

KEN CARYL RESTROOM

PARCELS A & B - JEFFERSON COUNTY, CO.

NORTH AMERICAN DEVELOPMENT GROUP

PROJECT DATA

LOCATION:
COUNTY OF JEFFERSON, STATE OF COLORADO
Centennial, CO 80111

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 (NEC)
2018 INTERNATIONAL PLUMBING CODE (IPC)
2018 INTERNATIONAL FUEL GAS CODE
2009 ICC/ANSI A117.1 ACCESSIBILITY STANDARD
2018 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)

PROJECT DIRECTORY

<p>ARCHITECT Godden Sudik Architects 5975 S. Quebec St., Suite 250 Centennial, CO 80111 p:303.455.4437 Contact: Janel Venter jventer@goddensudik.com</p>	<p>STRUCTURAL Dossey Sudik Architects 5975 S. Quebec St., Suite 250 Centennial, CO 80111 p:303.996.0208 Contact: David Dossey davedossey@dosseysudik.com</p>	<p>LANDSCAPE 1500 West Canal Court Littleton, CO 80120 Office: (720) 283-6783 x139 Cell: (720) 771-2986 swade@redland.com www.redland.com</p>
<p>MEP Given & Associates 735 South Xenon Court #201 Lakewood, CO 80228 303-638-6590 Contact: Trevor Kindell</p>	<p>CIVIL 1500 West Canal Court Littleton, CO 80120 Office: (720) 283-6783 x126 Cell: (303) 875-7193 trrazier@redland.com www.redland.com</p>	<p>OWNER North American Development Group 400 Clematis St, Suite 201 West Palm Beach, FL 33401 Office: (561) 578-8700</p>

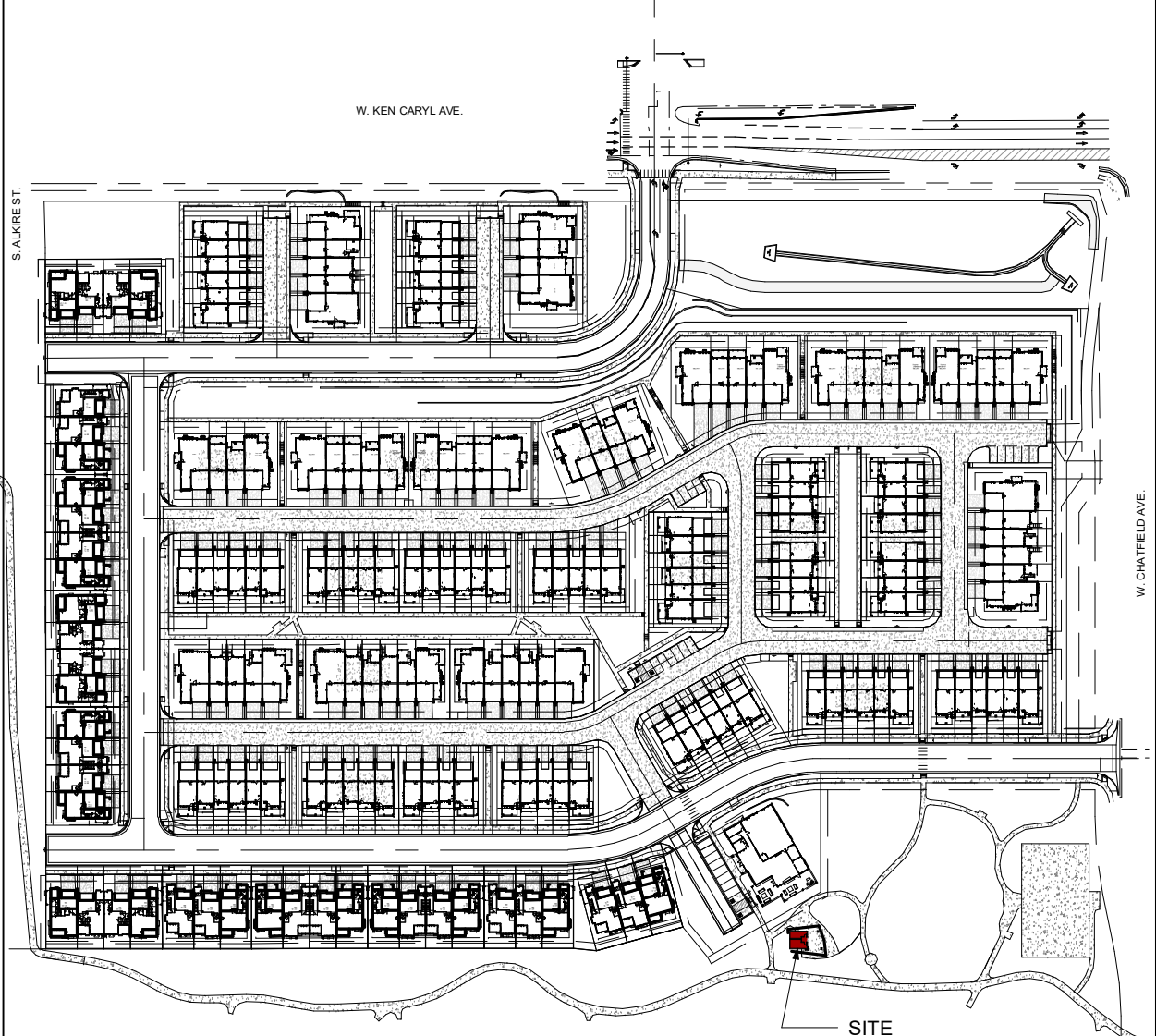
PROJECT INDEX

DRAWING INDEX	
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A0.20	ACCESSIBILITY DETAILS
A0.50	ARCHITECTURAL SITE PLAN
A1.10	BUILDING PLANS / INTERIOR ELEVATIONS
A1.11	EXTERIOR ELEVATIONS / SECTIONS
A6.10	SIDING DETAILS
A6.11	ADH. MASONRY DETAILS
A6.12	ROOF & TRANSITION DETAILS
A8.00	RESTROOM SPECIFICATIONS
MEP1.0	MEP LAYOUTS

VICINITY MAP



SITE PLAN



GENERAL NOTES

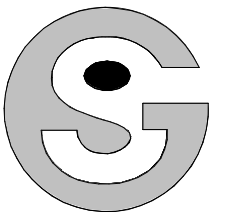
2018 INTERNATIONAL BUILDING CODE

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:
 - CIVIL
 - SOILS TEST & ENVIRONMENTAL REPORTS
 - 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:
 - REVIEW OF SHOP DRAWING AND PRODUCT SUBMITTALS
 - CONSTRUCTION OBSERVATIONS
 - ADMINISTRATION OF THE CONSTRUCTION CONTRACT INCLUDING PAYMENT APPLICATIONS
- CLARIFICATIONS & RFIs: 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 ARISING 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 - DO NOT SCALE.

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. 1904.4).
 - 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-SIDED 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.
 - GUARDS SHALL BE NOT LESS THAN 42" HIGH.
 - 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 1403.



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DRAWN BY:
E.A.D.

CHECKED BY:
K.D.

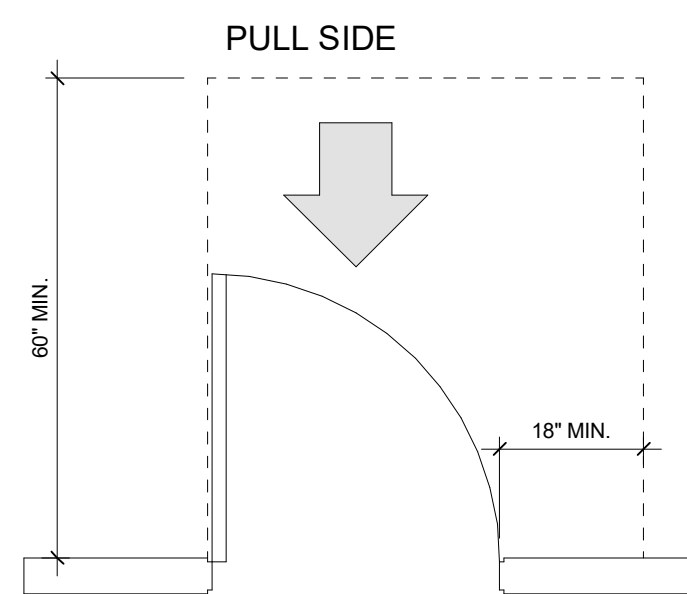
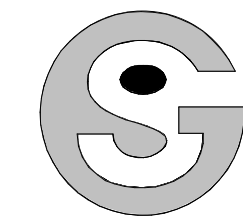
ISSUE DATE:
2023.03.13

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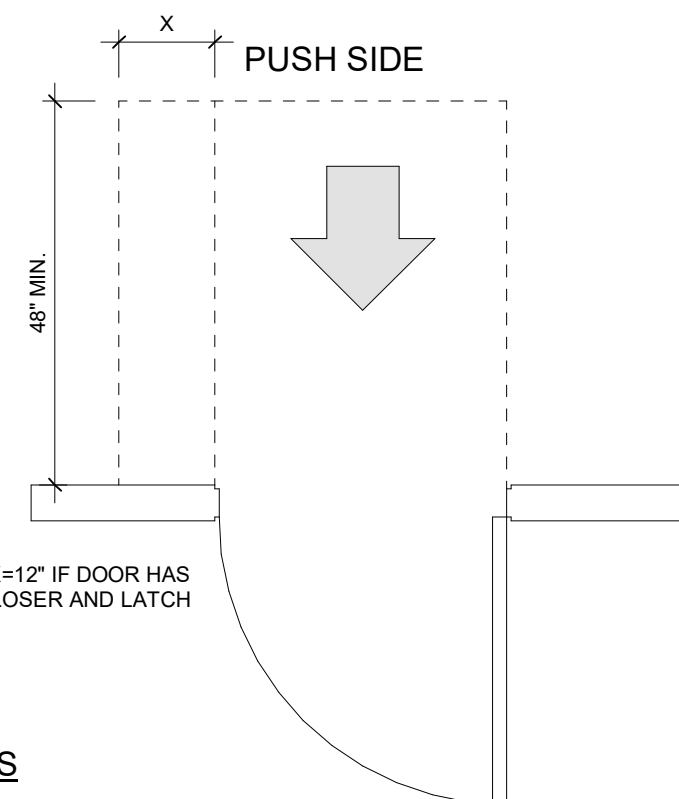
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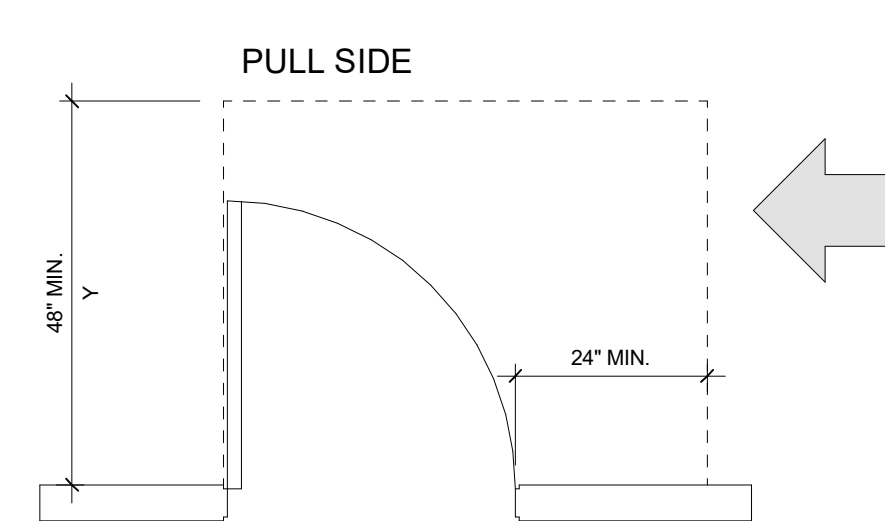
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FRONT APPROACH SWINGING DOORS

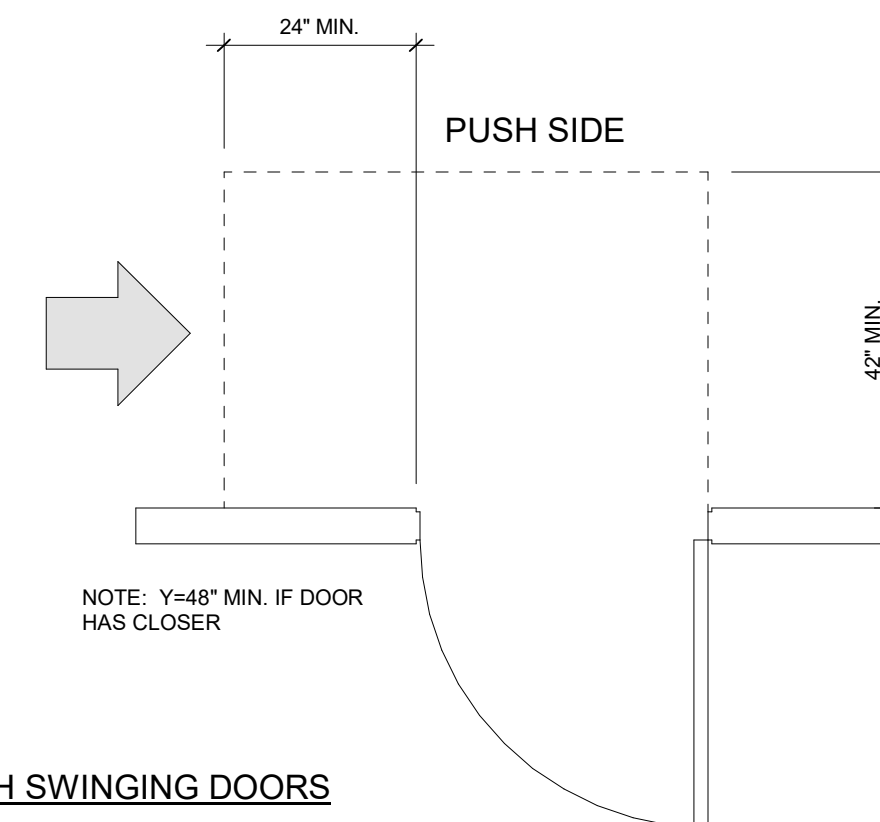


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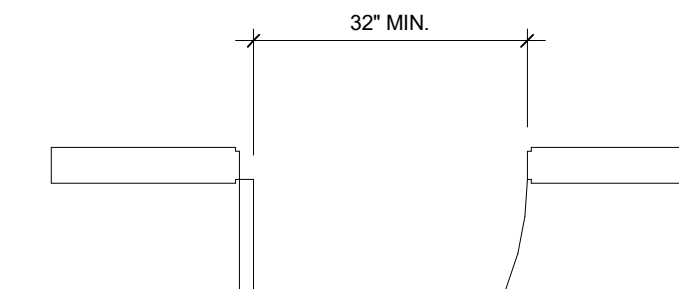


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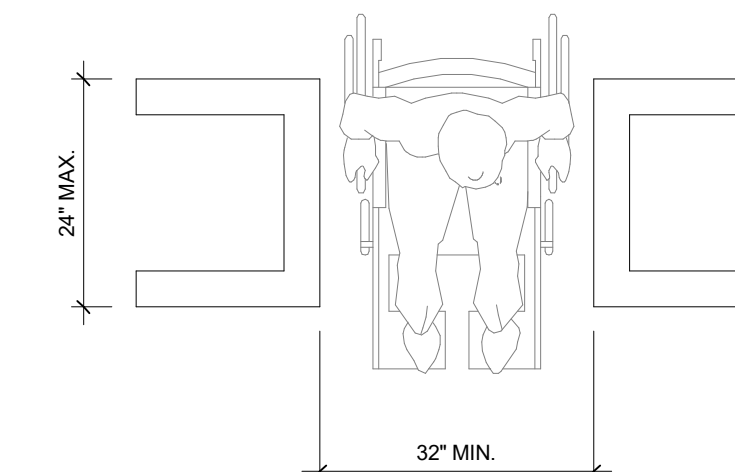
LATCH SIDE APPROACH SWINGING DOORS



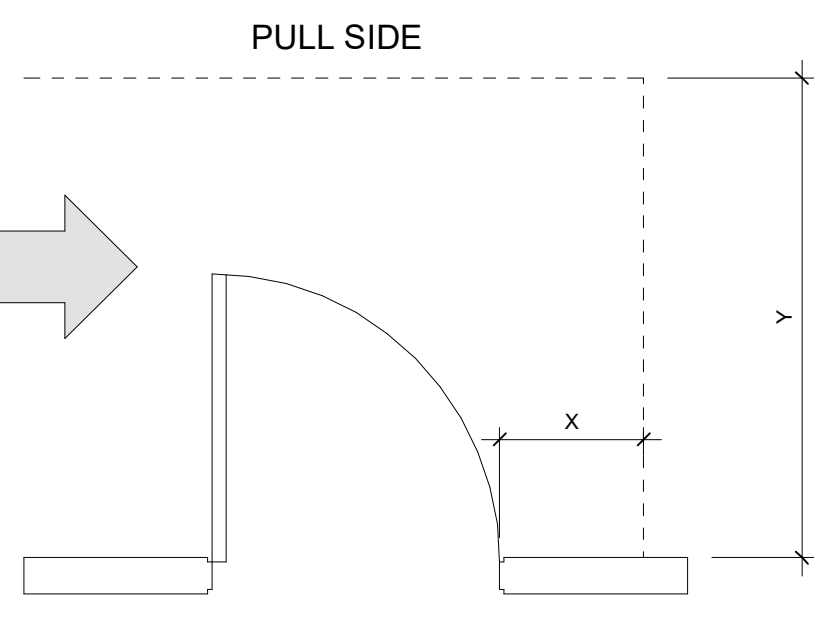
NOTE: Y=48\"/>



MINIMUM DOORWAY WIDTH AT ENTRY DOOR

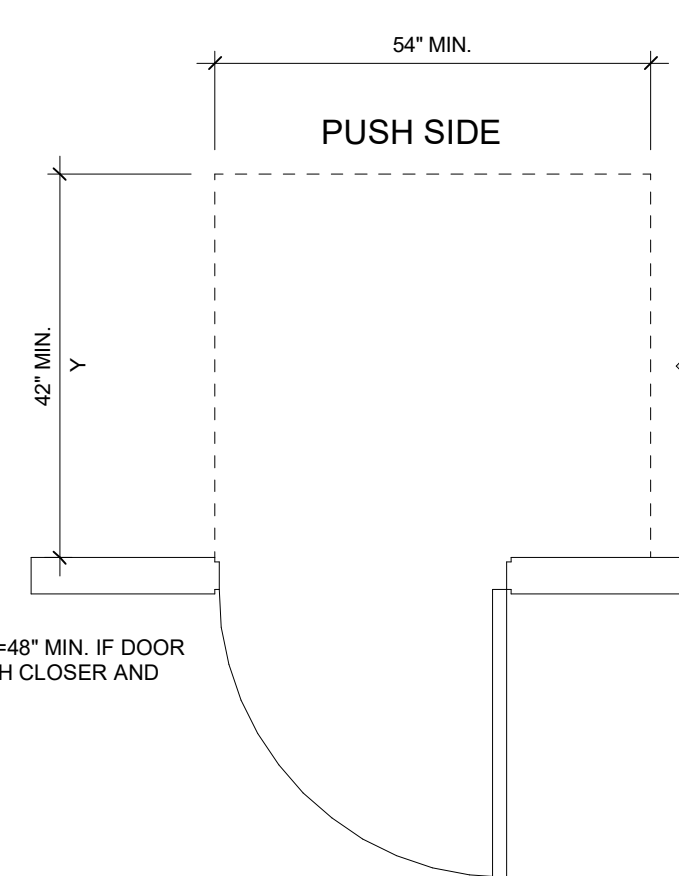


MAXIMUM DOORWAY DEPTH

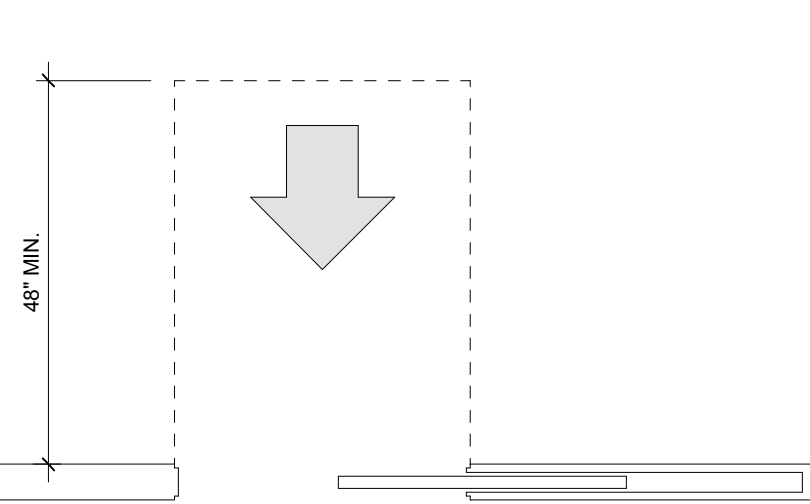


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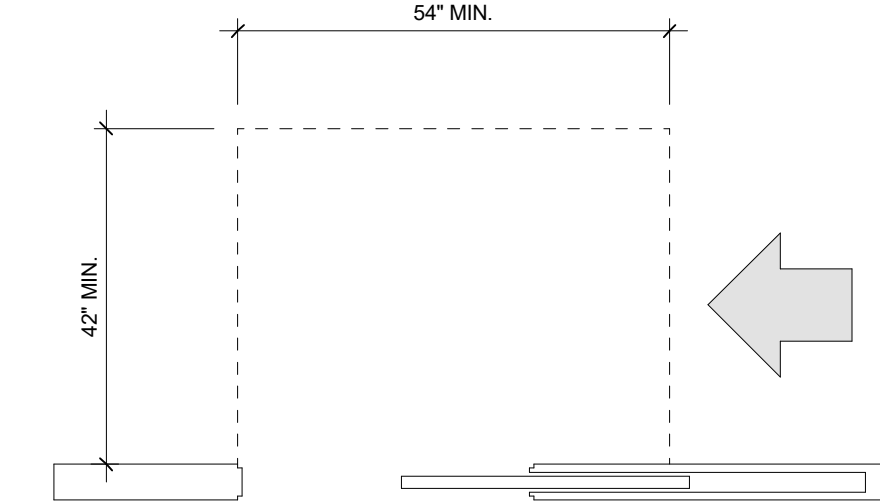
HINGE SIDE APPROACH SWINGING DOORS



