

**NOT FOR CONSTRUCTION**  
05 26 2022

<b><u>OWNER</u></b>	<b><u>CIVIL</u></b>
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ADDRESS	P.O. BOX 97
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 APPROVED Approver  
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 DATE 05 26 2022  
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ISSUED  
FOR: NOT FOR  
CONSTRUCTION

© NEO  
STUDIO

SCALE: As indicated

SHEET  
COVER SHEET

A0.00

# ABBREVIATIONS

&	AND	GCMU	GLAZED CONCRETE MASONRY UNIT(S)	ROW	SHEET OF WAY
@	ANGLE	GR	GAUGE	RBS	RUBBER BASE STRAIGHT
@	AT	GR	GRASSY	RBC	RUBBER BASE COVE
°	POINTS(S) BY NUMBER	GL	GLASS OR GLAZING	RECP	RUBBER BASE
AB	ANCHOR BOLT	GL	GLASS OR GLAZING	RF	RIGHT HAND
ABF	ABOVE FINISHED FLOOR	GND	GROUND	RF	RESILIENT FLOORING
ABV	ABOVE	GALV	GALVANIZED	RECP	RECEPTACLE
AC	ACCOUSTICAL	GYP	GYPSONUM	RBT	RUBBER TILE
ACI	ACROUSTICAL CEILING TILE	GT	GLASS TILE	RVS	REVERSE (SIDE)
ADD	ADDENDUM	GRT	GROUT	RPM	REVOLUTIONS PER MINUTE
ADJ	ADJUNCT or ADJUSTABLE	HC	HOLLOW CORE or HANDICAP	S	SOLVENT or SEALER
AGG	AGGREGATE	HM	HAND ON METAL HEADER	SCD	SEAT COVER DISPENSER
AHU	AIR HANDLING UNIT	HDR	HOLE DRILL	SD	SINK RECEPTACLE
ALUM	ALUMINUM	HDWR	HARDWARE	SND	SANITARY NAPKIN CABINET
ALT	ALTERNATE	HT	HEIGHT	SNC	SANITARY NAPKIN DISPENSER
AVE	AVENUE	HORIZ	HORIZONTAL	SNR	SINK
ARCH	ARCHITECTURAL	HR	HEATING, VENTILATION and HEATING	SSK	SERVICE SINK
ASPH	ASPHALT	HVAC	HVAC	SS	STAINLESS STEEL
AUTO	AUTOMATIC	IB	INCHES	SR	SINK RECEPTACLE
AB	AIR DRAIN or ACCESS DOOR	HDAS	HOLE DEFORMED ANCHOR STUD	SCHED	SCHEDULE
ANOD	ANODIZED	HAS	HEADED ANCHOR STUD	SEC	SECTION
APPROX	APPROXIMATE	HWY	HIGHWAY	SHWR	SHOWER
AVV	AUDIO/VISUAL	HWHT	HOT WATER HEATER	SHT	SHEET
AVG	AVERAGE	HW	HOT WATER	SHTG	SHEATHING
AWP	ACOUSTICAL WALL PANEL	HT	HEATER	SIM	SIMILAR
B.O.F.	BY OWNER, FUTURE	IBC	INTERNATIONAL BUILDING CODE or INSTALLED BY CONTRACTOR	SPEC	SPECIFICATIONS(S)
B.O.	BY OWNER	ID	INSIDE DIAMETER	SQ	SQUARE FEET
BLDG	BUILDING	IN	INCHES	STL	STEEL
BT	BITUMINOUS	INFO	INFORMATION	STA	STATION
BKLG	BLOCKING	INSUL	INSULATION or INSULATED	STD	STANDARD
BM	BEAM or BENCH MARK	INT	INTERIOR	STR	STORAGE
BT	BOTTOM	INCD	INCANDESCENT	STRUCT	STRUCTURE or STRUCTURAL
BKG	BURNING	INVT	INVEST	SUSP	SUSPENDED(S)
BSMT	BASEMENT	INTMD	INTERMEDIATE	SYM	SYMMETRICAL
B	BASE	INCL	INCLUDED	SYS	SYSTEM
CJ	CONTROL JOINT	INCL	INCLUST	SOFF	SOFFIT
CONF	CONFERENCE	JT	JOINT	SPKR	SPEAKER
C	CENTERLINE	JP	JACK PANE	SPKL	SPRINKLER
CIRC	CIRCUMFERENCE	JC	JANITOR CLOSET	T&B	TOP AND BOTTOM
C	CALKING	KD	KNOCKDOWN	T	TREAD
CCD	CONSTRUCTION CHANGE DIRECTIVE	KP	KICK PLATE	T&G	TONGUE AND GROOVE
CFL	COUNTERFLASHING	KT	KITCHEN	TB	TOWEL BAR
CG	CORNER GUARD	KD	KNOCKOUT	TO	TOP OF
CM	CENTIMETERS	LF	LEFT HAND	TPD	TOILET PAPER DISPENSER
CHU	CHANGE ORDER or CLEANOUT	LLH	LONG LEGS HORIZONTAL	VCT	VINYL COMPOSITION TILE
CT	CERAMIC TILE	LV	LONG LEGS VERTICAL	TV	TELEVISION
CDOT	COLORADO DEPARTMENT OF TRANSPORTATION	LAB	LABORATORY	TEL	TELEPHONE
CEM	CEMENTITIOUS	LAM	LAMINATE	THK	THICK or THICKNESS
CK	CORNER TILE	LAV	LAVATORY	THRD	THRESHOLD
CLOS	CLOSET	LBL	LABEL	TY	TYPICAL
CL	CLAB	LKR	LOCKER	TEMP	TEMPORARY or TEMPORATURE
CLR	CLEAR	LT	LIGHT	TM	TEMPERED GLASS
CLB	CLOTH	LT	LIGHT	TBC	TOP OF BACK OF CURB
CLC	CLOTH	LV	LOUVER	TS	TUBE STEEL
COL	COLUMN	LDR	LEADER	TOW	TOP OF WALL
CONC	CONCRETE	LO	LOADING PANEL or LIGHT PROOF	TOS	TOP OF STEEL
CONSTR	CONSTRUCTION	MO	MASONRY OPENING	TOC	TOP OF CONCRETE
CONTR	CONTINUOUS	MAS	MASONRY	THRM	THERMOSTAT
CORR	CORRIDOR or CORRUGATED	MATL	MATERIAL	USGS	U.S. GEOLOGICAL SURVEY
CPT	CAPET	MAX	MAXIMUM	LAB	LABORATORY
CIP	CAST IN PLACE	MECH	MECHANICAL	UNO	UNLESS OTHERWISE NOTED
CONN	CONNECTION	MECH	MECHANICAL, ELECTRICAL and PLUMBING	UNO	UNLESS OTHERWISE SPECIFIED
CATV	CABLE TELEVISION	MTL	METAL	UNFIN	UNFINISHED
CCTV	CLOSED CIRCUIT TELEVISION	MFR	MANUFACTURER	URNL	URINAL
CU	CUBIC	MIN	MINIMUM	V	VOLT
CY	CUBIC YARD	MNR	MIRROR	V8	VAPOR BARRIER
DEG	DEGREE	MISC	MISCELLANEOUS	VIR	VIRF THROUGH ROOF
DAMP	DAMPPOOFING	MDB	MIDDLE (MOUNTED)	VVC	VINYL WALL COVERING
DF	DRINKING FOUNTAIN	MD	MEDIUM	VEST	VESTIBLE
DBL	DOUBLE	MAG	MAGNETIC	VIN	VINYL or SHEET VINYL
DEPT	DEPARTMENT	MACH	MACHINE	VAN	VARY or VARIES
DTL	DETAIL	MM	MILLIMETERS	VEF	VEHICLE IN FIELD
DIAM	DIAMETER	MH	MANHOLE	VERB	VERB
DIM	DIMENSION	MEZZ	MEZZANINE	VENT	VENTILATION
DN	DOWN	MB	MOISTURE BARRIER	VOL	VOLUME
DSP	DISPENSER	N	NEW	W	W
DR	DOOR	N	NEW	W	WEST or WIDE
DS	DOWNSPOUT	NBC	NOT IN CONTRACT	W/C	WATER COLLECT
DWG	DRAWING	NTS	NOT TO SCALE	WPT	WORKING POINT
DWR	DRAWER	NO	NUMBER	W/R	WATER RESISTANT
DIV	DIVISION	NOM	NOMINAL	WELD	WELDED WIRE FABRIC
DIAG	DIAGONAL	NRC	NOSE REDUCTION COEFFICIENT	W	WITH
DSNO	DISCRETE CIRCLE OF DEMOLITION	OA	OVERALL	WO	WITHOUT
E	EXPANSION JOINT	OC	ON CENTER	WF	WIDE FLANGE or WOOD FLOORING
(E)	EXISTING	OD	OUTSIDE DIAMETER	WDO	WINDOW
EB	EXPANSION JOINT	OTO	OUTSIDE-TO-OUTSIDE	W	WATERPROOFING(S)
E	EAST	OFF	OFFICE	WSC	WANSICOT
ED	EXHAUST DUCT	OH	OPPOSITE HAND	WC	WALL COVERING
EF	EXHAUST FAN or EACH FACE	OPP	OPPOSITE	WT	WEIGHT
EW	ELECTRIC WATER COOLER	OF	OUTSIDE FACE	W-C	WHERE OCCURS
E	EAST	OC	ON CENTER	W	W
EL	ELEVATION	PRE	PRECAST	YD	YARD
ELEC	ELECTRICAL	PAC	PREVIOUSLY AWARDED CONTRACT		
ELEV	ELEVATION	P/L	PROPERTY LINE		
EMER	EMERGENCY	PLAM	PLASTIC LAMINATE		
ENGR	ENGINEER	PSF	POUNDS PER SQUARE FOOT		
ES	EDGE OF SLAB	PSI	POUNDS PER SQUARE INCH		
EQL	EQUAL	PT	POST TENSIONED or PORCELAIN TILE		
EQUIP	EQUIPMENT	PTR	PAPER TOWEL DISPENSER and RECEPTACLE		
EXT	EXTERIOR	PIDR	POLYVINYL CHLORIDE		
ES	EAST SIDE	PVC	POLYVINYL CHLORIDE		
DWN	ELECTRIC WATER HEATER	PLYWD	PLYWOOD		
EW	EACH WAY	PREFAB	PREFABRICATED		
EST	ESTIMATE	PL	PLATE		
FAC	FIRE ALARM CABINET	PLS	PLASTER		
FA	FIRE ALARM	PXL	PANEL		
FACP	FIRE ALARM CONTROL PANEL	P	PAINTED		
	FURNISHED BY OTHER(S)	PR	PAIR or PROPOSAL REQUEST		
FD	FLOOR DRAIN or FIRE DAMPER	PROJ	PROJECT		
FE	FIRE EXTINGUISHER	PID	PAPER TOWEL DISPENSER		
FEC	FIRE EXTINGUISHER CABINET	PTN	PARTITION		
FFL	FINISHED FLOOR LINE	PVMT	PAVEMENT		
FNH	FIRE HOSE CABINET	PRESTR	PRESTRESSED		
FR	FIRE RESISTIVE or FIRE RATED	PBO	PROVIDED BY OTHERS		
FD	FOUNDATION	PAR	PARALLEL		
FIN	(FINISHED)	PREFM	PREFINISHED		
RXT	FIXTURE	POL	POLISHED		
FLG	FLASHING	PLUG	PLUMBING		
FLR	FLOORING(S)	PKG	PARKING		
FLUOR	FLUORESCENT	PERIM	PERIMETER		
FR	FIRE RETARDANT TREATED PANELING(S)	PERF	PERFORATED		
		PTR	PAPER TOWEL RECEPTACLE		
		PRIM	PRIMARY		
		PT	POINT OF TANGENCY		
		QTY	QUANTITY		
		QTQ	QUARRY TILE		
		R	REMOVE		
		R	RISER		
		RD	ROAD DRAIN or ROAD		
		RL	RAIN LEADER		
		RO	ROUGH OPENING		
		ROD	ROD OVERFLOW DRAIN		
		RWC	RAIN WATER CONDUCTOR		
		RAD	RADIUS		
		RE	REFER TO or REFERENCE		
		REINF	REINFORCED		
		REC	RECEIVED(S)		
		REFR	REFRIGERATOR or REFRIGERATED		
		REQD	REQUIRED		
		RESIL	RESILIENT		
		REV	REVISE, REVISED or REVISION(S)		
		RFG	ROOFING		
		RFL	REFLECTED		
		RM	ROOM		



**EXTERIOR ELEVATION IDENTIFICATION** **STRUCTURAL GRID**

**INTERIOR ELEVATION IDENTIFICATION**

**DETAIL IDENTIFICATION**

**ELEVATION DATUM IDENTIFICATION**

**WALL SECTION IDENTIFICATION**

**KEYNOTE IDENTIFICATION**

**REVISION IDENTIFICATION**

**BUILDING SECTION IDENTIFICATION**

**SECTION MATERIAL GRAPHICS**

	CONCRETE
	UNDISTURBED OR COMPACTED EARTH
	POROUS FILL (GRAVEL)
	STEEL
	ALUMINUM
	MASONRY - BRICK
	MASONRY - CONCRETE BLOCK
	RIDGID INSULATION
	BATT INSULATION
	GYPSUM PLASTER
	PLYWOOD
	FINISH WOOD

**ENLARGED DETAIL IDENTIFICATION**

**DOOR IDENTIFICATION**

**ROOM/SPACE/AREA IDENTIFICATION**

**ROOM NAME** → ROOM NAME  
**314** → ROOM NUMBER  
**876.00 SF** → ROOM AREA

**PARTITION TYPE IDENTIFICATION**

**ACOUSTIC PARTITION TYPE IDENTIFICATION**

BUILDING CODES:	2015 INTERNATIONAL BUILDING CODE				
	2015 INTERNATIONAL ENERGY CONSERVATION CODE				
	2015 INTERNATIONAL FIRE CODE				
	2015 INTERNATIONAL MECHANICAL CODE				
	2015 INTERNATIONAL ELECTRIC CODE				
	2015 INTERNATIONAL PLUMBING CODE				
LOCAL AMENDMENTS:	2015 CODE AMENDMENTS FOR SUMMIT COUNTY				
ZONING:	HAYMEADOW PUD				
	REQUIRED:	PROVIDED			
HEIGHT LIMIT:	40'	40'			
* SEE ELEVATIONS FOR MAX HEIGHT BY BUILDING					
BUILDING SQUARE FOOTAGE:	FIRST FLOOR	SECOND FLOOR	THIRD FLOOR	TOTAL	
	2,169 S.F	4,172 S.F	4,172 S.F	10,513 S.F.	
GARAGE/MECH:	1,678 S.F			1,678 S.F.	
<b>TOTAL:</b>				<b>12,191 S.F.</b>	

PROPOSED NUMBER OF STORIES: 3  
ALLOWABLE HEIGHT OF BUILDING: 40' - 0"  
A. IN FEET: 2  
B. IN STORIES: 2  
C. INCREASES ALLOWED: 0% W/SPRINKLER  
D. HEIGHT INCREASE W/SPRINKLER (504.2)  
IN FEET: 20' - 0"  
IN STORIES: ONE ADDITIONAL  
E. TOTAL ALLOWABLE HEIGHT & STORIES: 60' - 0" / 3 STORIES  
ALLOWABLE AREA PER FLOOR (503): 7,000 S.F.

