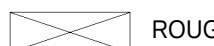
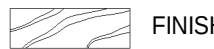
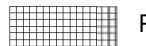
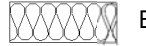
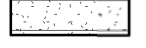


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GENERAL NOTES - 2018 IRC	
- ALL WORK TO BE PERFORMED IN COMPLIANCE WITH ALL FEDERAL, STATE AND LOCAL CODES. SECURE ALL PERMITS AND APPROVALS PRIOR TO ANY CONSTRUCTION. ALL REFERENCE TO IRC SECTIONS HEREIN REFER TO THE IRC LOCAL CODES MAY SUPERCEDE NOTES HEREIN. - THE BUILDER, PROJECT MANAGER, SUPERINTENDENT AND ALL SUBCONTRACTORS ARE TO EXAMINE AND VERIFY ALL DIMENSIONS AND CONDITIONS BOTH ON THE PLANS AND IN THE FIELD, AND BE RESPONSIBLE FOR ANY ADJUSTMENTS AND/OR CORRECTIONS. - CONTRACTOR TO IMMEDIATELY NOTIFY THE DESIGNER OF ANY ERRORS, CONFLICTS OR INCONSISTENCIES FOUND ON THE PLANS DURING THE BIDDING AND/OR CONSTRUCTION OF THE PROJECT (PRIOR TO CONSTRUCTION OF ITEM IN QUESTION). - PROJECT TO BE BUILT FROM 'CONSTRUCTION ISSUE' SET OF DRAWINGS - CONTRACTOR/ PROJECT MANAGER IS TO PROVIDE: - FOUNDATION DESIGN AND SOILS REPORT BY COLORADO REGISTERED ENGINEER. ENGINEER SHALL BE ON HAND AT TIME OF INSPECTION. - DIMENSIONS TAKE PRECEDENCE OVER DRAWING. DO NOT SCALE. - ALL DIMENSIONS ARE GIVEN TO FACE OF STUDS. INTERIOR STUD WALLS ARE 2x4 (3 1/2" WIDE). UNLESS NOTED OTHERWISE, EXTERIOR STUD WALLS ARE 2x6 (5 1/2" WIDE) UNLESS NOTED OTHERWISE. - PROVIDE FIREBLOCKING IN COMBUSTIBLE CONSTRUCTION TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AT THE FOLLOWING LOCATIONS PER TABLE R302.10: - IN WALLS VERTICALLY AT THE CEILING AND FLOOR LEVELS. - IN WALLS HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET. - AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES. - IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN. - AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND WIRES AT CEILING AND FLOOR LEVELS. - IN COMBUSTIBLE CONSTRUCTION WHERE THERE IS USABLE SPACE BOTH ABOVE AND BELOW THE CONCEALED SPACE OF A FLOOR / CEILING ASSEMBLY, PROVIDE DRAFTSTOPS SO THAT THE AREA OF THE CONCEALED SPACE DOES NOT EXCEED 1,000 SF. DRAFTSTOPPING SHALL DIVIDE THE CONCEALED SPACE INTO APPROXIMATELY EQUAL AREAS WHERE THE ASSEMBLY IS ENCLOSED BY A FLOOR MEMBRANE ABOVE AND A CEILING MEMBRANE BELOW. DRAFTSTOPPING SHALL BE PROVIDED IN FLOOR CEILING ASSEMBLIES UNDER THE FOLLOWING CIRCUMSTANCES: - CEILING SUSPENDED UNDER THE FLOOR FRAMING. - FLOOR FRAMING IS CONSTRUCTED OF TRUSS TYPE OPEN WEB PERFORATED MEMBERS. - GLAZING REQUIREMENTS: REFER TO SECTION R308 LN THE IRC AND REQUIREMENTS FOR GLAZING IN HAZARDOUS LOCATIONS REFER TO SECTION R308.4 - ALL DOORS LEADING INTO GARAGES FROM LIVING SPACES ARE TO BE MINIMUM 20 MINUTE RATED, WEATHER STRIPPED, AND SELF-CLOSING. - SHOWERS AND TUB-SHOWER COMBINATIONS SHALL BE EQUIPPED WITH CONTROL VALVES OF THE PRESSURE BALANCE, THE THERMOSTATIC MIXING OR THE COMBINATION PRESSURE BALANCE / THERMOSTATIC MIXING VALVE TYPES WITH HIGH LIMIT STOPS IN ACCORDANCE WITH ASSEI 1016 OR CSA 8125. THE HIGH LIMIT STOPS SHALL BE SET TO LIMIT WATER TEMPERATURE TO A MINIMUM 120°F (49°C) PER IRC SEC. P2708.3. - CONCRETE TILES & ASPHALT SHINGLES SHALL HAVE THE MIN. NUMBER OF FASTENERS REQUIRED BY THE MANUFACTURER/ FOR ADDITIONAL ROOFING INFORMATION REFER TO IRC & LOCAL CODES - PROVIDE FLOOR, WALL, ROOF AND FIRE BLOCKING PER R302.11 & R302.12. - FIRESTOP ALL POCKET DOORS AND FLUES PER R302.11 & R302.12. - IN BATHROOMS CONTAINING A BATHTUB OR SHOWER OR COMBINATION THEREOF, LAUNDRY ROOMS AND SIMILAR ROOMS THAT DO NOT HAVE ACCESS TO NATURAL VENTILATION, A MECHANICAL VENTILATION SYSTEM CONNECTED DIRECTLY TO THE OUTSIDE IS TO BE PROVIDED PER IRC SECTION R303.3. - IN BATHROOMS THAT ONLY CONTAIN A WATER CLOSET OR LAVATORY OR COMBINATION THEREOF AND SIMILAR ROOMS THAT DO NOT HAVE NATURAL VENTILATION, A MECHANICAL RECIRCULATING FAN IS TO BE PROVIDED. - WHERE RECESSED LIGHT FIXTURES ARE ADJACENT TO COMBUSTIBLE INSULATION, PROVIDE CLEARANCES PER R302.13. - SEE SECTION R702 AND TABLE R702.3.5 FOR MINIMUM THICKNESSES AND APPLICATION / INSTALLATION OF INTERIOR FINISH / GYPSUM BOARD. - SLEEPING ROOMS SHALL HAVE AT LEAST ONE OPERABLE EGRESS WINDOW FOR EMERGENCY ESCAPE IN ACCORDANCE WITH I.R.C. REQUIREMENTS. - ALL WINDOWS ARE TO BE WEATHER STRIPPED AND DOUBLE GLAZED, FRAME MATERIAL PER GC. - ALL EXTERIOR DOORS AND WINDOWS LEADING TO UNHEATED AREAS, ABOVE GRADE, ARE TO BE WEATHER-STRIPPED. - GALVANIZED DOWNSPOUTS TO HAVE 5'-0" ADJUSTABLE EXTENDERS (TYP.) OR PER LOCAL CODES. DISTANCE FROM END OF EXTENDER TO ADJACENT PROPERTY LINE SHOULD BE 3/5 FEET. EXTENDERS SHOULD BE 4" DIAMETER OR EQUIVALENT. PROVIDE EXTENDERS UNLESS - PROVIDE THERMOPLY OR APPROVED EQUIVALENT AIR BARRIER AT VERTICAL EXTERIOR (COLD) SIDES OF ALL TUB ENCLOSURES, BUILT INS, BETWEEN JOISTS/RIM BOARDS, AND TRUSS STEPS. ALL BATT INSULATION SHALL HAVE FULL ENCLOSURE, EXCEPT ATTICS - ALL EXTERIOR OPENINGS OR WALL PENETRATIONS EXPOSED TO WEATHER ARE TO BE FLASHED AND FILLED WITH SEALANT TO PREVENT MOISTURE AND AIR INFILTRATION. PROVIDE ALL FLASHING AND COUNTER FLASHING ITEMS AS INDICATED AND AS REQUIRED TO MAKE COMPLETED WORK WATERPROOF. FLASHING SHALL BE BRAKE FORMED TO SHARP LINES AND FITTED TO DETAILS. FLASH AND COUNTER FLASH AT ALL ROOF TO WALL CONDITIONS. G1 FLASH AND CAULK WOOD BEAMS AND LOOKOUTS PROJECTING THROUGH EXTERIOR WALLS OR ROOF SURFACES. FLASH ALL EXTERIOR DOOR AND WINDOW OPENINGS WITH MANUFACTURER'S APPROVED METHODS AND MATERIALS WHICH CONFORMS TO STANDARDS OF LOCAL AND APPLICABLE CODES. SEE SECTION R703. - SLOPE ALL CONCRETE EXTERIOR FLATWORK 1/4" PER FOOT (MIN.) AWAY FROM THE STRUCTURE TO PROVIDE PROPER DRAINAGE - T.O. FOUNDATION ELEVATIONS FOR HOUSE AND GARAGE SHALL BY VERIFIED IN FIELD BY GENERAL CONTRACTOR PRIOR TO CONCRETE POUR. SET T.O. FOUNDATION SO THAT FINISH GRADE CAN SLOPE AWAY @ 10% FOR 10 FEET FROM FOUNDATION OR TO PROPERTY LINE, OR PER SOILS REPORT. VERIFY THAT EXTERIOR MATERIALS OTHER THAN MASONRY / CONCRETE WILL BE 8" ABOVE FINISH GRADE, OR PER LOCAL CODES, WHERE CONCRETE PORCH, PATIO, OR DRIVE IS LESS THAN 8" BELOW T.O. FOUNDATION. PROVIDE FLASHING WATERPROOFING PER I.R.C. & LOCAL CODES. SITE PLAN IS PROVIDED FOR COMPLIANCE WITH ZONING ORDINANCES ONLY. GENERAL CONTRACTOR IS SOLELY RESPONSIBLE FOR SITE DRAINAGE. - GENERAL CONTRACTOR AND WINDOW SUPPLIER ARE SOLELY RESPONSIBLE TO ENSURE ALL REQUIRED EGRESS WINDOWS ARE SIZED PROPERLY AND HAVE THE REQUIRED SILL HEIGHT TO MEET EGRESS REQUIREMENTS AND REQUIRED MINIMUM SILL HEIGHT PER THE IRC, IRC, AND LOCAL CODES. - NO WOOD SHALL BE CLOSER THAN 8 INCHES TO EARTH UNLESS SEPARATED BY CONCRETE AT LEAST 3 INCHES IN THICKNESS WITH AN IMPERVIOUS MEMBRANE INSTALLED BETWEEN THE EARTH AND THE CONCRETE. THIS INCLUDES DECKS AND SIDING. -IRC R317 - NO WOOD SHALL BE CLOSER THAN 8 INCHES TO EARTH UNLESS SEPARATED BY CONCRETE AT LEAST 3 INCHES IN THICKNESS WITH AN IMPERVIOUS MEMBRANE INSTALLED BETWEEN THE EARTH AND THE CONCRETE. THIS INCLUDES DECKS AND SIDING. -IRC R317	
MATERIALS LEGEND	
 EARTH  GRAVEL  ASPHALT  POURED CONCRETE  BRICK  PLYWOOD  ROUGH WOOD  WOOD PARTITION  FINISH WOOD  CONCRETE BLOCK  RIGID INSULATION  BATT INSULATION  STUCCO  STONE  DRY WALL	

