

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
 - B. FRAMED FLOORS OVER UNHEATED AREAS: BLOWN FIBERGLASS: R-38 MIN.
 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.
- 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: DENSIFIELD 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.
- B. FINISHES SHOWN ON DRAWINGS SHALL BE SPECIFIED BY OWNER.

X. SPECIALTIES

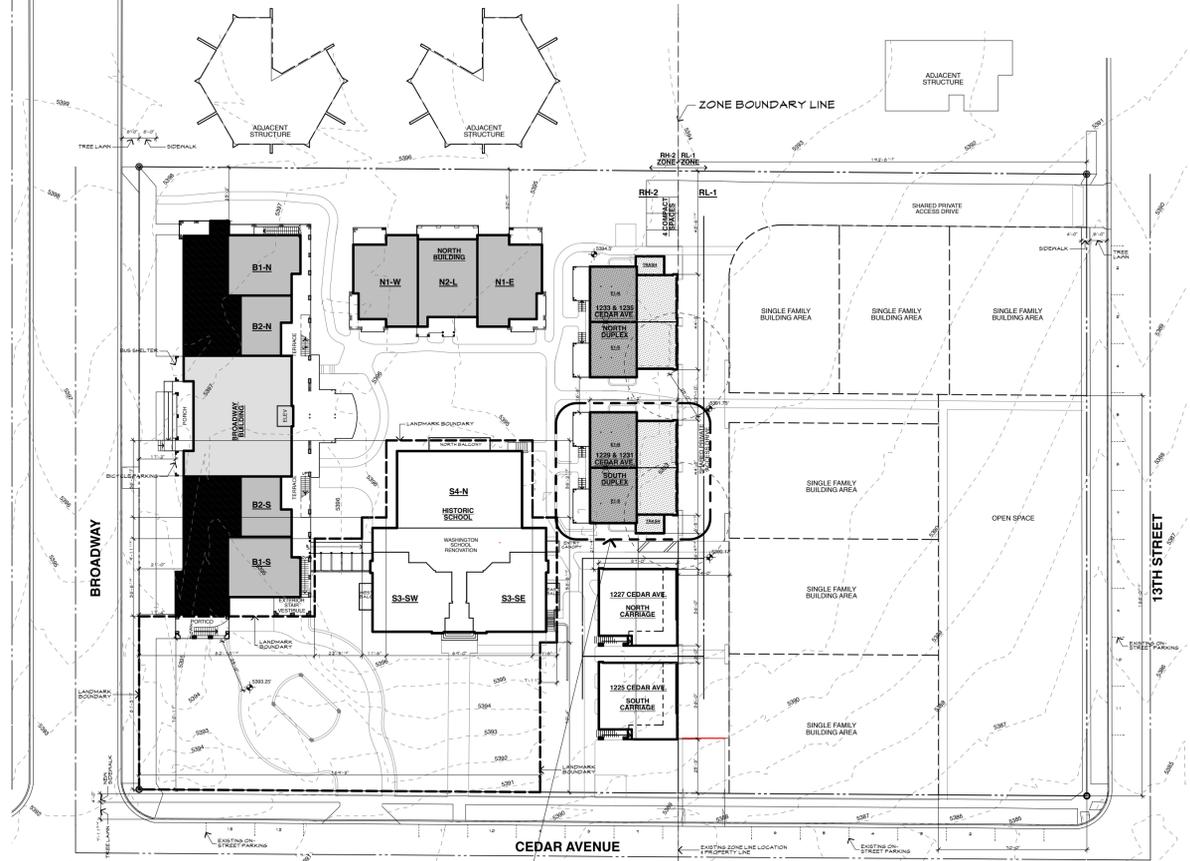
- A. GUARDRAILS SHALL BE PROVIDED AS SHOWN ON DRAWINGS ON ALL UNENCLOSED FLOOR OPENINGS, OPEN SIDES OF STAIRWAYS, LANDINGS AND RAMPS, BALCONIES, PORCHES OR DECKS WHICH ARE MORE THAN 30" ABOVE GRADE OR FLOOR BELOW. THE TOP OF GUARDRAILS SHALL HAVE INTERMEDIATE RAILS OR AN ORNAMENTAL PATTERN SUCH THAT 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) AND 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.

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)
- C. 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).



1229 & 1231 CEDAR AVE SITE KEY PLAN

SCALE: 1" = 40'

ABBREVIATIONS:

