

# "Vista Park Commons"

**PLAN "E"**  
 Duplex / Studio Unit  
 475 sq. ft. per Studio



REVISIONS  
 PERMIT PLANS:

VISTA PARK COMMONS  
 RIDGWAY LAND COMPANY SUBDIVISION  
 LOTS 30-34

PLAN E  
 LOT 22

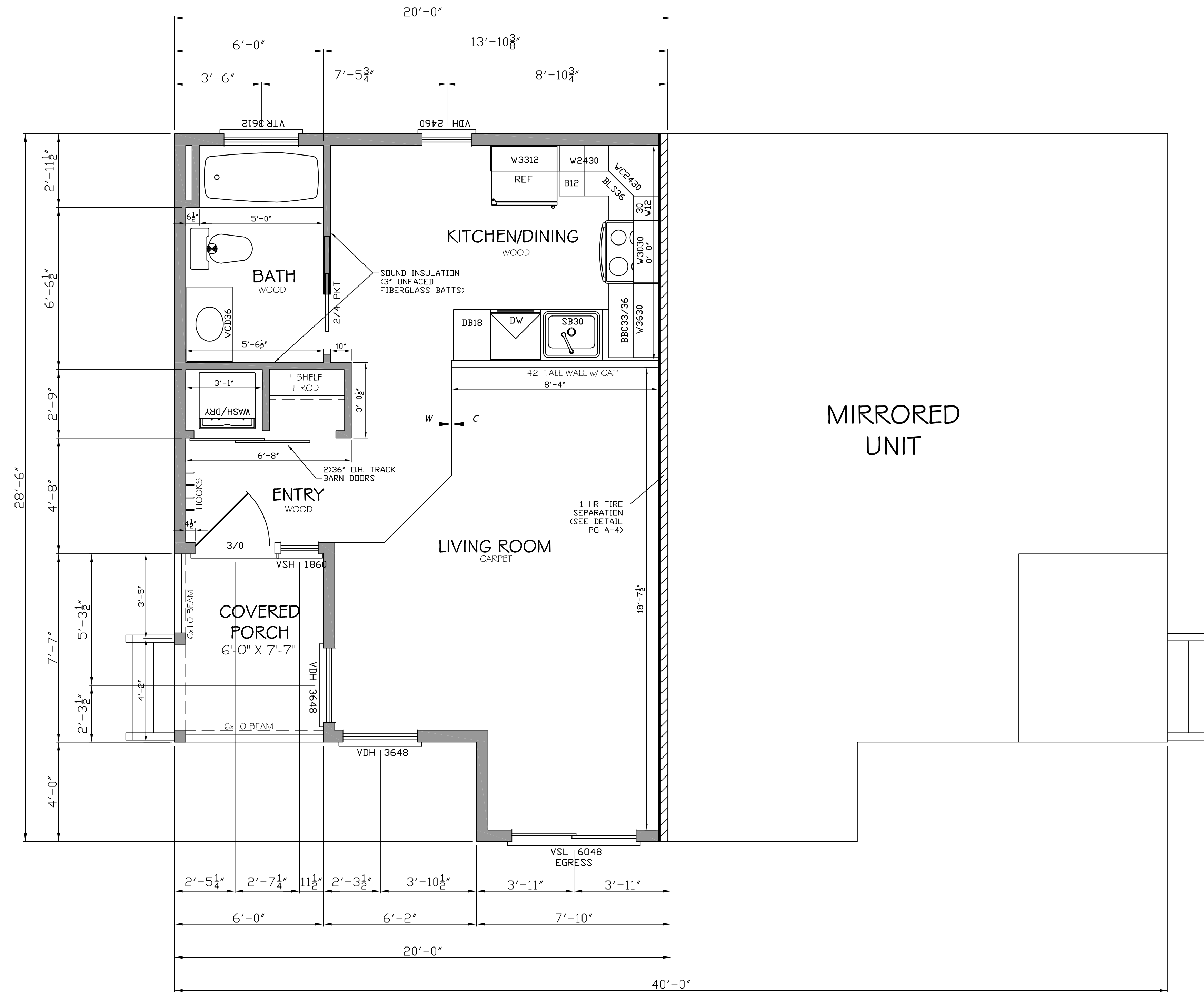
DOUG MACFARLANE  
 ARCHITECT - LLC  
 653 N. CORA, SUITE 201, RIDGWAY, CO. (970)-626-3308