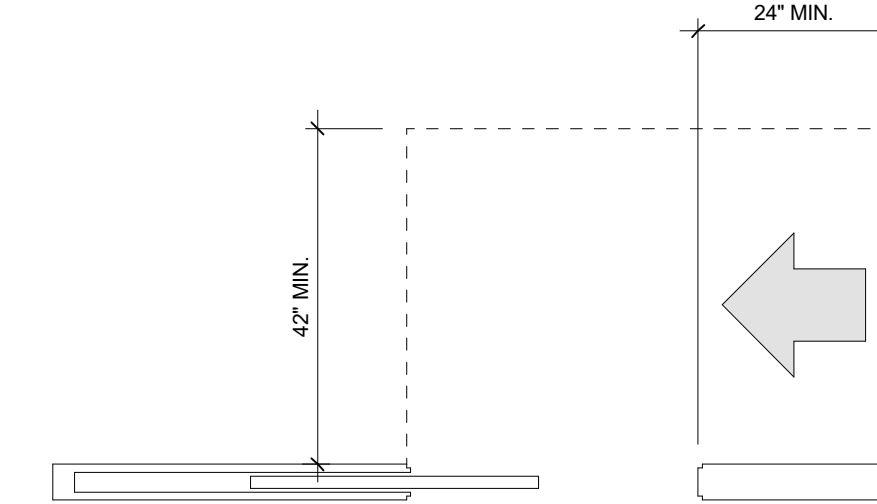
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FRONT APPROACH - SLIDING DOORS AND FOLDING DOORS



SLIDE SIDE APPROACH - SLIDING DOORS AND FOLDING DOORS

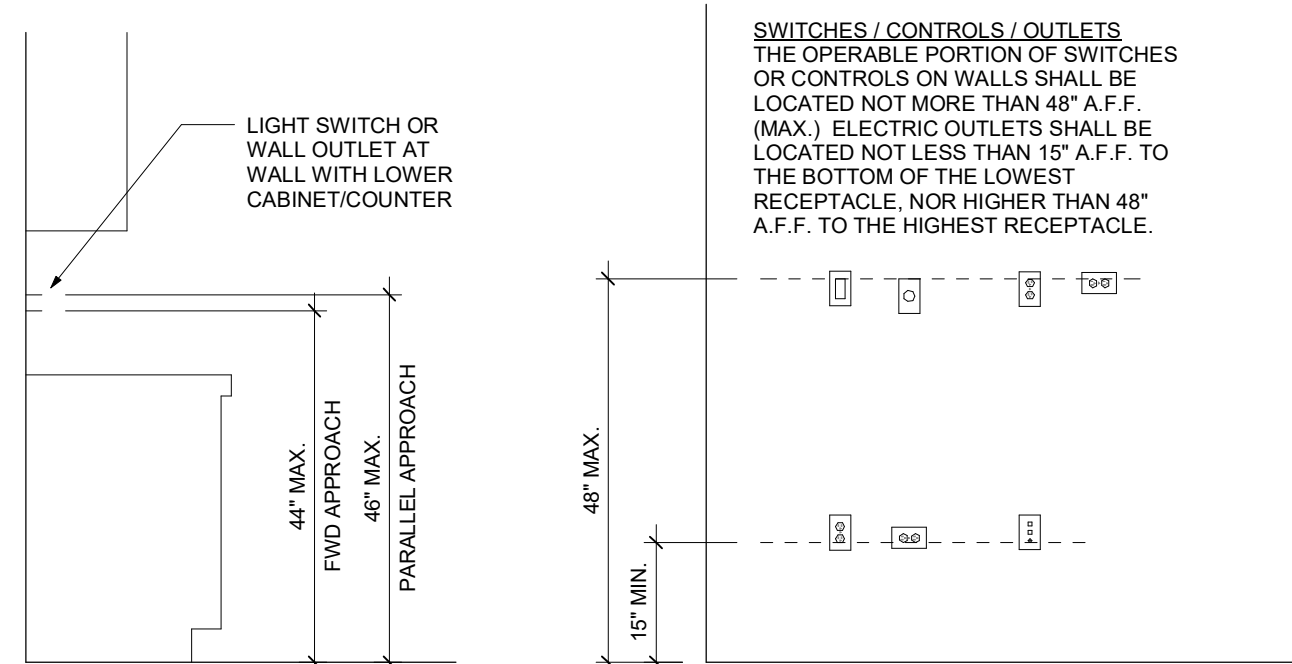


LATCH SIDE APPROACH - SLIDING DOORS AND FOLDING DOORS

NOTES:
A. DOORWAYS SHALL HAVE A MINIMUM CLEAR OPENING OF 32 IN. WITH DOOR OPEN 90 DEGREES, MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP.
B. DOORS NOT REQUIRING FULL USER PASSAGE, SUCH AS SHALLOW CLOSETS, MAY HAVE THE CLEAR OPENING REDUCED TO 20 IN. MINIMUM.
C. HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERATING DEVICES ON ACCESSIBLE DOORS SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING, OR TWISTING OF THE WRIST TO OPERATE. LEVER OPERATED MECHANISMS, PUSH-TYPE MECHANISMS, AND U-SHAPED ARE ACCEPTABLE DESIGNS. WHEN SLIDING DOORS ARE FULLY OPEN, OPERATING HARDWARE SHALL BE EXPOSED AND USABLE FROM BOTH SIDES.

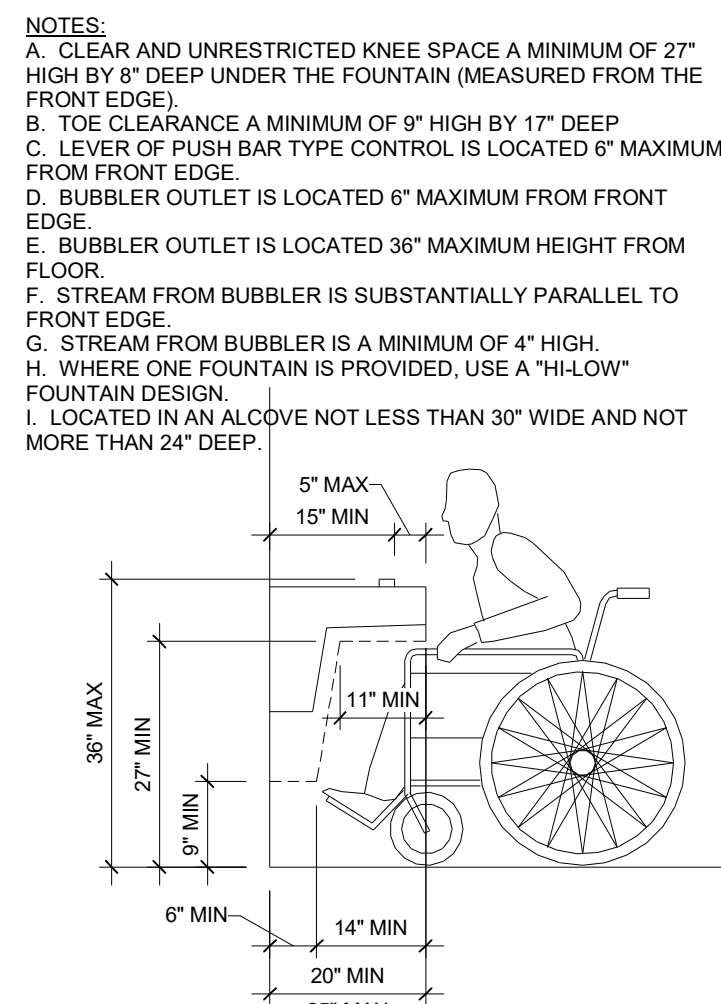
10 MANEUVERING CLEARANCES AT DOORS

1/2" = 1'-0"



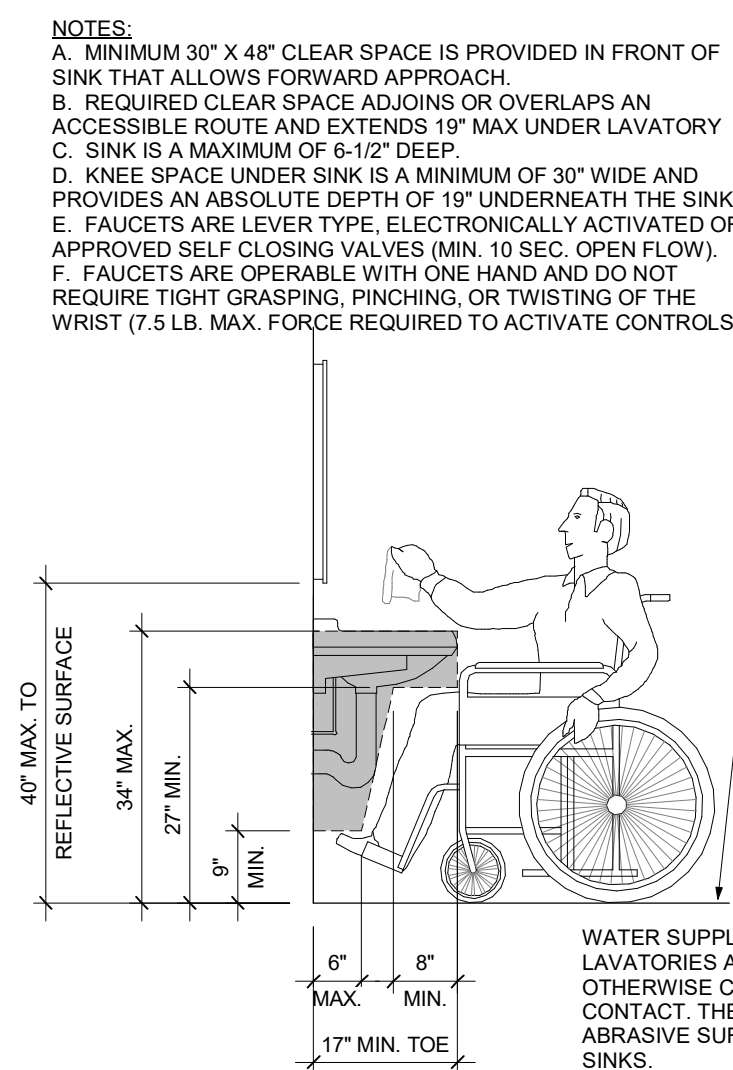
9 ACCESSIBLE OUTLET/SWITCH MOUNTING HEIGHTS

1/2" = 1'-0"



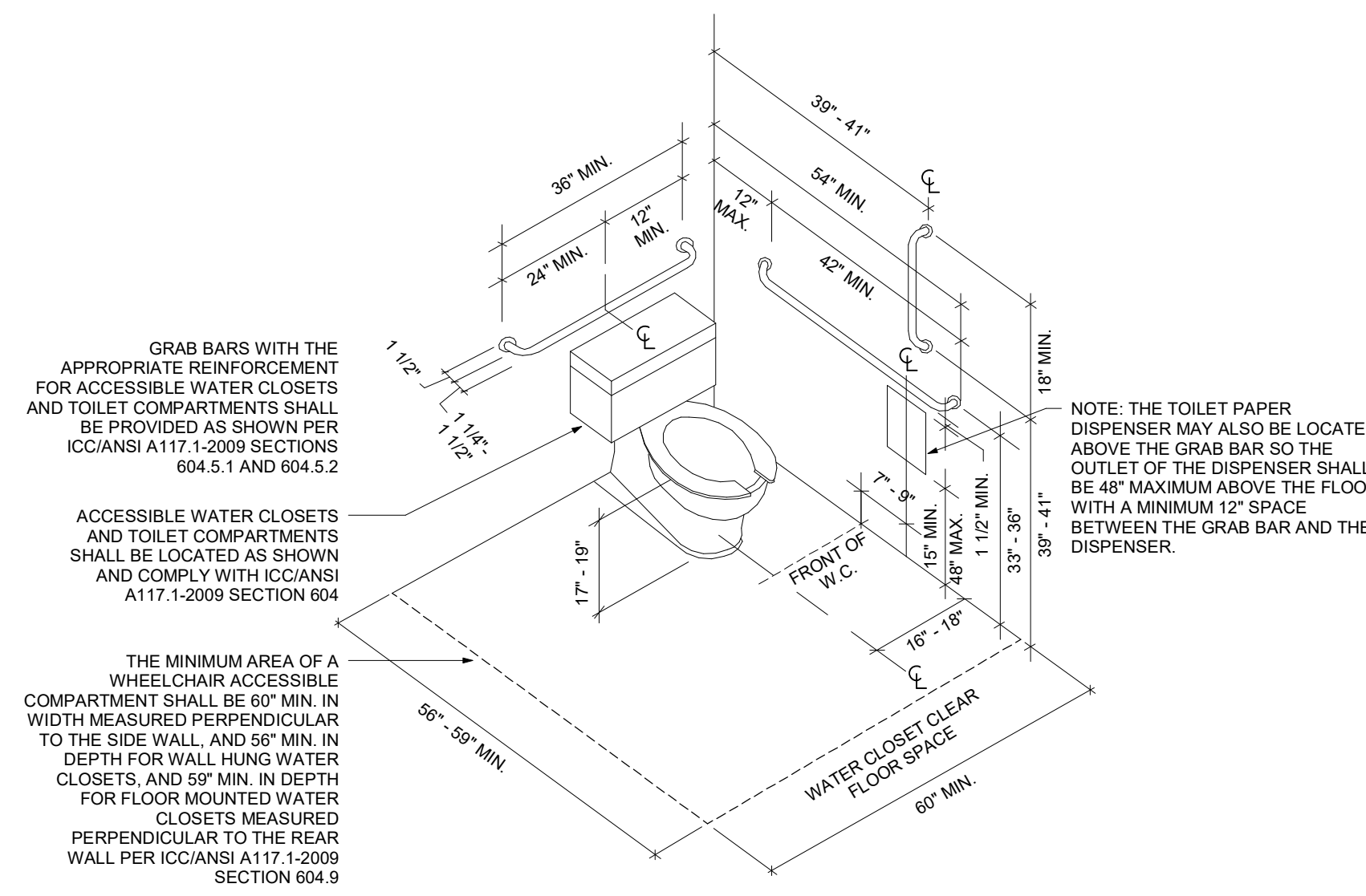
8 DRINKING FOUNTAIN

1/2" = 1'-0"



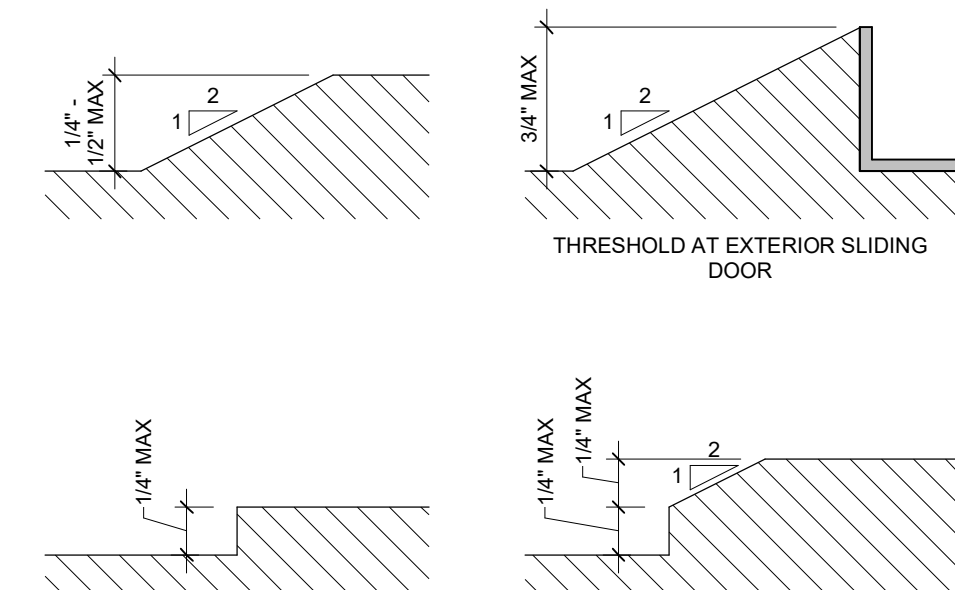
7 ACCESSIBLE LAVATORIES AND SINKS

1/2" = 1'-0"



