

GENERAL NOTES :

- ALL WORK TO BE PERFORMED IN COMPLIANCE WITH CURRENT STATE, LOCAL & OTHER GOVERNING CODES. THE CONTRACTOR SHALL SECURE ALL REQUIRED PERMITS AND APPROVALS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. ALL CODE REFERENCES HEREIN REFER TO THE CODES LISTED IN THE CODE ANALYSIS TABLE.
- GENERAL CONTRACTOR TO VERIFY EXISTING CONDITIONS ON SITE PRIOR TO ANY CONSTRUCTION.
- EXISTING CONDITIONS ARE SUBJECT TO VERIFICATION. CONTRACTOR SHALL CONTACT THE ARCHITECT SHOULD ADDITIONAL DESIGN EFFORT BE NEEDED TO ADDRESS ISSUES DISCOVERED DURING ENGINEERING OR CONSTRUCTION.
- THE PROJECT MANAGER, CONSTRUCTION SUPERINTENDENT, AND ALL SUBCONTRACTORS SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS BOTH ON THE PLANS AND IN THE FIELD BEFORE COMMENCEMENT OF ANY WORK. DIMENSIONS AS SHOWN SHALL TAKE PRECEDENCE OVER THE SCALING OF THESE DRAWINGS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR CLARIFICATION BEFORE PROCEEDING WITH WORK.
- ALL DIMENSIONS ARE TO THE FACE OF FOUNDATION OR STUDS OR TO THE CENTER LINE AS NOTED ON THE DRAWINGS.
- ALL ANGLES ARE 45 DEGREES, UNLESS NOTED OTHERWISE.
- ALL INTERIOR WALLS TO BE 2 x 4 STUDS AT 16" O.C. UNLESS OTHERWISE NOTED, OR PER THE STRUCTURAL PLANS. (VERIFY WALL THICKNESS w/ PLANS).
- BUILDER TO FIELD VERIFY AND COORDINATE UTILITY CONNECTIONS, THEIR ROUTING, METER LOCATIONS, HOSE BIBBS, AND OTHER ASSOCIATED ITEMS PER CODE. CONTRACTOR IS TO HAVE ALL EXISTING UTILITIES LOCATED.
- SPECIFICATIONS BY STRUCTURAL ENGINEER SHALL TAKE PRECEDENCE IF IN CONFLICT WITH GENERAL NOTES. REFER TO SEPARATE STRUCTURAL DRAWINGS. ANY STRUCTURAL INFORMATION INDICATED ON THESE PLANS IS FOR REFERENCE ONLY AND IS TO BE VERIFIED BY A QUALIFIED STRUCTURAL ENGINEER.
- PROVIDE FIRE STOPPING TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL). FIRE STOP FURROWS ARE IN THE SAME MANNER AS REQUIRED, FIRE STOP ALL FLUES PER LOCAL CODES.
- CABINET DESIGN, CLOSET BUILT-INS, AND THEIR RELATED DRAWINGS ARE TO BE PROVIDED BY OTHERS.
- ALL EXTERIOR DOORS LEADING TO UNHEATED AREAS ARE TO BE WEATHERSTRIPPED.
- DO NOT SCALE PRINTS. WRITTEN DIMENSIONS TAKE PRECEDENCE IN ALL CASES.
- HEATING - EVERY DWELLING UNIT AND GUEST ROOM SHALL BE PROVIDED WITH HEATING FACILITIES CAPABLE OF MAINTAINING A ROOM TEMPERATURE OF 70 DEG. F. AT A LEVEL OF 3 FEET ABOVE THE FLOOR IN ALL HABITABLE ROOMS. NO UNVENTED OR OPEN FLAME GAS HEATER SHALL BE PERMITTED.
- NO DOOR SHALL SWING WITHIN 12" OF A HEATING OUTLET.
- PROVIDE GUTTERS AND DOWNSPOUTS. GUTTER AND DOWNSPOUT SIZING AND FINAL LOCATIONS TO BE DETERMINED BY BUILDER/ CONTRACTOR. A 5'-0" MINIMUM EXTENSION IS TO BE PROVIDED, OR OTHER APPROVED METHOD OF DISCHARGING DOWNSPOUT WATER AWAY FROM FOUNDATION IS TO BE EMPLOYED.
- EXTERIOR SIDING APPLICATIONS ARE TO BE INSTALLED PER THE CHOSEN MANUFACTURERS APPROVED INSTALLATION INSTRUCTIONS AND CONSTRUCTION DETAILS, AND IN ACCORDANCE WITH IBC SECTIONS 501 AND 703.
- ALL WOOD (BILL PLATES 4 RHT JOISTS ETC.) COPING IN CONTACT WITH CONCRETE (FOUNDATION WALLS ETC.) ARE TO BE PRESURE TREATED ROT-RESISTANT WOOD.
- ALL SILL PLATES AT FOUNDATION WALLS TO BE ANCHORED TO THE FOUNDATION WALL PER STRUCTURAL SEE STRUCT. DUGS.
- THE ARCHITECT DOES NOT ASSUME ANY LIABILITY FOR STRUCTURAL, ENGINEERING, MECHANICAL, ENGINEERING, ELECTRICAL, CIRCUITING OF ALL FIXTURES/ OUTLETS AND/OR ELECTRICAL PANEL LOADS. GENERAL CONTRACTOR SHALL COORDINATE THESE ITEMS WITH INDIVIDUAL TRADES AND OWNERS REPRESENTATIVE.
- IF TRUSSES ARE APPLICABLE, TRUSS MANUFACTURER IS TO PROVIDE TRUSS LAYOUT AND PROFILES TO THE STRUCTURAL ENGINEER AND ARCHITECT FOR REVIEW AND COORDINATION.
- PLANS ARE SUBJECT TO BUILDING DEPARTMENT REVIEW AND INSPECTION FOR ANY ADDITIONAL REQUIREMENTS.
- PROVIDE FLASHING AND SHEET METAL REQUIRED TO PREVENT PENETRATION OF WATER THROUGH THE SHELL OF THE BUILDING. IN ADDITION TO COMPLY WITH PERTINENT RECOMMENDATIONS CONTAINED IN THE CURRENT EDITION OF "ARCHITECTURAL SHEET METAL MANUAL," PUBLISHED BY STANCO. ALL IRON SHEET METAL FLASHING SHALL BE HOT DIP GALVANIZED COMPLYING WITH ASTM A93.
- THE GEOTECHNICAL REPORT HAS BEEN PREPARED, AND PROVIDED TO THE OWNER BY THEIR CONSULTANT. THE REPORTS RECOMMENDATIONS FOR FOUNDATION AND PERIMETER DRAIN DESIGNS AND BACKFILL AND COMPACTION SPECIFICATIONS ARE TO BE REFERENCED BY CONTRACTOR AND STRUCTURAL DESIGNER ACCORDINGLY. THE REPORT DATA IS NOT TO BE CONSIDERED A PART OF THESE DOCUMENTS, WHILE IT IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND/OR COMPLETENESS IS NOT GUARANTEED BY THE ARCHITECT.
- WATERPROOF FOUNDATION WALL AT EXCAVATED AREAS (FROM FOOTING TO FINISH GRADE) w/ WATERPROOFING COMPOUND AS SPECIFIED BY BUILDER.
- GENERAL CONTRACTOR TO COORDINATE TOP OF FOUNDATION WALL ELEVATIONS WITH INFORMATION PROVIDED BY STRUCT. AND CIVIL ENGINEERS PLANS AND WITH FINAL GRADING.
- BUILDER SHALL BE RESPONSIBLE FOR GRADING OF SITE AND LOT. ALL SITE GRADING SHALL BE PER GEOTECH. RECOMMENDATIONS AND GRADING PLAN.
- COORDINATE LANDSCAPE IRRIGATION SUPPLY AND REQUIRED SLEEVE LOCATIONS WITH GENERAL CONTRACTOR.
- FIREPLACES SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURERS INSTALLATION INSTRUCTIONS. PROVIDE OUTSIDE COMBUSTION AIR TO ALL FIREBOXES.
- ALL FIRE-MANUFACTURED FIREPLACE AND CHIMNEY COMPONENTS ARE TO BE LISTED BY A NATIONALLY RECOGNIZED TESTING AGENCY.
- ALL EXPOSED ROOF VENTS AND STACKS ARE TO BE PAINTED TO MATCH THE ADJACENT ROOF MATERIAL. LOCATE ALL VENTS AND STACKS TO THE REAR OF RIDGE IF POSSIBLE.
- ALL DOORS BETWEEN DWELLING AND GARAGE AREAS MUST BE SELF-CLOSING, SELF-LATCHING, WEATHER STRIPPED, AND FIRE RATED.

NOTE: PROVIDE COMBUSTION AIR PATH TO ALL GAS FIRED EQUIPMENT PER: 2018 IBC G2401.

NOTE: ALL BATH EXHAUST TO TERMINATE AT EXTERIOR.

NOTE: MINIMUM 100 SQUARE INCH MAKEUP AIR REQUIRED AT CLOTHES DRYER LOCATIONS.

ABBREVIATIONS

A	AB, ANCHOR BOLT ABV, ABOVE ACC, AIR CONDITIONING ACC, ACCESS ACT, ACOUSTICAL TILE (CLG) AF, ABOVE FINISH FLOOR AD, AREA DRAIN ADD, ADDENDUM ADH, ADHESIVE ADJ, ADJUSTABLE AGG, AGGREGATE AHJ, AIR HANDLING UNIT ALT, ALTERNATE ALUM, ALUMINUM AP, ACCESS PANEL APX, APPROXIMATE ARCH, ARCHITECTURAL ASPH, ASPHALT AT, ASPHALT TILE AUTO, AUTOMATIC AVG, AVERAGE AUNG, AUNING	B	B36, 36" WIDE BASE CAB. BD, BOARD BF, BIFOLD BIT, BITUMINOUS BLKG, BLOCKING BLDG, BUILDING BLK, BLOCK (CM's) BLKG, BLOCKING BM, BEAM BM, BENCH MARK BP, BI-PASS (DOOR) BRK, BRICK BS, BOTH SIDES BSMT, BASEMENT BTM OR BOT, BETWEEN BVL, BEVELED BW, BOTH WAY'S	C	CAB, CABINET CB, CATCH BASIN CEM, CEMENT CER, CERAMIC CUB, CUBIC CF, CHAFF CI, CAST IRON C.I.P. CONC, CAST-IN-PLACE CONC. CIRC, CIRCLE CIRC, CIRCUMFERENCE C.J, CONTROL JOINT OR CONSTRUCTION JOINT CK, CALKING/ CAULKING CL, CLOSET OR CENTER LINE CLG, CEILING CLR, CLEARANCE CLS, CLOSURE OR CLOSER (DOOR) CM, CENTIMETER(S) CMU, CONCRETE MASONRY UNIT CO, Cased OPENING COL, COLUMN COMB, COMBINATION CONC, CONCRETE COND, (AC) CONDENSER CONST, CONTINUOUS CONT, CONTRACTOR CONTR, CORRUGATED CORR, COPPER COPR, CARPET COPRT, COURSE(S) CSMT, CASEMENT CST, CAST STONE CT, CERAMIC TILE CTR, CENTER OR COUNTER CX, CONNECTION CY, CUBIC YARD	D	D, 12" DEEP D, DRYER OR DRAIN D, DOUBLE DEL, DECORATIVE DECO, DEMOLISH, DEMOLITION DC, DECEPSED DEM, DETAIL DET, DRINKING FOUNTAIN DF, DOUBLE HUNG DH, DIAMETER DIM, DIMENSION DIM, DEAD LOAD DL, DOWN (STAIRS) DN, DOWN PROOFING DP, DOOR DR, DRYER MACHINE DRY, DRAIN SPOUT DS, DRAIN STACK (CABINET) D/S, DRAIN TILE DT, DETAIL DTL, DISH WASHER DW, DRAWING DWR, DRAWER	E	EA, EYEBROW (FLAT ARCH) EB, EACH FACE EF, EXPANSION JOINT EJ, ELEVATION EL, ELECTRICAL ELEC, ELECTRICAL PANEL EP, EQUAL EQ, ESTIMATE EST, ELECTRIC WATER COOLER EWC, EXISTING EWC, EXHAUST EXH, EXTERIOR EXT, EXT	F	FAB, FASTENER/ FB, FACE BRICK FBD, FURNISHED BY OTHERS FD, FLOOR DRAIN FE, FIRE EXTINGUISHER FF, FINISH FLOOR (LINE) FG, FIXED GLASS FGL, FIBERGLASS FIN, FINISH FLG, FLASHING FLR, FLOORING(S) FLUR, FLORESCENT (LIGHT) FNC, FENCE FND, FOUNDATION FO, FIRE PROOF FP, FIRE PROOF FPBH, FIRE PROOF HOSE BIBB FPL, FIREPLACE FR, FRAME(D)ING FS, FULL SIZE FTG, FOOTING FUR, FURRED(ING)	G	GA, GAUGE GB, GYPSUM (WALL) BOARD GC, GENERAL CONTRACTOR GD, GRADE OR GRADING GDO, GARAGE DOOR OPENER GR, GROUND FAULT INTERRUPTER GL, GLASS OR GLAZING GLBK, GLASS BLOCK GT, GALVANIZED IRON GROUT	H	H, 42" HIGH (WALL) HC, HOSE BIBB H.C, HOLLOW CORE HD, HEAD OR HARD HDT, HEAT DETECTOR OR HEAVY DUTY HDR, HEADER HDU, HARDWARE HGT, HEIGHT HT, HOLLOW METAL HORIZ, HORIZONTAL HR, HOUR HR, HALF ROUND (WINDOW) HS, HORIZONTAL SLIDER HTG, HEATING HTG, HEATING/VENTILATING/AIR COND. HUD, HARDWOOD (FLOORS)	I	IB, IRONING BOARD ID, INSIDE DIAMETER ILO, IN LIEU OF ILO, INSULATED METAL INT, INSULATED(TION) INT, INTERIOR JOIST (FLOOR OR ROOF) JOINT	J	JST, JOINT	K	KT, KNOCKDOWN (CEILING) KD, KITCHEN KIT, KNOCKOUT KPL, KICK PLATE (ON DOOR) K/S, KNEE SPACE	L	LAM, LAMINATE(D) LAV, LAVATORY (SINK) LBO, LOCATION BY OTHERS LIV, LIVING LIV, LIVE LOAD LIV, LAMINATED PLASTIC LP, LIGHT LT, LAUNDRY TUB LT, LINTEL LTL, LAM VENEER LUMBER (BEAMS) LVL, LAM VENEER LUMBER (BEAMS) LVR, LOUVER	M	M, METER(S) MAX, MAXIMUM MAB, MASONRY MAT, MATERIAL MCD, MEDICINE CABINET MECH, MECHANICAL MEH, MANHOLE MIN, MINIMUM MIN, MIRROR MISC, MISCELLANEOUS MISC, DIMENSION MLD, MILLIMETER MM, MEMBRANE MOP, MASONRY OPENING MOD, MODULAR MOD, MARBLE MRB, METAL MTL, MOUNTED(ING) MT, MULLION OR MULLED	N	MULL, NOT APPLICABLE N/A, NOT IN CONTACT NIC, NAILABLE NL, NOMINAL NOT, NOT TO SCALE N.T.S, NAT. GEODETIC VERTICAL DATUM	O	OA, OVERALL OBS, OBSCURE (GLASS) ON, ON CENTER OBS, OVERHEAD CABINET OC, OUTSIDE DIAMETER OD, OVERHEAD GARAGE DOOR ODD, OVERHEAD OPNG, OPENING OPT, OPTIONAL OSB, ORIENTED STRAND BOARD	P	PAR, PARALLEL PBD, PARTICLE BOARD PC, CONC, PRECAST CONCRETE PE, PORCELAIN ENAMEL PED, PEDESTAL (SINK) PER, PERIMETER PKG, PARKING PL, PLATE (HEIGHT) PLA, PLASTIC LAMINATE PLAS, PLASTER PNL, PANEL PNT, PAINTING(S) PNT, PAIR (OF) PREFAB, PREFABRICATED PSF, POUNDS PER SQUARE FOOT PSI, POUNDS PER SQUARE INCH PTN, PARTITION PT, PRESSURE TREATED (WOOD) PVD, PAVED(ING) OR PAVING PVC, POLYVINYL CHLORIDE (PIPE) PVMT, PAVEMENT PWT, PLTWOOD Q, QUARRY TILE R, RISER (ON STAIRS) R, RETURN AIR R/B, RUBBER BASE RAD, RADIOUS RAD, RUBBLE RBL, ROOF DRAIN REFR, REFRIGERATOR REFR, REQUIRED REQ, RESILIENT RES, REVISION(S) REV, REINFORCED(ING) REIN, REINFORCED RJB, REINFORCED JUNCTION BOX RLG, RAILING RLG, RANGE W/ MICROWAVE RM, ROOM RO, ROUGH OPENING RO, RIGHT OF WAY ROW, ROD AND SHELF(S) R/S, SOLID CORE (DOOR) SC, SCHEDULE SCH, SMOKE DETECTOR SD, SECTION SEC, SQUARE FEET SF, SAFETY GLASS SGD, SLIDING GLASS DOOR SGD, SINGLE HUNG OR SHELF(ING) SH, (DRAWING) SHEET SH, SHEDDING SHTHG, SHIMILAR SHM, SKYLIGHT SKL, SIDELIGHT OR SLEEVE SL, SEALANT SNT, SPACER SNT, SPECIFICATIONS SPEC, (AUDIO) SPEAKER(S) SPK, STAINLESS STEEL ST, STANDARD STG, STORAGE STG OR STO, STEEL STL, STRUCTURAL STR, SQUARE SU, SUSPENDED SUS, SHEAR WALL SW, TREAD (AT STAIRS) OR TILE T, TOWER BAR TB, TO BE DETERMINED TBD, TERRA COTTA TC, TROUELED CONTROL JOINT TCJ, TEMPERED (GLASS) TEMP, TONGUE & GROOVE TAG, TELEPHONE TEL, THICKNESS THK, THRESHOLD THR, TOP OF CONCRETE TOC, TOP OF FOUNDATION TOP, TOP OF MASONRY TOP, TOP OF WINDOW TOU, TRANSOM (WINDOW) TR OR TRN, TOILET PAPER HOLDER TR, TELEVISION OUTLET OR LOCATION TV, TYPICAL TYP, UNDERCUT (DOOR) UC, UNFINISHED UNF, UNLESS NOTED OTHERWISE UNO, VANITY BASE VAP, VAPOR BARRIER VB, 36" WIDE VANITY BASE VT, VERTICAL VB36, (SHEET) VINYL VERT, VEGETABLE SINK VN, VINYL TILE V.S, 36" W X 36" H WALL CAB VT, WIDE OR WASHING MACHINE W, WATER CLOSET W, WOOD W3630, WIDE FLANGE (STEEL BEAM) W, WATER HEATER WF, WALL HUNG WH, WROUGHT IRON WH, WALK-IN CLOSET WI, WINDOW WIC, WITH OR WITHOUT WIN, WATERPROOFING(ING) W/ W/O, WATER RESISTANT WP, WATER SOFTENER WASCO, WAINSCOT
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SYMBOLS

