KEN CARYL RESTROOM

PARCELS A & B - JEFFERSON COUNTY, CO.

NORTH AMERICAN DEVELOPMENT GROUP

LOCATION: COUNTY OF JEFFERSON, STATE OF COLORADO BUILDING DESCRIPTION: SINGLE STORY WOOD FRAMED NEW CONSTRUCTION V-B BUILDING CODE: 2018 INTERNATIONAL BUILDING CODE (IBC) 2018 INTERNATIONAL MECHANICAL CODE (IMC) 2020 NATIONAL ELECTRICAL CODE (IPC) 2018 INTERNATIONAL PLUMBING CODE (IPC) 2018 INTERNATIONAL FULL GAS CODE 2009 ICC/ANSI A117.1 ACCESSIBILITY STANDARD 2018 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)

VICINITY MAP





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PROJECT INDEX

GENERAL NOTES

GENERAL CONDITIONS:

- THE BUILDER, PROJECT MANAGER, SUPERINTENDENT AND ALL SUBCONTRACTORS ARE TO EXAMINE AND VERIFY ALL DIMENSIONS AND CONDITIONS BOTH ON THE PLANS AND IN THE FIELD, AND BE RESPONSIBLE FOR ANY ADJUSTMENTS AND/OR CORRECTIONS.
- PERMIT DRAWINGS:
 THE ARCHITECT HAS BEEN CONTRACTED TO PROVIDE LIMITED SERVICES. IN REGARDS TO THE CONTRACT DOCUMENTS, THE ARCHITECT WILL PREPARE THIS SET OF PERMIT DRAWINGS. OTHER COMPONENTS OF THE CONTRACT DOCUMENTS AS LISTED BELOW ARE BY THE BUILDER OR THE BUILDER'S CONSULTANTS INCLUDING:
 A. CIVIL

B. SOILS TEST & ENVIRONMENTAL REPORTS
C. SITE SURVEYS AND PLOT PLANS

- THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE OWNER'S SELECTION OF ANY SPECIFIC PRODUCT, MANUFACTURER, OR METHOD OF INSTALLATION NOT DOCUMENTED IN THE CONSTRUCTION DOCUMENTS. THE ARCHITECT SHALL NOT HAVE CONTROL OVER OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK
- CONSTRUCTION PHASE SERVICES:
 THE ARCHITECT IS NOT CONTRACTED FOR
 CONSTRUCTION PHASE SERVICES INCLUDING:
 A. REVIEW OF SHOP DRAWING AND PRODUCT
- B. CONSTRUCTION OBSERVATIONS
 C. ADMINISTRATION OF THE CONSTRUCTION CONTRACT INCLUDING PAYMENT APPLICATIONS
- CLARIFICATIONS & RFI'S:
 IN THE EVENT THAT ADDITIONAL DETAIL OR GUIDANCE IS NEEDED BY THE OWNER / BUILDER, CONTRACTOR OR SUBCONTRACTOR FOR CONSTRUCTION OF ANY ASPECT OF THE PROJECT, THEY SHALL IMMEDIATELY NOTIFY THE ARCHITECT. FAILURE TO GIVE A SIMPLE NOTICE SHALL RELIEVE THE ARCHITECT OF RESPONSIBILITY FOR THE CONSEQUENCES. ANY DISCREPANCY OR AMBIGUITY DISCOVERED BY THE USE OF THESE PLANS SHALL BE REPORTED IMMEDIATELY TO THE ARCHITECT. CHANGES MADE FROM THE PLANS WITHOUT THE CONSENT OF THE ARCHITECT ARE UNAUTHORIZED AND SHALL RELIEVE THE ARCHITECT OF RESPONSIBILITY FOR ALL CONSEQUENCES ARRIVING OUT OF SUCH CHANGES.
- PROJECT TO BE BUILT FROM THE "CONSTRUCTION DOCUMENTS" OR "FOR CONSTRUCTION" SET OF DRAWINGS.
- ALL DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE. DIMENSIONS TAKE PRECEDENCE OVER DRAWING - <u>DO NOT SCALE</u>.

CODES AND REFERENCED STANDARDS:

- CURRENTLY ADOPTED CODES:
 INTERNATIONAL BUILDING CODE, 2018 EDITION
 2018 INTERNATIONAL MECHANICAL CODE (IMC)
 2020 NATIONAL ELECTRICAL CODE (NEC)
 - 2018 INTERNATIONAL PLUMBING CODE (IPC)
 2018 INTERNATIONAL FUEL GAS CODE
 2009 ICC/ANSI A117.1 ACCESSIBILITY STANDARD
 2018 INTERNATIONAL ENERGY CONSERVATION CODE
- (IECC)
 LOCAL AMENDMENTS
- ALL WORK TO BE PERFORMED IN COMPLIANCE WITH ALL FEDERAL, STATE AND LOCAL CODES. CONTRACTOR TO SECURE ALL PERMITS AND APPROVALS PRIOR TO ANY CONSTRUCTION. ALL REFERENCES TO IBC SECTIONS HEREIN REFER TO THE 2018 INTERNATIONAL BUILDING CODE. LOCAL CODES MAY SUPERCEDE THE REQUIREMENTS OF THE IBC.
- REFERENCED STANDARDS:
 AS DETAILED IN IBC CHAPTER 35, NUMEROUS
 REQUIREMENTS FOR PRODUCTS AND INSTALLATION
 METHODS ARE SPECIFIED BY THE IBC. WHEN NOT
 SPECIFIED BY THESE PERMIT DRAWINGS, IT IS THE
 RESPONSIBILITY OF THE BUILDER / CONTRACTOR AND
 ALL SUBCONTRACTORS TO VERIFY COMPLIANCE WITH
 THESE REFERENCED STANDARDS. THE BUILDER /
 CONTRACTOR AND/OR THE SUBCONTRACTOR SHALL
 IMMEDIATELY NOTIFY THE ARCHITECT IF ANY PORTION
 OF THE DRAWINGS CONTRADICT THE REFERENCED
 STANDARDS.
- MANUFACTURER'S INSTRUCTIONS &
 RECOMMENDATIONS:
 THE BUILDER / CONTRACTOR AND/OR THE SUBCONTRACTORS SHALL FOLLOW ALL MFG. INSTRUCTIONS
 AND RECOMMENDATIONS. IF ANY PORTION OF THE
 DRAWINGS CONTRADICT THE MANUFACTURER'S
 INSTRUCTIONS, THE BUILDER/ CONTRACTOR AND/OR
 THE SUBCONTRACTORS SHALL IMMEDIATELY NOTIFY
 THE ARCHITECT.

SITE WORK:

- SOILS REPORT:
 PROVIDE SITE PREPARATION AS SPECIFIED BY THE
 SOILS ENGINEER REPORT INCLUDING A FOUNDATION
 DRAINAGE SYSTEM.
- PROVIDE A MINIMUM CLEARANCE OF 6" FROM ALL EXTERIOR WALL COVERINGS (EXCEPT 4" FOR MASONRY VENEER) TO THE TOP OF FINISH GRADE.
- PROVIDE A MINIMUM CLEARANCE OF 8" FROM THE NON-TREATED BASE OF WOOD FRAMING TO THE TOP OF ADJACENT GRADE.
- SLOPE GRADE AWAY FROM THE STRUCTURE PER THE SOILS REPORT OR PER CODE REQUIREMENTS: WITHIN THE FIRST 10 FEET OF THE BUILDING, GRADE SHALL FALL A MINIMUM 6" AND IMPERVIOUS SURFACES SHALL SLOPE A MINIMUM 2% AWAY FROM THE BUILDING WHILE COMPLYING WITH ALL APPLICABLE CODE AND ACCESSIBILITY REQUIREMENTS (2015 IBC SEC. 1804.4).

GALVANIZED DOWNSPOUTS TO HAVE ADJUSTABLE

- EXTENDERS TO CARRY WATER MIN. 5'-0" AWAY FROM BUILDINGS OR AS RECOMMENDED BY SOILS REPORT OR PER LOCAL CODES. WHERE APPLICABLE, REFER TO CIVIL DRAWINGS FOR LOCATION OF AND CONNECTIONS TO THE STORM DRAIN SYSTEM.

 GUARDRAILS SHALL BE LOCATED ALONG ALL OPEN-
- GUARDRAILS SHALL BE LOCATED ALONG ALL OPENSIDED WALKING SURFACES INCLUDING STAIRS, RAMPS
 AND LANDINGS (INCLUDING PATIOS) THAT ARE LOCATED
 MORE THAN 30" HIGH TO ANY POINT WITHIN 36"
 HORIZONTALLY TO THE EDGE OF THE OPEN SIDE.
 A. GUARDS SHALL BE NOT LESS THAN 42" HIGH.
 B. INTERMEDIATE BALUSTERS/RAILS SHALL BE
 CONSTRUCTED SUCH THAT A SPHERE 4" IN
 DIAMETER CANNOT PASS THROUGH.
- FOUNDATION DESIGN AND SOILS REPORT BY A COLORADO REGISTERED ENGINEER. ENGINEER SHALL BE ON HAND AT TIME OF INSPECTION.
- AN ENGINEERED FOUNDATION DESIGN IS PREPARED SEPARATELY FOR EACH SITE BY A COLORADO REGISTERED PROFESSIONAL ENGINEER USING GUIDELINES FOUND IN THE SOILS REPORT AND ACTUAL FIELD CONDITIONS. CONTACT THE STRUCTURAL ENGINEER FOR THESE DOCUMENTS.
- ALL SILL PLATES INSTALLED IN CONTACT WITH THE SLAB OR FOUNDATION ARE TO BE PRESSURE-TREATED.
- BRICK IS TO BE ATTACHED WITH CORROSION-RESISTANT ANCHOR TIES AS PER 2018 IBC SECTION

2018 INTERNATIONAL BUILDING CODE

UNLESS OTHERWISE SPECIFIED IN A RESCHECK,

COMCHECK, THE MECHANICAL ENGINEERING

ACCORDANCE WITH 2018 IECC.

DEVELOPED INDEX PER 2603.3.

DOCUMENTATION OR THE PROJECT SPECIFICATIONS,

MINIMUM INSULATION VALUES SHALL BE PROVIDED IN

CONTRACTOR, PROVIDE EXTRUDED POLYSTYRENE IN

LIEU OF BATT INSULATION BEHIND, BENEATH, OR

DISTRIBUTION LINES AND FIXTURES TO ENSURE THE MINIMUM INSUITATION VALUES ARE STRICTLY ADHERED

EXTRUDED POLYSTYRENE INSULATION IMMEDIATELY

PRIOR TO PLACING THE PLUMBING, MECHANICAL, AND

FOAM PLASTIC INSULATION AND FOAM PLASTIC CORES

DEVELOPED INDEX OF NOT MORE THAN 450 WHERE

TESTED IN THE MAXIMUM THICKNESS INTENDED FOR

ALL EXTERIOR DOORS ARE TO BE WEATHER-STRIPPED

ALL EXTERIOR OPENINGS OR WALL PENETRATIONS

USE IN ACCORDANCE WITH ASTM E84. LOOSE FILL-TYPE

FOAM PLASTIC INSULATION SHALL BE TESTED AS BOARD STOCK FOR THE FLAME SPREAD INDEX AND SMOKE-

EXPOSED TO WEATHER ARE TO BE FLASHED AND FILLED WITH SEALANT TO PREVENT MOISTURE AND AIR

INFILTRATION. PROVIDE ALL FLASHING AND COUNTER-

FLASHING ITEMS AS INDICATED AND AS REQUIRED TO

TO DETAILS. FLASH AND COUNTER-FLASH AT ALL ROOF

TO WALL CONDITIONS, G.I. FLASH AND CAULK WOOD

PROVIDE FLOOR, WALL AND ROOF FIRE BLOCKING PER

FLOOR MUST BE LEVEL ON EITHER SIDE OF A DOOR.

