studio PBA
ARCHITECTURE • PLANNING
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March 30, 2018

Re: PROJECT: Uptown240
ADDRESS: 240 Lake Dillon Drive, Dillon, CO 80435
PERMIT NUMBER: Planning Case Number 2018.001

Architect Respondent: Studio PBA, Inc
Kathy Parker, Project Architect
kparker@studiopba.com
720-376-6845

Dear Ms. McDonald,

Below please find narrative responses to your comments dated March 28, 2018 on the above referenced project. Thank you for your review.

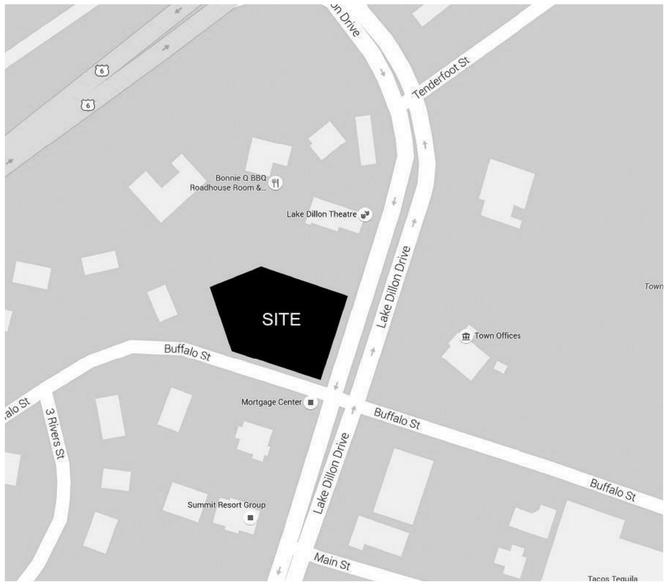
1. Building Height exceeds 30 feet. The proposed aerial apparatus access road entrance on the Southwest side does not meet the minimum requirement of 26 feet, exclusive of shoulders.
    a. RESPONSE: Drive aisle width will be changed to 26 feet, exclusive of shoulders.
2. As per previous discussions, the aerial apparatus access road on the Northeast side leading from Lake Dillon Drive is greater than 150 feet. Please provide documentation on when a aerial apparatus turn around will be installed.
    a. RESPONSE: See attached Sheet A021 Site Plan which documents that IFC Required Hose Pull distances can be met with a truck driving only 150' down the public ROW on the north side of the building. Therefore, no Turnaround should be required.
3. Provide an approved pathway/sidewalk on the North side of the structure.
    a. RESPONSE: See attached Sheet C4 Grading Plan which documents a sidewalk leading from the Lake Dillon Drive public sidewalk, along the north side of the building, separate from the 40' public ROW. This sidewalk is 5' wide, and provides pedestrian and fire department access to the building entrance/egress on Level 3.
4. Fire lanes with approved signs will be required along the southwest parking area and garage entrances. See the Fire Department for details on approved signs and spacing.
    a. RESPONSE: Noted. We will provide fire lanes and signage where required.
5. On page PUD 104, it does not show which stairs access the roof. Please have the developer provide details on the stairs and roof access.
    a. RESPONSE: Per IBC 2015, 1011.12, in buildings without an occupied roof,a stair all the way to the roof is not required, and roof access can be accomplished via an alternating tread device or ladder through a roof hatch of 16 SF. This hatch will be provided in the roof of Stair #2 (See attached Sheet A021 and A117 Roof Plan for stair location).
    However, the developer may choose to provide stair access all the way to the roof surface via roof penthouse.
6. The Fire Command Center shown on page PUD 101 does not meet minimum requirements of the IFC. It shall be a separate room from the riser room. Please have the developer contact the fire department to discuss the specific requirements of the room layout and access door location.
    a. RESPONSE: Noted. Architect will alter the building layout as required to provide code compliant, and Fire Department approved, Fire Command room and sprinkler riser rooms.

