



900 ALCOTT

## 900 ALCOTT

8.18.21  
Denver, CO 80219

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## SYMBOLS/ABBREVIATIONS

ACT	ACOUSTIC CEILING TILE	J-BOX	JUNCTION BOX
A.F.F.	ABOVE FINISHED FLOOR	LAV.	LAVATORY
ARCH	ARCHITECTURAL	LVT	LAMINATE VINYL FLOORING TILE
BLDG.	BUILDING	MAX.	MAXIMUM
B.O.W.	BOTTOM OF WALL	MECH.	MECHANICAL
C.I.P.	CAST-IN-PLACE	MFR.	MANUFACTURER
CMU	CONCRETE MASONRY UNIT	MIN.	MINIMUM
CONC	CONCRETE	N.T.S.	NOT TO SCALE
CONT.	CONTINUOUS	NOM.	NOMINAL
CONSTR.	CONSTRUCTION	NO.	NUMBER
CL	CENTER LINE	O.C.	ON CENTER
CLR	CLEAR	P.L.	PROPERTY LINE
COL	COLUMN	PLAM	PLASTIC LAMINATE
CPT	CARPET	PLUMB	PLUMBING
CT	CERAMIC TILE	PT	PAINT
DBL.	DOUBLE	RCP	REFLECTED CEILING PLAN
DEMO	DEMOLITION	RE.	REFER TO
DIA.	DIAMETER	REF.	REFRIGERATOR
DIM.	DIMENSION	REQD.	REQUIRED
DW	DISHWASHER	RM	ROOM
DN	DOWN	R.O.	ROUGH OPENING
DR	DOOR	R.O.W.	RIGHT OF WAY
DWG.	DRAWING	RTU	ROOFTOP UNIT
EXT.	EXISTING	S.H.	SILL HEIGHT
EA.	EACH	S.F.	SQUARE FEET
ELEC.	ELECTRICAL	SIM.	SIMILAR
EL.	ELEVATION	SPEC.	SPECIFICATIONS
ELEV.	ELEVATOR	STC	SOUND TRANSMISSION COEFFICIENT
EPF	EPOXY FLOORING	STD.	STANDARD
EQUIP.	EQUIPMENT	STRUCT.	STRUCTURAL
EQ	EQUAL	SYM.	SYMMETRICAL
EXIST	EXISTING	T.O.B.	TOP OF BEAM
FIXT	FIXTURE	T.O.C.	TOP OF CONCRETE
FLR	FLOOR	T.O.W.	TOP OF WALL
F.O.C.	FACE OF CONCRETE	TYP.	TYPICAL
F.O.F.	FACE OF FINISH	U.N.O.	UNLESS NOTED OTHERWISE
F.O.S.	FACE OF STUD	VERT.	VERTICAL
FT.	FEET	V.I.F.	VERIFY IN FIELD
G.C.	GENERAL CONTRACTOR	W/D	WASHER AND DRYER
GWB	GYPSUM WALL BOARD	W/	WITH
GT	GROUT	W/O	WITHOUT
H.C.	HANDICAPPED/ACCESSIBLE	W.C.	WATER CLOSET
H.H.	HEADR HEIGHT	WIN.	WINDOW
HORIZ.	HORIZONTAL	WD	WOOD
HT.	HEIGHT	WT.	WEIGHT
HVAC	HEATING, VENTILATING, AND AIR COND.	@	AT
I.L.O.	IN LIEU OF	+	AND/PLUS
INSUL.	INSULATION/INSULATING	#	NUMBER
INT	INTERIOR		

	NORTH ARROW		DOOR TAG
	SPOT ELEVATION		WINDOW TAG
	REVISION CLOUD		WALL TAG
	ROOM TAG		ROOF/FLOOR TAG
	ELEVATION TAG		KEYNOTE TAG
	SECTION TAG		CEILING HEIGHT TAG
	ENLARGED PLAN TAG		FLOOR/CEILING MATERIAL TAG

## ENERGY REQUIREMENTS

- MINIMUM U VALUE FOR ALL SKYLIGHTS IS 0.55
- MINIMUM U VALUE FOR ALL GLAZING IS 0.30
- PROVIDE A MINIMUM OF R-49 INSULATION IN ALL ROOF SPACES
- PROVIDE A MINIMUM OF R-20 INSULATION IN ALL EXTERIOR WALLS
- PROVIDE A MINIMUM OF R-30 INSULATION IN ALL FLOORS OVER UNHEATED SPACES AND CANTILEVERS
- PROVIDE A MINIMUM OF R-10 SLAB INSULATION FOR A MINIMUM DEPTH OF 2'-0"
- PROVIDE A MINIMUM OF R-13 CONTINUOUS OR R-19 CAVITY INSULATION FOR ALL MASS WALLS
- PROVIDE A MINIMUM OF R-15 CONTINUOUS OR R-19 CAVITY INSULATION FOR ALL BASEMENT WALLS AND CRAWLSPACES

"IN ADDITION TO THE ABOVE INSULATION AND GLAZING STANDARDS, THE CONSTRUCTION OF THE HOUSE MUST CONFORM TO ALL OTHER PROVISIONS COMPLYING WITH 2015 IECC AND 2016 DENVER BUILDING AMENDMENTS

PER DENVER BUILDING DEPARTMENT REQUIREMENTS THIS PROJECT SHALL DOCUMENT COMPLIANCE WITH THE IECC BY THE FOLLOWING METHOD: METHOD 1 (PRESCRIPTIVE)  
PER CITY OF DENVER IECC CHECKLIST, THIS PROJECT SHALL USE THE FOLLOWING ADDITIONAL ENERGY PACKAGE: XXXXX

## VICINITY MAP



## CODE/ZONING

**PROJECT ADDRESS:**  
900 South Alcott St, Denver CO 80219

**PROJECT DESCRIPTION:**  
NEW 2.5 STORY SINGLE FAMILY HOME WITH ATTACHED 2 CAR GARAGE AND POOL

**APPLICABLE CODES:**  
2018 INTERNATIONAL RESIDENTIAL CODE + 2019 DENVER AMENDMENTS  
2018 INTERNATIONAL FIRE CODE  
2018 INTERNATIONAL MECHANICAL CODE  
2018 INTERNATIONAL PLUMBING CODE  
2018 INTERNATIONAL FUEL AND GAS CODE  
2018 INTERNATIONAL ENERGY CONSERVATION CODE  
2020 NATIONAL ELECTRIC CODE  
2019 DENVER BUILDING AND FIRE CODE AMENDMENTS  
DENVER ZONING CODE, EFFECTIVE DATE JUNE 25, 2010 AMENDED THROUGH JULY 26, 2021

**SCOPE OF WORK:** NEW SINGLE FAMILY DWELLING WITH ATTACHED GARAGE AND POOL

**OCCUPANCY CLASSIFICATION:** IRC ONE FAMILY DWELLING

**BUILDING FORM:** URBAN HOUSE

**SITE:**  
SITE ZONING: E-SU-DX  
SITE AREA: 7,397 S.F.

**HEIGHT:**  
STORIES: FRONT 65%/REAR 35%; 2.5/1  
FEET: FRONT 65%/REAR 35%; 31'/17'  
(1" INCREASE FOR EVERY 5' INCREASE IN LOT WIDTH OVER 50')  
BULK PLANE HEIGHT AT SIDE INTERIOR + SIDE STREET: FRONT 65%/REAR 35%; 17'/10'  
BULK PLANE SLOPE FROM SIDE INTERIOR + SIDE STREET: 45°

**SITING:**  
PRIMARY STREET: BLOCK SENSITIVE SETBACK (24.8')  
SIDE INTERIOR: 5'  
SIDE STREET: 5'  
REAR, ALLEY/NO ALLEY: 12'/20'  
BUILDING COVERAGE MAX: 37.5%

**PEDESTRIAN ACCESS:** PRIMARY STREET ENTRY FEATURE

**GARAGE SITING:**  
SIDE INTERIOR, IF ENTIRELY IN REAR 35%; 0'  
REAR, ALLEY: 5'  
OVERALL STRUCTURE LENGTH MAX PER UNIT: 36'

**GARAGE FOOTPRINT MAX:** 1,000SF

**PARKING PROVIDED:** 2

## AREA SUMMARY

**BUILDING FORM ON ZONE LOT:** URBAN HOUSE

HABITABLE STORY	ZONING LAND USE	GFA
LEVEL 01	ONE UNIT DWELLING	904 S.F.
LEVEL 01.5	ONE UNIT DWELLING	455 S.F.
LEVEL 02	ONE UNIT DWELLING	661 S.F.
LEVEL 02.5	ONE UNIT DWELLING	567 S.F.
ROOF STAIR	ONE UNIT DWELLING	74 S.F.
<b>TOTAL HOUSE</b>		<b>2,661 S.F.</b>
<b>ROOF DECK</b>		
LEVEL 02	ONE UNIT DWELLING	256 S.F.
ROOF	ONE UNIT DWELLING	314 S.F.
<b>TOTAL ROOF DECK</b>		<b>570 S.F.</b>
<b>TOTAL GARAGE</b>		<b>661 S.F.</b>

\*SEE SHEET A1.00 FOR LOT COVERAGE CALCULATIONS

## SHEET INDEX

SHEET #	SHEET TITLE	YYYY-MM-DD - DD	YYYY-MM-DD - 50% CDS	YYYY-MM-DD - 75% CDS	YYYY-MM-DD - 100% CDS	YYYY-MM-DD - REV. 01	YYYY-MM-DD - REV. 02	YYYY-MM-DD - REV. 03	YYYY-MM-DD - REV. 04	YYYY-MM-DD - REV. 05

GENERAL										
G.00	COVER SHEET									
G.01	TITLE SHEET									
G.02	ADDITIONAL PROJECT NOTES									
G.03	IECC COMPLIANCE									

CIVIL - SURVEY										
C1.00	TBD									
C2.00	TBD									
C3.00	TBD									
SU1.0	SITE SURVEY									
0										
SU2.0	TBD									
0										

LANDSCAPE										
L1.00	LANDSCAPE PLAN									

ARCHITECTURAL										
A0.01	ASSEMBLY SCHEDULE									
A0.02	ROOF AND FLOOR TYPE SCHEDULE									
A0.03	WINDOW/DOOR SCHEDULE									
A0.05	MATERIAL, FINISH, AND FIXTURE SCHEDULE									
A1.00	ARCHITECTURAL SITE PLAN									
A3.00	FLOOR PLAN - LEVEL 01									
A3.01	FLOOR PLAN - LEVEL 02									
A3.02	FLOOR PLAN - ROOF									
A3.03	FLOOR PLAN - BASEMENT									
A3.04	REFLECTED CEILING PLANS - LEVEL 01									
A3.05	REFLECTED CEILING PLANS - LEVEL 02									
A3.07	ENLARGED FLOOR PLANS									
A4.00	WEST EXTERIOR ELEVATIONS									
A4.01	NORTH EXTERIOR ELEVATIONS									
A4.02	NORTH EXTERIOR ELEVATIONS									
A4.03	EAST EXTERIOR ELEVATIONS									
A4.04	SOUTH EXTERIOR ELEVATIONS									
A4.05	SOUTH EXTERIOR ELEVATIONS									
A5.00	BUILDING SECTIONS									
A5.01	BUILDING SECTIONS									
A5.02	WALL SECTIONS									
A5.03	WALL SECTIONS									
A6.00	STAIR SECTIONS AND DETAILS									
A6.01	STAIR SECTIONS AND DETAILS									
A7.00	INTERIOR PLANS AND ELEVATIONS									
A7.01	INTERIOR PLANS AND ELEVATIONS									
A7.02	INTERIOR PLANS AND ELEVATIONS									
A7.03	INTERIOR PLANS AND ELEVATIONS									
A8.00	DETAILS									
A8.01	DETAILS									
A9.00	OTHER DETAILS AND PLANS									
A10.00	PERSPECTIVES									
A10.01	PERSPECTIVES									

STRUCTURAL										
S1.00	TBD									
S2.00	TBD									
S3.00	TBD									
S4.00	TBD									
S5.00	TBD									

MECHANICAL										
M1.00	TBD									
M2.00	TBD									
M3.00	TBD									
M4.00	TBD									

ELECTRICAL										
E1.00	TBD									

PLUMBING										
P1.00	TBD									
P2.00	TBD									
P3.00	TBD									

## GENERAL NOTES

- GENERAL CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL MATERIALS, EQUIPMENT, LABOR, SERVICES AS NECESSARY TO COMPLETE PROJECT(WORK).
- ALL PERSONS DIRECTLY OR INDIRECTLY ASSOCIATED WITH THE WORK SHALL BE FAMILIAR WITH THE LATEST RULES AND REGULATIONS OF THE "OCCUPATIONAL, SAFETY, AND HEALTH ACT" AND IMPLEMENT THOSE RULES AS THEY APPLY TO THIS WORK.
- ALL WORK SHALL BE PERFORMED ACCORDING TO THE LATEST APPLICABLE BUILDING CODE, SEE BUILDING CODE DATA ON TITLE SHEET.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE WORK OF ALL TRADES AND THE PREVENTION OF CONFLICTS BETWEEN ALL TRADES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND PROTECTING EXISTING UTILITY LINES. LOCATIONS, IF SHOWN, ARE APPROXIMATE AND REQUIRE FIELD VERIFICATION. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING DAMAGE TO THE UTILITY LINES CAUSED BY CONSTRUCTION OPERATIONS AT NO ADDITIONAL COST TO OWNER.
- VERIFY ALL UTILITY LINES AND HOOK UP LOCATIONS PRIOR TO START OF CONSTRUCTION.
- ANY AMBIGUITY OR DISCREPANCIES DISCOVERED BY USE OF THESE PLANS SHALL IMMEDIATELY BE REPORTED TO ARCHITECT. FAILURE TO COOPERATE BY NOTICE TO ARCHITECT PRIOR TO ANY CONSTRUCTION RELIEVES ARCHITECT OF ALL LIABILITY AND RESPONSIBILITY FROM THE CONSEQUENCES.
- CHANGES OR DEVIATIONS FROM THE PLANS MADE WITHOUT THE CONSENT OF THE ARCHITECT ARE UNAUTHORIZED AND SHALL RELIEVE THE ARCHITECT OF RESPONSIBILITY FOR ALL CONSEQUENCES ARISING OUT OF SUCH CHANGES.
- ALL CONSTRUCTION AND CONSTRUCTION METHODS ARE TO BE IN ACCORDANCE WITH ALL APPLICABLE CODES AND GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER THE PROJECT. UNDER NO CONDITION DOES THE ARCHITECT HAVE RESPONSIBILITY FOR THE MEANS OR METHODS USED BY THE CONTRACTOR IN THE PERFORMANCE OF THE WORK OR FOR CONDITIONS OF SAFETY AT THE JOB SITE.
- ALL DIMENSIONS ARE TO FACE OF STUD, FACE OF EXISTING FINISH OR FACE OF CONCRETE UNLESS NOTED.
- CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. DO NOT SCALE DRAWINGS
- OWNER/ARCHITECT TO HAVE WALK-THROUGH WITH ELECTRICAL SUB-CONTRACTOR IN ORDER TO INSPECT LOCATION OF ELECTRICAL FIXTURES, OUTLETS, ETC. PRIOR TO INSTALLATION.
- PROVIDE ACCESS DOORS TO ALL ATTIC SPACES GREATER THAN 24" IN HEIGHT. COORDINATE LOCATION WITH OWNER AND ARCHITECT AND SIZE ACCORDING TO APPLICABLE CODES.
- WATER FROM DOWNSPOUTS TO BE DIRECTED BEYOND LIMIT OF BACKFILL. PROVIDE SPLASHBLOCKS AT EACH DOWNSPOUT.
- CONTRACTORS TO VERIFY ALL EQUIPMENT ROUGH-IN DIMENSIONS AND CLEARANCES WITH THE MANUFACTURERS PRIOR TO CONSTRUCTION.
- ALL EXTERIOR DOORS AND DOORS LEADING TO UNHEATED SPACES ABOVE GRADE TO BE WEATHER STRIPPED.
- PROVIDE TEMPERED GLASS AT HAZARDOUS LOCATIONS AS DEFINED BY INTERNATIONAL RESIDENTIAL CODE 2015 AND ALL OTHER APPLICABLE CODES.
- ALL STAIRS TO COMPLY WITH I.R.C. STANDARDS AND REQUIREMENTS.
- PROVIDE ATTIC VENTILATION AS REQUIRED BY APPLICABLE CODES. COORDINATE LOCATION OF VENTS WITH ARCHITECT PRIOR TO CONSTRUCTION.
- INSTALL CONTINUOUS PERFORATED DRAINAGE PIPE AT BOTTOM OF FOOTINGS ALONG FOUNDATION WALLS - DRAIN TO DAYLIGHT OR SUMP PUMP, PER GEOTECHNICAL REC.
- CONTRACTOR SHALL PROVIDE ADEQUATE BLOCKING IN WALLS TO ATTACH ALL EQUIPMENT, PLUMBING, FIXTURES, MILLWORK, CASEWORK, ETC.
- STRUCTURAL LUMBER TO BE EXPOSED TO WEATHER TO BE PRESSURE TREATED OR OF NATURAL RESISTANCE TO DECAY.
- PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING FOR A MINIMUM OF THREE FEET.
- DIMENSIONS OF AND FROM EXISTING CONDITIONS HAVE BEEN TAKEN FROM EXISTING DRAWINGS AND/OR FIELD MEASUREMENTS. ALL EXISTING DIMENSIONS ARE TO FINISH FACE UNLESS NOTED OTHERWISE ON DRAWINGS. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS PERTAINING TO EXISTING CONDITIONS, INCLUDING ALL WORK ALREADY IN PLACE. PRIOR TO ORDERING OR FABRICATING MATERIALS, AND PRIOR TO START OF CONSTRUCTION.
- PROVIDE WATER RESISTANT SHEET ROCK AT ALL APPLICATIONS WHICH MAY BE SUBJECT TO THE ADVERSE EFFECTS OF MOISTURE.
- THE DESIGN FOR THIS BUILDING MEETS OR EXCEEDS THE REQUIREMENTS FOR THE COLORADO ENERGY CODE.
- THE CONTRACTOR SHALL VISIT THE PROJECT SITE PRIOR TO ESTIMATING THE COST OF THE SCOPE OF WORK AND PRIOR TO ORDERING OR FABRICATING MATERIALS OR BEGINNING ANY CONSTRUCTION RELATED ACTIVITIES FOR THE PURPOSE OF BECOMING COMPLETELY FAMILIAR WITH THE SITE AND ALL EXISTING CONDITIONS WHICH MIGHT IMPACT THE COST OF OR PERFORMANCE OF THE SCOPE OF WORK.
- SMOKE DETECTORS SHALL BE PROVIDED PER IFC 2015 907.2.9.
- PROVIDE VENTILATION TO BATHROOMS PER M1506.1
- RADON PROTECTION TO BE PROVIDED BY GENERAL CONTRACTOR.
- ELEC. AND PLUMB. SCOPE IS DESIGN BUILD. DESIGN/BUILDERS SHALL SUBMIT LAYOUT DRAWINGS FOR ARCH. APPROVAL PRIOR TO ORDERING EQUIPMENT OR INSULATION.
- MECH. SCOPE TO BE BUILT PER MANUAL J, S, AND D CALCS. DESIGN/BUILDERS SHALL SUBMIT LAYOUT DRAWINGS FOR ARCH. APPROVAL PRIOR TO ORDERING EQUIPMENT OR INSULATION.

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8.18.21

Date	Description

TITLE SHEET

G.01

Project Number

900 ALCOTT

Denver, CO 80219

# IECC COMPLIANCE NOTES

PROJECT SHALL COMPLY WITH THE RESIDENTIAL PROVISIONS OF IECC 2015 AND THE 2016 DENVER AMMENDMENTS

METHOD OF COMPLIANCE: METHOD 1(PRESCRIPTIVE PATH)  
 - PROJECT SHALL COMPLY WITH SECTIONS R401 THROUGH R404  
 - AIR BARRIER DETAILS ARE PROVIDED ON A8.00-A8.02  
 - IF HVAC EQUIPMENT IS PROPOSED IN DESIGN, MANUAL J & S CALCULATIONS MUST BE SUBMITTED  
 - IF DUCTS ARE PROPOSED IN DESIGN, MANUAL D CALCULATIONS MUST BE SUBMITTED

SEE G.01 ENERGY REQUIREMENTS FOR INSULATION AND FENESTRATION REQUIREMENTS

## LEGEND

THERMAL ENVELOPE - - - - -

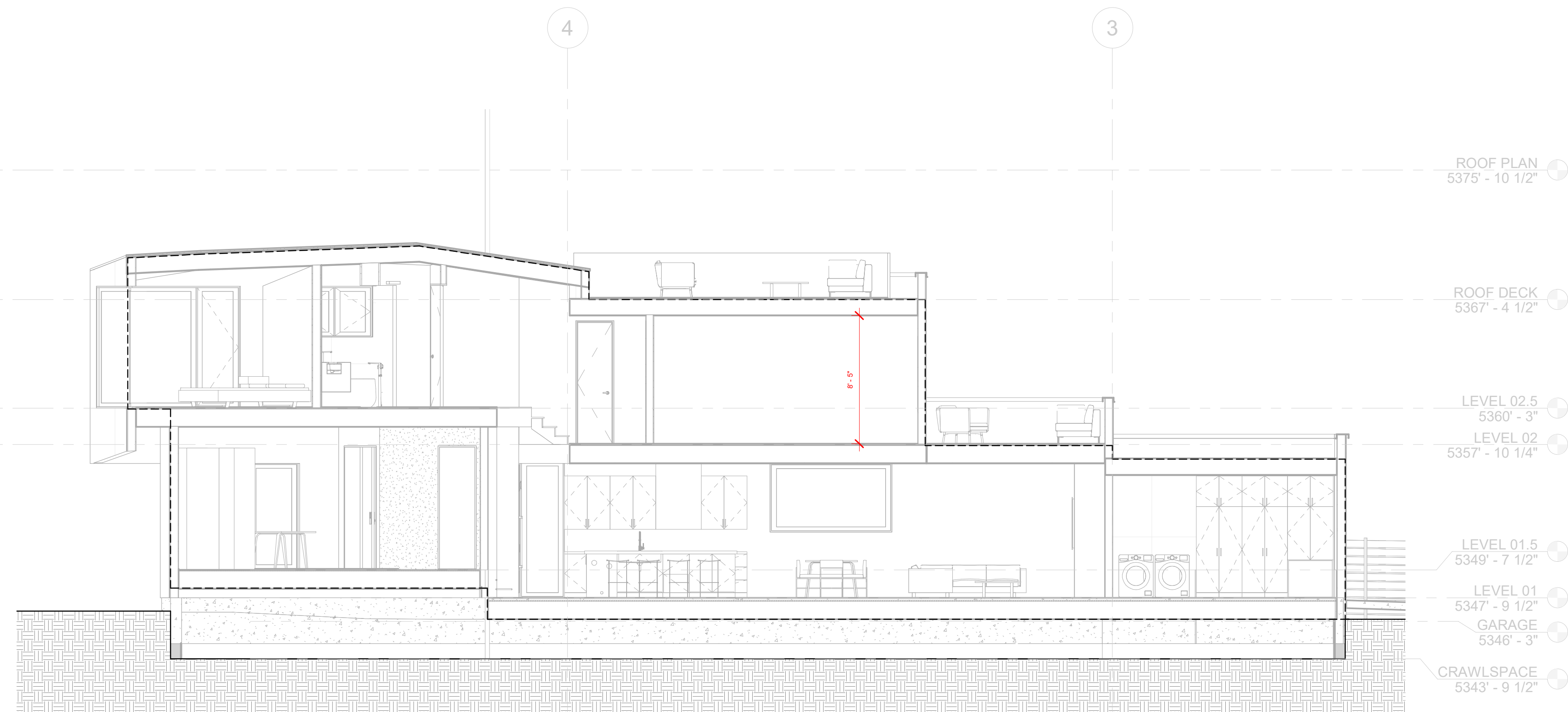
TABLE N1102.1.2 (R402.1.2) INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT\*

CLIMATE ZONE	FENESTRATION U-FACTOR <sup>a</sup>	SKYLIGHT <sup>b</sup> U-FACTOR	GLAZED FENESTRATION SHGC <sup>c, d</sup>	CEILING R-VALUE	WOOD FRAME WALL R-VALUE	MASS WALL R-VALUE	FLOOR R-VALUE	BASEMENT <sup>e</sup> WALL R-VALUE	SLAB <sup>f</sup> R-VALUE & DEPTH	CRAWL SPACE <sup>g</sup> WALL R-VALUE
1	NR	0.75	0.25	30	13	3/4	13	0	0	0
2	0.40	0.65	0.25	38	13	4/6	13	0	0	0
3	0.32	0.55	0.25	38	20 or 13 + 5"	8/13	19	5/13	0	5/13
4 except Marine 4	0.32	0.55	0.40	49	20 or 13 + 5"	8/13	19	10/13	10, 2 ft	10/13
5 and Marine 4	0.30	0.55	0.40	49	20 or 13 + 5"	13/13	30 <sup>h</sup>	15/19	10, 2 ft	15/19
6	0.30	0.55	NR	49	20 + 5" or 13 + 10"	15/20	30 <sup>h</sup>	15/19	10, 4 ft	15/19
7 and 8	0.30	0.55	NR	49	20 + 5" or 13 + 10"	19/21	30 <sup>h</sup>	15/19	10, 4 ft	15/19

- For 5: f not > 30 ft
- NR = Not Required
- a. R-values are minimum. U-factors and SHGC are maximum. Where insulation is installed in a cavity that is less than the total or design thickness of the insulation, the installed R-value of the insulation shall be not less than the R-value specified in the table.
  - b. The fenestration U-factor column excludes skylights. The SHGC column applies to all glazed fenestration.
    - Example: In Climate Zone 1 through 3, skylights shall be permitted to be excluded from glazed fenestration SHGC requirements provided that the SHGC for such skylights does not exceed 0.30.
  - c. "10/13" means R-10 continuous insulation on the interior or exterior of the home or R-13 cavity insulation on the interior of the basement wall. "15/19" means R-15 continuous insulation on the interior or exterior of the home or R-19 cavity insulation on the interior of the basement wall. Alternatively, compliance with "10/13" shall be R-13 cavity insulation on the interior of the basement wall plus R-6 continuous insulation on the interior or exterior of the home.
  - d. R-6 insulation shall be provided under the full area area of a heated space in addition to the required slab edge insulation R-value for slabs, as indicated in the table. The slab edge insulation for heated slabs shall not be required to extend below the slab.
  - e. There are no SHGC requirements in the Marine Zone.
  - f. Basement wall insulation shall not be required in warm-humid locations as defined by Figure N1101.10 and Table N1101.10.
  - g. Alternatively, insulation sufficient to fill the framing cavity providing not less than an R-value of R-13.
  - h. The first value is cavity insulation, the second value is continuous insulation. Examples: an example "13/13" means R-13 cavity insulation plus R-13 continuous insulation.
  - i. Mass walls shall be in accordance with Section N1102.2.5. The second R-value applies where more than half of the insulation is on the interior of the mass wall.

**N1102.1.3 (R402.1.3) R-value computation.**  
 Insulation material used in layers, such as framing cavity insulation or continuous insulation, shall be summed to compute the corresponding component R-value. The manufacturer's certified R-value shall be used for blown-in insulation. Computed R-values shall not include an R-value for other building materials or air films. Where insulated siding is used for the purpose of complying with the continuous insulation requirements of Table N1102.1.2, the manufacturer's labeled R-value for insulated siding shall be reduced by R-0.6.

**N1102.1.4 (R402.1.4) U-factor alternative.**  
 An assembly with a U-factor equal to or less than that specified in Table N1102.1.4 shall be permitted as an alternative to the R-value in Table N1102.1.2.