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

CP

PROGRESS SET - NOT FOR CONSTRUCTION

# PLAN "E"



**FLOOR PLAN**  
 475 SQ. FT. (EACH UNIT)  
 950 SQ. FT. TOTAL

**GENERAL NOTES:**

- EXTERIOR WALLS: SIPS WALLS (5/2")
- 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: 1 2 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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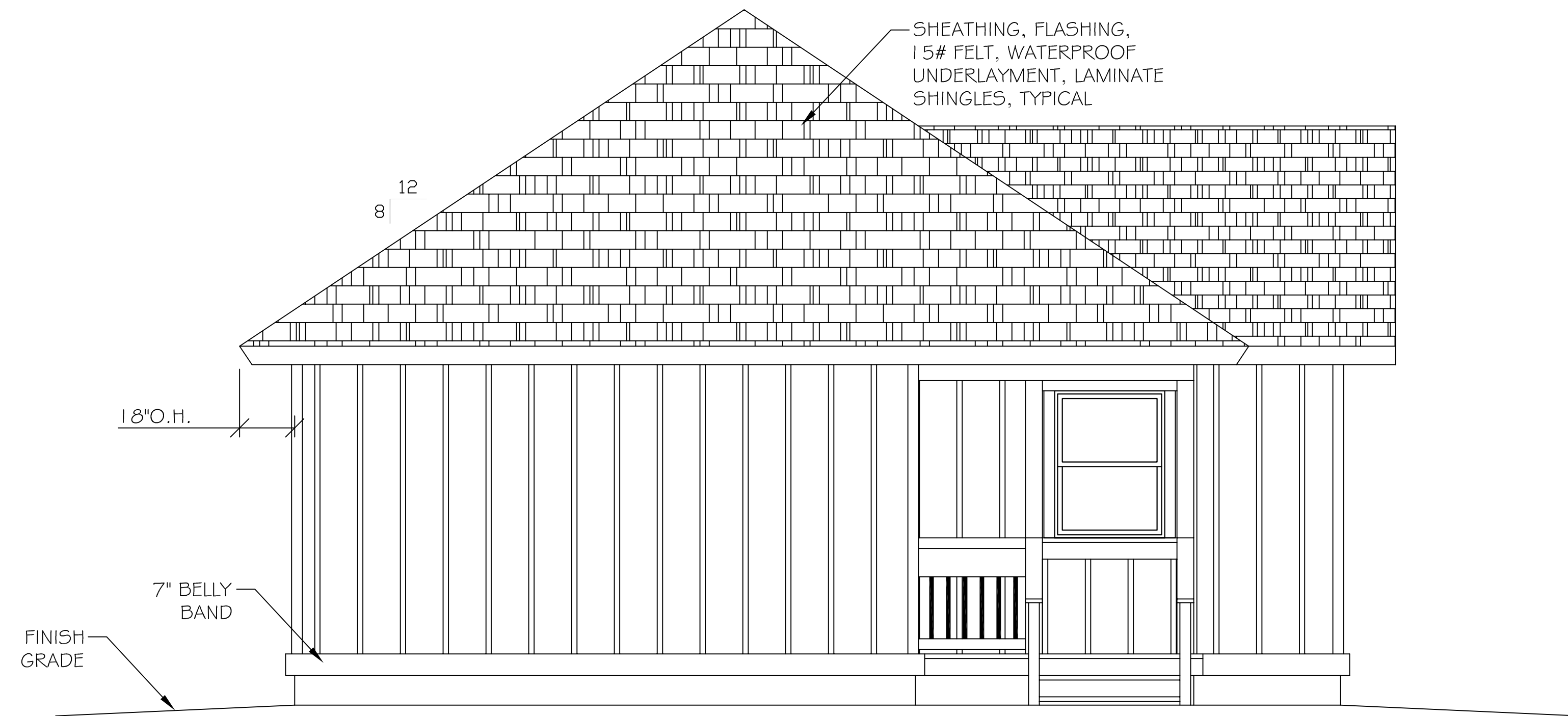
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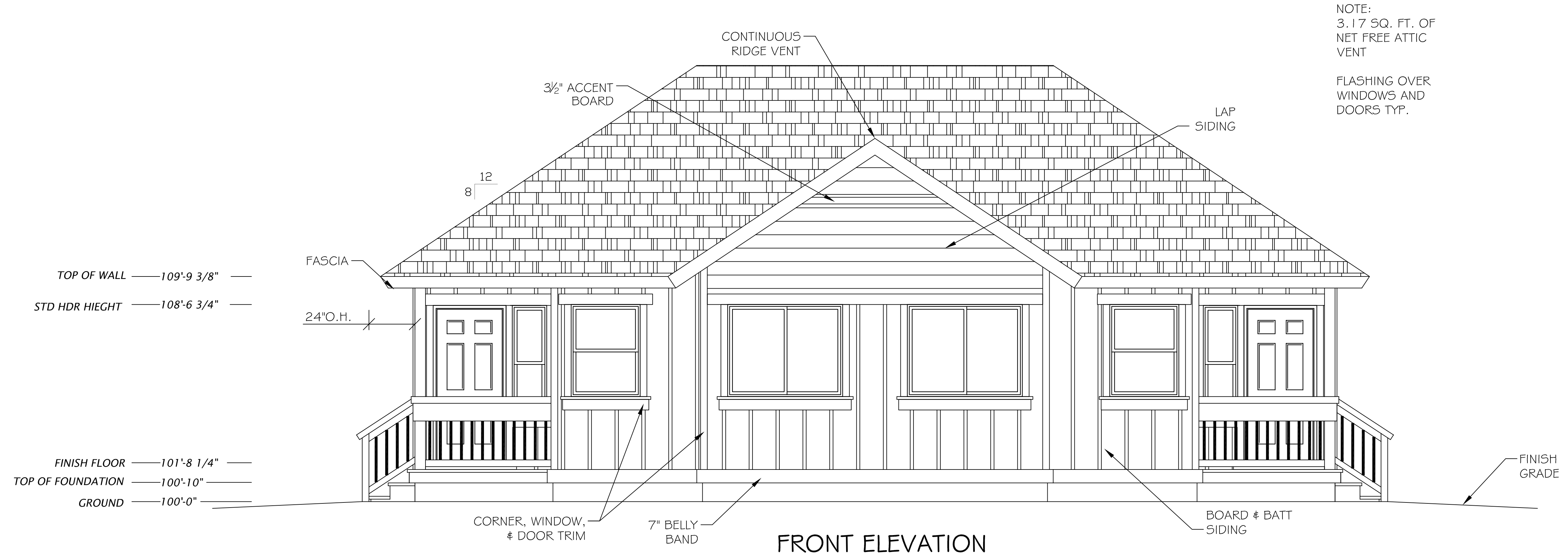