7. A construction permit through the fire department is required for this project.
    a. RESPONSE: Noted.
8. Based on size and occupancy, this project shall require an approved fire sprinkler system for the building. Please advise the developer to size the waterline into the building to meet fire sprinkler and domestic water demand accordingly. Where does the fire sprinkler line enter building?
    a. RESPONSE: Building will be fully sprinklered per NFPA 13. Neither domestic water nor Fire Sprinkler loads have not been calculated yet. Fire line should enter building at/near the water entry room, into the fire pump room. FDC location is to be determined, based on requirements of local AHJ.
9. The proposed building will require the following life safety systems: fire sprinklers, fire alarm and interconnected dry fire standpipe.
    a. RESPONSE: Noted. These will be deferred submittals along with Building Permit submittal. Architect and owner and Fire Sprinkler/Alarm design engineers will confer with Fire Department during design.
10. The fire standpipe fire department connection (FDC) requires a fire hydrant within 100 feet of the connection.
    a. RESPONSE: Noted. Civil Engineer will provide design that satisfies IFC and Fire Department requirements.
11. A fire protection engineer should evaluate the need for a fire pump for the proposed structure based on available city water supply.
    a. RESPONSE: Noted. A fire protection engineer will be engaged to design the system, and will determine the need for a fire pump. We are currently assuming that a fire pump will be provided, and will design appropriate space and fire separation inside the building.
12. The commercial kitchen cooking hood in the proposed restaurant may require an approved fire suppression system.
    a. RESPONSE: Noted. Code compliant kitchen equipment, including hood(s), will be provided.
13. Based on the size of the building and type of construction and radio signal strength in the building, an emergency responder radio amplification system may be required.
    a. RESPONSE: Noted. Radio signal strength will be tested for compliance and amplification system will be added if required.
14. The FD suggests a meeting with developer and contractor to discuss the fire code and life safety systems requirements for the building.
    a. RESPONSE: Agreed. We will schedule a meeting as soon as we kick off our Design Development phase of construction documents.

Feel free to call with any questions or comments.

Sincerely,

Kathy Parker
Architect, Project Manager




**VICINITY MAP - N.T.S.**
**DILLON, COLORADO**

N




**CONCEPTUAL MASSING BIRDSEYE VIEW, LOOKING NORTH**

N

| SHEET INDEX | | |
|---|---|---|
| SHEET NAME | SHEET NUMBER | SCHEMATIC DESIGN |
| COVER SHEET | A000 | ● |
| SHEET INDEX / PROJECT INFO | A001 | ● |
| PROJECT ABBREVIATIONS / GENERAL NOTES | A010 | ● |
| SITE PLAN | A021 | ● |
| PROJECT INFORMATION | A031 | ● |
| WALL TYPE ASSEMBLIES | A061 | ● |
| WALL TYPE ASSEMBLIES | A062 | ● |
| FLOOR, CEILING, ROOF TYPE ASSEMBLIES | A063 | ● |
| TYPICAL FRR WALL DETAILS & TRANSITIONS | A064 | ● |
| TYPICAL FRR - HSS COLUMNS AND WF BEAMS | A065 | ● |
| UNIT COMPARTMENTALIZATION | A066 | ● |
| OVERALL PLAN - LEVEL 1B | A110 | ● |
| OVERALL PLAN - LEVEL 1 | A111 | ● |
| OVERALL PLAN - LEVEL 2 | A112 | ● |
| OVERALL PLAN - LEVEL 3 | A113 | ● |
| OVERALL PLAN - LEVEL 4-6 | A114 | ● |
| OVERALL ROOF PLAN | A117 | ● |
| BUILDING ELEVATIONS | A201 | ● |
| BUILDING ELEVATIONS | A202 | ● |
| BUILDING ELEVATIONS | A203 | ● |
| BUILDING ELEVATIONS | A204 | ● |
| ENLARGED UNIT PLANS - UNIT S1 | A301 | ● |
| ENLARGED UNIT PLANS - UNIT S2 | A302 | ● |
| ENLARGED UNIT PLANS - UNIT A1 | A303 | ● |
| ENLARGED UNIT PLANS - UNIT A2 | A304 | ● |
| ENLARGED UNIT PLANS - UNIT A2 ALT 1 | A305 | ● |
| ENLARGED UNIT PLANS - UNIT A3 | A306 | ● |
| ENLARGED UNIT PLANS - UNIT B1 | A307 | ● |
| ENLARGED UNIT PLANS - UNIT B2 | A308 | ● |
| ENLARGED UNIT PLANS - UNIT B2 ALT 1 | A309 | ● |
| ENLARGED UNIT PLANS - UNIT B3 | A310 | ● |
| ENLARGED UNIT PLANS - UNIT B3 ALT 1 | A311 | ● |
| ENLARGED UNIT PLANS - UNIT C1 | A312 | ● |
| BUILDING SECTIONS | A501 | ● |
| BUILDING SECTIONS | A502 | ● |
| WALL SECTIONS | A511 | ● |
| WALL SECTIONS | A512 | ● |
| DOOR SCHEDULE | A801 | ● |
| WINDOW SCHEDULE | A811 | ● |
| STOREFRONT SCHEDULE | A821 | ● |
| STOREFRONT SCHEDULE | A822 | ● |
| STOREFRONT SCHEDULE | A823 | ● |
| STOREFRONT SCHEDULE | A824 | ● |
| ACCESSIBILITY DETAILS - UNITS AND PUBLIC AREAS | A901 | ● |
| ACCESSIBILITY DETAILS - UNITS ONLY | A902 | ● |
| ACCESSIBILITY DETAILS - UNITS ONLY | A903 | ● |
| ACCESSIBILITY DETAILS - UNITS ONLY | A904 | ● |
| ACCESSIBILITY DETAILS - UNITS ONLY | A905 | ● |
| ACCESSIBILITY DETAILS - PUBLIC AREAS ONLY | A906 | ● |
| ACCESSIBILITY DETAILS - PUBLIC AREAS ONLY | A907 | ● |
| ACCESSIBILITY DETAILS - PUBLIC AREAS ONLY | A908 | ● |

