

BUTNER ESTATES-HAWKEYE-R
BORNSCHEIN FAMILY HOME

605 SKY COURT GRAND JUNCTION COLORADO 81504

ARCHITECTURAL ABBREVIATIONS

ABI	alternate bid item
ABV	above
AFF	above finished floor
ALT	alternate
ALUM	aluminum
AFC	acoustical panel ceiling
ARCH	architect (ural)
ASPH	asphalt
A/C	air conditioning
BD	board
BLDG	building
BLKG	blocking
BO	bottom of
BRG	bearing
CBU	cemeticious backer unit
CJ	control joint
CLG	ceiling
CLR	clear (ance)
CMU	concrete masonry unit
CNRG	corner guard
COL	column
CONC	concrete
CONT	continuous or continue
CORR	corridor
CPT	carpet (ed)
CSMT	casement
CT	ceramic tile
CTR	center
DBL	double
DEMO	demolish
DF	drinking fountain
DIM	dimension (s)
DIR	direction
DISP	dispenser
DN	down
DR	door
DS	downspout
DTL	detail

EC	evaporative cooler
EG	etched glass/glazing
EIFS	exterior insul finish sys
EJ	expansion joint
EL	elevation
ELEC	electric (al)
EM	emergency
EWCC	electric water cooler
EQ	equal
EXG	existing
EXH	exhaust
EXP	exposed
EXT	exterior
FBO	furnished by owner
FD	floor drain
FDTN	foundation
FE	fire extinguisher
FEC	fire extinguisher cabinet
FFE	finished floor elevation
FIN	finish
FLG	flashing
FLR	floor (ing)
FLUR	fluorescent
FO	face of
FRMG	framing
FRP	fiber reinforced plastic
FT	foot (feet)
FTG	footing
FV	field verify
GA	gage, gauge
GAL	gallon
GALV	galvanized
GB	grab bar
GC	general contractor
GL	glass, glazing
GUWB	gypsum wallboard
GYP	gypseum
HAS	headed anchor stud

HSS	hollow structural sections
HT	height
HVAC	heating /vent /air cond
HUD	hardwood
INCL	include (d) (ing)
INSUL	insulate (d) (ing)
INT	interior
INV	invert
JST	joist
JT	joint
L	length, angle
LAM	laminat (d)
LAV	lavatory
LB	pound
LF	lineal foot
LG	laminated glass, glazing
LIN	linoleum
LT	light
MAS	masonry
MATL	material
MAX	maximum
MB	marker board
MECH	mechanic (al)
MFR	manufacture (r) (d)
MH	manhole
MIN	minimum
MISC	miscellaneous
MLD	molding, moulding
MMB	membrane
MO	masonry opening
MT	mount (ed) (ing)
MTL	metal
N	north
NIC	not in contract
NOM	nominal
NTS	not to scale

OH	overhead
OPG	opening
OPH	opposite hand
OPP	opposite
OSB	oriented strand board
PB	particle board
PERF	perforate
PERIM	perimeter
PLAM	plastic laminate
PLT	plate
PNL	panel
PNT	paint (ed)
PR	pair
PROJ	projector, projection
PSF	pounds per square foot
PSI	pounds per square inch
PT	pressure treated
PTD	paper towel dispenser
PTN	partition
PVC	polyvinyl cholride
PVMT	pavement
PWD	plywood
QT	quarry tile
R	riser, radius
RB	rubber base
REC	recycling
RD	roof drain
RE	reference
REF	refrigerator
REIN	reinforce (d) (ing)
REQ	required
REV	revision (s), revised
RFG	roofing
RM	room
RO	rough opening
ROW	right of way
RR	restroom
RTU	roof top unit

SHT	sheet
SHTG	sheathing
SIM	similar
SPD	soap dispenser
SPEC	specification
SPKR	speaker
SQ	square
SST	stainless steel
STD	standard
STL	steel
STOR	storage
STR	structural
SUSP	suspended
T	tread
TB	towel bar
TEL	telephone
TO	top of
TOC	top of concrete
TOS	top of steel
TOW	top of wall
TPD	toilet paper dispenser
TS	tube steel
TYP	typical
T&G	tongue and groove
UNO	unless noted otherwise
VB	vapor barrier
VCT	vinyl composition tile
VERT	vertical
VM	vending machine
VNL	vinyl sheet
W	west, wide, width
W/	with
WB	wood base
WC	watercloset
WD	wood
WDW	window
WF	wide flange

DRAWING LIST

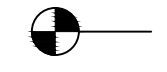
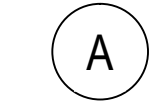
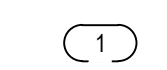
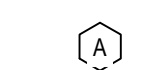
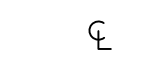
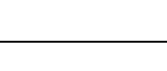
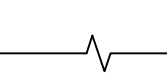
SHEET NO.	SHEET NAME
ARCHITECTURAL	
A001	COVER SHEET, ABBREVIATIONS, NOTES, & SYMBOLS
A101	FLOOR PLAN
A141	ROOF PLAN
A201	EXTERIOR ELEVATIONS
A201.1	EXTERIOR ELEVATIONS
A301	EXTERIOR ELEVATIONS
A301.1	EXTERIOR ELEVATIONS
A501	WALL SECTIONS & WALL TYPES
A501.1	WALL SECTIONS & WALL TYPES
A502	WALL SECTIONS & DETAILS
A101	DOOR SCHEDULE, DOOR ELEVATIONS, & DOOR DETAILS
A111	WINDOW TYPES & WINDOW DETAILS

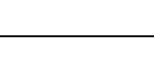
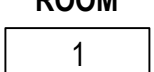
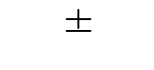
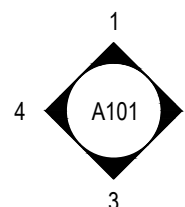
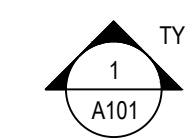
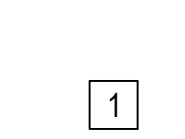
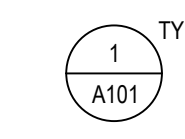
ELECTRICAL	
E101	ELECTRICAL PLAN

GENERAL NOTES

1. COMPLY WITH ALL MANUFACTURERS RECOMMENDATIONS AND INDUSTRY STANDARDS RELEVANT TO THE WORK HEREIN.
2. ALL DIMENSIONS ARE FROM FACE OF FINISH UNLESS NOTED OTHERWISE.
3. ALL ALIGNMENTS ARE FACE OF FINISH UNLESS NOTED OTHERWISE.
4. FIELD VERIFY ALL DIMENSIONS AND ROUGH OPENINGS PRIOR TO FABRICATION AND/OR INSTALLATION.
5. PLUMBING LINES ALONG EXTERIOR WALLS ARE TO BE PROTECTED FROM FREEZING.
6. PROVIDE DIRECT EXHAUST TO THE EXTERIOR FOR RANGE HOOD IN KITCHEN.
7. PROVIDE CONDENSATE DRAIN & PAN FOR MECHANICAL EQUIPMENT IN GARAGE.
8. HEATED SQUARE FEET: 1410, TOTAL BUILDING ENVELOPE SQUARE FEET: 1842.

SYMBOLS

	REVISION
	ELEVATION
	COLUMN GRID LOCATION
	DOOR NUMBER
	WINDOW TYPE
	CENTER LINE
	LINE OF WALL ABOVE OR HIDDEN LINE
	BREAK LINE

	MATCH LINE
	ROOM NAME ROOM NUMBER
	ANGLE
	DIAMETER
	PERPENDICULAR
	PLATE
	PLUS OR MINUS
	FLOOR DRAIN
	FIRE EXTINGUISHER
	INTERIOR WALL ELEVATION REFERENCE DRAWING
	SECTION REFERENCE DRAWING
	WALL SYMBOL WALL TYPE
	DETAIL REFERENCE DRAWING

model no.

HAWKEYE-R-S

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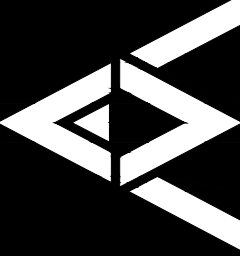
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drawn by:
C.A.B.
checked by:
J.B.M.

date:
03-12-18

revised:

sheet index:
COVER SHEET
ABBREVIATIONS
GENERAL NOTES

sheet no.

A001

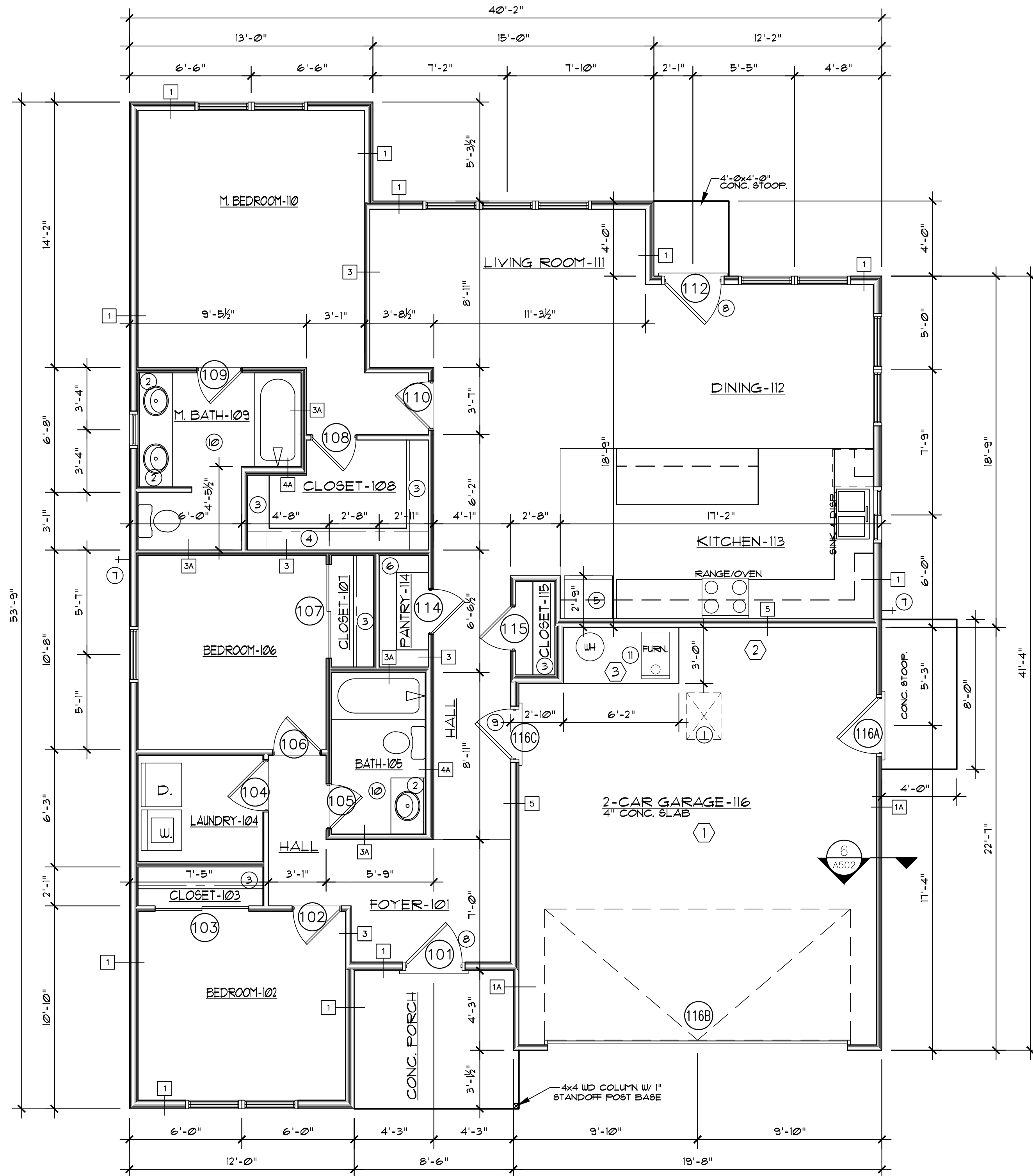
ARCHITECTURAL LEGEND

1. Provide 22"x30" attic access.
2. Mirror.
3. One shelf and one rod.
4. One shelf and two rods 42" high and 40" between.
5. Refrigerator.
6. Pantry - 5 Shelves.
7. Frost protected wall hydrant.
8. Maximum vertical height measured from top of threshold of door to landing not to exceed 7½". Maximum threshold height at door to interior landing not to exceed 1".
9. Door between house and garage to be 1½" minimum. Changes in elevations at doors due to landings or termination of stairs, to be measured from top of door threshold.
10. Provide water-resistive type gyp. bd. @ bath walls at tub & shower locations.
11. 1'-6" High mechanical platform.

GENERAL NOTES

1. Provide ½" gypsum board or equivalent applied to the garage walls adjacent to living areas as per Table R302.6 2018 IRC. (gypsum board to extend to the underside of the highest roof sheathing or be installed to entire ceiling.)
2. Start top of 5" concrete garage slab, 2" below top of garage foundation wall @ rear and slope 5" down to front foundation wall over blockout (2" min. req. by code).
3. Provide 1" minimum clearance around furnace flue.

Do not scale drawings, use dimensions as specified on drawings.



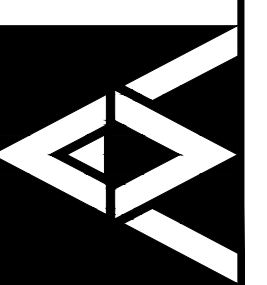
1 FLOOR PLAN
SCALE: 1/4" = 1'-0"

HAWKEYE-R-S

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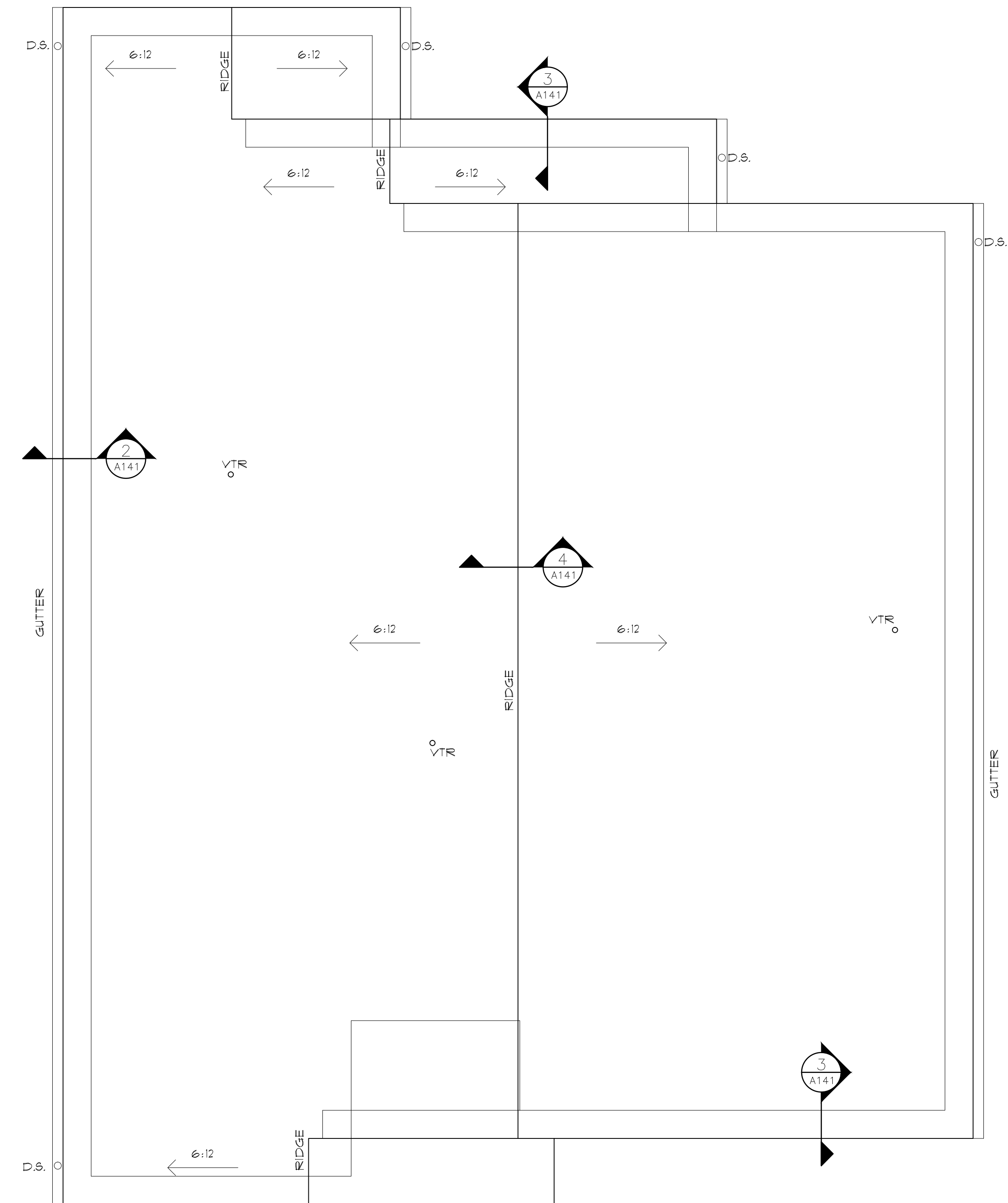
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10-21-19

