

GENERAL NOTES

- CONTACT EACH MUNIPAL, GOVERNMENTAL, OR PRIVATE UTILITY COMPANIES TO DETERMINE THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO ANY EXCAVATION.
- SCHEDULE AND COORDINATE ALL SHUT DOWNS OF EXISTING UTILITIES WITH THE OWNER IN ADVANCE A MINIMUM OF SEVEN (7) DAYS PRIOR TO SHUT DOWN.
- PROVIDE ALL REQUIRED EROSION CONTROL MEASURES PRIOR TO ANY EXCAVATION.
- A CHEMICAL TOILET IS REQUIRED ON-SITE DURING CONSTRUCTION.
- OTHER WORK MAY BE PERFORMED UNDER A SEPARATE CONTRACT AT THE CLIENT'S PROPERTY. COORDINATE WITH ALL OTHER CONTRACTED TRADES SO AS TO NOT INTERFERE WITH THEIR WORK.
- ALL FASTENERS IN CONTACT WITH PRESERVATIVE TREATED WOOD SHALL BE HOT DIPPED GALVANIZED.
- REFER TO STRUCTURAL DRAWINGS FOR STRUCTURAL REQUIREMENTS; SIZE, SPACING AND LOCATION OF ALL STRUCTURAL MEMBERS.
- STRICTLY FOLLOW ALL MANUFACTURER'S INSTALLATION INSTRUCTIONS WHEN USING OR INSTALLING PRODUCTS.
- ALL DOOR AND WINDOW DIMENSIONS ARE APPROXIMATE, VERIFY MANUFACTURER SPECIFICATIONS FOR EXACT SIZE.
- USE 5/8" TYPE 'X' GYPSUM WALL BOARD THROUGHOUT. PROVIDE WATER RESISTANT GYPSUM WALL BOARD IN RESTROOMS WITH SHOWERS. PROVIDE FRAMING AT 16" O.C. MAX AT CEILINGS WHERE WATER RESISTANT GYPSUM WALL BOARD IS INSTALLED.
- FIRE BLOCKING SHALL BE PROVIDED IN STUD CAVITIES OVER 10' IN HEIGHT.
- CONTACT DESIGNER OR ENGINEER OF RECORD TO CONFIRM DIMENSIONS IF NOT LISTED.
- ITEMS LISTED ARE TO BE PROVIDED BY OTHERS, CONTACT OWNER FOR SPECIFICATIONS, DCS IS NOT RESPONSIBLE UNO.
 - A. FOUNDATION: CONCRETE, ANCHOR BOLTS, FIBER MESH, WATER PROOF MEMBRANE, REBAR, INSULATION
 - B. ROOFING: ROOFING MATERIAL, MOISTURE BARRIER, VENTING, GUTTERS, FLASHING, NAILS, WATER PROOFING
 - C. GENERAL: INSULATION, STONE MASONRY, NAILS & SCREWS, PLUMBING & FIXTURES, ELECTRICAL & FIXTURES, MECHANICAL & FIXTURES, CASEWORK, FLOOR FINISH, WALL FINISH, & CEILING FINISH

APPLICABLE CODES

- 2021 IRC (INTERNATIONAL RESIDENTIAL CODE)
- 2021 IBC (INTERNATIONAL BUILDING CODE)
- 2019 EEC (INTERNATIONAL ENERGY CONSERVATION CODE)
- 2021 IUIIC (WILDLAND URBAN INTERFACE CODE)
- 2023 NATIONAL ELECTRIC CODE
- 2023 STATE OF COLORADO ELECTRIC AND SOLAR READY CODE

MATERIALS

	CONCRETE		METAL		RIGID INSULATION
	EARTH		PLYWOOD		WOOD
	GYPSUM WALL BOARD		STONE		
	BATT INSULATION		GRAVEL		

REFERENCE SYMBOLS

	LEVEL OR SPOT ELEVATION		SHEAR WALL TAG
	DETAIL CALLOUT		WALL TAG
	DETAIL NUMBER		WALL TYPE, SEE WALL DETAILS ON SHEET A-101
	SHEET WHERE DETAIL IS DRAWN		PROPERTY LINE
	ELEVATION, SECTION, & DETAIL CALLOUT		REVISION CLOUD AROUND REVISION
	DETAIL NUMBER		
	SHEET NUMBER		
	DIRECTION OF VIEW		
	DOOR TAG		
	WINDOW TAG		
	EQUIPMENT TAG		
	SEE EQUIPMENT SCHEDULE ON SHEET A-104		KEYNOTE TAG

ABBREVIATIONS

AFF	ABOVE FINISHED FLOOR	FC	FRAMING CLIP	NG	NOT IN CONTRACT	TEL	TELEPHONE
ADJ	ADJACENT	FRP	FIBER REINFORCED PLASTIC	NTS	NOT TO SCALE	TV	TELEVISION
AGG	AGGREGATE	FFL	FINISHED FLOOR LINE	OC	ON CENTER (S)	TEMP	TEMPERED GLAZING
A/C	AIR CONDITIONING	FE	FIRE EXTINGUISHER	OD	OUTSIDE DIAMETER	THK	THICK (NESS)
ALT	ALTERNATE	FD	FLOOR DRAIN	OV	OVEN	TFD	TOILET PAPER DISPENSER
ALUM	ALUMINUM	FTG	FOOTING			T&G	TONGUE AND GROOVE
AMB	ANCHOR BOLT	FND	FOUNDATION	FB	PROVIDED BY	T.O.	TOP OF
ABV	ABOVE			FBO	PROVIDED BY OTHERS	TB	TYPICAL
ARCH.	ARCHITECT (-URAL)	SA	GAUGE	FEN	PENETRATION	UNO	UNLESS NOTED OTHERWISE
ASPH	ASPHALT	SALV	GALVANIZED	FT	PRESSURE TREATED	VPB	VAPOR BARRIER
BLK	BLOCK	GB	GRAB BAR	FTD	PAPER TOWEL DISPENSER	VF	VERIFY IN FIELD
BLKG	BLOCKING	GLB	GLULAM BEAM	FLAM	PLASTIC LAMINATE	VERT	VERTICAL
BD	BOARD	GSN	GENERAL STRUCTURAL NOTES	FL	PLATE, PROPERTY LINE	VB	VINYL BASE
BLDG	BUILDING	GNB	GYPSUM WALL BOARD	FLYWD	PLYWOOD	VCT	VINYL COMPOSITION TILE
				PVC	POLYVINYL CHLORIDE	VF	VINYL FABRIC
CAB.	CABINET	HND	HARDWOOD	PSI	POUNDS PER SQUARE FOOT	VT	VINYL TILE
CPT	CARPET (ED)	HYAC	HEATING/VENTILATING/A/C	PSI	POUNDS PER SQUARE INCH	VNC	VINYL WALL COVERING
CLS	CEILING	HB	HOLLOW STRUCTURAL STEEL	QT	QUARRY TILE		
CL	CENTERLINE	ID	INSIDE DIAMETER	RCA	RAISED CENTER AISLE	WC	WATER CLOSET
CT	CERAMIC TILE	INT	INSULATE (D), (ING)	REF	REFRIGERATOR	WRB	WATER RESISTANT BARRIER
CO	CLEANOUT	INSUL	INSULATION	REINP	REINFORCE (D), (ING)	WH	WATER HEATER
COL	COLUMN	INT	INTERIOR INV INVERT	REQD	REQUIRED	WPF	WATERPROOFING
CONC	CONCRETE	KIT.	KITCHEN	RM	ROOM	WV	WELDED WIRE FABRIC
CMU	CONCRETE MASONRY UNIT	LAB	LABORATORY	RB	RUBBER BASE	W	WIND
CJ	CONTROL JOINT	LAM.	LAMINATE (D)	RBT	RUBBER TILE	W/O	WITHOUT
CONT	CONTINUOUS OR CONTINUE	LAV	LAVATORY			WD	WOOD
CF	CUBIC FOOT	LH	LEFT HAND			WPT	WORKING POINT
CY	CUBIC YARD	LF	LINEAR FEET				
		LVL	LAMINATED VENEER LUMBER				
DEMO	DEMOLISH	LSL	LAMINATED STRAND LUMBER				
DET	DETAIL	MH	MANHOLE				
DIA	DIAMETER	MFR	MANUFACTURE (ER)				
DN	DOWN	MAT.	MATERIAL (S)				
DS	DOWNSPOUT	MAX.	MAXIMUM				
DN	DISHWASHER	MECH	MECHANICAL (-LY)				
		MTL	METAL				
ELEC	ELECTRIC (AL)	NM	MILLIMETER (S)				
EQ	EQUAL	MIN.	MINIMUM				
EQUIP	EQUIPMENT	MISC	MISCELLANEOUS				
EN	EDGE NAIL						
'E'	EXISTING						

AREA - CONDITIONED SPACE

NOTE: CONDITIONED SPACE MEASURED FROM EXTERIOR SURFACES OF EXTERIOR FRAMING & HEAD CLEARANCE ABOVE 48"	
CONDITIONED	
ENTRY & MECH.	254 SF
UPPER LEVEL LIVING	1594 SF
OUTDOOR DECK	532 SF
UNCONDITIONED	
MAIN LEVEL SHOP	1510 SF
GRAND TOTAL	3040 SF

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PROJECT DESCRIPTION

GARAGE IV LIVING ABOVE, FROM SHASTA 42' x 42'

PROJECT DIRECTORY

OWNER	LUKE & CARISSA BERLET 23465 WILLOW ISLAND TRAIL STEAMBOAT SPRINGS, CO 80477 P: 970-546-8216 E: LUKE@BERLETROOFING.COM
CONTRACTOR	
REGISTERED DESIGN PROFESSIONAL	ECLIPSE ENGINEERING, A CUSHING TERRELL COMPANY 2140 SW JEFFERSON ST., SUITE 200 PORTLAND, OR 97201 CONTACT: JACOB BAGLIEN, P.E. 503.546.1224 JACOB@BAGLIEN@CUSHINGTERRELL.COM

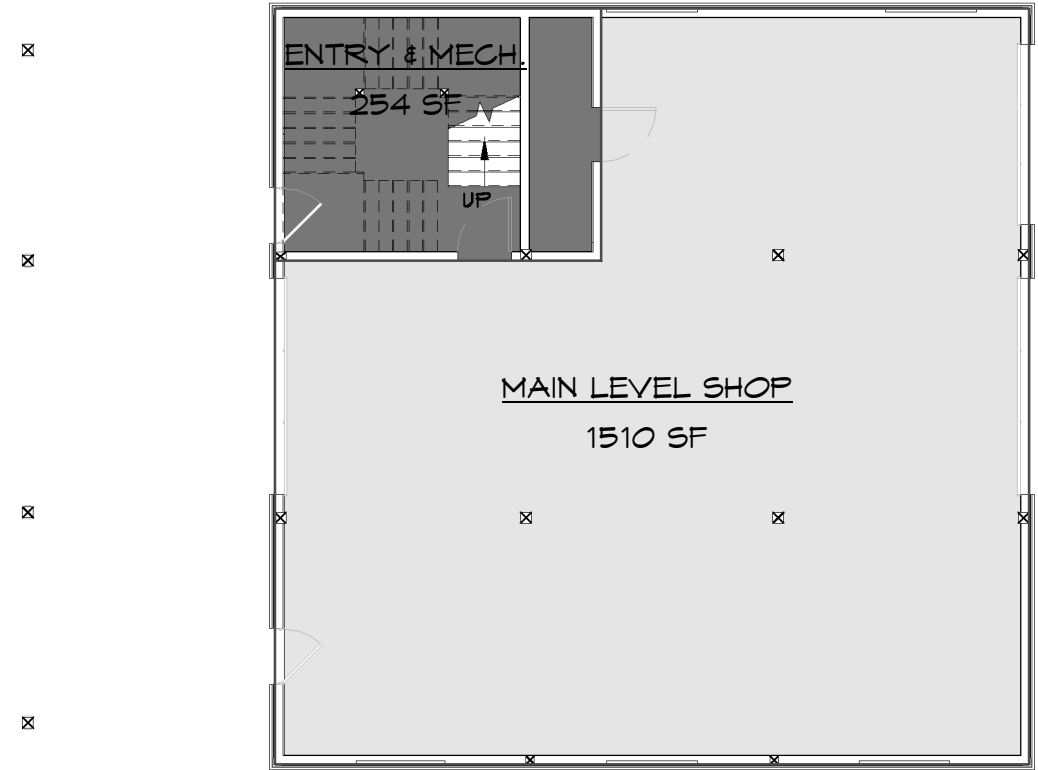
BERLET 'SHASTA'

38980 MAIN STREET
MILNER, CO 80477

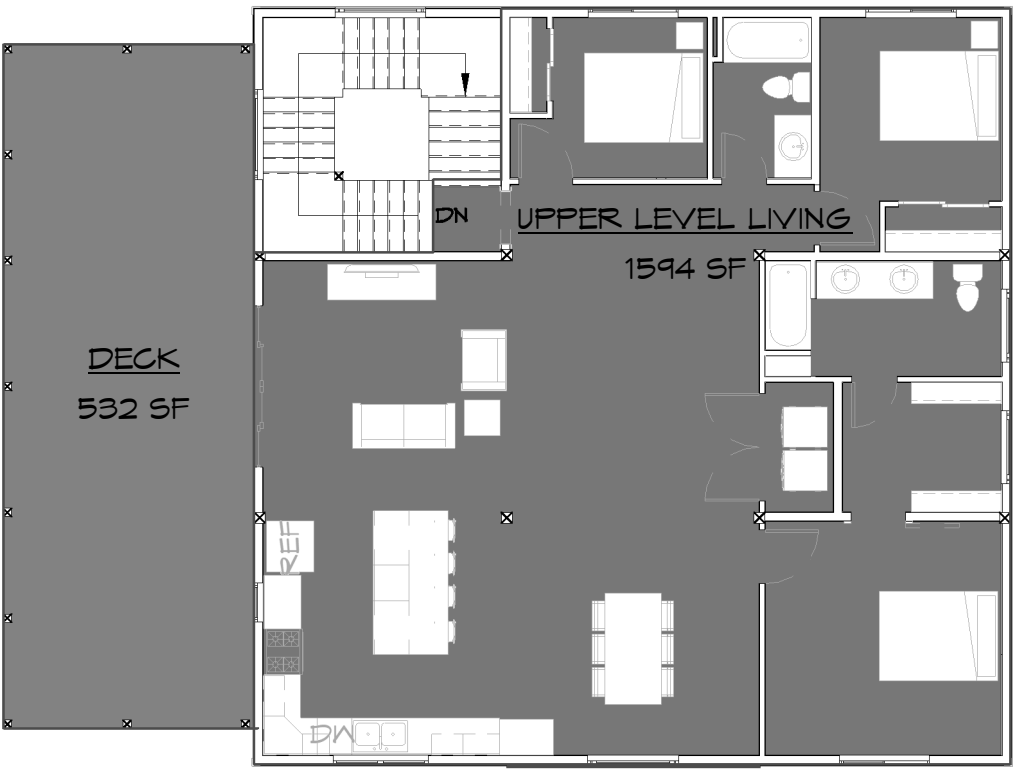
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1 MAIN LEVEL AREA PLAN
3/32" = 1'-0"



