

ABBREVIATIONS

&	AND	GCMU	GLAZED CONCRETE MASONRY UNIT(S)	ROW	RIGHT OF WAY
<	ANGLE	GA	GAUGE	RBS	RUBBER BASE STRAIGHT
@	AT	GR	GRADE	RBC	RUBBER BASE COVE
#	POUND(S) or NUMBER	GR	GLASS or GLAZING	RB	RUBBER BASE
AB	ANCHOR BOLT	GL	GLASS or GLAZING	RH	RIGHT HAND
ABV	ABOVE	GRD	GROUND	RF	RESILIENT FLOORING
AC	ACCOUSTICAL	GRV	GALVANIZED	RECT	RECTANGLE
ACF	ACCOUSTICAL CEILING TILE	GYP	GYPSSUM	RBT	RUBBER TILE
ADD	ADDENDUM	GT	GLASS TILE	RVS	REVERSE (SIDE)
ADJ	ADJACENT or ADJUSTABLE	GRK	GROUT	RPM	REVOLUTIONS PER MINUTE
AGG	AGGREGATE	GR	GALVANIZED IRON	RPT	REPEAT
AHU	AIR HANDLING UNIT	HC	HOLLOW CORE or HANDICAPPED	S	SOUTH or SEALED
ALUM	ALUMINUM	HM	HOLLOW METAL	SC	SOLID CORE
ALT	ALTERNATE	HDR	HEADER	SCD	SEAT COVER DISPENSER
AVE	AVENUE	HDWR	HARDWARE	SD	SOAP DISPENSER
ARCH	ARCHITECTURAL	HT	HEIGHT	SNC	SANITARY NAPKIN CABINET
ASPH	ASPHALT	HORIZ	HORIZONTAL	SND	SANITARY NAPKIN DISPENSER
AUTO	AUTOMATIC	HR	HOUR	SNR	SANITARY NAPKIN RECEPTACLE
AD	AREA DRAIN or ACCESS DOOR	HVAC	HEATING, VENTILATION and AIR CONDITIONING	SSK	SERVICE SINK
ANOD	ANODIZED	HB	HOSE BIB	SS	STAINLESS STEEL
APPROX	APPROXIMATE	HDS	HEADED DEFORMED	SR	SINK RECEPTACLE
AV	AUDIO VISUAL	HAS	HEADED ANCHOR STUD	SCHED	SCHEDULE
AVG	AVERAGE	HW	HOT WATER HEATER	SEC	SECTION
AWP	ACOUSTICAL WALL PANEL	HW	HOT WATER	SHWR	SHOWER
B.O.F.	BY OWNER, FUTURE	HWR	HOT WATER	SH	SHEET
BO	BOARD	IBC	INTERNATIONAL BUILDING CODE or INSTALLED BY CONTRACTOR	SHG	SHEATHING
B.O.	BY OWNER	ID	INSIDE DIAMETER	SIM	SIMILAR
BLDG	BUILDING	IN	INCH(ES)	SPECS	SPECIFICATION(S)
BIT	BITUMINOUS	INT	INTERIOR	SQ	SQUARE
BLG	BLOCKING	INT	INTERIOR	SF	SQUARE FEET
BM	BEAM or BENCH MARK	INCL	INCLUDED	STA	STATION
BOT	BOTTOM	INCL	INCLUDED	STD	STANDARD
BKG	BEARING	INCL	INCLUDED	STOR	STORAGE
BSMT	BASEMENT	INCL	INCLUDED	STRUCT	STRUCTURE or STRUCTURAL
B	BASE	INCL	INCLUDED	SUSP	SUSPENDED
CJ	CONTROL JOINT	INCL	INCLUDED	SYM	SYMMETRICAL
CL	COLUMN LINE	INCL	INCLUDED	SYS	SYSTEM
CONF	CONFERENCE	INCL	INCLUDED	SOFF	SOFFIT
C.L.	CENTERLINE	INCL	INCLUDED	SPKR	SPEAKER
CIRC	CIRCUMFERENCE	INCL	INCLUDED	SPKL	SPRINKLER
CAB	CABINET	INCL	INCLUDED	T&B	TOP AND BOTTOM
CCD	CONSTRUCTION CHANGE DIRECTIVE	INCL	INCLUDED	T	TREAD
CFL	COUNTERFLASHING	INCL	INCLUDED	T&G	TONGUE AND GROOVE
CM	CENTIMETERS	INCL	INCLUDED	TB	TOWEL BAR
CMU	CONCRETE MASONRY UNIT	INCL	INCLUDED	TPD	TOILET PAPER DISPENSER
CO	CHANGE ORDER or CLEANOUT	INCL	INCLUDED	TPIN	TOILET PARTITION
CT	CERAMIC TILE	INCL	INCLUDED	TV	TELEVISION
CDOT	COLORADO DEPARTMENT OF TRANSPORTATION	INCL	INCLUDED	TEL	TELEPHONE
CEM	CEMENTITIOUS	INCL	INCLUDED	THK	THICK or THICKNESS
CK	CORK TILE	INCL	INCLUDED	THD	THRESHOLD
CLG	CEILING	INCL	INCLUDED	TYP	TYPICAL
CLOS	CLOSET	INCL	INCLUDED	TEMP	TEMPORARY or TEMPORATURE
CLR	CLEAR	INCL	INCLUDED	TBC	TEMPERED GLASS
CTR	COUNTER	INCL	INCLUDED	TS	TUBE STEEL
COL	COLUMN	INCL	INCLUDED	TOW	TOP OF STEEL
CONC	CONCRETE	INCL	INCLUDED	TOC	TOP OF CONCRETE
CONSTR	CONSTRUCTION	INCL	INCLUDED	THERM	THERMOSTAT
CONF	CONFERENCE	INCL	INCLUDED	USGS	U.S. GEOLOGICAL SURVEY
CONTR	CONTRACTOR	INCL	INCLUDED	UL	UNDERWRITERS LABORATORY
CORR	CORRIDOR or CORRUGATED	INCL	INCLUDED	UON	UNLESS OTHERWISE NOTED
CPT	CARPET	INCL	INCLUDED	UOS	UNLESS OTHERWISE SPECIFIED
