

NOTES:

- 1) ALL WINDOW SIZES CALLED OUT ON FLOOR PLANS ARE "ANDERSEN UNIT NUMBERS". IF "ANDERSEN" WINDOWS ARE NOT USED, A WINDOW OF EQUAL TYPE AND UNIT DIMENSION IS TO BE USED.
- 2) ALL GLAZING TO BE DOUBLE INSULATED.
- 3) ALL GLAZING TO BE "HIGH PERFORMANCE", "LOW-E" CLASS.
- 4) ALL GLAZING WITHIN 18" OF FINISHED FLOOR TO BE TEMPERED.

SQUARE FOOTAGE:

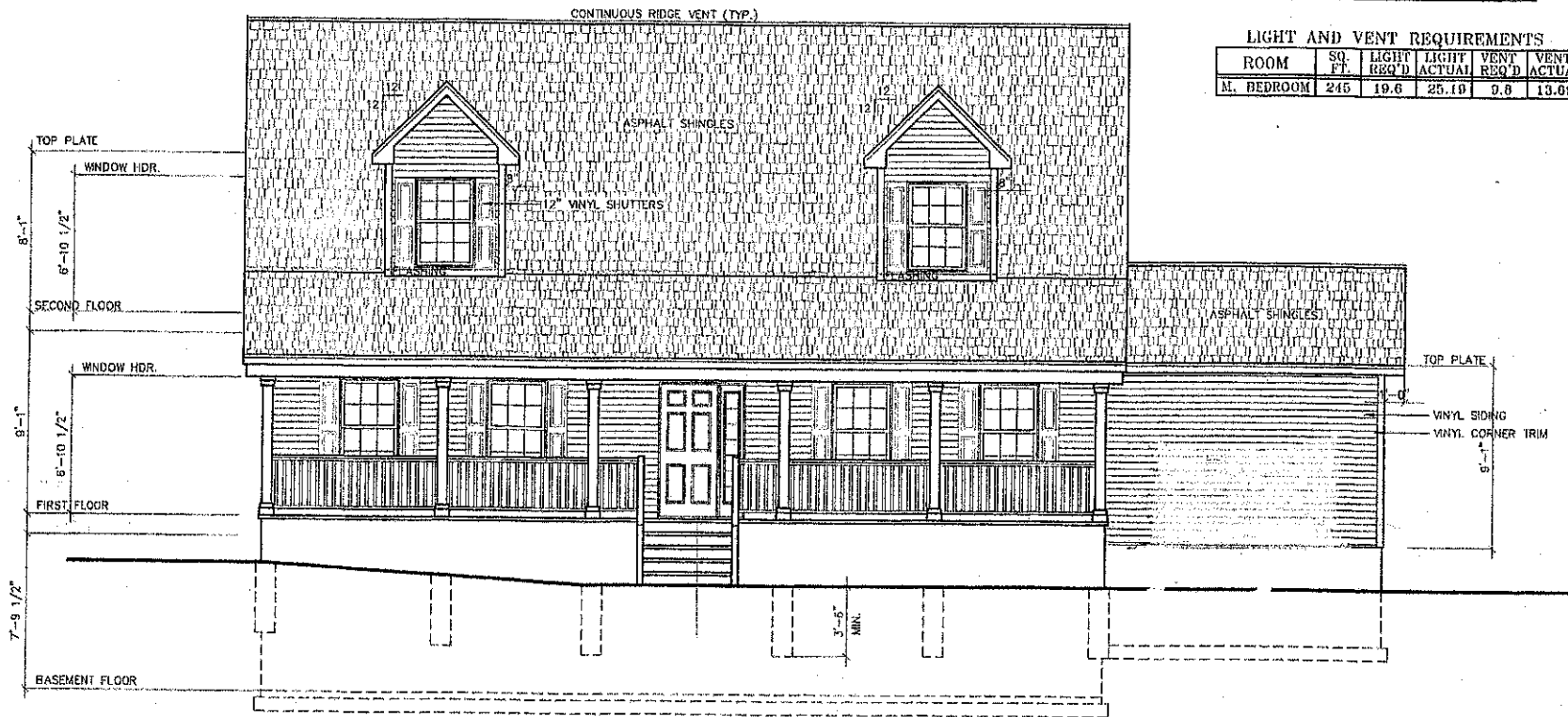
1st FLOOR:	1176
2nd FLOOR:	956
TOTAL:	2132
GARAGE:	336