**1 G.03 BUILDING THERMAL ENVELOPE**  
 3/16" = 1'-0"

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Date	Description

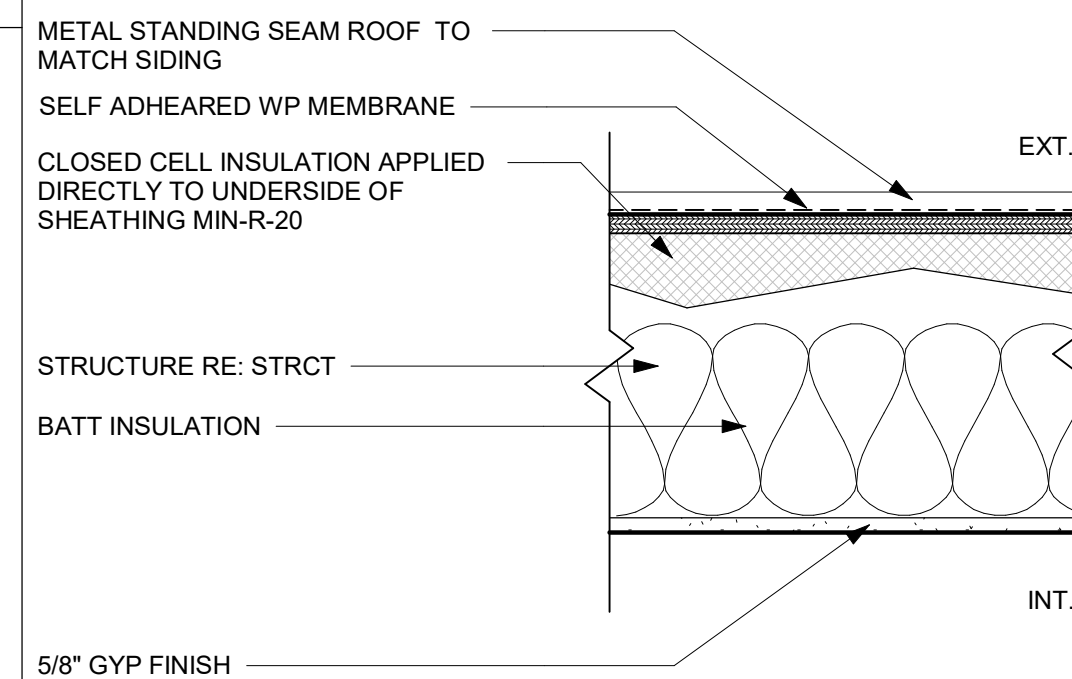
IECC COMPLIANCE

**G.03** Project Number

**GENERAL NOTES**

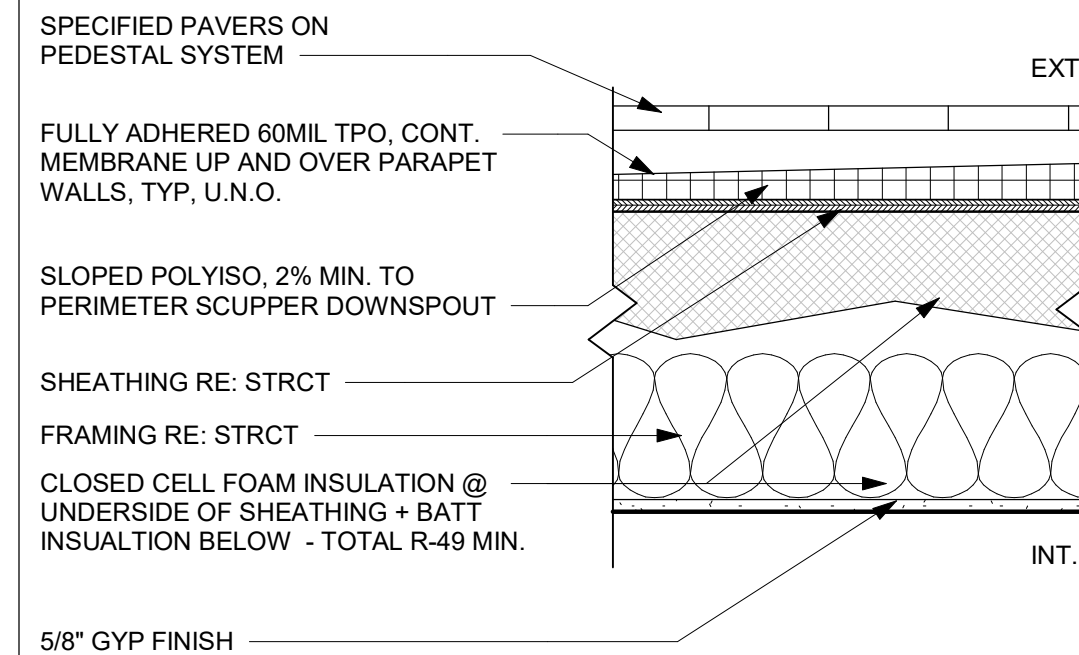
- COORDINATE INSULATION THICKNESS & TYPES (RIGID, BATT, AND/OR SPRAY FOAM)
- COORDINATE EXTERIOR VENEER (BRICK, METAL PANEL, STONE ETC.)
- VERIFY TYPE & LOCATION OF WEATHER BARRIERS

NOTES: GUTTER INTEGRATED AT PERIMETER



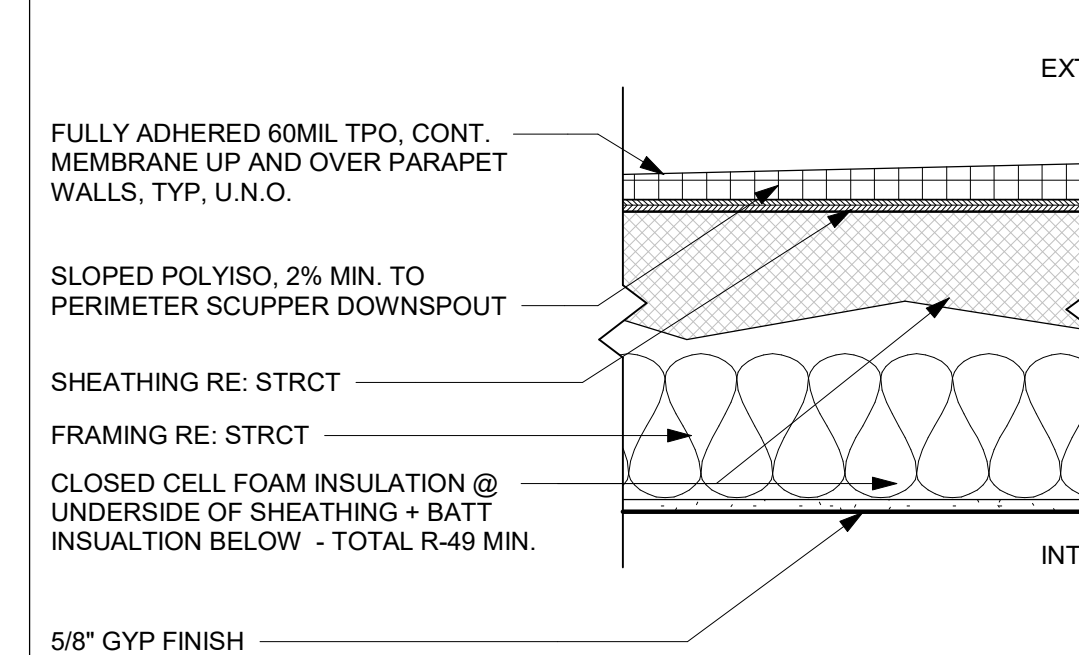
**R-01 | PRIMARY ROOF STRUCTURE**

RATING: N/A  
R-VALUE: MIN R-49  
STC RATING: N/A



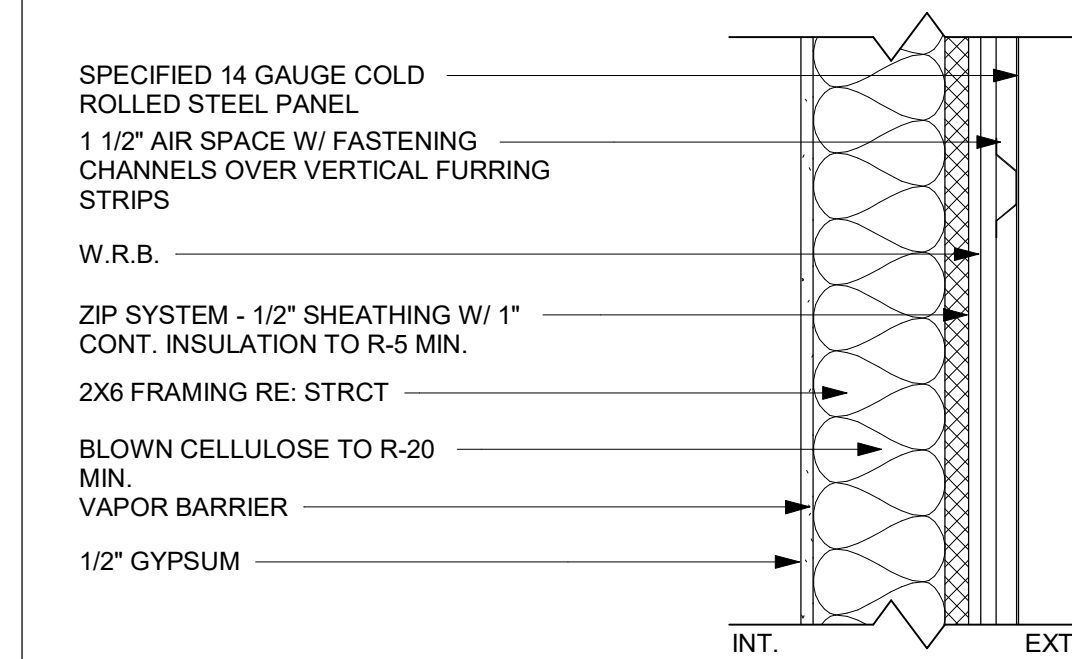
**R-02 | ROOF DECK**

RATING: N/A  
R-VALUE: 49 MIN.  
STC RATING: N/A



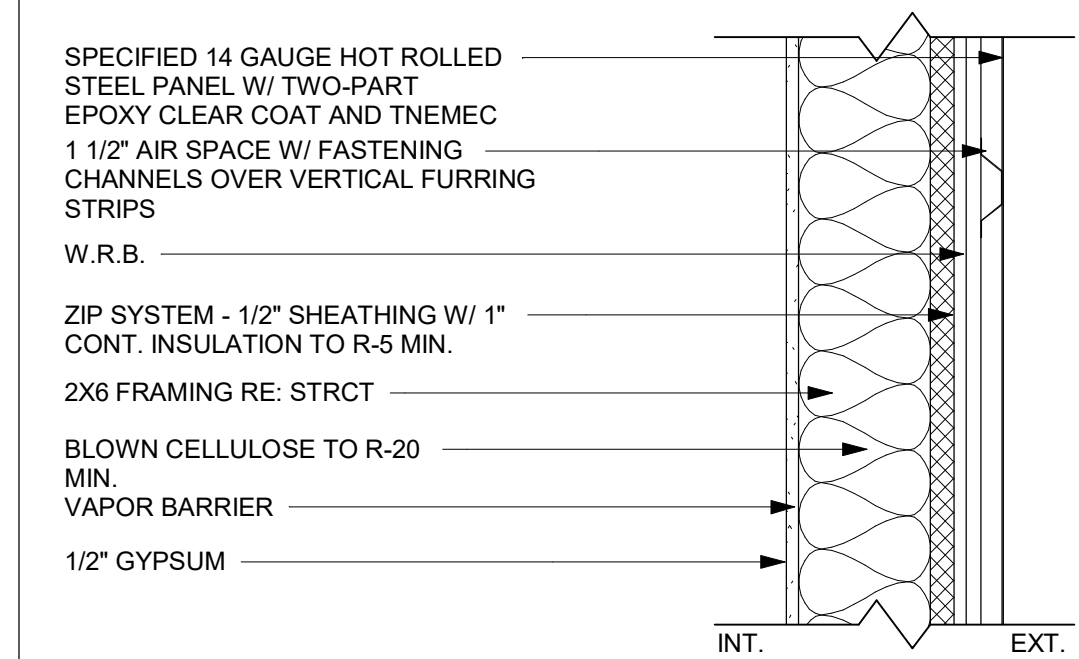
**R-03 | TYP FLAT ROOF**

RATING: N/A  
R-VALUE: 49 MIN.  
STC RATING: N/A



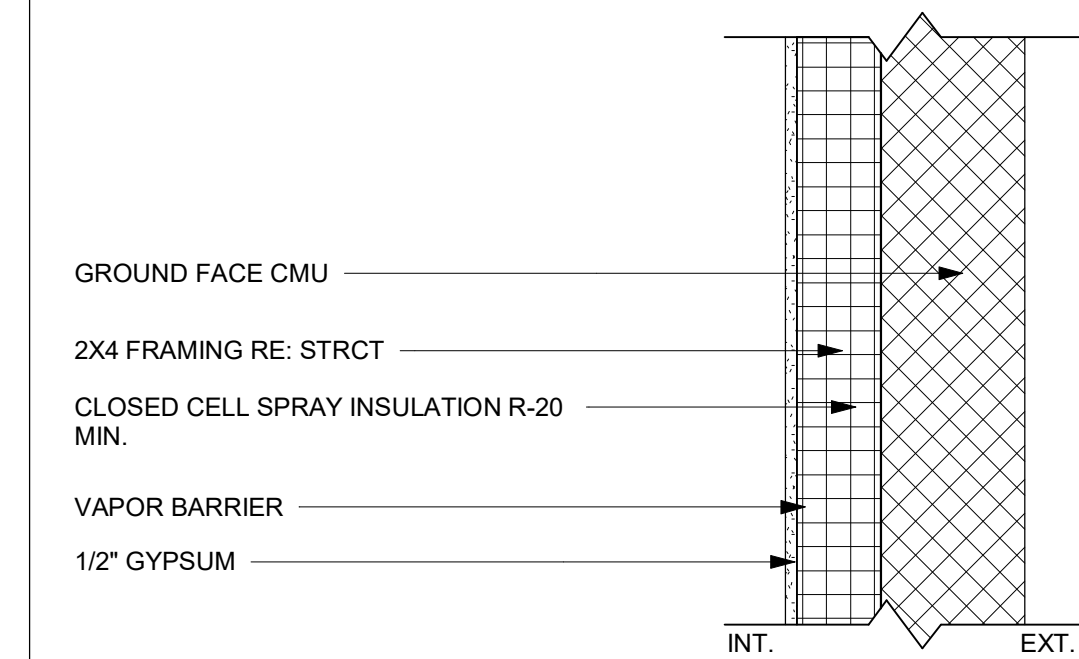
**W-01 | EXT. 5 1/2" WOOD WALL W/ RUSTED STEEL SIDING**

RATING: N/A  
R-VALUE: 20+5 MIN.  
STC RATING: N/A



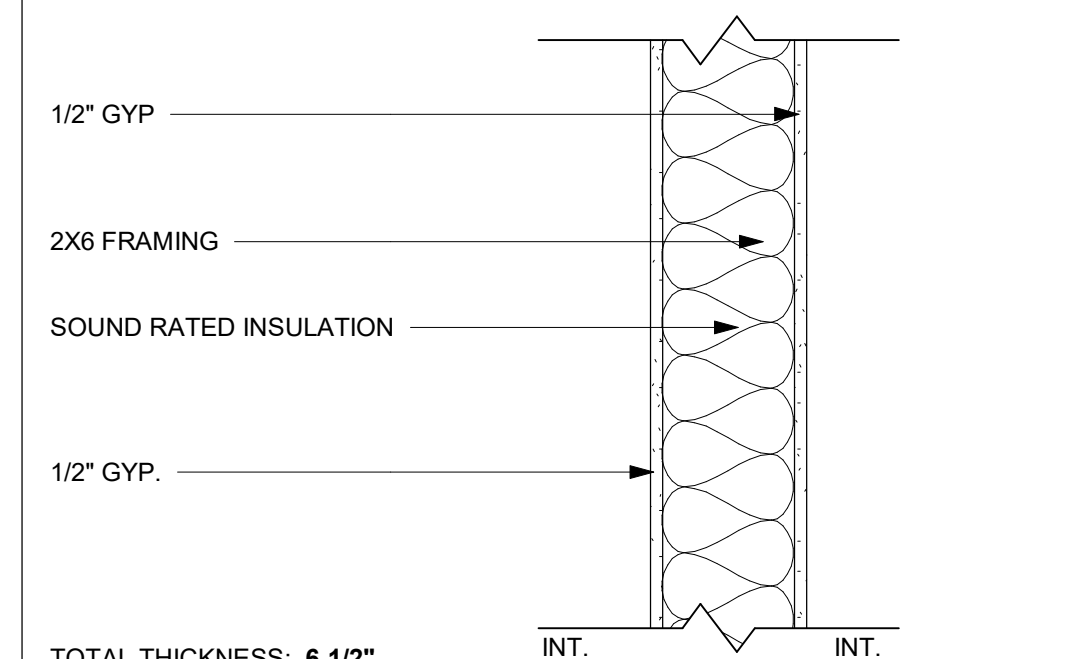
**W-02 | EXT. 5 1/2" WOOD WALL W/ BLACK STEEL SIDING**

RATING: N/A  
R-VALUE: 20+5 MIN.  
STC RATING: N/A



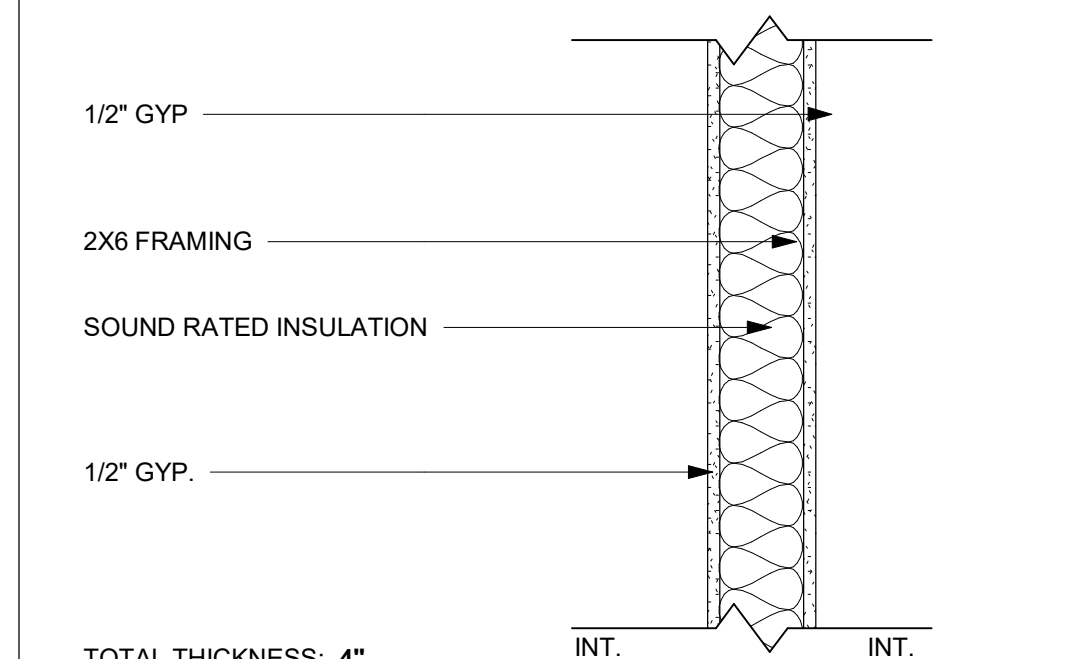
**W-03 | CMU W/ FURRING**

RATING: N/A  
R-VALUE: 20+5 MIN.  
STC RATING: N/A



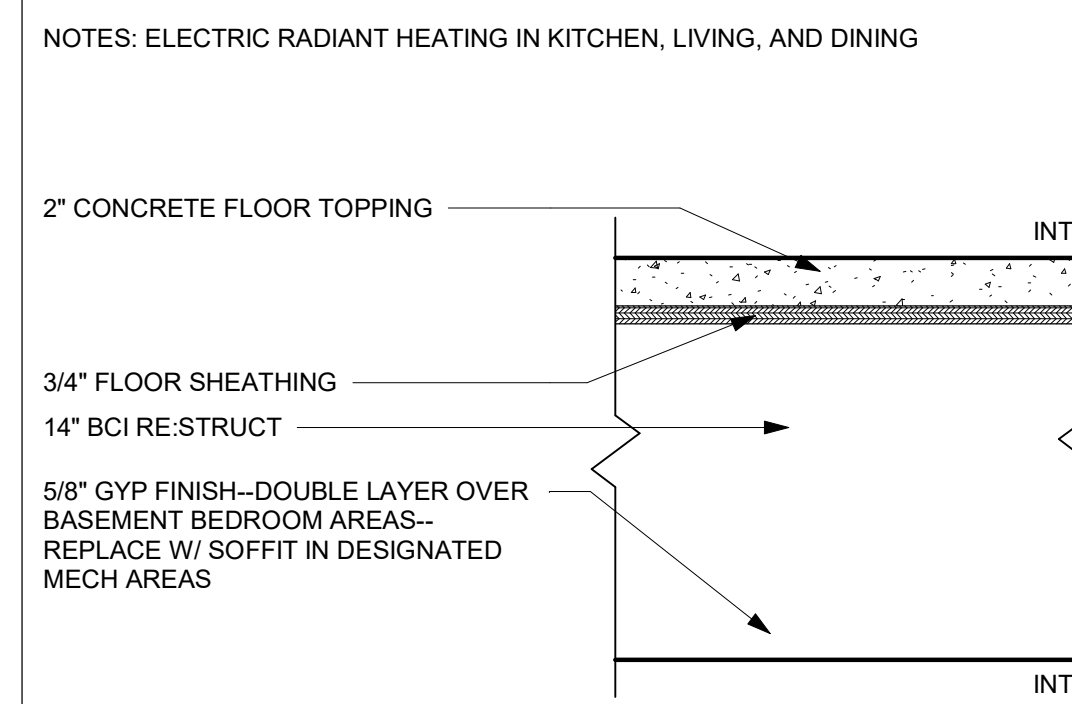
**W-04 | INT. 5 1/2" WOOD WALL**

RATING:  
R-VALUE:  
STC RATING:



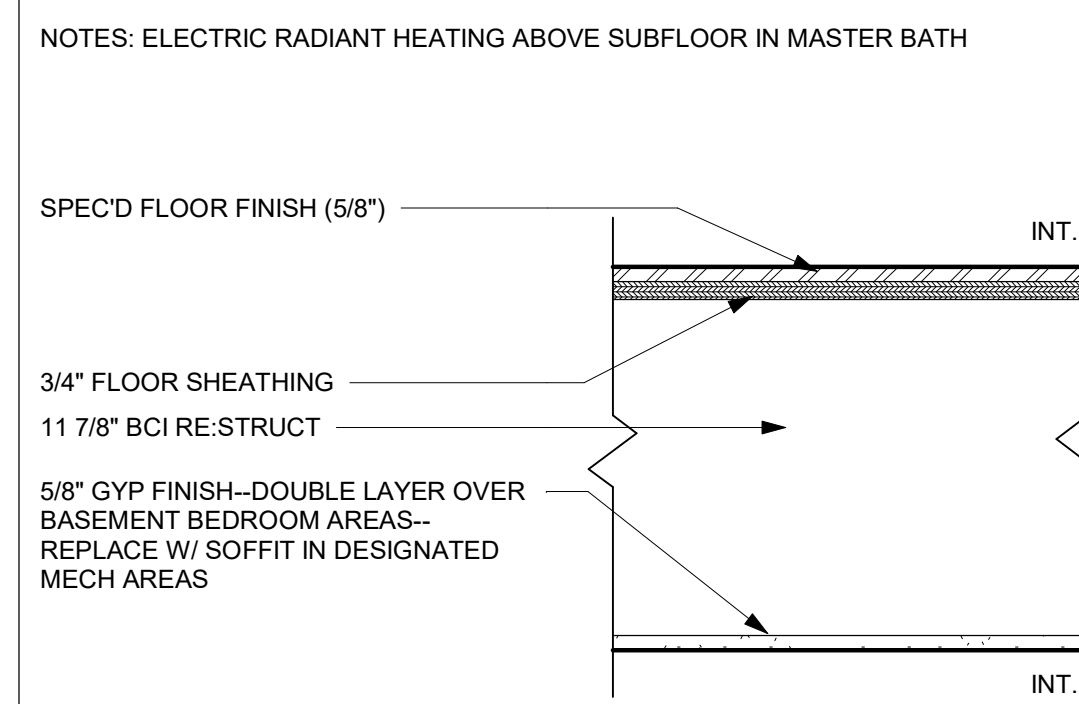
**W-05 | INT. 3 1/2" WOOD WALL**

RATING:  
R-VALUE:  
STC RATING:



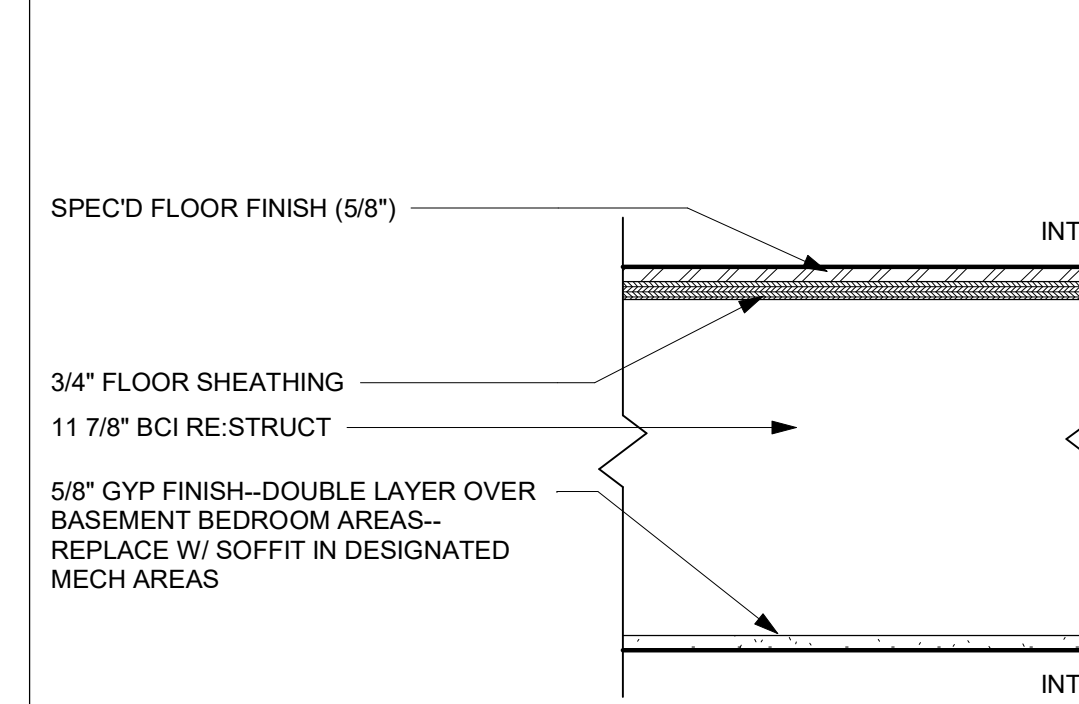
**F-01 | PRIMARY INTERIOR FLOOR ASSEMBLY**

RATING:  
R-VALUE:  
STC RATING:



**F-02 | MID FLOOR ASSEMBLY**

RATING:  
R-VALUE:  
STC RATING:



**F-03 | PRIMARY INTERIOR FLOOR ASSEMBLY**

RATING:  
R-VALUE:  
STC RATING:

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8.18.21

Date	Description

**ASSEMBLY SCHEDULE**

**A0.01** Project Number

## GENERAL NOTES

1. ALL OVERALL DIMS. ARE TO FACE OF ADJACENT FINISH U.N.O.
2. VERIFY ACTUAL FRAME SIZES IN THE FIELD AND BASED ON THE DETAILS AND CLEARANCES REQUIRED.
3. SCREEN ALL OPERABLE WINDOWS AND SLIDING DOORS U.N.O.
4. ALL INTERIOR DOORS ARE SOLID CORE WOOD DOORS, FLAT PANEL, PAINT GRADE, U.N.O.
5. ALL SLIDING DOORS AND WINDOWS SHALL HAVE MATCHING EXTERIOR FINISHES.
6. ALL WINDOWS AND EXTERIOR DOORS SHALL HAVE THERMALLY BROKEN FRAMES.
7. INSTALL ALL DOORS AND WINDOWS PER MANUF. RECOMMENDATIONS.
8. ALL DOORS AND WINDOWS SHALL MEET THE REQUIREMENTS OF THE 2015 IECC AND 2016 DENVER BUILDING AMENDMENTS.
9. ARCHITECT SPECIFIES MILGARD THERMALLY IMPROVED WINDOWS OS SIMILAR.
10. ALL EXISTING WINDOW OPENINGS ARE APPROXIMATE. GC AND WINDOW MANUFACTURER TO FIELD VERIFY.
11. ALL MULLION LOCATIONS AND SIZES TO BE CONFIRMED IN SHOP DRAWINGS.
12. SEE SHEET A0.05 FOR DOOR HARDWARE SCHEDULE.
13. GC TO VERIFY HANDING AND SWING OF ALL DOORS AND WINDOWS.

ABBREVIATIONS:  
 TEMPERED GLASS - **TG**  
 FILM/OBSCURED - **F**

## EGRESS WINDOW NOTES

WINDOWS IDENTIFIED FOR EMERGENCY EGRESS MUST MEET THE FOLLOWING MINIMUM REQUIREMENTS AS ESTABLISHED BY IRC R310.  
 MINIMUM NET CLEAR OPENING WIDTH: 20"  
 MINIMUM NET CLEAR OPENING HEIGHT: 24"  
 MINIMUM NET CLEAR OPENING AREA: 5.75 F.  
 MAXIMUM SILL HEIGHT ABOVE FLOOR: 44"

WINDOW SCHEDULE										
Mark	TYPE MARK	COUNT	UNIT		SILL HEIGHT	Head Height	LITE WIDTH	LITE HEIGHT	OPERATION	COMMENTS
			Width	Height						
1	CF	1	9' - 3"	8' - 0"	0"	8' - 0"	2' - 9"	7' - 10"	CASEMENT/FIXED	
2	CC	1	5' - 0"	3' - 4"	4' - 8"	8' - 0"	2' - 4 1/2"	3' - 2"	CASEMENT/CASEMENT	
3	CC	1	5' - 0"	3' - 4"	4' - 8"	8' - 0"	2' - 4 1/2"	3' - 2"	CASEMENT/CASEMENT	
4	CF	1	9' - 0"	5' - 0"	3' - 2 1/4"	8' - 2 1/4"	3' - 0"	4' - 10"	FIXED/CASEMENT	
5	HHH	1	6' - 6"	7' - 0"	0"	7' - 0"	3' - 3"	6' - 10"		
6	F	1	2' - 11"	9' - 0"	0"	9' - 0"			FIXED	
7	F	1	8' - 0"	4' - 6"	4' - 3 7/8"	8' - 9 7/8"			FIXED	
8	CF	1	9' - 3"	8' - 0"	0"	8' - 0"	2' - 9"	7' - 10"	CASEMENT/FIXED	
9	FFF	1	1' - 9"	15' - 0"	4' - 2"	19' - 2"		5' - 0"	FIXED/FIXED/FIXED	
10	C	1	2' - 6"	8' - 6"	3/4"	8' - 6 3/4"			FIXED	
11	F	1	6' - 7"	8' - 0"	1"	8' - 1"			FIXED	
12	F	1	6' - 7"	8' - 0"	1"	8' - 1"			FIXED	
13	GGG	1	6' - 0"	5' - 0"	3' - 1 3/4"	8' - 1 3/4"	2' - 0"	4' - 10"		
14	W-8	1	1' - 6"	4' - 6"						SKYLIGHT
15	W-8	1	1' - 6"	4' - 6"						SKYLIGHT

DOOR SCHEDULE									
MARK	Type Mark	DOOR UNIT		FUNCTION	HARDWARE SET	DOOR		Description	COMMENTS
		Width	Height			Material			
1	SE	3' - 3"	9' - 0"	LH INSWING	ENTRY	STEEL		EXTERIOR SWING	PRIMARY ENTRY W/ SIDELIGHT
2	P	5' - 0"	8' - 0"	POCKET	DUMMY			POCKET	
3	OP	3' - 0"	8' - 0"	LH INSWING				OWNER PROVIDED	
4	P	5' - 0"	8' - 0"	POCKET	DUMMY			POCKET	
5	SI	2' - 4"	8' - 0"	RH INSWING	PRIVACY			INTERIOR SWING	
6	GL	2' - 0"	8' - 0"	PIVOT	SHOWER	GLASS		SHOWER GLASS	
7	AD	14' - 0"	8' - 0"	ACCORDIAN	ENTRY	GLASS		Standard Thermally Broken Aluminum Framed Folding system	
8	AD	14' - 0"	8' - 0"	ACCORDIAN	ENTRY	GLASS		Standard Thermally Broken Aluminum Framed Folding system	
9	PV	4' - 0"	8' - 0"	PIVOT	DUMMY	STEEL		INTERIOR PIVOT	
10	SI	3' - 0"	9' - 0"	RH INSWING	ENTRY			INTERIOR SWING	PROVIDE WEATHERSTRIPPING
11	SE	3' - 0"	8' - 0"	RH INSWING	ENTRY	INSULATED SOLID		EXTERIOR SWING	PROVIDE WEATHERSTRIPPING
12	SE	3' - 0"	8' - 0"	RH INSWING	ENTRY	INSULATED SOLID		EXTERIOR SWING	PROVIDE WEATHERSTRIPPING
13	G	18' - 0"	8' - 0"	OVERHEAD		INSULATED PANEL		GARAGE	
14	B	2' - 6"	8' - 0"	BARN	BARN	SOLIDCORE			OVERSIZED MIRROR CLAD EXTERIOR
15	B	2' - 6"	8' - 0"	POCKET	PRIVACY				
16	GL	2' - 6"	9' - 0"	PIVOT	SHOWER	GLASS		SHOWER GLASS	
17	OP	3' - 0"	8' - 0"	LH INSWING				OWNER PROVIDED	
18	SI	2' - 4"	8' - 0"	LH INSWING	PRIVACY			INTERIOR SWING	
19	GL	2' - 0"	8' - 0"	PIVOT	SHOWER	GLASS		SHOWER GLASS	
20	SI	2' - 4"	8' - 0"	RH INSWING	PRIVACY			INTERIOR SWING	
21	SI	2' - 4"	8' - 0"	RH INSWING	PASSAGE			INTERIOR SWING	
22	F	4' - 8"	8' - 0"	INSWING	ENTRY	GLASS		FRENCH	
23	SI	2' - 4"	8' - 0"	LH INSWING	PRIVACY			INTERIOR SWING	
24	P	5' - 0"	8' - 0"	POCKET	DUMMY			POCKET	
25	U	2' - 4"	8' - 0"	INSWING	ENTRY	GLASS			
26	P	5' - 0"	8' - 0"	POCKET	DUMMY			POCKET	
27	SE	2' - 4"	6' - 6"	LH INSWING	ENTRY	GLASS		EXTERIOR SWING	PROVIDE WEATHERSTRIPPING