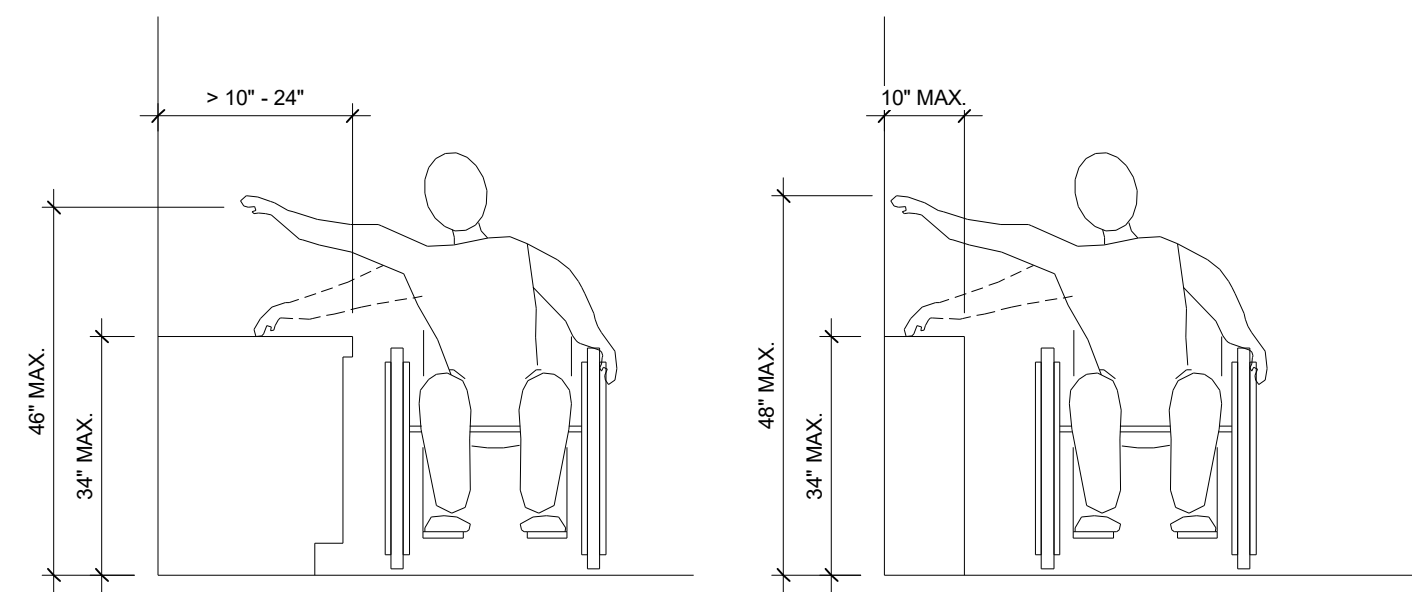
6 ACCESSIBLE WATER CLOSETS AND TOILET COMPARTMENTS

1/2" = 1'-0"



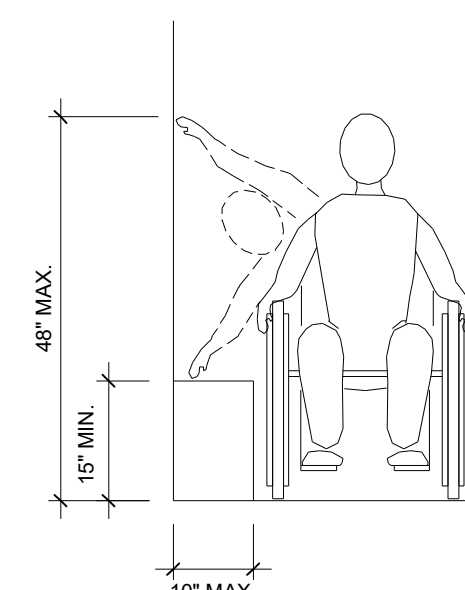
5 THRESHOLD PROFILES

1/2" = 1'-0"



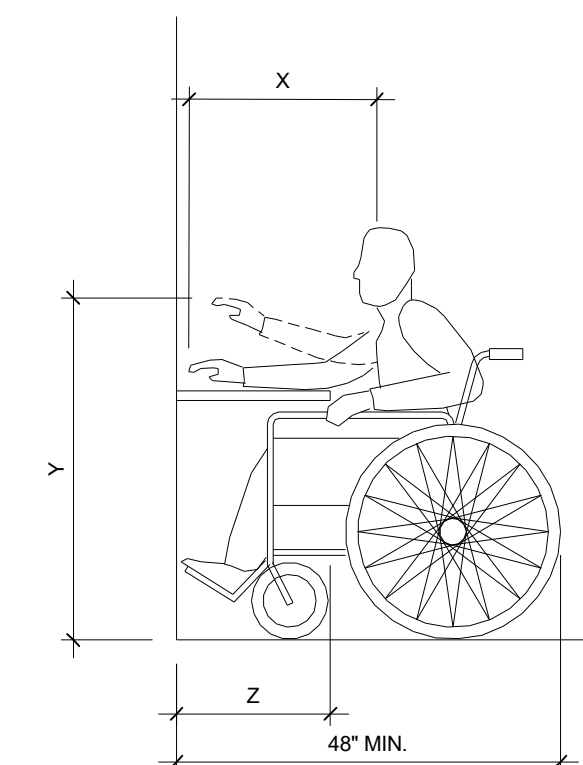
4 OBSTRUCTED SIDE REACH

1/2" = 1'-0"



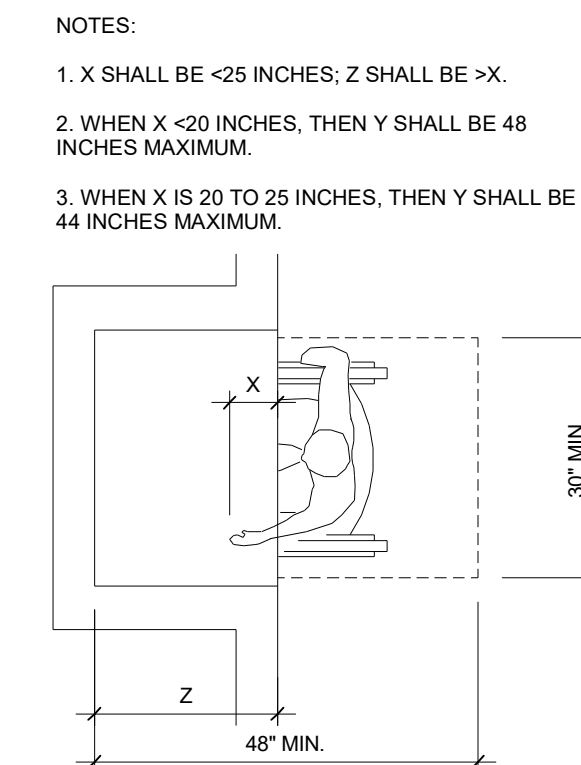
3 UNOBSTRUCTED SIDE REACH

1/2" = 1'-0"



2 OBSTRUCTED FORWARD REACH

1/2" = 1'-0"



1 UNOBSTRUCTED FORWARD REACH

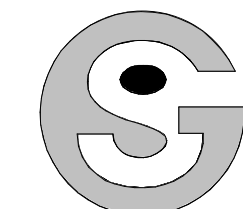
1/2" = 1'-0"

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ISSUE DATE: 2023.03.13

REVISIONS:

ACCESSIBILITY DETAILS

A0.20



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REVISIONS:

NO.	DATE	DESCRIPTION

ARCHITECTURAL
SITE PLAN

A0.50

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SITE PLAN NOTES

- 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 DESIGN.
- 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 1105 AND THE AMERICANS WITH DISABILITIES ACT.
- AT LEAST ONE ACCESSIBLE ROUTE SHALL BE PROVIDED CONNECTING ACCESSIBLE BUILDINGS AND SITE FACILITIES WITH THE PRIMARY ENTRANCES OF EACH ACCESSIBLE DWELLING UNIT PER IBC 2018 SECTION 1107.4.
- 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:

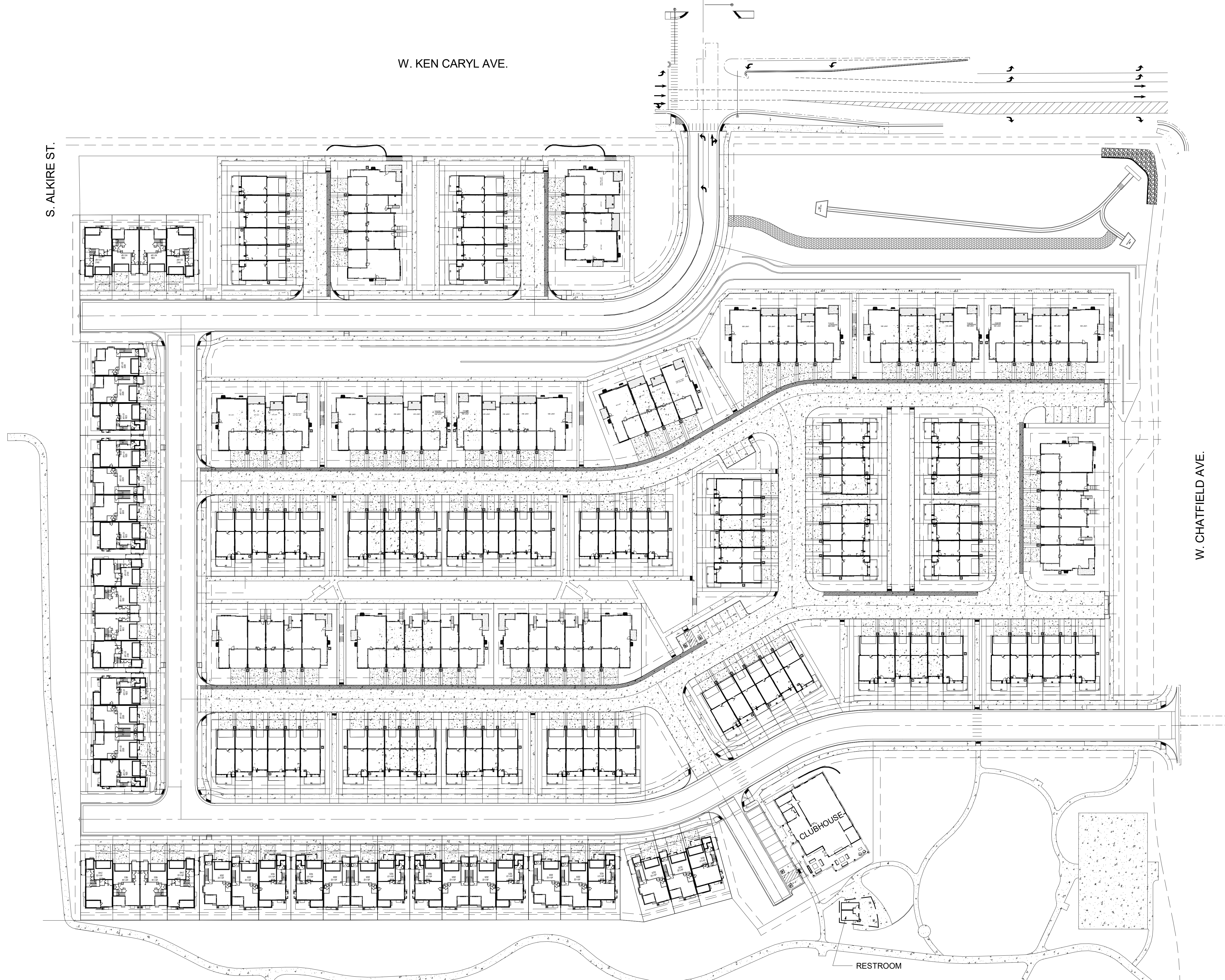
- ACCESSIBLE PARKING SPACES REQUIRED BY SECTIONS 1106.1 AND 1106.2, EXCEPT WHERE THE TOTAL NUMBER OF PARKING SPACES PROVIDED IS FOUR OR LESS.
- ACCESSIBLE PASSENGER LOADING ZONES.
- ACCESSIBLE ROOMS WHERE MULTIPLE SINGLE-USER TOILET OR BATHING ROOMS ARE CLUSTERED AT A SINGLE LOCATION.
- ACCESSIBLE ENTRANCES WHERE NOT ALL ENTRANCES ARE ACCESSIBLE.
- ACCESSIBLE CHECK-OUT AISLES WHERE NOT ALL AISLES ARE ACCESSIBLE.
- FAMILY OR ASSISTED-USE TOILET AND BATHING ROOMS.
- ACCESSIBLE DRESSING, FITTING AND LOCKER ROOMS WHERE NOT ALL SUCH ROOMS ARE ACCESSIBLE.
- ACCESSIBLE AREAS OF REFUGE IN ACCORDANCE WITH SECTION 1009.9.
- EXTERIOR AREAS FOR ASSISTED RESCUE IN ACCORDANCE WITH SECTION 1009.9.
- IN RECREATIONAL FACILITIES, LOCKERS THAT ARE REQUIRED TO BE ACCESSIBLE IN ACCORDANCE WITH 1109.9.

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:

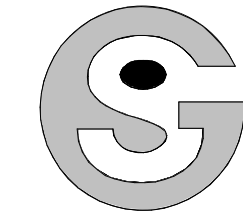
- INACCESSIBLE BUILDING ENTRANCES.
- INACCESSIBLE PUBLIC TOILETS AND BATHING FACILITIES.
- ELEVATORS NOT SERVING AN ACCESSIBLE ROUTE.
- AT EACH SEPARATE-SEX TOILET AND BATHING ROOM INDICATING THE LOCATION OF THE NEAREST FAMILY OR ASSISTED-USE TOILET OR BATHING ROOM WHERE PROVIDED IN ACCORDANCE WITH SECTION 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.
- AT AREAS OF REFUGE, SIGNAGE SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 1009.11.
- AT EXTERIOR AREAS FOR ASSISTED RESCUE, SIGNAGE SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 1009.11.
- AT TWO-WAY COMMUNICATION SYSTEMS, SIGNAGE SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 1009.8.2.



1 SITE PLAN
1" = 50'-0"



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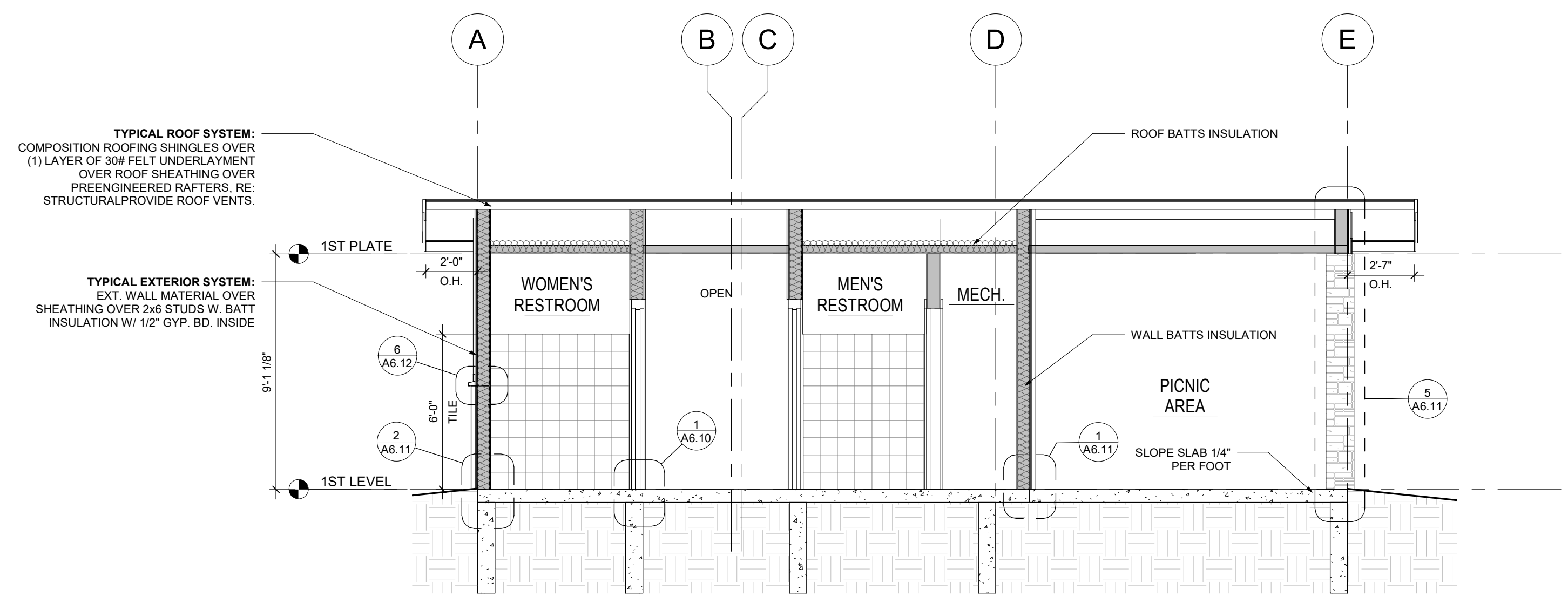
EXTERIOR
ELEVATIONS /
SECTIONS

A1.11

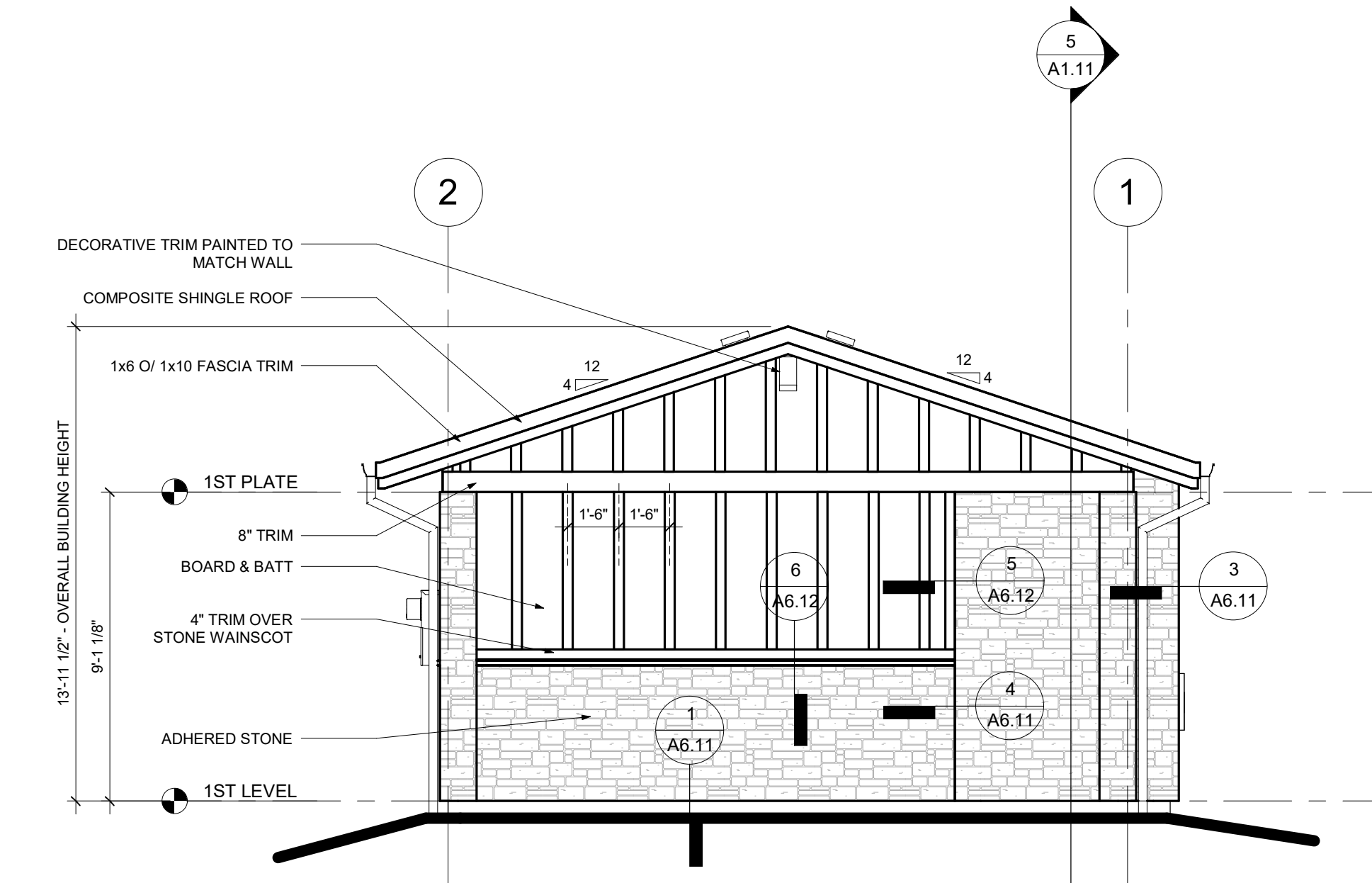
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- ELEVATION NOTES**
- 2018 INTERNATIONAL BUILDING CODE
- REFER TO GENERAL NOTES FOR ADDITIONAL INFORMATION NOT SHOWN OR NOTED ON ELEVATIONS.
 - REFER TO BUILDING SECTIONS FOR ADDITIONAL WALL CONSTRUCTION, PLATE HEIGHTS, AND NOTES.
 - ALL OVERHANGS 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. 1403.2. 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 8" FOR OTHER WALL CLADDINGS. EXTERIOR WALL CLADDINGS SHALL BE ELEVATED FROM ADJACENT FLATWORK OR ROOF SURFACES A MINIMUM OF 2".

