

GENERAL WALL AND PARTITION NOTES

- CONTRACTOR SHALL REFERENCE SPECIFIED U.L. ASSEMBLIES ON SHEET G-007 FOR ALLOWABLE PRODUCTS / MATERIALS AND THEIR RESPECTIVE INSTALLATION REQUIREMENTS.
- INSTALL 5/8" THICK MOLD & MOISTURE-RESISTANT GYPSUM BOARD AT BATHROOM WALL FACES. GYPSUM BOARD SHALL BE U.L. CLASSIFIED AT RATED ASSEMBLIES.
- U.L. CLASSIFIED GLASS FIBER BATT INSULATION MAY BE SUBSTITUTED WITH MINERAL WOOL BATT INSULATION (SAME THICKNESS). REFER TO U.L. ASSEMBLIES FOR INSTALLATION REQUIREMENTS.
- UNIT DEMISING WALLS AND CORRIDOR WALLS SHALL HAVE A 50 STC RATING (MINIMUM).
- PROVIDE LEVEL 04 GYPSUM BOARD FINISH WITH SPATTER KNOCKDOWN TEXTURE / FINISH (TYPICAL AT INTERIOR WALL AND CEILING SURFACES). PRIME AND PAINT.
- REFER TO STRUCTURAL DRAWINGS FOR STUD GRADES / LOCATIONS, SHEARWALL SCHEDULE, STUD BRACING REQUIREMENTS, AND SEISMIC DESIGN.
- THE BUILDING ENVELOPE AND INTERIOR DWELLING UNIT DEMISING / CORRIDOR WALLS MUST BE THOROUGHLY SEALED TO PASS AIR INFILTRATION TESTING AS REQUIRED UNDER THE ENERGY STAR FOR HOMES CERTIFICATION PROCESS. INSTALL WATER-BASED ELASTOMERIC SPRAY SEALANT EQUAL TO ECOSAL+ BY KNAUF INSULATION TO SEAL ALL PENETRATIONS AND JOINTS IN THE BUILDING ENVELOPE. AREAS INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING: WALL STUDS, ALONG 2x TOP PLATES, ALONG 2x BOTTOM PLATES, WALL SHEATHING JOINTS, PERIMETER OF WINDOW AND DOOR OPENINGS, AROUND THERMAL ENVELOPE AND UNIT DEMISING WALL PENETRATIONS. ECOSAL+ MUST BE INSTALLED BY TRAINED APPLICATORS. INSTALL FULL STRIPS OF SILL SEAL FOAM GASKET ALONG TOP PLATES, BOTTOM PLATES, AROUND WINDOWS AND DOORS. CAULK ALL DUCT WALL PENETRATIONS, ELECTRICAL CONDUIT / BOX WALL PENETRATIONS, AND LIGHT FIXTURE BOX PENETRATIONS. CONTRACTOR TO CONSULT WITH THE ENERGY STAR RATER REGARDING APPLICATION AREAS, BEST PRACTICES, AND METHODS PRIOR TO PROCEEDING WITH INSTALLATION.
- ALL WALL AND PARTITION ASSEMBLIES (FIRE-RATED AND NON-RATED), THROUGH WALL PENETRATIONS (PLUMBING, HVAC, ELECTRICAL), WINDOW AND DOOR OPENINGS, AND ROOF ASSEMBLY PENETRATIONS SHALL HAVE HIGH-GRADE, LOW/NO VOC PERIMETER SEALANT INSTALLED (USE FIRESTOP SEALANT WHERE REQUIRED) TO FORM AN AIR-TIGHT ENVELOPE FOR A HERS INDEX SCORE BETWEEN 60-66. COORDINATE FRAMERS, PLUMBERS, HVAC INSTALLERS, INSULATORS, AND DRYWALL TRADES TO MINIMIZE UNCONTROLLED AIR LEAKAGE PATHWAYS BETWEEN RESIDENTIAL UNITS BY SEALING ALL PENETRATIONS IN WALLS, CEILINGS, AND FLOORS IN THE UNITS.

WALL TYPES

(NOTE: INSTALL 5/8" THICK MOLD & MOISTURE-RESISTANT GYPSUM BOARD AT BATHROOM WALL FACES. GYPSUM BOARD SHALL BE U.L. CLASSIFIED AT RATED ASSEMBLIES)

- W1 EXTERIOR WALL ASSEMBLY:** EXTERIOR SIDING (REFER TO BUILDING ELEVATIONS FOR TYPES AND LOCATIONS) OVER COMMERCIAL GRADE AIR & MOISTURE BARRIER WITH INTEGRAL DRAINAGE PLANE EQUAL TO DUPONT™ TYVEK® DRAINWRAP™ OVER 1/2" THICK O.S.B. SHEATHING, OVER 2x6 PRECUT WOOD STUDS (8'-8 5/8") SPACED 16" ON CENTER, MAX. REFER TO STRUCTURAL DRAWINGS FOR SHEARWALL LOCATIONS, STUD BRACING, AND SEISMIC DESIGN REQUIREMENTS. AT INTERIOR WALL FACE, INSTALL (1) LAYER OF 5/8" THICK GYPSUM BOARD, PROVIDE LEVEL 04 GYPSUM BOARD FINISH WITH SPATTER KNOCKDOWN TEXTURE / FINISH. PRIME AND PAINT. FILL STUD CAVITIES FULL WITH GLASS FIBER BATT INSULATION (R-21) MINIMUM. NOTE: (2) LAYERS OF AIR / MOISTURE BARRIER ARE REQUIRED BEHIND MANUFACTURED STONE VENEER. FIRST LAYER SHALL BE A #15 BUILDING FELT OR FLUID APPLIED MOISTURE BARRIER PRIOR TO INSTALLING TYVEK DRAINWRAP.
- W2 1-HOUR RATED EXTERIOR WALL ASSEMBLY (U.L. DESIGN NO. U359):** EXTERIOR SIDING (REFER TO BUILDING ELEVATIONS FOR TYPES AND LOCATIONS) OVER COMMERCIAL GRADE AIR & MOISTURE BARRIER WITH INTEGRAL DRAINAGE PLANE EQUAL TO DUPONT™ TYVEK® DRAINWRAP™ OVER 1/2" THICK O.S.B. SHEATHING, OVER 2x6 PRECUT WOOD STUDS (8'-8 5/8") SPACED 16" ON CENTER, MAX. REFER TO STRUCTURAL DRAWINGS FOR SHEARWALL LOCATIONS, STUD BRACING, AND SEISMIC DESIGN REQUIREMENTS. AT INTERIOR WALL FACE, INSTALL (1) LAYER OF 5/8" THICK GYPSUM BOARD, PROVIDE LEVEL 04 GYPSUM BOARD FINISH WITH SPATTER KNOCKDOWN TEXTURE / FINISH. PRIME AND PAINT. FILL STUD CAVITIES FULL WITH GLASS FIBER BATT INSULATION (R-21) MINIMUM.
- W3 ELEVATOR ENCLOSURE CMU ASSEMBLY (U.L. DESIGN NO. U935):** 8x8x16 STEEL REINFORCED CMU IN RUNNING BOND PATTERN WALL ASSEMBLY. AT INTERIOR WALL FACE, INSTALL (1) LAYER OF 5/8" THICK GYPSUM BOARD OVER 7/8" METAL FURRING, SPACED 16" ON CENTER, MAX. REFER TO STRUCTURAL DRAWINGS / SPECIFICATIONS FOR STEEL REINFORCING AND BOND BEAM REQUIREMENTS.
- W4 ELEVATOR ENCLOSURE CMU ASSEMBLY (U.L. DESIGN NO. U935):** 8x8x16 STEEL REINFORCED CMU IN RUNNING BOND PATTERN WALL ASSEMBLY. AT INTERIOR WALL FACE, INSTALL (1) LAYER OF 5/8" THICK GYPSUM BOARD OVER 2x WOOD FURRING, SPACED 16" ON CENTER, MAX. REFER TO STRUCTURAL DRAWINGS / SPECIFICATIONS FOR STEEL REINFORCING AND BOND BEAM REQUIREMENTS.