A	ABV ABOVE	G	G.D.O. GARAGE DOOR OPENER
	A/C AIR CONDITIONING		GFI GROUND FAULT INTERRUPTER
	ADD ADDITIONAL		GL GLASS
	ADJ ADJACENT		GR GRADE
	AFF ABOVE FINISHED FLOOR		GWG GYPSUM WALL BOARD
	A.H.U. AIR HANDLING UNIT		
	ALT ALTERNATE	H	HB HOSE BIBB
	ALUM ALUMINUM		HGT HEIGHT
	A.P. ACCESS PANEL		HORZ HORIZONTAL
	AWNG AWNING		HWD HARDWOOD (FLOORS)
			HWH HOT WATER HEATER
B	BD BOARD	I	INFO INFORMATION
	BF BIFOLD		INSUL INSULATION
	BLDG BUILDING		INT INTERIOR
	BM BEAM	J	JT JOINT
	B.M. BENCH MARK	K	KIT KITCHEN
	BRK BRICK		KPL KICK PLAT
	B.S. BOTH SIDES	L	LAM. LAMINATED
	BSMT BASEMENT		LAV LAVATORY (SINK)
	BLW BELOW		LT LIGHT(ING)
	BLK BLOCK, BLOCKING		LV LOW VOLTAGE
	BOT BOTTOM		LVR LOUVER
	BOW BOTTOM OF WALL	M	MAX MAXIMUM
C	CB CABINET		MATL MATERIAL
	CL CENTERLINE		MC MEDICINE CABINET
	CLG CEILING		MECH MECHANICAL
	CMU CONCRETE MASONRY UNIT		MFR MANUFACTURER
	COL COLUMN		MDF MEDIUM DENSITY FIBERBOARD
	CONC CONCRETE		MIN MINIMUM
	CONT CONTINUOUS		MIR MIRROR
	CORR CORRUGATED		MISC MISCELLANEOUS
	CP CENTERPOINT		M.O. MASONRY OPENING
D	DBL DOUBLE		MOUNT(MT) MOUNT
	DET DETAIL	N	N/A NOT APPLICABLE
	DIA DIAMETER		NIC NOT IN CONTRACT
	DIM DIMENSION		NFC NOT FOR CONSTRUCTION
	DN DOWN		NO NUMBER
	DR DOOR		NOM NOMINAL
	DS DOWNSPOUT		N.T.S. NOT TO SCALE
	DW DOWNSPOUT DISHWASHER	O	OC ON CENTER
E	EA EACH		O.G.D. OVERHEAD GARAGE DOOR
	E.J. EXPANSION JOINT		OH OVERHEAD
	ELEV ELEVATION		OPNG OPENING
	EQ EQUAL		OPT OPTIONAL
	EXH EXHAUST	P	PKG PARKING
	EXG EXISTING		PL PLATE, PROPERTY LINE
	EXT EXTERIOR		PTD PAINT, PAINTED
F	F.B.O. FURNISHED BY OTHERS		PWD PLYWOOD
	F.D. FLOOR DRAIN	R	R RISER(S)
	F.F. FIRE EXTINGUISHER		R/A RETURN AIR
	FLG FINISH FLOOR		RAD RADIUS
	FLASH FLASHING		R.D. ROOF DRAIN
	FOC FACE OF CONCRETE		RE REFER TO
	FOM FACE OF MASONRY		REFR REFRIGERATOR
	FOS FACE OF STUD		REGS REGULATION(S)
	FN FINISHED		REQ'D REQUIRED, REQUIREMENTS
	FND FOUNDATION		RLG RAILING
	FLR FLOOR		
	FP FIRE PROOF		
	FPL FIREPLACE		
	FRZR FREEZER		
	FTG FOOTING		

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 TEAM:

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

ARCHITECT:
 SOPHER ARCHITECTS
 1919 14TH STREET, SUITE 610
 BOULDER, CO 80302
 303-444-6902
 CONTACT: ADRIAN SOPHER

CIVIL ENGINEER:
 JVA, INCORPORATED
 1319 SPRUCE STREET
 BOULDER, CO 80302
 303-444-1951
 CONTACT: DAVID HEINRICH

CONTRACTOR:
 WASHINGTON SCHOOL DEVELOPMENT LLC
 4676 BROADWAY
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LANDSCAPE ARCHITECT:
 303 ARCHITECTURE
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 303-447-6448
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SURVEYOR:
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 3825 IRIS AVE #100
 BOULDER, CO 80301
 303-443-7001
 CONTACT: GREG MEYER

SHEET INDEX:

C-A.0 GENERAL INFORMATION

ARCHITECTURAL DRAWINGS:

- DS-A1.1 LOWER LEVEL FLOOR PLAN & SOLAR SHADOW ANALYSIS
- DS-A1.2 MAIN LEVEL FLOOR PLAN
- DS-A1.3 MAIN LOFT LEVEL FLOOR PLAN
- DS-A1.4 UPPER LEVEL FLOOR PLAN
- DS-A1.5 ROOF PLAN
- DS-A3.1 EAST AND SOUTH ELEVATIONS
- DS-A3.2 NORTH AND WEST ELEVATIONS
- DS-A4.1 BUILDING SECTIONS AND PERSPECTIVES

PROJECT INFORMATION

PROJECT ADDRESS:
 1229 & 1231 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.
TOTAL FINISHED AREA	4424 SQ. FT.
GARAGE & TRASH (NON-CONTRIBUTING)	970 SQ. FT.
TOTAL CONTRIBUTING FLOOR AREA FOR THIS SUBMITTAL	4424 SQ. FT.

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



PLANNING - ARCHITECTURE - DESIGN
 1919 14TH STREET, SUITE 610 BOULDER, CO 80302

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

SOUTH DUPLEX -- 1229 & 1231 Cedar Ave.
 GENERAL INFORMATION

BUILDING AREA CALCULATIONS:

EXISTING BUILDING COVERAGE (UNDER THIS PERMIT):	0 SQ. FT.
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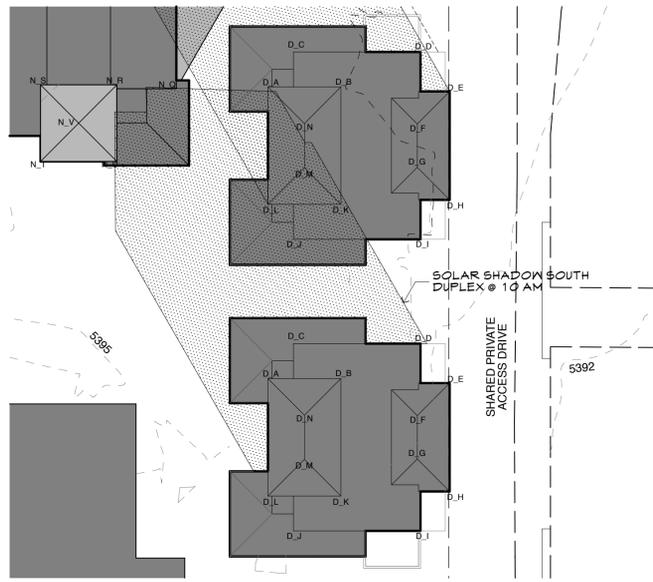
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DS-A0.0

