

**PLAN "C-2"**  
 2 Bedroom / 1 Bath  
 699 sq. ft.

# "Vista Park Commons"



REVISIONS  
 PERMIT PLANS:

VISTA PARK COMMONS  
 RIDGWAY LAND COMPANY SUBDIVISION  
 LOTS 30-34

PLAN C-2  
 LOT 1

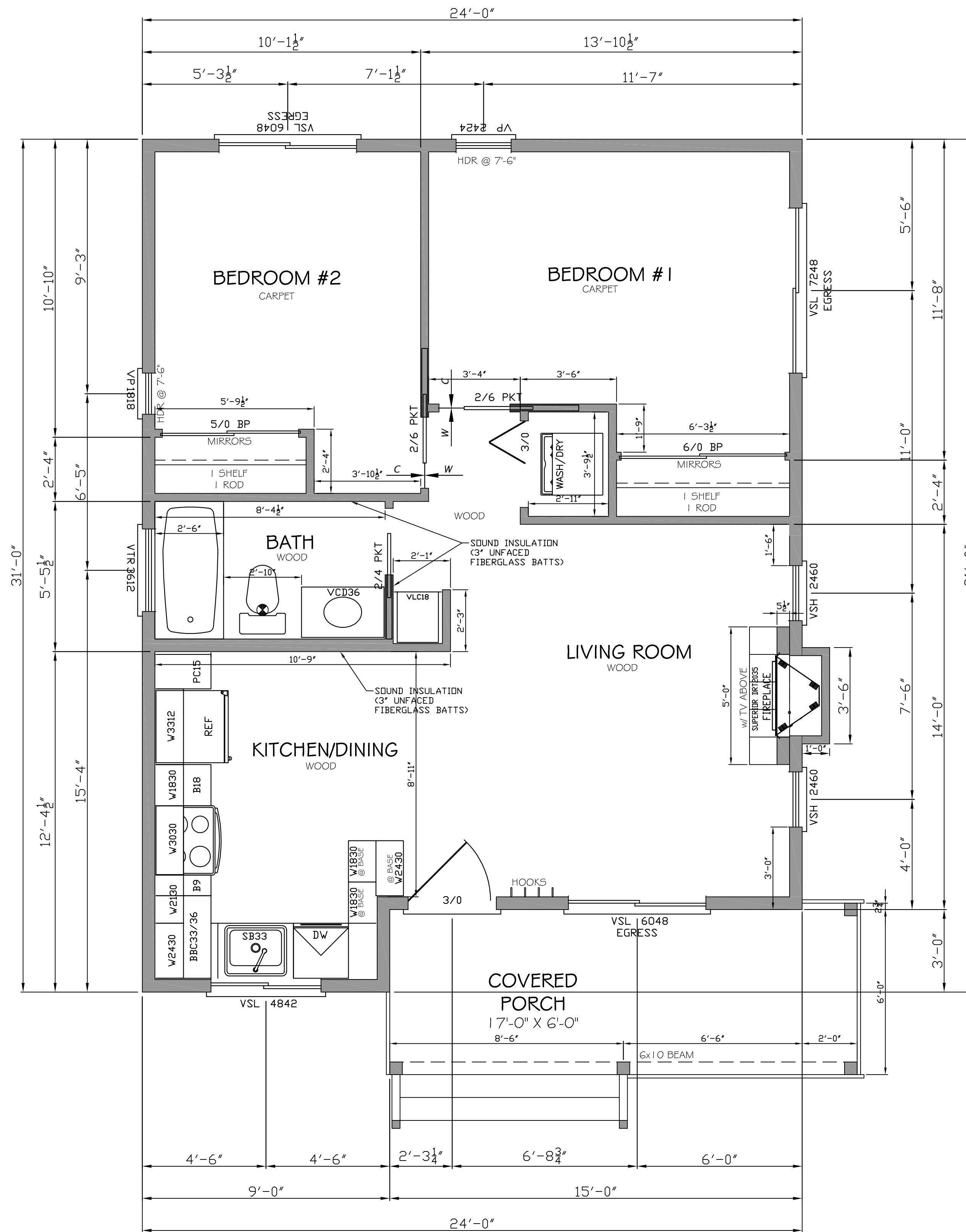
DOUG MACFARLANE  
 ARCHITECT- LLC  
 653 N. CORA, SUITE 201, RIDGWAY, CO. (970)-626-3308

JOB: V.P.C. (C-2)  
 DATE: 5/15/2021  
 SCALE: 3/8"=1'-0"  
 SHEET:

