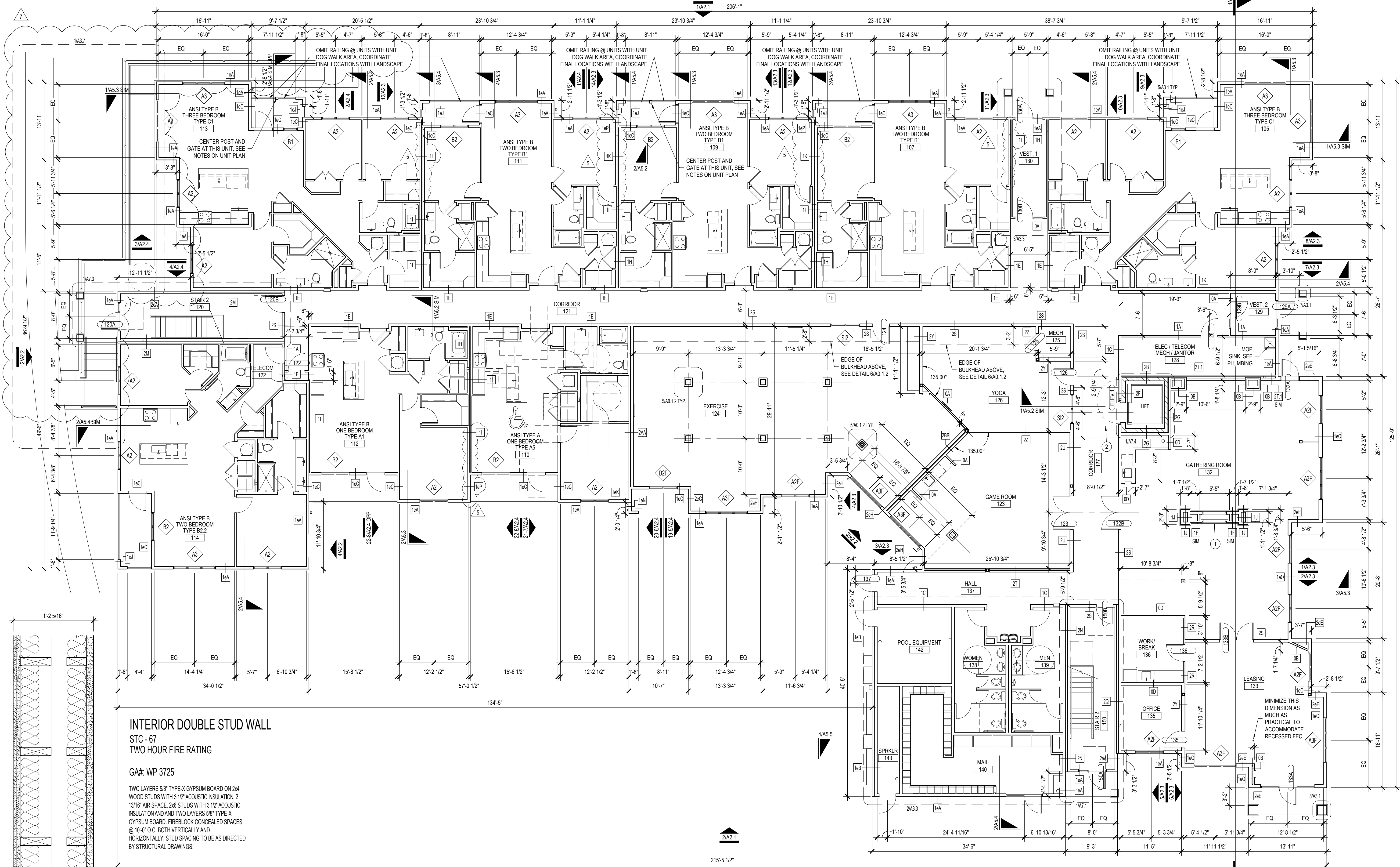


**PLAN NOTES**

- DOUBLE-SIDED GAS FIREPLACE, BASIS OF DESIGN PRODUCT: ECHOLON II SERIES MODEL, ECHOLON3ST BY MAJESTIC W/ CLEAN FACE TRIM IN BLACK, DRIFTWOOD LOGS & STANDARD BRONZE GLASS.
- PROVIDE DROP CEILING IN CORRIDOR FOR MECHANICAL UNIT. SEE DETAIL 1/A5.2. VERIFY ALL DIMENSIONS AND DETAILS.

**GENERAL NOTES**

- PLANS ARE DIMENSIONED TO FACE OF STUD, BLOCK OR CONCRETE U.O.I.
- SEE SHEETS A0.2.1 - A0.2.4 FOR WALL TYPES.
- SEE SHEET A0.3.1 FOR HORIZONTAL ASSEMBLIES.
- SEE SHEETS A0.1.1 & A0.1.2 FOR DOOR SCHEDULE.
- SEE SHEET A0.1.3 FOR WINDOW SCHEDULE.
- SEE SHEET A2.2 FOR EXTERIOR FINISH SCHEDULE.
- SEE INTERIOR DESIGN DRAWINGS FOR INTERIOR FINISH SCHEDULE.
- CONTRACTOR TO FIELD VERIFY ALL MEASUREMENTS PRIOR TO BEGINNING WORK. NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES.
- GENERAL CONTRACTOR SHALL VERIFY SIZE AND LOCATION OF REQUIRED MECHANICAL PADS AND WALL OPENINGS WITH THE MECHANICAL CONTRACTOR.
- WINDOWS AND DOORS ARE DIMENSIONED TO THE CENTERLINE U.O.I.
- PROVIDE AND INSTALL BLOCKING IN WALLS AS REQUIRED FOR ITEMS INDICATED TO BE WALL MOUNTED IN DRAWINGS.
- LOCATE INSIDE FACE OF DOOR FRAME 4 INCHES FROM CORNER U.O.I. FOR ALL DOORS IN COMMON AREAS.
- LOCATE INSIDE FACE OF DOOR FRAME 5 INCHES FROM CORNER U.O.I. FOR ALL DOORS IN DWELLING UNITS.
- ALL CEILINGS TO BE ATTACHED TO THE UNDERSIDE OF THE STRUCTURE ABOVE U.O.I.
- SEE DETAIL 3/A4.1 FOR CLOSET SHELF MOUNTING DETAILS.
- SEE INSULATION SCHEDULE ON A5.1 FOR INFORMATION ABOUT INSULATION TYPES.
- ALL ADJACENT METALS AND METALS POSITIONED SO WATER RUNNING OFF OF ONE COULD RUN ONTO ANOTHER MUST BE THE SAME TYPE OF METAL. IF THIS IS NOT POSSIBLE, THEN BOTH METALS MUST BE COATED TO PREVENT GALVANIC OR ANY OTHER DAMAGING REACTIONS.
- ROUGH OPENINGS FOR TUB/SHOWER SURROUNDS ARE SET ASSUMING THAT ONLY RATED & EXTERIOR WALLS ARE PRE-ROCKED. COORDINATE ADDITIONAL LAYERS OF GYPSUM BOARD & SPRINKLERS ACCORDINGLY.
- SPRINKLER CONTRACTOR IS TO VERIFY CONDITIONS WITH ARCHITECT BEFORE OMITTING SPRINKLERS IN ANY SPACES.
- ALL SERVICES, PIPING, SPRINKLERS, WIRING, ETC IS TO BE RUN WITHIN THE CONFINES OF THE CONSTRUCTION AS SHOWN. NO ADDITIONAL BULKHEADS, CHASES, ETC ARE TO BE PROVIDED/AS SHOWN.
- SEE 2/A5.1 FOR TYPICAL ACOUSTIC DETAIL. EVERY EFFORT IS TO BE MADE TO MAINTAIN ACOUSTIC SEPARATION OF COMPONENTS.
- SEE 2/A0.1.1 FOR SUPPORT DETAIL @ KITCHEN COUNTER TOP OVERHANG.
- SEE 2/A0.1.2 FOR TREATMENT OF ELECTRICAL BOX PENETRATIONS IN DOUBLE & STAGGERED STUD WALLS.
- SEE 3/A0.1.2 FOR NON-RATED CABINET/EQUIPMENT LOCATED IN A RATED WALL.
- PROVIDE SOFT JOINTS AT LOCATIONS WHERE GYPSUM BOARD CONSTRUCTION MEETS CONCRETE OR MASONRY.
- SURFACES INDICATED TO ALIGN ARE TO HAVE FINISHED SURFACES FLUSH WITH EACH OTHER.
- OFFSET STUD WALLS FROM MASONRY WALLS AS REQUIRED SO FINISHED SURFACES ALIGN.
- WALL CONSTRUCTION ABOVE AND BELOW WINDOWS, AS WELL AS, ABOVE DOORS/OPENINGS SHALL BE THE SAME CONSTRUCTION AS NOTED BY WALL TYPE TO EITHER SIDE OF THE WINDOW/DOOR/OPENING, U.O.I.
- BUILDING STORM DRAINAGE SHALL BE DIRECTED AWAY FROM THE FOUNDATIONS AND SHALL NOT BE DIRECTED ONTO PUBLIC WAYS SUCH AS ACCESSIBLE ROUTES AND SIDEWALKS.
- GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PERFORMING A SUCCESSFUL BLOWER DOOR TEST. PRIOR TO REQUEST OF CERTIFICATE OF OCCUPANCY, THAT DEMONSTRATES WHEN UNDER A PRESSURE LOAD OF 50 PA THE NUMBER OF AIR CHANGES PER HOUR WILL NOT EXCEED 3.
- ALL PENETRATIONS IN THE BUILDING ENVELOPE ARE TO BE GASKETED AND/OR SEALED.
- SEE FIRE EXTINGUISHERS ARE TO BE MOUNTED WITH THE TOP @ 42" A.F.F. & TAGGED AS NEW.