KEYNOTES

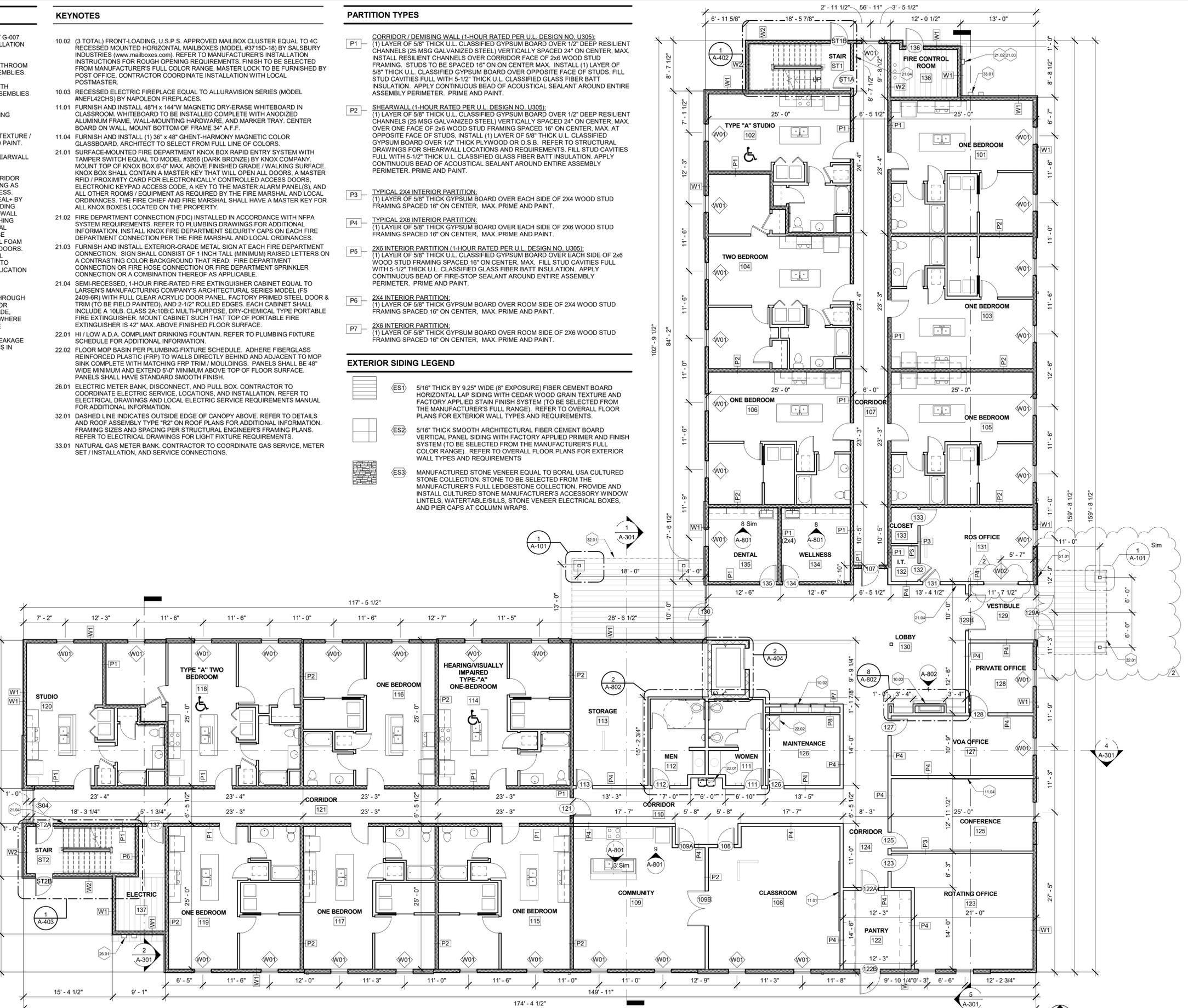
- (3 TOTAL) FRONT-LOADING, U.S.P.S. APPROVED MAILBOX CLUSTER EQUAL TO 4C RECESSED MOUNTED HORIZONTAL MAILBOXES (MODEL #3715D-18) BY SALSURY INDUSTRIES (www.mailboxes.com). REFER TO MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR ROUGH OPENING REQUIREMENTS. FINISH TO BE SELECTED FROM MANUFACTURER'S FULL COLOR RANGE. MASTER LOCK TO BE FURNISHED BY POST OFFICE. CONTRACTOR COORDINATE INSTALLATION WITH LOCAL POSTMASTER.
- RECESSED ELECTRIC FIREPLACE EQUAL TO ALLURAVISION SERIES (MODEL #NEFL42CHS) BY NAPOLEON FIREPLACES.
- FURNISH AND INSTALL 48" x 144" MAGNETIC DRY-ERASE WHITEBOARD IN CLASSROOM. WHITEBOARD TO BE INSTALLED COMPLETE WITH ANODIZED ALUMINUM FRAME, WALL-MOUNTING HARDWARE, AND MARKER TRAY. CENTER BOARD ON WALL, MOUNT BOTTOM OF FRAME 34" A.F.F.
- FURNISH AND INSTALL (1) 36" x 48" GHENT-HARMONY MAGNETIC COLOR GLASSBOARD. ARCHITECT TO SELECT FROM FULL LINE OF COLORS.
- SURFACE-MOUNTED FIRE DEPARTMENT KNOX BOX RAPID ENTRY SYSTEM WITH TAMPER SWITCH EQUAL TO MODEL #3266 (DARK BRONZE) BY KNOX COMPANY. MOUNT TOP OF KNOX BOX 6'-0" MAX. ABOVE FINISHED GRADE / WALKING SURFACE. KNOX BOX SHALL CONTAIN A MASTER KEY THAT WILL OPEN ALL DOORS. A MASTER RFID / PROXIMITY CARD FOR ELECTRONICALLY CONTROLLED ACCESS DOORS, ELECTRONIC KEYPAD ACCESS CODE, A KEY TO THE MASTER ALARM PANEL(S), AND ALL OTHER ROOMS / EQUIPMENT AS REQUIRED BY THE FIRE MARSHAL AND LOCAL ORDINANCES. THE FIRE CHIEF AND FIRE MARSHAL SHALL HAVE A MASTER KEY FOR ALL KNOX BOXES LOCATED ON THE PROPERTY.
- FIRE DEPARTMENT CONNECTION (FDC) INSTALLED IN ACCORDANCE WITH NFPA SYSTEM REQUIREMENTS. REFER TO PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION. INSTALL KNOX FIRE DEPARTMENT SECURITY CAPS ON EACH FIRE DEPARTMENT CONNECTION PER THE FIRE MARSHAL AND LOCAL ORDINANCES.
- FURNISH AND INSTALL EXTERIOR-GRADE METAL SIGN AT EACH FIRE DEPARTMENT CONNECTION. SIGN SHALL CONSIST OF 1 INCH TALL (MINIMUM) RAISED LETTERS ON A CONTRASTING COLOR BACKGROUND THAT READ: FIRE DEPARTMENT CONNECTION OR FIRE HOSE CONNECTION OR FIRE DEPARTMENT SPRINKLER CONNECTION OR A COMBINATION THEREOF AS APPLICABLE.
- SEMI-RECESSED, 1-HOUR FIRE-RATED FIRE EXTINGUISHER CABINET EQUAL TO LARSEN'S MANUFACTURING COMPANY'S ARCHITECTURAL SERIES MODEL (FS 2409-6R) WITH FULL CLEAR ACRYLIC DOOR PANEL, FACTORY PRIMED STEEL DOOR & TRIM (TO BE FIELD PAINTED), AND 2-1/2" ROLLED EDGES. EACH CABINET SHALL INCLUDE A 10LB. CLASS 2A:10B:C MULTI-PURPOSE, DRY-CHEMICAL TYPE PORTABLE FIRE EXTINGUISHER. MOUNT CABINET SUCH THAT TOP OF PORTABLE FIRE EXTINGUISHER IS 42" MAX. ABOVE FINISHED FLOOR SURFACE.
- H / LOW A.D.A. COMPLIANT DRINKING FOUNTAIN. REFER TO PLUMBING FIXTURE SCHEDULE FOR ADDITIONAL INFORMATION.
- FLOOR MOP BASIN PER PLUMBING FIXTURE SCHEDULE. ADHERE FIBERGLASS REINFORCED PLASTIC (FRP) TO WALLS DIRECTLY BEHIND AND ADJACENT TO MOP SINK COMPLETE WITH MATCHING FRP TRIM / MOUNDINGS. PANELS SHALL BE 48" WIDE MINIMUM AND EXTEND 5'-0" MINIMUM ABOVE TOP OF FLOOR SURFACE. PANELS SHALL HAVE STANDARD SMOOTH FINISH.
- ELECTRIC METER BANK, DISCONNECT, AND PULL BOX. CONTRACTOR TO COORDINATE ELECTRIC SERVICE, LOCATIONS, AND INSTALLATION. REFER TO ELECTRICAL DRAWINGS AND LOCAL ELECTRIC SERVICE REQUIREMENTS MANUAL FOR ADDITIONAL INFORMATION.
- DASHED LINE INDICATES OUTSIDE EDGE OF CANOPY ABOVE. REFER TO DETAILS AND ROOF ASSEMBLY TYPE "R2" ON ROOF PLANS FOR ADDITIONAL INFORMATION. FRAMING SIZES AND SPACING PER STRUCTURAL ENGINEER'S FRAMING PLANS. REFER TO ELECTRICAL DRAWINGS FOR LIGHT FIXTURE REQUIREMENTS.
- NATURAL GAS METER BANK. CONTRACTOR TO COORDINATE GAS SERVICE, METER SET / INSTALLATION, AND SERVICE CONNECTIONS.

