

**NOTICE: REQUIREMENTS FOR ACCEPTANCE BY CONTRACTOR & ALL CONSTRUCTION PROFESSIONALS:**

**RELEASE AND ACCEPTANCE OF THESE CONTRACT DOCUMENTS IS SUBJECT TO THE FOLLOWING CONDITIONS:** ANY CONTRACTOR OR OTHER CONSTRUCTION PROFESSIONAL USING THESE DOCUMENTS CERTIFIES POSSESSION OF SUFFICIENT COMPETENCE AND SKILL TO PERFORM WORK IN COMPLIANCE WITH: (I) THESE DOCUMENTS; (II) ALL BUILDING PERMIT CONDITIONS AND RESTRICTIONS; (III) ALL LOCAL AND STATE BUILDING CODES, ORDINANCES AND REGULATIONS; AND (IV) ALL MANUFACTURER'S INSTRUCTIONS AND PUBLISHED INDUSTRY STANDARDS APPLICABLE TO THE PROJECT, WHETHER EXPRESSLY SHOWN ON THESE DOCUMENTS, IMPLIED BY REFERENCE IN THE GENERAL NOTES, OR OTHERWISE APPLICABLE TO THE WORK. CONTRACTOR AGREES TO NOTIFY SOPHER ARCHITECTS, LLC OF ANY AMBIGUITY, DISCREPANCY, CONFLICT, OR OMISSION IN ANY DRAWING, OR ANY SITE CONDITION DISCOVERED DURING CONSTRUCTION THAT VARIES FROM ANY DRAWING, AND FURTHER AGREES TO SUBMIT PROMPTLY A WRITTEN REPORT FOR INFORMATION DETAILING THE PROBLEM OR SITE CONDITION. ANY CONTRACTOR OR OTHER CONSTRUCTION PROFESSIONAL WHO FAILS TO REQUEST INFORMATION AS REQUIRED HEREIN ASSUMES ALL RISK AND RESPONSIBILITY FOR ANY RESULTANT DAMAGES, CLAIMS, OR LOSSES INCURRED.

ALL WORK SHALL COMPLY WITH ALL APPLICABLE STATE AND LOCAL CODES, ORDINANCES AND REGULATIONS. APPROVAL BY AN INSPECTOR DOES NOT CONSTITUTE AUTHORITY TO DEVIATE FROM THE DRAWINGS OR SPECIFICATIONS. DO NOT SCALE DRAWINGS. CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON SITE. ANY WORK DEVIATING FROM THE PLANS WITHOUT THE CONSENT OF SOPHER ARCHITECTS, LLC IS UNAUTHORIZED, AND CONTRACTOR ASSUMES ALL RISK AND RESPONSIBILITY FOR SUCH DEVIATIONS.



**VICINITY MAP**

NOT TO SCALE

**GENERAL NOTES:**

**I. GENERAL REQUIREMENTS**

**A. CODES**

1. BEFORE FINAL DRAWINGS ARE ISSUED FOR CONSTRUCTION, THEY SHALL BE SUBMITTED TO ALL GOVERNING BUILDING AGENCIES TO INSURE THEIR COMPLIANCE WITH ALL APPLICABLE LOCAL, STATE, AND NATIONAL CODES. IF CODE DISCREPANCIES ARE FOUND, THE ARCHITECT SHALL BE NOTIFIED OF SUCH DISCREPANCIES IN WRITING BY CONTRACTOR OR BUILDING OFFICIAL, AND ALLOWED TO ALTER DRAWINGS SO AS TO COMPLY WITH GOVERNING CODES BEFORE CONSTRUCTION BEGINS.

2. UPON WRITTEN RECEIPT OF APPROVAL FROM THE GOVERNING OFFICIAL, APPROVED FINAL DRAWINGS SHALL BE SUBMITTED TO THE CONTRACTOR BY THE ARCHITECT.

3. IF CODE DISCREPANCIES ARE DISCOVERED DURING THE CONSTRUCTION PROCESS THE ARCHITECT SHALL BE NOTIFIED AND ALLOWED AMPLE TIME TO REMEDY SAID DISCREPANCIES.

4. ALL WORK PERFORMED SHALL COMPLY WITH ALL APPLICABLE LOCAL, STATE, & NATIONAL BUILDING CODES, ORDINANCES, REGULATIONS, BUILDING PERMIT OR SITE PLAN APPROVAL CONDITIONS & ALL OTHER AUTHORITIES HAVING JURISDICTION.

B. ALL CONTRACTORS, SUBCONTRACTORS, SUPPLIERS, AND FABRICATORS SHALL NOTIFY CONTRACTOR OF ANY AMBIGUITY, DISCREPANCY, CONFLICT, OR OMISSION IN ANY DRAWING, OR ANY SITE CONDITION DISCOVERED DURING CONSTRUCTION THAT VARIES FROM ANY DRAWING.

C. ALL MANUFACTURED ARTICLES, MATERIALS AND EQUIPMENT SHALL BE SUPPLIED, INSTALLED, USED, CLEANED, AND CONDITIONED IN STRICT ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND ALL PUBLISHED INDUSTRY STANDARDS.

**II. CONCRETE**

RE: STRUCTURAL DRAWINGS FOR REQUIREMENTS

**III. MASONRY**

BRICK VENEER  
1. PROVIDE UNITS AS SPECIFIED BY OWNER  
2. INSTALL IN STRICT ACCORDANCE WITH MANUFACTURER'S SPECIFICATION.

**IV. METALS**

RE: STRUCTURAL DRAWINGS FOR REQUIREMENTS

**V. WOOD AND PLASTICS**

RE: STRUCTURAL DRAWINGS FOR REQUIREMENTS

**VI. THERMAL AND MOISTURE PROTECTION**

A. PROVIDE THERMAL BUILDING INSULATION AT ASSEMBLIES ADJACENT TO EXTERIOR OR UNHEATED SPACES MEETING THE REQUIREMENTS OF GOVERNING CODES AND UNLESS OTHERWISE NOTED, MEETING THE FOLLOWING MINIMUM REQUIREMENTS:  
1. EXTERIOR FINISHING WALLS:  
A. 2 x 4: BLOWN FIBERGLASS, R-15  
B. 2 x 6: BLOWN FIBERGLASS, R-23

2. CEILING:  
A. ATTIC AREA BLOWN & BATT FIBERGLASS, R-38  
3. FRAMED FLOORS OVER UNHEATED AREAS: BLOWN FIBERGLASS: R-38 MIN.

4. INSTALL BATTS IN CONTINUOUS BLANKETS WITHOUT HOLES OR ELECTRICAL BOXES, LIGHT FIXTURES, OR HEATING DUCTWORK.

B. PROVIDE FLASHING AND SHEET METAL REQUIRED TO PREVENT PENETRATION OF WATER THROUGH THE EXTERIOR SHELL OF THE BUILDING. IN ADDITION TO COMPLY WITH PERTINENT RECOMMENDATIONS CONTAINED IN CURRENT EDITION OF 'ARCHITECTURAL SHEET METAL MANUAL' PUBLISHED BY SMACNA, ALL IRON SHEET METAL FLASHING SHALL BE HOT DIP GALVANIZED COMPLYING WITH ASTM A53.

C. GUTTERS AND DOWN SPOUTS AS SELECTED BY OWNER. DOWN SPOUT LOCATIONS ARE AS PER ROOF PLAN. SIZING TO BE AS PER CODE REQUIREMENT AS DETERMINED BY ROOFER & GUTTER SUB-CONTRACTOR

D. PROVIDE ATTIC AND ROOF VENTILATION AS REQ'D BY GOVERNING CODES AND AS INDICATED ON DRAWINGS.

**VII. DOORS AND WINDOWS**

A. DOORS  
1. PROVIDE VINYL DOORS AS FOLLOWS AND AS SPECIFIED BY OWNER:  
A. ENTRY DOORS AND SIDELIGHTS AS SPECIFIED BY OWNER.  
B. HOUSE/GARAGE DOORS: AS SPECIFIED BY OWNER.  
C. OVERHEAD GARAGE DOORS: AS SPECIFIED BY OWNER.  
D. INTERIOR DOORS: AS SPECIFIED BY OWNER.