**INTERIOR DOUBLE STUD WALL**

STC - 67  
TWO HOUR FIRE RATING

GA#: WP 3725

TWO LAYERS 5/8" TYPE-X GYPSUM BOARD ON 2x4 WOOD STUDS WITH 3 1/2" ACOUSTIC INSULATION, 2 13/16" AIR SPACE, 2x6 STUDS WITH 3 1/2" ACOUSTIC INSULATION AND TWO LAYERS 5/8" TYPE-X GYPSUM BOARD. FIREBLOCK CONCEALED SPACES @ 10'-0" O.C. BOTH VERTICALLY AND HORIZONTALLY. STUD SPACING TO BE AS DIRECTED BY STRUCTURAL DRAWINGS.

PARTITION TYPE 2T.1

**1 FIRST FLOOR PLAN**

1/8"=1'-0"

**SEBREE Architects, Inc.**  
97 Dover Street, Suite 400, Avon, Indiana 46123-7356  
Phone (317) 272-7800 FAX (317) 272-7808  
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**THE GARRETT COMPANIES**

**PARKER + PINE APTS  
BUILDING TYPE III**  
9550 TWENTY MILE ROAD  
PARKER, COLORADO



NO.	DATE	DESCRIPTION	BY
1	10.14.21	ISSUED FOR CONSTRUCTION SET	
3	11.05.21	IFC REVISION 1	
5	05.16.22	REVISION 3: RFI #22	
7	07.21.22	REVISION 5: RFI #35	
	08.03.22	REVISION 7: RAMP	

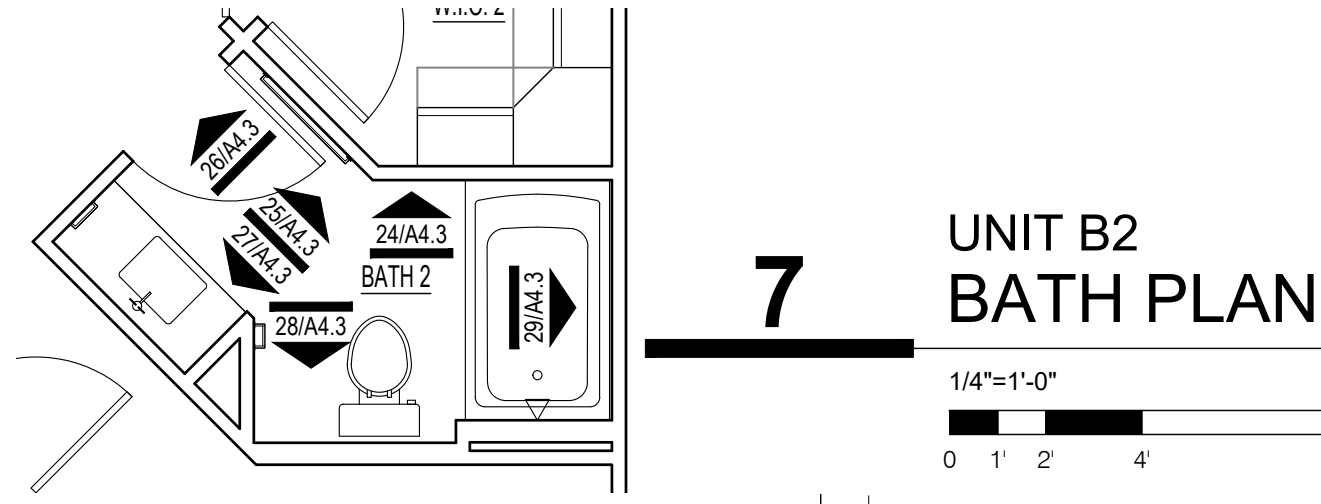
PROJECT NO. 20013  
FIRST FLOOR PLAN  
BUILDING TYPE III  
**A1.1.1**

**GENERAL NOTES**

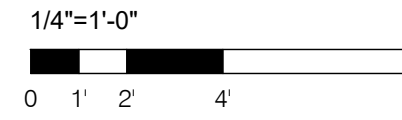
- PLANS ARE DIMENSIONED TO FACE OF STUD, BLOCK OR CONCRETE U.O.I.
- SEE SHEETS A0.2.1 - A0.2.3 FOR WALL TYPES.
- SEE SHEET A0.3.1 FOR HORIZONTAL ASSEMBLIES.
- SEE SHEETS A8.1.1 & A8.1.2 FOR DOOR SCHEDULE.
- SEE SHEET A8.2.1 FOR WINDOW SCHEDULE.
- SEE SHEET A2.2 FOR EXTERIOR FINISH SCHEDULE.
- SEE INTERIOR DESIGN DRAWINGS FOR INTERIOR FINISH SCHEDULE.
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- LOCATE INSIDE FACE OF DOOR FRAME 5 INCHES FROM CORNER U.O.I. FOR ALL DOORS IN DWELLING UNITS.
- ALL CEILINGS TO BE ATTACHED TO THE UNDERSIDE OF THE STRUCTURE ABOVE U.O.I.
- SEE DETAIL 3M.1 FOR CLOSET SHELF MOUNTING DETAILS.
- SEE INSULATION SCHEDULE ON A5.1 FOR INFORMATION ABOUT INSULATION TYPES.
- ALL ADJACENT METALS AND/OR METALS POSITIONED SO WATER RUNNING OFF OF ONE COULD RUN ONTO ANOTHER MUST BE THE SAME TYPE OF METAL. IF THIS IS NOT POSSIBLE, THEN BOTH METALS MUST BE COATED TO PREVENT GALVANIC OR ANY OTHER DAMAGING REACTIONS.
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- SEE 3A5.4 FOR TYPICAL ACOUSTIC DETAIL. EVERY EFFORT IS TO BE MADE TO MAINTAIN ACOUSTIC SEPARATION OF COMPONENTS.
- SEE 2B/A4.1 FOR SUPPORT DETAIL @ KITCHEN COUNTER TOP OVERHANG.
- SEE 05/A0.1.1 FOR TREATMENT OF ELECTRICAL BOX PENETRATIONS IN DOUBLE & STAGGERED STUD WALLS.
- SEE 06/A0.1.1 FOR NON-RATED CABINET/EQUIPMENT LOCATED IN A RATED WALL.
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- ALL PENETRATIONS IN THE BUILDING ENVELOPE ARE TO BE GASKETED AND/OR SEALED.
- FIRE EXTINGUISHERS ARE TO BE MOUNTED WITH THE TOP @ 42" A.F.F. & TAGGED AS NEW.
- FRP PANELS SHALL BE PROVIDED ON WALLS ABOVE AND ADJACENT TO MOP SINKS IN ALL UTILITY SPACES (MECHANICAL, JANITOR, ETC.). PANELS SHALL EXTEND A MIN. 3'-0" PAST THE OUTER EDGE OF MOP SINKS AND SHALL UTILIZE ALL STANDARD TRIM AND ACCESSORY PIECES AS REQUIRED FOR A COMPLETE SYSTEM.