PARTITION TYPES

- P1 CORRIDOR / DEMISING WALL (1-HOUR RATED PER U.L. DESIGN NO. U305):** (1) LAYER OF 5/8" THICK U.L. CLASSIFIED GYPSUM BOARD OVER 1/2" DEEP RESILIENT CHANNELS (25 MSB GALVANIZED STEEL) VERTICALLY SPACED 24" ON CENTER, MAX. INSTALL RESILIENT CHANNELS OVER CORRIDOR FACE OF 2x6 WOOD STUD FRAMING. STUDS TO BE SPACED 16" ON CENTER, MAX. INSTALL (1) LAYER OF 5/8" THICK U.L. CLASSIFIED GYPSUM BOARD OVER OPPOSITE FACE OF STUDS. FILL STUD CAVITIES FULL WITH 5-1/2" THICK U.L. CLASSIFIED GLASS FIBER BATT INSULATION. APPLY CONTINUOUS BEAD OF ACOUSTICAL SEALANT AROUND ENTIRE ASSEMBLY PERIMETER. PRIME AND PAINT.
- P2 SHEARWALL (1-HOUR RATED PER U.L. DESIGN NO. U305):** (1) LAYER OF 5/8" THICK U.L. CLASSIFIED GYPSUM BOARD OVER 1/2" DEEP RESILIENT CHANNELS (25 MSB GALVANIZED STEEL) VERTICALLY SPACED 24" ON CENTER, MAX. OVER ONE FACE OF 2x6 WOOD STUD FRAMING SPACED 16" ON CENTER, MAX. AT OPPOSITE FACE OF STUDS, INSTALL (1) LAYER OF 5/8" THICK U.L. CLASSIFIED GYPSUM BOARD OVER 1/2" THICK PLYWOOD OR O.S.B. REFER TO STRUCTURAL DRAWINGS FOR SHEARWALL LOCATIONS AND REQUIREMENTS. FILL STUD CAVITIES FULL WITH 5-1/2" THICK U.L. CLASSIFIED GLASS FIBER BATT INSULATION. APPLY CONTINUOUS BEAD OF ACOUSTICAL SEALANT AROUND ENTIRE ASSEMBLY PERIMETER. PRIME AND PAINT.
- P3 TYPICAL 2X4 INTERIOR PARTITION:** (1) LAYER OF 5/8" THICK GYPSUM BOARD OVER EACH SIDE OF 2X4 WOOD STUD FRAMING SPACED 16" ON CENTER, MAX. PRIME AND PAINT.
- P4 TYPICAL 2X6 INTERIOR PARTITION:** (1) LAYER OF 5/8" THICK GYPSUM BOARD OVER EACH SIDE OF 2X6 WOOD STUD FRAMING SPACED 16" ON CENTER, MAX. PRIME AND PAINT.
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- P6 2X4 INTERIOR PARTITION:** (1) LAYER OF 5/8" THICK GYPSUM BOARD OVER ROOM SIDE OF 2X4 WOOD STUD FRAMING SPACED 16" ON CENTER, MAX. PRIME AND PAINT.
- P7 2X6 INTERIOR PARTITION:** (1) LAYER OF 5/8" THICK GYPSUM BOARD OVER ROOM SIDE OF 2X6 WOOD STUD FRAMING SPACED 16" ON CENTER, MAX. PRIME AND PAINT.

EXTERIOR SIDING LEGEND

- ES1** 5/16" THICK BY 9.25" WIDE (8" EXPOSURE) FIBER CEMENT BOARD HORIZONTAL LAP SIDING WITH CEDAR WOOD GRAIN TEXTURE AND FACTORY APPLIED STAIN FINISH SYSTEM (TO BE SELECTED FROM THE MANUFACTURER'S FULL RANGE). REFER TO OVERALL FLOOR PLANS FOR EXTERIOR WALL TYPES AND REQUIREMENTS.
- ES2** 5/16" THICK SMOOTH ARCHITECTURAL FIBER CEMENT BOARD VERTICAL PANEL SIDING WITH FACTORY APPLIED PRIMER AND FINISH SYSTEM (TO BE SELECTED FROM THE MANUFACTURER'S FULL COLOR RANGE). REFER TO OVERALL FLOOR PLANS FOR EXTERIOR WALL TYPES AND REQUIREMENTS.
- ES3** MANUFACTURED STONE VENEER EQUAL TO BORAL USA CULTURED STONE COLLECTION. STONE TO BE SELECTED FROM THE MANUFACTURER'S FULL LEDGESTONE COLLECTION. PROVIDE AND INSTALL CULTURED STONE MANUFACTURER'S ACCESSORY WINDOW LINTELS, WATERABLE/SILLS, STONE VENEER ELECTRICAL BOXES, AND PIER CAPS AT COLUMN WRAPS.



1 ENLARGED SQUARE COLUMN
1/4" = 1'-0"

2 FIRST FLOOR PLAN
1/8" = 1'-0"

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REVISION	DESCRIPTION	DATE
	PERMIT SET	3-5-18
Δ	Addendum 2	7-25-18

