



FRONT ELEVATION
SCALE: 1/4" = 1'-0"



REAR ELEVATION
SCALE: 1/4" = 1'-0"

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ELEVATIONS
SCALE: 1/4" = 1'

PLAN START DATE 08/08/14	REVISED 07/01/14
REVISED 08/27/14	REVISED 08/07/14
REVISED 09/01/14	REVISED 06/16/14

AMERICAN DESIGN CONCEPTS
CONSTRUCTION DESIGN SERVICES
GORHAM 3-FLAT

AMERICAN DESIGN CONCEPTS LLC.
DESIGNED BY 3005 STEVENS STREET
MADISON
(608) 213-0635
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2X10 FASCIA
TYPICAL AUL. SOFFIT

24" EAVE O.H.
12" GABLE END O.H.

TYPICAL TRUSS ROOF:
ARCHITECTURAL SHINGLES
1/2" ROOFING OSB 'H' CLIPS
PRE-ENGINEERED TRUSSES @ 24" o.c.
12" ENERGY HEEL
2X4 TRUSS BRACING
R40 BLOWN INSULATION
6 mil POLY V.B.
5/8" CEILING BOARD
TAPED & SANDED

TYPICAL 2x6 SIDING EXT. WALL:
TYVEK
7/16" OSB SHEATHING
2x6 STUDS @ 16" o.c.
R23 BIB INSULATION
6 mil POLY V.B.
1/2" DRYWALL

8' 1-1/8" TALL WALLS

11-1/8" I-JOISTS 16" O.C.
3/4" OSB SUB FLOOR

TYPICAL 2x6 SIDING EXT. WALL:
TYVEK
7/16" OSB SHEATHING
2x6 STUDS @ 16" o.c.
R23 BIB INSULATION
6 mil POLY V.B.
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9' 1-1/8" TALL WALLS

11-1/8" I-JOISTS 16" O.C.
3/4" OSB SUB FLOOR

TYPICAL 2x6 SIDING EXT. WALL:
TYVEK
7/16" OSB SHEATHING
2x6 STUDS @ 16" o.c.
R23 BIB INSULATION
6 mil POLY V.B.
1/2" DRYWALL