CIP	CAST IN PLACE	INCL	INCLUDED	UNFIN	UNFINISHED
CONN	CONNECTION	INCL	INCLUDED	UR	URNAL
CATV	CABLE TELEVISION	INCL	INCLUDED	V	VOLT
CCTV	CLOSED CIRCUIT TELEVISION	INCL	INCLUDED	V&	VAPOR BARRIER
CY	CUBIC YARD	INCL	INCLUDED	VCT	VINYL COMPOSITION TILE
DEG	DEGREE	INCL	INCLUDED	VIR	VENT THROUGH ROOF
DAMP	DAMP-PROOFING	INCL	INCLUDED	VWC	VINYL WALL COVERING
DBL	DOUBLE	INCL	INCLUDED	VERT	VERTICAL
DEPT	DEPARTMENT	INCL	INCLUDED	VEST	VESTIBULE
DET	DETAIL	INCL	INCLUDED	VIN	VINYL or SHEET VINYL
DIA	DIAMETER	INCL	INCLUDED	VAR	VARY or VARIES
DIM	DIMENSION	INCL	INCLUDED	VF	VERIFY IN FIELD
DN	DOWN	INCL	INCLUDED	VER	VERIFY
DSP	DISPENSER	INCL	INCLUDED	VENT	VENTILATION
DR	DOOR	INCL	INCLUDED	VOL	VOLUME
DS	DOWNSPOUT	INCL	INCLUDED	WO	WOOD
DWG	DRAWING	INCL	INCLUDED	W	WEST or WIDE
DWR	DRAWER	INCL	INCLUDED	W/C	WATER CLOSET
DIV	DIVISION	INCL	INCLUDED	WPT	WORKING POINT
DIAG	DIAGONAL	INCL	INCLUDED	W/R	WATER RESISTANT
DEMO	DEMOLISH or DEMOLITION	INCL	INCLUDED	WWF	WELDED WIRE FABRIC
E	EXPANSION JOINT	INCL	INCLUDED	W/	WITH
EB	EXISTING	INCL	INCLUDED	W/O	WITHOUT
EF	EXPANSION JOINT	INCL	INCLUDED	WID	WIDE FLANGE or WOOD FLOORING
E	EAST	INCL	INCLUDED	WP	WATERPROOFING
ED	EXHAUST DUCT	INCL	INCLUDED	WSCT	WAINSCOT
EF	EXHAUST FAN or EACH FACE	INCL	INCLUDED	WC	WALL COVERING
EWC	ELECTRIC WATER COOLER	INCL	INCLUDED	WT	WEIGHT
EA	EACH	INCL	INCLUDED	W.O.	WHERE OCCURS
EL	ELEVATION	INCL	INCLUDED	WGL	WIRE GLASS
ELEC	ELECTRICAL	INCL	INCLUDED	YD	YARD
ELEV	ELEVATOR	INCL	INCLUDED		
EMER	EMERGENCY	INCL	INCLUDED		
ENGR	ENGINEER	INCL	INCLUDED		
EOS	EDGE OF SLAB	INCL	INCLUDED		
EQ	EQUAL	INCL	INCLUDED		
EQUIP	EQUIPMENT	INCL	INCLUDED		
EXT	EXTERIOR	INCL	INCLUDED		
ES	EACH SIDE	INCL	INCLUDED		
EW	ELECTRIC WATER HEATER	INCL	INCLUDED		
EST	EACH WAY	INCL	INCLUDED		
FAC	FIRE ALARM CABINET	INCL	INCLUDED		
FA	FIRE ALARM	INCL	INCLUDED		
FACP	FIRE ALARM CONTROL PANEL	INCL	INCLUDED		
FBO	FURNISHED BY OTHER(S)	INCL	INCLUDED		
FD	FLOOR DRAIN or FIRE DAMPER	INCL	INCLUDED		
FE	FIRE EXTINGUISHER	INCL	INCLUDED		
FEC	FIRE EXTINGUISHER CABINET	INCL	INCLUDED		
FFL	FINISHED FLOOR LINE	INCL	INCLUDED		
FHC	FIRE HOSE CABINET	INCL	INCLUDED		
FR	FIRE RESISTIVE or FIRE RATED	INCL	INCLUDED		
FDN	FOUNDATION	INCL	INCLUDED		
FIN	FINISHED	INCL	INCLUDED		
FIXT	FIXTURE	INCL	INCLUDED		
FLG	FLASHING	INCL	INCLUDED		
FLR	FLOORING	INCL	INCLUDED		
FLUOR	FLUORESCENT	INCL	INCLUDED		
FRT	FIRE RETARDANT TREATED	INCL	INCLUDED		
FRP	FIBERGLASS REINFORCED PANELING	INCL	INCLUDED		
FT	FOOT (FEET)	INCL	INCLUDED		
FTG	FOOTING	INCL	INCLUDED		
FUR	FURRED or FURRING	INCL	INCLUDED		
FUTR	FUTURE	INCL	INCLUDED		
F	FARENHEIT	INCL	INCLUDED		
FVC	FIRE VALVE CABINET	INCL	INCLUDED		
FHWS	FLAT HEAD WOOD SCREW	INCL	INCLUDED		
FF	FIRE HYDRANT	INCL	INCLUDED		
FF	FINISHED FLOOR	INCL	INCLUDED		
FURN	FURNISHED	INCL	INCLUDED		
FOM	FACE OF MASONRY	INCL	INCLUDED		
FOF	FACE OF FINISH	INCL	INCLUDED		
FOS	FACE OF STUD	INCL	INCLUDED		
FOC	FACE OF CONCRETE	INCL	INCLUDED		
FHWS	FLAT HEAD WOOD SCREW	INCL	INCLUDED		
FHV	FIRE HOSE VALVE	INCL	INCLUDED		
GWB	GYPSSUM WALLBOARD	INCL	INCLUDED		
GC	GENERAL CONTRACTOR	INCL	INCLUDED		
GB	GRAB BAR	INCL	INCLUDED		
GYP	GYPSSUM BOARD	INCL	INCLUDED		
BO.		INCL	INCLUDED		