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FIRST FLOOR PLAN

A-101

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WALL TYPES

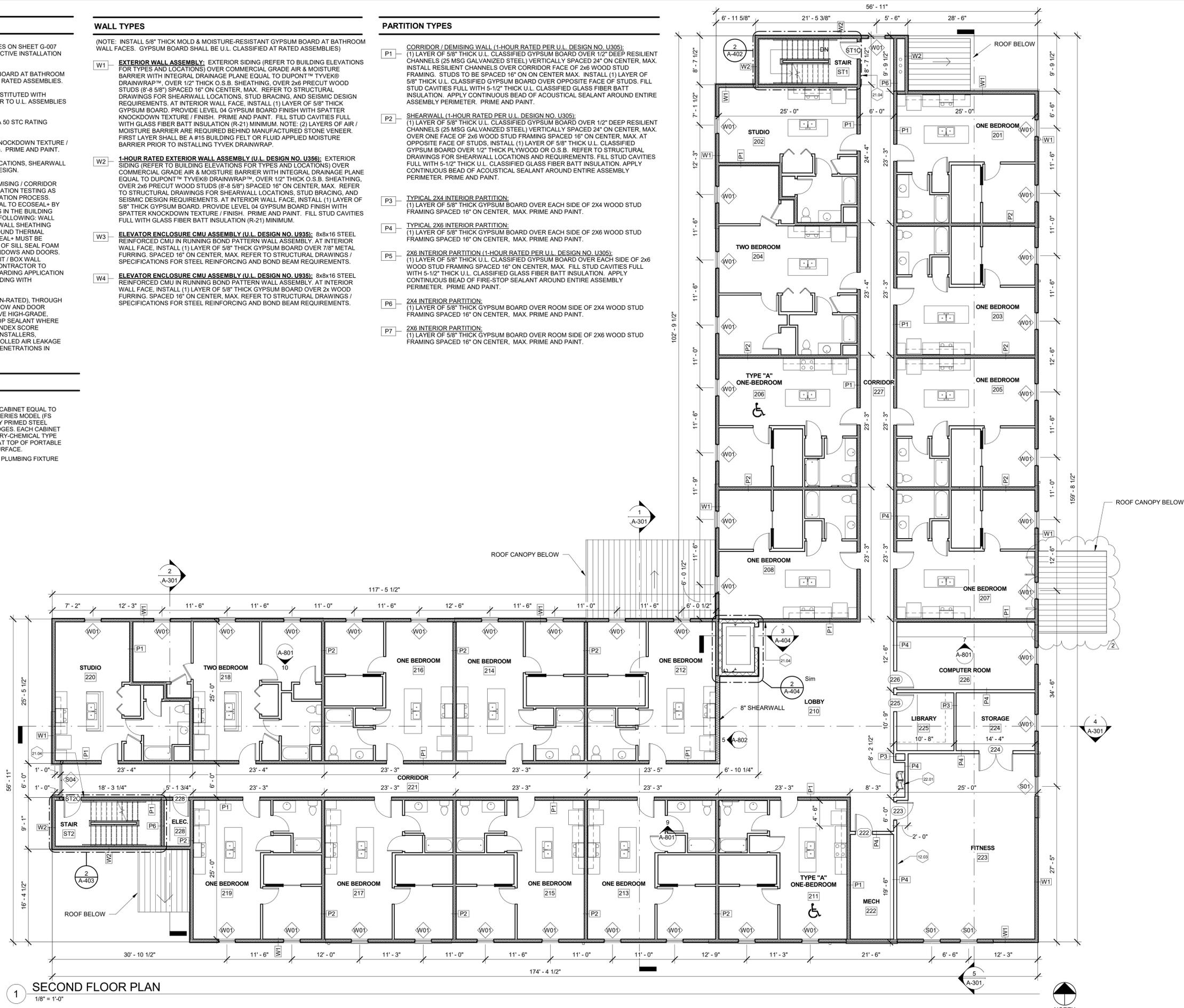
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KEYNOTES

- 12.03 FLOOR TO CEILING MIRRORS WALL TO WALL.
- 21.04 SEMI-RECESSED, 1-HOUR FIRE-RATED FIRE EXTINGUISHER CABINET EQUAL TO LARSEN'S MANUFACTURING COMPANY'S ARCHITECTURAL SERIES MODEL (FS 2409-6R) WITH FULL CLEAR ACRYLIC DOOR PANEL, FACTORY PRIMED STEEL DOOR & TRIM (TO BE FIELD PAINTED), AND 2-1/2" ROLLED EDGES. EACH CABINET SHALL INCLUDE A 10LB. CLASS 2A.10B.C MULTI-PURPOSE, DRY-CHEMICAL TYPE PORTABLE FIRE EXTINGUISHER. MOUNT CABINET SUCH THAT TOP OF PORTABLE FIRE EXTINGUISHER IS 42" MAX. ABOVE FINISHED FLOOR SURFACE.
- 22.01 HI / LOW A.D.A. COMPLIANT DRINKING FOUNTAIN. REFER TO PLUMBING FIXTURE SCHEDULE FOR ADDITIONAL INFORMATION.



1 SECOND FLOOR PLAN
1/8" = 1'-0"

REVISION	DESCRIPTION	DATE
	PERMIT SET	5-5-18
▲	Addendum 2	7-25-18

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DATE: MARCH 5, 2018
PROJECT NUMBER: 17150
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SECOND FLOOR PLAN

GENERAL WALL AND PARTITION NOTES

- CONTRACTOR SHALL REFERENCE SPECIFIED U.L. ASSEMBLIES ON SHEET G-007 FOR ALLOWABLE PRODUCTS / MATERIALS AND THEIR RESPECTIVE INSTALLATION REQUIREMENTS.
- INSTALL 5/8" THICK MOLD & MOISTURE-RESISTANT GYPSUM BOARD AT BATHROOM WALL FACES. GYPSUM BOARD SHALL BE U.L. CLASSIFIED AT RATED ASSEMBLIES.
- U.L. CLASSIFIED GLASS FIBER BATT INSULATION MAY BE SUBSTITUTED WITH MINERAL WOOL BATT INSULATION (SAME THICKNESS). REFER TO U.L. ASSEMBLIES FOR INSTALLATION REQUIREMENTS.
- UNIT DEMISING WALLS AND CORRIDOR WALLS SHALL HAVE A 50 STC RATING (MINIMUM).
- PROVIDE LEVEL 04 GYPSUM BOARD FINISH WITH SPATTER KNOCKDOWN TEXTURE / FINISH (TYPICAL AT INTERIOR WALL AND CEILING SURFACES), PRIME AND PAINT.
- REFER TO STRUCTURAL DRAWINGS FOR STUD GRADES / LOCATIONS, SHEARWALL SCHEDULE, STUD BRACING REQUIREMENTS, AND SEISMIC DESIGN.
- THE BUILDING ENVELOPE AND INTERIOR DWELLING UNIT DEMISING / CORRIDOR WALLS MUST BE THOROUGHLY SEALED TO PASS AIR INFILTRATION TESTING AS REQUIRED UNDER THE ENERGY STAR FOR HOMES CERTIFICATION PROCESS. INSTALL WATER-BASED ELASTOMERIC SPRAY SEALANT EQUAL TO ECOSSEAL+ BY KNAUF INSULATION TO SEAL ALL PENETRATIONS AND JOINTS IN THE BUILDING ENVELOPE. AREAS INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING: WALL STUDS, ALONG 2x TOP PLATES, ALONG 2x BOTTOM PLATES, WALL SHEATHING JOINTS, PERIMETER OF WINDOW AND DOOR OPENINGS, AROUND THERMAL ENVELOPE AND UNIT DEMISING WALL PENETRATIONS. ECOSSEAL+ MUST BE INSTALLED BY TRAINED APPLICATORS. INSTALL FULL STRIPS OF SILL SEAL FOAM GASKET ALONG TOP PLATES, BOTTOM PLATES, AROUND WINDOWS AND DOORS. CAULK ALL DUCT WALL PENETRATIONS, ELECTRICAL CONDUIT / BOX WALL PENETRATIONS, AND LIGHT FIXTURE BOX PENETRATIONS. CONTRACTOR TO CONSULT WITH PROJECT'S ENERGY STAR HERS RATER REGARDING APPLICATION AREAS, BEST PRACTICES, AND METHODS PRIOR TO PROCEEDING WITH INSTALLATION.
- ALL WALL AND PARTITION ASSEMBLIES (FIRE-RATED AND NON-RATED), THROUGH WALL PENETRATIONS (PLUMBING, HVAC, ELECTRICAL), WINDOW AND DOOR OPENINGS, AND ROOF ASSEMBLY PENETRATIONS SHALL HAVE HIGH-GRADE, LOW/NO VOC PERIMETER SEALANT INSTALLED (USE FIRESTOP SEALANT WHERE REQUIRED) TO FORM AN AIR-TIGHT ENVELOPE FOR A HERS INDEX SCORE BETWEEN 60-66. COORDINATE FRAMERS, PLUMBERS, HVAC INSTALLERS, INSULATORS, AND DRYWALL TRADES TO MINIMIZE UNCONTROLLED AIR LEAKAGE PATHWAYS BETWEEN RESIDENTIAL UNITS BY SEALING ALL PENETRATIONS IN WALLS, CEILINGS, AND FLOORS IN THE UNITS.