	ELEVATION KEY OR SECTION KEY		EARTH		PLYWOOD
	SHEET NUMBER		SAND OR GRAVEL		INSULATING SHEATHING
	DETAIL NUMBER OR SECTION KEY		WOOD STUD PARTITION		BATT INSULATION
	SHEET NUMBER		3-2x4 WOOD POST OR 2-2x6 UNLESS OTHERWISE NOTED		RIGID INSULATION
	ANGLE		BRICK		WATER CLOSET
	CENTERLINE		CONCRETE BLOCK		TUB/SHOWER
	HOSE BIBB (FREEZE PROOF)		CONCRETE		LAVATORY
	GAS LINE STUB		STONE		DOUBLE SINK
	PENNY		STEEL		SINGLE SINK
	PLATE		DIMENSIONAL LUMBER		
	ROUND OR DIAMETER		BLOCKING		
			FINISH GRADE WOOD		

Periods only used on one word abbreviations, if the abbreviation is a different word by itself, e.g., ARCH, BIT, and LAM. Periods are usually used when abbreviating multiple words, unless they are very common without periods, e.g., AFF, HVAC, R/A, and W/M.

SHEET INDEX

ARCHITECTURAL / UNIT

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- A1.1 BASEMENT FLOOR PLAN
- A1.2 MAIN LEVEL FLOOR PLAN(S)
- A1.3 UPPER LEVEL FLOOR PLAN(S)
- A2.1 EXTERIOR ELEVATIONS
- A2.2 BUILDING SECTION & EXTERIOR DETAILS

ARCHITECTURAL / BUILDING

- A3.1 BUILDING COMPOSITE BASEMENT FLOOR PLAN
- A3.2 BUILDING COMPOSITE MAIN LEVEL FLOOR PLAN
- A3.3 BUILDING COMPOSITE UPPER LEVEL FLOOR PLAN
- A2.1 BUILDING COMPOSITE ROOF PLAN
- A2.2 BUILDING COMPOSITE FRONT & REAR ELEVATIONS

STRUCTURAL

- S1.1 FOUNDATION PLAN
- S1.2 MAIN LEVEL FLOOR FRAMING PLAN
- S1.3 UPPER LEVEL FLOOR FRAMING PLAN
- S1.4 ROOF FRAMING PLAN
- S2.1 DETAILS

NOTICE "BUILDERS PLANS"

THE CONTRACTOR WARRANTS TO THE ARCHITECT THAT HE POSSESSES THE PARTICULAR COMPETENCE AND SKILL IN CONSTRUCTION NECESSARY TO BUILD THIS PROJECT WITHOUT FULL ENGINEERING AND ARCHITECTURAL SERVICES, AND, FOR THE REASON THAT THE CONTRACTOR WISHES TO RELY UPON HIS OWN COMPETENCE, THE CONTRACTOR OR OWNER HAS RESTRICTED THE ARCHITECT'S SCOPE OF PROFESSIONAL SERVICES. THE CONSTRUCTION DOCUMENTS PROVIDED BY THE LIMITED SERVICES SHALL BE TERMED "BUILDERS PLANS" IN RECOGNITION OF THE CONTRACTORS SOPHISTICATION. CONSTRUCTION WILL REQUIRE THAT THE CONTRACTOR ADAPT THE "BUILDERS PLANS" TO THE FIELD CONDITIONS ENCOUNTERED, AND MAKE LOGICAL ADJUSTMENTS IN FIT, FORM, DIMENSION, AND QUANTITY THAT ARE TREATED ONLY GENERALLY BY THE "BUILDERS PLANS". IN THE EVENT ADDITIONAL DETAIL OR GUIDANCE IS NEEDED BY THE CONTRACTOR OR OWNER FOR CONSTRUCTION FOR ANY ASPECT OF THE PROJECT, HE SHALL IMMEDIATELY NOTIFY THE ARCHITECT. FAILURE TO GIVE A SIMPLE NOTICE SHALL RELIEVE THE ARCHITECT OF RESPONSIBILITY FOR THE CONSEQUENCES.

NOTICE TO DUTY OF COOPERATION

RELEASE OF THESE PLANS CONTEMPLATES FURTHER COOPERATION AMONG THE OWNER, HIS CONTRACTOR, AND THE ARCHITECT. DESIGN AND CONSTRUCTION ARE COMPLEX. ALTHOUGH THE ARCHITECT AND HIS CONSULTANTS HAVE PERFORMED THEIR SERVICES WITH DUE CARE AND DILIGENCE, THEY CANNOT GUARANTEE PERFECTION. CONSTRUCTION IS IMPERFECT, AND EVERY CONTINGENCY CANNOT BE ANTICIPATED. ANY AMBIGUITY OR DISCREPANCY DISCOVERED BY THE USE OF THESE PLANS SHALL BE REPORTED IMMEDIATELY TO THE ARCHITECT. FAILURE TO NOTIFY THE ARCHITECT OF SUCH DISCREPANCIES MISUNDERSTANDING AND INCREASES CONSTRUCTION COSTS. A FAILURE TO COOPERATE BY A SIMPLE NOTICE TO THE ARCHITECT SHALL RELIEVE THE ARCHITECT FROM RESPONSIBILITY FOR ALL CONSEQUENCES MADE FROM THE PLANS WITHOUT CONSENT OF THE ARCHITECT ARE UNAUTHORIZED, AND SHALL RELIEVE THE ARCHITECT OF RESPONSIBILITY FOR ALL CONSEQUENCES ARISING OUT OF SUCH CHANGES.

CODE ANALYSIS

ALL WORK PERFORMED SHALL COMPLY WITH ALL APPLICABLE LOCAL, STATE, AND NATIONAL BUILDING CODES, ORDINANCES, AND REGULATIONS, AND ALL OTHER AUTHORITIES HAVING JURISDICTION. FOLLOWING IS A PARTIAL LIST OF APPLICABLE CODES IN FORCE.

- A. INTERNATIONAL BUILDING CODE - 2018
- B. INTERNATIONAL MECHANICAL CODE - 2018
- C. INTERNATIONAL PLUMBING CODE - 2018
- D. INTERNATIONAL ELECTRICAL CODE - 2021
- E. INTERNATIONAL FUEL GAS CODE - 2018

IF CODE DISCREPANCIES ARE DISCOVERED DURING THE CONSTRUCTION PROCESS, ARCHITECT SHALL BE NOTIFIED AND ALLOWED AMPLE TIME TO REMEDY SAID DISCREPANCIES.

ZONING: COUNTY OF BOULDER, STATE OF COLORADO

PROJECT: TWO STORY MULTI-FAMILY/CONDOMINIUMS

PROPOSED BUILDING HEIGHT: 28'-9" +/-

ACTUAL: HEIGHT VARIES PER UNIT TYPE, NOT EXCEEDING 30.0 FEET

OCCUPANCY TYPE/CLASSIFICATION: R2, PER 2018 IBC

TYPE OF CONSTRUCTION: TYPE V, NON-RATED PER 2018 IBC

BUILDING GOVERNING AUTHORITY: CITY OF LOUISVILLE

INSULATION VALUES

NOTE:
SEE DESIGN AIR'S COMPLIANCE CERTIFICATES FOR 2018 IECC INSULATION R-VALUES.

ENSURE DURABLE SEAL OF BUILDING THERMAL ENVELOPE PER IN102.4) THE SEALING METHODS BETWEEN DISSIMILAR MATERIALS SHALL ALLOW FOR DIFFERENTIAL EXPANSION AND CONTRACTION.

Daniel J. Mazotti - Architect

10322 Tennyson Court
Westminster, CO 80031
303-464-9626

Not For Construction

Wildflower Condominiums
Unit Type B
City of Louisville, County of Boulder, State of Colorado

SHEET TITLE
INDEX, ABBREVIATIONS, SYMBOLS & GENERAL NOTES

DRAWN : D.M.	CHECKED : D.M.	ISSUED FOR :	DATE						

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DATE : December 13, 2022
SHEET NO. :

C1

PROJECT NO. : 22-07

Not For Construction

Wildflower Condominiums
Unit Type B
City of Louisville, County of Boulder, State of Colorado

SHEET TITLE
UNIT B BASEMENT FLOOR PLAN(S)

DRAWN : D.M.	CHECKED : D.M.	ISSUED FOR :							
DATE									

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USE OF THESE PLANS, WORK, OR
FORMS REPRESENTED, OR LEGALLY
RESULT IN THE CESSATION OF
SUCH CONSTRUCTION OR BUILDING
BEING SEIZED AND/OR RAIZED.

DATE : December 19, 2022
SHEET NO. :

A1.1

PROJECT NO. : 22-07

FOUNDATION PLAN NOTES:
FOR ADDITIONAL INFORMATION SEE GENERAL
NOTES ON TITLE SHEET AND DETAILS.
NOTE: NOT ALL PLAN NOTES ARE REFERENCED
ON EVERY PLAN SHEET.

FOUNDATION/MASONRY:

- THIS IS NOT AN ENGINEERED FOUNDATION PLAN.
STRUCTURAL FOUNDATION PLANS SHALL BE
BY OTHERS. SEE STRUCTURAL FOUNDATION
AND FRAMING PLANS FOR ALL COLUMN, BEAM,
WOOD POST/JOIST SIZES, AND DIMENSIONS.
REINFORCED CONCRETE FOUNDATION WALL.
SEE STRUCTURAL DRAWINGS. VERIFY STEPS
IN TOP AND BOTTOM OF WALLS w/ STRUCTURAL
FOUNDATION PLAN.
- BEAM POCKET (SEE STRUCTURAL FOUNDATION
PLAN).
- DROP TOP OF FOUNDATION AT OH GARAGE
DOOR & GARAGE SERVICE DOOR PER STRUCT.
& CIVIL ENGINEERS PLANS.
- PROVIDE SUPPORT FOUNDATION FOR PRIVACY
FENCE ABOVE PER STRUCTURAL PLANS.
- CONCRETE GARAGE SLAB ABOVE, SLOPE
TOWARD OH DOOR FOR POSITIVE DRAINAGE.
SEE STRUCTURAL PLANS.
- 66" x 36" x 60" WINDOW WELL TO COMPLY w/
SEC. R3102.2018 IRC. PROVIDE PERMANENT
LADDER WHEN WINDOW WELL IS DEEPER THAN
44". DRAIN TO PERIMETER DRAIN SYSTEM.

FRAMING:

- ALL UN-DIMENSIONED PARTITIONS ARE TO BE
3 1/2" ROUGH.
- ALL ANGLED PARTITIONS ARE 45 DEGREES
(UNO).
- 2 x 6 PLUMBING WALL. PROVIDE BACKING &
BLOCKING FOR FIXTURES & FITTINGS. VERIFY
HEIGHT & LOCATION WITH SUB-CONTRACTOR.
- 2 x 4 FURRING (HOLD 1" OFF FOUNDATION WALL).
- LOCATION OF TREATED SILL PLATE.
- EMERGENCY EGRESS WINDOW SHALL COMPLY
WITH GOVERNING FIRE & BUILDING CODES.
MAXIMUM SILL HEIGHT OF EGRESS WINDOW
SHALL NOT BE MORE THAN 44" AFF.
- WOOD STAIRS (CLOSED STRINGERS) TO COMPLY
WITH GOVERNING FIRE & BUILDING CODES.
- BASEMENT STAIR WELL SHALL BE FINISHED.
- PROVIDE 5/8" TYPE 'X' GYPSUM BOARD ON
WALLS AND CEILING UNDER ACCESSIBLE
ENCLOSED STAIRS.
- TYPICAL BASEMENT WINDOW HEAD HEIGHT
SHALL BE 1'-0" ABOVE FINISH FLOOR (UNO.)
- DROPPED SOFFIT OF BEAM (MECHANICAL OR
FALSE RE. STRUCTURAL) AT 1'-0" AFF.
- HALF WALL w/ WOOD CAP.
- LINE OF FLOOR CANTILEVERED ABOVE.
- ALL CANTILEVERED DECK JOISTS SHALL BE
DESIGNED TO SUPPORT DECK/ROOF COL. LOAD.
- LINE OF DECK COLUMN(S) ABOVE (PROVIDE
SUPPORT PER STRUCTURAL FRAMING PLANS).
- 34" (MIN.) - 38" (MAX.) HANDRAIL TO COMPLY
w/ GOVERNING FIRE & BUILDING CODES, TO
RUN FULL LENGTH OF STAIRS.
- PROVIDE INSULATION AT PERIMETER OF
CONCRETE FOUNDATION WALLS AT BASEMENT
(FINISHED AND UNFINISHED).

HYAC / MECH:

- ALL ELECTRICAL AND MECHANICAL EQUIPMENT
& METERS ARE SUBJECT TO RELOCATION DUE
TO FIELD CONDITIONS. CONTRACTOR TO VERIFY.
- HIGH EFFICIENCY GAS FORCED AIR UNIT. COORD.
SIZE AND LOCATION w/ HYAC TECHNICIAN. VENT
PER CODE.
- POWER VENTED HIGH EFFICIENCY DOMESTIC
WATER HEATER. COORDINATE SIZE, LOCATION,
& DRAIN PIPE TO FLOOR DRAIN. PROVIDE
DEDICATED OUTLET TO COMPLY w/ GOVERNING
FIRE & BUILDING CODES.
- STANDARD 4" RADON STUB-UP. FIELD VERIFY
FINAL LOCATION PER SITE OR AS SPECIFIED
BY BUILDER.