THRESHOLD HEIGHT IS TO BE 1/2" MAXIMUM AT DOORS

BOLT LOCKS: MANUALLY OPERATED FLUSH BOLTS OR

SURFACE BOLTS ARE NOT PERMITTED. PER 2018 IBC

BEAMS AND LOOKOUTS PROJECTING THROUGH EXTERIOR WALLS OR ROOF SURFACES. FLASH ALL

EXTERIOR DOOR AND WINDOW OPENINGS WITH

MANUFACTURER'S APPROVED METHODS AND

MATERIALS, RE: 2018 IBC SECTION 1405.4.

2018 IBC SECTION 718.

PER 2018 IBC SEC. 1010.1.7.

OF MANUFACTURED ASSEMBLIES SHALL HAVE A FLAME

TO IN ALL LOCATIONS. IN ALL INACCESSIBLE OR

ADJACENT TO PLUMBING, MECHANICAL, AND

ENCLOSED AREAS OR AREAS THAT MAY BE INACCESSIBLE OR MAY BE ENCLOSED, PLACE

ELECTRICAL SUPPLIES, RETURNS, AND OTHER



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ISSUE DATE: 2023.03.13

REVISIONS:

COVER SHEET

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REVISIONS:

ACCESSIBILITY

DETAILS

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SITE PLAN NOTES

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- REFER TO GENERAL NOTES FOR ADDITIONAL
- INFORMATION NOT SHOWN OR NOTED ON PLANS. DIMENSIONS TAKE PRECEDENCE OVER DRAWING - DO NOT SCALE!
- THE ARCHITECTURAL SITE PLAN IS INCLUDED TO GRAPHICALLY INDICATE APPROXIMATE LOCATIONS OF BUILDINGS, PARKING, AND BUILDING NUMBERS ONLY.
- REFER TO LANDSCAPE ARCHITECT'S DRAWINGS FOR LANDSCAPING, SIDEWALKS, MONUMENT, AND FENCE
- REFER TO CIVIL ENGINEER'S DRAWINGS FOR HORIZONTAL DIMENSIONAL CONTROLS, GRADING, FINISH FLOOR ELEVATIONS, BUILDING STEPPING, DRAINAGE, UTILITY EASEMENTS, AND ACCESSIBLE ROUTE LOCATIONS AND DETAILS.
- REFER TO MEP ENGINEER'S DRAWINGS FOR THE LOCATIONS OF ALL METERS, PANELS, CLEANOUTS, TRANSFORMERS, AND PARKING LOT AND SITE LIGHTING.
- SCUPPERS & DOWNSPOUTS ARE TO BE FIELD VERIFIED FOR LOCATION BY BUILDER. DOWNSPOUTS TO HAVE ADJUSTABLE EXTENDERS TO CARRY WATER MIN. 5'-0" AWAY FROM BUILDING OR AS RECOMMENDED BY SOILS REPORT, OR, WHERE APPLICABLE, CONNECT DIRECTLY TO THE STORM DRAIN SYSTEM. REFER TO CIVIL DRAWINGS FOR DETAILS AND LOCATIONS.

ADA / ACCESSIBILITY NOTES

2018 INTERNATIONAL BUILDING CODE ACCESSIBLE ROUTES

• AT LEAST 60% OF ALL PUBLIC ENTRANCES SHALL BE

ACCESSIBLE PER IBC 2018 SECTION 1105.1.

- COMMON SPACES INTENDED FOR PUBLIC USE INCLUDING BUT NOT LIMITED TO CLUBHOUSES, FITNESS AREAS, MAIL, TRASH, AND STORAGE FACILITIES, MAINTENANCE BUILDINGS, AND OTHER AMENITY SPACES SHALL BE ACCESSIBLE PER IBC 2018 SECTION 1103 AND THE AMERICANS WITH DISABILITIES ACT.
- AT LEAST ONE ACCESSIBLE ROUTE SHALL BE PROVIDED CONNECTING ACCESSIBLE BUILDINGS AND SITE FACILITIES WITH THE PRIMARTY ENTRANCES OF EACH ACCESSIBLE DWELLING UNIT PER IBC 2018 SECTION
- ALL ACCESSIBLE ROUTES MUST COMPLY WITH ICC/ANSI A117.1-2017 CHAPTER 4.
- SLOPES GREATER THAN 1:20 ON ANY OF THE ACCESSIBLE ROUTES SHALL REQUIRE HANDRAILS COMPLYING WITH ICC/ANSI A117.1-2017 SECTION 405 & 505 AND NOT EXCEED A SLOPE OF 1:12.

SIGNAGE - IBC 2018 SECTION 1111

1111.1 SIGNS REQUIRED ACCESSIBLE ELEMENTS SHALL BE IDENTIFIED BY THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AT THE FOLLOWING LOCATIONS: . ACCESSIBLE PARKING SPACES REQUIRED BY SECTIONS 1106.1 AND 1106.2, EXCEPT WHERE THE TOTAL NUMBER

- . ACCESSIBLE PASSENGER LOADING ZONES. . ACCESSIBLE ROOMS WHERE MULTIPLE SINGLE-USER TOILET OR BATHING ROOMS ARE CLUSTERED AT A SINGLE LOCATION. 4. ACCESSIBLE ENTRANCES WHERE NOT ALL ENTRANCES
- ARE ACCESSIBLE. 5. ACCESSIBLE CHECK-OUT AISLES WHERE NOT ALL AISLES ARE ACCESSIBLE.
- 6. FAMILY OR ASSISTED-USE TOILET AND BATHING ROOMS. 7. ACCESSIBLE DRESSING, FITTING AND LOCKER ROOMS
 WHERE NOT ALL SUCH ROOMS ARE ACCESSIBLE. 8. ACCESSIBLE AREAS OF REFUGE IN ACCORDANCE WITH
- SECTION 1009.9. 9. EXTERIOR AREAS FOR ASSISTED RESCUE IN ACCORDANCE WITH SECTION 1009.9. 10. IN RECREATIONAL FACILITIES, LOCKERS THAT ARE REQUIRED TO BE ACCESSIBLE IN ACCORDANCE WITH
- 1111.2 DIRECTIONAL SIGNAGE
 DIRECTIONAL SIGNAGE INDICATING THE ROUTE TO THE
 NEAREST LIKE ACCESSIBLE ELEMENT SHALL BE PROVIDED
 AT THE FOLLOWING LOCATIONS. THESE DIRECTIONAL SIGNS SHALL INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY:
- INACCESSIBLE BUILDING ENTRANCES.
 INACCESSIBLE PUBLIC TOILETS AND BATHING FACILITIES.
- 3. ELEVATORS NOT SERVING AN ACCESSIBLE ROUTE. . AT EACH SEPARATE-SEX TOILET AND BATHING ROOM INDICATING THE LOCATION OF THE NEAREST FAMILY OR ASSISTED-USE TOILET OR BATHING ROOM WHERE PROVIDED IN ACCORDANCE WITH SECTION 1109.2.1. . AT EXITS AND EXIT STAIRWAYS SERVING A REQUIRED ACCESSIBLE SPACE, BUT NOT PROVIDING AN APPROVED ACCESSIBLE MEANS OF EGRESS, SIGNAGE SHALL BE
- PROVIDED IN ACCORDANCE WITH SECTION 1009.10. WHERE DRINKING FOUNTAINS FOR WHEELCHAIR AND STANDING USE ARE NOT LOCATED ADJACENT TO EACH OTHER, DIRECTIONAL SIGNAGE SHALL BE PROVIDED INDICATING THE LOCATION OF THE OTHER TYPE.

1111.3 OTHER SIGNS SIGNAGE INDICATING SPECIAL ACCESSIBILITY PROVISIONS

- SHALL BE PROVIDED AS SHOWN: . EACH ASSEMBLY AREA REQUIRED TO COMPLY WITH SECTION 1108.2.7 SHALL PROVIDE A SIGN NOTIFYING PATRONS OF THE AVAILABILITY OF ASSISTIVE LISTENING SYSTEMS. AT EACH DOOR TO AN AREA OF REFUGE PROVIDING
 DIRECT ACCESS TO A STAIRWAY, EXTERIOR AREA FOR
- ASSISTED RESCUE, EXIT STAIRWAY, EXIT PASSAGEWAY OR EXIT DISCHARGE, SIGNAGE SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 1013.4.

 3. AT AREAS OF REFUGE, SIGNAGE SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 1009.11.
 4. AT EXTERIOR AREAS FOR ASSISTED RESCUE, SIGNAGE SHALL BE PROVIDED IN ACCORDANCE WITH SECTION
- 5. AT TWO-WAY COMMUNICATION SYSTEMS, SIGNAGE SHALL BE PROVIDED IN ACCORDANCE WITH SECTION

NOT FOR CONSTRUCTION

2023.03.13

E.A.D.

CHECKED BY:

REVISIONS:

ARCHITECTURAL

SITE PLAN

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DRAWN BY:

DOOR SCHEDULE						
DOOR	DOOR SIZE			FIRE		
#	WIDTH	HEIGHT	DOOR TYPE (MANUFACTURER'S MODEL #)	RATING		
	1	1				
101	3'-0"	7'-0"	HOLLOW CORE INSULATED METAL			
102	3'-0"	7'-0"	HOLLOW CORE INSULATED METAL			
103	3'-0"	7'-0"	HOLLOW CORE INSULATED METAL			
	1					

PER ICC/ANSI A117.1-2009

SEC. 606

BUILDING PLAN NOTES

- BUILDING PLANS ARE SHOWN FOR OVERALL BUILDING CONFIGURATION AS WELL AS EXTERIOR AND CORE/SHELL INFORMATION. REFER TO UNIT PLANS FOR DETAILS OF INTERIOR UNIT WALLS AND ELEMENTS.
- REFER TO GENERAL NOTES FOR ADDITIONAL INFORMATION NOT SHOWN OR NOTED ON PLANS.
- TYPICAL BUILDING ASSEMBLIES. DIMENSIONS TAKE PRECEDENCE OVER DRAWING - DO
- ALL NON-90° ANGLES ARE 45° U.N.O.

REFER TO WALL AND FLOOR ASSEMBLY SHEETS FOR

- PROVIDE 4" MIN. DOOR JAMB CONDITION AT PERPENDICULAR WALL OR CENTER WITHIN FRAMED OPENING, (TYP. U.N.O.)
- CHANGES IN LEVEL GREATER THAN 1/2" IN HEIGHT SHALL BE RAMPED AND SHALL COMPLY WITH ICC/ANSI A117 1-2009 SECTIONS 405 OR 406, CHANGES IN LEVEL BETWEEN 1/4" AND 1/2" SHALL BE BEVELED WITH A SLOPE NOT STEEPER THAN 1:2 PER SECTION 303.3.
- THE PRIMARY ENTRANCE TO BOTH THE TYPE 'A' AND 'B' UNITS SHALL BE LOCATED ON AN ACCESSIBLE ROUTE FROM PUBLIC OR COMMON AREAS PER ICC/ANSI A117.1-2009 SECTIONS 1003.2 AND 1004.2.

- 2018 IBC SECTION 1010.1.9.5 BOLT LOCKS: MANUALLY OPERATED FLUSH BOLTS OR SURFACE BOLTS ARE NOT
- PER 2018 IBC SECTION 1010.1.9 DOOR OPERATIONS -EXCEPT AS SPECIFICALLY PERMITTED BY THIS SECTION EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.
- NOTE REGARDING EXIT DOORS: INSTALL PANIC AND FIRE HARDWARE ON REQUIRED EXIT DOORS PER 2015 IBC SECTION 1010.1.10.1. THE ACTUATING PORTION OF THE RELEASING DEVICE SHALL EXTEND AT LEAST ONE-HALF OF THE DOOR LEAF WIDTH AND THE MAXIMUM UNLATCHING FORCE SHALL NOT EXCEED 15 POUNDS.
- PROVIDE ATTIC ACCESS WITH AN OPENING NOT LESS THAN 20" X 30" TO ANY ATTIC AREA HAVING A CLEAR HEIGHT OF OVER 30". A 30" MIN. CLEAR HEADROOM IN THE ATTIC SPACE SHALL BE PROVIDED AT OR ABOVE THE ACCESS OPENING PER 2015 IBC SECTION 1208.2. ACCESS DOORS SHALL BE 1 HOUR RATED, LOCATED AT THE TOP OF EACH STAIR LANDING OR WHERE OTHERWISE SHOWN.
- FIRE RATED ASSEMBLIES MUST CONTINUE UNINTERRUPTED AT ALL LOCATIONS PER IBC AND LOCAL CODES.

