**White Oak T&G Cladding**
- White Oak Cladding
- Clear Coat Stain

**White Oak Exposed Structural**
- Ogonek White Oak Timber Columns
- Clear Coat Stain
  - https://ogonekhardwoods.com/

**Acoya Barnwood Delta Black**
- Delta Millworks Acoya Barnwood Cladding
- Delta Black
  - https://deltamillworks.com

**Aluminum Windows & Sliding Door**
- Marvin Modern Direct Glaze & Awning
- Marvin Modern Multi Slide
  - Ebony Finish
  - https://www.marvin.com/

**Metal Trim & Flashing**
- Prefinished Aluminum - Ebony

**Wood Deck Pedestal System**
- Bison Products 2' x 2' Bamboo Tile – Smooth
  - Bison Skrew Jack System
Mark Hoiriis & Kerri Atter
2631 Curtis Street - Addition & Alterations

LPC Review Set
May 18, 2021
2631 Curtis Street
Denver, Colorado 80205
ZONING INFORMATION

Address: 2631 Curtis Street, Denver, Colorado 80205

Property Legal Description: Lot 24 & ther Northwesterly 18 Feet 9 Inches of LT 24, Block 24, A Republic Addition, City of Denver and County of Denver, State of Colorado

Jurisdiction: City and County of Denver, Colorado

Kerri Atter

Codes In Affect:
- 2018 International Building Code
- 2018 International Residential Code
- 2018 International Existing Building Code
- 2018 International Energy Conservation Code
- 2018 International Fire Code
- 2018 International Fuel Gas Code
- 2018 International Mechanical Code
- 2018 International Plumbing Code
- 2020 National Electrical Code
- 2010 Denver Zoning Code
- 2019 The Denver Building Code

Form Type: Urban House

Proposed Addition Primary Structure: 310 sf (5.6%)
Existing Detached Garage: 373 sf @ 50% (186.5 SF) (3.4%)
Existing Detached Structure: 260 sf (4.7%)

Total Coverage: 1,803.5 sf (33.8%) < 37.5%

Proposed Total Building Footprint: 2,675 sf

Front 65% Height Limit: 5,232.75'

Rear Setback: 5' (alley condition)

Building Height: 30'

Rear Base Plane Elevation: 5,209.63'

Form & Bulk Standards:

N44°36'07"E    43.75' (M&R)
N44°36'07"W    125.50' (M&R)


Individual Historic Landmark: No

Existing Living Level: 1,044 sf
Existing Sleeping Level: 831 sf
New Sleeping Level: 610 sf

Under-Stair Protection:
Enclosed accessible space under stairs shall have walls, under stair surface and any soffits protected on the enclosed side with 1/2" inch (12.7 mm) gypsum board.

Fireblocking:
718.2 Fireblocking. In combustible construction, fireblocking shall be installed to cut off concealed draft openings (both vertical and horizontal) and shall form an effective barrier between floors, between a top story and a roof or attic space.

Building Form on Zone Lot Habitable Story

Existing Basement:
- Detached Garage
- Existing First Floor
- Existing Garage

Proposed Second Floor (Addition):
- Detached Structure

Stairs = 14 Occupants x 0.3"/Occupant = 4.2"
Other Egress Components = 14 Occupants x 0.2"/Occupant = 2.8"
Minimum Egress Width:

Common Path of Egress Travel: Less than 75'
Accessible Means of Egress:

Accessories for Stairs:
- Non-Combustible Under Stair Protection
- All non-Combustible Under Stair Protection

Utilities:

New Wood Column

DEMO EXISTING WOOD DECK

DEMO EXISTING WOOD COLUMNS

NEW 2ND FLOOR ADDITION (ABOVE)

DEMO EXISTING WOOD STAIR

NEW RECLAIMED WOOD STAIR

MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES:
- Lavatories = 1 per dwelling unit
- Bathtub or Shower = 1 per dwelling unit
- 1 Kitchen Sink per dwelling unit
- 1 automatic clothes washer connection per 20 dwelling units

IECC Section 402.1 Prescriptive Building Envelope Requirements:
- Climate Zone: 5B
- Fenestration U-Factor = 0.30
- Glazed Fenestration SHGC = NRFloor = R30
- Roof/Ceiling = R49
- Wood Framed Wall = R20
- Slab = R10, 2ft.

Minimum Number of Required Plumbing Fixtures:
- Lavatories = 1 per dwelling unit
- Bathtub or Shower = 1 per dwelling unit
- 1 Kitchen Sink per dwelling unit
- 1 automatic clothes washer connection per 20 dwelling units

IECC Section 402.1 Prescriptive Building Envelope Requirements:
- Climate Zone: 5B
- Fenestration U-Factor = 0.30
- Glazed Fenestration SHGC = NRFloor = R30
- Roof/Ceiling = R49
- Wood Framed Wall = R20
- Slab = R10, 2ft.
CONTRACTS OF THE CONTRACT

1. THE CONDITIONS OF THE CONTRACT APPLY TO ALL PARTS OF THE WORK.

2. OBTAIN AND PAY FOR PERMITS AND INSPECTIONS REQUIRED BY PUBLIC AUTHORITIES GOVERNING THE WORK.

3. REVIEW DOCUMENTS, VERIFY DIMENSIONS AND FIELD CONDITIONS AND CONFIRM THAT WORK IS BUILDABLE AS SHOWN. REPORT ANY CONFLICTS TO THE ARCHITECT.

4. INSPECT DELIVERED ITEMS FOR DAMAGE. PRODUCT MANUFACTURER IS TO BE NOTIFIED OF DAMAGES.

5. OWNER WILL PROVIDE, OPERATE, AND MAINTAIN MECHANICAL AND ELECTRICAL SYSTEMS SERVING OCCUPIED PORTIONS OF BUILDING.

6. OWNER WILL PROVIDE, OPERATE, AND MAINTAIN MECHANICAL AND ELECTRICAL SYSTEMS SERVING OCCUPIED PORTIONS OF BUILDING.

7. OWNER WILL PROVIDE, OPERATE, AND MAINTAIN MECHANICAL AND ELECTRICAL SYSTEMS SERVING OCCUPIED PORTIONS OF BUILDING.

8. OWNER WILL PROVIDE, OPERATE, AND MAINTAIN MECHANICAL AND ELECTRICAL SYSTEMS SERVING OCCUPIED PORTIONS OF BUILDING.

9. OWNER WILL PROVIDE, OPERATE, AND MAINTAIN MECHANICAL AND ELECTRICAL SYSTEMS SERVING OCCUPIED PORTIONS OF BUILDING.

10. INSTALL SHOP DRAWINGS: SUBMIT ONE (1) PRINT.

11. APPLICATIONS FOR WORK NOT DOMESTIC SHALL BE Made TO THE ARCHITECT.

12. PROJECT PAYMENT WILL BE MADE WITHIN 30 DAYS OF THE END OF THE CONTRACT PERIOD.

13. OWNER WILL PROVIDE, OPERATE, AND MAINTAIN MECHANICAL AND ELECTRICAL SYSTEMS SERVING OCCUPIED PORTIONS OF BUILDING.

14. OWNER WILL PROVIDE, OPERATE, AND MAINTAIN MECHANICAL AND ELECTRICAL SYSTEMS SERVING OCCUPIED PORTIONS OF BUILDING.

15. OWNER WILL PROVIDE, OPERATE, AND MAINTAIN MECHANICAL AND ELECTRICAL SYSTEMS SERVING OCCUPIED PORTIONS OF BUILDING.

16. OWNER WILL PROVIDE, OPERATE, AND MAINTAIN MECHANICAL AND ELECTRICAL SYSTEMS SERVING OCCUPIED PORTIONS OF BUILDING.

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21. OWNER WILL PROVIDE, OPERATE, AND MAINTAIN MECHANICAL AND ELECTRICAL SYSTEMS SERVING OCCUPIED PORTIONS OF BUILDING.

