BUTNER ESTATES–HORNET
TARR FAMILY HOME

3191 JAMISON AVENUE GRAND JUNCTION COLORADO 81504

ARCHITECTURAL ABBREVIATIONS

ABI	alternate bid item
ABV	above
AFF	above finished floor
ALT	alternate
ALUM	aluminum
APC	acoustical panel ceiling
ARCH	architect (ural)
ASPH	asphalt
A/C	air conditioning
BD	board
BLDG	building
BLKG	blocking
BO	bottom of
BRG	bearing
CBU	cemetitious 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
EWC	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
GWB	gypsum wallboard
GYP	gypsum
HAS	headed anchor stud
HSS	hollow structural sections
HT	height
HVAC	heating /vent /air cond
HWD	hardwood
INCL	include (d) (ing)
INSUL	insulate (d) (ing)
INT	interior
INV	invert
JST	joist
JT	joint
L	length, angle
LAM	laminate (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

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 (ROOM / 1)
- ANGLE
- DIAMETER
- PERPENDICULAR
- PLATE
- PLUS OR MINUS
- FLOOR DRAIN
- FIRE EXTINGUISHER
- INTERIOR WALL ELEVATION REFERENCE DRAWING (1 / 4 A101 2 / 3)
- SECTION REFERENCE DRAWING (TYP / 1 / A101)
- WALL SYMBOL WALL TYPE (1)
- DETAIL REFERENCE DRAWING (TYP / 1 / A101)

DRAWING LIST

SHEET NO.	SHEET NAME
ARCHITECTURAL	
A001	COVER SHEET, ABBREVIATIONS, NOTES, & SYMBOLS
A101	FLOOR PLAN
A141	ROOF PLAN
A141.1	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
A701	DOOR SCHEDULE, DOOR ELEVATIONS, & DOOR DETAILS
A711	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: 1407, TOTAL BUILDING ENVELOPE SQUARE FEET: 1906.

model no. HORNET–S

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checked by: J.B.M.

date: 03–26–18

revised:

sheet index:
COVER SHEET
ABBREVIATIONS
GENERAL NOTES

sheet no. A001

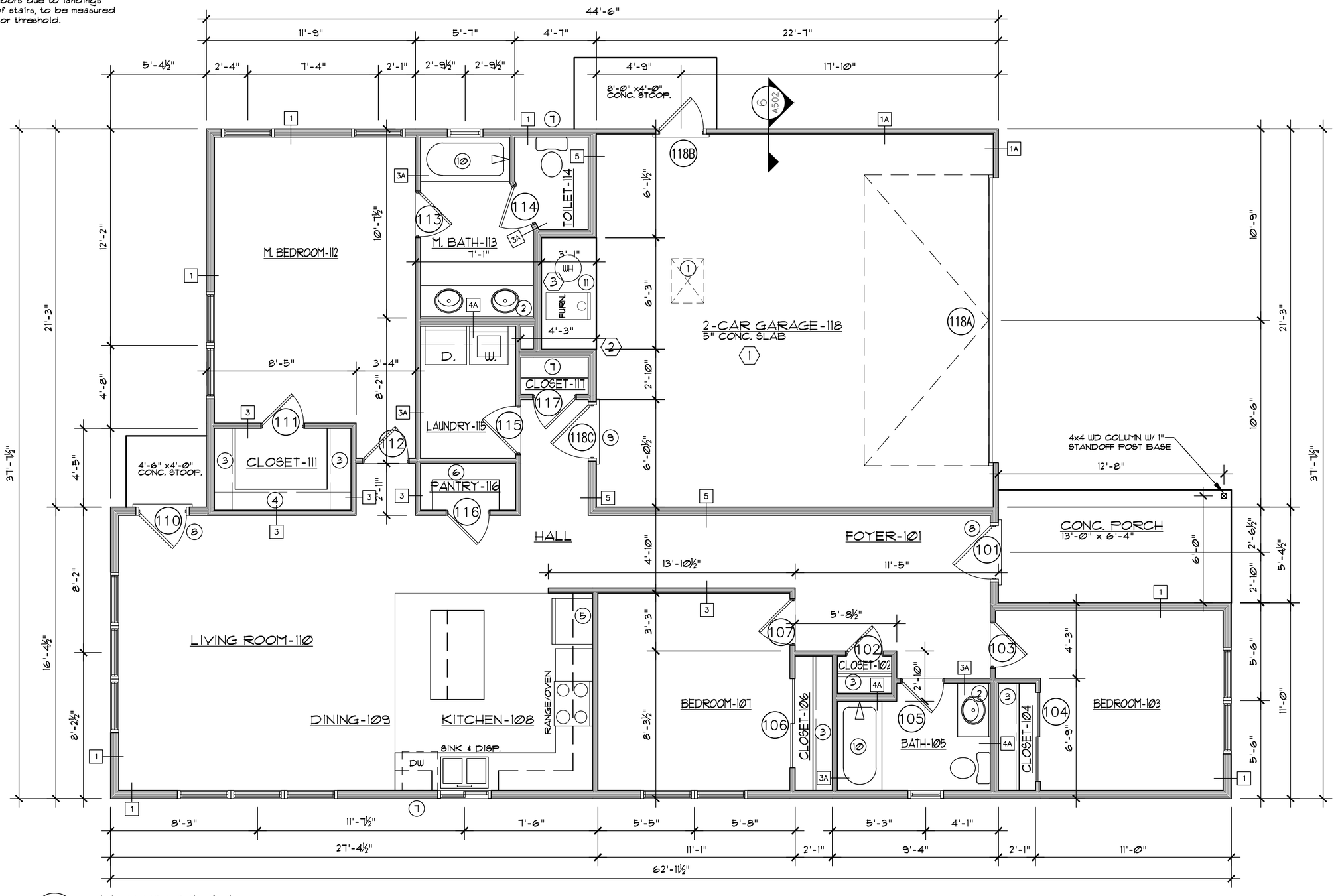
ARCHITECTURAL LEGEND

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 1⅜" 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 / A101 FLOOR PLAN

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

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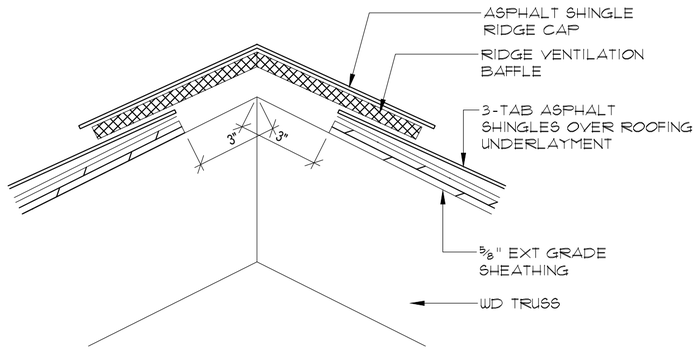
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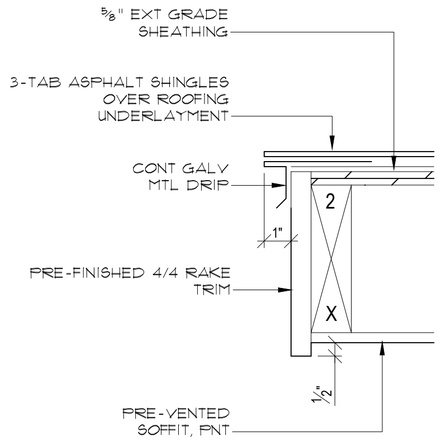
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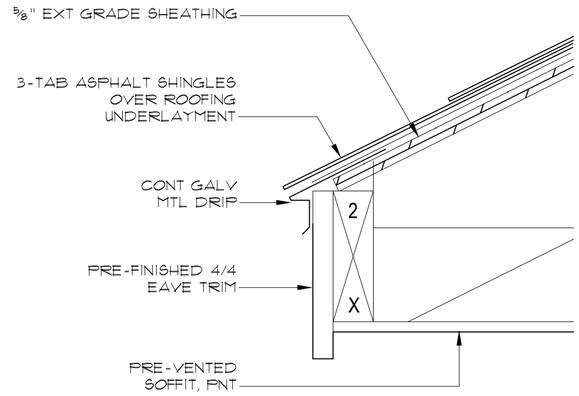
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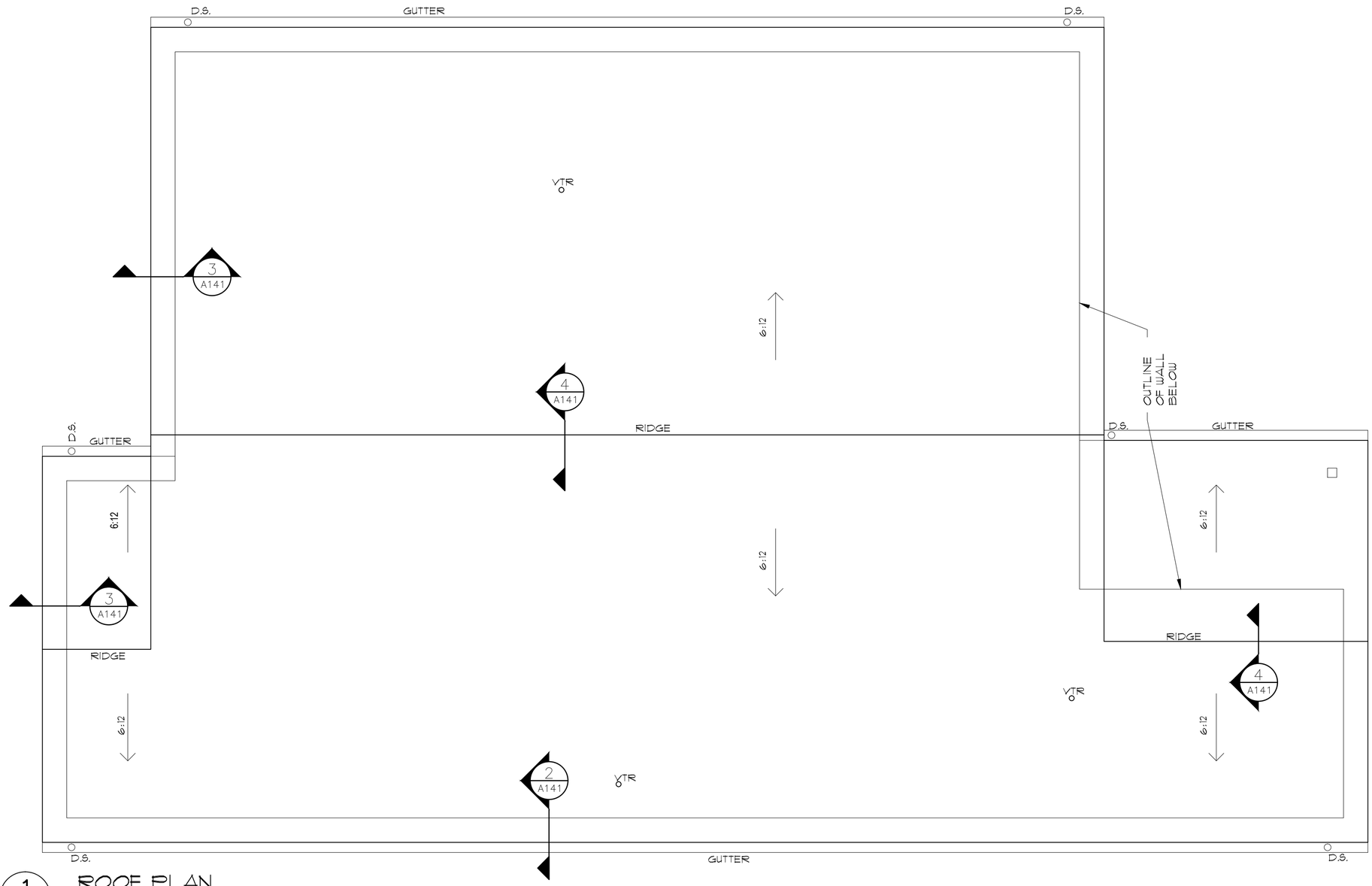
4 A141 RIDGE DETAIL
SCALE: 3" = 1'-0"