CP

PROGRESS SET- NOT FOR CONSTRUCTION

# PLAN "C-2"



**FLOOR PLAN**  
699 SQ. FT.

**GENERAL NOTES:**

- EXTERIOR WALLS: SIPS WALLS (5 1/2")
- TYVEK OVER OSB OUTER SKIN, 5/8" DRYWALL AT INTERIOR.
- INTERIOR WALLS: 2x4 @ 24" O.C., 5/8" GYP BOARD BOTH SIDES.
- VINYL WINDOWS
- TRUSSES: 12 1/2" @ HEEL, R-49 BLOWN-IN FIBERGLASS INSULATION
- FURNACE & WATER HEATER IN ATTIC
- ROOF VENTING: CONT. SOFFIT VENTS & RIDGE VENTS
- WATERPROOFING @ STEM WALLS: BITUTHENE OR EQUIVALENT PUNCTURE RESISTANT FOUNDATION MEMBRANE - WRAP CONTINUOUS OVER FOAM, FROM TOP OF STEMWALL TO BASE OF FOOTING

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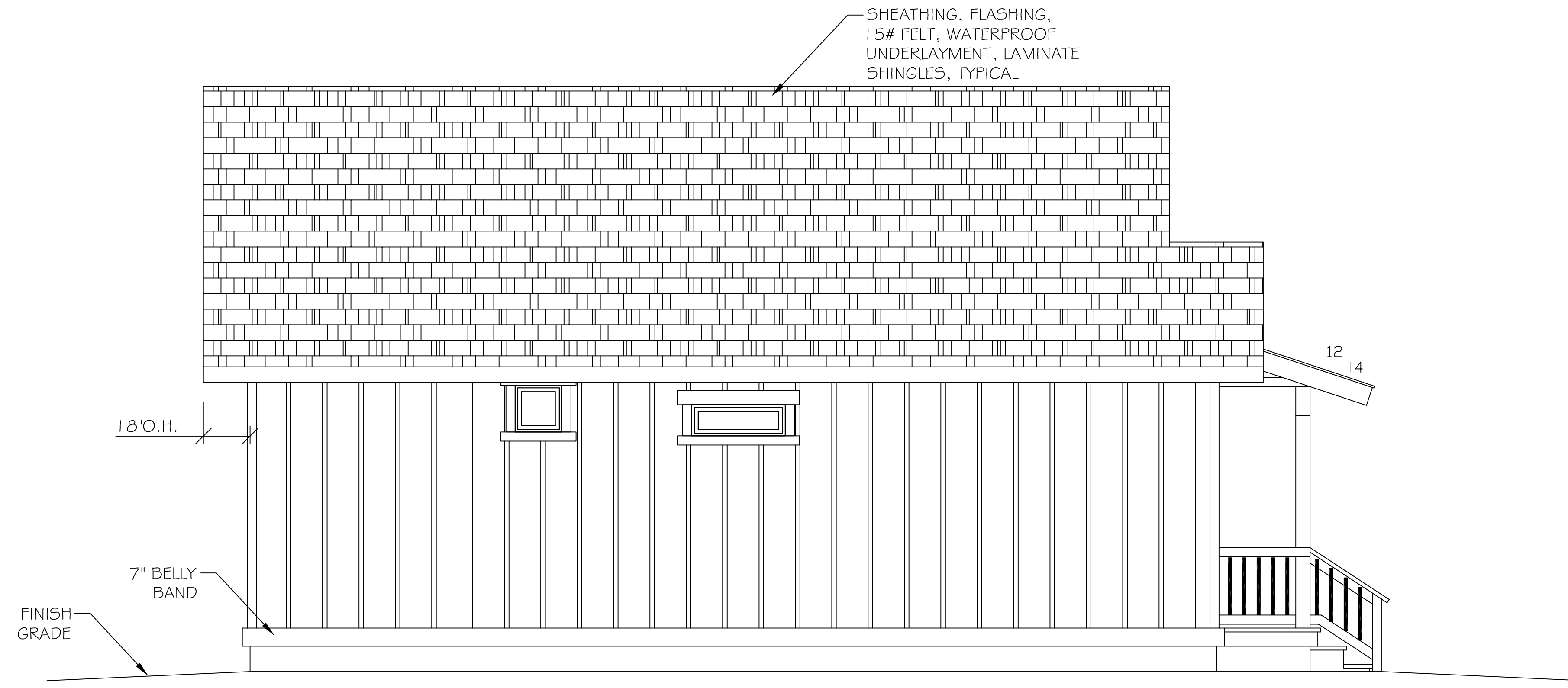
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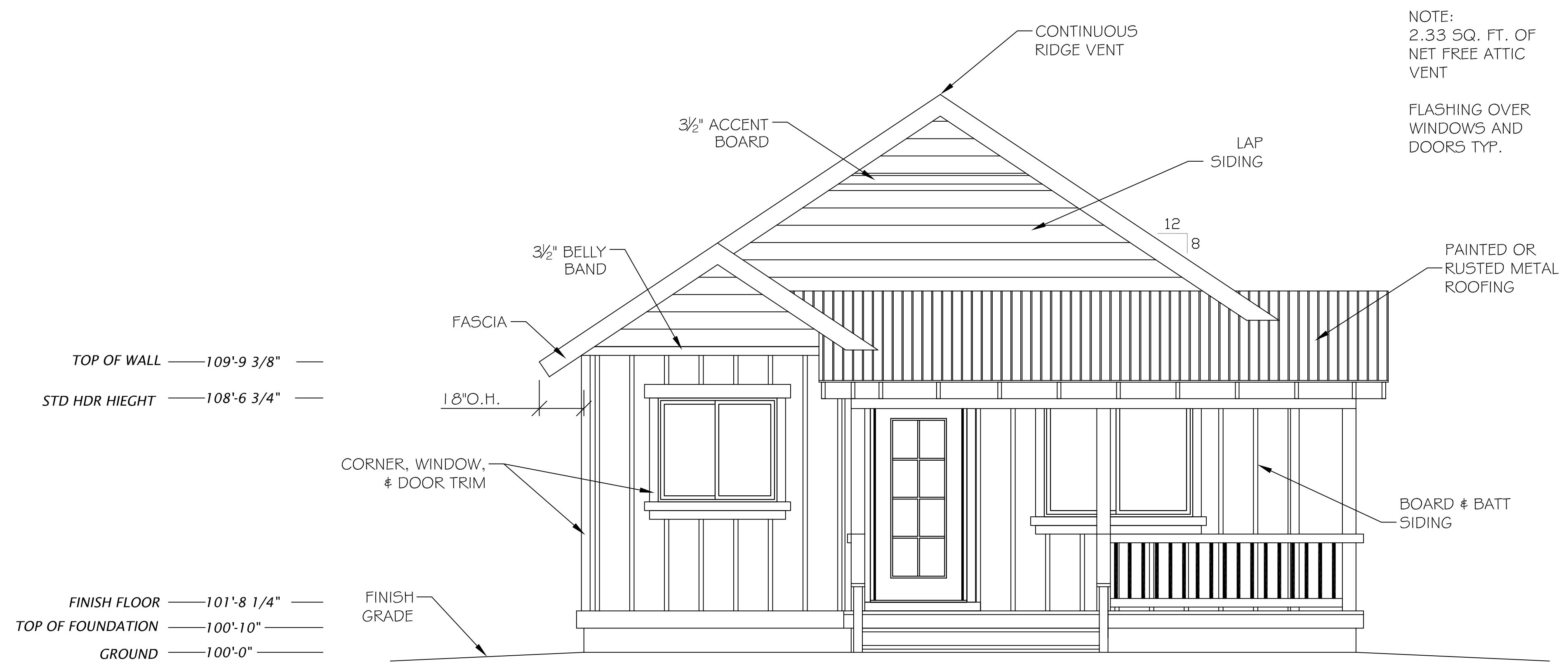
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A-1

