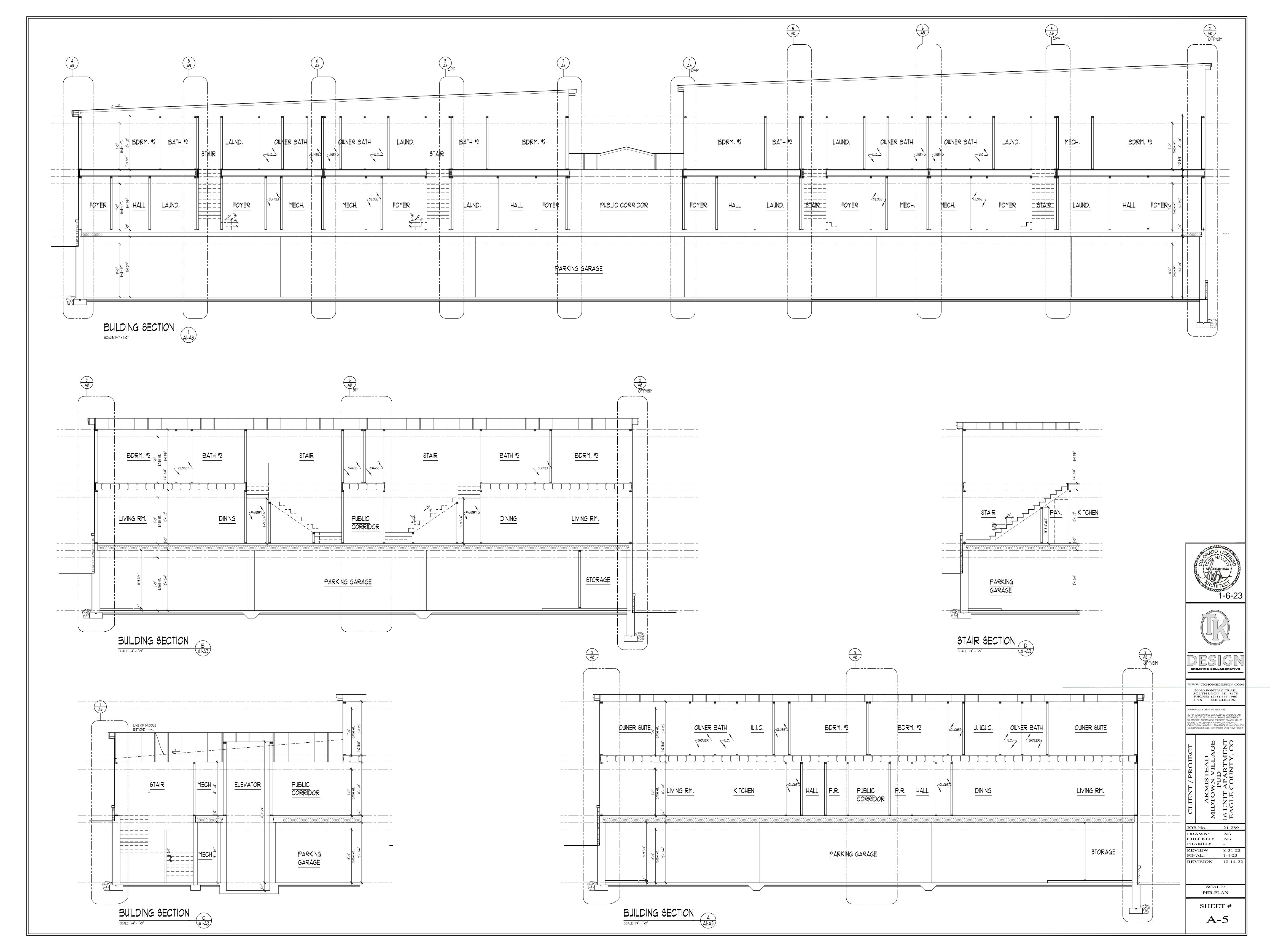
PROVIDE MIN. (1) JOIST OR LADDER FRAMING UNDER ALL UPPER FLOOR PARALLEL PARTITIONS

