

General Notes:

*Do not scale drawings. Any conflicts or missing information should be brought to the attention of the builder and/or designer.
*This project was designed in accordance with the 2018 IRC, 2017 NEC and the 2018 IECC.
Interior construction

Walls:
All angled walls are 45° U.N.O.
Provide min 1/2" gypsum board at all usable areas beneath stairs.

Doors:
Door connecting garage and house to be self closing insulated, 20 minute fire rated, gasket and seal per local codes.

SRO (Sheet rock openings)
Refer to dimension sheets for all SRO widths.
All SRO heights to be 12" below specified ceiling.

Cabinets:
Kitchen and utility cabinets: *countertop @ 36"
B30=30" base cabinet
SB36=36" sink base cabinet
W3042=30" wide x 42" tall
Provide crown molding as specified @ Kitchen wall cabinets.
Provide blocking @ 54" O.C. & 96" O.C. @ all Kitchen wall cabinets.
Bathroom cabinets: *countertop @ 36".
VSB30=30" sink base cabinet
W3030=30" wide x 30" tall

Garage:
Provide 5/8" Type "X" gypsum board on ceiling and all common walls with living areas. Slope floor, full width, rom rear wall to OHD, UNO.

Stairs: IRC311.5
Stair width shall be no less than 36".
All risers to be 7 3/4" max. and may not vary more than 3/8" in height.
All treads to be no less than 10"
Handrail shall be provided on at least one side of each continuous run of treads or flight with four or more risers at no less than 34" or more than 38" FFF.

Exterior construction:

Siding veneer:
All siding to be fiber cement siding or approved equal. Horizontal lap siding to have maximum 7" exposure.

Gutters & Downspouts:
Provide gutters as specified, where indicated; field locate downspouts as needed, with discharge 2 minimum of 3'-0" from foundation.

Exterior doors & windows:
Install "Z" flashing over all exterior horizontal trim, doors and windows.

Address numbers:
Mount address numbers under & centered on the coach light.

Soffits:
Soffit at all gables to be 12".
Soffit at all hips to be 12".

Floor Areas - Elevation D	
Name	Area
Living	1965 SF
Garage	434 SF
Covered Patio	96 SF
Covered Porch	52 SF
Total Covered	2547 SF

Frame Areas - Elevation D	
Name	Area
Standard	2547 SF

Sheet Index - Elevation D	
Sheet Number	Description
A0d	Cover
A1d	Crawlspace Plan
A2d	Main Level Floor Plan
A3d	Main Level Dimension Plan
A4d	Exterior Elevations
A5d	Exterior Elevations
A6d	Roof Plan
A7d	Section
A8	Interior Elevations
A9	Interior Elevations
E1d	Main Level Electrical Plan
S-01	Foundation Plan
S-02	Foundation Details
S-03	Main Level Floor Framing
S-04d	Roof Framing
S-05	Roof Truss Details
S-06	Main Level Shear Wall
S-07	Shear Wall Notes
DT1	Standard Details
DT2	Standard Details
DT3	Standard Details
DT4	Standard Details
DT5	Standard Details
DT6	Standard Details
DT7	Standard Details
DT8	Standard Details
DT9	Standard Details
DT10	Standard Details

Revision Schedule		
Number	Date	Description
1	04-04-2019	Developed new plan for LGI-Colorado per Complete Home Plus criteria
5	05-28-2019	Developed D Elevation
6	07-19-2019	Removed all engineering & specification call outs from the plans; changed call-out @ Porch columns to 6x6 Post; reduced countertop overhang to 10" @ Kitchen island; changed all shelving @ Master WIC to be continuous rod & shelf; replaced address plate w/ address numbers; increased mirror heights to 42"; replaced USB outlet @ Master Bedroom with standard duplex outlet; added GFCI resets for interior & exterior GFI outlets
7	07-22-2019	Added all "hidden" elevations
8	07-29-2019	Replaced existing 2-3050 SH window @ Family w/ 6050 HS

Abbreviations

- A/H
- Abv
- C
- Clg
- Conc
- CR&S
- CW
- D
- Dia
- Dis
- Disp
- Dn
- DW
- EQ
- FD
- FFF
- GWB
- HB
- HS
- HW
- Max
- Min
- MW
- OH
- OHD
- Opp
- Pwdr
- RAG
- R&S
- Ref Sp
- SGD
- Shlvs
- Slp
- SRA
- SRO
- T
- T&G
- Typ
- Util
- W
- WH
- Wd
- WIC
- WRB
- Air Handler
- Above
- Carpet
- Ceiling
- Concrete
- Continuous Rod & Shelf
- Cold Water
- Clothes Dryer
- Diameter
- Disappearing
- Disposal
- Down
- Dishwasher
- Equal
- Floor Drain
- From Finished Floor
- Gypsum Wall Board
- Hose Bib
- Hard Surface
- Hot Water
- Maximum
- Minimum
- Microwave Oven
- Overhang
- Overhead Door
- Opposite
- Powder
- Return Air Grille
- Rod and Shelf
- Refrigerator Space
- Sliding Glass Door
- Shelves
- Slope
- Sheet Rock Arch
- Sheet Rock Opening
- Tile
- Tongue and Groove
- Typical
- Utility
- Clothes Washer
- Water Heater
- Wood
- Walk In Closet
- Water Resistant Barrier



The Pike • SOR • 1965 D

LGI

HOMES

5506 Annadale Trail
Elizabeth
Colorado 80107
844.691.7300

AN FBA, INC. COMPANY

LIFESTYLE USA DESIGN

INNOVATIVE LEADERS IN QUALITY & AFFORDABLE RESIDENTIAL DESIGN

221 Norwalk Street Suite 200 Norwalk Texas 77998
Office (713) 241-0261 Cell (713) 224-0025

The Pike
Elevation D
SOR • 1965

Cover

Sheet Number
A0d

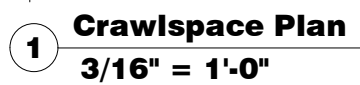
Certified Professional Building Designer

NATIONAL COUNCIL OF BUILDING DESIGNERS

ROBERT J. BLAIR
ARCHITECT
44-035
7-18-18

Date
7/30/2019
8:28:26 PM

- 1. Crawlspace is conditioned space; provide:**
 - a. Vapor barrier as specified.**
 - b. Wall insulation as specified.**
 - c. RE: Mechanical Plans for supply air.**
- 2. Sump basin located per CM.**
- 3. RE: Structural Plans for additional information.**



AN RBA, INC. COMPANY

LIFESTYLE USA DESIGN

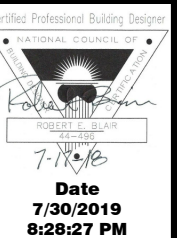
INNOVATIVE LEADERS IN QUALITY &
AFFORDABLE RESIDENTIAL DESIGN

2211 Morlock Street Suite 606 Houston Texas 77036
Office (713) 524-2821 Cell (713) 254-3039

**The Pike
Elevation D
SOR • 1965**

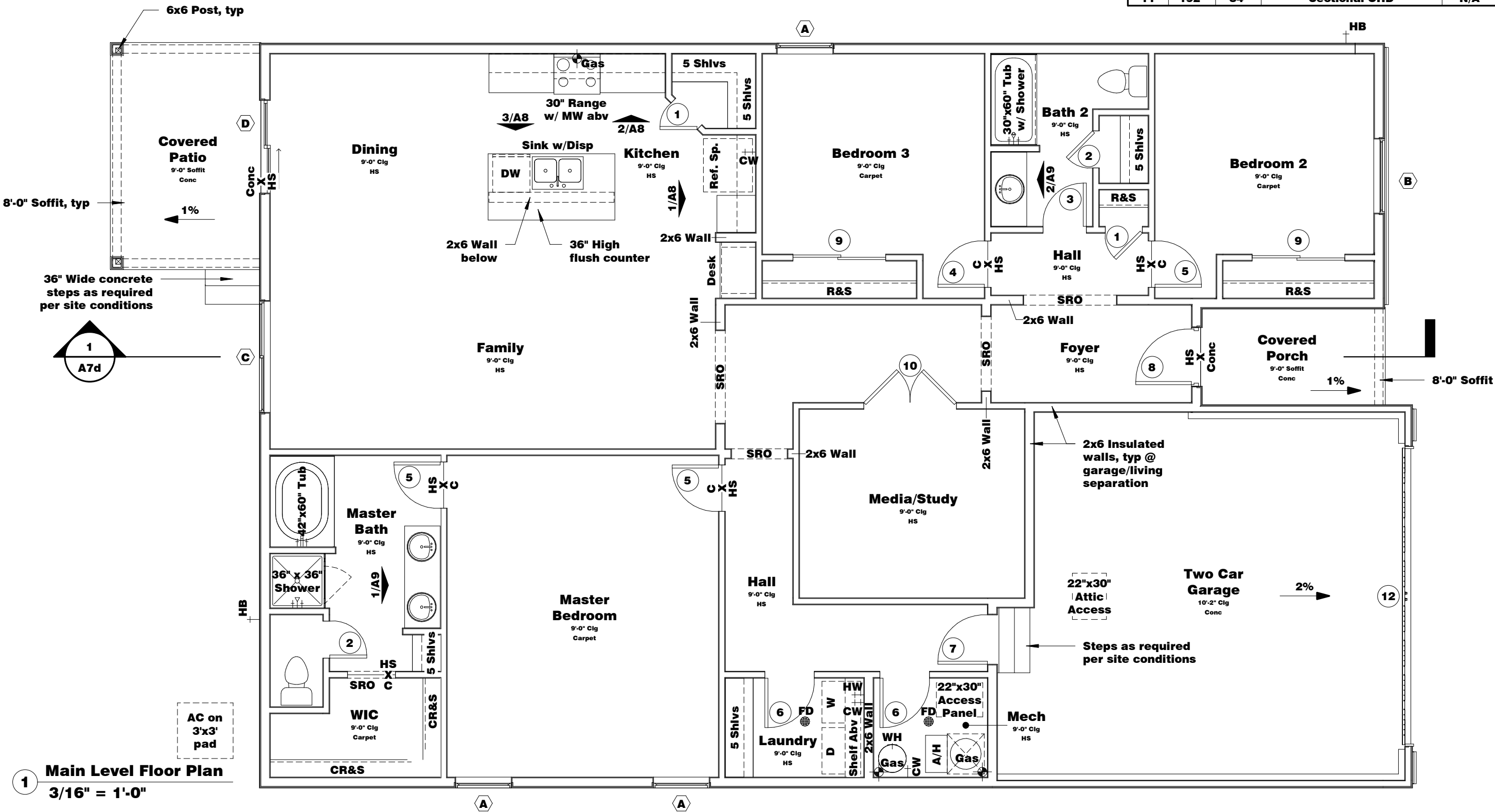
Crawlspace Plan

Sheet Number
A1d



Window Schedule - Elevation D				
Mark	Width	Height	Description	Head Height
A	36"	60"	Single Hung	7' - 0"
B	48"	60"	Single Hung	7' - 0"
C	72"	60"	Horizontal Slider	7' - 0"
D	60"	80"	Exterior Entry, 2-Panel SGD	6' - 8"

Door Schedule				
Mark	Width	Height	Description	Swing
1	24"	80"	Interior Flush	Left
2	24"	80"	Interior Flush	Right
3	28"	80"	Interior Flush	Right
4	30"	80"	Interior Flush	Left
5	30"	80"	Interior Flush	Right
6	32"	80"	Interior Flush	Right
7	32"	80"	Solid Core Flush, Self-closing	Left
8	36"	80"	Exterior Entry, 3/4 Lt, Temp	Left
9	60"	80"	Interior Bypass	N/A
10	60"	80"	Interior Double Flush	N/A
11	192"	84"	Sectional OHD	N/A



1
Main Level Floor Plan
3/16" = 1'-0"

LGI HOMES
5506 Annadale Trail
Elizabeth
Colorado 80107
844.691.7300

LIFESTYLE USA DESIGN
INNOVATIVE LEADERS IN QUALITY & AFFORDABLE RESIDENTIAL DESIGN
221 Herndon Street Suite 200 Houston Texas 77060
Office (713) 241-0261 Cell (713) 224-0025

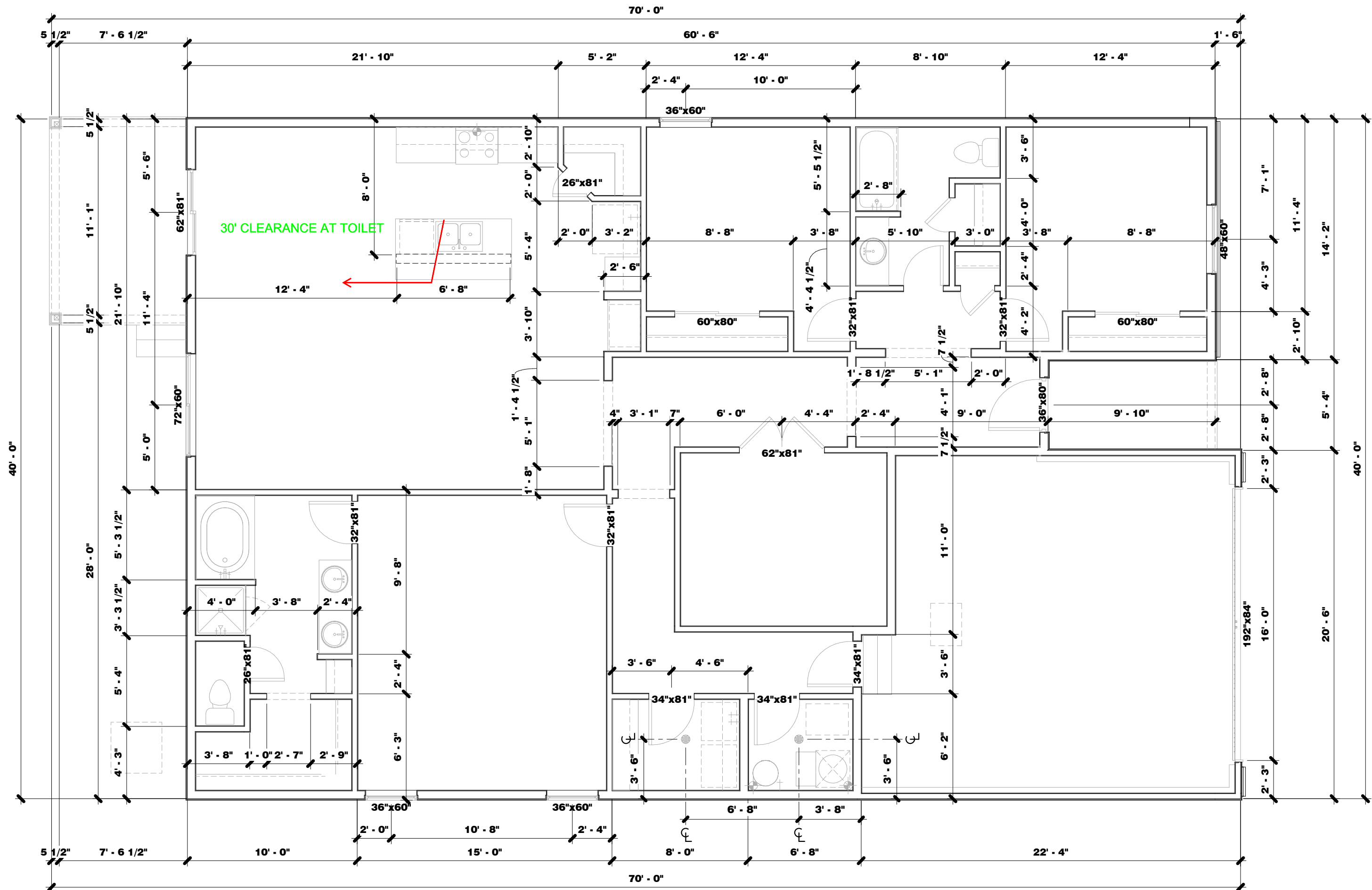
AN FBA, INC. COMPANY

The Pike
Elevation D
SOR • 1965

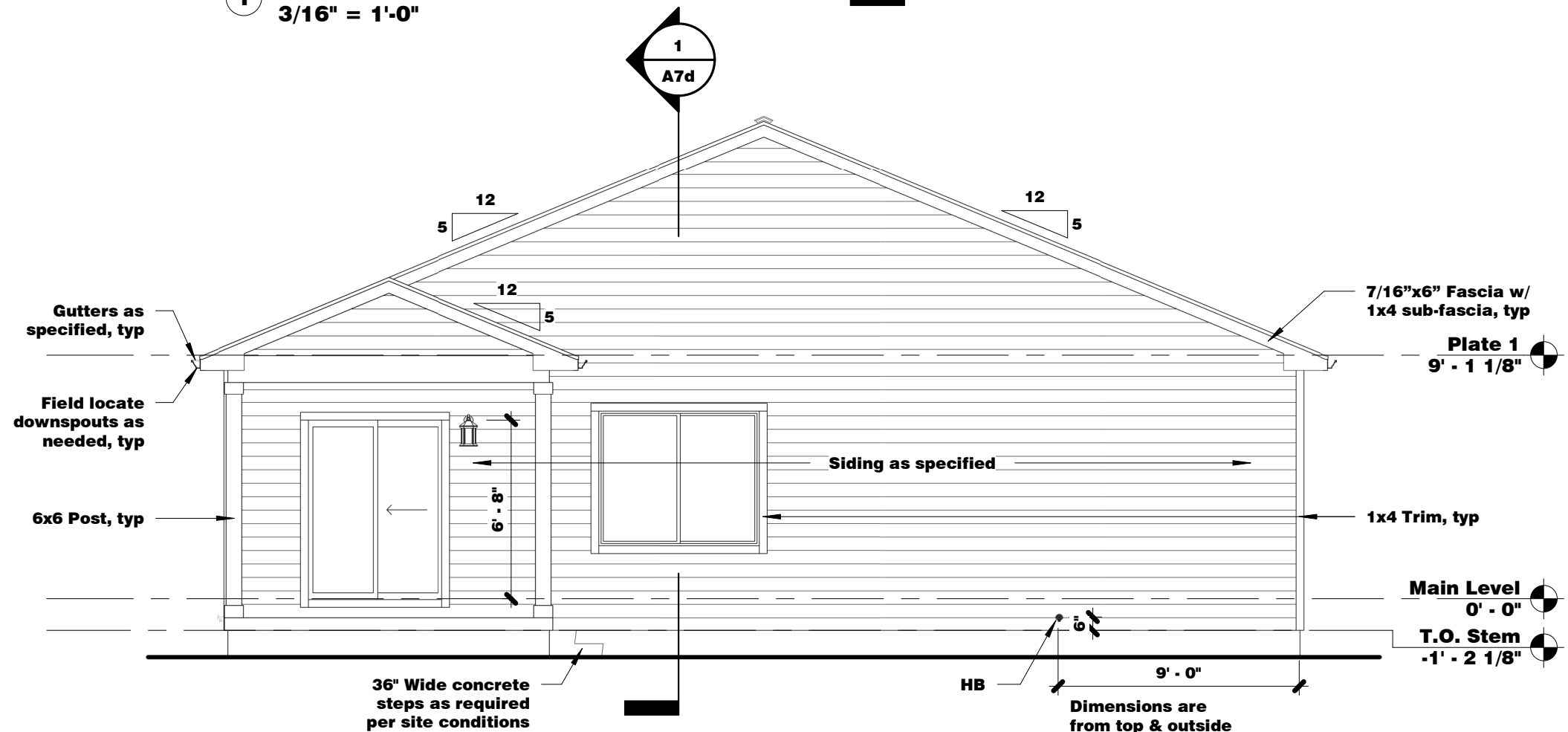
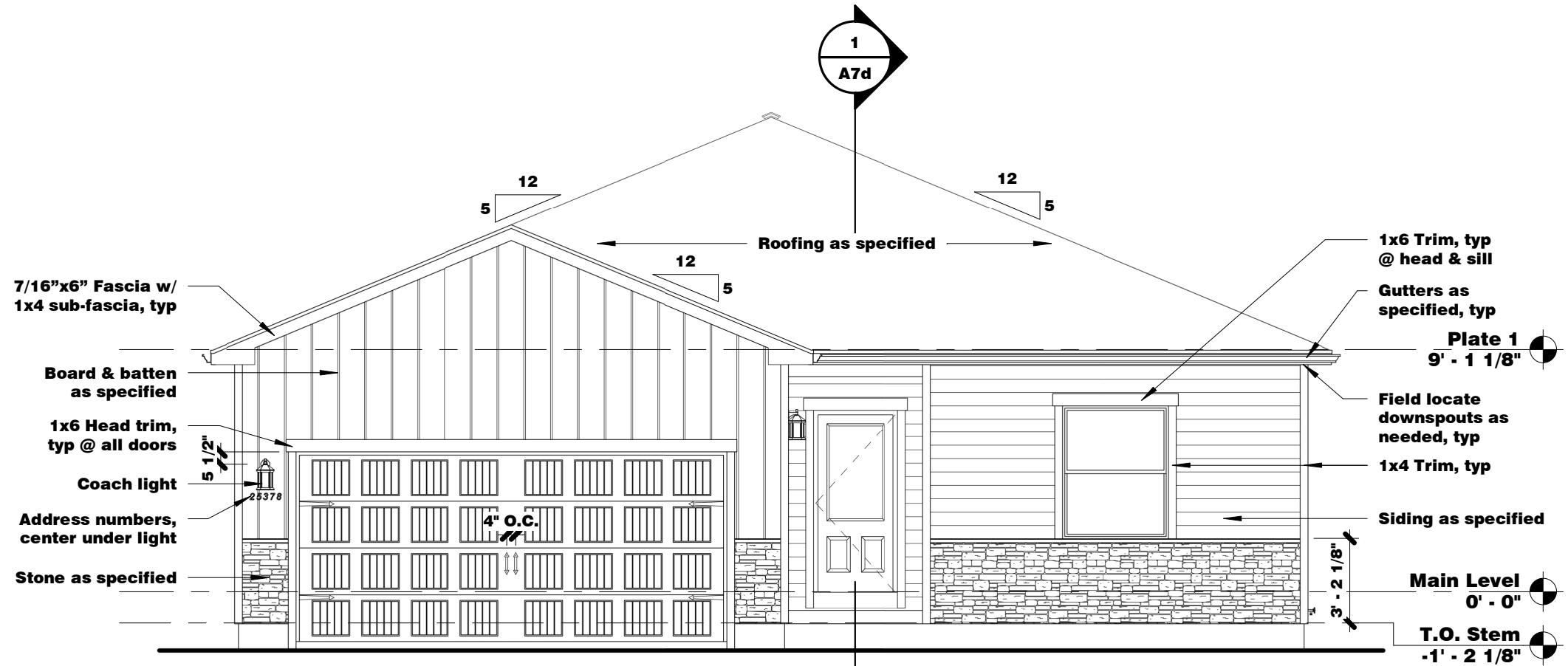
Main Level Floor Plan