51

# UPTOWN240

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3/9/2018 12:28:36 PM

# UPTOWN240

240 LAKE DILLON DRIVE
DILLON, COLORADO 80435

THESE DRAWINGS ARE INCOMPLETE AND ARE INTENDED FOR CONVEYING DESIGN SYSTEM CONCEPTS. ANY PRICING OR BUDGETING PERFORMED WITH THESE DRAWINGS MUST CARRY A CONTINGENCY TO COVER WHAT ITEMS MAY CHANGE OR BE ADDED AS THE DESIGN PROCESS IS COMPLETED.

| No. | Description | Date |
|---|---|---|
| | | |

CURRENT PHASE

SCHEMATIC DESIGN

ISSUE DATE

03/09/2018

KEY PLAN

SHEET TITLE

SHEET INDEX / PROJECT INFO

SHEET NUMBER

**A001**

ARCHITECT'S PROJECT NUMBER Project Number

## GENERAL NOTES

A. WHERE SPECIFIC MATERIALS ARE CALLED OUT IN THE DRAWINGS, THESE PRODUCTS SHALL BE INSTALLED AS A PROPRIETARY ITEM REQUIREMENT AS THE BASIS OF DESIGN. THE ELEMENTS OF CONSTRUCTION SHOWN HEREIN ARE REPRESENTATIVE OF THE BUILDING CODE REQUIRED ITEMS FOR ASSEMBLIES, FIRE AND SMOKE RATINGS, AND SEPARATION REQUIREMENTS AND SHALL BE ADHERED TO.

B. DRAWINGS AND DETAILS SHOWN IN THE DRAWINGS DEMONSTRATE MINIMUM REQUIREMENTS FOR THE WORK. SUBSTITUTIONS AND/ OR ALTERNATE METHODS MAY BE APPLICABLE, AND INTERPRETATIONS ARE SUBJECT TO THE DISCRETION OF THE OWNER/ CONTRACTOR, AND MAY BE SUBJECT TO APPROVAL BY THE AUTHORITY HAVING JURISDICTION.

C. ALL WORK IS SUBJECT TO APPROVAL OF THE LOCAL MUNICIPALITIES, AUTHORITIES HAVING JURISDICTION AND AMERICANS WITH DISABILITIES ACT. NOTE THAT CRITICAL CLEARANCES ARE STATED AND ARE A REQUIRED COMPONENT OF THIS WORK, AND SHALL BE ADHERED TO DURING LAYOUT AND CONSTRUCTION OF THE ASSEMBLIES.

D. ALL WORK AND MATERIALS SHALL BE INSTALLED PER MANUFACTURERS WRITTEN INSTRUCTIONS, SPECIFICATIONS, INTENDED USAGE AND IN ACCORDANCE WITH ALL INDUSTRY STANDARDS, REGULATORY AND ADVISORY ORGANIZATIONS OR COUNCILS. ADDITIONALLY, CONTRACTOR SHALL PROVIDE AND INSTALL FULL SYSTEMS OF ANY COMPONENTS UTILIZED IN THE WORK, TO PROVIDE FULLY FUNCTIONING COMPLETE, COMPATIBLE AND WARRANTABLE ASSEMBLY OF THE WORK.

E. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MEANS AND METHODS OF THE WORK, WHICH SHALL INCLUDE MEANS AND METHODS OF FASTENING ITEMS OF ASSEMBLIES TO OTHER COMPONENTS OF THE WORK. INSTALL SIZE, QUANTITY AND TYPE OF FASTENERS INDICATED, AS REQUIRED BY INDUSTRY STANDARDS, MANUFACTURER REQUIREMENTS OR AS REQUIRED BY LOCAL CODES AND ORDINANCES. WHERE ROUGH CARPENTRY IS EXPOSED TO WEATHER, IN GROUND CONTACT, PRESSURE TREATED, FIRE RETARDANT TREATED LUMBER OR IN AREA OF HIGH RELATIVE HUMIDITY, INSTALL FASTENERS WITH HOT-DIP ZINC COATING. ELECTRO GALVANIZING OF FASTENERS IS NOT PERMITTED.