**PLAN NOTES**

- CENTER DOOR(S)
  - IN-WALL RECESSED DRYER VENT BOX. PROVIDE PRODUCT INTENDED FOR USE IN 6" STUD FRAMING ONLY. PRODUCT FOR USE IN 4" STUD WALL IS NOT ACCEPTABLE. BASIS OF DESIGN PRODUCT: IN-O-VATE TECHNOLOGIES, INC., THE DRYERBOX MODEL 425.
  - [NOT USED]
  - TOWEL BAR: REFER TO INTERIOR ELEVATION FOR LENGTH
  - TOILET TISSUE HOLDER
  - 6X6 NON-STRUCTURAL WOOD POST WRAPPED WITH FIBER CEMENT PANELS AND 3'-0" WIDE GATE. NOT INCLUDED AT ALL INCIDENTS OF THIS UNIT TYPE AND ONLY AT THE FIRST FLOOR. REFER TO FIRST FLOOR BUILDING PLAN FOR LOCATIONS.
  - FRAMELESS GLASS SHOWER DOOR AND SIDELIGHT, DOOR TO BE 32" MIN. CLEAR OPENING. PROVIDE BLOCKING FULL HEIGHT AT BOTH JAMBS, AS INDICATED ON INTERIOR ELEVATIONS.
- ★ REFER TO BUILDING PLANS FOR WALL TYPES INDICATED BY THIS SYMBOL, TYPICALLY ALL EXTERIOR WALLS AND DEMISING WALLS