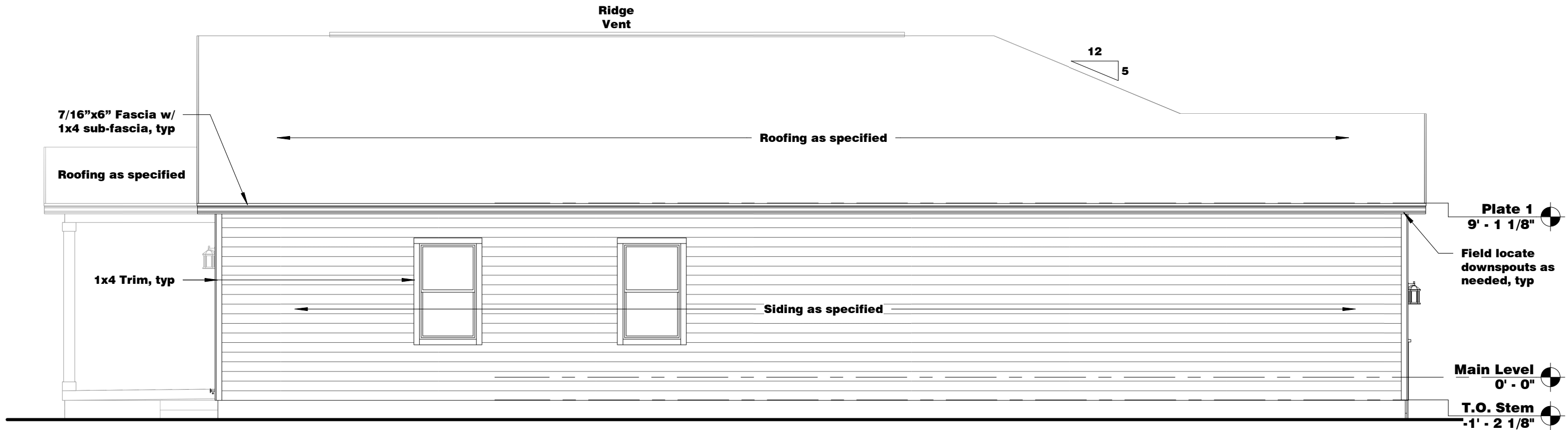
Sheet Number
A2d

Certified Professional Building Designer
NATIONAL COUNCIL OF BUILDING DESIGNERS
ROBERT L. BLAIR
44-035
7-10-16
Date
7/30/2019
8:28:28 PM

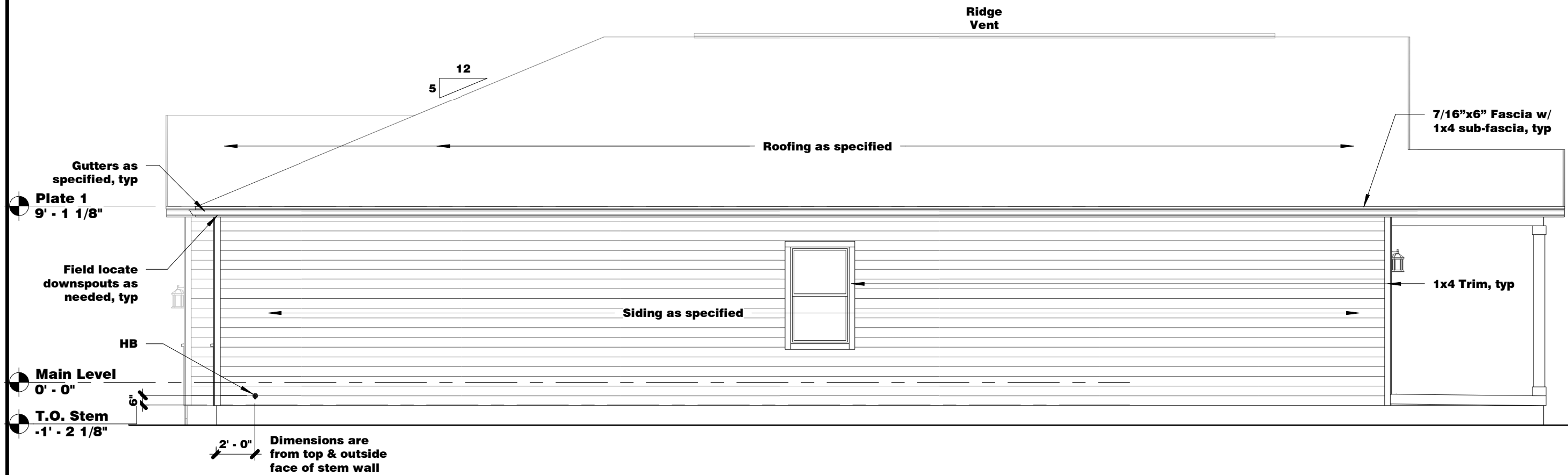


1 Main Level Dimension Plan
3/16" = 1'-0"





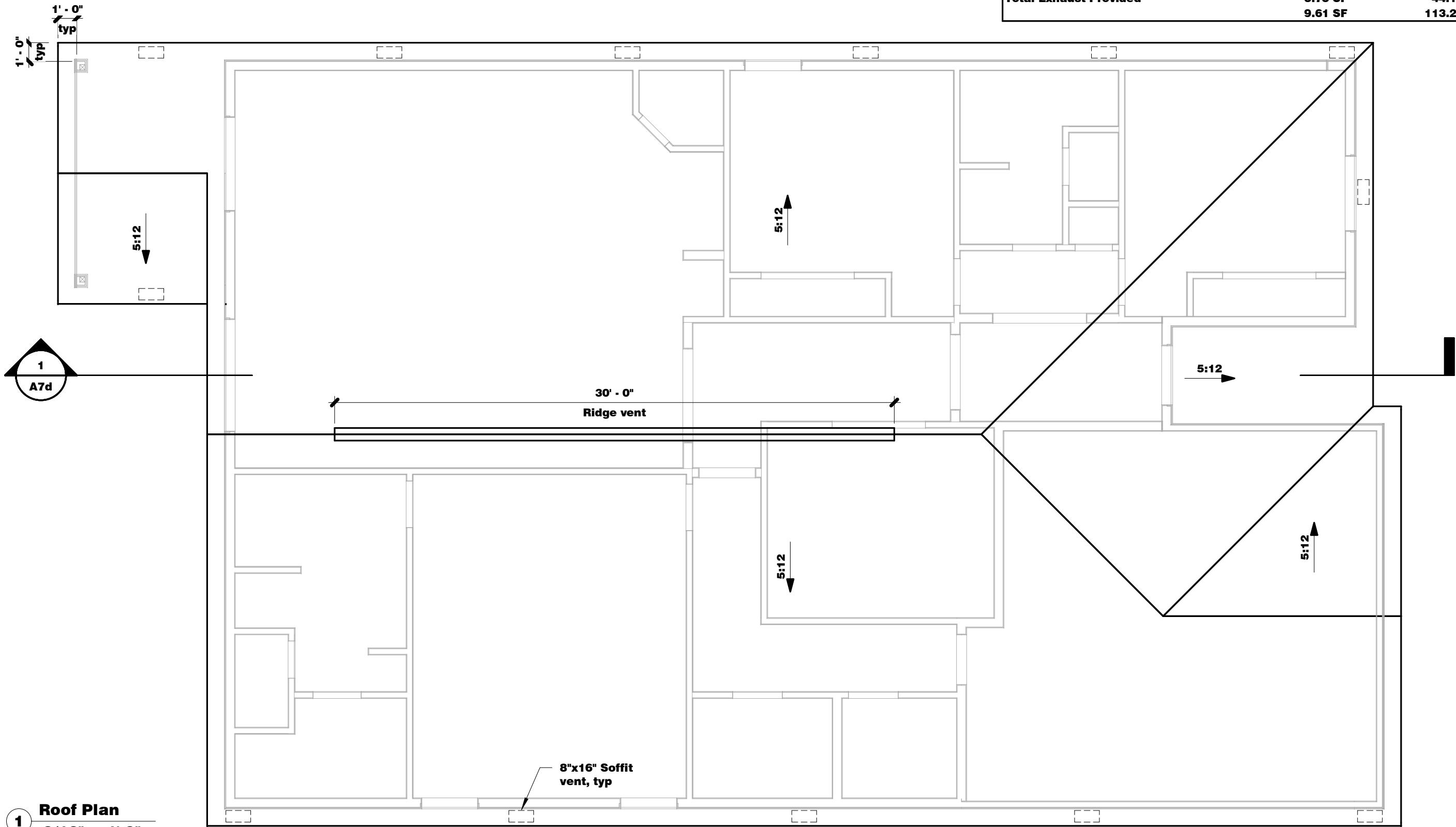
1 Left Elevation
3/16" = 1'-0"



2 Right Elevation
3/16" = 1'-0"

Roof Ventilation Calculations - Elevation D			
Named Attic Spaces	Attic Area	Ratio Used	Required Net Free Ventilation Area
Attic 1	2546.750 SF	1/300	8.49 SF

Roof Ventilation Equipment - Elevation D			
Ventilation Type by Named Attic Space	Count	Net Free Ventilation Provided	Percent of Required Net Free Ventilation
Attic 1			
Lamanco Vents-C816	13	5.86 SF	69.06%
Total Intake Provided		5.86 SF	69.06%
Ridge Vent			
	1	3.75 SF	44.17%
Total Exhaust Provided		3.75 SF	44.17%
		9.61 SF	113.23%



1 Roof Plan
3/16" = 1'-0"

LGI HOMES
5506 Annadale Trail
Elizabeth Colorado 80107
844.691.7300

AN RBA, INC. COMPANY

LIFESTYLE USA DESIGN
INNOVATIVE LEADERS IN QUALITY &
AFFORDABLE RESIDENTIAL DESIGN
221 Herndon Street Suite 200 Houston Texas 77060
Office (713) 241-0261 Cell (713) 224-5025

The Pike
Elevation D
SOR • 1965

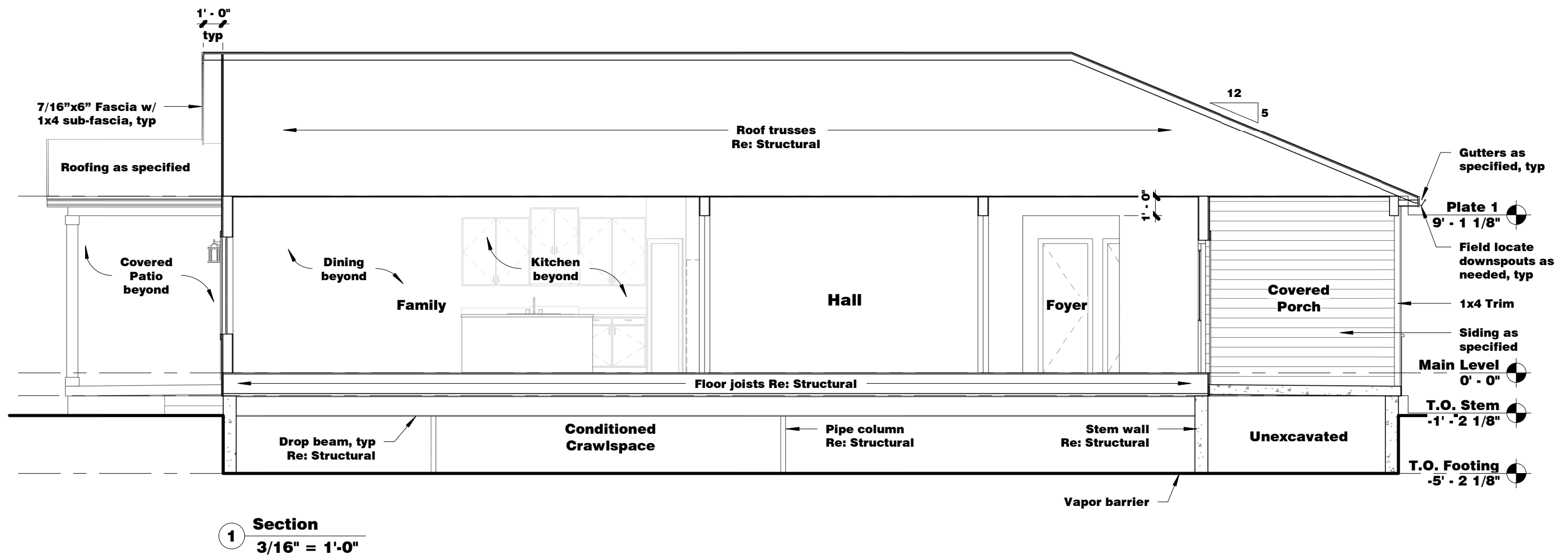
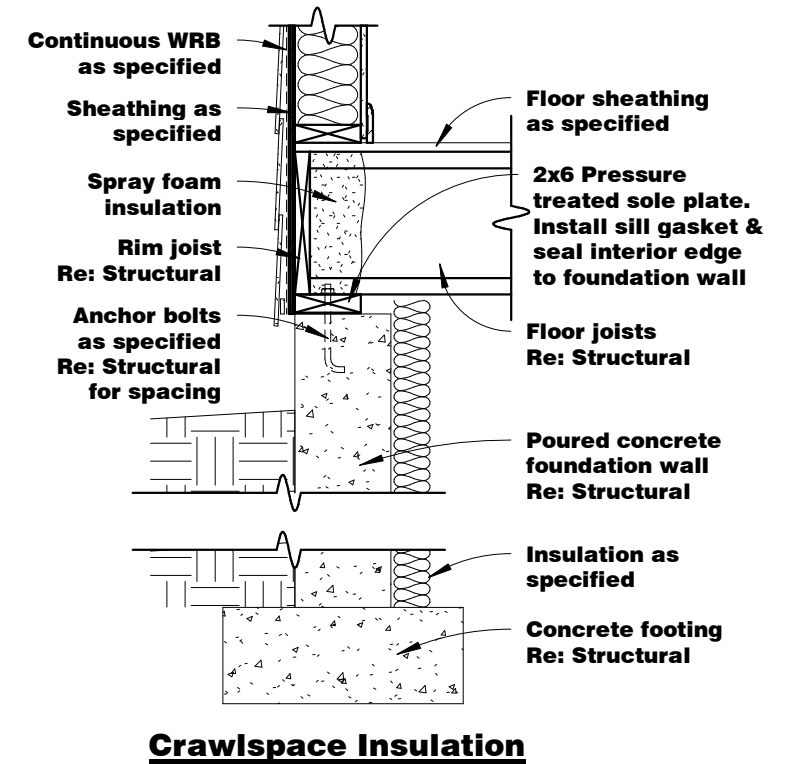
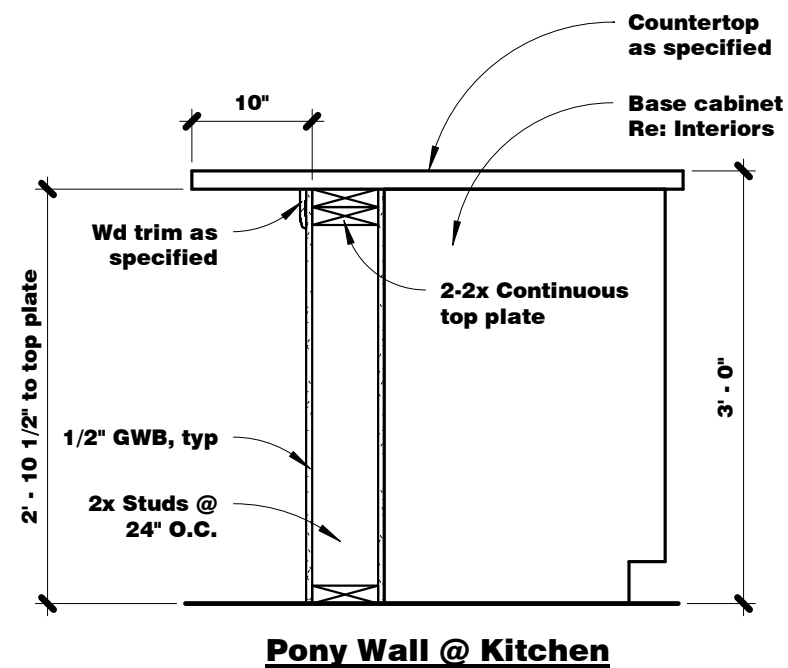
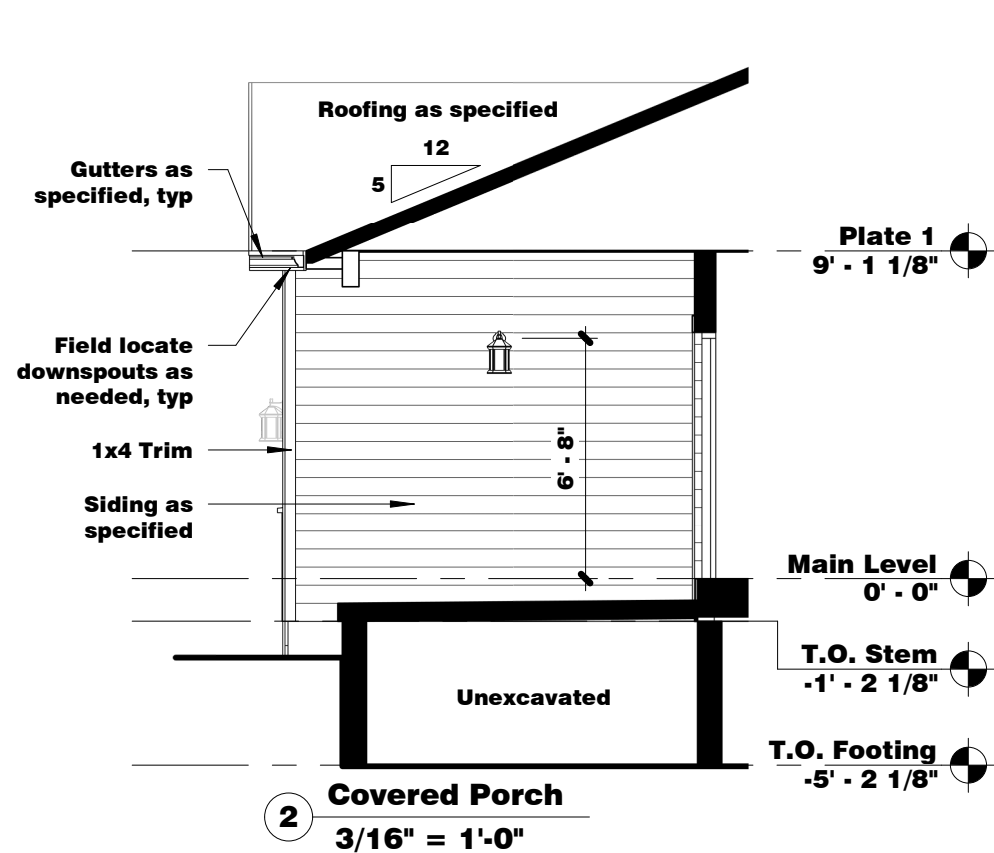
Roof Plan