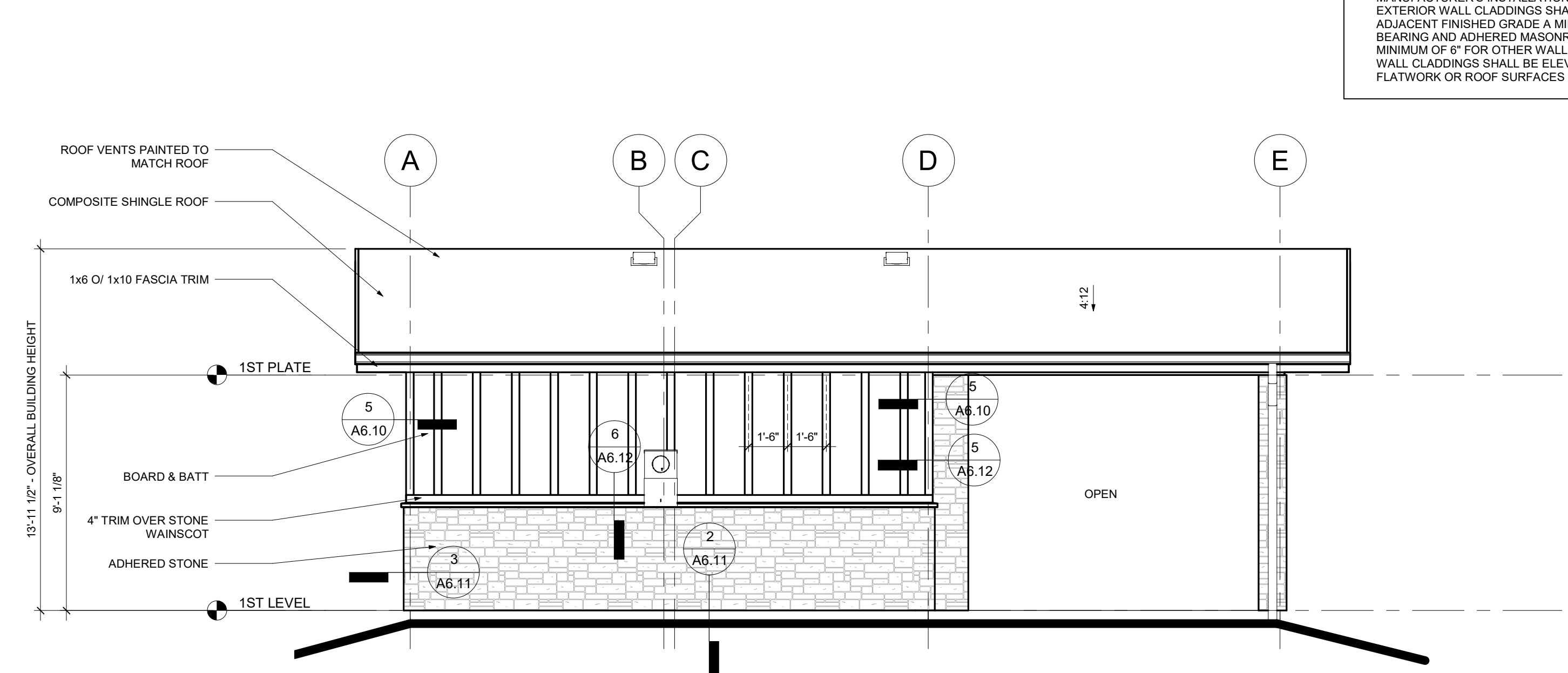
- BUILDING SECTION NOTES**
- 2018 INTERNATIONAL BUILDING CODE
- SECTIONS ARE SHOWN FOR OVERALL VERTICAL BUILDING CONFIGURATION AS WELL AS EXTERIOR AND CORE/SHELL INFORMATION. REFER TO UNIT PLANS, BUILDING PLANS AND DETAILS FOR INFORMATION REGARDING INTERIOR UNIT WALLS AND ELEMENTS.
 - RE: "GENERAL NOTES" FLOOR PLANS, ROOF PLANS, AND ELEVATIONS FOR ADDITIONAL INFORMATION.
 - RE: 2018 IBC SECTION 1604 FOR GENERAL DESIGN REQUIREMENTS.
 - REFER TO ELEVATIONS FOR ADDITIONAL WALL AND PLATE HEIGHTS.
 - TYPICAL SLAB ON GRADE FLOOR: POST-TENSIONED CONCRETE SLAB ON GRADE OVER 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 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 2510.1.5 OR 2510.2.2.
 - RE: 2018 IBC SECTION 1808 FOR FOUNDATION REQUIREMENTS: STRUCTURAL CONSULTANT DRAWINGS FOR FOOTING AND FOUNDATION DESIGN AND REINFORCEMENT, FRAMING AND FASTENER DESIGN, LATERAL LOAD REQUIREMENTS, FLOOR AND ROOF SHEATHING AND DIAPHRAGMS AS MAY APPLY.
 - SILL PLATE: INSTALL TREATED 2x SILL PLATE ON AN APPROVED AIR SILL GASKET OR SILL SEALER, LEVEL, SQUARE, AND FASTEN AS REQUIRED. RE: STRUCTURAL.
 - GARAGE SLAB: 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 ANA 111) 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 FINISHED MATERIALS:
 - 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 1404.3
 - 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" S&G 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 VENTILATION.
 - TYPICAL ROOF SYSTEM - COMPOSITION ROOFING SHINGLES (TYP.) OVER ROOF UNDERLAYMENT W/ ICE & WATER SHIELD PER 2018 IBC SECTION 1507
 - 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.



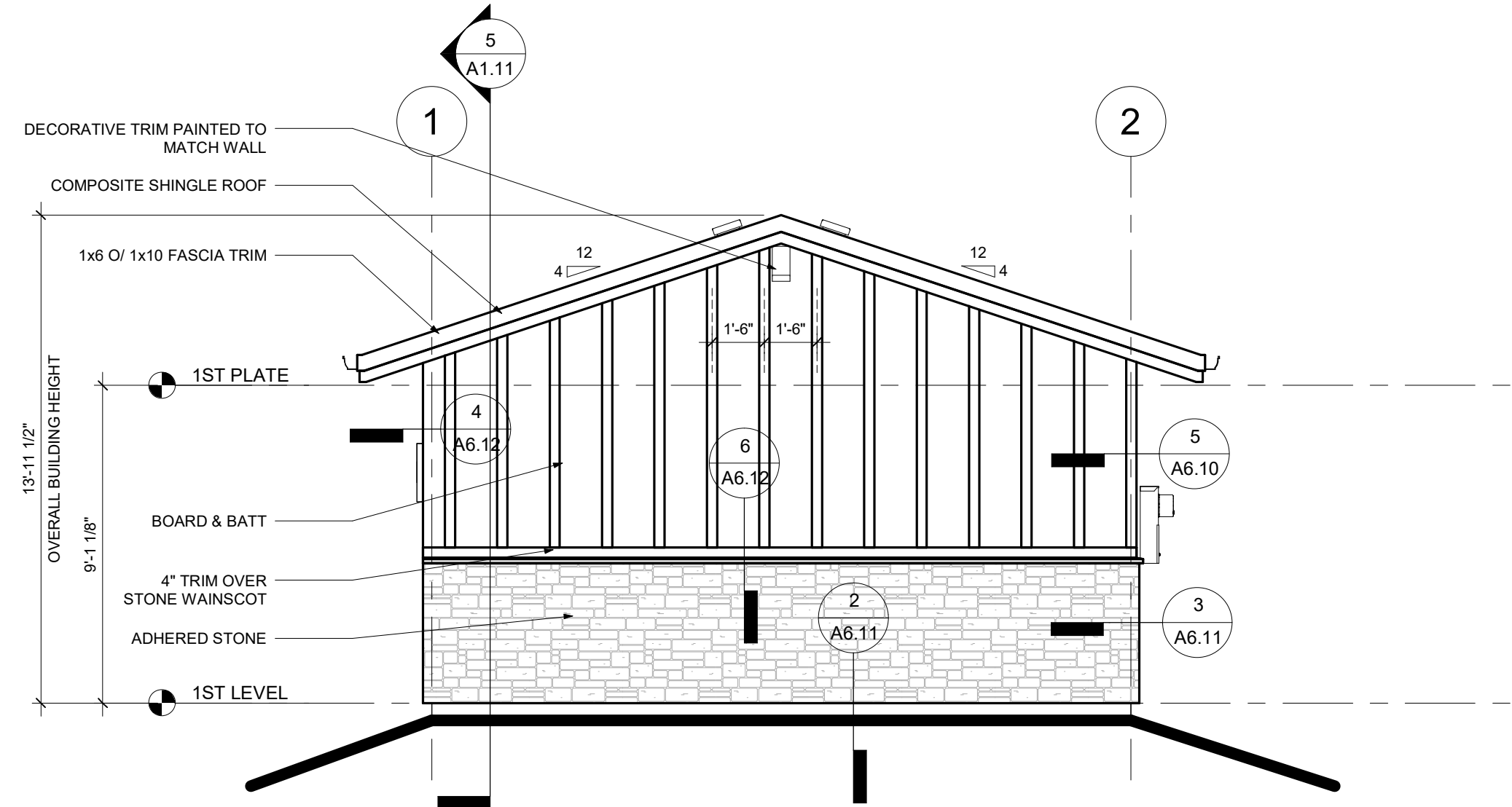
5 RESTROOM BUILDING SECTION
1/4" = 1'-0"



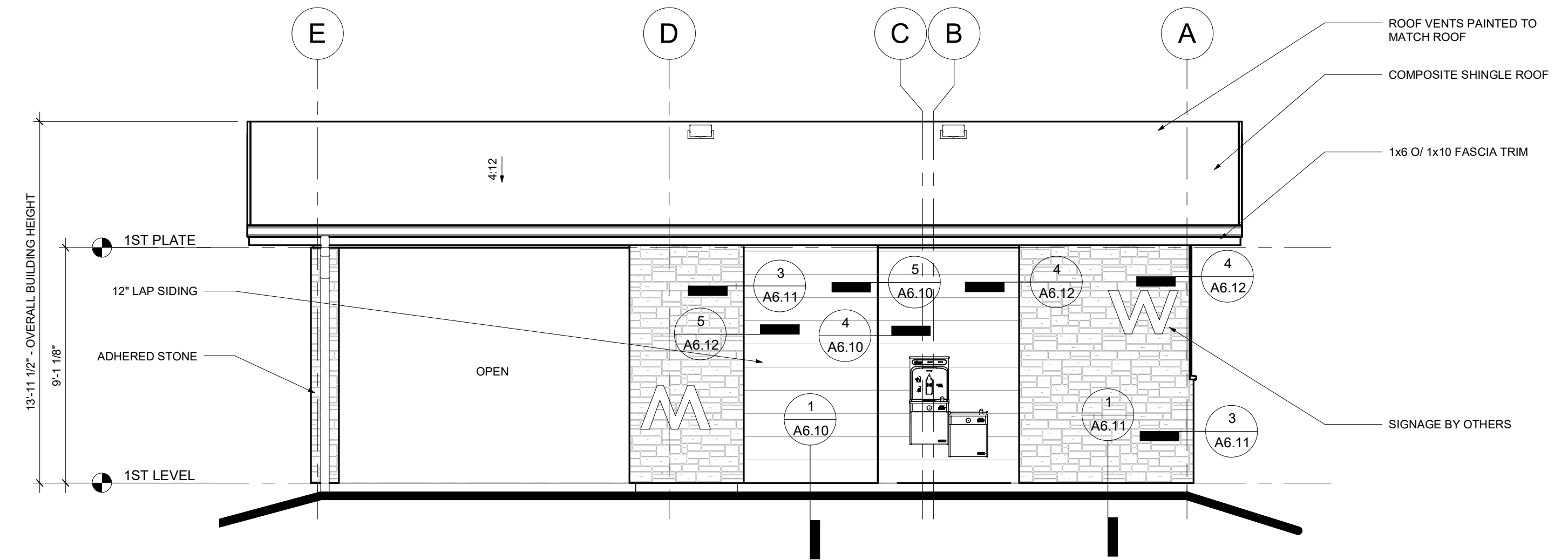
4 RIGHT SIDE ELEVATION
1/4" = 1'-0"



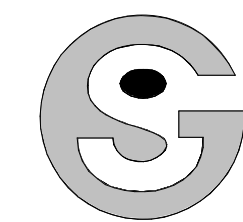
3 REAR ELEVATION
1/4" = 1'-0"



2 LEFT SIDE ELEVATION
1/4" = 1'-0"



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

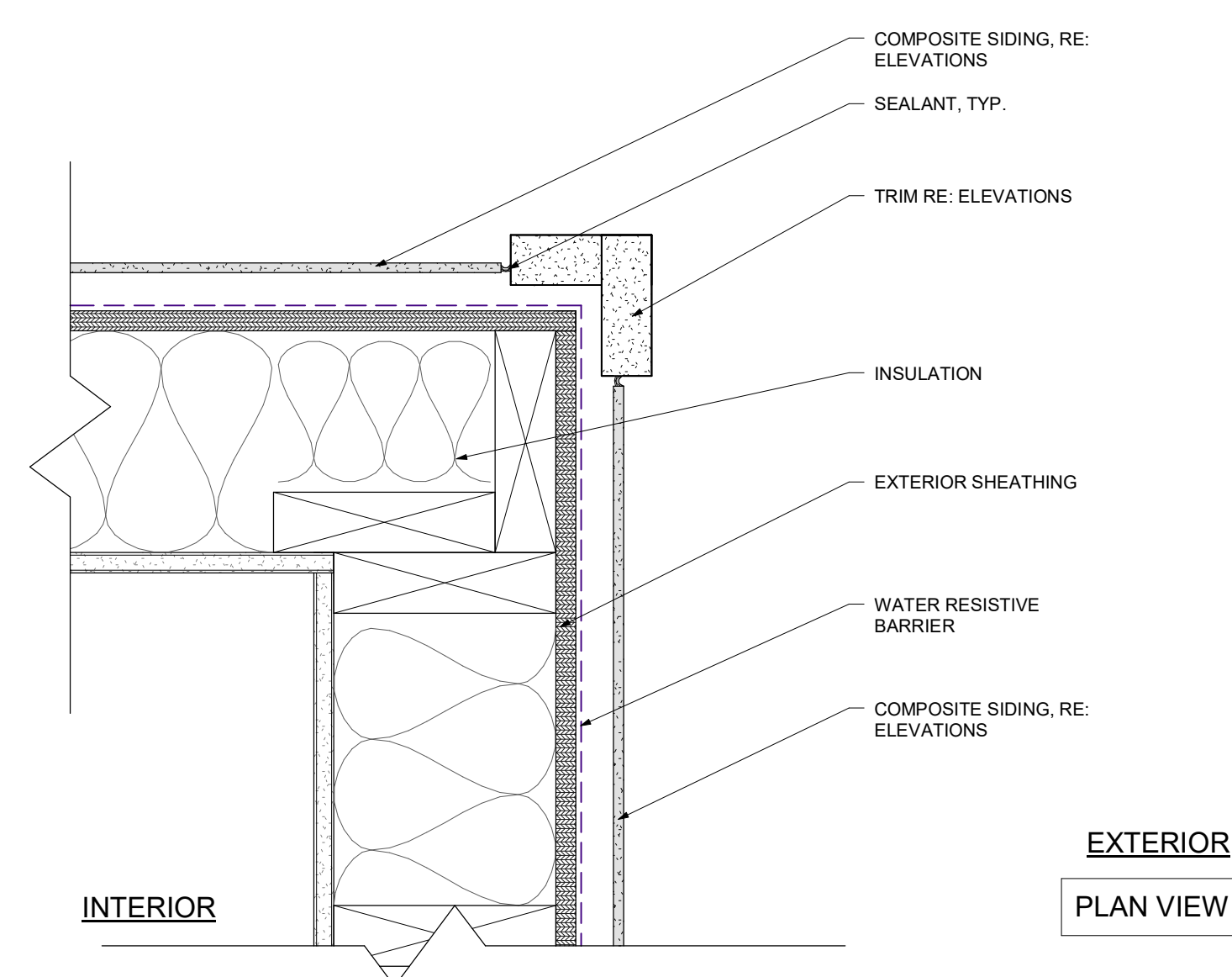


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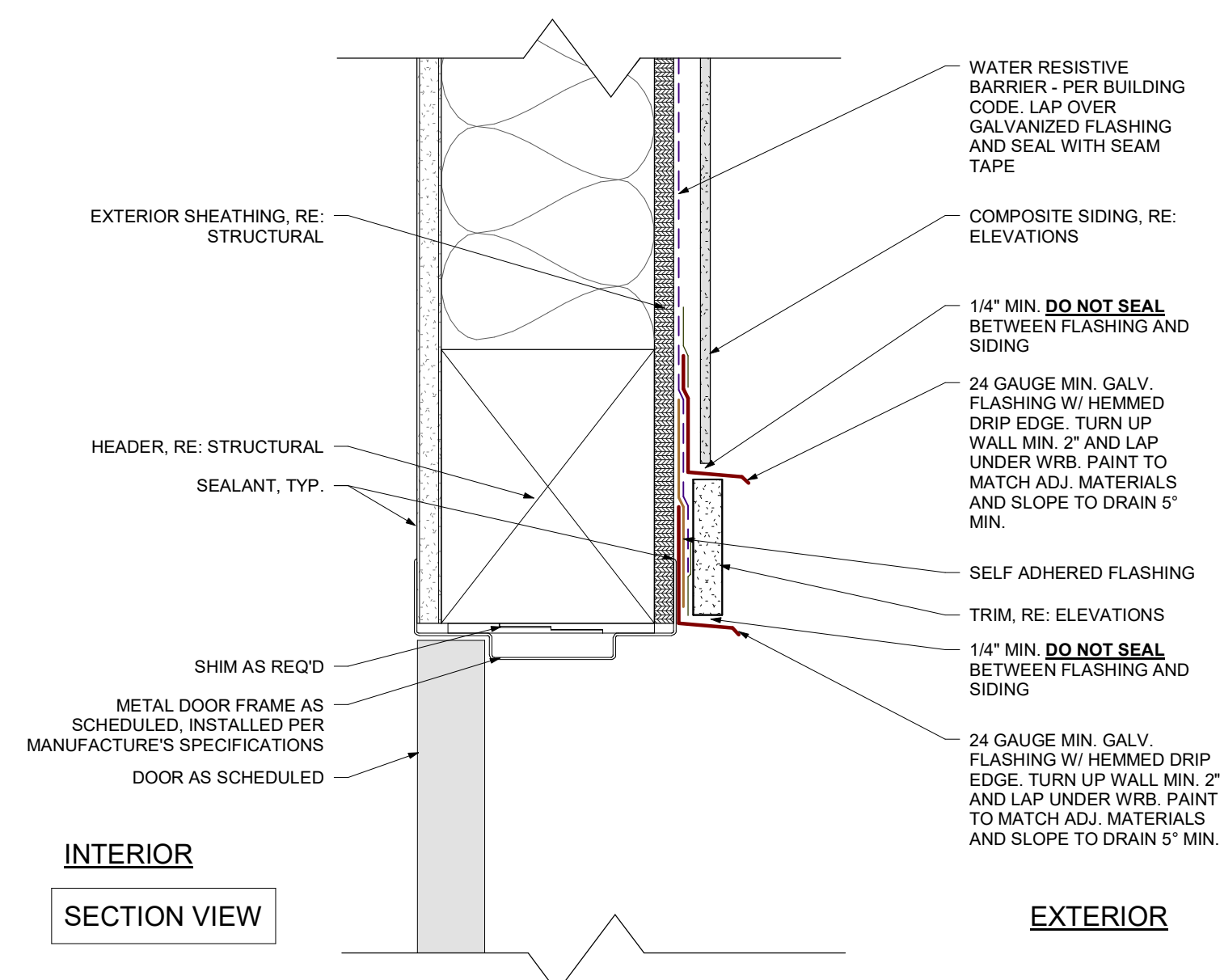
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SIDING DETAILS