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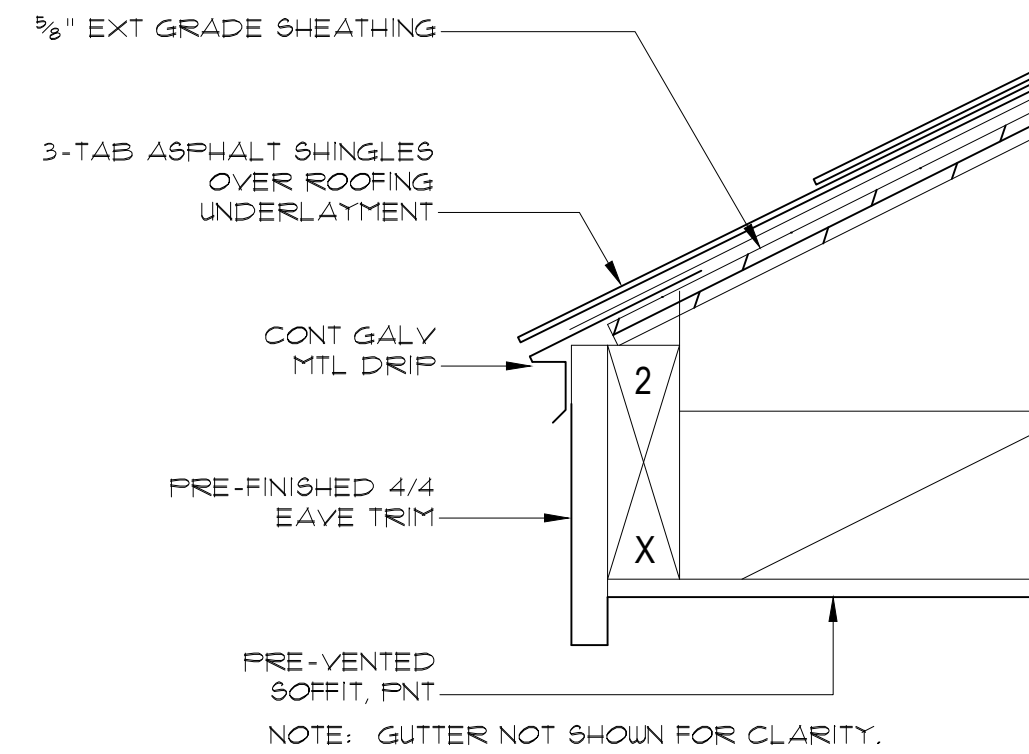
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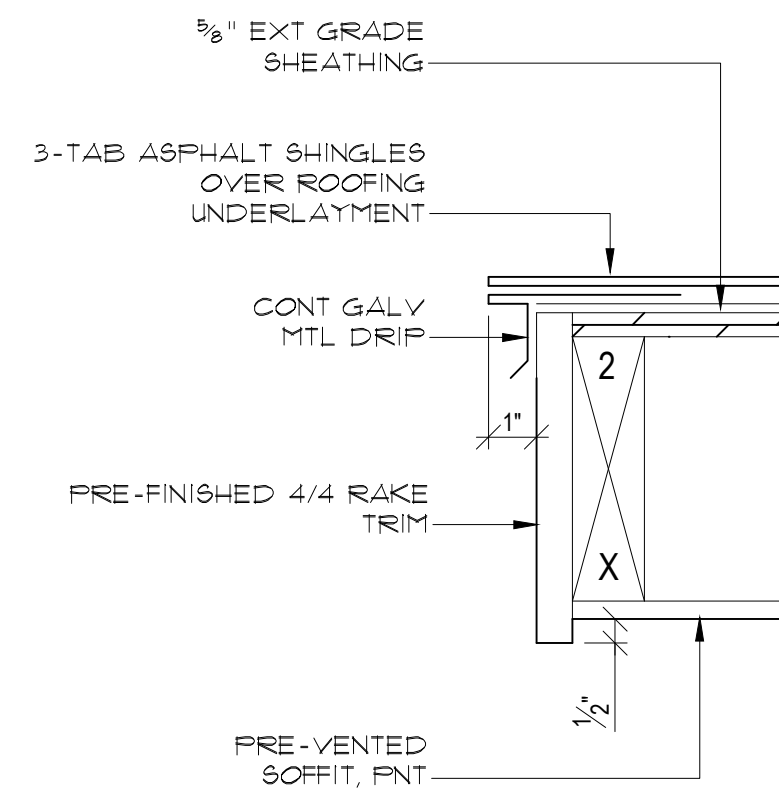
1
A141

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



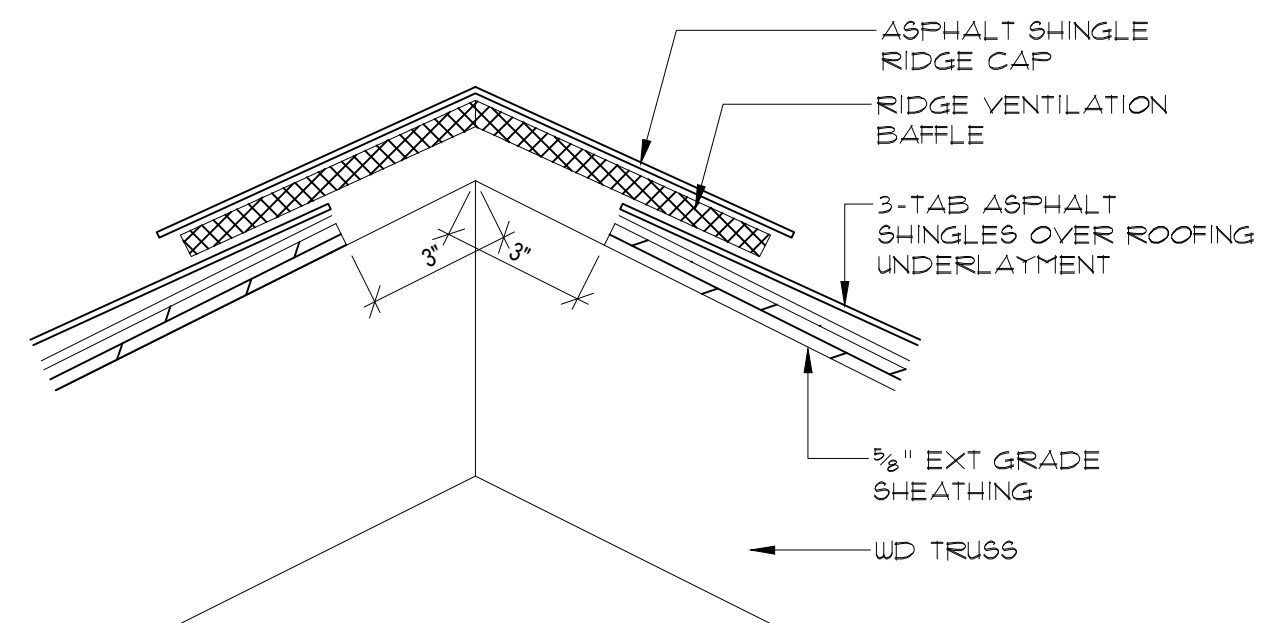
2
A141

EAVE DETAIL
SCALE: 3" = 1'-0"



3
A141

RAKE DETAIL
SCALE: 3" = 1'-0"



4
A141

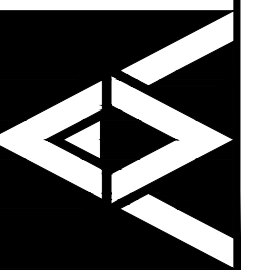
RIDGE DETAIL
SCALE: 3" = 1'-0"

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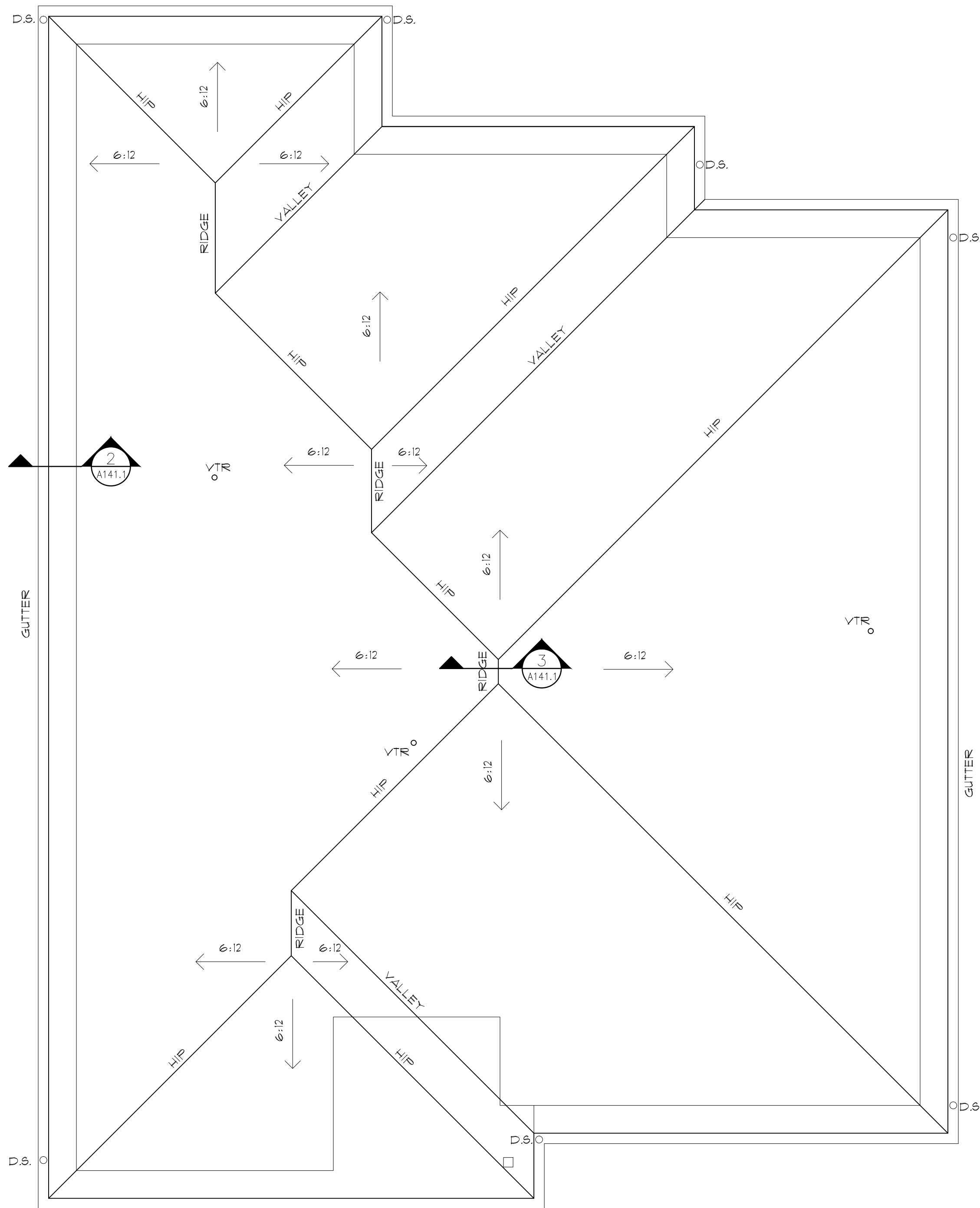
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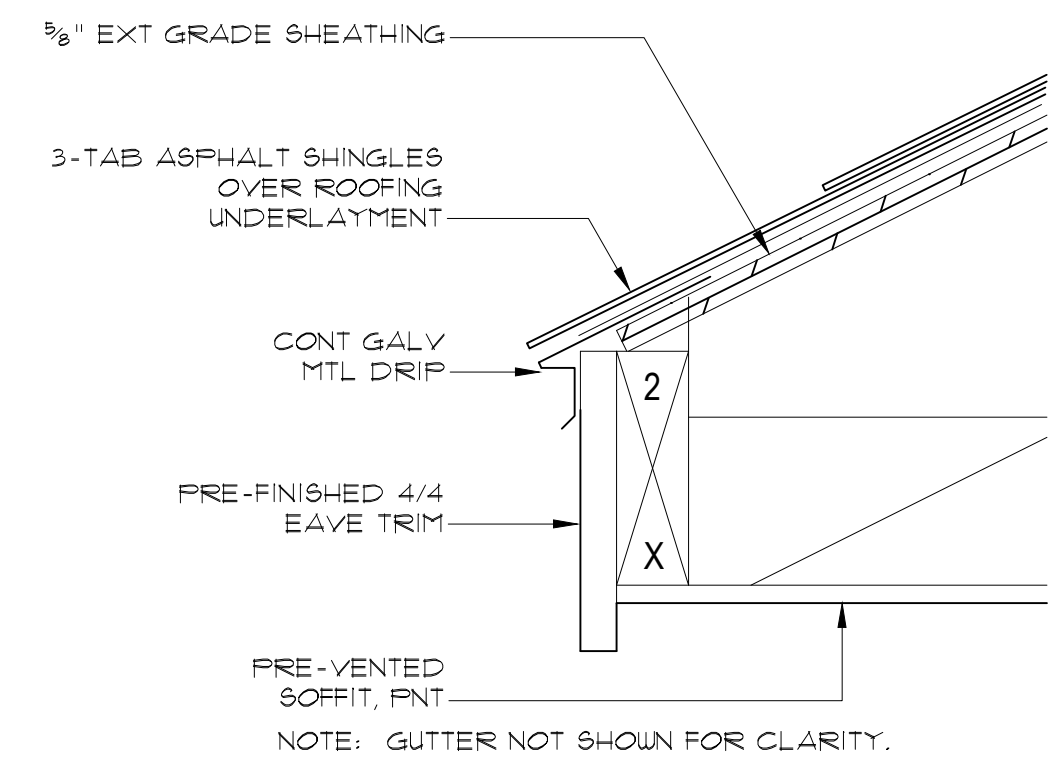
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ROOF PLAN

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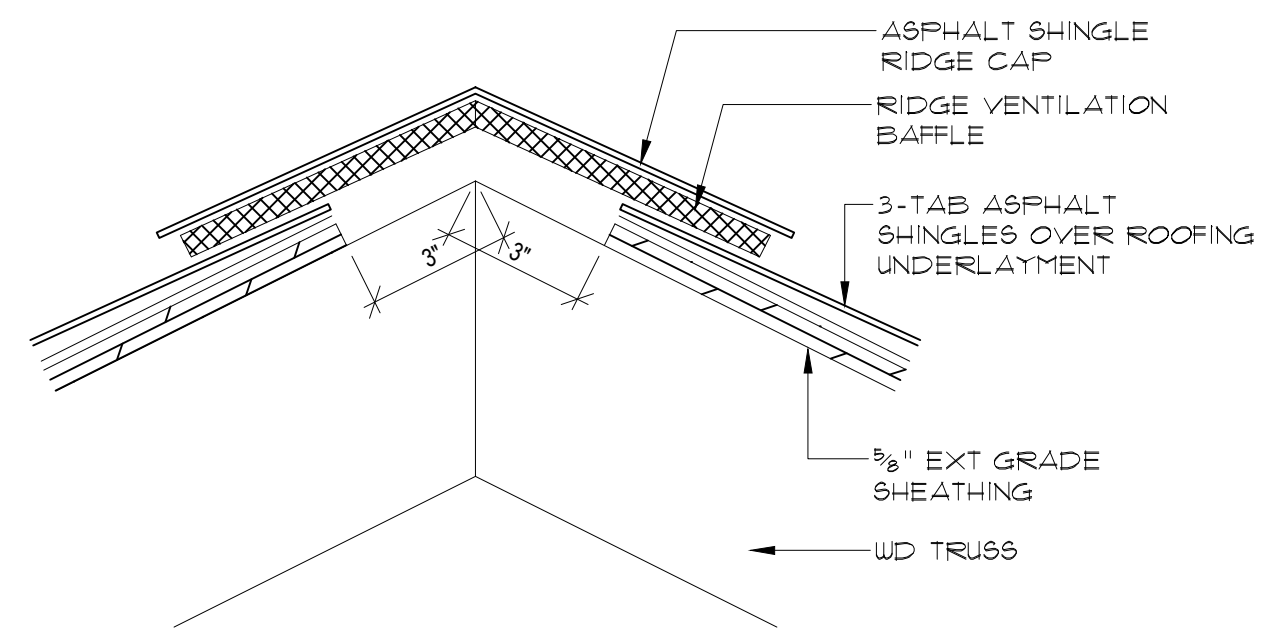
A141