2 UPPER LEVEL AREA PLAN
3/32" = 1'-0"

DISCLAIMER:
ALL 3D IMAGES ARE AN APPROXIMATE ONLY. ALL 3D IMAGES ARE SHOWN FOR ILLUSTRATION PURPOSES ONLY. 2D DRAWINGS SHALL SUPERCEDE ALL ITEMS SHOWN ON 3D IMAGES. THIS SHEET IS PROVIDED AS A REPRESENTATION AND IS 'NOT FOR CONSTRUCTION'



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BERLET

BERLET
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TITLE SHEET
& GENERAL
NOTES

A-001

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1 3D EXTERIOR VIEW A



2 3D EXTERIOR VIEW B



3 3D EXTERIOR VIEW C



4 3D EXTERIOR VIEW D

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3D
EXTERIOR
VIEWS

A-002

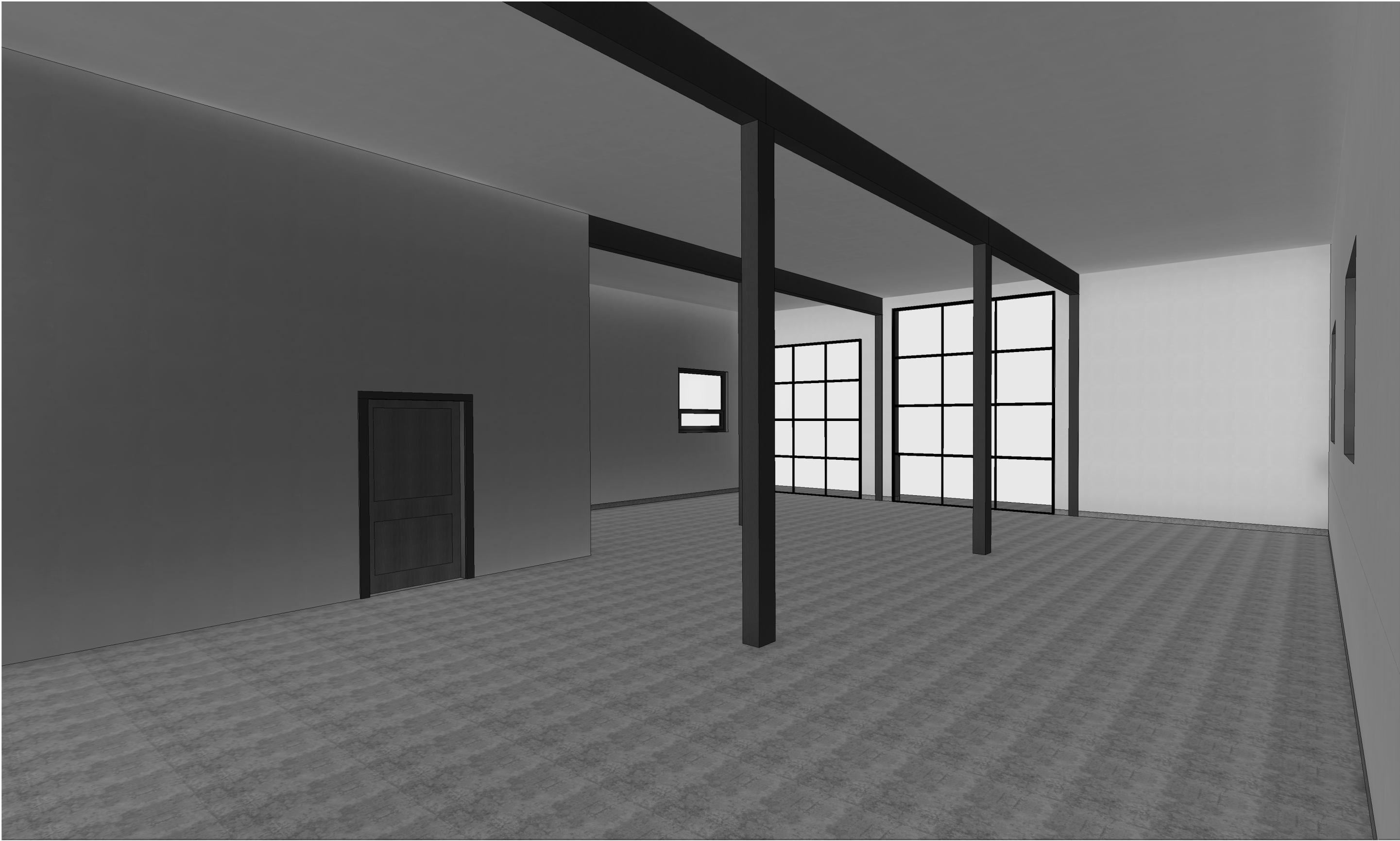
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1 3D INTERIOR VIEW @ GARAGE 1



2 3D INTERIOR VIEW @ GARAGE 2



3 3D INTERIOR VIEW @ KITCHEN & DINING 1



4 3D INTERIOR VIEW @ KITCHEN & DINING 2

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LUKE & CARISSA
BERLET

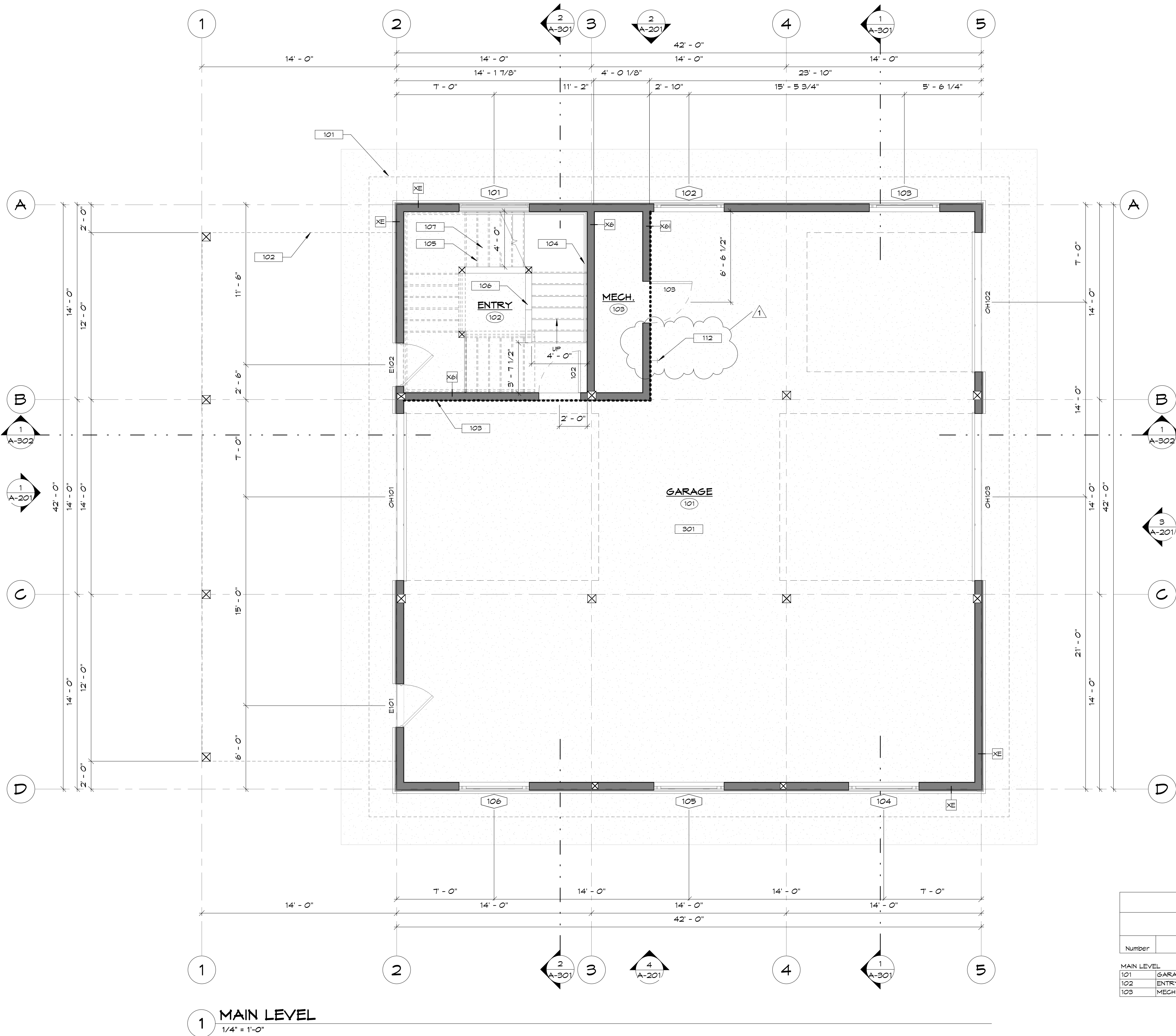
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3D INTERIOR
VIEWS

A-003

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1 MAIN LEVEL
1/4" = 1'-0"

KEYNOTES	
101	ROOF LINE ABOVE
102	DECK LINE ABOVE
103	(1) LAYER 5/8" TYPE 'X' GNB FINISH, ONE-HOUR RATED, FBO
104	HANDRAIL, FBO
105	STAIR FRAMING, PB DCS
106	RAILING, FBO
107	STAIR TREAD FINISH - 3/4", FBO
112	EV CHARGER
301	6" SLAB - CONCRETE W/ RADIANT TUBING, FBO, PER STRUCTURAL

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AREA - CONDITIONED SPACE	
NOTE: CONDITIONED SPACE MEASURED FROM EXTERIOR SURFACES OF EXTERIOR FRAMING & HEAD CLEARANCE ABOVE 48"	
CONDITIONED	
ENTRY & MECH.	254 SF
UPPER LEVEL LIVING	1544 SF
OUTDOOR DECK	1848 SF
UNCONDITIONED	
MAIN LEVEL SHOP	1510 SF
GRAND TOTAL	3890 SF

Door Schedule - Level						
SEE SCHEDULES SHEET FOR DOOR TYPES AND COMPLETE SCHEDULE						
Mark	Type	Width	Height	Operation	Provided By	Comments
MAIN LEVEL						
EXTERIOR						
E101	F	3' - 0"	6' - 8"	HALF-LITE	FBO	
E102	F	3' - 0"	6' - 8"	HALF-LITE	FBO	
OH101	H	12' - 0"	14' - 0"	OVERHEAD - GLASS	FBO	FROSTED GLASS, 12" MIN. LOW CLEARANCE TRACK
OH102	H	10' - 0"	12' - 0"	OVERHEAD - GLASS	FBO	FROSTED GLASS
OH103	H	12' - 0"	14' - 0"	OVERHEAD - GLASS	FBO	FROSTED GLASS, 12" MIN. LOW CLEARANCE TRACK
INTERIOR						
102	A	3' - 0"	6' - 8"	SWING	FBO	20 MIN. FIRE RATED
103	A	3' - 0"	6' - 8"	SWING	FBO	20 MIN. FIRE RATED

Window Schedule - Level								
SEE SCHEDULES SHEET FOR WINDOW TYPES AND COMPLETE SCHEDULE								
Mark	Type	Rough Opening Width	Rough Opening Height	Head Height (BTM OF HDR)	Sill Height (TOP OF SILL)	Operation	Provided By	Comments
MAIN LEVEL								
101	D	5' - 0 3/8"	1' - 6"	14' - 0"	12' - 6"	FIXED	PB DCS	TEMPERED
102	A	5' - 0 3/8"	4' - 11"	9' - 11"	5' - 0"	FIXED ABOVE w/ 18" TALL ANNING BELOW	PB DCS	TEMPERED
103	A	5' - 0 3/8"	4' - 11"	9' - 11"	5' - 0"	FIXED ABOVE w/ 18" TALL ANNING BELOW	PB DCS	TEMPERED
104	A	5' - 0 3/8"	4' - 11"	9' - 11"	5' - 0"	FIXED ABOVE w/ 18" TALL ANNING BELOW	PB DCS	TEMPERED
105	A	5' - 0 3/8"	4' - 11"	9' - 11"	5' - 0"	FIXED ABOVE w/ 18" TALL ANNING BELOW	PB DCS	TEMPERED
106	A	5' - 0 3/8"	4' - 11"	9' - 11"	5' - 0"	FIXED ABOVE w/ 18" TALL ANNING BELOW	PB DCS	TEMPERED

Room Schedule - Level							
NOTE: ROOM AREA MEASURED FROM INTERIOR OF STUD WALL OR USEABLE SPACE.							
Number	Name	Area	Floor Finish	Wall Finish	Ceiling Material	Height	Comments
MAIN LEVEL							
101	GARAGE	1441 SF	1/4" EPOXY O/ CONCRETE W/ RADIANT HEAT, FBO	FBO	5/8" TYPE 'X' GNB, FBO	15' - 0"	
102	ENTRY	171 SF	1/4" EPOXY O/ CONCRETE W/ RADIANT HEAT, FBO	FBO	GNB, FBO	VARIES	
103	MECH.	45 SF	1/4" EPOXY O/ CONCRETE W/ RADIANT HEAT, FBO	FBO	5/8" TYPE 'X' GNB, FBO	15' - 0"	
		1657 SF					

FLOOR PLAN GENERAL NOTES

NOTES APPLY TO SHEETS A-101 AND A-102 ONLY.

