

**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 7

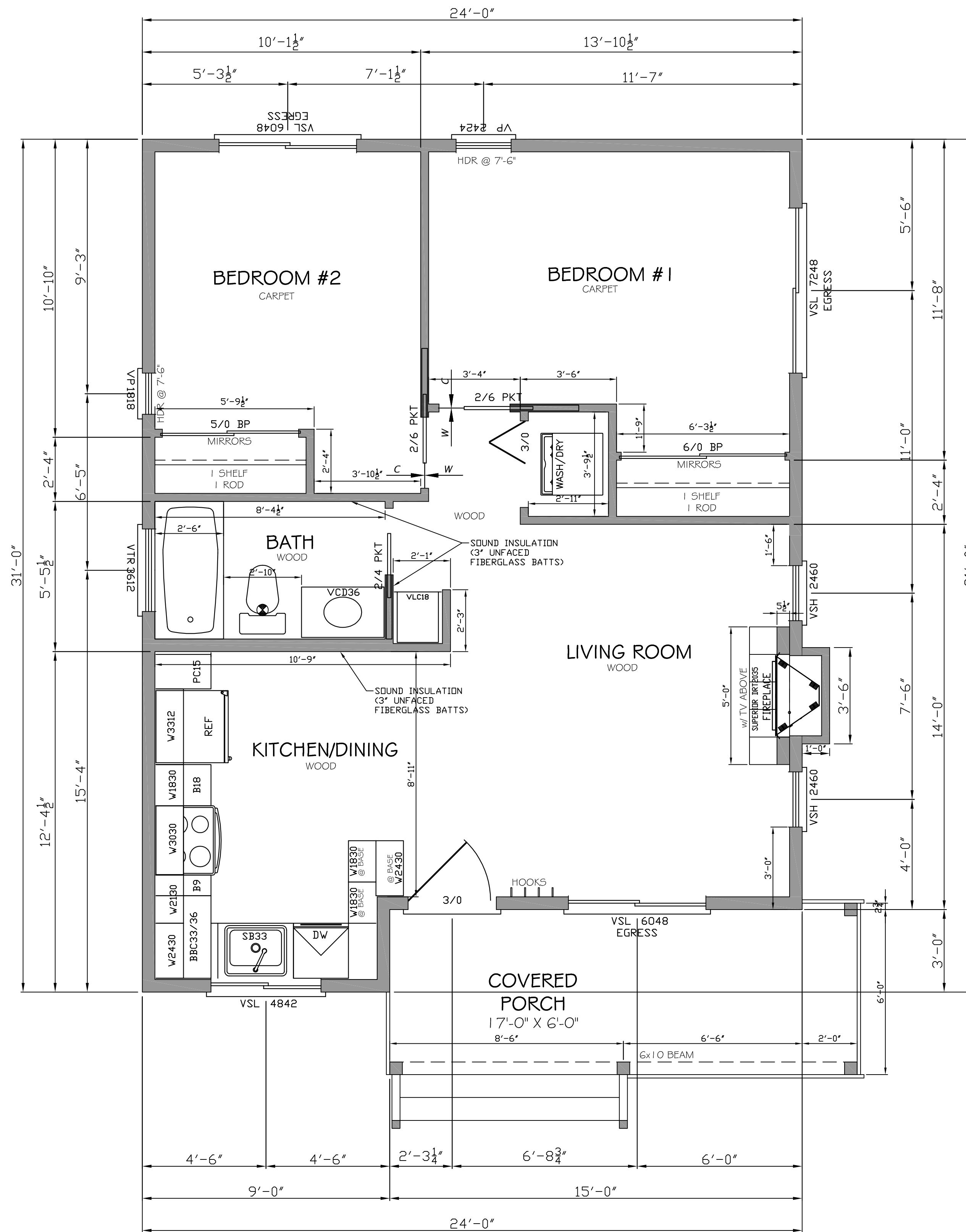
PROGRESS SET— NOT FOR CONSTRUCTION

**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

# 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

REVISIONS  
PERMIT PLANS:

VISTA PARK COMMONS  
RIDGWAY LAND COMPANY SUBDIVISION  
LOTS 30-34

PLAN C-2  
LOT 7

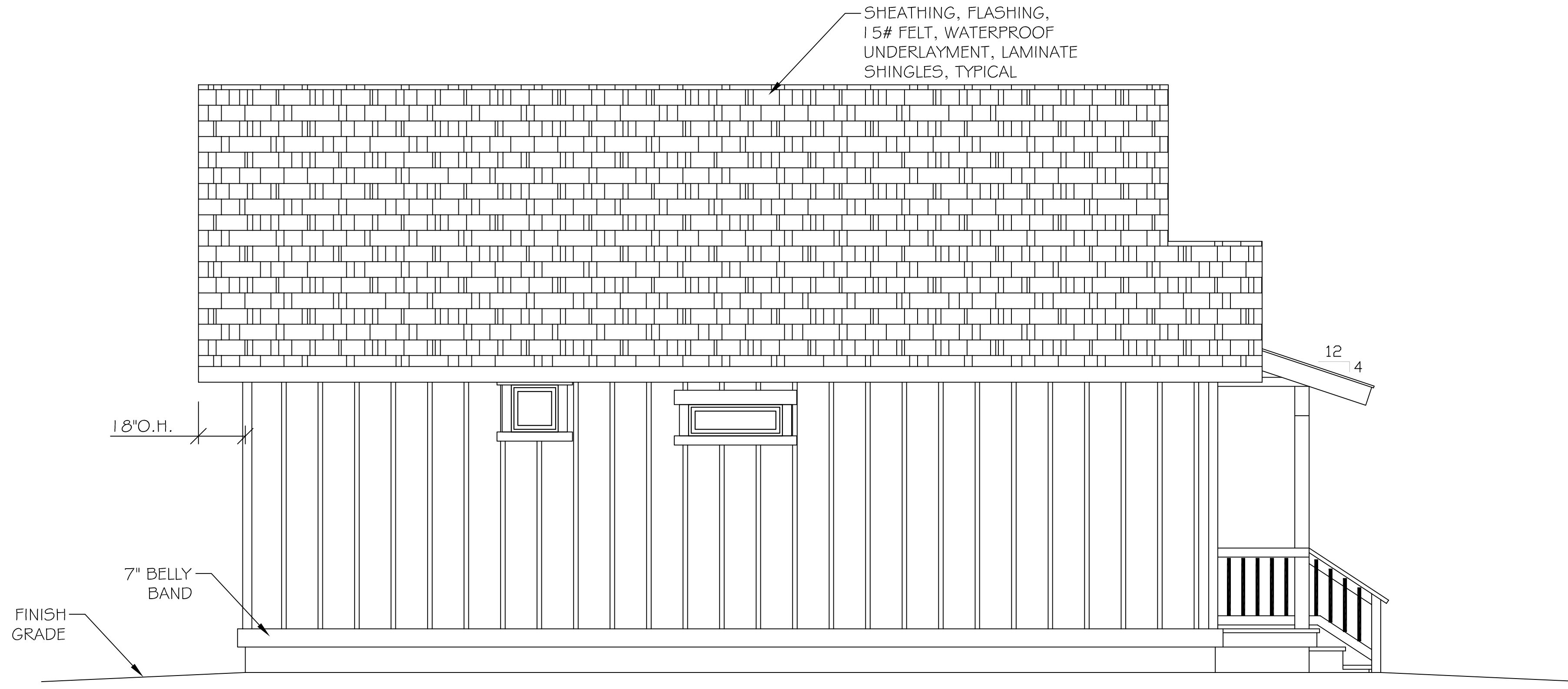
DOUG MACFARLANE  
ARCHITECT-LLC

653 N. CORA, SUITE 201, RIDGWAY, CO. (970)-626-3308

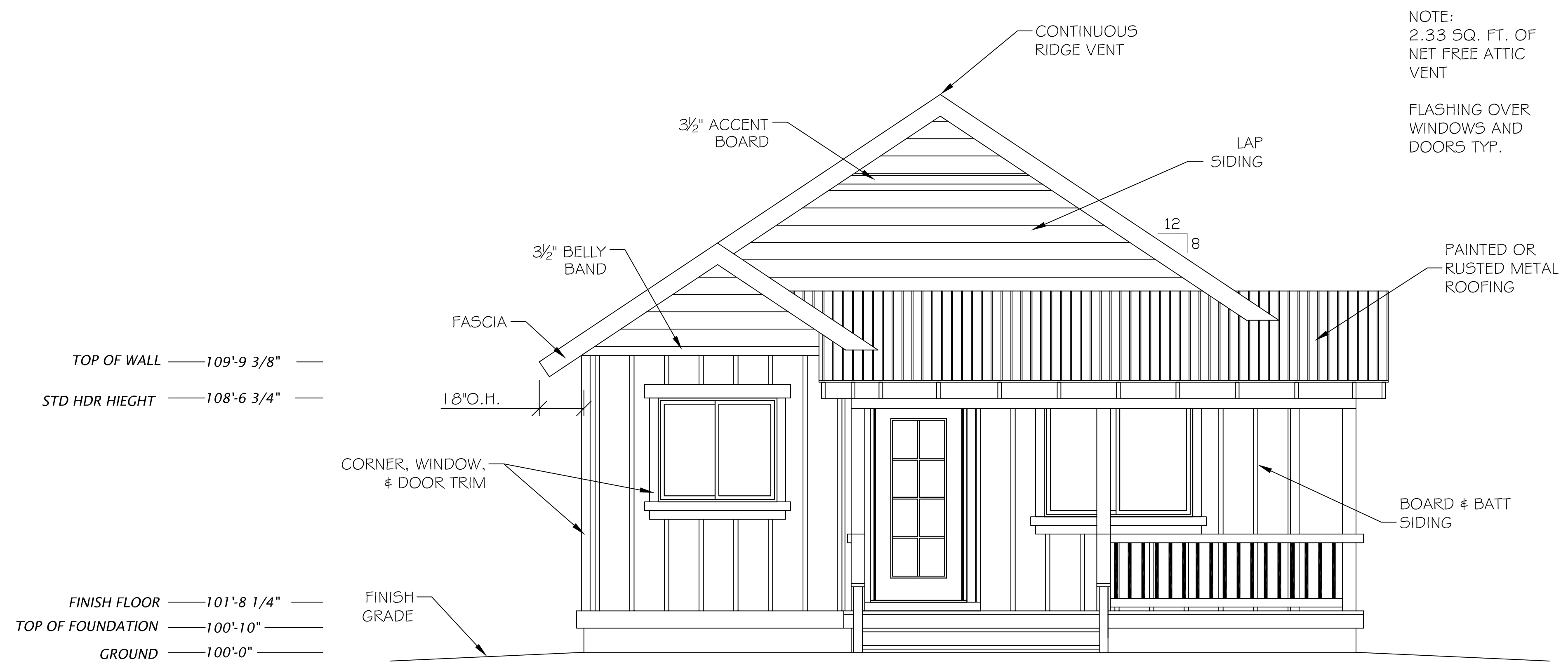
JOB: V.P.C. (C-2)  
DATE: 5/15/2021  
SCALE: 3/8"=1'-0"  
SHEET:

A-1

PROGRESS SET- NOT FOR CONSTRUCTION



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.

REVISIONS  
 PERMIT PLANS:

VISTA PARK COMMONS  
 RIDGWAY LAND COMPANY SUBDIVISION  
 LOTS 30-34

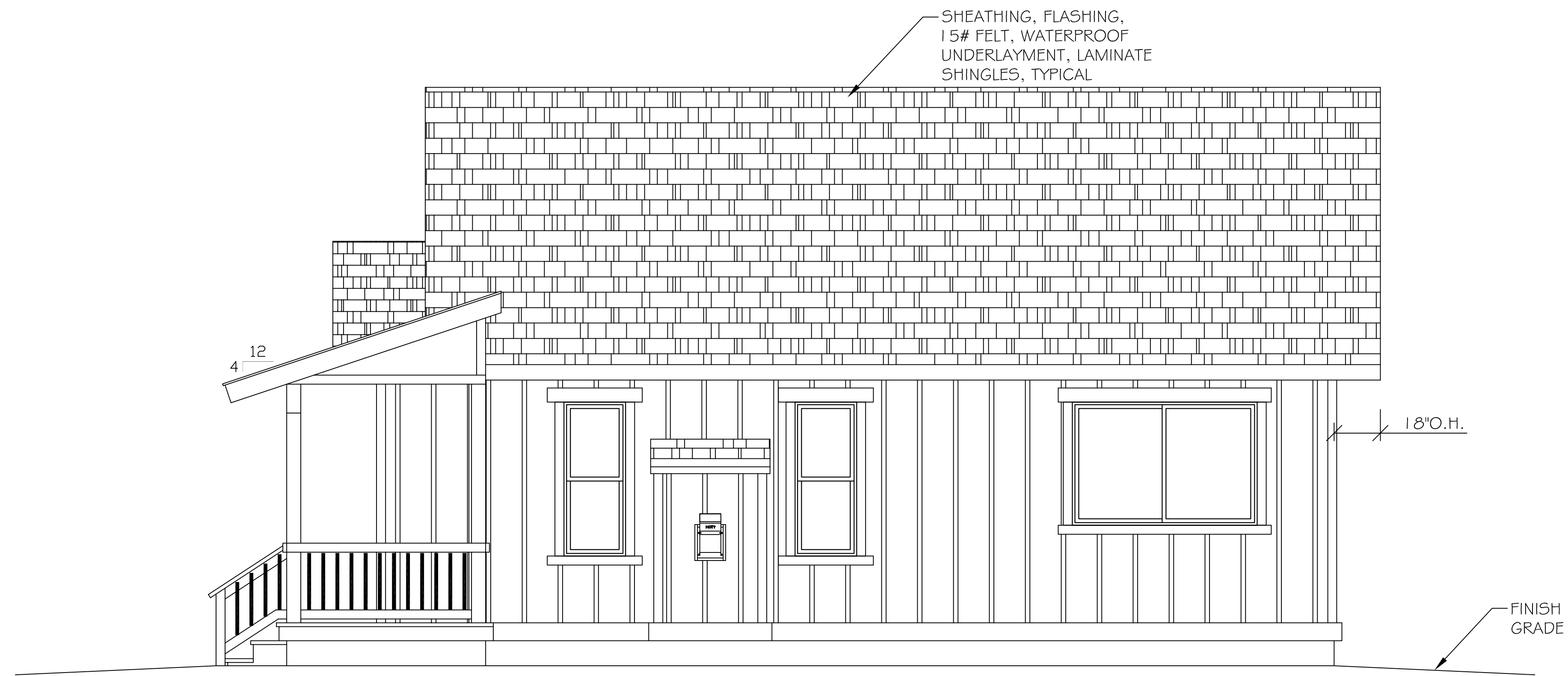
PLAN C-2  
 LOT 7