22. OWNER WILL PROVIDE, OPERATE, AND MAINTAIN MECHANICAL AND ELECTRICAL SYSTEMS SERVING OCCUPIED PORTIONS OF BUILDING.

23. OWNER WILL PROVIDE, OPERATE, AND MAINTAIN MECHANICAL AND ELECTRICAL SYSTEMS SERVING OCCUPIED PORTIONS OF BUILDING.

24. OWNER WILL PROVIDE, OPERATE, AND MAINTAIN MECHANICAL AND ELECTRICAL SYSTEMS SERVING OCCUPIED PORTIONS OF BUILDING.

25. OWNER WILL PROVIDE, OPERATE, AND MAINTAIN MECHANICAL AND ELECTRICAL SYSTEMS SERVING OCCUPIED PORTIONS OF BUILDING.

26. OWNER WILL PROVIDE, OPERATE, AND MAINTAIN MECHANICAL AND ELECTRICAL SYSTEMS SERVING OCCUPIED PORTIONS OF BUILDING.

27. OWNER WILL PROVIDE, OPERATE, AND MAINTAIN MECHANICAL AND ELECTRICAL SYSTEMS SERVING OCCUPIED PORTIONS OF BUILDING.

28. OWNER WILL PROVIDE, OPERATE, AND MAINTAIN MECHANICAL AND ELECTRICAL SYSTEMS SERVING OCCUPIED PORTIONS OF BUILDING.

29. OWNER WILL PROVIDE, OPERATE, AND MAINTAIN MECHANICAL AND ELECTRICAL SYSTEMS SERVING OCCUPIED PORTIONS OF BUILDING.

30. OWNER WILL PROVIDE, OPERATE, AND MAINTAIN MECHANICAL AND ELECTRICAL SYSTEMS SERVING OCCUPIED PORTIONS OF BUILDING.
DIVISION 2 - SITE CONSTRUCTION

SECTION 10 11 00 - CONCRETE FINISHES

1.1 SUMMARY

1.2 SUBMITTALS

2. MANUFACTURERS: CONCRETE FINISHES: COUTURE CONCRETE SYSTEMS; CHEMICAL CORP.

3. APPLICATION: SLABS ON GRADE.

4. MANUFACTURERS: CONCRETE ANCHORING: BY APPLICATION AND MANUFACTURER.

5. MANUFACTURERS: COLORED AND IMPRINTED CONCRETE: BY APPLICATION AND MANUFACTURER.

6. APPLICATION: DISCONNECTION, CAPPING, AND REMOVAL OF UTILITIES.

7. APPLICATION: POLLUTION CONTROL DURING BUILDING DEMOLITION, EXTERIOR WALKS, STEPS AND RAMPS.

8. SALVAGE: DESIGNATED ITEMS.

9. UTILITIES: INTERRUPTION, CAPPING OR REMOVAL AS APPLICABLE.

DIVISION 3 - CONCRETE

SECTION 11 11 00 - CONCRETE FINISHES

1.1 SUMMARY

1.2 SUBMITTALS

2. MANUFACTURERS: CONCRETE FINISHES: COUTURE CONCRETE SYSTEMS

3. APPLICATION: SLABS ON GRADE.

4. MANUFACTURERS: CONCRETE ANCHORING: CHEMICAL CORP.; L&M CONSTRUCTION CHEMICALS.

5. MANUFACTURERS: COLORED AND IMPRINTED CONCRETE: ASHEND FORMULA, BY CURECRETE

6. UTILITIES: INTERRUPTION, CAPPING OR REMOVAL AS APPLICABLE.

DIVISION 4 - METAL

SECTION 12 14 00 - SELECTIVE DEMOLITION

1.1 SUMMARY

1.2 SUBMITTALS

2. MANUFACTURERS: CONCRETE FINISHES: COUTURE CONCRETE SYSTEMS

3. APPLICATION: SLABS ON GRADE.

4. MANUFACTURERS: CONCRETE ANCHORING: CHEMICAL CORP.; L&M CONSTRUCTION CHEMICALS.

5. MANUFACTURERS: COLORED AND IMPRINTED CONCRETE: ASHEND FORMULA, BY CURECRETE

6. UTILITIES: INTERRUPTION, CAPPING OR REMOVAL AS APPLICABLE.

DIVISION 5 - METAL

SECTION 13 14 00 - SELECTIVE DEMOLITION

1.1 SUMMARY

1.2 SUBMITTALS

2. MANUFACTURERS: CONCRETE FINISHES: COUTURE CONCRETE SYSTEMS

3. APPLICATION: SLABS ON GRADE.

4. MANUFACTURERS: CONCRETE ANCHORING: CHEMICAL CORP.; L&M CONSTRUCTION CHEMICALS.

5. MANUFACTURERS: COLORED AND IMPRINTED CONCRETE: ASHEND FORMULA, BY CURECRETE

6. UTILITIES: INTERRUPTION, CAPPING OR REMOVAL AS APPLICABLE.
1.1 SUMMARY
A. PROVIDE FLUID-APPLIED MEMBRANE WATERPROOFING.
B. PROVIDE THERMAL INSULATION AND VAPOR RETARDERS.

1.2 SUBMITTALS
A. PRODUCT DATA: SUBMIT MANUFACTURER’S PRODUCT DATA AND INSTALLATION MATERIALS TO REPAIR OR REPLACE DEFECTIVE MATERIALS.

1.3 QUALITY ASSURANCE
LUMBER STANDARD AND INSPECTION AGENCY GRADE STAMPS.
ACCEPTABLE MANUFACTURERS, WHICH HAVE BEEN IN SATISFACTORY USE IN SIMILAR SERVICE FOR THREE YEARS. USE EXPERIENCED INSTALLERS. DELIVER, HANDLE, AND STORE MATERIALS IN ACCORDANCE WITH MANUFACTURER’S INSTRUCTIONS.