2. GLAZING IN DOORS AND SIDELIGHTS SHALL BE DOUBLE-PANE INSULATING GLASS.

3. GLAZING IN DOORS AND SIDELIGHTS SHALL BE TEMPERED GLASS AS REQUIRED BY GOVERNING CODES.

B. WINDOWS  
1. PROVIDE WINDOWS AS SPECIFIED BY OWNER.  
2. PROVIDE UNITS OF THE SIZE, STYLE AND QUANTITY SHOWN IN DRAWINGS.  
3. GLAZING SHALL BE DOUBLE PANE INSULATING GLASS.

5. PROVIDE AND INSTALL EMERGENCY EGRESS UNITS AS REQUIRED BY GOVERNING CODES.  
6. LOW-E GLASS FOR ALL GLAZING.

C. FINISH HARDWARE SHALL BE SPECIFIED BY OWNER. INSTALL ALL HARDWARE REQ'D BY GOVERNING CODES.

**VIII. FINISHES**

A. GYPSUM PANELS  
1. GYPSUM PANELS, UNLESS OTHERWISE NOTED SHALL BE PROVIDED AS FOLLOWS:  
A. EXTERIOR WALLS: 1 LAYER 1/2" REGULAR PANELS TO INTERIOR FACE.  
B. INTERIOR PARTITIONS: 1 LAYER 1/2" REGULAR PANELS EACH SIDE.  
C. CEILING: 1 LAYER 1/2" REGULAR PANELS  
D. GARAGE: WHERE LIVING AREA IS NOT LOCATED ABOVE GARAGE PROVIDE 1 LAYER 3/8" TYPE "X" PANELS TO GARAGE FACE OF WALL(S) ADJOINING HOUSE. CONTINUE PANELS UP TO UNDERSIDE OF GARAGE SHEATHING.

E. BATHS: DENSHEILD PANELS AT ALL WALL AND CEILING SURROUNDINGS TUBS AND SHOWERS AND AS REQUIRED BY GOVERNING CODES.  
2. PROVIDE METAL CORNER BEAD AND TRIM AS RECOMMENDED BY MFG.  
3. TAPE, FLOAT AND SAND JOINTS AND FASTENERS OF GYP. BD. TO OBTAIN A SMOOTH SURFACE.

FINISHES SHOWN ON DRAWINGS SHALL BE SPECIFIED BY OWNER.

**X. SPECIALTIES**

A. GUARDRAILS SHALL BE PROVIDED AS SHOWN ON DRAWINGS ON ALL UNENCLOSED FLOOR OPENINGS, OPEN SIDES OF STAIRWAYS, LANDINGS AND RAMPS, BALCONIES, PORCHES OR DECKS WHICH ARE MORE THAN 30" ABOVE GRADE OR FLOOR BELOW. THE TOP OF GUARDRAILS SHALL HAVE INTERMEDIATE RAILS OR AN ORNAMENTAL PATTERN SUCH THAT A SPHERE 4 INCHES IN DIAMETER CANNOT PASS THROUGH. GUARDRAILS SHALL BE DESIGNED AND CONSTRUCTED TO SUSTAIN 200 LBS PER LF TO BE APPLIED HORIZONTALLY AT RIGHT ANGLES TO THE TOP RAIL.

**XI. MECHANICAL**

A. GENERAL:  
1. INFORMATION AND LAYOUTS SHOWN ON DRAWINGS ARE ONLY SCHEMATIC IN DESIGN, AND SHALL BE REVIEWED BY CONTRACTORS, SUPPLIERS AND BUILDING OFFICIALS FOR COMPLIANCE WITH GOVERNING CODES AND GOOD COMMON CONSTRUCTION PRACTICES.  
2. EQUIPMENT AND FIXTURES SHALL BE SPECIFIED BY OWNER.  
3. DESIGN AND INSTALLATION OF EQUIPMENT SHALL BE THE RESPONSIBILITY OF THE APPROPRIATE LICENSED CONTRACTORS.

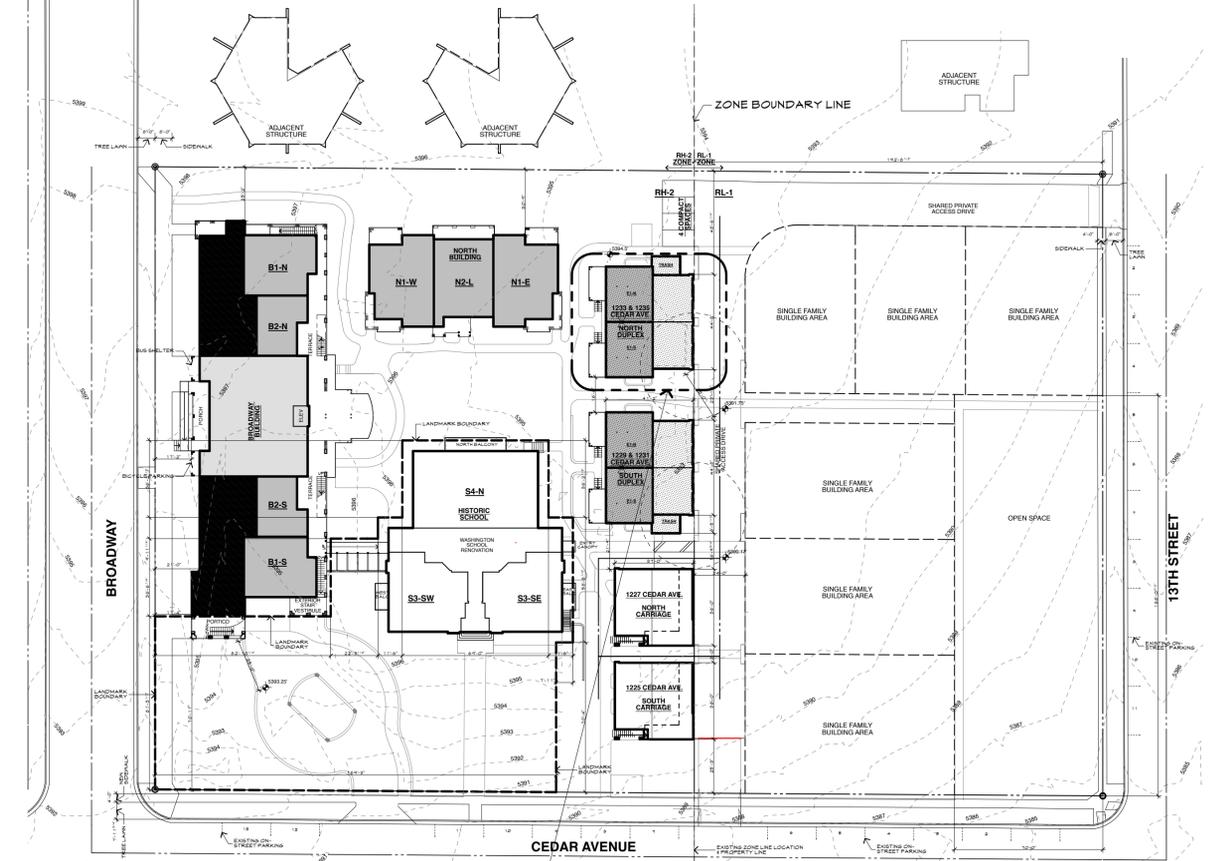
B. PLUMBING:  
1. WATER HEATER: NATURAL GAS-FIRED 40 GALLON SEALED COMBUSTION.  
2. PROVIDE APPROPRIATE SUPPLY WATER AND SANITARY LINES TO FIXTURES SHOWN ON DRAWINGS (INCLUDING CLOTHES WASHERS) AS SPECIFIED BY OWNER.  
3. PROVIDE GAS LINES AND VALVES TO HEATING SYSTEM AND WATER HEATER AS APPROPRIATE AND TO DRYER, RANGE AND FIREPLACE AS SPECIFIED BY OWNER.