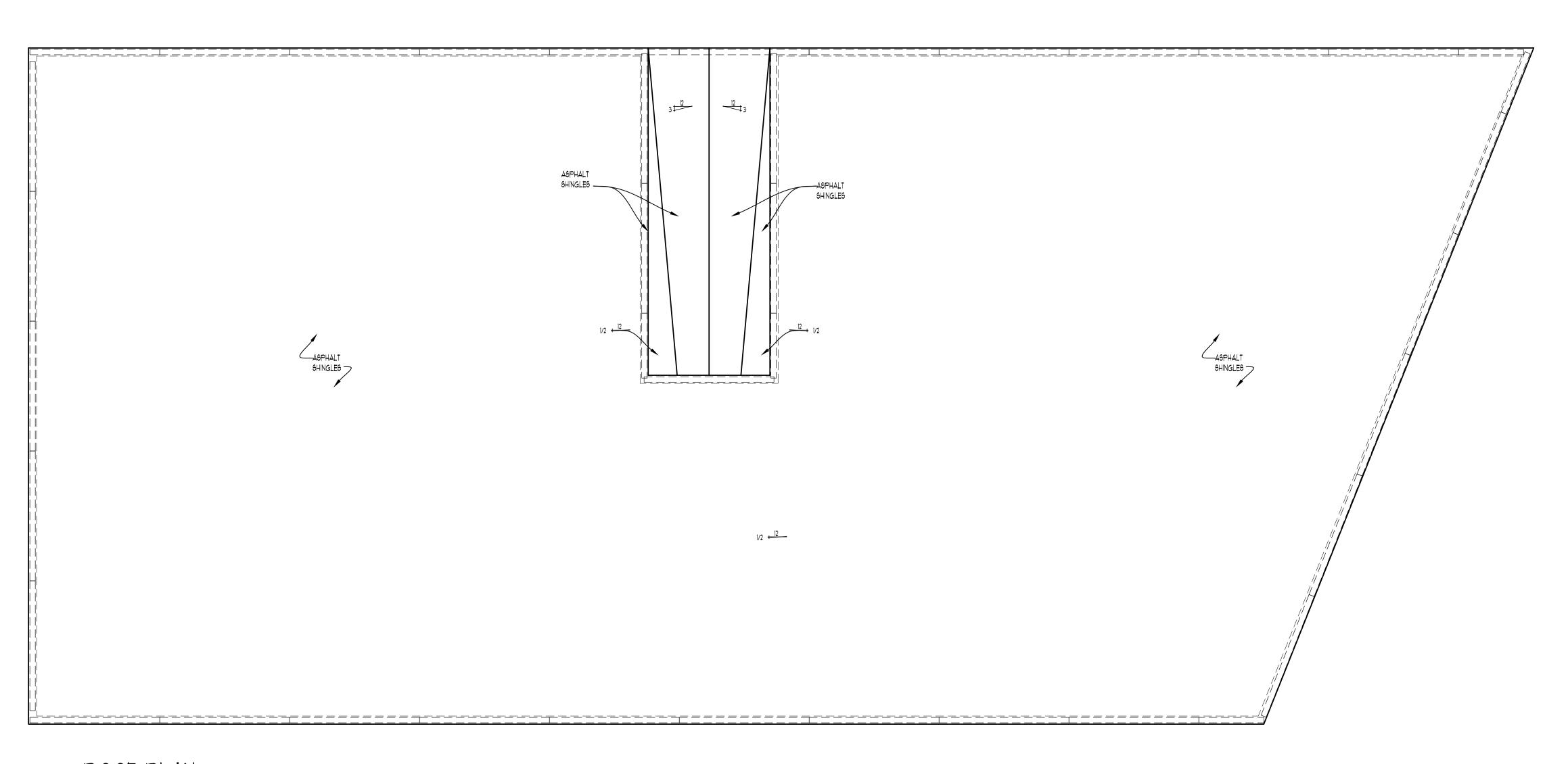
PROVIDE MIN, (1) JACK STUD & (1) KING

STUD AT EACH END OF ALL HEADERS

(UNLESS NOTED OTHERWISE),

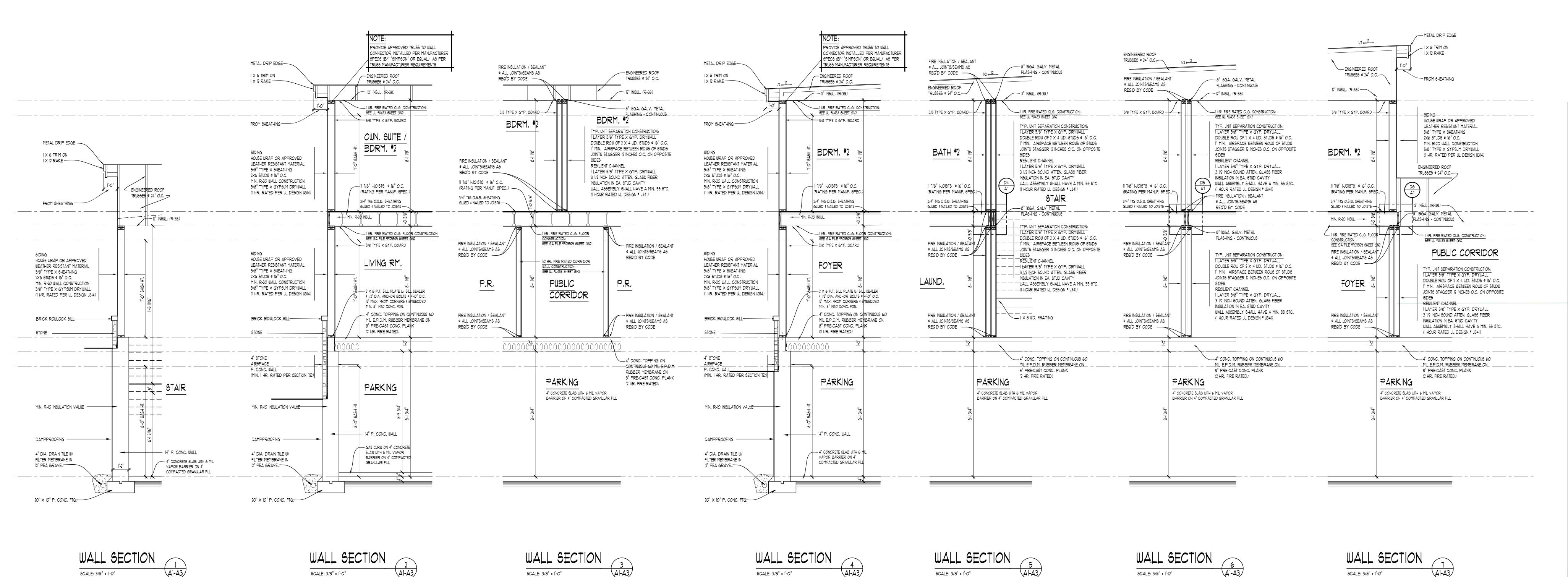


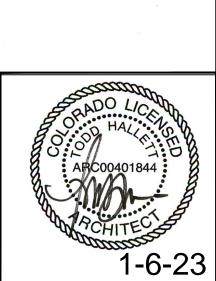


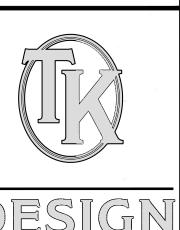


ROOF PLAN

6CALE: 1/8" = 1'-0"







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16 UNIT APARTMENT
EAGLE COUNTY, CO

