

# WONDERLAND PAIRED HOMES

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ARRIVING OUT OF SUCH CHANGES.

10/01/2019

SQUARE FOOTAGE	AREA (SQUARE FEET)
PLAN 1 MAIN FLOOR PLAN TOTAL ABOVE GRADE AREA	1,492 S.F. 1,492 S.F.
LOWER LEVEL (UNFINISHED) LOWER LEVEL (FINISHED)	1,490 S.F. 849 S.F.
GARAGE AREA COVERED FRONT PORCH (MOD. FARMHOUSE) COVERED FRONT PORCH (MID-CENTURY MOD.) SIDE PATIO	465 S.F. 144 S.F. 58 S.F. 143 S.F.
PLAN 2 MAIN FLOOR PLAN UPPER FLOOR PLAN TOTAL ABOVE GRADE AREA	735 S.F. 854 S.F. 1,581 S.F.
LOWER LEVEL (UNFINISHED) LOWER LEVEL (FINISHED)	735 S.F. 471 S.F.
GARAGE AREA COVERED FRONT PORCH SIDE PATIO	496 S.F. 82 S.F. 216 S.F.

THE ANSI Z7.65 Method of Calculating Single Family Residential Square Footage WAS USED TO DETERMINE FINISHED AND UNFINISHED SQUARE FOOTAGE. CALCULATIONS FOR THIS HOUSE ARE BASED ON PLAN DIMENSIONS ONLY AND MAY VARY FROM THE ACTUAL SQUARE FOOTAGE OF THE HOUSE AS BUILT.

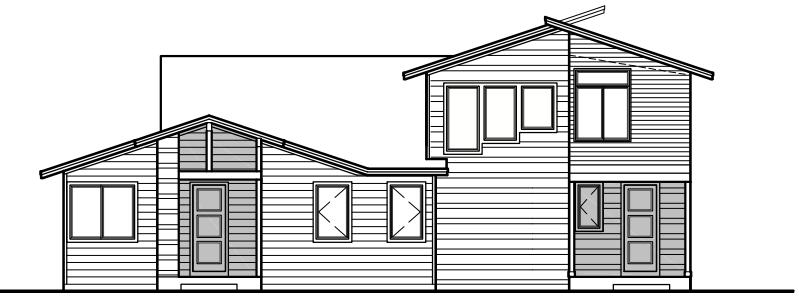
## GENERAL NOTES:

1. ALL WORK SHALL COMPLY WITH ALL STATE AND LOCAL CODES AND ORDINANCES, AND SHALL BE PERFORMED TO THE HIGHEST STANDARDS OF CRAFTSMANSHIP BY JOURNEYMAN OF THE APPROPRIATE TRADES.
2. THESE DOCUMENTS ARE INTENDED TO INCLUDE ALL OF THE NECESSARY INFORMATION REQUIRED TO COMPLETE A MAJORITY OF THE WORK DESCRIBED HEREIN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO BRING TO THE ATTENTION OF THE ARCHITECT ALL CONDITIONS WHICH WILL NOT PERMIT CONSTRUCTION ACCORDING TO THE INTENTIONS OF THESE DOCUMENTS. IT IS THE RESPONSIBILITY OF THE ARCHITECT TO PROVIDE DETAILS AND/OR DIRECTIONS REGARDING DESIGN INTENT WHERE IT IS ALTERED BY EXISTING CONDITIONS OR NEGLECTED IN THE DOCUMENTS.
3. SHOP DRAWINGS MAY BE SUBMITTED TO THE ARCHITECT FOR HIS OR HER REVIEW WHERE CALLED FOR ANYWHERE IN THESE DOCUMENTS. REVIEW SHALL BE MADE BY THE ARCHITECT BEFORE WORK BEGINS, AND WORK SHALL CONFORM TO THE REVIEWED SHOP DRAWINGS AND BE SUBJECT TO REPLACEMENT AS DEEMED NECESSARY BY THE ARCHITECT.
4. THE BUILDING INSPECTOR SHALL BE NOTIFIED BY THE CONTRACTOR WHEN THERE IS NEED OF INSPECTION AS REQUIRED BY THE INTERNATIONAL RESIDENTIAL CODE OR ANY LOCAL CODE OR ORDINANCE.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY AND CARE OF ADJACENT PROPERTIES DURING CONSTRUCTION, FOR COMPLIANCE WITH FEDERAL AND STATE OSHA REGULATIONS AND FOR THE PROTECTION OF ALL WORK UNTIL IT IS DELIVERED COMPLETED TO THE OWNER.
6. ALL NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. NOTED DIMENSIONS WITH "N.T.S." DENOTES NOT TO SCALE.
7. CONTRACTOR SHALL VERIFY AND COORDINATE ALL OPENINGS THROUGH FLOORS, CEILINGS AND WALLS WITH ALL ARCHITECTURAL, STRUCTURAL, MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS.
8. CONTRACTOR WILL ASSUME RESPONSIBILITY OF ITEMS REQUIRING COORDINATION AND RESOLUTION DURING THE BIDDING PROCESS.
9. DO NOT SCALE DRAWINGS.
10. ANY DISCREPANCY FOUND BY THE CONTRACTOR SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
11. ALL WOOD VENEER IN CABINETRY TO MATCH IN SPECIES AND COLOR INCLUDING DOOR FACE, FILLERS, LIGHT VALENCE, EDGE TAPE, ETC.
12. PROVIDE ATTIC STOCK IN EACH UNIT FOR ALL FINISHES.
13. CONTRACTOR TO PROVIDE TEMPORARY SIGNAGE FOR ALL BUILDINGS DURING CONSTRUCTION AS REQUIRED.

TIMNATH, CO



MODERN FARMHOUSE



MID-CENTURY MODERN

PH 1-134.1482 & PH 2-224.1567

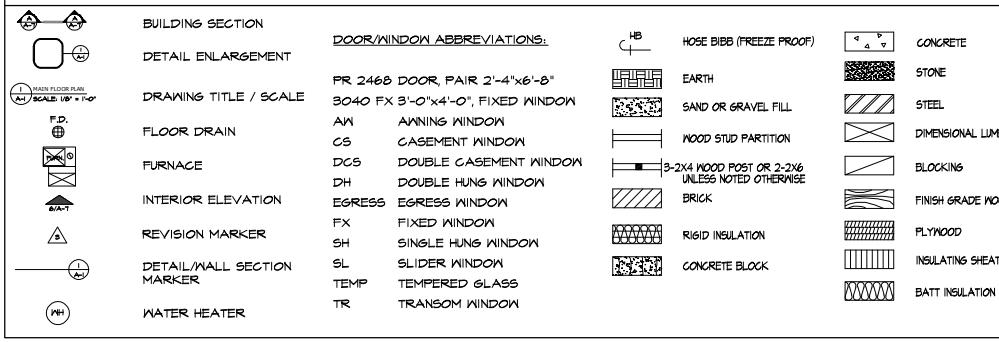
## CODE COMPLIANCE

APPLICABLE CODES:  
2018 International Residential Code  
2018 International Plumbing Code  
2018 International Mechanical Code  
2018 International Fire Code  
2012 International Energy Conservation Code  
2011 National Electric Code  
Local Amendments:

## LIST OF ABBREVIATIONS

AT	FIELD VERIFICATION	TPH	TOILET PAPER
AND	FINISH OPENING	HOLDER	HOLDER
ABV	FR	TONGUE AND GROOVE	TONGUE AND GROOVE
ABOVE FINISH	FIRE RESISTANT	TOP OF...	TOP OF...
AFF	FD	TOP OF CONCRETE	TOP OF CONCRETE
FLOOR	FDN	TOP OF FLOOR	TOP OF FLOOR
ADJ	FOUNDATION	TOP OF MASONRY	TOP OF MASONRY
ADJACENT		TOP OF STEEL	TOP OF STEEL
AL		TOP OF WALL	TOP OF WALL
APPROX	GALVANIZED IRON		
APPROXIMATE	GAUGE		
ARCH	GYP		
ARCHITECTURAL			
BRS	HANDICAP	OC	ON CENTER
BLW	HEATING	OPENING	OPENING
BOARD	VENTILATING AIR	OPT	OPTIONAL
BD	CONDITONING	OD	OUTSIDE DIAMETER
BO	HOLLOW METAL	OH	OVERHEAD
BOTTOM OF...	HOB	TR	TOEFL RING
CANT	HOB BIBB	T	TREAD
CAST	HR	TS	PIPE STEEL
CAST IN PLACE	INT	TYP	TYPICAL
CEILING	INTERIOR		
CL	LAVATORY	UNL	UNLESS NOTED
CENTER LINE	LAYER	ULF	OTHERWISE
CT	LONER LEVEL FLOOR		UPPER LEVEL FLOOR
CLO		VTR	VENT THROUGH ROOF
COL		VIF	VERIFY IN FIELD
CONC		VERT	VERTICAL
CONTINUOUS		VEST	VESTIBULE
DIA	MAIN LEVEL FLOOR	VOL	VOLUME
DTL	MANUFACTURER		
DIA	MANUFACTURER		
DIM	MASONRY OPENING		
DR	MATERIAL		
DN	MAXIMUM		
DRAWING(S)	MECHANICAL		
EACH	MEDIUM DENSITY	WC	WATER CLOSET
ELEC	PESTICIDE	WR	WATER RESISTANT
ELEV	MINIMUM	WN	WINDOW
EQ	MATERIAL	W/N	WITHOUT
ETS	MISCELLANEOUS	WD	WOOD
EXS	MOISTURE RESISTANT	2R2S	CLOSETS-2 RODS
EXT	NOT IN CONTRACT		2 SHELVES
FOG	NUMBER		
FACE OF CONCRETE			
DETAIL/WALL SECTION			
MARKER			
TEMP			
TR			
WATER HEATER			
DOOR/WINDOW ABBREVIATIONS:	HB	CONCRETE	
PR 2468 DOOR, PAIR 2'-4"x6'-8"		STONE	
3040 FX 3'-0"x4'-0", FIXED WINDOW		STEEL	
FLOOR DRAIN		DIMENSIONAL LUMBER	
FURNACE		BLOCKING	
INTERIOR ELEVATION		FINISH GRADE WOOD	
REVISION MARKER		PLYWOOD	
DETAIL/WALL SECTION		INSULATING SHEATHING	
MARKER		BATT INSULATION	
TEMP			
TR			
WATER HEATER			
DOOR/BIBB (FREEZE PROOF)			
EARTH			
SAND OR GRAVEL FILL			
WOOD STUD PARTITION			
3-2X WOOD POST OR 2-2X6, UNLESS NOTED OTHERWISE			
DOUBLE CASEMENT WINDOW			
DOUBLE HUNG WINDOW			
EGRESS WINDOW			
FIXED WINDOW			
SINGLE HUNG WINDOW			
SLIDER WINDOW			
TEMPERED GLASS			
TRANSOM WINDOW			

## SYMBOLS LEGEND



PAIRED HOMES  
WONDERLAND HOMES  
TIMNATH, COLORADO

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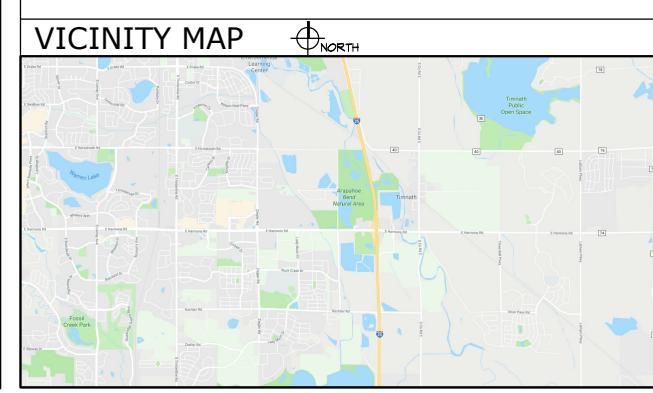
ORIGINAL ISSUE: DATE:  
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CURRENT/REVISION ISSUE DATE:  
2018 IRC 10/1/2019

NO. REVISION TITLE: DATE:  
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JOB #: 18007  
DRAWN: TJH, KF, KMK  
CHECKED: AEP

COVER



## GENERAL NOTES

### GENERAL REQUIREMENTS

Dimensions take precedence over drawn information. Do not scale. All dimensions shown are to face of studs and all studs are 2½" wide unless otherwise noted.

#### A. Codes:

- Before final drawings and specifications are issued for construction they shall be submitted to all governing building agencies to insure their compliance with all applicable local and national codes. If code discrepancies in drawings and/or specifications appear the Architect shall be notified of such discrepancies in writing by Builder or building official, and allowed to alter drawings and specifications so as to comply with governing codes before construction begins.
- The contractor, project manager and all subcontractors are to examine and verify all dimensions and existing conditions both on the plans and in the field. Notify Architect of any discrepancies or conflicts prior to proceeding with construction.
- Upon written receipt of approval from the governing official, drawing and final drawings and specifications shall be submitted by the Builder.
- If code discrepancies are discovered during the construction process, Architect shall be notified and allowed ample time to remedy said discrepancies.
- All work performed shall comply with all applicable local, state and national building codes, ordinances and regulations, and all other authorities having jurisdiction. The following is a partial list of applicable codes in force:
  - a. 2018 International Residential Code (IRC)
  - b. 2018 International Energy Conservation Code (IECC)
  - c. 2017 National Electric Code (NEC)
- Minimum corridor width is to be 36" finish clear.
- Crain spaces are to be conditioned with 10 mil polyethylene continuous vapor barrier with 24" lapped joints, per code.
- Provide a 12" min. clearance from the bottom of wood joists to the crain space surface. Provide min. 18" x 24" access panel where the crain space is not underdecked by puds, ducts and other similar construction.
4. Ceiling heights for all rooms shall comply per code.
- All contractors, subcontractors, suppliers and fabricators, shall be responsible for the content of drawings and specifications and for the supply and design of appropriate materials and work performance.
- All manufactured articles, materials and equipment shall be applied, installed, erected, used, cleaned and conditioned in strict accordance with the manufacturer's recommendations.
- All alternates are at the option of the Builder and shall be at the Builder's request, constructed in addition to or in lieu of the typical construction, as indicated on the drawings.

#### E. Design Loads

- See Structural Drawings for design loads.
- Prior to start of construction, verify design loads with building codes and standards and check with local building officials and seek advice on other special loading conditions. Any loads shall be notified of all discrepancies according to Section A.1. (see above).
- F. The basement plan included herein is not an engineered foundation plan. The engineered foundation design is prepared separately for each site by a Colorado registered Structural Engineer using guidelines found in the soils report and actual field conditions. Contact the Structural Engineer for these documents.

### SITE WORK

- Builder shall be responsible for grading of site and lots.
- Perform excavation according to good common construction practices to the lines, grades and elevations indicated on drawings.
- Provide site preparation as specified by Soils Engineer.
- Provide frost protection as specified by Soils Engineer and E. Foundation frost protection.
- Approved numbers or addresses should be provided for all new buildings in such a position as to be plainly visible and legible from the street or road fronting the property. Temporary numbers shall be placed on the construction meter and on the front of the house at the time of rough inspections. Label construction meters with the approved address prior to calling for inspection.

### CONCRETE

- All structural concrete shall be designed and specified by consulting Structural Engineer.
- Slope all concrete flatwork min. of 1/8" per foot (min.) to provide proper drainage.
- Min. Frost depth is 36". Foundation frost protection must be provided at all below grade concrete, including column piers.
- MASONRY**
- A. Brick veneer (if applicable). Provide standard units complying with ASTM C216, Grade S/N. Type shall be specified by Builder. Brick veneer is to be attached with galvanized anchor ties at 24" o.c. min. vertically and horizontally and shall support no more than 2 sq. ft. of brick veneer (typical).
- B. Mortar: Provide mortar type "N" in accordance with ASTM C210.
- C. Brick flashing and weep holes required per code.
- D. Anchored concrete masonry veneer (ACMV) (flat and/or taux stone, etc.) shall comply per code. Anchored veneer masonry (large and cable stones, brick, etc.) shall comply per code. Verify that the veneer and its backing will provide a weatherproof covering. Wall ties shall be corrosion resistant, 22 gauge by 3/4" sheet metal or 0.148 diameter wire. At least one tie shall be placed in each 2 sq. ft. of wall area with no tie spaced more than 24" horizontally. Artificial stone veneer must be installed per manufacturer's specifications and have an approved ICC evaluation report.

### METALS

- All structural steel shall comply with appropriate ASTM specifications as follows: ASTM A36, ASTM A55, ASTM A501, ASTM A507, and ASTM C325.

### WOOD AND PLASTICS

- Lumber shall in addition to complying with governing codes, comply with:
  - "Product Use Manual" of the Western Woods Products Association for selection and use of products included in that manual.
  - "Plywood Specification and Grade Guide" of the American Plywood Association.
  - "Standard Specifications for Grades of California Redwood Lumber" of the Redwood Inspection Bureau for Redwood, when used.
  - Protection of wood and wood based products from decay shall be provided in the following locations by the use of naturally

durable wood or wood that is preservative-treated in accordance with ANPA UI for the species, product, preservative and end use. Preservatives shall be listed in Section 4 of ANPA UI.