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A-1



LEFT ELEVATION



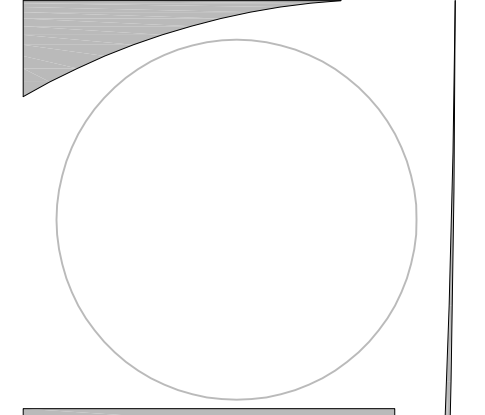
FRONT ELEVATION

NOTE:  
3.17 SQ. FT. OF  
NET FREE ATTIC  
VENT

FLASHING OVER  
WINDOWS AND  
DOORS TYP.

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"



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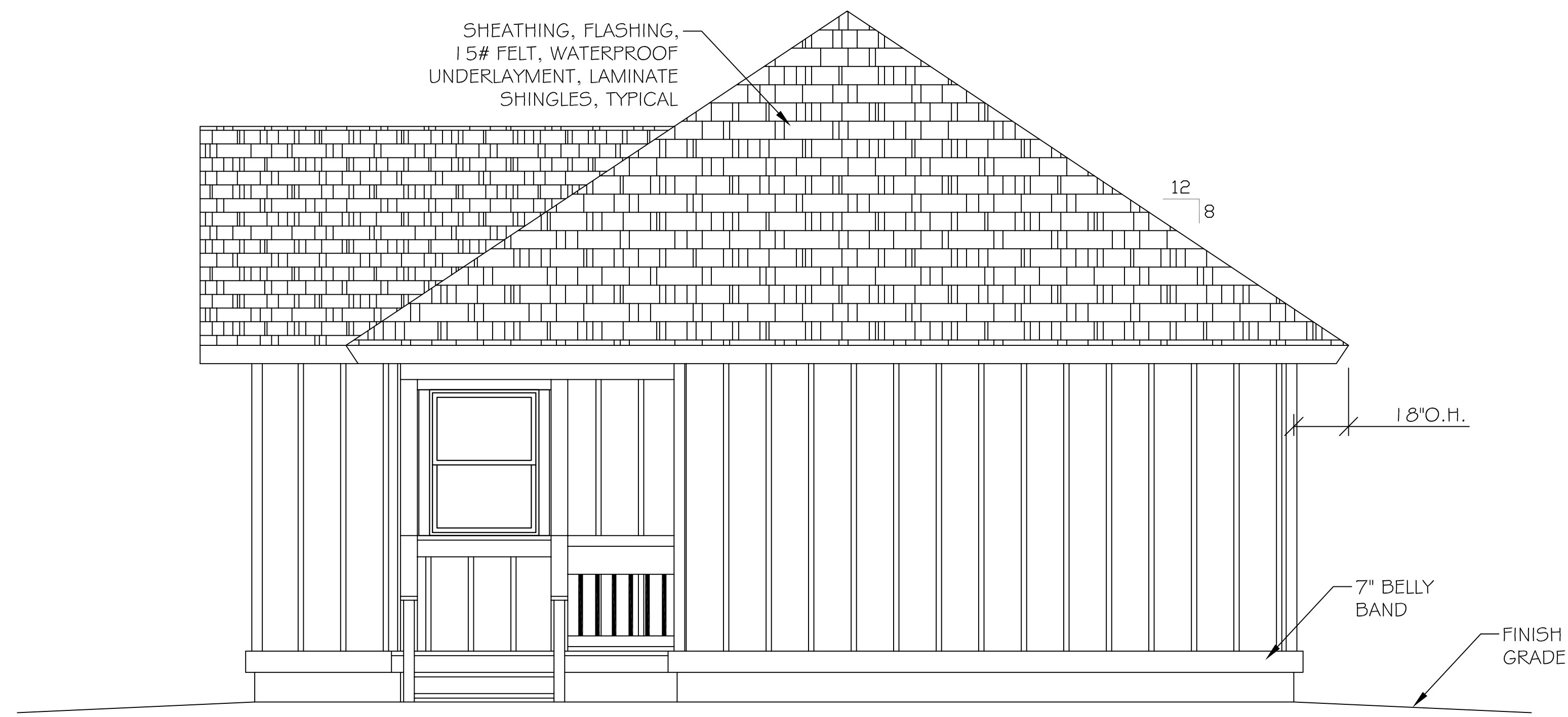
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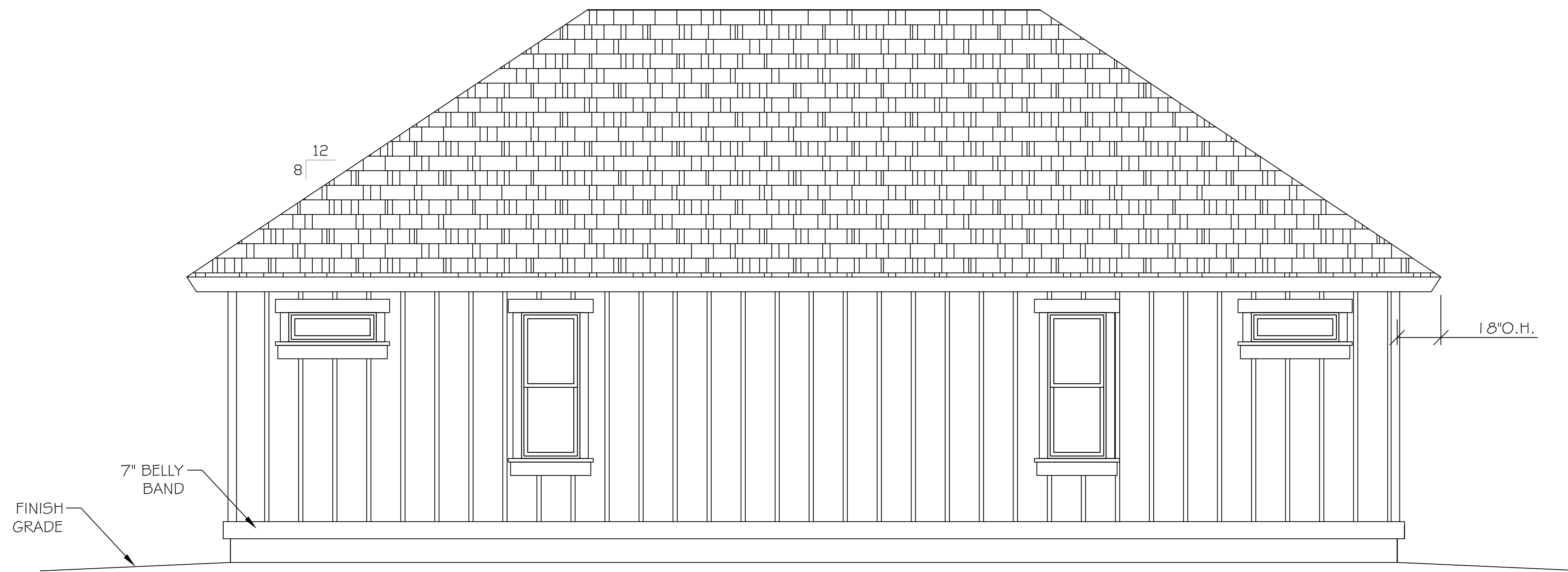
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A-2