PLUMBING / BATH FIXTURES:

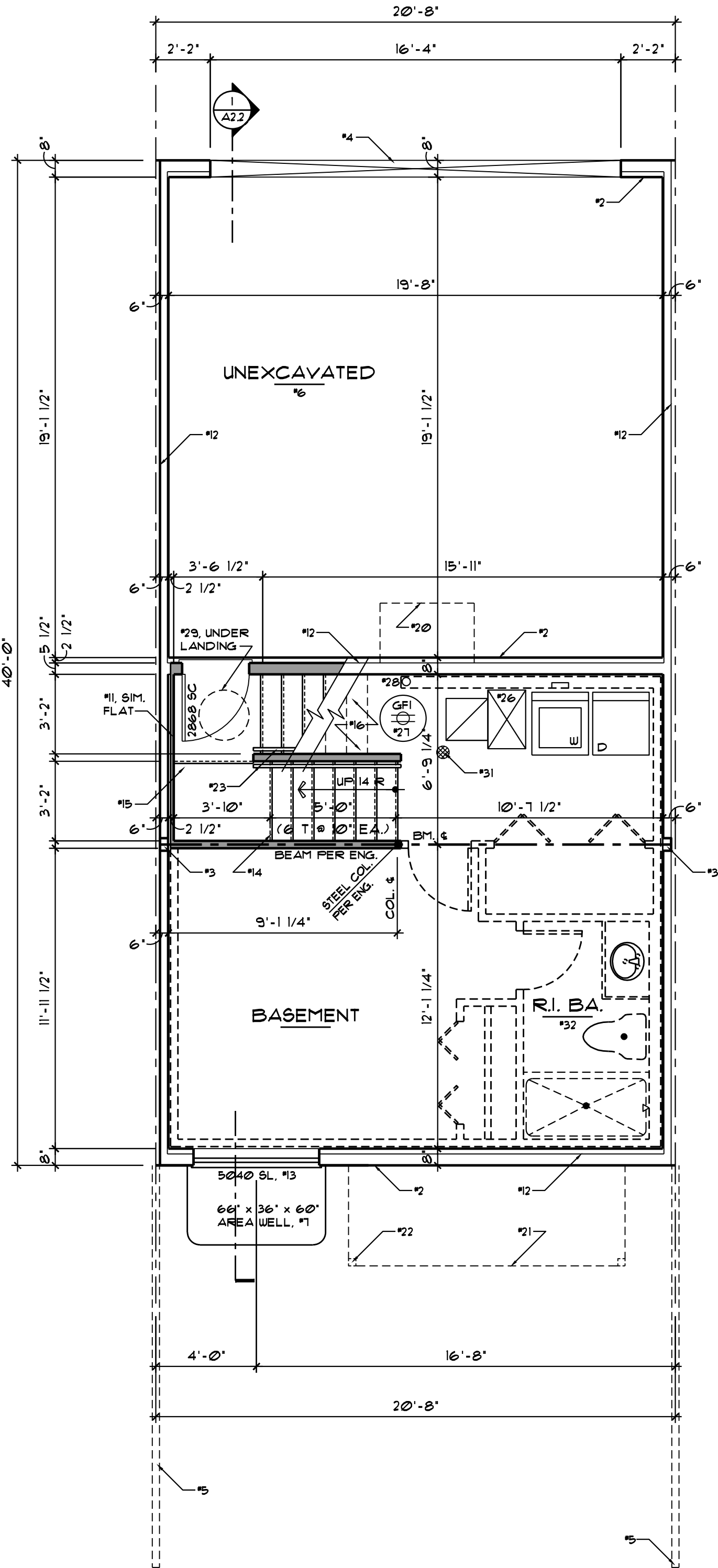
- SUMP PIT. LOCATION TO BE FIELD VERIFIED.
INSTALL w/ GASKET AND TIGHT FITTING L.I.D.
PROVIDE DEDICATED CIRCUIT FOR SUMP PUMP.
- WATER METER LOCATED INSIDE IF POSSIBLE.
PROVIDE ADDITIONAL FLOOR DRAIN AT METER.
- FLOOR DRAIN.
- FUTURE BATH STUB IN PLUMBING FIXTURES ONLY.
- LAVATORY.
- WATER CLOSET.
- SHOWER w/ TILE SURROUND (ON CEMENTITIOUS
BD.) TO 1'-0" AFF. MINIMUM w/ TEMP. GLASS
ENCLOSURE. SIZE PER PLAN.

INTERIOR TRIM AND FIXTURES:

- TOILET BAR SIZE PER PLAN. TO BE CROSS BRACED.
- TOILET RING SIZE PER PLAN. TO BE CROSS BRACED.
- TOILET PAPER HOLDER.
- ONE (1) SHELF AND ONE (1) ROD AT 64" AFF.
- ONE (1) SHELF AND TWO (2) RODS AT 42" AND
82" AFF.
- (5) SHELVES. DEPTH PER PLAN.
- BASE CABINET(S).
- WALL CABINET(S).
- MEDICINE CABINET. ADJUST FRAMING & PROVIDE
BLOCKING AS NECESSARY.

REFER TO SEPARATE STRUCTURAL DWGS:

- STRUCTURAL INFORMATION PROVIDED ON THESE
PLANS ARE SCHEMATIC ONLY AND ARE TO BE
VERIFIED BY A STRUCTURAL ENGINEER.

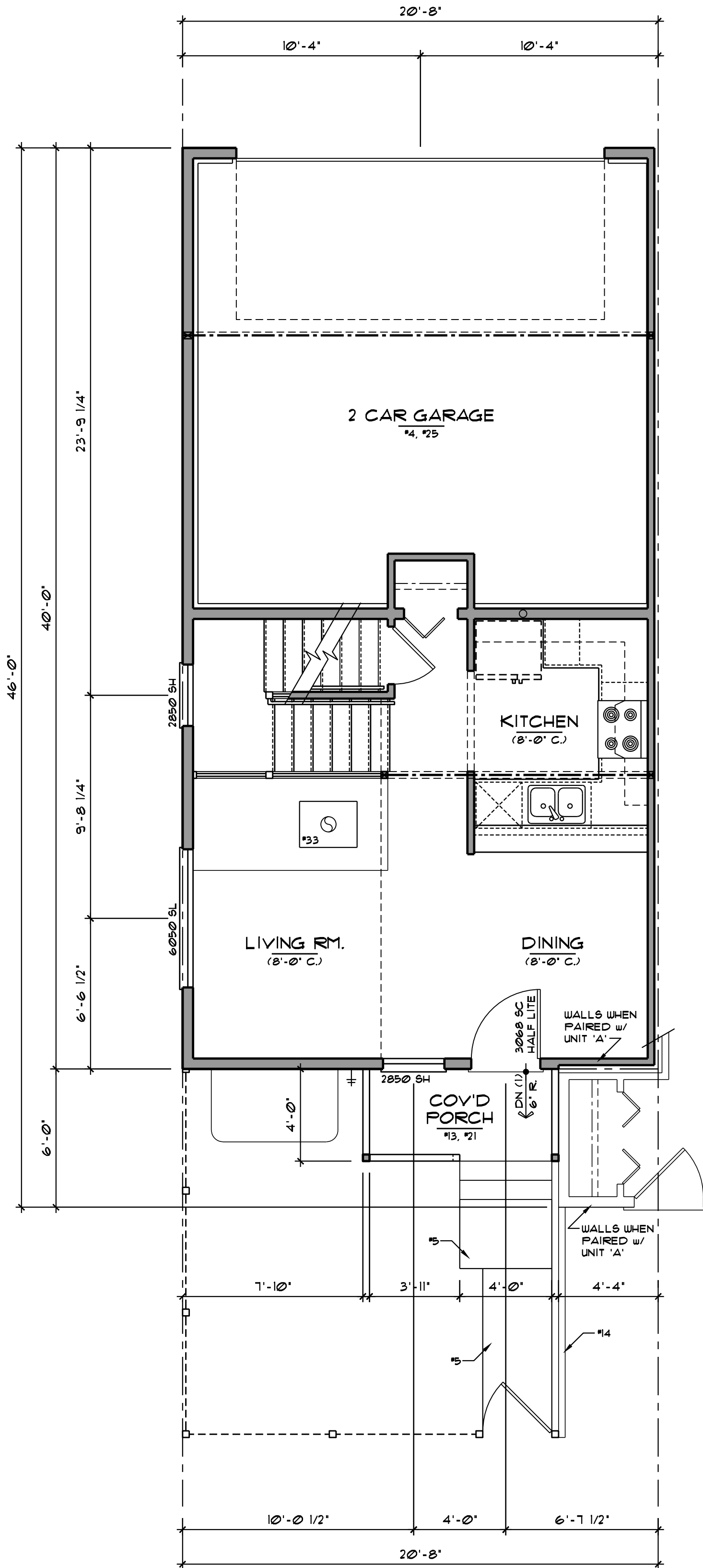


1 BASEMENT FLOOR PLAN
SCALE : 1/4" = 1'-0"
RE: FOUNDATION/MASONRY NOTES: *1, *2, *3, *11, *24, *25, *30 & *45

NOTE: PROVIDE FIRE PROTECTION OF
FLOORS TO COMPLY w/ GOVERNING
FIRE & BUILDING CODES.

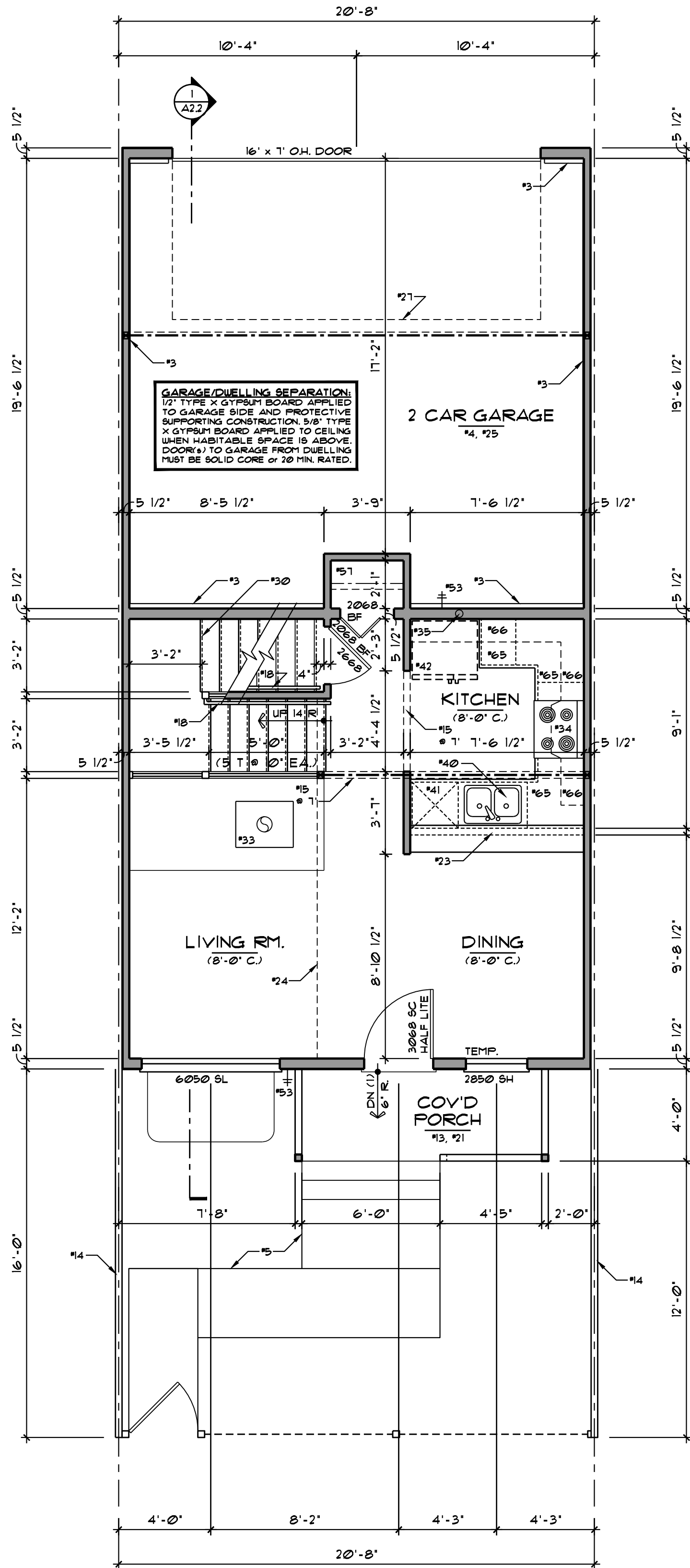
AREA SCHEDULE	
	SQ. FT.
BASEMENT - FINISHED	353
BASEMENT - UNFINISHED/MECH.	18
TOTAL	371





UNIT B / END UNIT
MAIN LEVEL FLOOR PLAN

SCALE : 1/4" = 1'-0"
RE: FLOOR PLAN NOTES #6, #7, #8, #9, #32 & #71



UNIT B / INTERIOR UNIT
MAIN LEVEL FLOOR PLAN

SCALE : 1/4" = 1'-0"
RE: FLOOR PLAN NOTES #6, #7, #8, #9, #32 & #71

AREA SCHEDULE	
MAIN LEVEL	422
TOTAL LIVING AREA	915

FLOOR PLAN NOTES:
FOR ADDITIONAL INFORMATION SEE GENERAL NOTES
ON TITLE SHEET AND DETAILS.
NOTE: NOT ALL PLAN NOTES ARE REFERENCED
ON EVERY PLAN SHEET.

CONCRETE/MASONRY:

1. CONCRETE PORCH CONSTRUCTION, RE: STRUCT. DRAWINGS FOR ADDITIONAL INFO.
2. CONCRETE PATIO CONST., RE: STRUCTURAL DRAWINGS FOR ADDITIONAL INFO.
3. LINE OF FOUNDATION BELOW.
4. 4" CONC. GARAGE FLOOR SLOPE 1/4"/FT. TO OVERHEAD GARAGE DOOR, RE: STRUCT.
5. CONCRETE SIDEWALK LOCATION, VERIFY LOCATION PER CIVIL ENG. VARIES PER BLDG.

FRAMING:

6. ALL UN-DIMENSIONED PARTITIONS ARE TO BE 3 1/2" ROUGH.
7. ALL ANGLED PARTITIONS ARE 45 DEGREES (UNO.).
8. ALL EXTERIOR DIMENSIONS ARE TO FACE OF 2 x 6 STUDS (UNO.).
9. 2 x 6 PLUMBING WALL, PROVIDE BACKING & BLOCKING FOR FIXTURES & FITTINGS, VERIFY HEIGHT & LOCATION WITH SUB-CONTRACTOR.
10. TYPICAL MAIN FLOOR WINDOW HEAD HEIGHT SHALL BE 1'-0" ABOVE FINISH FLOOR (UNO.) w/ 8'-0" or VAULTED CLG.
11. TYPICAL UPPER LEVEL WINDOW HEAD HEIGHT SHALL BE 1'-0" ABOVE FINISH FLOOR (UNO.) w/ 8'-0" or VAULTED CLG.
12. WINDOW SUPPLIER TO VERIFY AT LEAST ONE WINDOW IN ALL BEDROOMS TO HAVE A CLEAR EGRESS OPENING OF 5.7 SQ. FT. WITH MIN. DIMENSION OF 24" IN HEIGHT AND 20" IN WIDTH, BILL HEIGHT NOT GREATER THAN 44" ABOVE FINISH FLOOR.
13. ENTRY PORCH, FRAME/COMPOSITE CONST., RE: STRUCT. DRAWINGS FOR ADDITIONAL INFO.
14. WOOD PRIVACY FENCE PER BLDG'S SPEC'S.
15. GYPSUM BOARD OPENING - HEIGHT AS NOTED or SEE INTERIOR ELEVATIONS.
16. GYPSUM BOARD ARCHED OPENING - SPRING SLOPE 1" TOWARDS SHOWER PAN TO DRAIN, MATERIAL PER BUILDER'S SPEC'S.
17. 33 1/2" x 12" SHOWER SEAT, 18" HIGH AT REAR, SLOPE 1" TOWARDS SHOWER PAN TO DRAIN, MATERIAL PER BUILDER'S SPEC'S.
18. 34" (MIN.) - 38" (MAX.) HANDRAIL, TO COMPLY w/ GOVERNING FIRE & BUILDING CODES, TO RUN FULL LENGTH OF STAIRS.
19. 34" (MIN.) - 38" (MAX.) HANDRAIL w/ BALUSTERS, ALL BALUSTERS TO BE SPACED SUCH THAT A 4" SPHERE CANNOT PASS BETWEEN BALUSTERS.
20. GUARDRAIL, TO COMPLY w/ GOVERNING FIRE & BUILDING CODES.
21. PORCHES 30" ABOVE FINISHED GRADE MUST HAVE A GUARDRAIL.
22. HALF WALL # 42" AFF.
23. HALF WALL w/ RAISED COUNTERTOP, FRAME WALL IS 42" AFF, UNO. or SEE INTERIOR ELEVATIONS.
24. LINE OF FRAMING ABOVE OR BELOW.
25. PROVIDE 5/8" TYPE 'X' GYP. BD. AT GARAGE SIDE OF ALL WALLS & CEILINGS IN COMMON w/ THE HOUSE PER CURRENT LOCAL CODE, ALL VERTICAL & HORIZONTAL MEMBERS SUPPORTING THE SEPARATION SHALL ALSO BE PROTECTED.
26. SOLID CORE, 20 MIN. RATED DOOR w/ SELF-CLOSING AND SELF-LATCHING HARDWARE AND WEATHER-STRIPPING PER CURRENT LOCAL CODE.
27. LINE OF OVERHEAD GARAGE DOOR IN OPEN POSITION.
28. 24" x 48" SKYLIGHT PER BUILDER'S SPEC'S, PROVIDE FLASHING AND INSTALL PER MANUF'S SPECIFICATIONS, VERIFY FINAL LOGN IN FIELD.
29. 22" x 30" (MINIMUM) ATTIC ACCESS, TO COMPLY w/ GOVERNING FIRE & BUILDING CODES, PROVIDE BUILT-UP SIDES & INSULATION, 12" MIN. HEIGHT.
30. WOOD STAIRS (CLOSED STRINGERS) TO COMPLY w/ GOVERNING FIRE & BLDG. CODES.
31. STEPS WHERE REQUIRED WHEN SLAB VARIES IN DISTANCE FROM LANDING.

