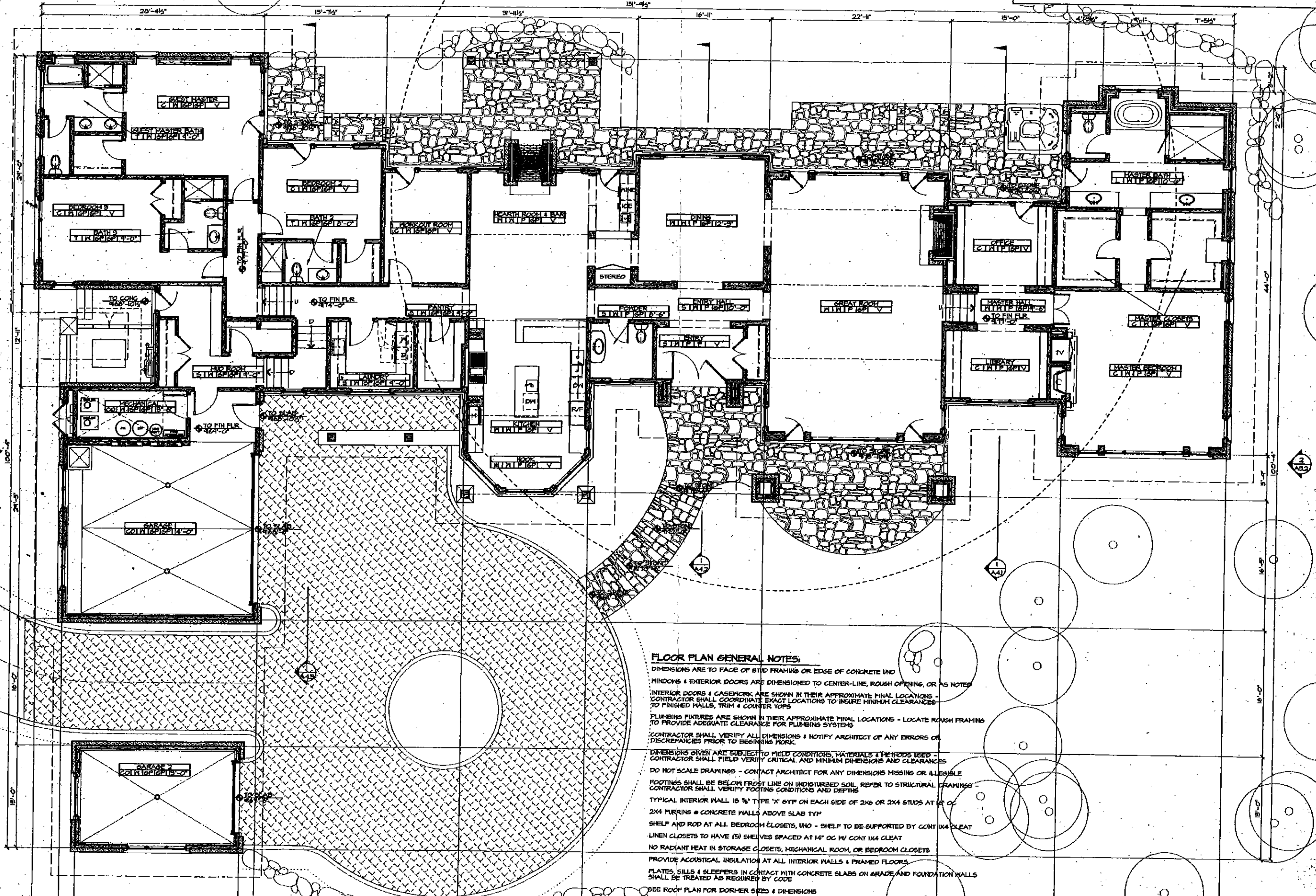
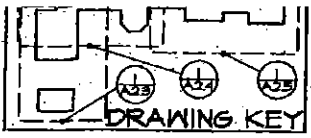


