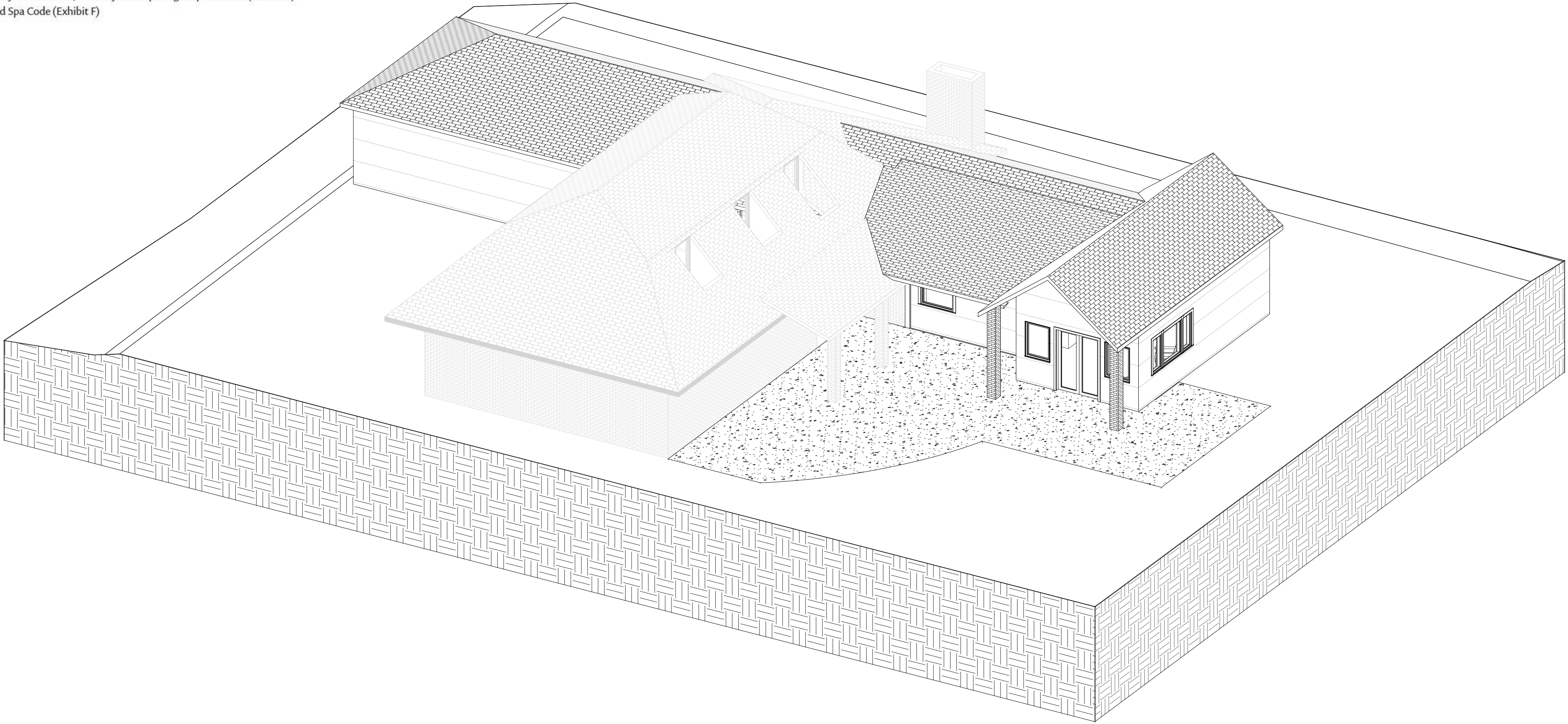


DOUGLAS COUNTY ADOPTED CODES

- 2018 International Building Code (Exhibit A)
- 2018 International Residential Code (Exhibit A)
- 2018 International Plumbing Code (Exhibit A)
- 2018 International Mechanical Code (Exhibit A)
- 2018 International Fuel Gas Code (Exhibit A)
- 2018 International Energy Conservation Code (Exhibit A)
- Wildfire Mitigation Standards (Exhibit B)
- Standards for Water Supplies for Rural Fire Fighting (Exhibit C)
- Installation Standards for Potable Water Storage Tanks and Cisterns for Domestic Use is--22-98 (Exhibit D)
- 2018 IBC Appendix O--Solar Photovoltaic Power Systems Access, Pathways and Spacing Requirements (Exhibit E)
- Reference 2018 International Swimming Pool and Spa Code (Exhibit F)

9166 CORRAL LANE



REMODEL/ADDITION- ISSUED FOR PRICING 09-26-2022

PROJECT SPECIFICATIONS:

ALL MATERIALS, LABOR, INSTALLATION, FABRICATION, ETC., SHALL CONFORM TO ALL CODES REQUIRED BY THE APPROPRIATE JURISDICTION(S) INCLUDING THOSE ABSTRACTS DEALING WITH ENERGY REQUIREMENTS.