EXTERIOR BEARING WALLS: 0-HOUR  
 INTERIOR BEARING WALLS: 0-HOUR  
 EXTERIOR NON-BEARING WALLS: 0-HOUR  
 STRUCTURAL FRAME: 0-HOUR  
 FLOORS - CEILINGS/ROOFS: 0-HOUR  
 ROOFS - CEILINGS/ROOFS: 0-HOUR  
 STAIRWAY CONSTRUCTION: 0-HOUR

SPRINKLERED: YES; 13-R SYSTEM THROUGHOUT (DESIGN-BUILD BY CONTRACTOR)

DISTANCE	PROJECTION
0' - 3'	NOT PERMITTED
3' - 5'	15%
5' - 10'	25%
10' - 15'	45%
15' - 20'	75%
20' -	NO LIMIT

FIRE RESISTANCE RATING OF DIMISING WALLS BETWEEN DWELLING UNITS SHALL BE 1/2-HOUR PER SECTION 708.3 EXCEPTION 2. CONTINUITY (708.4): FIRE PARTITIONS SHALL EXTEND FROM THE TOP OF THE FOUNDATION OR FLOOR/CEILING ASSEMBLY BELOW TO THE UNDERSIDE OF THE FLOOR OR ROOF SLAB, SLAB, OR DECK ABOVE OR TO THE FIRE-RESISTANCE-RATED FLOOR/CEILING OR ROOF/CEILING ASSEMBLY ABOVE.

FIRE RESISTANCE RATING OF CEILING/FLOOR ASSEMBLIES BETWEEN DWELLING UNITS SHALL BE 1/2- HOUR PER SECTION 711.3 EXCEPTION.

BUILDING TYPE	USE	FLOOR PER STAIR: OCC. LOAD FACTOR	# OF OCCS.	# OF EXITS REQ.	TOTAL EXIT WIDTH	TOTAL STAIR WIDTH
	<b>R-2</b>	<b>200</b>	<b>20</b>	<b>1**</b>	<b>4.4"</b>	<b>6.6"</b>
672 SF UNIT			3.36			
611 SF UNIT			3.06			
885 SF UNIT			4.43			
1,062 SF UNIT			5.31			

\*\* [1015.1.] EXCEPTION 1: BASEMENT, FIRST, SECOND OR THIRD STORY R-2 OCCUPANCY CAN HAVE UP TO 4 DWELLING UNITS WITH ONE EXIT.

EGRESS DOOR: ONE PER UNIT, MIN. 2' - 8" x 6' - 8" PER IBC SECTION 1008.1.1.  
HALLWAYS: 3' - 0" MIN. WIDTH - IBC SECTION 1018.2.  
STAIRWAYS: 3' - 0" MIN. WIDTH - IBC SECTION 1009.4.1.  
STAIR RISERS: 7" MAX. AND 4" MIN. HEIGHT - IBC SECTION 1009.7.2.  
STAIR TREADS: 11" MIN. DEPTH - IBC SECTION 1009.7.2.  
RAMPS: SHALL HAVE A SLOPE NOT STEEPER THAN 1/12 [1010.3] WITH A MIN. CLEAR WIDTH OF 3' - 0" [1010.6.1].

PER SECTION 1107.7.1 OF THE 2018 IBC, ONLY THE DWELLING AND SLEEPING UNITS THAT ARE LOCATED ON STORIES INDICATED IN SECTION 1107.1.1.1 AND 1107.7.1.2 ARE REQUIRED TO BE TYPE A AND TYPE B UNITS. 2% OF ALL UNITS ON SITE ARE REQUIRED TO BE TYPE A. BLDG W/ NO ELEVATOR & NO GRADE ACCESS TO UPPER FLOORS. ALL FIRST FLOOR UNITS TO BE TYPE A OR B.

COLORADO STATE STATUTES:

TITLE 9 WILL REQUIRE 42 ACCESSIBILITY POINTS

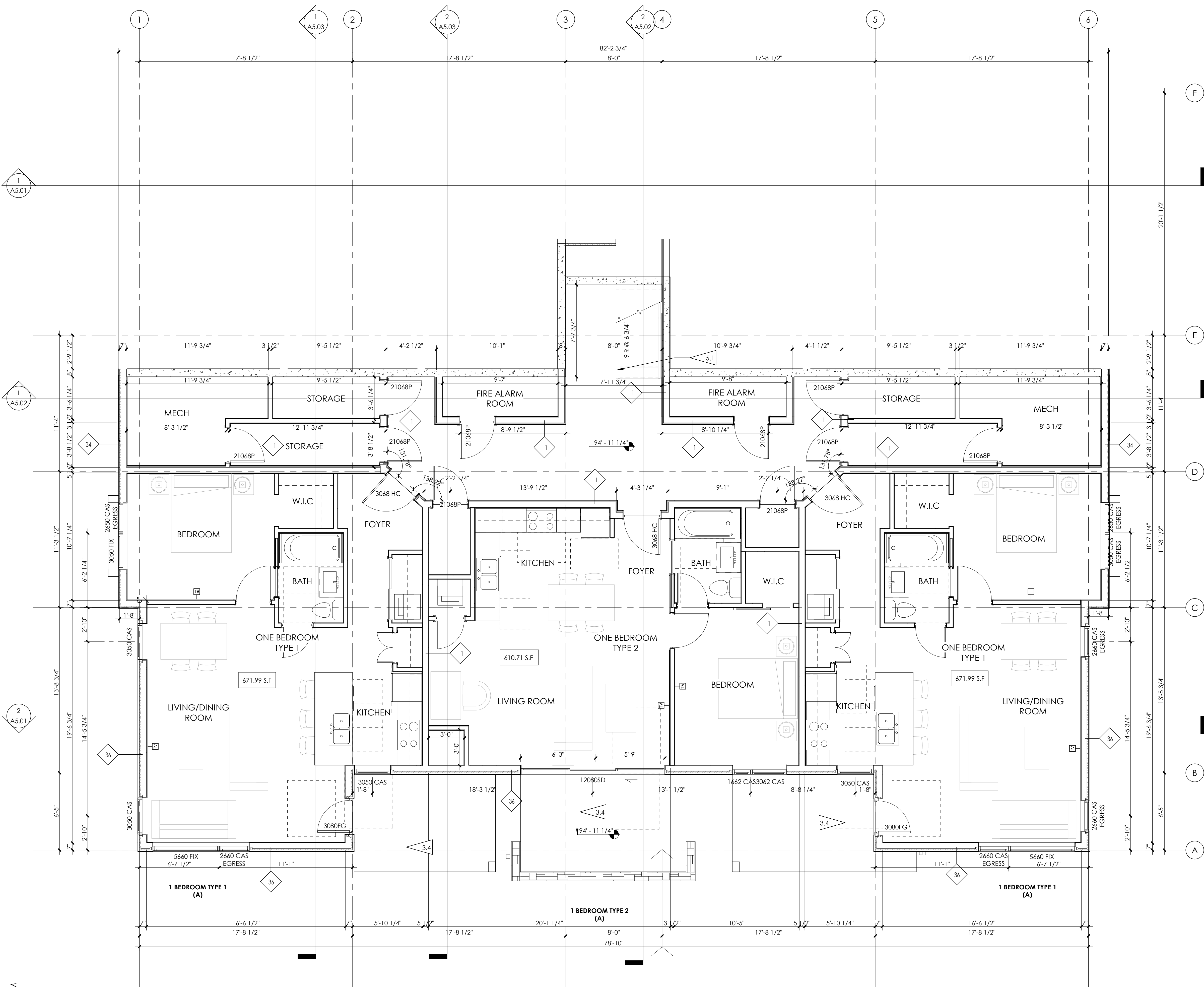
ALL GROUND FLOOR UNITS WILL BE TYPE B ACCESSIBLE; 2 GROUND FLOOR UNITS WILL BE TYPE A ACCESSIBLE.

(24 TYPE B UNITS \* 4 POINTS PER UNIT) + (2 TYPE A UNITS \* 6 POINTS PER UNIT) = 108 POINTS

(1) ONE-BED TYPE A UNIT IS BEING BUILT IN BUILDING 5; (1) TWO-BED TYPE A UNIT IS PLANNED IN THE NEXT BUILDING, BUILDING 6.



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1 LEVEL 1.1 FLOOR PLAN  
1/4" = 1'-0"

## GENERAL PLAN NOTES

1. ALL INTERIOR DIMENSIONS ARE TO FACE OF STUD U.N.O. ALL EXTERIOR DIMENSIONS ARE TO FACE OF SHEATHING/FACE OF FOUNDATION WALL U.N.O.
2. FURNITURE IS N.I.C. U.N.O.
3. ALL WORK TO BE PERFORMED IN COMPLIANCE WITH ALL STATE AND LOCAL CODES. CONTRACTOR RESPONSIBLE TO SECURE ALL REQUIRED PERMITS PRIOR TO CONSTRUCTION.
4. FIRE SUPPRESSION/DETECTION DESIGNED & INSTALLED BY GENERAL CONTRACTOR.
5. DIM. FROM EDGE OF DOOR FRAME TO EDGE OF ADJACENT PERPENDICULAR WALL SHALL BE 4" U.N.O.
6. TYPICAL EXTERIOR WALL TO BE TYPE 36. TYPICAL INTERIOR WALL TO BE TYPE 24 U.N.O.
7. ALL UNIT DEMISING PARTITION STUDS ARE CENTERED ON THE GRIDLINE U.N.O.
8. ALL BEDROOMS TO HAVE EGRESS WINDOWS AS REQUIRED BY CODE.
9. PROVIDE TEMPERED GLASS AT WINDOWS AND DOORS AS REQUIRED BY CODE.
10. SEE A4.00 SHEETS (EXTERIOR ELEVATIONS) FOR WINDOW TYPES, AND SIZING.
11. SEE A8.01 & A8.11 FOR DOOR & WINDOW WINDOW FLASHING DETAILS/INFORMATION. LET ARCHITECT KNOW IF MFR INSTALLATION DIFFERS FROM DETAILS.
12. PROVIDE WATER RESISTANT GYP. BD. AT ALL WET WALLS AND DENSGLASS OR EQUAL AT ALL SHOWER ENCLOSURES.
13. FOAM PLASTIC INSULATION SHALL HAVE FLAME SPREAD INDEX OF NOT MORE THAN 75 AND A SMOKE DEVELOPED INDEX OF NOT MORE THAN 450 IN ACCORDANCE WITH ASTM E 84. FOAM PLASTIC INSULATION TO COMPLY WITH ICC-ES EVALUATION REPORT: ESR-2072.
14. SEE A4.00 SHEETS FOR TYPICAL UNIT PLANS W/INTERIOR WALL DIMENSIONS.
15. PROVIDE SOUND INSULATION AT ALL PLUMBING WALLS, TYP.
16. ENTRANCE DOOR SETS: ENTRANCE DOOR LOCKSET W/CLOSER, EXTERIOR BALL BEARING HINGES, BED & BATH: PRIVACY LOCKSET
17. OWNER'S CLOSET: PASSAGE SET & DEADBOLT
18. CLOSETS, LAUNDRY, & PANTRY: PASSAGE SET
19. FRENCH & SLIDING DOORS @ DECKS: BY WINDOW MANUFACTURER

## DOOR & WINDOW ABBR.

### DOORS:

P - PANEL	HM - HOLLOW METAL
SC - SOLID CORE	HC - HANDICAP
BP - BIPASS	OG - OVERHEAD GARAGE
BF - BIFOLD	O - FIXED
FG - FULL GLASS	X - OPERABLE

### WINDOWS:

FIX - FIXED
CAS - CASEMENT
AWN - AWNING
T - TEMPERED

## PARTITION TYPES

### INTERIOR FURRING PARTITION

2 X 4 STUD, 1/2" GYPSUM WALL BOARD

### INTERIOR WALL:

5/8" GYP. BD., 2 X 4 STUD (RE: STRUCTURE FOR SPACING), 5/8" GYP. BD. 1 - HOUR FIRE RATED PER WP3510

1/2" GYP. BD., 2 X 4 STUD (RE: STRUCTURE FOR SPACING), 1/2" GYP. BD.

5/8" GYP. BD., 2 X 6 STUD (RE: STRUCTURE FOR SPACING), 5/8" GYP. BD. 1 - HOUR FIRE RATED PER WP3510.

1/2" GYP. BD., 2 X 6 STUD (RE: STRUCTURE FOR SPACING), 1/2" GYP. BD.

### DEMISING WALL:

5/8" GYP. BD., 2 X 6 STUD (RE: STRUCTURAL FOR SPACING; 3" MINERAL OR GLASS FIBER INSULATION IN CAVITY), RESILIENT CHANNEL, (2) LAYERS 5/8" GYP. BD. - 1-HOUR FIRE RATED PER WP 3244

5/8" TYPE 'X' GYP. BD., 2) 2X4 STUDS, 3" MINERAL OR GLASS FIBER INSULATION, RESILIENT CHANNEL, 2) LAYERS 5/8" TYPE 'X' GYP. BD.

### EXTERIOR WALL:

STC-51 (SEE PLAN FOR STC LOCATIONS), 1-HOUR FIRE RATED (UL U309) EXTERIOR WALL: EXTERIOR MATERIAL (SEE ELEVATION FOR EXTERIOR MATERIAL), CONTINUOUS WEATHER BARRIER, 1 1/2" ZIP PANEL (R-6.6 CONTINUOUS INSULATION), 5/8" TYPE 'X' GYP. BD., 2 X 4 STUD (RE: STRUCTURE FOR SPACING; R-20 GLASS FIBER INSULATION IN CAVITY, WHEN STC RATED), CLASS 1 VAPOR BARRIER, QUIETROCK ES MR TYPE 'X' GYPSUM PANEL APPLIED VERTICALLY. JOINTS AND OPENINGS SEALED WITH QUIET ROCK: 'QUIET SEAL PRO' AND 'QUIET PUTTY'; TYP. QUIET ROCK ASSEMBLY #: PGD-02-10-120 (WHERE STC RATED)

1-HOUR FIRE RATED EXTERIOR WALL: EXTERIOR MATERIAL (SEE ELEVATION FOR EXTERIOR MATERIAL), CONTINUOUS WEATHER BARRIER, 5/8" GYP. BD., 1 1/2" ZIP PANEL (R-6.6 CONTINUOUS INSULATION), 2 X 6 STUD (RE: STRUCTURE FOR SPACING; R-20 INSULATION IN CAVITY), CLASS 1 VAPOR BARRIER, 5/8" GYP. BD. 1-HOUR RATED PER WP3510.