FLOOR	BASE	WALLS	CEILING
C CARPET & PAD	L LIMESTONE, CUT	GP TEXTURED GYP	GP TEXTURED GYP
CC CONCRETE, SEALED	ST STONE, SNAPPED	GS SMOOTH GYP	GS SMOOTH GYP
L LIMESTONE, CUT	T TILE	GT FIRE TAPED GYP	GT FIRE TAPED GYP
ST STONE, ROUGH	V VINYL	P PLASTER	P PLASTER
T TILE	M WOOD	S STUCCO	S STUCCO
V VINYL		ST STONE, ROUGH	ST STONE, ROUGH
M WOOD		T TILE	T TILE
		W WOOD (H/W-matched)	W WOOD
		WP WALL PAPER	



FLOOR PLAN GENERAL NOTES:

DIMENSIONS ARE TO FACE OF STUD FRAMING OR EDGE OF CONCRETE UNO

WINDOWS & EXTERIOR DOORS ARE DIMENSIONED TO CENTER-LINE, ROUGH OPENING, OR AS NOTED

INTERIOR DOORS & CASEWORK ARE SHOWN IN THEIR APPROXIMATE FINAL LOCATIONS - CONTRACTOR SHALL COORDINATE EXACT LOCATIONS TO INSURE MINIMUM CLEARANCES TO FINISHED WALLS, TRIM & COUNTER TOPS

PLUMBING FIXTURES ARE SHOWN IN THEIR APPROXIMATE FINAL LOCATIONS - LOCATE ROUGH FRAMING TO PROVIDE ADEQUATE CLEARANCE FOR PLUMBING SYSTEMS

CONTRACTOR SHALL VERIFY ALL DIMENSIONS & NOTIFY ARCHITECT OF ANY ERRORS OR DISCREPANCIES PRIOR TO BEGINNING WORK

DIMENSIONS GIVEN ARE SUBJECT TO FIELD CONDITIONS, MATERIALS & METHODS USED - CONTRACTOR SHALL FIELD VERIFY CRITICAL AND MINIMUM DIMENSIONS AND CLEARANCES

DO NOT SCALE DRAWINGS - CONTACT ARCHITECT FOR ANY DIMENSIONS MISSING OR ILLEGIBLE

FOOTINGS SHALL BE BELOW FROST LINE ON UNDISTURBED SOIL. REFER TO STRUCTURAL DRAWINGS - CONTRACTOR SHALL VERIFY FOOTING CONDITIONS AND DEPTHS

TYPICAL INTERIOR WALL 16 1/2" TYPE 'X' GYP ON EACH SIDE OF 2X6 OR 2X4 STUDS AT 16" OC

2X4 FURRING @ CONCRETE WALLS ABOVE SLAB TYP

SHelf AND ROD AT ALL BEDROOM CLOSETS, UNO - SHelf TO BE SUPPORTED BY CONT 1X4 CLEAT

LINEN CLOSETS TO HAVE (3) SHELVES SPACED AT 14" OC W/ CONT 1X4 CLEAT

NO RADIANT HEAT IN STORAGE CLOSETS, MECHANICAL ROOM, OR BEDROOM CLOSETS

PROVIDE ACOUSTICAL INSULATION AT ALL INTERIOR WALLS & PRAMED FLOORS

PLATES, SILLS & SLEEPERS IN CONTACT WITH CONCRETE SLABS ON GRADE AND FOUNDATION WALLS SHALL BE TREATED AS REQUIRED BY CODE