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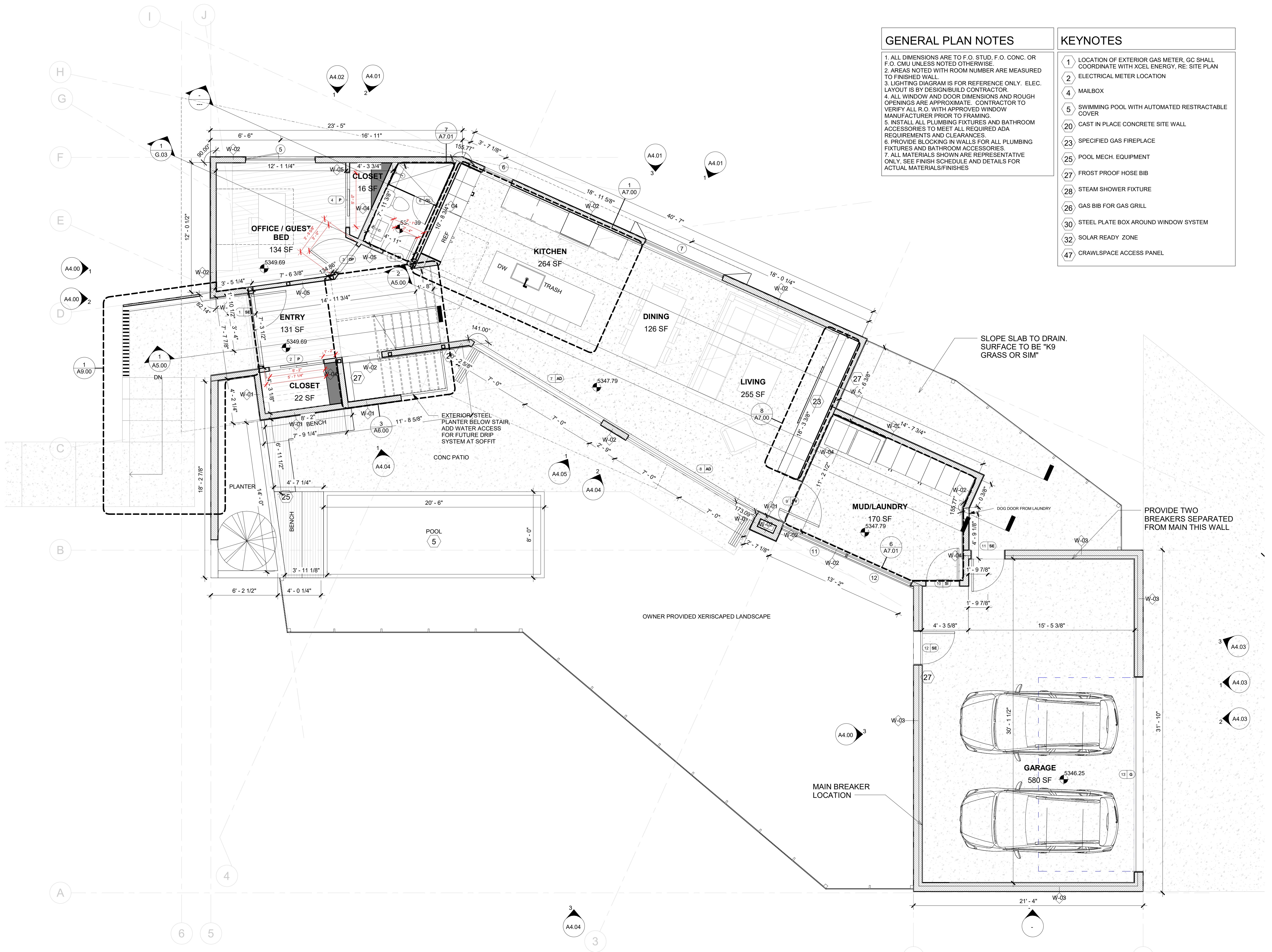
8.18.21

Date	Description

WINDOW/DOOR SCHEDULE

**A0.03** Project Number





- GENERAL PLAN NOTES**
1. ALL DIMENSIONS ARE TO F.O. STUD, F.O. CONC. OR F.O. CMU UNLESS NOTED OTHERWISE.
  2. AREAS NOTED WITH ROOM NUMBER ARE MEASURED TO FINISHED WALL.
  3. LIGHTING DIAGRAM IS FOR REFERENCE ONLY. ELEC. LAYOUT IS BY DESIGN/BUILD CONTRACTOR.
  4. ALL WINDOW AND DOOR DIMENSIONS AND ROUGH OPENINGS ARE APPROXIMATE. CONTRACTOR TO VERIFY ALL R.O. WITH APPROVED WINDOW MANUFACTURER PRIOR TO FRAMING.
  5. INSTALL ALL PLUMBING FIXTURES AND BATHROOM ACCESSORIES TO MEET ALL REQUIRED ADA REQUIREMENTS AND CLEARANCES.
  6. PROVIDE BLOCKING IN WALLS FOR ALL PLUMBING FIXTURES AND BATHROOM ACCESSORIES.
  7. ALL MATERIALS SHOWN ARE REPRESENTATIVE ONLY. SEE FINISH SCHEDULE AND DETAILS FOR ACTUAL MATERIALS/FINISHES.

- KEYNOTES**
- 1 LOCATION OF EXTERIOR GAS METER, GC SHALL COORDINATE WITH XCEL ENERGY, RE: SITE PLAN
  - 2 ELECTRICAL METER LOCATION
  - 4 MAILBOX
  - 5 SWIMMING POOL WITH AUTOMATED RETRACTABLE COVER
  - 20 CAST IN PLACE CONCRETE SITE WALL
  - 23 SPECIFIED GAS FIREPLACE
  - 25 POOL MECH. EQUIPMENT
  - 27 FROST PROOF HOSE BIB
  - 28 STEAM SHOWER FIXTURE
  - 26 GAS BIB FOR GAS GRILL
  - 30 STEEL PLATE BOX AROUND WINDOW SYSTEM
  - 32 SOLAR READY ZONE
  - 47 CRAWLSPACE ACCESS PANEL

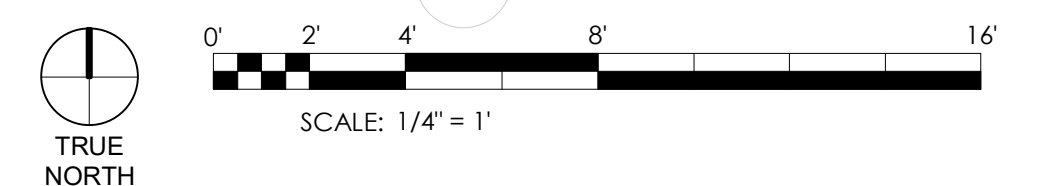
SLOPE SLAB TO DRAIN. SURFACE TO BE "K9 GRASS OR SIM"

PROVIDE TWO BREAKERS SEPARATED FROM MAIN THIS WALL

OWNER PROVIDED XERISCAPED LANDSCAPE

MAIN BREAKER LOCATION

1 OVERALL FLOOR PLAN - LEVEL 01  
A3.00 1/4" = 1'-0"



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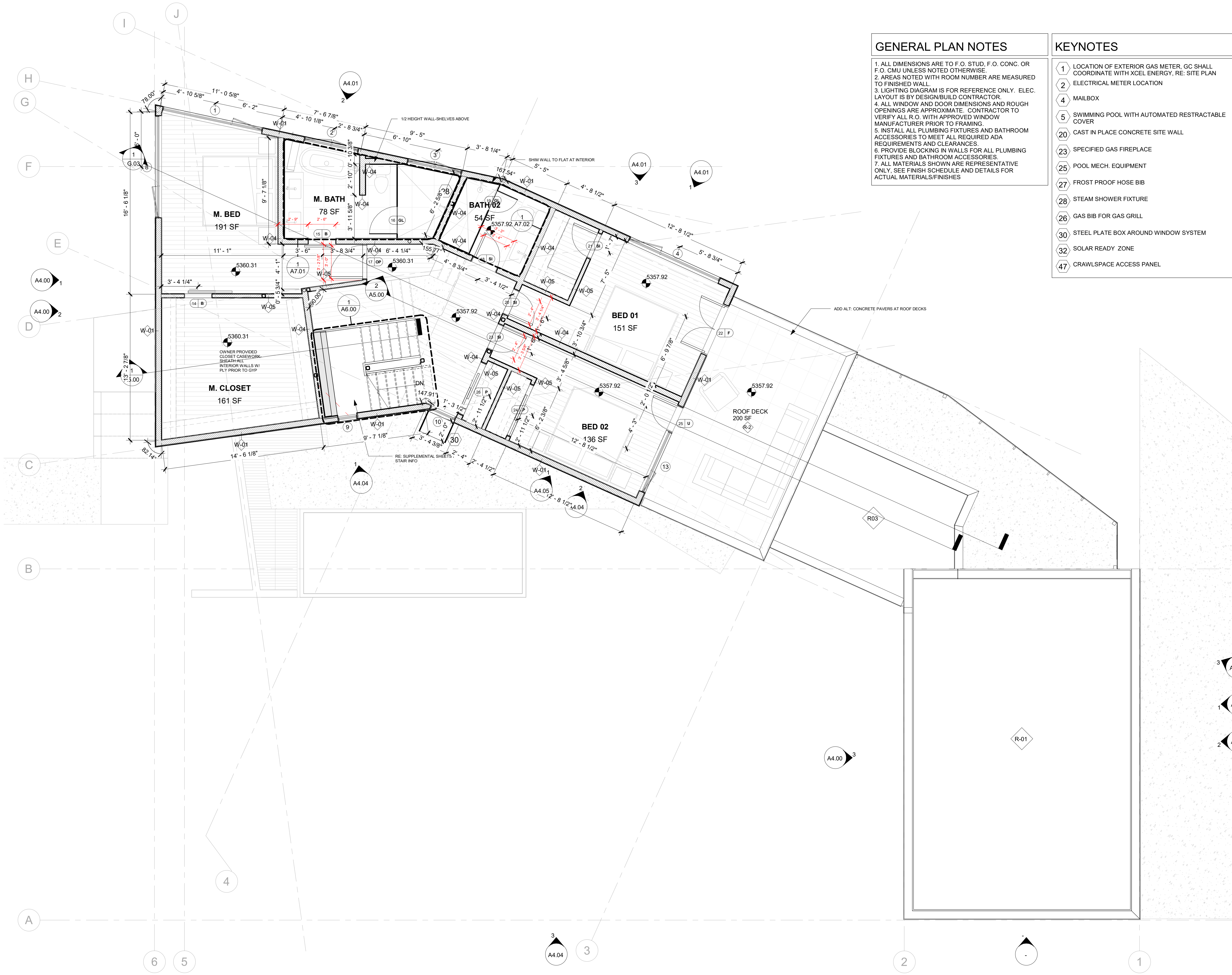
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Date	Description

FLOOR PLAN - LEVEL 01

A3.00 Project Number



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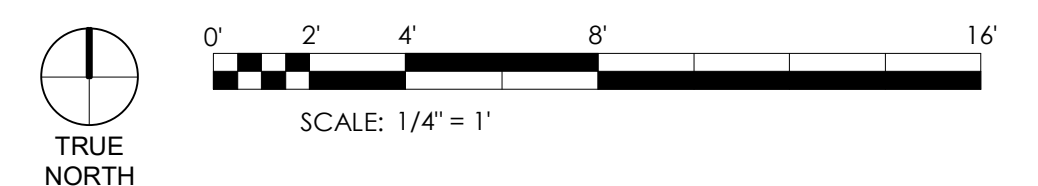
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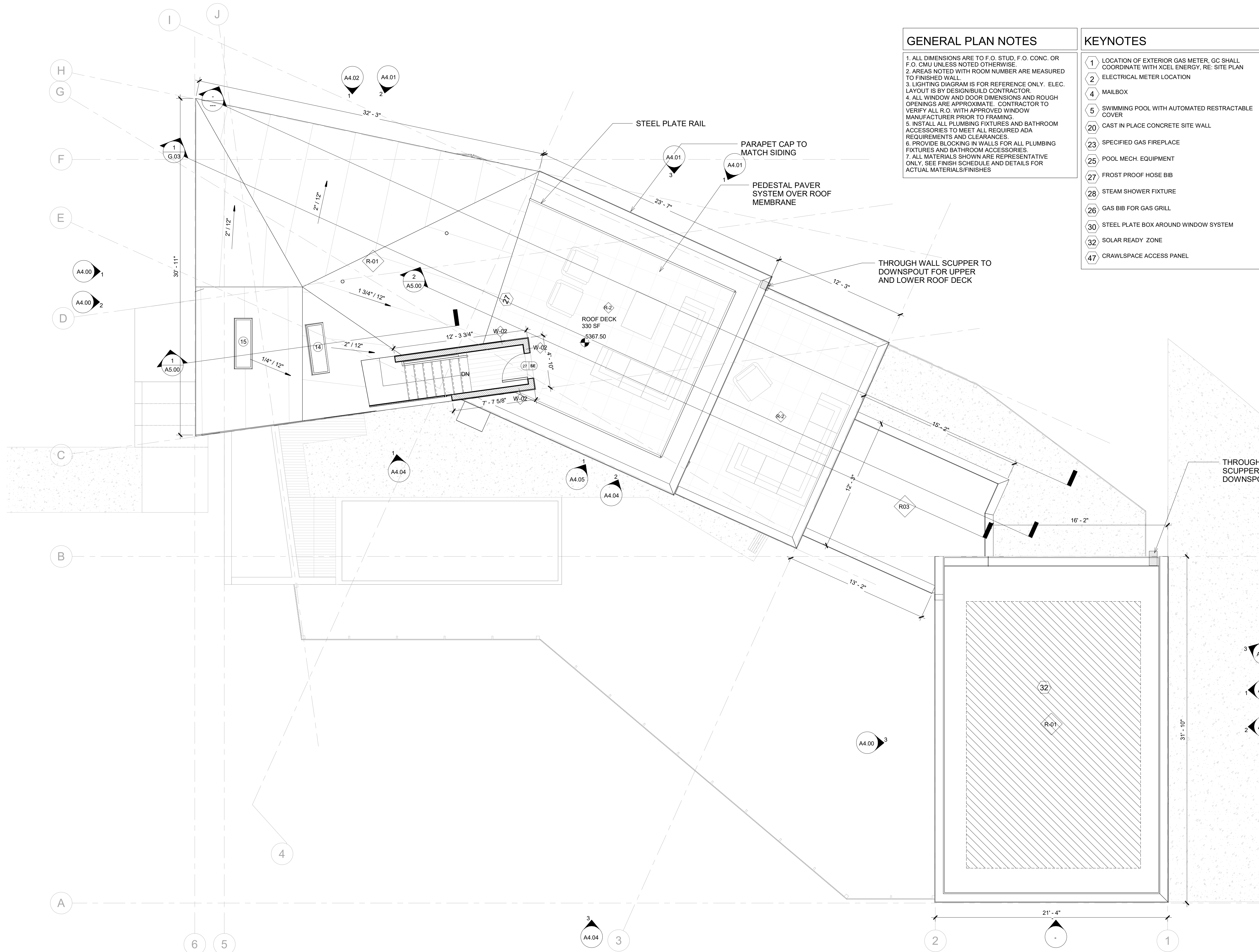
Date	Description

FLOOR PLAN -  
LEVEL 02

**A3.01** Project Number

1 OVERALL FLOOR PLAN - LEVEL 02  
A3.01 1/4" = 1'-0"





- GENERAL PLAN NOTES**
1. ALL DIMENSIONS ARE TO F.O. STUD. F.O. CONC. OR F.O. CMU UNLESS NOTED OTHERWISE.
  2. AREAS NOTED WITH ROOM NUMBER ARE MEASURED TO FINISHED WALL.
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  7. ALL MATERIALS SHOWN ARE REPRESENTATIVE ONLY. SEE FINISH SCHEDULE AND DETAILS FOR ACTUAL MATERIALS/FINISHES.

- KEYNOTES**
- 1 LOCATION OF EXTERIOR GAS METER, GC SHALL COORDINATE WITH XCEL ENERGY, RE: SITE PLAN
  - 2 ELECTRICAL METER LOCATION
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Date	Description

FLOOR PLAN - ROOF

1 OVERALL FLOOR PLAN - ROOF  
A3.02 1/4" = 1'-0"

**A3.02** Project Number

**GENERAL PLAN NOTES**

1. ALL DIMENSIONS ARE TO F.O. STUD. F.O. CONC. OR F.O. CMU UNLESS NOTED OTHERWISE.
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3. LIGHTING DIAGRAM IS FOR REFERENCE ONLY. ELEC. LAYOUT IS BY DESIGN/BUILD CONTRACTOR.
4. ALL WINDOW AND DOOR DIMENSIONS AND ROUGH OPENINGS ARE APPROXIMATE. CONTRACTOR TO VERIFY ALL R.O. WITH APPROVED WINDOW MANUFACTURER PRIOR TO FRAMING.
5. INSTALL ALL PLUMBING FIXTURES AND BATHROOM ACCESSORIES TO MEET ALL REQUIRED ADA REQUIREMENTS AND CLEARANCES.
6. PROVIDE BLOCKING IN WALLS FOR ALL PLUMBING FIXTURES AND BATHROOM ACCESSORIES.
7. ALL MATERIALS SHOWN ARE REPRESENTATIVE ONLY. SEE FINISH SCHEDULE AND DETAILS FOR ACTUAL MATERIALS/FINISHES

**KEYNOTES**

- 1 LOCATION OF EXTERIOR GAS METER. GC SHALL COORDINATE WITH XCEL ENERGY, RE: SITE PLAN
- 2 ELECTRICAL METER LOCATION
- 4 MAILBOX
- 5 SWIMMING POOL WITH AUTOMATED RETRACTABLE COVER
- 2H CAST IN PLACE CONCRETE SITE WALL
- 23 SPECIFIED GAS FIREPLACE
- 2G POOL MECH. EQUIPMENT
- 27 FROST PROOF HOSE BIB
- 28 STEAM SHOWER FIXTURE
- 26 GAS BIB FOR GAS GRILL
- 30 STEEL PLATE BOX AROUND WINDOW SYSTEM
- 32 SOLAR READY ZONE
- 47 CRAWLSPACE ACCESS PANEL

**ELECTRICAL KEY**

**LIGHTING**

- ⊙A - 4" LED RECESSED CAN
- ⊙A1 - 4" LED RECESSED CAN, WET LOCATION
- ⊙B - BEDROOM AREA FIXTURE
- ⊙C - PENDANT FIXTURE
- ⊙D - BATHROOM VANITY FIXTURE
- ⊙E - DINING ROOM PENDANT FIXTURE
- ⊙F - ENTRY FEATURE FIXTURE
- ⊙G - FLOURESCENT FIXTURE
- ⊙H - WALL MOUNTED FIXTURE
- ⊙H1 - WALL MOUNTED FIXTURE, EXTERIOR
- ⊙J - RECESSED TRACK FIXTURE

**SWITCHES**

- Ⓢ - SINGLE POLE SWITCH
- Ⓢ3 - THREE-WAY SWITCH
- Ⓢ4 - FOUR-WAY SWITCH
- ⓈD - SWITCH WITH DIMMER

**OUTLETS**

- ⊕ - SINGLE POLE OUTLET
- ⊕ - DUPLEX OUTLET
- ⊕ - HALF HOT OUTLET, SWITCHED
- ⊕ - QUADRUPLX OUTLET
- ⊕ - 220V OUTLET
- ⊕ - FLOOR MOUNTED OUTLET

**OTHER FIXTURES**

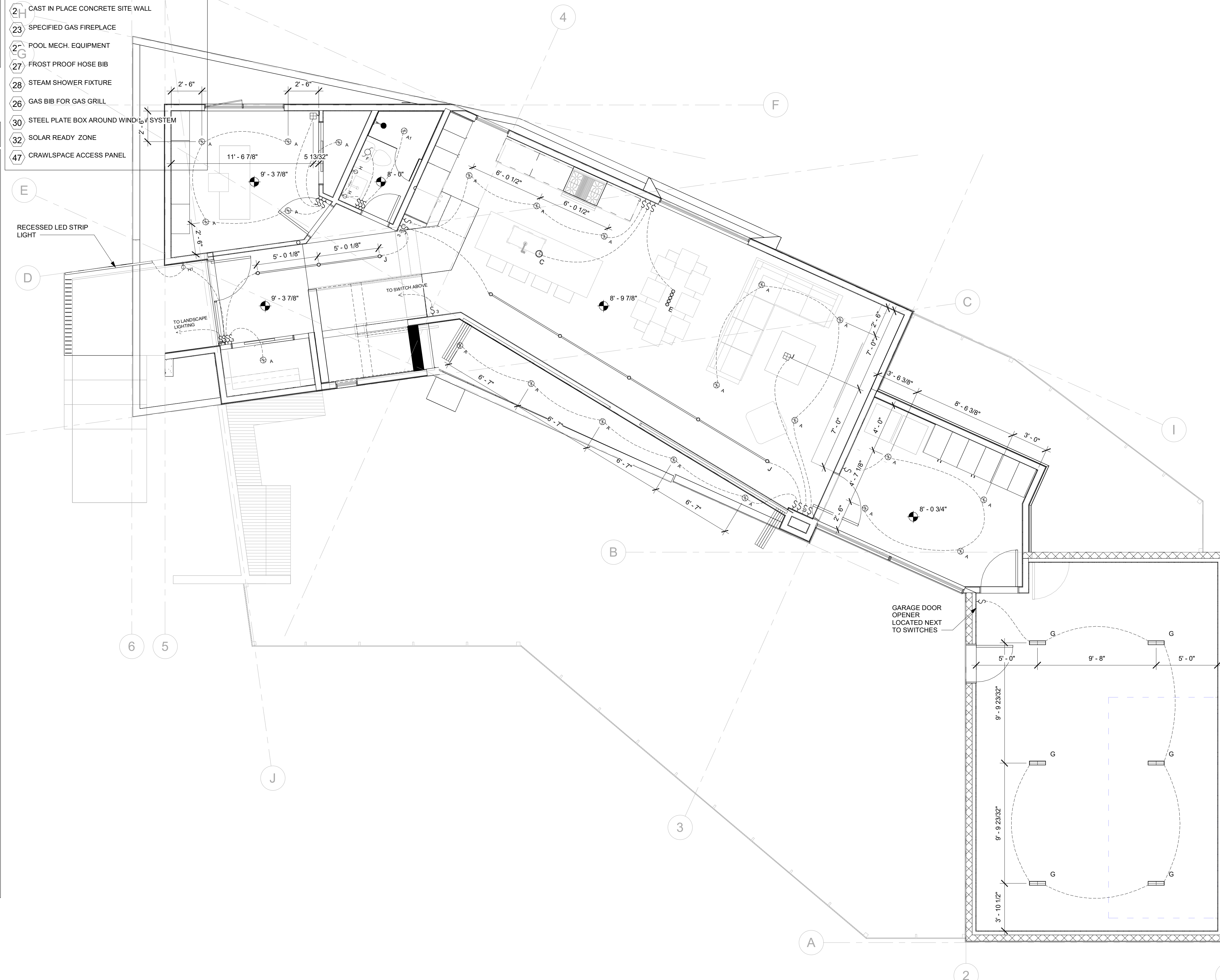
- ⊕ - EXHAUST FAN
- ⊕A - EXHAUST FAN WITH LIGHT
- ⊕ - JUNCTION BOX FOR FUTURE FIXTURE
- ⊕K - CEILING FAN WITH LIGHT

**ABBEVIATIONS**

- GFI GROUND FAULT INTERRUPT
- WP FIXTURE WITH WATERPROOFING
- PC FIXTURE WITH PULL CHAIN
- LV LOW VOLTAGE FIXTURE
- +44" FIXTURE MOUNTING HEIGHT

**ELECTRICAL NOTES**

- NOTIFY ARCHITECT OF ANY DISCREPANCIES BETWEEN ARCHITECTURAL AND ELECTRICAL PLANS
- FIELD VERIFY ALL FIXTURE LOCATIONS W/ ARCHITECT OR OWNER PRIOR TO ROUGH-IN. SOME FIXTURES MAY NEED ADDITIONAL FRAMING/BLOCKING TO CENTER OR ALIGN THEM PROPERLY.
- ALL WET AREAS TO HAVE GFI RECEPTACLES



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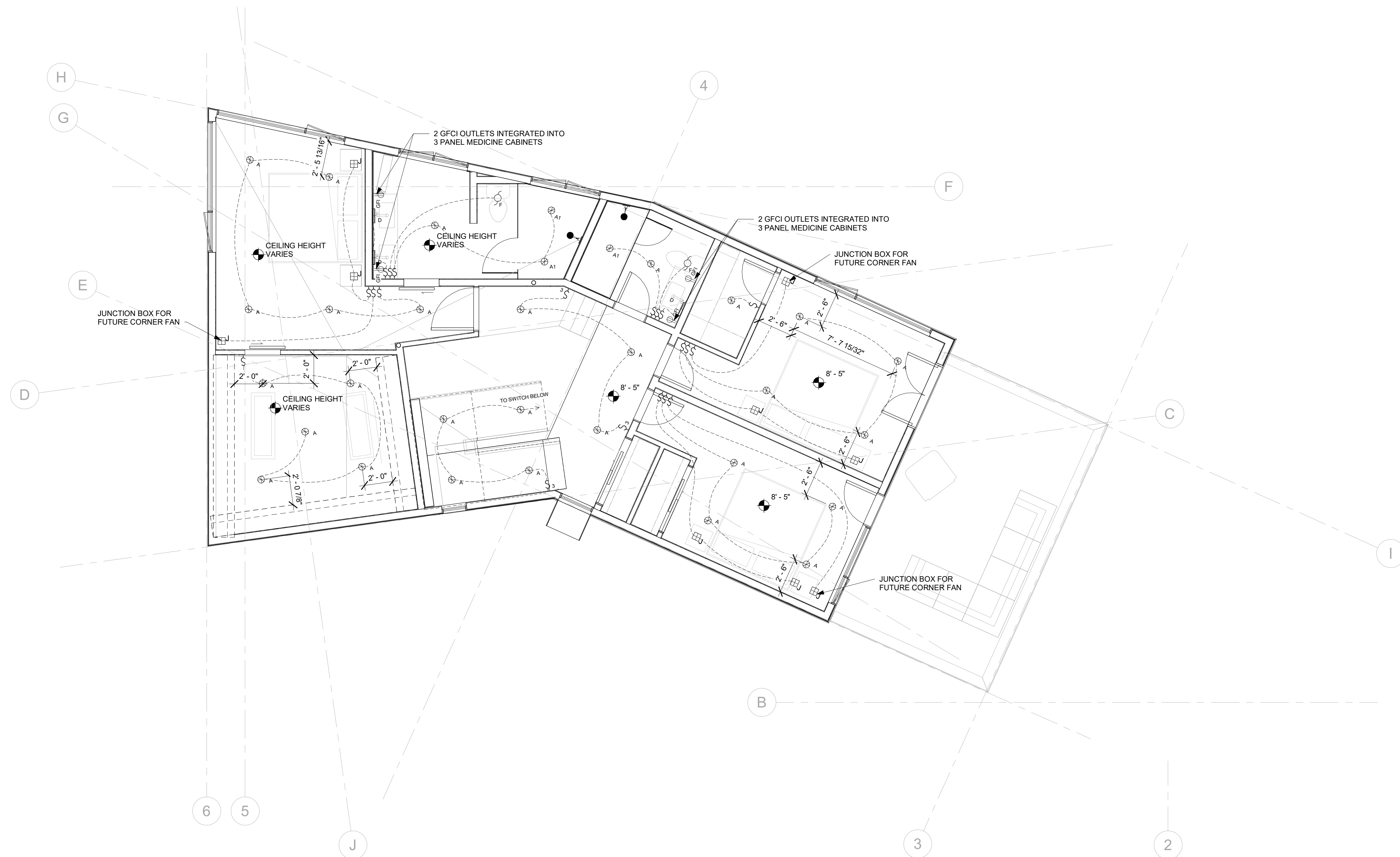
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Date	Description

REFLECTED  
CEILING PLANS -  
LEVEL 01

**A3.04** Project  
Number



1 REFLECTED CEILING PLAN - LEVEL 02  
 A3.05 1/4" = 1'-0"

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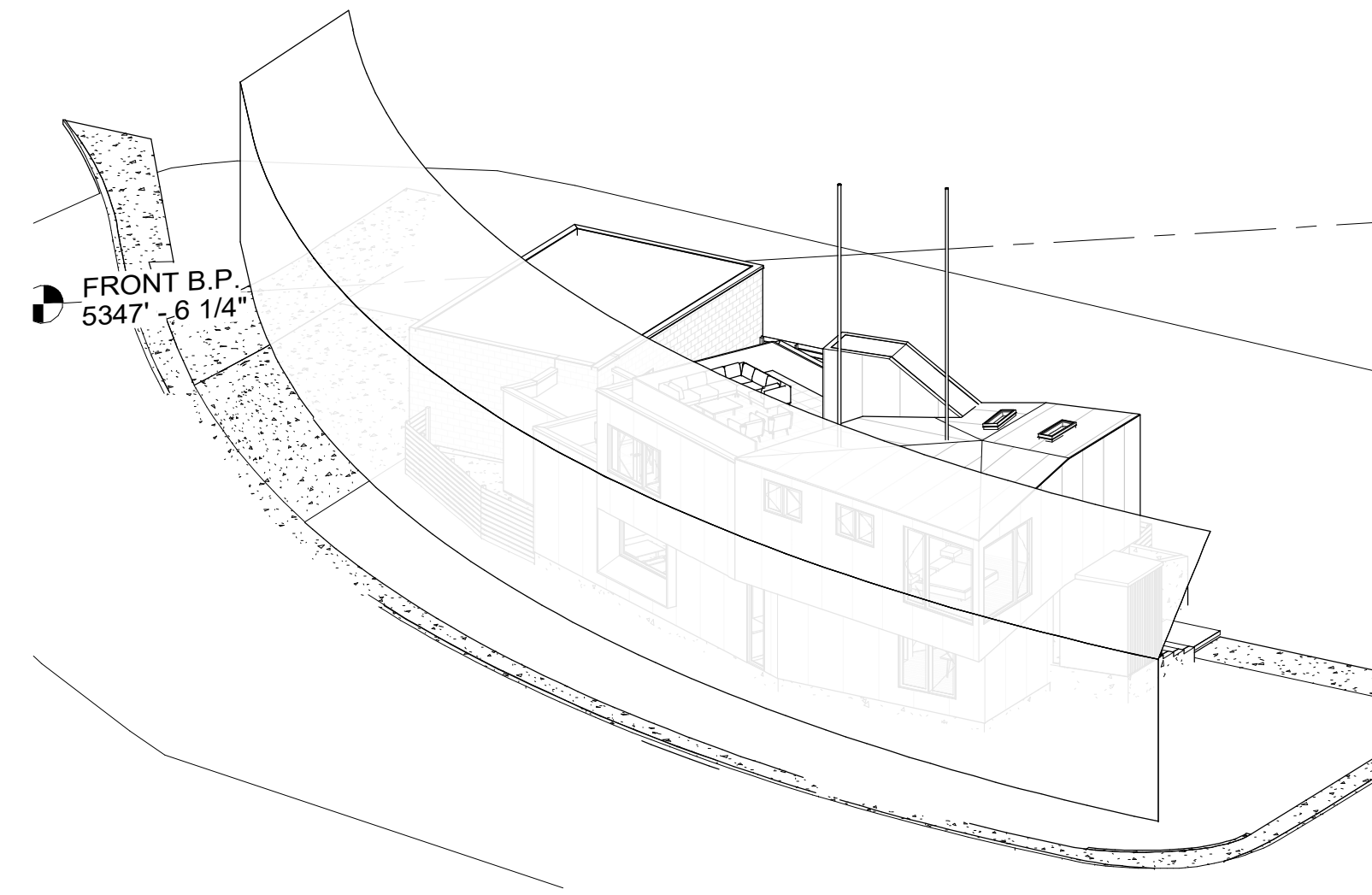
REFLECTED  
 CEILING PLANS -  
 LEVEL 02

