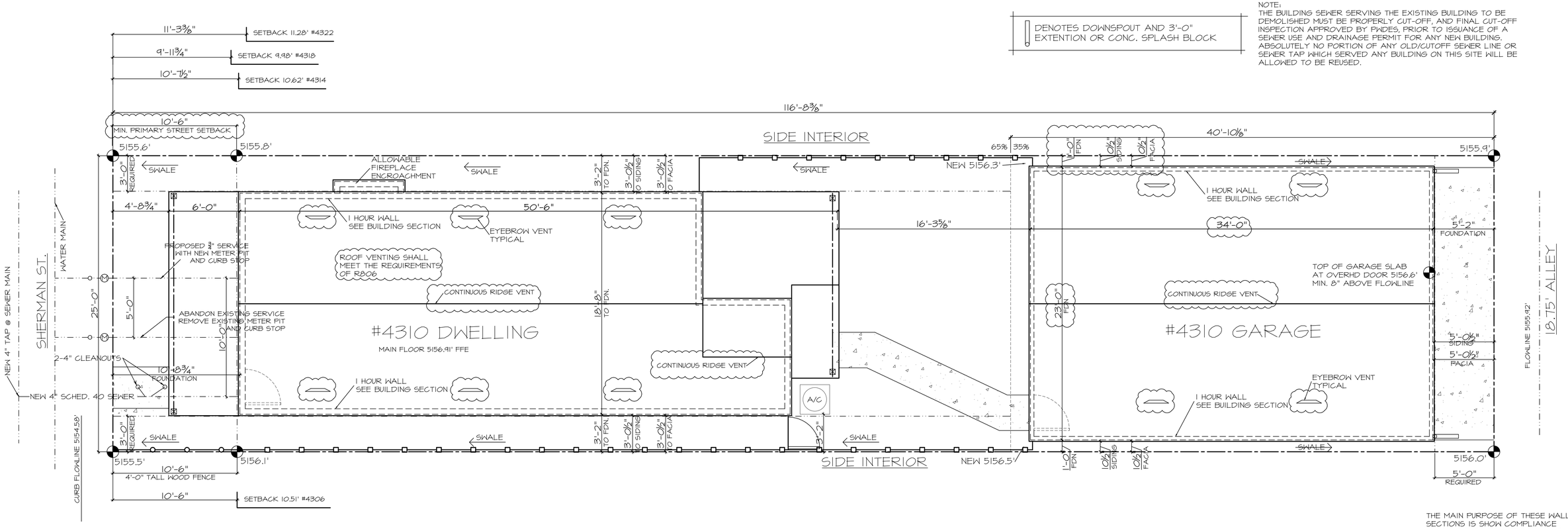
NOTE:
THE BUILDING SEWER SERVING THE EXISTING BUILDING TO BE DEMOLISHED MUST BE PROPERLY CUT-OFF, AND FINAL CUT-OFF INSPECTION APPROVED BY PWDES, PRIOR TO ISSUANCE OF A SEWER USE AND DRAINAGE PERMIT FOR ANY NEW BUILDING. ABSOLUTELY NO PORTION OF ANY OLD/CUTOFF SEWER LINE OR SEWER TAP WHICH SERVED ANY BUILDING ON THIS SITE WILL BE ALLOWED TO BE REUSED.



SITE PLAN, ROOF PLAN AND WASTE WATER

1/4" = 1'-0"

NORTH

THE MAIN PURPOSE OF THESE WALL SECTIONS IS SHOW COMPLIANCE WITH THE FURTHEST PROJECTIONS INTO THE SIDE INTERIOR AND SIDE STREET WALLS AS THEY ARE WITHIN 1' OF A REQUIRED SETBACK. WALL, CEILING AND FLOOR INFORMATION IS NOTED IN SECTION A-A.

EICC PRESCRIPTIVE PATH ENERGY COMPLIANCE VALUES PER N1102.1, 2015 IRC

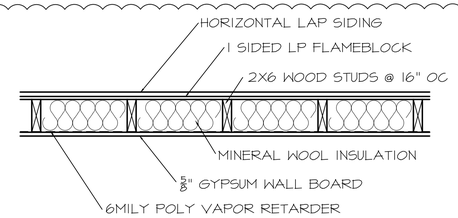
CLIMATE ZONE	FENESTRATION U-FACTOR	SKYLIGHT U-FACTOR	GLAZED FENESTRATION SHGC	CEILING R-VALUE	WOOD FRAME WALL R-VALUE	CANT. FLOOR R-VALUE	BASEMENT WALL R-VALUE CONT./CAVITY	SLAB R-VALUE AND DEPTH	CRAWLSPACE WALL R-VALUE CONT./CAVITY
5 AND MARINE 4	0.32	0.55	NR	49	20 OR R-13 PLUS R-5 CONT.	30	15/19	10, 2 ft.	15/19