F. DETAILS SHOWN MAY BE GENERAL IN NATURE AND MAY BE REQUIRED IN SIMILAR LOCATIONS, WHETHER INDICATED OR NOT. IN EVENT OF INCONSISTENCY OR LACK OF CLARITY, SEEK INTERPRETATION FROM ARCHITECT.

G. ELEVATIONS INDICATED ARE TO TOP OF PLATE, TOP OF STEEL, TOP OF GRADE, TOP OF CONCRETE, TOP OF MASONRY, OR TOP OF UNDERSIDE OF CEILING, UNLESS NOTED OTHERWISE.

H. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND INSTALLING BACKING MATERIALS THAT ARE ADEQUATE TO THE PURPOSE AS REQUIRED TO INSTALL OTHER ITEMS OF CONSTRUCTION AND FOR ALL WALL MOUNTED ITEMS.

I. DRAWINGS WERE PREPARED USING PRODUCT SPECIFIC INFORMATION AND CONFIGURATIONS. ACTUAL DIMENSIONS AND DETAILS FOR SPECIFICALLY SELECTED MATERIALS MAY CHANGE BEFORE INCORPORATION INTO THE WORK, OR AS A RESULT OF SUBSTITUTIONS, CONTRACTOR SHALL VERIFY INSTALLATION REQUIREMENTS AND CLEARANCES BEFORE INCORPORATION INTO THE WORK, AND SHALL BE RESPONSIBLE FOR ACCOMMODATING ANY CHANGES TO OTHER MATERIALS THAT ARE NECESSARY DUE TO DIFFERENCES OR SUBSTITUTIONS.

J. BOTH TYPICAL AND UNIQUE DETAILS OF CONSTRUCTION ARE INCLUDED IN THE DRAWINGS. DETAIL CONDITIONS WHICH ARE SIMILAR IN CHARACTER, APPEARANCE AND DESIRED AESTHETIC ARE NOT NECESSARILY DRAWN. WHERE SPECIFIC DIMENSIONS, DETAILS AND DESIGN INTENT CANNOT BE DETERMINED SEEK CLARIFICATION FROM ARCHITECT PRIOR TO INSTALLATION IN THE WORK.

K. ALL WORK SHALL COMPLY WITH THE LATEST REQUIREMENTS OF UNDERWRITERS LABORATORIES (U.L), GYPSUM ASSOCIATION (G.A.) AND BOTH THE AMERICANS WITH DISABILITIES ACT AND FAIR HOUSING ACT FOR ACCESSIBILITY, AS WELL AS APPLICABLE REQUIREMENTS OF FEDERAL, STATE AND MUNICIPAL AUTHORITIES HAVING JURISDICTION FOR ADA AND BUILDING CODE COMPLIANCE.

L. ALL DRAWINGS AND SPECIFICATIONS ARE COMPLIMENTARY, AND WHAT IS REQUIRED BY ONE, SHALL BE BINDING AS IF REQUIRED BY ALL. IN THE EVENT OF INCONSISTENCIES BETWEEN THE DRAWINGS PROVIDED BY THE ARCHITECT AND CONSULTANTS, THE CONTRACTOR SHALL SEEK CLARIFICATION OR INTERPRETATION FROM THE ARCHITECT. WHERE INCONSISTENCIES ARE NOT QUALIFIED, THE CONTRACTOR SHALL PROVIDE THE STRICTER QUALITY OF THE WORK.

M. CONTRACTOR SHALL ACQUIRE ALL PERMITS, INSPECTIONS AND SERVICES TO PROVIDE THE WORK.

N. AT THE INTERFACE OF DISSIMILAR MATERIALS, INSTALL SEALANT JOINTS AS DETAILED IN THE DRAWINGS. FILLET SEALANT JOINTS MAY BE INSTALLED AT THE INTERFACE OF DISSIMILAR MATERIALS AT INTERIOR CONDITIONS. REFER TO DRAWINGS FOR EXTERIOR JOINT DETAILING REQUIRING BACKER RODS.

O. INSTALL 5/8 INCH MOISTURE RESISTANT TYPE GYPSUM BOARD AT ALL WET AREAS, FOR A DISTANCE OF 2'-0" HORIZONTALLY IN EACH DIRECTION, FROM CENTERLINE OF WET FIXTURES, AND TO A HEIGHT OF 60 INCHES ABOVE FINISH FLOOR.

