

ARMISTEAD
MIDTOWN VILLAGE
PUD
16 UNIT APARTMENT
EAGLE COUNTY, CO



CODES	
BUILDING CODE 2021 OF COLORADO	NATIONAL ELECTRICAL CODE - 2020 OF COLORADO
FIRE CODE - 2021 OF COLORADO	SAFETY CODE FOR ELEVATORS 2019 OF COLORADO
PLUMBING CODE 2018 OF COLORADO	LIFE SAFETY CODE - 2012 OF COLORADO
MECHANICAL CODE 2021 OF COLORADO	NFPA 13
ENERGY CONSERVATION CODE COLORADO	
BUILDING CODE DATA	
ZONING:	PUD
DEFINITION (CHAPTER 2):	MULTI-STORY UNIT
OCCUPANCY (SECTION 310.3):	R-2 (RESIDENTIAL) & S-2 (LOW HAZARD STORAGE)
TYPE OF CONSTRUCTION (TABLE 601):	IIIA
FIRE RATING (TABLE 601):	
PRIMARY STRUCTURAL FRAME	I
BEARING WALL (EXTERIOR) (TABLE 601/9 105.5)	I
(INTERIOR)	I
NON BEARING WALLS & PARTITIONS (EXTERIOR)	0 (1 HR AT 10' FROM PROPERTY LINE)
(INTERIOR)	0
FLOOR CONST. & ASSEMBLY SECONDARY MEMBERS	I
ROOF CONST. & ASSEMBLY SECONDARY MEMBERS	I
SPECIAL CONDITIONS (CHAPTER 4 & 5):	
PARKING GARAGE (402.4.2.3 / 111 / 508.4 / 510.4)	1 HR (HORIZONTAL SEPARATION)
SEPARATION WALLS (402.3 / 108.3)	FIRE PARTITIONS 1 HR
CORRIDOR WALLS (108.3)	1/2 HR
HORIZONTAL SEPARATION (508.3.3 / 108.4)	1 HR
SEPARATION OF OCCUPANCIES (TABLE 508.4)	1 HR
EGRESS STAIR ENCLOSURE (101.3.2 / 1023.1)	1 HR
SPRINKLER SYSTEM (420.5 / 903.3.1.1) :	SPRINKLED SM
GENERAL BUILDING HEIGHTS AND AREA (CHAPTER 5):	
ALLOWABLE BUILDING HEIGHT (TABLE 504.3)	ALLOWED: 85 FT. ACTUAL: 35'-10" (AT MAX. PEAK)
ALLOWABLE STORIES ABOVE GRADE (TABLE 504.4 510.3.2)	ALLOWED: 5 ACTUAL: 3
ALLOWABLE AREA (TABLE 506.2)	R-2 ALLOWED: 12,000 SF ACTUAL: 25,924 SF S2 ALLOWED: 11,100 SF ACTUAL: 13,128 SF
MIXED USE ALLOWABLE BUILDING AREA (508.4.2)	LOW HAZARD (S-2) 13,128/11,100 = 0.12
SUM OF THE RATIOS SHALL NOT EXCEED 1	RESIDENTIAL (R-2) 25,924/12,000 = 0.36 SUM = 0.48
MEANS OF EGRESS (CHAPTER 10)	
OCCUPANT LOAD (TABLE 1004.5)	R-2 200 GROSS = 25,924 / 200 = 130 OCCUPANTS S-2 200 GROSS = 13,128 / 200 = 66 OCCUPANTS
STAIR WIDTH (1009.3.1) EXCEPTION 1)	OCCUPANT LOAD X .2 PER OCCUPANT MIN. 44" PER 1011.2
NUMBER OF EXITS (TABLE 1006.3.3)	REQUIRED 2 PROVIDED S-2 (PARKING GARAGE) + 2 PROVIDED R-2 (RESIDENTIAL) + 2
NUMBER OF EXITS (TABLE 1006.2.1)	RESIDENTIAL 125 FEET LOW HAZARD 100 FEET
PUBLIC STAIR RISER (1011.5.2)	ALLOWED: 1" ACTUAL: 6-3/4"
INTERIOR UNIT STAIR RISER (1011.5.2 EXCEPTION 3)	ALLOWED: 1-3/4" ACTUAL: 6-5/8"
WIDTH (1009.3.1) EXCEPTION 2)	OCCUPANT LOAD X .2 PER OCCUPANT MIN. 44" PER 1011.2
ACCESSIBILITY (CHAPTER 11)	
ACCESSIBLE TYPE (1101.6.2.3 / TABLE 1101.6.1.1):	NO. REQUIRED: 4 ACTUAL: 1 (TYPE A)
TYPE B REQUIRED (1101.6.2.3.2):	0 PER EXCEPTION UNDER SECTION 1101.1.2 MULTI-STORY UNIT WITHOUT ELEVATOR

SQUARE FOOTAGE:							
UNIT IDENTITY	SQUARE FOOTAGE		UNIT TYPE	NO. UNITS	TOTAL HEATED S.F.	TOTAL UNHEATED S.F.	TOTAL OUTDOOR LIVING
	FIRST FLOOR	SECOND FLOOR					
TYPE A	654	663	131	4	5368		
TYPE B	122	643	1365	10	13650		545
TYPE C	1024	1035	2059	1	2059		
TYPE D	902	961	1863	1	1863		
PUBLIC CORRIDOR/STAIR / MECH. /ELEV. (LOWER LEVEL)					1112		
PUBLIC CORRIDOR/MECH/STAIR (FIRST FLOOR)					334		
GARAGE						13,418	
STORAGE UNITS						916	
BLDG TOTAL SF, F.T =					24,882	13,384	545

PLAN DRAWING INDEX

CIVIL	
	SITE - REFER TO PLANS BY OTHERS
ARCHITECTURAL BUILDING COMPOSITION	
GN1	GENERAL NOTES & DETAILS
GN2	ELEVATOR NOTES AND DETAILS
GN3	EGRESS DIAGRAM
GN4	FIRE RATING KEY AND UL DESCRIPTIONS
A1	FOUNDATION PLAN
A2	FIRST FLOOR PLAN
A3	SECOND FLOOR PLAN
A4	FRONT, LEFT, RIGHT & REAR ELEVATION
A5	BUILDING SECTIONS
A6	ROOF PLAN / WALL SECTIONS
A7	DETAILS
A8	ADA ENLARGED PLANS / DETAILS

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CLIENT / PROJECT

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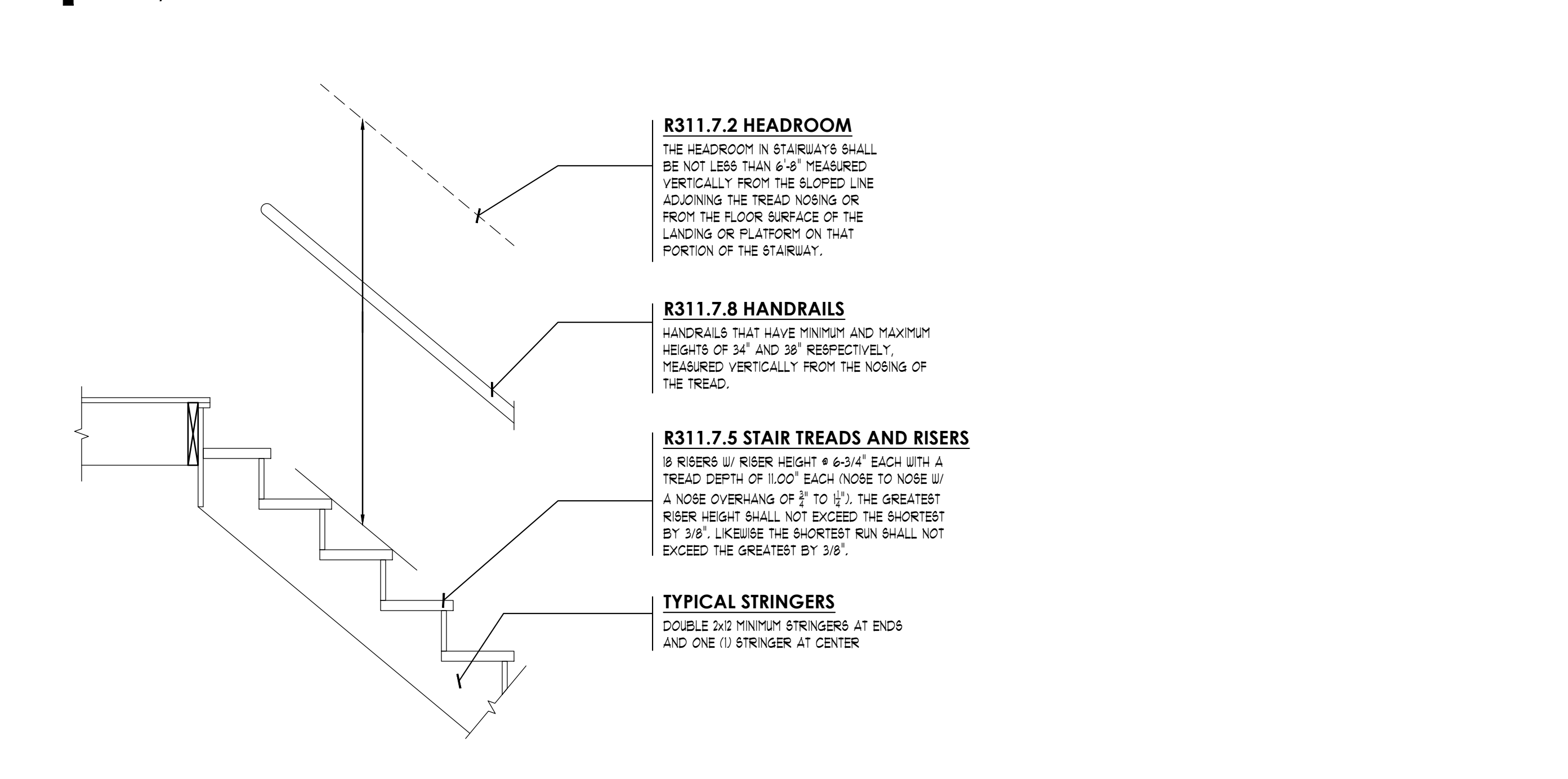
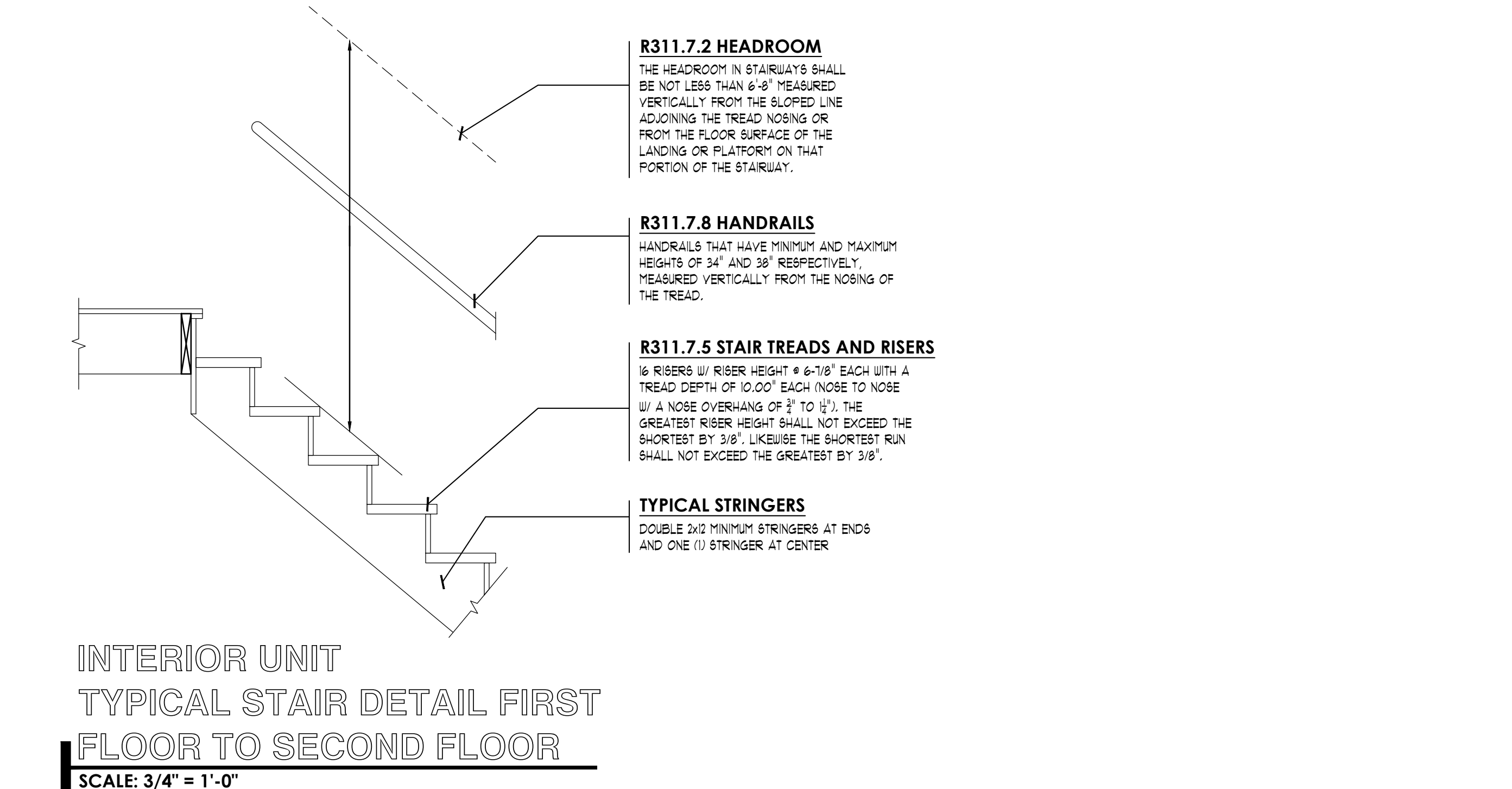
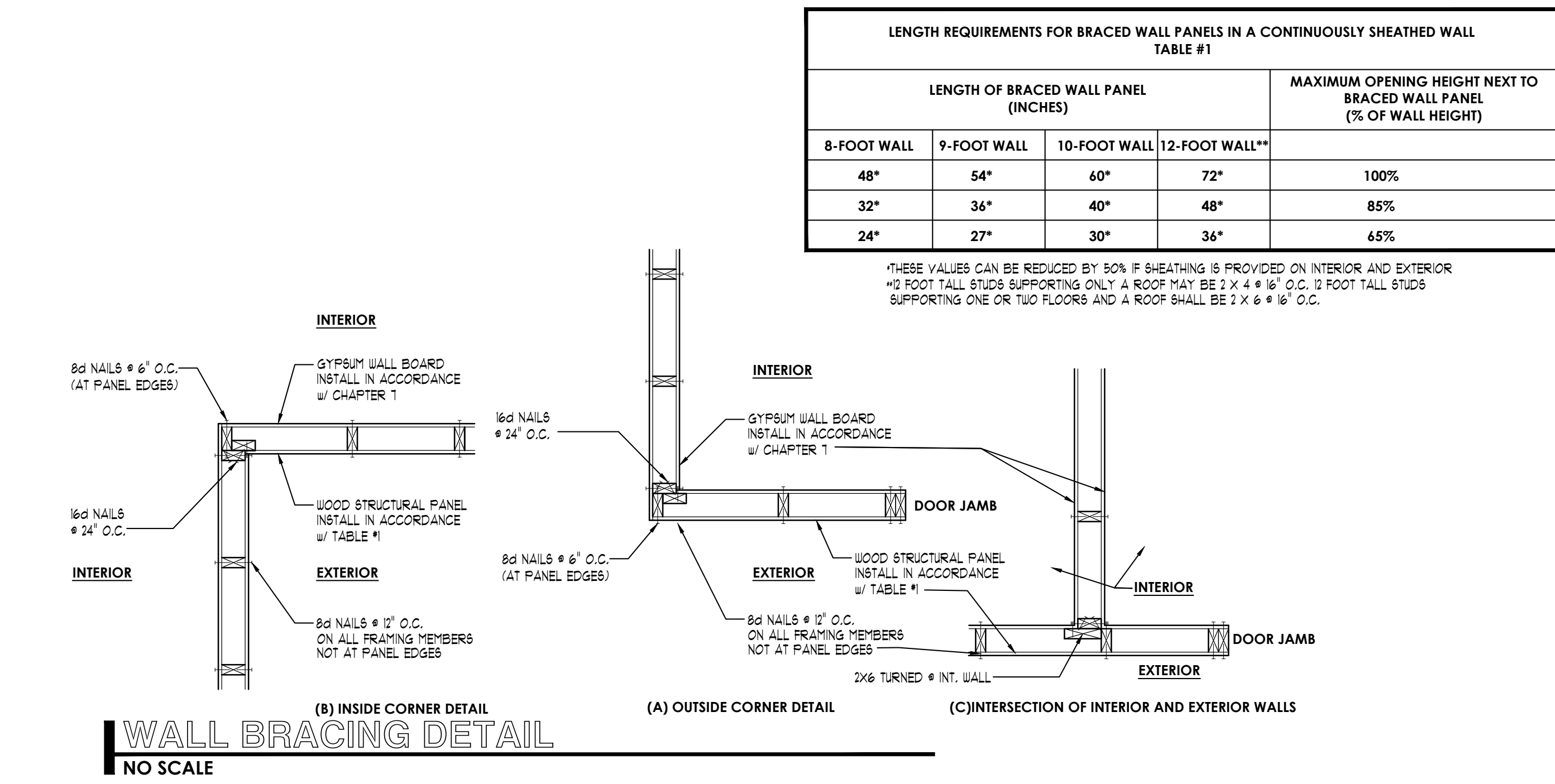
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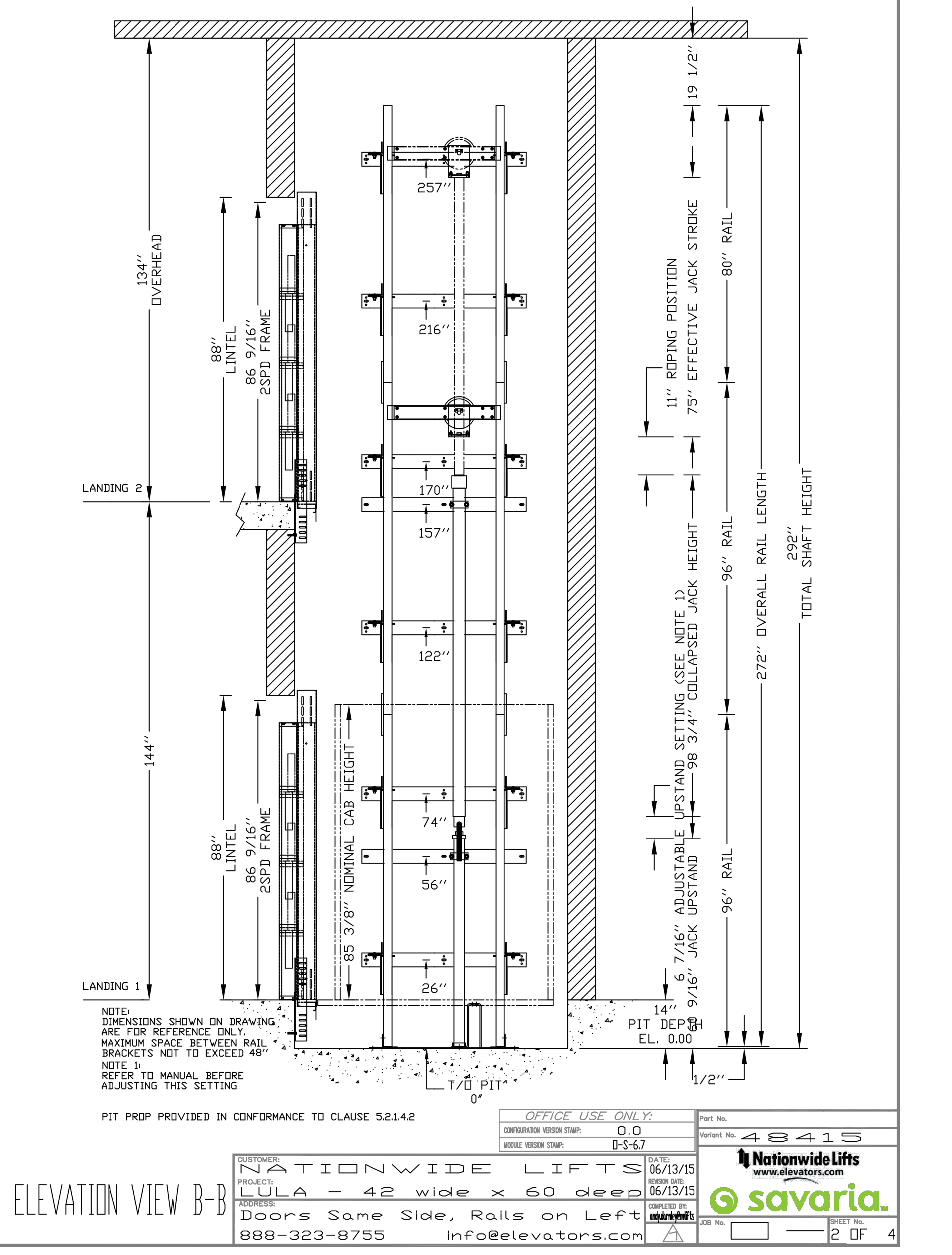
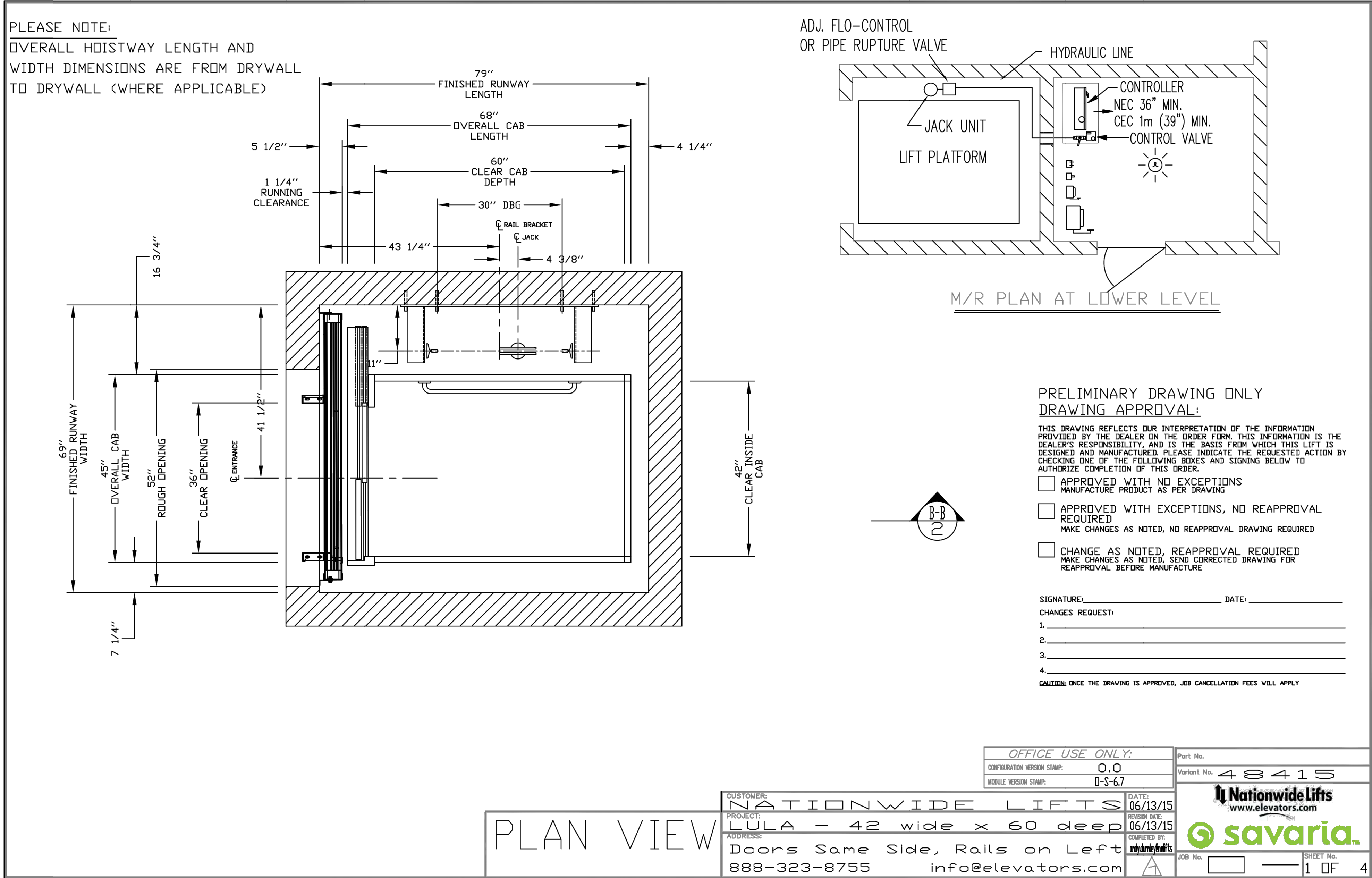
MAXIMUM UNSUPPORTED HEIGHT OF BASEMENT WALL (feet)	LOCATION OF HORIZONTAL REINFORCEMENT
≤ 8	One No. 4 bar within 12 inches of the top of the wall story and one No. 4 bar near mid-height of the wall story
> 8	One No. 4 bar within 12 inches of the top of the wall story and one No. 4 bar near third points in the wall story