- REFERENCE SHEET A-104 FOR COMPLETE WINDOW & DOOR SCHEDULES.
- REFERENCE SHEET A-401 FOR WALL TYPES AND DETAILS.

Drawing Index		
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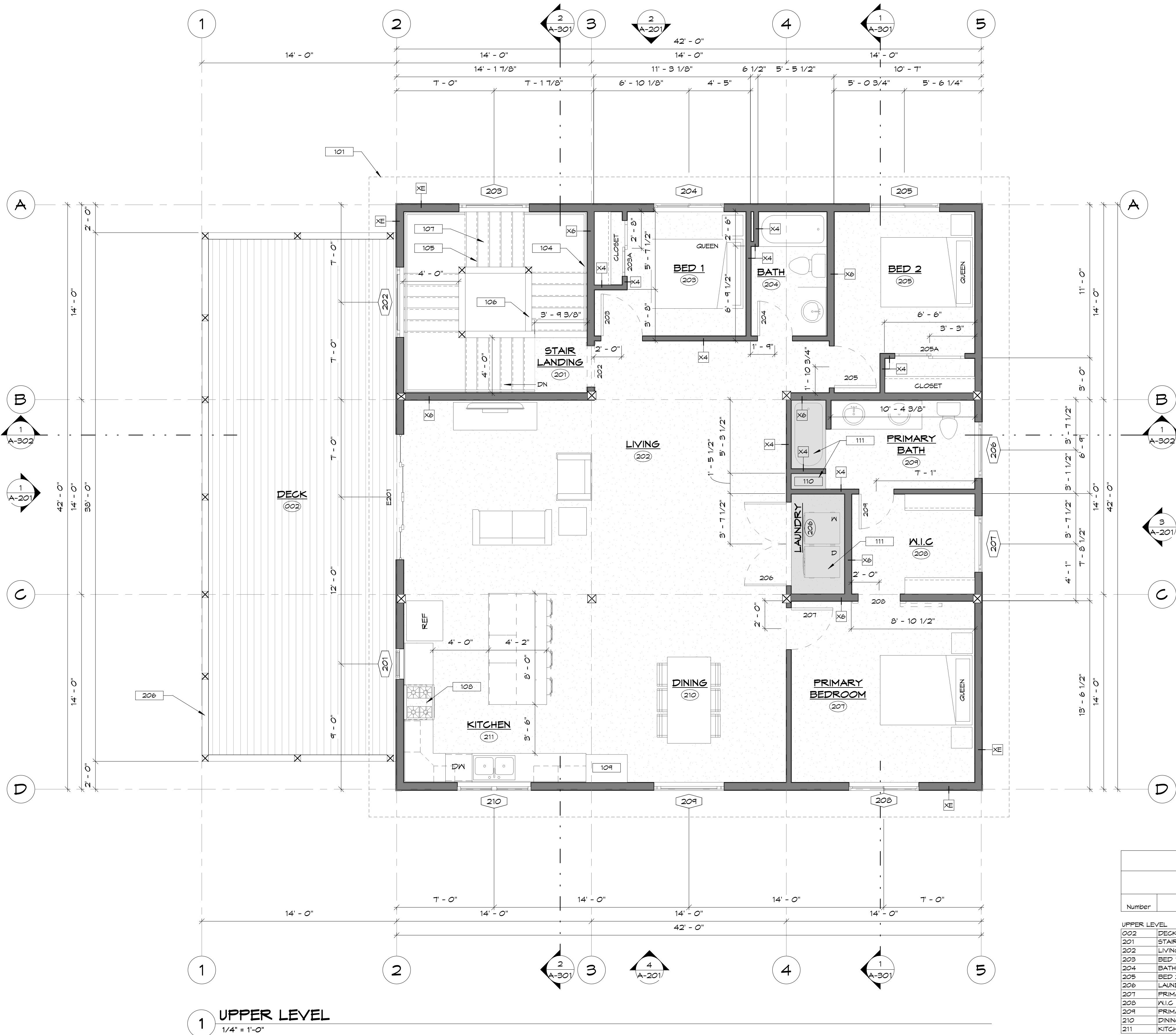
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'SHASTA'

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MAIN LEVEL

A-101



1 UPPER LEVEL
1/4" = 1'-0"

KEYNOTES	
101	ROOF LINE ABOVE
104	HANDRAIL, FBO
105	STAR FRAMING, FB DCS
106	RAILING, FBO
107	STAR TREAD FINISH - 3/4", FBO
108	WOOD 1 VENT ABOVE, FBO
109	PANTRY CABINET
110	LINEN CABINET
111	GREY AREA INDICATES 9'-0" DROPPED CEILING ABOVE
206	RAILING - CABLE, FBO, TOP GAP & BOTTOM RAIL, FB DCS

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AREA - CONDITIONED SPACE

NOTE: CONDITIONED SPACE MEASURED FROM EXTERIOR SURFACES OF EXTERIOR FRAMING & HEAD CLEARANCE ABOVE 48"

CONDITIONED	
ENTRY & MECH.	254 SF CONDITIONED
UPPER LEVEL LIVING	1544 SF CONDITIONED
	1848 SF
OUTDOOR	
DECK	532 SF OUTDOOR
	532 SF
UNCONDITIONED	
MAIN LEVEL SHOP	1510 SF UNCONDITIONED
	1510 SF
GRAND TOTAL	
	3890 SF

Door Schedule - Level

SEE SCHEDULES SHEET FOR DOOR TYPES AND COMPLETE SCHEDULE

Mark	Type	Width	Height	Operation	Provided By	Comments
UPPER LEVEL						
EXTERIOR						
E201	G	8'-0"	6'-8"	4-PANEL SLIDER	FB DCS	
INTERIOR						
202	E	3'-0"	6'-8"	CASED OPENING	FBO	
203	A	3'-0"	6'-8"	SWING	FBO	
203A	B	4'-0"	6'-8"	BI-PASS	FBO	
204	A	2'-6"	6'-8"	SWING	FBO	
205	A	3'-0"	6'-8"	SWING	FBO	
205A	B	5'-0"	6'-8"	BI-PASS	FBO	
206	D	6'-0"	8'-0"	SWING - DOUBLE	FBO	
207	A	3'-0"	6'-8"	SWING	FBO	
209	C	3'-0"	6'-8"	BARN SLIDER	FBO	
209	A	2'-6"	6'-8"	SWING	FBO	

Window Schedule - Level

SEE SCHEDULES SHEET FOR WINDOW TYPES AND COMPLETE SCHEDULE

Mark	Type	Rough Opening Width	Head Height (BTM of HDR)	Sill Height (TOP of SILL)	Operation	Provided By	Comments
UPPER LEVEL							
201	C	2'-2 1/2"	3'-0 7/8"	6'-8 1/8"	DOUBLE HUNG	FB DCS	
202	A	5'-0 3/8"	4'-11"	6'-1"	FIXED ABOVE w/ 18" TALL AWNING BELOW	FB DCS	TEMPERED
203	A	5'-0 3/8"	4'-11"	6'-1"	FIXED ABOVE w/ 18" TALL AWNING BELOW	FB DCS	TEMPERED
204	F	5'-0"	5'-0"	6'-8"	GLIDING	FB DCS	EGRESS
205	F	5'-0"	5'-0"	6'-8"	GLIDING	FB DCS	EGRESS
206	A	4'-0 1/2"	4'-6 1/8"	6'-8 1/8"	FIXED ABOVE w/ 18" TALL AWNING BELOW	FB DCS	
207	A	4'-0 1/2"	4'-6 1/8"	6'-8 1/8"	FIXED ABOVE w/ 18" TALL AWNING BELOW	FB DCS	
208	F	5'-0"	5'-0"	6'-8"	GLIDING	FB DCS	EGRESS
209	A	5'-0 3/8"	4'-11"	6'-1"	FIXED ABOVE w/ 18" TALL AWNING BELOW	FB DCS	
210	E	5'-5 1/4"	5'-0 1/2"	6'-8 1/2"	DOUBLE CASEMENT	FB DCS	

Room Schedule - Level

NOTE: ROOM AREA MEASURED FROM INTERIOR OF STUD WALL OR USEABLE SPACE

Number	Name	Area	Floor Finish	Wall Finish	Ceiling Material	Ceiling Height	Comments
UPPER LEVEL							
002	DECK	524 SF	GLAM SHELL GREY WATER-PROOFED TREX DECKING, FB DCS	-	-	-	
201	STAIR LANDING	17 SF	3/4" FLOORING O/ GYP-CRETE w/ RADIANT HEAT, FBO	FBO	G/NB, FBO	-	
202	LIVING	453 SF	3/4" FLOORING O/ GYP-CRETE w/ RADIANT HEAT, FBO	FBO	G/NB, FBO	VARIES	
203	BED 1	46 SF	3/4" FLOORING O/ GYP-CRETE w/ RADIANT HEAT, FBO	FBO	G/NB, FBO	VARIES	
204	BATH	47 SF	3/4" FLOORING O/ GYP-CRETE w/ RADIANT HEAT, FBO	FBO	G/NB, FBO	VARIES	
205	BED 2	130 SF	3/4" FLOORING O/ GYP-CRETE w/ RADIANT HEAT, FBO	FBO	G/NB, FBO	VARIES	
206	LAUNDRY	27 SF	3/4" FLOORING O/ GYP-CRETE w/ RADIANT HEAT, FBO	FBO	G/NB, FBO	9'-0"	DROPPED CEILING
207	PRIMARY BEDROOM	171 SF	3/4" FLOORING O/ GYP-CRETE w/ RADIANT HEAT, FBO	FBO	G/NB, FBO	VARIES	
209	W.I.C	63 SF	3/4" FLOORING O/ GYP-CRETE w/ RADIANT HEAT, FBO	FBO	G/NB, FBO	VARIES	
209	PRIMARY BATH	32 SF	3/4" FLOORING O/ GYP-CRETE w/ RADIANT HEAT, FBO	FBO	G/NB, FBO	VARIES	
210	DINING	184 SF	3/4" FLOORING O/ GYP-CRETE w/ RADIANT HEAT, FBO	FBO	G/NB, FBO	VARIES	
211	KITCHEN	182 SF	3/4" FLOORING O/ GYP-CRETE w/ RADIANT HEAT, FBO	FBO	G/NB, FBO	VARIES	
		1406 SF					

FLOOR PLAN GENERAL NOTES

NOTES APPLY TO SHEETS A-101 AND A-102 ONLY.

- REFERENCE SHEET A-104 FOR COMPLETE WINDOW & DOOR SCHEDULES.
- REFERENCE SHEET A-401 FOR WALL TYPES AND DETAILS.

Drawing Index		
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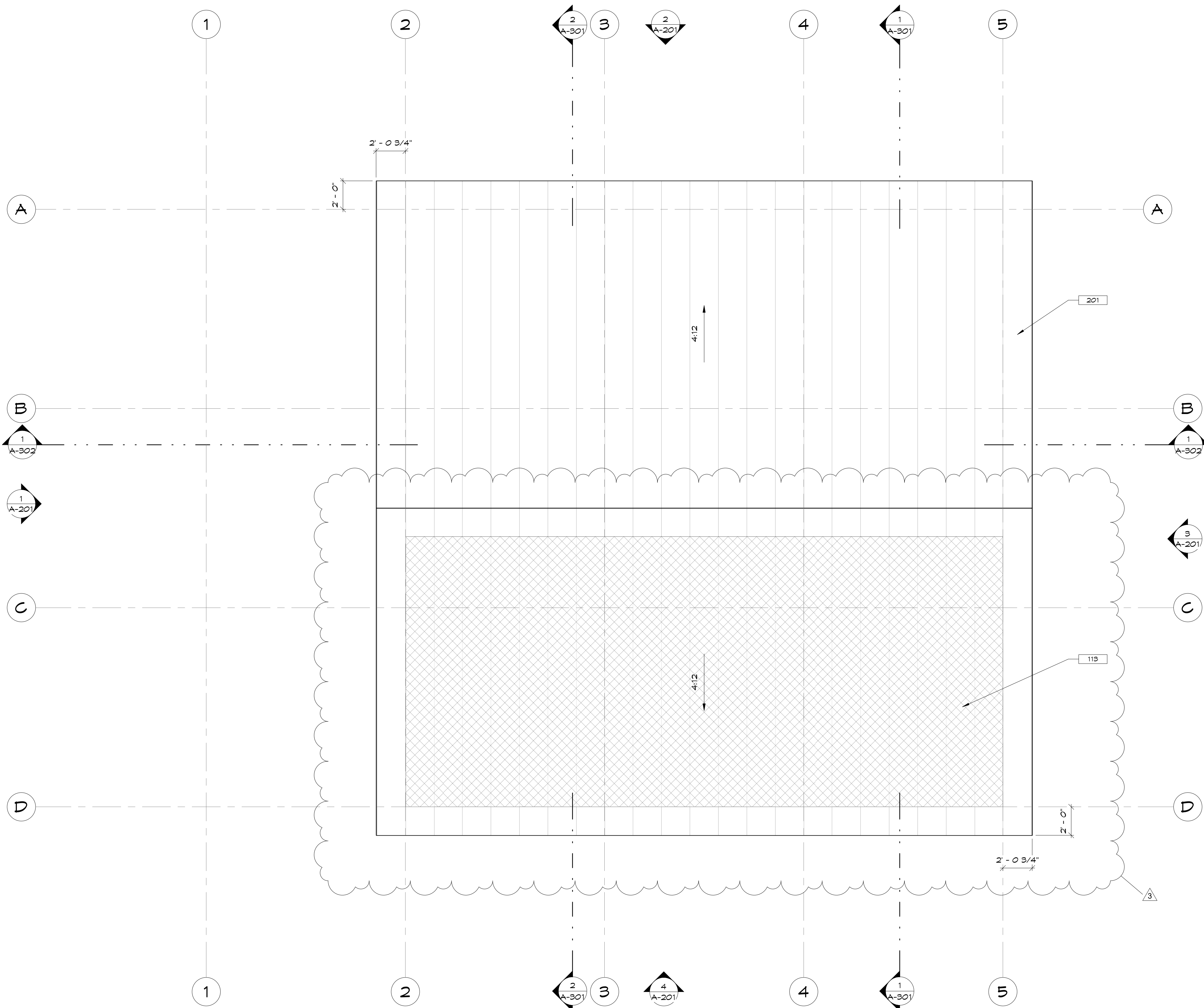
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'SHASTA'

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MILNER, CO 80477

UPPER
LEVEL

A-102



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

KEYNOTES	
11B	SOLAR READY ZONE
201	ROOFING MATERIAL - SUNSTYLE SOLAR PANELS O/ SYNTHETIC UNDERLAYMENT, PBO

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Drawing Index		
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MILNER, CO 80477

ROOF PLAN

A-103

DRAWN BY
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ROOF PLAN GENERAL NOTES

NOTES APPLY TO SHEET A-103 ONLY.