1
A141.1
ROOF PLAN
SCALE: 1/4" = 1'-0"



2
A141.1
EAVE DETAIL
SCALE: 3" = 1'-0"



3
A141.1
RIDGE DETAIL
SCALE: 3" = 1'-0"

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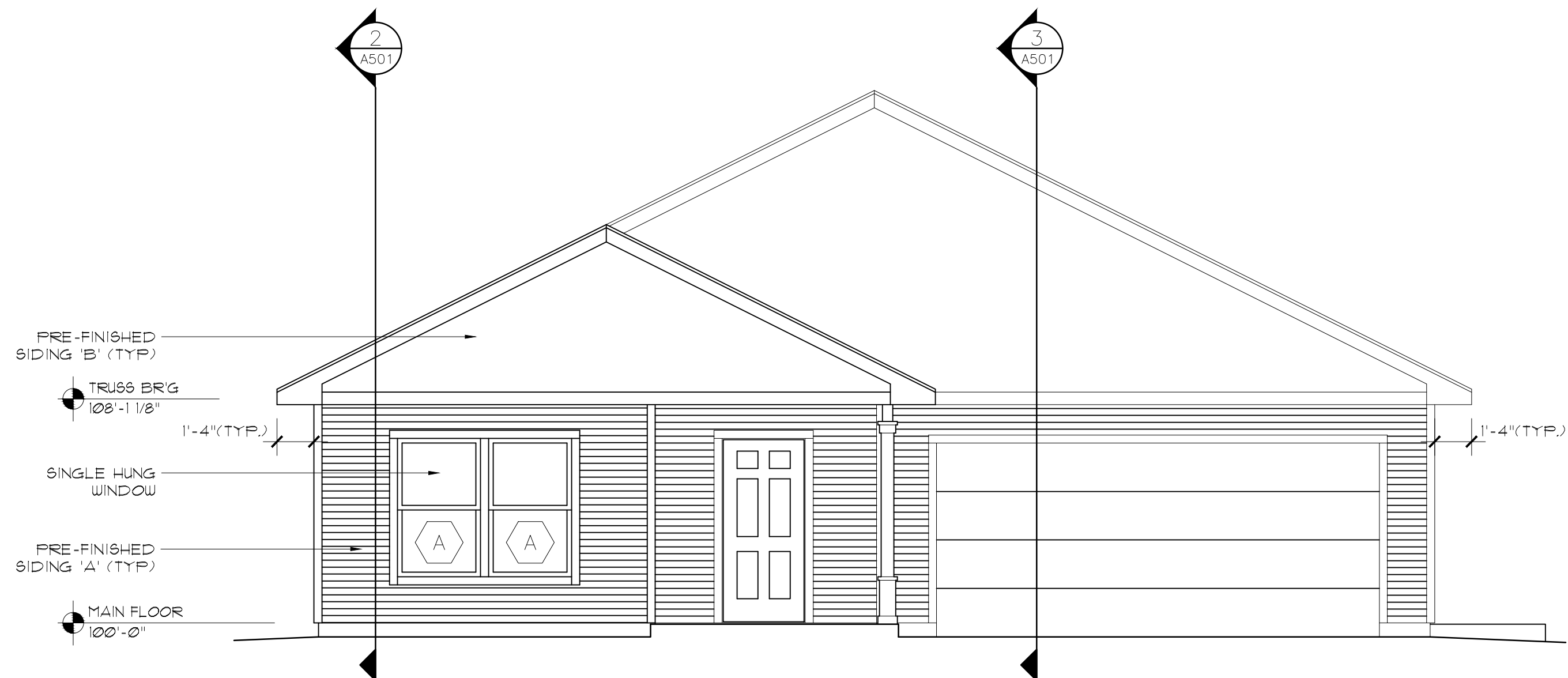
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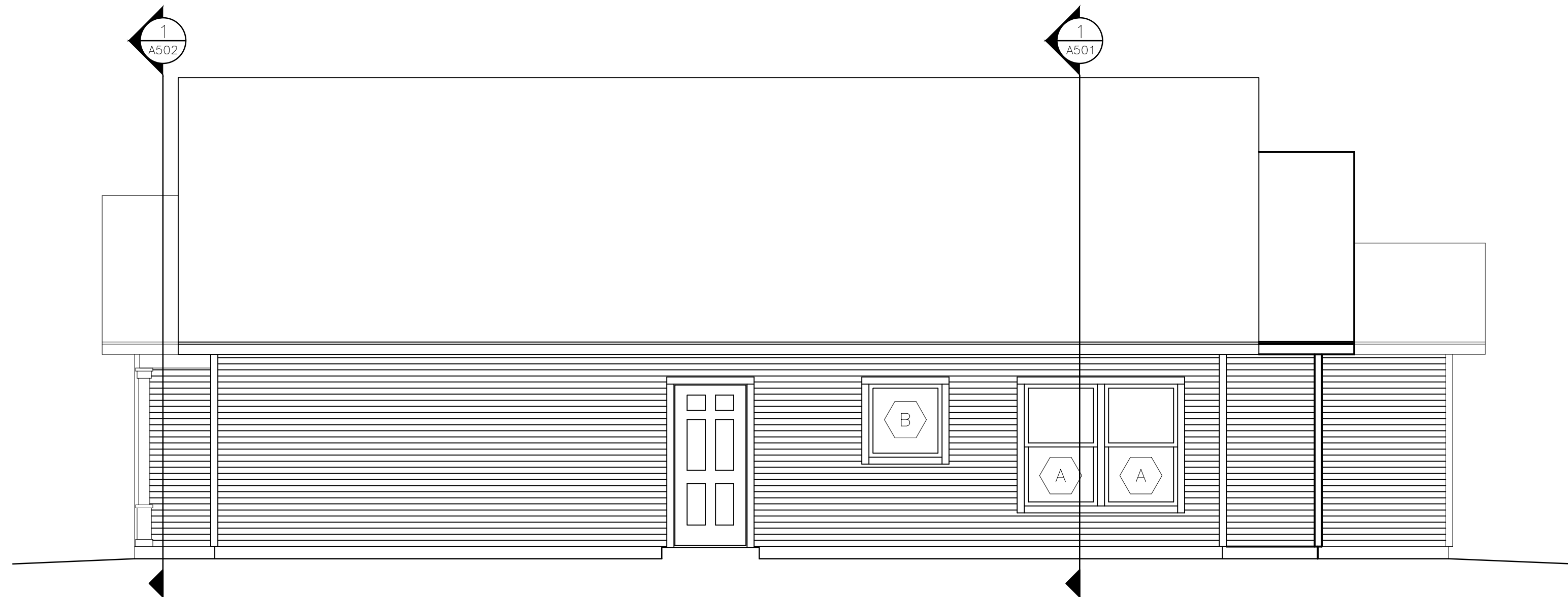
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sheet index:
HIP ROOF PLAN

sheet no.
A141.1



1 FRONT EXTERIOR ELEVATION
A201 SCALE: 1/4" = 1'-0"



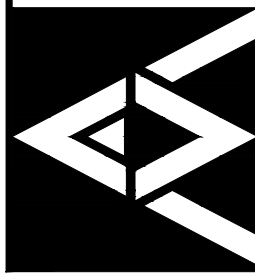
2 RIGHT EXTERIOR ELEVATION
A201 SCALE: 1/4" = 1'-0"

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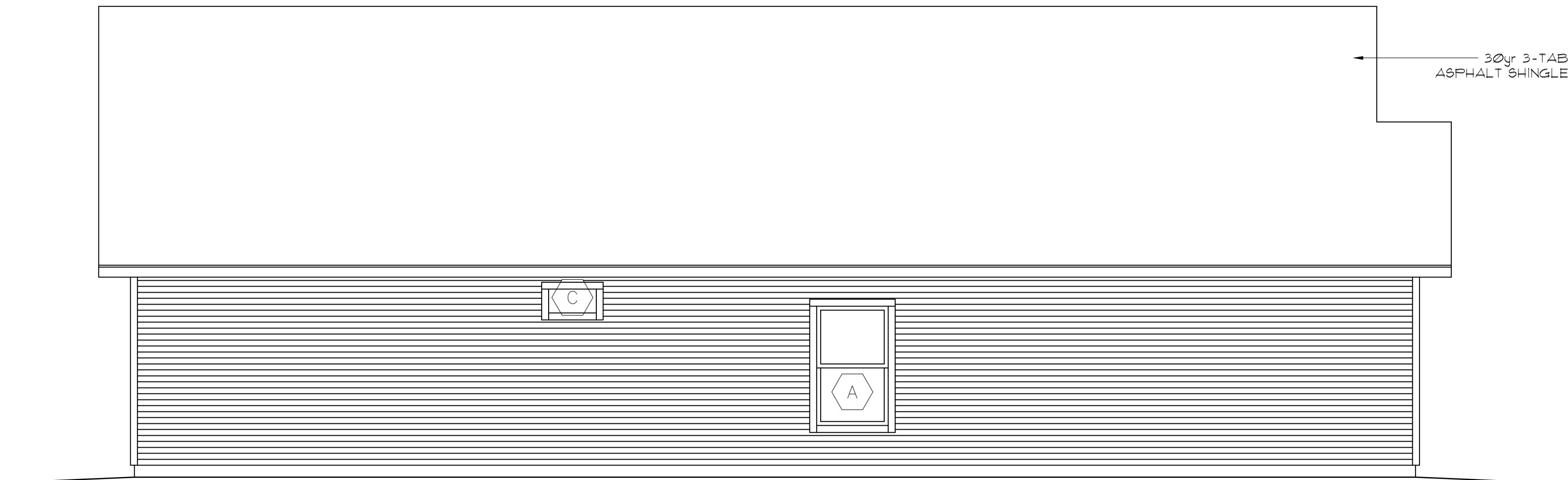
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ELEVATIONS

sheet no.
A201



1 REAR EXTERIOR ELEVATION
A201.1 SCALE: 1/4" = 1'-0"



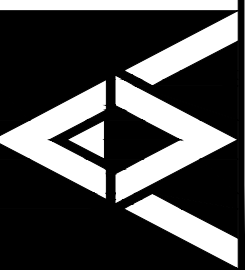
2 LEFT EXTERIOR ELEVATION
A201.1 SCALE: 1/4" = 1'-0"

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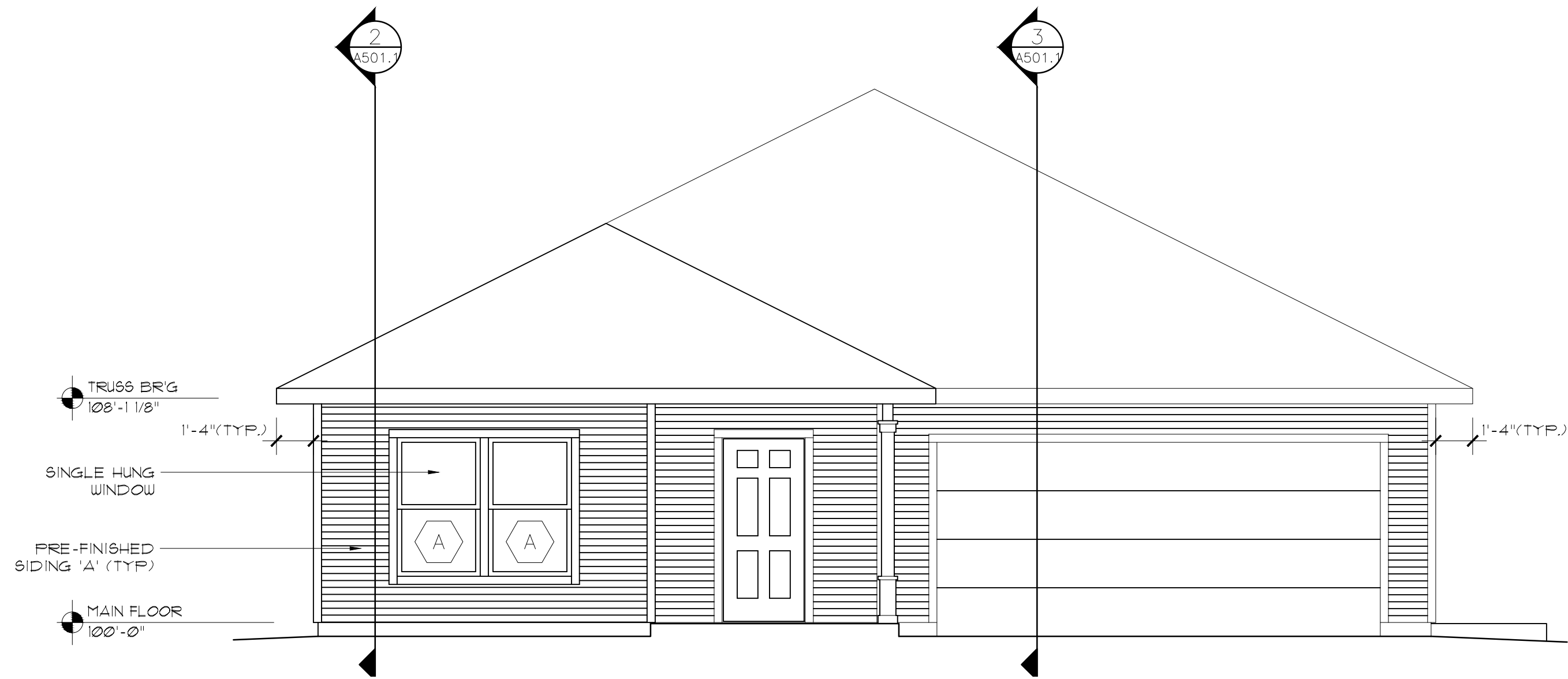
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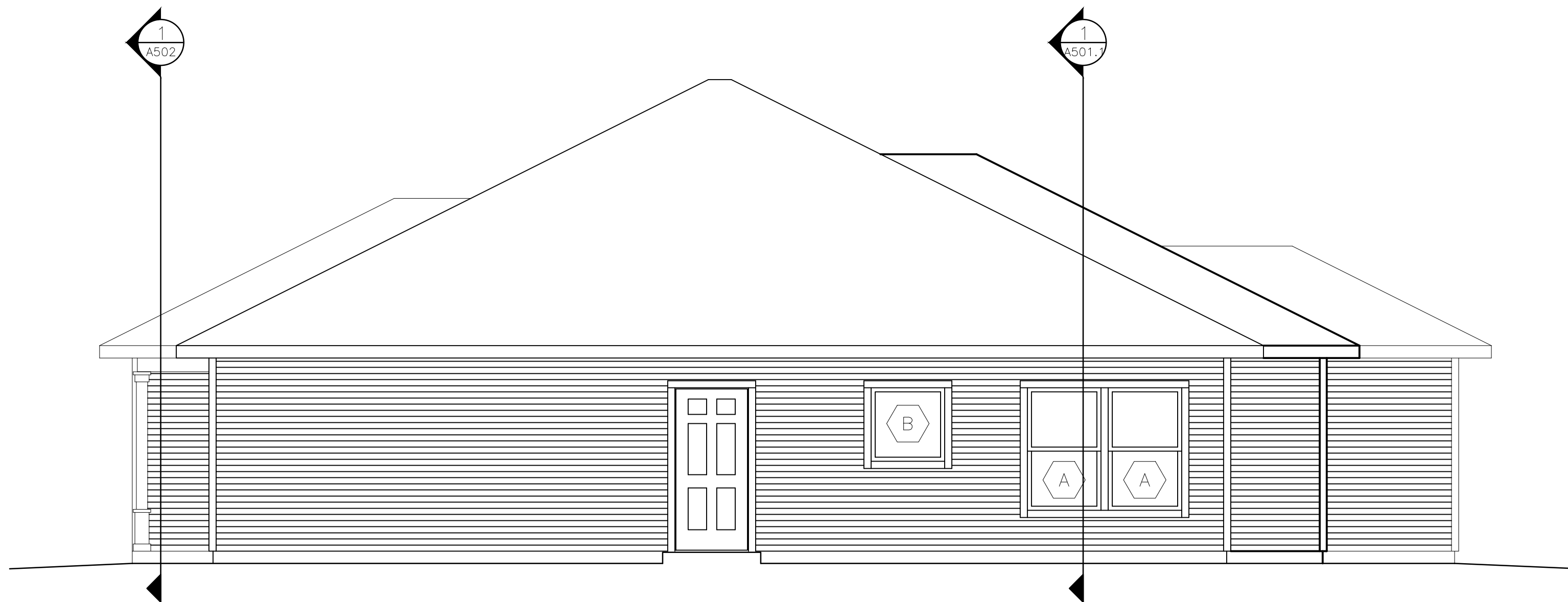
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ELVATIONS

sheet no.