P. INSTALL FIRE RATED ENCLOSURES AROUND ALL OUTLETS, BOXES, PIPING, DUCTWORK, LIGHTING, ETC. THAT ARE RECESSED IN RATED WALL ASSEMBLIES.

Q. CONTRACTOR SHALL FIELD VERIFY ALL MEASUREMENTS AND OPENINGS PRIOR TO INSTALLATION OF SUBSEQUENT WORK.

R. ALL CONTRACTORS AND MATERIAL SUPPLIERS ARE RESPONSIBLE FOR REVIEWING THE ENTIRE CONTRACT DOCUMENTS PRIOR TO SUBMITTING BIDS OR PROPOSALS FOR THE WORK. SUBMISSION OF BIDS AND PROPOSALS SHALL BE INCONTROVERTIBLE EVIDENCE THAT CONTRACTORS HAVE REVIEWED ALL DOCUMENTS AND SUBMITTED BIDS TO COVER ALL SCOPES OF THE WORK, INCLUDING INTERFACE AND COORDINATION WITH OTHER TRADES.

S. CONTRACTOR AND SUB CONTRACTORS SHALL BE RESPONSIBLE FOR COORDINATING THEIR WORK WITH THE WORK OF ALL OTHER TRADES. CONTRACTORS SHALL PROVIDE A FULLY COMPLETE AND FUNCTIONING PROJECT, INFRASTRUCTURE AND BUILDING SYSTEMS INCLUDING ALL ACCESSORIES, CONTROLS, SUB AND SUPPORT SYSTEMS REQUIRED FOR THE FUNCTIONAL OPERATION OF NECESSARY SYSTEMS.

T. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL PRODUCT AND MATERIAL INSTALLATION METHODS, DETAILS AND REQUIREMENTS IN ORDER TO MEET INSTALLATION AND WARRANTY REQUIREMENTS OF PRODUCT MANUFACTURER. THIS PROVISION SHALL ALSO INCLUDE ANY REQUIRED SUBSTRATE PREPARATION, AND COMMENCEMENT OF THE WORK SHALL CONSTITUTE ACCEPTANCE AND SUITABILITY OF THE SUBSTRATE FOR WORK TO BE PERFORMED AND INSTALLED.

U. PROJECT REQUIREMENTS FOR PERIMETER OR UNDER DRAIN SYSTEMS MAY APPLY, AND SHALL BE COORDINATED WITH GEOTECHNICAL REPORT AND THE PROVISIONS OF BELOW GRADE WATERPROOFING AND DRAINAGE.

V. ALL DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALES SHOWN ON PLANS, SECTIONS, DETAILS. DO NOT SCALE DRAWINGS.

W. DESIGN OF LOW VOLTAGE AND ACCESS CONTROL SYSTEMS IS DESIGN/BUILD BY OTHERS (GENERAL CONTRACTOR & ITS SUBCONTRACTORS).

X. CONTRACTOR SHALL PROVIDE MOCKUPS PER PROJECT MANUAL, SECTION 014330

Y. NOT USED

Z. TO THE BEST OF OUR KNOWLEDGE, SKILL, AND BELIEF, THIS PROJECT HAS BEEN DESIGNED ACCORDING TO THE REQUIREMENTS OF THE FAIR HOUSING ACT DESIGN MANUAL.

AA. THE CONTRACTOR SHALL NOT QUALIFY, ALTER, OR OTHERWISE MODIFY, THE SCOPE OF WORK AS NARRATED AND REQUIRED BY THE CONTRACT DOCUMENTS, WITHOUT THE WRITTEN CONSENT, AND APPROVAL OF THE ARCHITECT.

## SUBMITTAL GENERAL NOTES

THE CONTRACTOR SHALL SUBMIT A SUBMITTAL SCHEDULE TO THE ARCHITECT WITHIN 30 CALENDAR DAYS OF THE NOTICE TO PROCEED. SCHEDULE SHALL COVER ALL REQUIRED SUBMITTALS, IN ACCORDANCE WITH ONLY THOSE COMPONENTS REQUIRED BY THE WORK. THE SUBMITTAL SCHEDULE WILL BE REVIEWED BY THE ARCHITECT, AND RETURNED WITH THE APPROPRIATE ACTION NOTED, AND AN EVALUATION IF THE SUBMITTAL SCHEDULE AND COMPONENTS ARE APPROPRIATE AND WITHIN REASON OF THE ARCHITECTS SCHEDULE.