EGRESS REQUIREMENTS

WINDOW	SG. FT. CLEAR	WIDTH CLEAR	HEIGHT CLEAR
3049	5.7	32.56"	25.20"
6040	6.27	27.0"	44 1/8"

LIGHT AND VENT REQUIREMENTS

ROOM	SG. FT.	LIGHT REQ'D	LIGHT ACTUAL	VENT REQ'D	VENT ACTUAL
M. BEDROOM	245	19.6	25.10	0.8	13.09



FRONT ELEVATION

RAILING & STAIR NOTES:

STAIRS WITH (4) OR MORE RISERS SHALL BE PROVIDED WITH HANDRAILS ON AT LEAST ONE SIDE. HANDRAILS SHALL BE A MINIMUM OF 34" IN HEIGHT AND NOT MORE THAN 38" IN HEIGHT. RAILS ARE TO BE MEASURED VERTICALLY FROM THE NOSING OF THE TREADS. CIRCULAR HANDRAILS SHALL HAVE AN OUTSIDE DIAMETER OF AT LEAST 1 1/4" AND NOT GREATER THAN 2". IF THE HANDRAIL IS NOT CIRCULAR IT SHALL HAVE A PERIMETER OF AT LEAST 4" AND NOT MORE THAN 6 1/4".

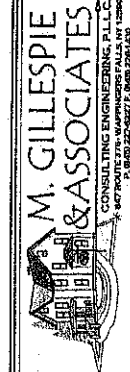
PORCHES, DECKS, BALCONIES OR RAISED FLOOR SURFACES LOCATED MORE THAN 30" ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDS A MINIMUM OF 36" HIGH.

RISERS ARE TO BE CLOSED SUCH THAT THE OPENING BETWEEN THE TREADS DOES NOT PERMIT THE PASSAGE OF A 4" DIAMETER SPHERE.

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

**TABLE R301.2(1)
CLIMATE AND GEOGRAPHIC DESIGN CRITERIA**

GROUND SNOW LOAD	WIND SPEED (mph)	SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM			ICE BARRIER UNDERLYMT REQUIRED	FLOOD HAZARDS
			WEATHERING	FROST LINE DEPTH	TERMITE		
40	100 MPH	B	SEVERE	42"	MOD.-HEAVY	YES	MAY 2, 2012



PROJECT NO. 2012108
DRAWN BY: SMM
CHECKED BY: MGC
PROJECT NO.
JULY 18, 2012
SCALE: 1/4" = 1'-0"
DATE: 8/19/2012
REVISED: 8/20/2012
REVISED: 8/20/2012



SHEET No.