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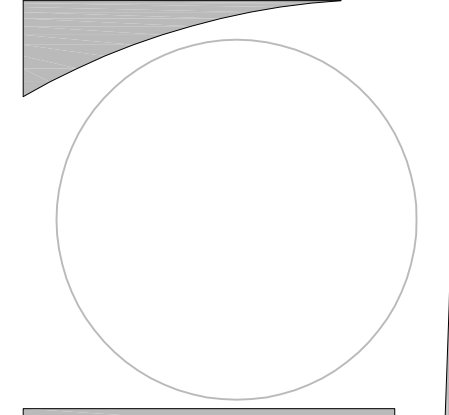
LEFT ELEVATION



FRONT ELEVATION

TOP OF WALL — 109'-9 3/8" —  
 STD HDR HIEGHT — 108'-6 3/4" —  
 FINISH FLOOR — 101'-8 1/4" —  
 TOP OF FOUNDATION — 100'-10" —  
 GROUND — 100'-0" —

NOTE:  
 2.33 SQ. FT. OF  
 NET FREE ATTIC  
 VENT  
 FLASHING OVER  
 WINDOWS AND  
 DOORS TYP.



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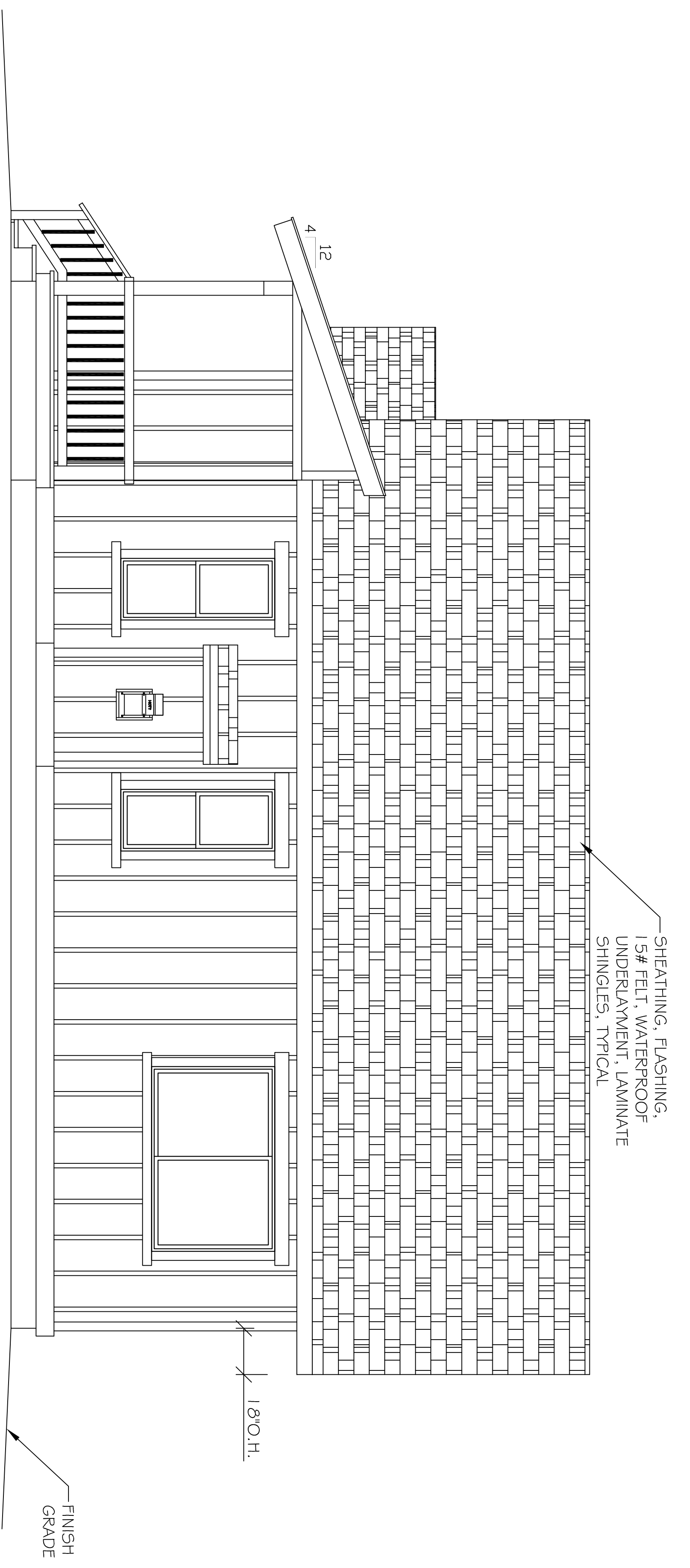
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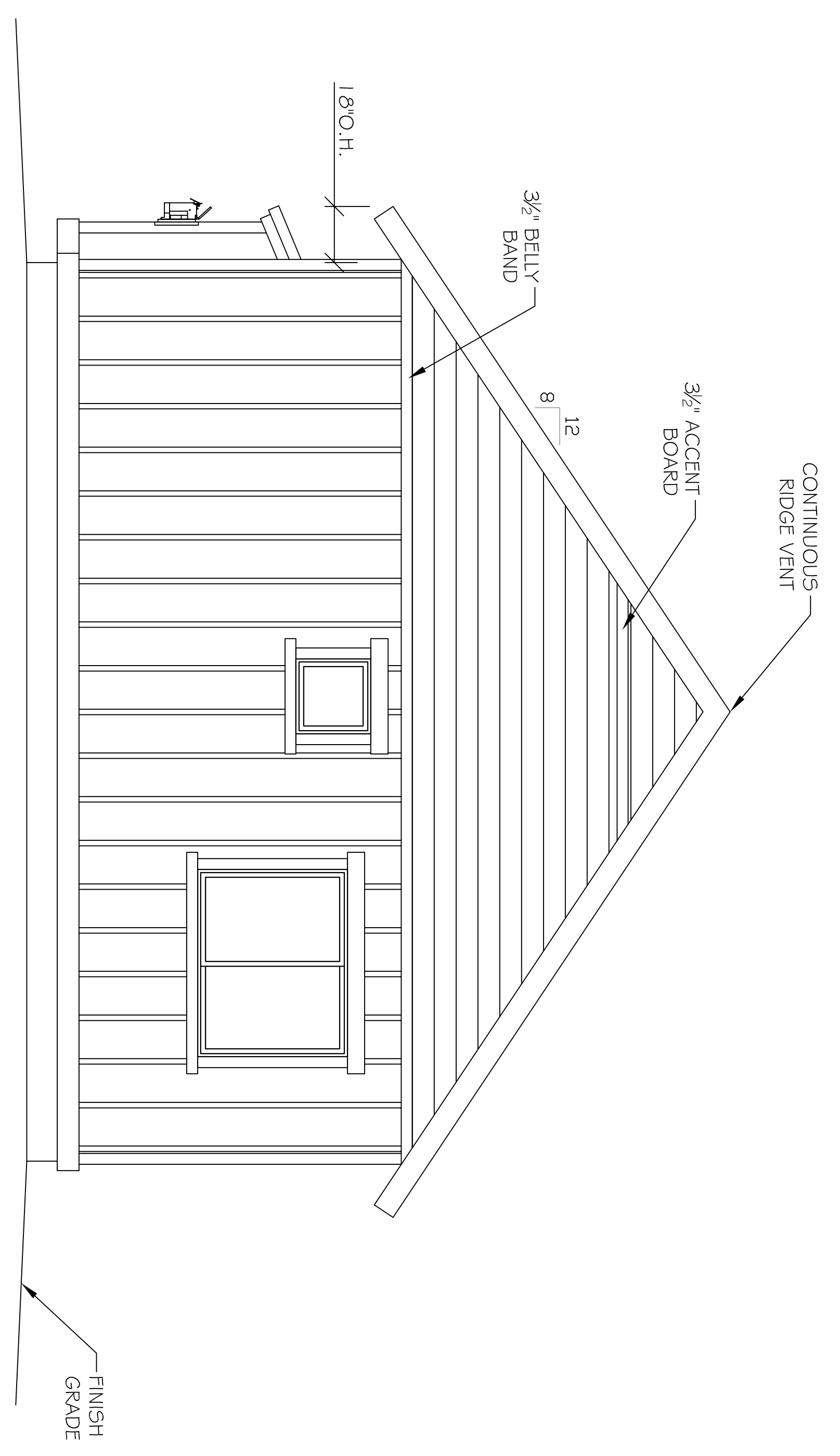
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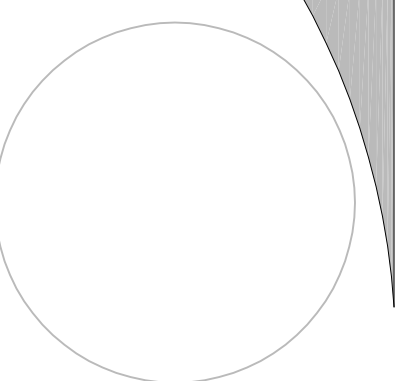