2018 INTERNATIONAL BUILDING CODE

FIREBLOCKING SHALL BE PROVIDED WITHIN STUD

WALLS AT 10' INTERVALS AND VERTICALLY AT THE

FLOOR AND CEILING LEVELS PER 2018 IBC SECTION

VERTICAL AND HORIZONTAL SPACES PER SECTION

AND CEILING PENETRATIONS AROUND VENTS, PIPES.

DLICTS CHIMNEYS AND FIREDI ACES PER SECTION

ALL EXTERIOR OPENINGS OR WALL PENETRATIONS

WITH SEALANT TO PREVENT MOISTURE AND AIR

DRAFTSTOPPING REQUIREMENTS IN ATTICS.

718.2.2. AT INTERCONNECTIONS BETWEEN CONCEALED

718 2 3 AT STAIRWAYS PER SECTION 718 2 4 AT FLOOR

718.2.5. AND WITHIN CONCEALED SLEEPER-TYPE FLOOR

EXPOSED TO WEATHER ARE TO BE FLASHED AND FILLED

INFILTRATION. PROVIDE ALL FLASHING AND COUNTER-

FLASHING ITEMS AS INDICATED AND AS REQUIRED TO

MAKE THE COMPLETED WORK WATERPROOF. FLASHING

SHALL BE BRAKE FORMED TO SHARP LINES AND FITTED

TO DETAILS FLASH AND COUNTER-FLASH AT ALL ROOF

TO WALL CONDITIONS. G.I. FLASH AND CAULK WOOD

BEAMS AND LOOKOUTS PROJECTING THROUGH

EXTERIOR DOOR AND WINDOW OPENINGS WITH

MANUFACTURER'S APPROVED METHODS AND

MATERIALS. RE: 2018 IBC SECTION 1404.4

EXTERIOR WALLS OR ROOF SURFACES FLASH ALL

SLOPE ALL CONCRETE EXTERIOR FLATWORK 1/8" PER

PROPER DRAINAGE PER 2018 IBC SECTION 1804.4

FOOT (MIN.) AWAY FROM THE STRUCTURE TO PROVIDE

SYSTEMS PER SECTION 718.2.7. RE: ROOF PLANS FOR

2018 INTERNATIONAL BUILDING CODE

REFER TO GENERAL ROOF NOTES FOR ADDITIONAL INFORMATION NOT SHOWN OR NOTED ON PLANS.

- VENTILATION REQUIRED: ENCLOSED ATTICS AND ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN OR SNOW. VENTILATION OPENINGS SHALL HAVE A LEAST DIMENSION OF 1/16" MIN. AND 1/4" MAX. VENTILATION OPENINGS HAVING A LEAST DIMENSION LARGER THAN 1/4" SHALL BE PROVIDED WITH CORROSION-RESISTANT WIRE CLOTH SCREENING OR SIMILAR MATERIAL W/ OPENINGS HAVING A LEAST DIMENSION OF 1/16" MIN. AND 1/4" MAX. PER 2018 IBC SECTION 1202.2.2.
- MINIMUM VENT AREA: THE MINIMUM NET FREE VENTILATING AREA SHALL BE 1/150 OF THE AREA OF THE VENTED SPACE, REDUCTION OF THE MINIMUM NET FREE VENTILATING AREA TO 1/300 IS PERMITTED PROVIDED THAT AT LEAST 40% AND NOT MORE THAN 50% OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE. UPPER VENTILATORS SHALL B LOCATED NO MORE THAN 3 FEET BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE, MEASURED VERTICALLY WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS, PER 2018 IBC SECTION 1202.2.1.
- VENT AND INSULATION CLEARANCE: ROOF VENT LOCATIONS TO BE COORDINATED WITH TRUSSES SO AS NOT TO BLOCK THE FREE FLOW OF AIR AND REDUCE THE NET FREE AREA. WHERE EAVE OR CORNICE VENTS ARE INSTALLED, INSULATION SHALL NOT BLOCK THE FREE FLOW OF AIR. A MINIMUM OF A 1" SPACE SHALL BE PROVIDED BETWEEN THE INSULATION AND THE ROOF SHEATHING AT THE LOCATION OF THE VENT PER 2018 IBC SECTION 1202.2.1.
- INSULATION BAFFLES: WHERE SOFFIT VENTS ARE INDICATED, INSTALL INSULATION BAFFLES TO PROVIDE CLEAR AIR SPACE AS REQUIRED. REFER TO DETAILS FOR ADDITIONAL INFORMATION.
- LIMIT ROOF VENTS TO NO MORE THAN TWO OPENINGS PER ROOF SHEATHING PANEL WITH NO TWO OPENINGS IN THE SAME PANEL BETWEEN THE SAME TRUSSES.

UNVENTED ATTIC AND UNVENTED ENCLOSED RAFTER ASSEMBLIES PERMITTED PER 2018 IBC SECTION 1202.3.

ROOF VENTING NOTES

2018 INTERNATIONAL BUILDING CODE

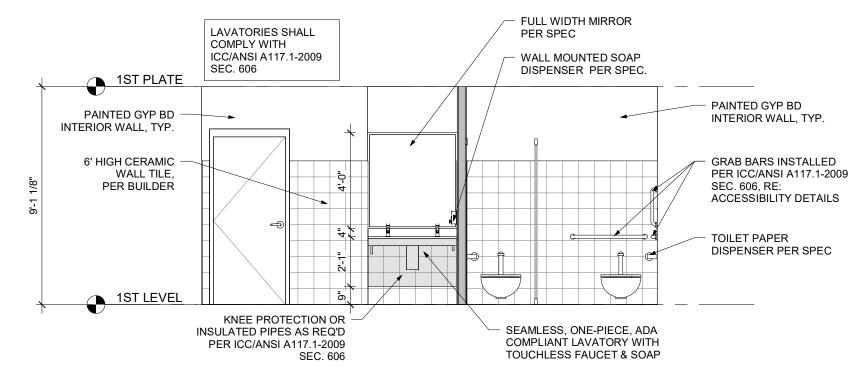
REFER TO GENERAL NOTES FOR ADDITIONAL

- ALL OVERHANGS ARE MEASURED HORIZONTALLY FROM FACE OF FRAME TO END OF TRUSS/RAFTER, RE: DETAILS.
- ALL SOFFITS ARE TO BE FLAT, U.N.O. ALL TRUSSES TO BE FABRICATED AND DESIGNED UNDER
- THE SUPERVISION OF A COLORADO LICENSED STRUCTURAL ENGINEER. ALL OVERFRAMING TO BEAR DIRECTLY ON TRUSSES OR OVER SOLID, IMMEDIATE BLOCKING BETWEEN TRUSSES.
- PROVIDE CUTOUTS IN AREAS OF OVERFRAMING TO CONNECT ROOF AREAS. PROVIDE ROOF VENTS AND / OR SOFFIT VENTS TO PROVIDE ATTIC VENTILATION AS REQUIRED PER 2018 IBC SECTION 1202. RE: ROOF VENTING NOTES AND
- CALCULATIONS. WATERPROOFING OF OPENINGS AT THE ROOF, AROUND VENT PIPES, AND AT EXTERIOR WALLS SHALL BE MADE WATER TIGHT PER 2018 IPC SECTION 305.5.
- THE ANNULAR SPACE BETWEEN PENETRATIONS OF PIPES AND SIMILAR AND ALL OPENINGS IN A BUILDING ENVELOPE WALL, FLOOR, OR CEILING ASSEMBLY SHALL BE SEALED PER 2018 IPC SECTION 315, WHERE APPLICABLE. PENETRATIONS IN FIRE-RATED ASSEMBLIES SHALL BE SEALED IN ACCORDANCE WITH 2018 IBC SECTION 714.
- PIPES AND VENTS SHALL BE PAINTED TO MATCH ADJACENT MATERIALS.
- ROOF ASSEMBLIES PER 2018 IBC CHAPTER 15: ROOF ASSEMBLIES SHALL PROVIDE A WEATHER RESISTANT ROOF SYSTEM AND SHALL INCLUDE WEATHER PROTECTION PER 2018 IBC SECTION 1503 AND ROOF COVERINGS PER SECTION 1507. RE: FLASHING DETAILS FOR ADDITIONAL INFORMATION.
- CRICKETS AND SADDLES SHALL BE INSTALLED AT THE REQUIRED LOCATIONS PER 2018 IBC SECTION 1503.5. CRICKET OR SADDLE COVERINGS SHALL BE SHEET METAL OR OF THE SAME MATERIAL AS THE ROOF COVERING. PROVIDE APPROPRIATE UNDERLAYMENT AS APPLICABLE TO THE CRICKET OR SADDLE SLOPE.
- LOW SLOPE ROOFS ASPHALT SHINGLES: ASPHALT SHINGLES SHALL ONLY BE USED ON ROOF SLOPES OF 2:12 OR GREATER. DOUBLE UNDERLAYMENT SHALL BE PROVIDED AT ROOF SLOPES FROM 2:12 TO LESS THAN 4:12, PER 2018 IBC
- AN ICE BARRIER SHALL BE INSTALLED AT EAVES, EXTENDING FROM THE LOWEST EDGE TO A POINT AT LEAST 24 INCHES INSIDE THE EXTERIOR WALL PER 2018 IBC SECTION 1507.1.2 OR AS REQUIRED BY LOCAL AMENDMENTS.
- ROOF DRAINAGE PER 2018 IPC SECTION 1106: SIZE OF GUTTERS, DOWNSPOUTS, AND SCUPPERS PER BUILDER'S SPECIFICATION, SHALL BE IN COMPLIANCE WITH SECTION 1106 BASED ON THE RAINFALL RATE AND CALCULATED AREA BEING DRAINED. WHERE APPLICABLE, SECONDARY DRAINS OR SCUPPERS SHALL BE PROVIDED PER SECTION 1108. SCUPPERS & DOWNSPOUTS ARE TO BE FIELD VERIFIED
- FOR LOCATION BY BUILDER. DOWNSPOUTS TO HAVE ADJUSTABLE EXTENDERS TO CARRY WATER MIN. 5'-0" AWAY FROM BUILDING OR AS RECOMMENDED BY SOILS REPORT, OR, WHERE APPLICABLE, CONNECT DIRECTLY TO THE STORM DRAIN SYSTEM. REFER TO CIVIL DRAWINGS FOR DETAILS AND LOCATIONS. DRAFTSTOPPING SHALL BE PROVIDED IN ATTICS AND
- CONCEALED ROOF SPACES PER 2018 IBC SECTION 718.4. INSTALL IN LOCATIONS AS SHOWN IN PLAN: IN LINE WITH DWFI LING LINIT SEPARATION WALLS, CORRIDORS, AND SUBDIVIDING THE ATTIC SPACE INTO AREAS NOT EXCEEDING 3,000 SQUARE FEET OR ABOVE EVERY TWO DWELLING UNITS. WHICHEVER IS SMALLER. OPENINGS IN DRAFTSTOPS SHALL BE PROTECTED BY SELF-CLOSING DOORS PER CODE.
- UNVENTED ATTIC AND UNVENTED ENCLOSED RAFTER ASSEMBLIES PER 2018 IBC SECTION 1202.3: UNVENTED ATTIC ASSEMBLIES (SPACES BETWEEN THE CEILING JOISTS OF THE TOP STORY AND THE ROOF SHEATHING) SHALL BE PERMITTED IF ALL OF THE FOLLOWING CONDITIONS ARE MET: 1. THE UNVENTED ATTIC SPACE IS COMPLETELY WITHIN
- THE BUILDING THERMAL ENVELOPE. 2. NO INTERIOR CLASS 1 VAPOR RETARDERS ARE
- INSTALLED ON THE CEILING SIDE (ATTIC FLOOR) OF THE UNVENTED ATTIC ASSEMBLY. 3. WHERE WOOD SHINGLES OR SHAKES ARE USED, A MINIMUM 1/4" VENTED AIRSPACE SEPARATES THE SHINGLES OR SHAKES AND THE ROOFING UNDERLAYMENT ABOVE THE STRUCTURAL SHEATHING 4. IN CLIMATE ZONES 5, 6, 7 AND 8, ANY AIR-IMPERMEABLE

