



1. ALL WORK SHALL COMPLY WITH FEDERAL, STATE AND LOCAL LAWS, CODES AND ORDINANCES.
2. ARCHITECTURAL ELEVATION OF 100'-0" ± CIVIL ELEVATION OF 1935.00'.
3. CONTRACTOR SHALL VERIFY FIELD CONDITIONS BEFORE PROCEEDING WITH CONSTRUCTION.
4. CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN ON THE DRAWINGS WITH THOSE AT THE SITE. ANY VARIATION WHICH REQUIRES A PHYSICAL CHANGE SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
5. CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES OR CONFLICTS IN THE DRAWINGS AND/OR SPECIFICATIONS, REQUEST AND RECEIVE AN INTERPRETATION OR CLARIFICATION BEFORE PROCEEDING WITH CONSTRUCTION.
6. THE ORGANIZATION OF THE DRAWINGS AND SPECIFICATIONS INTO TYPES, SECTIONS, ARTICLES AND THE ARRANGEMENT OF THE DRAWINGS SHALL NOT CONTROL THE CONTRACTOR IN DIVIDING THE WORK AMONG SUB-CONTRACTORS, OR IN ESTABLISHING THE WORK TO BE PERFORMED BY ANY TRADE.
7. CONTRACTORS SHALL CARRY BUILDERS RISK, WORKMAN'S COMPENSATION, CONTRACTOR'S LIABILITY, PERSONAL INJURY, COMPREHENSIVE AUTOMOBILE AND PROPERTY DAMAGE INSURANCE, OWNER TO CARRY FIRE INSURANCE ON THE FRAMED STRUCTURE AND COMPLETED WORK IN PROGRESS.
8. TEMPORARY SPACE HEATING SHALL BE THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE DONE IN A SAFE, SENSIBLE MANNER WITH PERIODIC CHECKS TO ALL SYSTEMS.
9. THESE DOCUMENTS DO NOT INCLUDE THE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY, SAFETY, CARE OF UTILITIES AND ADJACENT PROPERTIES DURING CONSTRUCTION, AND COMPLIANCE WITH FEDERAL AND STATE SAFETY REGULATIONS ARE THE RESPONSIBILITY OF THE CONTRACTOR.
10. DO NOT DIG UNTIL THE LOCATION OF ALL UTILITIES HAS BEEN VERIFIED.
11. STRIP SITE OF TOP SOIL AND STOCKPILE BEFORE CONSTRUCTION BEGINS.
12. CONTRACTOR TO INVESTIGATE EXISTING CONDITIONS PRIOR TO PERFORMING ANY REMOVALS, PROVIDE TEMPORARY SUPPORT OF EXISTING STRUCTURE AS REQUIRED.
13. CONTRACTOR TO MAKE ACCOMMODATIONS FOR ANY ADDITIONAL COORDINATION AS REQUIRED FOR DEMOLITION AND RENOVEL WORK.
14. ANY AREA DISTURBED BY CONSTRUCTION AND NOT PAVED OR NATURAL ROCK SURFACE SHALL BE REVEGETATED WITHIN ONE CONSTRUCTION SEASON.
15. ALL DIMENSIONS ARE TO FACE OF STUD UNO.
16. DIMENSION FROM EDGE OF DOOR FRAME TO EDGE OF ADJACENT PERPENDICULAR WALL SHALL BE 6" UNO
17. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS SHALL ESTABLISH LOCATION OF ALL PARTITIONS, OPENINGS, EQUIPMENT, ETC.
18. LARGER SCALE DRAWINGS AND DETAILS HAVE PRIORITY OVER SMALLER SCALE DRAWINGS.
19. ALL BUILDING AREAS SHALL BE FULLY SPRINKLERED PER NFPA-13. SPRINKLER PROTECTION SHALL BE PROVIDED FOR EXT BALCONIES AND IN ROOF TRUSSES AND OTHER SPACES REQ'D BY CODE. PROVIDE A DRY SYSTEM IF REQUIRED BY UNCONDITIONED AREAS.
20. PENETRATIONS AT ROOF TOP UNITS & MAKE-UP AIR UNITS SHALL BE COORDINATED WITH MECHANICAL CONTRACTOR FOR SIZE AND LOCATION.
21. WHERE "CLEAR" IS CALLED OUT ON A DIMENSION, PROVIDE DIM NOTED FROM FACE OF FINISH TO FACE OF FINISH.
22. AT ROOMS WITH FLOOR DRAINS (LAUNDRY, MECHANICAL ROOMS, ETC.), SET DRAIN DOWN 1/2 INCH AND SLOPE FLOOR TO DRAIN AT 1/8 INCH PER FOOT FROM DRAIN.
23. CONCRETE SLAB CONTROL JOINTS AND EXPANSION JOINTS SHALL BE CLOSELY COORDINATED WITH TILE AND PAVING PATTERN AND SHALL OCCUR UNDER TILE JOINTS WHERE POSSIBLE. PROVIDE CRACK ISOLATION MEMBRANE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS WHERE CONTROL JOINTS AND TILE JOINTS DO NOT ALIGN AND PROVIDE SOFT JOINT IN TILE ABOVE.

GAS MUST ENTER EACH DWELLING INDEPENDENTLY ABOVE GROUND WITHOUT TRAVELING UNDER OR THROUGH ANOTHER DWELLING, SO ITS INSTALLED OUTSIDE THE UNITS UNDERGROUND.

ELECTRIC MUST ENTER EACH DWELLING INDEPENDENTLY WITHOUT TRAVELING THROUGH ANOTHER DWELLING ABOVE GROUND, BUT MAY BE INSTALLED BENEATH THE SLAB OF ONE UNIT TO ENTER ANOTHER UNIT THROUGH THAT UNITS SLAB, BUT CANNOT TRAVEL THROUGH CRAWL SPACE, SO EITHER UNDER A SLAB, OR UNDERGROUND OUTSIDE THE BUILDINGS.

GC TO COORDINATE WITH THE LOCAL AGENCIES (ATMOS AND YAMPA VALLEY ELECTRIC) TO LOCATE PER THESE GUIDELINES.

DATE	DESCRIPTION
09/20/21	100% DD
09/20/22	50% CD
09/11/22	100% CD PERMIT
09/01/22	PERMIT CORRECTIONS

ARCHITECTURAL SITE PLAN  
PROJECT NOTES

STATE OF COLORADO  
WILLIAM J. RANGITSCH  
B14986  
LICENSED ARCHITECT  
09/07/22

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970.879.0819  
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steamboat springs, co. 80477

STEAMBOAT  
ARCHITECTURAL  
ASSOCIATES

A Townhouse Development at  
**Walton Cr Rd/ Village Dr**  
1805 Walton Creek Road, Steamboat Springs,  
Colorado 80487

REVIEWED  
FOR  
CODE  
COMPLIANCE  
12/07/2022

A1.00

19-37