ROOFING MATERIALS TO BE PROVIDED BY OTHERS INCLUDE: ROOFING MATERIAL FINISH, MOISTURE BARRIER, VENTING, GUTTERS, FLASHING, NAILS, WATER PROOFING.

RES02.1 ADDITIONAL ELECTRIC INFRASTRUCTURE. COMBUSTION EQUIPMENT IN RESIDENTIAL BUILDINGS MUST MEET THE REQUIREMENTS OF SECTIONS RES02.2 THROUGH RES02.6.

EXCEPTIONS:

- INTERIOR FIREPLACES THAT DO NOT SERVE AS A PRIMARY SOURCE OF HEATING
- EXTERIOR FIREPLACES AND FIREPITS.

RES02.2 COMBUSTION EQUIPMENT. COMBUSTION EQUIPMENT SHALL BE PROVIDED WITH ALL OF THE FOLLOWING:

- A DEDICATED, APPROPRIATELY PHASED BRANCH CIRCUIT SIZED TO ACCOMMODATE FUTURE ELECTRIC EQUIPMENT OR APPLIANCES TO SERVE A COMPARABLE CAPACITY TO MEET THE HEATING LOAD.
- AN ELECTRIC RECEPTACLE OR JUNCTION BOX THAT MEETS THE REQUIREMENTS OF SECTION RES02.5, AND IS CONNECTED TO THE ELECTRICAL PANEL THROUGH THE BRANCH CIRCUIT. EACH ELECTRICAL RECEPTACLE OR JUNCTION BOX SHALL HAVE REASONABLE ACCESS TO THE COMBUSTION EQUIPMENT OR DEDICATED PHYSICAL SPACE FOR FUTURE ELECTRIC EQUIPMENT WITH NO OBSTRUCTIONS OTHER THAN THE CURRENT COMBUSTION EQUIPMENT.
- WHERE COMBUSTION EQUIPMENT IS USED FOR SPACE OR WATER HEATING, DEDICATED PHYSICAL SPACE SHALL BE PROVIDED FOR FUTURE ELECTRIC EQUIPMENT, INCLUDING AN ELECTRIC RESISTANCE BACKUP COIL FOR DUCTED SYSTEMS, IF APPLICABLE.

RES02.3 ELECTRICAL PANEL SPACE. THE ELECTRICAL PANEL SHALL HAVE A RESERVED SPACE FOR A MINIMUM TWO-POLE CIRCUIT BREAKER FOR EACH BRANCH CIRCUIT PROVIDED FOR FUTURE ELECTRIC EQUIPMENT OR APPLIANCES.

RES02.4 LABELING. THE JUNCTION BOX OR RECEPTACLE AND THE DEDICATED CIRCUIT BREAKER SPACE SERVING FUTURE ELECTRIC EQUIPMENT OR APPLIANCES IN THE ELECTRICAL PANEL SHALL BE LABELED FOR THEIR INTENDED USE.

RES02.5 ADJACENCY. THE ELECTRICAL RECEPTACLE OR JUNCTION BOX MUST BE PROVIDED WITHIN 3 FEET OF THE COMBUSTION EQUIPMENT OR APPLIANCES, OR WITHIN 3 FEET OF THE DEDICATED PHYSICAL SPACE FOR FUTURE ELECTRIC EQUIPMENT OR APPLIANCES.

EXCEPTION: FOR COMBUSTION EQUIPMENT DEDICATED TO SPACE OR WATER HEATING, THE ELECTRICAL RECEPTACLE OR JUNCTION BOX SHALL BE LOCATED NOT MORE THAN 6 FEET FROM THE COMBUSTION EQUIPMENT OR THE DEDICATED PHYSICAL SPACE FOR FUTURE ELECTRIC EQUIPMENT.

AREA - CONDITIONED SPACE

NOTE: CONDITIONED SPACE MEASURED FROM EXTERIOR SURFACES OF EXTERIOR FRAMING & HEAD CLEARANCE ABOVE 48"

CONDITIONED		254 SF	CONDITIONED
ENTRY & MECH.		1544 SF	CONDITIONED
UPPER LEVEL LIVING		1848 SF	
OUTDOOR DECK		532 SF	OUTDOOR
UNCONDITIONED		1510 SF	UNCONDITIONED
MAIN LEVEL SHOP		1510 SF	
GRAND TOTAL		3840 SF	

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KEYNOTES - FULL SCHEDULE

101	ROOF LINE ABOVE
102	DECK LINE ABOVE
103	(1) LAYER 5/8" TYPE 'X' GNB FINISH, ONE-HOUR RATED, FBO
104	HANDRAIL, FBO
105	STAIR FRAMING, FB DCS
106	RAILING, FBO
107	STAIR TREAD FINISH - 3/4", FBO
108	HOOD & VENT ABOVE, FBO
109	PANTRY CABINET
110	LINEN CABINET
111	GREY AREA INDICATES 9'-0" DROPPED CEILING ABOVE
112	EY CHARGER
113	SOLAR READY ZONE
201	ROOFING MATERIAL - SUNSTYLE SOLAR PANELS O/ SYNTHETIC UNDERLAYMENT, FBO
202	SIDING - METAL STANDING BEAM O/ MRSB, FBO
203	CORNER TRIM - METAL, FBO
204	WINDOW & DOOR TRIM - METAL, FBO
205	FASCIA - METAL, FBO
206	RAILING - GABLE, FBO; TOP CAP & BOTTOM RAIL, FB DCS
207	POST KNEE BRACE - TIMBER FRAMED, FB DCS
208	FROSTED GLASS ON OVERHEAD DOORS
209	MAINS COT - STONE MAINSCOT, METAL TRIM & FLASHING, FBO
210	RAILING POSTS, FB DCS
211	DECK TRIM, FBO
212	KNIFE PLATE - BUILDER FRIENDLY, FB DCS, PER STRUCTURAL
301	6" SLAB - CONCRETE W/ RADIANT TUBING, FBO, PER STRUCTURAL
302	4" SLAB - CONCRETE, SLOPED 1/8"/1'-0" AWAY FROM STRUCTURE, FBO, PER STRUCTURAL
303	STEM WALL - 8" WIDE STEM WALL W/ 6" CURB, FBO, PER STRUCTURAL
304	FOOTING - CONTINUOUS SPREAD FOOTING, FBO, PER STRUCTURAL
305	JOIST - 14" TALL OPEN WEBBED FLOOR TRUSSES, FB DCS, PER STRUCTURAL
306	FLOOR - 1 1/8" FLOOR SHEATHING, FB DCS; W/ 1 1/2" GYP-CRETE W/ RADIANT TUBING, FBO, PER STRUCTURAL
307	RAFTER - 2x12 PER STRUCTURAL, FB DCS
308	DECK FRAMING - JOISTS AND BEAMS W/ KLEAR GARD25 TREATMENT, FB DCS, PER STRUCTURAL
309	GLAM SHELL GREY WATER-PROOFED TREX DECKING, FB DCS
310	2x6 DROPPED CEILING FRAMING, FB DCS
311	CONCRETE GRADE BEAM PER STRUCTURAL

Room Schedule

NOTE: ROOM AREA MEASURED FROM INTERIOR OF STUD WALL OR USEABLE SPACE.

Number	Name	Area	Floor Finish	Wall Finish	Ceiling	Height	Comments
MAIN LEVEL							
101	GARAGE	1441 SF	1/4" EPOXY O/ CONCRETE W/ RADIANT HEAT, FBO	FBO	5/8" TYPE 'X' GNB, FBO	15' - 0"	
102	ENTRY	171 SF	1/4" EPOXY O/ CONCRETE W/ RADIANT HEAT, FBO	FBO	GNB, FBO	VARIES	
103	MECH.	45 SF	1/4" EPOXY O/ CONCRETE W/ RADIANT HEAT, FBO	FBO	5/8" TYPE 'X' GNB, FBO	15' - 0"	
UPPER LEVEL							
202	DECK	524 SF	GLAM SHELL GREY WATER-PROOFED TREX DECKING, FB DCS	-	-	-	
201	STAIR LANDING	17 SF	3/4" FLOORING O/ GYP-CRETE W/ RADIANT HEAT, FBO	FBO	GNB, FBO		
202	LIVING	459 SF	3/4" FLOORING O/ GYP-CRETE W/ RADIANT HEAT, FBO	FBO	GNB, FBO	VARIES	
203	BED 1	46 SF	3/4" FLOORING O/ GYP-CRETE W/ RADIANT HEAT, FBO	FBO	GNB, FBO	VARIES	
204	BATH	41 SF	3/4" FLOORING O/ GYP-CRETE W/ RADIANT HEAT, FBO	FBO	GNB, FBO	VARIES	
205	BED 2	130 SF	3/4" FLOORING O/ GYP-CRETE W/ RADIANT HEAT, FBO	FBO	GNB, FBO	VARIES	
206	LAUNDRY	27 SF	3/4" FLOORING O/ GYP-CRETE W/ RADIANT HEAT, FBO	FBO	GNB, FBO	4'-0"	DROPPED CEILING
207	PRIMARY BEDROOM	171 SF	3/4" FLOORING O/ GYP-CRETE W/ RADIANT HEAT, FBO	FBO	GNB, FBO	VARIES	
208	KI/C	63 SF	3/4" FLOORING O/ GYP-CRETE W/ RADIANT HEAT, FBO	FBO	GNB, FBO	VARIES	
209	PRIMARY BATH	82 SF	3/4" FLOORING O/ GYP-CRETE W/ RADIANT HEAT, FBO	FBO	GNB, FBO	VARIES	
210	DINING	184 SF	3/4" FLOORING O/ GYP-CRETE W/ RADIANT HEAT, FBO	FBO	GNB, FBO	VARIES	
211	KITCHEN	182 SF	3/4" FLOORING O/ GYP-CRETE W/ RADIANT HEAT, FBO	FBO	GNB, FBO	VARIES	
		3843 SF					

Window Schedule

NOTE: REFERENCE MANUFACTURER SPECS FOR WINDOW INSTALLATION. DIMENSIONS ARE APPROXIMATE, VERIFY MANUFACTURER SPECIFICATIONS FOR EXACT SIZE.

Mark	Type	Rough Opening		Head Height (BTM of HDR)	Sill Height (TOP of HDR)	Operation	Finish Color		U Factor	Manufacturer	Provided By	Comments
		Width	Height				Interior	Exterior				
101	ID	5' - 0 3/8"	1' - 6"	14' - 0"	12' - 6"	FIXED	BLACK	BLACK	0.24	ANDERSEN 400 SERIES	FB DCS	TEMPERED
102	A	5' - 0 3/8"	4' - 11"	4' - 11"	5' - 0"	FIXED ABOVE W/ 18" TALL AWNING BELOW	BLACK	BLACK	A1: 0.24, A2: 0.27	ANDERSEN 400 SERIES	FB DCS	TEMPERED
103	A	5' - 0 3/8"	4' - 11"	4' - 11"	5' - 0"	FIXED ABOVE W/ 18" TALL AWNING BELOW	BLACK	BLACK	A1: 0.24, A2: 0.27	ANDERSEN 400 SERIES	FB DCS	TEMPERED
104	A	5' - 0 3/8"	4' - 11"	4' - 11"	5' - 0"	FIXED ABOVE W/ 18" TALL AWNING BELOW	BLACK	BLACK	A1: 0.24, A2: 0.27	ANDERSEN 400 SERIES	FB DCS	TEMPERED
105	A	5' - 0 3/8"	4' - 11"	4' - 11"	5' - 0"	FIXED ABOVE W/ 18" TALL AWNING BELOW	BLACK	BLACK	A1: 0.24, A2: 0.27	ANDERSEN 400 SERIES	FB DCS	TEMPERED
106	A	5' - 0 3/8"	4' - 11"	4' - 11"	5' - 0"	FIXED ABOVE W/ 18" TALL AWNING BELOW	BLACK	BLACK	A1: 0.24, A2: 0.27	ANDERSEN 400 SERIES	FB DCS	TEMPERED
UPPER LEVEL												
201	C	12' - 2 1/8"	5' - 0 7/8"	6' - 8 7/8"	5' - 8"	DOUBLE HUNG	BLACK	BLACK	0.3	ANDERSEN 400 SERIES	FB DCS	
202	A	5' - 0 3/8"	4' - 11"	6' - 7"	1' - 8"	FIXED ABOVE W/ 18" TALL AWNING BELOW	BLACK	BLACK	0.3	ANDERSEN 400 SERIES	FB DCS	TEMPERED
203	A	5' - 0 3/8"	4' - 11"	6' - 7"	1' - 8"	FIXED ABOVE W/ 18" TALL AWNING BELOW	BLACK	BLACK	0.3	ANDERSEN 400 SERIES	FB DCS	TEMPERED
204	F	5' - 0"	5' - 0"	6' - 8"	1' - 8"	GLIDING	BLACK	BLACK	0.3	ANDERSEN 400 SERIES	FB DCS	EGRESS
205	F	5' - 0"	5' - 0"	6' - 8"	1' - 8"	GLIDING	BLACK	BLACK	0.3	ANDERSEN 400 SERIES	FB DCS	EGRESS
206	A	4' - 0 1/2"	4' - 6 1/8"	6' - 8 1/8"	2' - 2"	FIXED ABOVE W/ 18" TALL AWNING BELOW	BLACK	BLACK	A1: 0.24, A2: 0.27	ANDERSEN 400 SERIES	FB DCS	
207	A	4' - 0 1/2"	4' - 6 1/8"	6' - 8 1/8"	2' - 2"	FIXED ABOVE W/ 18" TALL AWNING BELOW	BLACK	BLACK	A1: 0.24, A2: 0.27	ANDERSEN 400 SERIES	FB DCS	
208	F	5' - 0"	5' - 0"	6' - 8"	1' - 8"	GLIDING	BLACK	BLACK	0.3	ANDERSEN 400 SERIES	FB DCS	EGRESS
209	A	5' - 0 3/8"	4' - 11"	6' - 7"	1' - 8"	FIXED ABOVE W/ 18" TALL AWNING BELOW	BLACK	BLACK	A1: 0.24, A2: 0.27	ANDERSEN 400 SERIES	FB DCS	
210	E	5' - 3 1/4"	5' - 0 1/2"	6' - 8 1/2"	5' - 8"	DOUBLE CASEMENT	BLACK	BLACK	0.28	ANDERSEN 400 SERIES	FB DCS	
Grand total: 16												

