



*This elevation may not match the Construction Drawings  
It is intended for presentation purposes ONLY*

### GENERAL NOTES

- 1- All necessary permits, inspections, and certificates of approval shall be paid for by either the general contractor or the home owner.
- 2- The general contractor shall provide necessary energy calculations to comply with local energy codes.
- 3- All dimensions are for rough framing.
- 4- All dimensions are to be field verified.
- 5- Foundation Plan, Roof Plan, and Floor Framing plans are schematic only. Refer to structural engineer's drawings for notes and specs.
- 6- All subcontractors are responsible for applying to their respective codes. Code requirements are to supersede any notes or specs on these plans.
- 7- All jobsite changes and decisions are the responsibility of the General Contractor.
- 8- Rentfrow Design, LLC is not responsible for any changes made to this design, once construction begins.
- 9- Perimeter Drain is shown on Structural Engineer's Drawings.
- 10- Driveway finish to be selected by the home owner.
- 11- Plant materials, including seed/sod are not spec'd.
- 12- All exterior window and door installations to be in strict compliance with manufacturer's specifications.
- 13- All carpentry work shall be erected plumb and true, following best practices of the trade. Trim work shall be neatly cut and fitted.
- 14- All lumber shall be #4S unless noted otherwise.
- 15- Framers to provide backing for all appropriate finish materials.
- 16- General contractor and product supplier responsible for all safety glass where required by code.
- 17- Fireplace contractor to verify and supply all materials needed to install unit(s) per manufacturer's requirements.
- 18- All shower doors to be chosen by home owner.
- 19- All of the following appliances to be chosen by the home owner: refrigerator, range, exhaust hood, microwave, garbage disposal, dishwasher, washer and dryer.
- 20- Plumber to provide all labor, materials and equipment for the complete installation of the plumbing system. Including all hot and cold water distribution and all necessary waste systems.
- 21- Plumber to provide a cold water line to the refrigerator.
- 22- The HVAC contractor shall provide a layout showing duct and vent locations, as well as equipment specs. The heating system shall be installed to all code requirements.

### ABBREVIATIONS

AB	Anchor Bolt	H	High
ADJ	Adjustable	LC	Laundry Chute
AFF	Above Finish Floor	LG	Long
BLDG	Building	ML	Microlam/ LVL
BM	Beam	MTL	Metal
CAB	Cabinet	NTS	Not to Scale
CLG	Ceiling	OC	On Center
CLR	Clear	FT	Pressure Treated
CONC	Concrete	PTB	Particle Board
CONT	Continuous	R	Radius
DBL	Double	R4S	Rod & Shelf
DIA	Diameter	SH	Shelf(s)
DN	Down	SHUR	Shower
DWG	Drawing	SQ	Square
EA	Each	STL	Steel
EQ	Equal	TBD	To Be Determined
FD	Floor Drain	TOJ	Top of Joist
FDN	Foundation	TOS	Top of Slab
FF	Finish Floor	TYP	Typical
FLR	Floor	UNO	Unless Noted
FT	Feet		Otherwise
FTG	Footing	V	Vertical
GL	Glass	WD	Wood

### DRAWING/SHEET INDEX

1of8	Cover Page
2of8	Front & Back Elevations
3of8	Left & Right Elevations
4of8	Lower Floor Plan
5of8	Main Floor Plan
6of8	Foundation Plan (Architectural)
7of8	Roof Plan (Architectural), Typ. Wall Section
8of8	Electrical Plans

**NOTICE:** ALL FEDERAL, STATE AND LOCAL CODES, ORDINANCES, AND REGULATIONS, ETC SHALL BE CONSIDERED AS PART OF THE SPECIFICATIONS OF THIS BUILDING; AND ARE TO BE ADHERED TO EVEN IF THEY ARE IN VARIANCE WITH THIS PLAN.

**NOTICE:** JON R. RENTFROW AND ALL EMPLOYEES OF RENTFROW DESIGN, LLC ARE NOT LICENSED ARCHITECTS. JON R. RENTFROW IS A PROFESSIONAL BUILDING DESIGNER AND A MEMBER OF THE AMERICAN INSTITUTE OF BUILDING DESIGNERS (AIBD).

### JOB SCOPE

Main Floor Finished:  
2,174 SqFt  
Garage(s):  
1,052 SqFt  
Lower Floor Finished:  
1,491 SqFt  
Lower Floor Unfinished:  
671 SqFt  
Upper Floor Finished:  
N/A  
Deck(s) & Patio(s):  
615 SqFt

### REVISIONS

10-14-18  
Internal Review  
2-15-18  
Final Plans

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Revisions:  
2-14-18  
2-15-18