**A3.05** Project  
 Number

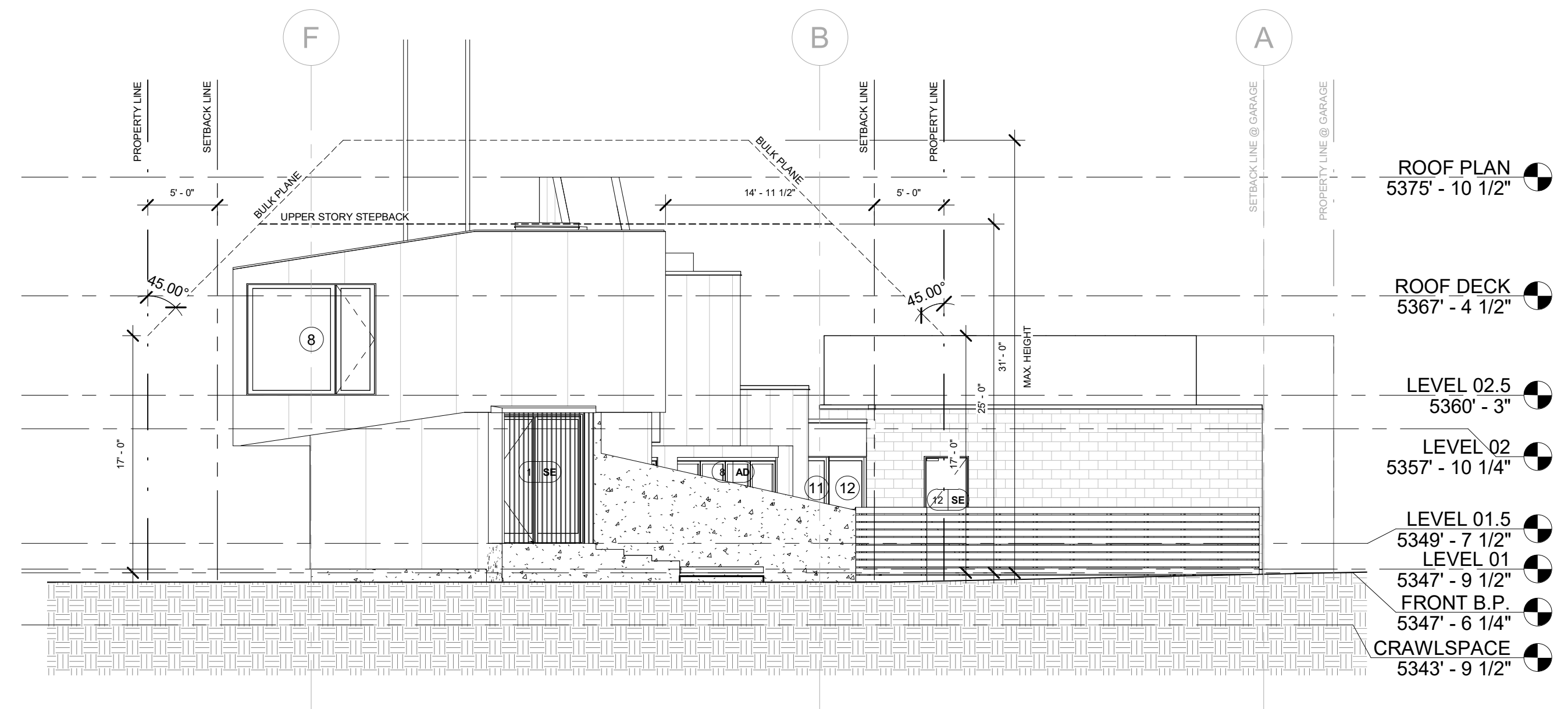
# ELEVATION AND SECTION KEY

- GRIDS/LEVELS  
 BULK PLANE  
 SETBACKS  
 GRADE  
 ZONE OF TRANSPARENCY  
 ZONE LOT DEPTH LINE  
 PROPERTY LINE  
 GROUNDWATER  
 VIEW CORRIDOR

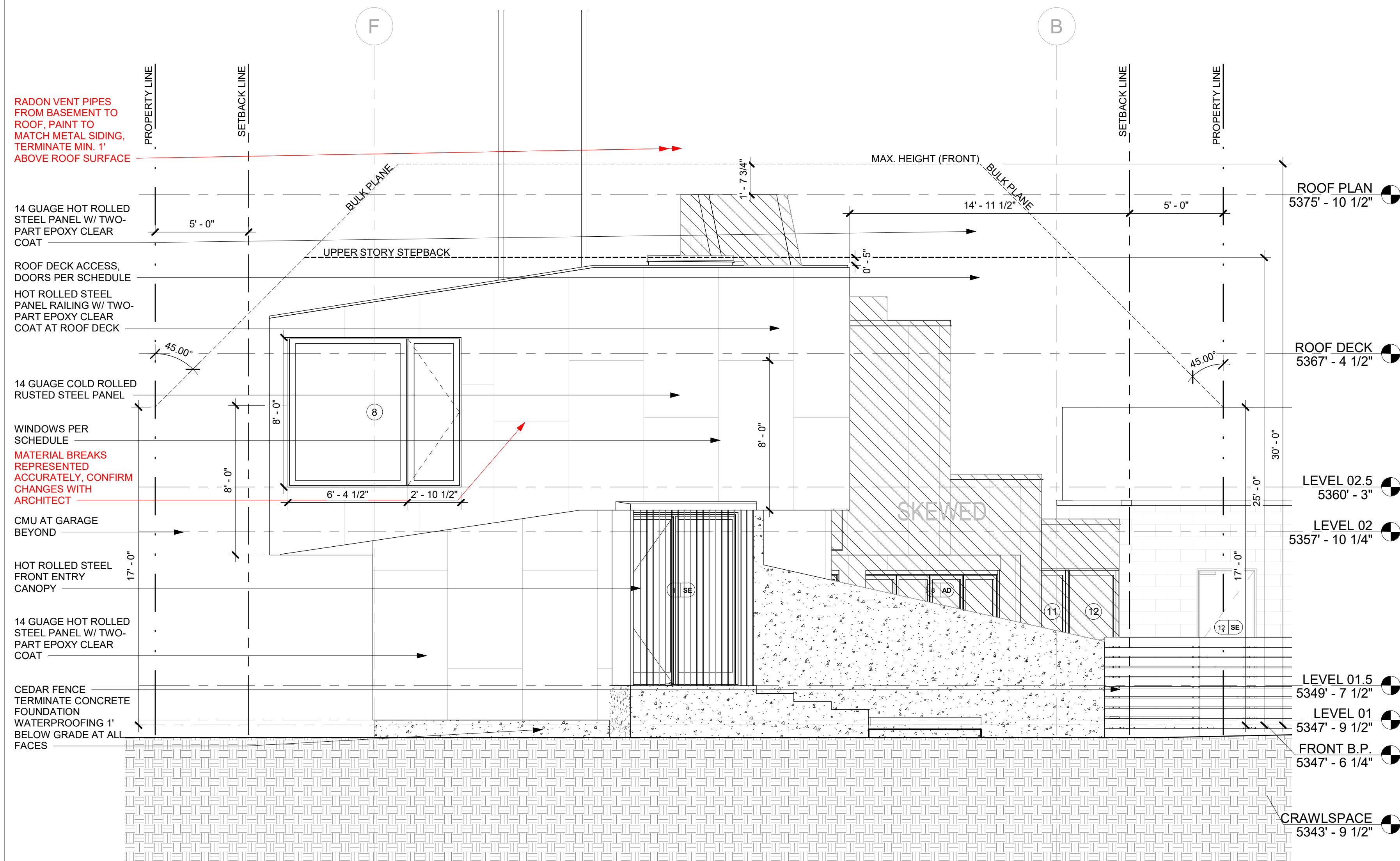
NOTES:  
 1. SOME WALLS IN ELEVATIONS MAY BE SKEWED. RE: PLANS FOR DIMENSIONS.  
 2. MATERIAL BREAKS IN DRAWINGS ARE ACCURATE. CHANGES TO BE CONFIRMED WITH ARCHITECT.



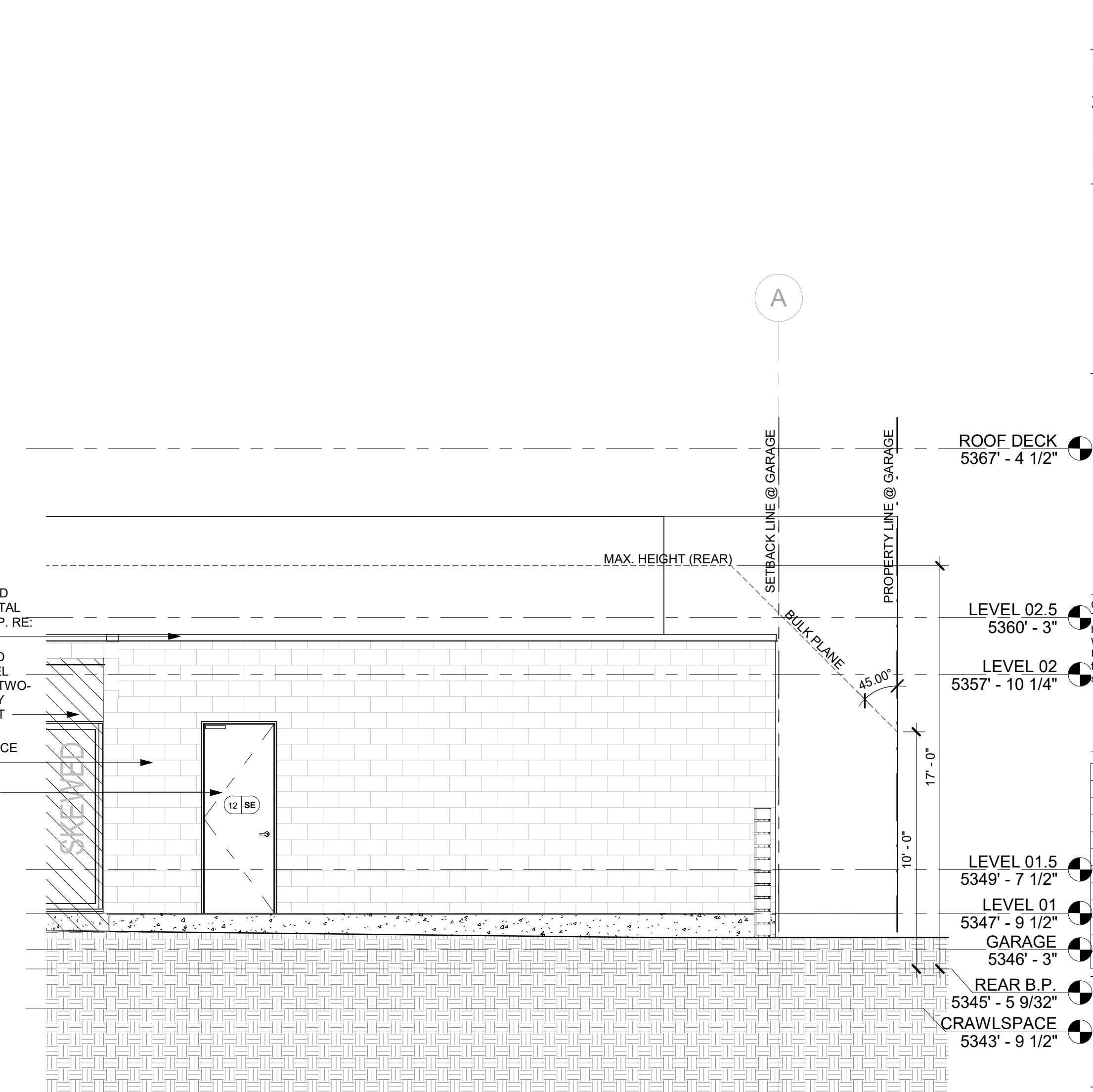
4 NORTH BULK PLANE DIAGRAM



1 TRUE WEST BUILDING ELEVATION



2 WEST BUILDING ELEVATION



3 WEST GARAGE ELEVATION

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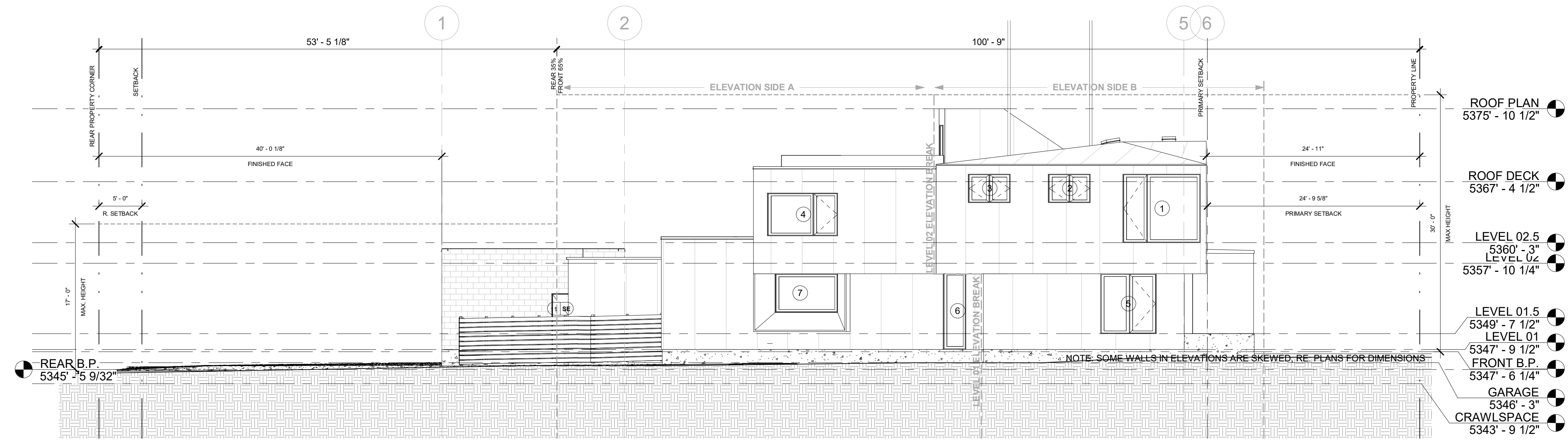
WEST EXTERIOR ELEVATIONS

A4.00 Project Number

# ELEVATION AND SECTION KEY

- GRIDS/LEVELS  
 BULK PLANE  
 SETBACKS  
 GRADE  
 ZONE OF TRANSPARENCY  
 ZONE LOT DEPTH LINE  
 PROPERTY LINE  
 GROUNDWATER  
 VIEW CORRIDOR

NOTES:  
 1. SOME WALLS IN ELEVATIONS MAY BE SKEWED. RE: PLANS FOR DIMENSIONS.  
 2. MATERIAL BREAKS IN DRAWINGS ARE ACCURATE, CHANGES TO BE CONFIRMED WITH ARCHITECT.

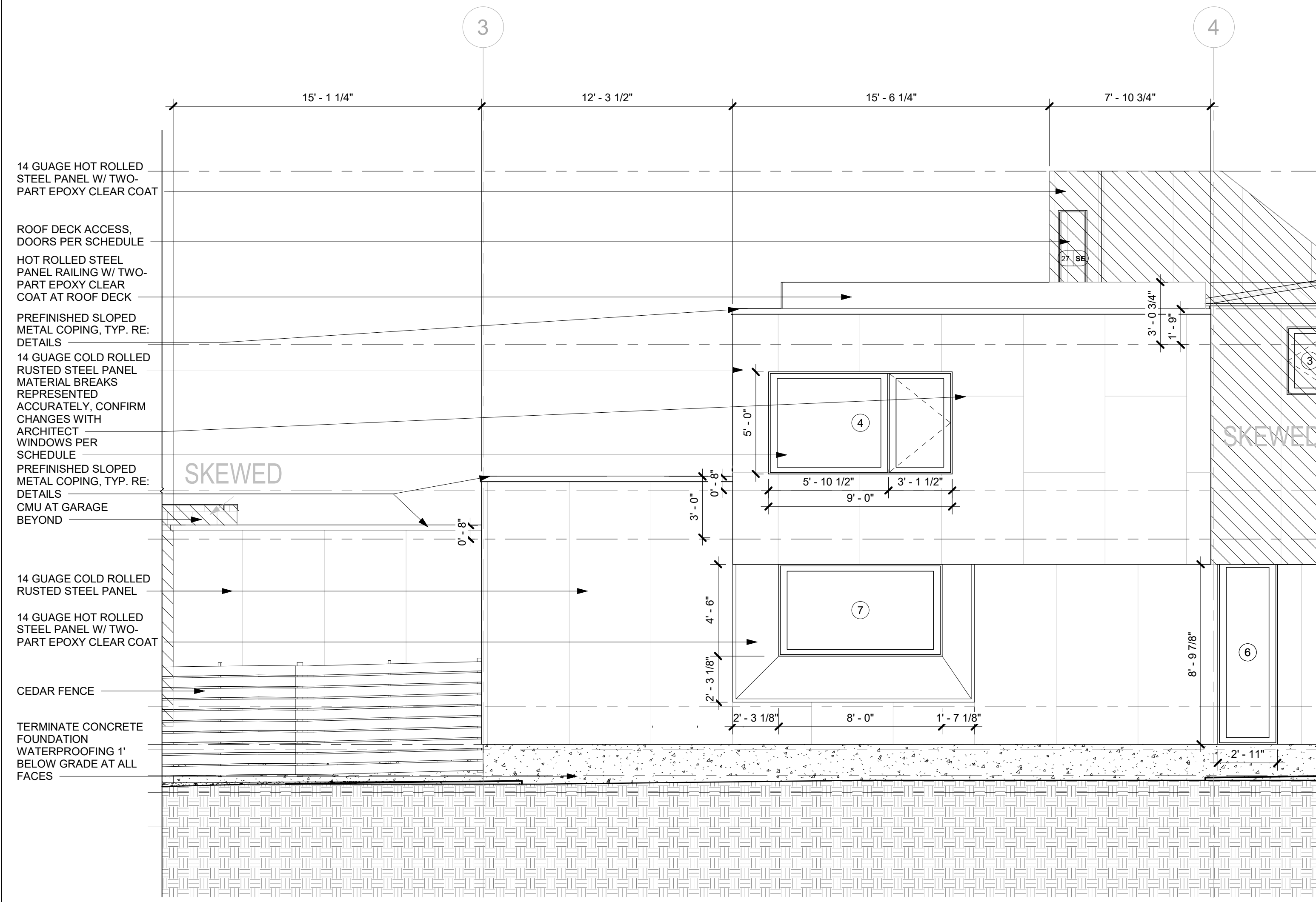


3 TRUE NORTH ELEVATION  
 1/8" = 1'-0"

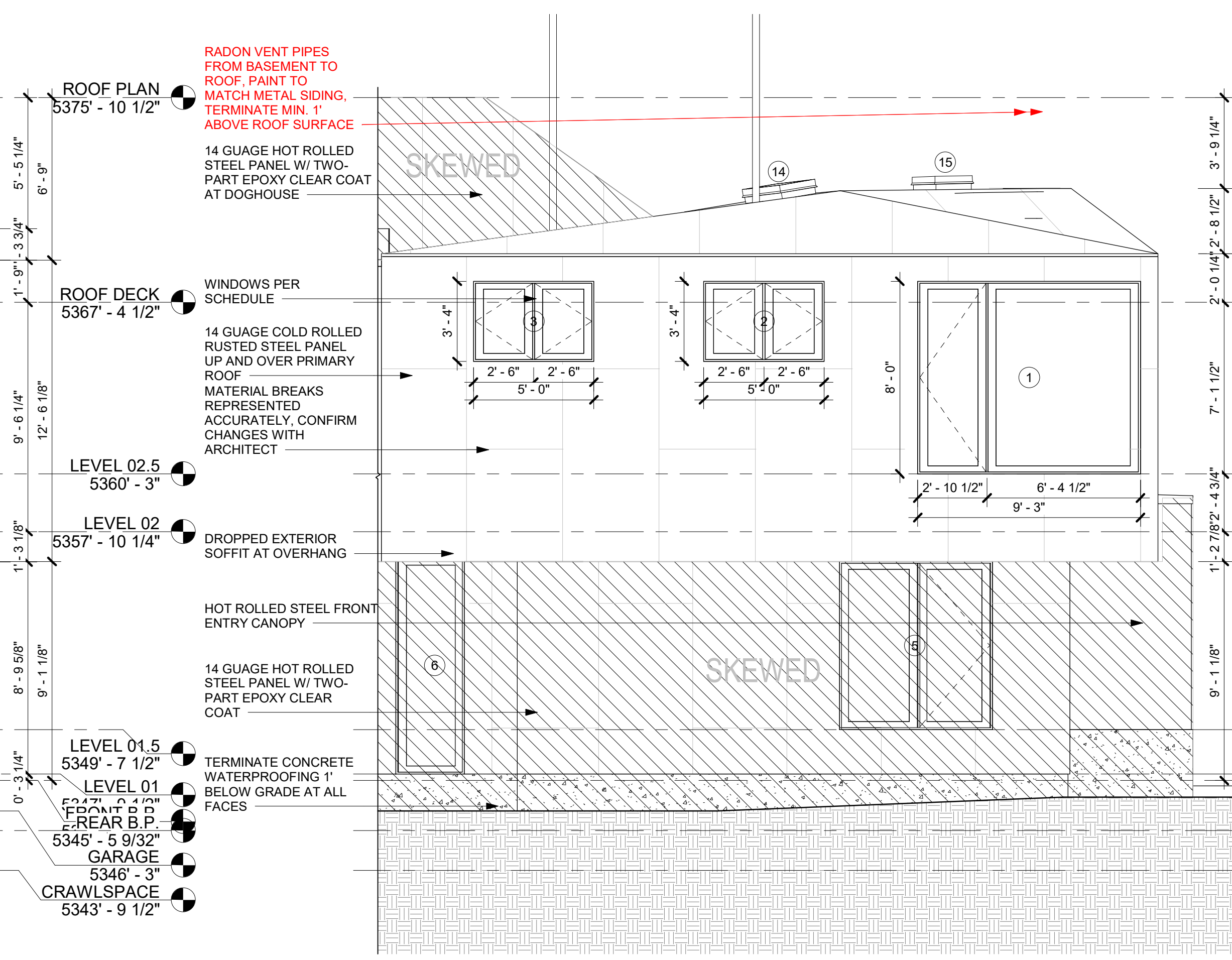
- ROOF PLAN 5375' - 10 1/2"
- ROOF DECK 5367' - 4 1/2"
- LEVEL 02.5 5360' - 3"
- LEVEL 02 5357' - 10 1/4"
- LEVEL 01.5 5349' - 7 1/2"
- LEVEL 01 5347' - 9 1/2"
- FRONT B.P. 5347' - 6 1/4"
- GARAGE 5346' - 3"
- CRAWLSPACE 5343' - 9 1/2"

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1 NORTH BUILDING ELEVATION - A  
 1/4" = 1'-0"



2 NORTH BUILDING ELEVATION - B LEVEL 02  
 1/4" = 1'-0"

- ROOF PLAN 5375' - 10 1/2"
- ROOF DECK 5367' - 4 1/2"
- LEVEL 02.5 5360' - 3"
- LEVEL 02 5357' - 10 1/4"
- LEVEL 01.5 5349' - 7 1/2"
- LEVEL 01 5347' - 9 1/2"
- FRONT B.P. 5347' - 6 1/4"
- REAR B.P. 5345' - 5 9/32"
- GARAGE 5346' - 3"
- CRAWLSPACE 5343' - 9 1/2"

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Date	Description

NORTH EXTERIOR ELEVATIONS

A4.01 Project Number

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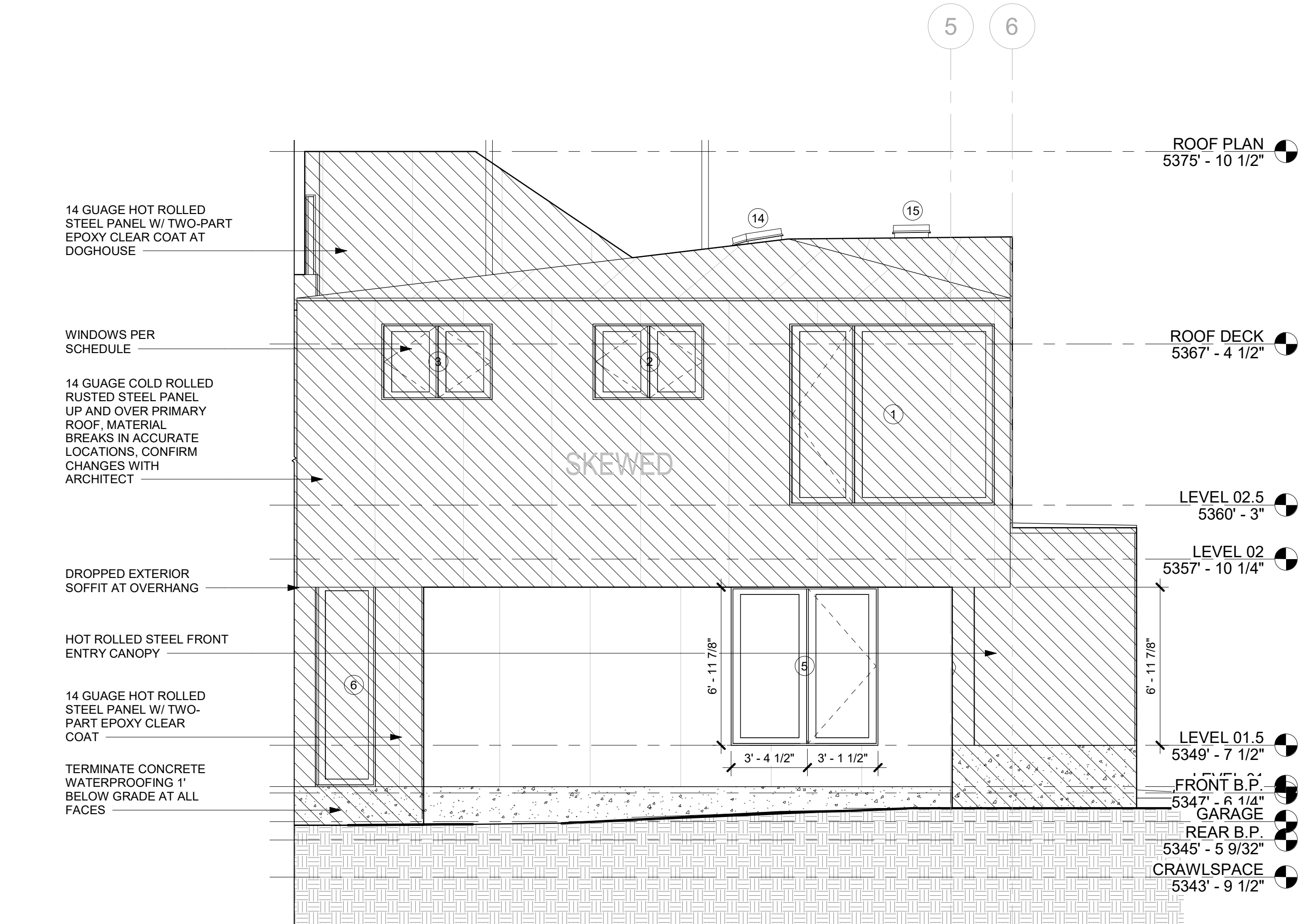
8.18.21

