

GENERAL NOTES

- 1.) CONTRACTOR FOR THE PROJECT SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS.
 - 2.) ALL WORK SHALL BE PERFORMED IN STRICT CONFORMITY WITH ALL LOCAL LAWS, ORDINANCES RULES AND REGULATIONS OF GOVERNMENT AUTHORITIES HAVING JURISDICTION.
 - 3.) BEFORE COMMENCEMENT OF THE WORK AND PRIOR TO ORDERING ANY MATERIALS, THE CONTRACTOR AND HIS SUBCONTRACTORS SHALL FIELD VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS SHOWN IN THE CONTRACT.
 - 4.) THESE DRAWINGS REQUIRE COMPLETE AND OPERATIONAL BUILDING SYSTEMS/COMPONENTS. ANY MISC. ITEMS OR MATERIALS NOT SPECIFICALLY NOTED, BUT REQUIRED FOR THE PROPER EXECUTION OF THE WORK.
 - 5.) IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THESE DIMENSIONS FOR BOTH QUANTITY TAKE-OFFS AND CONSTRUCTION. SHOULD A DISCREPANCY OCCUR BETWEEN THE CONTRACT DOCUMENTS AND EXISTING CONDITIONS, IMMEDIATELY CONTACT THE PROCURER OF THESE DRAWINGS AND DOCUMENTS.
 - 6.) DO NOT SCALE DRAWINGS. DIMENSIONS GOVERN ALL. LARGER SCALE DETAILS GOVERN OVER SMALL SCALE.
 - A.) DR/WALL PARTITIONS ARE DIMENSIONED FACE OF STUD TO FACE OF STUD.
 - 7.) THE CONTRACTOR SHALL SUBMIT ALL PROPOSED SUBSTITUTIONS TO THE DESIGNER IN WRITING WITH SUFFICIENT INFORMATION, SAMPLES AND DIFFERENCE IN COST FOR AN INFORMED EVALUATION. SUBSTITUTIONS MUST BE APPROVED IN WRITING BEFORE THEY MAY BE USED.
 - 8.) THE CONTRACTOR SHALL IMMEDIATELY, WHEN NOTIFIED OF A PROPOSED CHANGE, DEVELOP COST AND SCHEDULE RAMIFICATIONS FOR OWNER APPROVAL/ ACCEPTANCE.
 - 9.) THE CONTRACTOR SHALL PERFORM HIGH-QUALITY PROFESSIONAL WORK, USING ONLY WORKMEN WHO ARE SKILLED AND EXPERIENCED IN THE SPECIFIC TASKS REQUIRED. JOIN MATERIALS TO UNIFORM ACCURATE FITS SO THEY MEET WITH NEAT STRAIGHT LINES. INSTALL EXPOSED MATERIALS APPROPRIATELY LEVEL, PLUMB, AND AT ACCURATE RIGHT ANGLES, OR FLUSH WITH ADJOINING MATERIALS.
 - 10.) THE CONTRACTOR SHALL ARRANGE TO ACCOMMODATE "NOT IN CONTRACT" WORK. WHEN INFORMATION IS INADEQUATE, REQUEST FURTHER INSTRUCTION BEFORE PROCEEDING.
- 1.1.) SHOP DRAWINGS