**AIBID**

Job Number  
3110

Legacy Heights Lot 8  
F.J.L Custom Homes

### GENERAL CONTRACTOR

F.J.L Custom Homes  
Paul Ludwick  
970-221-2664

### STRUCTURAL ENGINEER

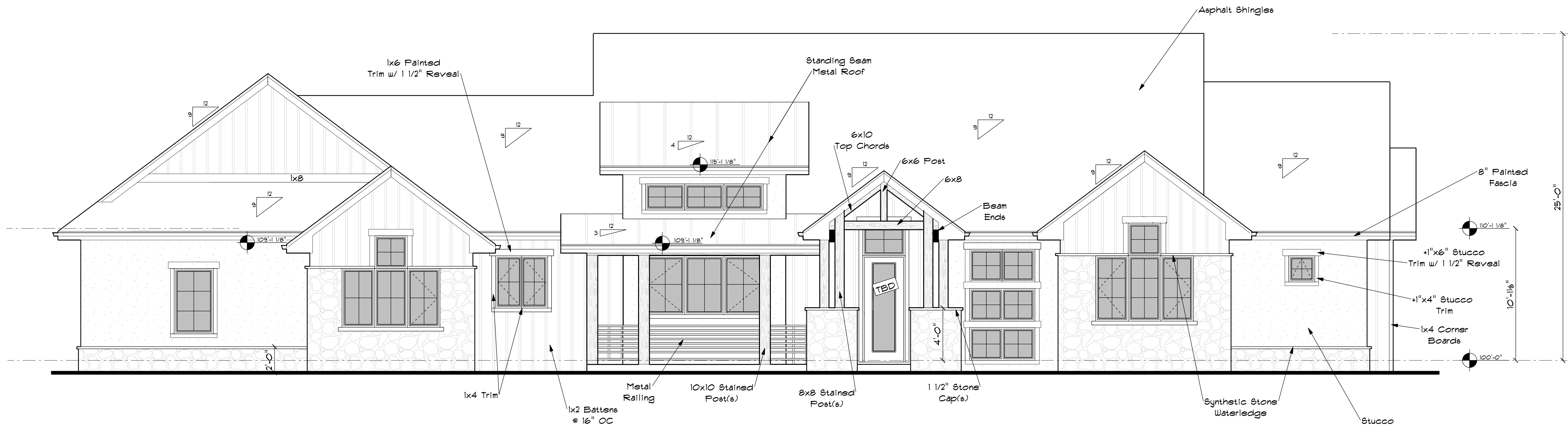
Crown Engineering  
Reyes Carmona  
970-691-4239

### INTERIOR DESIGNER

RENTFROW DESIGN, LLC

205 Allen Street  
Ft. Collins, CO 80525

970-412-3400  
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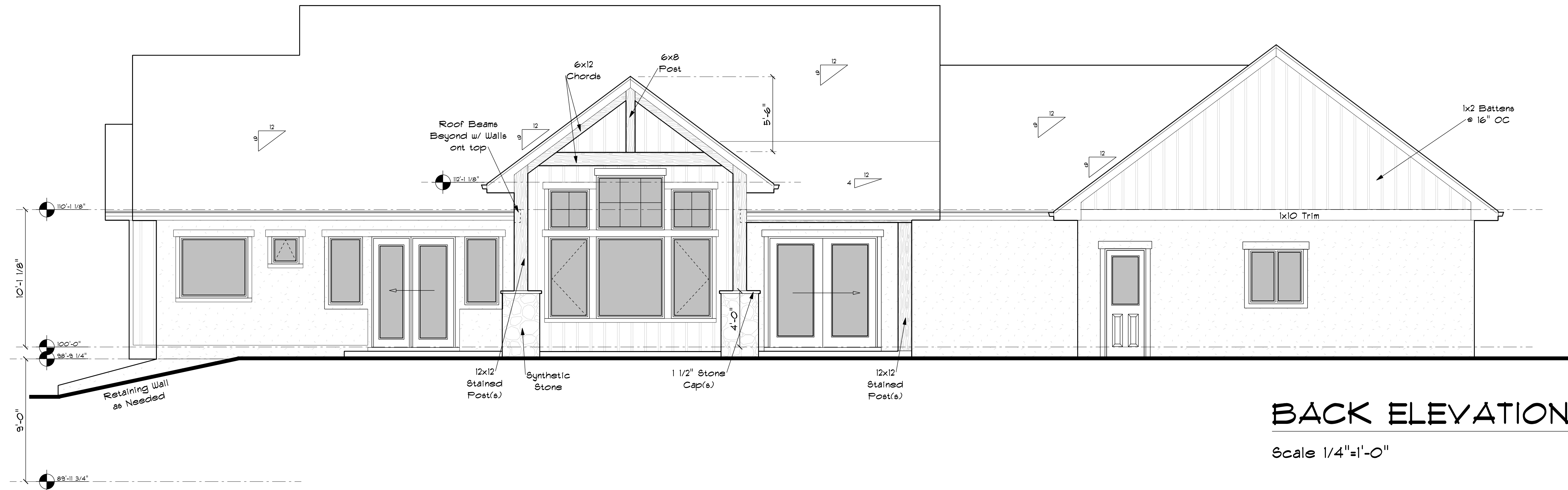
24" Typical Overhangs

As feasible, all flue/exhaust pipes to be located on 'Back-side' of roof and shall be painted to match the roofing color.

Window Supplier responsible for assuring all appropriate windows are tempered, as required by code

## FRONT ELEVATION

Scale 1/4"=1'-0"



## BACK ELEVATION

Scale 1/4"=1'-0"

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FRONT ELEVATION  
 BACK ELEVATION

20f8



24" Typical Overhangs

### RIGHT ELEVATION

Scale 1/4"=1'-0"

As feasible, all flue/exhaust pipes to be located on 'Back-side' of roof and shall be painted to match the roofing color.