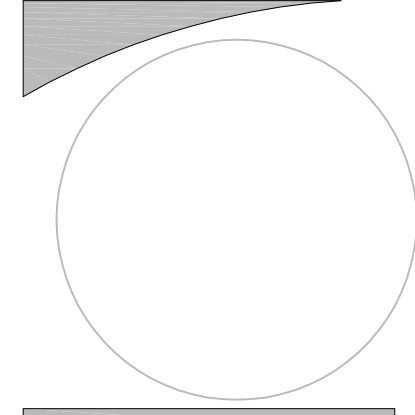
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RIGHT ELEVATION



REAR ELEVATION



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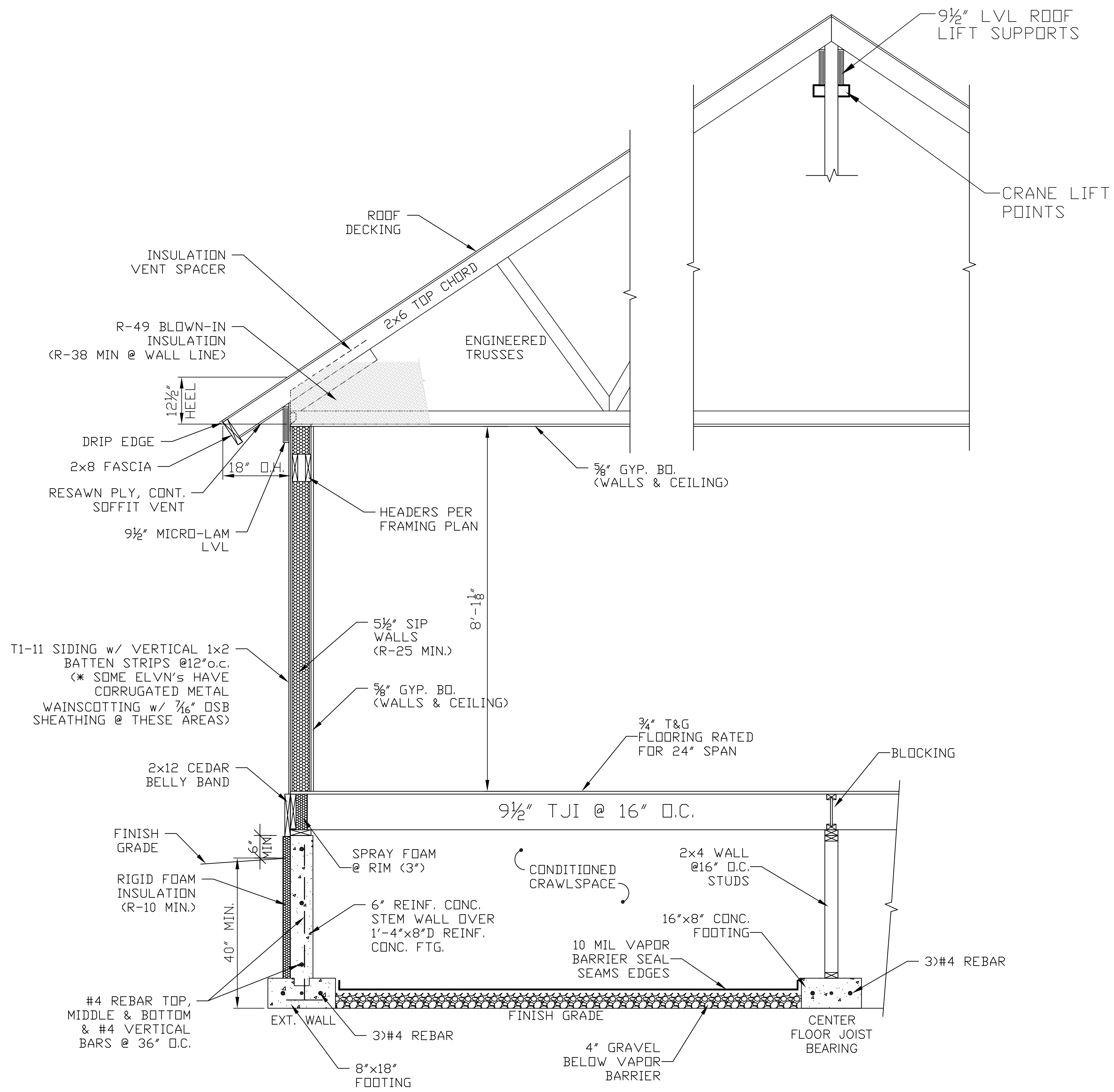
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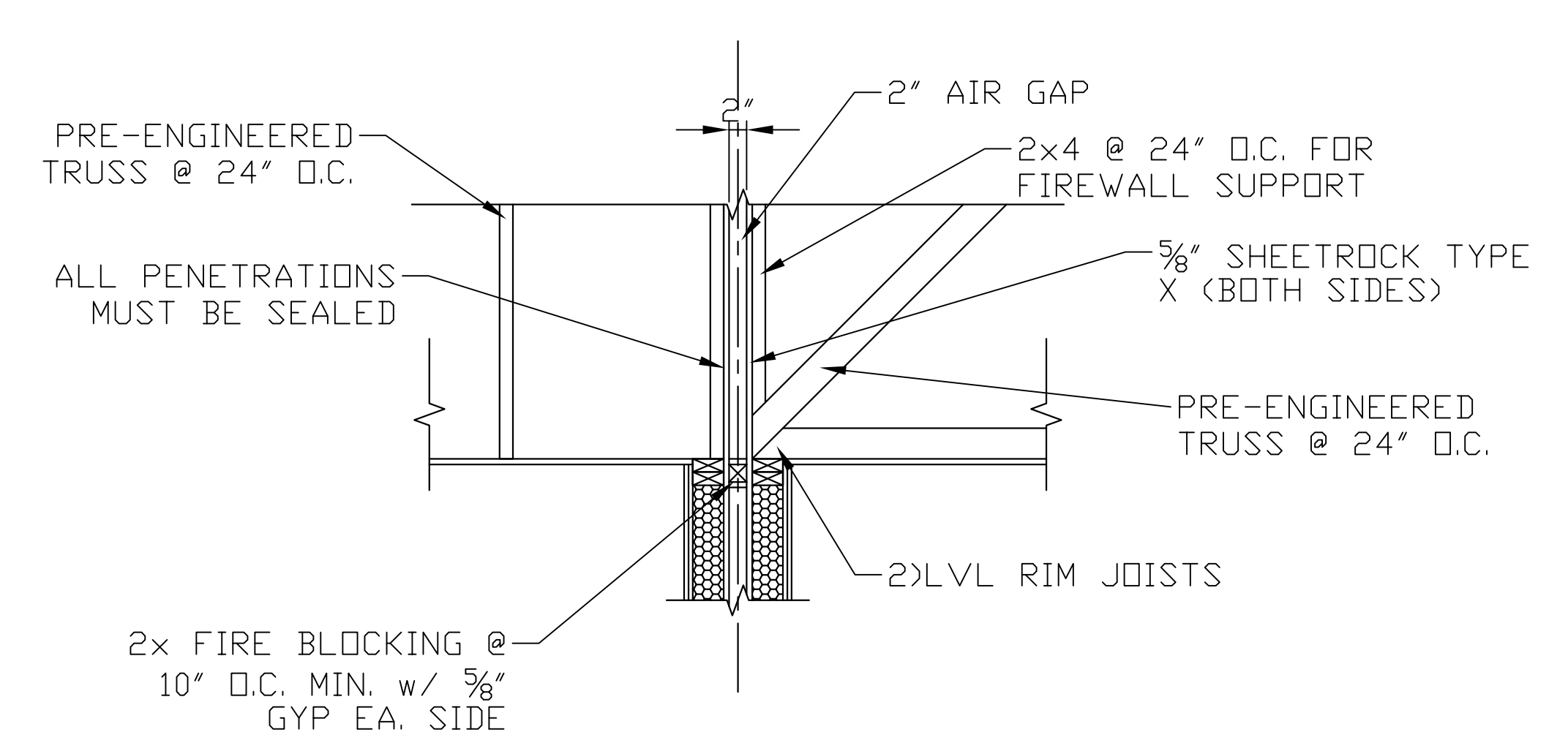
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A-3