JOB No. 21-289

DRAWN: AG
CHECKED: AG
FRAMED:
REVIEW 8-31-22
FINAL: 1-4-23

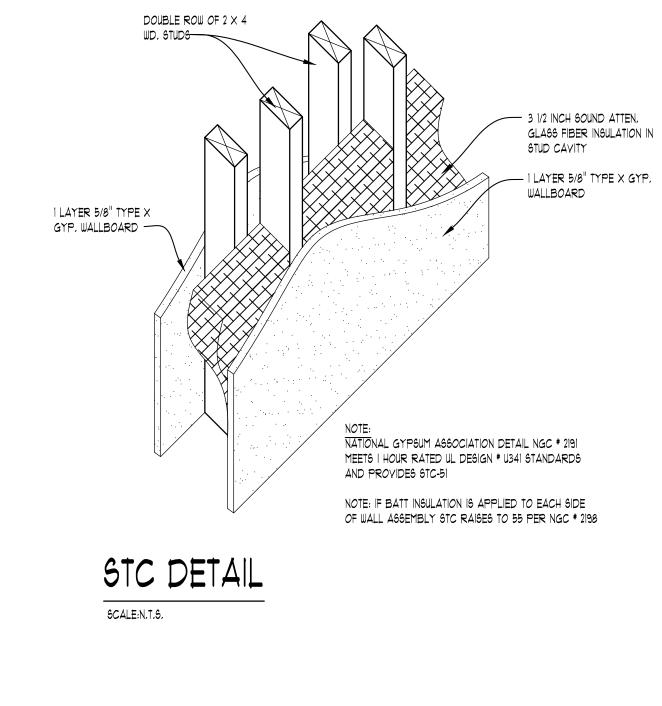
REVISION 10-14-22

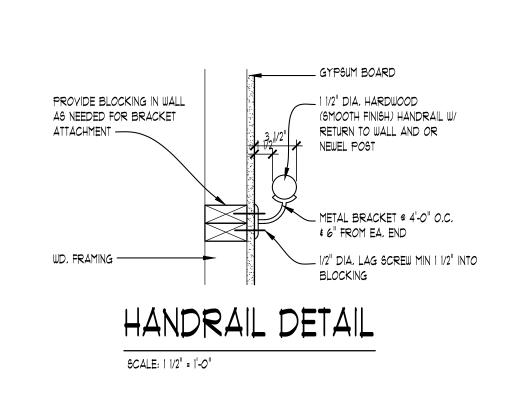
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PER PLAN