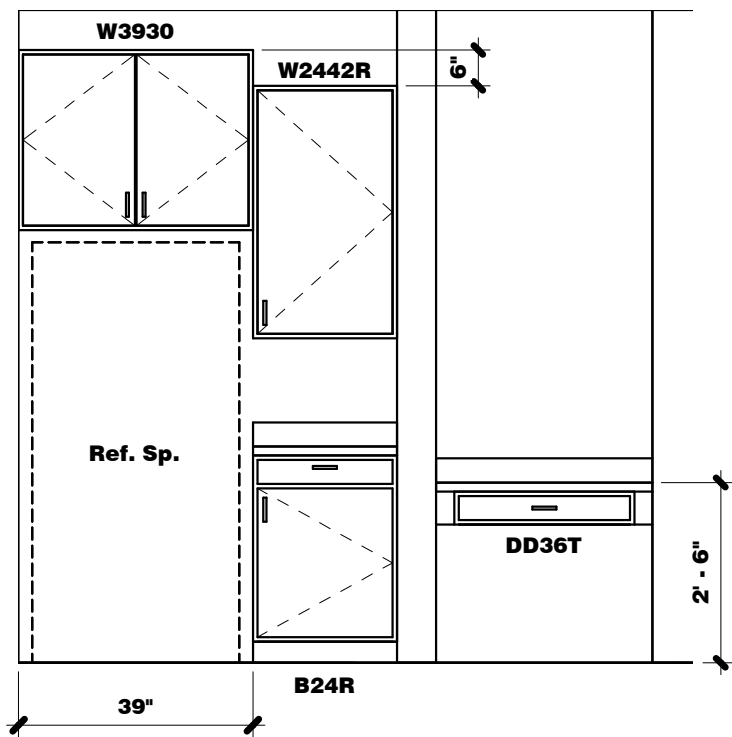
Sheet Number
A6d

Certified Professional Building Designer
NATIONAL COUNCIL OF
BUILDING DESIGNERS

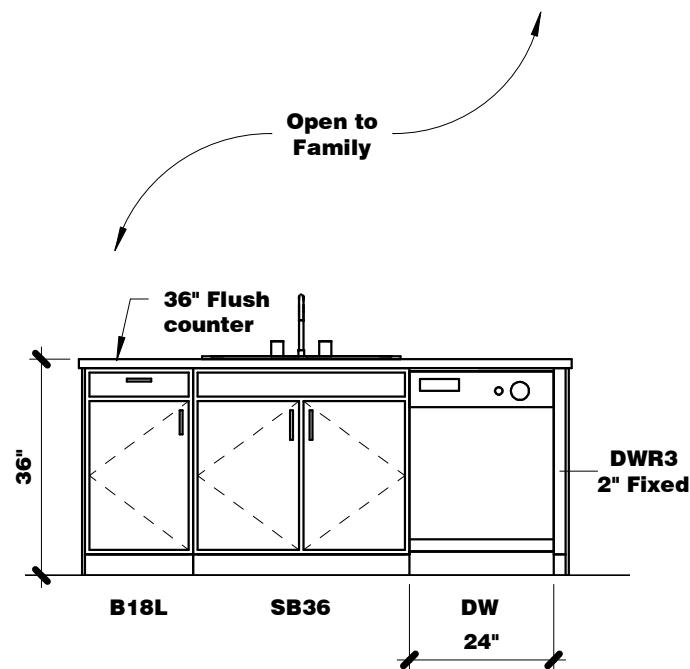
ROBERT E. BLAIR
44-035
7-18-18

Date
7/30/2019
8:28:32 PM

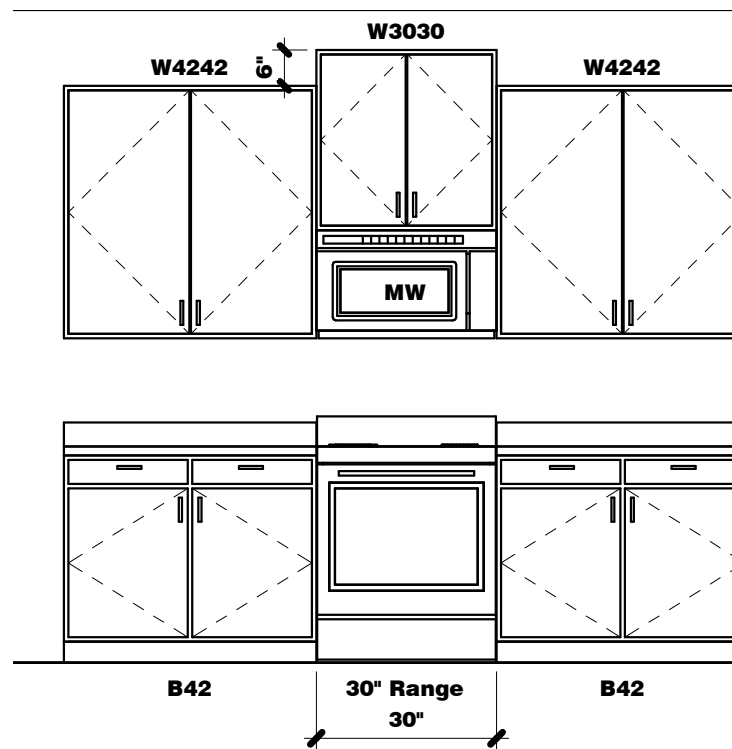




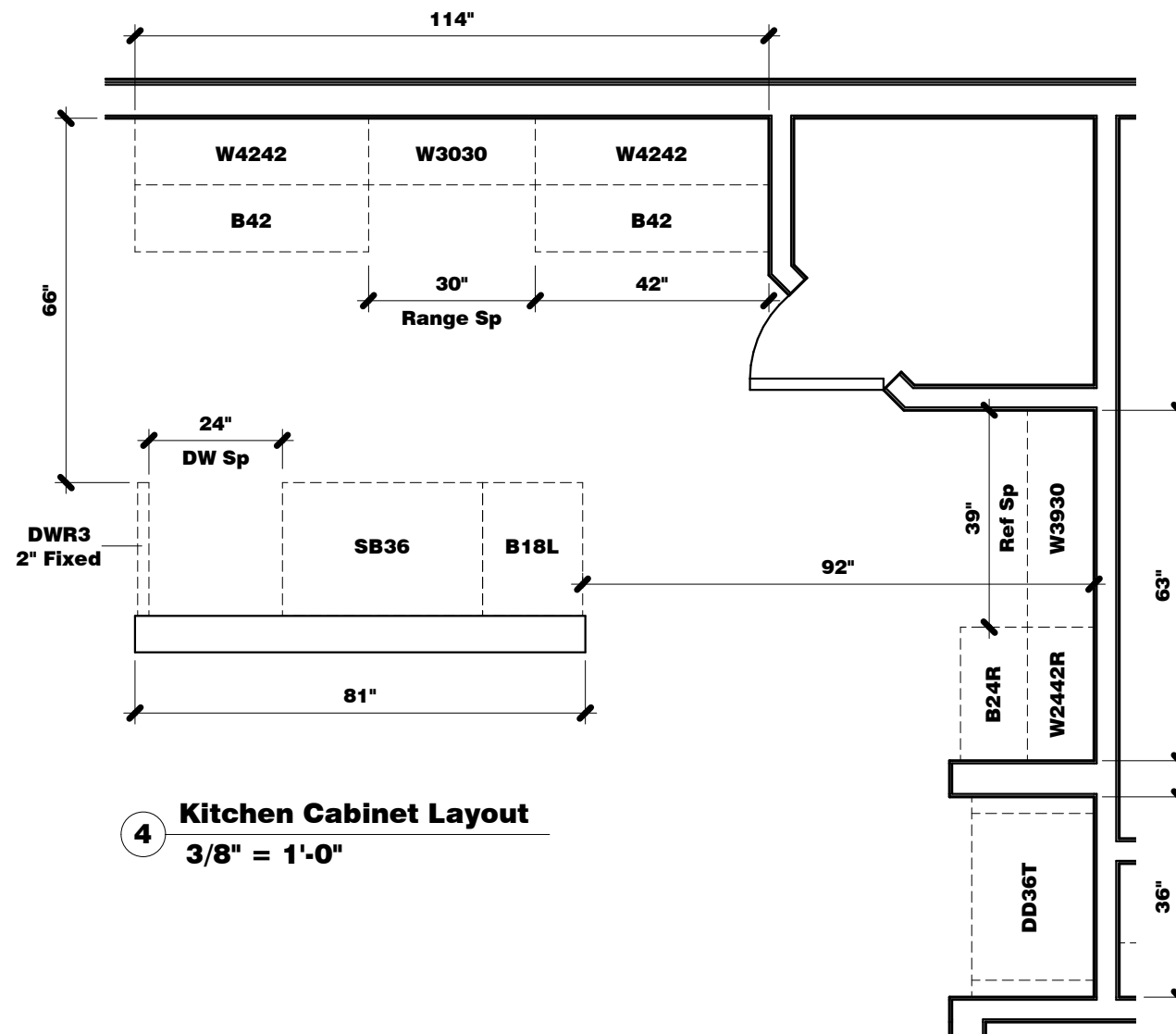
1 Kitchen
3/8" = 1'-0"



3 Kitchen
3/8" = 1'-0"

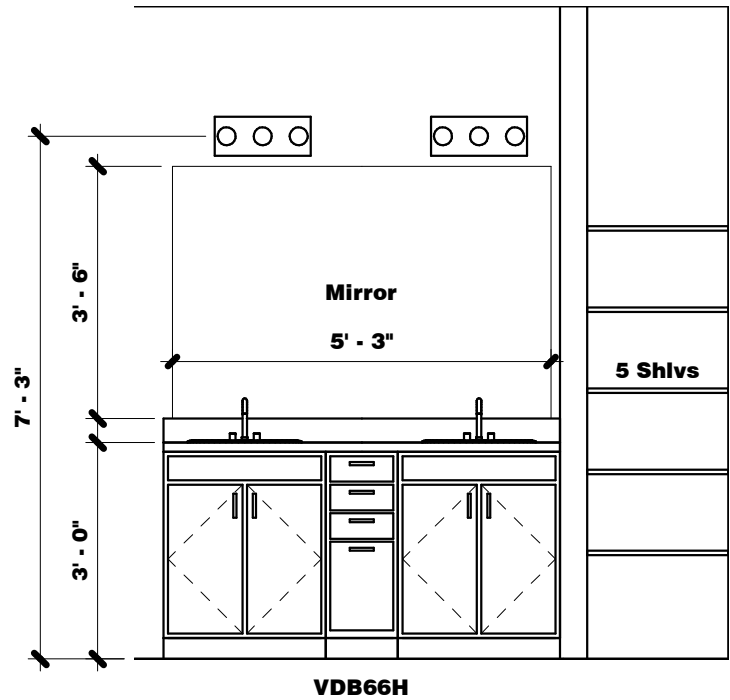


2 Kitchen
3/8" = 1'-0"

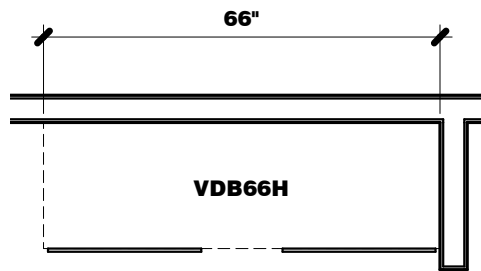


4 Kitchen Cabinet Layout
3/8" = 1'-0"

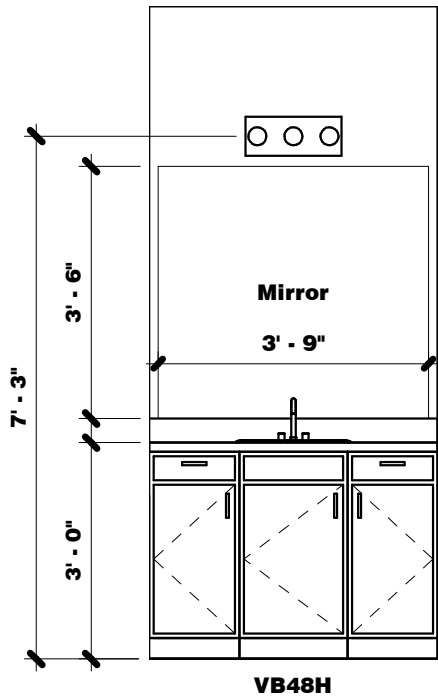
Provide blocking @ 54" O.C. & 96" O.C. @ all Kitchen wall cabinets.



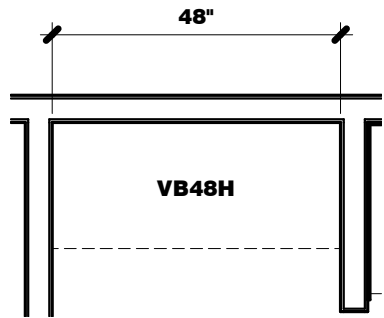
1 Master Bath
3/8" = 1'-0"



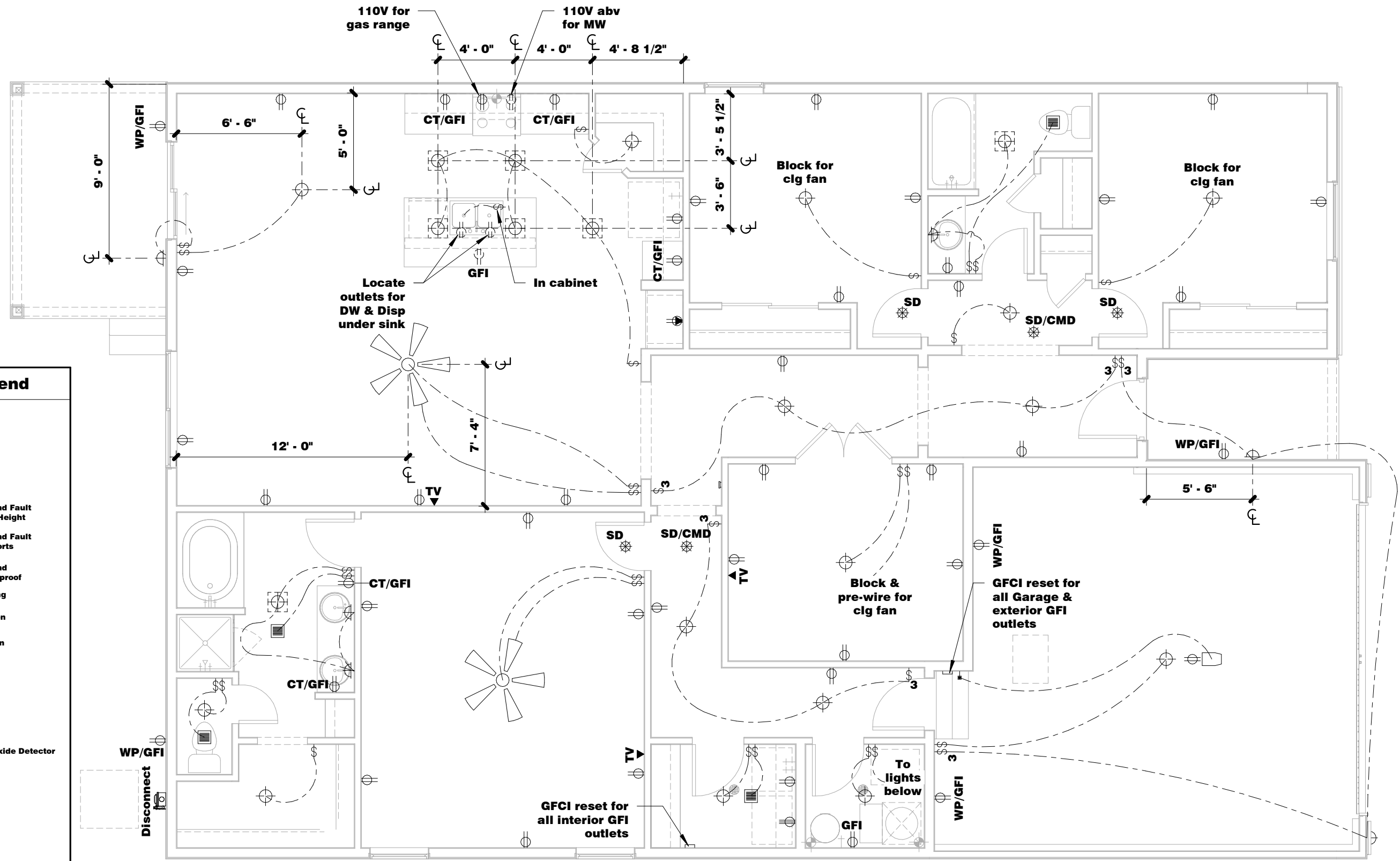
3 Master Bath Cabinet Layout
3/8" = 1'-0"



2 Bath 2
3/8" = 1'-0"



4 Bath 2 Cabinet Layout
3/8" = 1'-0"

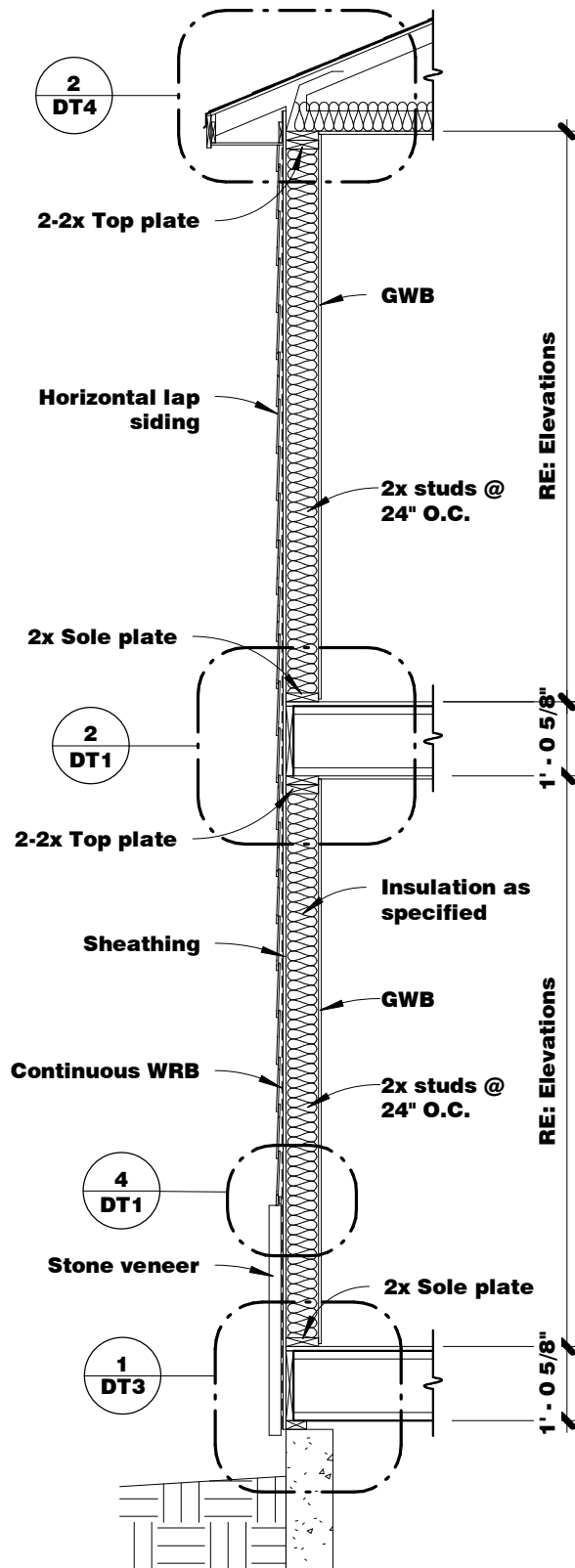


Electrical Legend

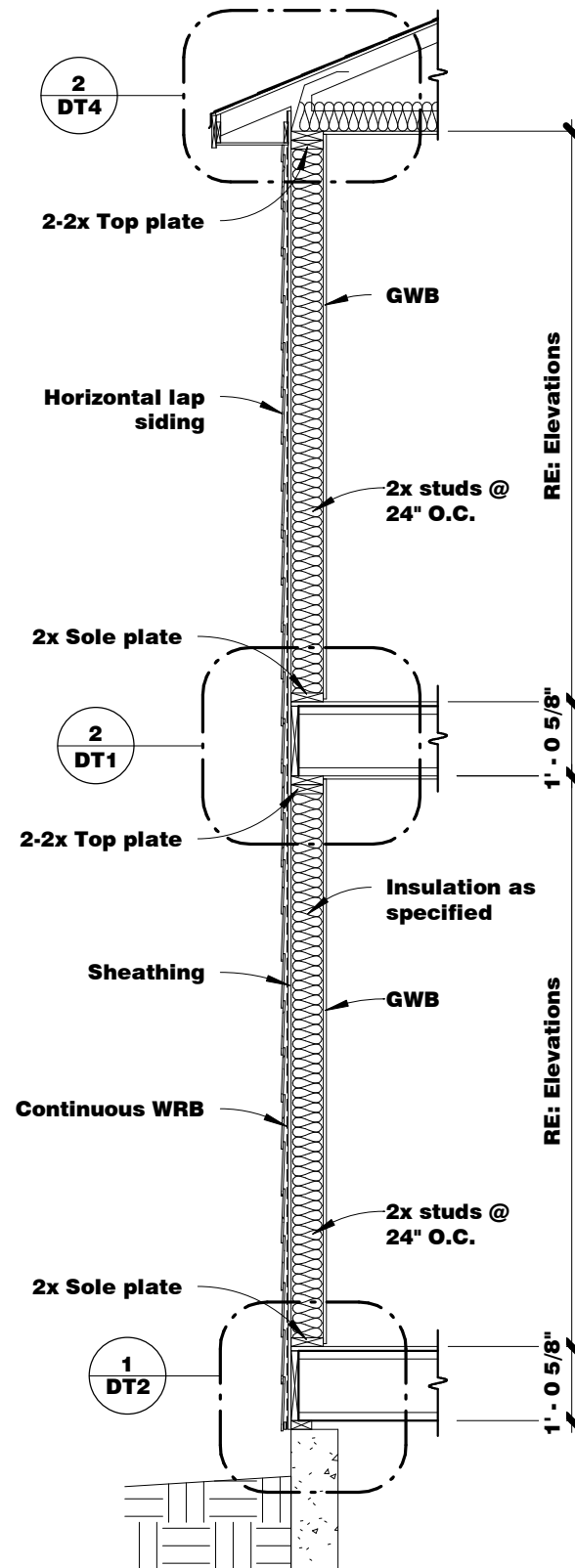
	Chimes
	Garage Door Opener
	220V Outlet
	Duplex Outlet
	Duplex Outlet - Ground Fault Interrupt @ Counter Height
	Duplex Outlet - Ground Fault Interrupt w/ 2 USB Ports
	Duplex Outlet - Ground Fault Interrupt-Waterproof
	Duplex Outlet - Ceiling
	Telephone Connection
	Television Connection
	Ethernet Connection
	GFCI Reset Plate
	Push Button
	Smoke Detector
	Smoke/Carbon Monoxide Detector
	Switch
	Switch - 3 way
	Thermostat
	Exhaust Vent
	Ceiling Mount Light
	Flush Mount Light - LED
	Flush Mount Light - Waterproof LED
	Wall Mount Stair Light
	Wall Mount Light
	Flood Light
	Fluor Light - Wall Mount
	Fluor Light - Ceiling Mount Fixture
	Ceiling Fan