EXAMINATION OF THE SITE AND PORTIONS THEREOF, WHICH WILL AFFECT THIS WORK, SHALL BE DETERMINED BY THE GENERAL CONTRACTOR, WHO SHALL COMPARE IT WITH THE DRAWINGS AND SATISFY HIMSELF AS TO CONDITIONS UNDER WHICH WORK IS TO BE PERFORMED. THE CONTRACTOR SHALL, AT SUCH TIME, ASCERTAIN AND CHECK LOCATIONS OF THE EXISTING STRUCTURES AND EQUIPMENT WHICH MAY AFFECT THE WORK.

THE CONTRACTOR SHALL PROTECT THE AREA AND NEW OR EXISTING MATERIALS AND FINISHES FROM DAMAGE WHICH MAY OCCUR FROM CONSTRUCTION, DEMOLITION, DUST, WATER, ETC., AND SHALL PROVIDE AND MAINTAIN TEMPORARY BARRICADES, CLOSURE WALLS, ETC., AS REQUIRED TO PROTECT THE PUBLIC AND OWNERS DURING THE PERIOD OF CONSTRUCTION. DAMAGE TO NEW AND EXISTING MATERIALS, FINISHES, STRUCTURES, AND EQUIPMENT SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER AT THE EXPENSE OF THE GENERAL CONTRACTOR.

MATERIALS THAT ARE SPECIFIED BY THEIR BRAND NAMES ARE TO ESTABLISH STANDARDS OF QUALITY AND PERFORMANCE. ANY REQUEST FOR SUBSTITUTION SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW FOR EQUAL QUALITY AND PERFORMANCE AND SHALL NOT BE PURCHASED OR INSTALLED WITHOUT THEIR WRITTEN APPROVAL.

GENERAL CONTRACTOR SHALL REVIEW AND SUBMIT FINISH SAMPLES, CUT SHEETS AND SHOP DRAWINGS TO THE OWNER FOR REVIEW PRIOR TO ANY FABRICATION OR INSTALLATION. PROVIDE SAMPLES OF ALL FINISHES, INCLUDING BUT NOT LIMITED TO, PAINT, BASE, FLOOR COVERINGS, LAMINATES AND STONE PRIOR TO ORDERING.

ALL CONSTRUCTION WORK, ARCHITECTURAL, MECHANICAL, ELECTRICAL, ETC., SHALL CONFORM TO ALL CURRENT GOVERNING BUILDING CODES AND REGULATIONS.

ALL WORK LISTED, SHOWN, OR IMPLIED ON THE CONSTRUCTION DOCUMENTS SHALL BE SUPPLIED AND INSTALLED BY THE GENERAL CONTRACTOR, EXCEPT WHERE NOTED OTHERWISE. THE USE OF THE WORK "PROVIDED" IN CONNECTION WITH ANY ITEM SPECIFIED IS INTENDED TO MEAN THAT SUCH SHALL BE FURNISHED, INSTALLED, AND CONNECTED, WHERE SO REQUIRED, EXCEPT AS NOTED OTHERWISE.

THE CONTRACTOR SHALL MAINTAIN A CURRENT AND COMPLETE SET OF CONSTRUCTION DOCUMENTS ON THE JOB SITE DURING ALL PHASES OF CONSTRUCTION FOR USE OF ALL TRADES AND SHALL PROVIDE ALL SUBCONTRACTORS WITH CURRENT CONSTRUCTION DOCUMENTS, AS REQUIRED.

THE CONTRACTOR SHALL REMOVE ALL RUBBISH AND WASTE MATERIALS ON A REGULAR BASIS, AND SHALL EXERCISE STRICT CONTROL OVER JOB CLEANING TO PREVENT ANY DIRT, DEBRIS OR DUST FROM AFFECTING, IN ANY WAY, FINISHED AREAS IN OR OUTSIDE THE JOB SITE.

THE CONTRACTOR SHALL COORDINATE ALL WORK WITH MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS, AND REPORT TO ARCHITECT OR OWNER ANY DISCREPANCIES FOR CORRECTION OR ADJUSTMENT. NO ALLOWANCE WILL BE MADE FOR INCREASE COST INCURRED DUE TO LACK OF PROPER COORDINATION.