3 A141 RAKE DETAIL
SCALE: 3" = 1'-0"



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



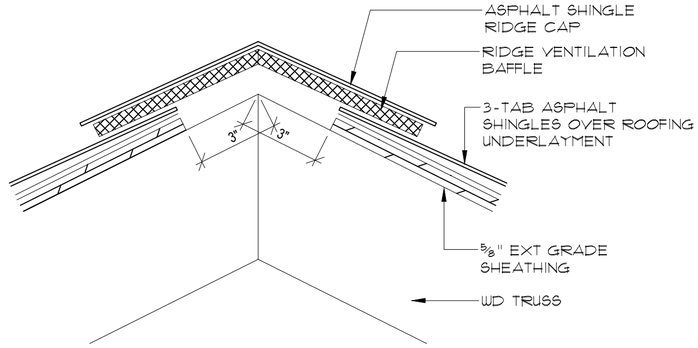
1 A141 ROOF PLAN
SCALE: 1/4" = 1'-0"

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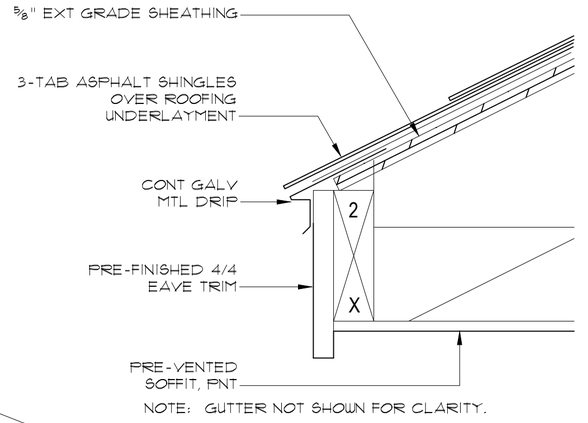
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checked by: J.B.M.
date: 03-26-18
revised:
sheet index: ROOF PLAN
sheet no. A141



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



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

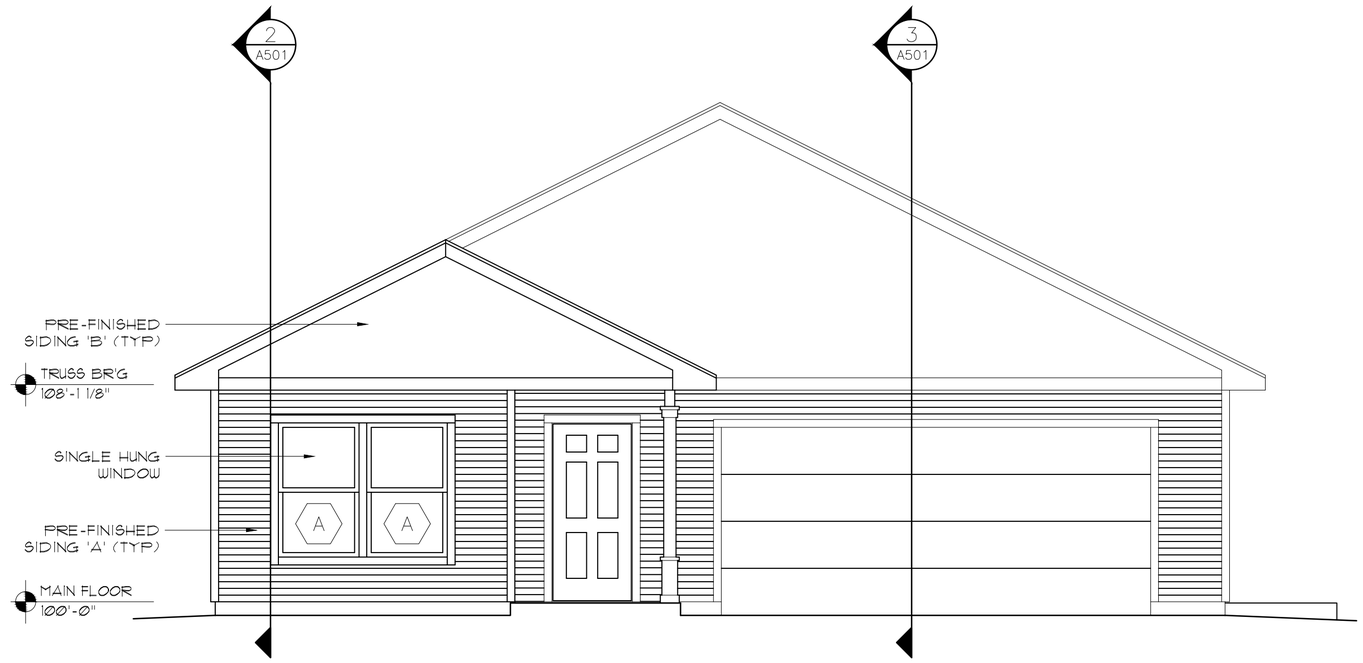
1 / A141.1 ROOF PLAN
SCALE: 1/4" = 1'-0"

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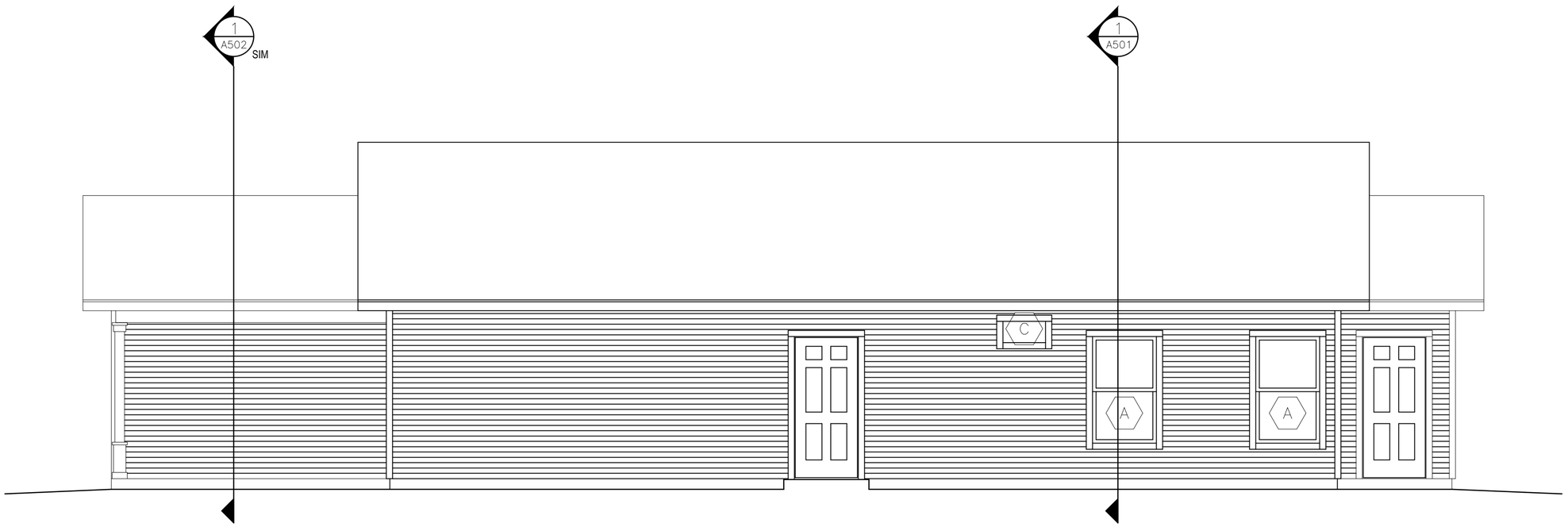
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sheet index: ROOF PLAN
sheet no. A141.1



