GENERAL NOTES :

1. 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.
2. GENERAL CONTRACTOR TO VERIFY EXISTING CONDITIONS ON SITE PRIOR TO ANY CONSTRUCTION.
3. 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.
4. 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.
5. ALL DIMENSIONS ARE TO THE FACE OF FOUNDATION or STUDS or TO THE CENTER LINE AS NOTED ON THE DRAWINGS.
6. ALL ANGLES ARE 45 DEGREES, UNLESS NOTED OTHERWISE.
7. 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).
8. BUILDER TO FIELD VERIFY AND COORDINATE UTILITY CONNECTIONS, THEIR ROUTING, METER LOCATIONS, HOSE BIBBS AND OTHER ASSOCIATED ITEMS PRIOR TO CONSTRUCTION. CONTRACTOR IS TO HAVE ALL EXISTING UTILITIES LOCATED.
9. SPECIFICATIONS BY STRUCTURAL ENGINEER SHALL TAKE PRECEDENT 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.
10. PROVIDE FIRE STOPPING TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL). FIRE STOP FURR-DOWN AREAS IN THE SAME MANNER AS REQUIRED. FIRE STOP ALL FLUES PER LOCAL CODES.
11. CABINET DESIGN, CLOSET BUILT-INS, AND THEIR RELATED DRAWINGS ARE TO BE PROVIDED BY OTHERS.
12. ALL EXTERIOR DOORS LEADING TO UNHEATED AREAS ARE TO BE WEATHERSTRIPPED.
13. DO NOT SCALE PRINTS, WRITTEN DIMENSIONS TAKE PRECEDENCE IN ALL CASES.
14. 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.
15. NO DOOR SHALL SWING WITHIN 12" OF A HEATING OUTLET.
16. 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.
17. EXTERIOR SIDING APPLICATIONS ARE TO BE INSTALLED PER THE CHOSEN MANUFACTURERS APPROVED INSTALLATION INSTRUCTIONS AND CONSTRUCTION DETAILS, AND IN ACCORDANCE WITH IBC SECTIONS 301 AND 703.
18. ALL WOOD (SILL PLATES & RIM JOISTS ETC.) COMING IN CONTACT WITH CONCRETE (FOUNDATION WALLS, ETC.) ARE TO BE PRESSURE TREATED ROT-RESISTANT WOOD.
19. ALL SILL PLATES AT FOUNDATION WALLS TO BE ANCHORED TO THE FOUNDATION WALL PER STRUCTURAL. SEE STRUCT. DWGS.
20. 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.
21. IF TRUSSES ARE APPLICABLE, TRUSS MANUFACTURER IS TO PROVIDE TRUSS LAYOUT AND PROFILES TO THE STRUCTURAL ENGINEER AND ARCHITECT FOR REVIEW AND COORDINATION.
22. PLANS ARE SUBJECT TO BUILDING DEPARTMENT REVIEW AND INSPECTION FOR ANY ADDITIONAL REQUIREMENTS.
23. 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 SMACNA. ALL IRON SHEET METAL FLASHING SHALL BE HOT DIP GALVANIZED COMPLYING WITH ASTM A93.
24. 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.
25. WATERPROOF FOUNDATION WALL AT EXCAVATED AREAS (FROM FOOTING TO FINISH GRADE) w/ WATERPROOFING COMPOUND AS SPECIFIED BY BUILDER.
26. GENERAL CONTRACTOR TO COORDINATE TOP OF FOUNDATION WALL ELEVATIONS WITH INFORMATION PROVIDED BY STRUCT. AND CIVIL ENGINEERS PLANS AND WITH FINAL GRADING.
27. BUILDER SHALL BE RESPONSIBLE FOR GRADING OF SITE AND LOT. ALL SITE GRADING SHALL BE PER GEOTECH. RECOMMENDATIONS AND GRADING PLAN.
28. COORDINATE LANDSCAPE IRRIGATION SUPPLY AND REQUIRED SLEEVE LOCATIONS WITH GENERAL CONTRACTOR.
29. FIREPLACES SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURERS INSTALLATION INSTRUCTIONS. PROVIDE OUTSIDE COMBUSTION AIR TO TO ALL FIREBOXES.
30. ALL PRE-MANUFACTURED FIREPLACE AND CHIMNEY COMPONENTS ARE TO BE LISTED BY A NATIONALLY RECOGNIZED TESTING AGENCY.
31. 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.
32. 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 G2407.

NOTE: ALL BATH EXHAUST TO TERMINATE AT EXTERIOR.

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

ABBREVIATIONS

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.H.

A
- A.B. ANCHOR BOLT
- ABV ABOVE
- A/C AIR CONDITIONING
- ACC ACCESS
- ACT. ACOUSTICAL TILE (CLG)
- AFF. ABOVE FINISH FLOOR
- A.D. AREA DRAIN
- ADD ADDENDUM
- ADH ADHESIVE
- ADJ ADJUSTABLE
- AGG AGGREGATE
- A.H.U. AIR HANDLING UNIT
- ALT ALTERNATE
- ALUM ALUMINUM
- A.P. ACCESS PANEL
- APX APPROXIMATE
- ARCH. ARCHITECT(URAL)
- ASPH ASPHALT
- AT. ASPHALT TILE
- AUTO. AUTOMATIC
- AVG AVERAGE
- AWNG AWNING

B
- B36 36" WIDE BASE CAB.
- BD BOARD
- BF BI-FOLD
- BIT. BITUMINOUS
- BLKG BLOCKING
- BLDG BUILDING
- BLK. BLOCK (CMUs)
- BLKG BLOCKING
- BM BEAM
- BM. BENCH MARK
- BP BI-PASS (DOOR)
- BRG BEARING
- BRK BRICK
- B.S. BOTH SIDES
- BSMT BASEMENT
- BTM OR BOT BOTTOM
- BTWN BETWEEN
- BVL BEVELED
- B.W. BOTH WAYS

C
- CAB CABINET
- C.B. CATCH BASIN
- CEM CEMENT
- CER CERAMIC
- CF CUBIC FOOT
- CHAM CHAMFER
- C.I. CAST IRON
- C.I.P. CONC. CAST-IN-PLACE CONC.
- CIR CIRCLE
- CIRC CIRCUMFERENCE
- C.J. CONTROL JOINT OR CONSTRUCTION JOINT
- CK CAULK(ING) CAULK(ING)
- CL CLOSET OR CENTER LINE
- CLG CEILING
- CLR CLEAR(ANCE)
- CLS CLOSURE OR CLOSER (DOOR)
- CM CENTIMETER(S)
- CMU CONCRETE MASONRY UNIT
- C.O. CASED OPENING
- COL COLUMN
- COMB COMBINATION
- CONC CONCRETE
- COND (AC) CONDENSER
- CONST CONSTRUCTION
- CONT CONTINUOUS
- CONTR CONTRACTOR
- CORR CORRUGATED
- CPR COPPER
- C OR CPT CARPET
- CRS COURSE(S)
- CSMT CASEMENT
- CST. CAST STONE
- CT. CERAMIC TILE
- CTR CENTER OR COUNTER
- CX CONNEXTION
- CY CUBIC YARD

D
- 12" DEEP
- 12'D 12' DEEP
- D DRYER, OR DRAIN
- DBL DOUBLE
- DECO DECORATIVE
- DEM DEMOLISH, DEMOLITION
- DEP DEPRESSED
- DET DETAIL
- DF. DRINKING FOUNTAIN
- DH. DOUBLE HUNG
- DIA DIAMETER
- DIAM DIMENSION
- DIM DEAD LOAD
- D.L. DOUN (STAIRS)
- DN DAMP-PROOFING
- DP. DOOR
- DR DRYER MACHINE
- DRY DOUN SPOUT
- DS DRAWER STACK (CABINET)
- D/S DRAIN TILE
- DT. DETAIL
- DTL DISH WASHER
- DW DRAWING
- DWG DRAWER
- DWR

E
- EA EACH
- EB EYEBROW (FLAT ARCH)
- EF. EACH FACE
- EJ. EXPANSION JOINT
- EL ELEVATION
- ELEC ELECTRICAL
- E.P. ELECTRICAL PANEL
- EQ EQUAL
- EST ESTIMATE
- E.W.C. ELECTRIC WATER COOLER
- EXG EXISTING
- EXH EXHAUST
- EXT EXTERIOR

F
- FAS FASTENER(ER)
- F.B. FACE BRICK
- F.B.O. FURNISHED BY OTHERS
- F.D. FLOOR DRAIN
- F.E. FIRE EXTINGUISHER
- F.F. FINISH FLOOR (LINE)
- F.G. FIXED GLASS
- FGL FIBERGLASS
- FIN FINISH
- FLG FLASHING
- FLR FLOOR(ING)
- FLUR FLORESCENT (LIGHT)
- FN FENCE
- FND FOUNDATION
- F.O. FACE OF
- FP FIRE PROOF
- FPHB FIRE PROOF HOSE BIBB
- FPL FIREPLACE
- FR FRAME(D/ING)
- FS FULL SIZE
- FTG FOOTING
- FUR FURRED(ING)