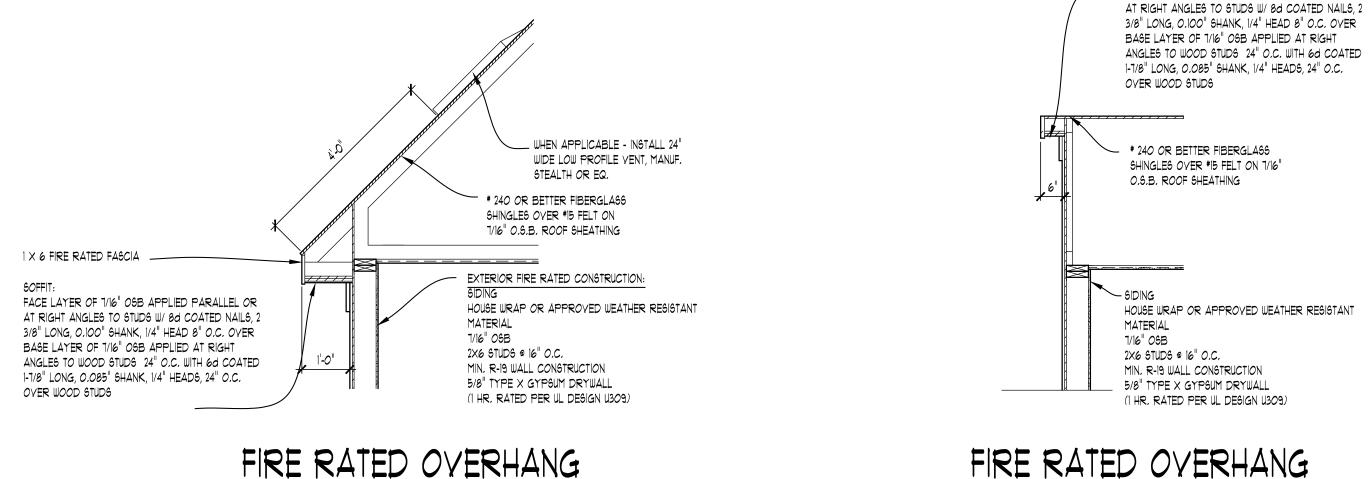
SHEET #

A-6



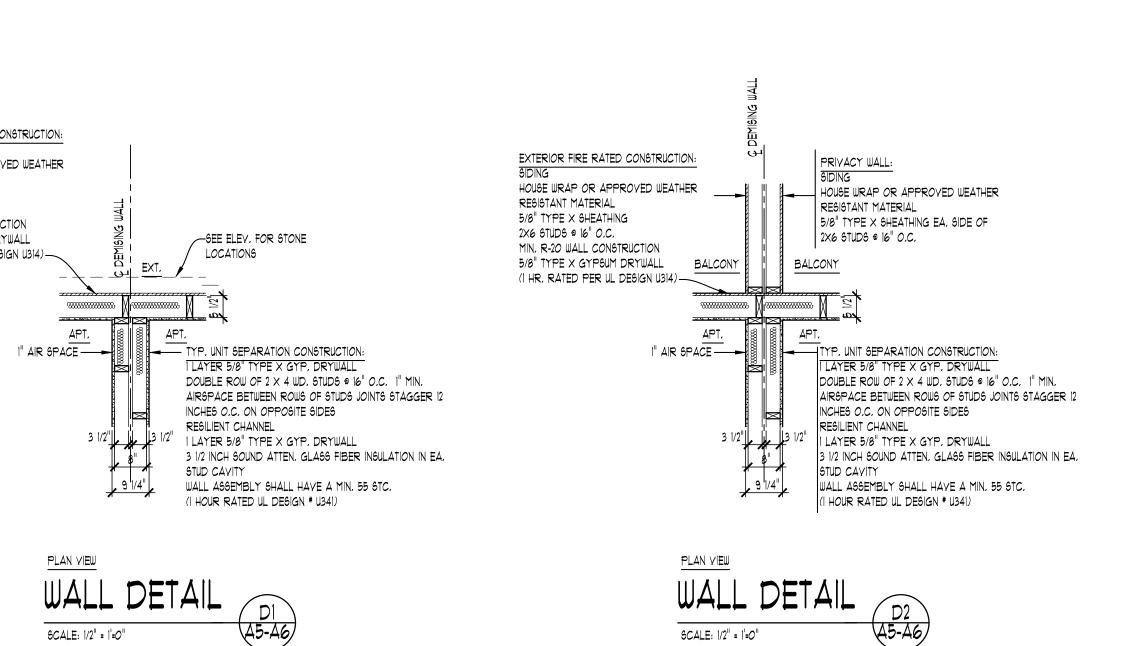


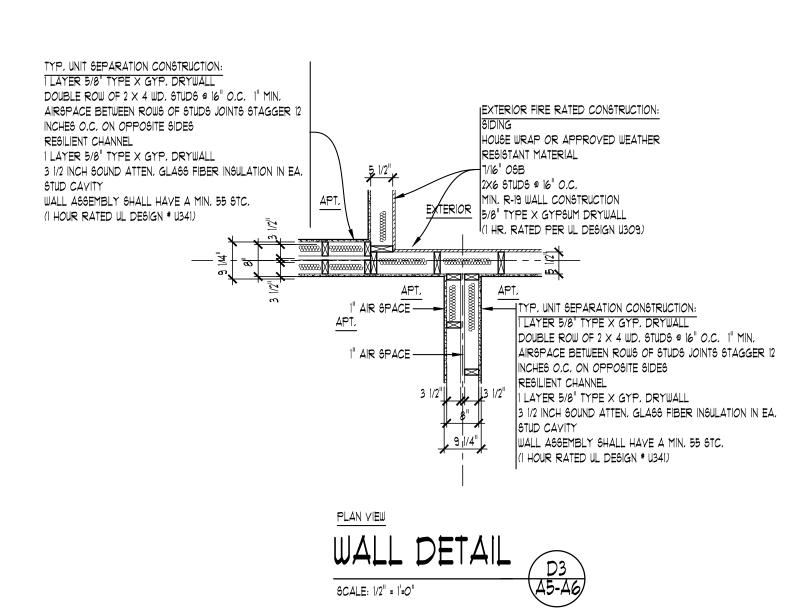


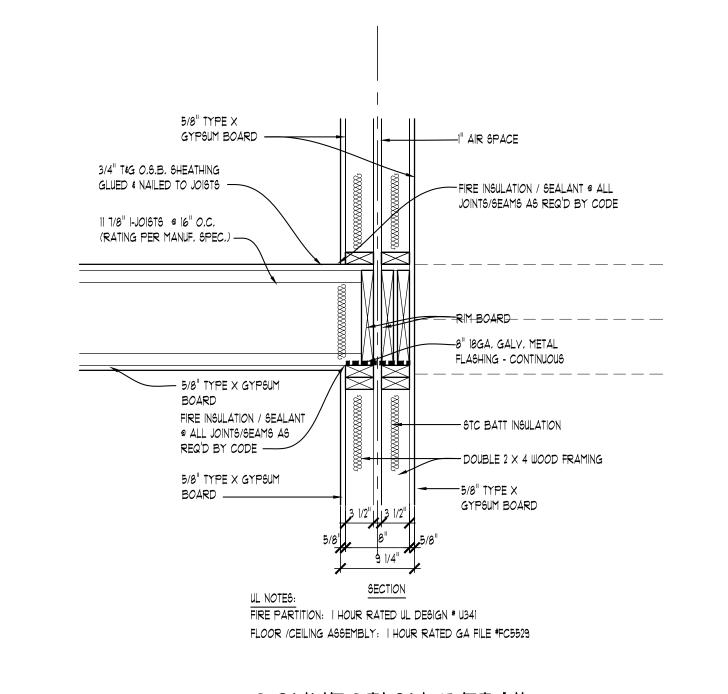




FACE LAYER OF 1/16" OSB APPLIED PARALLEL OR







SCALE: 1" = 1'-0"

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

ASSEMBLY @ SOFFIT

STUD CAVITY

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

EXTERIOR FIRE RATED CONSTRUCTION:

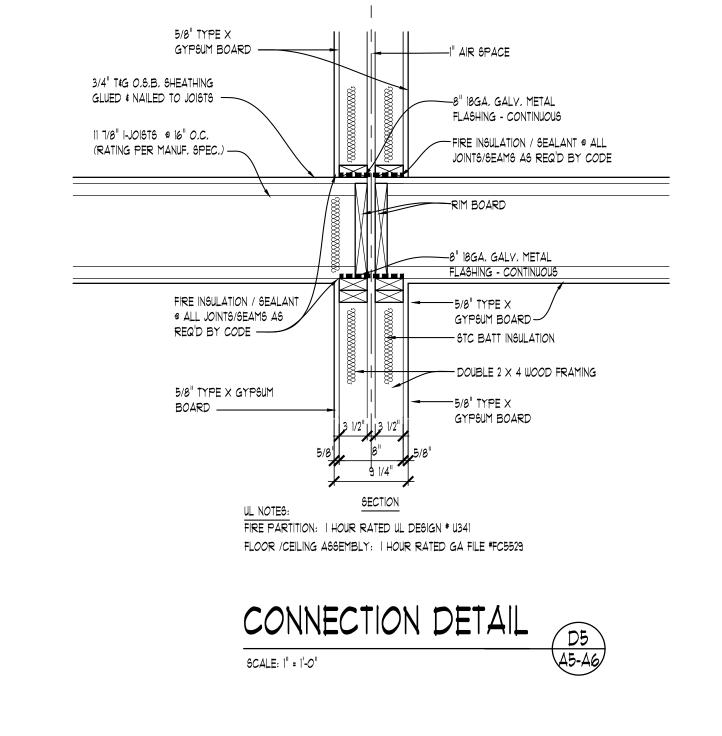
HOUSE WRAP OR APPROVED WEATHER

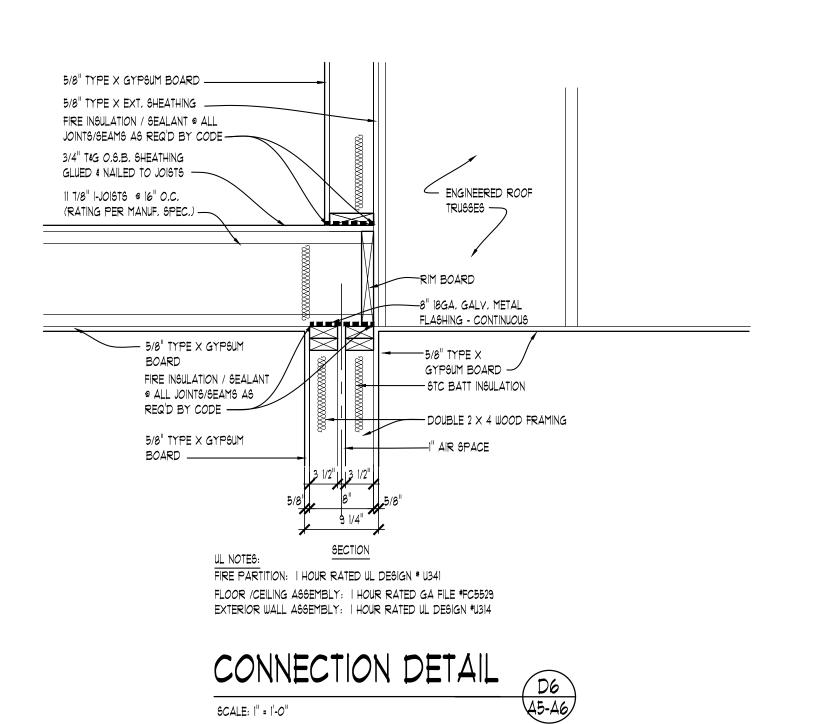
RESISTANT MATERIAL

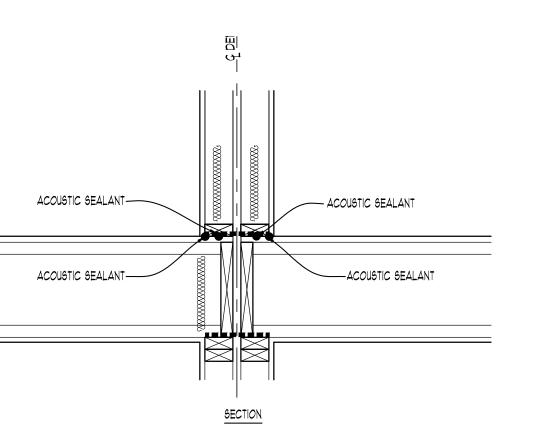
5/8" TYPE X SHEATHING

2X6 STUDS @ 16" O.C.
MIN, R-20 WALL CONSTRUCTION
5/8" TYPE X GYPSUM DRYWALL

(1 HR, RATED PER UL DESIGN U314)





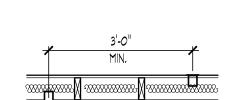


RECOMMENDED SEALANT PLACEMENT DETAIL SCALE: 1" = 1'-0"

RECOMMENDATION NOTES:

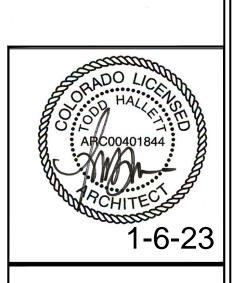
1. INSTALL FLOOR COVERINGS WITH IMPACT SOUND INSULATION OF 55 OB MIN.

2. AIR-SEAL PERIMETER OF DEMISING WALLS WITH NON-HARDENING, PERMANENTLY RESILIENT CAULKING ON EA. SIDE 3. CLEAN FLOOR TO AYOID DEBRIS AND PLACE LINE OF ACOUSTICAL CAULK



RECOMMENDED ACOUSTICAL LAYOUT FOR ELEC. BOX

SCALE: 1/2" = 1'-0" RECOMMENDATION NOTES: 1. CUT HOLES NEATLY 2. VERIFY OUTLETS ARE AIRTIGHT USING ELASTIC NON HARDENING CAULK PRIOR TO PLATE INSTALLATION 3. DO NOT INSTALL ELECTRICAL BOXES BACK TO BACK





