



KEY NOTES:

- 1 WALL AND BASE CABINETS W/ COUNTERS & BACKSPLASH. SEE INTERIOR ELEVATIONS DRAWING A4.
- 2 5 LEVELS "SUPER SHELVES."
- 3 "SUPER SHELVES" ABOVE WASHER & DRYER.
- 4 PLASTIC LAM. COUNTER & BACKSPLASH CLEATED TO WALL - OPEN BELOW.
- 5 WATER METERS
- 6 GAS METERS IN SHED BELOW
- 7 ELECTRIC METERS
- 8 MED. CAB, TOWEL BARS, & TP DISP. VANITY CAB & DROP-IN LAV UPPER LEVEL. WALL MOUNTED ADA LAV LOWER LEVEL (WALL BLOCK'G AS REQ'D). AT LOWER LEVEL ADA TLTS PROVIDE WD BLOCKING IN WALLS FOR FUTURE GRAB BARS ADJACENT TLT & BATHTUB.
- 9 FIBERGLASS TUB & SHOWER SURROUND, ROD & CURTAIN
- 10 1 HR SHATTWALL FROM CEILING BELOW TO UNDERSIDE OF ROOF DECK. GA WP7008 / UL U469
- 11 RECESSED WASHER AND DRYER PLUMBING HOOK-UPS AND EXTERIOR DRYER VENTS.
- 12 TANK TOPPER CABINET
- 13 SLAB ON GRADE W/ THICKENED EDGES AT PATIO - SEE DETAILS SHT A4.
- 14 PRIVACY WALLS. SEE DETAILS ON SHT. A4.
- 15 PRIVACY WALL TREATED 4X4 END SUPPORT POST W/ HEAVY DUTY POST BASE ANCHORS.
- 16 36" H. GUARD WALLS & HANDRAILS BOTH SIDES STAIRS. SEE DETAILS 8 & 9 / A4.
- 17 SYNTHETIC DECKING ON TREATED 2BY RIPPED SLEEPERS @ 16" O.C. ON EPDM BEARING PADS OVER EPDM ROOFING ON OSB FLOOR DECK ON 2X WD JOISTS - SEE STRUCT.
- 18 42" GUARDWALLS ALL AROUND UPPER DECKS. SEE DETAILS ON SHT A4.
- 19 PROVIDE 2X TREATED WOOD RISERS & STRINGERS. SEE DETAILS 8 & 9 / A4.
- 20 AC CONDENSING UNITS ON CONCRETE PAD
- 21 22"X32" CRAWL SPACE ACCESS HATCH BETWEEN FLOOR JOISTS
- 22 22"X32" ATTIC ACCESS HATCH ABOVE BETWEEN ROOF TRUSSES

SMART FRAMING NOTES:

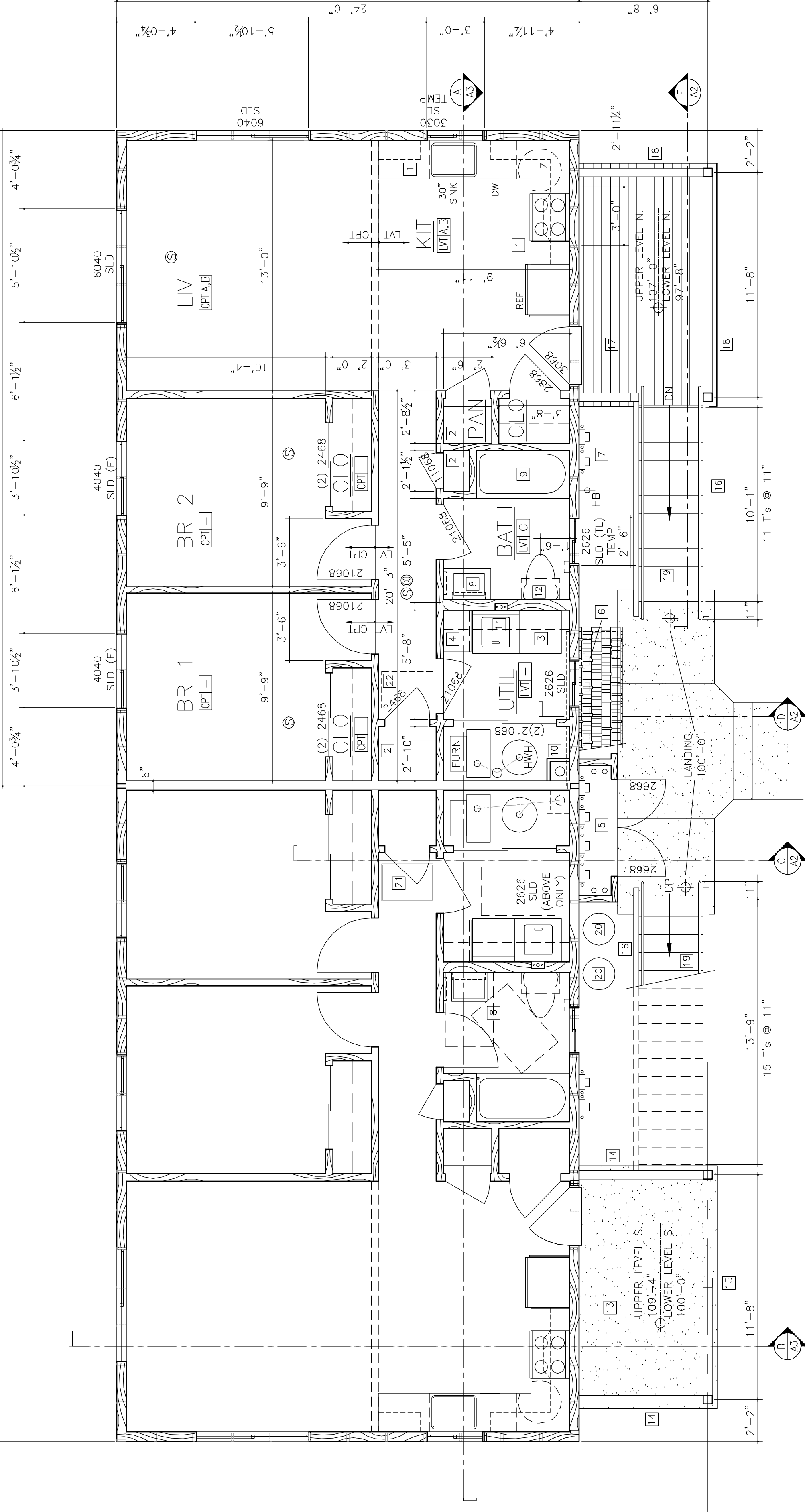
1. ALL EXTERIOR WALL STUDS ARE 2x6'S @ 24" O.C. & ARE SHOWN ON FLOOR PLAN. ALL INTERIOR WALL STUDS ARE 2x4'S @ 24" O.C.
2. CONSTRUCT CORNERS W/ 2 STUDS ONLY & ELIMINATE ADDITIONAL STUDS IN EXTERIOR WALLS AT PERPENDICULAR INTERIOR PARTITIONS. PROVIDE DRYWALL CLIPS (PREST-ON CORNER BACKS) IN LIEU OF NAILER AT ALL INSIDE CORNERS AT ALL WALLS & CEILING.
3. PROVIDE SINGLE TOP WALL PLATE. PROVIDE 4"x7"x20 GA. STEEL CONN. PLATES (SIMPSON TP47) AT ALL CORNERS & OTHER JOINTS IN WD. WALL PLATE. JOINTS SHALL OCCUR ON TOP OF STUDS. PROVIDE MIN. (6) 8d X 1 1/2" NAILS IN STL. CONN. PLATE EA. SIDE JOINT.
4. ALL JOISTS & TRUSSES ALIGN W/ STUDS (MAX. 1" TOLERANCE). NOTE: WALL STUD LOCATIONS ARE SHOWN ON FRAMING PLANS.
5. ELIMINATE TRIMMERS IN LIEU OF HH4 HANGERS - SEE STRUCTURAL DRAWINGS.