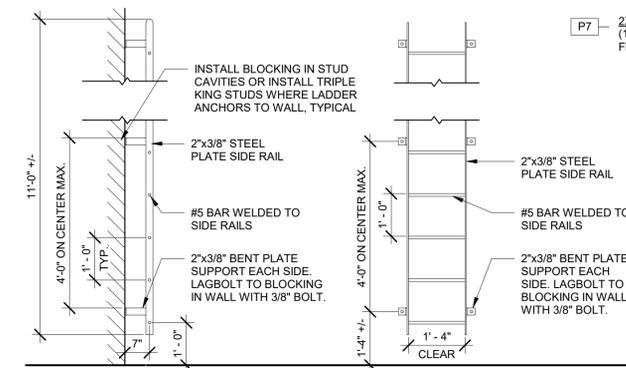
KEYNOTES

- STEEL WALL-MOUNTED ROOF ACCESS LADDER CENTERED WITH ACCESS HATCH ABOVE. PRIME AND PAINT. LADDER TO BE FULLY COMPLIANT WITH O.S.H.A. SAFETY REGULATIONS AND STANDARDS. REFER TO LADDER DETAIL 2/A-103, CENTER ACCESS HATCH BETWEEN ROOF TRUSSES. CONTRACTOR TO COORDINATE ROOF TRUSS PLACEMENT AND CROSS BRACING AS REQUIRED.
- RECESSED OUTDOOR GAS FIREPLACE EQUAL TO GALAXY 48 (MODEL #GSS48) BY NAPOLEON FIREPLACES.
- SEMI-RECESSED, 1-HOUR FIRE-RATED FIRE EXTINGUISHER CABINET EQUAL TO LARSEN'S MANUFACTURING COMPANY'S ARCHITECTURAL SERIES MODEL (FS 2409-6R) WITH FULL CLEAR ACRYLIC DOOR PANEL. FACTORY PRIMED STEEL DOOR & TRIM (TO BE FIELD PAINTED), AND 2-1/2" ROLLED EDGES. EACH CABINET SHALL INCLUDE A 10LB. CLASS 2A-10B.C MULTI-PURPOSE, DRY-CHEMICAL TYPE PORTABLE FIRE EXTINGUISHER. MOUNT CABINET SUCH THAT TOP OF PORTABLE FIRE EXTINGUISHER IS 42" MAX. ABOVE FINISHED FLOOR SURFACE.

WALL TYPES

(NOTE: INSTALL 5/8" THICK MOLD & MOISTURE-RESISTANT GYPSUM BOARD AT BATHROOM WALL FACES. GYPSUM BOARD SHALL BE U.L. CLASSIFIED AT RATED ASSEMBLIES)

- W1 - EXTERIOR WALL ASSEMBLY:** EXTERIOR SIDING (REFER TO BUILDING ELEVATIONS FOR TYPES AND LOCATIONS) OVER COMMERCIAL GRADE AIR & MOISTURE BARRIER WITH INTEGRAL DRAINAGE PLANE EQUAL TO DUPONT™ TYVEK® DRAINWRAP™ OVER 1/2" THICK O.S.B. SHEATHING, OVER 2x6 PRECUT WOOD STUDS (8'-8 5/8") SPACED 16" ON CENTER, MAX. REFER TO STRUCTURAL DRAWINGS FOR SHEARWALL LOCATIONS, STUD BRACING, AND SEISMIC DESIGN REQUIREMENTS. AT INTERIOR WALL FACE, INSTALL (1) LAYER OF 5/8" THICK GYPSUM BOARD, PROVIDE LEVEL 04 GYPSUM BOARD FINISH WITH SPATTER KNOCKDOWN TEXTURE / FINISH. PRIME AND PAINT. FILL STUD CAVITIES FULL WITH GLASS FIBER BATT INSULATION (R-21) MINIMUM. NOTE: (2) LAYERS OF AIR / MOISTURE BARRIER ARE REQUIRED BEHIND MANUFACTURED STONE VENEER. FIRST LAYER SHALL BE A #15 BUILDING FELT OR FLUID APPLIED MOISTURE BARRIER PRIOR TO INSTALLING TYVEK DRAINWRAP.
- W2 - 1-HOUR RATED EXTERIOR WALL ASSEMBLY (U.L. DESIGN NO. U356):** EXTERIOR SIDING (REFER TO BUILDING ELEVATIONS FOR TYPES AND LOCATIONS) OVER COMMERCIAL GRADE AIR & MOISTURE BARRIER WITH INTEGRAL DRAINAGE PLANE EQUAL TO DUPONT™ TYVEK® DRAINWRAP™ OVER 1/2" THICK O.S.B. SHEATHING, OVER 2x6 PRECUT WOOD STUDS (8'-8 5/8") SPACED 16" ON CENTER, MAX. REFER TO STRUCTURAL DRAWINGS FOR SHEARWALL LOCATIONS, STUD BRACING, AND SEISMIC DESIGN REQUIREMENTS. AT INTERIOR WALL FACE, INSTALL (1) LAYER OF 5/8" THICK GYPSUM BOARD, PROVIDE LEVEL 04 GYPSUM BOARD FINISH WITH SPATTER KNOCKDOWN TEXTURE / FINISH. PRIME AND PAINT. FILL STUD CAVITIES FULL WITH GLASS FIBER BATT INSULATION (R-21) MINIMUM.
- W3 - ELEVATOR ENCLOSURE CMU ASSEMBLY (U.L. DESIGN NO. U935):** 8x8x16 STEEL REINFORCED CMU IN RUNNING BOND PATTERN WALL ASSEMBLY. AT INTERIOR WALL FACE, INSTALL (1) LAYER OF 5/8" THICK GYPSUM BOARD OVER 7/8" METAL FURRING, SPACED 16" ON CENTER, MAX. REFER TO STRUCTURAL DRAWINGS / SPECIFICATIONS FOR STEEL REINFORCING AND BOND BEAM REQUIREMENTS.
- W4 - ELEVATOR ENCLOSURE CMU ASSEMBLY (U.L. DESIGN NO. U935):** 8x8x16 STEEL REINFORCED CMU IN RUNNING BOND PATTERN WALL ASSEMBLY. AT INTERIOR WALL FACE, INSTALL (1) LAYER OF 5/8" THICK GYPSUM BOARD OVER 2x WOOD FURRING, SPACED 16" ON CENTER, MAX. REFER TO STRUCTURAL DRAWINGS / SPECIFICATIONS FOR STEEL REINFORCING AND BOND BEAM REQUIREMENTS.



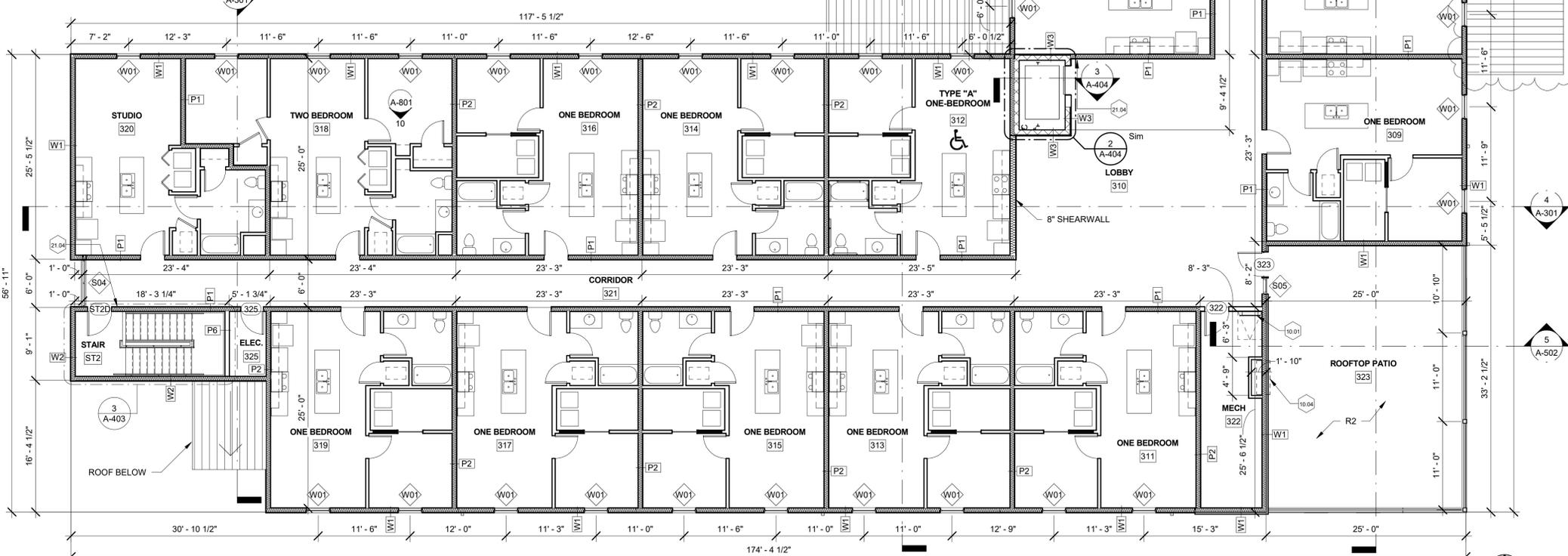
NOTE: ALL LADDER RUNGS MUST BE KNURLED, DIMPLED, OR COATED WITH SKID-RESISTANT MATERIAL