1 / A201 FRONT EXTERIOR ELEVATION

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



2 / A201 RIGHT EXTERIOR ELEVATION

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

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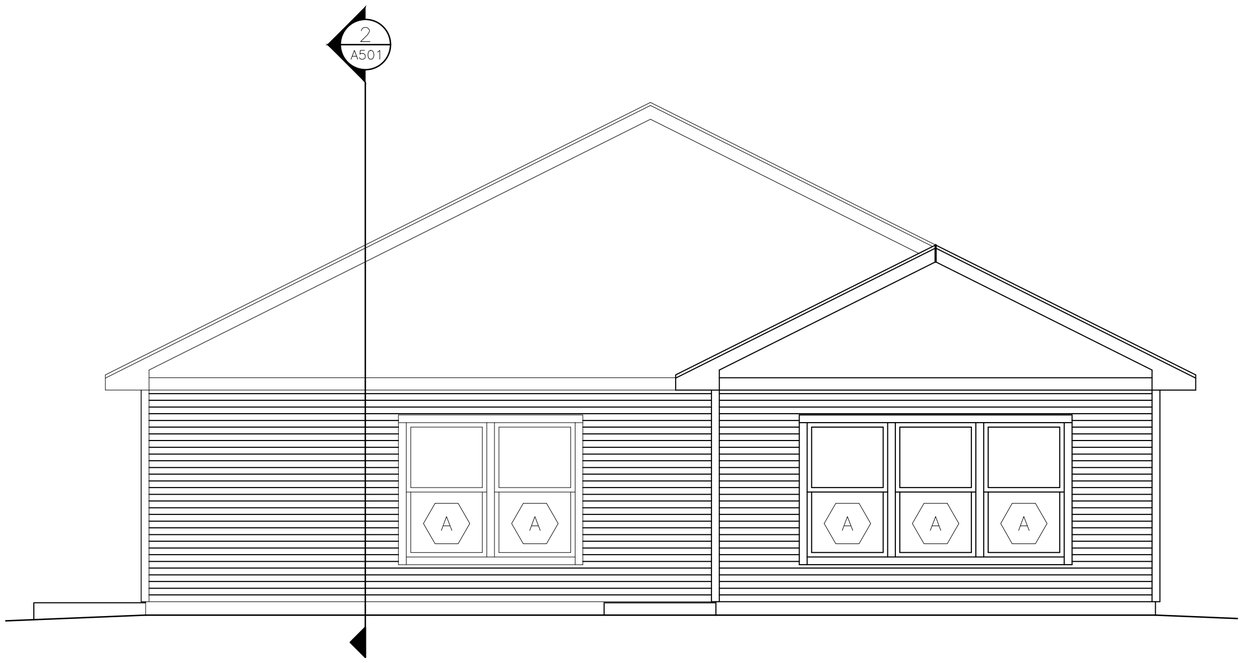
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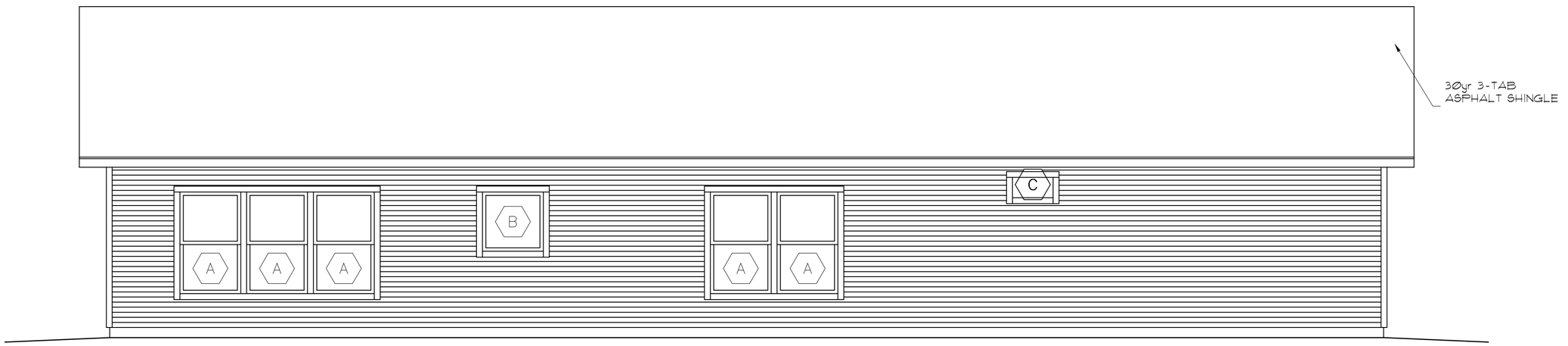
sheet index: **ELEVATIONS**

sheet no. A201



1 A201.1 REAR EXTERIOR ELEVATION

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



2 A201.1 LEFT EXTERIOR ELEVATION

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

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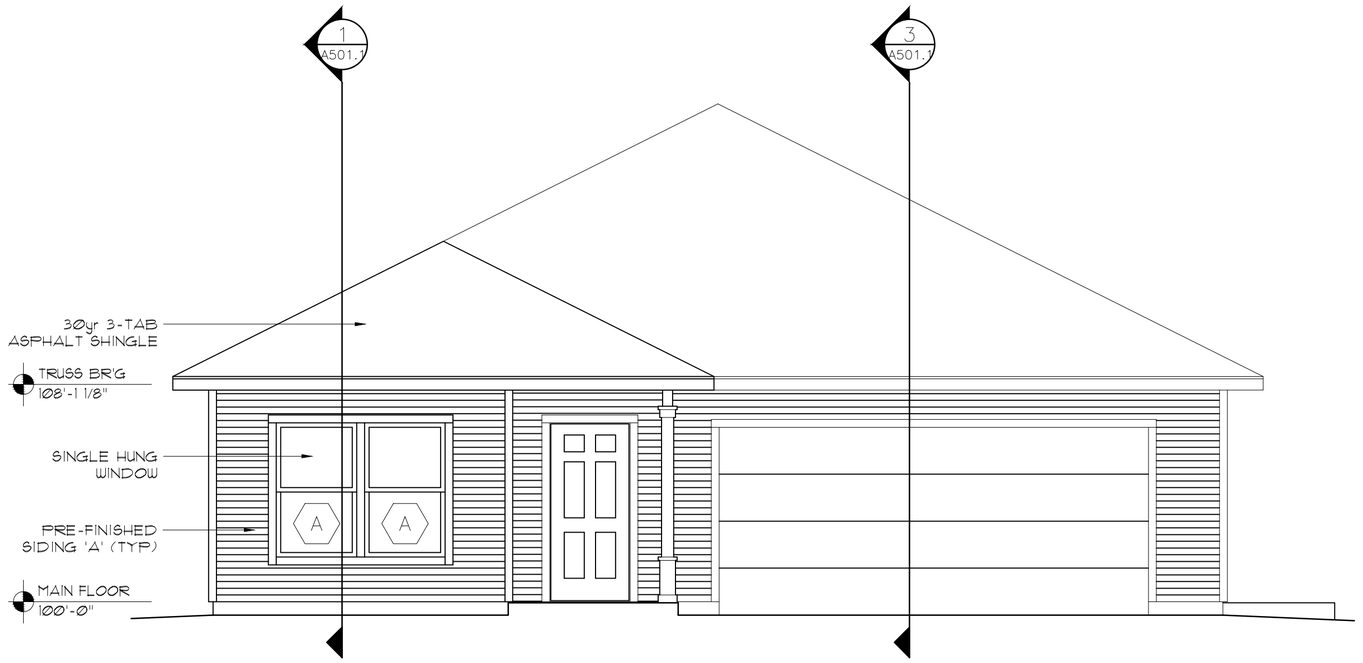
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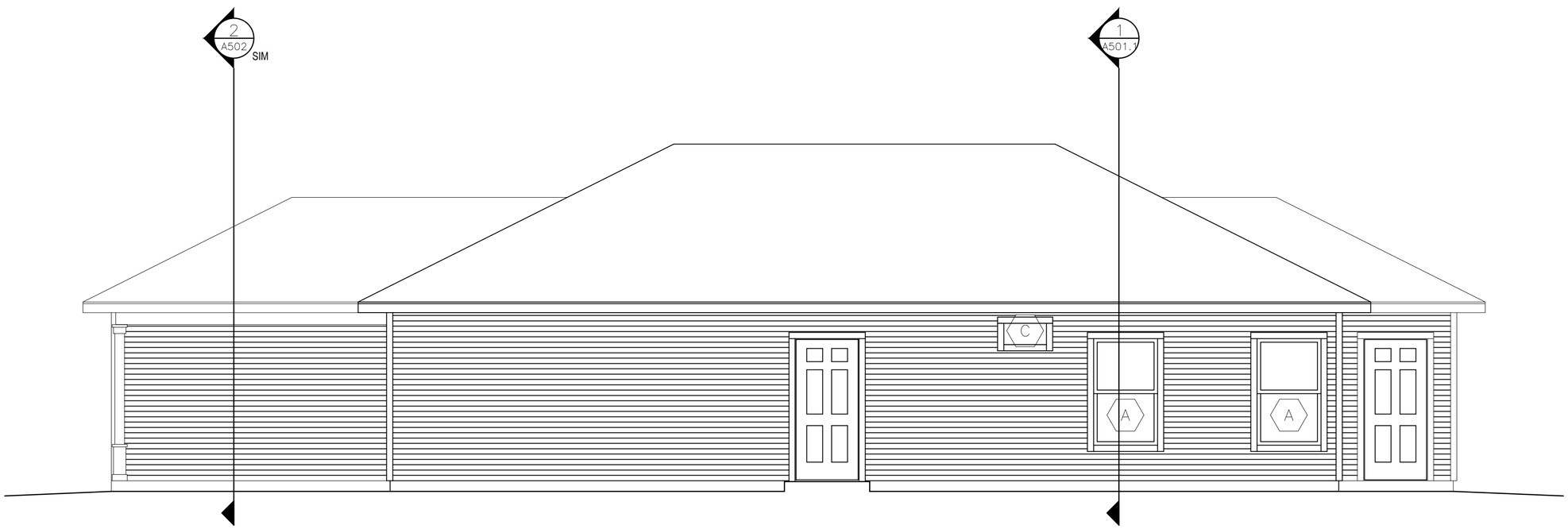
sheet index: ELVATIONS