1 Main Level Electrical Plan
3/16" = 1'-0"

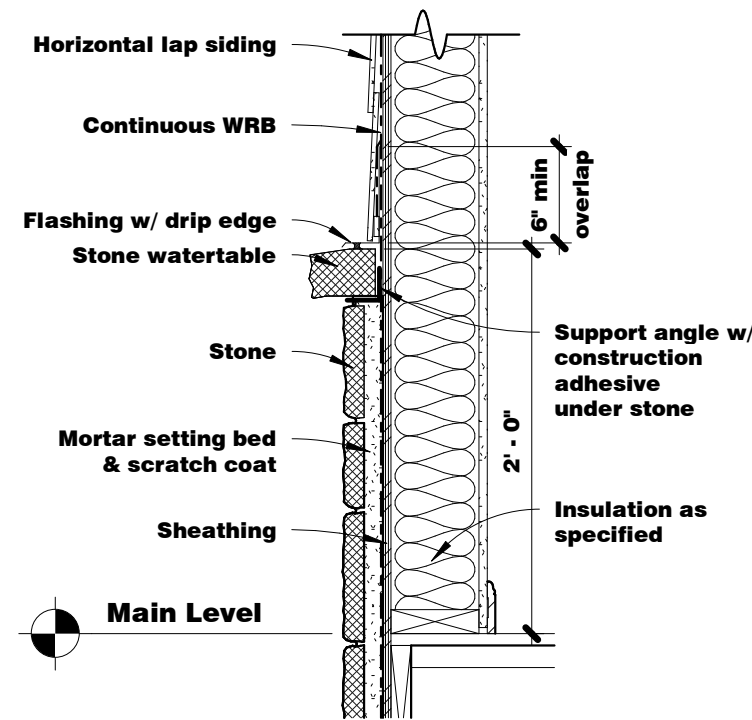
- Electrical Notes:**
1. Exterior plugs to be 24" from bottom of siding.
 2. All closet lights to be 30" from wall with shelf.
 3. Center all light strips 87" FFF UNO.
 4. Center all receptacles 14" FFF UNO.
 5. Center all switches 54" FFF UNO.
 6. All dimensions from stud face to center of fixture.
 7. Provide AFCI protection on all branch circuits as required per all applicable codes.
 8. Mount T-Stat @ 60" FFF.
 9. Provide disconnect within 4' of A/C condenser.
 10. Provide keyless pull chain light in attic.
 11. Mount Porch light @ 80" FFF.
 12. Mount Garage coach light 5 1/2" below OHD header.
 13. All smoke detectors to be installed a min of 36" from any supply or return air grille.



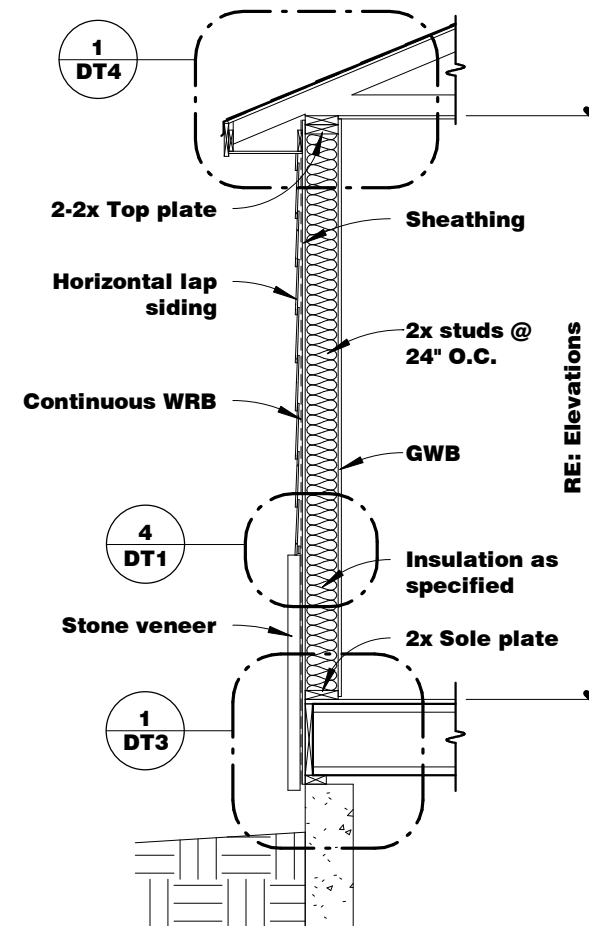
6 Wall Section at Stone
3/8" = 1'-0"



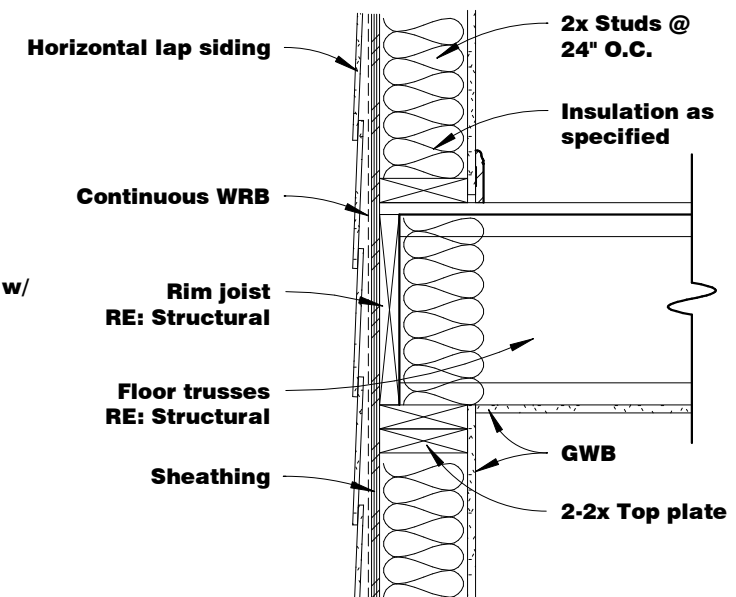
5 Wall Section at Siding
3/8" = 1'-0"



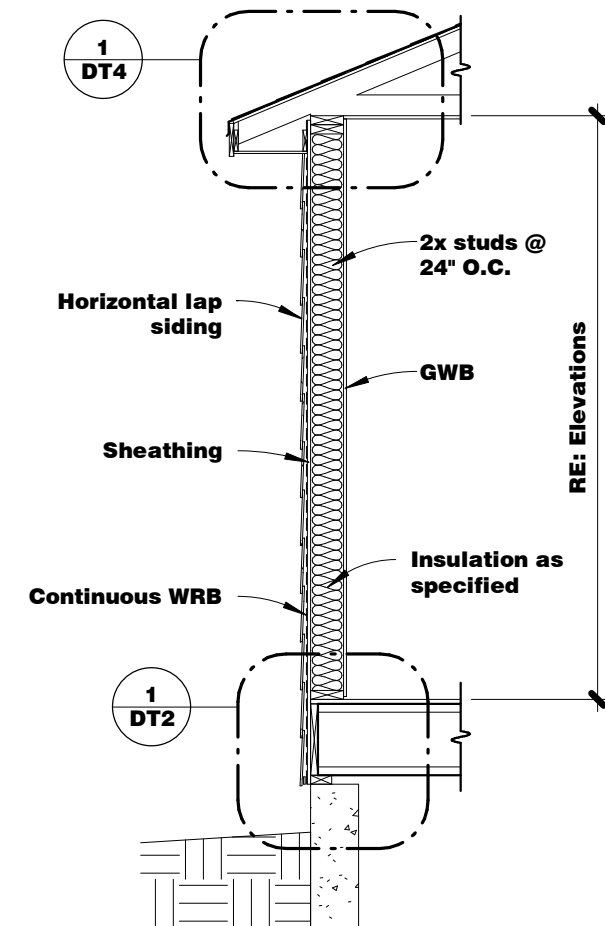
4 Water Table
1" = 1'-0"



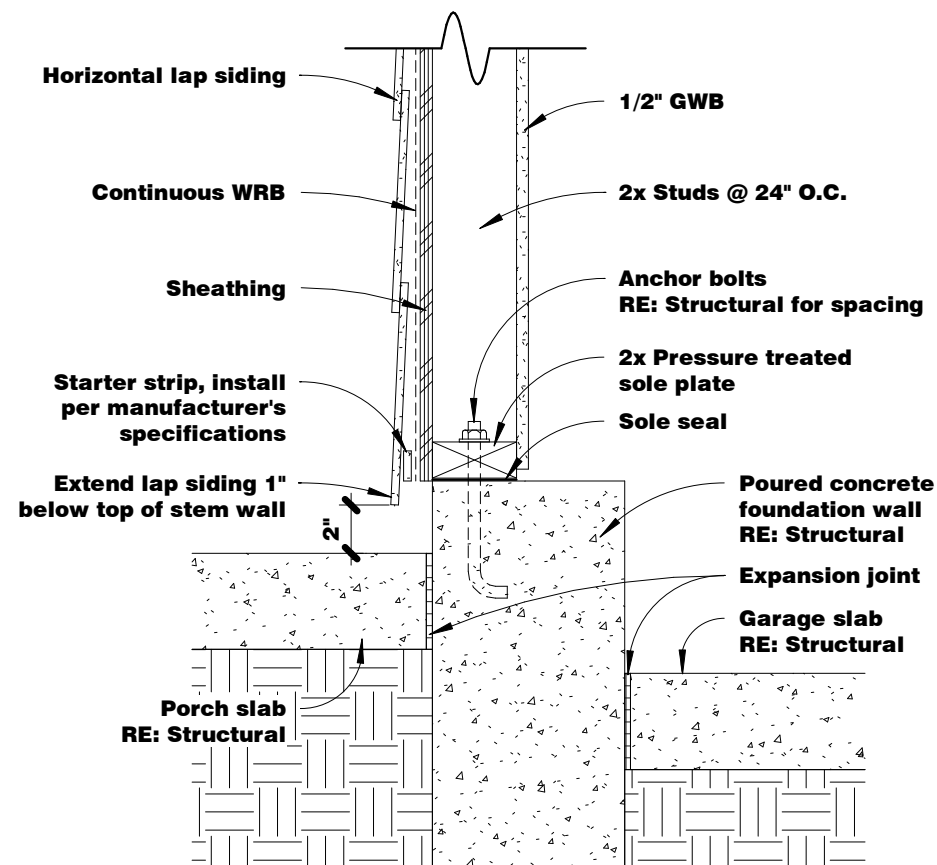
3 Wall Section @ Stone
3/8" = 1'-0"



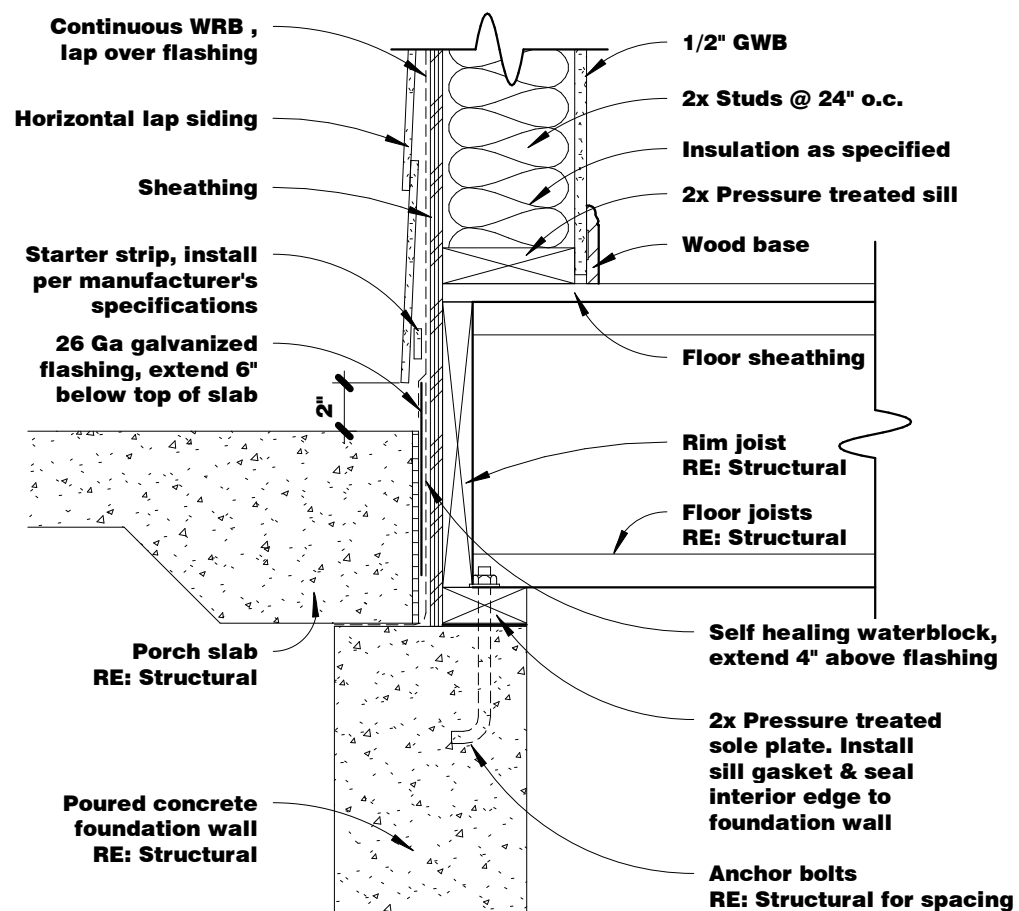
2 Band Joist Detail
1" = 1'-0"



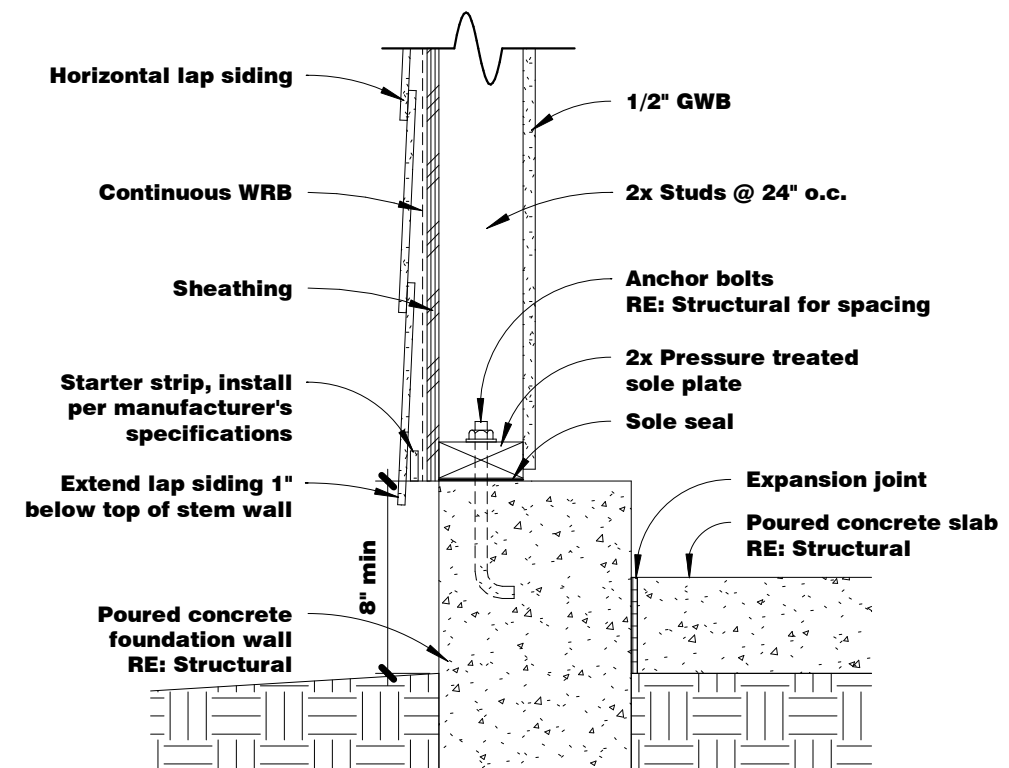
1 Wall Section @ Siding
3/8" = 1'-0"



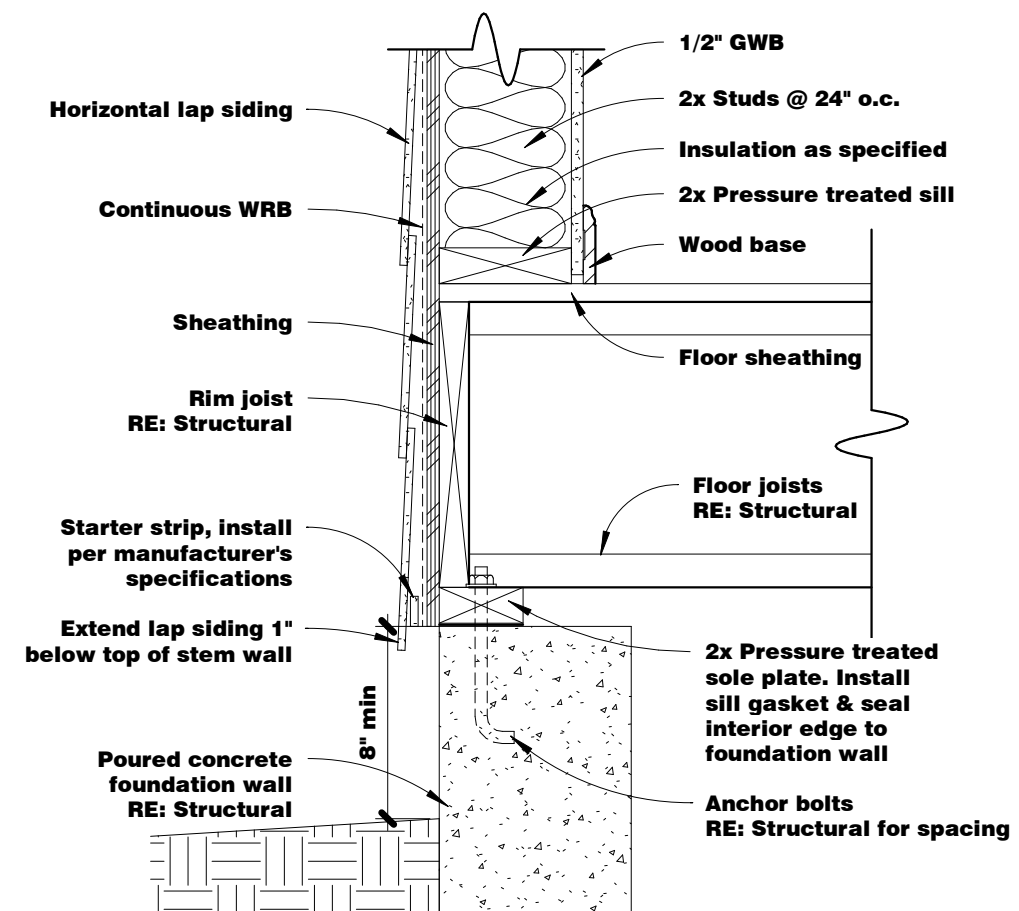
4 Siding @ Garage/Porch
 $1 \frac{1}{2}" = 1'-0"$