1.4 MATERIALS
A. GENERAL: WHERE FIRE-RETARDANT-TREATED MATERIALS ARE INDICATED, PROVIDE ACTUAL) STUDS, 24 INCHES (61 CM) ON CENTER.

1.4 MISCELLANEOUS LUMBER
A. INSTALL MATERIALS AND SYSTEMS IN ACCORDANCE WITH MANUFACTURER’S B. BLANKET/BATT INSULATION:
1. MANUFACTURER: BY APPLICATION AND PERFORMANCE 2. APPLICATION: THERMAL INSULATION IN STUDS IN EXTERIOR WALLS. 3. APPLICATION: THERMAL INSULATION AT UNDERSIDE OF ROOFS, OVER HEATED SPACES AND SOFFITS.

1.5 INSTALLATION
b. ACCESSORIES: MECHANICAL ANCHORS.

1.5 INSTALLATION
DRESSING FOR 2-INCH NOMINAL THICKNESS OR LESS, UNLESS OTHERWISE INDICATED.
1. WARRANTY PERIOD: 5 YEARS FOR POLYURETHANE WATERPROOFING.

1.6 WARRANTY
A. MODIFIED POLYURETHANE WATERPROOFING: INSTALL MATERIALS AND SYSTEMS IN PROPER RELATION WITH ADJACENT CONSTRUCTION. COORDINATE WITH WORK OF OTHER SECTIONS.
B. HOT-RUBBERIZED ASPHALT WATERPROOFING: INSTALL MATERIALS AND SYSTEMS IN ORDER TO PROVIDE SEAMLESS, UNINTERRUPTED PROTECTION. USE NEVER MIXED MATERIALS AND SYSTEMS. COORDINATE WITH WORK OF OTHER SECTIONS. INSTALL AT LEAST A 3/8 INCH (9.5 MM) MINIMUM CLEAR GAP AT SEAMS, JOINTS, AND OPENINGS.

1.6 WARRANTY
C. RESTORE DAMAGED COMPONENTS AND TEST WATERPROOFING. CLEAN AND PROTECT MATERIALS AND MEMBERS PRIOR TO INSTALLATION.
D. APPLY DAMPPROOFING TO ACHIEVE 60 MILS DRY FILM THICKNESS, UNLESS GREATER REQUIRED.

1.6 WARRANTY
E. SPRAY-APPLIED POLYURETHANE INSULATION:
1. MANUFACTURER: CARLISLE COATINGS & WATERPROOFING; EPRO 2. APPLICATION: APPLIED AS A Rigid INJECTION.
F. APPLIES UPHILL, MINIMUM 20 DEGREES VIEWING TO GROUND LEVEL.

1.7 THERMAL AND MOISTURE
A. PROVIDE ROOF SHINGLES.
B. HOT-RUBBERIZED ASPHALT WATERPROOFING: INSTALL MATERIALS AND SYSTEMS AT VALEYS, RIDGES, AND EAVES. INSTALL IN REVERSE ORDER GASKETED TO GATHER AT EDGE OF VALEYS.

1.7 THERMAL AND MOISTURE
C. INSTALL WATER PROTECTION SHEET AT VALEYS, RIDGES, AND EAVES.

1.7 THERMAL AND MOISTURE
D. APPLY DAMPPROOFING TO ACHIEVE 60 MILS DRY FILM THICKNESS, UNLESS GREATER REQUIRED.

1.7 THERMAL AND MOISTURE
E. PROVIDE ROOF FLASHING.

1.8 INSTALLATION
DRESSING FOR 2-INCH NOMINAL THICKNESS OR LESS, UNLESS OTHERWISE INDICATED.
1. WARRANTY PERIOD: 20 YEARS.

1.8 INSTALLATION
G. ROOF INSULATION ADHESIVE:
1. MANUFACTURER: BY APPLICATION AND PERFORMANCE 2. APPLICATION: ROOF INSULATION ADHESIVE. 3. TYPE: TWO-COMPONENT POLYURETHANE FROTH ADHESIVE.

1.8 INSTALLATION
H. ROOF INSULATION ADHESIVE:

1.9 INSTALLATION
I. VAPOR RETARDER (NOT INTEGRAL WITH INSULATION):
1. MANUFACTURER: CARLISLE COATINGS & WATERPROOFING; EPRO 2. APPLICATION: EXTERIOR WALLS.

1.9 INSTALLATION
J. VAPOR RETARDER (NOT INTEGRAL WITH INSULATION):
1. MANUFACTURER: CARLISLE COATINGS & WATERPROOFING; EPRO 2. APPLICATION: EXTERIOR WALLS.

1.9 INSTALLATION
K. VAPOR REPELLENT CONCRETE.

1.10 INSTALLATION
L. VAPOR REPELLENT CONCRETE.

1.10 INSTALLATION
M. VAPOR RETARDER (NOT INTEGRAL WITH INSULATION):
1. MANUFACTURER: CARLISLE COATINGS & WATERPROOFING; EPRO 2. APPLICATION: EXTERIOR WALLS.

1.10 INSTALLATION
N. VAPOR RETARDER (NOT INTEGRAL WITH INSULATION):
1. MANUFACTURER: CARLISLE COATINGS & WATERPROOFING; EPRO 2. APPLICATION: EXTERIOR WALLS.

1.10 INSTALLATION
O. VAPOR RETARDER (NOT INTEGRAL WITH INSULATION):
1. MANUFACTURER: CARLISLE COATINGS & WATERPROOFING; EPRO 2. APPLICATION: EXTERIOR WALLS.

1.10 INSTALLATION
P. VAPOR RETARDER (NOT INTEGRAL WITH INSULATION):
1. MANUFACTURER: CARLISLE COATINGS & WATERPROOFING; EPRO 2. APPLICATION: EXTERIOR WALLS.
DIVISION 9 - FINISHES

SECTION 09 21 16 - GYPSUM BOARD ASSEMBLIES

A. PROVIDE PAINTING AND SURFACE PREPARATION.

A. PROVIDE GYPSUM BOARD ASSEMBLIES.

A. PROVIDE WOOD FLOORING, INCLUDING AND FLOOR PREPARATION AND FINISHING.

A. PRODUCT DATA: SUBMIT MANUFACTURER’S PRODUCT DATA AND INSTALLATION INSTRUCTIONS.

B. SAMPLES: SUBMIT TWO REPRESENTATIVE SAMPLES OF EACH MATERIAL SPECIFIED INDICATING VISUAL CHARACTERISTICS AND FINISH. INCLUDE RANGE SAMPLES IF VARIATION OF FINISH IS ANTICIPATED.