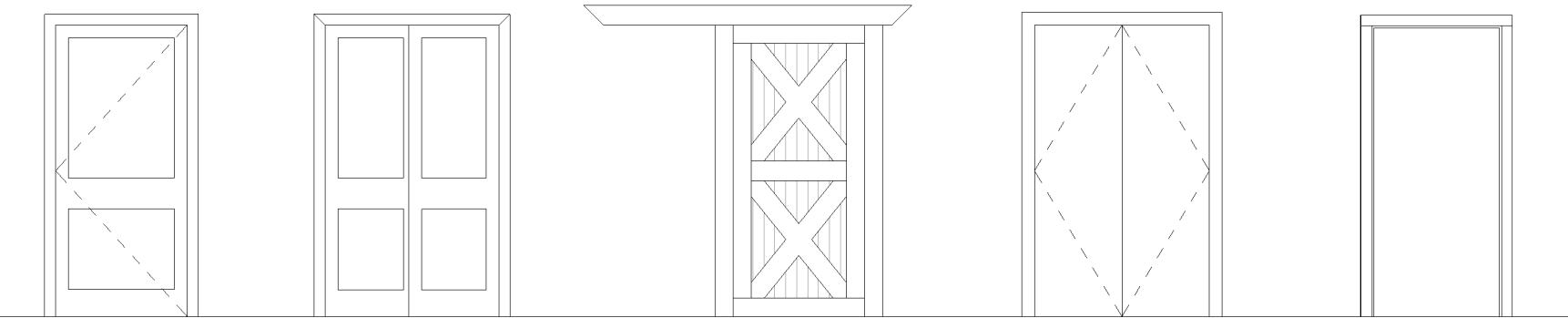
Door Schedule

NOTE: REFERENCE MANUFACTURER SPECS FOR WINDOW INSTALLATION. DIMENSIONS ARE APPROXIMATE, VERIFY MANUFACTURER SPECIFICATIONS FOR EXACT SIZE.

Mark	Type	Width	Height	Operation	Door Swing	Finish	Grade	Manufacturer	Provided By	Comments
MAIN LEVEL										
EXTERIOR										
E101	F	3' - 0"	6' - 8"	HALF-LITE	RHS	GLASS	EXTERIOR	-	FBO	
E102	F	3' - 0"	6' - 8"	HALF-LITE	RHS	GLASS	EXTERIOR	-	FBO	
OH101	H	12' - 0"	14' - 0"	OVERHEAD - GLASS	-	GLASS	EXTERIOR	-	FBO	FROSTED GLASS, 12" MIN. LOW CLEARANCE TRACK
OH102	H	10' - 0"	12' - 0"	OVERHEAD - GLASS	-	GLASS	EXTERIOR	-	FBO	FROSTED GLASS
OH103	H	12' - 0"	14' - 0"	OVERHEAD - GLASS	-	GLASS	EXTERIOR	-	FBO	FROSTED GLASS, 12" MIN. LOW CLEARANCE TRACK
INTERIOR										
102	A	3' - 0"	6' - 8"	SWING	RHS	-	INTERIOR	-	FBO	20 MIN. FIRE RATED
103	A	3' - 0"	6' - 8"	SWING	LHS	-	INTERIOR	-	FBO	20 MIN. FIRE RATED
UPPER LEVEL										
E201	G	4' - 0"	6' - 8"	4-PANEL SLIDER	-	GLASS	EXTERIOR	ANDERSEN A SERIES	FB DCS	
INTERIOR										
202	E	3' - 0"	6' - 8"	CASED OPENING	-	-	INTERIOR	-	FBO	
203	A	3' - 0"	6' - 8"	SWING	LHS	-	INTERIOR	-	FBO	
203A	B	4' - 0"	6' - 8"	BI-PASS	-	-	INTERIOR	-	FBO	
204	A	2' - 6"	6' - 8"	SWING	LHS	-	INTERIOR	-	FBO	
205	A	3' - 0"	6' - 8"	SWING	RHS	-	INTERIOR	-	FBO	
205A	B	5' - 0"	6' - 8"	BI-PASS	-	-	INTERIOR	-	FBO	
206	D	6' - 0"	8' - 0"	SWING - DOUBLE	-	-	INTERIOR	-	FBO	
207	A	3' - 0"	6' - 8"	SWING	LHS	-	INTERIOR	-	FBO	
208	C	3' - 0"	6' - 8"	BARN SLIDER	RHS	-	INTERIOR	-	FBO	
209	A	2' - 6"	6' - 8"	SWING	RHS	-	INTERIOR	-	FBO	
Grand total: 18										

WINDOW TYPES

NOTE: LEGENDS ARE VISUAL REPRESENTATIONS OF WINDOW STYLE. ACTUAL WINDOWS MAY DIFFER IN APPEARANCE



A

B

C

D

E

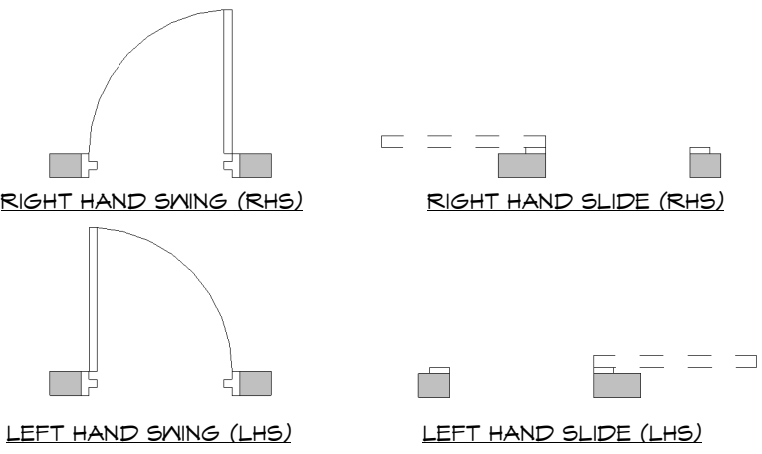
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G

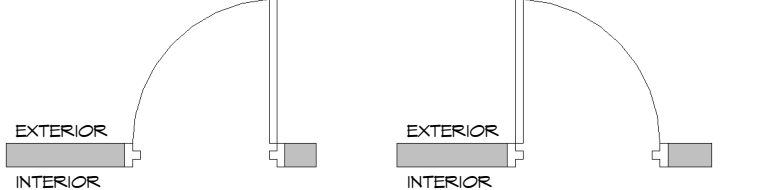
H

NOTE:
LEGENDS ARE VISUAL REPRESENTATIONS OF DOOR STYLE. ACTUAL DOORS MAY DIFFER IN APPEARANCE.
GLAZING WITHIN DOOR SYSTEMS TO BE TEMPERED.

DOOR TYPES



EXTERIOR INSWING & INTERIOR DOORS



EXTERIOR OUTSWING DOORS

DOOR SWING/SLIDE EX.



11251 SE 232nd AVE
DAMASCUS, OR 97089

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Drawing Index

No.	Date	Description
1	03.14.25	REV 1
3	04.16.25	REV 3

LUKE & CARISSA
BERLET

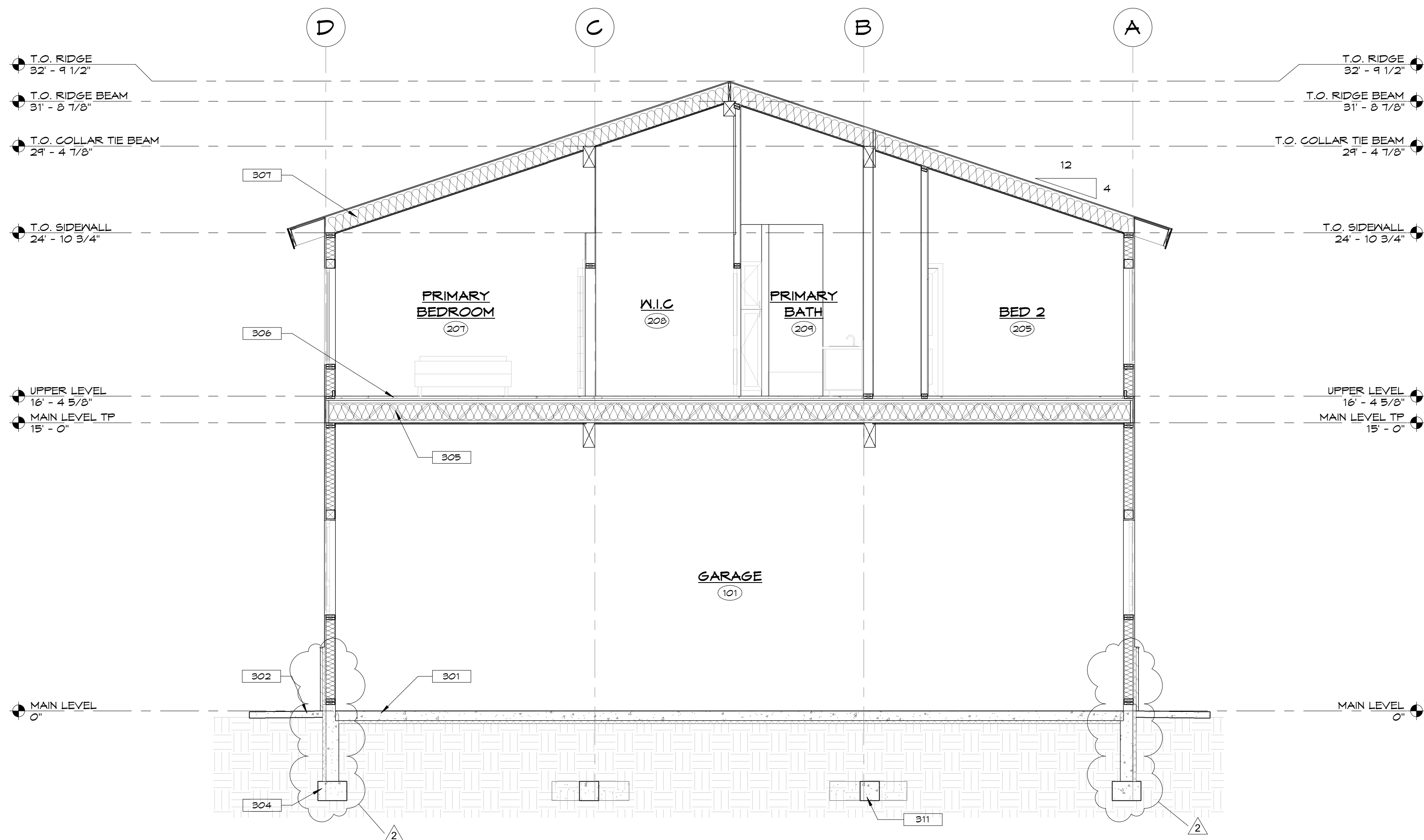
BERLET
'SHASTA'

38980 MAIN STREET
MILNER, CO 80477

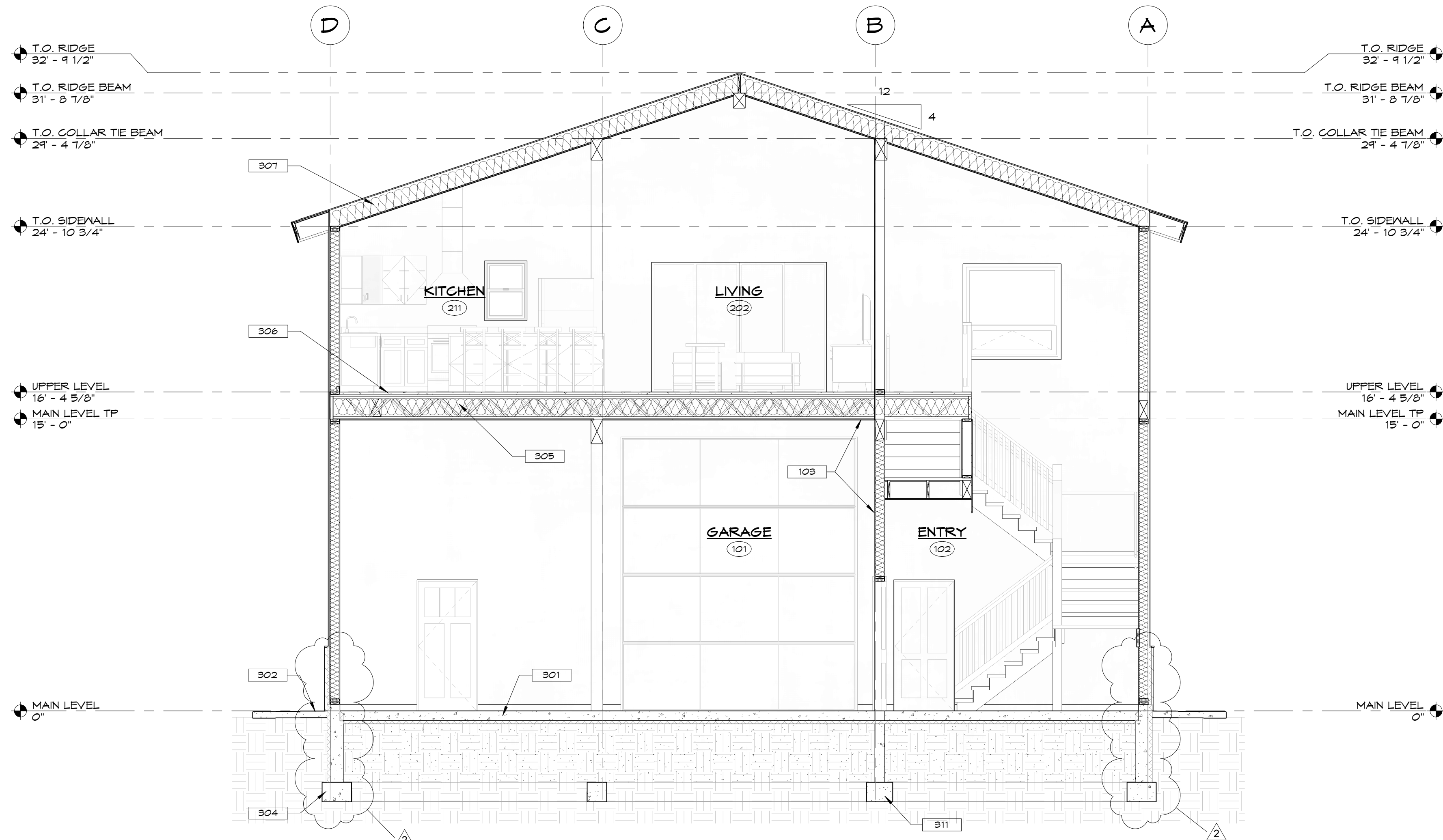
SCHEDULES

A-104

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1 BUILDING SECTION A
1/4" = 1'-0"