- A.) THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS, PRODUCT INFORMATION, AND/OR SAMPLES AS REQUIRED TO EXPLAIN WORK OF ALL TRADES.
 - B.) DESIGNER SHALL REVIEW SHOP DRAWINGS AND SAMPLES W/ REASONABLE PROMPTNESS SO AS TO CAUSE NO DELAY. SUCH REVIEW IS ONLY FOR CONFORMITY TO THE DESIGN CONCEPT FOR THE PROJECT AND WITH THE INFORMATION GIVEN IN THE CONTRACT DOCS. THE REVIEW OF A SEPERATE ITEM SHALL NOT INDICATE A REVIEW OF AN ASSEMBLY IN WHICH THE ITEM FUNCTIONS. SHOP DRAWINGS THAT CONTAIN EXCESSIVE ERRORS OR THAT ARE INCOMPLETE WILL BE RETURNED FOR RE-SUBMITTAL, AND ANY DELAY THEREBY WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.
 - C.) THE CONTRACTOR SHALL MAKE ANY REVISIONS AS NOTED BY THE DESIGNER AND RESUBMIT CORRECTED SHOP DRAWINGS FOR REVIEW AND/OR RECORD.
 - D.) THE DESIGNER'S REVIEW OF SHOP DRAWINGS OR SAMPLES SHALL NOT RELIEVE THE CONTRACTOR OF RESPONSIBILITY OF ANY DEVIATION FROM THE CONTRACT DOCS. UNLESS THE CONTRACTOR HAS INFORMED THE DESIGNER IN WRITING OF SUCH DEVIATION AT THE TIME OF SUBMISSION, NOR SHALL THE DESIGNER'S REVIEW RELIEVE THE CONTRACTOR OF RESPONSIBILITY FOR ERRORS AND OMISSIONS IN THE SHOP DRAWINGS OR SAMPLES.
 - E.) NO PORTION OF THE WORK REQUIRING SHOP DRAWINGS OR SAMPLE SUBMISSIONS SHALL BE COMMENCED UNTIL THE SUBMISSION HAS BEEN REVIEWED BY THE DESIGNER.
- 1.2.) SUBMITTALS
- A.) SHOP DRAWINGS REQUIRED FOR WORK UNDER THIS PROJECT:
 - 1.) REFER SPECIFICATIONS FOR ADDITIONAL SUBMITTALS
 - 2.) FINISH CARPENTRY AND MILLWORK.
 - 3.) NEW DOORS AND FRAMES.
 - 4.) ELECTRICAL (SEE ELECTRICAL DRAWINGS)
 - 5.) MECHANICAL (SEE MECHANICAL DRAWINGS)
 - 6.) CARPET
 - 7.) PAINT
 - 8.) ALUM. STOREFRONT WINDOWS
 - 9.) TRUSSES (HANDFRAMED AND PREFAB)
 - B.) PRODUCT DATA REQUIRED FOR WORK UNDER THIS PROJECT:
 - 1.) PAINTING MATERIALS LIST.
 - 2.) ELECTRICAL (SEE ELECTRICAL DRAWINGS.)
 - 3.) PLUMBING.
 - C.) SAMPLES REQUIRED FOR WORK UNDER THIS PROJECT:
 - 1.) PAINT FINISHES (1 1/2" x 1 2")
 - 2.) WOOD AND PLASTIC LAMINATE FINISHES.
 - 3.) TILE FLOORING.
 - 4.) STONE VENEER.
 - 5.) STUCCO FINISHES.
 - 6.) CONCRETE TILE ROOF.