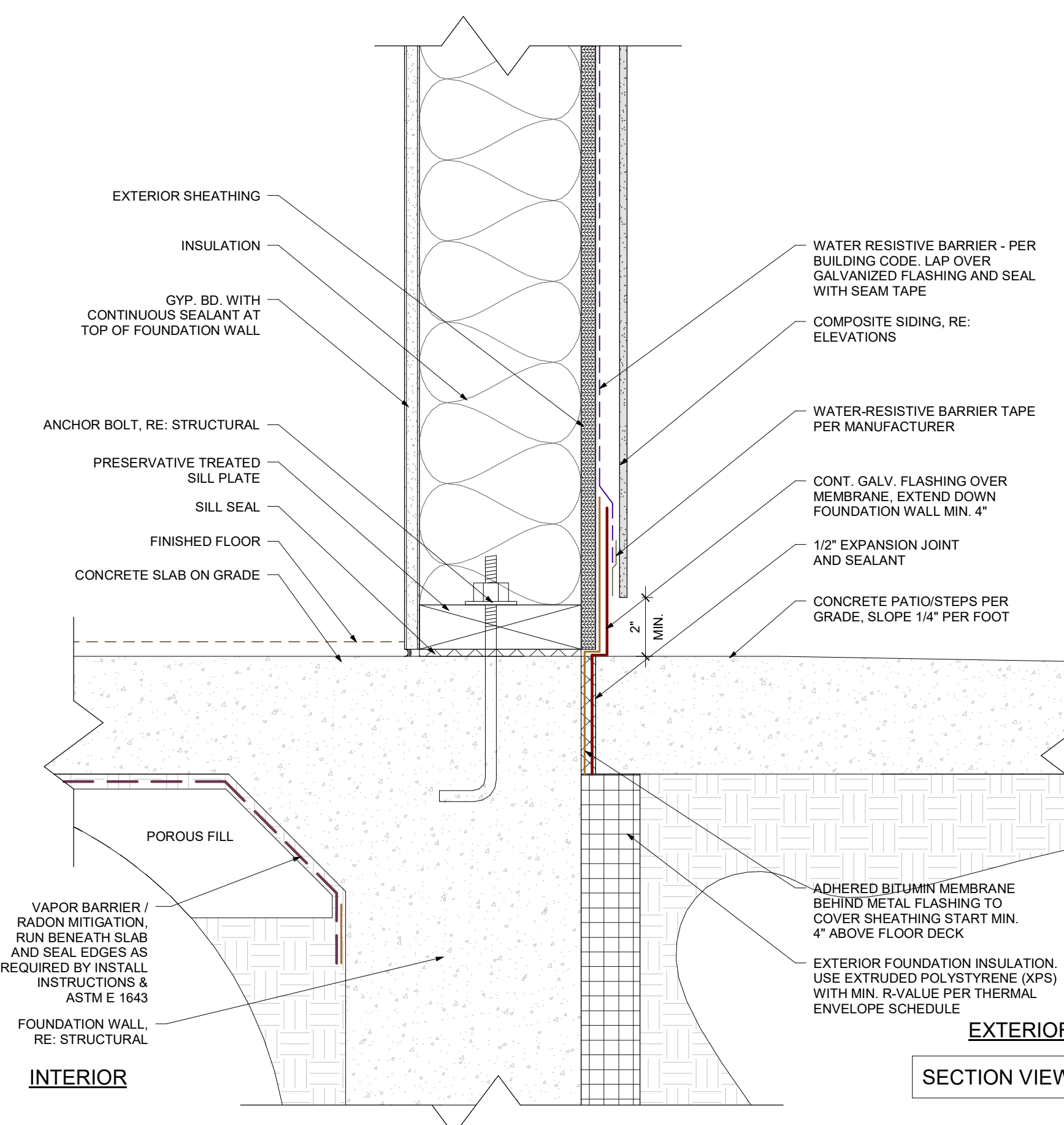
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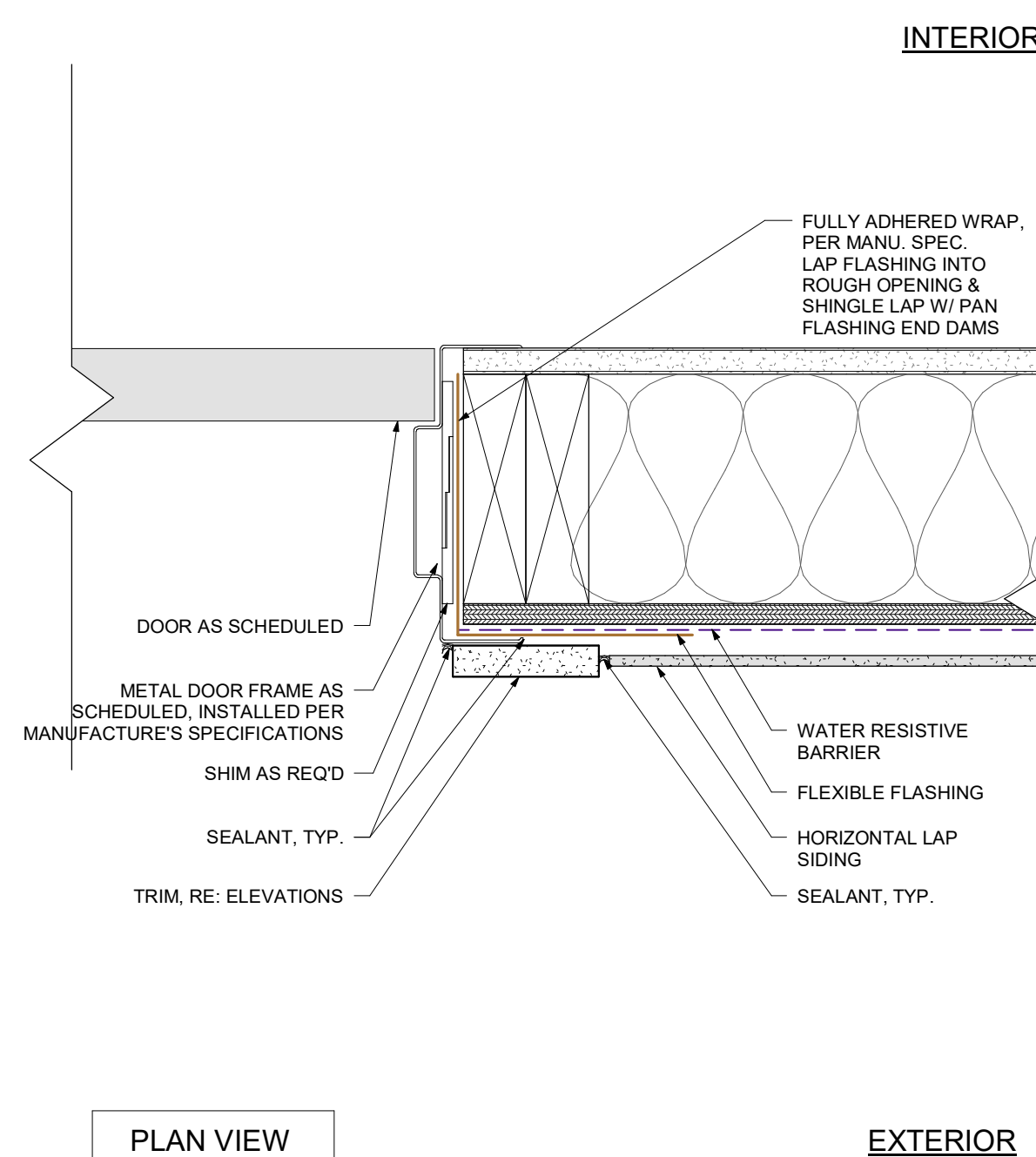
5 SIDING - OUTSIDE CORNER
3" = 1'-0"



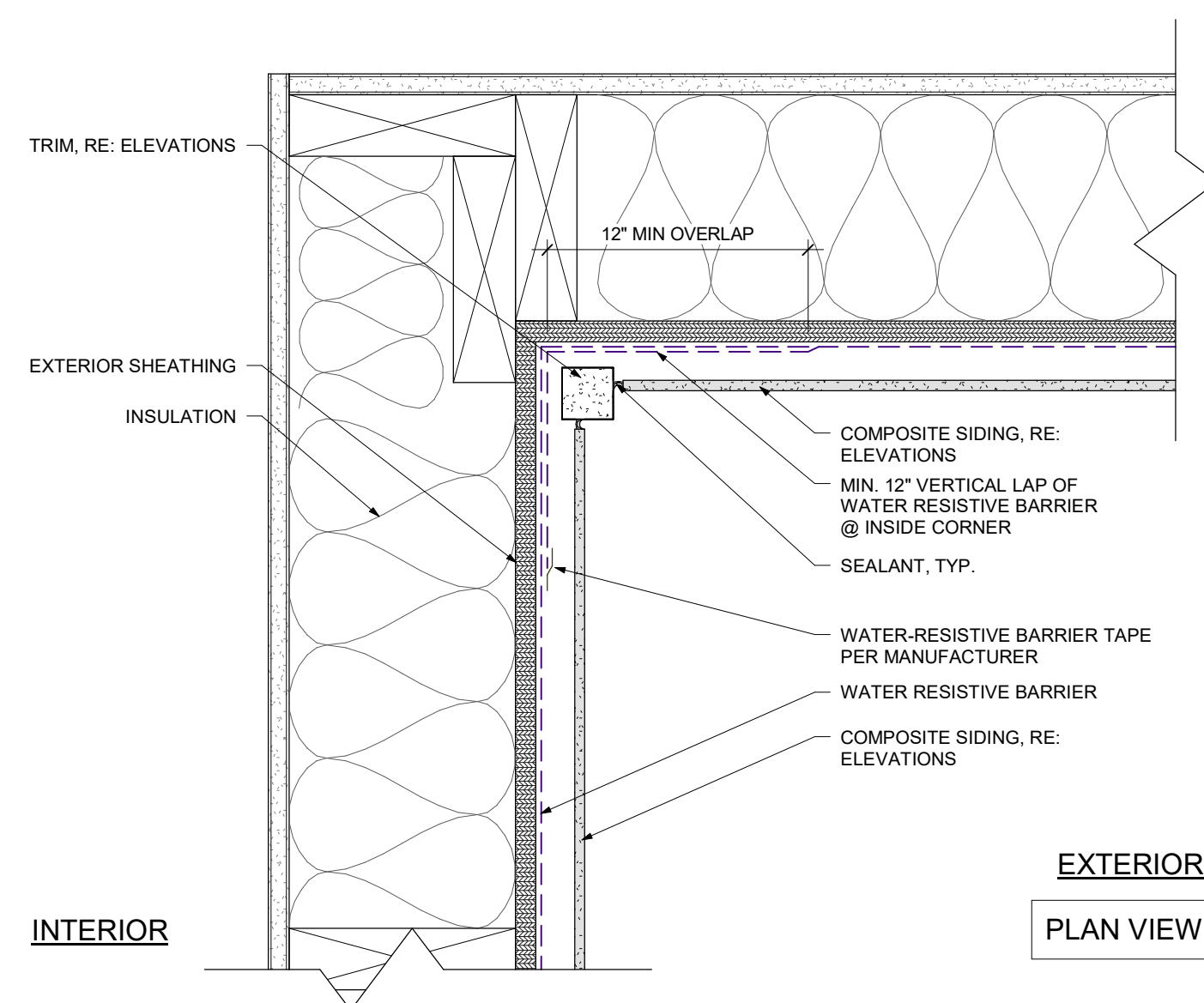
3 SIDING - DOOR HEAD - METAL FRAME
3" = 1'-0"



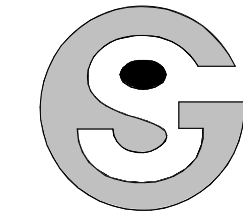
1 SIDING - BASE OF WALL AT FLUSH PATIO
3" = 1'-0"



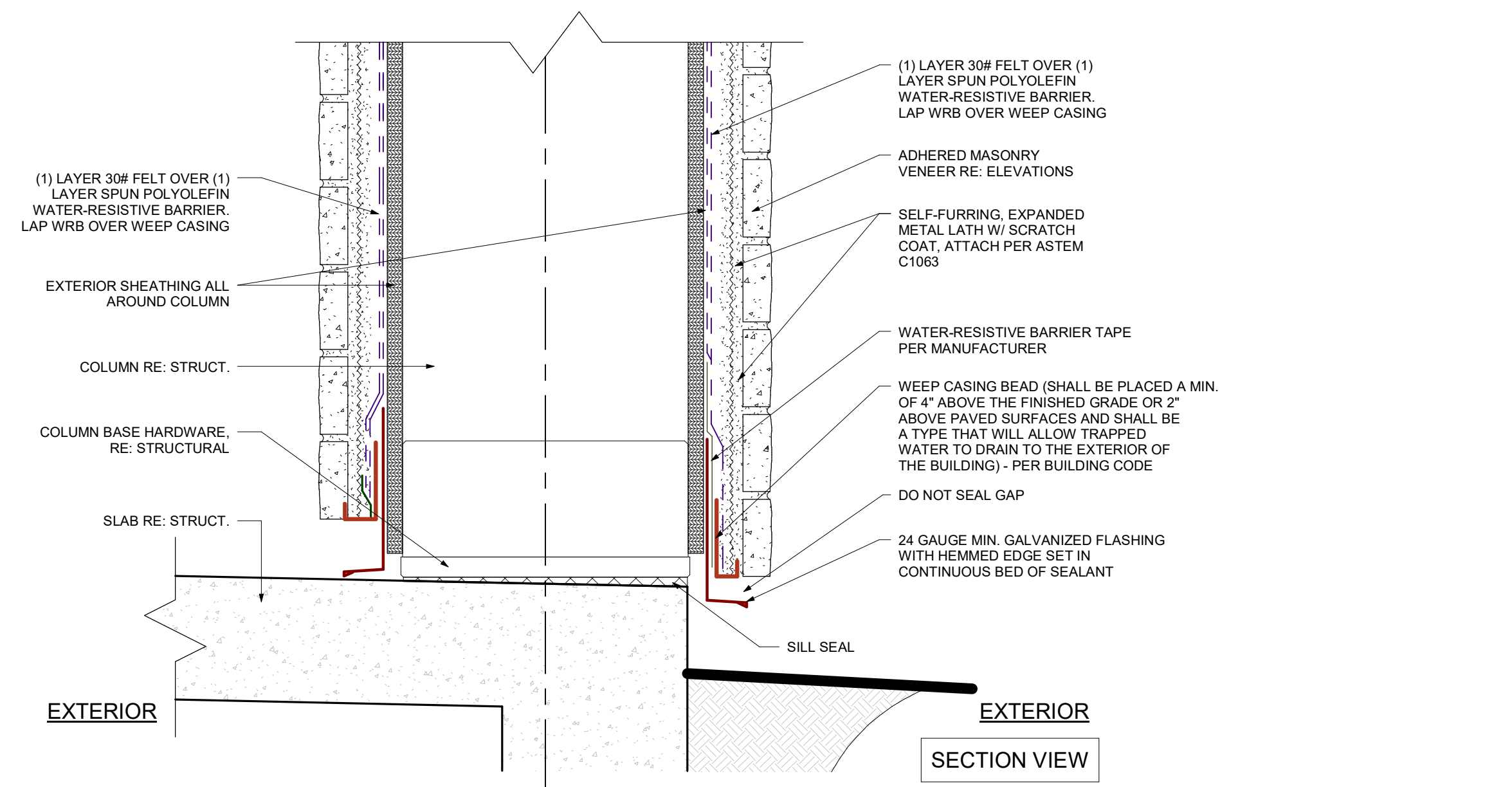
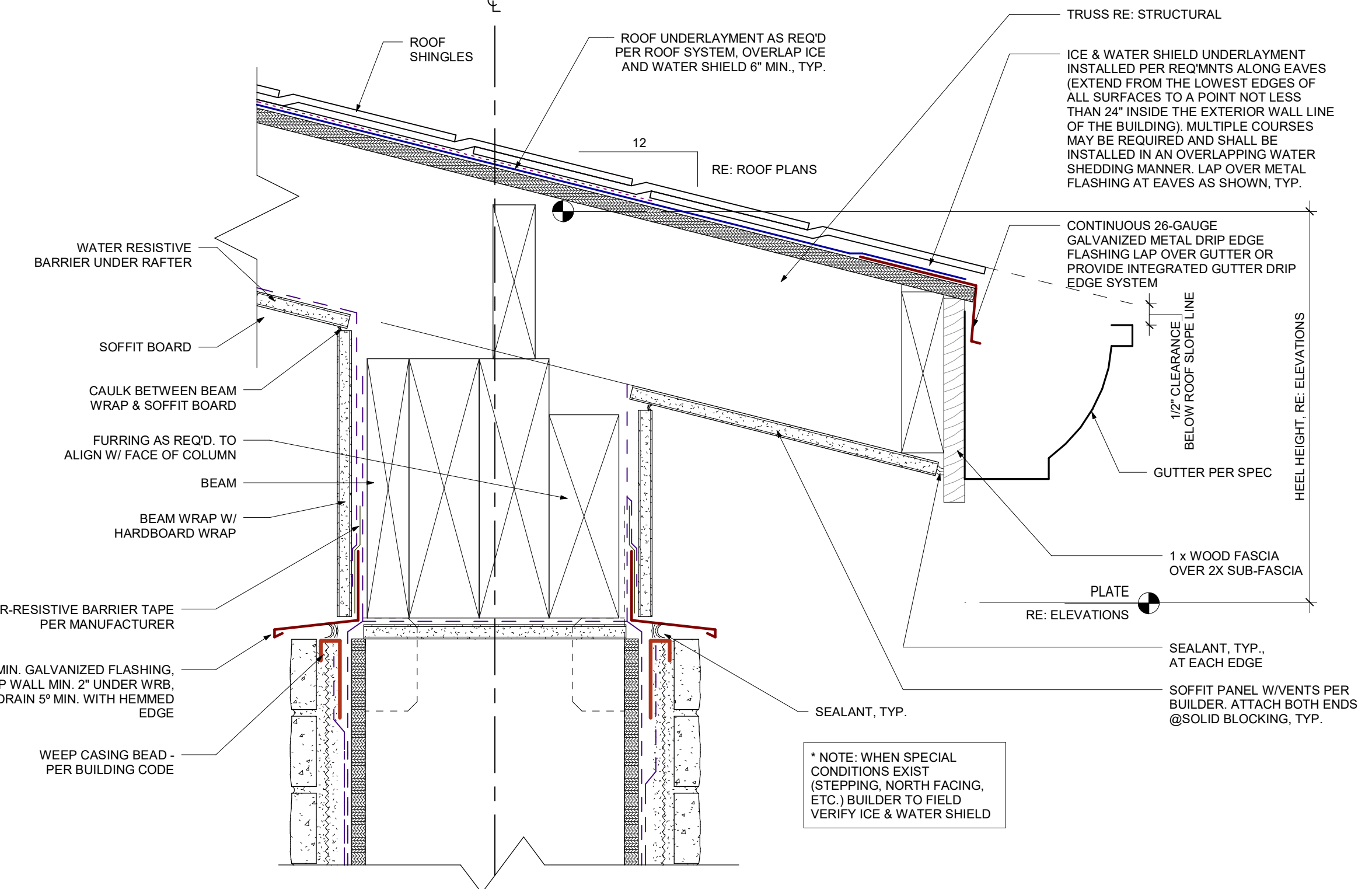
2 SIDING - DOOR JAMB - METAL FRAME
3" = 1'-0"