2 ROOF ACCESS LADDER

1/2" = 1'-0"

PARTITION TYPES

- P1 - CORRIDOR / DEMISING WALL (1-HOUR RATED PER U.L. DESIGN NO. U305):** (1) LAYER OF 5/8" THICK U.L. CLASSIFIED GYPSUM BOARD OVER 1/2" DEEP RESILIENT CHANNELS (25 MSG GALVANIZED STEEL) VERTICALLY SPACED 24" ON CENTER, MAX. INSTALL RESILIENT CHANNELS OVER CORRIDOR FACE OF 2x6 WOOD STUD FRAMING. STUDS TO BE SPACED 16" ON CENTER MAX. INSTALL (1) LAYER OF 5/8" THICK U.L. CLASSIFIED GYPSUM BOARD OVER OPPOSITE FACE OF STUDS. FILL STUD CAVITIES FULL WITH 5-1/2" THICK U.L. CLASSIFIED GLASS FIBER BATT INSULATION. APPLY CONTINUOUS BEAD OF ACOUSTICAL SEALANT AROUND ENTIRE ASSEMBLY PERIMETER. PRIME AND PAINT.
- P2 - SHEARWALL (1-HOUR RATED PER U.L. DESIGN NO. U305):** (1) LAYER OF 5/8" THICK U.L. CLASSIFIED GYPSUM BOARD OVER 1/2" DEEP RESILIENT CHANNELS (25 MSG GALVANIZED STEEL) VERTICALLY SPACED 24" ON CENTER, MAX. OVER ONE FACE OF 2x6 WOOD STUD FRAMING SPACED 16" ON CENTER, MAX. AT OPPOSITE FACE OF STUDS, INSTALL (1) LAYER OF 5/8" THICK U.L. CLASSIFIED GYPSUM BOARD OVER 1/2" THICK PLYWOOD OR O.S.B. REFER TO STRUCTURAL DRAWINGS FOR SHEARWALL LOCATIONS AND REQUIREMENTS. FILL STUD CAVITIES FULL WITH 5-1/2" THICK U.L. CLASSIFIED GLASS FIBER BATT INSULATION. APPLY CONTINUOUS BEAD OF ACOUSTICAL SEALANT AROUND ENTIRE ASSEMBLY PERIMETER. PRIME AND PAINT.
- P3 - TYPICAL 2X4 INTERIOR PARTITION:** (1) LAYER OF 5/8" THICK GYPSUM BOARD OVER EACH SIDE OF 2X4 WOOD STUD FRAMING SPACED 16" ON CENTER, MAX. PRIME AND PAINT.
- P4 - TYPICAL 2X6 INTERIOR PARTITION:** (1) LAYER OF 5/8" THICK GYPSUM BOARD OVER EACH SIDE OF 2X6 WOOD STUD FRAMING SPACED 16" ON CENTER, MAX. PRIME AND PAINT.
- P5 - 2X6 INTERIOR PARTITION (1-HOUR RATED PER U.L. DESIGN NO. U305):** (1) LAYER OF 5/8" THICK U.L. CLASSIFIED GYPSUM BOARD OVER EACH SIDE OF 2x6 WOOD STUD FRAMING SPACED 16" ON CENTER, MAX. FILL STUD CAVITIES FULL WITH 5-1/2" THICK U.L. CLASSIFIED GLASS FIBER BATT INSULATION. APPLY CONTINUOUS BEAD OF FIRE-STOP SEALANT AROUND ENTIRE ASSEMBLY PERIMETER. PRIME AND PAINT.
- P6 - 2X4 INTERIOR PARTITION:** (1) LAYER OF 5/8" THICK GYPSUM BOARD OVER ROOM SIDE OF 2X4 WOOD STUD FRAMING SPACED 16" ON CENTER, MAX. PRIME AND PAINT.
- P7 - 2X6 INTERIOR PARTITION:** (1) LAYER OF 5/8" THICK GYPSUM BOARD OVER ROOM SIDE OF 2X6 WOOD STUD FRAMING SPACED 16" ON CENTER, MAX. PRIME AND PAINT.



1 THIRD FLOOR PLAN

1/8" = 1'-0"

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THIRD FLOOR PLAN

A-103

GENERAL ROOFING NOTES

- REFER TO SHEET A-503 FOR T.P.O. ROOFING MEMBRANE SYSTEM MANUFACTURER'S DETAILS. DETAILS SHOWN ARE SPECIFIC TO THE BASIS-OF-DESIGN T.P.O. ROOFING MEMBRANE SYSTEM AND NOT ALL INCLUSIVE OF EVERY FIELD CONDITION. CONTRACTOR TO FOLLOW MANUFACTURER'S WRITTEN INSTALLATION INSTRUCTIONS AS REQUIRED FOR FULL WARRANTY COVERAGE. IN THE EVENT A SUBSTITUTE MANUFACTURER / T.P.O. SYSTEM IS USED, ROOFING CONTRACTOR SHALL FOLLOW THAT MANUFACTURER'S WRITTEN INSTALLATION INSTRUCTIONS AND CONSTRUCTION DETAILS.
- TPO ROOFING MEMBRANE SYSTEM SHALL BE 60 MIL WHITE REFLECTIVE "COOL ROOF" WITH AN INITIAL SOLAR REFLECTIVITY OF 0.79 MINIMUM. EQUAL TO EVERGUARD EXTREME® TPO BY GAF WITH MANUFACTURER'S 20 YEAR WARRANTY / GUARANTEE.
- QUALIFIED ROOFING CONTRACTOR SHALL BE A MANUFACTURER CERTIFIED INSTALLER OF SELECTED T.P.O. ROOFING MEMBRANE SYSTEM AND SYSTEM ACCESSORIES.
- ACCESS DOOR SHALL BE WEATHERSTRIPPED AND INSULATED TO A LEVEL EQUIVALENT TO THE INSULATION ON THE SURROUNDING SURFACES. ACCESS SHALL BE PROVIDED TO ALL EQUIPMENT THAT PREVENTS DAMAGING OR COMPRESSING THE INSULATION. A WOOD FRAMED OR EQUIVALENT BAFFLE OR RETAINER IS REQUIRED TO BE PROVIDED WHEN LOOSE FILL INSULATION IS INSTALLED, THE PURPOSE OF WHICH IS TO PREVENT THE LOOSE FILL INSULATION FROM SPILLING INTO THE LIVING SPACE WHEN THE ATTIC ACCESS IS OPENED, AND TO PROVIDE A PERMANENT MEANS OF MAINTAINING THE INSTALLED R-VALUE OF THE LOOSE FILL INSULATION.