C. HEATING, VENTILATION & AIR CONDITIONING:  
1. HEATING SYSTEMS: NATURAL GAS FIRED, FORCED AIR (SEALED COMBUSTION) AS SPECIFIED BY OWNER.  
2. AIR CONDITIONING SYSTEM: AS SPECIFIED BY OWNER.  
3. ALL HVAC EQUIPMENT SHALL BE INDIVIDUALLY SWITCHED.  
4. EXHAUST VENTILATION:  
A. DRYER VENT SHALL EXHAUST TO EXTERIOR.  
B. MECHANICAL EXHAUST VENTILATION WHERE INDICATED IN BATHROOMS, WATER CLOSET COMPARTMENTS AND LAUNDRY ROOMS SHALL EXHAUST TO EXTERIOR AND PROVIDE A MIN. OF 3 AIR CHANGES PER HOUR.

**XII. ELECTRICAL**

A. GENERAL:  
1. INFORMATION AND LAYOUTS SHOWN ON DRAWINGS ARE ONLY SCHEMATIC IN DESIGN, AND SHALL BE REVIEWED BY CONTRACTORS, SUPPLIERS AND BUILDING OFFICIALS FOR COMPLIANCE WITH GOVERNING CODES AND GOOD COMMON CONSTRUCTION PRACTICES.  
2. EQUIPMENT AND FIXTURES SHALL BE SPECIFIED BY OWNER.  
3. DESIGN AND INSTALLATION OF EQUIPMENT SHALL BE THE RESPONSIBILITY OF THE APPROPRIATE LICENSED CONTRACTORS.

B. SERVICE PANELS SHALL BE MIN. 150 AMP (VERIFY WITH OWNER)  
PROVIDE AND INSTALL GROUND FAULT INTERRUPTERS (GFI) AS REQUIRED BY NATIONAL ELECTRICAL CODE (NEC) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES. ALL OUTDOOR, BATH AND GARAGE WALL RECEPTACLES SHALL BE GFI.  
D. PROVIDE AND INSTALL LOCALLY CERTIFIED SMOKE DETECTORS AS REQUIRED BY THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES. SMOKE DETECTORS SHALL BE 110 VOLT POWERED EQUIPPED WITH BATTERY BACKUP AND SOUND AN ALARM AUDIBLE IN ALL SLEEPING AREAS.  
E. RECESSED INCANDESCENT LIGHT FIXTURES LOCATED IN INSULATED AREAS SHALL BE APPROVED FOR ZERO CLEARANCE INSULATION COVER (IC).



**STRUCTURE ASSOCIATED WITH THIS SUBMITTAL** **1229 & 1231 CEDAR AVE SITE KEY PLAN**

SCALE: 1" = 40'

**ABBREVIATIONS:**

<b>A</b>	<b>ABV</b> ABOVE	<b>G</b>	<b>G.D.O.</b> GARAGE DOOR OPENER	<b>RM</b> ROOM
<b>B</b>	<b>A/C</b> AIR CONDITIONING	<b>GFI</b> GROUND FAULT INTERRUPTER	<b>GL</b> GLASS	<b>R.O.</b> ROUGH OPENING
<b>C</b>	<b>ADD</b> ADDITIONAL	<b>GR</b> GRADE	<b>GWB</b> GYPSUM WALL BOARD	<b>R&amp;S</b> ROD AND SHELF
<b>D</b>	<b>ADJ</b> ADJACENT	<b>H</b>	<b>HB</b> HOSE BIBB	<b>S</b>
<b>E</b>	<b>AFF</b> ABOVE FINISHED FLOOR	<b>HGT</b> HEIGHT	<b>HORZ</b> HORIZONTAL	<b>SCH</b> SCHEDULE
<b>F</b>	<b>A.H.U.</b> AIR HANDLING UNIT	<b>HWD</b> HARDWOOD (FLOORS)	<b>HWH</b> HOT WATER HEATER	<b>SD</b> SMOKE DETECTOR
<b>G</b>	<b>ALT</b> ALTERNATE	<b>I</b>	<b>INFO</b> INFORMATION	<b>SH</b> SHEET
<b>H</b>	<b>ALUM</b> ALUMINUM	<b>INSUL</b> INSULATION	<b>INT</b> INTERIOR	<b>SIM</b> SIMILAR
<b>I</b>	<b>A.P.</b> ACCESS PANEL	<b>J</b>	<b>JT</b> JOINT	<b>SPEC</b> SPECIFICATIONS
<b>J</b>	<b>AWNG</b> AWNING	<b>K</b>	<b>KIT</b> KITCHEN	<b>STOR.</b> STORAGE
<b>K</b>	<b>B</b>	<b>L</b>	<b>LAM.</b> LAMINATED	<b>SST</b> STAINLESS STEEL
<b>L</b>	<b>BD</b> BOARD	<b>LAV</b> LAVATORY (SINK)	<b>LT</b> LIGHT(ING)	<b>STL</b> STEEL
<b>M</b>	<b>BF</b> Bifold	<b>LV</b> LOW VOLTAGE	<b>LVR</b> LOUVER	<b>T</b>
<b>N</b>	<b>BLDG</b> BUILDING	<b>M</b>	<b>MAX</b> MAXIMUM	<b>T.T.</b> TREAD(S)
<b>O</b>	<b>BM</b> BEAM	<b>MATL</b> MATERIAL	<b>MC</b> MEDICINE CABINET	<b>TBD</b> TO BE DETERMINED
<b>P</b>	<b>B.M.</b> BENCH MARK	<b>MECH</b> MECHANICAL	<b>MFR</b> MANUFACTURER	<b>TEMP</b> TEMPERED (GLASS)
<b>Q</b>	<b>BRK</b> BRICK	<b>MDF</b> MEDIUM DENSITY FIBERBOARD	<b>MIN</b> MINIMUM	<b>T&amp;G</b> TONGUE & GROOVE
<b>R</b>	<b>B.S.</b> BOTH SIDES	<b>MIR</b> MIRROR	<b>MISC</b> MISCELLANEOUS	<b>THK</b> THICK(NESS)
<b>S</b>	<b>BSMT</b> BASEMENT	<b>M.O.</b> MASONRY OPENING	<b>M.O.</b> MOUNT(ED)	<b>TOP</b> TOPPING
<b>T</b>	<b>BLW</b> BELOW	<b>MTL</b> METAL	<b>N/A</b> NOT APPLICABLE	<b>TOC</b> TOP OF CONCRETE
<b>U</b>	<b>BLK</b> BLOCK, BLOCKING	<b>NFC</b> NOT FOR CONSTRUCTION	<b>O.G.D.</b> OVERHEAD GARAGE DOOR	<b>TOS</b> TOP OF SLAB
<b>V</b>	<b>BOT</b> BOTTOM	<b>NOM</b> NOMINAL	<b>OPNG</b> OPENING	<b>TOW</b> TOP OF WALL
<b>W</b>	<b>BOW</b> BOTTOM OF WALL	<b>N.T.S.</b> NOT TO SCALE	<b>OPT</b> OPTIONAL	<b>TP</b> TOILET PAPER HOLDER TYPICAL
			<b>PKG</b> PARKING	<b>UNO</b> UNLESS NOTED OTHERWISE UNFINISHED
			<b>PL</b> PLATE, PROPERTY LINE	<b>UNF</b> UNFINISHED
			<b>PTD</b> PAINT, PAINTED	<b>V</b>
			<b>PWD</b> PLYWOOD	<b>VCB</b> VINYL COVE BASE
				<b>VERT</b> VERTICAL
				<b>VIF</b> VERIFY IN FIELD
				<b>WD</b> WOOD
				<b>WH</b> WATER HEATER
				<b>WDP</b> WATERPROOF(ING)

**PLAN LEGEND:**

	NEW WALL - FULL HEIGHT - WOOD FRAMED
	NEW WALL - CONCRETE
	NEW WALL - 8" CMU
	NEW WALL - PARTIAL HEIGHT
	NEW WALL - LANDSCAPE
	EXISTING WALL TO REMAIN
	EXISTING WALL TO BE REMOVED
	SECTION MARKER
	WALL ELEVATION MARKER
	NEW GRADE ELEVATION MARKER
	EX. GRADE ELEVATION MARKER
	PROPERTY LINE
	BUILDING BELOW
	BUILDING / ROOF ABOVE
	CENTERLINE
	FENCE LINE
	AREA OF DRAWING REVISION
	REVISION NUMBER MARKER