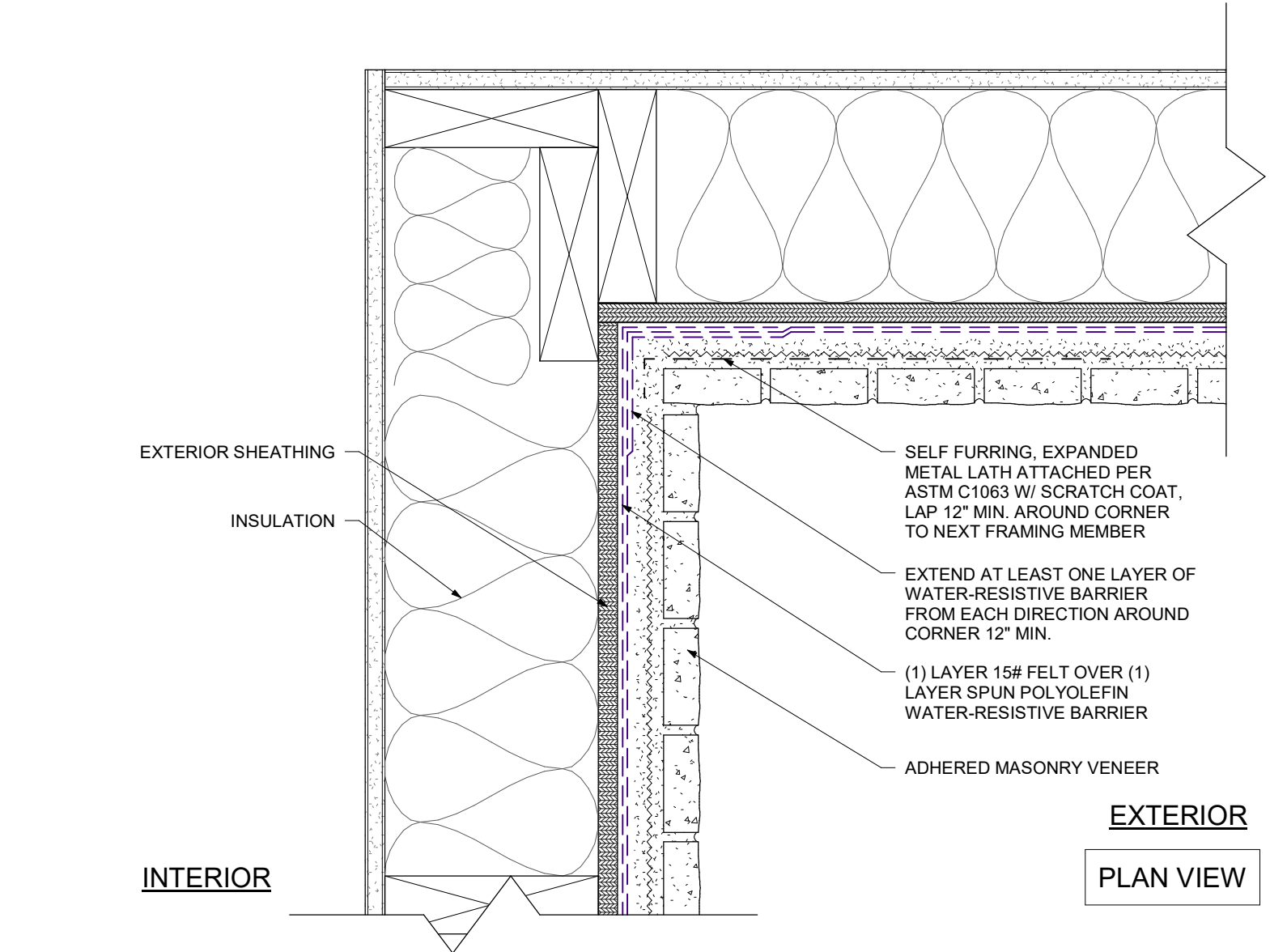
4 SIDING - INSIDE CORNER
3" = 1'-0"



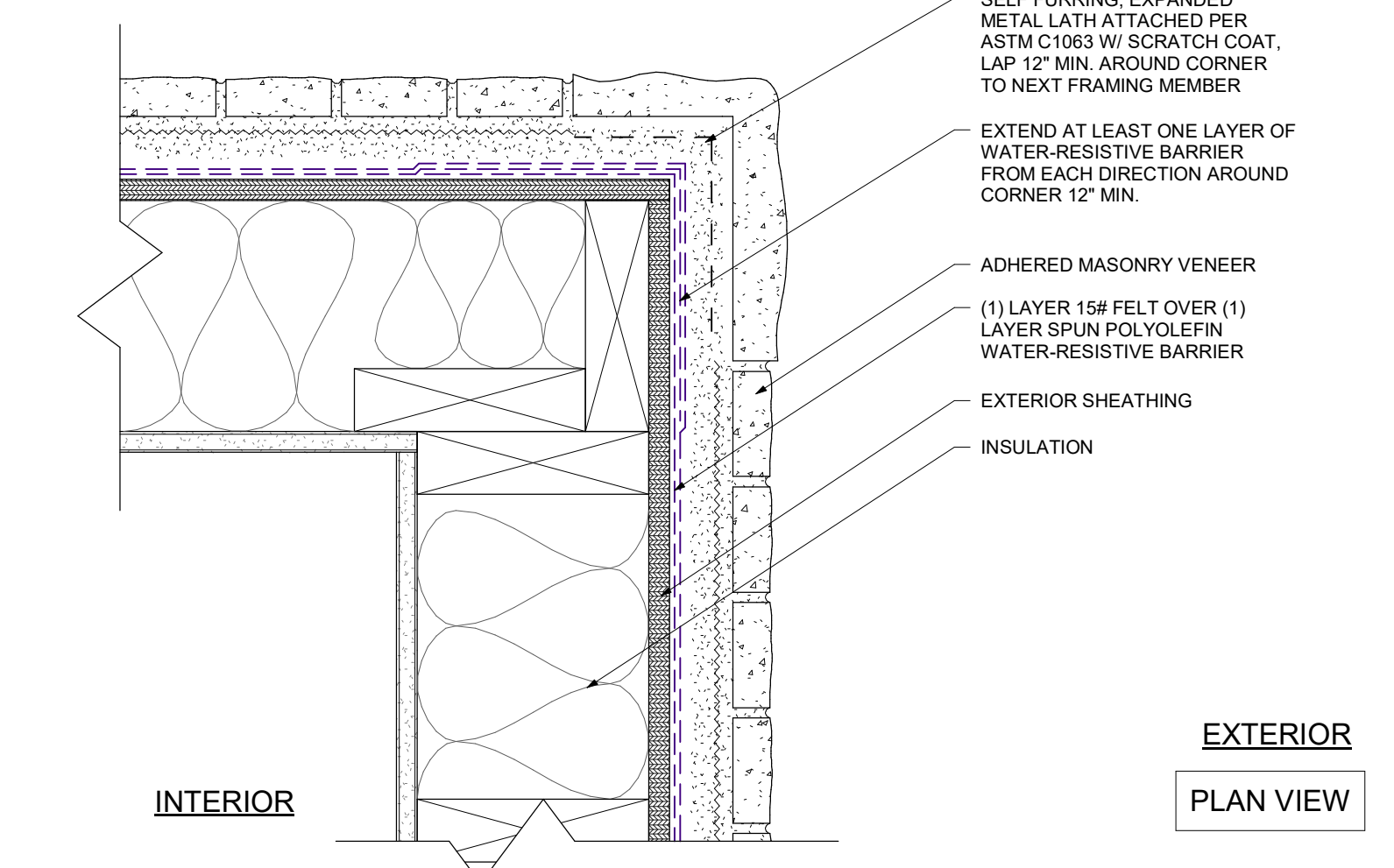
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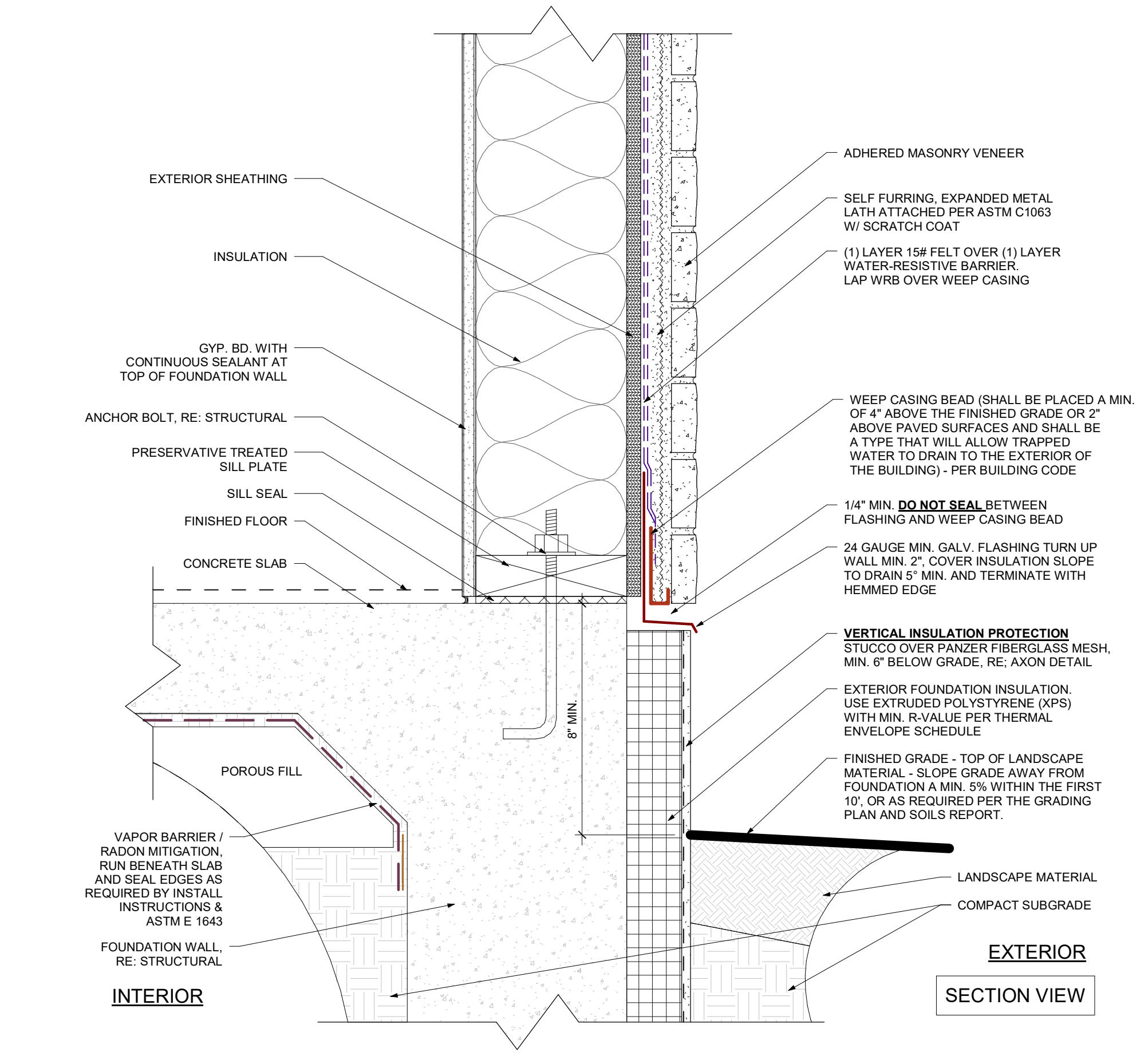
5 ADHERED MASONRY - PORCH COLUMN
3" = 1'-0"



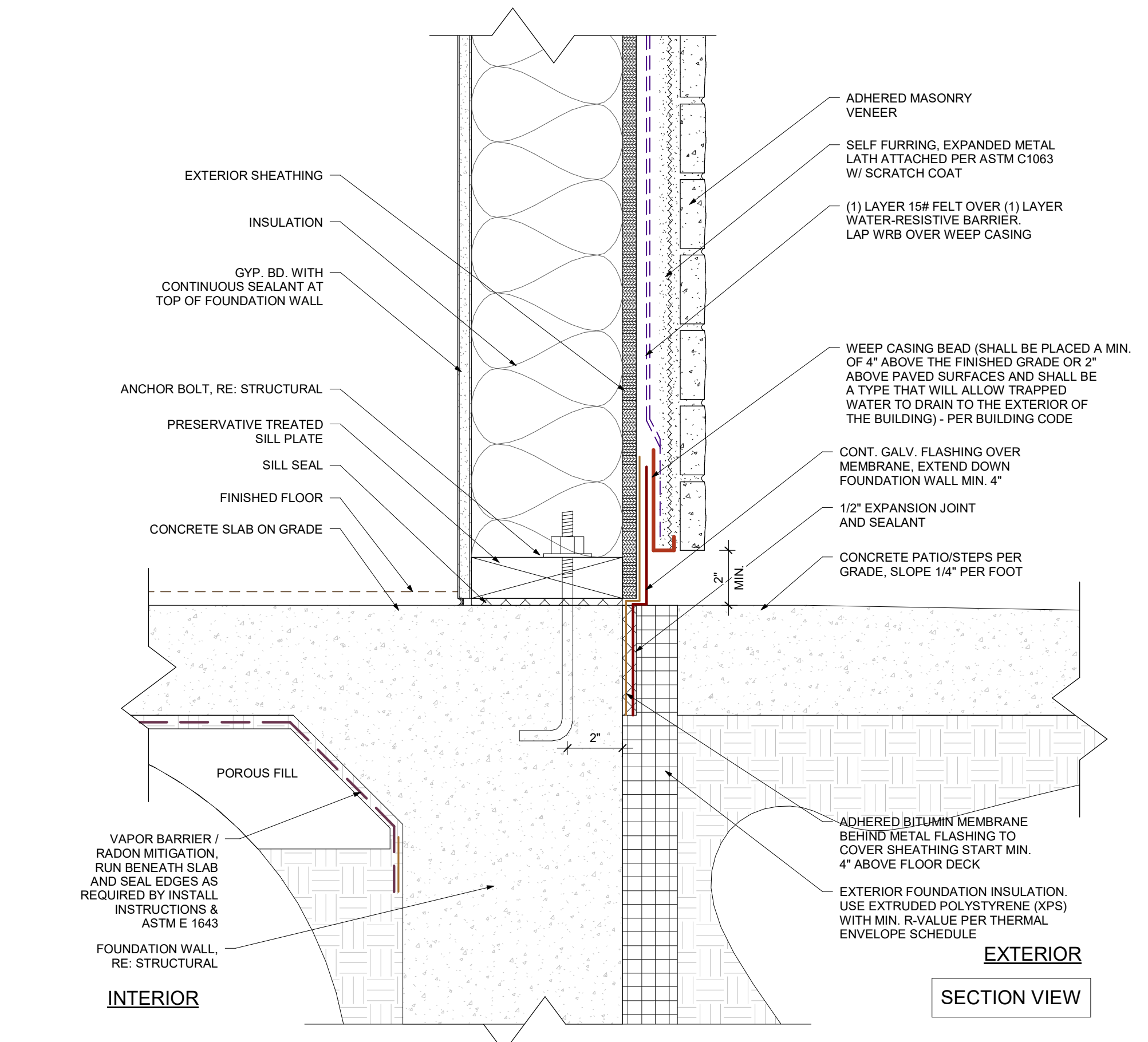
4 ADHERED MASONRY - INSIDE CORNER
3" = 1'-0"



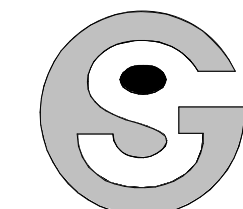
3 ADHERED MASONRY - OUTSIDE CORNER
3" = 1'-0"