HVAC/MECH.

32. ALL ELECTRICAL & MECHANICAL EQUIPMENT & METERS ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS CONTRACTOR TO VERIFY.
33. PREFABRICATED FIREPLACE GAS or ELECT. (NON-WOOD BURNING), B-VENT OR DIRECT VENT PER BUILDER'S SPEC'S (OPT. # SOME UNITS).
34. GAS or ELECTRIC COOKTOP AS SPECIFIED BY BUILDER w/ HOOD, VENT TO EXT.
35. RADON SYSTEM VENT, VERIFY LOGN IN FIELD.
36. OVEN/MICROWAVE AS SPECIFIED BY BUILDER.
37. DRYER, VENT SIZE & LENGTH PER CODE.
38. HIGH EFFICIENCY GAS FORCED AIR UNIT, COORD. SIZE AND LOCATION w/ HVAC TECHNICIAN, VENT PER CODE.
39. POWER VENTED HIGH EFFICIENCY DOMESTIC WATER HEATER, COORDINATE SIZE, LOCATION, & DRAIN PIPE TO FLOOR DRAIN, TO COMPLY w/ GOVERNING FIRE & BLDG. CODES, PROVIDE DEDICATED OUTLET.

PLUMBING/BATH FIXTURES:

40. KITCHEN SINK WITH DISPOSAL.
41. DISHWASHER.
42. REFRIGERATOR w/ WATER HOOK-UP.
43. WASHER (ALWAYS PLACED ON LEFT).
44. WASHER BOX.
45. UTILITY SINK, PER BUILDER'S SPEC'S.
46. LAVATORY.
47. PEDESTAL LAVATORY.
48. WATER CLOSET.
49. SHOWER w/ TEMP. GL. ENCLOSURE, SIZE PER PLAN.
50. 32" x 48" SHOWER w/ TEMP. GL. ENCLOSURE & CORIAN (or SOLID SURFACE) SEAT # 18" AFF, SLOPE TO DRAIN.
51. 60" x 36" SELF-RINGING TUB, DECK HEIGHT PER MANUFACTURER.
52. 30" x 60" TUB w/ 1'-0" AFF. HIGH CERAMIC TILE ON WATER RESISTANT GYP. BD. SHOWER HEAD AT 6'-10" AFF.
53. FREEZE-PROOF HOSE BIBB, VERIFY LOCATION.

INTERIOR TRIM AND FIXTURES:

54. TOWEL BAR, SIZE PER PLAN, TO BE CROSS BRACED.
55. TOWEL RING, SIZE PER PLAN, TO BE CROSS BRACED.
56. TOILET PAPER HOLDER.
57. ONE (1) SHELF AND ONE (1) ROD AT 64" AFF.
58. ONE (1) SHELF AND TWO (2) RODS AT 42" AND 82" AFF.
59. BENCH # 20" w/ CUBBIES & HOOKS.
60. (5) SHELVES, DEPTH PER PLAN.
61. OPTIONAL SHELVES, DEPTH PER PLAN.
62. 4" TILE SHELF # 40" AFF.
63. BOOK SHELVES, DEPTH PER BUILDERS SPEC'S.
64. SHELF ABOVE, OR OPTIONAL WALL CABINET(s).
65. BASE CABINET(s).
66. WALL CABINET(s).
67. PANTRY CABINET, SIZE PER PLAN.
68. OVEN TOWER CABINET.
69. LINEN CABINET, SIZE PER BUILDER SPEC'S.
70. OPT. DESK, WIDTH PER BUILDER'S SPEC'S.

REFER TO SEPARATE STRUCTURAL DWGS.

71. STRUCTURAL INFORMATION PROVIDED ON THESE PLANS ARE SCHEMATIC ONLY AND ARE TO BE VERIFIED BY A STRUCTURAL ENGINEER.

Daniel J.
Mazotti -
Architect

10322 Tennyson Court
Westminster, CO 80031
303-464-9626

Not For
Construction

Wildflower Condominiums
Unit Type B
City of Louisville, County of Boulder, State of Colorado

SHEET TITLE
UNIT B MAIN LEVEL FLOOR PLAN(S)

DRAWN : DM	CHECKED : DM	ISSUED FOR :			
DATE					

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BEING SEIZED AND/OR RAIZED.

DATE : December 13, 2022

SHEET NO. :

A1.2

PROJECT NO. : 22-07

FLOOR PLAN NOTES:
FOR ADDITIONAL INFORMATION SEE GENERAL NOTES
ON TITLE SHEET AND DETAILS.
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ON EVERY PLAN SHEET.

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2. CONCRETE PATIO CONST., RE: STRUCTURAL DRAWINGS FOR ADDITIONAL INFO.
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5. CONCRETE SIDEWALK LOCATION, VERIFY LOCATION PER CIVIL ENG. VARIES PER BLDG.

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15. GYPSUM BOARD OPENING - HEIGHT AS NOTED or SEE INTERIOR ELEVATIONS.
16. GYPSUM BOARD ARCHED OPENING - SPRING LINE AND ARCH RISE AS NOTED or SEE INTERIOR ELEVATIONS.
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30. WOOD STAIRS (CLOSED STRINGERS) TO COMPLY w/ GOVERNING FIRE & BLDG. CODES
31. STEPS WHERE REQUIRED WHEN SLAB VARIES IN DISTANCE FROM LANDING.

HVAC/MECH:

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34. GAS or ELECTRIC COOKTOP AS SPECIFIED BY BUILDER w/ HOOD, VENT TO EXT.
35. RADON SYSTEM VENT, VERIFY LOCN IN FIELD.
36. OVEN/MICROWAVE AS SPECIFIED BY BUILDER.
37. DRYER, VENT SIZE & LENGTH PER CODE.
38. HIGH EFFICIENCY GAS FORCED AIR UNIT, COORD. SIZE AND LOCATION w/ HVAC TECHNICIAN, VENT PER CODE.
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PLUMBING/BATH FIXTURES:

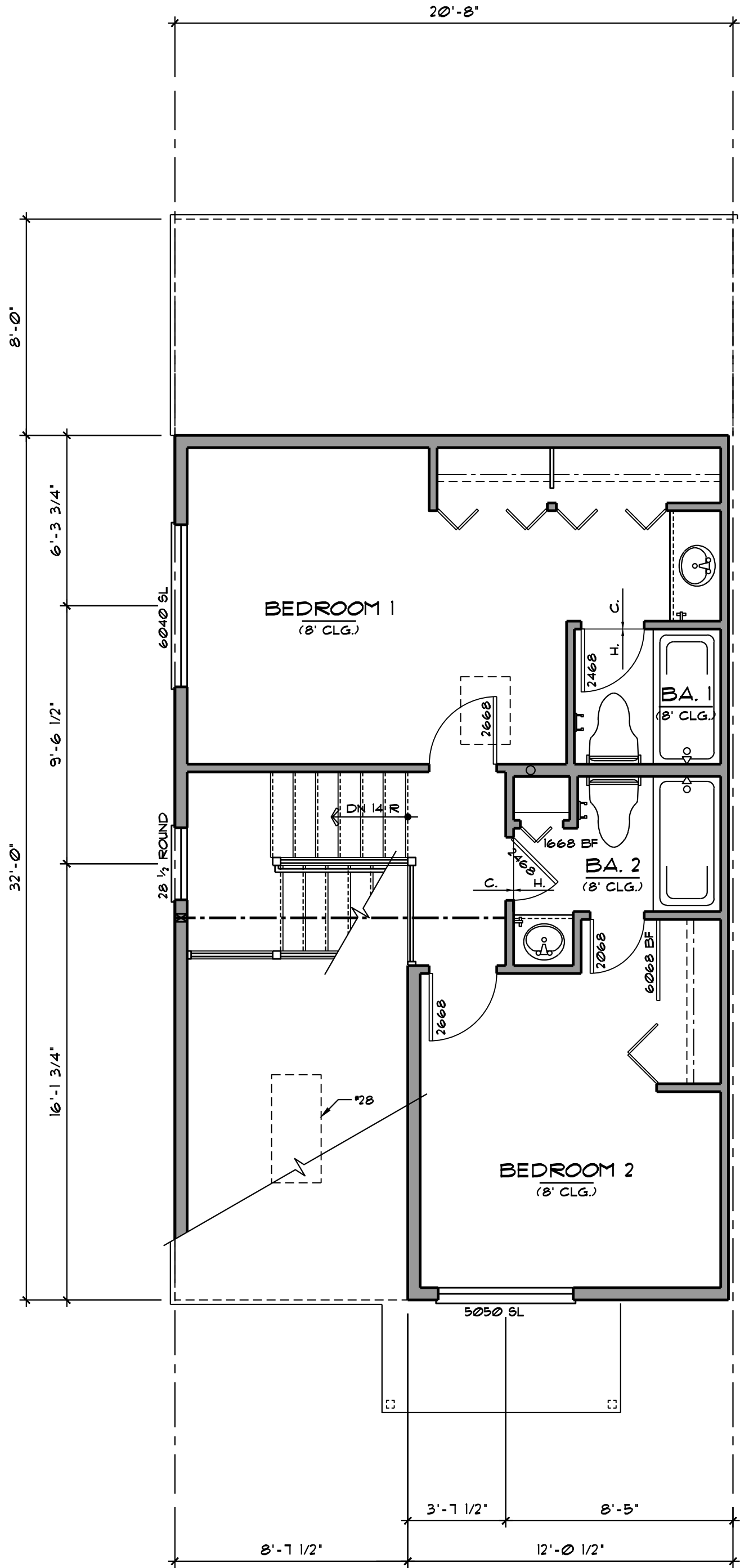
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42. REFRIGERATOR w/ WATER HOOK-UP.
43. WASHER (ALWAYS PLACED ON LEFT).
44. WASHER BOX.
45. UTILITY SINK, PER BUILDER'S SPEC'S.
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47. PEDESTAL LAVATORY.
48. WATER CLOSET.
49. SHOWER w/ TEMP. GL. ENCLOSURE, SIZE PER PLAN.
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53. FREEZE-PROOF HOSE BIBB, VERIFY LOCATION.

INTERIOR TRIM AND FIXTURES:

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55. TOWEL RING, SIZE PER PLAN, TO BE CROSS BRACED.
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57. ONE (1) SHELF AND ONE (1) ROD AT 64" AFF.
58. ONE (1) SHELF AND TWO (2) RODS AT 42" AND 82" AFF.
59. BENCH @ 20" w/ CUBBIES & HOOKS.
60. (5) SHELVES, DEPTH PER PLAN.
61. OPTIONAL SHELVES, DEPTH PER PLAN.
62. 4" TILE SHELF @ 40" AFF.
63. BOOK SHELVES, DEPTH PER BUILDER'S SPEC'S.
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69. LINEN CABINET, SIZE PER BUILDER SPEC'S.
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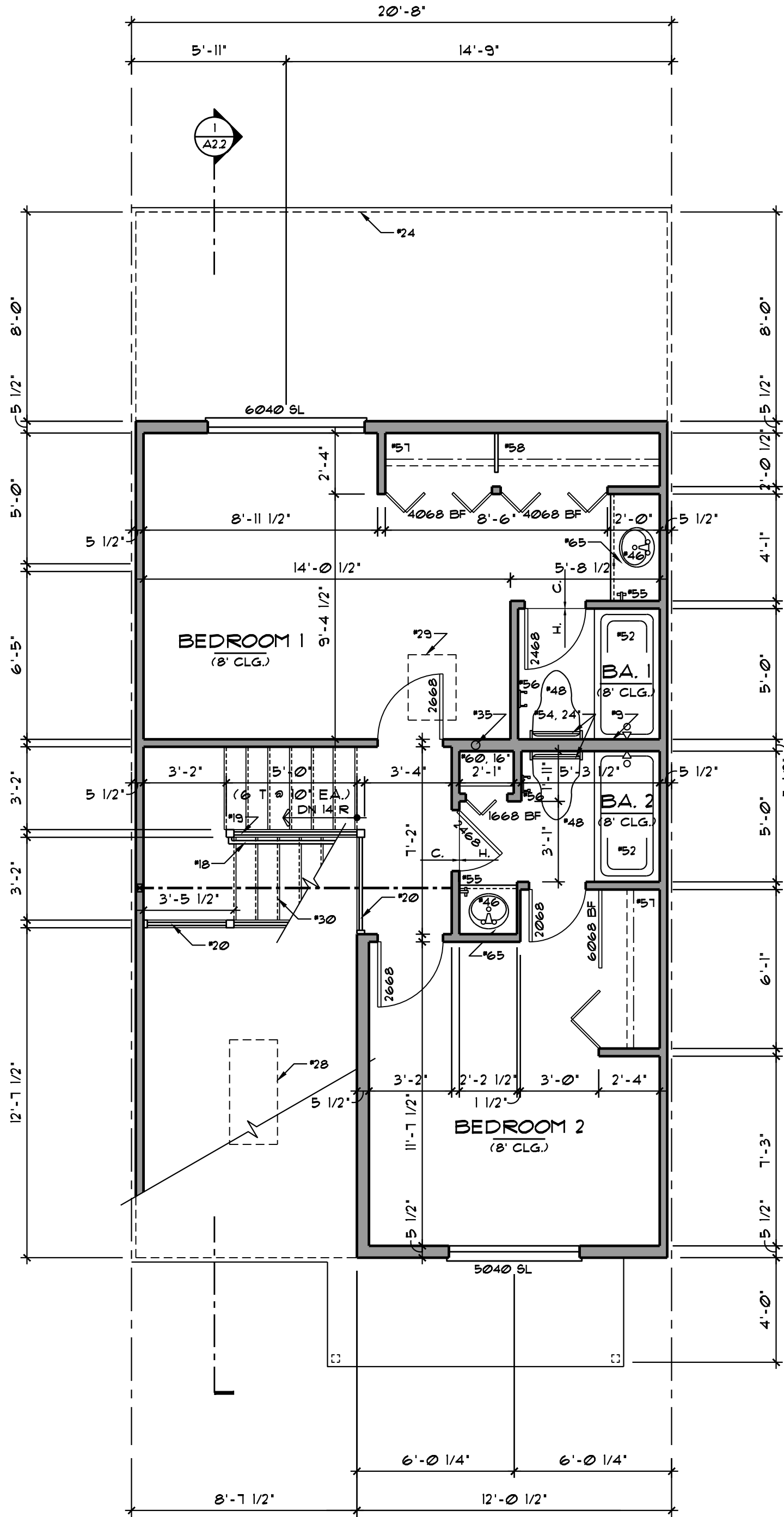
REFER TO SEPARATE STRUCTURAL PAGES:

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UNIT B / END UNIT
UPPER LEVEL FLOOR PLAN

SCALE : 1/4" = 1'-0"
RE: FLOOR PLAN NOTES #6, #7, #8, #11, #12, #32 & #71



UNIT B / INTERIOR UNIT
UPPER LEVEL FLOOR PLAN

SCALE : 1/4" = 1'-0"
RE: FLOOR PLAN NOTES #6, #7, #8, #11, #12, #32 & #71

AREA SCHEDULE	
UPPER LEVEL	493
TOTAL LIVING AREA	915



DRAWN : DJM	CHECKED : DJM	ISSUED FOR :
DATE :	DATE :	DATE :

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BEING SEIZED AND/OR RAIZED.