GRAPHIC STANDARDS

EXTERIOR ELEVATION IDENTIFICATION	STRUCTURAL GRID
INTERIOR ELEVATION IDENTIFICATION	ELEVATION DATUM IDENTIFICATION
DETAIL IDENTIFICATION	WINDOW IDENTIFICATION
WALL SECTION IDENTIFICATION	KEYNOTE IDENTIFICATION
BUILDING SECTION IDENTIFICATION	REVISION IDENTIFICATION
ENLARGED DETAIL IDENTIFICATION	SECTION MATERIAL GRAPHICS
DOOR IDENTIFICATION	
ROOM/SPACE/AREA IDENTIFICATION	
PARTITION TYPE IDENTIFICATION	
ACOUSTIC PARTITION TYPE IDENTIFICATION	

BUILDING & CODE INFORMATION

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
HEIGHT LIMIT:	REQUIRED: 40' PROVIDED: 40'
SEE ELEVATIONS FOR MAX HEIGHT BY BUILDING	
BUILDING SQUARE FOOTAGE:	FIRST FLOOR 2,161 SF SECOND FLOOR 4,085 SF THIRD FLOOR 4,085 SF TOTAL 10,331 SF
GARAGE/MECH:	1,659 SF
TOTAL:	11,990 SF
OCCUPANCY: R-2 & U	
CONSTRUCTION TYPE: VB	
ALLOWABLE AREA & HEIGHT	
PROPOSED NUMBER OF STORIES: 3	
ALLOWABLE HEIGHT OF BUILDING	A. IN FEET: 40' - 0' 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.
CONSTRUCTION TYPE(S):	V-B RE: IBC TABLE 503
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)	
ALLOWABLE AREA OF OPENINGS (705.8)	
DISTANCE	PROJECTION
0' - 3'	NOT PERMITTED
3' - 5'	15%
5' - 10'	25%
10' - 15'	45%
15' - 20'	75%
20' -	NO LIMIT
UNIT / UNIT SEPARATION:	
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 SHEATH, 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.	
EXIT REQUIREMENTS:	
BUILDING TYPICAL FLOOR PER STAIR:	
USE OCC. LOAD FACTOR	# OF OCCS. REQ.
R-2 200	20 1**
883 SF UNIT	4.4
997 SF UNIT	4.99
1015.1.1 EXCEPTION 1: BASEMENT, FIRST, SECOND OR THIRD STORY R-2 OCCUPANCY CAN HAVE UP TO 4 DWELLING UNITS WITH ONE EXIT.	
210 SF/GARAGE U 400 1 0***	
*** 1008.1.2 EGRESS DOORS SHALL BE OF THE PIVOTED OR SIDE-HINGED OR SWINGING TYPE.	
EXCEPTION 1: PRIVATE GARAGES, OFFICE AREAS, FACTORY AND STORAGE AREAS WITH AN OCCUPANT LOAD OF 10 OR LESS.	
MEANS OF EGRESS:	
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.	
RAMP: SHALL HAVE A SLOPE NOT STEEPER THAN 1/12 (1010.3) WITH A MIN. CLEAR WIDTH OF 3' - 0" (1010.6.1).	
ACCESSIBILITY:	
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.	

PROJECT TEAM

OWNER	CIVIL
COMPANY	ALPINE ENGINEERING, INC.
ADDRESS	P.O. BOX 97
CITY STATE ZIP	EDWARDS, CO. 81632
POC-NAME	POC: GARY BROOKS
P-VOICE	P: 970-376-2280
EMAIL@SOMEONE.COM	BROOKS@ALPINECIVIL.COM
ARCHITECT	LANDSCAPE
NEO STUDIO	DHM DESIGN
3560 WALNUT ST	ADDRESS
DENVER CO 80205	CARBONDALE, CO 80205
POC-NAME	POC: LAURA KIRK
P-VOICE	P: 970-963-6530
EMAIL@SOMEONE.COM	LKIRK@DHMDSIGN.COM
CONTRACTOR	STRUCTURAL
COMPANY	IMEG
ADDRESS	1400 GLENARM PLACE
CITY STATE ZIP	DENVER, CO 80202
POC-NAME	POC: JIM NESS
P-VOICE	P: 303-886-6442
EMAIL@SOMEONE.COM	JAMES.J.NESS@MEGACORP.COM
SURVEY	MECHANICAL
COMPANY	EV STUDIO
ADDRESS	5335 W. 48TH AVE
CITY STATE ZIP	SUITE 300
POC-NAME	DENVER, CO 80212
P-VOICE	POC: MICHAEL BANKS
EMAIL@SOMEONE.COM	P: 303-670-7242
	MICHAEL.BANKS@EVSTUDIO.COM
SOILS	ELECTRICAL
COMPANY	EV STUDIO
ADDRESS	5335 W. 48TH AVE
CITY STATE ZIP	SUITE 300
POC-NAME	DENVER, CO 80212
P-VOICE	POC: MICHAEL BANKS
EMAIL@SOMEONE.COM	P: 303-670-7242
	MICHAEL.BANKS@EVSTUDIO.COM

VICINITY MAP

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

EAGLE VAIL

NOT FOR CONSTRUCTION

04 05 2022

HAYMEADOW

EAGLE VAIL

PROJ. 000000
DRAWN Author
CHECKED Checker
APPROVED Approver
DATE 04 05 2022
REVISION S

ISSUED
FOR: NOT FOR
CONSTRUCTION

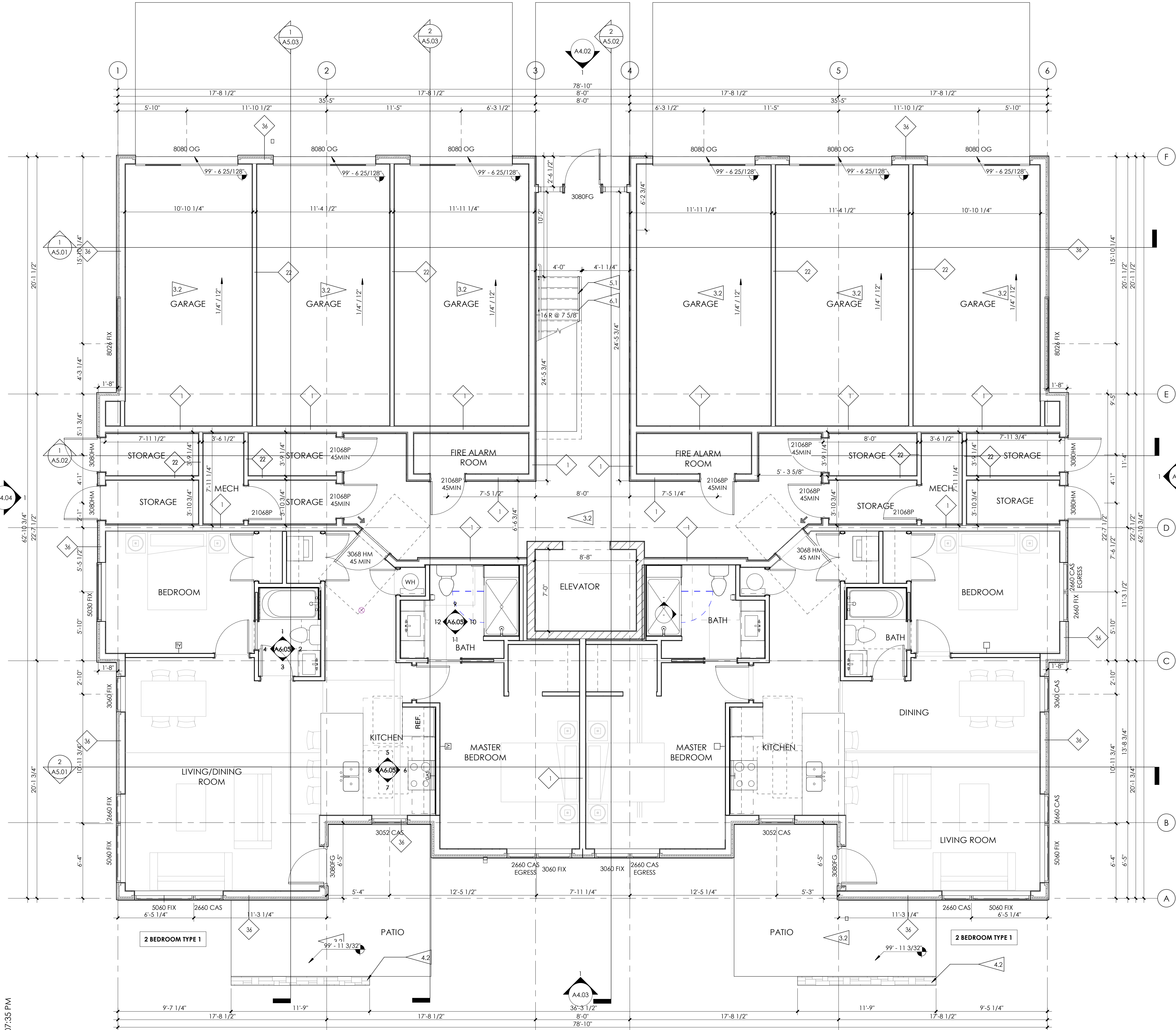
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STUDIO

