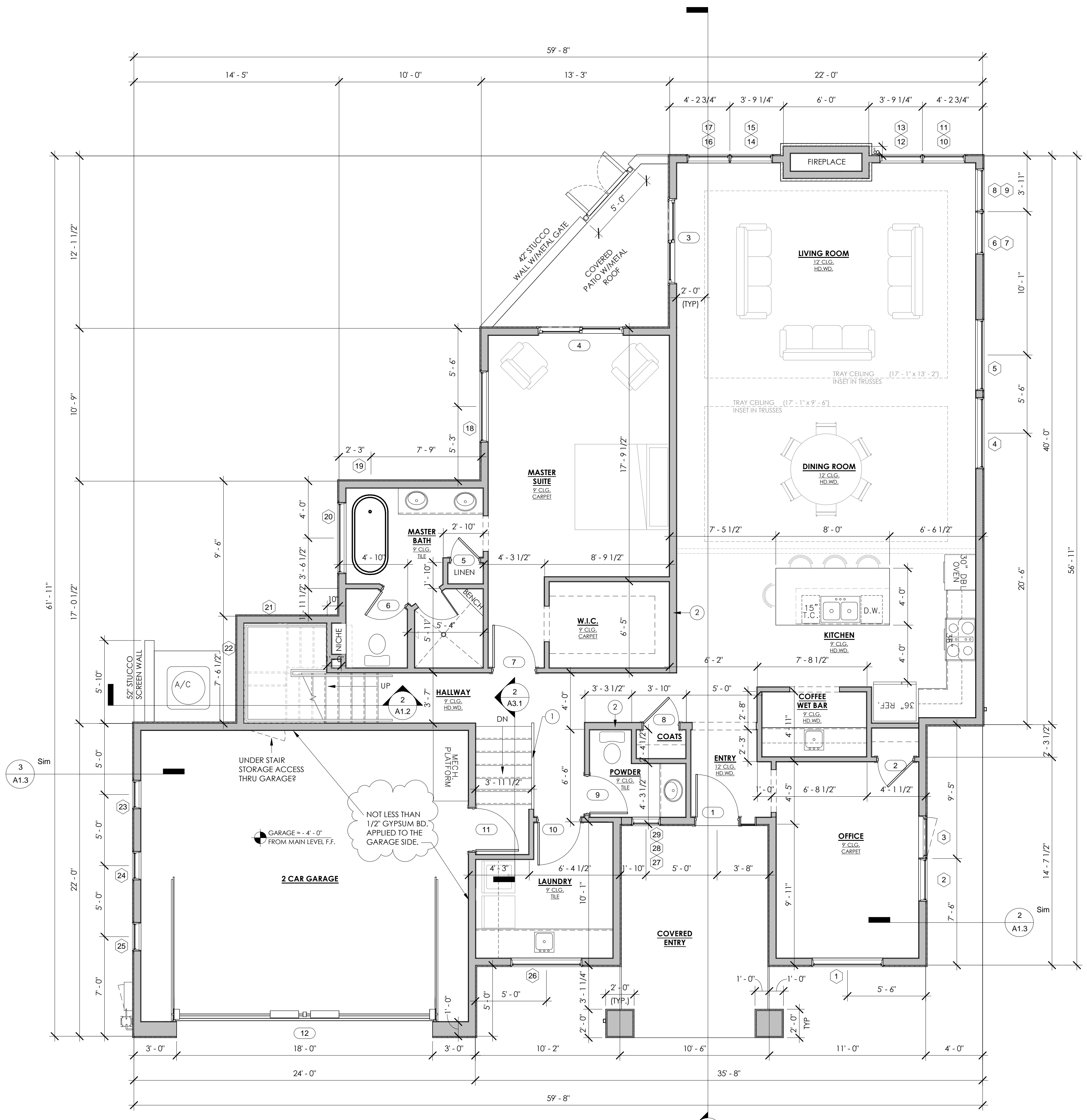


KEYNOTES:
 1. OPEN RAILING TO GARAGE
 2. 2x6 INT. WALL TO CARRY UPPER



1 MAIN LEVEL - FLOOR PLAN
 A1.1 1/4" = 1'-0"

LOAD BEARING HEADER TABLE:

OPENING WIDTH	HEADER SIZE
3'-0"	(2) 2x12 HEM-FIR
4'-0"	(2) 2x12 HEM-FIR
5'-0"	(2) 2x12 HEM-FIR
6'-0"	(3) 2x12 HEM-FIR
8'-0"	(3) 2x12 HEM-FIR
10'-0"	(2) 1 3/4"x11 7/8" ML
12'-0"	(2) 1 3/4"x11 7/8" ML
16'-0"	(2) 1 3/4"x14" ML
18'-0"	(3) 1 3/4"x14" ML

DOOR SCHEDULE

MARK	TYPE	WIDTH	HEIGHT	COMMENTS
1	HINGED	3'-0"	8'-0"	
2	HINGED	2'-6"	8'-0"	
3	SLIDING	6'-0"	8'-0"	
4	SLIDING	6'-0"	8'-0"	
5	HINGED	2'-0"	8'-0"	
6	HINGED	2'-0"	8'-0"	
7	HINGED	3'-0"	8'-0"	
8	HINGED	2'-6"	8'-0"	
9	HINGED	2'-8"	8'-0"	
10	HINGED	3'-0"	8'-0"	
11	HINGED	3'-0"	8'-0"	
12	OVERHEAD SECTIONAL	18'-0"	8'-0"	W/ LITES
13	HINGED	2'-8"	8'-0"	
14	POCKET	2'-6"	8'-0"	
15	BYPASS	5'-0"	8'-0"	
16	HINGED	2'-8"	8'-0"	
17	HINGED	2'-8"	8'-0"	
18	POCKET	2'-6"	8'-0"	
19	BYPASS	5'-0"	8'-0"	
20	SLIDING	8'-0"	8'-0"	
22	HINGED	2'-0"	8'-0"	

WINDOW SCHEDULE

MARK	TYPE	WIDTH	HEIGHT	COMMENTS
1	PICTURE	5'-0"	4'-0"	
2	PICTURE	3'-0"	5'-0"	
3	CASEMENT	3'-0"	5'-0"	EGRESS
4	PICTURE	5'-0"	5'-0"	
5	PICTURE	5'-0"	5'-0"	
6	PICTURE	3'-0"	2'-0"	
7	PICTURE	3'-0"	5'-0"	
8	PICTURE	3'-0"	5'-0"	
9	PICTURE	3'-0"	2'-0"	
10	PICTURE	3'-0"	5'-0"	
11	PICTURE	3'-0"	2'-0"	
12	PICTURE	3'-0"	5'-0"	
13	PICTURE	3'-0"	2'-0"	
14	PICTURE	3'-0"	5'-0"	
15	PICTURE	3'-0"	2'-0"	
16	PICTURE	3'-0"	5'-0"	
17	PICTURE	3'-0"	2'-0"	
18	PICTURE	5'-0"	5'-0"	
19	CASEMENT	3'-0"	3'-0"	
20	PICTURE	5'-0"	5'-0"	
21	CASEMENT	3'-0"	3'-0"	
22	CASEMENT	3'-0"	3'-0"	
23	PICTURE	2'-0"	2'-0"	
24	PICTURE	2'-0"	2'-0"	
25	PICTURE	2'-0"	2'-0"	
26	PICTURE	5'-0"	4'-0"	
27	PICTURE	2'-0"	1'-0"	OBSCURED
28	PICTURE	2'-0"	1'-0"	OBSCURED
29	AWNING	2'-0"	1'-0"	OBSCURED
30	CASEMENT	2'-0"	4'-0"	
31	CASEMENT - DBL	4'-0"	4'-0"	EGRESS
32	PICTURE	5'-0"	1'-0"	
33	PICTURE	5'-0"	3'-0"	
34	CASEMENT	3'-0"	3'-0"	
35	PICTURE	5'-0"	5'-0"	
36	PICTURE	3'-0"	2'-0"	
37	PICTURE	3'-0"	2'-0"	
38	PICTURE	3'-0"	2'-0"	
39	PICTURE	3'-0"	2'-0"	
40	PICTURE	3'-0"	2'-0"	
41	PICTURE	3'-0"	2'-0"	
42	CASEMENT	3'-0"	3'-0"	
44	CASEMENT	3'-0"	3'-0"	