2 BUILDING SECTION B
1/4" = 1'-0"

KEYNOTES	
103	(1) LAYER 5/8" TYPE 'X' GWB FINISH, ONE-HOUR RATED, PBO
301	6" SLAB - CONCRETE W/ RADIANT TUBING, PBO, PER STRUCTURAL
302	4" SLAB - CONCRETE, SLOPED 1/8"/1'-0" AWAY FROM STRUCTURE, PBO, PER STRUCTURAL
304	FOOTING - CONTINUOUS SPREAD FOOTING, PBO, PER STRUCTURAL
305	JOIST - 14" TALL OPEN WEBBED FLOOR TRUSSES, PB DCS, PER STRUCTURAL
306	FLOOR - 1 1/8" FLOOR SHEATHING, PB DCS; W/ 1 1/2" GYP-CRETE W/ RADIANT TUBING, PBO, PER STRUCTURAL
307	RAFTER - 2x12 PER STRUCTURAL, PB DCS
B11	CONCRETE GRADE BEAM PER STRUCTURAL

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FOR
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COMPLIANCE
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11251 SE 232nd AVE
DAMASCUS, OR 97089

Drawing Index		
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1	03.14.25	REV 1
2	04.04.25	REV 2

LUKE & GARISSA
BERLET

BERLET
'SHASTA'

38980 MAIN STREET
MILNER, CO 80477

SECTIONS

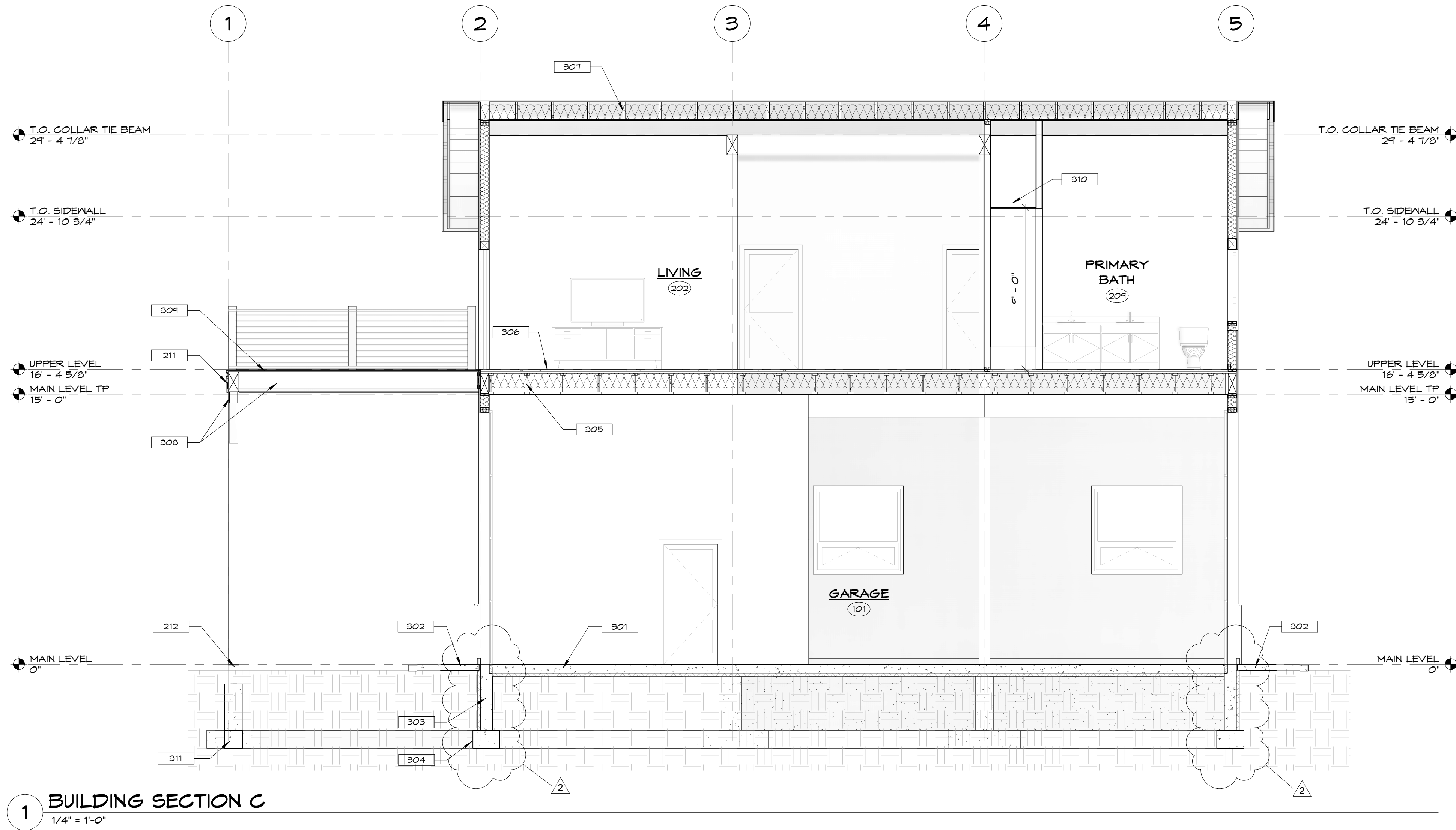
A-301

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SECTION GENERAL NOTES

NOTES APPLY TO SHEETS A-301 AND A-302 ONLY.

- CLIMATE ZONE 1B:
 - WINDOWS:
 - FENESTRATION U-FACTOR: U-0.30 MIN.
 - SKYLIGHT U-FACTOR: U-0.55 MIN.
 - GLAZED FENESTRATION SHGC: NR
 - INSULATION:
 - CEILING R-VALUE: R-60 MIN. SPRAY FOAM
 - WOOD FRAME WALL R-VALUE: R-30 MIN. SPRAY FOAM
 - FLOOR R-VALUE: R-35 MIN.
 - FOUNDATION:
 - SLAB R-VALUE AND DEPTH: 100, 4 FT



1 BUILDING SECTION C
1/4" = 1'-0"

KEYNOTES

211	DECK TRIM, PBO
212	KNIFE PLATE - BUILDER FRIENDLY, PB DCS, PER STRUCTURAL
301	6" SLAB - CONCRETE w/ RADIANT TUBING, PBO, PER STRUCTURAL
302	4" SLAB - CONCRETE, SLOPED 1/8"/1'-0" AWAY FROM STRUCTURE, PBO, PER STRUCTURAL
303	STEM WALL - 8" WIDE STEM WALL w/ 6" CURB, PBO, PER STRUCTURAL
304	FOOTING - CONTINUOUS SPREAD FOOTING, PBO, PER STRUCTURAL
305	JOIST - 14" TALL OPEN WEBBED FLOOR TRUSSES, PB DCS, PER STRUCTURAL
306	FLOOR - 1 1/2" FLOOR SHEATHING, PB DCS; w/ 1 1/2" GYP-CRETE w/ RADIANT TUBING, PBO, PER STRUCTURAL
307	RAFTER - 2X12 PER STRUCTURAL, PB DCS
308	DECK FRAMING - JOISTS AND BEAMS w/ KLEAR GARD25 TREATMENT, PB DCS, PER STRUCTURAL
309	GLAM SHELL GREY WATER-PROOFED TREX DECKING, PB DCS
310	2x6 DROPPED CEILING FRAMING, PB DCS
311	CONCRETE GRADE BEAM PER STRUCTURAL

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Drawing Index

No.	Date	Description
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2	04.09.25	REV 2

LUKE & CARISSA
BERLET

BERLET
'SHASTA'

38980 MAIN STREET
MILNER, CO 80477

SECTIONS

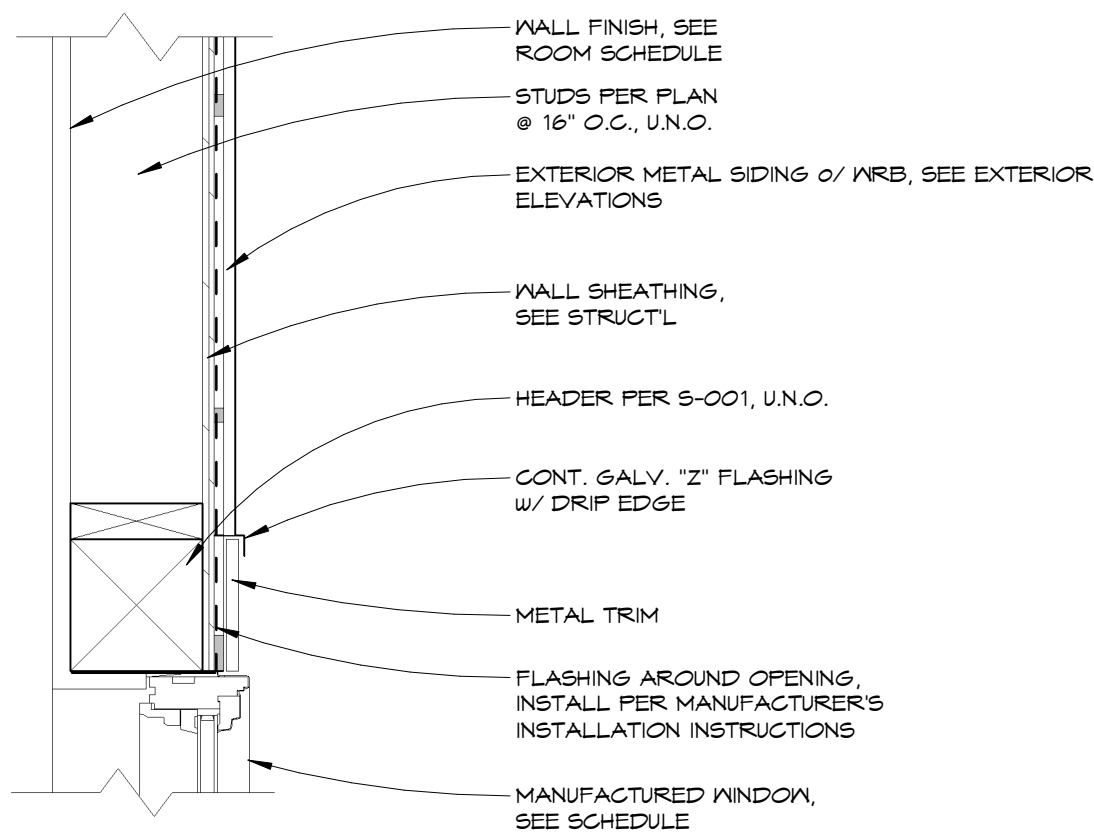
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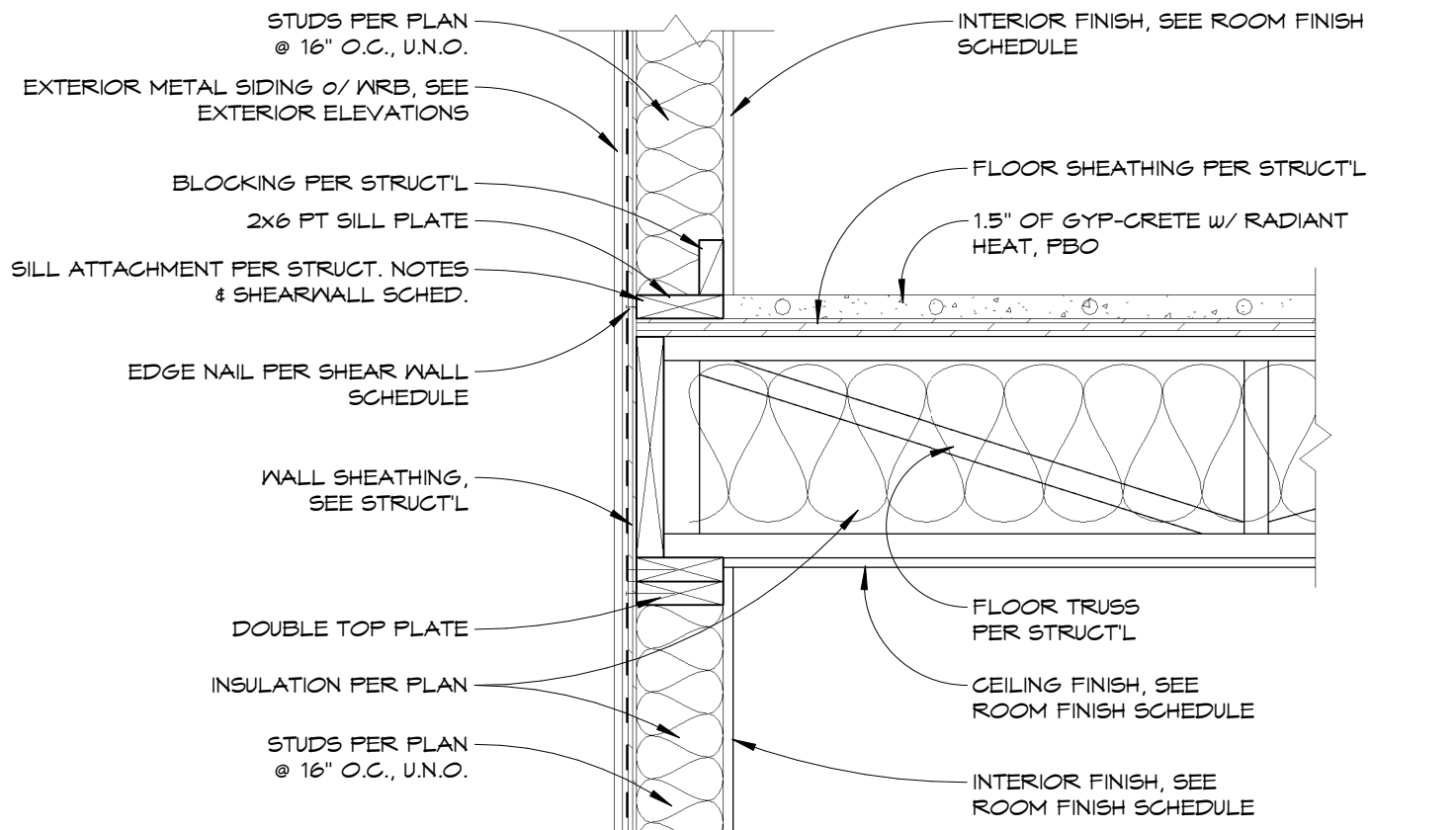
SECTION GENERAL NOTES

NOTES APPLY TO SHEETS A-301 AND A-302 ONLY.