Date	Description

NORTH EXTERIOR ELEVATIONS

**A4.02**

Project Number

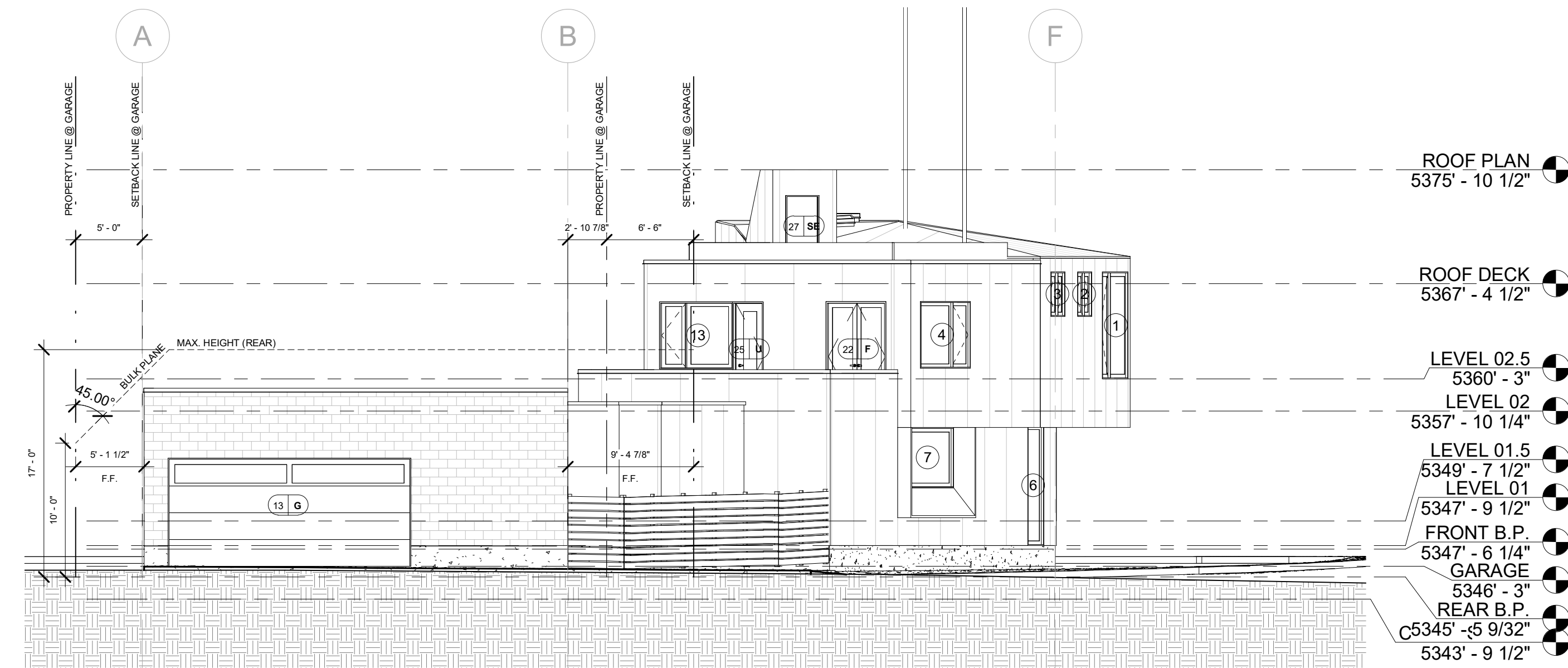


1 NORTH BUILDING ELEVATION - B LEVEL 01  
A4.02 1/4" = 1'-0"

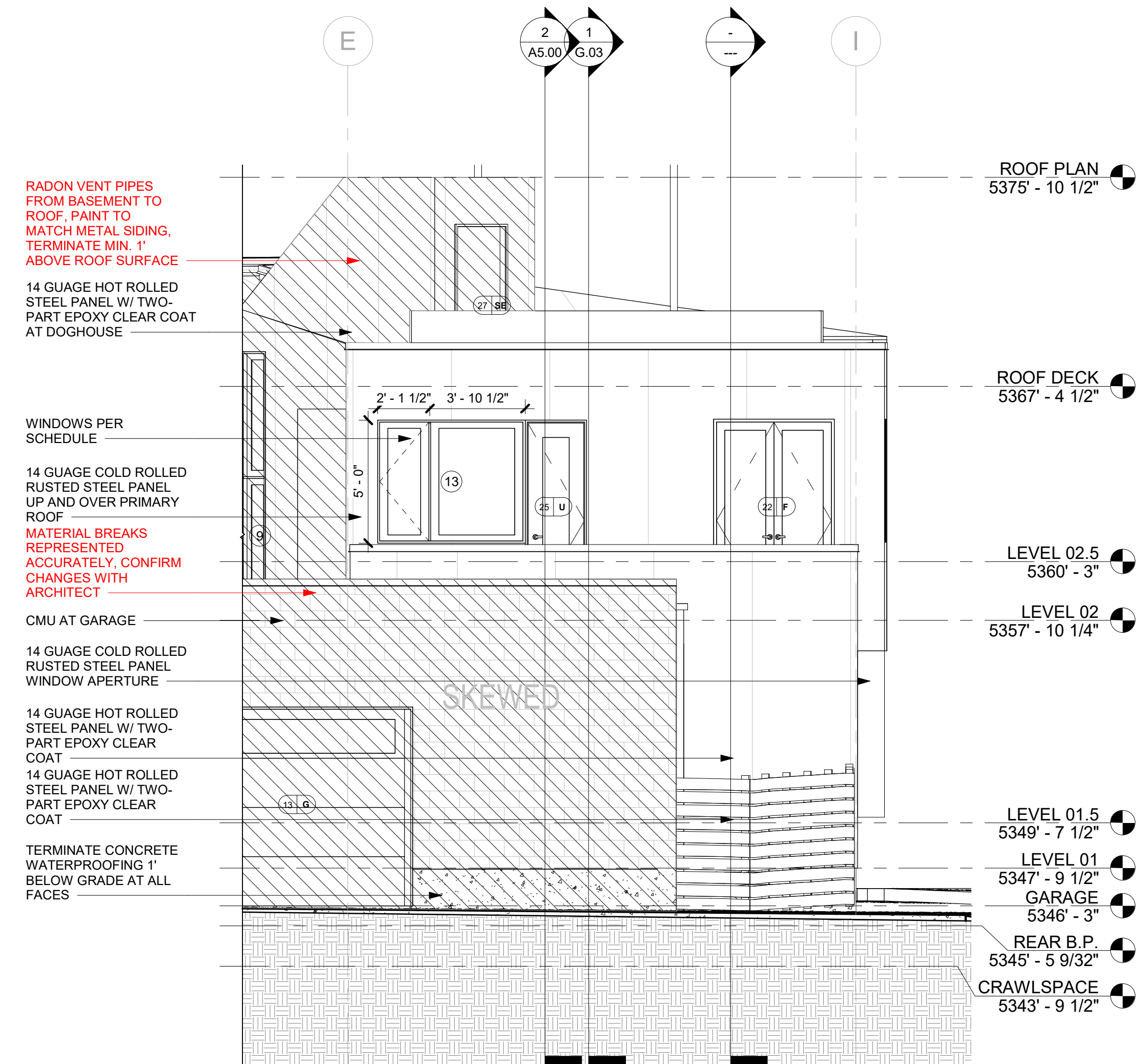
# ELEVATION AND SECTION KEY

- GRIDS/LEVELS -----
- BULK PLANE -----
- SETBACKS -----
- GRADE -----
- ZONE OF TRANSPARENCY -----
- ZONE LOT DEPTH LINE -----
- PROPERTY LINE -----
- GROUNDWATER -----
- VIEW CORRIDOR -----

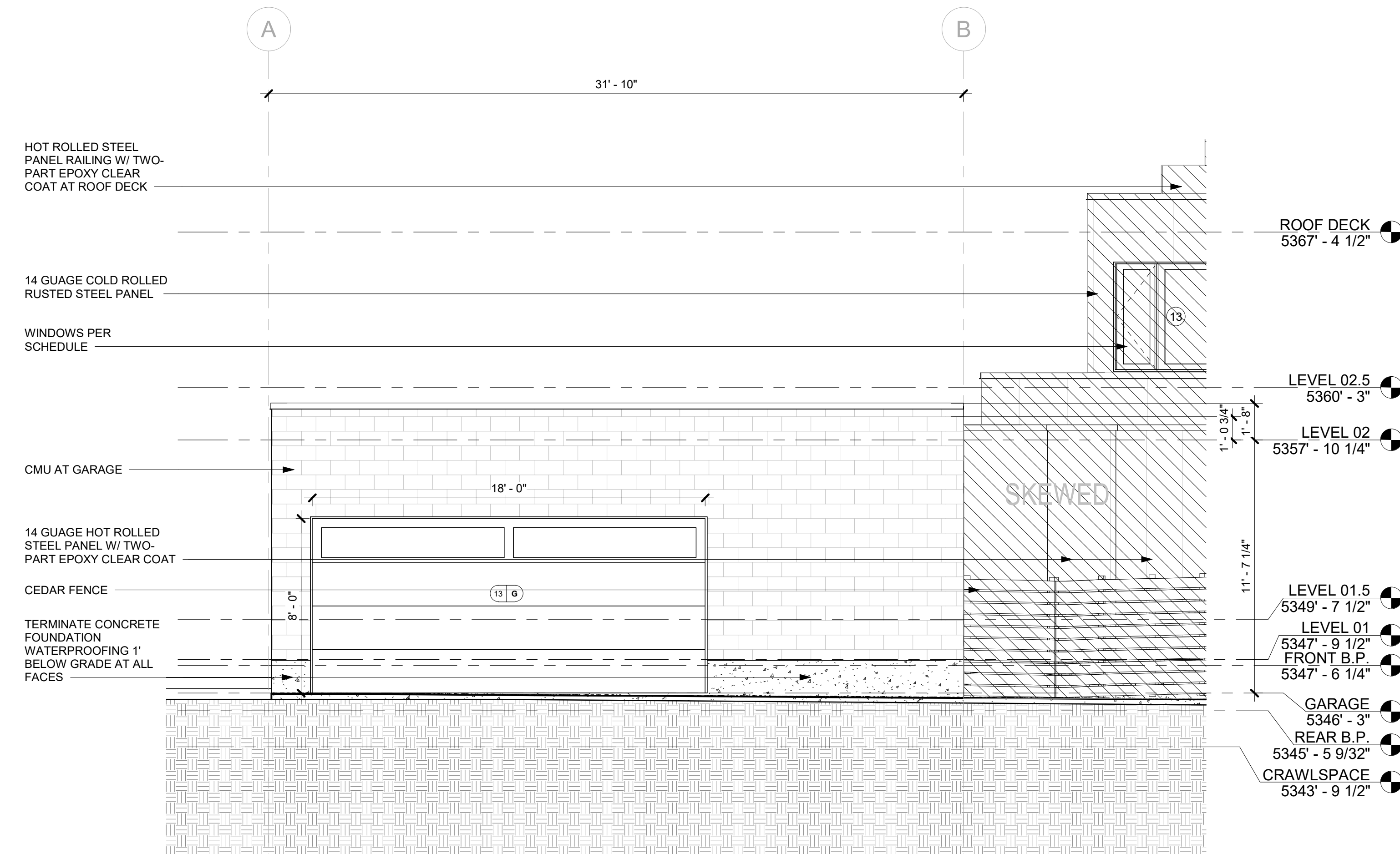
NOTES:  
 1. SOME WALLS IN ELEVATIONS MAY BE SKEWED. RE: PLANS FOR DIMENSIONS.  
 2. MATERIAL BREAKS IN DRAWINGS ARE ACCURATE, CHANGES TO BE CONFIRMED WITH ARCHITECT.



**2** TRUE EAST BUILDING ELEVATION  
 A4.03 1/8" = 1'-0"



**3** EAST BUILDING ELEVATION  
 A4.03 1/4" = 1'-0"



**1** EAST GARAGE ELEVATION  
 A4.03 1/4" = 1'-0"

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**EAST EXTERIOR ELEVATIONS**

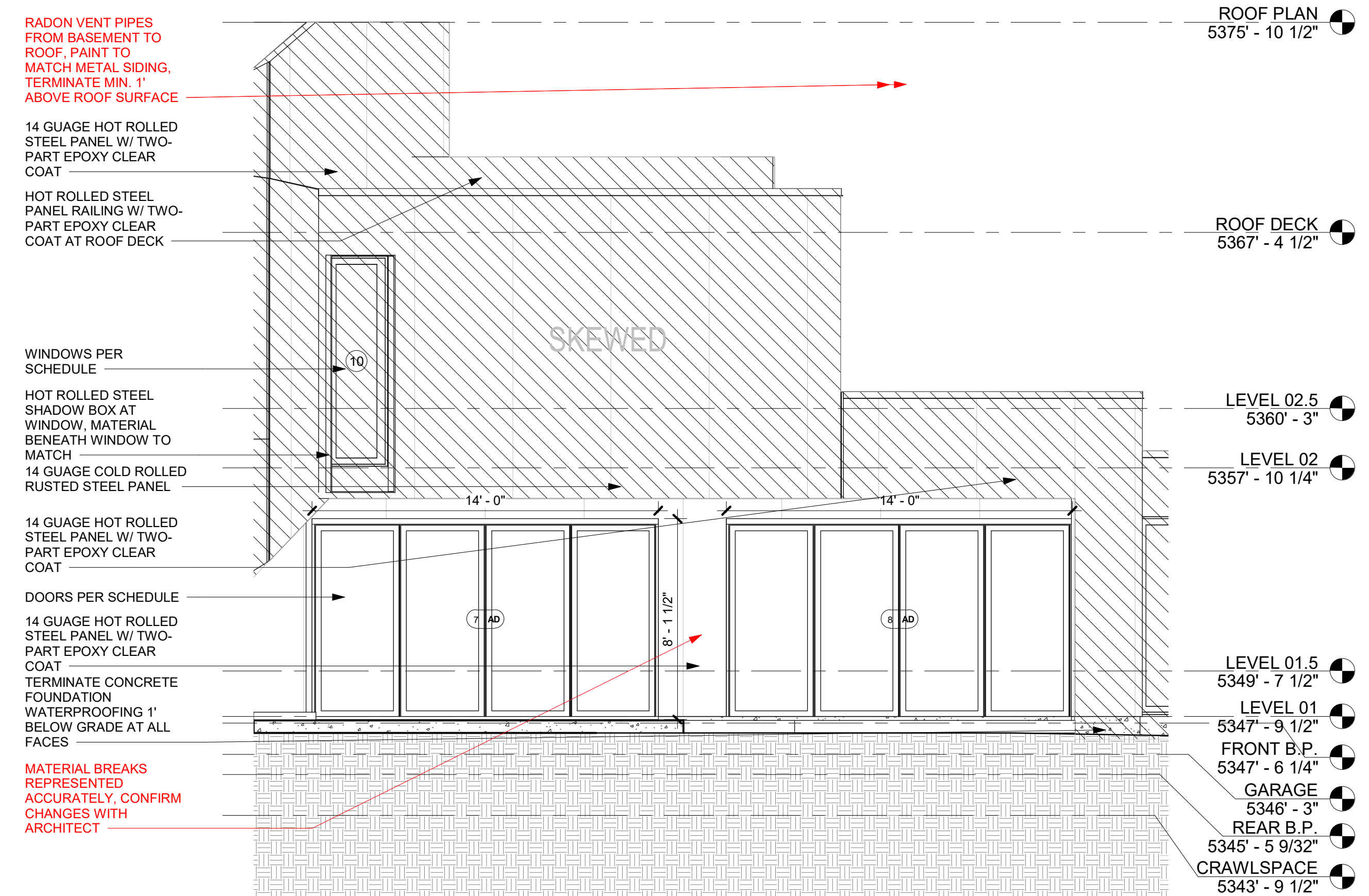
**A4.03** Project Number



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Date	Description

SOUTH EXTERIOR ELEVATIONS

A4.05

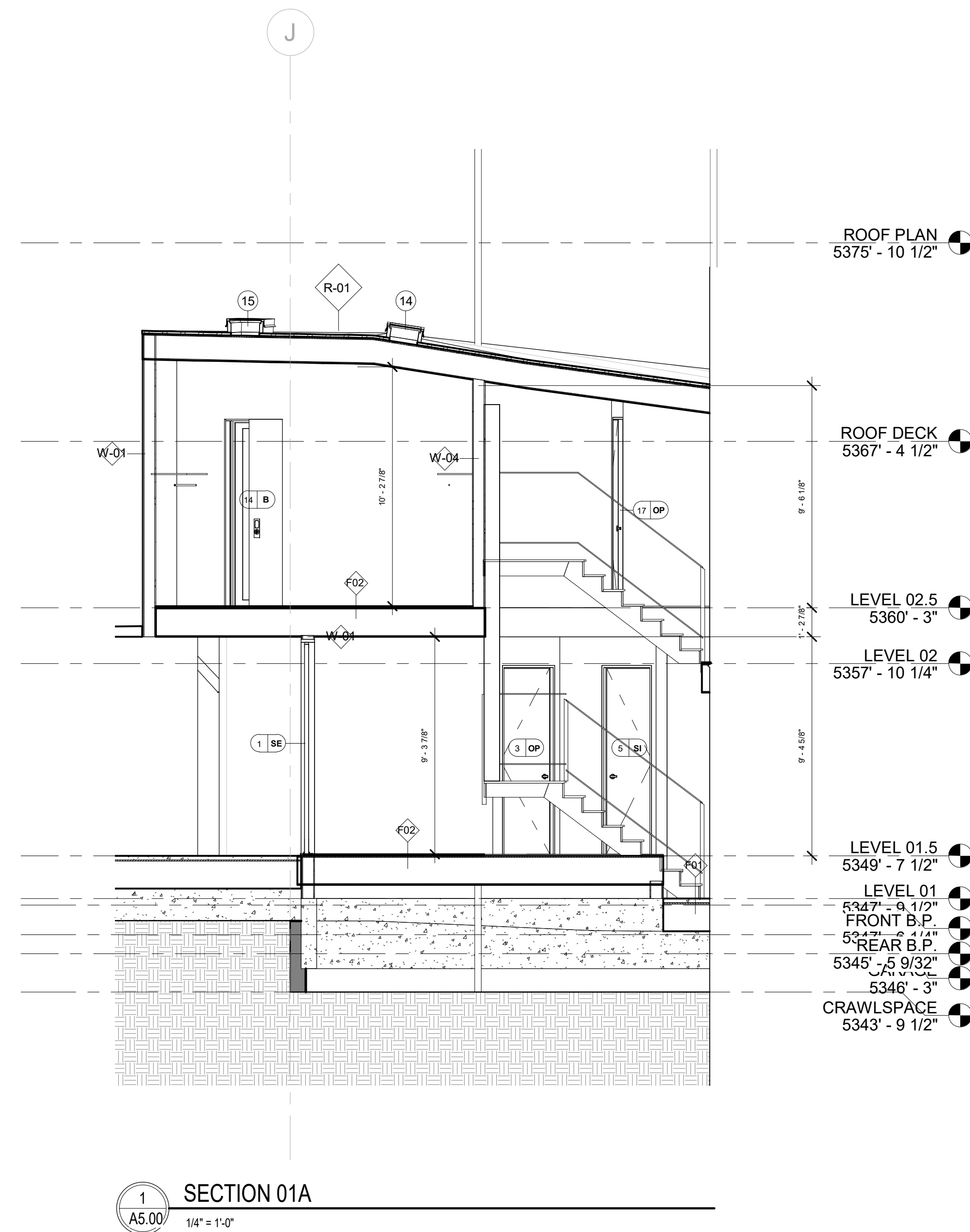
Project Number

1 SOUTH BUILDING ELEVATION - B LEVEL 01  
1/4" = 1'-0"

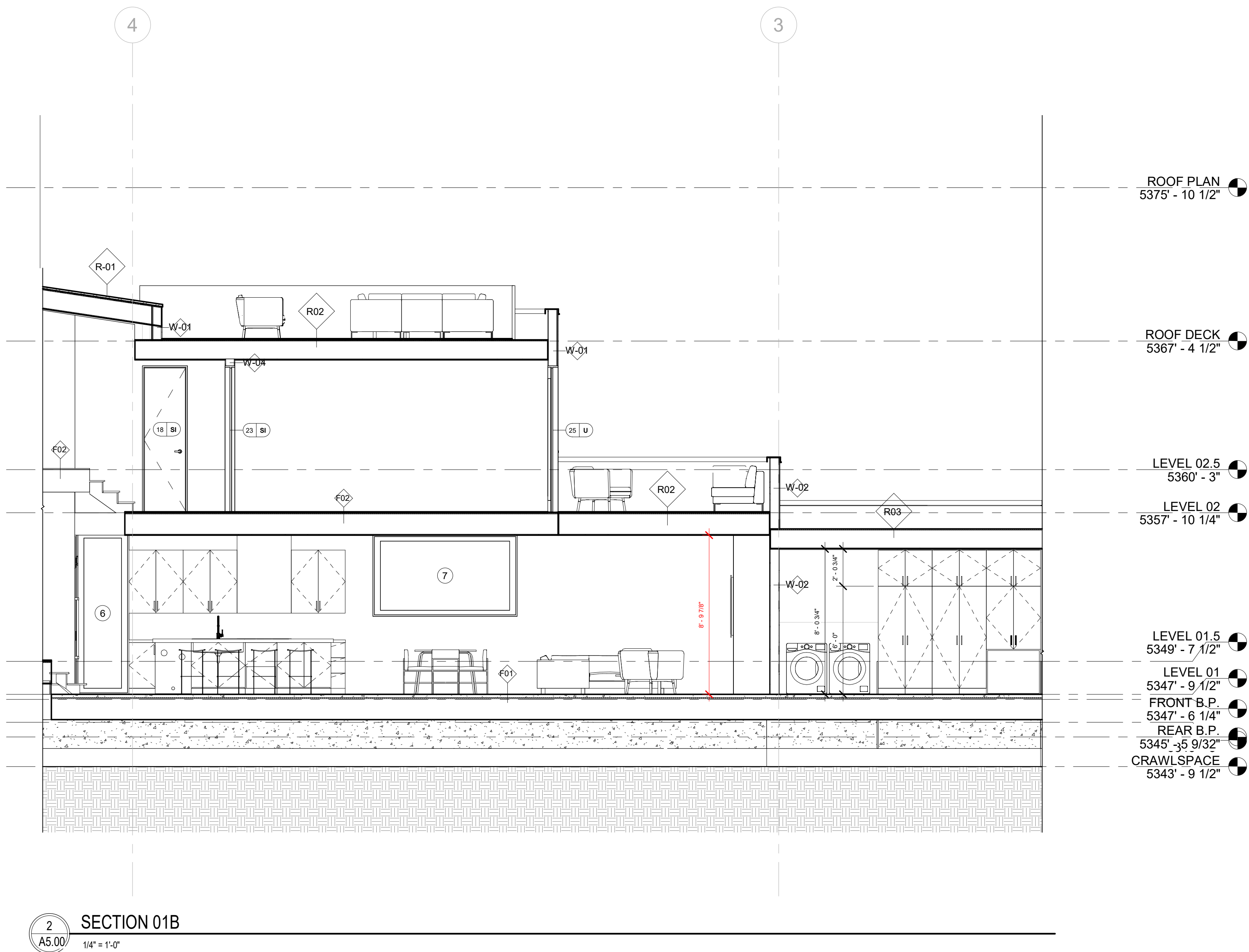
# ELEVATION AND SECTION KEY

- GRIDS/LEVELS -----
- BULK PLANE -----
- SETBACKS -----
- GRADE -----
- ZONE OF TRANSPARENCY -----
- ZONE LOT DEPTH LINE -----
- PROPERTY LINE -----
- GROUNDWATER -----
- VIEW CORRIDOR -----

NOTES:  
 1. SOME WALLS IN ELEVATIONS MAY BE SKEWED. RE: PLANS FOR DIMENSIONS.  
 2. MATERIAL BREAKS IN DRAWINGS ARE ACCURATE, CHANGES TO BE CONFIRMED WITH ARCHITECT.



1 SECTION 01A  
A5.00 1/4" = 1'-0"



2 SECTION 01B  
A5.00 1/4" = 1'-0"

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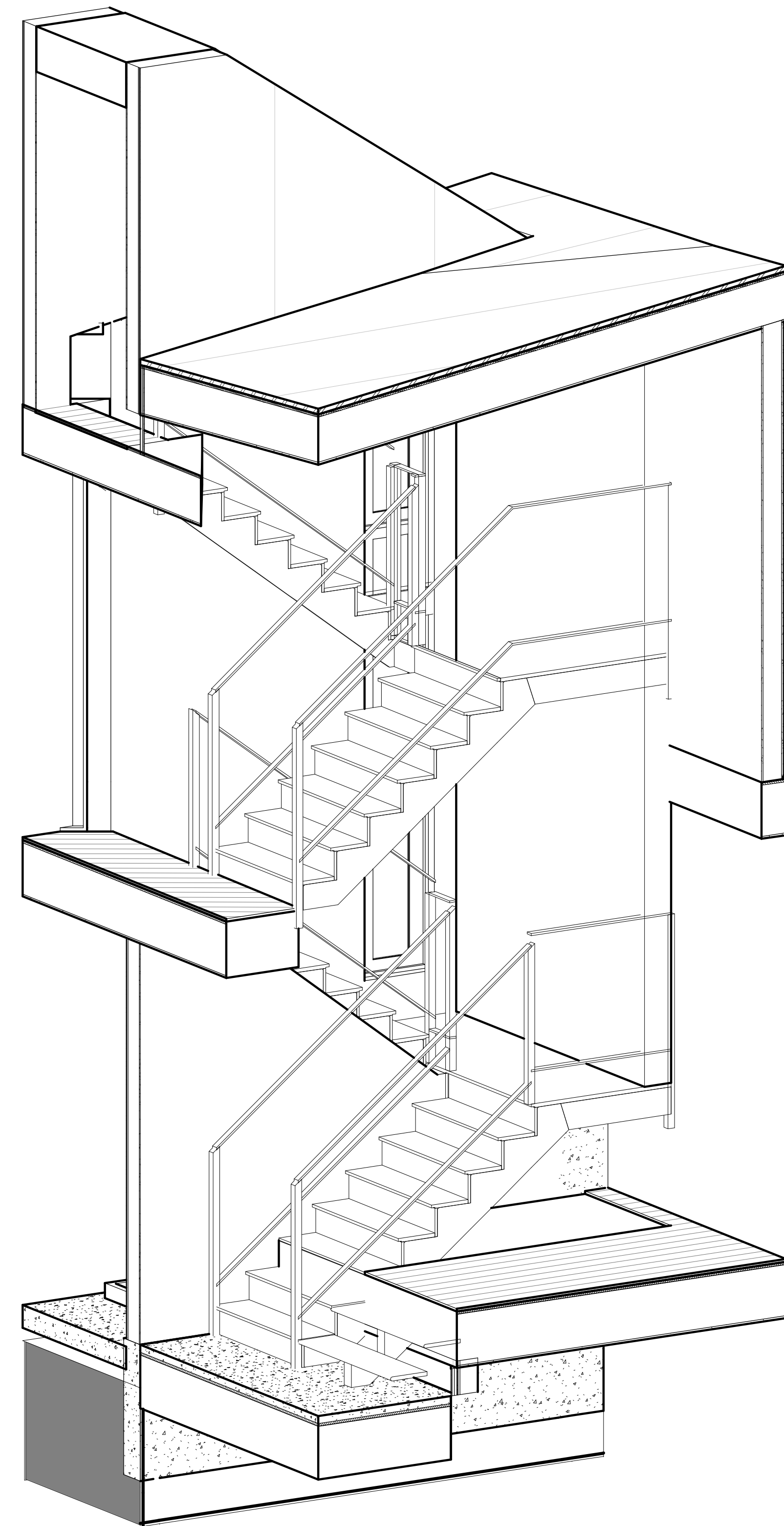
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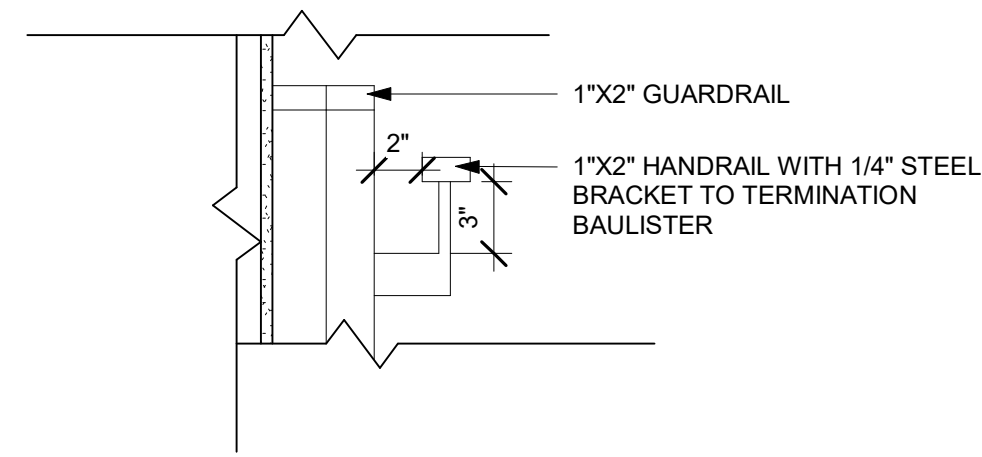
Date	Description

