



NOTE 1st FLOOR WALL FRAMING:
 ALL EXTERIOR WALLS ARE 2x 6 (5-1/2" DIMENSIONED)
 ALL INTERIOR WALLS ARE 2x 4 (3-1/2" DIMENSIONED)
 PLUMBING WALLS ARE 2x 6 (5-1/2" DIMENSIONED)

1st FLOOR PLAN
 2 BEDROOM
 SCALE: 1/4" = 1'-0"
 1074.8 SF LIVING SPACE/UNIT

GENERAL NOTES :

- CLOSETS: 1-1/6" PTBD SHELF, 1-METAL POLE SHELF @ 5'-9" A.F.F., 1x2 F.L. PINE CLEATS.
 - BATH: MEDICINE CABT AT LAV, TP HOLDER, TOWEL BARS (1-24", 1-36"), ROBE HOOK ON DOOR, MIRROR AT LAV'S (HERE INDICATED).
 - KITCHEN DESIGN BY OTHERS, BATHROOM VANITIES & COUNTERS DESIGNED BY OTHERS.
 - FLOOR FINISHES, WALL FINISHES, CEILING FINISHES AS APPROVED BY OWNER.
 - FIRE-RATED SEPARATION BETWEEN LIVING UNITS (HORIZONTALLY & VERTICALLY) PER CODE.
 - PROVIDE GUTTER & DOWNSPOUT SYSTEM FOR POSITIVE DRAINAGE AWAY FROM BLDG.
- NOTE:**
- DO NOT SCALE DRAWINGS. DIMENSIONS TAKE PRECEDENCE OVER SCALE. GENERAL CONTRACTOR & SUB-CONTRACTORS SHALL VERIFY DRAWINGS & SITE CONDITIONS BEFORE COMMENCEMENT OF THE WORK. ANY DISCREPANCY IN THE DIMENSIONS & FOR DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER BEFORE COMMENCEMENT OF THE WORK.
 - PRE-ENGINEERED FLOOR SYSTEM, STAIRS, BEAMS, HEADERS, COLUMNS, SUPPORT SYSTEMS & BEAMS).
 - ROOF SYSTEM (TRUSSES & BEAMS).
 - ALL WORK SHALL COMPLY WITH THE MOST CURRENT ADOPTED I.R.C., STATE ENERGY CODE, & LOCAL BUILDING DEPARTMENT REQUIREMENTS.

SHEET NUMBER A1 OF SEVEN	GENERAL NOTES	1st FLOOR PLAN	UNIVERSITY VILLAGE APTS. BUILDING F 2340 N. 17th STREET, GRAND JUNCTION, COLORADO	GENERAL CONTRACTOR: PRECISION CONSTRUCTION 2932 NORTH AVENUE G.J., COLORADO 81504 (970) 243-3355	 CHRISTOPHER KRABACHER ARCHITECT P.O. BOX 2592, GRAND JUNCTION, COLORADO 81502 1206 ROOD AVENUE, GRAND JUNCTION, COLORADO (970) 243-3587 (970) 640-8831 ckrouray@yahoo.com
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