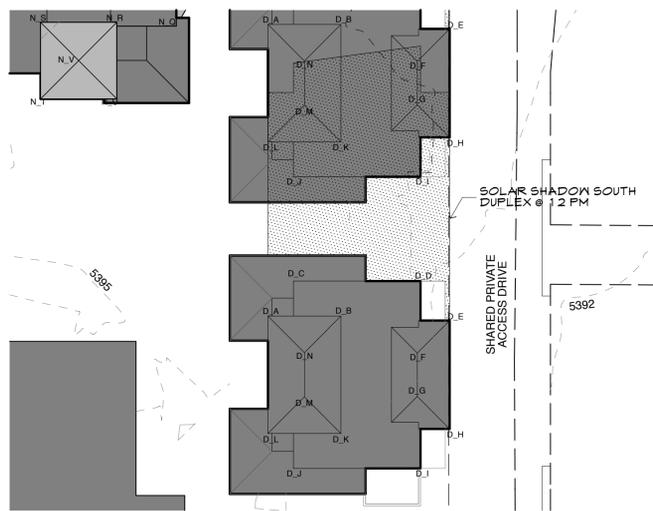
BY: SOPHER
 JOB: WV II S-DUPLEX



SOLAR SHADOW 10 AM

SCALE: 1" = 20'

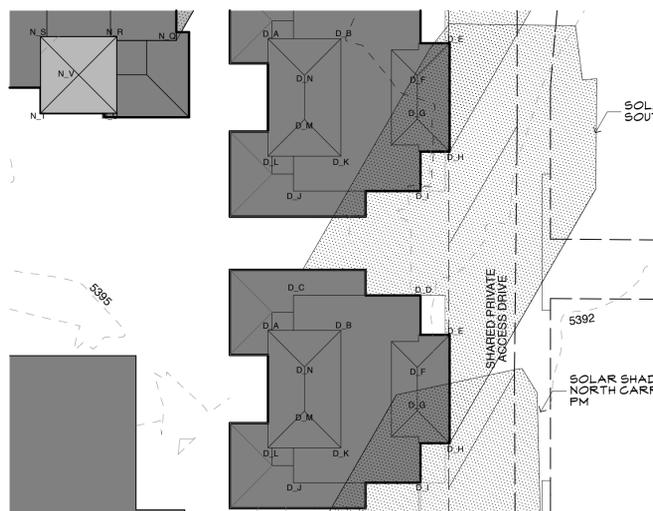
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SOLAR SHADOW 12 NOON

SCALE: 1" = 20'

3



SOLAR SHADOW 2 PM

SCALE: 1" = 20'

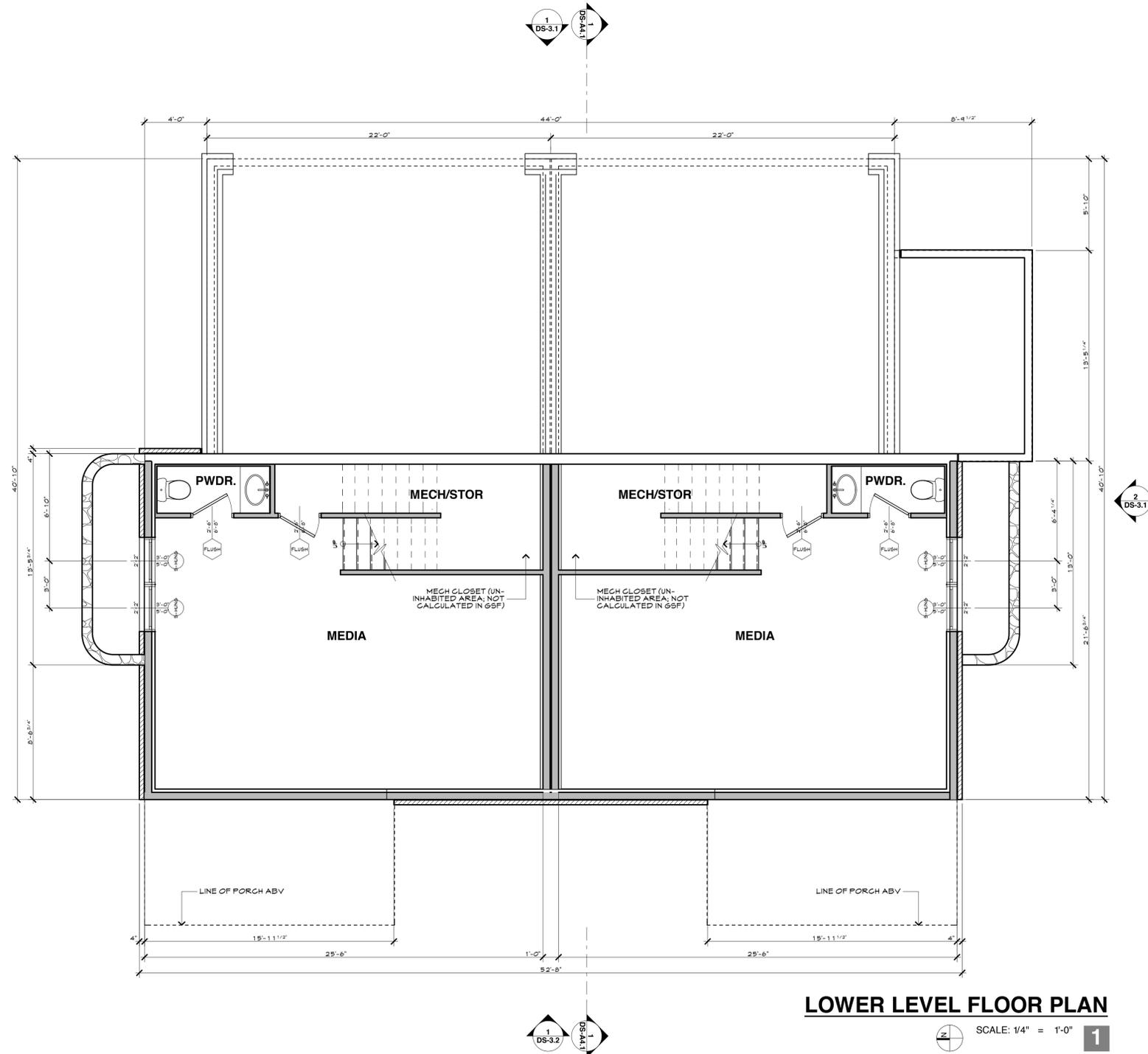
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SOLAR ANALYSIS CHART SOUTH DUPLEX