2'-6" KNEE WALL

6'-3" TALL WALLS

2X6 FT PLATE
8" POURED CONCRETE FOUNDATION WALL
1" RIDGED FOAM

4" DRAIN TILE W/ CRUSHED STONE

TYPICAL BASEMENT FLOOR:
3" CONCRETE SLAB c/w FIBRE MESH REINFORCEMENT
6 mil POLY VAPOR BARRIER
COMPACTED GRANULAR FILL

SECTION THROUGH
TYPICAL

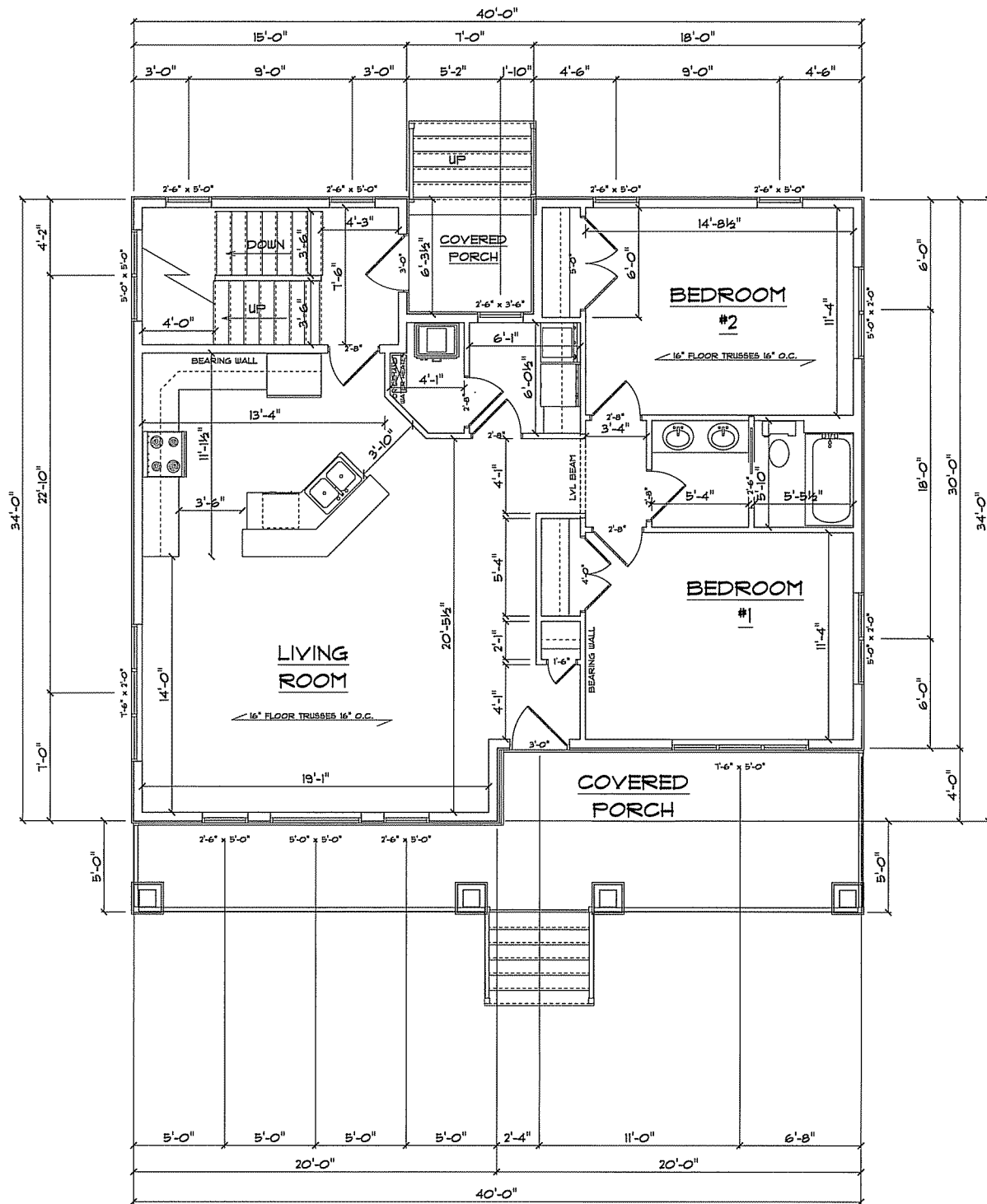


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SIDE ELEVATIONS	
SCALE: 1/4" = 1'	
PLAN START DATE 01/08/14	REVISED 07/01/14
REVISED 06/27/14	REVISED 08/07/14
REVISED 08/31/14	REVISED 06/16/14