RIGHT ELEVATION



REAR ELEVATION

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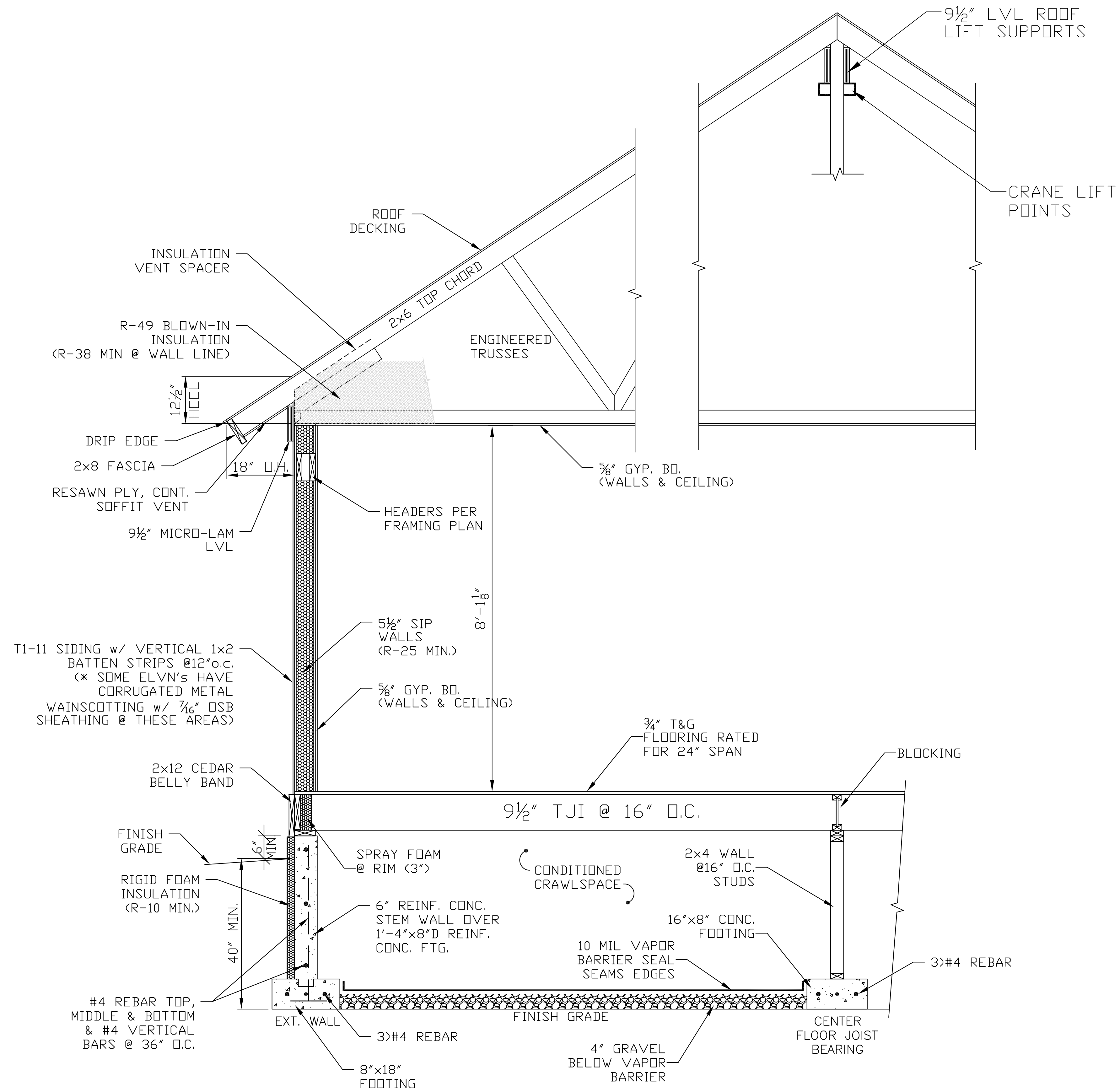
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1 CROSS SECTION  
 SCALE: 3/4"=1'-0"  
 CRAWLSPACE