A201.1



1 FRONT EXTERIOR ELEVATION
A301 SCALE: 1/4" = 1'-0"



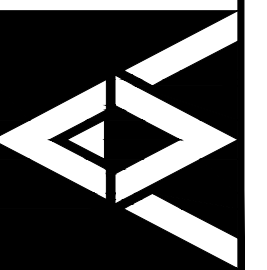
2 RIGHT EXTERIOR ELEVATION
A301 SCALE: 1/4" = 1'-0"

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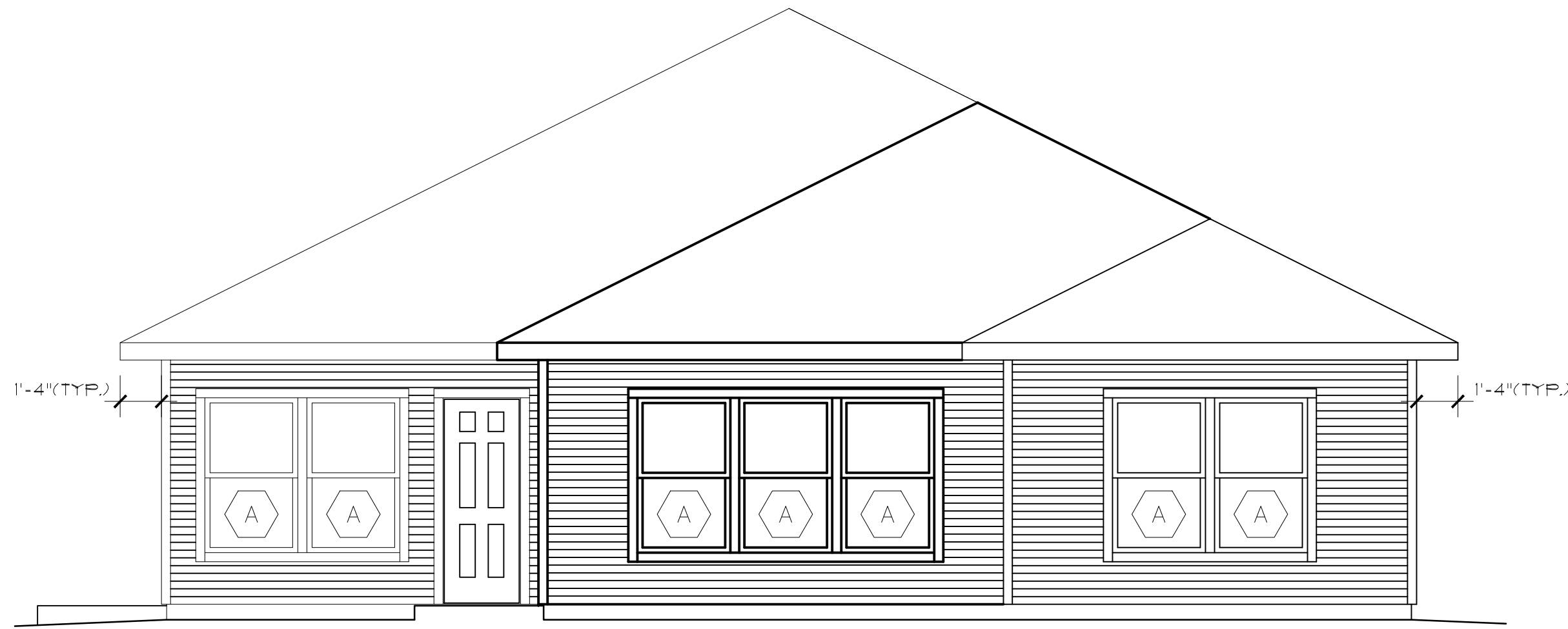
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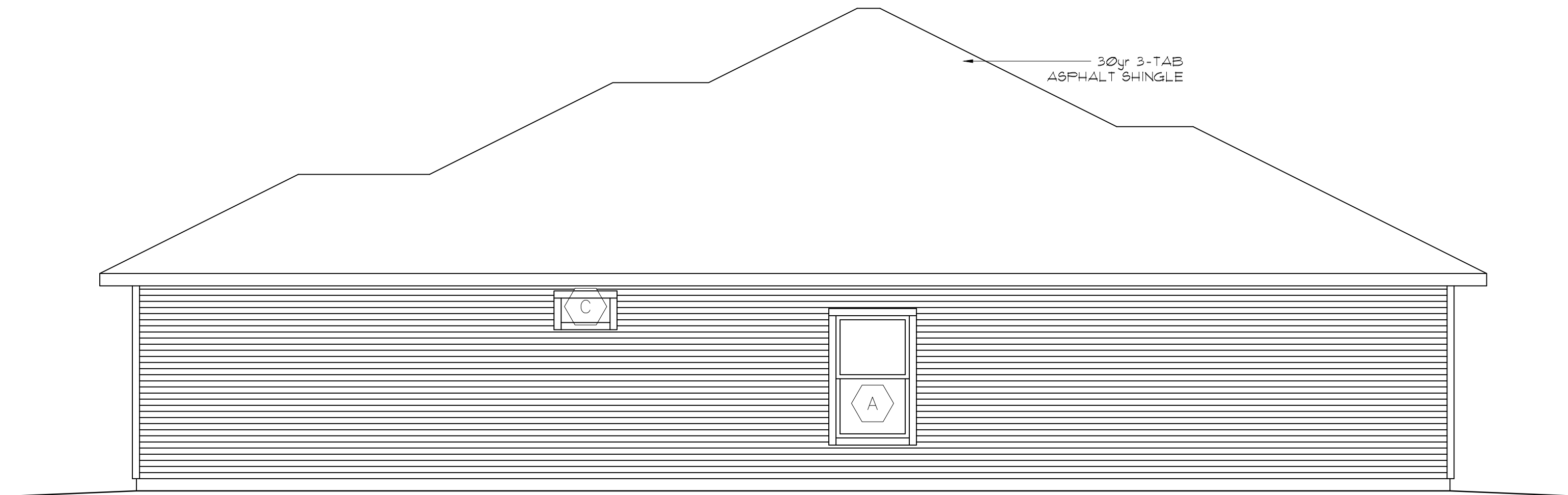
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ELEVATIONS

sheet no.

A301



1 REAR EXTERIOR ELEVATION
A301.1 SCALE: 1/4" = 1'-0"



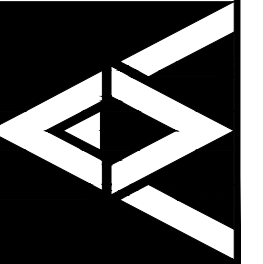
2 LEFT EXTERIOR ELEVATION
A301.1 SCALE: 1/4" = 1'-0"

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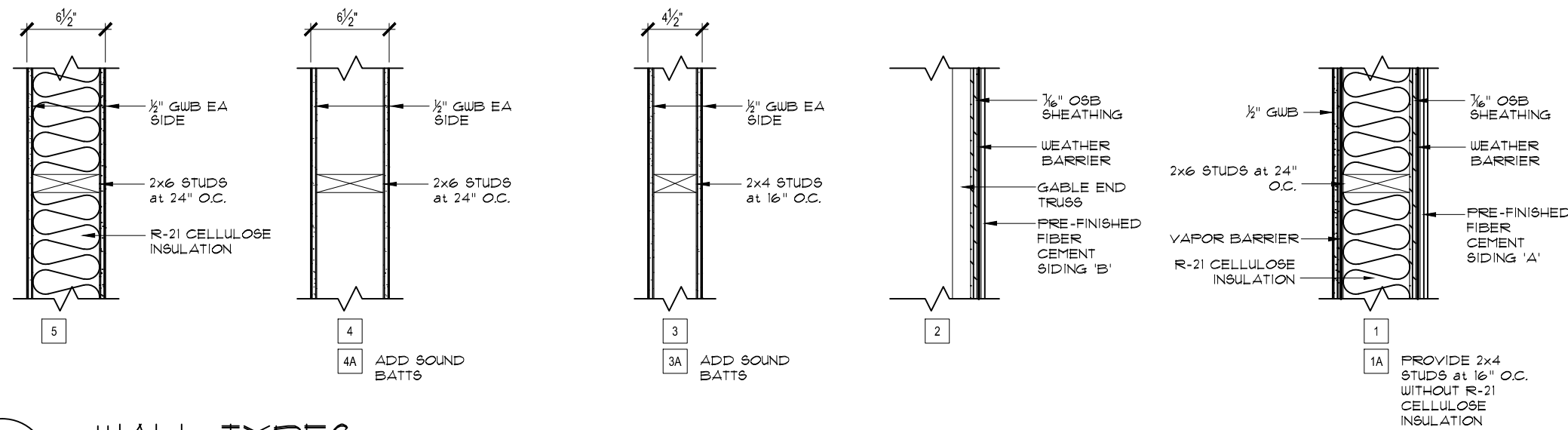
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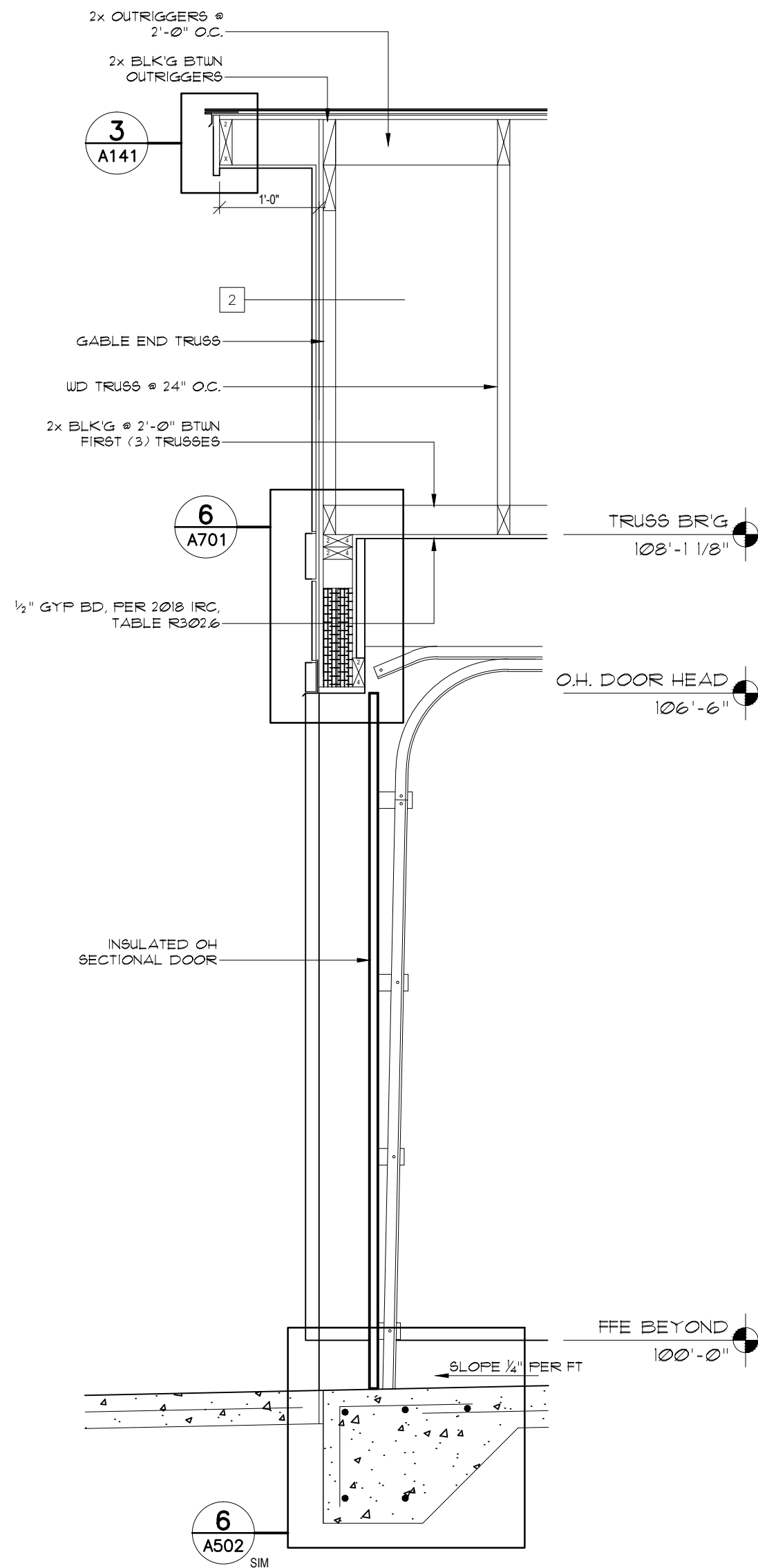
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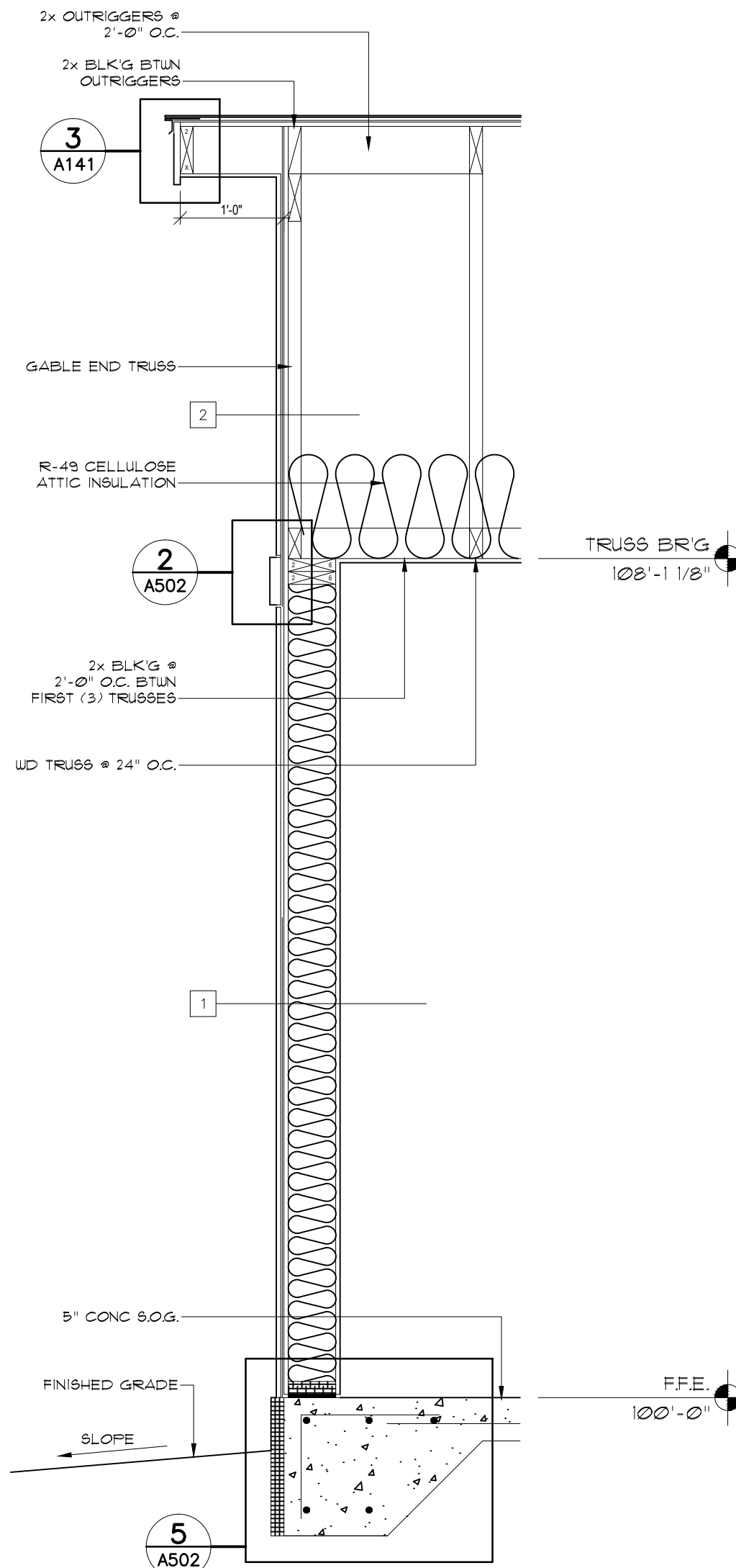
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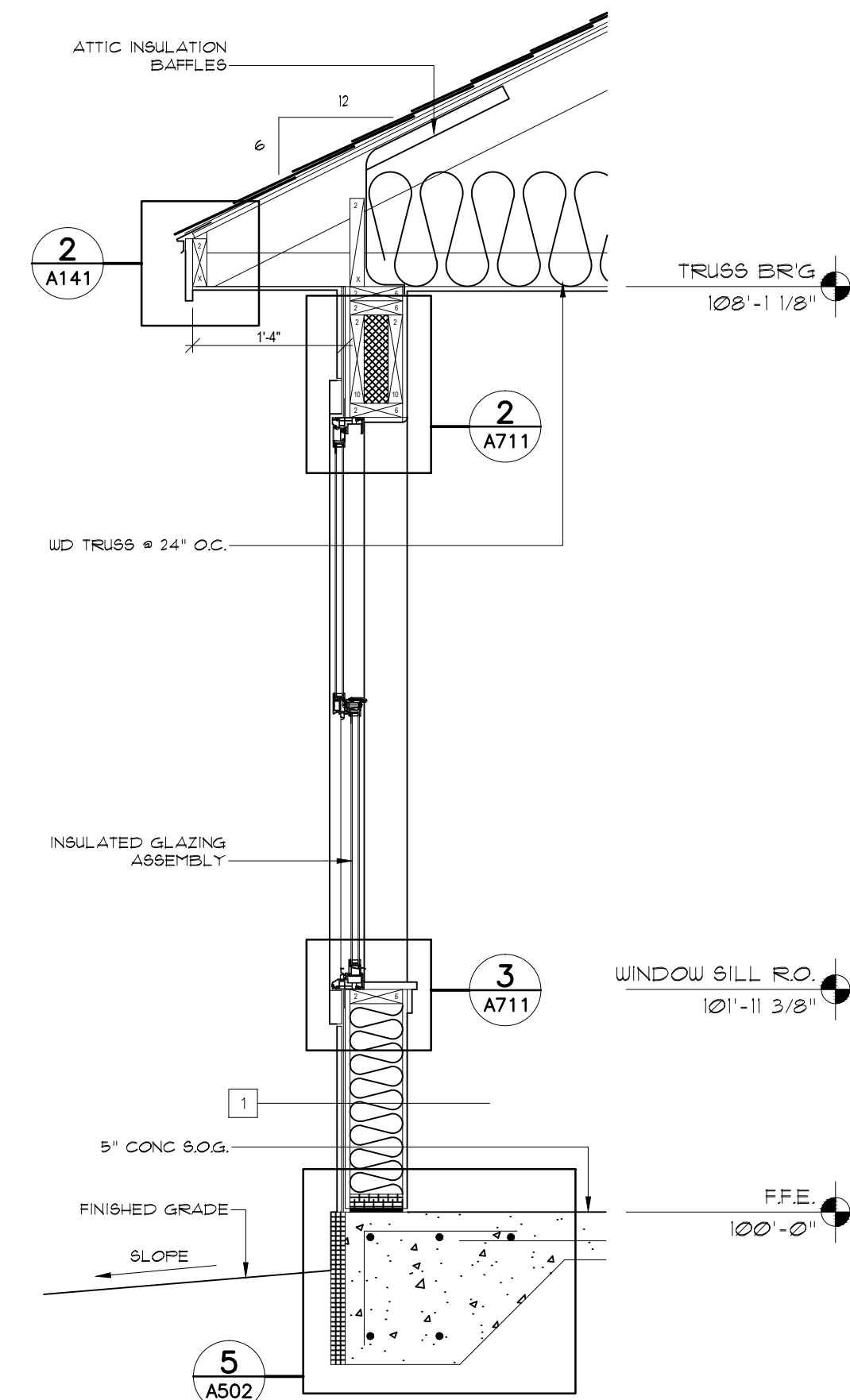
4 WALL TYPES
SCALE: 1" = 1'-0"