- Wood joists or the bottom of a wood structural floor when closer than 18 inches of wood girders when closer than 12 inches. To be exposed ground in crawl spaces or unexcavated areas located within the periphery of the building foundation.
- All wood framing members that rest on concrete or masonry exterior foundation walls and are less than 8 inches from the exposed ground.
- Stills and sleepers on a concrete or masonry slab that is in direct contact with the ground unless separated from such slab by an impervious moisture barrier.
- The ends of wood girders entering exterior masonry or concrete walls having clearances of less than 1/2 inch on tops, sides and ends.
- Wood siding, sheathing and wall framing on the exterior of a building having a clearance of less than 6 inches from the ground or less than 2 inches measured vertically from concrete steps, porch slabs, patio slabs, and similar horizontal surfaces exposed to the weather.
- Wood stairs and beams that are exposed to the weather, such as concrete or masonry slabs, unless separated from such floors or roofs by an impervious moisture barrier.
- Wood furring strips or other wood framing members attached directly to the interior of exterior masonry walls or concrete walls below grade except where an approved vapor retarder is applied between the wall and the furring strips or framing members.
- Western Red Cedar Lumber Association standards and recommendations for cedar, when used.

- Provide lumber and materials meeting or exceeding the standards of quality:
  - See structural drawings for framing lumber and structural engineering design values and requirements.
  - All headers and beams shall be free from splits and shakes.
  - Ceilings joists are designed for NO attic storage unless noted otherwise.
  4. Ceiling heights for all rooms shall comply per code.

All contractors, subcontractors, suppliers and fabricators, shall be responsible for the content of drawings and specifications and for the supply and design of appropriate materials and work performance.

- All manufactured articles, materials and equipment shall be applied, installed, erected, used, cleaned and conditioned in strict accordance with the manufacturer's recommendations.
- All alternates are at the option of the Builder and shall be at the Builder's request, constructed in addition to or in lieu of the typical construction, as indicated on the drawings.

- Design Loads
  - See Structural Drawings for design loads.
  - Prior to start of construction, verify design loads with building codes and standards and check with local building officials and seek advice on other special loading conditions. Any loads shall be notified of all discrepancies according to Section A.1. (see above).

F. The basement plan included herein is not an engineered foundation plan. The engineered foundation design is prepared separately for each site by a Colorado registered Structural Engineer using guidelines found in the soils report and actual field conditions. Contact the Structural Engineer for these documents.

### STAIR CONSTRUCTION

- Definition is 1 riser, checked for 1/4" maximum grade at riser, landing, etc.
- The maximum riser height shall be 7 3/4". This dimension will be measured from top of threshold down to next tread, this dimension shall be also measured vertically between leading edge of the adjacent treads. The greatest riser height within any flight of stairs shall not exceed the smallest by more than 3/8" (not tolerable variance).
  - Continuously above all projecting wood trim.
  - Walls, exterior decks, stairs attach to a floor/wall assembly of wood-frame construction.
  - At nail and nail intersections.
  - At built-in guitars.
  - Provide gutters as specified by Builder and/or as per details. Downspout and splash locations shall be determined by contractor (and approved by Builder) so as to provide positive roof and site drainage.
  - Provide positive roof and ventilation as specified by Builder.
  - Provide frost-proof hose bibs where designated on floor plan.
  - All supply and return air ducts in crain spaces need to be insulated unless there is conditioned air in to crain space. NI03.8.1
  - All root drains to have down spout extensions 5'-0" minimum away from the building.
  - Provide cross ventilation in the crain space per code.

### DOORS AND WINDOWS

- Glazing in doors and sidelights shall be per energy report.
- Glazing in doors and sidelights shall be tempered glass as req. by governing codes.
- Exit doors from individual dwellings units shall be readily openable from the inside without the use of a key or any special knowledge or effort.
- Exit doors shall be sized to permit the installation of a door not less than 3' wide and not less than 6'-8" high in all locations.
- A floor or landing shall be provided at each side of a door. A maximum drop of 7 ¾" on exterior side is allowed provided the door does not swing over drop, 36" min in direction of travel per R311.3.
- Open risers are permitted, provided that the opening between treads does not permit the passage of a 4" diameter sphere when the total rise of the stairs is over 30".
- Exterior concrete stairs not to exceed 7 3/4" maximum when treads slopes the allowable 1/4" maximum by placing level on the back of upper tread and level out to next lower tread nosing then measure down.
- Stairs can not end at sloped sidewalk or driveway.
- Non required exterior exit door can go out to one step then to landing.

- The minimum tread depth shall be 10". The tread depth shall be measured horizontally between the vertical planes of the foremost projection of adjacent treads and at a right angle to the tread leading edge.

- Flight of stairs shall not exceed the smallest by more than 3/8".
- Non required at treads with closed risers (unless tread is 11" minimum nosing to be 3/4" min to 1 1/4" max).
- Slope of tread not to exceed 1/4" from back to front.

- Winder treads shall have a minimum depth of 10" from the nosing (12" from inside curve of stair) with 6" minimum tread depth along any point.

- Handrails should not project more than 4 1/2" into the each side of the required width. Handrails projecting from a wall should have a space of not less than 1 1/2" between the wall and the handrail.

- Handrail height shall be 34" min to 38" max measured from nosing.
- The handrail portion of handrails should not be less than 1 1/4" nor more than 2" in cross-sectional dimension or the shape should provide an equivalent gripping surface. The handrail portion should have a smooth surface with no sharp corners.

- Guardrails shall be located along open-sided walking surfaces, including stairs, ramps, landings that are located more than 20 inches measured vertically to the floor or ceiling below at any point within 36" horizontally to the edge of the open side. Guardrails shall be 36" in ht.

- Guardrails on open side of stairs shall not be less than 34". Guards shall not have openings that allow passage of a 2" sphere. Triangular areas formed by stair, riser tread and rail shall not allow passage of a 6" sphere.

- Stairways shall not be less than 36" in clear width at all points above the permitted handrail height and below the required headroom height. Below the handrail height, including treads and landings, stair width shall not be less than 31 1/2" where handrails are provided on both sides.

- Minimum headroom in all parts of the stairway shall be not less than 6 ft 8 in, measured from the nosing.

### THERMAL AND MOISTURE PROTECTION

#### A. Foundation moisture protection

- Damp proof foundation walls per R406.1, 406.2 as specified by Builder.
- Provide an improved drainage system per R405 and as specified by Builder.
- Provide sump pit and pump where required as specified by Builder.

- Provide thermal building insulation at assemblies adjacent to exterior or unheated spaces meeting the requirements of governing codes and, unless otherwise noted, meeting the following minimum requirements:

NOTE: THE LISTED VALUES ARE MINIMUMS PER THE "PRESCRIPTIVE METHOD" OUTLINED IN THE IRC/IECC, IF "PERFORMANCE METHOD" IS USED, THE WORST CASE ENERGY REPORT IS REFERENCED.

- Wood Frame wall: R-20 or R-15
2. Ceiling: R-49 (allowed to be R-38 if 100% of unpressurized areas are over wall top plate) R-30 (limited to R-30 or 20% of total area) R-30 (fill cavity R-14 min) (unheated areas/attic/loft)

F. Habitable rooms should be provided with natural light from glazed openings equal to 8 percent of the floor area and natural vents from openings equal to 4 percent of the floor area. Unless provided with whole house mechanical ventilation system and artificial light per R303 FINISHES

#### G. Gypsum Panels

- Gypsum panels, unless otherwise noted, shall be provided as follows:

- Exterior wall: 1-layer 1/2" regular panels to interior face.
- Interior partitions: 1-layer 1/2" regular panels each side.

- Ceiling: 1-layer 1/2" regular panels when supporting members are greater than 16" o.c. 1-layer 1/2" regular panels when supporting members are 16" o.c. or less.

- Attic Knee Walls: R-20
- Slab: R-10, depth of 3 ft.

- Ducts: R-6 (outside thermal envelope)

Window and Door Assembly Thermal Transmittance:  
Penetration U-factor .30.

- Install vapor barrier and air infiltration barrier as specified by Builder.

- Weather barrier required behind lap siding.

- Vapor barriers shall only be placed on the warm side of insulated assemblies.

- A 6-mil thick 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.

- Roofing shall be as specified by Builder as noted on drawings.

- Siding (if applicable) shall be selected by owner/builder (exposure as noted on drawings) as specified with 6" (min) clearance above finished grade.

- Provide approved corrosion-resistant flashing per T03.4 to prevent entry of water to the buildings structural components. Flashing should be installed in the following locations:

- Exterior window and door openings.

- Intersections of chimneys or other masonry construction with frame or stucco walls.

- Under and at the ends of masonry or metal copings and sills.

- Continuously above all projecting wood trim.

- Walls, exterior decks, stairs attach to a floor/wall assembly of wood-frame construction.

- At nail and nail intersections.

- At built-in guitars.

- Provide gutters as specified by Builder and/or as per details. Downspout and splash locations shall be determined by contractor (and approved by Builder) so as to provide positive roof and site drainage.

- Provide frost-proof hose bibs where designated on floor plan.

- All supply and return air ducts in crain spaces need to be insulated unless there is conditioned air in to crain space. NI03.8.1

- All root drains to have down spout extensions 5'-0" minimum away from the building.

- Provide cross ventilation in the crain space per code.

Floor permitted to be 5 sq/ft. with a max sfl ht. of 44" above the floor.

washer.

2. Provide gas lines and valves when optional gas dryer and/or range are specified by Builder.

- Each water closet stool should have a minimum 15 inches of side clearance from its center line to a finished wall or fixture or similar obstruction and have a minimum clear space in front of the stool or toilet stool less than 21".

- Plumbing vents need to be gridded to drain.

- All water heaters require pans when on wood floors.

- All plumbing vents need to extend out of root 12" minimum.

- Provide protection against freezing per P2603.3, IRC 2018.

- The shower compartment access and egress opening minimum width is 22", per P2708.1, IRC 2018.

G. Heating, Ventilating and Air Conditioning:

- Furnace: gas, forced air: Water Heater: gas; direct vented per builder spec or energy report, these appliances do not require secondary combustion air.

- All HVAC equipment shall be individually switched.

- Dryer vent shall be extended to exterior weather hood.

- Dryer ducts shall be 4" minimum diameter, 35' in length maximum. The maximum length of the duct shall be reduced 25' for each 45 degree bend and for each 90 degree bend. Ducts shall not include transitions or fittings. Ducts shall have a minimum thickness of 1/2" and be made of sheet metal.

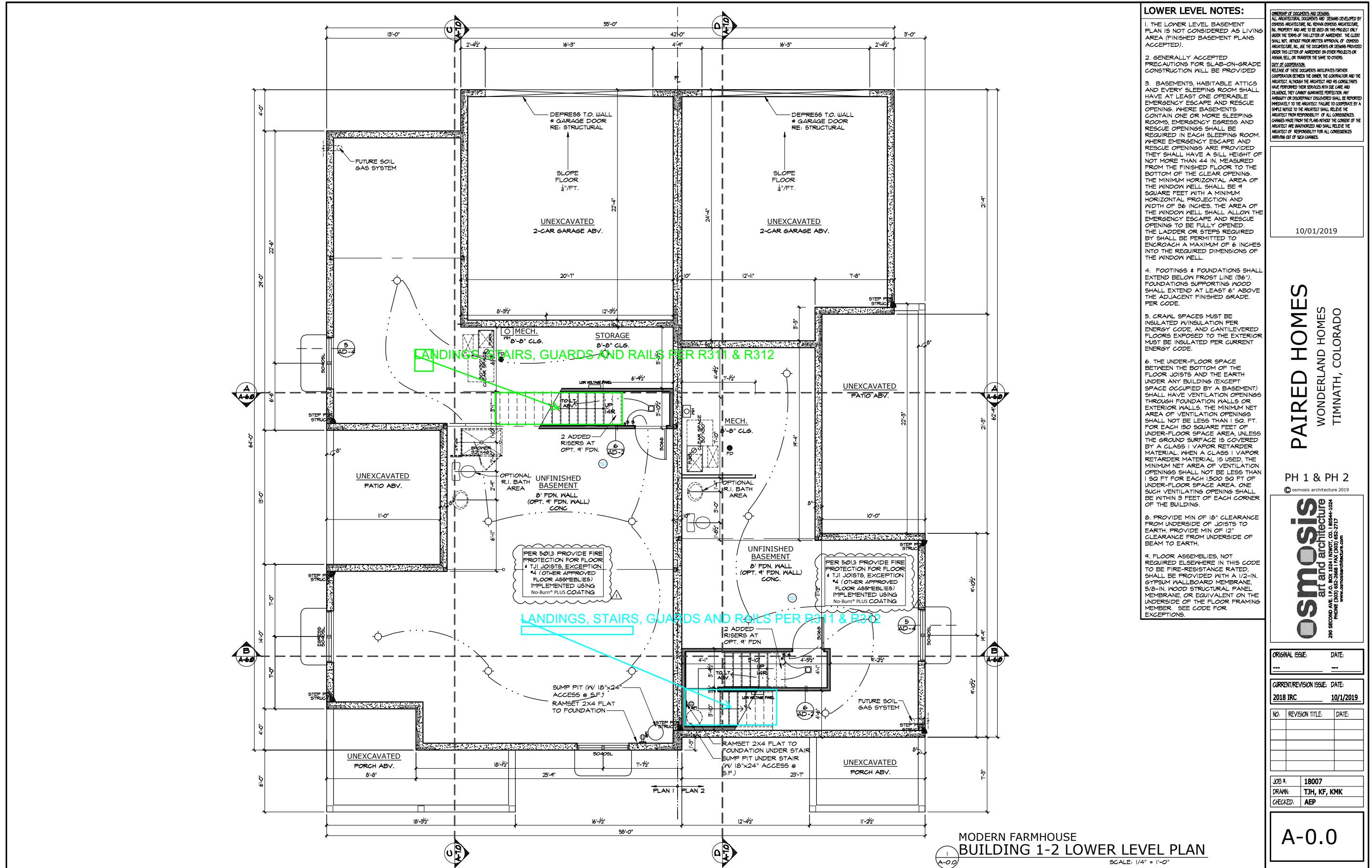
- Exhaust ducts shall terminate not less than 3 feet in any direction from openings (fixed or operable) in the building.

- Common walls (area separation walls): (2) 1" gypsum liner panels (rated). See drawings for construction assemblies.

- Floor assemblies, not required elsewhere in this code to be fire-resistance rated, shall be provided with a 1/2-inch gypsum board with 5/8" Type "X" GNS per code.

- Water-resistant gypsum backing board should not be used in the building.