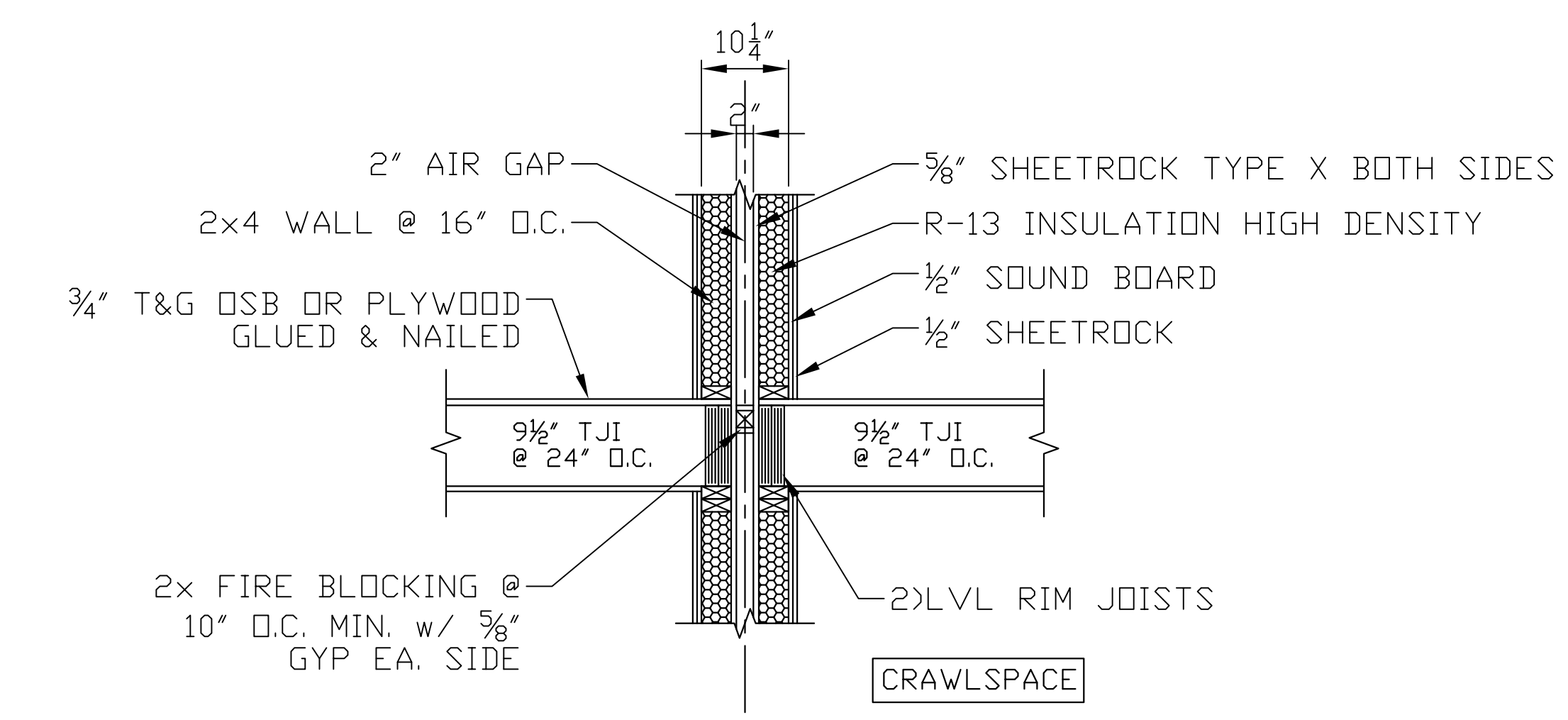
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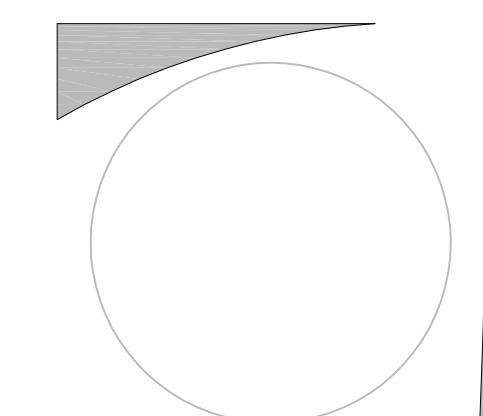
1 CROSS SECTION  
SCALE: 3/4"=1'-0" CRAWLSPACE



DUPLEX @ ROOF  
3 PARTY WALL CONSTRUCTION  
SCALE: 3/4"=1'-0"



DUPLEX @ FLOOR  
2 PARTY WALL CONSTRUCTION  
SCALE: 3/4"=1'-0"