sheet no. A201.1



1 / A301 FRONT EXTERIOR ELEVATION

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



2 / A301 RIGHT EXTERIOR ELEVATION

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

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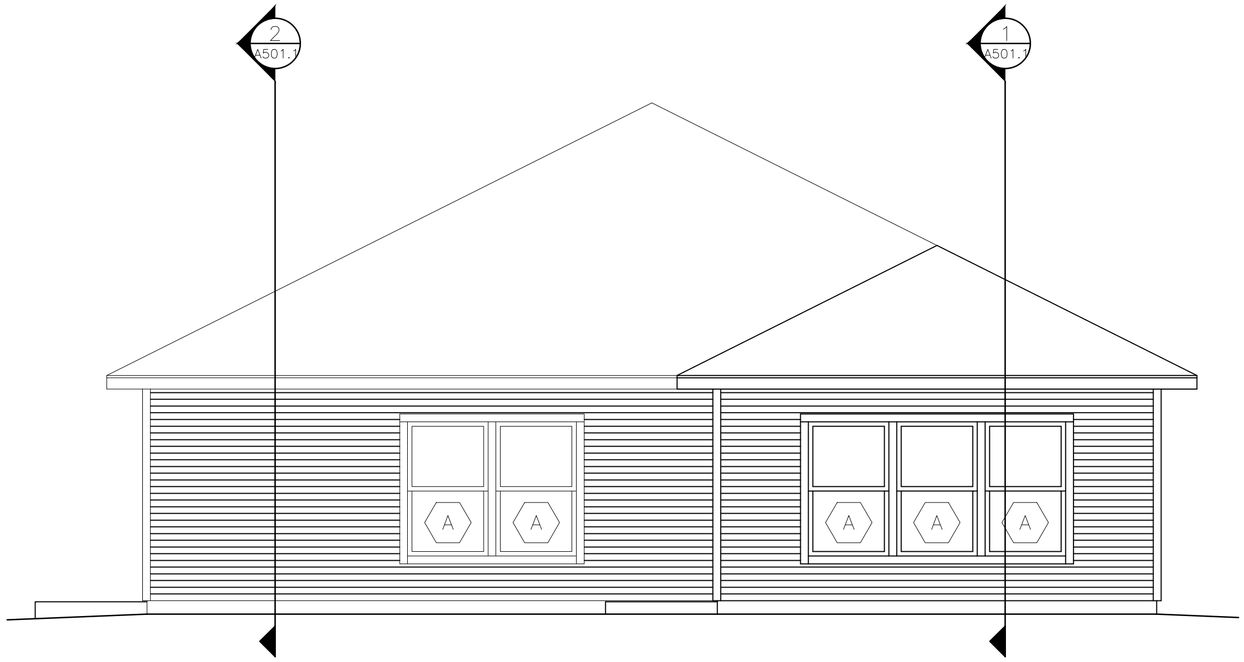
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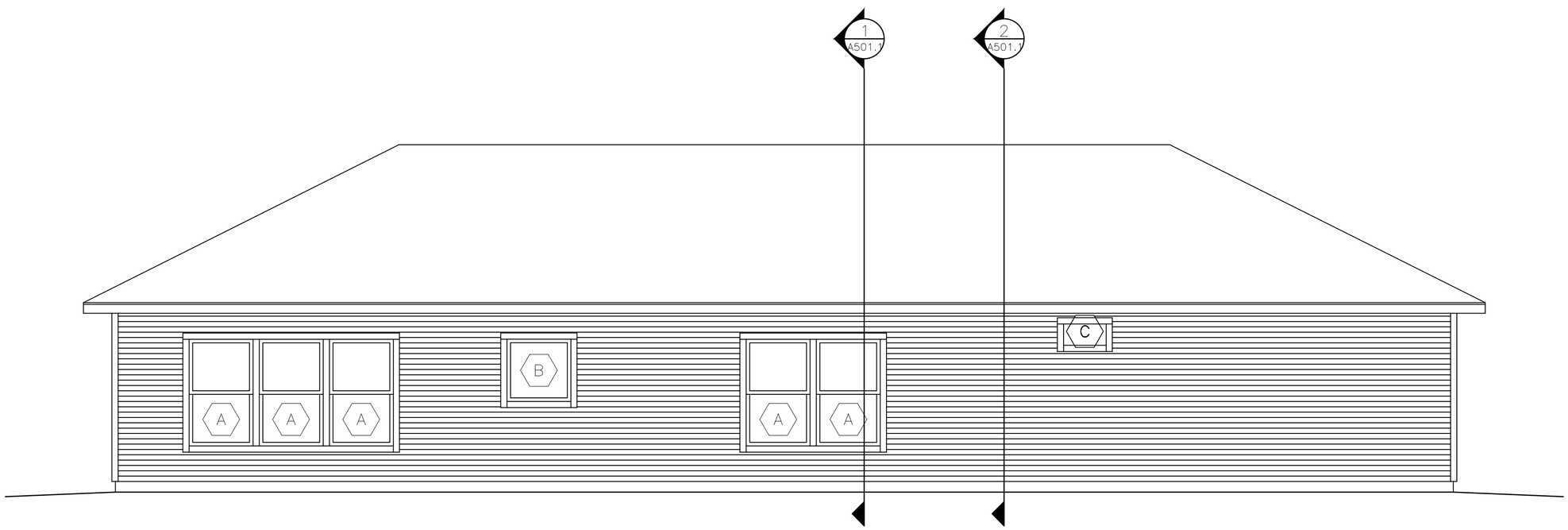
sheet index: ELEVATIONS

sheet no. A301



1 A301.1 REAR EXTERIOR ELEVATION

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



2 A301.1 LEFT EXTERIOR ELEVATION

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

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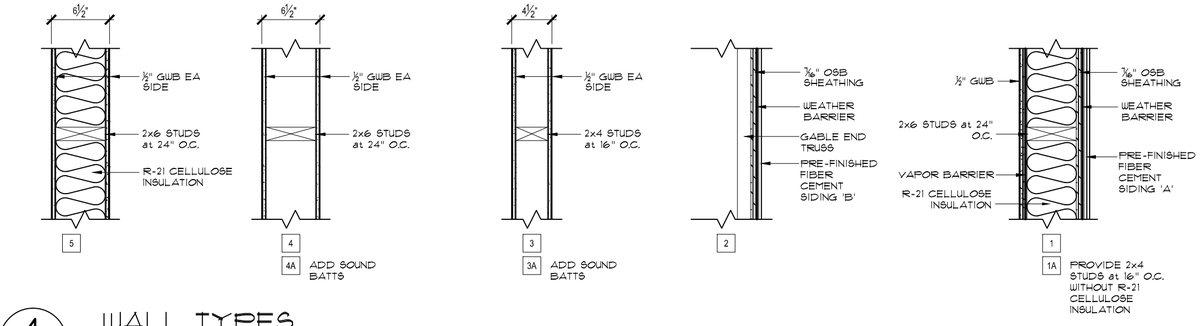
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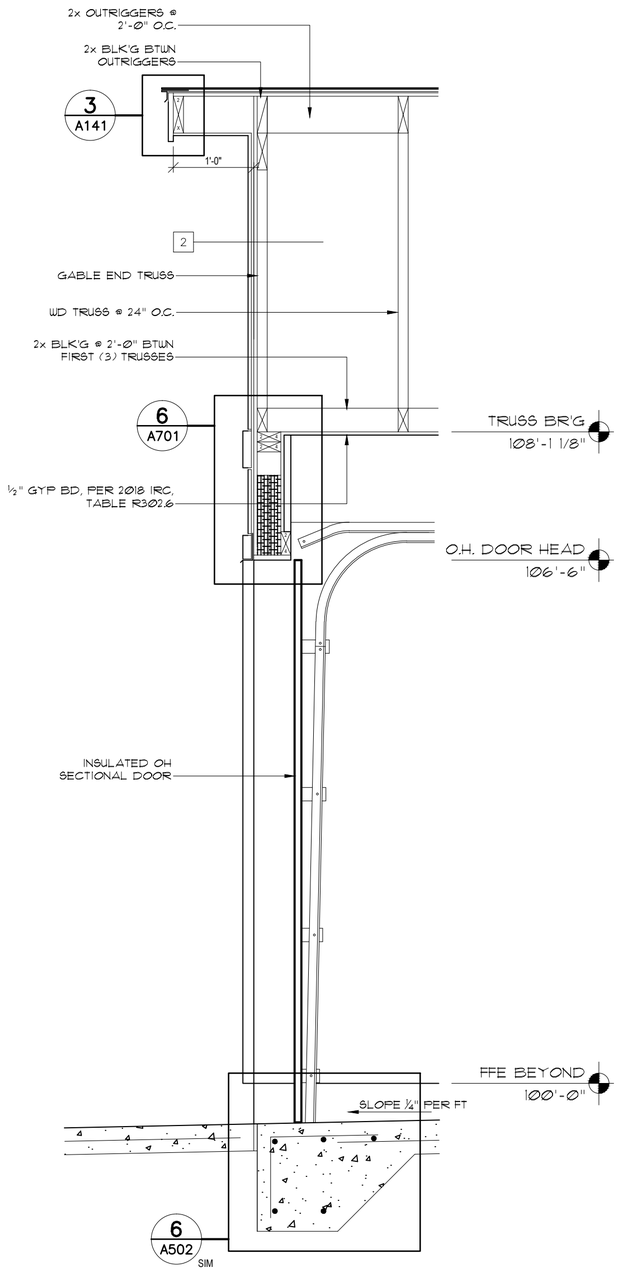


WALL TYPE NOTES

1. PROVIDE WALL TYPE 1 AT ALL EXTERIOR WALLS UNLESS NOTED OTHERWISE.
2. PROVIDE WALL TYPE 2 AT ROOF GABLES UNLESS NOTED OTHERWISE.
3. FOR ALL EXTERIOR WALL TYPES ON THIS SHEET, THE RIGHT SIDE IS THE EXTERIOR FACE OF THE WALL.
4. WALL TYPE CHANGES OCCUR AT THE INTERSECTION OR CORNER OF WALLS UNLESS NOTED OTHERWISE.