3 WALL SECTION 'C'
SCALE: 3/4" = 1'-0"



2 WALL SECTION 'B'
SCALE: 3/4" = 1'-0"



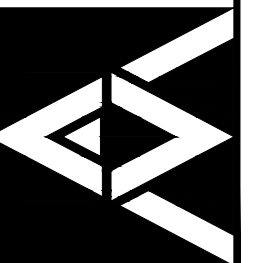
1 WALL SECTION 'A'
SCALE: 3/4" = 1'-0"

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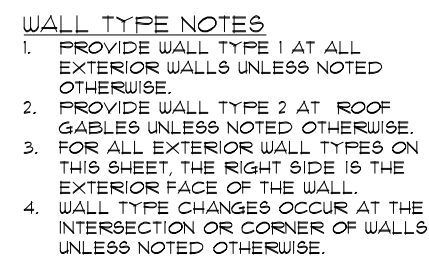
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J.B.M.

date:
03-12-18

revised:

sheet index:
**WALL SECTIONS
WALL TYPES**

sheet no.
A501



WALL TYPES

SCALE: 1" = 1'-0"



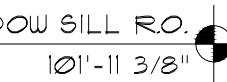
WALL SECTION 'C'

SCALE: 3/4" = 1'-0"



WALL SECTION 'B'

SCALE: 3/4" = 1'-0"



WALL SECTION 'A'

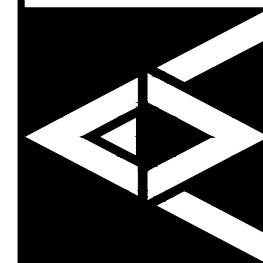
SCALE: $3/4" = 1'-0"$

model no.

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drawn by:
C.A.B.

checked by:
J.B.M.

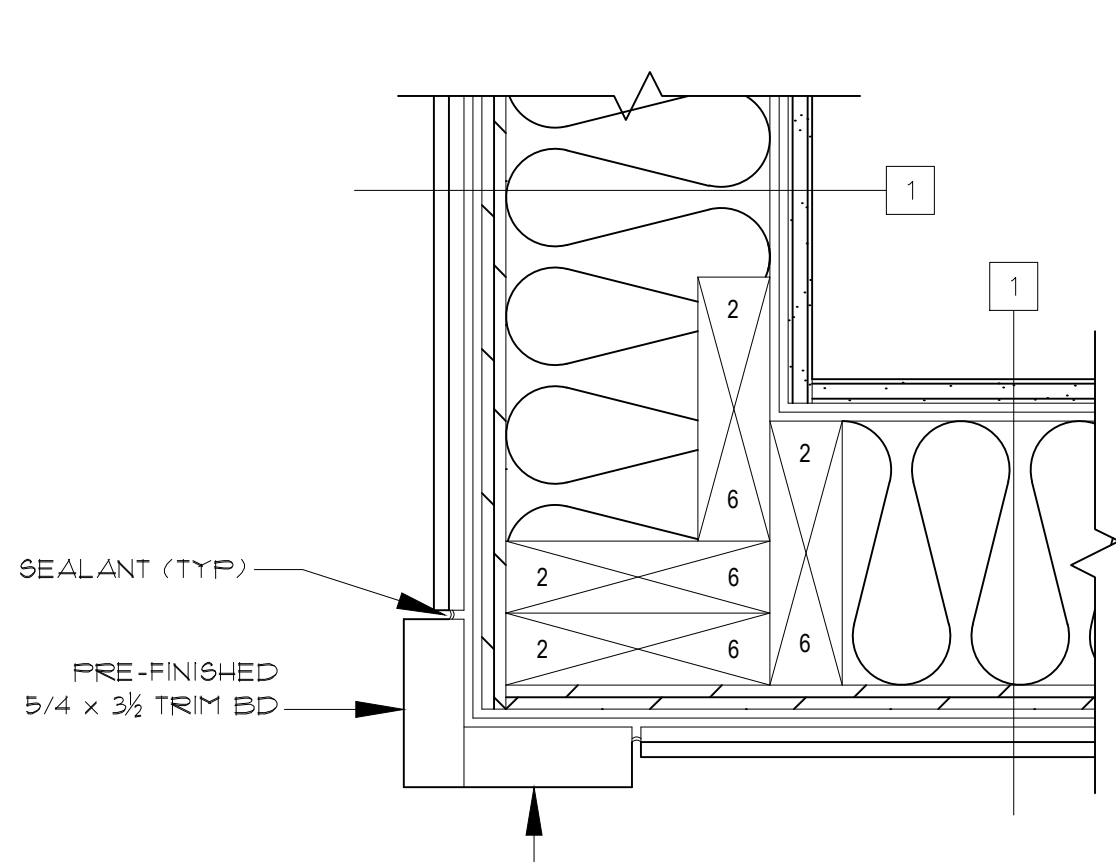
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03-12-18

revised:

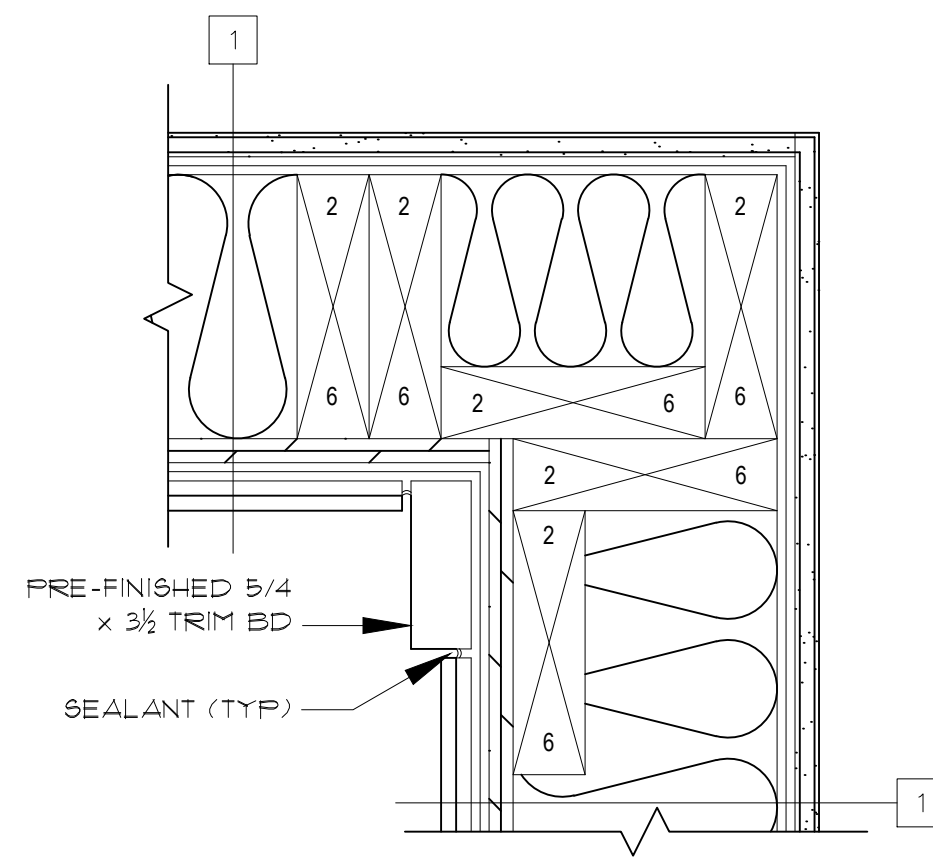
sheet index:
WALL SECTIONS
WALL TYPES

sheet no.

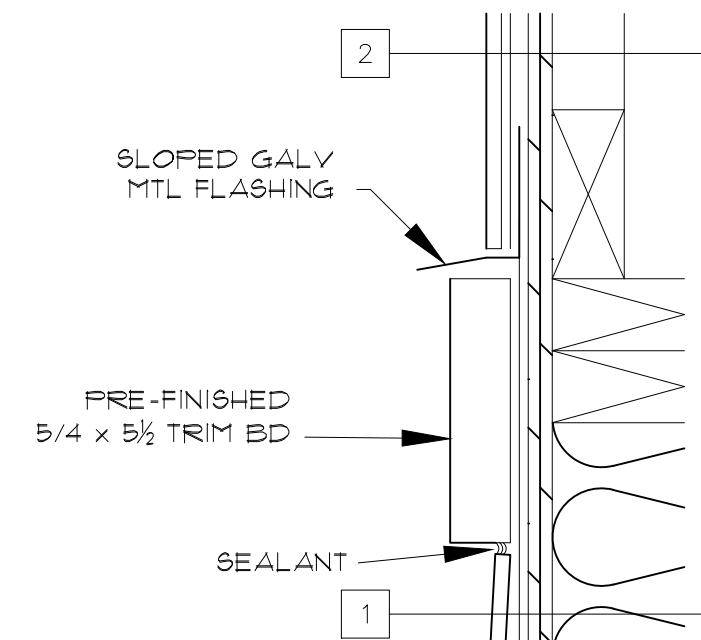
A501.1



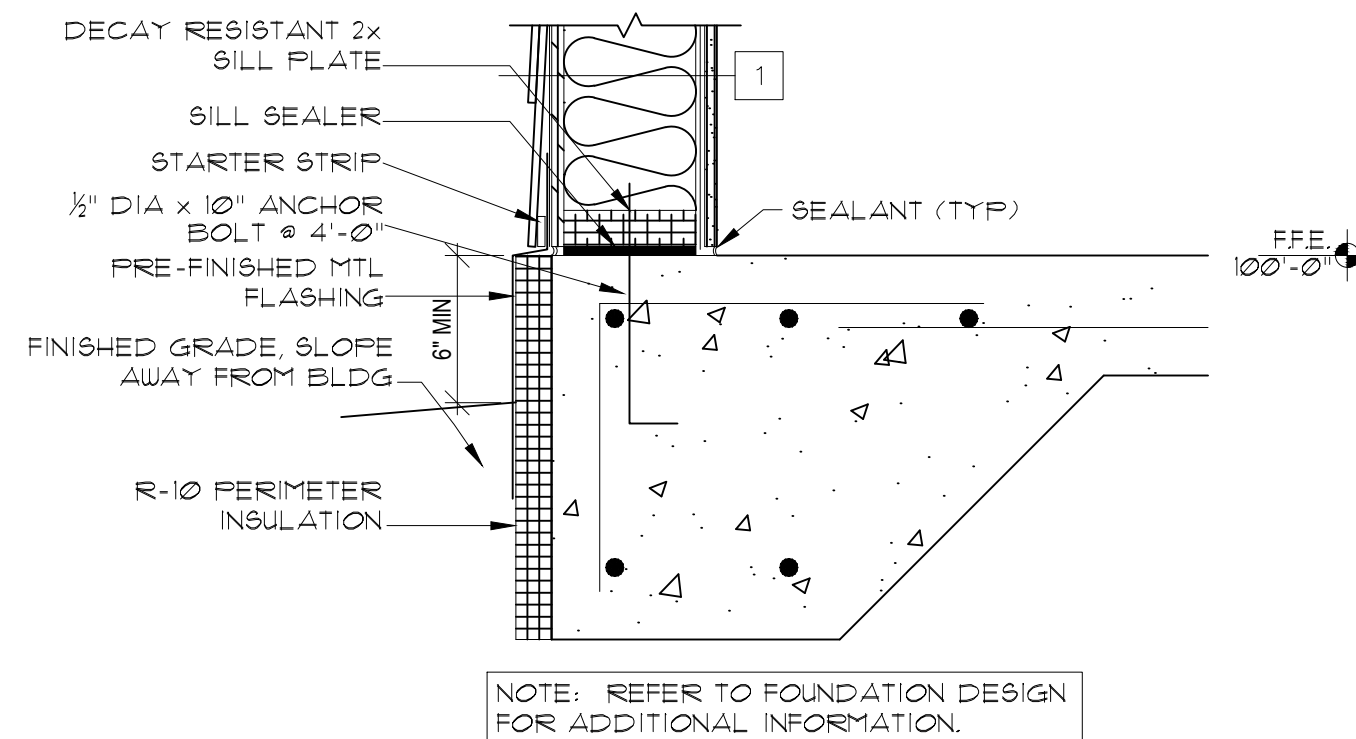
4 TYP OUTSIDE CORNER DTL
SCALE: 3" = 1'-0"