TYPICAL EXTERIOR WALL: EXTERIOR MATERIAL (SEE ELEVATION FOR EXTERIOR MATERIAL), CONTINUOUS WEATHER BARRIER 1 1/2" ZIP PANEL (R-6.6 CONTINUOUS INSULATION), ADD 5/8" GYP. BD. WHERE NECESSARY TO FLUSH WITH ADJACENT WALL (RE: BLDG. ELEVATIONS FOR LOCATIONS), 2 X 6 STUD (2 X 6 @ STAIR RE: STRUCTURE FOR SPACING; R-20 INSULATION IN CAVITY), CLASS 1 VAPOR BARRIER, 5/8" GYP. BD.

### FLAGNOTES PER SHEET

- 3.4 5" CONCRETE SLAB W/ RADIANT TUBING, R-10 RIGID INSULATION & VAPOR BARRIER BELOW SLAB, RE: CIVIL FOR FFE.
- 5.1 42" HIGH GUARDRAIL: 3/4" X 1 1/2" BAR STEEL VERTICALS & TOP CAP, 1/2" X 1" STEEL BAR INFILL - PAINT.

## KEY PLAN - GENERAL

1" = 60'-0"

PROJ. 21-13  
NO DRAWN Author  
CHECKED Checker  
APPROVED Approver  
DATE 05 26 2022  
REVISION  
S

ISSUED  
FOR: NOT FOR  
CONSTRUCTION

© NEO  
STUDIO

SCALE: As indicated

SHEET  
LEVEL 1.1 FLOOR PLAN

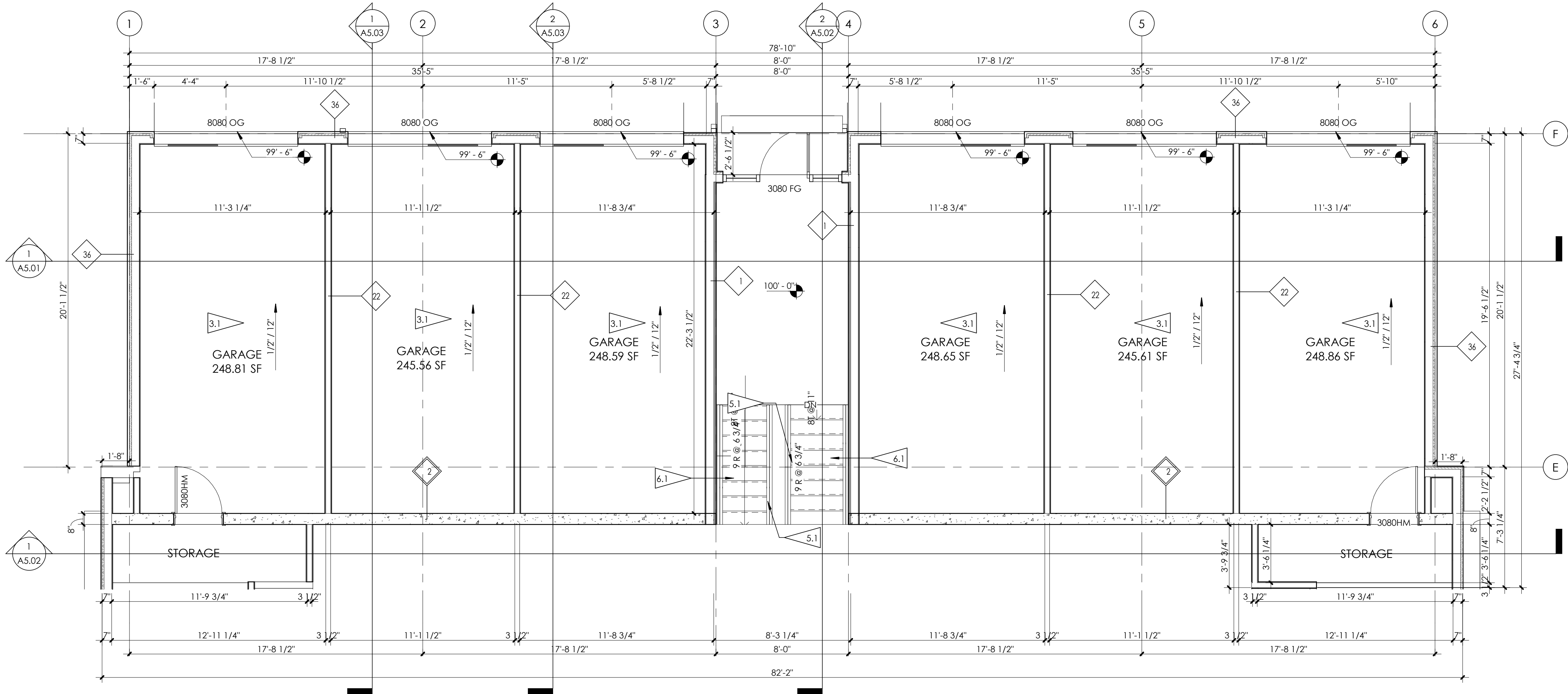


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LEVEL 1.2 FLOOR PLAN

1/4" = 1'-0"



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SEE A4.00 SHEETS (EXTERIOR ELEVATIONS) FOR WINDOW TYPES, AND SIZING.
9. SEE A8.01 & A8.11 FOR DOOR & WINDOW WINDOW FLASHING DETAILS/INFORMATION. LET ARCHITECT KNOW IF MFR INSTALLATION DIFFERS FROM DETAILS.
10. PROVIDE WATER RESISTANT GYP. BD. AT ALL WET WALLS AND DENSGLASS OR EQUAL AT ALL SHOWER ENCLOSURES.
11. FOAM PLASTIC INSULATION SHALL HAVE FLAME SPREAD INDEX OF NOT MORE THAN 75 AND A SMOKE DEVELOPED INDEX OF NOT MORE THAN 450 IN ACCORDANCE WITH ASTM E 84. FOAM PLASTIC INSULATION TO COMPLY WITH ICC-ES EVALUATION REPORT: ESR-2072.
12. SEE A4.00 SHEETS FOR TYPICAL UNIT PLANS W/INTERIOR WALL DIMENSIONS.
13. PROVIDE SOUND INSULATION AT ALL PLUMBING WALLS, TYP.  
ENTRANCE DOOR SETS: ENTRANCE DOOR LOCKSET W/CLOSER, EXTERIOR BALL BEARING HINGES, BED & BATH: PRIVACY LOCKSET  
OWNER'S CLOSET: PASSAGE SET & DEADBOLT  
CLOSETS, LAUNDRY, & PANTRY: PASSAGE SET  
FRENCH & SLIDING DOORS @ DECKS: BY WINDOW MANUFACTURER

## DOOR & WINDOW ABBR.

### DOORS:

- |                 |                      |
|-----------------|----------------------|
| P - PANEL       | HM - HOLLOW METAL    |
| SC - SOLID CORE | HC - HANDICAP        |
| BP - BIPASS     | OG - OVERHEAD GARAGE |
| BF - BIFOLD     | O - FIXED            |
| FG - FULL GLASS | X - OPERABLE         |

### WINDOWS:

- |                |
|----------------|
| FIX - FIXED    |
| CAS - CASEMENT |
| AWN - AWNING   |
| T - TEMPERED   |

## PARTITION TYPES

### INTERIOR FURRING PARTITION

- 44 2 X 4 STUD, 1/2" GYPSUM WALL BOARD

### INTERIOR WALL:

- 22 5/8" GYP. BD., 2 X 4 STUD (RE: STRUCTURE FOR SPACING), 5/8" GYP. BD. 1 - HOUR FIRE RATED PER WP3510
- 24 1/2" GYP. BD., 2 X 4 STUD (RE: STRUCTURE FOR SPACING), 1/2" GYP. BD.
- 26 5/8" GYP. BD., 2 X 6 STUD (RE: STRUCTURE FOR SPACING), 5/8" GYP. BD. 1 - HOUR FIRE RATED PER WP3510.
- 28 1/2" GYP. BD., 2 X 6 STUD (RE: STRUCTURE FOR SPACING), 1/2" GYP. BD.

### DEMISING WALL:

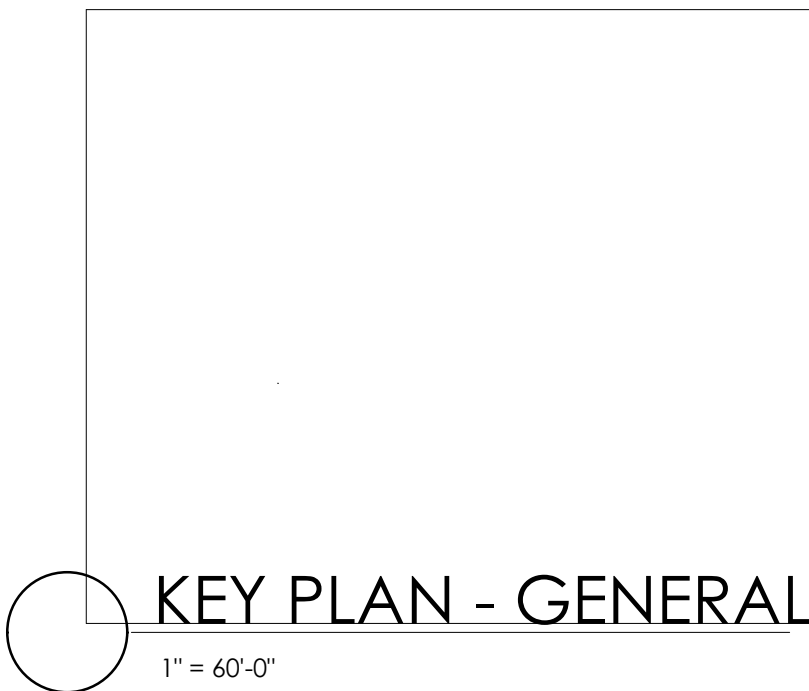
- 1 5/8" GYP. BD., 2 X 6 STUD (RE: STRUCTURAL FOR SPACING; 3" MINERAL OR GLASS FIBER INSULATION IN CAVITY), RESILIENT CHANNEL, (2) LAYERS 5/8" GYP. BD. - 1-HOUR FIRE RATED PER WP 3244
- 2 5/8" TYPE 'X' GYP. BD., 2) 2X4 STUDS, 3" MINERAL OR GLASS FIBER INSULATION, RESILIENT CHANNAL, 2) LAYERS 5/8" TYPE 'X' GYP. BD.

### EXTERIOR WALL:

- 32 STC-51 (SEE PLAN FOR STC LOCATIONS), 1-HOUR FIRE RATED (UL U309) EXTERIOR WALL: EXTERIOR MATERIAL (SEE ELEVATION FOR EXTERIOR MATERIAL), CONTINUOUS WEATHER BARRIER, 1 1/2" ZIP PANEL (R-6.6 CONTINUOUS INSULATION), 5/8" TYPE 'X' GYP. BD., 2 X 4 STUD (RE: STRUCTURE FOR SPACING; R-20 GLASS FIBER INSULATION IN CAVITY, WHEN STC RATED), CLASS 1 VAPOR BARRIER, QUIETROCK ES MR TYPE 'X' GYPSUM PANEL, APPLIED VERTICALLY. JOINTS AND OPENINGS SEALED WITH QUIET ROCK: 'QUIET SEAL PRO' AND 'QUIET PUTTY'; TYP. QUIET ROCK ASSEMBLY #: PGD-02-10-120 (WHERE STC RATED)
- 34 1-HOUR FIRE RATED EXTERIOR WALL: EXTERIOR MATERIAL (SEE ELEVATION FOR EXTERIOR MATERIAL), CONTINUOUS WEATHER BARRIER, 5/8" GYP. BD., 1 1/2" ZIP PANEL (R-6.6 CONTINUOUS INSULATION), 2 X 6 STUD (RE: STRUCTURE FOR SPACING; R-20 INSULATION IN CAVITY), CLASS 1 VAPOR BARRIER, 5/8" GYP. BD. 1-HOUR RATED PER WP3510.
- 36 TYPICAL EXTERIOR WALL: EXTERIOR MATERIAL (SEE ELEVATION FOR EXTERIOR MATERIAL), CONTINUOUS WEATHER BARRIER 1 1/2" ZIP PANEL (R-6.6 CONTINUOUS INSULATION), ADD 5/8" GYP. BD. WHERE NECESSARY TO FLUSH WITH ADJACENT WALL (RE: BLDG. ELEVATIONS FOR LOCATIONS), 2 X 6 STUD (2 X 6 @ STAIR RE: STRUCTURE FOR SPACING; R-20 INSULATION IN CAVITY), CLASS 1 VAPOR BARRIER, 5/8" GYP. BD.

### FLAGNOTES PER SHEET

- 3.1 5" CONCRETE SLAB ON GRADE, SLOPE TO DRAIN.
- 5.1 42" HIGH GUARDRAIL; 3/4" X 1 1/2" BAR STEEL VERTICALS & TOP CAP, 1/2" x 1" STEEL BAR INFILL - PAINT.
- 6.1 PREFABRICATED STAIR WITH PAINT GRADE STRINGERS, PAINT EXPOSED STRINGER. PROVIDE 2x FRAMING AND 1/2" GYPBOARD FINISH ON UNDERSIDE OF STAIR. WOOD FINISH.