STUD SIZE (inches)	BEARING WALLS		NONBEARING WALLS	
	Unstayed (unbraced) stud height (feet)	Spacing (inches)	Unstayed (unbraced) stud height (feet)	Spacing (inches)
2x3	-	-	-	10
2x4	10	24	16	14
2x6	10	24	16	14
2x8	10	24	16	14
2x10	10	24	16	14

Diagram illustrating the cross-section of a basement wall and floor assembly, showing insulation and structural details.

Labels and components:

- INSULATION DAY
- 1" RIGID INSULATION GLUED TO BOULDER COVER
- 1/2" DRYWALL
- LEATHER STRIPPING
- NOTE: REINFORCED LAPOR REINFORCED ASSEMBLY BY APPLYING LATEX PAINT OVER DRYWALL ON WARM-INTER USE OF FINISH CONSTRUCTION
- NOTE: REFER TO MISC SECTION 401.3 FOR MORE INFO.



PROVISIONS BY OTHERS

*GENERAL

HOISTWAY: THE HOISTWAY MUST BE IN ACCORDANCE WITH "SAFETY CODE FOR ELEVATORS AND ESCALATORS" (ASME A17.1) AND ALL STATE AND LOCAL CODES.
PLUMB HOISTWAY: DUE TO CLOSE RUNNING CLEARANCES OWNER/AGENT MUST ENSURE THAT HOISTWAY AND PIT (WHERE PROVIDED) ARE LEVEL, PLUMB AND SQUARE AND ARE IN ACCORDANCE WITH THE DIMENSIONS ON THESE DRAWINGS.
MINIMUM OVERHEAD CLEARANCE: OWNER/AGENT MUST ENSURE MINIMUM OVERHEAD CLEARANCE IS IN COMPLIANCE WITH CODES.
CONSTRUCTION SITE: OWNER/AGENT TO PROVIDE ALL MASONRY, CARPENTRY AND DRYWALL WORK AS REQUIRED AND SHALL PATCH AND MAKE GOOD (INCLUDING FINISH PAINTING) ALL AREAS WHERE WALLS/FLOORS MAY REQUIRE TO BE CUT, DRILLED OR ALTERED IN ANY WAY TO PERMIT THE PROPER INSTALLATION OF THE LIFT.
DISCREPANCIES: CONTRACTOR/CUSTOMER TO VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES TO OUR OFFICE IMMEDIATELY.

*STRUCTURAL

FLOOR/SUPPORT WALL LOADS: STRUCTURE TO ANCHOR A CRANK SHAFT AND SAFETY HARNES, WHERE APPLICABLE/NEEDED, TO BE PROVIDED BY CONTRACTOR. CONTRACTOR TO ASSURE THAT BUILDING AND SHAFT WILL SAFELY SUPPORT ALL LOADS IMPOSED BY THE LIFT EQUIPMENT. REFER TO THE TABLES ON THIS DRAWING FOR LOADS IMPOSED BY THE EQUIPMENT.
WHERE DOORS ARE REQUIRED: SUITABLE LINTELS MUST BE PROVIDED BY OWNER/AGENT. DOOR FRAMES ARE NOT DESIGNED TO SUPPORT OVERHEAD WALL LOADS.

*MACHINE ROOM

LOCATION / ACCESS: MACHINE ROOM LOCATED AT THE LOWEST LEVEL ADJACENT TO HOISTWAY, UNLESS SHOWN OTHERWISE ON THE LAYOUT DRAWINGS. FIELD ADJUSTMENT BY INSTALLER MAY BE NECESSARY TO MEET JOB SITE CONDITIONS OR REGULATIONS.
MACHINE ROOM DOOR IS TO BE LOCKABLE AND IS TO MEET THE REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION.
SLEEVES FOR OIL & ELECTRIC LINES: FROM MACHINE ROOM TO RUNWAY AS REQUIRED. POSITION PER INSTALLERS INSTRUCTIONS.
MINIMUM SCHEDULE 80 PIPING REQUIRED FOR OIL LINES.

DISCONNECT TIME	FUSE SIZE	VOLTS	PHASE	AMPERAGE
MOTOR & EQUIP	30 AMPS	208 VOLT	Three Phase	15.6 AMPS
CAB LIGHTS	15 AMPS	115 V	1	

*ELECTRICAL

POWER SUPPLY: (SEE SPECIFICATIONS) LOCKABLE FUSED DISCONNECT WITH AUXILIARY CONTACT TO BRAKE THE BATTERY FEED, OR CIRCUIT BREAKERS WITH A 3-POLE BREAKER FOR BATTERY FEED REQUIRED, IN COMPLIANCE WITH ELECTRICAL CODE, AS FOLLOWS:
(LOCATED ON WALL ON LOCK JAMB SIDE OF MACHINE ROOM DOOR)
PERMANENT POWER: BEFORE INSTALLATION CAN BEGIN, PERMANENT POWER MUST BE SUPPLIED.

LIGHTING: THE ILLUMINATION SHALL BE NOT LESS THAN 200 LX (19 FC) AT THE FLOOR LEVEL IN ALL MACHINE ROOMS AND MACHINERY SPACES. ENSURE AT LEAST 100 LX (10 FC) AMBIENT LIGHTING OVER LIFT AREA.
PHONE: NEED A DEDICATED PHONE LAND LINE (NOT VOIP) FOR THE PHONE, WHERE APPLICABLE. FOR VOIP PLEASE CONTACT SAVARIA.

*ENTRANCES

FASCIA PANEL: BELOW UPPER LEVEL ENTRANCE - WHERE REQUIRED, FASCIA PANEL MUST BE FASTENED TO A SOLID WALL AND BE PERPENDICULAR TO THE FLOOR AND WALLS. HOISTWAY FASCIA IS NOT SELF-SUPPORTING FOR LONG, CONTINUOUS RUNS. VOID OF ENTRANCES. ADEQUATE SUPPORT FOR THE FASCIA MUST BE PROVIDED.
ENTRANCE ASSEMBLIES: ENTRANCE ASSEMBLIES MUST BE ADJUSTED TO ALIGN WITH PLATFORM AND INTERLOCK EQUIPMENT. OTHERS TO ALLOW AN ADEQUATE ROUGH OPENING.
RETURN WALLS: RETURN WALLS AT ENTRANCES MUST BE BUILT-IN BY OTHERS AFTER ENTRANCE ASSEMBLIES ARE IN PLACE. ENTRANCE ASSEMBLY MUST BE SECURELY FASTENED TO WALLS BY ELEVATOR CONTRACTOR.

SPECIFICATIONS

GENERAL

CLASSIFICATION: Public Building
APPLIED CODE: CSA/ASME A17.1/844-2010 Sec 5.2
MODEL: Orion
CAPACITY: 1400 lbs
NOMINAL SPEED: 30 fpm
TRAVEL: 144"
PIT DEPTH: 14"
POWER SUPPLY: 60 Hz Three Phase 208 volt

HYDRAULIC

PUMP MFR: CONCORD
PUMP MODEL: VICKERS 3P
MOTOR: S-0 hp
VALVE MODEL NO.: EPV - 7
VALVE COIL VOLTS: 24 V DC
MAX WORKING PRESSURE: 1500 psi (10340 kPa)
RELIEF VALVE SETTING: MAX 25% ABOVE ACTUAL WORKING PRESSURE
RESERVOIR: 22 Gal.
HOSE & SAFETY VALVE: no

CAR FINISH DETAILS

CAB PANEL SELECTION: White Steel Colour
CEILING SELECTION: Standard (Opto)
CAB ENTRANCE: Match Cab
PLASTIC LAMINATE FINISHES: Not Applicable
POT LIGHT FINISH: Stainless Steel
TRIM COLOUR: Not Applicable
CAR STATION PLATE: stainless steel
HAND RAIL TYPE: Stainless Steel Cylindrical
CAB FLOORING: Plywood Floor
FINISHED FLOOR THICKNESS: 3/8" Finish
TELEPHONE BOX: no
HAND FREE PHONE: yes, with phone line monitoring

CAR DIMENSIONS/PLATFORM GATES

CAB TYPE: Type 1 Left Hand
CAB HEIGHT: 84" Standard Cab Height
CAB OPERATION: automatic operation
GATES REQUIRED: 2
GATE TYPE: 2 Spd Doors (Wittur) match CAB
GATE FINISH: Baked Enamel White
INSIDE PLATFORM AREA: 17.5 sq. ft.

HOISTWAY

DOOR TYPE: 2 spd Sliding Doors (Wittur)
HOISTWAY DOORS FINISH: Standard Finish (Primer Grey)
HOISTWAY FINISH: Masonry
JACK UNIT
EFFECTIVE STROKE: 75"
SOLID PLUNGER D/D: 3 3/4"
CYLINDER D/D: 3 1/2"
CYLINDER I/D: 3"
SPLIT CYLINDER: no
COLLAPSED LENGTH: 98 3/4"
CYLINDER WALL THICKNESS: 1/4"

SUSPENSION

TYPE: AIRCRAFT CABLE 2 X 3/8" DIA.
CONSTRUCTION: TWRC 7 X 19, GALVANIZED STEEL RHRL
NOMINAL STRENGTH: 14,400 lbs Per Cable
SPEC: MT-DTL-05400

OVER SPEED VALVE

MODEL: AS PER SECTION 3.19.4.7
BLAIN R10 AA
(1500psi (10340 kPa) MAX WORKING PRESSURE)

ENTRANCE SIDE LEGEND

OFFICE USE ONLY:
CONFIGURATION VERSION STAMP: 0.0
MODEL VERSION STAMP: 0-5-67
Part No. 48415
Variant No. 48415

NATIONWIDE LIFTS

CUSTOMER: NATIONWIDE LIFTS
PROJECT: LULA - 42 wide x 60 deep
ADDRESS: Doors Same Side, Rails on Left
888-323-8755 info@elevators.com

RAIL FORCES

FOR TOTAL RAIL-TO-RAIL FORCE IN RAIL BRACKET, R3 MUST BE DOUBLED up to 750 = 1440 lbf
FOR LOCAL APPLICATION OF PIT LOADS, SEE PIT CHANNEL/BUFFER SKETCH

PIT RE-ACTION FORCE	R3	R4	R5
	8000 LBS	3000 LBS	9000 LBS

RAIL FORCES	R1	R2
	720 lbf	260 lbf

RAIL WEIGHT = 8.5 lbf / ft

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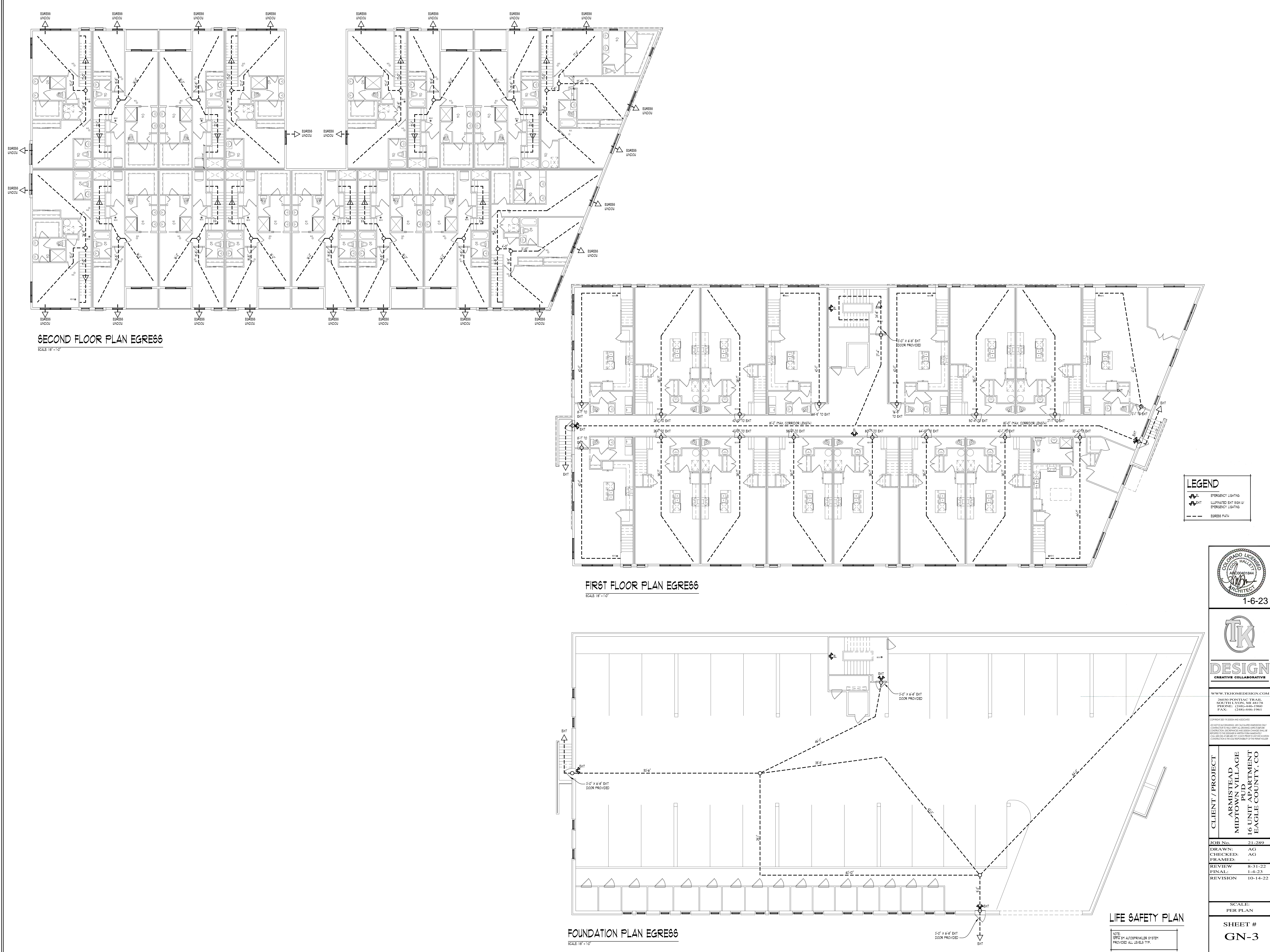
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SECOND FLOOR PLAN EGRESS
SCALE: 1/8" = 1'-0"

FIRST FLOOR PLAN EGRESS
SCALE: 1/8" = 1'-0"

FOUNDATION PLAN EGRESS
SCALE: 1/8" = 1'-0"

LEGEND

- EXIT
- EGRESS UNDOU
- EGRESS PATH

PROFESSIONAL SEAL
1-6-23

TK
DESIGN
CREATIVE COLLABORATIVE

2000 N. KENT ST. ETC. TRAIL
SOUTH LYON, MI 48178
PHONE: (248) 446-1960
FAX: (248) 446-1961

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CLIENT / PROJECT
ARMISTEAD
MIDTOWN VILLAGE
PUD
16 UNIT APARTMENT
EAGLE COUNTY, CO

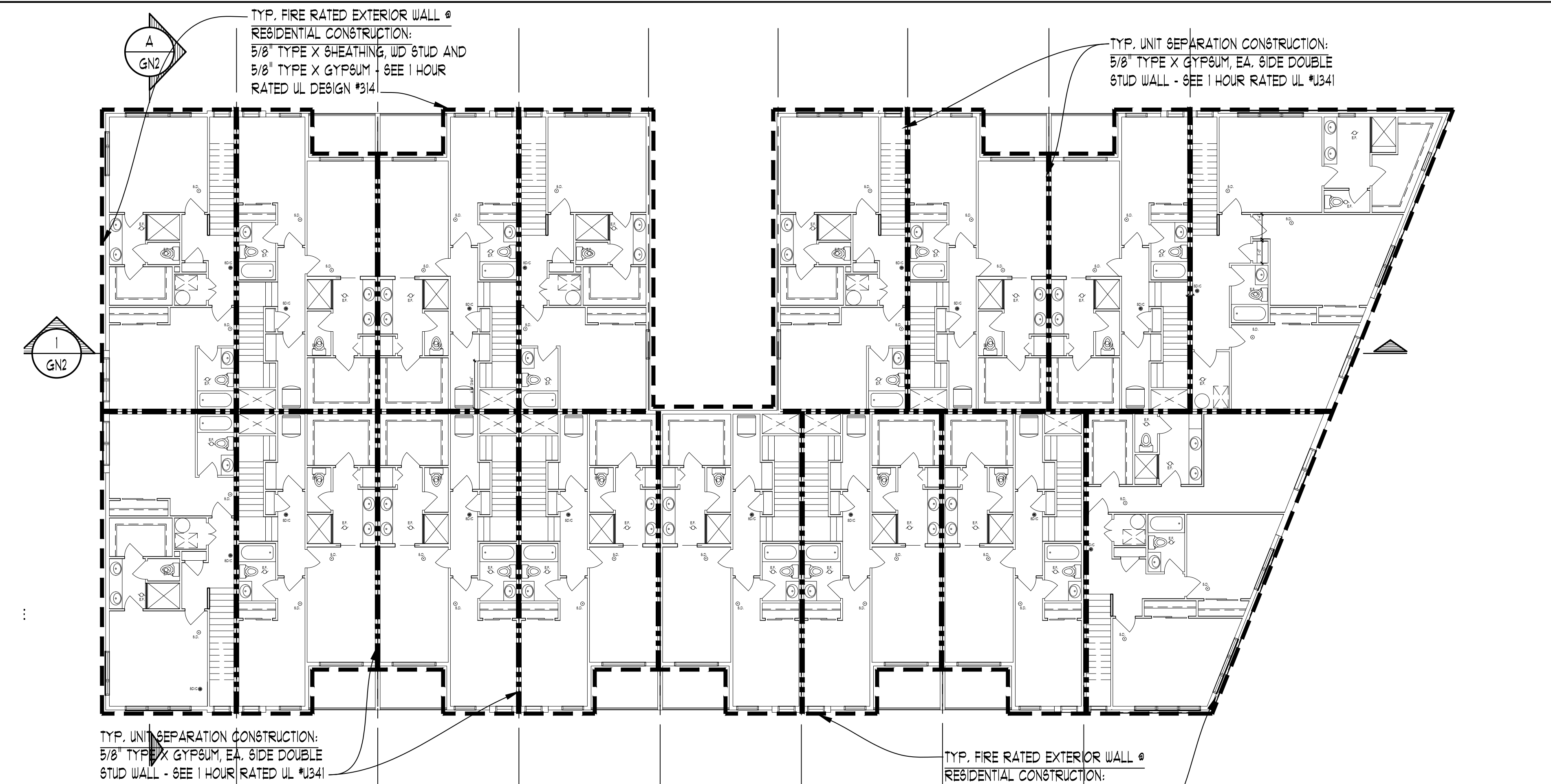
JOB No. 21-289
DRAWN: AG
CHECKED: AG
FRAMED: -
REVIEW 8-31-22
FINAL: 1-4-23
REVISION 10-14-22