A. A. GENERAL: COMPLY WITH MANUFACTURER’S PRODUCT RECOMMENDATIONS.

C. MAINTENANCE DATA: SUBMIT MANUFACTURER’S MAINTENANCE DATA, INCLUDING ACCEPTABLE MANUFACTURERS, WHICH HAVE BEEN IN SATISFACTORY USE IN INCLUDING BUT NOT LIMITED TO THE ANDERSEN UNIT INSTALLATION GUIDE, AND ACCEPTABLE MANUFACTURERS, WHICH HAVE BEEN IN SATISFACTORY USE IN

A. MANUFACTURER’S FIELD SERVICES: IF REQUESTED BY OWNER, PROVIDE MANUFACTURER’S FIELD SERVICE CONSISTING OF PRODUCT USE RECOMMENDATIONS AND PERIODIC SITE VISITS FOR OBSERVATION OF PRODUCT INSTALLATION IN ACCORDANCE WITH MANUFACTURER’S RECOMMENDATIONS.

1.4 MATERIALS

A. GYPSUM BOARD:

A. WOOD STRIP FLOORING FOR GENERAL USE:

A. TILE:

B. FIELD TESTING: PROVIDE FIELD TESTING OF INSTALLED UNITS.

1. MANUFACTURERS: SELECTED BY OWNER
2. THICKNESS: 3/4 INCHES NOMINAL.
3. FACE WIDTH: AS SELECTED.
4. FINISH: FACTORY PREFINISHED.
5. AUXILIARY MATERIALS: GYPSUM .
6. TRIM, MOLDINGS, THRESHOLDS, AND REDUCER STRIPS.

C. BATH ROOM FLOORS: OWNER SELECTED TILE OVER TILE BACKER BOARD, UNDERLAYMENT MEMBRANE, THIN-SET LATEX-MODIFIED CEMENT MORTAR AND LATEX-

F. PROVIDE ACOUSTICAL SEALANT AT BOTH FACES AT TOP AND BOTTOM RUNNER TRACKS,

1. GLOSS:

2. SYSTEM:

a. 1 COAT WATER BASE SEALER
b. 2 COATS WATER BASE VARNISH

G. INSTALL TRIM IN STRICT COMPLIANCE WITH MANUFACTURER’S INSTRUCTIONS AND RECOMMENDATIONS.

1. EACH TYPE OF GLAZING.

2. TYPE: HIGH-PERFORMANCE INSULATING GLASS UNITS WITH LOW-E COATING,

3. AUXILIARY MATERIALS

E. PROVIDE ACOUSTICAL SEALANT AT BOTH FACES AT TOP AND BOTTOM RUNNER TRACKS,

1. MIRRORS: GLUES AND ADHESIVES

A. PROVIDE GLUES AND ADHESIVES.

1. PROJECT OR SUB-CONTRACTORS RESPECT MANUFACTURER’S PRODUCT DATA AND INSTALLATION INSTRUCTIONS.

2. SYSTEM:

a. 1 COAT WATER BASE SEALER
b. 2 COATS WATER BASE VARNISH

3. INSTALL TRIM IN STRICT COMPLIANCE WITH MANUFACTURER’S INSTRUCTIONS AND RECOMMENDATIONS.

H. EXTERIOR WOOD FOR PAINTED FINISH:

1. GLOSS:

2. SYSTEM:

a. 2 COATS SEMI-TRANSPARENT STAIN, OIL OR ALKYD RESIN BASE
b. 1 COAT WATER BASE SEALER

3. INSTALL TRIM IN STRICT COMPLIANCE WITH MANUFACTURER’S INSTRUCTIONS AND RECOMMENDATIONS.

I. EXTERIOR WOOD FOR BRUSHED FINISH:

1. GLOSS:

2. SYSTEM:

a. 1 COAT WATER BASE WOOD STAIN
b. 1 COAT WATER BASE SEALER

3. INSTALL TRIM IN STRICT COMPLIANCE WITH MANUFACTURER’S INSTRUCTIONS AND RECOMMENDATIONS.

J. EXTERIOR WOOD FOR STAINABLE FINISH:

1. GLOSS:

2. SYSTEM:

a. 1 COAT WATER BASE SEALER
b. 2 COATS WATER BASE VARNISH

3. INSTALL TRIM IN STRICT COMPLIANCE WITH MANUFACTURER’S INSTRUCTIONS AND RECOMMENDATIONS.
### Door and Frame Schedule

<table>
<thead>
<tr>
<th>Room Name</th>
<th>Door Number</th>
<th>Door &amp; Frame Type</th>
<th>Width</th>
<th>Height</th>
<th>Door Thickness</th>
<th>Door Material</th>
<th>Door Finish</th>
<th>Frame Material</th>
<th>Frame Finish</th>
<th>Hardware Group</th>
</tr>
</thead>
<tbody>
<tr>
<td>Room 27 A</td>
<td>3</td>
<td>Frame - Door</td>
<td>3' 0&quot;</td>
<td>7' 0&quot;</td>
<td>1 3/4&quot;</td>
<td>Wood</td>
<td>Prefinished</td>
<td>Wood</td>
<td>Prefinished</td>
<td>Group 1</td>
</tr>
<tr>
<td>Master Suite 27A</td>
<td>C</td>
<td>Frame - Door</td>
<td>10' 0 3/4&quot;</td>
<td>6' 11 1/2&quot;</td>
<td>1 3/4&quot;</td>
<td>FiberGlass</td>
<td>Prefinished</td>
<td>FiberGlass</td>
<td>Prefinished</td>
<td>Group 3</td>
</tr>
<tr>
<td>Room 28 B</td>
<td>3</td>
<td>Frame - Door</td>
<td>3' 0&quot;</td>
<td>8' 0&quot;</td>
<td>1 3/4&quot;</td>
<td>Wood</td>
<td>Prefinished</td>
<td>Wood</td>
<td>Prefinished</td>
<td>Group 2</td>
</tr>
<tr>
<td>Room 29 B</td>
<td>2</td>
<td>Frame - Door</td>
<td>2' 10&quot;</td>
<td>8' 0&quot;</td>
<td>1 3/4&quot;</td>
<td>Wood</td>
<td>Prefinished</td>
<td>Wood</td>
<td>Prefinished</td>
<td>Group 2</td>
</tr>
</tbody>
</table>

#### Windows Schedule 1

1. **GL-1**: Basis of design 1" Tempered Insulated Glazing Unit; SolarCool (2) Solargray + Sungate 400 (3) Clear (Minimum U-value = 0.30)
2. **GL-2**: Basis of design 1" Insulated Glazing Unit; SolarCool (2) Solargray + Sungate 400 (3) Clear (Minimum U-Value = 0.30)
3. **FiberGlass Window**: Basis of design Marvin Modern Standard Window; Prefinished FiberGlass - Ebony; Factory Applied Drip Cap; Minimum U-Value = 0.32.
4. Refer to specifications on sheets A00.10-A00.14 for additional information.
5. Refer to sheet A00.22 for flashing sequence.

#### Door Notes:

1. G.C. to provide complete door/hardware package to function as indicated.
2. Lock cylinders and keys shall be coordinated with owner.
3. Refer to sheet A00.22 for flashing sequence.