IECC 2021	
OPTION 2: RESIDENTIAL PRESCRIPTIVE CODE OR HERS RATING OF 50 MINIMUM INSULATION VALUES (2021 IECC W/ LOUISVILLE AMMENDMENTS): R-21 EXTERIOR WOOD FRAMED WALLS (BATTS) R-60 ROOF AREAS (BLOWN OR BATTS) R-38 VAULTED CEILING / ROOF AREAS (BLOWN OR BATTS) R-30 CANTILEVERS AND FLOOR OVER LIVING AREAS IN GARAGES R-15/19 BASEMENT WALLS (VINYL FACED BATTS) R-30 FLOORS OVER UNCONDITIONED SPACE (CRAWLSPACES) - G.C. TO PROVIDE MANUAL J, D, ANDS CALCULATIONS SHOWING THAT THE BUILDING CONFORMS TO ENERGY CODE. - WHERE NECESSARY, OR AS DIRECTED BY CONTRACTOR, PROVIDE EXTRUDED POLYSTYRENE IN LIEU OF BATT INSULATION, BEHIND, BENEATH, OR ADJACENT TO PLUMBING, MECHANICAL, AND ELECTRICAL SUPPLIES, RETURNS, AND OTHER DISTRIBUTION LINES AND FIXTURES TO ENSURE THE MINIMUM INSULATION VALUES ARE STRICTLY ADHERED TO IN ALL LOCATIONS. IN ALL INACCESSIBLE OR ENCLOSED AREAS OR AREAS THAT MAY BE INACCESSIBLE OR MAY BE ENCLOSED, PLACE EXTRUDED POLYSTYRENE INSULATION IMMEDIATELY PRIOR TO PLACING THE PLUMBING, MECHANICAL, AND ELECTRICAL RUNS. - INSULATE ALL CANTILEVERED FLOORS WITH BATT INSULATION AND SHEATH THE UNDERSIDE WITH HARDBOARD OVER APPROVED VAPOR BARRIER.	
FLASHING	
WALL FLASHING PER R702: APPROVED CORROSION-RESISTANT FLASHING SHALL BE APPLIED IN A MANNER TO PREVENT ENTRY OF WATER INTO THE WALL, CAVITY OR PENETRATION OF WATER TO THE BUILDING STRUCTURAL FRAMING COMPONENTS. THE FLASHING SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH. APPROVED CORROSION-RESISTANT FLASHING SHALL BE INSTALLED AT ALL OF THE FOLLOWING LOCATIONS: - EXTERIOR WINDOW/DOOR OPENING - AT THE INTERSECTION OF CHIMNEYS OR OTHER MASONRY CONSTRUCTION WITH FRAME OR STUCCO WALLS, WITH PROJECTING LIPS ON BOTH SIDES UNDER STUCCO CORNINGS. - UNDER AND AT THE ENDS OF MASONRY, WOOD OR METAL COPINGS AND SILLS. - CONTINUOUSLY ABOVE ALL PROJECTING WOOD OR HARDBOARD/FIBER-CEMENT TRIM. - WHERE EXTERIOR PORCHES, DECKS, OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OF WOOD-FRAME CONSTRUCTION. - AT WALL AND ROOF INTERSECTIONS - AT BUILT-IN GUTTERS	
SAFETY GLASS	
PROVIDE TEMPERED GLASS PER I.R.C. SECTION R308.4 WHEN: A. GLAZING IN ALL FIXED AND OPERABLE PANELS OF SWINGING, SLIDING AND BIFOLD DOORS B. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24" ARC OF THE DOOR IN A CLOSED POSITION & WHOSE BOTTOM EDGE IS LESS THAN 60" ABOVE THE FLOOR/WALKING SURFACE. C. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANE THAT MEETS ALL OF THE FOLLOWING CONDITIONS: - EXPOSED AREA OF AN INDIVIDUAL PANE IS LARGER THAN 9 SQUARE FEET - BOTTOM EDGE OF GLAZING IS LESS THAN 18" ABOVE THE FLOOR - TOP EDGE OF THE GLAZING IS MORE THAN 36" ABOVE THE FLOOR - ONE OR MORE WALKING SURFACES ARE WITHIN 36" MEASURED HORIZONTALLY AND IN A STRAIGHT LINE OF THE GLAZING. D. ALL GLAZING IN RAILINGS REGARDLESS OF AREA/HEIGHT ABOVE A WALKING SURFACE. INCLUDED ARE STRUCTURAL BALUSTER PANELS AND NONSTRUCTURAL INFILL PANELS E. WITHIN ANY COMPARTMENT CONTAINING HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS / SHOWERS WHOSE BOTTOM EDGE OF GLAZING IS LESS THAN 60" A.F.F. F. GLAZING ADJACENT TO STAIRWAYS, LANDINGS AND RAMPS WITHIN 36" HORIZONTALLY OF A WALKING SURFACE WHEN THE EXPOSED SURFACE OF THE GLAZING IS LESS THAN 60" ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE G. GLAZING ADJACENT TO STAIRWAYS WITHIN 60" HORIZONTALLY OF THE BOTTOM TREAD OF A STAIRWAY IN ANY DIRECTION WHEN THE EXPOSED SURFACE OF THE GLAZING IS LESS THAN 60" ABOVE THE NOSE OF THE TREAD H. GLAZING IN WALLS/FENCES ADJACENT TO INDOOR/OUTDOOR SWIMMING POOLS, HOT TUBS, SPAS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60" MEASURED HORIZONTALLY AND IN A STRAIGHT LINE OF THE WATER'S EDGE	
STAIRS	
STAIR CONSTRUCTION (IRC SEC. R311.7): A. 7-3/4" RISERS MAX. (NOT TO VARY MORE THAN 3/8") B. 10" TREADS MIN. STAIRWAYS SHALL NOT BE LESS THAN 36 INCHES IN CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT. HANDRAILS SHALL NOT PROJECT MORE THAN 4.5 INCHES ON EITHER SIDE. -IRC 311.7.1 -THE TOPS OF HANDRAILS SHALL BE PLACED BETWEEN 34 INCHES AND 38 INCHES ABOVE THE NOSING OF THE TREADS. THEY SHALL BE CONTINUOUS THE FULL LENGTH OF THE STAIRS. ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS. THE HANDGRIP PORTION OF HANDRAILS SHALL BE NOT LESS THAN 1-1/4 INCHES NOR MORE THAN 2-5/8 INCHES IN CROSS-SECTIONAL DIMENSION OR THE SHAPE SHALL PROVIDE AN EQUIVALENT GRIPPING SURFACE. HANDRAILS PROJECTING FROM A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1.5 INCHES BETWEEN THE WALL AND THE HANDRAIL. --IRC R311.7.8 -ALL UNENCLOSED FLOOR AND ROOF OPENINGS, OPEN AND GLAZED SIDES OF LANDINGS AND STAIRS, BALCONIES AND PORCHES MORE THAN 30 INCHES ABOVE GRADE, AND ROOFS USED FOR OTHER THAN SERVICE OF THE BUILDING SHALL BE PROTECTED BY A GUARD (AKA 'GUARDRAIL'). GUARDS SHALL NOT BE LESS THAN 36 INCHES IN HEIGHT. OPEN GUARDS SHALL HAVE INTERMEDIATE RAILS OR AN ORNAMENTAL PATTERN SUCH THAT NO SPHERE 4 INCHES IN DIAMETER CAN PASS THROUGH. -IRC R312 -THE MINIMUM HEADROOM IN ALL PARTS OF A STAIRWAY SHALL NOT BE LESS THAN 6'-8" MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING OR FROM THE FLOOR SURFACE OF THE LANDING OR PLATFORM. -IRC R311.7.2 -STAIRWAY RISERS SHALL NOT EXCEED 7 3/4 INCHES AND TREAD SHALL NOT BE LESS THAN 10 INCHES IF OPEN RISERS ARE PROVIDED. THE OPENINGS SHALL BE LESS THAN 4". IRC 311.7.1 -LANDINGS SHALL HAVE A MINIMUM DIMENSION MEASURED IN THE DIRECTION OF TRAVEL OF 36 INCHES. -IRC R311.7.6 -PROVIDE 1/2" GYPSUM BOARD ON WALLS AND SOFFITS UNDER A STAIRWAY WITH ENCLOSED ACCESSIBLE SPACE. -IRC R302.7 -STAIR TREAD NOSING THE RADIUS OF CURVATURE AT THE LEADING EDGE OF THE TREAD SHALL BE NO GREATER THAN 9/16 INCH (94.3 MM). A NOSING NOT LESS THAN 1/4 INCH (9.5 MM) BUT NOT MORE THAN 1 1/4 INCHES (32 MM) SHALL BE PROVIDED ON STAIRWAYS WITH SOLID RISERS. THE GREATEST NOSING PROJECTION SHALL NOT EXCEED THE SMALLEST NOSING PROJECTION BY MORE THAN 3/8 INCH (9.5 MM). BETWEEN TWO STORIES, INCLUDING THE NOSING AT THE LEVEL OF FLOORS AND LANDINGS, BEVELING OF NOSING SHALL NOT EXCEED 1/2 INCH (12.7 MM). RISERS SHALL BE VERTICAL OR SLOPED FROM THE UNDERSIDE OF THE LEADING EDGE OF THE TREAD ABOVE AT AN ANGLE NOT MORE THAN 30 DEGREES (0.53 RAD) FROM THE VERTICAL. R311.7.3 A. A NOSING IS NOT REQUIRED WHERE THE TREAD DEPTH IS A MINIMUM OF 11 INCHES (254 MM). B. THE OPENING BETWEEN ADJACENT TREADS IS NOT LIMITED ON STAIRS WITH A TOTAL RISE OF 30 INCHES (762 MM) OR LESS. NOTE: THIS MEANS THAT CONCRETE STAIRS, WITHOUT NOSINGS, MUST HAVE A TREAD DEPTH OF 11 INCHES.	
SYMBOLS LEGEND	
 PROPERTY  SETBACK OR FINISH  SANITARY  WATER  GAS  ELECTRICAL  BUILDING SECTION INDICATOR-SECTION 1 LOCATED ON DRAWING A-6  INTERIOR ELEVATION INDICATOR-ELEV. 1 LOCATED ON DRAWING A-8  DETAIL INDICATOR - DETAIL 1 ON DRAWING A-9	