DATE : December 19, 2022
SHEET NO. :

A2.1

PROJECT NO. : 22-07

TYPICAL CONSTRUCTION ASSEMBLIES:

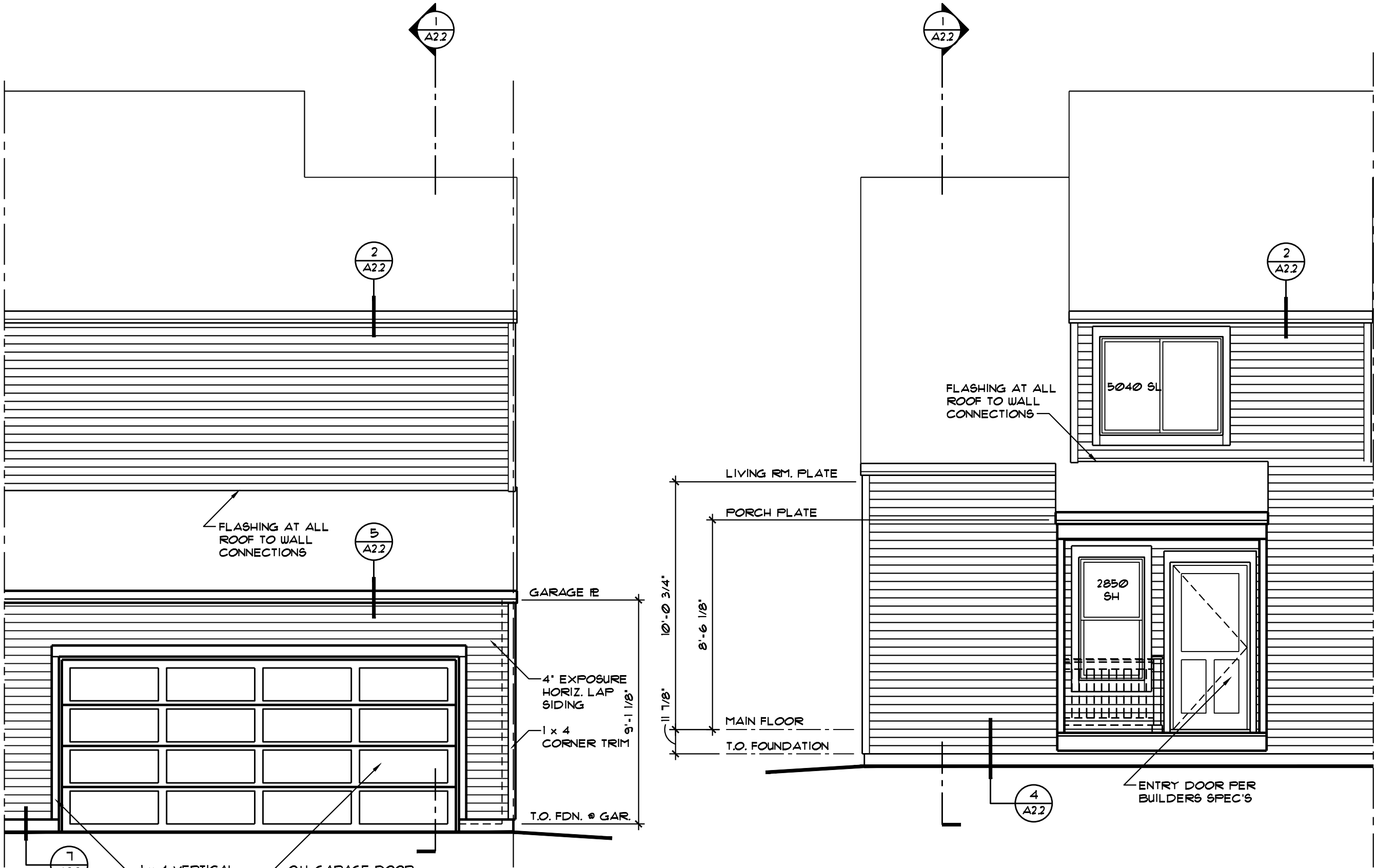
- TYPICAL FOUNDATION WALL CONSTRUCTION:**
REINFORCED CONCRETE WALL. SEE STRUCTURAL DRAWINGS. PROVIDE DAMP PROOFING BELOW GRADE PER CODE & BUILDER'S SPECIFICATIONS.
- BASMENT FLOOR CONSTRUCTION:**
SEE STRUCTURAL FOUNDATION PLANS, SPEC'S AND STRUCTURAL DRAWINGS.
- TYPICAL GARAGE FLOOR CONSTRUCTION:**
REINFORCED CONCRETE SLAB PER BUILDER'S SPECIFICATIONS AND STRUCTURAL DRAWINGS.
- BASMENT INSULATION:**
APPLY PERFORATED VINYL COVERED R-19 FIBERGLASS BATT INSULATION & BASEMENT EXTERIOR WALLS. ATTACH & HANG FROM RPT JOIST TO 3" ABOVE BASEMENT FLOOR.
- TYPICAL MAIN FLOOR CONSTRUCTION:**
FINISH FLOORING ON 3/4" OSB SHEATHING ON ENGINEERED 1" FLOOR JOISTS (PER STRUCTURAL DRAWINGS).
- BASMENT CEILING:** 5/8" GYPSUM BOARD or 1/2" RATED CEILING.
- TYPICAL UPPER FLOOR CONSTRUCTION:**
FINISH FLOORING ON 3/4" OSB SHEATHING ON ENGINEERED 1" FLOOR JOISTS (PER STRUCTURAL DRAWINGS).
- MAIN FLOOR CEILING:** 5/8" GYPSUM BOARD or 1/2" RATED CEILING.
- TYPICAL SIDING WALL CONSTRUCTION:**
SIDING (SEE ELEVATIONS) ON HOUSEWRAP ON 1/8" SHEATHING ON 2 x 6 STUDS (PER STRUCTURAL DRAWINGS) w/ INSULATION PER VALUES ON SHEET C1. PROVIDE 1/2" GYP. BD. OVER VAPOR BARRIER AT INTERIOR. PROVIDE FLASHING PER BUILDER'S SPECIFICATION & DETAILS.
- TYPICAL ROOF CONSTRUCTION:**
ROOFING PER BUILDER'S SPECIFICATION'S OVER UNDERLAMENT OVER ROOF SHEATHING (PER STRUCTURAL DRAWINGS) OVER ENGINEERED ROOF TRUSSES or RAFTERS (PER STRUCT.). PROVIDE INSULATION PER VALUES ON SHEET C1. PROVIDE 1" MINIMUM AIR SPACE BETWEEN INSULATION & ROOF SHEATHING FOR VENTILATION (PROVIDE BATTLES AT SOFFIT VENTS IF REQUIRED). PROVIDE ROOF AND SOFFIT VENTS TO ACHIEVE ATTIC VENTILATION PER CURRENT LOCAL CODE. FLASH ALL ROOF-TO-ROOF AND ROOF TO WALL JOINTS AND ALL PENETRATIONS.
- THERMAL BYPASS:**
TO BE INSTALLED BETWEEN CONDITIONED AND UNCONDITIONED SPACES.

REFER TO SEPARATE STRUCTURAL DRAWINGS:

STRUCTURAL INFORMATION PROVIDED ON THESE PLANS ARE SCHEMATIC ONLY AND ARE TO BE VERIFIED BY A STRUCTURAL ENGINEER.

EXTERIOR ELEVATION NOTES:

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
- PROVIDE ROOF AND SOFFIT VENTS AS SPECIFIED BY BUILDER AND REQUIRED BY CODE.
- TYPICAL BASEMENT WINDOW HEAD HEIGHT SHALL BE 1'-0" ABOVE CONC. FLOOR (UNQ.).
- TYPICAL MAIN FLOOR WINDOW HEAD HEIGHT SHALL BE 1'-0" ABOVE FINISHED FLR. (UNQ.).
- TYPICAL UPPER FLOOR WINDOW HEAD HEIGHT SHALL BE 1'-0" ABOVE FINISHED FLR. (UNQ.).
- PROVIDE DOWN SPOUT OVER LOWER ROOFS. THERE IS TO BE NO FREE DRAINAGE.

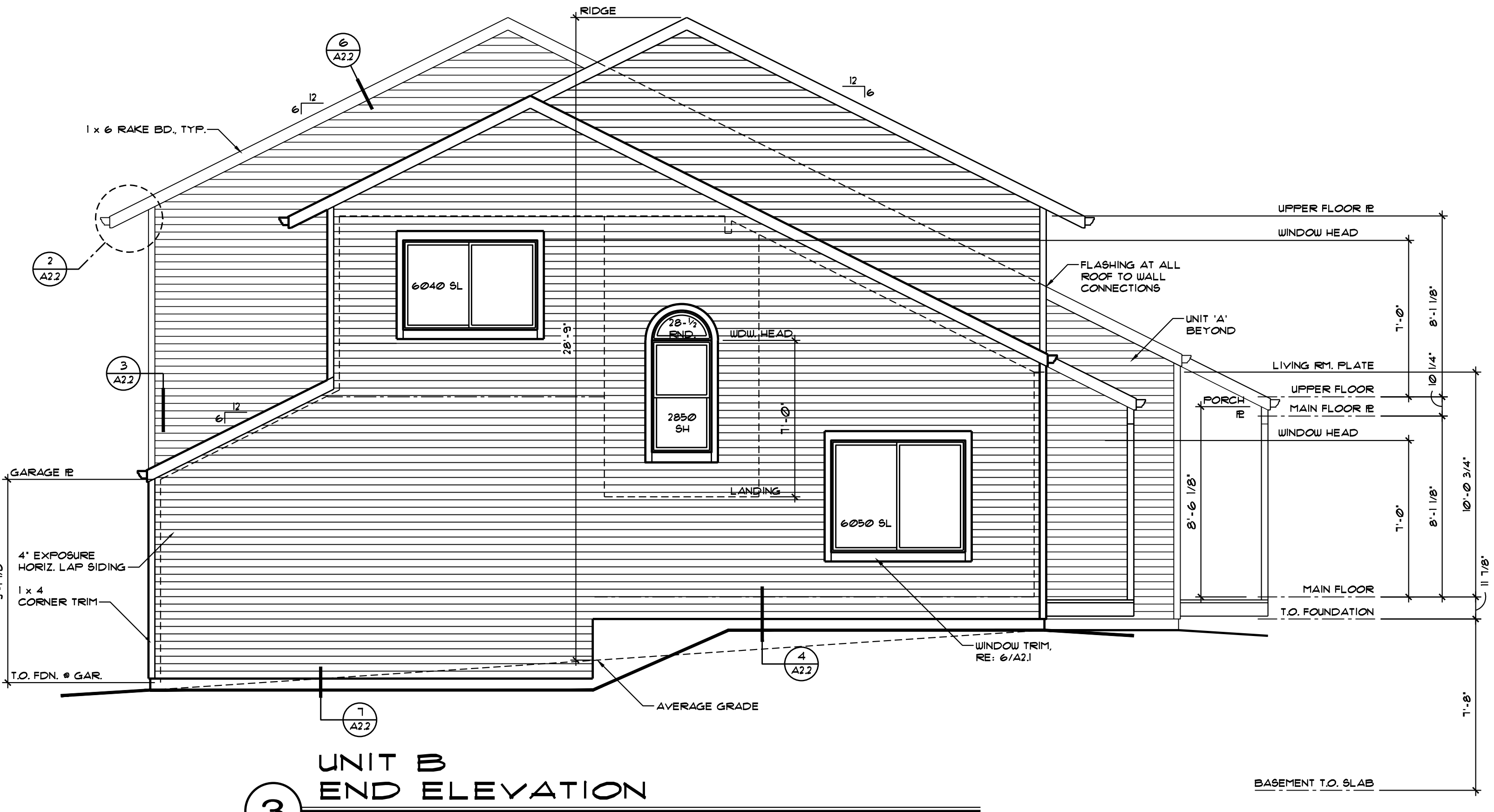


UNIT B / END UNIT
REAR ELEVATION

SCALE : 1/4" = 1'-0" (SEE COMPOSITE ELEV. FOR INTERIOR UNIT)

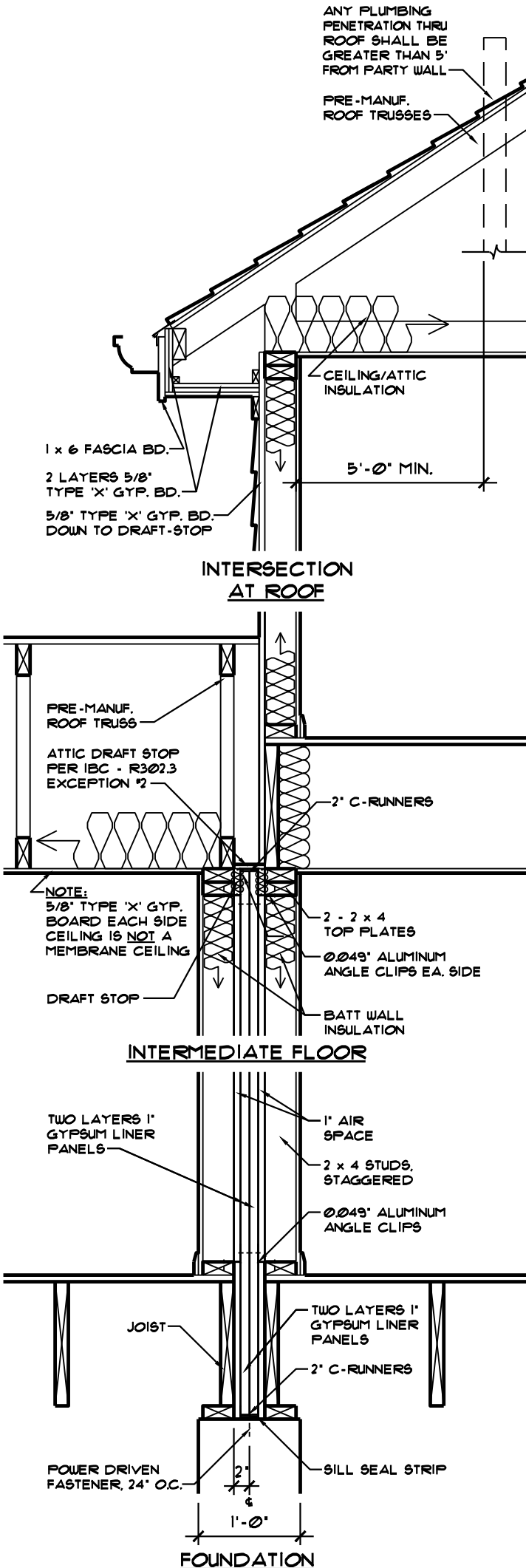
UNIT B / END UNIT
FRONT ELEVATION

SCALE : 1/4" = 1'-0" (SEE COMPOSITE ELEV. FOR INTERIOR UNIT)



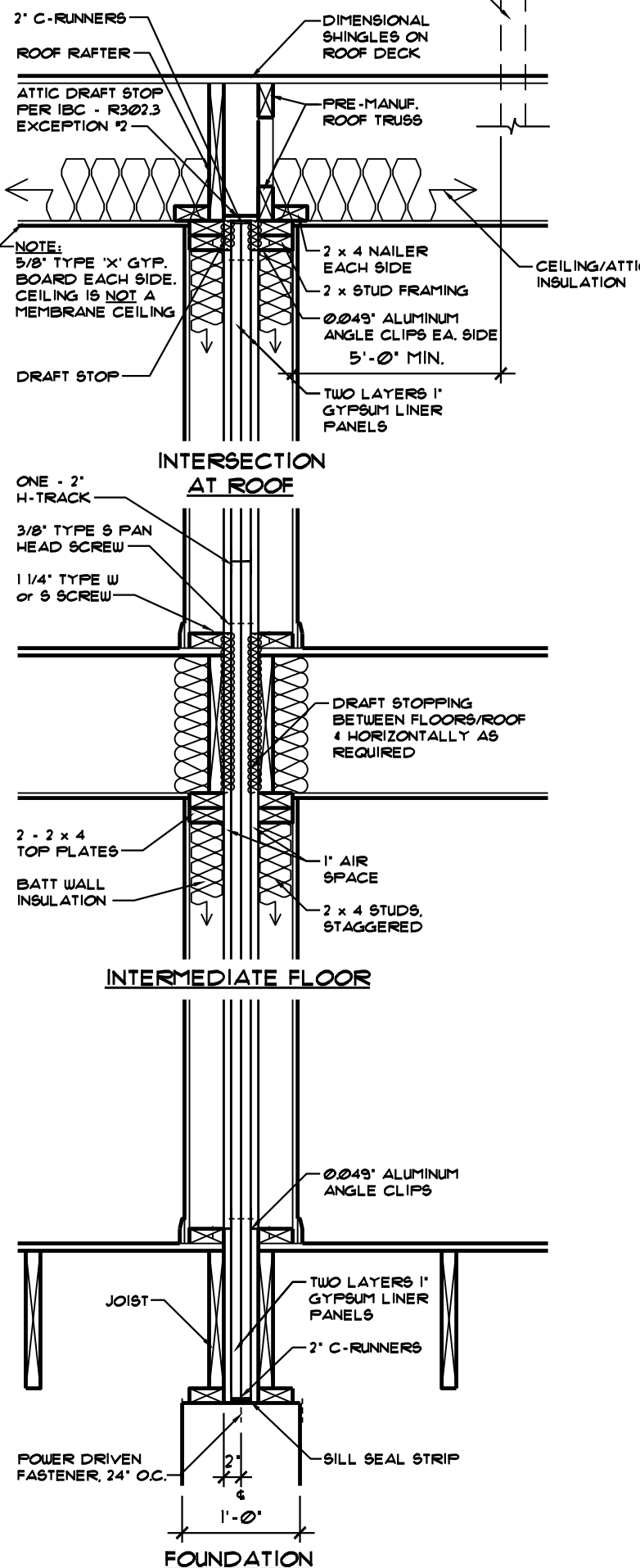
UNIT B
END ELEVATION

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



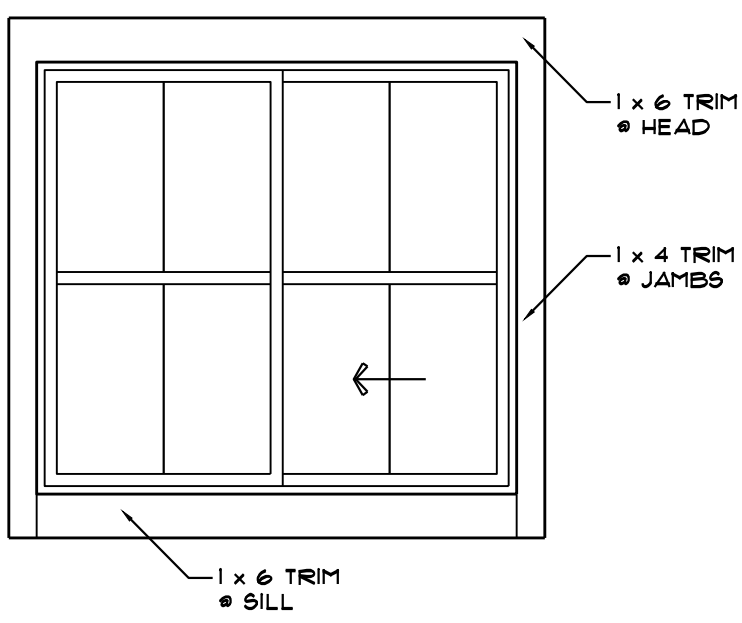
2" SHAFT WALL
ASSEMBLY

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



2" SHAFT WALL
ASSEMBLY

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



EXT. WINDOW TRIM

SCALE : 1/2" = 1'-0"