- Bathrooms: Water-resistant panels at all



# PAIRED HOMES

WONDERLAND HOMES  
TIMNATH, COLORADO

PH 1 & PH 2

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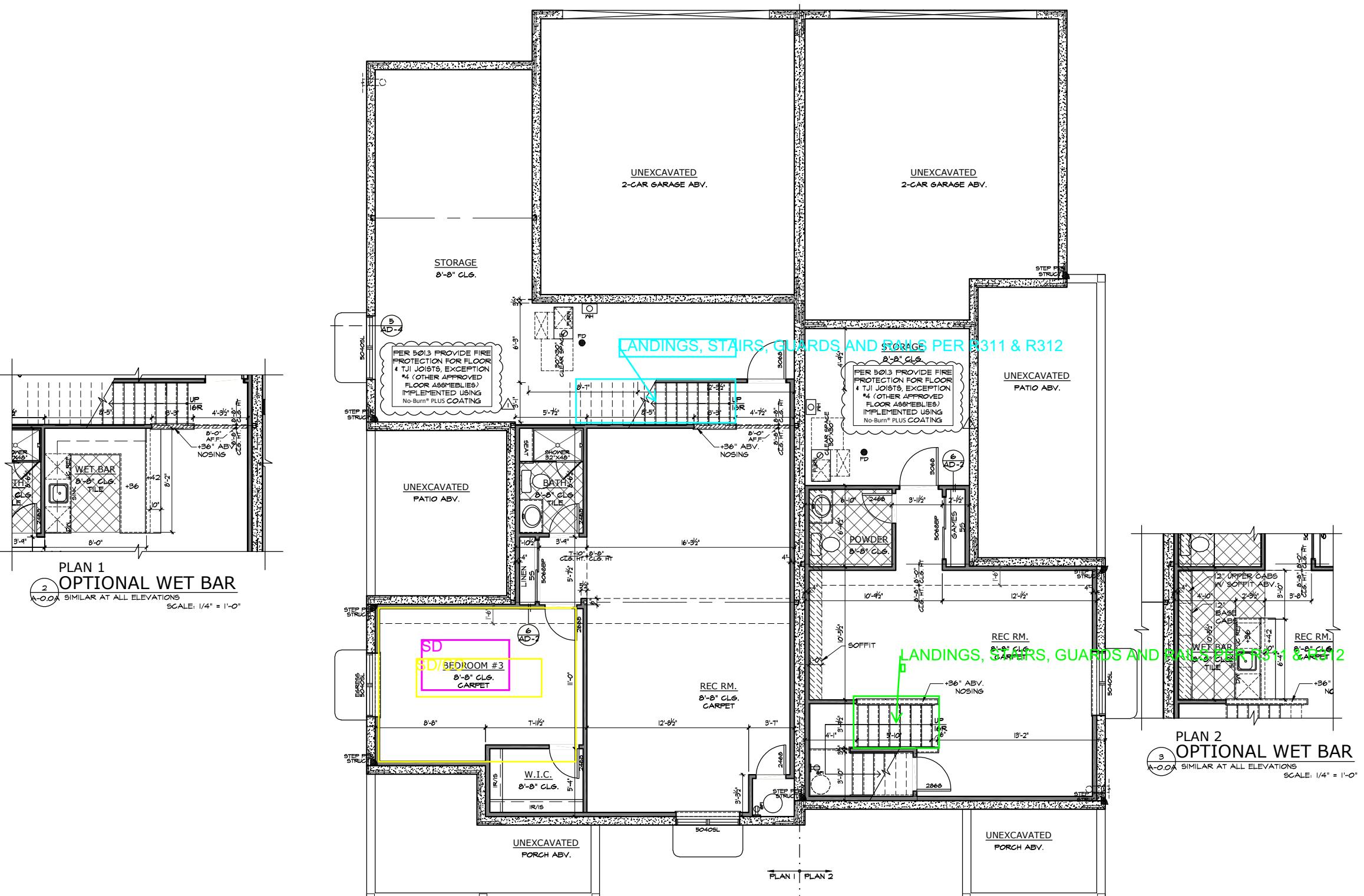
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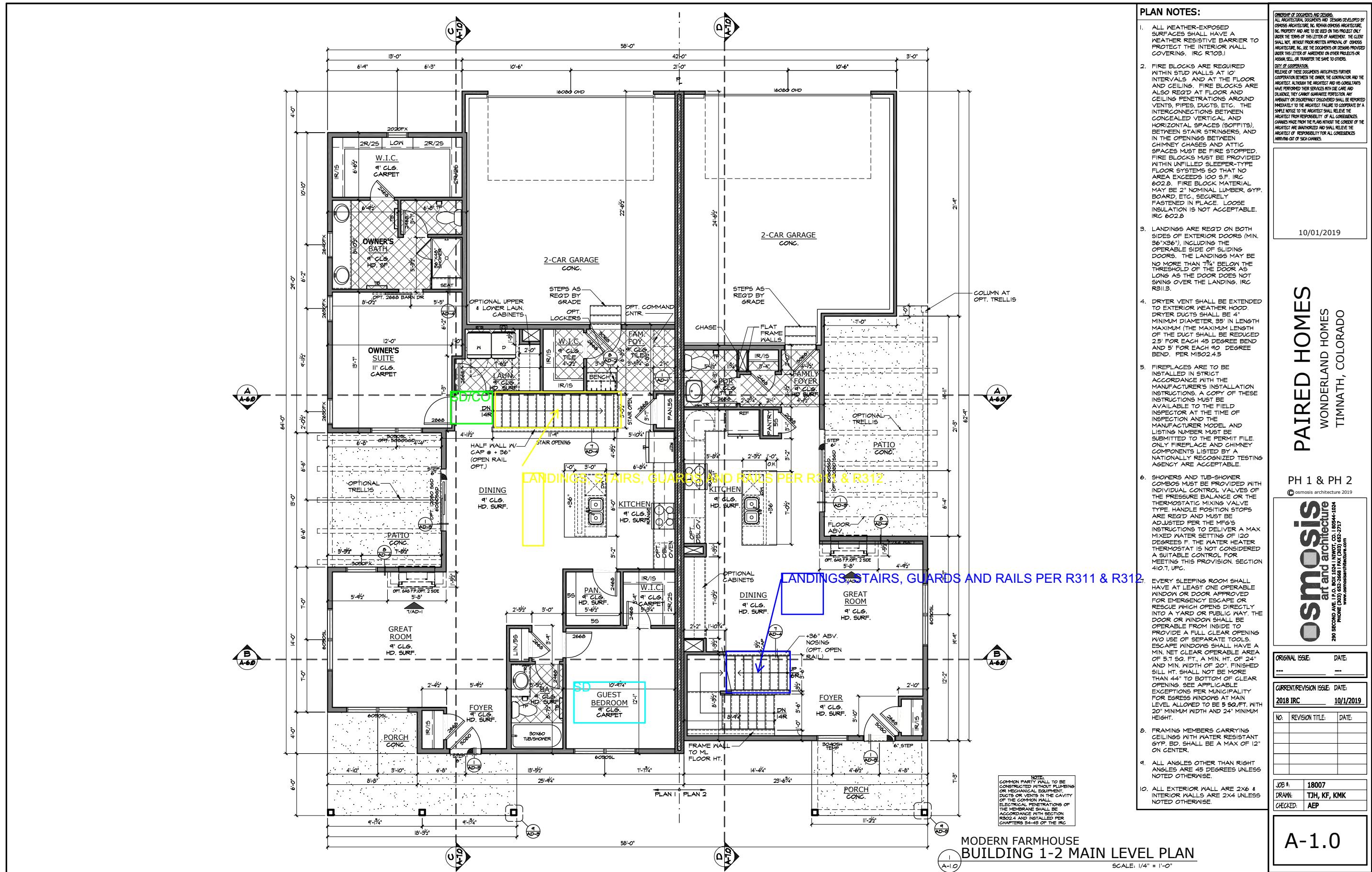
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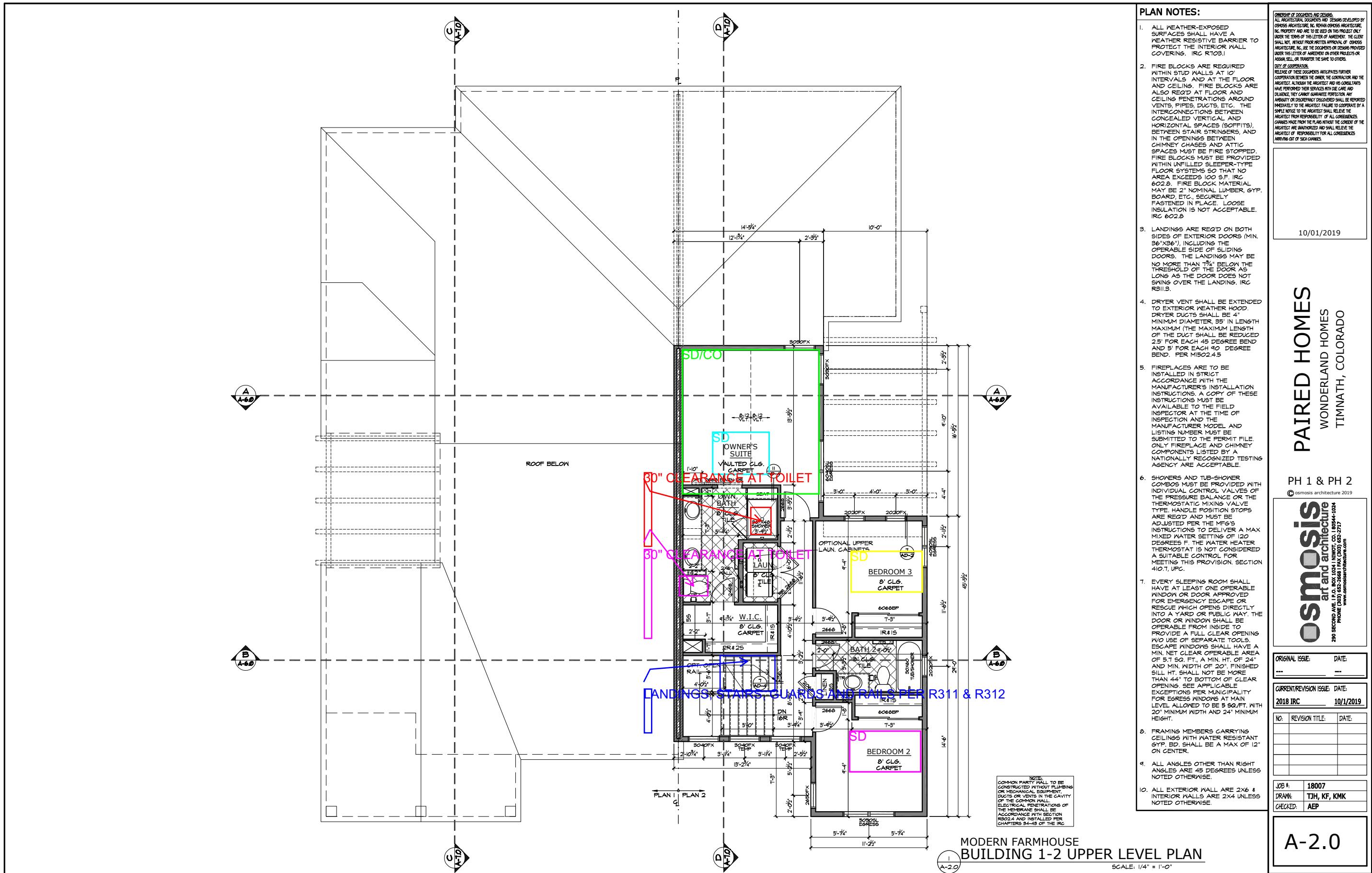
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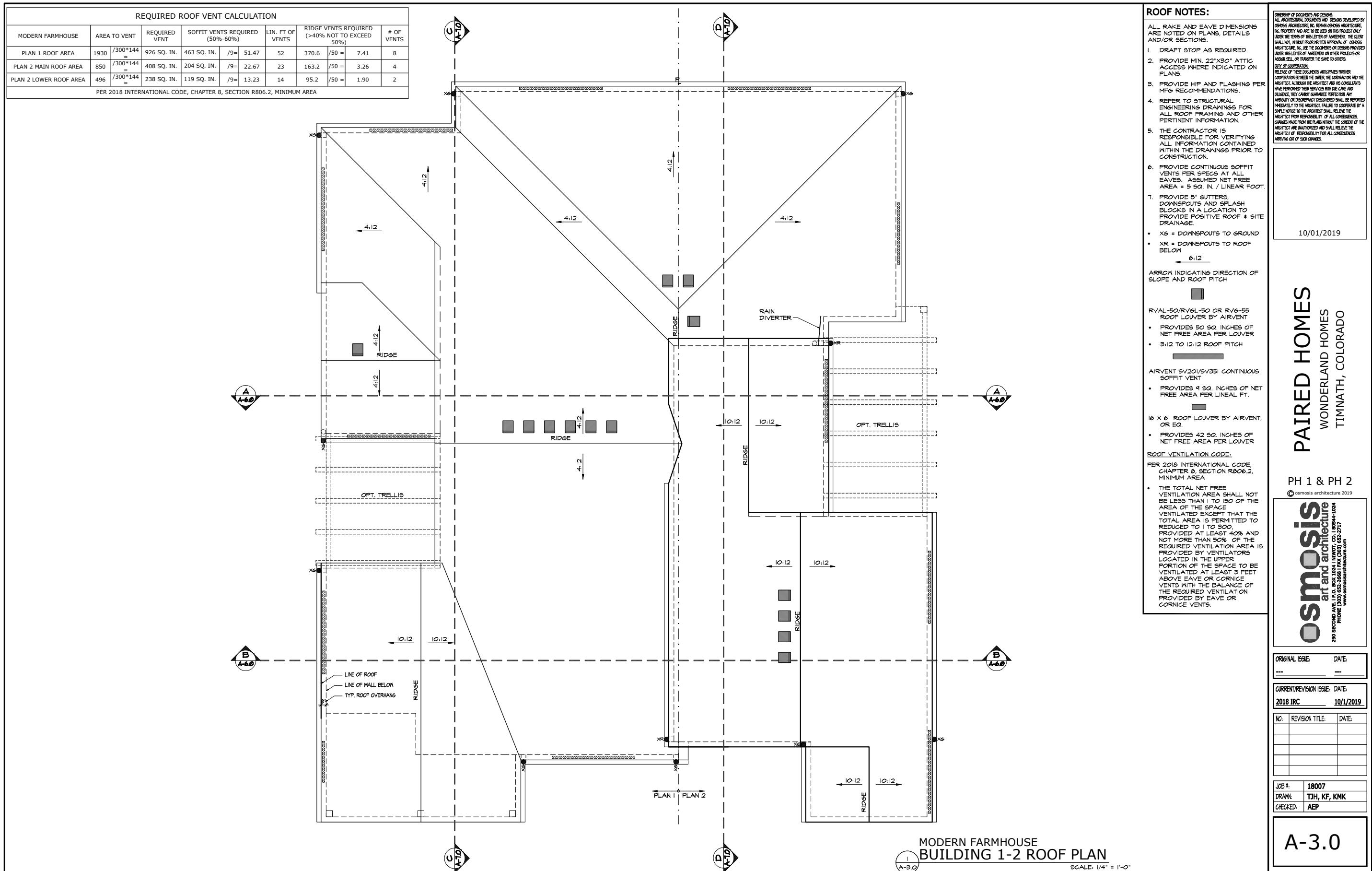
## LOWER LEVEL NOTES:

1. THE LOWER LEVEL BASEMENT  
PLAN IS NOT CONSIDERED AS LIVING  
AREA (FINISHED BASEMENT PLANS  
ACCEPTED).
2. GENERALLY ACCEPTED  
PRECAUTIONS FOR SLAB-ON-GRADE  
CONSTRUCTION WILL BE PROVIDED.
3. BASEMENTS, HABITABLE ATTICS  
AND EVERY SLEEPING ROOM SHALL  
HAVE AT LEAST ONE OPERABLE  
EMERGENCY ESCAPE AND RESCUE  
OPENING. WHERE BASEMENTS  
CONTAIN ONE OR MORE SLEEPING  
ROOMS, EMERGENCY EGRESS AND  
RESCUE OPENINGS SHALL BE  
REQUIRED IN EACH SLEEPING ROOM.  
WHERE EMERGENCY ESCAPE AND  
RESCUE OPENINGS ARE PROVIDED,  
THEY SHALL HAVE A SILL HEIGHT OF  
NOT MORE THAN 44 IN. MEASURED  
FROM THE FINISHED FLOOR TO THE  
BOTTOM OF THE CLEAR OPENING.  
THE MINIMUM HORIZONTAL AREA OF  
THE WINDOW WELL SHALL BE 9  
SQUARE FEET WITH A MINIMUM  
HORIZONTAL PROJECTION AND  
WIDTH OF 36 INCHES. THE AREA OF  
THE WOODEN WELL LADDER OR STAIR  
ON THE EXTERIOR SIDE OF THE  
EMERGENCY ESCAPE AND RESCUE  
OPENING TO BE FULLY OPENED.  
THE LADDER OR STEPS REQUIRED  
BY SHALL BE PERMITTED TO  
ENCROACH A MAXIMUM OF 6 INCHES  
INTO THE REQUIRED DIMENSIONS OF  
THE WINDOW WELL.
4. FOOTINGS & FOUNDATIONS SHALL  
EXTEND BELOW FROST LINE (36").  
FOUNDATIONS SUPPORTING WOOD  
SHALL EXTEND AT LEAST 6" ABOVE  
THE ADJACENT FINISHED GRADE.  
PER CODE.
5. CRAWL SPACES MUST BE  
INSULATED & INSULATED PER  
ENERGY CODE. AND GANTILEVERED  
FLOORS EXPOSED TO THE EXTERIOR  
MUST BE INSULATED PER CURRENT  
ENERGY CODE.
6. THE UNDER-FLOOR SPACE  
BETWEEN THE BOTTOM OF THE  
FLOOR JOISTS AND THE EARTH  
UNDER ANY BUILDING (EXCEPT  
SPACE OCCUPIED BY A BASEMENT)  
SHALL NOT CONTAIN VENTILATING OPENINGS  
THROUGH FOUNDATION WALLS OR  
EXTERIOR WALLS. THE MINIMUM NET  
AREA OF VENTILATION OPENINGS  
SHALL NOT BE LESS THAN 1 SQ. FT.  
FOR EACH 150 SQUARE FEET OF  
UNDER-FLOOR SPACE AREA, UNLESS  
THE GROUND SURFACE IS COVERED  
BY A CLASS I VAPOR RETARDER  
MATERIAL. WHEN A CLASS I VAPOR  
RETARDER MATERIAL IS USED, THE  
MINIMUM NET AREA OF VENTILATION  
OPENINGS SHALL NOT BE LESS THAN  
50 SQ. FT. FOR EACH 150 SQ. FT. OF  
UNDER-FLOOR SPACE AREA. ONE  
SUCH VENTILATING OPENING SHALL  
BE WITHIN 3 FEET OF EACH CORNER  
OF THE BUILDING.
8. PROVIDE MIN OF 18" CLEARANCE  
FROM UNDERSIDE OF JOISTS TO  
EARTH. PROVIDE MIN OF 12"  
CLEARANCE FROM UNDERSIDE OF  
BEAM TO EARTH.
4. FLOOR ASSEMBLIES, NOT  
REQUIRED ELSEWHERE IN THIS CODE  
TO BE FIRE RESISTANCE RATED  
SHALL BE PROVIDED WITH A 1/2-IN.  
GYPSUM WALLBOARD MEMBRANE,  
5/8-IN. WOOD STRUCTURAL PANEL  
MEMBRANE OR EQUIVALENT ON THE  
UNDERSIDE OF THE FLOOR FRAMING  
MEMBER. SEE CODE FOR  
EXCEPTIONS.