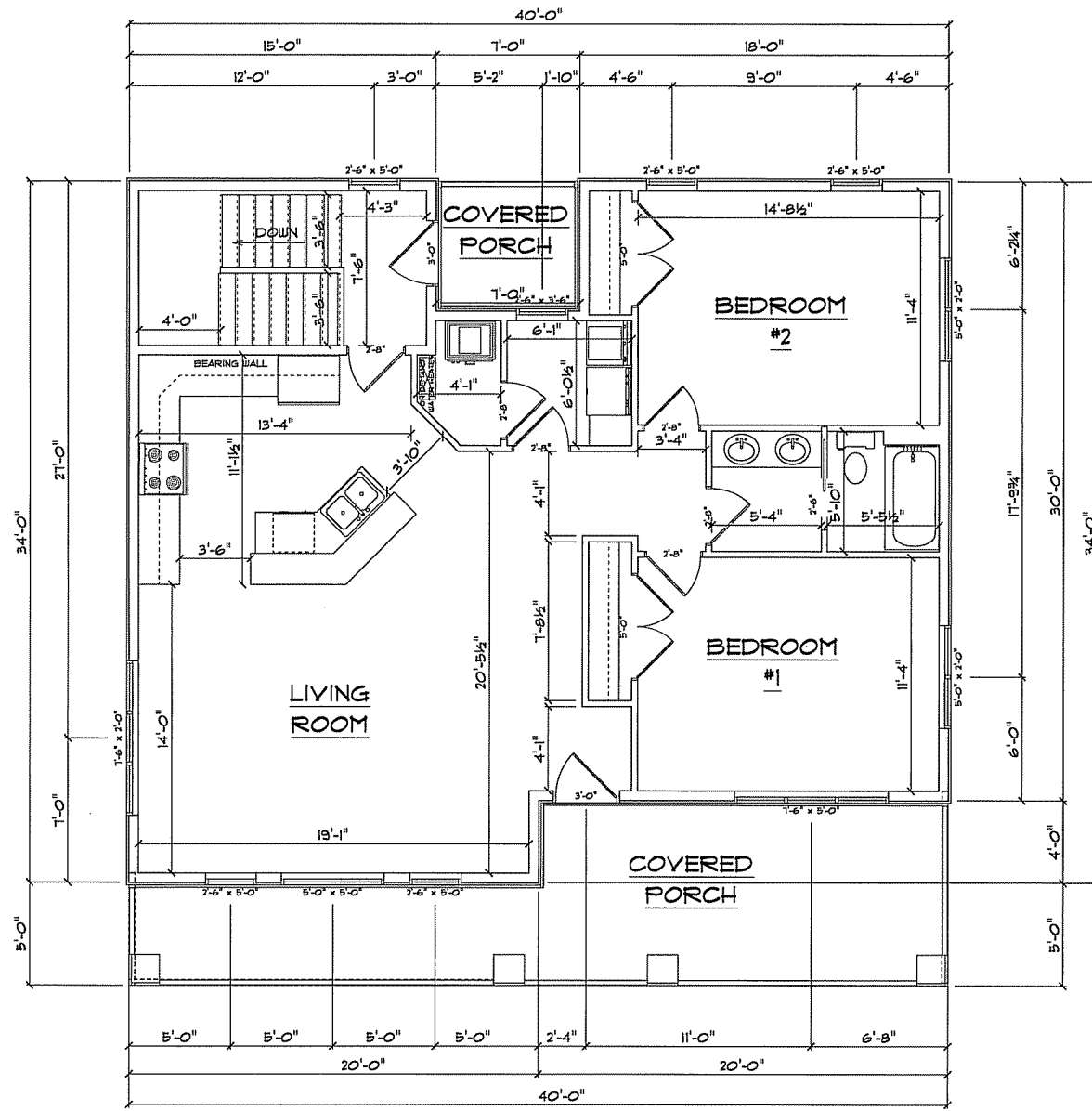
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1ST FLOOR LAYOUT
 SCALE: 1/4" = 1'-0"
 1236 SQFT FINISHED AREA

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2ND FLOOR LAYOUT
 SCALE: 1/4" = 1'-0"
 1236 SQFT FINISHED AREA

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FLOOR PLANS
 2472 SQFT FINISHED AREA
 SCALE: 1/4" = 1'

PLAN START DATE 02/09/14	REVISED 07/01/14
REVISED 09/27/14	REVISED 08/07/14
REVISED 09/30/14	REVISED 06/16/14

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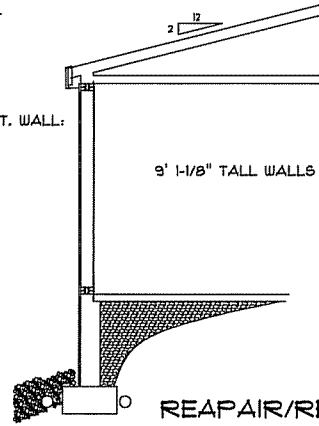
PROJECT SCOPE:

REPAIR EXISTING GARAGE
AS REQUIRED, NEW SIDING,
REPLACE GARAGE DOORS

IX10 FASCIA
TYPICAL AUL. SOFFIT

6" EAVE O.H.
6" GABLE END O.H.