Not For Construction

Wildflower Condominiums
Unit Type B
City of Louisville, County of Boulder, State of Colorado

SHEET TITLE
UNIT B BUILDING SECTION &
EXTERIOR DETAILS

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DATE			

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DATE : December 13, 2022
SHEET NO. :

A2.2

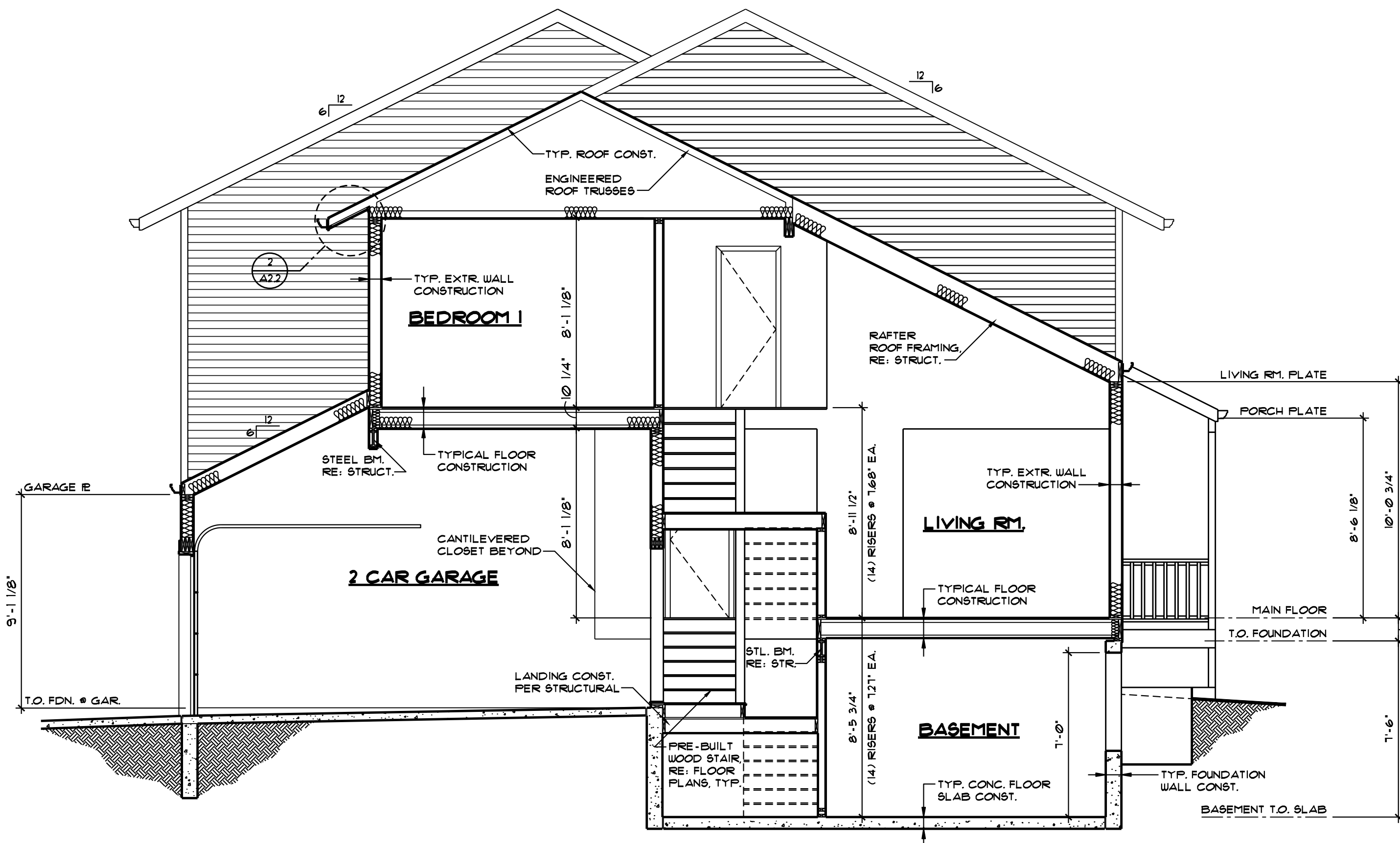
PROJECT NO. : 22-07

TYPICAL CONSTRUCTION
ASSEMBLIES:

- TYPICAL FOUNDATION WALL CONSTRUCTION:
REINFORCED CONCRETE WALL. SEE STRUCTURAL
DRAWINGS. PROVIDE DAMP PROOFING BELOW
GRADE PER CODE + BUILDER'S SPECIFICATIONS.
- BASEMENT FLOOR CONSTRUCTION:
SEE STRUCTURAL FOUNDATION PLANS, SPEC'S
AND STRUCTURAL DRAWINGS.
- TYPICAL GARAGE FLOOR CONSTRUCTION:
REINFORCED CONCRETE SLAB PER BUILDER'S
SPECIFICATIONS AND STRUCTURAL DRAWINGS.
- BASEMENT INSULATION:
APPLY PERFORMED VINYL COVERED R-19
FIBERGLASS BATT INSULATION + BASEMENT
EXTERIOR WALLS. ATTACH + HANG FROM RPT
JOIST TO 3" ABOVE BASEMENT FLOOR.
- TYPICAL MAIN FLOOR CONSTRUCTION:
FINISH FLOORING ON 3/4" OSB SHEATHING ON
ENGINEERED 1" FLOOR JOISTS (PER STRUCTURAL
DRAWINGS).
- BASEMENT CEILING: 5/8" GYPSUM BOARD
OR 1/2" RATED CEILING.
- TYPICAL UPPER FLOOR CONSTRUCTION:
FINISH FLOORING ON 3/4" OSB SHEATHING ON
ENGINEERED 1" FLOOR JOISTS (PER STRUCTURAL
DRAWINGS).
- MAIN FLOOR CEILING: 5/8" GYPSUM BOARD
OR 1/2" RATED CEILING.
- TYPICAL SIDING WALL CONSTRUCTION:
SIDING (SEE ELEVATIONS) ON HOUSEWRAP ON 1/6"
SHEATHING ON 2 x 6 STUDS (PER STRUCTURAL
DRAWINGS) w/ INSULATION PER VALUES ON
SHEET C1. PROVIDE 1/2" GYP. BD. OVER VAPOR
BARRIER AT INTERIOR. PROVIDE FLASHING PER
BUILDER'S SPECIFICATION + DETAILS.
- TYPICAL ROOF CONSTRUCTION:
ROOFING PER BUILDER'S SPECIFICATION'S OVER
UNDERLATHMENT OVER ROOF SHEATHING (PER
STRUCTURAL DRAWINGS) OVER ENGINEERED
ROOF TRUSSES OR RAFTERS (PER STRUCT.).
PROVIDE INSULATION PER VALUES ON SHEET
C1. PROVIDE 1" MINIMUM AIR SPACE BETWEEN
INSULATION + ROOF SHEATHING FOR VENTILATION
(PROVIDE BAFFLES AT SOFFIT VENTS IF REQUIRED).
PROVIDE ROOF AND SOFFIT VENTS TO ACHIEVE
ATTIC VENTILATION PER CURRENT LOCAL CODE.
FLASH ALL ROOF-TO-ROOF AND ROOF TO WALL
JUNCTIONS AND ALL PENETRATIONS.
CEILING: 5/8" GYPSUM BOARD.
- THERMAL BYPASS:
TO BE INSTALLED BETWEEN CONDITIONED AND
UNCONDITIONED SPACES.

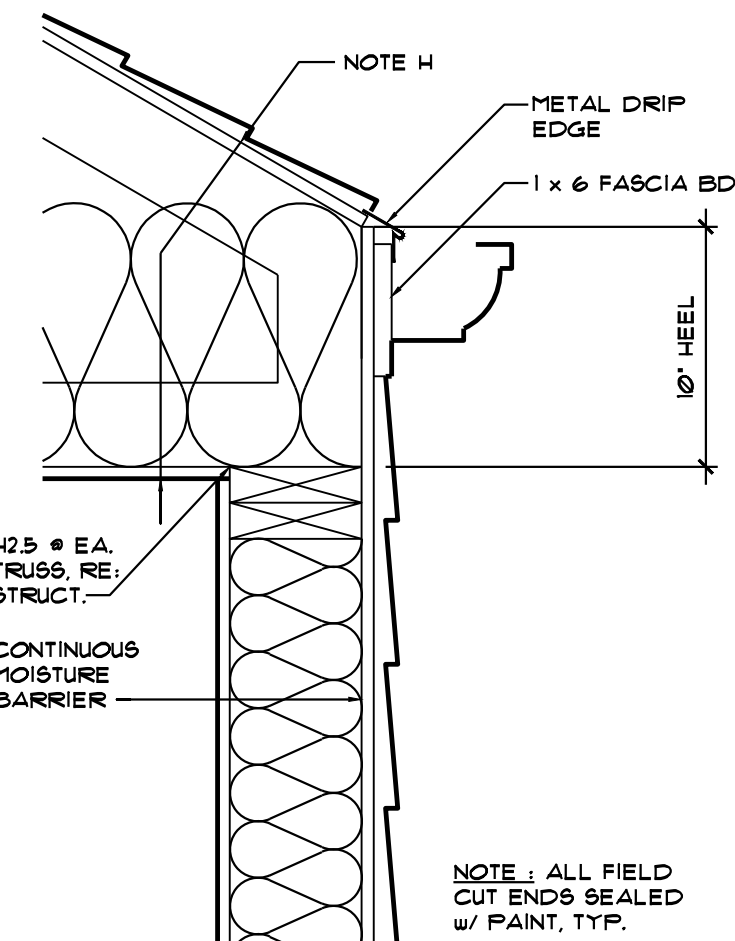
REFER TO SEPARATE
STRUCTURAL DRAWINGS:

STRUCTURAL INFORMATION PROVIDED ON THESE
PLANS ARE SCHEMATIC ONLY AND ARE TO BE
VERIFIED BY A STRUCTURAL ENGINEER.

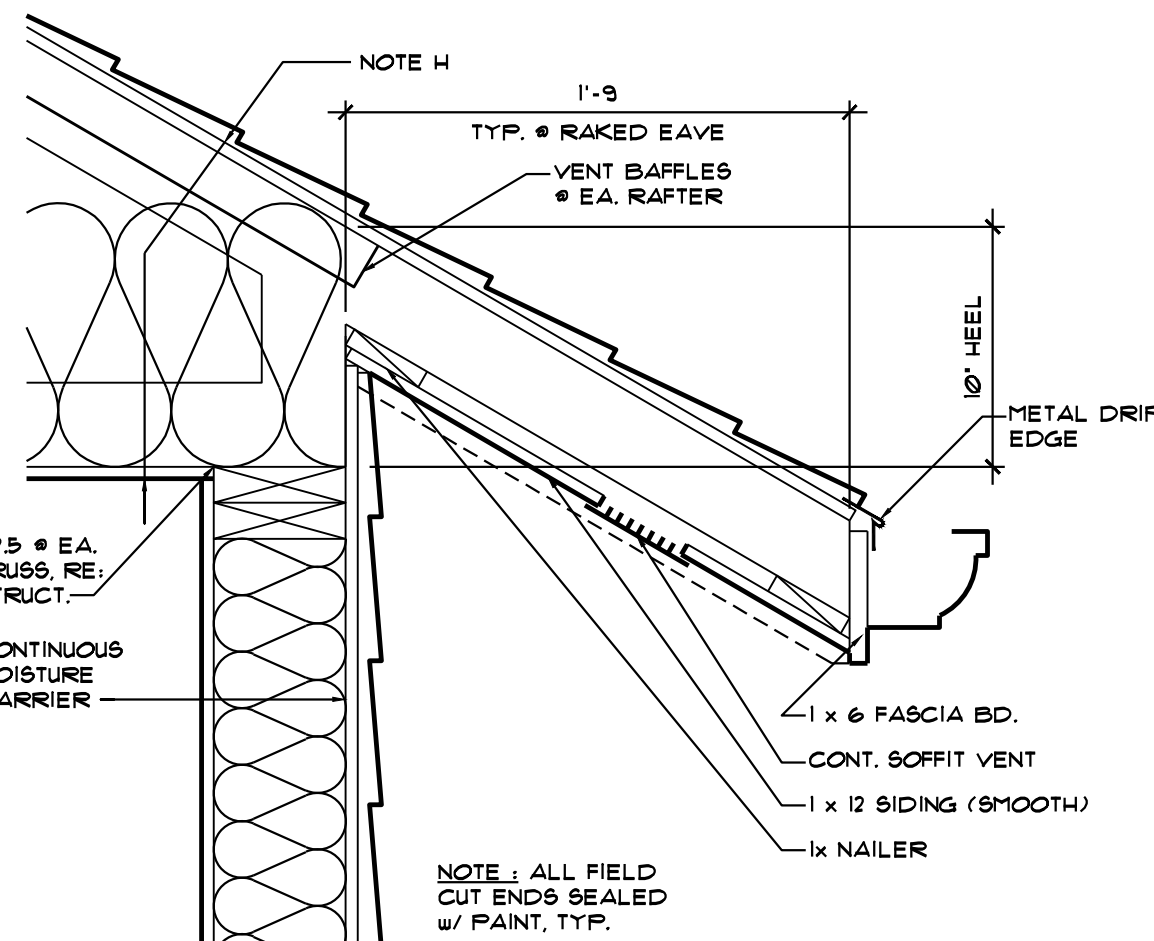


1 UNIT 'B' - BUILDING SECTION
SCALE : 1/4" = 1'-0"

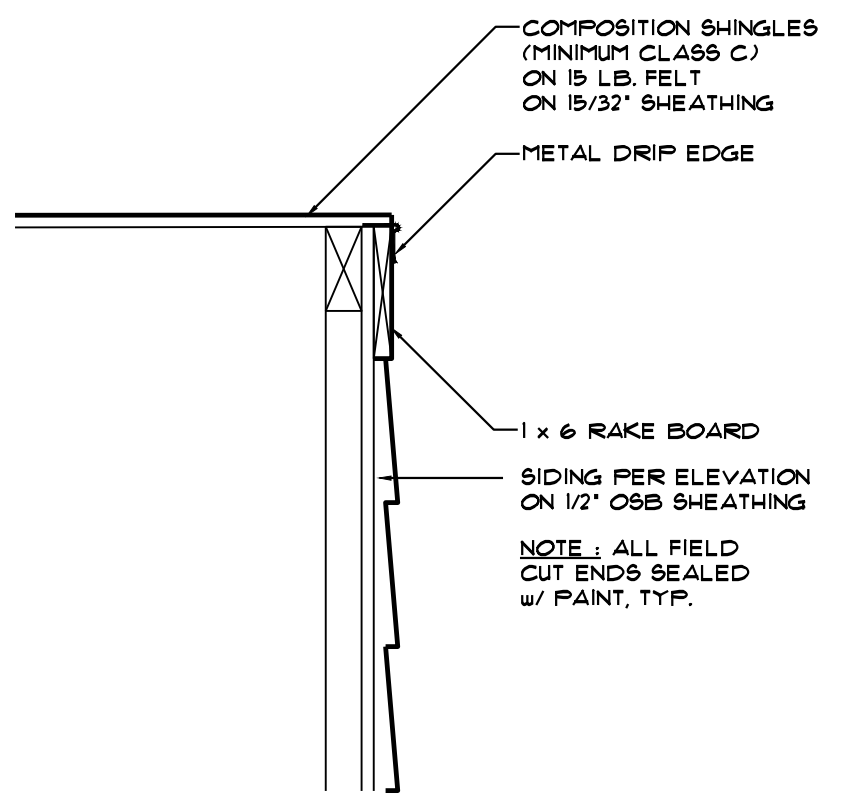
NOTE:
PROVIDE FIRE PROTECTION OF
BASEMENT FLOOR TO COMPLY
WITH SECTION R302.13 2018 IRC