DISCREPANCIES MAY EXIST BETWEEN THE PLANS OR FIELD CONDITIONS. PLEASE REVIEW THE ENTIRE SET OF CONSTRUCTION PLANS AND NOTIFY THE DESIGNER OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK. FAILURE TO DO SO WILL PLACE THE ENTIRE RESPONSIBILITY FOR RESOLUTION UPON THE CONTRACTOR. ©ADB2023

ATT. DAVE WEHRICH
702 POLK STREET
PUEBLO, COLORADO 81004
(719) 299-4784 fax
(719) 240-9460 cell
(719) 744-0544 office
EMAIL-dave@advanceddb.com
EMAIL-david.wehrich@yahoo.com

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A DETACHED BARN
for
THE MITCHELL RESIDENCE (BARN-DAMINIUM)
KETCHUM ROAD (WALDENBURG) COLORADO
LOT 30 PHASE #1 (MAJORS RANCH)

DATES:
REDLINES 4-11-2023



SCALE: AS NOTED
DRAWN BY: D. WEHRICH
CHECKED BY: D. WEHRICH
DATE: APRIL 2023
JOB #

1.0
of
THREE

ABBREVIATIONS:

ACT.	ACOUSTIC TILE	E.W.	EACH WAY	LAB.	LABORATORY	REQD.	REQUIRED	WT.	WEIGHT
A.B.	ANCHOR BOLT	E.W.C.	ELECTRIC WATER COOLER	LAM.	LAMINATED	REIN.	REINFORCE	W.W.F.	WELED WIRE FABRIC
ACOUS.	ACOUSTICAL	EXL.	EXHAUST	LAV.	LAVATORY	REFL.	REFLECTED	C	CENTERLINE
ADJ.	ADJUSTABLE	(B) EX.	EXISTING	LT.	LIGHT	RM.	ROOM	<	ANGLE
A.F.F.	ABOVE FINISHED FLOOR	DXST.	EXISTING	L.W.C.	LIGHT WEIGHT CONCRETE	R.O.	ROUGH OPENING	°	CHANNEL
AL.	ALUMINUM	EXP.	EXPANSION	MAS.	MASONRY	R.O.W.	RIGHT OF WAY	I	DIAMETER
ALT.	ALTERNATE	EXT.	EXTERIOR	MATL.	MATERIAL	(S)	SEALANT	#	NUMBER
ARCH.	ARCHITECTURAL	F.B.O.	FURNISHED BY OWNER	MAX.	MAXIMUM	S.A.C.	SUSPENDED ACCOUSTICAL CEILING	PL	PLATE
ASPH.	ASPHALT	F.B.T.	FURNISHED BY TENANT	MECH.	MECHANICALS	SCHED.	SCHEDULE	@	AT
BH.	BULKHEAD	F.D.	FLOOR DRAIN	MFR.	MANUFACTURER	S.F.	SQUARE FEET/FLOOR		
B.S.	BOTH SIDES	FDN.	FOUNDATION	M.H.	MAN HOLE	SHT.	SHEET		
B&B	BOARD & BATTEN	F.E.	FIRE EXTINGUISHER	MIN.	MINIMUM	SIM.	SIMILAR		
BD.	BOARD	F.E.C.	FIRE EXTINGUISHER CABINET	MISC.	MISCELLANEOUS	SP.	SPACES		
BITUM.	BITUMINOUS	F.H.C.	FIRE HOSE CABINET	M.D.	MASONRY OPENING	SPEC.	SPECIFICATION		
BLDG.	BUILDING	FIN.	FINISHED	MTG.	MEETING	SQ.	SQUARE		
BLC.	BLOCK	F.I.O.	FURNISHED & INSTALLED BY OWNER	MIL.	METAL	SS.	STAINLESS STEEL		
BM.	BEAM	F.I.T.	FURNISHED & INSTALLED BY TENANT	NO	NEW	STA.	STATION		
BOT.	BOTTOM	FLR., FL.	FLOOR	N.I.C.	NOT IN CONTRACT	STD.	STANDARD		
BKG.	BEARING	FT.	FOOT OR FEET	N.I.S.	NOT TO SCALE	STOR.	STORAGE		
BSMT.	BASEMENT	FTG.	FOOTING	NOM.	NOMINAL	STR.	STRUCTURAL		