SCALE: As indicated

SHEET
COVER SHEET

A0.00

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1 LEVEL 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:

5/8" TYPE X GYP. BD., 2 X 4 STUD (RE: STRUCTURE FOR SPACING), 5/8" TYPE X 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" TYPE X GYP. BD., 2 X 6 STUD (RE: STRUCTURE FOR SPACING), 5/8" TYPE X 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" TYPE X GYP. BD., 2 X 6 STUD (RE: STRUCTURAL FOR SPACING; 3" MINERAL OR GLASS FIBER INSULATION IN CAVITY), RESILIENT CHANNEL, (2) LAYERS 5/8" TYPE X GYP. BD. - 1-HOUR FIRE RATED PER WP 3244

EXTERIOR WALL:

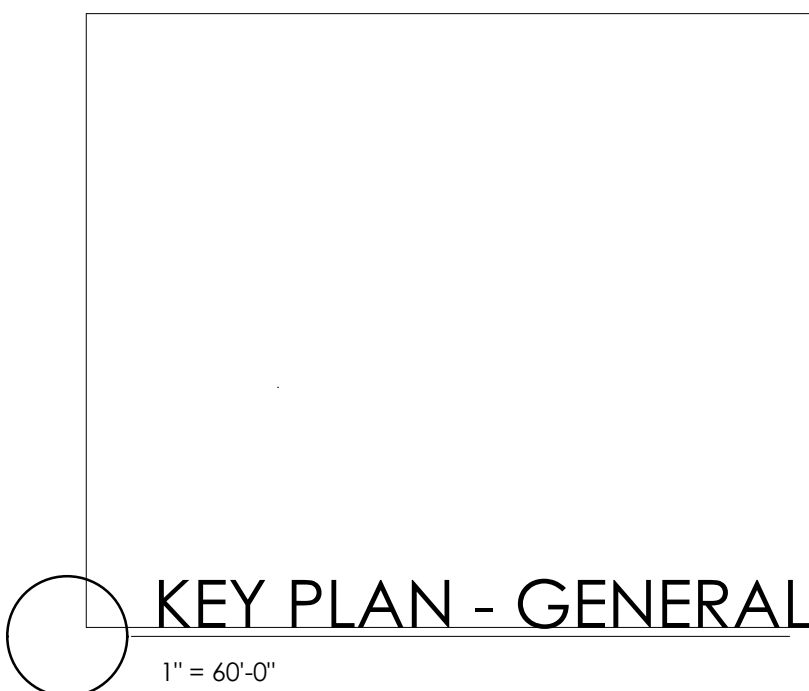
STC-51 (SEE PLAN FOR STC LOCATIONS). 1-HOUR FIRE RATED (UL U309) EXTERIOR WALL: EXTERIOR MATERIAL (SEE ELEVATION FOR EXTERIOR MATERIAL), CONTINUOUS WEATHER BARRIER, 1 1/2" ZIP PANEL (R-6.6 CONTINUOUS INSULATION), 5/8" TYPE X GYP. BD., 2 X 4 STUD (RE: STRUCTURE FOR SPACING; R-20 GLASS FIBER INSULATION 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

- | | |
|-----|---|
| 3.2 | 5" CONCRETE SLAB. SLOPE TO DRAIN, RE: CIVIL FOR GRADES. |
| 4.2 | EXTERIOR STONE WALL: STONE VENEER, POLY MODIFIED GROUT, LATH, STUCCO WRAP, 8" CMU, STONE VENEER. |
| 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"

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- SEE A8.01 & A8.11 FOR DOOR & WINDOW WINDOW FLASHING DETAILS/INFORMATION. LET ARCHITECT KNOW IF MFR INSTALLATION DIFFERS FROM DETAILS.
- PROVIDE WATER RESISTANT GYP. BD. AT ALL WET WALLS AND DENSGLASS OR EQUAL AT ALL SHOWER ENCLOSURES.
- 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.
- SEE A4.00 SHEETS FOR TYPICAL UNIT PLANS W/INTERIOR WALL DIMENSIONS.
- 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" TYPE X GYP. BD., 2 X 4 STUD (RE: STRUCTURE FOR SPACING), 5/8" TYPE X 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" TYPE X GYP. BD., 2 X 6 STUD (RE: STRUCTURE FOR SPACING), 5/8" TYPE X 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" TYPE X GYP. BD., 2 X 6 STUD (RE: STRUCTURAL FOR SPACING; 3" MINERAL OR GLASS FIBER INSULATION IN CAVITY), RESILIENT CHANNEL, (2) LAYERS 5/8" TYPE X GYP. BD. - 1-HOUR FIRE RATED PER WP 3044

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.