SUBMITTALS SUBMITTED OUT OF SEQUENCE OF THE SUBMITTAL SCHEDULE OR AS SUBSTITUTIONS TO THE BASIS OF DESIGN WILL NOT BE REVIEWED BY THE ARCHITECT WITHOUT SCHEDULE EXTENSIONS OR ADDITIONAL COMPENSATION FROM THE CONTRACTOR. ANY ADDITIONAL EXPENSES INCURRED BY THE ARCHITECT WILL BE BILL TO THE CONTRACTOR AT THE ARCHITECTS STANDARD HOURLY RATE.

SUBMITTALS SUBMITTED OUTSIDE OF THE SCOPE OF WORK OR STANDARD COMPONENTS THEREOF, WILL NOT BE REVIEWED BY THE ARCHITECT WITHOUT SCHEDULE EXTENSIONS OR ADDITIONAL COMPENSATION FROM THE CONTRACTOR. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO, SUBMITTALS SUBMITTED BY THE CONTRACTOR AS A RESULT OF REPAIRS, INCORRECT SUBMITTALS, DEFICIENCIES, CORRECTIVE ACTIONS, SUBSTITUTIONS, ITEMS ABOVE OR BEYOND THE COMPONENTS REQUIRED BY THE BASIS OF DESIGN, AND SUBMITTALS SUBMITTED MULTIPLE TIMES.

THE ARCHITECTS REVIEW OF SUBMITTALS AND SHOP DRAWINGS IS FOR GENERAL CONFORMANCE WITH THE CONTRACT DOCUMENTS AND SCOPE OF WORK ONLY. THE CONTRACTOR IS RESPONSIBLE FOR REVIEW OF DIMENSIONS, QUANTITIES AND COORDINATION WITH OTHER TRADES AND COMPONENTS OF THE WORK.

SUBMITTALS SUBMITTED WITHOUT THE CONTRACTORS REVIEW STAMP AND PARTIAL OR INCOMPLETE SUBMITTALS CANNOT BE REVIEWED BY THE ARCHITECT OR DESIGN TEAM.

SUBMITTALS SHALL BE ENUMERATED IN ACCORDANCE WITH THE CSI FORMAT AND TABLE OF CONTENTS SPECIFICATION REFERENCE NUMBER.

WORK FURNISHED OR INSTALLED BY THE CONTRACTOR IN ADVANCE OF REVIEWED SUBMITTALS, SHALL BE AT THE CONTRACTORS SOLE RISK, AND MAY BE REJECTED BY THE ARCHITECT OR DESIGN TEAM.

THE ARCHITECT WILL REVIEW ONE COPY OF SUBMITTALS AND RETURN ONE COPY TO THE CONTRACTOR.

THE ARCHITECT WILL STRIVE TO PROCESS SUBMITTALS AS QUICKLY AS POSSIBLE, AND WITHIN 10 BUSINESS DAYS. HOWEVER, THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE FOLLOWING SUBMITTALS REQUIRE ADDITIONAL REVIEW TIME:

- FLOOR JOIST SHOP DRAWINGS.
- ROOF TRUSS SHOP DRAWINGS.
- COUNTERTOP SHOP DRAWINGS.
- CABINETRY SHOP DRAWINGS AND PRODUCT DATA.
- PRE CAST CONCRETE SHOP DRAWINGS.
- WINDOW, DOOR AND HARDWARE SHOP DRAWINGS.
- STEEL AND REBAR SHOP DRAWINGS.
- MECHANICAL, ELECTRICAL AND PLUMBING SYSTEMS, PRODUCT DATA AND SHOP DRAWINGS.
- SUBSTITUTIONS OR ANY ITEM SUBMITTED NOT ORIGINALLY REQUIRED BY THE BASIS OF DESIGN.

## MATERIAL KEY

| SECTION | | ELEVATION | |
|---|---|---|---|
| | CONCRETE | | STANDING SEAM METAL |
| | EARTH | | STONE |
| | GYPSUM BOARD / SAND / GROUT / MORTAR | | LAP SIDING |
| | INSULATION - BATT | | |
| | INSULATION - RIGID | | |
| | PLYWOOD | | |
| | WOOD BLOCKING | | |
| | WOOD CONTINUOUS | | |
| | CMU | | |

## SYMBOL KEY

- ### STOREFRONT MARK
- T TEMPERED GLAZING
- ### DOOR TAG
- ## WINDOW TAG
- ## KEYNOTE
- X-X / X | XX WALL TAG
- X-X / X | XX/X FLOOR/CEILING TAG