POINT	BLDG ELEV	GRADE ELEV	HGT ABV GRADE	SHADOW LENGTH				ADDITIONAL SHADOW LENGTH										
				10AM		NOON		NOON		2PM								
				10AM	NOON	10AM	NOON	NOON	NOON	2PM	2PM							
D_A	5421.64	5392.4	29.24	77.49	58.48	77.49	5394.35	1.95	-5.17	72.32	5395.38	2.98	-5.96	52.52	5392.85	0.45	-1.19	76.29
D_B	5421.64	5392.4	29.24	77.49	58.48	77.49	5394.35	1.95	-5.17	72.32	5395.38	2.98	-5.96	52.52	5392.75	0.35	-0.93	76.56
D_C	5420.6	5392.4	28.20	74.73	56.40	74.73	5394.35	1.95	-5.17	69.56	5395.00	2.60	-5.20	51.20	5392.82	0.42	-1.11	73.62
D_D	5420.6	5391.9	28.70	76.06	57.40	76.06	5394.80	2.90	-7.69	68.37	5393.00	1.10	-2.20	55.20	5393.00	1.10	-2.92	73.14
D_E	5419.51	5391.54	27.97	74.12	55.94	74.12	5394.90	3.36	-8.90	65.22	5392.71	1.17	-2.34	53.60	5393.30	1.76	-4.66	69.46
D_F	5422.72	5391.54	31.18	82.63	62.36	82.63	5395.00	3.46	-9.17	73.46	5392.80	1.26	-2.52	59.84	5393.30	1.76	-4.66	77.96
D_G	5422.72	5391.32	31.40	83.21	62.80	83.21	5395.00	3.68	-9.75	73.46				5393.30	1.98	-5.25	77.96	
D_H	5419.51	5391.32	28.19	74.70	56.38	74.70	5394.35	3.03	-8.03	66.67				5393.50	2.18	-5.78	68.93	
D_I	5420.6	5391.1	29.50	78.18	59.00	78.18	5394.10	3.00	-7.95	70.23				5393.30	2.20	-5.83	72.35	
D_J	5420.6	5392.1	28.50	75.53	57.00	75.53	5394.35	2.25	-5.96	69.56								
D_K	5421.64	5393	28.64	75.90	57.28	75.90	5394.35	1.35	-3.58	72.32				5392.00	-1.00	2.65	78.55	
D_L	5421.64	5393	28.64	75.90	57.28	75.90	5394.50	1.50	-3.98	71.92								
D_M	5425.22	5394	31.22	82.73	62.44	82.73	5394.35	0.35	-0.93	81.81				5392.60	-1.40	3.71	86.44	
D_N	5425.22	5394	31.22	82.73	62.44	82.73	5394.35	0.35	-0.93	81.81	5395.00	1.00	-2.00	60.44	5392.70	-1.30	3.45	86.18

SOLAR ANALYSIS NOTES:

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



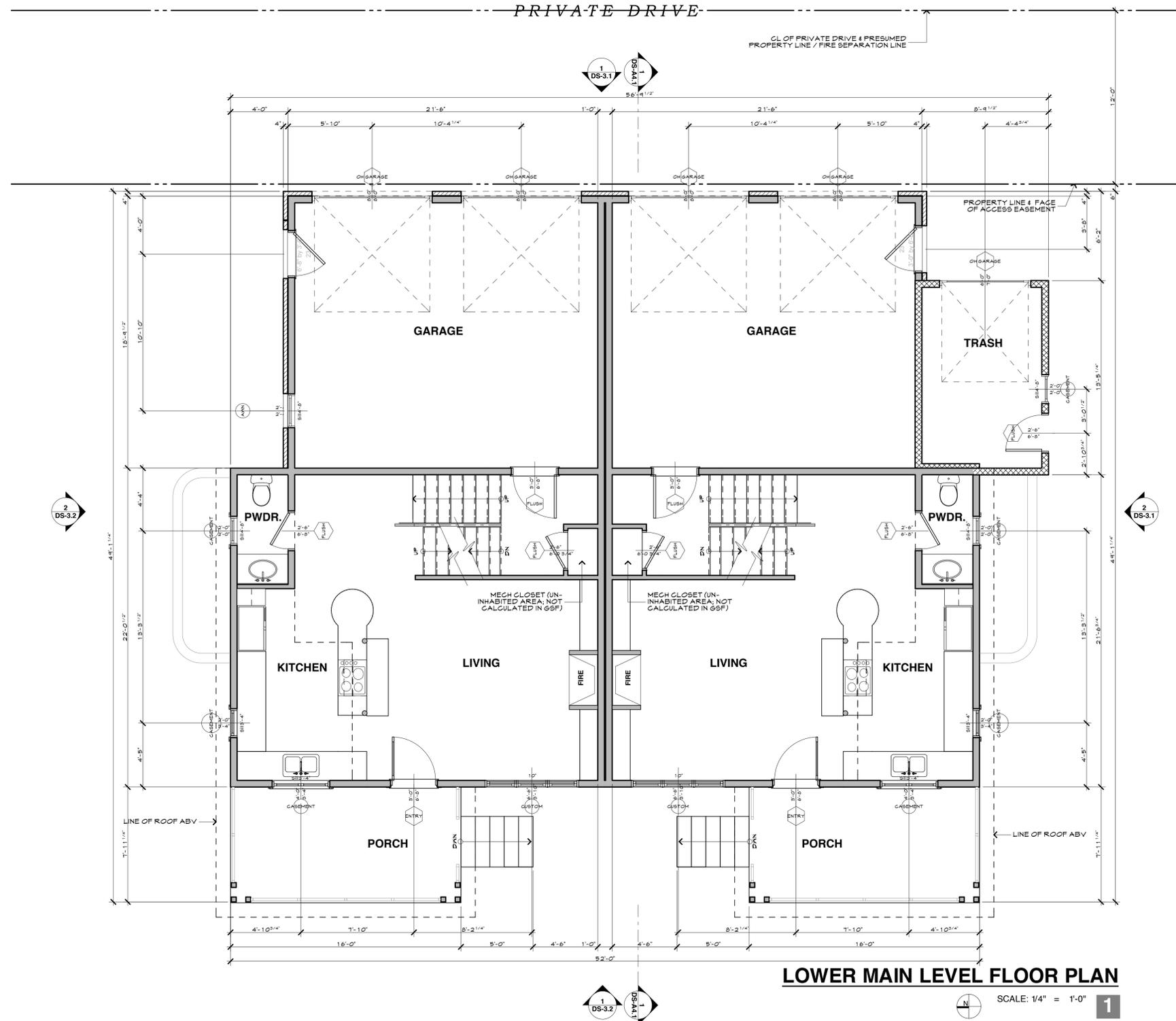
LOWER LEVEL FLOOR PLAN

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

1

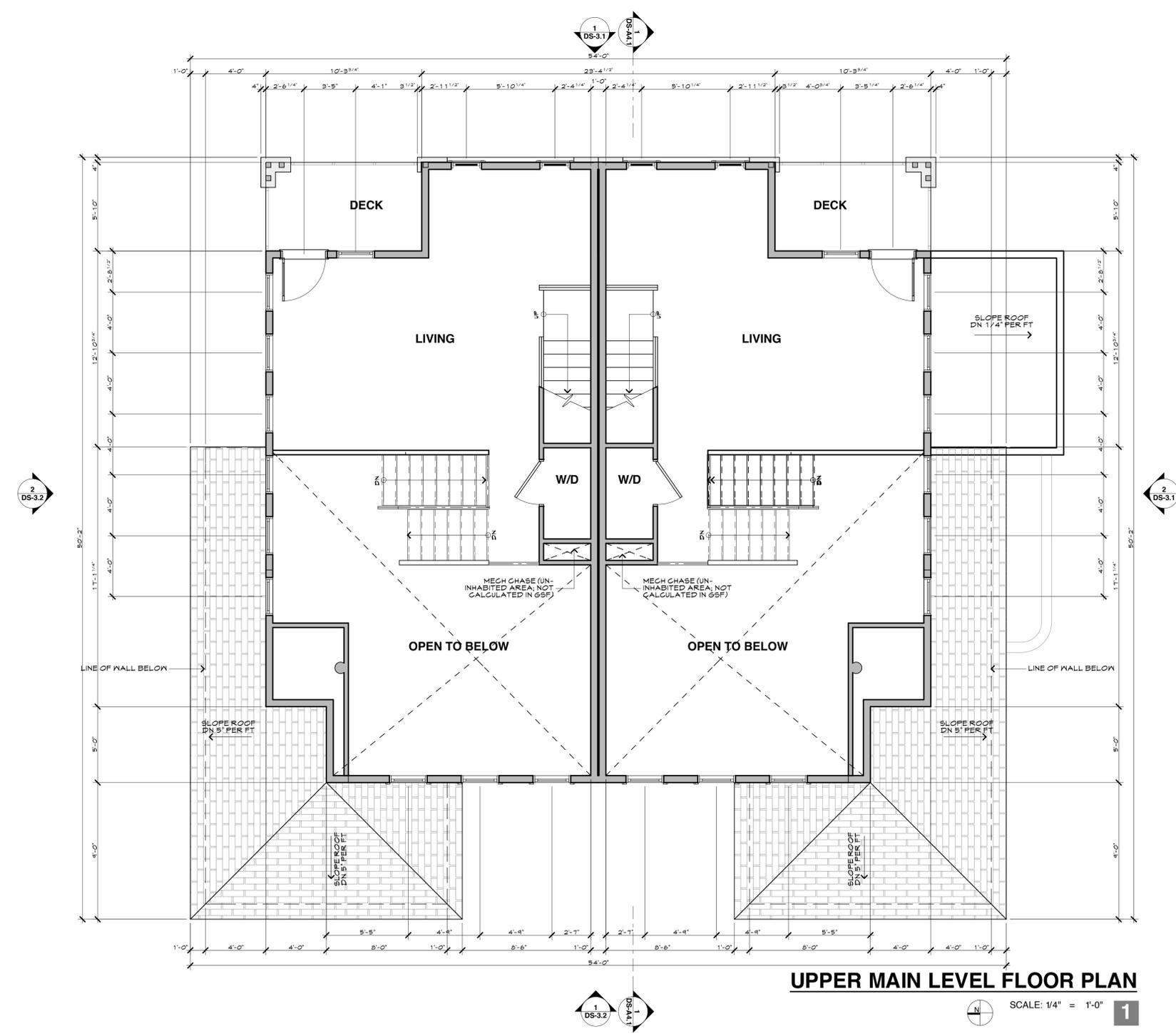
DOOR & WINDOW NOTES:

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.