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

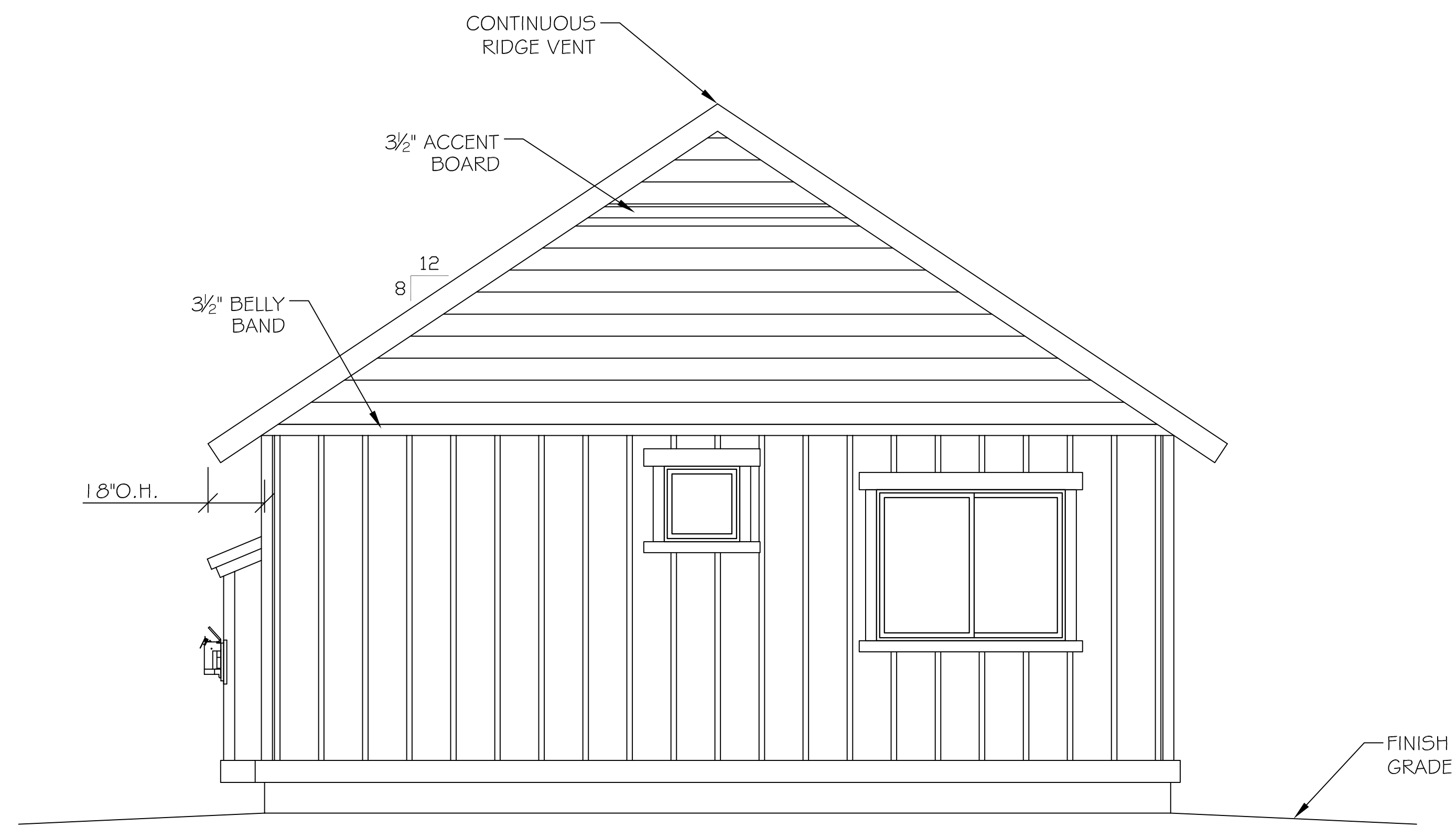
JOB: V.P.C. (C-2)  
 DATE: 5/15/2021  
 SCALE: 3/8"=1'-0"  
 SHEET:

A-2

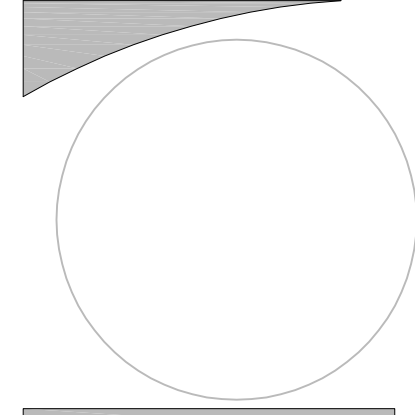
PROGRESS SET- NOT FOR CONSTRUCTION



RIGHT ELEVATION



REAR ELEVATION



REVISIONS  
PERMIT PLANS:

VISTA PARK COMMONS  
RIDGWAY LAND COMPANY SUBDIVISION  
LOTS 30-34

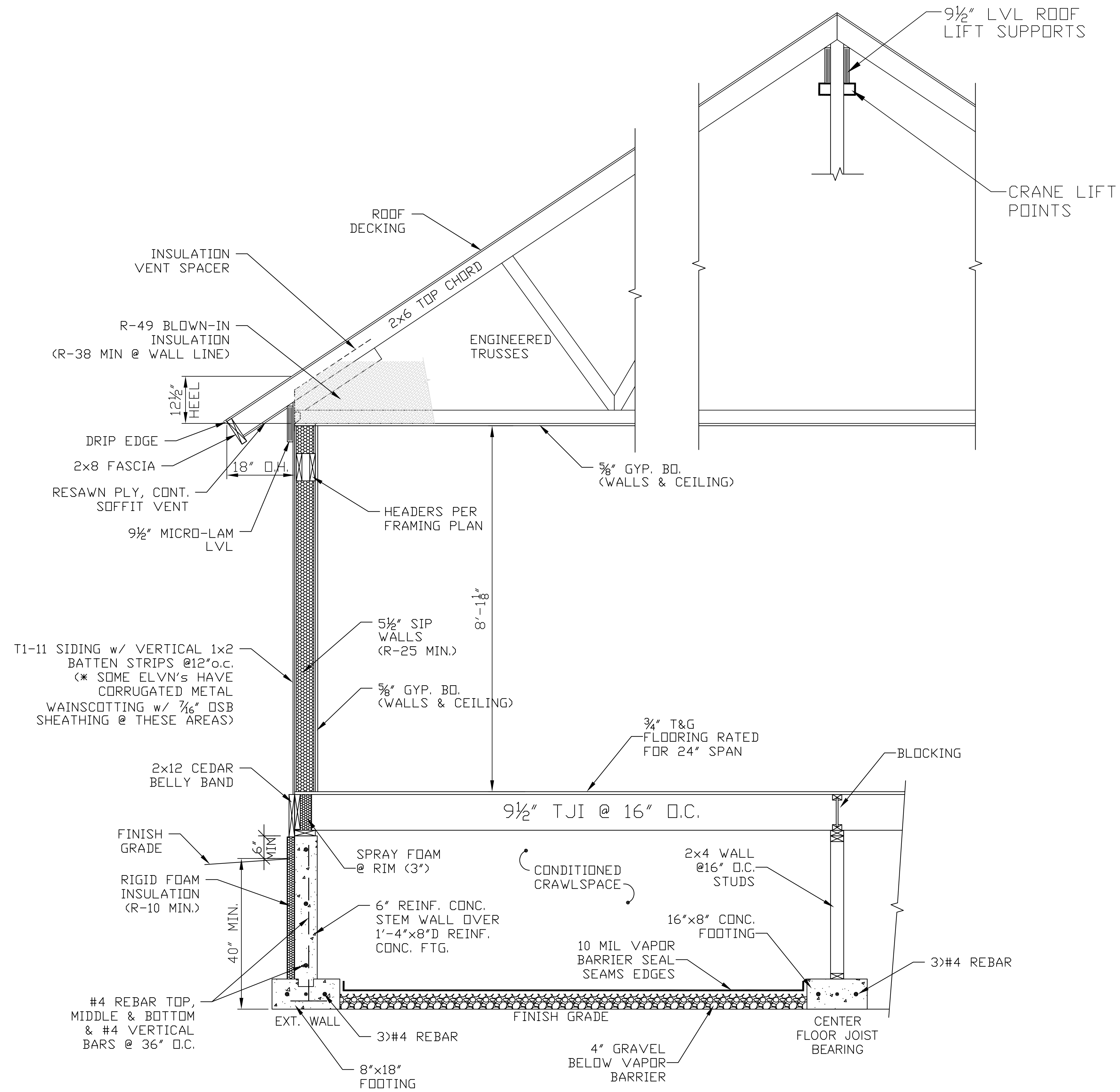
PLAN C-2  
LOT 7

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

PROGRESS SET- NOT FOR CONSTRUCTION

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

A-3



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

REVISIONS
PERMIT PLANS:

VISTA PARK COMMONS  
 RIDGWAY LAND COMPANY SUBDIVISION  
 LOTS 30-34

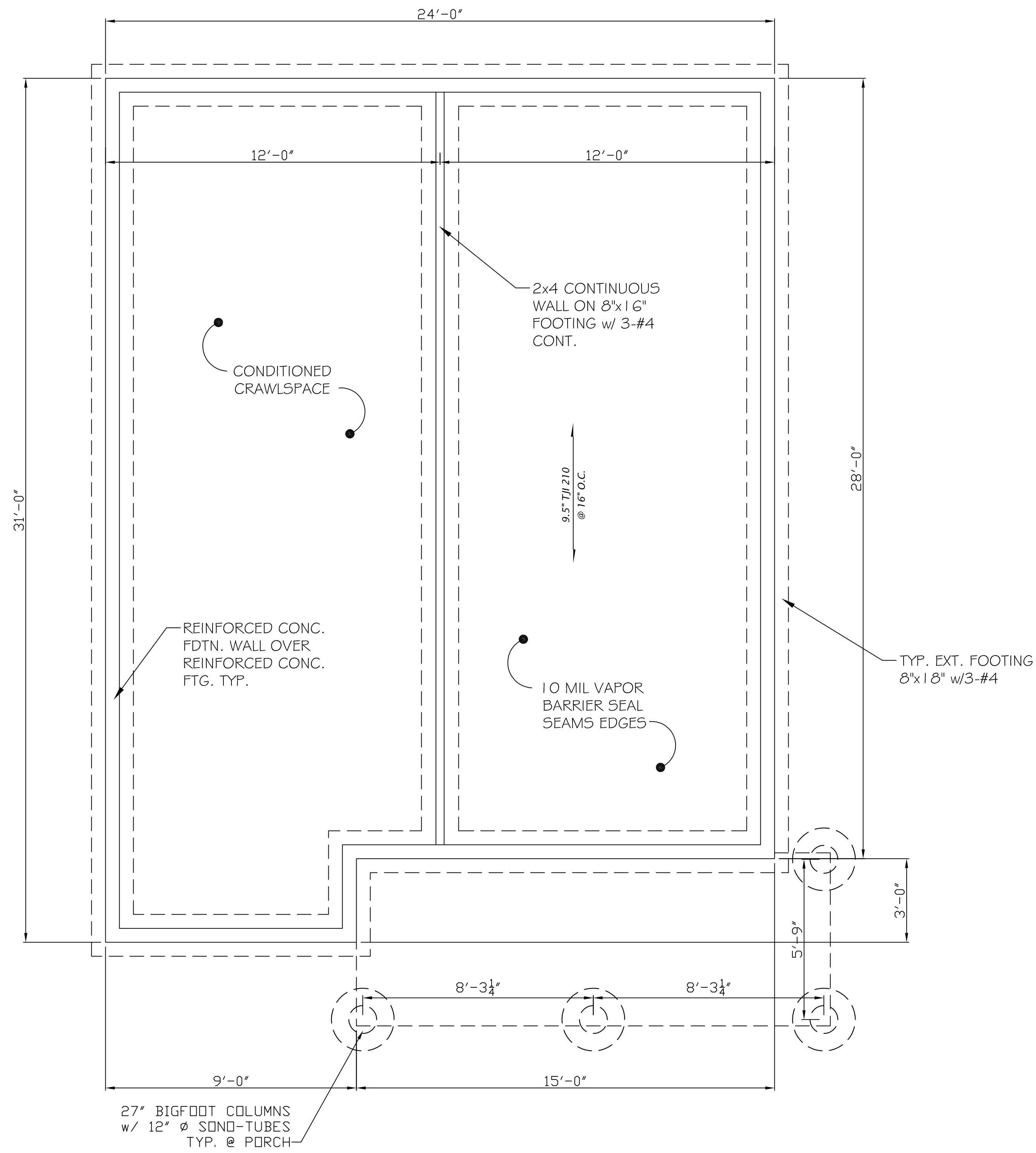
PLAN C-2  
 LOT 7

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

A-4

PROGRESS SET- NOT FOR CONSTRUCTION



**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.

REVISIONS
PERMIT PLANS:

VISTA PARK COMMONS  
RIDGWAY LAND COMPANY SUBDIVISION  
LOTS 30-34

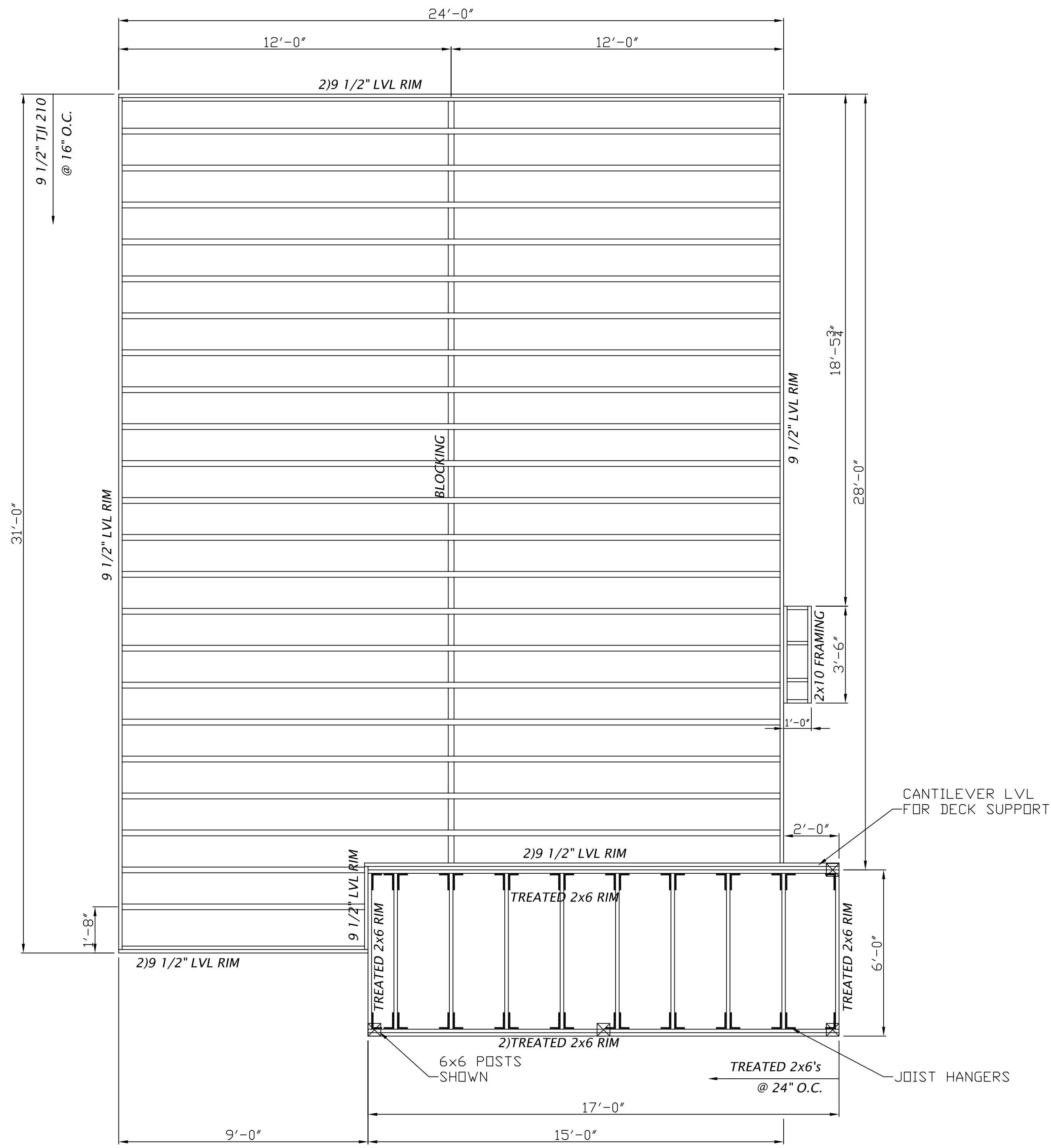
PLAN C-2  
LOT 7

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

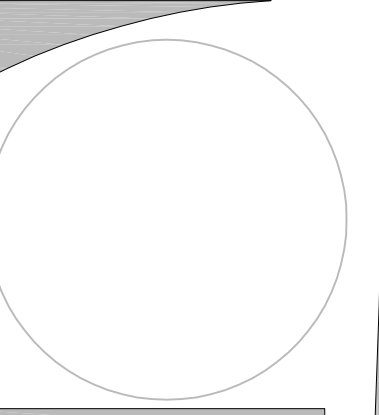
S-1

PROGRESS SET- NOT FOR CONSTRUCTION



FLOOR FRAMING

PROGRESS SET- NOT FOR CONSTRUCTION



REVISIONS  
PERMIT PLANS:

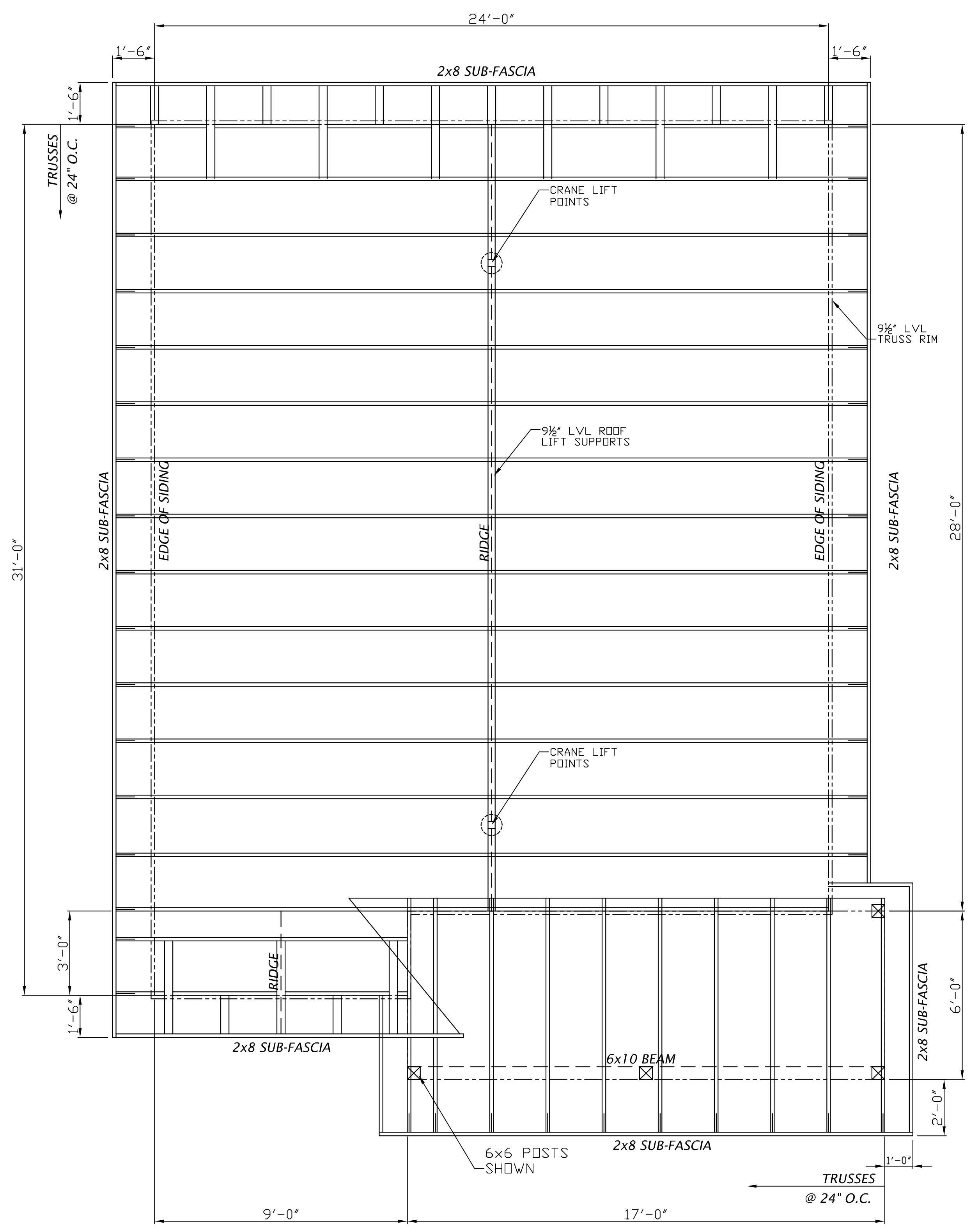
VISTA PARK COMMONS  
RIDGWAY LAND COMPANY SUBDIVISION  
LOTS 30-34

PLAN C-2  
LOT 7

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

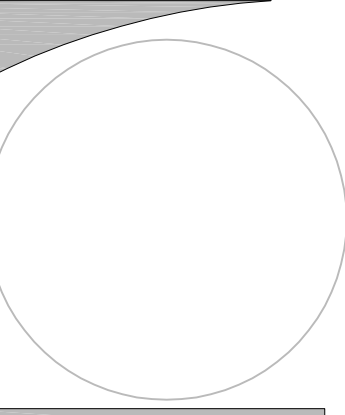
JOB: V.P.C. (C-2)  
DATE: 5/15/2021  
SCALE: 3/8"=1'-0"  
SHEET:

S-2



ROOF FRAMING

PROGRESS SET- NOT FOR CONSTRUCTION



REVISIONS  
PERMIT PLANS:

VISTA PARK COMMONS  
RIDGWAY LAND COMPANY SUBDIVISION  
LOTS 30-34

PLAN C-2  
LOT 7

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:

S-3