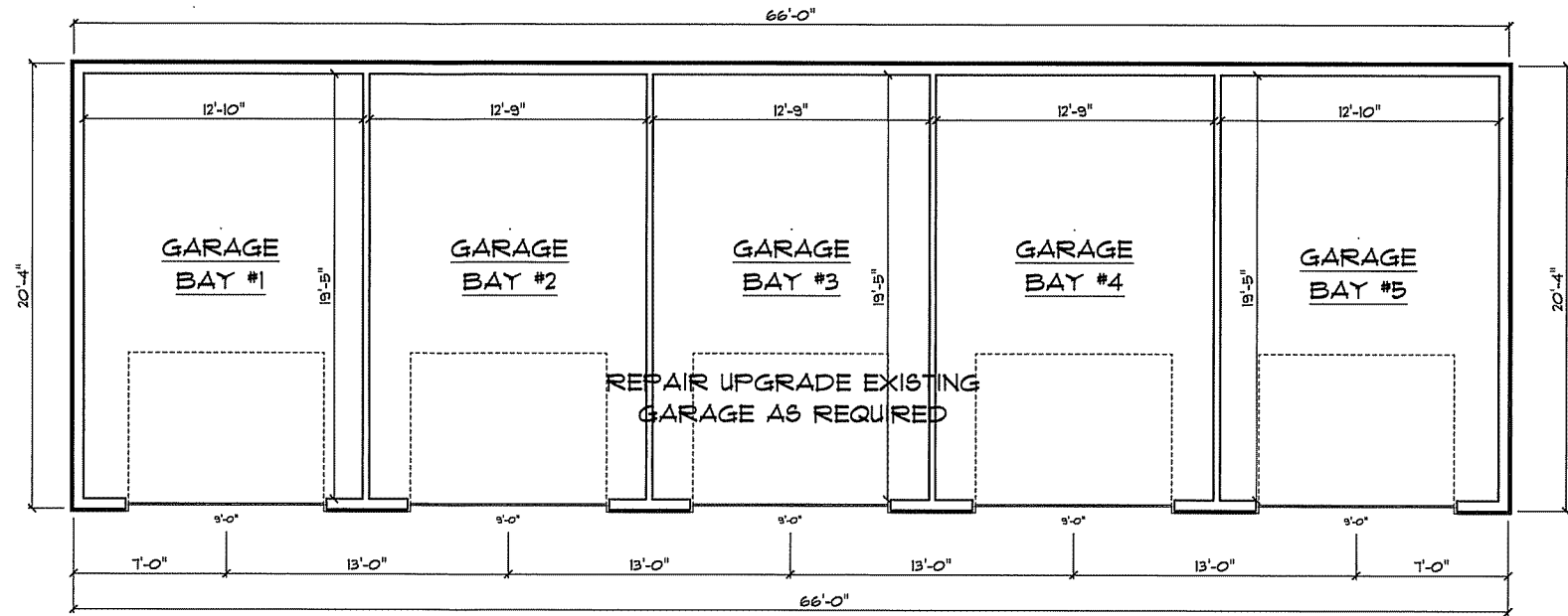
TYPICAL 2x6 SIDING EXT. WALL:
TYVEK
1/16" OSB SHEATHING
2x6 STUDS @ 16" o.c.
R23 BIB INSULATION
6 mil POLY V.B.
1/2" DRYWALL