SCALE:
PER PLAN

SHEET #
GN-3

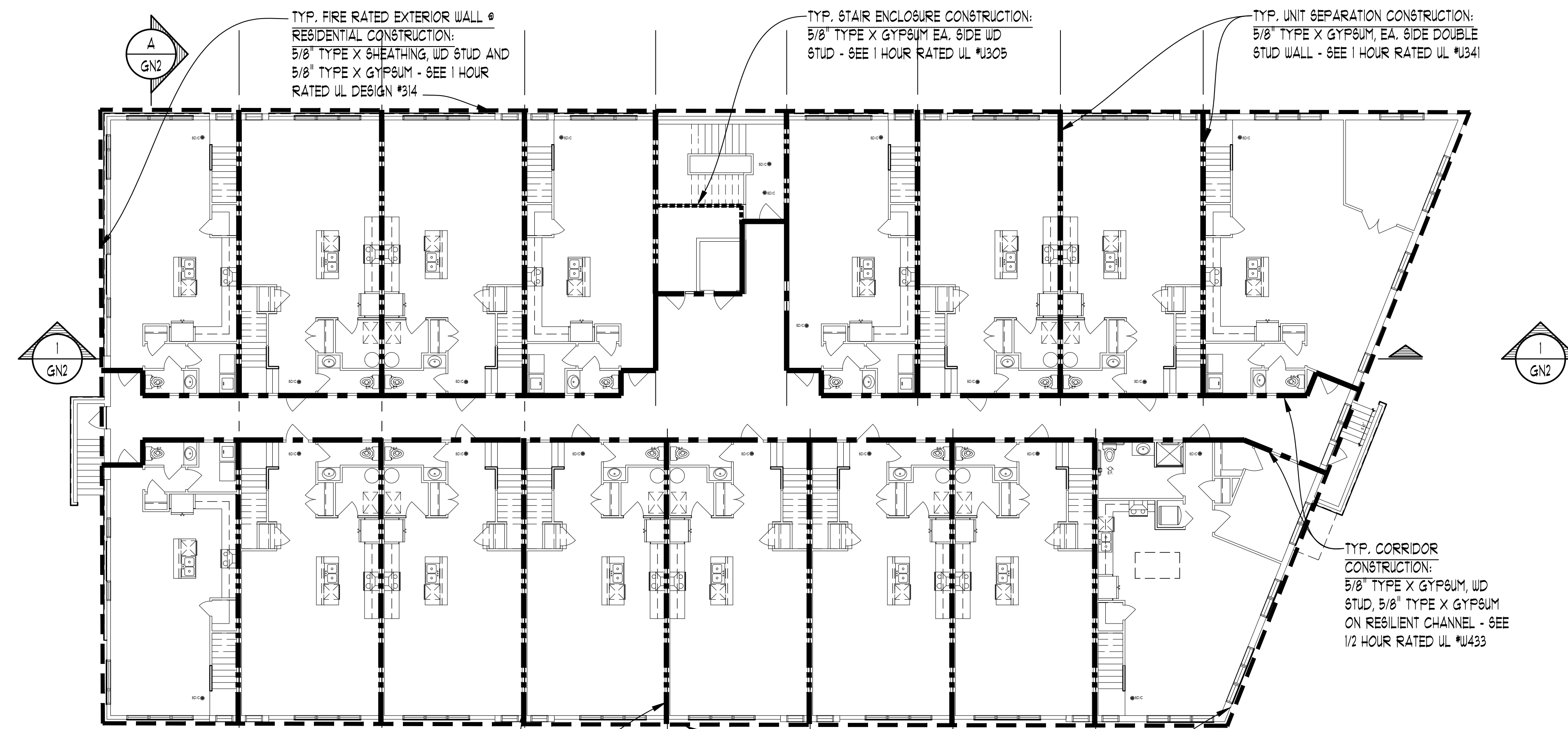
LIFE SAFETY PLAN

NOTE:
IF BY AUTOMATICALLY SYSTEM
PROVIDED ALL LEVELS TYP.



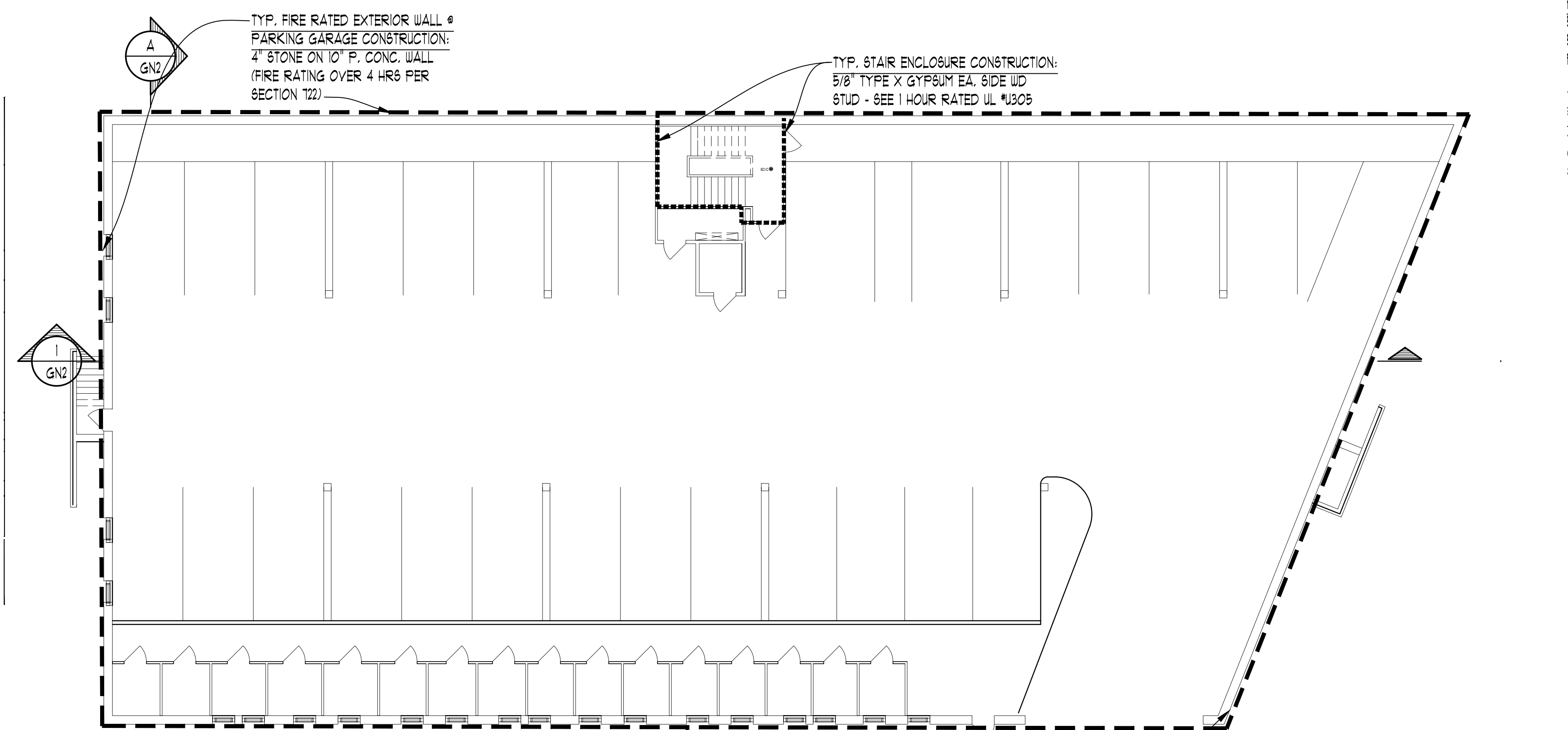
SECOND FLOOR PLAN FIRE RATING KEY

SCALE: 3/32" = 1'-0"



FIRST FLOOR PLAN FIRE RATING KEY

SCALE: 3/32" = 1'-0"



FOUNDATION PLAN FIRE RATING KEY

SCALE: 3/32" = 1'-0"

RATED ASSEMBLY DESCRIPTIONS:

WALLS AND INTERIOR PARTITIONS, WOOD FRAMED

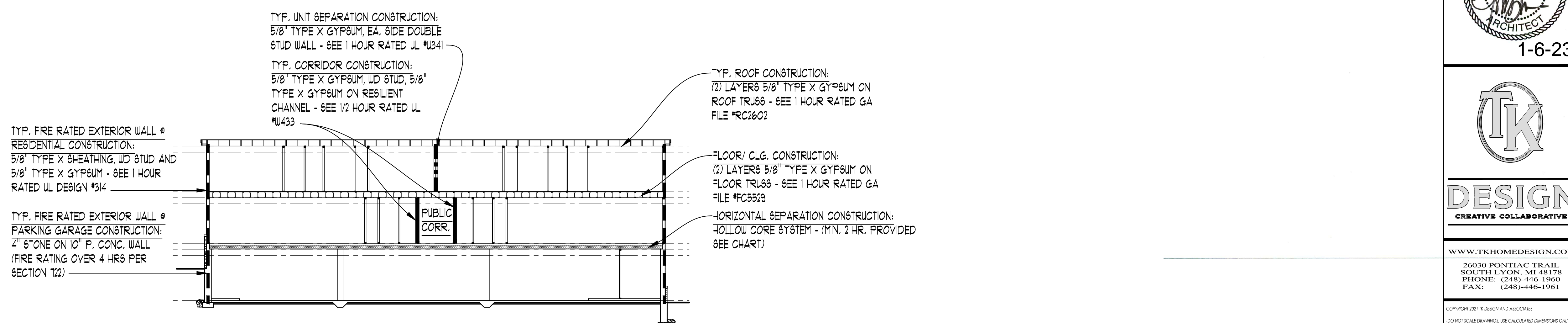
GA FILE NO. WP 3008	PROPRIETARY*	1/2 HOUR FIRE	40 to 44 STC SOUND
GYPSUM WALLBOARD, WOOD STUDS One layer 5/8" proprietary gypsum wallboard applied parallel or at right angles to each side of 2 x 4 wood studs 16" o.c. with 1-1/4" Type W or Type S drywall screws 16" o.c. Vertical joints centered over studs and staggered one stud cavity on opposite sides. Horizontal joints need not be staggered or backed. (LOAD-BEARING) Sound tested with resilient channels on one side and 3-1/2" glass fiber insulation.			
PROPRIETARY GYPSUM BOARD American Gypsum Company LLC.....5/8" LightRec® 30 Gypsum Board			
		Thickness: 5-3/8"	
		Approx. Weight: 6 psf	
		Fire Test: UL R14196, 4786409617, 8-14-14, UL Design W433	
		Sound Test: RAL TL14-268, 7-30-14	

GA FILE NO. WP 5508	PROPRIETARY*	1 HOUR FIRE	55 to 59 STC SOUND
GYPSUM WALLBOARD, WOOD STUDS One layer 5/8" proprietary type X gypsum wallboard applied parallel or at right angles to each side of double row of 2 x 4 wood studs 24" o.c. on separate plates with 1-1/4" drywall screws 8" o.c. No minimum airspace between rows of studs. Joints staggered 16" on opposite sides. Sound tested with 1" air space between rows of studs and 3-1/2" glass fiber insulation in stud cavity on both sides. (LOAD-BEARING)			
PROPRIETARY GYPSUM BOARD American Gypsum Company LLC.....5/8" FireBloc® Type X Gypsum Board			
		Thickness: 9-1/2"	
		Approx. Weight: 10 psf	
		Fire Test: UL R14196, 06NK07241, 3-13-06, UL Design U341	
		Sound Test: RAL TL11-160, 7-11-11	

GA FILE NO. WP 3335	PROPRIETARY*	1 HOUR FIRE	45 to 49 STC SOUND
GYPSUM WALLBOARD, RESILIENT CHANNELS, WOOD STUDS One layer 5/8" proprietary type X gypsum wallboard applied parallel or at right angles to each side of 2 x 4 wood studs 16" o.c. with 1-1/4" Type W drywall screws 8" o.c. When applied parallel to wood studs, joint staggered 16" on opposite side of wall. Sound tested with resilient channels 24" o.c. attached at right angles to ONE SIDE of 2 x 4 wood studs 16" o.c. with 1-1/4" Type S drywall screws. One layer 5/8" proprietary type X gypsum wallboard applied perpendicular to channels with 1" Type S drywall screws 8" o.c. with 3/2" thick glass fiber insulation compressed and friction fit in stud space. (LOAD-BEARING)			
PROPRIETARY GYPSUM BOARD American Gypsum Company LLC.....5/8" FireBloc® Type X Gypsum Board			
		Thickness: 5-3/8"	
		Approx. Weight: 7 psf	
		Fire Test: UL R14196, 05NK29898, 2-16-06, UL Design U305	
		Sound Test: RAL TL10-267, 8-10-10	

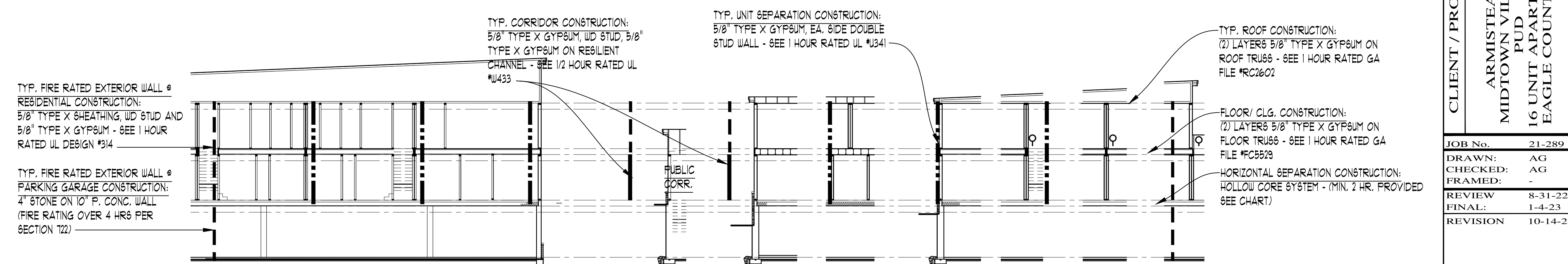
EXTERIOR WALLS

GA FILE NO. WP 8105	GENERIC	1 HOUR FIRE	
GYPSUM WALLBOARD, GYPSUM SHEATHING, WOOD STUDS EXTERIOR SIDE: One layer 48" wide 5/8" type X gypsum sheathing applied parallel to 2 x 4 wood studs 24" o.c. with 1-3/4" galvanized roofing nails 4" o.c. at vertical joints and 7" o.c. at intermediate studs and top and bottom plates. Joints of gypsum sheathing may be left untreated. Exterior cladding to be attached through sheathing to studs. INTERIOR SIDE: One layer 5/8" type X gypsum wallboard, water-resistant gypsum backing board, or gypsum veneer base applied parallel or at right angles to studs with 6d coated nails 1 7/8" long, 0.0915" shank, 1/4" heads 7" o.c. (LOAD-BEARING)			
		Thickness: Varies	
		Approx. Weight: 7 psf	
		Fire Test: See WP 3510 (UL R3501-47, -48, 9-17-65, UL Design U309; UL R1319-129, 7-22-70, UL Design U314)	



BUILDING SECTION A FIRE RATING KEY

SCALE: 3/32" = 1'-0"



BUILDING SECTION I FIRE RATING KEY

SCALE: 3/32" = 1'-0"

ROOF-CEILING SYSTEMS

GA FILE NO. RC 2802	GENERIC	1 HOUR FIRE	
WOOD TRUSSES, GYPSUM WALLBOARD Base layer 5/8" type X gypsum wallboard applied at right angles to wood roof trusses 24" o.c. with 1-1/4" Type W or S drywall screws 24" o.c. Face layer 5/8" type X gypsum wallboard or gypsum veneer base applied at right angles to trusses with 1-7/8" Type W or S drywall screws 12" o.c. at joints and intermediate trusses and 1-1/2" Type G drywall screws 12" o.c. placed 2" back on either side of end joints. Joints offset 24" from base layer joints. Wood trusses supporting 10" wood structural panels applied at right angles to trusses with 8d nails. Appropriate roof covering. Ceiling provides one-hour fire-resistance protection for trusses.			
		Approx. Ceiling Weight: 5 psf	
		Fire Test: FM FC 172, 2-25-72; ITS, 8-6-98	

GA FILE NO. FC 5529	GENERIC	1 HOUR FIRE	
WOOD JOISTS, GYPSUM WALLBOARD Base layer 5/8" type X gypsum wallboard applied at right angles to 2 x 10 wood joists 24" o.c. with 1-1/4" Type W or S drywall screws 24" o.c. Face layer 5/8" type X gypsum wallboard or gypsum veneer base applied at right angles to joists with 1-7/8" Type W or S drywall screws 12" o.c. at joints and intermediate joists and 1-1/2" Type G drywall screws 12" o.c. placed 2" back on either side of end joints. Joints offset 24" from base layer joints. Wood joists supporting 10" plywood with exterior glue applied at right angles to joists with 8d nails. Ceiling provides one-hour fire-resistance protection for framing, including trusses.			
		Approx. Ceiling Weight: 5 psf	
		Fire Test: FM FC 172, 2-25-72; ITS, 8-6-98	

GA FILE NO. FC 5529	GENERIC	1 HOUR FIRE	
8" X 48" HOLLOW CORE (2 HOUR FIRE RATING)			
SAFE LOAD TABLE For 8" x 48" x 24" in. (pound per square foot = 1.48 kg/m²) A. City and State of New York B. City and State of New York C. City and State of New York			
Standard Designation	PSI of concrete	Span (ft)	Load (psf)
1.75-28510 2-1/2x5-6	1.391	145.04	245.470 408.358 315.261 256.232 211.289 272.257 245.231 219.201 190.166 168.153 139.120 114.104 94.88
1.75-78 7-1/2	1.071	115.67	463.390 344.303 289.240 215.195 177.289 272.257 245.231 219.201 190.166 168.153 139.120 114.104 94.88

GA FILE NO. WP 3335	PROPRIETARY*	1 HOUR FIRE	45 to 49 STC SOUND
GYPSUM WALLBOARD, RESILIENT CHANNELS, WOOD STUDS One layer 5/8" proprietary type X gypsum wallboard applied parallel or at right angles to each side of 2 x 4 wood studs 16" o.c. with 1-1/4" Type W drywall screws 8" o.c. When applied parallel to wood studs, joint staggered 16" on opposite side of wall. Sound tested with resilient channels 24" o.c. attached at right angles to ONE SIDE of 2 x 4 wood studs 16" o.c. with 1-1/4" Type S drywall screws. One layer 5/8" proprietary type X gypsum wallboard applied perpendicular to channels with 1" Type S drywall screws 8" o.c. with 3/2" thick glass fiber insulation compressed and friction fit in stud space. (LOAD-BEARING)			
PROPRIETARY GYPSUM BOARD American Gypsum Company LLC.....5/8" FireBloc® Type X Gypsum Board			
		Thickness: 5-3/8"	
		Approx. Weight: 7 psf	
		Fire Test: UL R14196, 05NK29898, 2-16-06, UL Design U305	
		Sound Test: RAL TL10-267, 8-10-10	

GA FILE NO. WP 8105	GENERIC	1 HOUR FIRE	
GYPSUM WALLBOARD, GYPSUM SHEATHING, WOOD STUDS EXTERIOR SIDE: One layer 48" wide 5/8" type X gypsum sheathing applied parallel to 2 x 4 wood studs 24" o.c. with 1-3/4" galvanized roofing nails 4" o.c. at vertical joints and 7" o.c. at intermediate studs and top and bottom plates. Joints of gypsum sheathing may be left untreated. Exterior cladding to be attached through sheathing to studs. INTERIOR SIDE: One layer 5/8" type X gypsum wallboard, water-resistant gypsum backing board, or gypsum veneer base applied parallel or at right angles to studs with 6d coated nails 1 7/8" long, 0.0915" shank, 1/4" heads 7" o.c. (LOAD-BEARING)			
		Thickness: Varies	
		Approx. Weight: 7 psf	
		Fire Test: See WP 3510 (UL R3501-47, -48, 9-17-65, UL Design U309; UL R1319-129, 7-22-70, UL Design U314)	

GA FILE NO. WP 8105	GENERIC	1 HOUR FIRE	
GYPSUM WALLBOARD, GYPSUM SHEATHING, WOOD STUDS EXTERIOR SIDE: One layer 48" wide 5/8" type X gypsum sheathing applied parallel to 2 x 4 wood studs 24" o.c. with 1-3/4" galvanized roofing nails 4" o.c. at vertical joints and 7" o.c. at intermediate studs and top and bottom plates. Joints of gypsum sheathing may be left untreated. Exterior cladding to be attached through sheathing to studs. INTERIOR SIDE: One layer 5/8" type X gypsum wallboard, water-resistant gypsum backing board, or gypsum veneer base applied parallel or at right angles to studs with 6d coated nails 1 7/8" long, 0.0915" shank, 1/4" heads 7" o.c. (LOAD-BEARING)			
		Thickness: Varies	
		Approx. Weight: 7 psf	
		Fire Test: See WP 3510 (UL R3501-47, -48, 9-17-65, UL Design U309; UL R1319-129, 7-22-70, UL Design U314)	

GA FILE NO. WP 8105	GENERIC	1 HOUR FIRE	
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		Thickness: Varies	
		Approx. Weight: 7 psf	
		Fire Test: See WP 3510 (UL R3501-47, -48, 9-17-65, UL Design U309; UL R1319-129, 7-22-70, UL Design U314)	

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		Thickness: Varies	
		Approx. Weight: 7 psf	
		Fire Test: See WP 3510 (UL R3501-47, -48, 9-17-65, UL Design U309; UL R1319-129, 7-22-70, UL Design U314)	

