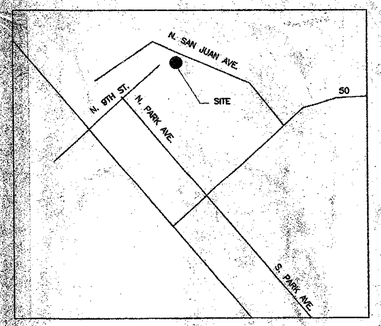
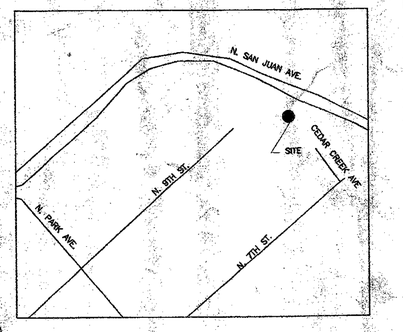
City Map

MONTROSE, COLORADO



Vicinity Map

MONTROSE, COLORADO



ABBREVIATIONS

NOTE: Clarify with Architect all abbreviations not listed.

ACT	ACOUSTICAL CEILING TILE	EMER	EMERGENCY	KIT.	KITCHEN	S	SOUTH
AD.	ADDENDA	EQ.	EQUAL			S.C.	SOLID CORE
A.F.F.	ABOVE FINISHED FLOOR	EQUIP.	EQUIPMENT	LAB.	LABORATORY	SCHED.	SCHEDULE
AL.	ALUMINUM	E.W.C.	ELECTRIC WATER COOLER	LAM.	LAMINATE	SECT.	SECTION
ALT.	ALTERNATE	ENCL.	ENCLOSURE	LAV.	LAVATORY	S.F.	SQUARE FOOT
APPROX.	APPROXIMATE	EXT.	EXTERIOR	LT.	LIGHT	SHT.	SHEET
ARCH.	ARCHITECTURAL					SIM.	SIMILAR
		F.A.	FIRE ALARM	MAX.	MAXIMUM	SPEC.	SPECIFICATION
BD.	BOARD	F.C.	FIRECODE GYPSUM PANEL	MECH.	MECHANICAL	SQ. OR □	SQUARE
BLDG.	BUILDING	F.D.	FLOOR DRAIN	MFR.	MANUFACTURER	S.S.	STAINLESS STEEL
BLK.	BLOCK	FDN.	FOUNDATION	M.H.	MANHOLE		
BLK'G.	BLOCKING	F.E.	FIRE EXTINGUISHER	MIN.	MINIMUM	STD.	STANDARD
BM.	BEAM	F.E.C.	FIRE EXTINGUISHER CABINET	MISC.	MISCELLANEOUS		
BOT.	BOTTOM	F.F.	FINISH FLOOR	M.O.	MASONRY OPENING	STL.	STEEL
BTWN.	BETWEEN	F.H.C.	FIRE HOSE CABINET	MTL.	METAL	STRUC.	STRUCTURAL
		FIN.	FINISH			SUSP.	SUSPENDED
COM.	COMMUNITY	FLR.	FLOOR	N.	NORTH		
CLG.	CEILING	FLUOR.	FLUORESCENT	N.I.C.	NOT IN CONTRACT	TD	TREAD
CLKG.	CAULKING	FNDN	FOUNDATION	NO.	NUMBER	TEMP.	TEMPER
CLO.	CLOSET	FT.	FOOT OR FEET	NOM.	NOMINAL	T & B	TOP AND BOTTOM
CLR.	COLOR	FTG.	FOOTING	N.T.S.	NOT TO SCALE	T & G	TONGUE & GROOVE
C.M.U.	CONCRETE MASONRY UNIT					THK.	THICK
COL.	COLUMN	GA.	GAUGE			T.O.	TOP OF
CONC.	CONCRETE	GALV.	GALVINIZED	O.C.	ON CENTER	TYP.	TYPICAL
CONN.	CONNECTION	G.C.	GENERAL CONTRACTOR	O.D.	OUTSIDE DIAMETER		
CONSTR.	CONSTRUCTION	GYP. BD.	GYPSUM BOARD	OH.	OVERHEAD	U.O.N.	UNLESS OTHERWISE NOTED
CONT.	CONTINUOUS			OPN'G	OPENING		
C.W.	CLAD WINDOW	H.B.	HOSE BIBB	OPP.	OPPOSITE	VCT	VINYL COMPOSTION TILE
		H.C.	HOLLOW CORE			VER	VERIFY
DEG.	DEGREE	H/C	HANDICAPPED	PCT.	PRE-CAST	VERT.	VERTICAL
DET./DTL.	DETAIL	HDWD.	HARDWOOD	P.L.	PROPERTY LINE		
D.F.	DRINKING FOUNTAIN			P.LAM.	PLASTIC LAMINATE	W	WEST
DIAG.	DIAGONAL	H.M.	HOLLOW METAL	PLYWD.	PLYWOOD	W/	WITH
DIA. ø	DIAMETER	HR.	HOUR	PR.	PAIR	W.C.	WATER CLOSET
DN.	DOWN	HT.	HEIGHT	P.T.	PRESSURE TREATED	WD.	WOOD
DS.	DOWNSPOUT	HVAC	HEATING, VENTILATION AND AIR CONDITIONING			W/O	WITHOUT
DWG.	DRAWING			Q.T.	QUARRY TILE		
E	EAST					℄	CENTERLINE
EX'G	EXISTING			R.	RISER		
EA.	EACH	I.D.	INSIDE DIAMETER	R.D.	ROOF DRAIN		
E.J.	EXPANSION JOINT	INSUL.	INSULATION	RE:	REFER TO ...		
E.I.E.S.	EXTERIOR INSULATION AND FINISH SYSTEM	INT.	INTERIOR	REFR.	REFRIGERATOR		
				REINF.	REINFORCED		
EL. ELEV.	ELEVATION	JAN.	JANITOR	REQ'D.	REQUIRED		
ELEC.	ELECTRICAL	JNT.	JOINT	RM	ROOM		
		JST.	JOIST	R.O.	ROUGH OPENING		

LEGEND

MATERIAL DESIGNATIONS:

ELEVATION

- ASPHALT SHINGLES ON VERTICAL PLANE
- ASPHALT SHINGLES
- CEMENTIOUS PANEL SIDING
- CEMENTIOUS LAP SIDING

PLAN/SECTION

- EARTH FILL
- GRANULAR FILL
- LIGHTWEIGHT CONCRETE
- STRUCTURAL CONCRETE
- MASONRY
- CONCRETE BLOCK
- SHEET VINYL FLOORING
- BOARD/RIGID INSULATION
- LOOSE FILL/BATT INSULATION
- WOOD BLOCKING
- FINISHED WOOD
- PLYWOOD
- METAL
- SOUND ATTENUATION INSULATION
- GYP. BD./PLASTER BD.
- ACOUSTICAL CEILING TILE
- ALUMINUM GRATING

ARCHITECTURAL SYMBOLS

- SECTION: SECTION LETTER / SHEET NUMBER
- EXTERIOR ELEVATION: ELEVATION LETTER / SHEET NUMBER
- DETAIL: DETAIL NUMBER / SHEET NUMBER
- INTERIOR ELEVATION: ELEVATION LETTER / SHEET NUMBER
- DOOR NUMBER
- ROOM NUMBER
- WINDOW TYPE
- EQUIPMENT NUMBER
- SHEET LAYOUT DESIGNATION / VIEW NUMBER / SHEET NUMBER
- ELEVATION TAG
- SPOT ELEVATION
- COLUMN GRID
- REVISION
- CENTER LINE
- PROPERTY LINE
- CASEWORK
- NORTH DESIGNATION
- ROOF SLOPE INDICATION
- 1" DN. CHANGE IN ELEVATION
- WALL TYPE

Permit Information

BUILDING ADDRESS: MONTROSE, COLORADO 81402

APPLICABLE BUILDING CODE: IBC 2003, IRC 2003

TYPE OF CONSTRUCTION:

10-PLEX: TYPE V-B NR SPRINKLERED
08-PLEX: TYPE V-B NR SPRINKLERED
05-PLEX: TYPE V-B NR SPRINKLERED
COMMUNITY BUILDING: TYPE V-B NR

OCCUPANCY:

R-2 (APARTMENTS)
R-3 (MANAGERS UNIT)
A-3 (COMMUNITY BUILDING)

ZONING (MONTROSE):

R-3A (N. SAN JUAN AVE. OVERLAY DISTRICT)

SITE AREA:

PHASE 1 - 3.7 ACRES

OFF STREET PARKING:

REQUIRED:
94 + (3 H.C. AND 1 H.C. VAN) = 98 SPACES

PROVIDED:
59 UNCOVERED SPACES
45 COVERED SPACES
104 TOTAL

GROSS BUIDING AREA:

5-PLEX: (4) @ 4,845 SF = 19,380 SF

8-PLEX: (1) @ 6,442 SF = 6,442 SF

10-PLEX: (2) @ 8,758 SF = 17,516 SF

COMMUNITY BLDG. & MANAGER'S UNIT:
(1) 1,671 SF (COMMUNITY BLDG.) + 983 (MANAGER'S UNIT) = 2,654 SF

LIVING UNITS:

ONE BEDROOM FLAT - GROSS SF 692
- (5) UNITS

ONE BEDROOM FLAT (ACCESSIBLE-USABLE) - GROSS SF 692
- (3) UNITS (UNIT C101 WILL ALSO BE ACCESSIBLE - AUDIO & VISUAL)

ONE BEDROOM FLAT (ACCESSIBLE-FULLY) - GROSS SF 692
- (2) UNITS (UNIT C102 & D102)

TWO BEDROOM FLAT - GROSS SF 925
- (14) UNITS

TWO BEDROOM FLAT (ACCESSIBLE-FULLY) - GROSS SF 925
- (1) UNIT (UNIT G102)

TWO BEDROOM FLAT (ACCESSIBLE-USABLE) - GROSS SF 925
- (14) UNITS

THREE BEDROOM TOWNHOUSE - GROSS SF 1145
- (10) UNITS

(49) TOTAL UNITS

Project Team

DEVELOPER:
SUNSHINE PEAK APARTMENT HOMES, LLC
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891 N. ROADRUNNER
APACHE JUNCTION, ARIZONA 85219
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FAX: 303 607-0399

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DAVE BELFAY
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TEL. 303 892 5980
FAX: 303 892 5979

CIVIL ENGINEER:
DEL-MONT CONSULTING
JIM ROBERTS
125 COLORADO AVE
MONTROSE, COLORADO 81401
TEL. 970 249-2251
FAX: 970 249-2342

Accessibility

- THE WORK DONE IS DESIGNED TO COMPLY WITH THE FOLLOWING ACCESSIBILITY LAWS AND OR CODES:

FAIR HOUSING ACT:
FAIR HOUSING DESIGN MANUAL

SECTION 504 OF THE 1973 REHABILITATION ACT:
UFAS

TITLE II OF THE ADA:
UFAS IN LIEU OF ADAAG

COLORADO STATUTE C.R.S. 9-5-101-106:
1998 ANSI A117.1

2003 IBC:
1998 ANSI 117.1

- IT WAS ESTABLISHED THAT (19) UNITS WILL BE ACCESSIBLE. (2) ONE BEDROOM UNITS AND (1) TWO BEDROOM UNIT WILL BE FULLY ACCESSIBLE AND EQUIPPED(OWNER'S CHOICE) WHILE THE REMAINING (15) UNITS WILL BE ACCESSIBLE WITH BLOCKING BUT NOT EQUIPPED.

Legal Description

LOT 2, ORMSBEE SUBDIVISION AND LOT 1, NORTH 7TH STREET MINOR SUBDIVISION

TRAILER PRINTS
DO NOT REMOVE!

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C-2 HORIZONTAL CONTROL PLAN
C-3 GRADING AND DRAINAGE PLAN
C-4 UTILITY PLAN
C-5 STORMWATER MANAGEMENT PLAN
C-6 NOT USED

SP.0 SITE PLAN - SCALE 1:50
SP.1 PARTIAL SITE PLAN - SCALE 1:20
SP.2 PARTIAL SITE PLAN - SCALE 1:20
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L-1 LANDSCAPE PLAN
I-1 IRRIGATION PLAN
I-2 IRRIGATION PLAN

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A02 5-PLEX ROOF PLAN
A03 8-PLEX BUILDING PLANS, M1 + M3
A04 8-PLEX ROOF PLAN
A05 10-PLEX BUILDING PLANS, M1 + M2
A06 10-PLEX ROOF PLAN
A07 5-PLEX BUILDING ELEVATIONS
A08 8-PLEX BUILDING ELEVATONS
A09 10-PLEX BUILDING ELEVATIONS
A10 EXTERIOR STAIR PLANS AND ELEVATIONS
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A11.1 M1 INTERIOR ELEVATIONS
A12 M1 1/4" UPPER FLOOR PLAN, SCHEDULES, FINISHES
A13 M2 1/4" MAIN FLOOR PLAN, SCHEDULES, FINISHES
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A15 M3 1/4" MAIN FLOOR PLAN, SCHEDULES, FINISHES
A15.1 M3 INTERIOR ELEVATIONS
A16 M3 1/4" UPPER FLOOR PLAN, SCHEDULES, FINISHES
A17 FULLY ACCESSIBLE UNIT PLANS
A17.1 INTERIOR ELEVATIONS
A18 BUILDING SECTIONS - UL LISTINGS
A19 BUILDING SECTIONS
A20 BUILDING SECTIONS
A21 BUILDING SECTIONS
A22 DETAILS
A23 DETAILS

CB01 COMMUNITY BUILDING PLAN, SCHEDULES, INT. ELEVATIONS
CB02 COMMUNITY BUILDING ROOF PLAN
CB03 COMMUNITY BUILDING ELEVATIONS
CB04 COMMUNITY BUILDING SECTIONS
CB05 COMMUNITY BUILDING SECTIONS

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S2 SECOND FLOOR FRAMING
S3 ROOF FRAMING
S4 COMMUNITY CENTER PLANS
S5 DETAILS
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P2 MODULE 1 - UPPER FLOOR PLAN
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P4 MODUEL 3 PLANS
P5 COMMUNITY BUILDING - WASTE AND VENT, ISOMETRIC
P6 COMMUNITY BUILDING - WATER AND GAS
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E3 10-PLEX PLANS
E4 UNIT PLANS
E5 COMMUNITY BUILDING PLAN
E6 DIAGRAMS AND TABLES
E7 FIRE ALARM, LIGHTING SCHEDULE, ETC.
E8 SCHEDULES

SUNSHINE PEAK APARTMENTS

MONTROSE, COLORADO 81402

FALEIDE ARCHITECTS PC
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fax 303.607.0399
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Sunshine Peak Apartments
Montrose, CO 81402

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Sunshine Peak Apts.
N. San Juan Parkway

Montrose, CO 81402

date issue

CONSTRUCTION
+ PERMIT 05.05.06

sheet title

COVERSHEET

sheet no.

CS of 37

:\cs\Montrose\Drawings\Sheets\CS04_CS.0.dwg Thu May 11 11:13:59 2006 FALEIDE ARCHITECTS

SUNSHINE PEAK APARTMENT HOMES

LOT 2 OF ORMSBEE MINOR SUBDIVISION & CITY PARCEL
SEC. 21, T. 49 N., R. 9 W., N.M.P.M.,
MONTROSE COUNTY, COLORADO

NOTES AND SPECIFICATIONS

GENERAL

ALL WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF MONTROSE STANDARDS AND SPECIFICATIONS (CHAPTER 9-1, AVAILABLE FROM PUBLIC WORKS DEPARTMENT, (970) 240-1400) EXCEPT AS OTHERWISE NOTED.

THE CONTRACTOR SHALL OBTAIN FROM THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT, WATER QUALITY CONTROL DIVISION, A GENERAL PERMIT FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITIES

THE LOCATION OF EXISTING UTILITIES SHOWN ON THESE PLANS IS APPROXIMATE ONLY. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL CONTACT UNCC (1-800-922-1987) AND UTILITY OWNERS TO DETERMINE EXACT LOCATIONS.

THE CONTRACTOR SHALL CONTACT UTILITY COMPANIES FOR CONNECTION AND SERVICE EXTENSION DETAILS. WORK GENERALLY INCLUDES:
- DMEA ELECTRICAL POWER TRENCHING & BEDDING, WITH CONDUIT PROVIDED BY UTILITY CO.
- QWEST AND BRESNAN TELEPHONE & CABLE TV TRENCHING & BEDDING WITH 2-3" PVC CONDUIT PROVIDED BY CONTRACTOR.
- KINDER MORGAN GAS TRENCHING & BEDDING WITH GAS PIPING PROVIDED BY UTILITY CO.

IN THE EVENT OF PHYSICAL CONFLICT, THE LOCATION OF SANITARY SEWER AND WATER SYSTEMS IN THESE PLANS SHALL TAKE PRECEDENCE OVER OTHER UTILITIES AND SHALL NOT BE RELOCATED WITHOUT APPROVAL OF THE ENGINEER.

THE CONTRACTOR SHALL HAVE FULL RESPONSIBILITY FOR JOBSITE SAFETY AND SHALL PERFORM ALL WORK IN FULL COMPLIANCE WITH FEDERAL, STATE AND LOCAL SAFETY REGULATIONS.

ENGINEER SHALL SET REFERENCE STAKES AT THE OWNER'S COST ONE TIME. ANY RE-STAKING WILL BE AT THE CONTRACTOR'S COST.

COMPACTION EQUIPMENT

COMPACTION EQUIPMENT SHALL CONSIST OF MACHINERY DESIGNED FOR THAT PURPOSE.

SUBGRADE PREPARATION

REMOVE ALL MANMADE AND ORGANIC MATERIAL FROM HARDSCAPE AREAS AND REPLACE AS A WELL COMPACTED STRUCTURAL FILL. THE RESULTING SUBGRADE BELOW STRUCTURAL FILL OR ANY SUBGRADE IN AREAS OF PLANNED GENERAL SITE FILL SHOULD BE SCARIFIED 10-INCHES, MOISTURE CONDITIONED TO WITHIN 2 PERCENT OF OPTIMUM MOISTURE CONTENT AND COMPACTED TO AT LEAST 95 PERCENT OF STANDARD PROCTOR (ASTM D698) MAXIMUM DRY DENSITY. STRUCTURAL FILL SHOULD BE PLACED IN 10-INCH MAXIMUM LOOSE LIFTS, MOISTURE CONDITIONED TO WITHIN 2 PERCENT OF OPTIMUM MOISTURE CONTENT AND COMPACTED TO AT LEAST 95 PERCENT OF STANDARD PROCTOR MAXIMUM DRY DENSITY. STRUCTURAL FILLS THICKER THAN EIGHT FEET SHOULD BE COMPACTED TO AT LEAST 100 PERCENT OF STANDARD PROCTOR MAXIMUM DRY DENSITY. ON SITE SOILS, DEVOID OF ORGANICS, CONSTRUCTION AND AUTOMOTIVE DEBRIS AND OTHER DELETERIOUS MATERIALS ARE SUITABLE FOR REUSE AS STRUCTURAL FILL. IF AN IMPORTED STRUCTURAL FILL IS REQUIRED, USE A MATERIAL DEVOID OF ORGANICS AND DELETERIOUS MATERIALS WITH A MAXIMUM PARTICLE SIZE OF 2-INCHES, A MAXIMUM OF 15 PERCENT PASSING THE NO. 200 SIEVE AND A MAXIMUM LIQUID LIMIT OF 30.

BASE COURSE

PLACE UNIFORMLY GRADED C.D.O.T. CL. 6 ROAD BASE. MOISTURE CONDITION TO WITHIN 2% OF OPTIMUM MOISTURE AND COMPACT TO 95% MODIFIED PROCTOR DENSITY.

SITE CONCRETE:

ALL CONCRETE SHALL MEET THE REQUIREMENTS OF THE CITY OF MONTROSE CURRENT SPECIFICATIONS FOR CURB, GUTTER & SIDEWALK EXCEPT AS SUPPLEMENTED OR SUPERSEDED BELOW.

CONTRACTOR SHALL BE REQUIRED TO SUBMIT A MIX DESIGN FOR APPROVAL.

CEMENT SHALL BE TYPE I/II, LOW ALKALI FOR SULFATE RESISTANCE.

THE MAXIMUM WATER TO CEMENT RATIO SHALL BE 0.50.

ALL CONCRETE SHALL BE 4000 PSI 28 DAY COMPRESSIVE STRENGTH WITH FIBERMESH.

THE RESULTING SUBGRADE SHALL BE CHECKED FOR UNIFORMITY AND ALL SOFT OR YIELDING MATERIALS SHOULD BE REPLACED PRIOR TO PAVING. CONCRETE SHOULD NOT BE PLACED ON SOFT, SPONGY, FROZEN, OR OTHERWISE UNSUITABLE SUBGRADE.

THE SUBGRADE SHALL BE KEPT MOIST PRIOR TO PAVING.

CONCRETE SHALL NOT BE PLACED ON FROZEN SUBGRADE.

CURING PROCEDURES SHALL PROTECT THE CONCRETE AGAINST MOISTURE LOSS, RAPID TEMPERATURE CHANGE, FREEZING, AND MECHANICAL INJURY FOR AT LEAST 3 DAYS AFTER PLACEMENT. TRAFFIC SHALL NOT BE ALLOWED ON THE PAVEMENT FOR AT LEAST ONE WEEK.

A WHITE, LIQUID MEMBRANE CURING COMPOUND, APPLIED AT THE RATE OF 1 GALLON PER 150 SQUARE FEET, SHALL BE USED.

CONSTRUCTION JOINTS, INCLUDING LONGITUDINAL JOINTS AND TRANSVERSE JOINTS, SHOULD BE FORMED DURING CONSTRUCTION OR SHOULD BE SAWED SHORTLY AFTER THE CONCRETE HAS BEGUN TO SET, BUT PRIOR TO UNCONTROLLED CRACKING. ALL JOINTS SHALL BE SEALED.

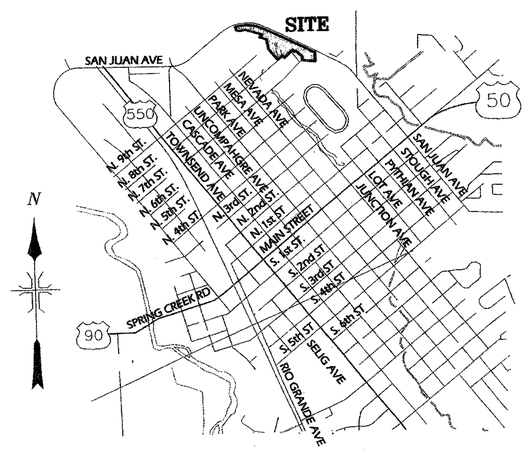
CONTRACTION JOINTS SHALL PROVIDE PANELS AS NEARLY SQUARE AS PRACTICAL. IN RECTANGULAR PANELS, THE LONG SIDE SHALL BE NO LONGER THAN 1.5 TIMES AS LONG AS THE SHORT SIDE.

CONTRACTION JOINTS SHALL BE PROVIDED AT "RE-ENTRANT" CORNERS. CONTRACTION JOINTS SHALL BE USED FOR FIXED OBJECTS ISOLATED WITHIN AN INDIVIDUAL SECTION. TWO JOINTS SHALL RADIATE FROM THE OBJECT AND SHALL BE PERPENDICULAR TO THE JOINTS OF THE INDIVIDUAL SECTION.

ALL CONTRACTION JOINTS SHALL BE TOOLED. THE GROOVE OF CONTRACTION JOINTS SHALL BE ONE-FOURTH OF THE SLAB THICKNESS. THE RADIUS AT THE TOP OF THE GROOVE SHALL BE AS SMALL AS POSSIBLE.

DRY UTILITIES:

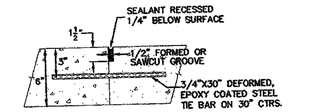
DRY UTILITIES (ELECTRICITY, TELEPHONE, GAS, CABLE TV) SHOWN HEREON ARE APPROXIMATE. DESIGN SHALL BE BY THE SURVEYORS, AND INSTALLATION PAID FOR BY OWNER. CONTRACTOR SHALL PROVIDE REQUIRED TRENCHING & BEDDING, AND SHALL PROVIDE 3" PVC CONDUIT FOR THE TELEPHONE & 3" PVC CONDUIT FOR THE CABLE TV SERVICE. COORDINATE WITH OWNER AND UTILITY COMPANIES FOR THE SPECIFICATIONS, TIMING, AND INSTALLATION OF UTILITIES.



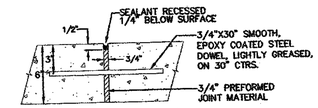
VICINITY MAP
NOT TO SCALE

LIST OF DRAWINGS

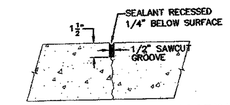
SHT. No.	SHEET NAME
C1	COVER SHEET, NOTES, DETAILS
C2	HORIZONTAL CONTROL PLAN
C3	GRADING & DRAINAGE PLAN
C4	UTILITY PLAN
C5	STORM WATER MANAGEMENT PLAN
C6	DESIGN DETAILS



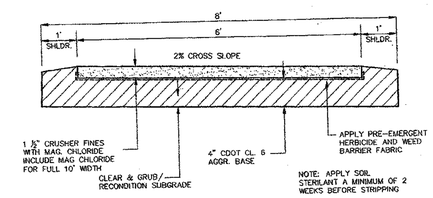
LONGITUDINAL CONSTRUCTION JOINT
N.T.S.



TRANSVERSE EXPANSION JOINT
N.T.S.



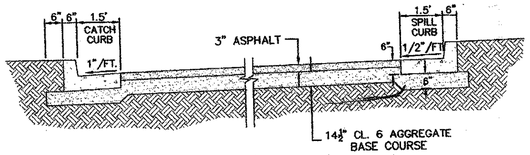
TRANSVERSE CONTRACTION JOINT
N.T.S.



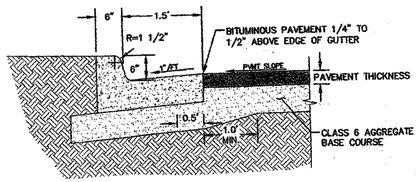
THIS SIDEWALK/REC. PATH SHALL BE SURFACED WITH A "CRUSHER FINES" AGGREGATE PRODUCT APPROVED BY CITY OF MONTROSE. SUITABLE SURFACING AGGREGATES CONSISTS OF HARD, ANGULAR CRUSHED ROCK PARTICLES MEETING THE FOLLOWING GRADATION SPECIFICATION:

SCREEN SIZE	% PASSING
3/8"	100%
1/4"	65%
3/16"	50%
1/8"	35%
1/16"	25%

TYPICAL CRUSHER FINES SECTION
N.T.S.



TYPICAL PAVEMENT SECTION
N.T.S.



VERTICAL CURB & GUTTER SECTION
N.T.S.

NO	DATE	REVISIONS	BY

LUCKENBILL ASSOCIATES, LLC
SITE DEVELOPMENT PLANS
COVER SHEET, NOTES, DETAILS
SUNSHINE PEAK APARTMENT HOMES
MONTROSE COLORADO

DEL-MONT CONSULTANTS, INC.
ENGINEERING • SURVEYING
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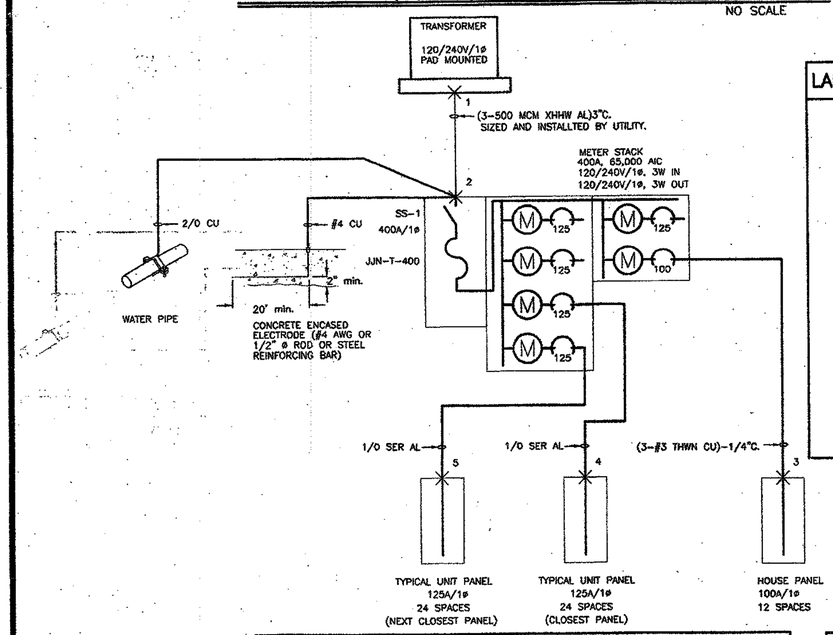
DRAWN BY: PCH	FILE NAME: 05153-SD1-plans		

DMC JOB NO.: 05153

SHEET NO.: C1 OF 6 SHEETS

BUILDINGS B,E,F,G ONE LINE DIAGRAM (5 UNIT)

NO SCALE



LARGEST METER STACK DEMAND (5 UNITS) + HOUSE

4,874 SQ FT @ 3VA/SQ FT (NEC 220-3)	14,622 VA	
10 SMALL APPLIANCE CKTS @ 1500 VA EA (NEC 220-4b, 220-16)	15,000 VA	
5 LAUNDRY CIRCUITS @ 1500 VA EA	7,500 VA	
5 DRYERS @ 5000 VA EA	25,000 VA	
5 DISHWASHERS @ 1200 VA EA	6,000 VA	
5 DISPOSALS @ 1176 VA EA	5,880 VA	
5 RANGES @ 8000 VA EA	40,000 VA	
4 PTACS @ 1824 VA EA	9,120 VA	
TOTAL	123,162 VA	
NET COMPUTED LOAD USING OPTIONAL CALCULATION (NEC 220-32)		
	123,162 VA X .45	55,423 VA
	HOUSE PANEL "HP"	2,180 VA
		57,603 VA
	TOTAL DEMAND AMPS	240 AMPS

BLDG B,C SINGLE PHASE FAULT CURRENT TABLE

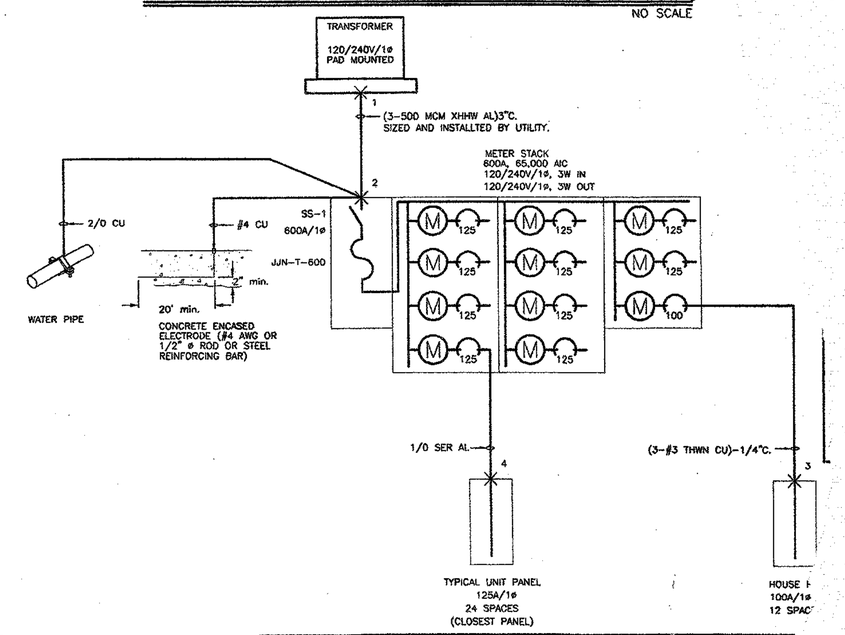
FAULT #	CURRENT SOURCE, CONDUCTOR IMPEDANCE OR CURRENT LIMITING DEVICE	AVALIABLE SYM. FAULT CURRENT
1	(ESITMATED) 167 KVA PADMOUNT XFMR	49,400 ISCA
2	20' 500 MCM XHHW AL	35,670 ISCA
3	5' #3 CU (HOUSE PANEL)	19,868 ISCA
4	10' 1/0 SER AL (CLOSEST UNIT PANEL)	14,296 ISCA
5	50' 1/0 SER AL (NEXT CLOSEST UNIT PANEL)	8,889 ISCA

BLDG F,G SINGLE PHASE FAULT CURRENT TABLE

FAULT #	CURRENT SOURCE, CONDUCTOR IMPEDANCE OR CURRENT LIMITING DEVICE	AVALIABLE SYM. FAULT CURRENT
1	(ESITMATED) 100 KVA PADMOUNT XFMR	29,600 ISCA
2	20' 500 MCM XHHW AL	24,052 ISCA
3	5' #3 CU (HOUSE PANEL)	19,868 ISCA
4	10' 1/0 SER AL (CLOSEST UNIT PANEL)	14,296 ISCA
5	50' 1/0 SER AL (NEXT CLOSEST UNIT PANEL)	8,889 ISCA

BUILDINGS C,D ONE LINE DIAGRAM (10 UNIT)

NO SCALE

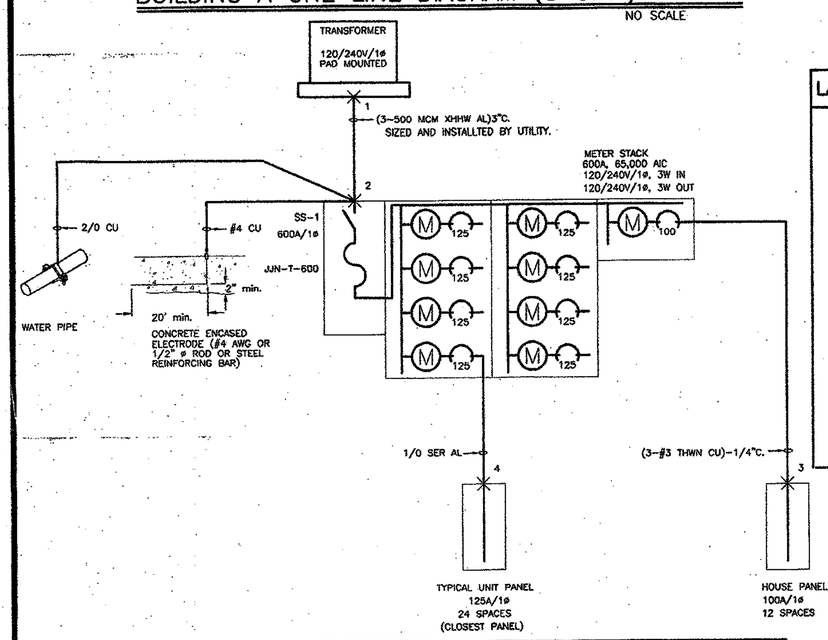


BLDG D SINGLE PHASE FAULT CURRENT TABLE

FAULT #	CURRENT SOURCE, CONDUCTOR IMPEDANCE OR CURRENT LIMITING DEVICE	AVALIABLE SYM. FAULT CURRENT
1	(ESITMATED) 167 KVA PADMOUNT XFMR	49,400 ISCA
2	20' 500 MCM XHHW AL	16,991 ISCA
3	5' #3 CU (HOUSE PANEL)	14,715 ISCA
4	10' 1/0 SER AL (CLOSEST UNIT PANEL)	13,809 ISCA
5	50' 1/0 SER AL (NEXT CLOSEST UNIT PANEL)	7,658 ISCA

BUILDING A ONE LINE DIAGRAM (8 UNIT)

NO SCALE



LARGEST METER STACK DEMAND (8 UNITS) + HOUSE

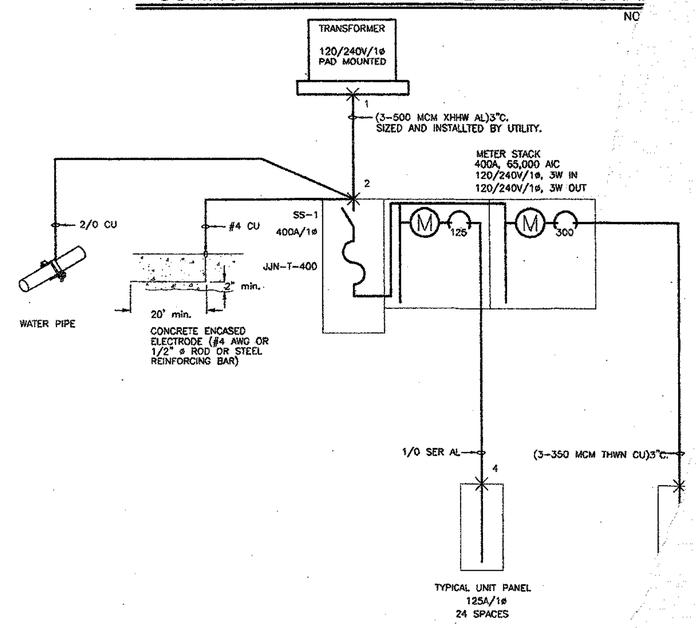
7,402 SQ FT @ 3VA/SQ FT (NEC 220-3)	22,206 VA	
16 SMALL APPLIANCE CKTS @ 1500 VA EA (NEC 220-4b, 220-16)	24,000 VA	
8 LAUNDRY CIRCUITS @ 1500 VA EA	9,000 VA	
6 DRYERS @ 5000 VA EA	30,000 VA	
8 DISHWASHERS @ 1200 VA EA	9,600 VA	
8 DISPOSALS @ 1176 VA EA	9,408 VA	
8 RANGES @ 8000 VA EA	64,000 VA	
8 PTACS @ 1824 VA EA	11,328 VA	
TOTAL	179,542 VA	
NET COMPUTED LOAD USING OPTIONAL CALCULATION (NEC 220-32)		
	179,542 VA X .43	77,203 VA
	HOUSE PANEL	2,180 VA
		79,383 VA
	TOTAL DEMAND AMPS	331 AMPS

BLDG A SINGLE PHASE FAULT CURRENT TABLE

FAULT #	CURRENT SOURCE, CONDUCTOR IMPEDANCE OR CURRENT LIMITING DEVICE	AVALIABLE SYM. FAULT CURRENT
1	(ESITMATED) 100 KVA PADMOUNT XFMR	29,600 ISCA
2	20' 500 MCM XHHW AL	24,052 ISCA
3	5' #3 CU (HOUSE PANEL)	19,868 ISCA
4	10' 1/0 SER AL (CLOSEST UNIT PANEL)	14,296 ISCA
5	50' 1/0 SER AL (NEXT CLOSEST UNIT PANEL)	8,889 ISCA

COMMUNITY BUILDING ONE LINE DIAGRAM

NO



COMM. BLDG SINGLE PHASE FAULT

FAULT #	CURRENT SOURCE, CONDUCTOR IMPEDANCE OR CURRENT LIMITING DEVICE
1	(ESITMATED) 100 KVA PADMOUNT XFMR
2	20' 500 MCM XHHW AL
3	60' 350 MCM CU (PANEL L1)
4	50' 1/0 SER AL (NEXT CLOSEST UNIT PANEL)
5	

SAN JUAN AVENUE

6' SPLIT RAIL FENCE

8' CONCRETE RECREATION PATH

TRASH ENCLOSURE (TYP. 3 PLACES)

WHEEL STOP (TYP. ALL PARKING SPACES)

MONUMENT SIGN

BUILDING #1

BUILDING #2

BUILDING #3

BUILDING #4

BUILDING #5

BUILDING #6

BUILDING #7

REC. BLDG.

LOCATOR SIGN

PINON WAY

CEDAR CREEK AVE.

N. 7TH STREET

50' RESERVATION FOR FUTURE 7TH STREET EXTENSION

MISC. SITE IMPROVEMENTS (SIDEWALKS, PATIOS, BENCHES, BIKERACKS, ETC.) PER BUILDING ARCHITECTURAL SITE PLAN.

LAYOUT HAS CHANGED

RELOCATE ROCKS FROM E. END OF N. 7TH STREET.

CONSTRUCT FIRE ACCESS IN ACCORDANCE WITH TYPICAL PAVEMENT SECTION WITHOUT ASPHALT.

FIRE LANE ONLY
NO PARKING
NO ACCESS

NARROW BRIDGE
W5-2

JERSEY BARRIERS

20' TYPE III

SIGNAGE TO BE IN ACCORDANCE WITH MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, 2003.

NARROW BRIDGE
W5-2

N

1" = 40'

Scale in feet

40 0 40 80

NOTE: ALL FACE OF CURB RADIUS ARE 3.5' UNLESS OTHERWISE NOTED.

LEGEND

CATCH CURB & GUTTER

SPILL CURB & GUTTER

PAVEMENT SECTION

NO	DATE	REVISIONS	BY

LUCKENBILL ASSOCIATES, LLC

SITE DEVELOPMENT PLANS
HORIZONTAL CONTROL PLAN

SUNSHINE PEAKS APARTMENT HOMES

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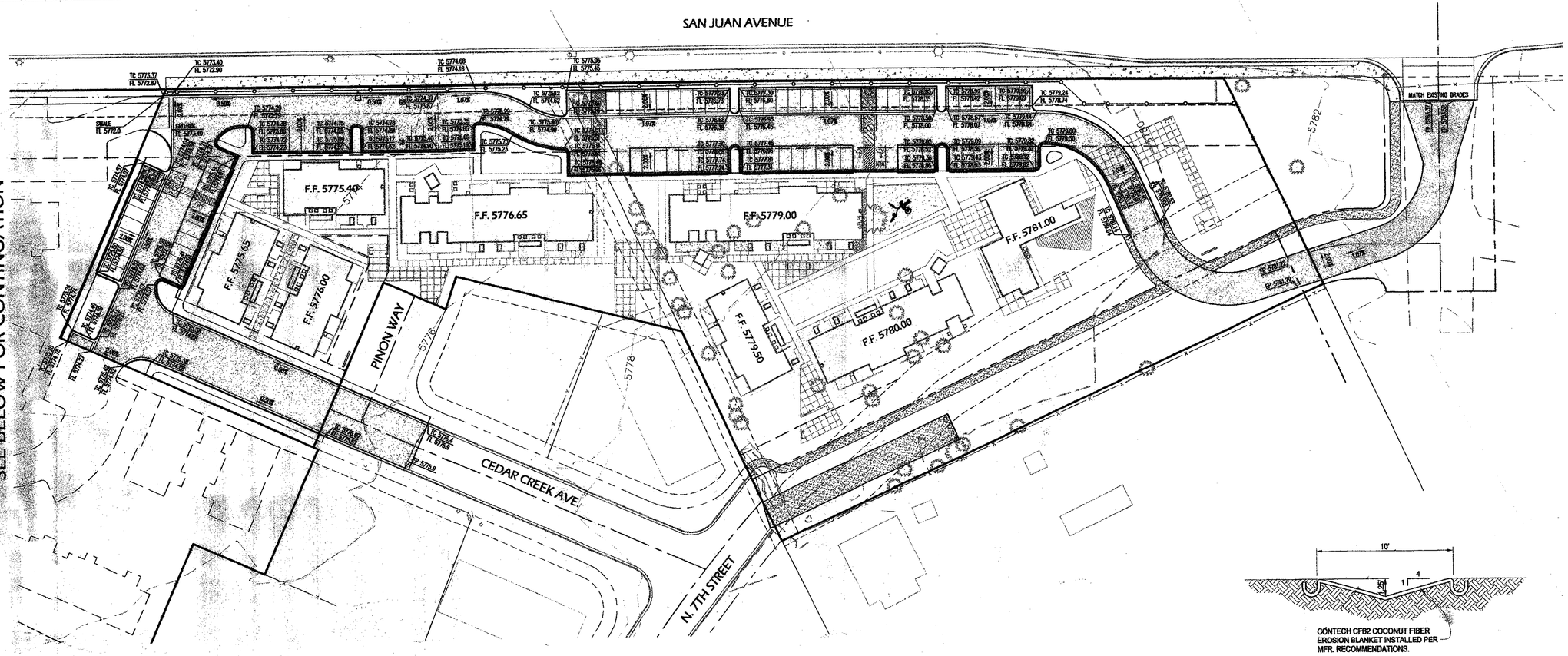
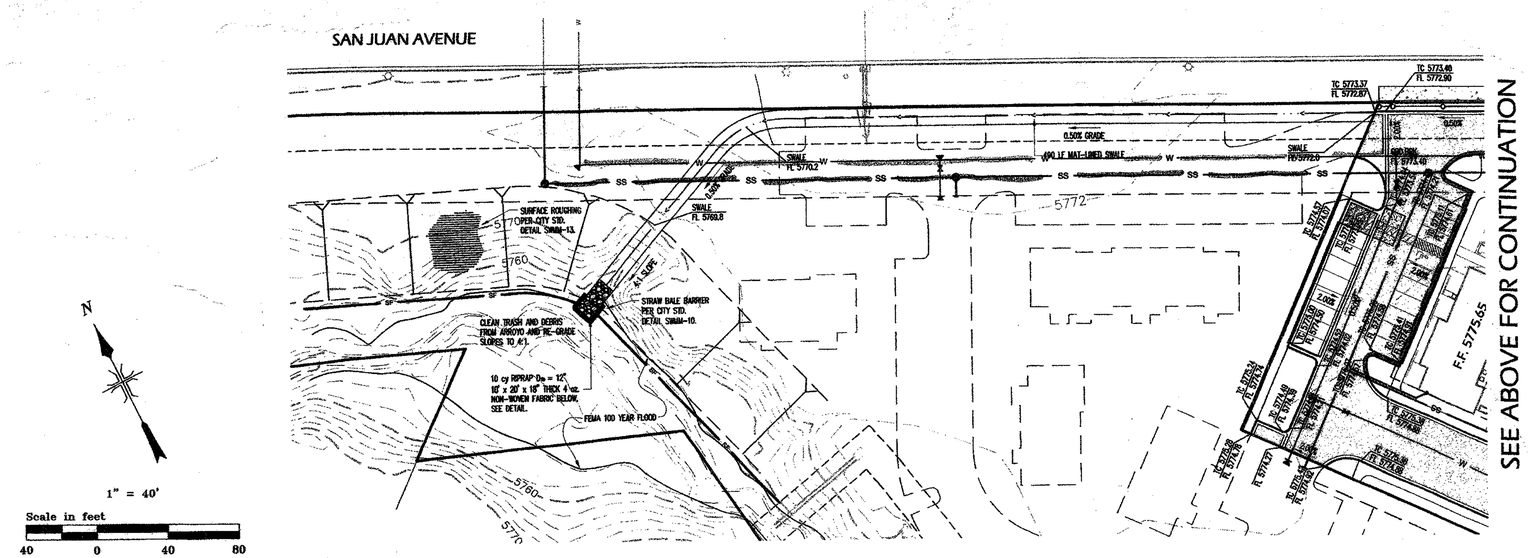
PCH	05153-SD1-plans	5/3/06

DMC JOB NO.: 05153

SHEET NO.: C2

OF 6 SHEETS





TYPICAL SECTION MAT-LINED SWALE

SCALE: 1" = 4'

LEGEND

- CATCH CURB & GUTTER
- SPILL CURB & GUTTER
- PAVEMENT SECTION
- EXISTING CONTOURS
- PROPOSED CONTOURS

NO.	DATE	REVISIONS	BY

LUCKENBILL ASSOCIATES, LLC

SITE DEVELOPMENT PLANS
GRADING & DRAINAGE PLAN

SUNSHINE PEAKS APARTMENT HOMES

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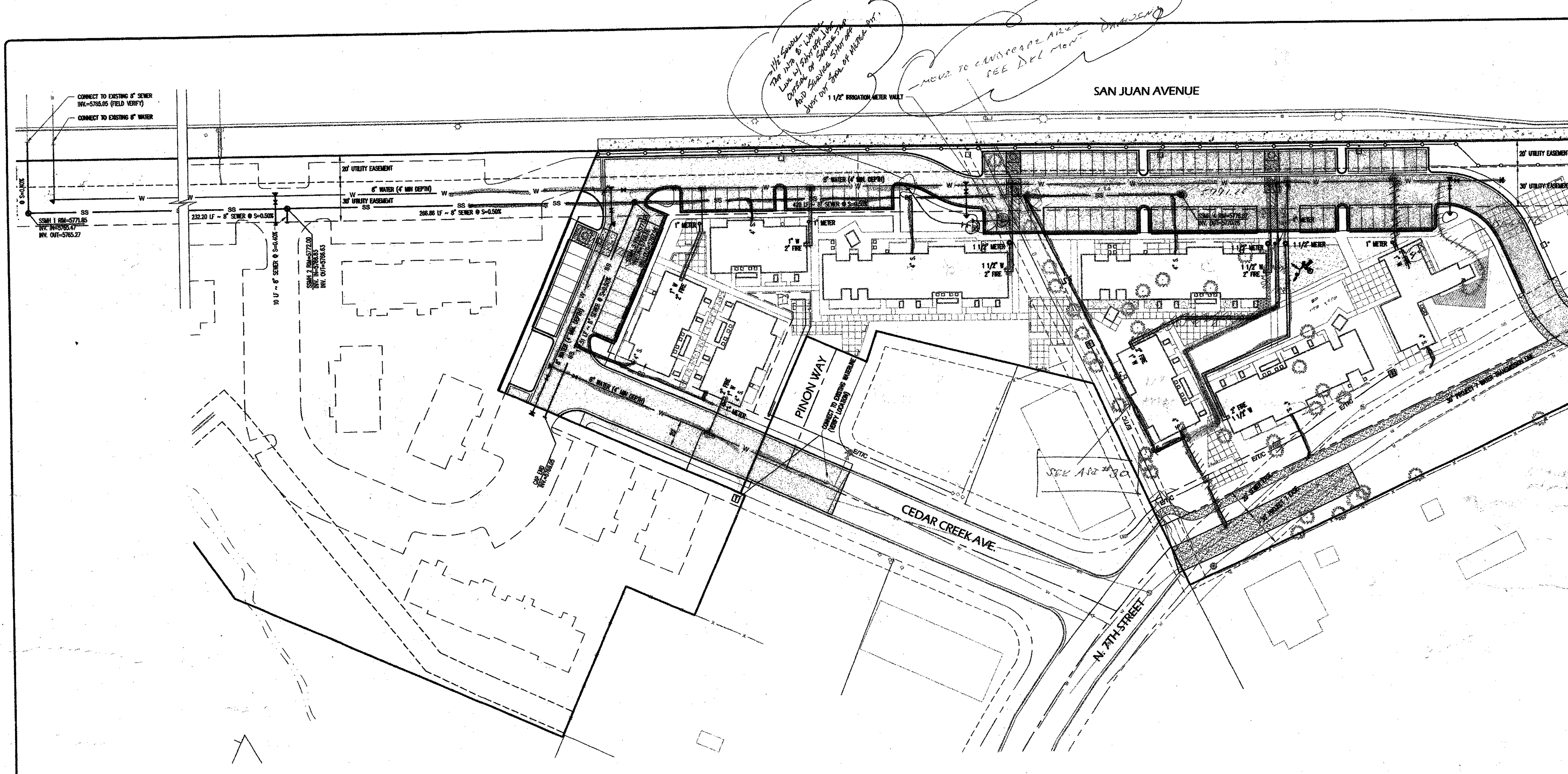
PCH	1" = 40'	PCH	05153-SD1-plans	JRR	5/3/06

DMC JOB NO.: 05153

SHEET NO.: C3

OF 6 SHEETS



NOTES:

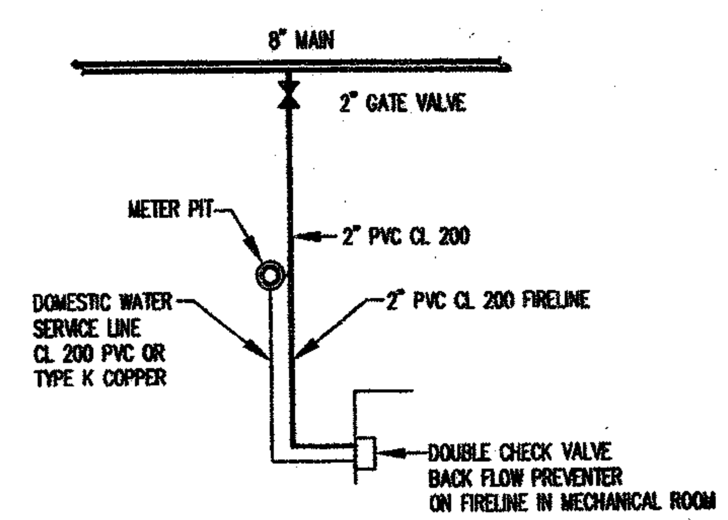
1. THE FIRE PROTECTION SYSTEM WILL NEED TO BE INSTALLED BY A LICENSED CONTRACTOR. A SEPARATE PERMIT FOR THIS INSTALLATION IS REQUIRED AND WILL BE INSPECTED BY THE FIRE DEPARTMENT FROM THE CITY MAIN TO THE BUILDING.
2. REFERENCE CITY STANDARD DETAILS W-03, W-04 AND W-05 FOR WATER SERVICE LINES.

N

1" = 40'

Scale in feet

40 0 40 80



LEGEND

EXISTING	PROPOSED	DESCRIPTION
— SS —	— SS —	SEWER LINE
— W —	— W —	WATER LINE
	— FW —	FIRE WATER LINE
	— E/T/C —	ELECTRIC / TELEPHONE / CABLE TV
◎	◉	MANHOLE
⋈	⋈	WATER VALVE
✕	✕	FIRE HYDRANT

NO	DATE	REVISIONS	BY

LUCKENBILL ASSOCIATES, LLC

SITE DEVELOPMENT PLANS
UTILITY PLAN

SUNSHINE PEAKS APARTMENT HOMES

MONTROSE COLORADO

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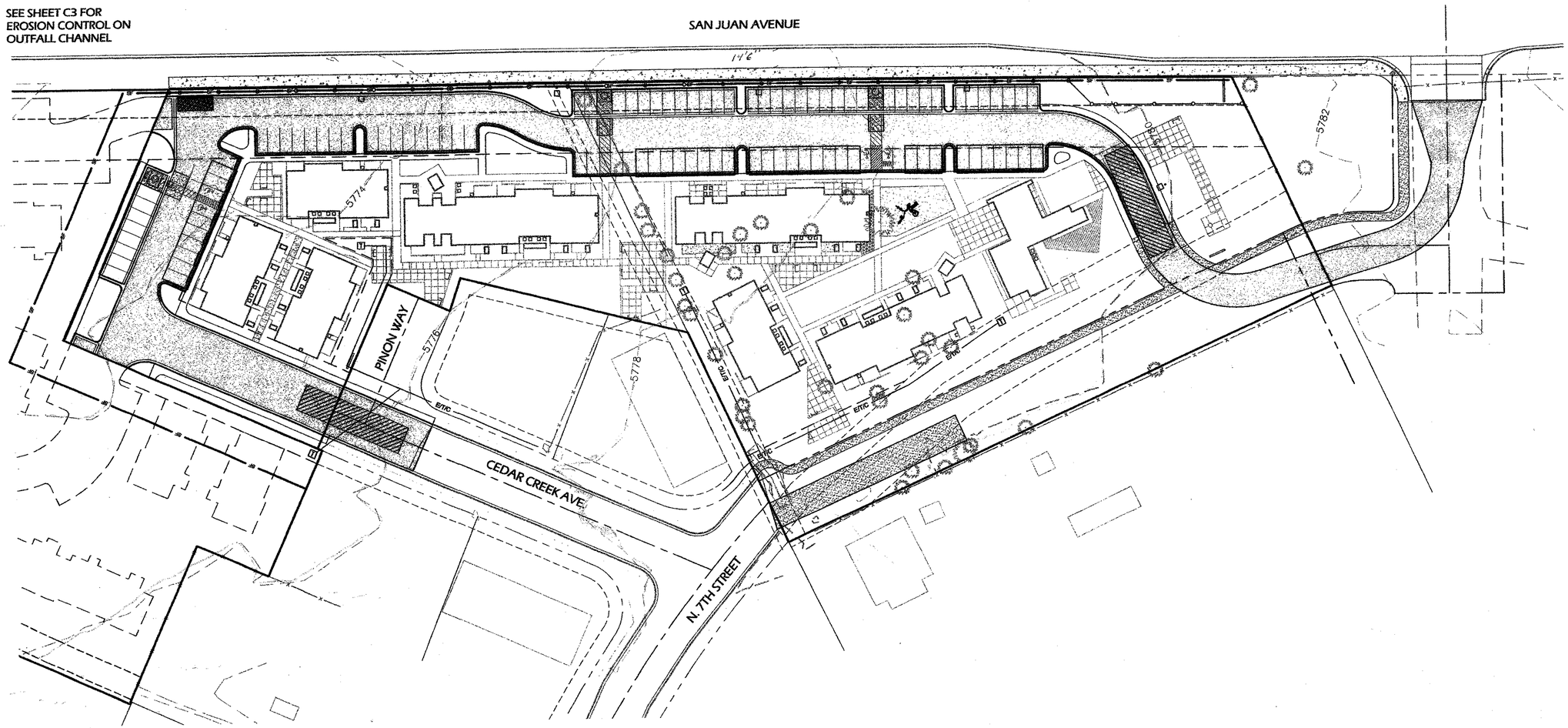
DRAWN BY: PCH	FILE NAME: 05153-SD1-plans	DATE ISSUED: 5/3/06

DMC JOB NO.: 05153

SHEET NO.: C4

OF 6 SHEETS

SEE SHEET C3 FOR
EROSION CONTROL ON
OUTFALL CHANNEL



LEGEND

SF	SILT FENCE LOCATION
	STABILIZED CONSTRUCTION ENTRANCE
	GRAVEL FILTER PROTECTION
4900	EXISTING CONTOURS
4950	PROPOSED CONTOURS

N

1" = 40'

Scale in feet

40 0 40 80

NOTE:

EROSION CONTROL SHALL BE IN ACCORDANCE WITH CITY OF MONTROSE DRAINAGE AND EROSION CONTROL STANDARDS.

NO	DATE	REVISIONS	BY

LUCKENBILL ASSOCIATES, LLC

SITE DEVELOPMENT PLANS
STORM WATER MANAGEMENT PLAN
SUNSHINE PEAKS APARTMENT HOMES
MONTROSE COLORADO

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EMC JOB NO.: 05153

SHEET NO.: C5

OF 6 SHEETS

NOTES:

1. PROVIDE BIKE RACKS, POSTAL PADS, TRASH ENCLOSURES, WALKS, PAVING, AND FENCING AS PORTRAYED ON SITE PLAN.

2. PROVIDE COMPACTING AT ALL BACKFILL AREAS AS PER SOILS REPORT.

3. ANY EXCESS DIRT GENERATED ON SITE SHALL BE HAULED OFF SITE.

4. ALL STREET, SANITARY SEWER, STORM SEWER, AND WATER CONSTRUCTION SHALL CONFORM TO CITY OF MONTROSE STANDARDS AND SPECIFICATIONS CURRENT AT DATE OF EXECUTION OF THE DEVELOPMENT AGREEMENT PERTAINING TO THIS DEVELOPMENT.

5. PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION, THE CONTRACTOR SHALL GIVE THE TOWN ENGINEERING DEPARTMENT TWENTY-FOUR (24) HOURS OF ADVANCE NOTICE.

6. PRIOR TO FINAL INSPECTION AND ACCEPTANCE BY THE CITY, CERTIFICATION OF THE DRAINAGE FACILITIES, BY A REGISTERED ENGINEER, MUST BE SUBMITTED TO AND APPROVED BY THE STORM WATER UTILITY.

7. IF DEWATERING IS USED TO INSTALL UTILITIES, A STATE CONSTRUCTION DEWATERING WASTEWATER DISCHARGE PERMIT IS REQUIRED IF DISCHARGE INTO A SEWER, CHANNEL, IRRIGATION DITCH, OR ANY WATERS OF THE UNITED STATES.

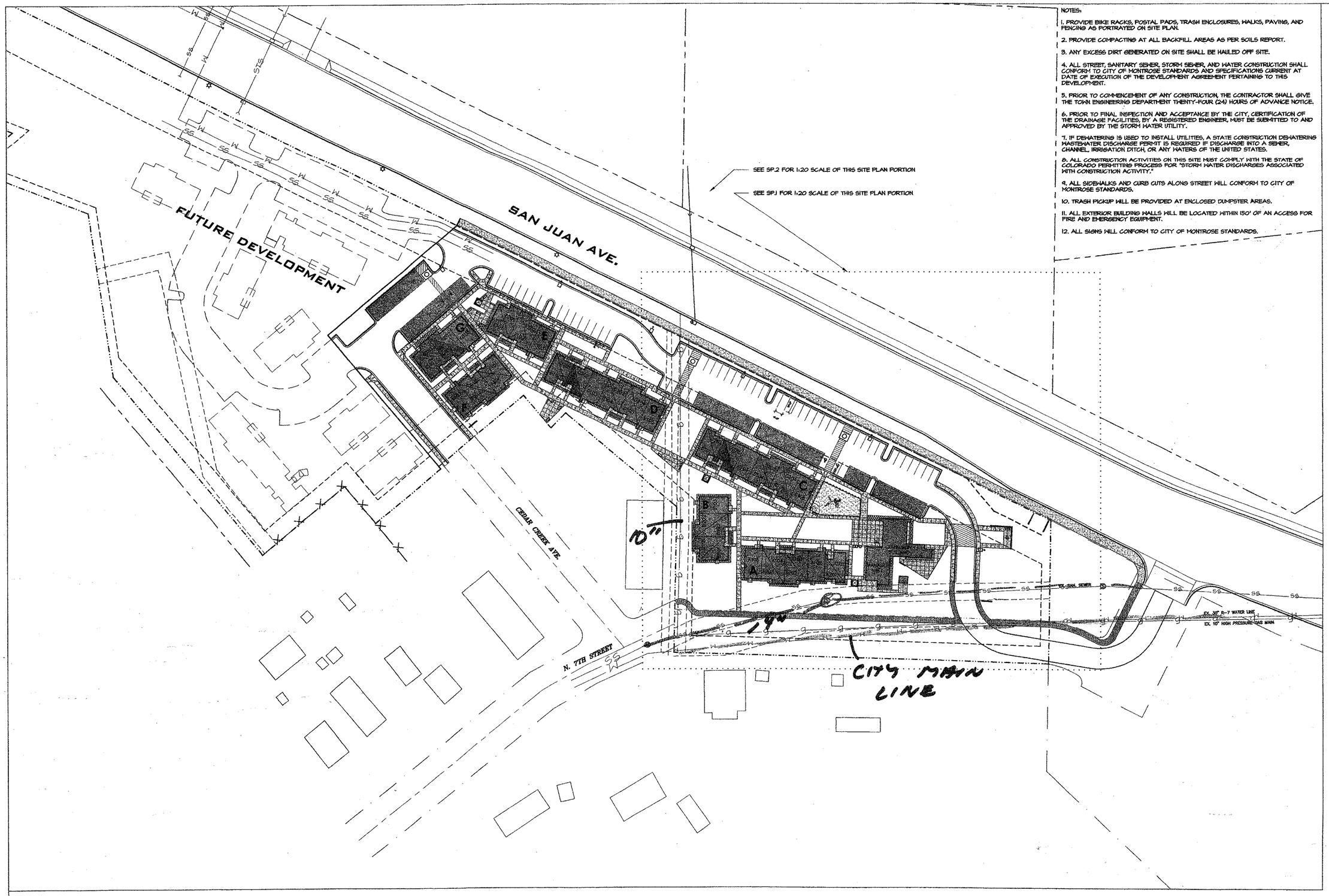
8. ALL CONSTRUCTION ACTIVITIES ON THIS SITE MUST COMPLY WITH THE STATE OF COLORADO PERMITTING PROCESS FOR "STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY."

9. ALL SIDEWALKS AND CURB CUTS ALONG STREET WILL CONFORM TO CITY OF MONTROSE STANDARDS.

10. TRASH PICKUP WILL BE PROVIDED AT ENCLOSED DUMPSTER AREAS.

11. ALL EXTERIOR BUILDING WALLS WILL BE LOCATED WITHIN 150' OF AN ACCESS FOR FIRE AND EMERGENCY EQUIPMENT.

12. ALL SIGNS WILL CONFORM TO CITY OF MONTROSE STANDARDS.



1 SITE PLAN
SCALE: 1" = 50'-0"

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SP.0 of 37

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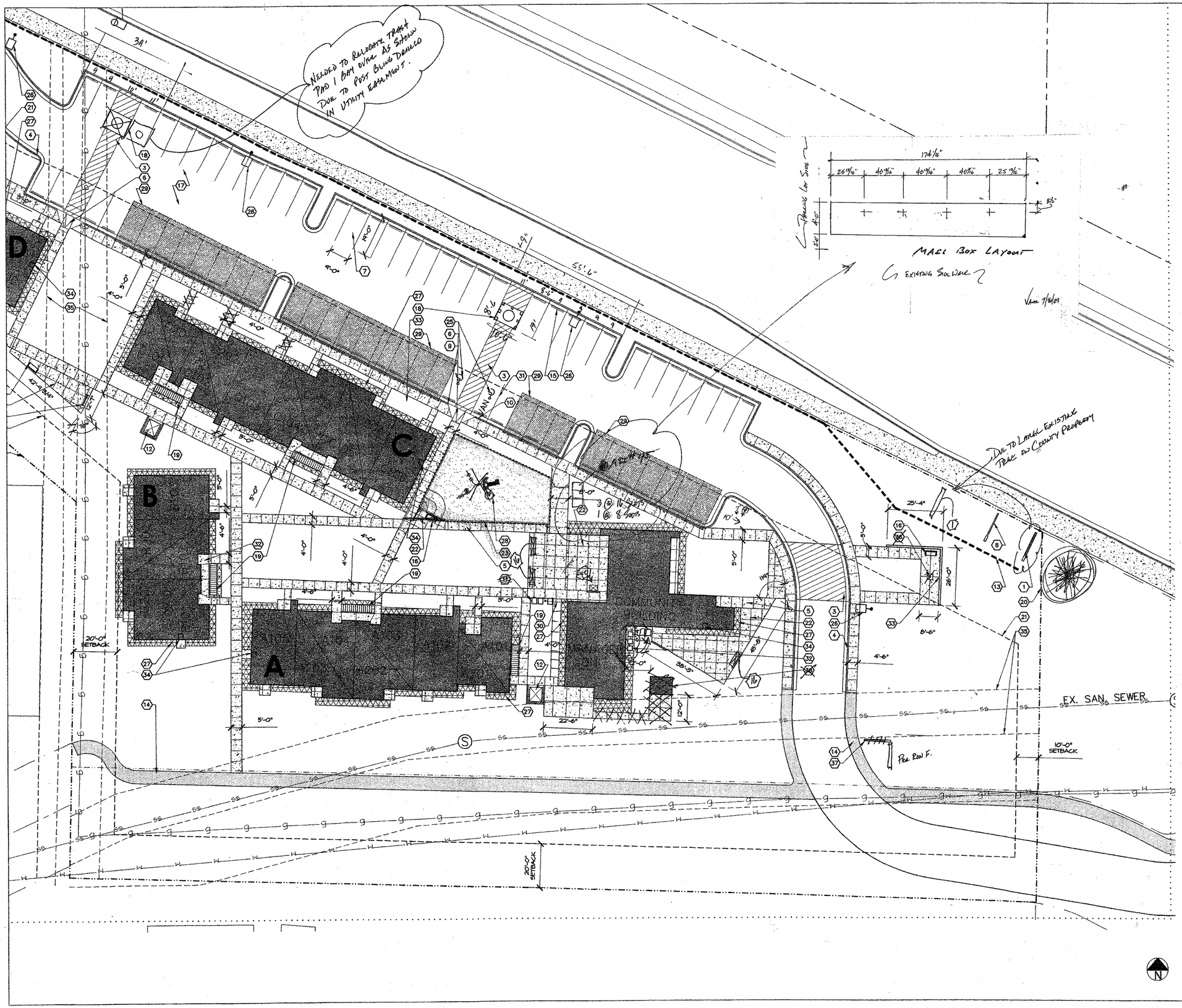

KEYNOTES

1. PROJECT MONUMENT SIGN. SEE SHEET SP.3 DT. 1,2,3
2. BIKE RACK ON CONCRETE PAD
3. WHITE PAVEMENT STRIPING (TYP.)
4. CONCRETE CURB & GUTTER; RE: CIVIL (TYP.)
5. CONCRETE SIDEWALK (TYP.)
6. HANDICAP RAMP; RE: CIVIL (TYP.)
7. TYPICAL PARKING SPACE
8. TEMPORARY CONSTRUCTION SIGN LOCATION
9. HANDICAP SIGN & POST; SEE SHEET SP.3 DTL. 15
10. VAN HANDICAP SIGN & POST; SEE SHEET SP.3 DTL. 15
11. POSTAL PAD W/ POSTAL PEDESTAL - SEE ASI #5
12. TRANSFORMER & CONCRETE PAD BY E.C.; VERIFY SIZE; ~~PROVIDE SCREEN SIMILAR TO SHEET SP.3 DTL. 9,10,13~~
13. 48" TALL CEDAR SPLIT RAIL FENCE; LOCATE ON PROP. LINE; SEE SHEET SP.3 DT. 7
14. 6'-0" CRUSHED FINES SIDEWALK RE: CIVIL
15. CONCRETE WHEEL STOP (TYP.)
16. BENCH ON CONCRETE PAD (TYP.) (NEW LOCATION PER LISO DIRECTION 7/25)
17. ASPHALT; RE: CIVIL (TYP.)
18. TRASH ENCLOSURE LOCATED ON CONCRETE PAD; RE: CIVIL FOR PAD; SEE SHEET SP.3 DTL. 9,10,13
19. EXTERIOR STAIR; SEE SHEET A10
20. PROPERTY LINE
21. SETBACK
22. CONCRETE WALKING SURFACE W/ 3' X 3' GRID CONTROL JOINT PATTERN
23. 5'-0" CHAIN LINK FENCE AROUND PLAYGROUND W/ ENTRY GATE; SEE SHEET SP.3 DTL. 8,11,12
24. PROJECT LIMIT LINE
25. HANDICAP SURFACE PAINT; SEE SHEET SP.3 DTL. 14
26. LIGHT STANDARD & BASE; RE: ELEC.
27. 3'-0" ROCK MULCH ZONE AROUND BLDGS (TYP.); RE: LANDSCAPE PLAN
28. PLAYGROUND EQUIPMENT ~~BY OWNER~~
29. CAR PORT; PRE-MANUFACTURED & ENGINEERED; COORD. W/ ARCH.
30. SHADE STRUCTURE; PRE-MANUFACTURED & ENGINEERED TO MATCH CAR PORTS; COORD. W/ ARCH.
31. WHITE PARKING SPACE STRIPING
32. CONDENSER UNIT W/ CONCRETE PAD; RE: MECH. (TYP.)
33. ~~LANDSCAPE WALL (TYP.); SEE SHEET SP.3 DTL. 6~~
34. FIRE SPRINKLER SYSTEM ACCESS (TYP.)
35. EASEMENT RE: CIVIL
36. ~~FLAG POLE AND BASE ON CONCRETE PAD; ADD ALTERNATE~~
37. PROJECT LOCATOR SIGN; SEE SHEET SP.3 DT. 4 & 5
38. ~~GROUNDS EQUIPMENT STORAGE; SEE SHEET GB02 DTL. 15,6,7,8~~
39. SEE CONSTRUCTION ASSEMBLY "B" FOR WALLS AT INDICATED LOCATIONS. (BLDG. E, D, & G)

40 VENDING MACHINE

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sheet no.

SP.1 of 37

1 SITE PLAN - PARTIAL
SCALE: 1" = 20'-0"

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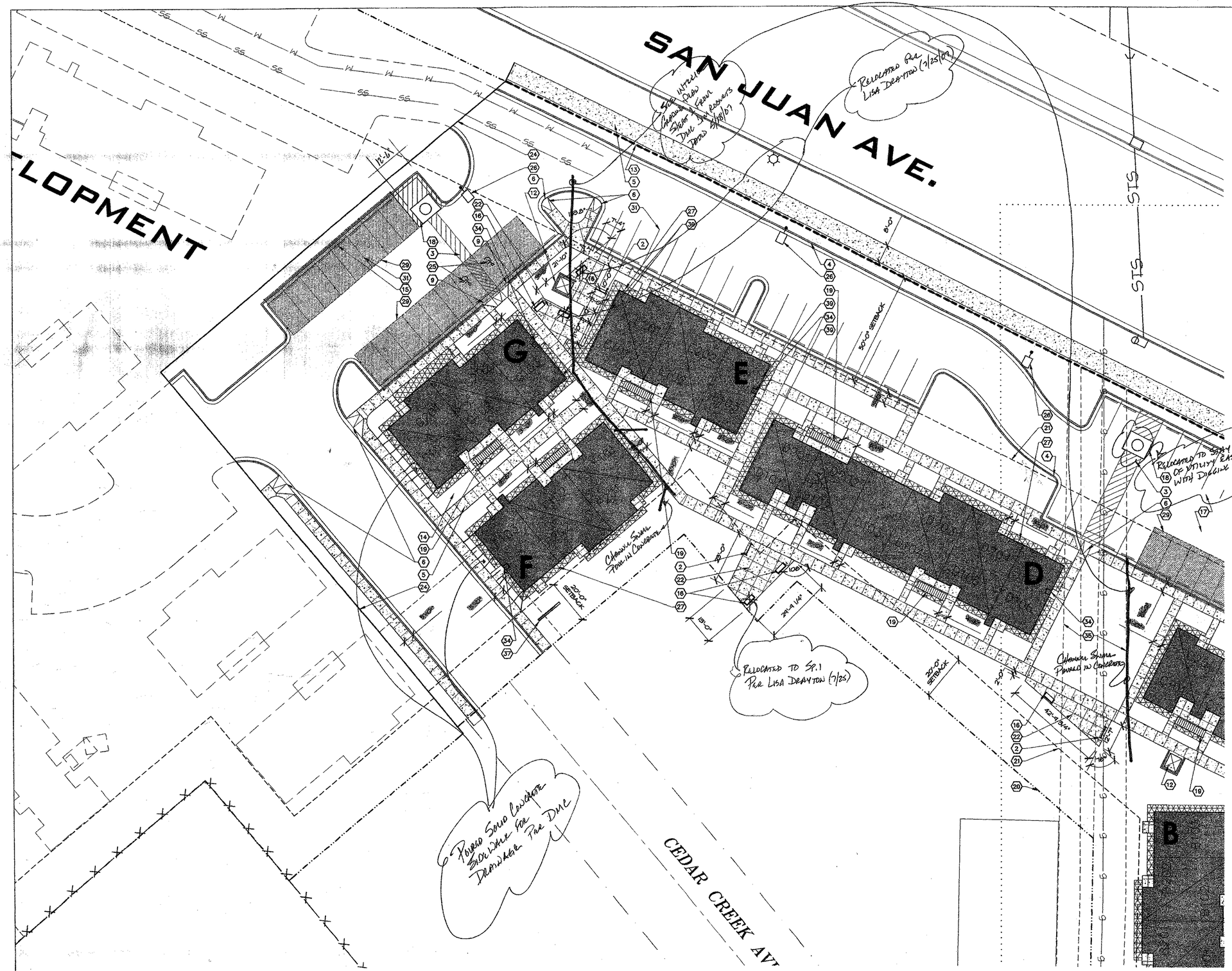

KEYNOTES

1. PROJECT MONUMENT SIGN. SEE SHEET SP.3 DT. 1,2,3
2. BIKE RACK ON CONCRETE PAD
3. WHITE PAVEMENT STRIPING (TYP.)
4. CONCRETE CURB & GUTTER; RE: CIVIL (TYP.)
5. CONCRETE SIDEWALK (TYP.)
6. HANDICAP RAMP; RE: CIVIL (TYP.)
7. TYPICAL PARKING SPACE
8. TEMPORARY CONSTRUCTION SIGN LOCATION
9. HANDICAP SIGN & POST; SEE SHEET SP.3 DTL. 15
10. VAN HANDICAP SIGN & POST; SEE SHEET SP.3 DTL. 15
11. POSTAL PAD W/ POSTAL PEDESTAL
12. TRANSFORMER & CONCRETE PAD BY E.C.; VERIFY SIZE; PROVIDE SCREEN SIMILAR TO SHEET SP.3 DTL. 9&10
13. 48" TALL CEDAR SPLIT RAIL FENCE; LOCATE ON PROP. LINE; SEE SHEET SP.3 DT. 7
14. 6'-0" CRUSHED FINES SIDEWALK RE: CIVIL
15. CONCRETE WHEEL STOP (TYP.)
16. BENCH ON CONCRETE PAD (TYP.)
17. ASPHALT; RE: CIVIL (TYP.)
18. TRASH ENCLOSURE LOCATED ON CONCRETE PAD; RE: CIVIL FOR PAD; SEE SHEET SP.3 DTL. 9,10,13
19. EXTERIOR STAIR; SEE SHEET A10
20. PROPERTY LINE
21. SETBACK
22. CONCRETE WALKING SURFACE W/ 3' X 3' GRID CONTROL JOINT PATTERN
23. 5'-0" CHAIN LINK FENCE AROUND PLAYGROUND W/ ENTRY GATE; SEE SHEET SP.3 DTL. 8,11,12
24. PROJECT LIMIT LINE
25. HANDICAP SURFACE PAINT; SEE SHEET SP.3 DTL. 14
26. LIGHT STANDARD & BASE; RE: ELEC.
27. 3'-0" ROCK MULCH ZONE AROUND BLDGS (TYP.); RE: LANDSCAPE PLAN
28. PLAYGROUND EQUIPMENT BY OWNER
29. CAR PORT; PRE-MANUFACTURED & ENGINEERED; COORD. W/ ARCH.
30. SHADE STRUCTURE; PRE-MANUFACTURED & ENGINEERED TO MATCH CAR PORTS; COORD. W/ ARCH.
31. WHITE PARKING SPACE STRIPING
32. CONDENSER UNIT W/ CONCRETE PAD; RE: MECH. (TYP.)
33. LANDSCAPE WALL (TYP.); SEE SHEET SP.3 DTL. 6
34. FIRE SPRINKLER SYSTEM ACCESS (TYP.)
35. EASEMENT RE: CIVIL
36. FLAG POLE AND BASE ON CONCRETE PAD; ADD ALTERNATE
37. PROJECT LOCATOR SIGN; SEE SHEET SP.3 DT. 4 & 5
38. GROUNDS EQUIPMENT STORAGE; SEE SHEET CB02 DTL. 4,5,6,7,8
39. SEE CONSTRUCTION ASSEMBLY "B" FOR WALLS AT INDICATED LOCATIONS. (BLDG. E, D, & G)

1 SITE PLAN - PARTIAL
SCALE: 1" = 20'-0"

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O:\Projects\Montrose\Drawings\Sheets\0504_SP.1-SP.2-site.dwg Thu May 11 10:15:02 2006 FALEIDE ARCHITECTS

P.T. WOOD 2X8 CAP
6" CAST SAN SERIF METAL LETTER W/ BRUSHED ALUMINUM FINISH; INSTALL W/ PROJECTED SPACER MOUNTING; OPPOSITE SIDE SIMILAR
P.T. WOOD 2X4
SITE PLAN TO BE PAINTED
3/4" PAINTED MDO PLYWOOD BOTH SIDES ON 6"X6" TREATED WOOD POSTS
4" P.T. WOOD TRIM
P.T. WOOD 2X4
GRADE TO SLOPE WATER AWAY
PICKETS (NO DOG EARS); FASTEN TO P.T. SUPPORT POST W/ PROTECTED FASTENERS
4X4 POST SET IN 30" HOLE FILLED W/ CONCRETE
12'-0"
7'-7 1/2"
2'-2"
4'-0"
3'-9 1/2"
3'-10"
3'-9 1/2"
NOTE: SEE ELECTRICAL FOR LIGHTING

P.T. WOOD 2X8 CAP
P.T. WOOD 2X4
3/4" PAINTED MDO PLYWOOD EACH SIDE ON 6"X6" TREATED WOOD POSTS
P.T. WOOD 2X4
GRADE TO SLOPE WATER AWAY
HORIZ. CEDAR WOOD PICKETS (NO DOG EARS); FASTEN TO P.T. SUPPORT POST W/ PROTECTED FASTENERS
4X4 POST SET IN 30" HOLE FILLED W/ CONCRETE

P.T. WOOD 2X8 CAP
6" CAST SAN SERIF METAL LETTER W/ BRUSHED ALUMINUM FINISH; INSTALL W/ PROJECTED SPACER MOUNTING; OPPOSITE SIDE SIMILAR
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2'-2"
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NOTE: SEE ELECTRICAL FOR LIGHTING

P.T. WOOD 2X8 CAP
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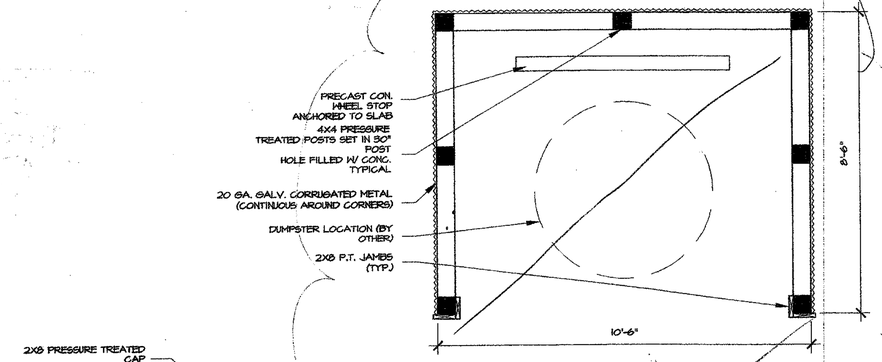
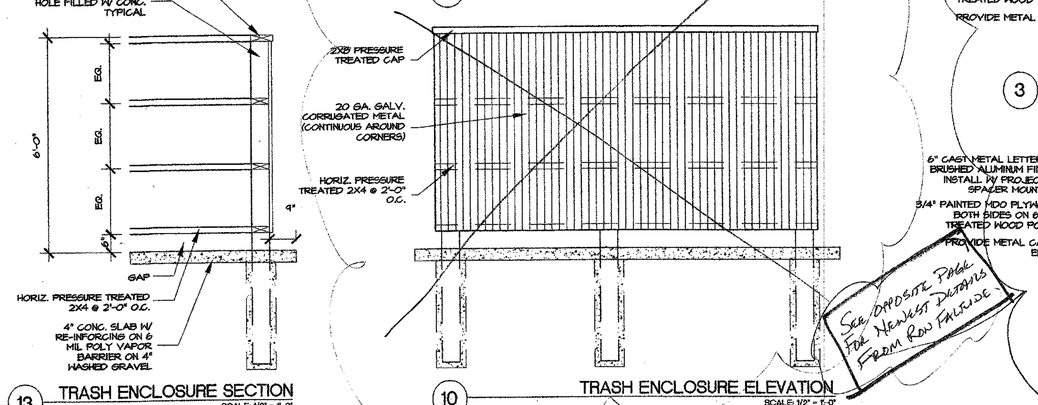
GRADE TO SLOPE WATER AWAY
HORIZ. CEDAR WOOD PICKETS (NO DOG EARS); FASTEN TO P.T. SUPPORT POST W/ PROTECTED FASTENERS
4X4 POST SET IN 30" HOLE FILLED W/ CONCRETE

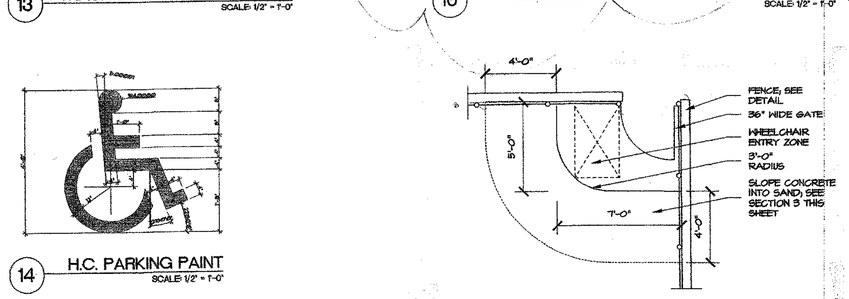
4X4 PRESSURE TREATED POSTS SET IN 30" POST HOLE FILLED W/ CONCRETE (TYPICAL) SPACING AS SHOWN (TYPICAL)
PRECAST CONCRETE WHEEL STOP ANCHORED TO SLAB
HORIZ. CEDAR WOOD PICKETS (NO DOG EARS) & (2) HORIZ. P.T. 2X4
DISPENSER LOCATION (BY OWNER)
PAINTED 4X4 STEEL POST EMBEDDED IN A 30" POST HOLE FILLED W/ CONCRETE PROVIDE FLAT METAL CAP (TYP)
10'-6"
2'-6"
2'-6"
6'-0"
2'-6"
2'-6"
P.T. WOOD 2X8 CAP
P.T. WOOD 2X4
HORIZ. CEDAR WOOD PICKETS (NO DOG EARS); FASTEN TO P.T. SUPPORT POST W/ PROTECTED FASTENERS
P.T. WOOD 2X4
3/4" PAINTED MDO PLYWOOD EACH SIDE ON 6"X6" TREATED WOOD POSTS
P.T. WOOD 2X4
GRADE TO SLOPE WATER AWAY
4X4 POST SET IN 30" HOLE FILLED W/ CONCRETE



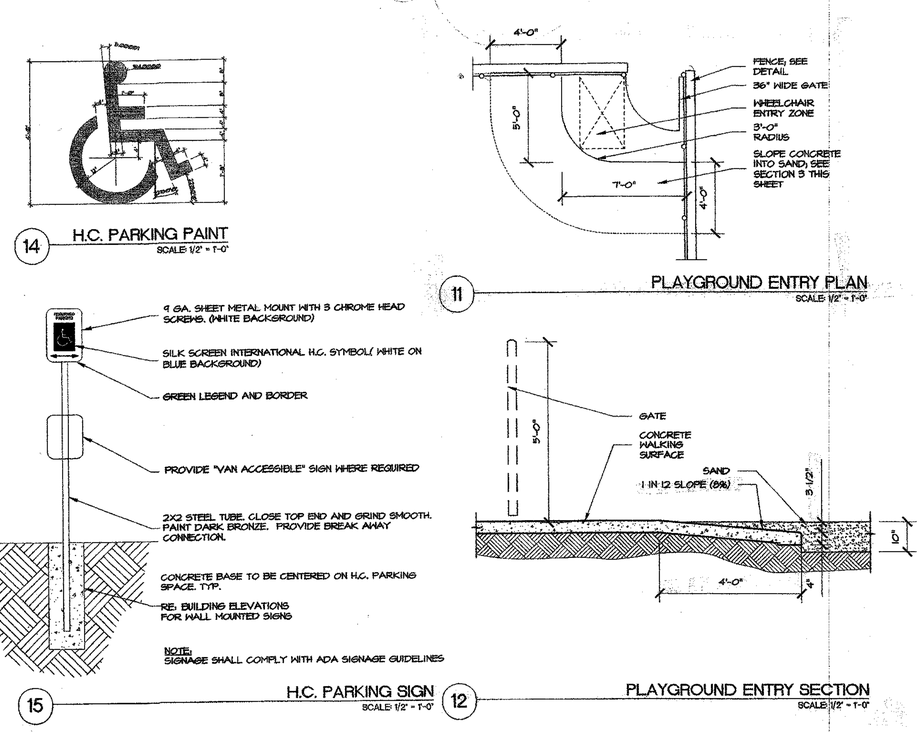
9 TRASH ENCLOSURE ELEVATION
SCALE: 1/2" = 1'-0"



10 TRASH ENCLOSURE ELEVATION
SCALE: 1/2" = 1'-0"



11 PLAYGROUND ENTRY PLAN
SCALE: 1/2" = 1'-0"

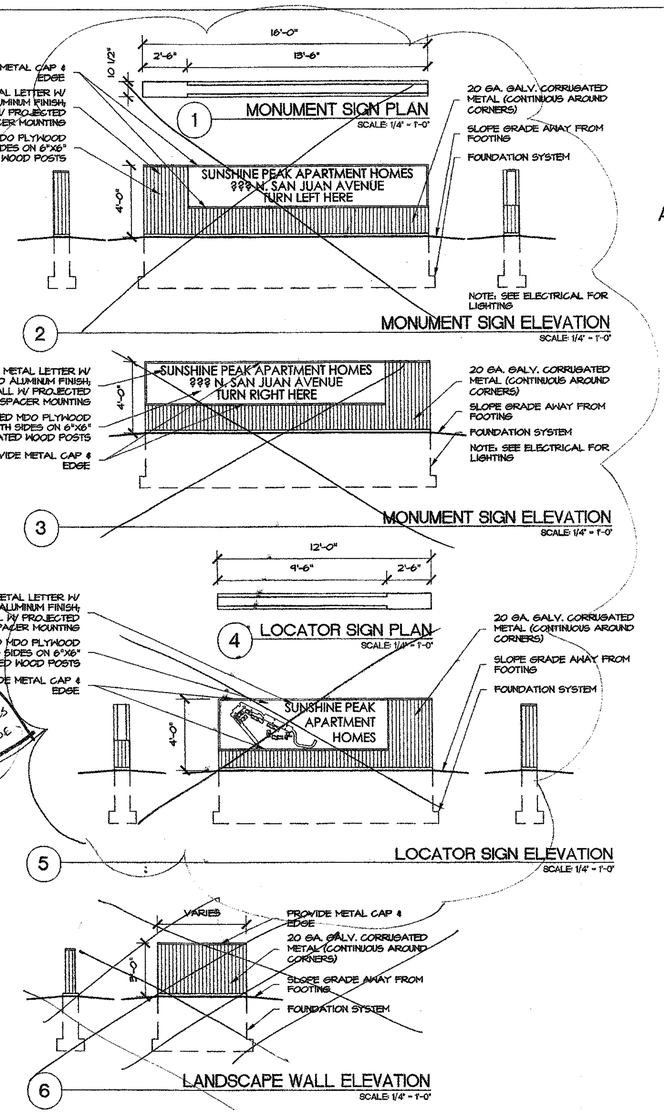


12 PLAYGROUND ENTRY SECTION
SCALE: 1/2" = 1'-0"

13 TRASH ENCLOSURE SECTION
SCALE: 1/2" = 1'-0"

15 H.C. PARKING SIGN
SCALE: 1/2" = 1'-0"

14 H.C. PARKING PAINT
SCALE: 1/2" = 1'-0"



1 MONUMENT SIGN PLAN
SCALE: 1/4" = 1'-0"

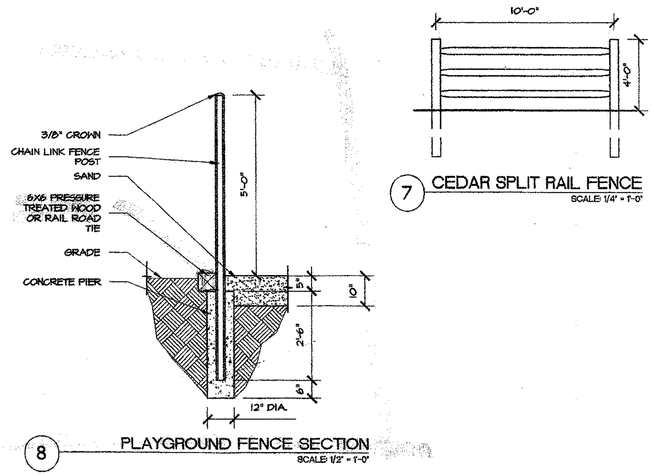
2 MONUMENT SIGN ELEVATION
SCALE: 1/4" = 1'-0"

3 MONUMENT SIGN ELEVATION
SCALE: 1/4" = 1'-0"

4 LOCATOR SIGN PLAN
SCALE: 1/4" = 1'-0"

5 LOCATOR SIGN ELEVATION
SCALE: 1/4" = 1'-0"

6 LANDSCAPE WALL ELEVATION
SCALE: 1/4" = 1'-0"



8 PLAYGROUND FENCE SECTION
SCALE: 1/2" = 1'-0"

7 CEDAR SPLIT RAIL FENCE
SCALE: 1/4" = 1'-0"

FALEIDE ARCHITECTS PC
1701 Wynkoop St. Suite 235
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Sunshine Peak Apartments
Montrose, CO 81402

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project:
Sunshine Peak Apts.
N. San Juan Parkway
Montrose, CO 81402

date, issue:
CONSTRUCTION
+ PERMIT 05.05.06

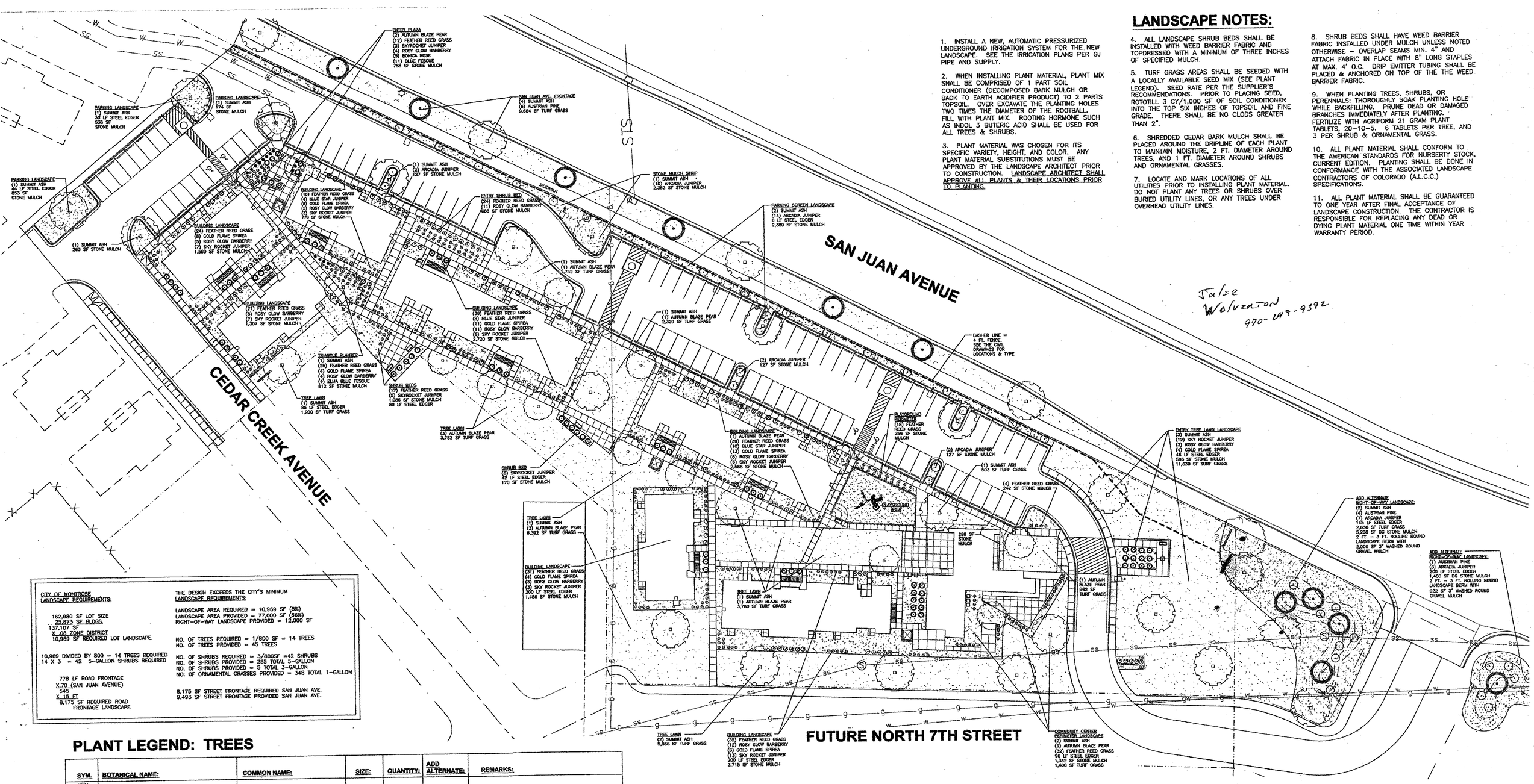
drawn:

sheet no.:

sheet name:

SP.3 of 37

Q:\Projects\Montrose\Drawings\Sheets\0604_SP_3.dwg Thu May 11 11:33:18 2006 FALEIDE ARCHITECTS



Julee
Wolverton
970-249-9392

LANDSCAPE NOTES:

1. INSTALL A NEW, AUTOMATIC PRESSURIZED UNDERGROUND IRRIGATION SYSTEM FOR THE NEW LANDSCAPE. SEE THE IRRIGATION PLANS PER GJ PIPE AND SUPPLY.

2. WHEN INSTALLING PLANT MATERIAL, PLANT MIX SHALL BE COMPRISED OF 1 PART SOIL CONDITIONER (DECOMPOSED BARK MULCH OR BACK TO EARTH ACIDIFIER PRODUCT) TO 2 PARTS TOPSOIL. OVER EXCAVATE THE PLANTING HOLES TWO TIMES THE DIAMETER OF THE ROOTBALL. FILL WITH PLANT MIX. ROOTING HORMONE SUCH AS INDOL 3 BUTERIC ACID SHALL BE USED FOR ALL TREES & SHRUBS.

3. PLANT MATERIAL WAS CHOSEN FOR ITS SPECIFIC VARIETY, HEIGHT, AND COLOR. ANY PLANT MATERIAL SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION. LANDSCAPE ARCHITECT SHALL APPROVE ALL PLANTS & THEIR LOCATIONS PRIOR TO PLANTING.

4. ALL LANDSCAPE SHRUB BEDS SHALL BE INSTALLED WITH WEED BARRIER FABRIC AND TOPDRESSED WITH A MINIMUM OF THREE INCHES OF SPECIFIED MULCH.

5. TURF GRASS AREAS SHALL BE SEEDED WITH A LOCALLY AVAILABLE SEED MIX (SEE PLANT LEGEND). SEED RATE PER THE SUPPLIER'S RECOMMENDATIONS. PRIOR TO PLACING SEED, ROTOTILL 3 CY/1,000 SF OF SOIL CONDITIONER INTO THE TOP SIX INCHES OF TOPSOIL AND FINE GRADE. THERE SHALL BE NO CLODS GREATER THAN 2".

6. SHREDDED CEDAR BARK MULCH SHALL BE PLACED AROUND THE DRIPLINE OF EACH PLANT TO MAINTAIN MOISTURE, 2 FT. DIAMETER AROUND TREES, AND 1 FT. DIAMETER AROUND SHRUBS AND ORNAMENTAL GRASSES.

7. LOCATE AND MARK LOCATIONS OF ALL UTILITIES PRIOR TO INSTALLING PLANT MATERIAL. DO NOT PLANT ANY TREES OR SHRUBS OVER BURIED UTILITY LINES, OR ANY TREES UNDER OVERHEAD UTILITY LINES.

8. SHRUB BEDS SHALL HAVE WEED BARRIER FABRIC INSTALLED UNDER MULCH UNLESS NOTED OTHERWISE – OVERLAP SEAMS MIN. 4" AND ATTACH FABRIC IN PLACE WITH 8" LONG STAPLES AT MAX. 4' O.C. DRIP EMITTER TUBING SHALL BE PLACED & ANCHORED ON TOP OF THE THE WEED BARRIER FABRIC.

9. WHEN PLANTING TREES, SHRUBS, OR PERENNIALS: THOROUGHLY SOAK PLANTING HOLE WHILE BACKFILLING. PRUNE DEAD OR DAMAGED BRANCHES IMMEDIATELY AFTER PLANTING. FERTILIZE WITH AGRIFORM 21 GRAM PLANT TABLETS, 20–10–5. 6 TABLETS PER TREE, AND 3 PER SHRUB & ORNAMENTAL GRASS.

10. ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN STANDARDS FOR NURSERTY STOCK, CURRENT EDITION. PLANTING SHALL BE DONE IN CONFORMANCE WITH THE ASSOCIATED LANDSCAPE CONTRACTORS OF COLORADO (A.L.C.C.) SPECIFICATIONS.

11. ALL PLANT MATERIAL SHALL BE GUARANTEED TO ONE YEAR AFTER FINAL ACCEPTANCE OF LANDSCAPE CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR REPLACING ANY DEAD OR DYING PLANT MATERIAL ONE TIME WITHIN YEAR WARRANTY PERIOD.

CITY OF MONTROSE
LANDSCAPE REQUIREMENTS:

162,980 SF LOT SIZE
25,873 SF BLDGS.
137,107 SF
X .08 ZONE DISTRICT
10,969 SF REQUIRED LOT LANDSCAPE

10,969 DIVIDED BY 800 = 14 TREES REQUIRED
14 X 3 = 42 5-GALLON SHRUBS REQUIRED

778 LF ROAD FRONTAGE
X 70 (SAN JUAN AVENUE)
545
X 15 FT
8,175 SF REQUIRED ROAD
FRONTAGE LANDSCAPE

THE DESIGN EXCEEDS THE CITY'S MINIMUM
LANDSCAPE REQUIREMENTS:

LANDSCAPE AREA REQUIRED = 10,969 SF (8%)
LANDSCAPE AREA PROVIDED = 77,000 SF (56%)
RIGHT-OF-WAY LANDSCAPE PROVIDED = 12,000 SF

NO. OF TREES REQUIRED = 1/800 SF = 14 TREES
NO. OF TREES PROVIDED = 45 TREES

NO. OF SHRUBS REQUIRED = 3/800SF =42 SHRUBS
NO. OF SHRUBS PROVIDED = 255 TOTAL 5-GALLON
NO. OF SHRUBS PROVIDED = 5 TOTAL 3-GALLON
NO. OF ORNAMENTAL GRASSES PROVIDED = 348 TOTAL 1-GALLON

8,175 SF STREET FRONTAGE REQUIRED SAN JUAN AVE.
9,493 SF STREET FRONTAGE PROVIDED SAN JUAN AVE.

PLANT LEGEND: TREES

	SYM.	BOTANICAL NAME:	COMMON NAME:	SIZE:	QUANTITY:	ADD ALTERNATE:	REMARKS:
TREES		FRAXINUS PENNSYLVANICA 'SUMMIT'	SUMMIT ASH	1 1/2" CAL.	26 TOTAL	2 TOTAL	40' TALL, 30' SPREAD, YELLOW FALL COLOR
		PYRUS CALLERYANA 'AUTUMN BLAZE'	AUTUMN BLAZE PEAR	1 1/2" CAL.	13 TOTAL	-0-	30' TALL, 20' SPREAD, RED/PURPLE FALL COLOR
		PINUS NIGRA	AUSTRIAN PINE	6 FT. B&B	6 TOTAL	5 TOTAL	30' TALL, 15' SPREAD, EVERGREEN TREE

PLANT LEGEND: MULCH, SEED, EDGER

	SYM.	DESCRIPTION:	QUANTITY:	ADD ALTERNATE:	REMARKS:
BARK, SEED, EDGER		SHREDDED CEDAR BARK MULCH	800 SF	40 SF	SHREDDED CEDAR, PLACE 3" DEEP OVER LANDSCAPE FABRIC AROUND ALL PLANT DRIPLINES - 2' DIA. AROUND TREES, 1' DIA. AROUND SHRUBS
		DECOMPOSED GRANITE MULCH	27,000 SF	6,600 SF	1/2" MINUS DECOMPOSED GRANITE - EARTHTONE COLOR, 3" DEEP OVER LANDSCAPE FABRIC
		3" WASHED ROUND GRAVEL MULCH	0 SF	2,922 SF	3" WASHED ROUND GRAVEL - MULTI-COLOR, 3" DEEP OVER LANDSCAPE FABRIC
		TURF GRASS SEED	49,231 SF	2,630 SF	SEED WITH A BLUE GRASS / PERENNIAL RYE SEED MIX AS LOCALLY AVAILABLE. SEED AT THE RATE RECOMMENDED BY THE SUPPLIER
		1/8" x 4" COMMERCIAL GRADE STEEL EDGER	829 LF	345 LF	1/8' X 4" COMMERCIAL GRADE STEEL EDGER (WITH HEMMED TOP EDGE OR PLASTIC CAP). INSTALL PER MFG. RECOMMENDATIONS. INSTALL WITH PROPER STAKES AND OVERLAPS.

PLANT LEGEND: SHRUBS

	SYM.	BOTANICAL NAME:	COMMON NAME:	SIZE:	QUANTITY:	ADD ALTERNATE:	REMARKS:
SHRUBS		BERBERIS THUNBERGII AUTROPURPUREA 'ROSY GLOW'	ROSY GLOW BARBERRY	5 GALLON	74 TOTAL	-0-	3 FT. TALL, 3 FT. SPREAD, RED FOLIAGE
		CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	1 GALLON	333 TOTAL	-0-	5' TALL, 2 FT. SPREAD, ORNAMENTAL GRASS
		FESTUCA GLAUCA 'ELIJA BLUE'	ELIJA BLUE FESCUE	1 GALLON	15 TOTAL	-0-	12" TALL, 12" SPREAD, BLUE ORNAMENTAL GRASS
		JUNIPERUS SABINA 'ARCADIA'	ARCADIA JUNIPER	5 GALLON	30 TOTAL	13 TOTAL	2' TALL, 6' SPREAD, GREEN EVERGREEN SHRUB
		JUNIPERUS SQUAMATA	BLUE STAR JUNIPER	5 GALLON	22 TOTAL	-0-	18" TALL, 6' SPREAD, BLUE EVERGREEN SHRUB
		JUNIPERUS VIRGINIANA 'SKYROCKET'	SKYROCKET JUNIPER	5 GALLON	71 TOTAL	-0-	15' TALL, 3' SPREAD, UPRIGHT EVERGREEN
		ROSA 'BONICA'	BONICA ROSE	3 GALLON	5 TOTAL	-0-	4' TALL, 4' SPREAD, PINK SUMMER FLOWERS
		SPIREA X BUMALDA 'GOLD FLAME'	GOLD FLAME SPIREA	5 GALLON	58 TOTAL	-0-	3' TALL, 3' SPREAD, BRIGHT GREEN FOLIAGE

SUNSHINE PEAKS APARTMENT COMPLEX LANDSCAPE PLAN

SCALE:
1" = 30'-0"
0 15 30 60

NORTH

JULEE WOLVERTON, ASLA
Landscape Architecture

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REVISED 5/1/06

SHEET
-1

Grand Junction
Pipe & Supply
2868 I-70 Business Loop
P.O. Box 1849
Grand Junction, CO 81502
(970) 243-4604

SUNSHINE PEAKS APARTMENT COMPLEX

SCALE: 1" = 30'-0"
0 15 30 60

NORTH

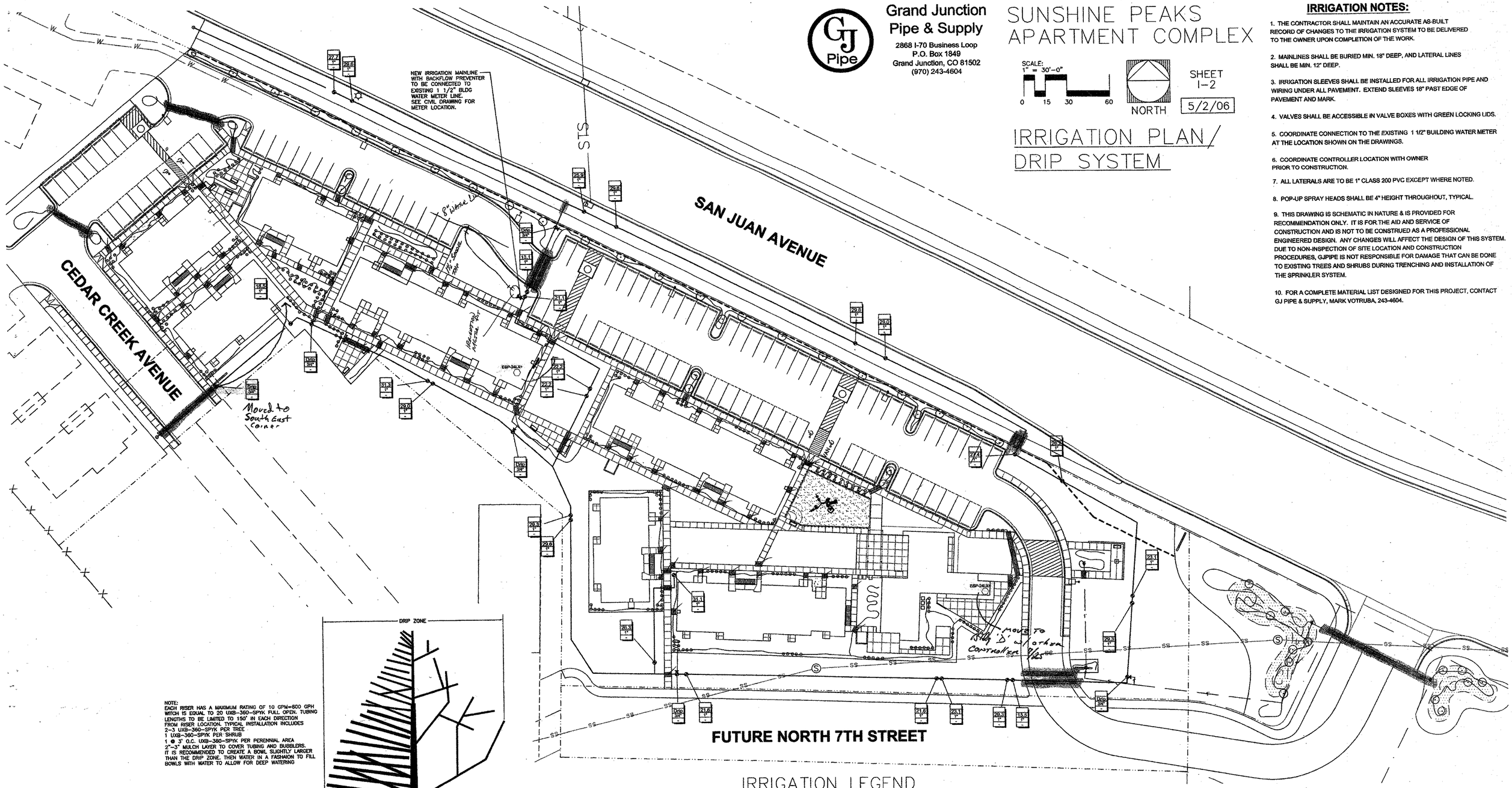
SHEET 1-2

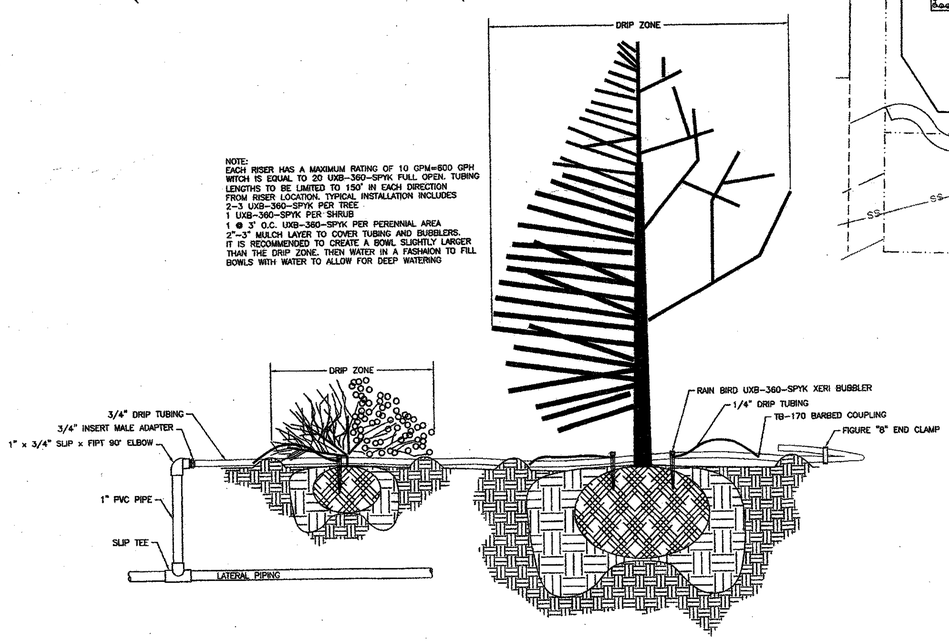
5/2/06

IRRIGATION PLAN/ DRIP SYSTEM

IRRIGATION NOTES:

1. THE CONTRACTOR SHALL MAINTAIN AN ACCURATE AS-BUILT RECORD OF CHANGES TO THE IRRIGATION SYSTEM TO BE DELIVERED TO THE OWNER UPON COMPLETION OF THE WORK.
2. MAINLINES SHALL BE BURIED MIN. 18" DEEP, AND LATERAL LINES SHALL BE MIN. 12" DEEP.
3. IRRIGATION SLEEVES SHALL BE INSTALLED FOR ALL IRRIGATION PIPE AND WIRING UNDER ALL PAVEMENT. EXTEND SLEEVES 18" PAST EDGE OF PAVEMENT AND MARK.
4. VALVES SHALL BE ACCESSIBLE IN VALVE BOXES WITH GREEN LOCKING LIDS.
5. COORDINATE CONNECTION TO THE EXISTING 1 1/2" BUILDING WATER METER AT THE LOCATION SHOWN ON THE DRAWINGS.
6. COORDINATE CONTROLLER LOCATION WITH OWNER PRIOR TO CONSTRUCTION.
7. ALL LATERALS ARE TO BE 1" CLASS 200 PVC EXCEPT WHERE NOTED.
8. POP-UP SPRAY HEADS SHALL BE 4" HEIGHT THROUGHOUT, TYPICAL.
9. THIS DRAWING IS SCHEMATIC IN NATURE & IS PROVIDED FOR RECOMMENDATION ONLY. IT IS FOR THE AID AND SERVICE OF CONSTRUCTION AND IS NOT TO BE CONSTRUED AS A PROFESSIONAL ENGINEERED DESIGN. ANY CHANGES WILL AFFECT THE DESIGN OF THIS SYSTEM. DUE TO NON-INSPECTION OF SITE LOCATION AND CONSTRUCTION PROCEDURES, GJPIPE IS NOT RESPONSIBLE FOR DAMAGE THAT CAN BE DONE TO EXISTING TREES AND SHRUBS DURING TRENCHING AND INSTALLATION OF THE SPRINKLER SYSTEM.
10. FOR A COMPLETE MATERIAL LIST DESIGNED FOR THIS PROJECT, CONTACT GJ PIPE & SUPPLY, MARK VOTRUBA, 243-4604.