G
- GA GAUGE
- G.B. GYPSUM (WALL) BOARD
- G.C. GENERAL CONTRACTOR
- GD GRADE OR GRADING
- G.D.O. GARAGE DOOR OPENER
- GFI GROUND FAULT INTERRUPTER
- GL GLASS or GLAZING
- GL.BK. GLASS BLOCK
- G.I. GALVANIZED IRON
- GT GROUT

H
- 42"H 42" HIGH (WALL)
- HB HOSE BIBB
- H.C. HOLLOW CORE
- HD HEAD OR HARD
- H.D. HEAT DETECTOR OR HEAVY DUTY
- HDR HEADER
- HDW HARDWARE
- HGT HEIGHT
- H.M. HOLLOW METAL
- HORZ HORIZONTAL
- HR HOUR
- H.R. HALF ROUND (WINDOW)
- HS HORIZONTAL SLIDER
- HTG HEATING
- HVAC HEATING/VENTILATING/AIR COND.
- HWD HARDWOOD (FLOORS)

I
- I.B. IRONING BOARD
- I.D. INSIDE DIAMETER
- I.L.O IN LIEU OF
- I.M. INSULATED(KION)
- INS OR INSUL INTERIOR
- INT

J
- JST JOIST (FLOOR OR ROOF)
- JT JOINT

K
- KD KNOCKDOUN (CEILING)
- KIT KITCHEN
- KO KNOCKOUT
- KPL KICK PLATE (ON DOOR)
- K/S KNEE SPACE

L
- LAM. LAMINATE(D)
- LAV LAVATORY (SINK)
- L.B.O. LOCATION BY OTHERS
- LIV LIVING
- LL. LIVE LOAD
- LP. LAMINATED PLASTIC
- LT LIGHT
- LT. LAUNDRY TUB
- LTL LINTEL
- LVL. LAM VENEER LUMBER (BEAMS)
- LVR LOUVER

M
- M METER(S)
- MAX MAXIMUM
- MAS MASONRY
- MATL MATERIAL
- MC MEDICINE CABINET
- MECH MECHANICAL
- MFR MANUFACTURER
- MH MANHOLE
- MIN MINIMUM
- MIR MIRROR
- MISC MISCELLANEOUS
- MLD MOULDING
- MM MILLIMETER
- MMB MEMBRANE
- MO. MASONRY OPENING
- MOD MODULAR
- MRB MARBLE
- MTL METAL
- MT MOUNTED(ING)
- MULL MULLION OR MULLED

N
- N/A NOT APPLICABLE
- N.I.C. NOT IN CONTACT
- NL NAILABLE
- NOM NOMINAL
- N.T.S. NOT TO SCALE
- N.G.V.D. NAT. GEODETIC VERTICAL DATUM

O
- OA OVERALL
- OBS OBSCURE (GLASS)
- OC. ON CENTER
- O.CAB. OVERHEAD CABINET
- O.D. OUTSIDE DIAMETER
- O.G.D. OVERHEAD GARAGE DOOR
- OH OVERHEAD
- OPNG OPENING
- OPT OPTIONAL
- OSB ORIENTED STRAND BOARD

P
- PAR PARALLEL
- P.B.D. PARTICLE BOARD
- PC. CONC. PRECAST CONCRETE
- P.E. PORCELAIN ENAMEL
- PED PEDESTAL (SINK)
- PERI PERIMETER
- PKG PARKING
- PL PLATE (HEIGHT)
- P.LAM. PLASTIC LAMINATE
- PLAS PLASTER
- PNL PANEL
- PNT PAINT(ED)
- PR PAIR (OF)
- PREFAB PREFABRICATED
- PSF POUNDS PER SQUARE FOOT
- PSI POUNDS PER SQUARE INCH
- PTN PARTITION
- P.T. PRESSURE TREATED (WOOD)
- PV PAVE(D) OR PAVING
- PVC POLYVINYL CHLORIDE (PIPE)
- PVMT PAVEMENT
- PWD PLYWOOD

Q
- Q.T. QUARRY TILE

R
- R RISER (ON STAIRS)
- R RETURN AIR
- R/A RUBBER BASE
- RAD. RADIUS
- RAD RUBBLE
- RDL ROOF DRAIN
- REFR REFRIGERATOR
- REQ REQUIRED
- RES RESILIENT
- REV REVISION(S), REVISED
- REINF REINFORCED(ING)
- RFG ROOFING
- RJB. REINFORCED JUNCTION BOX
- RJB. RAILING
- RLG RANGE w/ MICROWAVE
- RM ROOM
- RO ROUGH OPENING
- R.O. RIGHT OF WAY
- ROW. ROD AND SHELF(S)
- RVS

S
- SC SOLID CORE (DOOR)
- SCH SCHEDULE
- SD SMOKE DETECTOR
- SEC SECTION
- SF. SQUARE FEET
- SFGL SAFETY GLASS
- SGD. SLIDING GLASS DOOR
- SHV. SINGLE HUNG OR SHELF(VING)
- SH (DRAWING) SHEET
- SHT SHEATHING
- SHTHG SIMILAR
- SIM SKYLIGHT
- SKL SIDELIGHT OR SLEEVE
- SL SEALANT
- SNT SPACER
- SPC SPECIFICATIONS
- SPEC (AUDIO) SPEAKER(S)
- SPK STAINLESS STEEL
- SST STANDARD
- STD STORAGE
- STG OR STO STEEL
- STL STRUCTURAL
- STR SQUARE
- SQ SUSPENDED
- SUS SHEAR WALL
- SW

T
- T TREAD (AT STAIRS) OR TILE
- T TOUER BAR
- T.B. TO BE DETERMINED
- T.B.D. TERRA COTTA
- TC TROUELED CONTROL JOINT
- T.C.J. TEMPERED (GLASS)
- TEMP TONGUE & GROOVE
- T&G TELEPHONE
- TEL THICK(NESS)
- THK THRESHOLD
- THR TOP OF CONCRETE
- T.O.C. TOP OF FOUNDATION
- T.O.F. TOP OF MASONRY
- T.O.M. TOP OF WINDOW
- T.O.W. TRANSOM (WINDOW)
- TP OR TRN TOILET PAPER HOLDER
- TP TELEVISION OUTLET OR LOCATION
- TV TYPICAL
- TYP

U
- UC UNDERCUT (DOOR)
- UNF UNFINISHED
- U.N.O. UNLESS NOTED OTHERWISE

V
- VANITY BASE
- VAPOR BARRIER
- VB 36" WIDE VANITY BASE
- VB. VERTICAL
- VB36 (SHEET) VINYL
- VERT VEGETABLE SINK
- VIN VINYL TILE
- V.S.
- V.T.

W
- 36"W X 30"H WALL CAB
- W36X30 WIDE OR WASHING MACHINE
- WC WATER CLOSET
- W WOOD
- WC WIDE FLANGE (STEEL BEAM)
- WD WATER HEATER
- WF WALL HUNG
- WH WROUGHT IRON
- WH. WALK-IN CLOSET
- WI WINDOW
- WIC WITH OR WITHOUT
- WIN WATERPROOF(ING)
- W/ W/O WATER RESISTANT
- WP WATER SOFTENER
- WR. WAINSCOT
- W.S.
- WSCT

SYMBOLS

- ELEVATION KEY OR SECTION KEY
- SHEET NUMBER
- DETAIL NUMBER OR SECTION KEY
- SHEET NUMBER
- ANGLE
- CENTERLINE
- HOSE BIBB (FREEZE PROOF)
- GAS LINE STUB
- PENNY
- PLATE
- ROUND OR DIAMETER

- EARTH
- SAND OR GRAVEL
- WOOD STUD PARTITION
- 3-2x4 WOOD POST OR 2-2x6 UNLESS OTHERWISE NOTED
- BRICK
- CONCRETE BLOCK
- CONCRETE
- STONE
- STEEL
- DIMENSIONAL LUMBER
- BLOCKING
- FINISH GRADE WOOD

- PLYWOOD
- INSULATING SHEATHING
- BATT INSULATION
- RIGID INSULATION
- WATER CLOSET
- TUB/SHOWER
- LAVATORY
- DOUBLE SINK
- SINGLE SINK

SHEET INDEX

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 "BUILDER 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. COMMUNICATION 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 COMPOUNDS 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. CHANGES 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/CLASIFICATION: 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 N1102.4.1 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 D
City of Louisville, County of Boulder, State of Colorado