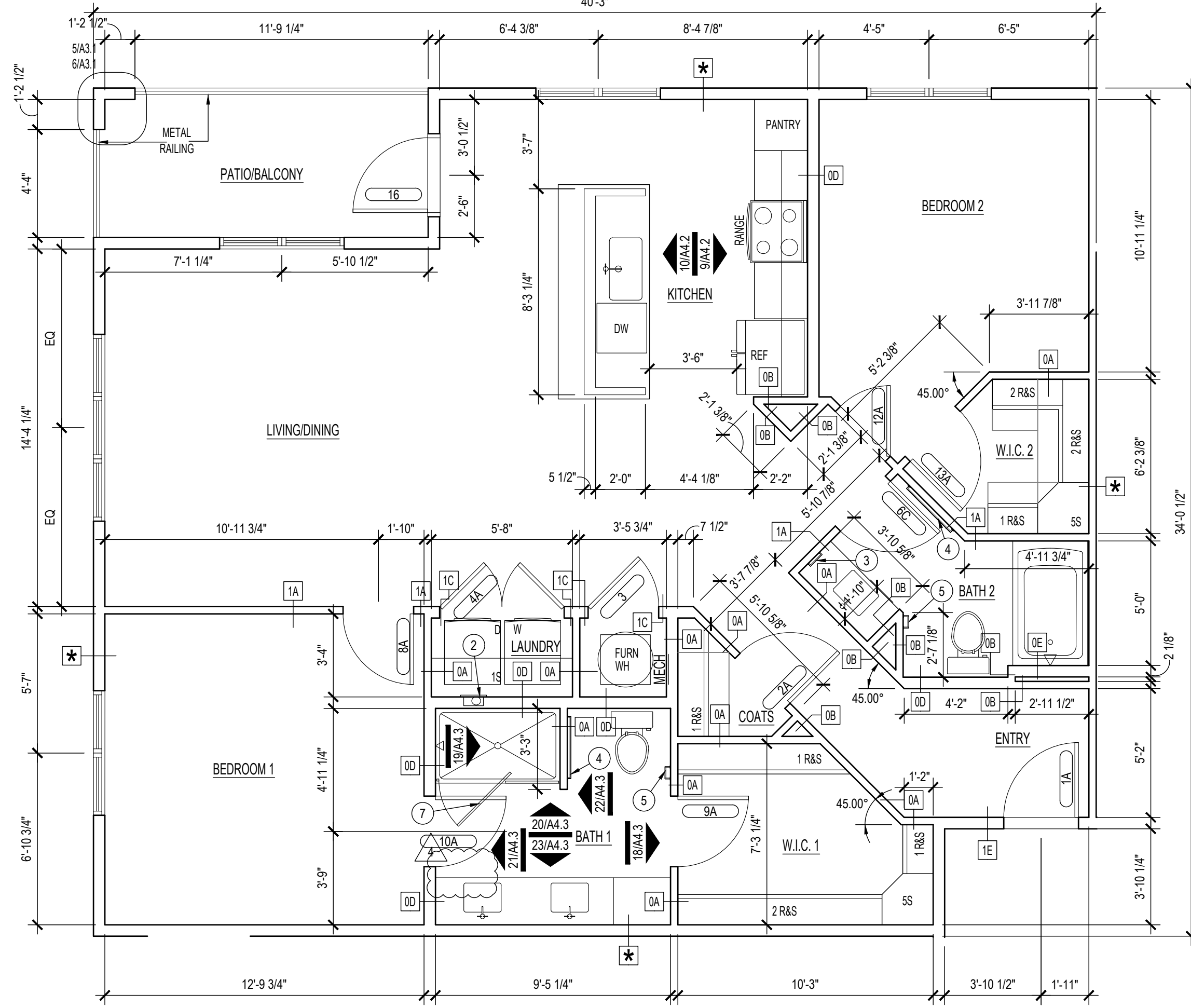


**7 UNIT B2 BATH PLAN**



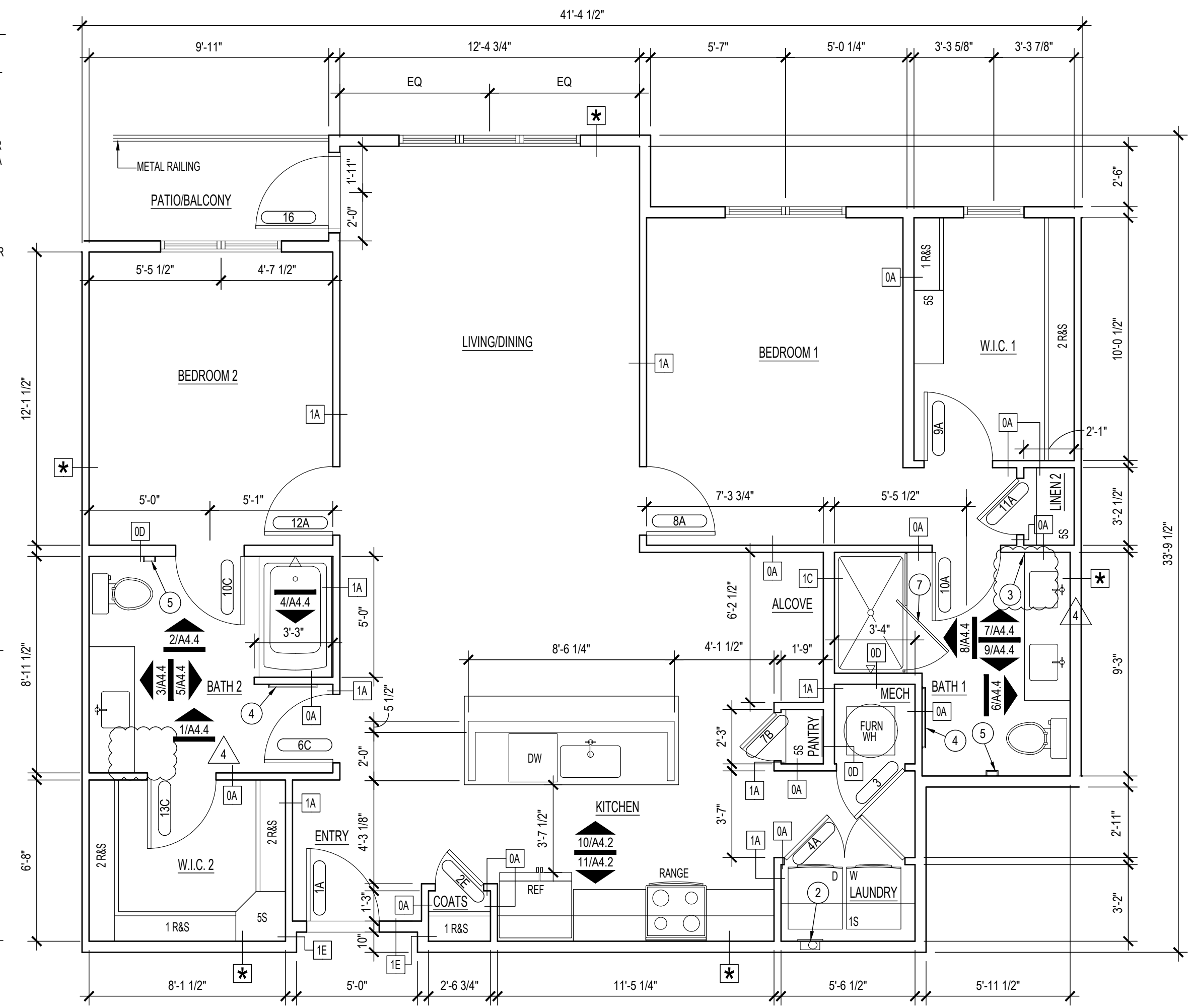
**5 TYPICAL CLOSET SHELF DETAIL**

**3 UNIT B2.2 (ANSI TYPE B) ENLARGED FLOOR PLAN**

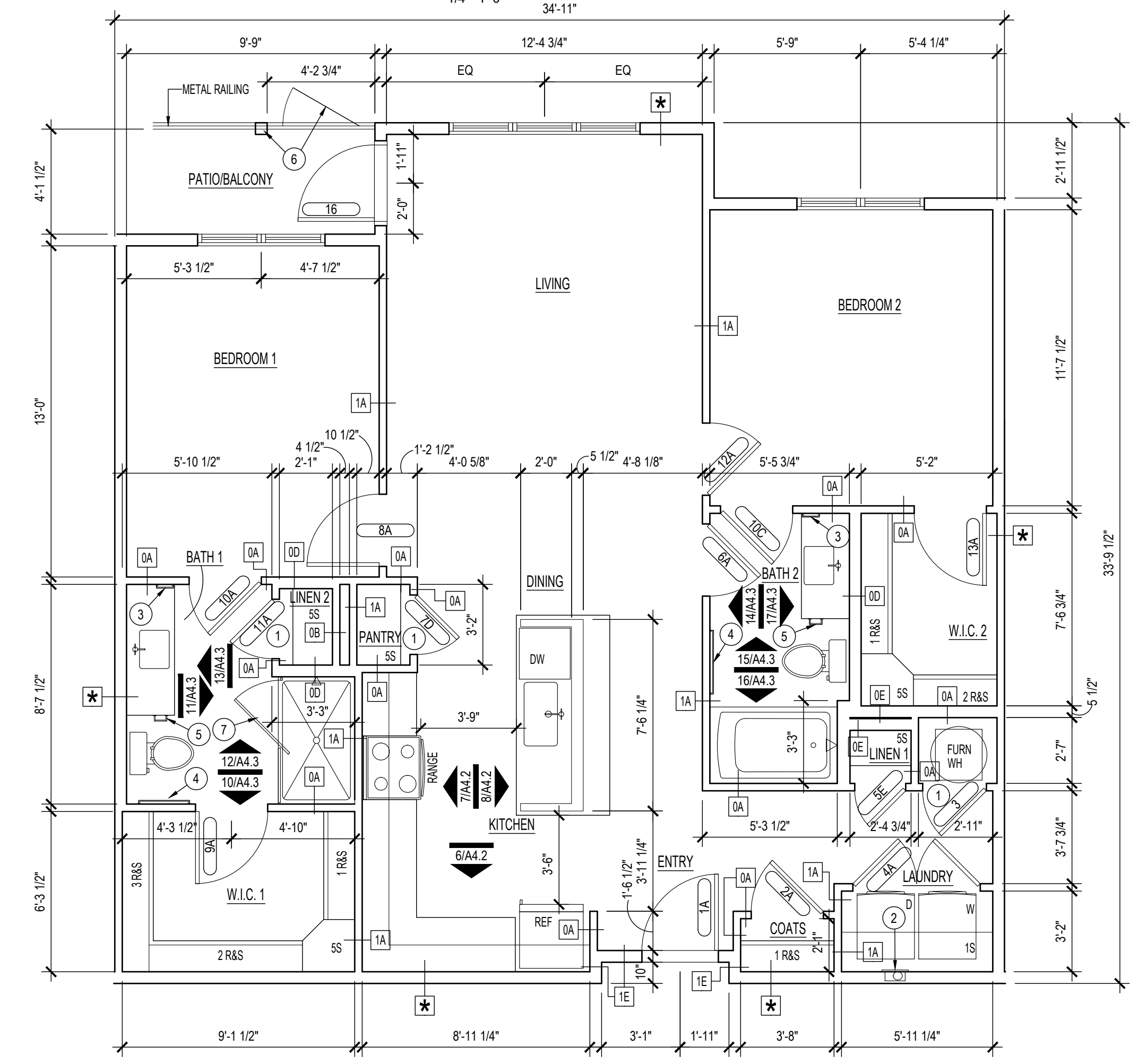


**2 UNIT B2 (ANSI TYPE B) ENLARGED FLOOR PLAN**

**4 UNIT B4 (ANSI TYPE B) ENLARGED FLOOR PLAN**



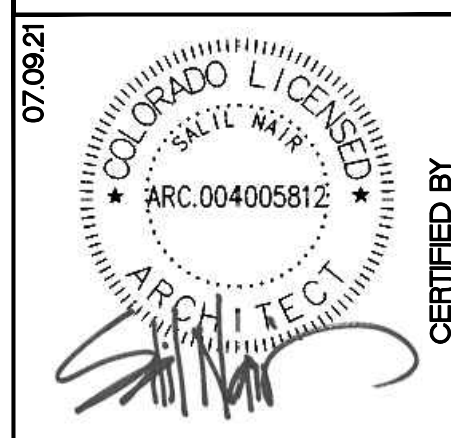
**1 UNIT B1 (ANSI TYPE B) ENLARGED FLOOR PLAN**



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**THE GARRETT COMPANIES**

**PARKER + PINE APTS  
 BUILDING TYPE III**  
 9550 TWENTY MILE ROAD  
 PARKER, COLORADO



NO.	DATE	BY	DESCRIPTION
10.14.21			ISSUED FOR CONSTRUCTION SET
3	05.16.22		REVISION 3: RFI #22
4	06.15.22		REVISION 4: RFI #17

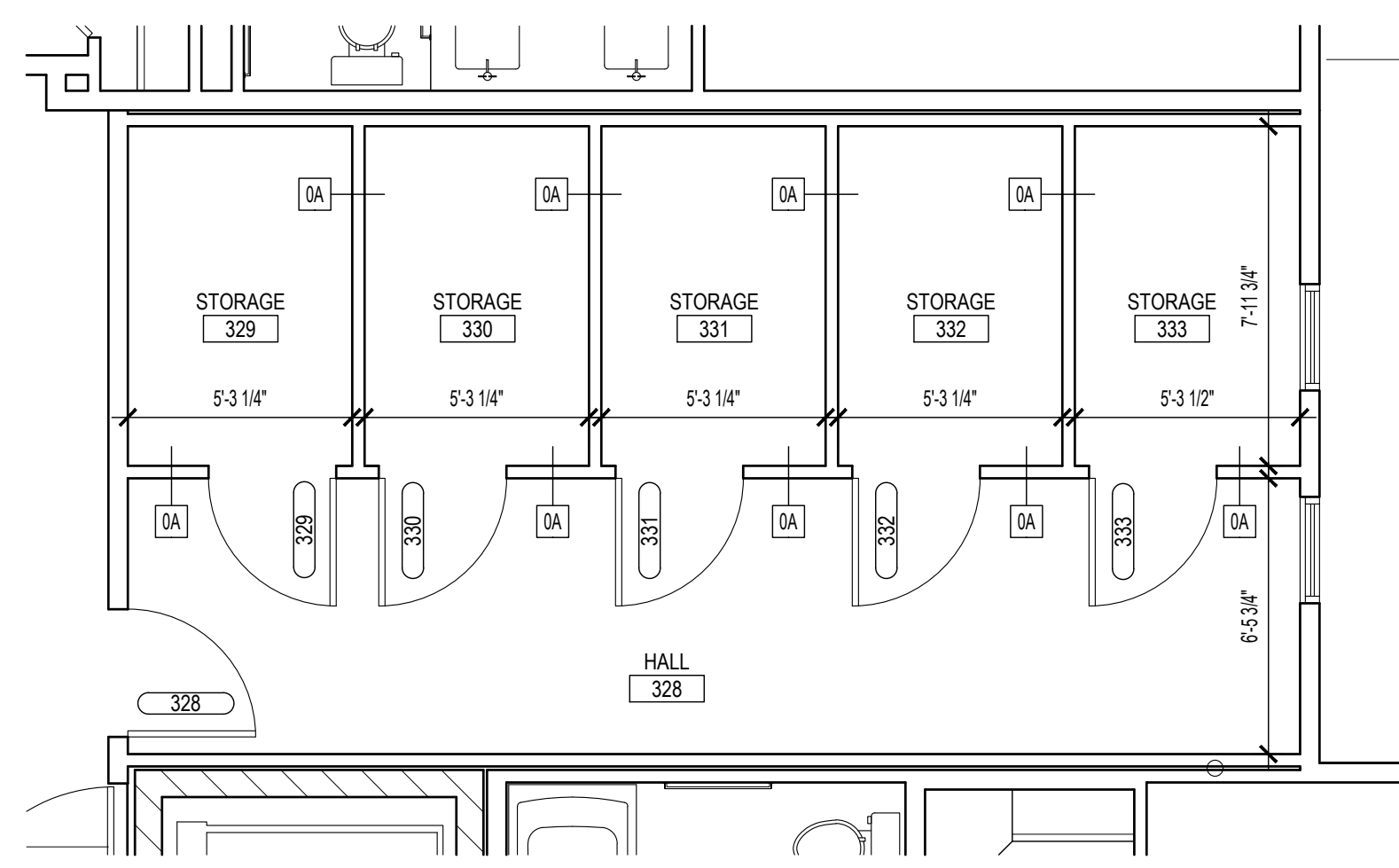
PROJECT NO.	20013	CHECKED BY	
ENLARGED UNIT PLANS			
BUILDING TYPE III			
<b>A3.2</b>			