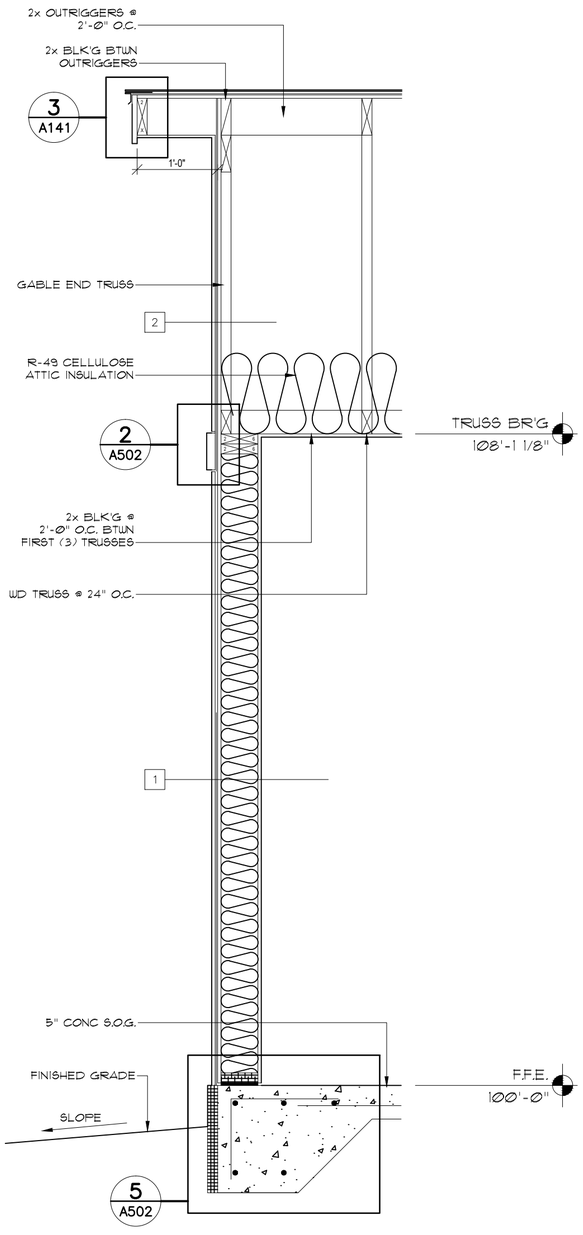
4 / A501 WALL TYPES

SCALE: 1" = 1'-Ø"



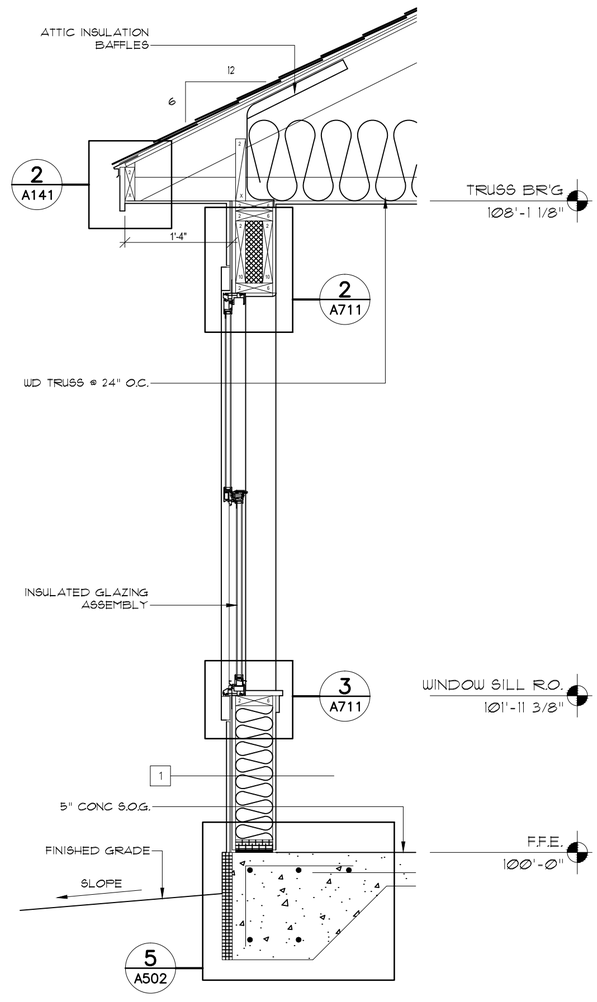
3 / A501 WALL SECTION 'C'

SCALE: 3/4" = 1'-Ø"



2 / A501 WALL SECTION 'B'

SCALE: 3/4" = 1'-Ø"



1 / A501 WALL SECTION 'A'

SCALE: 3/4" = 1'-Ø"

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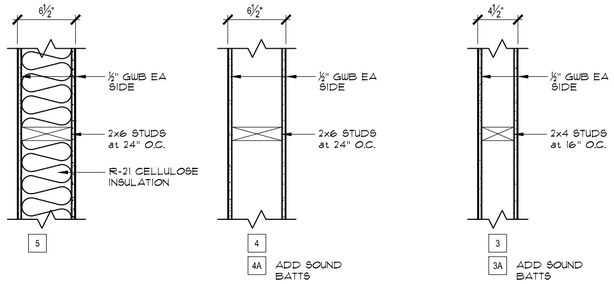
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sheet index:
WALL SECTIONS
WALL TYPES

sheet no. A501

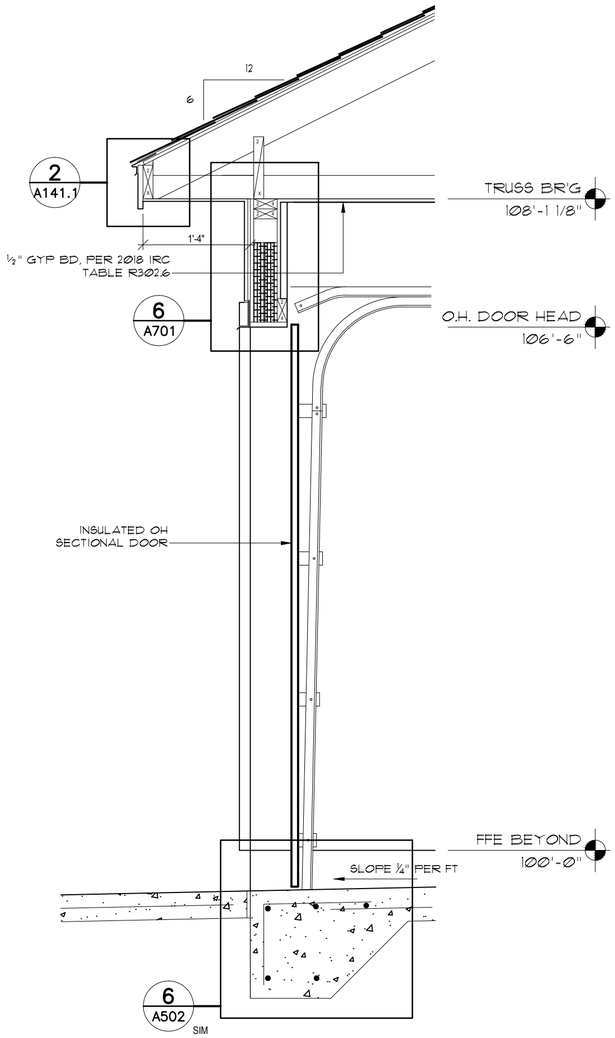


WALL TYPE NOTES

1. PROVIDE WALL TYPE 1 AT ALL EXTERIOR WALLS UNLESS NOTED OTHERWISE.
2. PROVIDE WALL TYPE 2 AT ROOF GABLES UNLESS NOTED OTHERWISE.
3. FOR ALL EXTERIOR WALL TYPES ON THIS SHEET, THE RIGHT SIDE IS THE EXTERIOR FACE OF THE WALL.
4. WALL TYPE CHANGES OCCUR AT THE INTERSECTION OR CORNER OF WALLS UNLESS NOTED OTHERWISE.

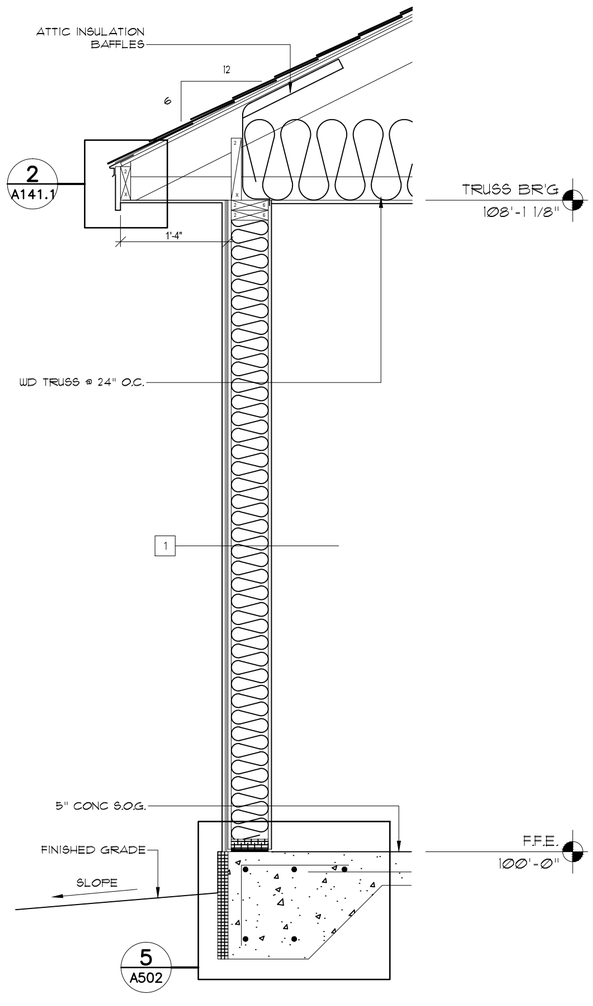
4 A501.1 WALL TYPES

SCALE: 1" = 1'-0"