**PROJECT INFORMATION**

**PROJECT ADDRESS:**  
1233 & 1235 CEDAR AVENUE  
BOULDER, COLORADO

**OWNER / DEVELOPER:**  
WASHINGTON SCHOOL DEVELOPMENT LLC  
4676 BROADWAY  
BOULDER, CO 80304  
303-449-3232  
CONTACT: JIM LEACH

**LEGAL DESCRIPTION:**  
A PARCEL LOCATED IN THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 2 NORTH, RANGE 69 WEST OF THE 6TH PM., COUNTY OF BOULDER, STATE OF COLORADO

**ZONING:**  
RH-2

**PRINCIPAL OCCUPANCY / USE:**  
SINGLE FAMILY RESIDENTIAL  
BUILDING CONSTRUCTION TYPE: TYPE V UNPROTECTED UN-SPRINKLERED

**BUILDING DETAILS:**  
NUMBER OF STORIES: 3  
NUMBER OF BEDROOMS: 4  
NUMBER OF BATHS: 2 FULL BATHS, 2-3/4 BATHS, 4-1/2 BATHS  
NUMBER OF PARKING STALLS: 4

**BUILDING AREA CALCULATIONS:**

EXISTING BUILDING COVERAGE (UNDER THIS PERMIT):	0 SQ. FT.
TOTAL FLOOR AREA OF EXISTING BUILDING:	0 SQ. FT.
NEW CONSTRUCTION (SOUTH DUPLEX ONLY):	
FINISHED UPPER LEVEL	1578 SQ. FT.
FINISHED UPPER MAIN LEVEL	774 SQ. FT.
FINISHED LOWER MAIN LEVEL	1138 SQ. FT.
FINISHED LOWER LEVEL	940 SQ. FT.
<b>TOTAL FINISHED AREA</b>	<b>4424 SQ. FT.</b>
GARAGE & TRASH (NON-CONTRIBUTING)	970 SQ. FT.
<b>TOTAL CONTRIBUTING FLOOR AREA FOR THIS SUBMITTAL</b>	<b>4424 SQ. FT.</b>

**PRECEDENT APPROVALS:**  
LUR 2008-00083 AS APPROVED BY CITY COUNCIL ON FEBRUARY 25, 2009

**PROJECT AREA CALCULATIONS:**

LOT AREA (RH-2 ZONE TOTAL):	74,398 SF
LOT AREA (45' UNDER 55' - 20% REQUIRED OPEN SPACE FOR BUILDING OVER 45' UNDER 55' - 20% REQUIRED OPEN SPACE UPON COMPLETION (NOT INCLUDING PRIVATE DECKS)):	37,199 SF
	14,880 SF
	40,152 SF

**SOPHER ARCHITECTS LLC**  
PLANNING - ARCHITECTURE - DESIGN  
1919 14TH STREET, SUITE 610  
BOULDER, CO 80302  
303-444-6902  
CONTACT: ADRIAN SOPHER

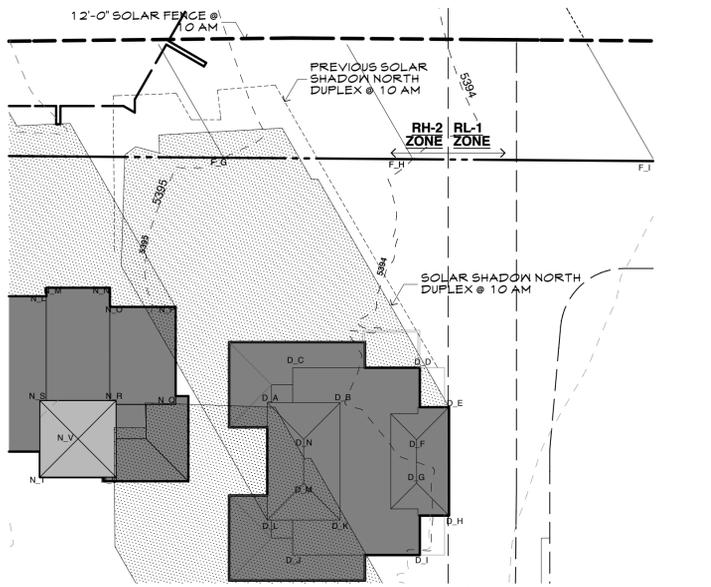
**WASHINGTON SCHOOL DEVELOPMENT LLC**  
VILLAGE  
NORTH DUPLEX  
BOULDER, COLORADO  
FINAL ARCHITECTURAL DRAWINGS FOR: SITE & USE REVIEW, LUR 2008-00083

**NORTH DUPLEX -- 1233 & 1235 Cedar Ave.**  
**GENERAL INFORMATION**

FINAL ARCHITECTURAL PLANS 6/27/13

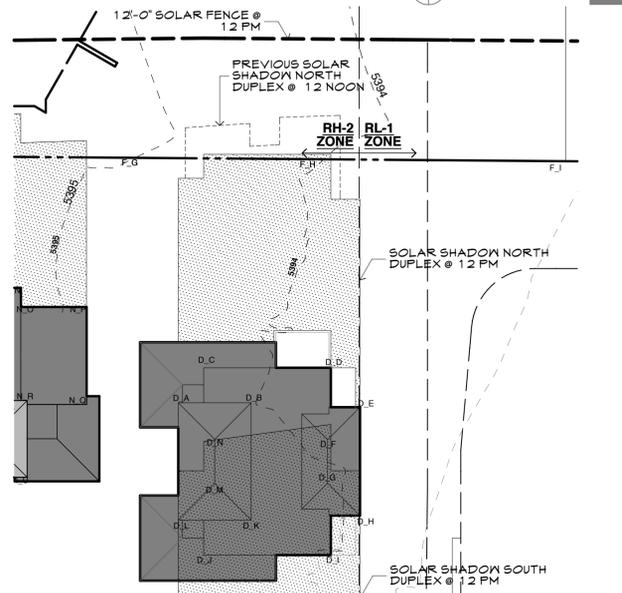
**DN-A0.0**

BY: SOPHER  
JOB: WV II N-DUPLEX



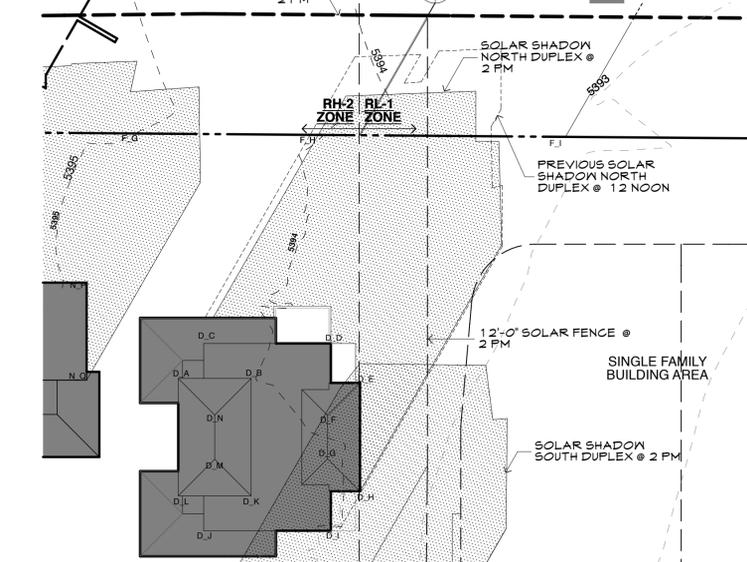
**SOLAR SHADOW 10 AM**

SCALE: 1" = 20'



**SOLAR SHADOW 12 NOON**

SCALE: 1" = 20'