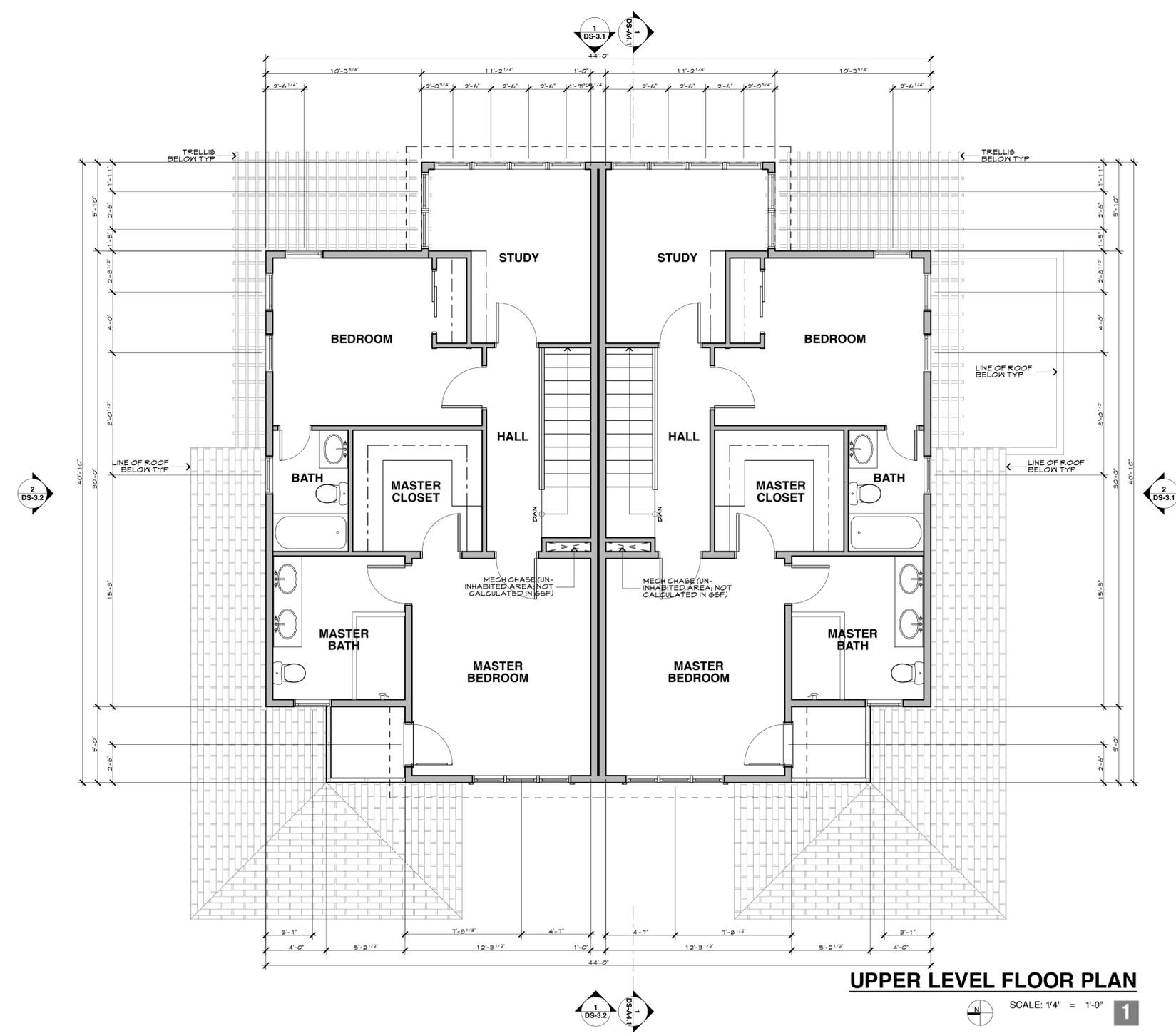
LOWER MAIN LEVEL FLOOR PLAN

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



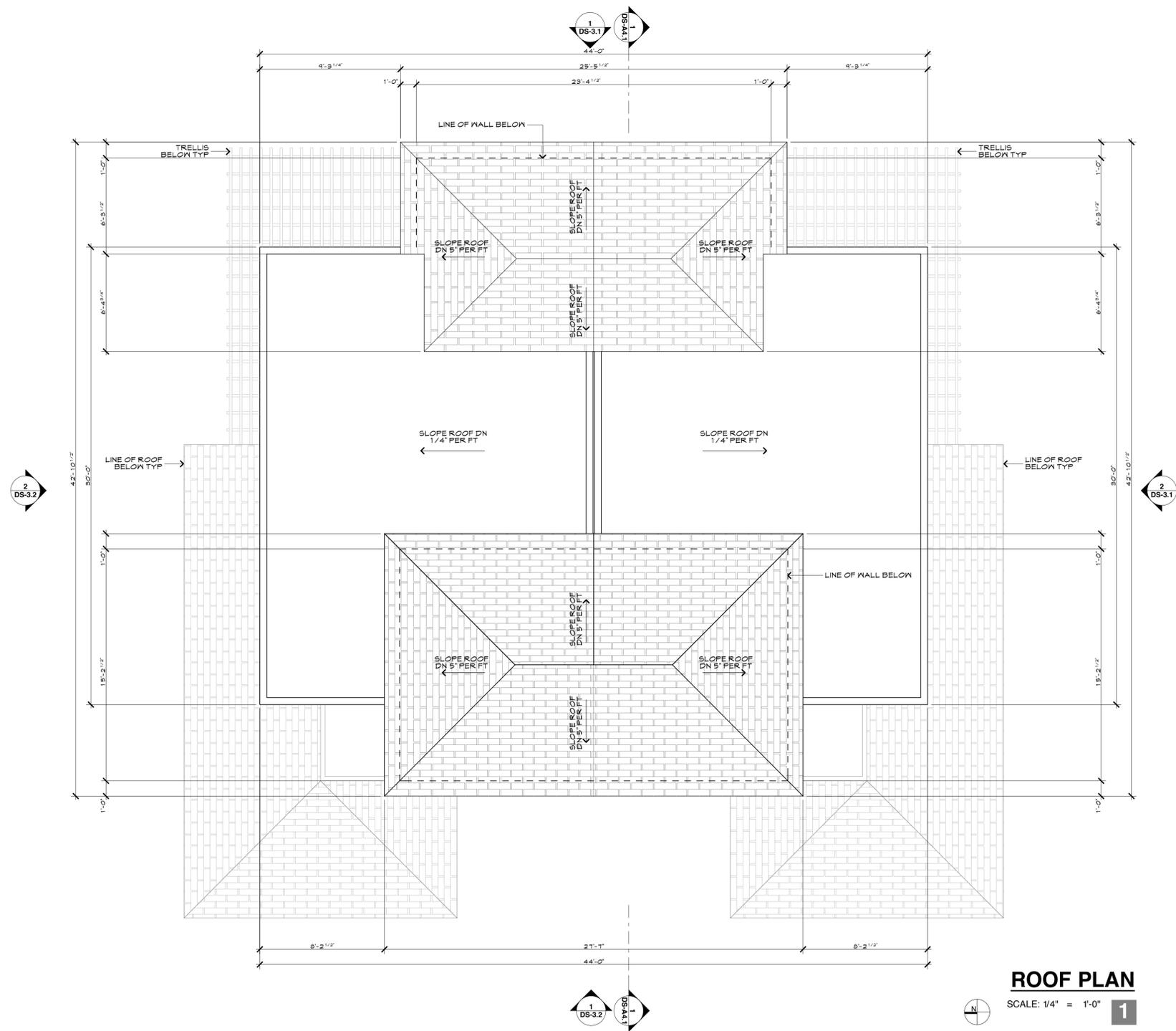
UPPER MAIN LEVEL FLOOR PLAN

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



UPPER LEVEL FLOOR PLAN