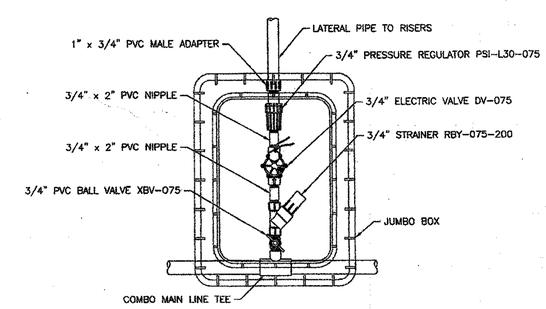
NOTE:
EACH RISER HAS A MAXIMUM RATING OF 10 GPM=600 GPH WITCH IS EQUAL TO 20 UXB-360-SPYK FULL OPEN. TUBING LENGTHS TO BE LIMITED TO 150' IN EACH DIRECTION FROM RISER LOCATION. TYPICAL INSTALLATION INCLUDES
2-3 UXB-360-SPYK PER TREE
1 UXB-360-SPYK PER SHRUB
1 @ 3' O.C. UXB-360-SPYK PER PERENNIAL AREA
2"-3" MULCH LAYER TO COVER TUBING AND BUBBLERS.
IT IS RECOMMENDED TO CREATE A BOWL SLIGHTLY LARGER THAN THE DRIP ZONE. THEN WATER IN A FASHION TO FILL BOWLS WITH WATER TO ALLOW FOR DEEP WATERING

COMMERCIAL RISER FOR XERIGATION

IRRIGATION LEGEND

- Rain Bird 100-PEB 1" Remote Control Valve
- Rain Bird Xerigation Control Zone XCZ-075
- Reduced Pressure Assembly 1-1/2" FEBCO #825YA
- ESP-24LX+ Controller - 24 station Rain Bird ESP-24LX+
- LATERALS CL 200 PVC
- 4 inch Class 200 PVC SLEEVE
- 3/4" DRIP LINE
- 1.5 inch Schedule 40 PVC

RISER FOR DRIP SYSTEM
1 XB-05 PER PERRINAL
2 XB-05 PER SHRUB
4 XB-20 PER TREE



XCZ-075 DRIP ZONE

Grand Junction
Pipe & Supply
2868 I-70 Business Loop
P.O. Box 1849
Grand Junction, CO 81502
(970) 243-4604

SUNSHINE PEAKS APARTMENT COMPLEX

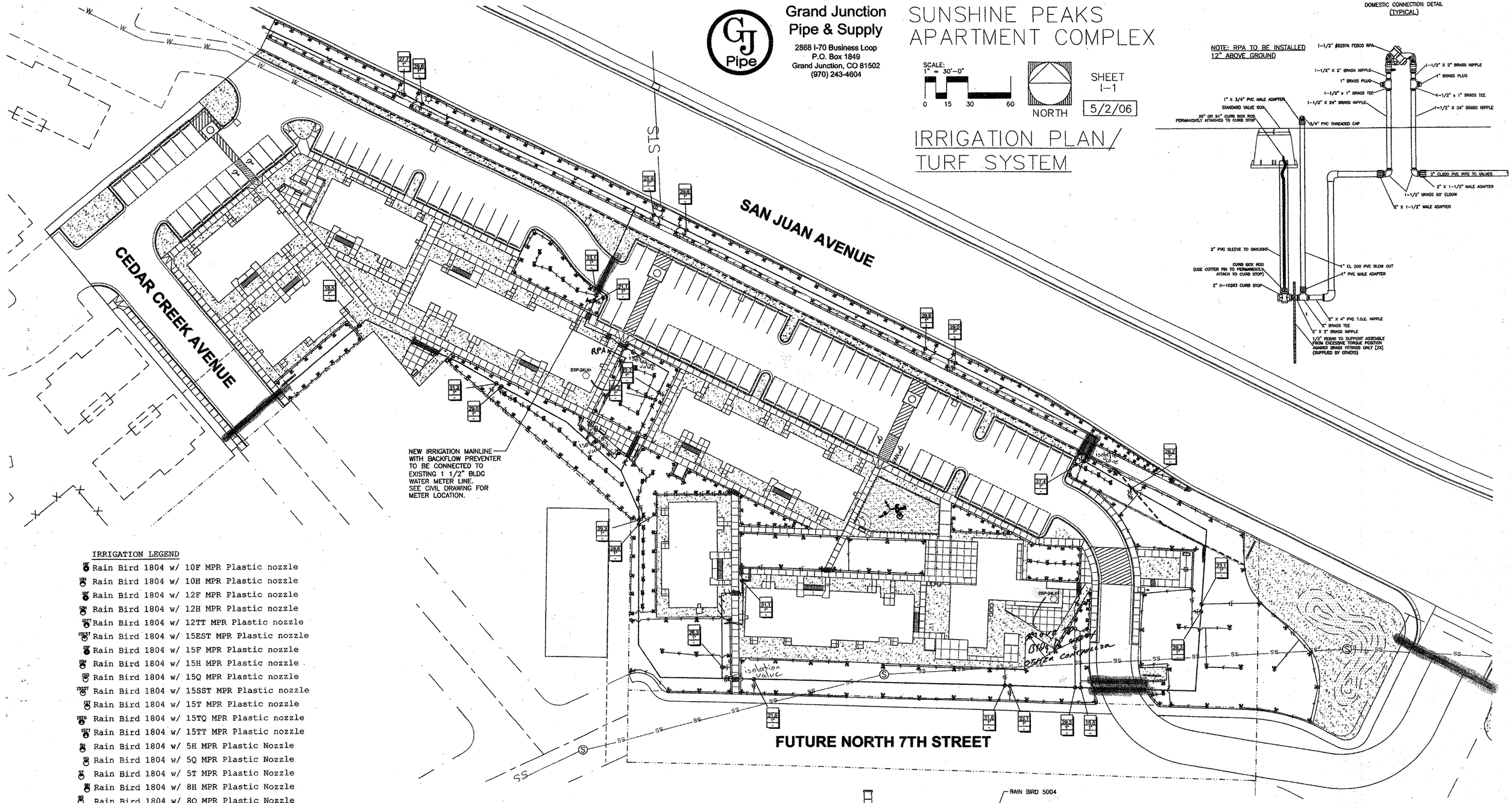
SCALE: 1" = 30'-0"
0 15 30 60

NORTH

SHEET I-1

5/2/06

IRRIGATION PLAN/ TURF SYSTEM

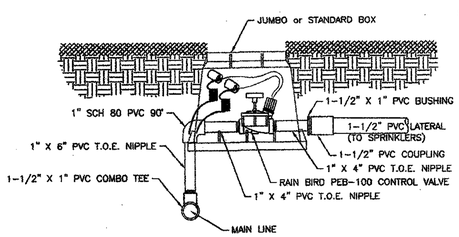


CITY OF MONTROSE
DOMESTIC CONNECTION DETAIL
(TYPICAL)

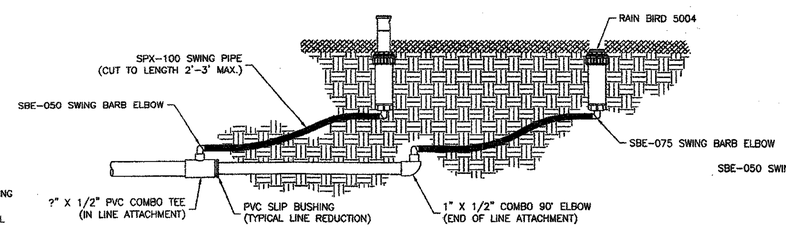
IRRIGATION LEGEND

- Rain Bird 1804 w/ 10F MPR Plastic nozzle
- Rain Bird 1804 w/ 10H MPR Plastic nozzle
- Rain Bird 1804 w/ 12F MPR Plastic nozzle
- Rain Bird 1804 w/ 12H MPR Plastic nozzle
- Rain Bird 1804 w/ 12TT MPR Plastic nozzle
- Rain Bird 1804 w/ 15EST MPR Plastic nozzle
- Rain Bird 1804 w/ 15F MPR Plastic nozzle
- Rain Bird 1804 w/ 15H MPR Plastic nozzle
- Rain Bird 1804 w/ 15Q MPR Plastic nozzle
- Rain Bird 1804 w/ 15SST MPR Plastic nozzle
- Rain Bird 1804 w/ 15T MPR Plastic nozzle
- Rain Bird 1804 w/ 15TQ MPR Plastic nozzle
- Rain Bird 1804 w/ 15TT MPR Plastic nozzle
- Rain Bird 1804 w/ 5H MPR Plastic Nozzle
- Rain Bird 1804 w/ 5Q MPR Plastic Nozzle
- Rain Bird 1804 w/ 5T MPR Plastic Nozzle
- Rain Bird 1804 w/ 8H MPR Plastic Nozzle
- Rain Bird 1804 w/ 8Q MPR Plastic Nozzle
- Rain Bird 1804 w/ 8T MPR Plastic Nozzle
- Rain Bird 5004-FC ROTOR w/ 3.0 LA Nozzle
- Rain Bird 5004-PC ROTOR w/ 1.5 LA Nozzle
- Rain Bird 5004-PC ROTOR w/ 3.0 LA Nozzle
- Rain Bird 100-PEB 1" Remote Control Valve
- Reduced Pressure Assembly 1-1/2" FEBCO #825YA
- ESP-24LX+ Controller - 24 station Rain Bird ESP-24LX+
- 4" CLASS 200 PVC SLEEVE
- 1-1/2" SCH 40 PVC MAIN LINE
- CLASS 200 PVC LATERALS
- Rain Bird #33 DRC Quick Coupler valve field locate

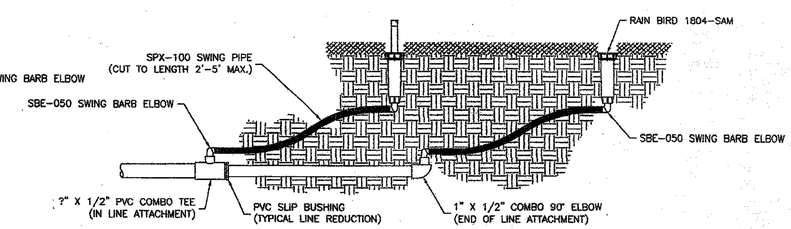
DESIGN BASED ON 30 GPM AT 60 PSI AT THE TAP



RAIN BIRD PEB-100 ON 1-1/2" MAIN



RAIN BIRD 5004 ON SWING PIPE



RAIN BIRD 1804-SAM ON SWING PIPE

Architect's Supplemental Instructions

Project: Sunshine Peak Apartment Homes Contract: ASI No: 013 Architect's Project No: 05.04	Date: 09.12.06 Total Pages: 2

Schauer Construction
Attn: Mike Milsner
104 Pro Rodeo Drive
Suite 120
Colorado Springs, CO 80919

Re: Two bedroom accessible unit - mechanical

Dear Mike,

The following information is additional information and clarification to the drawings dated May 05, 2006.

Sheet A01 of 37 – 5 Plex (M1) – First Floor – Bldg. G: The two bedroom unit in the middle of building 'G' corresponds with the 'Fully Accessible 2 Bedroom Unit' shown on Sheet A17 of 37.

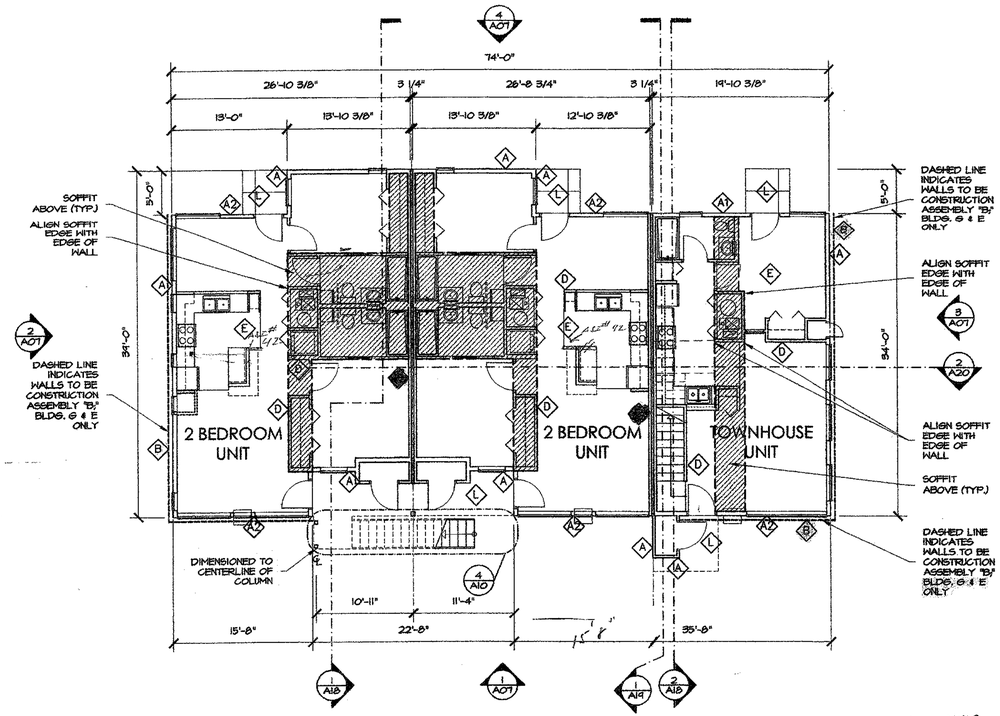
Sheet M1: A mechanical plan for the 'Fully Accessible 2 Bedroom Unit' shown on Sheet A17 of 37 is not shown. See attached Sheet 01 for a partial mechanical plan. Setting and additional mechanical for this unit will be similar to the '2 Bedroom Main Floor Unit Plan' shown on Sheet M1.

Sincerely,

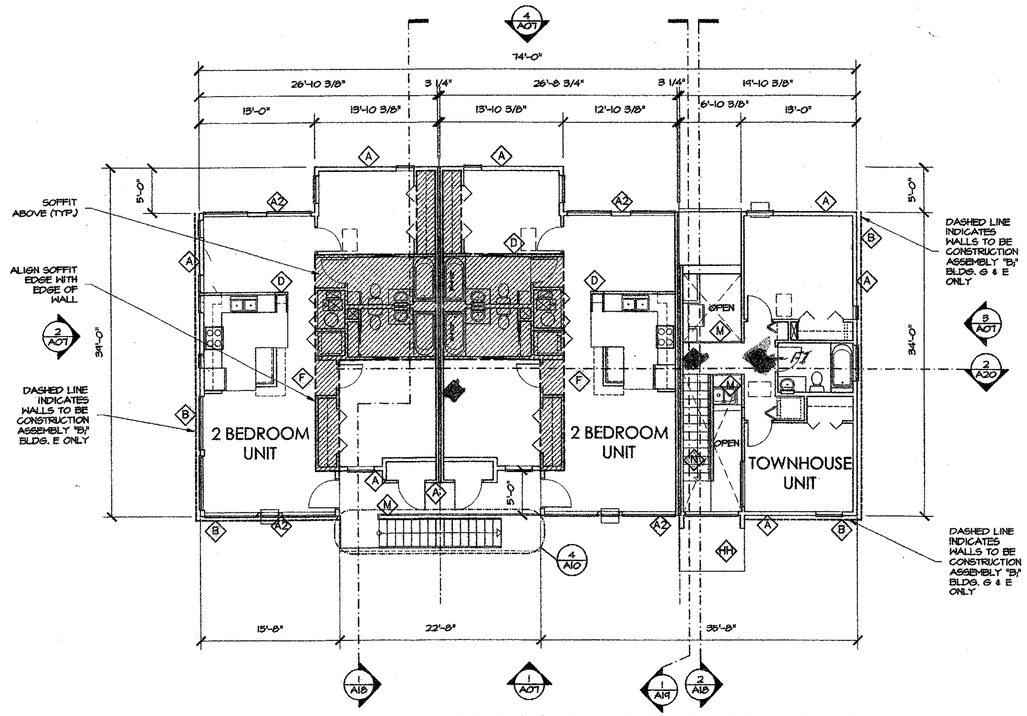
Todd Townsend

ASI #13

1701 Wynkoop Suite 235 Denver, Colorado 80202 voice 303.573.6578 fax 303.607.0399 e-mail tfaleide@aol.com
FALEIDE ARCHITECTS, PC



1 5 PLEX (M1) - FIRST FLOOR - BLDG. B,E,F, + G
SCALE: 1/8" = 1'-0"



2 5 PLEX (M1) - SECOND FLOOR - BLDG. B,E,F, + G
SCALE: 1/8" = 1'-0"

CONSTRUCTION ASSEMBLIES

A EXTERIOR WALLS:
~~CEMENTIOUS SIDING~~ ON TWO LAYERS BUILDING PAPER, ON SHEATHING (RE: STRUCTURAL) OVER WOOD STUDS W/ R14 BATT INSULATION, VAPOR BARRIER AND 1/2" GWB INTERIOR FINISH.
ASSEMBLY: NOT RATED — SEE ASI #26

A1 EXTERIOR WALLS:
CORRUGATED GALVANIZED METAL SIDING OR ASPHALT SHINGLES (RE: ELEV.)ON TWO LAYERS BUILDING PAPER ON SHEATHING (RE: STRUCTURAL) OVER WOOD STUDS W/ R14 BATT INSULATION, VAPOR BARRIER AND 1/2" GWB INTERIOR FINISH.
ASSEMBLY: NO RATING

A2 EXTERIOR WALLS:
~~CEMENTIOUS PANEL~~ ON TWO LAYERS BUILDING PAPER ON SHEATHING (RE: STRUCTURAL) OVER WOOD STUDS W/ R14 BATT INSULATION, VAPOR BARRIER AND 1/2" GWB INTERIOR FINISH.
ASSEMBLY: NO RATING — SEE ASI #26

B EXTERIOR WALLS:
~~CEMENTIOUS SIDING~~ OR PANEL (RE: ELEV.), ON TWO LAYERS BUILDING PAPER, ON 5/8" EXTERIOR TYPE X GWB, ON SHEATHING (RE: STRUCT.) OVER WOOD STUDS W/ R14 BATT INSULATION, VAPOR BARRIER AND 5/8" TYPE X GWB INTERIOR FINISH.
ASSEMBLY: UL-U544 1 HR.** — SEE ASI #26

C PARTY WALLS:
TWO PARALLEL STUD WALLS W/COMMON TOP PLATE (RE: STRUCTURAL). EACH WALL TO HAVE 5/8" TYPE X GWB ON INSIDE FACE (AT AIR GAP), R-13 HIGH DENSITY INSULATION, 5/8" TYPE X GWB ROOM SIDE FINISH. PROVIDE 2" CLEAR AIR GAP BETWEEN WALLS. (@ TUB SURROUND PROVIDE CEMENT BACKER BOARD IN ADDITION TO GWB.)
ASSEMBLY: 1 HR. RATED (BASED ON UL-U305)

D INTERIOR WALLS:
1/2" GWB EACH SIDE OF WOOD STUDS 16" O.C., AT WET AREAS PROVIDE 1/2" MOISTURE RESISTANT GWB. PROVIDE CEMENT BACKER BOARD AT TUB SURROUND WALLS
ASSEMBLY: NO RATING

E FLOORS AT GRADE:
POST TENSION CONCRETE SLAB, RE: STRUCTURAL
ASSEMBLY: NO RATING (NON COMBUSTIBLE)

F FLOOR/CEILING SYSTEM:
FLOOR FINISH, ON SUBFLOOR, ON FLOOR JOISTS, ~~WITH 7/8" DEEP FURRING CHANNELS, WITH 1-1/4" BATT INSULATION BTWN FURRING CHANNELS AND BOTTOM OF JOISTS, WITH 5/8" TYPE X GWB CEILING FINISH.~~
ASSEMBLY: UL-L580 1 HR. — SEE ADDENDA #1 SHEET 01 / REFERENCE ASI #12

F1 FLOOR/CEILING SYSTEM:
FLOOR FINISH, ON SUBFLOOR, ON FLOOR JOISTS, WITH 5/8" GWB CEILING FINISH

G BALCONY/CEILING SYSTEM:
CONC. (RE: STRUCT.) ON A WATER PROOF MEMBRANE, ON SUBFLOOR, ON FLOOR JOISTS, WITH 7/8" DEEP FURRING CHANNELS, WITH 1-1/4" BATT INSULATION BTWN FURRING CHANNELS AND BOTTOM OF JOISTS, WITH 5/8" EXTERIOR TYPE X GWB CEILING FINISH.
ASSEMBLY: UL-L580 1 HR.

H ROOF CEILING SYSTEM:
ASPHALT SHINGLES ON (2) LAYERS 15# FELT, ON SHEATHING (RE: STRUCTURAL) OVER PRE-ENGINEERED ROOF TRUSSES W/ R-38 FOIL FACED BATT INSULATION, WITH 5/8" GWB ACROSS BOTTOM OF TRUSSES FOR INTERIOR FINISH.
ASSEMBLY: NO RATING

H1 ROOF CEILING SYSTEM:
ASPHALT SHINGLES ON (2) LAYERS 15# FELT, ON SHEATHING (RE: STRUCTURAL) OVER 2X2 OVER JOISTS (RE: STRUCT.) W/ R-38 FOIL FACED BATT INSULATION, VAPOR BARRIER WITH (2) LAYERS 5/8" TYPE X GWB ACROSS BOTTOM OF JOISTS FOR INTERIOR FINISH.
ASSEMBLY: 1 HR. RATED MEMBRANE

H2 ROOF CEILING SYSTEM:
ROLLED ASPHALT ROOFING, ON (2) LAYERS 15# FELT, ON SHEATHING (RE: STRUCTURAL) OVER JOISTS WITH (2) LAYERS 5/8" EXTERIOR TYPE X GWB.
ASSEMBLY: 1 HR. RATED ~~SOFFIT MEMBRANE~~

J ROOF CEILING SYSTEM:
CORRUGATED GALVANIZED METAL ROOFING ON (2) LAYERS 15# FELT, (ICE & WATER SHIELD WHERE SHOWN) ON SHEATHING (RE: STRUCT.) OVER ROOF JOISTS OR PRE-ENGINEERED TRUSSES W/ R-38 FOIL FACED BATT INSULATION, WITH 5/8" GWB ACROSS BOTTOM OF JOISTS FOR INTERIOR FINISH.
ASSEMBLY: NO RATING

K NOT USED

L CONCRETE PATIOS: RE: STRUCTURAL

M RAILINGS:
METAL GUARDRAIL WITH METAL BALUSTERS AT 4" O.C., SECURE TO SIDE OF STRINGER AND/OR RIM JOIST. HANDRAIL TO BE PROVIDED AT EXTERIOR STAIRS.

N INTERIOR STAIRS: CARPET (NO PAD) OVER PREFAB WOOD STRINGERS AND TREADS; PROVIDE (2) LAYERS 5/8" TYPE X GYP. BD. AT UNDERSIDE OF STAIR FOR 1 HR. RATING.

GENERAL NOTES:

1. DO NOT SCALE THE DRAWINGS! ALL NOTES AND NOTED DIMENSIONS TAKE PRECEDENCE OVER VISUAL REPRESENTATIONS OR ASSUMED INFORMATION.

2. REFER TO STRUCTURAL FLOOR FRAMING PLANS FOR ALL SHEAR WALL LOCATIONS AND ASSEMBLIES.

3. REFER TO STRUCTURAL FLOOR FRAMING PLANS FOR ALL BEARING WALL LOCATIONS.

4. REFER TO STRUCTURAL DRAWINGS FOR STUD AND JOIST SIZE AND SPACING, SHEATHING SIZE AND THICKNESS, POST SIZES AND CONCRETE THICKNESS.

5. ENSURE THAT DRAINAGE IS AWAY FROM BUILDING AT A SLOPE OF 1/4" PER FOOT MINIMUM. TO ALLEVIATE ANY TRAPPED WATER BETWEEN BUILDING AND SIDEWALK USE 4" DIA. CORRUGATED PLASTIC PIPE TO ROUTE WATER UNDER SIDEWALKS TO AN OPEN, DRAINABLE AREA. TYPICAL AT ALL LOCATIONS.

6. ENSURE ATTIC VENTING THROUGH ROOF, WALL AND SOFFIT IS PER CODE.

7. CONSTRUCTION LOADS SHALL NOT BE GREATER THAN DESIGN LOADS OR OTHERWISE OVERLOAD THE STRUCTURE.

8. ~~PARTS~~ ARE DIMENSIONED FROM FRAMING TO FRAMING UNLESS NOTED OTHERWISE.

9. ~~DOOR FRAMES~~ NOT DIMENSIONED ARE TO BE PLACED ~~3" FROM ADJACENT WALLS OR CENTERED~~ ALONG WALL LENGTH

10. **PROVIDE FURRING AND GYP. BD. SOFFITS AS REQ'D TO COVER DUCTWORK, PLUMBING OR ELECTRICAL SYSTEMS.**

11. BUILDER SHALL VERIFY ALL MATERIALS, DIMENSIONS AND CONDITIONS SHOWN ON DRAWINGS OR NOTED IN SPECS. ANY VARIANCES ENCOUNTERED ON THE SITE WILL BE REPORTED TO THE ARCHITECT BEFORE COMMENCEMENT OF AFFECTED WORK.

12. CAULK ALL JOINTS AROUND WALL PENETRATIONS TO PROVIDE A WATER AND AIR TIGHT SEAL. CAULK ALL JOINTS BETWEEN EXTERIOR SIDING & TRIM, BETWEEN WINDOWS & DOORS AND TRIM & FLASHING, BETWEEN EXT. TRIM & SOFFIT AND BETWEEN EXT. SIDING AND TRIM & FLASHING. PROVIDE WEEPS PER MANUFACTURER'S RECOMMENDATIONS.

13. WINDOWS JAMBS & HEAD SHALL BE WRAPPED IN GYP. BD.AND HAVE A 1x6 PAINT GRADE FIR S4S W/ 1X2 WD SKIRT, CAULK ALL JOINTS BETWEEN WINDOW, GYP. BD. & WD. TRIM.

14. PROVIDE CONCRETE SPLASH BLOCKS AT ALL DOWNSPOUT LOCATIONS

FALEIDE ARCHITECTS PC
1701 Wynkoop St. Suite 235
Denver, Colorado 80202
tel 303 . 573 . 6578
fax 303 . 607 . 0399
e-mail: info@faleide.com

Sunshine Peak Apartments
Montrose, CO 81402

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This document, inclusive of the ideas incorporated here in, is the property of Faleide Architects. Any use of this document or ideas without the written consent of Faleide Architects is prohibited.

Sunshine Peak Apts.
N. San Juan Parkway

Montrose, CO 81402

date, issue:

CONSTRUCTION
+ PERMIT 05.05.06

drawn:

sheet title:

sheet no:

A01 of 37

Request for Information

Schauer Construction Company, Inc.
104 Pro Rodeo Drive, Suite 120
Colorado Springs, CO 80919
719-548-9455 Telefax: 719-548-9267

Sunshine Peak Apartments
748 Cedar Creek Avenue
Montrose, CO 81401

Faleide Architects PC
1701 Wynkoop St., Suite 235
Denver, CO 80202
303-573-3578 Telefax: 303-607-0399

Description of RFI:	Roofing Felt	**Date Submitted:**	12/5/2006
		Reply Required:	12/5/2006
RFI Number:	15	**Area Involved:**	roof
Cost Impact:	no	**Urgent Yes/No:**	yes
Schedule Impact:	no	**Subcontractor RFI Date:**	
Subcontractor RFI Number:		**Drawing Number:**	Construction Assemblies
Specification Section:	07311		

Subject: Note H under Construction Assemblies calls for two (2) layers of 15# felt. Our subcontractor has requested that he be permitted to use one (1) layer of 30# felt. Is this acceptable?

Dave Rose
SCHAUER CONSTRUCTION COMPANY, INC.
Dave Rose

REPLY:

Request for Information

Schauer Construction Company, Inc.
104 Pro Rodeo Drive, Suite 120
Colorado Springs, CO 80919
719-548-9455 Telefax: 719-548-9267

Sunshine Peak Apartments
748 Cedar Creek Avenue
Montrose, CO 81401

Faleide Architects PC
1701 Wynkoop St., Suite 235
Denver, CO 80202
303-573-3578 Telefax: 303-607-0399

Description of RFI:	Louver Color	**Date Submitted:**	12/22/2006
		Reply Required:	12/27/2006
RFI Number:	24	**Area Involved:**	All Louvers
Cost Impact:	no	**Urgent Yes/No:**	yes
Schedule Impact:	no	**Subcontractor RFI Date:**	
Subcontractor RFI Number:		**Drawing Number:**	
Specification Section:			

Subject: Todd,

I understand that the color of the louvers is now to be black. Please let me know if this is correct. Also please indicate if you would like the finish to be flat, semi-gloss or gloss.

Thank you.

Dave Rose
SCHAUER CONSTRUCTION COMPANY, INC.
Dave Rose

REPLY:

Request for Information

Schauer Construction Company, Inc.
104 Pro Rodeo Drive, Suite 120
Colorado Springs, CO 80919
719-548-9455 Telefax: 719-548-9267

Sunshine Peak Apartments
748 Cedar Creek Avenue
Montrose, CO 81401

Faleide Architects PC
1701 Wynkoop St., Suite 235
Denver, CO 80202
303-573-3578 Telefax: 303-607-0399

Description of RFI:	Building Paper	**Date Submitted:**	12/5/2006
		Reply Required:	12/6/2006
RFI Number:	10	**Area Involved:**	all buildings
Cost Impact:	no	**Urgent Yes/No:**	yes
Schedule Impact:	no	**Subcontractor RFI Date:**	
Subcontractor RFI Number:		**Drawing Number:**	Construction Assemblies
Specification Section:	07000		

Subject: Todd,

A, A1, and A2 under Construction Assemblies are calling for 2 layers of building paper. In the value engineering phase of this project we looked at using house wrap as opposed to 2 layers of building paper. We also feel that house wrap will provide a better vapor barrier than 2 layers of building paper. Is it acceptable to use house wrap in place of the 2 layers of building paper?

Dave Rose
SCHAUER CONSTRUCTION COMPANY, INC.
Dave Rose

REPLY:

Request for Information

Schauer Construction Company, Inc.
104 Pro Rodeo Drive, Suite 120
Colorado Springs, CO 80919
719-548-9455 Telefax: 719-548-9267

Sunshine Peak Apartments
748 Cedar Creek Avenue
Montrose, CO 81401

Faleide Architects PC
1701 Wynkoop St., Suite 235
Denver, CO 80202
303-573-3578 Telefax: 303-607-0399

Description of RFI:	Drywall Texture	**Date Submitted:**	3/7/2007
		Reply Required:	3/8/2007
RFI Number:	35	**Area Involved:**	Drywall Texture
Cost Impact:	no	**Urgent Yes/No:**	no
Schedule Impact:	no	**Subcontractor RFI Date:**	
Subcontractor RFI Number:	n/a	**Drawing Number:**	Specifications
Specification Section:	09000		

Subject: Ron,

This RFI is simply to confirm the conversation you and I had 3/6/2007 regarding the drywall texture. It states to install both a knock down finish and an orange peel finish in the specifications. Per our conversation we are to place a light orange peel for all drywall texture.

Please confirm these statements.

Thank you.

Dave Rose
SCHAUER CONSTRUCTION COMPANY, INC.
Dave Rose

REPLY:

Request for Information

Schauer Construction Company, Inc.
104 Pro Rodeo Drive, Suite 120
Colorado Springs, CO 80919
719-548-9455 Telefax: 719-548-9267

Sunshine Peak Apartments
748 Cedar Creek Avenue
Montrose, CO 81401

Faleide Architects PC
1701 Wynkoop St., Suite 235
Denver, CO 80202
303-573-3578 Telefax: 303-607-0399

Description of RFI:	Paint Colors	**Date Submitted:**	12/22/2006
		Reply Required:	12/29/2006
RFI Number:	23	**Area Involved:**	All Buildings
Cost Impact:	no	**Urgent Yes/No:**	no
Schedule Impact:	no	**Subcontractor RFI Date:**	
Subcontractor RFI Number:		**Drawing Number:**	
Specification Section:	09900		

Subject: Please supply us with all the interior and exterior paint colors for Sunshine Peak Apartments. Please choose these colors from a Sherwin Williams paint selection.

Thank you.

Dave Rose
SCHAUER CONSTRUCTION COMPANY, INC.
Dave Rose

REPLY:

Request for Information

Schauer Construction Company, Inc.
104 Pro Rodeo Drive, Suite 120
Colorado Springs, CO 80919
719-548-9455 Telefax: 719-548-9267

Sunshine Peak Apartments
748 Cedar Creek Avenue
Montrose, CO 81401

Faleide Architects PC
1701 Wynkoop St., Suite 235
Denver, CO 80202
303-573-3578 Telefax: 303-607-0399

Description of RFI:	1/2 Round Gutters	**Date Submitted:**	4/6/2007
		Reply Required:	4/6/2007
RFI Number:	39	**Area Involved:**	gutters
Cost Impact:	no	**Urgent Yes/No:**	no
Schedule Impact:	no	**Subcontractor RFI Date:**	
Subcontractor RFI Number:	n/a	**Drawing Number:**	
Specification Section:	07600		

Subject: Ron,

The opportunity to use 1/2 round gutters at no additional expense has arisen. Is this the direction you wish to proceed?

Thank you.

Dave Rose
SCHAUER CONSTRUCTION COMPANY, INC.
Dave Rose

REPLY:

O:\Projects\Montrose\Drawings\Sheets\0504_A02-5plex.dwg Thu May 11 09:12:28 2006 FALEIDE ARCHITECTS;

1701 Wynkoop Suite 235 Denver, Colorado 80202 voice 303.573.6578 fax 303.607.0399 e-mail rfaleide@aol.com

FALEIDE ARCHITECTS PC

Facsimile

Date: 12.20.06
To: Chris Wilson
Company: Schauer Construction
Fax #: 970.252.7228
Pages: 1
From: Todd Townsend
RE: Sunshine Peak Apt. - gable vents

Chris,

As discussed over the phone, please make the color of the gable vents white.

Thanks,

Todd

: ADD TO ASI # 33

1701 Wynkoop Suite 235 Denver, Colorado 80202 voice 303.573.6578 fax 303.607.0399 e-mail rfaleide@aol.com

FALEIDE ARCHITECTS PC

Facsimile

Date: 12.19.06
To: Chris Wilson
Company: Schauer Construction
Fax #: 970.252.7228
Pages: 1
From: Todd Townsend
RE: Sunshine Peak Apt. - color for gutters and downspouts

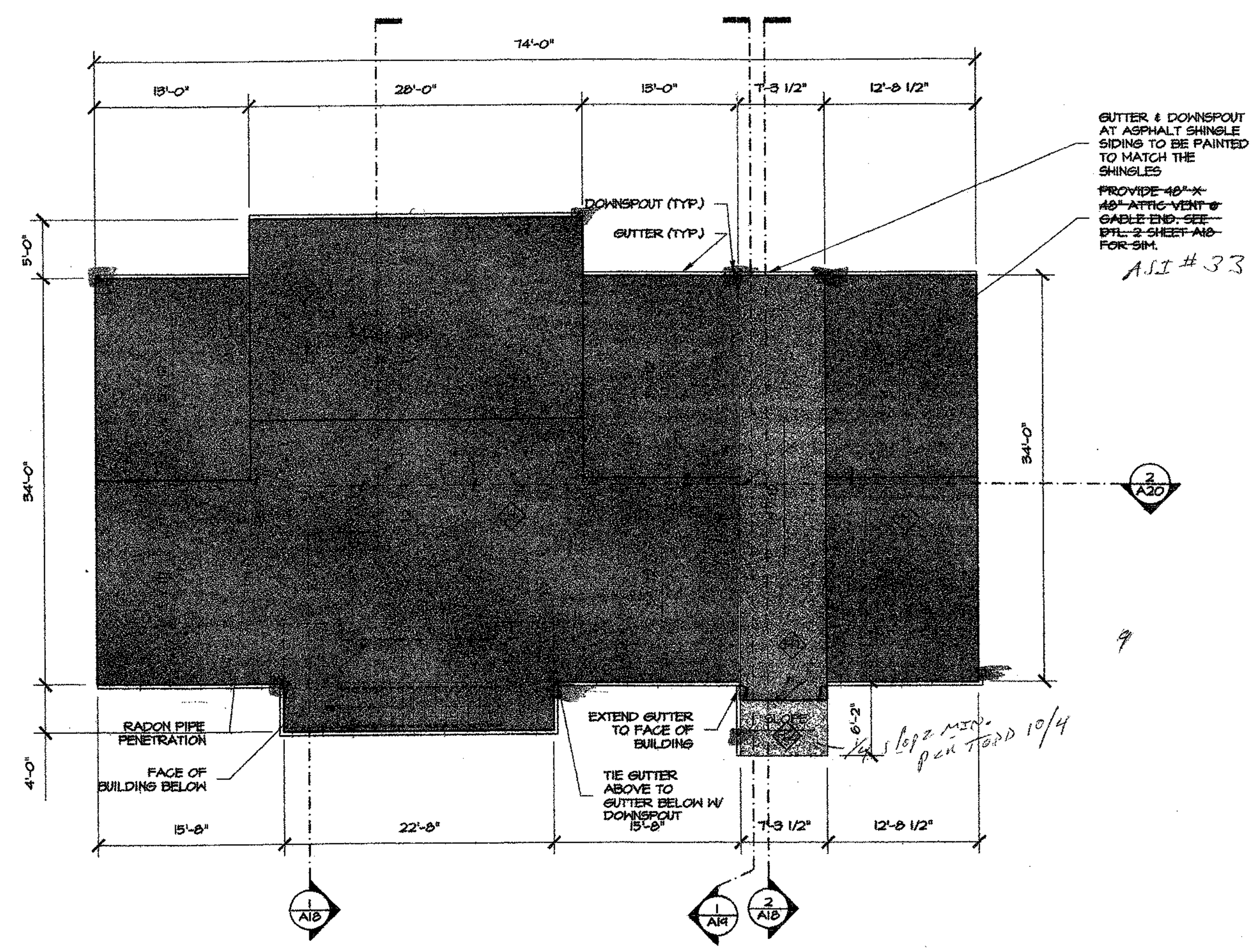
Hi Chris,

Please use the 'black' color for the gutters and downspouts.

Thanks,

Todd

Color for gutters & Downspouts



1 — 5 PLEX (M1) - ROOF PLAN - BLDG. B.E.F. +G
SCALE: 1/8" = 1'-0"

Architect's Supplemental Instructions

Project: Sunshine Peak Apartment Homes Contract: ASI No: 041 Architect's Project No: 05.04	Date: 01.03.07 Total Pages: 1

Schauer Construction
Attn: Mike Mitzner
104 Pro Rodeo Drive
Suite 120
Colorado Springs, CO 80919

Re: Schauer Construction RFI 24

Dear Mike,

The following information is additional information and clarification to the drawings dated May 05, 2006:

The color of the louvers (gable vents) is to be white in a semi-gloss finish.

Sincerely,

Todd Townsend

ASI #41 louvers

Architect's Supplemental Instructions

Project: Sunshine Peak Apartment Homes Contract: ASI No: 057 Architect's Project No: 05.04	Date: 04.10.07 Total Pages: 4

Schauer Construction
Attn: Mike Mitzner
104 Pro Rodeo Drive
Suite 120
Colorado Springs, CO 80919

Re: RFI 37, 38, 39, & 40

Dear Mike,

The following information is additional information and clarification to the drawings dated May 05, 2006:

Regarding RFI #37 from Schauer Construction.

1 - The HVAC Diffuser locations dated 03.29.07 are acceptable to us. The condensing unit locations as described are acceptable to us. Please note the comments by Bellay Engineers regarding the type of diffuser used.

Regarding RFI #38 from Schauer Construction.

1 - The dropped ceiling in the manager's unit bathroom may be eliminated.

Regarding RFI #39 from Schauer Construction.

1 - Please provide half round gutters and round downspouts at all locations.

Regarding RFI #40 from Schauer Construction.

1 - The connection as described is acceptable. Please see the attached email from Ron Faleide.

Sincerely,

Ron Faleide

Schauer Construction 719+548+8287 02/05/2007 10:53 #884 P.002
01/24/2007 15:24 3036078399 FALEIDE ARCHITECTS PAGE 1

Architect's Supplemental Instructions

Project: Sunshine Peak Apartment Homes Contract: ASI No: 049 Architect's Project No: 05.04	Date: 01.24.07 Total Pages: 1

Schauer Construction
Attn: Mike Mitzner
104 Pro Rodeo Drive
Suite 120
Colorado Springs, CO 80919

Re: RFI 53 – paint

Dear Mike,

The following information is additional information and clarification to the drawings dated May 05, 2006:

Colors will be chosen from a Sherwin Williams paint selection. Color selections will be provided under separate cover.

Sincerely,

Todd Townsend

ASI #49

…/2007 14:37 3036078399 FALEIDE ARCHITECTS PAGE 02/04

Architect's Supplemental Instructions

Project: Sunshine Peak Apartment Homes Contract: ASI No: 054 Architect's Project No: 05.04	Date: 03.12.07 Total Pages: 1

Schauer Construction
Attn: Mike Mitzner
104 Pro Rodeo Drive
Suite 120
Colorado Springs, CO 80919

Re: RFI 34 & 35

Dear Mike,

The following information is additional information and clarification to the drawings dated May 05, 2006:

Regarding RFI #34 from Schauer Construction.

1 - The EF-1 fans can be located as relocated in the field and approved by the state inspector.

Regarding RFI #35 from Schauer Construction.

1 - Specifications indicate a knock down finish on the walls, and an orange peel finish at the ceilings. The contractor may provide a light orange peel finish of the walls in lieu of the knock down finish.

ASI # 54

Sincerely,

Ron Faleide

CONSTRUCTION ASSEMBLIES

(A) EXTERIOR WALLS: ASI #34
CEMENTIOUS LAP SIDING, ON TWO LAYERS BUILDING PAPER, ON SHEATHING (RE: STRUCTURAL), OVER WOOD STUDS W/ R19 BATT INSULATION, VAPOR BARRIER AND 1/2" GWB INTERIOR FINISH.
ASSEMBLY: NOT RATED

(A1) EXTERIOR WALLS: ASI #34
CORRUGATED GALVANIZED METAL SIDING OR ASPHALT SHINGLES (RE: ELEV.)ON TWO LAYERS BUILDING PAPER ON SHEATHING (RE: STRUCTURAL) OVER WOOD STUDS W/ R19 BATT INSULATION, VAPOR BARRIER AND 1/2" GWB INTERIOR FINISH.
ASSEMBLY: NO RATING

(A2) EXTERIOR WALLS: see ASI #34
CEMENTIOUS-PANEL ON TWO LAYERS BUILDING PAPER ON SHEATHING (RE: STRUCTURAL) OVER WOOD STUDS W/ R19 BATT INSULATION, VAPOR BARRIER AND 1/2" GWB INTERIOR FINISH.
ASSEMBLY: NO RATING

(B) EXTERIOR WALLS:
CEMENTIOUS LAP SIDING OR PANEL (RE: ELEV.), ON TWO LAYERS BUILDING PAPER, ON 5/8" EXTERIOR TYPE X GWB, ON SHEATHING (RE: STRUCT), OVER WOOD STUDS W/ R19 BATT INSULATION, VAPOR BARRIER AND 5/8" TYPE X GWB INTERIOR FINISH.
ASSEMBLY: UL-U344 1 HR.

(C) PARTY WALLS:
TWO PARALLEL STUD WALLS W/COMMON TOP PLATE (RE: STRUCTURAL). EACH WALL TO HAVE 5/8" TYPE X GWB ON INSIDE FACE (AT AIR GAP), R-13 HIGH DENSITY INSULATION, 5/8" TYPE X GWB ROOM SIDE FINISH. PROVIDE 2" CLEAR AIR GAP BETWEEN WALLS. (@ TUB SURROUND PROVIDE CEMENT BACKER BOARD IN ADDITION TO GWB.)
ASSEMBLY: 1 HR RATED (BASED ON UL-U305)

(D) INTERIOR WALLS:
1/2" GWB EACH SIDE OF WOOD STUDS 16" O.C., AT WET AREAS PROVIDE 1/2" MOISTURE RESISTANT GWB. PROVIDE CEMENT BACKER BOARD AT TUB SURROUND WALLS
ASSEMBLY: NO RATING

(E) FLOORS AT GRADE:
POST TENSION CONCRETE SLAB, RE: STRUCTURAL
ASSEMBLY: NO RATING (NON COMBUSTIBLE)

(F) FLOOR/CEILING SYSTEM:
FLOOR FINISH, ON SUBFLOOR, ON FLOOR JOISTS, WITH 7/8" DEEP FURRING CHANNELS, WITH 1-1/4" BATT INSULATION BTWN FURRING CHANNELS AND BOTTOM OF JOISTS, WITH 5/8" TYPE X GWB CEILING FINISH.
ASSEMBLY: UL-L530 1 HR

(F1) FLOOR/CEILING SYSTEM:
FLOOR FINISH, ON SUBFLOOR, ON FLOOR JOISTS, WITH 5/8" GWB CEILING FINISH

(G) BALCONY/CEILING SYSTEM:
CONC. (RE: STRUCT.) ON A WATER PROOF MEMBRANE, ON SUBFLOOR, ON FLOOR JOISTS, WITH 7/8" DEEP FURRING CHANNELS, WITH 1-1/4" BATT INSULATION BTWN FURRING CHANNELS AND BOTTOM OF JOISTS, WITH 5/8" EXTERIOR TYPE X GWB CEILING FINISH.
ASSEMBLY: UL-L530 1 HR

(H) ROOF CEILING SYSTEM: ASI #34
ASPHALT SHINGLES ON (2) LAYERS 15# FELT, ON SHEATHING (RE: STRUCTURAL) OVER PRE-ENGINEERED ROOF TRUSSES W/ R-38 FOIL FACED BATT INSULATION, WITH 5/8" GWB ACROSS BOTTOM OF TRUSSES FOR INTERIOR FINISH.
ASSEMBLY: NO RATING

(H1) ROOF CEILING SYSTEM:
ASPHALT SHINGLES ON (2) LAYERS 15# FELT, ON SHEATHING (RE: STRUCTURAL) OVER 2X2 OVER JOISTS (RE: STRUCT.) W/ R-38 FOIL FACED BATT INSULATION, VAPOR BARRIER WITH (2) LAYERS 5/8" TYPE X GWB ACROSS BOTTOM OF JOISTS FOR INTERIOR FINISH.
ASSEMBLY: 1 HR. RATED MEMBRANE

(H2) ROOF CEILING SYSTEM:
ROLLED ASPHALT ROOFING, ON (2) LAYERS 15# FELT, ON SHEATHING (RE: STRUCTURAL) OVER JOISTS WITH (2) LAYERS 5/8" EXTERIOR TYPE X GWB.
ASSEMBLY: 1 HR. RATED SOFFIT MEMBRANE

(J) ROOF CEILING SYSTEM:
CORRUGATED GALVANIZED METAL ROOFING ON (2) LAYERS 15# FELT, (ICE & WATER SHIELD WHERE SHOWN) ON SHEATHING (RE: STRUCT.) OVER ROOF JOISTS OR PRE-ENGINEERED TRUSSES W/ R-38 FOIL FACED BATT INSULATION, WITH 5/8" GWB ACROSS BOTTOM OF JOISTS FOR INTERIOR FINISH.
ASSEMBLY: NO RATING

(K) NOT USED

(L) CONCRETE PATIOS: RE: STRUCTURAL

(M) RAILINGS:
METAL GUARDRAIL WITH METAL BALUSTERS AT 4" O.C., SECURE TO SIDE OF STRINGER AND/OR RIM JOIST. HANDRAIL TO BE PROVIDED AT EXTERIOR STAIRS.

(N) INTERIOR STAIRS: CARPET (NO PAD) OVER PREFAB WOOD STRINGERS AND TREADS, PROVIDE (2) LAYERS 5/8" TYPE X GYP. BD. AT UNDERSIDE OF STAIR FOR 1 HR RATING.

GENERAL NOTES:

1. DO NOT SCALE THE DRAWINGS! ALL NOTES AND NOTED DIMENSIONS TAKE PRECEDENCE OVER VISUAL REPRESENTATIONS OR ASSUMED INFORMATION.
2. REFER TO STRUCTURAL FLOOR FRAMING PLANS FOR ALL SHEAR WALL LOCATIONS AND ASSEMBLIES.
3. REFER TO STRUCTURAL FLOOR FRAMING PLANS FOR ALL BEARING WALL LOCATIONS.
4. REFER TO STRUCTURAL DRAWINGS FOR STUD AND JOIST SIZE AND SPACING, SHEATHING SIZE AND THICKNESS, POST SIZES AND CONCRETE THICKNESS.
5. ENSURE THAT DRAINAGE IS AWAY FROM BUILDING AT A SLOPE OF 1/4" PER FOOT MINIMUM. TO ALLEVIATE ANY TRAPPED WATER BETWEEN BUILDING AND SIDEWALK USE 4' DIA. CORRUGATED PLASTIC PIPE TO ROUTE WATER UNDER SIDEWALKS TO AN OPEN, DRAINABLE AREA. TYPICAL AT ALL LOCATIONS.
6. ENSURE ATTIC VENTING THROUGH ROOF, WALL AND SOFFIT IS PER CODE.
7. CONSTRUCTION LOADS SHALL NOT BE GREATER THAN DESIGN LOADS OR OTHERWISE OVERLOAD THE STRUCTURE.
8. WALLS ARE DIMENSIONED FROM FRAMING TO FRAMING UNLESS NOTED OTHERWISE.
9. DOOR FRAMES NOT DIMENSIONED ARE TO BE PLACED 4" FROM ADJACENT WALLS OR CENTERED ALONG WALL LENGTH
10. **PROVIDE FURRING AND GYP. BD. SOFFITS AS REQ'D TO COVER DUCTWORK, PLUMBING OR ELECTRICAL SYSTEMS.**
11. BUILDER SHALL VERIFY ALL MATERIALS, DIMENSIONS AND CONDITIONS SHOWN ON DRAWINGS OR NOTED IN SPECS. ANY VARIANCES ENCOUNTERED ON THE SITE WILL BE REPORTED TO THE ARCHITECT BEFORE COMMENCEMENT OF AFFECTED WORK.
12. CAULK ALL JOINTS AROUND WALL PENETRATIONS TO PROVIDE A WATER AND AIR TIGHT SEAL. CAULK ALL JOINTS BETWEEN EXTERIOR SIDING & TRIM, BETWEEN WINDOWS & DOORS AND TRIM & FLASHING, BETWEEN EXT. TRIM & SOFFIT AND BETWEEN EXT. SIDING AND TRIM & FLASHING. PROVIDE WEEPS PER MANUFACTURER'S RECOMMENDATIONS.
13. WINDOWS JAMBS & HEAD SHALL BE WRAPPED IN GYP. BD.AND HAVE A 1x6 PAINT GRADE FIR SILL W/ 1X2 WD SKIRT, CAULK ALL JOINTS BETWEEN WINDOW, GYP. BD. & WD. TRIM.
14. PROVIDE CONCRETE SPLASH BLOCKS AT ALL DOWNSPOUT LOCATIONS

FALEIDE ARCHITECTS PC
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Sunshine Peak Apts.
N. San Juan Parkway

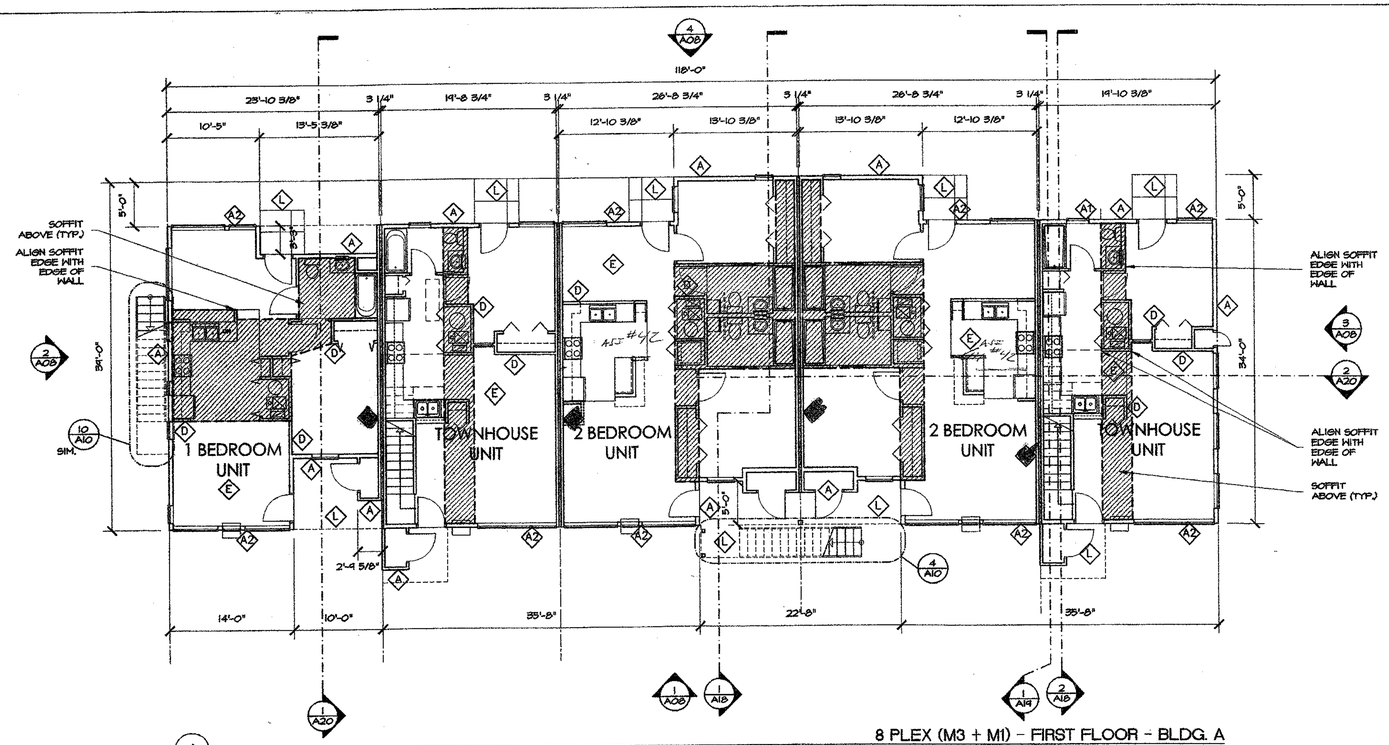
Montrose, CO 81402

date, issue:
CONSTRUCTION
+ PERMIT 05.05.06

drawn:

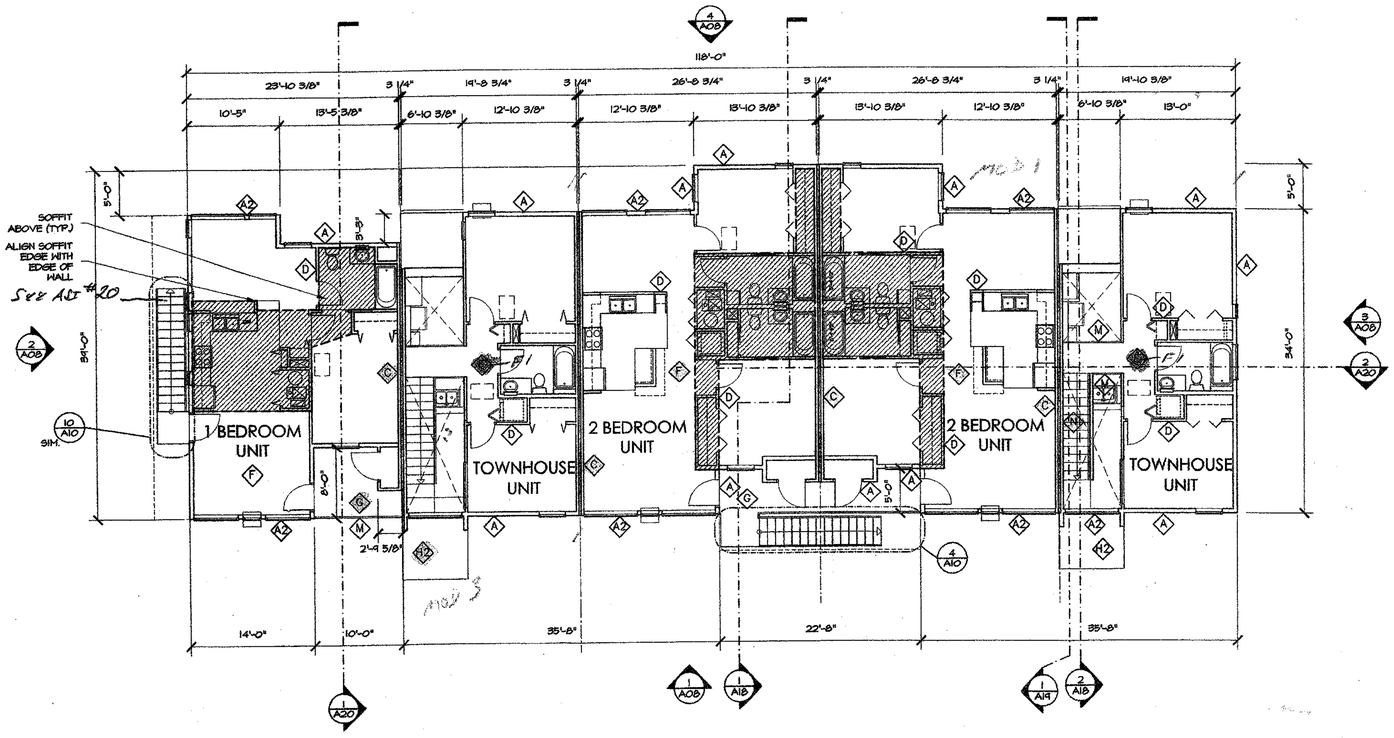
sheet title:
5-PLEX
ROOF PLAN

sheet no.:
A02 of 37



8 PLEX (M3 + M1) - FIRST FLOOR - BLDG. A

SCALE 1/8" = 1'-0"



8 PLEX (M3 + M1) - SECOND FLOOR - BLDG. A

SCALE 1/8" = 1'-0"

CONSTRUCTION ASSEMBLIES

A EXTERIOR WALLS:
CEMENTIOUS LAP SIDING, [redacted] ON SHEATHING (RE: STRUCTURAL), OVER WOOD STUDS W/ R14 BATT INSULATION, VAPOR BARRIER AND 1/2" GWB INTERIOR FINISH.
ASSEMBLY: NOT RATED

A1 EXTERIOR WALLS:
CORRUGATED GALVANIZED METAL SIDING OR ASPHALT SHINGLES (RE: ELEV.)ON TWO LAYERS BUILDING PAPER ON SHEATHING (RE: STRUCTURAL) OVER WOOD STUDS W/ R14 BATT INSULATION, VAPOR BARRIER AND 1/2" GWB INTERIOR FINISH.
ASSEMBLY: NO RATING

A2 EXTERIOR WALLS:
CEMENTIOUS-PANEL ON TWO LAYERS BUILDING PAPER ON SHEATHING (RE: STRUCTURAL) OVER WOOD STUDS W/ R14 BATT INSULATION, VAPOR BARRIER AND 1/2" GWB INTERIOR FINISH.
ASSEMBLY: NO RATING

B EXTERIOR WALLS:
CEMENTIOUS LAP SIDING OR PANEL (RE: ELEV.), ON TWO LAYERS BUILDING PAPER, ON 5/8" EXTERIOR TYPE X GWB, ON SHEATHING (RE: STRUCT), OVER WOOD STUDS W/ R14 BATT INSULATION, VAPOR BARRIER AND 5/8" TYPE X GWB INTERIOR FINISH.
ASSEMBLY: UL-U544 1 HR.

C PARTY WALLS:
TWO PARALLEL STUD WALLS W/COMMON TOP PLATE (RE: STRUCTURAL). EACH WALL TO HAVE 5/8" TYPE X GWB ON INSIDE FACE (AT AIR GAP), R-13 HIGH DENSITY INSULATION, 5/8" TYPE X GWB ROOM SIDE FINISH. PROVIDE 2" CLEAR AIR GAP BETWEEN WALLS. (@ TUB SURROUND PROVIDE CEMENT BACKER BOARD IN ADDITION TO GWB.)
ASSEMBLY: 1 HR RATED (BASED ON UL-U305)

D INTERIOR WALLS:
1/2" GWB EACH SIDE OF WOOD STUDS 16" O.C., AT WET AREAS PROVIDE 1/2" MOISTURE RESISTANT GWB. PROVIDE CEMENT BACKER BOARD AT TUB SURROUND WALLS
ASSEMBLY: NO RATING

E FLOORS AT GRADE:
POST TENSION CONCRETE SLAB, RE: STRUCTURAL
ASSEMBLY: NO RATING (NON COMBUSTIBLE)

F FLOOR/CEILING SYSTEM:
FLOOR FINISH, ON SUBFLOOR, ON FLOOR JOISTS, WITH 7/8" DEEP FURRING CHANNELS, WITH 1-1/4" BATT INSULATION BTWN FURRING CHANNELS AND BOTTOM OF JOISTS, WITH 5/8" TYPE X GWB CEILING FINISH.
ASSEMBLY: UL-L530 1 HR.

F1 FLOOR/CEILING SYSTEM:
FLOOR FINISH, ON SUBFLOOR, ON FLOOR JOISTS, WITH 5/8" GWB CEILING FINISH

G BALCONY/CEILING SYSTEM:
CONC. (RE: STRUCT.) ON A WATER PROOF MEMBRANE, ON SUBFLOOR, ON FLOOR JOISTS, WITH 7/8" DEEP FURRING CHANNELS, WITH 1-1/4" BATT INSULATION BTWN FURRING CHANNELS AND BOTTOM OF JOISTS, WITH 5/8" EXTERIOR TYPE X GWB CEILING FINISH.
ASSEMBLY: UL-L530 1 HR.

H ROOF CEILING SYSTEM:
ASPHALT SHINGLES ON (2) LAYERS 15# FELT, ON SHEATHING (RE: STRUCTURAL) OVER PRE-ENGINEERED ROOF TRUSSES W/ R-38 FOIL FACED BATT INSULATION, WITH 5/8" GWB ACROSS BOTTOM OF TRUSSES FOR INTERIOR FINISH.
ASSEMBLY: NO RATING

H1 ROOF CEILING SYSTEM:
ASPHALT SHINGLES ON (2) LAYERS 15# FELT, ON SHEATHING (RE: STRUCTURAL) OVER 2X2 OVER JOISTS (RE: STRUCT.) W/ R-38 FOIL FACED BATT INSULATION, VAPOR BARRIER WITH (2) LAYERS 5/8" TYPE X GWB ACROSS BOTTOM OF JOISTS FOR INTERIOR FINISH.
ASSEMBLY: 1 HR. RATED MEMBRANE

H2 ROOF CEILING SYSTEM:
ROLLED ASPHALT ROOFING, ON (2) LAYERS 15# FELT, ON SHEATHING (RE: STRUCTURAL) OVER JOISTS WITH (2) LAYERS 5/8" EXTERIOR TYPE X GWB.
ASSEMBLY: 1 HR. RATED SOFFIT MEMBRANE

J ROOF CEILING SYSTEM:
CORRUGATED GALVANIZED METAL ROOFING ON (2) LAYERS 15# FELT, (ICE & WATER SHIELD WHERE SHOWN) ON SHEATHING (RE: STRUCT.) OVER ROOF JOISTS OR PRE-ENGINEERED TRUSSES W/ R-38 FOIL FACED BATT INSULATION, WITH 5/8" GWB ACROSS BOTTOM OF JOISTS FOR INTERIOR FINISH.
ASSEMBLY: NO RATING

K NOT USED

L CONCRETE PATIOS: RE: STRUCTURAL

M RAILINGS:
METAL GUARDRAIL WITH METAL BALUSTERS AT 4" O.C., SECURE TO SIDE OF STRINGER AND/OR RIM JOIST. HANDRAIL TO BE PROVIDED AT EXTERIOR STAIRS.

N INTERIOR STAIRS: CARPET (NO PAD) OVER PREFAB WOOD STRINGERS AND TREADS; PROVIDE (2) LAYERS 5/8" TYPE X GYP. BD. AT UNDERSIDE OF STAIR FOR 1 HR. RATING.

GENERAL NOTES:

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4. REFER TO STRUCTURAL DRAWINGS FOR STUD AND JOIST SIZE AND SPACING, SHEATHING SIZE AND THICKNESS, POST SIZES AND CONCRETE THICKNESS.

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6. ENSURE ATTIC VENTING THROUGH ROOF, WALL AND SOFFIT IS PER CODE.

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13. WINDOWS JAMBS & HEAD SHALL BE WRAPPED IN GYP. BD.AND HAVE A 1x6 PAINT GRADE FIR SILL W/ 1X2 WD SKIRT, CAULK ALL JOINTS BETWEEN WINDOW, GYP. BD. & WD. TRIM.

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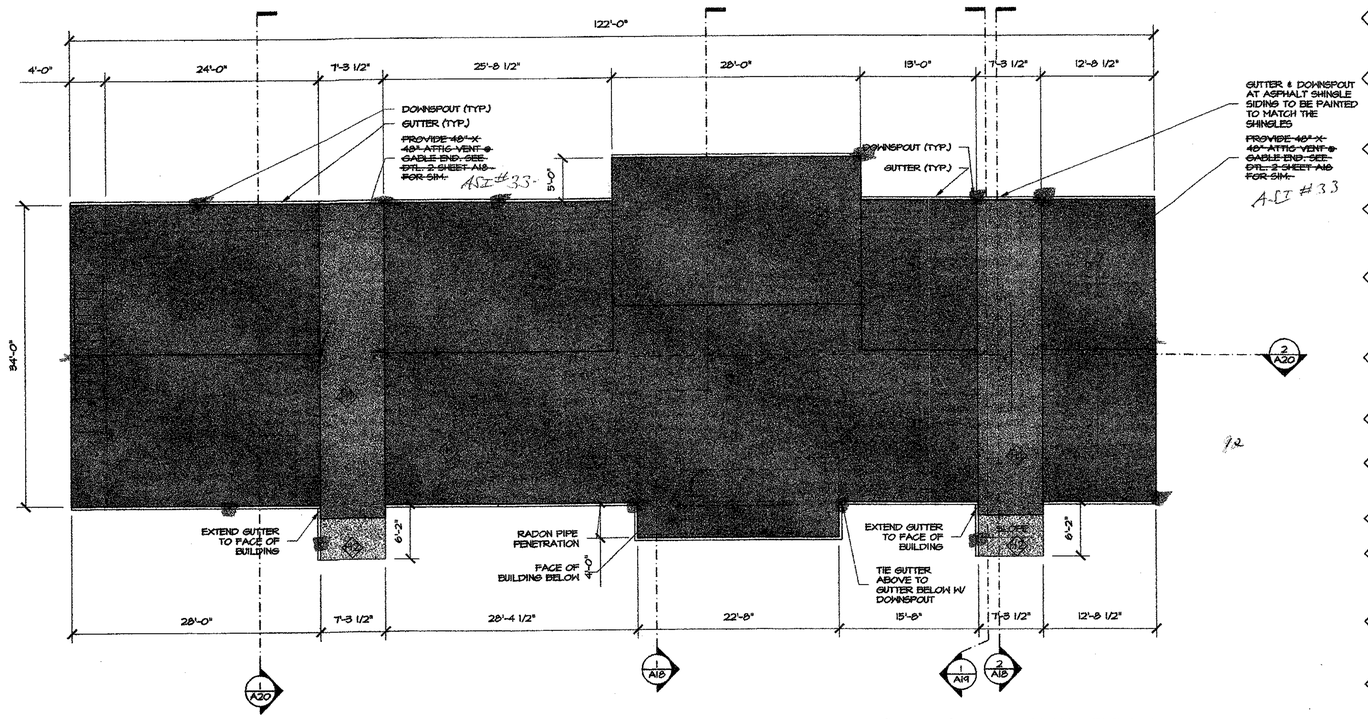

1 8 PLEX (M3 + M1) - ROOF PLAN - BLDG. A

SCALE: 1/8" = 1'-0"

CONSTRUCTION ASSEMBLIES

A EXTERIOR WALLS: A-II #39
CEMENTIOUS LAP SIDING, ON TWO LAYERS BUILDING PAPER, ON SHEATHING (RE: STRUCTURAL), OVER WOOD STUDS W/ R14 BATT INSULATION, VAPOR BARRIER AND 1/2" GWB INTERIOR FINISH.
ASSEMBLY: NOT RATED

A1 EXTERIOR WALLS: A-II #39
CORRUGATED GALVANIZED METAL SIDING OR ASPHALT SHINGLES (RE: ELEV.)ON TWO LAYERS BUILDING PAPER ON SHEATHING (RE: STRUCTURAL) OVER WOOD STUDS W/ R14 BATT INSULATION, VAPOR BARRIER AND 1/2" GWB INTERIOR FINISH.
ASSEMBLY: NO RATING

A2 EXTERIOR WALLS: A-II #39
CEMENTIOUS-PANEL ON TWO LAYERS BUILDING PAPER ON SHEATHING (RE: STRUCTURAL) OVER WOOD STUDS W/ R14 BATT INSULATION, VAPOR BARRIER AND 1/2" GWB INTERIOR FINISH.
ASSEMBLY: NO RATING

B EXTERIOR WALLS:
CEMENTIOUS LAP SIDING OR PANEL (RE: ELEV.), ON TWO LAYERS BUILDING PAPER, ON 5/8" EXTERIOR TYPE X GWB, ON SHEATHING (RE: STRUCT.), OVER WOOD STUDS W/ R14 BATT INSULATION, VAPOR BARRIER AND 5/8" TYPE X GWB INTERIOR FINISH.
ASSEMBLY: UL-U344 1 HR.

C PARTY WALLS:
TWO PARALLEL STUD WALLS W/COMMON TOP PLATE (RE: STRUCTURAL). EACH WALL TO HAVE 5/8" TYPE X GWB ON INSIDE FACE (AT AIR GAP), R-13 HIGH DENSITY INSULATION, 5/8" TYPE X GWB ROOM SIDE FINISH. PROVIDE 2" CLEAR AIR GAP BETWEEN WALLS. (@ TUB SURROUND PROVIDE CEMENT BACKER BOARD IN ADDITION TO GWB.)
ASSEMBLY: 1 HR. RATED (BASED ON UL-U305)

D INTERIOR WALLS:
1/2" GWB EACH SIDE OF WOOD STUDS 16" O.C., AT WET AREAS PROVIDE 1/2" MOISTURE RESISTANT GWB. PROVIDE CEMENT BACKER BOARD AT TUB SURROUND WALLS
ASSEMBLY: NO RATING

E FLOORS AT GRADE:
POST TENSION CONCRETE SLAB, RE: STRUCTURAL
ASSEMBLY: NO RATING (NON COMBUSTIBLE)

F FLOOR/CEILING SYSTEM:
FLOOR FINISH, ON SUBFLOOR, ON FLOOR JOISTS, WITH 7/8" DEEP FURRING CHANNELS, WITH 1-1/4" BATT INSULATION BTWN FURRING CHANNELS AND BOTTOM OF JOISTS, WITH 5/8" TYPE X GWB CEILING FINISH.
ASSEMBLY: UL-L530 1 HR.

F1 FLOOR/CEILING SYSTEM:
FLOOR FINISH, ON SUBFLOOR, ON FLOOR JOISTS, WITH 5/8" GWB CEILING FINISH

G BALCONY/CEILING SYSTEM:
CONC. (RE: STRUCT.) ON A WATER PROOF MEMBRANE, ON SUBFLOOR, ON FLOOR JOISTS, WITH 7/8" DEEP FURRING CHANNELS, WITH 1-1/4" BATT INSULATION BTWN FURRING CHANNELS AND BOTTOM OF JOISTS, WITH 5/8" EXTERIOR TYPE X GWB CEILING FINISH.
ASSEMBLY: UL-L530 1 HR

H ROOF CEILING SYSTEM: A-II #39
ASPHALT SHINGLES ON (2) LAYERS 15# FELT, ON SHEATHING (RE: STRUCTURAL) OVER PRE-ENGINEERED ROOF TRUSSES W/ R-38 FOIL FACED BATT INSULATION, WITH 5/8" GWB ACROSS BOTTOM OF TRUSSES FOR INTERIOR FINISH.
ASSEMBLY: NO RATING

H1 ROOF CEILING SYSTEM: A-II #39
ASPHALT SHINGLES ON (2) LAYERS 15# FELT, ON SHEATHING (RE: STRUCTURAL) OVER 2X2 OVER JOISTS (RE: STRUCT.) W/ R-38 FOIL FACED BATT INSULATION, VAPOR BARRIER WITH (2) LAYERS 5/8" TYPE X GWB ACROSS BOTTOM OF JOISTS FOR INTERIOR FINISH.
ASSEMBLY: 1 HR. RATED MEMBRANE

H2 ROOF CEILING SYSTEM: A-II #39
ROLLED ASPHALT ROOFING, ON (2) LAYERS 15# FELT, ON SHEATHING (RE: STRUCTURAL) OVER JOISTS WITH (2) LAYERS 5/8" EXTERIOR TYPE X GWB.
ASSEMBLY: 1 HR. RATED SOFFIT MEMBRANE

J ROOF CEILING SYSTEM:
CORRUGATED GALVANIZED METAL ROOFING ON (2) LAYERS 15# FELT, ICE & WATER SHIELD WHERE SHOWN ON SHEATHING (RE: STRUCT.) OVER ROOF JOISTS OR PRE-ENGINEERED TRUSSES W/ R-38 FOIL FACED BATT INSULATION, WITH 5/8" GWB ACROSS BOTTOM OF JOISTS FOR INTERIOR FINISH.
ASSEMBLY: NO RATING

K NOT USED

L CONCRETE PATIOS: RE: STRUCTURAL

M RAILINGS:
METAL GUARDRAIL WITH METAL BALUSTERS AT 4" O.C., SECURE TO SIDE OF STRINGER AND/OR RIM JOIST. HANDRAIL TO BE PROVIDED AT EXTERIOR STAIRS.

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A04 of 37

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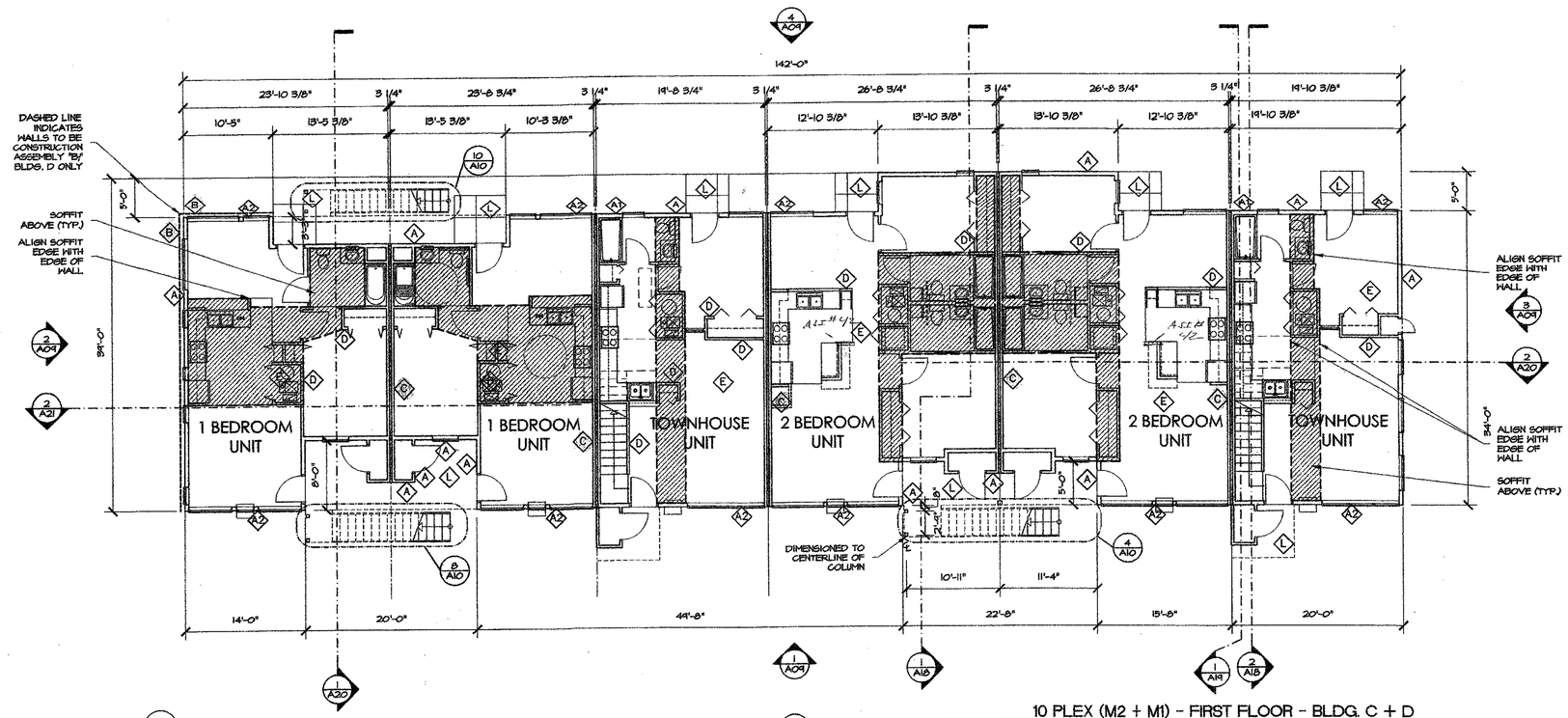
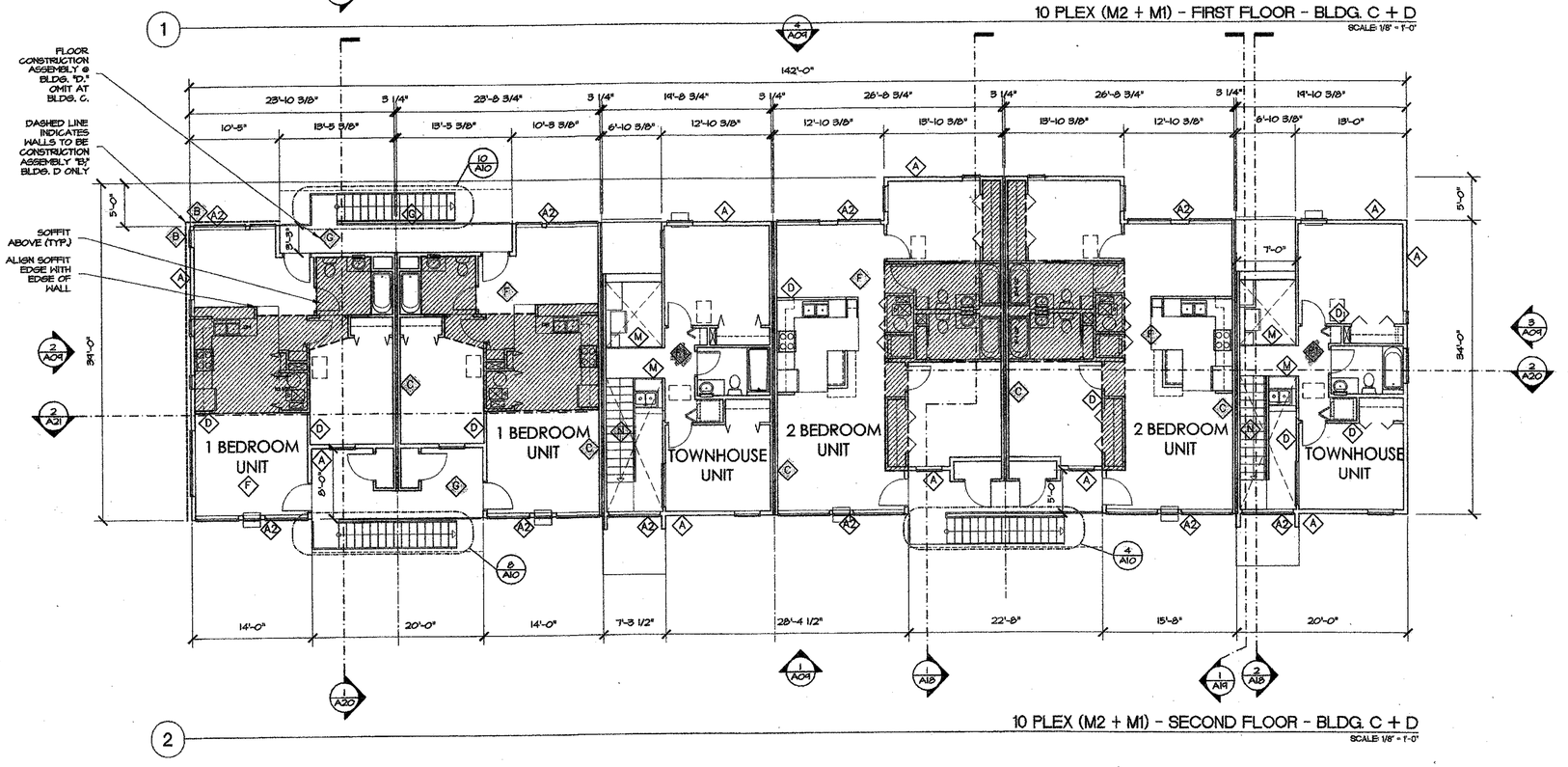


10 PLEX (M2 + M1) - FIRST FLOOR - BLDG. C + D

SCALE: 1/8" = 1'-0"



10 PLEX (M2 + M1) - SECOND FLOOR - BLDG. C + D

SCALE: 1/8" = 1'-0"

CONSTRUCTION ASSEMBLIES

A EXTERIOR WALLS: AFI # 34
CEMENTIOUS LAP SIDING, ON TWO LAYERS BUILDING PAPER, ON SHEATHING (RE: STRUCTURAL) OVER WOOD STUDS W/ R14 BATT INSULATION, VAPOR BARRIER AND 1/2" GWB INTERIOR FINISH.
ASSEMBLY: NOT RATED

A1 EXTERIOR WALLS: AFI # 34
CORRUGATED GALVANIZED METAL SIDING OR ASPHALT SHINGLES (RE: ELEV.)ON TWO LAYERS BUILDING PAPER ON SHEATHING (RE: STRUCTURAL) OVER WOOD STUDS W/ R14 BATT INSULATION, VAPOR BARRIER AND 1/2" GWB INTERIOR FINISH.
ASSEMBLY: NO RATING

A2 EXTERIOR WALLS: AFI # 34
CEMENTIOUS-PANEL ON TWO LAYERS BUILDING PAPER ON SHEATHING (RE: STRUCTURAL) OVER WOOD STUDS W/ R14 BATT INSULATION, VAPOR BARRIER AND 1/2" GWB INTERIOR FINISH.
ASSEMBLY: NO RATING

B EXTERIOR WALLS:
CEMENTIOUS LAP SIDING OR PANEL (RE: ELEV.), ON TWO LAYERS BUILDING PAPER, ON 5/8" EXTERIOR TYPE X GWB, ON SHEATHING (RE: STRUCT.) OVER WOOD STUDS W/ R14 BATT INSULATION, VAPOR BARRIER AND 5/8" TYPE X GWB INTERIOR FINISH.
ASSEMBLY: UL-U344 1 HR.

C PARTY WALLS:
TWO PARALLEL STUD WALLS W/COMMON TOP PLATE (RE: STRUCTURAL). EACH WALL TO HAVE 5/8" TYPE X GWB ON INSIDE FACE (AT AIR GAP), R-13 HIGH DENSITY INSULATION, 5/8" TYPE X GWB ROOM SIDE FINISH. PROVIDE 2" CLEAR AIR GAP BETWEEN WALLS. (@ TUB SURROUND PROVIDE CEMENT BACKER BOARD IN ADDITION TO GWB.)
ASSEMBLY: 1 HR. RATED (BASED ON UL-U305)

D INTERIOR WALLS:
1/2" GWB EACH SIDE OF WOOD STUDS 16" O.C., AT WET AREAS PROVIDE 1/2" MOISTURE RESISTANT GWB. PROVIDE CEMENT BACKER BOARD AT TUB SURROUND WALLS
ASSEMBLY: NO RATING

E FLOORS AT GRADE:
POST TENSION CONCRETE SLAB, RE: STRUCTURAL
ASSEMBLY: NO RATING (NON COMBUSTIBLE)

F FLOOR/CEILING SYSTEM:
FLOOR FINISH, ON SUBFLOOR, ON FLOOR JOISTS, WITH 7/8" DEEP FURRING CHANNELS, WITH 1-1/4" BATT INSULATION BTWN FURRING CHANNELS AND BOTTOM OF JOISTS, WITH 5/8" TYPE X GWB CEILING FINISH.
ASSEMBLY: UL-L530 1 HR.

F1 FLOOR/CEILING SYSTEM:
FLOOR FINISH, ON SUBFLOOR, ON FLOOR JOISTS, WITH 5/8" GWB CEILING FINISH

G BALCONY/CEILING SYSTEM:
CONC. (RE: STRUCT.) ON A WATER PROOF MEMBRANE, ON SUBFLOOR, ON FLOOR JOISTS, WITH 7/8" DEEP FURRING CHANNELS, WITH 1-1/4" BATT INSULATION BTWN FURRING CHANNELS AND BOTTOM OF JOISTS, WITH 5/8" EXTERIOR TYPE X GWB CEILING FINISH.
ASSEMBLY: ~~UL-L530 1 HR.~~

H ROOF CEILING SYSTEM: AFI # 34
ASPHALT SHINGLES ON (2) LAYERS 15# FELT, ON SHEATHING (RE: STRUCTURAL) OVER PRE-ENGINEERED ROOF TRUSSES W/ R-38 FOIL FACED BATT INSULATION, WITH 5/8" GWB ACROSS BOTTOM OF TRUSSES FOR INTERIOR FINISH.
ASSEMBLY: NO RATING

H1 ROOF CEILING SYSTEM:
ASPHALT SHINGLES ON (2) LAYERS 15# FELT, ON SHEATHING (RE: STRUCTURAL) OVER 2X2 OVER JOISTS (RE: STRUCT.) W/ R-38 FOIL FACED BATT INSULATION, VAPOR BARRIER WITH (2) LAYERS 5/8" TYPE X GWB ACROSS BOTTOM OF JOISTS FOR INTERIOR FINISH.
ASSEMBLY: 1 HR. RATED MEMBRANE

H2 ROOF CEILING SYSTEM:
ROLLED ASPHALT ROOFING, ON (2) LAYERS 15# FELT, ON SHEATHING (RE: STRUCTURAL) OVER JOISTS WITH (2) LAYERS 5/8" EXTERIOR TYPE X GWB.
ASSEMBLY: 1 HR. RATED SOFFIT MEMBRANE

J ROOF CEILING SYSTEM:
CORRUGATED GALVANIZED METAL ROOFING ON (2) LAYERS 15# FELT, (ICE & WATER SHIELD WHERE SHOWN) ON SHEATHING (RE: STRUCT.) OVER ROOF JOISTS OR PRE-ENGINEERED TRUSSES W/ R-38 FOIL FACED BATT INSULATION, WITH 5/8" GWB ACROSS BOTTOM OF JOISTS FOR INTERIOR FINISH.
ASSEMBLY: NO RATING

K NOT USED

L CONCRETE PATIOS: RE: STRUCTURAL

M RAILINGS:
METAL GUARDRAIL WITH METAL BALUSTERS AT 4" O.C.. SECURE TO SIDE OF STRINGER AND/OR RIM JOIST. HANDRAIL TO BE PROVIDED AT EXTERIOR STAIRS.

N INTERIOR STAIRS: CARPET (NO PAD) OVER PREFAB WOOD STRINGERS AND TREADS, PROVIDE (2) LAYERS 5/8" TYPE X GYP. BD. AT UNDERSIDE OF STAIR FOR 1 HR RATING.

GENERAL NOTES:

1. DO NOT SCALE THE DRAWINGS! ALL NOTES AND NOTED DIMENSIONS TAKE PRECEDENCE OVER VISUAL REPRESENTATIONS OR ASSUMED INFORMATION.

2. REFER TO STRUCTURAL FLOOR FRAMING PLANS FOR ALL SHEAR WALL LOCATIONS AND ASSEMBLIES.

3. REFER TO STRUCTURAL FLOOR FRAMING PLANS FOR ALL BEARING WALL LOCATIONS.

4. REFER TO STRUCTURAL DRAWINGS FOR STUD AND JOIST SIZE AND SPACING, SHEATHING SIZE AND THICKNESS, POST SIZES AND CONCRETE THICKNESS.

5. ENSURE THAT DRAINAGE IS AWAY FROM BUILDING AT A SLOPE OF 1/4" PER FOOT MINIMUM. TO ALLEVIATE ANY TRAPPED WATER BETWEEN BUILDING AND SIDEWALK USE 4" DIA. CORRUGATED PLASTIC PIPE TO ROUTE WATER UNDER SIDEWALKS TO AN OPEN, DRAINABLE AREA. TYPICAL AT ALL LOCATIONS.

6. ENSURE ATTIC VENTING THROUGH ROOF, WALL AND SOFFIT IS PER CODE.

7. CONSTRUCTION LOADS SHALL NOT BE GREATER THAN DESIGN LOADS OR OTHERWISE OVERLOAD THE STRUCTURE.

8. WALLS ARE DIMENSIONED FROM FRAMING TO FRAMING UNLESS NOTED OTHERWISE.

9. DOOR FRAMES NOT DIMENSIONED ARE TO BE PLACED 4" FROM ADJACENT WALLS OR CENTERED ALONG WALL LENGTH

10. PROVIDE FURRING AND GYP. BD. SOFFITS AS REQ'D TO COVER DUCTWORK, PLUMBING OR ELECTRICAL SYSTEMS.

11. BUILDER SHALL VERIFY ALL MATERIALS, DIMENSIONS AND CONDITIONS SHOWN ON DRAWINGS OR NOTED IN SPECS. ANY VARIANCES ENCOUNTERED ON THE SITE WILL BE REPORTED TO THE ARCHITECT BEFORE COMMENCEMENT OF AFFECTED WORK.

12. CAULK ALL JOINTS AROUND WALL PENETRATIONS TO PROVIDE A WATER AND AIR TIGHT SEAL. CAULK ALL JOINTS BETWEEN EXTERIOR SIDING & TRIM, BETWEEN WINDOWS & DOORS AND TRIM & FLASHING, BETWEEN EXT. TRIM & SOFFIT AND BETWEEN EXT. SIDING AND TRIM & FLASHING. PROVIDE WEEPS PER MANUFACTURER'S RECOMMENDATIONS.

13. WINDOWS JAMBS & HEAD SHALL BE WRAPPED IN GYP. BD.AND HAVE A 1x6 PAINT GRADE FIR SILL W/ 1X2 WD SKIRT, CAULK ALL JOINTS BETWEEN WINDOW, GYP. BD. & WD. TRIM.

14. PROVIDE CONCRETE SPLASH BLOCKS AT ALL DOWNSPOUT LOCATIONS

FALEIDE ARCHITECTS PC
1701 Wynkoop St. Suite 235
Denver, Colorado 80202
tel 303 . 573 . 6578
fax 303 . 607 . 0899
e-mail: info@faleide.com

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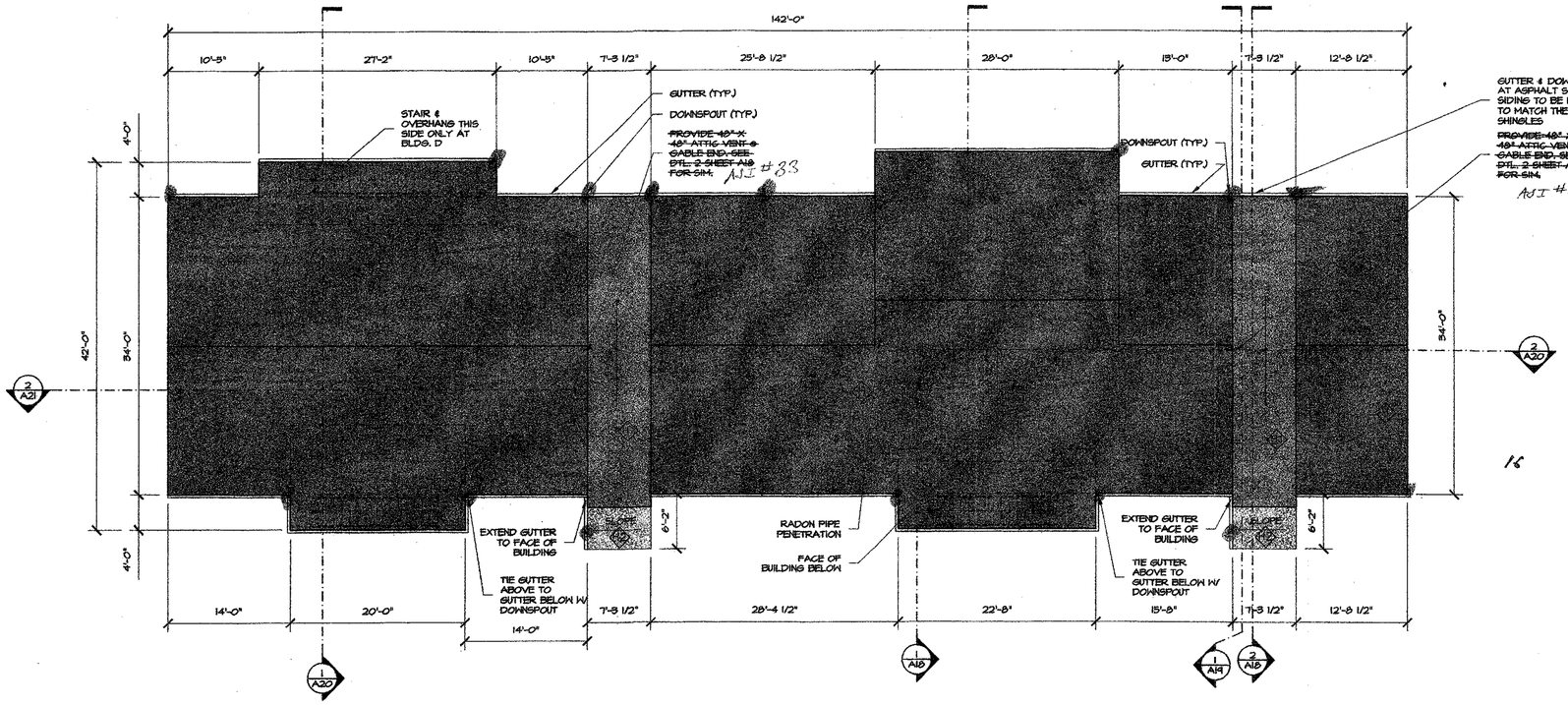

1 10 PLEX (M2 + M1) - ROOF PLAN - BLDG. C + D

SCALE: 1/8" = 1'-0"

CONSTRUCTION ASSEMBLIES

A EXTERIOR WALLS: AJI #34
CEMENTICUS LAP SIDING, ON TWO LAYERS BUILDING PAPER, ON SHEATHING (RE: STRUCTURAL), OVER WOOD STUDS W/ R19 BATT INSULATION, VAPOR BARRIER AND 1/2" GWB INTERIOR FINISH.
ASSEMBLY: NOT RATED

A1 EXTERIOR WALLS: AJI #34
CORRUGATED GALVANIZED METAL SIDING OR ASPHALT SHINGLES (RE: ELEV.)ON TWO LAYERS BUILDING PAPER ON SHEATHING (RE: STRUCTURAL) OVER WOOD STUDS W/ R19 BATT INSULATION, VAPOR BARRIER AND 1/2" GWB INTERIOR FINISH.
ASSEMBLY: NO RATING

A2 EXTERIOR WALLS: AJI #34
CEMENTIOUS-PANEL ON TWO LAYERS BUILDING PAPER ON SHEATHING (RE: STRUCTURAL) OVER WOOD STUDS W/ R19 BATT INSULATION, VAPOR BARRIER AND 1/2" GWB INTERIOR FINISH.
ASSEMBLY: NO RATING

B EXTERIOR WALLS:
CEMENTICUS LAP SIDING OR PANEL (RE: ELEV.), ON TWO LAYERS BUILDING PAPER, ON 5/8" EXTERIOR TYPE X GWB, ON SHEATHING (RE: STRUCT), OVER WOOD STUDS W/ R19 BATT INSULATION, VAPOR BARRIER AND 5/8" TYPE X GWB INTERIOR FINISH.
ASSEMBLY: UL-U344 1 HR.

C PARTY WALLS:
TWO PARALLEL STUD WALLS W/COMMON TOP PLATE (RE: STRUCTURAL). EACH WALL TO HAVE 5/8" TYPE X GWB ON INSIDE FACE (AT AIR GAP), R-13 HIGH DENSITY INSULATION, 5/8" TYPE X GWB ROOM SIDE FINISH. PROVIDE 2" CLEAR AIR GAP BETWEEN WALLS. (@ TUB SURROUND PROVIDE CEMENT BACKER BOARD IN ADDITION TO GWB.)
ASSEMBLY: 1 HR RATED (BASED ON UL-U305)

D INTERIOR WALLS:
1/2" GWB EACH SIDE OF WOOD STUDS 16" O.C., AT WET AREAS PROVIDE 1/2" MOISTURE RESISTANT GWB. PROVIDE CEMENT BACKER BOARD AT TUB SURROUND WALLS
ASSEMBLY: NO RATING

E FLOORS AT GRADE:
POST TENSION CONCRETE SLAB, RE: STRUCTURAL
ASSEMBLY: NO RATING (NON COMBUSTIBLE)

F FLOOR/CEILING SYSTEM:
FLOOR FINISH, ON SUBFLOOR, ON FLOOR JOISTS, WITH 7/8" DEEP FURRING CHANNELS, WITH 1-1/4" BATT INSULATION BTWN FURRING CHANNELS AND BOTTOM OF JOISTS, WITH 5/8" TYPE X GWB CEILING FINISH.
ASSEMBLY: UL-L530 1 HR

F1 FLOOR/CEILING SYSTEM:
FLOOR FINISH, ON SUBFLOOR, ON FLOOR JOISTS, WITH 5/8" GWB CEILING FINISH

G BALCONY/CEILING SYSTEM:
CONC. (RE: STRUCT.) ON A WATER PROOF MEMBRANE, ON SUBFLOOR, ON FLOOR JOISTS, WITH 7/8" DEEP FURRING CHANNELS, WITH 1-1/4" BATT INSULATION BTWN FURRING CHANNELS AND BOTTOM OF JOISTS, WITH 5/8" EXTERIOR TYPE X GWB CEILING FINISH.
ASSEMBLY: UL-L530 1 HR

H ROOF CEILING SYSTEM: AJI #34
ASPHALT SHINGLES ON (2) LAYERS 15# FELT, ON SHEATHING (RE: STRUCTURAL) OVER PRE-ENGINEERED ROOF TRUSSES W/ R-38 FOIL FACED BATT INSULATION, WITH 5/8" GWB ACROSS BOTTOM OF TRUSSES FOR INTERIOR FINISH.
ASSEMBLY: NO RATING

H1 ROOF CEILING SYSTEM: AJI #34
ASPHALT SHINGLES ON (2) LAYERS 15# FELT, ON SHEATHING (RE: STRUCTURAL) OVER 2X2 OVER JOISTS (RE: STRUCT.) W/ R-38 FOIL FACED BATT INSULATION, VAPOR BARRIER WITH (2) LAYERS 5/8" TYPE X GWB ACROSS BOTTOM OF JOISTS FOR INTERIOR FINISH.
ASSEMBLY: 1 HR. RATED MEMBRANE

H2 ROOF CEILING SYSTEM: AJI #34
ROLLED ASPHALT ROOFING, ON (2) LAYERS 15# FELT, ON SHEATHING (RE: STRUCTURAL) OVER JOISTS WITH (2) LATERS 5/8" EXTERIOR TYPE X GWB.
ASSEMBLY: 1 HR. RATED SOFFIT MEMBRANE

J ROOF CEILING SYSTEM:
CORRUGATED GALVANIZED METAL ROOFING ON (2) LAYERS 15# FELT, (ICE & WATER SHIELD WHERE SHOWN) ON SHEATHING (RE: STRUCT.) OVER ROOF JOISTS OR PRE-ENGINEERED TRUSSES W/ R-38 FOIL FACED BATT INSULATION, WITH 5/8" GWB ACROSS BOTTOM OF JOISTS FOR INTERIOR FINISH.
ASSEMBLY: NO RATING

K NOT USED

L CONCRETE PATIOS: RE: STRUCTURAL

M RAILINGS:
METAL GUARDRAIL WITH METAL BALUSTERS AT 4" O.C., SECURE TO SIDE OF STRINGER AND/OR RIM JOIST. HANDRAIL TO BE PROVIDED AT EXTERIOR STAIRS.

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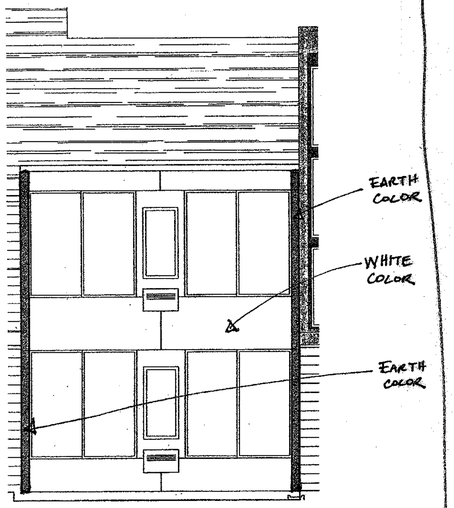
checked:

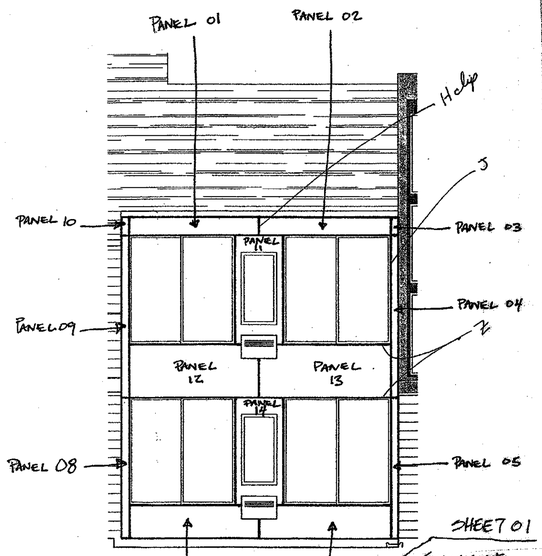
sheet no:

A06 of 37

O:\Projects\Montrose\Drawings\Sheets\0504_A06-10plex.dwg Thu May 11 09:14:19 2006 FALEIDE ARCHITECTS



SHEET 02
SUNSHINE
PAINT DIAGRAM
10.23.06

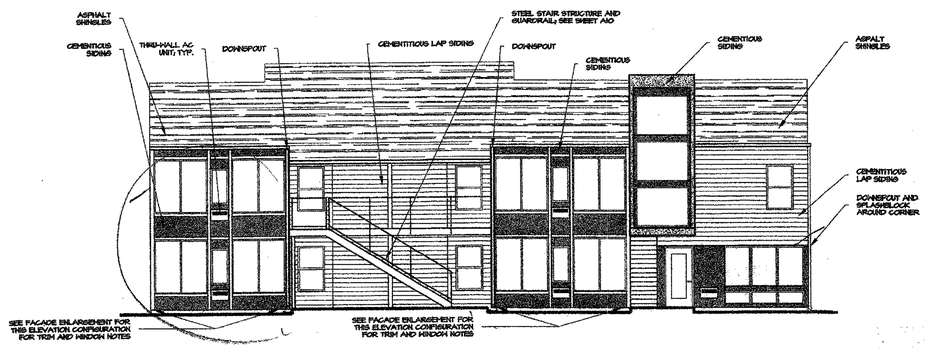


SHEET 01
SUNSHINE
PANEL / JOINT
DIAGRAM
10.23.06

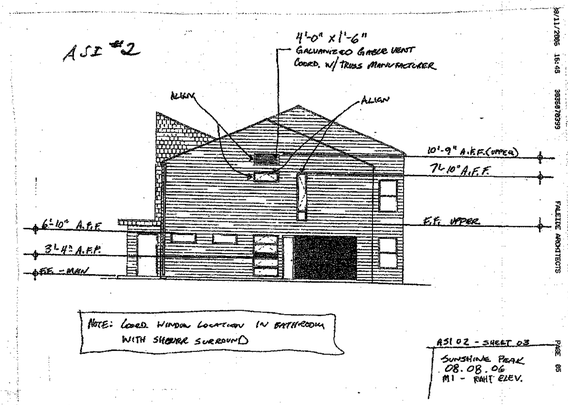
2x 10' x 7' (Front Elev.)
80' x 36'
21,480 sq Ft.

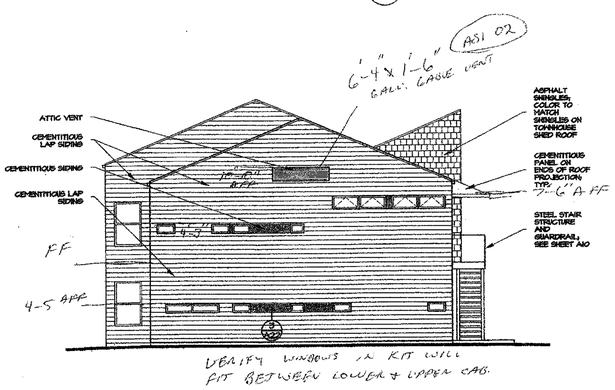
2x 4 x 4
32' x 32' Side Elev.
1,024 sq Ft

3,504 sq Ft. (2x) = 7,008 sq Ft

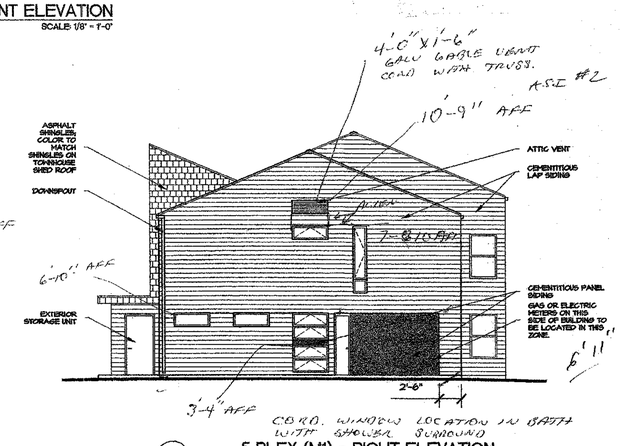


1 5 PLEX (M1) - FRONT ELEVATION
SCALE: 1/8" = 1'-0"

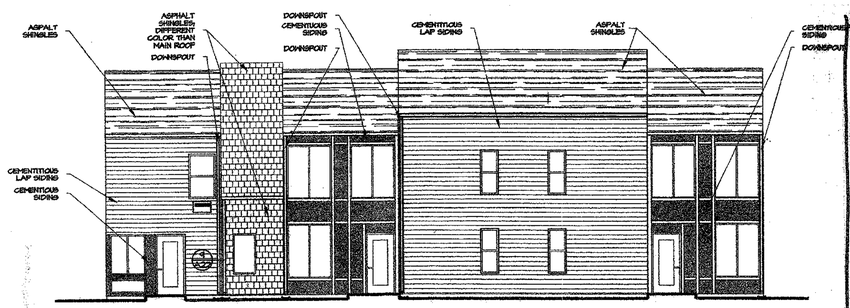




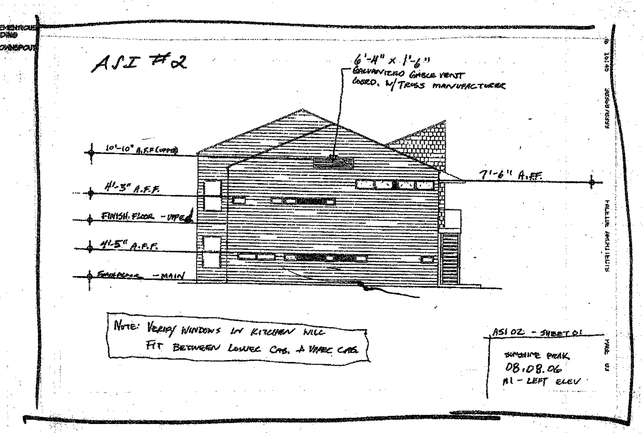
2 5 PLEX (M1) - LEFT ELEVATION
SCALE: 1/8" = 1'-0"



3 5 PLEX (M1) - RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



4 5 PLEX (M1) - BACK ELEVATION
SCALE: 1/8" = 1'-0"



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drawing title

5-PLEX
ELEVATIONS

sheet no.

A07 of 37

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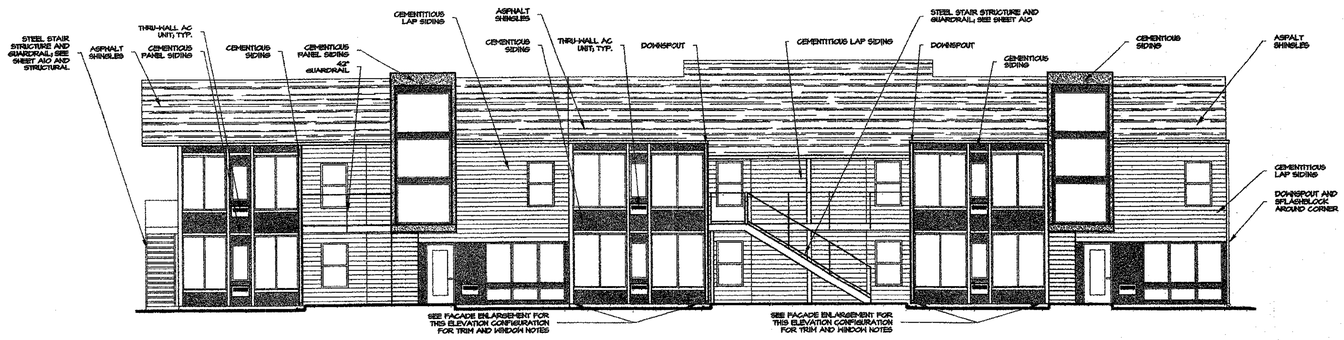
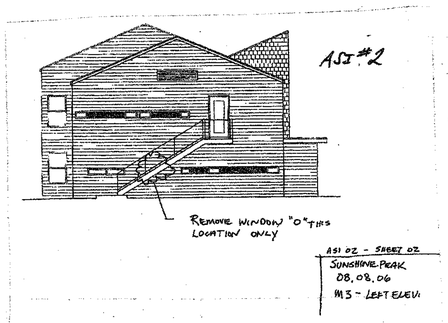
16" + 4 Front & Back
128' + 32
4,096 sqft

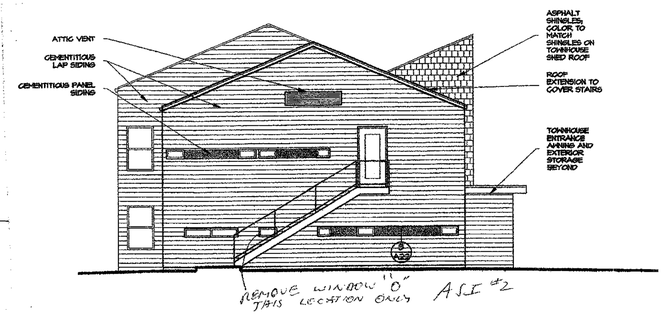
6" side walls
48' + 32'
1,536 sq Ft.

5,632 sq ft Ext. (2x) = 11,264 sq ft

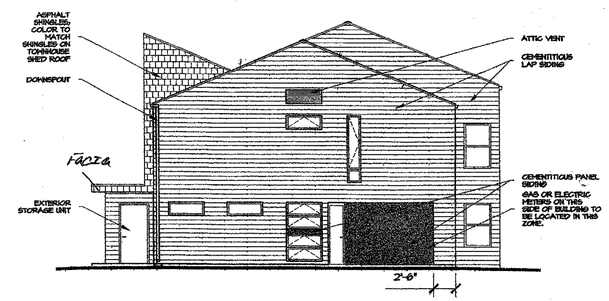


1 — 8 PLEX (M3 + M1) - FRONT ELEVATION
SCALE: 1/8" = 1'-0"

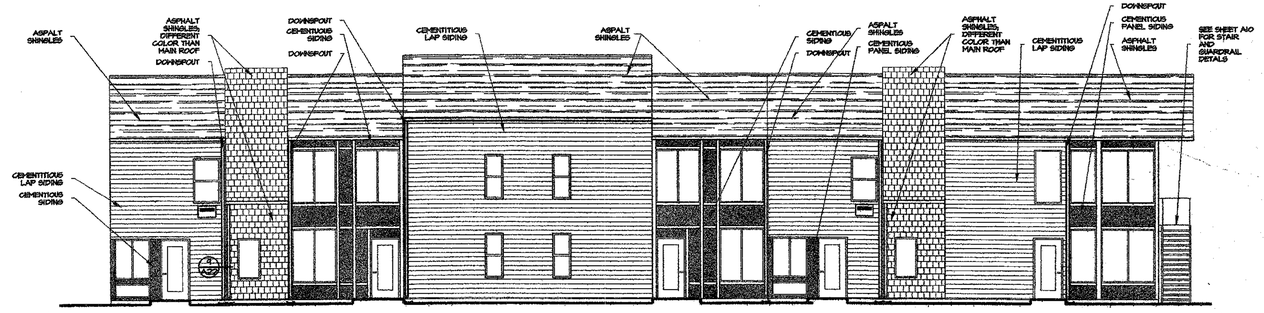




2 — 8 PLEX (M3 + M1) - LEFT ELEVATION
SCALE: 1/8" = 1'-0"



3 — 8 PLEX (M3 + M1) - RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



4 — 8 PLEX (M3 + M1) - BACK ELEVATION
SCALE: 1/8" = 1'-0"

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drawn:

sheet title:

8-PLEX
ELEVATIONS

sheet no:

A08 of 37

O:\Projects\Montrose\Drawings\Sheets\0504_A08-8plex elev.dwg Thu May 11 08:23:47 2006 FALEIDE/ARCHITECTS

Request for Information

Schauer Construction Company, Inc.
104 Pro Rodeo Drive, Suite 120
Colorado Springs, CO 80915
719-548-9455 Telefax: 719-548-9287

Sunshine Park Apartments
748 Cedar Creek Avenue
Montrose, CO 81401

Faleide Architects PC
1701 Wynkoop St. Suite 235
Denver, CO 80202
303-573-3578 Telefax: 303-607-0339

Description of RFI:	Deck at Stair Landings	**Date Submitted:**	9/18/2006
		Reply Required:	9/20/2006
RFI Number:	4	**Area Involved:**	Stair Landings
Cost Impact:	no	**Urgent Yes/No:**	yes
Schedule Impact:	no	**Subcontractor RFI Date:**	9/18/2006
Subcontractor RFI Number:	1	**Drawing Number:**	S2
Specification Section:	05120		

Subject: Todd,

Leach Industrial Service sent me the following RFI this morning:

In lieu of the 0.6 x 24 gauge form deck at the stair landings, could we use a 1/4" thick plate with galva-primer on the underside of the plate as concrete will not adhere to a galvanized finish.

Please advise.

Thank you.

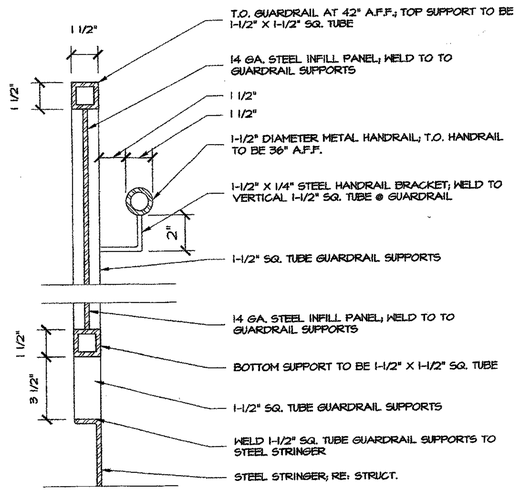
no response?

Dave Rose

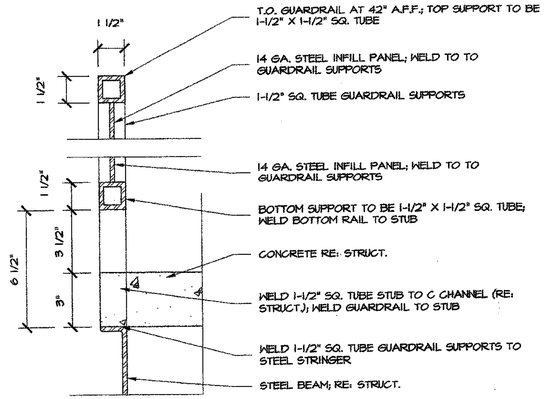
SCHAUER CONSTRUCTION COMPANY, INC.