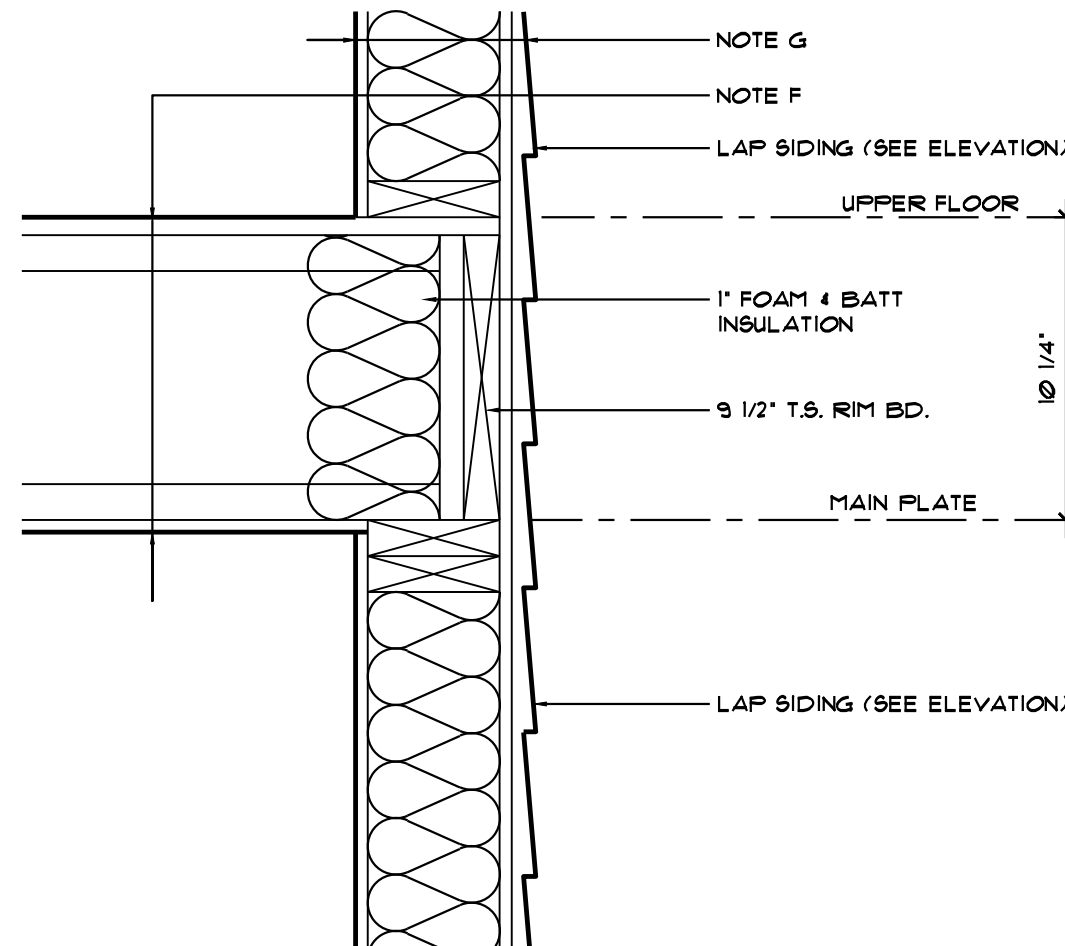
5 FLUSH EAVE
SCALE: 1 1/2" = 1'-0"



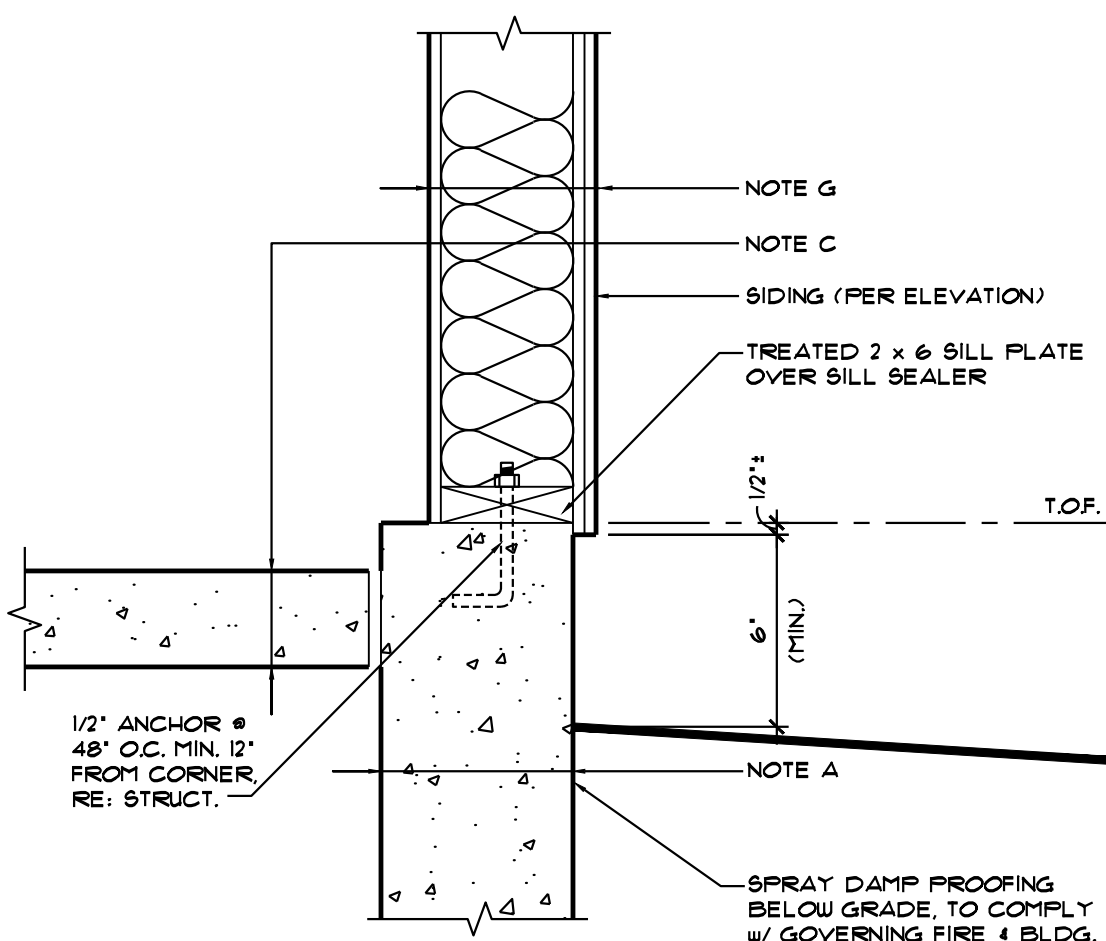
2 RAKED EAVE
SCALE: 1 1/2" = 1'-0"



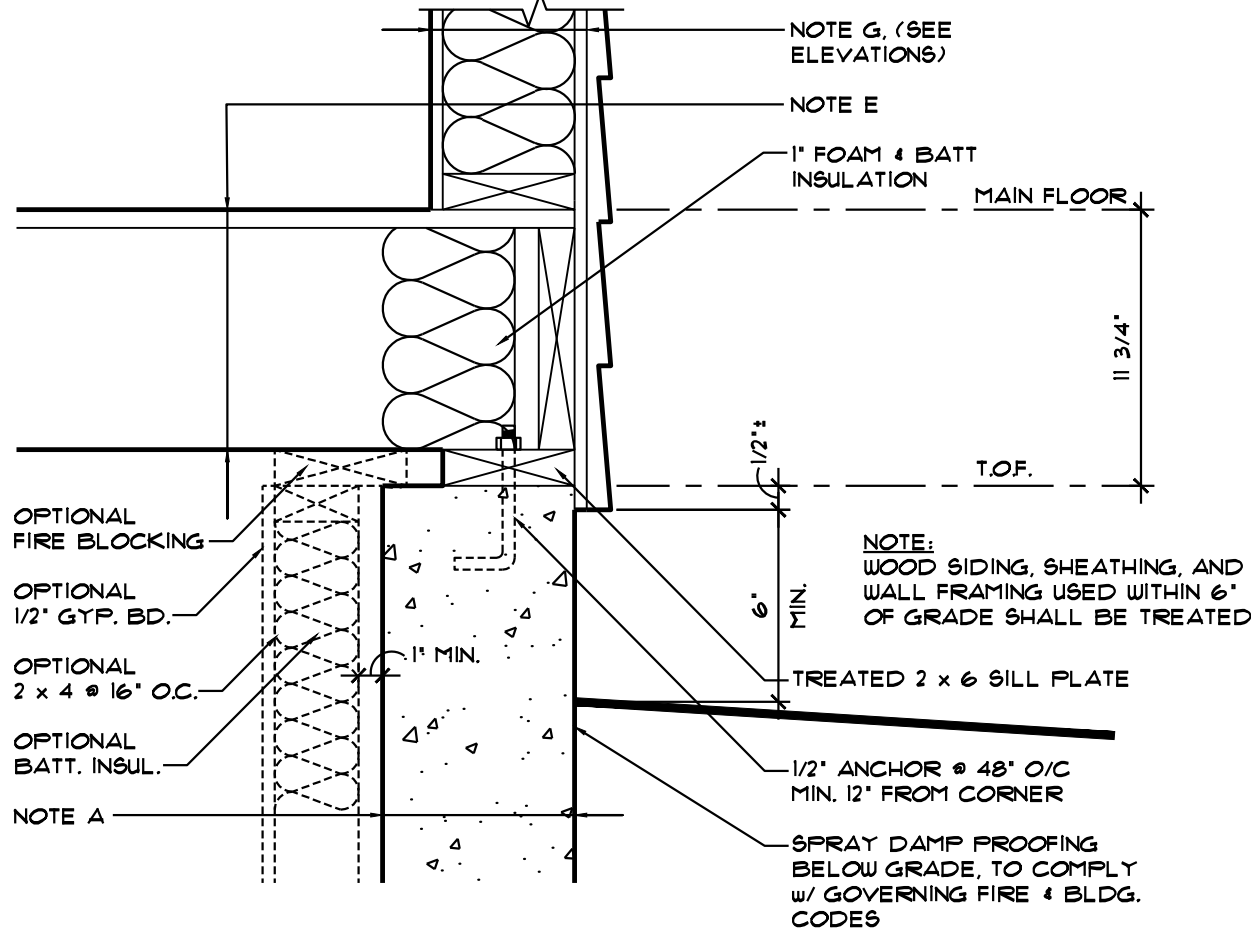
6 FLUSH RAKE
SCALE: 1 1/2" = 1'-0"



3 UPPER FLOOR
SCALE: 1 1/2" = 1'-0"



7 GARAGE SILL
SCALE: 1 1/2" = 1'-0"



4 MAIN FLOOR / SILL
SCALE: 1 1/2" = 1'-0"

Daniel J.
Mazotti -
Architect

10322 Tennyson Court
Westminster, CO 80031
303-464-9626

Not For
Construction

Wildflower Condominiums
Building Type 1
City of Louisville, County of Boulder, State of Colorado

SHEET TITLE
BUILDING TYPE ONE
COMPOSITE BASEMENT FLOOR PLANS

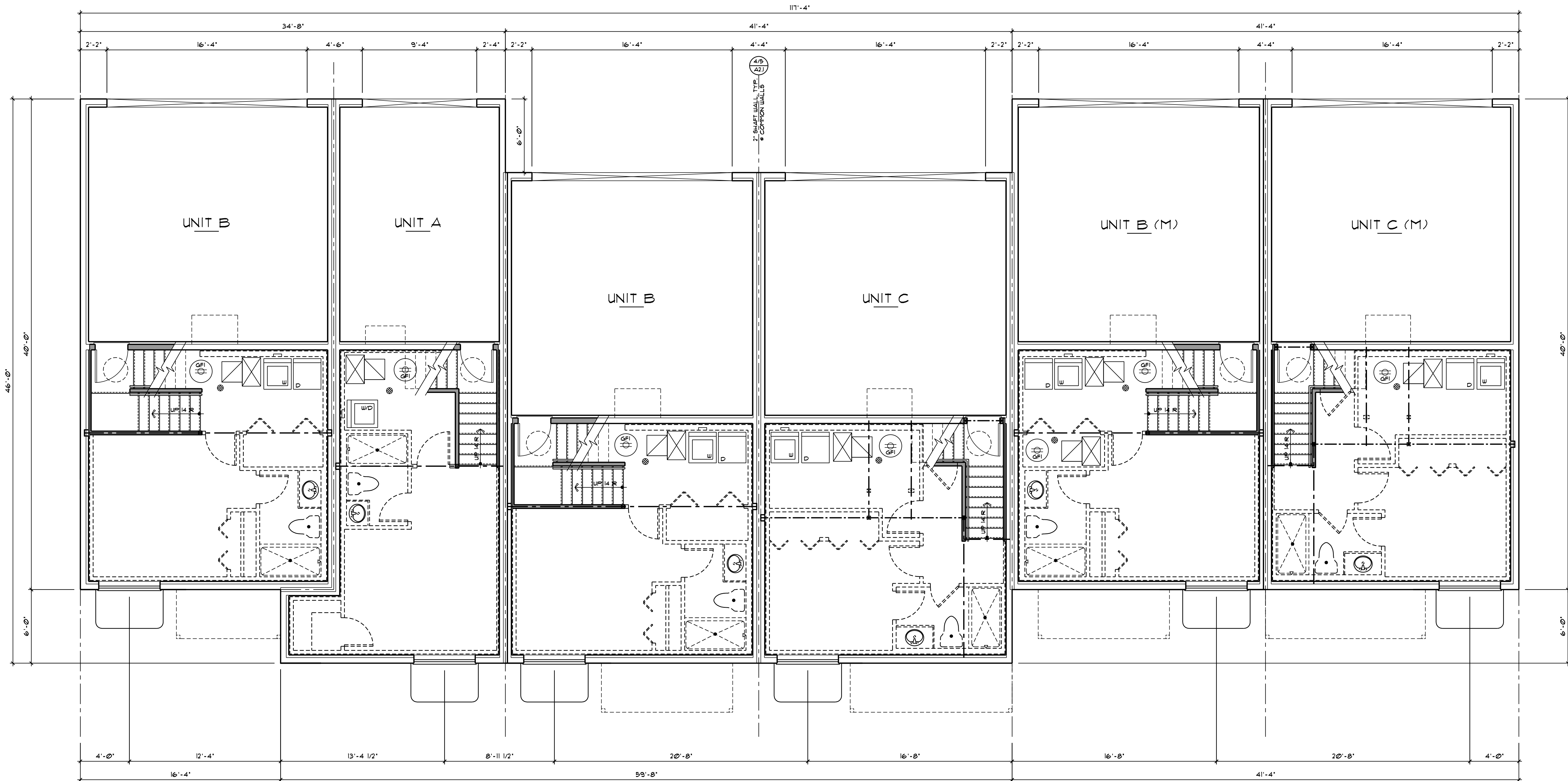
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DATE : December 13, 2022
SHEET NO. :

A3.1

PROJECT NO. : 22-07



1 BUILDING TYPE '1'
BASEMENT FLOOR PLAN
SCALE : 1/4" = 1'-0" (M) = MIRRORED

CODE ANALYSIS

ALL WORK PERFORMED SHALL COMPLY WITH ALL APPLICABLE LOCAL, STATE, AND NATIONAL BUILDING CODES, ORDINANCES, AND REGULATIONS, AND ALL OTHER AUTHORITIES HAVING JURISDICTION. FOLLOWING IS A PARTIAL LIST OF APPLICABLE CODES IN FORCE.

- A. INTERNATIONAL BUILDING CODE - 2018
- B. INTERNATIONAL MECHANICAL CODE - 2018
- C. INTERNATIONAL PLUMBING CODE - 2018
- D. INTERNATIONAL ELECTRICAL CODE - 2021
- E. INTERNATIONAL FUEL GAS CODE - 2018

IF CODE DISCREPANCIES ARE DISCOVERED DURING THE CONSTRUCTION PROCESS, ARCHITECT SHALL BE NOTIFIED AND ALLOWED AMPLE TIME TO REMEDY SAID DISCREPANCIES.