Window Supplier responsible for assuring all appropriate windows are tempered, as required by code



### LEFT ELEVATION

Scale 1/4"=1'-0"

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LEFT ELEVATION  
 RIGHT ELEVATION

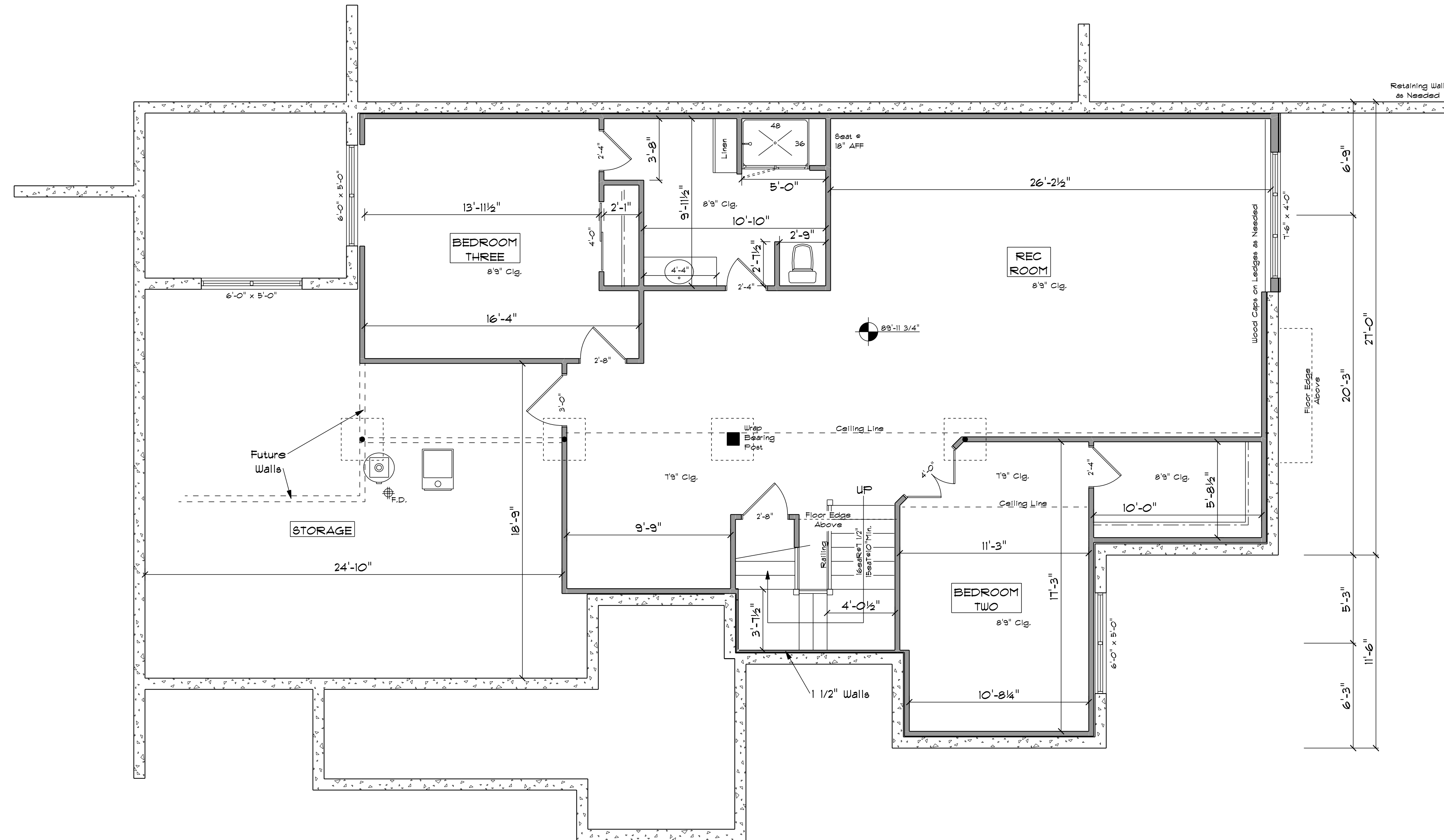
**NOTES:**

- (1) All dimensions are for rough framing.
- (2) All exterior walls to be 2x6 walls, unless noted otherwise.
- (3) All are Casced Openings, with tops to match the interior doors, UNO.
- (4) All header heights are based on "their own" sub-floor/top of slab.
- (5) All windows to have headers @ 8", UNO.

DIMENSIONS MAY VARY, DUE TO CONCRETE WALL VARIATIONS, STRUCTURAL POST LOCATIONS OR EXISTING INSULATION BLANKETS

2x4 FRAMING @16" OC W/ R-13 BATTs AND VAPOR BARRIER AT FINISHED FOUNDATION WALLS (TYP)

ALL CEILING DROPS ARE APPROX. AND NOT ALL ARE SHOWN



THE STRUCTURAL ENGINEER'S DRAWINGS MAY INDICATE 'COUNTER FORTS' THAT ARE NOT DRAWN HERE. SEE ENGINEER'S PLANS FOR SPECIFICATIONS

**LOWER FLOOR PLAN**

Scale 1/4"=1'-0"