Dave Rose

REPLY:



3 HANDRAIL/ GUARDRAIL DETAIL
SCALE: 3" = 1'-0"



2 GUARDRAIL DETAIL
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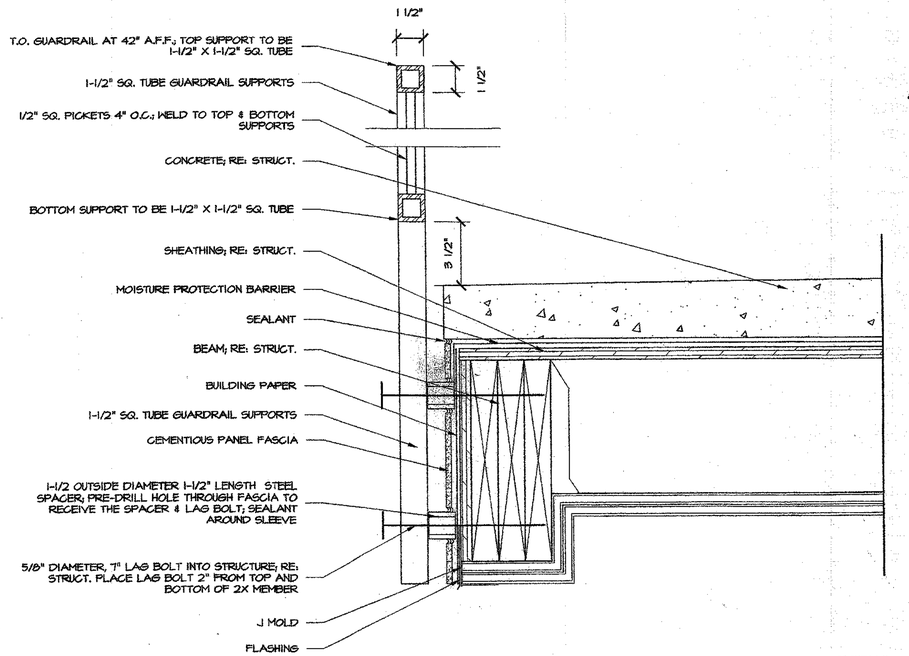

1 GUARDRAIL DETAIL
SCALE: 3" = 1'-0"

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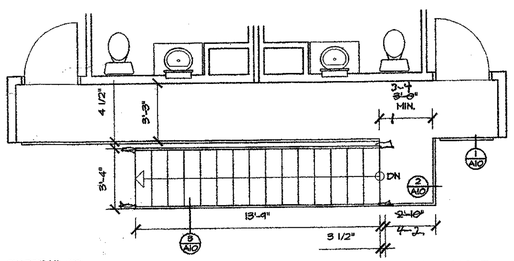
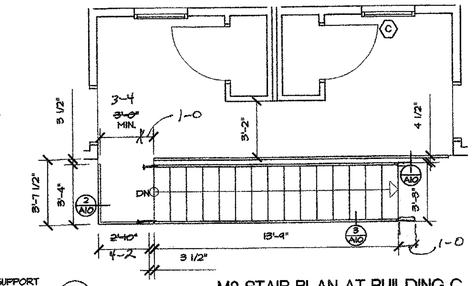
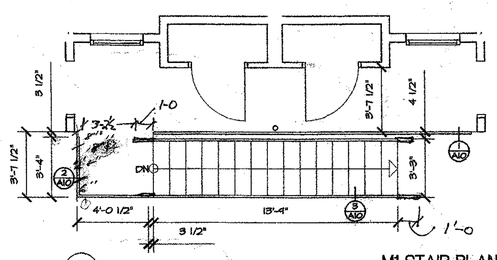


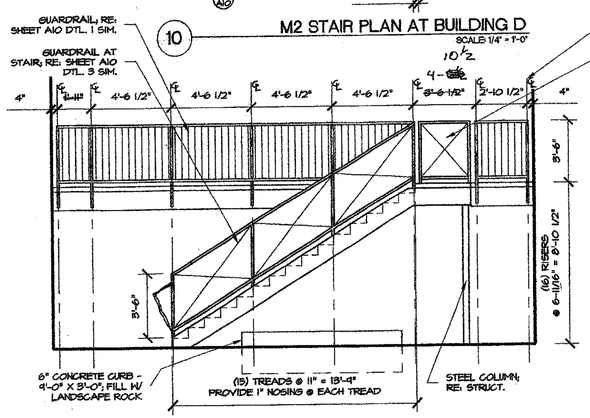
10 M2 STAIR PLAN AT BUILDING D
SCALE: 1/4" = 1'-0"



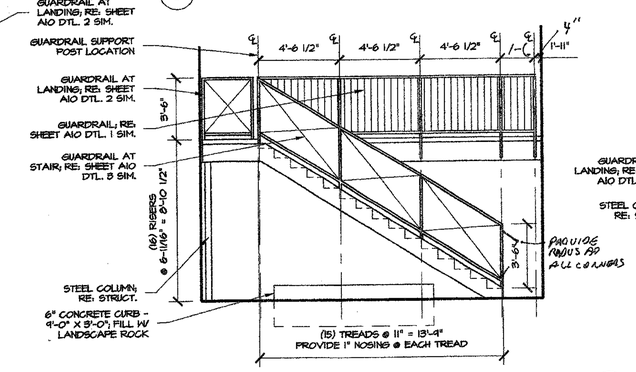
8 M2 STAIR PLAN AT BUILDING C
SCALE: 1/4" = 1'-0"



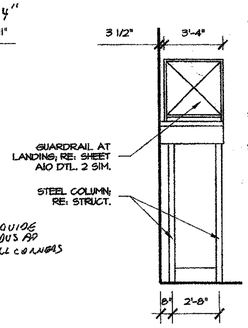
4 M1 STAIR PLAN
SCALE: 1/4" = 1'-0"



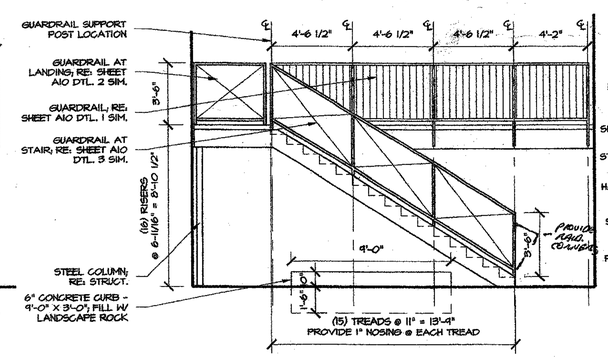
11 M2 STAIR ELEVATION AT BUILDING D
SCALE: 1/4" = 1'-0"



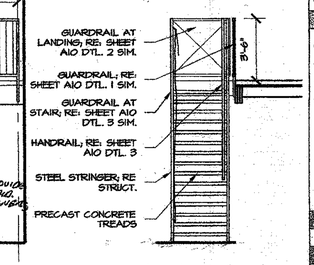
9 M2 STAIR ELEVATION AT BUILDING C
SCALE: 1/4" = 1'-0"



7 STAIR ELEVATION (TYP.)
SCALE: 1/4" = 1'-0"



6 M1 STAIR ELEVATION
SCALE: 1/4" = 1'-0"



5 STAIR ELEVATION (TYP.)
SCALE: 1/4" = 1'-0"

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Sunshine Peak Apts.
N. San Juan Parkway

Montrose, CO 81402

date issue

CONSTRUCTION
+ PERMIT 05.05.06

drawn by

sheet name

sheet no.

C:\Projects\Montrose\Drawings\Sheets\0504_A10-stair.dwg Thu May 11 07:45:11 2006 FALEIDE ARCHITECTS

Request for Information

Schauer Construction Company, Inc.
104 Pro Rodeo Drive, Suite 120
Colorado Springs, CO 80919
719-548-9455 Telefax: 719-548-9267

Sunshine Peak Apartments
749 Cedar Creek Avenue
Montrose, CO 81401

Faleide Architects PC
1701 Wynkoop St., Suite 235
Denver, CO 80202
303-573-3578 Telefax: 303-607-0399

Description of RFI:	Proposed Post in Island for Electrical	Date Submitted:	12/27/2006
		Reply Required:	1/5/2007
RFI Number:	25	Area Involved:	2 Bedroom Unit Kitchens
Cost Impact:	no	Urgent Yes/No:	yes
Schedule Impact:	no	Subcontractor RFI Date:	
Subcontractor RFI Number:		Drawing Number:	All 2 Bedroom Units
Specification Section:	16000		

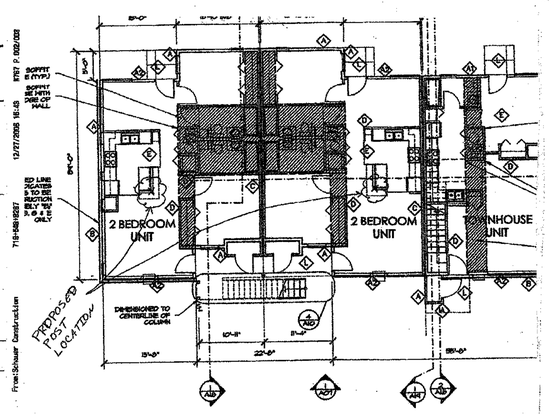
Subject: Todd and Ron.

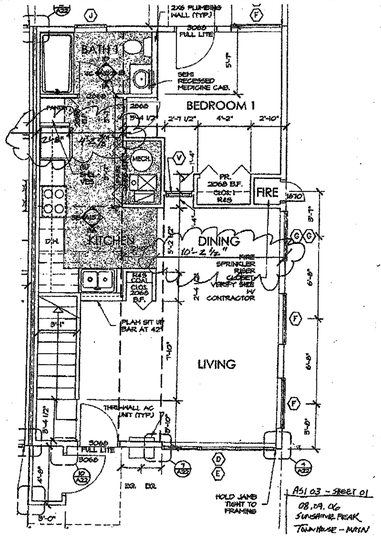
When the slabs were poured there was no conduit placed in the slab to run electrical lines to the island in the kitchens of the 2 bedroom units. In attempting to cut the top portion of the slab to place the electrical line it was found that the top of the sleeve encasing the tendon of the post tension slab was approximately 1 inch below the top of the slab. Would it be permissible to place a column at the corner of the island, from the island to the ceiling, in order to supply the electricity to the island? The proposed post location is shown in the attached PDF.

Thank you.

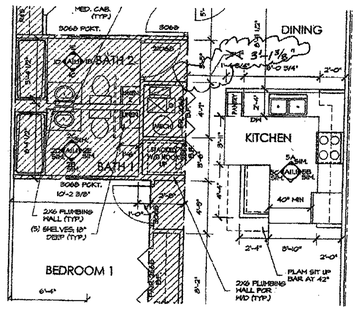
Dave Rose
SCHAUER CONSTRUCTION COMPANY, INC.
Dave Rose

REPLY:





ASI 03 - SHEET 01
08.09.06
SUNSHINE PEAK
TOWNHOUSE - MAIN



ASI # 3

ASI 03 - SHEET 02
08.09.06
SUNSHINE PEAK
2 BED UNIT NEXT TO TOWNHOUSE

Request for Information

Schauer Construction Company, Inc.
104 Pro Rodeo Drive, Suite 120
Colorado Springs, CO 80919
719-548-9455 Telefax: 719-548-9267

Sunshine Peak Apartments
749 Cedar Creek Avenue
Montrose, CO 81401

Faleide Architects PC
1701 Wynkoop St., Suite 235
Denver, CO 80202
303-573-3578 Telefax: 303-607-0399

Description of RFI:	Wall Panel Questions	Date Submitted:	8/15/2006
		Reply Required:	8/17/2006
RFI Number:	2	Area Involved:	Wall Panels
Cost Impact:	no	Urgent Yes/No:	yes
Schedule Impact:	no	Subcontractor RFI Date:	
Subcontractor RFI Number:		Drawing Number:	
Specification Section:	06100		

Subject: 5. At the 2-bedroom units, there are some walls shown around the pantry in the kitchen and around the linen cabinet in the bathrooms. These walls appear to be 2x2 walls. Please verify this. ASI #04

6. Some of the structural details show walls that run parallel to I-joists are to be ballooned to underside of floor sheathing. Yet, the headers of openings in these walls are shown flush with the top of I-joists which would make panelization difficult. I would recommend that we provide all standard height walls in order to be consistent throughout the entire project. Please verify if this will be ok. ASI #01

7. In the structural drawings, some walls are shown having 7/16" osb wall sheathing and others have 1/2" plywood wall sheathing. If the engineer will allow it, I would recommend using 7/16" osb on the entire project in order to keep jamb sizes consistent. Please verify if this will be ok. ASI #10

10. Please verify that the 1st level, center unit of building G1 is to be a handicap accessible unit. ASI #01

12. There is a wide plate at the top and bottom of the double party wall construction. The architectural drawings and structural drawings show this plate in different locations. Please verify if I should follow the architectural drawings or the structural drawings. (A18/City of Montrose, A19/3, and S8/A are each showing a different configuration)

18. At the 1st level of the town home, there is a window V on the interior wall of the dining room. Would you like this window to have a standard header height? ASI #04

19. At the 1st level of the town home, there is a window above the door leading into Bathroom #1. (See detail 1A on sheet A15.1.) I need the rough opening and header height of this window. Also, would you like this window to be centered on the door below it? (Please provide the size of the window, SCCI will coordinate the R.O. size with the window subcontractor) ASI #04

Dave Rose
SCHAUER CONSTRUCTION COMPANY, INC.
Dave Rose

REPLY:

Request for Information

Schauer Construction Company, Inc.
104 Pro Rodeo Drive, Suite 120
Colorado Springs, CO 80919
719-548-9455 Telefax: 719-548-9267

Sunshine Peak Apartments
749 Cedar Creek Avenue
Montrose, CO 81401

Faleide Architects PC
1701 Wynkoop St., Suite 235
Denver, CO 80202
303-573-3578 Telefax: 303-607-0399

Description of RFI:	Pantry Doors	Date Submitted:	12/12/2006
		Reply Required:	12/14/2006
RFI Number:	17	Area Involved:	pantry doors
Cost Impact:	yes	Urgent Yes/No:	no
Schedule Impact:	possible	Subcontractor RFI Date:	
Subcontractor RFI Number:		Drawing Number:	A11, A17, C801
Specification Section:	08210		

Subject: Todd,

I understand from Chris that you want all pantries to have doors. 4 pantries are shown without doors in an M1, no doors are shown on the pantries in the fully accessible 2 bedroom unit, and no doors are shown at the pantry in the manager's unit in the community building. In addition we feel that the opening of these pantries may be too small to accommodate a door efficiently. Please advise.

Thank you.

Dave Rose
SCHAUER CONSTRUCTION COMPANY, INC.
Dave Rose

REPLY:

1701 Wynkoop Suite 235
Denver, Colorado 80202
voice 303.573.3578
fax 303.607.0399
e-mail faleide@aol.com

FALEIDE ARCHITECTS, P.C.

Facsimile

Date: 08.14.06

To: Mike Milliner

Company: Schauer Construction

Fax #: (719) 548-9267

Pages: 1

From: Todd Townsend

RE: Sunshine Peak Apt. - Fire Riser Room in Building B

Hi Mike,

As we discussed on the phone today, the fire riser room in building B is in an alternate location. This location will have a 1470 door and will be designed like the other fire riser rooms except for the location. Please let us know if you have an additional window 'W' so that we can provide a drawing with an alternative location.

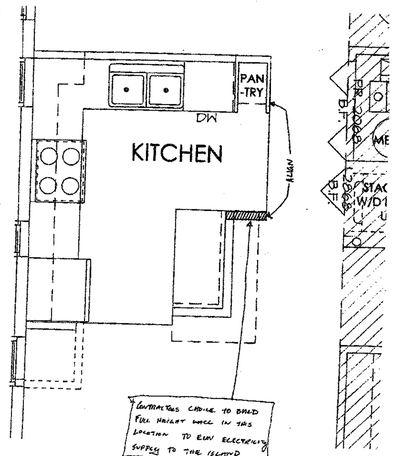
Per ASI 02 Sheet 02, we removed a window because of a conflict with the stair, we would like to provide an alternative location for this window if that is an option. Please let us know.

Sincerely,

Todd Townsend

Bldg 'A'

Bldg B



ASI #42

ASI 42 SHEET 01
08.23.07
SUNSHINE PEAK

Request for Information

Schauer Construction Company, Inc.
104 Pro Rodeo Drive, Suite 120
Colorado Springs, CO 80919
719-548-9455 Telefax: 719-548-9267

Sunshine Peak Apartments
749 Cedar Creek Avenue
Montrose, CO 81401

Faleide Architects PC
1701 Wynkoop St., Suite 235
Denver, CO 80202
303-573-3578 Telefax: 303-607-0399

Description of RFI:	Ceiling Height in 2nd Floor Townhouse Bathroom	Date Submitted:	12/14/2006
		Reply Required:	12/15/2006
RFI Number:	18	Area Involved:	2nd Floor Townhouse Bathrooms
Cost Impact:	no		
Schedule Impact:	no	Urgent Yes/No:	no
Subcontractor RFI Number:		Subcontractor RFI Date:	
Specification Section:	06100, 09254	Drawing Number:	A12

Subject: Ron and Todd,

This RFI is simply to confirm the conversation between Dave Rose and Ron Faleide at approximately 3:00 p.m. on 12/14/2006. In this conversation it was decided that in order to accommodate the fire sprinkler line running across the 2nd floor bathroom in the town house unit, the ceiling would be dropped from the entrance of the bathroom to the line where the bathtub begins. At this point, where the bath tub begins, the dropped ceiling will terminate and the ceiling height above the bath tub will be full height. The dropped portion of this ceiling will drop no more than 6 inches. Please confirm the above statements.

Thank you.

Dave Rose
SCHAUER CONSTRUCTION COMPANY, INC.
Dave Rose

REPLY:

Architect's Supplemental Instructions

Project: Sunshine Peak Apartment Homes Contract: ASI No: 037 Architect's Project No: 06.04	Date: 12.12.06 Total Pages: 1

Schauer Construction
Attn: Mike Milliner
104 Pro Rodeo Drive
Suite 120
Colorado Springs, CO 80919

Re: Schauer Construction RFI 17

Dear Mike,

The following information is additional information and clarification to the drawings dated May 05, 2006 and response to your RFI 17:

1 – Sheet A11 of 37 – M1 Main Floor Plan: the kitchen plan in the two bedroom refers to Sheet A11.1 Elevation 5A.

2 – Sheet A11.1 of 37 – Interior Elevation 5A: Provide door to pantry as shown on elevation. Contractor's option to provide hollow core door or casework door.

3 – Sheet A17 of 37 – Fully Accessible 2 Bedroom Unit: the kitchen plan in the two bedroom accessible unit refers to Sheet A17.1 Elevation 5A.

4 – Sheet A17.1 of 37 – Interior Elevation 5A: Provide door to pantry as shown on elevation. Contractor's option to provide hollow core door or casework door.

5 – Sheet C801 of 37 – Manager's Unit Plan: the kitchen plan in the manager's unit refers to Sheet A11.1 Elevation 5A. The manager's unit kitchen elevation is similar to the one shown on Sheet A11.1 elevation 5A.

Sincerely,

Todd Townsend

ASI #37

1701 Wynkoop Suite 235
Denver, Colorado 80202
voice 303.573.3578
fax 303.607.0399
e-mail faleide@aol.com

FALEIDE ARCHITECTS, P.C.

Request for Information

Schauer Construction Company, Inc.
104 Pro Rodeo Drive, Suite 120
Colorado Springs, CO 80919
719-548-9455 Telefax: 719-548-9267

Sunshine Peak Apartments
749 Cedar Creek Avenue
Montrose, CO 81401

Faleide Architects PC
1701 Wynkoop St., Suite 235
Denver, CO 80202
303-573-3578 Telefax: 303-607-0399

Description of RFI:	Fire Sprinkler Type	Date Submitted:	2/26/2007
		Reply Required:	2/28/2007
RFI Number:	32	Area Involved:	Townhouse Units
Cost Impact:	no	Urgent Yes/No:	yes
Schedule Impact:	no	Subcontractor RFI Date:	2/26/2007
Subcontractor RFI Number:		Drawing Number:	
Specification Section:	15300		

Subject: Ron,

Automatic Fire feels that the following request will be mechanically adequate, but wishes this RFI to be issued more for aesthetic reasons.

This is a request to change from a sidewall style sprinkler at the roof level in the town home units to a pendant style. There will be a freezing potential because the piping will be ran in the attic space if the sidewalls are used. Piping for pendants will be ran in the 2 x 12's as low as possible with insulation above the piping.

Thank you.

Dave Rose
SCHAUER CONSTRUCTION COMPANY, INC.
Dave Rose

REPLY:

2 BEDROOM UNIT: ROOM FINISH SCHEDULE

ROOM NAME / NMBR	FLOOR	CEILING	CLG. HT.	WALLS N	WALLS E	WALLS S	WALLS W	BASE N	BASE E	BASE S	BASE W	REMARKS:
LIVING	C	W1	8-0	W1	W1	W1	W1	B1	B1	B1	B1	
KITCHEN	V	W1	8-0	W1	W1	W1	W1					AT GYP. BD. WALLS OF ISLAND
DINING	C	W1	8-0	W1	W1	W1	W1	B1	B1	B1	B1	
BEDROOM 1	C	W1	8-0	W1	W1	W1	W1	B1	B1	B1	B1	
CLOSET 1	C	W1	7-0	W1	W1	W1	W1	B1	B1	B1	B1	
BATH 1	V	W1	7-0	W2	W1	W1	W1	B1	B1	B1	B1	PROVIDE CMT. BACKER @ TUBS
LINEN 1		W1	7-0	W1	W1	W1	W1	B1	B1	B1	B1	
BEDROOM 2	C	W1	8-0	W1	W1	W1	W1	B1	B1	B1	B1	
CLOS. 2	C	W1	7-0	W1	W1	W1	W1	B1	B1	B1	B1	
BATH 2	V	W1	7-0	W1	W1	W2	W1	B1	B1	B1	B1	PROVIDE CMT. BACKER @ TUBS
LINEN 2	C	W1	7-0	W1	W1	W1	W1	-	B1	B1	B1	
W/D	V	W1	7-0	W1	W1	W1	W1	-	B1	B1	B1	
MECH.	V	W1	7-0	W1	W1	W1	W1	B1	B1	B1	-	
PANTRY	V	W1	8-0	W1	W1	W1	W1	B1	B1	B1	B1	FLAT STUD FRAME SIDE WALLS
EXT. STORAGE	J	W3	8-0	W3	W3	W3	W3	-	-	-	-	

KEY:
C = CARPET — W1 = GYP BD - TEXTURE AND PAINT — B1 = 4" VINYL BASE
V = SHEET VINYL — W2 = MR GYP BD - TEXTURE AND PAINT
J = SEALED CONCRETE — W3 = GYP BD - TAPE AND FLOAT

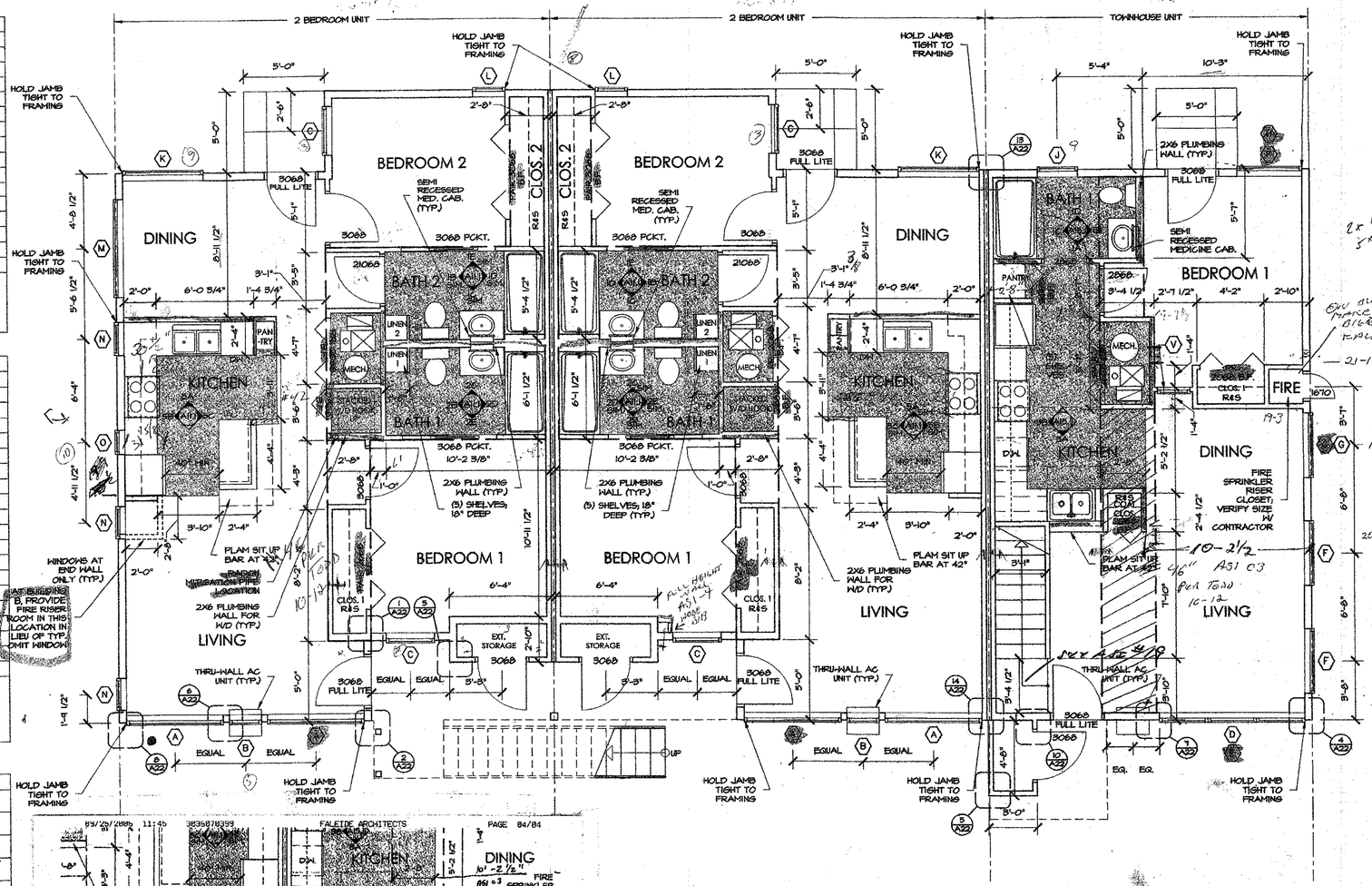
TOWNHOUSE UNIT: ROOM FINISH SCHEDULE

ROOM NAME / NMBR	FLOOR	CEILING	CLG. HT.	WALLS N	WALLS E	WALLS S	WALLS W	BASE N	BASE E	BASE S	BASE W	REMARKS:
LIVING	C	W1	8-0	W1	W1	W1	W1	B1	B1	B1	B1	
DINING	C	W1	8-0	W1	W1	W1	W1	B1	B1	B1	B1	
COAT CLOS.	C	W1	7-0	W1	W1	W1	W1	B1	B1	B1	B1	
KITCHEN	V	W1	VARIES	W1	W1	W1	W1	B1	B1	B1	B1	
BEDROOM 1	C	W1	8-0	W1	W1	W1	W1	B1	B1	B1	B1	
CLOS. 1	C	W1	8-0	W1	W1	W1	W1	B1	B1	B1	B1	
BATH 1	V	W1	SLOPES	W1	W2	W1	W1	B1	B1	B1	B1	PROVIDE CMT. BACKER @ TUBS
MECH.	V	W1	7-0	W1	W1	W1	W1	B1	B1	B1	-	
FIRE	J	W1	8-0	W3	W3	W3	W3	-	-	-	-	
BRIDGE/HALL	C	W1	SLOPES	W1	W1	W1	W1	B1	B1	B1	B1	
BEDROOM 2	C	W1	8-0	W1	W1	W1	W1	B1	B1	B1	B1	
CLOS. 2	C	W1	7-0	W1	W1	W1	W1	B1	B1	B1	B1	
LINEN	C	W1	8-0	W1	W1	W1	W1	B1	B1	B1	B1	
BATH 2	V	W1	7-0	W1	W1	W2	W1	B1	B1	B1	B1	PROVIDE CMT. BACKER @ TUBS
W/D	V	W1	7-0	W1	W1	W1	W1	B1	B1	B1	-	
BEDROOM 3	C	W1	8-0	W1	W1	W1	W1	B1	B1	B1	B1	
CLOS. 3	C	W1	7-0	W1	W1	W1	W1	B1	B1	B1	B1	
INTERIOR STAIR	C	W1	SLOPES	W1	W1	W1	W1	B1	B1	B1	B1	
EXT. STORAGE	J	W3	8-0	W3	W3	W3	W3	B1	B1	B1	B1	

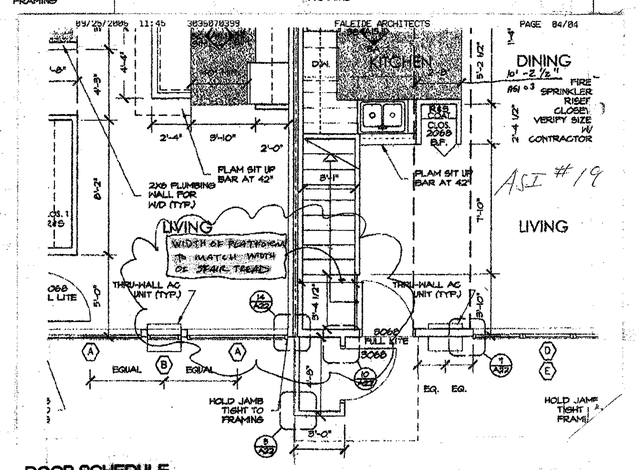
KEY:
C = CARPET — W1 = GYP BD - TEXTURE AND PAINT — B1 = 4" VINYL BASE
V = SHEET VINYL — W2 = MR GYP BD - TEXTURE AND PAINT
J = SEALED CONCRETE — W3 = GYP BD - TAPE AND FLOAT

WINDOW SCHEDULE

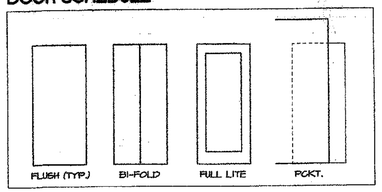
MARK:	MATERIAL:	TYPE:	SIZE:	DESCRIPTION:
A	VINYL	SLIDER	6'-0" WIDE, 6'-0" TALL	-
B	ALUMINUM	PICTURE	2'-0" WIDE, 4'-0" TALL	SEE DETAIL FOR HEADER HEIGHT
C	VINYL	SINGLE HUNG	3'-0" WIDE, 5'-0" TALL	EGRESS
D	ALUMINUM	SLIDER	9'-0" WIDE, 4'-6" TALL	XOX
E	ALUMINUM	SLIDER	9'-0" WIDE, 1'-6" TALL	XOX, TEMPERED
F	VINYL	PICTURE	4'-0" WIDE, 1'-6" TALL	
G	VINYL	AWNING	4'-0" WIDE, 1'-6" TALL OVER 4'-0" WIDE, 1'-6" TALL	MULLED, TEMPERED, SILL LESS THAN 36" A.F.F.
H	ALUMINUM	SLIDER	4'-0" WIDE, 4'-6" TALL	TEMPERED
I	ALUMINUM	PICTURE	4'-0" WIDE, 1'-6" TALL	TEMPERED
J	ALUMINUM	PICTURE	2'-6" WIDE, 4'-6" TALL	OBSCURED GLASS
K	VINYL	SLIDER	5'-0" WIDE, 6'-0" TALL	-
L	VINYL	SINGLE HUNG	2'-0" WIDE, 5'-0" TALL	-
M	VINYL	SLIDER	6'-0" WIDE, 1'-0" TALL	-
N	VINYL	PICTURE	2'-0" WIDE, 1'-0" TALL	TEMPERED, TINTED, OR AS PER BUILDING
O	VINYL	PICTURE	1'-6" WIDE, 1'-0" TALL	-
P	VINYL	AWNING	3'-0" WIDE, 1'-6" TALL NEXT TO 3'-0" WIDE, 1'-6" TALL	MULLED
Q	ALUMINUM	PICTURE	6'-0" WIDE, 4'-6" TALL	-
R	VINYL	AWNING	4'-0" WIDE, 1'-6" TALL	-
S	VINYL	CASEMENT PICTURE	1'-6" WIDE, 6'-0" TALL OVER 1'-6" WIDE, 1'-6" TALL	MULLED, TEMPERED, SILL LESS THAN 36" A.F.F.
T	VINYL	PICTURE	3'-0" WIDE, 6'-0" TALL	-
U	VINYL	AWNING	(3) 2'-6" WIDE, 1'-6" TALL SIDE BY SIDE	MULLED
V	VINYL	SINGLE HUNG	1'-6" WIDE, 3'-0" TALL	INTERIOR WINDOW
W	VINYL	SLIDER	5'-0" WIDE, 2'-0" TALL	INTERIOR WINDOW
X	VINYL	CASEMENT	2'-0" WIDE, 2'-0" TALL	
Y				
Z	VINYL	PICTURE	2'-0" WIDE, 3'-0" TALL	-
AA				



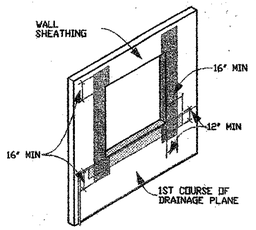
1 M1 MAIN FLOOR PLAN
SCALE: 1/4" = 1'-0"



DOOR SCHEDULE

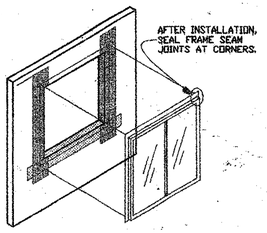


STEP #1



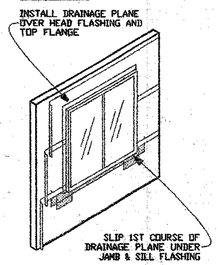
INSTALL DRAINAGE PLANE UP TO BOTTOM OF OPENING. APPLY SILL FLASHING HORIZONTALLY OVER BOTTOM OF OPENING AND VERTICALLY UP OPENING SIDES. FASTEN THE TOP EDGE OF THE SILL FLASHING TO THE WALL SHEATHING & THE REMAINDER TO THE DRAINAGE COURSE.
LAP JAMB FLASHING OVER TOP OF SILL FLASHING LEAVING BOTTOM EDGE UNATTACHED. FOLD JAMB FLASHING AROUND SIDE OF ROUGH OPENING AND OVER UPTURNED SILL FLASHING

STEP #2



TO SEAL WINDOW FRAME TO OPENING, APPLY A CONTINUOUS BEAD OF SEALANT TO THE BACK OF THE FLANGE NEAR THE OUTER EDGE.
ADJUST WINDOW PLUMB AND LEVEL. USE CORROSION RESISTANT 6d FASTNERS 3" TO 10" FROM CORNERS AND 16" O.C. AROUND PERIMETER.

STEP #3



SUPPLY SIMILAR METAL HEAD FLASHING FOR FULL WIDTH OF WINDOW FRAME. DRAINAGE PLANE TO HAVE MIN. 4" HORIZ. LAPS AND 6" MIN. VERTICAL LAPS.

NOTE: WINDOWS / DOORS WITHOUT FLANGES SEALED TO JAMB AND SILL FLASHING AROUND OPENING WITH SEALANT OVER BACKER ROD.

2 TYPICAL WINDOW FLASHING DETAIL
NO SCALE

FALEIDE ARCHITECTS PC
1701 Wynkoop St. Suite 235
Denver, Colorado 80202
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Sunshine Peak Apartments
Montrose, CO 81402

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sheet no.
A11 of 37

O:\Projects\Montrose\Drawings\Sheets\0504_A11.0-M1.dwg Thu May 11 08:42:57 2006 FALEIDE ARCHITECTS

Architect's Supplemental Instructions

Project: Swallow Field Apartment Homes Contract: ASI No: 037 Architect's Project No: 0604	Date: 12.15.06 Total Pages: 1

Schauer Construction
Attn: Mike Mitzner
104 Pro Rodeo Drive
Suite 102
Colorado Springs, CO 80919

Re: Schauer Construction RFI 17

Dear Mike,

The following information is additional information and clarification to the drawings dated May 05, 2006 and response to your RFI 17:

1 – Sheet A11 of 37 – M1 Main Floor Plan: The kitchen plan in the two bedroom refers to Sheet A11.1 Elevation 5A.

2 – Sheet A11.1 of 37 – Interior Elevation 5A: Provide door to pantry as shown on elevation. Contractor's option to provide hollow core door or casework door.

3 – Sheet A17 of 37 – Fully Accessible 2 Bedroom Unit: The kitchen plan in the two bedroom accessible unit refers to Sheet A17.1 Elevation 3A.

4 – Sheet A17.1 of 37 – Interior Elevation 3A: Provide door to pantry as shown on elevation. Contractor's option to provide hollow core door or casework door.

5 – Sheet CB01 of 37 – Managers Unit Plan: The kitchen plan in the manager's unit refers to Sheet A11.1 Elevation 5A. The manager's unit kitchen elevation is similar to the one shown on Sheet A11.1 elevation 5A.

Sincerely,

Todd Townsend

AIE #37

1701 Wynkoop Suite 200 voice 303.573.4278
Denver, Colorado 80202 fax 303.297.0399 e-mail todd@faleidearch.com
FALEIDE ARCHITECTS

ACCESSORY SCHEDULE

MARK:	ITEM:
1	18" SS TOWEL BAR @ 60" A.F.F. UNLESS NOTED OTHERWISE
2	SS TOILET PAPER DISPENSER
3	KNEE AND TOE CLEARANCE
4	PAINTED WOOD SHELVES
5	5' SS SHOWER ROD @ 74" A.F.F.
6	4" PLAM BACKSPLASH
7	SHOWER SPRAY UNIT W/ 60" HOSE MIN.
8	WATER SUPPLY & DRAIN PIPES UNDER LAV & SINK SHALL BE INSULATED TO PROTECT AGAINST CONTACT. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAV. & SINK.
9	36" GRAB BARL; PROVIDE BLOCKING
10	42" GRAB BAR; PROVIDE BLOCKING
11	24" GRAB BAR; PROVIDE BLOCKING
12	12" GRAB BAR; PROVIDE BLOCKING
13	CONTROLS SHALL BE LOCATED BETWEEN CENTER LINE OF THE TUB & THE OPEN SIDE OF TUB
14	REMOVABLE IN-TUB SEAT
15	3 PIECE SHOWER SURROUND
16	SOFFIT
17	BASE CABINET FACE, BASE, SIDES, AND SHELF TO BE REMOVABLE FOR WHEEL CHAIR ACCESS TO SINK; COUNTER TOP SUPPORTED BY METAL SUPPORT ARMS EACH SIDE OF VANITY; SUPPORT ARMS ARE NOT TO IMPEDE KNEE & TOE CLEARANCE; SUPPORT ARMS ARE TO BE SECURED TO WALL; PAINTED FINISH SEE ARCHITECT FOR COLOR; F.F. TO EXTEND TO WALL UNDERNEATH COUNTER TOP
18	RECESS MOUNTED 16" X 22" MEDICINE CABINET W/ MIRROR FRONT
19	LIGHT FIXTURE EACH SIDE OF MIRROR; SEE ELECTRICAL DWG.
20	BLOCKING FOR FUTURE GRAB BAR INSTALLATION
21	SEMI RECESSED TOILET PAPER DISPENSER
22	REFRIGERATOR; SIDE BY SIDE AT ALL FULLY ACCESSIBLE UNITS & COMMUNITY BUILDING
23	RECIRCULATING VENT HOOD
24	ELECTRIC RANGE; CONTROLS TO BE LOCATED AT FRONT IN ALL USABLE AND FULLY ACCESSIBLE UNITS AS WELL AS COM. BLDG.; FULLY ACCESSIBLE UNITS AND COM. BLDG. TO HAVE DROP IN RANGE FLUSH W/ 34" COUNTERTOP
25	DISHWASHER; FULLY ACCESSIBLE AND COM. BLDG. TO HAVE DISH WASHER TO FIT UNDER 34" COUNTERTOP
26	3'-0" X 3'-0" FRAMELESS MIRROR
27	VALANCE TO MATCH CASEWORK
28	WINDOW; SEE PLAN
29	CASEWORK FILLER STRIP
30	SOAP DISPENSER (ADA)
31	SANITARY NAPKIN RECEPTACLE
32	SEMI RECESSED PAPER TOWEL DISPENSER/ TRASH RECEPTACLE IN 2X6 WALL
33	PLAM SKIRT AROUND COUNTER TOP
34	SS TOWEL HOOK
35	RECESS MOUNTED 17" X 31" MEDICINE CABINET W/ MIRROR FRONT; BRADLEY MODEL 175 OR SIMILAR
36	1X2 SOLID WOOD TRIM TO MATCH BASE CABINETS; PROVIDE AS FILLER STRIPS ON TOP & SIDE AT BATHTUB; PROVIDE BLOCKING
37	PLAM CAP ON TOP OF PONY WALL 40" A.F.F.
38	SIT UP BAR 42" A.F.F.; SEE DETAIL
39	REMOVABLE BASE CABINET TO PROVIDE 30" CLEAR MINIMUM AT SINK AND WORK SPACE; F.F. FLOOR TO EXTEND TO WALL UNDERNEATH BASE CABINET.
40	PROVIDE CASEWORK FINISH ON TOPS OF UPPER CABINETS (TYP. AT TOWNHOUSE)
41	PROVIDE 24" DEEP UPPER CABINET ABOVE REFRIGERATOR
42	SUPPORT BRACKET TO MATCH CASEWORK

The following is a response to your RFI 08:

1 - No blind cabinets.

2 - The top of wall cabinets must be finished of the townhouse. A natural maple finish will be adequate.

3 - Where interior elevations show an offset sink basin, provide drawers. Where interior elevations show a centered sink basin, omit drawers and provide a cabinet door.

ASI #28

FULLY ACCESSIBLE BATHROOM:

LAVATORY TO MEET ANSI ACCESSIBLE REQUIREMENTS W/ MIN. 27" KNEE CLEARANCE AND 9" TOE CLEARANCE. T.O. SINK TO BE SET AT MAX 34" A.F.F. FAUCET TO BE PER ANSI REQUIREMENTS. BOTTOM OF MIRROR TO BE SET AT MAX 40" A.F.F. MEDICINE CABINETS TO BE SET AT MAX 42" A.F.F.

BATHTUB TO HAVE REMOVABLE SEAT AND HAND HELD SHOWER SPRAY PER ANSI STANDARDS. CONTROLS TO BE ANSI COMPLIANT AND SET BENEATH GRAB BAR TOWARDS FRONT OF TUB.

BATHROOM GRAB BARS PER ANSI. CENTER LINE OF ALL GRAB BARS TO BE SET AT 36" A.F.F. W/ SECOND BATH TUB REAR GRAB BAR TO BE 9" ABOVE TUB.

W.C. GRAB BARS: REAR GRAB BAR TO BE MIN. 24" WIDE CENTERED ON TOILET, SIDE GRAB BAR MIN 42" SIDE SET 12" FROM REAR WALL.

BATHTUB GRAB BARS: REAR BARS TO BE 24" WIDE MIN. SET 12" FROM CONTROLS WALL, SIDE GRAB BARS TO BE 24" WIDE SET TOWARDS FRONT OF TUB.

NOTE: WATER SUPPLY AND DRAIN PIPES UNDER LAVATORIES AND SINKS SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PROTECT AGAINST CONTACT. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES AND SINKS.

FULLY ACCESSIBLE KITCHEN:

SINK TO MEET ANSI ACCESSIBLE REQUIREMENTS W/ MIN. 30" WIDE OPEN SPACE UNDER SINK W/ MIN. 27" KNEE CLEARANCE AND 9" TOE CLEARANCE. PROVIDE ANSI COMPLIANT FAUCET AND WRAP PIPES PER ANSI REQUIREMENTS.

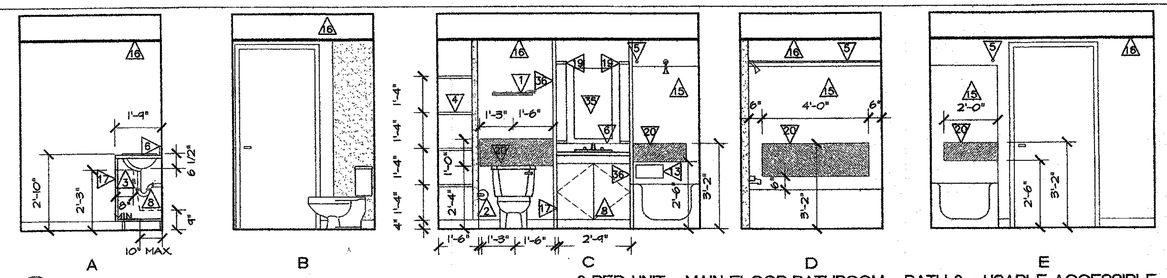
PROVIDE ANSI COMPLIANT RANGE AND ACCESSIBLE CONTROLS FOR ALL OTHER PROVIDED APPLIANCES.

PROVIDE ACCESSIBLE KITCHEN BASE CABINETS W/ MAX 34" COUNTER TOPS A.F.F.

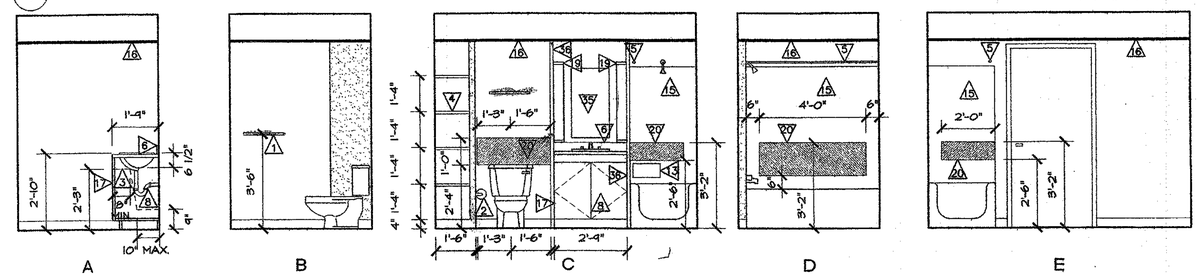
PROVIDE MIN. 30" WIDE WORK SURFACE W/OPEN SPACE UNDERNEATH AS REQUIRED BY ANSI.

WATER SUPPLY AND DRAIN PIPES UNDER LAVATORIES AND SINKS SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PROTECT AGAINST CONTACT. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES AND SINKS.

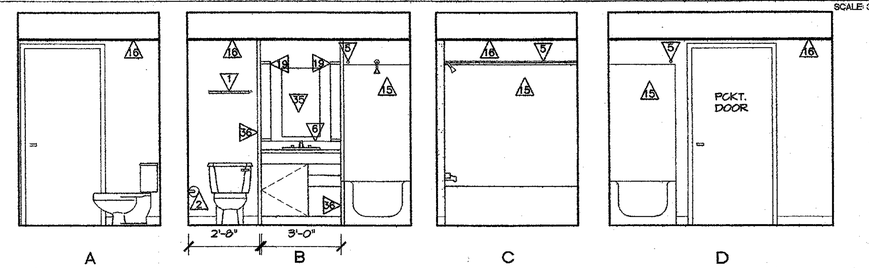
STORAGE FACILITIES ARE DESIGNED TO ANSI SECTION 1002.14 STORAGE FACILITIES.



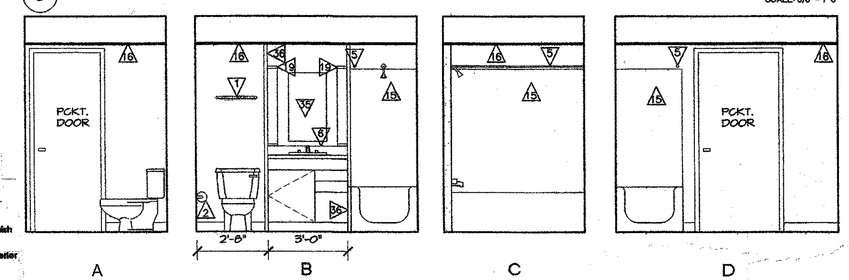
1 2 BED UNIT - MAIN FLOOR BATHROOM - BATH 2 - USABLE ACCESSIBLE
SCALE 3/8" = 1'-0"



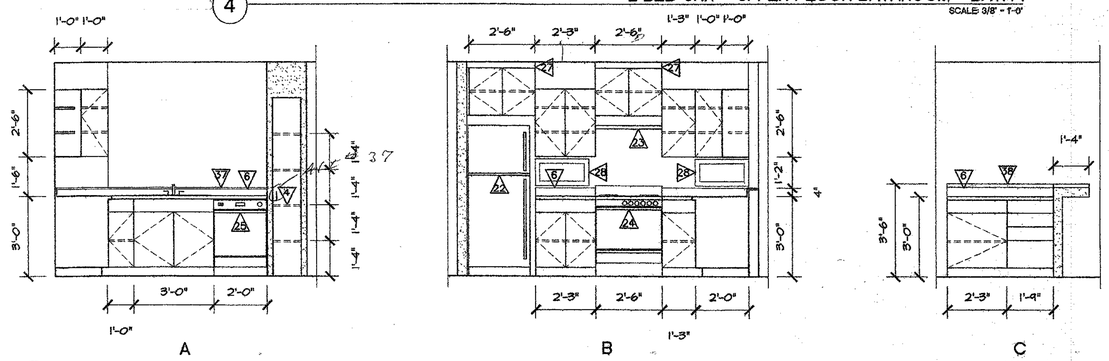
2 2 BED UNIT - MAIN FLOOR BATHROOM - BATH 1 - USABLE ACCESSIBLE
SCALE 3/8" = 1'-0"



3 2 BED UNIT - UPPER FLOOR BATHROOM - BATH 2
SCALE: 3/8" = 1'-0"



4 2 BED UNIT - UPPER FLOOR BATHROOM - BATH 1
SCALE 3/8" = 1'-0"



5 2 BED UNIT - KITCHEN - USABLE ACCESSIBLE ON FIRST FLOOR
SCALE: 3/8" = 1'-0"

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project:
Sunshine Peak Apts.
N. San Juan Parkway
Montrose, CO 81402

date issue:
CONSTRUCTION
+ PERMIT 05.05.06

drawn:

sheet title:
Interior Elev. - 2 Bed

sheet no.
A11.1 of 37

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Request for Information

Schauer Construction Company, Inc.
164 Pro Rodeo Drive, Suite 230
Colorado Springs, CO 80919
719-548-9455 Telefax: 719-548-9267

Sunshine Peak Apartments
748 Cedar Creek Avenue
Montrose, CO 81401

Faleide Architects PC
1701 Wynkoop St., Suite 236
Denver, CO 80202
303-573-8678 Telefax: 303-607-0309

Description of RFI:	Ceiling Height in 2nd Floor Townhouse Bathroom	**Date Submitted:**	12/14/2006
		Reply Required:	12/15/2006
RFI Number:	18	**Area Involved:**	2nd Floor Townhouse Bathrooms
Cost Impact:	no		
Schedule Impact:	no	**Urgent Yes/No:**	no
Subcontractor RFI Number:		**Subcontractor RFI Date:**	
Specification Section:	09100, 09254	**Drawing Number:**	A12

Subject: Ron and Todd,

This RFI is simply to confirm the conversation between Dave Rose and Ron Faleide at approximately 3:00 p.m. on 12/14/2006. In this conversation it was decided that in order to accommodate the fire sprinkler line running across the 2nd floor bathroom in the town house unit, the ceiling would be dropped from the entrance of the bathroom to the line where the bathtub begins. At this point, where the bath tub begins, the dropped ceiling will terminate and the ceiling height above the bath tub will be full height. The dropped portion of this ceiling will drop no more than 6 inches. Please confirm the above statements.

Thank you.

Dave Rose

SCHAUER CONSTRUCTION COMPANY, INC.

Dave Rose

REPLY:

2 BEDROOM UNIT: ROOM FINISH SCHEDULE

ROOM NAME / NMBR	FLOOR	CEILING	CLG. HT.	WALLS N	WALLS E	WALLS S	WALLS W	BASE N	BASE E	BASE S	BASE W	REMARKS:
LIVING	C	W1	8-0	W1	W1	W1	W1	B1	B1	B1	B1	
KITCHEN	V	W1	8-0	W1	W1	W1	W1					AT GYP. BD. WALLS OF ISLAND
DINING	C	W1	8-0	W1	W1	W1	W1	B1	B1	B1	B1	
BEDROOM 1	C	W1	8-0	W1	W1	W1	W1	B1	B1	B1	B1	
CLOSET 1	C	W1	7-0	W1	W1	W1	W1	B1	B1	B1	B1	
BATH 1	V	W1	7-0	W2	W1	W1	W1	B1	B1	B1	B1	PROVIDE CMT. BACKER @ TUBS
LINEN 1		W1	7-0	W1	W1	W1	W1	B1	B1	B1	B1	
BEDROOM 2	C	W1	8-0	W1	W1	W1	W1	B1	B1	B1	B1	
CLOS. 2	C	W1	7-0	W1	W1	W1	W1	B1	B1	B1	B1	
BATH 2	V	W1	7-0	W1	W1	W2	W1	B1	B1	B1	B1	PROVIDE CMT. BACKER @ TUBS
LINEN 2	C	W1	7-0	W1	W1	W1	W1	-	B1	B1	B1	
W/D	V	W1	7-0	W1	W1	W1	W1	-	B1	B1	B1	
MECH.	V	W1	7-0	W1	W1	W1	W1	B1	B1	B1	-	
PANTRY	V	W1	8-0	W1	W1	W1	W1	B1	B1	B1	B1	FLAT STUD FRAME SIDE WALLS
EXT. STORAGE	J	W3	8-0	W3	W3	W3	W3	-	-	-	-	

KEY:
C = CARPET — W1 = GYP BD - TEXTURE AND PAINT — B1 = 4" VINYL BASE
V = SHEET VINYL — W2 = MR GYP BD - TEXTURE AND PAINT
J = SEALED CONCRETE — W3 = GYP BD - TAPE AND FLOAT

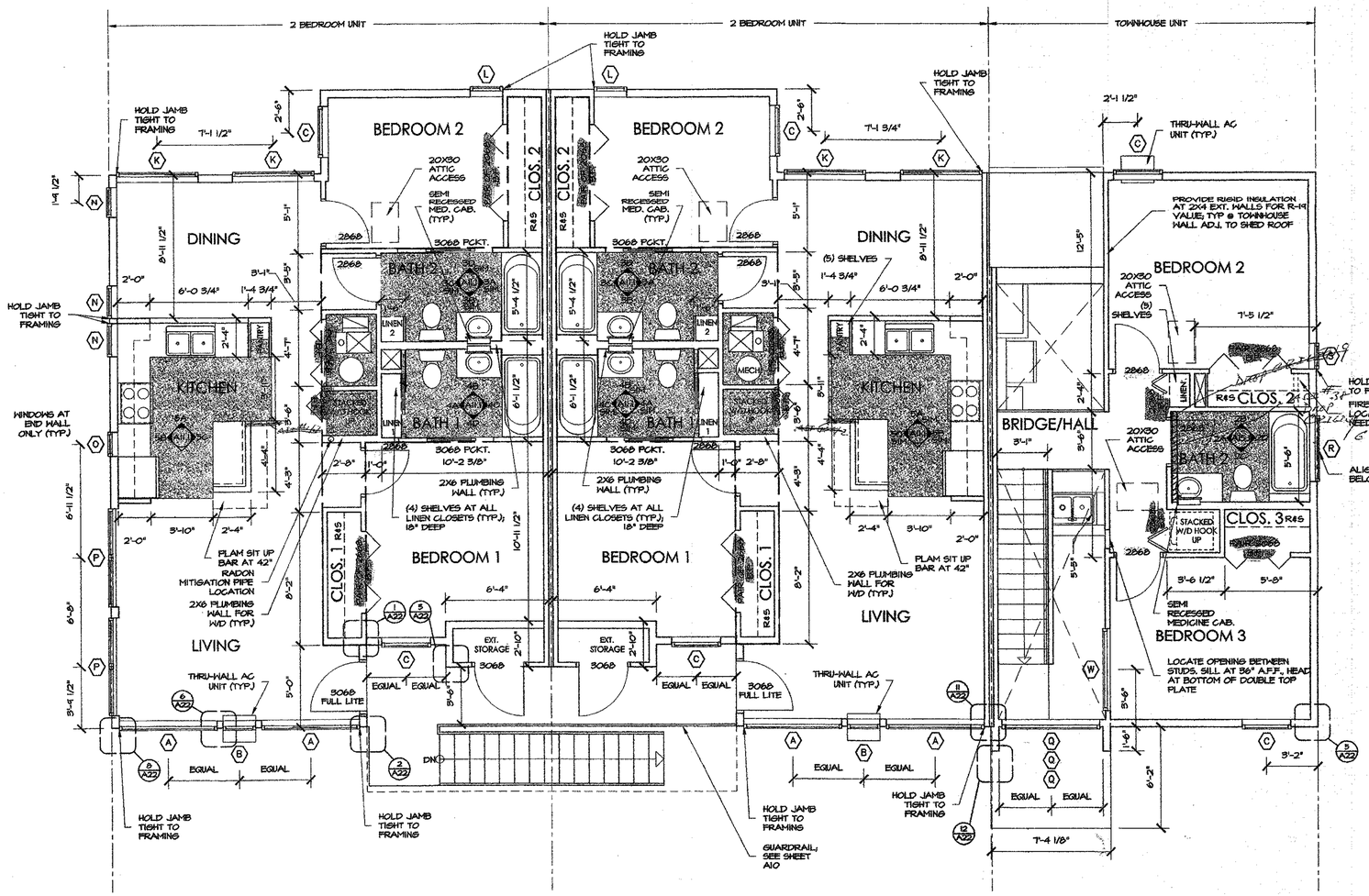
TOWNHOUSE UNIT: ROOM FINISH SCHEDULE

ROOM NAME / NMBR	FLOOR	CEILING	CLG. HT.	WALLS N	WALLS E	WALLS S	WALLS W	BASE N	BASE E	BASE S	BASE W	REMARKS:
LIVING	C	W1	8-0	W1	W1	W1	W1	B1	B1	B1	B1	
DINING	C	W1	8-0	W1	W1	W1	W1	B1	B1	B1	B1	
COAT CLOS.	C	W1	7-0	W1	W1	W1	W1	B1	B1	B1	B1	
KITCHEN	V	W1	VARIES	W1	W1	W1	W1	B1	B1	B1	B1	
BEDROOM 1	C	W1	8-0	W1	W1	W1	W1	B1	B1	B1	B1	
CLOS. 1	C	W1	8-0	W1	W1	W1	W1	B1	B1	B1	B1	
BATH 1	V	W1	SLOPES	W1	W2	W1	W1	B1	B1	B1	B1	PROVIDE CMT. BACKER @ TUBS
MECH.	V	W1	7-0	W1	W1	W1	W1	B1	B1	B1	-	
FIRE	J	W1	8-0	W3	W3	W3	W3	-	-	-	-	
BRIDGE/HALL	C	W1	SLOPES	W1	W1	W1	W1	B1	B1	B1	B1	
BEDROOM 2	C	W1	8-0	W1	W1	W1	W1	B1	B1	B1	B1	
CLOS. 2	C	W1	7-0	W1	W1	W1	W1	B1	B1	B1	B1	
LINEN	C	W1	8-0	W1	W1	W1	W1	B1	B1	B1	B1	
BATH 2	V	W1	7-0	W1	W1	W2	W1	B1	B1	B1	B1	PROVIDE CMT. BACKER @ TUBS
W/D	V	W1	7-0	W1	W1	W1	W1	B1	B1	B1	-	
BEDROOM 3	C	W1	8-0	W1	W1	W1	W1	B1	B1	B1	B1	
CLOS. 3	C	W1	7-0	W1	W1	W1	W1	B1	B1	B1	B1	
INTERIOR STAIR	C	W1	SLOPES	W1	W1	W1	W1	B1	B1	B1	B1	
EXT. STORAGE	J	W3	8-0	W3	W3	W3	W3	B1	B1	B1	B1	

KEY:
C = CARPET — W1 = GYP BD - TEXTURE AND PAINT — B1 = 4" VINYL BASE
V = SHEET VINYL — W2 = MR GYP BD - TEXTURE AND PAINT
J = SEALED CONCRETE — W3 = GYP BD - TAPE AND FLOAT

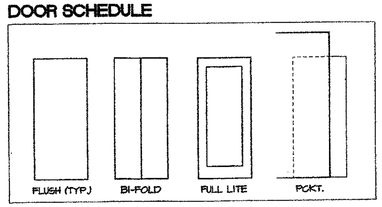
WINDOW SCHEDULE

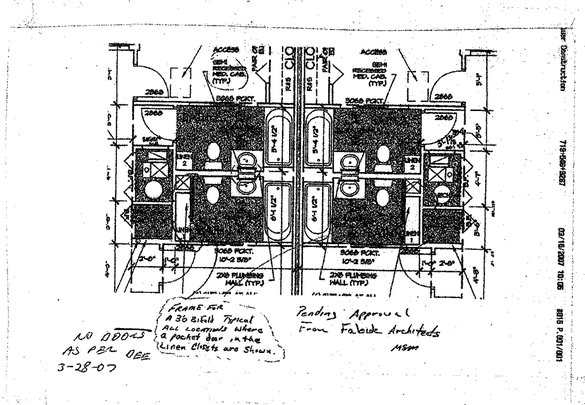
MARK:	MATERIAL:	TYPE:	SIZE:	DESCRIPTION:
A	VINYL	SLIDER	6'-0" WIDE, 6'-0" TALL	-
B	ALUMINUM	PICTURE	2'-0" WIDE, 4'-0" TALL	SEE DETAIL FOR HEADER HEIGHT
C	VINYL	SINGLE HUNG	3'-0" WIDE, 5'-0" TALL	EGRESS
D	ALUMINUM	SLIDER	9'-0" WIDE, 4'-6" TALL	XOX
E	ALUMINUM	SLIDER	9'-0" WIDE, 1'-6" TALL	XOX, [redacted]
F	VINYL	PICTURE	4'-0" WIDE, 1'-6" TALL	
G	VINYL	AWNING	4'-0" WIDE, 1'-6" TALL OVER 4'-0" WIDE, 1'-6" TALL	MULLED; [redacted]
H	ALUMINUM	SLIDER	4'-0" WIDE, 4'-6" TALL	TEMPERED
I	ALUMINUM	PICTURE	4'-0" WIDE, 1'-6" TALL	TEMPERED
J	ALUMINUM	PICTURE	2'-6" WIDE, 4'-6" TALL	OBSCURED GLASS
K	VINYL	SLIDER	5'-0" WIDE, 6'-0" TALL	-
L	VINYL	SINGLE HUNG	2'-0" WIDE, 5'-0" TALL	-
M	VINYL	SLIDER	6'-0" WIDE, 1'-0" TALL	-
N	VINYL	PICTURE	2'-0" WIDE, 1'-0" TALL	TEMPERED WHEN NEXT TO STAIR AT BUILDING A
O	VINYL	PICTURE	1'-6" WIDE, 1'-0" TALL	-
P	VINYL	AWNING	3'-0" WIDE, 1'-6" TALL NEXT TO 3'-0" WIDE, 1'-6" TALL	MULLED
Q	ALUMINUM	PICTURE	6'-0" WIDE, 4'-[illegible] TALL	-
R	VINYL	AWNING	4'-0" WIDE, 1'-6" TALL	-
S	VINYL	CASEMENT PICTURE	1'-6" WIDE, 6'-0" TALL OVER 1'-6" WIDE, 1'-6" TALL	MULLED; TEMPERED IF LESS THAN 18" A.F.F.
T	VINYL	PICTURE	3'-0" WIDE, 6'-0" TALL	-
U	VINYL	AWNING	(3) 2'-6" WIDE, 1'-6" TALL SIDE BY SIDE	MULLED
V	VINYL	SINGLE HUNG	1'-6" WIDE, 3'-0" TALL	INTERIOR WINDOW
W	VINYL	SLIDER	3'-0" WIDE, 2'-0" TALL	INTERIOR WINDOW
X	VINYL	CASEMENT	2'-0" WIDE, 2'-0" TALL	



1 M1 UPPER FLOOR PLAN
SCALE: 1/4" = 1'-0"

DOOR SCHEDULE





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N. San Juan Parkway
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date: issue:
CONSTRUCTION
+ PERMIT 05.05.06

drawn:

sheet title:
M1 UPPER PLAN

sheet no:
A12 of 37

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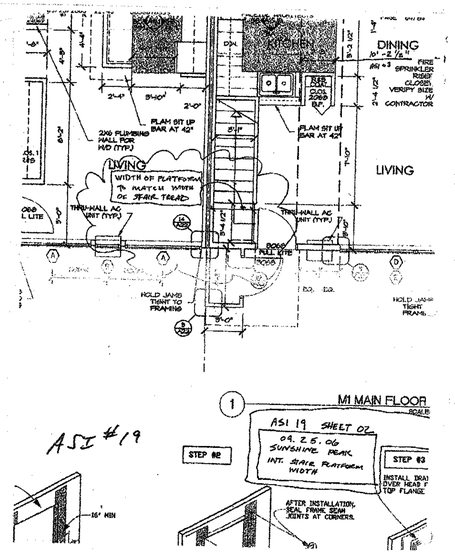
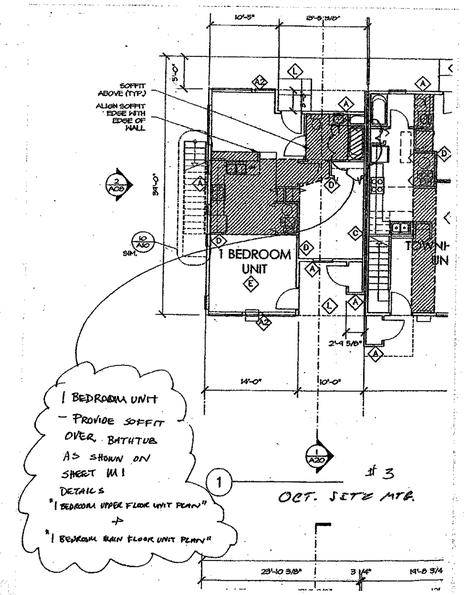
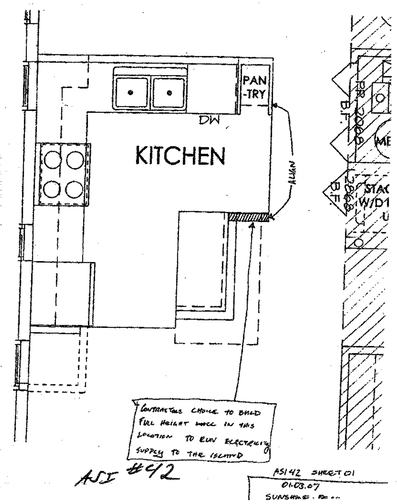

DINING
LIVING
WIDTH OF PLATFORM TO MATCH WITH OF STAIR TREAD
M1 MAIN FLOOR
ASI 19 SHEET 02
04.25.06
SUNSHINE PEAK
INT. SHINE PLATFORM WIDTH
STEP #2
STEP #3
AFTER INSTALLATION, SEAL FRAME SEAM JOINTS AT CORNERS.
ASI #19


SOFFIT ABOVE (TYP)
ALIGN SOFFIT EDGE WITH EDGE OF HALL
1 BEDROOM UNIT
1 BEDROOM UNIT
- PROVIDE SOFFIT OVER BATHTUB AS SHOWN ON SHEET M1
DETAILS
"1 BEDROOM UPPER FLOOR UNIT PLAN"
+
"1 BEDROOM MAIN FLOOR UNIT PLAN"
#3
OCT. SITE MTG.


PAN-TRY
DW
KITCHEN
CONTRACTOR CHOOSE TO BUILD FULL HEIGHT WALL IN THIS LOCATION TO RUN ELECTRICAL SUPPLY TO THE ISLAND
ASI #42
AS142 SHEET 01
01.03.07

1 BEDROOM UNIT: ROOM FINISH SCHEDULE

				WALLS				BASE				
ROOM NAME / NMBR	FLOOR	CEILING	CLG. HT.	N	E	S	W	N	E	S	W	REMARKS:
LIVING	C	W1	8-0	W1	W1	W1	W1	B1	B1	B1	B1	
KITCHEN	V	W1	7-0	W1	W1	W1	W1					DO NOT PROVIDE BASE OVER CAB. TOE KICK; PROVIDE BASE AT GYP. BD. ISLAND
DINING	C	W1	8-0	W1	W1	W1	W1	B1	B1	B1	B1	
BEDROOM	C	W1	8-0	W1	W1	W1	W1	B1	B1	B1	B1	
CLOSET 1	C	W1	7-0	W1	W1	W1	W1	B1	B1	B1	B1	
CLOSET 2	C	W1	8-0	W1	W1	W1	W1	B1	B1	B1	B1	
BATHROOM	V	W1	7-0	W1	W1	W1	W1	B1	B1	B1	B1	PROVIDE CEMENT BACKER BOARD AT TUB
MECH. CLOSET	V	W1	7-0	W1	W1	W1	W1	B1	B1	B1	B1	
EXT. STORAGE	J	W3	8-0	W3	W3	W3	W3	-	-	-	-	
PANTRY	V	W1	8-0	W1	W1	W1	W1	B1	B1	B1	B1	FLAT STUD FRAME SIDE WALLS
PORCH	J	W2	8-0									

KEY:

C = CARPET — W1 = GYP BD - TEXTURE AND PAINT — B1 = 4" VINYL TILE

V = SHEET VINYL — W2 = MR GYP BD - TEXTURE AND PAINT

J = SEALED CONRETE — W3 = GYP BD - TAPE AND FLOAT

TOWNHOUSE UNIT: ROOM FINISH SCHEDULE

				WALLS				BASE				
ROOM NAME / NMBR	FLOOR	CEILING	CLG. HT.	N	E	S	W	N	E	S	W	REMARKS:
LIVING	C	W1	8-0	W1	W1	W1	W1	B1	B1	B1	B1	
DINING	C	W1	8-0	W1	W1	W1	W1	B1	B1	B1	B1	
COAT CLOS.	C	W1	7-0	W1	W1	W1	W1	B1	B1	B1	B1	
KITCHEN	V	W1	VARIES	W1	W1	W1	W1	B1	B1	B1	B1	
BEDROOM 1	C	W1	8-0	W1	W1	W1	W1	B1	B1	B1	B1	
CLOS. 1	C	W1	8-0	W1	W1	W1	W1	B1	B1	B1	B1	
BATH 1	V	W1	SLOPES	W1	W2	W1	W1	B1	B1	B1	B1	PROVIDE CMT. BACKER @ TUBS
MECH.	V	W1	7-0	W1	W1	W1	W1	B1	B1	B1	-	
FIRE	J	W1	8-0	W3	W3	W3	W3	-	-	-	-	
BRIDGE/HALL	C	W1	SLOPES	W1	W1	W1	W1	B1	B1	B1	B1	
BEDROOM 2	C	W1	8-0	W1	W1	W1	W1	B1	B1	B1	B1	
CLOS. 2	C	W1	7-0	W1	W1	W1	W1	B1	B1	B1	B1	
LINEN	C	W1	8-0	W1	W1	W1	W1	B1	B1	B1	B1	
BATH 2	V	W1	7-0	W1	W1	W2	W1	B1	B1	B1	B1	PROVIDE CMT. BACKER @ TUBS
W/D	V	W1	7-0	W1	W1	W1	W1	B1	B1	B1	-	
BEDROOM 3	C	W1	8-0	W1	W1	W1	W1	B1	B1	B1	B1	
CLOS. 3	C	W1	7-0	W1	W1	W1	W1	B1	B1	B1	B1	
INTERIOR STAIR	C	W1	SLOPES	W1	W1	W1	W1	B1	B1	B1	B1	
EXT. STORAGE	J	W3	8-0	W3	W3	W3	W3	B1	B1	B1	B1	

KEY:

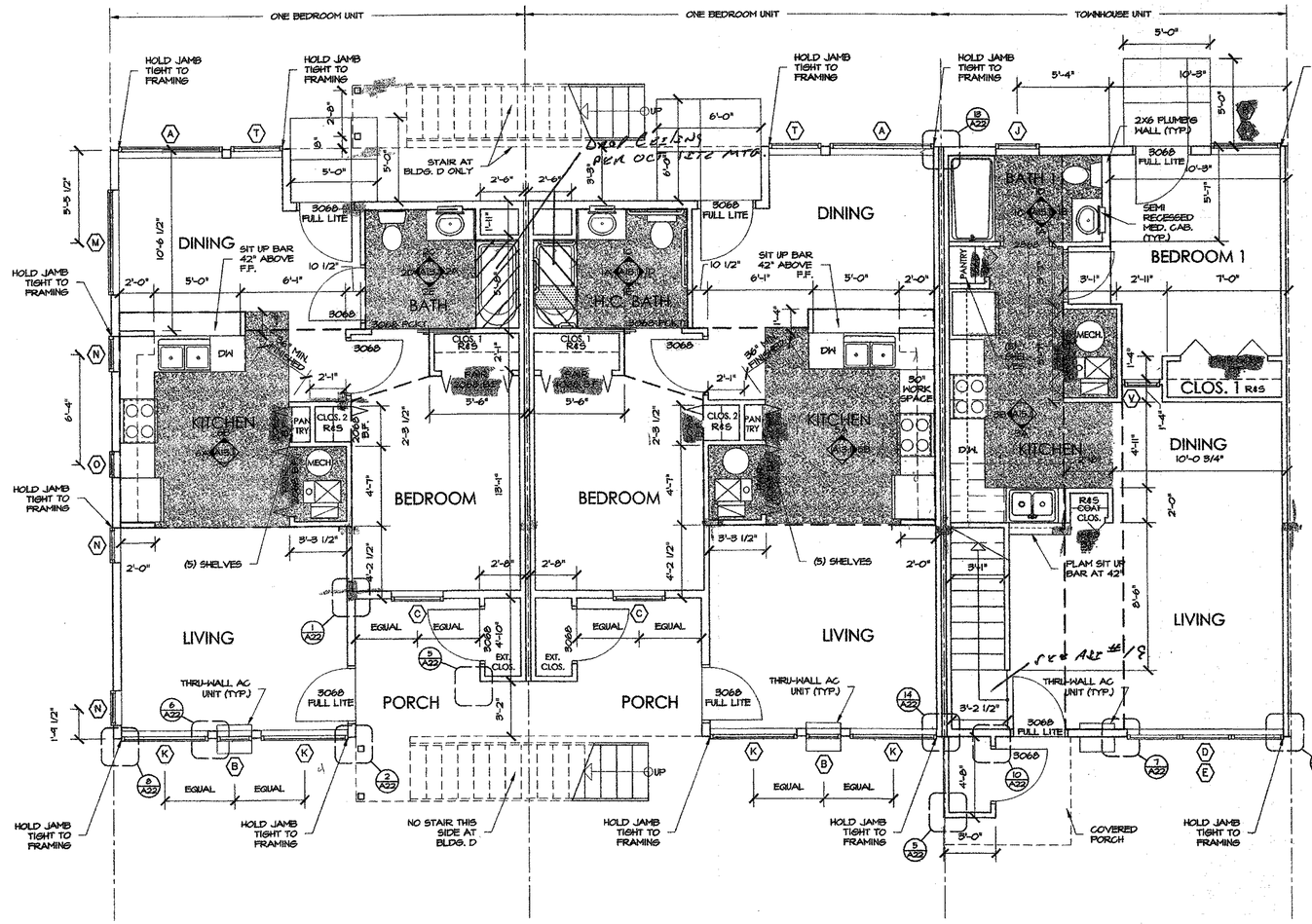
C = CARPET — W1 = GYP BD - TEXTURE AND PAINT — B1 = 4" VINYL BASE

V = SHEET VINYL — W2 = MR GYP BD - TEXTURE AND PAINT

W3 = GYP BD - TAPE AND FLOAT

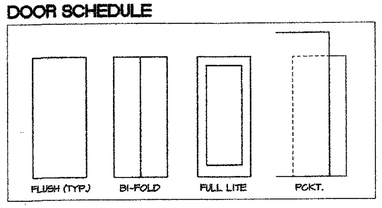
WINDOW SCHEDULE

MARK:	MATERIAL:	TYPE:	SIZE:	DESCRIPTION:
A	VINYL	SLIDER	6'-0" WIDE, 6'-0" TALL	-
B	ALUMINUM	PICTURE	2'-0" WIDE, 4'-0" TALL	SEE DETAIL FOR HEADER HEIGHT
C	VINYL	SINGLE HUNG	3'-0" WIDE, 5'-0" TALL	EGRESS
D	ALUMINUM	SLIDER	9'-0" WIDE, 4'-6" TALL	XOX
E	ALUMINUM	SLIDER	9'-0" WIDE, 1'-6" TALL	XOX, TEMPERED
F	VINYL	PICTURE	4'-0" WIDE, 1'-6" TALL	
G	VINYL	AWNING	4'-0" WIDE, 1'-6" TALL OVER 4'-0" WIDE, 1'-6" TALL	MULLED; TEMPERED IF LESS THAN 18" A.F.F.
H	ALUMINUM	SLIDER	4'-0" WIDE, 4'-6" TALL	TEMPERED
I	ALUMINUM	PICTURE	4'-0" WIDE, 1'-6" TALL	TEMPERED
J	ALUMINUM	PICTURE	2'-6" WIDE, 4'-6" TALL	OBSCURED GLASS
K	VINYL	SLIDER	5'-0" WIDE, 6'-0" TALL	-
L	VINYL	SINGLE HUNG	2'-0" WIDE, 5'-0" TALL	-
M	VINYL	SLIDER	6'-0" WIDE, 1'-0" TALL	-
N	VINYL	PICTURE	2'-0" WIDE, 1'-0" TALL	TEMPERED WHEN NEXT TO STAIR AT BUILDING A
O	VINYL	PICTURE	1'-6" WIDE, 1'-0" TALL	-
P	VINYL	AWNING	3'-0" WIDE, 1'-6" TALL NEXT TO 3'-0" WIDE, 1'-6" TALL	MULLED
Q	ALUMINUM	PICTURE	6'-0" WIDE, 4'-6" TALL	-
R	VINYL	AWNING	4'-0" WIDE, 1'-6" TALL	-
S	VINYL	CASEMENT PICTURE	1'-6" WIDE, 6'-0" TALL OVER 1'-6" WIDE, 1'-6" TALL	MULLED; TEMPERED IF LESS THAN 18" A.F.F.
T	VINYL	PICTURE	3'-0" WIDE, 6'-0" TALL	-
U	VINYL	AWNING	(3) 2'-6" WIDE, 1'-6" TALL SIDE BY SIDE	MULLED
V	VINYL	SINGLE HUNG	1'-6" WIDE, 3'-0" TALL	INTERIOR WINDOW
W	VINYL	SLIDER	5'-0" WIDE, 2'-0" TALL	INTERIOR WINDOW
X	VINYL	CASEMENT	2'-0" WIDE, 2'-0" TALL	



1 M2 MAIN FLOOR PLAN
SCALE: 1/4" = 1'-0"

DOOR SCHEDULE



Date: 12.20.04

To: Chris Wilson

Company: Schauer Construction

Fax #: 970.252.7229

Pages: 2

From: Todd Townsend

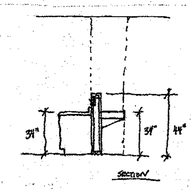
RE: Sunshine Peak Apt. - 1 bedroom fully accessible units

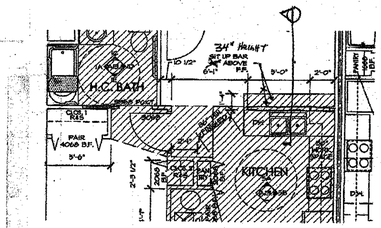
Chris,

The 1 bedroom fully accessible unit 'bar height' is to be 34 inches for wheel chair accessibility. See attached sheet for plan and section. Call if you have question.

Thanks,

Todd





SHEET A13
M2 MAIN FLOOR PLAN
BEDROOM UNIT - FULLY ACCESSIBLE
BAR HEIGHT TO BE 34"
SUNSHINE PEAK
12.20.06

FALEIDE ARCHITECTS PC
1701 Wynkoop St, Suite 235
Denver, Colorado 80202
tel 303.573.6578
fax 303.607.0399
e-mail: info@faleide.com

Sunshine Peak Apartments
Montrose, CO 81402

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Sunshine Peak Apts.
N. San Juan Parkway

Montrose, CO 81402

date issue:

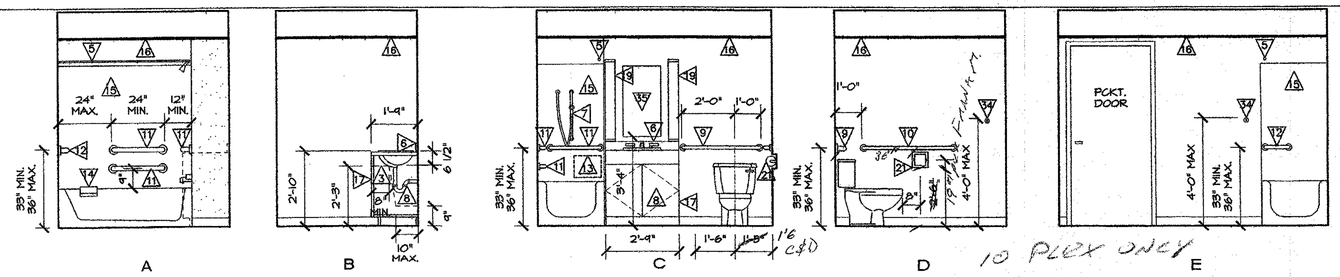
CONSTRUCTION
+ PERMIT 05.05.06

M2 MAIN FLOOR

O:\Projects\Montrose\Drawings\Sheets\0504_A13.0-M2 HC.dwg Thu May 11 10:24:51 2006 FALEIDE ARCHITECTS

ACCESSORY SCHEDULE

MARK	ITEM
1	18" SS TOWEL BAR @ 60" A.F.F. UNLESS NOTED OTHERWISE
2	SS TOILET PAPER DISPENSER
3	KNEE AND TOE CLEARANCE
4	PAINTED WOOD SHELVES
5	5' SS SHOWER ROD @ 74" A.F.F.
6	4" PLAM BACKSPLASH
7	SHOWER SPRAY UNIT W/ 60" HOSE MIN.
8	WATER SUPPLY & DRAIN PIPES UNDER LAV & SINK SHALL BE INSULATED TO PROTECT AGAINST CONTACT. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAV. & SINK.
9	36" GRAB BARL; PROVIDE BLOCKING
10	42" GRAB BAR; PROVIDE BLOCKING
11	24" GRAB BAR; PROVIDE BLOCKING
12	12" GRAB BAR; PROVIDE BLOCKING
13	CONTROLS SHALL BE LOCATED BETWEEN CENTER LINE OF THE TUB & THE OPEN SIDE OF TUB
14	REMOVABLE IN-TUB SEAT
15	3 PIECE SHOWER SURROUND
16	SOFFIT
17	BASE CABINET FACE, BASE, SIDES, AND SHELF TO BE REMOVABLE FOR WHEEL CHAIR ACCESS TO SINK; COUNTER TOP SUPPORTED BY METAL SUPPORT ARMS EACH SIDE OF VANITY; SUPPORT ARMS ARE NOT TO IMPEDE KNEE & TOE CLEARANCE; SUPPORT ARMS ARE TO BE SECURED TO WALL; PAINTED FINISH SEE ARCHITECT FOR COLOR; F.F. TO EXTEND TO WALL UNDERNEATH COUNTER TOP
18	RECESS MOUNTED 16" X 22" MEDICINE CABINET W/ MIRROR FRONT
19	LIGHT FIXTURE EACH SIDE OF MIRROR; SEE ELECTRICAL DWG.
20	BLOCKING FOR FUTURE GRAB BAR INSTALLATION
21	SEMI RECESSED TOILET PAPER DISPENSER
22	REFRIGERATOR; SIDE BY SIDE AT ALL FULLY ACCESSIBLE UNITS & COMMUNITY BUILDING
23	RECIRCULATING VENT HOOD
24	ELECTRIC RANGE; CONTROLS TO BE LOCATED AT FRONT IN ALL USABLE AND FULLY ACCESSIBLE UNITS AS WELL AS COM. BLDG.; FULLY ACCESSIBLE UNITS AND COM. BLDG. TO HAVE DROP IN RANGE FLUSH W/ 34" COUNTERTOP
25	DISHWASHER; FULLY ACCESSIBLE AND COM. BLDG. TO HAVE DISH WASHER TO FIT UNDER 34" COUNTERTOP
26	3'-0" X 3'-0" FRAMELESS MIRROR
27	VALANCE TO MATCH CASEWORK
28	WINDOW; SEE PLAN
29	CASEWORK FILLER STRIP
30	SOAP DISPENSER (ADA)
31	SANITARY NAPKIN RECEPTACLE
32	SEMI RECESSED PAPER TOWEL DISPENSER/ TRASH RECEPTACLE IN 2X6 WALL
33	PLAM SKIRT AROUND COUNTER TOP
34	SS TOWEL HOOK
35	RECESS MOUNTED 17" X 31" MEDICINE CABINET W/ MIRROR FRONT; BRADLEY MODEL 175 OR SIMILAR
36	1X2 SOLID WOOD TRIM TO MATCH BASE CABINETS; PROVIDE AS FILLER STRIPS ON TOP & SIDE AT BATHTUB; PROVIDE BLOCKING
37	PLAM GAP ON TOP OF PONY WALL. 40" A.F.F.
38	SIT UP BAR 42" A.F.F.; SEE DETAIL
39	REMOVABLE BASE CABINET TO PROVIDE 30" CLEAR MINIMUM AT SINK AND WORK SPACE; F.F. FLOOR TO EXTEND TO WALL UNDERNEATH BASE CABINET.
40	PROVIDE CASEWORK FINISH ON TOPS OF UPPER CABINETS (TYP. AT TOWNHOUSE)
41	PROVIDE 24" DEEP UPPER CABINET ABOVE REFRIGERATOR
42	SUPPORT BRACKET TO MATCH CASEWORK

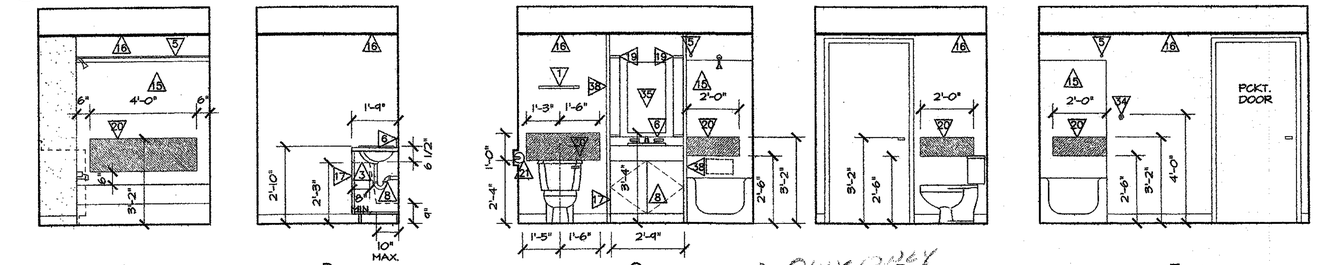


A B C D E

1 BED UNIT - MAIN FLOOR FULLY ACCESSIBLE BATHROOM

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

10 PLEX ONLY

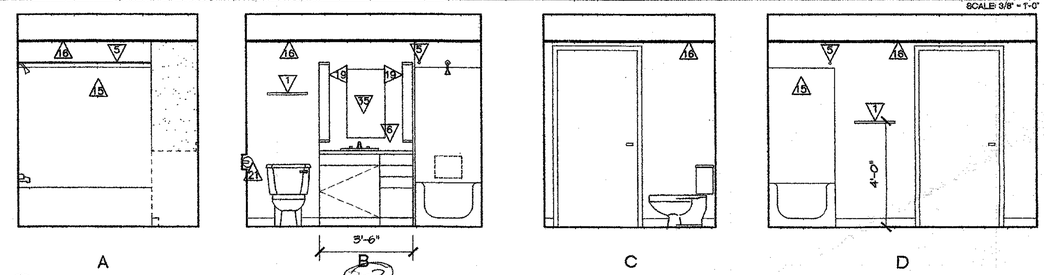


A B C D E

1 BED UNIT - MAIN FLOOR USABLE ACCESSIBLE BATHROOM

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

8 PLEX ONLY

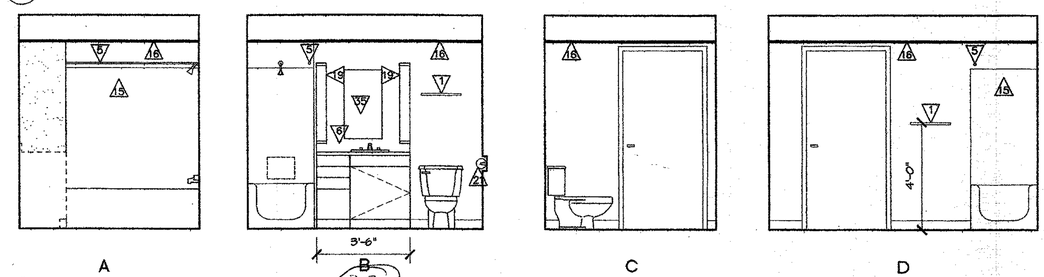


A B C D

1 BED UNIT - UPPER FLOOR BATHROOM

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

3-3



A B C D

1 BED UNIT - UPPER FLOOR BATHROOM

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

3-3

The following is a response to your RFI 08:

1 - No blind cabinets.

A.S.I #24

2 - The top of wall cabinets must be finished at the townhouse. A natural maple finish will be adequate.

3 - Where interior elevations show an offset sink basin, provide drawers. Where interior elevations show a centered sink basin, omit drawers and provide a cabinet door.

FULLY ACCESSIBLE BATHROOM:

LAVATORY TO MEET ANSI ACCESSIBLE REQUIREMENTS W/ MIN. 27" KNEE CLEARANCE AND 9" TOE CLEARANCE. T.O. SINK TO BE SET AT MAX 34" A.F.F. FAUCET TO BE PER ANSI REQUIREMENTS. BOTTOM OF MIRROR TO BE SET AT MAX 40" A.F.F. MEDICINE CABINETS TO BE SET AT MAX 42" A.F.F.

BATHTUB TO HAVE REMOVABLE SEAT AND HAND HELD SHOWER SPRAY PER ANSI STANDARDS. CONTROLS TO BE ANSI COMPLIANT AND SET BENEATH GRAB BAR TOWARDS FRONT OF TUB.

BATHROOM GRAB BARS PER ANSI. CENTER LINE OF ALL GRAB BARS TO BE SET AT 36" A.F.F. W/ SECOND BATH TUB REAR GRAB BAR TO BE 9" ABOVE TUB.

W.C. GRAB BARS: REAR GRAB BAR TO BE MIN. 24" WIDE CENTERED ON TOILET, SIDE GRAB BAR MIN 42" SIDE SET 12" FROM REAR WALL.

BATHTUB GRAB BARS: REAR BARS TO BE 24" WIDE MIN. SET 12" FROM CONTROLS WALL, SIDE GRAB BARS TO BE 24" WIDE SET TOWARDS FRONT OF TUB.

NOTE: WATER SUPPLY AND DRAIN PIPES UNDER LAVATORIES AND SINKS SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PROTECT AGAINST CONTACT. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES AND SINKS.

FULLY ACCESSIBLE KITCHEN:

SINK TO MEET ANSI ACCESSIBLE REQUIREMENTS W/ MIN. 30" WIDE OPEN SPACE UNDER SINK W/ MIN. 27" KNEE CLEARANCE AND 9" TOE CLEARANCE. PROVIDE ANSI COMPLIANT FAUCET AND WRAP PIPES PER ANSI REQUIREMENTS.

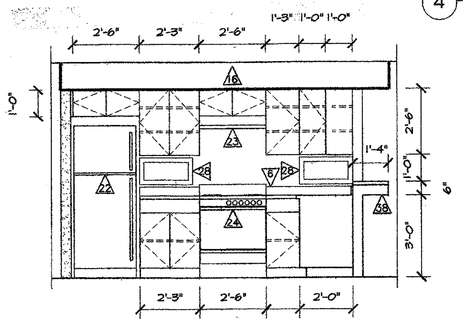
PROVIDE ANSI COMPLIANT RANGE AND ACCESSIBLE CONTROLS FOR ALL OTHER PROVIDED APPLIANCES.

PROVIDE ACCESSIBLE KITCHEN BASE CABINETS W/ MAX 34" COUNTER TOPS A.F.F.

PROVIDE MIN. 30" WIDE WORK SURFACE W/OPEN SPACE UNDERNEATH AS REQUIRED BY ANSI.

WATER SUPPLY AND DRAIN PIPES UNDER LAVATORIES AND SINKS SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PROTECT AGAINST CONTACT. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES AND SINKS.

STORAGE FACILITIES ARE DESIGNED TO ANSI SECTION 1002.14 STORAGE FACILITIES.



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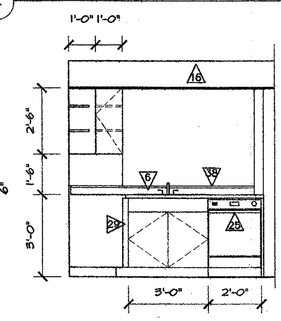
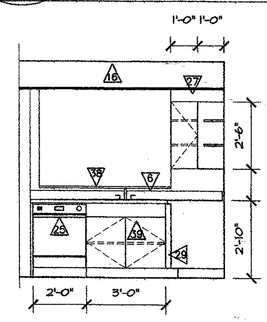


B

1 BED UNIT - USABLE ACCESSIBLE KITCHEN

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



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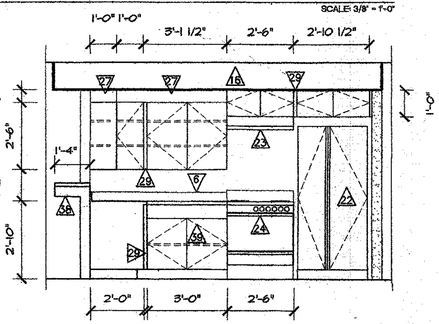

B

1 BED UNIT - FULLY ACCESSIBLE KITCHEN

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

FALEIDE ARCHITECTS PC
1701 Wynkoop St. Suite 235
Denver, Colorado 80202
tel 303 . 573 . 6578
fax 303 . 607 . 0399
e-mail: info@faleide.com

Sunshine Peak Apartments
Montrose, CO 81402

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Sunshine Peak Apts.
N. San Juan Parkway

Montrose, CO 81402

date issue

CONSTRUCTION
+ PERMIT 05.05.06

project title

Interior Elev. - 1 Bed

sheet no.

A13.1 of 37

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Request for Information

Schauer Construction Company, Inc.
104 Pro Rodeo Drive, Suite 120
Colorado Springs, CO 80919
719-548-9465 Telefax: 719-548-9267

Sunshine Park Apartments
749 Cedar Creek Avenue
Montrose, CO 81401

Faisklo Architects PC
1701 Wynkoop St., Suite 235
Denver, CO 80202
303-573-5676 Telefax: 303-607-0369

Description of RFI:	Ceiling Height in 2nd Floor Townhouse Bathroom	Date Submitted:	12/14/2006
		Reply Required:	12/15/2006
RFI Number:	18	Area Involved:	2nd Floor Townhouse Bathrooms
Cost Impact:	no		
Schedule Impact:	no	Urgent Yes/No:	no
Subcontractor RFI Number:		Subcontractor RFI Date:	
Specification Section:	06100, 09254	Drawing Number:	A12

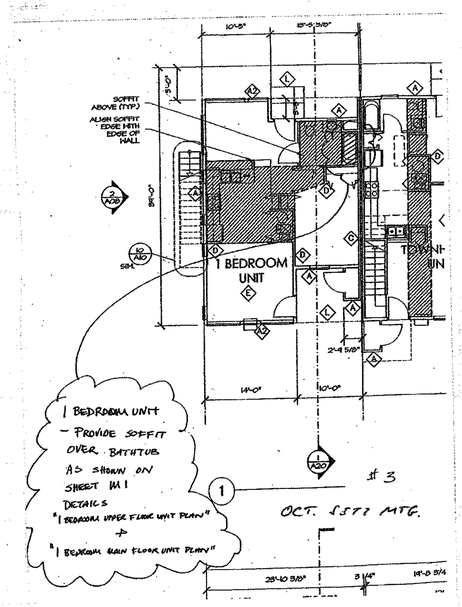
Subject: Ron and Todd,

This RFI is simply to confirm the conversation between Dave Rose and Ron Faisklo at approximately 3:00 p.m. on 12/14/2006. In this conversation it was decided that in order to accommodate the fire sprinkler line running across the 2nd floor bathroom in the town house unit, the ceiling would be dropped from the entrance of the bathroom to the line where the bathtub begins. At this point, where the bath tub begins, the dropped ceiling will terminate and the ceiling height above the bath tub will be full height. The dropped portion of this ceiling will drop no more than 8 inches. Please confirm the above statements.

Thank you.

Dave Rose
SCHAUER CONSTRUCTION COMPANY, INC.
Dave Rose

REPLY:



1 BEDROOM UNIT: ROOM FINISH SCHEDULE

				WALLS				BASE				
ROOM NAME / NMBR	FLOOR	CEILING	CLG. HT.	N	E	S	W	N	E	S	W	REMARKS:
LIVING	C	W1	8-0	W1	W1	W1	W1	B1	B1	B1	B1	
KITCHEN	V	W1	7-0	W1	W1	W1	W1					DO NOT PROVIDE BASE OVER CAB. TOE KICK; PROVIDE BASE AT GYP. BD. ISLAND
DINING	C	W1	8-0	W1	W1	W1	W1	B1	B1	B1	B1	
BEDROOM	C	W1	8-0	W1	W1	W1	W1	B1	B1	B1	B1	
CLOSET 1	C	W1	7-0	W1	W1	W1	W1	B1	B1	B1	B1	
CLOSET 2	C	W1	8-0	W1	W1	W1	W1	B1	B1	B1	B1	
BATHROOM	V	W1	7-0	W1	W1	W1	W1	B1	B1	B1	B1	PROVIDE CEMENT BACKER BOARD AT TUB
MECH. CLOSET	V	W1	7-0	W1	W1	W1	W1	B1	B1	B1	B1	
EXT. STORAGE	J	W3	8-0	W3	W3	W3	W3	-	-	-	-	
PANTRY	V	W1	8-0	W1	W1	W1	W1	B1	B1	B1	B1	FLAT STUD FRAME SIDE WALLS
PORCH	J	W2	8-0									

KEY:

C = CARPET — W1 = GYP BD - TEXTURE AND PAINT — B1 = 4" VINYL TILE

V = SHEET VINYL — W2 = MR GYP BD - TEXTURE AND PAINT

J = SEALED CONRETE — W3 = GYP BD - TAPE AND FLOAT

TOWNHOUSE UNIT: ROOM FINISH SCHEDULE

				WALLS				BASE				
ROOM NAME / NMBR	FLOOR	CEILING	CLG. HT.	N	E	S	W	N	E	S	W	REMARKS:
LIVING	C	W1	8-0	W1	W1	W1	W1	B1	B1	B1	B1	
DINING	C	W1	8-0	W1	W1	W1	W1	B1	B1	B1	B1	
COAT CLOS.	C	W1	7-0	W1	W1	W1	W1	B1	B1	B1	B1	
KITCHEN	V	W1	VARIES	W1	W1	W1	W1	B1	B1	B1	B1	
BEDROOM 1	C	W1	8-0	W1	W1	W1	W1	B1	B1	B1	B1	
CLOS. 1	C	W1	8-0	W1	W1	W1	W1	B1	B1	B1	B1	
BATH 1	V	W1	SLOPES	W1	W2	W1	W1	B1	B1	B1	B1	PROVIDE CMT. BACKER @ TUBS
MECH.	V	W1	7-0	W1	W1	W1	W1	B1	B1	B1	-	
FIRE	J	W1	8-0	W3	W3	W3	W3	-	-	-	-	
BRIDGE/HALL	C	W1	SLOPES	W1	W1	W1	W1	B1	B1	B1	B1	
BEDROOM 2	C	W1	8-0	W1	W1	W1	W1	B1	B1	B1	B1	
CLOS. 2	C	W1	7-0	W1	W1	W1	W1	B1	B1	B1	B1	
LINEN	C	W1	8-0	W1	W1	W1	W1	B1	B1	B1	B1	
BATH 2	V	W1	7-0	W1	W1	W2	W1	B1	B1	B1	B1	PROVIDE CMT. BACKER @ TUBS
W/D	V	W1	7-0	W1	W1	W1	W1	B1	B1	B1	-	
BEDROOM 3	C	W1	8-0	W1	W1	W1	W1	B1	B1	B1	B1	
CLOS. 3	C	W1	7-0	W1	W1	W1	W1	B1	B1	B1	B1	
INTERIOR STAIR	C	W1	SLOPES	W1	W1	W1	W1	B1	B1	B1	B1	
EXT. STORAGE	J	W3	8-0	W3	W3	W3	W3	B1	B1	B1	B1	

KEY:

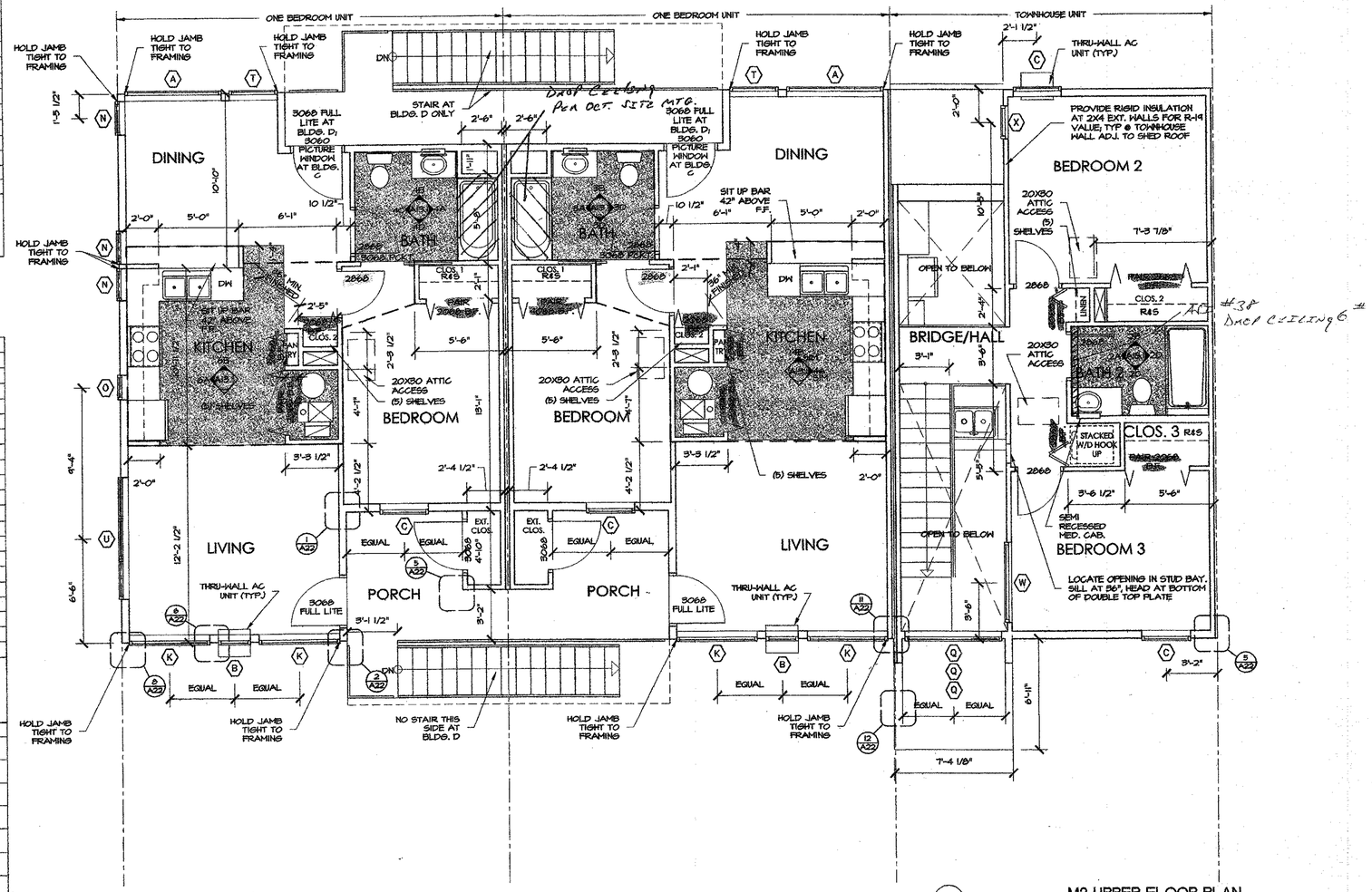
C = CARPET — W1 = GYP BD - TEXTURE AND PAINT — B1 = 4" VINYL BASE

V = SHEET VINYL — W2 = MR GYP BD - TEXTURE AND PAINT

W3 = GYP BD - TAPE AND FLOAT

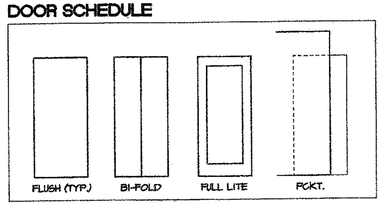
WINDOW SCHEDULE

MARK:	MATERIAL:	TYPE:	SIZE:	DESCRIPTION:
A	VINYL	SLIDER	6'-0" WIDE, 6'-0" TALL	-
B	ALUMINUM	PICTURE	2'-0" WIDE, 4'-0" TALL	SEE DETAIL FOR HEADER HEIGHT
C	VINYL	SINGLE HUNG	3'-0" WIDE, 5'-0" TALL	EGRESS
D	ALUMINUM	SLIDER	9'-0" WIDE, 4'-6" TALL	XOX
E	ALUMINUM	SLIDER	9'-0" WIDE, 1'-6" TALL	XOX; TEMPERED
F	VINYL	PICTURE	4'-0" WIDE, 1'-6" TALL	
G	VINYL	AWNING	4'-0" WIDE, 1'-6" TALL OVER 4'-0" WIDE, 1'-6" TALL	MULLED; TEMPERED IF LESS THAN 18" A.F.F.
H	ALUMINUM	SLIDER	4'-0" WIDE, 4'-6" TALL	TEMPERED
I	ALUMINUM	PICTURE	4'-0" WIDE, 1'-6" TALL	TEMPERED
J	ALUMINUM	PICTURE	2'-6" WIDE, 4'-6" TALL	OBSCURED GLASS
K	VINYL	SLIDER	5'-0" WIDE, 6'-0" TALL	-
L	VINYL	SINGLE HUNG	2'-0" WIDE, 5'-0" TALL	-
M	VINYL	SLIDER	6'-0" WIDE, 1'-0" TALL	-
N	VINYL	PICTURE	2'-0" WIDE, 1'-0" TALL	TEMPERED WHEN NEXT TO STAIR AT BUILDING A
O	VINYL	PICTURE	1'-6" WIDE, 1'-0" TALL	-
P	VINYL	AWNING	3'-0" WIDE, 1'-6" TALL NEXT TO 3'-0" WIDE, 1'-6" TALL	MULLED
Q	ALUMINUM	PICTURE	6'-0" WIDE, 4'-6" TALL	-
R	VINYL	AWNING	4'-0" WIDE, 1'-6" TALL	-
S	VINYL	CASEMENT PICTURE	1'-6" WIDE, 6'-0" TALL OVER 1'-6" WIDE, 1'-6" TALL	MULLED; TEMPERED IF LESS THAN 18" A.F.F.
T	VINYL	PICTURE	3'-0" WIDE, 6'-0" TALL	-
U	VINYL	AWNING	(3) 2'-6" WIDE, 1'-6" TALL SIDE BY SIDE	MULLED
V	VINYL	SINGLE HUNG	1'-6" WIDE, 3'-0" TALL	INTERIOR WINDOW
W	VINYL	SLIDER	5'-0" WIDE, 2'-0" TALL	INTERIOR WINDOW
X	VINYL	CASEMENT	2'-0" WIDE, 2'-0" TALL	



1 M2 UPPER FLOOR PLAN
SCALE: 1/4" = 1'-0"

DOOR SCHEDULE



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Sunshine Peak Apartments
Montrose, CO 81402

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Sunshine Peak Apts.
N. San Juan Parkway

Montrose, CO 81402

date issue

CONSTRUCTION
+ PERMIT 05.05.06

drawing

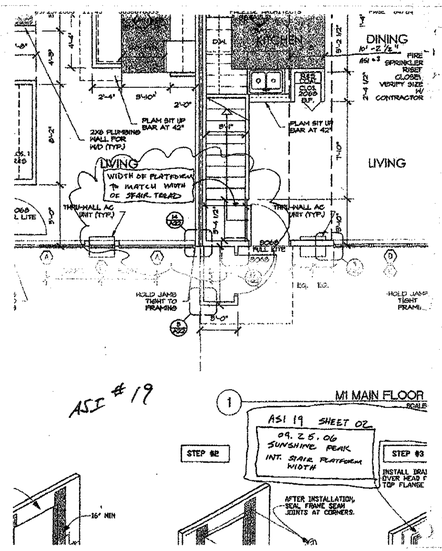
sheet title

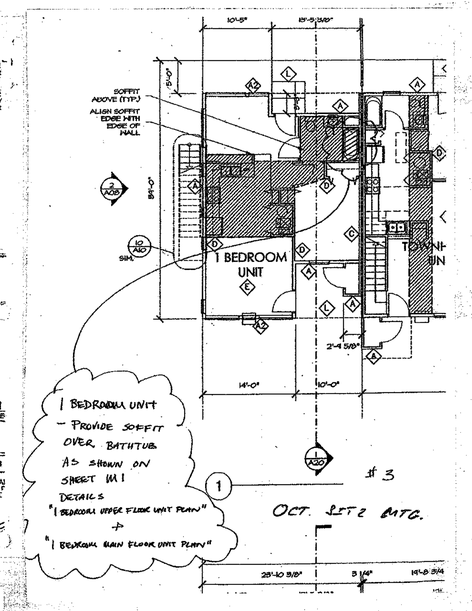
M2 UPPER PLAN

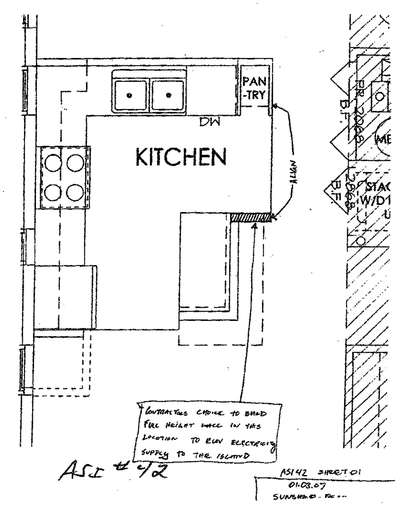
sheet no.

A14 of 37

C:\Projects\Montrose\Drawings\Sheets\0504_A14-M2.dwg Thu May 11 10:26:05 2006 FALEIDE ARCHITECTS


DINING
KITCHEN
LIVING
PLAN SIT UP BAR AT 42"
2X8 PLUMBING WALL FOR HUD (TYP.)
WIDTH OF PLATFORM TO MATCH WIDTH OF STAIR TREAD
THRU-WALL AC UNIT (TYP.)
HOLD JAMB TIGHT TO FRAMING
M1 MAIN FLOOR
SCALE
ASI 19 SHEET 02
09.25.06
SUNSHINE PEAK
INT. STAIR PLATFORM WIDTH
STEP 02
STEP 03
AFTER INSTALLATION, SEAL FRAME SEAM JOINTS AT CORNERS.
ASI #19


SOFFIT ABOVE (TYP.)
ALIGN SOFFIT EDGE WITH EDGE OF WALL
1 BEDROOM UNIT
TOWN
1 BEDROOM UNIT
- PROVIDE SOFFIT OVER BATHTUB AS SHOWN ON SHEET M1
DETAILS
"1 BEDROOM UPPER FLOOR UNIT PLAN"
+
"1 BEDROOM MAIN FLOOR UNIT PLAN"
#3
OCT. 25TH 2006


PAN -TRY
DW
KITCHEN
CONTRACTOR CHOOSE TO BUILD FULL HEIGHT WALL IN THIS LOCATION TO RUN ELECTRICITY SUPPLY TO THE ISLAND
ASI #12
ASI42 SHEET 01
01.03.07
SUNSHINE PEAK

1 BEDROOM UNIT: ROOM FINISH SCHEDULE

				WALLS				BASE				
ROOM NAME / NMBR	FLOOR	CEILING	CLG. HT.	N	E	S	W	N	E	S	W	REMARKS:
LIVING	C	W1	8-0	W1	W1	W1	W1	B1	B1	B1	B1	
KITCHEN	V	W1	7-0	W1	W1	W1	W1					DO NOT PROVIDE BASE OVER CAB. TOE KICK; PROVIDE BASE AT GYP. BD. ISLAND
DINING	C	W1	8-0	W1	W1	W1	W1	B1	B1	B1	B1	
BEDROOM	C	W1	8-0	W1	W1	W1	W1	B1	B1	B1	B1	
CLOSET 1	C	W1	7-0	W1	W1	W1	W1	B1	B1	B1	B1	
CLOSET 2	C	W1	8-0	W1	W1	W1	W1	B1	B1	B1	B1	
BATHROOM	V	W1	7-0	W1	W1	W1	W1	B1	B1	B1	B1	PROVIDE CEMENT BACKER BOARD AT TUB
MECH. CLOSET	V	W1	7-0	W1	W1	W1	W1	B1	B1	B1	B1	
EXT. STORAGE	J	W3	8-0	W3	W3	W3	W3	-	-	-	-	
PANTRY	V	W1	8-0	W1	W1	W1	W1	B1	B1	B1	B1	FLAT STUD FRAME SIDE WALLS
PORCH	J	W2	8-0									

KEY:
C = CARPET
V = SHEET VINYL
J = SEALED CONRETE
W1 = GYP BD - TEXTURE AND PAINT
W2 = MR GYP BD - TEXTURE AND PAINT
W3 = GYP BD - TAPE AND FLOAT
B1 = 4" VINYL TILE

TOWNHOUSE UNIT: ROOM FINISH SCHEDULE

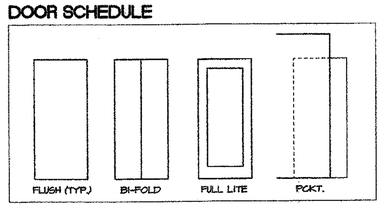
				WALLS				BASE				
ROOM NAME / NMBR	FLOOR	CEILING	CLG. HT.	N	E	S	W	N	E	S	W	REMARKS:
LIVING	C	W1	8-0	W1	W1	W1	W1	B1	B1	B1	B1	
DINING	C	W1	8-0	W1	W1	W1	W1	B1	B1	B1	B1	
COAT CLOS.	C	W1	7-0	W1	W1	W1	W1	B1	B1	B1	B1	
KITCHEN	V	W1	VARIES	W1	W1	W1	W1	B1	B1	B1	B1	
BEDROOM 1	C	W1	8-0	W1	W1	W1	W1	B1	B1	B1	B1	
CLOS. 1	C	W1	8-0	W1	W1	W1	W1	B1	B1	B1	B1	
BATH 1	V	W1	SLOPES	W1	W2	W1	W1	B1	B1	B1	B1	PROVIDE CMT. BACKER @ TUBS
MECH.	V	W1	7-0	W1	W1	W1	W1	B1	B1	B1	-	
FIRE	J	W1	8-0	W3	W3	W3	W3	-	-	-	-	
BRIDGE/HALL	C	W1	SLOPES	W1	W1	W1	W1	B1	B1	B1	B1	
BEDROOM 2	C	W1	8-0	W1	W1	W1	W1	B1	B1	B1	B1	
CLOS. 2	C	W1	7-0	W1	W1	W1	W1	B1	B1	B1	B1	
LINEN	C	W1	8-0	W1	W1	W1	W1	B1	B1	B1	B1	
BATH 2	V	W1	7-0	W1	W1	W2	W1	B1	B1	B1	B1	PROVIDE CMT. BACKER @ TUBS
WD	V	W1	7-0	W1	W1	W1	W1	B1	B1	B1	-	
BEDROOM 3	C	W1	8-0	W1	W1	W1	W1	B1	B1	B1	B1	
CLOS. 3	C	W1	7-0	W1	W1	W1	W1	B1	B1	B1	B1	
INTERIOR STAIR	C	W1	SLOPES	W1	W1	W1	W1	B1	B1	B1	B1	
EXT. STORAGE	J	W3	8-0	W3	W3	W3	W3	B1	B1	B1	B1	

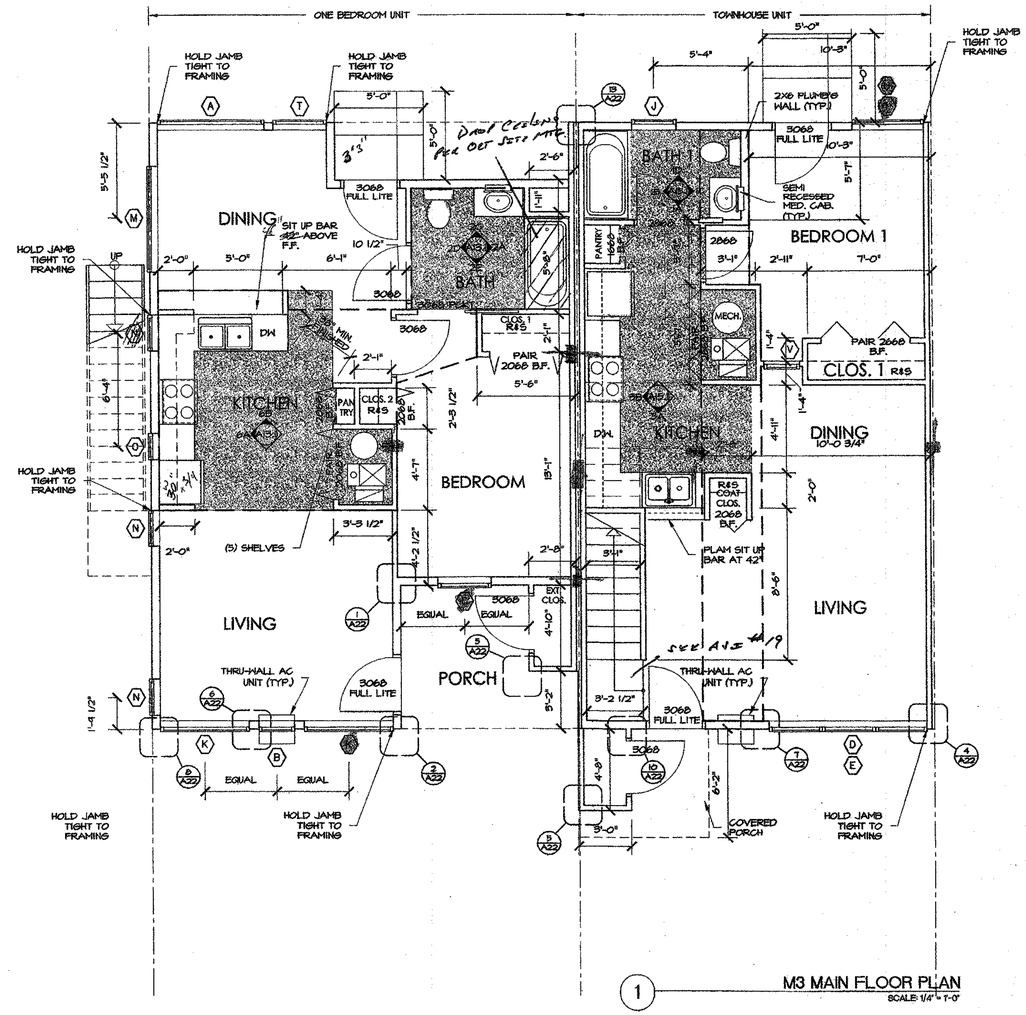
KEY:
C = CARPET
V = SHEET VINYL
J = SEALED CONRETE
W1 = GYP BD - TEXTURE AND PAINT
W2 = MR GYP BD - TEXTURE AND PAINT
W3 = GYP BD - TAPE AND FLOAT
B1 = 4" VINYL BASE

WINDOW SCHEDULE

MARK:	MATERIAL:	TYPE:	SIZE:	DESCRIPTION:
A	VINYL	SLIDER	6'-0" WIDE, 6'-0" TALL	-
B	ALUMINUM	PICTURE	2'-0" WIDE, 4'-0" TALL	SEE DETAIL FOR HEADER HEIGHT
C	VINYL	SINGLE HUNG	3'-0" WIDE, 5'-0" TALL	EGRESS
D	ALUMINUM	SLIDER	9'-0" WIDE, 4'-6" TALL	XOX
E	ALUMINUM	SLIDER	9'-0" WIDE, 1'-6" TALL	XOX; TEMPERED
F	VINYL	PICTURE	4'-0" WIDE, 1'-6" TALL	
G	VINYL	AWNING	4'-0" WIDE, 1'-6" TALL OVER 4'-0" WIDE, 1'-6" TALL	MULLED; TEMPERED IF LESS THAN 18" A.F.F.
H	ALUMINUM	SLIDER	4'-0" WIDE, 4'-6" TALL	TEMPERED
I	ALUMINUM	PICTURE	4'-0" WIDE, 1'-6" TALL	TEMPERED
J	ALUMINUM	PICTURE	2'-6" WIDE, 4'-6" TALL	OBSCURED GLASS
K	VINYL	SLIDER	5'-0" WIDE, 6'-0" TALL	-
L	VINYL	SINGLE HUNG	2'-0" WIDE, 5'-0" TALL	-
M	VINYL	SLIDER	6'-0" WIDE, 1'-0" TALL	-
N	VINYL	PICTURE	2'-0" WIDE, 1'-0" TALL	TEMPERED WHEN NEXT TO STAIR AT BUILDING A
O	VINYL	PICTURE	1'-6" WIDE, 1'-0" TALL	-
P	VINYL	AWNING	3'-0" WIDE, 1'-6" TALL NEXT TO 3'-0" WIDE, 1'-6" TALL	MULLED
Q	ALUMINUM	PICTURE	6'-0" WIDE, 4'-6" TALL	-
R	VINYL	AWNING	4'-0" WIDE, 1'-6" TALL	-
S	VINYL	CASEMENT PICTURE	1'-6" WIDE, 6'-0" TALL OVER 1'-6" WIDE, 1'-6" TALL	MULLED; TEMPERED IF LESS THAN 18" A.F.F.
T	VINYL	PICTURE	3'-0" WIDE, 6'-0" TALL	-
U	VINYL	AWNING	(3) 2'-6" WIDE, 1'-6" TALL SIDE BY SIDE	MULLED
V	VINYL	SINGLE HUNG	1'-6" WIDE, 3'-0" TALL	INTERIOR WINDOW
W	VINYL	SLIDER	5'-0" WIDE, 2'-0" TALL	INTERIOR WINDOW
X	VINYL	CASEMENT	2'-0" WIDE, 2'-0" TALL	

DOOR SCHEDULE





1 M3 MAIN FLOOR PLAN
SCALE: 1/4" = 1'-0"

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Sunshine Peak Apts.
N. San Juan Parkway

Montrose, CO 81402

date, issue:

CONSTRUCTION
+ PERMIT 05.05.06

drawn:

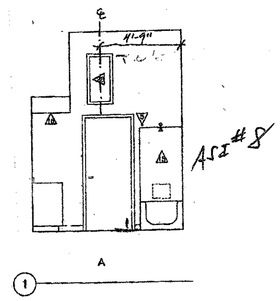
checked:

M3 MAIN FLOOR PLAN

sheet no.:

A15 of 37

Q:\Projects\Montrose\Drawings\Sheets\0504_A15.0-M3.dwg Thu May 11 10:27:06 2006 FALEIDE ARCHITECTS:



ASI 08 SHEET 01
08.24.06
SUNSHINE PEAK
TENNANT - BATH 01
INTERIOR

Request for Information

Schauer Construction Company, Inc. 104 Pro Rodeo Drive, Suite 120 Colorado Springs, CO 80919 719-548-9400 Telefax: 719-548-9267	Sunshine Peak Apartments 748 Cedar Creek Avenue Montrose, CO 81401	Falcide Architects PC 1701 Wynkoop St., Suite 234 Denver, CO 80202 303-573-3879 Telefax: 303-607-0309

Description of RFI:	Questions on Cabinet Submittal Comments	**Date Submitted:**	10/19/2006
		Reply Required:	10/23/2006
RFI Number:	6	**Area Involved:**	Most Cabinet Areas
Cost Impact:	YES	**Urgent Yes/No:**	no
Schedule Impact:	NO	**Subcontractor RFI Date:**	10/19/2006
Subcontractor RFI Number:		**Drawing Number:**	multiple
Specification Section:	12300		

Subject: Todd,

I just received this from Armstrong Cabinets regarding the comments on the cabinet submittal. Please Advise.