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



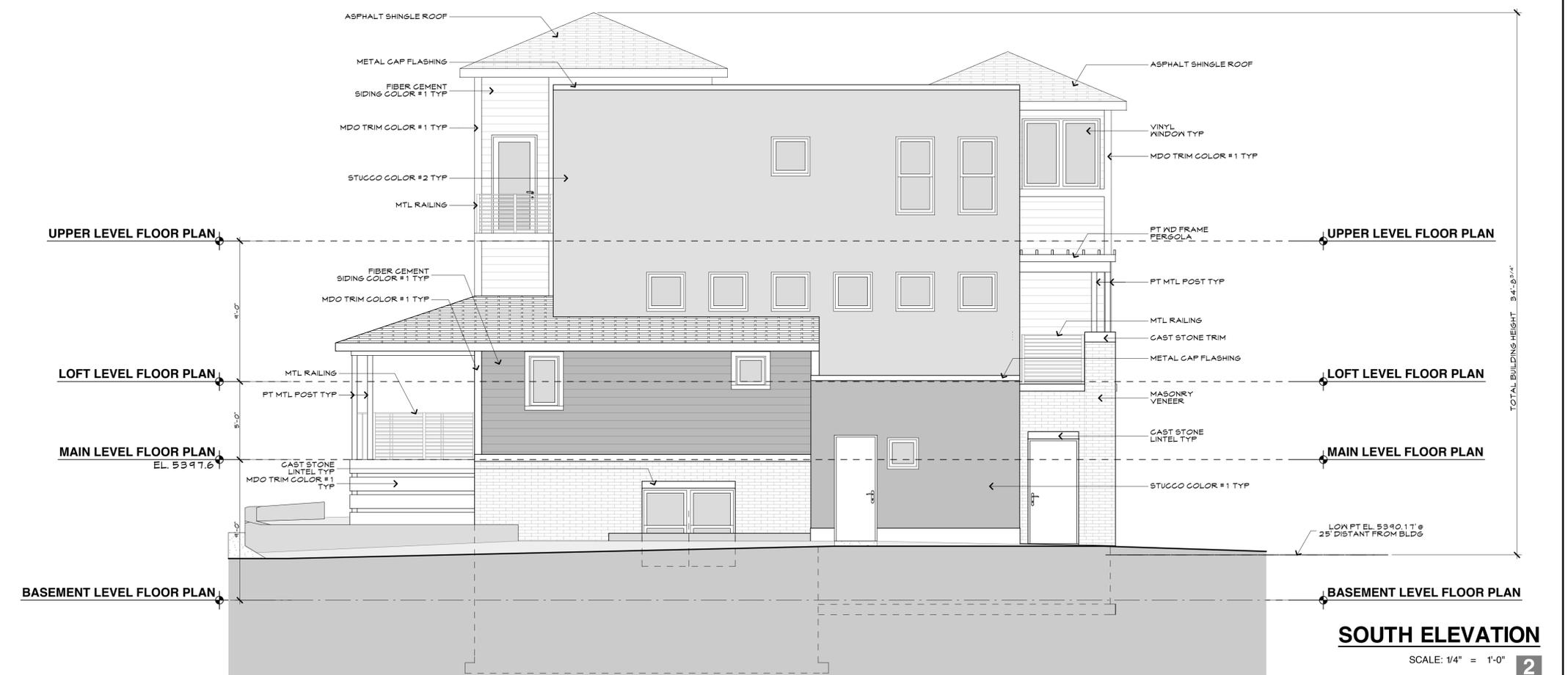
ROOF PLAN

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

1



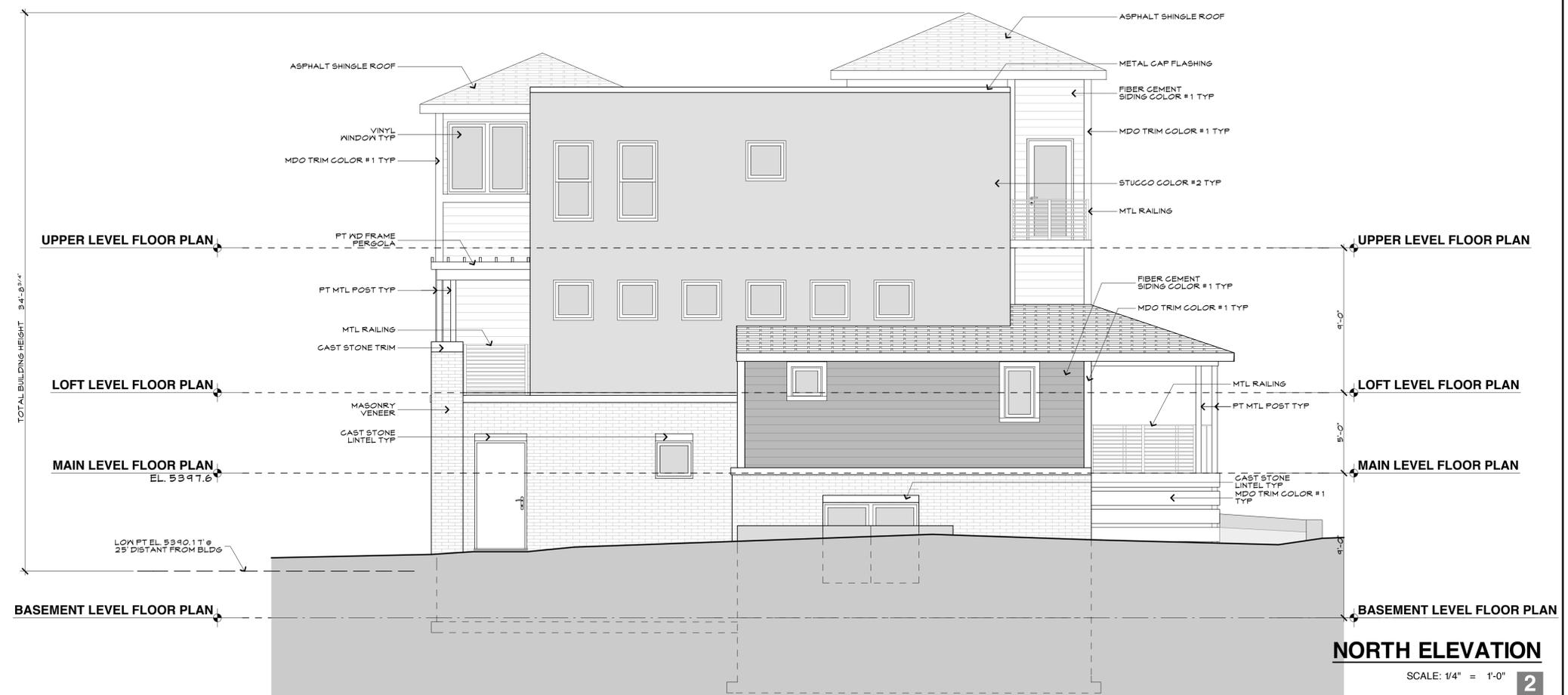
EAST ELEVATION
SCALE: 1/4" = 1'-0" **1**



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