#### Hardware Schedule

- **Group 1 - Exterior**
  - Hinges (Pre-Hung)
  - Three Point Lockset
  - Seals
  - Threshold
- **Group 2 - Pocket Set**
  - Mortised Finger Pulls
- **Group 3 - Barn Door Set**
  - Track and Roller Set
  - Mortised Finger Pulls

### Window Notes:

- Refer to specifications on sheets A00.10-A00.14 for additional information.
- Refer to sheet A00.22 for flashing sequence.
STEP #1
CUT WEATHER RESISTIVE BARRIER IN DOUBLE "Y" SHAPE AND FOLD INTO WINDOW OPENING

STEP #2
INSTALL 9" PIECE OF SELF-ADHERED FLASHING, EXTEND 6" ONTO WEATHER RESISTIVE BARRIER AND 3" INTO SILL.

STEP #3
INSTALL TABS AT LOWER CORNERS (SELF-ADHERED FLASHING)
INSTALL WINDOW PER MANUFACTURER'S SPECIFICATIONS

STEP #4
INSTALL SHEET METAL "Z" FLASHING, EXTEND 1/4" PAST JAMBS OF WINDOW

STEP #5
STRIP-IN AT HEAD OVER "Z" FLASHING WITH 9" WIDE SELF-ADHERED FLASHING

STEP #6
OVERLAP WEATHER RESISTIVE BARRIER AT HEAD OVER "Z" FLASHING & SELF-ADHERED FLASHING
INSTALL 9" PIECE OF SELF-ADHERED FLASHING, EXTEND 6" ONTO WEATHER RESISTIVE BARRIER AND 3" INTO SILL.

STEP #7
INSTALLED IN THE PREVIOUS STEP
INSTALL TABS AT LOWER CORNERS (SELF-ADHERED FLASHING)
9" PIECE OF SELF-ADHERED FLASHING, EXTEND 6" ONTO WEATHER RESISTIVE BARRIER AND 3" INTO SILL AND JAMB.
TOTAL WALL AREA = 3,764 SF
TOTAL DEMOLITION AREA = 80 SF
TOTAL DEMOLITION = 2.1%
A. ALL ITEMS TO BE DEMOED ARE SHOWN WITH DASHED LINES.
B. ANY CONFLICTS BETWEEN DRAWINGS & EXISTING CONDITIONS TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR CLARIFICATION PRIOR TO COMMENCEMENT OF WORK.
C. ENSURE ALL EXITING CODES ARE MAINTAINED DURING ALL PHASES OF CONSTRUCTION.
D. AT ALL DEMO LOCATIONS AND WHERE DEVICES HAVE BEEN ABANDONED OR REMOVED, REMOVE CABLE/WIRING BACK TO SOURCE.
E. AT ALL DEMO LOCATIONS, PATCH AND REPAIR ALL ADJACENT SURFACES TO 'LIKE NEW' CONDITION AND PREPARE TO RECEIVE NEW FINISHES.
F. THE OWNER OF THE SUBJECT PROPERTY ATTESTS AND UNDERSTANDS THE EXISTING STRUCTURE SHOWN ON THIS PLAN IS CATEGORIZED AS A COMPLIANT STRUCTURE PER DENVER ZONING CODE, DIVISION 12.6, AND OR CATEGORIZED AS A NONCONFORMING STRUCTURE PER DENVER ZONING CODE, DIVISION 12.8, AND AS SUCH, DEMOLITION OF 40% OR MORE OF THE SQUARE FOOTAGE (AREA) OF THE STRUCTURE'S EXTERIOR WALLS AS A RESULT OF CONSTRUCTION ACTIVITIES WILL REQUIRE NEW OR REVISED ZONING/BUILDING PLANS DOCUMENTING THE FULL COMPLIANCE WITH ALL APPLICABLE ZONE DISTRICT STANDARDS.

GENERAL NOTES

1. ALL ITEMS TO BE DEMOED ARE SHOWN WITH DASHED LINES.
2. ANY CONFLICTS BETWEEN DRAWINGS & EXISTING CONDITIONS TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR CLARIFICATION PRIOR TO COMMENCEMENT OF WORK.
3. AT ALL DEMO LOCATIONS AND WHERE DEVICES HAVE BEEN ABANDONED OR REMOVED, REMOVE CABLE/WIRING BACK TO SOURCE.
4. AT ALL DEMO LOCATIONS, PATCH AND REPAIR ALL ADJACENT SURFACES TO 'LIKE NEW' CONDITION AND PREPARE TO RECEIVE NEW FINISHES.
5. THE OWNER OF THE SUBJECT PROPERTY ATTESTS AND UNDERSTANDS THE EXISTING STRUCTURE SHOWN ON THIS PLAN IS CATEGORIZED AS A COMPLIANT STRUCTURE PER DENVER ZONING CODE, DIVISION 12.6, AND OR CATEGORIZED AS A NONCONFORMING STRUCTURE PER DENVER ZONING CODE, DIVISION 12.8, AND AS SUCH, DEMOLITION OF 40% OR MORE OF THE SQUARE FOOTAGE (AREA) OF THE STRUCTURE'S EXTERIOR WALLS AS A RESULT OF CONSTRUCTION ACTIVITIES WILL REQUIRE NEW OR REVISED ZONING/BUILDING PLANS DOCUMENTING THE FULL COMPLIANCE WITH ALL APPLICABLE ZONE DISTRICT STANDARDS.
Level 0
5209’ - 0 7/8”

Level 1
5214’ - 8 7/8”

Level 2
5225’ - 11 7/8”

Level 4
5238’ - 8 7/8”

Front Baseplane
5212’ - 9”

Master Level
5227’ - 5 7/8”

Property Line
2631 Curtis Street

Side Interior Setback
30’ - 0”

Front Setback
30’ - 0”

Side Interior Setback
2639 Curtis Street

North Elevation Demolition Area = 57 SF
South Elevation Demolition Area = 4 SF
West Elevation Demolition Area = 17 SF
East Elevation Demolition Area = 2 SF

Total Wall Area = 3,764 SF
Total Demolition Area = 80 SF
Total Demolition = 2.1%

DEM0 CALCULATIONS
A. ALL ITEMS TO BE DEMOED ARE SHOWN WITH DASHED LINES.
B. ANY CONFLICTS BETWEEN DRAWINGS & EXISTING CONDITIONS TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR CLARIFICATION PRIOR TO COMMENCEMENT OF WORK.
C. ENSURE ALL EXITING CODES ARE MAINTAINED DURING ALL PHASES OF CONSTRUCTION.
D. AT ALL DEMO LOCATIONS AND WHERE DEVICES HAVE BEEN ABANDONED OR REMOVED, REMOVE CABLE/WIRING BACK TO SOURCE.
E. AT ALL DEMO LOCATIONS, PATCH AND REPAIR ALL ADJACENT SURFACES TO ‘LIKE NEW’ CONDITION AND PREPARE TO RECEIVE NEW FINISHES.