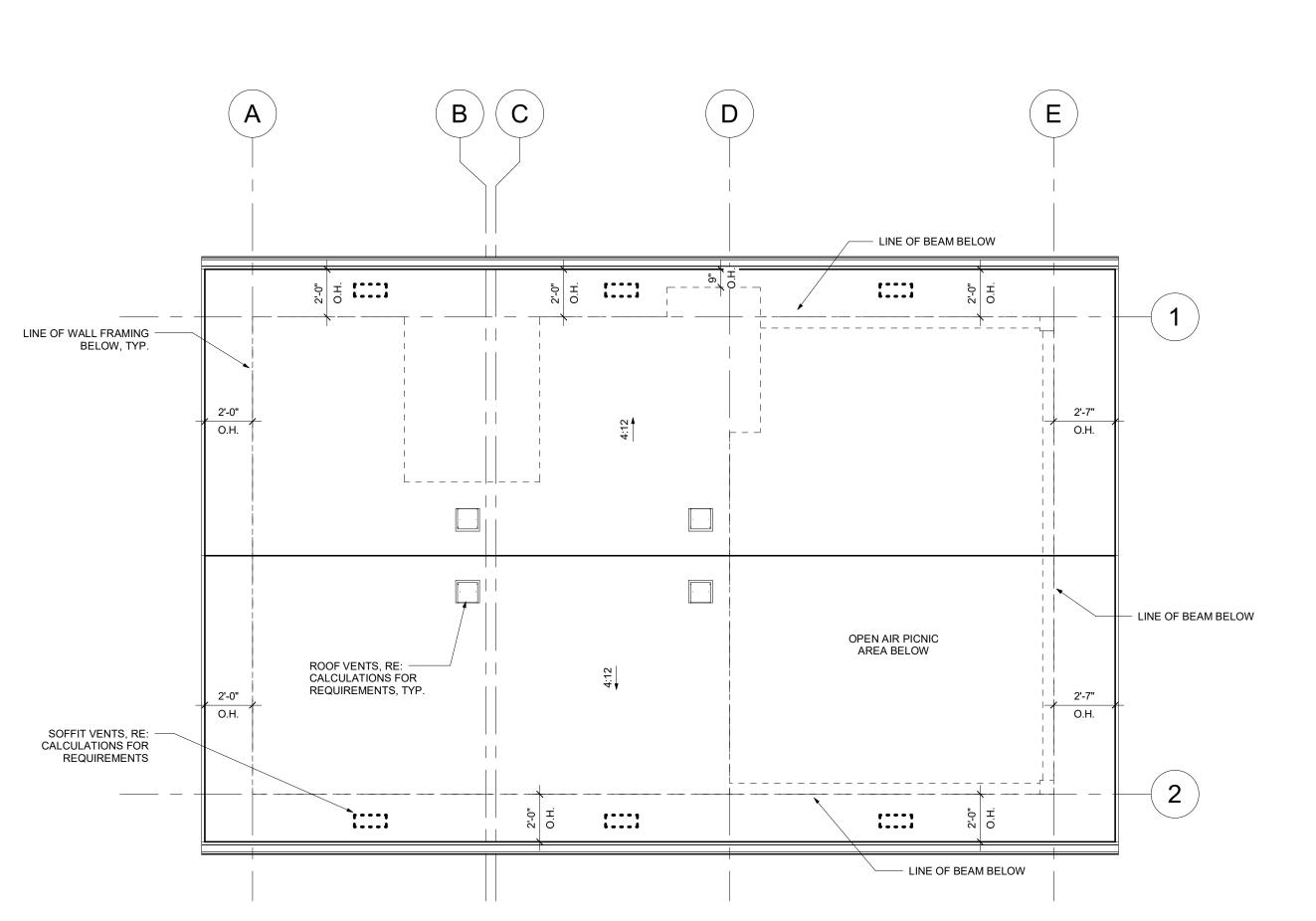
INSULATION SHALL BE A CLASS II VAPOR RETARDER,

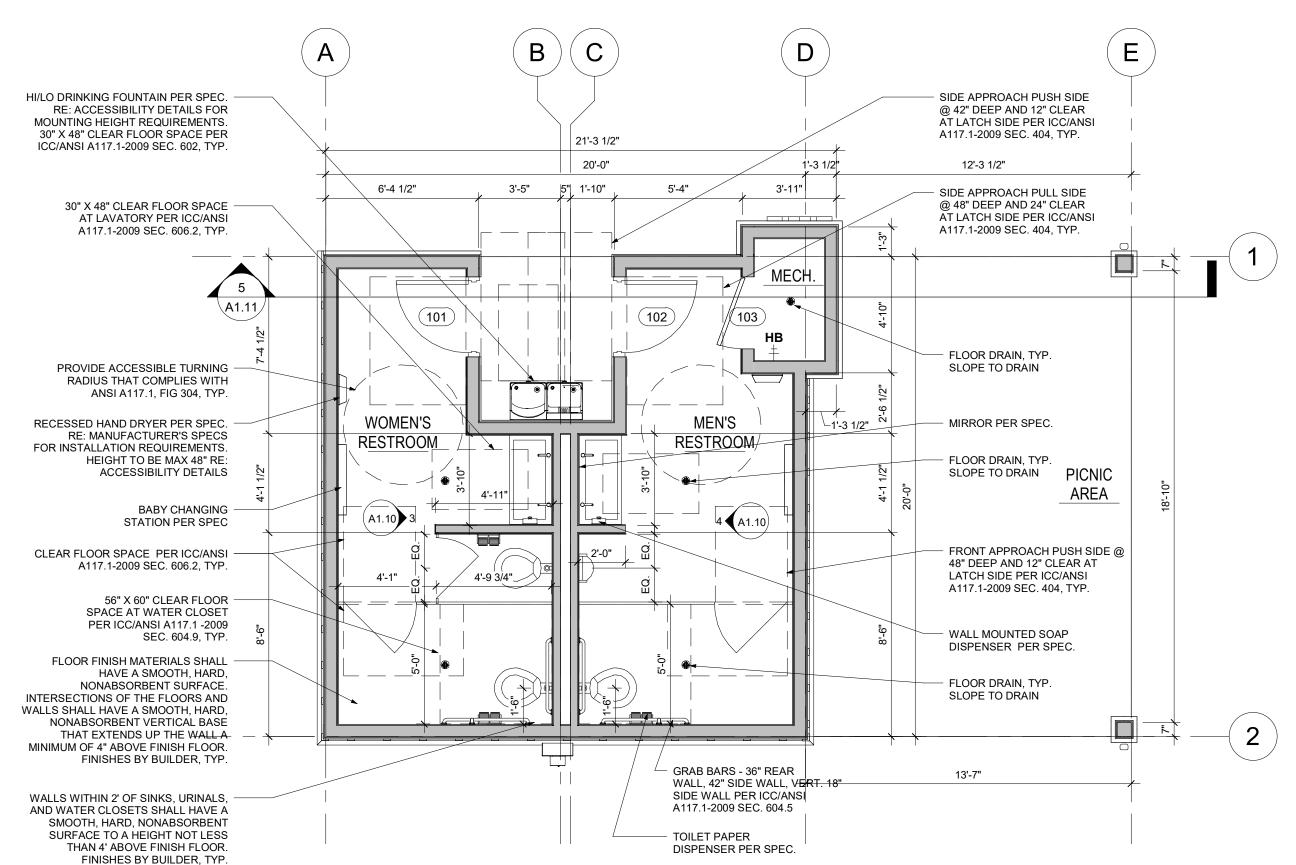
- OR SHALL HAVE A CLASS II VAPOR RETARDER COATING OR COVERING IN DIRECT CONTACT WITH THE UNDERSIDE OF THE INSULATION. 5. INSULATION SHALL BE LOCATED IN ACCORDANCE WITH ITEMS 5.1 AND 5.2 - 5.1 EITHER ITEMS 5.1.1, 5.1.2, 5.1.3 OR 5.1.4 SHALL BE MET, DEPENDING ON THE AIR PERMEABILITY OF THE INSULATION DIRECTLY UNDER THE STRUCTURAL ROOF
- SHEATHING - 5.2 WHERE PREFORMED INSULATION BOARD IS USED AS THE AIR-IMPERMEABLE LAYER, IT SHALL BE SEALED AT THE PERIMETER OF EACH INDIVIDUAL SHEET INTERIOR SURFACE TO FORM A CONTINUOUS

LAVATORIES SHALL STAINLESS STEEL, ADA -SOAP DISPENSER -SEAMLESS, ONE-PIECE, ADA COMPLIANT LAVATORY WITH COMPLY WITH TOUCHLESS FAUCET & SOAP ICC/ANSI A117.1-2009 FULL WIDTH MIRROR SEC. 606 PER SPEC 1ST PLATE PAINTED GYP BD INTERIOR WALL, TYP. GRAB BARS INSTALLED — PER ICC/ANSI A117.1-2009 6' HIGH CERAMIC SEC. 606, RE: WALL TILE. ACCESSIBILITY DETAILS PER BUILDER 1ST LEVEL - KNEE PROTECTION OR TOILET PAPER INSULATED PIPES AS REQ'D DISPENSER, TYP



WOMEN'S RESTROOM ELEVATION





RESTROOM BUILDING ROOF PLAN

MEN'S RESTROOM ELEVATION

RESTROOM BUILDING FLOOR PLAN

ROOF PLAN NOTES INFORMATION NOT SHOWN OR NOTED ON PLANS.

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BUILDING PLANS / **INTERIOR**

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WATER SHIELD PER 2018 IBC SECTION 1507

ELEVATION NOTES

2018 INTERNATIONAL BUILDING CODE

REFER TO GENERAL NOTES FOR ADDITIONAL INFORMATION NOT SHOWN OR NOTED ON ELEVATIONS.

REFER TO BUILDING SECTIONS FOR ADDITIONAL WALL CONSTRUCTION, PLATE HEIGHTS, AND NOTES.

ALL OVERHANGS ARE MEASURED HORIZONTALLY FROM

FACE OF FRAME TO END OF TRUSS/RAFTER, RE: DETAILS.

REFER TO PLANS AND DETAILS FOR FIRE RATED ASSEMBLY LOCATIONS, PER LOT SPECIFIC CONDITION.

THE ANNULAR SPACE BETWEEN PENETRATIONS OF PIPES AND SIMILAR AND ALL OPENINGS IN A BUILDING ENVELOPE WALL. FLOOR, OR CEILING ASSEMBLY SHALL BE SEALED PER IPC. WHERE APPLICABLE. PENETRATIONS IN FIRE-RATED ASSEMBLIES SHALL BE SEALED IN ACCORDANCE WITH THE REQUIREMENTS OF THE IBC.

WATERPROOFING OF OPENINGS AT THE ROOF, AROUND VENT PIPES, AND AT EXTERIOR WALLS SHALL BE MADE WATER TIGHT PER IPC.

PIPES AND VENTS SHALL BE PAINTED TO MATCH ADJACENT MATERIALS.

SCUPPERS & DOWNSPOUTS ARE TO BE FIELD VERIFIED FOR LOCATION BY BUILDER. DOWNSPOUTS TO HAVE ADJUSTABLE EXTENDERS TO CARRY WATER MIN. 5'-0" AWAY FROM BUILDING OR AS RECOMMENDED BY SOILS REPORT, OR, WHERE APPLICABLE, CONNECT DIRECTLY TO THE STORM DRAIN SYSTEM. REFER TO CIVIL DRAWINGS FOR DETAILS AND LOCATIONS.