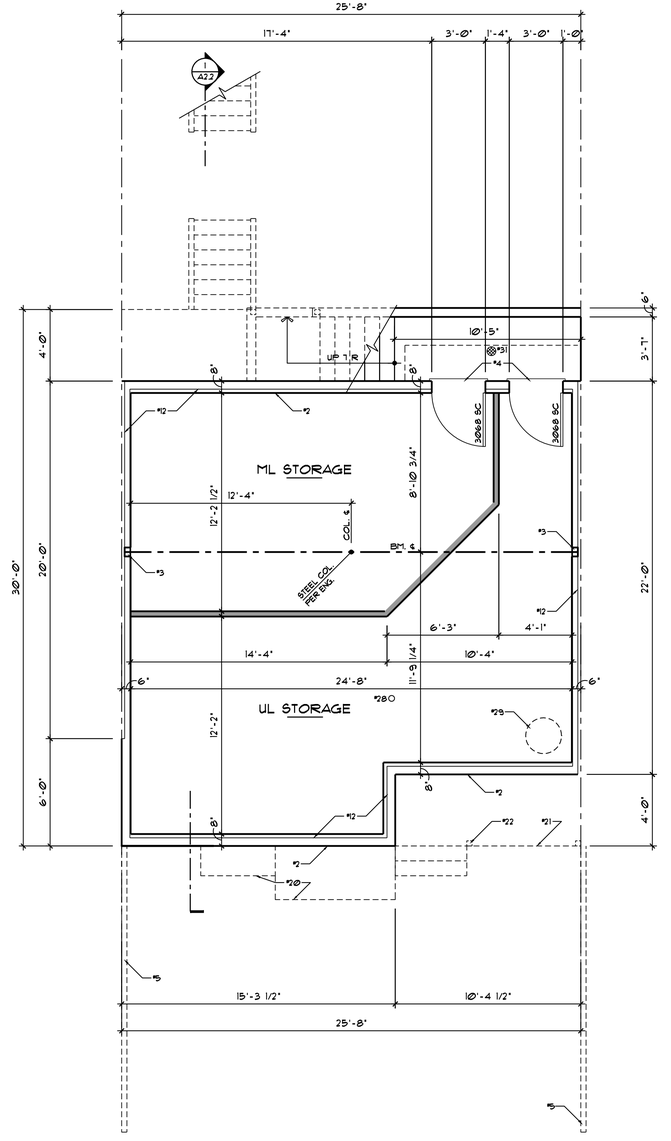
SHEET TITLE: INDEX, ABBREVIATIONS, SYMBOLS & GENERAL NOTES

DRAWN : DJM
CHECKED : DJM
ISSUED FOR :
DATE

DATE : December 13, 2022
SHEET NO. :

C1

PROJECT NO. : 22-07



1 BASEMENT FLOOR PLAN

SCALE : 1/4" = 1'-0"
RE: FOUNDATION/MASONRY NOTES: #1, #8, #9, #24, #25, #30 & #45

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

AREA SCHEDULE	
	SQ. FT.
BASEMENT - ML STORAGE	233
BASEMENT - UL STORAGE	333
TOTAL	566

0' 4' 8' 16' 32'

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:

1. 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.
2. REINFORCED CONCRETE FOUNDATION WALL, SEE STRUCTURAL DRAWINGS. VERIFY STEPS IN TOP AND BOTTOM OF WALLS w/ STRUCTURAL FOUNDATION PLAN.
3. BEAM POCKET (SEE STRUCTURAL FOUNDATION PLAN).
4. DROP TOP OF FOUNDATION AT O.H. GARAGE DOOR & GARAGE SERVICE DOOR PER STRUCT. & CIVIL ENGINEERS PLANS.
5. PROVIDE SUPPORT/FOUNDATION FOR PRIVACY FENCE ABOVE PER STRUCTURAL PLANS.
6. CONCRETE GARAGE SLAB ABOVE, SLOPE TOWARD O.H. DOOR FOR POSITIVE DRAINAGE. SEE STRUCTURAL PLANS.
7. 66" x 36" x 60" WINDOW WELL TO COMPLY w/ SEC. R310.2 2018 IRC. PROVIDE PERMANENT LADDER WHEN WINDOW WELL IS DEEPER THAN 44". DRAIN TO PERIMETER DRAIN SYSTEM.

FRAMING:

8. ALL UN-DIMENSIONED PARTITIONS ARE TO BE 3 1/2" ROUGH.
9. ALL ANGLED PARTITIONS ARE 45 DEGREES (U.N.O.).
10. 2 x 6 PLUMBING WALL. PROVIDE BACKING & BLOCKING FOR FIXTURES & FITTINGS. VERIFY HEIGHT & LOCATION WITH SUB-CONTRACTOR.
11. 2 x 4 FURRING (HOLD 1" OFF FOUNDATION WALL).
12. LOCATION OF TREATED SILL PLATE.
13. EMERGENCY EGRESS: WINDOW SHALL COMPLY WITH GOVERNING FIRE & BUILDING CODES. MAXIMUM SILL HEIGHT OF EGRESS WINDOW SHALL NOT BE MORE THAN 44" A.F.F.
14. WOOD STAIRS (CLOSED STRINGERS) TO COMPLY WITH GOVERNING FIRE & BUILDING CODES.
15. BASEMENT STAIR WELL SHALL BE FINISHED.
16. PROVIDE 5/8" TYPE 'X' GYPSUM BOARD ON WALLS AND CEILING UNDER ACCESSIBLE ENCLOSED STAIRS.
17. TYPICAL BASEMENT WINDOW HEAD HEIGHT SHALL BE 7'-0" ABOVE FINISH FLOOR (U.N.O.)
18. DROPPED SOFFIT or BEAM (MECHANICAL OR FALSE, RE: STRUCTURAL) AT 7'-0" A.F.F.
19. HALF WALL w/ WOOD CAP.
20. LINE OF FLOOR CANTILEVERED ABOVE.
21. LINE OF CANTILEVERED PORCH ABOVE. ALL CANTILEVERED DECK JOISTS SHALL BE DESIGNED TO SUPPORT DECK/ROOF COL. LOAD.
22. LINE OF DECK COLUMN(s) ABOVE (PROVIDE SUPPORT PER STRUCTURAL FRAMING PLANS.)
23. 34" (MIN.) - 38" (MAX.) HANDRAIL, TO COMPLY w/ GOVERNING FIRE & BUILDING CODES, TO RUN FULL LENGTH OF STAIRS.
24. PROVIDE INSULATION AT PERIMETER OF CONCRETE FOUNDATION WALLS AT BASEMENT (FINISHED AND UNFINISHED).

HVAC/ MECH.

25. ALL ELECTRICAL AND MECHANICAL EQUIPMENT & METERS ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS, CONTRACTOR TO VERIFY.
26. HIGH EFFICIENCY GAS FORCED AIR UNIT. COORD. SIZE AND LOCATION w/ HVAC TECHNICIAN. VENT PER CODE.
27. 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.
28. STANDARD 4" RADON STUB-UP. FIELD VERIFY FINAL LOCATION PER SITE OR AS SPECIFIED BY BUILDER.

PLUMBING/ BATH FIXTURES

29. SUMP PIT. LOCATION TO BE FIELD VERIFIED. INSTALL w/ GASKET AND TIGHT FITTING LID. PROVIDE DEDICATED CIRCUIT FOR SUMP PUMP.
30. WATER METER LOCATED INSIDE IF POSSIBLE. PROVIDE ADDITIONAL FLOOR DRAIN AT METER.
31. FLOOR DRAIN TO SUMP.
32. FUTURE BATH, STUB IN PLUMBING FIXTURES ONLY.
33. LAVATORY
34. WATER CLOSET
35. SHOWER w/ TILE SURROUND (ON CEMENTITIOUS BD.) TO 7'-0" A.F.F. MINIMUM w/ TEMP. GLASS ENCLOSURE, SIZE PER PLAN.

INTERIOR TRIM AND FIXTURES:

36. TOWEL BAR, SIZE PER PLAN, TO BE CROSS BRACED.
37. TOWEL RING, SIZE PER PLAN, TO BE CROSS BRACED.
38. TOILET PAPER HOLDER
39. ONE (1) SHELF AND ONE (1) ROD AT 64" A.F.F.
40. ONE (1) SHELF AND TWO (2) RODS AT 42" AND AND 82" A.F.F.
41. (5) SHELVES, DEPTH PER PLAN
42. BASE CABINET(s)
43. WALL CABINET(s)
44. MEDICINE CABINET, ADJUST FRAMING & PROVIDE BLOCKING AS NECESSARY.