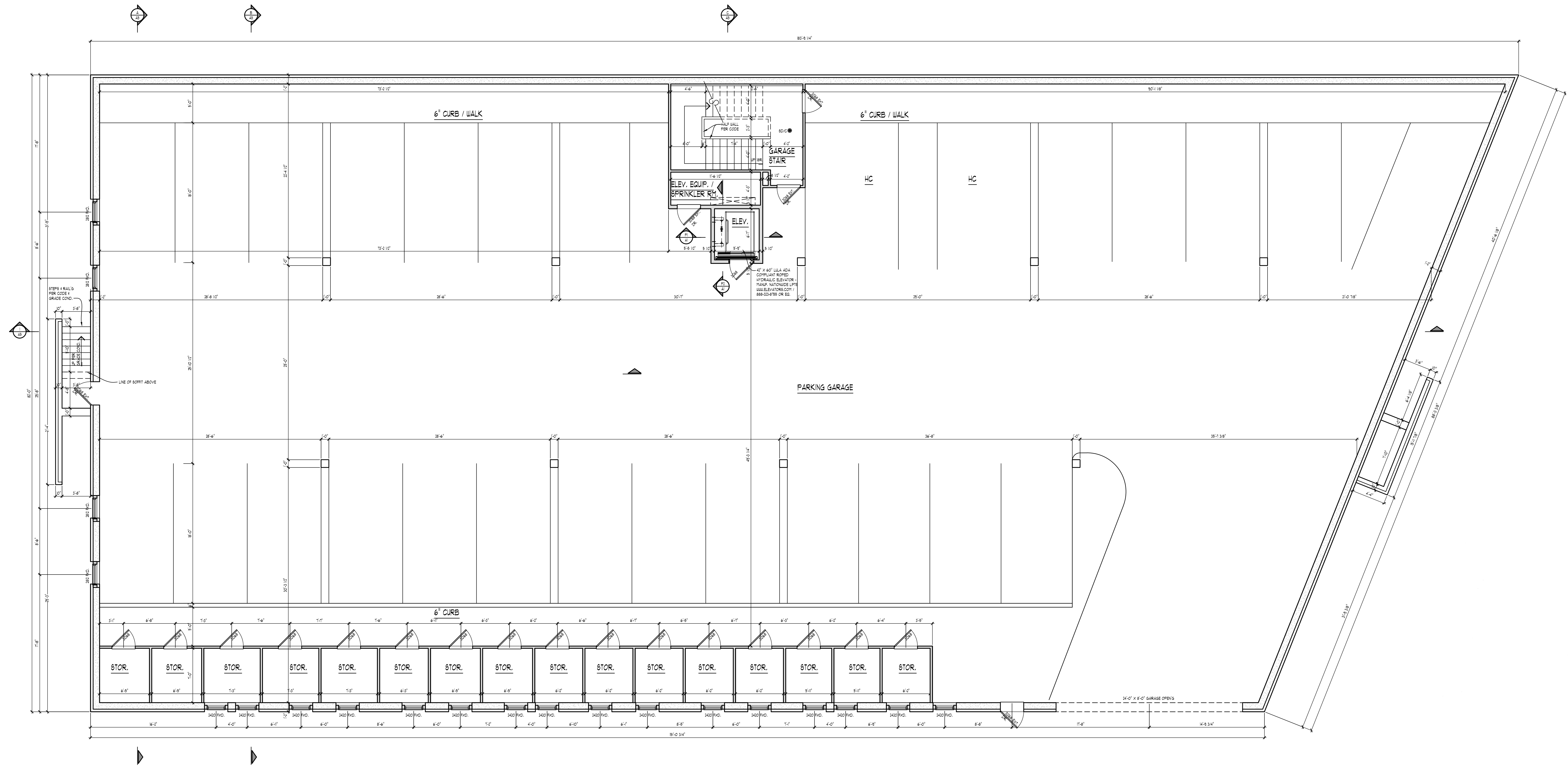
GA FILE NO. WP 8105	GENERIC	1 HOUR FIRE	
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		Thickness: Varies	
		Approx. Weight: 7 psf	
		Fire Test: See WP 3510 (UL R3501-47, -48, 9-17-65, UL Design U309; UL R1319-129, 7-22-70, UL Design U314)	

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		Thickness: Varies	
		Approx. Weight: 7 psf	
		Fire Test: See WP 3510 (UL R3501-47, -48, 9-17-65, UL Design U309; UL R1319-129, 7-22-70, UL Design U314)	

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		Thickness: Varies	
		Approx. Weight: 7 psf	
		Fire Test: See WP 3510 (UL R3501-47, -48, 9-17-65, UL Design U309; UL R1319-129, 7-22-70, UL Design U314)	

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		Thickness: Varies	
		Approx. Weight: 7 psf	
		Fire Test: See WP 3510 (UL R3501-47, -48, 9-17-65, UL Design U309; UL R1319-129, 7-22-70, UL Design U314)	

GA FILE NO. WP 8105	GENERIC	1 HOUR FIRE	
GYPSUM WALLBOARD, GYPSUM SHEATHING, WOOD STUDS EXTERIOR SIDE: One layer 48" wide 5/8" type X gypsum sheathing applied parallel to 2 x 4 wood studs 24" o.c. with 1-3/4" galvanized roofing nails 4" o.c. at vertical joints and 7" o.c. at intermediate studs and top and bottom plates. Joints of gypsum sheathing may be left untreated. Exterior cladding to be attached through sheathing to studs. INTERIOR SIDE: One layer 5/8" type X gypsum wallboard, water-resistant gypsum backing board, or gypsum veneer base applied parallel or at right angles to studs with 6d coated nails 1 7/8" long, 0.0915" shank, 1			



GROUND LEVEL FLOOR PLAN
SCALE: 3/8" = 1'-0"

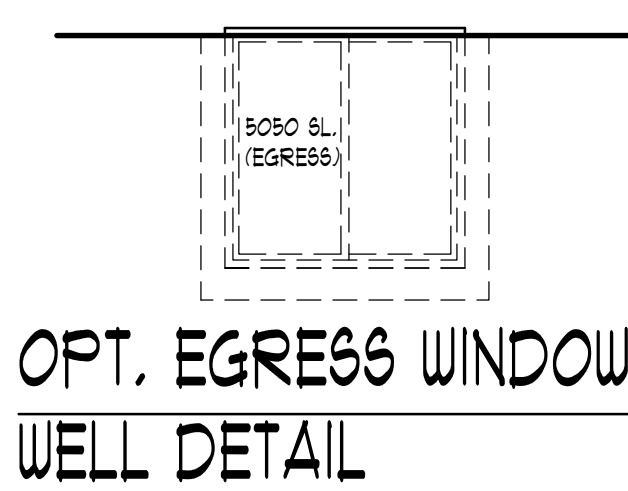
PLAN NOTES

INTERIOR WALLS:
1/2" GYPSUM WALL BOARD ON EACH SIDE OF 2x4 WOOD STUDS @ 16" O.C. 3 1/2" THICK TYPICAL (UNLESS NOTED OTHERWISE). ALL DIMENSIONS TAKEN FROM STUD EDGES.

GARGE LEVEL EXTERIOR WALLS:
POURED CONCRETE / CONC. BLOCK AND/OR MASONRY. WALL TO BE 16" THICK WITH MASONRY TYPICAL (UNLESS NOTED OTHERWISE). ALL DIMENSIONS TAKEN FROM FINISHING (FLOOR PLANS) OR FOUNDATION CORNERS (FOUNDATION PLAN).

EXTERIOR WALLS:
8" ONG. AND/OR MASONRY WITH AIRSPACE. MOISTURE BARRIER PAPER HOUSE WRAP ON 1/2" O.S.B. SHEATHING ON 2x4 WOOD STUDS @ 16" O.C. OR AS NOTED. MIN. R-20 WALL CONSTRUCTION. 1/2" GYPSUM WALL BOARD (SIDE & SCREW). WALL TO BE 8" THICK WITH 8" ONG. AND 1/2" THICK WITH MASONRY TYPICAL (UNLESS NOTED OTHERWISE). ALL DIMENSIONS TAKEN FROM FINISHING (FLOOR PLANS) OR FOUNDATION CORNERS (FOUNDATION PLAN).

1. VENT ALL EXHAUST FANS TO EXTERIOR.
2. WHEN POSSIBLE DIRECT ALL FLUES AND VENTS THAT PENETRATE ROOF BEHIND FLUE ROOF.
3. INSTALL WATER SUPPLY AND DRAIN BOX (GREY BOX) AT WASHING MACHINE LOCATION.
4. USE MOISTURE RESISTANT DRYWALL AT ALL AREAS SUSCEPTIBLE TO MOISTURE.
5. ALL INTERIOR DOORS TO BE FRAMED 6'-6" TALL. ALL EXTERIOR DOORS TO BE FRAMED 6'-6" UNLESS NOTED OTHERWISE. VERIFY W/ BUILDER.
6. PROVIDE GUARDRAIL AT STAIRS DURING CONSTRUCTION.
7. PROVIDE SQUASH BLOCKS UNDER ALL BEARING CONDITIONS.
8. ALL EXTERIOR SLIDING GLASS DOORS TO BE VERIFIED W/ BUILDER FOR ACTIVE DIRECTION.



OPT. EGRESS WINDOW
WELL DETAIL
SCALE: 1/4" = 1'-0"

EGRESS WINDOW WELL
OPT. WINDOW WELL TO BE FILLED W/ FEA GRAVEL DOWN TO TOP OF HOUSE DRAIN TILE. TILE DRAIN INTO HOUSE DRAIN TILE FROM BOTTOM OF WINDOW WELL.
RAILING OR METAL REMOVABLE GRATE + LADDER OVER TOP (AS CODE REQUIRES).
WINDOW WELLS WITH A DEPTH GREATER THAN 44" BELOW GRADE SHALL BE EQUIPPED WITH A PERMANENTLY ATTACHED LADDER OR STEPS USABLE WITH THE WINDOW IN THE FULLY OPEN POSITION.
WINDOW WELL SHALL HAVE HORIZONTAL DIMENSIONS THAT PROVIDE A MIN. NET CLEAR AREA OF 9 SQ. FT. WITH A MIN HORIZONTAL PROJECTION AND WIDTH OF 36".

NOTE:
PROVIDE MIN. (2) 2 X 4 HEADERS AT ALL INTERIOR & EXTERIOR DOORS & WINDOW OPENINGS (UNLESS NOTED OTHERWISE).

NOTE:
PROVIDE MIN. (1) JACK STUD & (1) KING STUD AT EACH END OF ALL HEADERS (UNLESS NOTED OTHERWISE).

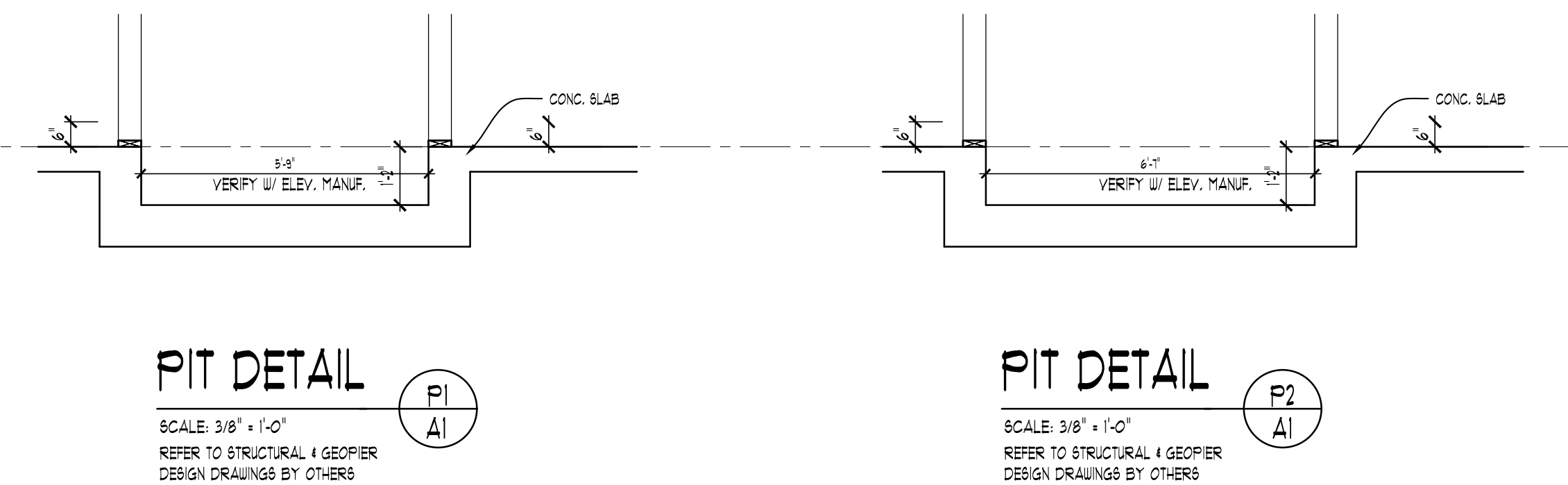
NOTE:
ALL SMOKE & CARBON MONOXIDE DETECTORS INTERCONNECTED W/ BATTERY BACK-UP PER CODE.

NOTE:
DOOR WINDOW LOCATIONS:
ALL DOORS & WINDOWS ARE ASSUMED TO BE EITHER IN THE CENTER OF THE WALL MASS OR MIN. 4 INCHES FROM PERPENDICULAR WALL FOR CASING UNLESS NOTED OTHERWISE.

NOTE:
PROVIDE MIN. (1) JOIST OR LADDER FRAMING UNDER ALL UPPER FLOOR PARALLEL PARTITIONS.

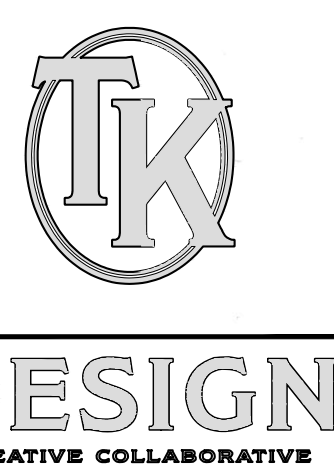
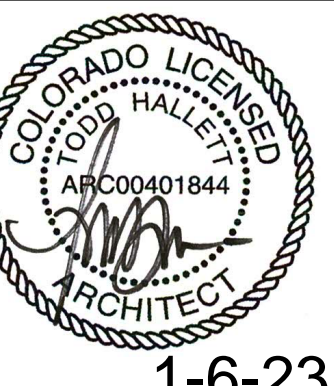
NOTE:
GROUT ALL CONCRETE BLOCK CORERS SOLID THAT SUPPORT POINT LOADS FROM ABOVE (TYPICAL).

NOTE:
LEGEND:
----- LOGO BEAM
----- STEEL BEAM
----- BRG. WALL
----- BRG. WALL ABOVE
----- BRG. WALL + BRG. WALL ABOVE
■ POINT LOAD
○ POINT LOAD FROM ABOVE



PIT DETAIL
SCALE: 3/8" = 1'-0"
REFER TO STRUCTURAL & GEOTECH DESIGN DRAWINGS BY OTHERS

PIT DETAIL
SCALE: 3/8" = 1'-0"
REFER TO STRUCTURAL & GEOTECH DESIGN DRAWINGS BY OTHERS



WWW.TKHOMEDESIGN.COM
2000 N. PONTIAC TRAIL
SOUTHFIELD, MI 48033
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FAX: (248) 446-1901

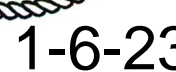
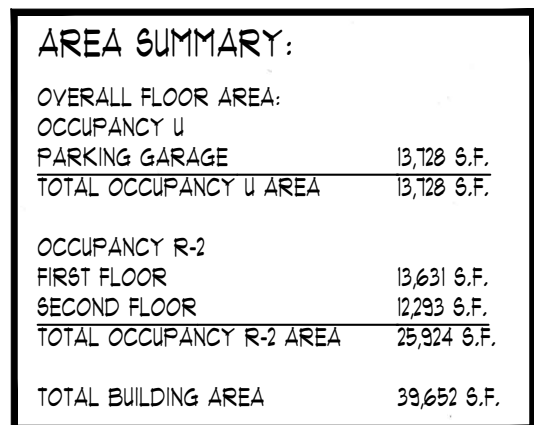
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CLIENT / PROJECT
ARMISTEAD
MIDTOWN VILLAGE
PUD
16 UNIT APARTMENT
EAGLE COUNTY, CO

JOB No. 21-289
DRAWN: AG
CHECKED: AG
FRAMED: -
REVIEW 8-31-22
FINAL: 1-4-23
REVISION 10-14-22

SCALE:
PER PLAN

SHEET #
A-1



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CLIENT / PROJECT
ARMISTEAD
MIDTOWN VILLAGE
PUD
6 UNIT APARTMENT
EAGLE COUNTY, CO

JOB No.	21-289
DRAWN:	AG
CHECKED:	AG
FRAMED:	=
REVIEW	8-31-22
FINAL:	1-4-23
REVISION	10-14-2

SCALE:
PER PLAN

SHEET #
A-2

INTERIOR WALLS:
1/2" GYPSUM WALL BOARD ON EACH SIDE OF 3x4 WOOD STUDS @ 16" O.C. 3 1/2" THICK TYPICAL (UNLESS NOTED OTHERWISE). ALL DIMENSION TAKEN FROM STUD EDGES

GARGE LEVEL EXTERIOR WALLS:
POURED CONCRETE / CONC. BLOCK AND/OR MASONRY. WALL TO BE 14" THICK WITH MASONRY TYPICAL (UNLESS NOTED OTHERWISE). ALL DIMENSION TAKEN FROM FRAMING (FLOOR PLANS) OR FOUNDATION CORNERS (FOUNDATION PLAN).

EXTERIOR WALLS:
SIDING AND/OR MASONRY WITH AIRSPACE MOISTURE BARRIER PAPER HOUSE WRAP) ON 3/8" Ø 2x8. SHEATHING ON 2x6 WOOD STUDS @ 16" O.C. OR AS NOTED MIN. R-20 WALL CONSTRUCTION. 1/2" GYPSUM WALL BOARD (GLUE & SCREW). WALL TO BE 8" THICK WITH SIDING AND 1/2" THICK WITH MASONRY TYPICAL (UNLESS NOTED OTHERWISE). ALL DIMENSION TAKEN FROM FRAMING (FLOOR PLANS) OR FOUNDATION CORNERS (FOUNDATION PLAN).

1. VENT ALL EXHAUST FANS TO EXTERIOR.
2. WHEN POSSIBLE DIRECT ALL FLUES AND VENTS THAT PENETRATE ROOF FROM MAIN ROOF.
3. INSTALL WATER SUPPLY AND DRAIN BOX (GREY BOX) AT WASHING MACHINE LOCATION.
4. USE MOISTURE RESISTANT DRYWALL AT ALL AREAS SUSCEPTIBLE TO MOISTURE.
5. ALL INTERIOR DOORS TO BE FRAMED 6'-8" TALL. ALL EXTERIOR DOORS TO BE FRAMED 6'-8" UNLESS NOTE OTHERWISE. VERIFY W/ BUILDER.
6. PROVIDE GUARDRAIL AT STAIRS DURING CONSTRUCTION.
7. PROVIDE SQUASH BLOCKS UNDER ALL BEARING CONDITIONS.
8. ALL EXTERIOR SLIDING GLASS DOORS TO BE VERIFIED W/ BUILDER FOR

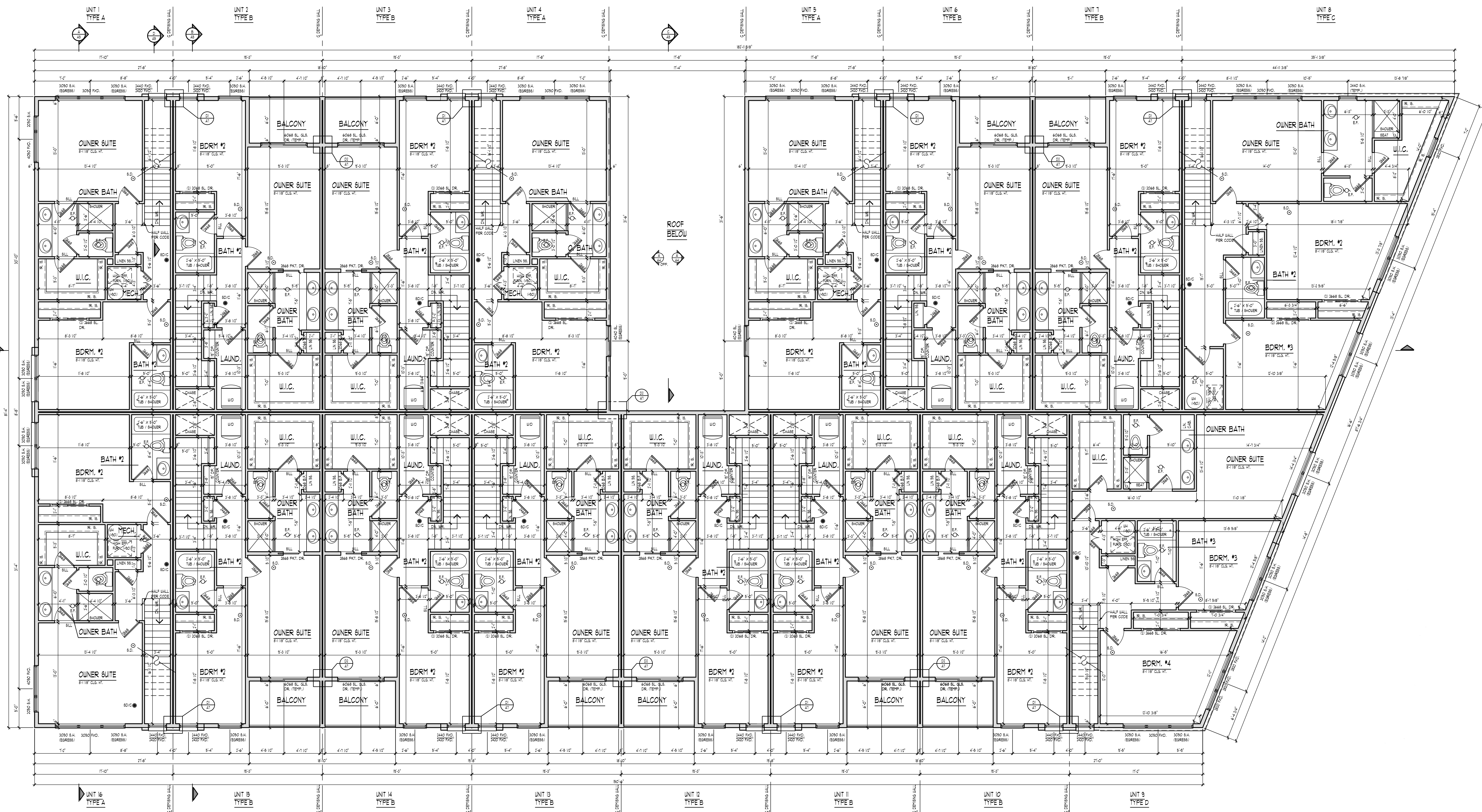
NOTE: ALL SMOKE & CARBON MONOXIDE DETECTORS INTERCONNECTED W/ BATTERY BACK-UP PER CODE.