THE CONTRACTOR SHALL LEAVE PREMISES AND ALL AFFECTED AREAS CLEAN AND IN AN ORDERLY MANNER READY FOR MOVE IN.

THE CONTRACTOR, OR SUBCONTRACTORS, SHALL SECURE AND PAY FOR ALL PERMITS, GOVERNMENTAL FEES AND LICENSES REQUIRED FOR PROPER COMPLETION OF THE WORK. THE CONTRACTOR SHALL REQUEST ALL INSPECTIONS REQUIRED BY LOCAL GOVERNMENTAL AGENCIES AND COORDINATE HIS WORK ACCORDINGLY.

GYPHUM WALLBOARD: ALL INTERIOR WALL AND CEILING FACES ARE TO BE SHEATHED WITH A MINIMUM 1/2" GYPHUM WALL BOARD, WITH JOINTS TAPED, FILLED AND SANDED SMOOTH TO PROVIDE THE LEVEL OF FINISH INDICATED ON DRAWINGS. USE TYPE "X" GYPHUM WALL BOARD AT ALL AREAS WHERE FIRE RATING IS REQUIRED. PROVIDE METAL CORNER REINFORCING BEADS AT ALL OUTSIDE CORNERS. ALL GAPS SHALL BE FILLED WITH JOINT COMPOUND, ATTACH ALL GYPHUM WALL BOARD TO STUDS, PLATES, BLOCKING, ETC AS REQUIRED PER LOCAL CODE.

INTERIOR PAINT FINISHES: WALLS, CEILINGS, TRIM AND MOLDINGS, DOORS AND FRAMES, SHELVES WINDOW SASH AND FRAMES AND SITE BUILT MILLWORK SHALL BE PAINTED OR STAINED AS INDICATED PER OWNER, INTERIOR DESIGNER AND ARCHITECT APPROVAL. PAINT MATERIALS SHALL BE PREMIUM QUALITY, SHERWIN WILLIAMS OR EQUAL AS APPROVED BY OWNER. ALL PAINT IN BATHROOMS TO BE MILDEW RESISTANT.

FLOORING: INSTALL NEW FLOORING PER MANUFACTURER RECOMMENDATIONS. WORK WITH OWNER TO MATCH NEW SUN ROOM FLOORINT TO EXISIGTNG FLOORING.

UNLESS OTHERWISE NOTED, ALL DIMENSIONS ON PLAN DRAWINGS ARE FROM FACE OF SHEATHING AT EXTERIOR WALLS, FROM FACE OF STUD AT INTERIOR WALLS, OR FROM FACE OF CONCRETE. VERTICAL DIMENSIONS ARE TO TOP OF STRUCTURAL FLOOR SHEATHING OR ROOF SHEATHING. VERIFY ALL DIMENSIONS SHOWN ON DRAWINGS BY TAKING MEASUREMENTS. PROPER FIT AND ATTACHMENT OF ALL PARTS IS REQUIRED. BEFORE COMMENCING WORK, CHECK ALL LINES AND LEVELS INDICATED. SHOULD THERE BE ANY DISCREPANCIES IMMEDIATELY REPORT TO THE ARCHITECT FOR CORRECTION OR ADJUSTMENT. IN THE EVENT OF FAILURE TO DO SO, THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTION OF ANY ERRORS. DIMENSIONS MARKED "N.T.S." (NOT TO SCALE) ARE SUBSTANTIALLY DIFFERENT FROM THE SCALE OF THE DRAWING. **DO NOT SCALE OFF OF THE DRAWINGS.** USE THE DIMENSIONS SHOWN. ALL WINDOW, DOOR, AND CABINET SIZES SHOWN ARE NOMINAL. CHECK WITH MANUFACTURER FOR EXACT GLAZING AND ROUGH OPENING SIZES OF DOORS AND WINDOWS.

Sheet List	
Sheet Number	Sheet Name
A100	SCOPING PLAN
A101	FLOOR PLANS
A102	ELEVATIONS
A200	EXTERIOR ELEVATIONS
A300	3D IMAGES
A400	ROOF PLAN & SECTION

LIMITATION OF WARRANTY OF ARCHITECT'S WORK PRODUCT

The architect and his consultants do not warrant or guarantee the accuracy and completeness of the work product herein beyond a reasonable diligence. If any mistakes, omissions, and/or discrepancies are found to exist within the work product, the Architect shall be promptly notified. Failure to promptly notify the Architect of such conditions shall absolve the Architect from any responsibility for the consequences of such failure. Actions taken without the knowledge and consent of the Architect, or in contradiction to the Architect's work product or recommendations shall become the responsibility not of the Architect, but of the parties taking said action.