**GENERAL NOTES**

- PLANS ARE DIMENSIONED TO FACE OF STUD, BLOCK OR CONCRETE U.O.I.
- SEE SHEETS A0.2.1 - A0.2.3 FOR WALL TYPES.
- SEE SHEET A0.3.1 FOR HORIZONTAL ASSEMBLIES.
- SEE SHEETS A8.1.1 & A8.1.2 FOR DOOR SCHEDULE.
- SEE SHEET A8.2.1 FOR WINDOW SCHEDULE.
- SEE SHEET A2.2 FOR EXTERIOR FINISH SCHEDULE.
- SEE INTERIOR DESIGN DRAWINGS FOR INTERIOR FINISH SCHEDULE.
- CONTRACTOR TO FIELD VERIFY ALL MEASUREMENTS PRIOR TO BEGINNING WORK. NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES.
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- SEE DETAIL 3/A.1 FOR CLOSET SHELF MOUNTING DETAILS.
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- SEE 3/A.4 FOR TYPICAL ACOUSTIC DETAIL. EVERY EFFORT IS TO BE MADE TO MAINTAIN ACOUSTIC SEPARATION OF COMPONENTS.
- SEE 2B/A.1 FOR SUPPORT DETAIL @ KITCHEN COUNTER TOP OVERHANG.
- SEE 06/A0.1.1 FOR TREATMENT OF ELECTRICAL BOX PENETRATIONS IN DOUBLE & STAGGERED STUD WALLS.
- SEE 06/A0.1.1 FOR NON-RATED CABINET/EQUIPMENT LOCATED IN A RATED WALL.
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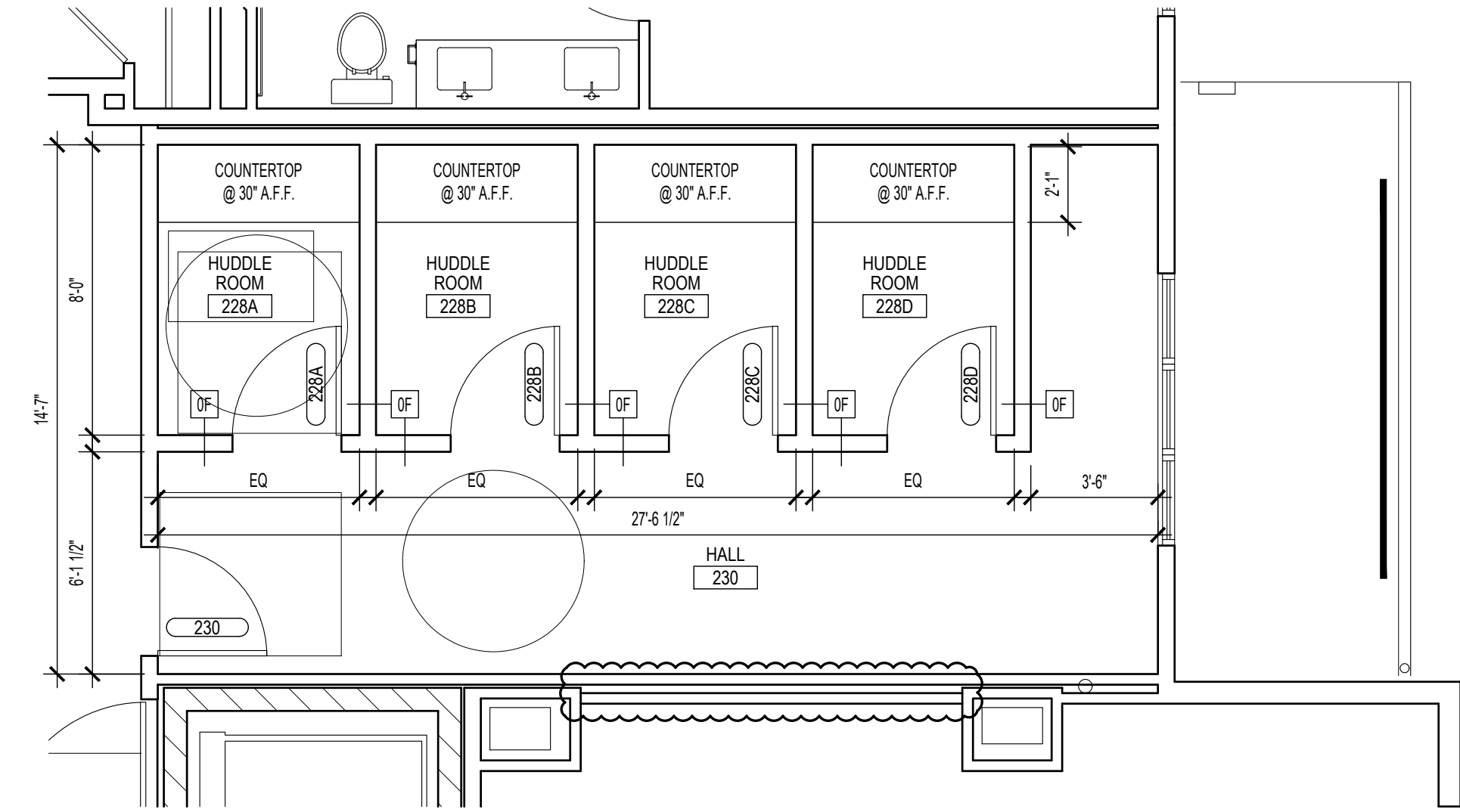
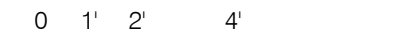
**PLAN NOTES**

- CENTER DOOR(S).
- IN-WALL RECESSED DRYER VENT BOX. PROVIDE PRODUCT INTENDED FOR USE IN 6" STUD FRAMING ONLY. PRODUCT FOR USE IN 4" STUD WALL IS NOT ACCEPTABLE. BASIS OF DESIGN PRODUCT: IN-O-VATE TECHNOLOGIES, INC., THE DRYERBOX MODEL 425.
- (NOT USED)
- TOWEL BAR: REFER TO INTERIOR ELEVATION FOR LENGTH.
- TOILET TISSUE HOLDER.
- 6x6 NON-STRUCTURAL WOOD POST WRAPPED WITH FIBER CEMENT PANELS AND 3'-0" WIDE GATE. NOT INCLUDED AT ALL INCIDENTS OF THIS UNIT TYPE AND ONLY AT THE FIRST FLOOR. REFER TO FIRST FLOOR BUILDING PLAN FOR LOCATIONS.
- FRAMELESS GLASS SHOWER DOOR AND SIDELIGHT DOOR TO BE 32" MIN. CLEAR OPENING. PROVIDE BLOCKING FULL HEIGHT AT BOTH JAMBS, AS INDICATED ON INTERIOR ELEVATIONS.
- REFER TO BUILDING PLANS FOR WALL TYPES INDICATED BY THIS SYMBOL, TYPICALLY ALL EXTERIOR WALLS AND DEMISING WALLS.



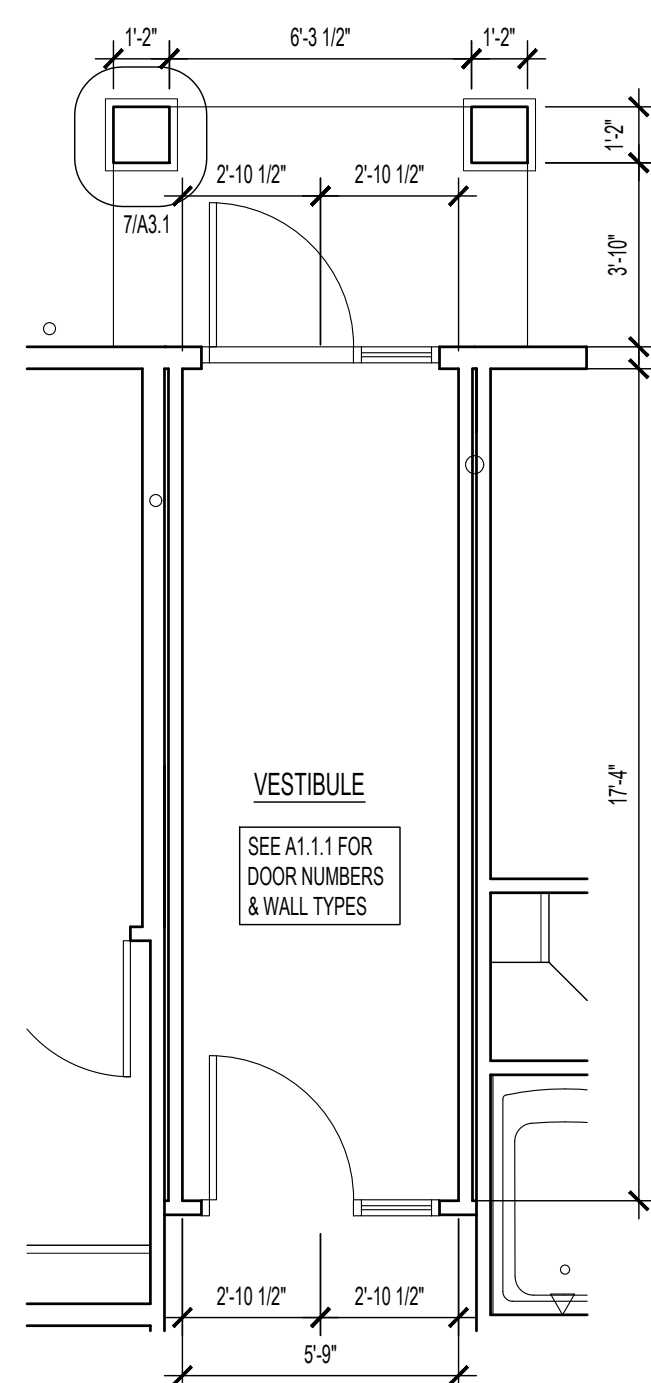
**5** THIRD FLOOR (& FOURTH SIM.) ENLARGED FLOOR PLAN