NOTE:
DOOR & WINDOW LOCATIONS:
ALL DOORS & WINDOWS ARE ASSUMED TO BE EITHER IN THE CENTER OF THE WALL MASS OR MIN. 4 INCHES FROM PERPENDICULAR WALL FOR CASING UNLESS NOTED OTHERWISE

NOTE:
PROVIDE MIN. (2) 2 x 4 HEADER AT ALL
INTERIOR & EXTERIOR DOOR & WINDOW
OPENINGS (UNLESS NOTED OTHERWISE).

NOTE:
PROVIDE MIN. (1) JACK STUD & (1) KING
STUD AT EACH END OF ALL HEADERS
(UNLESS NOTED OTHERWISE).

NOTE:
PROVIDE MIN. (1) JOIST OR LADDER
FRAMING UNDER ALL UPPER FLOOR
PARALLEL PARTITIONS



SECOND FLOOR PLAN
SCALE 3/8" = 1'-0"

PLAN NOTES

INTERIOR WALLS:
1/2" GYPSUM WALL BOARD ON EACH SIDE OF 3/4" LUDS STUDS @ 16" O.C. 3 1/2" THICK TYPICAL UNLESS NOTED OTHERWISE. ALL DIMENSIONS TAKEN FROM STUD EDGES.

GARGE LEVEL EXTERIOR WALLS:
POURED CONCRETE / CONG. BLOCK AND/OR MASONRY. WALL TO BE 16" THICK WITH MASONRY TYPICAL UNLESS NOTED OTHERWISE. ALL DIMENSION TAKEN FROM FRAMING FLOOR PLANS / OR FOUNDATION CORNERS (FOUNDATION PLAN).

EXTERIOR WALLS:
BOND AND/OR MASONRY WITH AIRSPACE MOISTURE BARRIER PAPER HOUSE WRAP ON 3/8" O.S.B. SHEATHING ON ONE UDOD. STUDS @ 16" O.C. OR AS NOTED. MIN. R-20 WALL CONSTRUCTION. 1/2" GYPSUM WALL BOARD (SUE 4 SUEB). WALL TO BE 8" THICK WITH BENS AND 10" THICK WITH MASONRY TYPICAL UNLESS NOTED OTHERWISE. ALL DIMENSION TAKEN FROM FRAMING FLOOR PLANS / OR FOUNDATION CORNERS (FOUNDATION PLAN).

1. VENT ALL EXHAUST FANS TO EXTERIOR.
2. WHEN POSSIBLE DIRECT ALL FLUES AND VENTS THAT PENETRATE ROOF BEHIND MAIN RIDGE.
3. INSTALL WATER SUPPLY AND DRAIN BOX (GREY BOX) AT WASHING MACHINE LOCATION.
4. USE MOISTURE RESISTANT DRYWALL AT ALL AREAS SUSCEPTIBLE TO MOISTURE.
5. ALL INTERIOR DOORS TO BE FRAMED 6-4" TALL. ALL EXTERIOR DOORS TO BE FRAMED 6-6" UNLESS NOTED OTHERWISE. VERIFY W/ BUILDER.
6. PROVIDE GUARDRAIL AT STAIRS DURING CONSTRUCTION.
7. PROVIDE SQUASH BLOCKS UNDER ALL BEARING CONDITIONS.
8. ALL EXTERIOR BUILDING GLASS DOORS TO BE VERIFIED W/ BUILDER FOR ACTIVE DIRECTION.

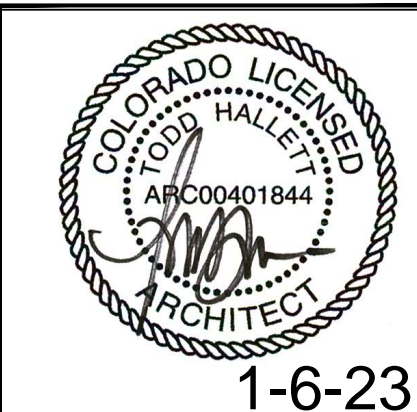
NOTE:
ALL SMOKE & CARBON MONOXIDE DETECTORS INTERCONNECTED W/ BATTERY BACK-UP PER CODE.

NOTE:
DOOR TUNDO LOCATIONS:
ALL DOORS & WINDOWS ARE ASSUMED TO BE EITHER IN THE CENTER OF THE WALL MASS OR MIN. 4" AWAY FROM PERPENDICULAR WALL FOR CLOSING UNLESS NOTED OTHERWISE.

NOTE:
PROVIDE MIN. 12" X 4" HEADERS AT ALL INTERIOR & EXTERIOR DOOR & WINDOW OPENINGS UNLESS NOTED OTHERWISE.

NOTE:
PROVIDE MIN. 1" JACK STUD & 1" KING STUD AT EACH END OF ALL HEADERS UNLESS NOTED OTHERWISE.

NOTE:
PROVIDE MIN. 1" JOIST OR LADDER FRAMING UNDER ALL UPPER FLOOR PARALLEL PARTITIONS.



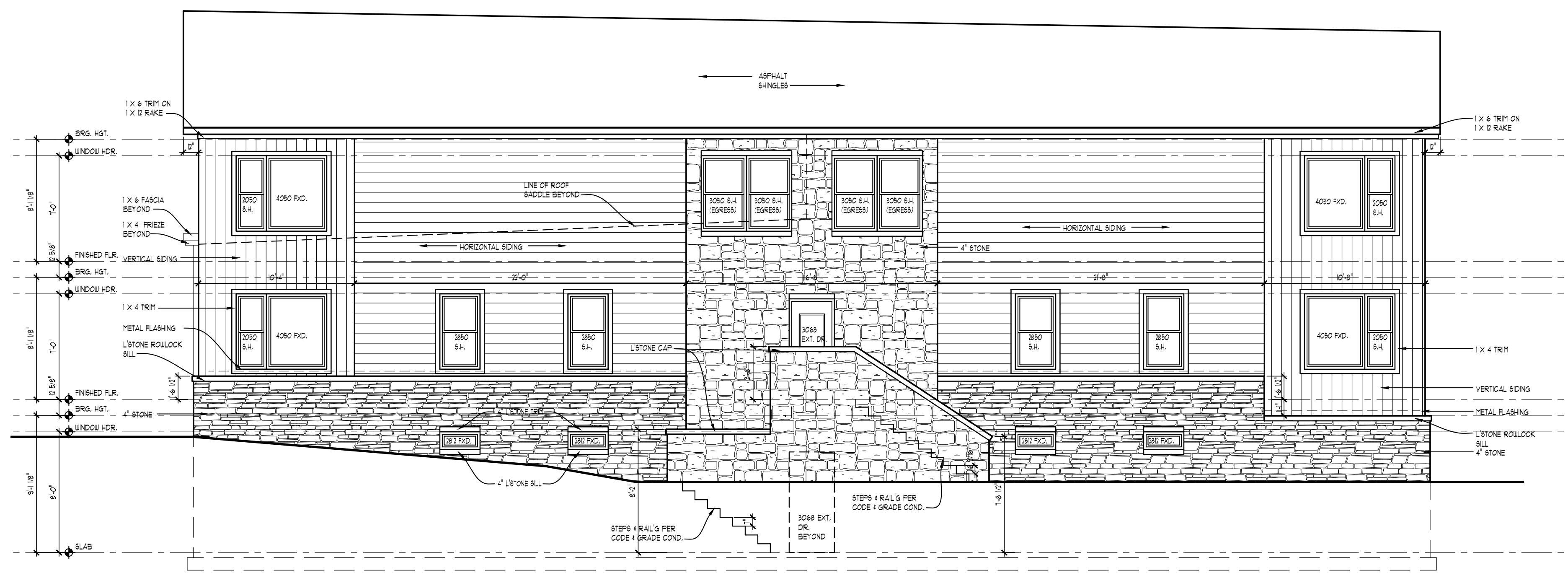
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FAX: (248) 446-1961

CLIENT / PROJECT
ARMISTEAD
MIDTOWN VILLAGE
PUD
16 UNIT APARTMENT
EAGLE COUNTY, CO

JOB No. 21-289
DRAWN: AG
CHECKED: AG
FRAMED: -
REVIEW: 8-31-22
FINAL: 1-4-23
REVISION: 10-14-22

SCALE:
PER PLAN

SHEET #
A-3



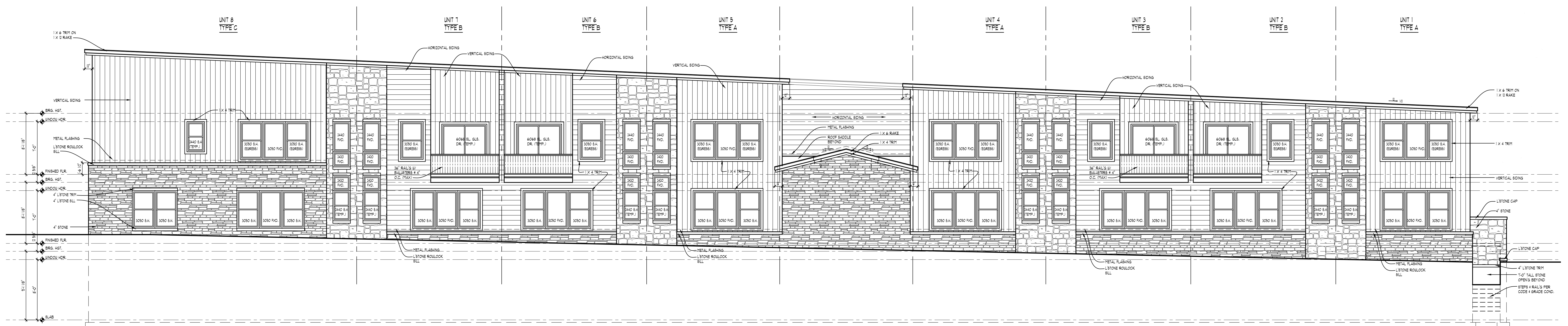
LEFT ELEVATION

SCALE 3/8" = 1'-0"



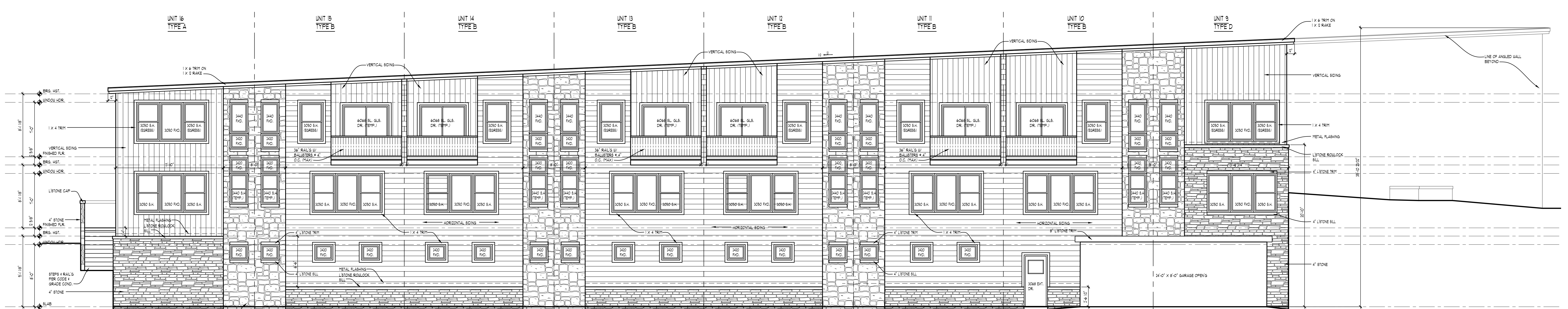
RIGHT ELEVATION

SCALE 3/8" = 1'-0"



REAR ELEVATION

SCALE 3/8" = 1'-0"



FRONT ELEVATION

SCALE 3/8" = 1'-0"

ELEVATION NOTES

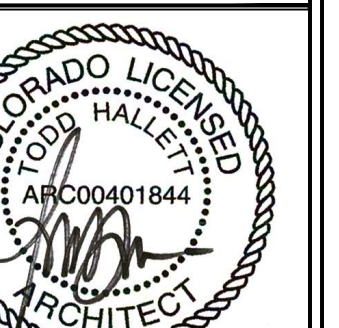
1. ALL ROOF FLASHINGS TO BE O.A.B. WEATHER WITH ICE & WATER SHIELD AND BUNGLES.
2. PROVIDE ICE & WATER SHIELD MIN. 4'-0" COVERAGE AT ALL VALLEYS.
3. REPLACE FLUE TO BE DETERMINED PER MANUFACTURER'S SPECIFICATION.
4. METAL FLASHING AS REQUIRED BY CODE.
5. ROOF & SOFFIT VENTS AS REQUIRED BY CODE.
6. PROVIDE GUTTERS & DOWNSPOUTS FOR DRAINAGE OF ROOF WATER. DOWNSPOUTS ARE TO BE LOCATED SO THAT THE DISCHARGE WILL NOT SPILL ON OR FLOW ACROSS ANY PORCHES, WALKS OR DRIVES.
7. CARPENTER TO VERIFY THICKNESS OF MASSORY PRIOR TO BUILDING BRICK GABLE.

NOTE:

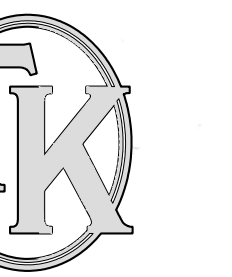
OVERHANG DIMENSIONS (O.H.) ARE FROM SHEATHING UNLO.

TYPICAL WINDOW DESIGNATION

NOTE:
GENERAL REFERENCE FOR WINDOW OPENING SIZES ONLY. CONSULT WITH WINDOW MANUFACTURER FOR EXACT WINDOW SIZES & REQUIREMENTS.
NOTE:
ALL CASSETTE VENTING TO BE VERIFIED W/ BUILDER/ HOMEOWNER PRIOR TO ORDERING WINDOWS.
NOTE:
WINDOW MANUFACTURER TO VERIFY ALL WINDOW GRID PATTERNS WITH NOTE GAMES.



1-6-23



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SOUTHFIELD, MI 48033
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FAX: (248) 446-1991

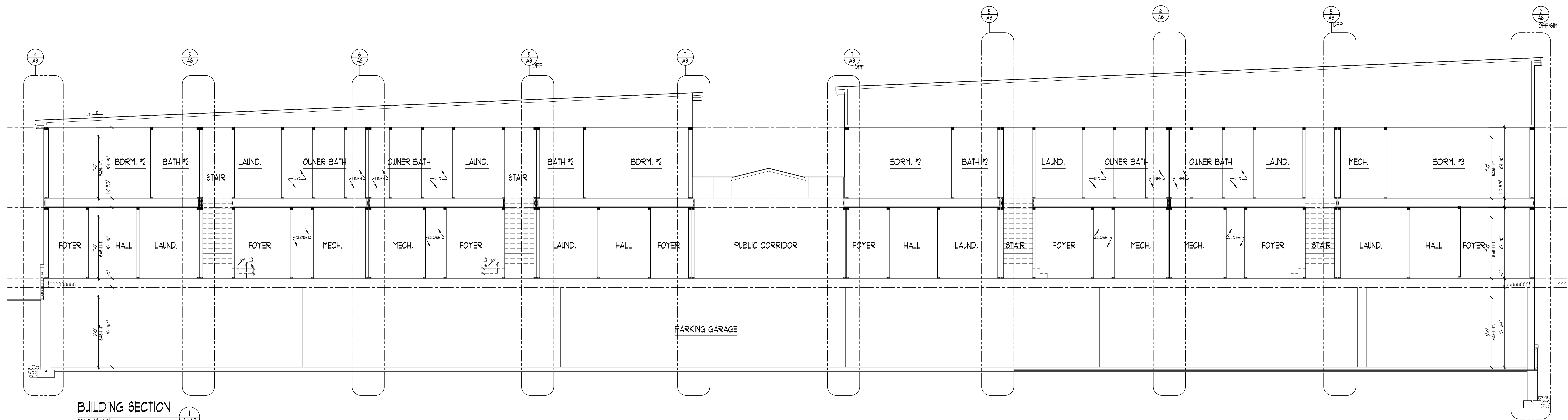
CLIENT / PROJECT
ARMISTEAD VILLAGE
MIDTOWN APARTMENT
16 UNIT APARTMENT
EAGLE COUNTY, CO

JOB No. 21-289
DRAWN: AG
CHECKED: AG
FRAMED: AG
REVIEW: 8-31-22
FINAL: 1-4-23
REVISION: 10-14-22

SCALE:
PER PLAN

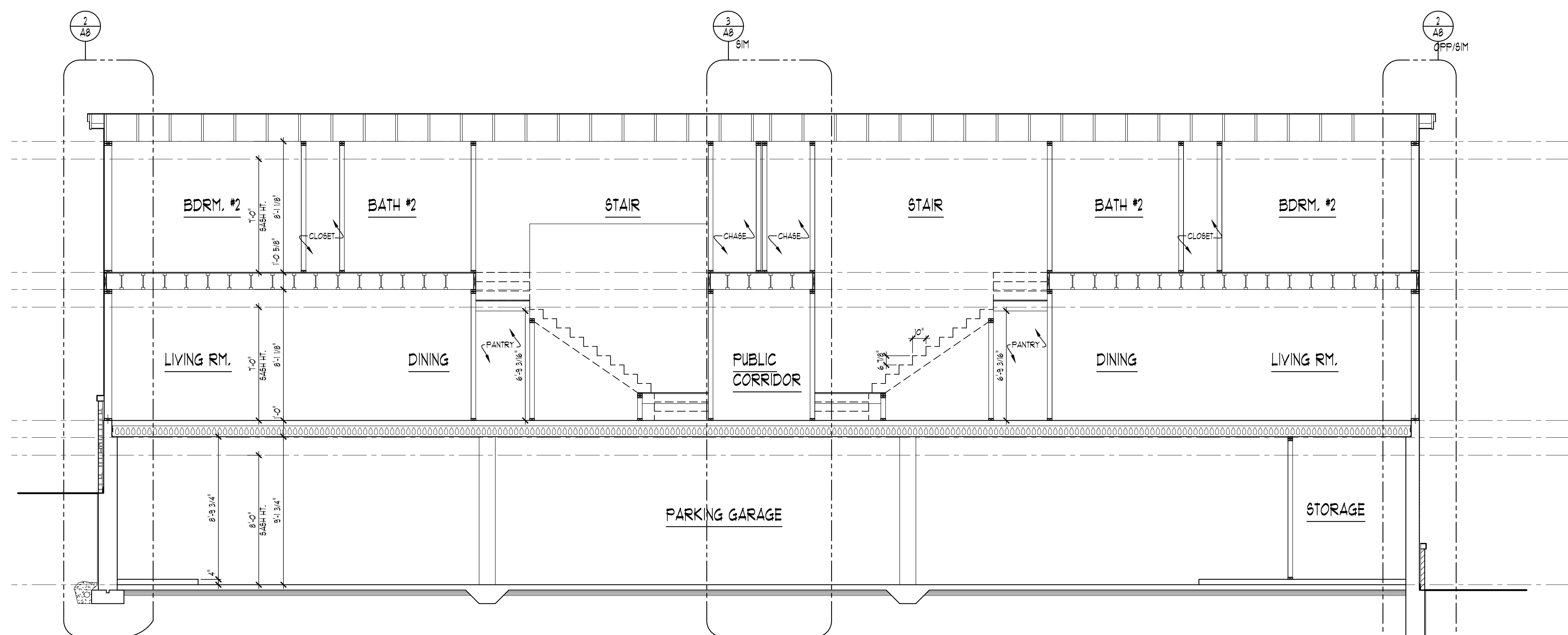
SHEET #

A-4



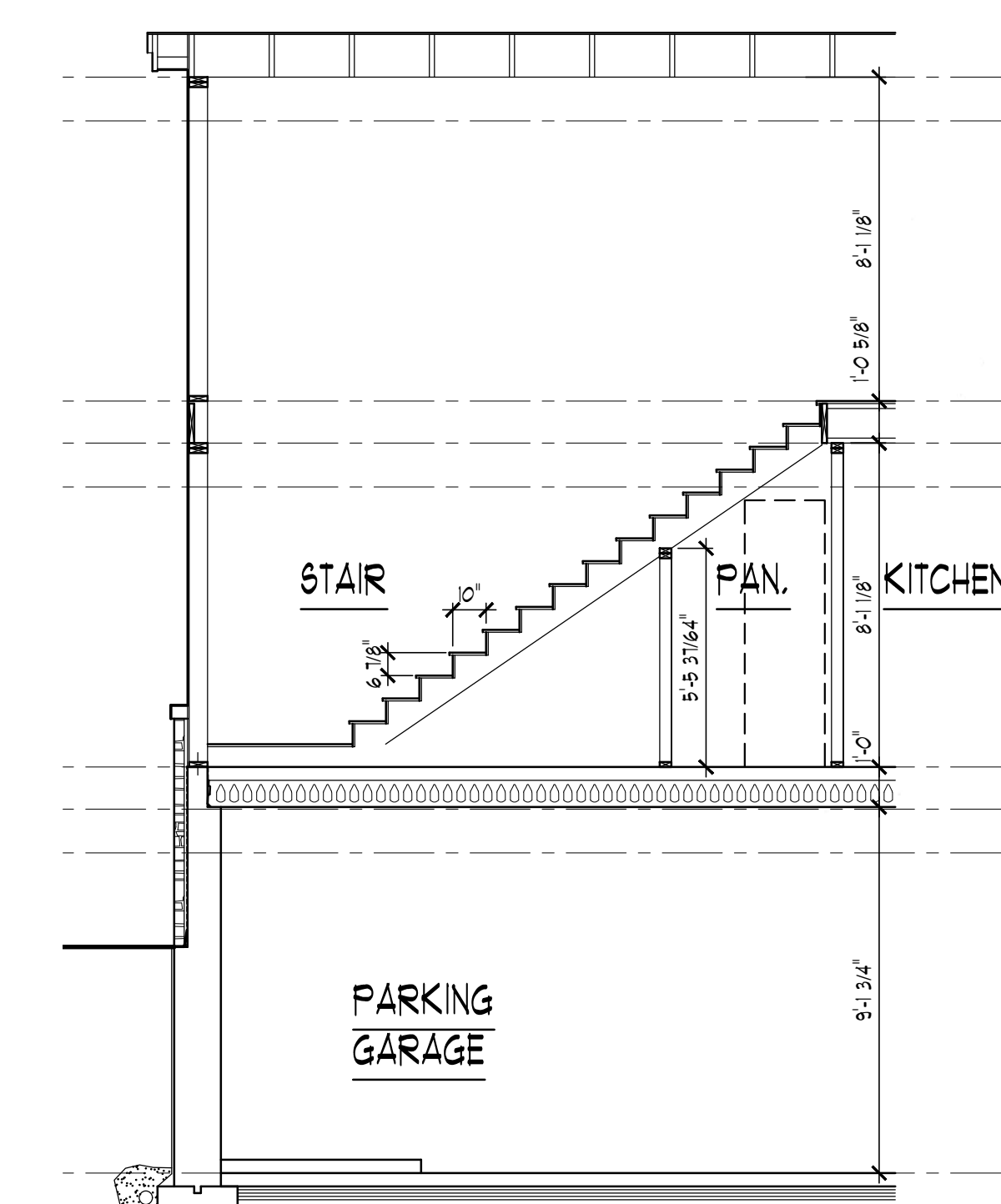
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SCALE: 1/4" = 1'-0"