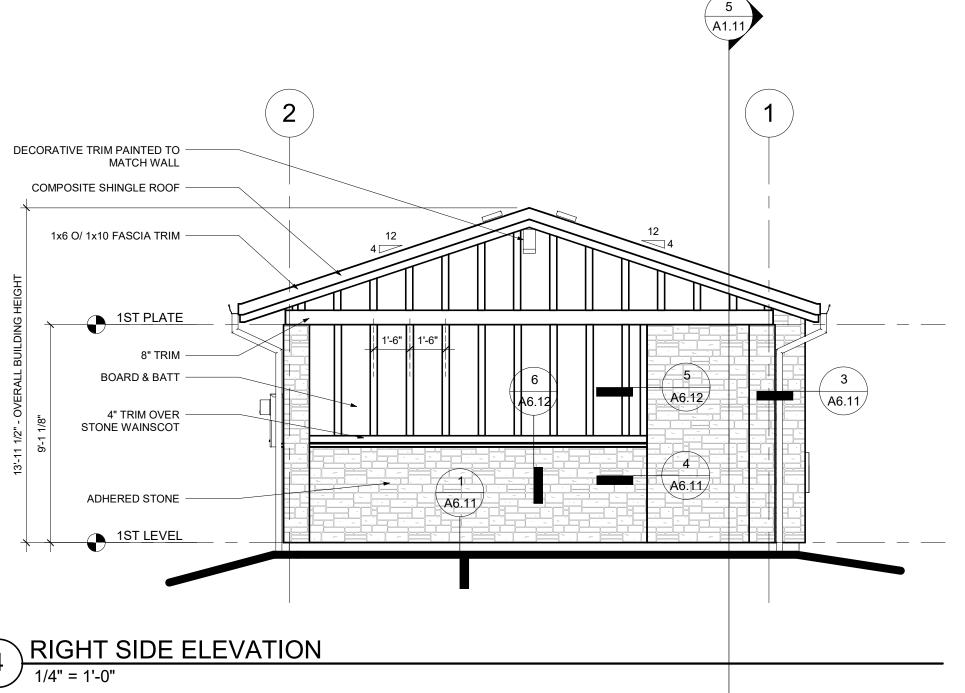
EXTERIOR COVERING PER 2018 IBC SECTION 1402: EXTERIOR WALL ASSEMBLIES SHALL PROVIDE THE BUILDING WITH A WEATHER RESISTANT EXTERIOR WALL ENVELOPE AND SHALL INCLUDE FLASHING PER SEC.

RE: DETAILS FOR ADDITIONAL INFORMATION.

HEIGHT ABOVE FINISHED GRADE (FOUNDATIONS): FOUNDATION WALLS SHALL EXTEND ABOVE THE FINISHED GRADE ADJACENT TO THE FOUNDATION AT ALL POINTS A MINIMUM OF 4" WHERE MASONRY VENEER IS USED AND A MINIMUM OF 6" ELSEWHERE.

CLEARANCE TO GRADE:
UNLESS NOTED OTHERWISE OR WHEN DIRECTED PER MANUFACTURER'S INSTALLATION REQUIREMENTS, EXTERIOR WALL CLADDINGS SHALL BE ELEVATED FROM ADJACENT FINISHED GRADE A MINIMUM OF 4" FOR BEARING AND ADHERED MASONRY VENEERS AND A MINIMUM OF 6" FOR OTHER WALL CLADDINGS. EXTERIOR WALL CLADDINGS SHALL BE ELEVATED FROM ADJACENT FLATWORK OR ROOF SURFACES A MINIMUM OF 2".

RESTROOM BUILDING SECTION



WOMEN'S

RESTROOM

TYPICAL ROOF SYSTEM:

1ST PLATE

OVER ROOF SHEATHING OVER

TYPICAL EXTERIOR SYSTEM:

EXT. WALL MATERIAL OVER

PREFNGINEERED RAFTERS RE-

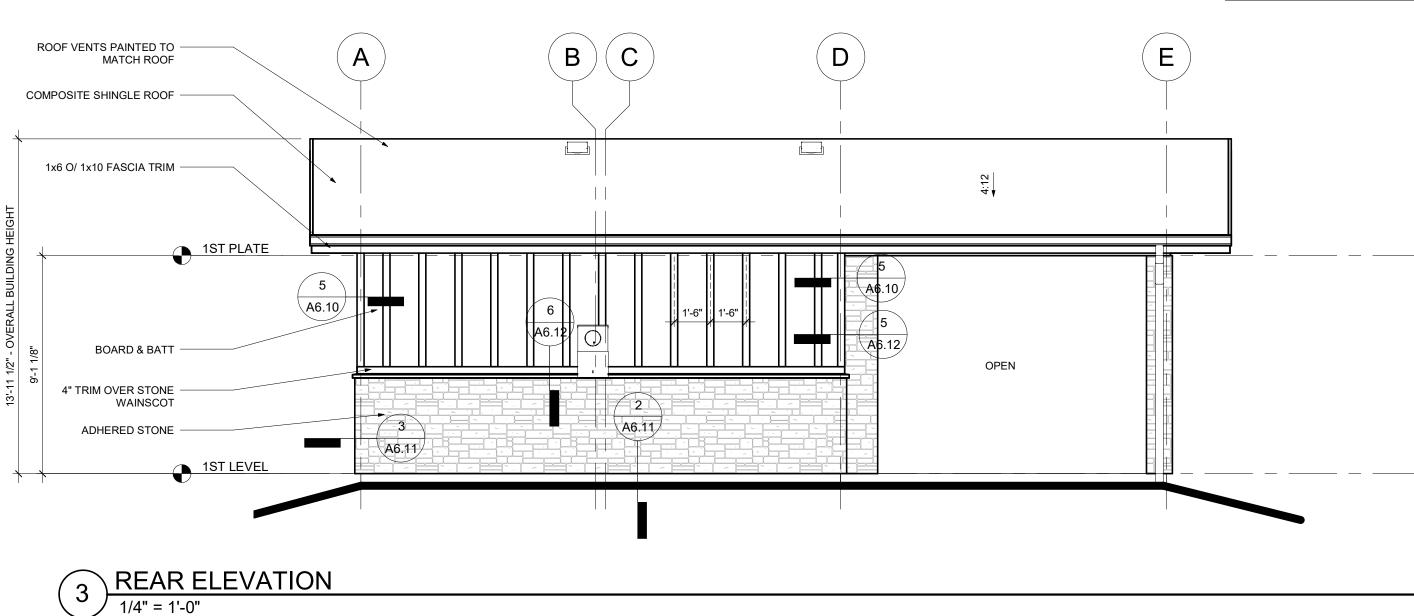
STRUCTURALPROVIDE ROOF VENTS.

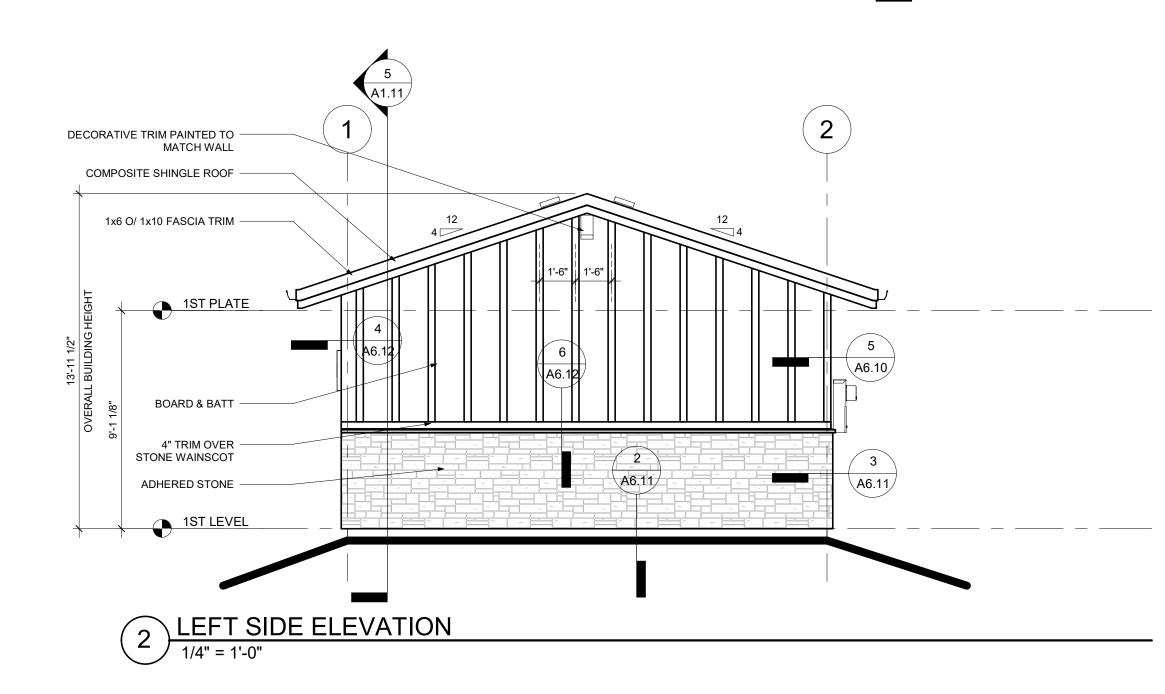
SHEATHING OVER 2x6 STUDS W. BATT

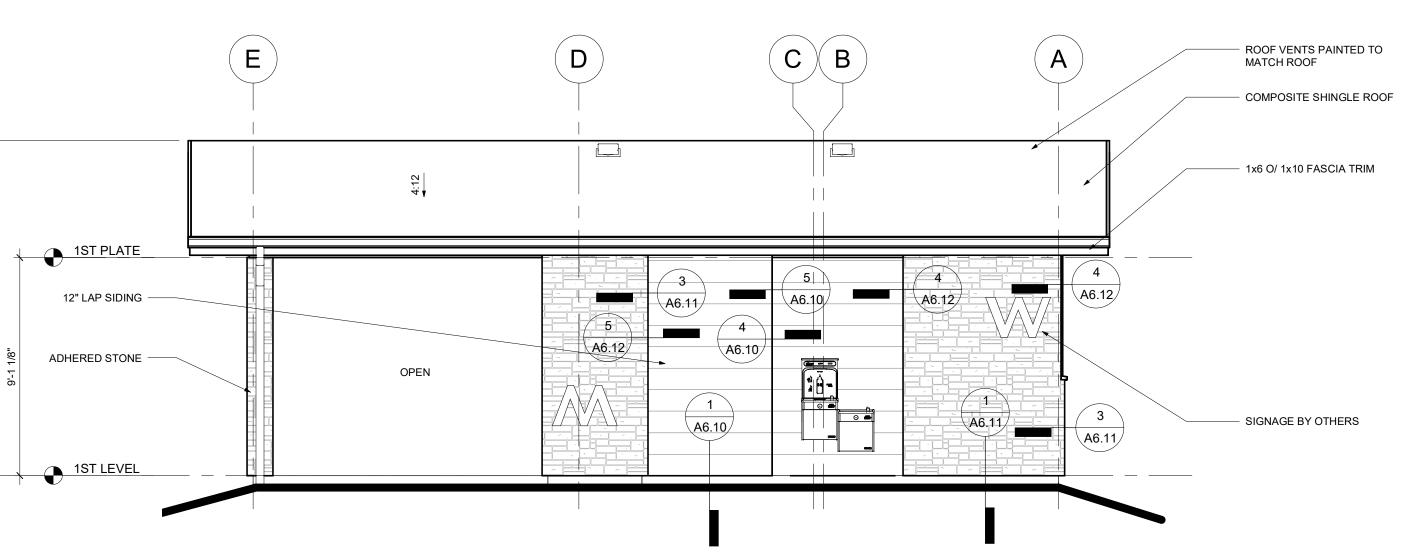
INSULATION W/ 1/2" GYP. BD. INSIDE

COMPOSITION ROOFING SHINGLES OVER

(1) LAYER OF 30# FELT UNDERLAYMENT







FRONT ELEVATION

ROOF BATTS INSULATION

WALL BATTS INSULATION

SLOPE SLAB 1/4" -

MECḤ

RESTROOM

| 2'-7"

CONTINUOUS VAPOR BARRIER PER SOILS REPORT & STRUCTURAL ENGINEER RECOMMENDATIONS & 2018 IBC SECTION 1202. UNDERSLAB VAPOR BARRIERS/ VAPOR RETARDERS SHALL BE INSTALLED ON MIN. 4" GRANULAR Centennial, CO 80111 FILL BELOW SLABS ON GRADE OR ON THE CRAWLSPACE FLOOR.THE MEMBRANE SHALL HAVE A PERMEANCE OF LESS THAN 0.3 PERM, WITH A THICKNESS OF MIN. 10 MILS. WATER RESISTIVE BARRIERS SHALL BE INSTALLED AS REQUIRED IN 2018 IBC SECTION 1402.2, AND, WHERE APPLIED OVER WOOD -BASED SHEATHING, SHALL COMPLY WITH 2018 IBC SECTION 2510.6.1 OR 2510.6.2. RE: 2018 IBC SECTION 1808 FOR FOUNDATION REQUIREMENTS, RE: STRUCTURAL CONSULTANT DRAWINGS FOR FOOTING AND FOUNDATION DESIGN AND REINFORCEMENT. FRAMING AND FASTENER DESIGN. LATERAL LOAD REQUIREMENTS, FLOOR AND ROOF

INSTALL TREATED 2x SILL PLATE ON AN APPROVED AIR SILL GASKET OR SILL SEALER. LEVEL, SQUARE, AND FASTEN AS REQUIRED. RE: STRUCTURAL.