SEE BUILDING SECTION A-A FOR ACTUAL INSULATION VALUES ABOVE CODE MINIMUMS

ZONED: E-SU-B
ZONE LOT: 2,917 SQUARE FEET
25'-0" LOT WIDTH
MAX LOT COVERAGE 50.0% = 1,458 SQUARE FEET
~~PRIMARY FOOTPRINT INCLUDING REAR COVERED PORCH 936 SQUARE FEET~~
ACCESSORY FOOTPRINT: 782 SQUARE FEET
MINUS 50% REDUCTION UP TO 500 SQUARE FEET PER DZC = 391 SQUARE FEET
~~TOTAL ALL FOOTPRINTS: 1,327 SQUARE FEET - 45.5%~~
FRONT BASE PLANE ELEVATION 5155.8' + 5156.1' / 2 = 5155.95'
REAR BASE PLANE ELEVATION 5155.9' + 5156.0' / 2 = 5155.95'

LEGEND
- PROPERTY OR ZONE LOT LINE
- REQUIRED OR ZONE LOT SETBACK
- 65% / 35% ZONE LOT DEPTH LINE
- SPOT ELEVATIONS AT ORIGINAL GRADE
- EXTERIOR BUILDING FOOTPRINT
- ROOF LINE OR OVERHANG LINE
- PATIO
- PROPOSED 6' WOOD FENCE
- PROPOSED 4' WOOD FENCE
- WINDOW WELLS (3'X4')
- AIR CONDITIONING CONDENSER ON 30"X30" PAD (AC)
- CONCRETE
- FFE - FINISHED FLOOR ELEVATION

BUILDING FORM ON ZONE LOT HABITABLE STORY	ZONING LAND USE	GROSS FLOOR AREA (SF) 1 UNIT
URBAN DUPLEX BUILDING FORM		
1ST FLOOR	DWELLING	806
2ND FLOOR	DWELLING	800
DETACHED GARAGE	VEHICLE PARKING	504

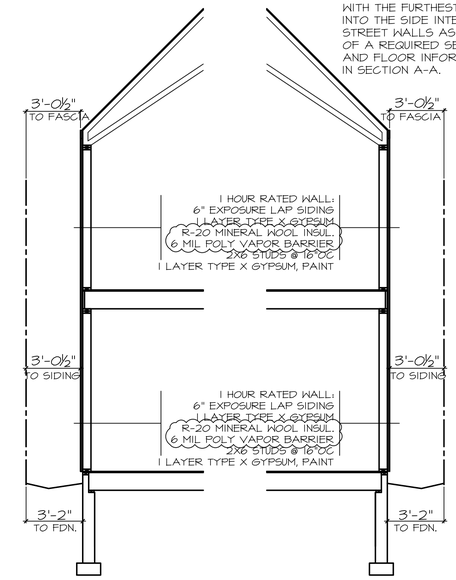


HORIZONTAL WALL SECTION

1" = 1'-0"

Intertek Listing LPB/WPPS-60-01
(1-Hour Wall; fire-rated from both sides)

THIS WALL ASSEMBLY ALLOWS FOR A VAPOR BARRIER TO BE INSTALLED. APPROVED BY JOEL CHAMPAGNE 4/25/19



N. WALL SECTION

1/4" = 1'-0"

S. WALL SECTION

1/4" = 1'-0"