SCOPE OF WORK

MARSHALL FIRE HOME RE-BUILD

BUILDING AND SITE

ADDRESS:
953 ST. ANDREWS LN.
SLOUISVILLE, CO 80027

OWNER:
DE VOTO EMILY DONALSON ET AL

LEGAL DESCRIPTION AND PARCEL INFO:
SEC-TOWN-RANGE 19 -1S -69

SUBDIVISION: SOUTH LOUISVILLE

LEGAL DESCRIPTION: LOT 102 COAL CREEK RANCH FLG 3 REPLAT A LESS ELY 4.24 FT M/L SPLIT SEE ID 109253 02/92

PARCEL NO: 157519106007
ACCOUNT NUMBER: R0109252

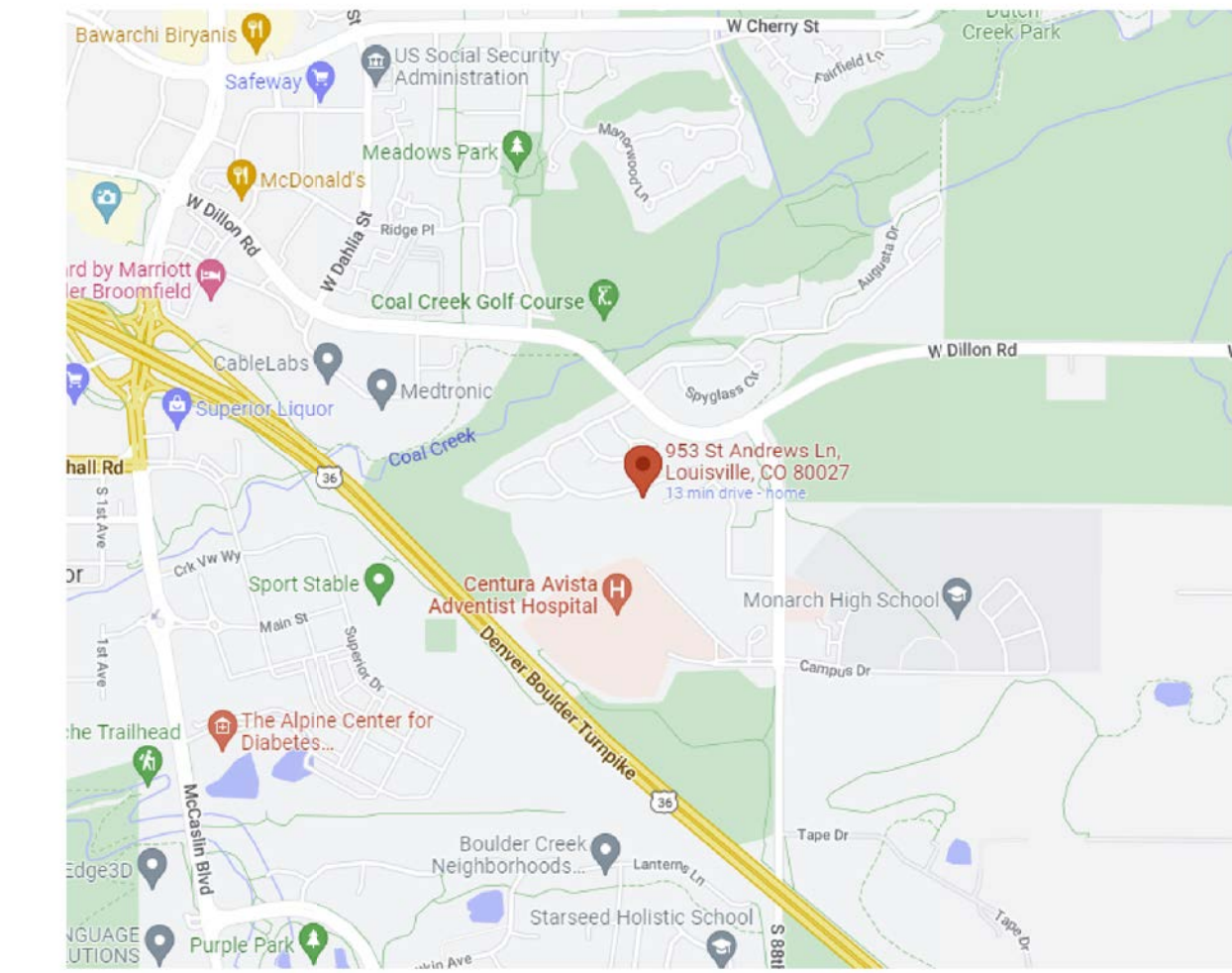
LOT AREA:
SQUARE FEET: 7,130
ACRES: 0.16

COUNTY:
BOULDER COUNTY

ZONING:
P-R: PLANNED COMMUNITY RESIDENTIAL

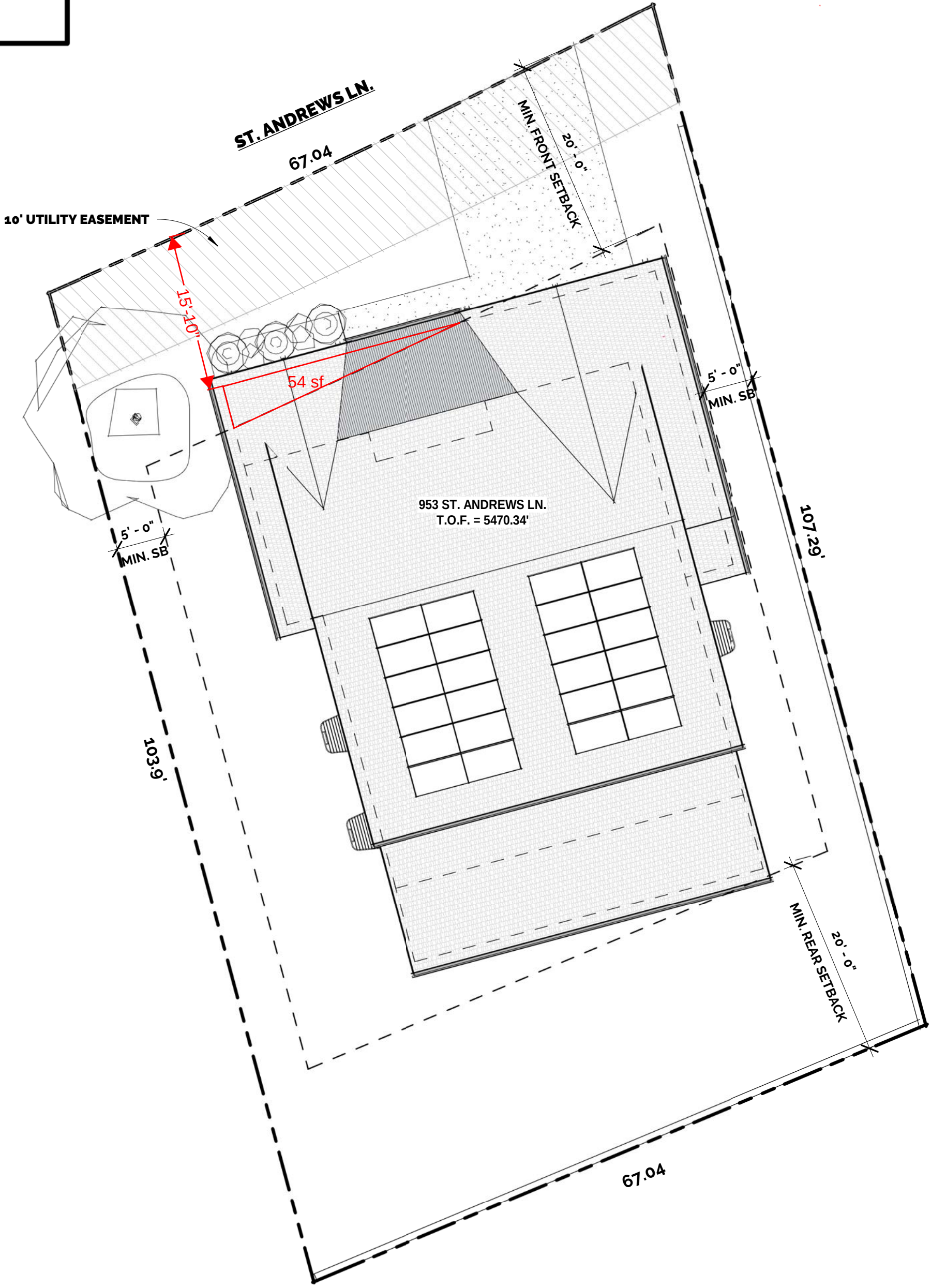
HEIGHT:
2 STORY W/ BASEMENT

<u>BUILDING AREAS</u>	<u>S.F.</u>
LOWER LEVEL FINISHED:	840
MAIN LEVEL:	1,290
<u>UPPER LEVEL:</u>	<u>1,455</u>
TOTAL FINISHED: (2,745 ABOVE GRADE)	3,585



1 VICINITY MAP
12" = 1'-0"

DE VOTO RESIDENCE
MARSHALL FIRE REBUILD
953 ST. ANDREWS LN.
LOUISVILLE, CO 80027



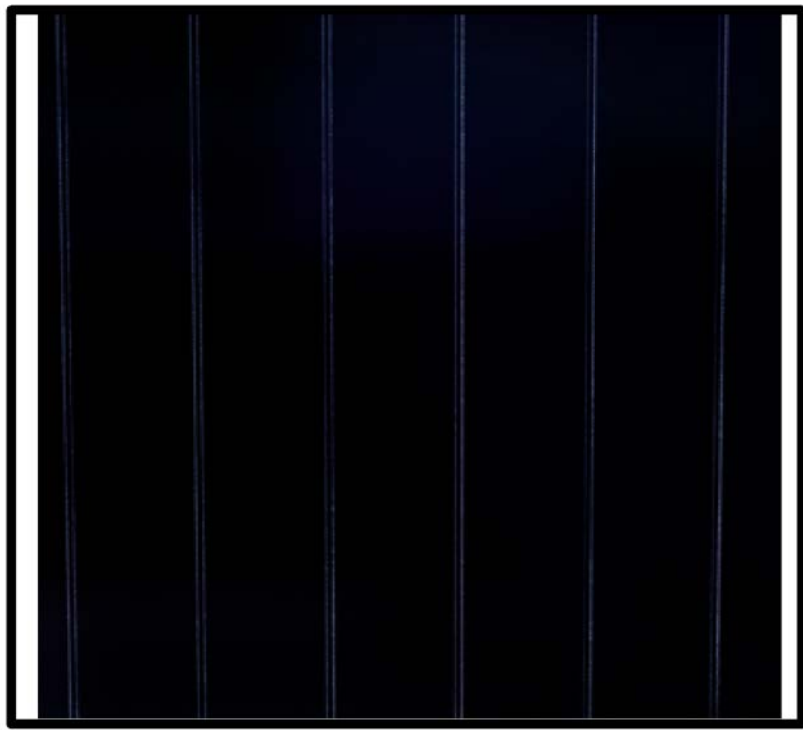
2 SITE PLAN
1" = 10'-0"