ACCESSIBILITY NOTES:

1. LOWER LEVEL UNITS ARE TYPE B ACCESSIBLE UNITS. SEE FLOOR PLAN DASHED LINES FOR ACCESSIBLE CLEARANCES.
2. ASSURE A CONTINUOUS EXTERIOR ACCESSIBLE ROUTE FROM PARKING LOT CURB RAMP TO PRIMARY ENTRANCE OF UNIT. MAX 5% RUNNING SLOPE SIDEWALK (MAX 2% SIDE SLOPE). ABRUPT CHANGES IN LEVEL SHALL BE BEVELED 1:2 MAX & SHALL NOT EXCEED 1/8".
3. DOOR MANEUVERING CLEARANCES: ONLY EXTERIOR OF MAIN ENTRY DOOR SHALL BE FULLY COMPLIANT W/ ALL ADA CRITERIA AND SHALL HAVE A MAX. 1/2" 1:2 BEVELED THRESHOLD. ALL TYPE B UNIT DOORS SHALL HAVE A MIN. 34" DOOR LEAF.
4. OPERABLE PARTS: PROVIDE A 30"x48" CLEAR FLOOR AREA (EITHER FORWARD OR PARALLEL) AT ALL "OPERABLE PARTS" (RECEPTS, SWITCHES, APPLIANCES, ETC).
5. TOILET, KITCHEN, AND LAUNDRY FACILITIES: CONFIGURATIONS SHOWN MEET ALL CRITERIA. ALL APPLIANCES, SWITCHES, & RECEPTS ABOVE COUNTERS ARE EXCEPTED FROM CONTROL REACH RANGE REQUIREMENTS. COUNTER TOP HEIGHTS ARE EXCEPTED FROM 34" HT. CRITERIA IN TYPE B UNITS.
6. PROVIDE WALL REINFORCING FOR FUTURE GRAB BARS IN LOWER LEVEL UNITS.

FLOOR PLAN LEGEND

- ROOM FINISH KEY:
- | | | |
|---|----------|----------------------------|
| FLOOR MATERIAL | CTAG | RM FINISH REMARKS |
| DOOR SIZE (ACTUAL) WKHT (30=3'-0", 68=6'-8", etc) | [Symbol] | |
| ADA REQ'D CLEARANCE AREAS | [Symbol] | |
| FROST PROOF HOSE BIB (ON HOUSE METER) | [Symbol] | |
| SMOKE DETECTOR | [Symbol] | |
| SMOKE MONOXIDE ALARM | [Symbol] | |
| WINDOW W. HT. & TYPE (26=2'-6", 40=4'-0" etc) | [Symbol] | |
| BATHROOM EXH. FAN | [Symbol] | |
| EXGRESS WINDOW | [Symbol] | |
| TRANSLUCENT GLASS | [Symbol] | |
| TEMPERED GLASS | [Symbol] | |
| VENTING SLIDING WINDOW | [Symbol] | |
| FIX WINDOW | [Symbol] | |
| LVT | [Symbol] | LUXURY VINYL TILE (PLANKS) |
| CPT | [Symbol] | CARPET |



LOWER LEVEL FLOOR PLAN

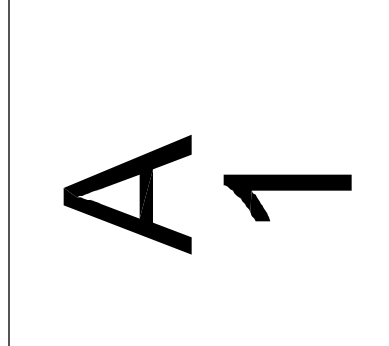
UPPER LEVEL FLOOR PLAN

4 Unit Apartment Buildings

For George & Camille Bunting

1724 & 1728 Hampton South, 80906 El Paso County, CO

PROJECT 16-19
DATE May 5, 2018
PHASE PERMIT SUBMITTAL
DRAWN WJF
CHECKED WJF
REV'D.



FLOOR PLAN

1/4" = 1'-0"