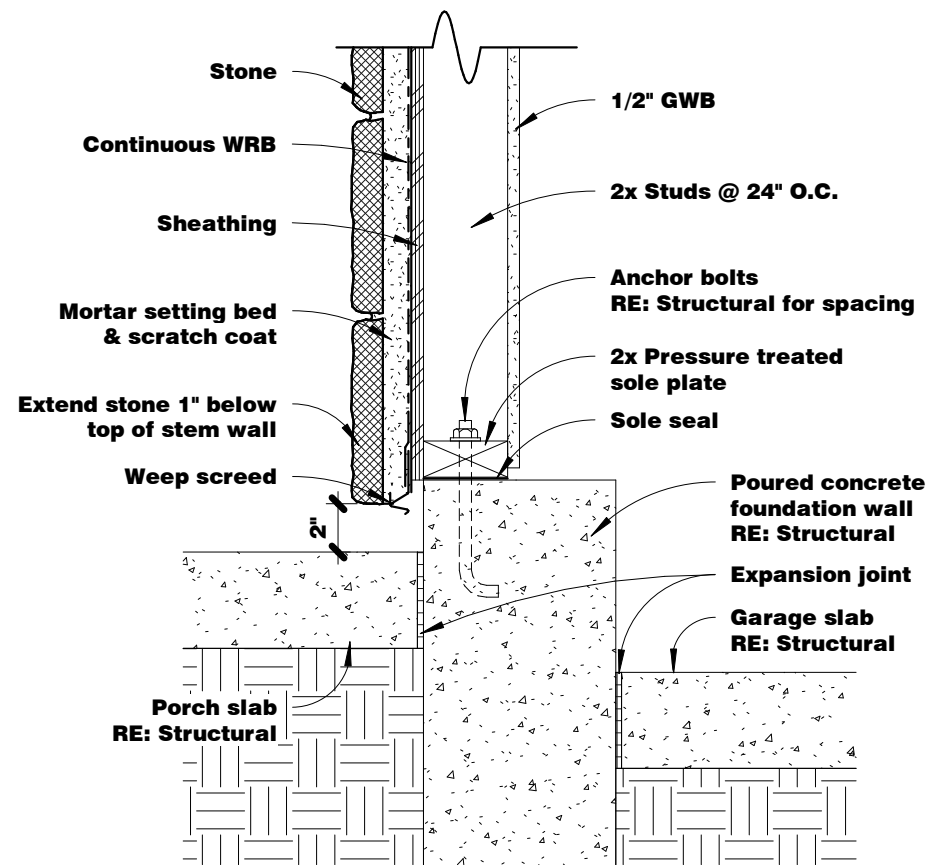
3 Siding @ Porch Slab
 $1 \frac{1}{2}" = 1'-0"$



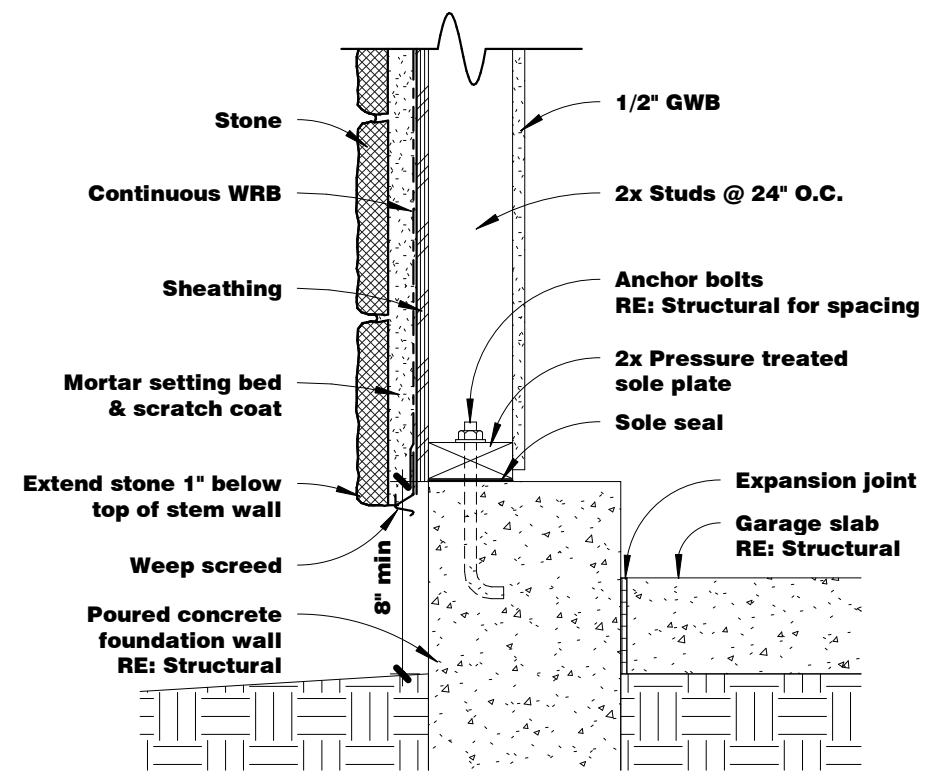
2 Siding @ Garage Wall
 $1 \frac{1}{2}" = 1'-0"$



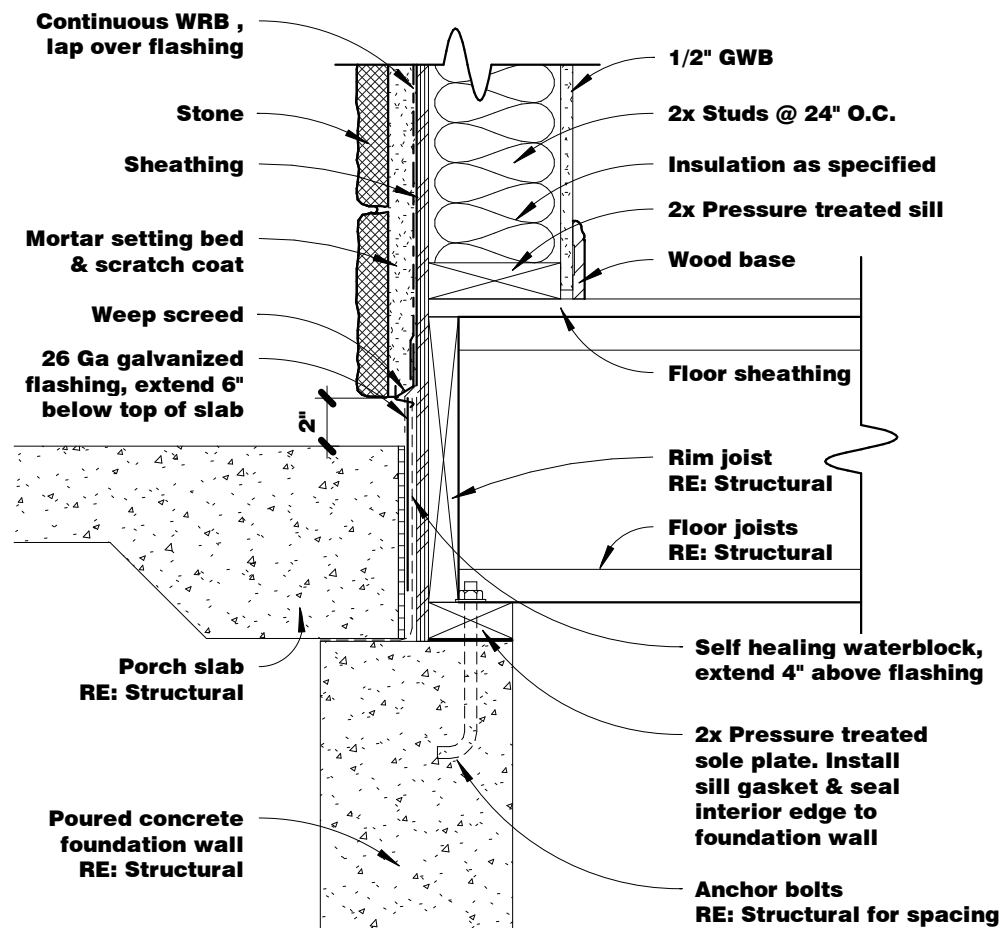
1 Siding @ Foundation Wall
 $1 \frac{1}{2}" = 1'-0"$



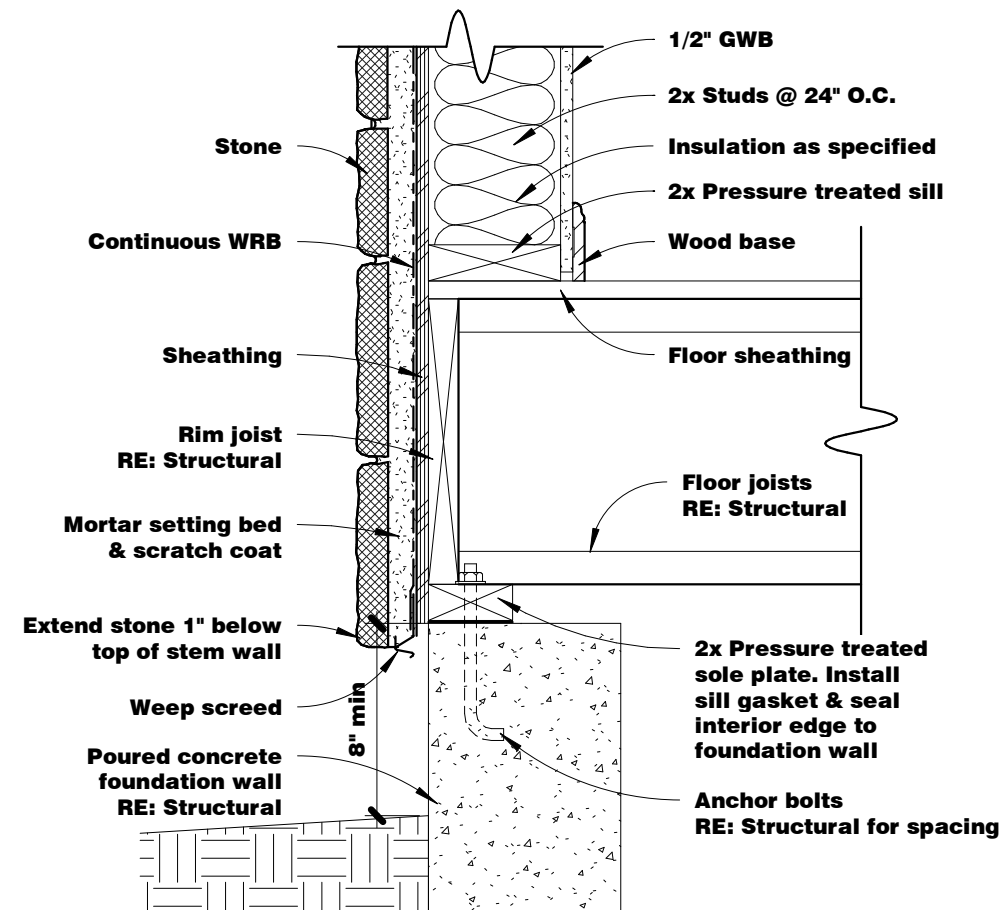
4 Stone @ Garage/Porch
1 1/2" = 1'-0"



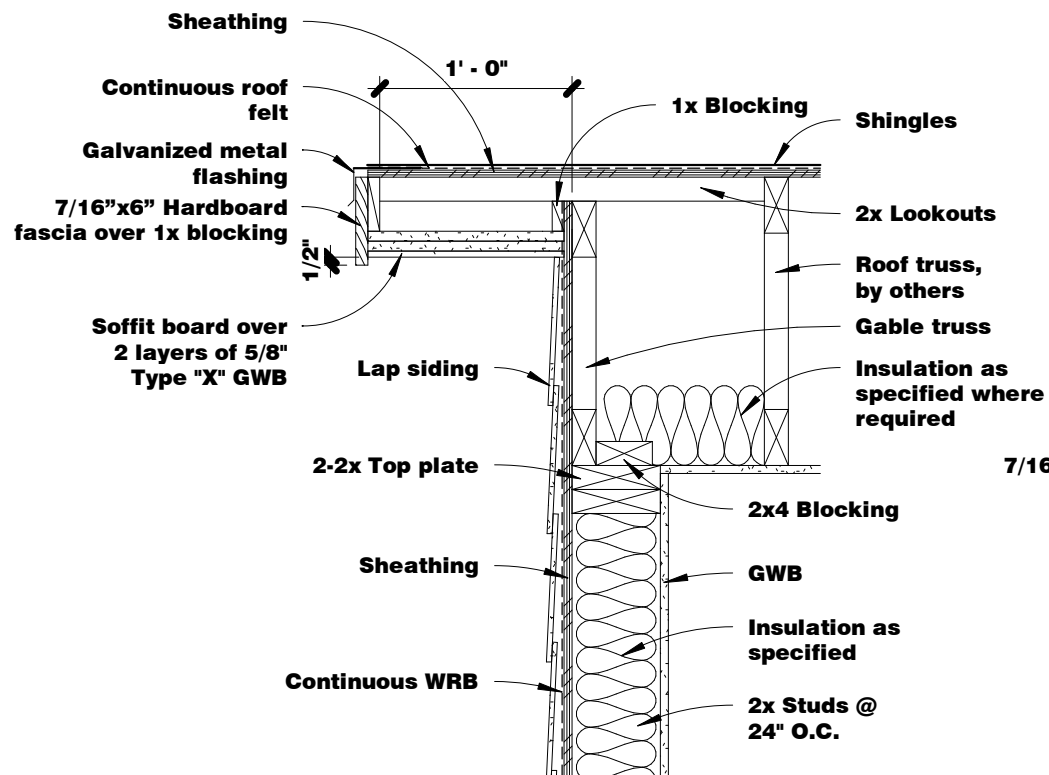
2 Stone @ Garage Wall
1 1/2" = 1'-0"



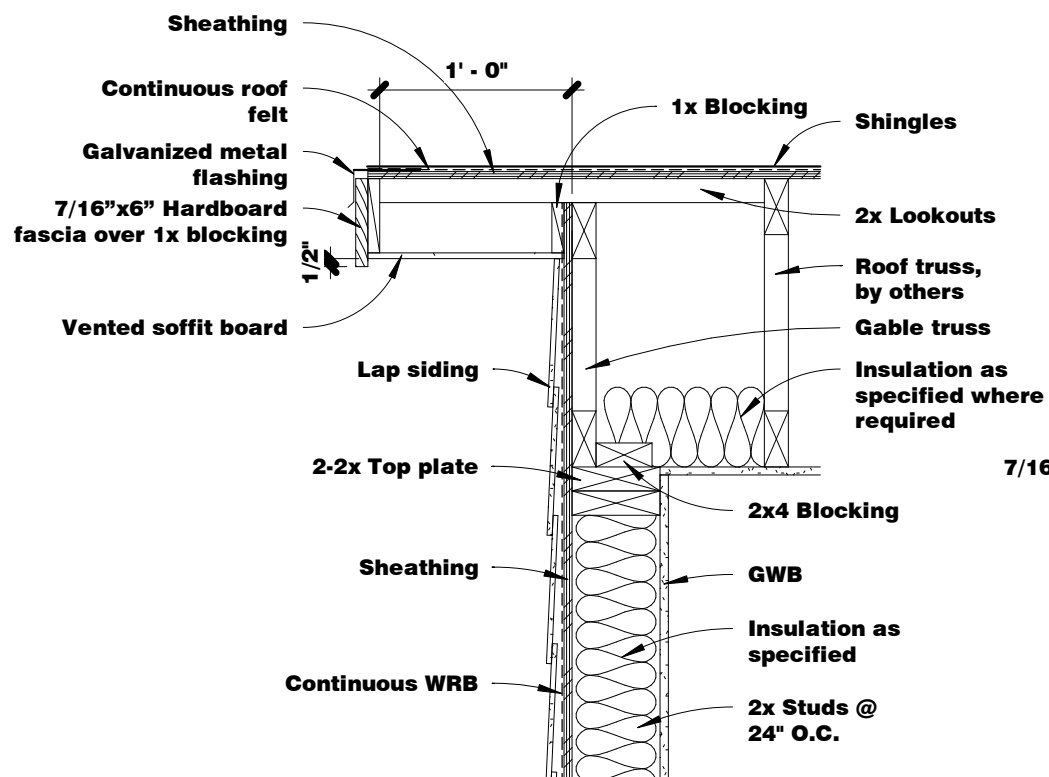
3 Stone @ Porch Slab
1 1/2" = 1'-0"



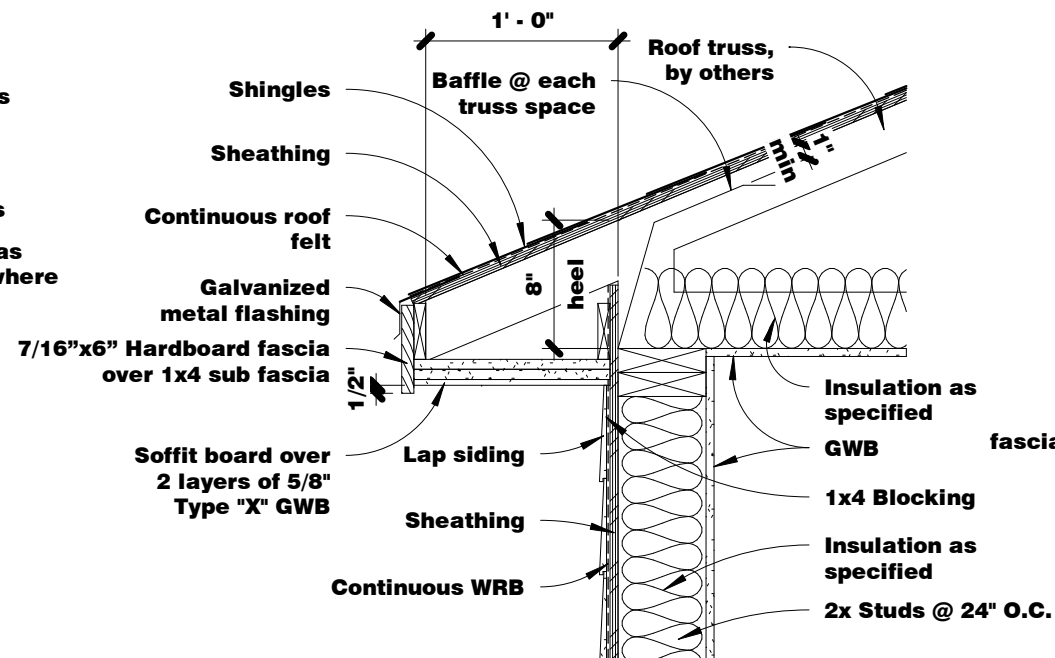
1 Stone @ Foundation Wall
1 1/2" = 1'-0"



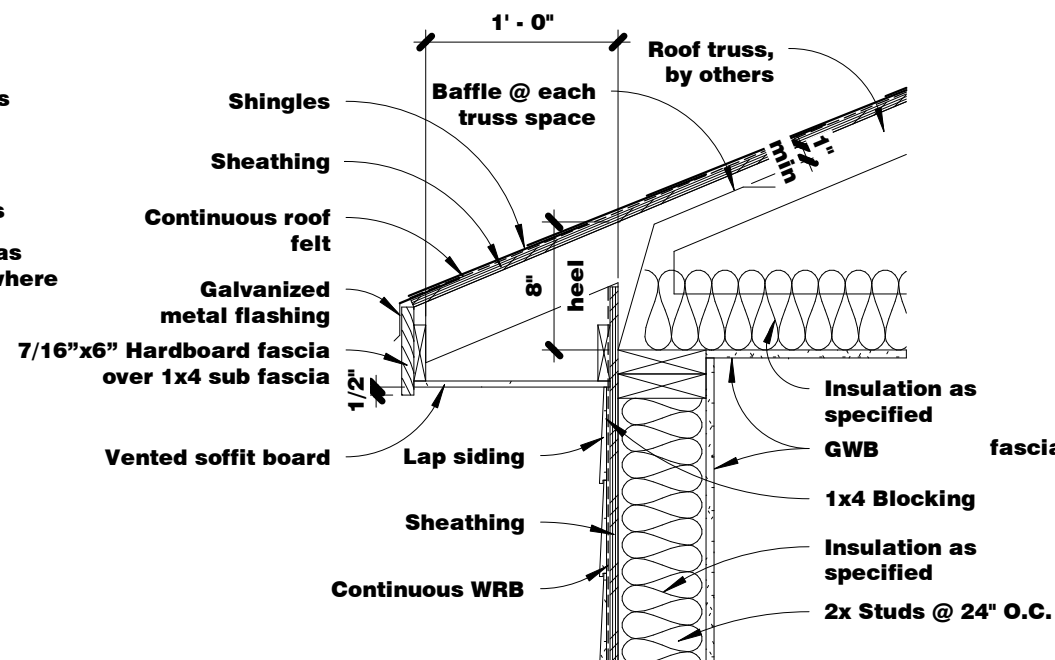
6 1 Hr Roof Barge
1" = 1'-0"