SHEATHING AND DIAPHRAGMS AS MAY APPLY.

BUILDING SECTION NOTES

SECTIONS ARE SHOWN FOR OVERALL VERTICAL BUILDING

CONFIGURATION AS WELL AS EXTERIOR AND CORE/SHELL INFORMATION. REFER TO UNIT PLANS, BUILDING PLANS

AND DETAILS FOR INFORMATION REGARDING INTERIOR

RE: "GENERAL NOTES", FLOOR PLANS, ROOF PLANS, AND

REFER TO ELEVATIONS FOR ADDITIONAL WALL AND PLATE

ELEVATIONS FOR ADDITIONAL INFORMATION.

RE: 2018 IBC SECTION 1604 FOR GENERAL DESIGN

POST-TENSIONED CONCRETE SLAB ON GRADE OVER

UNIT WALLS AND ELEMENTS.

TYPICAL SLAB ON GRADE FLOOR:

REQUIREMENTS.

HEIGHTS.

2018 INTERNATIONAL BUILDING CODE

REINFORCED, (VERIFY THICKNESS PER STRUCTURAL) SLOPE 1/4" PER FOOT MIN. TOWARDS OVERHEAD DOORS. PROVIDE PERIMETER EXPANSION JOINTS.

CONCRETE PORCH/PATIO SLAB: CONCRETE W/ TURNED DOWN EDGE (RE: STRUCTURAL). PROVIDE CONCRETE STEPS TO GRADE (FIELD VERIFY). WHERE EXTERIOR PORCHES, DECKS, OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OF WOOD-FRAME CONSTRUCTION, PROVIDE APPROVED CORROSION-RESISTANT FLASHING (IN COMPLIANCE WITH AAMA 711) TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY OR PENETRATION OF WATER TO THE BUILDING STRUCTURAL FRAMING COMPONENTS. SLOPE MIN. 1/4" PER FOOT AWAY FROM BUILDING.

FIRE PROTECTION OF FLOORS: FLOOR ASSEMBLIES SEPARATING DWELLING UNITS, SLEEPING UNITS, AND FLOORS SEPARATING SLEEPING UNITS FROM OTHER OCCUPANCIES SHALL BE CONSTRUCTED AS HORIZONTAL ASSEMBLIES IN ACCORDANCE WITH 2018 IBC SECTION 711.

TYPICAL FLOOR SYSTEM: T&G FLOOR SHEATHING GLUED AND FASTENED ON WOOD TRUSSES OR FLOOR JOISTS. RE: STRUCTURAL FOR SIZES, ALTERNATE FRAMING TYPES, SPACING, AND SPECIFICATIONS.

RE: STRUCTURAL FOR FLOOR SYSTEMS AT STAIR LANDINGS, HABITABLE ATTIC SPACES, ATTIC FLOOR SUPPORTING MECHANICAL, STORAGE, OR SIMILAR.

INTERIOR WALLS: BEARING AND NON-BEARING WALLS - 2x4 WOOD STUDS UNLESS DIMENSIONED OR NOTED OTHERWISE. FOUNDATION AND BASEMENT FLOOR DESIGN MAY REQUIRE FLOATING WALLS - RE: STRUCTURAL FOR DESIGN SPECIFICATIONS.

INSTALL 1/2" GYPSUM BOARD AND SEALED AIR BARRIER TO INTERIOR SIDE OF EXTERIOR WALLS IN THE BUILDING THERMAL ENVELOPE AND/ OR AT WALLS ADJACENT TO THERMAL ENVELOPE.

INTERIOR WALL FINISHES PER 2018 IBC SECTION 803

 CEILING FINISHES PER 2018 IBC SECTION 803 PROVIDE INSULATION PER ENERGY REPORT AT THE WARM IN WINTER SIDE OF THE WALL STUD CAVITIES THAT COMPRISE THE BUILDING THERMAL ENVELOPE. IN FLOOR SYSTEMS ABOVE GARAGE. DROP SOFFITS FOR MECHANICAL AND PLUMBING LINES AS NECESSARY.

PROVIDE VAPOR RETARDER ON THE INTERIOR SIDE OF EXTERIOR WALLS AS REQUIRED, PER 2018 IBC SECTION

EXTERIOR WALLS PER 2018 IBC CHAPTERS 14 AND 23 2x6 WOOD STUDS W/ WALL SHEATHING UNLESS DIMENSIONED OR NOTED OTHERWISE. RE: STRUCTURAL FOR DESIGN SPECIFICATIONS.

FIRE-RESISTANT CONSTRUCTION OF EXTERIOR WALLS PER 2018 IBC SECTIONS 705 AND 1405 AND MUNICIPALITY REQUIREMENTS.

EXTERIOR COVERS PER 2018 IBC SECTION 1404 AND CHAPTER 23 (1) LAYER OF A WATER-RESISTIVE BARRIER (WRB) MATERIAL TO THE OUTSIDE OF ALL EXTERIOR WALL AND GABLE END TRUSS SHEATHING PER 2018 IBC SECTION 1402.5 APPLIED FOR:

 WOOD, HARDBOARD, AND WOOD STRUCTURAL PANEL PER 2018 IBC SECTION 1403.3 FIBER CEMENT SIDING PER 2018 IBC TABLE 1404.2. STONE AND MASONRY VENEER PER 2018 IBC SECTION 1404. 6 AND 1404.7

 STUCCO PER 2018 IBC SECTION 1407. EXTERIOR WALL ASSEMBLIES SHALL PROVIDE THE BUILDING WITH A WEATHER-RESISTANT EXTERIOR WALL ENVELOPE AND SHALL INCLUDE FLASHING PER 2018 IBC SECTION 1404.4. RE: FLASHING DETAILS.

ROOF-CEILING CONSTRUCTION PER 2018 IBC CHAPTER 6. CHAPTER 7. AND CHAPTER 23: PROVIDE LOAD-BEARING DIMENSION LUMBER FOR TRUSSES, RAFTERS, AND CEILING JOISTS PER 2018 IBC . INTERIOR SURFACE (CEILING): 1/2" SAG RESISTANT OR 5/8" GYP. BD. AS REQUIRED PER 2018 IBC CHAPTER 25

TYPICAL ROOF SYSTEM - ROOF SHEATHING PER 2018 IBC CHAPTER 15. FASTENED TO PRE-ENGINEERED TRUSSES PER MANUFACTURER AND 2018 IBC CHAPTER 23. RE: STRUCTURAL FOR ALTERNATE FRAMING TYPES, SPACING AND SPECIFICATIONS. PROVIDE ADEQUATE CUT-OUTS IN SHEATHING AT OVER-FRAMED ROOF LOCATIONS FOR

TYPICAL ROOF SYSTEM - COMPOSITION ROOFING SHINGLES (TYP.) OVER ROOF UNDERLAYMENT W/ ICE &

ROOF ASSEMBLIES PER 2018 IBC CHAPTER 15: WEATHER PROTECTION OF ROOF DECKS PER 2018 IBC CHAPTER 15. INSTALL FLASHING TO PREVENT MOISTURE ENTERING THE WALL AND ROOF PLANES PER 2018 IBC SECTION 1507.

> **EXTERIOR** ELEVATIONS **SECTIONS**

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WATER RESISTIVE BARRIER - PER BUILDING CODE. LAP OVER GALVANIZED FLASHING AND SEAL WITH SEAM TAPE

WATER-RESISTIVE BARRIER TAPE

CONT. GALV. FLASHING OVER MEMBRANE, EXTEND DOWN FOUNDATION WALL MIN. 4"

CONCRETE PATIO/STEPS PER GRADE, SLOPE 1/4" PER FOOT

ADHERED BITUMIN MEMBRANE BEHIND METAL FLASHING TO COVER SHEATHING START MIN. 4" ABOVE FLOOR DECK

EXTERIOR FOUNDATION INSULATION.
USE EXTRUDED POLYSTYRENE (XPS)
WITH MIN. R-VALUE PER THERMAL
ENVELOPE SCHEDULE

EXTERIOR

SECTION VIEW

COMPOSITE SIDING, RE:

PER MANUFACTURER

1/2" EXPANSION JOINT AND SEALANT

– 1/4" MIN. <u>DO NOT SEAL</u> BETWEEN FLASHING AND 24 GAUGE MIN. GALV.
 FLASHING W/ HEMMED DRIP EDGE. TURN UP
WALL MIN. 2" AND LAP
UNDER WRB. PAINT TO
MATCH ADJ. MATERIALS HEADER, RE: STRUCTURAL -SEALANT, TYP. AND SLOPE TO DRAIN 5° SELF ADHERED FLASHING - TRIM, RE: ELEVATIONS - 1/4" MIN. <u>DO NOT SEAL</u> BETWEEN FLASHING AND SHIM AS REQ'D -SIDING METAL DOOR FRAME AS — SCHEDULED, INSTALLED PER — 24 GAUGE MIN. GALV. FLASHING W/ HEMMED DRIP EDGE. TURN UP WALL MIN. 2" AND LAP UNDER WRB. PAINT TO MATCH ADJ. MATERIALS MANUFACTURE'S SPECIFICATIONS DOOR AS SCHEDULED -AND SLOPE TO DRAIN 5° MIN. **EXTERIOR** SECTION VIEW

WATER RESISTIVE
BARRIER - PER BUILDING
CODE. LAP OVER
GALVANIZED FLASHING
AND SEAL WITH SEAM

COMPOSITE SIDING, RE: ELEVATIONS

EXTERIOR SHEATHING

GYP. BD. WITH CONTINUOUS SEALANT AT TOP OF FOUNDATION WALL

ANCHOR BOLT, RE: STRUCTURAL

PRESERVATIVE TREATED

CONCRETE SLAB ON GRADE

VAPOR BARRIER /

INSTRUCTIONS & ASTM E 1643

RADON MITIGATION,

RUN BENEATH SLAB

AND SEAL EDGES AS

REQUIRED BY INSTALL

FOUNDATION WALL,

<u>INTERIOR</u>

RE: STRUCTURAL

POROUS FILL

SIDING - BASE OF WALL AT FLUSH PATIO

INSULATION -

SILL PLATE

SILL SEAL

FINISHED FLOOR

TAPE

SIDING - DOOR HEAD - METAL FRAME

EXTERIOR SHEATHING, RE: -STRUCTURAL

<u>INTERIOR</u>

<u>INTERIOR</u> FULLY ADHERED WRAP, PER MANU. SPEC. LAP FLASHING INTO ROUGH OPENING & SHINGLE LAP W/ PAN FLASHING END DAMS DOOR AS SCHEDULED -METAL DOOR FRAME AS -SCHEDULED, INSTALLED PER WATER RESISTIVE MANUFACTURE'S SPECIFICATIONS BARRIER SHIM AS REQ'D - FLEXIBLE FLASHING - HORIZONTAL LAP SEALANT, TYP. -SIDING TRIM, RE: ELEVATIONS -SEALANT, TYP.