REFER TO SEPARATE STRUCTURAL DWGS:

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

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Westminster, CO 80031
303-464-9626

Not For Construction

Wildflower Condominiums Unit Type D

City of Louisville, County of Boulder, State of Colorado

SHEET TITLE: UNIT D BASEMENT FLOOR PLAN(S)

DRAWN : DJM								
CHECKED : DJM								
DATE	ISSUED FOR :							

DATE : December 13, 2022

SHEET NO. :

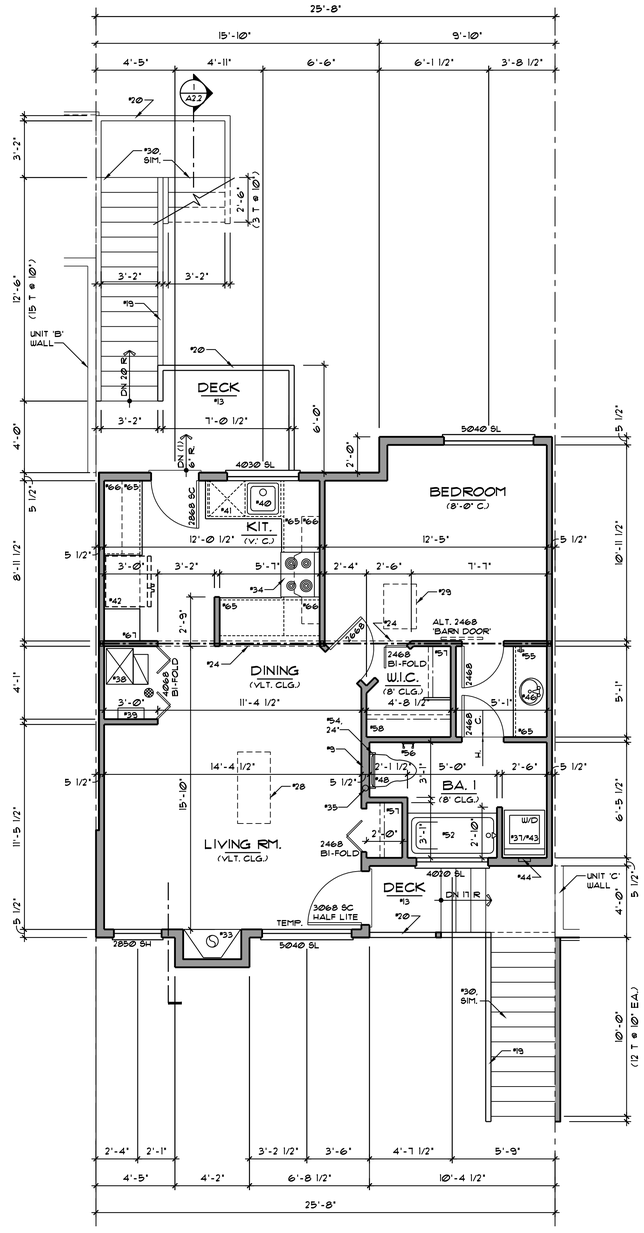
A1.1

PROJECT NO. : 22-07

- finished flooring on ¾" floor sheathing on
  11 ⅞" TJI floor joists @ 12" or 16" o.c.
- 2 layers ⅝" Sheetrock Firecode Core gypsum panels, ceiling
  – on resilient channels attached to
  – 11 ⅞" TJI floor joists @ 12" or 16" o.c.
  – joints finished
- optional SRM-25 or SRB sound mat
- optional veneer plaster

3 UL DES L570 (1 HOUR FIRE-RATED CONSTRUCTION) (STC 66)

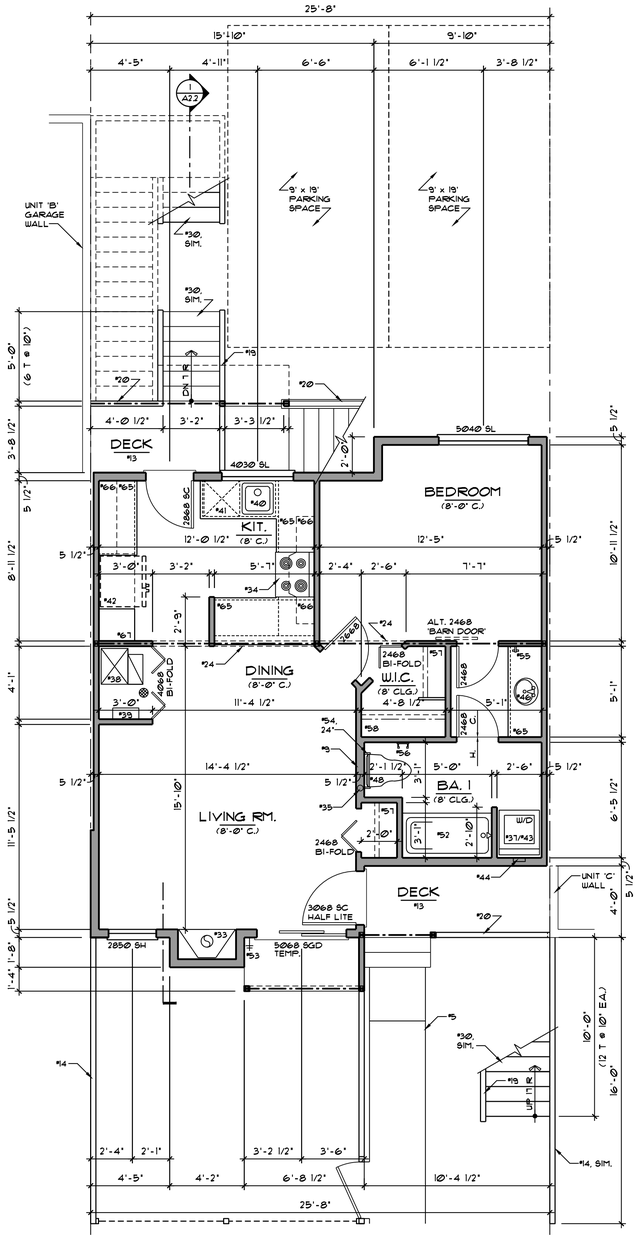
SCALE : 1" = 1'-0"



2 UPPER LEVEL FLOOR PLAN

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

AREA SCHEDULE	
	SQ. FT.
MAIN LEVEL	645
TOTAL LIVING AREA	645



1 MAIN LEVEL FLOOR PLAN

SCALE : 1/4" = 1'-0"
RE: FLOOR PLAN NOTES *6, *7, *8, *10, *12, *32 & *71

AREA SCHEDULE	
	SQ. FT.
MAIN LEVEL	645
TOTAL LIVING AREA	645

0' 4' 8' 16' 32'

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 (U.N.O.).
8. ALL EXTERIOR DIMENSIONS ARE TO FACE OF 2 x 6 STUDS (U.N.O.).
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 7'-0" ABOVE FINISH FLOOR (U.N.O.) w/ 8'-0" or VAULTED CLG.
11. TYPICAL UPPER LEVEL WINDOW HEAD HEIGHT SHALL BE 7'-0" ABOVE FINISH FLOOR (U.N.O.) 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. SILL 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 BLDR's SPEC's.
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.
17. 33 1/2" x 12" SHOWER SEAT, 18" HIGH AT REAR, SLOPE 1" TOWARDS SHOWER PAN TO DRAIN. TERRAZZI 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 CANOT 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" A.F.F.
23. WALL w/ RAISED COUNTERTOP, FRAME WALL IS 42" A.F.F., U.N.O. 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 LOC'N 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.

H.V.A.C./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 (OMIT @ SOME UNITS).
34. GAS or ELECTRIC COOKTOP AS SPECIFIED BY BUILDER w/ HOOD, VENT TO EXT.
35. RADON SYSTEM VENT, VERIFY LOC'N 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 BUILDERS SPECS.
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" A.F.F. SLOPE TO DRAIN.
51. 60" x 36" SELF RIMING TUB, DECK HEIGHT PER MANUFACTURER.
52. 30" x 60" TUB w/ 7'-0" A.F.F. HIGH CERAMIC TILE ON WATER RESISTANT GYP. BD., SHOWER HEAD AT 6'-10" A.F.F.
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" A.F.F.
58. ONE (1) SHELF AND TWO (2) RODS AT 42" AND 82" A.F.F.
59. BENCH @ 20" w/ CUBBIES & HOOKS.
60. (5) SHELVES, DEPTH PER PLAN
61. OPTIONAL SHELVES, DEPTH PER PLAN
62. 4" TILE SHELF @ 40" A.F.F.
63. BOOK SHELVES, DEPTH PER BUILDERS SPECS.
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 SPECS.
70. OPT. DESK, WIDTH PER BUILDERS SPECS.