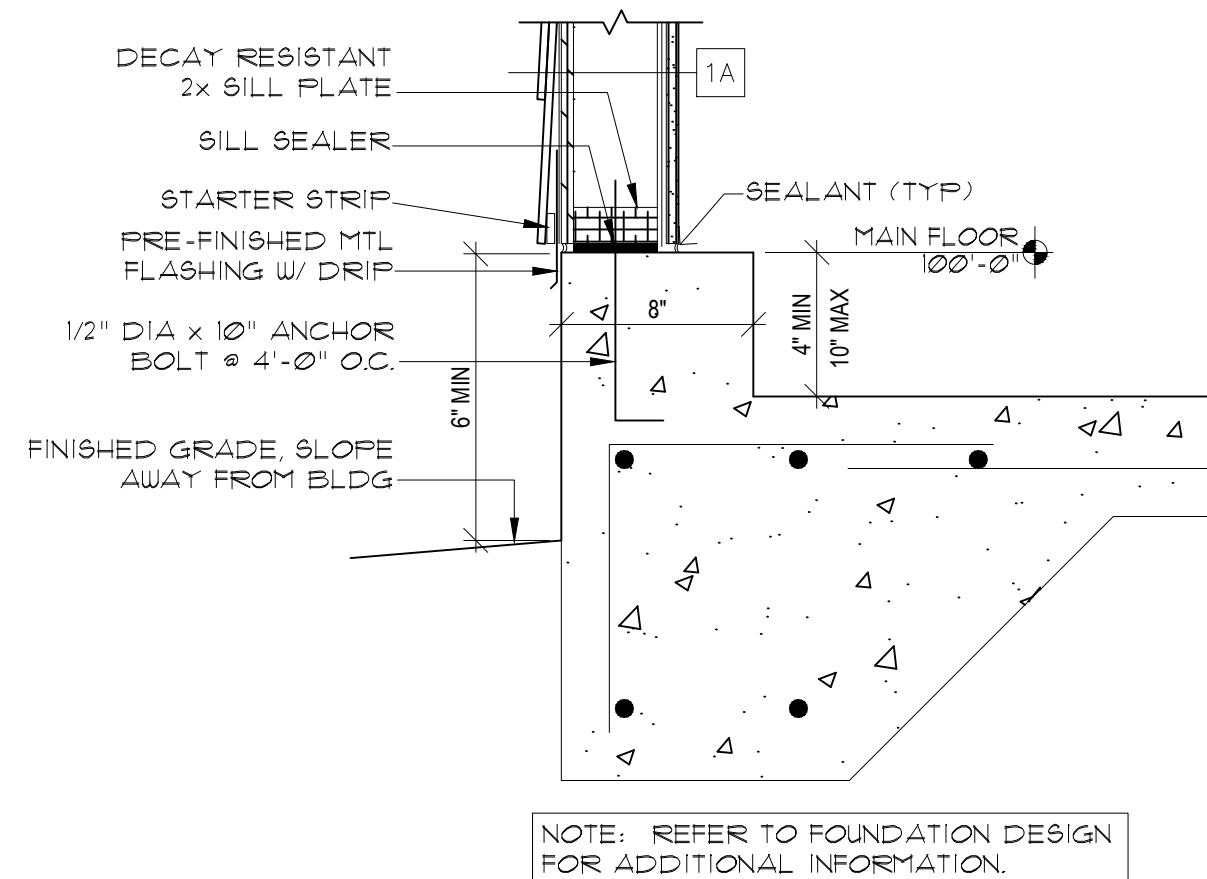
3 TYP INSIDE CORNER DTL
SCALE: 3" = 1'-0"



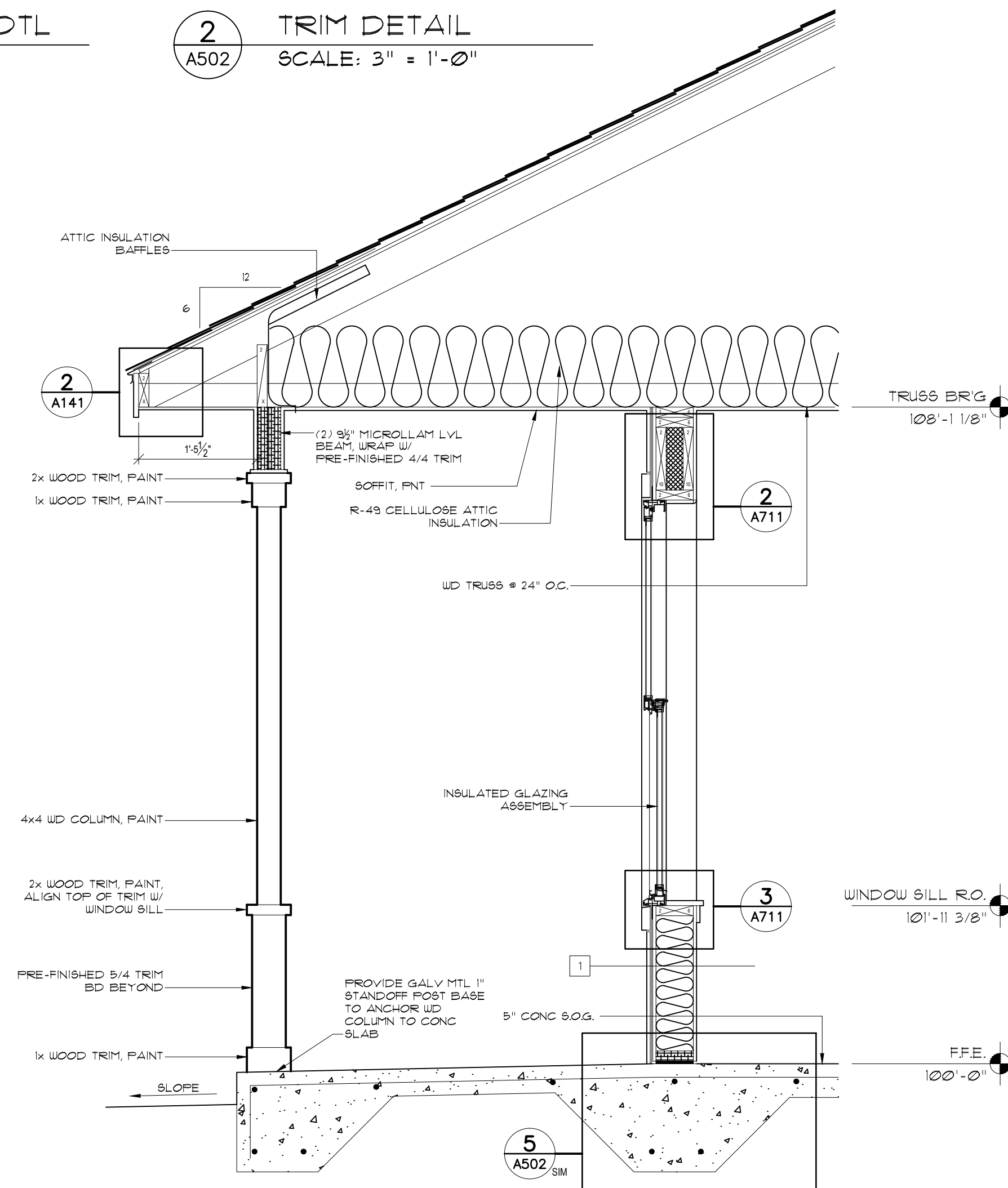
2 TRIM DETAIL
SCALE: 3" = 1'-0"



5 BASE of WALL DETAIL
SCALE: 1'-1/2" = 1'-0"



6 BASE of WALL AT GARAGE
SCALE: 1'-1/2" = 1'-0"



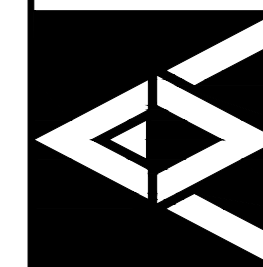
1 WALL SECTION 'D'
SCALE: 3/4" = 1'-0"

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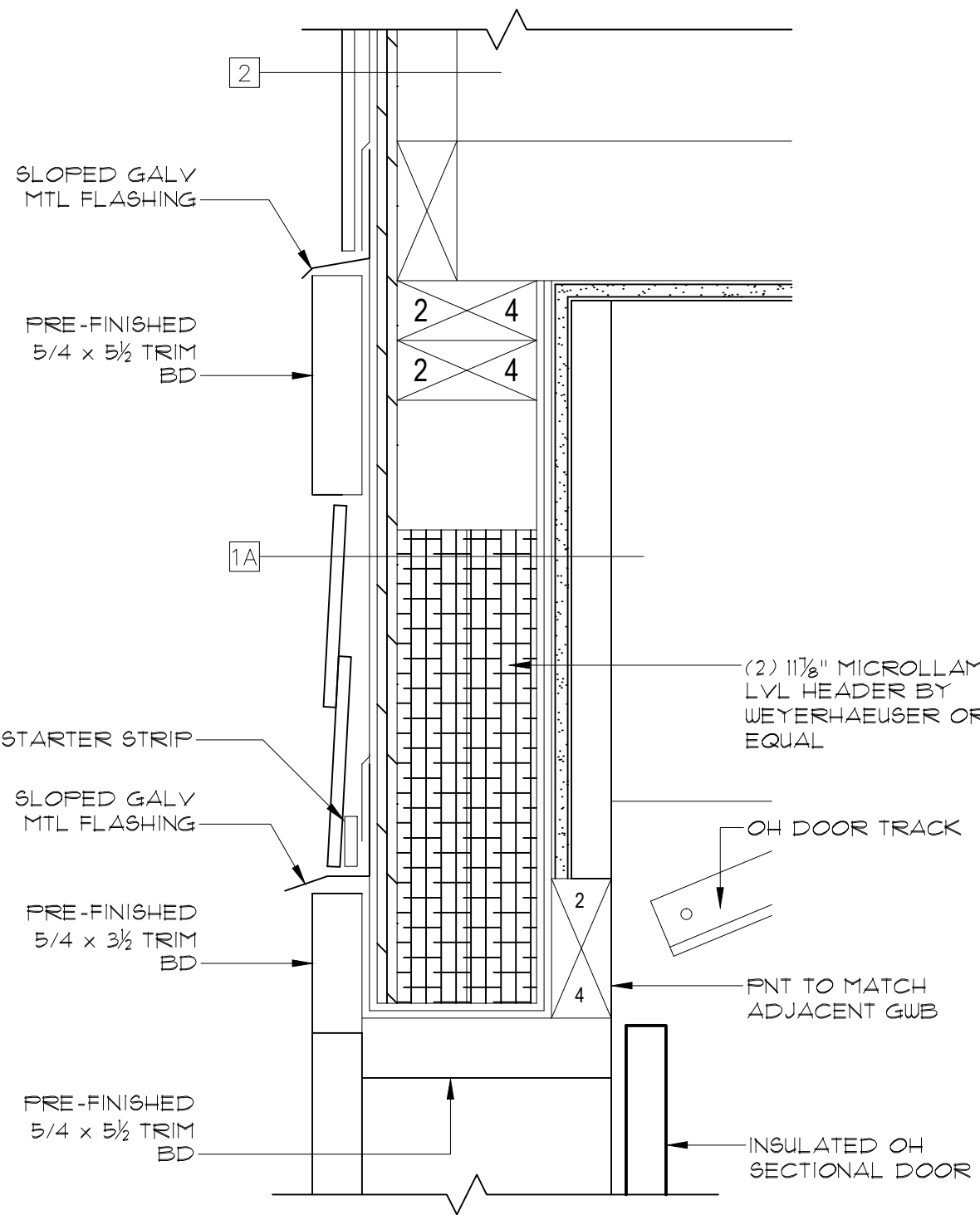
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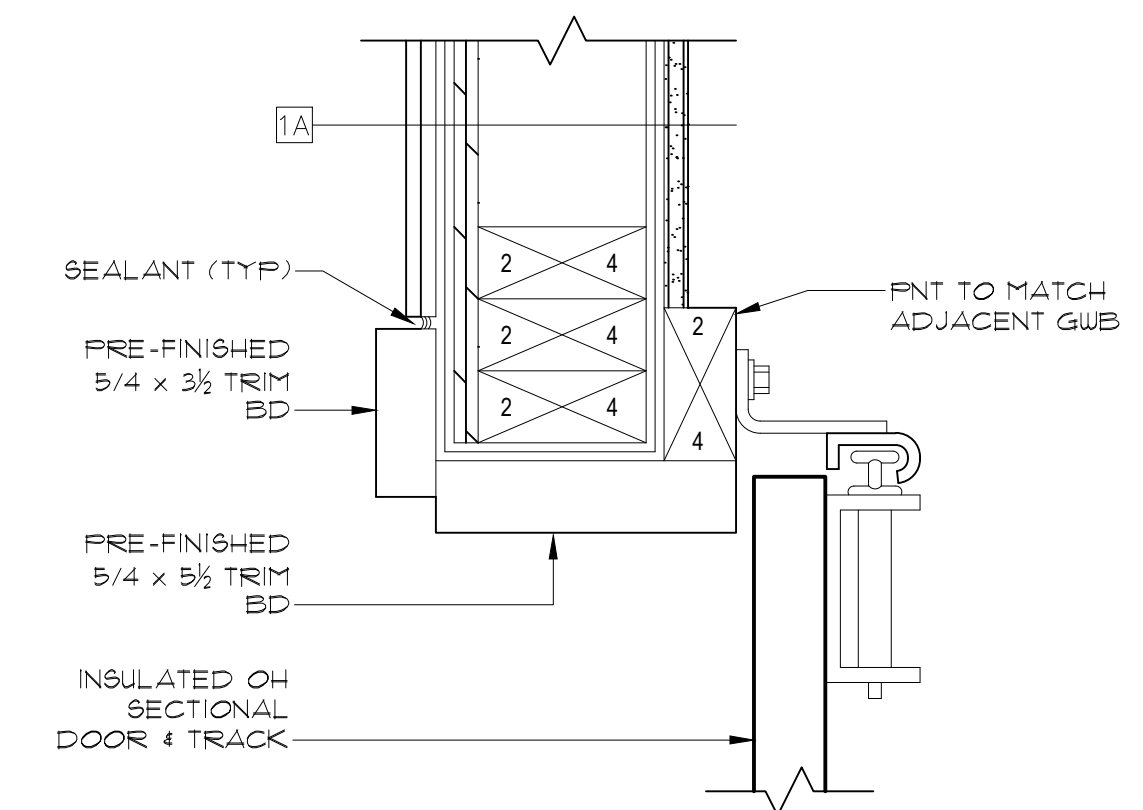
sheet index:
WALL SECTIONS
DETAILS

sheet no.