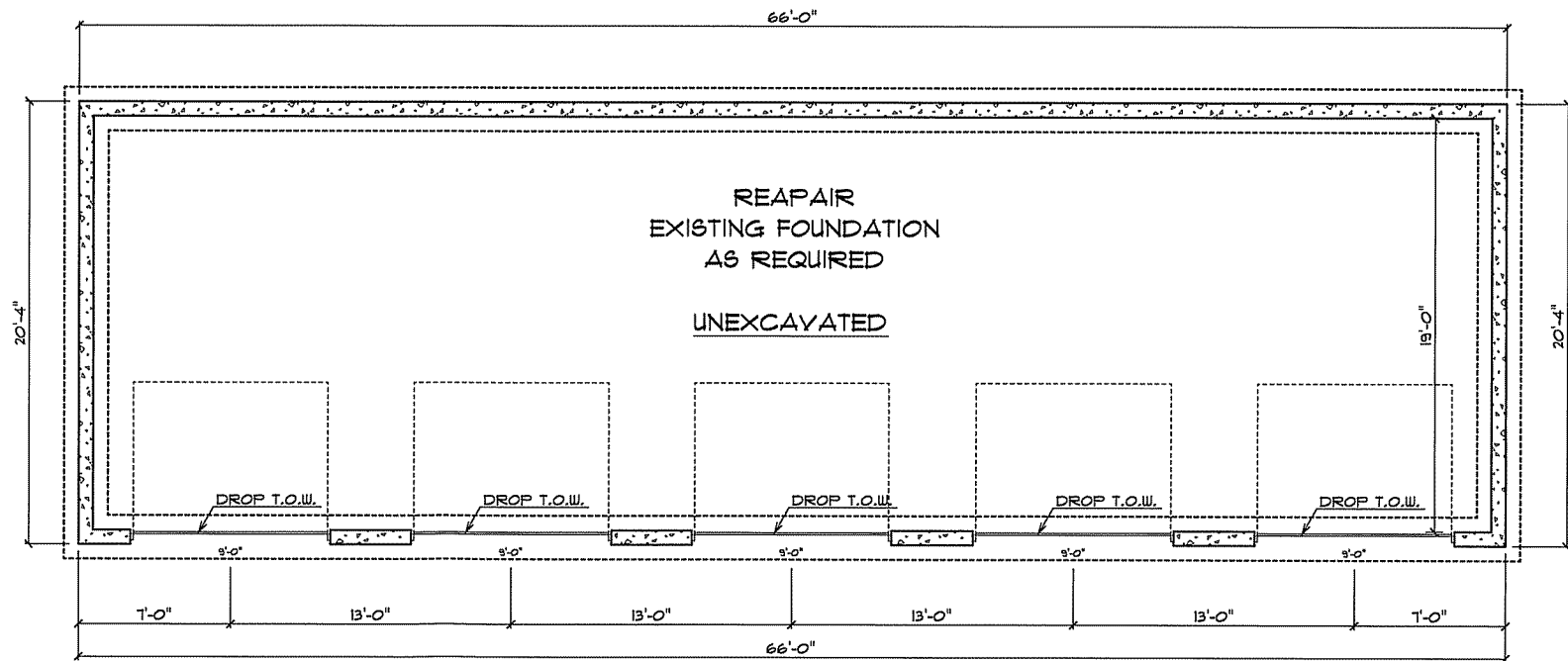
TYPICAL TRUSS ROOF:
ARCHITECTURAL SHINGLES
1/2" ROOFING OSB 'H' CLIPS
PRE-ENGINEERED TRUSSES @ 24" o.c.
12" ENERGY HEEL
2x4 TRUSS BRACING
R50 BLOWN INSULATION
6 mil POLY V.B.
5/8" CEILING BOARD
TAPED & SANDED