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CUSTOM SINGLE FAMILY DWELLING
4310 SHERMAN STREET

PARCEL 2, LOT 15, BLOCK 9, TACOMA HEIGHTS

OWNER & APPLICANT
(303) 500-4380
PAUL MALONE
1620 LITTLE RAVEN ST. #303
DENVER, CO 80202

HOME DRAW
DESIGNER:
KEVIN RYTRYKUSZ
3801 N.41st AVE.
DENVER, CO 80211
OF: (303) 319-4041

SHEET 1 OF 4
DATE: 4-25-19
REVISED:
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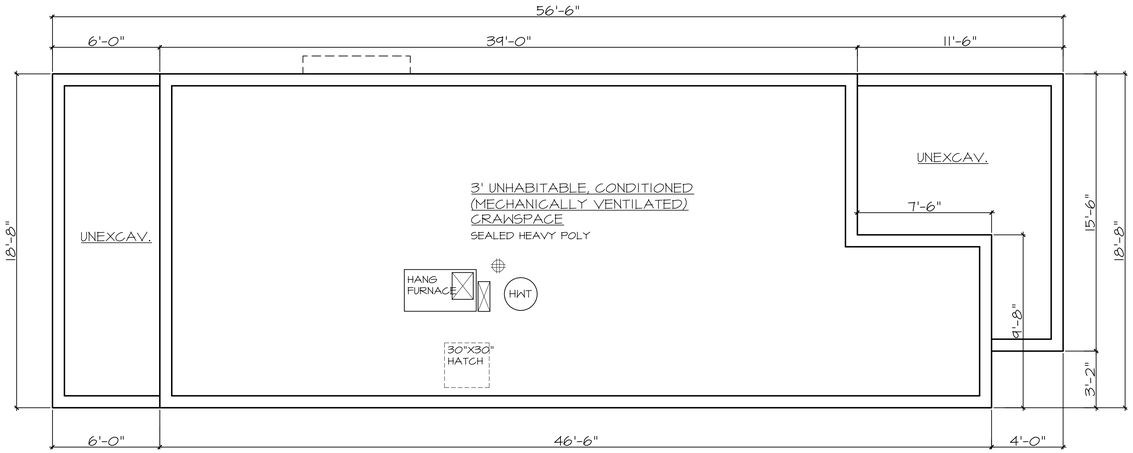
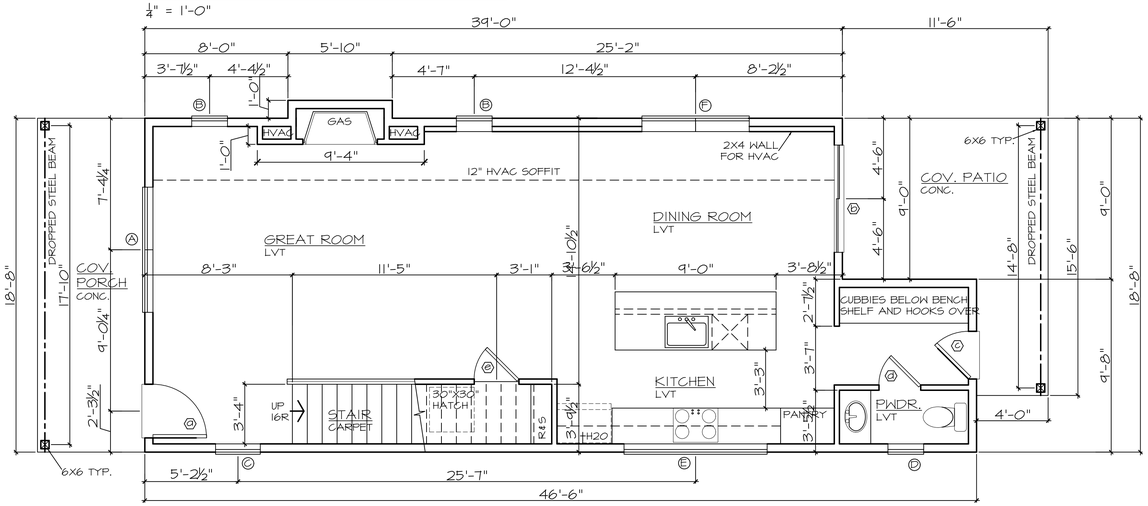


CRAWLSPACE FOUNDATION PLAN

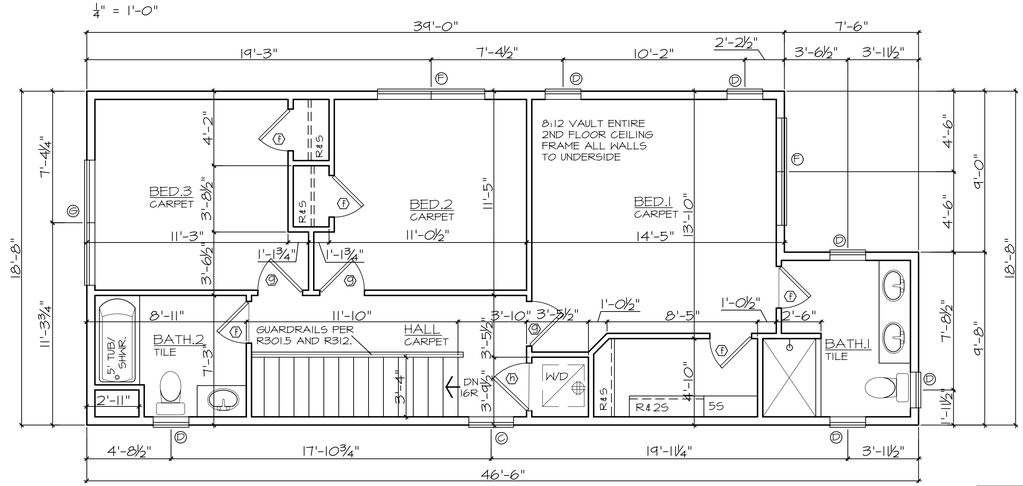
1/4" = 1'-0"