1/4"=1'-0"



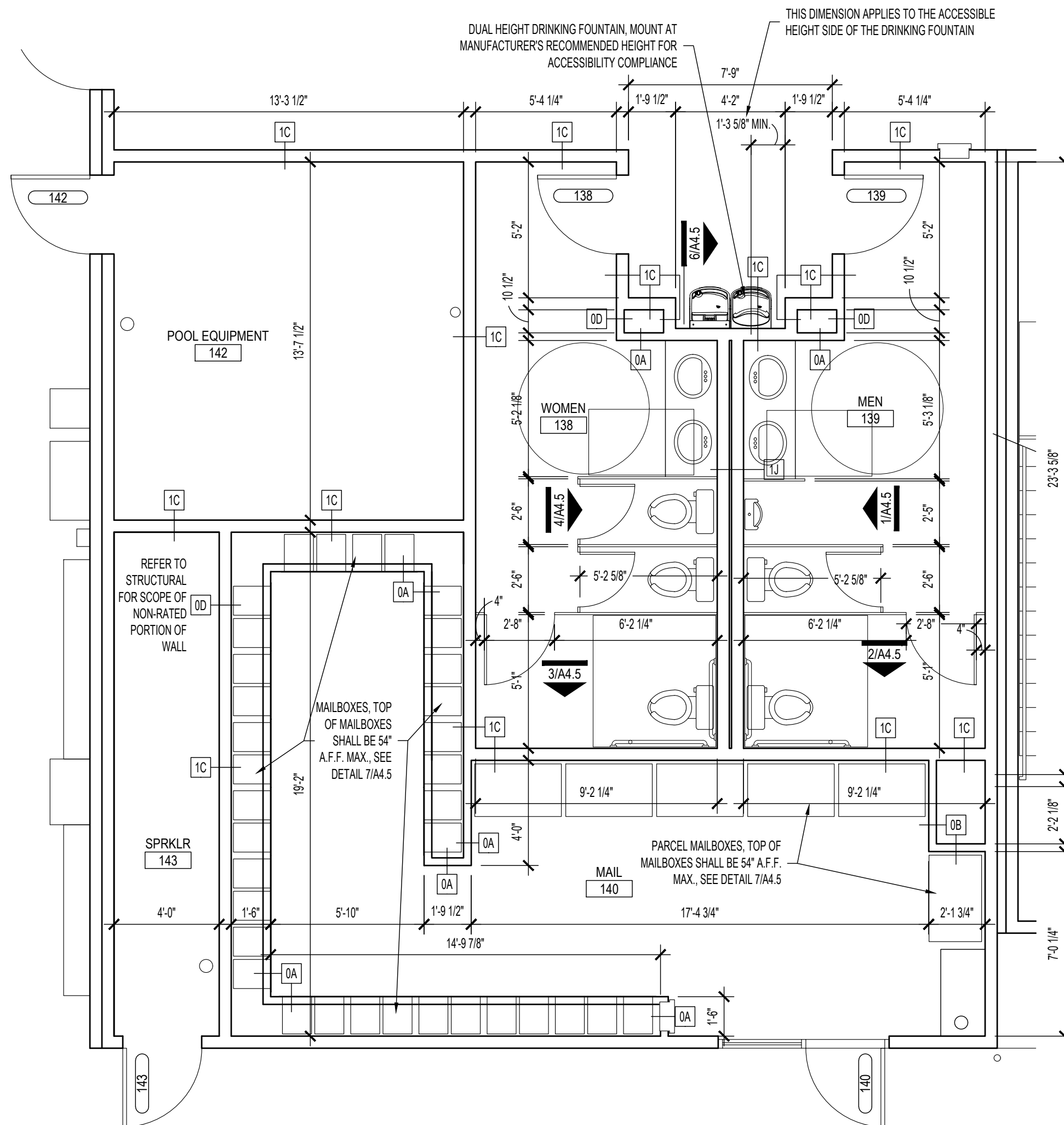
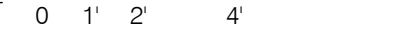
**4** SECOND FLOOR ENLARGED FLOOR PLAN

1/4"=1'-0"



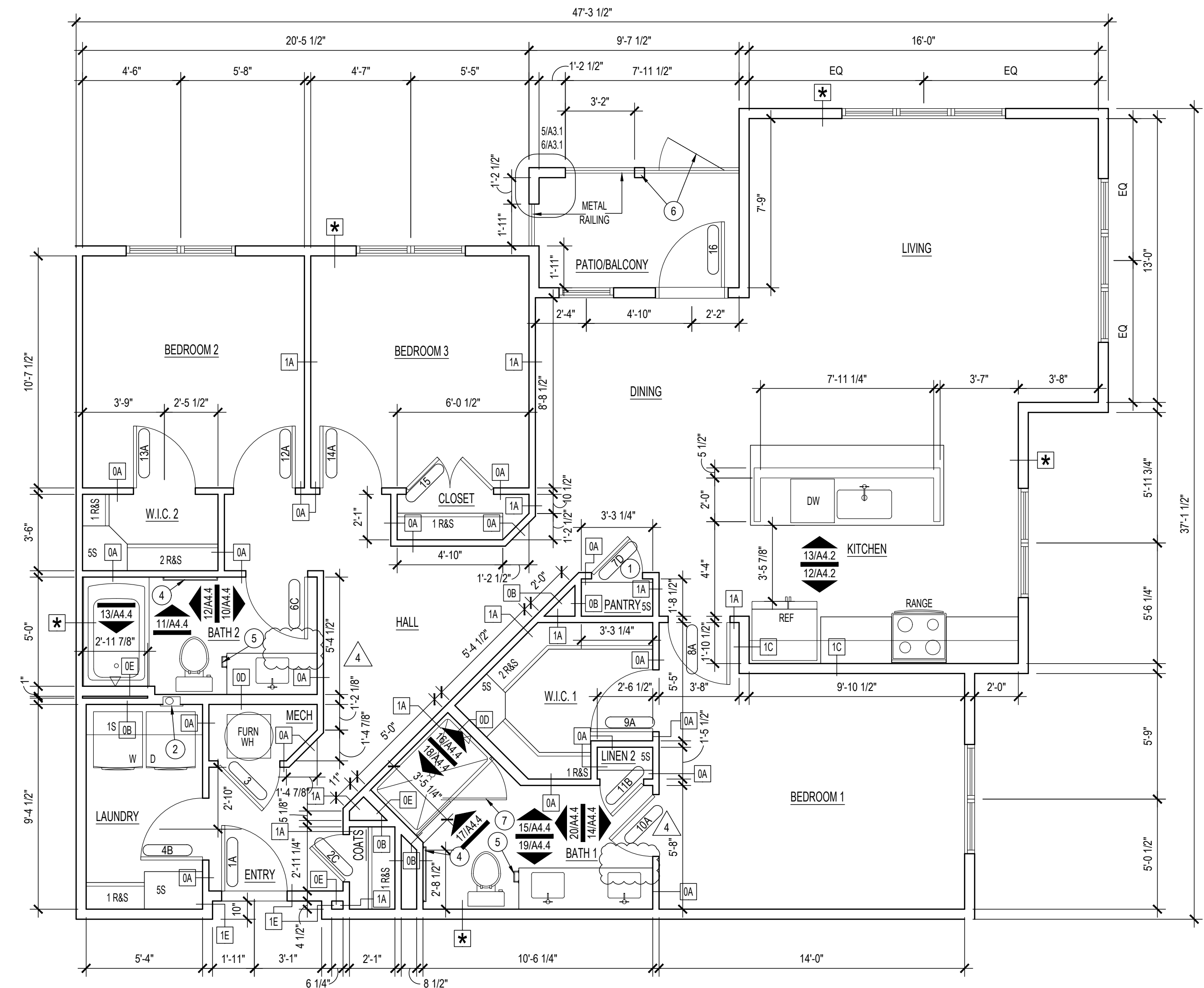
**3** FIRST FLOOR VESTIBULE ENLARGED FLOOR PLAN

1/4"=1'-0"



**2** FIRST FLOOR ENLARGED FLOOR PLAN

1/4"=1'-0"



**1** UNIT C1 (ANSI TYPE B) ENLARGED FLOOR PLAN

1/4"=1'-0"