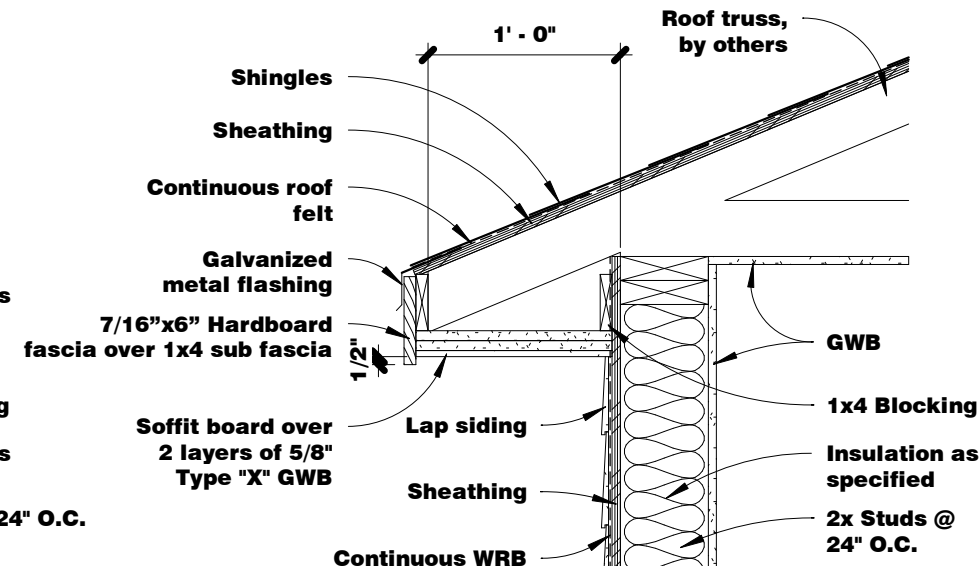
5 Roof Barge
1" = 1'-0"



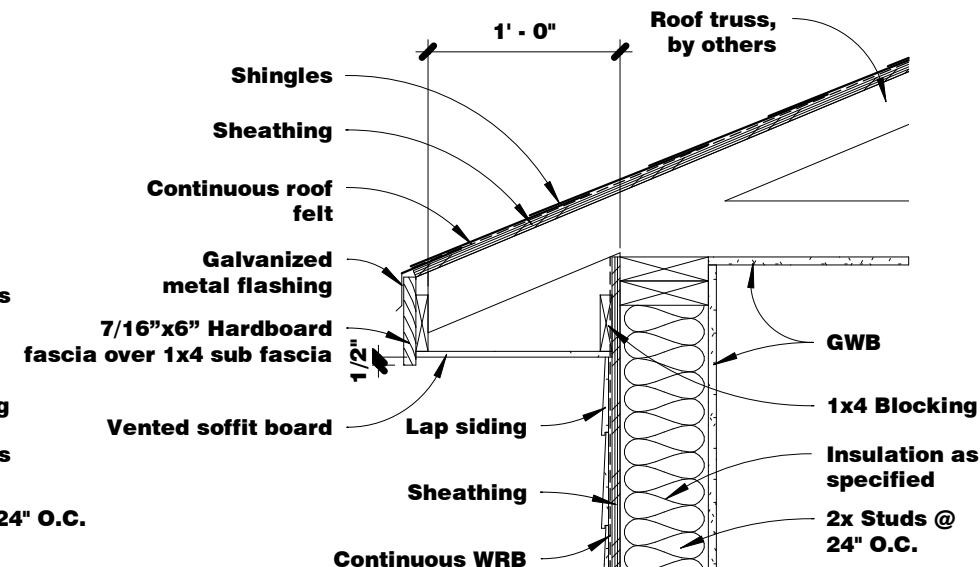
3 1 Hr Eave @ Energy Heel
1" = 1'-0"



2 Eave @ Energy Heel
1" = 1'-0"



4 1 Hr Eave @ Common Heel
1" = 1'-0"



1 Eave @ Common Heel
1" = 1'-0"

Assembly: GA File No RC 2602

1. Base layer 5/8" type X gypsum wallboard applied at right angles to wood roof trusses 24" o.c. with 1 1/4" Type W or S drywall screws 24" o.c.
2. Face layer 5/8" type X gypsum wallboard or gypsum veneer base applied at right angles to trusses with 1 7/8" Type W or S drywall screws 12" o.c. at joints and intermediate trusses and 1 1/2" Type G drywall screws 12" o.c. placed 2" back on either side of end joints.
3. Joints offset 24" from base layer joints. Wood trusses supporting 1/2" wood structural panels applied at right angles to trusses with 8d nails.



AN FBA, INC. COMPANY
LIFESTYLE USA DESIGN
INNOVATIVE LEADERS IN QUALITY & AFFORDABLE RESIDENTIAL DESIGN
2211 Norfolk Street Suite 628 Houston Texas 77058
Office (713) 524-2821 Cell (713) 254-3039

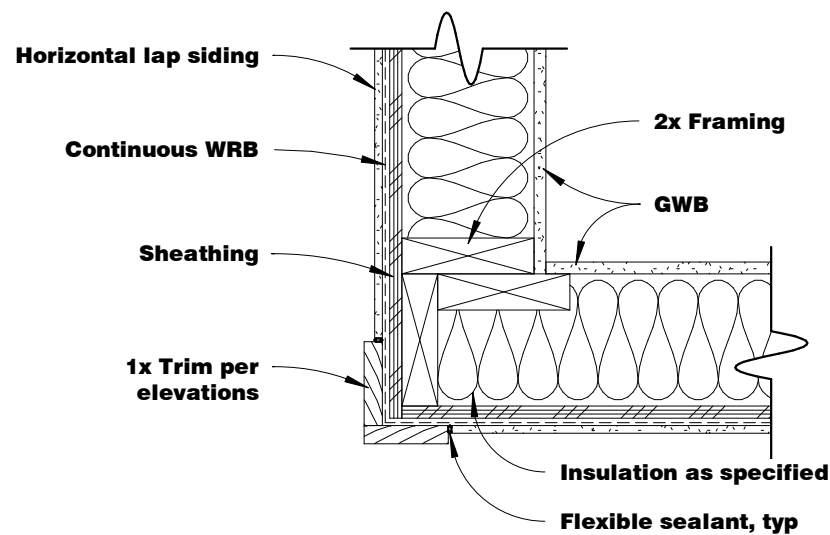
Standard Details

Eave Details

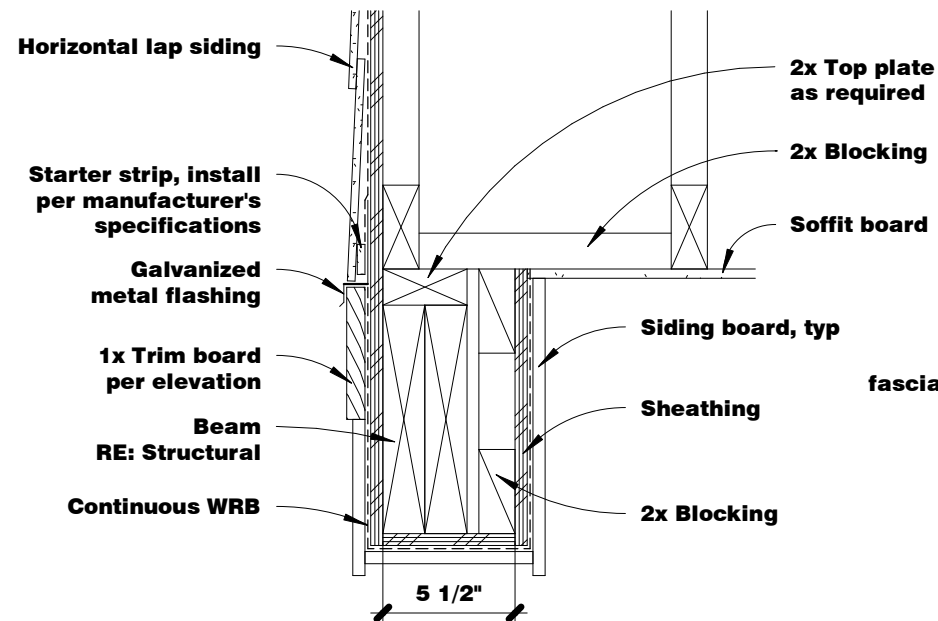
Sheet Number
DT4



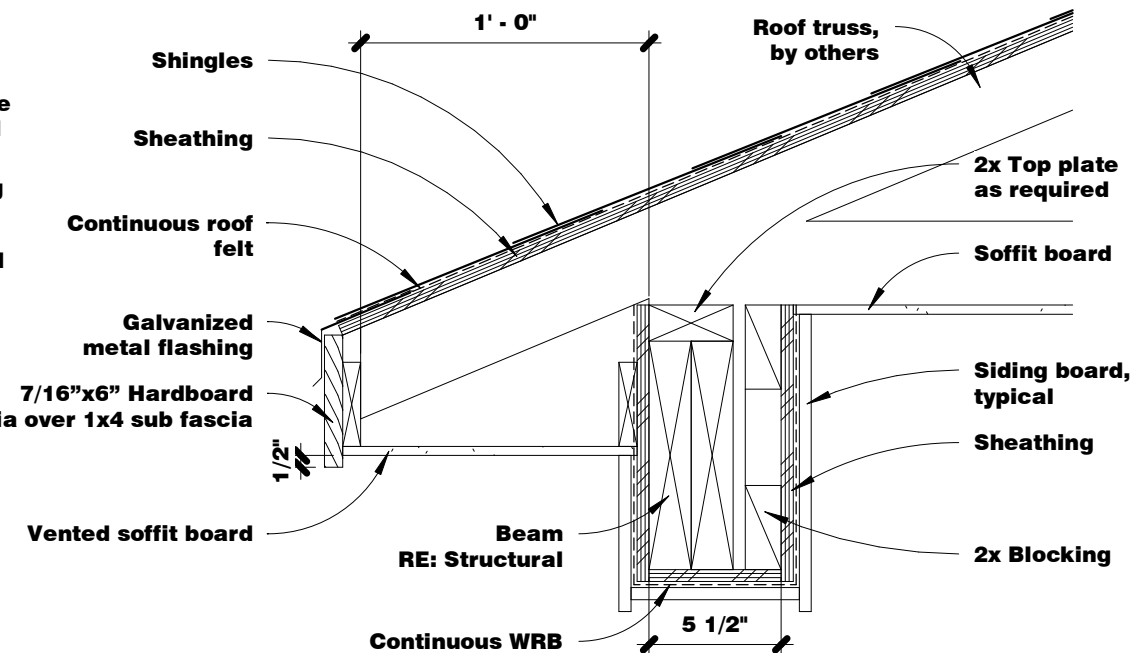
Date
7/24/2019
1:06:47 PM



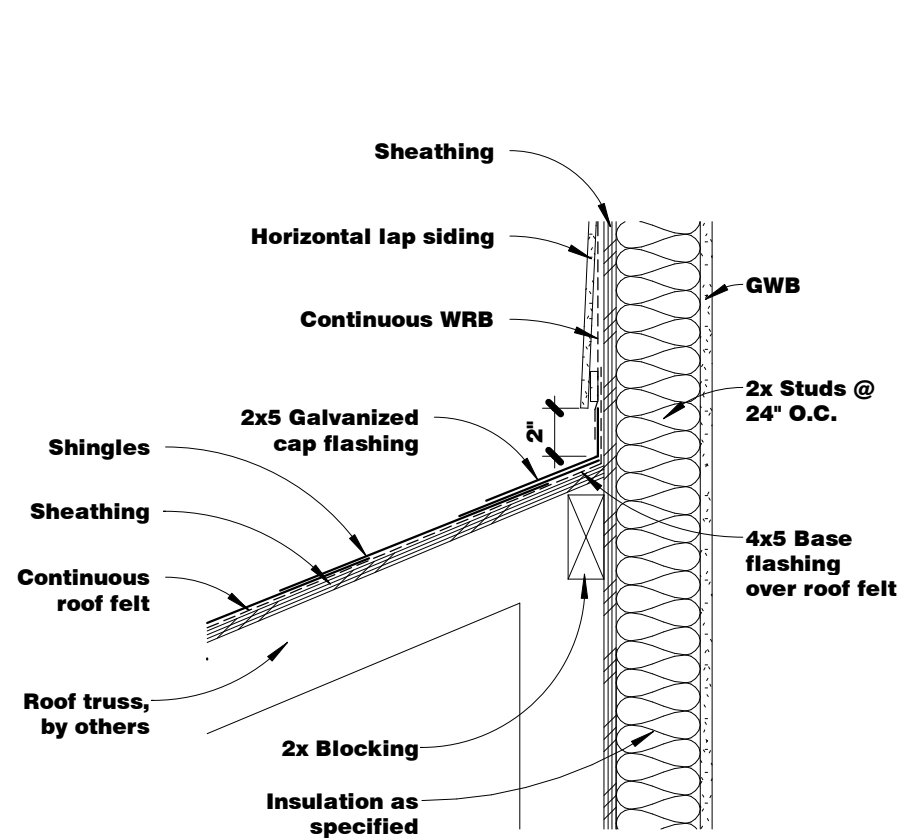
6 Typ Wall Corner
1 1/2" = 1'-0"



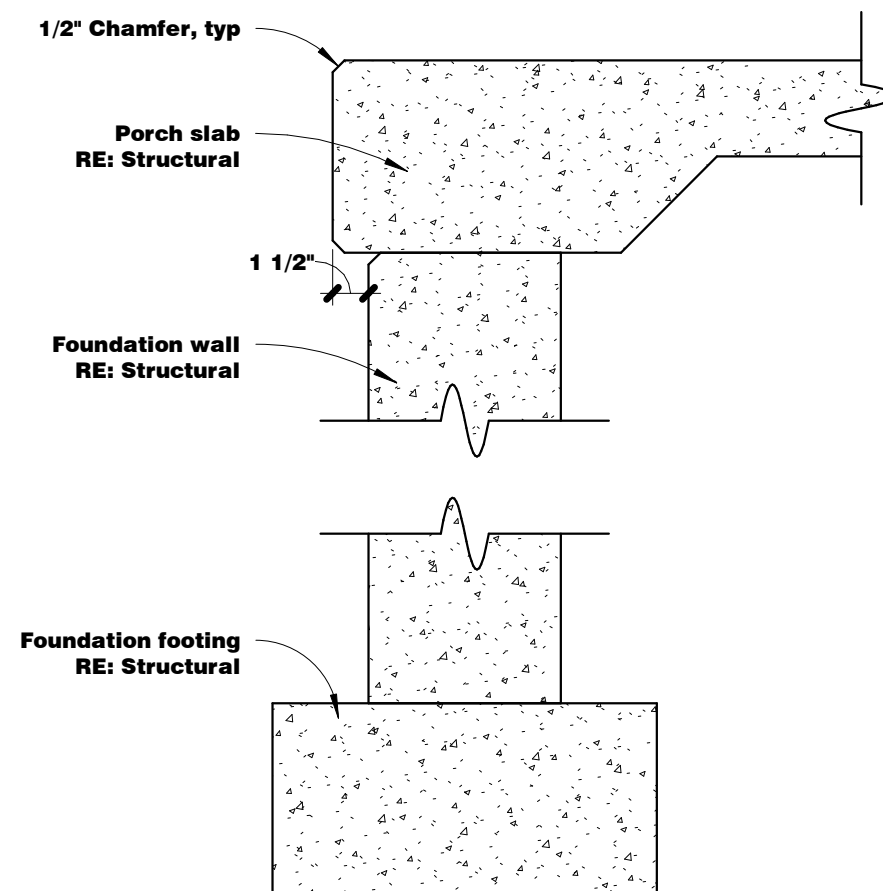
4 Soffit @ Gable
1 1/2" = 1'-0"



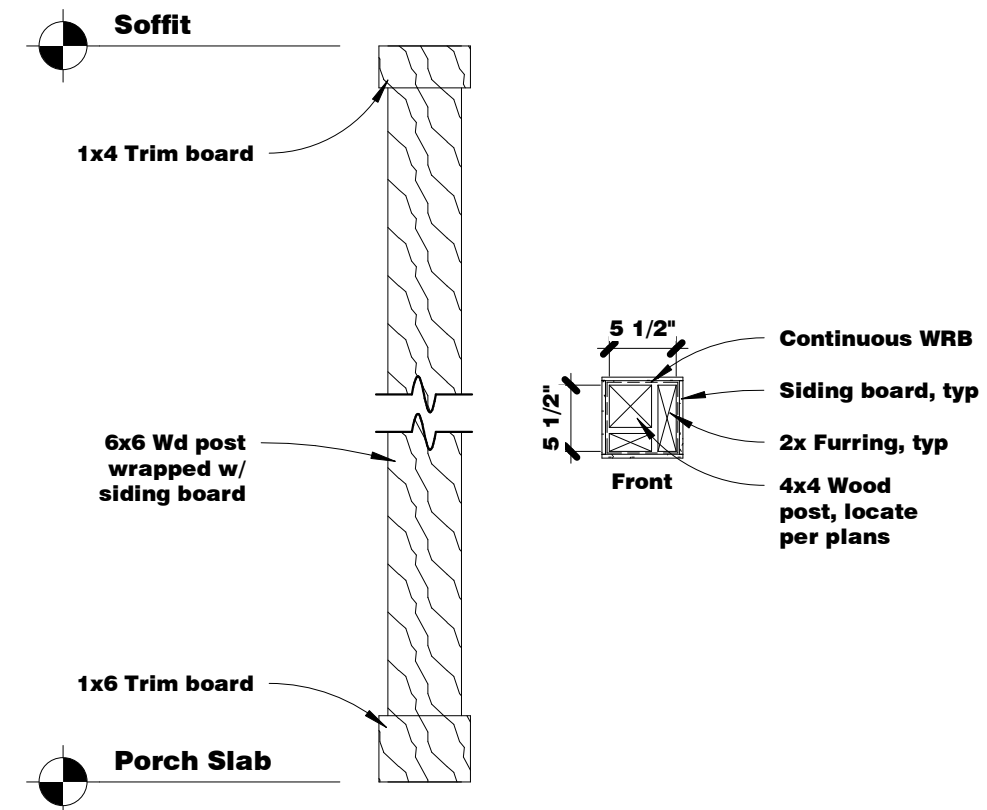
2 Soffit @ Truss
1 1/2" = 1'-0"



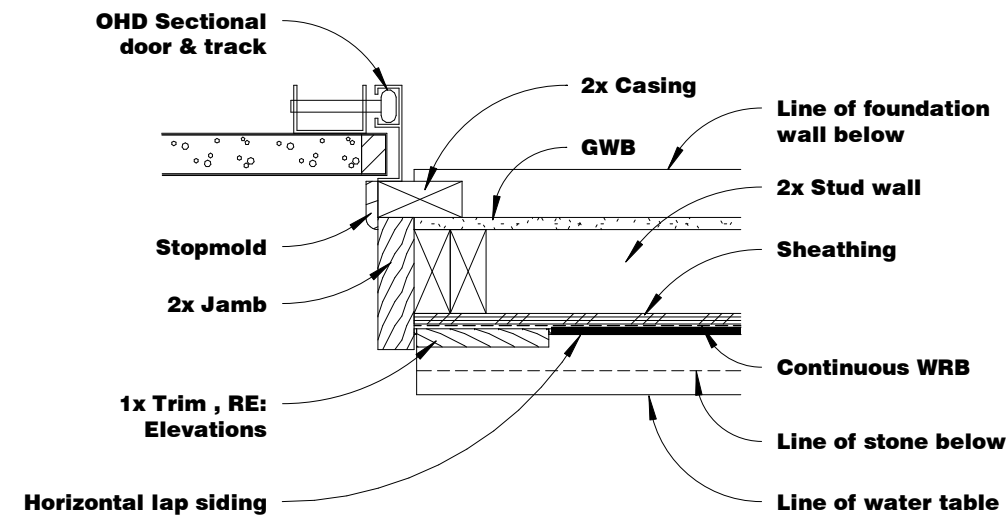
5 Sloped Roof to Wall
1 1/2" = 1'-0"