REFER TO SEPARATE STRUCTURAL DWGS:

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

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10322 Tennyson Court
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303-464-9626

Not For Construction

Wildflower Condominiums Unit Type D

City of Louisville, County of Boulder, State of Colorado

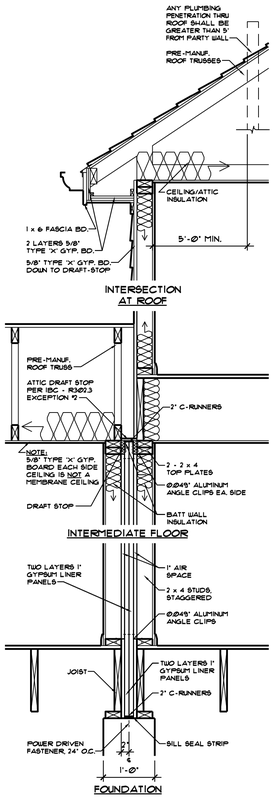
SHEET TITLE
UNIT D MAIN & UPPER LEVEL FLOOR PLAN(S)

DRAWN : DJM
CHECKED : DJM
ISSUED FOR :
DATE

DATE : December 13, 2022
SHEET NO. :

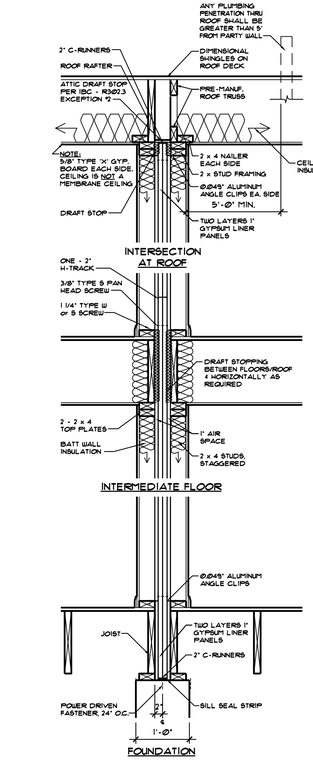
A1.2

PROJECT NO. : 22-07



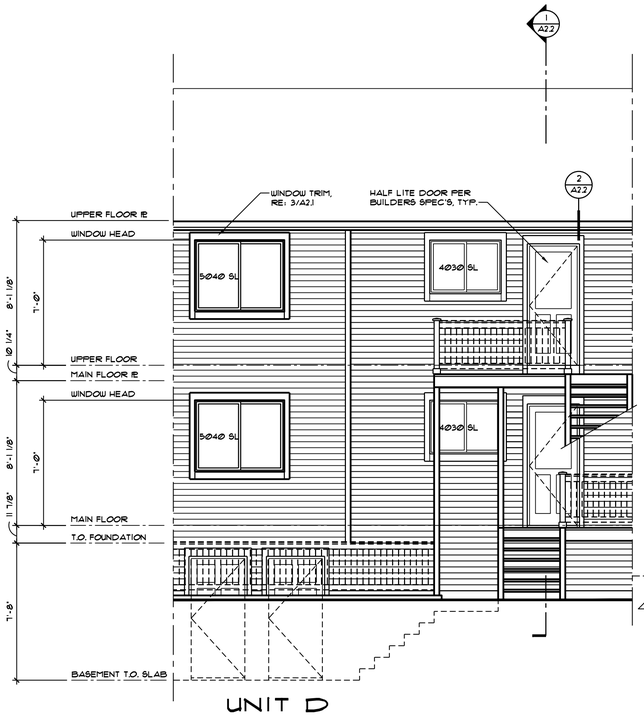
5 2" SHAFT WALL ASSEMBLY

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



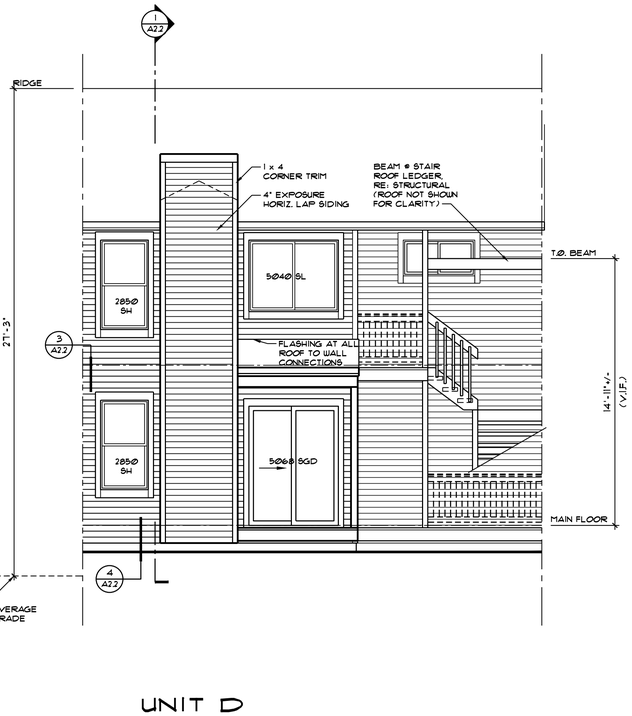
4 2" SHAFT WALL ASSEMBLY

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



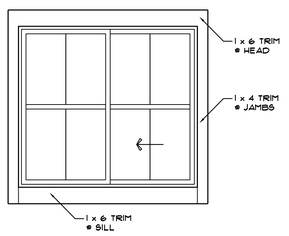
2 UNIT D REAR ELEVATION

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



1 UNIT D FRONT ELEVATION

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



3 EXT. WINDOW TRIM

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

0' 4' 8' 16' 32'

TYPICAL CONSTRUCTION ASSEMBLIES:

A. TYPICAL FOUNDATION WALL CONSTRUCTION:
REINFORCED CONCRETE WALL. SEE STRUCTURAL DRAWINGS. PROVIDE DAMP PROOFING BELOW GRADE PER CODE & BUILDER's SPECIFICATIONS.

B. BASEMENT FLOOR CONSTRUCTION:
SEE STRUCTURAL FOUNDATION PLANS, SPEC's AND STRUCTURAL DRAWINGS.

C. TYPICAL GARAGE FLOOR CONSTRUCTION:
REINFORCED CONCRETE SLAB PER BUILDER's SPECIFICATIONS AND STRUCTURAL DRAWINGS.

D. BASEMENT INSULATION:
APPLY PERFORATED VINYL COVERED R-19 FIBERGLASS BATT INSULATION @ BASEMENT EXTERIOR WALLS. ATTACH & HANG FROM RIM JOIST TO 3' ABOVE BASEMENT FLOOR.

E. TYPICAL MAIN FLOOR CONSTRUCTION:
FINISH FLOORING ON 3/4" OSB SHEATHING ON ENGINEERED 11" FLOOR JOISTS (PER STRUCTURAL DRAWINGS).
BASEMENT CEILING: 5/8" GYPSUM BOARD or 1/2" RATED CEILING

F. TYPICAL UPPER FLOOR CONSTRUCTION:
FINISH FLOORING ON 3/4" OSB SHEATHING ON ENGINEERED 11" FLOOR JOISTS (PER STRUCTURAL DRAWINGS).
MAIN FLOOR CEILING: 5/8" GYPSUM BOARD or 1/2" RATED CEILING

G. TYPICAL SIDING WALL CONSTRUCTION:
SIDING (SEE ELEVATIONS) ON HOUSEWRAP ON 7/16" 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's & DETAILS.

H. TYPICAL ROOF CONSTRUCTION:
ROOFING PER BUILDER's SPECIFICATION's OVER UNDERLAYMENT 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.

I. 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:

1. GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
2. PROVIDE ROOF AND SOFFIT VENTS AS SPECIFIED BY BUILDER AND REQUIRED BY CODE.
3. TYPICAL BASEMENT WINDOW HEAD HEIGHT SHALL BE 7'-0" ABOVE CONC. FLOOR (U.N.O.)
4. TYPICAL MAIN FLOOR WINDOW HEAD HEIGHT SHALL BE 7'-0" ABOVE FINISHED FLR (U.N.O.)
5. TYPICAL UPPER FLOOR WINDOW HEAD HEIGHT SHALL BE 7'-0" ABOVE FINISHED FLR (U.N.O.)
6. PROVIDE DOWN SPOUT OVER LOWER ROOFS. THERE IS TO BE NO FREE DRAINAGE.