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## PAIRED HOMES

WONDERLAND HOMES  
TIMNATH, COLORADO

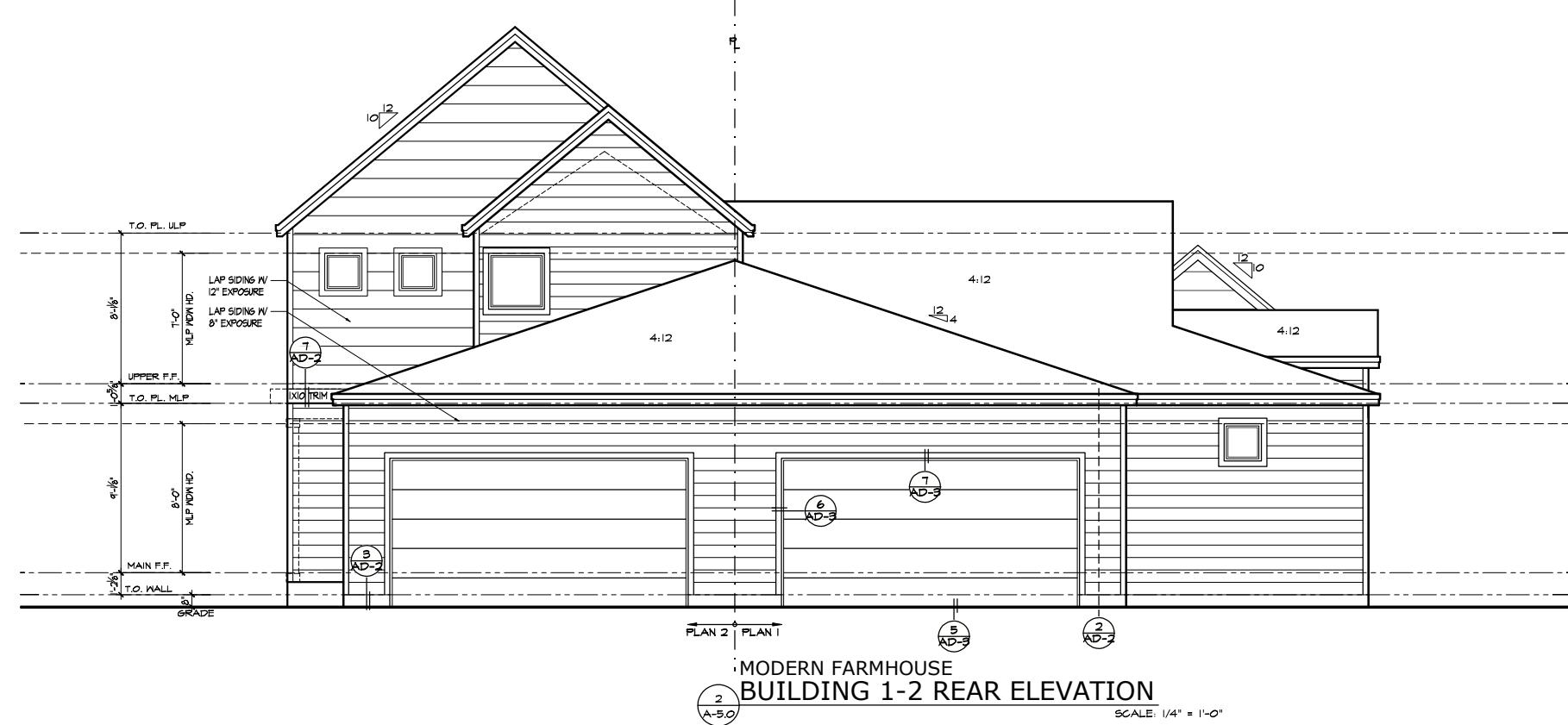
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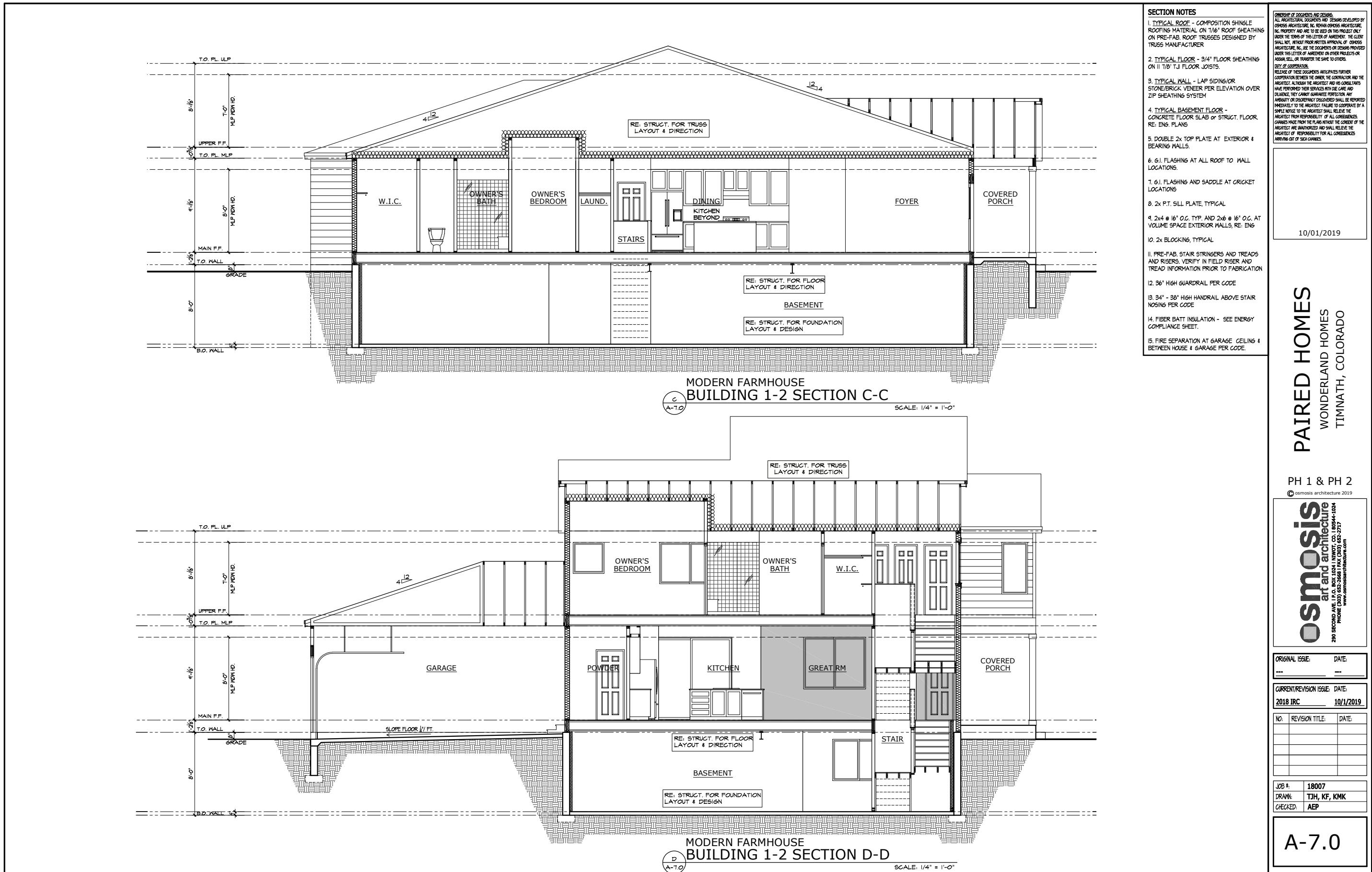
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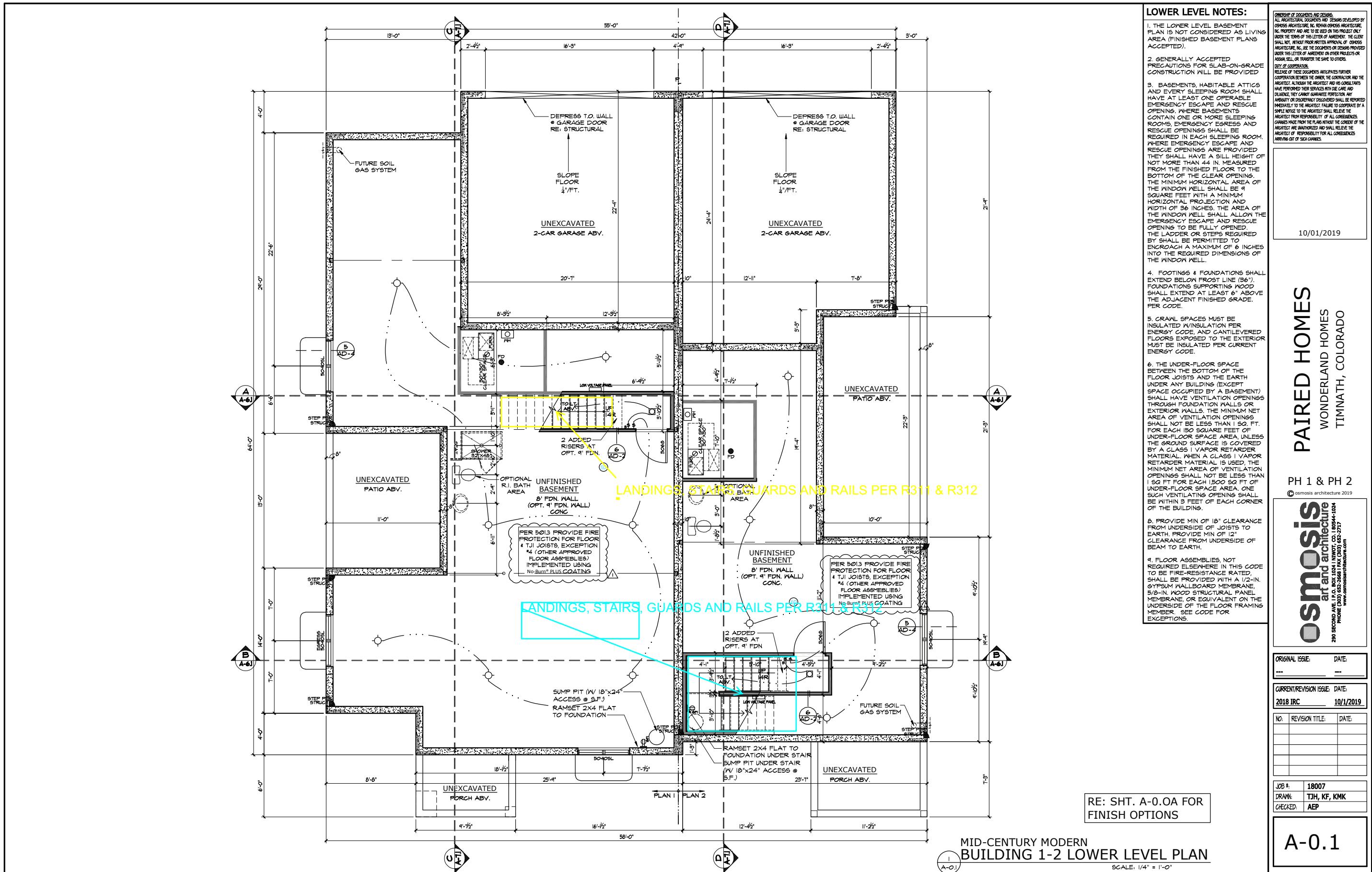
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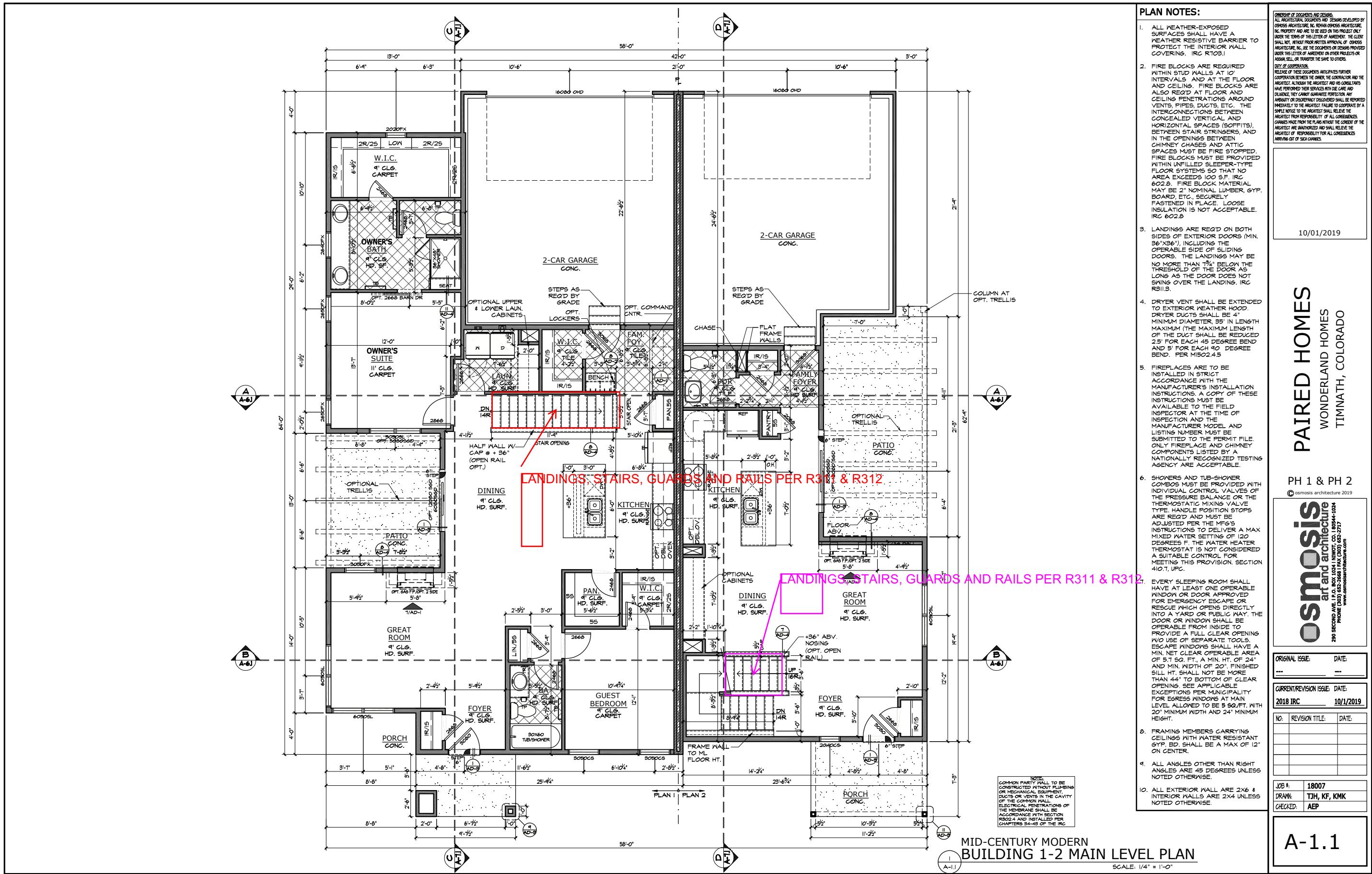
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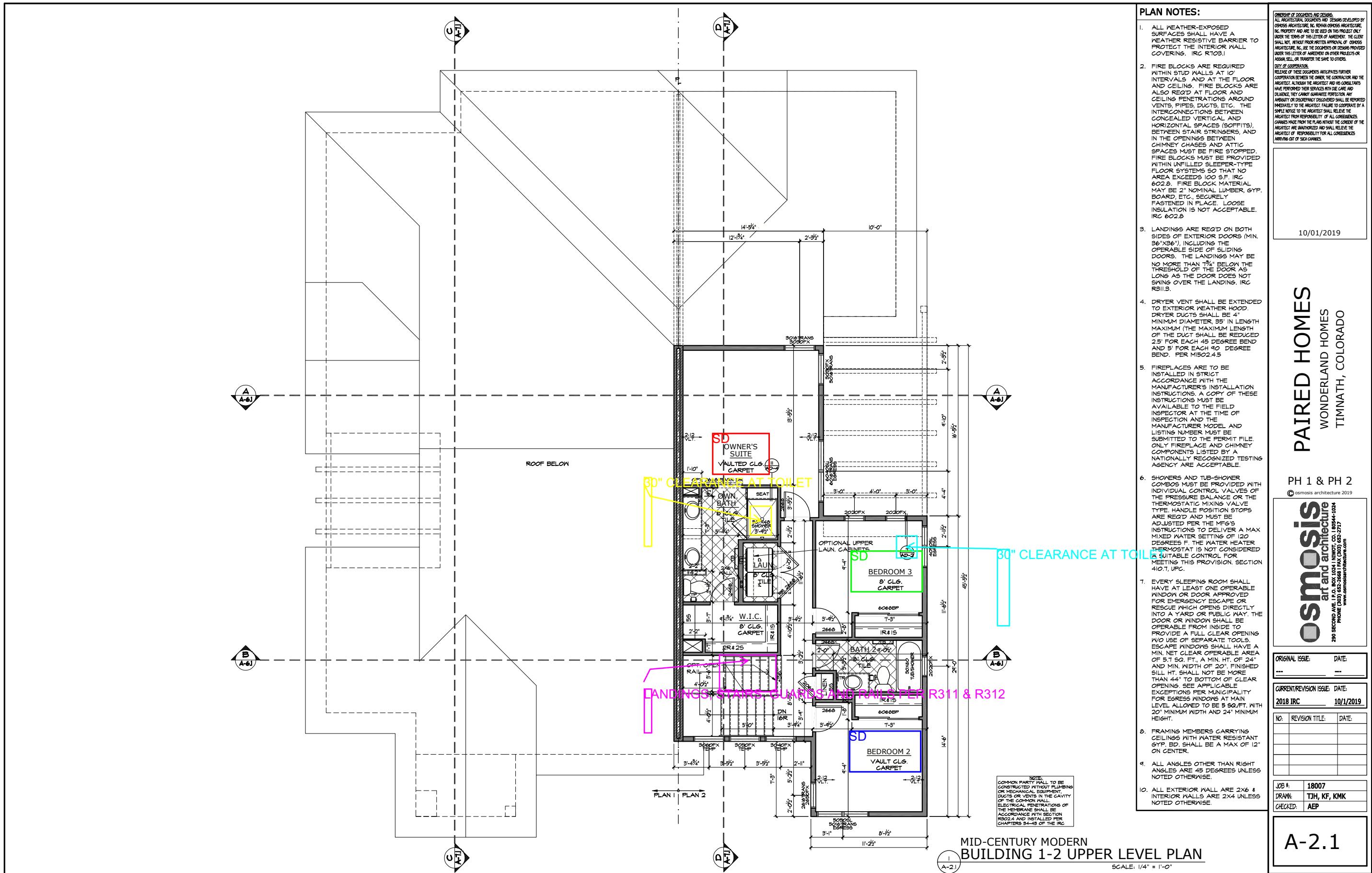