MAIN FLOOR PLAN

806 SQUARE FEET

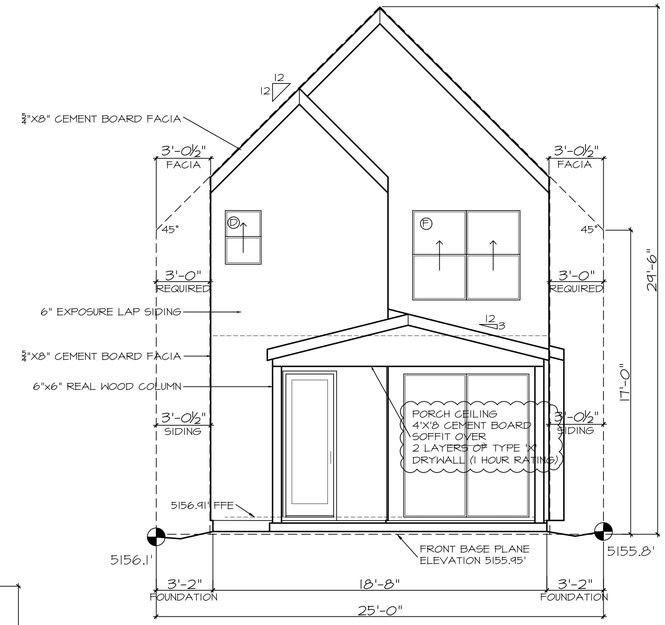
1/4" = 1'-0"



2ND FLOOR PLAN

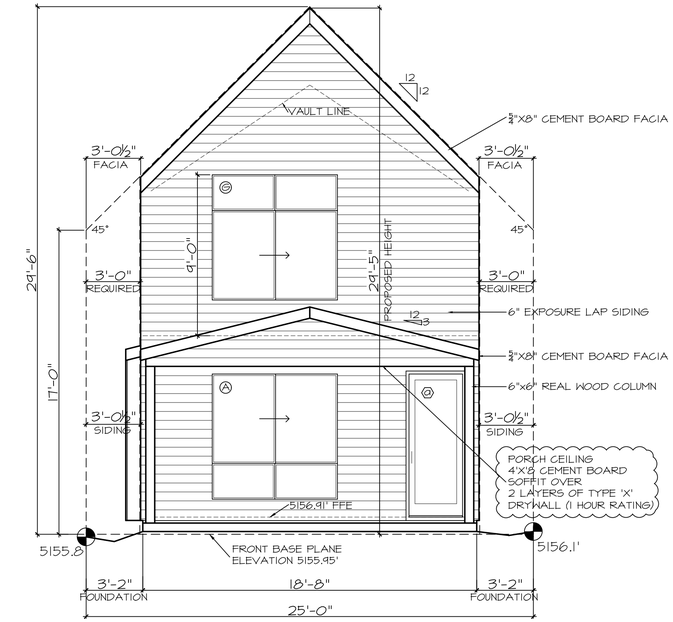
800 SQUARE FEET

1/4" = 1'-0"



EAST ELEVATION

1/4" = 1'-0"



WEST (PRIMARY) ELEVATION

1/4" = 1'-0"

GENERAL CONSTRUCTION NOTES

THE FOUNDATION PLAN IS FOR REFERENCE TO FRAMING, PLUMBING AND MECHANICAL. REFER TO ENGINEERED FOUNDATION PLAN FOR INFORMATION ON STRUCTURAL FOUNDATION DETAILS. MINIMUM DEPTH FOR ALL FOUNDATIONS IS PER LOCAL BUILDING CODE.

FOUNDATION DIMENSIONS ARE FROM OUTSIDE OF POURED CONCRETE WALL TO OUTSIDE OF POURED CONCRETE WALL UNLESS OTHERWISE NOTED.