PHOTOVOLTAIC SYSTEM REQUIREMENTS

- THIS DEVELOPMENT SHALL HAVE A MINIMUM 50 KW ROOFTOP SOLAR ARRAY SYSTEM DESIGNED AND INSTALLED BY OTHERS. THE DESIGN GOAL IS TO OFFSET 25% OF THE HOUSE PANEL LOAD. BASIS OF DESIGN UTILIZES APPROXIMATELY 176 SOLAR PANELS TOTAL TO ACHIEVE A MINIMUM 50 KW SOLAR ARRAY. SOLAR MODULES EQUAL TO SILFAB SOLAR SLA290M. BALLASTED ROOFTOP INSTALLATION. SYSTEM DESIGNER SHALL PROVIDE DEFERRED SUBMITTALS, DIAGRAMS SHOWING CONNECTION INTO BUILDING ELECTRICAL SERVICE, AND ALL OTHER APPLICABLE DOCUMENTATION AS REQUIRED BY PIKES PEAK BUILDING DEPARTMENT.
- 10-YEAR MANUFACTURER'S STANDARD WARRANTY FOR SOLAR INVERTERS
- STANDARD 25 YEAR WARRANTY FROM THE SOLAR PANEL MANUFACTURER ENSURING AT LEAST 80% OF THE PANEL OUTPUT WILL LAST FOR 25 YEARS POST-INSTALLATION.
- A 10-YEAR MANUFACTURER'S DEFECT WARRANTY AGAINST ANY MANUFACTURER DEFECTS.
- A 5 YEAR INSTALLING COMPANY WARRANTY TO REPAIR ANY DEFECTS IN WORKMANSHIP AND / OR REPLACE ANY COMPONENT FOUND TO BE DEFECTIVE AT NO COST.
- FURTHER, ANY 5 YEAR INSTALLING COMPANY PREVENTATIVE ON-SITE MAINTENANCE AGREEMENT CONSISTING OF PANEL WASH, LUBRICATION OF SWITCHES, TIGHTENING OF ELECTRICAL 2 CONNECTIONS AND TESTING OF THE OUTPUT. (IT IS EXPECTED THAT THE PROPERTY'S MAINTENANCE STAFF WILL BE TRAINED SUCH THAT THE STAFF WILL BE RESPONSIBLE FOR WASHING THE PANELS ONCE EVERY THREE MONTHS (OR AS RECOMMENDED BY MANUFACTURER/INSTALLER) ALONG WITH GENERAL INSPECTION / CLEAN-UP OF / AROUND PANELS.

ROOF / CEILING ASSEMBLIES

- R1 TPO ROOFING ASSEMBLY:**
ROOFING MEMBRANE SYSTEM WITH 20-YEAR WARRANTY EQUAL TO EVERGUARD EXTREME BY GAF OVER 1/2" THICK (MIN.) HIGH-DENSITY POLYISO COVER BOARD (R-1 MIN.), OVER VAPOR BARRIER, OVER 5/8" THICK (MIN.) STRUCTURAL WOOD PANEL SHEATHING (SEE ENGINEER'S DRAWINGS FOR REQUIREMENTS), OVER PREENGINEERED WOOD ROOF TRUSSES SPACED 24" ON CENTER, MAX. AND FABRICATED WITH PITCHED TOP CHORD (SLOPED 1/8" MIN.). AT UNDERSIDE OF ROOF TRUSSES (CONDITIONED SPACE), INSTALL (1) LAYER OF 5/8" THICK GYPSUM BOARD OVER 1/2" RESILIENT CHANNELS SPACED 16" ON CENTER, MAX. AND RUNNING PERPENDICULAR TO UNDERSIDE OF ROOF TRUSSES. PRIME AND PAINT GYPSUM BOARD EXPOSED TO ROOM BELOW. FILL TRUSS CAVITIES COMPLETELY FULL WITH BLOWN CELLULOSE INSULATION (R-49 MINIMUM). CONTRACTOR TO COORDINATE INSTALLATION SUCH THAT SPRINKLER SYSTEM PIPING IS PROTECTED WITH INSULATION TO PREVENT FREEZING.
- R2 COMPOSITE PAVER ROOFING ASSEMBLY**
COMPOSITE ROOF PAYER SYSTEM EQUAL TO FIRESTONE SKYPAVER COMPOSITE PAVERS OVER GRID PLATES, OVER DRAINAGE SHEET, OVER FULLY ADHERED SINGLE-PLY THERMOPLASTIC POLYOLEFIN (TPO) ROOFING MEMBRANE SYSTEM WITH 20-YEAR WARRANTY EQUAL TO EVERGUARD EXTREME BY GAF, OVER VAPOR BARRIER, OVER 5/8" THICK (MIN.) STRUCTURAL WOOD PANEL SHEATHING (SEE ENGINEER'S DRAWINGS FOR REQUIREMENTS), OVER PREENGINEERED WOOD FLOOR TRUSSES SPACED 24" ON CENTER, MAX. AND FABRICATED WITH PITCHED TOP CHORD (SLOPED 1/8" MIN.). AT UNDERSIDE OF FLOOR TRUSSES (CONDITIONED SPACE), INSTALL (1) LAYER OF 5/8" THICK GYPSUM BOARD OVER 1/2" RESILIENT CHANNELS SPACED 16" ON CENTER, MAX. AND RUNNING PERPENDICULAR TO UNDERSIDE OF FLOOR TRUSSES. PRIME AND PAINT GYPSUM BOARD EXPOSED TO ROOM BELOW. FILL TRUSS CAVITIES COMPLETELY FULL WITH BLOWN CELLULOSE INSULATION. CONTRACTOR TO COORDINATE INSTALLATION SUCH THAT SPRINKLER SYSTEM PIPING IS PROTECTED WITH INSULATION TO PREVENT FREEZING.
- R3 ROOF / CEILING ASSEMBLY**
ARCHITECTURAL STANDING SEAM METAL SHED ROOF (SEE SPEC) OVER SELF-ADHERING ICE AND WATER SHIELD (EXTENDING FROM EAVES TO A POINT AT LEAST 24" BEYOND THE EXTERIOR WALL LINE - 48" FROM EAVE) OVER 5/8" THICK (EXPOSURE 1) ROOF SHEATHING OVER PRE-ENGINEERED WOOD ROOF TRUSSES (SEE STRUCTURAL FOR SPACING). AT UNDERSIDE OF BOTTOM TRUSS CHORDS, INSTALL (1) LAYER OF 5/8" THICK TYPE "C" CORE GYPSUM BOARD, OVER 1/2" THICK DEEP RESILIENT CHANNELS SPACED 16" O.C., MAX. INSTALLED PERPENDICULAR TO BOTTOM OF TRUSS CHORDS. SEAL AROUND ALL PENETRATIONS (RECESSED CAN LIGHTS, PIPING, EXHAUST DUCTS ETC.) WITH SPRAY-FOAM INSULATION. INSTALL BLOWN CELLULOSE INSULATION IN ATTIC SPACE IN THICKNESS REQUIRED TO ACHIEVE R-49 MIN.
- R4 ROOF / CEILING ASSEMBLY:**
ARCHITECTURAL STANDING SEAM METAL SHED ROOF (SEE SPEC) OVER SELF-ADHERING ICE AND WATER SHIELD (EXTENDING FROM EAVES TO A POINT AT LEAST 24" BEYOND THE EXTERIOR WALL LINE - 48" FROM EAVE) OVER 5/8" THICK (EXPOSURE 1) ROOF SHEATHING OVER PRE-ENGINEERED WOOD ROOF TRUSSES (SEE STRUCTURAL FOR SPACING).