Dave,
I received the marked up submittals for Sunshine Peak and am responding to some of the architects notes.

1) he has indicated that he wants blind cabinets in several of the units. There were no blinds indicated on the original drawings. We can provide them for extra cost but I do not recommend them unless you have at least a 48" wide, particularly in the base because access into anything smaller is prohibitive. (the opening on a 36" is 7 1/2"). We don't have enough room without major changes.
2) There is a note on the SBR Th that the top of the wall cabinets need to be finished. The top and bottom of all wall cabinets are finished in a natural maple color. I don't know of any way to finish the tops w/o putting a piece of plywood on top and then trimming the edge of the plywood w/ a piece of moulding which would work but I would question the appearance. Again this would be extra.
3) ther are notes on several of the vanities that he would like three drawers on one side or the other at the top of the vanity. This can be done at no extra charge but the bowls will have to be offset for the top drawer to function.

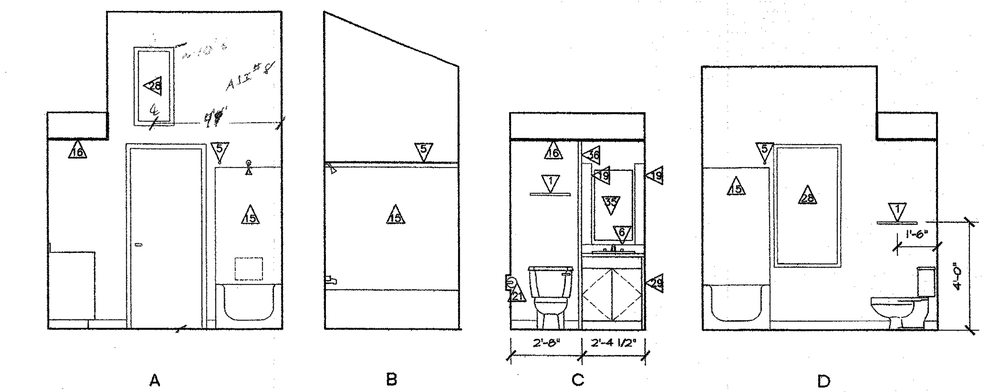
Please advise on how you want to proceed.

Dave Rose
SCHAUER CONSTRUCTION COMPANY, INC.
Dave Rose

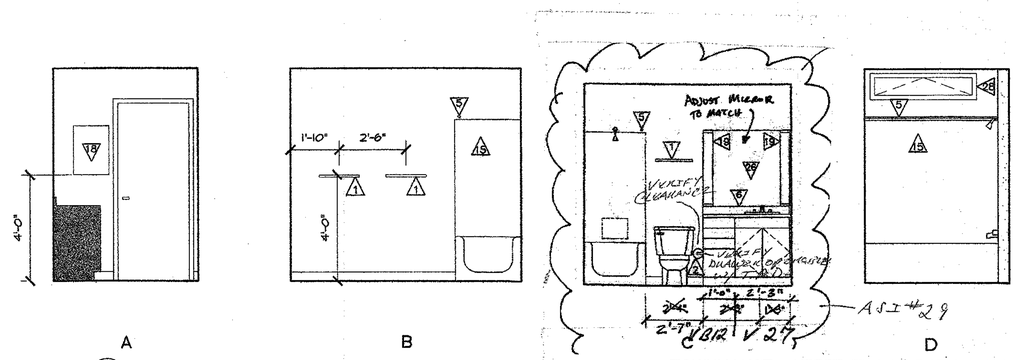
REPLY:

ACCESSORY SCHEDULE

MARK:	ITEM:
1	18" SS TOWEL BAR @ 60" A.F.F. UNLESS NOTED OTHERWISE
2	SS TOILET PAPER DISPENSER
3	KNEE AND TOE CLEARANCE
4	PAINTED WOOD SHELVES
5	5' SS SHOWER ROD @ 74" A.F.F.
6	4" PLAM BACKSPLASH
7	SHOWER SPRAY UNIT W/ 60" HOSE MIN.
8	WATER SUPPLY & DRAIN PIPES UNDER LAV & SINK SHALL BE INSULATED TO PROTECT AGAINST CONTACT. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAV. & SINK.
9	36" GRAB BARL; PROVIDE BLOCKING
10	42" GRAB BAR; PROVIDE BLOCKING
11	24" GRAB BAR; PROVIDE BLOCKING
12	12" GRAB BAR; PROVIDE BLOCKING
13	CONTROLS SHALL BE LOCATED BETWEEN CENTER LINE OF THE TUB & THE OPEN SIDE OF TUB
14	REMOVABLE IN-TUB SEAT
15	3 PIECE SHOWER SURROUND
16	SOFFIT
17	BASE CABINET FACE, BASE, SIDES, AND SHELF TO BE REMOVABLE FOR WHEEL CHAIR ACCESS TO SINK; COUNTER TOP SUPPORTED BY METAL SUPPORT ARMS EACH SIDE OF VANITY; SUPPORT ARMS ARE NOT TO IMPEDE KNEE & TOE CLEARANCE; SUPPORT ARMS ARE TO BE SECURED TO WALL; PAINTED FINISH SEE ARCHITECT FOR COLOR; F.F. TO EXTEND TO WALL UNDERNEATH COUNTER TOP
18	RECESS MOUNTED 16" X 22" MEDICINE CABINET W/ MIRROR FRONT
19	LIGHT FIXTURE EACH SIDE OF MIRROR; SEE ELECTRICAL DWG.
20	BLOCKING FOR FUTURE GRAB BAR INSTALLATION
21	SEMI RECESSED TOILET PAPER DISPENSER
22	REFRIGERATOR; SIDE BY SIDE AT ALL FULLY ACCESSIBLE UNITS & COMMUNITY BUILDING
23	RECIRCULATING VENT HOOD
24	ELECTRIC RANGE; CONTROLS TO BE LOCATED AT FRONT IN ALL USABLE AND FULLY ACCESSIBLE UNITS AS WELL AS COM. BLDG.; FULLY ACCESSIBLE UNITS AND COM. BLDG. TO HAVE DROP IN RANGE FLUSH W/ 34" COUNTERTOP
25	DISHWASHER; FULLY ACCESSIBLE AND COM. BLDG. TO HAVE DISH WASHER TO FIT UNDER 34" COUNTERTOP
26	3'-0" X 3'-0" FRAMELESS MIRROR
27	VALANCE TO MATCH CASEWORK
28	WINDOW; SEE PLAN
29	CASEWORK FILLER STRIP
30	SOAP DISPENSER (ADA)
31	SANITARY NAPKIN RECEPTACLE
32	SEMI RECESSED PAPER TOWEL DISPENSER/ TRASH RECEPTACLE IN 2X6 WALL
33	PLAM SKIRT AROUND COUNTER TOP
34	SS TOWEL HOOK
35	RECESS MOUNTED 17" X 31" MEDICINE CABINET W/ MIRROR FRONT; BRADLEY MODEL 175 OR SIMILAR
36	1X2 SOLID WOOD TRIM TO MATCH BASE CABINETS; PROVIDE AS FILLER STRIPS ON TOP & SIDE AT BATHTUB; PROVIDE BLOCKING
37	PLAM CAP ON TOP OF PONY WALL 40" A.F.F.
38	SIT UP BAR 42" A.F.F.; SEE DETAIL
39	REMOVABLE BASE CABINET TO PROVIDE 30" CLEAR MINIMUM AT SINK AND WORK SPACE; F.F. FLOOR TO EXTEND TO WALL UNDERNEATH BASE CABINET.
40	PROVIDE CASEWORK FINISH ON TOPS OF UPPER CABINETS (TYP. AT TOWNHOUSE)
41	PROVIDE 24" DEEP UPPER CABINET ABOVE REFRIGERATOR
42	SUPPORT BRACKET TO MATCH CASEWORK



1 TOWNHOUSE - MAIN FLOOR BATHROOM
SCALE: 3/8" = 1'-0"



2 TOWNHOUSE - UPPER FLOOR BATHROOM
SCALE: 3/8" = 1'-0"

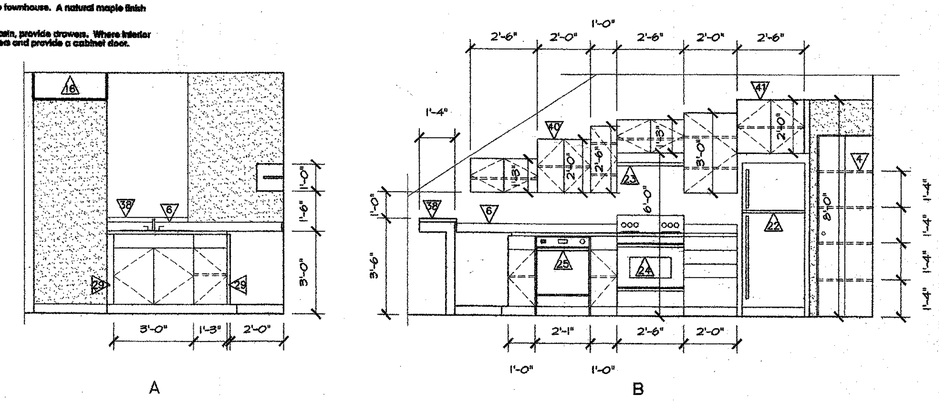
The following is a response to your RFI 08:

1 - No blind cabinets.

2 - The top of wall cabinets must be finished at the townhouse. A natural maple finish will be adequate.

3 - Where interior elevations show an offset sink basin, provide drawers. Where interior elevations show a centered sink basin, omit drawers and provide a cabinet door.

ASI #28



3 TOWNHOUSE - KITCHEN
SCALE: 3/8" = 1'-0"

FULLY ACCESSIBLE BATHROOM:

LAVATORY TO MEET ANSI ACCESSIBLE REQUIREMENTS W/ MIN. 27" KNEE CLEARANCE AND 9" TOE CLEARANCE. T.O. SINK TO BE SET AT MAX 34" A.F.F. FAUCET TO BE PER ANSI REQUIREMENTS. BOTTOM OF MIRROR TO BE SET AT MAX 40" A.F.F. MEDICINE CABINETS TO BE SET AT MAX 42" A.F.F.

BATHTUB TO HAVE REMOVABLE SEAT AND HAND HELD SHOWER SPRAY PER ANSI STANDARDS. CONTROLS TO BE ANSI COMPLIANT AND SET BENEATH GRAB BAR TOWARDS FRONT OF TUB.

BATHROOM GRAB BARS PER ANSI. CENTER LINE OF ALL GRAB BARS TO BE SET AT 36" A.F.F. W/ SECOND BATH TUB REAR GRAB BAR TO BE 9" ABOVE TUB.

W.C. GRAB BARS: REAR GRAB BAR TO BE MIN. 24" WIDE CENTERED ON TOILET, SIDE GRAB BAR MIN 42" SIDE SET 12" FROM REAR WALL.

BATHTUB GRAB BARS: REAR BARS TO BE 24" WIDE MIN. SET 12" FROM CONTROLS WALL, SIDE GRAB BARS TO BE 24" WIDE SET TOWARDS FRONT OF TUB.

NOTE: WATER SUPPLY AND DRAIN PIPES UNDER LAVATORIES AND SINKS SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PROTECT AGAINST CONTACT. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES AND SINKS.

FULLY ACCESSIBLE KITCHEN:

SINK TO MEET ANSI ACCESSIBLE REQUIREMENTS W/ MIN. 30" WIDE OPEN SPACE UNDER SINK W/ MIN. 27" KNEE CLEARANCE AND 9" TOE CLEARANCE. PROVIDE ANSI COMPLIANT FAUCET AND WRAP PIPES PER ANSI REQUIREMENTS.

PROVIDE ANSI COMPLIANT RANGE AND ACCESSIBLE CONTROLS FOR ALL OTHER PROVIDED APPLIANCES.

PROVIDE ACCESSIBLE KITCHEN BASE CABINETS W/ MAX 34" COUNTER TOPS A.F.F.

PROVIDE MIN. 30" WIDE WORK SURFACE W/OPEN SPACE UNDERNEATH AS REQUIRED BY ANSI.

WATER SUPPLY AND DRAIN PIPES UNDER LAVATORIES AND SINKS SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PROTECT AGAINST CONTACT. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES AND SINKS.

STORAGE FACILITIES ARE DESIGNED TO ANSI SECTION 1002.14 STORAGE FACILITIES.

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Sunshine Peak Apartments
Montrose, CO 81402

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project:
Sunshine Peak Apts.
N. San Juan Parkway
Montrose, CO 81402

date, issue:
CONSTRUCTION
+ PERMIT 05.05.06

drawing:
Interior Elev.
Townhouse

sheet no.
A15.1 of 37

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ACCESSORY SCHEDULE

MARK:	ITEM:
1	18" SS TOWEL BAR @ 60" A.F.F. UNLESS NOTED OTHERWISE
2	SS TOILET PAPER DISPENSER
3	KNEE AND TOE CLEARANCE
4	PAINTED WOOD SHELVES
5	5' SS SHOWER ROD @ 74" A.F.F.
6	4" PLAM BACKSPLASH
7	SHOWER SPRAY UNIT W/ 60" HOSE MIN.
8	WATER SUPPLY & DRAIN PIPES UNDER LAV & SINK SHALL BE INSULATED TO PROTECT AGAINST CONTACT. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAV. & SINK.
9	36" GRAB BARL; PROVIDE BLOCKING
10	42" GRAB BAR; PROVIDE BLOCKING
11	24" GRAB BAR; PROVIDE BLOCKING
12	12" GRAB BAR; PROVIDE BLOCKING
13	CONTROLS SHALL BE LOCATED BETWEEN CENTER LINE OF THE TUB & THE OPEN SIDE OF TUB
14	REMOVABLE IN-TUB SEAT
15	3 PIECE SHOWER SURROUND
16	SOFFIT
17	BASE CABINET FACE, BASE, SIDES, AND SHELF TO BE REMOVABLE FOR WHEEL CHAIR ACCESS TO SINK; COUNTER TOP SUPPORTED BY METAL SUPPORT ARMS EACH SIDE OF VANITY; SUPPORT ARMS ARE NOT TO IMPEDE KNEE & TOE CLEARANCE; SUPPORT ARMS ARE TO BE SECURED TO WALL; PAINTED FINISH SEE ARCHITECT FOR COLOR; F.F. TO EXTEND TO WALL UNDERNEATH COUNTER TOP
18	RECESS MOUNTED 16" X 22" MEDICINE CABINET W/ MIRROR FRONT
19	LIGHT FIXTURE EACH SIDE OF MIRROR; SEE ELECTRICAL DWG.
20	BLOCKING FOR FUTURE GRAB BAR INSTALLATION
21	SEMI RECESSED TOILET PAPER DISPENSER
22	REFRIGERATOR; SIDE BY SIDE AT ALL FULLY ACCESSIBLE UNITS & COMMUNITY BUILDING
23	RECIRCULATING VENT HOOD
24	ELECTRIC RANGE; CONTROLS TO BE LOCATED AT FRONT IN ALL USABLE AND FULLY ACCESSIBLE UNITS AS WELL AS COM. BLDG.; FULLY ACCESSIBLE UNITS AND COM. BLDG. TO HAVE DROP IN RANGE FLUSH W/ 34" COUNTERTOP
25	DISHWASHER; FULLY ACCESSIBLE AND COM. BLDG. TO HAVE DISH WASHER TO FIT UNDER 34" COUNTERTOP
26	3'-0" X 3'-0" FRAMELESS MIRROR
27	VALANCE TO MATCH CASEWORK
28	WINDOW; SEE PLAN
29	CASEWORK FILLER STRIP
30	SOAP DISPENSER (ADA)
31	SANITARY NAPKIN RECEPTACLE
32	SEMI RECESSED PAPER TOWEL DISPENSER/ TRASH RECEPTACLE IN 2X6 WALL
33	PLAM SKIRT AROUND COUNTER TOP
34	SS TOWEL HOOK
35	RECESS MOUNTED 17" X 31" MEDICINE CABINET W/ MIRROR FRONT; BRADLEY MODEL 175 OR SIMILAR
36	1X2 SOLID WOOD TRIM TO MATCH BASE CABINETS; PROVIDE AS FILLER STRIPS ON TOP & SIDE AT BATHTUB; PROVIDE BLOCKING
37	PLAM CAP ON TOP OF PONY WALL 40" A.F.F.
38	SIT UP BAR 42" A.F.F.; SEE DETAIL
39	REMOVABLE BASE CABINET TO PROVIDE 30" CLEAR MINIMUM AT SINK AND WORK SPACE; F.F. FLOOR TO EXTEND TO WALL UNDERNEATH BASE CABINET.
40	PROVIDE CASEWORK FINISH ON TOPS OF UPPER CABINETS (TYP. AT TOWNHOUSE)
41	PROVIDE 24" DEEP UPPER CABINET ABOVE REFRIGERATOR
42	SUPPORT BRACKET TO MATCH CASEWORK

FULLY ACCESSIBLE BATHROOM:

LAVATORY TO MEET ANSI ACCESSIBLE REQUIREMENTS W/ MIN. 27" KNEE CLEARANCE AND 9" TOE CLEARANCE. T.O. SINK TO BE SET AT MAX 34" A.F.F. FAUCET TO BE PER ANSI REQUIREMENTS. BOTTOM OF MIRROR TO BE SET AT MAX 40" A.F.F. MEDICINE CABINETS TO BE SET AT MAX 42" A.F.F.

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BATHROOM GRAB BARS PER ANSI. CENTER LINE OF ALL GRAB BARS TO BE SET AT 36" A.F.F. W/ SECOND BATH TUB REAR GRAB BAR TO BE 9" ABOVE TUB.

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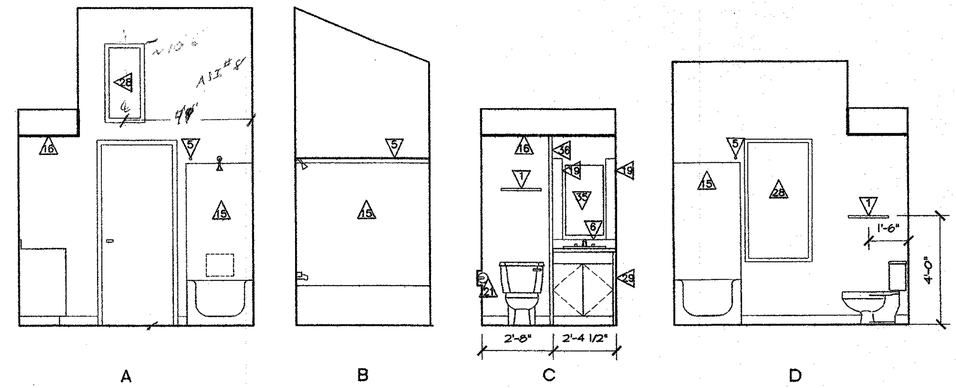
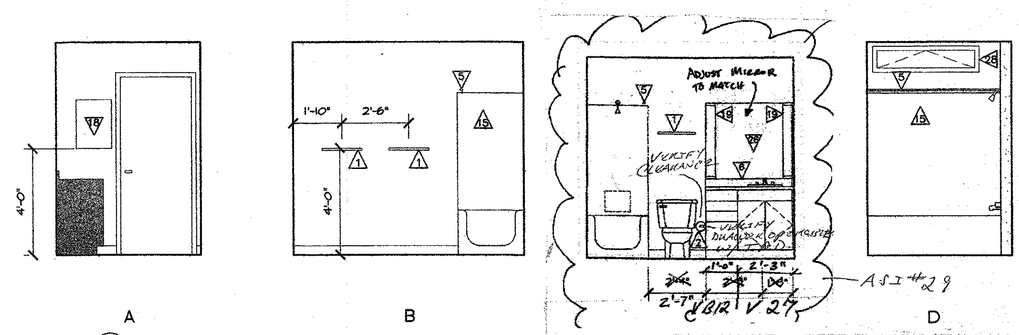
STORAGE FACILITIES ARE DESIGNED TO ANSI SECTION 1002.14 STORAGE FACILITIES.



1 TOWNHOUSE - MAIN FLOOR BATHROOM
SCALE: 3/8" = 1'-0"



2 TOWNHOUSE - UPPER FLOOR BATHROOM
SCALE: 3/8" = 1'-0"

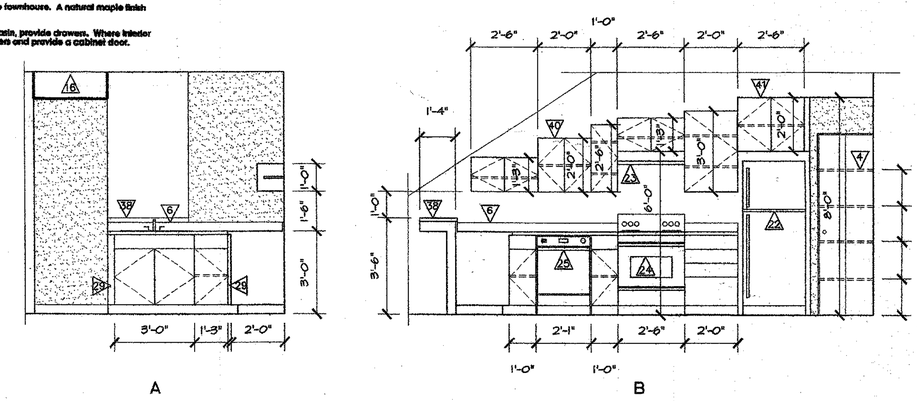
The following is a response to your RFI 08:

1 - No blind cabinets.

2 - The top of wall cabinets must be finished at the townhouse. A natural maple finish will be adequate.

3 - Where interior elevations show an offset sink basin, provide drawers. Where interior elevations show a centered sink basin, omit drawers and provide a cabinet door.

ASI #29



3 TOWNHOUSE - KITCHEN
SCALE: 3/8" = 1'-0"

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N. San Juan Parkway

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date issue:

CONSTRUCTION
+ PERMIT 05.05.06

drawn:

sheet title:

Interior Elev.
Townhouse

sheet no.

A15.1 of 37

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SOFFIT ABOVE (TYP.)
ALIGN SOFFIT EDGE WITH EDGE OF WALL
1 BEDROOM UNIT
E
14'-0"
10'-0"
2'-4 5/8"
1 BEDROOM UNIT
- PROVIDE SOFFIT OVER BATHTUB AS SHOWN ON SHEET M1
DETAILS
"1 BEDROOM UPPER FLOOR UNIT PLAN"
+
"1 BEDROOM MAIN FLOOR UNIT PLAN"
1
#3
OCT. 5TH MTG.

1 BEDROOM UNIT: ROOM FINISH SCHEDULE

				WALLS				BASE				
ROOM NAME / NMBR	FLOOR	CEILING	CLG. HT.	N	E	S	W	N	E	S	W	REMARKS:
LIVING	C	W1	8-0	W1	W1	W1	W1	B1	B1	B1	B1	
KITCHEN	V	W1	7-0	W1	W1	W1	W1					DO NOT PROVIDE BASE OVER CAB. TOE KICK; PROVIDE BASE AT GYP. BD. ISLAND
DINING	C	W1	8-0	W1	W1	W1	W1	B1	B1	B1	B1	
BEDROOM	C	W1	8-0	W1	W1	W1	W1	B1	B1	B1	B1	
CLOSET 1	C	W1	7-0	W1	W1	W1	W1	B1	B1	B1	B1	
CLOSET 2	C	W1	8-0	W1	W1	W1	W1	B1	B1	B1	B1	
BATHROOM	V	W1	7-0	W1	W1	W1	W1	B1	B1	B1	B1	PROVIDE CEMENT BACKER BOARD AT TUB
MECH. CLOSET	V	W1	7-0	W1	W1	W1	W1	B1	B1	B1	B1	
EXT. STORAGE	J	W3	8-0	W3	W3	W3	W3	-	-	-	-	
PANTRY	V	W1	8-0	W1	W1	W1	W1	B1	B1	B1	B1	FLAT STUD FRAME SIDE WALLS
PORCH	J	W2	8-0									

KEY:

C = CARPET — W1 = GYP BD - TEXTURE AND PAINT — B1 = 4" VINYL TILE

V = SHEET VINYL — W2 = MR GYP BD - TEXTURE AND PAINT

J = SEALED CONRETE — W3 = GYP BD - TAPE AND FLOAT

TOWNHOUSE UNIT: ROOM FINISH SCHEDULE

				WALLS				BASE				
ROOM NAME / NMBR	FLOOR	CEILING	CLG. HT.	N	E	S	W	N	E	S	W	REMARKS:
LIVING	C	W1	8-0	W1	W1	W1	W1	B1	B1	B1	B1	
DINING	C	W1	8-0	W1	W1	W1	W1	B1	B1	B1	B1	
COAT CLOS.	C	W1	7-0	W1	W1	W1	W1	B1	B1	B1	B1	
KITCHEN	V	W1	VARIES	W1	W1	W1	W1	B1	B1	B1	B1	
BEDROOM 1	C	W1	8-0	W1	W1	W1	W1	B1	B1	B1	B1	
CLOS. 1	C	W1	8-0	W1	W1	W1	W1	B1	B1	B1	B1	
BATH 1	V	W1	SLOPES	W1	W2	W1	W1	B1	B1	B1	B1	PROVIDE CMT. BACKER @ TUBS
MECH.	V	W1	7-0	W1	W1	W1	W1	B1	B1	B1	-	
FIRE	J	W1	8-0	W3	W3	W3	W3	-	-	-	-	
BRIDGE/HALL	C	W1	SLOPES	W1	W1	W1	W1	B1	B1	B1	B1	
BEDROOM 2	C	W1	8-0	W1	W1	W1	W1	B1	B1	B1	B1	
CLOS. 2	C	W1	7-0	W1	W1	W1	W1	B1	B1	B1	B1	
LINEN	C	W1	8-0	W1	W1	W1	W1	B1	B1	B1	B1	
BATH 2	V	W1	7-0	W1	W1	W2	W1	B1	B1	B1	B1	PROVIDE CMT. BACKER @ TUBS
W/D	V	W1	7-0	W1	W1	W1	W1	B1	B1	B1	-	
BEDROOM 3	C	W1	8-0	W1	W1	W1	W1	B1	B1	B1	B1	
CLOS. 3	C	W1	7-0	W1	W1	W1	W1	B1	B1	B1	B1	
INTERIOR STAIR	C	W1	SLOPES	W1	W1	W1	W1	B1	B1	B1	B1	
EXT. STORAGE	J	W3	8-0	W3	W3	W3	W3	B1	B1	B1	B1	

KEY:

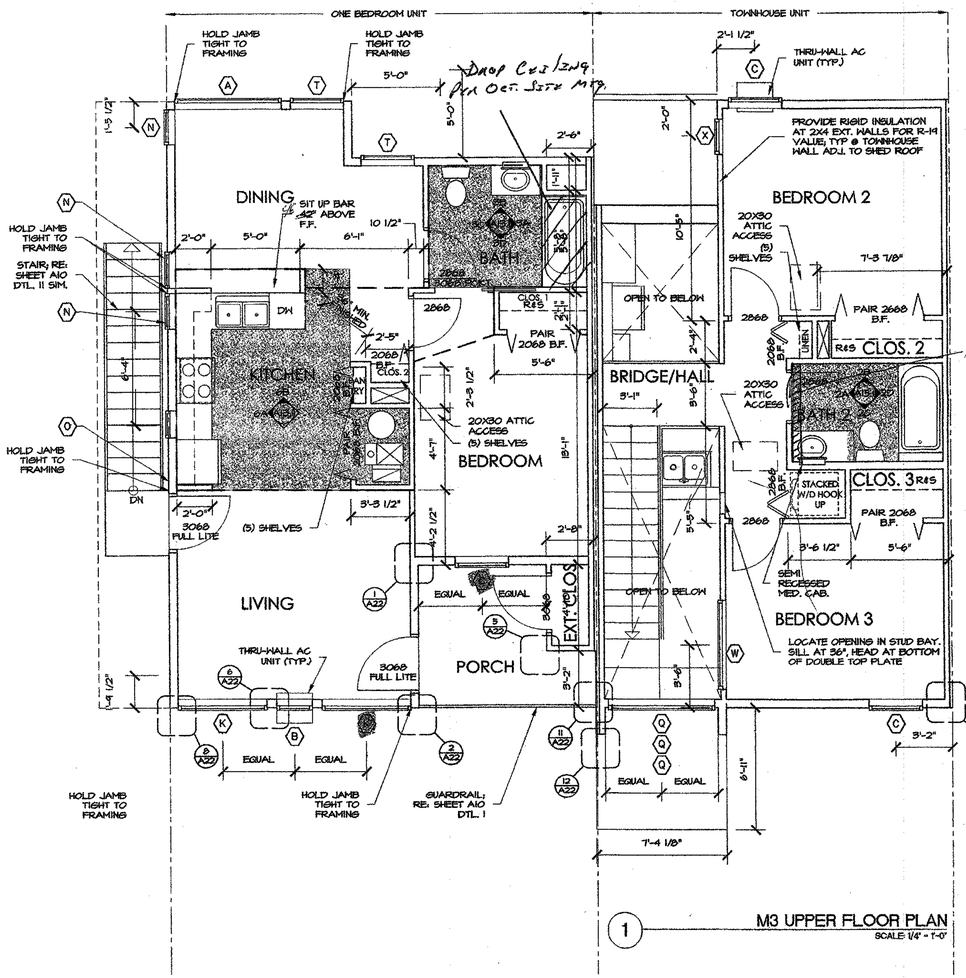
C = CARPET — W1 = GYP BD - TEXTURE AND PAINT — B1 = 4" VINYL BASE

V = SHEET VINYL — W2 = MR GYP BD - TEXTURE AND PAINT

J = SEALED CONRETE — W3 = GYP BD - TAPE AND FLOAT

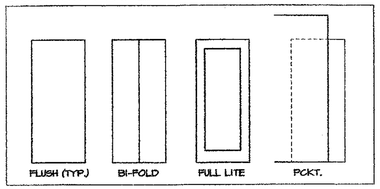
WINDOW SCHEDULE

MARK:	MATERIAL:	TYPE:	SIZE:	DESCRIPTION:
A	VINYL	SLIDER	6'-0" WIDE, 6'-0" TALL	-
B	ALUMINUM	PICTURE	2'-0" WIDE, 4'-0" TALL	SEE DETAIL FOR HEADER HEIGHT
C	VINYL	SINGLE HUNG	3'-0" WIDE, 5'-0" TALL	EGRESS
D	ALUMINUM	SLIDER	9'-0" WIDE, 4'-6" TALL	XOX
E	ALUMINUM	SLIDER	9'-0" WIDE, 1'-6" TALL	XOX; TEMPERED
F	VINYL	PICTURE	4'-0" WIDE, 1'-6" TALL	
G	VINYL	AWNING	4'-0" WIDE, 1'-6" TALL OVER 4'-0" WIDE, 1'-6" TALL	MULLED; TEMPERED IF LESS THAN 18" A.F.F.
H	ALUMINUM	SLIDER	4'-0" WIDE, 4'-6" TALL	TEMPERED
I	ALUMINUM	PICTURE	4'-0" WIDE, 1'-6" TALL	TEMPERED
J	ALUMINUM	PICTURE	2'-6" WIDE, 4'-6" TALL	OBSCURED GLASS
K	VINYL	SLIDER	5'-0" WIDE, 6'-0" TALL	-
L	VINYL	SINGLE HUNG	2'-0" WIDE, 5'-0" TALL	-
M	VINYL	SLIDER	6'-0" WIDE, 1'-0" TALL	-
N	VINYL	PICTURE	2'-0" WIDE, 1'-0" TALL	TEMPERED WHEN NEXT TO STAIR AT BUILDING A
O	VINYL	PICTURE	1'-6" WIDE, 1'-0" TALL	-
P	VINYL	AWNING	3'-0" WIDE, 1'-6" TALL NEXT TO 3'-0" WIDE, 1'-6" TALL	MULLED
Q	ALUMINUM	PICTURE	6'-0" WIDE, 4'-6" TALL	-
R	VINYL	AWNING	4'-0" WIDE, 1'-6" TALL	-
S	VINYL	CASEMENT PICTURE	1'-6" WIDE, 6'-0" TALL OVER 1'-6" WIDE, 1'-6" TALL	MULLED; TEMPERED IF LESS THAN 18" A.F.F.
T	VINYL	PICTURE	3'-0" WIDE, 6'-0" TALL	-
U	VINYL	AWNING	(3) 2'-6" WIDE, 1'-6" TALL SIDE BY SIDE	MULLED
V	VINYL	SINGLE HUNG	1'-6" WIDE, 3'-0" TALL	INTERIOR WINDOW
W	VINYL	SLIDER	5'-0" WIDE, 2'-0" TALL	INTERIOR WINDOW
X	VINYL	CASEMENT	2'-0" WIDE, 2'-0" TALL	



1 M3 UPPER FLOOR PLAN
SCALE: 1/4" = 1'-0"

DOOR SCHEDULE



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N. San Juan Parkway

Montrose, CO 81402

date: issue:

CONSTRUCTION
+ PERMIT 05.05.06

drawn:

sheet no.

M3 UPPER FLR. PLAN

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Architect's Supplemental Instructions

Project: Sunshine Peak Apartment Homes Contract: ASI No: 037 Architect's Project No: 05.04	Date: 12.12.06 Total Pages: 1

Schauer Construction
Attn: Mike Mitsner
104 Pro Rodeo Drive
Suite 150
Colorado Springs, CO 80919

Re: Schauer Construction RFI 17

Dear Mike,

The following information is additional information and clarification to the drawings dated May 05, 2006 and response to your RFI 17:

1 – Sheet A11 of 37 – M1 Main Floor Plan: The kitchen plan in the two bedroom refers to Sheet A11.1 Elevation 5A.

2 – Sheet A11.1 of 37 – Interior Elevation 5A: Provide door to pantry as shown on elevation. Contractor's option to provide hollow core door or casework door.

3 – Sheet A17 of 37 – Fully Accessible 2 Bedroom Unit: The kitchen plan in the two bedroom accessible unit refers to Sheet A17.1 Elevation 5A.

4 – Sheet A17.1 of 37 – Interior Elevation 5A: Provide door to pantry as shown on elevation. Contractor's option to provide hollow core door or casework door.

5 – Sheet C801 of 37 – Managers Unit Plan: The kitchen plan in the manager's unit refers to Sheet A11.1 Elevation 5A. The manager's unit kitchen elevation is similar to the one shown on Sheet A11.1 elevation 5A.

Sincerely,

Todd Townsend

ASI #37

1701 Wynkoop Suite 201 voice 303.573.6078
Denver, Colorado 80202 fax 303.607.0297 e-mail todd@faleide.com
FALEIDE ARCHITECTS P.C.

2 BEDROOM UNIT: ROOM FINISH SCHEDULE

				WALLS				BASE				
ROOM NAME / NMBR	FLOOR	CEILING	CLG. HT.	N	E	S	W	N	E	S	W	REMARKS:
LIVING	C	W1	8-0	W1	W1	W1	W1	B1	B1	B1	B1	
KITCHEN	V	W1	8-0	W1	W1	W1	W1					AT GYP. BD. WALLS OF ISLAND
DINING	C	W1	8-0	W1	W1	W1	W1	B1	B1	B1	B1	
BEDROOM 1	C	W1	8-0	W1	W1	W1	W1	B1	B1	B1	B1	
CLOSET 1	C	W1	7-0	W1	W1	W1	W1	B1	B1	B1	B1	
BATH 1	V	W1	7-0	W2	W1	W1	W1	B1	B1	B1	B1	PROVIDE CMT. BACKER @ TUBS
LINEN 1		W1	7-0	W1	W1	W1	W1	B1	B1	B1	B1	
BEDROOM 2	C	W1	8-0	W1	W1	W1	W1	B1	B1	B1	B1	
CLOS. 2	C	W1	7-0	W1	W1	W1	W1	B1	B1	B1	B1	
BATH 2	V	W1	7-0	W1	W1	W2	W1	B1	B1	B1	B1	PROVIDE CMT. BACKER @ TUBS
LINEN 2	C	W1	7-0	W1	W1	W1	W1	-	B1	B1	B1	
W/D	V	W1	7-0	W1	W1	W1	W1	-	B1	B1	B1	
MECH.	V	W1	7-0	W1	W1	W1	W1	B1	B1	B1	-	
PANTRY	V	W1	8-0	W1	W1	W1	W1	B1	B1	B1	B1	FLAT STUD FRAME SIDE WALLS
EXT. STORAGE	J	W3	8-0	W3	W3	W3	W3	-	-	-	-	

KEY:
C = CARPET — W1 = GYP BD - TEXTURE AND PAINT — B1 = 4" VINYL BASE
V = SHEET VINYL — W2 = MR GYP BD - TEXTURE AND PAINT
J = SEALED CONRETE — W3 = GYP BD - TAPE AND FLOAT

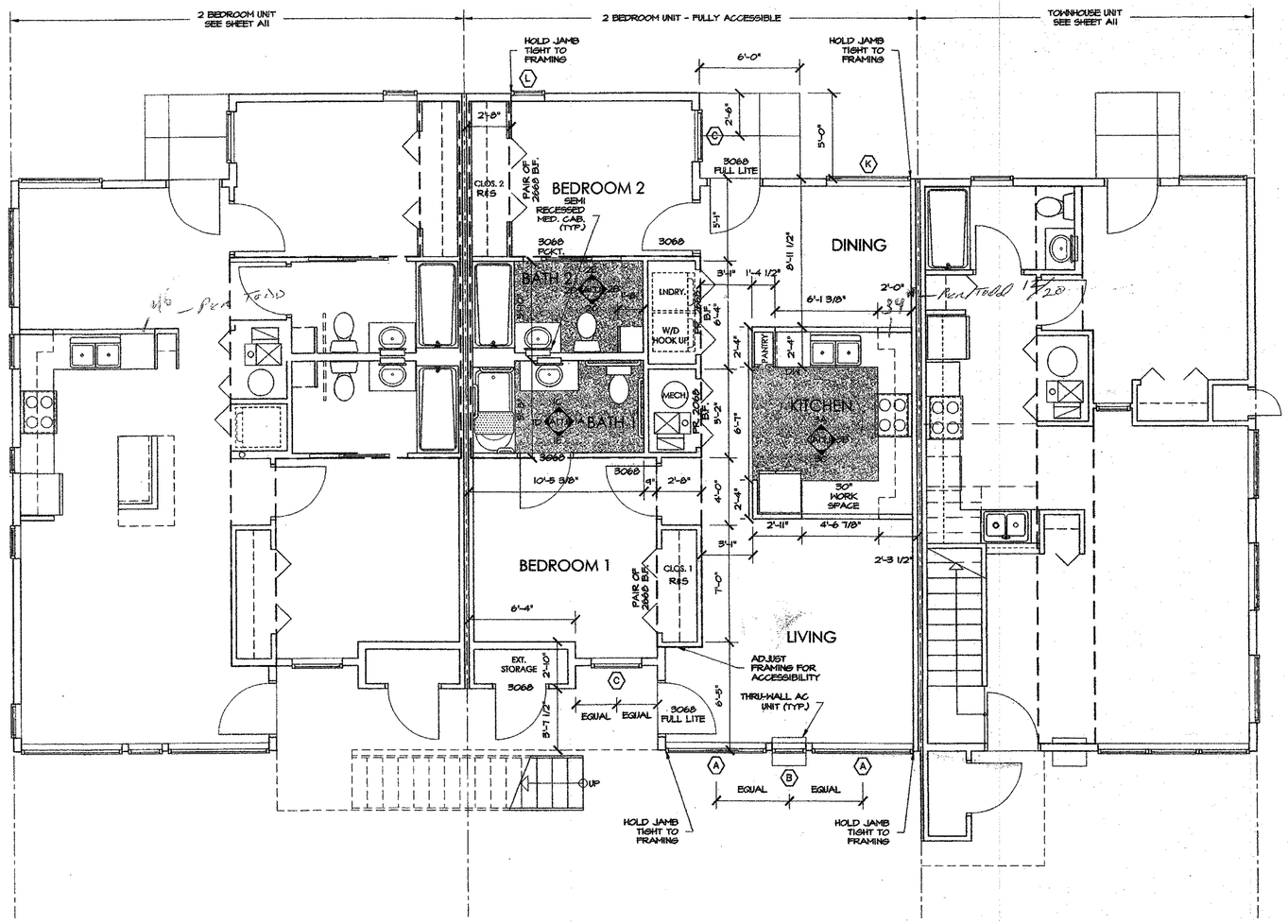
TOWNHOUSE UNIT: ROOM FINISH SCHEDULE

				WALLS				BASE				
ROOM NAME / NMBR	FLOOR	CEILING	CLG. HT.	N	E	S	W	N	E	S	W	REMARKS:
LIVING	C	W1	8-0	W1	W1	W1	W1	B1	B1	B1	B1	
DINING	C	W1	8-0	W1	W1	W1	W1	B1	B1	B1	B1	
COAT CLOS.	C	W1	7-0	W1	W1	W1	W1	B1	B1	B1	B1	
KITCHEN	V	W1	VARIES	W1	W1	W1	W1	B1	B1	B1	B1	
BEDROOM 1	C	W1	8-0	W1	W1	W1	W1	B1	B1	B1	B1	
CLOS. 1	C	W1	8-0	W1	W1	W1	W1	B1	B1	B1	B1	
BATH 1	V	W1	SLOPES	W1	W2	W1	W1	B1	B1	B1	B1	PROVIDE CMT. BACKER @ TUBS
MECH.	V	W1	7-0	W1	W1	W1	W1	B1	B1	B1	-	
FIRE	J	W1	8-0	W3	W3	W3	W3	-	-	-	-	
BRIDGE/HALL	C	W1	SLOPES	W1	W1	W1	W1	B1	B1	B1	B1	
BEDROOM 2	C	W1	8-0	W1	W1	W1	W1	B1	B1	B1	B1	
CLOS. 2	C	W1	7-0	W1	W1	W1	W1	B1	B1	B1	B1	
LINEN	C	W1	8-0	W1	W1	W1	W1	B1	B1	B1	B1	
BATH 2	V	W1	7-0	W1	W1	W2	W1	B1	B1	B1	B1	PROVIDE CMT. BACKER @ TUBS
W/D	V	W1	7-0	W1	W1	W1	W1	B1	B1	B1	-	
BEDROOM 3	C	W1	8-0	W1	W1	W1	W1	B1	B1	B1	B1	
CLOS. 3	C	W1	7-0	W1	W1	W1	W1	B1	B1	B1	B1	
INTERIOR STAIR	C	W1	SLOPES	W1	W1	W1	W1	B1	B1	B1	B1	
EXT. STORAGE	J	W3	8-0	W3	W3	W3	W3	B1	B1	B1	B1	

KEY:
C = CARPET — W1 = GYP BD - TEXTURE AND PAINT — B1 = 4" VINYL BASE
V = SHEET VINYL — W2 = MR GYP BD - TEXTURE AND PAINT
J = SEALED CONRETE — W3 = GYP BD - TAPE AND FLOAT

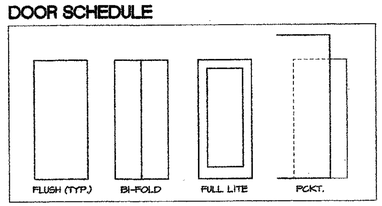
WINDOW SCHEDULE

MARK:	MATERIAL:	TYPE:	SIZE:	DESCRIPTION:
A	VINYL	SLIDER	6'-0" WIDE, 6'-0" TALL	-
B	ALUMINUM	PICTURE	2'-0" WIDE, 4'-0" TALL	SEE DETAIL FOR HEADER HEIGHT
C	VINYL	SINGLE HUNG	3'-0" WIDE, 5'-0" TALL	EGRESS
D	ALUMINUM	SLIDER	9'-0" WIDE, 4'-6" TALL	XOX
E	ALUMINUM	SLIDER	9'-0" WIDE, 1'-6" TALL	XOX, TEMPERED
F	VINYL	PICTURE	4'-0" WIDE, 1'-6" TALL	
G	VINYL	AWNING	4'-0" WIDE, 1'-6" TALL OVER 4'-0" WIDE, 1'-6" TALL	MULLED; TEMPERED IF LESS THAN 18" A.F.F.
H	ALUMINUM	SLIDER	4'-0" WIDE, 4'-6" TALL	TEMPERED
I	ALUMINUM	PICTURE	4'-0" WIDE, 1'-6" TALL	TEMPERED
J	ALUMINUM	PICTURE	2'-6" WIDE, 4'-6" TALL	OBSCURED GLASS
K	VINYL	SLIDER	5'-0" WIDE, 6'-0" TALL	-
L	VINYL	SINGLE HUNG	2'-0" WIDE, 5'-0" TALL	-
M	VINYL	SLIDER	6'-0" WIDE, 1'-0" TALL	-
N	VINYL	PICTURE	2'-0" WIDE, 1'-0" TALL	TEMPERED WHEN NEXT TO STAIR AT BUILDING A
O	VINYL	PICTURE	1'-6" WIDE, 1'-0" TALL	-
P	VINYL	AWNING	3'-0" WIDE, 1'-6" TALL NEXT TO 3'-0" WIDE, 1'-6" TALL	MULLED
Q	ALUMINUM	PICTURE	6'-0" WIDE, 4'-6" TALL	-
R	VINYL	AWNING	4'-0" WIDE, 1'-6" TALL	-
S	VINYL	CASEMENT PICTURE	1'-6" WIDE, 6'-0" TALL OVER 1'-6" WIDE, 1'-6" TALL	MULLED; TEMPERED IF LESS THAN 18" A.F.F.
T	VINYL	PICTURE	3'-0" WIDE, 6'-0" TALL	-
U	VINYL	AWNING	(3) 2'-6" WIDE, 1'-6" TALL SIDE BY SIDE	MULLED
V	VINYL	SINGLE HUNG	1'-6" WIDE, 3'-0" TALL	INTERIOR WINDOW
W	VINYL	SLIDER	5'-0" WIDE, 2'-0" TALL	INTERIOR WINDOW
X	VINYL	CASEMENT	2'-0" WIDE, 2'-0" TALL	



1 FULLY ACCESSIBLE 2 BEDROOM UNIT
SCALE: 1/4" = 1'-0"

DOOR SCHEDULE



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Sunshine Peak Apartments
Montrose, CO 81402

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Sunshine Peak Apts.
N. San Juan Parkway

Montrose, CO 81402

date issue

CONSTRUCTION
+ PERMIT 05.05.06

FULLY ACCESSIBLE
2 BEDROOM
FLOOR PLAN

sheet no.

A17 of 37

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Architect's Supplemental Instructions

Project: Sunshine Peak Apartment Homes Contract: ASI No: 037 Architect's Project No: 06.04	Date: 12.12.06 Total Pages: 1

Schauer Construction
Attn: Mike Mitzner
104 Pro Rodeo Drive
Suite 120
Colorado Springs, CO 80919

Re: Schauer Construction RFI 17

Dear Mike,

The following information is additional information and clarification to the drawings dated May 05, 2006 and response to your RFI 17:

1 – Sheet A11 of 37 – M1 Main Floor Plan: The kitchen plan in the two bedroom refers to Sheet A11.1 Elevation 5A.

2 – Sheet A11.1 of 37 – Interior Elevation 5A: Provide door to pantry as shown on elevation. Contractor's option to provide hollow core door or casework door.

3 – Sheet A17 of 37 – Fully Accessible 2 Bedroom Unit: The kitchen plan in the two bedroom accessible unit refers to Sheet A17.1 Elevation 3A.

4 – Sheet A17.1 of 37 – Interior Elevation 3A: Provide door to pantry as shown on elevation. Contractor's option to provide hollow core door or casework door.

5 – Sheet C601 of 37 – Managers Unit Plan: The kitchen plan in the manager's unit refers to Sheet A11.1 Elevation 5A. The manager's unit kitchen elevation is similar to the one shown on Sheet A11.1 elevation 5A.

Sincerely,

Todd Townsend

ASI #37

1701 Wynkoop Suite 200 voice 303.573.6076 e-mail todd@faleide.com
Denver, Colorado 80202 fax 303.607.0097 FALEIDE ARCHITECTS

ACCESSORY SCHEDULE

MARK	ITEM
1	18" SS TOWEL BAR @ 60" A.F.F. UNLESS NOTED OTHERWISE
2	SS TOILET PAPER DISPENSER
3	KNEE AND TOE CLEARANCE
4	PAINTED WOOD SHELVES
5	5' SS SHOWER ROD @ 74" A.F.F.
6	4" PLAM BACKSPLASH
7	SHOWER SPRAY UNIT W/ 60" HOSE MIN.
8	WATER SUPPLY & DRAIN PIPES UNDER LAV & SINK SHALL BE INSULATED TO PROTECT AGAINST CONTACT. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAV. & SINK.
9	36" GRAB BAR; PROVIDE BLOCKING
10	42" GRAB BAR; PROVIDE BLOCKING
11	24" GRAB BAR; PROVIDE BLOCKING
12	12" GRAB BAR; PROVIDE BLOCKING
13	CONTROLS SHALL BE LOCATED BETWEEN CENTER LINE OF THE TUB & THE OPEN SIDE OF TUB
14	REMOVABLE IN-TUB SEAT
15	3 PIECE SHOWER SURROUND
16	SOFFIT
17	BASE CABINET FACE, BASE, SIDES, AND SHELF TO BE REMOVABLE FOR WHEEL CHAIR ACCESS TO SINK; COUNTER TOP SUPPORTED BY METAL SUPPORT ARMS EACH SIDE OF VANITY; SUPPORT ARMS ARE NOT TO IMPEDE KNEE & TOE CLEARANCE; SUPPORT ARMS ARE TO BE SECURED TO WALL; PAINTED FINISH SEE ARCHITECT FOR COLOR; F.F. TO EXTEND TO WALL UNDERNEATH COUNTER TOP
18	RECESS MOUNTED 16" X 22" MEDICINE CABINET W/ MIRROR FRONT
19	LIGHT FIXTURE EACH SIDE OF MIRROR; SEE ELECTRICAL DWG.
20	BLOCKING FOR FUTURE GRAB BAR INSTALLATION
21	SEMI RECESSED TOILET PAPER DISPENSER
22	REFRIGERATOR; SIDE BY SIDE AT ALL FULLY ACCESSIBLE UNITS & COMMUNITY BUILDING
23	RECIRCULATING VENT HOOD
24	ELECTRIC RANGE; CONTROLS TO BE LOCATED AT FRONT IN ALL USABLE AND FULLY ACCESSIBLE UNITS AS WELL AS COM. BLDG.; FULLY ACCESSIBLE UNITS AND COM. BLDG. TO HAVE DROP IN RANGE FLUSH W/ 34" COUNTERTOP
25	DISHWASHER; FULLY ACCESSIBLE AND COM. BLDG. TO HAVE DISH WASHER TO FIT UNDER 34" COUNTERTOP
26	3'-0" X 3'-0" FRAMELESS MIRROR
27	VALANCE TO MATCH CASEWORK
28	WINDOW; SEE PLAN
29	CASEWORK FILLER STRIP
30	SOAP DISPENSER (ADA)
31	SANITARY NAPKIN RECEPTACLE
32	SEMI RECESSED PAPER TOWEL DISPENSER/ TRASH RECEPTACLE IN 2X6 WALL
33	PLAM SKIRT AROUND COUNTER TOP
34	SS TOWEL HOOK
35	RECESS MOUNTED 17" X 31" MEDICINE CABINET W/ MIRROR FRONT; BRADLEY MODEL 175 OR SIMILAR
36	1X2 SOLID WOOD TRIM TO MATCH BASE CABINETS; PROVIDE AS FILLER STRIPS ON TOP & SIDE AT BATHTUB; PROVIDE BLOCKING
37	PLAM CAP ON TOP OF PONY WALL 40" A.F.F.
38	SIT UP BAR AT A.F.F.; SEE DETAIL
39	REMOVABLE BASE CABINET TO PROVIDE 30" CLEAR MINIMUM AT SINK AND WORK SPACE; F.F. FLOOR TO EXTEND TO WALL UNDERNEATH BASE CABINET.
40	PROVIDE CASEWORK FINISH ON TOPS OF UPPER CABINETS (TYP. AT TOWNHOUSE)
41	PROVIDE 24" DEEP UPPER CABINET ABOVE REFRIGERATOR
42	SUPPORT BRACKET TO MATCH CASEWORK

FULLY ACCESSIBLE BATHROOM:

LAVATORY TO MEET ANSI ACCESSIBLE REQUIREMENTS W/ MIN. 27" KNEE CLEARANCE AND 9" TOE CLEARANCE. T.O. SINK TO BE SET AT MAX 34" A.F.F. FAUCET TO BE PER ANSI REQUIREMENTS. BOTTOM OF MIRROR TO BE SET AT MAX 40" A.F.F. MEDICINE CABINETS TO BE SET AT MAX 42" A.F.F.

BATHTUB TO HAVE REMOVABLE SEAT AND HAND HELD SHOWER SPRAY PER ANSI STANDARDS. CONTROLS TO BE ANSI COMPLIANT AND SET BENEATH GRAB BAR TOWARDS FRONT OF TUB.

BATHROOM GRAB BARS PER ANSI. CENTER LINE OF ALL GRAB BARS TO BE SET AT 36" A.F.F. W/ SECOND BATH TUB REAR GRAB BAR TO BE 9" ABOVE TUB.

W.C. GRAB BARS: REAR GRAB BAR TO BE MIN. 24" WIDE CENTERED ON TOILET, SIDE GRAB BAR MIN 42" SIDE SET 12" FROM REAR WALL.

BATHTUB GRAB BARS: REAR BARS TO BE 24" WIDE MIN. SET 12" FROM CONTROLS WALL, SIDE GRAB BARS TO BE 24" WIDE SET TOWARDS FRONT OF TUB.

NOTE: WATER SUPPLY AND DRAIN PIPES UNDER LAVATORIES AND SINKS SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PROTECT AGAINST CONTACT. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES AND SINKS.

FULLY ACCESSIBLE KITCHEN:

SINK TO MEET ANSI ACCESSIBLE REQUIREMENTS W/ MIN. 30" WIDE OPEN SPACE UNDER SINK W/ MIN. 27" KNEE CLEARANCE AND 9" TOE CLEARANCE. PROVIDE ANSI COMPLIANT FAUCET AND WRAP PIPES PER ANSI REQUIREMENTS.

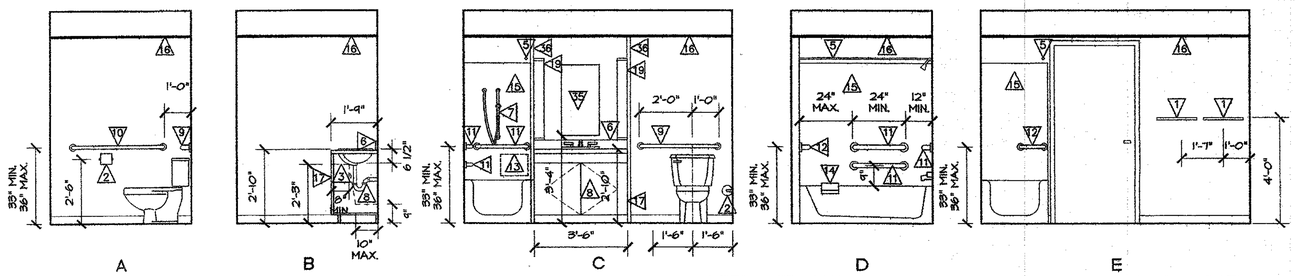
PROVIDE ANSI COMPLIANT RANGE AND ACCESSIBLE CONTROLS FOR ALL OTHER PROVIDED APPLIANCES.

PROVIDE ACCESSIBLE KITCHEN BASE CABINETS W/ MAX 34" COUNTER TOPS A.F.F.

PROVIDE MIN. 30" WIDE WORK SURFACE W/OPEN SPACE UNDERNEATH AS REQUIRED BY ANSI.

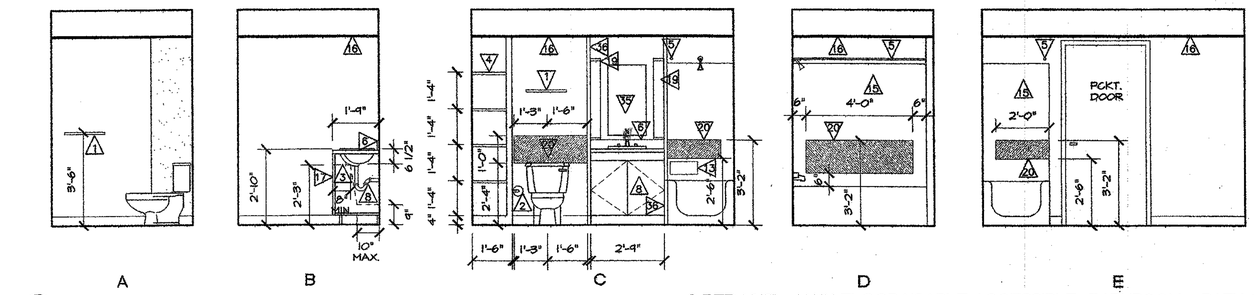
WATER SUPPLY AND DRAIN PIPES UNDER LAVATORIES AND SINKS SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PROTECT AGAINST CONTACT. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES AND SINKS.

STORAGE FACILITIES ARE DESIGNED TO ANSI SECTION 1002.14 STORAGE FACILITIES.



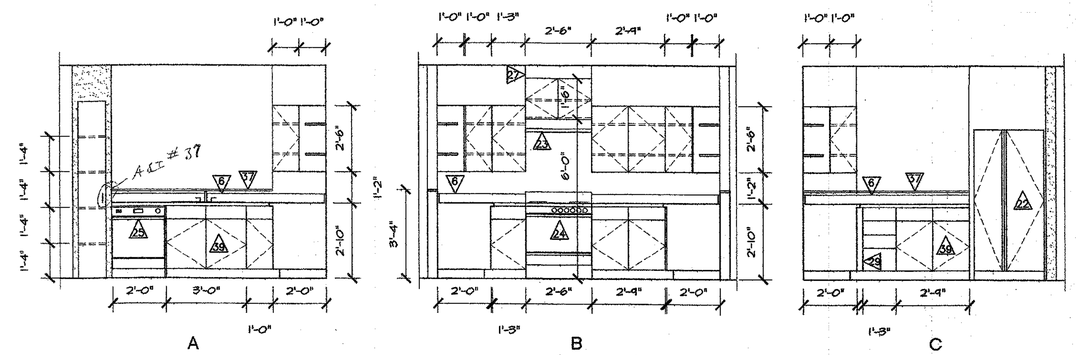
1 2 BED UNIT - MAIN FLOOR FULLY ACCESSIBLE BATHROOM - BATH 1

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



2 2 BED UNIT - MAIN FLOOR USABLE ACCESSIBLE BATHROOM - BATH 2

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



3 2 BED UNIT - MAIN FLOOR FULLY ACCESSIBLE KITCHEN

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

The following is a response to your RFI 08:

1 - No blind cabinets.

AKI #28

2 - The top of wall cabinets must be finished of the townhouse. A natural maple finish will be adequate.

3 - Where interior elevations show an offset sink basin, provide drawers. Where interior elevations show a centered sink basin, omit drawers and provide a cabinet door.

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Sunshine Peak Apartments
Montrose, CO 81402

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Sunshine Peak Apts.
N. San Juan Parkway

Montrose, CO 81402

date / issue

CONSTRUCTION
+ PERMIT 05.05.06

Interior Elev. - 2 Bed
Fully Accessible

sheet no.

A17.1 of 37

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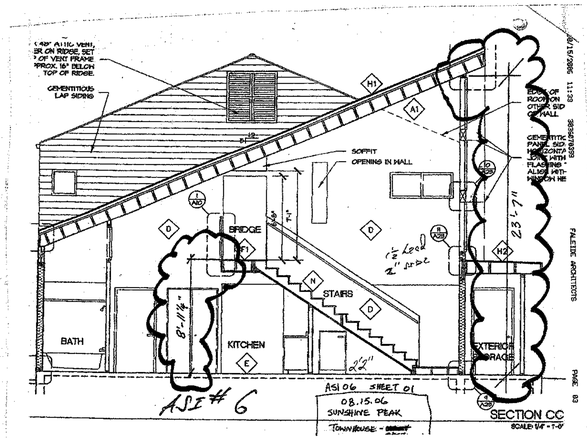


08/15/2006 14:14 3035670399 PALEIDE ARCHITECTS PAGE 01

Architect's Supplemental Instructions

Project: Sunshine Peak Apartment Homes Contract: ASI No: 018 Architect's Project No: 0804	Date: 09.13.06 Total Pages: 1

Schouer Construction
Attn: Mike Milmar
104 Pro Rodeo Drive
Suite 120
Colorado Springs, CO 80919

Re: Interior stair handrail at the townhouse.

Dear Mike,

The following information is clarification to the drawings dated May 05, 2006 per a phone call with Dave Ilase.

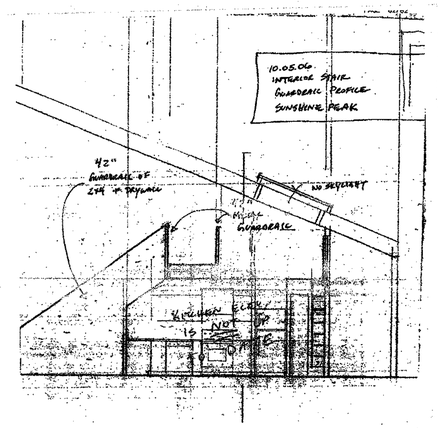
The interior handrail at the townhome stair shall be made of wood and be painted. Only one handrail is necessary and it shall be located on the guardrail side only. The handrail must extend from the top riser to the bottom riser.

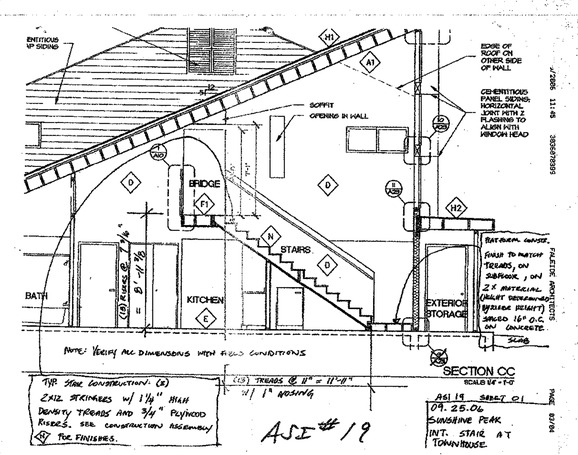
Sincerely,

Todd Townsend

ASI # 15

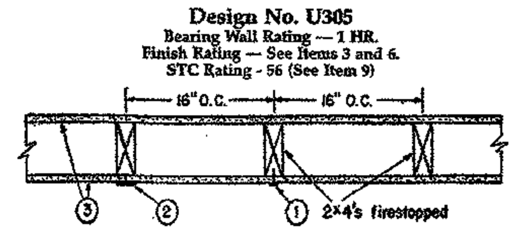
1701 Wynkoop Suite 255 Denver, Colorado 80202 — voice: 303.573.0576 fax: 303.457.0399 e-mail: ddeide@aol.com [redacted]





Design No. U305

Bearing Wall Rating — 1 HR.
Finish Rating — See Items 3 and 6.
STC Rating - 56 (See Item 9)



1. **Nailheads** — Exposed or covered with joint compound.
2. **Joints** — Exposed or covered with fiber tape and joint compound, except where required for specific edge configuration. For tapered, rounded-edge wallboard, joints covered with joint compound or fiber tape and joint compound. As an alternate, nom 3/32 in. thick gypsum veneer plaster may be applied to the entire surface of Classified veneer baseboard. Joints reinforced.
3. **Gypsum Board*** — 5/8 in. thick wallboard paper or vinyl surfaced, with beveled, square, or tapered edges, applied either horizontally or vertically. Wallboard nailed 7 in. OC with 6d cement coated nails 1-7/8 in. long, 0.0915 in. shank diam and 1/4 in. diam heads. When used in widths of other than 48 in., wallboard is to be installed horizontally. For an alternate method of attachmint of gypsum boards, refer to Item 6, Wall and Partition Facings and Accessories*, or Item 7, Steel Framing Members*.

When Item 7, Steel Framing Members*, is used, wallboard attached to furring channels with 1 in. long Type S bugle-head steel screws spaced 12 in. OC.

AMERICAN GYPSUM CO—Types AGX-1, AGX-2, AGX-3 (finish rating 23 min.), Type AGX-7, AGX-11 (finish rating 26 min) or Type AG-C, TypeAGX-8 (finish rating 20 min), Type AGX-9 (finish rating 20 min), Type AGX-10 (finish rating 20 min), Type AGX-5 (finish rating 26 min), Type AGX-4 (finish rating 20 min), Type AGX-C.
BEIJING NEW BUILDING MATERIALS CO LTD — Type DBX-1 (finish rating 24 min).
BPB AMERICA INC
BPB CELOTEX—Type 1, Type SF3 (finish rating 20 min) or FRP.
CANADIAN GYPSUM COMPANY—Type AR (finish rating 26 min), Type C (finish rating 26 min), Type FCV (finish rating 26 min), Type IP-AR (finish rating 26 min), Type IPC-AR (finish rating 26 min), Type IP-X1 (finish rating 26 min), Type IP-X2 (finish rating 26 min), Type SCX (finish rating 26 min), Type SHX (finish rating 26 min), Type WRC (finish rating 26 min), Type WRX (finish rating 26 min), Type FRX (finish rating 20 min).
CONTINENTAL GYPSUM COMPANY—Type CG1-1 (finish rating 20 min), Type CG-2 (finish rating 20 min), Type CG-3 (finish rating 20 min), Type CG3-3 (finish rating 20 min), Type CG-5 (finish rating 26 min), Type CG5-5 (finish rating 26 min), Type CG6-6 (finish rating 26 min), Types CG-3W, CG-5W (finish rating 20 min), Types CG-3WS, CG-5WS (finish rating 20 min), Type CG-6 (finish rating 23 min), Type CG6-6 (finish rating 26 min), Type CG-C, Type CGT6-6 finish rating 23 min), Type CG9-9 (finish rating 26 min), Type CGT6-6 (finish rating 23 min), Type CGTC-C (finish rating 20 min).
G-P GYPSUM CORP, SUB OF
GEORGIA-PACIFIC CORP—Type 5 (finish rating 26 min), Type 6 (finish rating 23 min), Type 9 (finish rating 26 min), Type C (finish rating 26 min), Type DGG (finish rating 20 min), Type GPFS1 (finish rating 20 min), Type GPFS2 (finish rating 20 min), Type GPFS6 (finish rating 26 min), Type DS.
JAMES HARDIE GYPSUM INC—Type Fire X (finish rating 26 min), Type Max"C".
LAFARGE NORTH AMERICA INC—Type LGFC2 (finish rating 20 min), Type LGFC3 (finish rating 20 min), Type LGFC6 (finish rating 26 min), Type LGFC-C (finish rating 20 min), Type LGFC6A (finish rating 34 min), Type LGFC2A, Type LGFC-C/A.
NATIONAL GYPSUM CO—Type FSK (finish rating 20 min), Type FSK-G (finish rating 20 min), Type FSW (finish rating 20 min), Type FSW-2 (finish rating 24 min), Type FSW-3 (finish rating 20 min), Type FSW-G (finish rating 20 min), Type FSK-C (finish rating 20 min), Type FSW-C (finish rating 20 min).
NORGIPS A/S—NORFIRE X (finish rating 26 min), NORFIRE XA (finish rating 24 min).
PABCO GYPSUM, DIV OF
PACIFIC COAST BUILDING PRODUCTS INC—Types C, PG-2 (finish rating 20 min), PG-3 (finish rating 20 min), Types PG-3W, PG-5W (finish rating 20 min), Type PG-4 (finish rating 20 min), Type PG-6 (finish rating 23 min), Types PG-3WS, PG-5WS (finish rating 20 min), Types PG-5, PG-9 (finish rating 26 min) or Type PG-C.
SIAM GYPSUM INDUSTRY CO LTD—Type EX-1 (finish rating 26 min)
STANDARD GYPSUM L L C—Type SGC(finish rating 20 min), Type SGC-3(finish rating 20 min.) Type SG-C or SGC-G(finish rating 20 min).
TEMPLE-INLAND FOREST PRODUCTS CORP—Types T (finish rating 20 min), VPB-Type T (finish rating 20 min), WR-Type T (finish rating 20 min), Type T SHTG (finish rating 20 min), FRX-6, VPBX-6, FRWRX-6, TG-C or FRX-6 Exterior Gypsum Soffit Board.
UNITED STATES GYPSUM CO—Type AR (finish rating 26 min), Type SCX (finish rating 26 min), Type C (finish rating 26 min), Type WRX (finish rating 26 min), Type WRC (finish rating 26 min), Type IP-X1 (finish rating 26 min), Type FCV (finish rating 26 min), Type IP-X2 (finish rating 26 min), Type SHX (finish rating 26 min), Type FRX (finish rating 20 min), Type FRX-G (finish rating 29 min), Type IP-AR (finish rating 26 min), Type IPC-AR (finish rating 26 min).
WESTROC INC—Type Fi-Rok.
USG MEXICO S A DE C V—Type AR (finish rating 26 min), Type C (finish rating 26 min), Type WRX (finish rating 26 min), Type WRC (finish rating 26 min), Type IP-X1 (finish rating 26 min), Type FCV (finish rating 26 min), Type IP-X2 (finish rating 26 min), Type SHX (finish rating 26 min), SCX (finish rating 26 min), Type IP-AR (finish rating 26 min), Type IPC-AR (finish rating 26 min).

3A. **Gypsum Board*** — (As an alternate to Item 3) — Nom 3/4 in. thick, installed as described in Item 3.
CANADIAN GYPSUM COMPANY—Types AR, IP-AR.
UNITED STATES GYPSUM CO—Types AR, IP-AR.
USG MEXICO S A DE C V—Types AR, IP-AR.

3B. **Gypsum Board*** — (As an alternate to Items 3 and 3A) — 5/8 in. thick, 4 ft wide, square edge, applied vertically. Wallboard nailed 8 in. OC with 1-3/4 in. long galvanized roofing nails. Joint covering (Item 2) not required.
CANADIAN GYPSUM COMPANY—Type WSX (finished rating 22 min).
UNITED STATES GYPSUM CO—Type WSX (finished rating 22 min).
USG MEXICO S A DE C V—Type WSX (finished rating 22 min).

3C. **Gypsum Board*** — (As an alternate to Items 3, 3A and 3B) - 5/8 in. thick, 2 ft wide, tongue and groove edge, applied horizontally to one side of the assembly. Secured as described in Item 3. Joint covering (Item 2) not required.
CANADIAN GYPSUM COMPANY—Type SHX.
UNITED STATES GYPSUM CO—Type SHX.
USG MEXICO S A DE C V—Type SHX.

4. **Steel Corner Fasteners** — **(Optional)** — For use at wall corners. Channel shaped, 2 in. long by 1 in. high on the back side with two 1/8 in. wide cleats protruding into the 5/8 in. wide channel, fabricated from 24 gauge galv steel. Fasteners applied only to the end or cut edge (not along tapered edges) of the wallboard, no greater than 2 in. from corner of wallboard, max spacing 16 in. OC. Nailed to adjacent stud through tab using one No. 6d cement coated nail per fastener. Corners of wall board shall be nailed to top and bottom plate using No. 6d cement coated nails.
5. **Batts and Blankets*** — (Optional, Not Shown) glass fiber or mineral wool insulation.
CERTAINTEED CORP
GUARDIAN FIBERGLASS INC
JOHNS MANVILLE INTERNATIONAL INC
KNAUF FIBER GLASS GMBH
OWENS CORNING HT INC, DIV OF
OWENS CORNING—Corning Fiberglas Corp.
ROCK WOOL MANUFACTURING CO—Delta Board.
ROXUL INC
THERMAFIBER L L C—Type SAFB.

5A. **Fiber, Sprayed*** — As an alternate to Batts and Blankets (Item 5) — Spray applied cellulose insulation material. The fiber is applied with water to completely fill the enclosed cavity in accordance with the application instructions supplied with the product. Nominal dry density of 3.0 lb/ft³.
U S GREENFIBER L L C— Cocoon stabilized cellulose insulation.

6. **Wall and Partition Facings and Accessories*— (Optional, Not Shown - For use as an alternate to 6d nails described in Item 3)** — Wallboard fastened with 2 in. long 16 gauge staples spaced max 3 in. OC along vertical joints and 6 in. OC in the field. When staples are used, wallboard joints covered with paper tape and joint compound. Staples covered with joint compound. Finish rating is 18 min.
PASLODE
ILLINOIS TOOL WORKS CO
7. **Steel Framing Members (Optional, Not Shown)*** — Furring channels and Steel Framing Members as described below:
   a. **Furring Channels** — Formed of No. 25 MSG galv steel. 2-3/8 in. wide by 7/8 in. deep, spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item b. Wallboard attached to furring channels as described in Item 3.
   b. **Steel Framing Members*** — used to attach furring channels (Item 7a) to studs. Clips spaced 48 in. OC., and secured to studs with No. 8 x 2-1/2 in. coarse drywall screw through the center grommet. Furring channels are friction fitted into clips.
   PAC INTERNATIONAL—Type RSIC-1.
8. **Caulking and Sealants** — (not shown, optional) A bead of acoustical sealant applied around the partition perimeter for sound control.
9. **STC Rating** — The STC Rating of the wall assembly is 56 when it is constructed as described by Items 1 through 7, except:

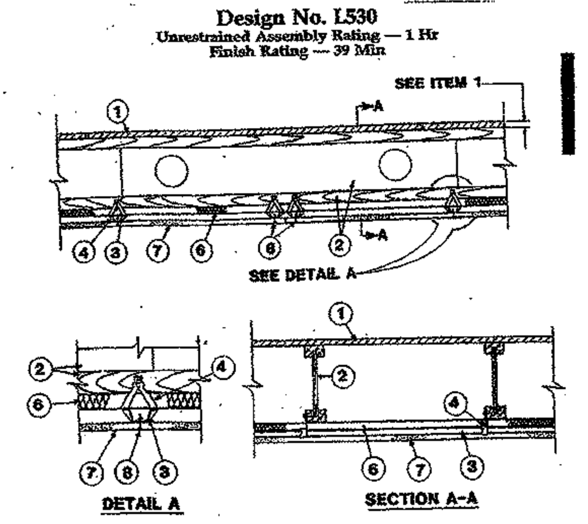
A. Item 1, above - Nailheads Shall be covered with joint compound.
B. Item 2, above - Joints As described, shall be covered with fiber tape and joint compound.
C. Item 5, above - Batts and Blankets* The cavities formed by the studs shall be friction fit with R-19 unfaced fiberglass insulation batts measuring 6-1/4 in. thick and 15-1/4 in. wide.
D. Item 7, above - Steel Framing Members* Shall be used to attach wallboard to studs on either the acoustical source or receiving side of the wall assembly.
E. Item 8, above - Caulking and Sealants (not shown) A bead of acoustical sealant shall be applied around the partition perimeter for sound control.
F. Steel Corner Fasteners (Item 4), Fiber,Sprayed (Item 5A), Wall and Partition Facings and Accessories (Item 6) Not evaluated as alternatives for obtaining STC rating.

*Bearing the UL Classification Mark

(6) UL LISTING - U305

Design No. L530

Unrestrained Assembly Rating — 1 Hr
Finish Rating — 39 Min



1. **Floor Systems** — The finish flooring may consist of any one of the following systems:

System No. 1

Finish Flooring 4 ft by 8 ft by 3/4 in. thick wood structural panels, min grade "Underlayment" or "Single-Floor". Panels installed perpendicular to joists with end joints staggered 4 ft. Plywood secured to joists with construction adhesive and No. 8d cement coated sinkers. Adhesive applied as 3/8 in. diam bead to top flange of joists and grooved edges of plywood. Nails spaced 12 in. OC along each joists. As an option, lightweight insulating concrete with Perlite* or Vermiculite Aggregate* or gypsum concrete may be placed on the flooring. The max thickness shall be determined by job site conditions. A thin plastic or paper vapor retarder may be placed on plywood prior to pouring the concrete.
See **Perlite Aggregate** (CFFX) and Vermiculite Aggregate (CJZZ) categories for names of manufacturers.

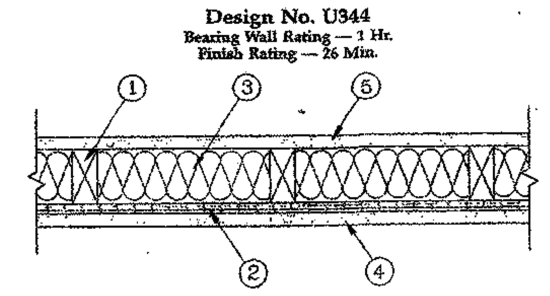
2. **Structural Wood Members*** — Min 9-1/2 in. deep "I" shaped wood joists spaced a max 24 in. OC. Min joist bearing on bearing plates 2 in. Joists secured to bearing plates with two No. 8d nails at each end. Circular holes may be cut in the web of the joists in accordance with the manufacturer's published installation instructions.
TRUS JOIST
WEYERHAEUSER BUSINESS — Types TJI/Pro 350, TJI/Pro-350P, TJI/Pro 550, TJI/L60, TJI/H60, TJI/L90, TJI/H90, TJI/H90X, TJI/Pro 35P, TJI/Pro 350P, TJI/Pro 550P, TJI/L60P, TJI/L90P, TJI/H60P, TJI/H90P

2A. **Alternate Construction — Structural Wood Members*** — Not shown — Min 14 in. deep wood and steel trusses spaced a max 24 in. OC. Min truss bearing on bearing plates to be in accordance with the truss manufacturer's published installation instructions. Trusses nailed or bolted to bearing plates, through steel bearing clips, in accordance with the manufacturer's published installation instructions.
TRUS JOIST
WEYERHAEUSER BUSINESS — Types TJH, TJL, TJM, TJS, TJW
3. **Furring Channels** — 7/8 in deep, formed of min 0.019 in. thick (26 gauge) galv steel installed perpendicular to joists. Furring channels spaced 1-1/2 in. from and on each side of wallboard end joints and at in. OC away from end joints. Channels secured to joists with support clips (Item 4) at each joist location. At channel splices, adjacent pieces overlapped 6 in. and tied with double strand of No. 18 SWG galv steel wire at each end of overlap.
Support Clip — Steel Framing Members* — One support clip to be used to support furring channels at the intersection with each joist. Support clips nailed to side of joist bottom flange with one 1-1/2 in. long No. 11 gauge (0.125 in. diam shank) nail.
SIMPSON STRONG-TIE CO INC—Type CSC
Stabilizer Strap — (Not shown) — 3/4 by 6 by min 0.023 in. thick (24 gauge) galv steel strap used to prevent rotation of the support clips (Item 4) at wallboard end joints and along walls. At wallboard end joints (3 in. OC spacing of furing channels), stabilizer straps span between the channels and are screw-attached to the furring channels adjacent to each support clip location using No. 8 self-tapping steel screws. On furring channels nearest to and parallel with wall, one end of the stabilizer strap is screw-attached to the furring channel, adjacent to each support clip location, using No. 8 self-tapping steel screws. The free end of the stabilizer strap is twisted 90 degree, bent upward, and srew- or nail-attached to the side of the structural wood member bottom flange on the side of the support clip nearest the wall.
Batts and Blankets* — 1-1/4 in. thick, 48 in. long with width of batt equal to on center spacing of strctural wood members (max 24 in.) Batts inserted between furring channels and bottom flange of joist with long dimension perpendicular to furring channels and with butted end joints centered over furring channels.
THERMAFIBER L L C—Type FR
Gypsum Board* — 1/2 or 5/8 in. thick, 4 ft wide. Sheets of wallboard installed with long dimension perpendicular to furring channels and fastened to channels with 1 in. long wallboard screws located 3/4 in. and 6 in. from wallboard side joints and 12 in. OC in the field. At butted end joints, two furring channels are used which extend a min of 6 in. beyond each end of joint.
AMERICAN GYPSUM CO—Types AG-C, AGX-C.
BPB AMERICA INC
BPB CELOTEX—Type FRP
CANADIAN GYPSUM COMPANY—Type C
G-P GYPSUM CORP, SUB OF
GEORGIA-PACIFIC CORP—Type 5
JAMES HARDIE GYPSUM INC—Type Max"C"
LAFARGE NORTH AMERICA INC—Types LGFC-C, LGFC-C/A
NATIONAL GYPSUM CO—Types FSK-G, FSW-G, FSK-C, FSW-C.
PABCO GYPSUM, DIV OF
PACIFIC COAST BUILDING PRODUCTS INC—Types C, PG-C
STANDARD GYPSUM L L C—Types SG-C
TEMPLE-INLAND FOREST PRODUCTS CORP—Types TG-C
UNITED STATES GYPSUM CO—Type C
USG MEXICO S A DE C V—Type C
Screws, Wallboard — 1 in. long, Type S, 9/64 in. diam, Hi-Lo thread, self-drilling and self-tapping, bugle head steel screws.
Finishing System — (Not shown) — Paper tape embedded in cementitious compound over joints with edges of compound feathered-out and exposed screw heads covered with compound. As an alternate, nom 3/32 in. thick veneer plaster may be applied to the entire surface of gypsum wallboard.
*Bearing the UL Classification Mark

(4) UL LISTING - L530

Design No. U344

Bearing Wall Rating — 1 Hr.
Finish Rating — 26 Min.



1. **Wood Studs** — Nom 2 by 4 in. spaced 24 in. OC, laterally braced, and effectively fire stopped at top and bottom.
2. **Wood Structural Panel Sheathing** — Nom 15/32 in. thick, 4 ft wide APA Rated Sheathing 32/16. Exposure 1, plywood or oriented strand board (OSB) per PS1, PS2 or APA Standard PRP-108. Installed with long dimension of sheet (strength axis) or face grain of plywood, parallel with studs. Vertical joints centered on studs, and staggered one stud space from wallboard joints. Horizontal joints backed with nom 2 by 4 in. wood backing. Attached to studs on exterior side of wall with 6d cement coated steel box nails spaced 12 in. OC along interior studs and 6 in. OC at perimeter of panels.
3. **Batts and Blankets*** — 3-1/2 in. thick foil-faced glass fiber batts. Supplied in rolls 23 in. wide. Density to be nom 0.70 pcf. Placed in stud cavity and secured to studs with 5/8 in. long steel staples spaced nom 12 in. OC.
See **Batts and Blankets*** (BZJZ) category for names of Classified Companies.

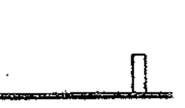
3A. **Fiber, Sprayed*** — As an alternate to Batts and Blankets (Item 3) — Spray applied cellulose insulation material. The fiber is applied with water to completely fill the enclosed cavity in accordance with the application instructions supplied with the product. Nominal dry density of 3.0 lb/ft³.
U S GREENFIBER L L C—Cocoon stabilized cellulose insulation.

4. **Gypsum Board*** — 5/8 in. thick, 4 ft wide, applied horizontally or vertically. Attached to studs through plywood sheathing with 8d cement coated nails 2-3/8 in. long, 0.113 in. shank diam, 9/32 in. diam head nails spaced 7 in. OC along studs and at perimeter of panels. When used in widths other than 48 in., wallboard is to be installed horizontally. Joints exposed or covered with tape and compound.
CANADIAN GYPSUM COMPANY—Type AR, C, IP-X2, IPC-AR, SCX, SHX, WRC, FRX or WRX.
LAFARGE NORTH AMERICA INC— Types LGFC6, LGFC6A.
NATIONAL GYPSUM CO—Type FR or WR.
UNITED STATES GYPSUM CO—Types AR, C, FRX, FRX-G, IP-X2, IPC-AR, WRC, SCX, SHX or WRX.
USG MEXICO S A DE C V—Type AR, C, IP-X2, IPC-AR, SCX, SHX, WRC or WRX.
5. **Gypsum Board*** — 5/8 in. thick, 4 ft wide applied horizontally or vertically. Attached to studs or blocking at 7 in. OC with 6d cement coated nails, 1-7/8 in. long, 0.0915 in. shank diam and 1/4 in. diam heads. When used in widths other than 48 in., wallboard to be installed horizontally. Joints exposed or covered with tape and compound.
CANADIAN GYPSUM COMPANY—Type AR, C, FRX, IP-X1, IP-X2, IPC-AR, SCX or WRX.
UNITED STATES GYPSUM CO—Type AR, C, FRX, FRX-G, IP-X1, IP-X2, IPC-AR, SCX or WRX.
USG MEXICO S A DE C V—Type AR, C, IP-X1, IP-X2, IPC-AR, SCX or WRX.

*Bearing the UL Classification Mark

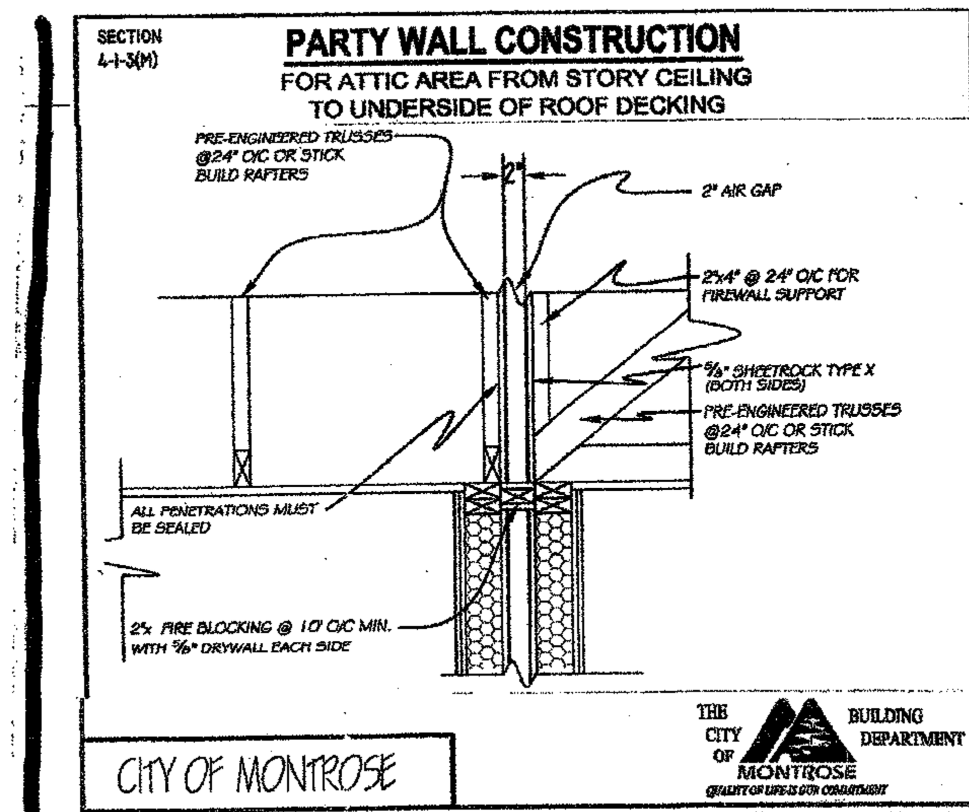
(5) UL LISTING - U344

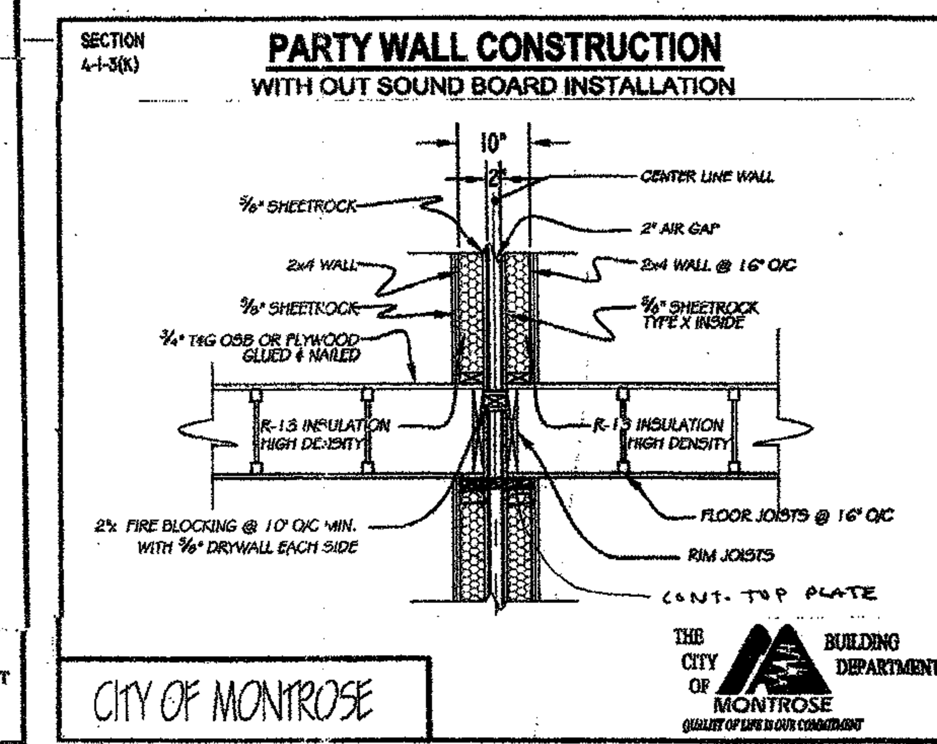
One-Hour Ceiling
(Based on GA File Nos. FC 5406 and RC 2601)



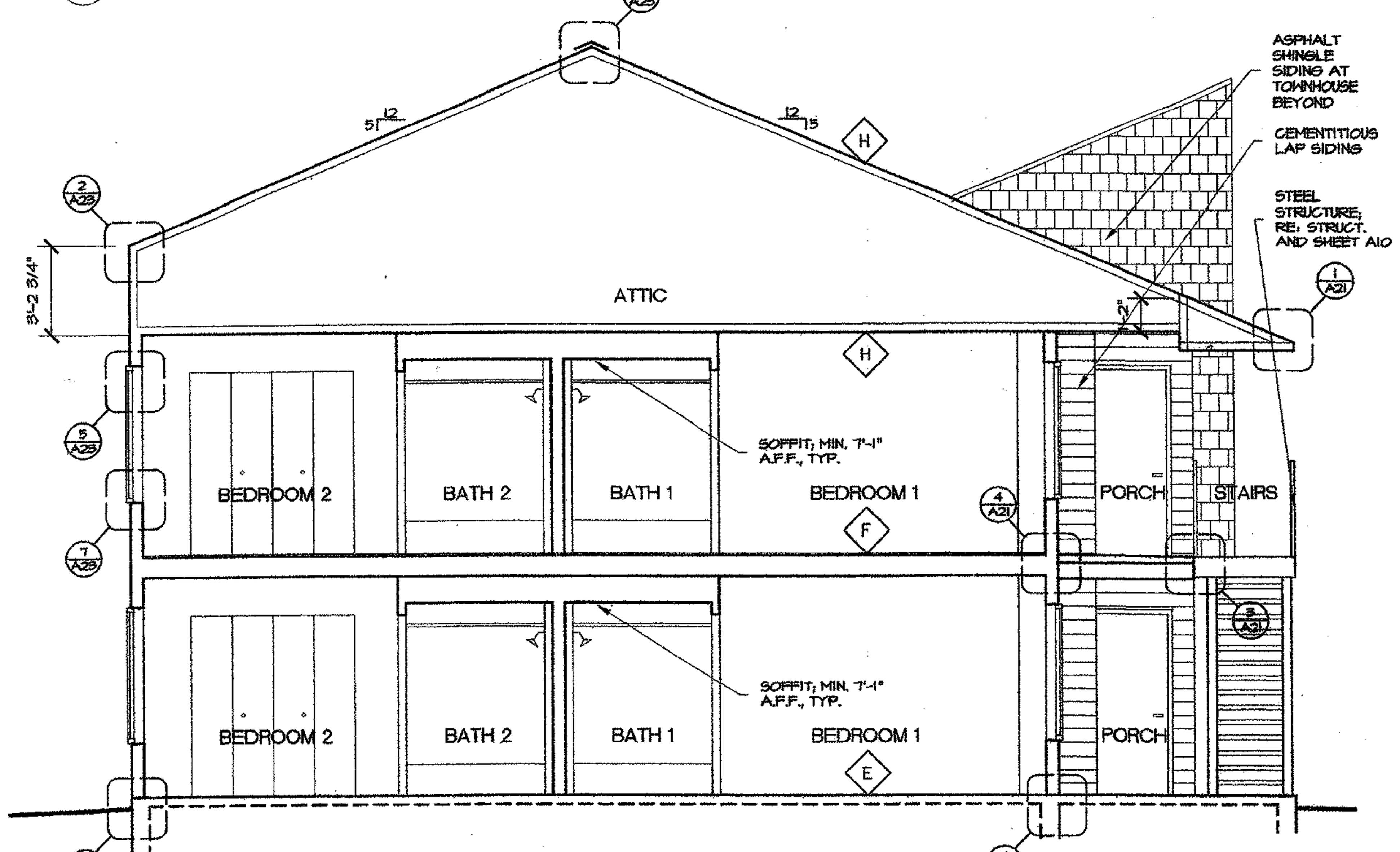
The ceiling membrane consists of two layers of 5/8" (15.9 mm) type X gypsum board directly applied to framing or furring. The base layer of gypsum board is applied at right angles to ceiling framing 24" (610 mm) o.c. and attached with 1" (25 mm) Type S or S-12 drywall screws (for steel framing) or 1-1/4" (32 mm) Type W or S drywall screws (for wood framing) spaced 24" (610 mm) o.c. The face layer of gypsum board is applied at right angles to the framing and attached with 1-5/8" (41 mm) Type S or S-12 drywall screws (for steel framing) or 1-7/8" (48 mm) Type W or S drywall screws (for wood framing) 12" (305 mm) o.c. at end joints and intermediate joists and 1-1/2" (38 mm) Type G drywall screws 12" (305 mm) o.c. placed 2" (50 mm) back on either side of end joints. Joints of the face layer are offset 24" (610 mm) from the joints in the base layer. Face layer joints and fasteners are finished to Level 1 as specified in GA-214, *Levels of Gypsum Board Finish.*

(3) 1 HR. GYP. BD. CEILING

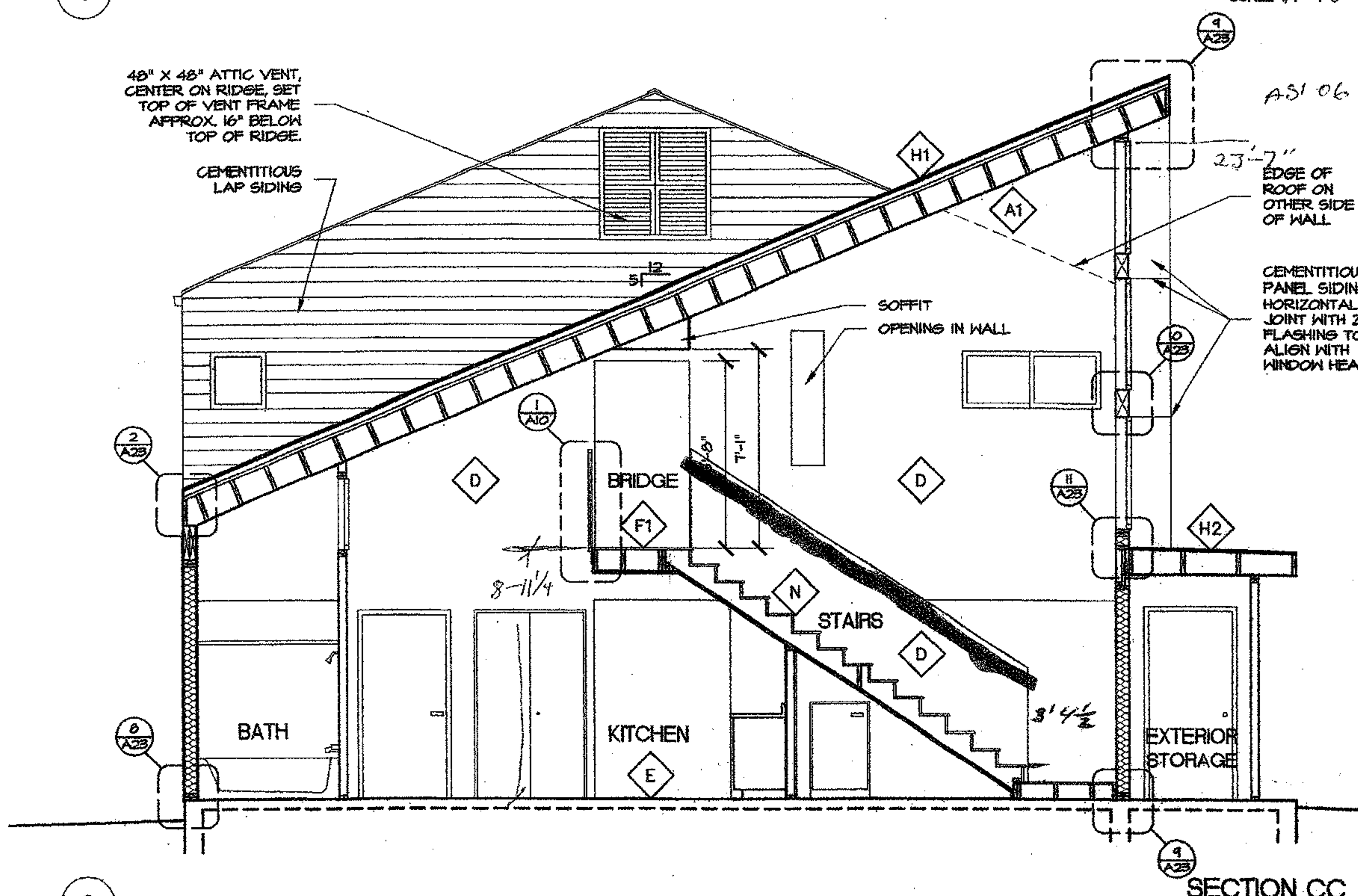




(7) PARTY WALL CONSTRUCTION



(1) SECTION AA
SCALE: 1/4" = 1'-0"



(2) SECTION CC
SCALE: 1/4" = 1'-0"

CONSTRUCTION ASSEMBLIES

(A) EXTERIOR WALLS:
CEMENTIOUS LAP SIDING, ON TWO LAYERS BUILDING PAPER, ON SHEATHING (RE: STRUCTURAL), OVER WOOD STUDS W/ R19 BATT INSULATION, VAPOR BARRIER AND 1/2" GWB INTERIOR FINISH.
ASSEMBLY: NOT RATED

(A1) EXTERIOR WALLS:
CORRUGATED GALVANIZED METAL SIDING OR ASPHALT SHINGLES (RE: ELEV.)ON TWO LAYERS BUILDING PAPER ON SHEATHING (RE: STRUCTURAL) OVER WOOD STUDS W/ R19 BATT INSULATION, VAPOR BARRIER AND 1/2" GWB INTERIOR FINISH.
ASSEMBLY: NO RATING

(A2) EXTERIOR WALLS:
CEMENTIOUS-PANEL ON TWO LAYERS BUILDING PAPER ON SHEATHING (RE: STRUCTURAL) OVER WOOD STUDS W/ R19 BATT INSULATION, VAPOR BARRIER AND 1/2" GWB INTERIOR FINISH.
ASSEMBLY: NO RATING

(B) EXTERIOR WALLS:
CEMENTIOUS LAP SIDING OR PANEL (RE: ELEV.), ON TWO LAYERS BUILDING PAPER, ON 5/8" EXTERIOR TYPE X GWB, ON SHEATHING (RE: STRUCT), OVER WOOD STUDS W/ R19 BATT INSULATION, VAPOR BARRIER AND 5/8" TYPE X GWB INTERIOR FINISH.
ASSEMBLY: UL-U344 1 HR.

(C) PARTY WALLS:
TWO PARALLEL STUD WALLS W/COMMON TOP PLATE (RE: STRUCTURAL). EACH WALL TO HAVE 5/8" TYPE X GWB ON INSIDE FACE (AT AIR GAP), R-15 HIGH DENSITY INSULATION, 5/8" TYPE X GWB ROOM SIDE FINISH. PROVIDE 2" CLEAR AIR GAP BETWEEN WALLS. (@ TUB SURROUND PROVIDE CEMENT BACKER BOARD IN ADDITION TO GWB.)
ASSEMBLY: 1 HR RATED (BASED ON UL-U305)

(D) INTERIOR WALLS:
1/2" GWB EACH SIDE OF WOOD STUDS 16" O.C., AT WET AREAS PROVIDE 1/2" MOISTURE RESISTANT GWB. PROVIDE CEMENT BACKER BOARD AT TUB SURROUND WALLS
ASSEMBLY: NO RATING

(E) FLOORS AT GRADE:
POST TENSION CONCRETE SLAB, RE: STRUCTURAL
ASSEMBLY: NO RATING (NON COMBUSTIBLE)

(F) FLOOR/CEILING SYSTEM:
FLOOR FINISH, ON SUBFLOOR, ON FLOOR JOISTS, WITH 7/8" DEEP FURRING CHANNELS, WITH 1-1/4" BATT INSULATION BTWN FURRING CHANNELS AND BOTTOM OF JOISTS, WITH 5/8" TYPE X GWB CEILING FINISH.
ASSEMBLY: UL-L530 1 HR

(F1) FLOOR/CEILING SYSTEM:
FLOOR FINISH, ON SUBFLOOR, ON FLOOR JOISTS, WITH 5/8" GWB CEILING FINISH

(G) BALCONY/CEILING SYSTEM:
CONC. (RE: STRUCT.) ON A WATER PROOF MEMBRANE, ON SUBFLOOR, ON FLOOR JOISTS, WITH 7/8" DEEP FURRING CHANNELS, WITH 1-1/4" BATT INSULATION BTWN FURRING CHANNELS AND BOTTOM OF JOISTS, WITH 5/8" EXTERIOR TYPE X GWB CEILING FINISH.
ASSEMBLY: UL-L530 1 HR

(H) ROOF CEILING SYSTEM:
ASPHALT SHINGLES ON (2) LAYERS 15# FELT, ON SHEATHING (RE: STRUCTURAL) OVER PRE-ENGINEERED ROOF TRUSSES W/ R-38 FOIL FACED BATT INSULATION, WITH 5/8" GWB ACROSS BOTTOM OF TRUSSES FOR INTERIOR FINISH.
ASSEMBLY: NO RATING

(H1) ROOF CEILING SYSTEM:
ASPHALT SHINGLES ON (2) LAYERS 15# FELT, ON SHEATHING (RE: STRUCTURAL) OVER 2X2 OVER JOISTS (RE: STRUCT.) W/ R-38 FOIL FACED BATT INSULATION, VAPOR BARRIER WITH (2) LAYERS 5/8" TYPE X GWB ACROSS BOTTOM OF JOISTS FOR INTERIOR FINISH.
ASSEMBLY: 1 HR. RATED MEMBRANE

(H2) ROOF CEILING SYSTEM:
ROLLED ASPHALT ROOFING, ON (2) LAYERS 15# FELT, ON SHEATHING (RE: STRUCTURAL) OVER JOISTS WITH (2) LAYERS 5/8" EXTERIOR TYPE X GWB.
ASSEMBLY: 1 HR. RATED SOFFIT MEMBRANE

(J) ROOF CEILING SYSTEM:
CORRUGATED GALVANIZED METAL ROOFING ON (2) LAYERS 15# FELT, (ICE & WATER SHIELD WHERE SHOWN) ON SHEATHING (RE: STRUCT.) OVER ROOF JOISTS OR PRE-ENGINEERED TRUSSES W/ R-38 FOIL FACED BATT INSULATION, WITH 5/8" GWB ACROSS BOTTOM OF JOISTS FOR INTERIOR FINISH.
ASSEMBLY: NO RATING

(K) NOT USED

(L) CONCRETE PATIOS: RE: STRUCTURAL

(M) RAILINGS:
METAL GUARDRAIL WITH METAL BALUSTERS AT 4" O.C.. SECURE TO SIDE OF STRINGER AND/OR RIM JOIST. HANDRAIL TO BE PROVIDED AT EXTERIOR STAIRS.

(N) INTERIOR STAIRS: CARPET (NO PAD) OVER PREFAB WOOD STRINGERS AND TREADS; PROVIDE (2) LAYERS 5/8" TYPE X GYP. BD. AT UNDERSIDE OF STAIR FOR 1 HR RATING.

GENERAL NOTES:

1. DO NOT SCALE THE DRAWINGS! ALL NOTES AND NOTED DIMENSIONS TAKE PRECEDENCE OVER VISUAL REPRESENTATIONS OR ASSUMED INFORMATION.
2. REFER TO STRUCTURAL FLOOR FRAMING PLANS FOR ALL SHEAR WALL LOCATIONS AND ASSEMBLIES.
3. REFER TO STRUCTURAL FLOOR FRAMING PLANS FOR ALL BEARING WALL LOCATIONS.
4. REFER TO STRUCTURAL DRAWINGS FOR STUD AND JOIST SIZE AND SPACING, SHEATHING SIZE AND THICKNESS, POST SIZES AND CONCRETE THICKNESS.
5. ENSURE THAT DRAINAGE IS AWAY FROM BUILDING AT A SLOPE OF 1/4" PER FOOT MINIMUM. TO ALLEVIATE ANY TRAPPED WATER BETWEEN BUILDING AND SIDEWALK USE 4' DIA. CORRUGATED PLASTIC PIPE TO ROUTE WATER UNDER SIDEWALKS TO AN OPEN, DRAINABLE AREA. TYPICAL AT ALL LOCATIONS.
6. ENSURE ATTIC VENTING THROUGH ROOF, WALL AND SOFFIT IS PER CODE.
7. CONSTRUCTION LOADS SHALL NOT BE GREATER THAN DESIGN LOADS OR OTHERWISE OVERLOAD THE STRUCTURE.
8. WALLS ARE DIMENSIONED FROM FRAMING TO FRAMING UNLESS NOTED OTHERWISE.
9. DOOR FRAMES NOT DIMENSIONED ARE TO BE PLACED 4" FROM ADJACENT WALLS OR CENTERED ALONG WALL LENGTH
10. **PROVIDE FURRING AND GYP. BD. SOFFITS AS REQ'D TO COVER DUCTWORK, PLUMBING OR ELECTRICAL SYSTEMS.**
11. BUILDER SHALL VERIFY ALL MATERIALS, DIMENSIONS AND CONDITIONS SHOWN ON DRAWINGS OR NOTED IN SPECS. ANY VARIANCES ENCOUNTERED ON THE SITE WILL BE REPORTED TO THE ARCHITECT BEFORE COMMENCEMENT OF AFFECTED WORK.
12. CAULK ALL JOINTS AROUND WALL PENETRATIONS TO PROVIDE A WATER AND AIR TIGHT SEAL. CAULK ALL JOINTS BETWEEN EXTERIOR SIDING & TRIM, BETWEEN WINDOWS & DOORS AND TRIM & FLASHING, BETWEEN EXT. TRIM & SOFFIT AND BETWEEN EXT. SIDING AND TRIM & FLASHING. PROVIDE WEEPS PER MANUFACTURER'S RECOMMENDATIONS.
13. WINDOWS JAMBS & HEAD SHALL BE WRAPPED IN GYP. BD.AND HAVE A 1x6 PAINT GRADE FIR SILL W/ 1X2 WD SKIRT, CAULK ALL JOINTS BETWEEN WINDOW, GYP. BD. & WD. TRIM.
14. PROVIDE CONCRETE SPLASH BLOCKS AT ALL DOWNSPOUT LOCATIONS

FALEIDE ARCHITECTS PC
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Denver, Colorado 80202
tel 303 . 573 . 6578
fax 303 . 607 . 0399
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Sunshine Peak Apartments
Montrose, CO 81402

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project:
Sunshine Peak Apts.
N. San Juan Parkway
Montrose, CO 81402

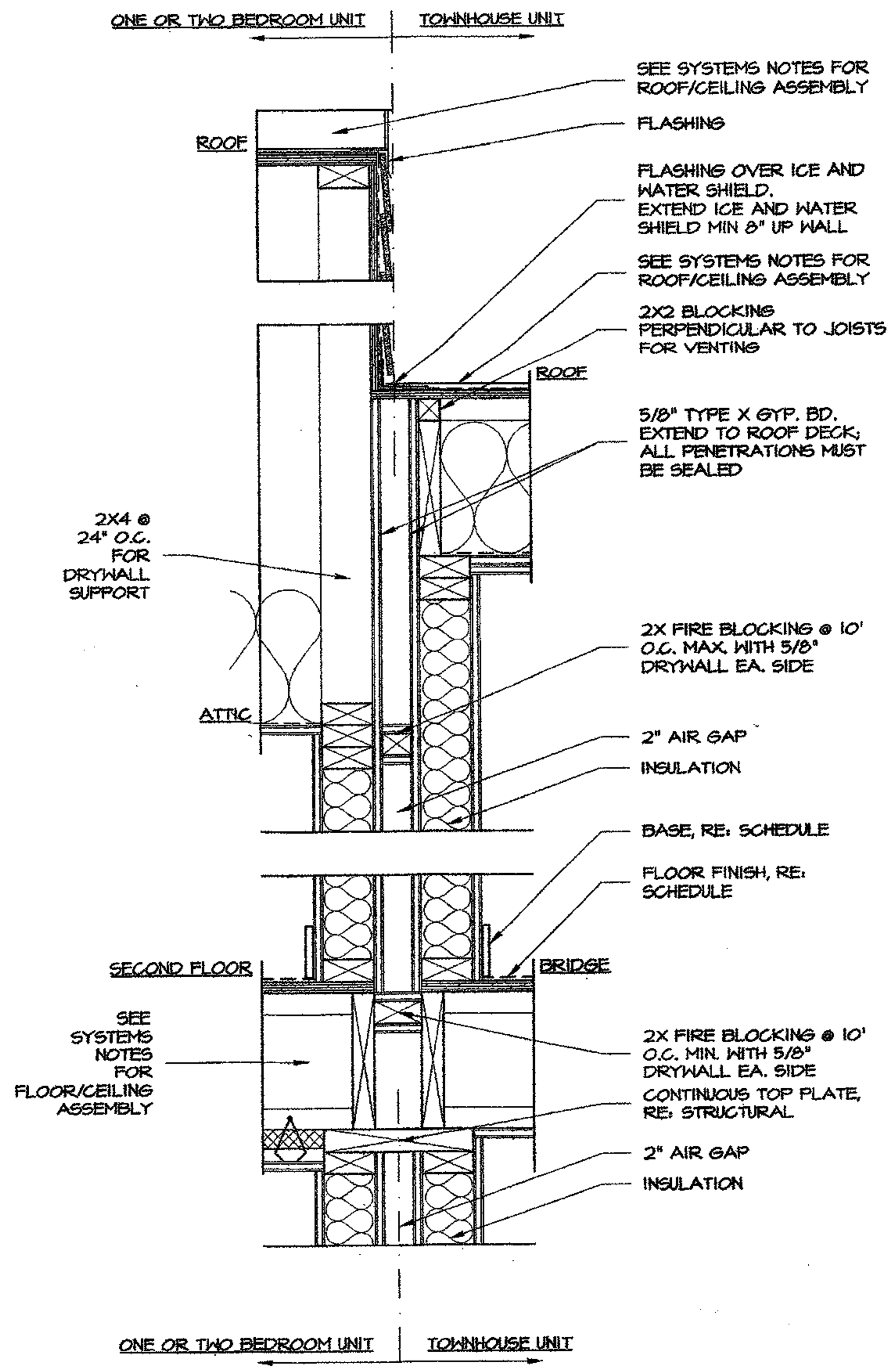
date, issue
CONSTRUCTION
+ PERMIT 05.05.06

drafted

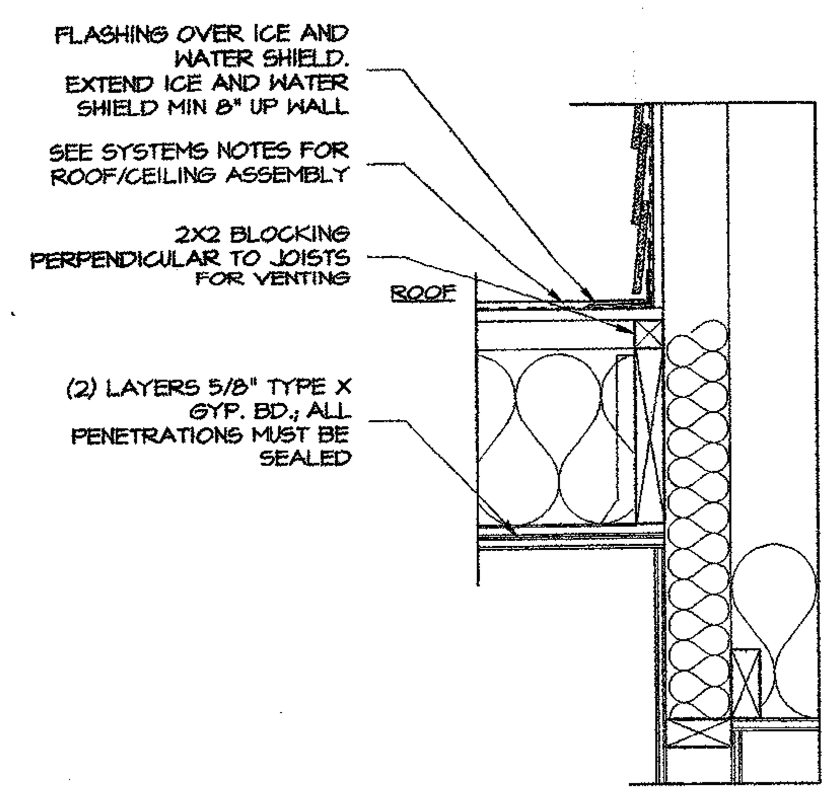
sheet title
SECTIONS
UL LISTINGS

sheet no.