MARSHALL FIRE REBUILD
DeVoto RESIDENCE
953 ST. ANDREWS LN.
LOUISVILLE, CO 80027

REVISION	
DATE	ISSUED
PROJECT RBT-SOS 2023.003	
DATE 7/18/2023	
SHEET COVER SHEET	

A0.0



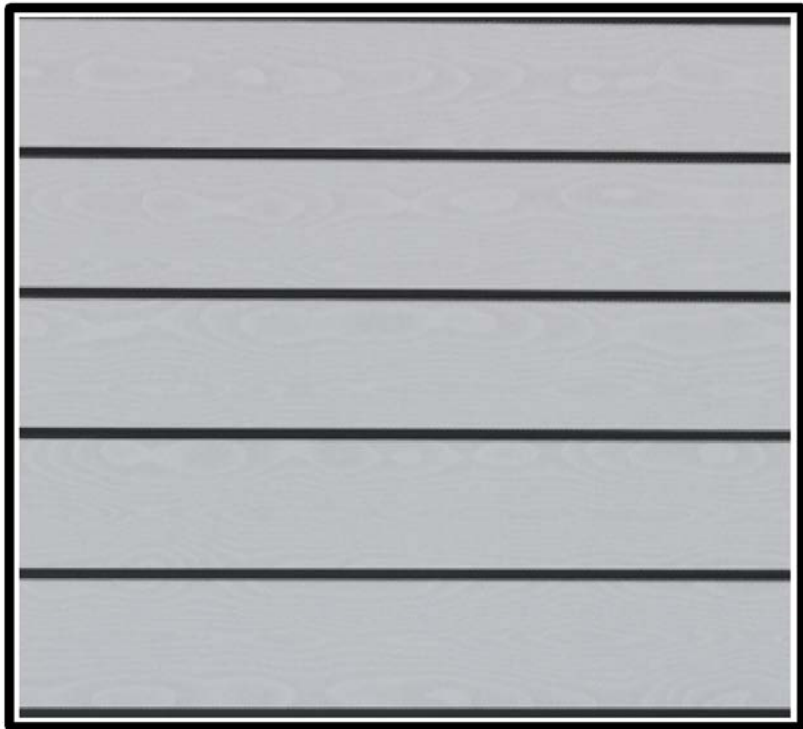
STANDING SEAM METAL ROOF -BLACK



ASPHALT SHINGLE ROOF



STUCCO - OFF WHITE



TEXTURED FIBER CEMENT LAP
SIDING (GRAY)



STUCCO - DARK GRAY



WOOD ACCENTS -STAINED
FIBER CEMENT (WOOD LOOK
SIDING)

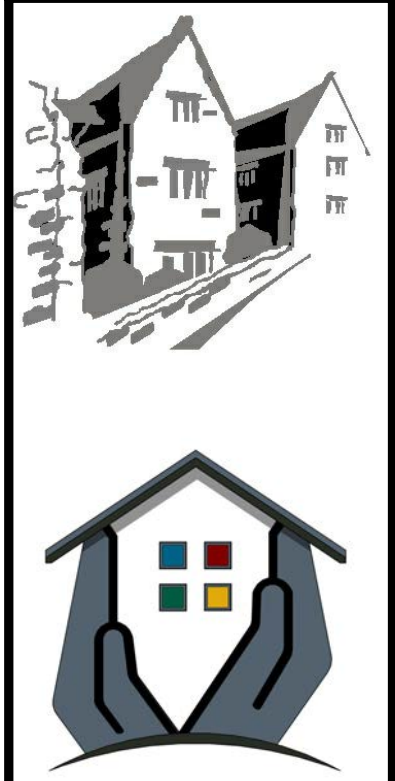
EXTERIOR FINISHES

TOTAL EXTERIOR WALL FINISHES: 4,315sf

STUCCO (MASONRY): 2,015sf (47%)

SIDING (WOOD LOOK): 525sf

SIDING (LAP): 1,775sf



MARSHALL FIRE REBUILD

Devoto RESIDENCE

953 ST. ANDREW'S LN.
LOUISVILLE, CO 80027

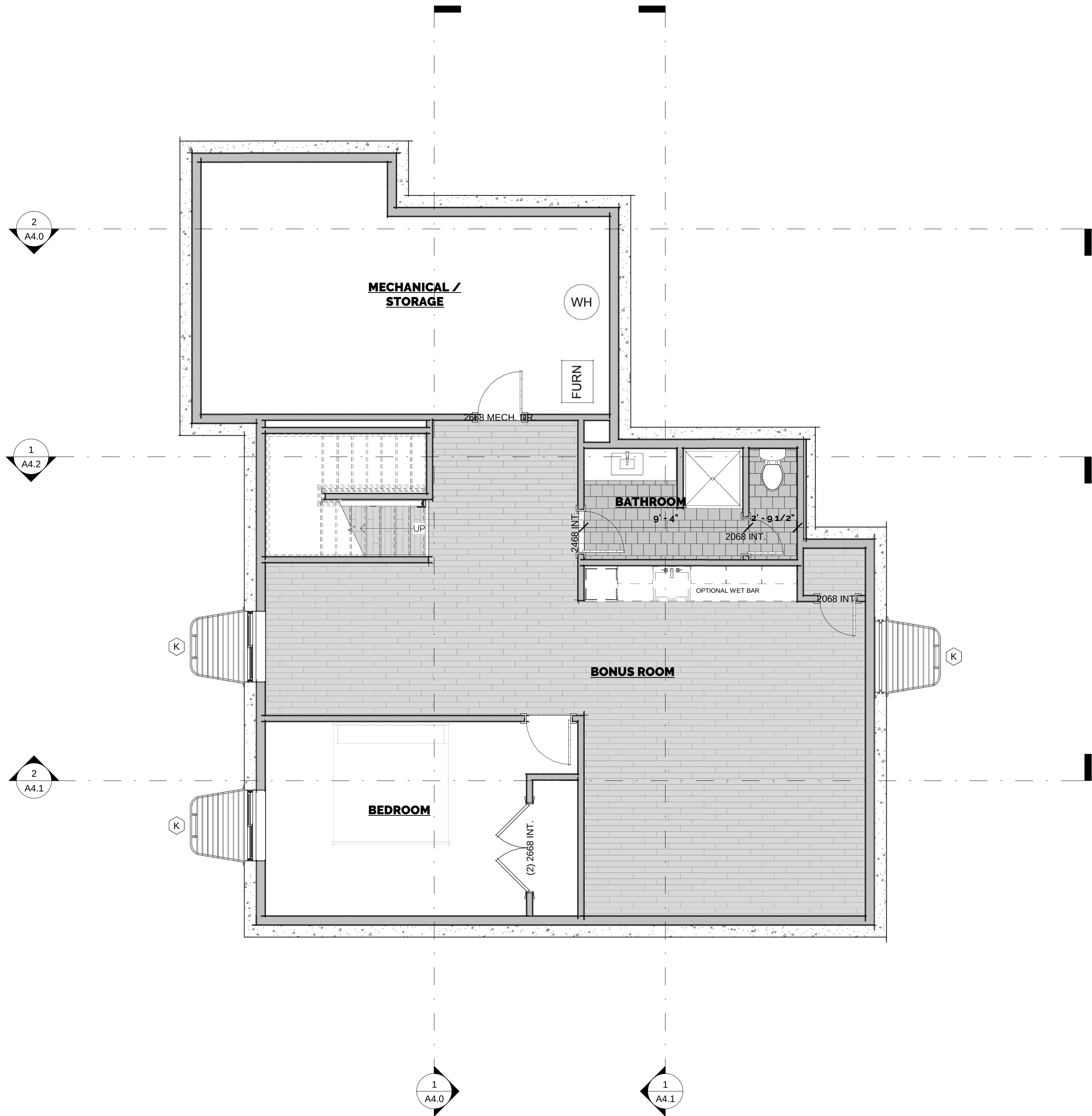
REVISION	
DATE	ISSUED
PROJECT	
RBT-SOS 2023 003	
DATE	
7/18/2023	
SHEET	
RENDERINGS AND MATERIALS	

OVERALL WINDOW SCHEDULE				
TYPE MARK	TYPE	WIDTH	HEIGHT	COUNT
A	71-1/2" x 71-1/2"	5' - 11 1/2"	5' - 11 1/2"	4
B	59-1/2" x 47-1/2"	4' - 11 1/2"	3' - 11 1/2"	3
C	107-1/2" x 71-1/2"	8' - 11 1/2"	5' - 11 1/2"	4
D	59-1/2" x 59-1/2"	4' - 11 1/2"	4' - 11 1/2"	2
E	83-1/2" x 23-1/2"	6' - 11 1/2"	1' - 11 1/2"	2
F	24-1/2" x 71-1/2"	2' - 0 1/2"	5' - 11 1/2"	2
G	47-1/2" x 47-1/2"	3' - 11 1/2"	3' - 11 1/2"	1
H	101-1/2" x 17-1/2"	8' - 6"	1' - 6"	1
I	47-1/2" x 59-1/2"	3' - 11 1/2"	4' - 11 1/2"	1
K	4040 SL. W/WINDOW WELL & LADDER	4' - 0"	4' - 0"	3
L	29-1/2" x 59-1/2"	2' - 5 1/2"	4' - 11 1/2"	4

Grand total: 27

OVERALL DOOR SCHEDULE			
CONSTRUCTION TYPE	WIDTH	HEIGHT	COUNT
	2' - 0"	6' - 8"	1
(2)2680 INT.	5' - 0"	8' - 0"	2
(2)3080 INT.	6' - 0"	8' - 0"	2
(2) 2080 INT.	4' - 0"	8' - 0"	1
(2) 2668 INT.	5' - 0"	6' - 8"	1
16'x8' OVERHEAD DOOR	16' - 0"	8' - 0"	1
2068 INT.	2' - 0"	6' - 8"	2
2080 INT.	2' - 0"	8' - 0"	3
2468 INT.	2' - 4"	7' - 0"	1
2480 INT.	2' - 4"	8' - 0"	3
2668 INT.	2' - 6"	8' - 0"	1
2668 MECH. DR.	2' - 6"	8' - 0"	1
2680 INT.	2' - 6"	8' - 0"	6
2880 INT.	2' - 8"	8' - 0"	1
3080 20min. W/SELF-CLOSER	2' - 8"	8' - 0"	2
3080 INT. BARN DOOR	0"	0"	2
6080 ENT. SL. GLASS W/ TRANSOM ABV.	6' - 0"	8' - 0"	2
8080 SL. GLASS	7' - 11 1/4"	7' - 11 1/2"	1

Grand total: 33



1 LOWER FLOOR PLAN
1/4" = 1'-0"

FLOOR PLAN NOTES

REFER TO GENERAL NOTES FOR ADDITIONAL INFORMATION NOT SHOWN OR NOTED ON PLANS (TYP.)

GLAZING USED IN DOORS AND PANELS OF SHOWERS AND BATHTUB ENCLOSURES AND WALLS ENCLOSING THESE COMPARTMENTS SHALL BE TEMPERED. -IRC TABLE R308.4.