MAIN LEVEL FINISHED AREA:	1,921 SQ. FT.
UPPER & JR. FINISHED AREA:	659 SQ. FT.
GARAGE FLOOR AREA:	512 SQ. FT.
TOTAL FINISHED AREA:	2,580 SQ. FT.
COVERED OUTDOOR AREA:	241 SQ. FT.

REVISION:
 1 Date 1 Revision 1

CONSTRUCTION DOCUMENTS

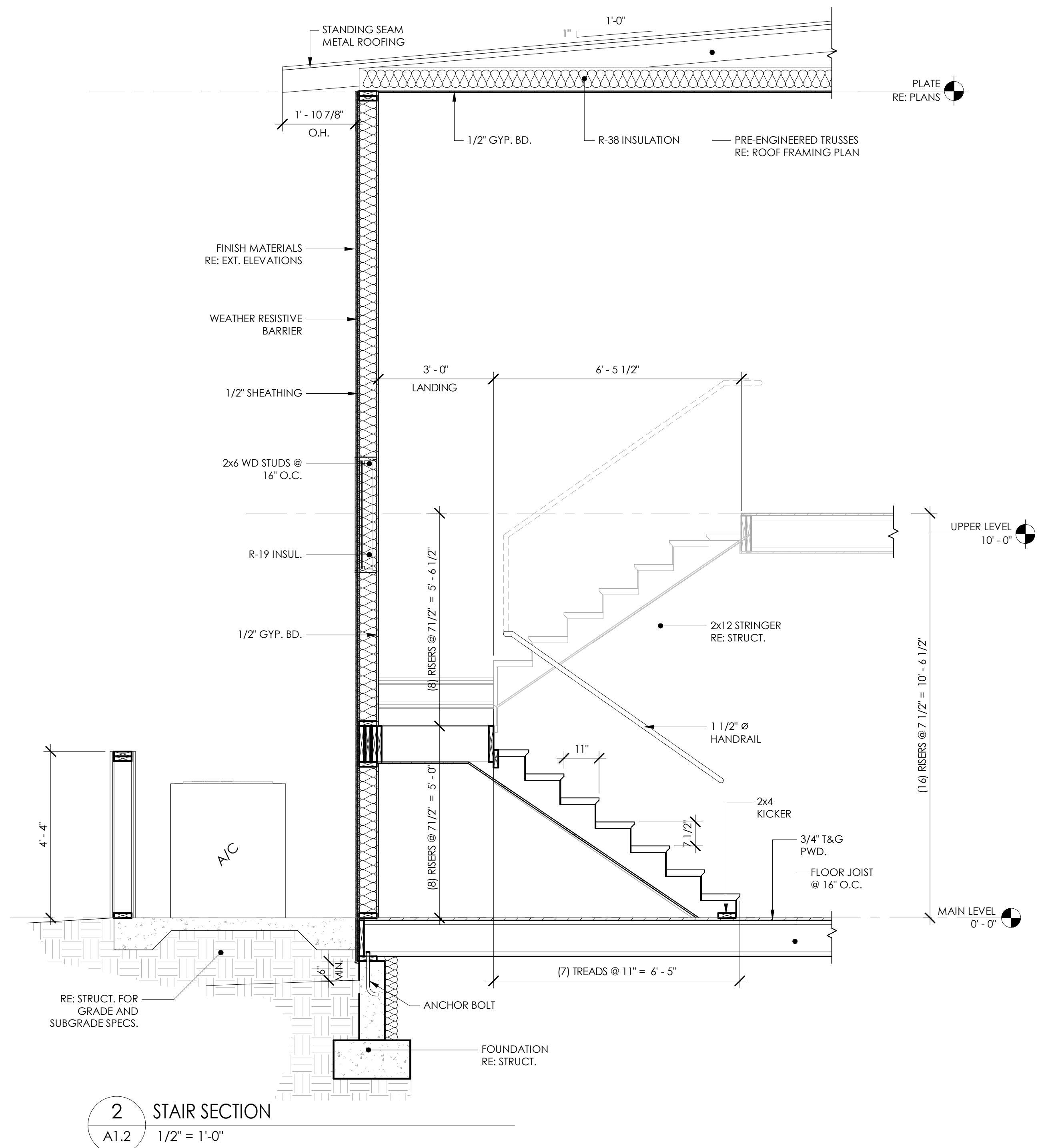
PROJECT NO:
19103

SHEET NAME:
 MAIN LEVEL PLAN

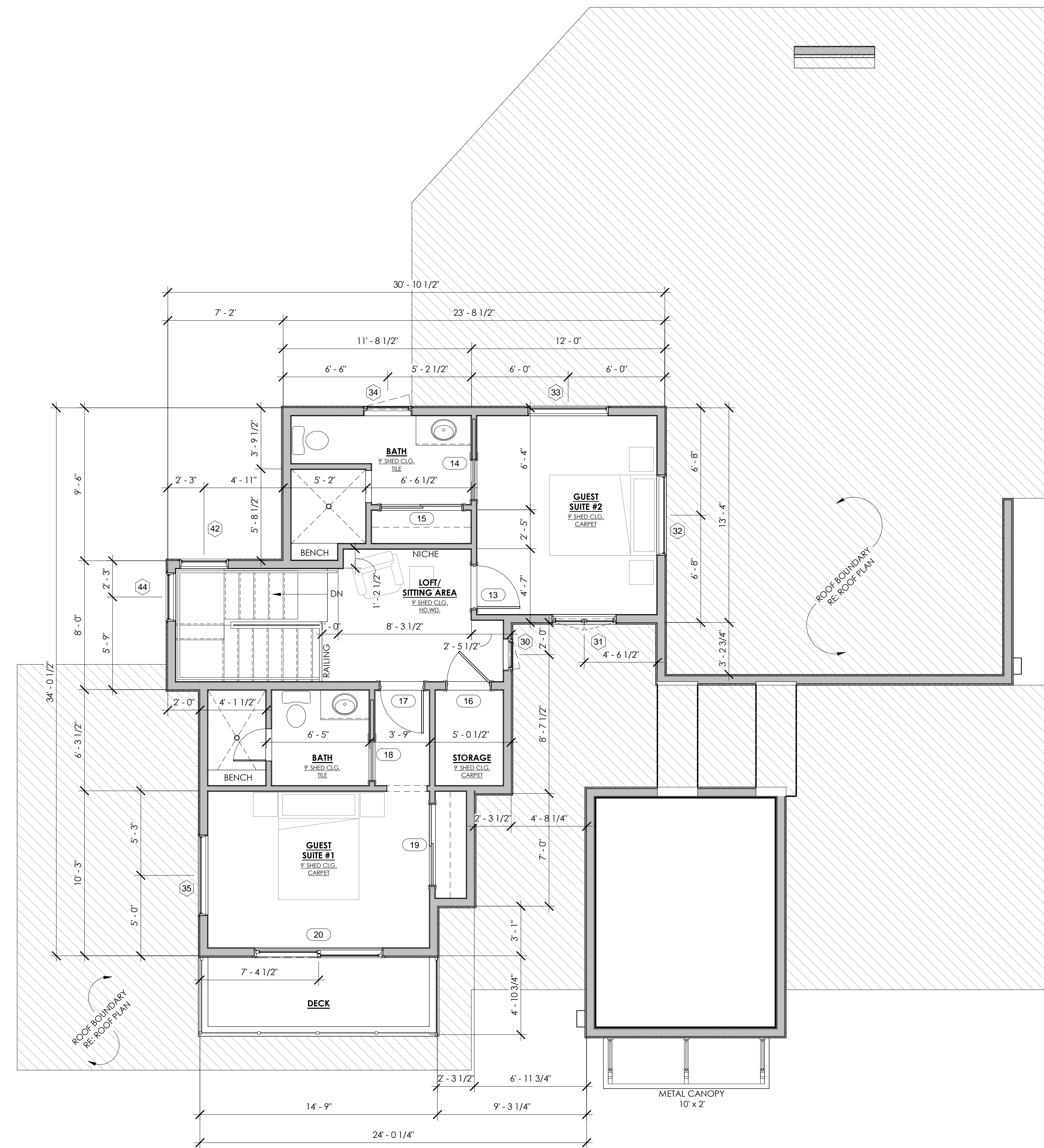
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SHEET NO:
A1.1

SCALE: As indicated



2 STAIR SECTION
 A1.2 1/2" = 1'-0"



1 UPPER & JR. LEVEL PLAN
 A1.2 1/4" = 1'-0"

MAIN LEVEL FINISHED AREA:	1,921 SQ. FT.
UPPER & JR. FINISHED AREA:	659 SQ. FT.
GARAGE FLOOR AREA:	512 SQ. FT.
TOTAL FINISHED AREA:	2,580 SQ. FT.
COVERED OUTDOOR AREA:	241 SQ. FT.

VENTANA AT REDLANDS MESA

308 VENTANA COURT, REDLANDS MESA
GRAND JUNCTION, CO. 81507

REVISION:

**CONSTRUCTION
DOCUMENTS**

PROJECT NO:

19103

SHEET NAME:

ROOF PLAN

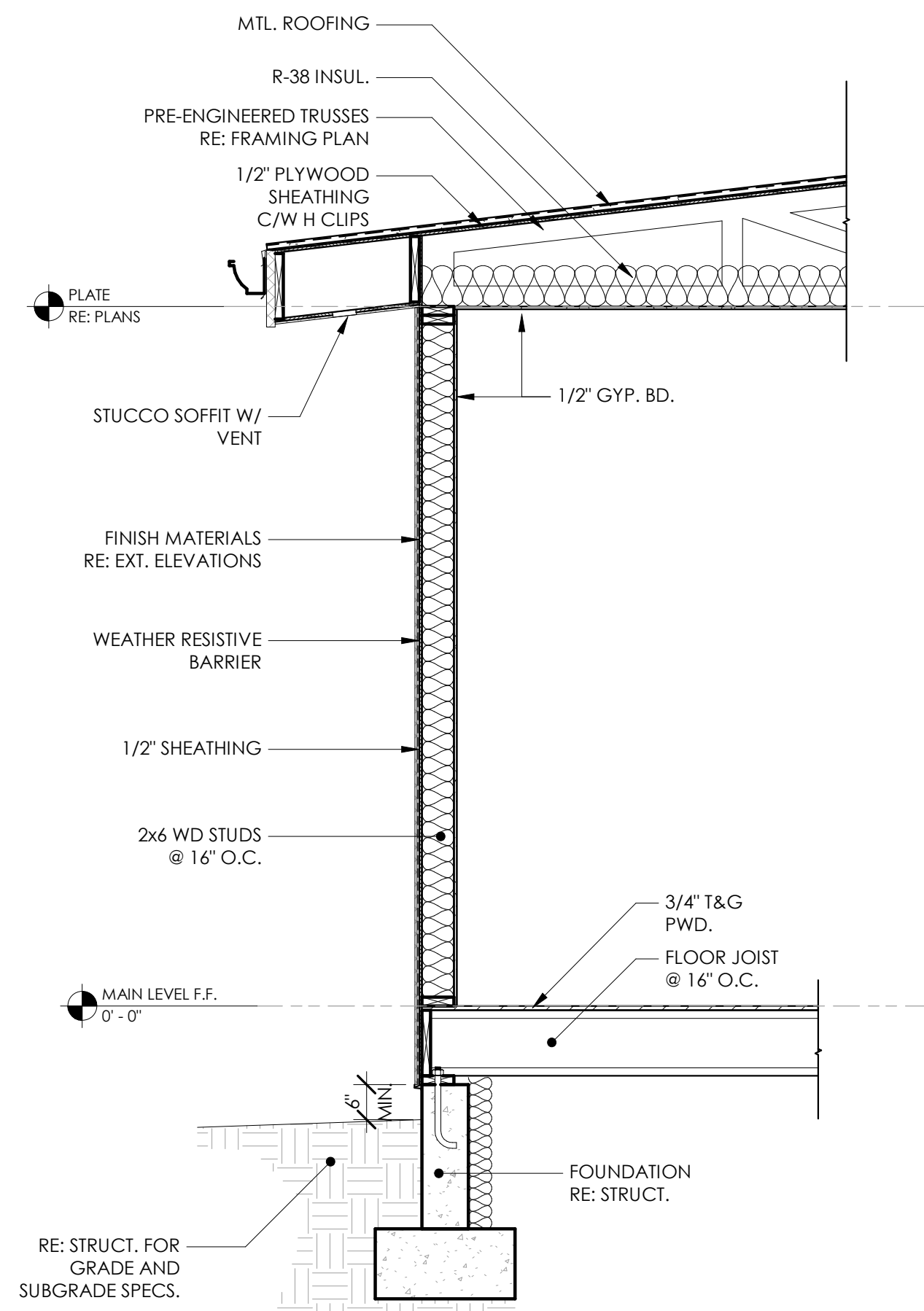
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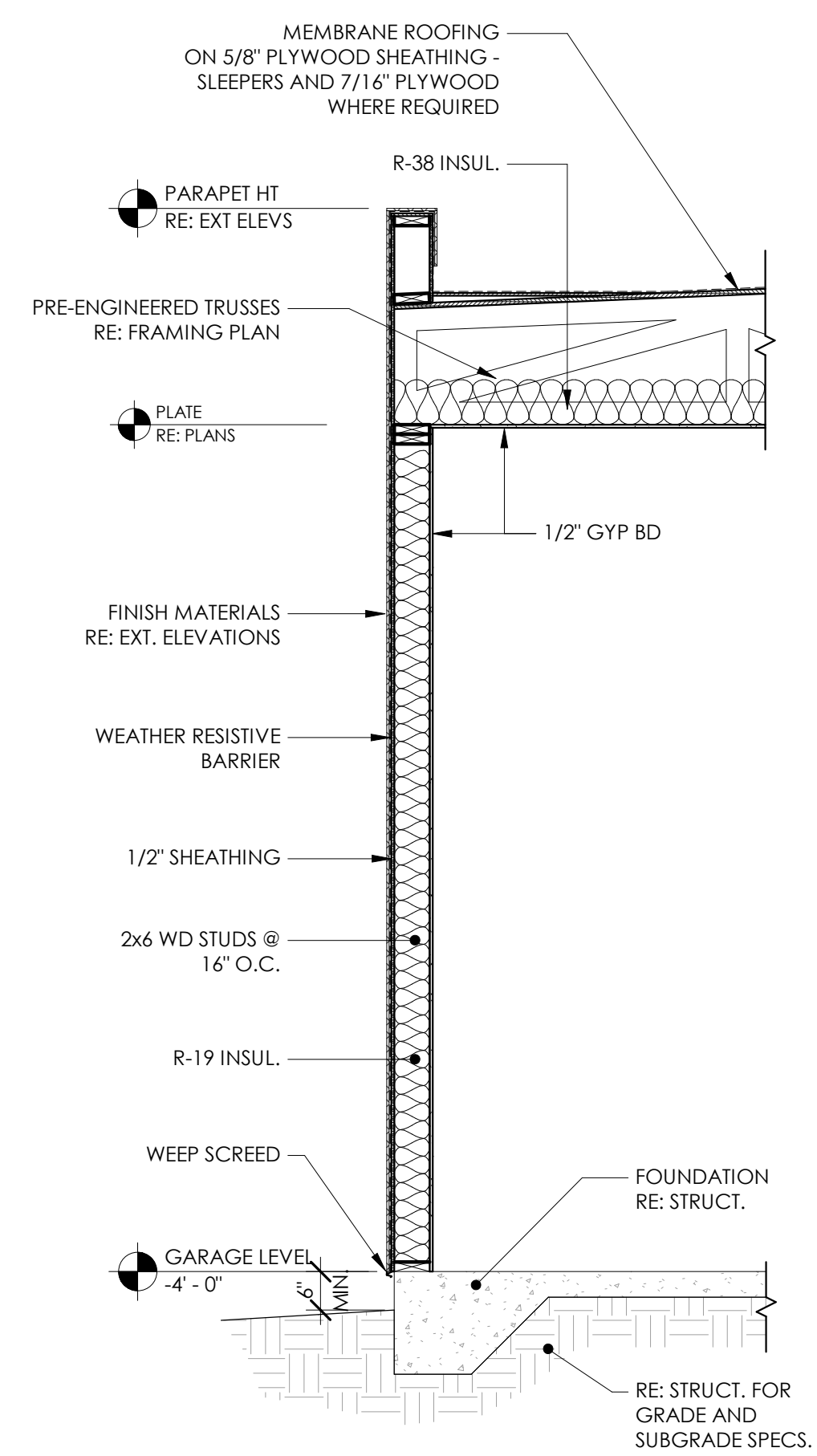