ABOVE GRADE DIMENSIONS ARE FROM OUTSIDE FACE OF STUD TO OUTSIDE FACE OF STUD UNLESS OTHERWISE NOTED.

MINIMUM HEADROOM CLEARANCE IN EACH STAIRWAY IS 6'-8". TOP OF HANDRAILS IS TO BE 36" - 38" ABOVE THE NOSING OF THE TREADS. BALLUSTERS SHALL NOT ALLOW A 4" DIAMETER SPHERE TO PASS THROUGH.

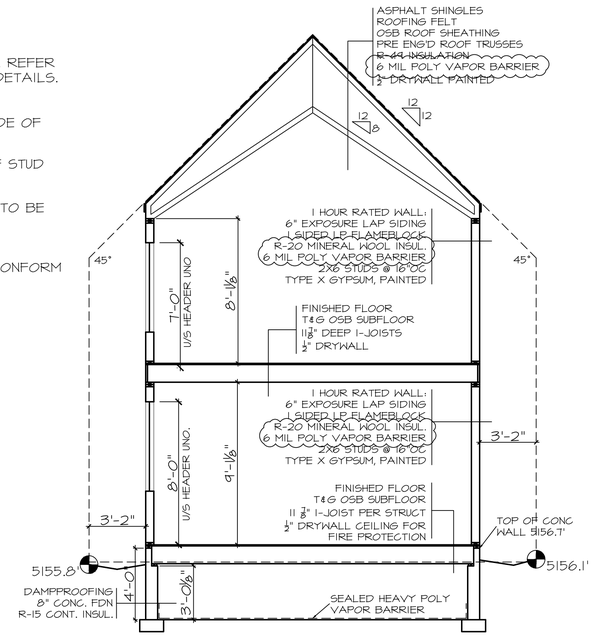
PROVIDE AT LEAST ONE EMERGENCY ESCAPE WINDOW IN ALL SLEEPING AREAS TO CONFORM TO ALL BUILDING CODES.

DOOR SCHEDULE

MARK	TYPE	COUNT	WIDTH	HEIGHT	COMMENTS
Ⓐ	EXTERIOR SWING	1	3'0	8'0	FULL LITE
Ⓑ	EXTERIOR SLIDING PATIO	1	6'0	8'0	
Ⓒ	EXTERIOR SWING	1	2'8	8'0	FULL LITE
Ⓓ	INTERIOR SWING	1	2'4	8'0	
Ⓔ	INTERIOR SWING	1	2'6	8'0	
Ⓕ	INTERIOR SWING	5	2'4	6'8	
Ⓖ	INTERIOR SWING	3	2'6	6'8	
Ⓗ	INTERIOR SWING	1	2'8	6'8	
Ⓘ	OVERHEAD GARAGE	1	16'0	7'0	
Ⓙ	EXTERIOR SWING GARAGE	2	3'0	6'8	

WINDOW SCHEDULE

MARK	TYPE	COUNT	WIDTH	HEIGHT	COMMENTS
Ⓐ	MULLED COMBINATION	1	7'0	7'0	7'0X4'0-SL (EGRESS) OVER 2-3'6X2'0-F
Ⓑ	FIXED	2	2'0	2'0	
Ⓒ	SINGLE HUNG	3	2'6	4'0	
Ⓓ	SINGLE HUNG	7	2'0	3'0	
Ⓔ	FIXED	1	8'0	1'0	FLUSH TO CEILING
Ⓕ	MULLED COMBINATION	3	6'0	5'0	2-3'0X5'0-SH, EGRESS
Ⓖ	MULLED COMBINATION	1	7'0	7'0	2-3'6X2'0-F OVER 7'0X4'0-SL
Ⓗ					



BUILDING SECTION A-A

1/4" = 1'-0"

NOTE:
AIR INFILTRATION BARRIER REFERENCING N.1102.1.10 AIR LEAKAGE USING METHODS 1, 2a AND 3b, d AND e.