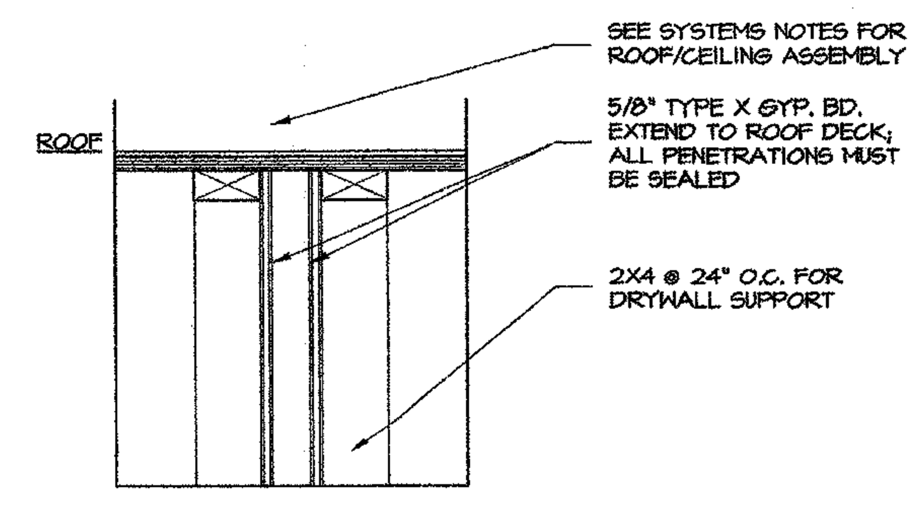
O:\Projects\Montrose\Drawings\Sheets\0504_A18.dwg Thu May 11 09:46:40 2006 FALEIDE ARCHITECTS



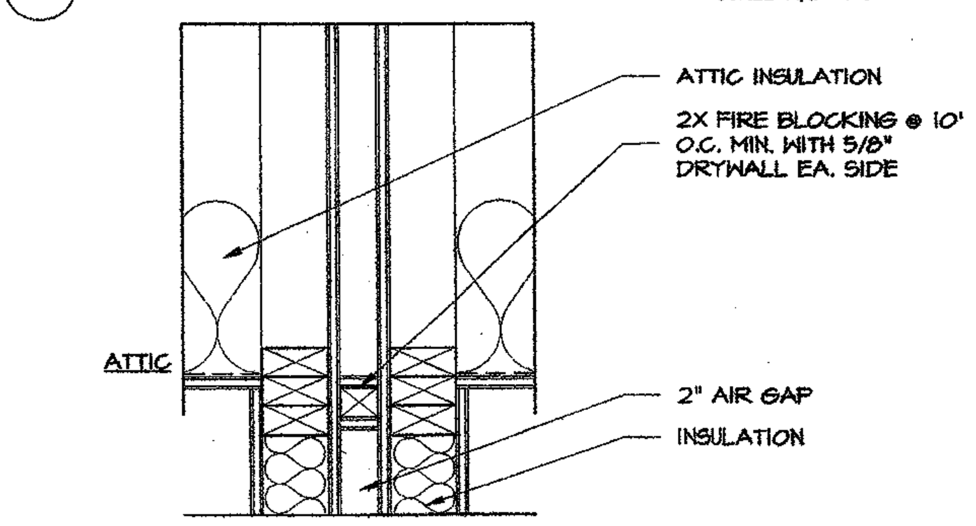
6 SECTION - TOWNHOUSE DEMISING WALL
SCALE: 1 1/2" = 1'-0"



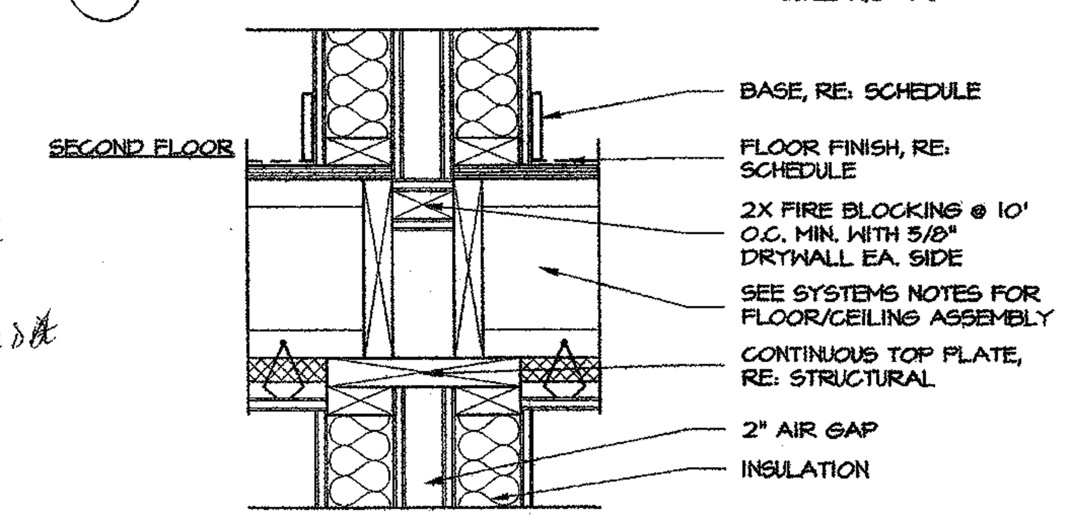
7 SECTION - TOWNHOUSE SHED ROOF
SCALE: 1 1/2" = 1'-0"



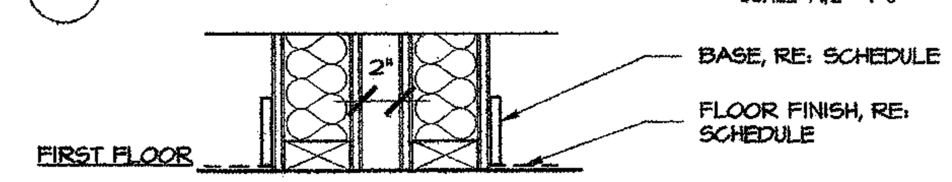
1 SECTION - PARTY WALL
SCALE: 1 1/2" = 1'-0"



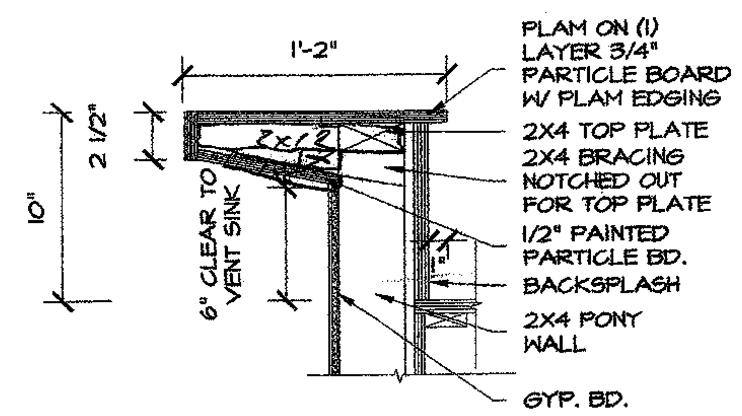
2 SECTION - PARTY WALL
SCALE: 1 1/2" = 1'-0"



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



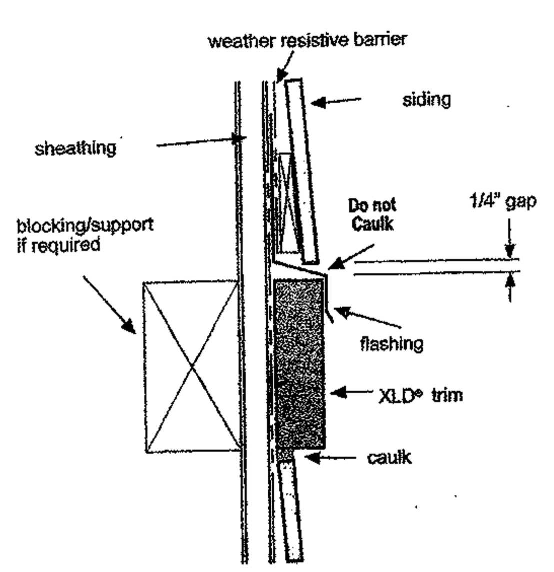
4 SECTION - PARTY WALL
SCALE: 1 1/2" = 1'-0"



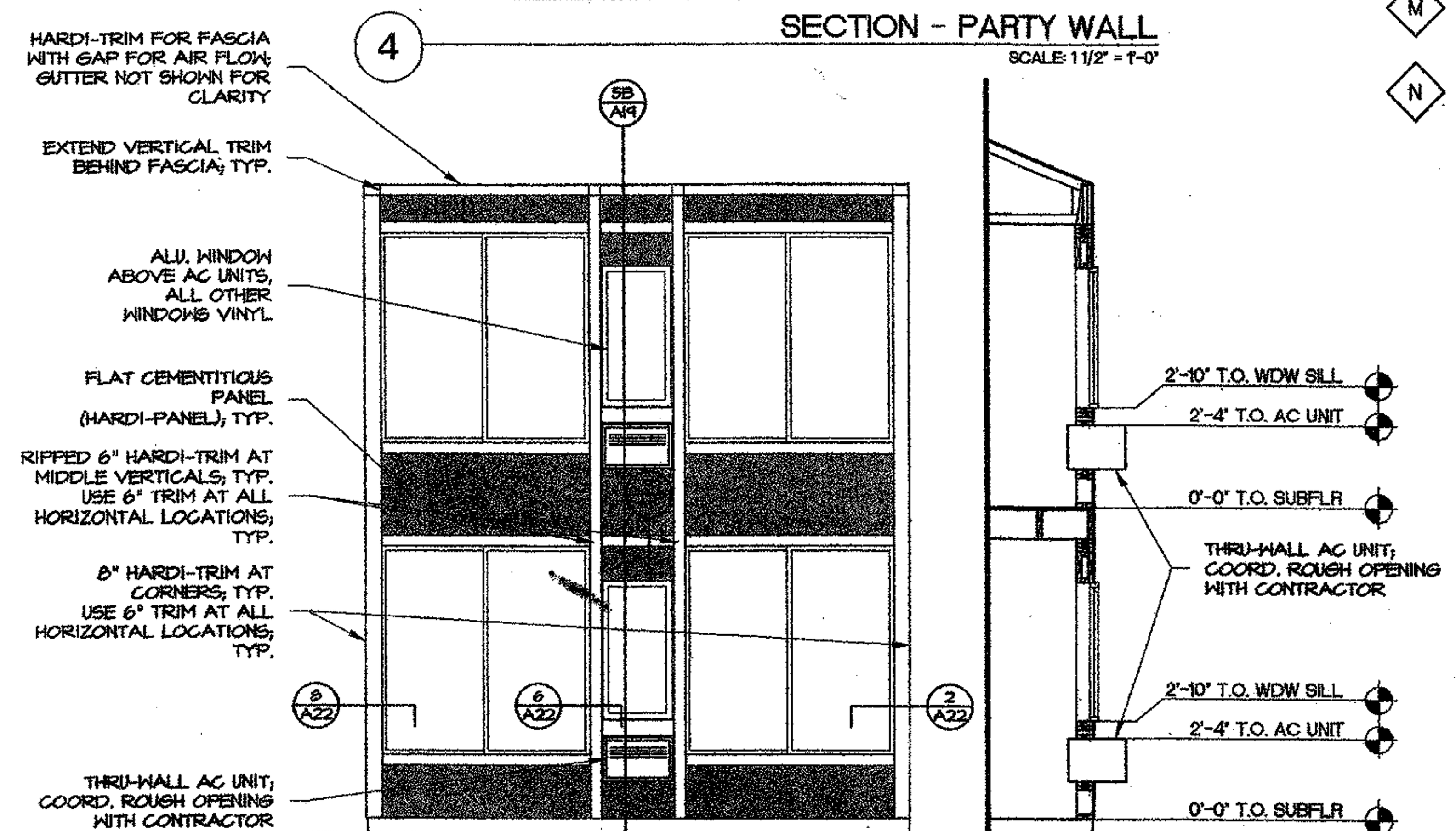
Top of Bar
36" AFF
34" AFF Add

Top of Bar top
34 or 36
+10 +10

8 SITUP BAR (TYP.)
SCALE: 1 1/2" = 1'-0"



9 HORIZONTAL TRIM
NO SCALE



NOTES:
- PAINT ALL HARDI-TRIM WHITE TO MATCH VINYL WINDOWS; COORD. EXACT COLOR WITH ARCHITECT
- PAINT ALL HARDI-PANEL DARK BRONZE TO MATCH ALU. WINDOWS; COORD. EXACT COLOR WITH ARCHITECT.
- PAINT AC UNITS; COORD. COLOR WITH ARCHITECT.

A B

5 ELEVATION ENLARGEMENT
SCALE: 1/4" = 1'-0"

CONSTRUCTION ASSEMBLIES

A EXTERIOR WALLS:
CEMENTIOUS LAP SIDING, ON TWO LAYERS BUILDING PAPER, ON SHEATHING (RE: STRUCTURAL), OVER WOOD STUDS W/ R19 BATT INSULATION, VAPOR BARRIER AND 1/2" GWB INTERIOR FINISH.
ASSEMBLY: NOT RATED

A1 EXTERIOR WALLS:
CORRUGATED GALVANIZED METAL SIDING OR ASPHALT SHINGLES (RE: ELEV.)ON TWO LAYERS BUILDING PAPER ON SHEATHING (RE: STRUCTURAL) OVER WOOD STUDS W/ R19 BATT INSULATION, VAPOR BARRIER AND 1/2" GWB INTERIOR FINISH.
ASSEMBLY: NO RATING

A2 EXTERIOR WALLS:
CEMENTIOUS-PANEL ON TWO LAYERS BUILDING PAPER ON SHEATHING (RE: STRUCTURAL) OVER WOOD STUDS W/ R19 BATT INSULATION, VAPOR BARRIER AND 1/2" GWB INTERIOR FINISH.
ASSEMBLY: NO RATING

B EXTERIOR WALLS:
CEMENTIOUS LAP SIDING OR PANEL (RE: ELEV.), ON TWO LAYERS BUILDING PAPER, ON 5/8" EXTERIOR TYPE X GWB, ON SHEATHING (RE: STRUCT), OVER WOOD STUDS W/ R19 BATT INSULATION, VAPOR BARRIER AND 5/8" TYPE X GWB INTERIOR FINISH.
ASSEMBLY: UL-U344 1 HR.

C PARTY WALLS:
TWO PARALLEL STUD WALLS W/COMMON TOP PLATE (RE: STRUCTURAL). EACH WALL TO HAVE 5/8" TYPE X GWB ON INSIDE FACE (AT AIR GAP), R-13 HIGH DENSITY INSULATION, 5/8" TYPE X GWB ROOM SIDE FINISH. PROVIDE 2" CLEAR AIR GAP BETWEEN WALLS. (@ TUB SURROUND PROVIDE CEMENT BACKER BOARD IN ADDITION TO GWB.)
ASSEMBLY: 1 HR RATED (BASED ON UL-U305)

D INTERIOR WALLS:
1/2" GWB EACH SIDE OF WOOD STUDS 16" O.C., AT WET AREAS PROVIDE 1/2" MOISTURE RESISTANT GWB. PROVIDE CEMENT BACKER BOARD AT TUB SURROUND WALLS
ASSEMBLY: NO RATING

E FLOORS AT GRADE:
POST TENSION CONCRETE SLAB, RE: STRUCTURAL
ASSEMBLY: NO RATING (NON COMBUSTIBLE)

F FLOOR/CEILING SYSTEM:
FLOOR FINISH, ON SUBFLOOR, ON FLOOR JOISTS, WITH 7/8" DEEP FURRING CHANNELS, WITH 1-1/4" BATT INSULATION BTWN FURRING CHANNELS AND BOTTOM OF JOISTS, WITH 5/8" TYPE X GWB CEILING FINISH.
ASSEMBLY: UL-L530 1 HR

F1 FLOOR/CEILING SYSTEM:
FLOOR FINISH, ON SUBFLOOR, ON FLOOR JOISTS, WITH 5/8" GWB CEILING FINISH

G BALCONY/CEILING SYSTEM:
CONC. (RE: STRUCT.) ON A WATER PROOF MEMBRANE, ON SUBFLOOR, ON FLOOR JOISTS, WITH 7/8" DEEP FURRING CHANNELS, WITH 1-1/4" BATT INSULATION BTWN FURRING CHANNELS AND BOTTOM OF JOISTS, WITH 5/8" EXTERIOR TYPE X GWB CEILING FINISH.
ASSEMBLY: UL-L530 1 HR

H ROOF CEILING SYSTEM:
ASPHALT SHINGLES ON (2) LAYERS 15# FELT, ON SHEATHING (RE: STRUCTURAL) OVER PRE-ENGINEERED ROOF TRUSSES W/ R-38 FOIL FACED BATT INSULATION, WITH 5/8" GWB ACROSS BOTTOM OF TRUSSES FOR INTERIOR FINISH.
ASSEMBLY: NO RATING

H1 ROOF CEILING SYSTEM:
ASPHALT SHINGLES ON (2) LAYERS 15# FELT, ON SHEATHING (RE: STRUCTURAL) OVER 2X2 OVER JOISTS (RE: STRUCT.) W/ R-38 FOIL FACED BATT INSULATION, VAPOR BARRIER WITH (2) LAYERS 5/8" TYPE X GWB ACROSS BOTTOM OF JOISTS FOR INTERIOR FINISH.
ASSEMBLY: 1 HR. RATED MEMBRANE

H2 ROOF CEILING SYSTEM:
ROLLED ASPHALT ROOFING, ON (2) LAYERS 15# FELT, ON SHEATHING (RE: STRUCTURAL) OVER JOISTS WITH (2) LAYERS 5/8" EXTERIOR TYPE X GWB.
ASSEMBLY: 1 HR. RATED SOFFIT MEMBRANE

J ROOF CEILING SYSTEM:
CORRUGATED GALVANIZED METAL ROOFING ON (2) LAYERS 15# FELT, (ICE & WATER SHIELD WHERE SHOWN) ON SHEATHING (RE: STRUCT.) OVER ROOF JOISTS OR PRE-ENGINEERED TRUSSES W/ R-38 FOIL FACED BATT INSULATION, WITH 5/8" GWB ACROSS BOTTOM OF JOISTS FOR INTERIOR FINISH.
ASSEMBLY: NO RATING

K NOT USED

L CONCRETE PATIOS: RE: STRUCTURAL

M RAILINGS:
METAL GUARDRAIL WITH METAL BALUSTERS AT 4" O.C.. SECURE TO SIDE OF STRINGER AND/OR RIM JOIST. HANDRAIL TO BE PROVIDED AT EXTERIOR STAIRS.

N INTERIOR STAIRS: CARPET (NO PAD) OVER PREFAB WOOD STRINGERS AND TREADS; PROVIDE (2) LAYERS 5/8" TYPE X GYP. BD. AT UNDERSIDE OF STAIR FOR 1 HR RATING.

GENERAL NOTES:

1. DO NOT SCALE THE DRAWINGS! ALL NOTES AND NOTED DIMENSIONS TAKE PRECEDENCE OVER VISUAL REPRESENTATIONS OR ASSUMED INFORMATION.

2. REFER TO STRUCTURAL FLOOR FRAMING PLANS FOR ALL SHEAR WALL LOCATIONS AND ASSEMBLIES.

3. REFER TO STRUCTURAL FLOOR FRAMING PLANS FOR ALL BEARING WALL LOCATIONS.

4. REFER TO STRUCTURAL DRAWINGS FOR STUD AND JOIST SIZE AND SPACING, SHEATHING SIZE AND THICKNESS, POST SIZES AND CONCRETE THICKNESS.

5. ENSURE THAT DRAINAGE IS AWAY FROM BUILDING AT A SLOPE OF 1/4" PER FOOT MINIMUM. TO ALLEVIATE ANY TRAPPED WATER BETWEEN BUILDING AND SIDEWALK USE 4' DIA. CORRUGATED PLASTIC PIPE TO ROUTE WATER UNDER SIDEWALKS TO AN OPEN, DRAINABLE AREA. TYPICAL AT ALL LOCATIONS.

6. ENSURE ATTIC VENTING THROUGH ROOF, WALL AND SOFFIT IS PER CODE.

7. CONSTRUCTION LOADS SHALL NOT BE GREATER THAN DESIGN LOADS OR OTHERWISE OVERLOAD THE STRUCTURE.

8. WALLS ARE DIMENSIONED FROM FRAMING TO FRAMING UNLESS NOTED OTHERWISE.

9. DOOR FRAMES NOT DIMENSIONED ARE TO BE PLACED 4" FROM ADJACENT WALLS OR CENTERED ALONG WALL LENGTH

10. **PROVIDE FURRING AND GYP. BD. SOFFITS AS REQ'D TO COVER DUCTWORK, PLUMBING OR ELECTRICAL SYSTEMS.**

11. BUILDER SHALL VERIFY ALL MATERIALS, DIMENSIONS AND CONDITIONS SHOWN ON DRAWINGS OR NOTED IN SPECS. ANY VARIANCES ENCOUNTERED ON THE SITE WILL BE REPORTED TO THE ARCHITECT BEFORE COMMENCEMENT OF AFFECTED WORK.

12. CAULK ALL JOINTS AROUND WALL PENETRATIONS TO PROVIDE A WATER AND AIR TIGHT SEAL. CAULK ALL JOINTS BETWEEN EXTERIOR SIDING & TRIM, BETWEEN WINDOWS & DOORS AND TRIM & FLASHING, BETWEEN EXT. TRIM & SOFFIT AND BETWEEN EXT. SIDING AND TRIM & FLASHING. PROVIDE WEEPS PER MANUFACTURER'S RECOMMENDATIONS.

13. WINDOWS JAMBS & HEAD SHALL BE WRAPPED IN GYP. BD.AND HAVE A 1x6 PAINT GRADE FIR SILL W/ 1X2 WD SKIRT, CAULK ALL JOINTS BETWEEN WINDOW, GYP. BD. & WD. TRIM.

14. PROVIDE CONCRETE SPLASH BLOCKS AT ALL DOWNSPOUT LOCATIONS

FALEIDE ARCHITECTS PC
1701 Wynkoop St., Suite 235
Denver, Colorado 80202
tel 303 . 573 . 6578
fax 303 . 607 . 0399
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Sunshine Peak Apartments
Montrose, CO 81402

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project
Sunshine Peak Apts.
N. San Juan Parkway

Montrose, CO 81402

date issue
CONSTRUCTION
+ PERMIT 05.05.06

drawn
sheet title
sheet no.
A19 of 37

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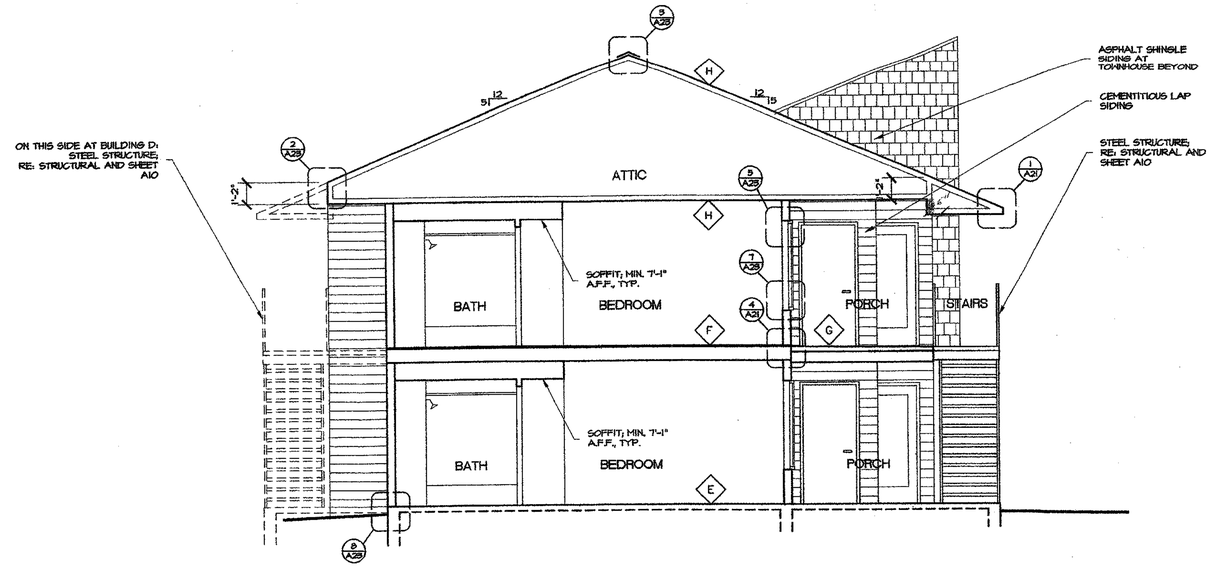
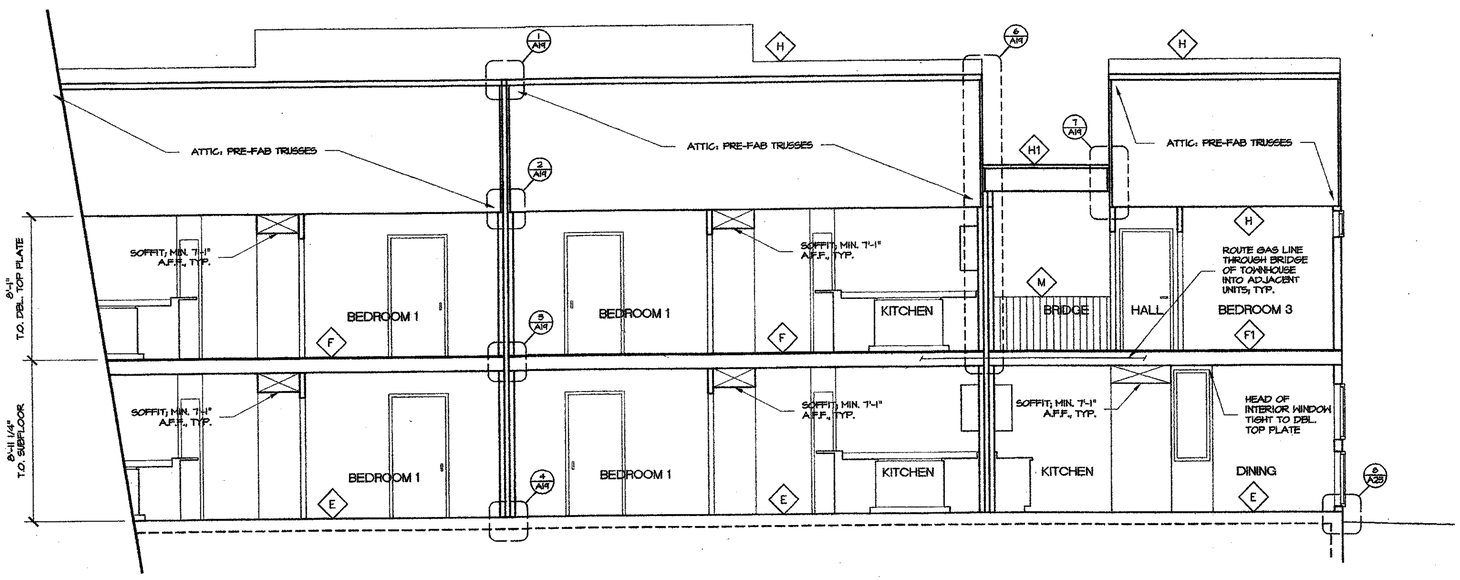


1 SECTION AA
SCALE: 1/4" = 1'-0"



2 SECTION M1_BB
SCALE: 1/4" = 1'-0"

CONSTRUCTION ASSEMBLIES

A — EXTERIOR WALLS:
CEMENTIOUS LAP SIDING, ON TWO LAYERS BUILDING PAPER, ON SHEATHING (RE: STRUCTURAL), OVER WOOD STUDS W/ R14 BATT INSULATION, VAPOR BARRIER AND 1/2" GWB INTERIOR FINISH.
ASSEMBLY: NOT RATED

A1 — EXTERIOR WALLS:
CORRUGATED GALVANIZED METAL SIDING OR ASPHALT SHINGLES (RE: ELEV.)ON TWO LAYERS BUILDING PAPER ON SHEATHING (RE: STRUCTURAL) OVER WOOD STUDS W/ R14 BATT INSULATION, VAPOR BARRIER AND 1/2" GWB INTERIOR FINISH.
ASSEMBLY: NO RATING

A2 — EXTERIOR WALLS:
CEMENTIOUS-PANEL ON TWO LAYERS BUILDING PAPER ON SHEATHING (RE: STRUCTURAL) OVER WOOD STUDS W/ R14 BATT INSULATION, VAPOR BARRIER AND 1/2" GWB INTERIOR FINISH.
ASSEMBLY: NO RATING

B — EXTERIOR WALLS:
CEMENTIOUS LAP SIDING OR PANEL (RE: ELEV.), ON TWO LAYERS BUILDING PAPER, ON 5/8" EXTERIOR TYPE X GWB, ON SHEATHING (RE: STRUCT), OVER WOOD STUDS W/ R14 BATT INSULATION, VAPOR BARRIER AND 5/8" TYPE X GWB INTERIOR FINISH.
ASSEMBLY: UL-U344 1 HR.

C — PARTY WALLS:
TWO PARALLEL STUD WALLS W/COMMON TOP PLATE (RE: STRUCTURAL). EACH WALL TO HAVE 5/8" TYPE X GWB ON INSIDE FACE (AT AIR GAP), R-13 HIGH DENSITY INSULATION, 5/8" TYPE X GWB ROOM SIDE FINISH. PROVIDE 2" CLEAR AIR GAP BETWEEN WALLS. (@ TUB SURROUND PROVIDE CEMENT BACKER BOARD IN ADDITION TO GWB.)
ASSEMBLY: 1 HR RATED (BASED ON UL-U305)

D — INTERIOR WALLS:
1/2" GWB EACH SIDE OF WOOD STUDS 16" O.C., AT WET AREAS PROVIDE 1/2" MOISTURE RESISTANT GWB. PROVIDE CEMENT BACKER BOARD AT TUB SURROUND WALLS
ASSEMBLY: NO RATING

E — FLOORS AT GRADE:
POST TENSION CONCRETE SLAB, RE: STRUCTURAL
ASSEMBLY: NO RATING (NON COMBUSTIBLE)

F — FLOOR/CEILING SYSTEM:
FLOOR FINISH, ON SUBFLOOR, ON FLOOR JOISTS, WITH 7/8" DEEP FURRING CHANNELS, WITH 1-1/4" BATT INSULATION BTWN FURRING CHANNELS AND BOTTOM OF JOISTS, WITH 5/8" TYPE X GWB CEILING FINISH.
ASSEMBLY: UL-L530 1 HR

F1 — FLOOR/CEILING SYSTEM:
FLOOR FINISH, ON SUBFLOOR, ON FLOOR JOISTS, WITH 5/8" GWB CEILING FINISH

G — BALCONY/CEILING SYSTEM:
CONC. (RE: STRUCT.) ON A WATER PROOF MEMBRANE, ON SUBFLOOR, ON FLOOR JOISTS, WITH 7/8" DEEP FURRING CHANNELS, WITH 1-1/4" BATT INSULATION BTWN FURRING CHANNELS AND BOTTOM OF JOISTS, WITH 5/8" EXTERIOR TYPE X GWB CEILING FINISH.
ASSEMBLY: UL-L530 1 HR

H — ROOF CEILING SYSTEM:
ASPHALT SHINGLES ON (2) LAYERS 15# FELT, ON SHEATHING (RE: STRUCTURAL) OVER PRE-ENGINEERED ROOF TRUSSES W/ R-38 FOIL FACED BATT INSULATION, WITH 5/8" GWB ACROSS BOTTOM OF TRUSSES FOR INTERIOR FINISH.
ASSEMBLY: NO RATING

H1 — ROOF CEILING SYSTEM:
ASPHALT SHINGLES ON (2) LAYERS 15# FELT, ON SHEATHING (RE: STRUCTURAL) OVER 2X2 OVER JOISTS (RE: STRUCT.) W/ R-38 FOIL FACED BATT INSULATION, VAPOR BARRIER WITH (2) LAYERS 5/8" TYPE X GWB ACROSS BOTTOM OF JOISTS FOR INTERIOR FINISH.
ASSEMBLY: 1 HR. RATED MEMBRANE

H2 — ROOF CEILING SYSTEM:
ROLLED ASPHALT ROOFING, ON (2) LAYERS 15# FELT, ON SHEATHING (RE: STRUCTURAL) OVER JOISTS WITH (2) LAYERS 5/8" EXTERIOR TYPE X GWB.
ASSEMBLY: 1 HR. RATED SOFFIT MEMBRANE

J — ROOF CEILING SYSTEM:
CORRUGATED GALVANIZED METAL ROOFING ON (2) LAYERS 15# FELT, (ICE & WATER SHIELD WHERE SHOWN) ON SHEATHING (RE: STRUCT.) OVER ROOF JOISTS OR PRE-ENGINEERED TRUSSES W/ R-38 FOIL FACED BATT INSULATION, WITH 5/8" GWB ACROSS BOTTOM OF JOISTS FOR INTERIOR FINISH.
ASSEMBLY: NO RATING

K — NOT USED

L — CONCRETE PATIOS: RE: STRUCTURAL

M — RAILINGS:
METAL GUARDRAIL WITH METAL BALUSTERS AT 4" O.C.. SECURE TO SIDE OF STRINGER AND/OR RIM JOIST. HANDRAIL TO BE PROVIDED AT EXTERIOR STAIRS.

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6. ENSURE ATTIC VENTING THROUGH ROOF, WALL AND SOFFIT IS PER CODE.

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12. CAULK ALL JOINTS AROUND WALL PENETRATIONS TO PROVIDE A WATER AND AIR TIGHT SEAL. CAULK ALL JOINTS BETWEEN EXTERIOR SIDING & TRIM, BETWEEN WINDOWS & DOORS AND TRIM & FLASHING, BETWEEN EXT. TRIM & SOFFIT AND BETWEEN EXT. SIDING AND TRIM & FLASHING. PROVIDE WEEPS PER MANUFACTURER'S RECOMMENDATIONS.

13. WINDOWS JAMBS & HEAD SHALL BE WRAPPED IN GYP. BD.AND HAVE A 1x6 PAINT GRADE FIR SILL W/ 1X2 MD SKIRT, CAULK ALL JOINTS BETWEEN WINDOW, GYP. BD. & WD. TRIM.

14. PROVIDE CONCRETE SPLASH BLOCKS AT ALL DOWNSPOUT LOCATIONS

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Montrose, CO 81402

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Sunshine Peak Apts.
N. San Juan Parkway

Montrose, CO 81402

date issue:
CONSTRUCTION
+ PERMIT 05.05.06

drawn:

checked:

SECTIONS

sheet no.
A20 of 37

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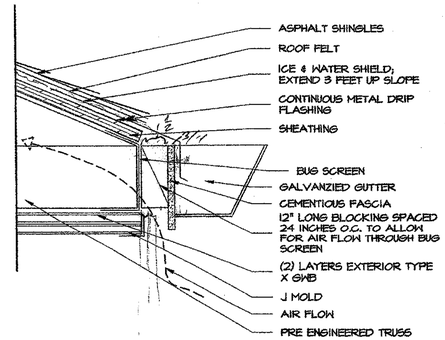
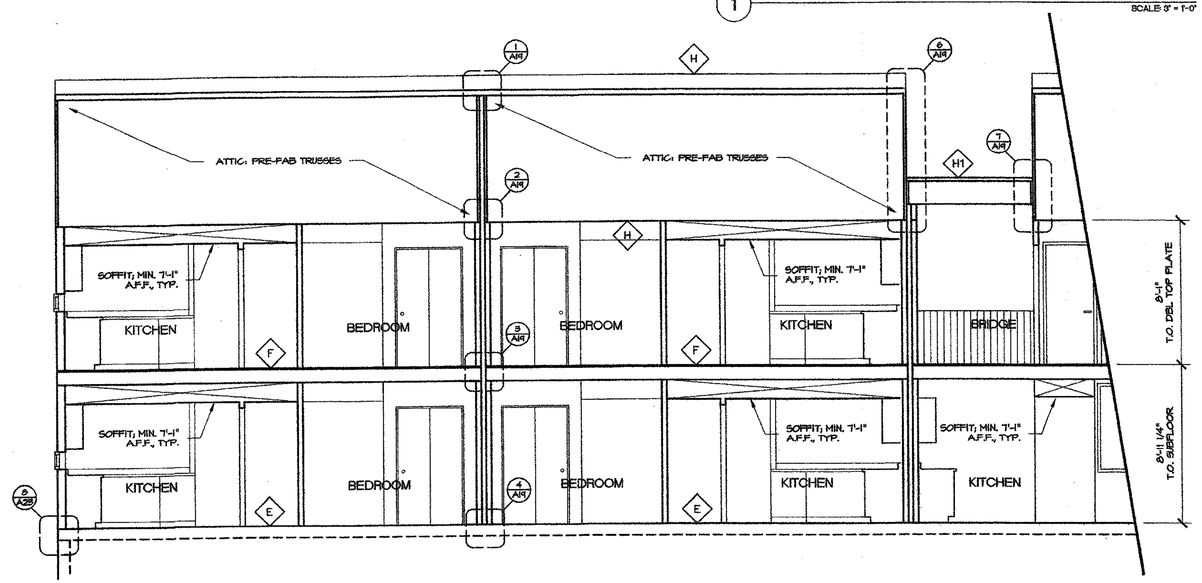


1 DETAIL
SCALE 3" = 1'-0"



2 SECTION M2_BB
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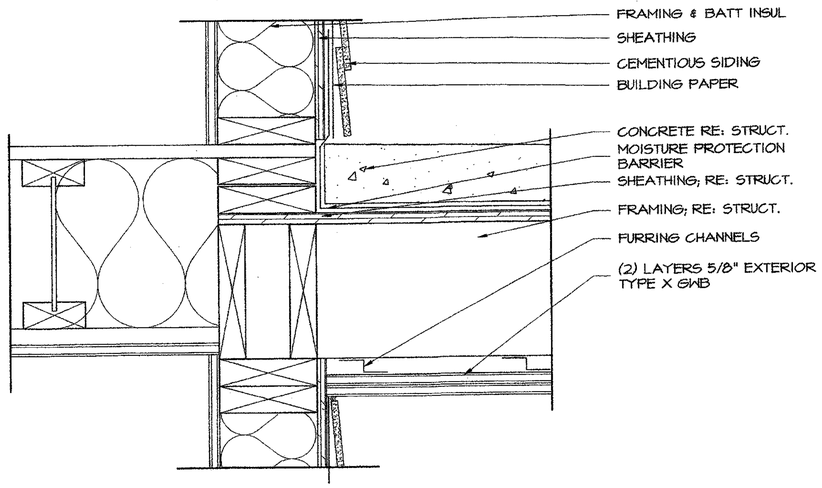
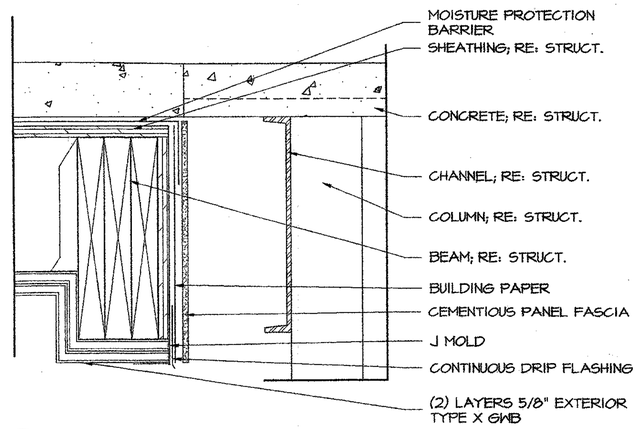


4 SECTION
SCALE 3" = 1'-0"



3 SECTION
SCALE 3" = 1'-0"

CONSTRUCTION ASSEMBLIES

A EXTERIOR WALLS:
CEMENTIOUS LAP SIDING, ON TWO LAYERS BUILDING PAPER, ON SHEATHING (RE: STRUCTURAL), OVER WOOD STUDS W/ R19 BATT INSULATION, VAPOR BARRIER AND 1/2" GWB INTERIOR FINISH.
ASSEMBLY: NOT RATED

A1 EXTERIOR WALLS:
CORRUGATED GALVANIZED METAL SIDING OR ASPHALT SHINGLES (RE: ELEV.)ON TWO LAYERS BUILDING PAPER ON SHEATHING (RE: STRUCTURAL) OVER WOOD STUDS W/ R19 BATT INSULATION, VAPOR BARRIER AND 1/2" GWB INTERIOR FINISH.
ASSEMBLY: NO RATING

A2 EXTERIOR WALLS:
CEMENTIOUS-PANEL ON TWO LAYERS BUILDING PAPER ON SHEATHING (RE: STRUCTURAL) OVER WOOD STUDS W/ R19 BATT INSULATION, VAPOR BARRIER AND 1/2" GWB INTERIOR FINISH.
ASSEMBLY: NO RATING

B EXTERIOR WALLS:
CEMENTIOUS LAP SIDING OR PANEL (RE: ELEV.), ON TWO LAYERS BUILDING PAPER, ON 5/8" EXTERIOR TYPE X GWB, ON SHEATHING (RE: STRUCT), OVER WOOD STUDS W/ R19 BATT INSULATION, VAPOR BARRIER AND 5/8" TYPE X GWB INTERIOR FINISH.
ASSEMBLY: UL-U344 1 HR.

C PARTY WALLS:
TWO PARALLEL STUD WALLS W/COMMON TOP PLATE (RE: STRUCTURAL). EACH WALL TO HAVE 5/8" TYPE X GWB ON INSIDE FACE (AT AIR GAP), R-13 HIGH DENSITY INSULATION, 5/8" TYPE X GWB ROOM SIDE FINISH. PROVIDE 2" CLEAR AIR GAP BETWEEN WALLS. (@ TUB SURROUND PROVIDE CEMENT BACKER BOARD IN ADDITION TO GWB.)
ASSEMBLY: 1 HR RATED (BASED ON UL-U305)

D INTERIOR WALLS:
1/2" GWB EACH SIDE OF WOOD STUDS 16" O.C., AT WET AREAS PROVIDE 1/2" MOISTURE RESISTANT GWB. PROVIDE CEMENT BACKER BOARD AT TUB SURROUND WALLS
ASSEMBLY: NO RATING

E FLOORS AT GRADE:
POST TENSION CONCRETE SLAB, RE: STRUCTURAL
ASSEMBLY: NO RATING (NON COMBUSTIBLE)

F FLOOR/CEILING SYSTEM:
FLOOR FINISH, ON SUBFLOOR, ON FLOOR JOISTS, WITH 7/8" DEEP FURRING CHANNELS, WITH 1-1/4" BATT INSULATION BTWN FURRING CHANNELS AND BOTTOM OF JOISTS, WITH 5/8" TYPE X GWB CEILING FINISH.
ASSEMBLY: UL-L530 1 HR

F1 FLOOR/CEILING SYSTEM:
FLOOR FINISH, ON SUBFLOOR, ON FLOOR JOISTS, WITH 5/8" GWB CEILING FINISH

G BALCONY/CEILING SYSTEM:
CONC. (RE: STRUCT.) ON A WATER PROOF MEMBRANE, ON SUBFLOOR, ON FLOOR JOISTS, WITH 7/8" DEEP FURRING CHANNELS, WITH 1-1/4" BATT INSULATION BTWN FURRING CHANNELS AND BOTTOM OF JOISTS, WITH 5/8" EXTERIOR TYPE X GWB CEILING FINISH.
ASSEMBLY: UL-L530 1 HR

H ROOF CEILING SYSTEM:
ASPHALT SHINGLES ON (2) LAYERS 15# FELT, ON SHEATHING (RE: STRUCTURAL) OVER PRE-ENGINEERED ROOF TRUSSES W/ R-38 FOIL FACED BATT INSULATION, WITH 5/8" GWB ACROSS BOTTOM OF TRUSSES FOR INTERIOR FINISH.
ASSEMBLY: NO RATING

H1 ROOF CEILING SYSTEM:
ASPHALT SHINGLES ON (2) LAYERS 15# FELT, ON SHEATHING (RE: STRUCTURAL) OVER 2X2 OVER JOISTS (RE: STRUCT.) W/ R-38 FOIL FACED BATT INSULATION, VAPOR BARRIER WITH (2) LAYERS 5/8" TYPE X GWB ACROSS BOTTOM OF JOISTS FOR INTERIOR FINISH.
ASSEMBLY: 1 HR. RATED MEMBRANE

H2 ROOF CEILING SYSTEM:
ROLLED ASPHALT ROOFING, ON (2) LAYERS 15# FELT, ON SHEATHING (RE: STRUCTURAL) OVER JOISTS WITH (2) LAYERS 5/8" EXTERIOR TYPE X GWB.
ASSEMBLY: 1 HR. RATED SOFFIT MEMBRANE

J ROOF CEILING SYSTEM:
CORRUGATED GALVANIZED METAL ROOFING ON (2) LAYERS 15# FELT, (ICE & WATER SHIELD WHERE SHOWN) ON SHEATHING (RE: STRUCT.) OVER ROOF JOISTS OR PRE-ENGINEERED TRUSSES W/ R-38 FOIL FACED BATT INSULATION, WITH 5/8" GWB ACROSS BOTTOM OF JOISTS FOR INTERIOR FINISH.
ASSEMBLY: NO RATING

K NOT USED

L CONCRETE PATIOS: RE: STRUCTURAL

M RAILINGS:
METAL GUARDRAIL WITH METAL BALUSTERS AT 4" O.C. SECURE TO SIDE OF STRINGER AND/OR RIM JOIST. HANDRAIL TO BE PROVIDED AT EXTERIOR STAIRS.

N INTERIOR STAIRS: CARPET (NO PAD) OVER PREFAB WOOD STRINGERS AND TREADS; PROVIDE (2) LAYERS 5/8" TYPE X GYP. BD. AT UNDERSIDE OF STAIR FOR 1 HR RATING.

GENERAL NOTES:

1. DO NOT SCALE THE DRAWINGS! ALL NOTES AND NOTED DIMENSIONS TAKE PRECEDENCE OVER VISUAL REPRESENTATIONS OR ASSUMED INFORMATION.

2. REFER TO STRUCTURAL FLOOR FRAMING PLANS FOR ALL SHEAR WALL LOCATIONS AND ASSEMBLIES.

3. REFER TO STRUCTURAL FLOOR FRAMING PLANS FOR ALL BEARING WALL LOCATIONS.

4. REFER TO STRUCTURAL DRAWINGS FOR STUD AND JOIST SIZE AND SPACING, SHEATHING SIZE AND THICKNESS, POST SIZES AND CONCRETE THICKNESS.

5. ENSURE THAT DRAINAGE IS AWAY FROM BUILDING AT A SLOPE OF 1/4" PER FOOT MINIMUM. TO ALLEVIATE ANY TRAPPED WATER BETWEEN BUILDING AND SIDEWALK USE 4" DIA. CORRUGATED PLASTIC PIPE TO ROUTE WATER UNDER SIDEWALKS TO AN OPEN, DRAINABLE AREA. TYPICAL AT ALL LOCATIONS.

6. ENSURE ATTIC VENTING THROUGH ROOF, WALL AND SOFFIT IS PER CODE.

7. CONSTRUCTION LOADS SHALL NOT BE GREATER THAN DESIGN LOADS OR OTHERWISE OVERLOAD THE STRUCTURE.

8. WALLS ARE DIMENSIONED FROM FRAMING TO FRAMING UNLESS NOTED OTHERWISE.

9. DOOR FRAMES NOT DIMENSIONED ARE TO BE PLACED 4" FROM ADJACENT WALLS OR CENTERED ALONG WALL LENGTH

10. **PROVIDE FURRING AND GYP. BD. SOFFITS AS REQ'D TO COVER DUCTWORK, PLUMBING OR ELECTRICAL SYSTEMS.**

11. BUILDER SHALL VERIFY ALL MATERIALS, DIMENSIONS AND CONDITIONS SHOWN ON DRAWINGS OR NOTED IN SPECS. ANY VARIANCES ENCOUNTERED ON THE SITE WILL BE REPORTED TO THE ARCHITECT BEFORE COMMENCEMENT OF AFFECTED WORK.

12. CAULK ALL JOINTS AROUND WALL PENETRATIONS TO PROVIDE A WATER AND AIR TIGHT SEAL. CAULK ALL JOINTS BETWEEN EXTERIOR SIDING & TRIM, BETWEEN WINDOWS & DOORS AND TRIM & FLASHING, BETWEEN EXT. TRIM & SOFFIT AND BETWEEN EXT. SIDING AND TRIM & FLASHING. PROVIDE WEEPS PER MANUFACTURER'S RECOMMENDATIONS.

13. WINDOWS JAMBS & HEAD SHALL BE WRAPPED IN GYP. BD.AND HAVE A 1x6 PAINT GRADE FIR SILL W/ 1X2 WD SKIRT, CAULK ALL JOINTS BETWEEN WINDOW, GYP. BD. & WD. TRIM.

14. PROVIDE CONCRETE SPLASH BLOCKS AT ALL DOWNSPOUT LOCATIONS

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project
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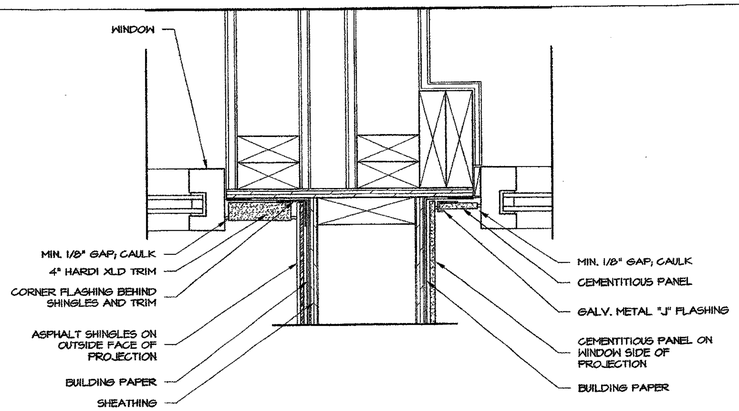
date, issue
CONSTRUCTION
+ PERMIT 05.05.06

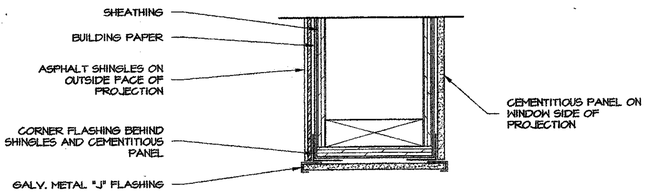
drawing
SECTIONS
DETAILS

sheet no.
A21 of 37

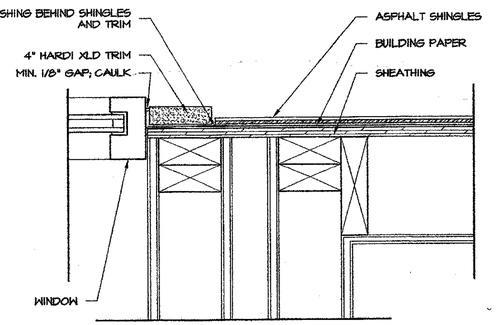
O:\Projects\Montrose\Drawings\Sheets\0504_A21.dwg Thu May 11 08:47:52 2006 FALEIDE ARCHITECTS



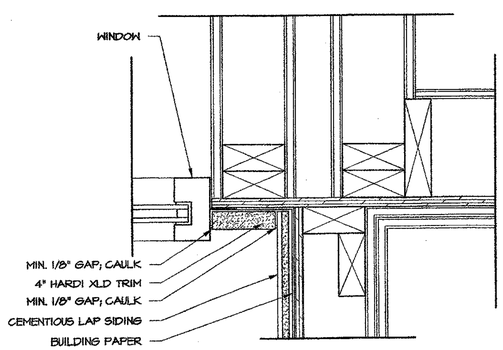
11 WALL PROJECTION ABOVE TOWNHOUSE ENTRY ROOF
SCALE: 3" = 1'-0"



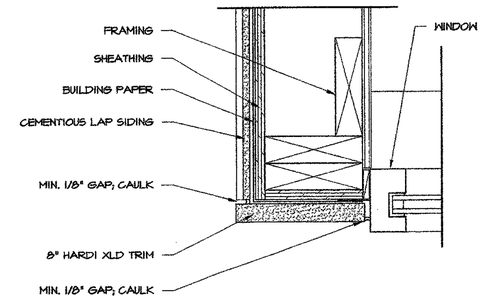
12 WALL PROJECTION ABOVE TOWNHOUSE ENTRY ROOF
SCALE: 3" = 1'-0"



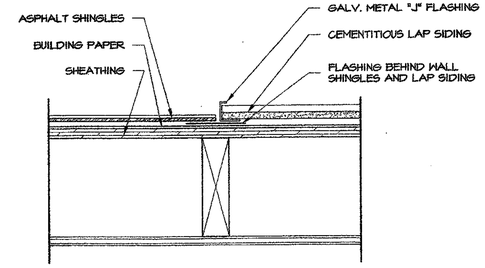
13 TRIM / ASPHALT SHINGLE BUTT DETAIL
SCALE: 3" = 1'-0"



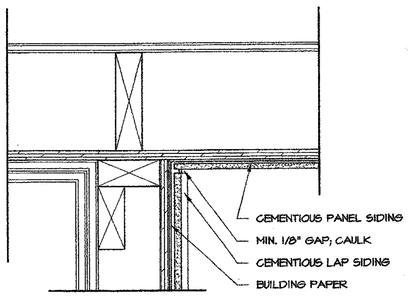
14 TRIM TO LAP SIDING INSIDE CORNER DETAIL
SCALE: 3" = 1'-0"



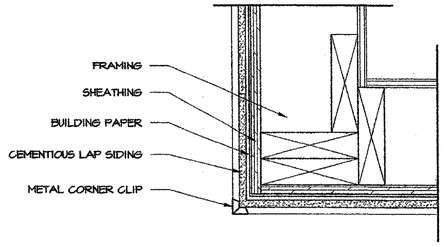
8 TRIM TO LAP SIDING CORNER DETAIL
SCALE: 3" = 1'-0"



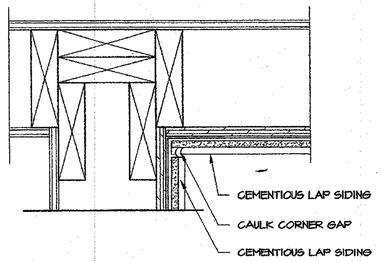
9 ASPHALT SHINGLE / LAP SIDING BUTT DETAIL
SCALE: 3" = 1'-0"



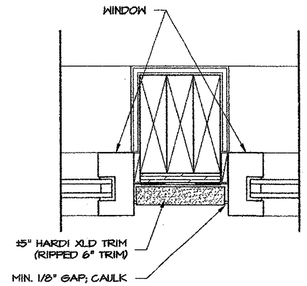
10 PANEL TO LAP SIDING INSIDE CORNER DETAIL
SCALE: 3" = 1'-0"



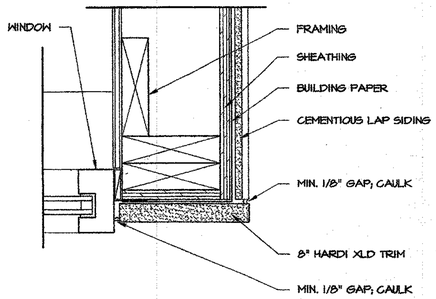
5 LAP SIDING CORNER DETAIL
SCALE: 3" = 1'-0"



1 LAP SIDING TO LAP SIDING INSIDE CORNER DETAIL
SCALE: 3" = 1'-0"

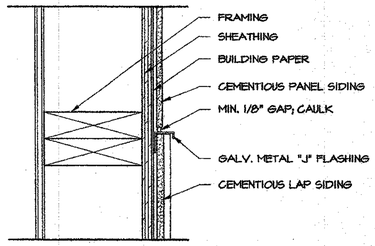


6 WINDOW TRIM DETAIL
SCALE: 3" = 1'-0"

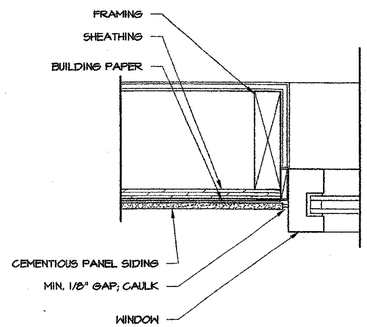


2 TRIM TO LAP SIDING CORNER DETAIL
SCALE: 3" = 1'-0"

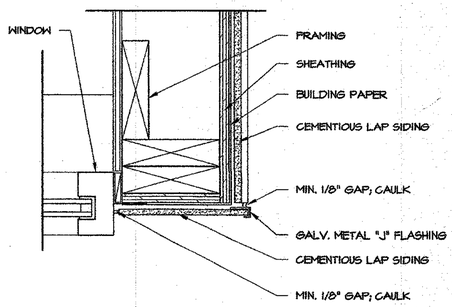
NOTE: PROVIDE WINDOW WRAP AT EACH OPENING PER SHEET A11 DETAIL 2



3 PANEL TO LAP SIDING BUTT DETAIL
DETAIL 2 ON A23
SCALE: 3" = 1'-0"



7 PANEL TO WINDOW DETAIL
SCALE: 3" = 1'-0"



4 PANEL TO LAP SIDING CORNER DETAIL
SCALE: 3" = 1'-0"

FALEIDE ARCHITECTS PC
1701 Wynkoop St. Suite 235
Denver, Colorado 80202
tel 303 . 573 . 6578
fax 303 . 607 . 0399
e-mail: info@faleide.com

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DETAILS

sheet no.

A22 of 37

O:\Projects\Montrose\Drawings\Sheets\0504_A22.dwg Thu May 11 07:50:39 2006 FALEIDE ARCHITECTS

Request for Information

Schauer Construction Company, Inc. 104 Pro Rodeo Drive, Suite 120 Colorado Springs, CO 80919 719-548-9405 Telefax: 719-548-9267	Sunshine Peak Apartments Montrose, CO 81402	Faleide Architects PC 1701 Wynkoop St., Suite 235 Denver, CO 80202 303-573-5878 Telefax: 303-607-0399

Description of RFI:	New Detail for Detail 4 A23 of 37	Date Submitted:	10/17/2006
		Reply Required:	10/18/2006
RFI Number:	6	Area Involved:	All Buildings
Cost Impact:	No	Urgent Yes/No:	No
Schedule Impact:	No	Subcontractor RFI Date:	10/17/2006
Subcontractor RFI Number:	N/A	Drawing Number:	A23 of 37
Specification Section:	N/A		

Subject: Todd,
We would like to use the attached detail in lieu of the detail shown on Detail 4, A23 of 37. Please Review and Advise.

Mike Mitzner
SCHAUER CONSTRUCTION COMPANY, INC.
Mike Mitzner

REPLY:

Architect's Supplemental Instructions

Project: Sunshine Peak Apartment Homes Contract: AB Nbr: 004 Architect's Project Nbr: 05.04	Date: 10.17.06 Total Pages: 3

Schauer Construction
Attn: Mike Mitzner
104 Pro Rodeo Drive
Suite 120
Colorado Springs, CO 80919

Re: proposed alternate detail for sidewalk or stoop connections to FF slab

Dear Mike,

The following is a response to your RFI 06:

The detail proposed in RFI 06 is not approved.

Sheet A23 of 37 – Detail 4: Use the detail shown on attached Sheet 01 in lieu of detail 4.

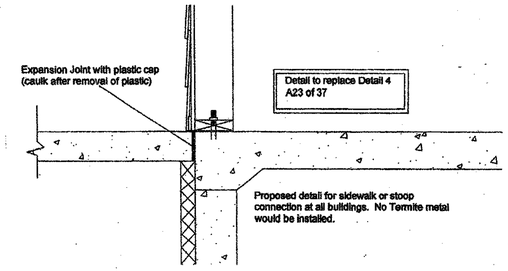
Sheet A23 of 37 – Detail 5: Use the detail shown on attached Sheet 02 in lieu of detail 5.

Sincerely,

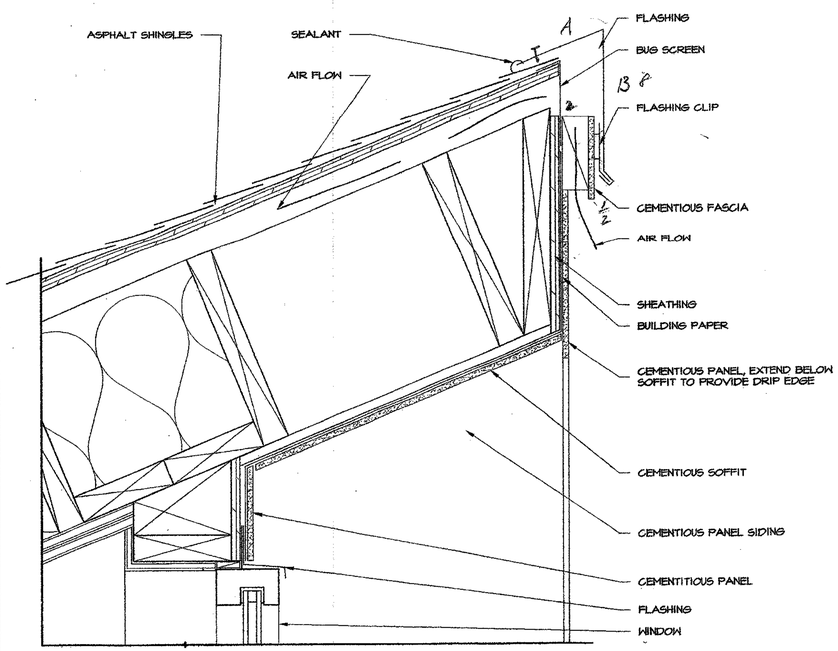
Todd Townsend

ASI #26

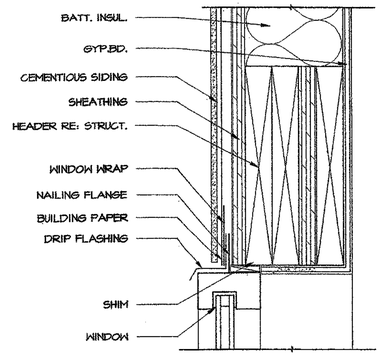
1701 Wynkoop Suite 235 voice 303.573.5878 e-mail todd@faleide.com
Denver, Colorado 80202 fax 303.607.0399 FALEIDE ARCHITECTS PC



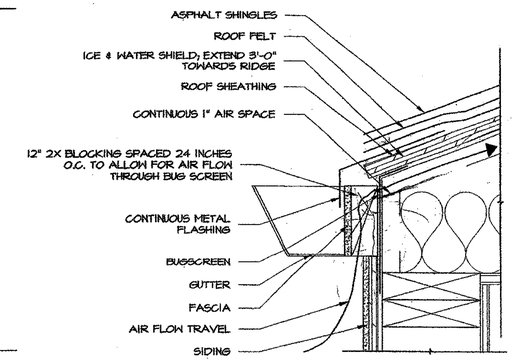
ASI #26



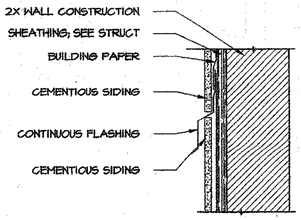
9 DETAIL - TOP OF SHED ROOF EDGE @ TOWNHOUSE
SCALE: 3" = 1'-0"



5 DETAIL - TYPICAL WINDOW HEAD
SCALE: 3" = 1'-0"

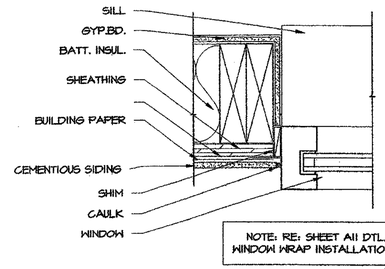


2 DETAIL - TYPICAL EAVE
SCALE: 3" = 1'-0"



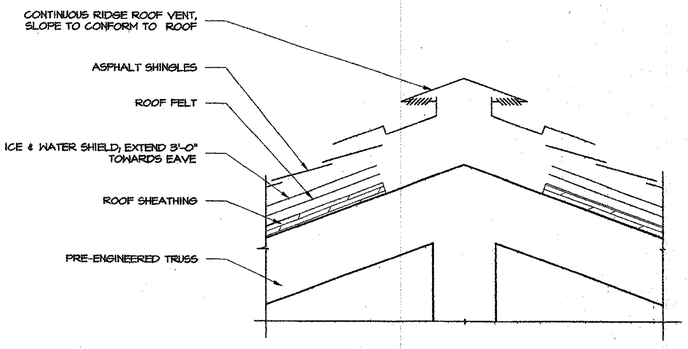
1 DETAIL - TYP. HORIZ. CMT. BD. PANEL
SCALE: 3" = 1'-0"

FALEIDE ARCHITECTS PC
1701 Wynkoop St. Suite 235
Denver, Colorado 80202
tel 303 . 573 . 6578
fax 303 . 607 . 0399
e-mail: info@faleide.com

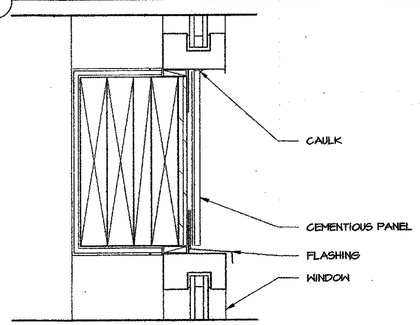


NOTE: RE: SHEET A11 DTL. 2 FOR WINDOW WRAP INSTALLATION (TYP.)

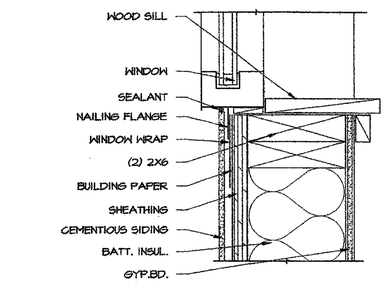
6 DETAIL - TYPICAL WINDOW JAMB
SCALE: 3" = 1'-0"



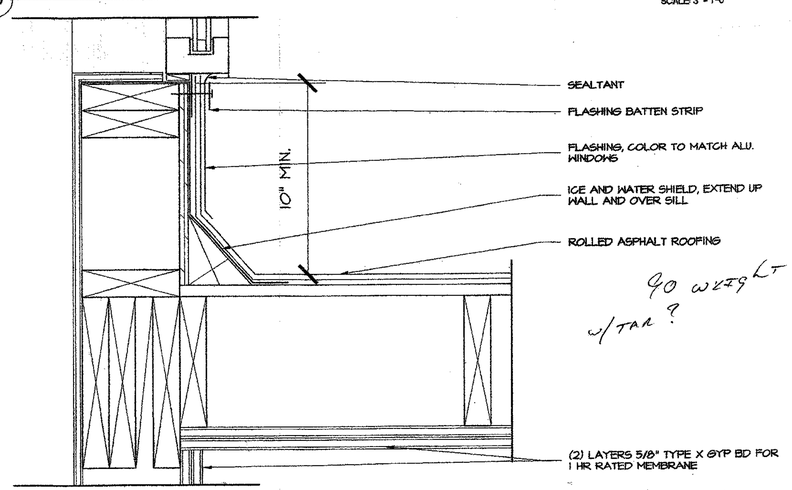
3 DETAIL - RIDGE VENT
SCALE: 3" = 1'-0"



10 DETAIL - WINDOW HEAD/SILL @ TOWNHOUSE BELOW SHED ROOF
SCALE: 3" = 1'-0"

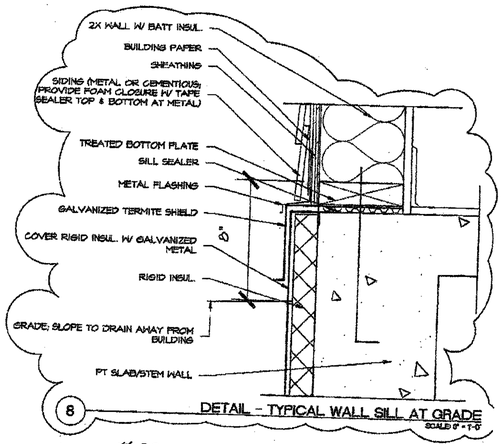


7 DETAIL - TYPICAL WINDOW SILL
SCALE: 3" = 1'-0"



90 WEIGHT
W/TAR ?

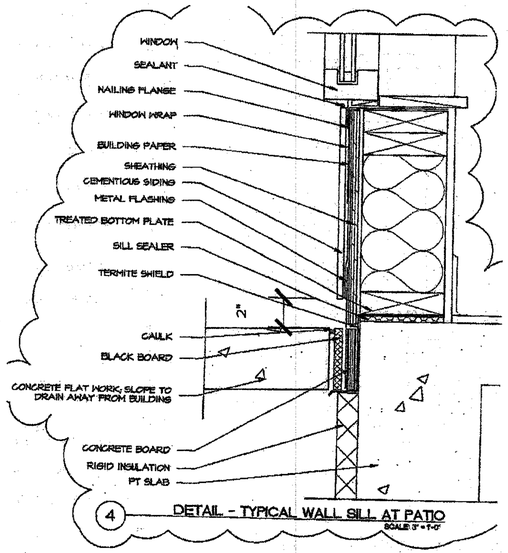
11 DETAIL - ENTRANCE ROOF AWNING AT TOWNHOUSE
SCALE: 3" = 1'-0"



8 DETAIL - TYPICAL WALL SILL AT GRADE
SCALE: 3" = 1'-0"

ASI #26

ASI 26 SHEET 02
10.17.06
SUNSHINE PEAK



4 DETAIL - TYPICAL WALL SILL AT PATIO
SCALE: 3" = 1'-0"

ASI #26

ASI 26 SHEET 01
10.17.06
SUNSHINE PEAK

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Montrose, CO 81402

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date issue

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DETAILS

sheet no.

A23 of 37

0:\Projects\Montrose\Drawings\Sheets\0504_A23.dwg Thu May 11 11:02:05 2006 FALEIDE ARCHITECTS

From:Schauer Construction 719+548+9267 09/27/2006 07:58 #620 P.002/012
09/26/2006 19:22 3036078399 FALEIDE ARCHITECTS PAGE 12

Architect's Supplemental Instructions

Project: Sunshine Peak Apartment Homes Contract: ASI No: 021 Architect's Project No: 05.04	Date: 09.26.06 Total Pages: 11

Schauer Construction
Attn: Mike Mitzner
104 Pro Rodeo Drive
Suite 120
Colorado Springs, CO 80919

Re: ~~Exterior Stain~~

Dear Mike,

The following is additional information and clarification to the drawings dated May 05, 2006 in response to the email and phone conversation with Tye Gardner, Structural Component Systems, Inc.:

Sheet CB01 of 37 – Plan 1 – Windows C, D and E: In lieu of the dimensions shown on the window schedule, use the updated dimensions shown on attached Sheet 01, Sheet 02, Sheet 03, and Sheet 04.

Sheet CB01 of 37 – Plan 1 – Laundry Pony Wall: See attached Sheet 05 for height of wall and wall cap detail.

Sheet CB02 of 37 – Plan 1: The roof pitch of the Community Room is to match Section CC's pitch of 2.5/12 in lieu of the roof pitch shown.

Sheet CB03 of 37 – Elevations 1, 2, 3, and 4: See attached Sheet 06, Sheet 07, Sheet 08, and Sheet 09 for additional window header elevations.

Sheet CB04 of 37 – Section AA: See attached Sheet 10 for additional window header elevations.

Sheet CB05 of 37 – Section CC: See attached Sheet 01 for window header elevations and reference to structural detail.

Sheet S4 of 7 – Detail D 4/4: A roof pitch of 2.5/12 is to be used in lieu of the roof pitch shown.

Sincerely,

ASI #21

Todd Townsend

1701 Wynkoop Suite 235 Denver, Colorado 80202 voice 303.573.6578 fax 303.607.0399 e-mail faleide@aol.com FALEIDE ARCHITECTS PC

From:Schauer Construction 719+548+9267 09/13/2006 14:21 #457 P.001/004
09/13/2006 18:44 3036078399 FALEIDE ARCHITECTS PAGE 01

Architect's Supplemental Instructions

Project: Sunshine Peak Apartment Homes Contract: ASI No: 014 Architect's Project No: 05.04	Date: 09.13.06 Total Pages: 4

Schauer Construction
Attn: Mike Mitzner
104 Pro Rodeo Drive
Suite 120
Colorado Springs, CO 80919

Re: Community Building Mechanical Room and Mop Sink

Dear Mike,

The following information is additional information and clarification to the drawings dated May 05, 2006.

Sheet CB01 of 37 – Community Building – Utility Room: Place the mop sink tight to the SE corner of the room. The attached Sheet 01. Plumbing for the mop sink is to come through the north wall to avoid the paper towel receptacle/dispenser in the adjacent bathroom. Provide Fiber Reinforced Plastic (FRP) on the wall at the east and south edges of the mop sink. The FRP is to extend vertically up the wall 4 feet from finish floor and extend horizontally to the edges of the mop sink. Coordinate plumbing locations with PT slab.

Sheet CB01 of 37 – Community Building – Mechanical Room: See attached Sheet 02 for section through mechanical room and mechanical return air platform.

Sheet P8 of 37 – Water Heater Detail: The water heater detail shown on Sheet P8 of 37 applies to ground floor unit water heaters only. As shown on Sheet P2 Upper Floor Plumbing, Sheet P3 Upper Floor Plumbing, P4 Upper Floor Plumbing and Sheet P6 Community Building all have drip pans and pan drains. See attached Sheet 03 for water heater drip pan and pan drain detail at upper floors and community building.

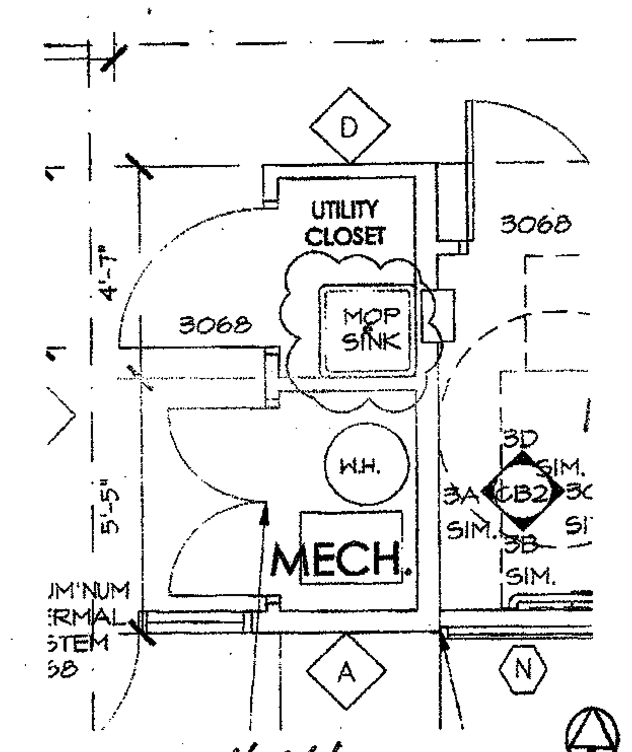
Sincerely,

ASI #14

Todd Townsend

1701 Wynkoop Suite 235 Denver, Colorado 80202 voice 303.573.6578 fax 303.607.0399 e-mail faleide@aol.com FALEIDE ARCHITECTS PC

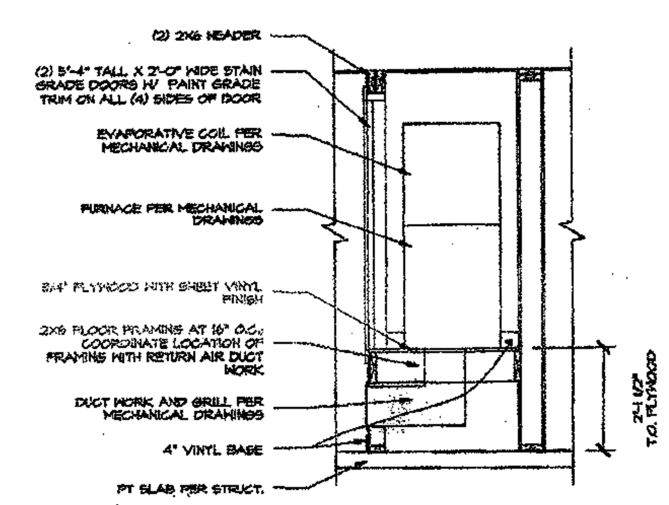
Construction 719+548+9267 09/13/2006 14:22 #457 P.002/004
06 18:44 3036078399 FALEIDE ARCHITECTS PAGE 02



ASI #14

ASI 14 SHEET 01
09.13.06
SUNSHINE PEAK APT.
MOP SINK LOCATION

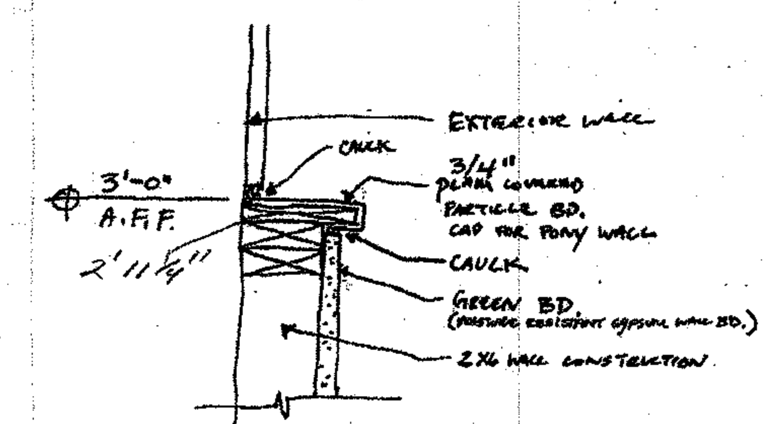
Schauer Construction 719+548+9267 09/13/2006 14:23 #457 P.003/004
13/2006 18:44 3036078399 FALEIDE ARCHITECTS PAGE 03



ASI #14

09.13.06
ASI 14 SHEET 02
SUNSHINE PEAK APT.
COMMUNITY BLDG. MECH.
ROOM PLATFORM SECTION

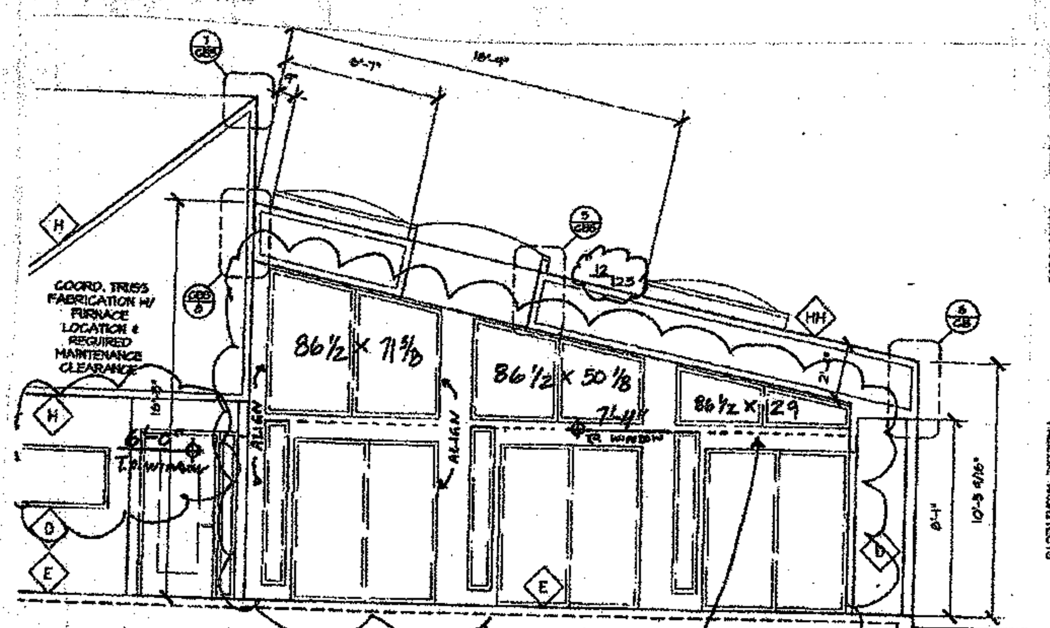
09/26/2006 19:22 3036078399 FALEIDE ARCHITECTS PAGE 06



LAUNDRY ROOM PONY WALL CAP

ASI #21

ASI 21 SHEET 05
09.26.06
SUNSHINE PEAK
LAUNDRY ROOM PONY WALL



RE: STRUCTURAL SHEET S4 of 7 DETAIL E 4/4

ASI #21

ASI 21 SHEET 01
09.26.06
SUNSHINE PEAK
COM. BLDG. SECTION
SECTION CC

09/26/2006 19:22 3036078399 FALEIDE ARCHITECTS PAGE 02

From:Schauer Construction 719+548+9267 09/27/2006 07:58 #620 P.004/012
09/26/2006 19:22 3036078399 FALEIDE ARCHITECTS PAGE 03

To: Mike - 13 pages Submittal

Community Center JELD-WEN WINDOWS & DOORS

QUOTE BY: Tom Moore
SOLD TO: SCHAUER CONST -
QUOTE #: JGJC00088
SHIP TO:

PO#: PROJECT NAME: Schauer Construction
REFERENCE:

LINE NO.	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	QTY
Line-1	Community A Rough Opening: 72 X 80	8PD7280 Frame Size: 71 1/2 x 79 1/2 Builders Vinyl Patio Door, White, Standard Key Cylinder 3/4"OA Low-E Tempered XO (LH) Standard Screen	
Line-2	Community B Rough Opening: 12 X 80	Frame Size: 11 1/2 x 79 1/2 Builders Vinyl Picture Window, White, 3/4"OA Low-E Tempered	
Line-3	Community C-a Rough Opening: 86 1/2 X ~~30~~ *29*	Mull Main Item Frame Size: ~~86 x 32 1/2~~ *COORDINATE* Builders Picture Window White, Flush Mull	
Line-3-1	Rough Opening: 43 1/2 X ~~...~~ *11 X 20*	*COORD.* Frame Size: ~~43 x 44 3/16 x 23 7/16~~ (Width X Left X Right) Builders (Width X Left X Right) Trapezoid White, 3/4"OA Low-E	
Line-3-2	Rough Opening: 43 1/2 X ~~24 X 30~~ *20 X 29*	*COORD.* Frame Size: ~~43 x 23 5/16 x 29 7/16~~ (Width X Left X Right) Builders (Width X Left X Right) Trapezoid White, 3/4"OA Low-E	

ASI #21

ASI 21 SHEET 02 09.26.06 SUNSHINE PEAK

From:Schauer Construction 719+548+9267 09/27/2006 07:59 #620 P.005/012
09/26/2006 19:22 3036078399 FALEIDE ARCHITECTS PAGE 04

LINE NO.	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	QTY
Line-4	Community C-b Rough Opening: 86 1/2 X ~~30~~ *29*	Mull Main Item Frame Size: ~~86 x 32 1/2~~ *COORDINATE* Builders Picture Window White, Flush Mull	
Line-4-1	Rough Opening: 43 1/2 X ~~24 X 16~~ *20 X 11*	*COORD.* Frame Size: ~~43 x 23 5/16 x 14 5/16~~ (Width X Left X Right) Builders (Width X Left X Right) Trapezoid White, 3/4"OA Low-E	1
Line-4-2	Rough Opening: 43 1/2 X ~~33 X 24~~ *24 X 20*	*COORD.* Frame Size: ~~43 x 33 3/16 x 23 5/16~~ (Width X Left X Right) Builders (Width X Left X Right) Trapezoid White, 3/4"OA Low-E	
Line-5	Community D-a Rough Opening: 86 1/2 X ~~54 1/8~~ *50 1/8*	Mull Main Item Frame Size: ~~86 x 53 5/8~~ *COORD.* Builders Picture Window White, Flush Mull	
Line-5-1	Rough Opening: 43 1/2 X ~~46 X 38~~ *41 1/4 X 32 1/4*	*COORD.* Frame Size: ~~43 x 44 11/16 x 35 13/16~~ (Width X Left X Right) Builders (Width X Left X Right) Trapezoid White, 3/4"OA Low-E	1
Line-5-2	Rough Opening: 43 1/2 X ~~44 X 55 1/4~~ *50 1/8 X 41 1/4*	*COORD.* Frame Size: ~~43 x 53 5/16 x 44 13/16~~ (Width X Left X Right) Builders (Width X Left X Right) Trapezoid White, 3/4"OA Low-E	
Line-6	Community D-b Rough Opening: 86 1/2 X ~~54 1/8~~ *50 1/8*	Mull Main Item Frame Size: ~~86 x 53 5/8~~ *COORD.* Builders Picture Window White, Flush Mull	

ASI #21

ASI 21 SHEET 03 09.26.06 SUNSHINE PEAK

From:Schauer Construction 09/27/2006 #620 P.006/012
09/26/2006 19:22 3036078399 FALEIDE ARCHITECTS PAGE 05

LINE NO.	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	QTY
Line-6-1	Rough Opening: 43 1/2 X ~~...~~ *32 1/4 X 41 1/4*	*COORDINATE* Frame Size: ~~43 x 35 13/16 x 44 9/16~~ (Width X Left X Right) Builders (Width X Left X Right) Trapezoid White, 3/4"OA Low-E	
Line-6-2	Rough Opening: 43 1/2 X ~~46 X 54 5/8~~ *41 1/4 X 50 1/8*	*COORD.* Frame Size: ~~43 x 44 13/16 x 53 5/16~~ (Width X Left X Right) Builders (Width X Left X Right) Trapezoid White, 3/4"OA Low-E	
Line-7	Community E-a Rough Opening: 86 1/2 X ~~76 5/8~~ *71 5/8*	Mull Main Item Frame Size: ~~86 x 74 1/8~~ *COORD.* Builders Picture Window White, Flush Mull	1
Line-7-1	Rough Opening: 43 1/2 X ~~68 1/2 X 57 1/2~~ *62 1/2 X 53 1/2*	*COORD.* Frame Size: ~~43 x 65 15/16 x 57 1/16~~ (Width X Left X Right) Builders (Width X Left X Right) Trapezoid White, 3/4"OA Low-E	
Line-7-2	Rough Opening: 43 1/2 X ~~75 5/8 X 66 1/2~~ *71 5/8 X 62 1/2*	*COORD.* Frame Size: ~~43 x 74 13/16 x 65 1/16~~ (Width X Left X Right) Builders (Width X Left X Right) Trapezoid White, 3/4"OA Low-E	
Line-8	Community E-b Rough Opening: 86 1/2 X ~~75 5/8~~ *71 5/8*	Mull Main Item Frame Size: ~~86 x 74 7/8~~ *COORD.* Builders Picture Window White, Flush Mull	1
Line-8-1	Rough Opening: 43 1/2 X ~~57 1/2 X 66 1/2~~ *53 1/2 X 62 1/2*	*COORD.* Frame Size: ~~43 x 57 1/16 x 65 15/16~~ (Width X Left X Right) Builders (Width X Left X Right) Trapezoid White, 3/4"OA Low-E	1
Line-8-2	Rough Opening: 43 1/2 X ~~66 1/2 X 75 5/8~~ *62 1/2 X 71 5/8*	*COORD.* Frame Size: ~~43 x 65 1/16 x 74 13/16~~ (Width X Left X Right) Builders (Width X Left X Right) Trapezoid White, 3/4"OA Low-E	

ASI #21

ASI 21 SHEET 04 09.26.06 SUNSHINE PEAK

From:Schauer Construction 01/23/2007 #615 P.002/002
01/16/2007 18:14 3036078399 FALEIDE ARCHITECTS PAGE 02

COPY

Architect's Supplemental Instructions

Project: Sunshine Peak Apartment Homes Contract: ASI No: 046 Architect's Project No: 05.04	Date: 01.16.07 Total Pages: 1

Schauer Construction
Attn: Mike Mitzner
104 Pro Rodeo Drive
Suite 120
Colorado Springs, CO 80919

Re: concrete stain

Dear Mike,

The following information is additional information and clarification to the drawings dated May 05, 2006:

In response to your RFI 26, Kemiko is a brand of concrete floor stain that we have had good success with in the past. Color will need to be coordinated with the architect and approved by the client.

Sincerely,

Todd Townsend

ASI #46 *Cedar Image (303) 653 7022*

From:Schauer Construction 719+548+9267 03/29/2007 15:58 #082 P.001/002

Request for Information

Schauer Construction Company, Inc. 104 Pro Rodeo Drive, Suite 120 Colorado Springs, CO 80919 719-548-8455 Telefax: 719-548-9267	Sunshine Peak Apartments 748 Cedar Creek Avenue Montrose, CO 81401	Faleide Architects PC 1701 Wynkoop St., Suite 235 Denver, CO 80202 303-573-3578 Telefax: 303-607-0399

Description of RFI:	Elimination of Drop Ceiling in Mng. Unit Bathrms	**Date Submitted:**	3/29/2007
		Reply Required:	4/2/2007
RFI Number:	38	**Area Involved:**	Bathrooms in Manager's U
Cost Impact:	yes (credit)	**Urgent Yes/No:**	yes
Schedule Impact:	no	**Subcontractor RFI Date:**	
Subcontractor RFI Number:		**Drawing Number:**	CB01
Specification Section:	06100		

Subject: Ron,

Would it be permissible to eliminate the drop ceiling in the manager's unit bathrooms? All of the HVAC can be placed in the ceiling truss space.

Thank you.

Dave Rose
SCHAUER CONSTRUCTION COMPANY, INC.
Dave Rose

REPLY:

:Schauer Construction 719+548+9267 04/11/2007 08:52 #099 P.001/004
10/2007 15:52 3036078399 FALEIDE ARCHITECTS PAGE 01

Architect's Supplemental Instructions

Project: Sunshine Peak Apartment Homes Contract: ASI No: 057 Architect's Project No: 05.04	Date: 04.10.07 Total Pages: 4

Schauer Construction
Attn: Mike Mitzner
104 Pro Rodeo Drive
Suite 120
Colorado Springs, CO 80919

Re: RFI 37, 38, 39, & 40

Dear Mike,

The following information is additional information and clarification to the drawings dated May 05, 2006:

Regarding RFI #37 from Schauer Construction.

1 – The HVAC Diffuser locations dated 03.29.07 are acceptable to us. The condensing unit locations as described are acceptable to us. Please note the comments by Bellay Engineers regarding the type of diffuser used.

Regarding RFI #38 from Schauer Construction.

1 – The dropped ceiling in the manager's unit bathroom may be eliminated.

Regarding RFI #39 from Schauer Construction.

1 – Please provide half round gutters and round downspouts at all locations.

Regarding RFI #40 from Schauer Construction.

1 – The connection as described is acceptable. Please see the attached email from Ron Faleide.

Sincerely,

Ron Faleide

1701 Wynkoop Suite 235 Denver, Colorado 80202 voice 303.573.6578 fax 303.607.0399 e-mail rfaleide@aol.com FALEIDE ARCHITECTS PC

From:Schauer Construction 719+548+9267 02/21/2007 18:13 #935 P.001/001

Request for Information

Schauer Construction Company, Inc. 104 Pro Rodeo Drive, Suite 120 Colorado Springs, CO 80919 719-548-8455 Telefax: 719-548-9267	Sunshine Peak Apartments Montrose, CO 81402	Faleide Architects PC 1701 Wynkoop St., Suite 235 Denver, CO 80202 303-573-3578 Telefax: 303-607-0399

Description of RFI:	Soffit for Community Building	**Date Submitted:**	2/21/2007
		Reply Required:	2/22/2007
RFI Number:	31	**Area Involved:**	Community Building
Cost Impact:	Possible	**Urgent Yes/No:**	Yes
Schedule Impact:	No	**Subcontractor RFI Date:**	2/21/2007
Subcontractor RFI Number:	n/a	**Drawing Number:**	CB01
Specification Section:	15400		

Subject: Ron,

In order to keep the plumbing lines out of the unheated exterior wall and attic space, We would like to run a small soffit from the Laundry Room to the Kitchen in the Community Building, against the exterior wall and ceiling, to accomidate the plumbing lines. Is this acceptable to Faleide Architects ?

Mike Mitzner
SCHAUER CONSTRUCTION COMPANY, INC.
Mike Mitzner

REPLY:

From:Schauer Construction 719+548+9267 12/27/2006 16:08 #788 P.001/002

Request for Information

Schauer Construction Company, Inc. 104 Pro Rodeo Drive, Suite 120 Colorado Springs, CO 80919 719-548-8455 Telefax: 719-548-9267	Sunshine Peak Apartments 748 Cedar Creek Avenue Montrose, CO 81401	Faleide Architects PC 1701 Wynkoop St., Suite 235 Denver, CO 80202 303-573-3578 Telefax: 303-607-0399

Description of RFI:	Staining Concrete Floors in CB	**Date Submitted:**	12/27/2006
		Reply Required:	1/3/2007
RFI Number:	26	**Area Involved:**	CB
Cost Impact:	possible	**Urgent Yes/No:**	no
Schedule Impact:	possible	**Subcontractor RFI Date:**	
Subcontractor RFI Number:		**Drawing Number:**	
Specification Section:	09000		

Subject: Todd and Ron,

Please specify the Brand and color of the floor stain you would like us to price out for the Community Building.

Thank you.

Dave Rose
SCHAUER CONSTRUCTION COMPANY, INC.
Dave Rose

REPLY:

COMMUNITY BUILDING: ROOM FINISH SCHEDULE

ROOM NAME / NMBR	FLOOR	CEILING	CLG. HT.	WALLS N	WALLS E	WALLS S	WALLS W	BASE N	BASE E	BASE S	BASE W	REMARKS:
COMMUNITY ROOM	~~C~~ J	W1	VARIES	W1	W1	W1	W1	B1	B1	B1	B1	CEILING SLOPES FROM 8'-8" TO 13'-10"
CLOSET 1	~~C~~ J	W1	8'-0"	W1	W1	W1	W1	B1	B1	B1	B1	
CLOSET 2	~~C~~ J	W1	8'-0"	W1	W1	W1	W1	B1	B1	B1	B1	
CLOSET 3	~~C~~ J	W1	8'-0"	W1	W1	W1	W1	B1	B1	B1	B1	
CLOSET 4	~~C~~ J	W1	8'-0"	W1	W1	W1	W1	B1	B1	B1	B1	
EXT. CLOSET 1	J	W1	8'-0"	W2	W2	W2	W2	B1	B1	B1	B1	
EXT. CLOSET 2	J	W1	8'-0"	W2	W2	W2	W2	B1	B1	B1	B1	
MANAGERS OFFICE	C	W1	8'-0"	W1	W1	W1	W1	B1	B1	B1	B1	
CLOSET	C	W1	8'-0"	W1	W1	W1	W1	B1	B1	B1	B1	
HALLWAY	V	W1	8'-0"	W1	W1	W1	W1	B1	B1	B1	B1	CT AS ADD ALTERNATE
KITCHEN	V	W1	8'-0"	W1	W1	W1	W1	B1	B1	-	-	CT AS ADD ALTERNATE
UTILITY CLOSET	V	W1	8'-0"	W2	W2	W2	W2	B1	B1	B1	B1	CT AS ADD ALTERNATE
MECH.	V	W1	8'-0"	W1	W1	W1	W1	B1	B1	B1	B1	CT AS ADD ALTERNATE
BATH - MEN	V	W1	8'-0"	W2	W2	W2	W2	B2	B2	B2	B2	CT AS ADD ALTERNATE
BATH - WOMEN	V	W1	8'-0"	W2	W2	W2	W2	B2	B2	B2	B2	CT AS ADD ALTERNATE
LAUNDRY EPOXY ~~J~~		W1	8'-0"	W2	W2	W2	W2	B2	B2	B2	B2	CT AS ADD ALTERNATE

KEY:
C = CARPET
CT = CERAMIC TILE
V = SHEET VINYL
J = SEALED CONRETE

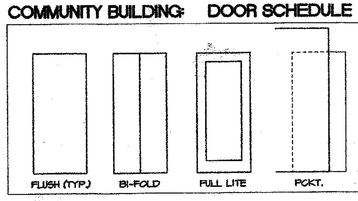
W1 = GYP BD - TEXTURE AND PAINT
W2 = MR GYP BD - TEXTURE AND PAINT
W3 = GYP BD - TAPE AND FLOAT

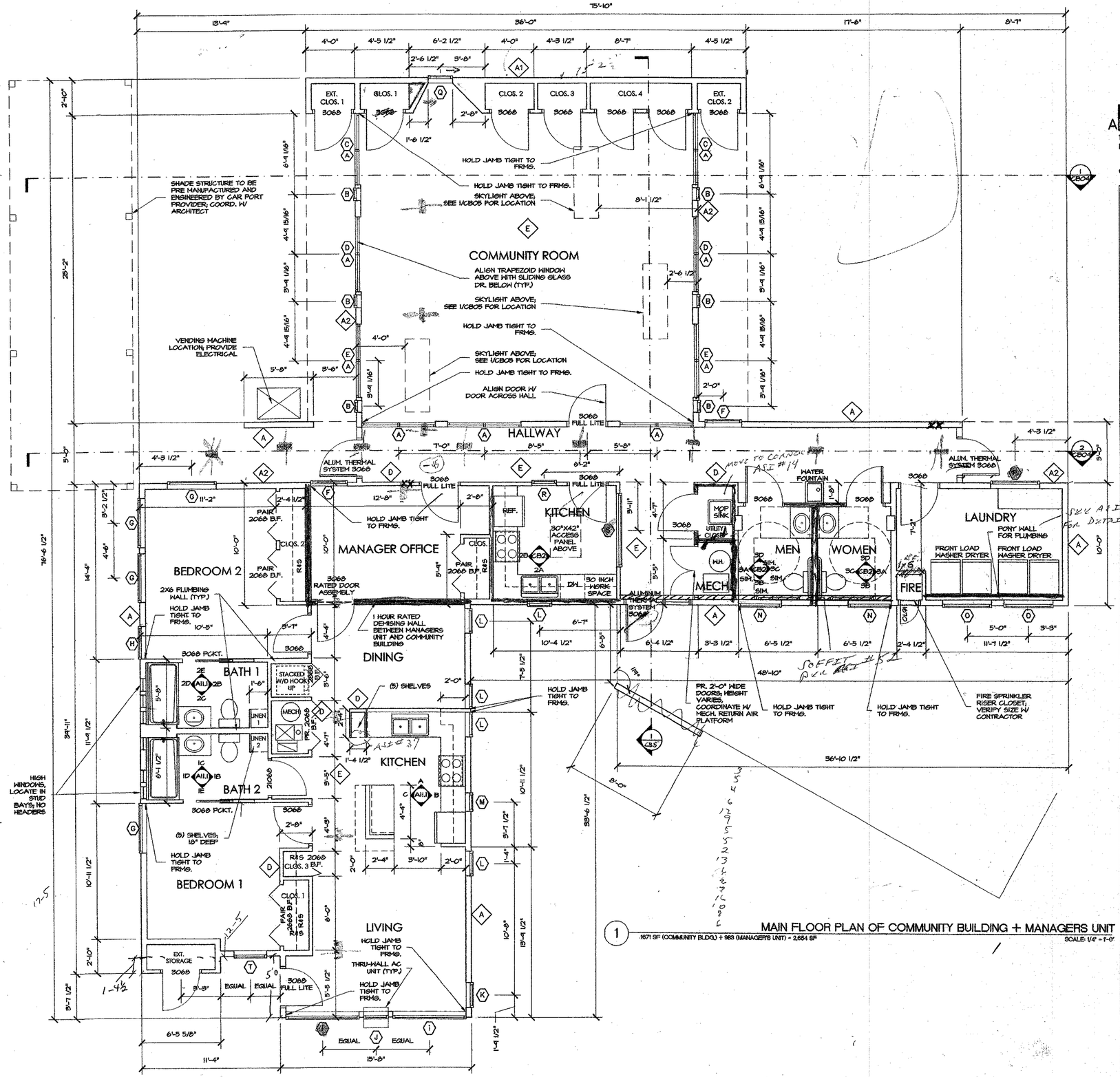
B1 = 4" VINYL BASE
B2 = ROLLED SHEET VINYL BASE, 5"

COMMUNITY BUILDING: WINDOW SCHEDULE

MARK:	MATERIAL:	TYPE:	SIZE:	DESCRIPTION:
A	~~ALUMINUM~~ VINYL	SLIDING GLASS DR.	6'-0" WIDE, 6'-8" TALL	TEMPERED
B	~~ALUMINUM~~ VINYL	PICTURE	1'-0" WIDE, 6'-8" TALL	TEMPERED
C	~~ALUMINUM~~ VINYL	TRAPEZOID	± 3'-7 1/2" WIDE, ± 1'-3" (H1), ± 2'-0" (H2) NEXT TO ± 3'-7 1/2" WIDE, ± 2'-0" (H1), 2'-4" (H2)	MULLED; FIELD VERIFY EXACT DIMENSIONS
D	~~ALUMINUM~~ VINYL	TRAPEZOID	± 3'-7 1/2" WIDE, ± 3'-1/4" (H1), ± 3'-4 1/4" (H2) NEXT TO ± 3'-7 1/2" WIDE, ± 3'-4 1/4" (H1), 4'-6 1/8" (H2)	MULLED; FIELD VERIFY EXACT DIMENSIONS
E	~~ALUMINUM~~ VINYL	TRAPEZOID	± 3'-7 1/2" WIDE, ± 4'-4 1/2" (H1), ± 5'-6 1/2" (H2) NEXT TO ± 3'-7 1/2" WIDE, ± 5'-6 1/2" (H1), 6'-3 3/8" (H2)	MULLED; FIELD VERIFY EXACT DIMENSIONS
F	VINYL	PICTURE	3'-0" WIDE, 6'-0" TALL	TEMPERED
G	VINYL	AWNING	4'-0" WIDE, 1'-6" TALL	-
H	VINYL	CASEMENT	2'-8" WIDE, 5'-0" TALL	EGRESS
I	VINYL	SLIDER	6'-0" WIDE, 6'-0" TALL	-
J	ALUMINUM	PICTURE	2'-0" WIDE, 4'-0" TALL	-
K	VINYL	CASEMENT PICTURE	1'-6" WIDE, 6'-0" TALL OVER 1'-6" WIDE, 1'-6" TALL	MULLED; TEMPERED IF WITHING 18" OF F.F.
L	VINYL	PICTURE	2'-0" WIDE, 1'-0" TALL	-
M	VINYL	PICTURE	1'-6" WIDE, 1'-0" TALL	-
N	VINYL	PICTURE	3'-6" WIDE, 1'-0" TALL	OBSCURED GLASS
O	VINYL	PICTURE	4'-0" WIDE, 2'-0" TALL	-
P	VINYL	PICTURE	4'-0" WIDE, 3'-0" TALL	-
Q	ALUMINUM	PICTURE	2'-0" WIDE, 5'-0" TALL	-
R	VINYL	PICTURE	2'-0" WIDE, 6'-0" TALL	TEMPERED
S	VINYL	PICTURE	6'-0" WIDE, 2'-6" TALL	-
T	VINYL	SINGLE HUNG	3'-0" WIDE, 5'-0" TALL	EGRESS
U	VINYL	SINGLE HUNG	1'-0" WIDE, 1'-6" TALL	

COMMUNITY BUILDING: DOOR SCHEDULE





1 MAIN FLOOR PLAN OF COMMUNITY BUILDING + MANAGERS UNIT
1671 SF (COMMUNITY BLDG.) + 983 (MANAGER'S UNIT) = 2,654 SF
SCALE: 1/4" = 1'-0"

FALEIDE ARCHITECTS PC
1701 Wynkoop St. Suite 235
Denver, Colorado 80202
tel 303.573.6578
fax 303.607.0399
e-mail: info@faleide.com

Sunshine Peak Apartments
Montrose, CO 81402

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project
Sunshine Peak Apts.
N. San Juan Parkway
Montrose, CO 81402

date issue
CONSTRUCTION + PERMIT 05.05.06

sheet title
COMMUNITY BLDG. MAIN FLOOR PLAN

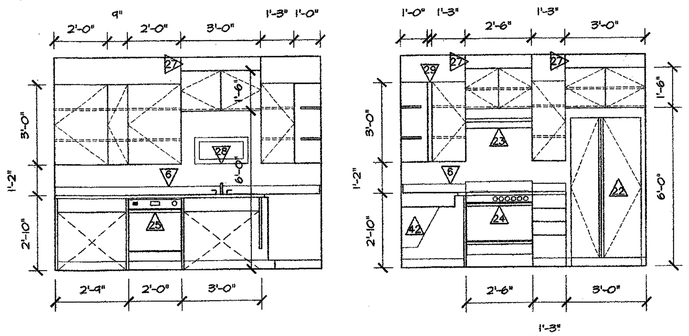
sheet no.
CB01 of 37

c:\Projects\Montrose\Drawings\Sheets\0504_CB01.dwg Thu May 11 10:57:50 2006 FALEIDE ARCHITECTS

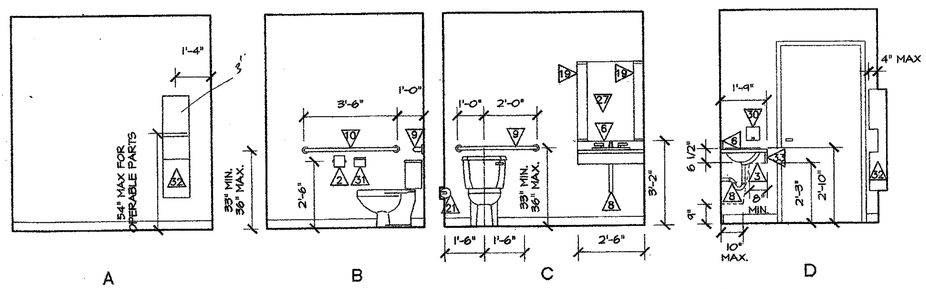
COMMUNITY BUILDING: ACCESSORY SCHEDULE

MARK:	ITEM:
1	18" SS TOWEL BAR @ 60" A.F.F.
2	SS TOILET PAPER DISPENSER
3	30" X 52" FRAMELESS MIRROR
4	42" X 52" FRAMELESS MIRROR
5	5' SS SHOWER ROD @ 74" A.F.F.
6	30" LONG X 5" HIGH SURFACE MOUNTED MIRRORED COSMETIC CABINET
7	42" LONG X 5" HIGH SURFACE MOUNTED MIRRORED COSMETIC CABINET
8	FIRE EXTINGUISHER - 2 1/2 LB. WALL BRACKET
9	36" GRAB BAR EXPOSED MTG. BOBRICK B6106X36"
10	42" GRAB BAR EXPOSED MTG. BOBRICK B6106X42"
11	24" GRAB BAR EXPOSED MTG. BOBRICK B6106X24"

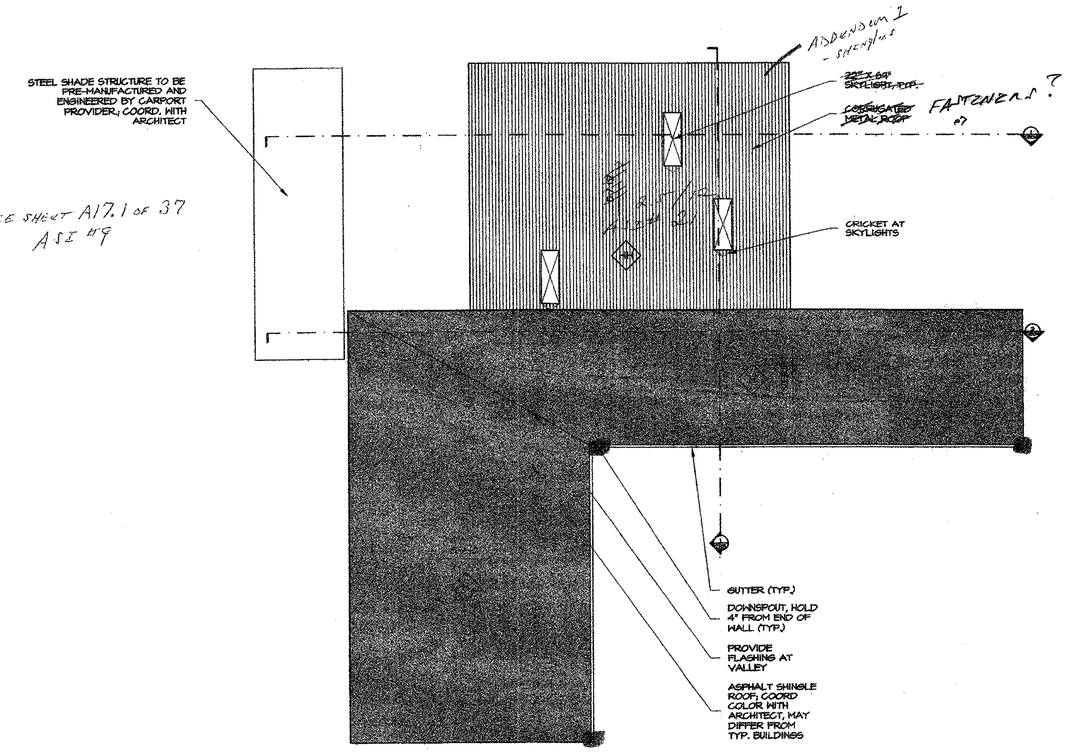
→ SEE SHEET A17.1 OF 37
ASI #9



2 INTERIOR KITCHEN ELEVATIONS - ACCESSIBLE
SCALE: 3/8" = 1'-0"



3 INTERIOR KITCHEN ELEVATIONS - ACCESSIBLE
SCALE: 3/8" = 1'-0"



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

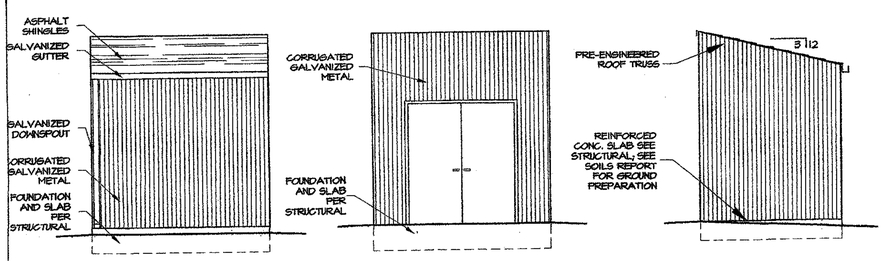
The following is a response to your RFI 08:

1 - No blind cabinets.

2 - The top of wall cabinets must be finished at the townhouse. A natural maple finish will be adequate.

3 - Where interior elevations show an oblique sink basin, provide drawers. Where interior elevations show a centered sink basin, omit drawers and provide a cabinet door.

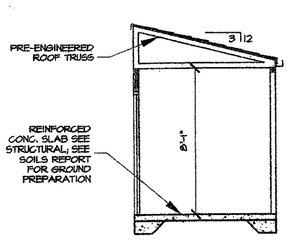
ASI #28



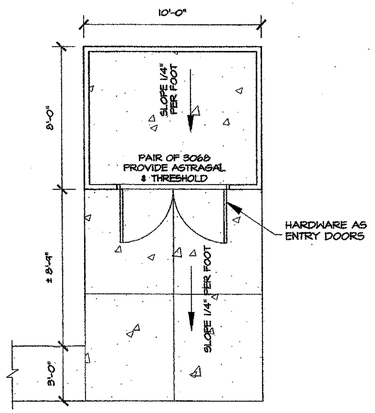
4 SHED - NORTH ELEVATION
SCALE: 1/4" = 1'-0"

5 SHED - SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

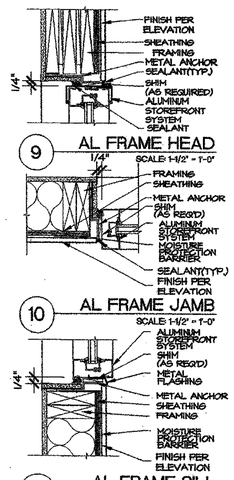
6 SHED - WEST ELEVATION
SCALE: 1/4" = 1'-0"



7 SHED - SECTION
SCALE: 1/4" = 1'-0"



8 SHED - PLAN
SCALE: 1/4" = 1'-0"



CONSTRUCTION ASSEMBLIES

A EXTERIOR WALLS:
CEMENTIOUS LAP SIDING, ON TWO LAYERS BUILDING PAPER, ON SHEATHING (RE: STRUCTURAL) OVER WOOD STUDS W/ R19 BATT INSULATION, VAPOR BARRIER AND 1/2" GWB INTERIOR FINISH.
ASSEMBLY: NOT RATED

A1 EXTERIOR WALLS:
CORRUGATED GALVANIZED METAL SIDING OR ASPHALT SHINGLES (RE: ELEV.)ON TWO LAYERS BUILDING PAPER ON SHEATHING (RE: STRUCTURAL) OVER WOOD STUDS W/ R19 BATT INSULATION, VAPOR BARRIER AND 1/2" GWB INTERIOR FINISH.
ASSEMBLY: NO RATING

A2 EXTERIOR WALLS:
CEMENTIOUS-PANEL ON TWO LAYERS BUILDING PAPER ON SHEATHING (RE: STRUCTURAL) OVER WOOD STUDS W/ R19 BATT INSULATION, VAPOR BARRIER AND 1/2" GWB INTERIOR FINISH.
ASSEMBLY: NO RATING

B EXTERIOR WALLS:
CEMENTIOUS LAP SIDING OR PANEL (RE: ELEV.), ON TWO LAYERS BUILDING PAPER, ON 5/8" EXTERIOR TYPE X GWB, ON SHEATHING (RE: STRUCT), OVER WOOD STUDS W/ R19 BATT INSULATION, VAPOR BARRIER AND 5/8" TYPE X GWB INTERIOR FINISH.
ASSEMBLY: UL-U344 1 HR.