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Not For Construction

Wildflower Condominiums Unit Type D

City of Louisville, County of Boulder, State of Colorado

SHEET TITLE: UNIT D EXTERIOR ELEVATIONS

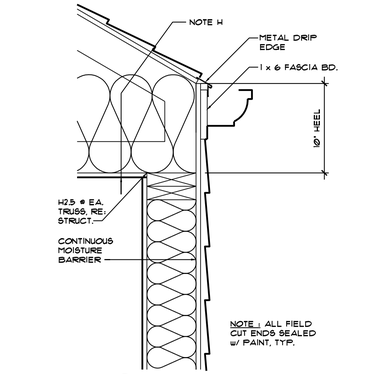
DRAWN : DJM								
CHECKED : DJM	ISSUED FOR :							
DATE:								

DATE : December 13, 2022

SHEET NO. :

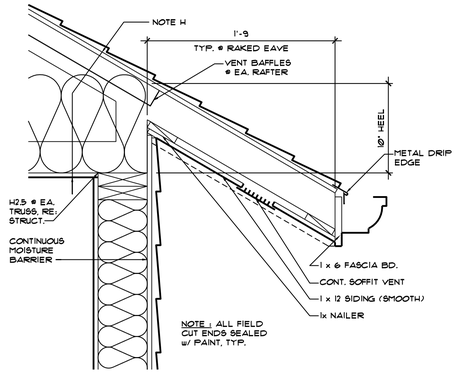
A2.1

PROJECT NO. : 22-07



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

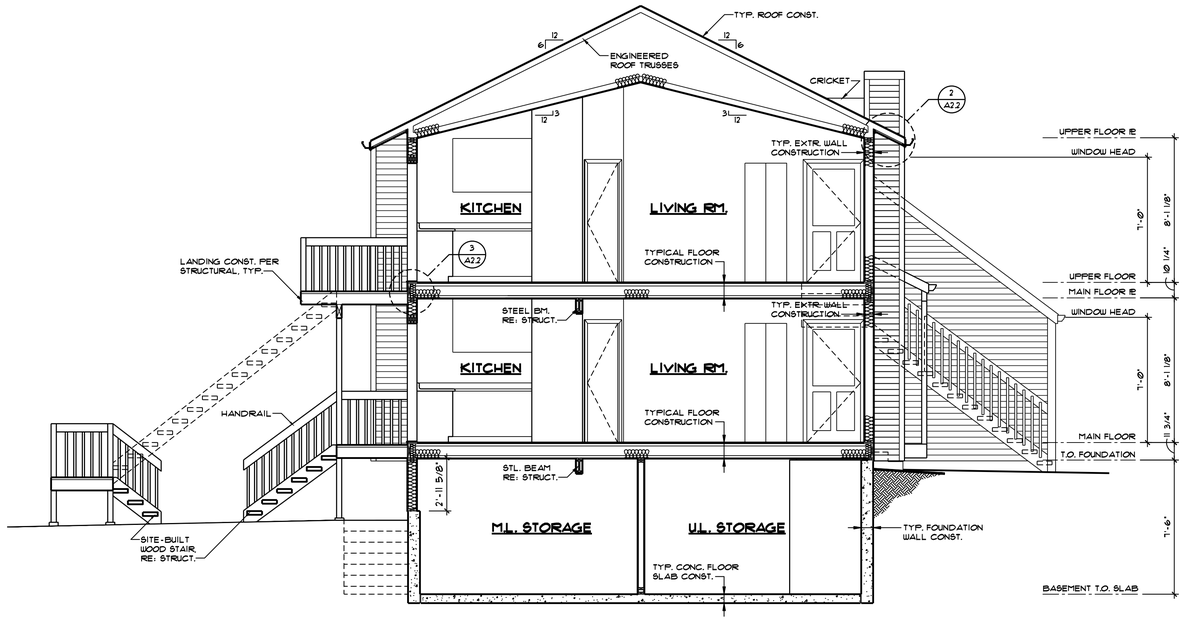
SCALE: 1 1/2"=1'-0"

7 GARAGE SILL

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

4 MAIN FLOOR / SILL

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



1 UNIT 'D' - BUILDING SECTION

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

0' 4' 8' 16' 32'

TYPICAL CONSTRUCTION ASSEMBLIES:

A. TYPICAL FOUNDATION WALL CONSTRUCTION:
REINFORCED CONCRETE WALL. SEE STRUCTURAL DRAWINGS. PROVIDE DAMP PROOFING BELOW GRADE PER CODE & BUILDER's SPECIFICATIONS.

B. BASEMENT FLOOR CONSTRUCTION:
SEE STRUCTURAL FOUNDATION PLANS, SPEC's AND STRUCTURAL DRAWINGS.

C. TYPICAL GARAGE FLOOR CONSTRUCTION:
REINFORCED CONCRETE SLAB PER BUILDER's SPECIFICATIONS AND STRUCTURAL DRAWINGS.

D. BASEMENT INSULATION:
APPLY PERFORATED VINYL COVERED R-19 FIBERGLASS BATT INSULATION @ BASEMENT EXTERIOR WALLS. ATTACH & HANG FROM RIM JOIST TO 3" ABOVE BASEMENT FLOOR.

E. TYPICAL MAIN FLOOR CONSTRUCTION:
FINISH FLOORING ON 3/4" OSB SHEATHING ON ENGINEERED 11" FLOOR JOISTS (PER STRUCTURAL DRAWINGS).
BASEMENT CEILING: 5/8" GYPSUM BOARD or 1/2" RATED CEILING

F. TYPICAL UPPER FLOOR CONSTRUCTION:
FINISH FLOORING ON 3/4" OSB SHEATHING ON ENGINEERED 11" FLOOR JOISTS (PER STRUCTURAL DRAWINGS).
MAIN FLOOR CEILING: 5/8" GYPSUM BOARD or 1/2" RATED CEILING

G. TYPICAL SIDING WALL CONSTRUCTION:
SIDING (SEE ELEVATIONS) ON HOUSEWRAP ON 7/16" 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's & DETAILS.

H. TYPICAL ROOF CONSTRUCTION:
ROOFING PER BUILDER's SPECIFICATION's OVER UNDERLAYMENT 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.

I. 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.

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Westminster, CO 80031
303-464-9626