**SOLAR SHADOW 2 PM**

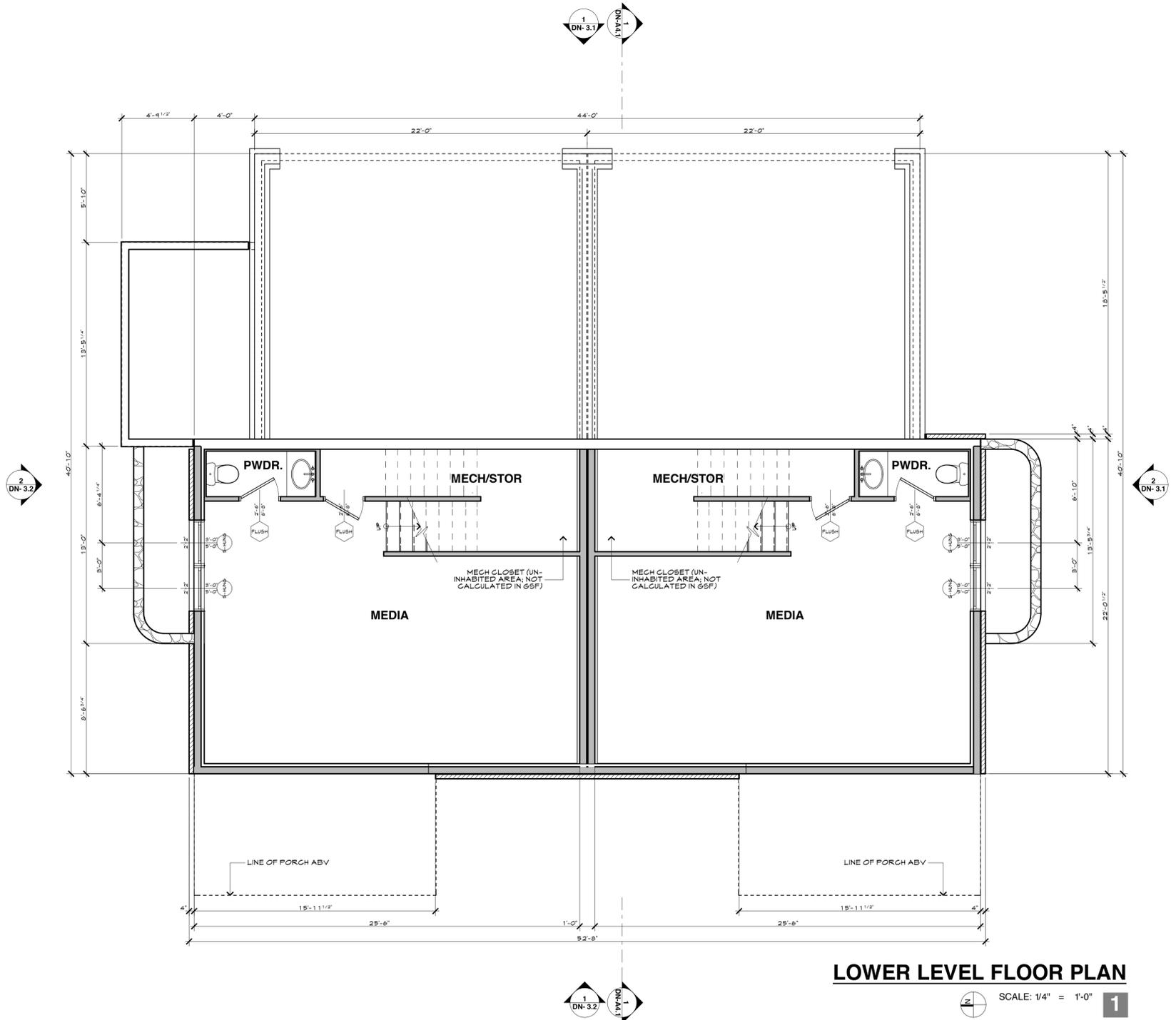
SCALE: 1" = 20'

**SOLAR ANALYSIS CHART NORTH DUPLEX**

POINT	BLDG ELEV	GRADE ELEV	HGT ABV GRADE	SHADOW LENGTH			ADDITIONAL SHADOW LENGTH											
				10AM	NOON	2PM	10AM				NOON				2PM			
							GRADE ELEV	EL. Δ	ADDL SHADOW	COMPOSITE LENGTH	GRADE ELEV	EL. Δ	ADDL SHADOW	COMPOSITE LENGTH	GRADE ELEV	EL. Δ	ADDL SHADOW	COMPOSITE LENGTH
D.A	5420.36	5395.38	24.98	66.20	49.96	66.20	5395.00	-0.38	1.01	67.20	5394.00	-1.38	2.76	52.72	5394.00	-1.38	3.66	69.85
D.B	5420.36	5395.38	24.98	66.20	49.96	66.20	5395.00	-0.38	1.01	67.20	5394.00	-1.38	2.76	52.72	5393.75	-1.63	4.32	70.52
D.C	5419.32	5394.9	24.42	64.71	48.84	64.71	5395.50	0.60	-1.59	63.12	5394.25	-0.65	1.30	50.14	5394.00	-0.90	2.38	67.10
D.D	5419.32	5393.2	26.12	69.22	52.24	69.22	5394.80	1.60	-4.24	64.98	5394.25	1.05	-2.10	50.14	5393.50	0.30	-0.80	68.42
D.E	5418.23	5392.82	25.41	67.34	50.82	67.34	5394.90	2.08	-5.51	61.82	5393.80	0.98	-1.96	48.86	5393.50	0.68	-1.80	65.53
D.F	5421.44	5392.82	28.62	75.84	57.24	75.84	5394.80	1.98	-5.25	70.60	5392.80	-0.02	0.04	57.28	5393.50	0.68	-1.80	74.04
D.G	5421.44	5392.6	28.84	76.43	57.68	76.43	5394.00	1.40	-3.71	72.72	#####	#####	#####	#####	#####	#####	#####	#####
D.H	5418.23	5392.6	25.63	67.92	51.26	67.92	5393.75	1.15	-3.05	64.87	#####	#####	#####	#####	5393.00	0.40	-1.06	66.86
D.I	5419.32	5393	26.32	69.75	52.64	69.75	5394.10	1.10	-2.92	66.83	#####	#####	#####	#####	5393.00	0.00	0.00	69.75
D.J	5419.32	5393.5	25.82	68.42	51.64	68.42	5394.35	0.85	-2.25	66.17	#####	#####	#####	#####	#####	#####	#####	#####
D.K	5420.36	5394	26.36	69.85	52.72	69.85	5394.20	0.20	-0.53	69.32	#####	#####	#####	#####	#####	#####	#####	#####
D.L	5420.36	5394	26.36	69.85	52.72	69.85	5394.35	0.35	-0.93	68.93	#####	#####	#####	#####	#####	#####	#####	#####
D.M	5423.94	5395	28.94	76.69	57.88	76.69	5394.00	-1.00	2.65	79.34	#####	#####	#####	#####	#####	#####	#####	#####
D.N	5423.94	5395	28.94	76.69	57.88	76.69	5394.00	-1.00	2.65	79.34	5394.00	-1.00	2.00	59.88	5394.75	-0.25	0.66	77.35

**SOLAR ANALYSIS NOTES:**

1. REFER TO SOLAR ANALYSIS CHART. THIS PAGE, FOR SHADOW LENGTHS AND RELATIVE ADJUSTMENTS FOR GRADE.



**LOWER LEVEL FLOOR PLAN**

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

**SOPHER ARCHITECTS LLC**  
 PLANNING - ARCHITECTURE - DESIGN  
 1775 W. STREET, SUITE 400 BOULDER, CO 80502

**WASHINGTON VILLAGE**  
 WASHINGTON SCHOOL DEVELOPMENT LLC  
 NORTH DUPLEX  
 BOULDER, COLORADO  
 FINAL ARCHITECTURAL DRAWINGS FOR: SITE & USE REVIEW. LUR 2006-00083