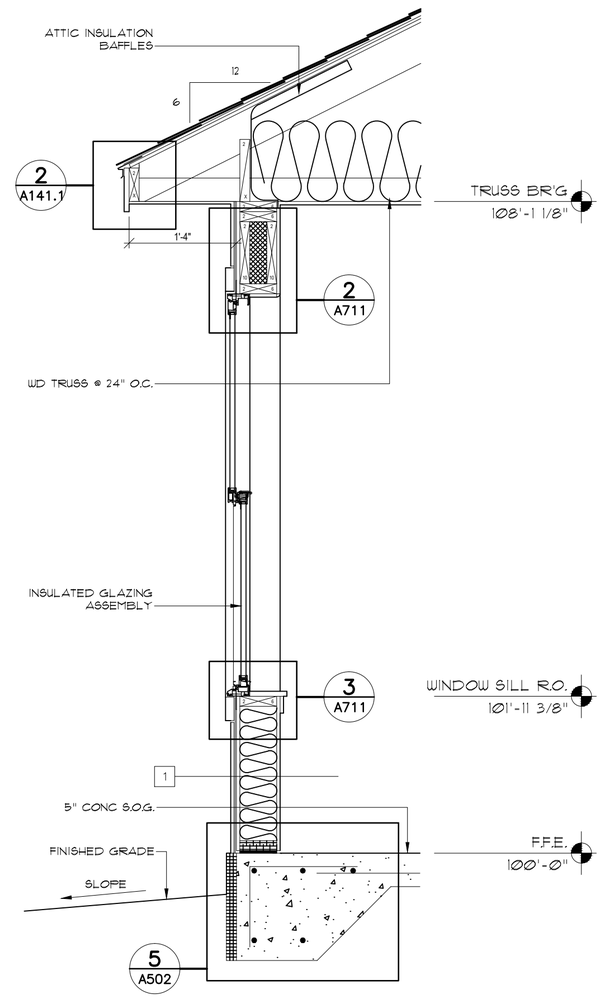
3 A501.1 WALL SECTION 'C'

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



2 A501.1 WALL SECTION 'B'

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



1 A501.1 WALL SECTION 'A'

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

model no.

HORNET-S

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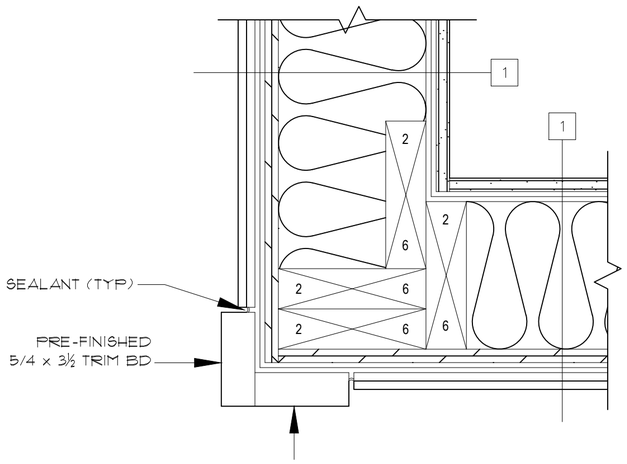
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date: 03-26-18

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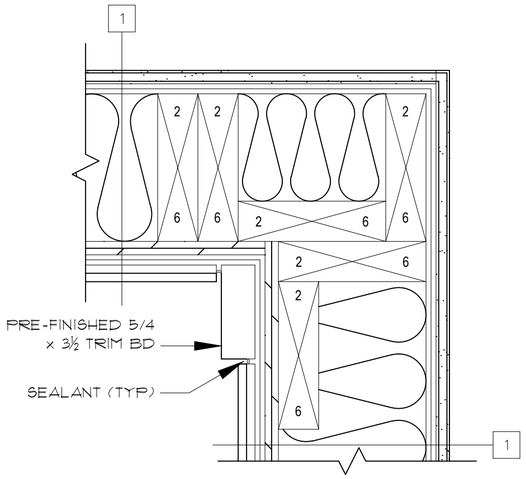
sheet index:
WALL SECTIONS
WALL TYPES

sheet no. A501.1



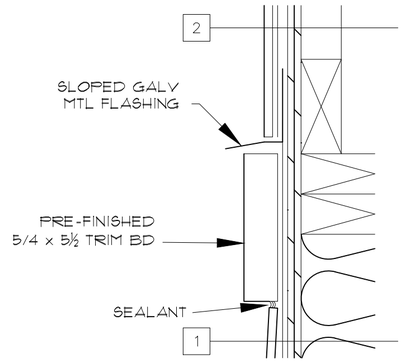
4 A502 TYP OUTSIDE CORNER DTL

SCALE: 3" = 1'-Ø"



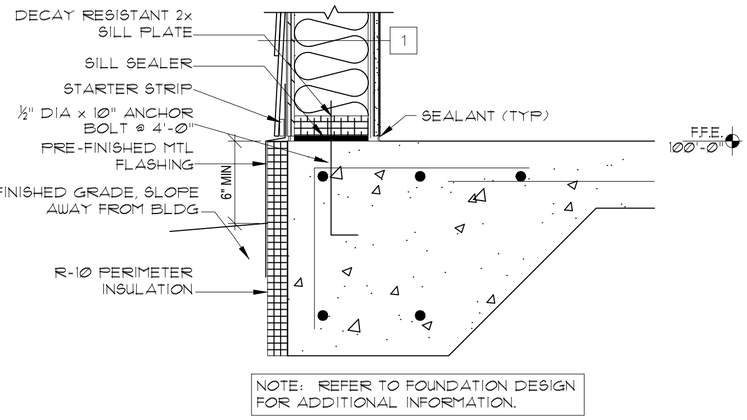
3 A502 TYP INSIDE CORNER DTL

SCALE: 3" = 1'-Ø"



2 A502 TRIM DETAIL

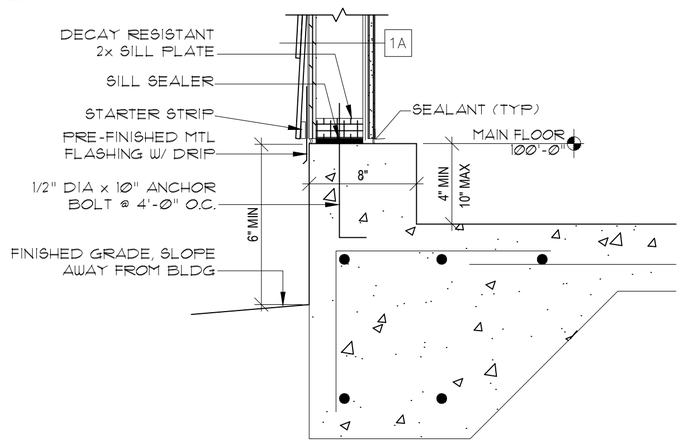
SCALE: 3" = 1'-Ø"



NOTE: REFER TO FOUNDATION DESIGN FOR ADDITIONAL INFORMATION.

5 A502 BASE of WALL DETAIL

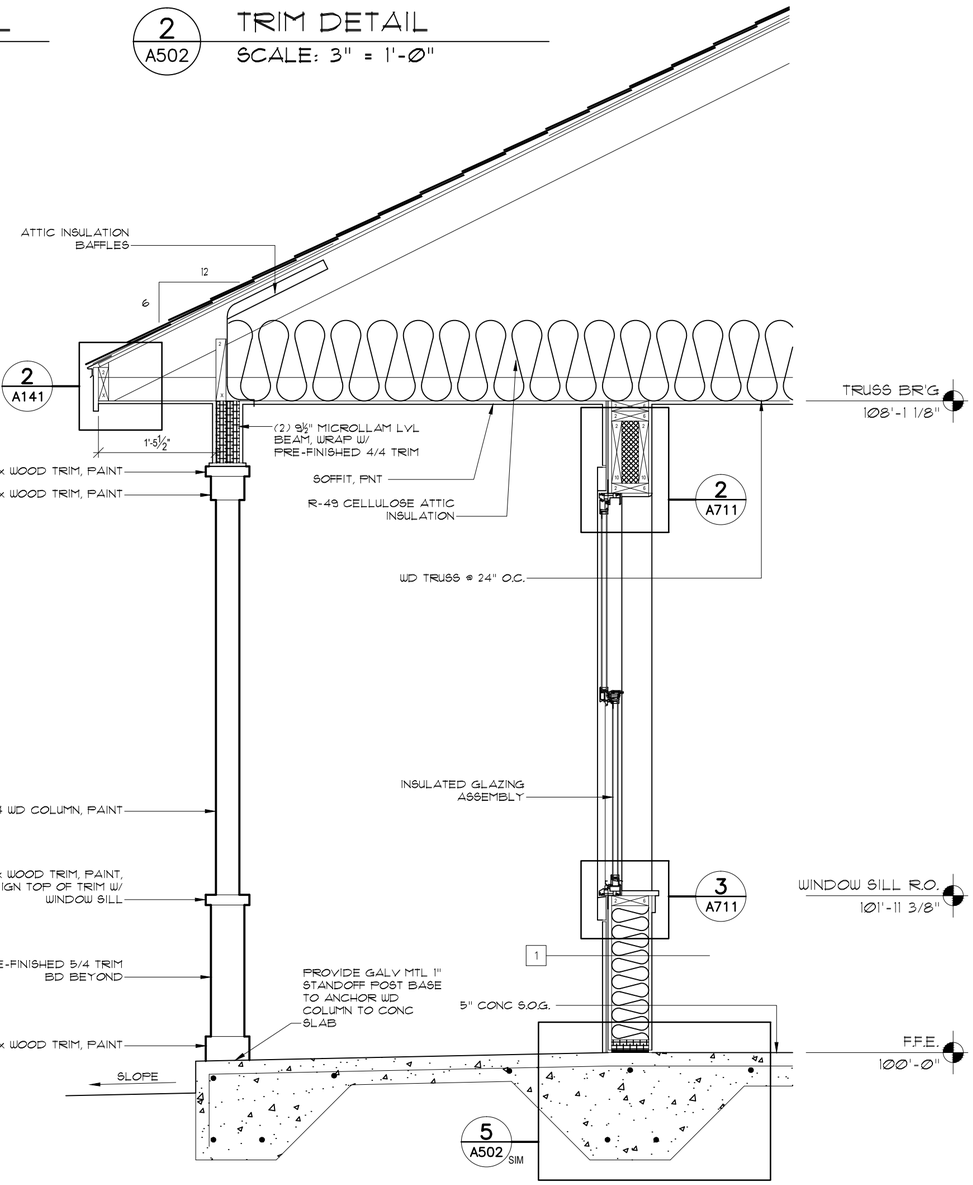
SCALE: 1-1/2" = 1'-Ø"



NOTE: REFER TO FOUNDATION DESIGN FOR ADDITIONAL INFORMATION.