KEY PLAN - GENERAL

1" = 60'-0"

PROJ.	21-13
DRAWN	Author
CHECKED	Checker
APPROVED	Approver
DATE	05 26 2022
REVISION	
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FOR: NOT FOR  
CONSTRUCTION

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STUDIO

SCALE: As indicated

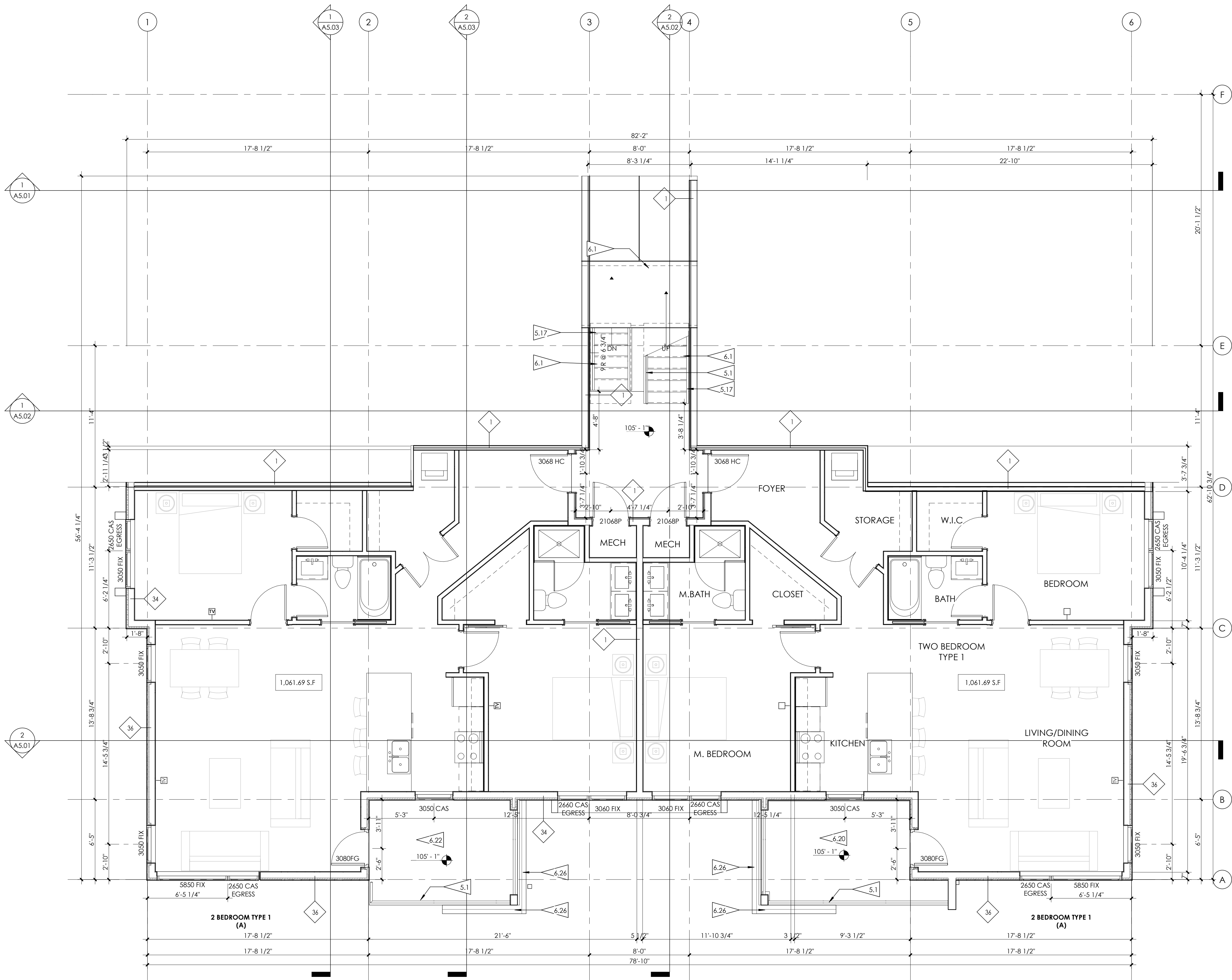
SHEET  
LEVEL 1.2 FLOOR PLAN

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1 LEVEL 2.1 FLOOR PLAN

1/4" = 1'-0"



GENERAL PLAN NOTES

1. ALL INTERIOR DIMENSIONS ARE TO FACE OF STUD U.N.O. ALL EXTERIOR DIMENSIONS ARE TO FACE OF SHEATHING/FACE OF FOUNDATION WALL U.N.O.
2. FURNITURE IS N.I.C. U.N.O.
3. ALL WORK TO BE PERFORMED IN COMPLIANCE WITH ALL STATE AND LOCAL CODES. CONTRACTOR RESPONSIBLE TO SECURE ALL REQUIRED PERMITS PRIOR TO CONSTRUCTION.
4. FIRE SUPPRESSION/DETECTION DESIGNED & INSTALLED BY GENERAL CONTRACTOR.
5. DIM. FROM EDGE OF DOOR FRAME TO EDGE OF ADJACENT PERPENDICULAR WALL SHALL BE 4" U.N.O.
6. TYPICAL EXTERIOR WALL TO BE TYPE 36. TYPICAL INTERIOR WALL TO BE TYPE 24 U.N.O.
7. ALL UNIT DEMISING PARTITION STUDS ARE CENTERED ON THE GRIDLINE U.N.O.
8. ALL BEDROOMS TO HAVE EGRESS WINDOWS AS REQUIRED BY CODE. PROVIDE TEMPERED GLASS AT WINDOWS AND DOORS AS REQUIRED BY CODE. SEE A4.00 SHEETS (EXTERIOR ELEVATIONS) FOR WINDOW TYPES, AND SIZING.
9. SEE A8.01 & A8.11 FOR DOOR & WINDOW WINDOW FLASHING DETAILS/INFORMATION. LET ARCHITECT KNOW IF MFR INSTALLATION DIFFERS FROM DETAILS.
10. PROVIDE WATER RESISTANT GYP. BD. AT ALL WET WALLS AND DENSGLASS OR EQUAL AT ALL SHOWER ENCLOSURES.
11. FOAM PLASTIC INSULATION SHALL HAVE FLAME SPREAD INDEX OF NOT MORE THAN 75 AND A SMOKE DEVELOPED INDEX OF NOT MORE THAN 450 IN ACCORDANCE WITH ASTM E 84. FOAM PLASTIC INSULATION TO COMPLY WITH ICC-ES EVALUATION REPORT: ESR-2072.
12. SEE A4.00 SHEETS FOR TYPICAL UNIT PLANS W/INTERIOR WALL DIMENSIONS.
13. PROVIDE SOUND INSULATION AT ALL PLUMBING WALLS, TYP. ENTRANCE DOOR SETS: ENTRANCE DOOR LOCKSET W/CLOSER, EXTERIOR BALL BEARING HINGES, BED & BATH: PRIVACY LOCKSET OWNER'S CLOSET: PASSAGE SET & DEADBOLT CLOSETS, LAUNDRY, & PANTRY: PASSAGE SET FRENCH & SLIDING DOORS @ DECKS: BY WINDOW MANUFACTURER

DOOR & WINDOW ABBR.

DOORS:

- |                 |                      |
|-----------------|----------------------|
| P - PANEL       | HM - HOLLOW METAL    |
| SC - SOLID CORE | HC - HANDICAP        |
| BP - BIPASS     | OG - OVERHEAD GARAGE |
| BF - BIFOLD     | O - FIXED            |
| FG - FULL GLASS | X - OPERABLE         |

WINDOWS:

- |                |
|----------------|
| FIX - FIXED    |
| CAS - CASEMENT |
| AWN - AWNING   |
| T - TEMPERED   |

PARTITION TYPES

- INTERIOR FURRING PARTITION**  
2 X 4 STUD, 1/2" GYPSUM WALL BOARD

**INTERIOR WALL:**

- 22 5/8" GYP. BD., 2 X 4 STUD (RE: STRUCTURE FOR SPACING), 5/8" GYP. BD. 1 - HOUR FIRE RATED PER WP3510
- 24 1/2" GYP. BD., 2 X 4 STUD (RE: STRUCTURE FOR SPACING), 1/2" GYP. BD.
- 26 5/8" GYP. BD., 2 X 6 STUD (RE: STRUCTURE FOR SPACING), 5/8" GYP. BD. 1 - HOUR FIRE RATED PER WP3510.
- 28 1/2" GYP. BD., 2 X 6 STUD (RE: STRUCTURE FOR SPACING), 1/2" GYP. BD.

**DEMISING WALL:**

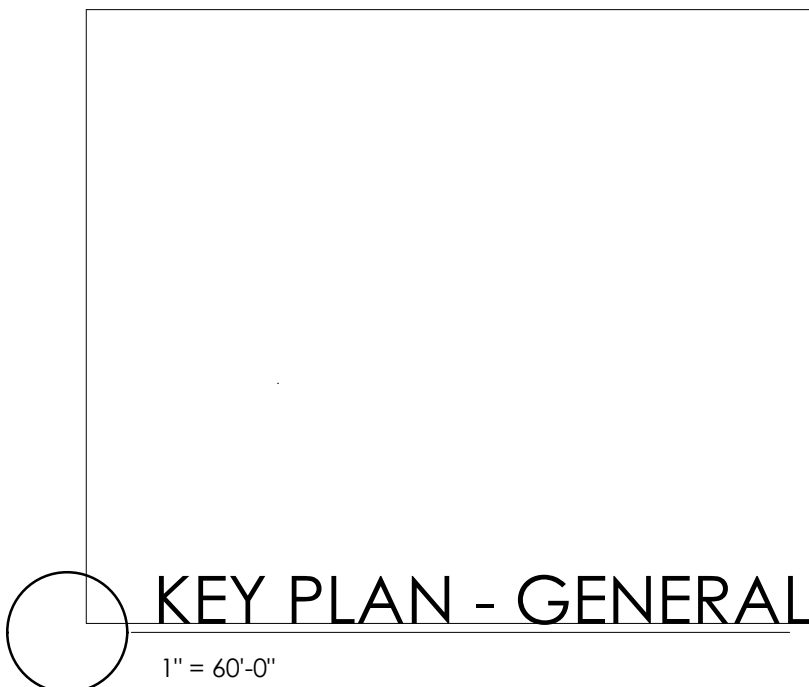
- 1 5/8" GYP. BD., 2 X 6 STUD (RE: STRUCTURAL FOR SPACING; 3" MINERAL OR GLASS FIBER INSULATION IN CAVITY), RESILIENT CHANNEL, (2) LAYERS 5/8" GYP. BD. - 1-HOUR FIRE RATED PER WP 3244
- 2 5/8" TYPE 'X' GYP. BD., 2) 2X4 STUDS, 3" MINERAL OR GLASS FIBER INSULATION, RESILIENT CHANNEL, 2) LAYERS 5/8" TYPE 'X' GYP. BD.

**EXTERIOR WALL:**

- 32 STC-S1 (SEE PLAN FOR STC LOCATIONS), 1-HOUR FIRE RATED (UL U309) EXTERIOR WALL: EXTERIOR MATERIAL (SEE ELEVATION FOR EXTERIOR MATERIAL), CONTINUOUS WEATHER BARRIER, 1 1/2" ZIP PANEL (R-6.6 CONTINUOUS INSULATION), 5/8" TYPE 'X' GYP. BD., 2 X 4 STUD (RE: STRUCTURE FOR SPACING; R-20 GLASS FIBER INSULATION IN CAVITY, WHEN STC RATED), CLASS 1 VAPOR BARRIER, QUIETROCK ES MR TYPE 'X' GYPSUM PANEL, APPLIED VERTICALLY. JOINTS AND OPENINGS SEALED WITH QUIET ROCK: 'QUIET SEAL PRO' AND 'QUIET PUTTY'; TYP. QUIET ROCK ASSEMBLY #: PGD-02-10-120 (WHERE STC RATED)
- 34 1-HOUR FIRE RATED EXTERIOR WALL: EXTERIOR MATERIAL (SEE ELEVATION FOR EXTERIOR MATERIAL), CONTINUOUS WEATHER BARRIER, 5/8" GYP. BD., 1 1/2" ZIP PANEL (R-6.6 CONTINUOUS INSULATION), 2 X 6 STUD (RE: STRUCTURE FOR SPACING; R-20 INSULATION IN CAVITY), CLASS 1 VAPOR BARRIER, 5/8" GYP. BD. 1-HOUR RATED PER WP3510.
- 36 TYPICAL EXTERIOR WALL: EXTERIOR MATERIAL (SEE ELEVATION FOR EXTERIOR MATERIAL), CONTINUOUS WEATHER BARRIER 1 1/2" ZIP PANEL (R-6.6 CONTINUOUS INSULATION), ADD 5/8" GYP. BD. WHERE NECESSARY TO FLUSH WITH ADJACENT WALL (RE: BLDG. ELEVATIONS FOR LOCATIONS), 2 X 6 STUD (2 X 6 @ STAIR RE: STRUCTURE FOR SPACING; R-20 INSULATION IN CAVITY), CLASS 1 VAPOR BARRIER, 5/8" GYP. BD.

FLAGNOTES PER SHEET

- 5.1 42" HIGH GUARDRAIL: 3/4" X 1 1/2" BAR STEEL VERTICALS & TOP CAP, 1/2" x 1" STEEL BAR INFILL - PAINT.
- 5.17 1-1/2" DIAMETER STEEL WALL MOUNTED HANDRAIL.
- 6.1 PREFABRICATED STAIR WITH PAINT GRADE STRINGERS. PAINT EXPOSED STRINGER. PROVIDE 2x FRAMING AND 1/2" GYPBOARD FINISH ON UNDERSIDE OF STAIR. WOOD FINISH.
- 6.20 7/16" COMPOSITE PANEL SOFFIT - PAINTED - BLACK MAGIC.
- 6.22 EXTERIOR PATIO: DUXX BAK DECKING, 2x8 FRAMING SLOPED TO REAR (RE: STRUCTURAL). SHEATHING, WOOD SOFFIT, PROVIDE BLOCKING THROUGH THE DUXX BAK TO MOUNT RAILING WHERE APPLICABLE. RE: 7/A10.01 FOR MNFR. DETAILS.
- 6.26 NICHHA GUARDRAIL: NICHHA SIDING, WEATHERBARRIER, OSB SHEATHING, 2X. STEEL RAILING (BOTH SIDES).