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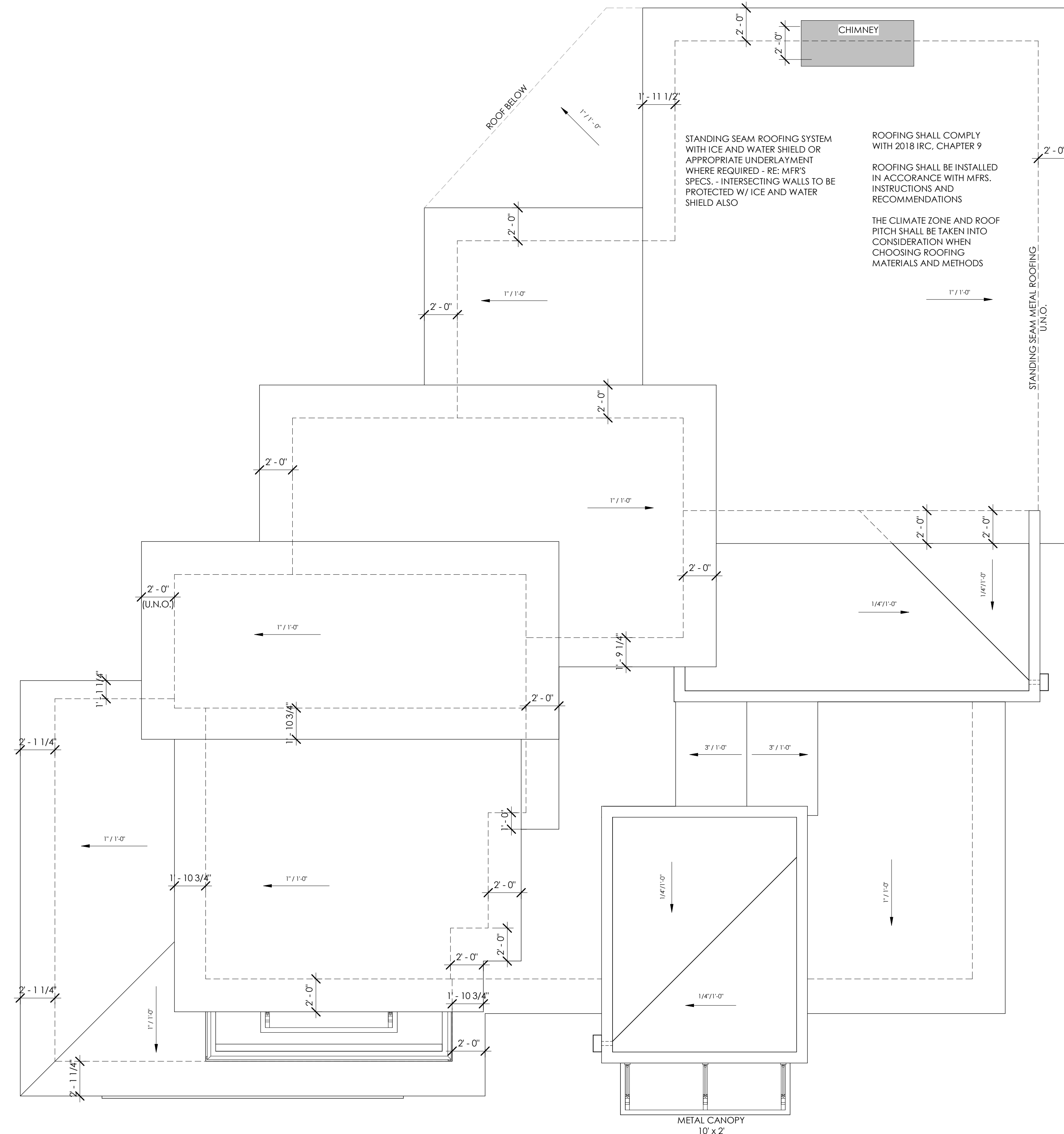
SCALE: As indicated