TYPICAL BASEMENT FLOOR:
4" CONCRETE SLAB c/w
FIBRE MESH REINFORCEMENT
6 mil POLY VAPOR BARRIER
COMPACTED GRANULAR FILL

REPAIR/RE-USE
EXISTING FOUNDATION



GARAGE FLOOR PLAN
SCALE: 1/4" = 1'-0"
1342 SQFT GARAGE AREA



GARAGE FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

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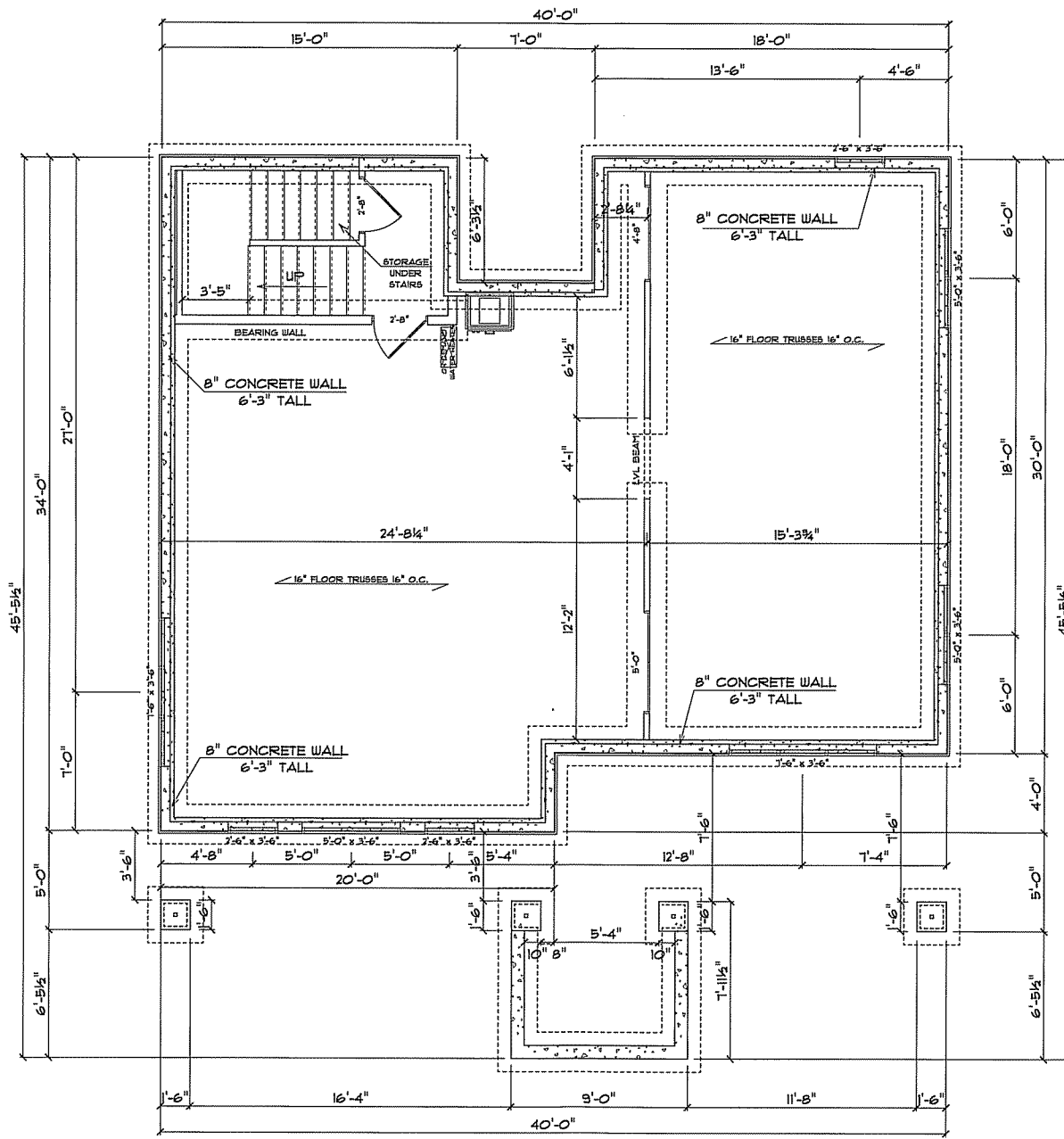
GARAGE REMODEL
1342 TOTAL SQFT
SCALE: 1/4" = 1'

PLAN START DATE 01/02/14	REVISED 01/02/14
REVISED 02/21/14	REVISED 03/01/14
REVISED 03/01/14	REVISED 04/16/14

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FOUNDATION PLAN

SCALE: 1/4" = 1'-0"

A4

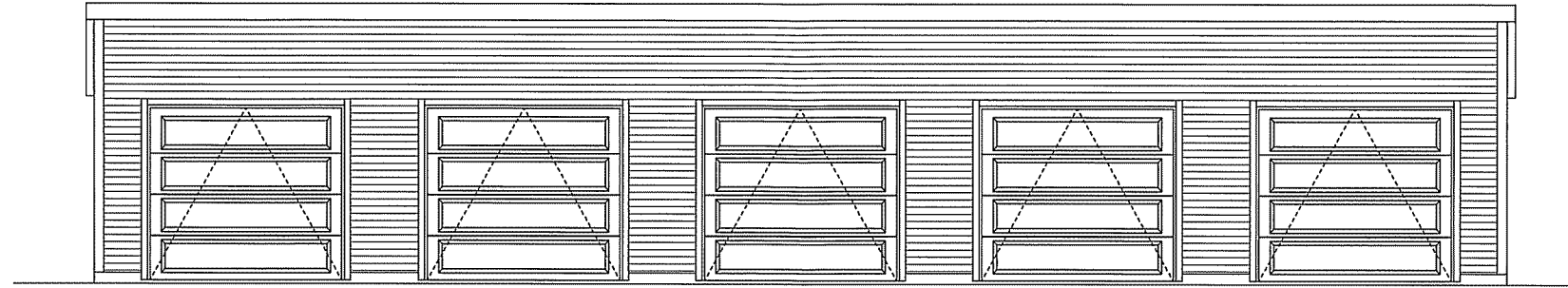
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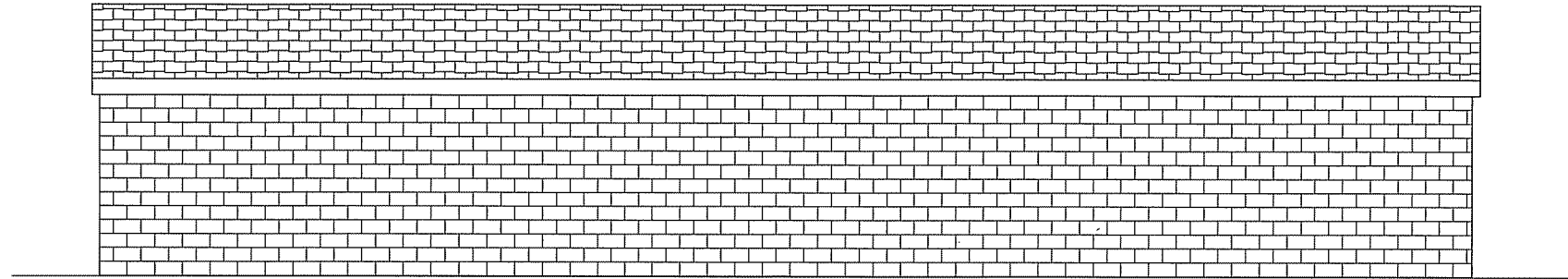
FOUNDATION PLAN
 SCALE: 1/4" = 1'