## ABBREVIATIONS

| | |
|---|---|
| AB | ANCHOR BOLT |
| ACOUS | ACOUSTICAL |
| ADA | AMERICANS WITH DISABILITY ACT |
| AFF | ABOVE FINISHED FLOOR |
| AFL | ABOVE FLOOR LINE |
| ALT | ALTERNATE |
| ALUM | ALUMINUM |
| ANSI | AMERICAN NATIONAL STANDARDS INSTITUTE |
| APPROX | APPROXIMATE |
| ARCH | ARCHITECT(URAL) |
| AUTO | AUTOMATIC |
| BD | BOARD |
| BKG | BACKING |
| BLDG | BUILDING |
| BLK | BLOCK |
| BM | BEAM |
| B.O. | BOTTOM OF |
| BOT | BOTTOM |
| BRG | BEARING |
| BTU | BRITISH THERMAL UNIT |
| C | CONDUIT |
| CAB | CABINET |
| C/C | CENTER TO CENTER |
| CFM | CUBIC FEET PER MINUTE |
| CHAN | CHANNEL |
| CIP | CAST IN PLACE |
| CH | CONTROL JOINT |
| CL | CENTER LINE |
| CLG | CEILING |
| CLO | CLOSER |
| CLR | CLEAR |
| CNTR | COUNTER |
| CMU | CONCRETE MASONRY UNIT |
| CO | CLEAN OUT |
| COL | COLUMN |
| CONC | CONCRETE |
| CONT | CONTINUOUS, CONTINUE |
| COMP | COMPUTER/ COMPOSITE |
| CPT | CARPET |
| CW | COLD WATER |
| D | DRYER/DEPTH |
| DF | DRINKING FOUNTAIN |
| DH | DOUBLE HUNG |
| DHW | DOMESTIC HOT WATER |
| DIAG | DIAGONAL |
| DIA | DIAMETER |
| DISP | DISPENSER/DISPOSAL |
| DN | DOWN |
| DR | DRAWER |
| DTL | DETAIL |
| DU | DWELLING UNIT |
| DV | DIRECT VENT |
| DW | DISHWASHER |
| DWG | DRAWING |
| EA | EACH |
| EIFS | EXTERIOR INSULATION FINISH SYSTEM |
| EJ | EXPANSION JOINT |
| ELEC | ELECTRIC(AL) |
| ELEV | ELEVATION/ELEVATOR |
| EQ | EQUAL/EQUIVALENT |
| EWC | ELECT. WATER COOLER |
| EXIST | EXISTING |
| EXT | EXTERIOR |
| EXP | EXPANSION |
| FD | FLOOR DRAIN |
| FDC | FIRE DEPARTMENT CONNECTION |
| FE | FIRE EXTINGUISHER |
| FEC | FIRE EXTINGUISHER CABINET |
| FF | FINISH FLOOR |
| FFE | FINISH FLOOR ELEVATION |
| FG | FIBERGLASS |
| FLG | FLANGE |
| FLUOR | FLUORESCENT |
| FND | FOUNDATION |
| F.O.G. | FACE OF GARAGE |
| F.O.S. | FACE OF SLAB |
| FP | FIRE PLACE |
| FTG | FOOTING |
| FT | FEET |
| GA | GAUGE |
| GAL | GALLON |
| GALV | GALVANIZED |
| GC | GENERAL CONTRACTOR |
| GRD | GRADE |
| GYP | GYPSUM |
| GWB | GYPSUM WALL BOARD |
| H | HIGH/HEIGHT |
| HB | HOSE BIB |
| H.C. | HOLLOW CORE |
| HD | HARD |
| HD BD | HARD BOARD |
| HDCP | HANDICAP ACCESSIBLE |
| HDR | HEADER |
| HGT | HEIGHT |
| HM | HOLLOW METAL |
| HO | HOLD OPEN |
| HORZ | HORIZONTAL |
| HP | HORSE POWER |
| HR | HOUR |
| HS | HORIZONTAL SLIDER |
| HT | HEIGHT |
| H.T. | HEAVY TIMBER |
| HVAC | HEATING VENTILATION AIR CONDITIONING |
| HW | HOT WATER |
| HWC | HOT WATER CIRCULATION |
| HWH | HOT WATER HEATER |
| IBC | INTERNATIONAL BUILDING CODE |
| ID | INSIDE DIAMETER |
| IECC | INTERNATIONAL ENERGY CONSERVATION CODE |
| IFC | INTERNATIONAL FIRE CODE |
| IFGC | INTERNATIONAL FUEL GAS CODE |
| IMC | INTERNATIONAL MECHANICAL CODE |
| INC | INCLUDE(D) |
| INSUL | INSULATION/INSULATING |
| INT | INTERIOR |
| IPC | INTERNATIONAL PLUMBING CODE |
| JT | JOINT |