6 A502 BASE of WALL AT GARAGE

SCALE: 1-1/2" = 1'-Ø"



1 A502 WALL SECTION 'D'

SCALE: 3/4" = 1'-Ø"

model no.

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date: 03-26-18

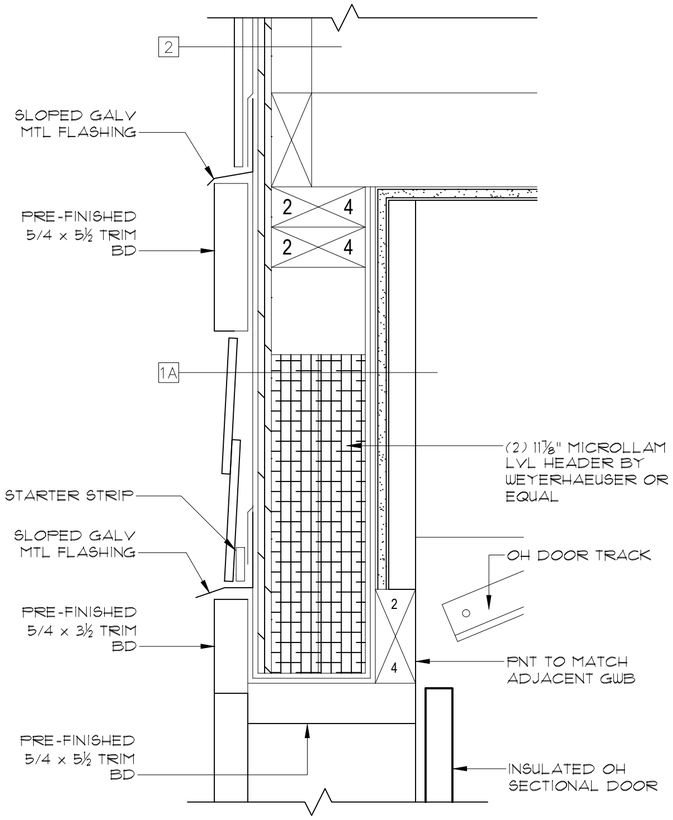
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sheet index: WALL SECTIONS DETAILS

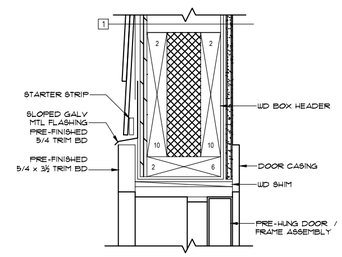
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DOOR AND FRAME SCHEDULE

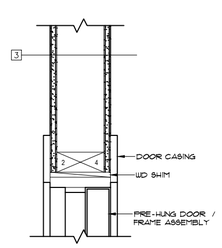
MARK	DOOR SIZE W	DOOR SIZE H	DOOR SIZE THK	DOOR MATL	DOOR TYPE	FRAME DETAILS HEAD	FRAME DETAILS JAMB	FRAME DETAILS SILL	FRAME MATL	LABEL (MIN)	NOTES
101	3'-0"	6'-8"	1 3/4"	CLWD	A	4/A701	5/A701	-	WD	-	-
102	2'-0"	6'-8"	1 3/8"	WD	A	2/A701	3/A701	-	WD	-	-
103	2'-6"	6'-8"	1 3/8"	WD	A	2/A701	3/A701	-	WD	-	-
104	5'-0"	6'-8"	1 3/8"	WD	B	2/A701	3/A701	-	WD	-	-
105	2'-4"	6'-8"	1 3/8"	WD	A	2/A701	3/A701	-	WD	-	-
106	5'-0"	6'-8"	1 3/8"	WD	B	2/A701	3/A701	-	WD	-	-
107	2'-6"	6'-8"	1 3/8"	WD	A	2/A701	3/A701	-	WD	-	-
110	2'-8"	6'-8"	1 3/4"	CLWD	A	4/A701	5/A701	-	WD	-	-
111	2'-4"	6'-8"	1 3/8"	WD	A	2/A701	3/A701	-	WD	-	-
112	2'-6"	6'-8"	1 3/8"	WD	A	2/A701	3/A701	-	WD	-	-
113	2'-4"	6'-8"	1 3/8"	WD	A	2/A701	3/A701	-	WD	-	-
114	2'-4"	6'-8"	1 3/8"	WD	A	2/A701	3/A701	-	WD	-	-
115	2'-8"	6'-8"	1 3/8"	WD	A	2/A701	3/A701	-	WD	-	-
116	2'-4"	6'-8"	1 3/8"	WD	A	2/A701	3/A701	-	WD	-	-
117	2'-4"	6'-8"	1 3/8"	WD	A	2/A701	3/A701	-	WD	-	-
118A	16'-0"	7'-0"	-	STL	C	6/A701	7/A701	-	-	-	-
118B	3'-0"	6'-8"	1 3/4"	CLWD	A	4/A701	5/A701	-	WD	-	-
118C	3'-0"	6'-8"		WD	A	2/A701	3/A701	-	WD	20 MIN	-



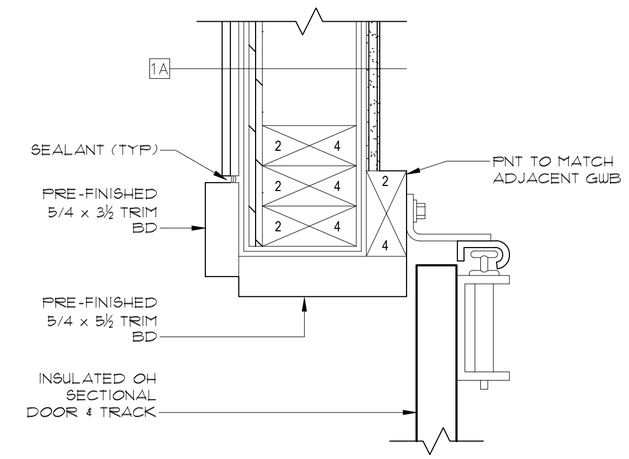
6 A701 OH SECTIONAL DOOR HEAD DTL
SCALE: 3" = 1'-0"



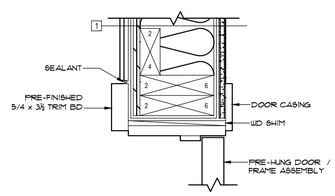
4 A701 DOOR HEAD DTL
SCALE: 1 1/2" = 1'-0"



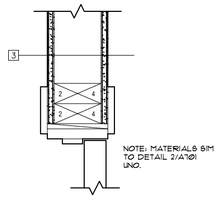
2 A701 DOOR HEAD DTL
SCALE: 1 1/2" = 1'-0"



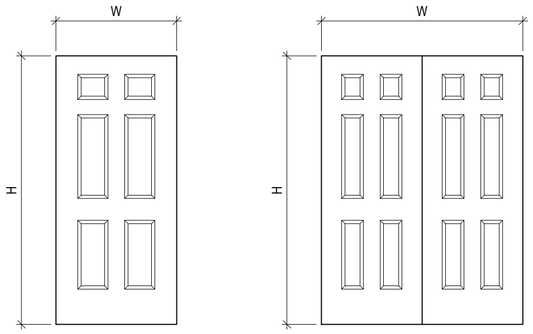
7 A701 OH SECTIONAL DOOR JAMB DTL
SCALE: 3" = 1'-0"

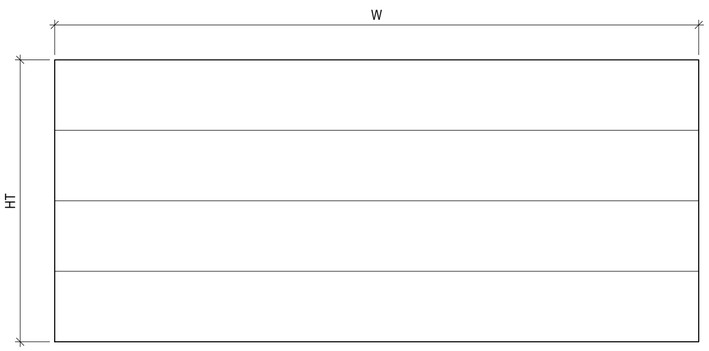


5 A701 DOOR JAMB DTL
SCALE: 1 1/2" = 1'-0"



3 A701 DOOR JAMB DTL
SCALE: 1 1/2" = 1'-0"





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

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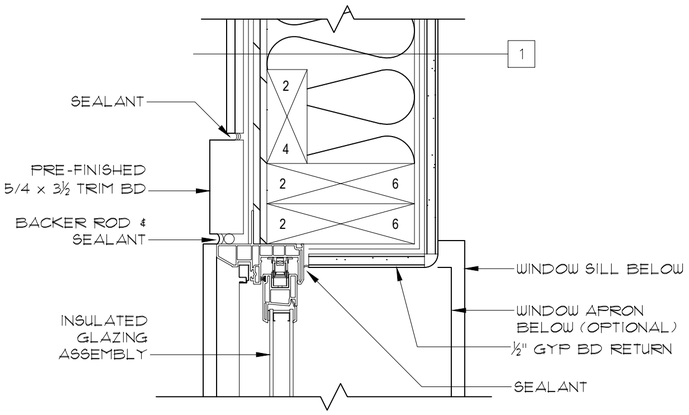
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date: 03–26–18
revised:

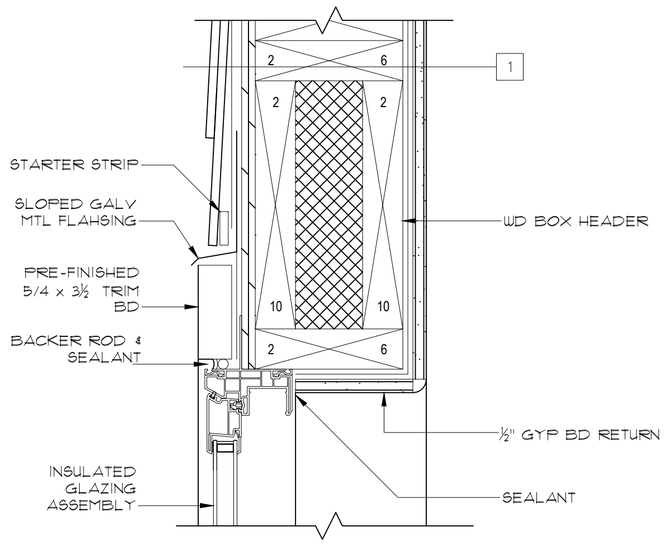
sheet index:
DOOR SCHEDULE
DOOR TYPES
DOOR DETAILS

sheet no. A701



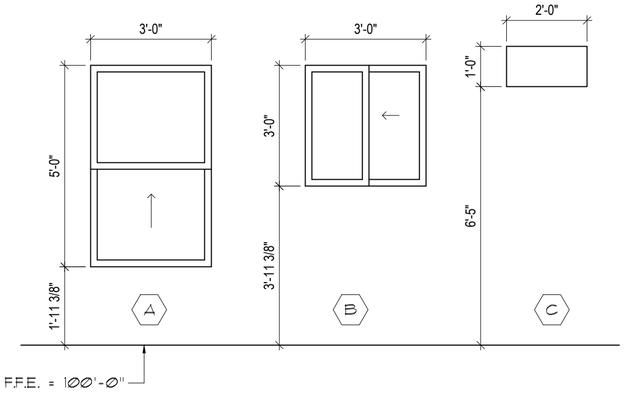
4 A711 WINDOW JAMB DETAIL

SCALE: 3" = 1'-Ø"



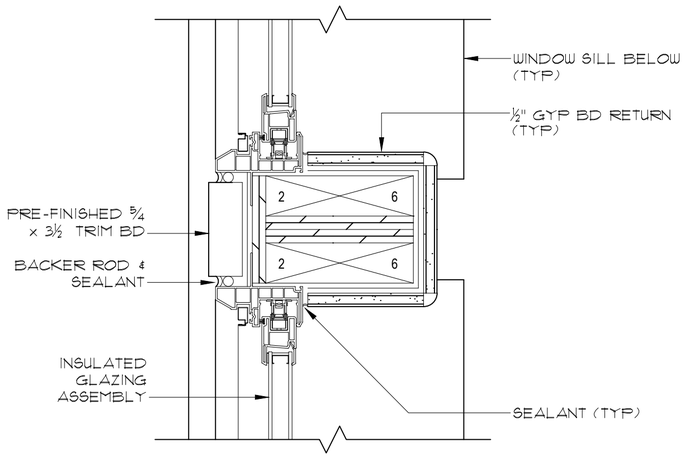
2 A711 WINDOW HEAD DETAIL

SCALE: 3" = 1'-Ø"



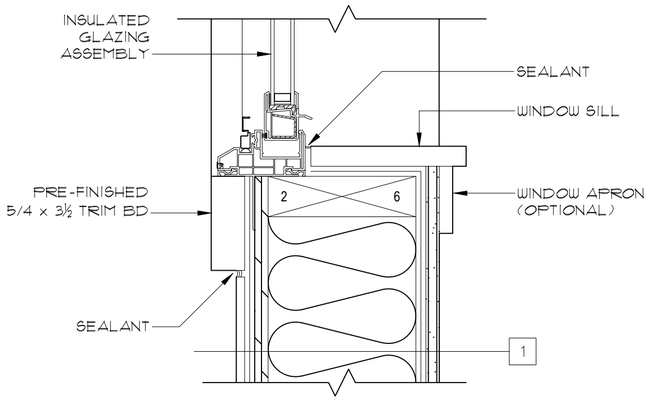
1 A701 WINDOW TYPES

SCALE: 3/8" = 1'-Ø"



5 A711 WINDOW JAMB DETAIL

SCALE: 3" = 1'-Ø"



3 A711 WINDOW SILL DETAILL

SCALE: 3" = 1'-Ø"

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date: 03-26-18

revised:

sheet index:
WINDOW TYPES
WINDOW DETAILS

sheet no. A711

ELECTRICAL KEY

- SWITCHED DUPLEX RECEPTACLE
- DUPLEX CONVENIENCE OUTLET
- GFI DUPLEX OUTLET
- WEATHERPROOF DUPLEX OUTLET
- SPECIAL PURPOSE OUTLET
- DUPLEX OUTLET IN FLOOR
- 220 VOLT OUTLET
- WALL SWITCH
- THREE-WAY SWITCH
- FOUR-WAY SWITCH
- DIMMER SWITCH
- PHONE JACK
- TV JACK
- SMOKE/CARBON MONOXIDE DETECTOR
- JUNCTION BOX
- THERMOSTAT
- DOOR BELL
- CEILING MOUNTED INCANDESCENT LIGHT FIXTURE
- WALL MOUNTED INCANDESCENT LIGHT FIXTURE
- RECESSED INCANDESCENT LIGHT FIXTURE
- EXHAUST FAN
- FLUORESCENT LIGHT FIXTURE
- TRACK LIGHT FIXTURE
- CEILING FAN W/LIGHT

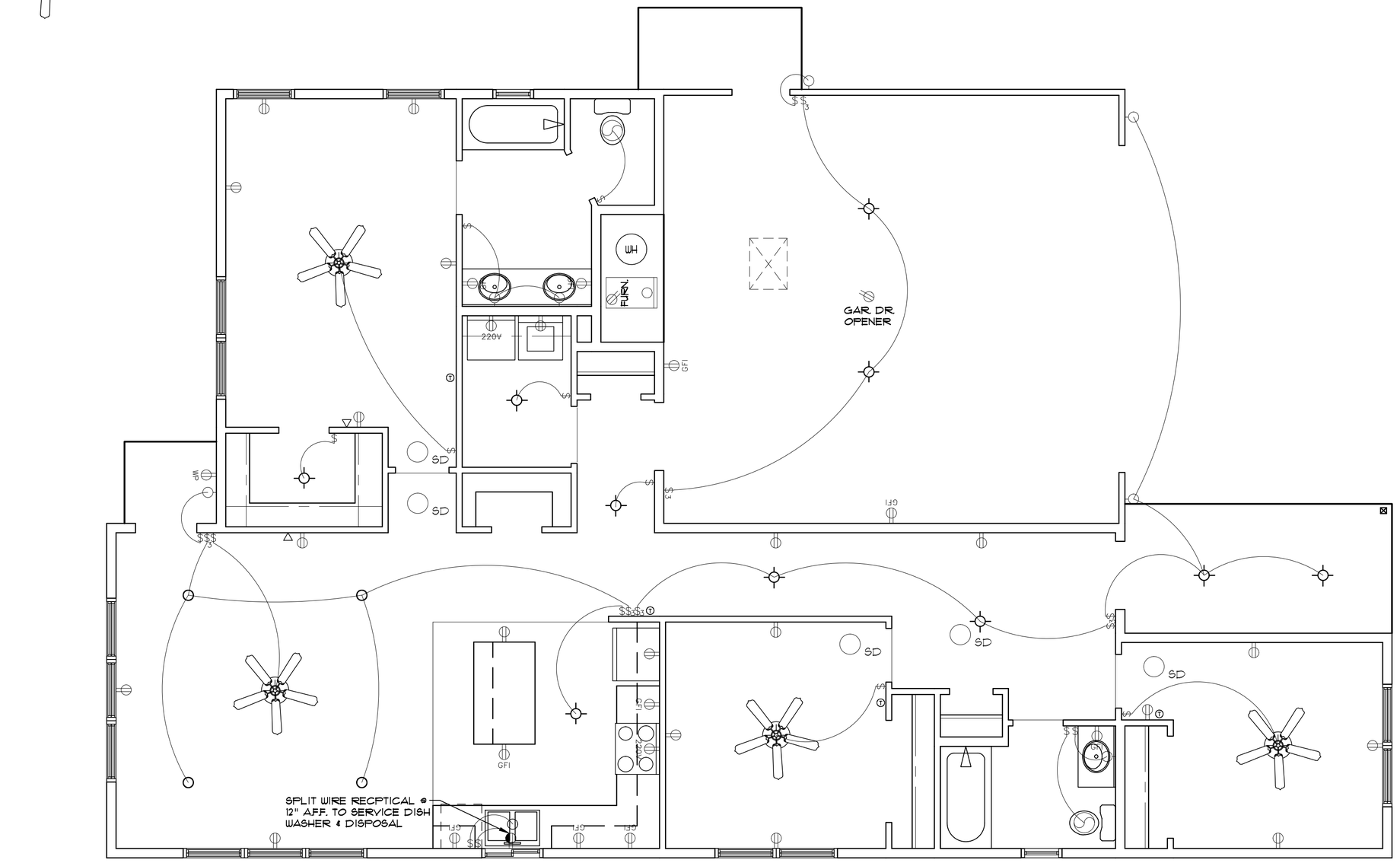
NOTES :

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, SHIGLE 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 / E101 ELECTRICAL PLAN

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

model no. HORNET-S

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checked by: J.B.M.

date: 03-26-18

revised:

sheet index: ELECTRICAL FLOOR PLAN

sheet no. E101