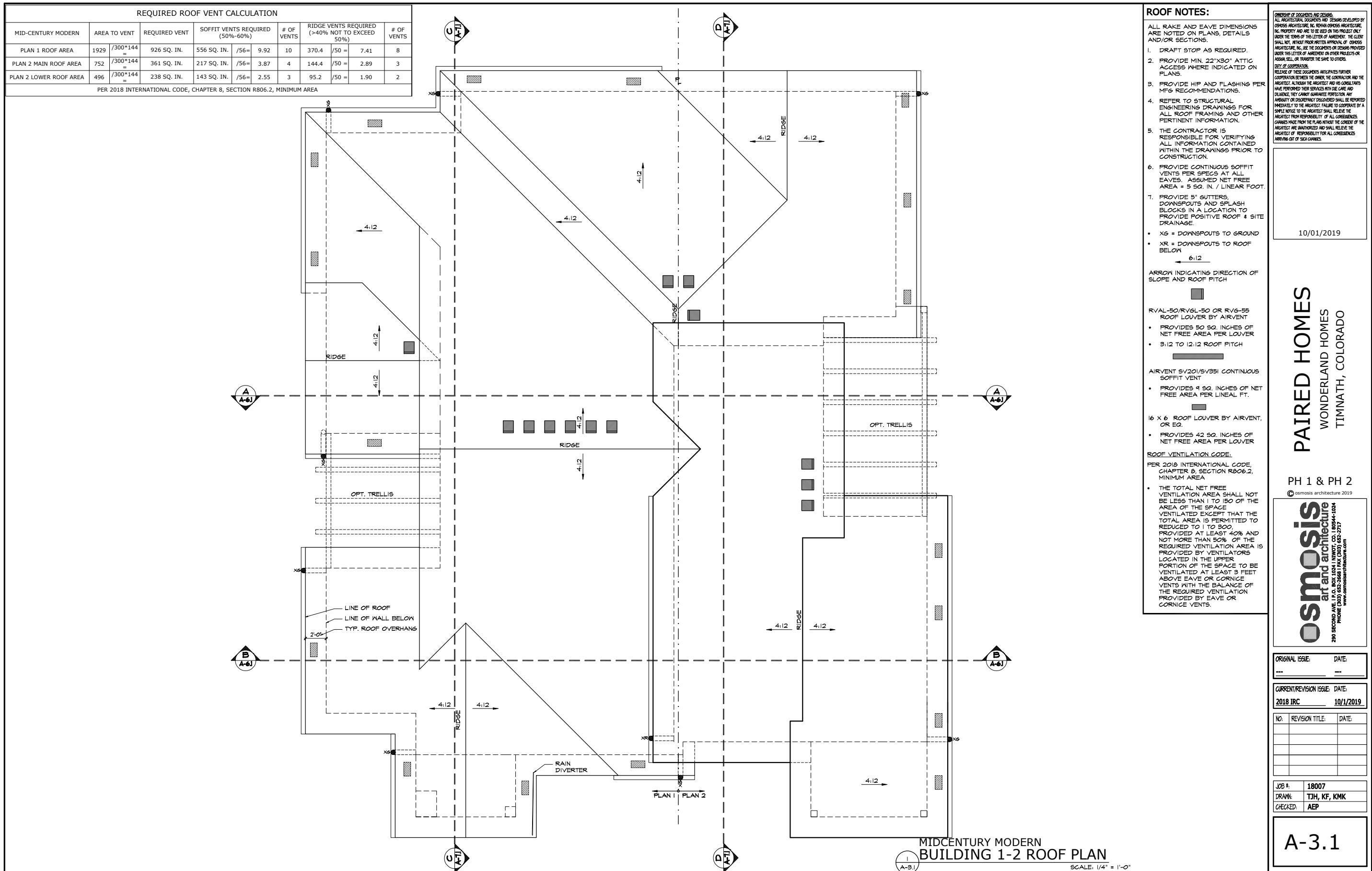


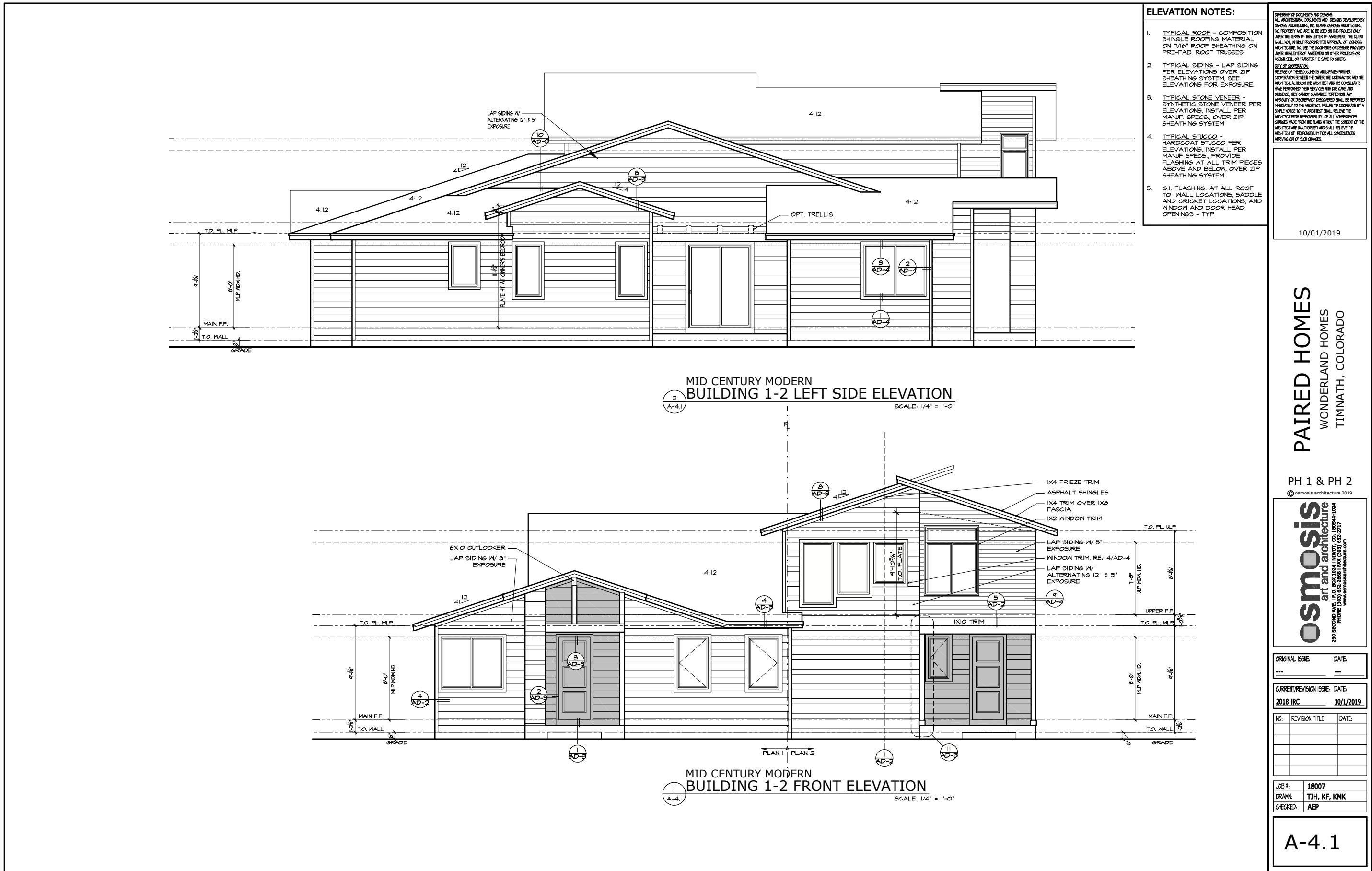












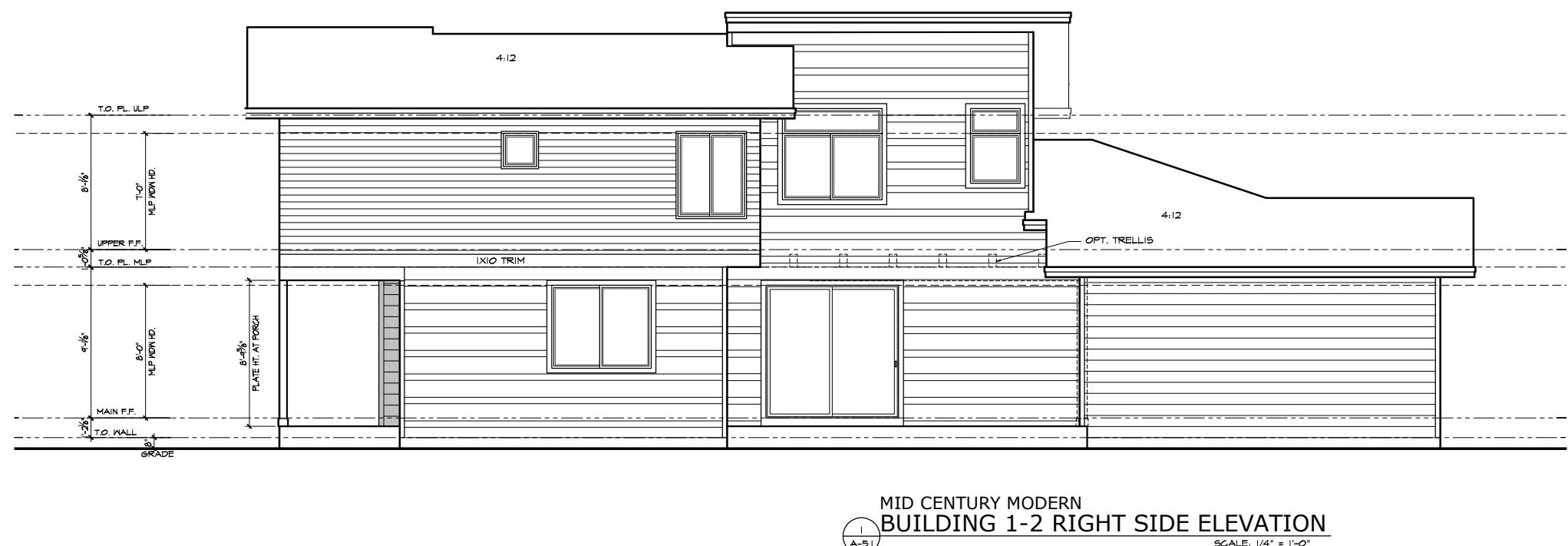
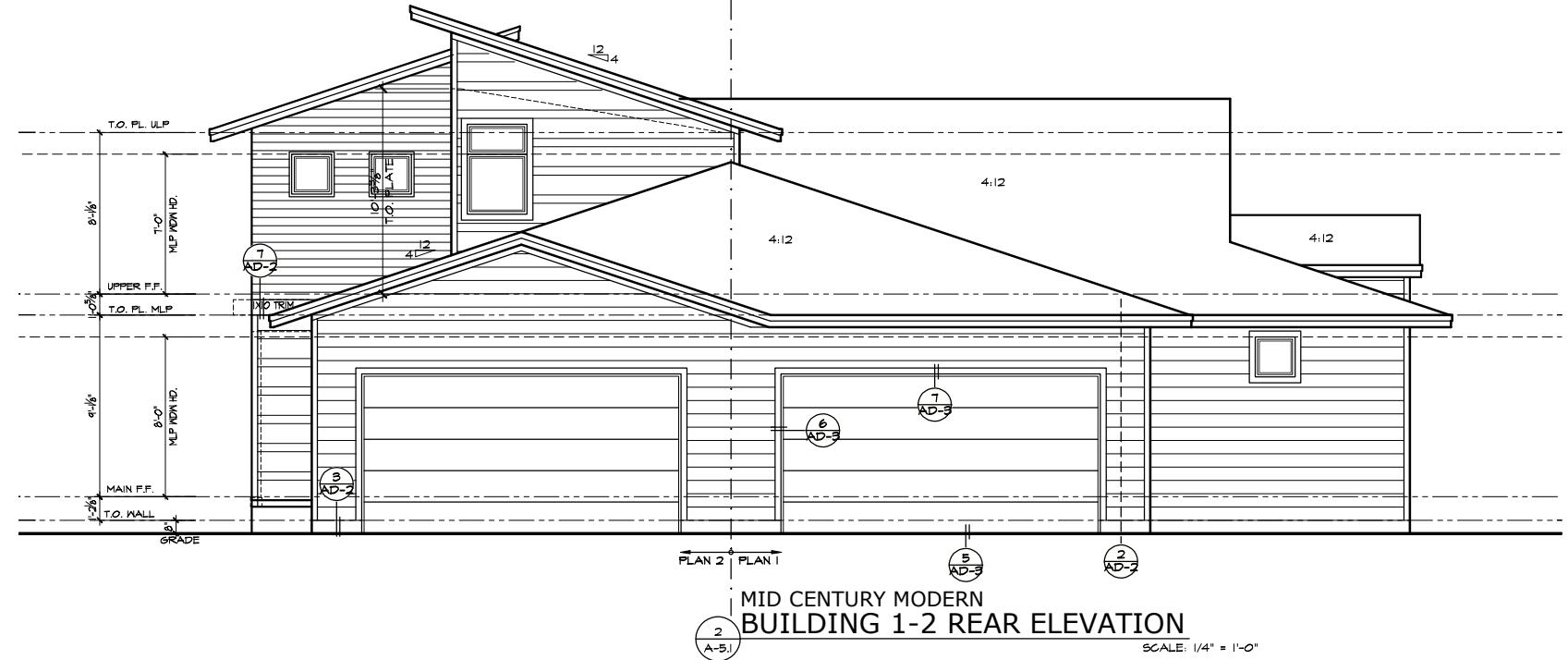
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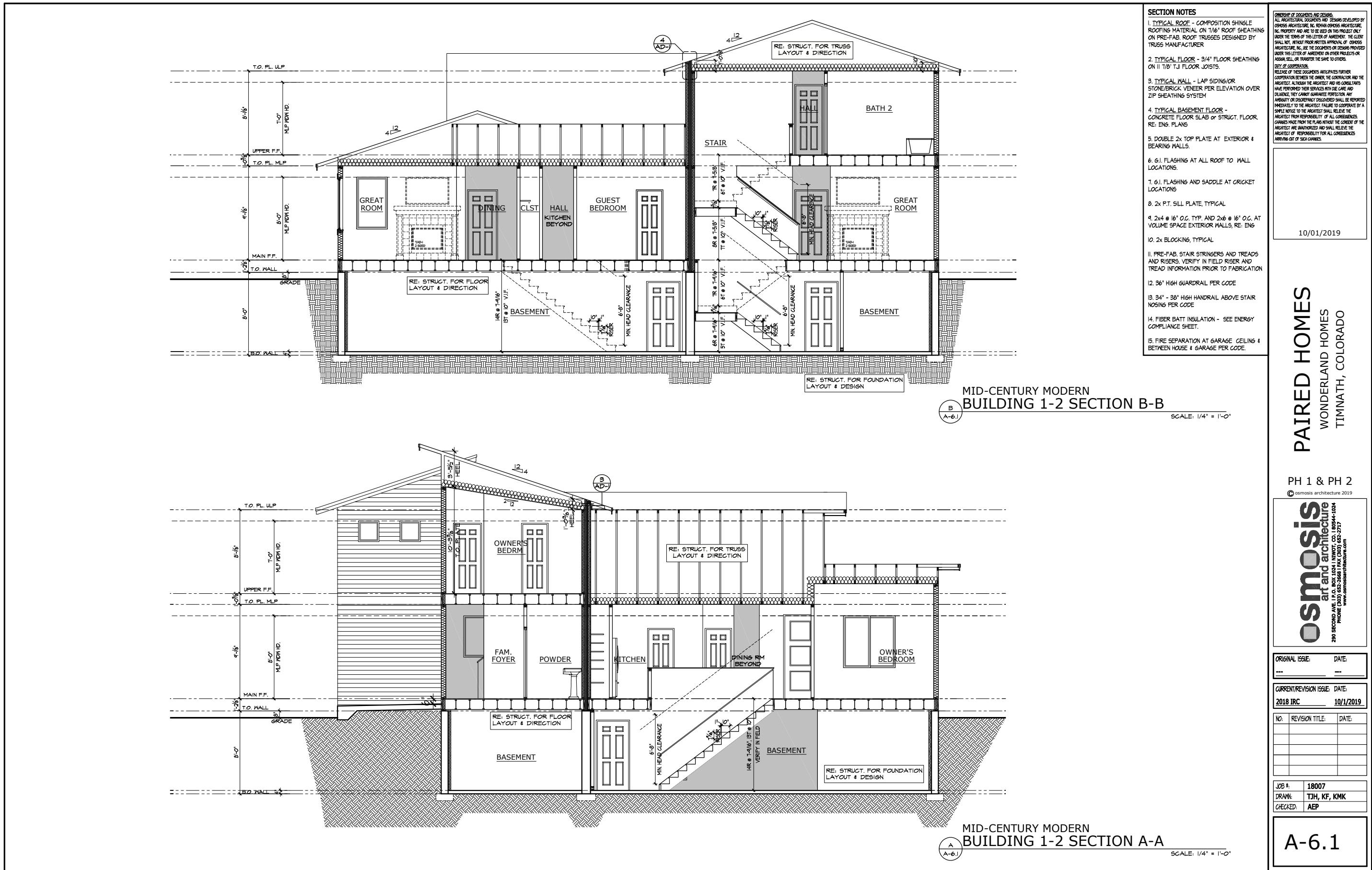
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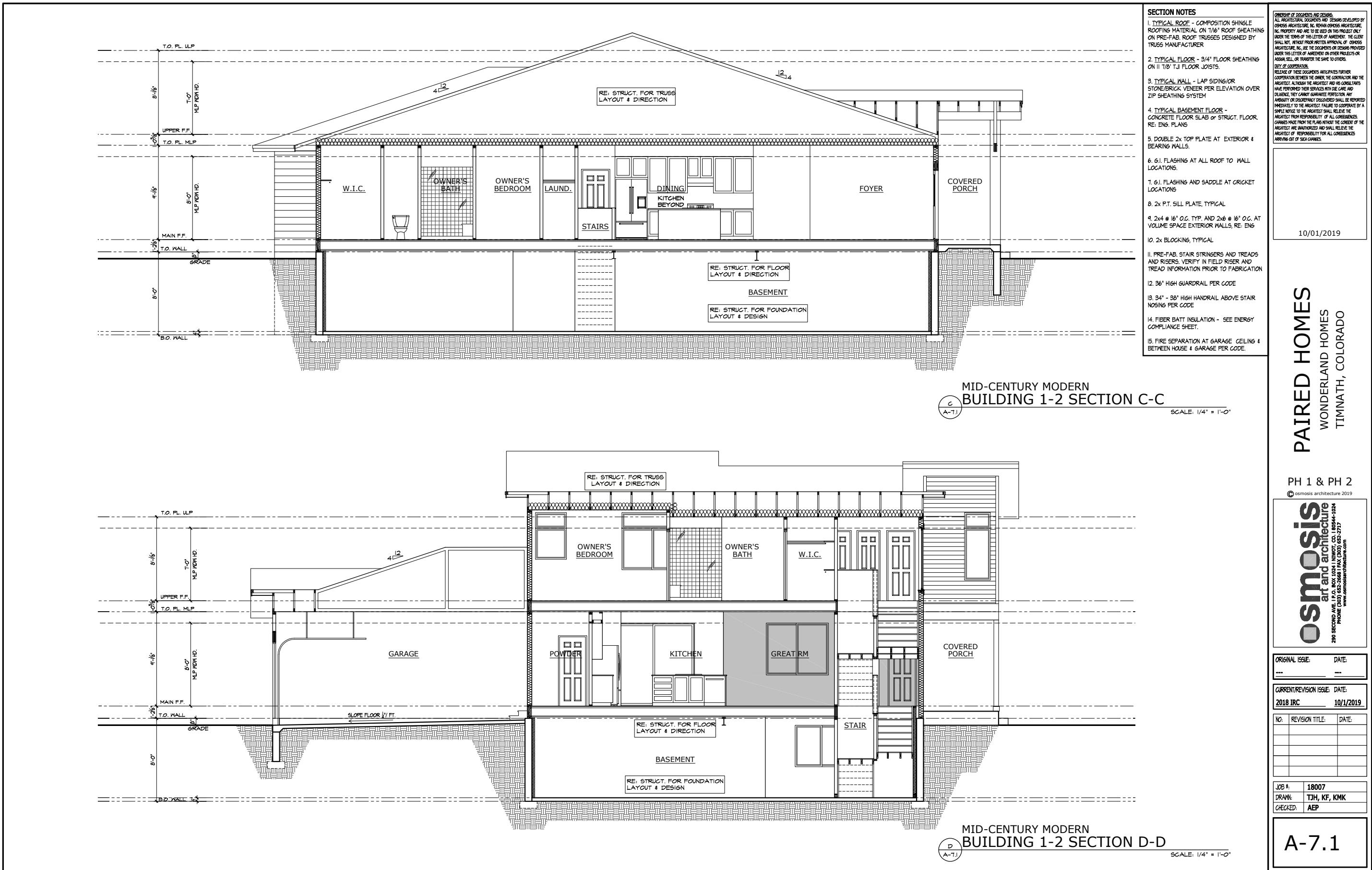