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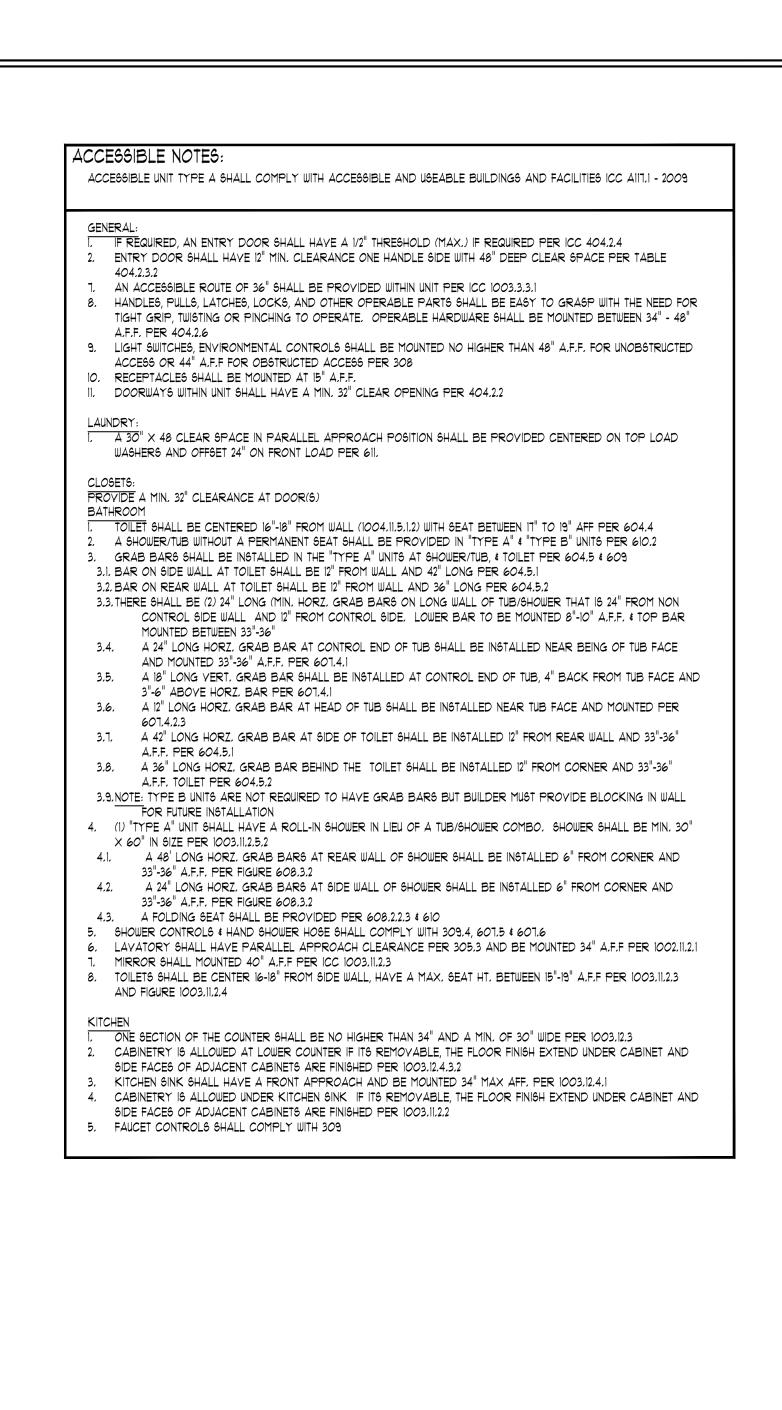
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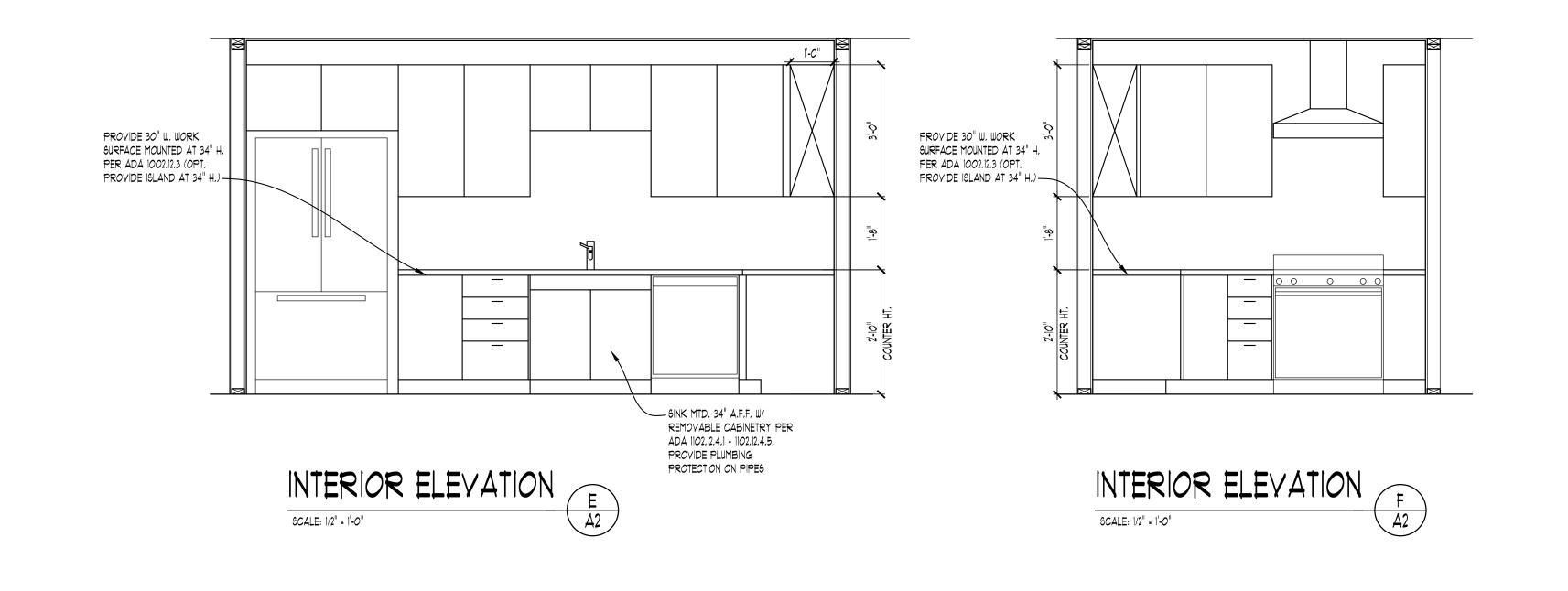
21-289 DRAWN: AG CHECKED: AG FRAMED: 8-31-22 REVIEW FINAL: 1-4-23 REVISION 10-14-22