BUILDING SECTIONS

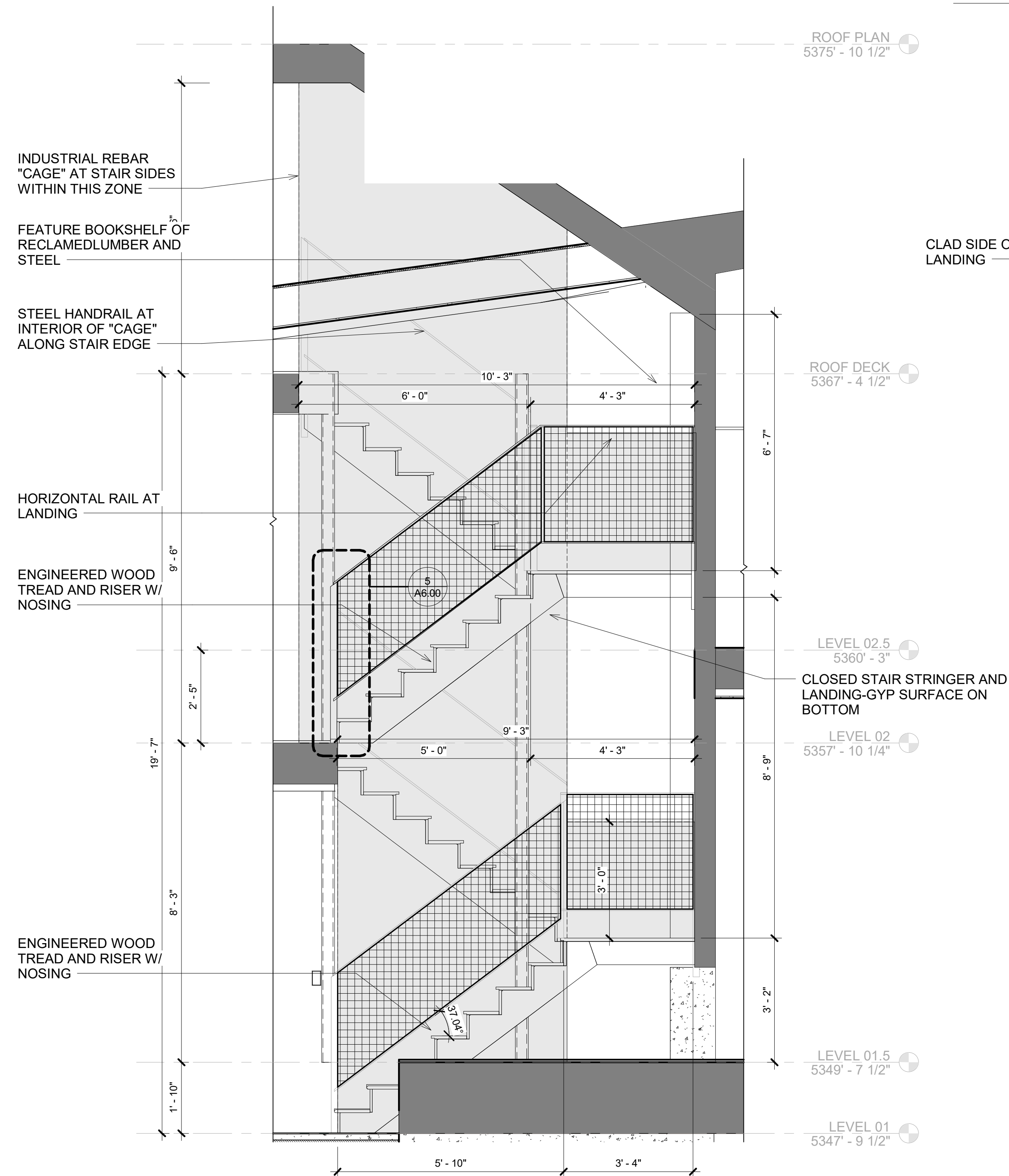
**A5.00** Project Number



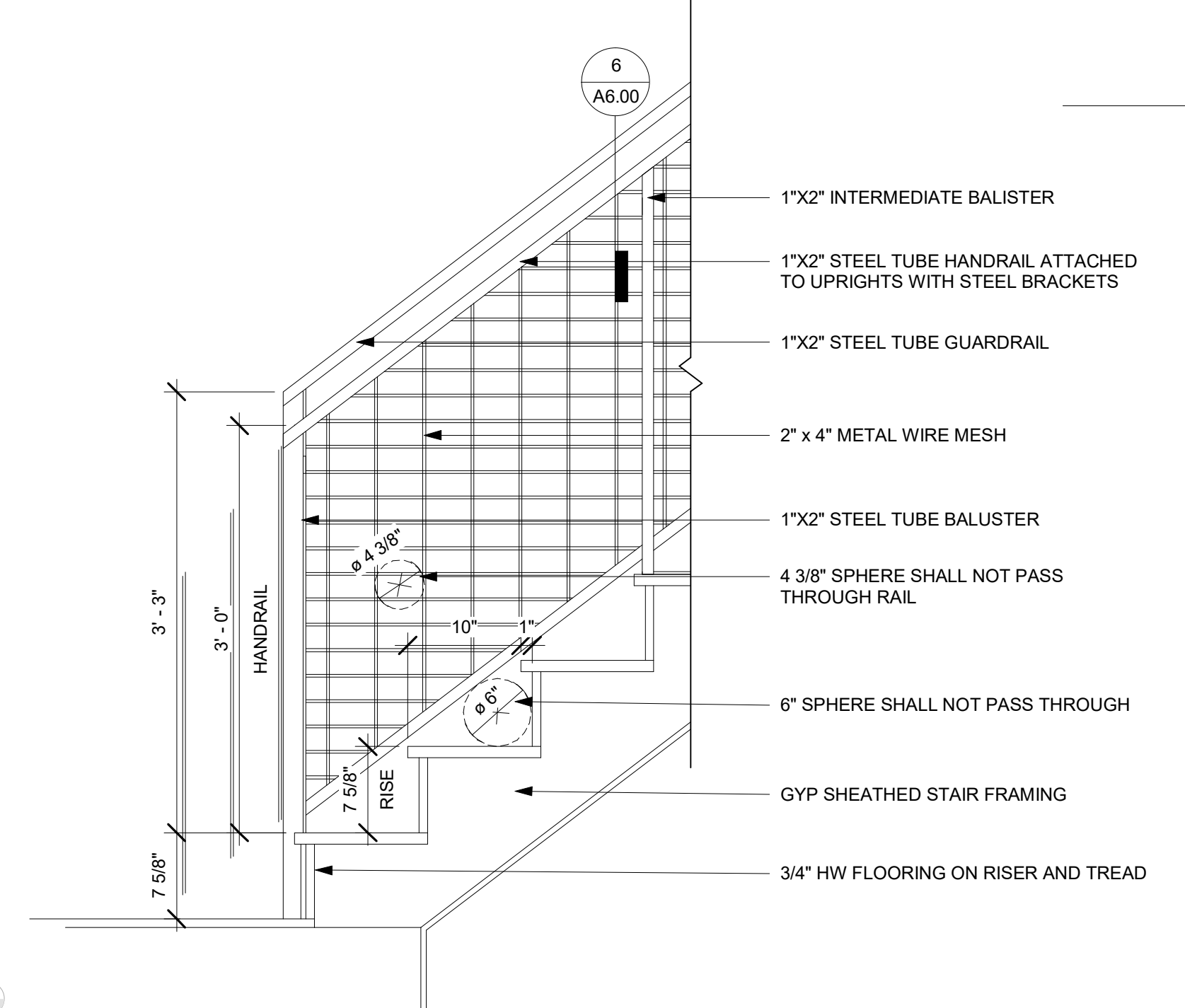
4  
A6.00 3D STAIR VIEW



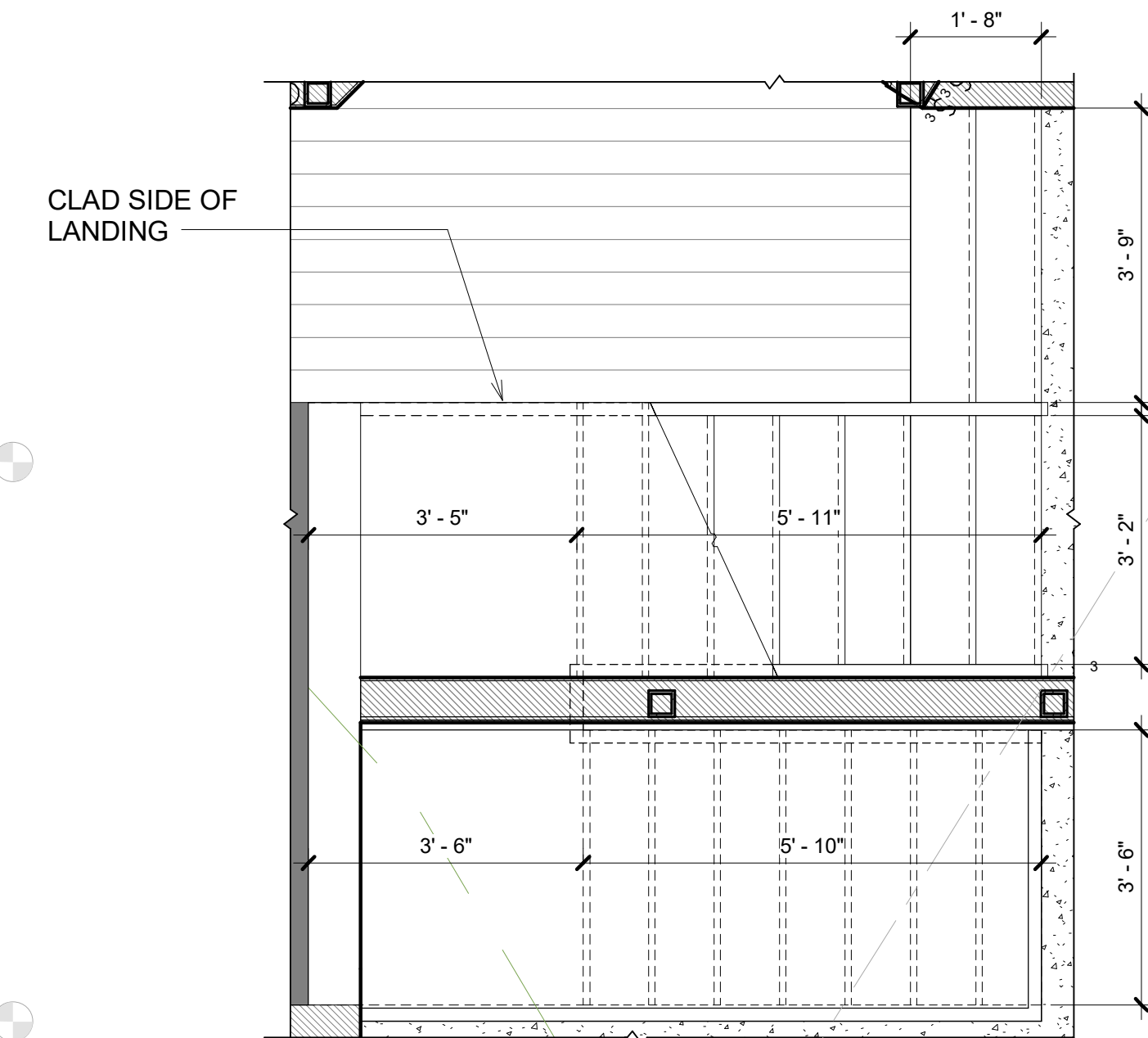
6  
A6.00 HANDRAIL BRACKET DETAIL  
1 1/2" = 1'-0"



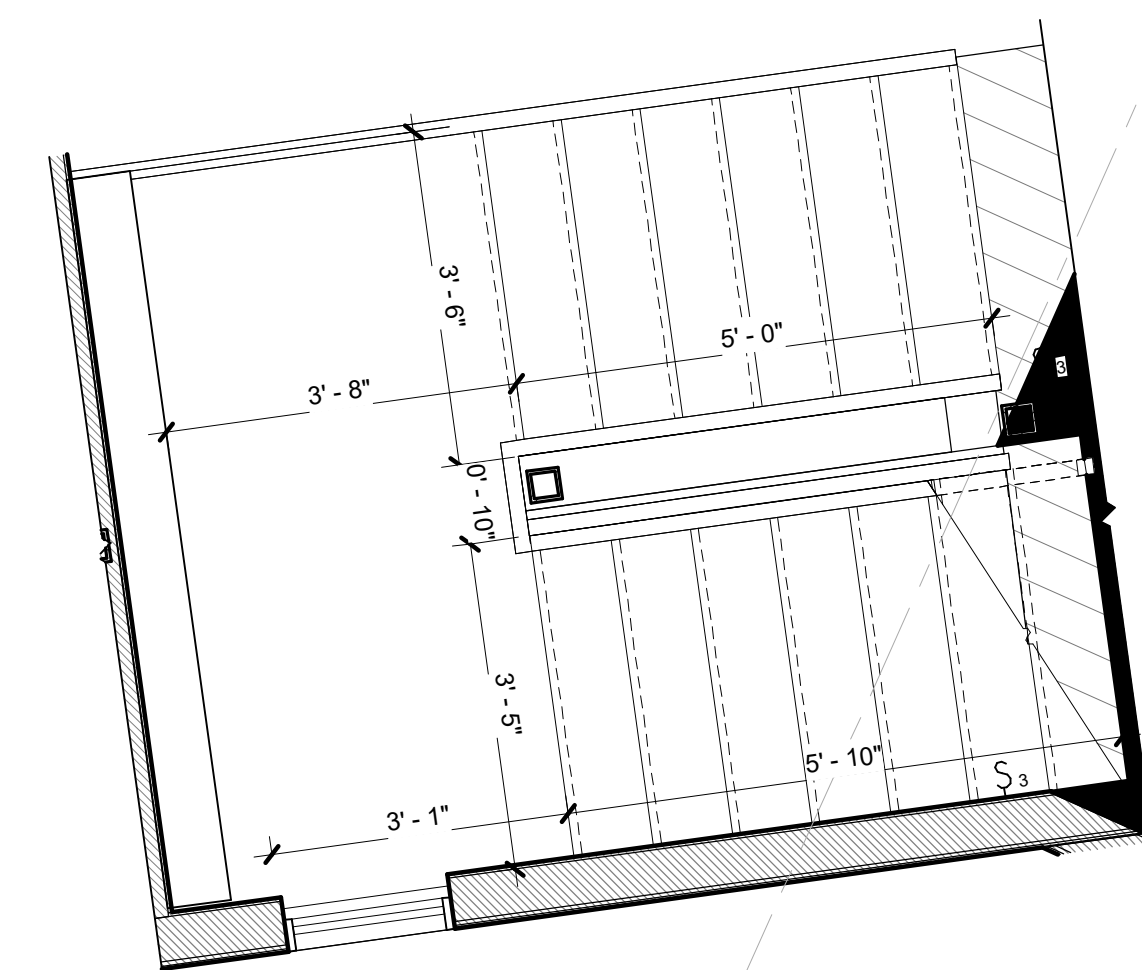
2  
A6.00 STAIR SECTION  
1/2" = 1'-0"



5  
A6.00 STAIR RAIL DETAIL  
1" = 1'-0"



3  
A6.00 LEVEL 1 STAIR  
1/2" = 1'-0"



1  
A6.00 LEVEL 2 STAIR  
1/2" = 1'-0"

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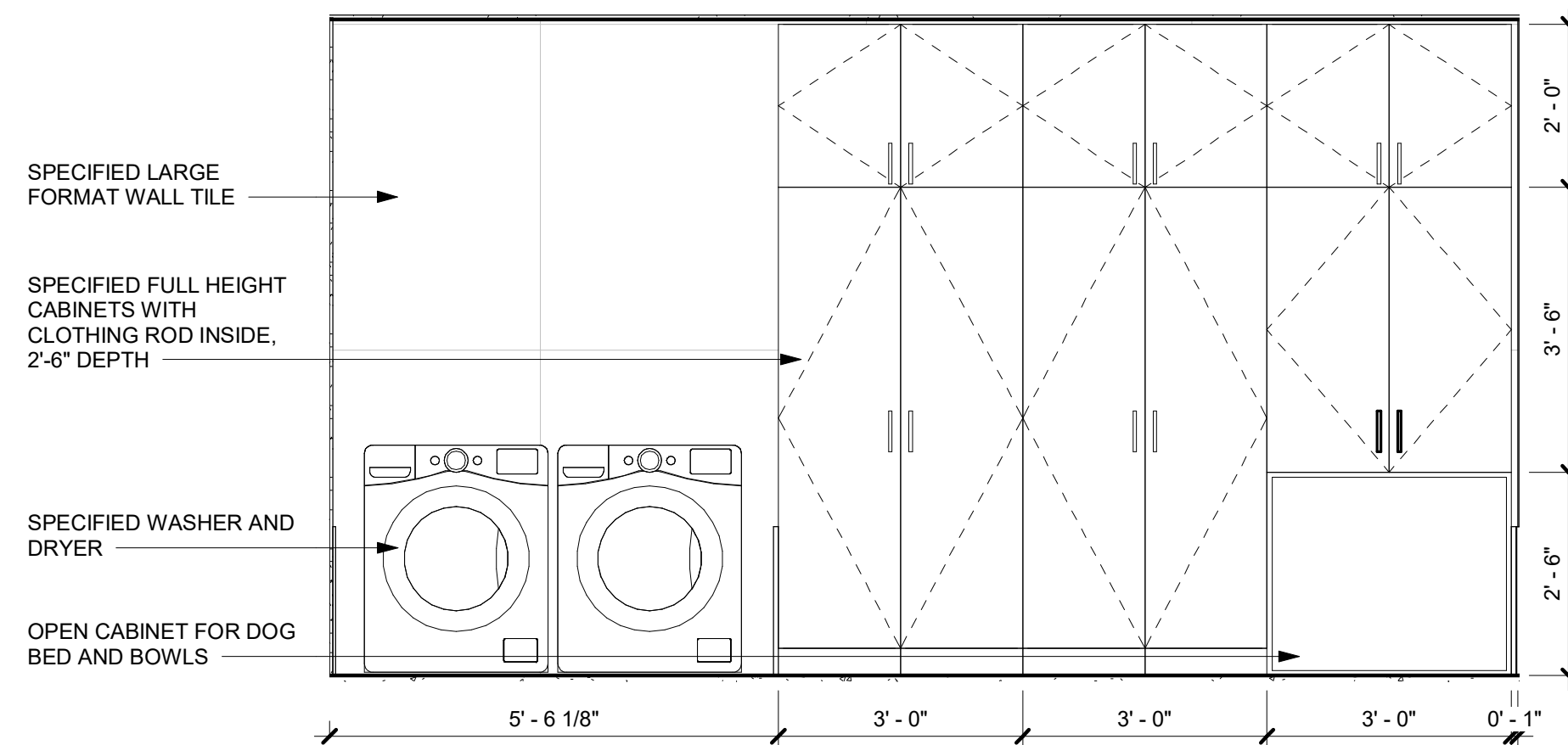
STAIR SECTIONS AND DETAILS

A6.00 Project Number

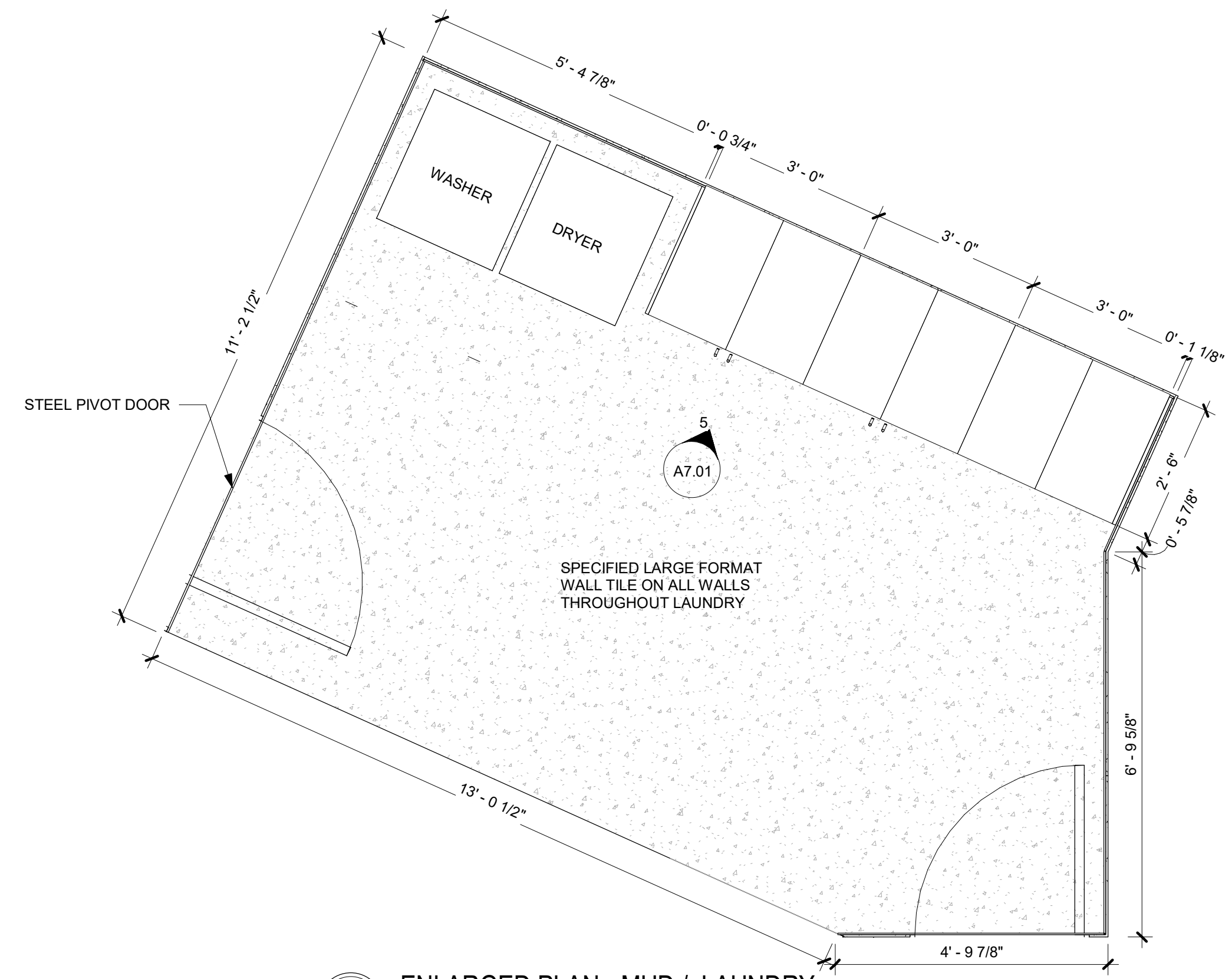


# INTERIOR ELEVATION NOTES

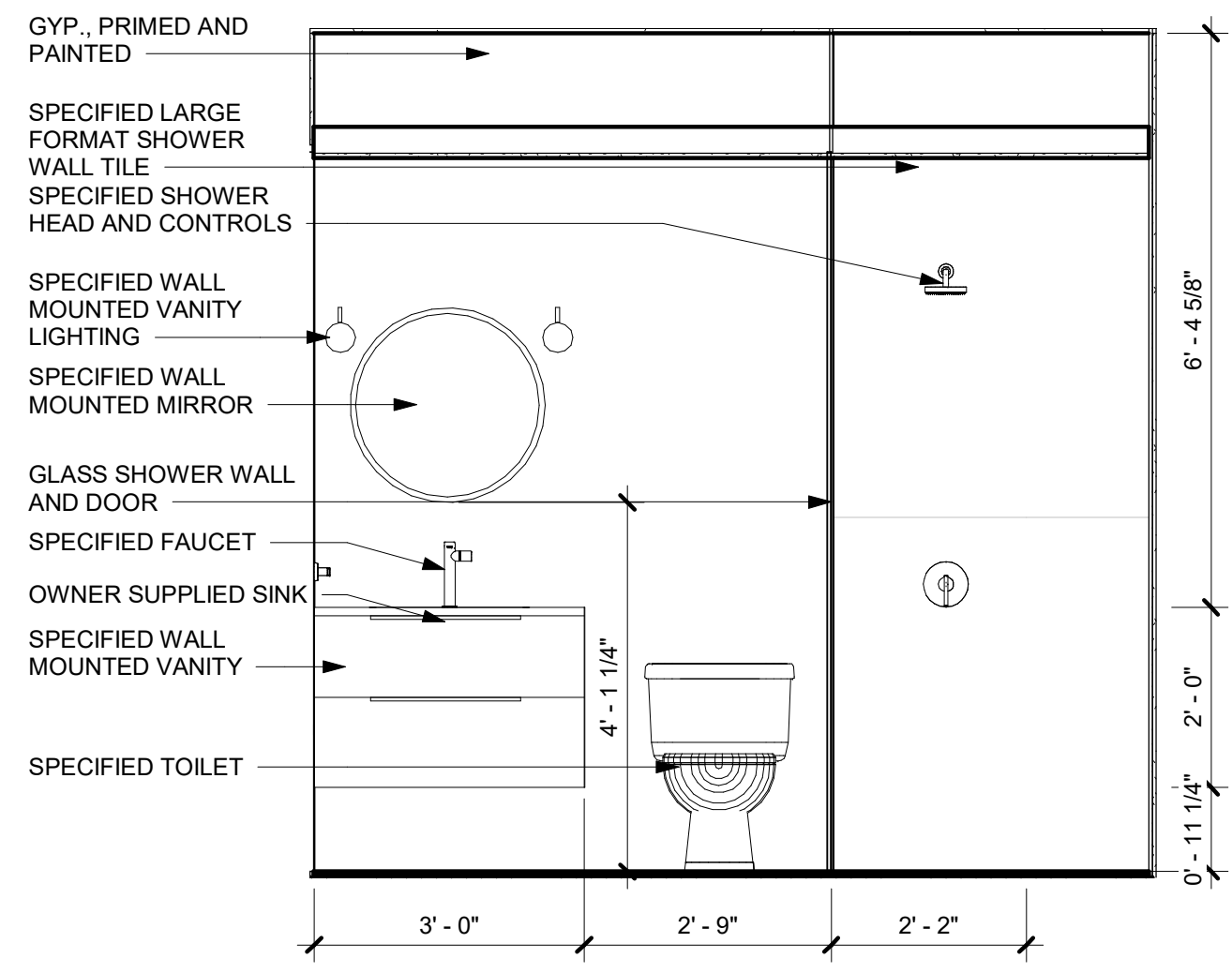
1. GRAPHICS FOR GENERAL LAYOUT AND DESIGN INTENT ONLY
2. CONFIRM ALL APPLIANCE, MATERIAL, AND FIXTURE CLEARANCE AND INSTALLATION REQUIREMENTS WITH MANUFACTURER PRIOR TO FRAMING, ROUGH IN, AND INSTALLATION
3. PROVIDE SAMPLES OF ALL FINISHES FOR APPROVAL PRIOR TO ORDERING
4. PROVIDE SUBMITTALS FOR ALL APPLIANCES
5. FURNISHINGS AND CASEWORK ARE ACCURATE SIZE; CONFIRM SPECIFIED PRODUCTS WITH ARCHITECT AND OWNER PRIOR TO ORDERING
6. INCLUDE BLOCKING IN WALLS AT ALL CASEWORK AND ACCESSORY LOCATIONS
7. SEE RCPS FOR CEILING HEIGHTS
8. SEE FLOOR PLANS FOR FLOOR MATERIALS AND KEYNOTES



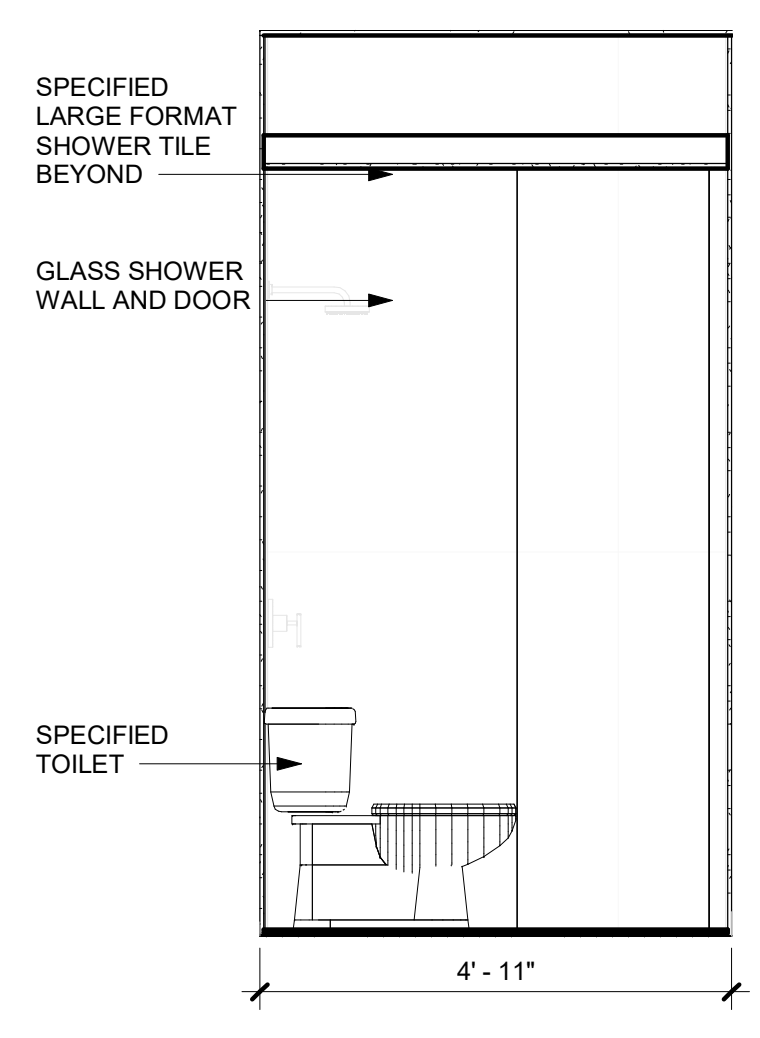
**5 MUD / LAUNDRY**  
1/2" = 1'-0"



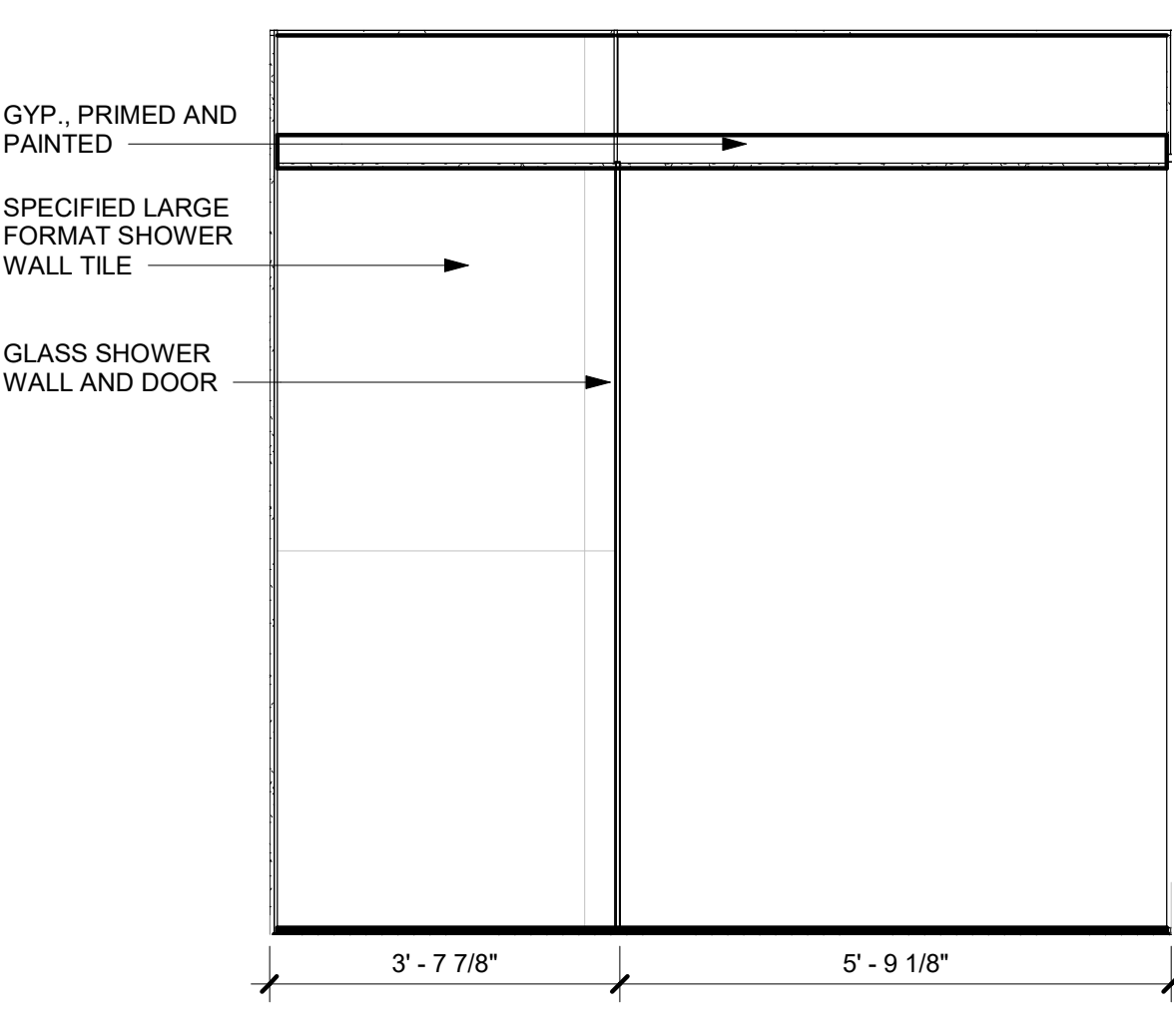
**6 ENLARGED PLAN - MUD / LAUNDRY**  
1/2" = 1'-0"



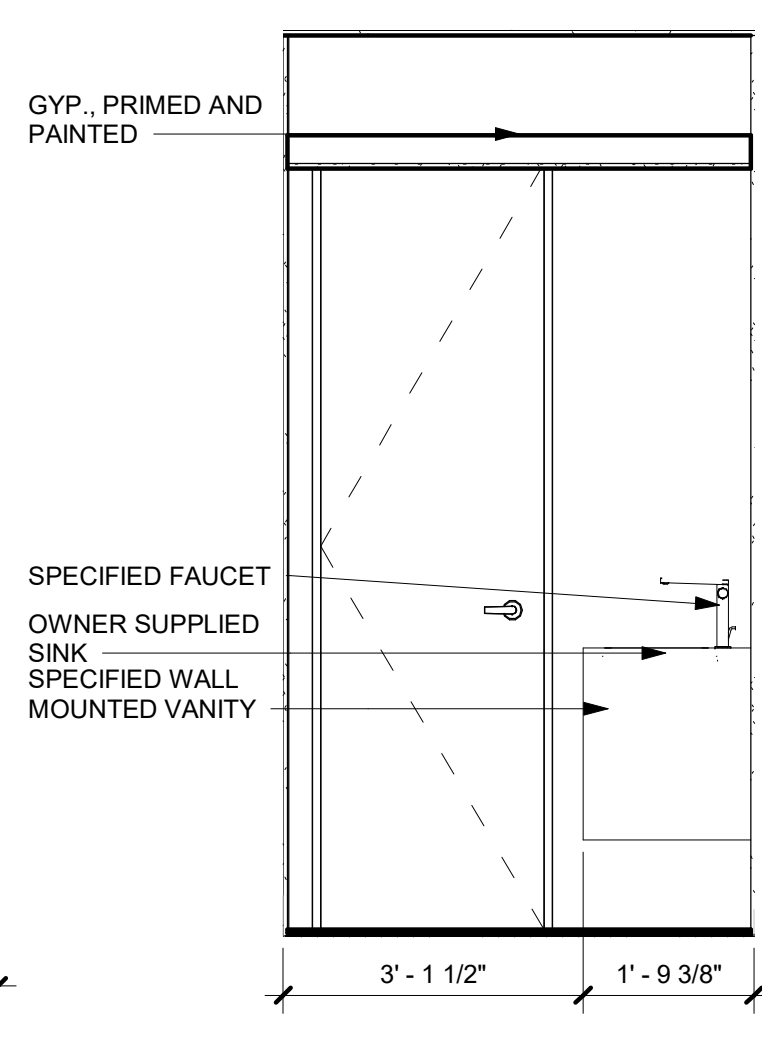
**2 BATH 01 - VANITY**  
1/2" = 1'-0"