2 TYPICAL WALL SECTION @ LIVING
A1.3 1/2" = 1'-0"

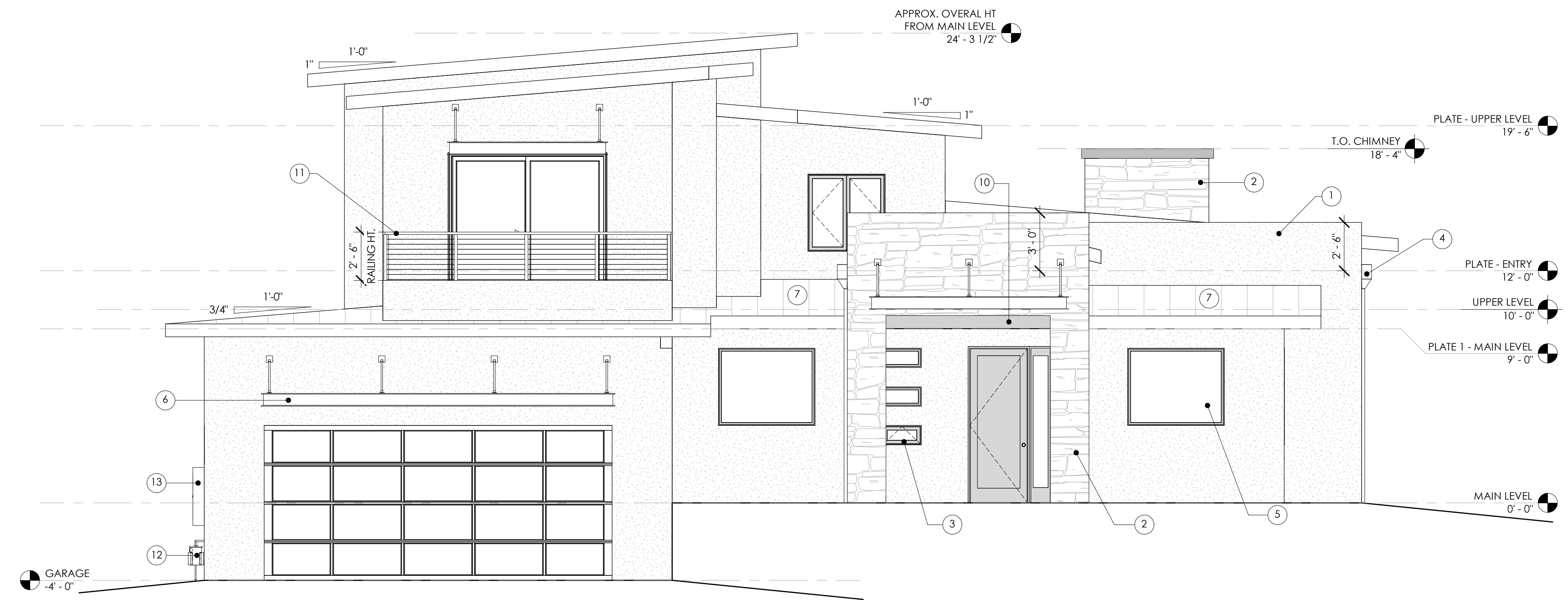


3 TYPICAL WALL SECTION @ GARAGE
A1.3 1/2" = 1'-0"

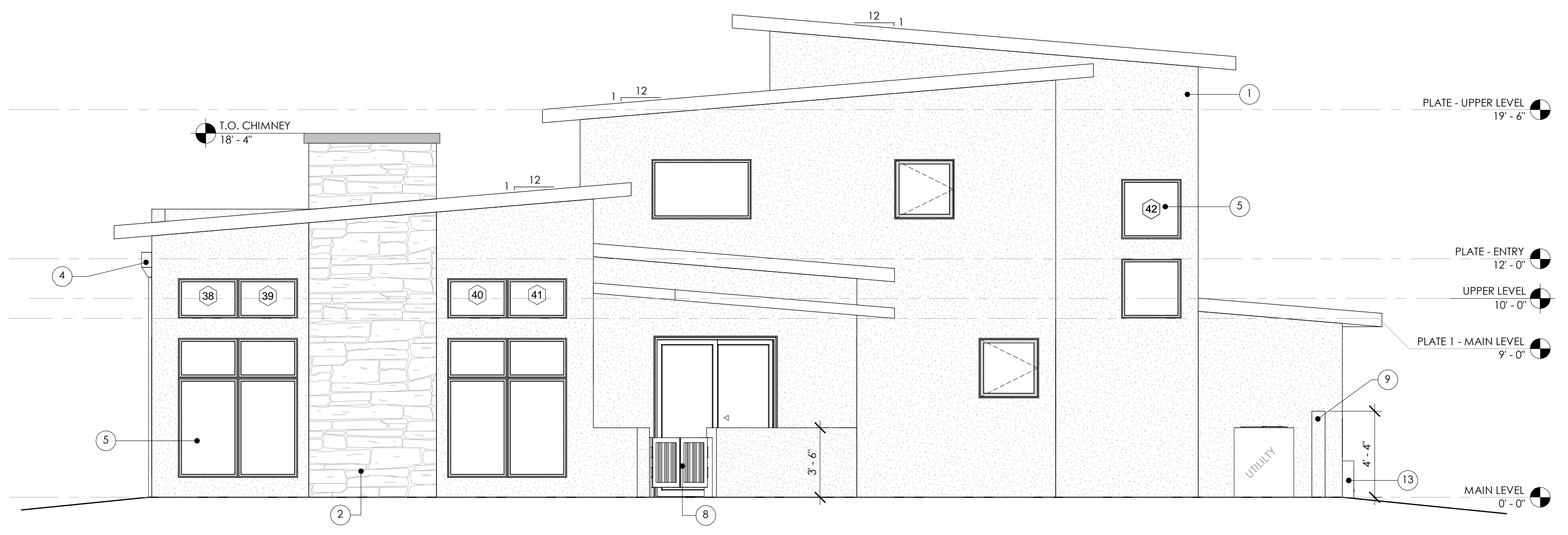


1 ROOF PLAN
A1.3 1/4" = 1'-0"

- KEYNOTES:**
1. STUCCO
 2. STONE
 3. OBSCURED
 4. DOWN SPOUT
 5. WINDOWS AS SCHEDULED (RE: SCHEDULE)
 6. METAL AWNING
 7. STANDING SEAM METAL ROOF
 8. METAL GATE
 9. 52" STUCCO SCREEN WALL
 10. METAL LINTEL
 11. METAL RAILING
 12. GAS METER
 13. ELECTRIC METER



1 WEST ELEVATION
A2.1 1/4" = 1'-0"



4 EAST ELEVATION
A2.1 1/4" = 1'-0"

REVISION:

CONSTRUCTION DOCUMENTS

PROJECT NO: 19103

SHEET NAME: EXTERIOR ELEVATIONS

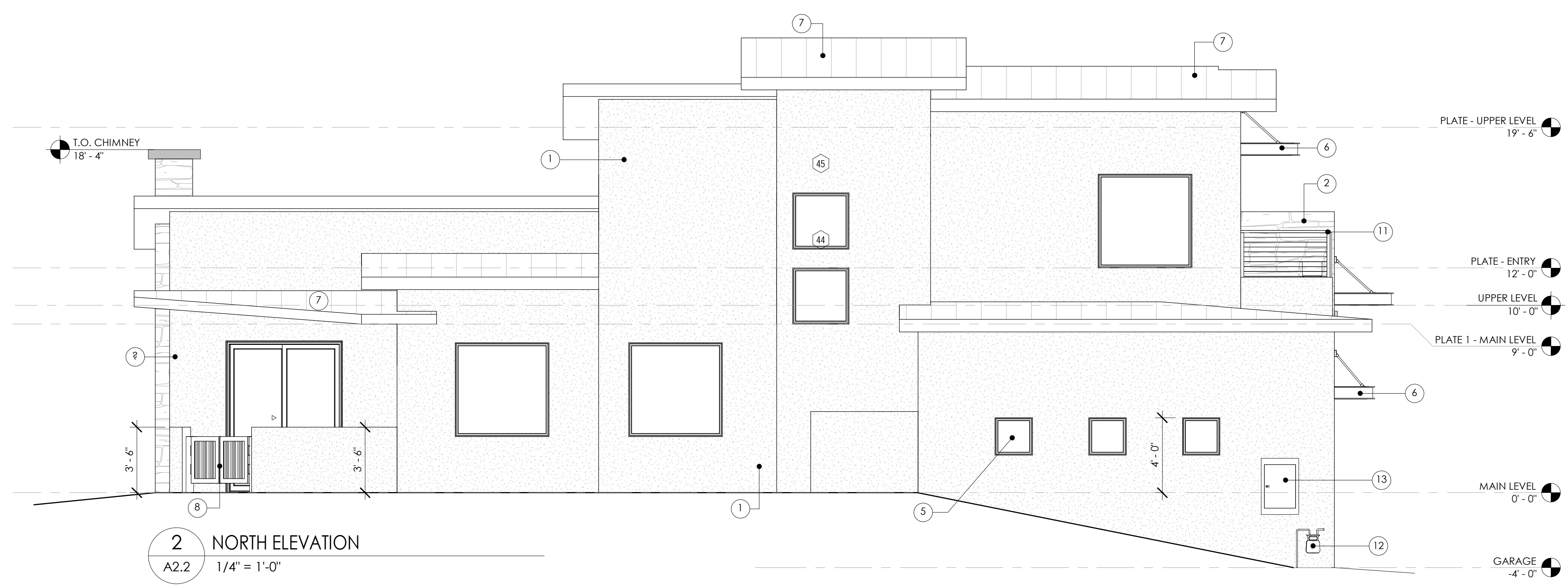
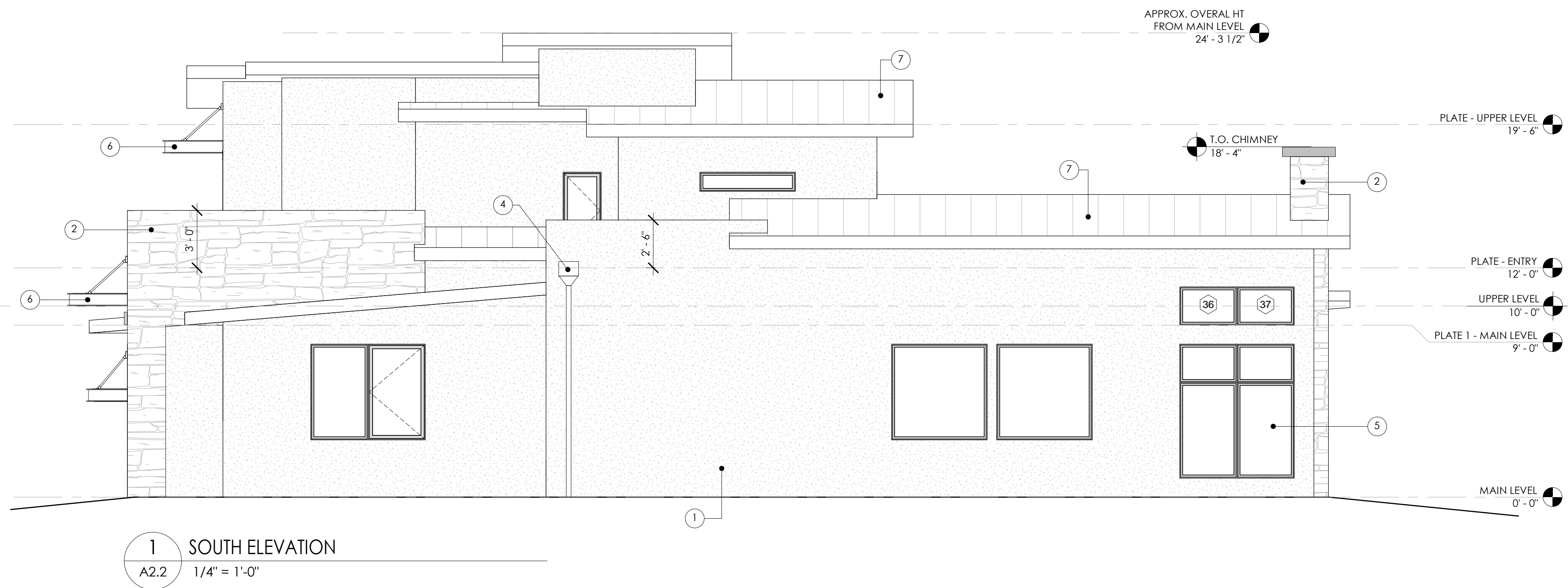
DATE: 01.20.2020

SHEET NO:

A2.1

SCALE: As indicated

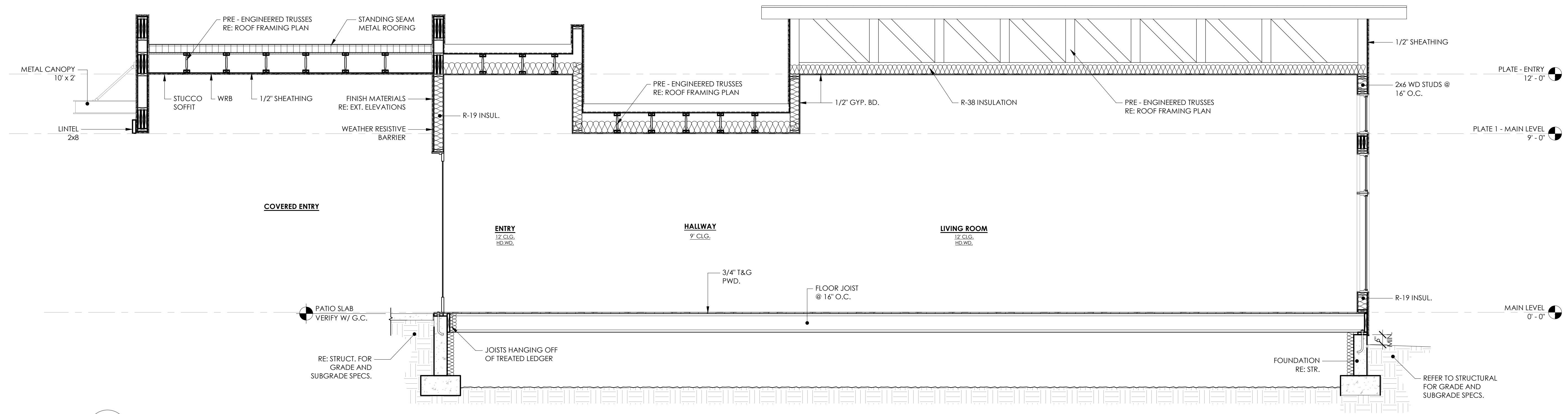
- KEYNOTES:**
1. STUCCO
 2. STONE
 3. OBSCURED
 4. DOWN SPOUT
 5. WINDOWS AS SCHEDULED (RE: SCHEDULE)
 6. METAL AWNING
 7. STANDING SEAM METAL ROOF
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 9. 52" STUCCO SCREEN WALL
 10. METAL RAILING
 11. METAL LINTEL
 12. GAS METER
 13. ELECTRIC METER