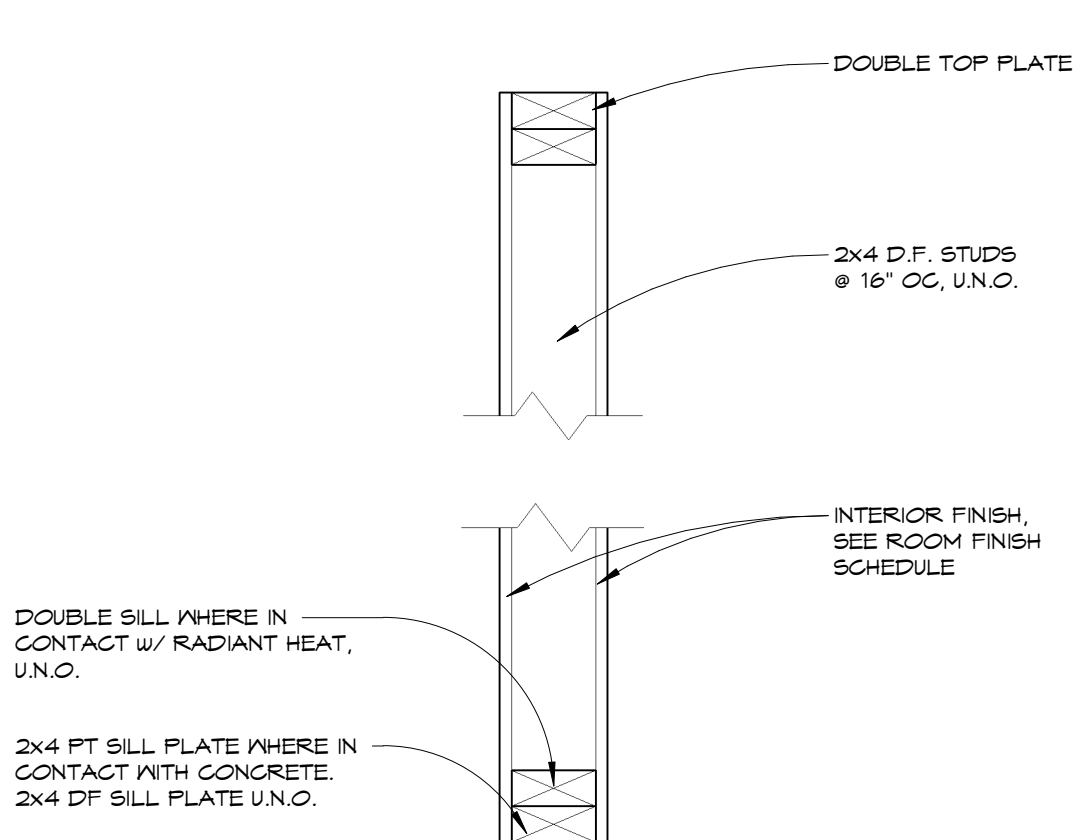
- CLIMATE ZONE 1B:
 - WINDOWS:
 - FENESTRATION U-FACTOR : U-0.30 MIN.
 - SKYLIGHT U-FACTOR: U-0.55 MIN.
 - GLAZED FENESTRATION SHGC: NR
 - INSULATION:
 - CEILING R-VALUE: R-60 MIN. SPRAY FOAM
 - WOOD FRAME WALL R-VALUE: R-30 MIN. SPRAY FOAM
 - FLOOR R-VALUE: R-35 MIN.
 - FOUNDATION:
 - SLAB R-VALUE AND DEPTH: 100, 4 FT



NOTE:
INSTALL WRB PER MANUFACTURER SPECS.
INSULATION NOT SHOWN FOR CLARITY.



NOTE:
INSTALL WRB PER MANUFACTURER SPECS.

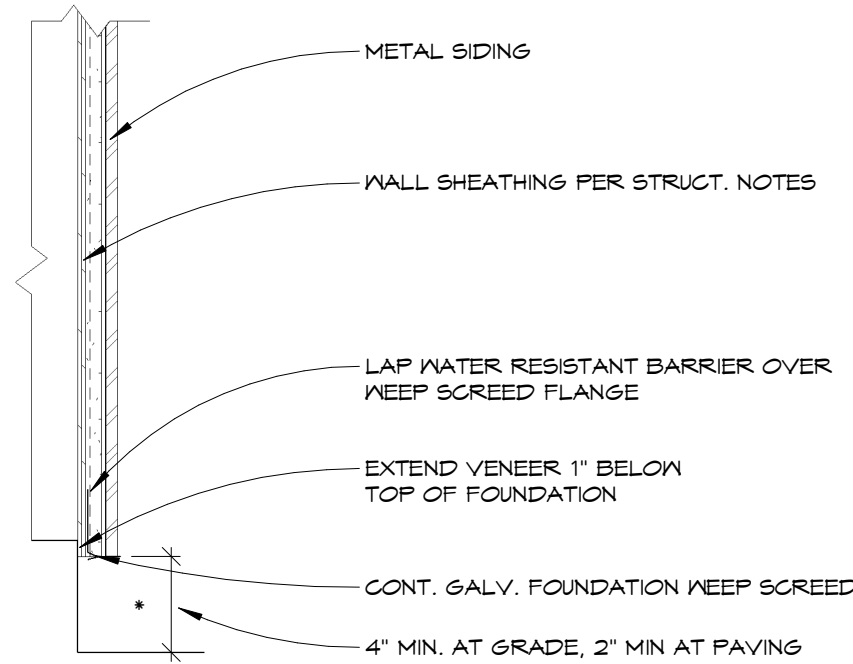


REVIEWED
FOR
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COMPLIANCE
04/28/2025

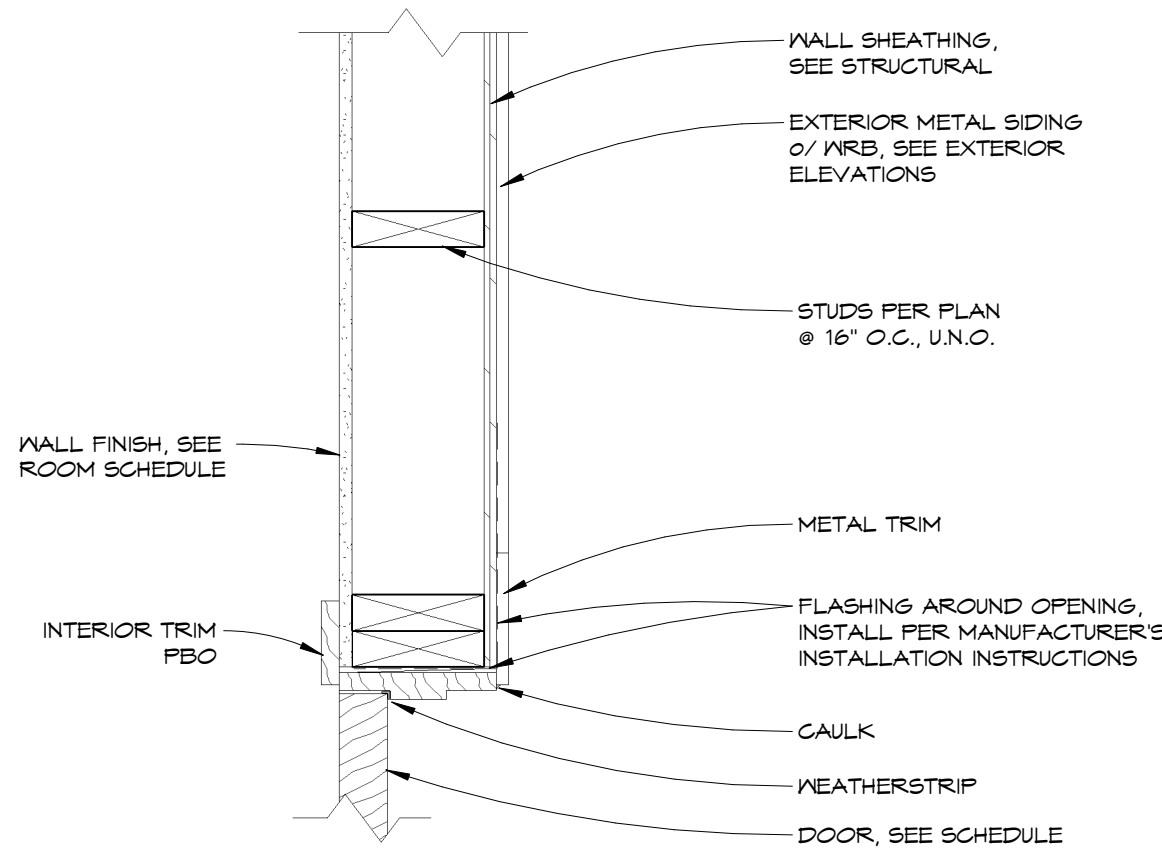


11251 SE 232nd AVE
DAMASCUS, OR 97089

9 WINDOW HEADER
1 1/2" = 1'-0"



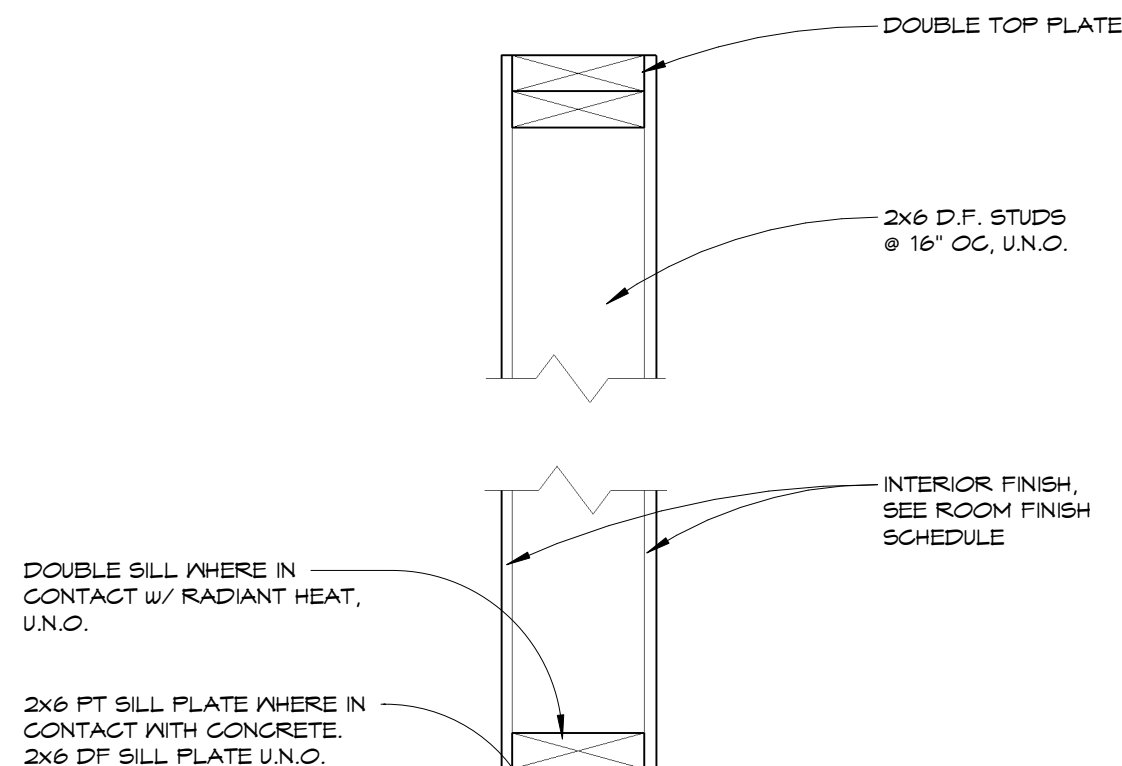
5 WALL TYPE - XE @ FLOOR
1" = 1'-0"



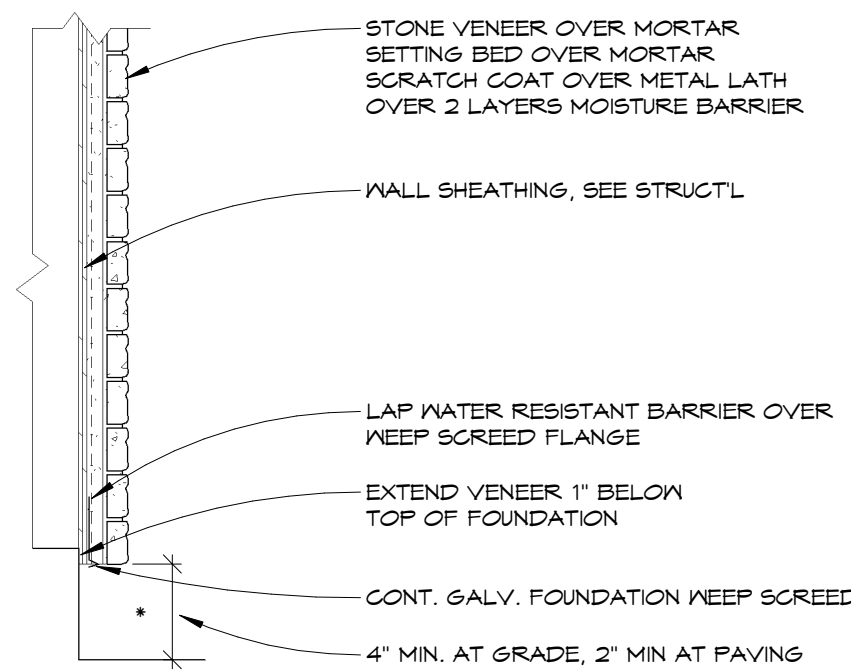
PLAN VIEW

NOTE:
INSTALL WRB PER MANUFACTURER SPECS.
INSULATION NOT SHOWN FOR CLARITY.