SEE ROOF PLAN FOR DORMER SIZES & DIMENSIONS

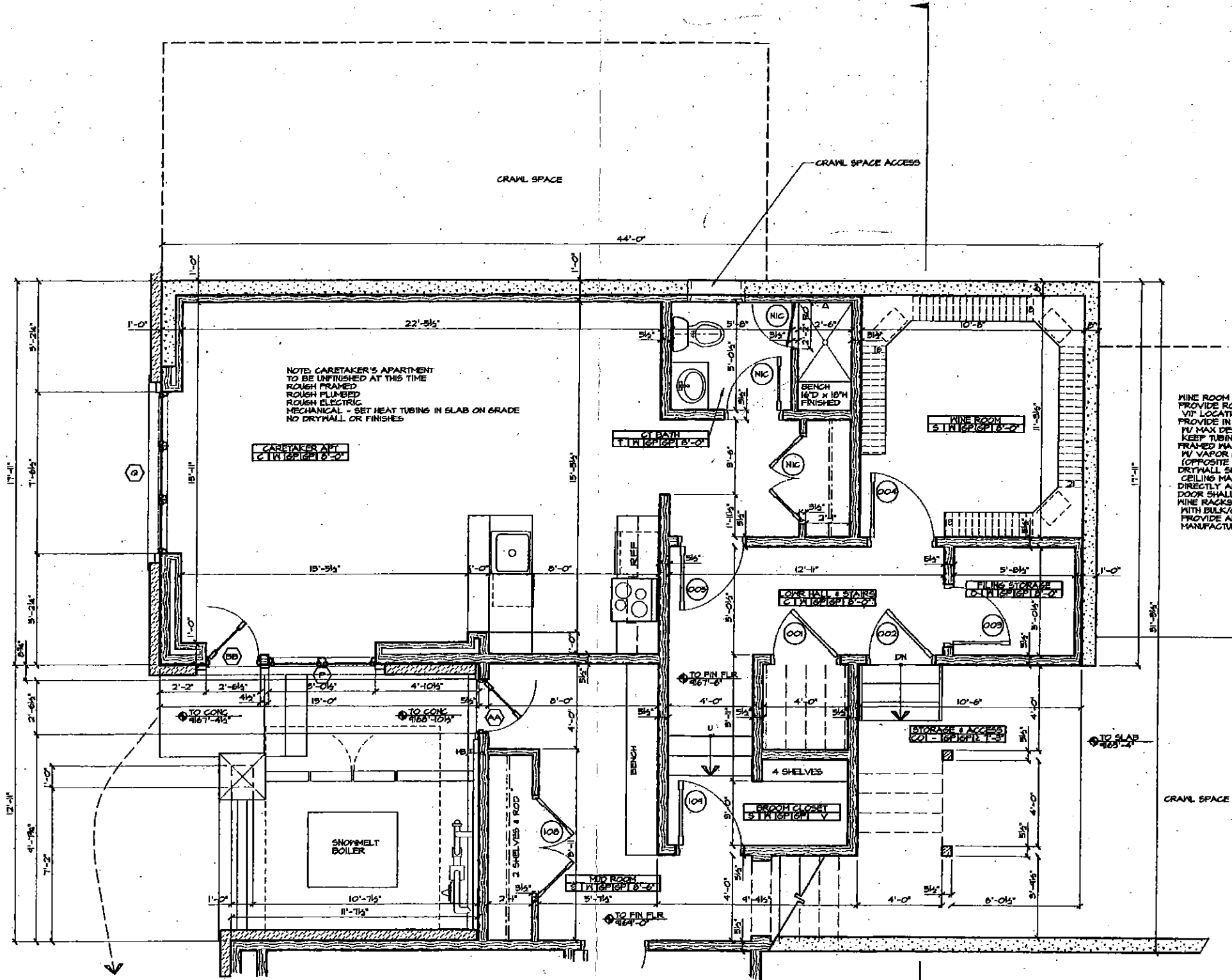
GALVIN RESIDENCE
 LOT 31 MOUNTAIN STAR
 AVON, COLORADO

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Date: 07/11/01
 Revised:

Sheet Number

GALVIN RESIDENCE
LOT 31 MOUNTAIN STAR
AVON, COLORADO



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 The Client, and the Client's Architect, shall be responsible for obtaining all necessary permits, and for compliance with all applicable laws, codes, and regulations. The Architect shall be responsible for the design and construction of the project, and for the accuracy of the drawings and specifications. The Client shall be responsible for the construction of the project, and for the accuracy of the construction documents. The Architect shall not be responsible for the construction of the project, or for the accuracy of the construction documents, unless otherwise stated in writing.

Date: 07/14/01
 Revised:

Sheet Number:

ROOM FINISH SYMBOL / KEY TO ROOM FINISHES

FLOOR	BASE	WALLS	CEILING
C CARPET & PAD	L Limestone, CUT	GF TEXTURED GYP	GF TEXTURED GYP
CO CONCRETE, SEALED	ST STONE, SNAPPED	GS SMOOTH GYP	GS SMOOTH GYP
L Limestone, CUT	T TILE	GT FIRE TAPED GYP	GT FIRE TAPED GYP
ST STONE, ROUGH	V VINYL	P PLASTER	P PLASTER
T TILE	W WOOD	S STUCCO	S STUCCO

DRAWING