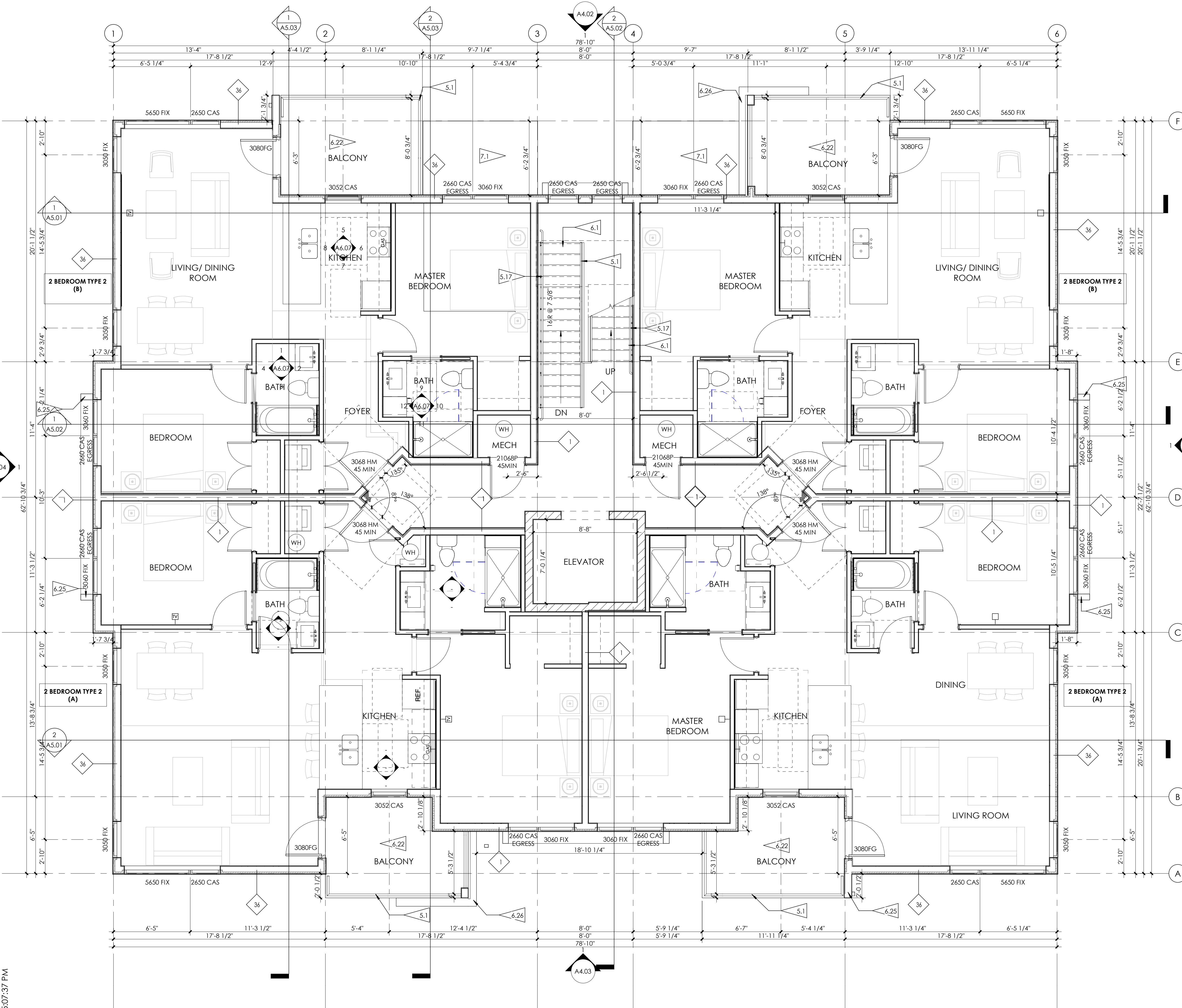
- TYPICAL EXTERIOR WALL: EXTERIOR MATERIAL (SEE ELEVATION FOR EXTERIOR MATERIAL), CONTINUOUS WEATHER BARRIER 1 1/2" ZIP PANEL (R-6.6 CONTINUOUS INSULATION), ADD 5/8" GYP. BD. WHERE NECESSARY TO FLUSH WITH ADJACENT WALL (RE: BLDG. ELEVATIONS FOR LOCATIONS), 2 X 6 STUD (2 X 6 @ STAIR RE: STRUCTURE FOR 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.
- 6.22 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.
- 6.25 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.
- 6.26 NICHHA GUARDRAIL: NICHHA SIDING, WEATHERBARRIER, OSB SHEATHING, 2X STEEL RAILING (BOTH SIDES).
- 7.1 LOW-SLOPED ROOF OVER CONDITIONED SPACE: STANDING SEAM MTL ROOFING, ROOF MEMBRANE (1/4" PER 12" MIN.), COVER BOARD, OSB ROOF SHEATHING, 12" MIN. SLOPED TRUSS (RE: STRUCTURAL); R-30 SPRAY ON INSULATION & R-20 BATT INSULATION REQUIRED PER IECC.

KEY PLAN - GENERAL

1" = 60'-0"



LEVEL 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.
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" TYPE X GYP. BD., 2 X 4 STUD (RE: STRUCTURE FOR SPACING), 5/8" TYPE X 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" TYPE X GYP. BD., 2 X 6 STUD (RE: STRUCTURE FOR SPACING), 5/8" TYPE X 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" TYPE X GYP. BD., 2 X 6 STUD (RE: STRUCTURAL FOR SPACING; 3" MINERAL OR GLASS FIBER INSULATION IN CAVITY), RESILIENT CHANNEL, (2) LAYERS 5/8" TYPE X GYP. BD. - 1-HOUR FIRE RATED PER WP 3244

EXTERIOR WALL:

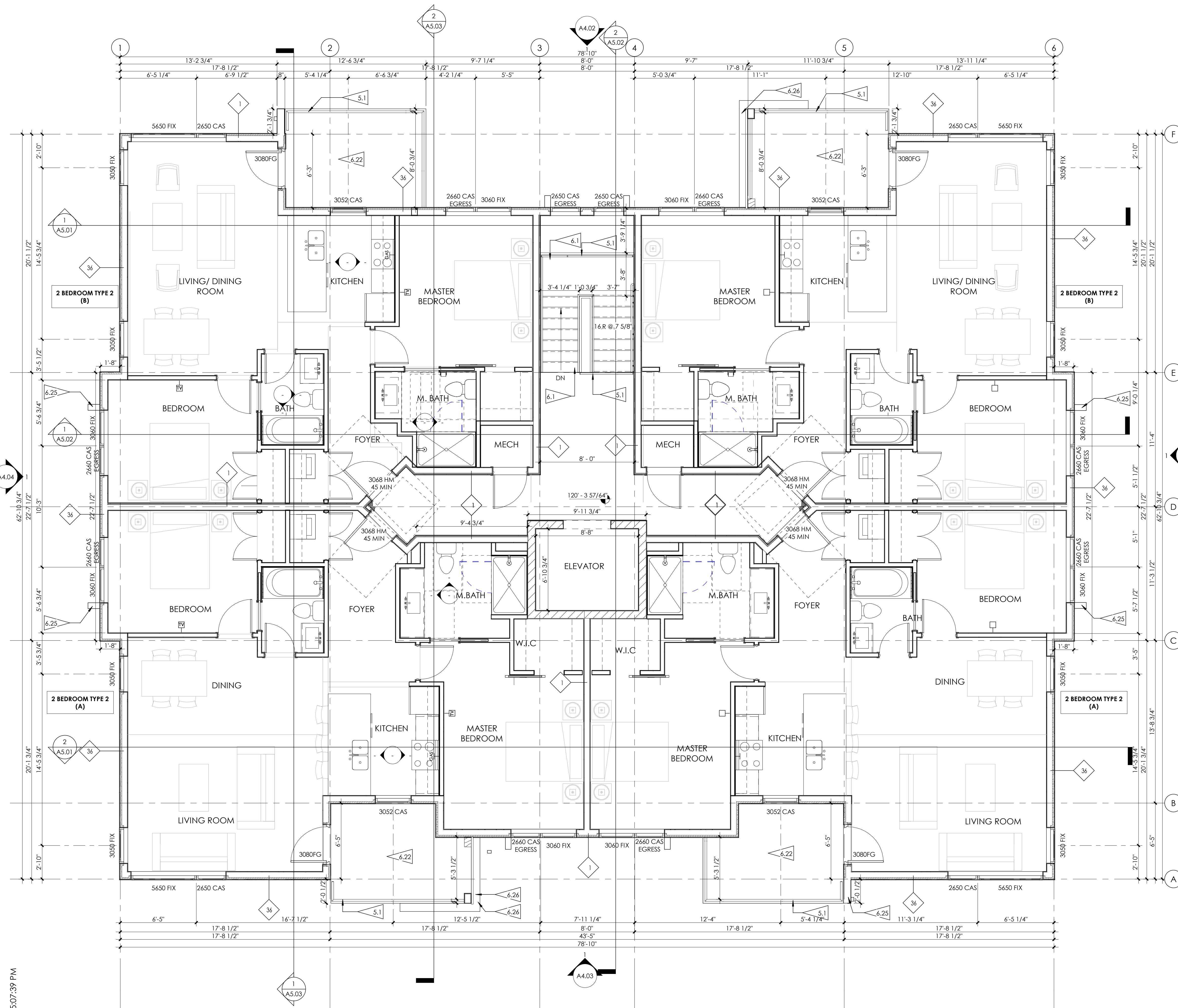
- STC-51 (SEE PLAN FOR STC LOCATIONS). 1-HOUR FIRE RATED (UL U309) EXTERIOR WALL: EXTERIOR MATERIAL (SEE ELEVATION FOR EXTERIOR MATERIAL), CONTINUOUS WEATHER BARRIER, 1 1/2" ZIP PANEL (R-6.6 CONTINUOUS INSULATION), 5/8" TYPE X GYP. BD., 2 X 4 STUD (RE: STRUCTURE FOR SPACING; R-20 GLASS FIBER INSULATION 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.
6.1 PREFABRICATED STAIR WITH PAINT GRADE STRINGERS, PAINT EXPOSED STRINGER. PROVIDE 2x FRAMING AND 1/2" GYPBOARD FINISH ON UNDERSIDE OF STAIR. WOOD FINISH.
6.22 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.
6.25 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.
6.26 NICHHA GUARDRAIL: NICHHA SIDING, WEATHERBARRIER, OSB SHEATHING, 2X STEEL RAILING (BOTH SIDES).



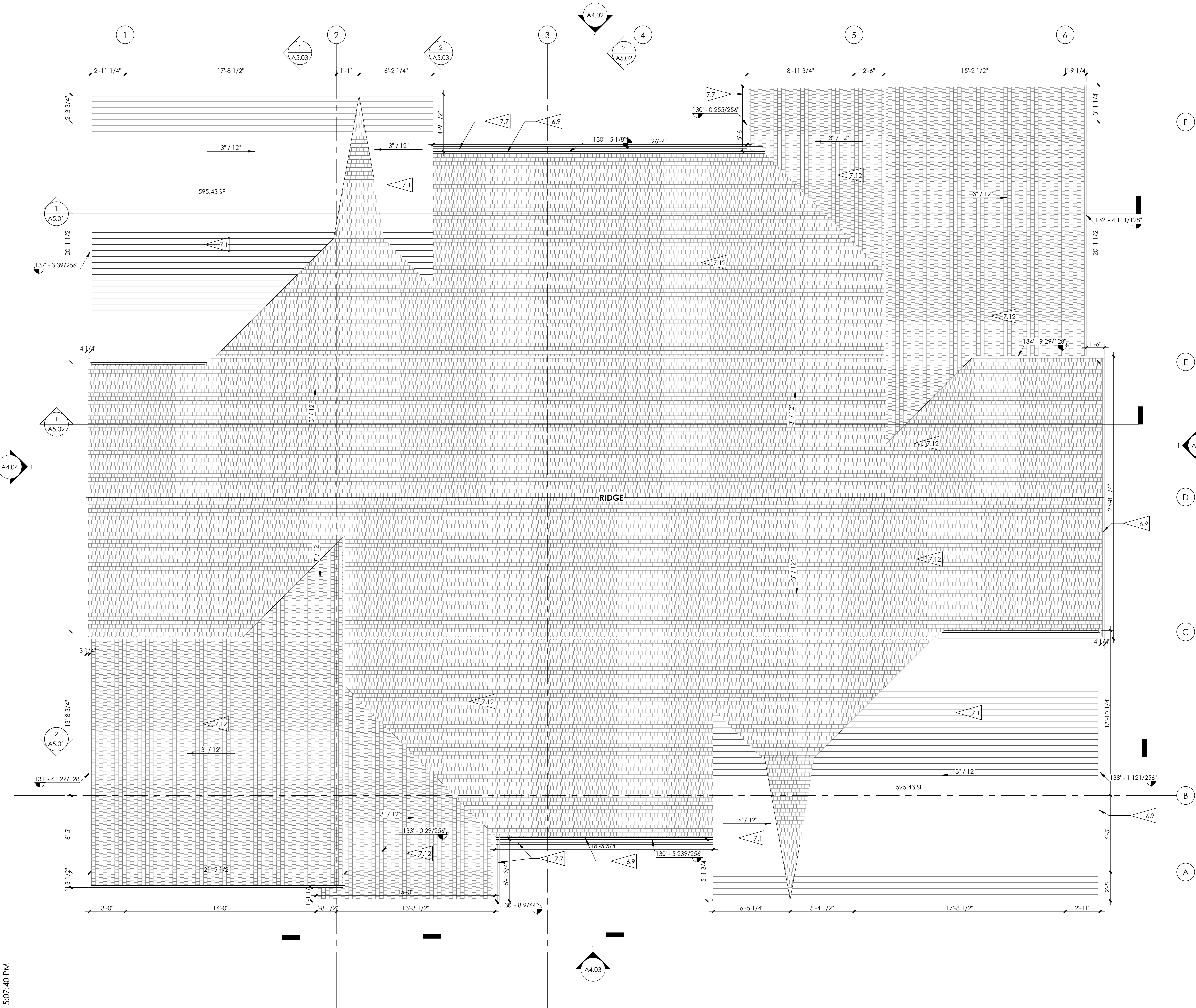
1 LEVEL 3 FLOOR PLAN

1/4" = 1'-0"

KEY PLAN - GENERAL

1" = 60'-0"

6/6/2022 5:07:40 PM



1 ROOF PLAN
1/4" = 1'-0"

ROOF PLAN NOTES

1. MAINTAIN MINIMUM SLOPE OF 1/4" PER FOOT AT ROOF AREAS INCLUDING CRICKETS.
2. SEE EXTERIOR ELEVATIONS AND UNIT PLANS FOR DOWNSPOUT LOCATIONS.
3. PROVIDE ICE & WATER SHIELD AT ALL ASPHALT SHINGLE ROOFS.
4. PROVIDE HEAT TAPE AT ALL GUTTERS AND DOWNSPOUTS. RE: ELECTRICAL.