GENERAL NOTES
A. ALL ITEMS TO BE REMOVED ARE IDENTIFIED IN DASHED LINES.
B. ANY CONFLICTS BETWEEN DRAWINGS & EXISTING CONDITIONS TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR CLARIFICATION PRIOR TO COMMENCEMENT OF WORK.
C. ENSURE AL DexI CODES ARE MAINTAINED DURING ALL PHASES OF CONSTRUCTION.
D. AT ALL DEMO LOCATIONS AND WHERE DEVICES HAVE BEEN ABANDONED OR REMOVED, REMOVE CABLE/WIRING BACK TO SOURCE.
E. AT ALL DEMO LOCATIONS, PATCH AND REPAIR ALL ADJACENT SURFACES TO ‘LIKE NEW’ CONDITION AND PREPARE TO RECEIVE NEW FINISHES.

REFERENCES
1. WEST STANDARD DRAWING STANDARDS
2. WEST STANDARD DRAWING STYLE SUMMARY

LEGEND
EXISTING TO BE REMOVED
EXISTING TO REMAIN
NEW PARTITION
2018 IECC THERMAL ENVELOPE

SHEET NOTES
NO WORK REQUIRED

© 2020 West Standard
1. NO DEMOLITION WORK ON THIS LEVEL
2. DISASSEMBLE EXISTING DECK; SALVAGE DECKING AND FRAMING FOR REUSE
3. DEMO EXISTING FENCING
4. DEMO EXISTING COLUMN; FOUNDATION AND DECK ROOF (ABOVE)
5. EXISTING TREE TO REMAIN
6. DEMO EXISTING DECK ROOF
7. DEMO 3' X 8' RO IN EXTERIOR WALL
8. DEMO EXISTING EXTERIOR WINDOW
9. DEMO EXISTING DECK ROOF風格
10. DEMO EXISTING ROOF W/ BATT
11. DEMO EXISTING EXTERIOR WINDOW
12. DEMO EXISTING ROOF W/ BATT
13. DEMO EXISTING EXTERIOR WINDOW
14. DEMO EXISTING DECK ROOF 风格
15. DEMO EXISTING ROOF W/ BATT
16. DEMO EXISTING EXTERIOR WINDOW
17. DEMO EXISTING DECK ROOF 风格
18. DEMO EXISTING ROOF W/ BATT
19. DEMO EXISTING EXTERIOR WINDOW
20. DEMO EXISTING DECK ROOF 风格
21. DEMO EXISTING ROOF W/ BATT
22. DEMO EXISTING EXTERIOR WINDOW
23. DEMO EXISTING DECK ROOF 风格
24. DEMO EXISTING ROOF W/ BATT
25. DEMO EXISTING EXTERIOR WINDOW
26. DEMO EXISTING DECK ROOF 风格
27. DEMO EXISTING ROOF W/ BATT
28. DEMO EXISTING EXTERIOR WINDOW
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30. DEMO EXISTING ROOF W/ BATT
31. DEMO EXISTING EXTERIOR WINDOW
32. DEMO EXISTING DECK ROOF 风格
33. DEMO EXISTING ROOF W/ BATT
34. DEMO EXISTING EXTERIOR WINDOW
35. DEMO EXISTING DECK ROOF 风格
36. DEMO EXISTING ROOF W/ BATT
37. DEMO EXISTING EXTERIOR WINDOW
38. DEMO EXISTING DECK ROOF 风格
39. DEMO EXISTING ROOF W/ BATT
40. DEMO EXISTING EXTERIOR WINDOW
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42. DEMO EXISTING ROOF W/ BATT
43. DEMO EXISTING EXTERIOR WINDOW
44. DEMO EXISTING DECK ROOF 风格
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46. DEMO EXISTING EXTERIOR WINDOW
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48. DEMO EXISTING ROOF W/ BATT
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51. DEMO EXISTING ROOF W/ BATT
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65. DEMO EXISTING DECK ROOF 风格
66. DEMO EXISTING ROOF W/ BATT
67. DEMO EXISTING EXTERIOR WINDOW
68. DEMO EXISTING DECK ROOF 风格
69. DEMO EXISTING ROOF W/ BATT
70. DEMO EXISTING EXTERIOR WINDOW
71. DEMO EXISTING DECK ROOF 风格
72. DEMO EXISTING ROOF W/ BATT
73. DEMO EXISTING EXTERIOR WINDOW
74. DEMO EXISTING DECK ROOF 风格
75. DEMO EXISTING ROOF W/ BATT
76. DEMO EXISTING EXTERIOR WINDOW
77. DEMO EXISTING DECK ROOF 风格
78. DEMO EXISTING ROOF W/ BATT
79. DEMO EXISTING EXTERIOR WINDOW
80. DEMO EXISTING DECK ROOF 风格

DEMO CALCULATIONS

TOTAL WALL AREA = 3,764 SF
TOTAL DEMOLITION AREA = 80 SF
TOTAL DEMOLITION = 2.1%
A. THE OWNER OF THE SUBJECT PROPERTY ATTESTS AND UNDERSTANDS THE EXISTING STRUCTURE SHOWN ON THIS PLAN IS CATEGORIZED AS A COMPLIANT STRUCTURE PER DENVER ZONING CODE, DIVISION 12.6, AND OR CATEGORIZED AS A NONCONFORMING STRUCTURE PER DENVER ZONING CODE, DIVISION 12.8, AND AS SUCH, DEMOLITION OF 40% OR MORE OF THE SQUARE FOOTAGE (AREA) OF THE STRUCTURE'S EXTERIOR WALLS AS A RESULT OF CONSTRUCTION ACTIVITIES WILL REQUIRE NEW OR REVISED ZONING/BUILDING PLANS DOCUMENTING THE FULL COMPLIANCE WITH ALL APPLICABLE ZONE DISTRICT STANDARDS.

B. THIS DRAWING PROVIDES AN OUTLINE OF THE EXTENT OF WORK AND DOES NOT DETAIL CONSTRUCTION AND BUILDING SYSTEMS THAT MAY BE ENCOUNTERED DURING CONSTRUCTION. THE GENERAL CONTRACTOR AND RELEVANT SUBCONTRACTORS SHALL SURVEY EXISTING CONDITIONS PRIOR TO FINALIZING PRICING TO DETERMINE THE FULL EXTENT OF CONSTRUCTION REQUIRED.

C. ALL NEW INTERIOR PARTITIONS TO BE 2X4 WD FRAMING W/ 5/8" GYPSUM WALLBOARD ON FINISHED FACE, UNO. PROVIDE MR GYPSUM WALLBOARD AT WET LOCATIONS.

D. COORDINATE ALL KEYING REQUIREMENTS WITH THE OWNER.

E. DUST PROTECT AREA. CHANGE ALL FILTERS IN HVAC SYSTEM PRIOR TO OCCUPANCY AND CLEAN ALL AIR DEVICES, GRILLES, AND TILES AS NECESSARY.