1,497 FinSqFt

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**B D**

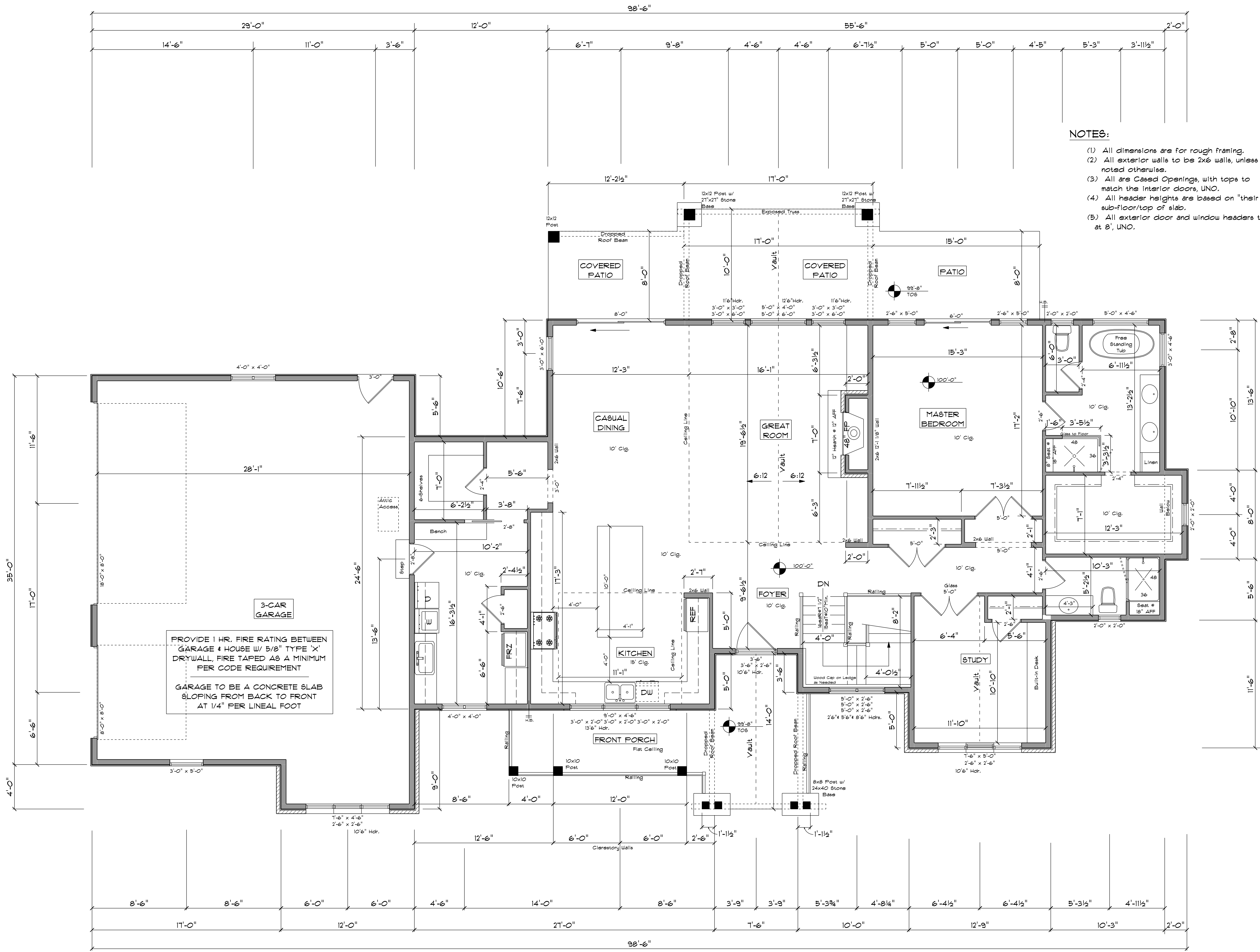
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LOWER FLR PLAN