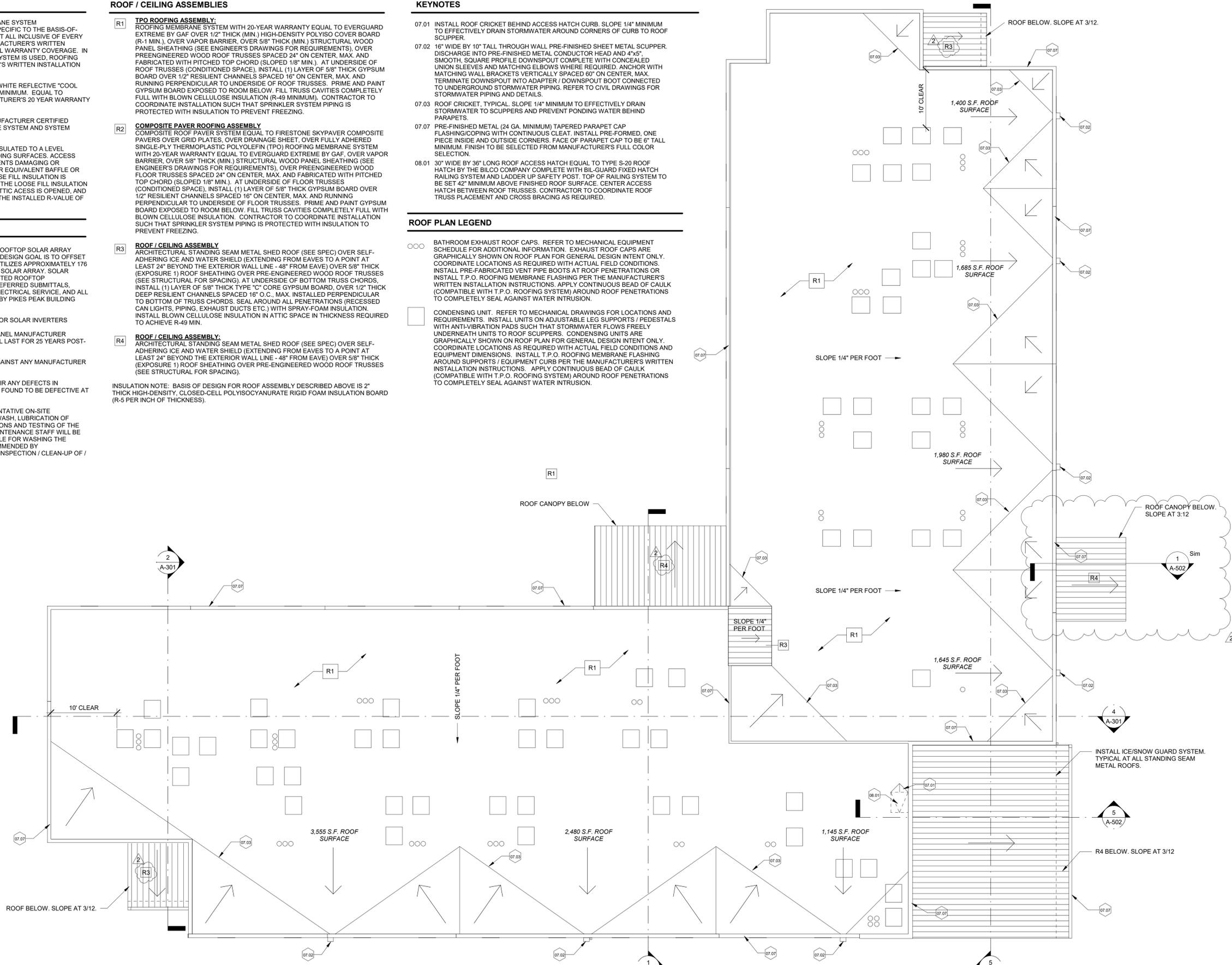
INSULATION NOTE: BASIS OF DESIGN FOR ROOF ASSEMBLY DESCRIBED ABOVE IS 2" THICK HIGH-DENSITY, CLOSED-CELL POLYISOCYANURATE RIGID FOAM INSULATION BOARD (R-5 PER INCH OF THICKNESS).

KEYNOTES

- 07.01 INSTALL ROOF CRICKET BEHIND ACCESS HATCH CURB. SLOPE 1/4" MINIMUM TO EFFECTIVELY DRAIN STORMWATER AROUND CORNERS OF CURB TO ROOF SCUPPER.
- 07.02 16" WIDE BY 10" TALL THROUGH WALL PRE-FINISHED SHEET METAL SCUPPER. DISCHARGE INTO PRE-FINISHED METAL CONDUCTOR HEAD AND 4"x5" SMOOTH, SQUARE PROFILE DOWNSPOUT COMPLETE WITH CONCEALED UNION SLEEVES AND MATCHING ELBOWS WHERE REQUIRED. ANCHOR WITH MATCHING WALL BRACKETS VERTICALLY SPACED 60" ON CENTER, MAX. TERMINATE DOWNSPOUT INTO ADAPTER / DOWNSPOUT BOOT CONNECTED TO UNDERGROUND STORMWATER PIPING. REFER TO CIVIL DRAWINGS FOR STORMWATER PIPING AND DETAILS.
- 07.03 ROOF CRICKET, TYPICAL. SLOPE 1/4" MINIMUM TO EFFECTIVELY DRAIN STORMWATER TO SCUPPERS AND PREVENT PONDING WATER BEHIND PARAPETS.
- 07.07 PRE-FINISHED METAL (24 GA. MINIMUM) TAPERED PARAPET CAP FLASHING/COPING WITH CONTINUOUS CLEAT. INSTALL PRE-FORMED, ONE PIECE INSIDE AND OUTSIDE CORNERS. FACE OF PARAPET CAP TO BE 6" TALL MINIMUM. FINISH TO BE SELECTED FROM MANUFACTURER'S FULL COLOR SELECTION.
- 08.01 30" WIDE BY 36" LONG ROOF ACCESS HATCH EQUAL TO TYPE S-20 ROOF HATCH BY THE BILCO COMPANY COMPLETE WITH BIL-GUARD FIXED HATCH RAILING SYSTEM AND LADDER UP SAFETY POST. TOP OF RAILING SYSTEM TO BE SET 42" MINIMUM ABOVE FINISHED ROOF SURFACE. CENTER ACCESS HATCH BETWEEN ROOF TRUSSES. CONTRACTOR TO COORDINATE ROOF TRUSS PLACEMENT AND CROSS BRACING AS REQUIRED.

ROOF PLAN LEGEND

- BATHROOM EXHAUST ROOF CAPS. REFER TO MECHANICAL EQUIPMENT SCHEDULE FOR ADDITIONAL INFORMATION. EXHAUST ROOF CAPS ARE GRAPHICALLY SHOWN ON ROOF PLAN FOR GENERAL DESIGN INTENT ONLY. COORDINATE LOCATIONS AS REQUIRED WITH ACTUAL FIELD CONDITIONS. INSTALL PRE-FABRICATED VENT PIPE BOOTS AT ROOF PENETRATIONS OR INSTALL T.P.O. ROOFING MEMBRANE FLASHING PER THE MANUFACTURER'S WRITTEN INSTALLATION INSTRUCTIONS. APPLY CONTINUOUS BEAD OF CAULK (COMPATIBLE WITH T.P.O. ROOFING SYSTEM) AROUND ROOF PENETRATIONS TO COMPLETELY SEAL AGAINST WATER INTRUSION.
- CONDENSING UNIT. REFER TO MECHANICAL DRAWINGS FOR LOCATIONS AND REQUIREMENTS. INSTALL UNITS ON ADJUSTABLE LEG SUPPORTS / PEDESTALS WITH ANTI-VIBRATION PADS SUCH THAT STORMWATER FLOWS FREELY UNDERNEATH UNITS TO ROOF SCUPPERS. CONDENSING UNITS ARE GRAPHICALLY SHOWN ON ROOF PLAN FOR GENERAL DESIGN INTENT ONLY. COORDINATE LOCATIONS AS REQUIRED WITH ACTUAL FIELD CONDITIONS AND EQUIPMENT DIMENSIONS. INSTALL T.P.O. ROOFING MEMBRANE FLASHING AROUND SUPPORTS / EQUIPMENT CURB PER THE MANUFACTURER'S WRITTEN INSTALLATION INSTRUCTIONS. APPLY CONTINUOUS BEAD OF CAULK (COMPATIBLE WITH T.P.O. ROOFING SYSTEM) AROUND ROOF PENETRATIONS TO COMPLETELY SEAL AGAINST WATER INTRUSION.



1 ROOF PLAN
1/8" = 1'-0"

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COLORADO 80915

REVISION	DESCRIPTION	DATE
	PERMIT SET	5-5-18
▲	Addendum 2	7-26-18

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ROOF PLAN

A-104