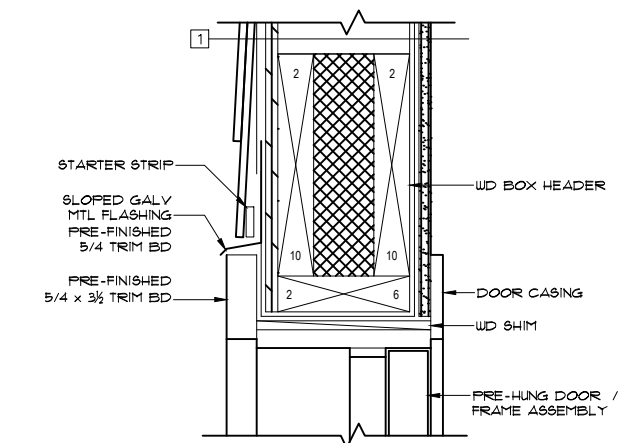
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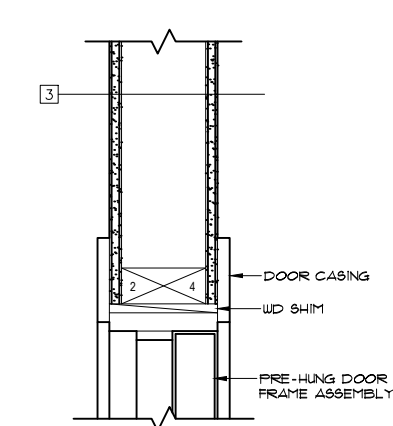
6 OH SECTIONAL DOOR HEAD DTL
SCALE: 3" = 1'-0"



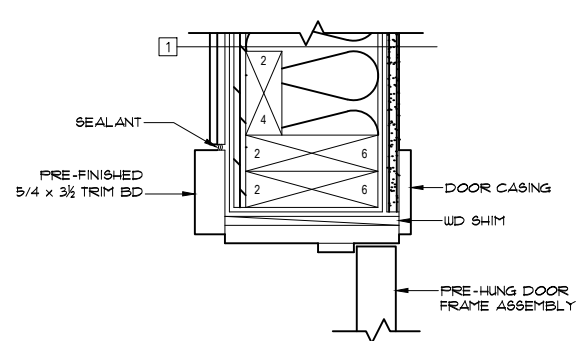
7 OH SECTIONAL DOOR JAMB DTL
SCALE: 3" = 1'-0"



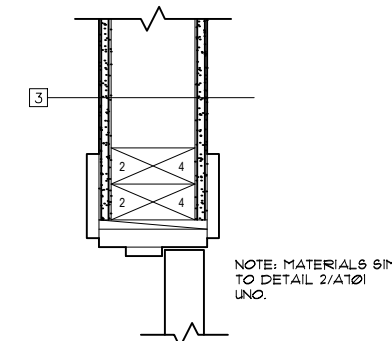
4 DOOR HEAD DTL
SCALE: 1 1/2" = 1'-0"



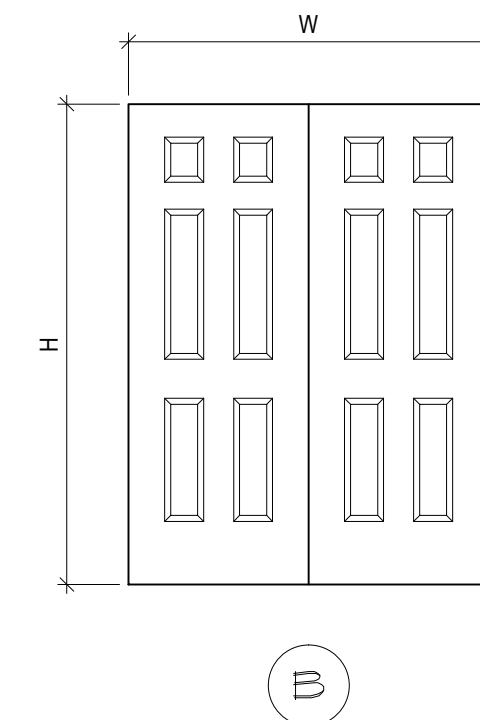
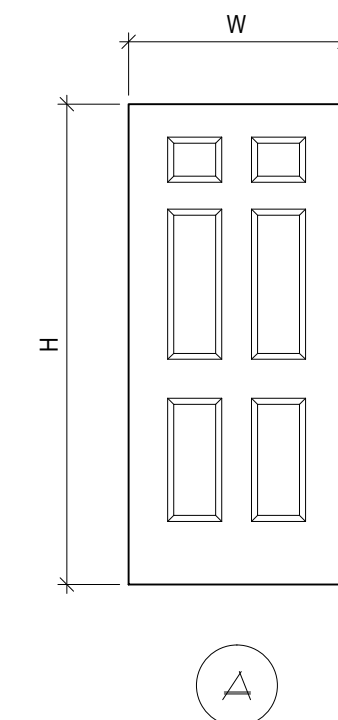
2 DOOR HEAD DTL
SCALE: 1 1/2" = 1'-0"



5 DOOR JAMB DTL
SCALE: 1 1/2" = 1'-0"



3 DOOR JAMB DTL
SCALE: 1 1/2" = 1'-0"



1 DOOR TYPES
SCALE: 3/8" = 1'-0"

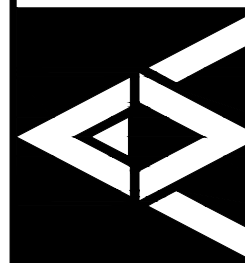
DOOR AND FRAME SCHEDULE											
MARK	DOOR					FRAME				LABEL (MIN)	NOTES
	SIZE			MATL	TYPE	DETAILS			MATL		
	W	H	THK			HEAD	JAMB	SILL			
101	3'-0"	6'-8"	1 3/4"	CLWD	A	4/A701	5/A701	—	WD	—	—
102	2'-6"	6'-8"	1 3/8"	WD	A	2/A701	3/A701	—	WD	—	—
103	5'-0"	6'-8"	1 3/8"	WD	B	2/A701	3/A701	—	WD	—	—
104	2'-8"	6'-8"	1 3/8"	WD	A	2/A701	3/A701	—	WD	—	—
105	2'-4"	6'-8"	1 3/8"	WD	A	2/A701	3/A701	—	WD	—	—
106	2'-6"	6'-8"	1 3/8"	WD	A	2/A701	3/A701	—	WD	—	—
107	4'-6"	6'-8"	1 3/8"	WD	B	2/A701	3/A701	—	WD	—	—
108	2'-4"	6'-8"	1 3/8"	WD	A	2/A701	3/A701	—	WD	—	—
109	2'-4"	6'-8"	1 3/8"	WD	A	2/A701	3/A701	—	WD	—	—
110	2'-6"	6'-8"	1 3/8"	WD	A	2/A701	3/A701	—	WD	—	—
112	2'-8"	6'-8"	1 3/4"	CLWD	A	4/A701	5/A701	—	WD	—	—
114	2'-4"	6'-8"	1 3/8"	WD	A	2/A701	3/A701	—	WD	—	—
115	2'-4"	6'-8"	1 3/8"	WD	A	2/A701	3/A701	—	WD	—	—
116A	3'-0"	6'-8"	1 3/4"	CLWD	A	4/A701	5/A701	—	WD	—	—
116B	16'-0"	7'-0"	-	STL	C	6/A701	7/A701	—	—	—	—
116C	3'-0"	6'-8"	1 3/8"	WD	A	2/A701	3/A701	—	WD	20 MIN	—

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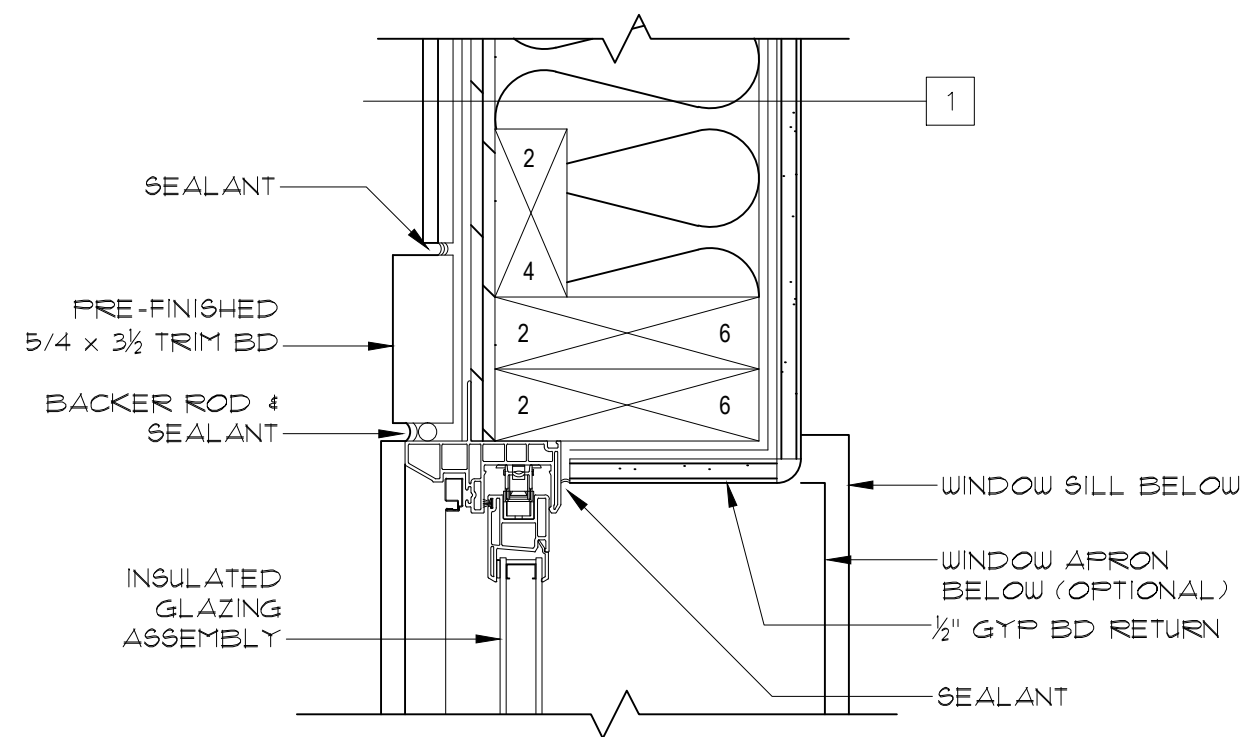
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03-12-18

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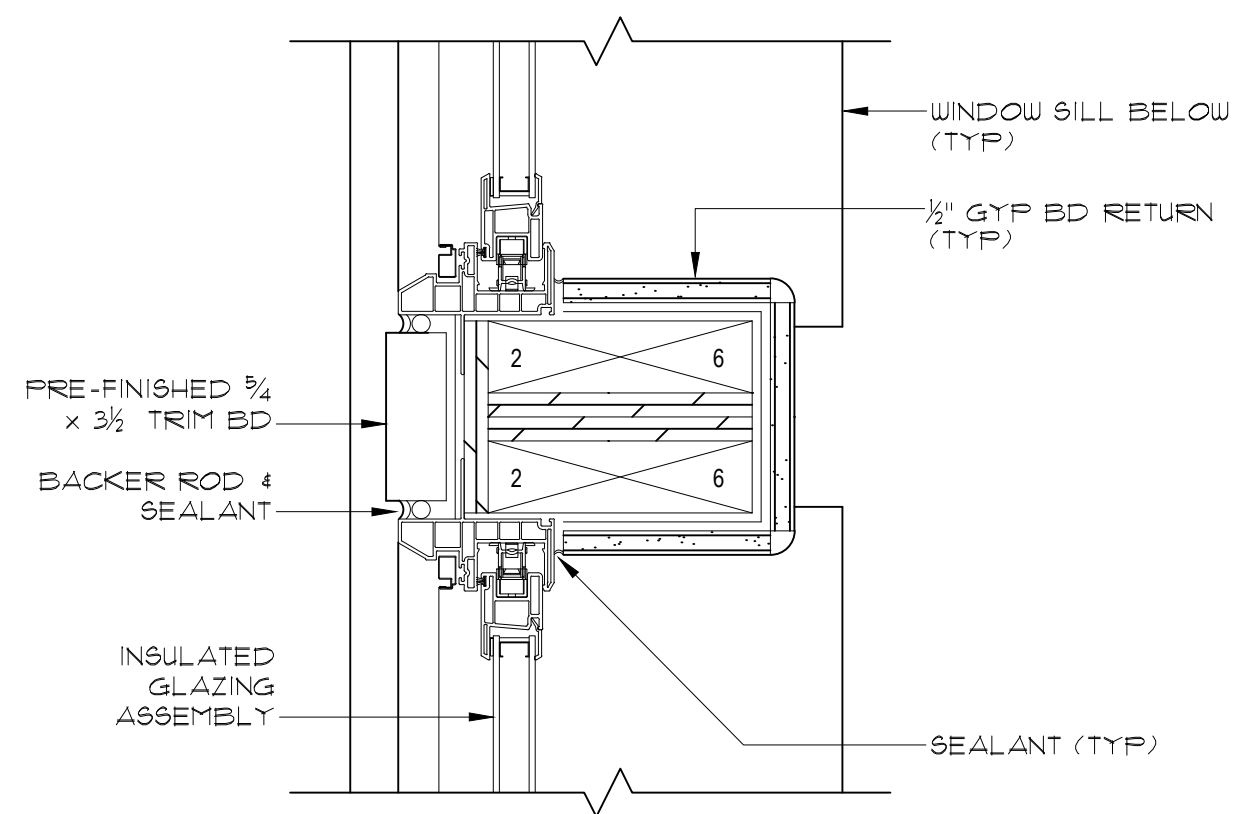
sheet index:
DOOR SCHEDULE
DOOR TYPES
DOOR DETAILS

sheet no.

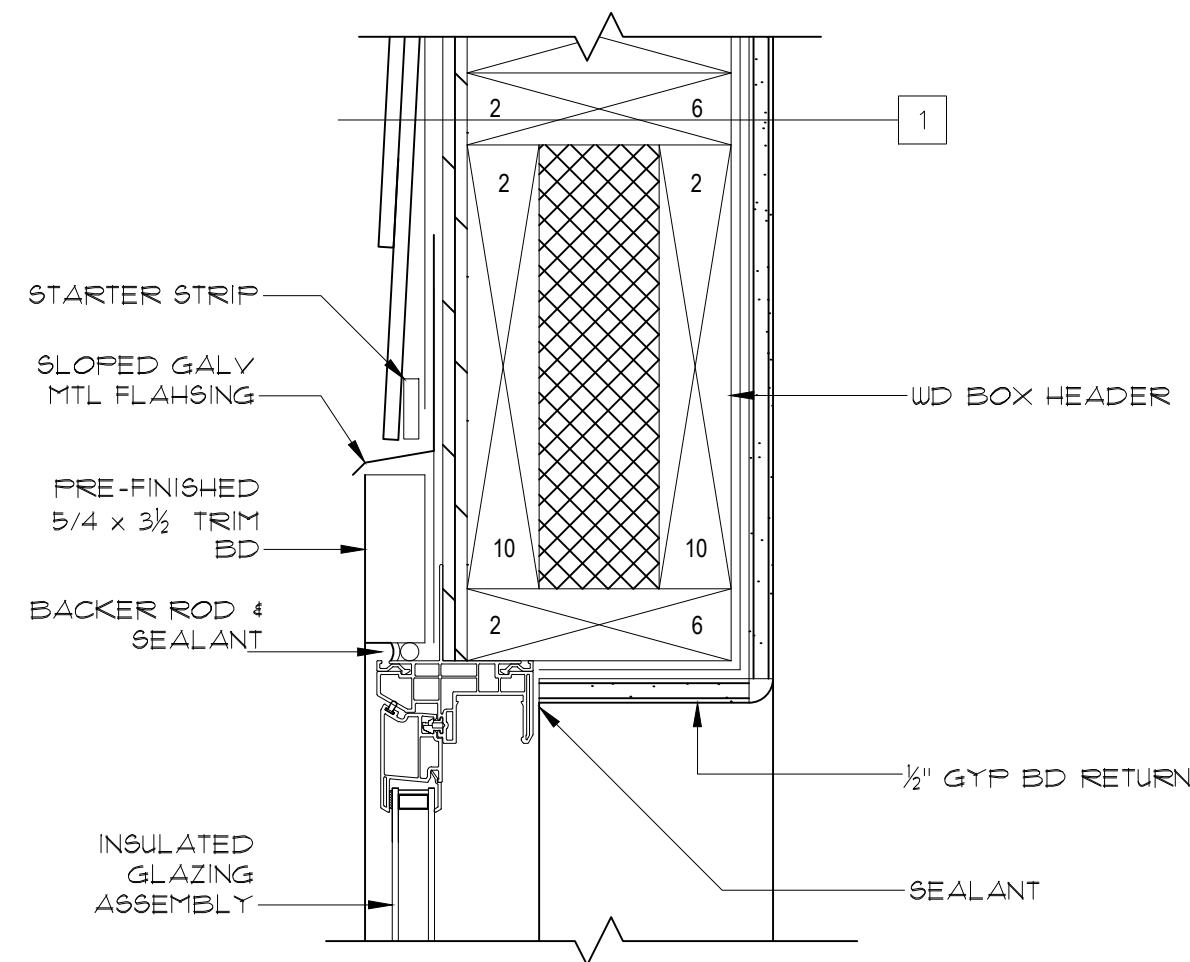
A701



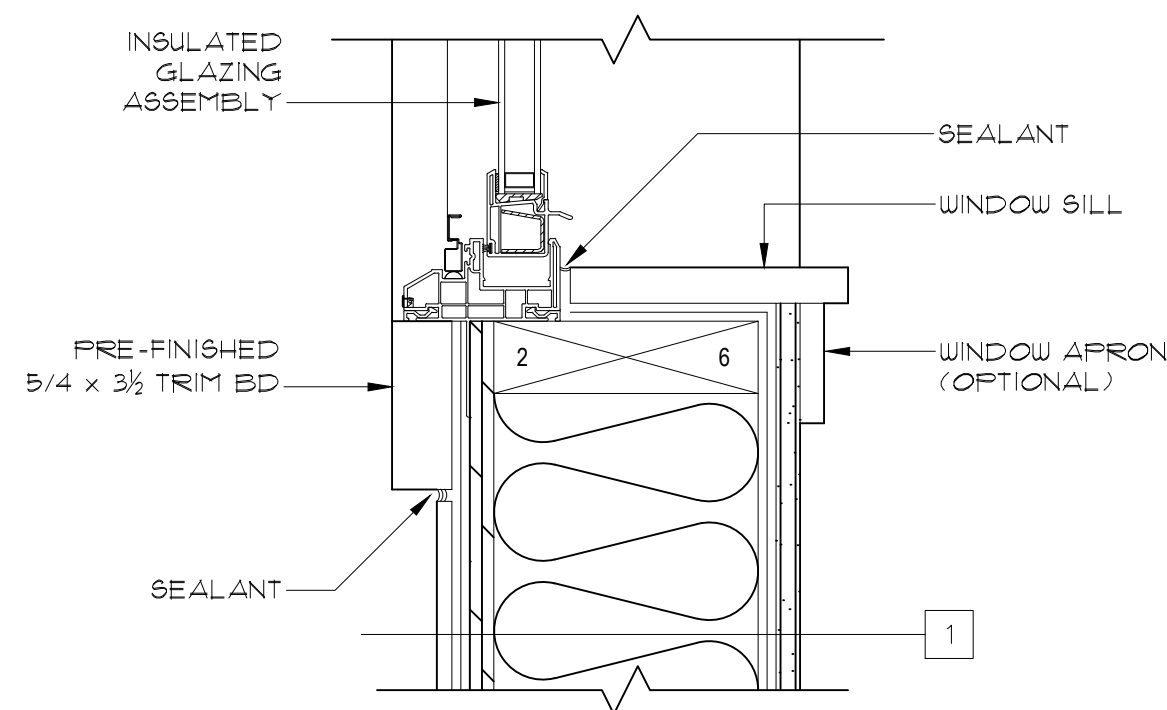
4 WINDOW JAMB DETAIL
A711 SCALE: 3" = 1'-0"