SHOWERS SHALL HAVE DOORS SIZED TO PROVIDE A MINIMUM OF 22" INCH NET CLEAR OPENING. P2708.1.1. ALSO, HINGED SHOWER DOORS SHALL OPEN OUTWARD. P2708.1

WINDOW WELLS SHALL PROVIDE A MINIMUM NET CLEAR OPENING OF 9 SQ FT WITH A MINIMUM DIMENSION OF 36 INCHES. A PERMANENT LADDER IF WINDOW WELL IS MORE THAN 44 INCHES DEEP IS REQUIRED. -IRC R310.2

A PERMANENT CERTIFICATE SHALL BE POSTED ON A WALL IN THE SPACE WHERE THE FURNACE IS LOCATED OR A UTILITY ROOM OR ELECTRICAL PANEL (MUST NOT COVER OBSTRUCT THE VISIBILITY OF CIRCUIT DIRECTORY) PREDOMINANT R-VALUES OF INSULATION INSTALLED IN OR ON CEILING /ROOF, WALLS, FOUNDATION, (SLAB, BASEMENT WALL, CRAWLSPACE WALL AND /OR FLOOR) AND DUCTS OUTSIDE THE CONDITIONED SPACES. U-FACTORS OF WINDOWS, AND THE SOLAR HEAT GAIN COEFFICIENT OF WINDOWS, THE TYPE AND EFFICIENCY OF HEATING, COOLING AND SERVICE WATER HEATING EQUIPMENT SHALL ALSO BE LISTED. NOTE: THE LISTING OF THE ELECTRICAL PANEL WILL NOT ALLOW YOU TO DRILL OR MODIFY THE PANEL OR COVER IN ANY WAY TO ACCOMPLISH THIS. IRC N1101.14

EXTERIOR WALLS SHALL PROVIDE THE BUILDING WITH A WEATHER-RESISTIVE EXTERIOR WALL ENVELOPE. PROVIDE WEATHER-RESISTIVE BARRIER FLASHING DETAILS FOR WINDOWS, DOOR AND OTHER OPENINGS IN THE BUILDING ENVELOPE, INCLUDE MANUFACTURER'S INSTALLATION INSTRUCTIONS.

PROVIDE FLASHING DETAILS FOR OVER DOORS, WINDOWS, SILLS, AT FOUNDATION, COLUMNS, AND OTHER LOCATIONS REQUIRING FLASHINGS. R703.2

PROVIDE MIN. 1 (ONE) LAYER OF 5/8" TYPE 'X' GYPSUM BOARD ON GARAGE SURFACES THAT DEFINE THE HORIZONTAL & VERTICAL SEPARATION BETWEEN THE GARAGE AND HABITABLE SPACES, INCLUDING ALL VERTICAL AND HORIZONTAL STRUCTURAL MEMBERS SUPPORTING THAT SEPARATION. PROVIDE A SEALED, TIGHT-FITTING SOLID CORE DOOR OF NOT LESS THAN 20 MINUTES FIRE RATING PER CURRENT I.R.C. AND LOCAL CODES.

ALL DIMENSIONS ARE GIVEN TO FACE OF STUDS.

INTERIOR STUD WALLS ARE 2x4 (3 1/2" WIDE & THICKNESS NOT DIMENSIONED), U.N.O. EXTERIOR STUD WALLS ARE 2x6 (5 1/2" WIDE), U.N.O.

PROVIDE 3" MIN. DOOR JAMB CONDITION @ PERPENDICULAR WALL, OR CENTER DOOR ON WALL AS SHOWN (U.N.O.)

ALL FIRE BLOCKING AND DRAFT STOPPING TO CONFORM WITH CURRENT I.R.C.

ALL SHOWER STALLS SHALL HAVE A NONABSORBANT SURFACE TO THE HEIGHT OF 72 INCHES AND BE FINISHED IN ACCORDANCE WITH SECTION 702.4 I.R.C.

TEMPERED GLASS SHALL BE PROVIDED IN: FRAMELESS GLASS DOORS, GLASS IN DOORS, GLASS WITHIN A 24" ARCH OF DOORS, GLAZING LESS THAN 60" ABOVE A WALKING SURFACE THAT IS WITHIN 5 FT OF STAIRS. -IRC R308.

ALL REQUIRED NON-ABSORBENT WALL SURFACES SHALL BE INSTALLED OVER WATER RESISTIVE GYP. BD. BACKING OR EQUAL

KITCHEN COUNTERTOP: 36" H. A.F.F. W / BACKSPLASH ON BASE CABINETS, TYP. U.N.O.

UPPER WALL CABINETS: 42" H. x 12" D. CABINETS INDICATED BY DASEHED LINE, TYP. U.N.O. BATH CABINETS: 36" H. W/ BACKSPLASH & FULL WIDTH MIRROR ABOVE, TYP. U.N.O.

ATTIC OPENINGS INTO CONDITIONED SPACE SHALL BE WEATHER STRIPPED AND INSULATED TO THE SAME VALUES AS THE ATTIC INSULATION.

IN VENTED ATTICS, EAVE BAFFLES SHALL BE INSTALLED. ATTIC ACCESS: MIN. 22" X 30" PER CURRENT I.R.C. AND LOCAL CODES.

REFRIGERATOR: COORD. PLUMBING FOR ICE MAKER AS REQ.

DRYER VENT: INSTALL PER INTERNATIONAL MECHANICAL CODE AND LOCAL CODES. LENGTH WITH ELBOWS SHALL NOT EXCEED 25 FEET. OR PROVIDE BOOSTER FAN & INSTALL PER MANUFACTURER'S SPECS. SEE MECHANICAL DRAWINGS FOR SIZING.

FLUE: OFFSET FRAMING ABOVE FOR REQ'D 1" CLR.

KITCHEN SINK: PROVIDE DISPOSAL, SWITCH POWER. SEE ELECTRICAL PLANS.

HOSE BIBBS: ALL HOSE BIBBS ARE FREEZE-PROOF TYPE. LOCATION PER G.C., MIN. (2) PER DWELLING.

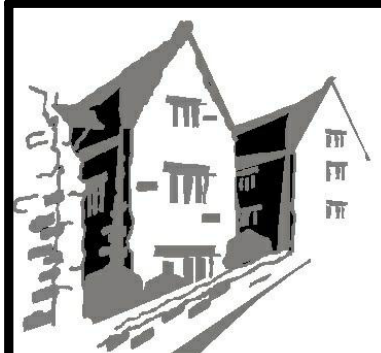
PROVIDE 24" SPLASHBLOCKS AT ALL HOSE BIBBS.

PROVIDE G.I. OR FIBERGLASS PAN W/ FLOOR DRAIN UNDER ALL CLOTHES WASHERS & HOT WATER HEATERS. FLOOR DRAIN ONLY WHERE LOCATED ON SLAB ON GRADE

PLAN NOTES

"R & S" INDICATES ROD & SHELF IN CLOSETS, "(2) R & S" INDICATES (1) HIGH ROD AND (1) LOW ROD PLUS SHELF. SHELVES ARE 12" DEEP, U.N.O.

EXTERIOR DECKS AND BALCONIES SHALL CONFORM TO ALL REQUIREMENTS OF I.R.C. 507. SEE STRUCTURAL DRAWINGS.



MARSHALL FIRE REBUILD
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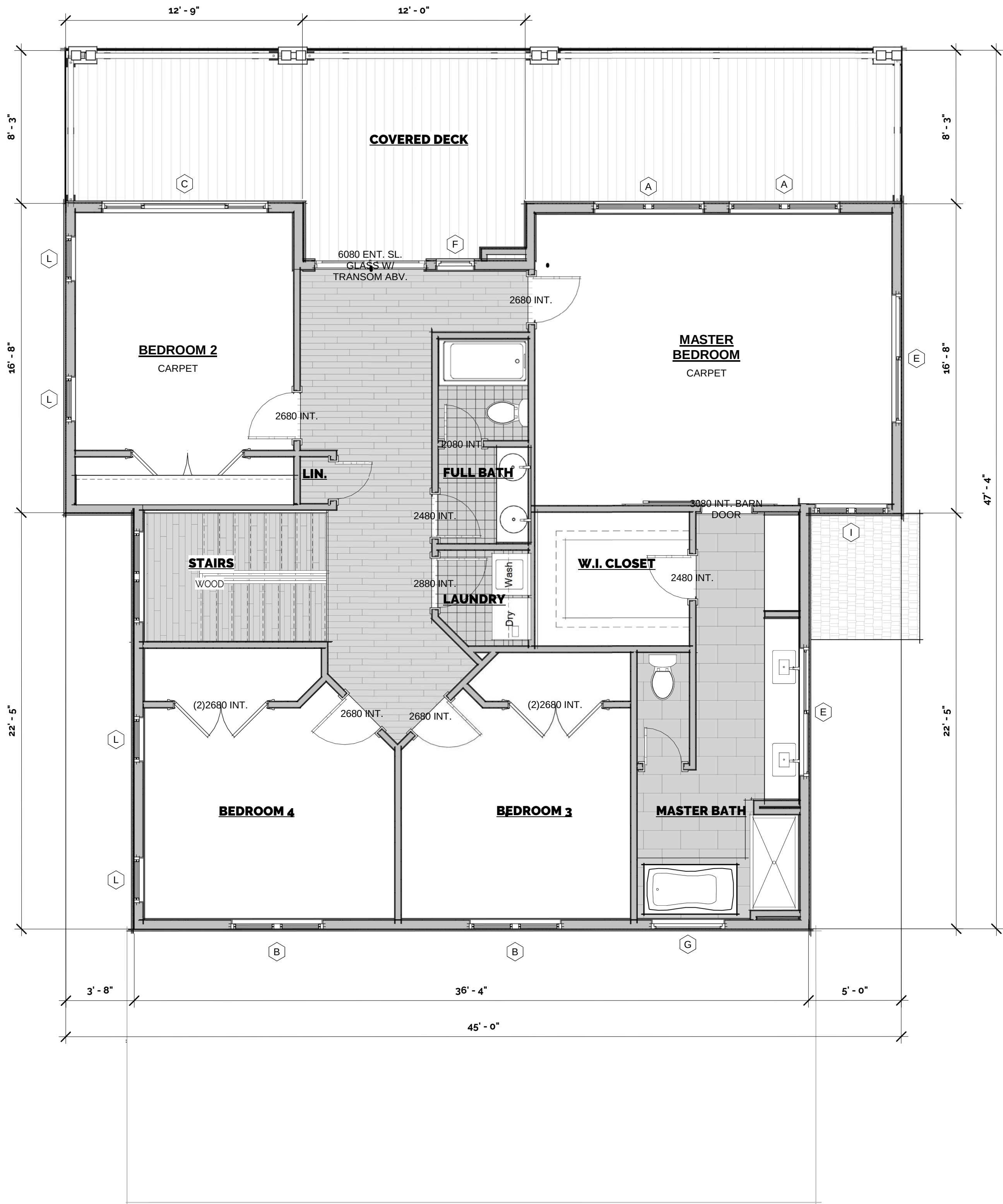
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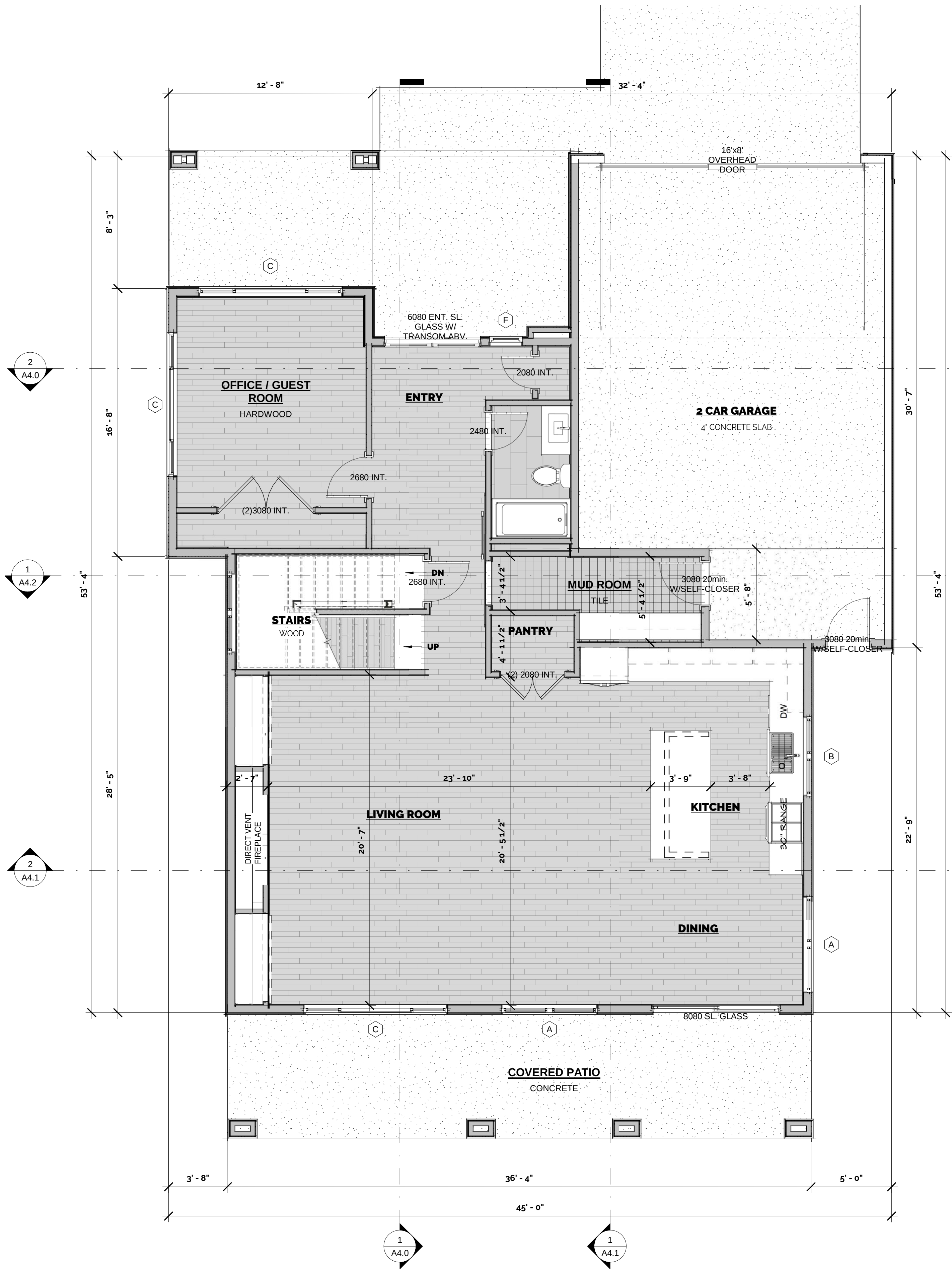
SHEET
FLOOR PLAN, SCHED. & NOTES