3560 WALNUT ST. UNIT A  
DENVER, CO 80205  
PHONE 303.758.3800

HAYMEADOW SPLITLEVEL

EAGLE VAIL

PROJ. 21-13  
NO DRAWN Author  
CHECKED Checker  
APPROVED Approver  
DATE 05 26 2022  
REVISION  
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ISSUED  
FOR: NOT FOR  
CONSTRUCTION

© NEO  
STUDIO

SCALE: As indicated

SHEET  
LEVEL 2.1 FLOOR PLAN

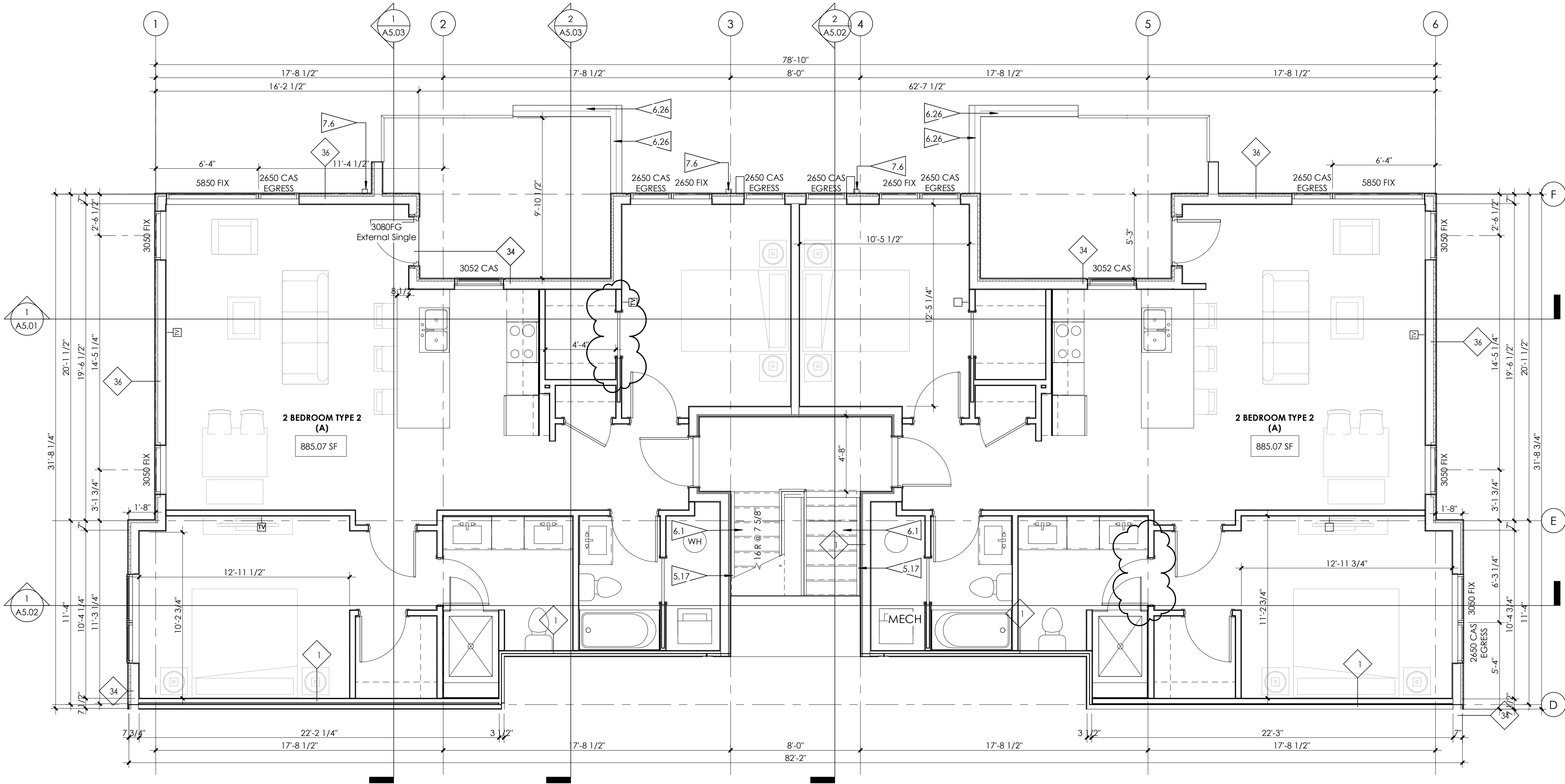
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1 LEVEL 2.2 FLOOR PLAN

1/4" = 1'-0"



GENERAL PLAN NOTES

1. ALL INTERIOR DIMENSIONS ARE TO FACE OF STUD U.N.O. ALL EXTERIOR DIMENSIONS ARE TO FACE OF SHEATHING/FACE OF FOUNDATION WALL U.N.O.
2. FURNITURE IS N.I.C. U.N.O.
3. ALL WORK TO BE PERFORMED IN COMPLIANCE WITH ALL STATE AND LOCAL CODES. CONTRACTOR RESPONSIBLE TO SECURE ALL REQUIRED PERMITS PRIOR TO CONSTRUCTION.
4. FIRE SUPPRESSION/DETECTION DESIGNED & INSTALLED BY GENERAL CONTRACTOR.
5. DIM. FROM EDGE OF DOOR FRAME TO EDGE OF ADJACENT PERPENDICULAR WALL SHALL BE 4" U.N.O.
6. TYPICAL EXTERIOR WALL TO BE TYPE 36. TYPICAL INTERIOR WALL TO BE TYPE 24 U.N.O.
7. ALL UNIT DEMISING PARTITION STUDS ARE CENTERED ON THE GRIDLINE U.N.O.
8. ALL BEDROOMS TO HAVE EGRESS WINDOWS AS REQUIRED BY CODE.  
PROVIDE TEMPERED GLASS AT WINDOWS AND DOORS AS REQUIRED BY CODE.  
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12. SEE A4.00 SHEETS FOR TYPICAL UNIT PLANS W/INTERIOR WALL DIMENSIONS.
13. PROVIDE SOUND INSULATION AT ALL PLUMBING WALLS, TYP.  
ENTRANCE DOOR SETS: ENTRANCE DOOR LOCKSET W/CLOSER, EXTERIOR BALL BEARING HINGES, BED & BATH: PRIVACY LOCKSET  
OWNER'S CLOSET: PASSAGE SET & DEADBOLT  
CLOSETS, LAUNDRY, & PANTRY: PASSAGE SET  
FRENCH & SLIDING DOORS @ DECKS: BY WINDOW MANUFACTURER

DOOR & WINDOW ABBR.

DOORS:

- |                 |                      |
|-----------------|----------------------|
| P - PANEL       | HM - HOLLOW METAL    |
| SC - SOLID CORE | HC - HANDICAP        |
| BP - BIPASS     | OG - OVERHEAD GARAGE |
| BF - BIFOLD     | O - FIXED            |
| FG - FULL GLASS | X - OPERABLE         |

WINDOWS:

- |                |
|----------------|
| FIX - FIXED    |
| CAS - CASEMENT |
| AWN - AWNING   |
| T - TEMPERED   |

PARTITION TYPES

INTERIOR FURRING PARTITION

- 2 X 4 STUD, 1/2" GYPSUM WALL BOARD

INTERIOR WALL:

- 22 5/8" GYP. BD., 2 X 4 STUD (RE: STRUCTURE FOR SPACING), 5/8" GYP. BD. 1 - HOUR FIRE RATED PER WP3510
- 24 1/2" GYP. BD., 2 X 4 STUD (RE: STRUCTURE FOR SPACING), 1/2" GYP. BD.
- 26 5/8" GYP. BD., 2 X 6 STUD (RE: STRUCTURE FOR SPACING), 5/8" GYP. BD. 1 - HOUR FIRE RATED PER WP3510.
- 28 1/2" GYP. BD., 2 X 6 STUD (RE: STRUCTURE FOR SPACING), 1/2" GYP. BD.

DEMISING WALL:

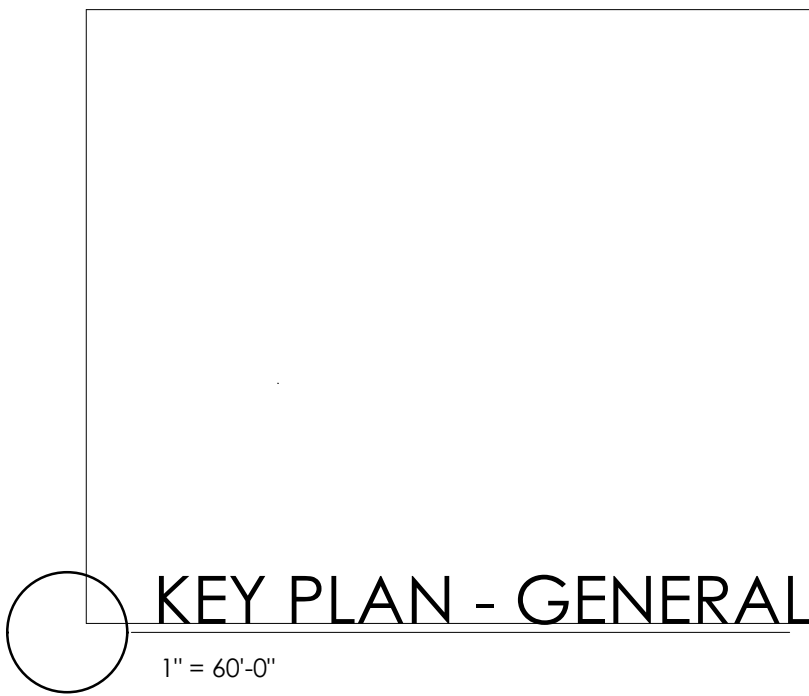
- 1 5/8" GYP. BD., 2 X 6 STUD (RE: STRUCTURAL FOR SPACING: 3" MINERAL OR GLASS FIBER INSULATION IN CAVITY), RESILIENT CHANNEL, (2) LAYERS 5/8" GYP. BD. - 1-HOUR FIRE RATED PER WP 3244
- 2 5/8" TYPE 'X' GYP. BD., 2) 2X4 STUDS, 3" MINERAL OR GLASS FIBER INSULATION, RESILIENT CHANNEL, 2) LAYERS 5/8" TYPE 'X' GYP. BD.

EXTERIOR WALL:

- 32 STC-S1 (SEE PLAN FOR STC LOCATIONS), 1-HOUR FIRE RATED (UL U309) EXTERIOR WALL: EXTERIOR MATERIAL (SEE ELEVATION FOR EXTERIOR MATERIAL), CONTINUOUS WEATHER BARRIER, 1 1/2" ZIP PANEL (R-6.6 CONTINUOUS INSULATION), 5/8" TYPE 'X' GYP. BD., 2 X 4 STUD (RE: STRUCTURE FOR SPACING; R-20 GLASS FIBER INSULATION IN CAVITY, WHEN STC RATED), CLASS 1 VAPOR BARRIER, QUIETROCK ES MR TYPE 'X' GYPSUM PANEL, APPLIED VERTICALLY. JOINTS AND OPENINGS SEALED WITH QUIET ROCK: QUIET SEAL PRO' AND QUIET PUTTY; TYP. QUIET ROCK ASSEMBLY #: PGD-02-10-120 (WHERE STC RATED)
- 34 1-HOUR FIRE RATED EXTERIOR WALL: EXTERIOR MATERIAL (SEE ELEVATION FOR EXTERIOR MATERIAL), CONTINUOUS WEATHER BARRIER, 5/8" GYP. BD., 1 1/2" ZIP PANEL (R-6.6 CONTINUOUS INSULATION), 2 X 6 STUD (RE: STRUCTURE FOR SPACING; R-20 INSULATION IN CAVITY), CLASS 1 VAPOR BARRIER, 5/8" GYP. BD. 1-HOUR RATED PER WP3510.
- 36 TYPICAL EXTERIOR WALL: EXTERIOR MATERIAL (SEE ELEVATION FOR EXTERIOR MATERIAL), CONTINUOUS WEATHER BARRIER 1 1/2" ZIP PANEL (R-6.6 CONTINUOUS INSULATION), ADD 5/8" GYP. BD. WHERE NECESSARY TO FLUSH WITH ADJACENT WALL (RE: BLDG. ELEVATIONS FOR LOCATIONS), 2 X 6 STUD (2 X 6 @ STAIR RE: STRUCTURE FOR SPACING; R-20 INSULATION IN CAVITY), CLASS 1 VAPOR BARRIER, 5/8" GYP. BD.

FLAGNOTES PER SHEET

- 5.17 1-1/2" DIAMETER STEEL WALL MOUNTED HANDRAIL.
- 6.1 PREFABRICATED STAIR WITH PAINT GRADE STRINGERS, PAINT EXPOSED STRINGER. PROVIDE 2x FRAMING AND 1/2" GYPBOARD FINISH ON UNDERSIDE OF STAIR. WOOD FINISH.
- 6.26 NICHHA GUARDRAIL: NICHHA SIDING, WEATHERBARRIER, OSB SHEATHING, 2X STEEL RAILING (BOTH SIDES).
- 7.6 4" x 4" RECTANGULAR DOWNSPOUT. PREFINISHED - BLACK.



3560 WALNUT ST. UNIT A  
DENVER, CO 80205  
PHONE 303.758.3800

HAYMEADOW SPLITLEVEL

EAGLE VAIL

PROJ. 21-13  
NO DRAWN Author  
CHECKED Checker  
APPROVED Approver  
DATE 05 26 2022  
REVISION  
1 Date 1 Revision 1

ISSUED FOR: NOT FOR CONSTRUCTION

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SCALE: As indicated

SHEET LEVEL 2.2 FLOOR PLAN

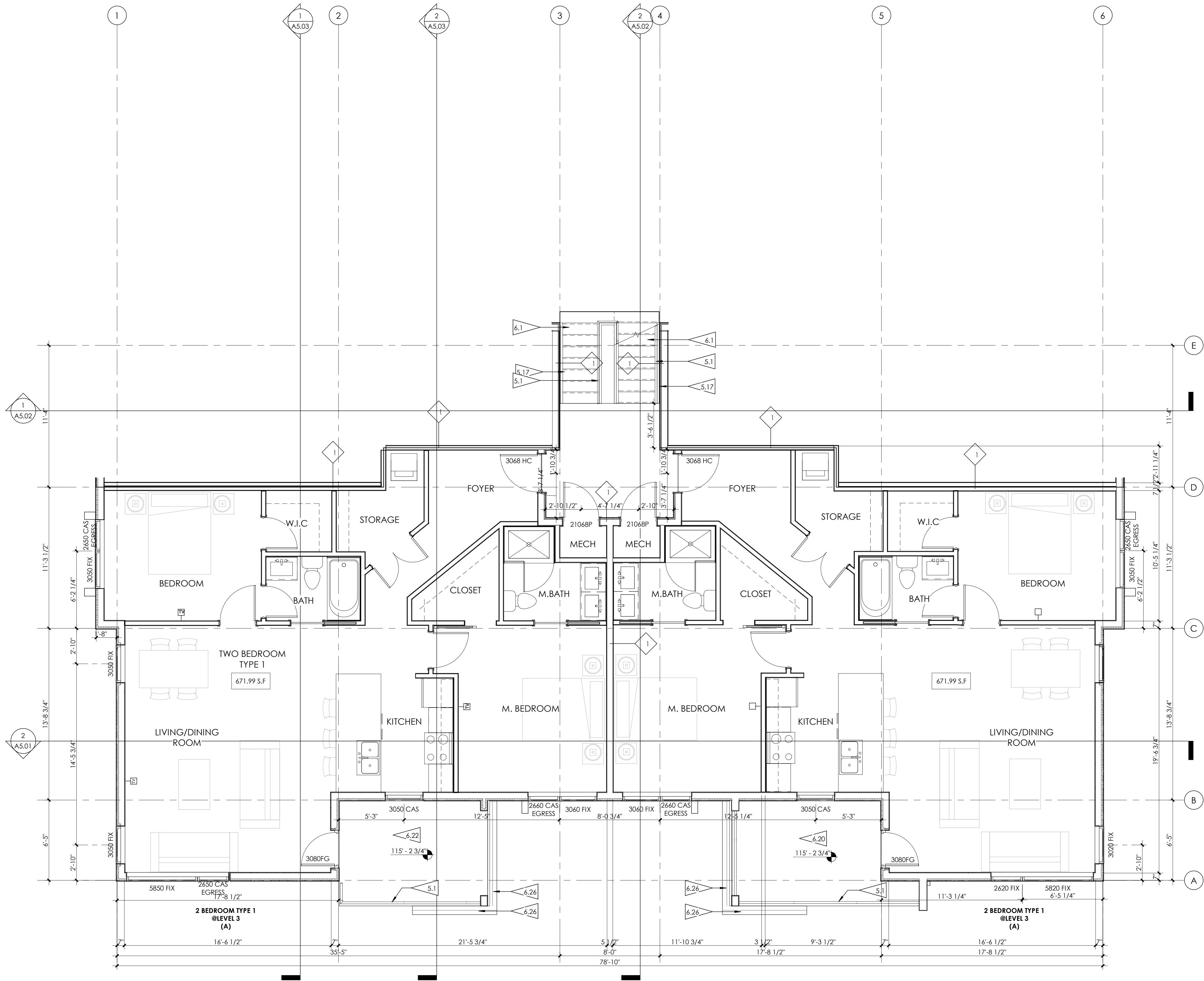
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1 LEVEL 3.1 FLOOR PLAN