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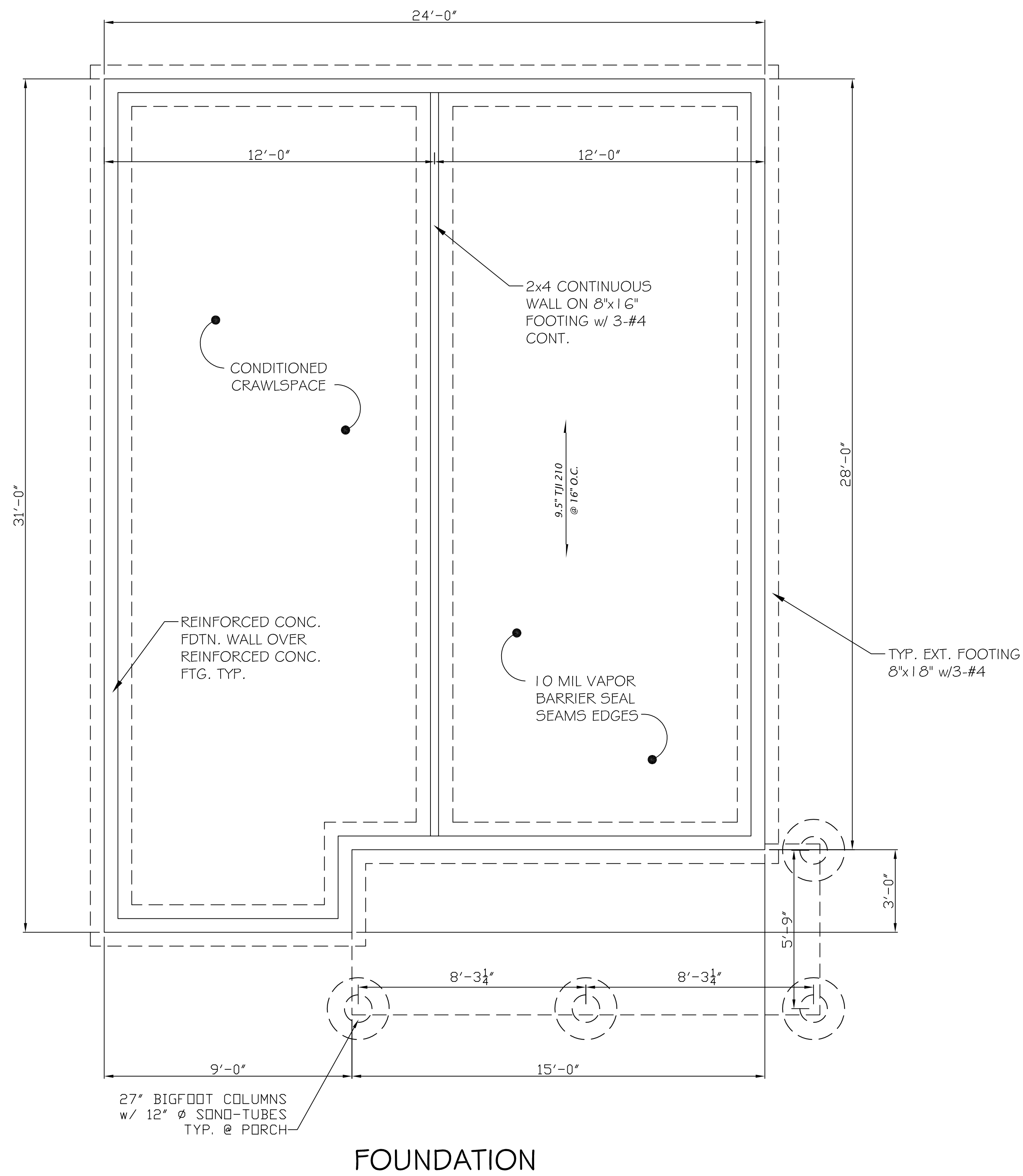
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**FOUNDATION**