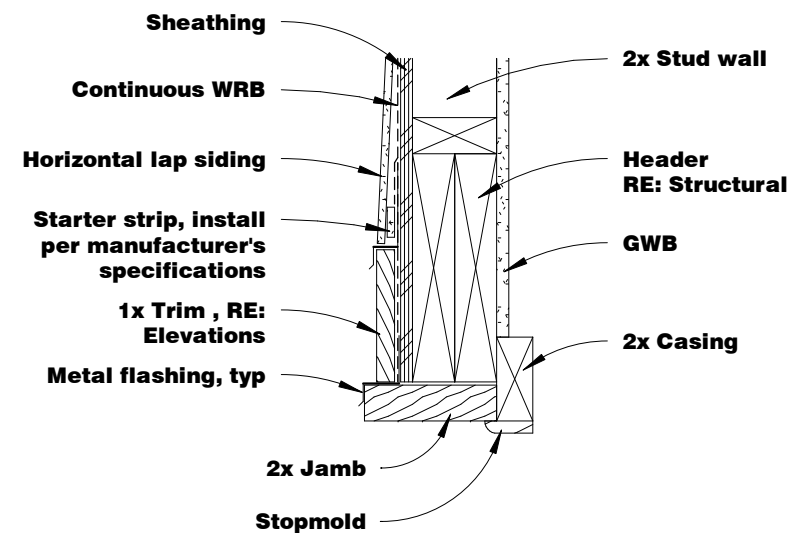
3 Porch Slab @ Foundation Wall
1 1/2" = 1'-0"



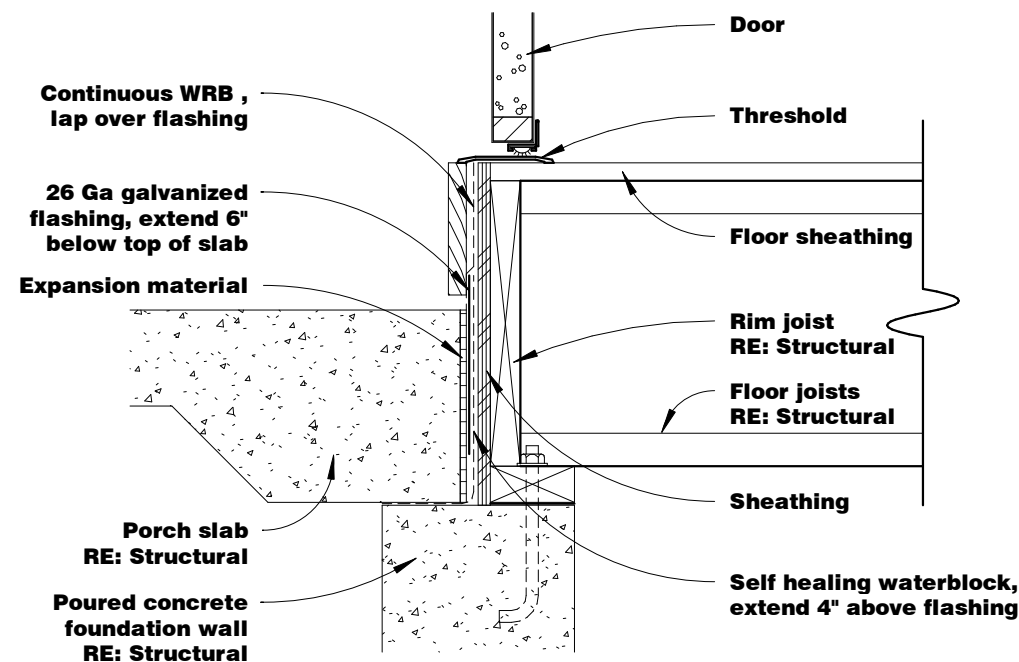
1 Column
3/4" = 1'-0"



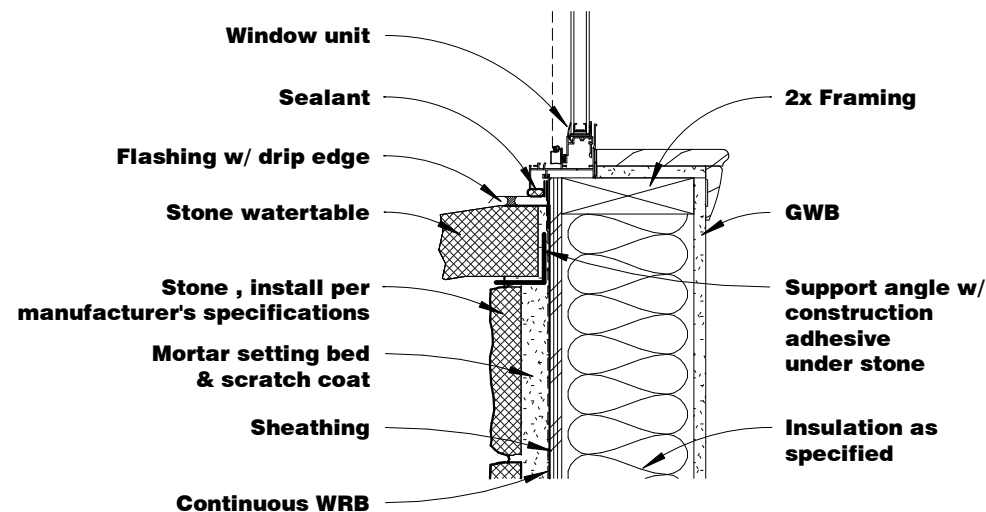
7 Garage Door Jamb
1 1/2" = 1'-0"



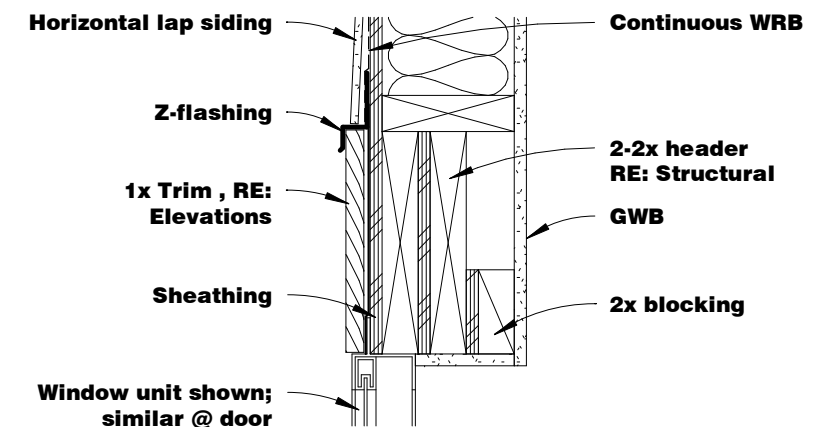
5 Garage Door Head
1 1/2" = 1'-0"



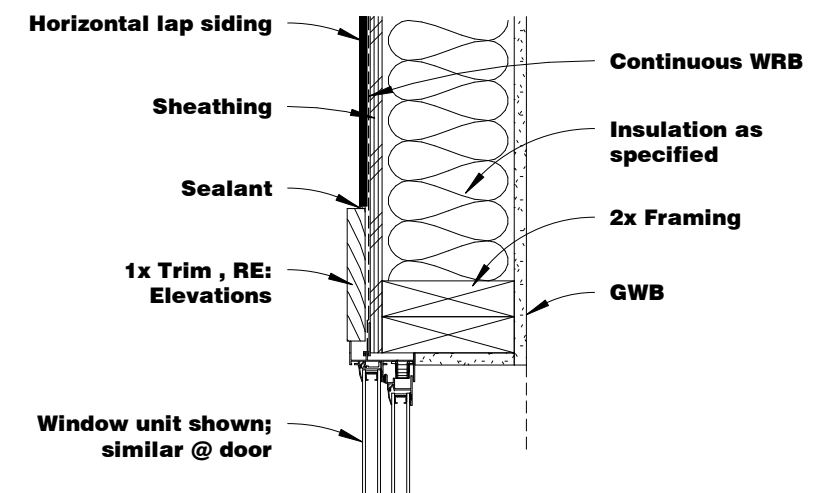
6 Threshold Detail
1 1/2" = 1'-0"



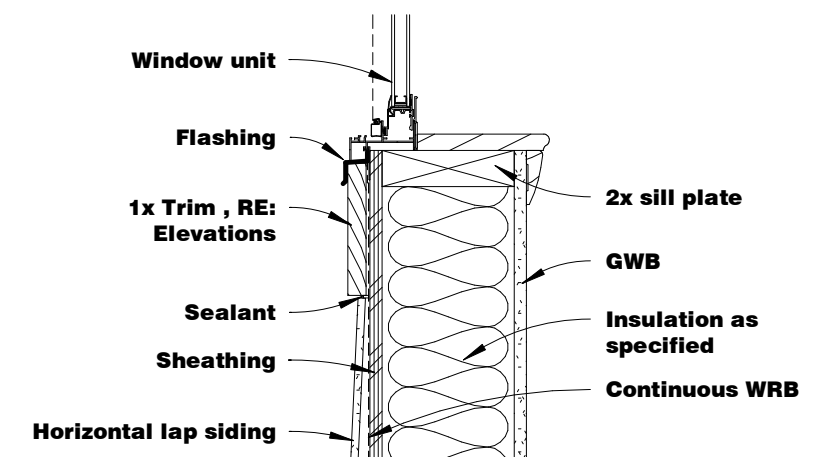
4 Sill Detail
1 1/2" = 1'-0"



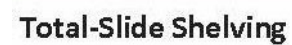
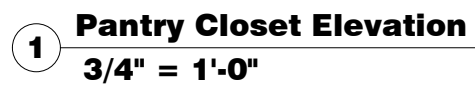
3 Head Detail
1 1/2" = 1'-0"



2 Jamb Detail
1 1/2" = 1'-0"



1 Sill Detail
1 1/2" = 1'-0"



2 Section @ Pantry Closet
3/4" = 1'-0"



3 **Pantry Closet Elevation**
3/4" = 1'-0"



Laundry Room shelf to be 72" FFF.

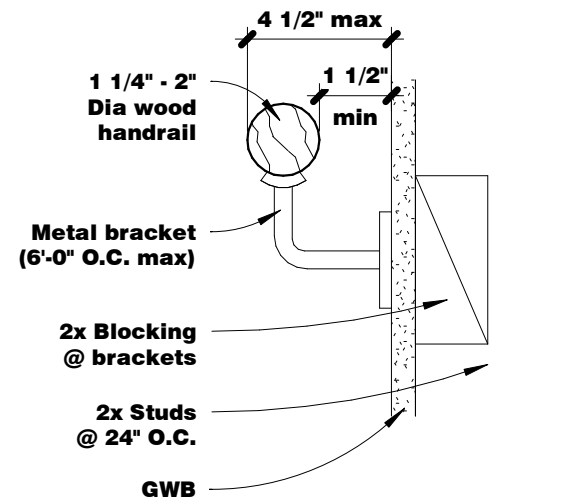
Master Closet back & side shelves to be 72" FFF.

Secondary Bedroom shelves to be 60" FFF.

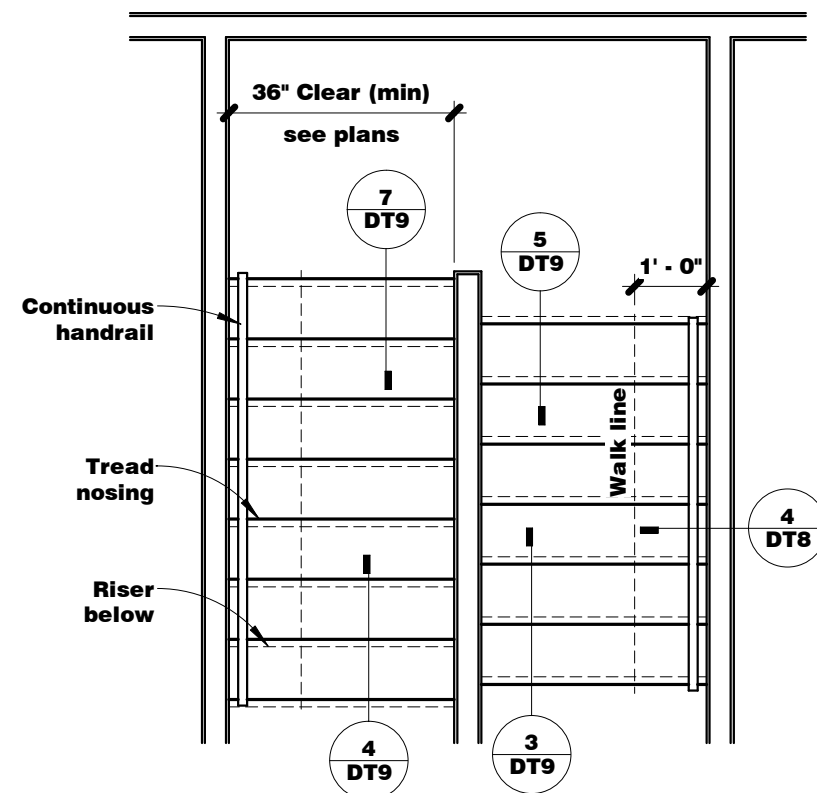
2S as follows: Top S @ 84" FFF and bot S @ 42" FFF.

s at 12" deep and bottom three shelves at 16" deep.

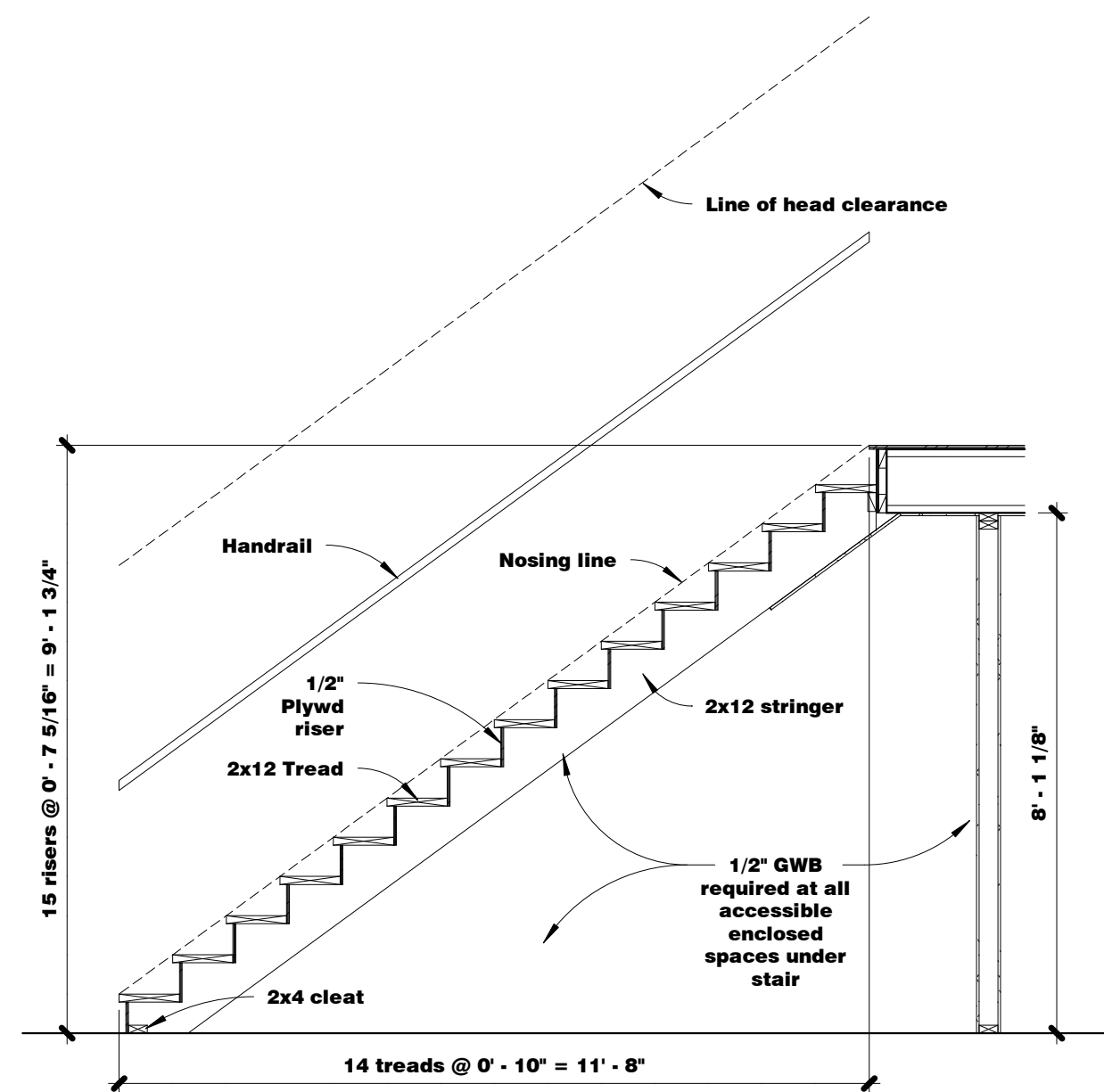
ns at 12" deep and bottom two shelves at 16" deep.



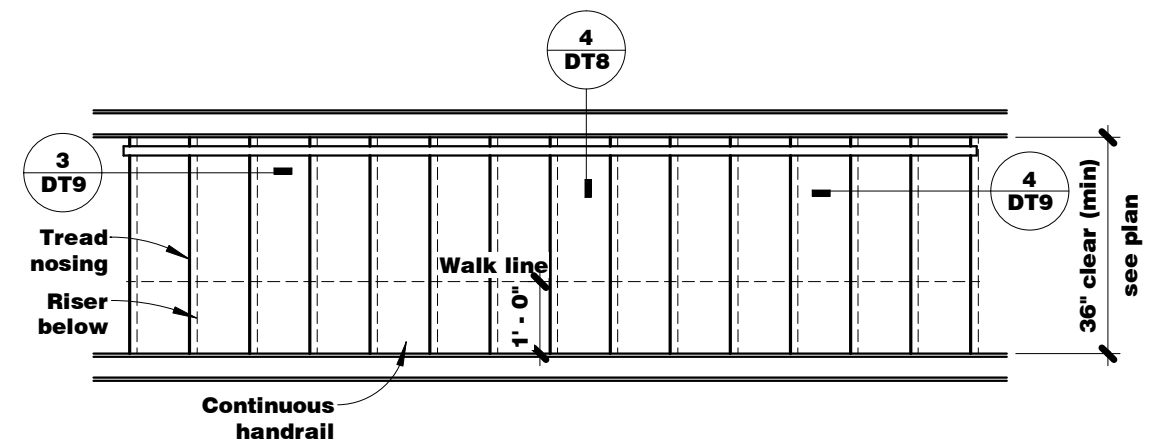
4 Stair Detail - Handrail
3" = 1'-0"



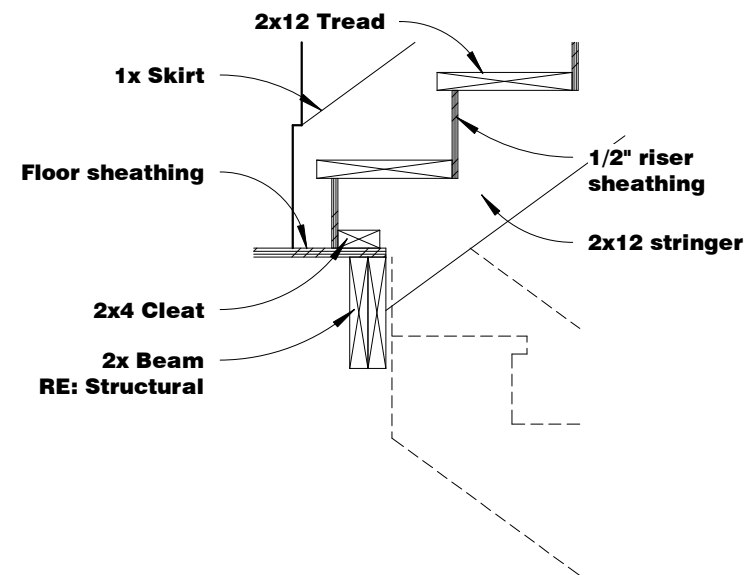
3 U-Shaped Plan
3/8" = 1'-0"



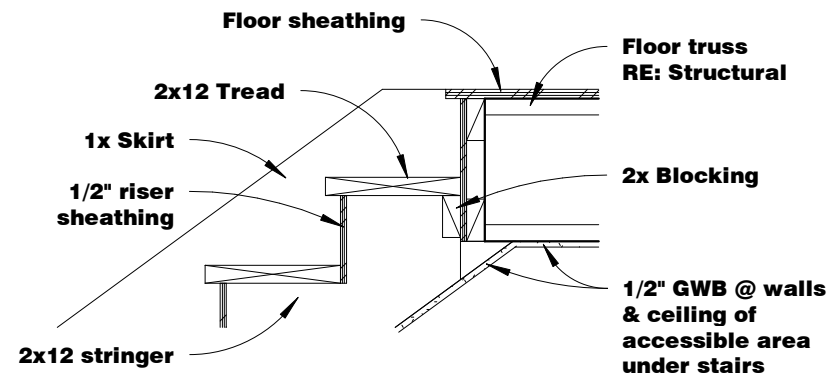
2 Straight Run Section
3/8" = 1'-0"