1/4" = 1'-0"



GENERAL PLAN NOTES

1. ALL INTERIOR DIMENSIONS ARE TO FACE OF STUD U.N.O. ALL EXTERIOR DIMENSIONS ARE TO FACE OF SHEATHING/FACE OF FOUNDATION WALL U.N.O.
2. FURNITURE IS N.I.C. U.N.O.
3. ALL WORK TO BE PERFORMED IN COMPLIANCE WITH ALL STATE AND LOCAL CODES. CONTRACTOR RESPONSIBLE TO SECURE ALL REQUIRED PERMITS PRIOR TO CONSTRUCTION.
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5. DIM. FROM EDGE OF DOOR FRAME TO EDGE OF ADJACENT PERPENDICULAR WALL SHALL BE 4" U.N.O.
6. TYPICAL EXTERIOR WALL TO BE TYPE 36. TYPICAL INTERIOR WALL TO BE TYPE 24 U.N.O.
7. ALL UNIT DEMISING PARTITION STUDS ARE CENTERED ON THE GRIDLINE U.N.O.
8. ALL BEDROOMS TO HAVE EGRESS WINDOWS AS REQUIRED BY CODE. PROVIDE TEMPERED GLASS AT WINDOWS AND DOORS AS REQUIRED BY CODE.
9. SEE A4.00 SHEETS (EXTERIOR ELEVATIONS) FOR WINDOW TYPES, AND SIZING.
10. PROVIDE WATER RESISTANT GYP. BD. AT ALL WET WALLS AND DENSGLASS OR EQUAL AT ALL SHOWER ENCLOSURES.
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DOOR & WINDOW ABBR.

DOORS:

P - PANEL	HM - HOLLOW METAL
SC - SOLID CORE	HC - HANDICAP
BP - BIPASS	OG - OVERHEAD GARAGE
BF - BIFOLD	O - FIXED
FG - FULL GLASS	X - OPERABLE

WINDOWS:

FIX - FIXED
CAS - CASEMENT
AWN - AWNING
T - TEMPERED

PARTITION TYPES

INTERIOR FURRING PARTITION

2 X 4 STUD, 1/2" GYPSUM WALL BOARD

INTERIOR WALL:

5/8" GYP. BD., 2 X 4 STUD (RE: STRUCTURE FOR SPACING), 5/8" GYP. BD. - 1-HOUR FIRE RATED PER WP3510

1/2" GYP. BD., 2 X 4 STUD (RE: STRUCTURE FOR SPACING), 1/2" GYP. BD.

5/8" GYP. BD., 2 X 6 STUD (RE: STRUCTURE FOR SPACING), 5/8" GYP. BD. - 1-HOUR FIRE RATED PER WP3510.

1/2" GYP. BD., 2 X 6 STUD (RE: STRUCTURE FOR SPACING), 1/2" GYP. BD.

DEMISING WALL:

5/8" GYP. BD., 2 X 6 STUD (RE: STRUCTURAL FOR SPACING; 3" MINERAL OR GLASS FIBER INSULATION IN CAVITY), RESILIENT CHANNEL, (2) LAYERS 5/8" GYP. BD. - 1-HOUR FIRE RATED PER WP 3244

5/8" TYPE 'X' GYP. BD., 2) 2X4 STUDS, 3" MINERAL OR GLASS FIBER INSULATION, RESILIENT CHANNEL, 2) LAYERS 5/8" TYPE 'X' GYP. BD.

EXTERIOR WALL:

STC-51 (SEE PLAN FOR STC LOCATIONS), 1-HOUR FIRE RATED (UL U309) EXTERIOR WALL: EXTERIOR MATERIAL (SEE ELEVATION FOR EXTERIOR MATERIAL), CONTINUOUS WEATHER BARRIER, 1 1/2" ZIP PANEL (R-6.6 CONTINUOUS INSULATION), 5/8" TYPE 'X' GYP. BD., 2 X 4 STUD (RE: STRUCTURE FOR SPACING; R-20 GLASS FIBER INSULATION IN CAVITY, WHEN STC RATED), CLASS 1 VAPOR BARRIER, QUIETROCK ES MR TYPE 'X' GYPSUM PANEL, APPLIED VERTICALLY. JOINTS AND OPENINGS SEALED WITH QUIET ROCK: QUIET SEAL PRO' AND QUIET PUTTY; TYP. QUIET ROCK ASSEMBLY #: PGD-02-10-120 (WHERE STC RATED)

1-HOUR FIRE RATED EXTERIOR WALL: EXTERIOR MATERIAL (SEE ELEVATION FOR EXTERIOR MATERIAL), CONTINUOUS WEATHER BARRIER, 5/8" GYP. BD., 1 1/2" ZIP PANEL (R-6.6 CONTINUOUS INSULATION), 2 X 6 STUD (RE: STRUCTURE FOR SPACING; R-20 INSULATION IN CAVITY), CLASS 1 VAPOR BARRIER, 5/8" GYP. BD. - 1-HOUR RATED PER WP3510.

TYPICAL EXTERIOR WALL: EXTERIOR MATERIAL (SEE ELEVATION FOR EXTERIOR MATERIAL), CONTINUOUS WEATHER BARRIER 1 1/2" ZIP PANEL (R-6.6 CONTINUOUS INSULATION), ADD 5/8" GYP. BD. WHERE NECESSARY TO FLUSH WITH ADJACENT WALL (RE: BLDG. ELEVATIONS FOR LOCATIONS), 2 X 6 STUD (2 X 6 @ STAIR RE: STRUCTURE FOR SPACING; R-20 INSULATION IN CAVITY), CLASS 1 VAPOR BARRIER, 5/8" GYP. BD.

FLAGNOTES PER SHEET

- 5.1 42" HIGH GUARDRAIL: 3/4" X 1 1/2" BAR STEEL VERTICALS & TOP CAP, 1/2" x 1" STEEL BAR INFILL - PAINT.
- 5.17 1-1/2" DIAMETER STEEL WALL MOUNTED HANDRAIL.
- 6.1 PREFABRICATED STAIR WITH PAINT GRADE STRINGERS, PAINT EXPOSED STRINGER. PROVIDE 2x FRAMING AND 1/2" GYPBOARD FINISH ON UNDERSIDE OF STAIR. WOOD FINISH.
- 6.20 7/16" COMPOSITE PANEL SOFFIT - PAINTED - BLACK MAGIC.
- 6.22 EXTERIOR PATIO: DUXX BAK DECKING, 2x8 FRAMING SLOPED TO REAR (RE: STRUCTURAL), SHEATHING, WOOD SOFFIT, PROVIDE BLOCKING THROUGH THE DUXX BAK TO MOUNT RAILING WHERE APPLICABLE. RE: 7/A10.01 FOR MNFR. DETAILS.
- 6.26 NICHHA GUARDRAIL: NICHHA SIDING, WEATHERBARRIER, OSB SHEATHING, 2X. STEEL RAILING (BOTH SIDES).

KEY PLAN - GENERAL

1" = 60'-0"

3560 WALNUT ST. UNIT A  
DENVER, CO 80205  
PHONE 303.758.3800

HAYMEADOW SPLITLEVEL

EAGLE VAIL

PROJ. 21-13  
NO DRAWN Author  
CHECKED Checker  
APPROVED Approver  
DATE 05 26 2022  
REVISION S

ISSUED FOR: NOT FOR CONSTRUCTION  
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SCALE: As indicated

SHEET LEVEL 3.1 FLOOR PLAN

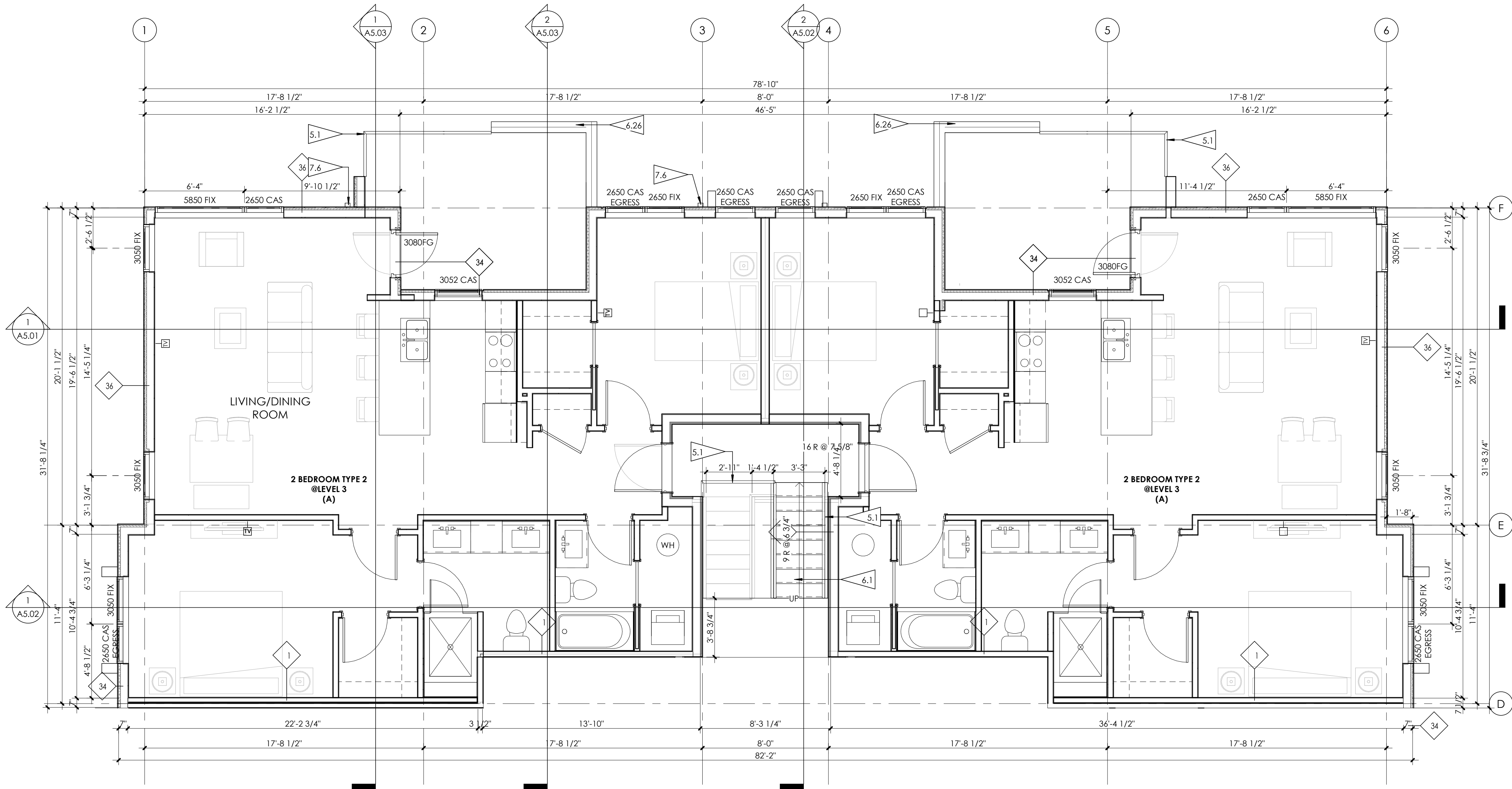
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1 LEVEL 3.2 FLOOR PLAN

1/4" = 1'-0"



GENERAL PLAN NOTES

1. ALL INTERIOR DIMENSIONS ARE TO FACE OF STUD U.N.O. ALL EXTERIOR DIMENSIONS ARE TO FACE OF SHEATHING/FACE OF FOUNDATION WALL U.N.O.
2. FURNITURE IS N.I.C. U.N.O.
3. ALL WORK TO BE PERFORMED IN COMPLIANCE WITH ALL STATE AND LOCAL CODES. CONTRACTOR RESPONSIBLE TO SECURE ALL REQUIRED PERMITS PRIOR TO CONSTRUCTION.
4. FIRE SUPPRESSION/DETECTION DESIGNED & INSTALLED BY GENERAL CONTRACTOR.
5. DIM. FROM EDGE OF DOOR FRAME TO EDGE OF ADJACENT PERPENDICULAR WALL SHALL BE 4" U.N.O.
6. TYPICAL EXTERIOR WALL TO BE TYPE 36. TYPICAL INTERIOR WALL TO BE TYPE 24 U.N.O.
7. ALL UNIT DEMISING PARTITION STUDS ARE CENTERED ON THE GRIDLINE U.N.O.
8. ALL BEDROOMS TO HAVE EGRESS WINDOWS AS REQUIRED BY CODE.  
PROVIDE TEMPERED GLASS AT WINDOWS AND DOORS AS REQUIRED BY CODE.  
SEE A4.00 SHEETS (EXTERIOR ELEVATIONS) FOR WINDOW TYPES, AND SIZING.
9. SEE A8.01 & A8.11 FOR DOOR & WINDOW WINDOW FLASHING DETAILS/INFORMATION. LET ARCHITECT KNOW IF MFR INSTALLATION DIFFERS FROM DETAILS.
10. PROVIDE WATER RESISTANT GYP. BD. AT ALL WET WALLS AND DENSGLASS OR EQUAL AT ALL SHOWER ENCLOSURES.
11. FOAM PLASTIC INSULATION SHALL HAVE FLAME SPREAD INDEX OF NOT MORE THAN 75 AND A SMOKE DEVELOPED INDEX OF NOT MORE THAN 450 IN ACCORDANCE WITH ASTM E 84. FOAM PLASTIC INSULATION TO COMPLY WITH ICC-ES EVALUATION REPORT: ESR-2072.
12. SEE A4.00 SHEETS FOR TYPICAL UNIT PLANS W/INTERIOR WALL DIMENSIONS.
13. PROVIDE SOUND INSULATION AT ALL PLUMBING WALLS, TYP.  
ENTRANCE DOOR SETS: ENTRANCE DOOR LOCKSET W/CLOSER, EXTERIOR BALL BEARING HINGES, BED & BATH: PRIVACY LOCKSET  
OWNER'S CLOSET: PASSAGE SET & DEADBOLT  
CLOSETS, LAUNDRY, & PANTRY: PASSAGE SET  
FRENCH & SLIDING DOORS @ DECKS: BY WINDOW MANUFACTURER

DOOR & WINDOW ABBR.

