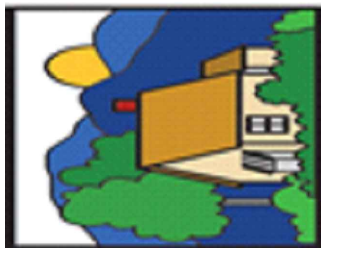


PLAN NOTES

- 1 4" CONCRETE PATIO SLAB, TURNDOWN EDGE TO FOUNDATION / GRADE BEAM BELOW. SLOPE FOR POSITIVE DRAINAGE.
- 2 WOOD DECK
- 3 CONCRETE STEP, MAX. 1-3/4" RISERS, MIN. 12" TREAD.
- 4 1" MAX. THRESHOLD AT ALL EXTERIOR DOORS, 1-3/4" MAX DROP AT ALL EXTERIOR DOORS (EXCEPT FRONT DOOR - 1" MAX. DROP) FROM TOP OF THRESHOLD TO LANDING OR STEP BELOW. 1/2" MAX. THRESHOLD AT ADA UNITS.
- 5 MIN. 22"x30" ATTIC ACCESS WITH REMOVABLE GYPSUM BOARD PANEL TO MATCH CEILING. COORDINATE LOCATION WITH TRUSSES. PROVIDE BATT INSULATION PER IECC ON BACK OF PANEL WITH 12" HIGH BAFFLES OR EQUIVALENT BARRIER AT SIDES OF OPENING. LOCATE OPENING TO PROVIDE MINIMUM 30" CLR. ABOVE ACCESS OPENING IN ATTIC.
- 6 MIN. 22"x30" CRAWL SPACE ACCESS WITH REMOVABLE PANEL TO MATCH FLOOR. COORDINATE LOCATION WITH FLOOR FRAMING. PROVIDE BATT INSULATION PER IECC ON BACK OF PANEL.
- 7 2x4 EXTERIOR STUD WALLS, STUD SPACED @ 16" O.C. WITH VAPOR BARRIER, 1" CONTINUOUS EXTERIOR RIGID INSULATION WITH BATT INSULATION BETWEEN STUDS. REFER TO IECC FOR INSULATION VALUES. INTERIOR WALL TO BE FINISHED WITH 1/2" GYPSUM BOARD.
- 8 2x4 INTERIOR STUD WALLS, STUD SPACED @ 16" O.C. WITH 1/2" GYPSUM BOARD FINISH EACH SIDE.
- 9 GAS FIRED HOT WATER HEATER, PROVIDE DIRECT VENTING THROUGH ROOF PER CODE.
- 10 GAS FIRED FURNACE PROVIDE CLEARANCE AROUND UNIT PER CODE AND MANUFACTURER'S RECOMMENDATION. DIRECT VENTING PER MECHANICAL PLANS. PROVIDE ELECTRICAL FOR UNIT AS REQUIRED. SEE MEP DRAWINGS FOR LOCATIONS AND DETAILS.
- 11 PROVIDE WASHER AND DRYER HOOKUPS PER CODE (HOT AND COLD WATER SUPPLY AND WASTE DRAIN FOR WASHER IN BOX, AND 4" DIAMETER DRYER VENT, VENTED TO OUTSIDE WALL, PROVIDE RAIN CAP AND BACK DRAFT DAMPER). DUCT SHALL NOT EXCEED A TOTAL OF COMBINED HORIZONTAL AND VERTICAL LENGTH OF 35 FT. INCLUDING TWO 90 DEGREE ELBOWS. PROVIDE 100 SQ. INCHES OF MAKE-UP AIR PER CODE IN LAUNDRY ROOM.
- 12 PROVIDE FLOOR DRAIN WITH MIN. 6" GRATE, AND PAN IN FLOOR FOR WASHER.
- 13 FLOOR DRAIN WITH MINIMUM 6" GRATE WITH WASTE RECEPTOR AT MECH. ROOM.
- 14 24" BASE CABINET NEXT TO SINK PER CABINET ELEVATIONS. PROVIDE ELECTRICAL HOOK UP IN WALL AT BACK OF CABINET AND AND CAPPED PLUMBING CONNECTION UNDER ADJACENT SINK CABINET FOR FUTURE DISHWASHER.
- 15 DOUBLE KITCHEN SINK WITH PLUMBING AND ELECTRICAL HOOK CONNECTIONS FOR FUTURE GARBAGE DISPOSAL AND DISHWASHER.
- 16 REFRIGERATOR MINIMUM 32" OPENING WITH WATER HOOKUP FOR ICE-MAKER.
- 17 30" RANGE WITH HOOD ABOVE. REFER TO INTERIOR ELEVATIONS. VENT HOOD THRU WALL TO OUTSIDE WITH TERMINATION CAP.
- 18 24" DEEP BASE CABINETS WITH 1/2" PLASTIC LAMINATE COUNTERTOPS, REFER TO INTERIOR ELEVATIONS.
- 19 12" DEEP UPPER WALL CABINETS, REFER TO INTERIOR ELEVATIONS.
- 20 WATER CLOSET, CENTER OF UNIT TO BE MINIMUM 15" CLEAR TO FINISHED VERTICAL SURFACE AT EACH SIDE.
- 21 5'-0" STANDARD ONE PIECE TUB WITH SURROUND WITH SHOWER UNIT, SOAP DISH, AND SHOWER CURTAIN ROD. SET SHOWER HEAD AT 7'-0" A.F.F. AND PROVIDE PRESSURE BALANCE AND TEMPERATURE SENSING VALVE.
- 22 36" WIDE VANITY CABINET WITH 1/2" PLASTIC LAMINATE TOP AND BACKSLASH.
- 23 WALL TO WALL / EDGE OF COUNTERTOP MIRROR. MOUNT MIRROR ON WALL ABOVE BACKSLASH TO 7'-0" A.F.F. MOUNT LIGHT FIXTURE PER ELECTRICAL DRAWINGS ABOVE MIRROR.
- 24 42" HIGH 1/2" PLASTIC LAMINATE COUNTER TOP WITH 2x4 PONY WALL BELOW. PROVIDE SUPPORT FOR COUNTERTOP OVERHANG.
- 25 PROVIDE 34" MINIMUM -38" MAXIMUM HANDRAIL HEIGHT, REFER TO STAIR SECTIONS.
- 26 FACTORY BUILT STAIR, REFER TO STAIR SECTIONS.
- 27 STAIR PLAN
- 28 SINGLE ROD AT 61" A.F.F. WITH SHELF ABOVE, PROVIDE 2x6 BLOCKING BETWEEN STUDS AT ROD ENDS.
- 29 SHELF AT 61" A.F.F. ABOVE WASHER AND DRYER, PROVIDE 2x6 BLOCKING BETWEEN STUDS AT ROD ENDS.
- 30 4 SHELVES, BOTTOM OF SHELF TO START AT 18" A.F.F. AND SPACE SHELVES AT 18" O.C.

ROCKY MOUNTAIN
 COMMUNITY LAND TRUST



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TRAILSIDE MANOR
AFFORDABLE HOUSING
2 BEDROOM UNIT
 FOUNTAIN, COLORADO

DATE: 09.30.18

REVISIONS:	NO.	DATE

CHECKED: JAB

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