C PARTY WALLS:
TWO PARALLEL STUD WALLS W/COMMON TOP PLATE (RE: STRUCTURAL). EACH WALL TO HAVE 5/8" TYPE X GWB ON INSIDE FACE (AT AIR GAP), R-15 HIGH DENSITY INSULATION, 5/8" TYPE X GWB ROOM SIDE FINISH. PROVIDE 2" CLEAR AIR GAP BETWEEN WALLS. (@ TUB SURROUND PROVIDE CEMENT BACKER BOARD IN ADDITION TO GWB.)
ASSEMBLY: 1 HR. RATED (BASED ON UL-U305)

D INTERIOR WALLS:
1/2" GWB EACH SIDE OF WOOD STUDS 16" O.C., AT WET AREAS PROVIDE 1/2" MOISTURE RESISTANT GWB. PROVIDE CEMENT BACKER BOARD AT TUB SURROUND WALLS.
ASSEMBLY: NO RATING

E FLOORS AT GRADE:
POST TENSION CONCRETE SLAB, RE: STRUCTURAL
ASSEMBLY: NO RATING (NON COMBUSTIBLE)

F FLOOR/CEILING SYSTEM:
FLOOR FINISH, ON SUBFLOOR, ON FLOOR JOISTS, WITH 7/8" DEEP FURRING CHANNELS, WITH 1-1/4" BATT INSULATION BTWN FURRING CHANNELS AND BOTTOM OF JOISTS, WITH 5/8" TYPE X GWB CEILING FINISH.
ASSEMBLY: UL-L530 1 HR

F1 FLOOR/CEILING SYSTEM:
FLOOR FINISH, ON SUBFLOOR, ON FLOOR JOISTS, WITH 5/8" GWB CEILING FINISH

G BALCONY/CEILING SYSTEM:
CONC. (RE: STRUCT.) ON A WATER PROOF MEMBRANE, ON SUBFLOOR, ON FLOOR JOISTS, WITH 7/8" DEEP FURRING CHANNELS, WITH 1-1/4" BATT INSULATION BTWN FURRING CHANNELS AND BOTTOM OF JOISTS, WITH 5/8" EXTERIOR TYPE X GWB CEILING FINISH.
ASSEMBLY: UL-L530 1 HR

H ROOF CEILING SYSTEM:
ASPHALT SHINGLES ON (2) LAYERS 15# FELT, ON SHEATHING (RE: STRUCTURAL) OVER PRE-ENGINEERED ROOF TRUSSES W/ R-38 FOIL FACED BATT INSULATION, WITH 5/8" GWB ACROSS BOTTOM OF TRUSSES FOR INTERIOR FINISH.
ASSEMBLY: NO RATING

H1 ROOF CEILING SYSTEM:
ASPHALT SHINGLES ON (2) LAYERS 15# FELT, ON SHEATHING (RE: STRUCTURAL) OVER 2X2 OVER JOISTS (RE: STRUCT.) W/ R-38 FOIL FACED BATT INSULATION, VAPOR BARRIER WITH (2) LAYERS 5/8" TYPE X GWB ACROSS BOTTOM OF JOISTS FOR INTERIOR FINISH.
ASSEMBLY: 1 HR. RATED MEMBRANE

H2 ROOF CEILING SYSTEM:
ROLLED ASPHALT ROOFING, ON (2) LAYERS 15# FELT, ON SHEATHING (RE: STRUCTURAL) OVER JOISTS WITH (2) LAYERS 5/8" EXTERIOR TYPE X GWB.
ASSEMBLY: 1 HR. RATED SOFFIT MEMBRANE

J ROOF CEILING SYSTEM:
CORRUGATED GALVANIZED METAL ROOFING ON (2) LAYERS 15# FELT, (ICE & WATER SHIELD WHERE SHOWN) ON SHEATHING (RE: STRUCT.) OVER ROOF JOISTS OR PRE-ENGINEERED TRUSSES W/ R-38 FOIL FACED BATT INSULATION, WITH 5/8" GWB ACROSS BOTTOM OF JOISTS FOR INTERIOR FINISH.
ASSEMBLY: NO RATING

K NOT USED

L CONCRETE PATIOS: RE: STRUCTURAL

M RAILINGS:
METAL GUARDRAIL WITH METAL BALUSTERS AT 4" O.C. SECURE TO SIDE OF STRINGER AND/OR RIM JOIST. HANDRAIL TO BE PROVIDED AT EXTERIOR STAIRS.

N INTERIOR STAIRS: CARPET (NO PAD) OVER PREFAB WOOD STRINGERS AND TREADS, PROVIDE (2) LAYERS 5/8" TYPE X GYP. BD. AT UNDERSIDE OF STAIR FOR 1 HR. RATING.

GENERAL NOTES:

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3. REFER TO STRUCTURAL FLOOR FRAMING PLANS FOR ALL BEARING WALL LOCATIONS.

4. REFER TO STRUCTURAL DRAWINGS FOR STUD AND JOIST SIZE AND SPACING, SHEATHING SIZE AND THICKNESS, POST SIZES AND CONCRETE THICKNESS.

5. ENSURE THAT DRAINAGE IS AWAY FROM BUILDING AT A SLOPE OF 1/4" PER FOOT MINIMUM. TO ALLEVIATE ANY TRAPPED WATER BETWEEN BUILDING AND SIDEWALK USE 4" DIA. CORRUGATED PLASTIC PIPE TO ROUTE WATER UNDER SIDEWALKS TO AN OPEN, DRAINABLE AREA, TYPICAL AT ALL LOCATIONS.

6. ENSURE ATTIC VENTING THROUGH ROOF, WALL AND SOFFIT IS PER CODE.

7. CONSTRUCTION LOADS SHALL NOT BE GREATER THAN DESIGN LOADS OR OTHERWISE OVERLOAD THE STRUCTURE.

8. WALLS ARE DIMENSIONED FROM FRAMING TO FRAMING UNLESS NOTED OTHERWISE.

9. DOOR FRAMES NOT DIMENSIONED ARE TO BE PLACED 4" FROM ADJACENT WALLS OR CENTERED ALONG WALL LENGTH

10. **PROVIDE FURRING AND GYP. BD. SOFFITS AS REQ'D TO COVER DUCTWORK, PLUMBING OR ELECTRICAL SYSTEMS.**

11. BUILDER SHALL VERIFY ALL MATERIALS, DIMENSIONS AND CONDITIONS SHOWN ON DRAWINGS OR NOTED IN SPECS. ANY VARIANCES ENCOUNTERED ON THE SITE WILL BE REPORTED TO THE ARCHITECT BEFORE COMMENCEMENT OF AFFECTED WORK.

12. CAULK ALL JOINTS AROUND WALL PENETRATIONS TO PROVIDE A WATER AND AIR TIGHT SEAL. CAULK ALL JOINTS BETWEEN EXTERIOR SIDING & TRIM, BETWEEN WINDOWS & DOORS AND TRIM & FLASHING, BETWEEN EXT. TRIM & SOFFIT AND BETWEEN EXT. SIDING AND TRIM & FLASHING. PROVIDE WEEPS PER MANUFACTURER'S RECOMMENDATIONS.

13. WINDOWS JAMBS & HEAD SHALL BE WRAPPED IN GYP. BD.AND HAVE A 1x6 PAINT GRADE FIR SILL W/ 1X2 WD SKIRT, CAULK ALL JOINTS BETWEEN WINDOW, GYP. BD. & WD. TRIM.

14. PROVIDE CONCRETE SPLASH BLOCKS AT ALL DOWNSPOUT LOCATIONS

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Montrose, CO 81402

date issue:
CONSTRUCTION
+ PERMIT 05.05.06

sheet title:
COMMUNITY BLDG.
ROOF PLAN
INT. ELEVATIONS

sheet no:
CB02 of 37

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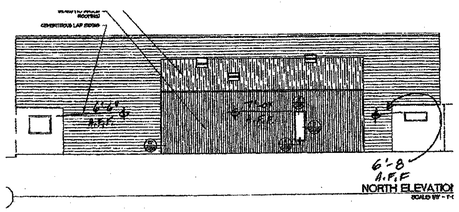
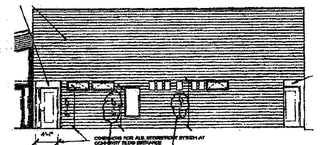


ASI # 21

①

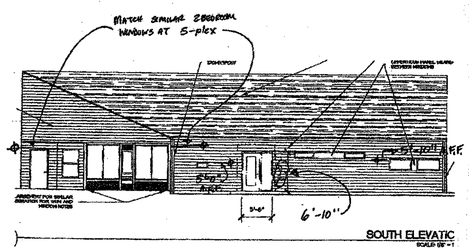
ASI 21 SHEET 06
09.26.06
SUNSHINE PEAK
NORTH ELEV.



COORDINATE BATH WINDOWS W/ TUB SURROUND AND SOFFIT ABOVE

②

ASI 21 SHEET 09
09.26.06
SUNSHINE PEAK
WEST ELEV.



③

ASI 21 SHEET 07
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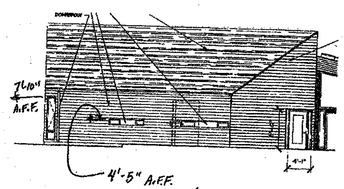
SUNSHINE PEAK
SOUTH ELEV.

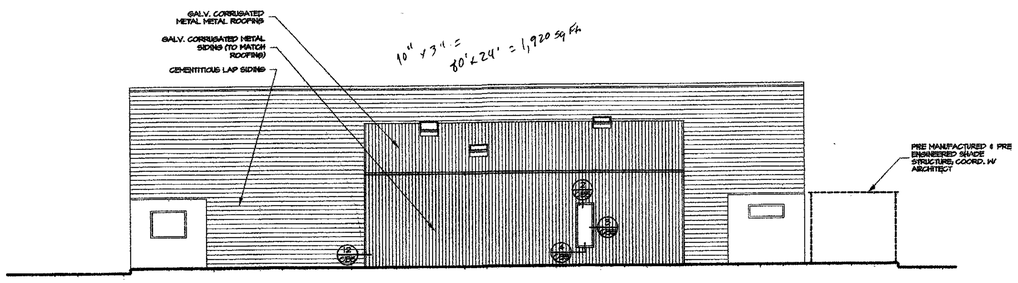


COORDINATE W/ BACKSPLASH AND UPPER CABINETS AT KITCHEN

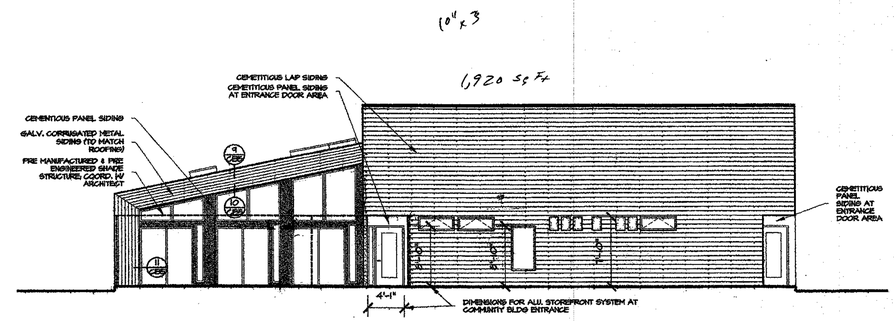
④

ASI 21 SHEET 08
09.26.06
SUNSHINE PEAK
EAST ELEV.

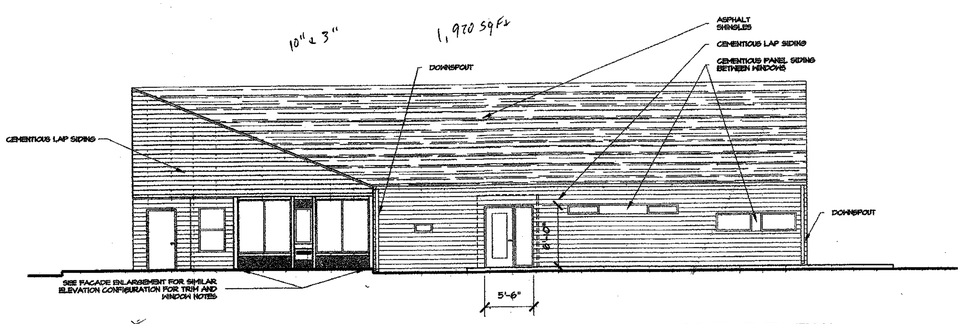
7,680 sq Ft



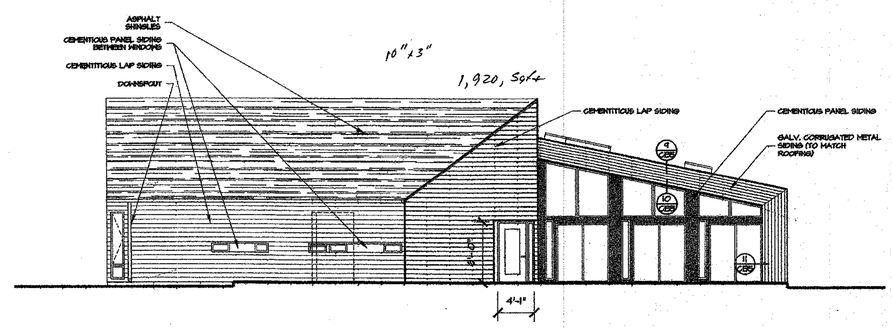
1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



2 WEST ELEVATION
SCALE: 1/8" = 1'-0"



3 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



4 EAST ELEVATION
SCALE: 1/8" = 1'-0"

* SEE ASI #21 FOR WINDOW ELEVATIONS

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Montrose, CO 81402

Date Issued:

CONSTRUCTION
+ PERMIT 05.05.06

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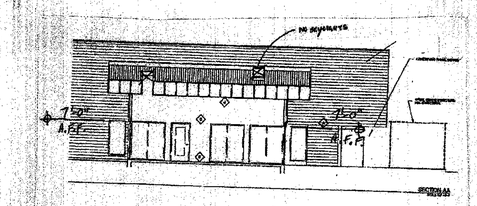

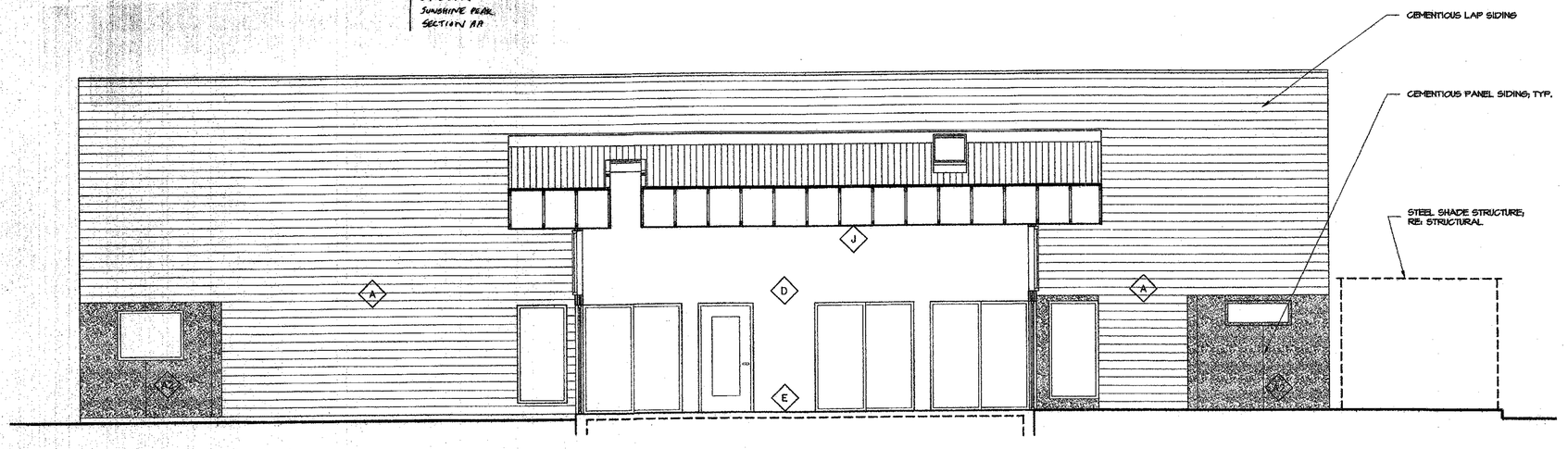

1

SECTION AA
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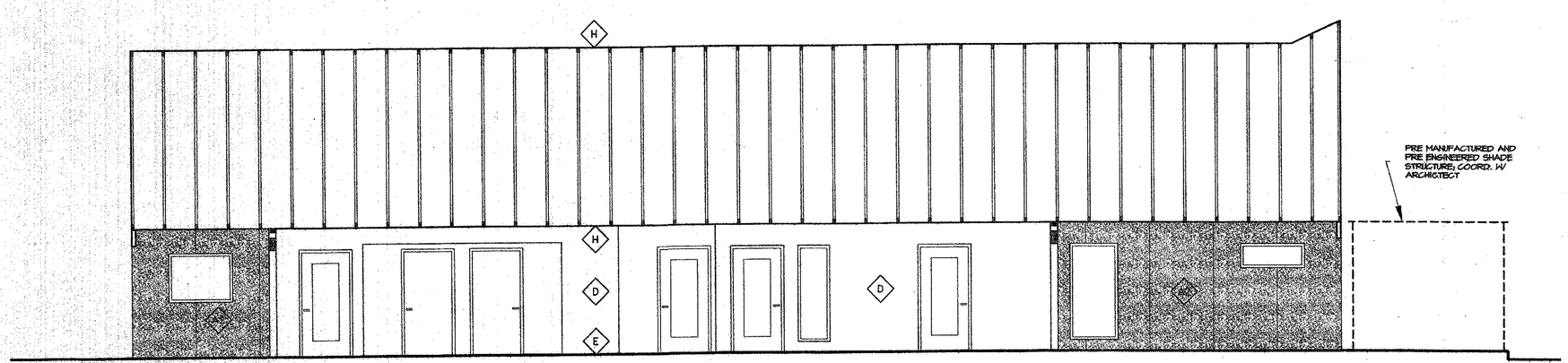

2

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

CONSTRUCTION ASSEMBLIES

A — EXTERIOR WALLS:
CEMENTIOUS LAP SIDING, ON TWO LAYERS BUILDING PAPER, ON SHEATHING (RE: STRUCTURAL), OVER WOOD STUDS W/ R14 BATT INSULATION, VAPOR BARRIER AND 1/2" GWB INTERIOR FINISH.
ASSEMBLY: NOT RATED

A1 — EXTERIOR WALLS:
CORRUGATED GALVANIZED METAL SIDING OR ASPHALT SHINGLES (RE: ELEV.)ON TWO LAYERS BUILDING PAPER ON SHEATHING (RE: STRUCTURAL) OVER WOOD STUDS W/ R14 BATT INSULATION, VAPOR BARRIER AND 1/2" GWB INTERIOR FINISH.
ASSEMBLY: NO RATING

A2 — EXTERIOR WALLS:
CEMENTIOUS-PANEL ON TWO LAYERS BUILDING PAPER ON SHEATHING (RE: STRUCTURAL) OVER WOOD STUDS W/ R14 BATT INSULATION, VAPOR BARRIER AND 1/2" GWB INTERIOR FINISH.
ASSEMBLY: NO RATING

B — EXTERIOR WALLS:
CEMENTIOUS LAP SIDING OR PANEL (RE: ELEV.), ON TWO LAYERS BUILDING PAPER, ON 5/8" EXTERIOR TYPE X GWB, ON SHEATHING (RE: STRUCT.) OVER WOOD STUDS W/ R14 BATT INSULATION, VAPOR BARRIER AND 5/8" TYPE X GWB INTERIOR FINISH.
ASSEMBLY: UL-U344 1 HR.

C — PARTY WALLS:
TWO PARALLEL STUD WALLS W/COMMON TOP PLATE (RE: STRUCTURAL). EACH WALL TO HAVE 5/8" TYPE X GWB ON INSIDE FACE (AT AIR GAP), R-13 HIGH DENSITY INSULATION, 5/8" TYPE X GWB ROOM SIDE FINISH. PROVIDE 2" CLEAR AIR GAP BETWEEN WALLS. (@ TUB SURROUND PROVIDE CEMENT BACKER BOARD IN ADDITION TO GWB.)
ASSEMBLY: 1 HR RATED (BASED ON UL-U305)

D — INTERIOR WALLS:
1/2" GWB EACH SIDE OF WOOD STUDS 16" O.C., AT WET AREAS PROVIDE 1/2" MOISTURE RESISTANT GWB. PROVIDE CEMENT BACKER BOARD AT TUB SURROUND WALLS
ASSEMBLY: NO RATING

E — FLOORS AT GRADE:
POST TENSION CONCRETE SLAB, RE: STRUCTURAL
ASSEMBLY: NO RATING (NON COMBUSTIBLE)

F — FLOOR/CEILING SYSTEM:
FLOOR FINISH, ON SUBFLOOR, ON FLOOR JOISTS, WITH 7/8" DEEP FURRING CHANNELS, WITH 1-1/4" BATT INSULATION BTWN FURRING CHANNELS AND BOTTOM OF JOISTS, WITH 5/8" TYPE X GWB CEILING FINISH.
ASSEMBLY: UL-L530 1 HR.

F1 — FLOOR/CEILING SYSTEM:
FLOOR FINISH, ON SUBFLOOR, ON FLOOR JOISTS, WITH 5/8" GWB CEILING FINISH

G — BALCONY/CEILING SYSTEM:
CONC. (RE: STRUCT.) ON A WATER PROOF MEMBRANE, ON SUBFLOOR, ON FLOOR JOISTS, WITH 7/8" DEEP FURRING CHANNELS, WITH 1-1/4" BATT INSULATION BTWN FURRING CHANNELS AND BOTTOM OF JOISTS, WITH 5/8" EXTERIOR TYPE X GWB CEILING FINISH.
ASSEMBLY: UL-L530 1 HR

H — ROOF CEILING SYSTEM:
ASPHALT SHINGLES ON (2) LAYERS 15# FELT, ON SHEATHING (RE: STRUCTURAL) OVER PRE-ENGINEERED ROOF TRUSSES W/ R-38 FOIL FACED BATT INSULATION, WITH 5/8" GWB ACROSS BOTTOM OF TRUSSES FOR INTERIOR FINISH.
ASSEMBLY: NO RATING

H1 — ROOF CEILING SYSTEM:
ASPHALT SHINGLES ON (2) LAYERS 15# FELT, ON SHEATHING (RE: STRUCTURAL) OVER 2X2 OVER JOISTS (RE: STRUCT.) W/ R-38 FOIL FACED BATT INSULATION, VAPOR BARRIER WITH (2) LAYERS 5/8" TYPE X GWB ACROSS BOTTOM OF JOISTS FOR INTERIOR FINISH.
ASSEMBLY: 1 HR. RATED MEMBRANE

H2 — ROOF CEILING SYSTEM:
ROLLED ASPHALT ROOFING, ON (2) LAYERS 15# FELT, ON SHEATHING (RE: STRUCTURAL) OVER JOISTS WITH (2) LAYERS 5/8" EXTERIOR TYPE X GWB.
ASSEMBLY: 1 HR. RATED SOFFIT MEMBRANE

J — ROOF CEILING SYSTEM:
CORRUGATED GALVANIZED METAL ROOFING ON (2) LAYERS 15# FELT, (ICE & WATER SHIELD WHERE SHOWN) ON SHEATHING (RE: STRUCT.) OVER ROOF JOISTS OR PRE-ENGINEERED TRUSSES W/ R-38 FOIL FACED BATT INSULATION, WITH 5/8" GWB ACROSS BOTTOM OF JOISTS FOR INTERIOR FINISH.
ASSEMBLY: NO RATING

K — NOT USED

L — CONCRETE PATIOS: RE: STRUCTURAL

M — RAILINGS:
METAL GUARDRAIL WITH METAL BALUSTERS AT 4" O.C., SECURE TO SIDE OF STRINGER AND/OR RIM JOIST. HANDRAIL TO BE PROVIDED AT EXTERIOR STAIRS.

N — INTERIOR STAIRS: CARPET (NO PAD) OVER PREFAB WOOD STRINGERS AND TREADS; PROVIDE (2) LAYERS 5/8" TYPE X GYP. BD. AT UNDERSIDE OF STAIR FOR 1 HR. RATING.

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6. ENSURE ATTIC VENTING THROUGH ROOF, WALL AND SOFFIT IS PER CODE.

7. CONSTRUCTION LOADS SHALL NOT BE GREATER THAN DESIGN LOADS OR OTHERWISE OVERLOAD THE STRUCTURE.

8. WALLS ARE DIMENSIONED FROM FRAMING TO FRAMING UNLESS NOTED OTHERWISE.

9. DOOR FRAMES NOT DIMENSIONED ARE TO BE PLACED 4" FROM ADJACENT WALLS OR CENTERED ALONG WALL LENGTH

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12. CAULK ALL JOINTS AROUND WALL PENETRATIONS TO PROVIDE A WATER AND AIR TIGHT SEAL. CAULK ALL JOINTS BETWEEN EXTERIOR SIDING & TRIM, BETWEEN WINDOWS & DOORS AND TRIM & FLASHING, BETWEEN EXT. TRIM & SOFFIT AND BETWEEN EXT. SIDING AND TRIM & FLASHING. PROVIDE WEEPS PER MANUFACTURER'S RECOMMENDATIONS.

13. WINDOWS JAMBS & HEAD SHALL BE WRAPPED IN GYP. BD.AND HAVE A 1x6 PAINT GRADE FIR SILL W/ 1X2 WD SKIRT, CAULK ALL JOINTS BETWEEN WINDOW, GYP. BD. & WD. TRIM.

14. PROVIDE CONCRETE SPLASH BLOCKS AT ALL DOWNSPOUT LOCATIONS

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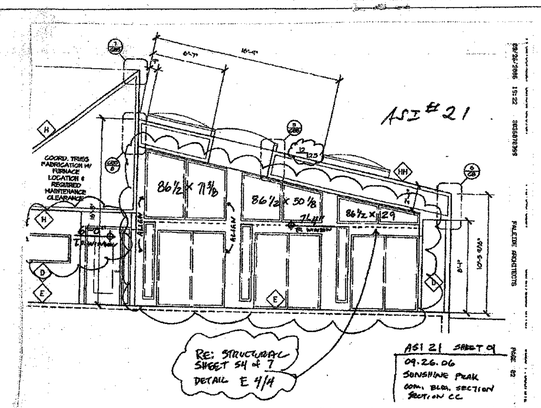

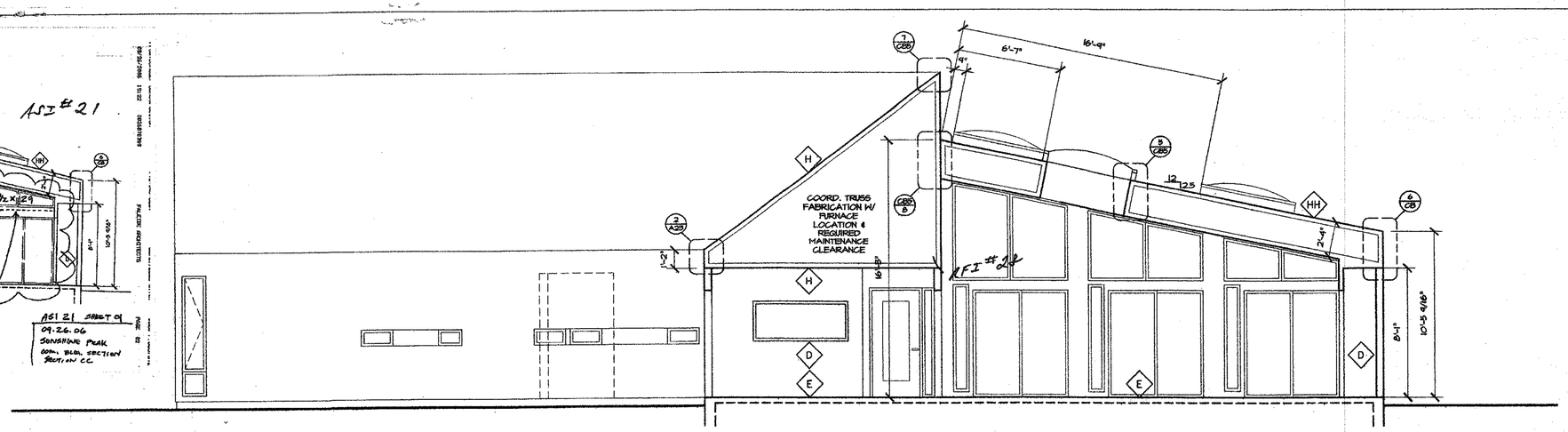

1 SECTION CC
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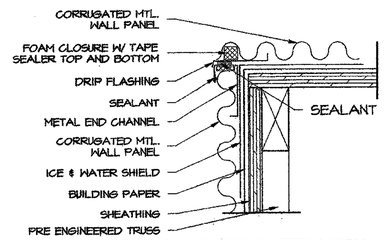

9 ROOF DETAIL - CORRUGATED METAL
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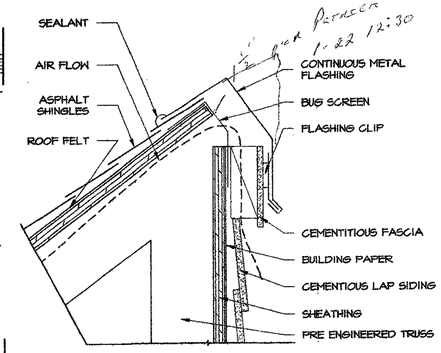
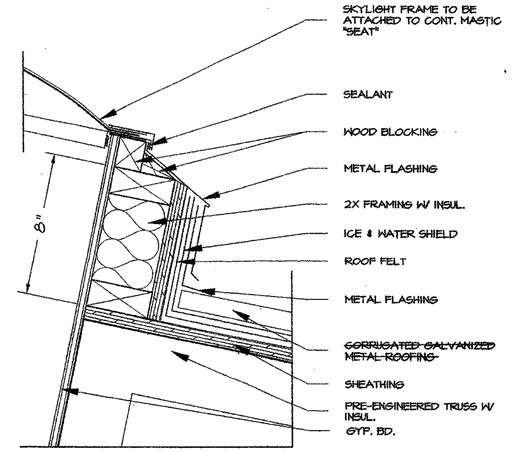
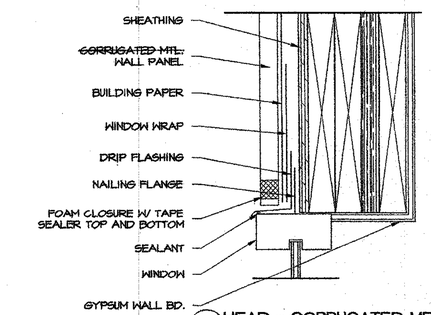


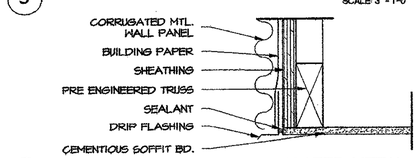
7 RIDGE VENTING DETAIL
SCALE: 3" = 1'-0"



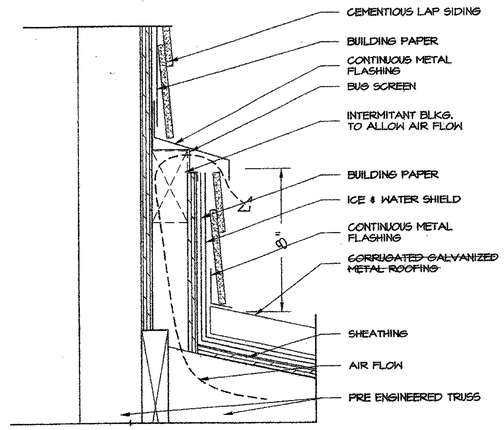
5 SKYLIGHT CURB DETAIL
SCALE: 3" = 1'-0"



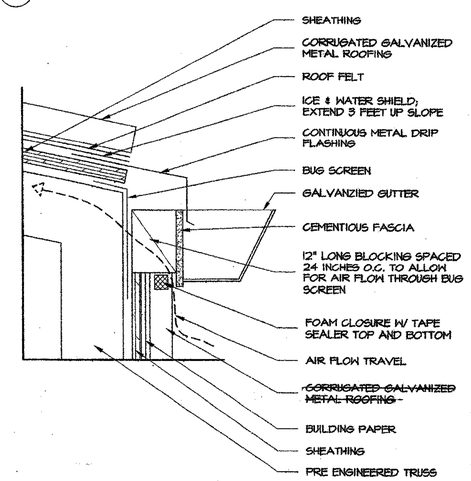
2 HEAD - CORRUGATED METAL
SCALE: 3" = 1'-0"



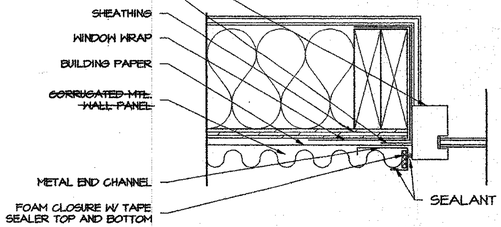
10 EAVE DETAIL - CORRUGATED METAL
SCALE: 3" = 1'-0"



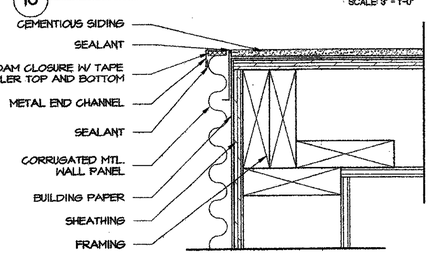
8 ROOF DETAIL
SCALE: 3" = 1'-0"



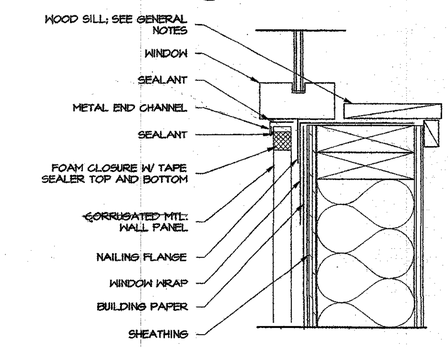
6 ROOF DETAIL
SCALE: 3" = 1'-0"



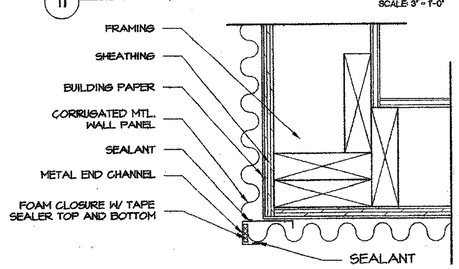
3 JAMB - CORRUGATED METAL
SCALE: 3" = 1'-0"



11 CORNER DETAIL - CORRUGATED METAL
SCALE: 3" = 1'-0"



4 SILL - CORRUGATED METAL
SCALE: 3" = 1'-0"



12 CORNER DETAIL - CORRUGATED METAL
SCALE: 3" = 1'-0"

FALEIDE ARCHITECTS PC
1701 Wynkoop St, Suite 235
Denver, Colorado 80202
tel 303 . 573 . 6578
fax 303 . 607 . 0399
e-mail: info@faleide.com

Sunshine Peak Apartments
Montrose, CO 81402

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Sunshine Peak Apts.
N. San Juan Parkway

Montrose, CO 81402

date issue

CONSTRUCTION
+ PERMIT 05.05.06

COMMUNITY BLDG.
SECTION
DETAILS

drawing no.

CB05 of 37

Q:\Projects\Montrose\Drawings\Sheets\0504_CB05 section.dwg Thu May 11 11:05:32 2006 FALEIDE ARCHITECTS

Request for Information

Schauer Construction Company, Inc.
104 Pro Rodeo Drive, Suite 120
Colorado Springs, CO 80919
719-548-8455 Telefax: 719-548-9287

Sunshine Peak Apartments
748 Cedar Creek Avenue
Montrose, CO 81401

Faleide Architects PC
1701 Wynkoop St., Suite 235
Denver, CO 80202
303-573-3578 Telefax: 303-607-0399

Description of RFI:	Wall Panel Questions	**Date Submitted:**	8/15/2006
		Reply Required:	9/17/2006
RFI Number:	2	**Area Involved:**	Wall Panels
Cost Impact:	no	**Urgent Yes/No:**	yes
Schedule Impact:	no	**Subcontractor RFI Date:**	
Subcontractor RFI Number:		**Drawing Number:**	
Specification Section:	06100		

Subject: 5. At the 2-bedroom units, there are some walls shown around the pantry in the kitchen and around the linen cabinet in the bathrooms. These walls appear to be 2x2 walls. Please verify this. ASI #04

6. Some of the structural details show walls that run parallel to I-joists are to be ballooned to underside of floor sheathing. Yet, the headers of openings in these walls are shown flush with the top of I-joists which would make panelization difficult. I would recommend that we provide all standard height walls in order to be consistent throughout the entire project. Please verify if this will be ok. ASI #.04

7. In the structural drawings, some walls are shown having 7/16" osb wall sheathing and others have 1/2" plywood wall sheathing. If the engineer will allow it, I would recommend using 7/16" osb on the entire project in order to keep jamb sizes consistent. Please verify if this will be ok. ASI #10

10. Please verify that the 1st level, center unit of building G1 is to be a handicap accessible unit. ASI #.04

12. There is a wide plate at the top and bottom of the double party wall construction. The architectural drawings and structural drawings show this plate in different locations. Please verify if I should follow the architectural drawings or the structural drawings. (A16/City of Montrose, A19/3, and S8/A are each showing a different configuration)

18. At the 1st level of the town home, there is a window V on the interior wall of the dining room. Would you like this window to have a standard header height? ASI #.04

19. At the 1st level of the town home, there is a window above the door leading into Bathroom #1. (See detail 1A on sheet A15.1.) I need the rough opening and header height of this window. Also, would you like the window to be centered on the door below it? (Please provide the size of the window, SOCI will coordinate the R.O. size with the window subcontractor) ASI #.04

Dave Rose
SCHAUER CONSTRUCTION COMPANY, INC.
Dave Rose

REPLY:

From:Schauer Construction 719-548-9287 08/31/2006 08:15 #407 P.002/002
08/25/2006 15:02 3035678399 FALEIDE ARCHITECTS PAGE 02

Architect's Supplemental Instructions

Project: Sunshine Peak Apartment Homes Contract: AS No: 010 Architect's Project No: 06.64	Date: 08.25.06 Total Pages: 1

Schauer Construction
Attn: Mike Mitzner
104 Pro Rodeo Drive
Suite 120
Colorado Springs, CO 80919

ASI #10

Re: RFI 02

Dear Mike,

The following is additional information in a partial response to RFI 02 dated August. 18 2006. Numbers below correspond to numbers on RFI 02.

7. Walls with ½" plywood wall sheathing must remain ½" plywood. It is not acceptable to replace the ½" plywood with 7/16" OSB.

Sincerely,

Todd Townsend

Todd Townsend

1701 Wynkoop Suite 235 Denver, Colorado 80202 voice 303.573.3578 fax 303.607.0399 e-mail faleide@aol.com [redacted]

From:Schauer Construction 719-548-9287 08/31/2006 17:01 #411 P.002/002
08/29/2006 10:15 3035678399 FALEIDE ARCHITECTS PAGE 02

28 August 2006

MEMO 1

TO: Todd Townsend
Faleide Architects, PC

FROM: Ron Frickel
RNF Consultants, Inc.

ASI # 10.1

Re: Review Comments
Sunshine Peak Apartments
Job No. 3658.0

In response to Item #7 of RFI 2, the ½" plywood sheathing is required between first and second floors at building end walls only. It has a higher shearwall value than 7/16" O.S.B.

The issue regarding jamb size does not seem to apply since the ½" plywood thickness will match the ½" gypsum board thickness above. There will be a different thickness between the 7/16" O.S.B. and the ½" gypsum board sheathing which occurs at all front and rear walls.

We are waiting to hear back from the City Building Official re: item #12.

RNF CONSULTANTS • STRUCTURAL ENGINEERS • 11200 W. ALAMEDA • LAKEWOOD, COLO. • 80228 • 303 • 988 1546

FALEIDE ARCHITECTS PC

Todd

From: Ron Frickel (mfrickel@qwest.net)
Sent: Saturday, December 30, 2006 4:36 PM
To: Mike Mitzner
Cc: Chris Wilson; Dave Rose; Todd Townsen; Ron Faleide
Subject: Re: RFI 21 Sunshine Peaks Apts

ATT00001.html

Mike:
After considerable research, I have been able to establish some shear and tension values to the powder driven pins you have proposed for use at the party walls. The required load capacities for the pins are 100 pll shear and 143 pll for tension. According to ICBO report ER-4546, in conjunction with ANSI/NFoPA NDS-1991, the following values are determined:
1. Each pin has a value in 4000 psi concrete, with 1 1/4" min. penetration, of 266 lb. shear and 370 lb tension.
2. Each pin has a value in the wood sill plates of 96 lb shear and 178 lb tension, subject to a reduction factor of 0.81 for woods with a specific gravity between 0.42 and 0.49 which is our condition. Net allowable values are then 77 lb shear and 144 lb tension.

The above criteria would set a maximum spacing of 9", however report ER-4546 sets some additional requirements:
1. PDP-300 pins shall have 4 pins placed at each end of sill plates with a length greater than 30 inches. The pins shall be placed 3.6 and 12 inches, respectively from the interior face of the end stud. The spacing may be adjusted to avoid interference with intervening studs. The 9" spacing noted above would apply between these end sets.
2. All pins must be installed with a minimum 3/4 inch dia., No. 16 gage (0.0598 inch) steel washer.

The above criteria apply to the party shear walls only. The shear loads on the exterior walls would require 6 pins per lineal foot, which would not meet the minimum spacing requirement for the pins to develop their strength in the concrete. Therefore, the specified anchor bolt size and spacing should be used at all exterior walls.

Ron Frickel, P.E.
RNF Consultants Inc.
mfrickel@qwest.net
303-986-1846
---- Original Message ----
From: Mike Mitzner
To: mfrickel@qwest.net
Cc: Chris Wilson ; Dave Rose ; Todd Townsen ; Ron Faleide
Sent: Wednesday, December 20, 2006 10:42 AM
Subject: RFI 21 Sunshine Peaks Apts

Ron,
See attached RFI 21. Talking with Chris the City Inspector wants to see anchor bolts at the party wall locations and exterior walls.

Thank You

Mike Mitzner
Schauer Construction Company, Inc.

ASI #10

ASI 10 SHEET 01
01.02.07
SUNSHINE PEAK

Request for Information

Schauer Construction Company, Inc.
104 Pro Rodeo Drive, Suite 120
Colorado Springs, CO 80919
719-548-8455 Telefax: 719-548-9287

Sunshine Peak Apartments
748 Cedar Creek Avenue
Montrose, CO 81401

Faleide Architects PC
1701 Wynkoop St., Suite 235
Denver, CO 80202
303-573-3578 Telefax: 303-607-0399

Description of RFI:	Anchor Bolts	**Date Submitted:**	10/5/2006
		Reply Required:	10/7/2006
RFI Number:	14	**Area Involved:**	All Buildings
Cost Impact:	no	**Urgent Yes/No:**	yes
Schedule Impact:	no	**Subcontractor RFI Date:**	
Subcontractor RFI Number:		**Drawing Number:**	S1
Specification Section:	03100		

Subject: Todd and Ron,

Please identify all walls that are required to have anchor bolts including any interior or interior load bearing walls. Please confirm the location, spacing, and dimensions of said anchor bolts.

Thank you.

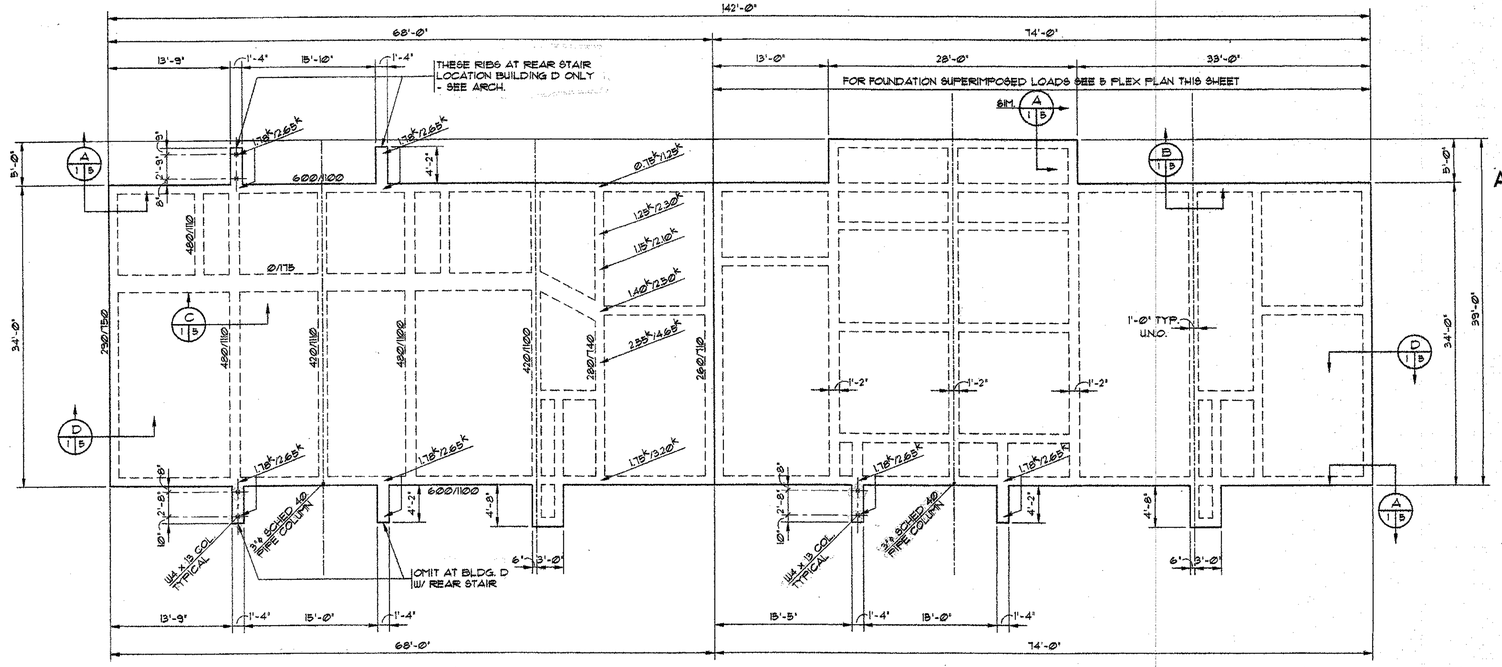
Dave Rose
SCHAUER CONSTRUCTION COMPANY, INC.
Dave Rose

REPLY:

PRESTRESSED POST-TENSIONED CONCRETE FOUNDATION NOTES.

A. PRESTRESSED POST-TENSIONED FOUNDATION SYSTEM SHALL BE DESIGNED, DETAILED, AND STAMPED BY THE CONTRACTOR'S DESIGN/BUILD SUBCONTRACTOR IN ACCORDANCE WITH SOILS RECOMMENDATIONS CONTAINED IN REPORT NO. 2103, DATED NOVEMBER 3, 2005, AND ADDENDUM 1 BY GEOTECHNICIAL ENGINEERING GROUP, INC. DATED MARCH 6, 2006.
B. POST-TENSIONED FOUNDATION SYSTEM DRAWINGS SHALL BE STAMPED BY A CURRENTLY REGISTERED COLORADO PROFESSIONAL ENGINEER AND SHALL BE SUBMITTED FOR A SEPARATE FOUNDATION PERMIT.
C. ALL PRESTRESSED POST-TENSIONED WORK SHALL BE IN ACCORDANCE WITH THE 'BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE' ACI 318.
D. SUPERIMPOSED DESIGN LOADING FOR SLABS AND BEAMS SHALL BE AS SHOWN ON THE PLANS.
E. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS, DESIGN CALCULATIONS, AND PROPOSED STRESSING SEQUENCE TO THE ARCHITECT/ENGINEER PRIOR TO COMMENCING THIS PHASE OF CONSTRUCTION, FOR REVIEW OF CONDITIONS RELATED TO OTHER WORK ON THE PROJECT.
F. DESIGN/BUILD FOUNDATION ENGINEER SHALL SPECIFY CONCRETE MIX DESIGNS, STRENGTHS, SLUMPS, AIR ENTRAINMENT, WATER/CEMENT RATIO, AND TYPE V CEMENT PER SOILS REPORT RECOMMENDATIONS.
G. THE TENDON SUPPLIER AND CONTRACTOR ARE JOINTLY RESPONSIBLE TO PROVIDE THE FINAL EFFECTIVE FORCES REQUIRED.
H. PROVIDE BLOCK-OUT SLEEVES PRIOR TO CONCRETE POUR FOR ALL OPENINGS AND PENETRATIONS REQUIRED BY MECHANICAL AND ELECTRICAL CONTRACTORS IN PRESTRESSED SLABS.
I. SPECIFY POWDER ACTUATED FASTENERS MAXIMUM PENETRATING DEPTH INTO THE CONCRETE FOR ATTACHMENT BY OTHER TRADES
J. PROVIDE EMBEDDED ANCHORS, PLATES, ANCHOR RODS, AND OTHER ATTACHMENTS FOR COLUMNS, WALL SILL PLATES, ETC. AS NEEDED FOR ANY STRUCTURAL, ARCHITECTURAL, ELECTRICAL AND MECHANICAL ITEMS REQUIRING ANCHORAGE TO THE PRESTRESSED CONCRETE. ANY CONNECTIONS NOT PROVIDED FOR BY CAST-IN-ANCHORS AND WHICH MUST BE DRILLED LATER SHALL BE LOCATED TO MISS TENDONS AND SHALL BE SUBMITTED TO THE POST-TENSIONED FOUNDATION DESIGN/BUILD ENGINEER FOR APPROVAL PRIOR TO DRILLING.
K. STRUCTURAL REINFORCEMENT REQUIRED FOR THE PERFORMANCE OF THE ANCHORAGE SHALL BE DETAILED AND SUPPLIED BY THE TENDON SUPPLIER.

NOTE: FOUNDATION PLANS SHOWN ON THIS SHEET ARE FOR GENERAL INFORMATION ONLY AND ARE NOT TO BE CONSIDERED A PART OF THE ENGINEERED FOUNDATION WHICH WILL BE PREPARED BY OTHERS. LOADS INDICATED ON THESE PLANS ARE TO BE USED BY THE FOUNDATION ENGINEER AND ARE UNFACTORED. FOUNDATION PERMIT IS TO BE ISSUED ON THE BASIS OF ENGINEERED FOUNDATION PLANS BY OTHERS. RNF CONSULTANTS ASSUMES NO RESPONSIBILITY FOR THE DESIGN OR PERFORMANCE OF SAID FOUNDATION.

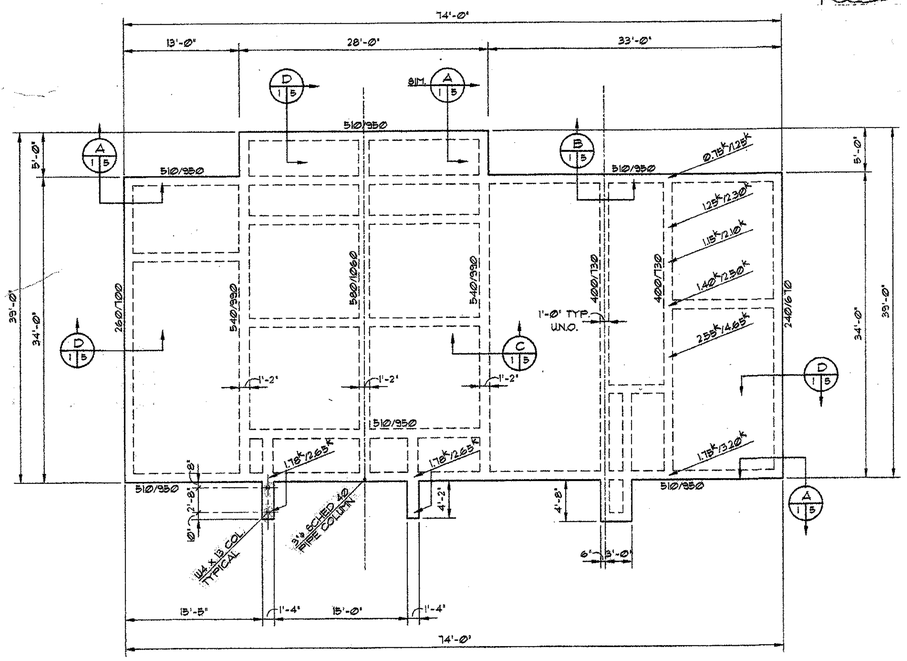


10 PLEX FOUNDATION PLAN
1/8"=1'-0"

1. ALL FLOOR SLABS ARE 5" THICK AND ALL GRADE BEAMS ARE 24" DEEP.
2. C.G. OF ALL STRANDS AT MID-DEPTH OF SLABS OR GRADE BEAMS.

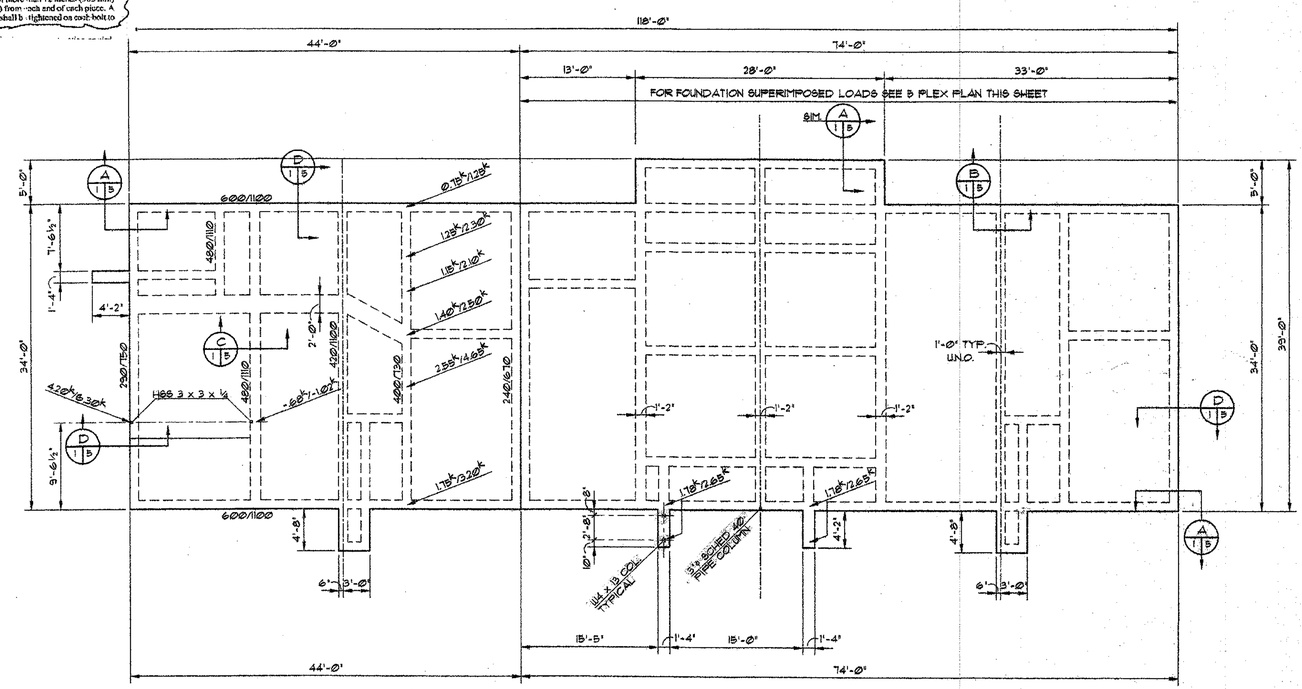
[illegible] of Section 2304.9.
2304.9 Foundation plates or sills. Foundations and footings shall be as specified in Chapter 19. Foundation plates or sills resting on concrete or masonry foundations shall comply with Section 2304.3.1. Foundation plates or sills shall be bolted or anchored to the foundation with not less than ½-inch-diameter (12.7 mm) steel bolts or approved anchors. Bolts shall be embedded at least 7 inches (178 mm) into concrete or masonry and spaced not more than 6 feet (1829 mm) apart. There shall be a minimum of two bolts or anchor straps per piece with one bolt or another strap located not more than 12 inches (305 mm) or less than 4 inches ([illegible] mm) from each end of each piece. A properly sized nut and washer shall be tightened on each bolt to the plate.

INTERIOR Anchor Bolts Bolt ASE # 35



5 PLEX FOUNDATION PLAN
1/8"=1'-0"

1. ALL FLOOR SLABS ARE 5" THICK AND ALL GRADE BEAMS ARE 24" DEEP.
2. C.G. OF ALL STRANDS AT MID-DEPTH OF SLABS OR GRADE BEAMS.



8 PLEX FOUNDATION PLAN
1/8"=1'-0"

1. ALL FLOOR SLABS ARE 5" THICK AND ALL GRADE BEAMS ARE 24" DEEP.
2. C.G. OF ALL STRANDS AT MID-DEPTH OF SLABS OR GRADE BEAMS.

FALEIDE ARCHITECTS PC
1701 Wynkoop St., Suite 235
Denver, Colorado 80202
tel 303.573.6578
fax 303.607.0399
e-mail rfaleide@aol.com

Sunshine Peak Apartments
Montrose, CO 81402

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project:
Sunshine Peak Apts.
N. San Juan Parkway
Montrose, CO 81402

date, issue:
CONSTRUCTION and PERMIT
05.05.06

drafted:
JDP

sheet title:
General Notes and Details

sheet no.:
S1 of 7

Request for Information

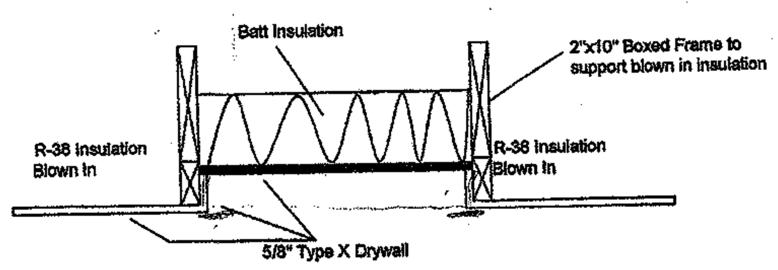
Schauer Construction Company, Inc.
104 Pro Rodeo Drive, Suite 120
Colorado Springs, CO 80919
719-548-9455 Telefax: 719-548-9267

Shunshine Peak Apartments
Montrose, CO 81402

Faleide Architects PC
1701 Wynkoop St., Suite 235
Denver, CO 80202
303-573-3578 Telefax: 303-607-0399

Description of RFI:	Attic Access Doors	**Date Submitted:**	1/2/2007
		Reply Required:	1/3/2007
RFI Number:	27	**Area Involved:**	All areas req. attic access
Cost Impact:	No	**Urgent Yes/No:**	Yes
Schedule Impact:	Possible	**Subcontractor RFI Date:**	1/2/2007
Subcontractor RFI Number:	27	**Drawing Number:**	n/a
Specification Section:	n/a		

Subject: Todd,
We would like to use the attached sketch for the access doors. We have used this detail in the past and it has satified the building inspectors. According to the IBC the opening must be a minimum of 20" x 30" clear opening. Is this acceptable to Faleide Architects?



Attic access must be a minimum of 20" X 30" clear opening

Attic Access Detail Sunshine Peak Apartments

From:Schauer Construction 719+548+9267 12/14/2006 16:41 #760 P.001/002

Request for Information

Schauer Construction Company, Inc.
104 Pro Rodeo Drive, Suite 120
Colorado Springs, CO 80919
719-548-9455 Telefax: 719-548-9267

Sunshine Peak Apartments
748 Cedar Creek Avenue
Montrose, CO 81401

Faleide Architects PC
1701 Wynkoop St., Suite 235
Denver, CO 80202
303-573-3578 Telefax: 303-607-0399

Description of RFI:	LVL at Bridge Location in Townhome	**Date Submitted:**	12/14/2006
		Reply Required:	12/15/2006
RFI Number:	19	**Area Involved:**	LVL at Bridge Location in
Cost Impact:	no	**Urgent Yes/No:**	no
Schedule Impact:	no	**Subcontractor RFI Date:**	
Subcontractor RFI Number:		**Drawing Number:**	
Specification Section:	06100		

Subject: This RFI is to confirm the conversation between Chris Wilson and Ron Frickel at approximately 4:00 p.m. on 12/14/2006. The LVL at the bridge location shown in the attached picture is not required. In this instance, shown in the attached picture, the BCIs are being supported by hangers attached to this LVL. In this instance the LVL will be cut so that another LVL may be sistered up next to the BCIs, these LVLs will be attached to the BCIs, these LVLs will bear on the party wall, and the hangers will be removed. In future construction the LVL on top of the party wall at the bridge location in the townhouse will not be installed and the BCIs will bear directly on the party wall. Please confirm and/or modify the above statements and provide any specific information not included above.

Thank you.

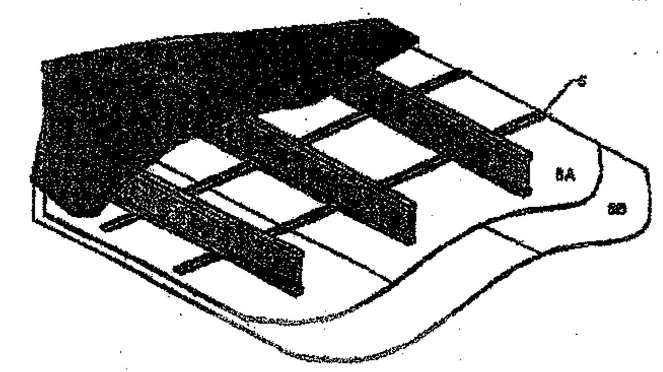
Dave Rose
SCHAUER CONSTRUCTION COMPANY, INC.
Dave Rose

REPLY:

From:Schauer Construction 719+548+9267 10/12/2006 08:59 #585 P.002/002
03/22/2006 16:25 3036070399 FALEIDE ARCHITECTS PAGE 04

WIJ-1.6 One-Hour Fire-Resistive Ceiling Assembly

Floor[a]/Ceiling - 100% Design Load - 1 Hour Rating - ASTM E 119 / NFPA 251



ASI # 12

~~1. Floor Topping (optional, not shown): Gypsum concrete, lightweight or normal concrete topping.~~
2. **Floor Sheathing:** Minimum 23/32 inch thick tongue-and-groove wood sheathing (Exposure 1). Installed per code requirements with minimum 8d common nails.
3. **Insulation** (optional, not shown): Insulation fitted between I-joists supported by the resilient channels. *USE AT CUSHIONED VINYL LOCATIONS ONLY
4. **Structural Members:** Wood I-joists spaced a maximum of 24 inches on center.
   Minimum I-joist flange depth: 1-5/16 inches — Minimum I-joist flange area: 1.95 inches^2
   Minimum I-joist web thickness: 3/8 inch — Minimum I-joist depth: 9-1/2 inches
5. **Resilient Channels[b]:** Minimum 0.019 inch thick galvanized steel resilient channel attached perpendicular to the bottom flange of the I-joists with one 1-1/4 inch drywall screw. Channels spaced a maximum of 16 inches on center [24 inches on center when I-joists are spaced a maximum of 16 inches on center].
6. **Gypsum Wallboard:** Two layers of minimum 1/2 inch Type X gypsum wallboard attached with the long dimension perpendicular to the resilient channels as follows:
   [redacted] layer of wallboard attached to resilient channels [redacted]
   [redacted] wallboard attached to resilient channels through base layer [redacted] on center. Edge joints of wallboard face layer offset 24 inches from [redacted] base layer. [redacted] wallboard face layer attached to base layer with 1-1/2 inch Type G drywall screws [redacted]
7. **Finish System** (not shown): Face layer joints covered with tape and coated with joint compound. Screw heads covered with joint compound.

Fire Test conducted at National Research Council of Canada — Report No: A-4440.1 — June 24, 1997

	STC and IIC Sound Ratings for Listed Assembly							
	Without Gypsum Concrete				With Gypsum Concrete			
	Cushioned Vinyl		Carpet & Pad		Cushioned Vinyl		Carpet & Pad	
	STC	IIC	STC	IIC	STC	IIC	STC	IIC
With Insulation	59	50	55	68			62[c]	65[c]
Without Insulation	-	-	54	68	65	51	58[c]	55[c]

[a] This assembly may also be used in a fire-rated roof/ceiling application, but only when constructed exactly as described.
[b] Direct attachment of gypsum wallboard in lieu of attachment to resilient channels is typically deemed acceptable. When gypsum wallboard is directly attached to the I-joists, the wallboard should be installed with long dimension perpendicular to the I-joists and insulation should not be supported by the wallboard.
[c] STC and IIC values estimated by David L. Adams Associates, Inc.

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ASI 12 SHEET 01
09.12.06 SUNSHINE PEAK
FLOOR CEILING ASSEMBLY '#1'

Architect's Supplemental Instructions

Project: Sunshine Peak Apartment Homes	Date: 12.18.06
Contract:	
ASI No: 039	
Architect's Project No: 05.04	Total Pages: 1

Schauer Construction
Attn: Mike Mitzner
104 Pro Rodeo Drive
Suite 120
Colorado Springs, CO 80919

Re: Schauer Construction RFI 20

Dear Mike,

The following information is additional information and clarification to the drawings dated May 05, 2006

The following is RNF Consultants response to RFI 20:

1 3/4" dia. hole can be placed thru the referenced beam if placed at mid-span and at mid-depth of the member.

Ron Frickel, P.E.
RNF Consultants Inc.
rnfrickel@qwest.net
303-986-1546

ASI # 39

Sincerely,

Todd Townsend

BEAM PENETRATION FOR SPRINKLER LINE

1701 Wynkoop Suite 235 Denver, Colorado 80202 — voice 303.573.6578 fax 303.607.0399 — e-mail: faleide@aol.com — FALEIDE ARCHITECTS PC

Request for Information

Schauer Construction Company, Inc. — Sunshine Peak Apartments — Faleide Architects PC
104 Pro Rodeo Drive, Suite 120 — 748 Cedar Creek Avenue — 1701 Wynkoop St., Suite 235
Colorado Springs, CO 80919 — Montrose, CO 81401 — Denver, CO 80202
719-548-9455 Telefax: 719-548-9267 — 303-573-3578 Telefax: 303-607-0399

Description of RFI:	LVL at Bridge Location in Townhome	**Date Submitted:**	12/14/2006
		Reply Required:	12/15/2006
RFI Number:	19	**Area Involved:**	LVL at Bridge Location in
Cost Impact:	no	**Urgent Yes/No:**	no
Schedule Impact:	no	**Subcontractor RFI Date:**	
Subcontractor RFI Number:		**Drawing Number:**	
Specification Section:	06100		

Subject: This RFI is to confirm the conversation between Chris Wilson and Ron Frickel at approximately 4:00 p.m. on 12/14/2006. The LVL at the bridge location shown in the attached picture is not required. In this instance, shown in the attached picture, the BCIs are being supported by hangers attached to this LVL. In this instance the LVL will be cut so that another LVL may be sistered up next to the BCIs, these LVLs will be attached to the BCIs, these LVLs will bear on the party wall, and the hangers will be removed. In future construction the LVL on top of the party wall at the bridge location in the townhouse will not be installed and the BCIs will bear directly on the party wall. Please confirm and/or modify the above statements and provide any specific information not included above.

Thank you.

The above statements are confirmed
Ron F[illegible]
ASI # 44

SHEET 01
ASI 44 01.11.07
SUNSHINE PEAK

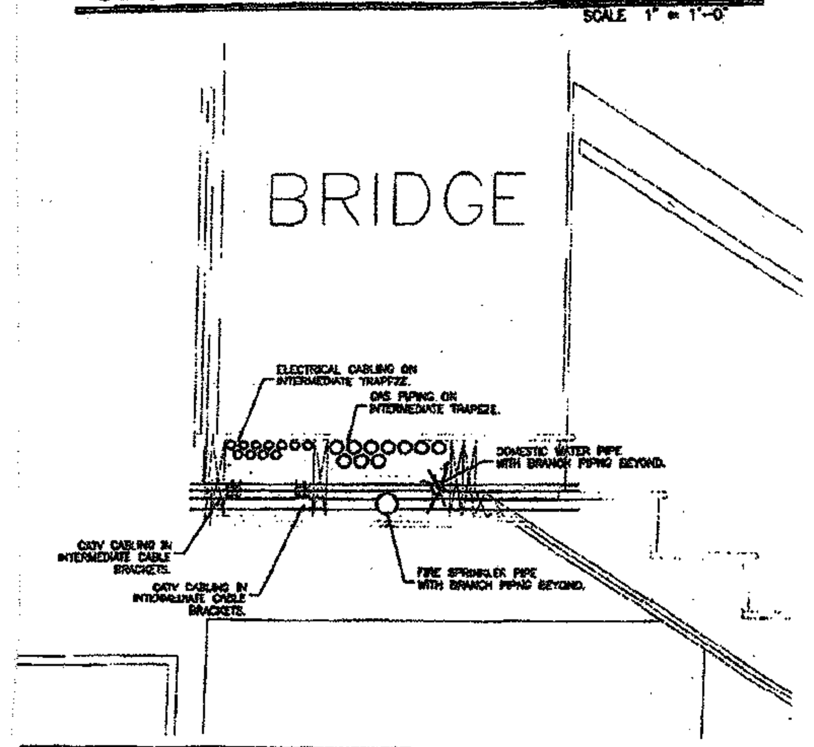
Jan 11 07 08:55a

06/14/2006 13:42 3038925979 BELFAY ENGINEERING PAGE 01/01

To Todd	From Heath
Co./Dept.	Co.
Phone #	Phone #
Fax # (3)607-0399	Fax #

SECTION @ BRIDGE

SCALE 1" = 1'-0"



SUNSHINE PEAK APARTMENTS
MONTROSE, CO
REFERS TO: BRIDGE DETAIL
SHEET 1 OF 1 — DESCRIPTION: — 06/14/06

ENGINEERING BY: BELFAY ENGINEERING, 2811 WEST 9TH AVE. DENVER, CO 80204, (303) 892-5980, FAX: 892-5979, belfay@belfay.com

JOB# 06011 — FILE 06011 — ENG'ED BY HEW — CHECKED BY DTB

Request for Information

Schauer Construction Company, Inc.
104 Pro Rodeo Drive, Suite 120
Colorado Springs, CO 80919
719-548-9455 Telefax: 719-548-9267

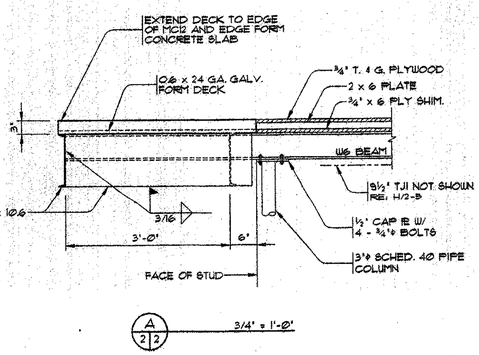
Sunshine Peak Apartments
748 Cedar Creek Avenue
Montrose, CO 81401

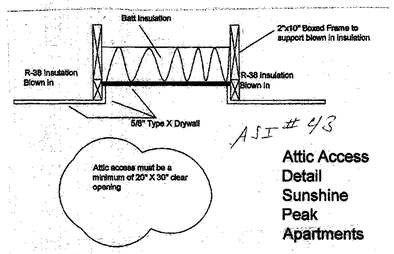
Faleide Architects PC
1701 Wynkoop St., Suite 235
Denver, CO 80202
303-573-3578 Telefax: 303-607-0399

Description of RFI:	Drilling Through 2x10s for Fire Line	**Date Submitted:**	12/18/2006
		Reply Required:	12/18/2006
RFI Number:	20	**Area Involved:**	2x10s at bathroom in 5-plex
Cost Impact:	possible	**Urgent Yes/No:**	yes
Schedule Impact:	possible	**Subcontractor RFI Date:**	
Subcontractor RFI Number:		**Drawing Number:**	S2
Specification Section:	06100		

Subject: Todd and Ron,

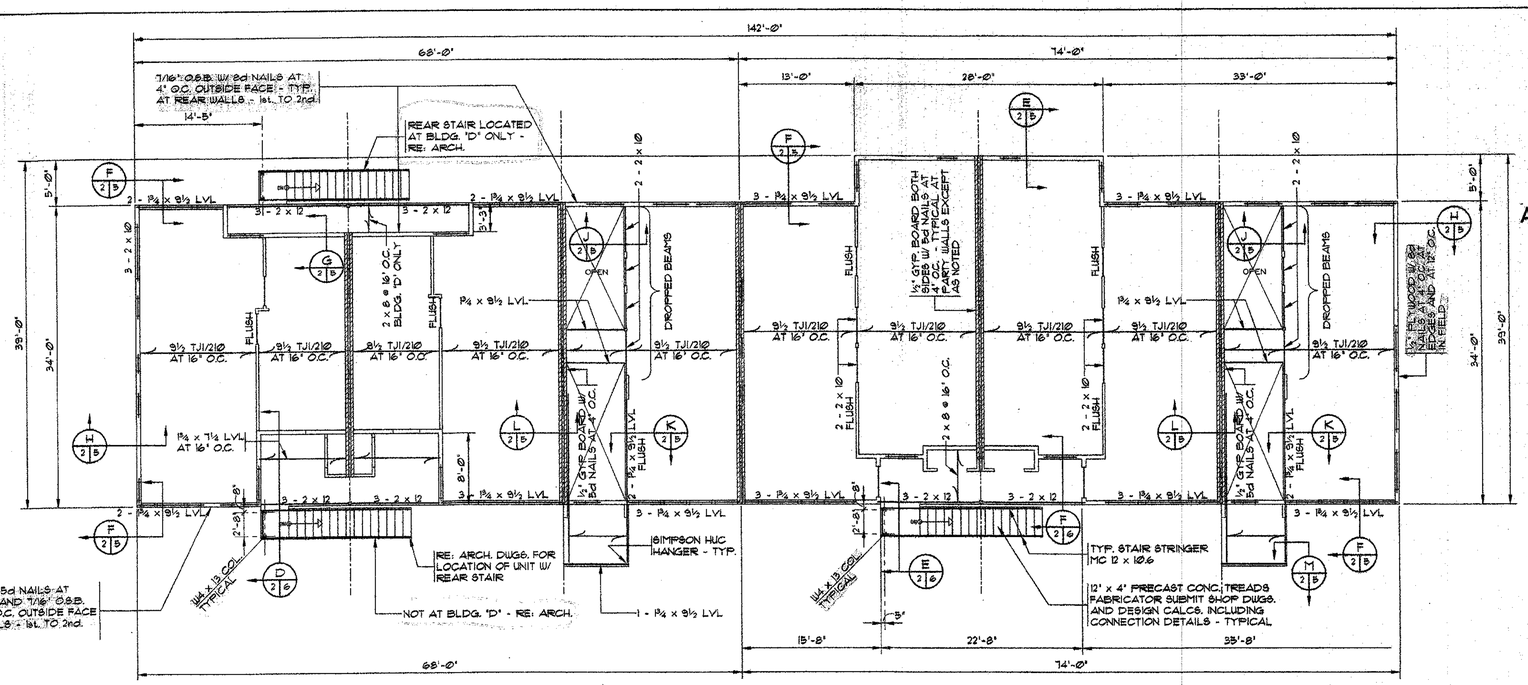
Would it be permissible to bore a 1 3/4" hole in the (2) 2x10s in the attached picture in order to run the fire sprinkler line through?





ASI # 4/3

Attic Access Detail Sunshine Peak Apartments

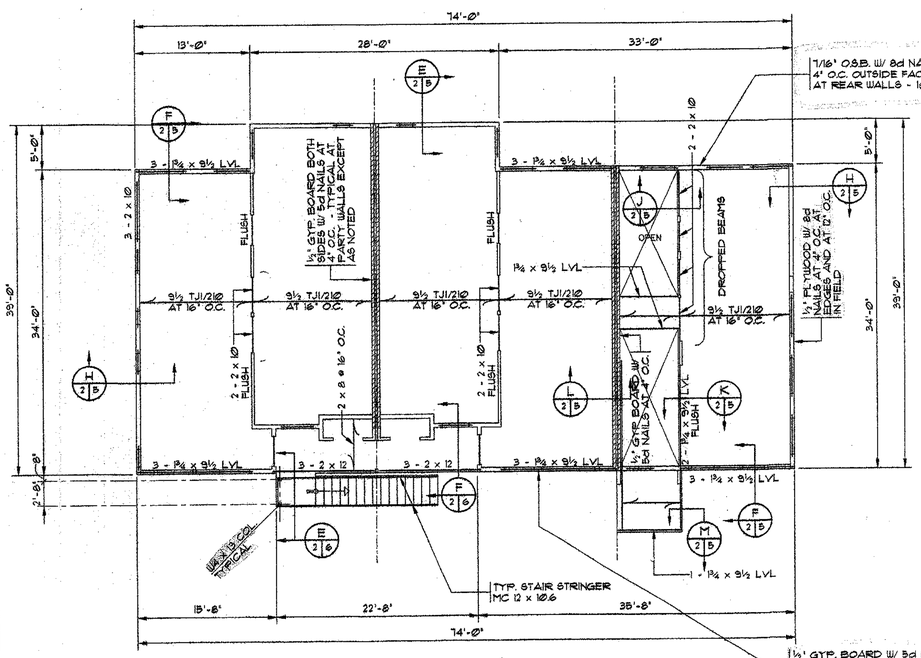


10 PLEX SECOND FLOOR FRAMING PLAN

1/8"=1'-0"

1. INTERIOR BEARING WALL HEADERS ARE 2 - 2 x 8 UNLESS OTHERWISE NOTED.
2. EXTERIOR WALL HEADERS ARE 3 - 2 x 8 UNLESS OTHERWISE NOTED.
3. ALL EXTERIOR WALL HEADERS ARE FLUSH.

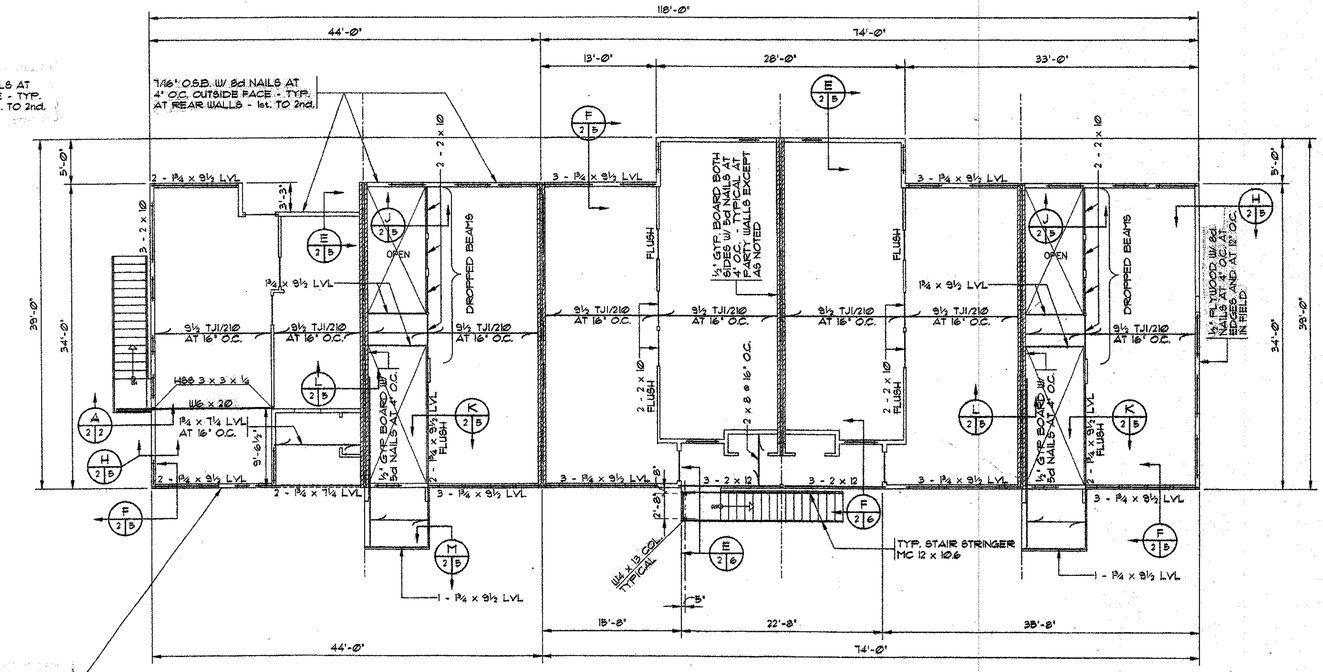
NOTE: SHEAR WALL CONSTRUCTION SHOWN ON THIS SHEET IS FOR WALLS FROM 1st. TO 2nd. FLOORS



5 PLEX SECOND FLOOR FRAMING PLAN

1/8"=1'-0"

1. INTERIOR BEARING WALL HEADERS ARE 2 - 2 x 8 UNLESS OTHERWISE NOTED.
2. EXTERIOR WALL HEADERS ARE 3 - 2 x 8 UNLESS OTHERWISE NOTED.
3. ALL EXTERIOR WALL HEADERS ARE FLUSH.



8 PLEX SECOND FLOOR FRAMING PLAN

1/8"=1'-0"

1. INTERIOR BEARING WALL HEADERS ARE 2 - 2 x 8 UNLESS OTHERWISE NOTED.
2. EXTERIOR WALL HEADERS ARE 3 - 2 x 8 UNLESS OTHERWISE NOTED.
3. ALL EXTERIOR WALL HEADERS ARE FLUSH.

FALEIDE ARCHITECTS PC
1701 Wynkoop St., Suite 235
Denver, Colorado 80202
tel 303.573.6578
fax 303.607.0399
e-mail rfaleide@aol.com

Sunshine Peak Apartments
Montrose, CO 81402

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project:
Sunshine Peak Apts.
N. San Juan Parkway
Montrose, CO 81402

date, issue:
CONSTRUCTION and PERMIT
05.05.06

drafted:
JDP

sheet title:
Second Floor Framing Plans

sheet no.:
S2 of 7

Architect's Supplemental Instructions

Project: Sunshine Peak Apartment Homes Contract: ASI No: 002 Architect's Project No: 06.04	Date: 01.10.06 Total Pages: 1

Schauer Construction
Attn: Mike Attiner
104 Pro Rodeo Drive
Suite 120
Colorado Springs, CO 80919

Re: Party Wall

Dear Mike,

The following is additional information and clarification to the drawings dated May 05, 2006:

Sheet 33 of 7 – 5-plex Roof Framing Plan: 5/8" Type "X" Gypsum Wall board is to be used at party wall locations in lieu of the reference to ½" plywood or ½" Gyp. bd. See systems note "C" on Sheet A01 of 07. Nailing pattern shown on Sheet 33 of 7 still applies.

Sheet 33 of 7 – 6-plex Roof Framing Plan: 5/8" Type "X" Gypsum Wall board is to be used at party wall locations in lieu of the reference to ½" plywood or ½" Gyp. bd. See systems note "C" on Sheet A01 of 07. Nailing pattern shown on Sheet 33 of 7 still applies.

Sheet 33 of 7 – 10-plex Roof Framing Plan: 5/8" Type "X" Gypsum Wall board is to be used at party wall locations in lieu of the reference to ½" plywood or ½" Gyp. bd. See systems note "C" on Sheet A01 of 07. Nailing pattern shown on Sheet 33 of 7 still applies.

Sincerely,

Todd Townsend

ADI #22

From:Schauer Construction 719+548+9287 04/10/2007 13:05 9089 P.001/003

Request for Information

Schauer Construction Company, Inc.
104 Pro Rodeo Drive, Suite 120
Colorado Springs, CO 80919
719-548-9455 Telefax: 719-548-9287

Sunshine Peak Apartments
743 Cedar Creek Avenue
Montrose, CO 81401

Faleide Architects PC
1701 Wynkoop St., Suite 235
Denver, CO 80202
303-573-3578 Telefax: 303-607-0399

Description of RFI:	Proposed fix for Panel #342 Typ.	Date Submitted:	4/10/2007
		Reply Required:	4/12/2007
RFI Number:	40	Area Involved:	wall panel 342 typ
Cost Impact:	no	Urgent Yes/No:	no
Schedule Impact:	no	Subcontractor RFI Date:	
Subcontractor RFI Number:	n/a	Drawing Number:	Building D wall Panel Submittal
Specification Section:	06100		

Subject: Ron and Ron,

Attached is the proposed fix for supporting the Gt. at panel #342 typ. in Building D. This RFI is simply to document the fix that was agreed upon between Chris Wilson and Ron Fricke. Please see the attached sketch and confirm that this was the fix agreed upon.

Thank you.

Dave Rose
SCHAUER CONSTRUCTION COMPANY, INC.
Dave Rose

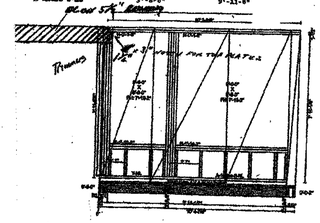
REPLY:

From:Schauer Construction 719+548+9287 04/10/2007 13:08 9089 P.002/003

Job 60sunshine Panel Production Sheets
45413w120 Sunshine 04-10 plex
Standard Bottom Plate View Date: 01/24/0
(area) 3 Page 1
Panel #317

Top Plates: (1) 2X6 x 10'-2-4" (DFL-#2/#1
Bottom Plates 2X6 (DFL-#2/#1)
(1) 9'-11-8"
(1) 0'-3-4"

Insert	Start	End
B2.5-R(7'-1-2")	@ start	8'-3-8"
T-HL	0'-2-8"	3'-8-8"
A-1Hdr-2-HL	3'-8-8"	9'-11-8"



Request for Information

Schauer Construction Company, Inc.
104 Pro Rodeo Drive, Suite 120
Colorado Springs, CO 80919
719-548-9455 Telefax: 719-548-9287

Sunshine Peak Apartments
743 Cedar Creek Avenue
Montrose, CO 81401

Faleide Architects PC
1701 Wynkoop St., Suite 235
Denver, CO 80202
303-573-3578 Telefax: 303-607-0399

Description of RFI:	Support of Header in 5-plex	Date Submitted:	12/22/2006
		Reply Required:	12/28/2006
RFI Number:	22	Area Involved:	Building G
Cost Impact:	no	Urgent Yes/No:	yes
Schedule Impact:	no	Subcontractor RFI Date:	
Subcontractor RFI Number:		Drawing Number:	
Specification Section:	06100		

Subject: The attached picture shows the current framing at the northern most corner of the second floor of building G. The lower top plate above the window is the only member transferring the load from header above to a single, vertical 2x6 trimmer in the corner of the building. This situation was realized before the other 5-plexes were framed, so this is the only instance of this situation. Attached is an AutoCAD drawing of our proposed fix for this situation. Please advise as to if this fix is acceptable.

Thank you.

Dave Rose
SCHAUER CONSTRUCTION COMPANY, INC.
Dave Rose

REPLY:

Request for Information

Schauer Construction Company, Inc.
104 Pro Rodeo Drive, Suite 120
Colorado Springs, CO 80919
719-548-9455 Telefax: 719-548-9287

Sunshine Peak Apartments
743 Cedar Creek Avenue
Montrose, CO 81401

Faleide Architects PC
1701 Wynkoop St., Suite 235
Denver, CO 80202
303-573-3578 Telefax: 303-607-0399

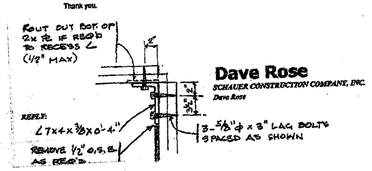
Description of RFI:	Support of Header in 5-plex	Date Submitted:	12/22/2006
		Reply Required:	12/28/2006
RFI Number:	22	Area Involved:	Building G
Cost Impact:	no	Urgent Yes/No:	yes
Schedule Impact:	no	Subcontractor RFI Date:	
Subcontractor RFI Number:		Drawing Number:	
Specification Section:	06100		

Subject: The attached picture shows the current framing at the northern most corner of the second floor of building G. The lower top plate above the window is the only member transferring the load from header above to a single, vertical 2x6 trimmer in the corner of the building. This situation was realized before the other 5-plexes were framed, so this is the only instance of this situation. Attached is an AutoCAD drawing of our proposed fix for this situation. Please advise as to if this fix is acceptable.

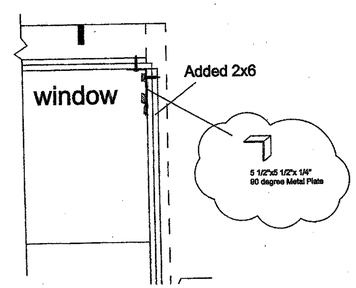
Thank you.

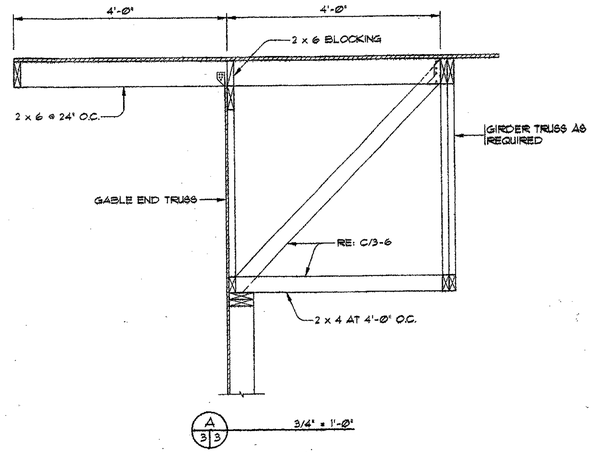
Dave Rose
SCHAUER CONSTRUCTION COMPANY, INC.
Dave Rose

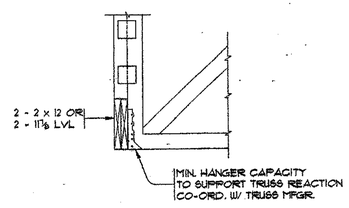
REPLY:

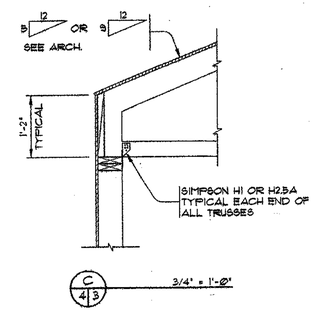


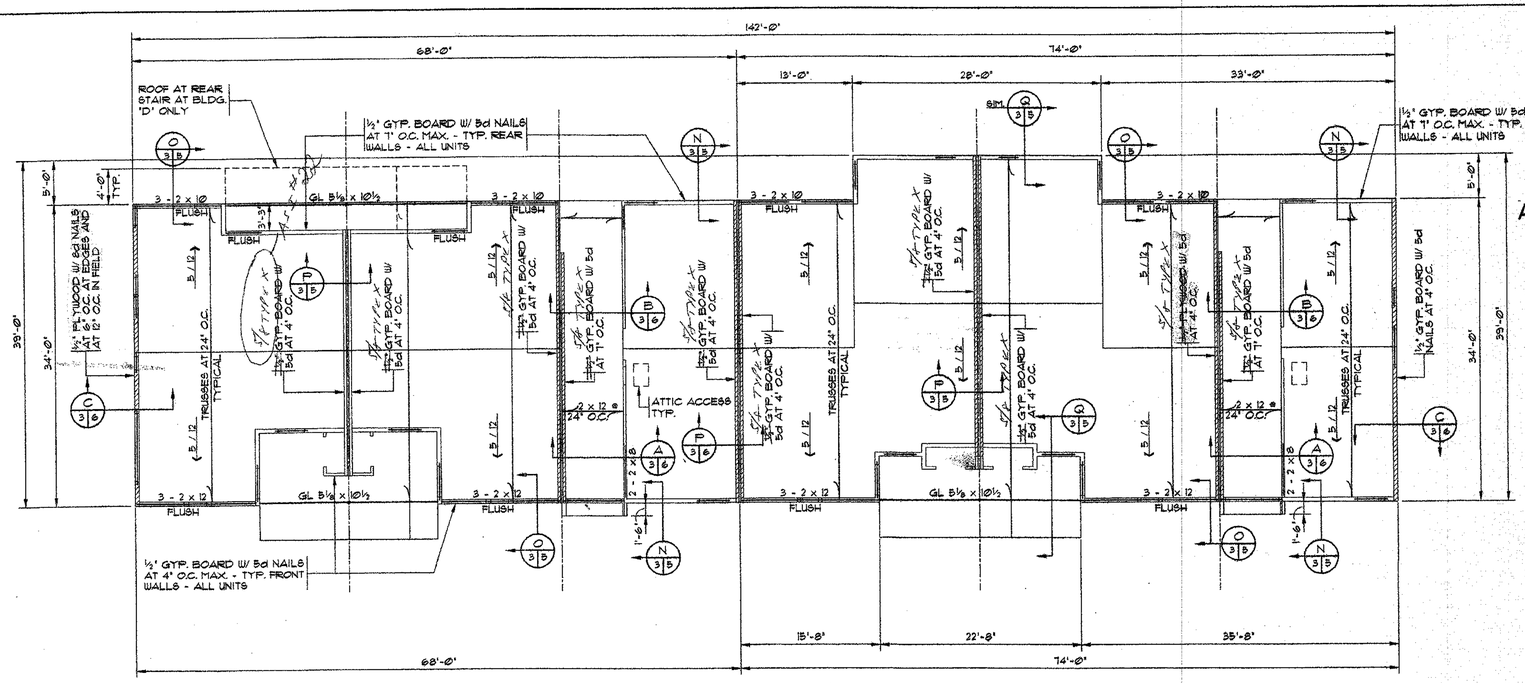
SHEET 02
ASI 44 01.11.07
SUNSHINE PEAK









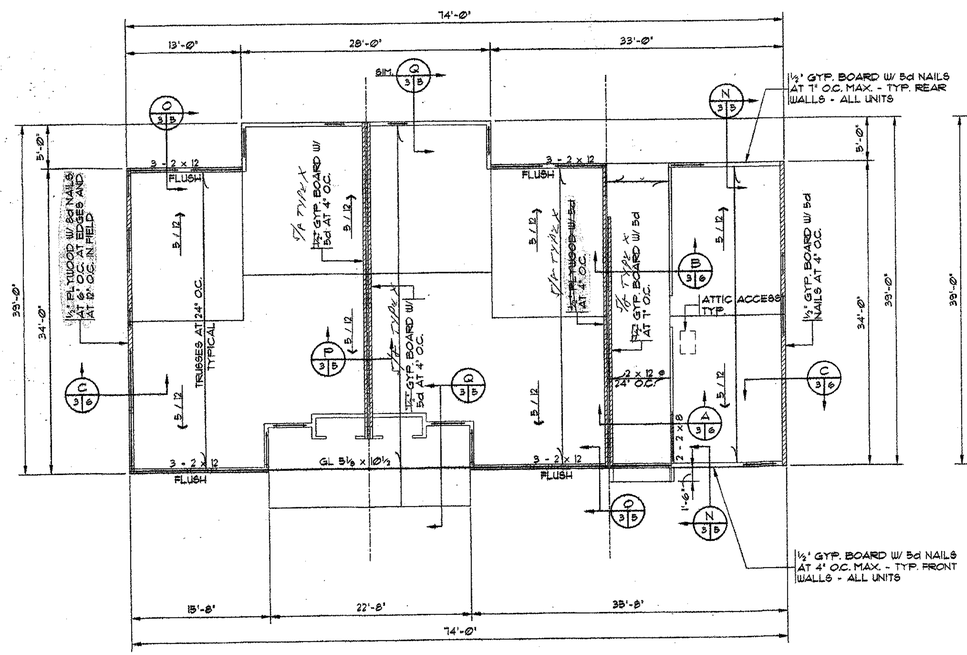


10 PLEX SECOND ROOF FRAMING PLAN

1/8"=1'-0"

1. ALL OPENING HEADERS ARE 3 - 2 x 8 UNLESS OTHERWISE NOTED.

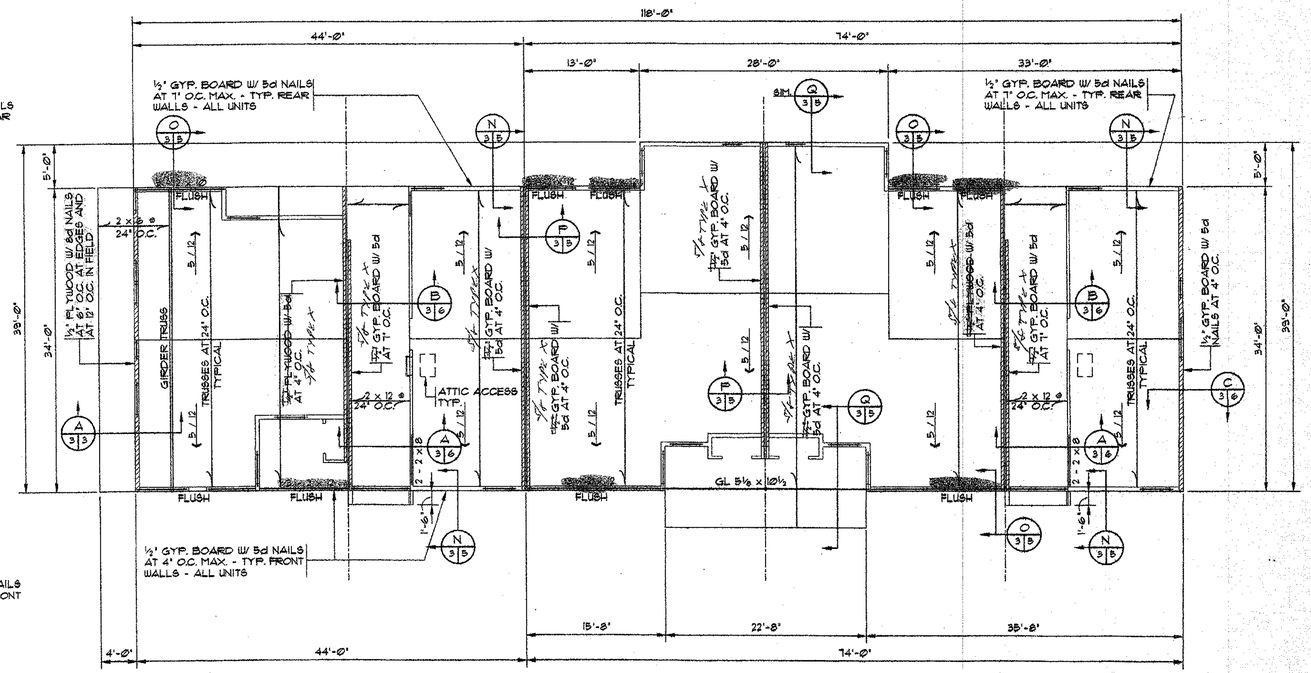
NOTE: [redacted]



5 PLEX ROOF FRAMING PLAN

1/8"=1'-0"

1. ALL OPENING HEADERS ARE 3 - 2 x 8 UNLESS OTHERWISE NOTED.



8 PLEX ROOF FRAMING PLAN

1/8"=1'-0"

1. ALL OPENING HEADERS ARE 3 - 2 x 8 UNLESS OTHERWISE NOTED.

FALEIDE ARCHITECTS PC
1701 Wynkoop St., Suite 235
Denver, Colorado 80202
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e-mail rfaleide@aol.com

Sunshine Peak Apartments
Montrose, CO 81402

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project:
Sunshine Peak Apts.
N. San Juan Parkway
Montrose, CO 81402

date, issue:
CONSTRUCTION and PERMIT
05.05.06

drafted: JDP

sheet title: Roof Framing Plans

sheet no.: S3 of 7

Request for Information

Schauer Construction Company, Inc.
104 Pro Rodeo Drive, Suite 120
Colorado Springs, CO 80919
719-548-0495 Telefax: 719-548-9287

Shumahine Peak Apartments
Montrose, CO 81402

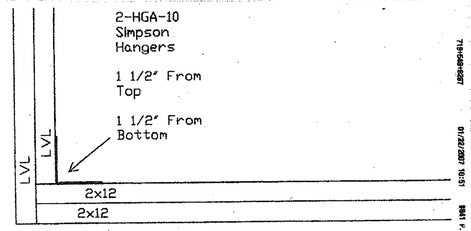
Faisido Architects PC
1701 Wynkoop St., Suite 235
Denver, CO 80202
303-573-3578 Telefax: 303-607-0366

Description of RFI:	Detail C S4 of 7	**Date Submitted:**	1/22/2007
		Reply Required:	1/23/2007
RFI Number:	28	**Area Involved:**	Corners of Community Bld
Cost Impact:	No	**Urgent Yes/No:**	Yes
Schedule Impact:	No	**Subcontractor RFI Date:**	1/22/2007
Subcontractor RFI Number:	28	**Drawing Number:**	C S4 of 7
Specification Section:	05100		

Subject: Todd,
RNF and myself spoke on the telephone in regards to this RFI on Friday while I was at the jobsite. The assembly was not constructed as shown on detail C on 4 of 7. The framers could not figure out how to use Simpson HU210-2 hangers for this application. The hanger was suppose to be a HUC210. They simply cut back the LVL and nailed the 2x12 to the LVLs. After speaking with Ron he gave us 2 options. The option we decided to go with is applying (2) HGA10 to the inside corners using the special screws that come with the hanger (see Attached Dwg). This RFI is to document our telephone conversation and as built the drawings.

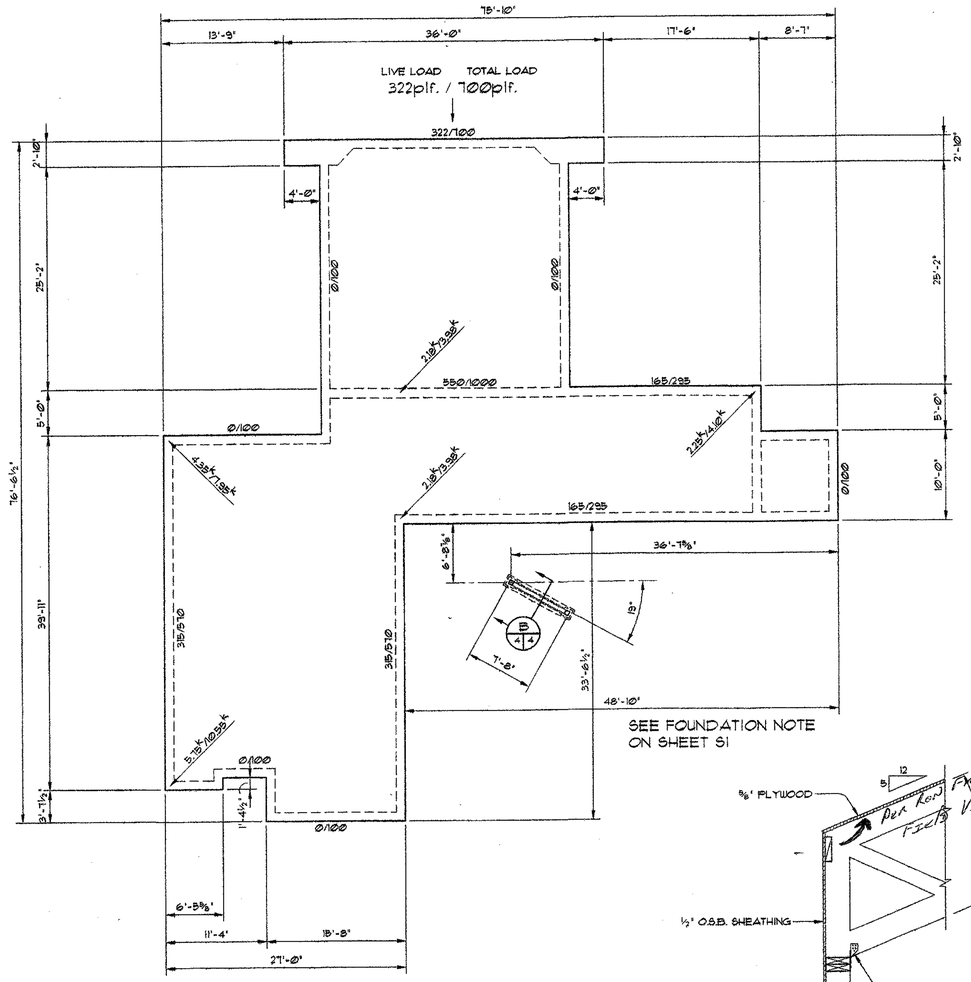
Mike Wilson
SCHAUER CONSTRUCTION COMPANY, INC.
Mike Wilson

REPLY:



Revised Detail C 4/4 S4 of 7

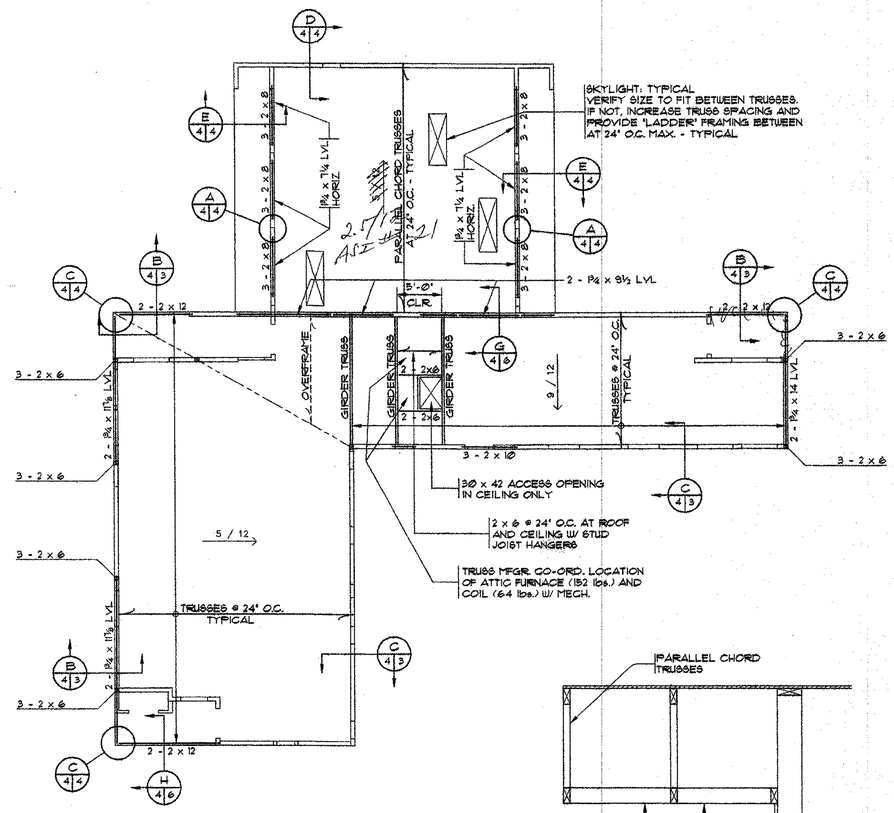
719-548-9287 01/22/2007 15:51 PAGE 4/4



COMMUNITY CENTER FOUNDATION PLAN

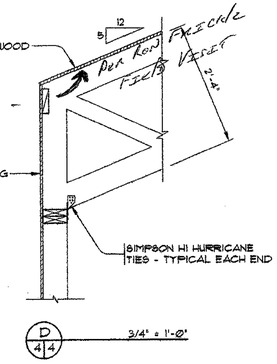
1/8"=1'-0"

1. LOADS SHOWN ARE UNFACTORED.

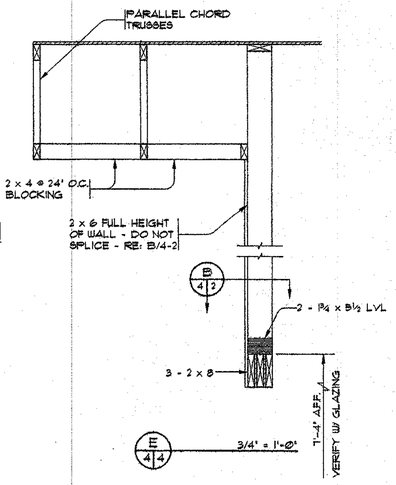


COMMUNITY CENTER ROOF PLAN

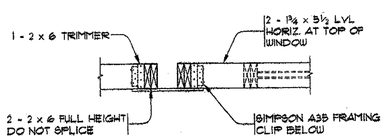
1/8"=1'-0"



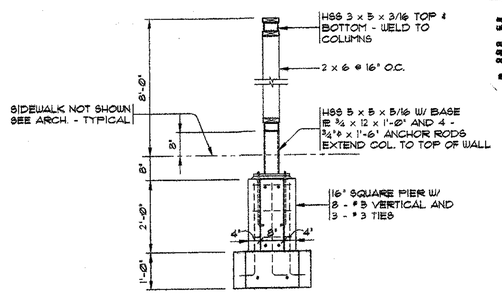
D 4|4 3/4" = 1'-0"



E 4|4 3/4" = 1'-0"



A 4|4 3/4" = 1'-0"



B 4|4 1/2" = 1'-0"

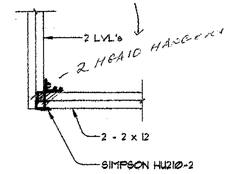
RFI" and myself spoke on the telephone in regards to this RFI on Friday while I was at the jobsite.

assembly was not constructed as shown on detail 0 on 4 of 7. The framers could not figure out how to use Simpson HU210-2 hangers for this application. The hanger was supposed to be a HUC210. They

cut back the LVL and nailed the 2x12 to the LVL's. After speaking with Rick he gave us 2 options. The option we decided to go with is applying (2) HGA10 to the inside corners using the special screws that come with the hanger (see Attached Dwg). This RFI is to document our telephone conversation and as

the drawings.

ASI # 4/S1



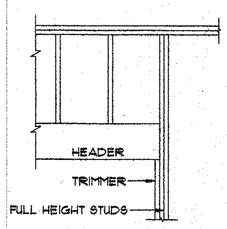
C 4|4 3/4" = 1'-0"

STUD FRAMING AT OPENING HEADERS

HEADER SPAN	NUMBER OF TRIMMERS	NUMBER OF FULL HEIGHT STUDS
6'-4"	1	2
5'-4"	1	2
4'-4"	1	1
3'-4"	1	1

NOTE: IF OPENINGS ARE ADJECENT, PROVIDE THE ABOVE TRIMMERS AND FULL HEIGHT STUDS AT EACH JAMB.

- THIS SCHEDULE APPLIIES TO APARTMENT UNITS AND COMMUNITY CENTER.



FALEIDE
ARCHITECTS PC
1701 Wynkoop St., Suite 235
Denver, Colorado 80202
tel 303 . 573 . 6578
fax 303 . 607 . 0399
e-mail rfaleide@aol.com

Sunshine Peak Apartments
Montrose, CO 81402

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project:
Sunshine Peak Apts.
N. San Juan Parkway
Montrose, CO 81402

date, issue:
CONSTRUCTION and PERMIT
05.05.06

drafted: JDP

sheet title:
Community Center Plans

sheet no.:
S4 of 7

Request for Information

Schaeer Construction Company, Inc.
194 Pro Rodeo Drive, Suite 120
Colorado Springs, CO 80916
719-548-8455 Telefax: 719-548-8287

Shumshine Peak Apartments
Montrose, CO 81402

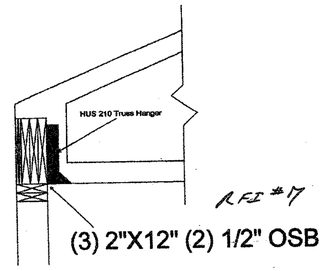
Faiella Architects PC
1701 Wynkoop St., Suite 238
Denver, CO 80202
303-573-3378 Telefax: 303-607-0339

Description of RFI:	Detail O 55 of 7	Date Submitted:	10/18/2006
		Reply Required:	10/18/2006
RFI Number:	7	Area Involved:	Truss Conection
Cost Impact:	No	Urgent Yes/No:	Yes
Schedule Impact:	No	Subcontractor RFI Date:	10/18/2006
Subcontractor RFI Number:	N/A	Drawing Number:	O 55 of 7
Specification Section:	N/A		

Subject: Todd,
This RFI is associated with the truss shop drawings that was returned yesterday. See attached detail. this is how we are looking at detail O on 55 of 7. If the attached detail is correct the length of the trusses labeled AA & AAS should be 33'1" Long. Do you Agree ?