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



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



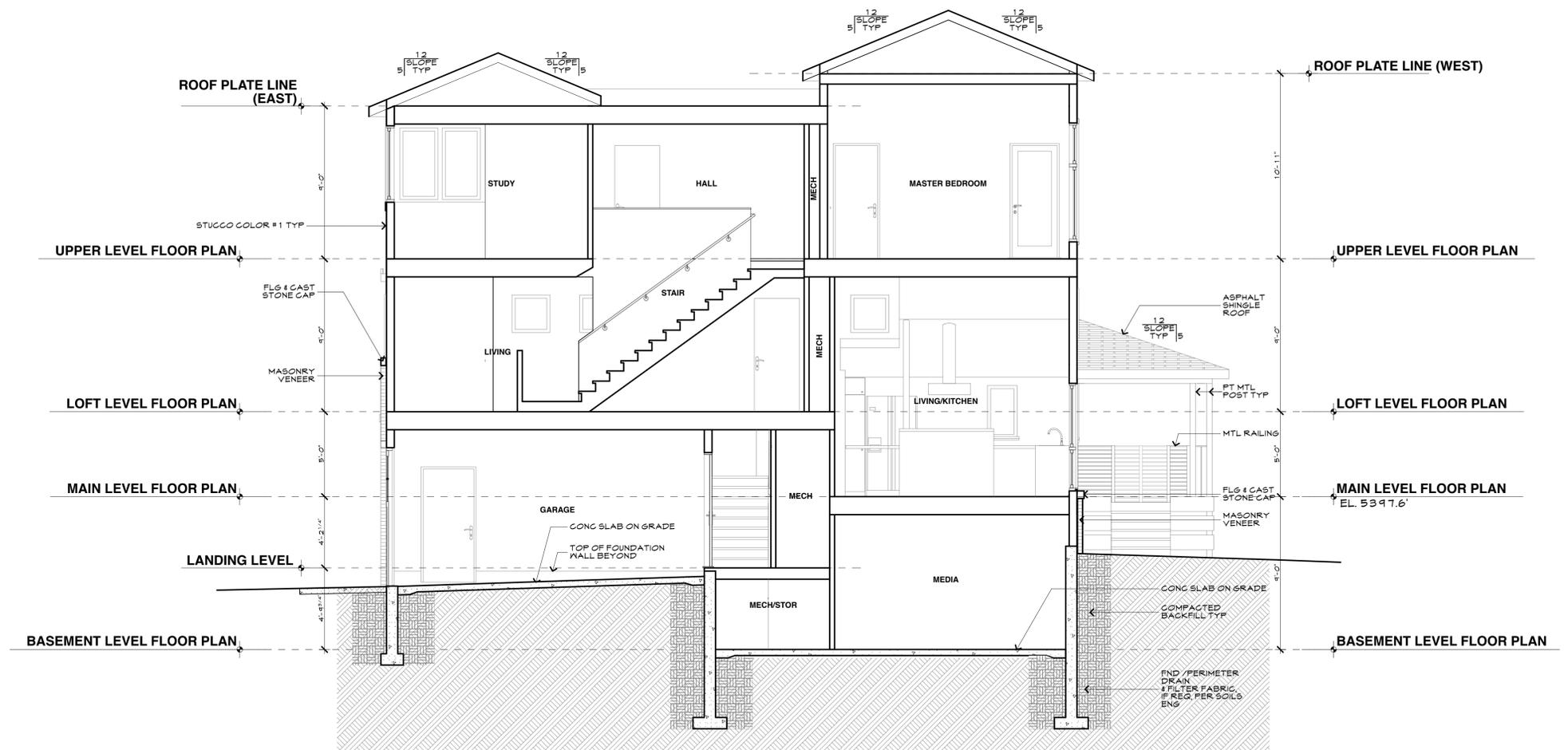
SOUTH DUPLEX PERSPECTIVE II

3



SOUTH DUPLEX PERSPECTIVE

2



LONGITUDINAL BUILDING SECTION

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