**NORTH DUPLEX -- 1233 & 1235 Cedar Ave.**  
**LOWER LEVEL FLOOR PLAN**

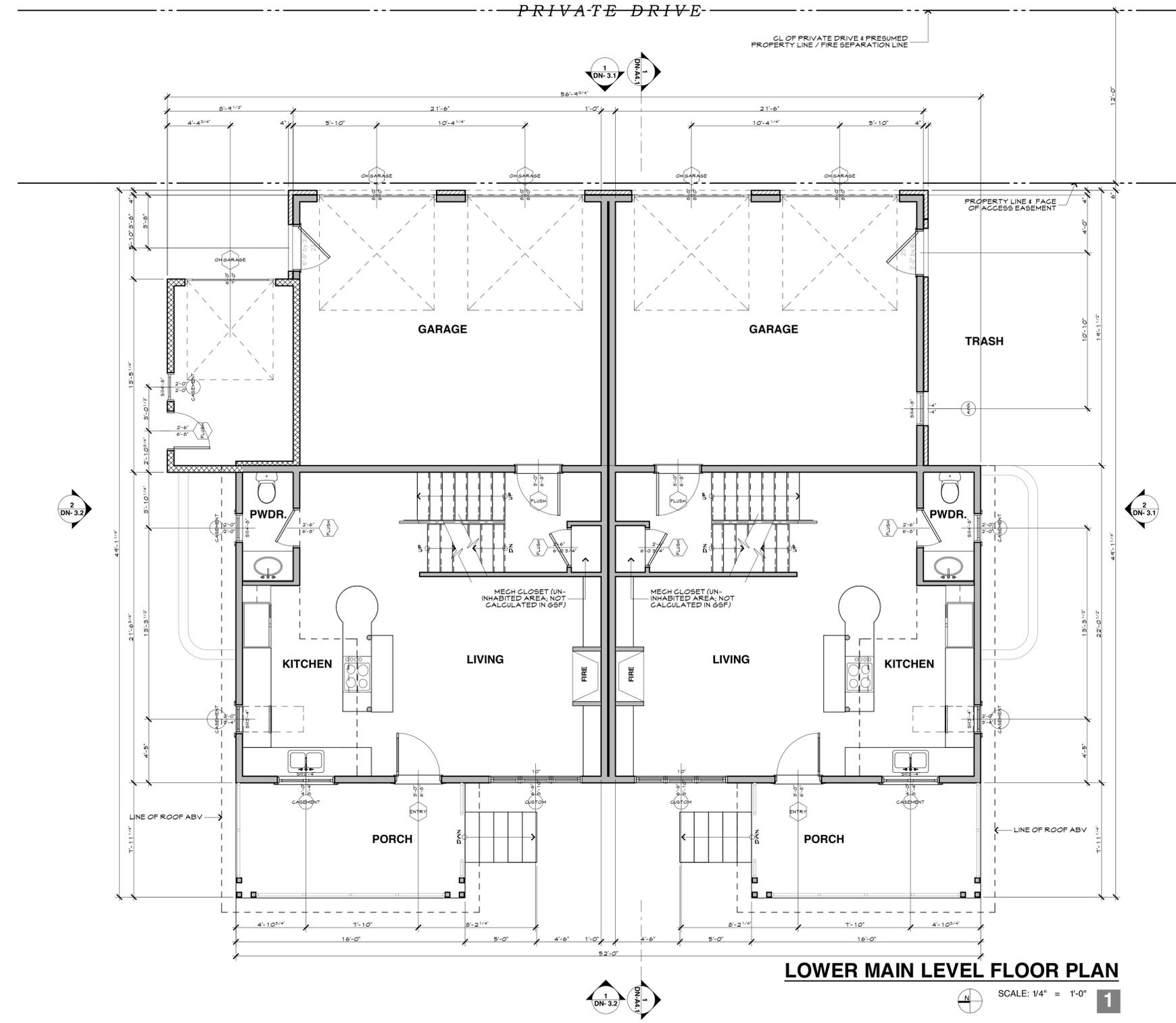
FINAL ARCHITECTURAL PLANS 6/27/13

**DN- A1.1**

BY: SOPHER  
 JOB: WV II N-DUPLEX

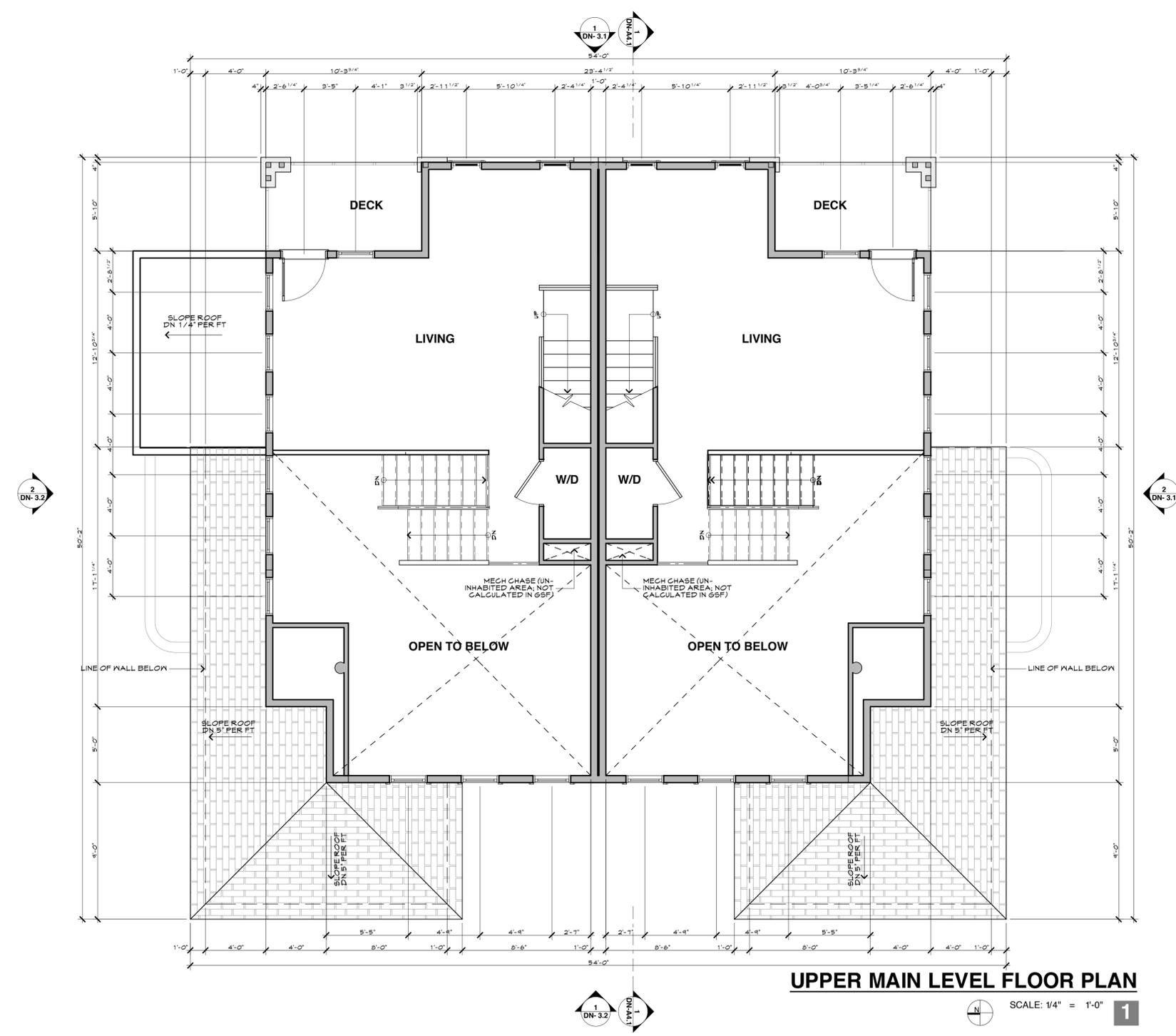
**DOOR & WINDOW NOTES:**

1. ALL FIXED UNITS TO BE SASH SET & MATCH PROFILE OF OPERABLE UNITS UNLESS NOTED OTHERWISE.
2. ALL SIZES ARE NOMINAL. CONFIRM ACTUAL WINDOW SIZES AND ROUGH OPENINGS WITH MANUFACTURER PRIOR TO ROUGH FRAMING AND FINALIZATION OF THE WINDOW ORDER. ANY WINDOW AND DOOR SIZES THAT DO NOT CONFORM TO SIZES NOTED ON THESE SCHEDULES MUST BE APPROVED BY ARCHITECTURE INC. PRIOR TO FINALIZING THE WINDOW AND DOOR ORDER.
3. ALL HEAD HEIGHTS ARE NOMINAL. ALIGN ACTUAL HEIGHT OF ALL NOMINALLY EQUAL ADJACENT WINDOW AND DOOR HEADS. CONTRACTOR COORDINATE HEIGHTS WITH ARCHITECTURE INC. PRIOR TO FRAMING OF ROUGH OPENINGS.
4. ALL CONNECTIONS BETWEEN MULLED UNITS TO BE GLAD BY WINDOW MANUFACTURER. MULLED UNITS REQUIRING ADDITIONAL REINFORCEMENT FOR SAID UNITS SHALL BE ENGINEERED AND PROVIDED BY THE WINDOW MANUFACTURER PRIOR TO SHIPPING. UNLESS NOTED OTHERWISE. CONTRACTOR SHALL OBSERVE MANUFACTURER'S INSTRUCTIONS AND PROCEDURES OF INSTALLATION OF ALL MATERIAL AND EQUIPMENT.
5. ALL GLASS UNITS TO BE RATED FOR HIGH ALTITUDE.