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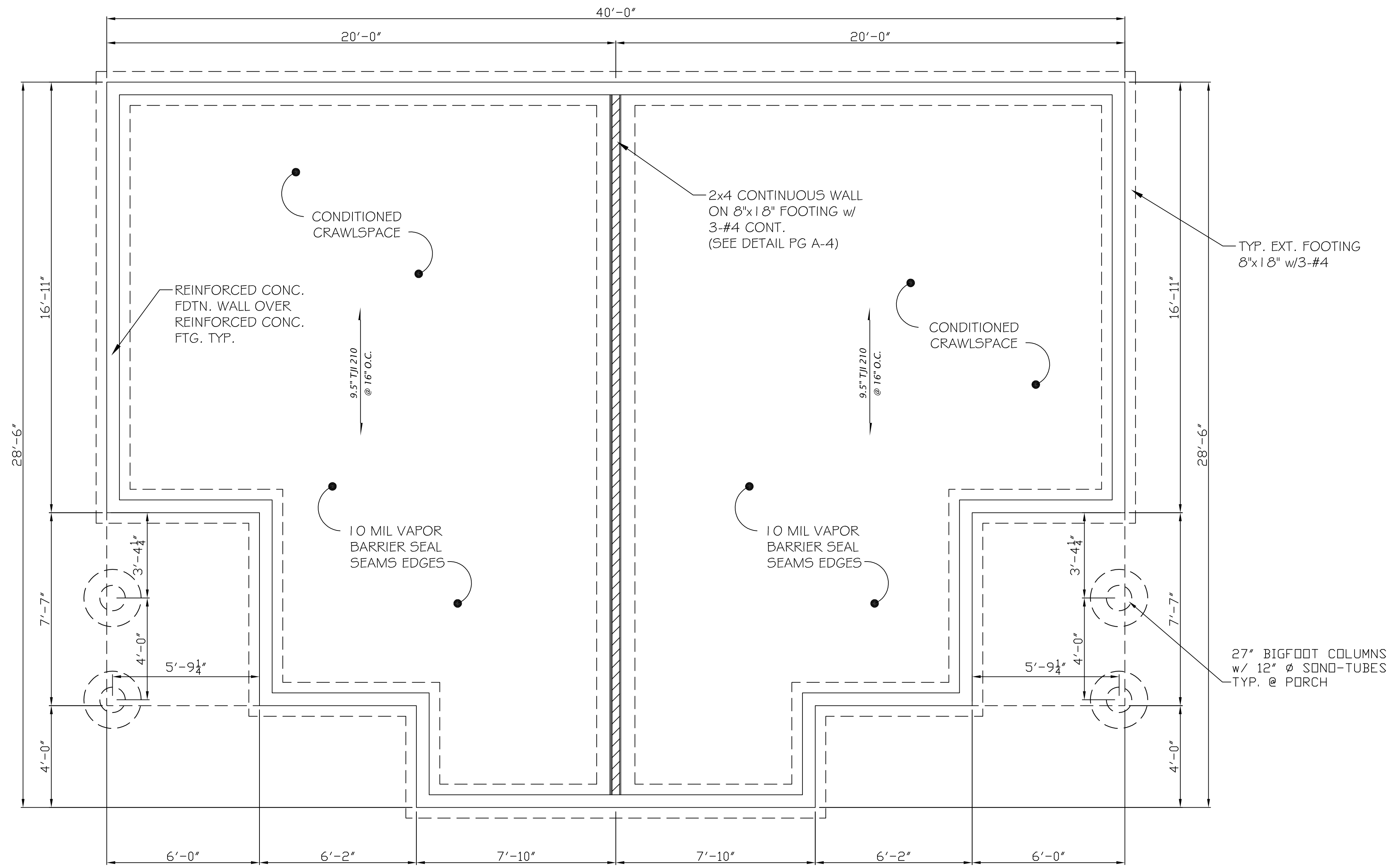
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A-4

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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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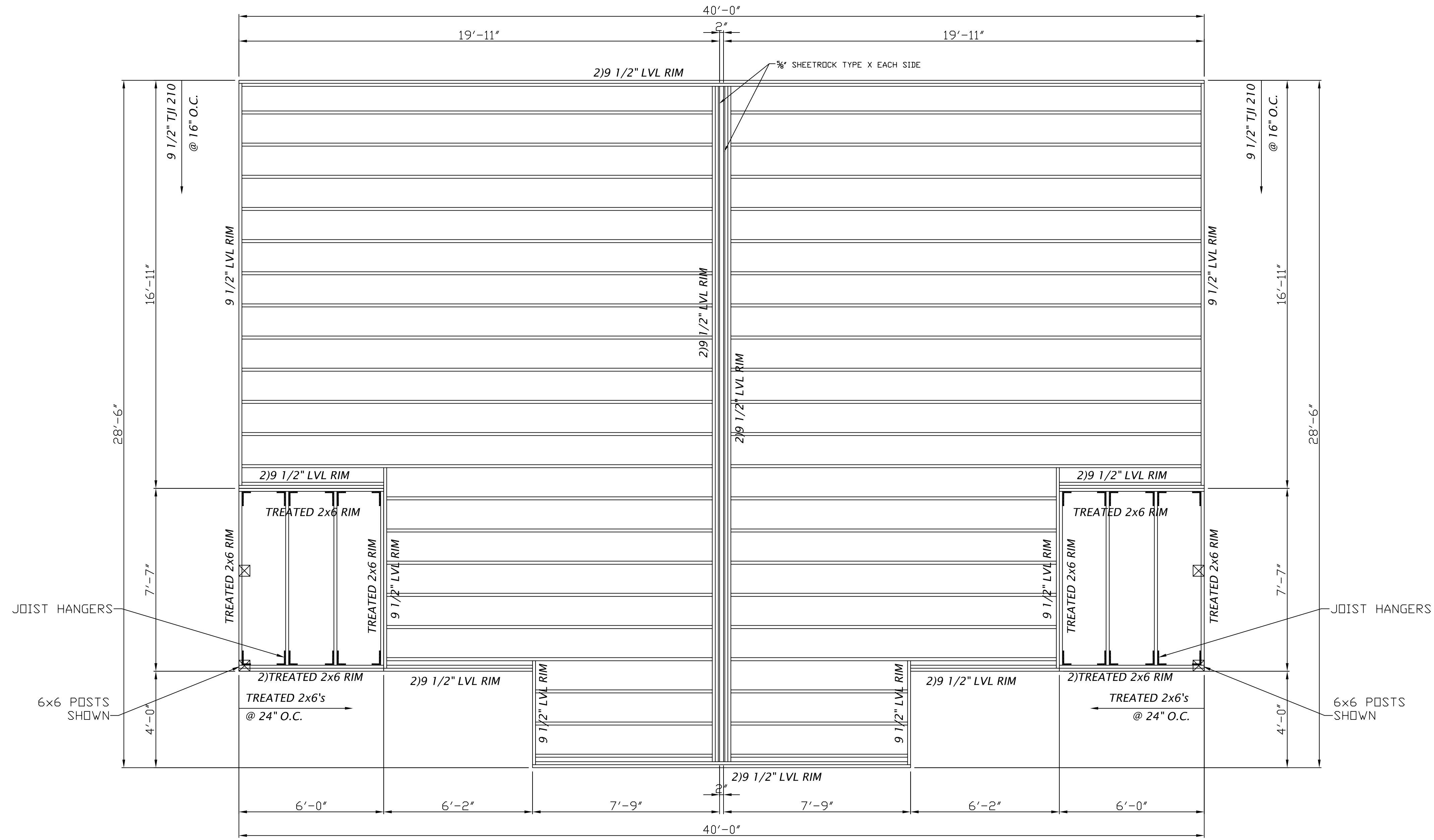
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S-1