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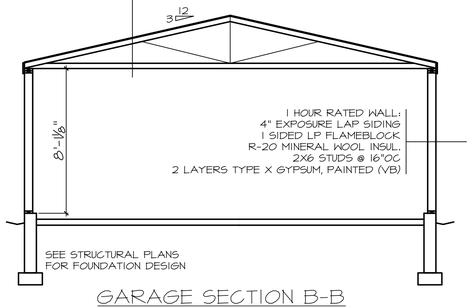
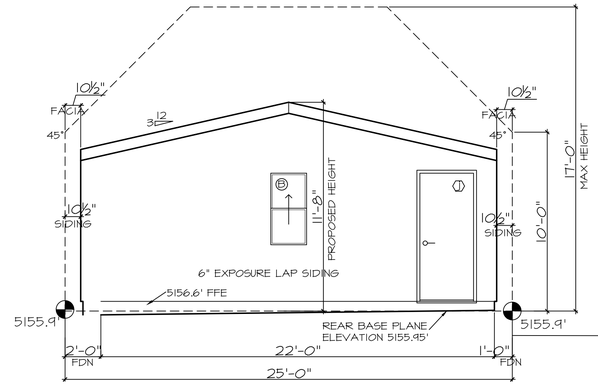


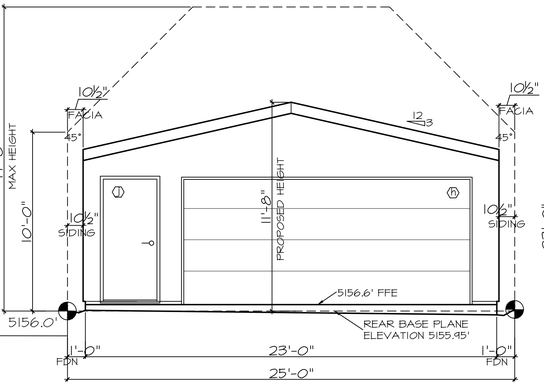
GARAGE SECTION B-B

1/4" = 1'-0"



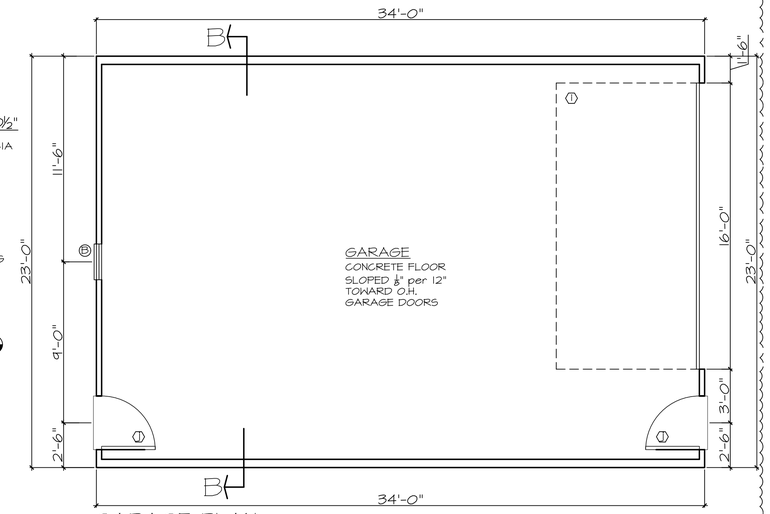
GARAGE WEST ELEVATION

1/4" = 1'-0"



GARAGE EAST (REAR) ELEVATION

1/4" = 1'-0"



GARAGE PLAN

1/4" = 1'-0"

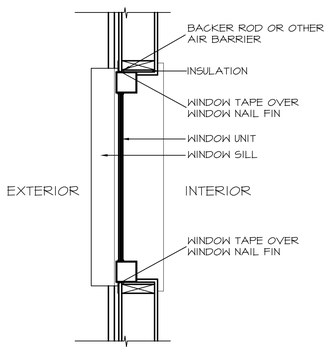
ENERGY COMPLIANCE SHEET

PER 2015 INTERNATIONAL ENERGY CONSERVATION CODE

INSULATION REQUIREMENTS (IECC SEC R402)
UNLESS OTHERWISE NOTED, MEETING THE FOLLOWING MINIMUM REQUIREMENTS:
1. R-20 OR R-13+5
2. R-49 (CEILINGS WITH ATTIC SPACE, ALLOWED TO BE R-38 IF 100% UNCOMPLRESSED INSULATION EXTENDS OVER WALL TOP PLATE)
3. R-30 - RAFTERED CEILINGS, LIMITED TO 500sf OR 20% OF TOTAL AREA, WHICHEVER IS LESS.
4. R-30 - FLOOR JOISTS ABOVE UNHEATED AREAS/CANTILEVERS OR FILL CAVITY (R-19 MIN.)
5. R-10 DEPTH OF 2'-0" - SLAB
6. R-15/19 - (CONT./STUD) CRAWLSPACE WALLS
7. R-15/19 - (CONT./STUD) BASEMENT WALLS
8. INSTALL INSULATION IN CONTINUOUS BLANKETS WITHOUT HOLES FOR ELECTRICAL BOXES, LIGHT FIXTURES OR DUCTWORK.