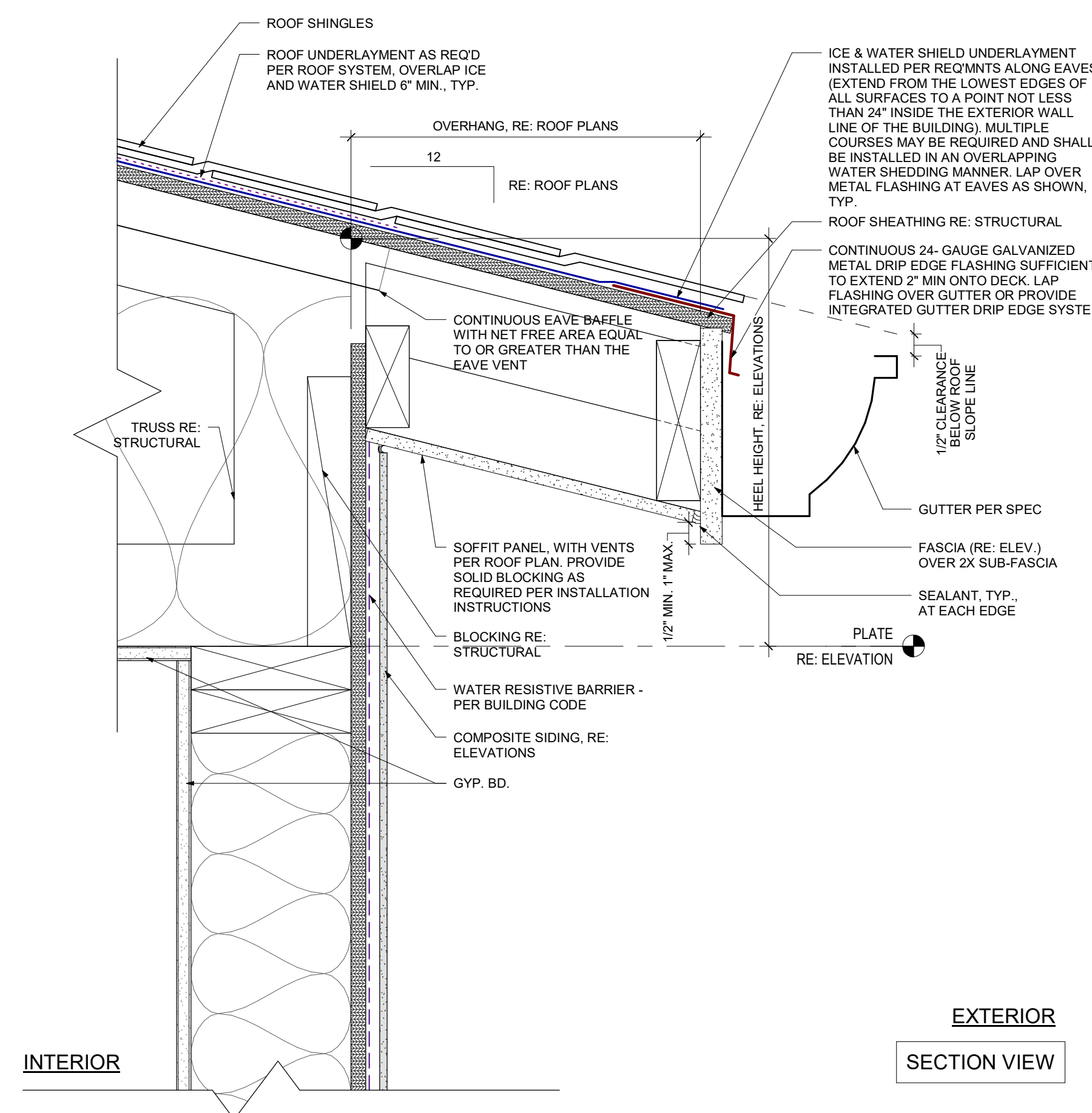
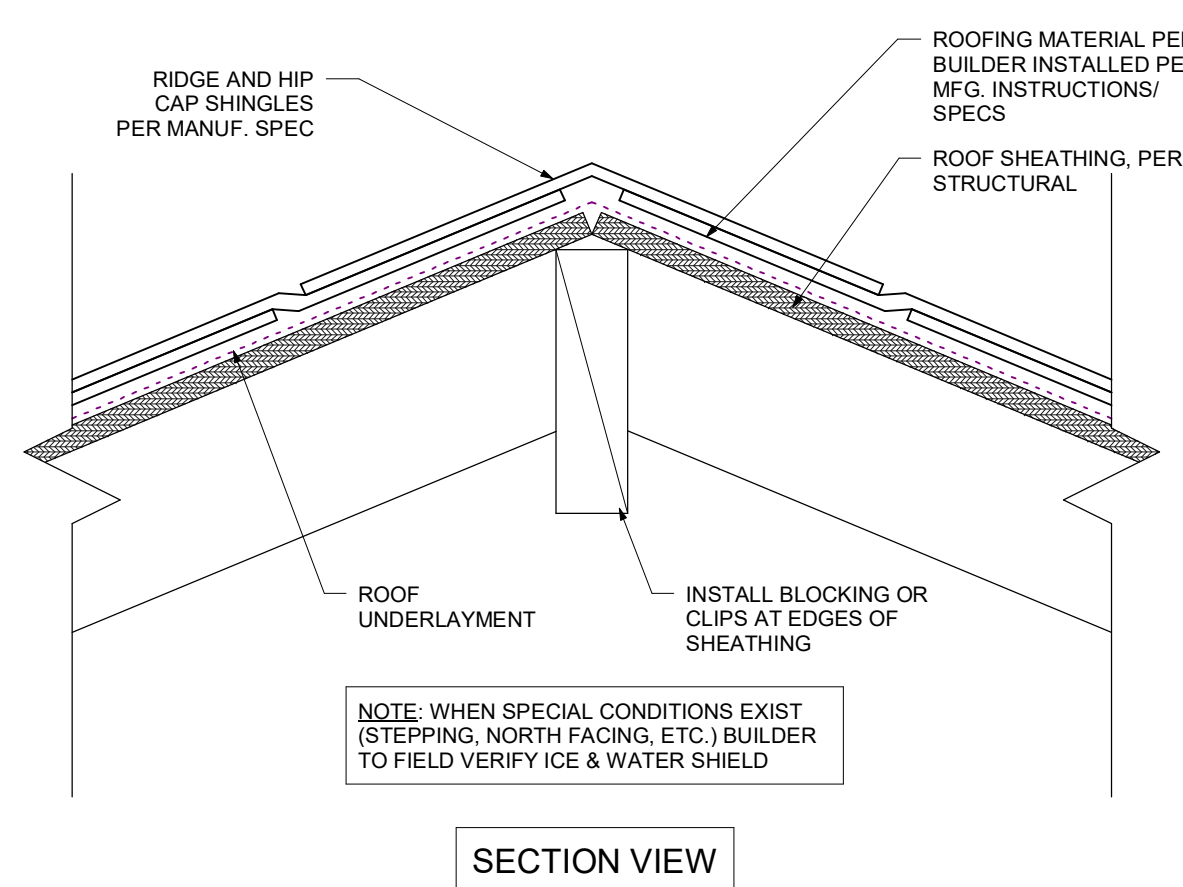
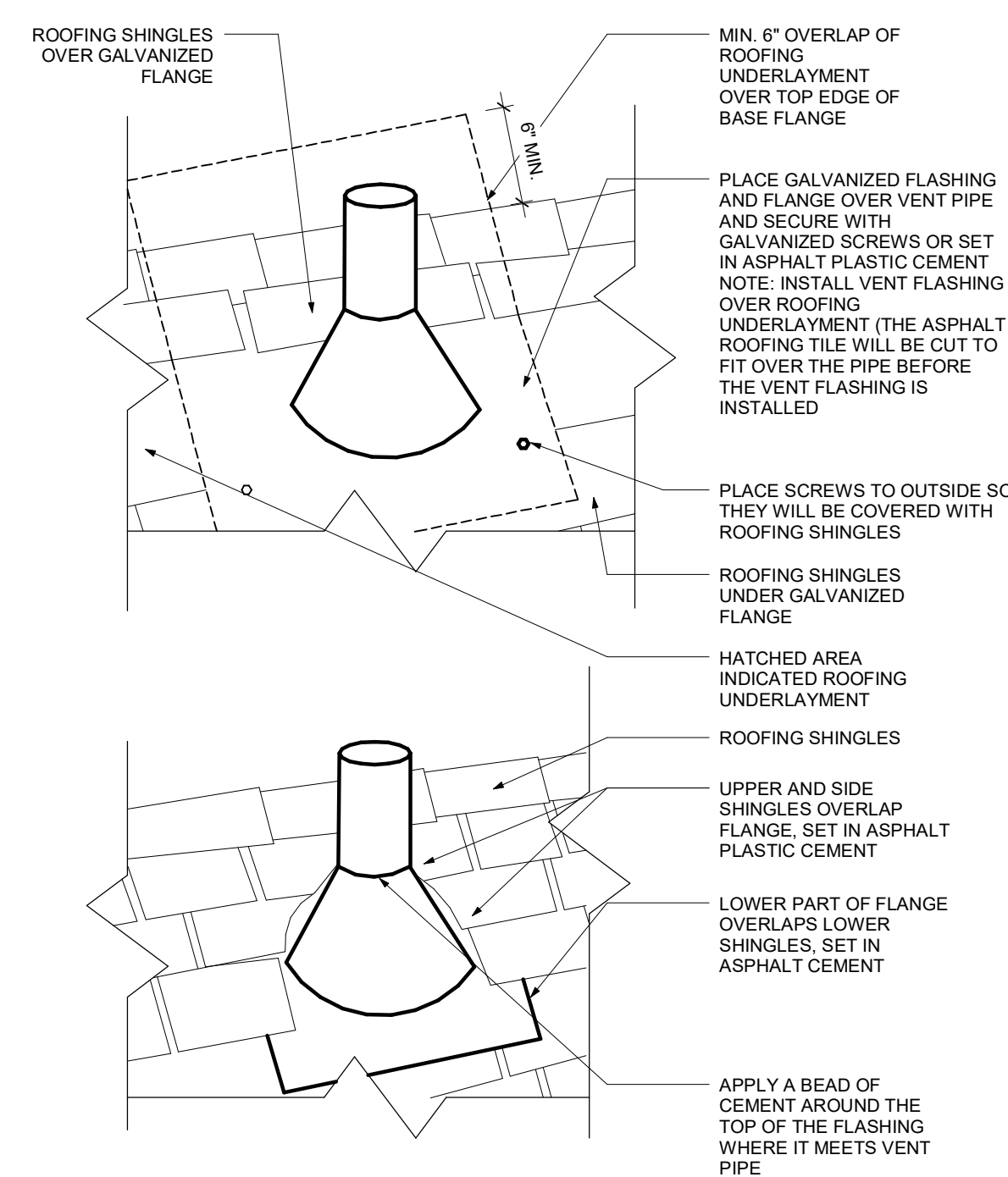
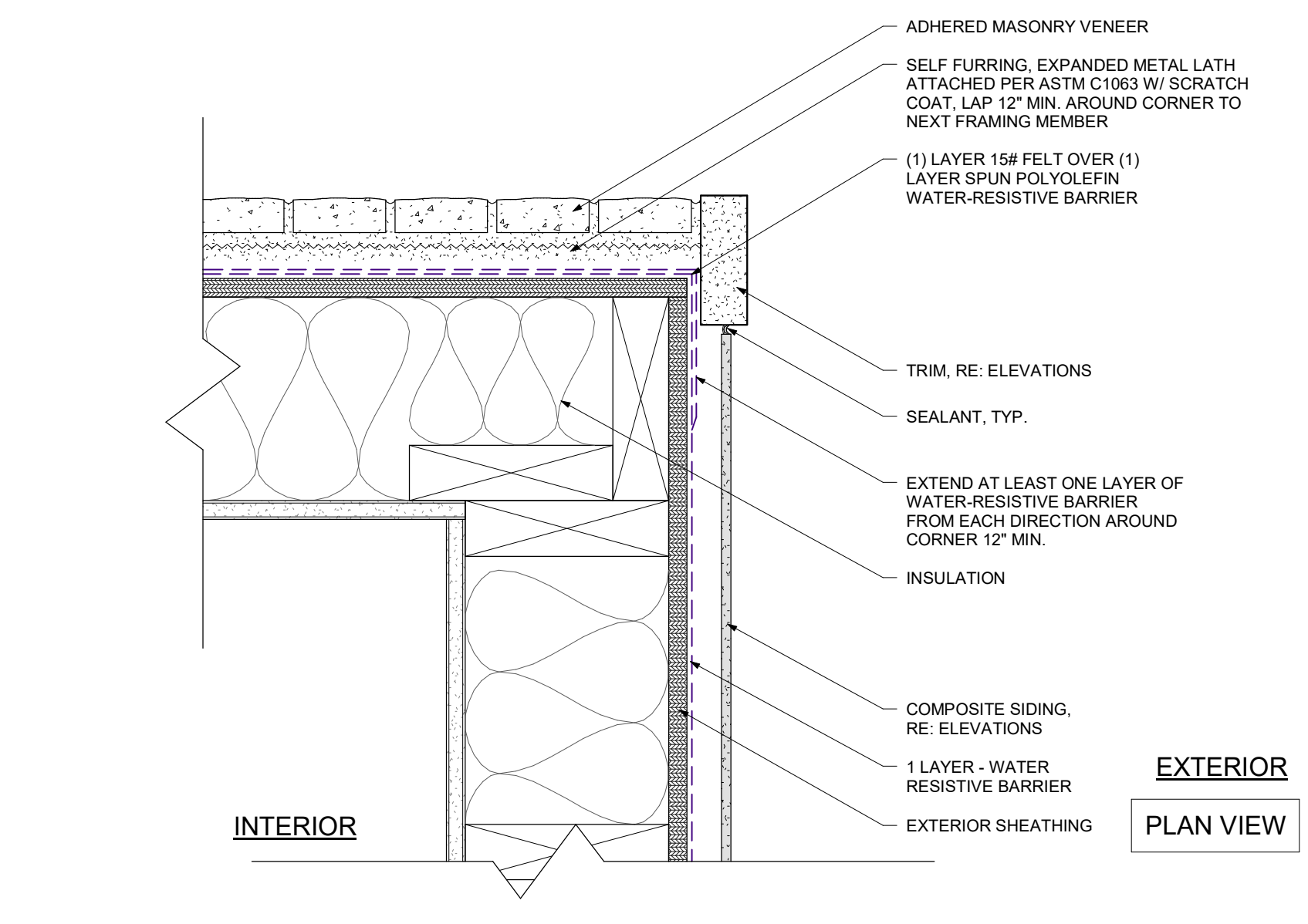
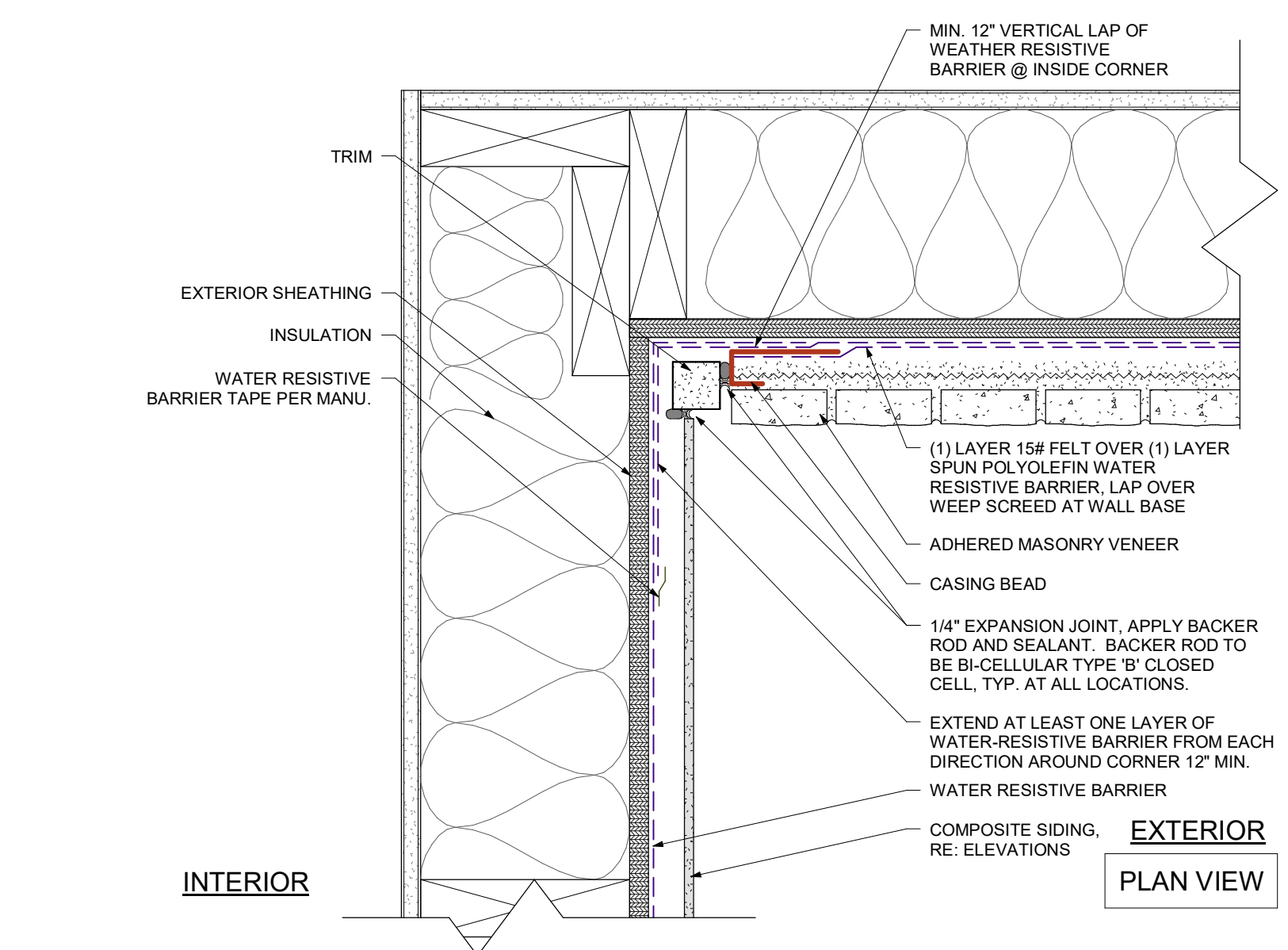
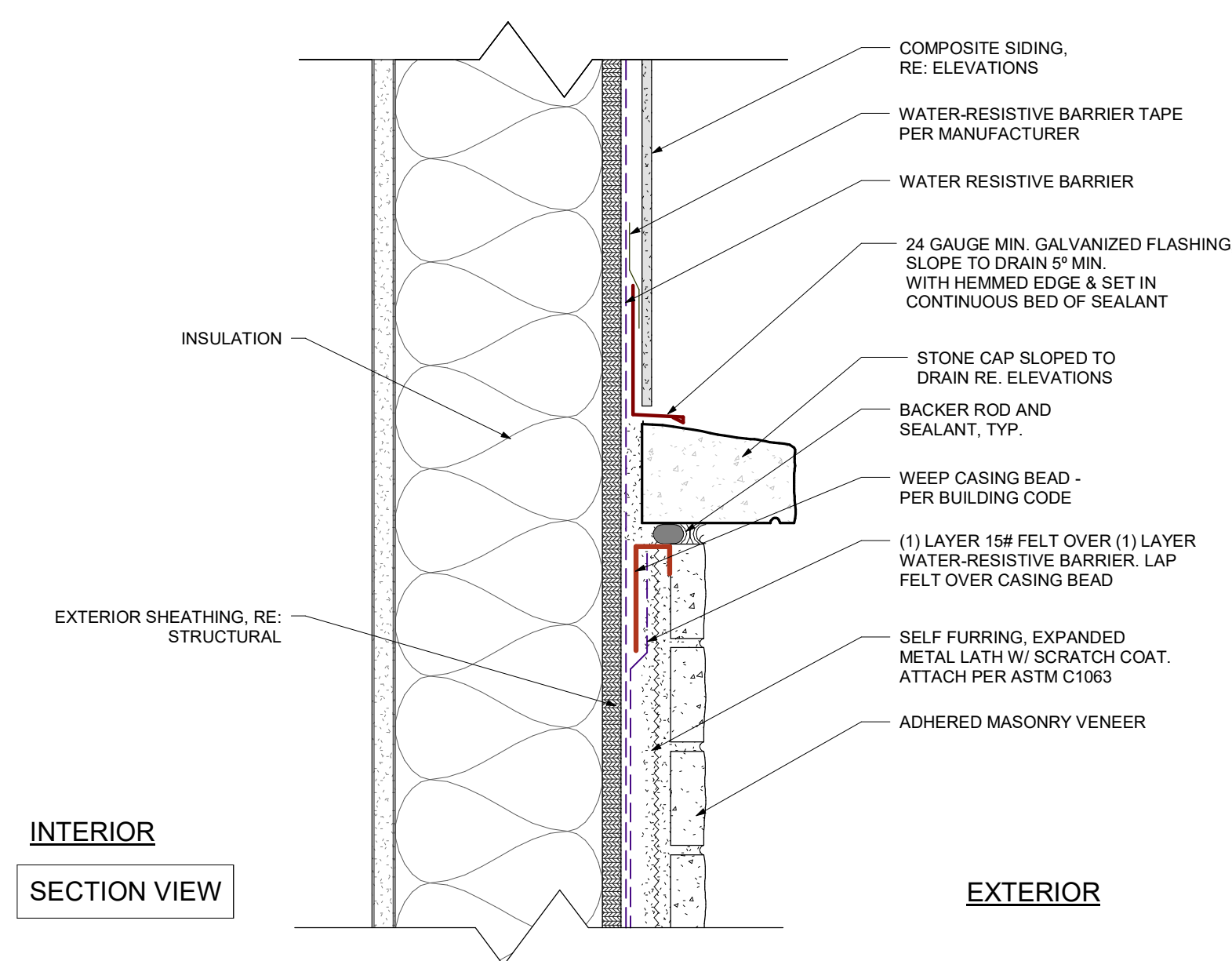


2 ADHERED MASONRY - BASE OF WALL AT GRADE
3" = 1'-0"



1 ADHERED MASONRY - BASE OF WALL AT FLUSH PATIO
3" = 1'-0"

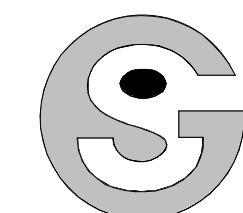




3 ASPHALT ROOF - VENT PENETRATION
3" = 1'-0"

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

1 ASPHALT ROOF - EAVE AT RAKED SOFFIT
3" = 1'-0"



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RESTROOM SPECIFICATIONS

A8.00

ALL ITEMS LISTED BELOW ARE TO BE VERIFIED IN THE FIELD BUT SIMILAR IN MATERIAL, QUALITY AND INTENT OF WHAT IS SHOWN.