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3 UPPER FLOOR PLAN
1/4" = 1'-0"



1 MAIN FLOOR PLAN
1/4" = 1'-0"



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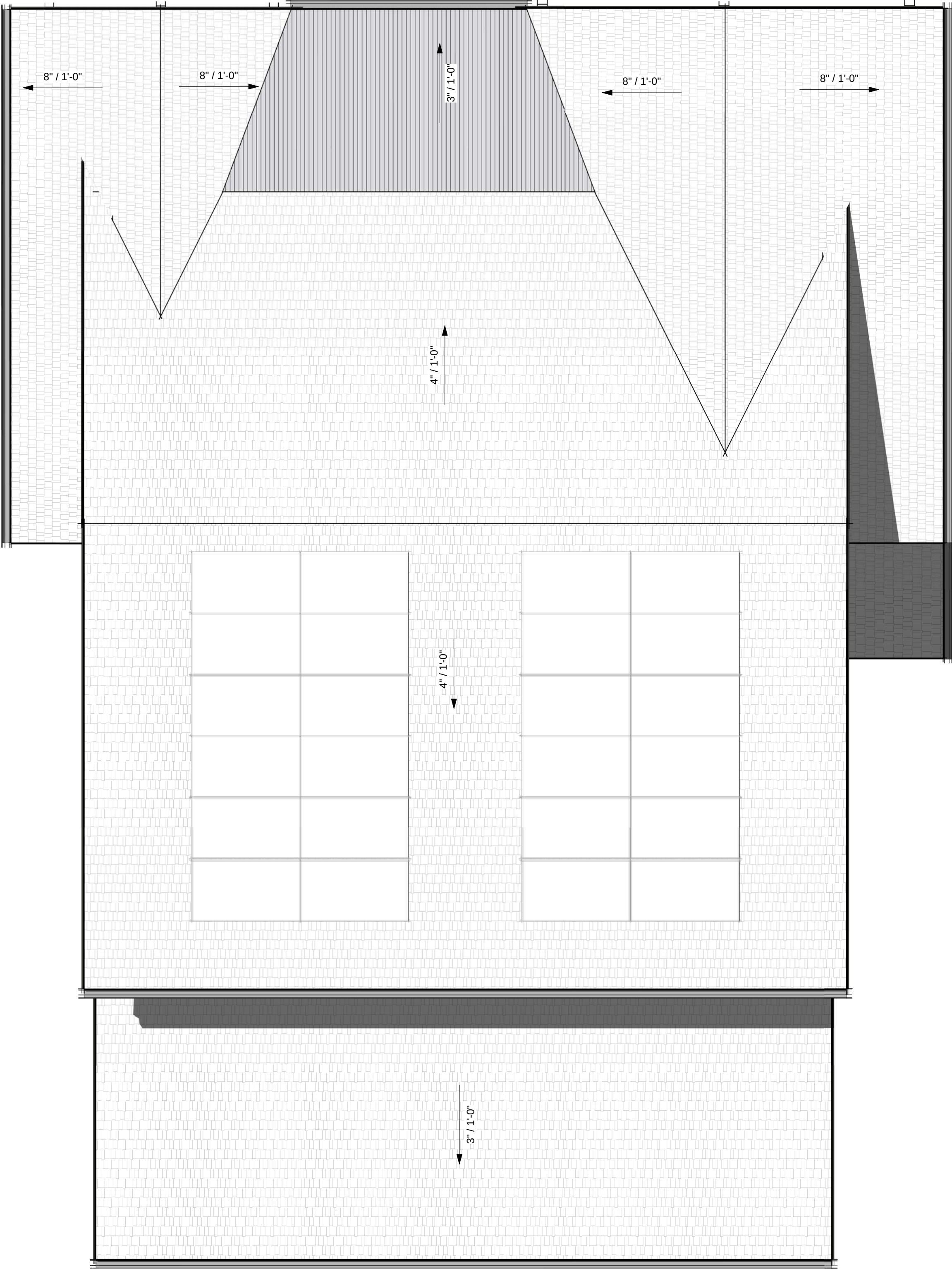
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FLOOR PLANS

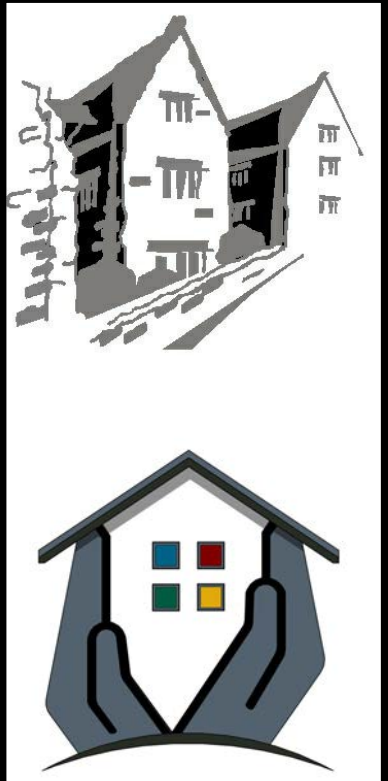
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1 ROOF PLAN
1/4" = 1'-0"

ROOF NOTES

- ICE SHIELD SHALL EXTEND FROM THE EAVES TO A POINT AT LEAST 24 INCHES UP FROM INSIDE THE EXTERIOR WALL LINE. PER -IRC R905.8.7
- PROVIDE DOUBLE UNDERLAYMENT UNDER COMPOSITION (ASPHALT) SHINGLES ON ROOFS HAVING A SLOPE LESS THAN 4:12 PER IRC SECTION R905.2.2
- PROVIDE AIR BAFFLE IN ATTICS AND SPACES BETWEEN RAFTERS FOR EACH SEPARATE SPACE. VENTILATING OPENINGS SHALL BE PROTECTED AGAINST THE ENTRANCE OF RAIN OR SNOW.
- THE TOTAL NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1 TO 150 OF THE AREA OF THE SPACE VENTILATED. THIS MAY BE REDUCED TO NOT LESS THAN 1 TO 300 IF: (1) OPENINGS ARE PROVIDED IN THE UPPER AND LOWER PORTIONS OF THE VENTILATED SPACE; OR, (2) A 1 PERM VAPOR BARRIER IS INSTALLED ON THE WARM SIDE OF THE CEILING. -IRC R806
- UNVENTED CONDITIONED ATTIC ASSEMBLIES AND UNVENTED ROOF ASSEMBLIES SHALL COMPLY WITH R806.5.
- PROVIDE A MINIMUM 22" X 30" ATTIC ACCESS IN A HALLWAY OR OTHER READILY ACCESSIBLE LOCATION. -IRC R807.
- STACK ALL PLUMBING AND HVAC VENTS ON BACKSIDE OF ROOF

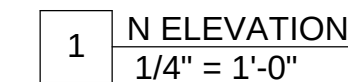
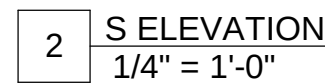


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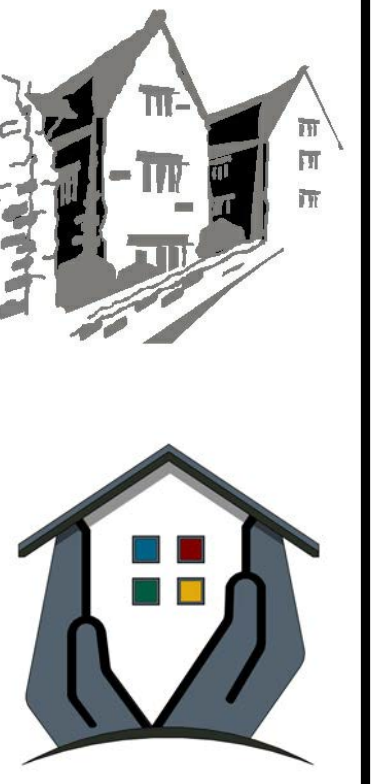
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SHEET ROOF PLAN	



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A3.0



ELEVATION NOTES

REFER TO GENERAL NOTES FOR ADDITIONAL INFORMATION NOT SHOWN OR NOTED ON PLANS

ALL OVERHANGS (1' U.N.O.) ARE MEASURED HORIZONTALLY FROM FACE OF FRAME TO END OF TRUSS/RAFTER - REFER TO ROOF PLAN & ELEVATIONS FOR FLAT OR SLOPED SOFFITS

REFER TO BUILDING SECTIONS FOR ADDITIONAL INFORMATION AND HEIGHTS

- SEE SITE PLAN & SUDP/DRAINAGE PLAN. BUILDER IS SOLELY RESPONSIBLE FOR PROPER DOWNSPOUT DISCHARGE/DRAINAGE.