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# ENERGY COMPLIANCE SHEET

NOTE\*\*\*\*  
BUILDER HAS CHOSE OPTION 2 (SIMULATED PERFORMANCE), REPORT DOCUMENTS SHALL SUPERSEDE THE NUMBERS IN THE BOX BELOW

ENERGY COMPLIANCE	
PER 2012 INTERNATIONAL ENERGY CONSERVATION CODE	
<b>INSULATION REQUIREMENTS (IECC SEC. 303.4.4.402)</b> UNLESS OTHERWISE NOTED, MEETING THE FOLLOWING MINIMUM REQUIREMENTS: 1. R-13 @ 5 AT 2X4 WALLS, 2. R-20 AT 2X6 WALLS 3. R-44 - FLAT CEILINGS AND VAULTED CEILINGS R-30 - RAFTERS CEILINGS, LIMITED TO 500 SF. OR 20%, WHICHEVER IS LESS. 4. R-20 - FLOOR JOISTS ABOVE UNHEATED AREAS/CANTILEVERS 5. R-10@2' - CONCRETE SLAB 6. R-15@2' - CONCRETE BASEMENT WALLS 7. R-15@2' - CONCRETE FOUNDATIONS 8. INSTALL INSULATION IN CONTINUOUS BLANKETS WITHOUT HOLES FOR ELECTRICAL BOXES, LIGHT FIXTURES OR DUCTWORK <b>FEATHERBOARD (IECC SEC. 303.3, 402.3, 402.5)</b> 9. 2X TOP PLATE 10. 1/2" GYP. BOARD ON WALLS AND CEILING, AIR SEALED AT ALL JOINTS, SEAMS, AND PENETRATIONS. (TYP.) 11. WALL INSULATION INSTALLED BEHIND INT. AIR RETARDER 12. EX. SHEATHING 13. HOUSEWRAP, TYP. 14. 1/2" GYP. BD. INSTALL VAPOR BARRIER <b>MANDATORY AIR SEALING (IECC SEC. 402.4)</b> THE BUILDING ENVELOPE SHALL BE SEALED TO LIMIT AIR INFILTRATION. THE FLOORING LOCATIONS SHALL BE CAULKED, WEATHERSTRIPPED OR OTHERWISE SEALED WITH AIR BARRIER MATERIAL TO LIMIT AIR INFILTRATION PER 2012 IECC, SECTION 402.4.1: 1. Air barrier/attic 2. Nails 3. Windows, skylights and doors 4. Rim joists 5. Floors 6. Unconditioned space walls 7. Shelves, penetrations 8. Narrow cavities 9. Garage separation 10. Recessed lighting 11. Plumbing and wiring 12. Shower/tub on exterior wall 13. Electrical/phone box on exterior walls 14. HVAC register boots that penetrate building thermal envelope 15. Fireplace <b>TESTING PER 402.4.1.2</b> THE DRILLING UNIT SHALL BE TESTED AND VERIFIED AS HAVING AN AIR LEAKAGE RATE OF NOT EXCEDING 3 AIR CHANGES PER HOUR IN CLIMATE ZONES 3 THROUGH 6. TESTING SHALL BE CONDUCTED WITH A BLOWER DOOR AT A PRESSURE OF 0.2 INCHES W.C. (50 PASCALS). WHERE REQUIRED BY CODE OFFICIAL, THE TEST SHALL BE CONDUCTED BY AN APPROVED THIRD PARTY. A WRITTEN REPORT OF THE RESULTS OF THE TEST SHALL BE SHOWN BY THE PARTY CONDUCTING THE TEST AND PROVIDED TO THE CODE OFFICIAL. TESTING SHALL BE PERFORMED AT ANY TIME AFTER CREATION OF ALL PENETRATIONS OF THE BUILDING THERMAL ENVELOPE.	
COOPERATION AGREEMENT RELEASE OF THESE DOCUMENTS AND PAYMENT THEREFOR COOPERATION BETWEEN THE OWNER, THE CONTRACTOR AND THE ARCHITECT. AT NO TIME WILL THE CONTRACTOR AND HIS CONSULTANTS HAVE ANY RIGHT TO THIS AGREEMENT, WHETHER BY COPIE OR BY DIVULGENCE. THEY CANNOT GUARANTEE PERFECTION ANY AMBIGUITY OR DISCREPANCY DISCOVERED SHALL BE REPORTED IMMEDIATELY TO THE ARCHITECT. FAILURE TO COOPERATE BY A CONTRACTOR TO THE ARCHITECT WILL RESULT IN A FORFEITURE OF ALL FEES AND A CANCELLATION OF ALL CONCESSIONS. CHANGES MADE FROM THE PLANS WITHOUT THE CONSENT OF THE ARCHITECT ARE UNAUTHORIZED AND SHALL RELIEVE THE ARCHITECT OF RESPONSIBILITY FOR ALL CONSEQUENCES ARISING OUT OF SUCH CHANGES.	

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10/01/2019

PAIRED HOMES  
WONDERLAND HOMES  
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PH 1 & PH 2

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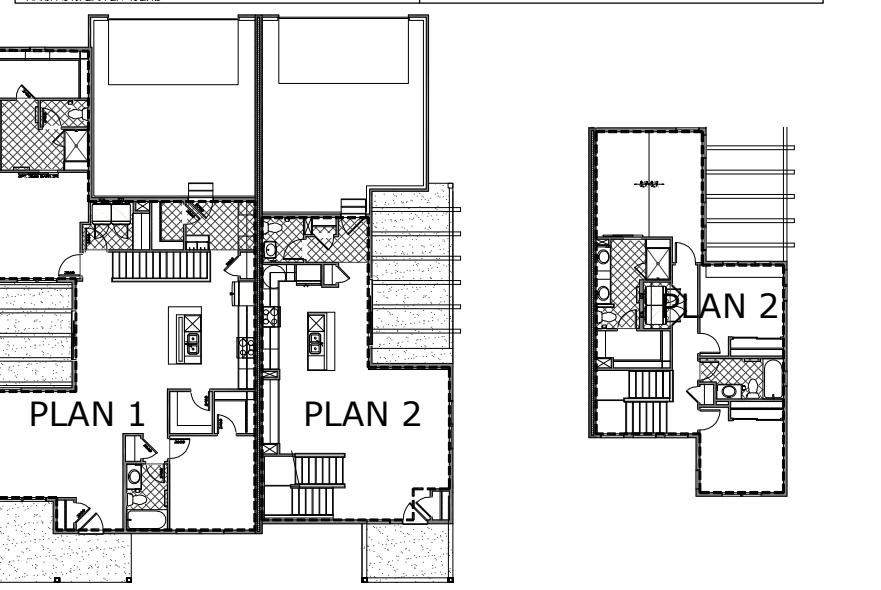
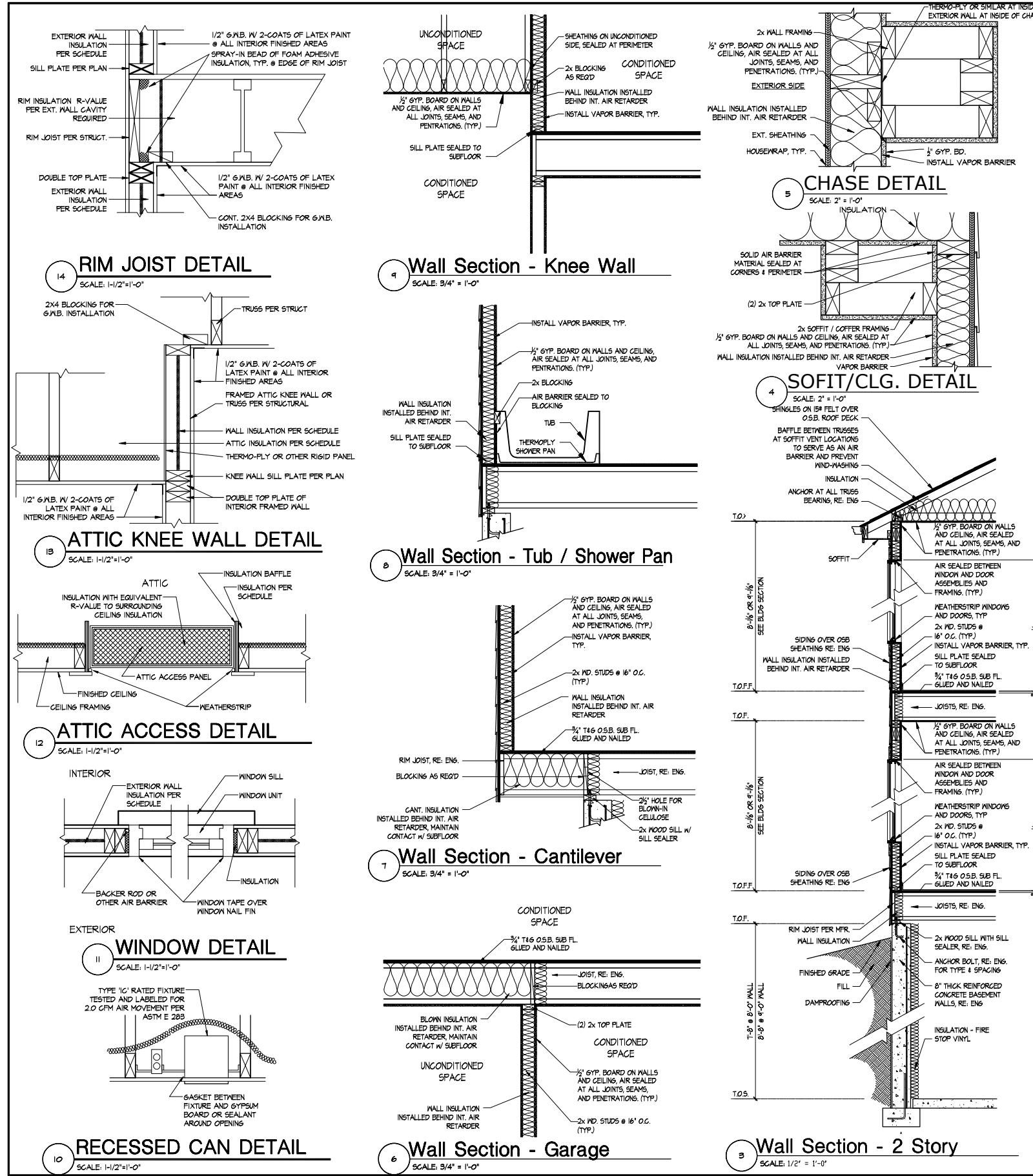
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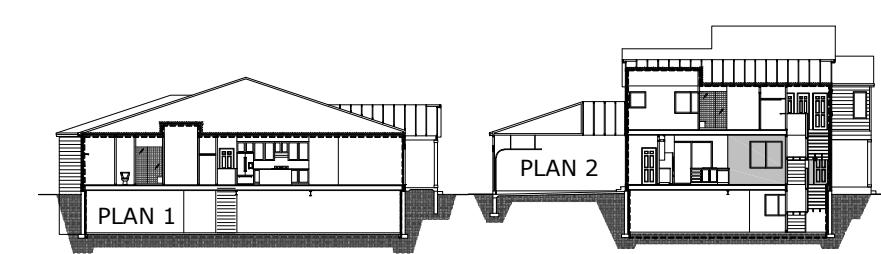
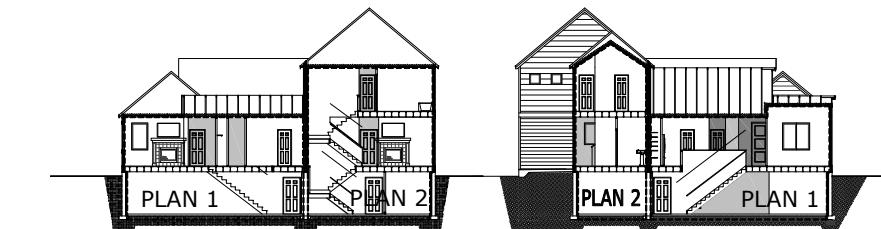
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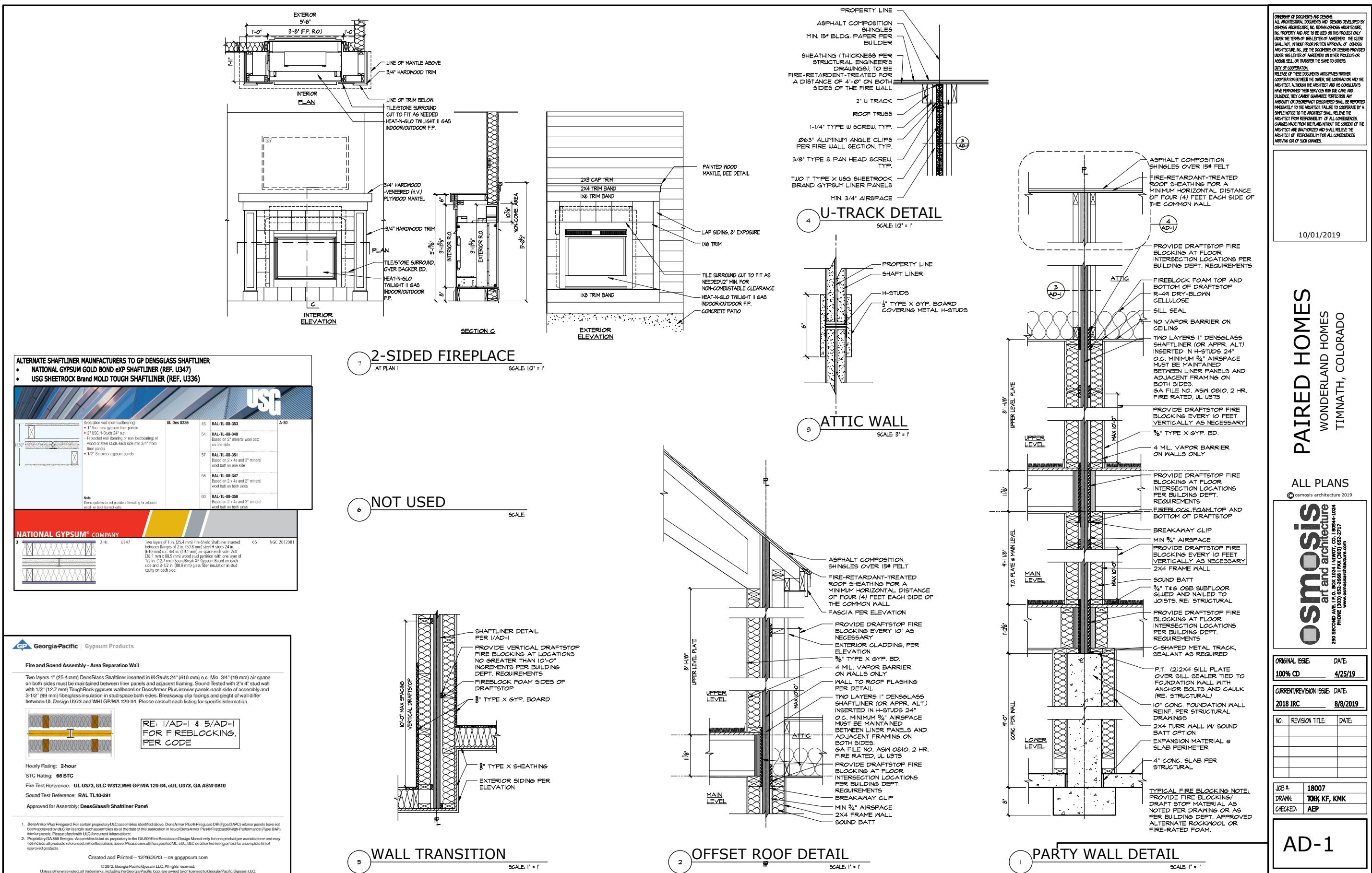
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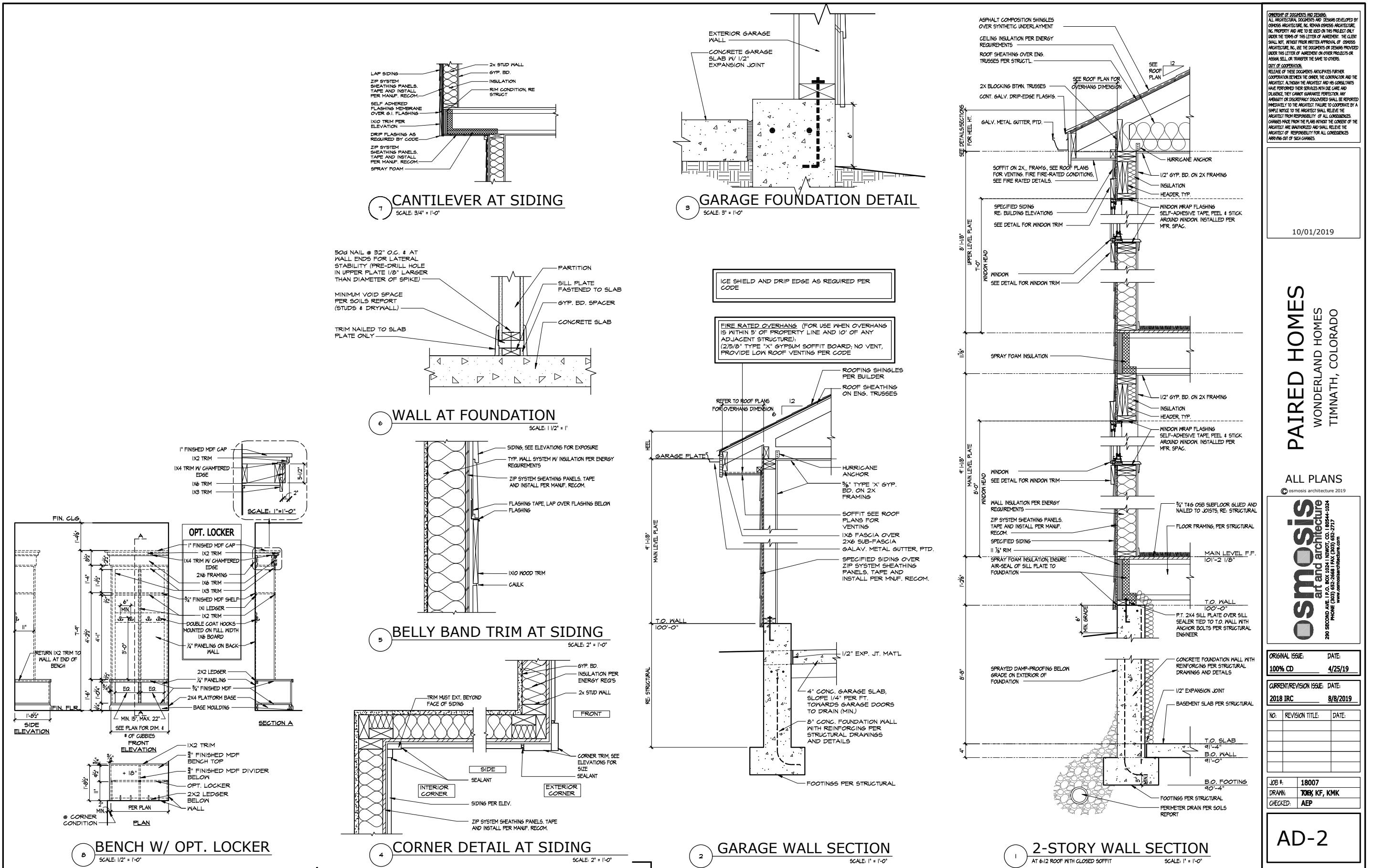