DOORS:

- |                 |                      |
|-----------------|----------------------|
| P - PANEL       | HM - HOLLOW METAL    |
| SC - SOLID CORE | HC - HANDICAP        |
| BP - BIPASS     | OG - OVERHEAD GARAGE |
| BF - BIFOLD     | O - FIXED            |
| FG - FULL GLASS | X - OPERABLE         |

WINDOWS:

- FIX - FIXED  
CAS - CASEMENT  
AWN - AWNING  
T - TEMPERED

PARTITION TYPES

INTERIOR FURRING PARTITION

2 X 4 STUD, 1/2" GYPSUM WALL BOARD

INTERIOR WALL:

5/8" GYP. BD., 2 X 4 STUD (RE: STRUCTURE FOR SPACING), 5/8" GYP. BD. 1 - HOUR FIRE RATED PER WP3510

1/2" GYP. BD., 2 X 4 STUD (RE: STRUCTURE FOR SPACING), 1/2" GYP. BD.

5/8" GYP. BD., 2 X 6 STUD (RE: STRUCTURE FOR SPACING), 5/8" GYP. BD. 1 - HOUR FIRE RATED PER WP3510.

1/2" GYP. BD., 2 X 6 STUD (RE: STRUCTURE FOR SPACING), 1/2" GYP. BD.

DEMISING WALL:

5/8" GYP. BD., 2 X 6 STUD (RE: STRUCTURAL FOR SPACING; 3" MINERAL OR GLASS FIBER INSULATION IN CAVITY), RESILIENT CHANNEL, (2) LAYERS 5/8" GYP. BD. - 1-HOUR FIRE RATED PER WP 3244

5/8" TYPE 'X' GYP. BD., 2) 2X4 STUDS, 3" MINERAL OR GLASS FIBER INSULATION, RESILIENT CHANNEL, 2) LAYERS 5/8" TYPE 'X' GYP. BD.

EXTERIOR WALL:

STC-51 (SEE PLAN FOR STC LOCATIONS), 1-HOUR FIRE RATED (UL U309) EXTERIOR WALL: EXTERIOR MATERIAL (SEE ELEVATION FOR EXTERIOR MATERIAL), CONTINUOUS WEATHER BARRIER, 1 1/2" ZIP PANEL (R-6.6 CONTINUOUS INSULATION), 5/8" TYPE 'X' GYP. BD., 2 X 4 STUD (RE: STRUCTURE FOR SPACING; R-20 GLASS FIBER INSULATION IN CAVITY, WHEN STC RATED), CLASS 1 VAPOR BARRIER, QUIETROCK ES MR TYPE 'X' GYPSUM PANEL, APPLIED VERTICALLY. JOINTS AND OPENINGS SEALED WITH QUIET ROCK: 'QUIET SEAL PRO' AND 'QUIET PUTTY'; TYP. QUIET ROCK ASSEMBLY #: PGD-02-10-120 (WHERE STC RATED)

1-HOUR FIRE RATED EXTERIOR WALL: EXTERIOR MATERIAL (SEE ELEVATION FOR EXTERIOR MATERIAL), CONTINUOUS WEATHER BARRIER, 5/8" GYP. BD., 1 1/2" ZIP PANEL (R-6.6 CONTINUOUS INSULATION), 2 X 6 STUD (RE: STRUCTURE FOR SPACING; R-20 INSULATION IN CAVITY), CLASS 1 VAPOR BARRIER, 5/8" GYP. BD. 1-HOUR RATED PER WP3510.

TYPICAL EXTERIOR WALL: EXTERIOR MATERIAL (SEE ELEVATION FOR EXTERIOR MATERIAL), CONTINUOUS WEATHER BARRIER 1 1/2" ZIP PANEL (R-6.6 CONTINUOUS INSULATION), ADD 5/8" GYP. BD. WHERE NECESSARY TO FLUSH WITH ADJACENT WALL (RE: BLDG. ELEVATIONS FOR LOCATIONS), 2 X 6 STUD (2 X 6 @ STAIR RE: STRUCTURE FOR SPACING; R-20 INSULATION IN CAVITY), CLASS 1 VAPOR BARRIER, 5/8" GYP. BD.

FLAGNOTES PER SHEET

- 5.1 42" HIGH GUARDRAIL; 3/4" X 1 1/2" BAR STEEL VERTICALS & TOP CAP, 1/2" x 1" STEEL BAR INFILL - PAINT.  
6.26 NICHHA GUARDRAIL: NICHHA SIDING, WEATHERBARRIER, OSB SHEATHING, 2X, STEEL RAILING (BOTH SIDES).  
7.6 4" x 4" RECTANGULAR DOWNSPOUT. PREFINISHED - BLACK.

KEY PLAN - GENERAL

1" = 60'-0"

PROJ.	21-13
DRAWN	Author
CHECKED	Checker
APPROVED	Approver
DATE	05 26 2022
REVISION	
S	

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FOR: NOT FOR  
CONSTRUCTION

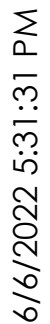
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SCALE: As indicated

SHEET  
LEVEL 3.2 FLOOR PLAN

A2.06









EXTERIOR GENERAL NOTES

- ALL METAL COPINGS, FLASHINGS, GUTTERS, DOWNSPOUTS, AND SCUPPERS NOT CALLED OUT TO BE PREFINISHED SHALL BE PAINTED. NO EXTERIOR METAL FLASHING TO GO UNPAINTED.
- RE: CIVIL GRADING PLANS FOR EXTENT OF EXTERIOR MATERIALS AND FINISH GRADE ELEVATIONS.

DOOR & WINDOW ABBR.

DOORS:	WINDOWS:
P - PANEL	FIX - FIXED
SC - SOLID CORE	CAS - CASEMENT
BP - BIPASS	AWN - AWNING
BF - BIFOLD	T - TEMPERED
FG - FULL GLASS	
HM - HOLLOW METAL	
HC - HANDICAP	
OG - OVERHEAD GARAGE	
O - FIXED	
X - OPERABLE	

FLAGNOTES PER SHEET

- STONE VENEER EXTERIOR WALL: THIN STONE VENEER, POLY MODIFIED GROUT, LATH, STUCCO WRAP, 1 1/2" ZIP PANEL, 2x6 WOOD FRAME WALL; AT MATERIAL CHANGE PROVIDE 1/4" GAP AND FILL WILL BACKER ROD AND SEALANT. FIRE-RATE WHERE REQUIRED PER UL U309 (SEE PLANS AND ELEVATIONS).
- 42" HIGH GUARDRAIL; 3/4" X 1 1/2" BAR STEEL VERTICALS & TOP CAP, 1/2" X 1" STEEL BAR INFILL - PAINT.
- WOOD SLAT WALL OVER PLYWOOD BACKER W/ BLACK BUILDING PAPER; 2x DIMENSIONAL LUMBER - STAINED TO MATCH WOOD SIDING.
- DOUBLE-RAKE (1x12, 1 x 14, 1 x 8; RE: ROOF ASSEMBLY) SMOOTH FINISH COMPOSITE FASCIA - PAINT.
- NICHIHA HORIZONTAL SIDING, WEATHER BARRIER, 1 1/2" ZIP PANEL, 2x6 WOOD FRAME WALL; AT MATERIAL CHANGE PROVIDE 1/4" GAP AND FILL WILL BACKER ROD AND SEALANT. FIRE-RATE WHERE REQUIRED PER UL U309 (SEE PLANS AND ELEVATIONS).
- COMPOSITE PANEL: COMPOSITE PANEL, WEATHER BARRIER, 1 1/2" ZIP PANEL, 2x6 WOOD FRAME WALL; AT MATERIAL CHANGE PROVIDE 1/4" GAP AND FILL WILL BACKER ROD AND SEALANT. PAINTED - SW 6991 - BLACK MAGIC.
- 4" X 4" RECTANGULAR DOWNSPOUT, PREFINISHED - BLACK.
- 4" X 4" GUTTER, PREFINISHED - BLACK.
- SLOPED ROOF: ASPHALT SHINGLE ROOFING ICE AND WATERSHIELD, COVER BOARD, OSB ROOF SHEATHING, WOOD TRUSS (RE: STRUCTURAL), WEATHER BARRIER & STAINED WOOD SOFFIT WHERE EXPOSED.



3560 WALNUT ST. UNIT A  
DENVER, CO 80205  
PHONE 303.758.3800

HAYMEADOW SPLITLEVEL

EAGLE VAIL

PROJ. 21-13  
NO DRAWN Author  
CHECKED Checker  
APPROVED Approver  
DATE 05 26 2022  
REVISION S

ISSUED FOR: NOT FOR CONSTRUCTION

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SCALE: As indicated

SHEET EXTERIOR ELEVATIONS

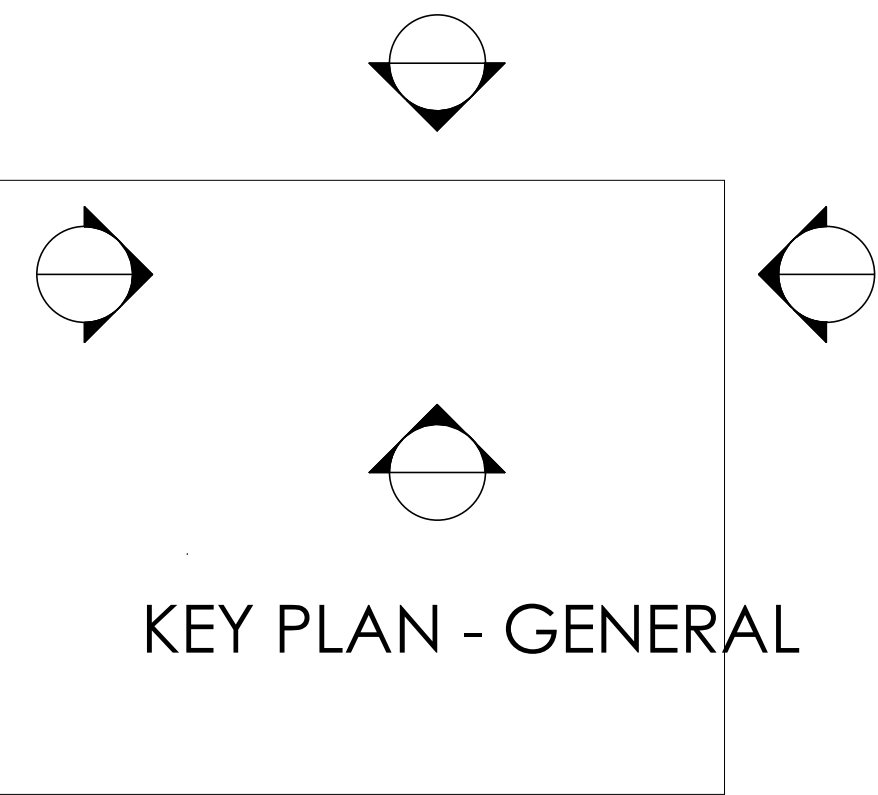
A4.01



1 EAST ELEVATION  
1/4" = 1'-0"

MATERIAL LEGEND

COMPOSITE PANEL MFR: HARDIE COLOR: DARK GREY	WOOD SLATS MFR: 2 x 6 DIMENSIONAL LUMBER COLOR: RECLAIMED PICKLE STAINED
COMPOSITE PANEL ACCENTS, TRIM, & SOFFIT MFR: HARDIE (OR SIMILAR) COLOR: PAINTED - DARK GREY	FIRE-RATED WALL RE: BUILDING PLANS FOR WALL TYPE
STUCCO MFR: SYNERGY COLOR: HARRIER	GAS FIREPLACE FLUE
NICHIHA VINTAGE WOOD MFR: NICHIHA COLOR: CEDAR	
STONE VENEER MFR: TELLURIDE STONE COLOR: IRON MOUNTAIN	



KEY PLAN - GENERAL



6/6/2022 5:32:08 PM

1 NORTH ELEVATION

1/4" = 1'-0"



EXTERIOR GENERAL NOTES

- ALL METAL COPINGS, FLASHINGS, GUTTERS, DOWNSPOUTS, AND SCUPPERS NOT CALLED OUT TO BE PREFINISHED SHALL BE PAINTED. NO EXTERIOR METAL FLASHING TO GO UNPAINTED.
- RE: CIVIL GRADING PLANS FOR EXTENT OF EXTERIOR MATERIALS AND FINISH GRADE ELEVATIONS.

DOOR & WINDOW ABBR.