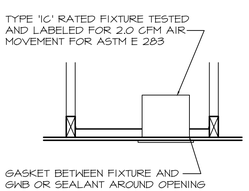
FENESTRATION (IECC SEC R402.1.4 & R402.3)
0.32 - FENESTRATION U-FACTOR
0.55 - SKYLIGHT U-FACTOR
DUCTS (IECC SEC. 403.3)
SUPPLY AND RETURN DUCTS IN ATTICS SHALL BE INSULATED TO A MIN. OF R-8, WHICH ARE 3" OR GREATER IN DIA. AND R-6 WHERE LESS THAN 3" IN DIA. SUPPLY AND RETURN DUCTS IN OTHER AREAS SHALL BE INSULATED TO A MIN. OF R-6, WHICH ARE 3" OR GREATER IN DIA. AND R-4.2 WHERE LESS THAN 3" IN DIA. DUCTS OF PORTIONS OF THAT ARE COMPLETELY LOCATED INSIDE THE BUILDING THERMAL ENVELOPE ARE EXEMPT FROM INSULATION REQUIREMENTS. AIR HANDLERS, CAVITIES AND FILTER BOXES MUST ALSO BE SEALED.
DUCT TESTING
DUCTS SHALL BE PRESSURE TESTED TO DETERMINE AIR LEAKAGE BY ONE OF THE FOLLOWING: ROUGH-IN TEST OR POST CONSTRUCTION; TOTAL LEAKAGE WITHIN PRESSURE DIFFERENTIAL OF .01 INCH ACROSS THE SYSTEM, INCLUDING MANUFACTURER'S AIR HANDLER ENCLOSURE, ALL REGISTERS SHALL BE SEALED DURING THE TESTING.
WINDOWS, SKYLIGHTS AND SLIDING GLASS DOORS SHALL HAVE AN AIR INFILTRATION RATE OF NO MORE THAN 0.3 CFM PER SQUARE FOOT, AND SWINGING DOORS NO MORE THAN 0.5 CFM. PER SQUARE FOOT, WHEN TESTED ACCORDING TO NFRC 400 OR AAMA/WDMA/CSA 101/I.S.2/A440 BY AN ACCREDITED, INDEPENDENT LABORATORY AND LISTED AND LABELED BY THE MANUFACTURER PER 402.4.3
MANDATORY AIR SEALING (IECC SEC.402.4)
THE BUILDING ENVELOPE SHALL BE SEALED TO LIMIT AIR INFILTRATION. THE FOLLOWING LOCATIONS SHALL BE CAULKED, GASKETED, WEATHERSTRIPPED OR OTHERWISE SEALED WITH AIR BARRIER MATERIAL TO LIMIT AIR INFILTRATION PER 2015 IECC, SECTION 402.4.1:
1. AIR BARRIER AND THERMAL BARRIER
2. CEILING/ATTIC
3. WALLS
4. WINDOWS, SKYLIGHTS AND DOORS
5. RIM JOISTS
6. FLOORS
7. CRAWLSPACE WALLS
8. SHAFTS, PENTRATIONS
9. NARROW CAVITIES
10. GARAGE SEPARATION
11. RECESSED LIGHTING
12. PLUMBING AND WIRING
13. SHOWER/TUB ON AN EXTERIOR WALL
14. ELECTRICAL/PHONE BOX ON EXTERIOR WALLS
15. HVAC REGISTER BOOTS THAT PENETRATE BUILDING THERMAL ENVELOPE
16. FIREPLACE

TESTING PER 402.4.1.2
THE DWELLING UNIT SHALL BE TESTED AND VERIFIED AS HAVING AN AIR LEAKAGE RATE OF NOT EXCEEDING 3 AIR CHANGES PER HOUR IN CLIMATE ZONES 3-8. TESTING SHALL BE CONDUCTED WITH A BLOWER DOOR AT A PRESSURE OF 0.2 INCHES W.G. (50 PASCALS). WHERE REQUIRED BY THE CODE OFFICIAL, TESTING SHALL BE CONDUCTED BY AN APPROVED THIRD PARTY. A WRITTEN REPORT OF THE RESULTS OF THE TEST SHALL BE SIGNED 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.