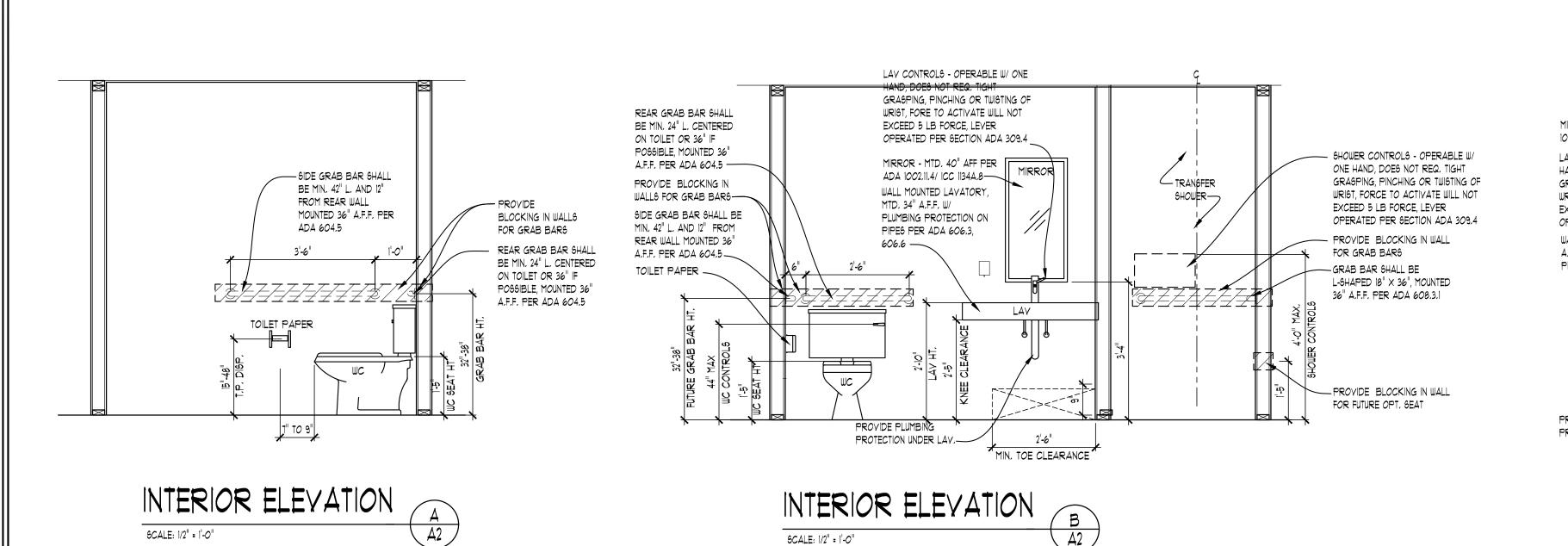
> SCALE: PER PLAN

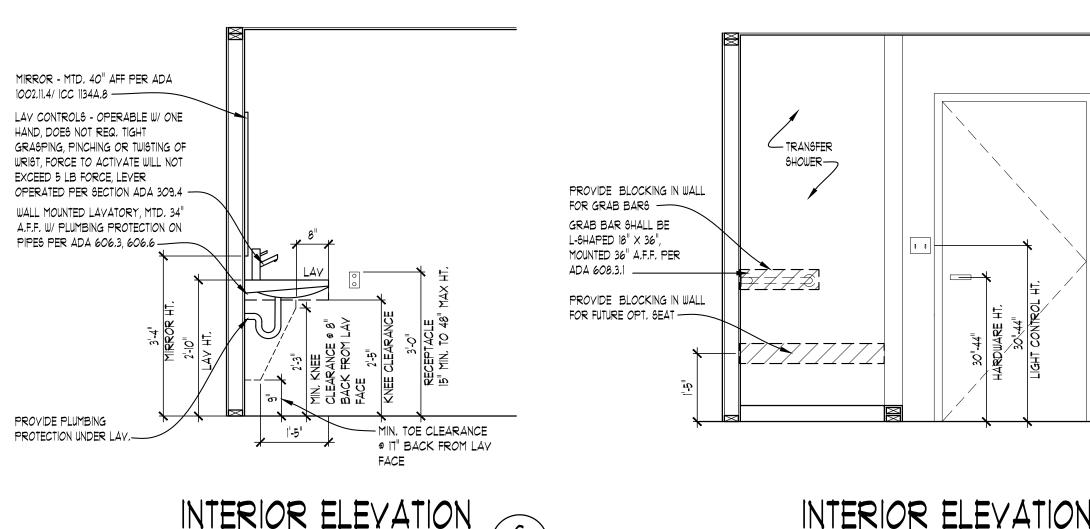
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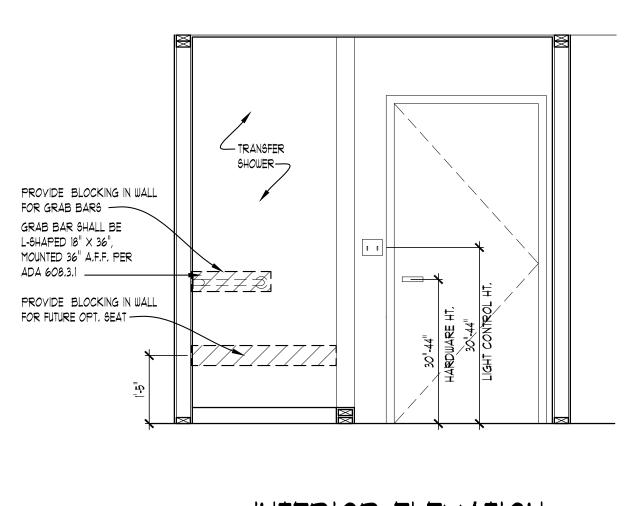
A-7