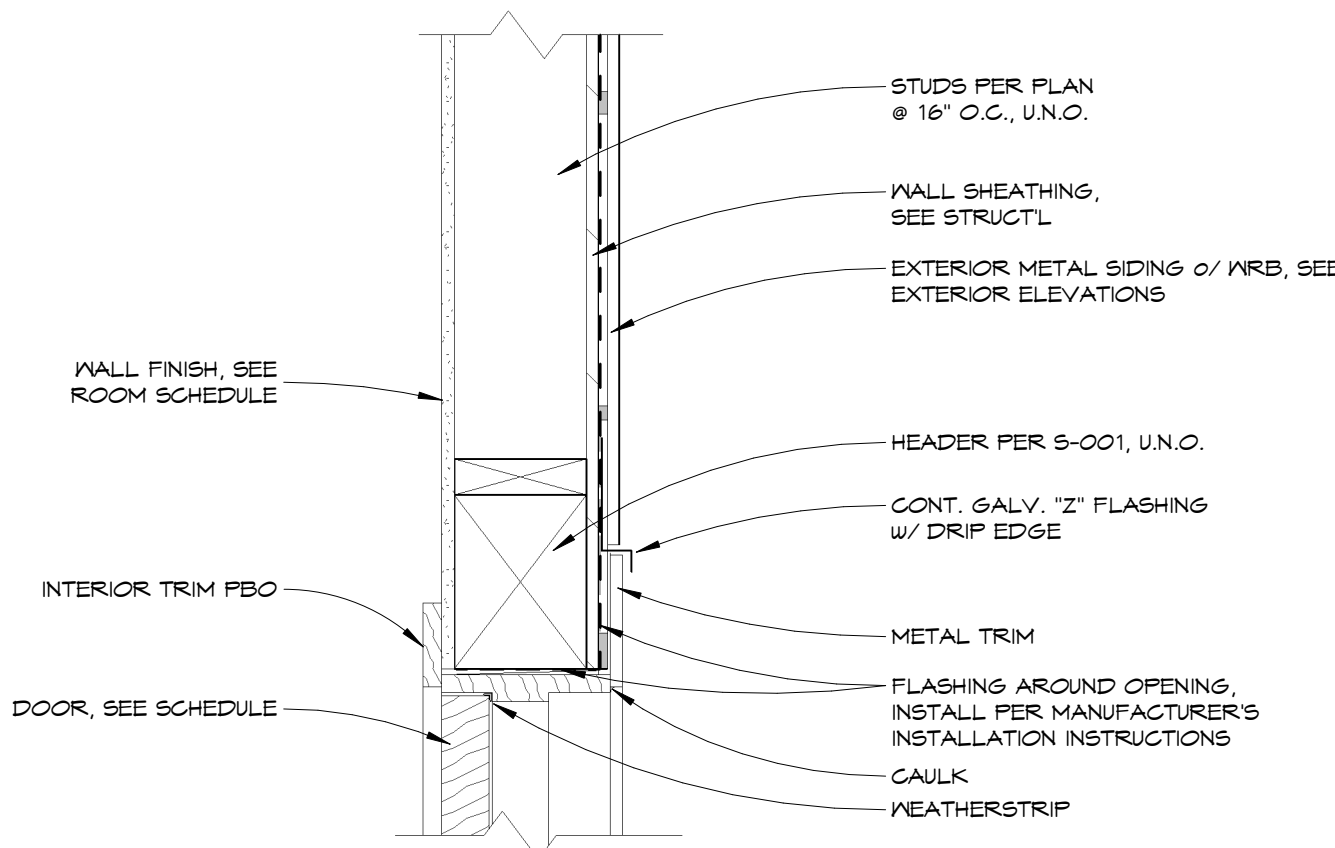
1 WALL TYPE - X4
1 1/2" = 1'-0"



10 METAL SIDING
1" = 1'-0"

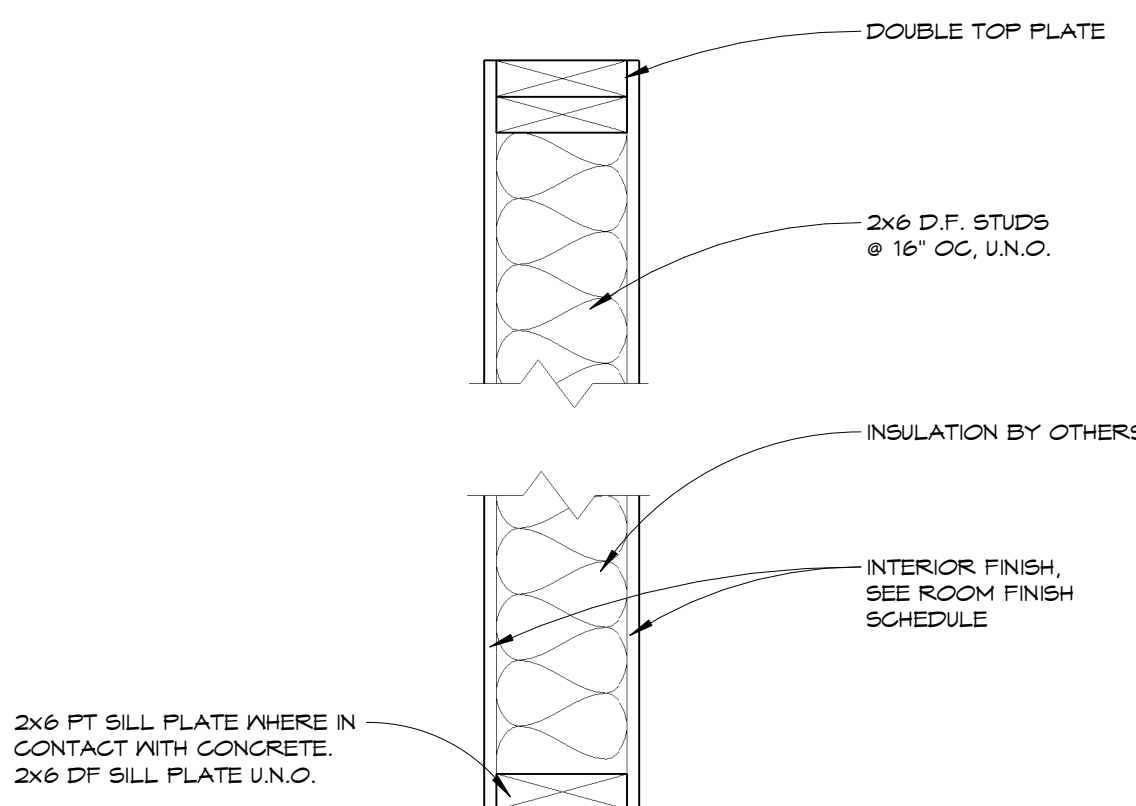


6 DOOR JAMB
1 1/2" = 1'-0"



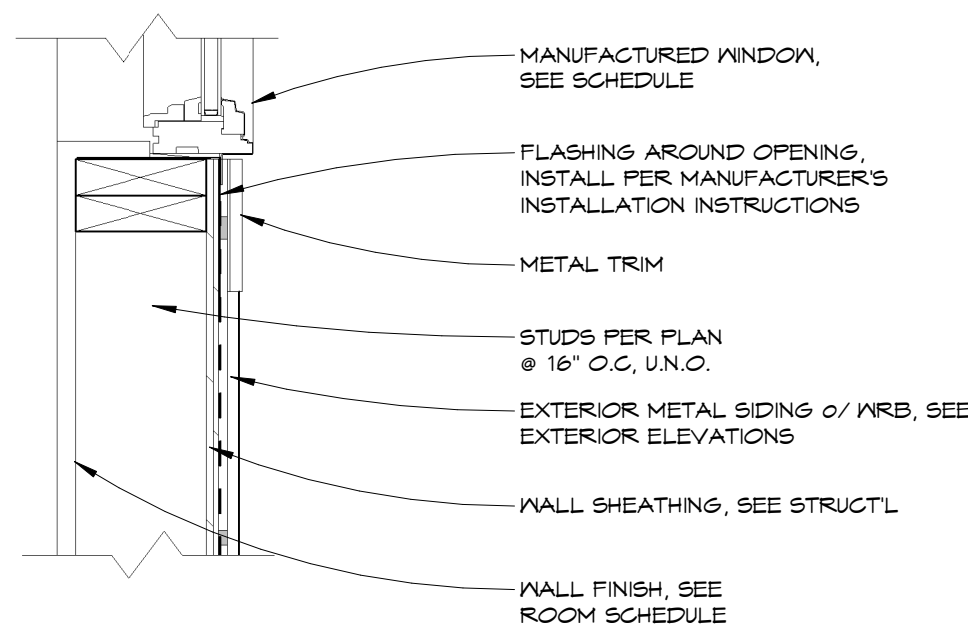
NOTE:
INSTALL WRB PER MANUFACTURER SPECS.
INSULATION NOT SHOWN FOR CLARITY.

2 WALL TYPE - X6
1 1/2" = 1'-0"



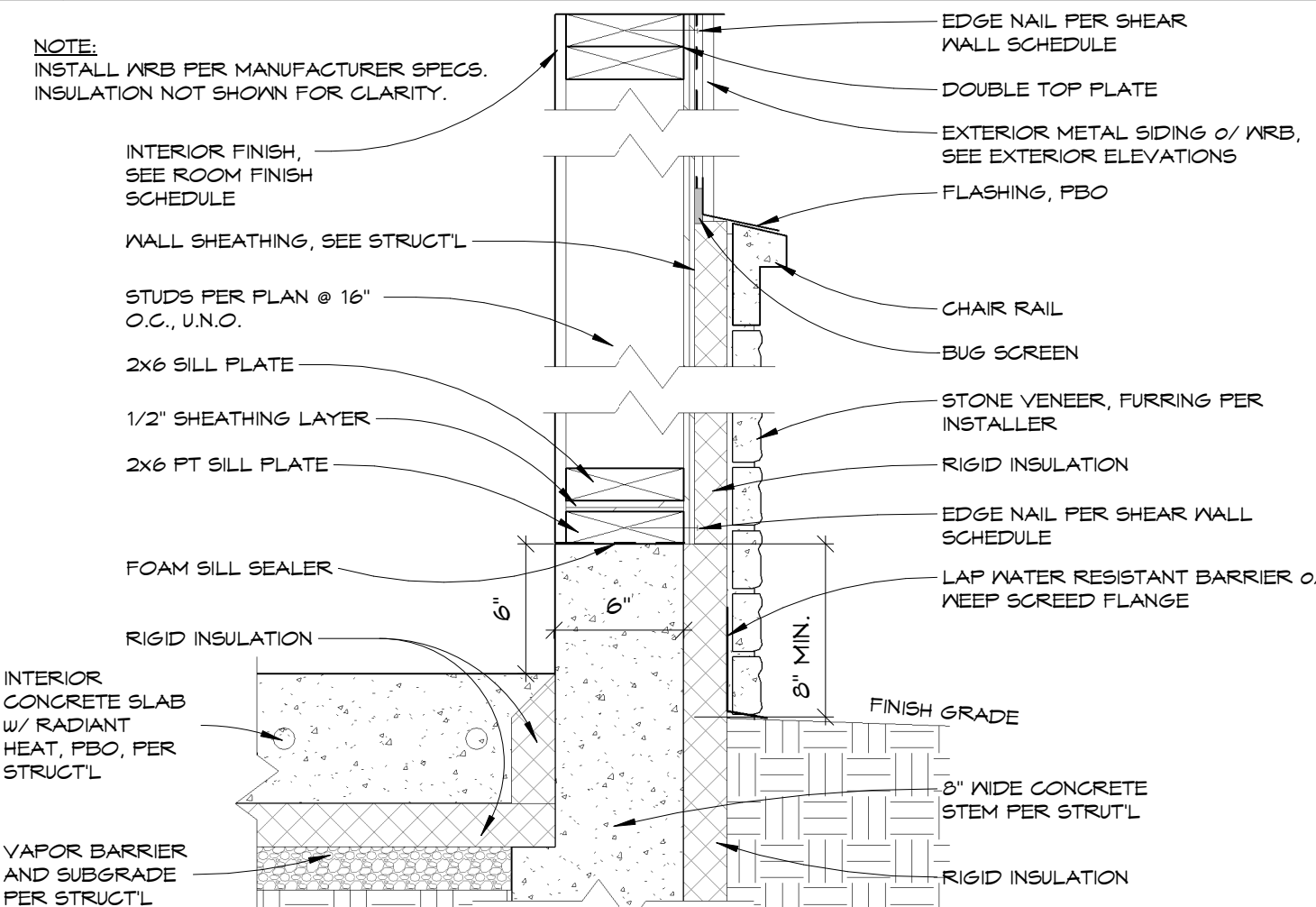
11 STONE VENEER
1" = 1'-0"

7 DOOR HEADER
1 1/2" = 1'-0"



NOTE:
INSTALL WRB PER MANUFACTURER SPECS.
INSULATION NOT SHOWN FOR CLARITY.

3 WALL TYPE - X6i
1 1/2" = 1'-0"



4 WALL TYPE - XE @ RAISED CURB
1 1/2" = 1'-0"

Drawing Index		
No.	Date	Description
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LUKE & CARISSA
BERLET

BERLET
'SHASTA'

38980 MAIN STREET
MILNER, CO 80477

ARCH'L
DETAILS

A-401

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