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8706 TALL GRASS PLACE
LONE TREE, CO 80124
TELEPHONE 720-560-9441

PRELIMINARY
NOT FOR
CONSTRUCTION

PROJECT INFORMATION:

REEDER RESIDENCE

9166 Corral Lane
Castle Rock CO, 80108

DRAWING TITLE:

COVER SHEET

NO	ISSUE DESCRIPTION:	DATE	ARCHITECT'S PROJECT NO.:
1			-
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C.S.



① MAIN LEVEL overall
1/16" = 1'-0"

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PROJECT INFORMATION:

REEDER RESIDENCE
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Castle Rock CO, 80108

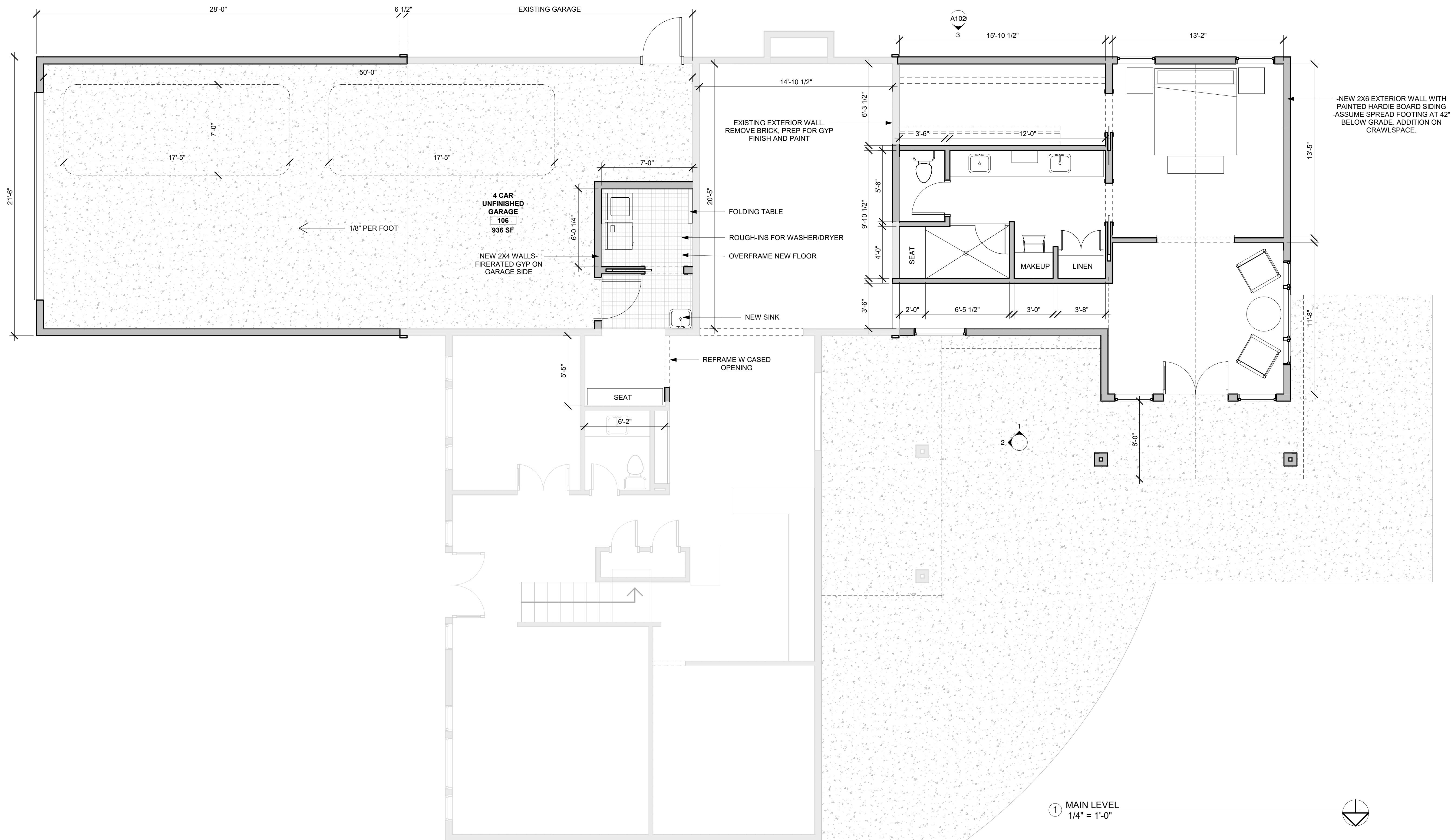
DRAWING TITLE:

SCOPING PLAN

SCALE: 1/16" = 1'-0"

NO	ISSUE DESCRIPTION:	DATE	ARCHITECT'S PROJECT NO.:
1	DESIGN MEETING	09.09.2022	-
2			
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A100



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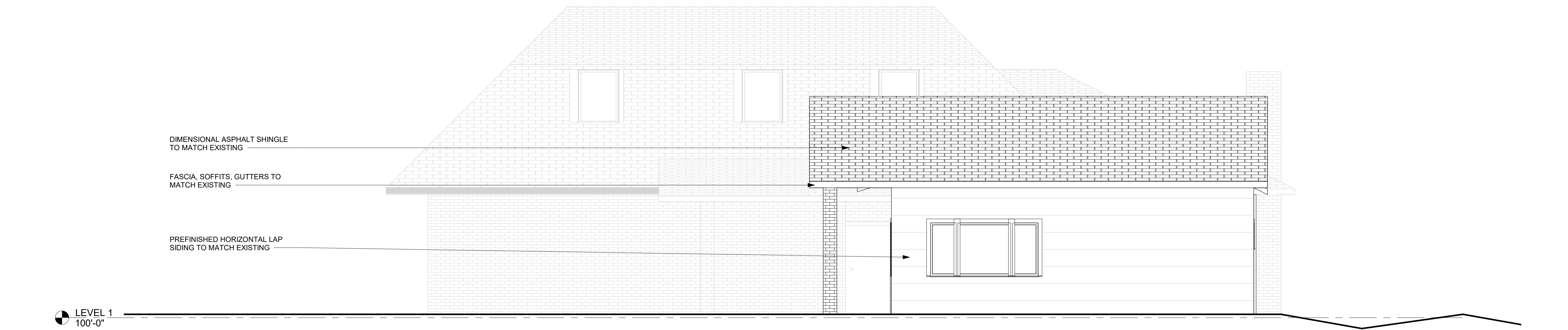
DRAWING TITLE:

FLOOR PLANS

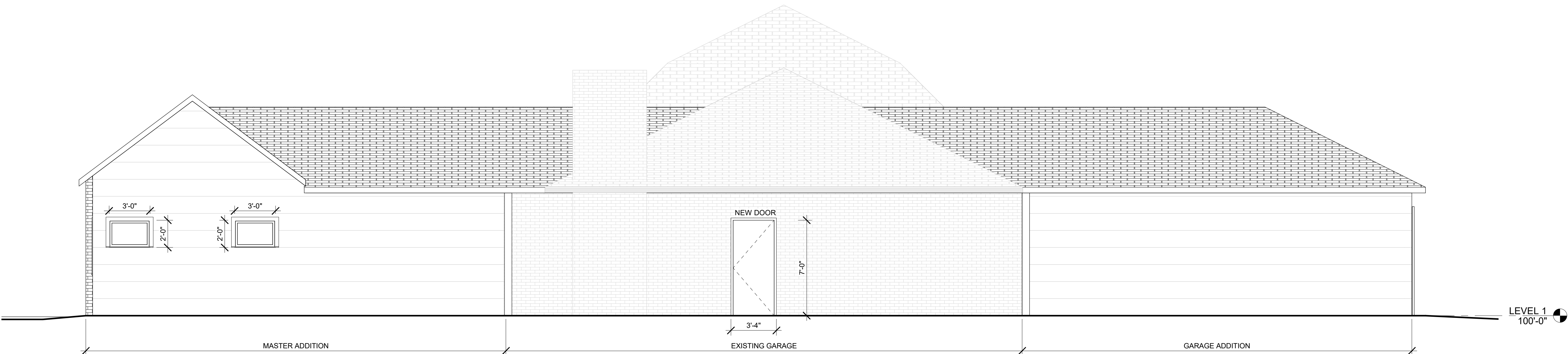
SCALE: 1/4" = 1'-0"

NO	ISSUE DESCRIPTION:	DATE	ARCHITECT'S PROJECT NO.:
1	DESIGN MEETING	09.09.2022	-
2			
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A101



2 EAST ELEVATION
1/4" = 1'-0"



3 NORTH ELEVATION
1/4" = 1'-0"

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PROJECT INFORMATION:

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Castle Rock CO, 80108

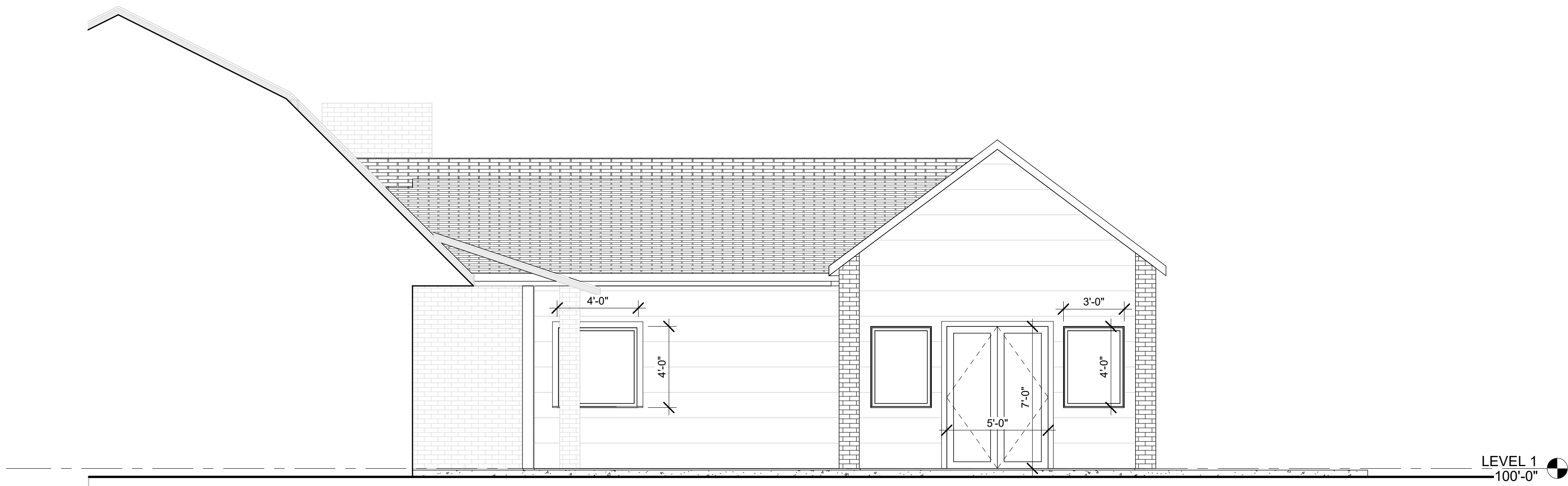
DRAWING TITLE:

ELEVATIONS

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

NO	ISSUE DESCRIPTION:	DATE	ARCHITECT'S PROJECT NO.:
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A102



① SOUTH ELEVATION
1/4" = 1'-0"

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PROJECT INFORMATION:

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Castle Rock CO, 80108

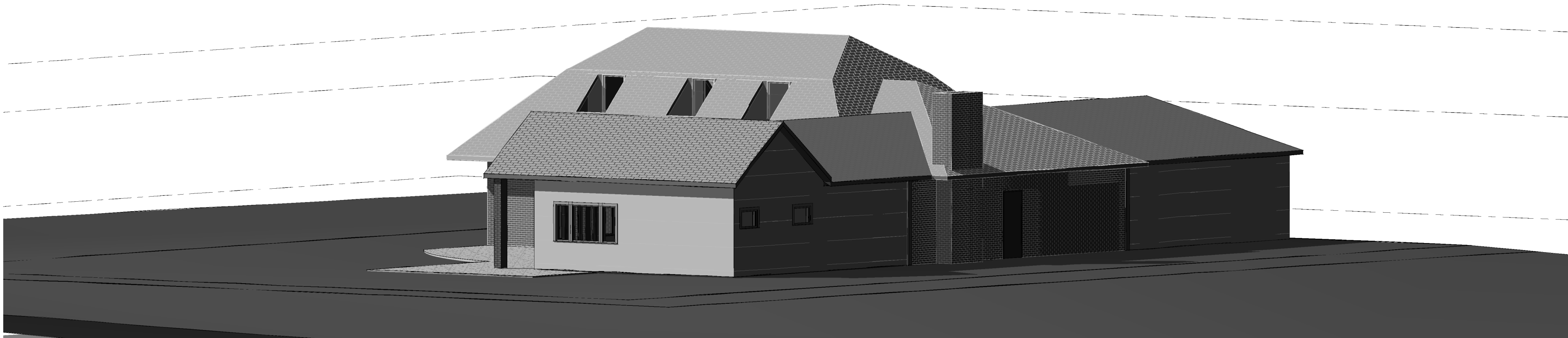
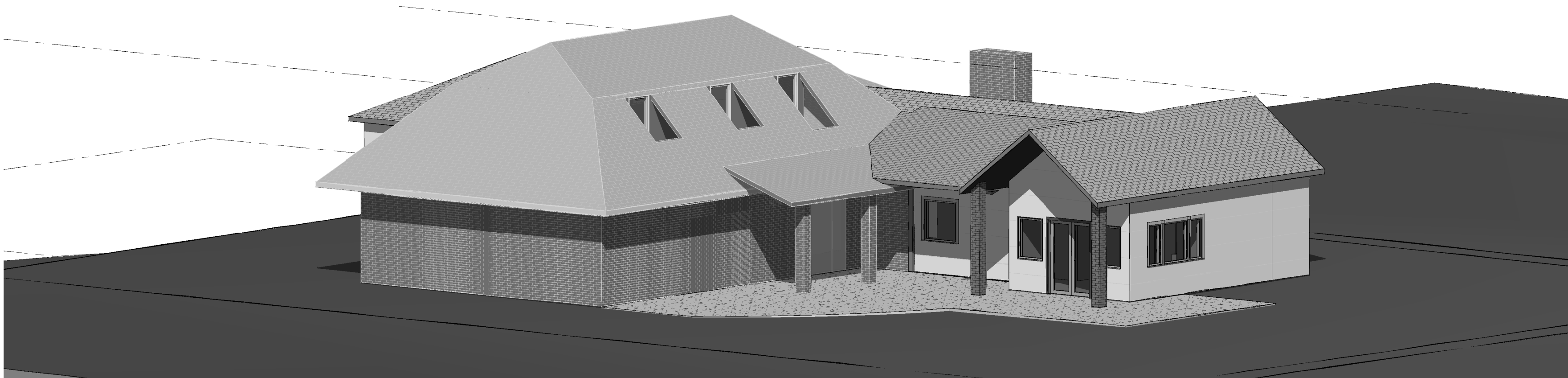
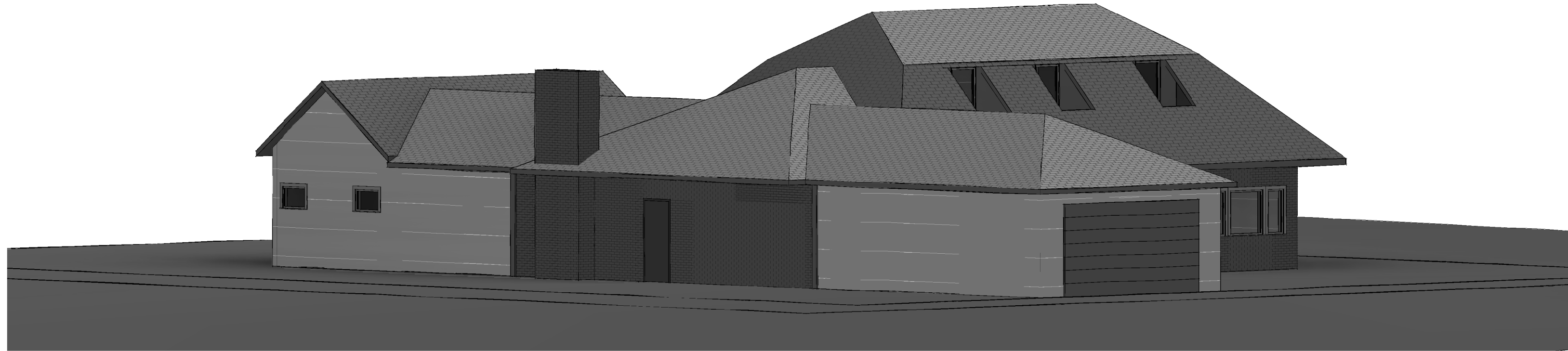
DRAWING TITLE:

EXTERIOR ELEVATIONS

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

NO	ISSUE DESCRIPTION:	DATE	ARCHITECT'S PROJECT NO.:
1	PERMIT SET	12.20.19	-
2			
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A200