A-A3



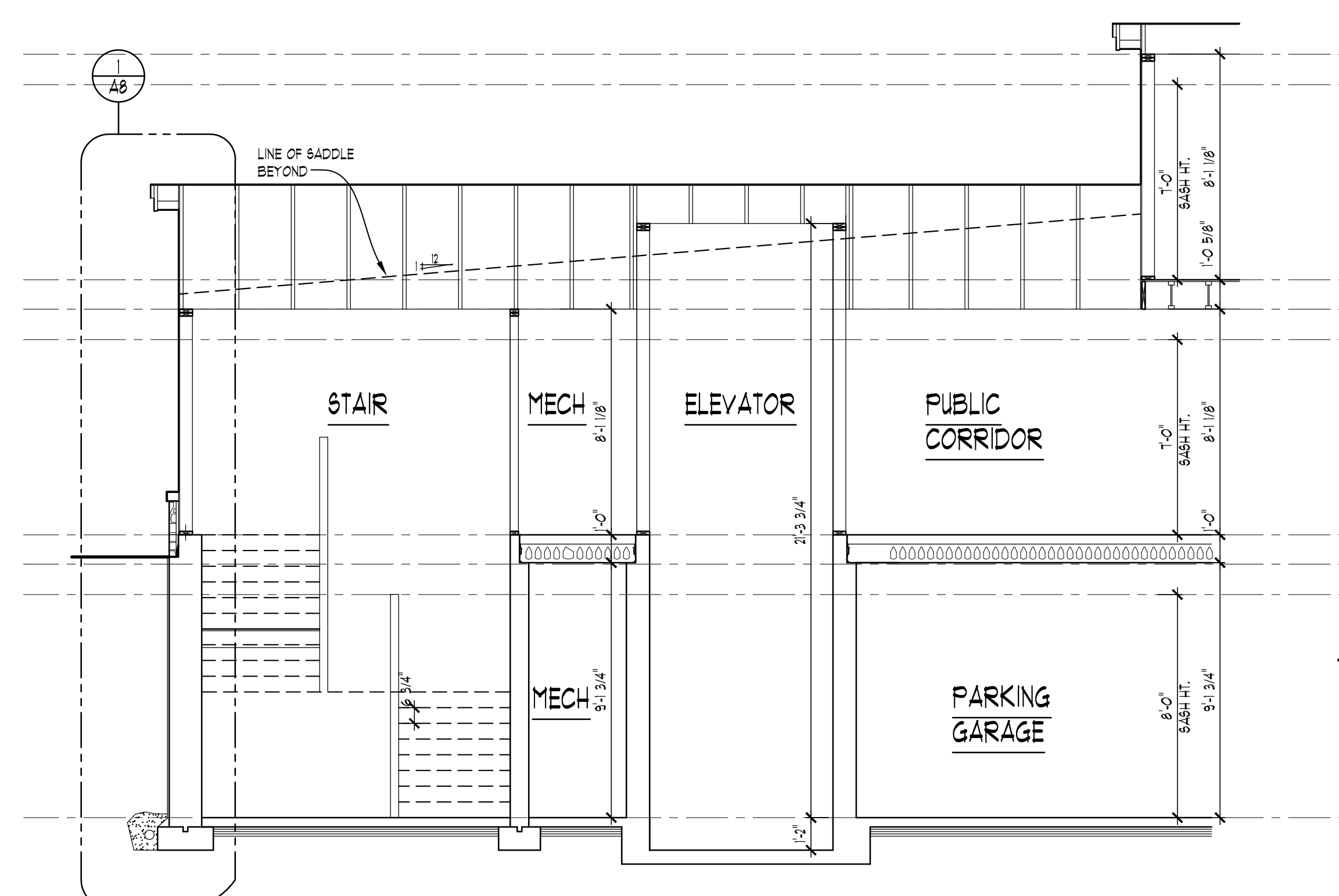
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B-A3



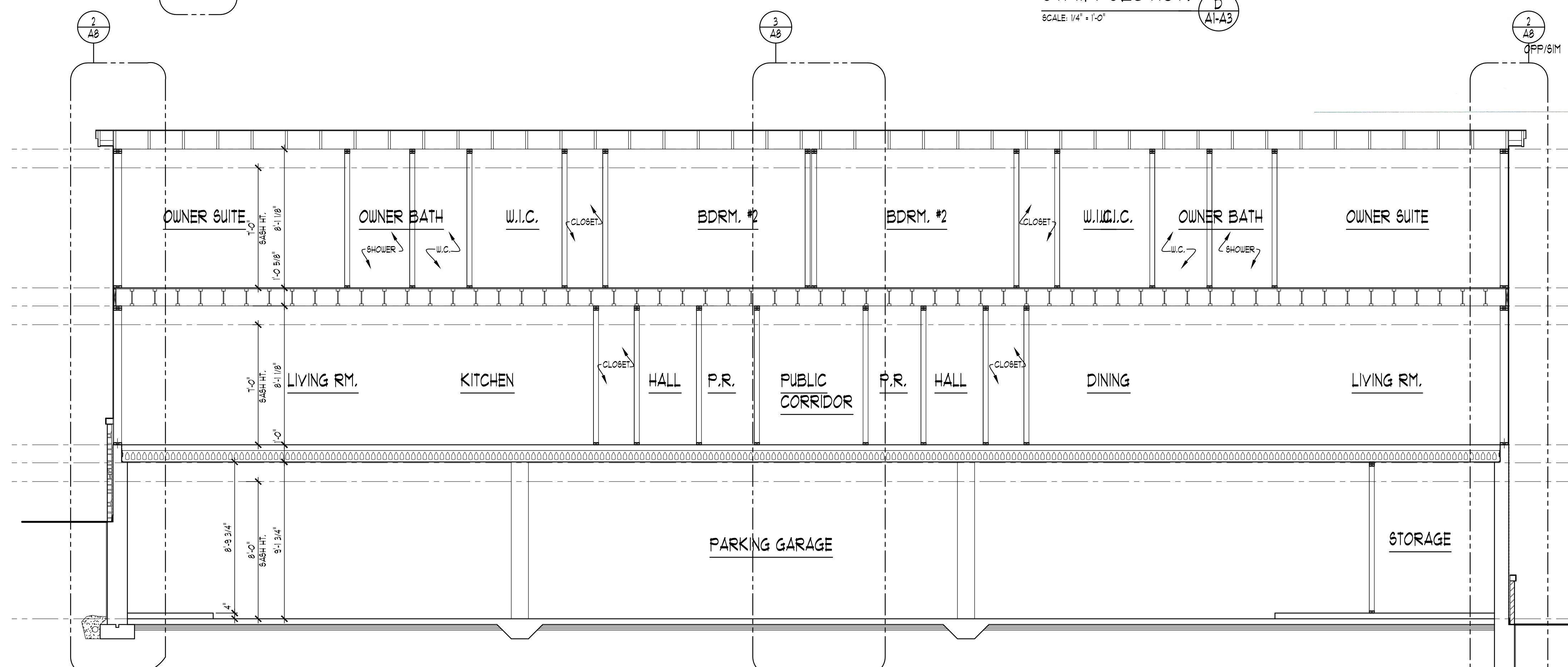
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D-A3



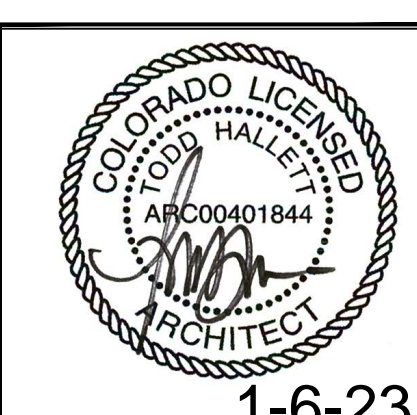
BUILDING SECTION
SCALE: 1/4" = 1'-0"

C-A3



BUILDING SECTION
SCALE: 1/4" = 1'-0"

A-A3



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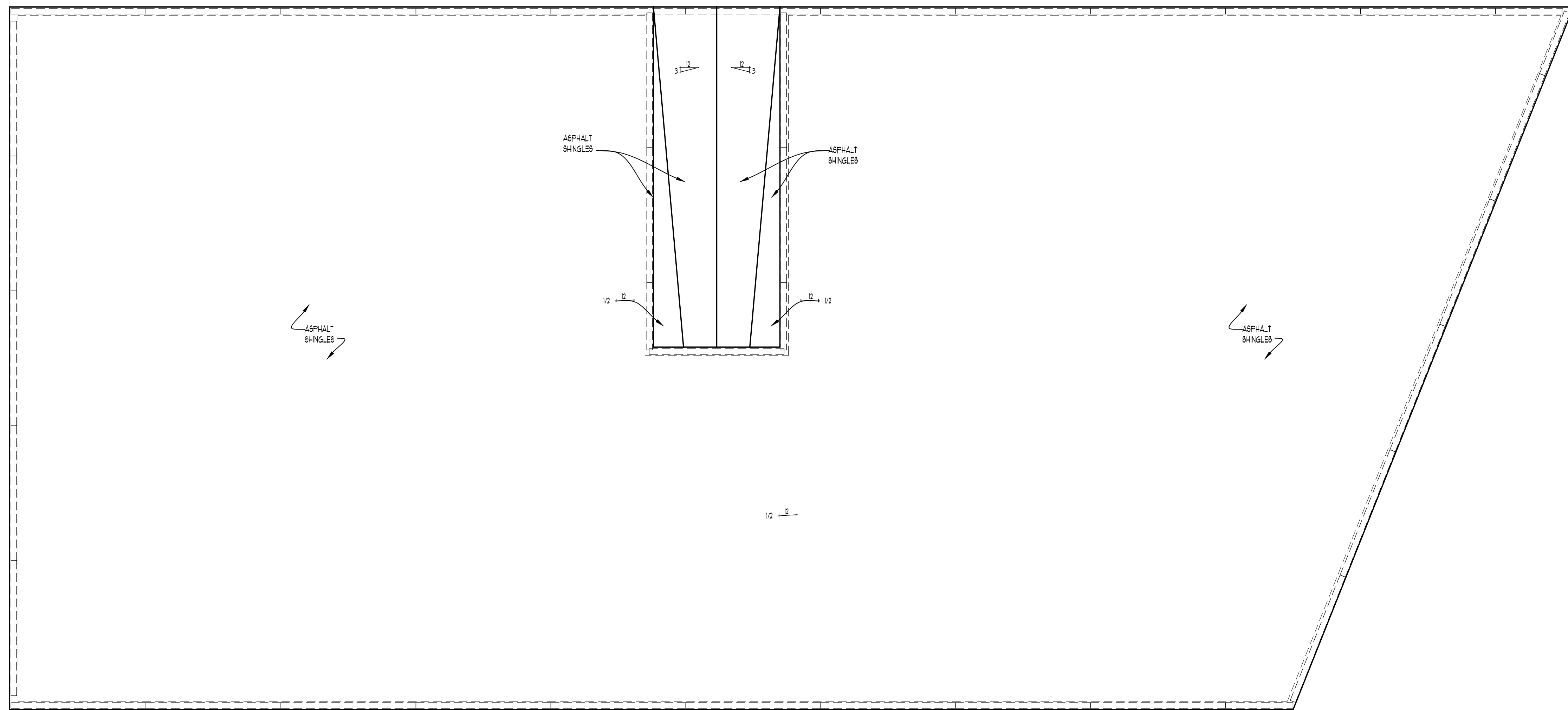
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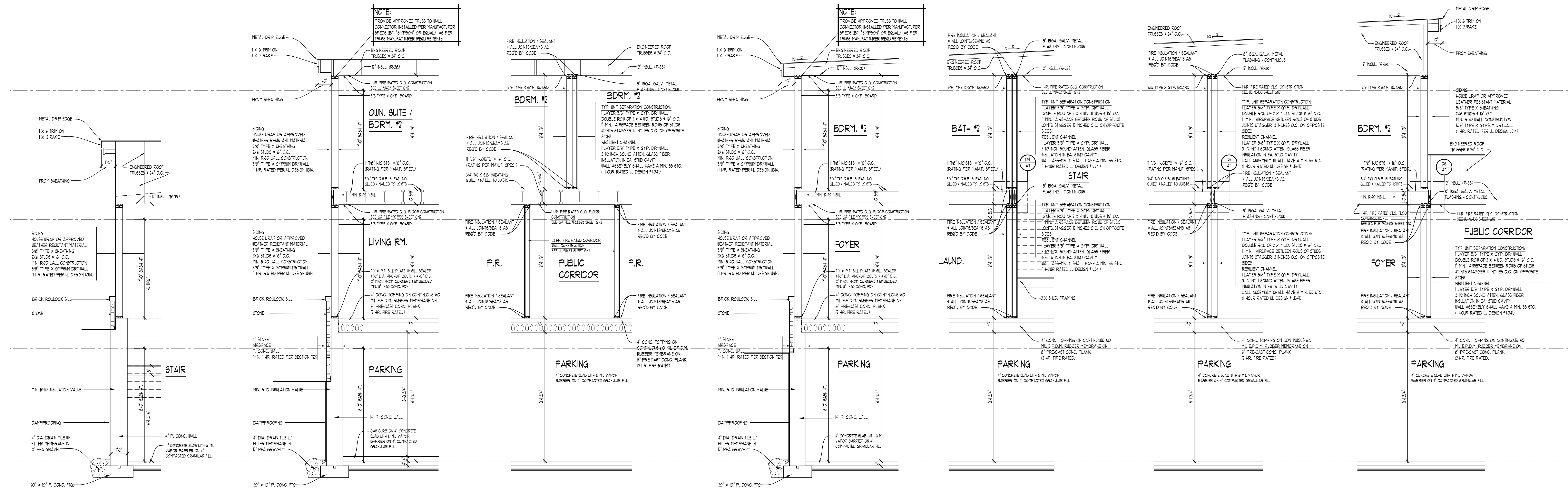
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SCALE:
PER PLAN

SHEET #
A-5



ROOF PLAN
SCALE: 3/8" = 1'-0"



WALL SECTION 1
SCALE: 3/8" = 1'-0"

WALL SECTION 2
SCALE: 3/8" = 1'-0"

WALL SECTION 3
SCALE: 3/8" = 1'-0"

WALL SECTION 4
SCALE: 3/8" = 1'-0"

WALL SECTION 5
SCALE: 3/8" = 1'-0"

WALL SECTION 6
SCALE: 3/8" = 1'-0"

WALL SECTION 7
SCALE: 3/8" = 1'-0"

PROFESSIONAL SEAL

16-23

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EAGLE COUNTY, CO

JOB No.

21-289

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REVIEW

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FINAL:

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REVISION

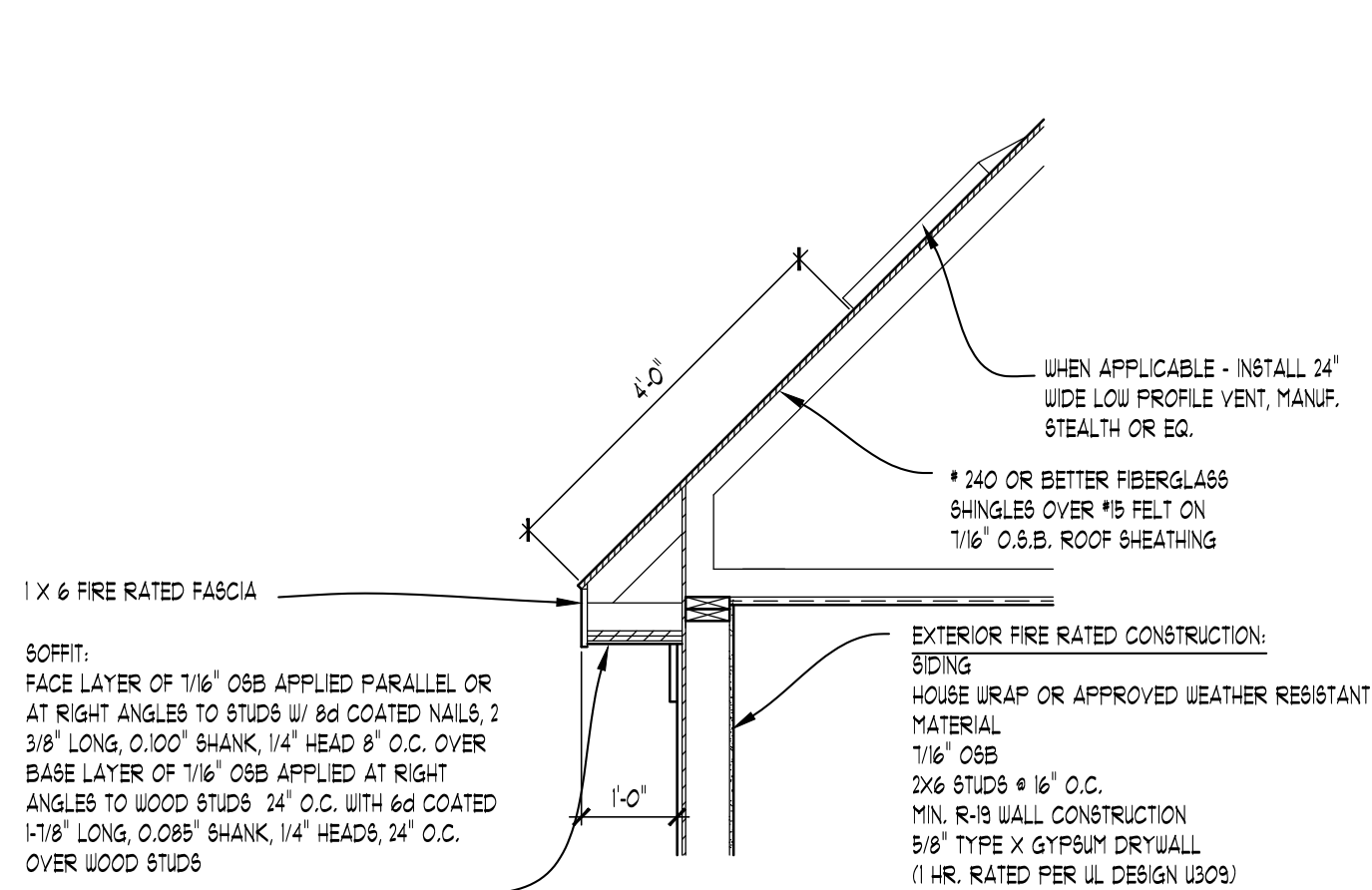
10-14-22

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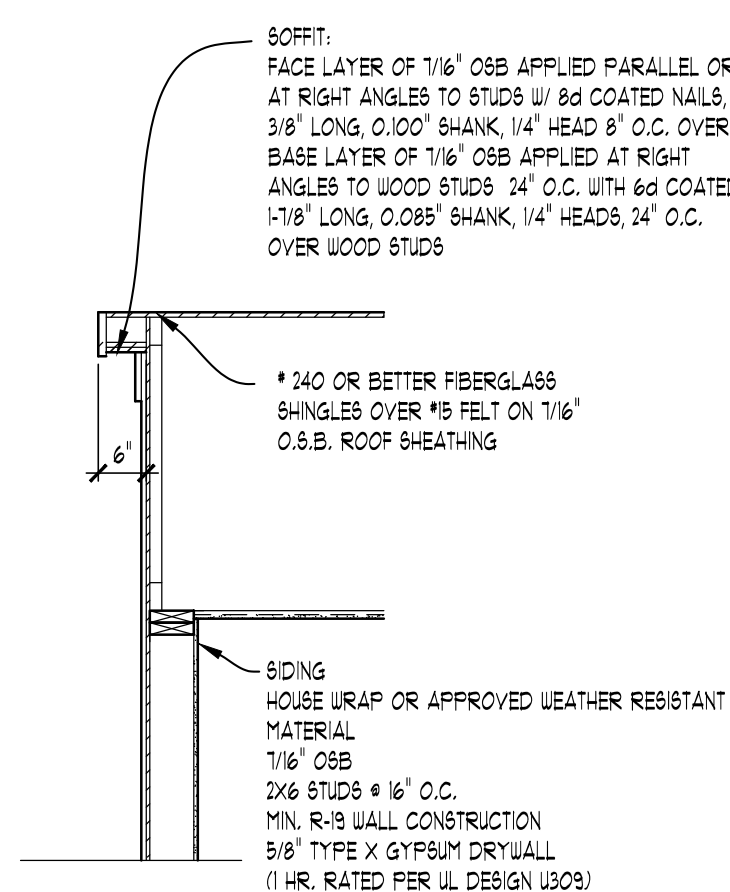
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SHEET #