ROOFING MATERIAL COLOR & MANUFACTURER BY BUILDER / OWNER - SEE ELEVATIONS & ROOF PLAN

ALL EXTERIOR FINISHES TO BE "IGNITION RESISTANT". (FIBER CEMENT, STONE, BRICK, STUCCO, METAL, ETC.)

EXTERIOR SIDING SHALL COMPLY WITH R703.

PROVIDE 24-INCH ON-CENTER BLOCKING FOR VERTICAL SIDING. -IRC TABLE R703.4 FOOTNOTE J

PROVIDE EXTERIOR GRADE PLYWOOD OR OTHER APPROVED EXTERIOR MATERIALS FOR SOFFITS. -IRC-IRC R703.

INSPECTIONS ARE REQUIRED FOR ALL STUCCO AND EIFS SYSTEMS. PER -IRC R109.1.5

MATERIAL LEGEND

NAME	MATERIAL	FINISH
ROOF	ASPHALT	CLASS B
SIDING	FIBER CEMENT	TEXTURED
STUCCO	3 COAT	PER G.C.
WINDOW FRAMES	COMPOSITE	BLACK
TRIM (EXT.)	FIBER CEMENT	TEXTURED
SOFFITS	FIBER CEMENT	TEXTURED
GUTTERS	ALUMINUM	PAINT
DOWNSPOUTS	ALUMINUM	PAINT
GARAGE DOOR	ALUMINUM	PAINT



1	E ELEVATION 1/4" = 1'-0"
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2 W ELEVATION
1/4" = 1'-0"

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SHEET
ELEVATIONS

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2 SECTION 2
1/4" = 1'-0"

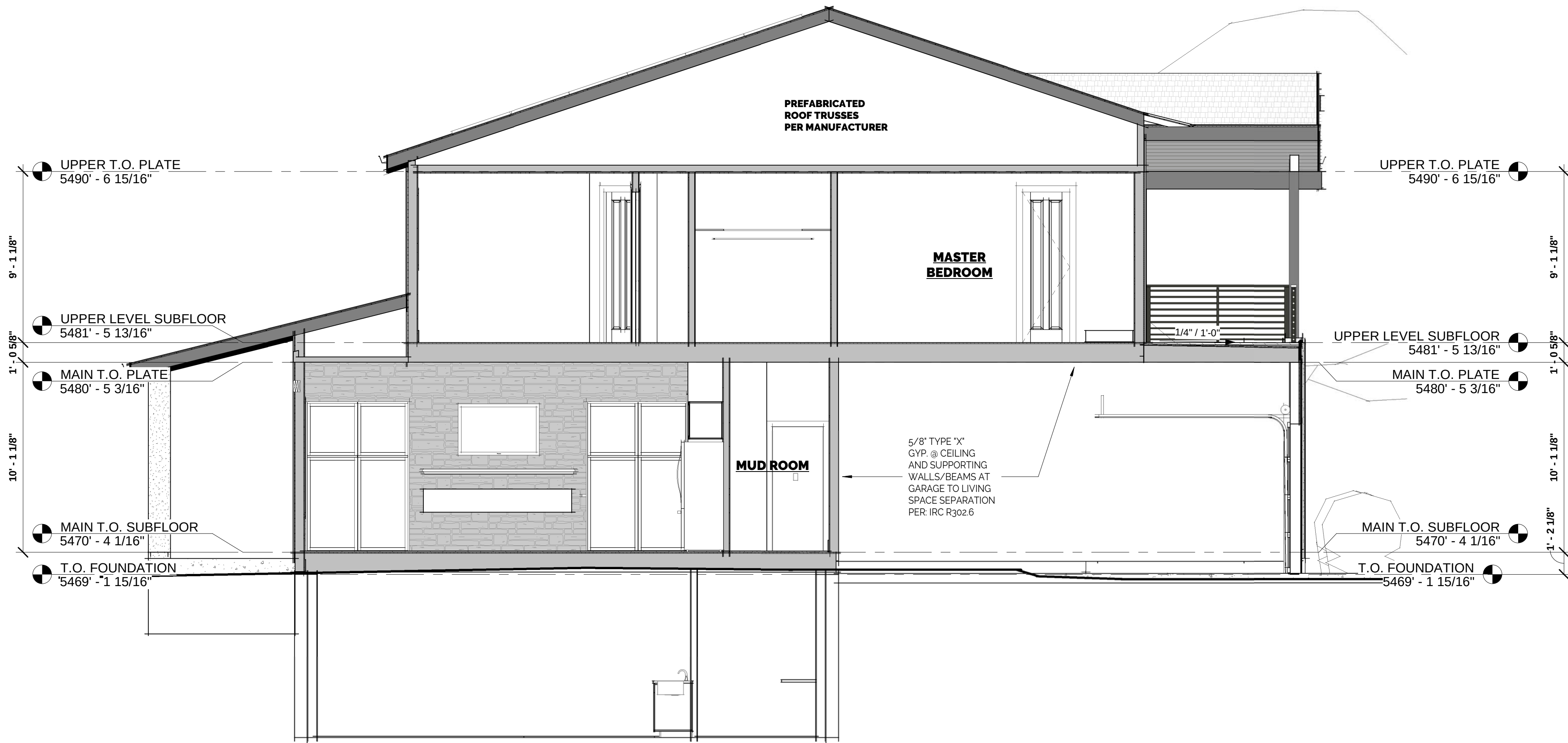


1 SECTION 1
1/4" = 1'-0"

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2 SECTION 4
1/4" = 1'-0"



1 SECTION 3
1/4" = 1'-0"



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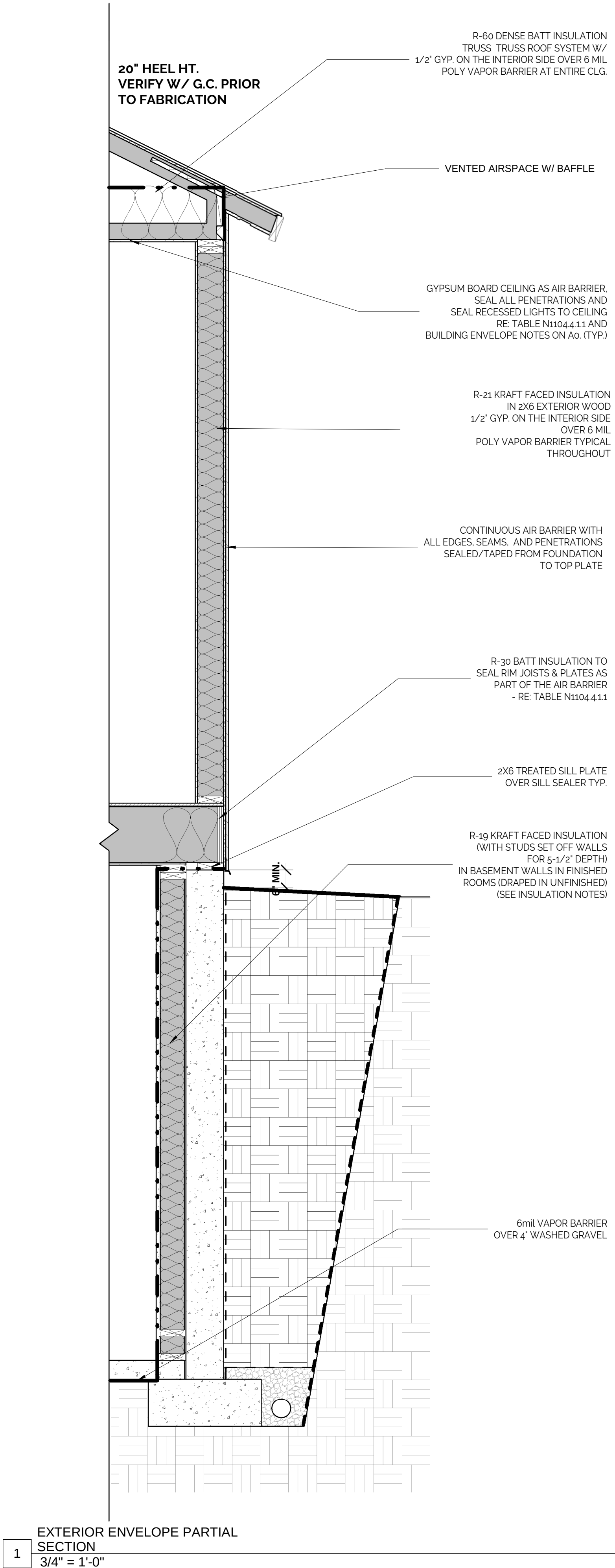
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SHEET
BUILDING SECTIONS

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INSULATION - 2021 I.E.C.C.

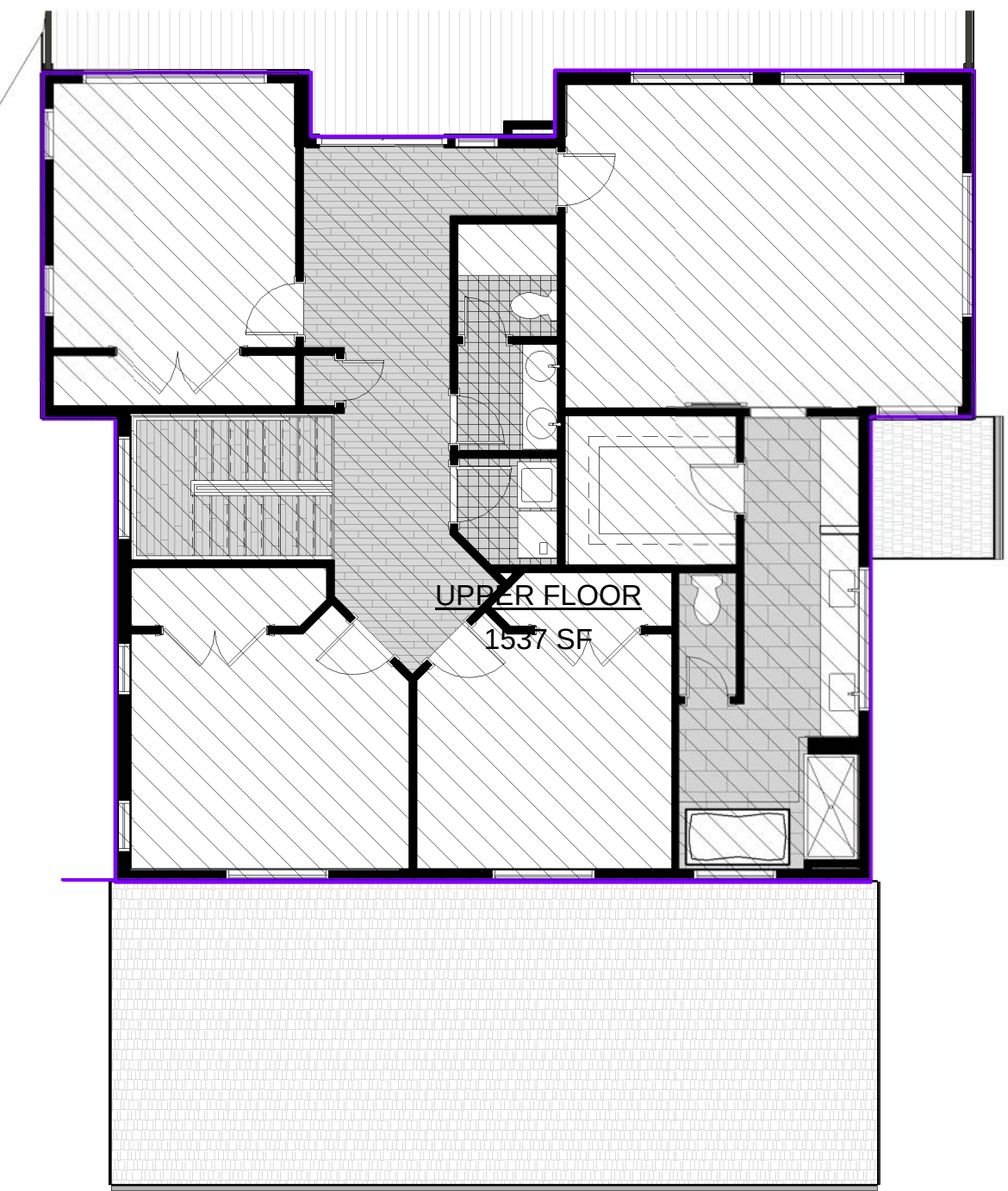
MINIMUM INSULATION VALUES: CITY OF LOUISVILLE