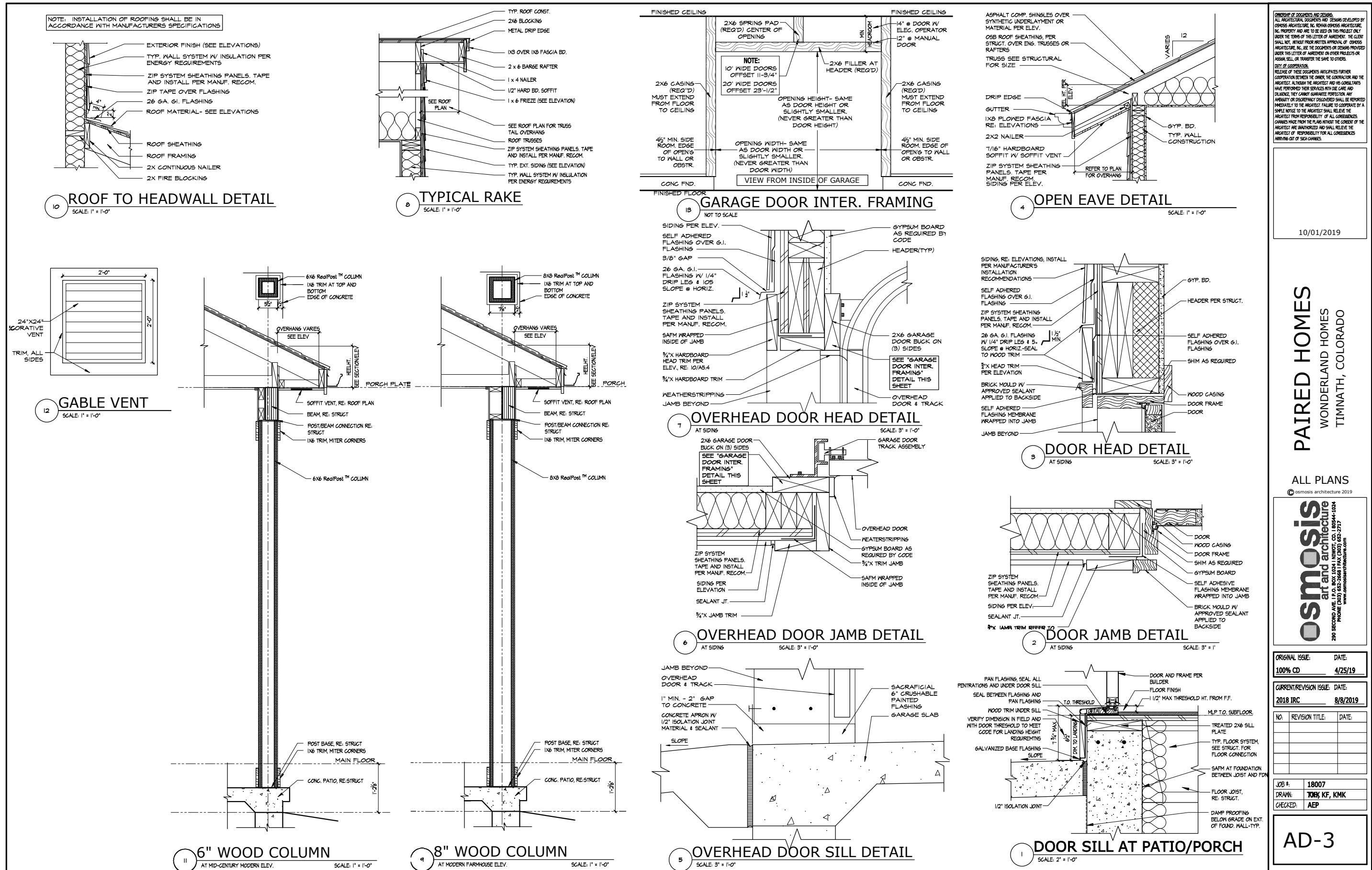
2 THERMAL BARRIER PLANS  
SCALE: 9/32" = 1'-0"



1 THERMAL BARRIER UNIT SECTIONS  
SHOWN AT MOD. FARMHOUSE MID-CENTURY MODERN SIMILAR  
SCALE: 1/16" = 1'-0"







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THE CONTRACTOR IS UNAUTHORIZE AND SHALL  
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OF THE CONTRACTOR'S BREACH OF THIS AGREEMENT  
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WONDERLAND HOMES  
TIMNATH, COLORADO

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ALL PLANS

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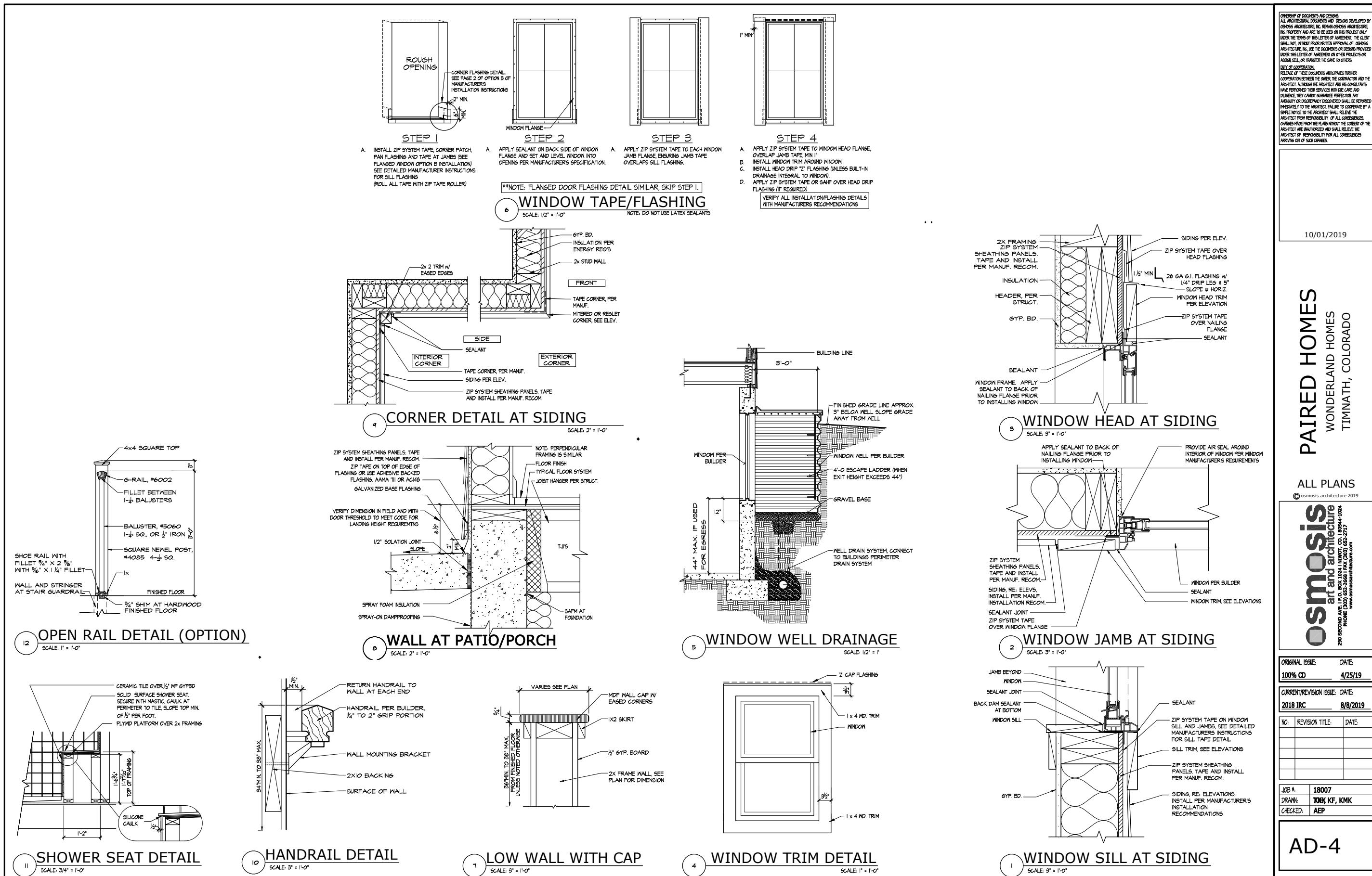
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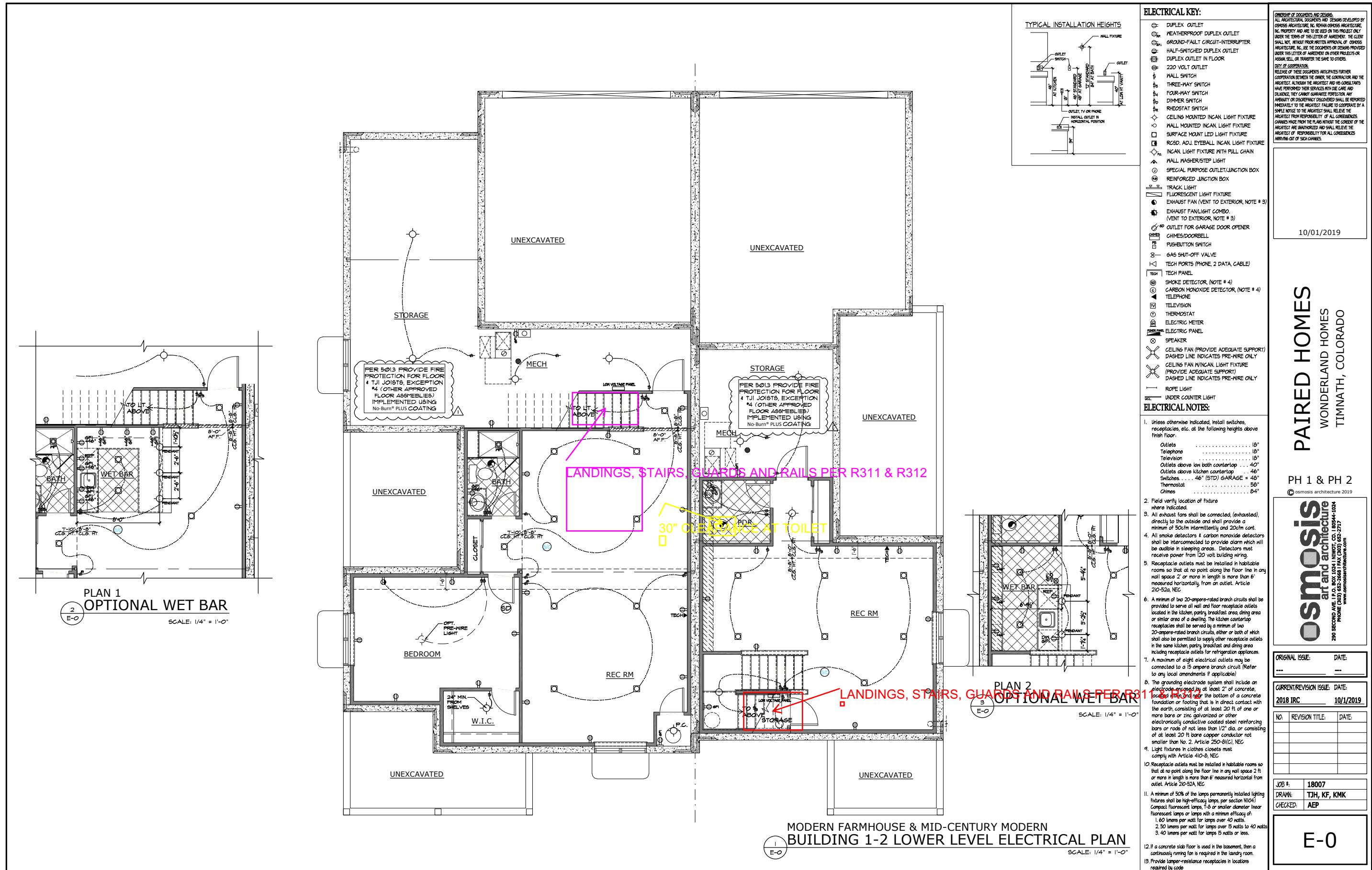
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**MODERN FARMHOUSE**  
**BUILDING 1-2 MAIN LEVEL ELECTRICAL PLAN**