E

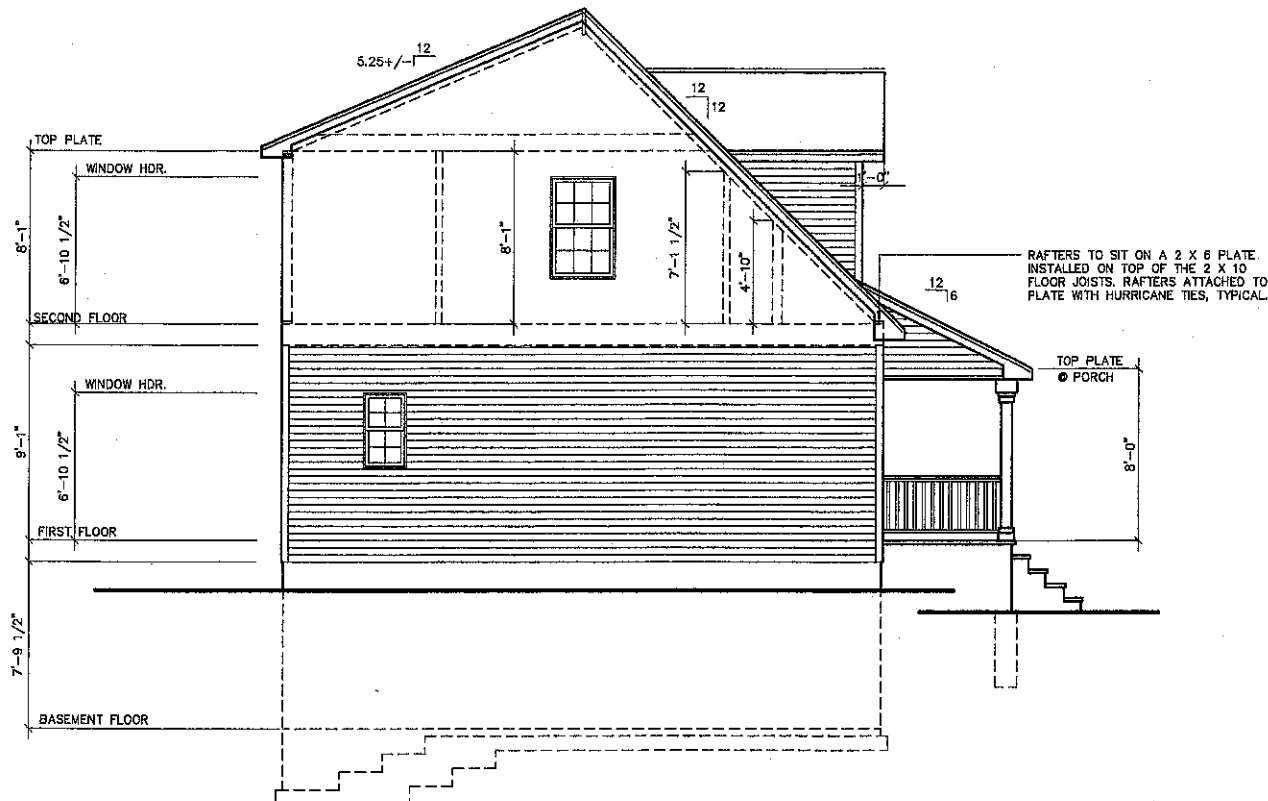
1

NEW RESIDENCE FOR:

Lori Joseph Builders

1-012

Washington Ave.



RAILING & STAIR NOTES:

REAR WOOD DECK NOT SHOWN ON ELEVATIONS.

STAIRS WITH (4) OR MORE RISERS SHALL BE PROVIDED WITH HANDRAILS ON AT LEAST ONE SIDE. HANDRAILS SHALL BE A MINIMUM OF 34" IN HEIGHT AND NOT MORE THAN 38" IN HEIGHT. RAILS ARE TO BE MEASURED VERTICALLY FROM THE NOSING OF THE TREADS. CIRCULAR HANDRAILS SHALL HAVE AN OUTSIDE DIAMETER OF AT LEAST 1 1/4" AND NOT GREATER THAN 2". IF THE HANDRAIL IS NOT CIRCULAR IT SHALL HAVE A PERIMETER OF AT LEAST 4" AND NOT MORE THAN 6 1/4".

PORCHES, DECKS, BALCONIES OR RAISED FLOOR SURFACES LOCATED MORE THAN 30" ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDS A MINIMUM OF 36" HIGH.

RISERS ARE TO BE CLOSED SUCH THAT THE OPENING BETWEEN THE TREADS DOES NOT PERMIT THE PASSAGE OF A 4" DIAMETER SPHERE.