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Castle Rock CO, 80108

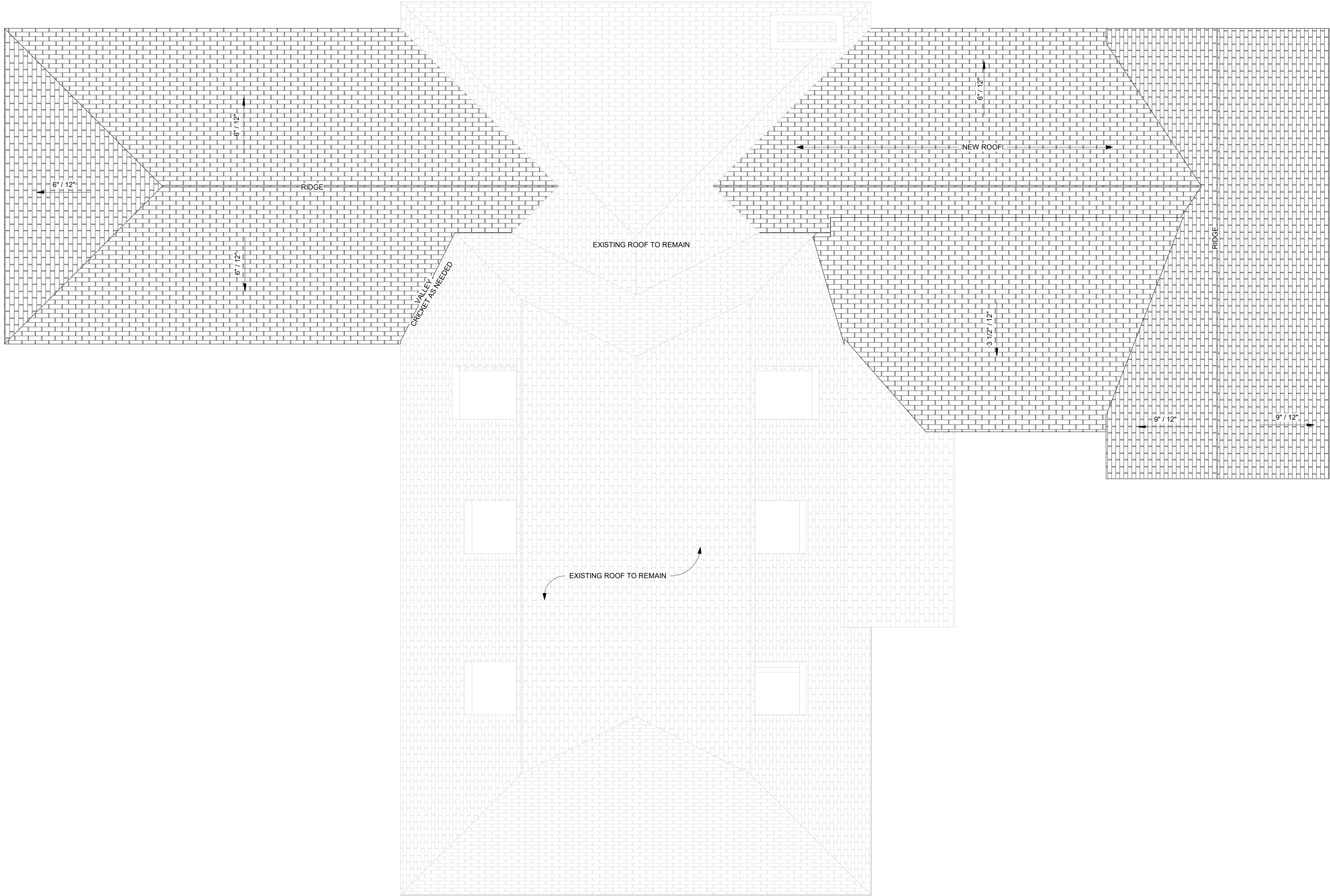
DRAWING TITLE:

3D IMAGES

SCALE:

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A300

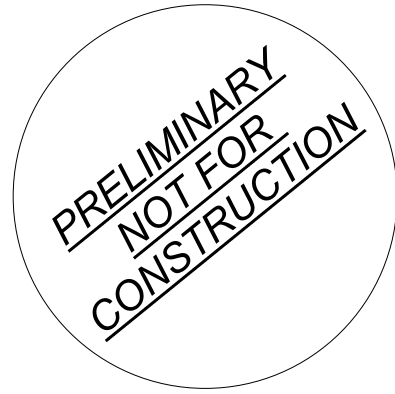


1 ROOFING PLAN
1/4" = 1'-0"

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PROJECT INFORMATION:

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Castle Rock CO, 80108

DRAWING TITLE:

ROOF PLAN & SECTION

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

NO	ISSUE DESCRIPTION:	DATE	ARCHITECT'S PROJECT NO.:
1	PERMIT SET	12.20.19	-
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A400