Mike Mitzer
SCHAEER CONSTRUCTION COMPANY, INC.
Mike Mitzer

REPLY:



RFI #7

NOT USED

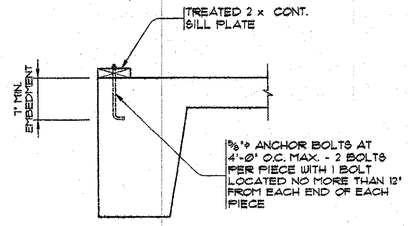
A/1B 1/2" = 1'-0"

NOT USED

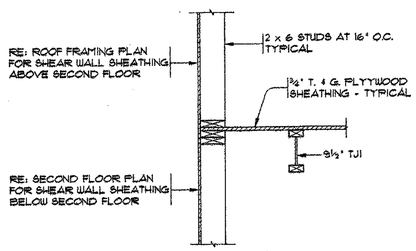
B/1B 1/2" = 1'-0"

NOT USED

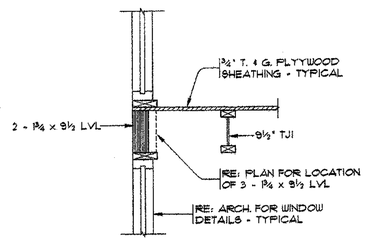
C/1B 1/2" = 1'-0"



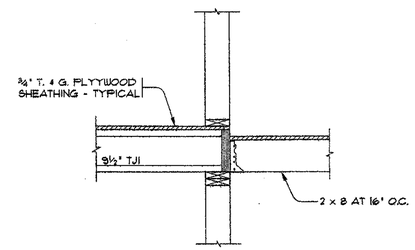
D/1B TYPICAL SILL DETAIL 1" = 1'-0"



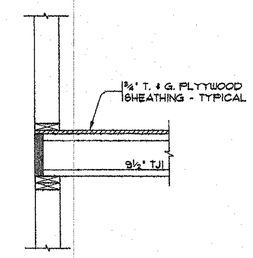
E/2B 3/4" = 1'-0"



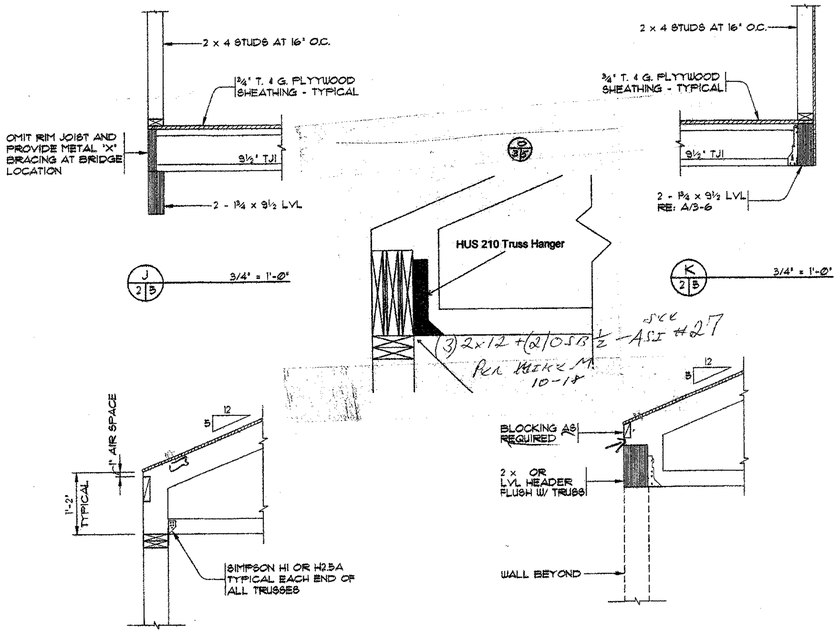
F/2B 3/4" = 1'-0"



G/2B 3/4" = 1'-0"



H/2B 3/4" = 1'-0"

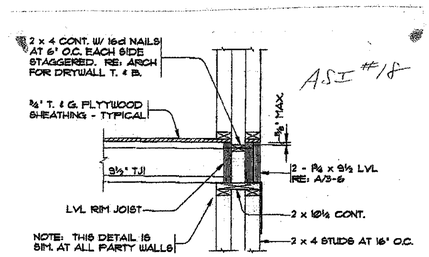


J/2B 3/4" = 1'-0"

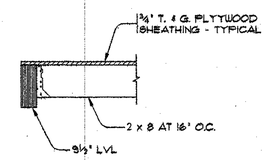
K/2B 3/4" = 1'-0"

N/3B 3/4" = 1'-0"

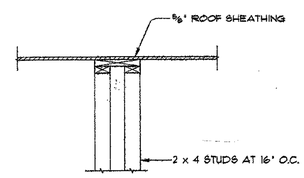
O/3B 3/4" = 1'-0"



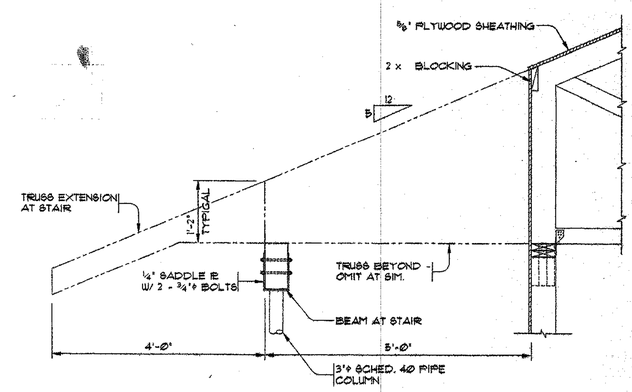
L/2B REVISED 3/4" = 1'-0"



M/2B 3/4" = 1'-0"



P/3B 3/4" = 1'-0" TYP. PARTY WALL



Q/3B 3/4" = 1'-0"

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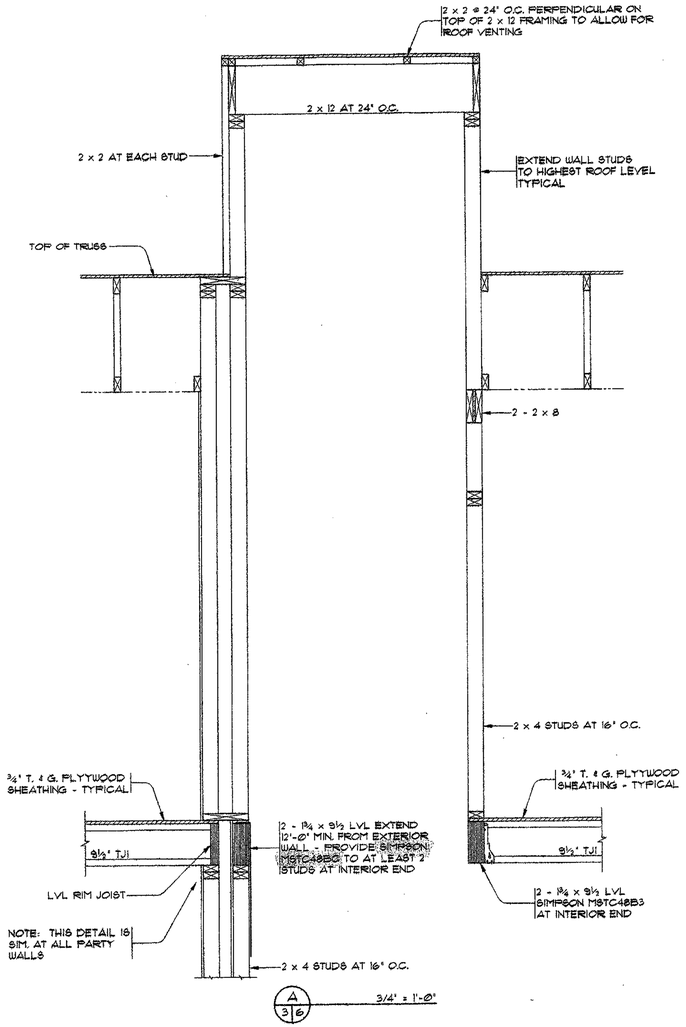
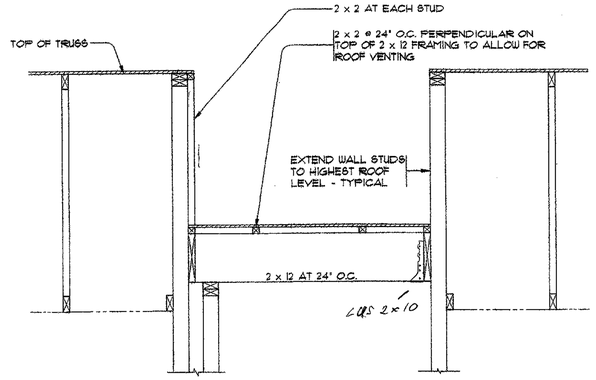
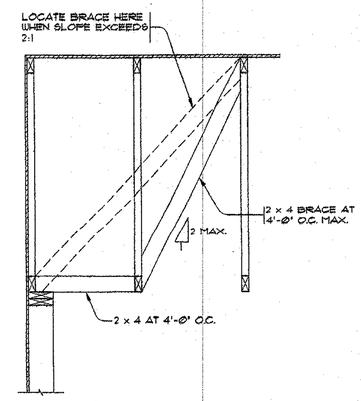
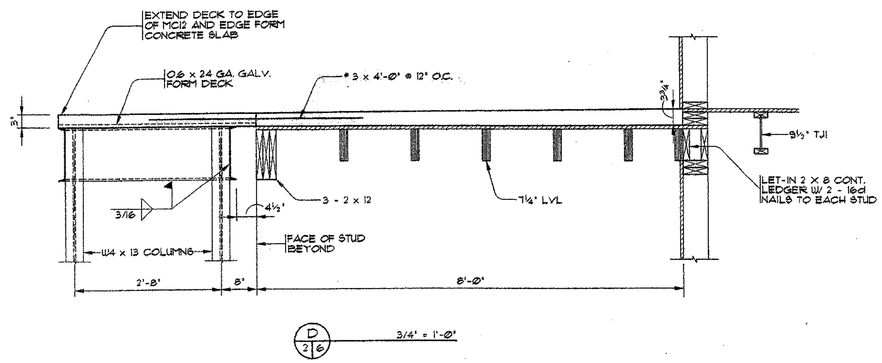
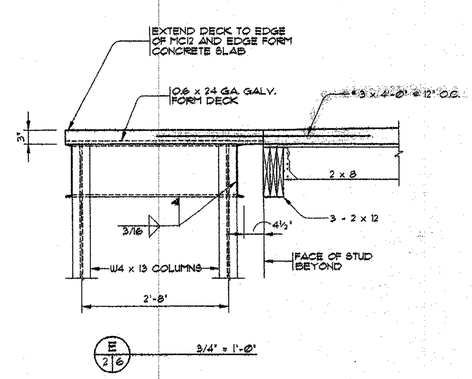
S5 of 7

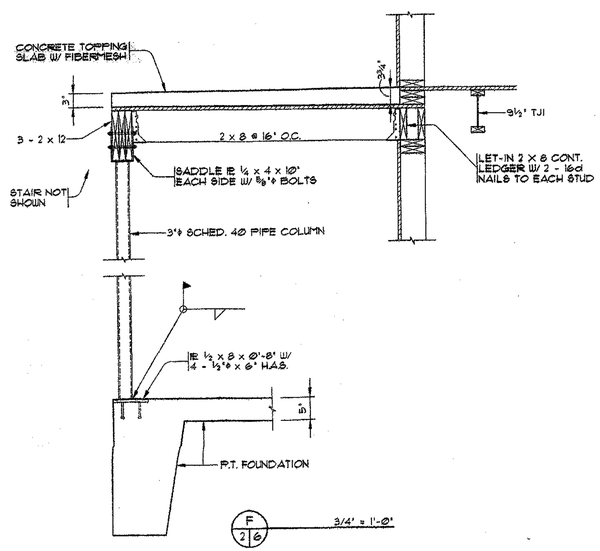


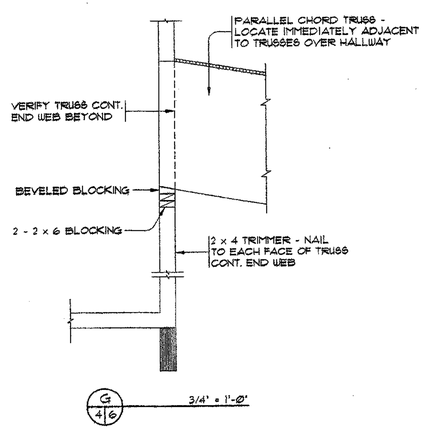


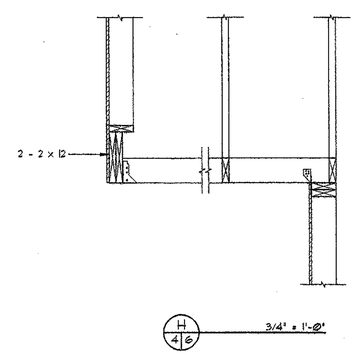












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sheet no.:
S6 of 7

Request for Information

Schauer Construction Company, Inc.
184 Pavilion Drive, Suite 120
Colorado Springs, CO 80919
719-548-9485 Telefax: 719-548-9287

Sunshine Peak Apartments
748 Cedar Creek Avenue
Montrose, CO 81401

Faleide Architects PC
1701 Wynkoop St., Suite 236
Denver, CO 80202
303-573-1676 Telefax: 303-607-0289

Description of RFI:	Bollard Light Foundation	Date Submitted:	7/3/2007
		Reply Required:	7/10/2007
RFI Number:	42	Area Involved:	Bollard Lights
Cost Impact:	no	Urgent Yes/No:	yes
Schedule Impact:	no	Subcontractor RFI Date:	
Subcontractor RFI Number:		Drawing Number:	
Specification Section:	16000		

Subject: Ron and Ken,

Attached please find the submittal data and the installation instructions for the bollard lights. There are no details in the plans on the foundation required for these bollard lights. Please supply us with that detail, including dimensions, rebar location, rebar sizing, etc.

Thank you.

Dave Rose
SCHAUER CONSTRUCTION COMPANY, INC.
Dave Rose

REPLY: AS DISCUSSED W/DAVE VIA TELEPHONE, THESE LIGHTS CAN BE SUPPORTED ON 12" ⌀ PIERS x 2'6" LONG WITH 2-#4 BARS VERT. – ANCHOR BOLTS OR OTHER ATTACHMENTS AS RECOMMENDED BY THE MFGR.

Ron Pickel
RNF Consultants
7/12/07

Request for Information

Schauer Construction Company, Inc.
184 Pavilion Drive, Suite 120
Colorado Springs, CO 80919
719-548-9485 Telefax: 719-548-9287

Sunshine Peak Apartments
748 Cedar Creek Avenue
Montrose, CO 81401

Faleide Architects PC
1701 Wynkoop St., Suite 236
Denver, CO 80202
303-573-1676 Telefax: 303-607-0289

Description of RFI:	Light Pole Base Detail	Date Submitted:	12/4/2006
		Reply Required:	12/6/2006
RFI Number:	13	Area Involved:	site
Cost Impact:	no	Urgent Yes/No:	yes
Schedule Impact:	no	Subcontractor RFI Date:	
Subcontractor RFI Number:		Drawing Number:	
Specification Section:	03200, 03300		

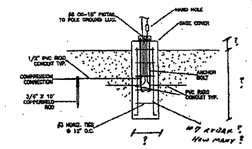
Subject: Todd,

Attached you will find a drawing of the light pole base. Please fill in the dimensions with questions marks and identify the size and quantity of rebar.

Thank you.

Dave Rose
SCHAUER CONSTRUCTION COMPANY, INC.
Dave Rose

REPLY:



POLE BASE DETAIL

NO SCALE

HVAC, PLUMBING, ELECTRICAL, AND GENERAL CONTRACTOR COORDINATION SCHEDULE

CATEGORY	DESCRIPTION OF WORK	FURNISHED BY	MOUNTED BY	WIRED BY	NOTES
LOCATING EXISTING UTILITIES	EXTERIOR	G.C.			
	INTERIOR	P.C. AND E.C.			EACH TRADE RESPONSIBLE FOR LOCATING THEIR RESPECTIVE SYSTEMS.
TEMPORARY UTILITIES	TEMPORARY HEAT	G.C.			
	TEMPORARY ELECTRICAL SERVICE	E.C.	E.C.	E.C.	
	WATER AND TOILET AND FACILITIES	G.C.			
CONCRETE	M/E EQUIPMENT PADS, HOUSEKEEPING PADS, CONCRETE SAWING, PATCHING, CORE DRILLING, AND REPAIR.	G.C.			
EXCAVATION	EXCAVATION, BACKFILL, AND CONCRETE OR ASPHALT PAVING FOR UTILITIES OR OTHER M/E EQUIPMENT.	G.C.			
HVAC ROOF TOP EQUIPMENT, FIELD BUILT ROOF CURBS/PLATFORMS, AND DUCT CURBS. FOR ALL ROOF CONSTRUCTION EXCEPT METAL ROOFS.	STRUCTURAL FRAMING FOR SUPPORT.	G.C.			G.C. ALSO TO PROVIDE FRAMING FOR PENETRATIONS.
	FIELD BUILT EQUIPMENT PLATFORMS AND DUCT CURBS, TOP MINIMUM 9" ABOVE FINISHED ROOF.	G.C.			G.C. TO CONSTRUCT PLATFORM/CURB FROM 2X10'S AS REQ'D AND CAP WITH 3/4" PLYWOOD AND 40# COATED FELT.
	FLASHING OVER THE TOP OF PLATFORMS AND DUCT CURBS.	H.C.			H.C. TO PROVIDE 26 GA. G.S. METAL TOP EXTENDING 3" DOWN SIDES. ALL JOINTS SOLDERED WATERTIGHT.
	ROOFING REPAIR AND/OR SEALING OF ROOFING SYSTEM	G.C.			
HVAC ROOF TOP EQUIPMENT, FIELD BUILT ROOF CURBS/PLATFORMS, AND DUCT CURBS. METAL ROOFS ONLY.	STRUCTURAL FRAMING FOR SUPPORT.	G.C.			G.C. ALSO TO PROVIDE FRAMING FOR PENETRATIONS.
	EQUIPMENT CURBS, PLATFORMS, AND DUCT CURBS.	G.C.			G.C. TO OBTAIN ROOF CURBS FROM BUILDING MANUFACTURER ON NEW CONSTRUCTION PROJECTS.
	FLASHING OVER THE TOP OF PLATFORMS AND DUCT CURBS.	H.C.			H.C. TO PROVIDE 26 GA. G.S. METAL TOP EXTENDING 3" DOWN SIDES. ALL JOINTS SOLDERED WATERTIGHT.
	ROOFING REPAIR AND/OR SEALING OF ROOFING SYSTEM	G.C.			
MECH/ELEC EQUIPMENT AND FIXTURE MOUNTING	STRUCTURAL FRAMING FOR SUPPORT.	G.C.			
	HANGERS, MOUNTING HARDWARE, ANCHORS, PIPING STANDS, AND EQUIPMENT LEGS.	H.C. P.C. E.C.	H.C. P.C. E.C.		EACH TRADE RESPONSIBLE FOR MOUNTING THEIR RESPECTIVE EQUIPMENT.
ROOFING AND ROOF PENETRATIONS	PIPE AND ROUND DUCT/VENT ROOFJACKS.	H.C. P.C. E.C.	H.C. P.C. E.C.		G.C. TO PROVIDE ROOFJACKS AND FLASHING ON METAL ROOF SYSTEMS.
	PITCH PANS FOR EQUIPMENT LEGS OR PIPE STANDS.	H.C. P.C. E.C.	H.C. P.C. E.C.		EACH TRADE RESPONSIBLE FOR PITCH PANS REQ'D FOR THEIR EQUIPMENT.
	DRAIN, OVERFLOW SCUPPERS, AND GUTTERS.	G.C.			
	ROOFING REPAIR AND/OR SEALING OF ROOFING SYSTEM	G.C.			
PATCH/REPAIR	PATCHING AND REPAIRING OF EXISTING CONSTRUCTION.	G.C.			
PAINTING	EQUIPMENT, DUCTS, PIPES, LOUVERS, AND ETC.	G.C.			
ACCESS DOORS	FOR M/E EQUIPMENT REQUIRING ACCESS.	H.C. P.C. E.C.	G.C.		EACH TRADE TO FURNISH ACCESS DOORS AS REQ'D FOR THEIR EQUIP.
FIRE RATED CHASES	FOR GREASE DUCTS, FLUES, DUCTS, AND ETC.	G.C.			
ELECTRICAL	CONTROL TRANSFORMERS FOR HVAC EQUIPMENT	H.C.	E.C.	E.C.	
	HVAC CONTROL WIRING 48 VOLTS AND LESS.	H.C.		H.C.	
	HVAC CONTROL WIRING GREATER THAN 48 VOLTS.	E.C.		E.C.	
	HVAC EQUIP. INTERLOCK WIRING HIGH AND LOW VOLTAGE.	E.C.		E.C.	
	CONDUIT FOR ALL WIRING.	E.C.	E.C.		
	DISCONNECT SWITCHES.	E.C.	E.C.	E.C.	
	MOTOR STARTERS TO INCLUDE THERMAL OVERLOADS.	H.C. AND P.C.	E.C.	E.C.	EACH TRADE TO FURNISH STARTERS AS REQ'D FOR THEIR EQUIP.
DUCT MOUNTED SMOKE DETECTORS	INTERFACED WITH BUILDING FIRE ALARM SYSTEM.	F.A.C OR E.C.	H.C.	F.A.C OR E.C.	H.C. TO PROVIDE ACTUAL DUCT SIZE MEASUREMENTS.
	IN BUILDING W/O FIRE ALARM/DETECTION SYSTEM.	H.C.	H.C.	E.C.	
	INTERLOCKS W/HVAC SYSTEM FANS.			E.C.	

ABBREVIATIONS: E.C.–ELECTRICAL CONTRACTOR, F.A.C.–FIRE ALARM CONTRACTOR, G.C.–GENERAL CONTRACTOR, H.C.–HVAC CONTRACTOR, M/E–MECHANICAL/ELECTRICAL, P.C.–PLUMBING CONTRACTOR

SECTION 15010 – GENERAL HVAC PROVISIONS

1. WORK INCLUDED.

PROVIDE COMPLETE AND OPERATING HVAC SYSTEMS. THE WORK ALSO INCLUDES THE COMPLETION OF DETAILS NOT MENTIONED OR SHOWN WHICH ARE NECESSARY FOR THE SUCCESSFUL OPERATION OF ALL SYSTEMS; THIS INCLUDES THE FURNISHING OF ALL MATERIALS FOR FILLING THE SYSTEM TO MAKE IT OPERABLE, INCLUDING WATER, REFRIGERANT, OIL, GREASE, ANTIFREEZE AND BRINE. SEE "HVAC, PLUMBING, ELECTRICAL AND GENERAL CONTRACTOR COORDINATION SCHEDULE" AND EQUIPMENT SCHEDULES FOR T'STATS AND OTHER CONTROLS TO BE PROVIDED.

2. HVAC DRAWINGS.

HVAC DRAWINGS ARE DIAGRAMMATIC AND ARE NOT TO BE SCALED FOR DIMENSIONS. TAKE ALL DIMENSIONS FROM ARCHITECTURAL DRAWINGS, CERTIFIED EQUIPMENT DRAWINGS AND FROM THE STRUCTURE ITSELF BEFORE FABRICATING ANY WORK. VERIFY SPACE REQUIREMENTS, COORDINATING WITH OTHER TRADES, AND INSTALL THE SYSTEMS IN THE SPACE PROVIDED WITHOUT VIOLATION OF APPLICABLE CODES, STANDARDS, SPECIFICATION REQUIREMENTS, OR EXTRA CHARGES TO THE OWNER.

3. VERIFICATION OF FIELD CONDITIONS.

BEFORE UNDERTAKING EACH PART OF THE WORK, CAREFULLY STUDY AND COMPARE THE CONTRACT DOCUMENTS WITH FIELD MEASUREMENTS. PROMPTLY REPORT IN WRITING TO THE MECHANICAL ENGINEER ANY CONFLICT, ERROR OR DISCREPANCY.

4. EQUIPMENT FURNISHED BY OTHERS.

COORDINATE EXACT REQUIREMENTS OF EQUIPMENT FURNISHED BY OTHERS BEFORE PERFORMING ANY WORK.

5. PERMITS.

APPLY FOR AND PAY FOR ALL PERMITS, FEES, LICENSES AND INSPECTIONS FOR THIS DIVISION OF WORK.

6. CODES.

COMPLY WITH ALL APPLICABLE CODES AND UTILITY COMPANY REGULATIONS. IN CASE OF CONFLICT WITH THE CONTRACT DOCUMENTS THE MOST STRINGENT SHALL GOVERN.

7. ACCESS DOORS.

FURNISH ACCESS DOORS TO PROVIDE ACCESS TO ALL FIRE DAMPERS, VALVES, BALANCING DAMPERS, AND OTHER EQUIPMENT REQUIRING ACCESS. ACCESS DOORS FOR INSTALLATION IN FIRE RATED CONSTRUCTION SHALL HAVE APPROPRIATE FIRE RATING.

8. SPECIFIED MANUFACTURERS AND ALTERNATES.

AN ACCEPTABLE MANUFACTURER'S NAME AND MODEL NUMBER OF A PRODUCT MAY BE GIVEN FOR AN EXAMPLE. THIS IS THE EQUIPMENT CONTEMPLATED DURING THE DESIGN PROCESS AND FORMS THE BASIS OF A STANDARD OF QUALITY. VERIFY THE MODEL NUMBER IS STILL ACCURATE AND MEETS ALL THE REQUIREMENTS AS SHOWN ON THE DRAWINGS. IF THERE IS A DISCREPANCY BETWEEN THE REQUIREMENTS OF THE DRAWINGS AND THE MODEL NUMBER, THE REQUIREMENTS OF THE DRAWINGS SHALL GOVERN. APPROVED EQUALS SHALL BE ALLOWED UNLESS OTHERWISE NOTED.

9. SUBMITTALS.

A. REQUIRED SUBMITTALS.

SUBMIT 5 COPIES OF THE FOLLOWING INFORMATION FOR APPROVAL. ORDER NO MATERIALS OR BEGIN NO WORK UNTIL ALL SUBMITTALS ARE RETURNED APPROVED.

1.) ALL SCHEDULED EQUIPMENT.
2.) CONTROLS AND CONTROL DIAGRAMS.
3.) SHOP DRAWINGS REQUIRED TO BE SUBMITTED FOR APPROVAL.
4.) OTHER INFORMATION SPECIFICALLY REQUIRED TO BE SUBMITTED FOR APPROVAL.

B. REVIEW TIME.

ALLOW 5 WORKING DAYS FOR REVIEW OF SUBMITTALS.

C. RESUBMISSION.

MAKE ALL REVISIONS REQUIRED AND RESUBMIT AS REQUIRED FOR INITIAL SUBMITTAL.

10. WARRANTIES.

GUARANTEE ALL WORKMANSHIP, MATERIAL AND EQUIPMENT AND REPLACE ANY FOUND DEFECTIVE WORK WITHOUT COST TO THE OWNER, FOR A PERIOD OF ONE YEAR AFTER FINAL ACCEPTANCE.

11. OPERATION AND MAINTENANCE MANUALS.

SUBMIT 3 COPIES BOUND IN 8-1/2" X 11" THREE RING, LOOSE LEAF BINDERS.

12. MATERIALS.

ALL MATERIALS AND EQUIPMENT SHALL BE NEW UNLESS OTHERWISE SPECIFIED.

13. INSTALLATION OF EQUIPMENT.

A. GENERAL.

INSTALL ALL WORK IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS. ARRANGE ALL EQUIPMENT TO PERMIT EASY REMOVAL OF COILS, MOTORS, FILTERS, AND ALL OTHER PARTS WHICH MIGHT REQUIRE PERIODIC REPLACEMENT OR MAINTENANCE.

B. SPACE PREFERENCE.

WHERE CONFLICTS OCCUR THE FOLLOWING PREFERENCE SCHEDULE SHALL BE USED:

1.) RECESSED ELECTRICAL LIGHT FIXTURES.
2.) DUCTWORK.
3.) SPRINKLER PIPING.
4.) SOIL, WASTE, VENT AND STORM PIPING.
5.) LIQUID HEAT TRANSFER AND REFRIGERANT PIPING.
6.) DOMESTIC WATER PIPING.
7.) ELECTRICAL CONDUITS.

ITEMS #2 SHALL NOT HAVE PREFERENCE OVER ITEM #4 BELOW PLUMBING FIXTURES, OR OVER ITEM #7 ABOVE OR BELOW ELECTRIC SWITCH GEAR AND PANELS. NO PIPING CONVEYING FLUIDS SHALL BE INSTALLED DIRECTLY OVER ELECTRICAL EQUIPMENT.

14. DUCTWORK.

A. GENERAL.

PROVIDE DUCTWORK IN ACCORDANCE WITH LATEST EDITION OF THE SMACNA METAL DUCT STANDARD.

B. INSULATION.

REFER TO DUCT INSULATION SCHEDULE.

C. SEALING.

SEAL ALL SEAMS (LONGITUDINAL AND TRANSVERSE) ON EXTERIOR DUCTWORK.

15. TESTING AND BALANCING.

A. GENERAL.

PROVIDE A BALANCE REPORT PERFORMED BY AN INDEPENDENT FIRM CERTIFIED BY NEBB, AABC OR TABB.

B. TOLERANCE.

1.) BALANCE AIR FLOWS TO +/- 10% OF THE VALUES SHOWN ON THE DRAWINGS.
2.) BALANCE HYDRONIC FLOWS TO W/IN +10% OF THE VALUES SHOWN ON THE DWGS.

UNITS LEGEND

LF – LINEAR FEET
SF – SQUARE FEET
CF – CUBIC FEET
CFM – CUBIC FEET PER MINUTE
GPM – GALLONS PER MINUTE
GPH – GALLONS PER HOUR
GAL – GALLONS
FPM – FEET PER MINUTE
BTU/HR – BRITISH THERMAL UNITS PER HOUR
MBH – BTU/HR X 1000
IN WG – INCHES OF WATER GAUGE PRESSURE
FT WG – FEET OF WATER GAUGE PRESSURE
PSI – POUNDS PER SQUARE INCH
LB – POUNDS
V – VOLTS
A – AMPS
W – WATTS
KW – KILOWATTS
HP – HORSE POWER
HZ – HERTZ
RPM – REVOLUTIONS PER MINUTE

DUCTWORK INSULATION SCHEDULE

TABLE NOTES:

1. INSULATION IS NOT REQUIRED (UNLESS OTHERWISE NOTED) ON THE FOLLOWING DUCTS IN RESIDENTIAL APPLICATIONS:
   A. EXHAUST DUCTS.
   B. DUCTS LOCATED IN THE CONDITIONED SPACE.
   C. RETURN DUCTS LOCATED IN RETURN PLENUMS.
   D. WHEN LOCATED WITHIN A BUILDING ENVELOPE ASSEMBLY AND SEPARATED FROM THE BUILDING EXTERIOR OR UNCONDITIONED SPACE BY A MINIMUM OF R-8 INSULATION.
2. INSULATION IS NOT REQUIRED (UNLESS OTHERWISE NOTED) ON THE FOLLOWING DUCTS IN COMMERCIAL APPLICATIONS:
   A. EXHAUST DUCTS.
   B. DUCTS LOCATED IN THE CONDITIONED SPACE.
   C. RETURN DUCTS LOCATED IN RETURN PLENUMS.
   D. SUPPLY DUCTS IF TEMPERATURE DIFFERERNCE BETWEEN THE INSIDE AND OUTSIDE OF DUCT DOES NOT EXCEED 15'F.
   E. WHEN LOCATED WITHIN A BUILDING ENVELOPE ASSEMBLY AND SEPARATED FROM THE BUILDING EXTERIOR OR UNCONDITIONED SPACE BY A MINIMUM OF R-8 INSULATION.
3. IT IS BELFAY ENGINEERING'S INTERPRETATION THAT A SUPPLY DUCT IS CONSIDERED TO BE WITHIN A CONDITIONED SPACE WHEN LOCATED IN A RETURN AIR PLENUM IF THE PLENUM IS INSULATED FROM THE EXTERIOR &/OR UN-CONDITIONED SPACE(S) BY MIN. R-8 INSULATION. (2003 IECC, 803.2.8)
4. IF TABLE AND PLANS CONFLICT, THE MORE STRINGENT SHALL APPLY.

APPLICATION	DUCT LOCATION	DUCT SERVICE	INSULATION MIN. R-VALUE	NOM. INSULATION THICKNESS**
RESIDENTIAL	EXPOSED TO WEATHER ON THE EXTERIOR OF THE BUILDING OR LOCATED IN AN UNCONDITIONED ATTIC.	SUPPLY	8	WRAP: NOT ALLOWED
				LINER: 2"
		RETURN	4	WRAP: NOT ALLOWED
				LINER: 1"
	IN UNCONDITIONED BASEMENTS, CRAWL SPACES, GARAGES, & OTHER UNCONDITIONED SPACES.	SUPPLY	8	WRAP: 3"
				LINER: 2"
		RETURN *	2	WRAP: 1-1/2"
				LINER: 1/2"
COMMERCIAL	EXPOSED TO WEATHER ON THE EXTERIOR OF THE BUILDING.	SUPPLY & RETURN	8	WRAP: NOT ALLOWED
				LINER: 2"
	IN UNCONDITIONED ATTICS, BASEMENTS, CRAWL SPACES, GARAGES, & OTHER UNCONDITIONED SPACES.	SUPPLY & RETURN	5	WRAP: 2"
				LINER: 1-1/2"

* – INSULATING OF RETURN DUCTWORK IN RESIDENTIAL BASEMENTS NOT REQUIRED.
** – ACTUAL INSULATION THICKNESS MAY VARY BY MANUFACTURER. THICKNESSES LISTED IN TABLE & DESIGN BASED ON OWENS CORNING, AEROMAT DUCT LINER & OWENS CORNING, SOFTR ALL-SERVICE FIBER GLASS DUCT WRAP.

HVAC PLAN CODE/SYMBOL LEGEND

Symbol	Description
CD-1 12/12 800	GRILLE, REGISTER, AND/OR DIFFUSER IDENTIFICATION, PLAN CODE – CD-1, NECK SIZE – 12/12, CFM THRU DEVICE – 800.
EXIST 800	EXISTING AIR DEVICE TO BE REBALANCED TO 800 CFM.
RELOC 800	RELOCATED AIR DEVICE TO BE REBALANCED TO 800 CFM.
II 12/12 800	VVT BOX IDENTIFICATION, PLAN CODE – II, NECK SIZE – 12/12, DESIGN CFM – 800.
VAV-1	VAV BOX IDENTIFICATION, PLAN CODE – VAV-1.
BB-1 6'	ELECTRIC BASEBOARD HEATER IDENTIFICATION, PLAN CODE – BB-1, LENGTH – 6 FT.

ABBREVIATION LEGEND

AFC – ABOVE FINISH CEILING
AFF – ABOVE FINISH FLOOR
ARCH. – ARCHITECT
BFC – BELOW FINISH CEILING
BFF – BELOW FINISH FLOOR
BOD – BOTTOM OF DUCT
BOE – BOTTOM OF EQUIPMENT
CA – COMBUSTION AIR
CKT – CIRCUIT
CLG – COOLING OR CEILING, DEPENDING ON CONTEXT
DN – DOWN
DV – DRYER VENT
DX – DIRECT EXPANSION (OF REFRIGERANT)
EA – EXHAUST AIR
EA. – EACH
E.C. – ELECTRICAL CONTRACTOR
EER – ENERGY EFFICIENCY RATIO
ESP – EXTERNAL STATIC PRESSURE
G.C. – GENERAL CONTRACTOR
H.C. – HVAC CONTRACTOR
HTG – HEATING
ID – INSIDE DIMENSIONS
MA – MAKE-UP AIR
MAX – MAXIMUM
M.C. – MECHANICAL CONTRACTOR
MIN – MINIMUM
NO. – NUMBER
OA – OUTSIDE AIR (NOT CONDITIONED)
P.C. – PLUMBING CONTRACTOR
PH – PHASE
PRESS. – PRESSURE
RA – RETURN AIR
REQ'D – REQUIRED
SA – SUPPLY AIR
SEER – SEASONAL ENERGY EFFICIENCY RATIO
SHC – SENSIBLE HEAT CAPACITY
SP – STATIC PRESSURE
TA – TRANSFER AIR
TDH – TOTAL DYNAMIC HEAD PRESSURE
THC – TOTAL HEAT CAPACITY
TP – TOTAL PRESSURE
TYP. – TYPICAL
U.O.N. – UNLESS OTHERWISE NOTED
VA – VENTILATION AIR
WT – WEIGHT

HVAC LEGEND

SYMBOL	DESCRIPTION
[28/14]	WRAPPED DUCTWORK, FIRST FIGURE IS SIDE SHOWN. DIMENSIONS IN BRACKETS ARE CLEAR INSIDE. SEE INSULATION SCH. FOR THICKNESS.
27/12 (26/11 ID)	LINED DUCTWORK, FIRST FIGURE IS SIDE SHOWN. DIMENSIONS IN PARENTHESES ARE CLEAR INSIDE. 27/12 ARE OUTSIDE DIMENSIONS.
	ROUND SPIRAL DUCT.
	EXISTING DUCTWORK TO REMAIN.
27/13	DUCT SECTION, POSITIVE PRESSURE FIRST FIGURE IS TOP.
27/13	DUCT SECTION NEGATIVE PRESSURE. FIRST FIGURE IS TOP.
27/13	DUCT SECTION NATURAL FLOW. FIRST FIGURE IS TOP.
	FLEXIBLE DUCTWORK
	EXISTING FLEXIBLE DUCTWORK.
	SPIN-IN FITTING WITH DAMPER.
	FIRE DAMPER IN HORIZONTAL DUCT, PROVIDE W/SLEEVE AND ACCESS DOOR.
	FIRE DAMPER IN VERTICAL DUCT.
RD	RADIATION DAMPER.
	COMBINATION FIRE/SMOKE DAMPER W/SLEEVE AND ACCESS DOOR.
S	SMOKE DAMPER
	1 HOUR RATED WALL.
T RTU-1	THERMOSTAT, RTU-1 CONTROLLED EQUIPMENT. LOCATE 60" AFF UNLESS OTHERWISE NOTED.
RS	REMOTE SENSOR.
1	CONNECTION TO EXISTING DUCTWORK OR PIPING SEE CONNECTION LEGEND FOR DESCRIPTION.
1 D	DUCT MOUNTED SMOKE DETECTOR. 1 – FIRE ALARM SYSTEM ZONE 1. SEE NOTES FOR MECH/ELEC RESPONSIBILITIES.
AD	DUCT MOUNTED ACCESS DOOR.
	24"X12" LAY-IN PERFORATED RETURN PANEL.
	24"X24" LAY-IN PERFORATED RETURN PANEL.
	24"X24" LAY-IN PERFORATED RETURN PANEL. W/INSULATED BOOT.
	NEW CEILING MOUNTED SUPPLY DIFFUSER.
RD	NEW CEILING MOUNTED FIRE RATED DIFFUSER ASSEMBLY CONSISTING OF DIFFUSER, RADIATION DAMPER AND RADIATION BLANKET.
	EXISTING CEILING MOUNTED SUPPLY TO REMAIN.
R	RELOCATED CEILING MOUNTED SUPPLY.
	NEW LINEAR SLOT CEILING DIFFUSER.
U	DOOR UNDERCUT TO BE USED FOR AIR TRANSFER. UNDERCUT TO BE 1" U.O.N.
	BASEBOARD HEATER.

ISSUE	DATE
PERMIT/CONST.	05/10/06

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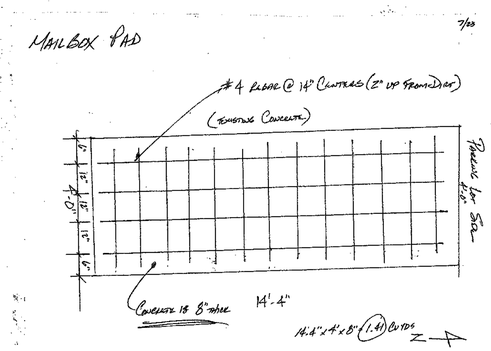
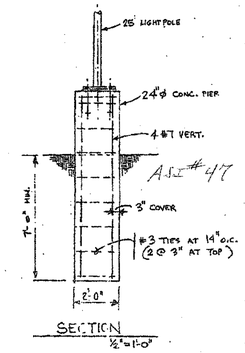
SUNSHINE PEAK APARTMENTS
MONTROSE, CO

JOB#	06011
FILE	06011M
ENGINEERED BY	GBG

MO





SEE ASI #s 40, 41, 44

STRUCTURAL GENERAL NOTES

1. LIVE LOADS USED IN DESIGN:
   - A. SEISMIC ..... ZONE 1
   - B. WIND ..... 1997 UBC 70 MPH EXPOSURE C
   - C. ROOF ..... 23 PSF
   - D. CORRIDORS AND EXIT STAIRS ..... 100 PSF
   - E. PARTITIONS ..... 5 PSF
   - F. FLOORS ..... 40 PSF
2. BUILDING EARTHWORK:
   - A. BUILDING POST TENSIONED FOUNDATION SYSTEM SHALL BE DESIGNED, DETAILED, STAMPED, AND CONSTRUCTED UNDER A SEPARATE PERMIT. REFER TO SHEET S-1 FOR REQUIREMENTS.
   - B. SOIL DATA FOR MISCELLANEOUS FOOTINGS ONLY WAS TAKEN FROM RECOMMENDATIONS CONTAINED IN REPORT #2103 BY GEOTECHNICAL ENGINEERING GROUP, INC., DATED NOVEMBER 3, 2005.
   - C. FOOTING DESIGN:
     1. ALLOWABLE SOIL BEARING PRESSURE - (TOTAL LOAD) ..... 1500 PSF
     2. FOOTINGS SHALL BEAR ON AT LEAST 3 FT. OF WELL COMPACTED STRUCTURAL FILL MATERIAL AS SPECIFIED BELOW FROST DEPTH OF 26 INCHES. EXTEND FILL MATERIAL AT LEAST 3 FT. BEYOND EDGE OF FOOTINGS.
     3. PROTECT BOTTOMS OF EXCAVATION AGAINST FROST AND KEEP FREE OF WATER, DEBRIS AND LOOSE MATERIAL. SOIL BECOMING UNSUITABLE FOR BEARING MUST BE REMOVED.
     4. NO EXCAVATION FOR PIPES, CONDUITS, ETC. ADJACENT AND BELOW BOTTOM OF FOUNDATIONS SHALL BE ALLOWED UNLESS THE SLOPE BETWEEN EDGES OF FOUNDATIONS AND EXCAVATION DOES NOT EXCEED 1:1.
   - D. A QUALIFIED SOILS ENGINEER SHALL INSPECT THE EXCAVATIONS TO VERIFY THE BEARING MATERIAL.
   - E. PROVIDE ALL BRACING NECESSARY TO SUPPORT ALL WALLS AND PREVENT THEIR BUCKLING DURING FILLING AND COMPACTING OPERATION.
   - F. COMPACTION TO BE AS RECOMMENDED IN THE SOIL REPORT UNLESS OTHERWISE SPECIFIED.
3. CAST-IN-PLACE CONCRETE:
   - A. ALLOWABLE STRESSES USED IN DESIGN:
     1. ALL CONCRETE IN CONTACT WITH SOILS SHALL BE MADE WITH STONE AGGREGATE AND TYPE V CEMENT AND SHALL DEVELOP THE FOLLOWING COMPRESSIVE STRENGTHS IN 28 DAYS:
        - A) FOOTINGS, FOUNDATION WALLS ..... 3000 PSI
        - B) EXTERIOR FLATWORK ..... 4000 PSI

        ADDITION OF ANY ADMIXTURES SHALL BE APPROVED BY THE STRUCTURAL ENGINEER. ALL CONCRETE IN CONTACT WITH SOILS OR EXPOSED TO DE-ICING SALTS SHALL BE MADE USING TYPE V CEMENT. USE NO CALCIUM CHLORIDE.
     2. REINFORCING BARS SHALL CONFORM TO ASTM A615 GRADE 60, EXCEPT TIES, STIRRUPS AND EMBEDDED PLATE ANCHORS WHICH SHALL CONFORM TO ASTM A615 GRADE 40. BARS TO BE WELDED SHALL CONFORM TO ASTM A706. DO NOT REBEND ANY BARS WITH A YIELD POINT GREATER THAN 40,000 PSI.
   - B. REINFORCEMENT PROTECTION:
     1. CONCRETE POURED AGAINST EARTH ..... 3"
     2. CONCRETE POURED IN FORMS BUT EXPOSED TO WEATHER OR EARTH ..... 2"
   - C. DETAIL BARS IN ACCORDANCE WITH ACI DETAILING MANUAL AND ACI CODE, LATEST EDITION.
   - D. PROVIDE ALL ACCESSORIES NECESSARY TO SUPPORT REINFORCING AT POSITIONS SHOWN ON THE PLANS IN ACCORDANCE WITH ACI DETAILING MANUAL.
   - E. CONTRACTOR SHALL REQUEST ARCHITECT/ENGINEER TO INSPECT REINFORCING AND OBTAIN HIS AUTHORIZATION TO PROCEED WITH CONCRETE POUR.
4. STEEL:
   - A. STRUCTURAL STEEL SHALL CONFORM TO ASTM A992 GRADE 50, EXCEPT PIPE COLUMNS SHALL BE ASTM A53 GRADE B AND TUBE COLUMNS SHALL BE ASTM A500 GRADE B.
   - B. STEEL BOLTS SHALL CONFORM TO ASTM A307.
   - C. THREADED ANCHOR RODS SHALL CONFORM TO ASTM F1554 WITH EMBEDDED NUTS.
   - D. STRUCTURAL STEEL TO BE DETAILED AND FABRICATED IN ACCORDANCE WITH AISC SPECIFICATIONS, LATEST EDITION, AND WITH AISC CODE OF STANDARD PRACTICE, LATEST EDITION.
   - E. CONNECTIONS NOT SPECIFIED ON DRAWINGS SHALL BE DETAILED TO HAVE CAPACITY NOT LESS THAN 1/2 TOTAL UNIFORM LOAD CAPACITY TABULATED IN AISC MANUAL FOR "ALLOW. LOADS ON BEAMS" FOR GIVEN SHAPE, SPAN AND STEEL SPEC. OF BEAM IN QUESTION. DO NOT USE ONE-SIDED WEB CONNECTIONS UNLESS DOUBLE SIDED CONNECTIONS CANNOT BE MADE.
   - F. ALL WELDING OR GAS CUTTING SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS OF THE AMERICAN WELDING SOCIETY. ALL WELDING SHALL BE PERFORMED BY WELDERS QUALIFIED BY A.W.S. STANDARD QUALIFICATION PROCEDURE, CURRENTLY CERTIFIED.
   - G. SINGLE-PASS FILLET FIELD WELDS ARE DESIGNED TO BE STRESSED TO LESS THAN 50% OF ALLOWABLE STRESSES.
   - H. GROUT ALL BASE PLATES WITH NON-SHRINK GROUT.
   - I. ATTACH NON-COMPOSITE FORM DECK WITH 3 PUDDLE WELDS PER SHEET AT END LAPS AND WELD EACH EDGE AT INTERMEDIATE SUPPORTS. USE 16 GAGE MINIMUM WELDING WASHER WITH 3/8" DIA. HOLES.
   - J. ERECTION SEQUENCE MUST ACCOMMODATE THERMAL EXPANSION/CONTRACTION FORCES UNTIL BUILDING IS ENCLOSED AND HEATED. DO NOT MAKE WELDED OR FIXED CONNECTIONS OF BEAMS INTO CONCRETE OR MASONRY AT TEMPERATURES WHICH WILL LATER CHANGE SIGNIFICANTLY.
5. WOOD:
   - A. FRAMING LUMBER SHALL BE STRESS GRADED DOUGLAS FIR-LARCH AS FOLLOWS:
     1. JOISTS, BEAMS AND COLUMNS ..... "NO. 2"
     2. EXTERIOR BEARING WALL STUDS ..... "NO. 2"
     3. INTERIOR BEARING WALL STUDS ..... "NO. 2"
     4. BLOCKING AND BRIDGING ..... "NO. 2 OR NO. 3"
   - B. PROVIDE 1" X 4" OR EQUIVALENT CROSS BRIDGING NOT OVER 8' O.C. FOR ALL WOOD JOISTS. NOT BCI'S
   - C. PROVIDE 2X SOLID BLOCKING BETWEEN JOISTS AT ALL SUPPORTS. PER REV FULCRUM SITE VISIT
   - D. SET ALL JOISTS WITH CROWN UP.
   - E. LAMINATED MEMBERS TO BE DETAILED IN ACCORDANCE WITH "STANDARD SPECIFICATIONS FOR THE DESIGN AND FABRICATION OF STRUCTURAL GLUED LAMINATED LUMBER", WESTERN WOOD PRODUCTS ASSOCIATION AND AMERICAN INSTITUTE OF TIMBER CONSTRUCTION STANDARDS.
   - F. LAMINATED VENEER LUMBER (LVL) SHALL BE "MICRO-LAM" AS MANUFACTURED BY THE TRUS-JOIST CORP. OR "VERSA-LAM" AS MANUFACTURED BY BOISE CASCADE CORP.. MINIMUM MODULUS OF ELASTICITY SHALL BE 1.9 X 106 PSI.
   - G. ALLOWABLE UNIT STRESSES FOR LAMINATED MEMBERS:
     1. BENDING ..... 2200 PSI
     2. TENSION PARALLEL TO GRAIN ..... 1000 PSI
     3. COMPRESSION PARALLEL TO GRAIN ..... 1500 PSI
     4. HORIZONTAL SHEAR ..... 165 PSI
     5. COMPRESSION PERPENDICULAR TO GRAIN (TENSION FACE) ..... 450 PSI
     6. COMPRESSION PERPENDICULAR TO GRAIN (COMPRESSION FACE) ..... 385 PSI
   - H. LAMINATED BEAMS ARE TO BE BUILT UP OF 2X NOMINAL MATERIAL.
   - I. LAMINATED MEMBER SIZES ARE NET; OTHER MEMBER SIZES ARE NOMINAL.
   - J. ALLOWABLE UNIT STRESSES MUST BE SHOWN ON FABRICATOR'S SHOP DRAWINGS.
   - K. TIMBER CONNECTORS CALLED FOR ON THE DRAWINGS ARE AS MANUFACTURED BY SIMPSON COMPANY. CONNECTORS BY OTHER MANUFACTURERS MAY BE USED IF THE LOAD CAPACITY IS EQUAL TO OR GREATER THAN THE CONNECTOR SPECIFIED. USE MANUFACTURER'S FURNISHED NAILS AND BOLTS.
   - L. ALL COLUMNS SHOWN ON THE STRUCTURAL DRAWINGS SHALL BE CONTINUOUS UNLESS OTHERWISE SHOWN. BUILT-UP COLUMNS USING 2 OR MORE 2X MEMBERS SHALL BE NAILED TOGETHER WITH 16d NAILS AT 9" ON CENTER MAXIMUM. PLACE 1/2 OF NAILS FROM EACH SIDE.
   - M. FASTEN ALL WOOD MEMBERS WITH COMMON NAILS ACCORDING TO THE 1997 UBC FASTENING SCHEDULE UNLESS OTHERWISE NOTED.
   - N. FOUNDATION SILL PLATES SHALL BE ANCHORED WITH ANCHOR ROD SIZE AND SPACING AS NOTED ON THE DRAWINGS.
   - O. PLYWOOD FOR ROOF, WALL AND FLOOR SHEATHING SHALL BE APA GRADE TRADEMARKED "STANDARD C-D" AND SHALL CONFORM TO STANDARD PS 1 OF THE AMERICAN PLYWOOD ASSOCIATION (USE EXTERIOR GLUE AT ROOF AND BALCONIES). RESIN COATED OR CEMENT COATED NAILS SHALL BE USED ON FLOOR SHEATHING.
   - P. PLYWOOD THICKNESS SHALL BE AS NOTED ON THE DRAWINGS; IDENTIFICATION INDEX NUMBERS SHALL BE AS REQUIRED FOR SUPPORT SPACING AND USE.
   - Q. MANUFACTURED JOISTS SHALL BE "TRUS-JOISTS" BY TRUS JOIST MacMILLAN, "WSI" JOISTS OR "WBS" JOISTS BY WEYERHAEUSER COMPANY, OR "BCI" JOISTS BY BOISE CASCADE CORPORATION AND SHALL BE ERECTED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. ALL PLATES, BLOCKING, BRIDGING AND OTHER RELATED ITEMS SHALL BE FURNISHED BY THE MANUFACTURER.
   - R. PREFABRICATED WOOD TRUSSES USING METAL PLATE CONNECTORS SHALL BE DESIGNED AND MANUFACTURED IN ACCORDANCE WITH THE I.C.B.O. APPROVAL RECOMMENDATIONS, INCLUDING QUALITY CONTROL INSPECTIONS BY INDEPENDENT TESTING AGENCY. METAL PLATES SHALL BE SIZED TO NEGLECT 1/4" MIN. AREA FROM THE FACE OF THE MEMBER EXCEPT 1/2" MIN. AREA SHALL BE NEGLECTED ALONG THE TENSION INTERFACE. SUBMIT SHOP DRAWINGS, I.C.B.O. RESEARCH REPORT, AND DESIGN CALCULATIONS BEARING THE STAMP AND ORIGINAL SIGNATURE OF A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF COLORADO.
   - S. ROOF TRUSSES:
     1. PROVIDE HANGERS OR CONNECTORS AS REQUIRED TO SUPPORT THE LOADS OF ALL MEMBERS FRAMING INTO ANY TRUSS OR GIRDER TRUSS. SIZE BOTTOM CHORD OR OTHER SUPPORTING MEMBER TO FULLY DEVELOP THE REQUIRED HANGER CAPACITY.
6. ALL DIMENSIONS ON STRUCTURAL DRAWINGS TO BE CHECKED AGAINST ARCHITECTURAL.
7. ARCHITECT'S APPROVAL MUST BE SECURED FOR ALL SUBSTITUTIONS.
8. VERIFY ALL OPENINGS THROUGH FLOOR, ROOF, AND WALLS WITH MECHANICAL AND ELECTRICAL DRAWINGS. COORDINATE FLOOR JOIST SPACING TO MISS WASTE, DRAIN, AND VENT PENETRATIONS.
9. THE CONTRACTOR MUST SUBMIT IN WRITING ANY REQUESTS FOR MODIFICATIONS TO THE PLANS AND SPECIFICATIONS. SHOP DRAWINGS SUBMITTED TO THE ENGINEER FOR HIS REVIEW DO NOT CONSTITUTE "IN WRITING" UNLESS IT IS NOTED THAT SPECIFIC CHANGES ARE BEING REQUESTED. CHANGES BY MEANS OF SHOP DRAWINGS BECOME THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

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Montrose, CO 81402

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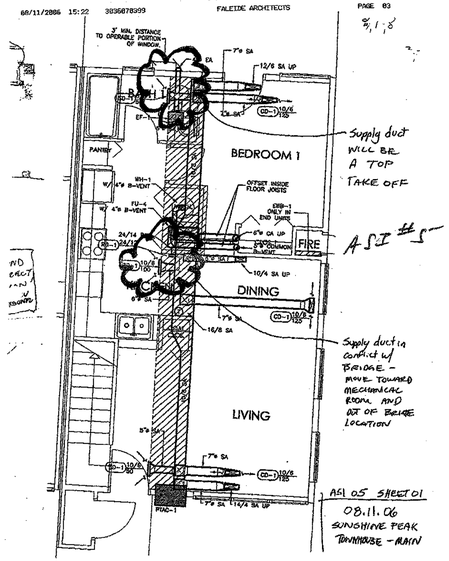
project:
Sunshine Peak Apts.
N. San Juan Parkway
Montrose, CO 81402

date, issue:
CONSTRUCTION and PERMIT
05.05.06

drafted: JDP

sheet title: General Notes

sheet no.: S7 of 7



Request for Information

Schauer Construction Company, Inc. 104 Pro Rodeo Drive, Suite 120 Colorado Springs, CO 80919 719-548-9455 Telefax: 719-548-9267	**Sunshine Peak Apartments** 748 Cedar Creek Avenue Montrose, CO 81401	**Faleide Architects PC** 1701 Wynkoop St., Suite 235 Denver, CO 80202 303-573-3578 Telefax: 303-607-0399

Description of RFI:	Exhaust Fan Location	**Date Submitted:**	3/7/2007
		Reply Required:	3/8/2007
RFI Number:	34	**Area Involved:**	M1, CB
Cost Impact:	yes	**Urgent Yes/No:**	yes
Schedule Impact:	yes	**Subcontractor RFI Date:**	
Subcontractor RFI Number:	n/a	**Drawing Number:**	M1, M2
Specification Section:	15000		

Subject: Ron,

The State electrical inspector disapproved the location of the EF-1 exhaust fans in the 1 and 2 bedroom units. The fans are located above the tubs which does not meet electrical code. We will have to move the location of the exhaust fans in buildings A, B, E, F, G, and the Community Building. The fans are already installed in all of the building except the Community Building. Buildings G and F are already drywalled. Please specify where you would like each of the exhaust fans to be relocated.

Thank you.

Dave Rose
SCHAUER CONSTRUCTION COMPANY, INC.
Dave Rose

REPLY:

Architect's Supplemental Instructions

Project: **Sunshine Peak Apartment Homes** Contract: ASI No: **054** Architect's Project No: **05.04**	Date: **03.12.07** Total Pages: 1

Schauer Construction
Attn: Mike Mitzner
104 Pro Rodeo Drive
Suite 120
Colorado Springs, CO 80919

Re: RFI 34 & 35

Dear Mike,

The following information is additional information and clarification to the drawings dated May 05, 2006:

Regarding RFI #34 from Schauer Construction.

1 – The EF-1 fans can be located as relocated in the field and approved by the state inspector.

Regarding RFI #35 from Schauer Construction.

1 – Specifications indicate a knock down finish on the walls, and an orange peel finish of the ceilings. The contractor may provide a light orange peel finish of the walls in lieu of the knock down finish.

Sincerely,

Ron Faleide

1701 Wynkoop Suite 235 voice 303.573.6578 e-mail rfaleide@aol.com
Denver, Colorado 80202 fax 303.607.0399
FALEIDE ARCHITECTS PC

Request for Information

Schauer Construction Company, Inc. 104 Pro Rodeo Drive, Suite 120 Colorado Springs, CO 80919 719-548-9455 Telefax: 719-548-9267	**Shumshine Peak Apartments** Montrose, CO 81402	**Faleide Architects PC** 1701 Wynkoop St., Suite 235 Denver, CO 80202 303-573-3578 Telefax: 303-607-0399

Description of RFI:	Mechanical Conflicts	**Date Submitted:**	1/23/2007
		Reply Required:	1/24/2007
RFI Number:	29	**Area Involved:**	2 Bedroom Units
Cost Impact:	Yes	**Urgent Yes/No:**	Yes
Schedule Impact:	Yes	**Subcontractor RFI Date:**	1/23/2007
Subcontractor RFI Number:	29	**Drawing Number:**	M1
Specification Section:	15800		

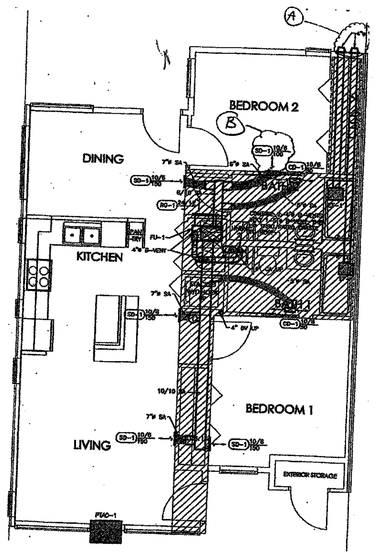
Subject: Todd,

See attached Sketch. In location A the 4" exhaust is within 5 foot of the party wall. It is also too close to the operable window L. This exhaust needs to be relocated. Please advise . In location B the SD-1 diffuser is located in the header of the pocket door. If we move it to the left of pocket door we would be hitting the electrical panel.

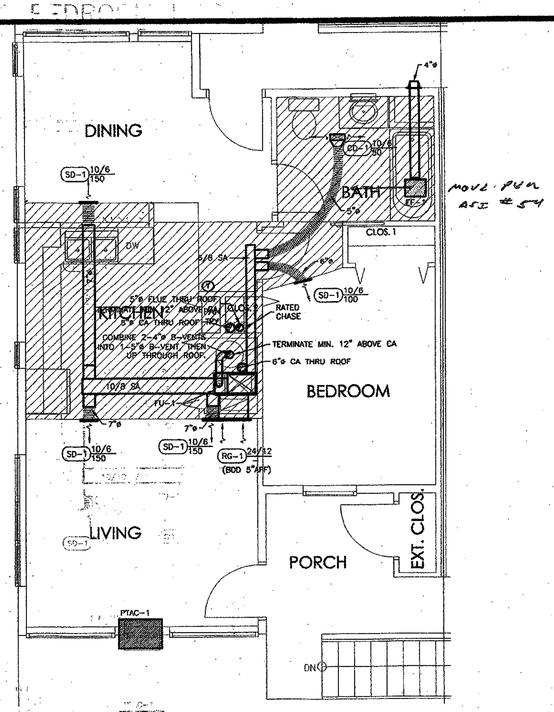
The only solution I can see for both of these problems would be create a soffit to reroute all of these lines.

Mike Mitzner
SCHAUER CONSTRUCTION COMPANY, INC.
Mike Mitzner

REPLY:

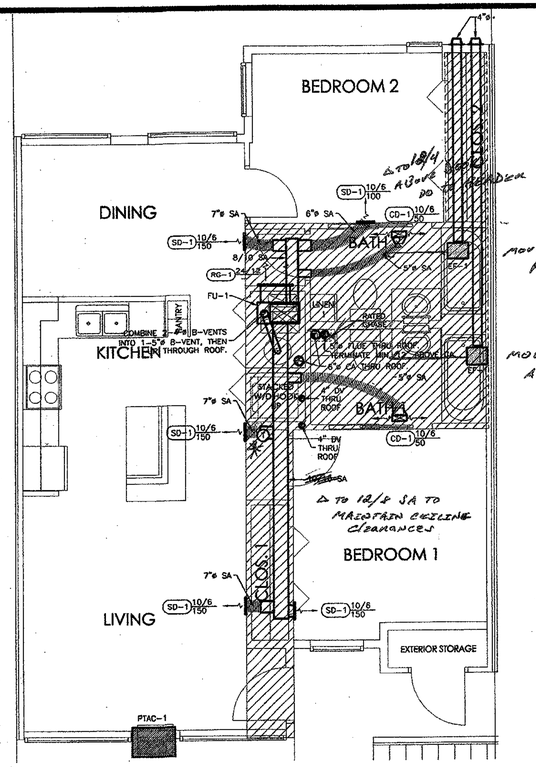


* All Thermostats moved to Hallway + Placed at 5' from Floor ~~over R/A~~ Directly above R/A Grille.



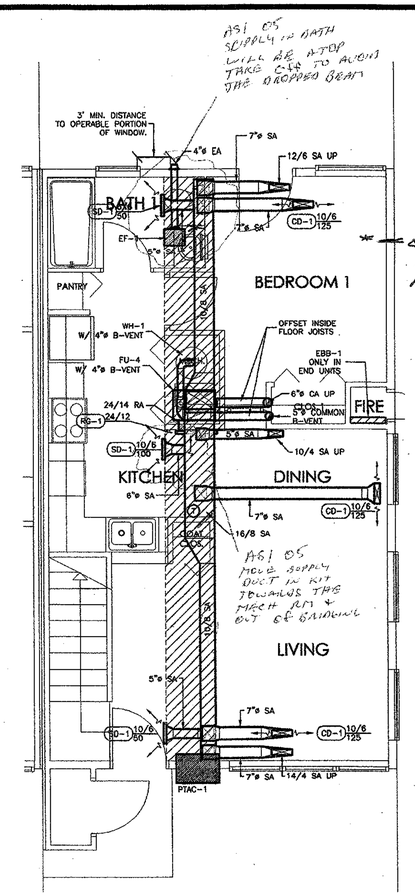
1 BEDROOM UPPER FLOOR UNIT PLAN

SCALE 1/4" = 1'-0"



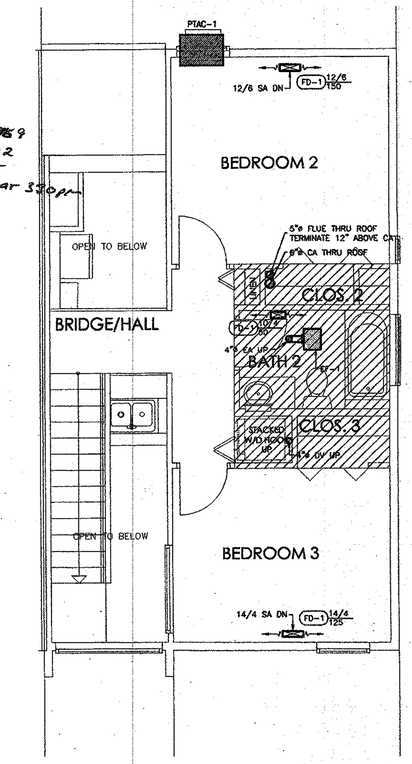
2 BEDROOM UPPER FLOOR UNIT PLAN

SCALE 1/4" = 1'-0"



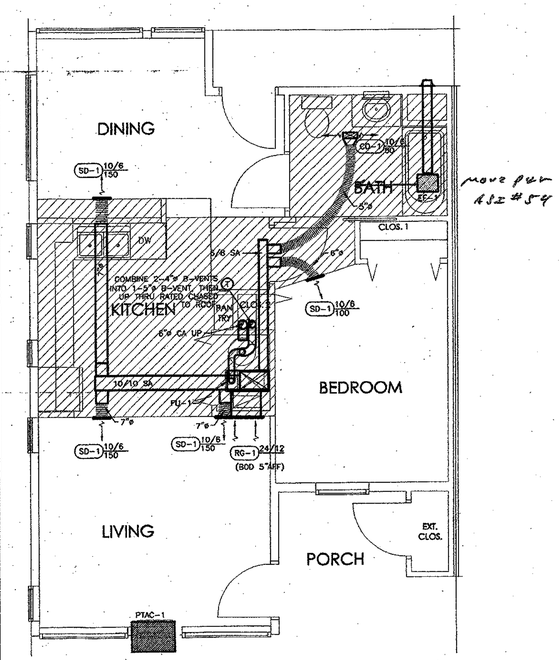
TOWNHOME 1ST FLOOR PLAN

SCALE 1/4" = 1'-0"



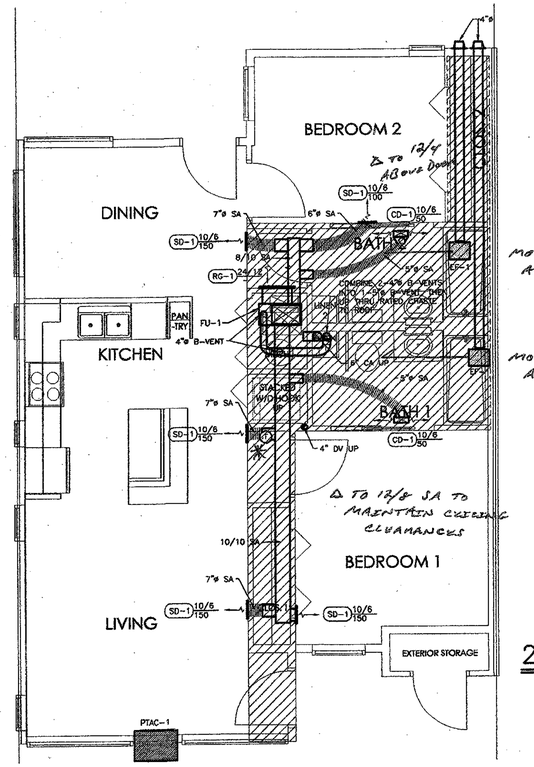
TOWNHOME 2ND FLOOR PLAN

SCALE 1/4" = 1'-0"



1 BEDROOM MAIN FLOOR UNIT PLAN

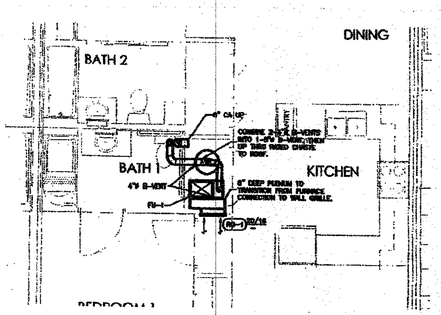
SCALE 1/4" = 1'-0"



2 BEDROOM MAIN FLOOR UNIT PLAN

SCALE 1/4" = 1'-0"

CFM'S REPRESENT DESIGN INTENT, BALANCING NOT REQUIRED ON RESIDENTIAL UNITS.



ADA UNIT Bldg 'G'

ASI 13 SHEET D1
04.13.06
SUNSHINE PEAK
PARTIAL MECHANICAL PLAN

ISSUE	DATE
PERMIT/CONST.	05/10/06

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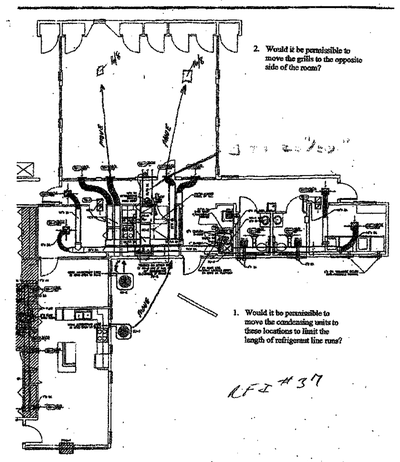
SUNSHINE PEAK APARTMENTS
MONTROSE, CO

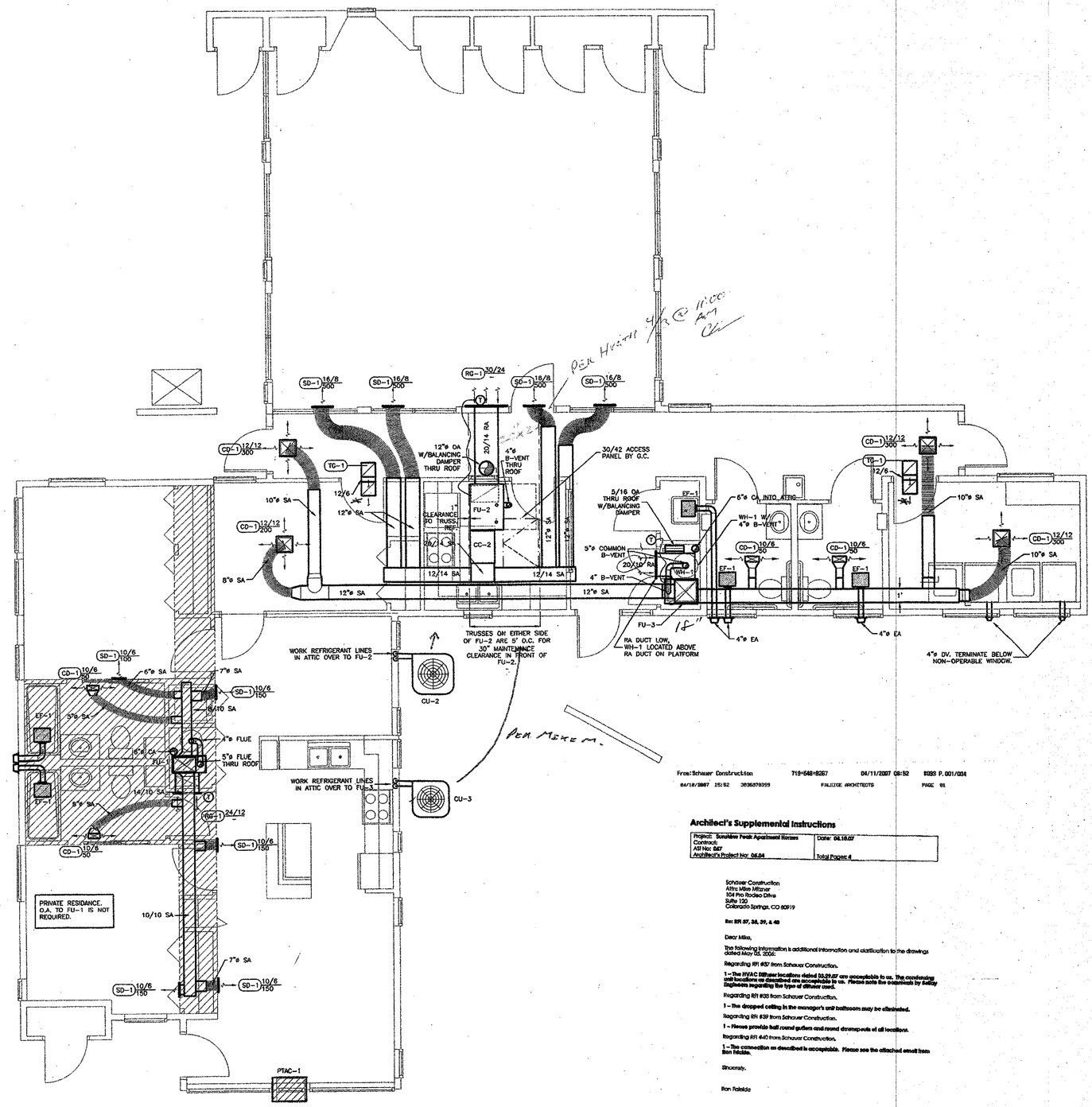
JOB#	06011
FILE	06011M
ENGINEERED BY	GBG

M1



INITY BUILDING HVAC PLAN

* Transfer Grills Installed In wall above Door next to ceiling Rather than Ceiling - Same Size.



COMMUNITY BUILDING HVAC PLAN

SCALE 1/4" = 1'-0"

Per Hall 4/2 @ 11:00 AM Clr

Per Mike M.

From:Schauer Construction 719-548-8267 04/11/2007 08:52 8233 P.001/004

04/10/2007 15:52 3036578259 FALSIDE ARCHITECTS PAGE 01

Architect's Supplemental Instructions

Project: Sunshine Peak Apartment Homes Contract: ASI No: 047 Architect's Project No: 06.04	Date: 04.10.07 Total Pages: 4

Schauer Construction
Attn: Mike Mitzner
104 Pro Rodeo Drive
Suite 120
Colorado Springs, CO 80919

Re: RFI 37, 38, 39, & 40

Dear Mike,

The following information is additional information and clarification to the drawings dated May 05, 2006:

Regarding RFI #37 from Schauer Construction.

1 – The HVAC diffuser locations dated 03.29.07 are acceptable to us. The condensing unit locations as described are acceptable to us. Please note the comments by Belfay Engineers regarding the type of diffuser used.

Regarding RFI #38 from Schauer Construction.

1 – The dropped ceiling in the manager's unit bathroom may be eliminated.

Regarding RFI #39 from Schauer Construction.

1 – Please provide half round gutters and round downspouts at all locations.

Regarding RFI #40 from Schauer Construction.

1 – The connection as described is acceptable. Please see the attached email from Ron Fakidis.

Sincerely,

Ron Fakidis

[redacted]

ISSUE	DATE
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SUNSHINE PEAK APARTMENTS

MONTROSE, CO

JOB#	06011
FILE	06011M
ENGINEERED BY	GBC

M2

GAS FIRED FURNACE SCHEDULE

PLAN CODE	EQUIPMENT SELECTION: MANUF.	MODEL NUMBER	UTILITIES**: HEATER INPUT* (MBH)	HP	VOLT	PH	MAX FUSE AMPS†	MIN CKT AMPS	UNIT WEIGHT (LBS.)**	REQUIRED EQUIPMENT PERFORMANCE: VENTING TYPE	CABINET ORIENTATION	DRIVE TYPE	MIN FAN SPEEDS	FAN CFM	MIN ESP IN. WG.	MINIMUM OCCUPIED VENTILATION	MIN A.F.U.E.	MIN. HTC. OUTPUT* (MBH)	LIST OF REQUIRED FEATURES (SEE LEGEND BELOW)	NOTES
FU-1	CARRIER	58STA045-08	44	1/5	115	1	15	5.4	145	NATURAL	UPFLOW	DIRECT	3	800	.5		80%	35	1,2	
FU-2	CARRIER	58STA110-22	105	3/4	115	1	20	14.8	152	NATURAL	HORIZONTAL	DIRECT	3	2000	.5		80%	85	1,2	
FU-3	CARRIER	58STA070-12	66	1/3	115	1	15	6.8	115	NATURAL	UPFLOW	DIRECT	3	1200	.5		80%	54	1,2	
FU-4	CARRIER	58STA070-08	66	1/3	115	1	15	5	115	NATURAL	UPFLOW	DIRECT	3	900	.5		80%	54	1,2	

ABBREVIATIONS & FOOTNOTES:
PH-PHASE
ESP-EXTERNAL STATIC PRESSURE
VFD-VARIABLE FREQUENCY DRIVE
† WHERE CURRENT DOES NOT EXCEED 60 A., HACR C.B. MAY BE USED.
*AT SEA LEVEL
**MANUFACTURER AND MODEL SPECIFIC VALUES, COORDINATE SUBSTITUTIONS WITH PLUMBING, ELECTRICAL, AND STRUCTURAL ENGINEERS.

REQUIRED FEATURES LEGEND:
1) 1" DISPOSABLE FILTERS
2) PROGRAMMABLE THERMOSTAT
3) NON-PROGRAMMABLE THERMOSTAT
4) CONCENTRIC VENT KIT
5) TWINNING KIT
6) DOWNFLOW SUBBASE
7) CONDENSATE FREEZE PROTECTION KIT
8) OTHER

NOTES:

OUTSIDE AIR VENTILATION TABLE

ROOM NUMBER OR DESCRIPTION	OCCUPANCY DESCRIPTION*	AREA (SF)	OCC LOAD FACTOR (OCC PER 1000 SF)*	NO. OF OCC	OA VENTILATION RATE*	MIN REQ'D OA (CFM)	ACTUAL OA (CFM)	PLANCODE(S) OF OA SUPPLY EQUIPMENT
COMMUNITY ROOM	MULTI-PURP. ASSEMBLY	686	120	82	***5 CFM/OCC	452		
LAUNDRY	COIN-OPERATED LAUNDRIES	123	20	2	15 CFM/OCC	37	40	
OFFICE	OFFICE	122	7	1	20 CFM/OCC	20	20	
COMM. BUILDING HALL	CORRIDORS	300	–	–	.05 CFM/SF	15	15	

*PER 2003 IMC, TABLE 403.3, REQUIRED OUTDOOR VENTILATION AIR.
**PER ARCHITECT'S SEATING PLAN, EXCEPTION TO SECTION 403.3.
***PER ASHRAE STANDARD 62.1-2004

ABBREVIATIONS: OCCOCCUPANT, WCWATER CLOSET, URURINAL

MATCHED AIR COOLED CONDENSING UNIT/DX COIL SCHEDULE

PLAN CODES: COND UNIT	EVAP COIL	EQUIPMENT SELECTION: MANUF.	CONDENSING UNIT: MODEL NUMBER	NOM. TONS	EVAP COIL: MODEL NUMBER	NOM. TONS	UTILITIES**: VOLT	PH	MAX FUSE AMPS†	MIN CKT AMPS	WEIGHT (LBS.)**: COND UNIT	EVAP COIL	COIL PRESS. DROP @ ALT. CFM (IN.WG.)**	REQUIRED EQUIPMENT PERFORMANCE: ALT. CFM	S.L. CFM	MIN. COOLING CAPACITY* (MBH): THC	SHC	LIST OF REQUIRED FEATURES (SEE LEGEND BELOW)	NOTES
CU-2	CC-2	CARRIER	24ABR360	5	CK3BXA060	5	230	1ø	50	29.2	239	64	0.28	2000		45,000	44,700		
CU-3	CC-3	CARRIER	24ABR336	3	CK3BXA042	3.5	230	1ø	30	19.1	150	47	0.24	1200		16,200	15,500		

FEATURES AND OPTIONAL EQUIPMENT LEGEND:
1) HIGH PRESSURE SWITCH
3) CRANKCASE HEATER
5) PUMP DOWN CONTROL
6) LOW AMBIENT KIT
2) LOW PRESSURE SWITCH
4) COMPRESSOR CYCLING CONTROL
7) HOT GAS BYPASS
8) FREEZE STAT
9) FILTER DRIER
10) HARD START KIT
11) ACCUMULATOR
12) WINTER START KIT
13) LIQUID LINE SOLENOID VALVE
14) THERMOSTATIC EXPANSION VALVE
15) BALL-BEARING FAN MOTOR
16) MOUNTING BASE
17) SOUND HOOD
18) HAIL GUARD
19) OTHER

ABBREVIATIONS & FOOTNOTES:
PH PHASE
ESP EXTERNAL STATIC PRESSURE
SHC SENSIBLE HEAT CAPACITY
THC TOTAL GROSS HEAT CAPACITY
VFD VARIABLE FREQUENCY DRIVE
NOM. NOMINAL
* AT SEA LEVEL
** MANUFACTURER AND MODEL SPECIFIC VALUES, COORDINATE SUBSTITUTIONS WITH PLUMBING, ELECTRICAL, AND STRUCTURAL ENGINEERS.
† – WHERE CURRENT DOES NOT EXCEED 60 A., HACR C.B. MAY BE USED.

SELECTION PARAMETERS:
1) 80°F ENTERING AIR DRY BULB TEMP.
2) 62°F ENTERING AIR WET BULB TEMP.
3) 95°F AMBIENT TEMP.
4) SEA LEVEL EQUIVALENT OF ALTITUDE CFM

NOTES

ELECTRIC BASEBOARD SCHEDULE

PLAN CODE	MANUFACTURER MODEL NUMBER	KW/FT	ELECTRICAL: VOLT	PH	AMPS	OPTIONS SEE LEGEND BELOW	NOTES
EBB-1	BERKO #OBD508	250	120	1	4.2	2	

OPTIONS LEGEND: 1– LINE VOLTAGE T'STAT, 2– UNIT MOUNTED T'STAT

NOTES:

GRILLES, REGISTERS, AND DIFFUSERS SCHEDULE

PLAN CODE	DESCRIPTION (NECK SIZE & AIRFLOW AS NOTED ON PLANS)	SERVICE	MATERIAL OF CONST.	AIR FLOW PATTERN	MOUNTING	DAMPER TYPE †	FINISH	MANUFACTURER MAKE/MODEL#	REMARKS
SD-1	SIDEWALL DIFFUSER	SUPPLY	STEEL	2 WAY	DUCT	OB	WHITE	LIMA #10V	
CD-1	CEILING DIFFUSER	SUPPLY	STEEL	3 WAY	SURFACE	OB	WHITE	LIMA #11D	
RG-1	STAMP GRILLE W/ CURVED LOUVERS & FILTER	RETURN	STEEL	–	SURFACE	–	WHITE	LIMA #19FG	
FD-1	FLOOR DIFFUSER	SUPPLY	STEEL	2 WAY	SURFACE	OB	WHITE	LIMA #41	
TG-1	TRANSFER GRILLE	TRANSFER	STEEL	3 WAY	SURFACE	–	WHITE	LIMA #11D	

† DAMPER TYPES: B.F.BUTTERFLY, O.B.OPPOSED BLADE, P.B.PARALLEL BLADE

FAN SCHEDULE

PLAN CODE	DESCRIPTION	FAN TYPE	DRIVE TYPE	ALT CFM	STD. S.P. IN. W.G.	FAN RPM	GENERATED SOUND	ELECTRICAL: HP OR WATTS	VOLT	PH*	UNIT WT #	MANUFACTURER	MODEL NUMBER AND/OR CATALOG NUMBER	LIST OF FEATURES. (SEE LEGEND BELOW)	PLAN CODE(S) INTERLOCK WITH	NOTES
EF-1	CEILING EXHAUST FAN	FC	DIRECT	82	0.15	700	2.8	38 W	115	1	9	GREENHECK	SP-B90	1,(2 OR 3),11,12	OF EQUIP. TO	

FAN TYPE LEGEND:
B-BACKWARD INCLINED
FC-FORWARD CURVED
P-PROPELLER
R-RADIAL BLADE
VA-VANE AXIAL

GENERAL REQUIREMENTS:
– SUPPLY ALL 3ø FAN MOTORS W/MAGNETIC CONTACT STARTERS.
– SUPPLY ALL 1ø FAN MOTORS W/INTERNAL DISCONNECTING MEANS & AUTO-RESET THERMAL PROTECTION.
– SUPPLY ALL BELT DRIVE FAN MOTORS W/ADJUSTABLE PITCH SHEAVES.

FEATURES:
1) BACKDRAFT DAMPER
2) ROOF CAP
3) WALL CAP
4) FACTORY CURB
5) FACTORY VENTILATED CURB
6) SPRING MOUNT ISOLATORS
7) RUBBER MOUNT ISOLATORS
8) IN-LINE ADAPTER PLATE
9) GREASE TROUGH
10) THREADED GREASE DRAIN CONNECTION
11) OSHA GUARD
12) INSULATED CABINET
13) MOTOR WEATHER HOOD
14) LONG WALL HOUSING
15) SHORT WALL HOUSING
16) CLOSURE ANGLES
17) OTHER

NOTES:

PACKAGED TERMINAL AIR CONDITIONER SCHEDULE

PLAN CODE	MANUFACTURER MODEL NUMBER	DESCRIPTION	ELECTRICAL: HP	VOLT	PH	MAX FUSE AMPS	TOTAL UNIT AMPS	UNIT WT #	NOTES
PTAC-1	KENMORE #75135	WALL AIR CONDITIONER, 230V, 1ø, 1550W, 13200 BTU. CORD AND PLUG DISCONNECT MEANS, INSULATED WALL SLEEVE, ARCH. LOUVER, WALL T'STAT		230	1	15	7.6	91	

NOTES:

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SUNSHINE PEAK APARTMENTS
MONTROSE, CO

JOB#	06011
FILE	06011M
ENGINEERED BY	GBG

M3

HVAC, PLUMBING, ELECTRICAL, AND GENERAL CONTRACTOR COORDINATION SCHEDULE

CATEGORY	DESCRIPTION OF WORK	FURNISHED BY	MOUNTED BY	WIRED BY	NOTES
LOCATING EXISTING UTILITIES	EXTERIOR	G.C.			
	INTERIOR	P.C. AND E.C.			EACH TRADE RESPONSIBLE FOR LOCATING THEIR RESPECTIVE SYSTEMS.
TEMPORARY UTILITIES	TEMPORARY HEAT	G.C.			
	TEMPORARY ELECTRICAL SERVICE	E.C.	E.C.	E.C.	
	WATER AND TOILET AND FACILITIES	G.C.			
CONCRETE	M/E EQUIPMENT PADS, HOUSEKEEPING PADS, CONCRETE SAWING, PATCHING, CORE DRILLING, AND REPAIR.	G.C.			
EXCAVATION	EXCAVATION, BACKFILL, AND CONCRETE OR ASPHALT PAVING FOR UTILITIES OR OTHER M/E EQUIPMENT.	G.C.			
HVAC ROOF TOP EQUIPMENT, FIELD BUILT ROOF CURBS/PLATFORMS, AND DUCT CURBS. FOR ALL ROOF CONSTRUCTION EXCEPT METAL ROOFS.	STRUCTURAL FRAMING FOR SUPPORT.	G.C.			G.C. ALSO TO PROVIDE FRAMING FOR PENETRATIONS.
	FIELD BUILT EQUIPMENT PLATFORMS AND DUCT CURBS, TOP MINIMUM 9" ABOVE FINISHED ROOF.	G.C.			G.C. TO CONSTRUCT PLATFORM/CURB FROM 2X10'S AS REQ'D AND CAP WITH 3/4" PLYWOOD AND 40# COATED FELT.
	FLASHING OVER THE TOP OF PLATFORMS AND DUCT CURBS.	H.C.			H.C. TO PROVIDE 26 GA. G.S. METAL TOP EXTENDING 3" DOWN SIDES. ALL JOINTS SOLDERED WATERTIGHT.
	ROOFING REPAIR AND/OR SEALING OF ROOFING SYSTEM	G.C.			
HVAC ROOF TOP EQUIPMENT, FIELD BUILT ROOF CURBS/PLATFORMS, AND DUCT CURBS. METAL ROOFS ONLY.	STRUCTURAL FRAMING FOR SUPPORT.	G.C.			G.C. ALSO TO PROVIDE FRAMING FOR PENETRATIONS.
	EQUIPMENT CURBS, PLATFORMS, AND DUCT CURBS.	G.C.			G.C. TO OBTAIN ROOF CURBS FROM BUILDING MANUFACTURER ON NEW CONSTRUCTION PROJECTS.
	FLASHING OVER THE TOP OF PLATFORMS AND DUCT CURBS.	H.C.			H.C. TO PROVIDE 26 GA. G.S. METAL TOP EXTENDING 3" DOWN SIDES. ALL JOINTS SOLDERED WATERTIGHT.
	ROOFING REPAIR AND/OR SEALING OF ROOFING SYSTEM	G.C.			
MECH/ELEC EQUIPMENT AND FIXTURE MOUNTING	STRUCTURAL FRAMING FOR SUPPORT.	G.C.			
	HANGERS, MOUNTING HARDWARE, ANCHORS, PIPING STANDS, AND EQUIPMENT LEGS.	H.C. P.C. E.C.	H.C. P.C. E.C.		EACH TRADE RESPONSIBLE FOR MOUNTING THEIR RESPECTIVE EQUIPMENT.
ROOFING AND ROOF PENETRATIONS	PIPE AND ROUND DUCT/VENT ROOFJACKS.	H.C. P.C. E.C.	H.C. P.C. E.C.		G.C. TO PROVIDE ROOFJACKS AND FLASHING ON METAL ROOF SYSTEMS.
	PITCH PANS FOR EQUIPMENT LEGS OR PIPE STANDS.	H.C. P.C. E.C.	H.C. P.C. E.C.		EACH TRADE RESPONSIBLE FOR PITCH PANS REQ'D FOR THEIR EQUIPMENT.
	DRAIN, OVERFLOW SCUPPERS, AND GUTTERS.	G.C.			
	ROOFING REPAIR AND/OR SEALING OF ROOFING SYSTEM	G.C.			
PATCH/REPAIR	PATCHING AND REPAIRING OF EXISTING CONSTRUCTION.	G.C.			
PAINTING	EQUIPMENT, DUCTS, PIPES, LOUVERS, AND ETC.	G.C.			
ACCESS DOORS	FOR M/E EQUIPMENT REQUIRING ACCESS.	H.C. P.C. E.C.	G.C.		EACH TRADE TO FURNISH ACCESS DOORS AS REQ'D FOR THEIR EQUIP.
FIRE RATED CHASES	FOR GREASE DUCTS, FLUES, DUCTS, AND ETC.	G.C.			
ELECTRICAL	CONTROL TRANSFORMERS FOR HVAC EQUIPMENT	H.C.	E.C.	E.C.	
	HVAC CONTROL WIRING 48 VOLTS AND LESS.	H.C.		H.C.	
	HVAC CONTROL WIRING GREATER THAN 48 VOLTS.	E.C.		E.C.	
	HVAC EQUIP. INTERLOCK WIRING HIGH AND LOW VOLTAGE.	E.C.		E.C.	
	CONDUIT FOR ALL WIRING.	E.C.	E.C.		
	DISCONNECT SWITCHES.	E.C.	E.C.	E.C.	
	MOTOR STARTERS TO INCLUDE THERMAL OVERLOADS.	H.C. AND P.C.	E.C.	E.C.	EACH TRADE TO FURNISH STARTERS AS REQ'D FOR THEIR EQUIP.
DUCT MOUNTED SMOKE DETECTORS	INTERFACED WITH BUILDING FIRE ALARM SYSTEM.	F.A.C. OR E.C.	H.C.	F.A.C. OR E.C.	H.C. TO PROVIDE ACTUAL DUCT SIZE MEASUREMENTS.
	IN BUILDING W/O FIRE ALARM/DETECTION SYSTEM.	H.C.	H.C.	E.C.	
	INTERLOCKS W/HVAC SYSTEM FANS.			E.C.	

ABBREVIATIONS: E.C.–ELECTRICAL CONTRACTOR, F.A.C.–FIRE ALARM CONTRACTOR, G.C.–GENERAL CONTRACTOR, H.C.–HVAC CONTRACTOR, M/E–MECHANICAL/ELECTRICAL, P.C.–PLUMBING CONTRACTOR

GENERAL PLUMBING PROVISIONS

1. WORK INCLUDED.

   PROVIDE COMPLETE AND OPERATING PLUMBING SYSTEMS. THE WORK ALSO INCLUDES THE COMPLETION OF DETAILS NOT MENTIONED OR SHOWN WHICH ARE NECESSARY FOR THE SUCCESSFUL OPERATION OF ALL SYSTEMS. SEE "HVAC, PLUMBING, ELECTRICAL AND GENERAL CONTRACTOR COORDINATION SCHEDULE" FOR DIVISION OF WORK.

2. PLUMBING DRAWINGS.

   PLUMBING DRAWINGS ARE DIAGRAMMATIC AND ARE NOT TO BE SCALED FOR DIMENSIONS. TAKE ALL DIMENSIONS FROM ARCHITECTURAL DRAWINGS, CERTIFIED EQUIPMENT DRAWINGS AND FROM THE STRUCTURE ITSELF BEFORE FABRICATING ANY WORK. VERIFY SPACE REQUIREMENTS, COORDINATING WITH OTHER TRADES, AND INSTALL THE SYSTEMS IN THE SPACE PROVIDED WITHOUT VIOLATION OF APPLICABLE CODES, STANDARDS, SPECIFICATION REQUIREMENTS, OR EXTRA CHARGES TO THE OWNER.

3. VERIFICATION OF FIELD CONDITIONS.

   BEFORE UNDERTAKING EACH PART OF THE WORK, CAREFULLY STUDY AND COMPARE THE CONTRACT DOCUMENTS WITH FIELD MEASUREMENTS. PROMPTLY REPORT IN WRITING TO THE MECHANICAL ENGINEER ANY CONFLICT, ERROR OR DISCREPANCY.

4. EQUIPMENT AND FIXTURES FURNISHED BY OTHERS.

   COORDINATE EXACT REQUIREMENTS OF EQUIPMENT AND FIXTURES FURNISHED BY OTHERS BEFORE PERFORMING ANY WORK.

5. PERMITS.

   APPLY FOR AND PAY FOR ALL PERMITS, FEES, LICENSES AND INSPECTIONS FOR THIS DIVISION OF WORK.

6. CODES.

   COMPLY WITH ALL APPLICABLE CODES AND UTILITY COMPANY REGULATIONS. IN CASE OF CONFLICT WITH THE CONTRACT DOCUMENTS THE MOST STRINGENT SHALL GOVERN.

7. ACCESS DOORS.

   FURNISH ACCESS DOORS TO PROVIDE ACCESS TO ALL FIRE DAMPERS, VALVES, BALANCING DAMPERS, AND OTHER EQUIPMENT REQUIRING ACCESS. ACCESS DOORS FOR INSTALLATION IN FIRE RATED CONSTRUCTION SHALL HAVE APPROPRIATE FIRE RATING.

8. SPECIFIED MANUFACTURERS AND ALTERNATES.

   AN ACCEPTABLE MANUFACTURER'S NAME AND MODEL NUMBER OF A PRODUCT MAY BE GIVEN FOR AN EXAMPLE. THIS IS THE EQUIPMENT CONTEMPLATED DURING THE DESIGN PROCESS AND FORMS THE BASIS OF A STANDARD OF QUALITY. VERIFY THE MODEL NUMBER IS STILL ACCURATE AND MEETS ALL THE REQUIREMENTS AS SHOWN ON THE DRAWINGS. IF THERE IS A DISCREPANCY BETWEEN THE REQUIREMENTS OF THE DRAWINGS AND THE MODEL NUMBER, THE REQUIREMENTS OF THE DRAWINGS SHALL GOVERN. APPROVED EQUALS SHALL BE ALLOWED UNLESS OTHERWISE NOTED.

9. SUBMITTALS.

   A. REQUIRED SUBMITTALS.

      SUBMIT 5 COPIES OF THE FOLLOWING INFORMATION FOR APPROVAL. ORDER NO MATERIALS OR BEGIN NO WORK UNTIL ALL SUBMITTALS ARE RETURNED APPROVED.

      1.) ALL SCHEDULED FIXTURES AND EQUIPMENT.

      2.) CONTROLS AND CONTROL DIAGRAMS.

      3.) SHOP DRAWINGS REQUIRED TO BE SUBMITTED FOR APPROVAL.

      4.) OTHER INFORMATION SPECIFICALLY REQUIRED TO BE SUBMITTED FOR APPROVAL.

   B. REVIEW TIME.

      ALLOW 5 WORKING DAYS FOR REVIEW OF SUBMITTALS.

   C. RESUBMISSION.

      MAKE ALL REVISIONS REQUIRED AND RESUBMIT AS REQUIRED FOR INITIAL SUBMITTAL.

10. WARRANTIES.

    GUARANTEE ALL WORKMANSHIP, MATERIAL AND EQUIPMENT AND REPLACE ANY FOUND DEFECTIVE WORK WITHOUT COST TO THE OWNER, FOR A PERIOD OF ONE YEAR AFTER FINAL ACCEPTANCE.

11. OPERATION AND MAINTENANCE MANUALS.

    SUBMIT 3 COPIES BOUND IN 8-1/2" X 11" THREE RING, LOOSE LEAF BINDERS.

12. MATERIALS.

    ALL MATERIALS AND EQUIPMENT SHALL BE NEW UNLESS OTHERWISE SPECIFIED.

13. INSTALLATION OF EQUIPMENT.

    A. GENERAL.

       INSTALL ALL WORK IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS. ARRANGE ALL EQUIPMENT TO PERMIT EASY REMOVAL OF COILS, MOTORS, FILTERS, AND ALL OTHER PARTS WHICH MIGHT REQUIRE PERIODIC REPLACEMENT OR MAINTENANCE.

    B. SPACE PREFERENCE.

       WHERE CONFLICTS OCCUR THE FOLLOWING PREFERENCE SCHEDULE SHALL BE USED:

       1.) RECESSED ELECTRICAL LIGHT FIXTURES.
       2.) DUCTWORK.
       3.) SPRINKLER PIPING.
       4.) SOIL, WASTE, VENT AND STORM PIPING.
       5.) LIQUID HEAT TRANSFER AND REFRIGERANT PIPING.
       6.) DOMESTIC WATER PIPING.
       7.) ELECTRICAL CONDUITS.

       ITEMS #2 SHALL NOT HAVE PREFERENCE OVER ITEM #4 BELOW PLUMBING FIXTURES, OR OVER ITEM #7 ABOVE OR BELOW ELECTRIC SWITCH GEAR AND PANELS. NO PIPING CONVEYING FLUIDS SHALL BE INSTALLED DIRECTLY OVER ELECTRICAL EQUIPMENT.

14. PIPE INSULATION.

    NO INSULATION IS REQUIRED UNLESS SPECIFICALLY CALLED OUT ON THE PLANS.

PLUMBING LEGEND

SYMBOL	DESCRIPTION
CW	COLD WATER
CW UF	COLD WATER, UNDER FLOOR
CW(E)	EXISTING COLD WATER
CW(E) UF	EXISTING COLD WATER, UNDER FLOOR
HW	HOT WATER
HW UF	HOT WATER, UNDER FLOOR
HW(E)	EXISTING HOT WATER
HW(E) UF	EXISTING HOT WATER, UNDER FLOOR
105°	TEMPERED WATER, TEMPERATURE NOTED (FAHRENHEIT)
105° UF	TEMPERED WATER, TEMP NOTED, BELOW FLOOR
105°(E)	EXISTING TEMPERED WATER, TEMP NOTED (FAHRENHEIT)
105°(E) UF	EXISTING TEMPERED WATER, TEMP NOTED, UNDER FLOOR
R	HOT WATER CIRCULATION RETURN WITH FLOW ARROW
R UF	HOT WATER CIRCULATION RETURN, UNDER FLOOR
R(E)	EXISTING HOT WATER CIRC. RETURN WITH FLOW ARROW
R(E) UF	EXISTING HOT WATER CIRC. RETURN, UNDER FLOOR
SS	SANITARY SEWER ABOVE FLOOR
SS	SANITARY SEWER UNDER FLOOR
SS(E)	EXIST. SANITARY SEWER ABOVE FLOOR
SS(E)	EXIST. SANITARY SEWER UNDER FLOOR
GI	GREASE INTERCEPTOR LINE ABOVE FLOOR
GI	GREASE INTERCEPTOR LINE UNDER FLOOR
GI(E)	EXISTING GREASE INTERCEPTOR LINE ABOVE FLOOR
GI(E)	EXISTING GREASE INTERCEPTOR LINE UNDER FLOOR
S/O	SAND/OIL INTERCEPTOR LINE ABOVE FLOOR
S/O	SAND/OIL INTERCEPTOR LINE UNDER FLOOR
S/O(E)	EXISTING SAND/OIL INTERCEPTOR LINE ABOVE FLOOR
S/O(E)	EXISTING SAND/OIL INTERCEPTOR LINE UNDER FLOOR
RD	ROOF DRAIN ABOVE FLOOR
RD	ROOF DRAIN UNDER FLOOR
RD(E)	EXISTING ROOF DRAIN ABOVE FLOOR
RD(E)	EXISTING ROOF DRAIN UNDER FLOOR
OD	ROOF OVERFLOW DRAIN ABOVE FLOOR
OD	ROOF OVERFLOW DRAIN UNDER FLOOR
OD(E)	EXISTING ROOF OVERFLOW DRAIN ABOVE FLOOR
OD(E)	EXISTING ROOF OVERFLOW DRAIN UNDER FLOOR
V	SEWER VENT ABOVE FLOOR
V UF	SEWER VENT UNDER FLOOR
V(E)	EXISTING SEWER VENT ABOVE FLOOR
V(E) UF	EXISTING SEWER VENT UNDER FLOOR
D	EQUIPMENT DRAIN ABOVE FLOOR
D UF	EQUIPMENT DRAIN BELOW FLOOR
D(E)	EXISTING EQUIP. DRAIN ABOVE FLOOR
D(E) UF	EXISTING EQUIP. DRAIN BELOW FLOOR
CV	PVC COMBUSTION VENT
CA	PVC COMBUSTION AIR
CV(E)	EXISTING PVC COMBUSTION VENT
CA(E)	EXISTING PVC COMBUSTION AIR
G	NATURAL GAS ABOVE FLOOR
G UF	NATURAL GAS UNDER FLOOR
G(E)	EXISTING NAT. GAS ABOVE FLOOR
G(E) UF	EXISTING NAT. GAS UNDER FLOOR
A	COMPRESSED AIR
NO	NITROUS OXIDE
O	OXYGEN
VAC	VACUUM
	ELBOW DOWN
	ELBOW UP
	TEE DOWN
	TEE UP
	UNION
	HOSE BIBB
	GATE VALVE, NORMALLY OPEN
	GATE VALVE, NORMALLY CLOSED
	BALL VALVE, NORMALLY OPEN
	BALL VALVE, NORMALLY CLOSED
	SOLENOID VALVE NORMALLY OPEN
NC C NO	3-WAY MOTORIZED VALVE
	CENTRIFUGAL PUMP
	GAS COCK
	LOG LIGHTER VALVE
R	GAS REGULATOR
	LOCATION OF COLD WATER ROUGH-IN.
	LOCATION OF HOT WATER ROUGH-IN.
1	CONNECTION TO EXIST. WORK, SEE CONNECTION NOTE #1 FOR EXPLANATION IF APPLICABLE.
XX-##	PLAN CODE FOR EQUIPMENT FURNISHED BY OTHERS. PLUMBER TO PROVIDE ROUGH-IN AND FINAL CONNECTION. REFER TO FIXTURES/EQUIPMENT FURNISHED BY OTHERS SCHEDULE. COORDINATE WITH SUPPLIER TO DETERMINE EXACT REQUIREMENTS BEFORE PERFORMING ANY WORK.

ABBREVIATION LEGEND

A – COMPRESSED AIR
AFC – ABOVE FINISH CEILING
AFF – ABOVE FINISH FLOOR
BFC – BELOW FINISH CEILING
BFF – BELOW FINISH FLOOR
CO – CLEANOUT
CW – COLD WATER
D – EQUIPMENT DRAIN
DN – DOWN
EA. – EACH
E.C. – ELECTRICAL CONTRACTOR
FCO – FLOOR CLEANOUT
G – GAS (NATURAL)
G.C. – GENERAL CONTRACTOR
GI – GREASE INTERCEPTOR LINE
GM – GAS METER
GW – GRAY WATER
H.C. – HVAC CONTRACTOR
HW – HOT WATER
ID – INSIDE DIMENSIONS
IW – INDIRECT WASTE
MAX – MAXIMUM
MIN – MINIMUM
MPG – MEDIUM PRESSURE GAS
NO – NITROUS OXIDE
NO. – NUMBER
O – OXYGEN
OD – OVERFLOW DRAIN
P.C. – PLUMBING CONTRACTOR
PD – PUMPED DISCHARGE
PRESS. – PRESSURE
R – HOT WATER RECIRCULATION LINE
RD – ROOF DRAIN
REQ'D – REQUIRED
S/O – SAND/OIL INTERCETOR LINE
SS – SANITARY SOIL
ST – STORM SEWER
TDH – TOTAL DYNAMIC HEAD PRESSURE
TYP. – TYPICAL
UG – UNDERGROUND
UF – UNDER FLOOR
U.O.N. – UNLESS OTHERWISE NOTED
V – VENT
VAC – VACUUM
VTR – VENT THRU ROOF
WCO – WALL CLEANOUT
WM – WATER METER
WT – WEIGHT

UNITS LEGEND

LF – LINEAR FEET
SF – SQUARE FEET
CF – CUBIC FEET
CFM – CUBIC FEET PER MINUTE
GPM – GALLONS PER MINUTE
GPH – GALLONS PER HOUR
GAL – GALLONS
FPM – FEET PER MINUTE
BTU/HR – BRITISH THERMAL UNITS PER HOUR
MBH – BTU/HR X 1000
IN WG – INCHES OF WATER GAUGE PRESSURE
FT WG – FEET OF WATER GAUGE PRESSURE
PSI – POUNDS PER SQUARE INCH
LB – POUNDS
V – VOLTS
A – AMPS
W – WATTS
KW – KILOWATTS
HP – HORSE POWER
HZ – HERTZ
RPM – REVOLUTIONS PER MINUTE

PLUMBING PIPING SCHEDULE

SERVICE	PIPE	FITTINGS	REMARKS
COLD WATER AND HOT WATER BURIED.	TYPE "K" HARD DRAWN COPPER.	WROUGHT COPPER SWEAT TYPE	CU-PH BRAZING
	TYPE "K" SOFT DRAWN COPPER.	FLARED TYPE	
COLD WATER AND HOT WATER ABOVE GROUND.	TYPE "L" COPPER OR TYPE "M" COPPER	WROUGHT COPPER SWEAT TYPE	<.2% LEAD SOLDER
SANITARY SOIL BURIED.	CAST IRON HUBLESS	CAST IRON HUBLESS	STAINLESS STEEL HARDWARE
	ABS OR PVC DWV	ABS OR PVC DWV	
SANITARY SOIL AND VENT ABOVE GROUND. ROOF DRAINS.	CAST IRON HUBLESS	CAST IRON HUBLESS	STAINLESS STEEL HARDWARE
	SCH. 40 GALVANIZED.	SCH. 40 GALVANIZED.	2" AND SMALLER
	DWV COPPER.	DWV COPPER SWEAT CONNECTIONS.	
	ABS OR PVC DWV	ABS OR PVC DWV	BUILDINGS NOT EXCEEDING 3 FLOORS AND NOT IN RETURN PLENUMS

GAS PIPING SCHEDULE

SERVICE	PIPE	FITTINGS	PROTECTION	COVER	REMARKS
FUEL GAS PIPING. (NATURAL GAS) (BURIED)*	SCH. 40 BLACK BLACK IRON.	150# MALLEABLE IRON WELDED.	APPROVED PROTECTIVE COATING EITHER FIELD OR FACTORY APPLIED.	AT LEAST 12" OF EARTH COVER.	
	POLYETHYLENE (PE 2406) ASTM D 2513	POLYETHYLENE (PE 2406) ASTM D 2513, ASTM D 2683, AND/OR ASTM D 3261	PIPE SHALL HAVE THE WORD "GAS" MARKED ON IT AND A TRACER WIRE SHALL BE ATTACHED TO PIPE.**	AT LEAST 18" OF EARTH COVER.	1/2"ø PIPE SHALL BE SDR 9. PIPE >1/2"ø SHALL BE SDR 11.
FUEL GAS PIPING. (NATURAL GAS) (ABOVE GROUND)	SCH. 40 BLACK BLACK IRON.	150# MALLEABLE IRON THREADED OR WELDED.	G.C. TO PAINT PIPING EXPOSED TO THE WEATHER.	NOT APPLICABLE	

* – GAS PIPING SHALL NOT BE INSTALLED UNDER ANY BLDG. OR SLAB AND SHALL ENTER BUILDING ABOVE GRADE. RISERS TO ABOVE GRADE SHALL BE METALLIC AND COATED WITH APPROVED COATING TO A POINT AT LEAST 6" ABOVE FINISHED GRADE.
** – TRACER WIRE SHALL BE #18 AWG COPPER (OR OTHER APPROVED MATERIALS) AND SHALL RUN THE FULL LENGTH OF BELOW GRADE PIPE AND TERMINATE ABOVE GRADE AT ONE END.

△	ISSUE	DATE
	PERMIT/CONST.	05/10/06

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SUNSHINE PEAK APARTMENTS
MONTROSE, CO

JOB# 06011
FILE 06011P
ENGINEERED BY KJS

P0

Request for Information

Schauer Construction Company, Inc.
104 Pro Rodeo Drive, Suite 120
Colorado Springs, CO 80919
719-548-9455 Telefax: 719-548-9267

Sunshine Peak Apartments
748 Cedar Creek Avenue
Montrose, CO 81401

Faleide Architects PC
1701 Wynkoop St., Suite 235
Denver, CO 80202
303-573-5578 Telefax: 303-607-0399

Description of RFI:	Floor Drain Question	**Date Submitted:**	8/24/2006
		Reply Required:	8/28/2006
RFI Number:	3	**Area Involved:**	Mech Rooms
Cost Impact:	yes	**Urgent Yes/No:**	yes
Schedule Impact:	possible	**Subcontractor RFI Date:**	
Subcontractor RFI Number:		**Drawing Number:**	P1-7
Specification Section:	15000		

Subject: The mechanical rooms (except in the community building) do not have floor drains or deep sinks in them. Where do we route the discharge for the backflow preventers?

Dave Rose
SCHAUER CONSTRUCTION COMPANY, INC.
Dave Rose

REPLY:

Architect's Supplemental Instructions

Project: Sunshine Peak Apartment Homes Contract: ASI No: 011 Architect's Project No: 05.04	Date: 08.29.06 Total Pages: 1

Schauer Construction
Attn: Mike Mittner
104 Pro Rodeo Drive
Suite 120
Colorado Springs, CO 80919

Re: RFI 03 – drain for back flow preventor

Dear Mike,

The following information is additional information and clarification to the drawings dated May 05, 2006.

At the mechanical rooms labeled 'Fire' on the plans, provide an air gap drain for the backflow preventor to be piped out the exterior wall and drained to the adjacent landscaping. Provide a concrete splash block to catch the spill from the drain. Direct flow of water away from building.

Sincerely,

Todd Townsend

ASI # 11

1701 Wynkoop Suite 235 Denver, Colorado 80202 voice 303.573.5578 fax 303.607.0399 e-mail: faleide@aol.com
FALEIDE ARCHITECTS PC

Architect's Supplemental Instructions

Project: Sunshine Peak Apartment Homes Contract: ASI No: 024 Architect's Project No: 05.04	Date: 10.06.06 Total Pages: 4

Schauer Construction
Attn: Mike Mittner
104 Pro Rodeo Drive
Suite 120
Colorado Springs, CO 80919

Re: Venting at Townhouse Main Floor Bath

Dear Mike,

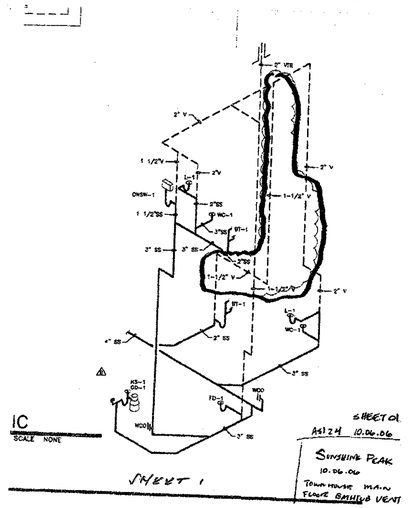
The following is additional information and clarification to the drawings dated May 05, 2006:

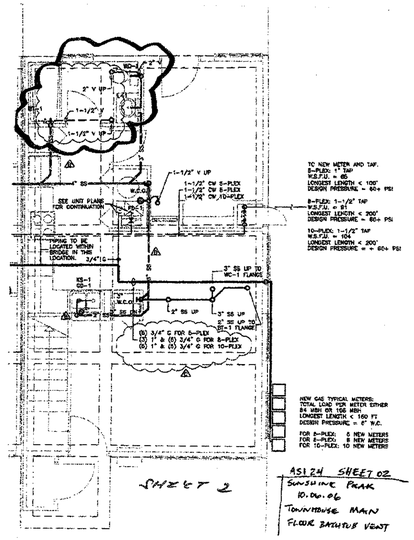
Sheet P1, P2 and P3 / Townhouse main floor bathtub venting strategy: In lieu of the strategy shown, use attached Sheet 01, Sheet 02, and Sheet 03.

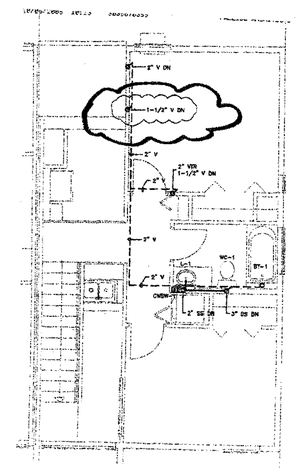
Sincerely,

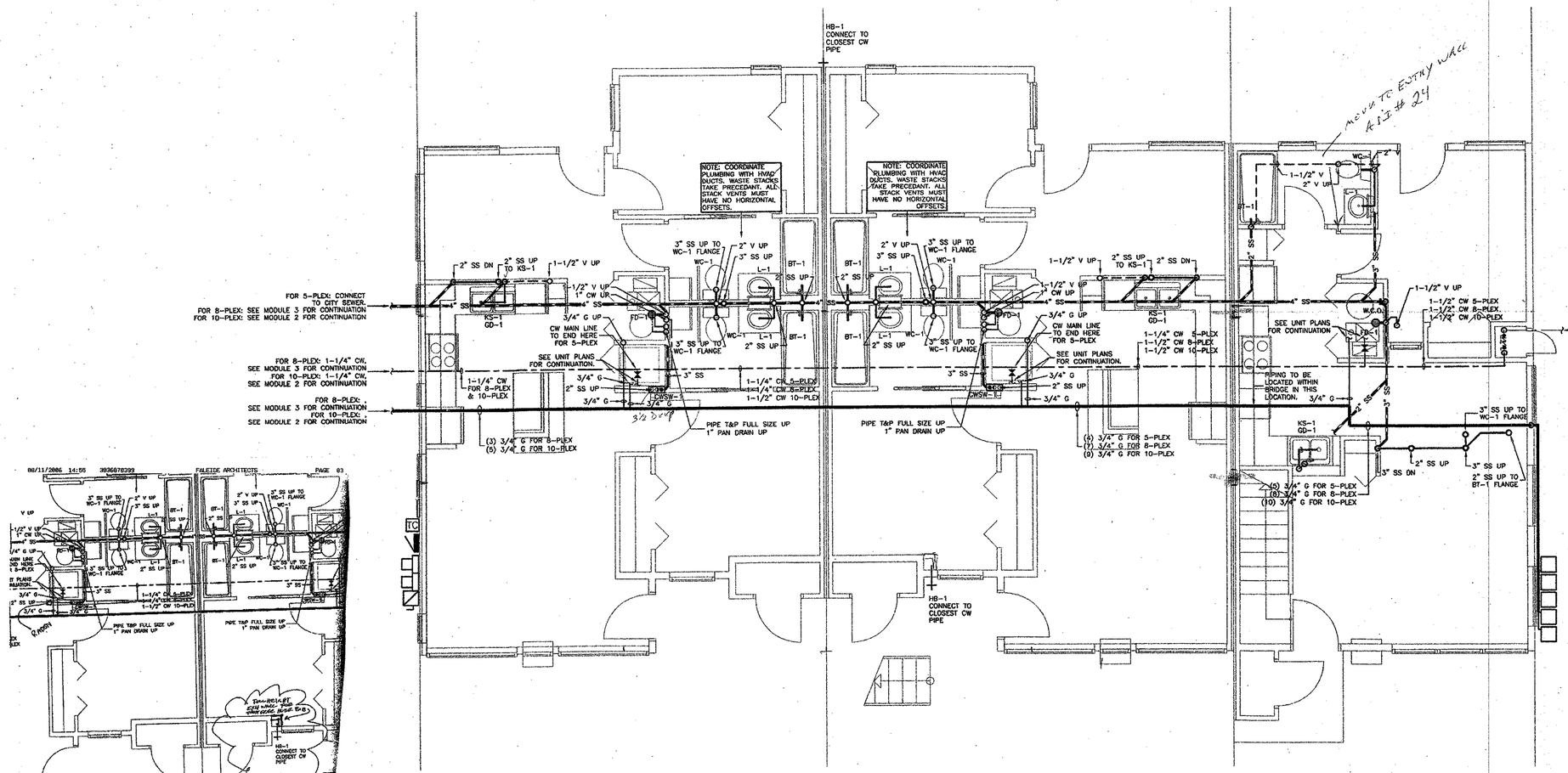
Todd Townsend

ASI 24



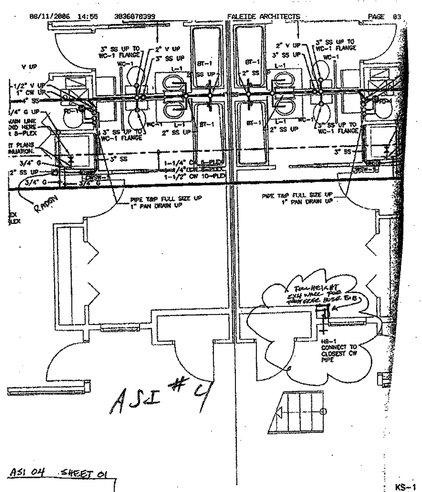






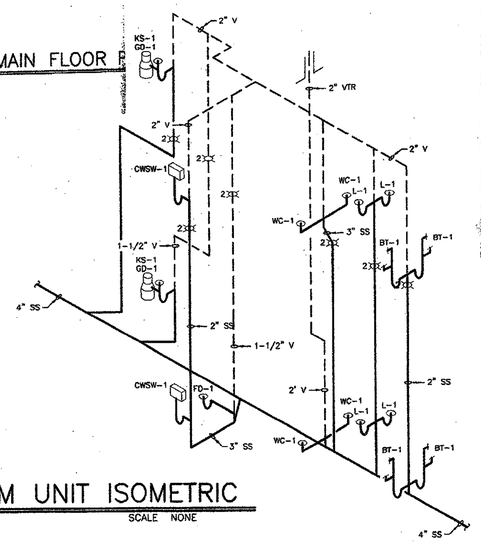
MODULE 1 MAIN FLOOR PLUMBING PLAN

SCALE 1/4" = 1'-0"



ASI 04 SHEET 01
08.11.06
SUNSHINE PEAK
M1 MAIN FLOOR

MODULE 1 MAIN FLOOR



TYP. 2 BEDROOM UNIT ISOMETRIC

SCALE NONE

The following is clarification to the drawings dated May 05, 2006.

Sheet P1 – Module 1 Main Floor Plumbing Plan: At the 8-plex building, in lieu of (8) ¾" gas lines, there shall be (8) ¾" gas lines that feed Module 1 and (3) 1" gas lines that feed Module 3.

Sheet P1 – Module 1 Main Floor Plumbing Plan: At the 10-plex buildings, in lieu of (10) ¾" lines, there shall be (8) ¾" gas lines that feed Module 1 and (5) 1" gas lines that feed Module 2.

Sheet P3 – Module 2 Main Floor Plumbing Plan and Module 2 Upper Floor Plumbing Plan: In lieu of ¾" gas lines feeding Module 2, there shall be 1" gas lines feeding Module 2.