LEFT SIDE ELEVATION

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

NEW RESIDENCE FOR:

Lori Joseph Builders

16412 Washington Ave



PROJECT NO.	2016133
DRAWN BY	SMM
CHECKED BY	M.E.G.
REVISIONS	
JULY 15, 2016	
JULY 27, 2016	
SEPTEMBER 3, 2016	
DECEMBER 14, 2016	

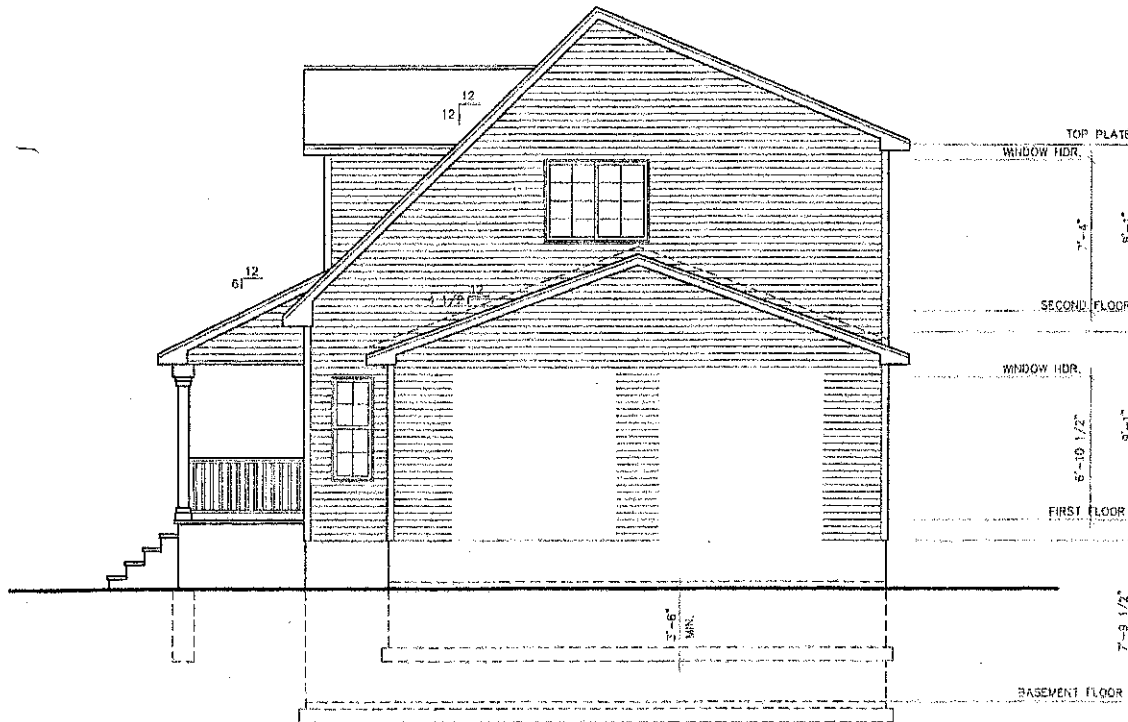


NYSE #12345

SHEET No.

E

3



RIGHT SIDE ELEVATION

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

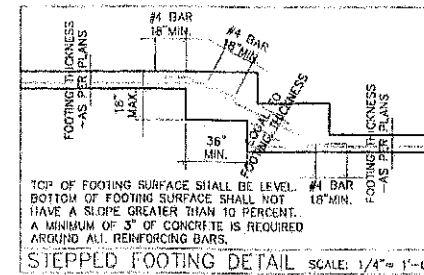
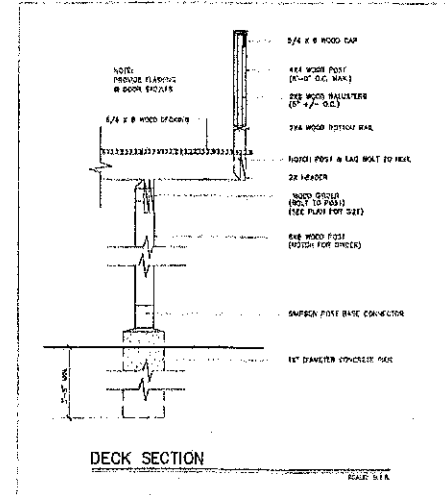
RAILING & STAIR NOTES:

REAR WOOD DECK NOT SHOWN ON ELEVATIONS.