PLAN START DATE 05/08/14	REVISED 07/01/14
REVISED 05/22/14	REVISED 08/07/14
REVISED 05/31/14	
REVISED 06/16/14	

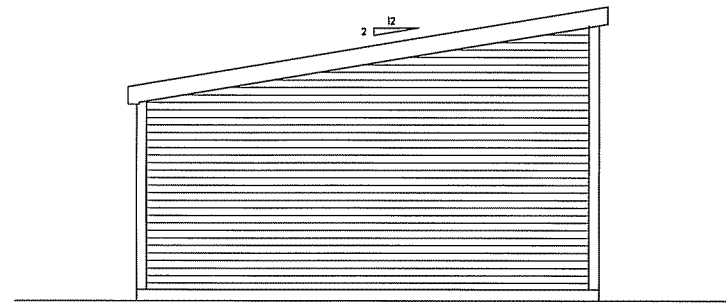
PROJECT SCOPE:
 REPAIR EXISTING GARAGE
 AS REQUIRED, NEW SIDING,
 REPLACE GARAGE DOORS



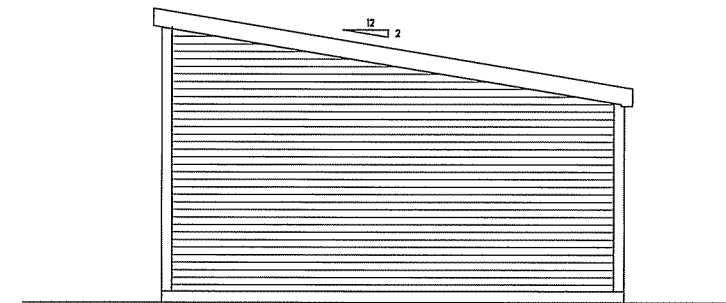
FRONT ELEVATION
 SCALE: 1/4" = 1'-0"



REAR ELEVATION
 SCALE: 1/4" = 1'-0"



LEFT ELEVATION
 SCALE: 1/4" = 1'-0"



RIGHT ELEVATION
 SCALE: 1/4" = 1'-0"