PARTITION TYPES

- INTERIOR FURRING PARTITION**
2 X 4 STUD, 1/2" GYPSUM WALL BOARD
- INTERIOR WALL:**
5/8" TYPE X GYP. BD., 2 X 4 STUD (RE: STRUCTURE FOR SPACING), 5/8" TYPE X 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" TYPE X GYP. BD., 2 X 6 STUD (RE: STRUCTURE FOR SPACING), 5/8" TYPE X 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" TYPE X GYP. BD., 2 X 6 STUD (RE: STRUCTURAL FOR SPACING; 3" MINERAL OR GLASS FIBER INSULATION IN CAVITY), RESILIENT CHANNEL, (2) LAYERS 5/8" TYPE X GYP. BD. - 1-HOUR FIRE RATED PER WP 3244
- 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

- 6.9 DOUBLE-RAKE (1x12, 1 x 14, 1 x 8; RE: ROOF ASSEMBLY) SMOOTH FINISH COMPOSITE FASCIA - PAINT.
- 7.1 LOW-SLOPED ROOF OVER CONDITIONED SPACE:STANDING SEAM MTL ROOFING, ROOF MEMBRANE (1/4" PER 12" MIN.), COVER BOARD, OSB ROOF SHEATHING, 12" MIN. SLOPED TRUSS (RE: STRUCTURAL); R-30 SPRAY ON INSULATION & R-20 BATT INSULATION REQUIRED PER IECC.
- 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.



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

HAYMEADOW

EAGLE VAIL

PROJ. 000000
NO
DRAWN Author
CHECKED Checker
APPROVED Approver
DATE 04 05 2022
REVISION
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ISSUED
FOR: NOT FOR
CONSTRUCTION
© NEO
STUDIO

SCALE: As indicated

SHEET
ROOF PLAN

A2.04

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
BP - BIPASS
BF - BIFOLD
FG - FULL GLASS
HM - HOLLOW METAL
HC - HANDICAP
OG - OVERHEAD GARAGE
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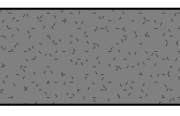
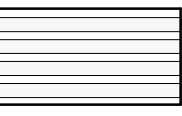
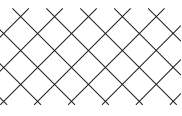
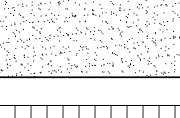
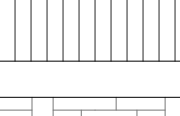
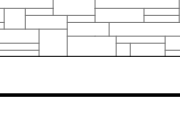
WINDOWS:

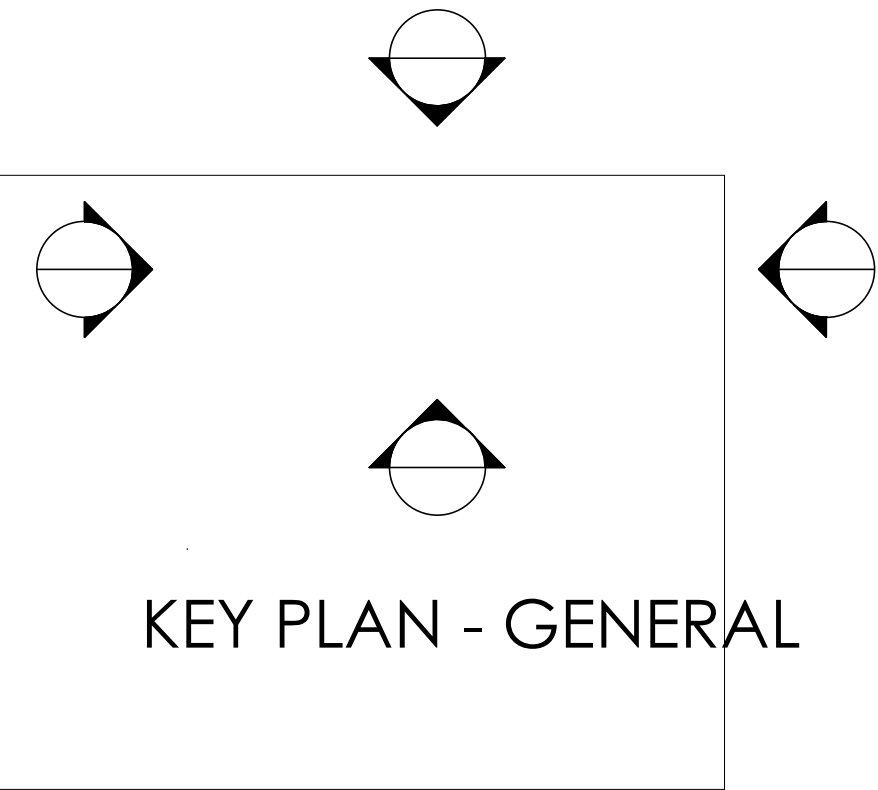
FIX - FIXED
CAS - CASEMENT
AWN - AWNING
T - TEMPERED

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).
- EXTERIOR STONE WALL: STONE VENEER, POLY MODIFIED GROUT, LATH, STUCCO WRAP, 8" CMU, STONE VENEER.
- 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: 2 x 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).
- 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.
- 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.
- 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: V-NICHIHA COLOR: CEDAR		
	STONE VENEER MFR: TELLURIDE STONE COLOR: IRON MOUNTAIN		



KEY PLAN - GENERAL

2 3D View 1



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



2 3D View 2



1 NORTH ELEVATION

6/6/2022 5:08:19 PM

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
 - BF - BIFOLD
 - FG - FULL GLASS
 - 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.
- 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 NICHIIHA 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).
- 6.22 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.
- 6.25 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.
- 8.7 1 THERMALLY BROKEN INSULATED STOREFRONT DOOR, SIDELITE, AND TRANSOM WITH 1" INSULATED GLAZING. U-VALUE: .30.