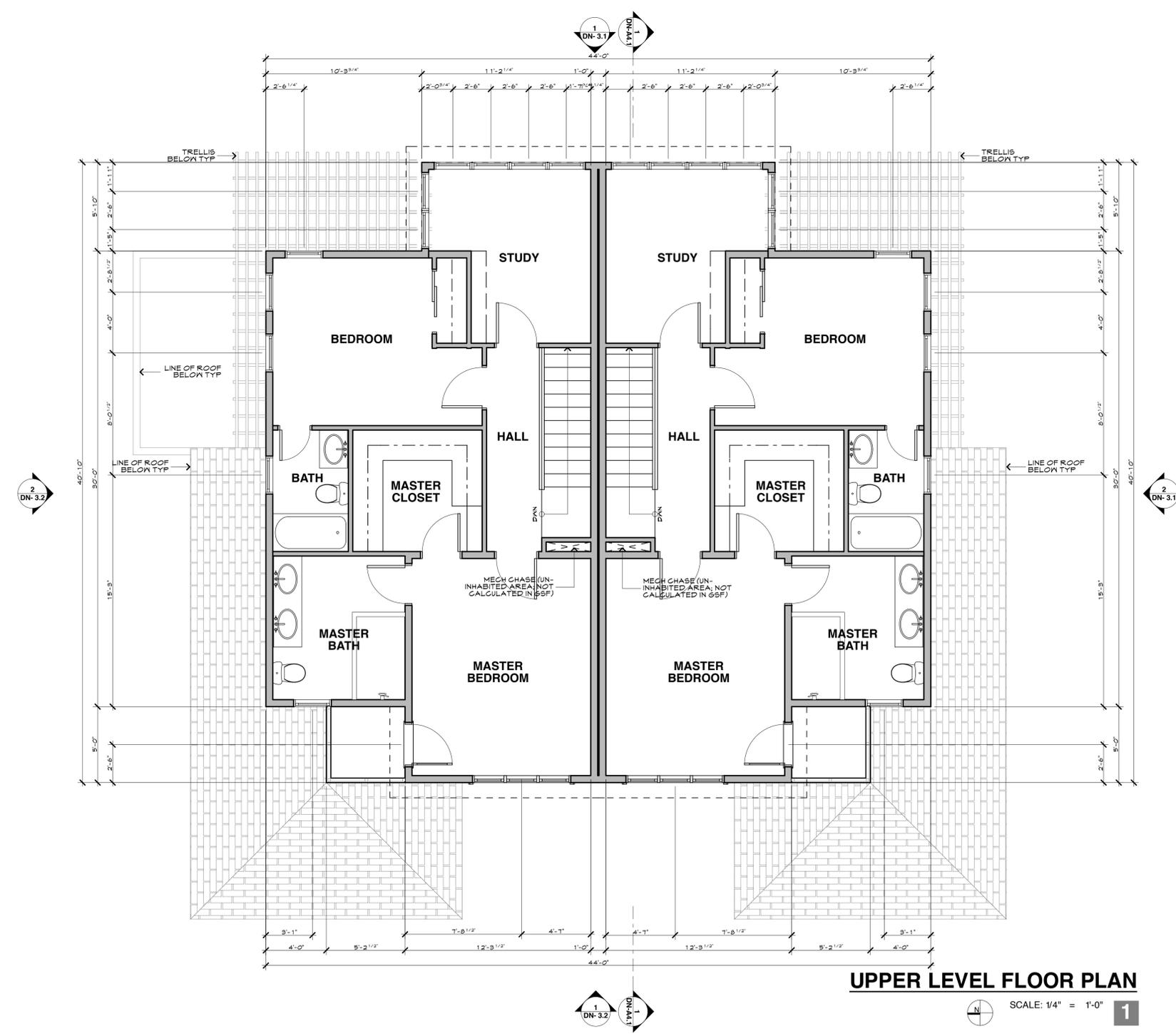
**LOWER MAIN LEVEL FLOOR PLAN**

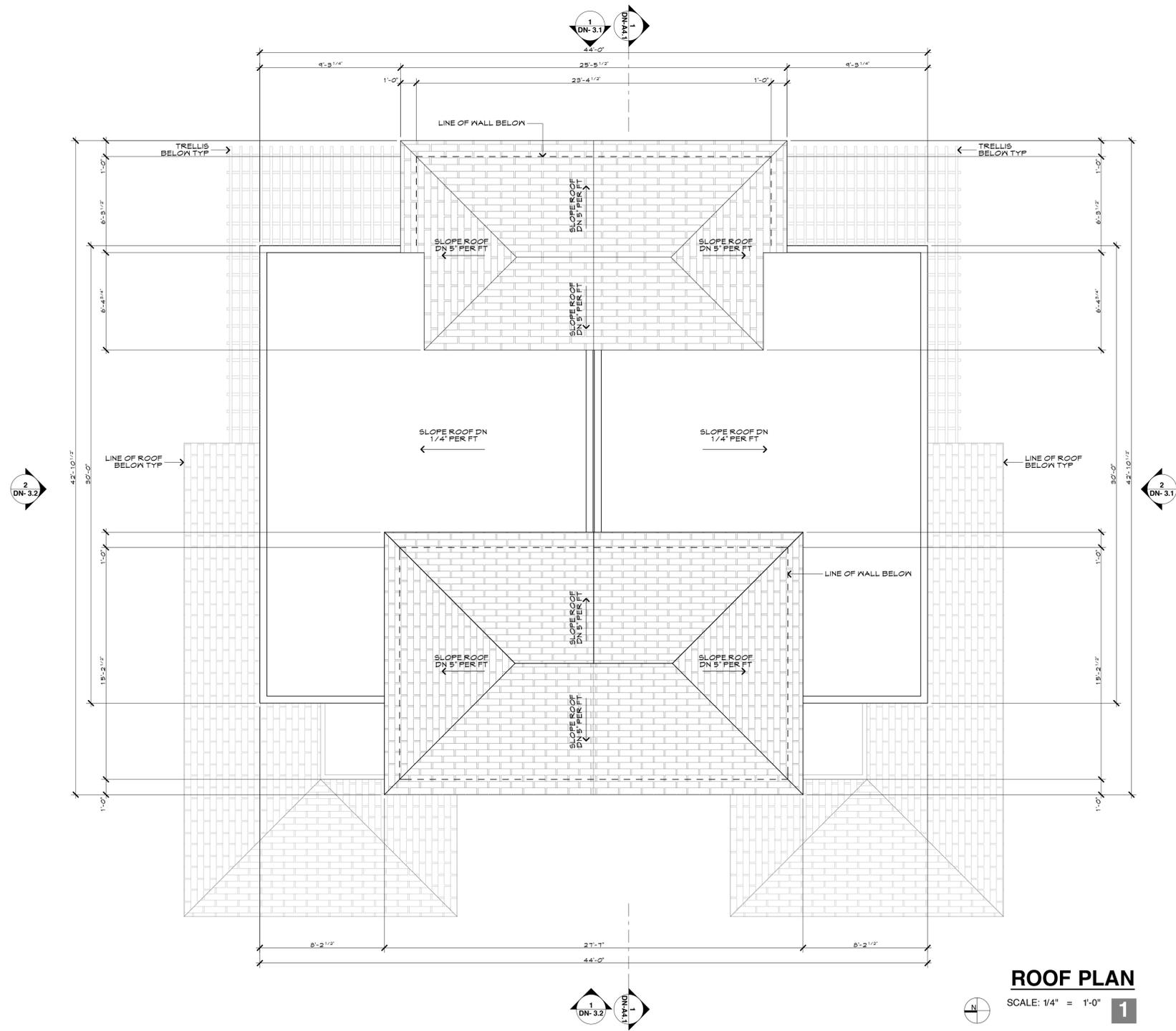
SCALE: 1/4" = 1'-0" **1**



UPPER MAIN LEVEL FLOOR PLAN

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





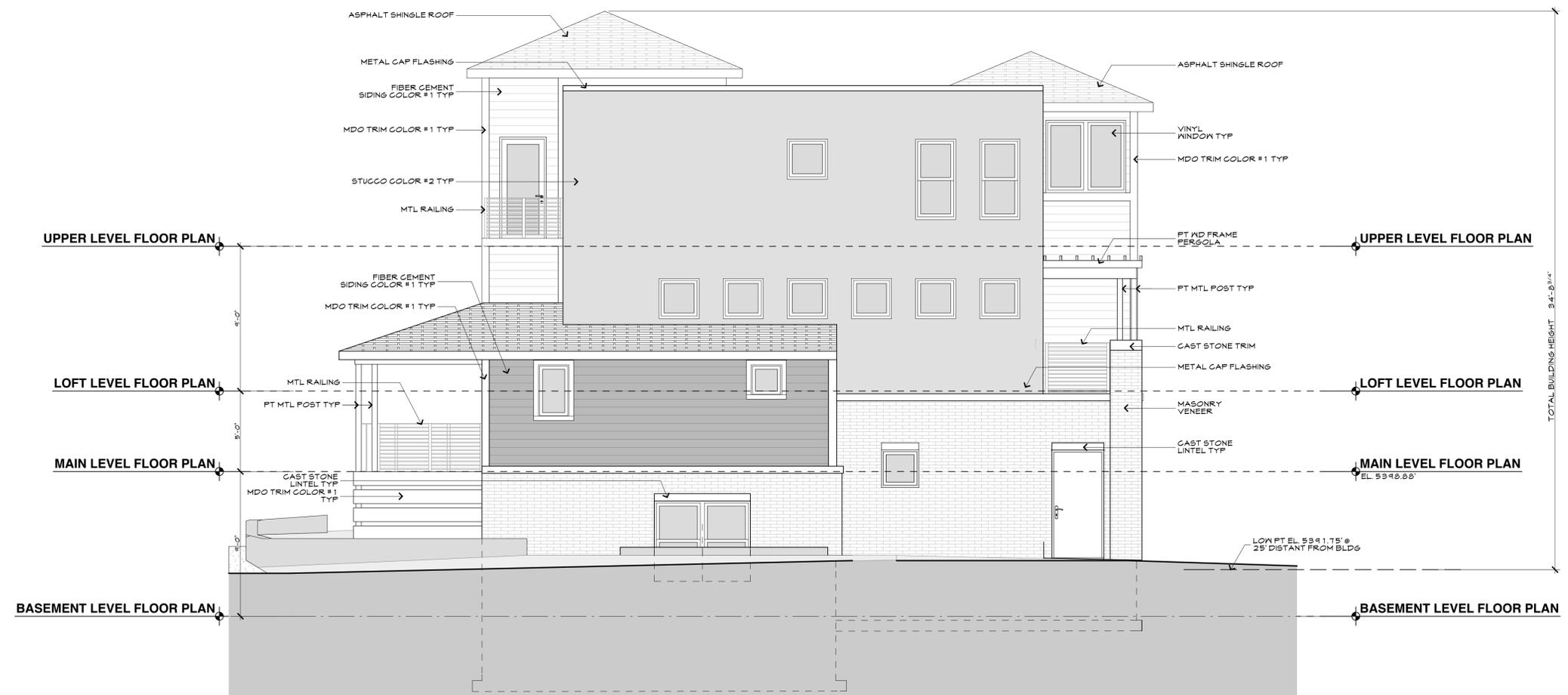
**ROOF PLAN**

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