4 of 8



**MAIN FLOOR PLAN**  
 Scale 1/4"=1'-0"  
 2,174 FinSqFt

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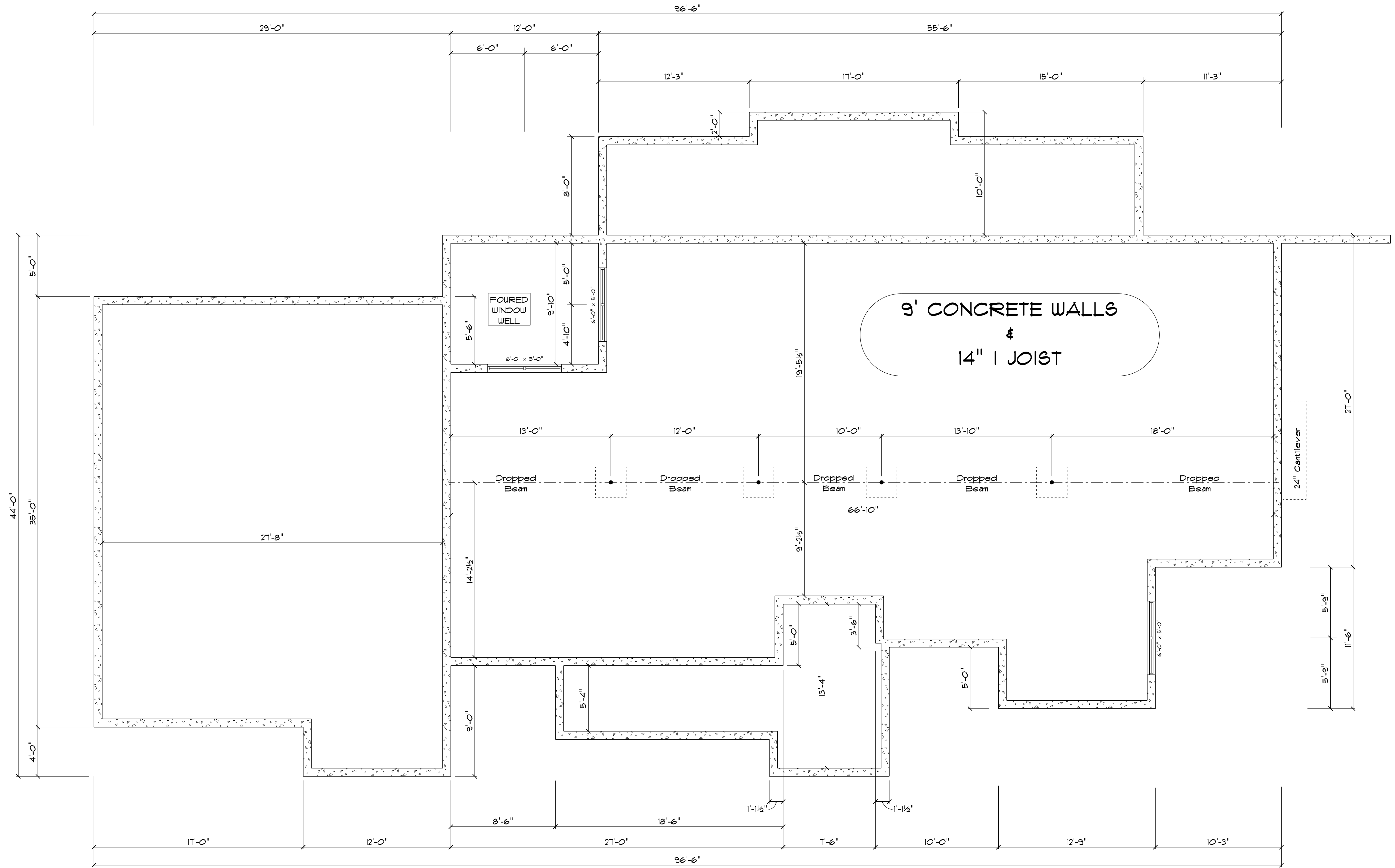
**AI BD**

Job Number:  
 3170

**Legacy Heights Lot 8**

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THE STRUCTURAL ENGINEER'S DRAWINGS  
MAY INDICATE 'COUNTER FORTS' THAT  
ARE NOT DRAWN HERE. SEE ENGINEER'S  
PLANS FOR SPECIFICATIONS



ALL JOIST, BEAM, POST AND HEADER SIZES  
TO BE SPECIFIED BY STRUCTURAL ENGINEER.  
RENTFROW DESIGN, LLC NOT RESPONSIBLE  
FOR ANY OF THE ABOVE SPECIFICATIONS.  
THESE BEAM AND JOIST LAYOUTS ARE  
APPROXIMATE. SEE ENGINEERED DRAWINGS  
OR MANUFACTURES LAYOUTS FOR EXACT LOCATIONS.

**FOUNDATION PLAN**  
Scale 1/4"=1'-0"

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2-14-18  
2-15-18

**A I**  
**B D**

Job Number:  
3110

Legacy Heights Lot 8

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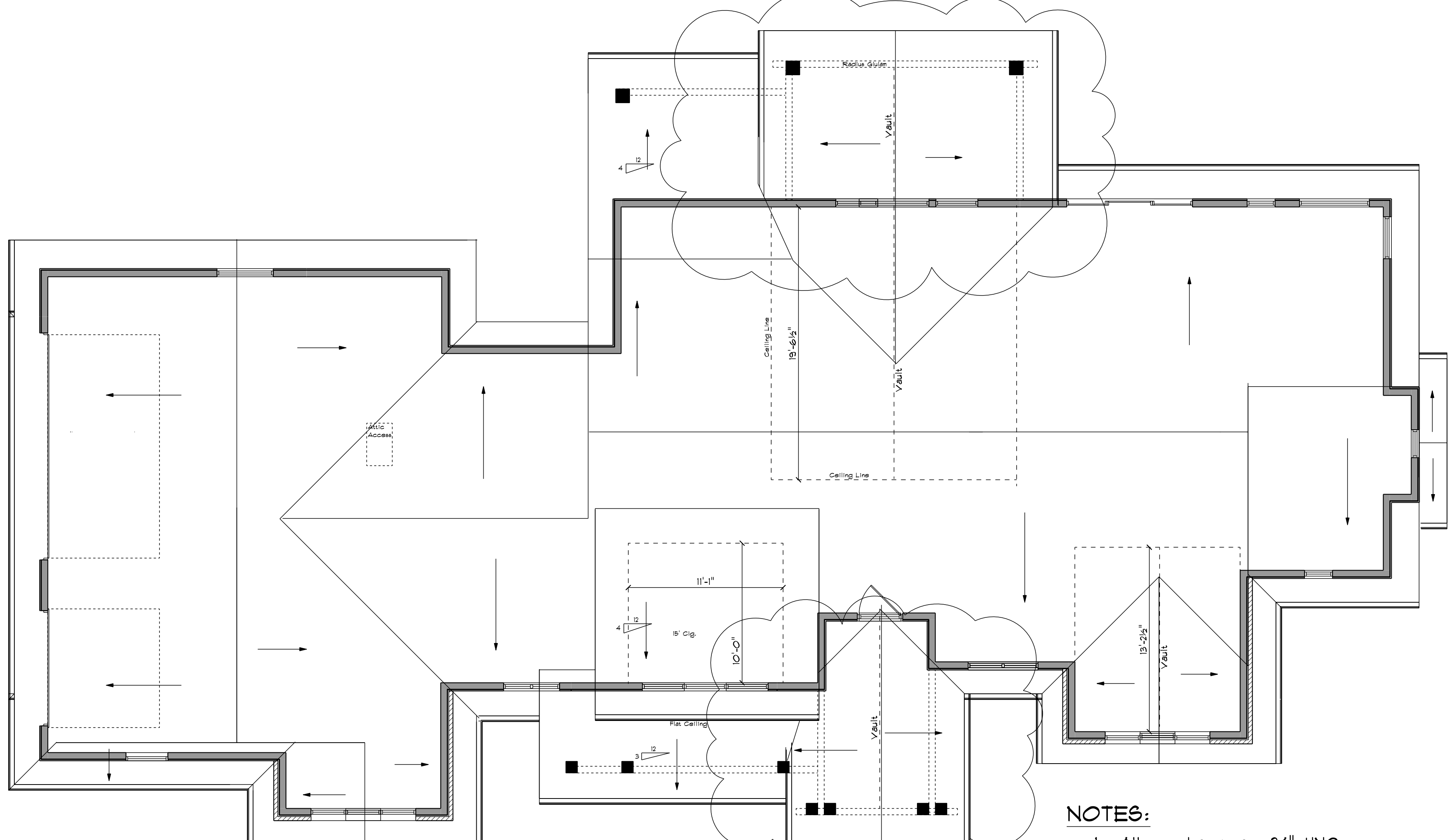
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FOUNDATION PLAN  
(Architectural)