ZONING: COUNTY OF BOULDER, STATE OF COLORADO

PROJECT: TWO STORY MULTI-FAMILY/CONDOMINIUMS

PROPOSED BUILDING HEIGHT: 28'-9" +/-

ACTUAL: HEIGHT VARIES PER UNIT TYPE, NOT EXCEEDING 30.0 FEET

OCCUPANCY TYPE/CLASSIFICATION: R2, PER 2018 IBC

TYPE OF CONSTRUCTION: TYPE V, NON-RATED PER 2018 IBC

BUILDING GOVERNING AUTHORITY: CITY OF LOUISVILLE

Wildflower Condominiums

Building Type 1

City of Louisville, County of Boulder, State of Colorado

BUILDING TYPE ONE
COMPOSITE MAIN LEVEL FLOOR PLANS

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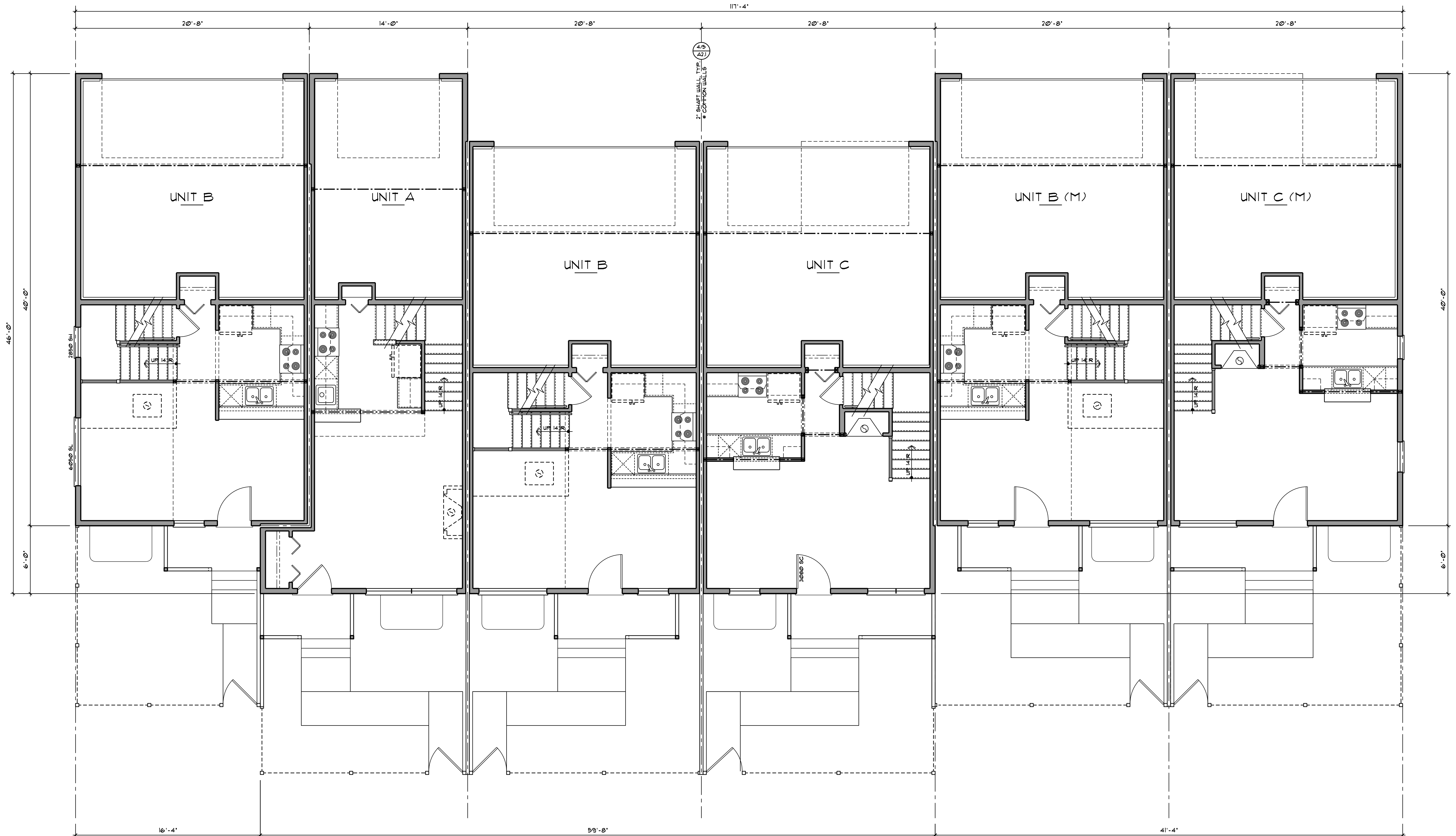
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TEST NO. :

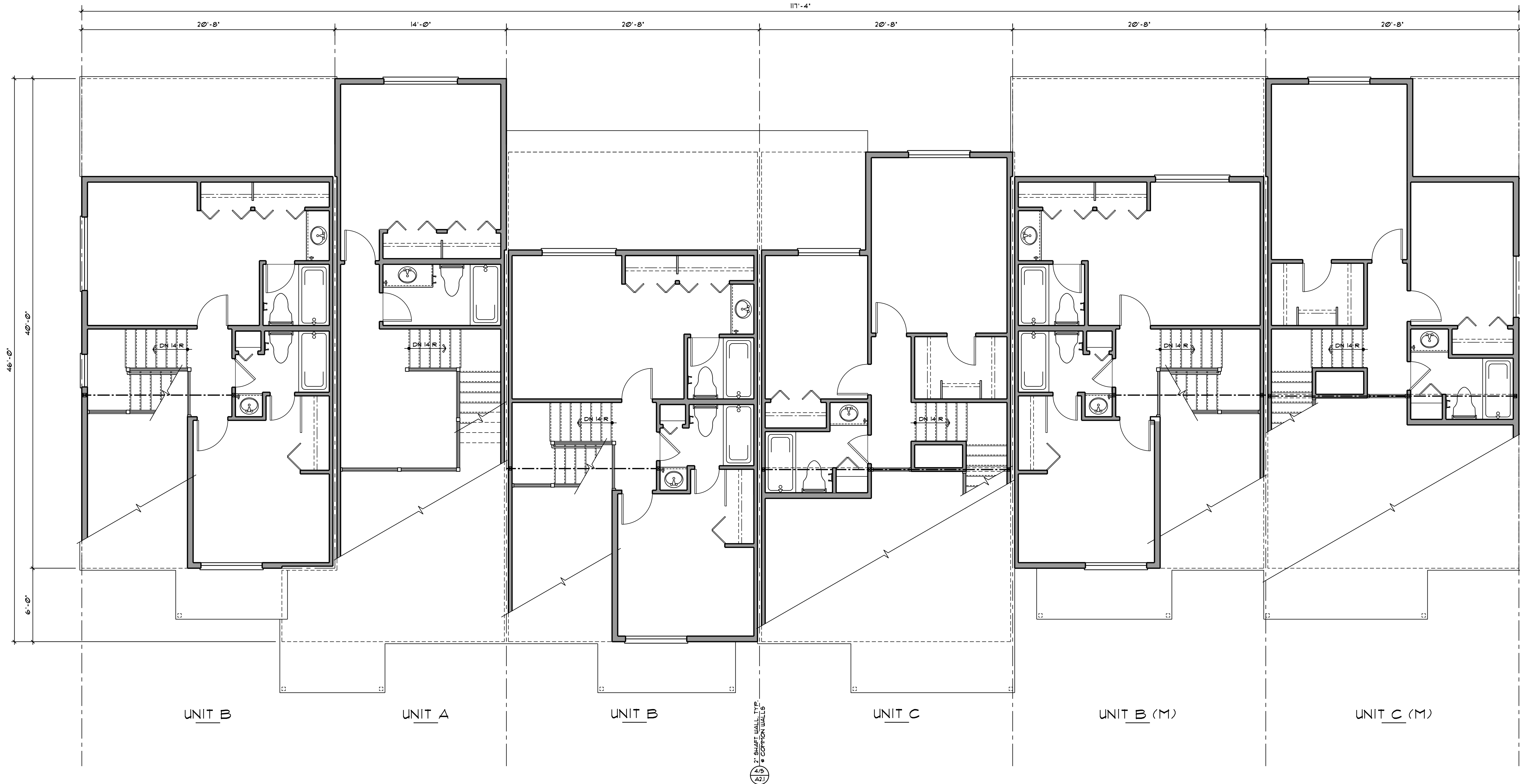
A3.2

PROJECT NO. : 22-07



BUILDING TYPE 'I'
MAIN LEVEL FLOOR PLAN

1 SCALE : 1/4" = 1'-0" (M) = MIRRORED



1 BUILDING TYPE '1'
UPPER LEVEL FLOOR PLAN
SCALE : 1/4" = 1'-0" (M) = MIRRORED

Daniel J. Mazotti - Architect

10322 Tennyson Court
Westminster, CO 80031
303-464-9626

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Construction

**Wildflower Condominiums
Building Type 1**
City of Louisville, County of Boulder, State of Colorado

SHEET TITLE
BUILDING TYPE ONE
COMPOSITE UPPER LEVEL FLOOR PLANS

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DATE : December 13, 2022
SHEET NO. :

A3.3

PROJECT NO. : 22-07

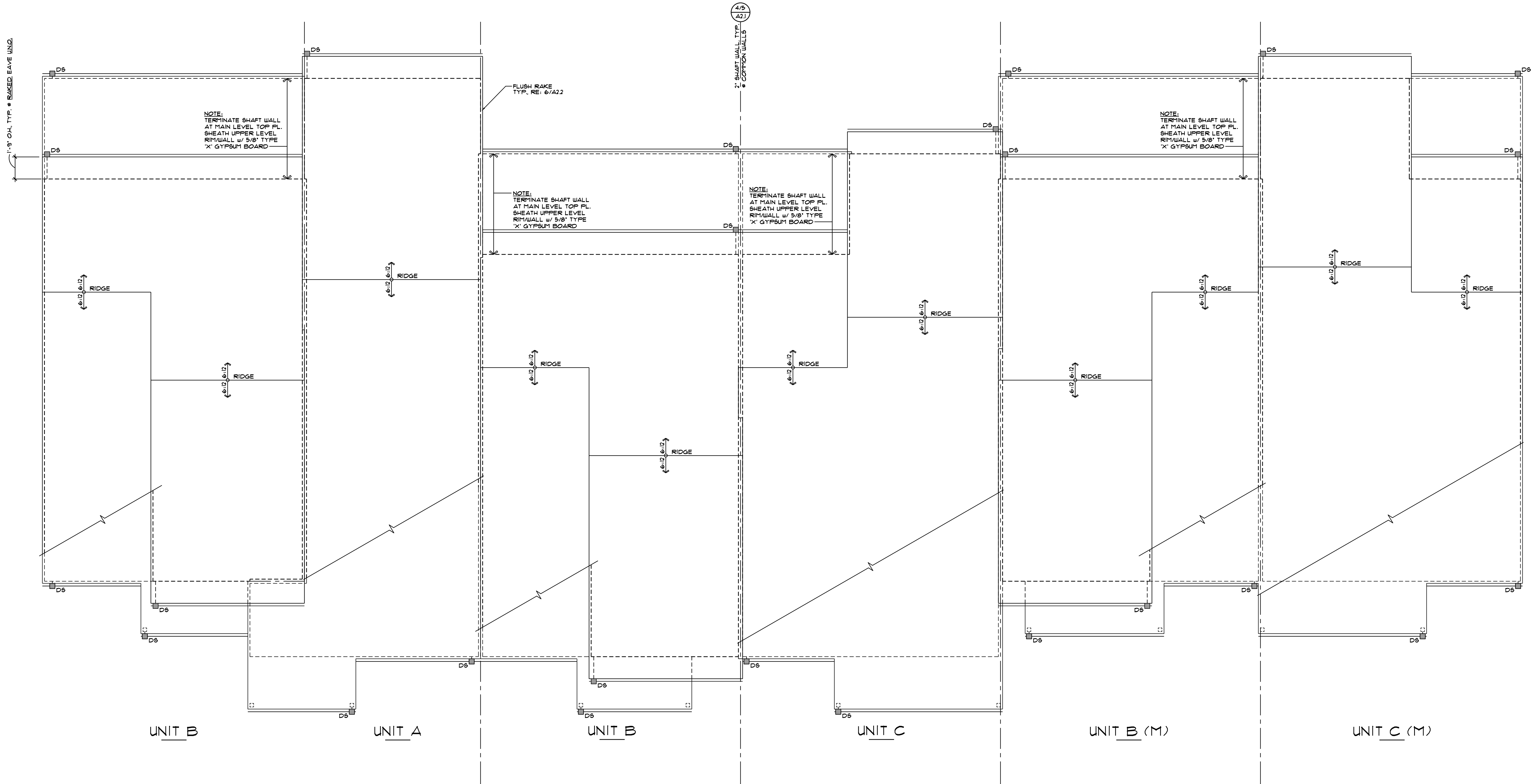
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DATE : December 13, 2022
SHEET NO. :

A3.4

PROJECT NO. : 22-07



BUILDING TYPE '1' COMPOSITE ROOF PLAN

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

(M) = MIRRORED

NOTE:
PROVIDE DOWNSPOUTS AT UPPER
ROOFS. THERE IS TO BE NO FREE
DRAINAGE ONTO LOWER ROOF.

HEEL HEIGHT

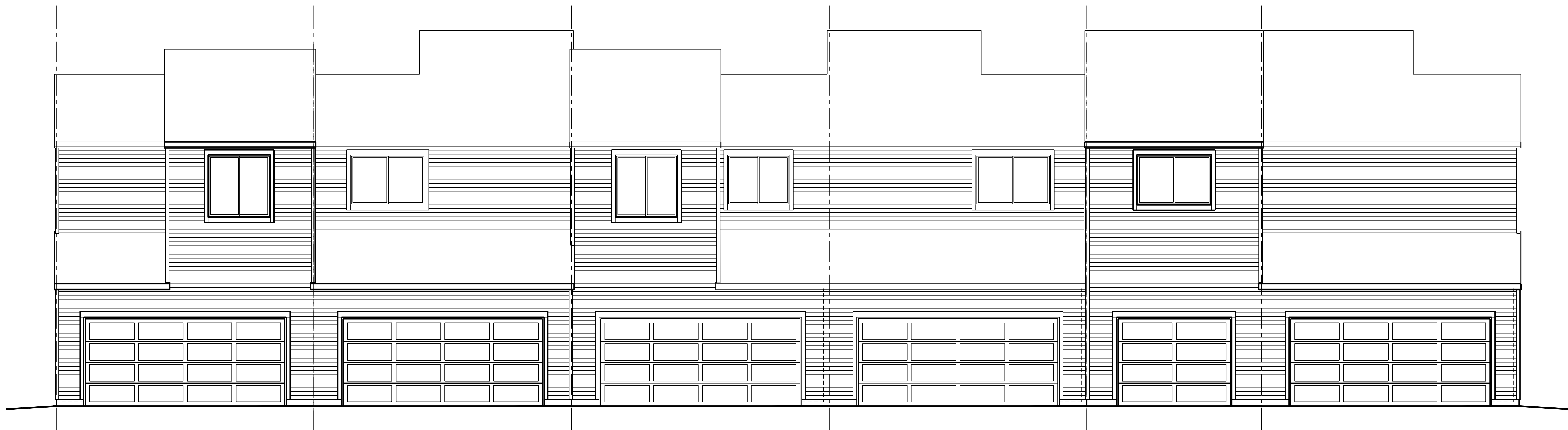
SLOPE	HEEL
6:12	10"

ROOF GENERAL NOTES:

- ROOFING TO BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS OVER UNDERLAYMENT PER CODE OVER ROOF SHEATHING PER STRUCTURAL OVER ROOF TRUSSES PER STRUCTURAL. FLASH ALL ROOF-TO-ROOF AND ROOF-TO-WALL JUNCTIONS AND PENETRATIONS.
- DRAFT STOP AS REQUIRED PER CODE.
- RE: STRUCTURAL PLANS FOR ALL ROOF FRAMING PLANS.
- BUILDER TO VERIFY IN FIELD ALL (5') DOWNSPOUT AND GUTTER LOCATIONS. BUILDER IS TO ALSO COORD. SPLASH BLOCK AND GUTTER EXTENSIONS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM FOUNDATION WALLS. RE: SOILS REPORT BY OTHERS.
- ALL ROOF PENETRATIONS SHALL BE FLASHED AND COUNTER FLASHED PER BUILDERS SPEC'S AND DETAILS.
- PROVIDE ATTIC AND ROOF VENTILATION AS REQUIRED BY GOVERNING CODES.
- ALL UNITS SHALL HAVE AN ATTIC ACCESS OPENING (MIN. 22" x 30") WITH A CLEAR HEADROOM OF 30" AND AN ATTIC LIGHT.



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



2 BUILDING TYPE '1'
COMPOSITE REAR ELEVATION
SCALE : 1/4" = 1'-0"

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Building Type 1**
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SHEET TITLE
BUILDING TYPE ONE
COMPOSITE ELEVATIONS

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A3.5
PROJECT NO. : 22-01