B.SECT.	BUILDING SECTION	FUT.	FUTURE	O.A.	OVER ALL	SUSP.	SUSPENDED		
COL.	COLUMN	GA.	GAUGE	O.C.	ON CENTER	SYM.	SYMMETRICAL		
CAB.	CABINETS	GALV.	GALVANIZED	O.D.	OUTSIDE DIAMETER	S.T.	STAINED		
(Q)	CAULK	G.C.	GENERAL CONTRACTOR	O.F.C.	OFFICE	T., TR.	TREAD		
O	CAST IRON	G.S.	GALVANIZED STEEL	O.H.	OVER HEAD	T & B.	TOP & BOTTOM		
C.I.P.	CAST IN PLACE	GL.	GLASS	O.H.	OPPOSITE HAND	T & G.	TONGUE & GROOVE		
C.J.	CONTROL JOINT	GRD.	GROUND	O.H.	OPPOSITE HAND	TEL.	TELEPHONE		
CLG.	CEILING	GR.	GRADE	OPN.	OPENING	THK.	THICKNESS		
C.M.U.	CONCRETE MASONRY	GYP.	GYP. GYPSUM	OPF.	OPPOSITE	T.O.J.	TOP OF JOIST		
CONC.	CONCRETE	H.S.	HARDEN & SEAL	PERF.	PERFORATED	T.O.B.	TOP OF BEAM		
CONN.	CONNECTION	H.B.	HOSE BIBB	P.C.	PRECAST CONCRETE	T.O.C.	TOP OF CONCRETE		
CONF.	CONTINUOUS	H.C.	HOLLOW CORE	P.L.	POURED IN PLACE	T.O.F.	TOP OF FOOTING		
CONSTR.	CONSTRUCTION	HOB.	HORIZONTAL	P.L.	PROPERTY LINE	T.J.	TOOL JOINT		
CNTR.	COUNTER	HOBW, HW.	HARDWARE	PLMG.	PLUMBING	T.O.M.	TOP OF MASONRY		
C.T.	CERAMIC TILE	HW.	HARDWOOD	PR.	PAIR	TOPO.	TOPOGRAPHY		
D.A.	DOUBLE ACTING	HW.	HARDWOOD	P.S.	PRESSED STEEL	TY.	TYPICAL		
DBL.	DOUBLE	H.M.	HOLLOW METAL	PT.	PRESSURE TREATED	U.O.N.	UNLESS OTHERWISE NOTED		
DTL.	DETAIL	HORIZ.	HORIZONTAL	PNT.	POINT	UTIL.	UTILITY		
D.F.	DRAINING FOUNTAIN	HT.	HEIGHT	PTN.	PARTITION	VAR.	VARIES		
DIA.	DIAMETER	HTR.	HEATER	(P), P, PTD.	PAINTED	VERT.	VERTICAL		
DN.	DOWN	HD.	HEAD	QT.	QUARRY TILE	V.C.T.	VINYL COMPOSITION TILE		
DRWG.	DRAWING	I.D.	INSIDE DIAMETER	REV.	REVERSE	V.W.C.	VINYL WALL COVERING		
EA.	EACH	INSUL.	INSULATION	RAD.	RADIUS	W.H.	WATER HEATER		
E.J.	EXPANSION JOINT	INT.	INTERIOR	R., RI.	RISER	W	WITH		
ELEC.	ELECTRIC	JM.	JAMB	(R)	REMOVE	W.C.	WATER CLOSET		
EL.	ELEVATION	JAN.	JANITOR	R.B.	RUBBER BASE	WO.	WOOD		
ELEV.R.	ELEVATOR	JST.	JOIST	R.D.	ROOF DRAIN	WO	WITH OUT		
EQ.	EQUAL	JT.	JOINT	RE.	REFER	W.P.	WATER PROOF		
EQUIP.	EQUIPMENT	KIT.	KITCHEN	WSCT.	WAINSCOT				

PROJECT DIRECTORY

BUILDER:
DEVELOPER:

DESIGNER:

ATT. DAVE WEHRICH
702 POLK STREET
PUEBLO, COLORADO 81004
(719) 299-4784 fax
(719) 240-9460 cell
(719) 744-0544 office
EMAIL-dave@advanceddb.com
EMAIL-david.wehrich@yahoo.com

STRUCTURAL ENGINEER:

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TITLE SHEET/COVER SHEET/FRONT ELEVATION
ELEVATIONS, FLOOR PLANS

PLAN ISSUE AND RELEASE

ISSUE RELEASE DATE