60f8

CONTRACTOR TO FLASH ROOF AS REQUIRED BY CODE AND COMMONLY PRACTICED TO PROVIDE A WEATHERTIGHT CONDITION

THIS ROOF TO BE STICK BUILT WITH EXPOSED TRUSS AND RIDGE BEAM

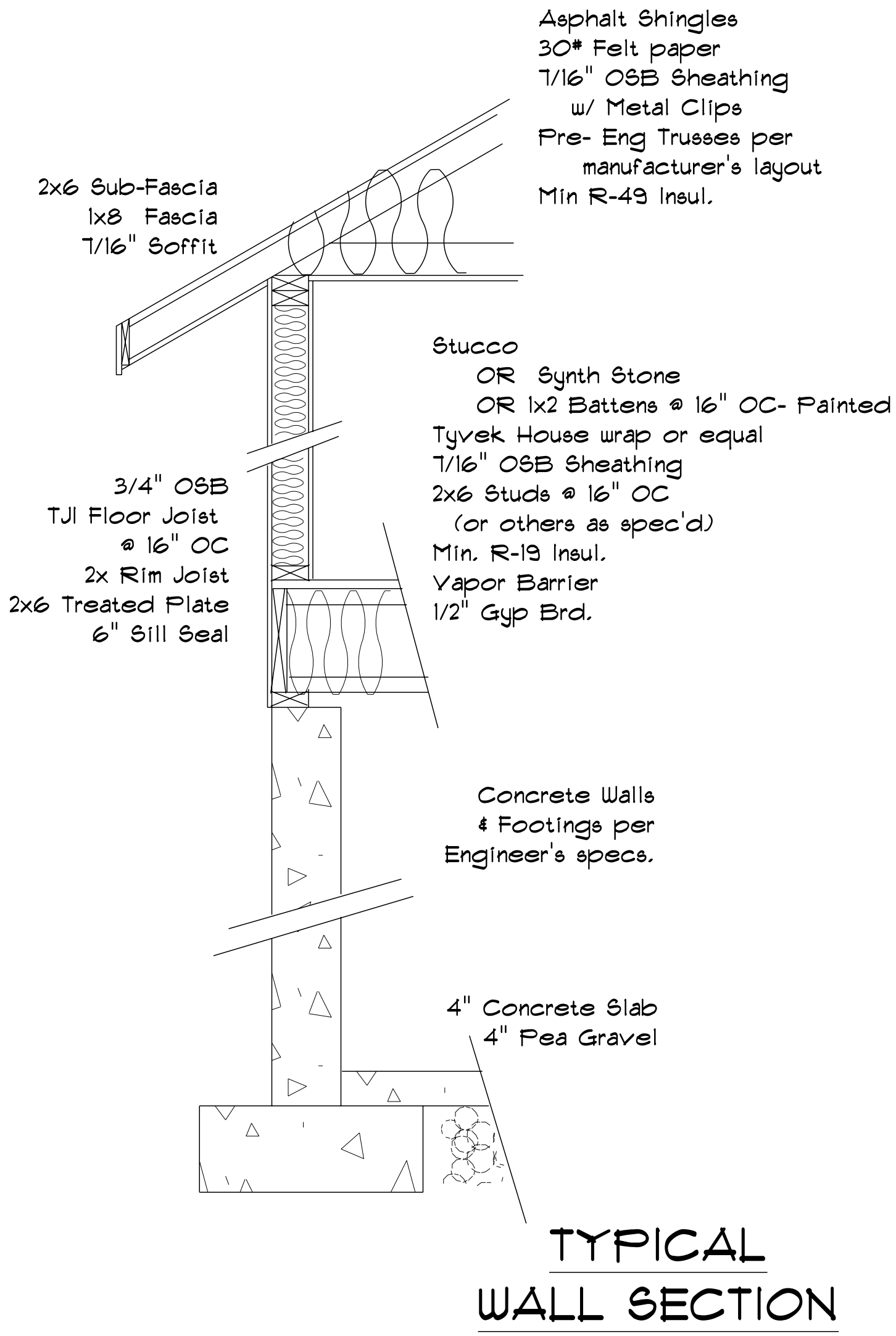


THIS ROOF TO BE STICK BUILT WITH EXPOSED TRUSS AND RIDGE BEAM

- NOTES:**
- 1- All overhangs are 24", UNO.
  - 2- All roof pitches to be 9:12, UNO.
  - 3- All ceiling pitches to be 6:12, UNO.
  - 4- All truss heels to be a minimum of 12", UNO.
  - 5- All soffit to be flat and fascia to be plumb.
  - 6- See elevations and plan for varying wall heights.