STAINLESS STEEL, VANDALISM RESISTANT, ADA COMPLIANT HAND DRYER



VANDAL RESISTANT, ADA COMPLIANT, FROST RESISTANT INDOOR/OUTDOOR WATER COOLER W/ BOTTLE FILLER



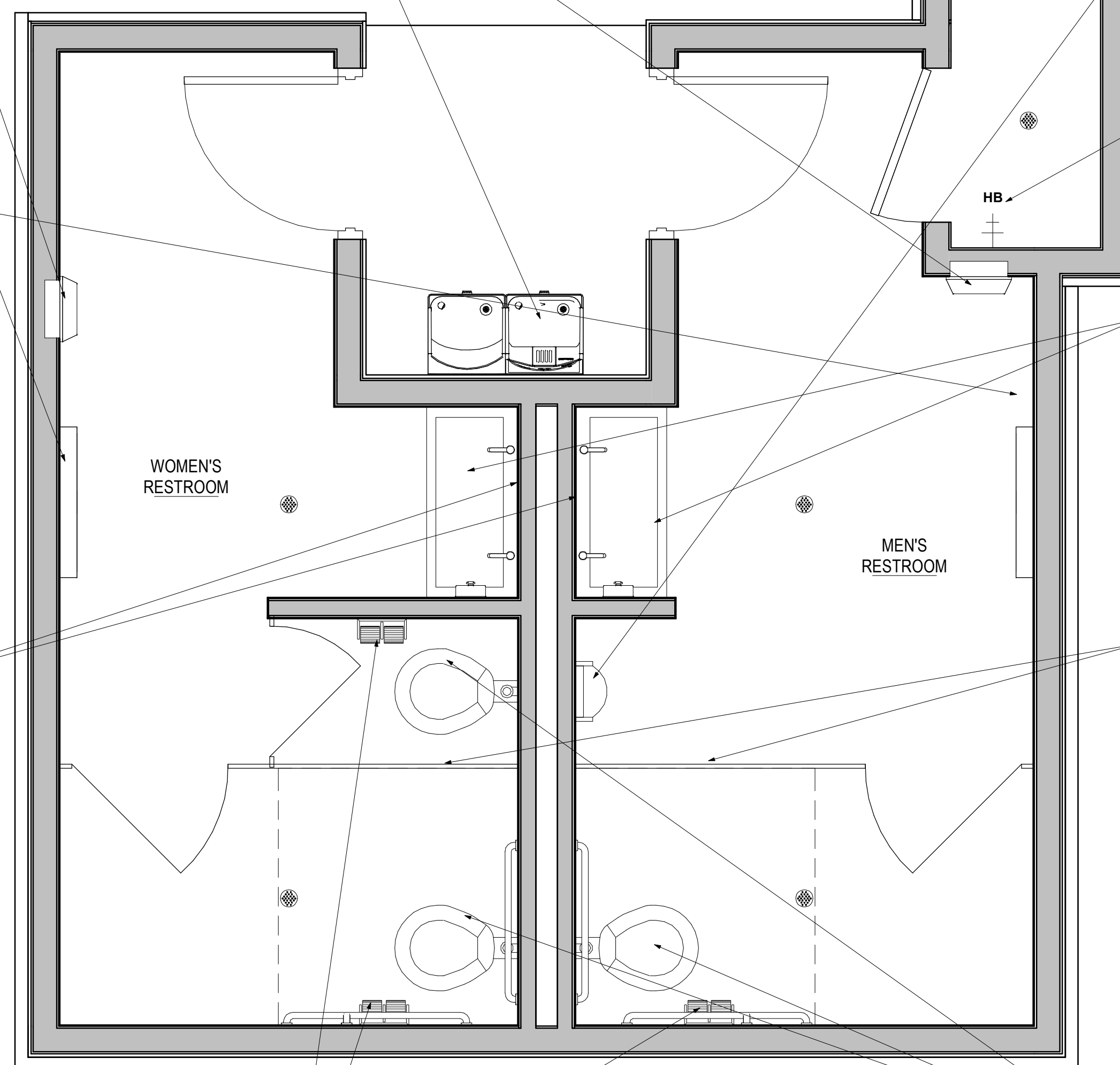
STAINLESS STEEL EXTERIOR, ADA COMPLIANT BABY CHANGING STATION



STAINLESS STEEL SURROUND, THEFT-RESISTANT WALL MIRROR



STAINLESS STEEL, ADA COMPLIANT W/ SANITARY TRASH RECEPTACLE



STAINLESS STEEL, ADA COMPLIANT URINAL



FREEZE PROOF HOSE BIB



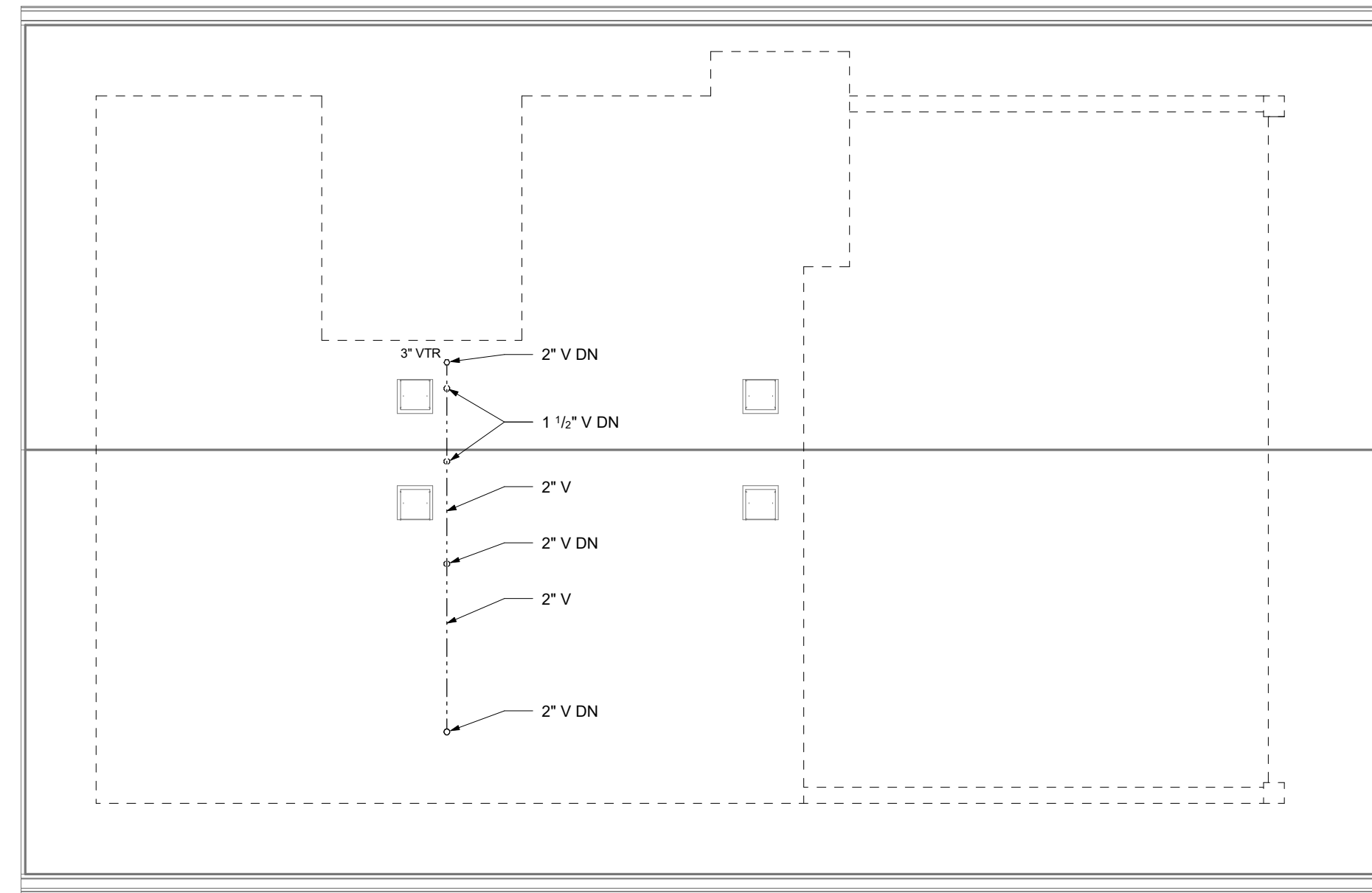
A SEAMLESS, ONE-PIECE, ADA COMPLIANT LAVATORY WITH TOUCHLESS FAUCET & SOAP

STAINLESS STEEL, ADA COMPLIANT, METAL PARTITION

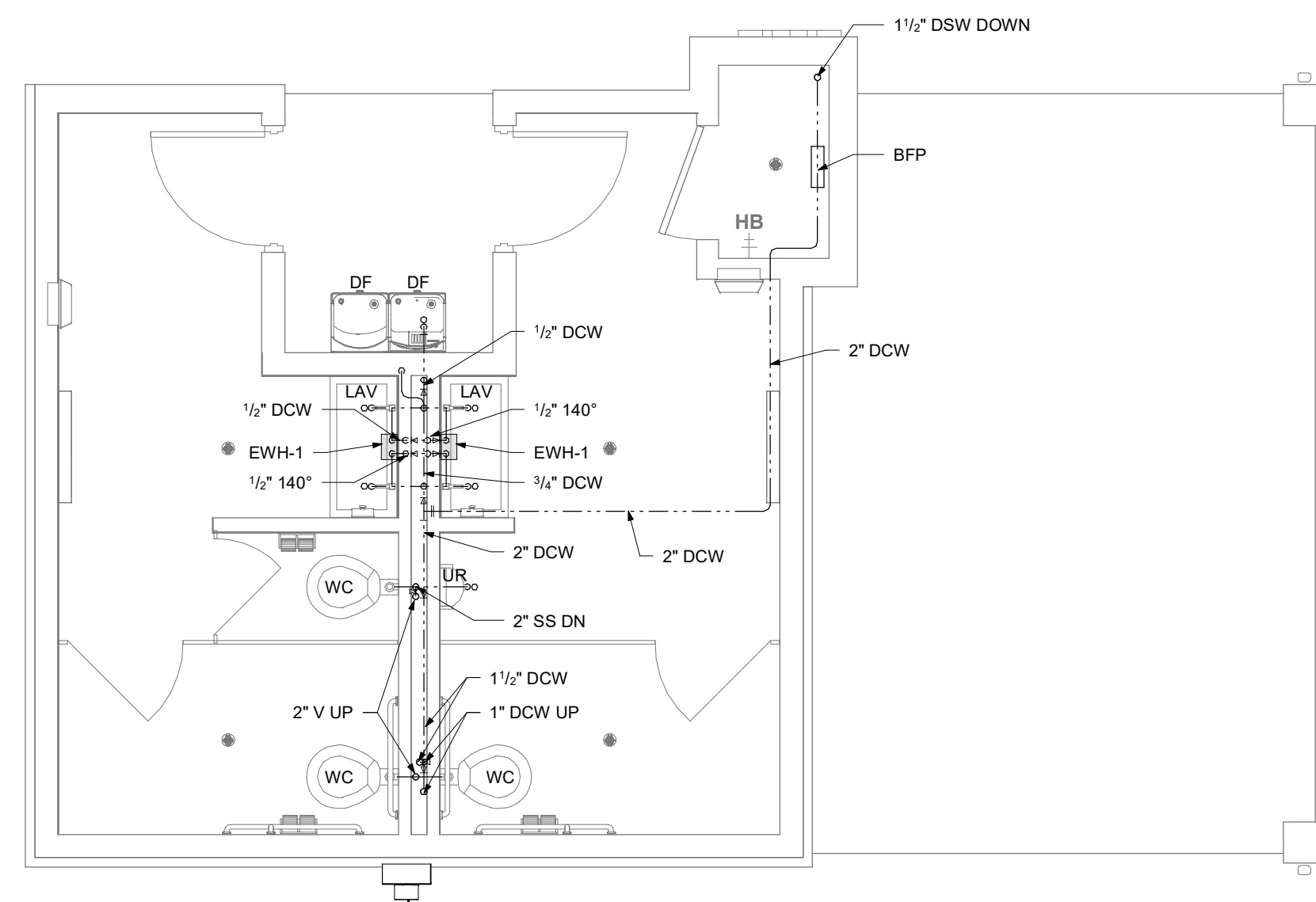


ADA COMPLIANT, VANDAL RESISTANT STAINLESS STEEL WALL HUNG TOILET

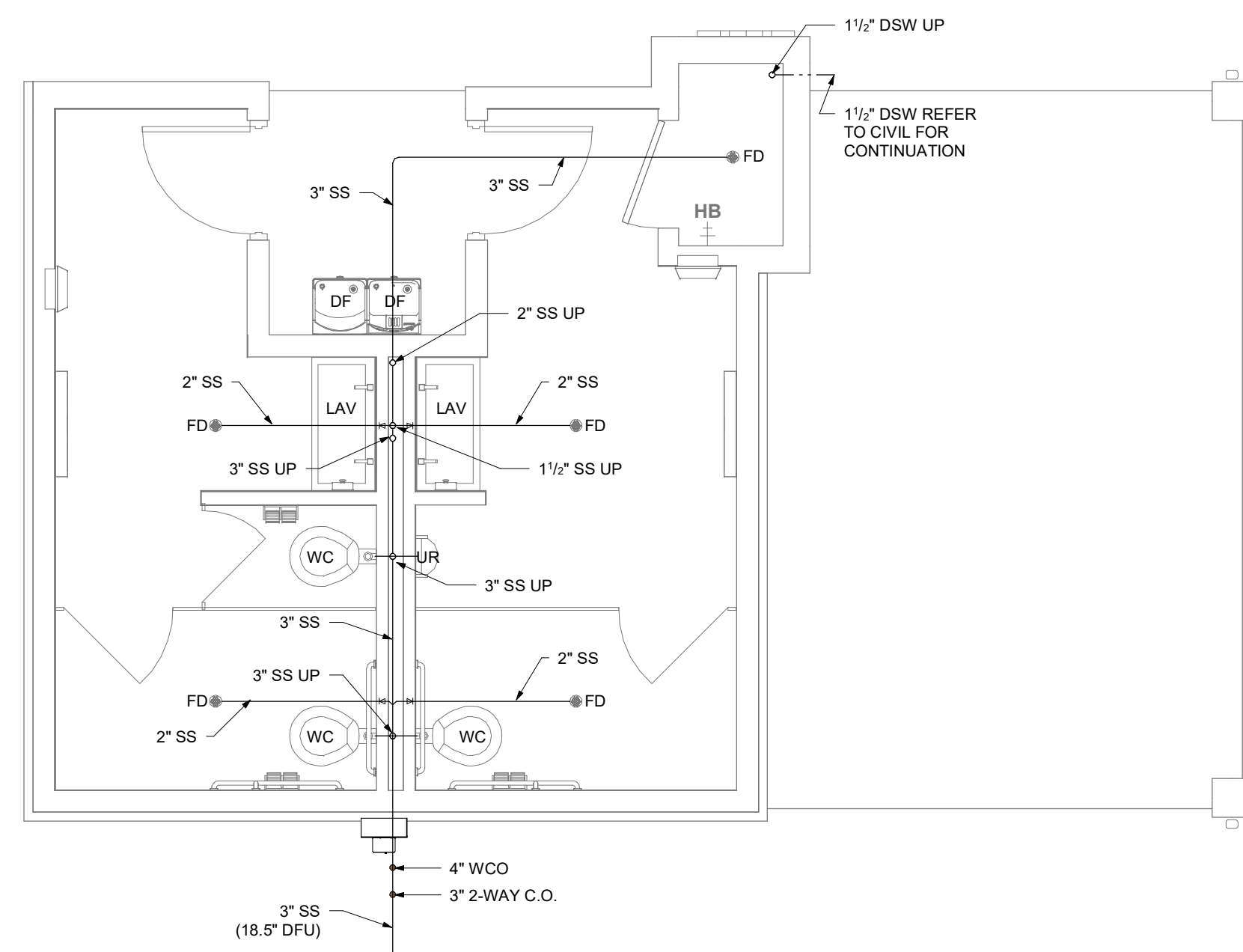




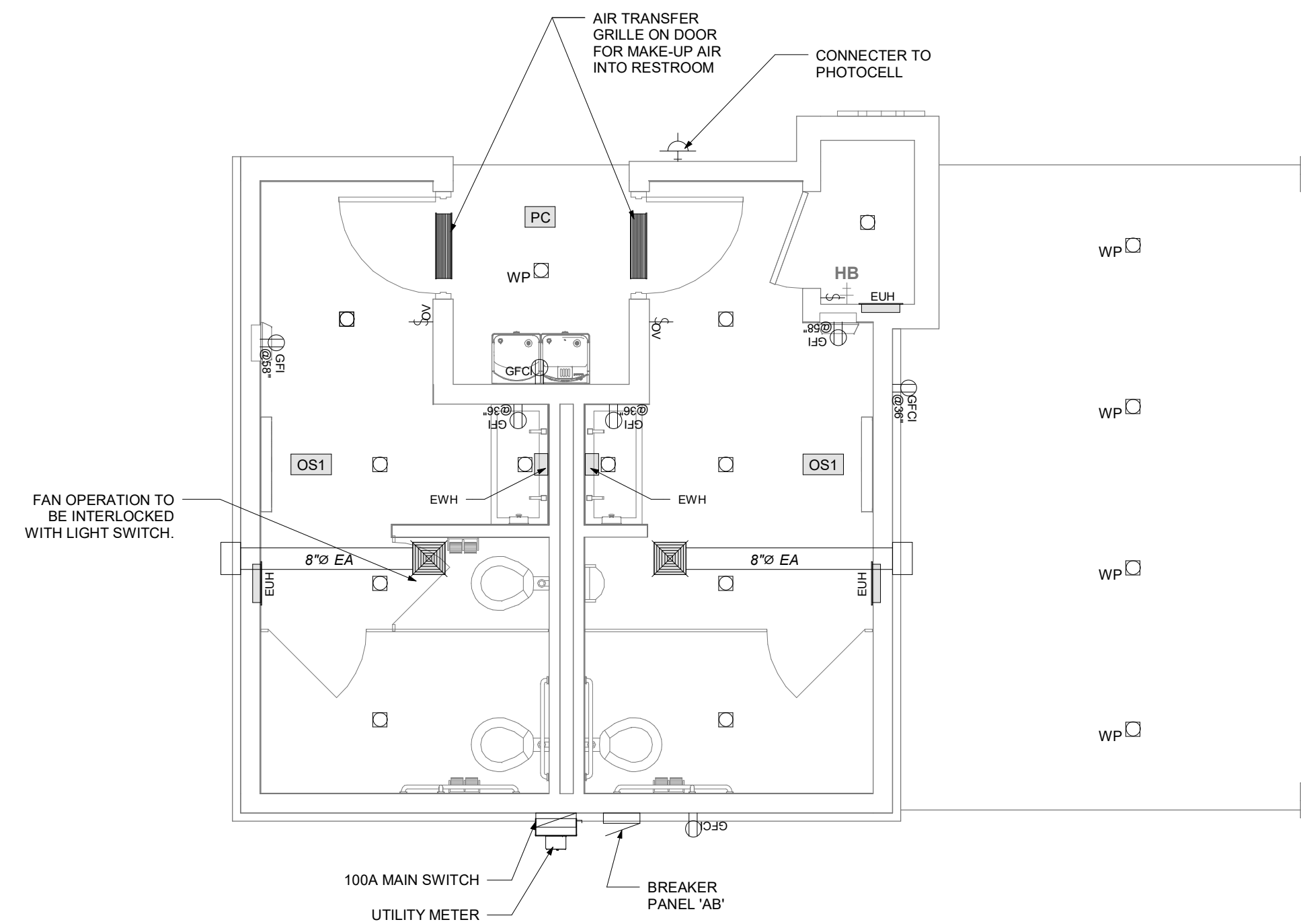
4 PLUMBING ROOF LAYOUT
1/4" = 1'-0"



2 PLUMBING LAYOUT
1/4" = 1'-0"

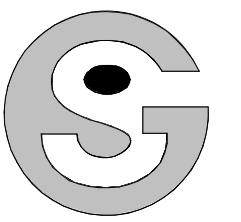


3 PLUMBING UNDERGROUND LAYOUT
1/4" = 1'-0"



1 ELECTRICAL & MECHANICAL LAYOUT
1/4" = 1'-0"

MEP SYMBOLS	
	STANDARD DUPLEX OUTLET
	DUPLEX OUTLET - GROUND FAULT CIRCUIT INTERRUPTER INSTALLED AT MIN. 36" ABOVE FFE
	DUPLEX OUTLET - GFI W/ WEATHER PROOF
	EXHAUST FAN
	ELECTRIC UNIT HEATER
	ELECTRIC WATER HEATER
	WALL MOUNTED OCCUPANCY SENSOR WITH INTEGRAL SWITCH
	PHOTOCELL
	BREAKER PANEL - BUILDER TO LOCATE PER SITE SPECIFIC CONDITIONS
	AIR TRANSFER GRILLE ON DOOR FOR MAKE-UP AIR INTO RESTROOM
	RECESSED CAN CEILING LIGHT FIXTURE
	RECESSED CAN CEILING LIGHT FIXTURE - WATER PROOF
	EXTERIOR WALL MOUNT LIGHT FIXTURE
	SINGLE SWITCH
	MANUAL OVERRIDE SWITCH
	VENT
	DOMESTIC COLD WATER
	BACKFLOW PREVENTER
	FLOOR DRAIN



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NO.	DESCRIPTION

MEP LAYOUTS

MEP1.0

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