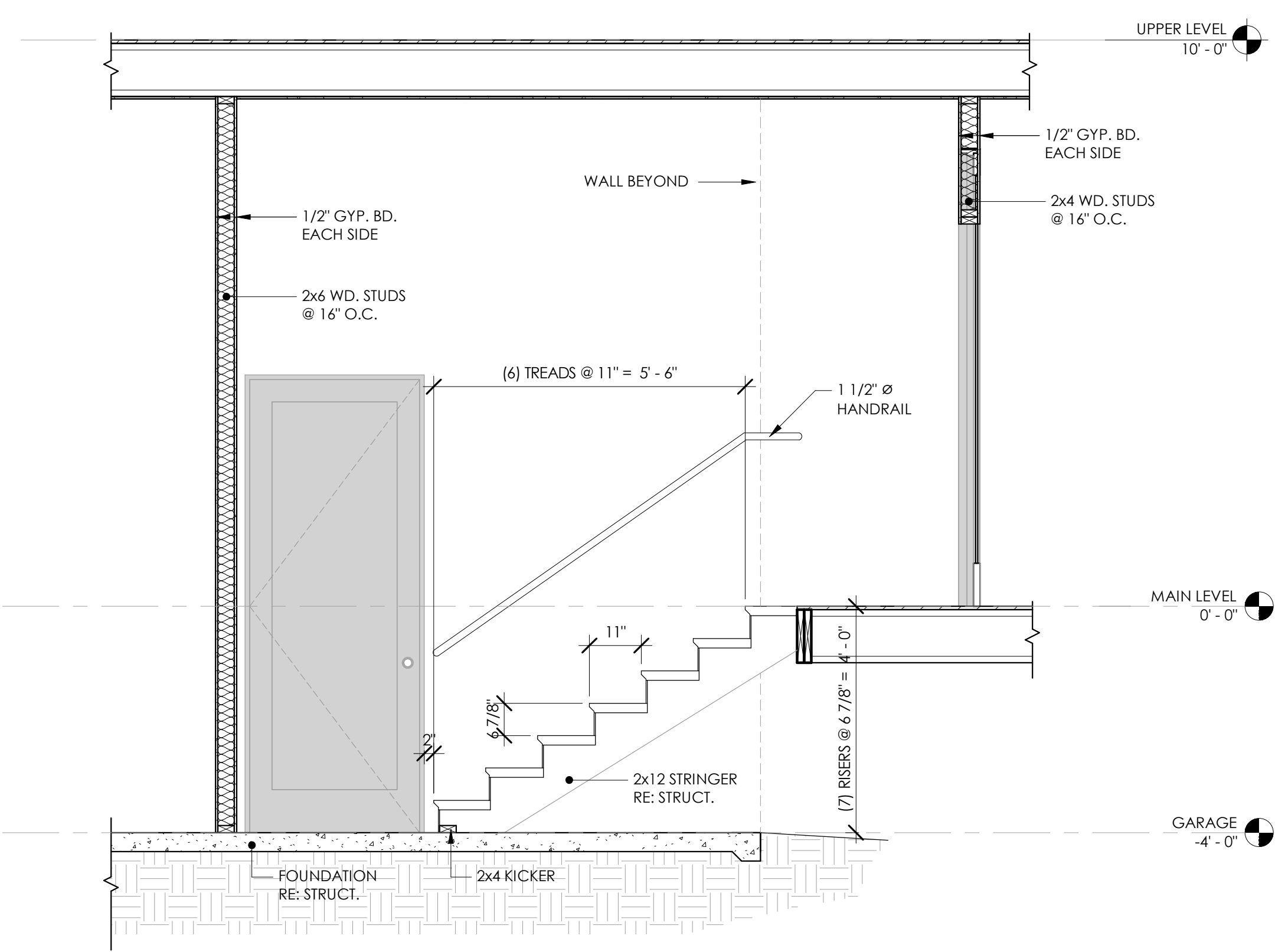
VENTANA AT REDLANDS MESA

308 VENTANA COURT, REDLANDS MESA
 GRAND JUNCTION, CO. 81507

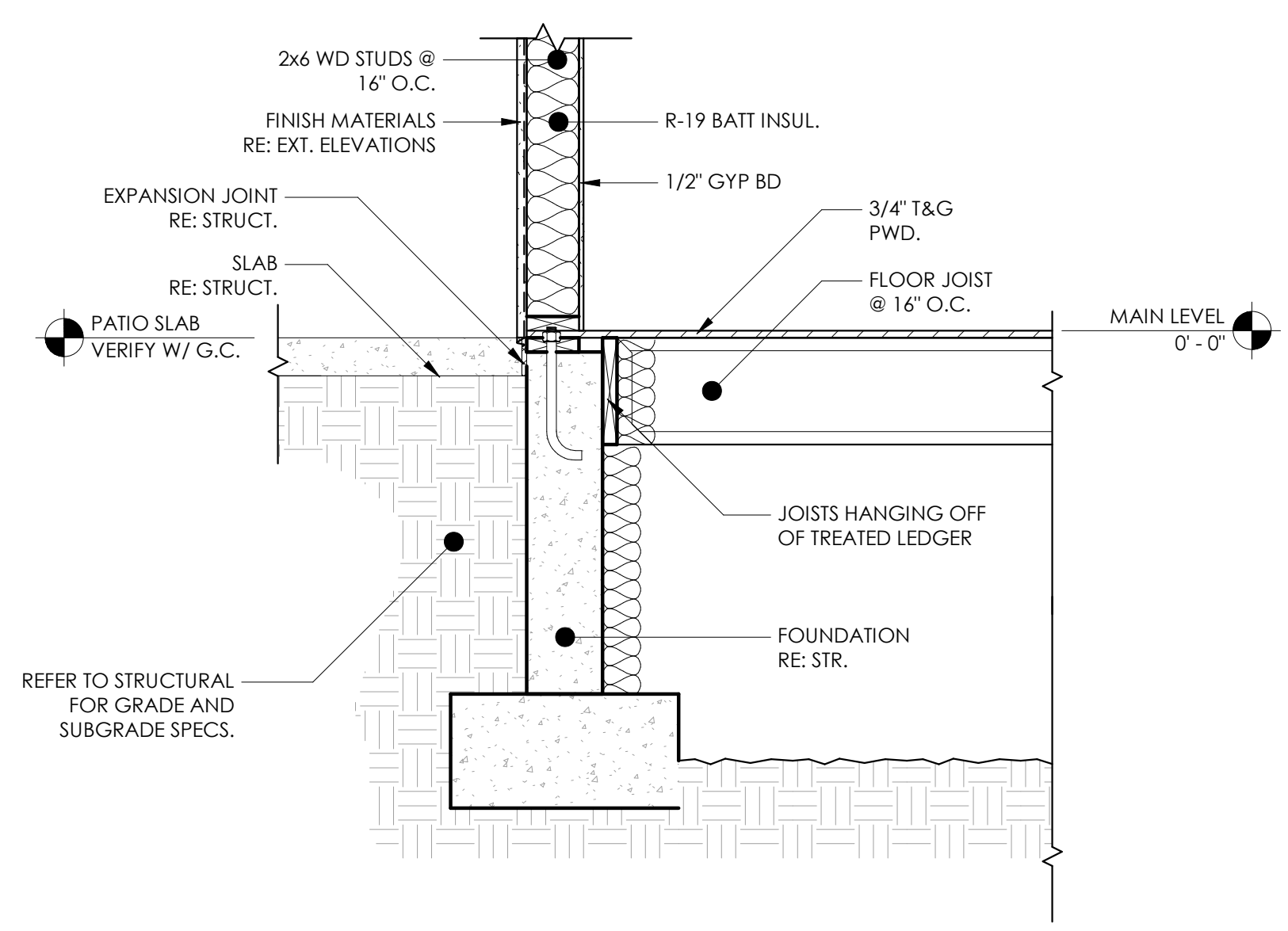
REVISION:
CONSTRUCTION DOCUMENTS
PROJECT NO: 19103
SHEET NAME: EXTERIOR ELEVATIONS
DATE: 01.20.2020
SHEET NO: A2.2
SCALE: As indicated