**ROOF PLAN**  
Scale 3/16"=1'-0"

ALL JOIST, BEAM, POST AND HEADER SIZES TO BE SPECIFIED BY STRUCTURAL ENGINEER. RENTFROW DESIGN, LLC NOT RESPONSIBLE FOR ANY OF THE ABOVE SPECIFICATIONS. THESE BEAM AND JOIST LAYOUTS ARE APPROXIMATE, SEE ENGINEERED DRAWINGS OR MANUFACTURES LAYOUTS FOR EXACT LOCATIONS.



**TYPICAL WALL SECTION**

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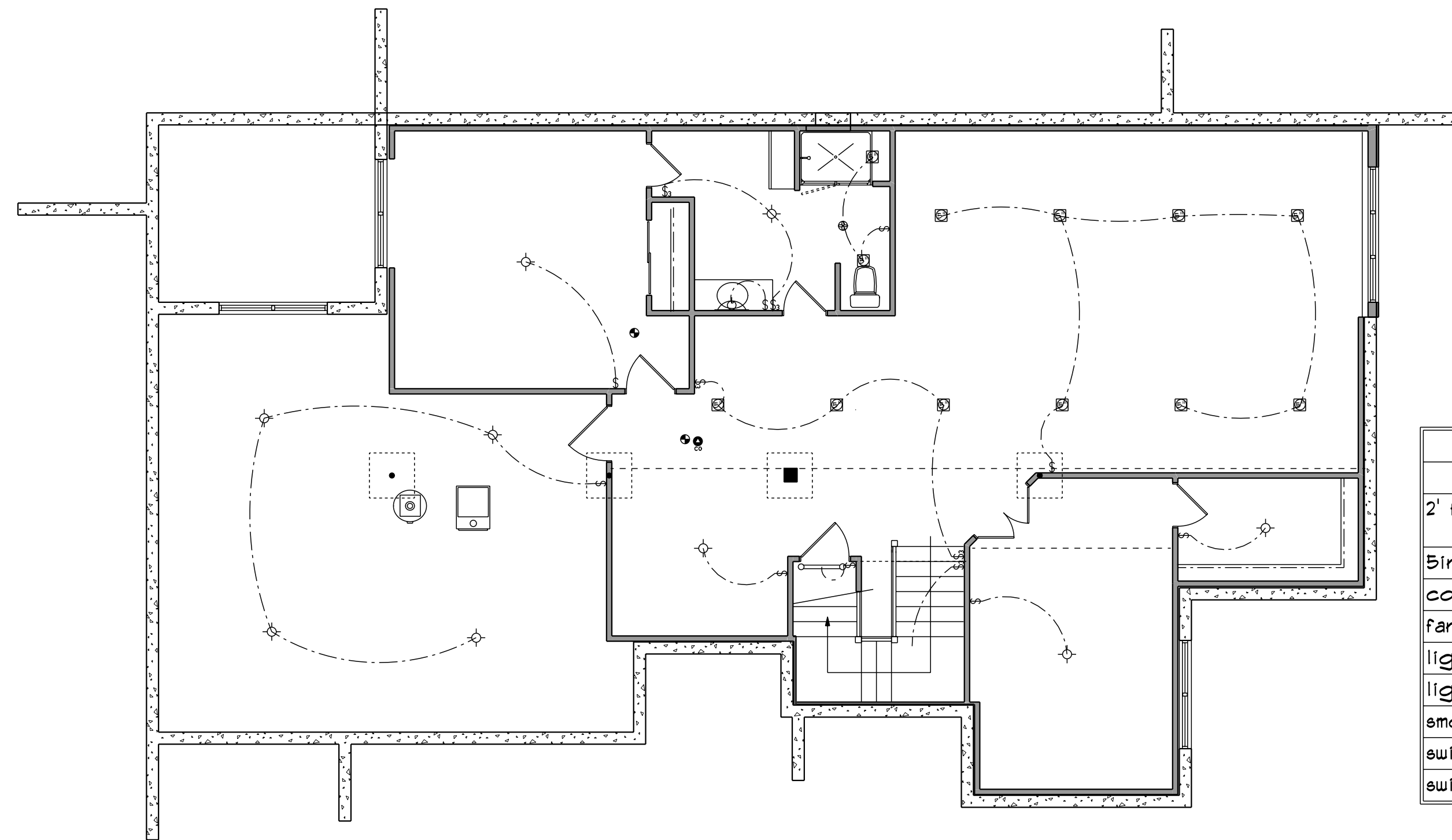
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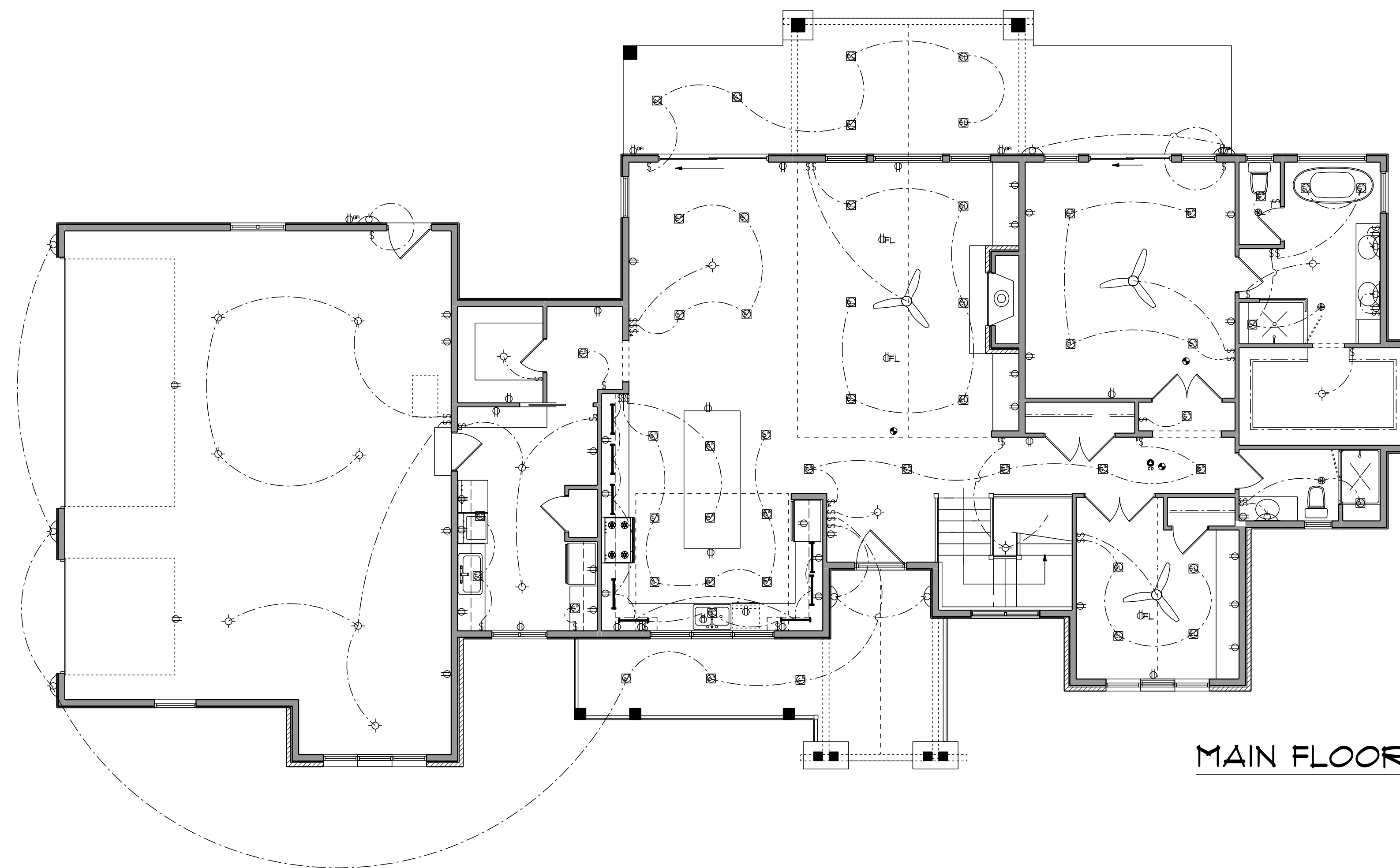
ROOF PLAN (Architectural)  
TYP WALL SECTION