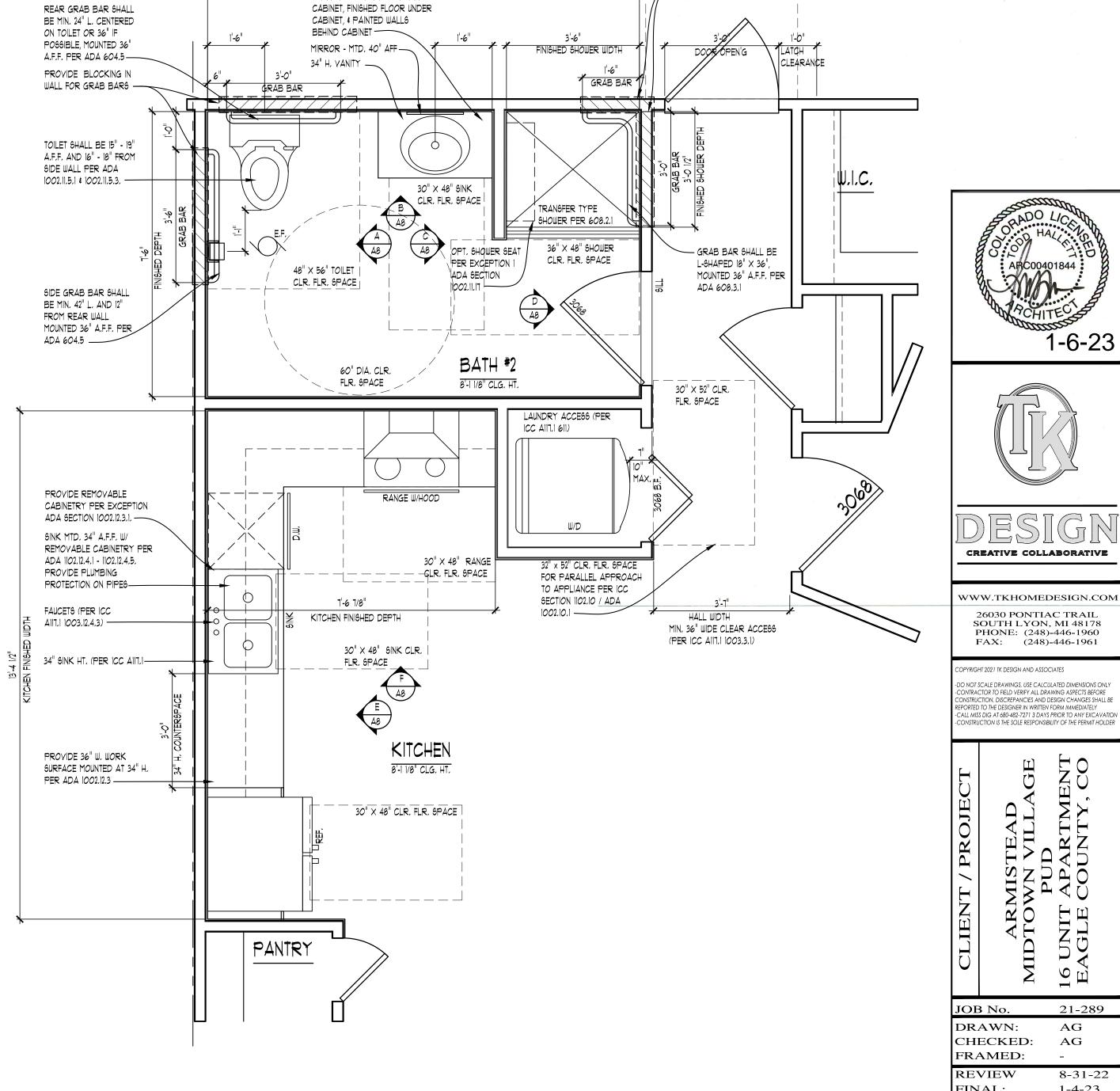






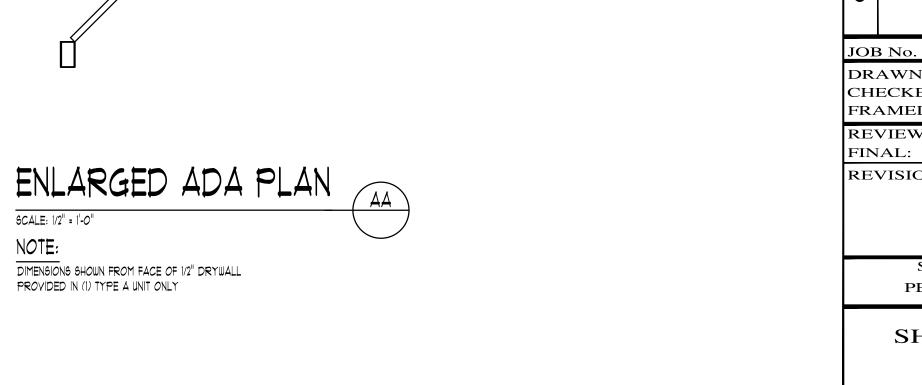


SCALE: 1/2" = 1'-0"



DIMENSIONS SHOWN FROM FACE OF 1/2" DRYWALL PROVIDED IN (1) TYPE A UNIT ONLY

PROVIDE PLUMBING PROTECTION UNDER LAV. OR REMOVEABLE CABINET, FINISHED FLOOR UNDER



48" FRONT CLR, APPROACH

> PROVIDE BLOCKING IN WALL FOR GRAB BARS

> > 21-289 DRAWN: AG CHECKED: AG FRAMED: 8-31-22 1-4-23 REVISION 10-14-22 SCALE: PER PLAN

26030 PONTIAC TRAIL SOUTH LYON, MI 48178

PHONE: (248)-446-1960 FAX: (248)-446-1961

D NOT SCALE DRAWINGS, USE CALCULATED DIMENSIONS ONL DNTRACTOR TO FIELD VERIFY ALL DRAWING ASPECTS BEFORE INSTRUCTION, DISCREPANCIES AND DESIGN CHANGES SHALL FORTED TO THE DESIGNER IN WRITTEN FORM IMMEDIATELY LALL MISS DIG AT 680-482-7271 3 DAYS PRIOR TO ANY EXCAVAT DNSTRUCTION IS THE SOLE RESPONSIBILITY OF THE PERMIT HOLE

SHEET# A-8