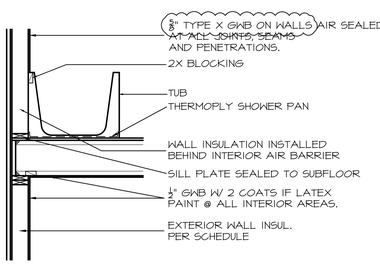
WINDOW DETAIL

SCALE 1" = 1'-0"



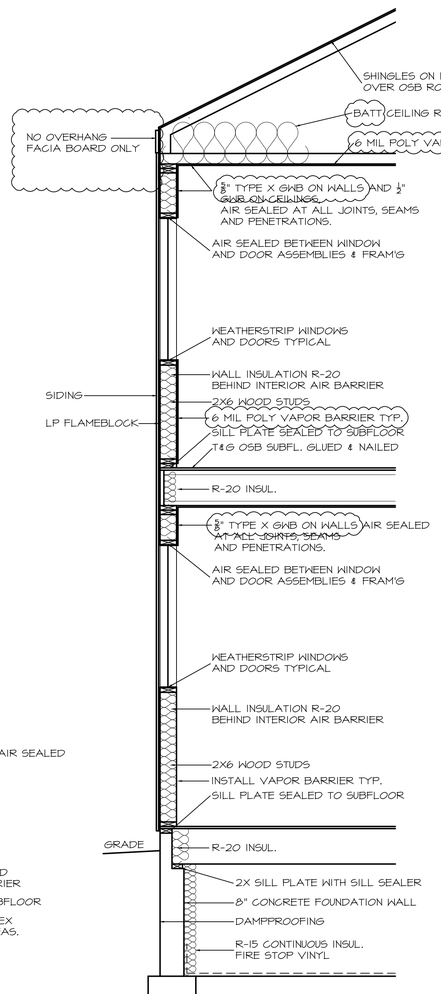
RECESSED CAN DETAIL

SCALE 1" = 1'-0"



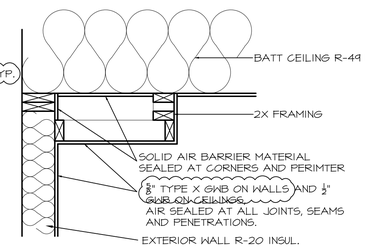
WALL SECTION - TUB / SHOWER PAN

SCALE 1/2" = 1'-0"



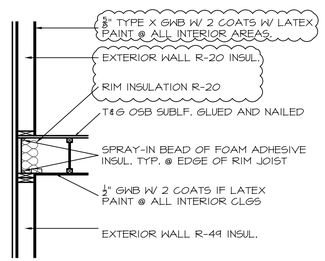
WALL SECTION

SCALE 1/2" = 1'-0"



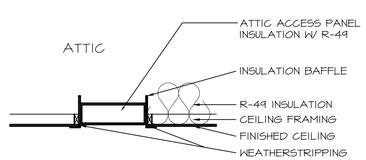
SOFFIT CEILING DETAIL

SCALE 1" = 1'-0"



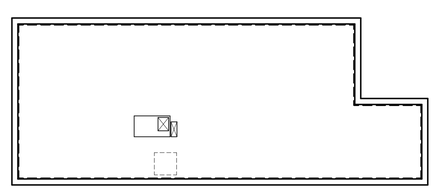
RIM JOIST DETAIL

SCALE 1/2" = 1'-0"



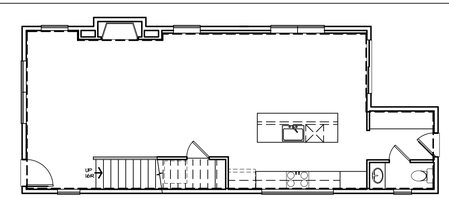
ATTIC ACCESS DETAIL

SCALE 1/2" = 1'-0"



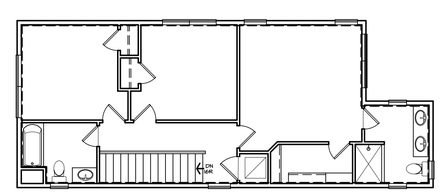
THERMAL BARRIER CRAWLSPACE PLAN

SCALE 1/8" = 1'-0"



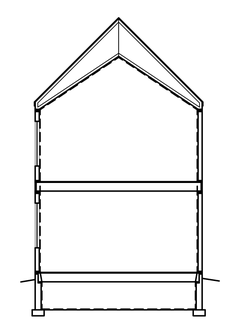
THERMAL BARRIER MAIN FLOOR PLAN

SCALE 1/8" = 1'-0"



THERMAL BARRIER 2ND FLOOR PLAN

SCALE 1/8" = 1'-0"



THERMAL BARRIER SECTION

SCALE 1/8" = 1'-0"

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