**EAST ELEVATION**

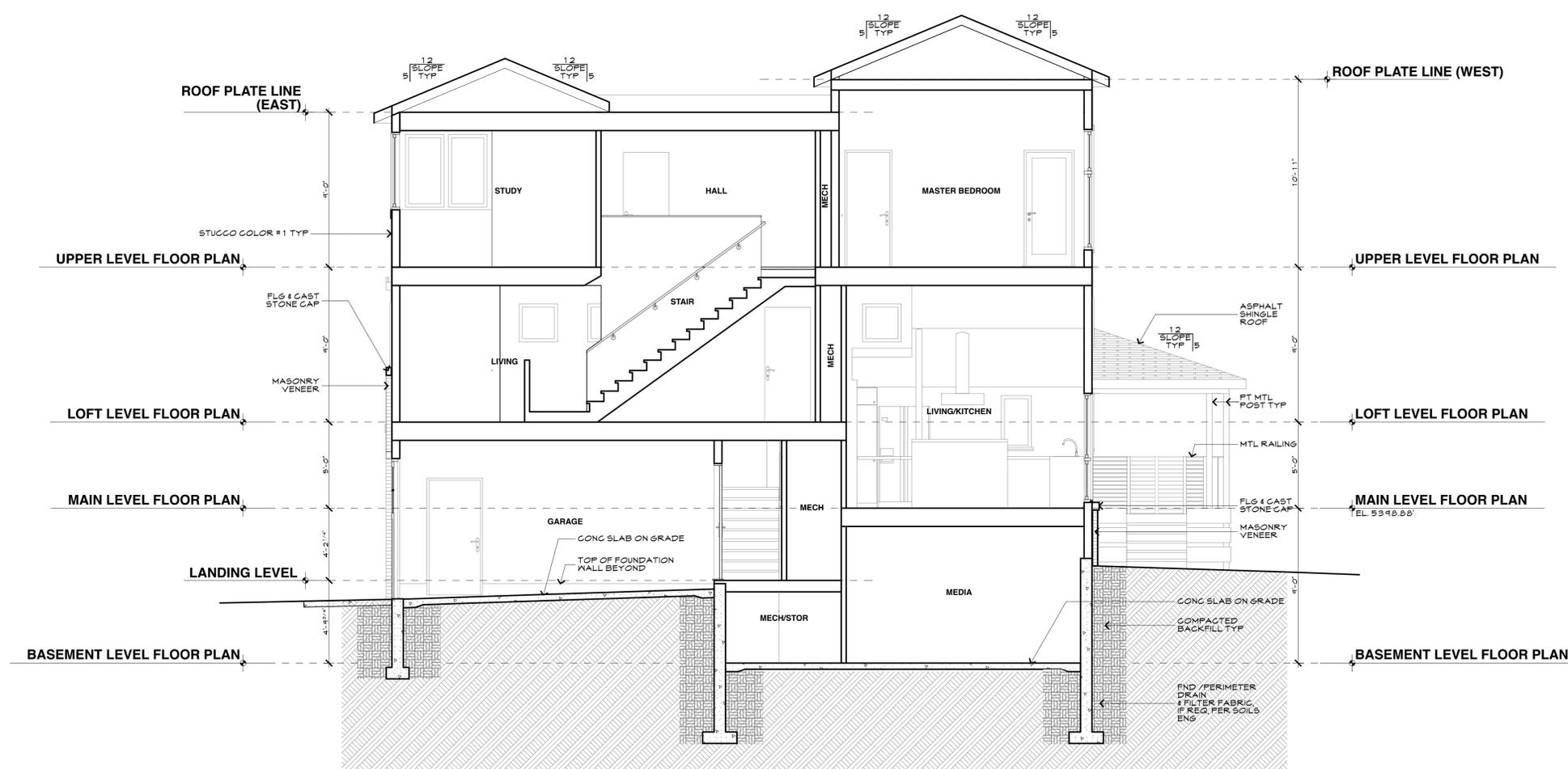
SCALE: 1/4" = 1'-0" **1**



**SOUTH ELEVATION**

SCALE: 1/4" = 1'-0" **2**





**LONGITUDINAL BUILDING SECTION**

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

**NORTH DUPLEX -- 1233 & 1235 Cedar Ave.  
 BUILDING SECTION**

FINAL ARCHITECTURAL PLANS 6/27/13

**DN-A4.1**

BY: SOPHER  
 JOB: WV II N-DUPLEX