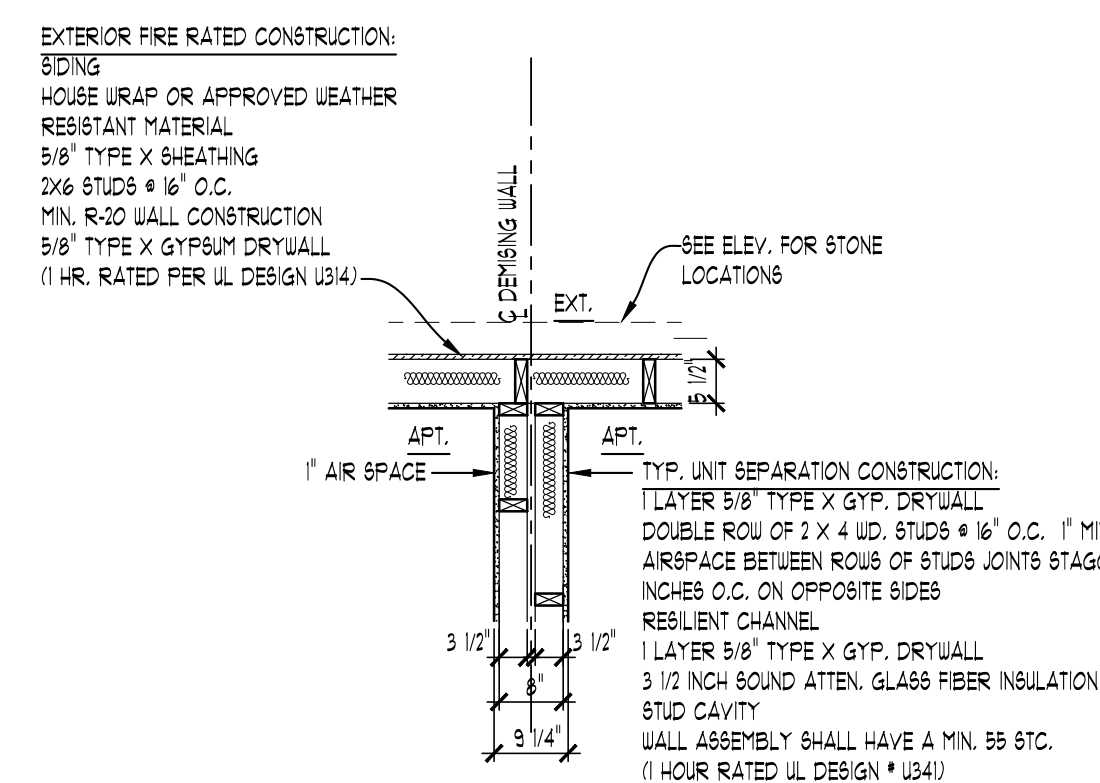
A-6



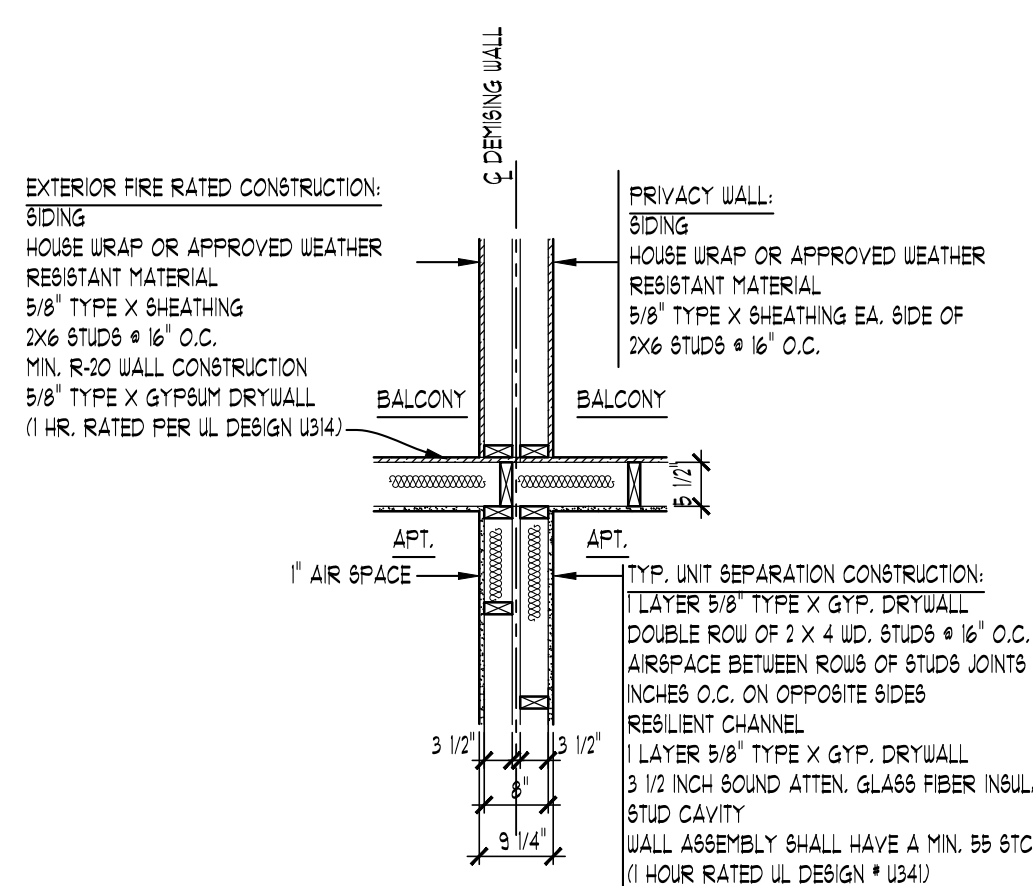
FIRE RATED OVERHANG ASSEMBLY @ SOFFIT
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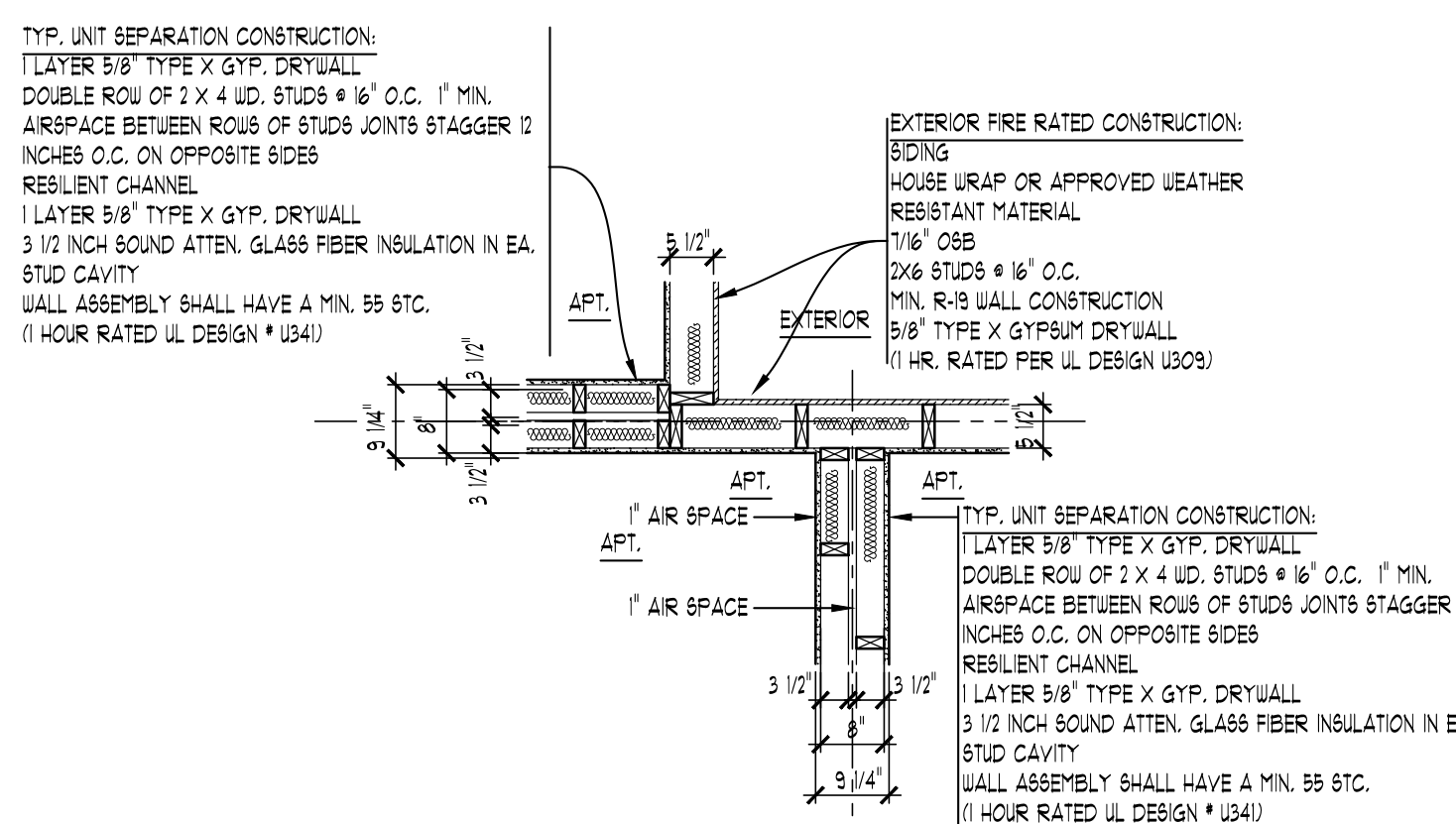
FIRE RATED OVERHANG ASSEMBLY @ RAKE
SCALE: 1/2" = 1'-0"



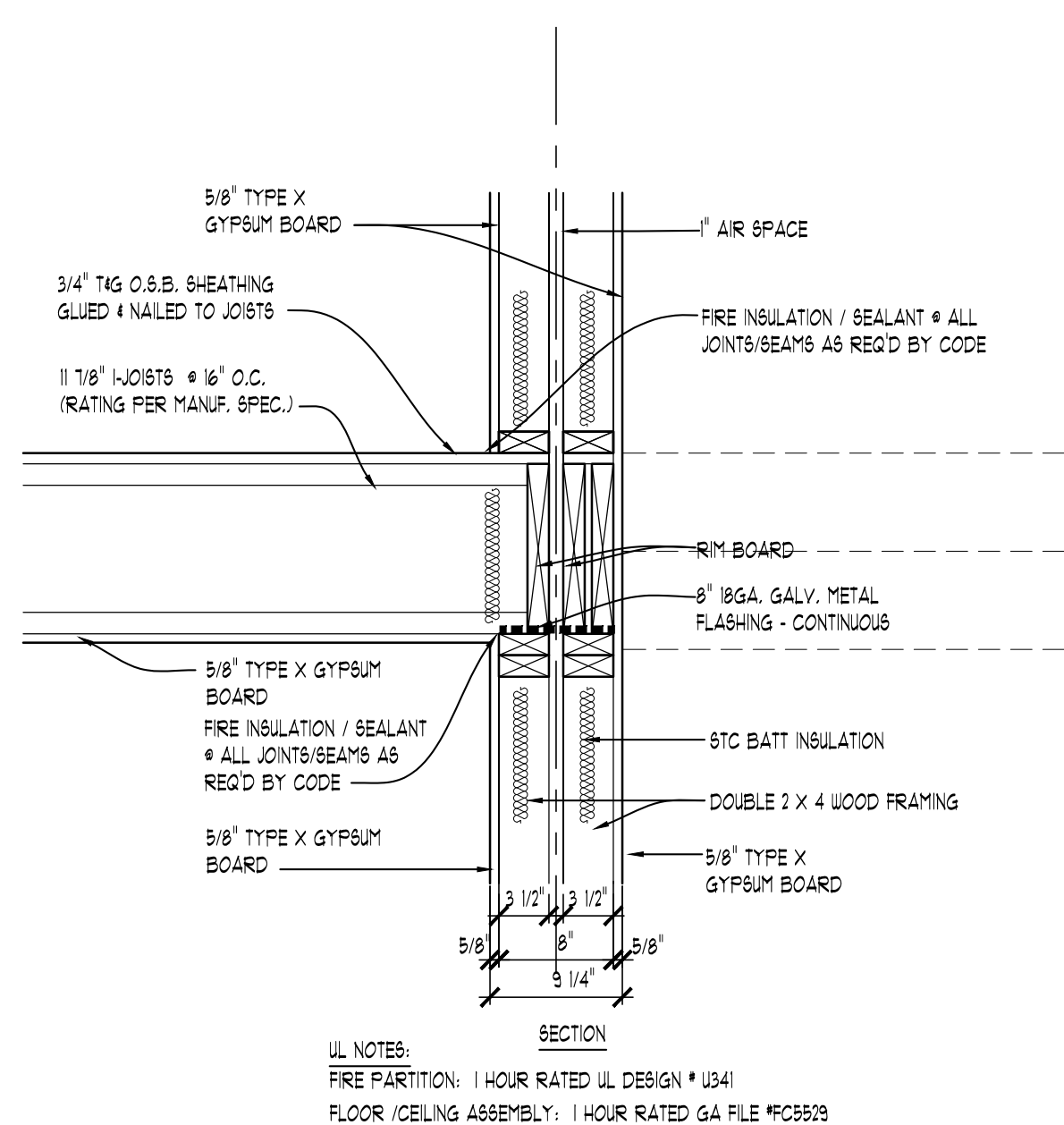
WALL DETAIL
SCALE: 1/2" = 1'-0"



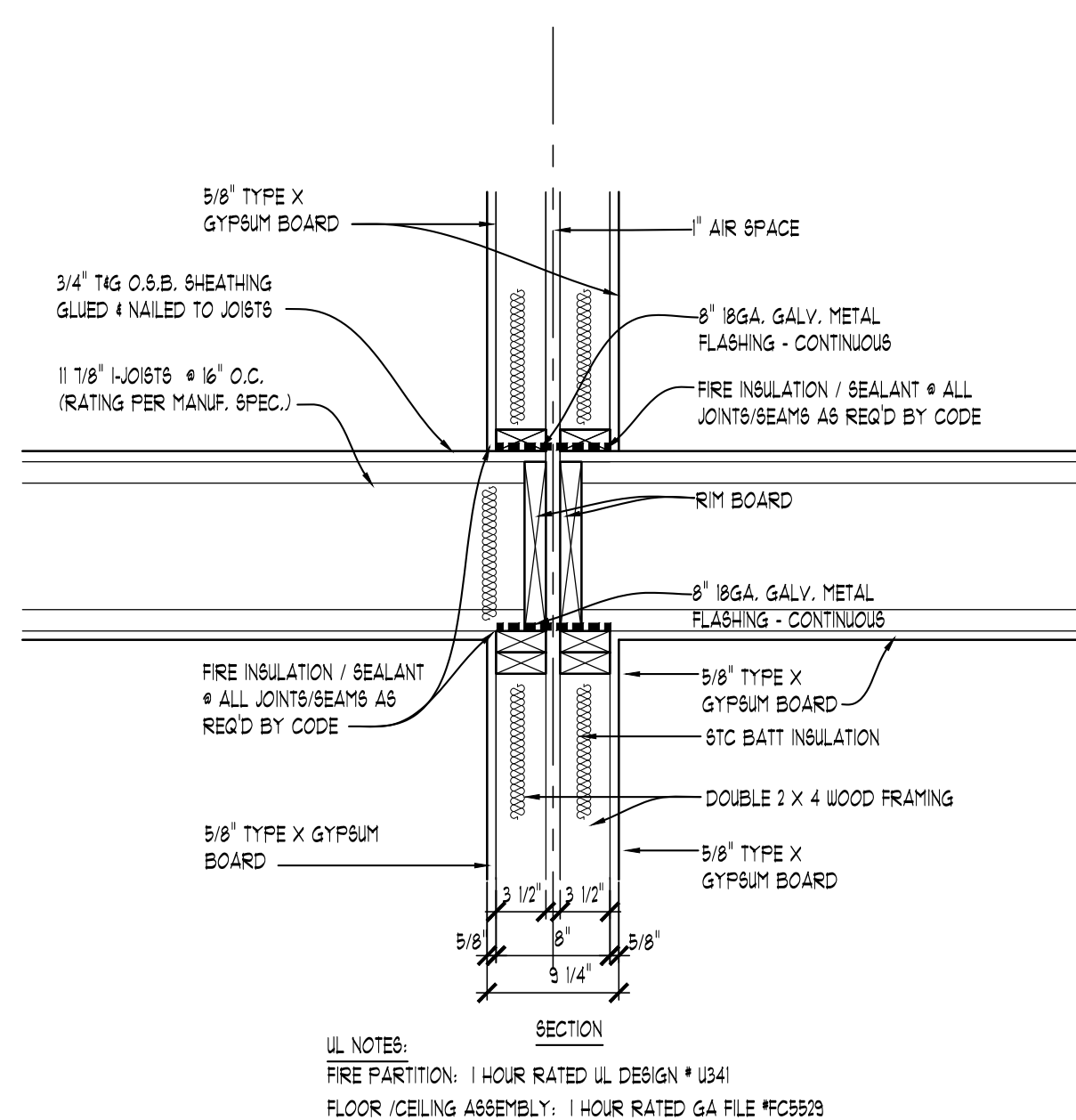
WALL DETAIL
SCALE: 1/2" = 1'-0"



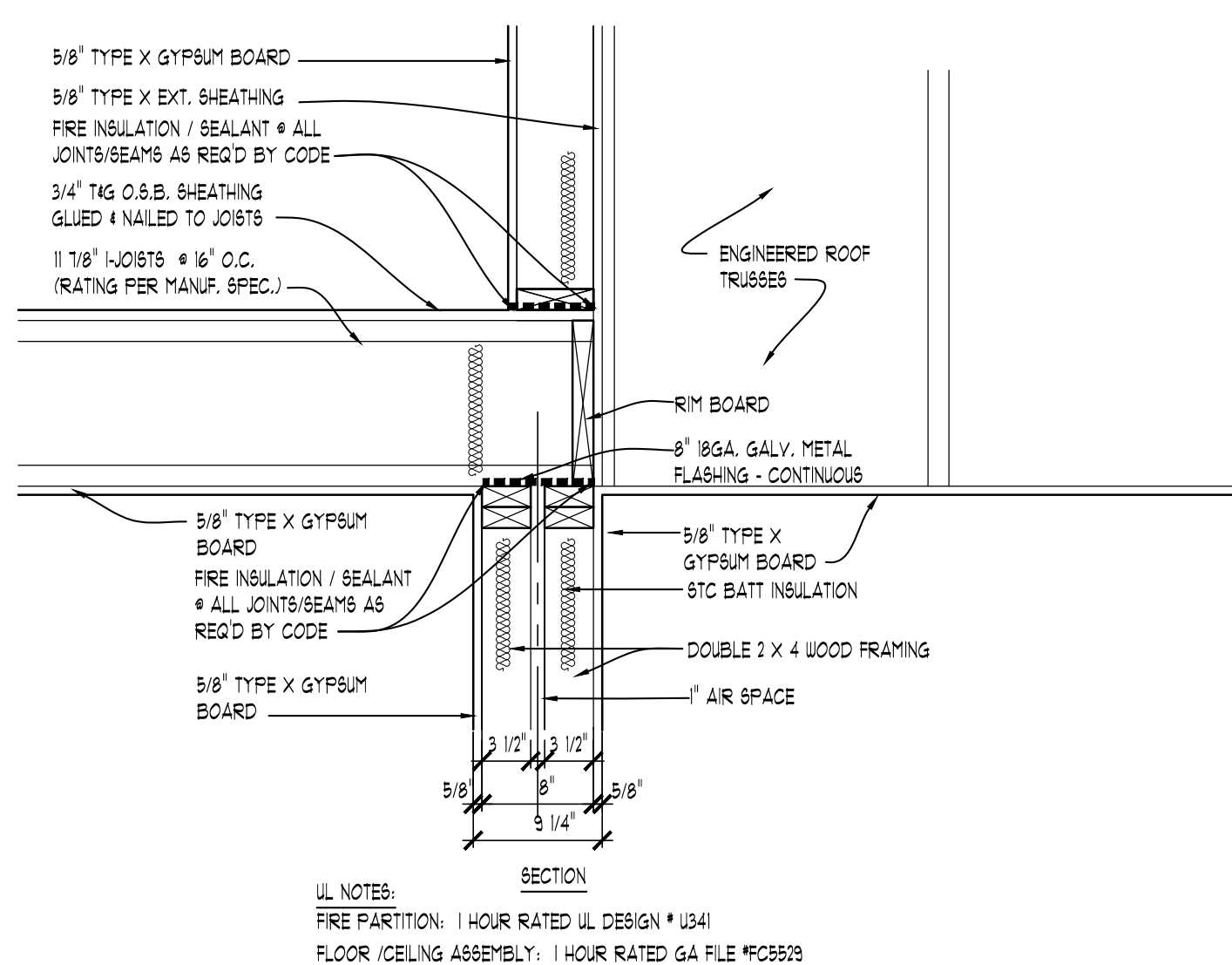
WALL DETAIL
SCALE: 1/2" = 1'-0"



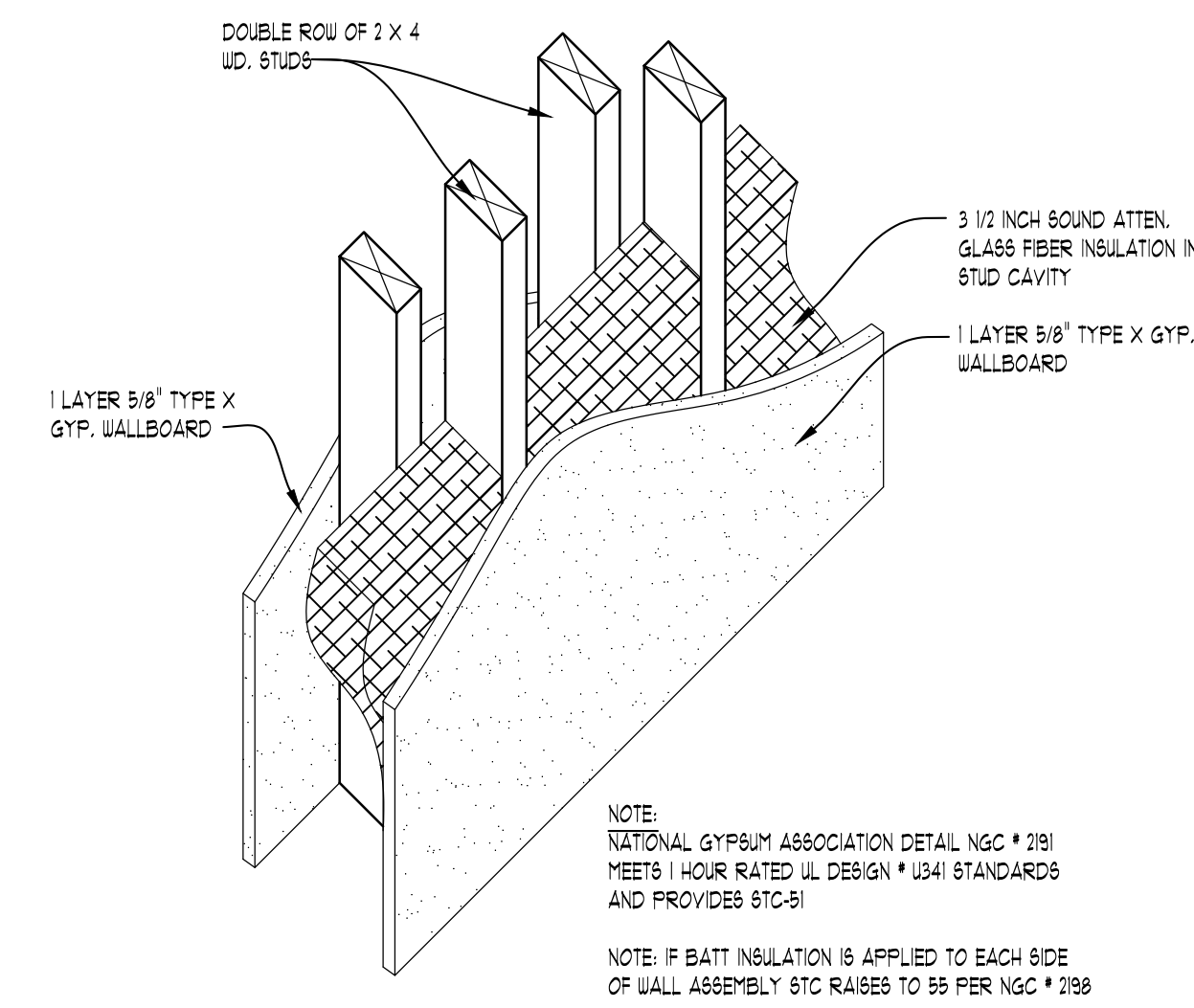
CONNECTION DETAIL
SCALE: 1/2" = 1'-0"