F. PATCH EXISTING PARTITIONS AND CEILINGS TO LIKE NEW CONDITION, PRIOR TO APPLICATION OF NEW FINISH

G. ALL WALLS AND CEILINGS TO BE PAINTED PER OWNER SELECTED COLOR; RE: SPECIFICATIONS FOR PAINT SCHEDULE.
A07.00
A01.02
A07.00

Kerri Atter
2 OWNER SELECTED WOOD SOFFIT BOARDS (Delta Milworks Acoya Barnwood Cladding Delta Black)

2631 Curtis Street
Denver, Colorado 80205

4 OWNER SELECTED EXTERIOR RATED RECESSED CAN LIGHT FIXTURE; PROVIDE ELECTRICAL CONNECTIONS AS REQD.

5 VELUX CXP SKYLIGHT - 100100

6 OWNER SELECTED DECORATIVE LIGHT FIXTURE; PROVIDE ELECTRICAL CONNECTIONS AS REQUIRED

7 OWNER SELECTED CEILING FAN / LIGHT COMBO FIXTURE; PROVIDE ELECTRICAL CONNECTIONS AS REQD.

8 OWNER SELECTED AIMABLE RECESSED LED CAN LIGHT FIXTURE; PROVIDE ELECTRICAL CONNECTIONS AS REQD.

9 CEILING MOUNTED, HARDWIRED, INTERCONNECTED, UL217 LABELED, SMOKE & CARBONMONOXIDE DETECTOR

10 OWNER SELECTED RECESSED CEILING BATHROOM EXHAUST FAN; PROVIDE ELECTRICAL AND VENTING CONNECTIONS AS REQD.

11 OWNER SELECTED WALL MOUNTED VANITY FIXTURE; PROVIDE ELECTRICAL CONNECTIONS AS REQD.

12 5/8" GYPSUM BOARD CEILING; TYP; PAINT W/ OWNER SELECTED PAINT
13 PATCH AND REPAIR EXISTING GYPSUM BOARD CEILING; TYP; PAINT W/ OWNER SELECTED PAINT

14 REINSTAL SALVAGED EXTERIOR LIGHTING; COORDINATE LOCATIONS W/ OWNER; PROVIDE ELECTRICAL CONNECTIONS AS REQD.

15 OWNER SELECTED WET RATED RECESSED CAN FIXTURE; PROVIDE ELECTRICAL CONNECTIONS AS REQD.

16 OWNER SELECTED AIMABLE RECESSED LED CAN LIGHT FIXTURE; PROVIDE ELECTRICAL CONNECTIONS AS REQD.

17 OWNER SELECTED WET RATED RECESSED CAN FIXTURE; PROVIDE ELECTRICAL CONNECTIONS AS REQD.

18 OWNER SELECTED AIMABLE RECESSED LED CAN LIGHT FIXTURE; PROVIDE ELECTRICAL CONNECTIONS AS REQD.

19 OWNER SELECTED AIMABLE RECESSED LED CAN LIGHT FIXTURE; PROVIDE ELECTRICAL CONNECTIONS AS REQD.

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A. THE OWNER OF THE SUBJECT PROPERTY ATTESTS AND UNDERSTANDS THE EXISTING STRUCTURE SHOWN ON THIS PLAN IS CATEGORIZED AS A COMPLIANT STRUCTURE PER DENVER ZONING CODE, DIVISION 12.6, AND OR CATEGORIZED AS A NONCONFORMING STRUCTURE PER DENVER ZONING CODE, DIVISION 12.8, AND AS SUCH, DEMOLITION OF 40% OR MORE OF THE SQUARE FOOTAGE (AREA) OF THE STRUCTURE'S EXTERIOR WALLS AS A RESULT OF CONSTRUCTION ACTIVITIES WILL REQUIRE NEW OR REVISED ZONING/BUILDING PLANS DOCUMENTING THE FULL COMPLIANCE WITH ALL APPLICABLE ZONE DISTRICT STANDARDS.

B. THIS DRAWING PROVIDES AN OUTLINE OF THE EXTENT OF WORK AND DOES NOT DETAIL CONSTRUCTION AND BUILDING SYSTEMS THAT MAY BE ENCOUNTERED DURING CONSTRUCTION. THE GENERAL CONTRACTOR AND RELEVANT SUBCONTRACTORS SHALL SURVEY EXISTING CONDITIONS PRIOR TO FINALIZING PRICING TO DETERMINE THE FULL EXTENT OF CONSTRUCTION REQUIRED.

C. ALL NEW INTERIOR PARTITIONS TO BE 2X4 WD FRAMING W/ 5/8" GYPSUM WALLBOARD ON FINISHED FACE, UNO. PROVIDE MR GYPSUM WALLBOARD AT WET LOCATIONS.

D. COORDINATE ALL KEYING REQUIREMENTS WITH THE OWNER.

E. DUST PROTECT AREA. CHANGE ALL FILTERS IN HVAC SYSTEM PRIOR TO OCCUPANCY AND CLEAN ALL AIR DEVICES, GRILLES, AND TILES AS NECESSARY.

F. PATCH EXISTING PARTITIONS AND CEILINGS TO LIKE NEW CONDITION, PRIOR TO APPLICATION OF NEW FINISH

G. ALL WALLS AND CEILINGS TO BE PAINTED PER OWNER SELECTED COLOR; RE: SPECIFICATIONS FOR PAINT SCHEDULE.
A. THE OWNER OF THE SUBJECT PROPERTY ATTESTS AND UNDERSTANDS THE EXISTING STRUCTURE SHOWN ON THIS PLAN IS CATEGORIZED AS A COMPLIANT STRUCTURE PER DENVER ZONING CODE, DIVISION 12.6, AND OR CATEGORIZED AS A NONCONFORMING STRUCTURE PER DENVER ZONING CODE, DIVISION 12.8, AND AS SUCH, DEMOLITION OF 40% OR MORE OF THE SQUARE FOOTAGE (AREA) OF THE STRUCTURE'S EXTERIOR WALLS AS A RESULT OF CONSTRUCTION ACTIVITIES WILL REQUIRE NEW OR REVISED ZONING/BUILDING PLANS DOCUMENTING THE FULL COMPLIANCE WITH ALL APPLICABLE ZONE DISTRICT STANDARDS.