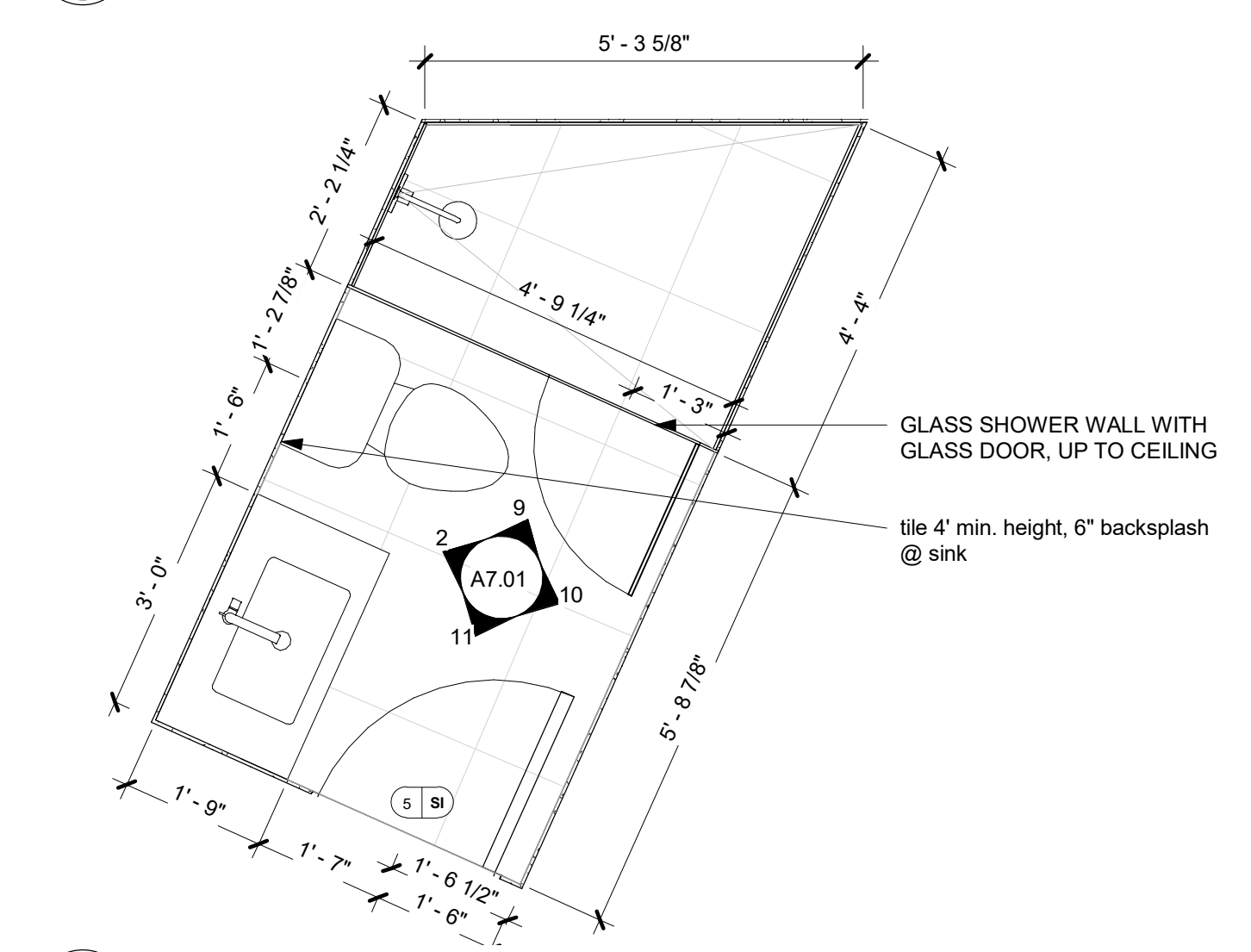
**9 BATH 01 - SHOWER**  
1/2" = 1'-0"



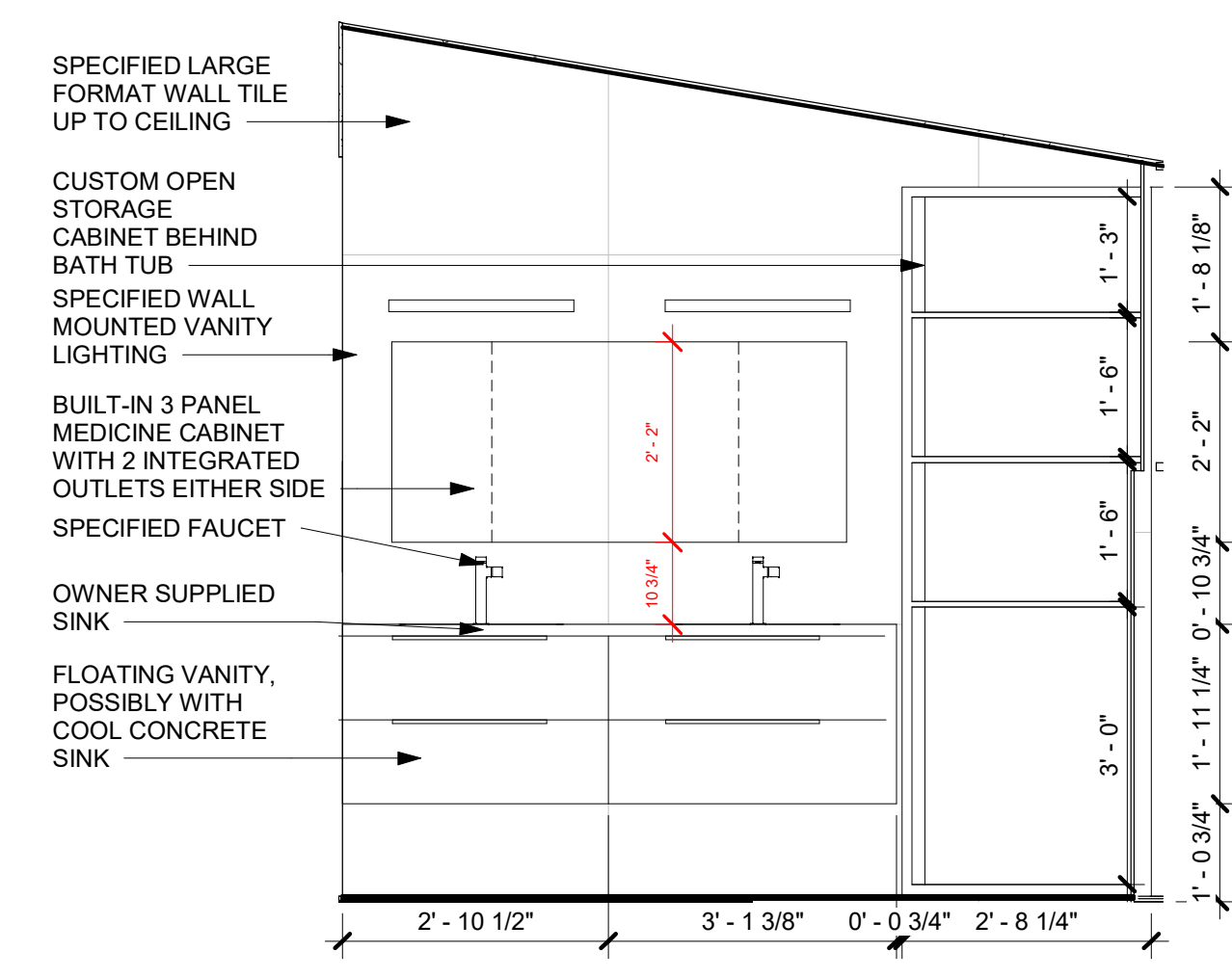
**10 BATH 01 - WEST WALL**  
1/2" = 1'-0"



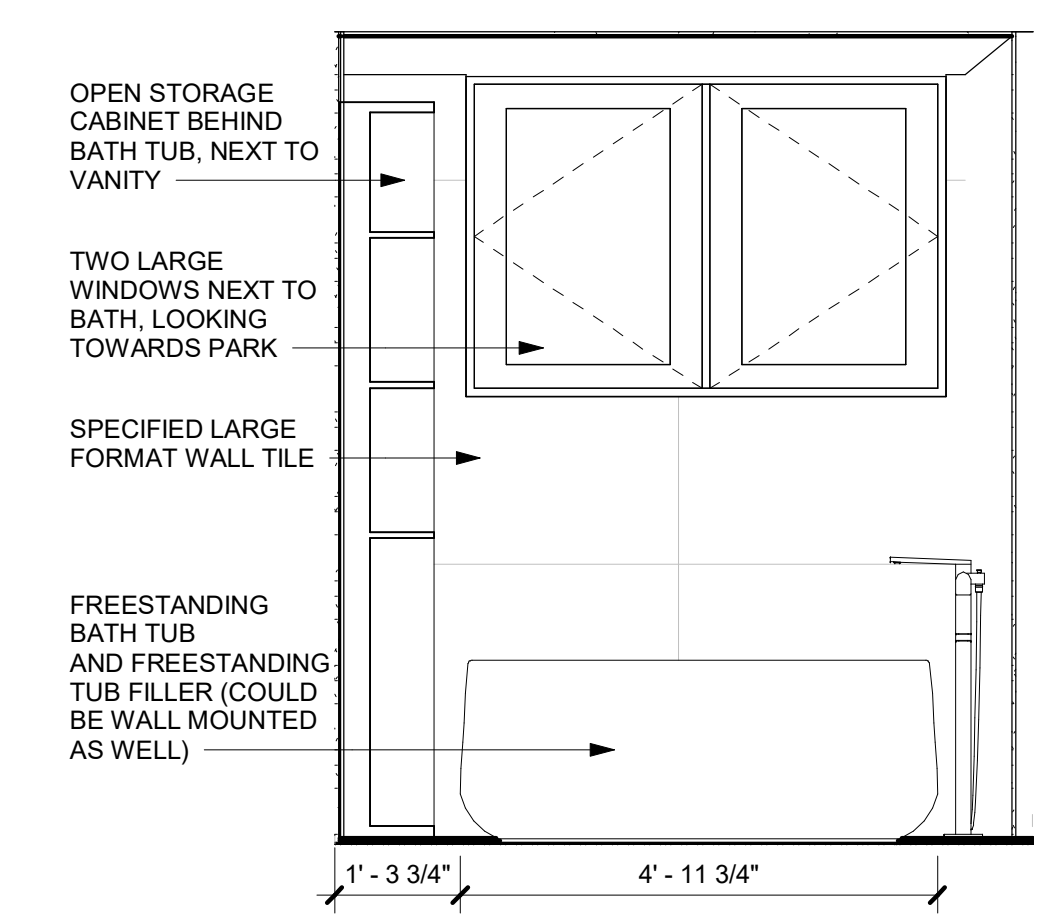
**11 BATH 01 - ENTRY**  
1/2" = 1'-0"



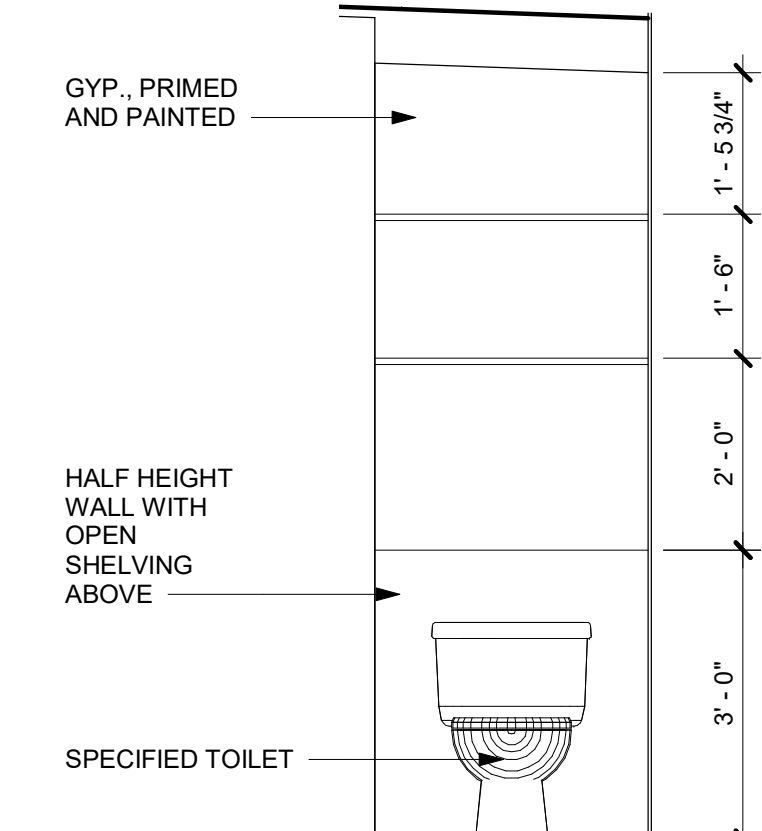
**7 ENLARGED PLAN - BATH 01**  
1/2" = 1'-0"



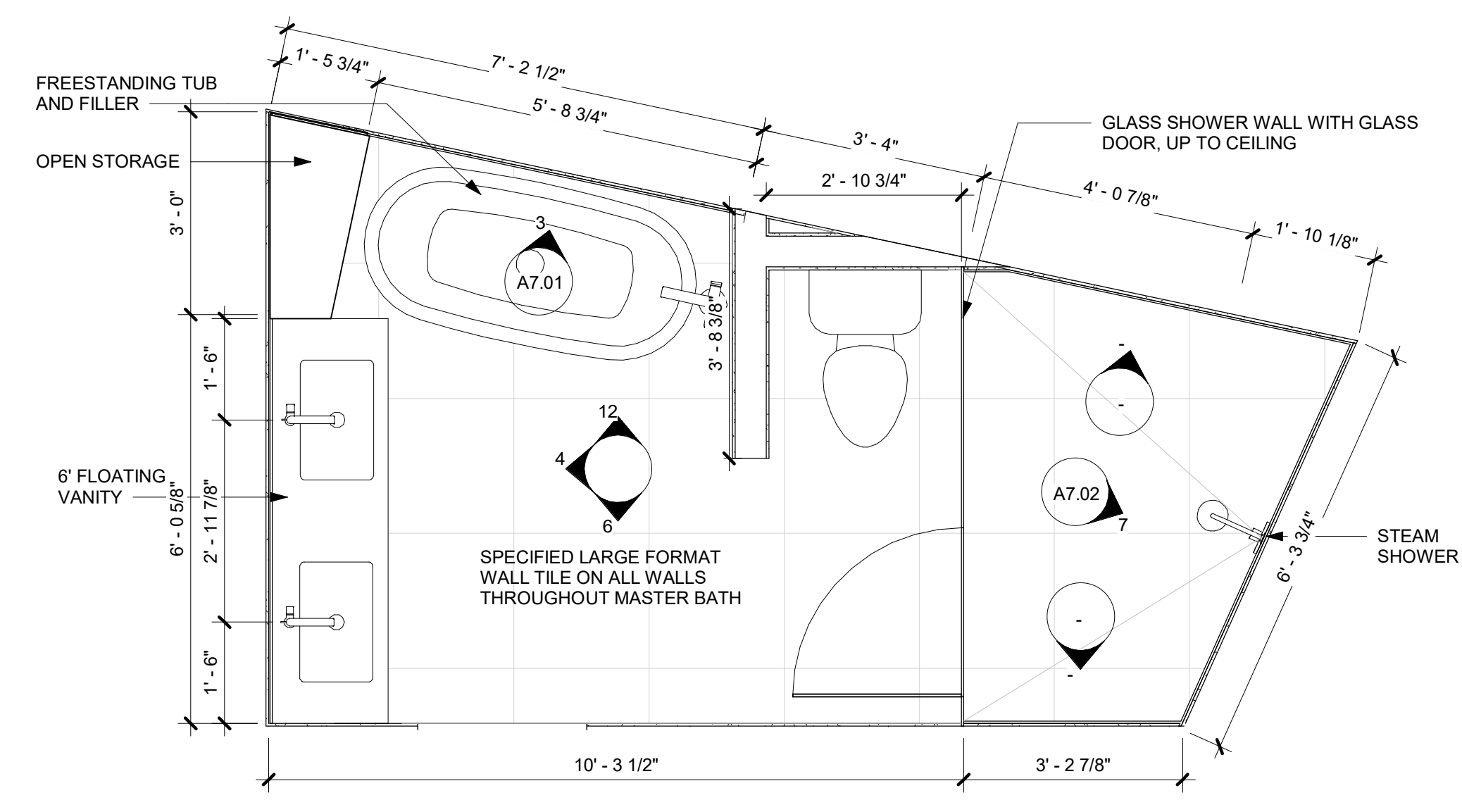
**4 MASTER BATH - VANITY**  
1/2" = 1'-0"



**3 MASTER BATH - TUB**  
1/2" = 1'-0"



**12 MASTER BATH - TOILET**  
1/2" = 1'-0"



**1 ENLARGED PLAN - MASTER BATH**  
1/2" = 1'-0"

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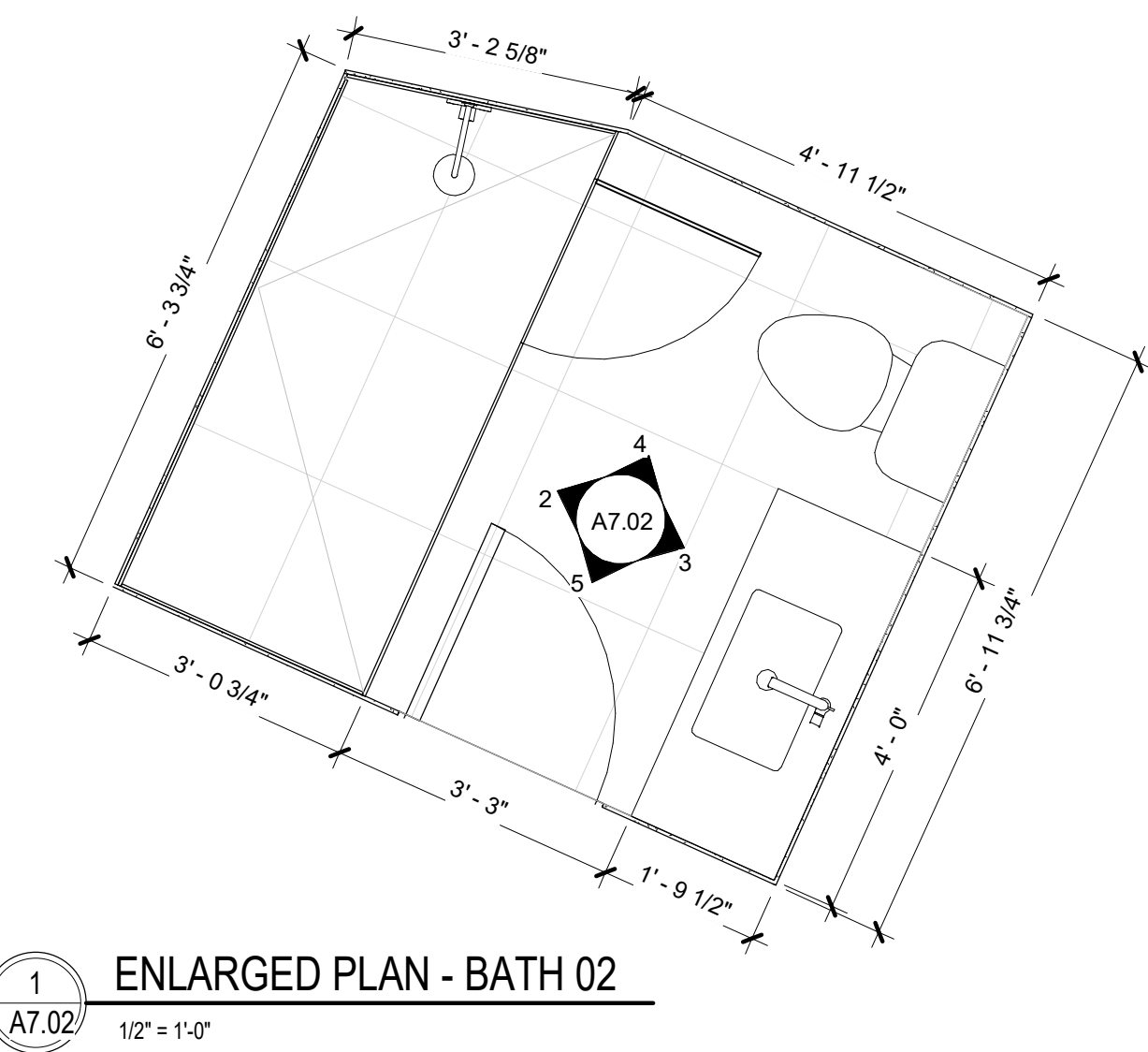
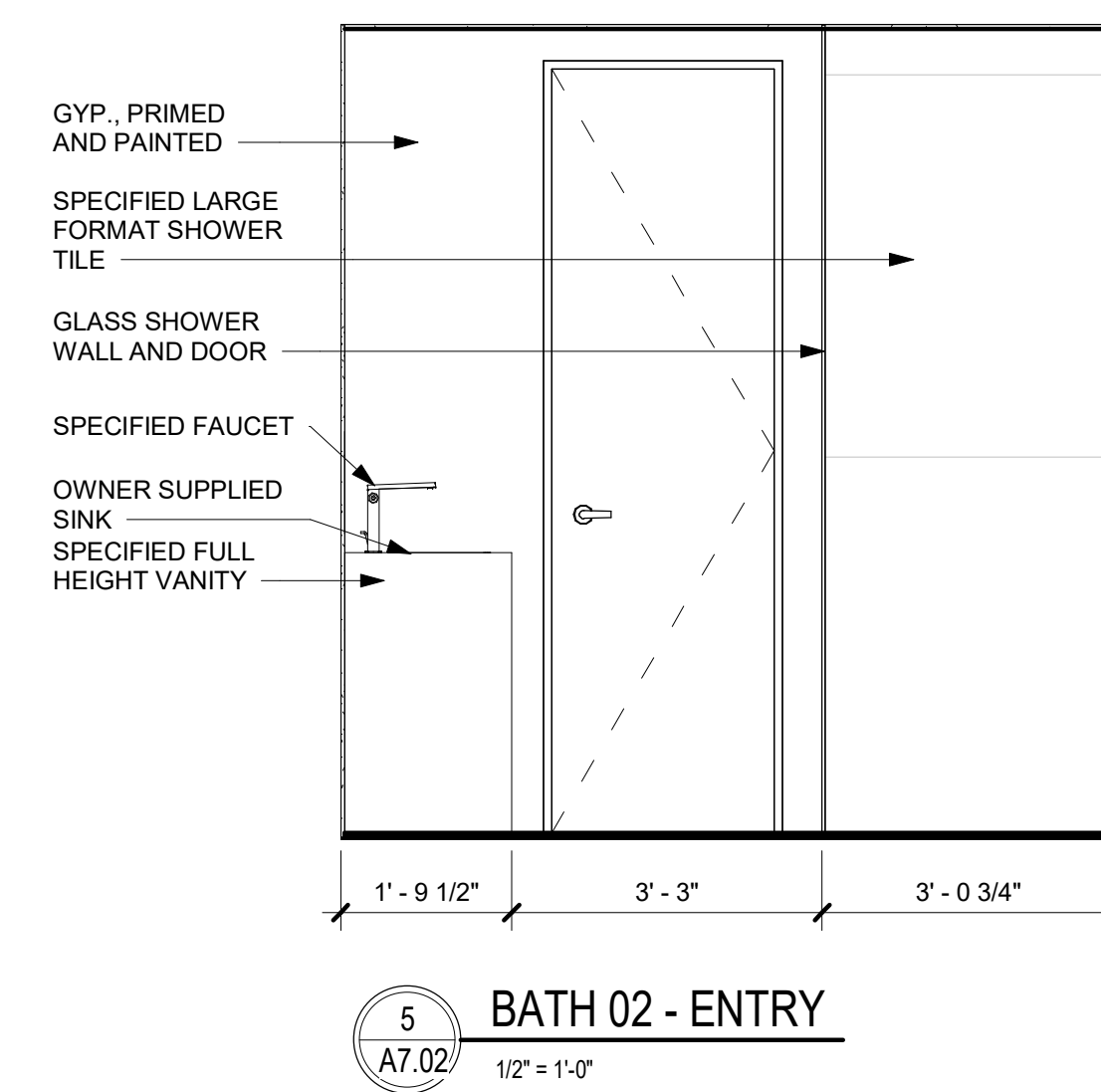
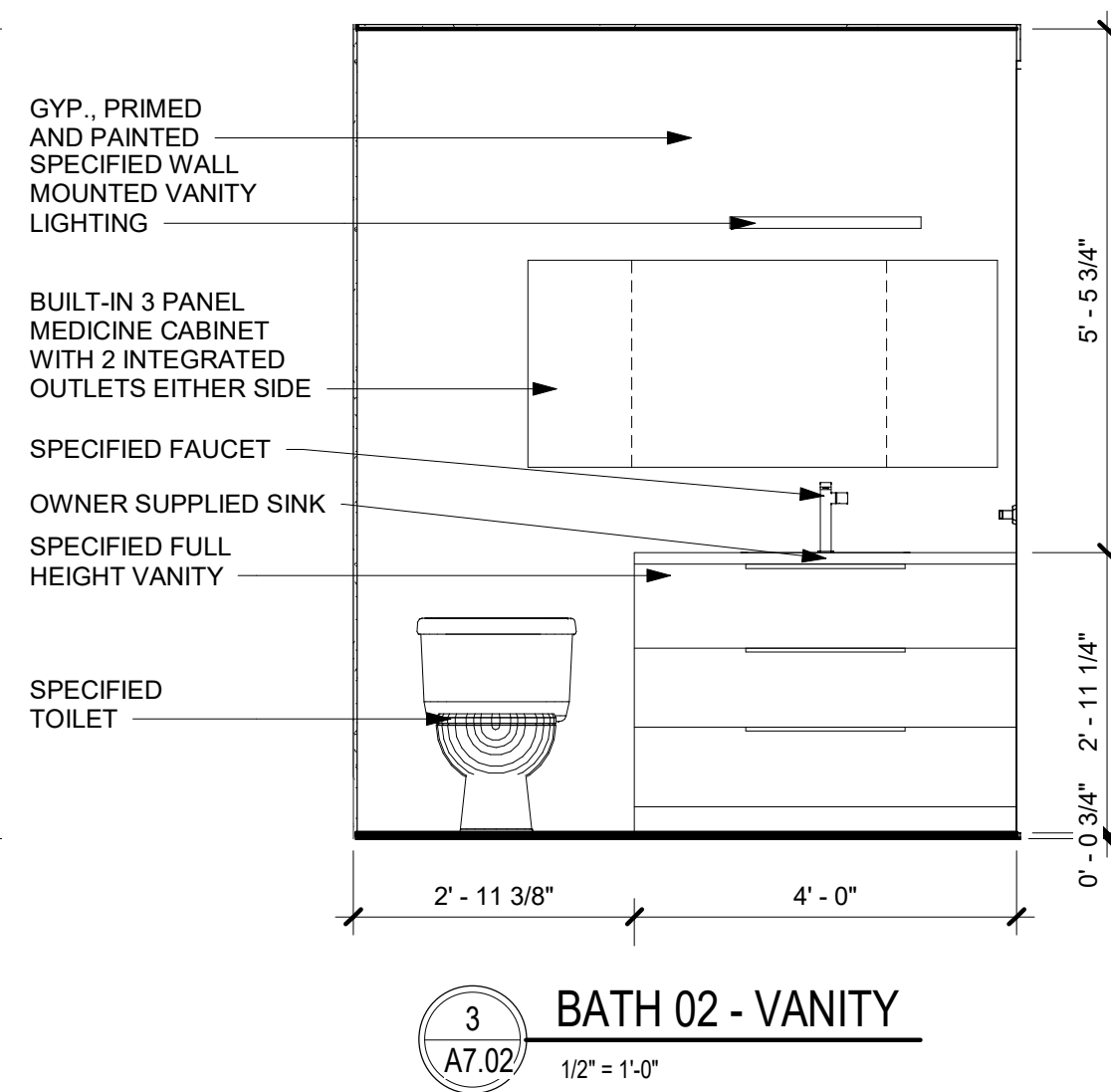
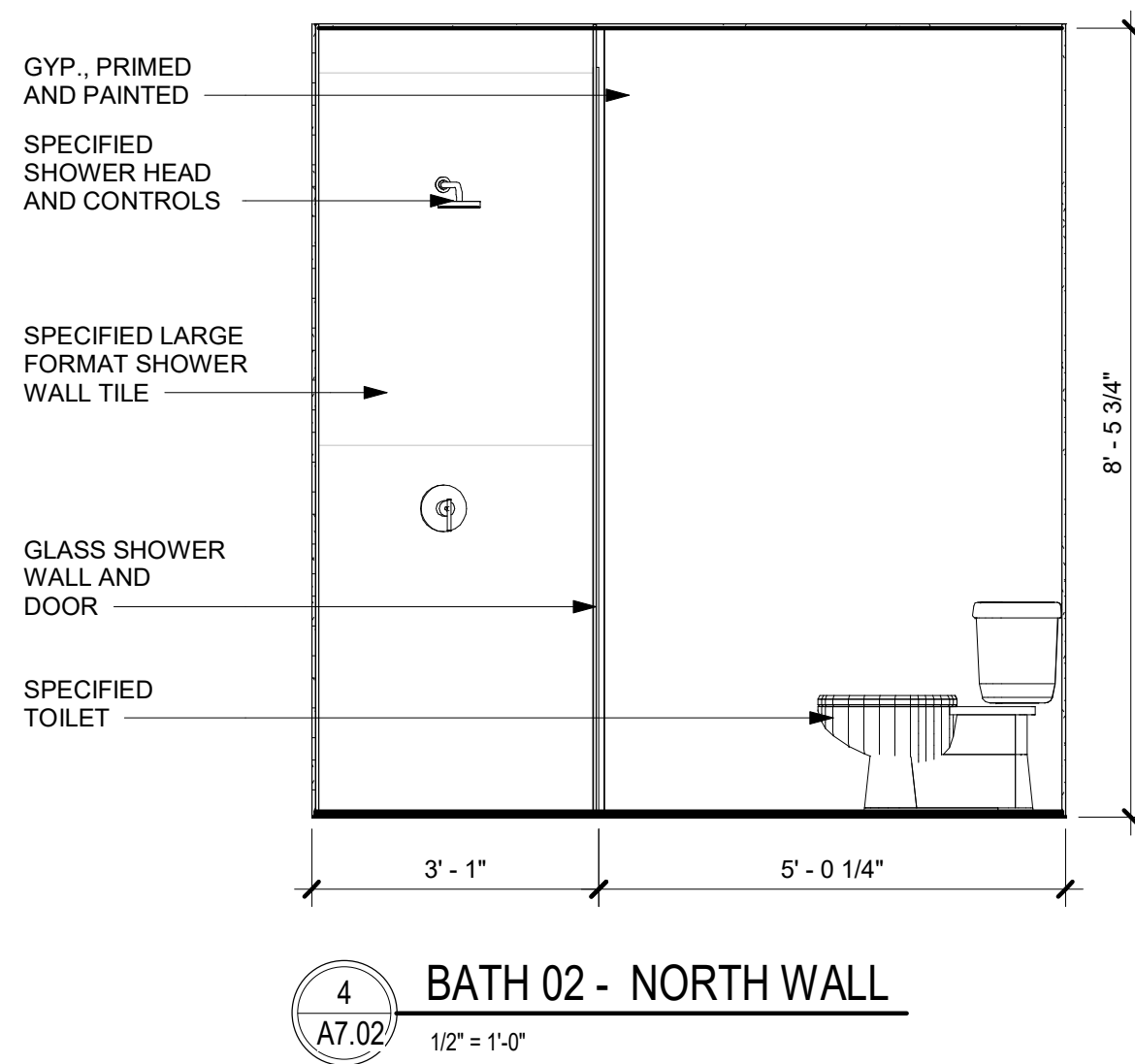
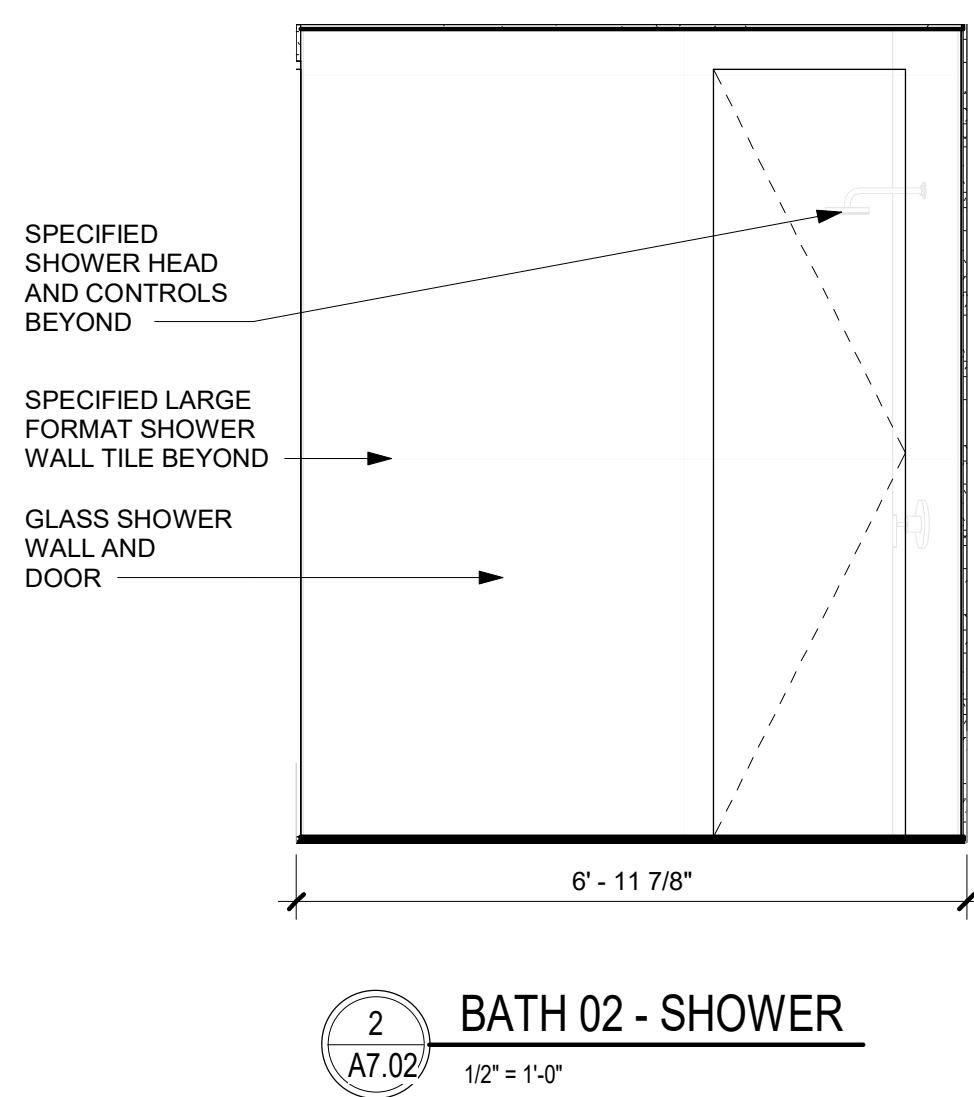
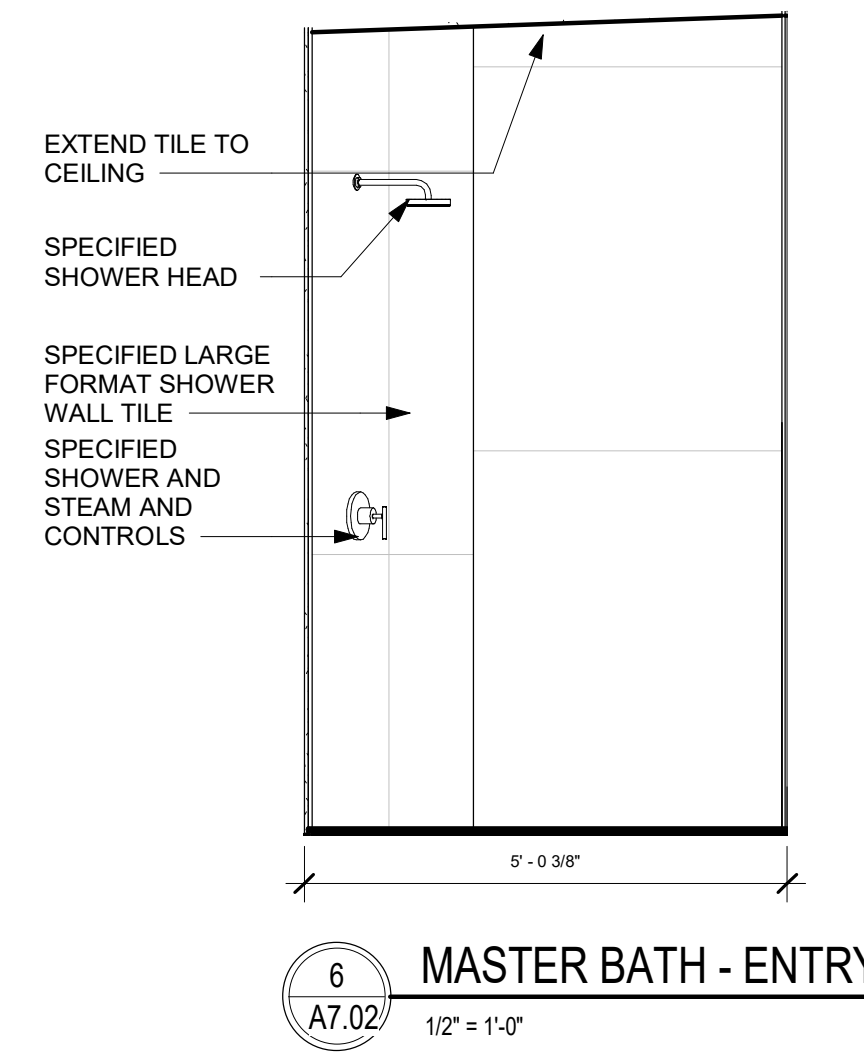
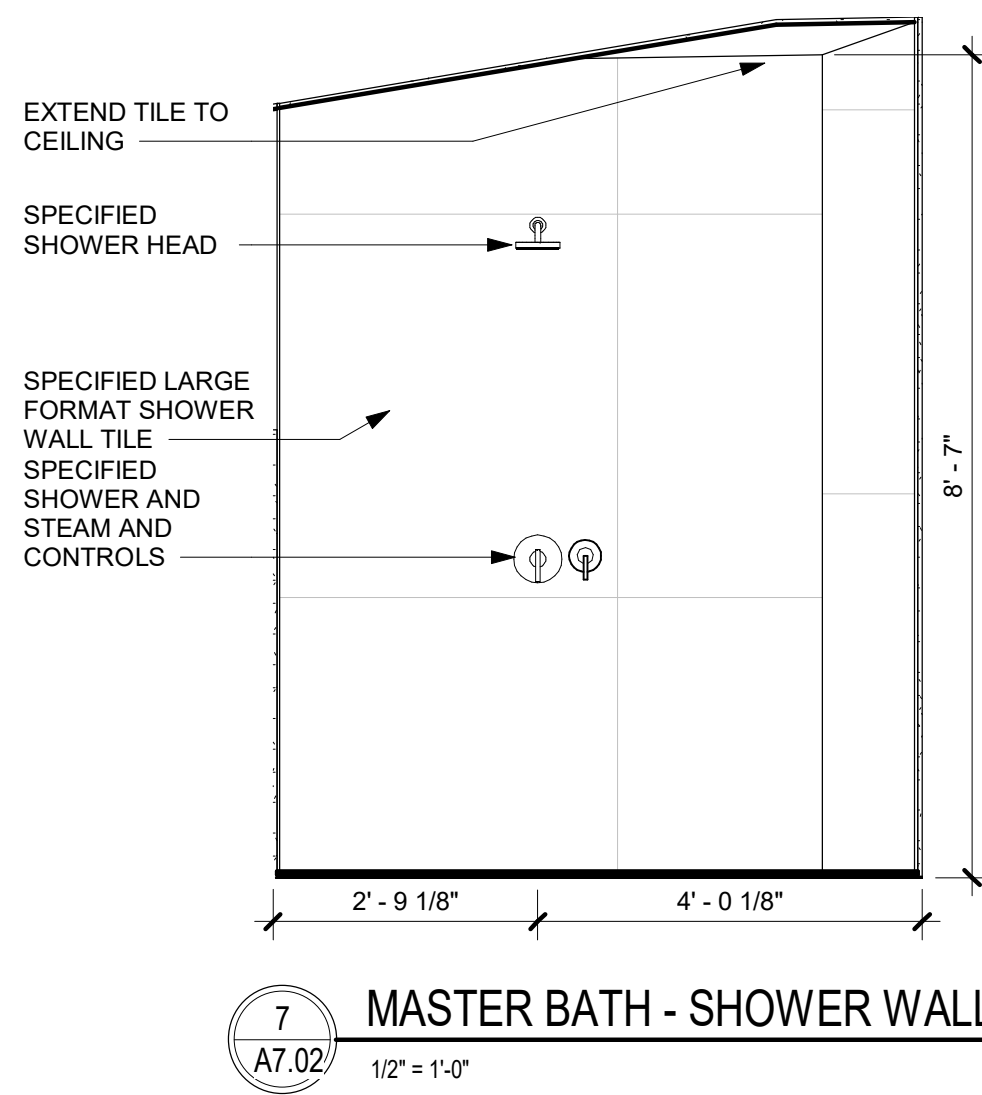
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**INTERIOR PLANS AND ELEVATIONS**