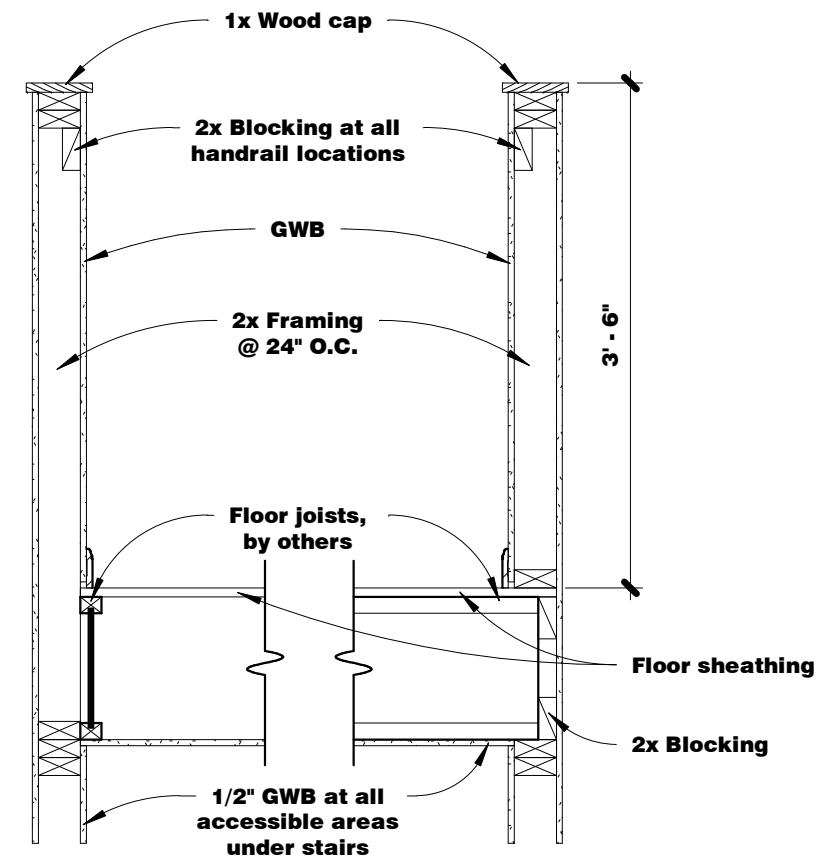
1 Straight Run Plan
3/8" = 1'-0"



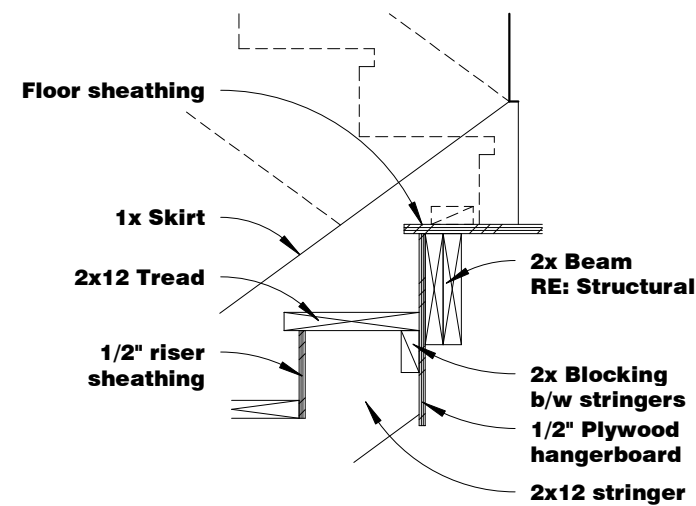
7 Stair Detail
3/4" = 1'-0"



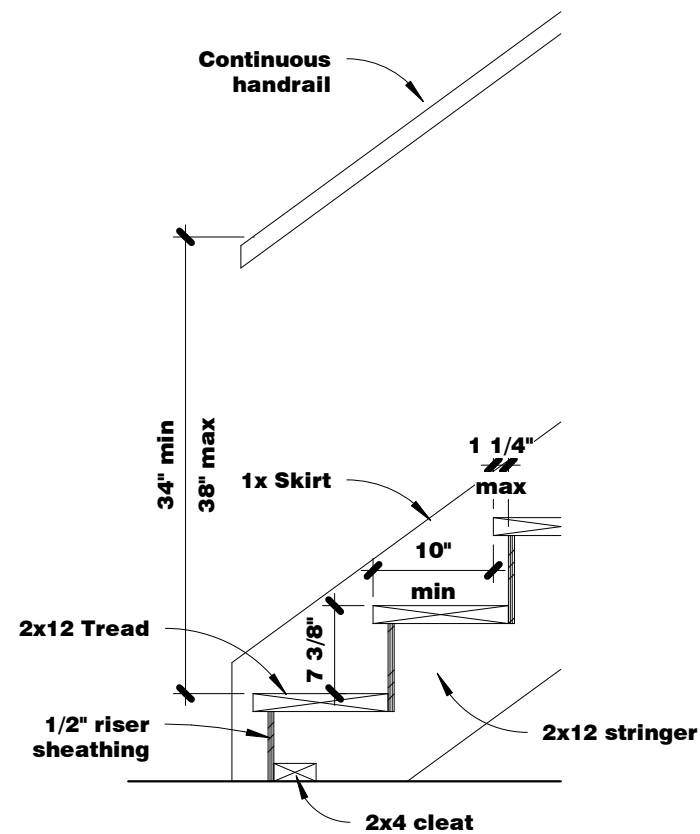
4 Stair Detail
3/4" = 1'-0"



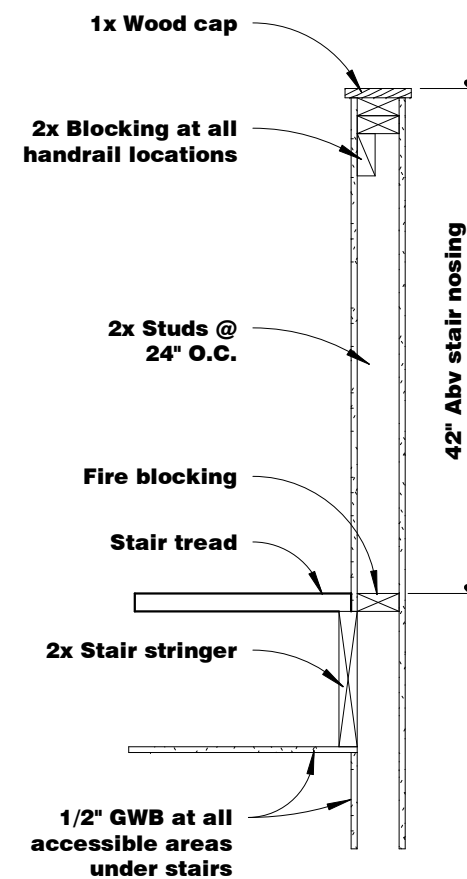
2 Guardrail Wall @ Wall
3/4" = 1'-0"



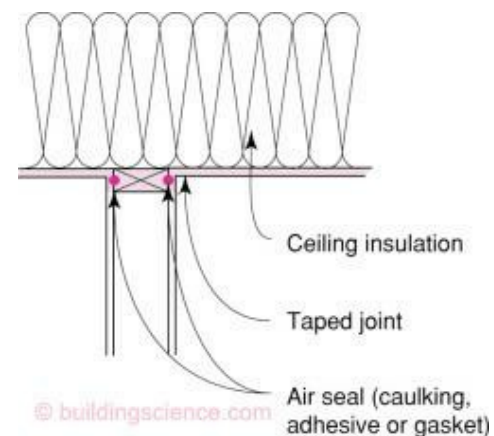
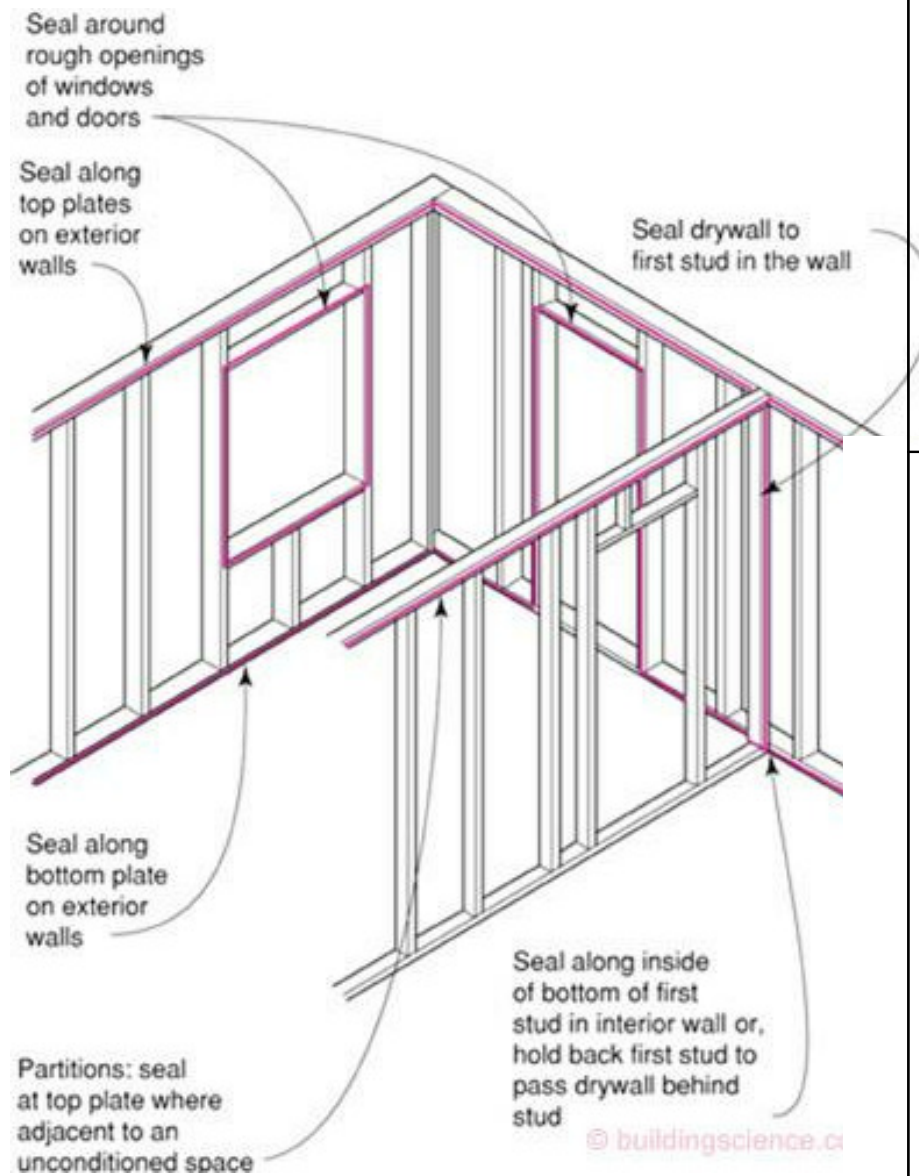
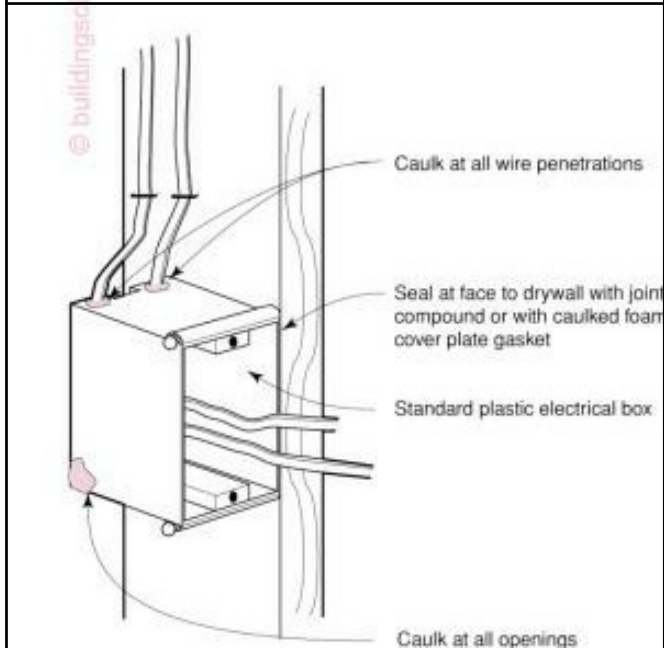
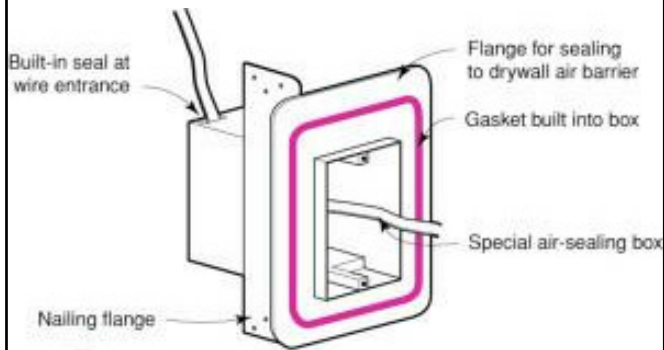
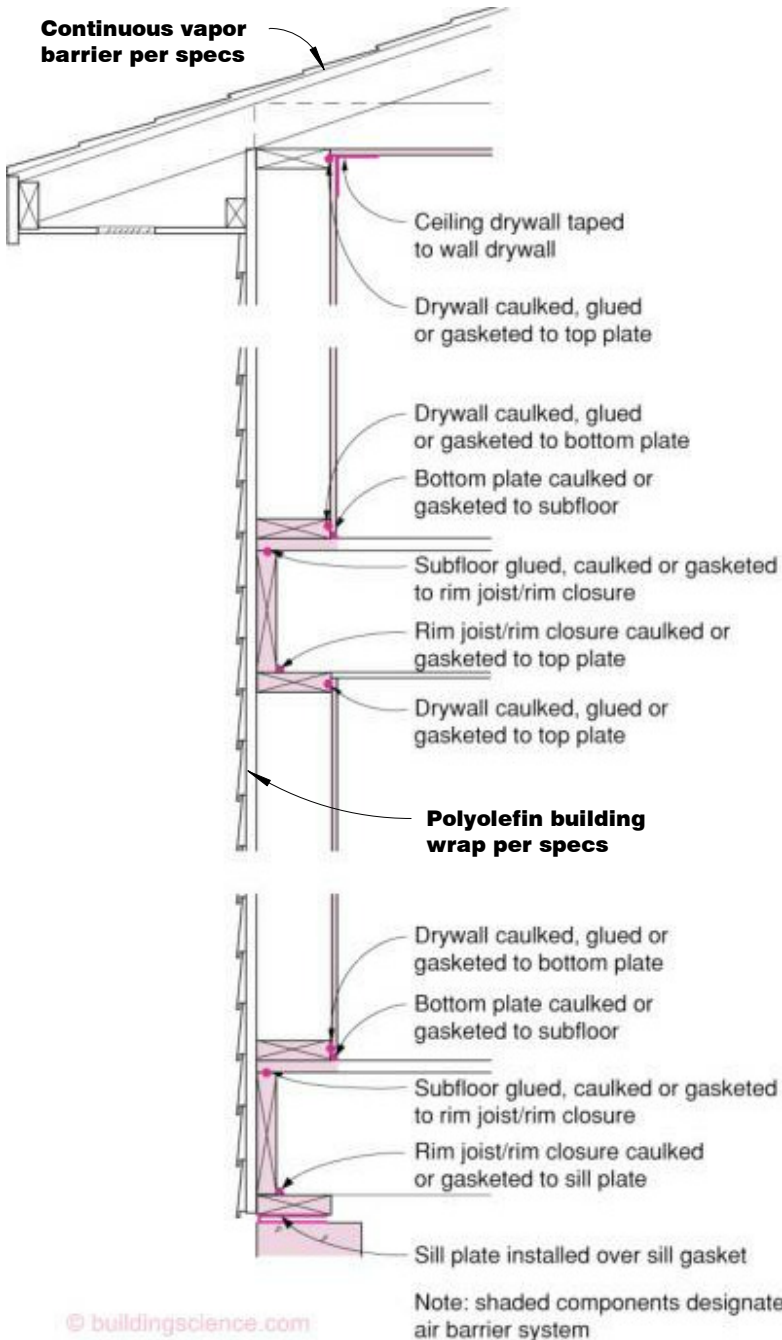
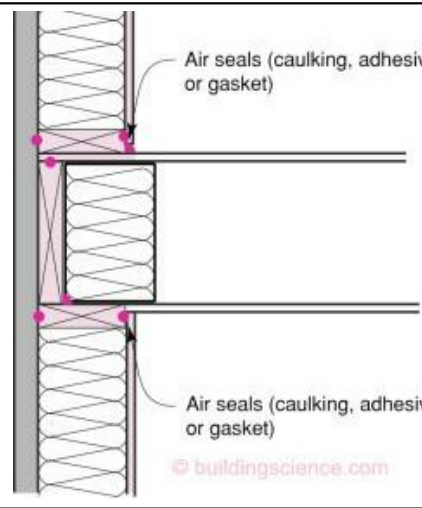
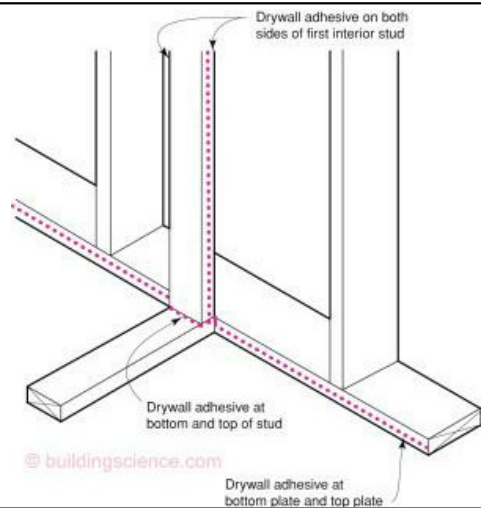
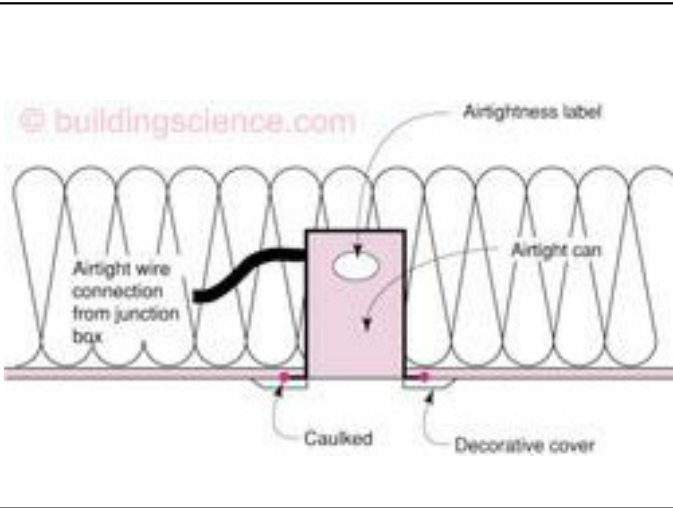
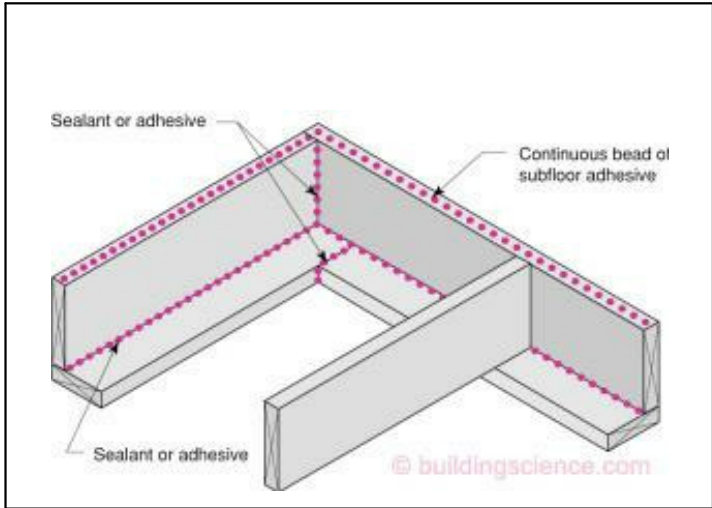
5 Stair Detail
3/4" = 1'-0"



3 Stair Detail
3/4" = 1'-0"



1 Guardrail Wall @ Stair
3/4" = 1'-0"



Air Barriers—Airtight Drywall Approach

Gypsum board drywall is, itself, a suitable air barrier material. The taping of drywall seams results in a plane of airtightness at the field of the wall. However, several steps must be taken to use this material property to create a continuous and complete air barrier system. To do this, it is important to create air barrier continuity at the perimeter of drywall assemblies, at all penetrations through the drywall, and, finally, in areas of the enclosure without interior drywall.

Drywall Assembly Perimeter

Air barrier continuity at the perimeter of drywall assemblies is achieved by sealing the edges of the drywall to solid framing materials. This requires a continuous bead of sealant along:

- all exterior wall bottom and top plates,
- all top plates at insulated ceilings,
- rough opening perimeters, and
- both sides of the first interior stud of partition walls.

The air seal at the partition wall intersection is shown in greater detail below.