2 SIDING - DOOR JAMB - METAL FRAME
3" = 1'-0"

TRIM, RE: ELEVATIONS 12" MIN OVERLAP EXTERIOR SHEATHING INSULATION COMPOSITE SIDING, RE: **ELEVATIONS** MIN. 12" VERTICAL LAP OF WATER RESISTIVE BARRIER @ INSIDE CORNER SEALANT, TYP. - WATER-RESISTIVE BARRIER TAPE PER MANUFACTURER WATER RESISTIVE BARRIER COMPOSITE SIDING, RE: ELEVATIONS **EXTERIOR** PLAN VIEW

<u>INTERIOR</u>

5 SIDING - OUTSIDE CORNER
3" = 1'-0"

COMPOSITE SIDING, RE:

TRIM RE: ELEVATIONS

EXTERIOR SHEATHING

WATER RESISTIVE

COMPOSITE SIDING, RE:

EXTERIOR

PLAN VIEW

BARRIER

ELEVATIONS

- SEALANT, TYP.

INSULATION

4 SIDING - INSIDE CORNER
3" = 1'-0"

PLAN VIEW **EXTERIOR** TRUSS RE: STRUCTURAL

ADHERED MASONRY VENEER SELF FURRING, EXPANDED METAL LATH ATTACHED PER ASTM C1063 W/ SCRATCH COAT (1) LAYER 15# FELT OVER (1) LAYER WATER-RESISTIVE BARRIÈR. LAP WRB OVER WEEP CASING WEEP CASING BEAD (SHALL BE PLACED A MIN. OF 4" ABOVE THE FINISHED GRADE OR 2" ABOVE PAVED SURFACES AND SHALL BE A TYPE THAT WILL ALLOW TRAPPED WATER TO DRAIN TO THE EXTERIOR OF THE BUILDING) - PER BUILDING CODE - 1/4" MIN. <u>DO NOT SEAL</u> BETWEEN FLASHING AND WEEP CASING BEAD 24 GAUGE MIN. GALV. FLASHING TURN UP WALL MIN. 2", COVER INSULATION SLOPE TO DRAIN 5° MIN. AND TERMINATE WITH HEMMED EDGE <u>VERTICAL INSULATION PROTECTION</u> STUCCO OVER PANZER FIBERGLASS MESH, MIN. 6" BELOW GRADE, RE; AXON DETAIL EXTERIOR FOUNDATION INSULATION. USE EXTRUDED POLYSTYRENE (XPS) WITH MIN. R-VALUE PER THERMAL ENVELOPE SCHEDULE FINISHED GRADE - TOP OF LANDSCAPE MATERIAL - SLOPE GRADE AWAY FROM FOUNDATION A MIN. 5% WITHIN THE FIRST 10', OR AS REQUIRED PER THE GRADING PLAN AND SOILS REPORT. LANDSCAPE MATERIAL COMPACT SUBGRADE **EXTERIOR** SECTION VIEW

ADHERED MASONRY

W/ SCRATCH COAT

SELF FURRING, EXPANDED METAL LATH ATTACHED PER ASTM C1063

(1) LAYER 15# FELT OVER (1) LAYER

A TYPE THAT WILL ALLOW TRAPPED WATER TO DRAIN TO THE EXTERIOR OF THE BUILDING) - PER BUILDING CODE

CONT. GALV. FLASHING OVER

CONCRETE PATIO/STEPS PER

GRADE, SLOPE 1/4" PER FOOT

ADHERED BITUMIN MEMBRANE BEHIND METAL FLASHING TO

COVER SHEATHING START MIN.

- EXTERIOR FOUNDATION INSULATION.

USE EXTRUDED POLYSTYRENE (XPS)

EXTERIOR

SECTION VIEW

WITH MIN. R-VALUE PER THERMAL

4" ABOVE FLOOR DECK

ENVELOPE SCHEDULE

MEMBRANE, EXTEND DOWN

FOUNDATION WALL MIN. 4"

1/2" EXPANSION JOINT

AND SEALANT

WEEP CASING BEAD (SHALL BE PLACED A MIN. OF 4" ABOVE THE FINISHED GRADE OR 2" ABOVE PAVED SURFACES AND SHALL BE

WATER-RESISTIVE BARRIÈR.

LAP WRB OVER WEEP CASING

VENEER

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ADHERED MASONRY VENEER

NEXT FRAMING MEMBER

(1) LAYER 15# FELT OVER (1) LAYER SPUN POLYOLEFIN

WATER-RESISTIVE BARRIER

- TRIM, RE: ELEVATIONS

- EXTEND AT LEAST ONE LAYER OF

FROM EACH DIRECTION AROUND

EXTERIOR

PLAN VIEW

ICE & WATER SHIELD UNDERLAYMENT INSTALLED PER REQ'MNTS ALONG EAVES (EXTEND FROM THE LOWEST EDGES OF

ALL SURFACES TO A POINT NOT LESS THAN 24" INSIDE THE EXTERIOR WALL

LINE OF THE BUILDING). MULTIPLE COURSES MAY BE REQUIRED AND SHALL BE INSTALLED IN AN OVERLAPPING WATER SHEDDING MANNER. LAP OVER

METAL FLASHING AT EAVES AS SHOWN,

GUTTER PER SPEC

FASCIA (RE: ELEV.)

SEALANT, TYP.

RE: ELEVATION

AT EACH EDGE

OVER 2X SUB-FASCIA

EXTERIOR

SECTION VIEW

ROOF SHEATHING RE: STRUCTURAL CONTINUOUS 24- GAUGE GALVANIZED METAL DRIP EDGE FLASHING SUFFICIENT TO EXTEND 2" MIN ONTO DECK. LAP FLASHING OVER GUTTER OR PROVIDE INTEGRATED GUTTER DRIP EDGE SYSTEM

WATER-RESISTIVE BARRIER

SEALANT, TYP.

CORNER 12" MIN.

COMPOSITE SIDING, RE: ELEVATIONS

RESISTIVE BARRIER

- EXTERIOR SHEATHING

- 1 LAYER - WATER

INSULATION

SELF FURRING, EXPANDED METAL LATH

ATTACHED PER ASTM C1063 W/ SCRATCH

COAT, LAP 12" MIN. AROUND CORNER TO

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ASPHALT ROOF - EAVE AT RAKED SOFFIT

<u>INTERIOR</u>

TRUSS RE:

STRUCTURAL

<u>INTERIOR</u>

ROOF SHINGLES

ROOF UNDERLAYMENT AS REQ'D PER ROOF SYSTEM, OVERLAP ICE

AND WATER SHIELD 6" MIN., TYP.

4 SIDING TO ADHERED MASONRY - OUTSIDE CORNER
3" = 1'-0"

OVERHANG, RE: ROOF PLANS

RE: ROOF PLANS

CONTINUOUS EAVE BAFFLE

TO OR GREATER THAN THE

SOFFIT PANEL, WITH VENTS

REQUIRED PER INSTALLATION

WATER RESISTIVE BARRIER -

PER ROOF PLAN. PROVIDE

SOLID BLOCKING AS

PER BUILDING CODE

- COMPOSITE SIDING, RE:

INSTRUCTIONS

BLOCKING RE:

STRUCTURAL

ELEVATIONS

- GYP. BD.

EAVE VENT

WITH NET FREE AREA EQUAL



COMPOSITE SIDING,

PER MANUFACTURER

- WATER RESISTIVE BARRIER

WATER-RESISTIVE BARRIER TAPE

24 GAUGE MIN. GALVANIZED FLASHING, SLOPE TO DRAIN 5° MIN. WITH HEMMED EDGE & SET IN

CONTINUOUS BED OF SEALANT

(1) LAYER 15# FELT OVER (1) LAYER

WATER-RESISTIVE BARRIÈR. LAP

FELT OVER CASING BEAD

SELF FURRING, EXPANDED METAL LATH W/ SCRATCH COAT.

ATTACH PER ASTM C1063

STONE CAP SLOPED TO

DRAIN RE. ELEVATIONS

BACKER ROD AND

WEEP CASING BEAD -

PER BUILDING CODE

SEALANT, TYP.

RE: ELEVATIONS

EXTERIOR SHEATHING INSULATION -WATER RESISTIVE BARRIER TAPE PER MANU. (1) LAYER 15# FELT OVER (1) LAYER SPUN POLYOLEFIN WATER RESISTIVE BARRIER, LAP OVER WEEP SCREED AT WALL BASE ADHERED MASONRY VENEER CASING BEAD 1/4" EXPANSION JOINT, APPLY BACKER ROD AND SEALANT. BACKER ROD TO
BE BI-CELLULAR TYPE 'B' CLOSED
CELL, TYP. AT ALL LOCATIONS. EXTEND AT LEAST ONE LAYER OF
 WATER-RESISTIVE BARRIER FROM EACH DIRECTION AROUND CORNER 12" MIN. WATER RESISTIVE BARRIER COMPOSITE SIDING, EXTERIOR RE: ELEVATIONS PLAN VIEW

MIN. 12" VERTICAL LAP OF WEATHER RESISTIVE BARRIER @ INSIDE CORNER

SIDING TO ADHERED MASONRY - INSIDE CORNER
3" = 1'-0"

ADHERED MASONRY VENEER <u>INTERIOR</u> **EXTERIOR** SECTION VIEW ADHERED MASONRY TO SIDING - HORIZONTAL

INSULATION -

EXTERIOR SHEATHING, RE:

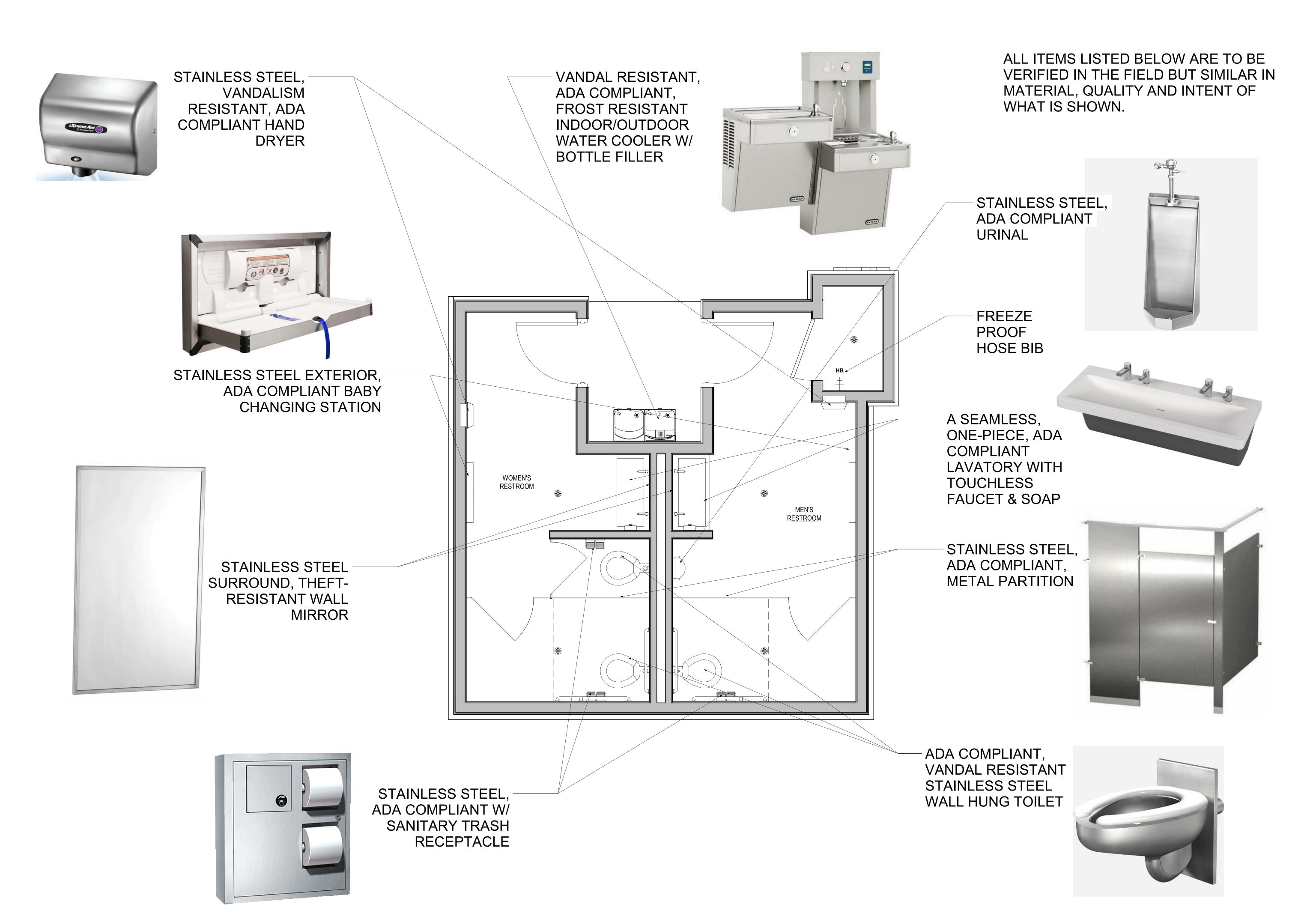
STRUCTURAL

ROOFING SHINGLES MIN. 6" OVERLAP OF OVER GALVANIZED UNDERLAYMENT **FLANGE** OVER TOP EDGE OF BASE FLANGE PLACE GALVANIZED FLASHING AND FLANGE OVER VENT PIPE AND SECURE WITH GALVANIZED SCREWS OR SET IN ASPHALT PLASTIC CEMENT NOTE: INSTALL VENT FLASHING OVER ROOFING UNDERLAYMENT (THE ASPHALT ROOFING TILE WILL BE CUT TO FIT OVER THE PIPE BEFORE THE VENT FLASHING IS INSTALLED PLACE SCREWS TO OUTSIDE SO THEY WILL BE COVERED WITH ROOFING SHINGLES **ROOFING SHINGLES** UNDER GALVANIZED FLANGE HATCHED AREA INDICATED ROOFING UNDERLAYMENT **ROOFING SHINGLES** UPPER AND SIDE SHINGLES OVERLAP FLANGE, SET IN ASPHALT PLASTIC CEMENT LOWER PART OF FLANGE OVERLAPS LOWER SHINGLES, SET IN ASPHALT CEMENT APPLY A BEAD OF CEMENT AROUND THE TOP OF THE FLASHING WHERE IT MEETS VENT

3 ASPHALT ROOF - VENT PENETRATION
3" = 1'-0"

2 ASPHALT ROOF - RIDGE DETAIL
3" = 1'-0"

ROOFING MATERIAL PER BUILDER INSTALLED PER RIDGE AND HIP -MFG. INSTRUCTIONS/ CAP SHINGLES PER MANUF. SPEC ROOF SHEATHING, PER STRUCTURAL INSTALL BLOCKING OR UNDERLAYMENT CLIPS AT EDGES OF SHEATHING NOTE: WHEN SPECIAL CONDITIONS EXIST (STEPPING, NORTH FACING, ETC.) BUILDER TO FIELD VERIFY ICE & WATER SHIELD SECTION VIEW



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ISSUE DATE:

2023.03.13

REVISIONS:

RESTROOM SPECIFICATIONS

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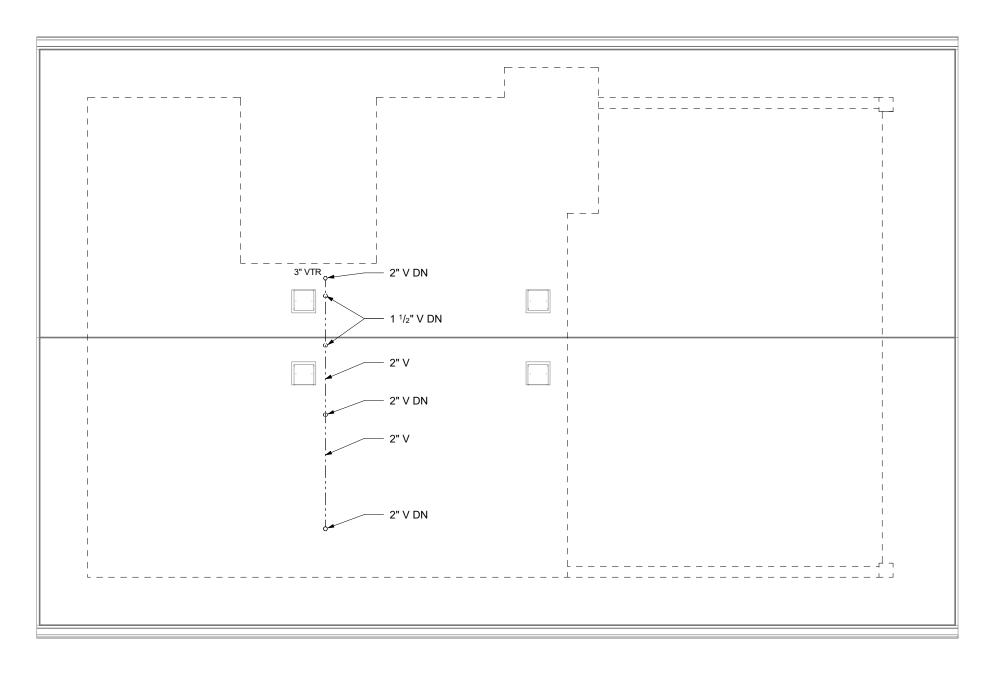
MEP SYMBOLS

DUPLEX OUTLET - GROUND FAULT CIRCUIT INTERRUPTER INSTALLED AT MIN. 36" ABOVE FFE

DUPLEX OUTLET - GFI W/ WEATHER PROOF

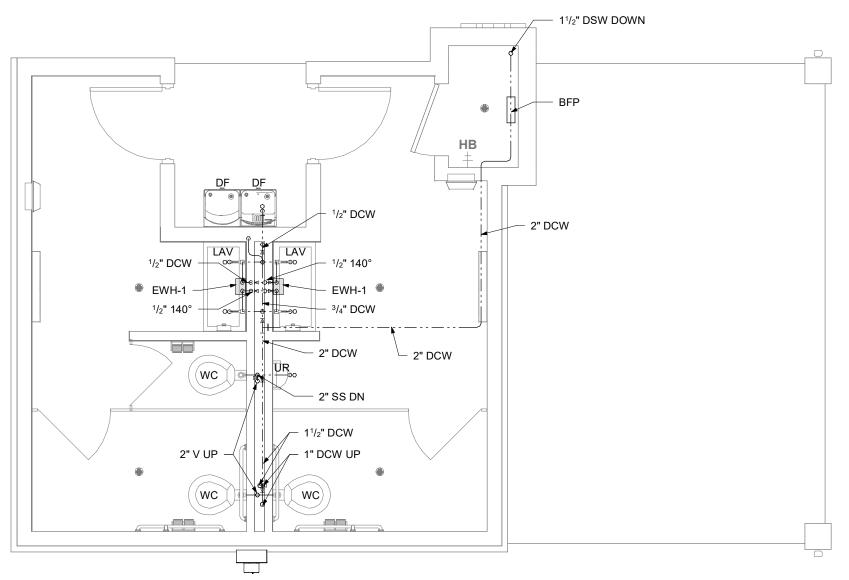
STANDARD DUPLEX OUTLET

EXHAUST FAN



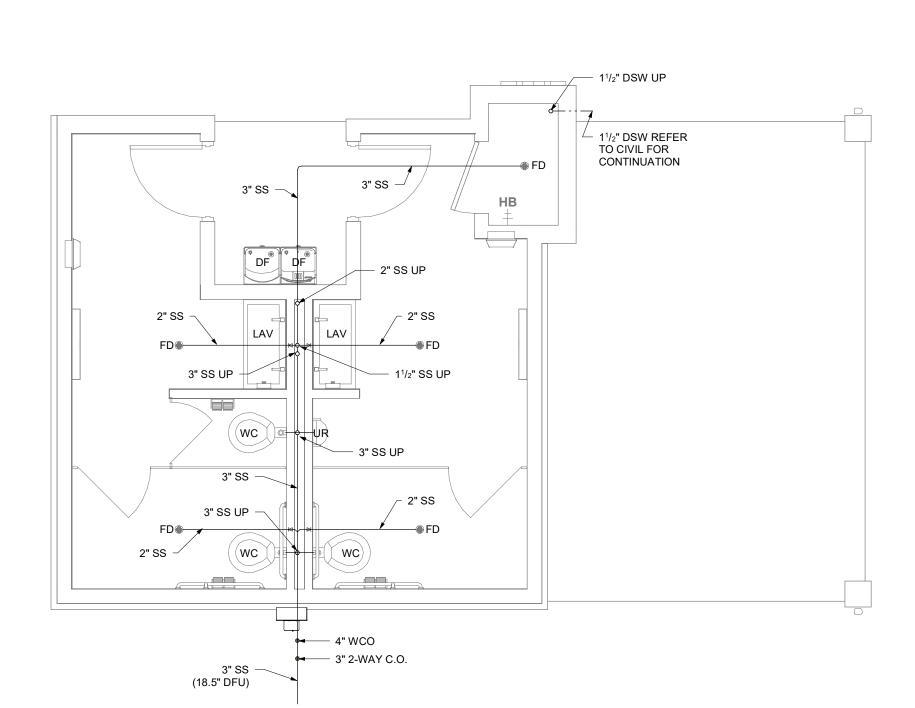
4 PLUMBING ROOF LAYOUT

1/4" = 1'-0"



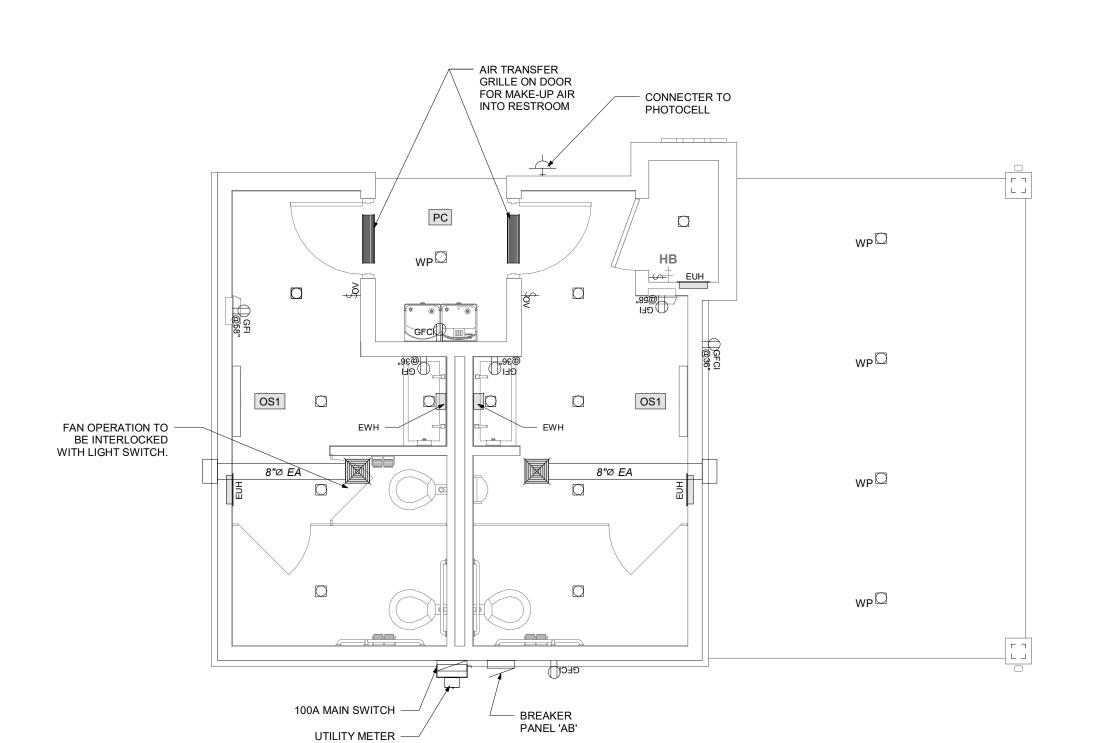
2 PLUMBING LAYOUT

1/4" = 1'-0"



3 PLUMBING UNDERGROUND LAYOUT

1/4" = 1'-0"



1 ELECTRICAL & MECHANICAL LAYOUT

1/4" = 1'-0"

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PARCELS

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REVISIONS:

MEP LAYOUTS