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FLOOR FRAMING

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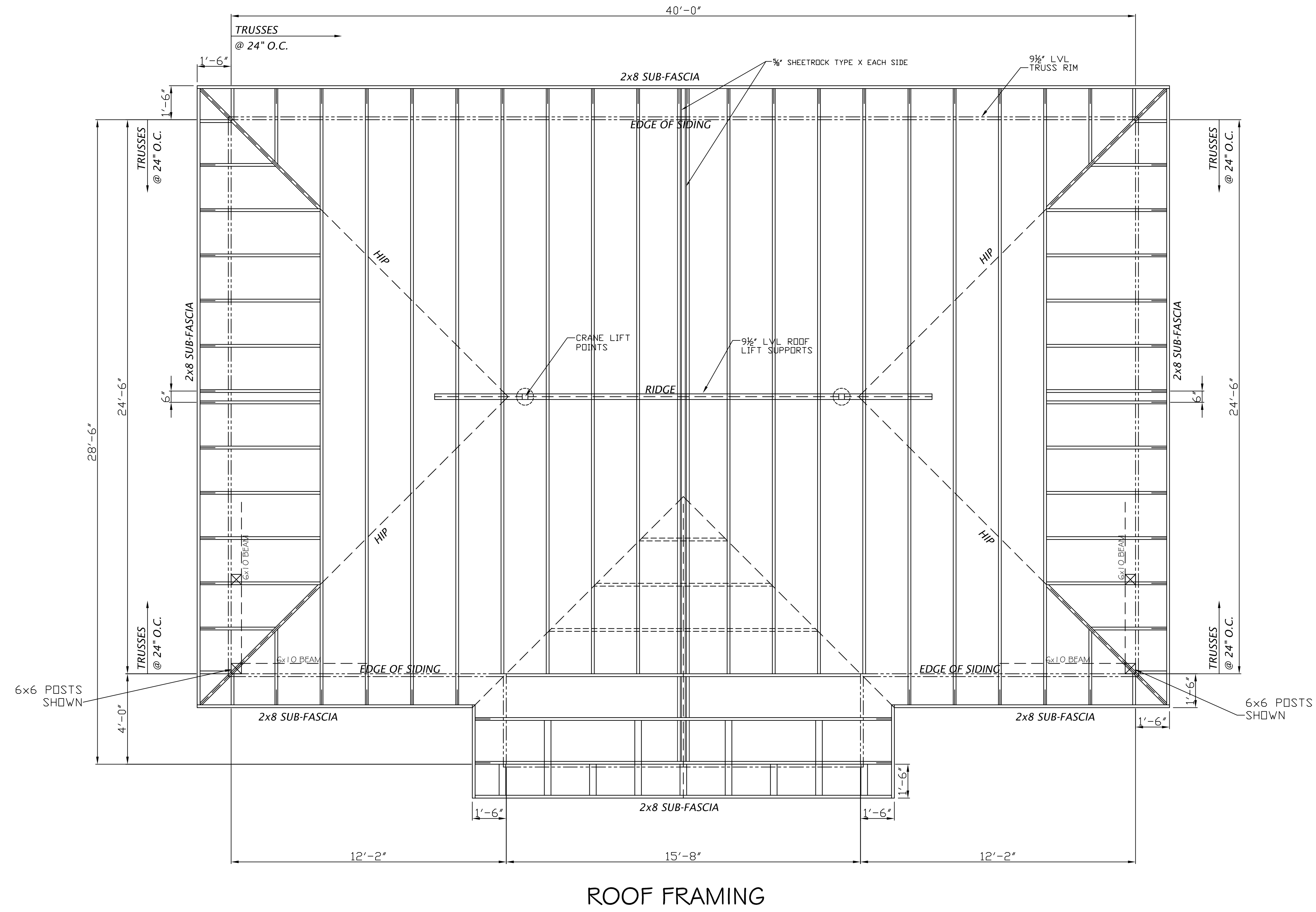
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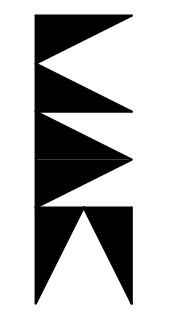
S-2

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ROOF FRAMING

PROGRESS SET— NOT FOR CONSTRUCTION



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