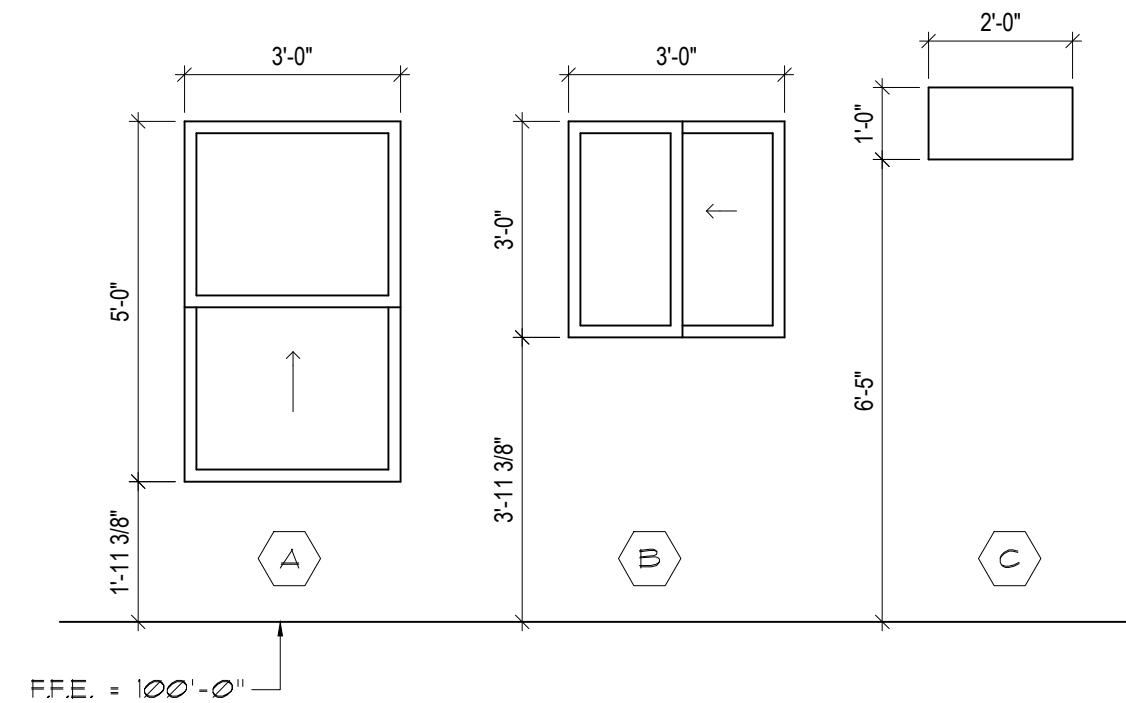
5 WINDOW JAMB DETAIL
A711 SCALE: 3" = 1'-0"



2 WINDOW HEAD DETAIL
A711 SCALE: 3" = 1'-0"



3 WINDOW SILL DETAIL
A711 SCALE: 3" = 1'-0"



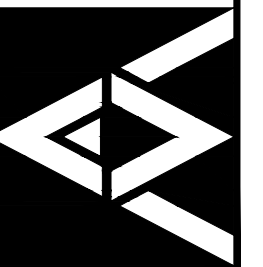
1 WINDOW TYPES
A701 SCALE: 3/8" = 1'-0"

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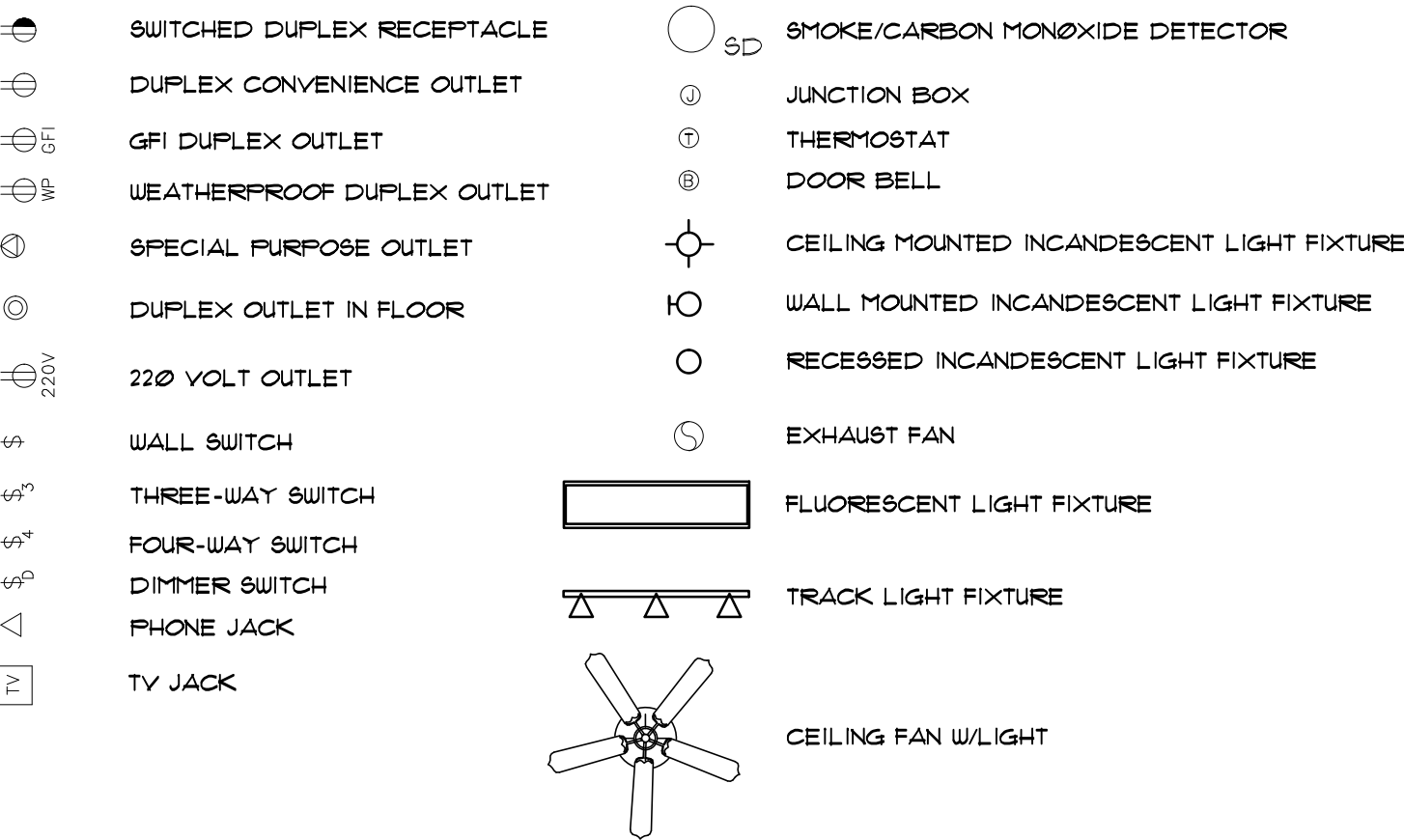
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sheet index:
WINDOW TYPES
WINDOW DETAILS

sheet no.

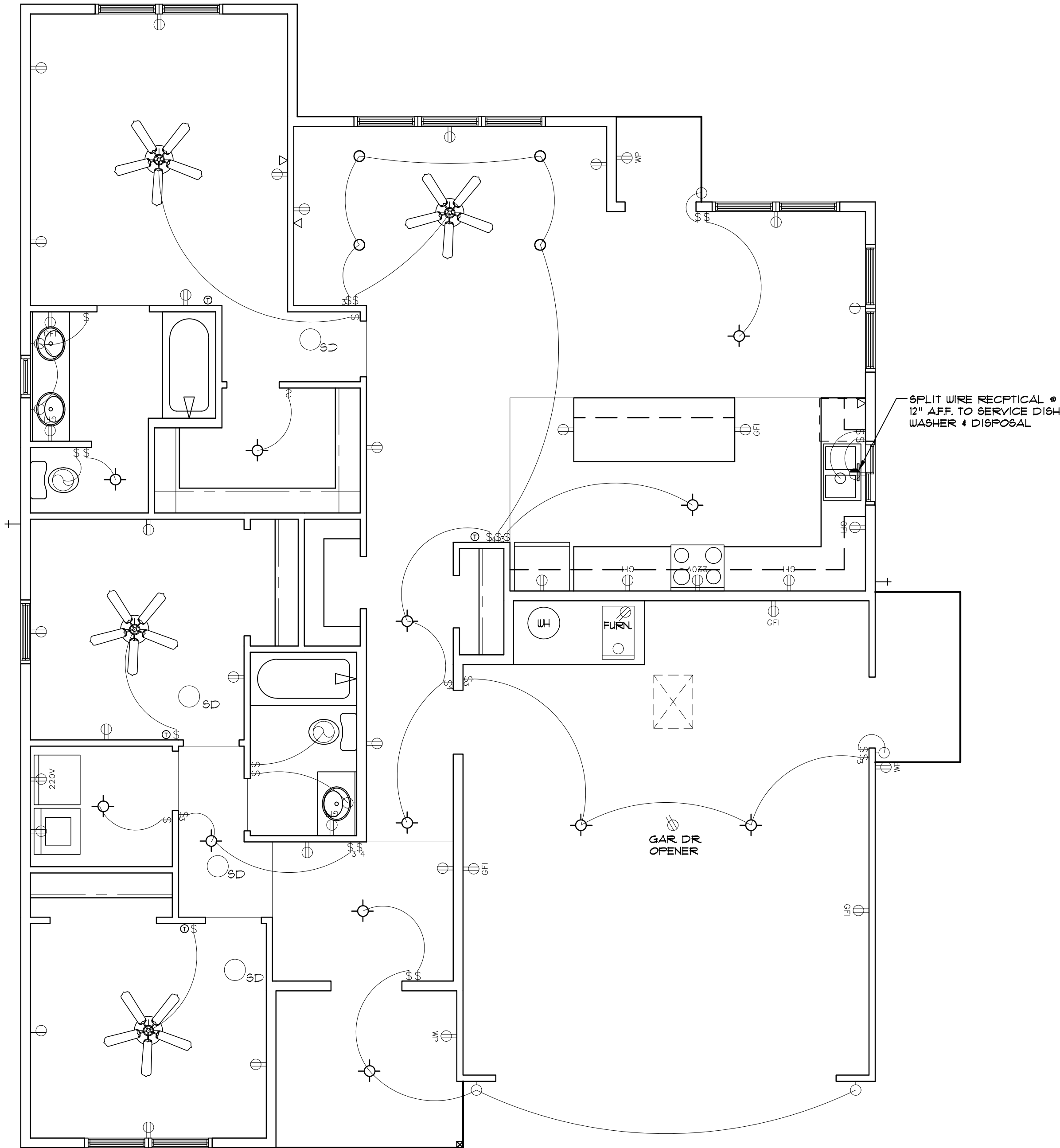
A711

ELECTRICAL KEY



NOTES :

1. PROVIDE AND INSTALL INTO AN UNSWITCHED BRANCH CIRCUIT, SMOKE DETECTORS AS LISTED IN ACCORDANCE WITH UL 217 AND INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF THE INTERNATIONAL RESIDENTIAL CODE (I.R.C.) SECTION R314 AND THE HOUSEHOLD FIRE WARNING EQUIPMENT PROVISIONS OF NFPA 72. ALL SMOKE DETECTORS SHALL BE INTERCONNECTED SUCH THAT THE ACTUATION OF ONE ALARM WILL ACTUATE ALL THE ALARMS IN THE INDIVIDUAL UNIT.
2. PROVIDE AND INSTALL GROUND FAULT CIRCUIT INTERRUPTERS (G.F.I.'S) PER NATIONAL ELECTRIC CODE OR AS REQUIRED BY GOVERNING LOCAL CODES.
3. ALL BRANCH CIRCUITS TO BE COPPER ONLY
4. PROVIDE AND INSTALL ARC FAULT CIRCUIT INTERRUPTERS (A.F.I.) IN ALL BRANCH CIRCUITS THAT SUPPLY 125 VOLT, SINGLE PHASE, 15 AND 20 AMPERE OUTLETS INSTALLED IN THE DWELLING UNIT PER NATIONAL ELECTRIC CODE OR AS REQUIRED BY GOVERNING LOCAL CODES.
5. PROVIDE AND INSTALL IN ACCORDANCE WITH THE PROVISIONS OF THE INTERNATIONAL RESIDENTIAL CODE (I.R.C.) SECTION R315 CARBON MONOXIDE ALARMS OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM(S). THE ALARM SHALL BE CLEARLY AUDIBLE IN ALL BEDROOMS OVER BACKGROUND NOISE LEVELS WITH ALL INTERVENING DOORS CLOSED. CARBON MONOXIDE ALARMS SHALL BE LISTED AS COMPLYING WITH THE UL 2034 AND SHALL BE INSTALLED IN ACCORDANCE WITH THE CODE AND MANUFACTURER'S INSTALLATION INSTRUCTIONS.
6. RECESSED LIGHTING FIXTURES, WHEN INSTALLED IN THE BUILDING ENVELOPE, RECESSED LIGHTING FIXTURES SHALL MEET ONE OF THE FOLLOWING REQUIREMENTS:
1. TYPE IC RATED, MANUFACTURED WITH NO PENETRATIONS BETWEEN THE INSIDE OF THE RECESSED FIXTURE AND CEILING CAVITY AND SEALED OR GASKETED TO PREVENT AIR LEAKAGE INTO THE UNCONDITIONED SPACE.
2. TYPE IC OR NON-IC RATED, INSTALLED INSIDE A SEALED BOX CONSTRUCTED FROM A MINIMUM 0.5-INCH-THICK GYPSUM WALLBOARD OR CONSTRUCTED FROM PREFORMED POLYMERIC VAPOR BARRIER, OR OTHER AIR-TIGHT ASSEMBLY MANUFACTURED FOR THIS PURPOSE, WHILE MAINTAINING REQUIRED CLEARANCES OF NOT LESS THAN 0.5 INCH FROM COMBUSTIBLE MATERIAL AND NOT LESS THAN 3 INCHES FROM INSULATION MATERIAL.
3. TYPE IC RATED, IN ACCORDANCE WITH ASTM E 283 ADMITTING NO MORE THAN 2.0 CUBIC FEET PER MINUTE OF AIR MOVEMENT FROM THE CONDITIONED SPACE TO THE CEILING CAVITY. THE LIGHTING FIXTURE SHALL BE TESTED AT 1.57 POUNDS PER SQUARE INCH (PSI) PRESSURE DIFFERENCE AND SHALL BE LABELED.



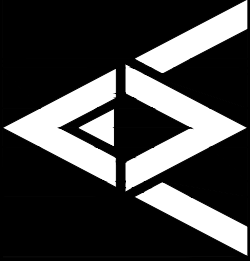
1 ELECTRICAL PLAN
E101 SCALE: 1/4" = 1'-0"

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date:
03-12-18

revised:

sheet index:
ELECTRICAL
FLOOR PLAN

sheet no.
E101