**A7.01** Project Number



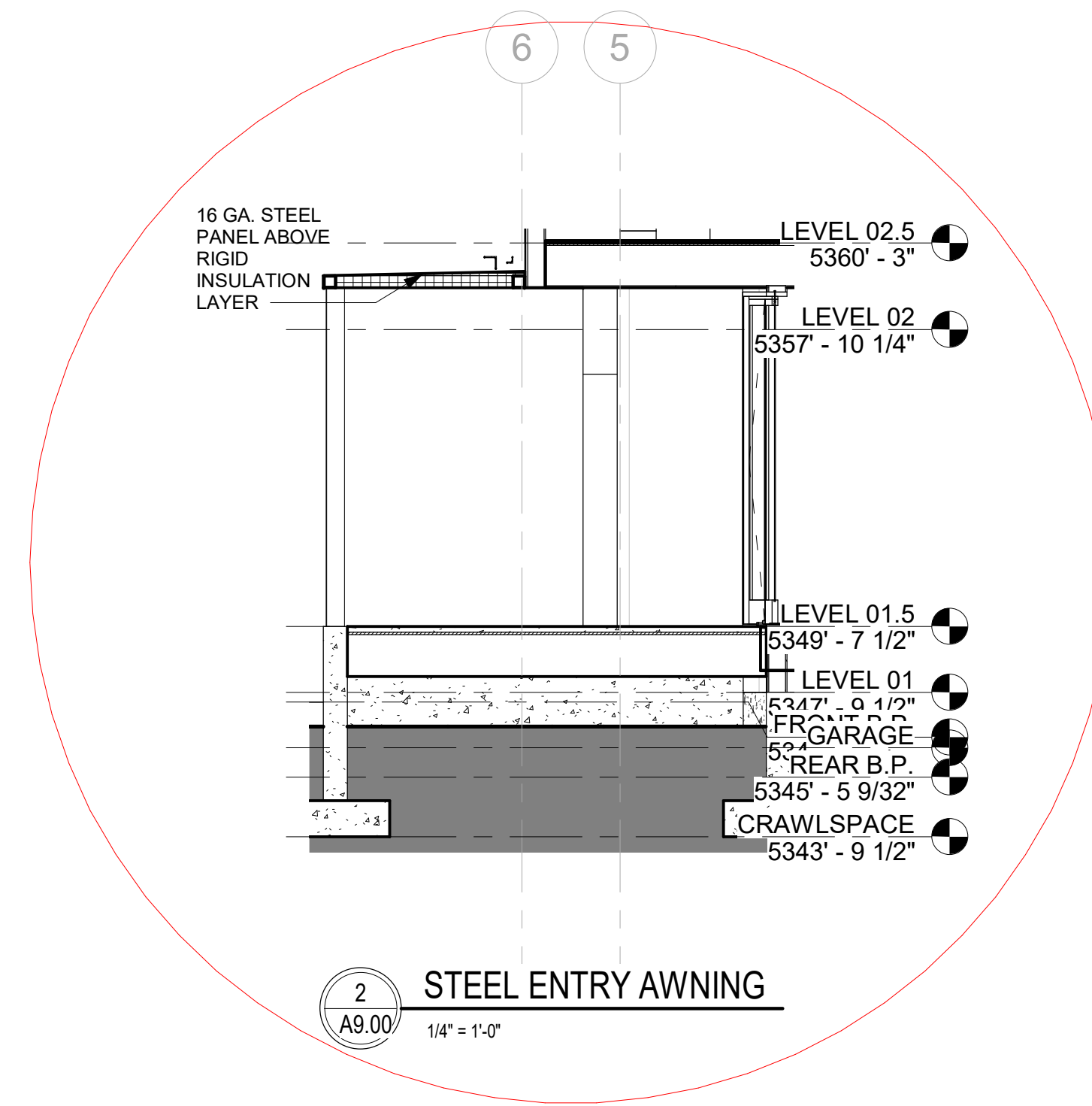
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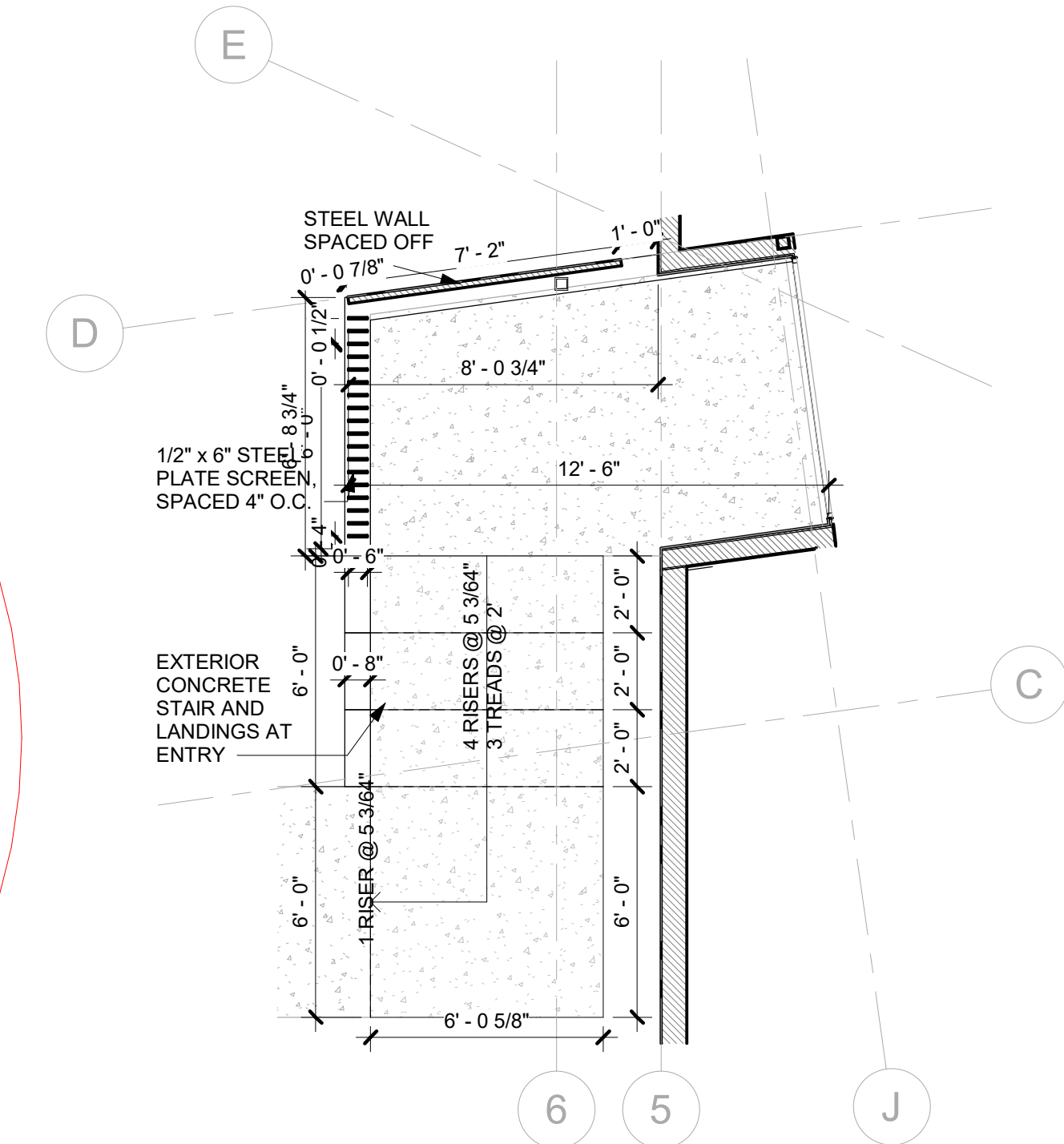
Date	Description

INTERIOR PLANS  
AND ELEVATIONS

**A7.02** Project Number



2 STEEL ENTRY AWNING  
A9.00 1/4" = 1'-0"



1 ENLARGED PLAN - STEEL ENTRY CANOPY  
A9.00 1/4" = 1'-0"

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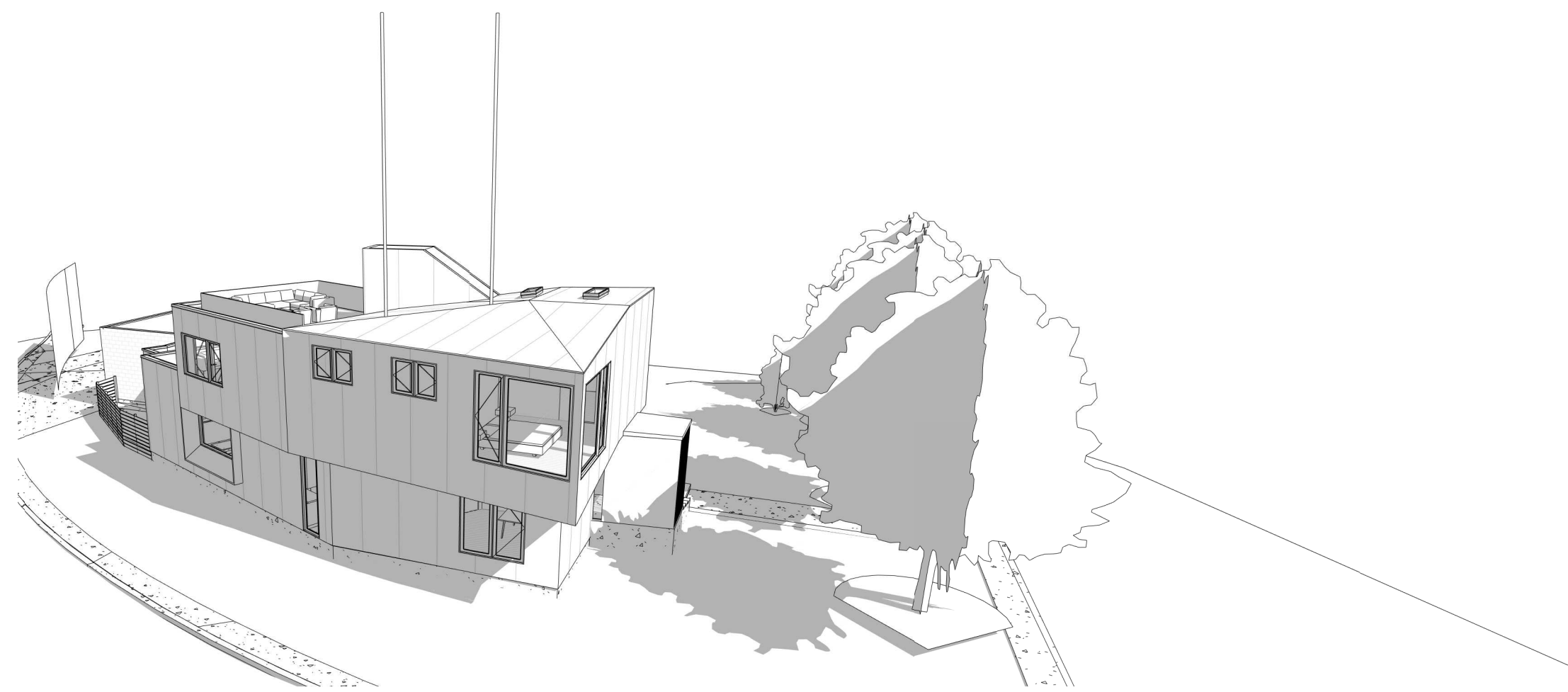
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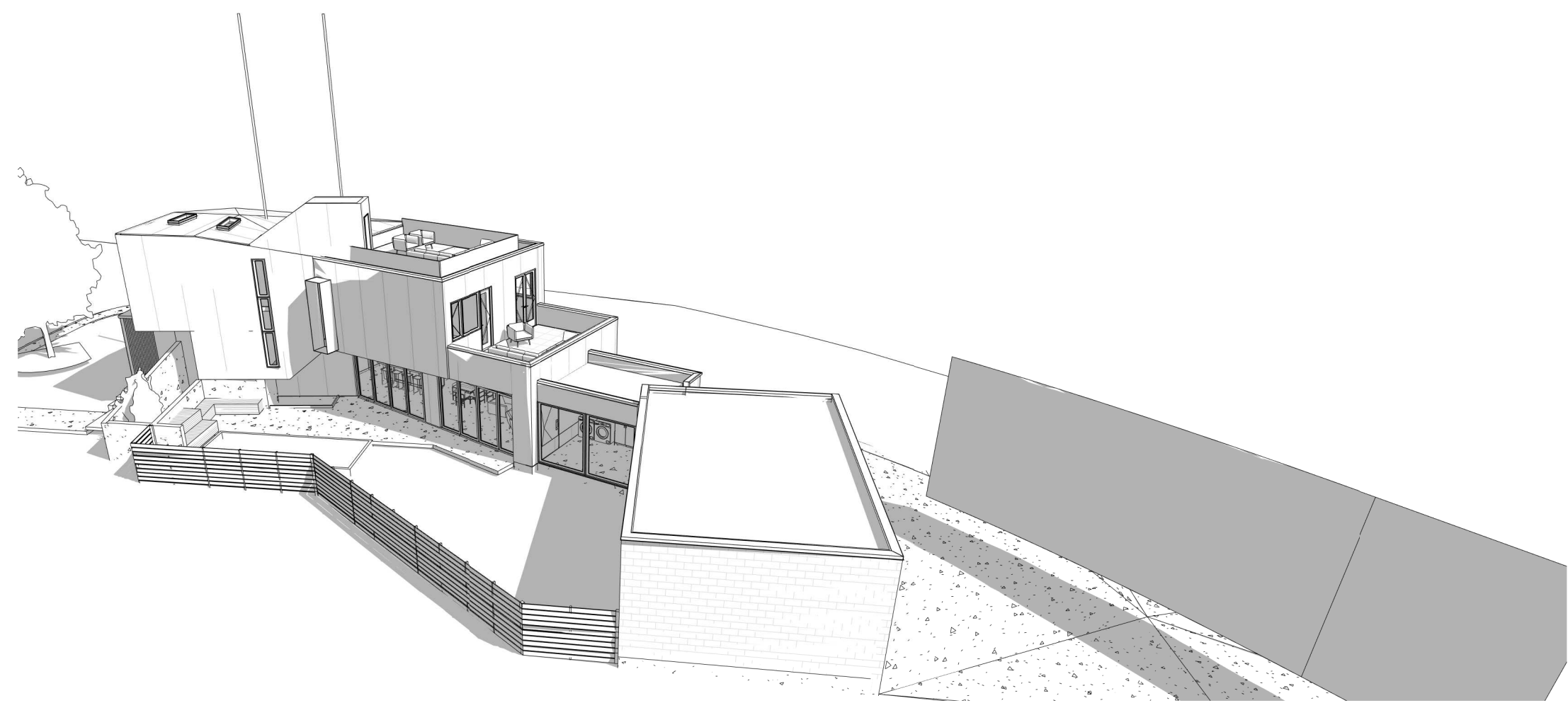
Date	Description

OTHER DETAILS AND PLANS

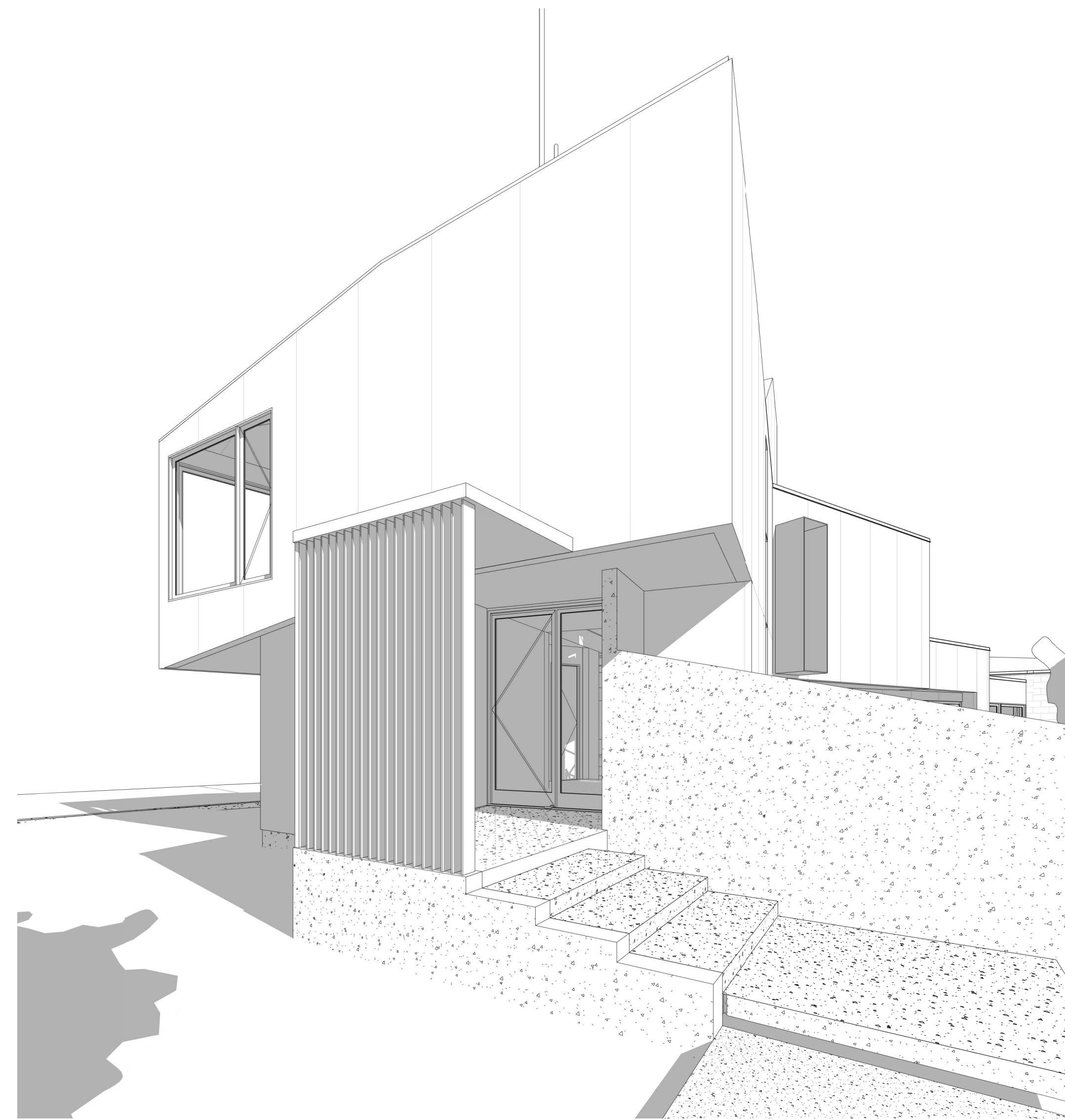
**A9.00** Project Number



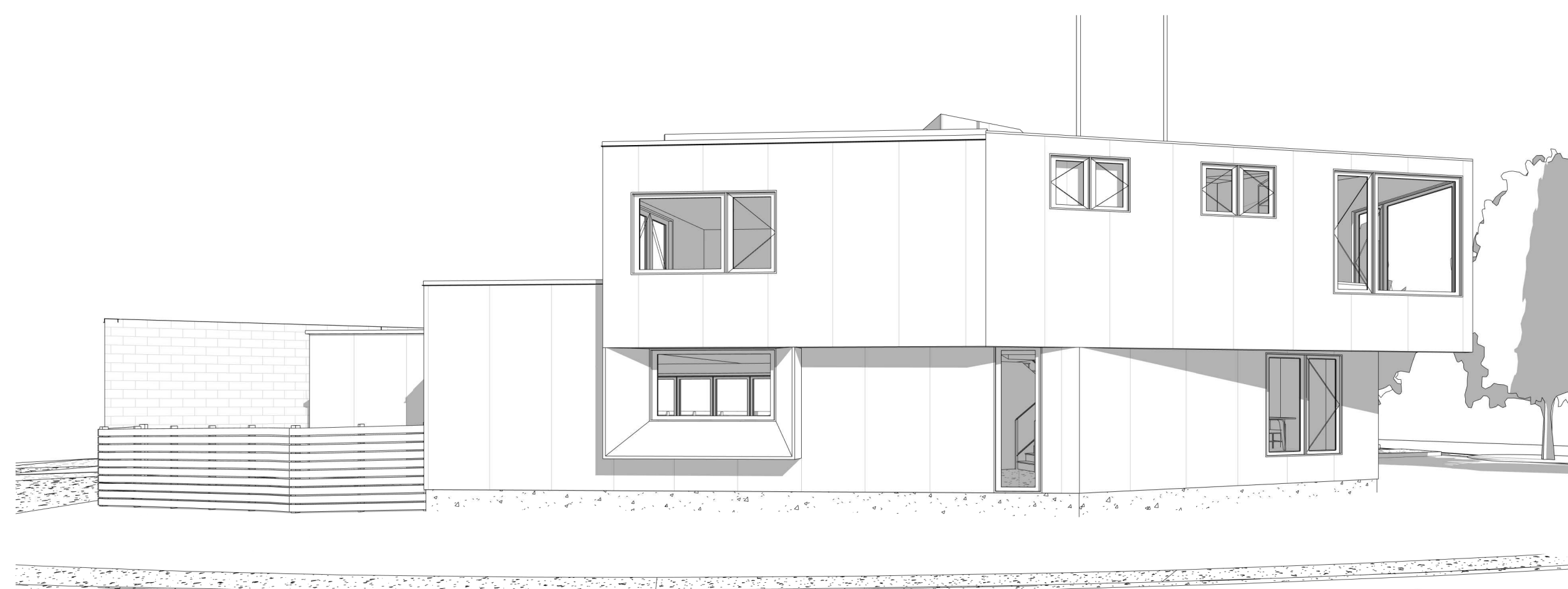
1 FRONT AERIAL  
A10.00



2 REAR AERIAL  
A10.00



3 ENTRY  
A10.00



4 PARK VIEW  
A10.00



5 COURTYARD  
A10.00

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PERSPECTIVES

**A10.00**

Project Number