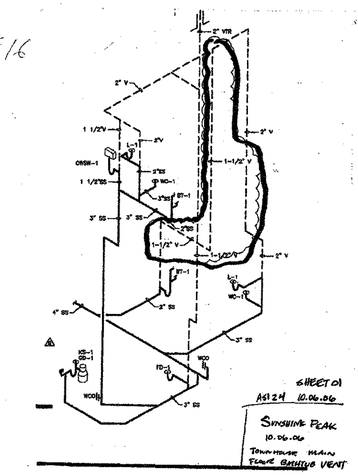
Sheet P4 – Module 3 Main Floor Plumbing Plan and Module 3 Upper Floor Plumbing Plan: In lieu of ¾" gas lines feeding Module 3, there shall be 1" gas lines feeding Module 3.

Sheet P7 – Main Floor Townhouse Water & Gas: At the townhouse in the Module 1 portion of the 5-plex building, 8-plex building and 10-plex buildings, the gas lines shall be a ¾" line in lieu of the 1/2" line shown.

Sheet P7 – Main Floor Townhouse Water & Gas: At the townhouse in the Module 2 and Module 3 portions of the 8-plex building and 10-plex buildings, the gas lines shall be a 1" line in lieu of the 1/2" line shown.

Sheet P7 – 1 Bedroom Flat Unit Water & Gas: In lieu of the ¾" gas lines in the 1 bedroom flat, there shall be 1" gas lines.

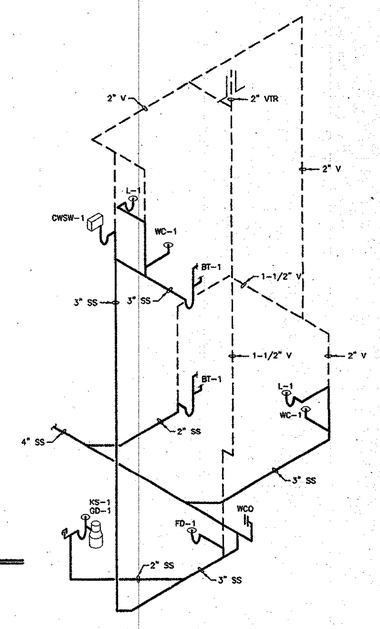
ASI #16



SHEET 01
ASI 24 10.06.06
SUNSHINE PEAK
10.06.06
TOWNHOUSE MAIN FLOOR GRAVITY VENT

TOWNHOME UNIT ISOMETRIC

SCALE NONE



ISSUE	DATE
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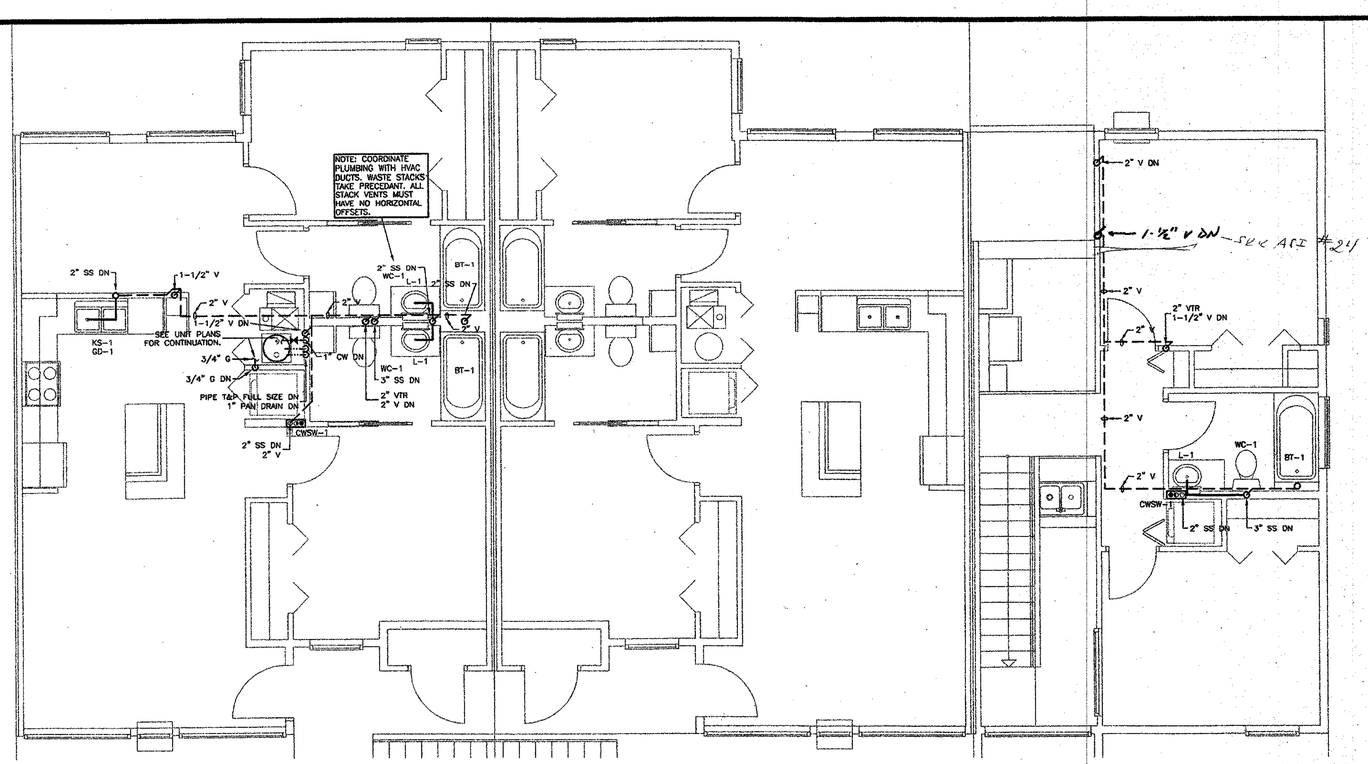
SUNSHINE PEAK APARTMENTS
MONTROSE, CO

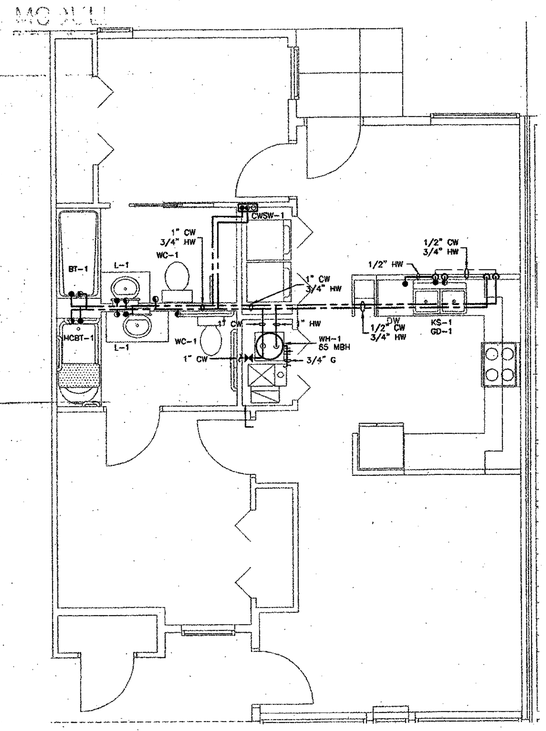
JOB#	06011
FILE	06011P
ENGINEERED BY	KJS

P1



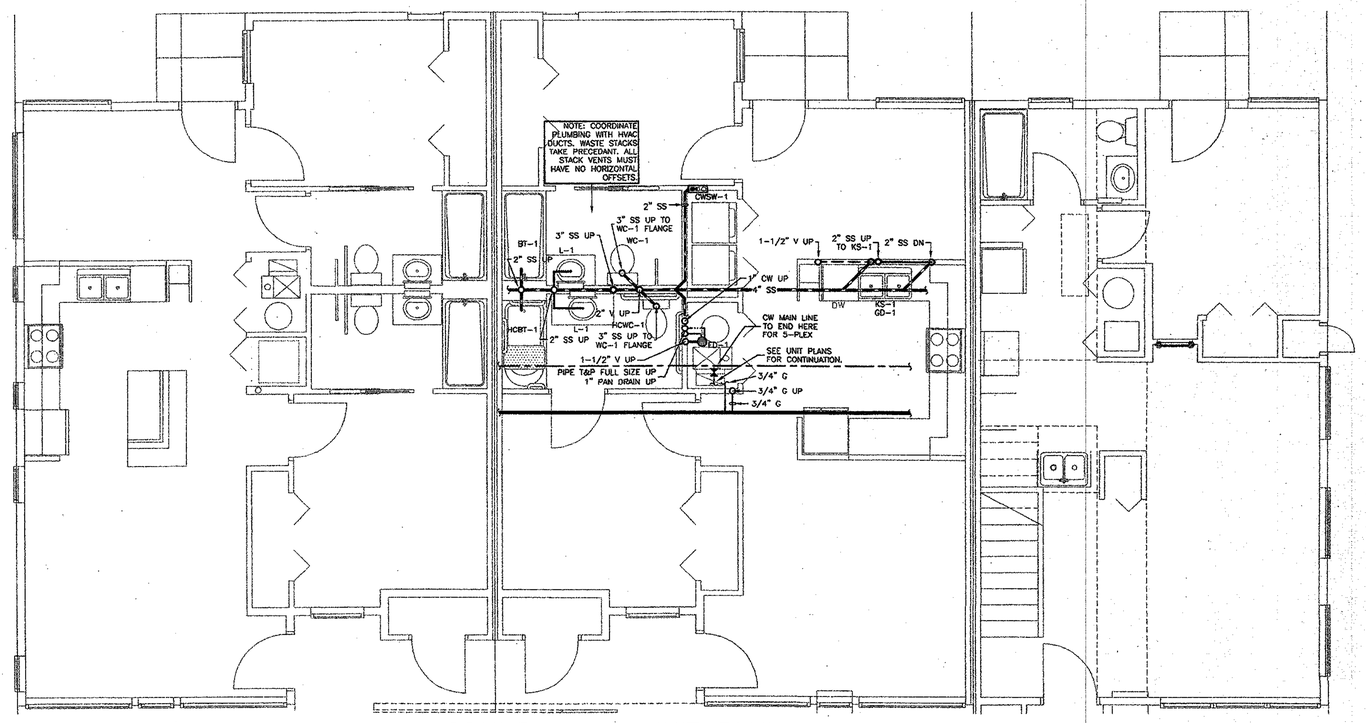
MODULE 1 UPPER FLOOR PLUMBING PLAN

SCALE 1/4" = 1'-0"



MODULE 1 ADA UNIT WATER & GAS PLAN

SCALE 1/4" = 1'-0"



MODULE 1 ADA UNIT PLUMBING PLAN

SCALE 1/4" = 1'-0"

ISSUE	DATE
PERMIT/CONST.	05/10/06

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SUNSHINE PEAK APARTMENTS

MONTROSE, CO

JOB#	06011
FILE	06011P
ENGINEERED BY	KJS

P2

Architect's Supplemental Instructions

Project: **Sunshine Peak Apartment Homes** Contract: ASI No: 011 Architect's Project No: **05.04**	Date: **08.29.06** Total Pages: 1

Schauer Construction
Attn: Mike Mitzner
104 Pro Rodeo Drive
Suite 120
Colorado Springs, CO 80919

Re: RFI 03 – drain for back flow preventor

Dear Mike,

The following information is additional information and clarification to the drawings dated May 05, 2006.

At the mechanical rooms labeled 'fire' on the plans, provide an air gap drain for the backflow preventor to be piped out the exterior wall and drained to the adjacent landscaping. Provide a concrete splash block to catch the spill from the drain. Direct flow of water away from building.

Sincerely,

Todd Townsend

ASI #11

1701 Wynkoop Suite 226
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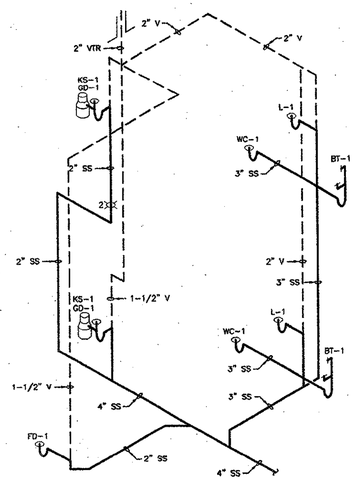
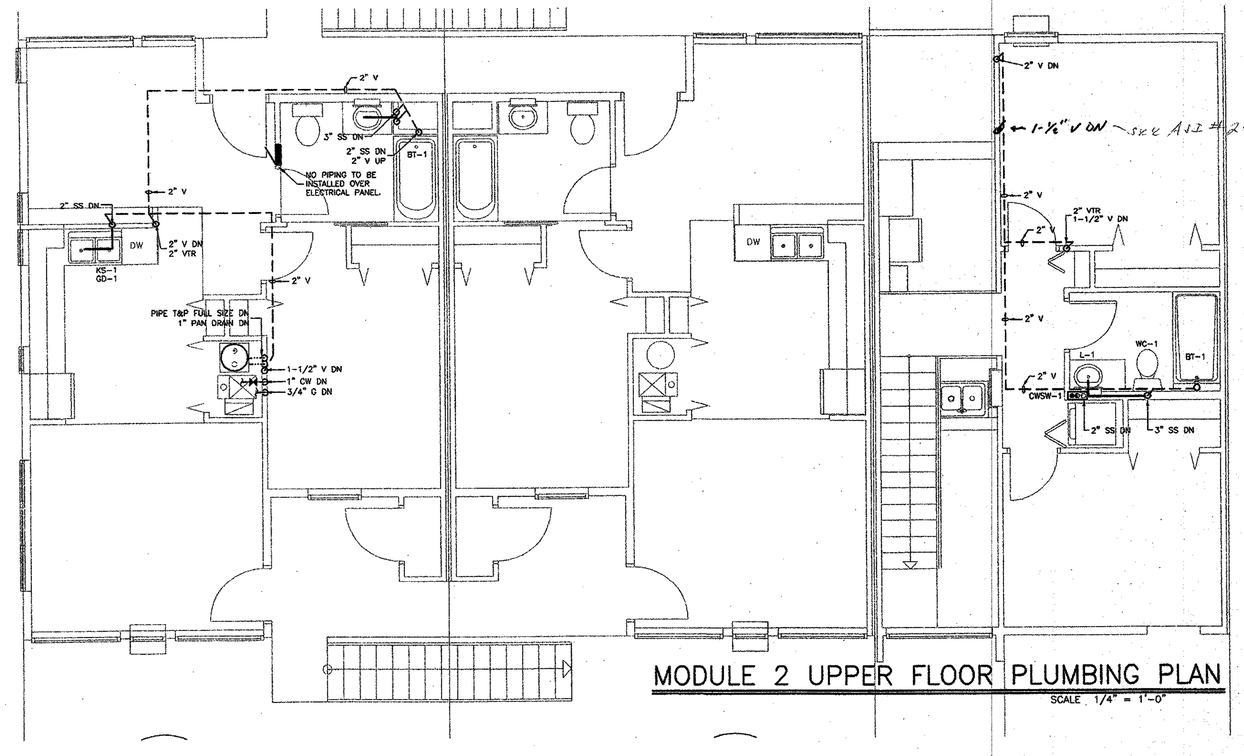
e-mail dralaia@aol.com
FALEIDE ARCHITECTS PC



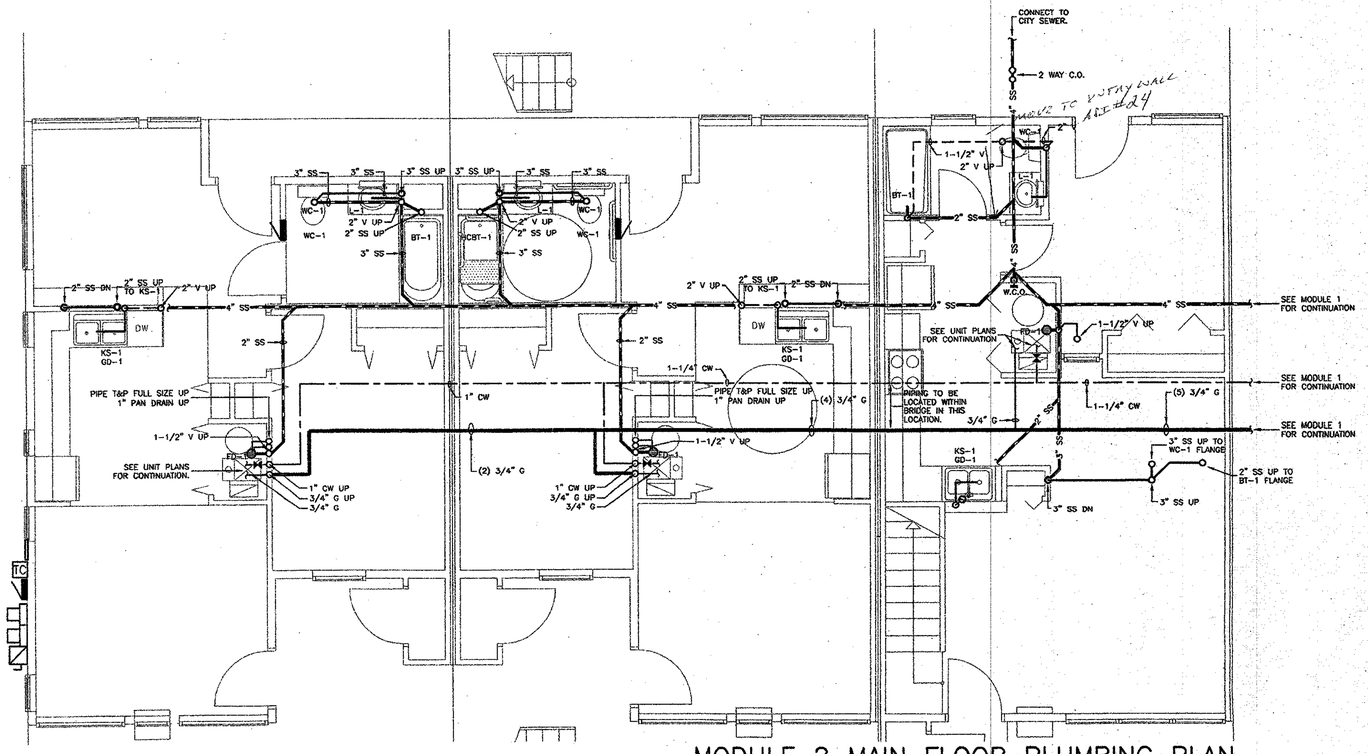
TYP. 1 BEDROOM ISOMETRIC

SCALE NONE



MODULE 2 UPPER FLOOR PLUMBING PLAN

SCALE 1/4" = 1'-0"



MODULE 2 MAIN FLOOR PLUMBING PLAN

SCALE 1/4" = 1'-0"

ISSUE	DATE
PERMIT/CONST.	05/10/06

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TEL: 303.573.6575
FAX: 303.573.6576

ENGINEERING BY:

BELFAY ENGINEERING
Mechanical/Electrical Consulting Engineers
2811 West 9th Ave.
Denver, CO 80204
TEL: (303) 892-5980
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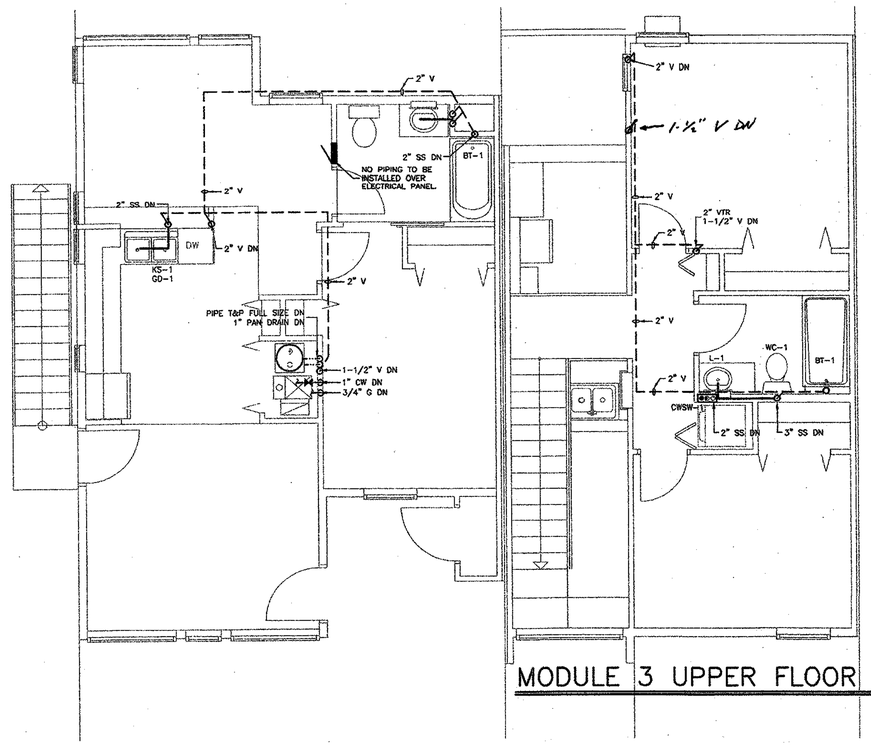
SUNSHINE PEAK APARTMENTS
MONTROSE, CO

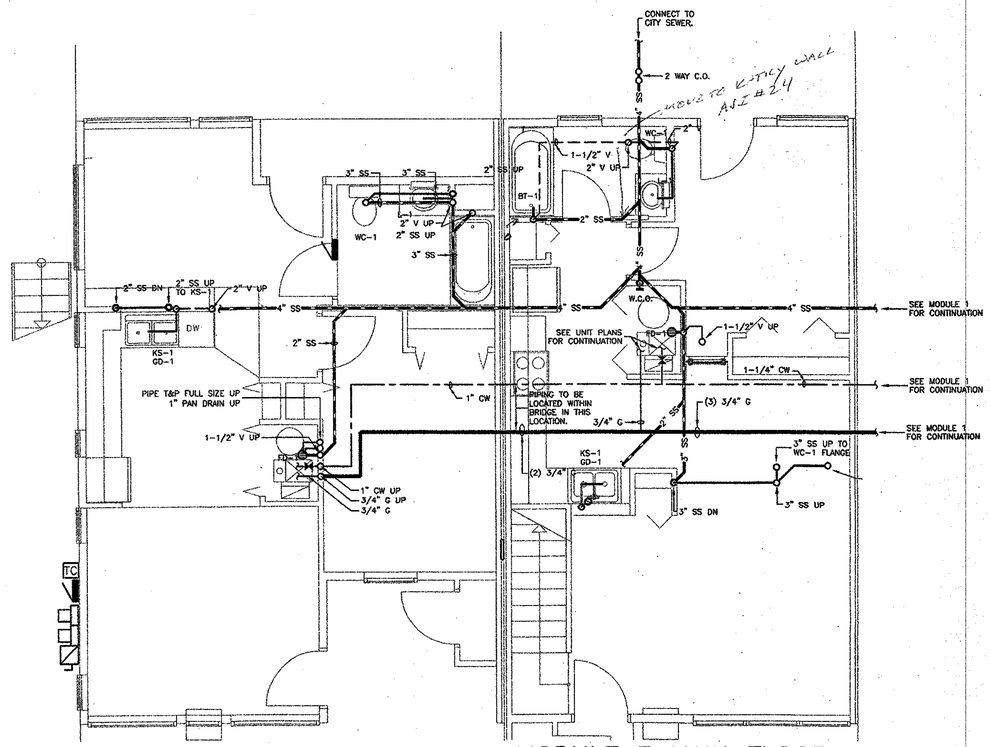
JOB#	06011
FILE	06011P
ENGINEERED BY	KJS

P3



MODULE 3 UPPER FLOOR PLUMBING PLAN

SCALE 1/4" = 1'-0"



MODULE 3 MAIN FLOOR PLUMBING PLAN

SCALE 1/4" = 1'-0"

ISSUE	DATE
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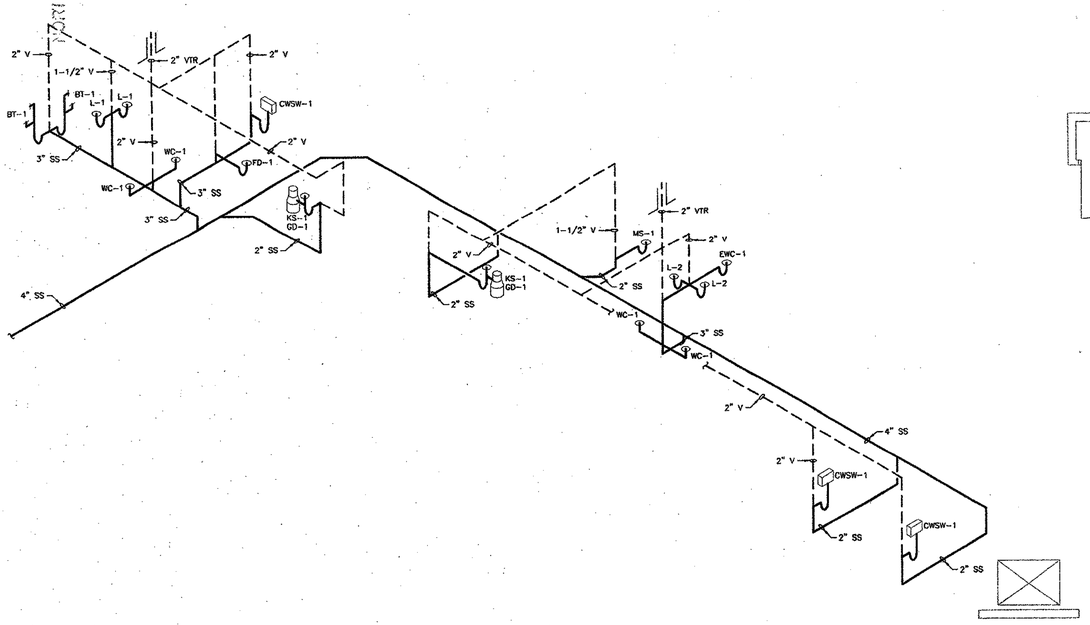
email: belfay@belfay.com

SUNSHINE PEAK APARTMENTS

MONTROSE, CO

JOB#	06011
FILE	06011P
ENGINEERED BY	KJS

P4



NORTH

COMMUNITY BUILDING ISOMETRIC

SCALE NONE

From:Schauer Construction 719-548-9267 10/12/2006 14:52 9592 P.001/002

Request for Information

Schauer Construction Company, Inc.
104 Pro Rodeo Drive, Suite 120
Colorado Springs, CO 80919
719-548-9405 Telefax: 719-548-9267

Sunshine Peak Apartments
748 Cedar Creek Avenue
Montrose, CO 81401

Falside Architects PC
1701 Wynkoop St., Suite 235
Denver, CO 80202
303-573-3376 Telefax: 303-607-0399

Description of RFI:	Sanitary Sewer Clean Out in CB	Date Submitted:	10/12/2006
RFI Number:	6	Reply Required:	10/17/2006
Cost Impact:	no	Area Involved:	Community Building
Schedule Impact:	no	Urgent Yes/No:	no
Subcontractor RFI Number:		Subcontractor RFI Date:	
Specification Section:	02700	Drawing Number:	

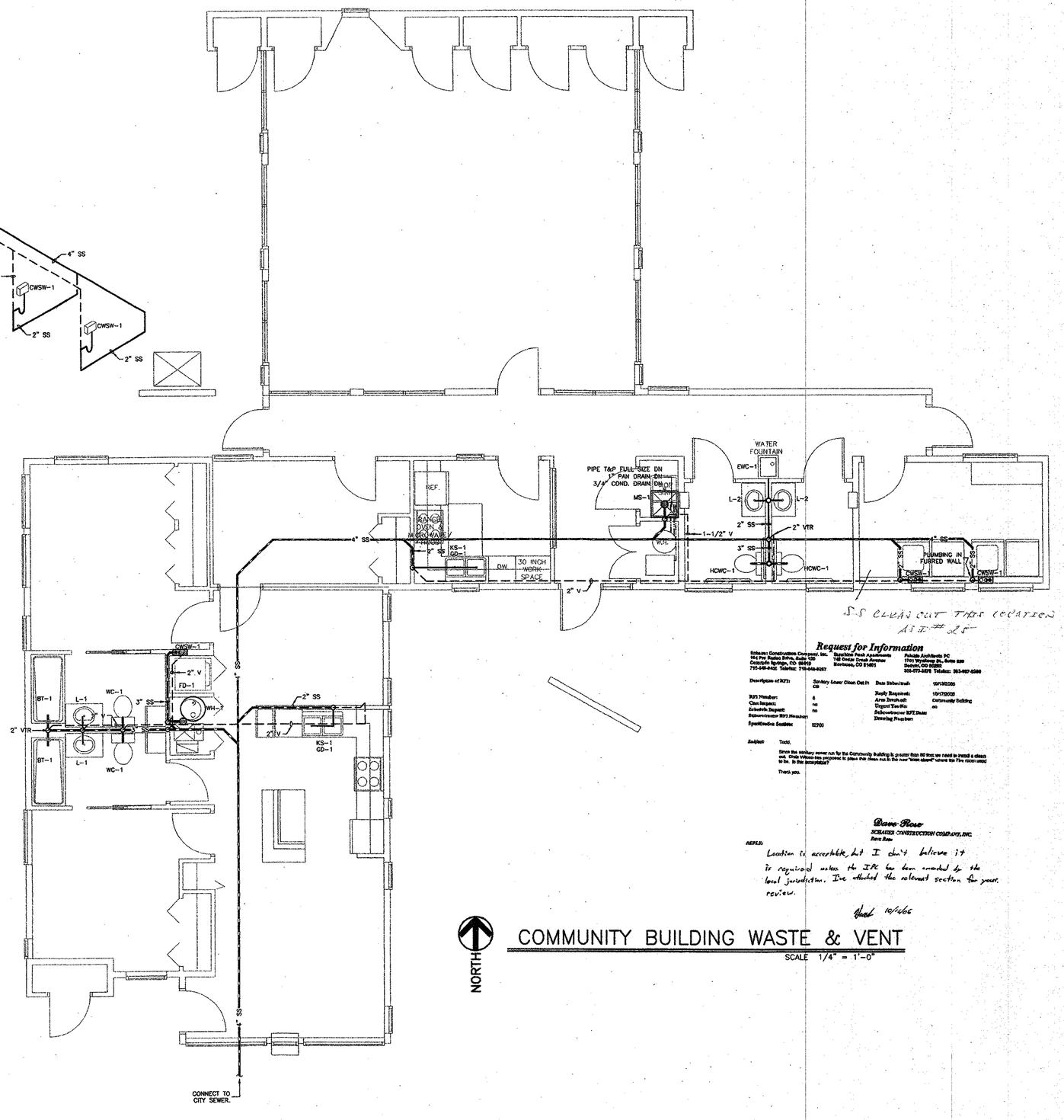
Subject: Todd,

Since the sanitary sewer run for the Community Building is greater than 80 feet we need to install a clean out. Chris Wilson has proposed to place this clean out in the new "linen closet" where the Fire room used to be. Is this acceptable?

Thank you.

Dave Rose
SCHAUER CONSTRUCTION COMPANY, INC.
Dave Rose

REPLY:



S.S CLEAN OUT THIS LOCATION AS I.A. #25

Request for Information

Schauer Construction Company, Inc.
104 Pro Rodeo Drive, Suite 120
Colorado Springs, CO 80919
719-548-9405 Telefax: 719-548-9267

Sunshine Peak Apartments
748 Cedar Creek Avenue
Montrose, CO 81401

Falside Architects PC
1701 Wynkoop St., Suite 235
Denver, CO 80202
303-573-3376 Telefax: 303-607-0399

Description of RFI:	Sanitary Lower Clean Out in CB	Date Submitted:	10/13/2006
RFI Number:	6	Reply Required:	10/17/2006
Cost Impact:	no	Area Involved:	Community Building
Schedule Impact:	no	Urgent Yes/No:	no
Subcontractor RFI Number:		Subcontractor RFI Date:	
Specification Section:	02700	Drawing Number:	

Subject: Todd,

Since the sanitary sewer run for the Community Building is greater than 80 feet we need to install a clean out. Chris Wilson has proposed to place the clean out in the new "linen closet" where the Fire room used to be. Is this acceptable?

Thank you.

Dave Rose
SCHAUER CONSTRUCTION COMPANY, INC.
Dave Rose

REPLY:

Location is acceptable, but I don't believe it is required unless the IRC has been amended by the local jurisdiction. I've attached the relevant section for your review.

Todd 10/16/06

NORTH

COMMUNITY BUILDING WASTE & VENT

SCALE 1/4" = 1'-0"

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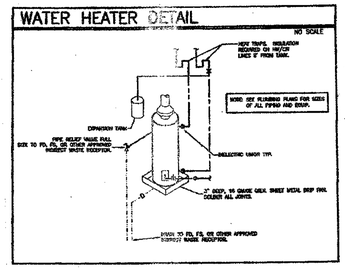
SUNSHINE PEAK APARTMENTS
MONTROSE, CO

JOB#	06011
FILE	06011P
ENGINEERED BY	KJS

WATER HEATER DETAIL

NO SCALE



ASI #14

ASI 14 SHEET 05
SUNSHINE PEAK APARTMENTS
04.15.06
WATER HEATER DTL.

Main identity

From: "Ron Faleide" <ron@faleide.com>
To: "Mike Mitzner" <mmitzner@schauerconstruction.com>
Sent: Thursday, April 05, 2007 12:49 PM
Subject: RE: Hose Bibs at Community Building

Hello Mike,
Yes, we need a hose bib. I would suggest at the West Entry (the 'front'.) Perhaps in the wall between the two baths in the manager's unit?
Thanks,
Ron

Ronald Faleide
Faleide Architects P.C.
1701 Wynkoop Suite 235
Denver, Colorado 80202
tel. 303 573 6578
fax. 303 607 0399

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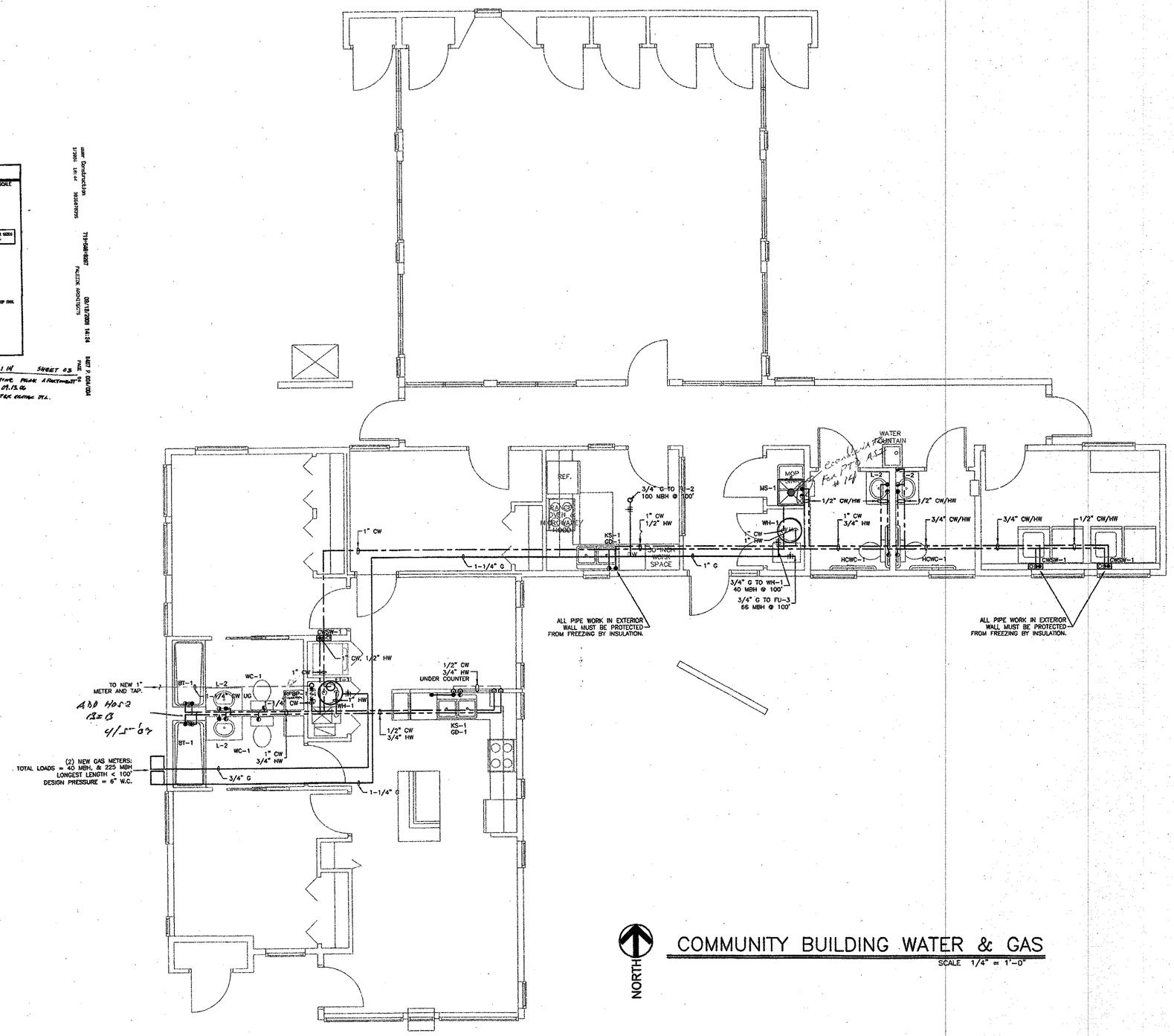
-----Original Message-----
From: Mike Mitzner [SMTP:mmitzner@schauerconstruction.com]
Sent: Thursday, April 05, 2007 7:41 AM
To: Ron Faleide; Lisa Drayton; Dee Luckenbill
Cc: Vince Schauer; Dave Rose
Subject: Hose Bibs at Community Building

Good Morning All,
I was talking with Chris this morning on the telephone and he indicated that we do not have any hose bib's on the Community Building. Do you want to add hose bib's for cleaning of sidewalks, washing down building ect.? The cost would be approximately $250.00 each from the plumber plus mark ups. Please respond back with comments.

4/5/2007



COMMUNITY BUILDING WATER & GAS

SCALE 1/4" = 1'-0"

ISSUE	DATE
PERMIT/CONST.	05/10/06

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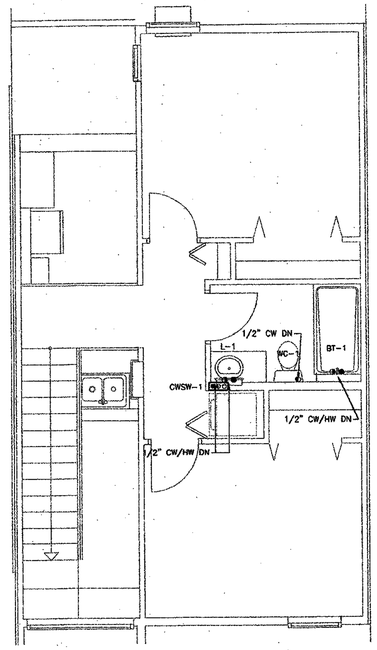
email: belfay@belfay.com

SUNSHINE PEAK APARTMENTS
MONTROSE, CO

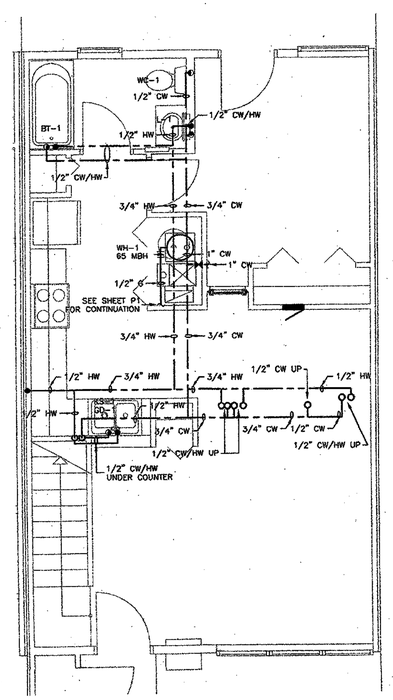
JOB#	06011
FILE	06011P
ENGINEERED BY	KJS

P6



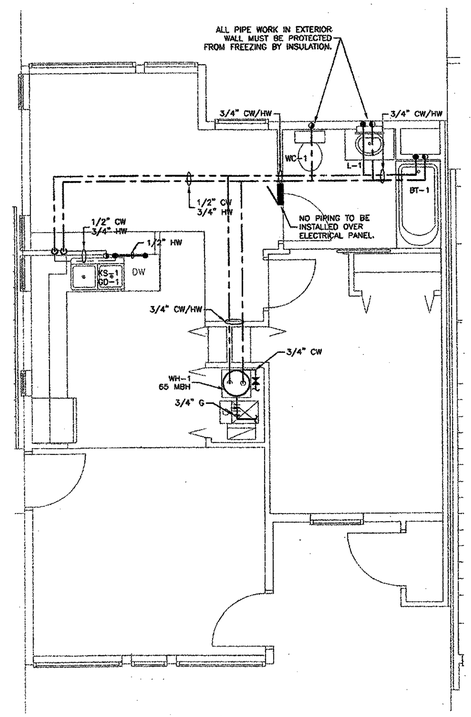
UPPER FLOOR TOWNHOUSE WATER & GAS

SCALE 1/4" = 1'-0"



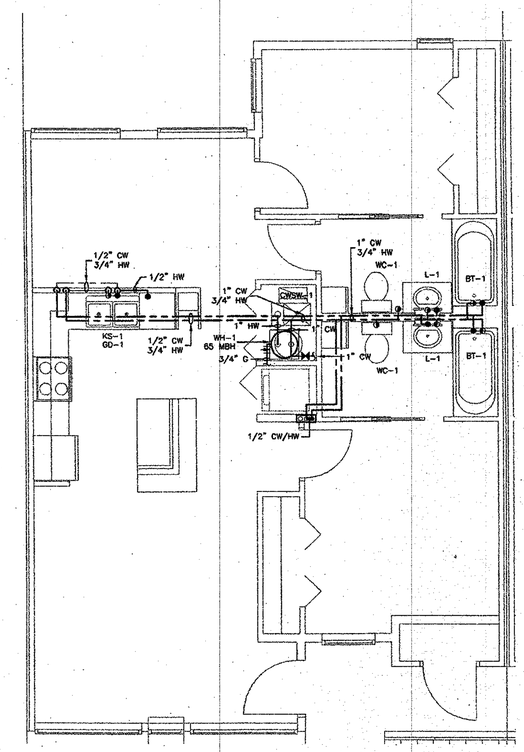
MAIN FLOOR TOWNHOUSE WATER & GAS

SCALE 1/4" = 1'-0"



1 BEDROOM FLAT UNIT WATER & GAS

SCALE 1/4" = 1'-0"



2 BEDROOM FLAT UNIT WATER & GAS

SCALE 1/4" = 1'-0"

ISSUE	DATE
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email: belfay@belfay.com

SUNSHINE PEAK APARTMENTS
MONTROSE, CO

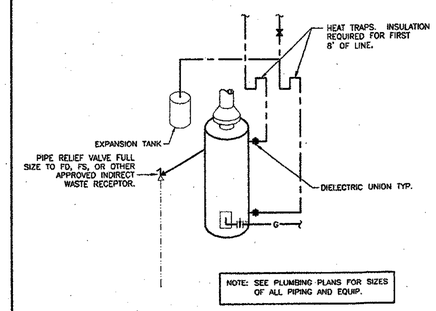
JOB#	06011
FILE	06011P
ENGINEERED BY	KJS

PLUMBING FIXTURE SCHEDULE

PLAN CODE	FIXTURE DESCRIPTION	FIXTURE MAKE/MODEL#	FIXTURE RIM MTG. HT. (AFF)	FAUCET OR FLUSH VALVE DESCRIPTION	FAUCET OR FLUSH VALVE MAKE/MODEL#	ACCESSORIES DESCRIPTION	ACCESSORIES MAKE/MODEL#	WATER ROUGH-IN COLD	WATER ROUGH-IN HOT	WASTE SIZES ROUGH-IN IN	WASTE SIZES ROUGH-IN P-TRAP	NOTES
HCBT-1	BATH TUB/SHOWER, VIKREL, 60" X 30" X 17" W/SLIP-RESISTANT SURFACE, MOLDED BACKREST, 3 PIECE SURROUND, & ABOVE FLOOR DRAIN ROUGH-IN.	STERLING ADVANTAGE 71090115(LH DRAIN) 71090125(RH DRAIN)		ADA SINGLE HANDLE BATH/SHOWER FAUCET, HANDHELD SHOWER HEAD, BALANCING VALVE, 2.5 GPM.	PIONEER 990612 MOEN 3989	PUSH & LIFT DRAIN, OVERFLOW, POLISHED BRASS FINISH. GRAB BARS & SEAT BY OTHERS.	AMERICAN BRASS & ALUMINUM FOUNDRY, INC. #2217 ABS	1/2	1/2"	2"	1-1/2"	
BT-1	BATH TUB/SHOWER, VIKREL, 60" X 30" X 15" W/SLIP-RESISTANT SURFACE & MOLDED BACKREST. INCLUDES 3 PIECE SURROUND.	STERLING ADVANTAGE 6104110 (LH) 61041120 (RH)		SINGLE HANDLE BATH/SHOWER FAUCET, SHOWER HEAD, BRASS PRESSURE BALANCING VALVE, 2.5 GPM.	PIONEER 990622	PUSH & LIFT DRAIN, OVERFLOW, POLISHED BRASS FINISH.	AMERICAN BRASS & ALUMINUM FOUNDRY, INC. #2217 ABS	1/2	1/2"	2"	1-1/2"	
HCWC-1	WATER CLOSET, TANK TYPE, FLOOR MOUNTED, ELONGATED RIM, SIPHON ASSIST, 1.6 GAL. FLUSH, VITREOUS CHINA, ADA.	UNIVERSAL-RUNDLE ATLAS 4171	17"			SEAT: WHITE, SOLID PLASTIC, ELONGATED, CLOSED FRONT SEAT, TOP MOUNT HINGE.	CENTOCO 600	1/2	–	3"	–	
WC-1	WATER CLOSET, TANK TYPE, FLOOR MOUNTED, ROUND RIM, SIPHON ASSIST, 1.6 GAL. FLUSH, VITREOUS CHINA.	UNIVERSAL-RUNDLE ATLAS 4191	14.75"			SEAT: WHITE, SOLID PLASTIC, CLOSED FRONT SEAT WITH TOP MOUNT HINGE.	CENTOCO 100	1/2	–	3"	–	
L-1	LAVATORY, COUNTERTOP, OVAL, ENAMELED STEEL SELF-RIMMING, 4" FAUCET CENTERS, FRONT OVERFLOW.	CRANE GALAXY 1319	31" OR 34" ADA	4" SINGLE LEVER, CHROME FINISH 2.0 GPM POP-UP, ADA APPROVED.	PIONEER 441300	CHROME PLATED 1-1/4" TAIL PIECE, 1-1/4" TRAP, 3/8" FLEX SUPPLIES AND ANGLE STOPS.		1/2"	1/2"	1-1/2"	1-1/4"	
L-2	LAVATORY, COUNTERTOP, OVAL, ENAMELED STEEL SELF-RIMMING, 4" FAUCET CENTERS, FRONT OVERFLOW.	CRANE GALAXY 1319	31" OR 34" ADA	4"-2 HANDLE FAUCET, LEVER HANDLES, OPEN GRID DRAIN, ADA APPROVED.	DELTA 2529-HDF	CHROME PLATED 1-1/4" TAIL PIECE, 1-1/4" TRAP, 3/8" FLEX SUPPLIES AND ANGLE STOPS.		1/2"	1/2"	1-1/2"	1-1/4"	
GD-1	GARBAGE DISPOSER, 1/2 HP 120V, GALVANIZED STEEL GRINDING ELEMENTS, SS SINK FLANGE, DRAIN STOPPER, AND SERVICE WRENCH. MANUAL OVERLOAD PROTECTION AND DISHWASHER DRAIN CONN.	IN-SINK-ERATOR BADGER V						–	–	2"	1-1/2"	
FD-1	FLOOR DRAIN, 2" OUTLET, CAST IRON W/DRAINAGE FLANGE AND ADJ. 5"ø NICKEL BRONZE STRAINER. [redacted]	ZURN ZB-415-P2						–	–	2"	2"	
CWSW-1	CLOTHES WASHER SUPPLY AND WASTE WALL BOX W/ MIP VALVES.	LSP PRODUCTS GROUP #OB-103-T	48"					1/2"	1/2"	2"	2"	
HB-1	HOSE BIBB, FREEZELESS, TEE KEY OPERATED, EXPOSED TYPE, AUTOMATIC DRAINING, VACUUM BREAKER BACKFLOW PREVENTER. 3/4" HOSE THREAD. PLATED CAST BRASS.	WOODFORD MODEL 17						3/4"				
RPBP-1	REDUCED PRESSURE BACKFLOW PREVENTER	FEBCO 825Y				AIR GAP DRAIN	FEBCO AGD-Y					
MS-1	MOP SINK, 24"X24" MOLDED STONE. 10" HIGH WALLS W/1" SHOULDERS. STAINLESS STEEL DRAIN BODY FOR 2" LEAD CAULKED JOINT.	FIAT MOLDED-STONE #MSB 2424		COMBINATION SERVICE SINK FITTING WITH VACUUM BREAKER, 3/4" HOSE THREAD, WALL BRACE, PAIL HOOK, AND INTEGRAL STOPS.	CHICAGO FAUCET #897	36" HOSE, WALL HOOK, AND SS MOP HANGER.	FIAT #832-AA HOSE AND HOSE BRACKET, #889-CC MOP HANGER.	1/2"	1/2"	2"	2"	
ET-1	EXPANSTION TANK, DIAPHRAGM TYPE, PRE-PRESSURIZED TO 40 PSI, APPROVED FOR POTABLE WATER, 1.96 GAL. VOLUME, 1.27 GAL. MAXIMUM ACCEPTANCE.	STATE WATERGUARD ETC-2X						3/4"				
KS-1	2 COMP. KITCHEN SINK, 33"X22"X6.5" SELF RIM, 22 GA. 304 SS, 3-1/2" DRAINS, SOUND DEADENING PADS.	FHP DS604	34" ADA	SINGLE HANDLE FAUCET, DECK MOUNTED, CHROME FINISH, 2 GPM, MEETS ADA.	PIONEER 882000	3-1/2" REMOVABLE BASKET STRAINER, 1-1/2" TAILPIECE.	ELKAY #LK-335	1/2"	1/2"	2"	1-1/2"	
EWC-1	ELECTRIC WATER COOLER WALL MOUNTED. CAPACITY OF 8 GPH FROM 80° TO 50°F IN 90° F. AMBIENT.	ELKAY EZS-8	27" TO BOTTOM OF EWC FOR ADA					1/2"	–	1-1/2"	1-1/4"	

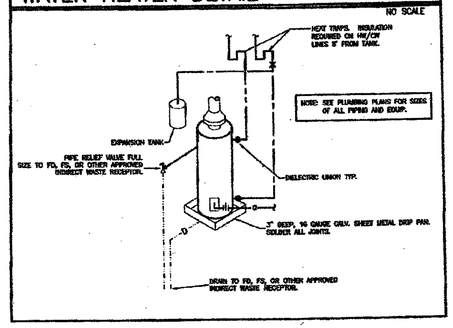
WATER HEATER DETAIL

NO SCALE



WATER HEATER DETAIL

NO SCALE



ASI 14 SHEET 03
SUNSHINE PEAK APARTMENTS
09.13.06
WATER HEATER DTL.

GAS WATER HEATER SCHEDULE

PLAN CODE	MANUFACTURER	MODEL NO.	GRADE	INPUT MBH*	OUTPUT MBH*	RECOVERY GPH	RECOVERY ΔT(°F)	TANK STORAGE GAL.	CLEARANCE TO COMBUSTIBLES L	R	B	F	VENT TYPE	SIZE	ELECTRICAL VOLT.	PH.	AMP.	REQUIRED ACCESSORIES &/OR FEATURES	NOTES
WH-1	STATE	GS6 50 YBRT	RES	40	32	41	90	50					NAT	4	120	1	15		

FOOT NOTES & ABBREVIATIONS:
* – AT SEA LEVEL
DIR – DIRECT VENT
POW – POWER VENT
RES. – RESIDENTIAL
CON – CONDENSING
NAT – NATURAL VENT
P/D – POWER/DIRECT VENT
COM. – COMMERCIAL

ACCESSORIES:
1 – CONCENTRIC VENT KIT
2 – EXTERIOR MTD. POWER VENTER
3 – WATER HTR. MTD. POWER VENTER
4 – GALVANIZED STEEL DRIP PAN
5 – ASME RATED TANK
6 – NSF COMPLIANT INSTALLATION
7 – RATED FOR DOMESTIC HOT WATER & SPACE HEATING
8 – OTHER

ALL WATER HEATERS TO BE SUPPLIED WITH T&P RELIEF VALVES

NOTES:

ISSUE	DATE
PERMIT/CONST.	05/10/06

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SUNSHINE PEAK APARTMENTS
MONTROSE, CO

JOB# 06011
FILE 06011P
ENGINEERED BY KJS

P8

HVAC, PLUMBING, ELECTRICAL, AND GENERAL CONTRACTOR COORDINATION SCHEDULE

CATAGORY	DESCRIPTION OF WORK	FURNISHED BY	MOUNTED BY	WIRED BY	NOTES
LOCATING EXISTING UTILITIES	EXTERIOR	G.C.			
	INTERIOR	P.C. AND E.C.			EACH TRADE RESPONSIBLE FOR LOCATING THEIR RESPECTIVE SYSTEMS.
TEMPORARY UTILITIES	TEMPORARY HEAT	G.C.			
	TEMPORARY ELECTRICAL SERVICE	E.C.	E.C.	E.C.	
	WATER AND TOILET AND FACILITIES	G.C.			
CONCRETE	M/E EQUIPMENT PADS, HOUSEKEEPING PADS, CONCRETE SAWING, PATCHING, CORE DRILLING, AND REPAIR.	G.C.			
EXCAVATION	EXCAVATION, BACKFILL, AND CONCRETE OR ASPHAULT PAVING FOR UTILITIES OR OTHER M/E EQUIPMENT.	G.C.			
ROOF TOP, FIELD BUILT EQUIPMENT PLATFORMS AND DUCT CURBS	STRUCTURAL FRAMING FOR SUPPORT.	G.C.			
	FIELD BUILT EQUIPMENT PLATFORMS AND DUCT CURBS. TOP MINIMUM 9" ABOVE FINISHED ROOF.	G.C.			G.C. TO CONSTRUCT PLATFORM/CURB FROM 2X10'S AS REQ'D AND CAP WITH 3/4" PLYWOOD AND 40# COATED FELT.
	FLASHING OVER THE TOP OF PLATFORMS AND CURBS	H.C.			H.C. TO PROVIDE 26 GA. G.S. METAL TOP EXTENDING 3" DOWN SIDES. ALL JOINTS SOLDERED WATERTIGHT.
	ROOFING REPAIR AND/OR SEALING OF ROOFING SYSTEM	G.C.			
EQUIPMENT AND FIXTURE MOUNTING	STRUCTURAL FRAMING FOR SUPPORT.	G.C.			
	HANGERS, MOUNTING HARDWARE, ANCHORS, PIPING STANDS, AND EQUIPMENT LEGS.	H.C. P.C. E.C.			EACH TRADE RESPONSIBLE FOR MOUNTING THEIR RESPECTIVE EQUIPMENT.
ROOFING AND ROOF PENETRATIONS	PIPE AND ROUND DUCT/VENT ROOFJACKS.	H.C. P.C. E.C.			EACH TRADE RESPONSIBLE FOR ROOFJACKS REQ'D FOR THEIR EQUIPMENT.
	PITCH PANS FOR EQUIPMENT LEGS OR PIPE STANDS.	H.C. P.C. E.C.			EACH TRADE RESPONSIBLE FOR PITCH PANS REQ'D FOR THEIR EQUIPMENT.
	DRAIN, OVERFLOW SCUPPERS, AND GUTTERS.	G.C.			
	ROOFING REPAIR AND/OR SEALING OF ROOFING SYSTEM	G.C.			
PAINTING	EQUIPMENT, DUCTS, PIPES, LOUVERS, AND ETC.	G.C.			
ACCESS DOORS	FOR M/E EQUIPMENT REQUIRING ACCESS.	H.C. P.C. E.C.	G.C.		EACH TRADE TO FURNISH ACCESS DOORS AS REQ'D FOR THEIR EQUIP.
FIRE RATED CHASES	FOR GREASE DUCTS, FLUES, DUCTS, AND ETC.	G.C.			
ELECTRICAL	CONTROL TRANSFORMERS FOR HVAC EQUIPMENT	H.C.	E.C.	E.C.	
	HVAC CONTROL WIRING 48 VOLTS AND LESS.	H.C.		H.C.	
	HVAC CONTROL WIRING GREATER THAN 48 VOLTS.	E.C.		E.C.	
	HVAC EQUIP. INTERLOCK WIRING HIGH AND LOW VOLTAGE.	E.C.		E.C.	
	CONDUIT FOR ALL WIRING.	E.C.	E.C.		
	DISCONNECT SWITCHES.	E.C.	E.C.	E.C.	
	MOTOR STARTERS TO INCLUDE THERMAL OVERLOADS.	H.C. AND P.C.	E.C.	E.C.	EACH TRADE TO FURNISH STARTERS AS REQ'D FOR THEIR EQUIP.
DUCT MOUNTED SMOKE DETECTORS	INTERFACED WITH BUILDING FIRE ALARM SYSTEM.	F.A.C OR E.C.	H.C.	F.A.C OR E.C.	H.C. TO PROVIDE ACTUAL DUCT SIZE MEASUREMENTS.
	IN BUILDING W/O FIRE ALARM/DETECTION SYSTEM.	H.C.	H.C.	E.C.	
	INTERLOCKS W/HVAC SYSTEM FANS.			E.C.	

ABBREVIATIONS: E.C.–ELECTRICAL CONTRACTOR, F.A.C.–FIRE ALARM CONTRACTOR, G.C.–GENERAL CONTRACTOR, H.C.–HVAC CONTRACTOR, M/E–MECHANICAL/ELECTRICAL, P.C.–PLUMBING CONTRACTOR

GENERAL ELECTRICAL PROVISIONS

1. ELECTRICAL DRAWINGS.

   ELECTRICAL DRAWINGS ARE DIAGRAMMATIC AND ARE NOT TO BE SCALED FOR DIMENSIONS. TAKE ALL DIMENSIONS FROM ARCHITECTURAL DRAWINGS, CERTIFIED EQUIPMENT DRAWINGS AND FROM THE STRUCTURE ITSELF BEFORE FABRICATING ANY WORK. VERIFY SPACE REQUIREMENTS, COORDINATING WITH OTHER TRADES, AND INSTALL THE SYSTEMS IN THE SPACE PROVIDED WITHOUT VIOLATION OF APPLICABLE CODES, STANDARDS, SPECIFICATION REQUIREMENTS, OR EXTRA CHARGES TO THE OWNER.

   BELFAY ENGINEERING WILL OCCASIONALLY PROVIDE PERFORMANCE SPECIFICATIONS FOR CERTAIN SUB-SYSTEMS OF THE DESIGN. ESPECIALLY SYSTEMS THAT RELY ON PROPRIETARY PARTS. IN SUCH CASES, IT IS TO BE UNDERSTOOD THAT BELFAY ENGINEERING IS RESPONSIBLE FOR A THOROUGH AND COHESIVE PERFORMANCE SPEC AND REVIEW OF SHOP DRAWINGS. THE CONTRACTOR IS RESPONSIBLE FOR FURNISHING SHOP DRAWINGS AND INSTALLING A WORKING SYSTEM CONSISTENT WITH THE PERFORMANCE SPEC.

2. VERIFICATION OF FIELD CONDITIONS.

   BEFORE UNDERTAKING EACH PART OF THE WORK, CAREFULLY STUDY AND COMPARE THE CONTRACT DOCUMENTS WITH FIELD MEASUREMENTS. PROMPTLY REPORT IN WRITING TO THE ELECTRICAL ENGINEER ANY CONFLICT, ERROR OR DISCREPANCY.

3. EQUIPMENT FURNISHED BY OTHERS.

   COORDINATE EXACT ELECTRICAL REQUIREMENTS (VOLTAGE, PHASE, AMPS, AND ETC.) OF EQUIPMENT FURNISHED BY OTHERS BEFORE PERFORMING WORK.

4. PERMITS.

   APPLY FOR AND PAY FOR ALL PERMITS, FEES, LICENSES AND INSPECTIONS FOR THIS DIVISION OF WORK.

5. CODES.

   COMPLY WITH ALL APPLICABLE CODES AND UTILITY COMPANY REGULATIONS. IN CASE OF CONFLICT WITH THE CONTRACT DOCUMENTS THE MOST STRINGENT SHALL GOVERN.

6. ACCESS DOORS.

   FURNISH ACCESS DOORS TO PROVIDE ACCESS TO ALL J-BOXES, PULL BOXES, AND OTHER EQUIPMENT AS REQUIRED. ACCESS DOORS FOR INSTALLATION IN FIRE RATED CONSTRUCTION SHALL HAVE APPROPRIATE FIRE RATING.

7. ADDING LOADS NOT SHOWN ON THE DRAWINGS.

   BEFORE ADDING ANY LOAD NOT SHOWN ON THE PLANS, TO THE ELECTRICAL SYSTEM, SUBMIT REQUEST IN WRITING TO THE ELECTRICAL ENGINEER FOR APPROVAL.

8. SPECIFIED MANUFACTURERS.

   AN ACCEPTABLE MANUFACTURER'S NAME AND MODEL NUMBER OF A PRODUCT MAY BE GIVEN FOR AN EXAMPLE. THIS IS THE EQUIPMENT CONTEMPLATED DURING THE DESIGN PROCESS AND FORMS THE BASIS OF A STANDARD OF QUALITY. VERIFY THE MODEL NUMBER IS STILL ACCURATE AND MEETS ALL THE REQUIREMENTS AS SHOWN ON THE DRAWINGS. IF THERE IS A DISCREPANCY BETWEEN THE REQUIREMENTS OF THE DRAWINGS AND THE MODEL NUMBER, THE REQUIREMENTS OF THE DRAWINGS SHALL GOVERN. APPROVED EQUALS SHALL BE ALLOWED UNLESS OTHERWISE NOTED.

9. SUBMITTALS.

   A. REQUIRED SUBMITTALS.

      SUBMIT 5 COPIES OF THE FOLLOWING INFORMATION FOR APPROVAL.

      1.) SERVICE EQUIPMENT, PANELBOARDS, LOAD CENTERS, SWITCHES, FUSES, AND CIRCUIT BREAKERS.
      2.) LIGHTING FIXTURES.
      3.) WIRING DEVICES AND DEVICE PLATES.
      4.) FIRE ALARM SHOP DRAWINGS INCLUDING CUT SHEETS ON FACP AND ALL DEVICES. PROVIDE BATTERY CALCULATIONS AND SEQUENCE OF OPERATION.

   B. REVIEW TIME.

      ALLOW 5 WORKING DAYS FOR REVIEW OF SUBMITTALS. ORDER NO MATERIALS OR BEGIN NO WORK UNTIL ALL SUBMITTALS ARE RETURNED APPROVED.

   C. RESUBMISSION.

      MAKE ALL REVISIONS REQUIRED AND RESUBMIT AS REQUIRED FOR INITIAL SUBMITTAL.

10. MISCELLANEOUS MATERIALS

    A. THE ELECTRICAL CONTRACTOR SHALL PROVIDE ALL MISCELLANEOUS HARDWARE AND MATERIAL NOT SPECIFIED BUT NECESSARY TO PROVIDE A COMPLETE AND WORKING ELECTRICAL SYSTEM. THIS HARDWARE SHALL INCLUDE, BUT NOT BE LIMITED TO, MISCELLANEOUS CONDUIT FITTINGS AND MOUNTING HARDWARE, LIGHT FIXTURE MOUNTING HARDWARE, BRACKETS, CONNECTORS, CORDS AND PLUGS.

11. WARRANTIES.

    GUARANTEE ALL WORKMANSHIP, MATERIAL AND EQUIPMENT AND REPLACE ANY FOUND DEFECTIVE WORK WITHOUT COST TO THE OWNER, FOR A PERIOD OF ONE YEAR AFTER FINAL ACCEPTANCE.

FIRE ALARM LEGEND

- FACP – FIRE ALARM CONTROL PANEL
- S ZONE – PHOTOELECTRIC SMOKE DETECTOR. INITIATION ZONE AS INDICATED.
- S ZONE – EXISTING PHOTOELECTRIC SMOKE DETECTOR.
- I ZONE – IONIZATION DETECTOR
- H ZONE RR – RATE-OF-RISE AND FIXED TEMPERATURE (135 DEG. F.) HEAT DETECTOR.
- H ZONE RR – EXISTING RATE-OF-RISE AND FIXED TEMPERATURE HEAT DETECTOR.
- H ZONE TEMP – FIXED TEMPERATURE HEAT DETECTOR. INITIATION ZONE AND TEMPERATURE INDICATED.
- H ZONE TEMP – EXISTING FIXED TEMPERATURE HEAT DETECTOR.
- ZONE D – DUCT DETECTOR.
- P ZONE – MANUAL PULL STATION.
- ZONE P – EXISTING MANUAL PULL STATION.
- FS ZONE – FIRE SPRINKLER FLOW SWITCH.
- FS ZONE – EXISTING FIRE SPRINKLER FLOW SWITCH.
- TS ZONE – TAMPER SWITCH.
- TS ZONE – EXISTING TAMPER SWITCH.
- H – ELECTRONIC HORN.
- H – EXISTING ELECTRONIC HORN.
- HS – ELECTRONIC HORN AND STROBE.
- HS – EXISTING ELECTRONIC HORN AND STROBE.
- ST – STROBE
- FIRE ALARM BELL.
- EXISTING FIRE ALARM BELL.
- RA – REMOTE ANNUNCIATOR.
- COMM – COMMUNICATOR.
- MAGNETIC DOOR HOLDER.
- REMOTE LIGHT.
- EOL – END OF LINE RESISTOR.
- T – REMOTE LIGHT AND TEST SWITCH

CONDUIT, BOX, AND DEVICE LEGEND

- 2(4–500MCM THW–CU)4"C. – 2EA. PARALLEL RUNS CONSISTING OF 4 EA. 500 MCM THW CONDUCTORS IN 4" CONDUIT.
- 4 L–1 – CIRCUIT #4 HOMERUN TO PANEL L–1.
- CONDUIT CONCEALED IN WALL OR CLG.
- EXISTING CONDUIT. (WHITE)
- EXPOSED CONDUIT.
- UFE – UNDER FLOOR ELECTRICAL CONDUIT.
- UGE – UNDERGROUND ELECTRICAL CONDUIT.
- EUGE – EXISTING UNDERGROUND ELECTRICAL CONDUIT.
- 5 – SMALLER – UNGROUNDED PHASE CONDUCTOR LONGER – GROUNDED CONDUCTOR (NEUTRAL) CIRCUIT #5. ALL CONDUCTORS ARE #12 AWG THHN/THWN–CU UNLESS OTHERWISE NOTED.
- S – SWITCH LEG CONDUCTOR.
- GROUND CONDUCTOR
- ISOLATED GROUND CONDUCTOR.
- T – 3 WAY SWITCH TRAVELER
- J – J–BOX
- $a – WALL SWITCH, a – FIXTURES OR DEVICES CONTROLLED.
- 3$a – 3–WAY WALL SWITCH.
- DIMMER SWITCH.
- VOLUME CONTROL.
- WALL TELEPHONE OUTLET, 18" AFF UNLESS OTHERWISE NOTED. 3/4" CONDUIT STUBBED UP WALL TERMINATING ABOVE CLG.
- WALL TELEPHONE/DATA OUTLET, 18" AFF UNLESS OTHERWISE NOTED. 3/4" CONDUIT STUBBED UP WALL TERMINATING ABOVE CLG.
- EXISTING WALL TELEPHONE/DATA OUTLET
- EXISTING WALL TELEPHONE/DATA OUTLET
- TV – WALL TELEVISION OUTLET, 18" AFF UNLESS OTHERWISE NOTED. 3/4" CONDUIT STUBBED UP WALL TERMINATING ABOVE CLG.
- D – COMPUTER DATA OUTLET. 3/4" CONDUIT STUBBED UP WALL TERMINATING ABOVE CLG.
- 1 – DUPLEX RECEPTACLE, CIRCUIT #1. 18" AFF.
- CKT – DOUBLE DUPLEX RECEPTACLE.
- GFI – DUPLEX RECP. W/GROUND FAULT INTERRUPTER.
- SWITCHED RECP., 1 – CKT, a – SWITCH.
- CKT – SIMPLEX RECEPTACLE
- 6–30R 1,3 – SPECIAL RECEPTACLE, 6–30R – ANSI CONFIGURATION, 1,3 – CIRCUIT.
- CKT – CEILING MOUNTED RECEPTACLE.
- CKT – FLOOR MOUNTED RECEPTACLE.
- CKT – FLOOR MOUNTED DOUBLE DUPLEX RECEPTACLE.
- D – FLOOR MOUNTED COMPUTER DATA OUTLET.
- MULTIOUTLET ASSEMBLY.
- WIREMOLD, J–BOX, ELBOW, T OR ENTRANCE END FITTING.

ELECTRICAL MATERIALS AND METHODS

PART 1 GENERAL

1.1 THIS SECTION DESCRIBES THE MATERIALS AND METHODS COMMON TO THE ELECTRICAL DIVISION OF WORK.

PART 2 PRODUCTS

2.1 RACEWAY SYSTEMS.

A. ABOVE GROUND INTERIOR.

HOT DIP GALVANIZED AS REQUIRED BY CODE OF EMT, IMC, OR RMC.

B. BURIED AND UNDER CONCRETE SLABS.

SCHEDULE 40 PVC W/ASPHAULT COATED RMC ELBOWS WHERE PENETRATING SURFACE.

2.2 CABLE SYSTEMS.

CONCEALED SPACES ONLY, TYPE AC OR MC CABLE AS ALLOWED BY CODE.

2.3 CONDUCTORS.

A. CONDUCTORS SHALL BE COPPER EXCEPT AS OTHERWISE NOTED.

B. INSULATION SHALL BE THWN–THHN EXCEPT AS OTHERWISE NOTED.

2.4 PANELBOARDS.

PROVIDE PANELBOARDS W/BOLT–ON CIRCUIT BREAKERS WHERE INDICATED ON DRAWINGS WITH A PLAN CODE BEGINNING WITH "PB". SEE PANEL SCHEDULE FOR CAPACITY, RATINGS, SPACES, VOLTAGE, PHASE, MOUNTING, AND OTHER OPTIONS TO BE PROVIDED.

2.5 LOAD CENTERS.

PROVIDE LOAD CENTERS W/PUSH–ON CIRCUIT BREAKERS WHERE INDICATED ON DRAWINGS WITH A PLAN CODE BEGINNING WITH "LC". SEE PANEL SCHEDULE FOR CAPACITY, RATINGS, SPACES, VOLTAGE, PHASE, MOUNTING, AND OTHER OPTIONS TO BE PROVIDED.

PART 3 EXECUTION.

3.1 RACEWAY SYSTEMS.

A. RUN CONDUIT PARALLEL WITH AND AT RIGHT ANGLES TO BUILDING LINES.

B. PROVIDE 1 EMPTY 3/4" CONDUIT FOR EVERY 3 UNUSED SPACES IN FLUSH MOUNTED PANELBOARDS OR LOAD CENTERS. TERMINATE EMPTY CONDUIT IN A JUNCTION BOX WHICH IS ACCESSIBLE.

C. PROVIDE FLEXIBLE CONDUIT ON CONNECTIONS TO VIBRATING EQUIPMENT. CONDUIT AND GROUNDING MEANS SHALL BE PER NEC.

3.2 IDENTIFICATION OF EQUIPMENT.

A. IDENTIFY EACH DISCONNECT SWITCH, XFMR, PANELBOARD, LOAD CENTER, AND ALL OTHER ELECTRICAL EQUIPMENT IDENTIFIED BY A PLAN CODE ON THE DRAWINGS.

B. NAMEPLATES SHALL BE ENGRAVED IN LAMINATED PLASTIC, 3/8" HIGH AND ATTACHED WITH SCREWS.

C. ALL PANELBOARDS AND LOAD CENTERS SHALL HAVE TYPEWRITTEN DIRECTORIES INSERTED ON THE INSIDE FACE OF THE DOOR IDENTIFYING EACH CIRCUIT.

D. ALL COMPONENTS OF EMERGENCY CIRCUITS SHALL BE PAINTED RED.

ELECTRICAL EQUIPMENT LEGEND

- WEATHER HEAD
- 3R – SAFETY SWITCH, NONFUSED, NEMA 3R ENCLOSURE.
- SAFETY SWITCH, FUSED
- NEW PANEL, "LC" – LOAD CENTER, "LV" – LOW VOLTAGE PANELBOARD, "HV" – HIGH VOLTAGE PANELBOARD.
- EXISTING PANEL.
- C – CONTACTOR
- Sm – MANUAL MOTOR STARTER
- PLUG FUSE/SWITCH, MOTOR PROTECTION/DISCONNECT.
- MAGNETIC MOTOR STARTER FIELD SUPPLIED AND MOUNTED.
- COMBINATION MOTOR STARTER
- MOTOR, HP NOTED
- EF–1 5 – EQUIPMENT BY OTHERS, "EF–1" – PLAN CODE, "5" – CIRCUIT NUMBER.
- TC – TIME CLOCK.

ONE LINE EQUIPMENT LEGEND

- M – CT METERING SECTION
- M – EXISTING CT METERING SECTION
- M – METER
- M – EXISTING METER
- GROUND – WATER PIPE, BUILDING STEEL, CONCRETE ENCASED ELECTRODE, DRIVEN ROD
- EXISTING GROUND
- GROUND SYMBOL
- FUSED SWITCH
- EXISTING FUSED SWITCH
- EXISTING SWITCH NEW FUSE
- NEW CIRCUIT BREAKER
- EXISTING ENCLOSURE NEW BREAKER
- EXISTING BREAKER EXISTING ENCLOSURE
- MAIN LUG ONLY PANEL
- EXISTING MAIN LUG ONLY PANEL
- MAIN CIRCUIT BREAKER PANEL
- EXISTING MAIN CIRCUIT PANEL
- CIRCUIT BREAKER
- FAULT
- NEW SWITCH NEW FUSE
- EXISTING SWITCH EXISTING FUSE
- E N – AUTOMATIC TRANSFER SWITCH
- 1ø TRANSFORMER
- 3ø DELTA–WYE TRANSFORMER
- 3ø DELTA–DELTA TRANSFORMER
- EXISTING TO REMAIN
- NEW WORK

LIGHTING FIXTURE LEGEND

"PC" – PLAN CODE, SEE FIXTURE SCHEDULE, "SW" – SWITCH "CKT" – CIRCUIT NUMBER.

- PC SW CKT – CEILING MOUNTED FIXTURE.
- PC SW CKT – WALL MOUNTED FIXTURE.
- PC SW CKT – RECESSED FLUORESCENT FIXTURE.
- PC SW CKT – RECESSED FLUORESCENT FIXTURE. WITH ONE BALLAST NON–SWITCHED FOR NIGHT LIGHT OR EMERGENCY EGRESS AS REQ'D. SEE LIGHTING FIXTURE SCHEDULE.
- PC R SW CKT – EXISTING FLUORESCENT FIXTURE. SW IS SWITCH NUMBER, CIR IS CIRCUIT NUMBER. R INDICATES THAT FIXTURE IS TO BE RELOCATED.
- PC SW CKT – FLUORESCENT OPEN STRIP OR INDUSTRIAL FIXTURE.
- CKT SW PC – FLUORESCENT WRAP FIXTURE.
- SW CKT PC – POLE LIGHT.
- PC CKT SW – PENDANT FIXTURE.
- SW PC CKT – STEP LIGHT.
- PC SW CKT – ACCENT LIGHT W/3 LAMPS.
- PC CKT SW – UNDER CABINET LIGHT.
- PC SW CKT – RECESSED DOWN LIGHT FIXTURE.
- PC SW CKT – RECESSED WALL WASHER FIXTURE.
- SW CKT – TRACK FIXTURE.
- PC CKT – EXIT SIGN, X1.
- CKT – BATTERY POWERED EGRESS LIGHTING.

ISSUE	DATE
PERMIT/CONST.	05/10/06

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FAX: 303.607.0399

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SUNSHINE PEAK APARTMENTS
MONTROSE, CO

JOB#	06011
FILE	06011
ENGINEERED BY	JCK

E0

Professional Electric, Inc. "Set The Pace To It"

February 13, 2007

Dave Rose
Sauer Construction Company, Inc.
POB 25468
Colorado Springs, CO 80925

Re: RFI#4 Sunshine Peak Apartments – Montrose, CO

1. RFI #1 shows electrical service location not agreed to by DMEA and has been shifted to the opposite side of the Buildings D and E as allowed by drawings E2.E3, and E7. Subsequent sketches have now appeared which reflect these changes but, now show TV and phone service for Building F to be on the opposite side of this building from the Bonanza and Quest lines. Apartment home runs have been pulled to the left side of the building to facilitate construction inside; we request they remain as pulled to alleviate additional cost and time. This RFI was requested by your field staffing.
2. RFI #10 that outdoor receptacles are required at the front and back of grade level units, but don't show locations. The best location we have found the best location to be one stud bay over from the door, to help avoid a crowded look. The town homes required moving the light to hinged side due to close proximity of the bedroom window, ref. drawing A07. This will lessen sight line light in the bedrooms, as these lights are controlled by a photocell. The field office has agreed to this pending approval of the walk through by the architect/buildings D, E, F, and G have been wired this way, we request they remain as pulled to alleviate additional cost and time.
3. Drawing E4 for the town homes doesn't show a smoke detector in the stairway. Our fire alarm subcontractor, pointed out that one may be required within 3 ft of the vertical peak of this ceiling by fire code, although not required by the NEC. This concern has been brought to your attention at the last several sub meetings, and we haven't yet received an answer as to how you would like us to proceed with this. The town homes in buildings F and G have passed our inspection, and ready for insulation and sheet rock.

Thank you, for your prompt attention to these items.

RFI #30

Doris J Boss, President
Professional Electric

Request for Information

Schauer Construction Company, Inc. 104 Pro Rodeo Drive, Suite 120 Colorado Springs, CO 80919 719-548-9455 Telefax: 719-548-9287	**Sunshine Peak Apartments** 748 Cedar Creek Avenue Montrose, CO 81401	**Faleide Architects PC** 1701 Wynkoop St., Suite 235 Denver, CO 80202 303-573-3578 Telefax: 303-607-0399

Description of RFI:	Meter, Etc. Location Directly Above Slab	**Date Submitted:**	3/14/2007
		Reply Required:	3/16/2007
RFI Number:	36	**Area Involved:**	Meter Location
Cost Impact:	unknown	**Urgent Yes/No:**	yes
Schedule Impact:	unknown	**Subcontractor RFI Date:**	3/12/2007
Subcontractor RFI Number:	6	**Drawing Number:**	Sketches
Specification Section:	16000		

Subject: Ron,

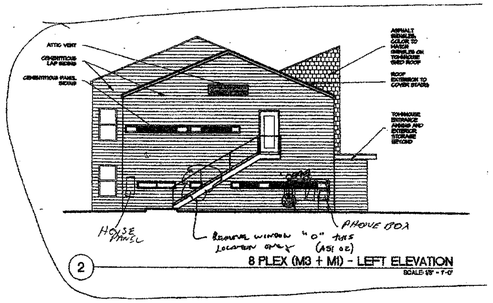
The following is an RFI from Professional Electric.

Per the 1/8" scaled sketches you provided for the left side of Building A, the stacked meter assembly has taken up the space between the small window and posts for the stairway platform as shown. Although the house panel can be mounted to the left of these posts, it will be over a concrete slab poured completely under this stairway out 3'-6" from the building, prohibiting underground conduits stubbing up into the house panel for site lighting. This slab also presents a problem for TV, telephone and fire alarm underground feeds. Your recommendation in this matter would be greatly appreciated.

Steve Eberling
Professional Electric

Dave Rose
SCHAUER CONSTRUCTION COMPANY, INC.
Dave Rose

REPLY:



2 8 PLEX (M3 + M1) - LEFT ELEVATION
SCALE: 1/8" = 1'-0"

Request for Information

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Description of RFI:	Photo Cells and Time Clocks	**Date Submitted:**	7/13/2007
		Reply Required:	7/16/2007
RFI Number:	43	**Area Involved:**	Multiple
Cost Impact:	yes	**Urgent Yes/No:**	YES
Schedule Impact:	no	**Subcontractor RFI Date:**	7/13/2007
Subcontractor RFI Number:	8	**Drawing Number:**	E1
Specification Section:	16000		

Subject: Ron,

Professional Electric has brought this item to our attention and has written the following RFI. Please Advise.

Thank you.

1-E-1 Sheet note states:
1."All site lighting is to be controlled with time clocks and photo cells one per building."
The problem with this is that the panel schedules show 1 circuit for building lighting, and 2 circuits for site lighting. Photocells are single pole. We propose to install a 3 pole lighting contactor to correct the issue of trying to switch 3 poles with a single pole photocell. We also recommend against installing a time clock as it is one additional feature which will have no benefit in this application, and will be one additional item to cause future maintenance issues.

Dave Rose
SCHAUER CONSTRUCTION COMPANY, INC.
Dave Rose

REPLY:

Request for Information

Schauer Construction Company, Inc. 104 Pro Rodeo Drive, Suite 120 Colorado Springs, CO 80919 719-548-9455 Telefax: 719-548-9287	**Sunshine Peak Apartments** 748 Cedar Creek Avenue Montrose, CO 81401	**Faleide Architects PC** 1701 Wynkoop St., Suite 235 Denver, CO 80202 303-573-3578 Telefax: 303-607-0399

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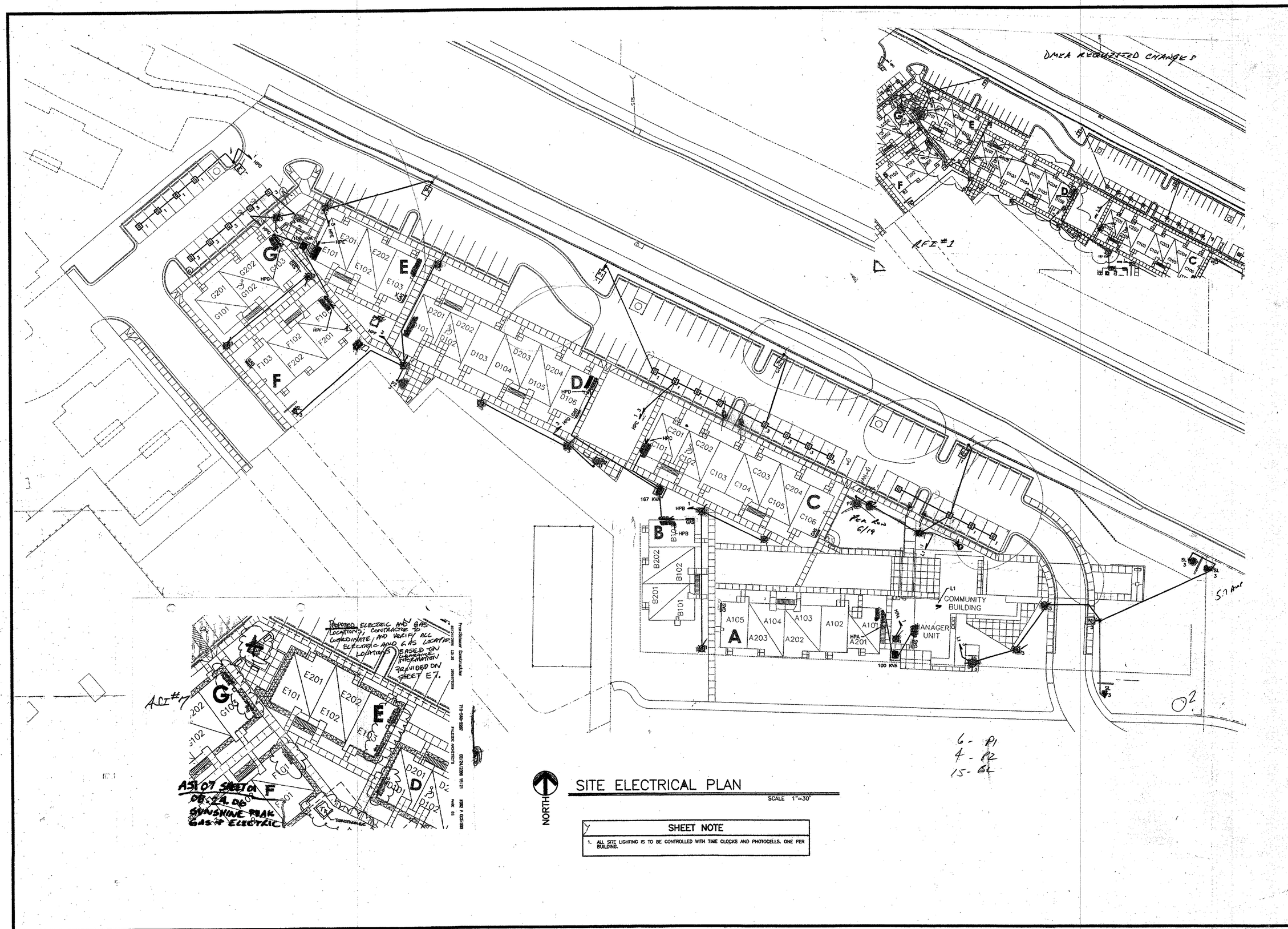
Dave Rose
SCHAUER CONSTRUCTION COMPANY, INC.
Dave Rose

REPLY:

Yes,
Lighting contactors are an acceptable solution.
John C. Kinsman



SITE ELECTRICAL PLAN

SCALE 1"=30'

SHEET NOTE

1. ALL SITE LIGHTING IS TO BE CONTROLLED WITH TIME CLOCKS AND PHOTOCELLS. ONE PER BUILDING.

ISSUE	DATE
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email: belfay@belfay.com

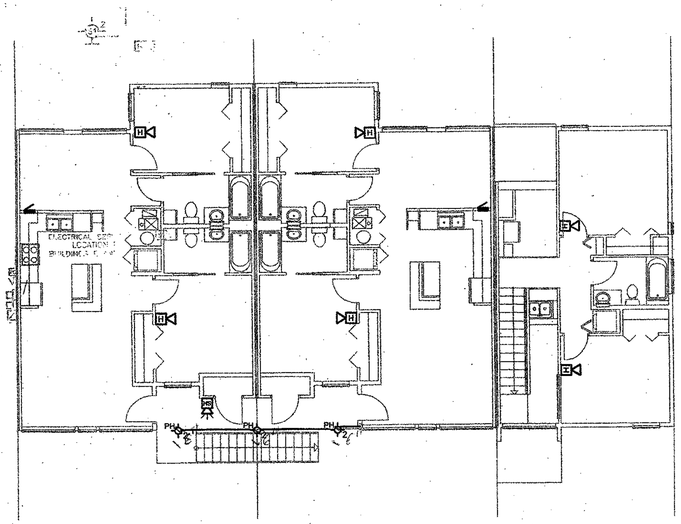
SUNSHINE PEAK APARTMENTS

MONTROSE, CO

Jon Kirkman

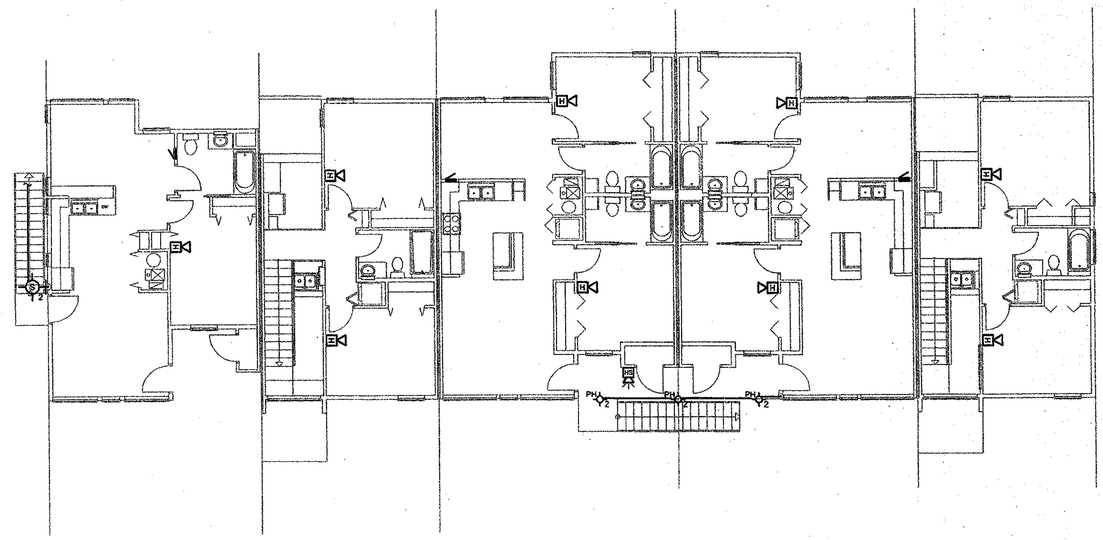
JOB#	06011
FILE	06011
ENGINEERED BY	JCK

E1



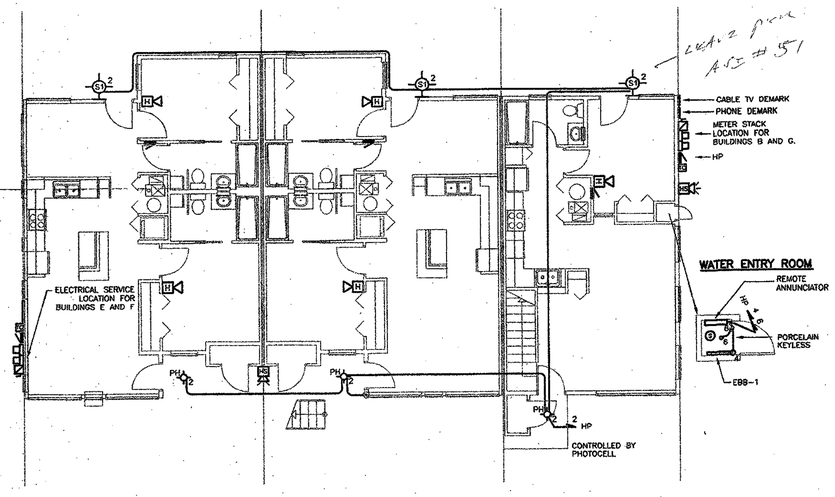
5 PLEX SECOND FLOOR (BUILDINGS B,C,F,AND G)

SCALE 1/8" = 1'-0"



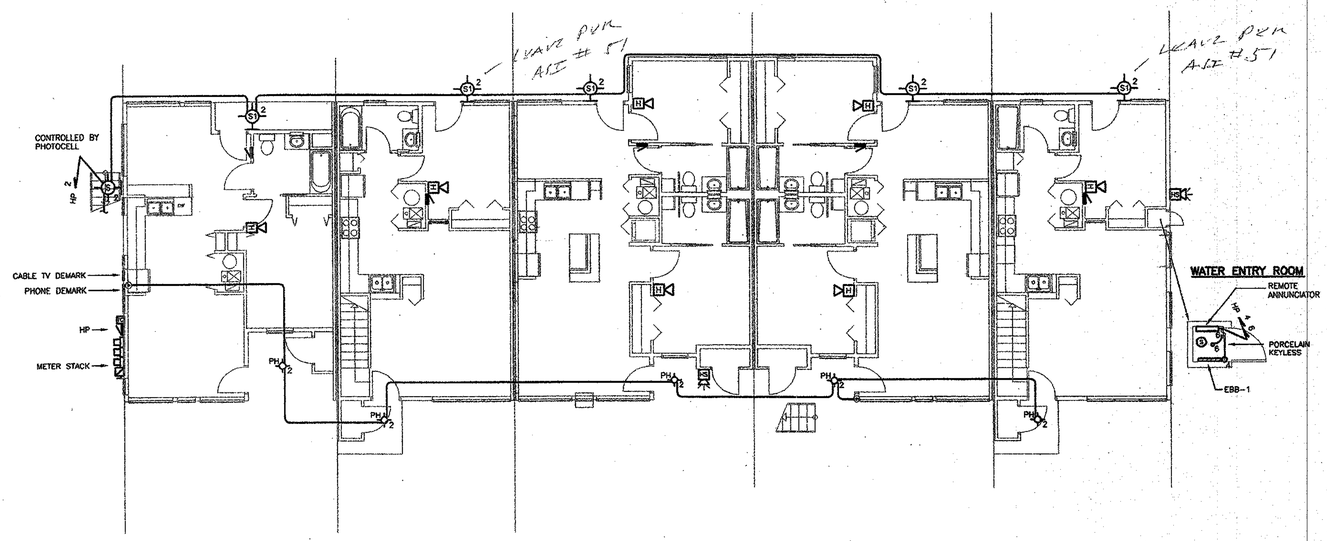
8 PLEX SECOND FLOOR (BUILDING A)

SCALE 1/8" = 1'-0"



5 PLEX FIRST FLOOR (BUILDINGS B,E,F,AND G)

SCALE 1/8" = 1'-0"



8 PLEX FIRST FLOOR (BUILDING A)

SCALE 1/8" = 1'-0"

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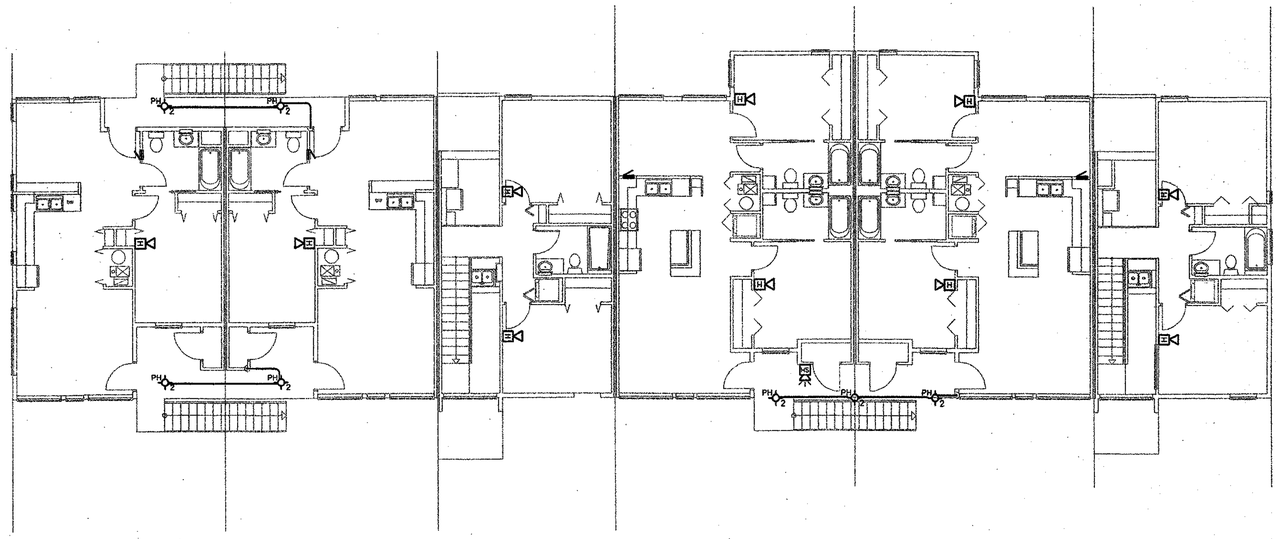
SUNSHINE PEAK APARTMENTS

MONTROSE, CO

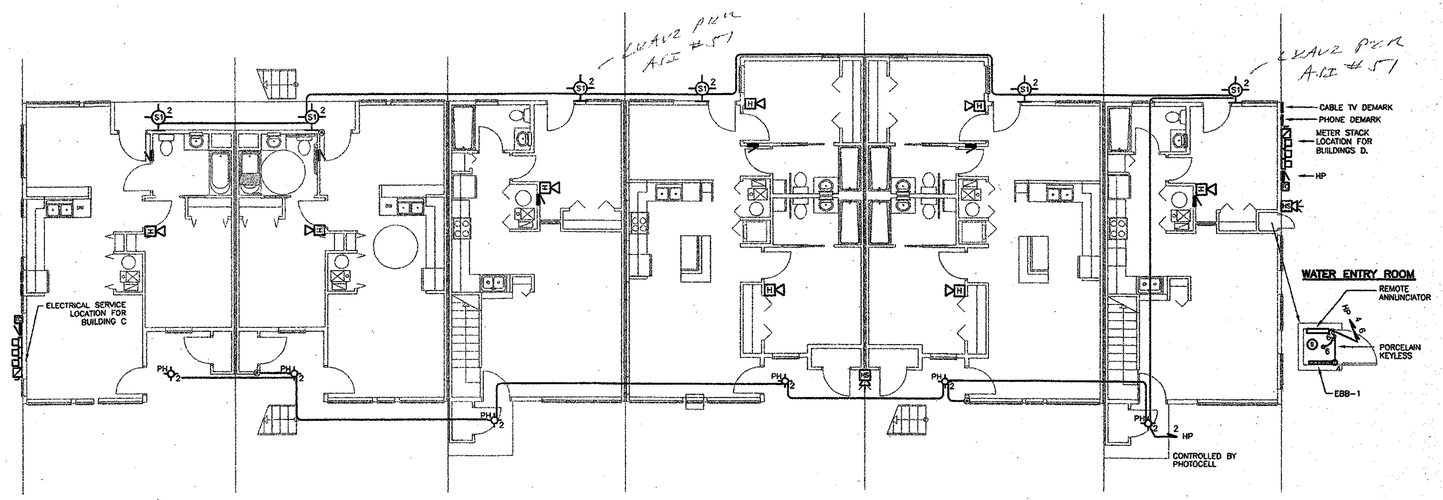
JOB#	06011
FILE	06011
ENGINEERED BY	JCK

E2



10 PLEX SECOND FLOOR (BUILDINGS C AND D)

SCALE 1/8" = 1'-0"



10 PLEX FIRST FLOOR (BUILDINGS C AND D)

SCALE 1/8" = 1'-0"

ISSUE	DATE
PERMIT/CONST.	05/10/06

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SUNSHINE PEAK APARTMENTS

MONTROSE, CO

JOB#	06011
FILE	
ENGINEERED BY	JCK

E3

Professional Electric, Inc. "Let The Pros Do It"

RFI #10

November 14, 2006

Dave Rose
Shauer Construction Company, Inc.
POB 25460
Colorado Springs, CO 08935

Re: Sunshine Peak Apartments – Montrose, CO

Dave – Please find the two items below in which we would appreciate further clarification.

1 – Note #5 on Drawing E4 requires receptacles to be mounted 18" AFF and switches 48" AFF regardless of being standard or ADA units. Please verify that this measurement from sub floor to the bottom of electrical boxes to be accurate. Should kitchen counter receptacles be 44" in a similar manner? What about receptacles at bathroom vanities? What is the mounting height of fire alarm horn/strobes?

2 – What is the mounting height of outdoor wall sconces? Outdoor receptacles are not shown, but required per NEC 210.52(E). Please provide locations, mounting height, and circuit numbers.

Thank you,

Steve Eberling
Foreman

Professional Electric
970-249-3493

Request for Information

Schauer Construction Company, Inc. **164 Pro Rodeo Drive, Suite 120** **Colorado Springs, CO 80919** **719-548-9455 Telefax: 719-548-9287**	**Sunshine Peak Apartments** **748 Cedar Creek Avenue** **Montrose, CO 81401**	**Faleide Architects PC** **1701 Wynkoop St., Suite 235** **Denver, CO 80202** **303-573-3578 Telefax: 303-607-0399**

Description of RFI:	Electrical, multiple	**Date Submitted:**	11/22/2006
		Reply Required:	11/27/2006
RFI Number:	11	**Area Involved:**	multiple
Cost Impact:	possible	**Urgent Yes/No:**	yes
Schedule Impact:	possible	**Subcontractor RFI Date:**	11/21/2006
Subcontractor RFI Number:	2	**Drawing Number:**	multiple
Specification Section:	16000		

Subject: Todd and John,

I received the following RFI from Professional Electric. Please Advise.

1. Electrical drawings don't provide circuit number for range hoods as shown on Architectural drawings of a kitchen. Please specify circuit #.

2. Panel schedule TU on drawing E8 shows dining room receptacles on circuit #3 which is shown as 15A circuit. Per NEC 210.52 B (1) & (3) this must be a 20A circuit. Do you want the circuit changed to a 20A circuit, or do you want us to pull it off one of the small appliance circuits? May affect cost.

3. There is a gang electrical box shown on drawings E4 for the kitchen and dining lights, in the two bedroom units. May these switches be moved around the corner to facilitate the use of a standard nonmetallic three gang box? There isn't a nonmetallic three gang box which will fit the stud cavity as shown. May affect cost if we cannot move switches.

Thank you.

Dave Rose
SCHAUER CONSTRUCTION COMPANY, INC.
Dave Rose

From:Schauer Construction 719-548-9287 11/30/2006 11:17 8705 P.002/002

Professional Electric, Inc. "Let The Pros Do It"

November 29, 2006

Dave Rose
Shauer Construction Company, Inc.
POB 25460
Colorado Springs, CO 08935

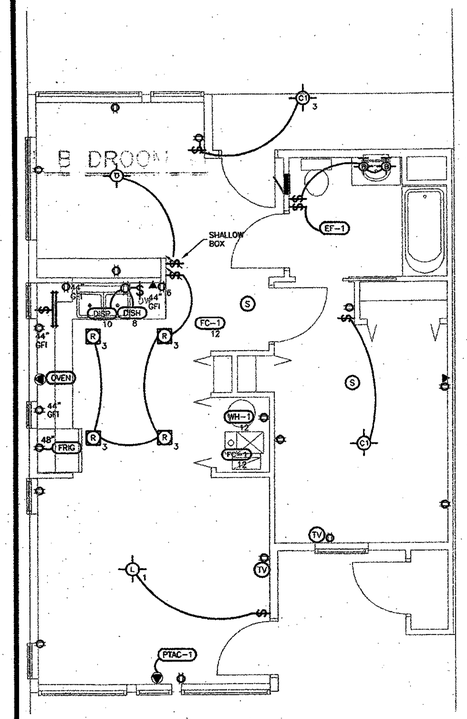
Re: RFI#3 Sunshine Peak Apartments – Montrose, CO

1. Please use our RFI # in your responses as well as Schauer's, as we don't know the number of Schauer's RFI. Also please answer each point of each question with nicety.
2. We need revised lighting plans which reflect the changes to lighting schedule. We also need a new complete lighting schedule.
3. Town house panel location as shown on E2 and E4 conflicts with plumbing. Are we to move our panel or floor their plumbing? If we are moving our panel, please have revised sheets with new location.
4. Town house plans as shown on E4, show a receptacle outlet to the right of the front door, this conflicts with the elevation of the windows going down to grade. It may be moved under PTHC-1 to meet NEC 210-52 (A)(1), however both sides of this opening are completely packed out with studs. This will make installation near impossible. May we move both receptacles shown the wall?
5. It has come to our attention that kitchen counter walls are to be modified. We plan on mounting our boxes horizontally to help alleviate dimensional framing issues. We will need a minimum of 2.75" from the top of back splash to the bottom of dual tap plates Framing that wall (or 3.75" to the top of the wall). Please insure that your wall detail accommodates our dimensional needs.
6. Drawing E4 shows an outside lighted switched from the interior of the one bedroom units. E2 shows all exterior lights being fed from the house panel and controlled by a photo-cell. Is this lighting to be deleted, or what is your exact intention as this is unique of the other units?

Thank you,

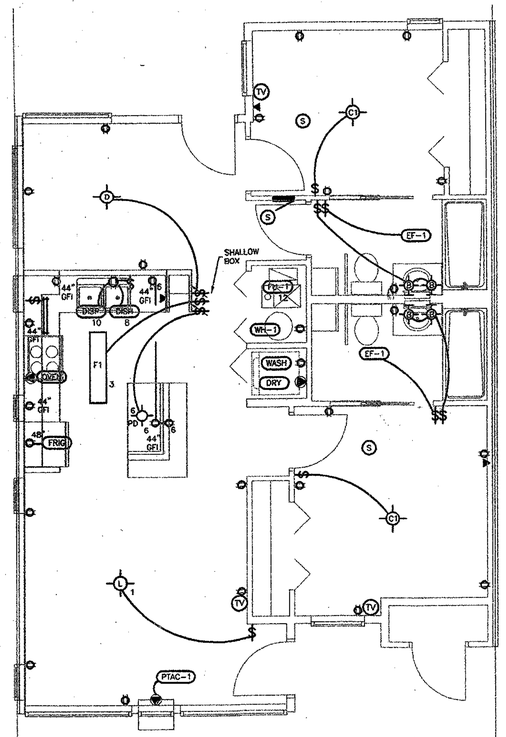
Doris J Bess, President
Professional Electric

RFI #13



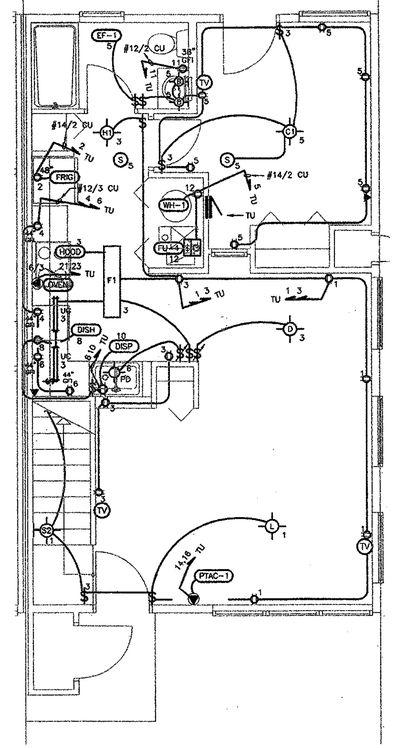
1 BEDROOM TYPICAL UNIT PLAN

SCALE 1/4" = 1'-0"



2 BEDROOM TYPICAL UNIT PLAN

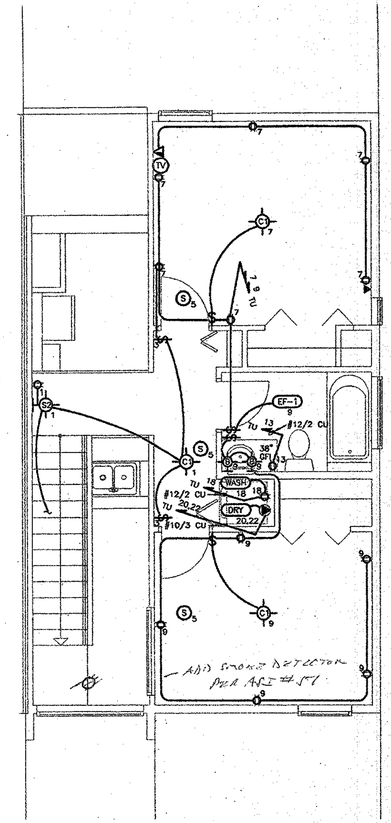
SCALE 1/4" = 1'-0"



TOWNHOME TYP. UNIT PLAN(1ST FLOOR)

SCALE 1/4" = 1'-0"

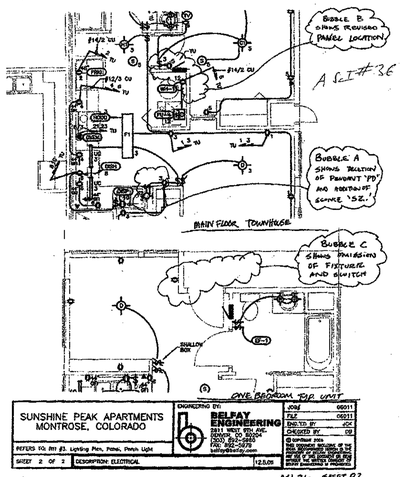
- SEE A-14 #36



TOWNHOME TYP. UNIT PLAN(2ND FLOOR)

SCALE 1/4" = 1'-0"

- SEE ASI #36



1. Range Hoods in each unit kitchen shall be on circuit #3.
2. NEC 210.52 B indicates a minimum of (2) 20 amp small appliance circuits shall be provided. Circuits #4 and #6 of the Panel 1U are 20 amp small appliance circuits.
3. Switch locations are to remain as shown on the drawings. Contractors choice to use one or multiple boxes.

ASI #32

1 – This ASI is a response Schauer Construction's RFI #13 which references Professional Light, Inc.'s RFI 03.

2 – See Sheet 02 for an updated lighting plan of the Townhouse First Floor plan showing the change of pendant fixture 'PD' to sconce fixture 'S2.' See Sheet 01, Bubble A, for a revised lighting Fixture Schedule.

ASI #36

3 – See Sheet 02, Bubble B, for a revised Townhouse panel location.

4 – Receptacles must be located underneath the FTHC-1. Architect will coordinate with GC for conduit path and location.

5 – Sit up bar counter top detail is located on Sheet A19 of 87 Detail 8. Ten inches are provided from the top of counter to top of bar top with a single top plate. The back splash is to be four inches. Coordinate with interior elevations for height of counter top of either 34 or 36 inches

6 – Sheet E4 – Exhibit '1 Bedroom Typical Unit Plan': Omit ceiling mounted fixture and switch at back porch. See Sheet 02, Bubble C.

GENERAL ELECTRICAL NOTES

1. THE TOWNHOME UNIT IS THE TYPICAL UNIT TO BE FOLLOWED FOR ALL UNITS.
2. E.C. TO USE #14/3 CU UNLESS OTHERWISE NOTED.
3. PROVIDE ARC–FAULT CURRENT INTERRUPTER PROTECTION FOR BEDROOM OUTLETS (RECEPTACLE, LIGHTING, SMOKE DETECTORS, ETC.) PER N.E.C. 210.12
4. ALL SMOKE DETECTORS TO BE INTERCONNECTED ON AFCI PROTECTED CIRCUIT #5.
5. UNITS C102, D102, AND G102 ARE ADA UNITS. STANDARD RECEPTACLES TO STILL BE MOUNTED AT 18" AFF. LIGHT SWITCHES TO BE MOUNTED AT 48" AFF. GARBAGE DISPOSAL SWITCH, HOOD LIGHT SWITCH, AND HOOD FAN SWITCH TO BE AT 44" AFF SINCE THE KITCHEN COUNTERS ARE NOT WIDER THAN 24". THESE UNITS WILL REQUIRE A HORN/STROBE IN EVERY ROOM.

November 14, 2006

Dave Ross
Shearer Construction Company, Inc.
POB 23409
Colorado Springs, CO 80953

Re: Sunshine Peak Apartments – Montrose, CO

Dave – Please find the two items below in which we would appreciate further clarification.

1 – Note #5 on Drawing E4 requires receptacles to be mounted 18" AFF and switches 48" AFF regardless of being standard or ADA units. Please verify that this measurement does not floor to the bottom of electrical boxes to be accurate. Should kitchen counter receptacles be 44" in a similar manner? What about receptacles at bedroom vanities? What is the mounting height of fire alarm horn/strobes?

ANSWER:
Receptacle mounting height of 18" is standard for all ADA and NON-ADA units.
Verify kitchen and bathroom accessory receptacle mounting heights with architect.
Mount horn/strobes at 72" AFF.

2 – What is the mounting height of outdoor wall sconces? Outdoor receptacles are not shown, but required per NEC 210.52(E). Please provide location, mounting height, and circuit number.

ANSWER:
Wall sconces to be mounted at 72" AFF.
Outdoor receptacles to be located next to the back and rear door of grade level units. Nearest circuit for the front door is #1 and for the rear door is #3.

Thank you,

Steve Eberling
Foreman

Professional Electric
970-249-3403

ASI #31 SHEET 01

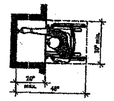
SWITCHES, OUTLETS, AND CONTROLS IN ACCESSIBLE LOCATIONS

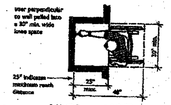
For obstructions extending from 0 to 20 inches from the wall the maximum height for a control or outlet over the obstruction is 48 inches above the floor. Deeper shelves, extending 20 to 25 inches from the wall, reduce the maximum mounting height of controls and outlets to 44 inches. Controls and outlets mounted over obstructions extending further than 25 inches are outside the reach range of people using wheelchairs and are not considered to be in accessible locations. However, 36 FR allows an industry tolerance of 1/2 inch to permit the installation of standard countertops that may project from the back wall for a maximum dimension of 25-1/2 inches.

ACCESSIBLE VANITY

ACCESSIBLE KITCHEN

ASI #31





25" indicates maximum reach distance

Maximum Forward Reach (from a Perpendicular Approach) over an Obstruction

ASI #31 SHEET 02
11.17.06 SUNSHINE

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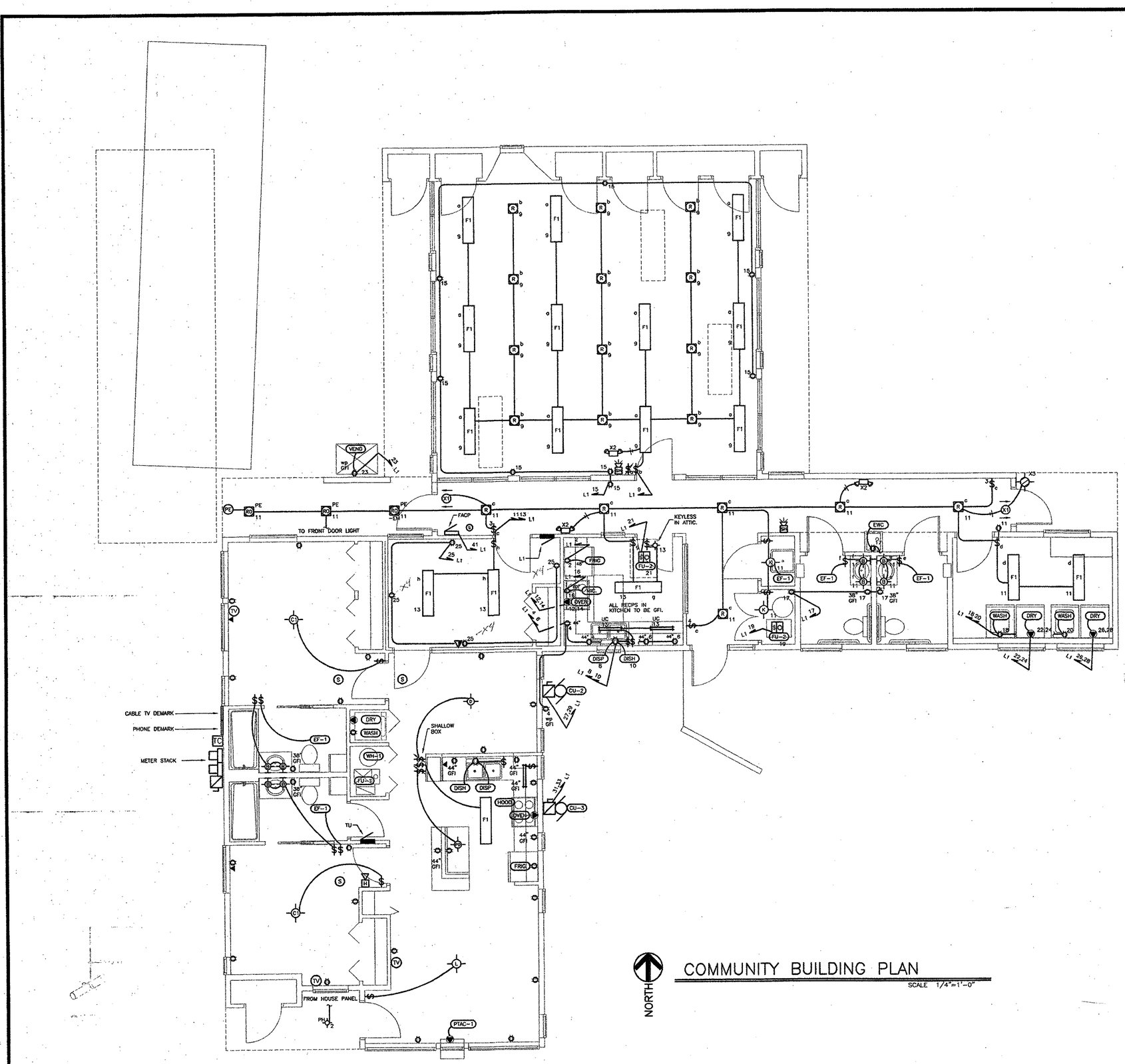
SUNSHINE PEAK APARTMENTS
MONTROSE, CO

JOB#	06011
FILE	06011
ENGINEERED BY	JCK

E4



COMMUNITY BUILDING PLAN

SCALE 1/4"=1'-0"

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SUNSHINE PEAK APARTMENTS

MONTROSE, CO

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E5