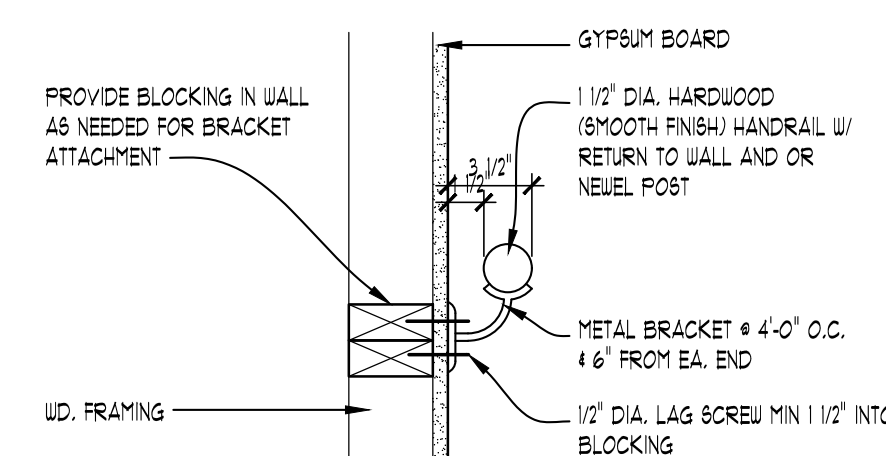
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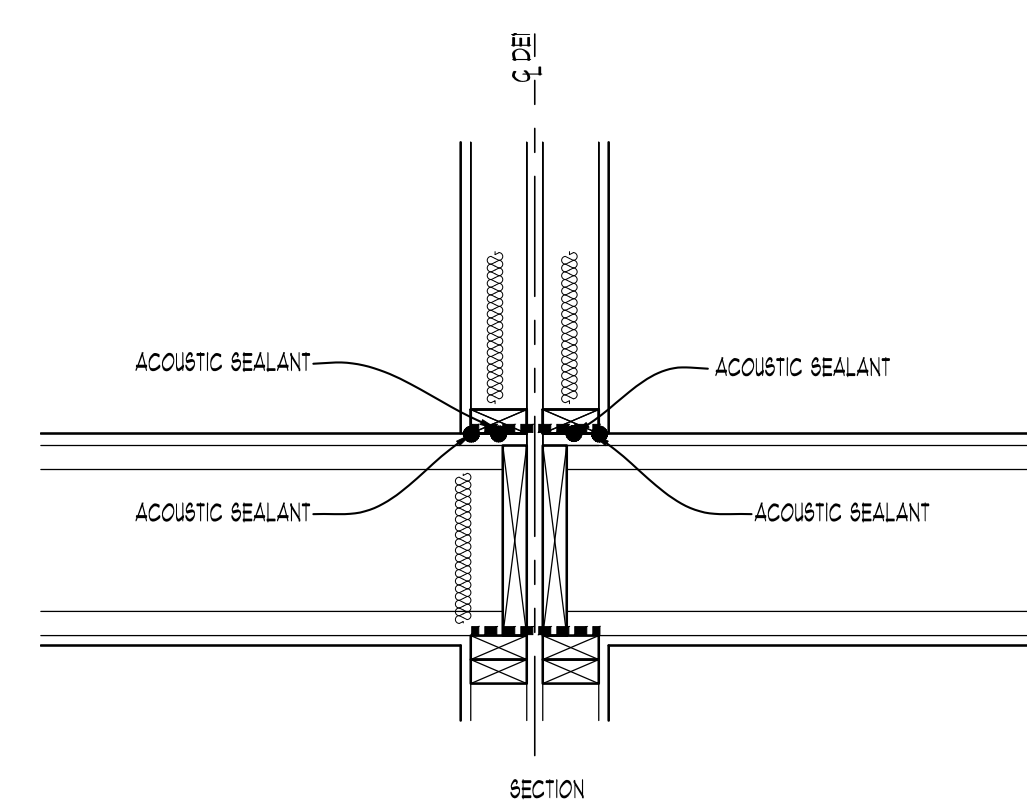
CONNECTION DETAIL
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STC DETAIL
SCALE: 1/2" = 1'-0"

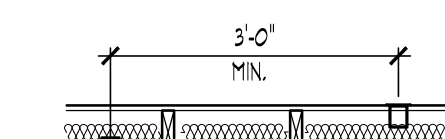


HANDRAIL DETAIL
SCALE: 1/2" = 1'-0"



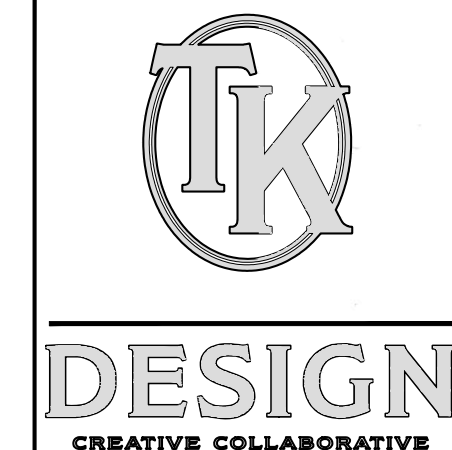
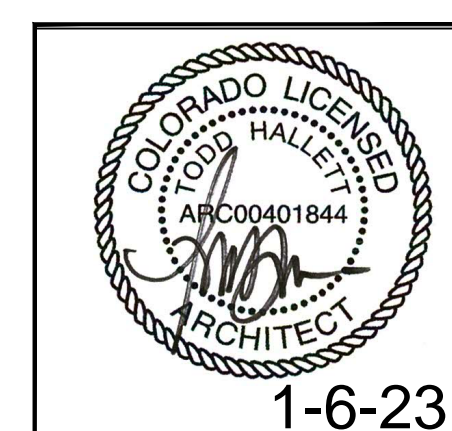
RECOMMENDED SEALANT PLACEMENT DETAIL
SCALE: 1/2" = 1'-0"

RECOMMENDATION NOTES:
1. INSTALL FLOOR COVERINGS WITH IMPACT SOUND INSULATION OF 55 DB MIN.
2. AIR SEAL PERIMETER OF DEMING WALLS WITH NON-HARDENING, PERMANENTLY RESILIENT CAULKING ON EA. SIDE
3. CLEAN FLOOR TO AVOID DEBRIS AND PLACE LINE OF ACoustICAL CAULK



RECOMMENDED ACOUSTICAL LAYOUT FOR ELEC. BOX
SCALE: 1/2" = 1'-0"

RECOMMENDATION NOTES:
1. GFI-HOUSE WELCH
2. VERIFY OUTLETS ARE AIR TIGHT USING ELASTIC NON HARDENING CAULK PRIOR TO PLATE INSTALLATION
3. DO NOT INSTALL ELECTRICAL BOXES BACK TO BACK



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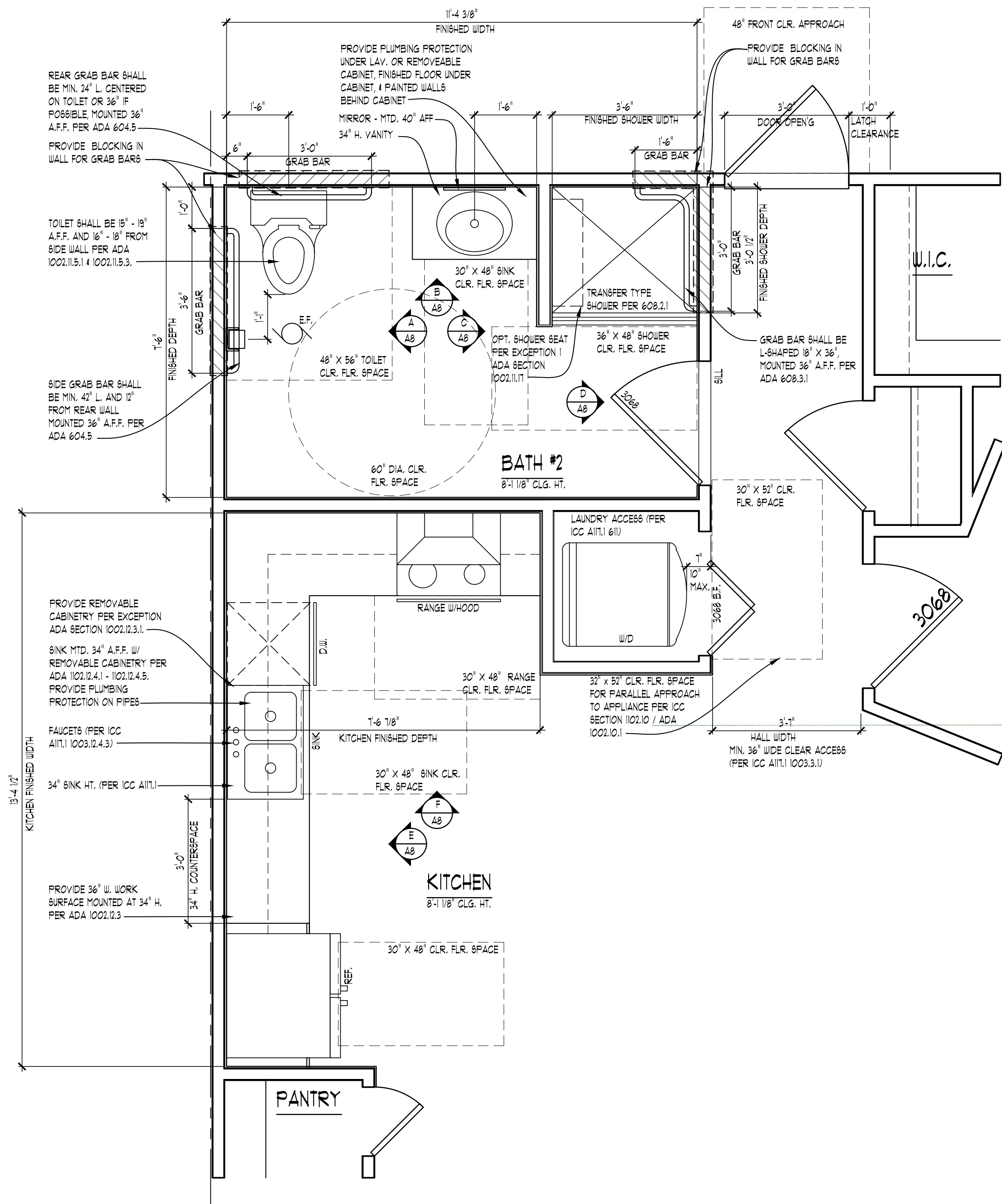
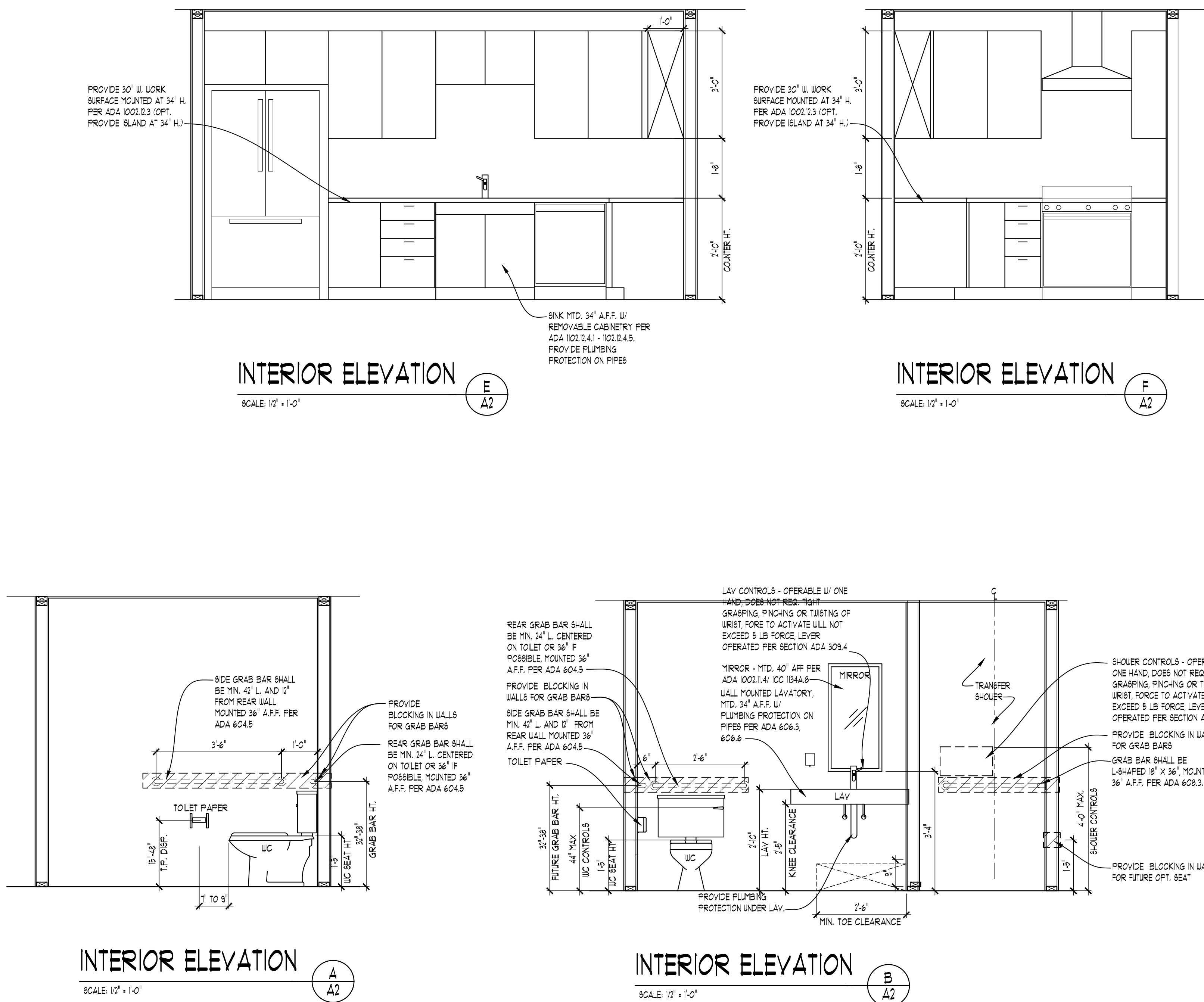
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A-7

- ACCESSIBLE NOTES:**
ACCESSIBLE UNIT TYPE A SHALL COMPLY WITH ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES (CC A111) - 2009
- GENERAL**
- IF REQUIRED, AN ENTRY DOOR SHALL HAVE A 1/2" THRESHOLD (MAX.) IF REQUIRED PER ICC 404.2.4
 - ENTRY DOOR SHALL HAVE 2" MIN. CLEARANCE ON HANDLE SIDE WITH 48" DEEP CLEAR SPACE PER TABLE 404.1.3.2
 - AN ACCESSIBLE ROUTE OF 36" SHALL BE PROVIDED WITHIN UNIT PER ICC 1003.1.3.1
 - HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERABLE PARTS SHALL BE EASY TO GRASP WITH THE NEED FOR TIGHT GRIP, TURNING OR PINCHING TO OPERATE. OPERABLE HARDWARE SHALL BE MOUNTED BETWEEN 34" - 48" A.F.F. PER ADA 404.2.6
 - LIGHT SWITCHES, ENVIRONMENTAL CONTROLS SHALL BE MOUNTED NO HIGHER THAN 48" A.F.F. FOR UNOBSTRUCTED ACCESS OR 48" A.F.F. FOR OBSTRUCTED ACCESS PER 309
 - RECEPTACLES SHALL BE MOUNTED AT 9" A.F.F.
 - DOORWAYS WITHIN UNIT SHALL HAVE A MIN. 32" CLEAR OPENING PER 404.1.2
- LAUNDRY**
- 18"30" X 48" CLEAR SPACE IN PARALLEL APPROACH POSITION SHALL BE PROVIDED CENTERED ON TOP LOAD WASHERS AND OFFSET 24" ON FRONT LOAD PER 61.
- CLOSETS**
PROVIDE A MIN. 32" CLEARANCE AT DOOR(S)
- BATHROOM**
- TOILET SHALL BE CENTERED 8"48" FROM WALL (1004.11.1.2) WITH SEAT BETWEEN 17" TO 19" AFF PER 604.4
 - A SHOWER/TUB WITHOUT A PERMANENT SEAT SHALL BE PROVIDED IN TYPE A 1 TYPE B UNITS PER 603
 - GRAB BARS SHALL BE INSTALLED IN THE TYPE A 1 UNITS AT SHOWER/TUB, 1 TOILET PER 604.5 1 609
 - BAR ON SIDE WALL AT TOILET SHALL BE 2" FROM WALL AND 42" LONG PER 604.3.1
 - BAR ON REAR WALL AT TOILET SHALL BE 2" FROM WALL AND 36" LONG PER 604.3.2
 - THERE SHALL BE 20"24" LONG MIN. HORIZ. GRAB BARS ON LONG WALL OF TUB-SHOOWER THAT 6"24" FROM NON CONTROL SIDE WALL AND 17" FROM CONTROL SIDE. LOWER BAR TO BE MOUNTED 3"10" A.F.F. 1 TOP BAR MOUNTED BETWEEN 33"36"
 - A 24" LONG HORIZ. GRAB BAR AT CONTROL END OF TUB SHALL BE INSTALLED NEAR BENS OF TUB FACE AND MOUNTED 33"36" A.F.F. PER 604.1.1
 - A 18" LONG VERT. GRAB BAR SHALL BE INSTALLED AT CONTROL END OF TUB, 4" BACK FROM TUB FACE AND 3"4" ABOVE HORIZ. BAR PER 604.1.1
 - A 12" LONG HORIZ. GRAB BAR AT HEAD OF TUB SHALL BE INSTALLED NEAR TUB FACE AND MOUNTED PER 604.1.2
 - A 42" LONG HORIZ. GRAB BAR AT SIDE OF TOILET SHALL BE INSTALLED 2" FROM REAR WALL AND 33"36" A.F.F. PER 604.3.1
 - A 36" LONG HORIZ. GRAB BAR BEHIND THE TOILET SHALL BE INSTALLED 12" FROM CORNER AND 33"36" A.F.F. TOILET PER 604.3.2
- NOTE: TYPE B UNITS ARE NOT REQUIRED TO HAVE GRAB BARS BUT BUILDER MUST PROVIDE BLOCKING IN WALL FOR FUTURE INSTALLATION
- (1) TYPE A 1 UNIT SHALL HAVE A ROLL-IN SHOWER IN LIEU OF A TUB-SHOOWER COMBO. SHOWER SHALL BE MIN. 30" X 60" IN SIZE PER 1003.1.3.1
 - A 48" LONG HORIZ. GRAB BARS AT REAR WALL OF SHOWER SHALL BE INSTALLED 6" FROM CORNER AND 33"36" A.F.F. PER FIGURE 608.3.3
 - A 24" LONG HORIZ. GRAB BARS AT SIDE WALL OF SHOWER SHALL BE INSTALLED 6" FROM CORNER AND 33"36" A.F.F. PER FIGURE 608.3.3
 - A FOLDING SEAT SHALL BE PROVIDED PER 608.1.3.3 1 610
 - SHOWER CONTROLS 1 HAND SHOWER NOSE SHALL COMPLY WITH 302.4 607.3 1 607.6
 - LAVATORY SHALL HAVE PARALLEL APPROACH CLEARANCE PER 302.3 AND BE MOUNTED 34" A.F.F. PER 1002.1.1
 - MIRROR SHALL MOUNTED 40" A.F.F. PER ICC 1003.1.2.3
 - TOILETS SHALL BE CENTER 18"48" FROM SIDE WALL HAVE A MAX. SEAT HT. BETWEEN 8"48" A.F.F. PER 1003.1.2.3 AND FIGURE 1003.1.2.4
- KITCHEN**
- ONE SECTION OF THE COUNTER SHALL BE NO HIGHER THAN 34" AND A MIN. OF 30" USE PER 1003.1.3
 - CABINETRY IS ALLOWED AT LOUVER COUNTER IF ITS REMOVABLE THE FLOOR FINISH EXTEND UNDER CABINET AND SIDE FACES OF ADJACENT CABINETS ARE FINISHED PER 1003.1.4.3
 - KITCHEN SINK SHALL HAVE A FRONT APPROACH AND BE MOUNTED 34" MAX AFF. PER 1003.1.4.1
 - CABINETRY IS ALLOWED UNDER KITCHEN SINK IF ITS REMOVABLE THE FLOOR FINISH EXTEND UNDER CABINET AND SIDE FACES OF ADJACENT CABINETS ARE FINISHED PER 1003.1.2.2
 - FAUCET CONTROLS SHALL COMPLY WITH 309



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