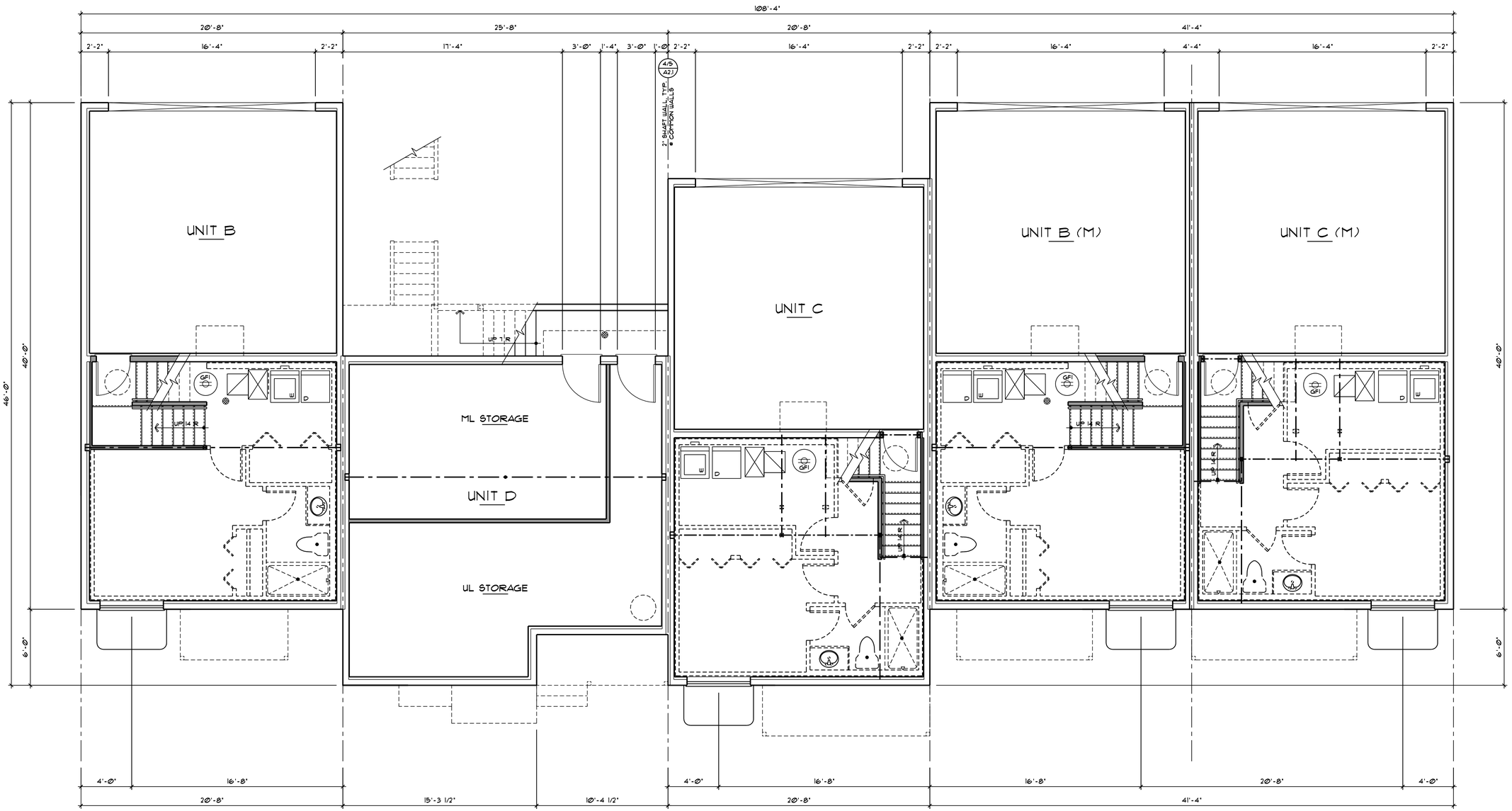
Not For Construction

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

SHEET TITLE
UNIT D BUILDING SECTION & EXTERIOR DETAILS

DRAWN : DJM
CHECKED : DJM
ISSUED FOR :
DATE

DATE : December 13, 2022
SHEET NO. :
A2.2
PROJECT NO. : 22-07



1 BUILDING TYPE '2' 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/CLASIFICATION: R2, PER 2018 IBC

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

BUILDING GOVERNING AUTHORITY: CITY OF LOUISVILLE

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Westminster, CO 80031
303-464-9626

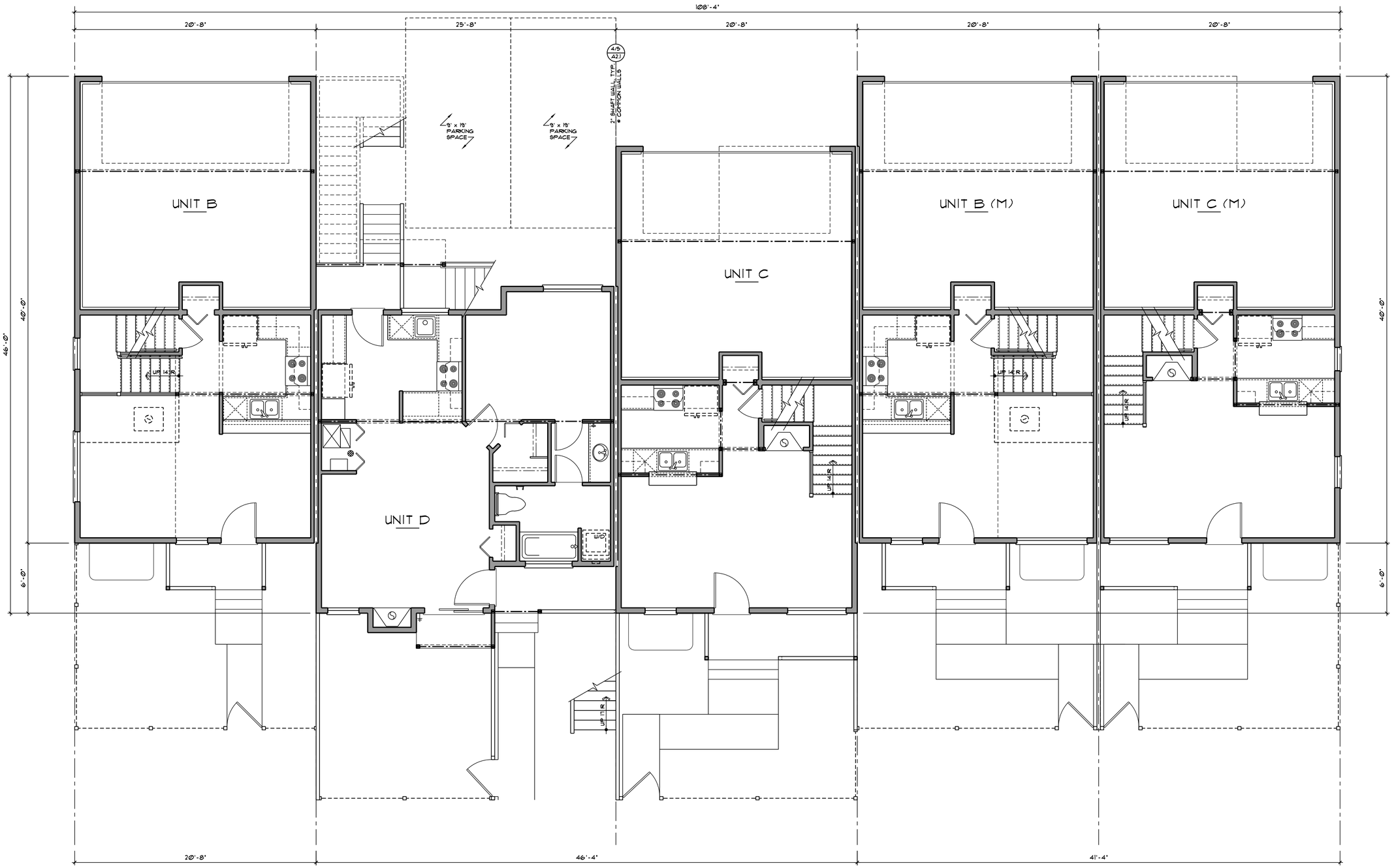
Not For Construction

Wildflower Condominiums
Building Type 2
City of Louisville, County of Boulder, State of Colorado

SHEET TITLE
BUILDING TYPE TWO COMPOSITE BASEMENT FLOOR PLANS

DRAWN : DJM
CHECKED : DJM
ISSUED FOR :
DATE

DATE : December 13, 2022
SHEET NO. :
A3.1
PROJECT NO. : 22-07



BUILDING TYPE '2'
MAIN LEVEL FLOOR PLAN

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

(M) = MIRRORED

Daniel J. Mazotti - Architect

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Westminster, CO 80031
303-464-9626

Not For Construction

Wildflower Condominiums
Building Type 2
City of Louisville, County of Boulder, State of Colorado

SHEET TITLE
BUILDING TYPE TWO
COMPOSITE MAIN LEVEL FLOOR PLAN

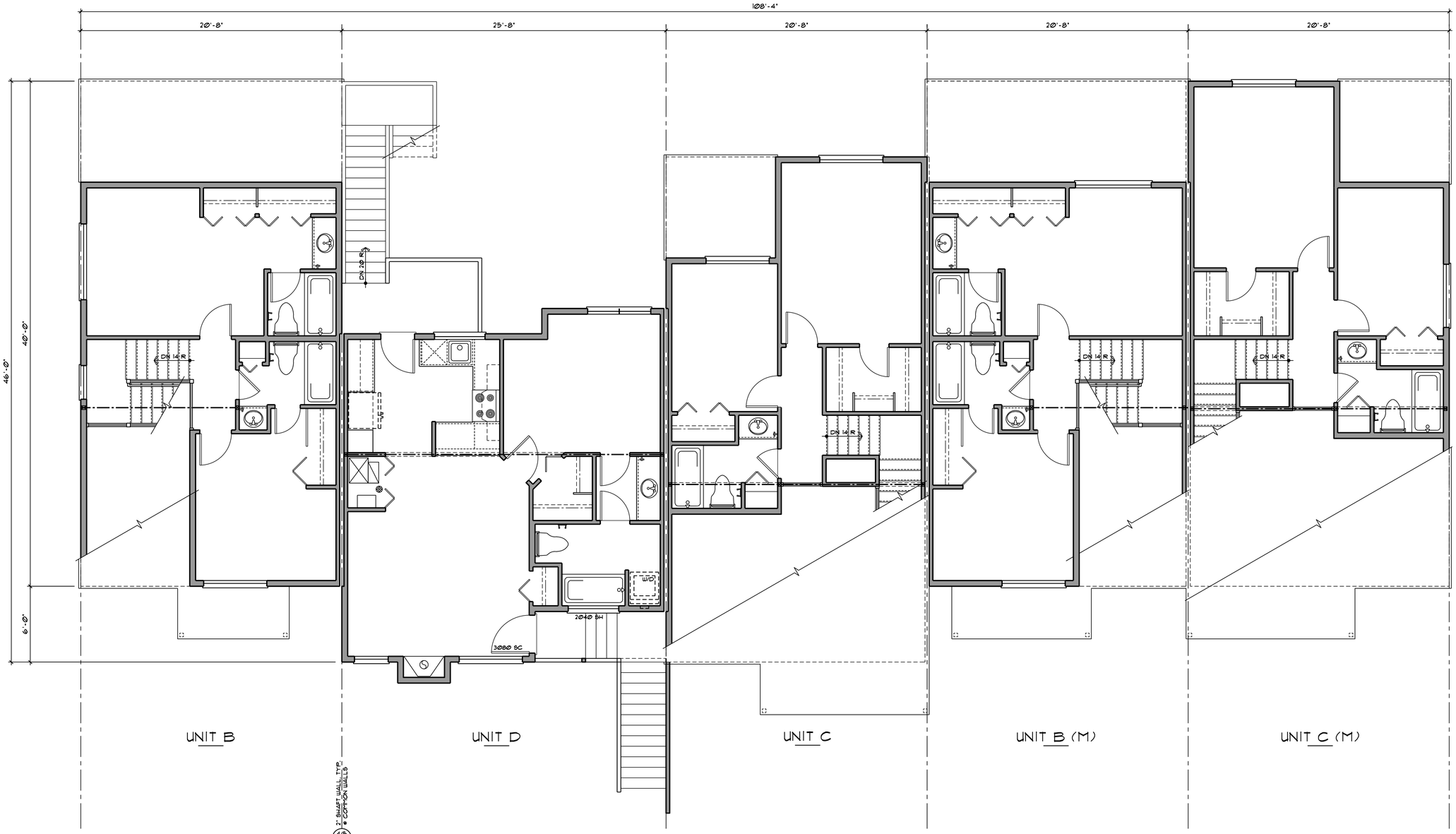
DRAWN : DJM		
CHECKED : DJM	ISSUED FOR :	
DATE		