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NO.	DATE	BY	DESCRIPTION
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3	05.16.22		REVISION 3: RFI #22
4	06.15.22		REVISION 4: RFI #17
6	08.03.22		REVISION 6: RFI #40

DATE: 20013 DRAWN BY: \_\_\_\_\_  
 PROJECT NO. 20013 CHECKED BY: \_\_\_\_\_

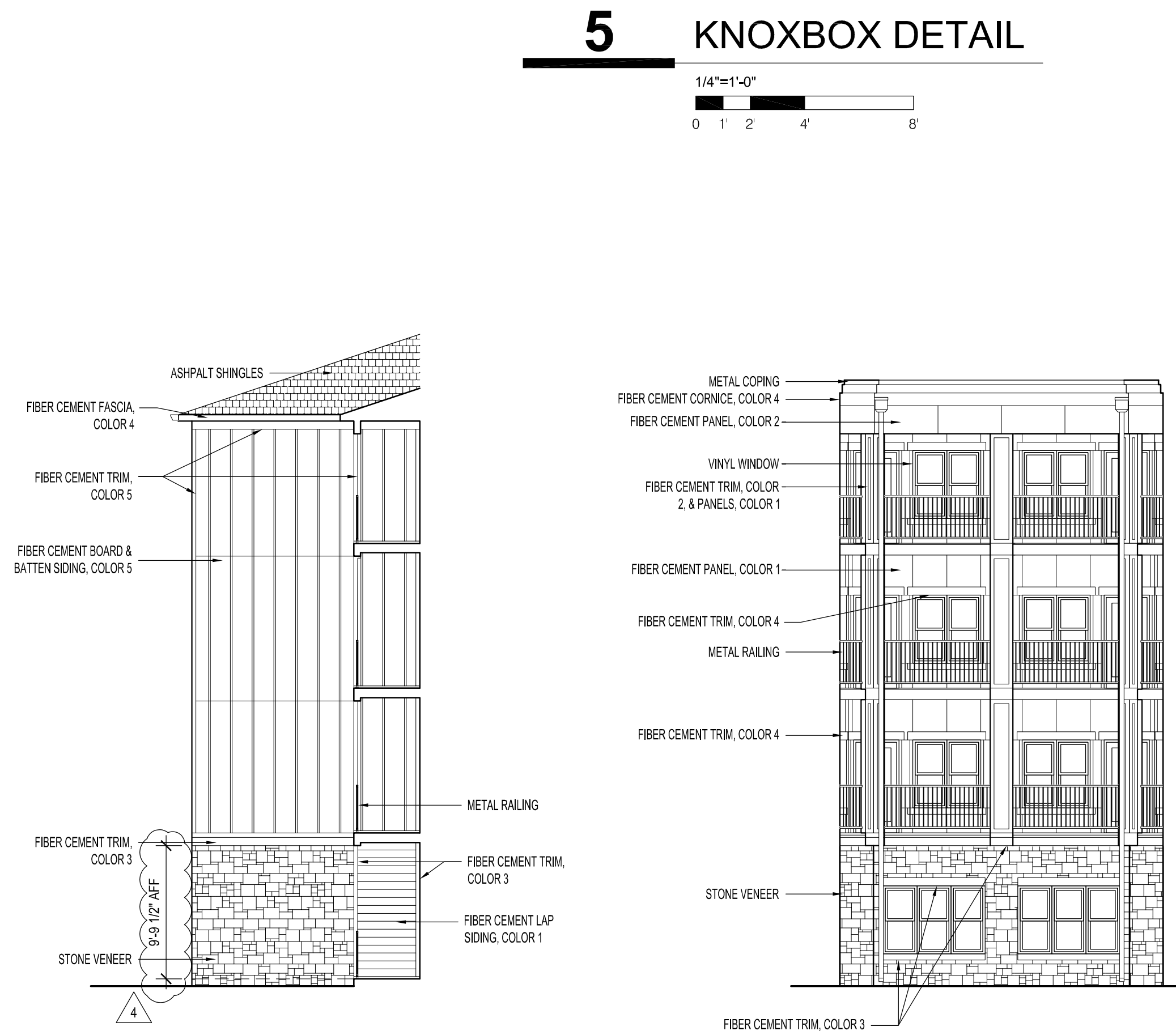
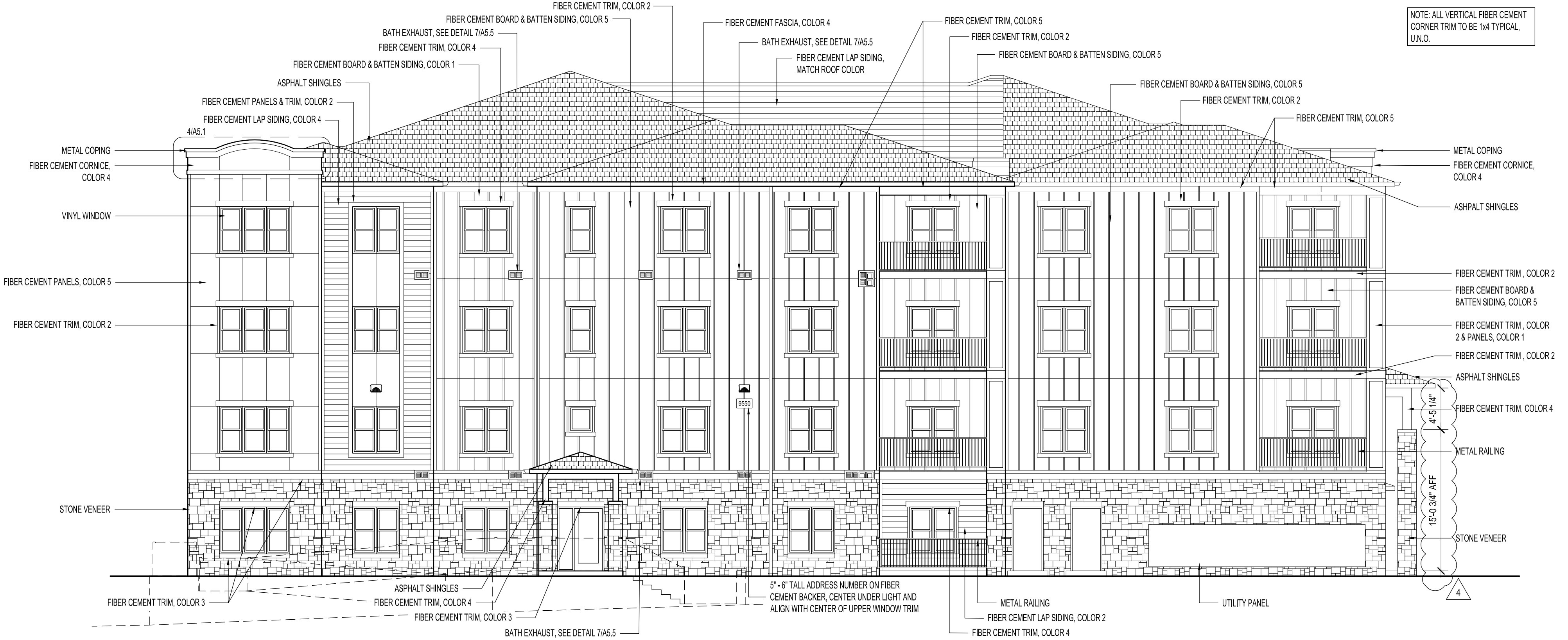
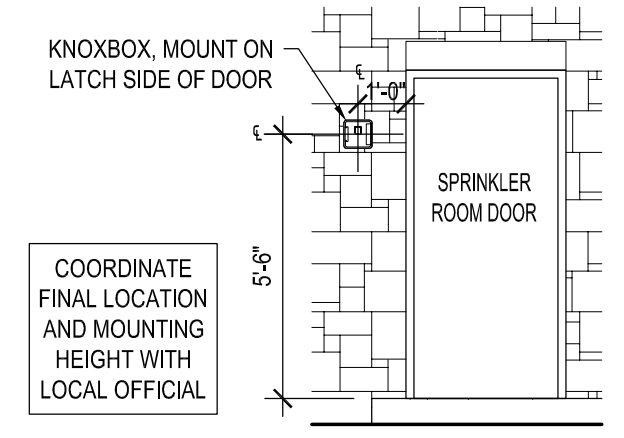
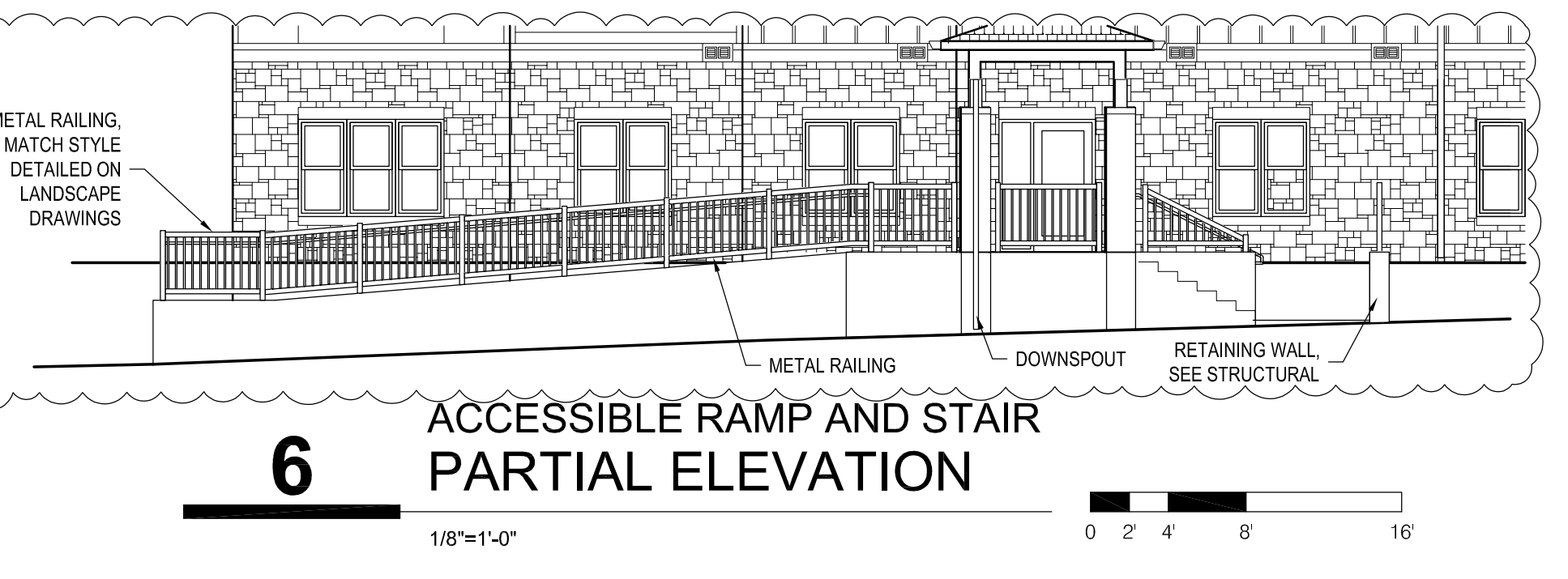
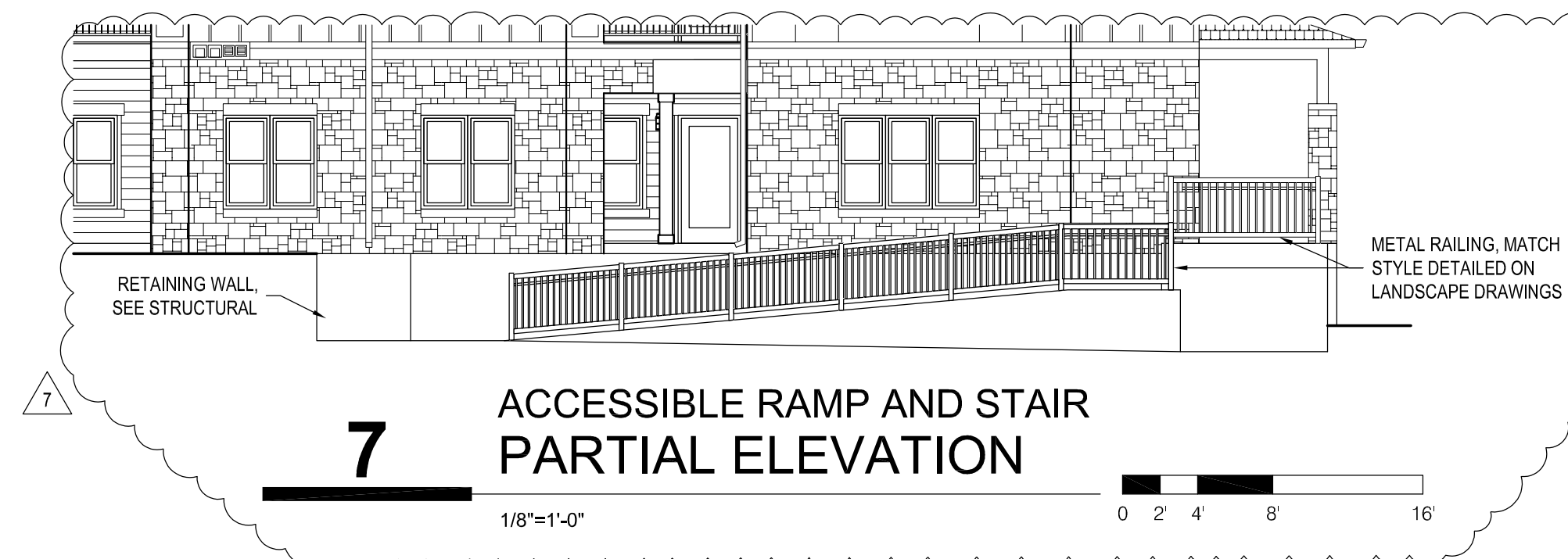
ENLARGED PLANS  
 BUILDING TYPE III  
**A3.3**