STAIRS WITH (4) OR MORE RISERS SHALL BE PROVIDED WITH HANDRAILS ON AT LEAST ONE SIDE. HANDRAILS SHALL BE A MINIMUM OF 34" IN HEIGHT AND NOT MORE THAN 38" IN HEIGHT. RAILS ARE TO BE MEASURED VERTICALLY FROM THE NOSING OF THE TREADS. CIRCULAR HANDRAILS SHALL HAVE AN OUTSIDE DIAMETER OF AT LEAST 1 1/4" AND NOT GREATER THAN 2". IF THE HANDRAIL IS NOT CIRCULAR IT SHALL HAVE A PERIMETER OF AT LEAST 4" AND NOT MORE THAN 6 1/4".

PORCHES, DECKS, BALCONIES OR RAISED FLOOR SURFACES LOCATED MORE THAN 30" ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDS A MINIMUM OF 36" HIGH.

RISERS ARE TO BE CLOSED SUCH THAT THE OPENING BETWEEN THE TREADS DOES NOT PERMIT THE PASSAGE OF A 4" DIAMETER SPHERE.



NEW RESIDENCE FOR:

Lori Joseph Builders

Lot 2 Washington Ave

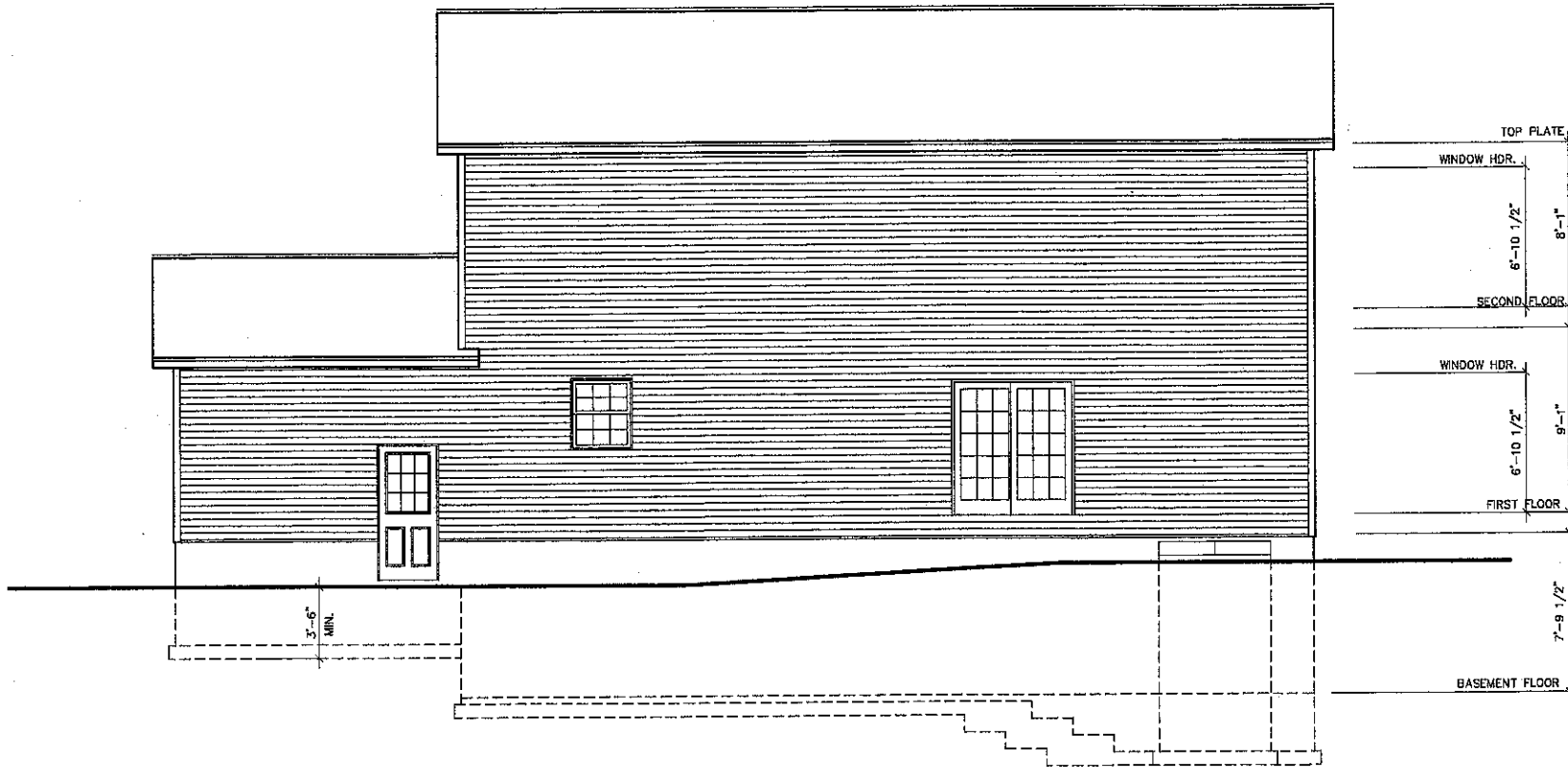
M. GILLESPIE & ASSOCIATES
 CONSULTING ENGINEERING, P.L.L.C.
 1100 22nd Street, Suite 200
 Washington, DC 20037
 Phone: (202) 462-1100
 Fax: (202) 462-1101
 www.mgillespie.com