DOORS:

P - PANEL  
SC - SOLID CORE  
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FG - FULL GLASS  
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X - OPERABLE

WINDOWS:

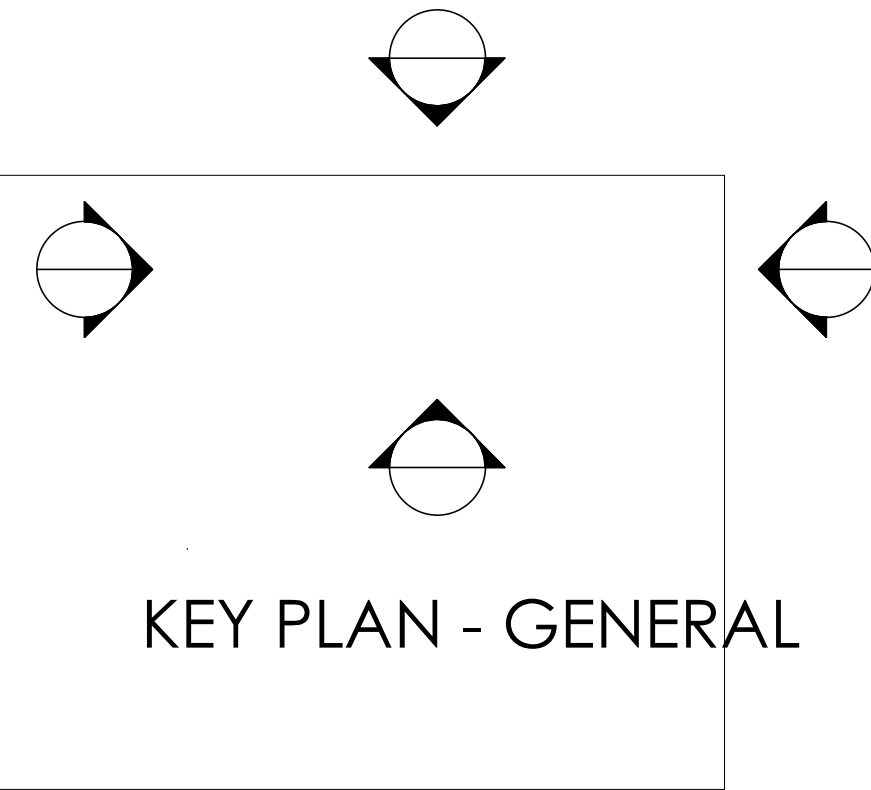
FIX - FIXED  
CAS - CASEMENT  
AWN - AWNING  
T - TEMPERED

FLAGNOTES PER SHEET

- STONE VENEER EXTERIOR WALL: THIN STONE VENEER, POLY MODIFIED GROUT, LATH, STUCCO WRAP, 1 1/2" ZIP PANEL, 2x6 WOOD FRAME WALL: AT MATERIAL CHANGE PROVIDE 1/4" GAP AND FILL WILL BACKER ROD AND SEALANT. FIRE-RATE WHERE REQUIRED PER UL U309 (SEE PLANS AND ELEVATIONS).
- DOUBLE-RAKE (1x12, 1 x 14, 1 x 8; RE: ROOF ASSEMBLY) SMOOTH FINISH COMPOSITE FASCIA - PAINT.
- NICHIHA HORIZONTAL SIDING, WEATHER BARRIER, 1 1/2" ZIP PANEL, 2x6 WOOD FRAME WALL: AT MATERIAL CHANGE PROVIDE 1/4" GAP AND FILL WILL BACKER ROD AND SEALANT. FIRE-RATE WHERE REQUIRED PER UL U309 (SEE PLANS AND ELEVATIONS).
- COMPOSITE PANEL: COMPOSITE PANEL, WEATHER BARRIER, 1 1/2" ZIP PANEL, 2x6 WOOD FRAME WALL: AT MATERIAL CHANGE PROVIDE 1/4" GAP AND FILL WILL BACKER ROD AND SEALANT. PAINTED - SW 6991 - BLACK MAGIC.
- 4" x 4" RECTANGULAR DOWNSPOUT. PREFINISHED - BLACK.
- 4" x 4" GUTTER. PREFINISHED - BLACK.
- SLOPED ROOF: ASPHALT SHINGLE ROOFING ICE AND WATERSHIELD, COVER BOARD, OSB ROOF SHEATHING, WOOD TRUSS (RE: STRUCTURAL), WEATHER BARRIER & STAINED WOOD SOFFIT WHERE EXPOSED.
- THERMALLY BROKEN INSULATED STOREFRONT DOOR, SIDELITE, AND TRANSOM WITH 1" INSULATED GLAZING. U-VALUE: .30.

MATERIAL LEGEND

	COMPOSITE PANEL MFR: HARDIE COLOR: DARK GREY		WOOD SLATS MFR: 2 x 6 DIMENSIONAL LUMBER COLOR: RECLAIMED PICKLE STAINED
	COMPOSITE PANEL ACCENTS, TRIM, & SOFFIT MFR: HARDIE (OR SIMILAR) COLOR: PAINTED - DARK GREY		FIRE-RATED WALL RE: BUILDING PLANS FOR WALL TYPE
	STUCCO MFR: SYNERGY COLOR: HARRIER		GAS FIREPLACE FLUE
	NICHIHA VINTAGE WOOD MFR: NICHIHA COLOR: CEDAR		
	STONE VENEER MFR: TELLURIDE STONE COLOR: IRON MOUNTAIN		



KEY PLAN - GENERAL





EXTERIOR GENERAL NOTES

1.
- ALL METAL COPINGS, FLASHINGS, GUTTERS, DOWNSPOUTS, AND SCUPPERS NOT CALLED OUT TO BE PREFINISHED SHALL BE PAINTED. NO EXTERIOR METAL FLASHING TO GO UNPAINTED.

2.
- RE: CIVIL GRADING PLANS FOR EXTENT OF EXTERIOR MATERIALS AND FINISH GRADE ELEVATIONS.

DOOR & WINDOW ABBR.

DOORS:

P - PANEL  
SC - SOLID CORE  
BP - BIPASS  
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HM - HOLLOW METAL  
HC - HANDICAP  
OG - OVERHEAD GARAGE  
O - FIXED  
X - OPERABLE

WINDOWS:

FIX - FIXED  
CAS - CASEMENT  
AWN - AWNING  
T - TEMPERED

FLAGNOTES PER SHEET

- 4.1
- STONE VENEER EXTERIOR WALL: THIN STONE VENEER, POLY MODIFIED GROUT, LATH, STUCCO WRAP, 1 1/2" ZIP PANEL, 2x6 WOOD FRAME WALL; AT MATERIAL CHANGE PROVIDE 1/4" GAP AND FILL WILL BACKER ROD AND SEALANT, FIRE-RATE WHERE REQUIRED PER UL U309 (SEE PLANS AND ELEVATIONS).
- 5.1
- 42" HIGH GUARDRAIL; 3/4" X 1 1/2" BAR STEEL VERTICALS & TOP CAP, 1/2" x 1" STEEL BAR INFILL - PAINT.
- 5.17
- 1-1/2" DIAMETER STEEL WALL MOUNTED HANDRAIL.
- 6.9
- DOUBLE-RAKE (1x12, 1 x 14, 1 x 8; RE: ROOF ASSEMBLY) SMOOTH FINISH COMPOSITE FASCIA - PAINT.
- 6.15
- NICHIHA HORIZONTAL SIDING, WEATHER BARRIER, 1 1/2" ZIP PANEL, 2x6 WOOD FRAME WALL; AT MATERIAL CHANGE PROVIDE 1/4" GAP AND FILL WILL BACKER ROD AND SEALANT, FIRE-RATE WHERE REQUIRED PER UL U309 (SEE PLANS AND ELEVATIONS).
- 6.20
- 7/16" COMPOSITE PANEL SOFFIT - PAINTED - BLACK MAGIC.
- 6.22
- EXTERIOR PATIO: DUXX BAK DECKING, 2x8 FRAMING SLOPED TO REAR (RE: STRUCTURAL), SHEATHING, WOOD SOFFIT, PROVIDE BLOCKING THROUGH THE DUXX BAK TO MOUNT RAILING WHERE APPLICABLE. RE: 77A10.01 FOR MNFR. DETAILS.
- 6.25
- COMPOSITE PANEL: COMPOSITE PANEL, WEATHER BARRIER, 1 1/2" ZIP PANEL, 2x6 WOOD FRAME WALL; AT MATERIAL CHANGE PROVIDE 1/4" GAP AND FILL WILL BACKER ROD AND SEALANT, PAINTED - SW 6991 - BLACK MAGIC.
- 7.6
- 4" x 4" RECTANGULAR DOWNSPOUT, PREFINISHED - BLACK.
- 7.7
- 4" x 4" GUTTER, PREFINISHED - BLACK.
- 7.12
- SLOPED ROOF: ASPHALT SHINGLE ROOFING ICE AND WATERSHIELD, COVER BOARD, OSB ROOF SHEATHING, WOOD TRUSS (RE: STRUCTURAL), WEATHER BARRIER & STAINED WOOD SOFFIT WHERE EXPOSED.

MATERIAL LEGEND

	COMPOSITE PANEL MFR: HARDIE COLOR: DARK GREY		WOOD SLATS MFR: 2 x 6 DIMENSIONAL LUMBER COLOR: RECLAIMED PICKLE STAINED
	COMPOSITE PANEL ACCENTS, TRIM, & SOFFIT MFR: HARDIE (OR SIMILAR) COLOR: PAINTED - DARK GREY		FIRE-RATED WALL RE: BUILDING PLANS FOR WALL TYPE
	STUCCO MFR: SYNERGY COLOR: HARRIER		GAS FIREPLACE FLUE
	NICHIHA VINTAGE WOOD MFR: NICHIHA COLOR: CEDAR		
	STONE VENEER MFR: TELLURIDE STONE COLOR: IRON MOUNTAIN		

KEY PLAN - GENERAL

3560 WALNUT ST. UNIT A  
DENVER, CO 80205  
PHONE 303.758.3800

HAYMEADOW SPLITLEVEL

EAGLE VAIL

PROJ. 21-13  
NO. 1  
DRAWN Author  
CHECKED Checker  
APPROVED Approver  
DATE 05 26 2022  
REVISION  
S

ISSUED FOR: NOT FOR CONSTRUCTION

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SCALE: As indicated

SHEET EXTERIOR ELEVATIONS

A4.03

1 SOUTH ELEVATION  
1/4" = 1'-0"

6/6/2022 5:32:22 PM



6/6/2022 5:32:35 PM

1 WEST ELEVATION  
1/4" = 1'-0"



EXTERIOR GENERAL NOTES

1. ALL METAL COPINGS, FLASHINGS, GUTTERS, DOWNSPOUTS, AND SCUPPERS NOT CALLED OUT TO BE PREFINISHED SHALL BE PAINTED. NO EXTERIOR METAL FLASHING TO GO UNPAINTED.
2. RE: CIVIL GRADING PLANS FOR EXTENT OF EXTERIOR MATERIALS AND FINISH GRADE ELEVATIONS.

DOOR & WINDOW ABBR.

DOORS:

P - PANEL  
SC - SOLID CORE  
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X - OPERABLE

WINDOWS:

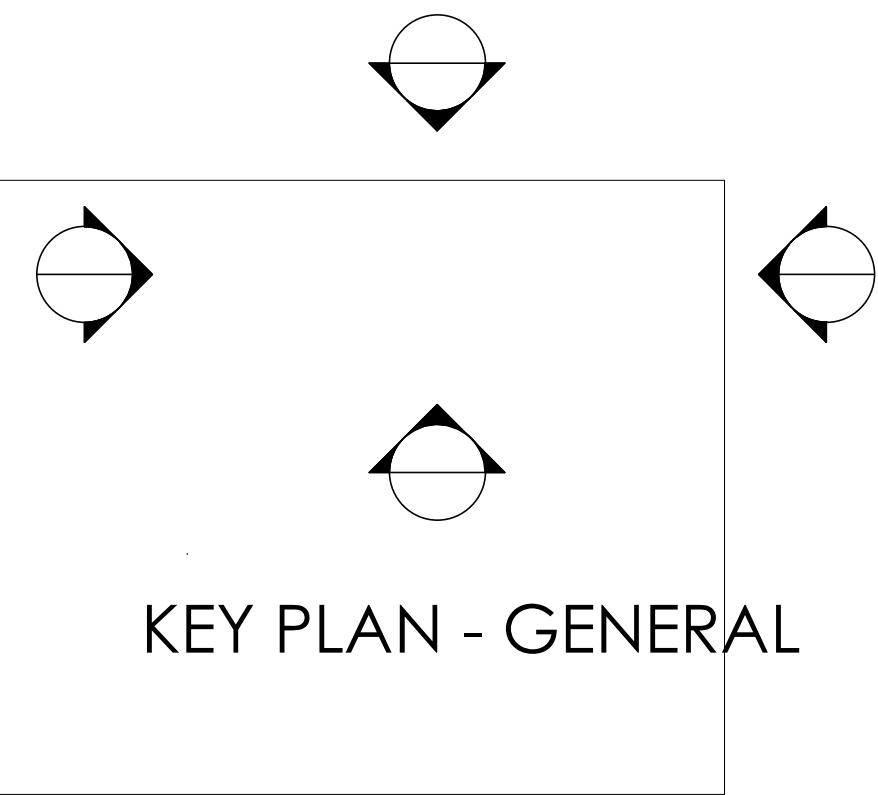
FIX - FIXED  
CAS - CASEMENT  
AWN - AWNING  
T - TEMPERED

FLAGNOTES PER SHEET

- 4.1 STONE VENEER EXTERIOR WALL: THIN STONE VENEER, POLY MODIFIED GROUT, LATH, STUCCO WRAP, 1 1/2" ZIP PANEL, 2x6 WOOD FRAME WALL: AT MATERIAL CHANGE PROVIDE 1/4" GAP AND FILL WILL BACKER ROD AND SEALANT. FIRE-RATE WHERE REQUIRED PER UL U309 (SEE PLANS AND ELEVATIONS).
- 5.1 42" HIGH GUARDRAIL: 3/4" X 1 1/2" BAR STEEL VERTICALS & TOP CAP, 1/2" x 1" STEEL BAR INFILL - PAINT.
- 6.2 WOOD SLAT WALL OVER PLYWOOD BACKER W/ BLACK BUILDING PAPER: 2 x DIMENSIONAL LUMBER - STAINED TO MATCH WOOD SIDING.
- 6.9 DOUBLE-RAKE (1x12, 1 x 14, 1 x 8; RE: ROOF ASSEMBLY) SMOOTH FINISH COMPOSITE FASCIA - PAINT.
- 6.15 NICHHA HORIZONTAL SIDING, WEATHER BARRIER, 1 1/2" ZIP PANEL, 2x6 WOOD FRAME WALL: AT MATERIAL CHANGE PROVIDE 1/4" GAP AND FILL WILL BACKER ROD AND SEALANT. FIRE-RATE WHERE REQUIRED PER UL U309 (SEE PLANS AND ELEVATIONS).
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- 6.25 COMPOSITE PANEL: COMPOSITE PANEL, WEATHER BARRIER, 1 1/2" ZIP PANEL, 2x6 WOOD FRAME WALL: AT MATERIAL CHANGE PROVIDE 1/4" GAP AND FILL WILL BACKER ROD AND SEALANT. PAINTED - SW 6991 - BLACK MAGIC.
- 7.12 SLOPED ROOF: ASPHALT SHINGLE, ROOFING ICE AND WATERSHIELD, COVER BOARD, OSB ROOF SHEATHING, WOOD TRUSS (RE: STRUCTURAL), WEATHER BARRIER & STAINED WOOD SOFFIT WHERE EXPOSED.

MATERIAL LEGEND

	COMPOSITE PANEL MFR: HARDIE COLOR: DARK GREY		WOOD SLATS MFR: 2 x 6 DIMENSIONAL LUMBER COLOR: RECLAIMED PICKLE STAINED
	COMPOSITE PANEL ACCENTS, TRIM, & SOFFIT MFR: HARDIE (OR SIMILAR) COLOR: PAINTED - DARK GREY		FIRE-RATED WALL RE: BUILDING PLANS FOR WALL TYPE
	STUCCO MFR: SYNERGY COLOR: HARRIER		GAS FIREPLACE FLUE
	NICHHA VINTAGE WOOD MFR: NICHHA COLOR: CEDAR		
	STONE VENEER MFR: TELLURIDE STONE COLOR: IRON MOUNTAIN		



KEY PLAN - GENERAL

3560 WALNUT ST. UNIT A  
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HAYMEADOW SPLITLEVEL

EAGLE VAIL

PROJ. 21-13  
NO. 1  
DRAWN Author  
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APPROVED Approver  
DATE 05 26 2022  
REVISION S

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SCALE: As indicated

SHEET EXTERIOR ELEVATIONS

A4.04