R-21	EXTERIOR WOOD FRAMED WALLS (BLOWN OR BATTS)
R-60	ROOF AREAS (BLOWN OR BATTS)
R-30	VAULTED CEILING / ROOF AREAS (BLOWN OR BATTS)
R-30	CANTILEVERS AND FLOOR OVER LIVING AREAS IN GARAGES
R-15/19	BASEMENT WALLS (VINYL FACED BATTS)
R-30	FLOORS OVER UNCONDITIONED SPACE (CRAWLSPACES)

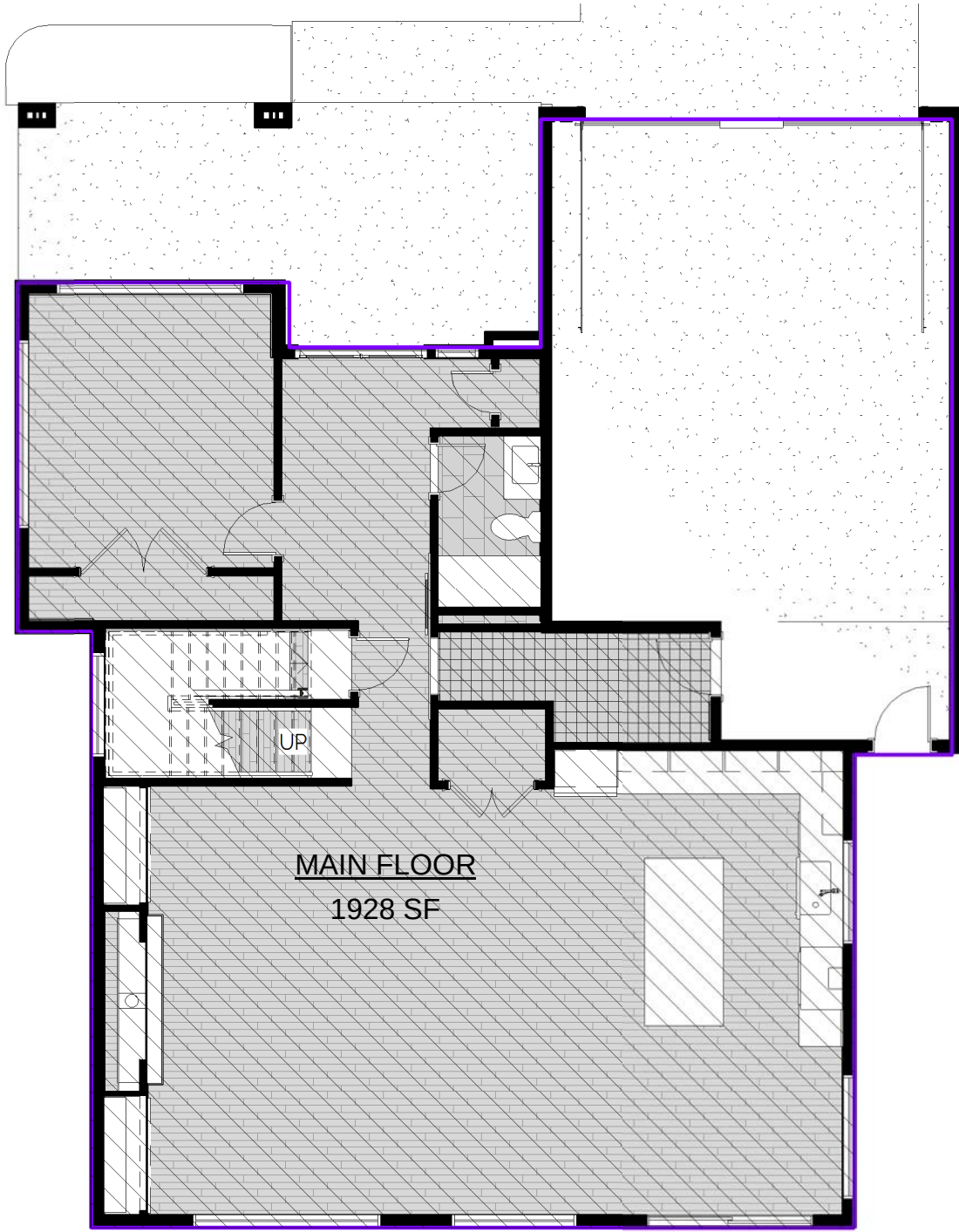
*OR G.C. TO PROVIDE RESCHECK CALCULATIONS SHOWING THAT THE BUILDING CONFORMS TO ENERGY CODE.

- WHERE NECESSARY, OR AS DIRECTED BY CONTRACTOR, PROVIDE EXTRUDED POLYSTYRENE IN LIEU OF BATT INSULATION, BEHIND, BENEATH, OR ADJACENT TO PLUMBING, MECHANICAL, AND ELECTRICAL SUPPLIES, RETURNS, AND OTHER DISTRIBUTION LINES AND FIXTURES TO ENSURE THE MINIMUM INSULATION VALUES ARE STRICTLY ADHERED TO IN ALL LOCATIONS. IN ALL INACCESSIBLE OR ENCLOSED AREAS OR AREAS THAT MAY BE INACCESSIBLE OR MAY BE ENCLOSED, PLACE EXTRUDED POLYSTYRENE INSULATION IMMEDIATELY PRIOR TO PLACING THE PLUMBING, MECHANICAL, AND ELECTRICAL RUNS.

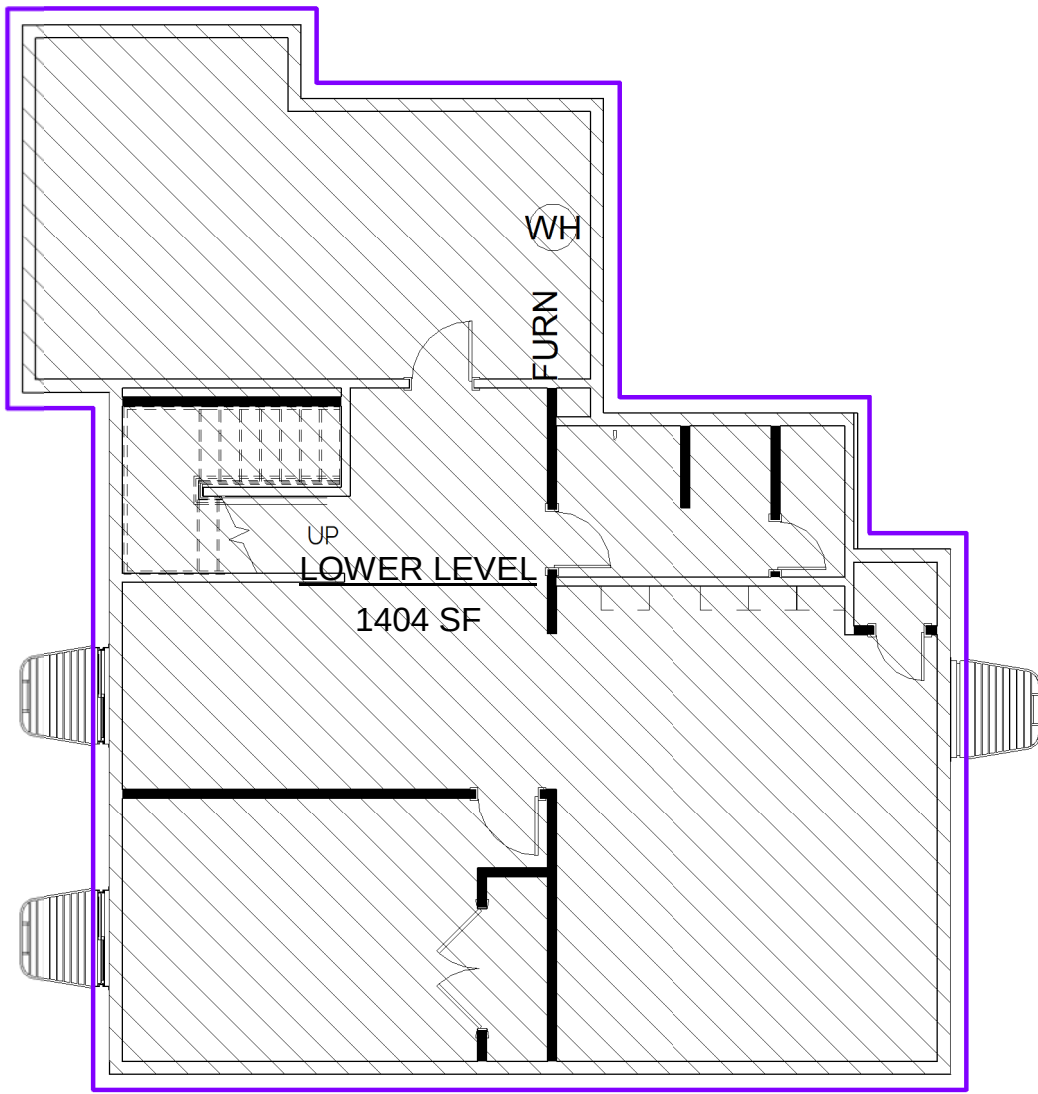
- INSULATE ALL CANTILEVERED FLOORS WITH BATT INSULATION AND SHEATH THE UNDERSIDE WITH HARDBOARD OVER APPROVED VAPOR BARRIER



4 UPPER LEVEL SUBFLOOR
1/8" = 1'-0"



3 MAIN LEVEL THERMAL ENV. AREA
1/8" = 1'-0"



2 LOWER LEVEL THERMAL ENV. AREA
1/8" = 1'-0"



MARSHALL FIRE REBUILD

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