ELECTRICAL LEGEND		
ELECTRICAL	COUNT	SYMBOL
2' fluorescent	1	⌈
5in. Recessed Can	12	⊞
co detector	1	⊙
fan	1	⊕
light	9	⊕
light- wall mount	1	⌒
smoke alarm	2	⊙
switch	9	⊞
switch 3 way	5	⊞

**NOTES:**  
 Specifications, price summaries, and change orders to supersede this electrical plan.  
 The purpose of this plan is to obtain an electrical/ building permit. Fixtures, switch locations, and receptacle locations shown on this plan may be inaccurate due to framing or mechanical conflicts, site conditions and/or building code requirements.  
 Electrical Contractor responsible for meeting all applicable codes.

**LOWER FLOOR ELECTRICAL**



ELECTRICAL LEGEND		
ELECTRICAL	COUNT	SYMBOL
ceiling fan - halku	3	⊕
5in. Recessed Can	33	⊞
6in. Recessed Can	5	⊞
Outlet-Floor	3	⊞
Recessed- Sloping	14	⊞
co detector	1	⊙
fan	3	⊕
light- ceiling mount	15	⊕
light- wall mount	11	⌒
outlet	50	⊞
outlet 220v	1	⊞
outlet gfi	4	⊞
smoke alarm	3	⊙
switch	35	⊞
switch 3 way	3	⊞
switch 4 way	3	⊞
undercab light	8	⌈

**MAIN FLOOR ELECTRICAL**

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**A**  
**B**  
**D**

Job Number:  
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