MATERIAL LEGEND

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

KEY PLAN - GENERAL



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

HAYMEADOW

EAGLE VAIL

PROJ. 000000
NO DRAWN Author
CHECKED Checker
APPROVED Approver
DATE 04 05 2022
REVISION
S

ISSUED FOR: NOT FOR CONSTRUCTION

© NEO STUDIO

SCALE: As indicated

SHEET EXTERIOR ELEVATIONS

A4.02



2 3D View 3



1 SOUTH ELEVATION

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

WINDOWS:

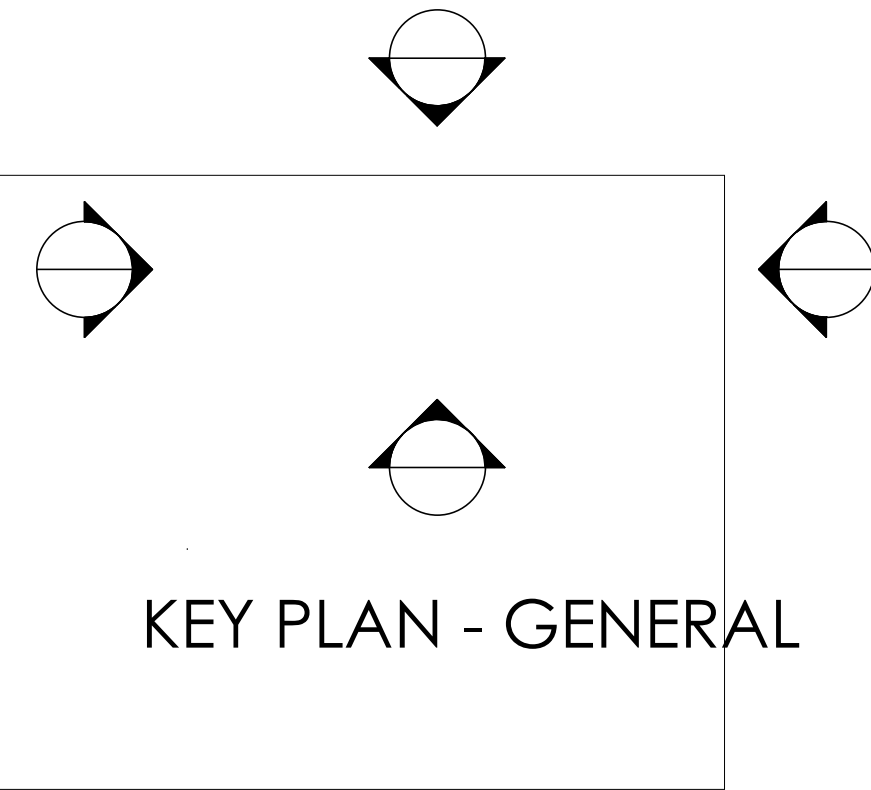
FIX - FIXED
CAS - CASEMENT
AWN - AWNING
T - TEMPERED

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.
- 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).
- 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.
- 6.25 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.
- 6.26 NICHHA GUARDRAIL: NICHHA SIDING, WEATHERBARRIER, OSB SHEATHING, 2X, STEEL RAILING (BOTH SIDES).
- 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
	NICHHA VINTAGE WOOD MFR: V-NICHHA COLOR: CEDAR		
	STONE VENEER MFR: TELLURIDE STONE COLOR: IRON MOUNTAIN		



KEY PLAN - GENERAL



2 PERSPECTIVE 3



1 WEST ELEVATION

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

WINDOWS:

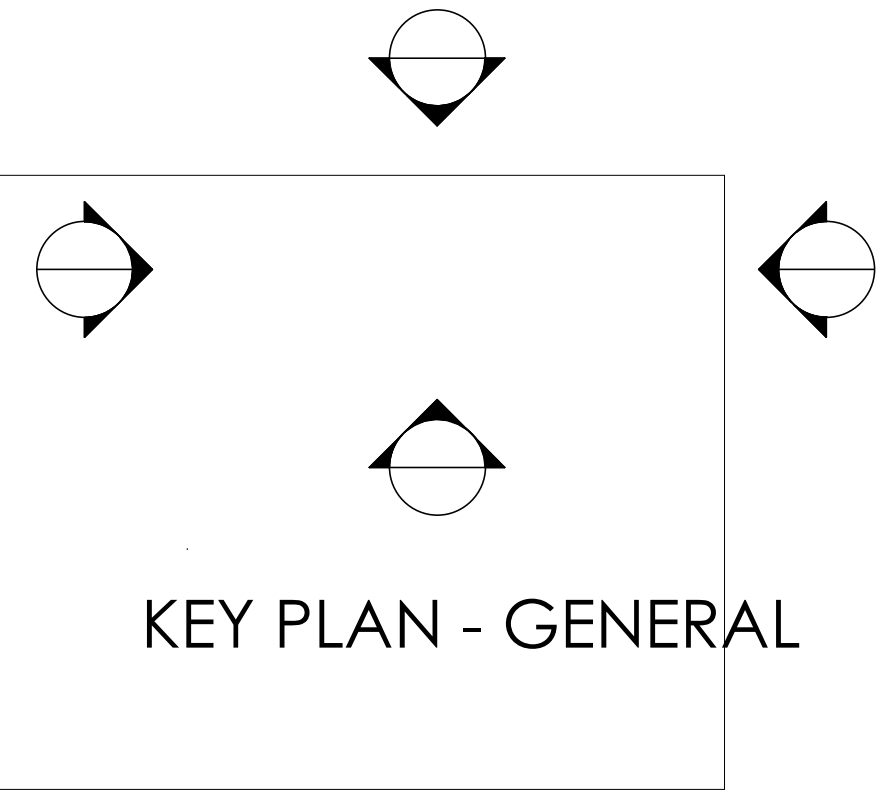
FIX - FIXED
CAS - CASEMENT
AWN - AWNING
T - TEMPERED

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.
- 6.9 DOUBLE-RAKE (1x12, 1 x 14, 1 x 8; RE: ROOF ASSEMBLY) SMOOTH FINISH COMPOSITE FASCIA - PAINT.
- 6.15 NICHIIA 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).
- 6.22 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.
- 6.25 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.
- 7.1 LOW-SLOPED ROOF OVER CONDITIONED SPACE: STANDING SEAM MTL ROOFING, ROOF MEMBRANE (1/4" PER 12' MIN.), COVER BOARD, OSB ROOF SHEATHING, 12" MIN. SLOPED TRUSS (RE: STRUCTURAL); R-30 SPRAY ON INSULATION & R-20 BATT INSULATION REQUIRED PER IECC.
- 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
	NICHIIHA VINTAGE WOOD MFR: V-NICHIIHA COLOR: CEDAR		
	STONE VENEER MFR: TELLURIDE STONE COLOR: IRON MOUNTAIN		



KEY PLAN - GENERAL