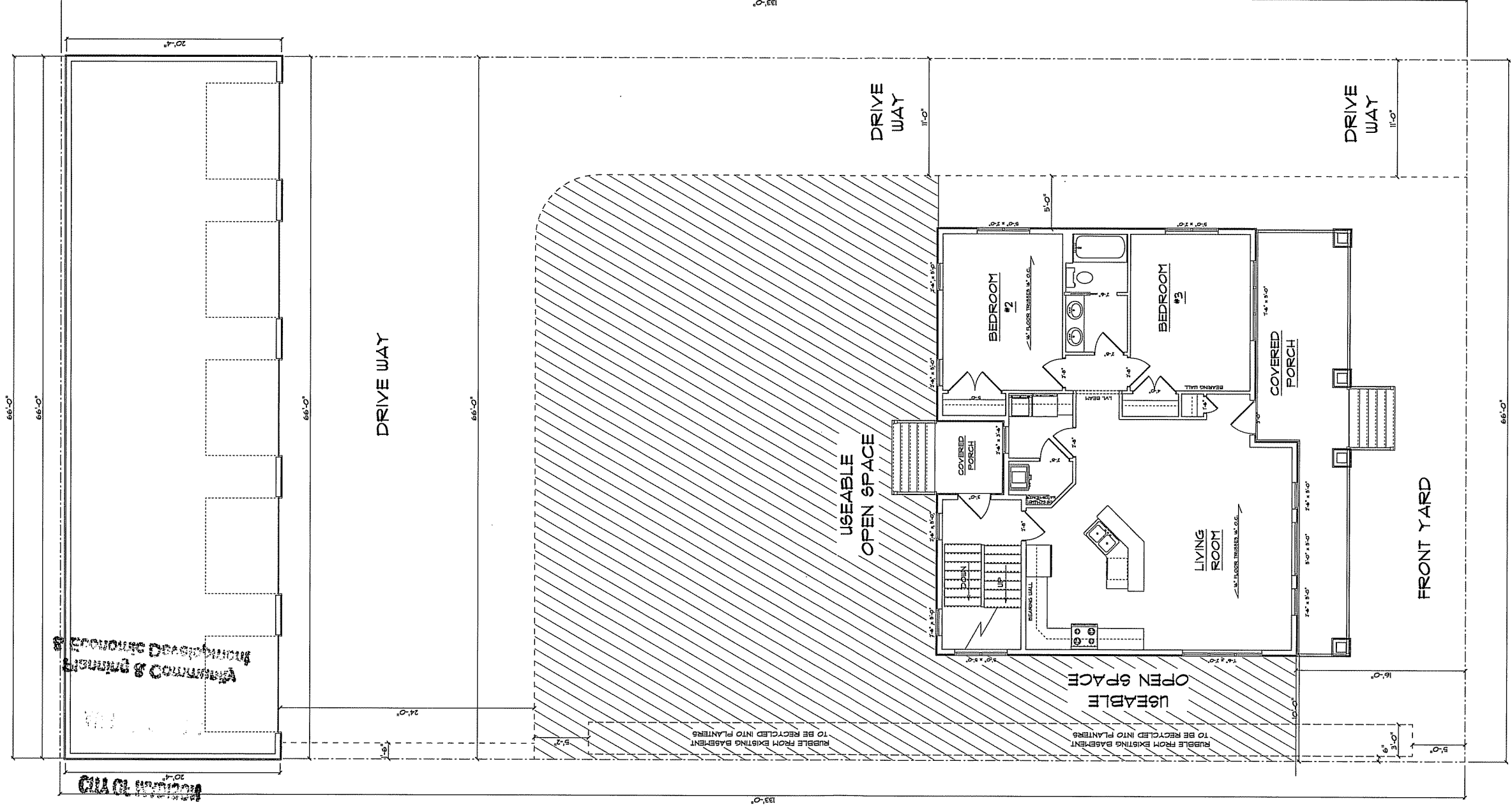
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GARAGE ELEVATIONS
 SCALE: 1/4" = 1'

PLAN START DATE 03/09/14	REVISED 07/01/14
REVISED 05/21/14	
REVISED 05/21/14	
REVISED 06/16/14	

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ARCHITECTURAL DRAWING
 PREPARED BY
 JAMES R. COLEMAN
 ARCHITECT
 1000 W. 10TH ST.
 SUITE 100
 DENVER, CO 80202

PRELIMINARY SITE PLAN
821 EAST GORHAM
 SCALE: 1" = 3/16"

LOT SIZE: 8,112 SQFT
 11.3 % OF HOUSE COVERAGE 1560 sqft
 15.4 % OF GARAGE COVERAGE 1942 sqft
 25.0 % OF DRIVEWAY COVERAGE 3168 sqft
 28.4 % OF PORCH COVERAGE 3584 sqft
 31.9 % OF REMAINING AREA 3958 sqft

G.C. TO VERIFY AND MODIFY
 SITE PLAN AS REQ.
 THIS IS NOT A CERTIFIED SURVEY