PROJECT NO.	20161218
DRAWN BY	SMH
CHECKED BY	MEG
REVISIONS	
DATE	JULY 15, 2016
REVISION 2	NOVA
DATE	SEPTEMBER 14, 2016



SHEET No.

E
4



RAILING & STAIR NOTES:

REAR WOOD DECK NOT SHOWN ON ELEVATIONS.

STAIRS WITH (4) OR MORE RISERS SHALL BE PROVIDED WITH HANDRAILS ON AT LEAST ONE SIDE. HANDRAILS SHALL BE A MINIMUM OF 34" IN HEIGHT AND NOT MORE THAN 38" IN HEIGHT. RAILS ARE TO BE MEASURED VERTICALLY FROM THE NOSING OF THE TREADS. CIRCULAR HANDRAILS SHALL HAVE AN OUTSIDE DIAMETER OF AT LEAST 1 1/4" AND NOT GREATER THAN 2". IF THE HANDRAIL IS NOT CIRCULAR IT SHALL HAVE A PERIMETER OF AT LEAST 4" AND NOT MORE THAN 6 1/4".

PORCHES, DECKS, BALCONIES OR RAISED FLOOR SURFACES LOCATED MORE THAN 30" ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDS A MINIMUM OF 36" HIGH.

RISERS ARE TO BE CLOSED SUCH THAT THE OPENING BETWEEN THE TREADS DOES NOT PERMIT THE PASSAGE OF A 4" DIAMETER SPHERE.

REAR ELEVATION

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

NEW RESIDENCE FOR:

Lori Joseph Builders

Lot 2 Washington Ave

M. GILLESPIE & ASSOCIATES
CONSULTING ENGINEERS P.L.L.C.
1000 W. 10TH STREET, SUITE 200
DENVER, CO 80202
WWW.MGASOCIATES.COM

PROJECT NO.	2016138
DRAWN BY	SJM
CHECKED BY	MEG
REVISIONS	
DATE	
AUG 15, 2016	
JUL 23, 2016	
SEPTEMBER 3, 2016	
SEPTEMBER 14, 2016	



SHEET No.

E

2