1 OVERALL BUILDING SECTION
 A3.1 3/8" = 1'-0"



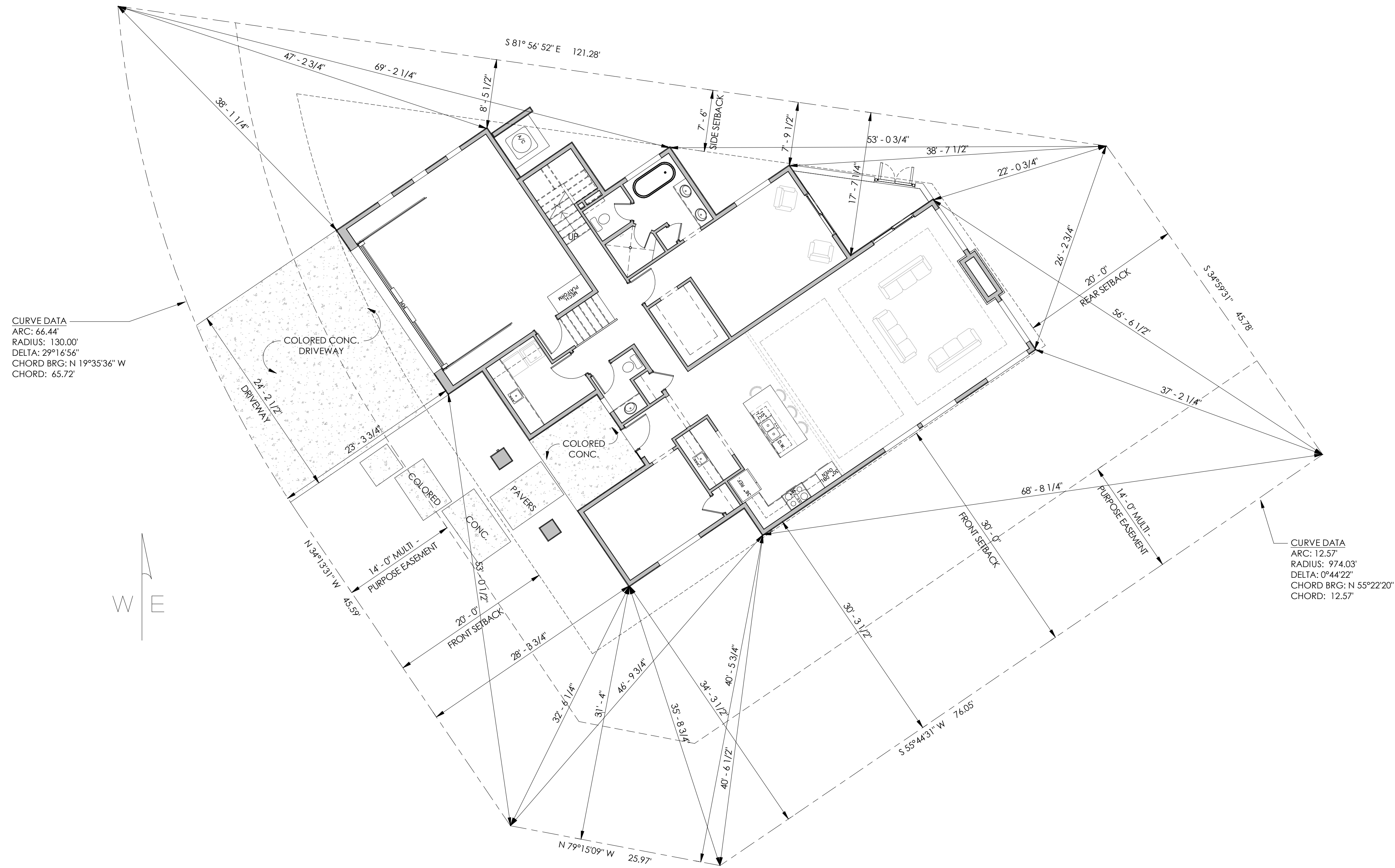
2 STAIR SECTION @ GARAGE
 A3.1 1/2" = 1'-0"



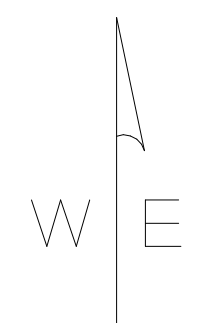
3 FOUNDATION @ PATIO
 A3.1 3/4" = 1'-0"

PLOT PLAN INFORMATION	
LOT NUMBER 1 OF VENTANA AT REDLANDS MESA SUBDIVISION CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO	
STREET ADDRESS	308 VENTANA COURT
HOUSE LIVING SQ FT	2593 SF
GARAGE SQ FT	512 SF
LOT SIZE	9389 SF
SETBACKS (BASED ON...)	FRONT - 30' SIDES - 7.5' REAR - 20'
* SITE INFORMATION INCLUDING PROPERTY LINES, SETBACKS/BUILDING ENVELOPE, EASEMENTS, COVERAGE, ETC. TO BE VERIFIED BY GENERAL CONTRACTOR / OWNER	

KRAAI DESIGN RECOMMENDS THAT SURVEYOR VERIFY PLACEMENT OF HOUSE BEFORE GROUND IS BROKEN



CURVE DATA
 ARC: 66.44'
 RADIUS: 130.00'
 DELTA: 29° 16' 56"
 CHORD BRG: N 19° 35' 36" W
 CHORD: 65.72'



CURVE DATA
 ARC: 12.57'
 RADIUS: 974.03'
 DELTA: 0° 44' 22"
 CHORD BRG: N 55° 22' 20" E
 CHORD: 12.57'

1 SITE PLAN
 C1.1 1/8" = 1'-0"

VENTANA AT REDLANDS MESA

308 VENTANA COURT, REDLANDS MESA
 GRAND JUNCTION, CO. 81507

REVISION:

CONSTRUCTION DOCUMENTS

PROJECT NO:
 19103

SHEET NAME:
 SITE PLAN

DATE: 01.20.2020

SHEET NO:

C1.1

SCALE: As indicated