PASSIVE SUB-MEMBRANE DEPRESSURIZATION SYSTEM FOR RADON GAS REDUCTION

AT CRAWLSPACE AREAS, PROVIDE 4" VENT PIPE WITH A PVC T-FITTING AT BOTTOM OPEN INTO GRAVEL. VENT PIPE THROUGH INTERIOR WALL TO FLASHED VENT STACK @ ROOF. INSTALL 6 MIL (MIN.) POLYETHYLENE MEMBRANE OVER GRAVEL TO FOUNDATION PERIMETER 4" MIN. UP FROM GRAVEL AND TAPE ALL SEAMS. SEAL POSTS, PLUMBING LINES AND OTHER PENETRATIONS w/ DURABLE ADHESIVE CAULKING TO FORM AN AIRTIGHT BOND. PROVIDE SLEEVES @ FOOTINGS THAT BISECT CRAWLSPACE AND UNDER-SLAB AREAS TO ALLOW AIR TO PASS BETWEEN SEALED SECTIONS. VENT TO 12" ABOVE ROOF SURFACE. AT HORIZONTAL SECTIONS, MAINTAIN PROPER SLOPE FOR CONDENSATE DRAIN BACK.

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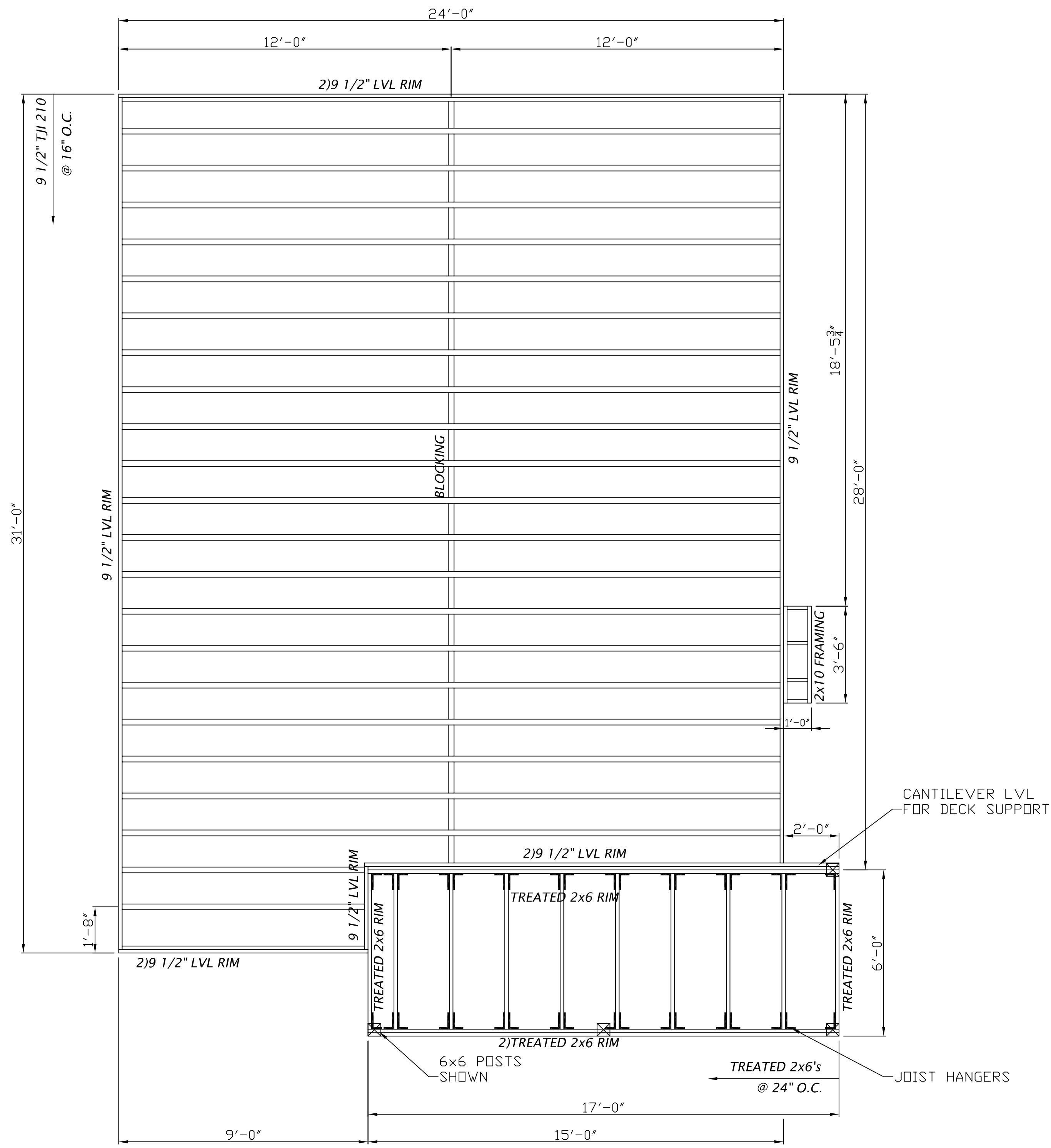
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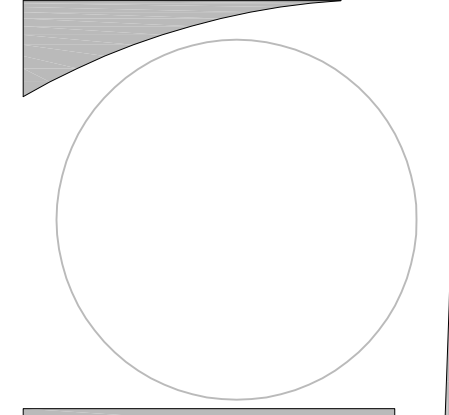
S-1