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F. PATCH EXISTING PARTITIONS AND CEILINGS TO LIKE NEW CONDITION, PRIOR TO APPLICATION OF NEW FINISH

G. ALL WALLS AND CEILINGS TO BE PAINTED PER OWNER SELECTED COLOR; RE: SPECIFICATIONS FOR PAINT SCHEDULE.

DEMCO CALCULATIONS

WEST ELEVATION DEMOLITION AREA = 2 SF
WEST ELEVATION DEMOLITION AREA = 17 SF
NORTH ELEVATION DEMOLITION AREA = 57 SF
SOUTH ELEVATION DEMOLITION AREA = 4 SF
TOTAL WALL AREA = 3,764 SF
TOTAL DEMOLITION AREA = 80 SF
TOTAL DEMOLITION = 2.1%
A08.02

1. **Master Level**

   - 5214' - 8 7/8"

2. **Level 1**

   - 5225' - 11 7/8"

3. **Level 2**

   - 5238' - 8 7/8"

4. **Level 4**

   - 5209' - 0 7/8"

5. **Front Baseplane**

   - 5212' - 9"

6. **Master Level**

   - 5227' - 5 7/8"

7. **Rear Zone Lot 35%**

8. **Front Zone Lot 65%**

**GENERAL NOTES**

- **A.** The owner of the subject property attests and understands the existing structure shown on this plan is categorized as a compliant structure per Denver Zoning Code, Division 12.6, and/or categorized as a nonconforming structure per Denver Zoning Code, Division 12.8, and as such, demolition of 40% or more of the square footage (area) of the structure’s exterior walls as a result of construction activities will require new or revised zoning/building plans documenting the full compliance with all applicable zone district standards.

- **B.** This drawing provides an outline of the extent of work and does not detail construction and building systems that may be encountered during construction. The general contractor and relevant subcontractors shall survey existing conditions prior to finalizing pricing to determine the full extent of construction required.

- **C.** All new interior partitions to be 2X4 WD framing w/ 5/8" gypsum wall board on finished face, UNO. Provide MR gypsum wall board at wet locations.

- **D.** Coordinate all keying requirements with the owner.

- **E.** Dust protect area. Change all filters in HVAC system prior to occupancy and clean all air devices, grilles, and tiles as necessary.

- **F.** Patch existing partitions and ceilings to like new condition, prior to application of new finish.

- **G.** All walls and ceiling to be painted per owner selected color; re: specifications for paint schedule.
A08.02

1. PREFINISHED METAL BROWN STOP FLASHING: SUNSHIELD
2. 1/2" CUBITILE, MATT Textured finish on PLAN, regrouted in STEEL LINER for CORROSION PROTECTION
3. SPRAY APPLIED ACRYLICOR & BRETHROCK KINETIC FIBER
4. EXTERIOR VOSA WRAPPING, VENTED TRIM, EAVES
5. WOOD TONGUE & GROOVE CEILING TILES, LAMINATED, GLOSS WHITE
6. LUMBER FR. EXTERIOR ENTRANCE
7. AS IS: EXTERIOR ENTRANCE
8. 1/2" LAMINATE CHAIR RAILS, SOLID / MDF, BLACK, 6" O.C. THROUGHOUT
9. EXTERIOR VOSA WRAPPING, VENTED TRIM, EAVES
10. SPRAY APPLIED ACRYLICOR & BRETHROCK KINETIC FIBER

LEGEND

EXISTING TO BE REMOVED
EXISTING TO REMAIN
NEW PARTITION
2018 IECC THERMAL ENVELOPE

GENERAL NOTES

1. THE OWNER OF THE SUBJECT PROPERTY, Mark Hoiriis & Kerri Atter, hereby categorizes the existing structure shown on this plan as a compliant structure per Denver Zoning Code, Division 12.6, and as such, demolition of 40% or more of the structure's exterior walls as a result of construction activities will require new or revised zoning/building plans documenting the full compliance with all applicable zone district standards.
2. THIS DRAWING PROVIDES AN OUTLINE OF THE EXTENT OF WORK AND DOES NOT DETAIL CONSTRUCTION AND BUILDING SYSTEMS THAT MAY BE ENCOUNTERED DURING CONSTRUCTION. THE GENERAL CONTRACTOR AND RELEVANT SUBCONTRACTORS SHALL SURVEY EXISTING CONDITIONS PRIOR TO FINALIZING PRICING TO DETERMINE THE FULL EXTENT OF CONSTRUCTION REQUIRED.
3. ALL NEW INTERIOR PARTITIONS TO BE 2X4 W/D. FRAMING W/ 5/8" GYPSUM WALLBOARD ON FINISHED FACE, UNO. PROVIDE MR GYPSUM WALLBOARD AT WET LOCATIONS.
4. COORDINATE ALL KEYING REQUIREMENTS WITH THE OWNER.
5. DUST PROTECT AREA. CHANGE ALL FILTERS IN HVAC SYSTEM PRIOR TO OCCUPANCY AND CLEAN ALL AIR DEVICES, GRILLES, AND TILES AS NECESSARY.
6. PATCH EXISTING PARTITIONS AND CEILINGS TO LIKE NEW CONDITION, PRIOR TO APPLICATION OF NEW FINISH.
7. ALL WALLS AND CEILINGS TO BE PAINTED PER OWNER SELECTED COLOR; RE: SPECIFICATIONS FOR PAINT SCHEDULE.

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A. THE OWNER OF THE SUBJECT PROPERTY ATTESTS AND UNDERSTANDS THE EXISTING STRUCTURE SHOWN ON THIS PLAN IS CATEGORIZED AS A COMPLIANT STRUCTURE PER DENVER ZONING CODE, DIVISION 12.6, AND OR CATEGORIZED AS A NONCONFORMING STRUCTURE PER DENVER ZONING CODE, DIVISION 12.8, AND AS SUCH, DEMOLITION OF 40% OR MORE OF THE SQUARE FOOTAGE (AREA) OF THE STRUCTURE'S EXTERIOR WALLS AS A RESULT OF CONSTRUCTION ACTIVITIES WILL REQUIRE NEW OR REVISED ZONING/BUILDING PLANS DOCUMENTING THE FULL COMPLIANCE WITH ALL APPLICABLE ZONE DISTRICT STANDARDS.

B. THIS DRAWING PROVIDES AN OUTLINE OF THE EXTENT OF WORK AND DOES NOT DETAIL CONSTRUCTION AND BUILDING SYSTEMS THAT MAY BE ENCOUNTERED DURING CONSTRUCTION. THE GENERAL CONTRACTOR AND RELEVANT SUBCONTRACTORS SHALL SURVEY EXISTING CONDITIONS PRIOR TO FINALIZING PRICING TO DETERMINE THE FULL EXTENT OF CONSTRUCTION REQUIRED.

C. ALL NEW INTERIOR PARTITIONS TO BE 2X4 WD FRAMING W/ 5/8" GYPSUM WALL BOARD ON FINISHED FACE, UNO. PROVIDE MR GYPSUM WALL BOARD AT WET LOCATIONS.

D. COORDINATE ALL KEYING REQUIREMENTS WITH THE OWNER.

E. DUST PROTECT AREA. CHANGE ALL FILTERS IN HVAC SYSTEM PRIOR TO OCCUPANCY AND CLEAN ALL AIR DEVICES, GRILLES, AND TILES AS NECESSARY.

F. PATCH EXISTING PARTITIONS AND CEILINGS TO LIKE NEW CONDITION, PRIOR TO APPLICATION OF NEW FINISH.

G. ALL WALLS AND CEILINGS TO BE PAINTED PER OWNER SELECTED COLOR; RE: SPECIFICATIONS FOR PAINT SCHEDULE.