EXTERIOR FINISH SCHEDULE			
MATERIAL	MANUFACTURER	COLOR	FINISH DESCRIPTION
ASPHALT SHINGLES	CERTANTEED LANDMARK TL	COUNTRY GRAY	.
MORTAR	-	NATURAL / GRAY	USE IN STONE VENEER
MANUFACTURED STONE VENEER	CENTURION STONE	CENTURION CASTLE ROCK, GRAY	.
BOLLARDS	-	BLACK	.
METAL GUARD RAILS	-	BLACK	.
BALCONY JOISTS	PT LUMBER	STAIN	.
BALCONY DECKING	COMPOSITE	MATCH DOVETAIL @ 2ND FLOOR, DORIAN GRAY @ 3RD FLOOR	.
EPDM ROOFING MEMBRANE	-	WHITE	.
FIBER CEMENT SOFFIT	-	MATCH ADJACENT REAR WALL COLOR	.
FIBER CEMENT LAP SIDING	-	.	7" EXPOSURE
FIBER CEMENT TRIM, PANELS, LAP SIDING, BOARD & BATTEN SIDING 1	-	MATCH SW 7019 DRIFT OF MIST	.
FIBER CEMENT TRIM & PANELS 2	-	MATCH SW 7017 DORIAN GRAY	.
FIBER CEMENT TRIM & PANELS 3	-	MATCH SW 7018 DOVETAIL	.
FIBER CEMENT TRIM, PANELS, BOARD & BATTEN SIDING 4	-	MATCH SW 7019 GAUNTLETT GRAY	.
FIBER CEMENT TRIM, PANELS, LAP SIDING 5	-	MATCH SW 7615 SEA SERPENT	.
FIBER CEMENT LAP SIDING 6	-	MATCH SHINGLES	.
MISCELLANEOUS FLASHING	-	MATCH ADJACENT SURFACE AS APPROVED BY ARCHITECT	.
METAL COPING	-	MATCH ADJACENT SURFACE, U.O.L., AS APPROVED BY ARCHITECT	.
SEALANTS	-	MATCH ADJACENT SURFACE	.
METAL DOOR FRAMES	-	MATCH DOOR COLOR	.
ENTRANCE, PATIO & BALCONY DOORS	-	BLACK	.
UTILITY DOORS	-	MATCH "DOVETAIL"	.
VINYL WINDOWS	-	BLACK	.
GLASS	-	CLEAR	.
ALUMINUM STOREFRONT	-	BLACK	PRE-FINISHED
METAL GUTTERS & DOWNSPOUTS	-	MATCH ADJACENT SURFACE	.
METAL AWNING	-	BLACK	PRE-FINISHED

EXTERIOR FINISH NOTES:  
 A. PROVIDE SEALANT BETWEEN DISSIMILAR MATERIALS. WHERE A SPECIFIC DETAIL FOR A CONDITION IS INDICATED, FOLLOW THE INSTRUCTION OF THE SPECIFIC DETAIL IN LIEU OF GENERIC REQUIREMENTS.



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**THE GARRETT COMPANIES**

**PARKER + PINE APTS  
 BUILDING TYPE III**  
 9550 TWENTY MILE ROAD  
 PARKER, COLORADO

07.09.21  
 COLORADO LICENSED ARCHITECT  
 ARC.004005812  
 CERTIFIED BY

NO.	DATE	BY	DESCRIPTION
10.14.21	10.14.21		ISSUED FOR CONSTRUCTION SET
4	06.15.22		REVISION 4: RFI #17
7	08.03.22		REVISION 7

DATE	10.14.21	DRAWN BY	DML
PROJECT NO.	20013	CHECKED BY	DML
EXTERIOR ELEVATIONS			
BUILDING TYPE III			
<b>A2.2</b>			