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FLOOR FRAMING

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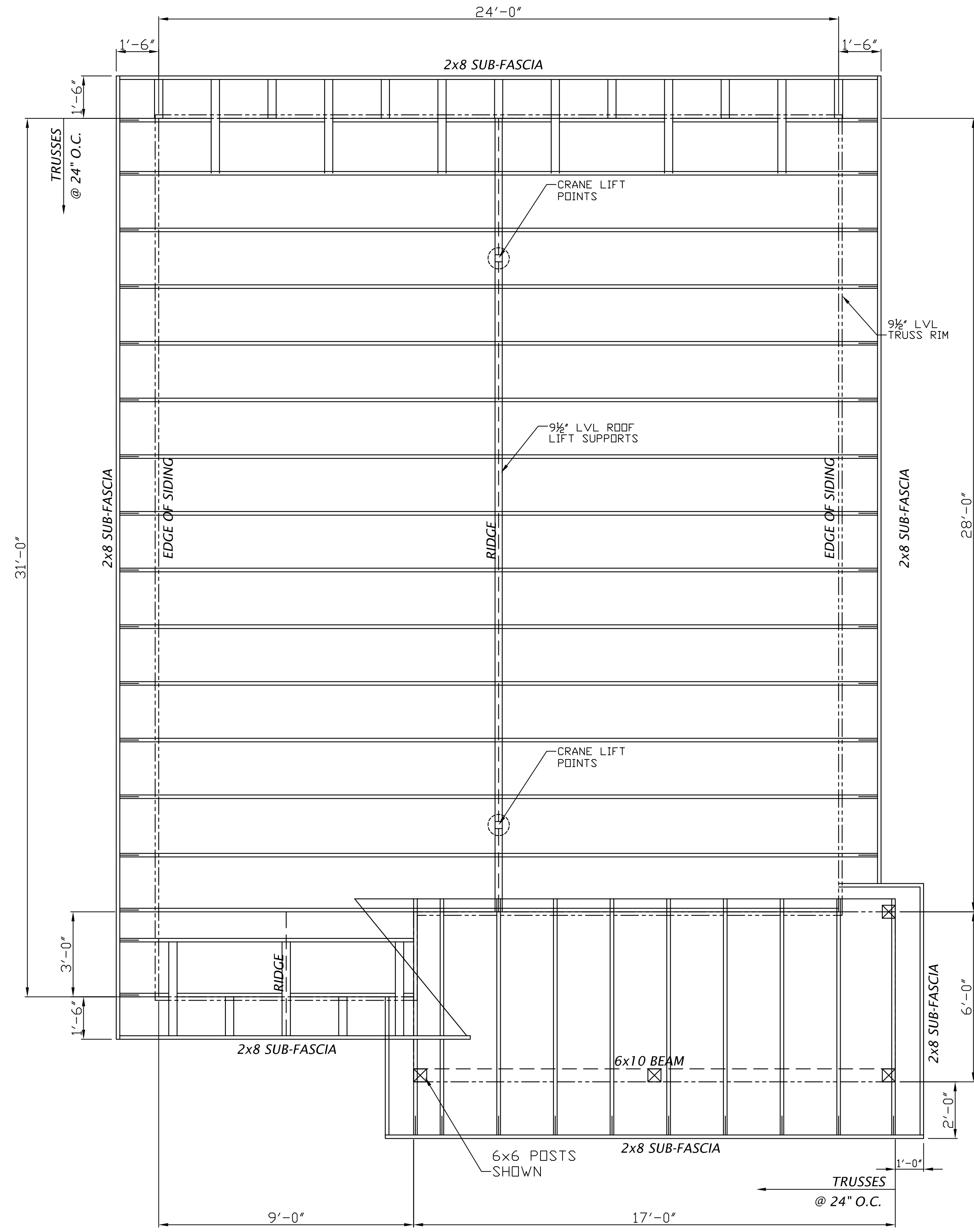
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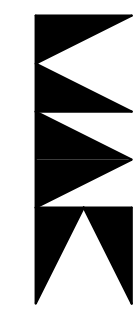
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ROOF FRAMING

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