SCALE: 1/4" = 1'-0"

**E-1.0**

**LANDINGS, STAIRS, GUARDS AND RAILS PER R311 & R312**

**SANDINGS, STAIRS, GUARDS AND RAILS PER R311 & R312**

**TYPICAL INSTALLATION HEIGHTS**

**ELECTRICAL KEY:**

- DUPLEX OUTLET
- WEATHERPROOF DUPLEX OUTLET
- GROUND-FAULT CIRCUIT-INTERRUPTER
- HALF-SWITCHED DUPLEX OUTLET
- DUPLEX OUTLET IN FLOOR
- WALL SWITCH
- THREE-WAY SWITCH
- FOUR-WAY SWITCH
- DIMMER SWITCH
- RHEOSTAT SWITCH
- CEILING MOUNTED INCAN. LIGHT FIXTURE
- MALL MOUNTED INCAN. LIGHT FIXTURE
- SURFACE MOUNT LED LIGHT FIXTURE
- RCSB, ADL, EYEBALL INCAN. LIGHT FIXTURE
- INCAN. LIGHT FIXTURE WITH FULL CHAIN
- MALL WASHER/STEP LIGHT
- SPECIAL PURPOSE OUTLET/JUNCTION BOX
- REINFORCED JUNCTION BOX
- TRACK LIGHT
- FLUORESCENT LIGHT FIXTURE
- EXHAUST FAN (VENT TO EXTERIOR, NOTE # 3)
- EXHAUST FAN/LIGHT COMBO (VENT TO EXTERIOR, NOTE # 3)
- OUTLET FOR GARAGE DOOR OPENER
- GAMES/DOORBELL
- PUSHBUTTON SWITCH
- GAS SHUT-OFF VALVE
- TECH PORTS (PHONE, 2 DATA, CABLE)
- TECH PANEL
- SMOKE DETECTOR (NOTE # 4)
- CARBON MONOXIDE DETECTOR (NOTE # 4)
- TELEPHONE
- TELEVISION
- THERMOSTAT
- ELECTRIC METER
- ELECTRIC PANEL
- SPEAKER
- CEILING FAN (PROVIDE ADEQUATE SUPPORT)
- DASHED LINE INDICATES PRE-WIRE ONLY
- CEILING FAN/INCAN. LIGHT FIXTURE (PROVIDE ADEQUATE SUPPORT)
- DASHED LINE INDICATES PRE-WIRE ONLY
- ROPE LIGHT
- UNDER COUNTER LIGHT

**ELECTRICAL NOTES:**

- Unless otherwise indicated, install switches, receptacles, etc. at the following heights above finish floor:
 

Outlets	.....	18"
Telephone	.....	18"
Television	.....	18"
Outlets above top bath countertop	.....	40"
Outlets above kitchen countertop	.....	46"
Switches	.....	46" (STD) GARAGE = 48"
Thermostat	.....	58"
Chimes	.....	84"
- Field verify location of fixture where indicated.
- All exhaust fans shall be connected (exhausted) directly to the outside and shall provide a minimum of 50cfm intermittently and 20cfm cont.
- All smoke detectors & carbon monoxide detectors shall be interconnected to provide alarm which will be audible in sleeping areas. Detectors must receive power from 120 volt building wiring.
- Receptacle outlets must be installed in habitable rooms so that at no point along the floor line in any wall space 2' or more in length is more than 6' measured horizontally from an outlet. Article 210-52a, NEC
- A minimum of two 20-ampere-rated branch circuits shall be provided to serve all wall and floor receptacle outlets located in the kitchen, pantry, breakfast area, dining area or similar area of a dwelling. The kitchen countertop receptacles shall be served by a minimum of two 20-ampere-rated branch circuits, either or both of which shall also be permitted to supply other receptacle outlets in the same kitchen, pantry, breakfast and dining areas, including receptacle outlets for refrigeration appliances.
- A maximum of eight electrical outlets may be connected to a 15 ampere branch circuit. Refer to any local amendments if applicable.
- The grounding electrode system shall include an electrode encased by at least 2" of concrete, located within and near the bottom of a concrete foundation or footing that is in direct contact with the earth, consisting of at least 20 ft of one or more bare or zinc galvanized or other electronically conductive coated steel reinforcing bars or rods of not less than 1/2" dia. or consisting of at least 20 ft bare copper conductor not smaller than No. 2, Article 250-61(C), NEC
- Light fixtures in clothes closets must comply with Article 410-8, NEC
- Receptacle outlets must be installed in habitable rooms so that at no point along the floor line in any wall space 2 ft or more in length is more than 6' measured horizontal from outlet. Article 210-52a, NEC
- A minimum of 50% of the lamps permanently installed lighting fixtures shall be high-efficacy lamps, per section NLL041. Compact fluorescent lamps, T-8 or smaller diameter linear fluorescent lamps or lamps with a minimum efficacy of:
  - 60 lumens per watt for lamps over 40 watts.
  - 50 lumens per watt for lamps over 15 watts to 40 watts.
  - 40 lumens per watt for lamps 15 watts or less.
- If a concrete slab floor is used in the basement, then a continuously running fan is required in the laundry room.
- Provide tamper-resistance receptacles in locations required by code

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10/01/2019

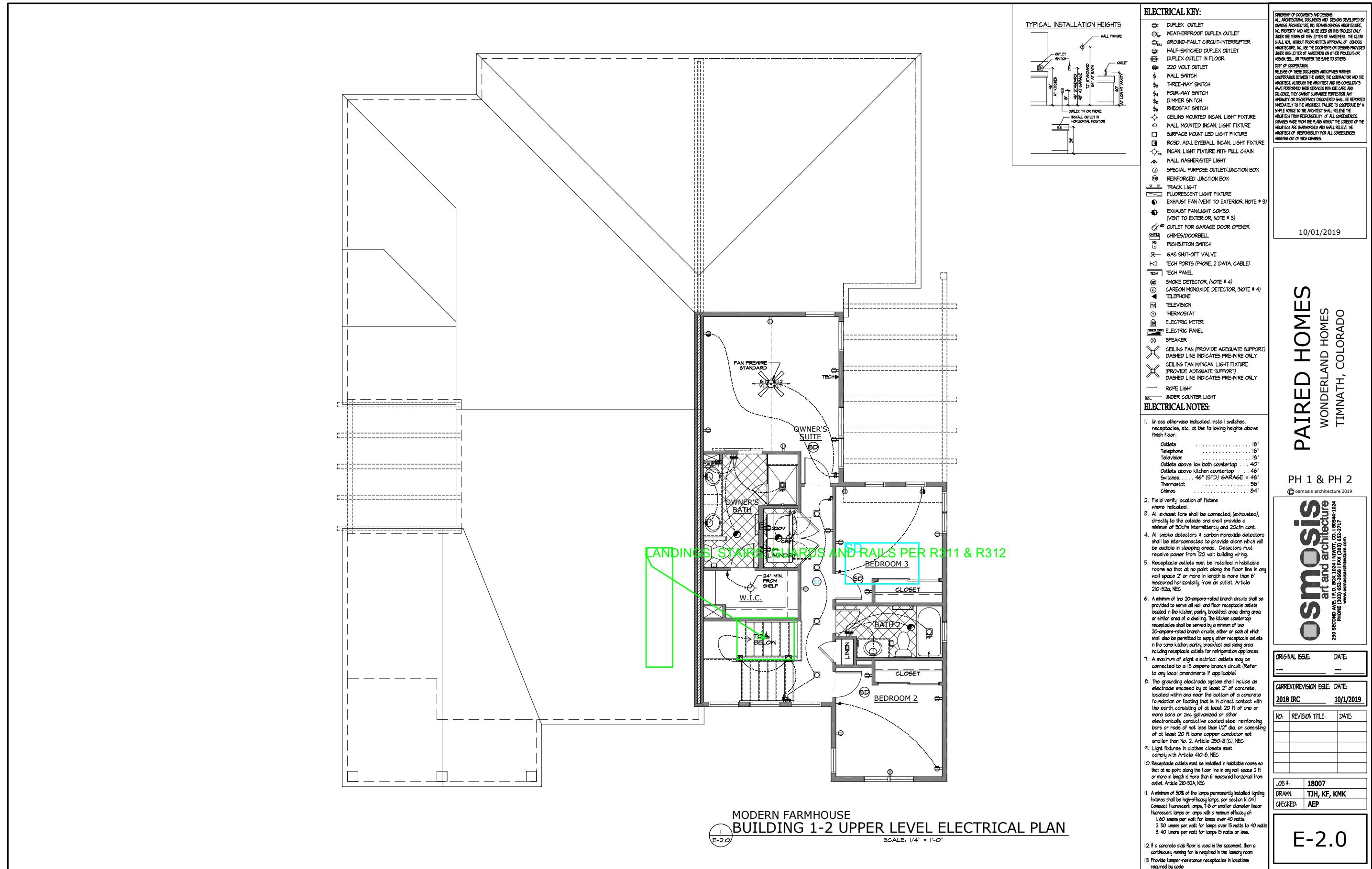
**PAIRED HOMES**  
WONDERLAND HOMES  
TIMNATH, COLORADO

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**E-1.0**



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**ELECTRICAL KEY:**

- DUPLEX OUTLET
- WEATHERPROOF DUPLEX OUTLET
- GROUND-FAULT CIRCUIT-INTERRUPTER
- HALF-SWITCHED DUPLEX OUTLET
- DUPLEX OUTLET IN FLOOR
- WALL SWITCH
- THREE-WAY SWITCH
- FOUR-WAY SWITCH
- SWITCH
- RHEDSTAT SWITCH
- CEILING MOUNTED INCAN. LIGHT FIXTURE
- MOUNTED INCAN. LIGHT FIXTURE
- SURFACE MOUNT LED LIGHT FIXTURE
- RCSB ADJ. EYEBALL INCAN. LIGHT FIXTURE
- INCAN. LIGHT FIXTURE WITH FULL CHAIN
- WALL WASHER/STEP LIGHT
- SPECIAL PURPOSE OUTLET/JUNCTION BOX
- REINFORCED JUNCTION BOX
- TRACK LIGHT
- FLUORESCENT LIGHT FIXTURE
- EXHAUST FAN (VENT TO EXTERIOR, NOTE # 3)
- EXHAUST FAN/LIGHT COMBO (VENT TO EXTERIOR, NOTE # 3)
- OUTLET FOR GARAGE DOOR OPENER
- CHIMES/DOORBELL
- PUSHBUTTON SWITCH
- GAS SHUT-OFF VALVE
- TECH PORTS (PHONE, 2 DATA, CABLE)
- TECH PANEL
- SMOKE DETECTOR (NOTE # 4)
- CARBON MONOXIDE DETECTOR (NOTE # 4)
- TELEPHONE
- TELEVISION
- THERMOSTAT
- ELECTRIC METER
- ELECTRIC PANEL
- SPEAKER
- CEILING FAN (PROVIDE ADEQUATE SUPPORT)  
DASHED LINE INDICATES PRE-WIRE ONLY
- CEILING FAN/INCAN. LIGHT FIXTURE  
(PROVIDE ADEQUATE SUPPORT)  
DASHED LINE INDICATES PRE-WIRE ONLY
- ROPE LIGHT
- UNDER COUNTER LIGHT

**ELECTRICAL NOTES:**

- Unless otherwise indicated, install switches, receptacles, etc. at the following heights above finish floor:
 

Outlets	.....	18"
Telephone	.....	18"
Television	.....	18"
Outlets above lav. bath countertop	.....	40"
Outlets above kitchen countertop	.....	46"
Switches & 46" (STD) GARAGE	.....	58"
Thermostat	.....	58"
Chimes	.....	84"
- Field verify location of fixture where indicated.
- All exhaust fans shall be connected (exhausted) directly to the outside and shall provide a minimum of 50cfm intermittently and 20cfm cont.
- All smoke detectors & carbon monoxide detectors shall be interconnected to provide alarm which will be audible in sleeping areas. Detectors must receive power from 120 volt building wiring.
- Receptacle outlets must be installed in habitable rooms so that at no point along the floor line in any wall space 2' or more in length is more than 6' measured horizontally from an outlet. Article 210-52a, NEC
- A minimum of two 20-ampere-rated branch circuits shall be provided to serve all wall and floor receptacle outlets located in the kitchen, pantry, breakfast area, dining area or similar area of a dwelling. The kitchen countertop receptacles shall be served by a minimum of two 20-ampere-rated branch circuits, either or both of which shall also be permitted to supply other receptacle outlets in the same kitchen, pantry, breakfast and dining areas including receptacle outlets for refrigeration appliances.
- A maximum of eight electrical outlets may be connected to a 15 ampere branch circuit (Refer to any local amendments if applicable).
- The grounding electrode system shall include an electrode encased by at least 2' of concrete, located within and near the bottom of a concrete foundation or footing that is in direct contact with the earth, consisting of at least 20 ft of one or more bare or zinc galvanized or other electronically conductive coated steel reinforcing bars or rods of not less than 1/2" dia. or consisting of at least 20 ft bare copper conductor not smaller than No. 2, Article 250-61(C), NEC
- Light fixtures in clothes closets must comply with Article 410-8, NEC
- Receptacle outlets must be installed in habitable rooms so that at no point along the floor line in any wall space 2 ft or more in length is more than 6' measured horizontal from outlet. Article 210-52a, NEC
- A minimum of 50% of the lamps permanently installed lighting fixtures shall be high-efficacy lamps, per section NLLM41. Compact fluorescent lamps, T-8 or smaller diameter linear fluorescent lamps or lamps with a minimum efficacy of:
  - 1.60 lumens per watt for lamps over 40 watts;
  - 2.50 lumens per watt for lamps over 15 watts to 40 watts;
  - 3.40 lumens per watt for lamps 15 watts or less.
- If a concrete slab floor is used in the basement, then a continuously running fan is required in the laundry room.
- Provide tamper-resistant receptacles in locations required by code

**TYPICAL INSTALLATION HEIGHTS**

**MID-CENTURY MODERN**  
**BUILDING 1-2 MAIN LEVEL ELECTRICAL PLAN**

SCALE: 1/4" = 1'-0"

**E-1.1**

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**DATE OF COOPERATION:**  
10/01/2019

**PAIRED HOMES**  
WONDERLAND HOMES  
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- WEATHERPROOF DUPLEX OUTLET
- GROUND-FAULT CIRCUIT-INTERRUPTER
- HALF-SWITCHED DUPLEX OUTLET
- DUPLEX OUTLET IN FLOOR
- WALL SWITCH
- 220 VOLT OUTLET
- THREE-WAY SWITCH
- FOUR-WAY SWITCH
- DIMMER SWITCH
- RHEOSTAT SWITCH
- CEILING MOUNTED INCAN. LIGHT FIXTURE
- WALL MOUNTED INCAN. LIGHT FIXTURE
- SURFACE MOUNT LED LIGHT FIXTURE
- RCD, ADJ. EYEBALL INCAN. LIGHT FIXTURE
- INCAN. LIGHT FIXTURE WITH FULL CHAIN
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- TECH PORTS (PHONE, 2 DATA, CABLE)
- TECH PANEL
- ④ SMOKE DETECTOR, (NOTE # 4)
- ④ CARBON MONOXIDE DETECTOR, (NOTE # 4)
- TELEPHONE
- TELEVISION
- THERMOSTAT
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Telephone	.....	18"
Television	.....	18"
Outlets above lav/bath countertop	.....	40"
Outlets above kitchen countertop	.....	46"
Switches	.....	46"
(STD) GARAGE	.....	58"
Thermostat	.....	58"
Chimes	.....	64"
- Field verify location of fixture where indicated.
- All exhaust fans shall be connected (exhausted) directly to the outside and shall provide a minimum of 50cfm intermittently and 20cfm cont.
- All smoke detectors & carbon monoxide detectors shall be interconnected to provide alarm which will be audible in sleeping areas. Detectors must receive power from 120 volt building wiring.
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**TYPICAL INSTALLATION HEIGHTS**

**MID-CENTURY MODERN  
BUILDING 1-2 UPPER LEVEL ELECTRICAL PLAN**

SCALE: 1/4" = 1'-0"

E-21

10/01/2019

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