DATE : December 13, 2022

SHEET NO. :

A3.2

PROJECT NO. : 22-07



BUILDING TYPE '2' UPPER LEVEL FLOOR PLAN

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

(M) = MIRRORED

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SHEET TITLE
BUILDING TYPE TWO
COMPOSITE UPPER LEVEL FLOOR PLAN

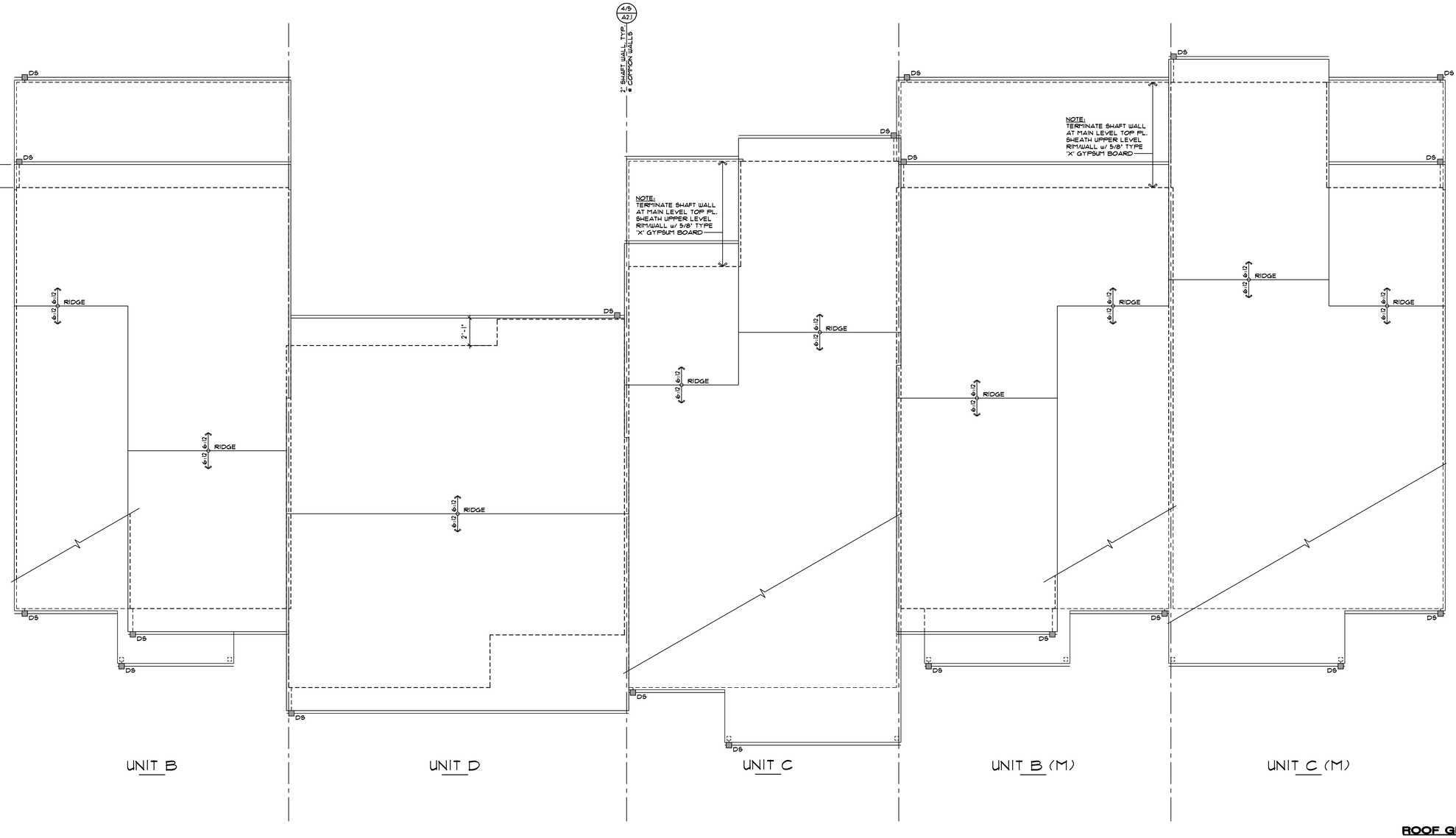
DRAWN : DJM
CHECKED : DJM
DATE:
ISSUED FOR :

DATE : December 13, 2022

SHEET NO. :

A3.3

PROJECT NO. : 22-07



BUILDING TYPE '2' COMPOSITE ROOF PLAN

1 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 (DS) 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.

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SHEET TITLE
BUILDING TYPE TWO
COMPOSITE ROOF PLAN

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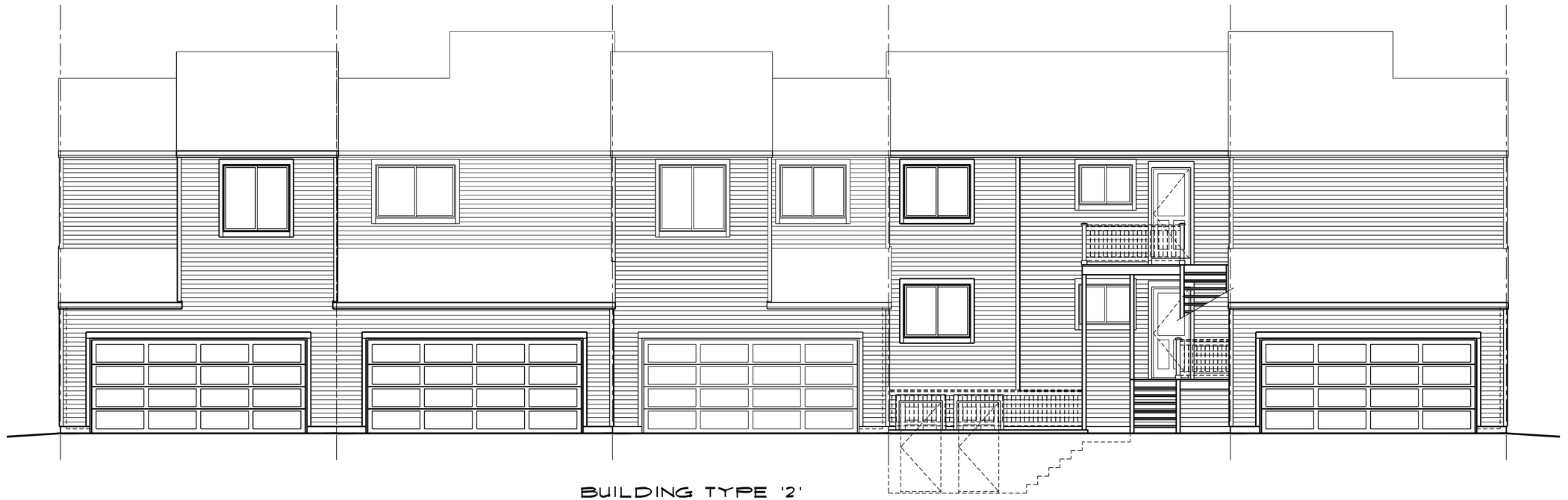
PROJECT NO. : 22-07

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



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

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SHEET TITLE
BUILDING TYPE TWO
COMPOSITE ELEVATIONS

DRAWN : DJM
CHECKED : DJM
ISSUED FOR :
DATE

DATE : December 13, 2022
SHEET NO. :

A3.5

PROJECT NO. : 22-07