| L | LENGTH |
| LAND. | LANDSCAPE |
| LAV | LAVATORY |
| LT | LITE/LIGHT |
| M | MIRROR |
| MAX | MAXIMUM |
| MC | MEDICINE CABINET |
| MDF | MEDIUM DENSITY FIBERBOARD |
| MECH | MECHANICAL |
| MFR | MANUFACTURE(R) |
| MICRO | MICROWAVE |
| MIN | MINIMUM/MINUTE |
| MISC | MISCELLANEOUS |
| MTL | METAL |
| N | NORTH |
| NEC | NATIONAL ELECTRIC CODE |
| NO | NUMBER |
| NIC | NOT IN CONTRACT |
| NTE | NOT TO EXCEED |
| NTS | NOT TO SCALE |
| OA | OVERALL |
| O/C | ON CENTER(S) |
| OD | OUTSIDE DIAMETER |
| OH | OPPOSITE HAND/OVERHEAD |
| OPP | OPPOSITE |
| OSF | OUTSIDE FACE |
| OSB | ORIENTED STRAND BOARD |
| OZ | OUNCE(S) |
| PART. | PARTITION |
| P.C. | PULL CHAIN |
| PED | PEDESTAL |
| PG | PAINT GRADE |
| PH | PANIC HARDWARE |
| PL | PROPERTY LINE |
| PLAM | PLASTIC LAMINATE |
| PLT LN | PLATE LINE |
| PLUM | PLUMBING |
| PLWD | PLYWOOD |
| PN | PANEL |
| PR | PAIR |
| PRO | PROJECTION |
| PSF | POUNDS PER SQUARE FOOT |
| PSI | POUNDS PER SQUARE INCH |
| PT | PRESSURE TREATED / POST TENSION |
| PTS | POST TENSION SLAB |
| PVC | POLYVINYL CHLORIDE |
| PW | PARTY WALL |
| R | ROD |
| RD | ROOF DRAIN |
| RE | REFERENCE |
| REFR | REFRIGERATOR |
| REINF | REINFORCE(D), (ING) |
| REQ'D | REQUIRED |
| REQ'S | REQUIREMENTS |
| RES | RESILIENT |
| REV | REVERSE(D)/REVISION |
| RM | ROOM |
| RS | ROUGH SAWN |
| S | SHELF |
| SAN | SANITARY |
| S.C. | SOLID CORE |
| SCH | SCHEDULE |
| SD | STORM DRAIN |
| SEC | SECTION |
| SF | SQUARE FOOT/FEET |
| SGD | SLIDING GLASS DOOR |
| SH | SINGLE HUNG |
| SHT | SHEET |
| SIM | SIMILAR |
| SLP | SLOPE |
| SOG | SLAB ON GRADE |
| SPEC | SPECIFICATION(S) |
| SPR | SPRINKLER |
| SQ | SQUARE |
| STOR | STORAGE |
| STL | STEEL |
| STRUCT | STRUCTURAL |
| SUSP | SUSPENDED |
| TB | TOWEL BAR |
| TBD | TO BE DETERMINED |
| TC | TEMPERATURE CONTROL |
| TELE | TELEPHONE |
| TENT | TENANT |
| TEMP | TEMPERED |
| T&G | TONGUE AND GROOVED |
| THK | THICK(NESS) |
| THRU | THROUGH |
| T.O | TOP OF |
| T.O.S. | TOP OF SLAB |
| TP | TOILET PAPER |
| TS | TUBE STEEL |
| TYP | TYPICAL |
| UBC | UNIFORM BUILDING CODE |
| UC | UNDER COUNTER |
| UFC | UNIFORM FIRE CODE |
| UMC | UNIFORM MECHANICAL CODE |
| UNO | UNLESS NOTED OTHERWISE |
| UPC | UNIFORM PLUMBING CODE |
| V | VANITY |
| VCT | VINYL COMPOSITE TILE |
| VEST | VESTIBULE |
| VERT | VERTICAL |
| VIF | VERIFY IN FIELD |
| VRS | VARIES |
| VTR | VENT THROUGH ROOF |
| W | WASHER/WATER/WEST/WIDTH |
| W/ | WITH |
| WC | WATER CLOSET |
| WIC | WALK IN CLOSET |
| W/O | WITHOUT |
| WT | WEIGHT |

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**UPTOWN240**

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**UPTOWN240**

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| No. | Description | Date |
|---|---|---|
| | | |

CURRENT PHASE

SCHEMATIC DESIGN

ISSUE DATE

03/09/2018

KEY PLAN

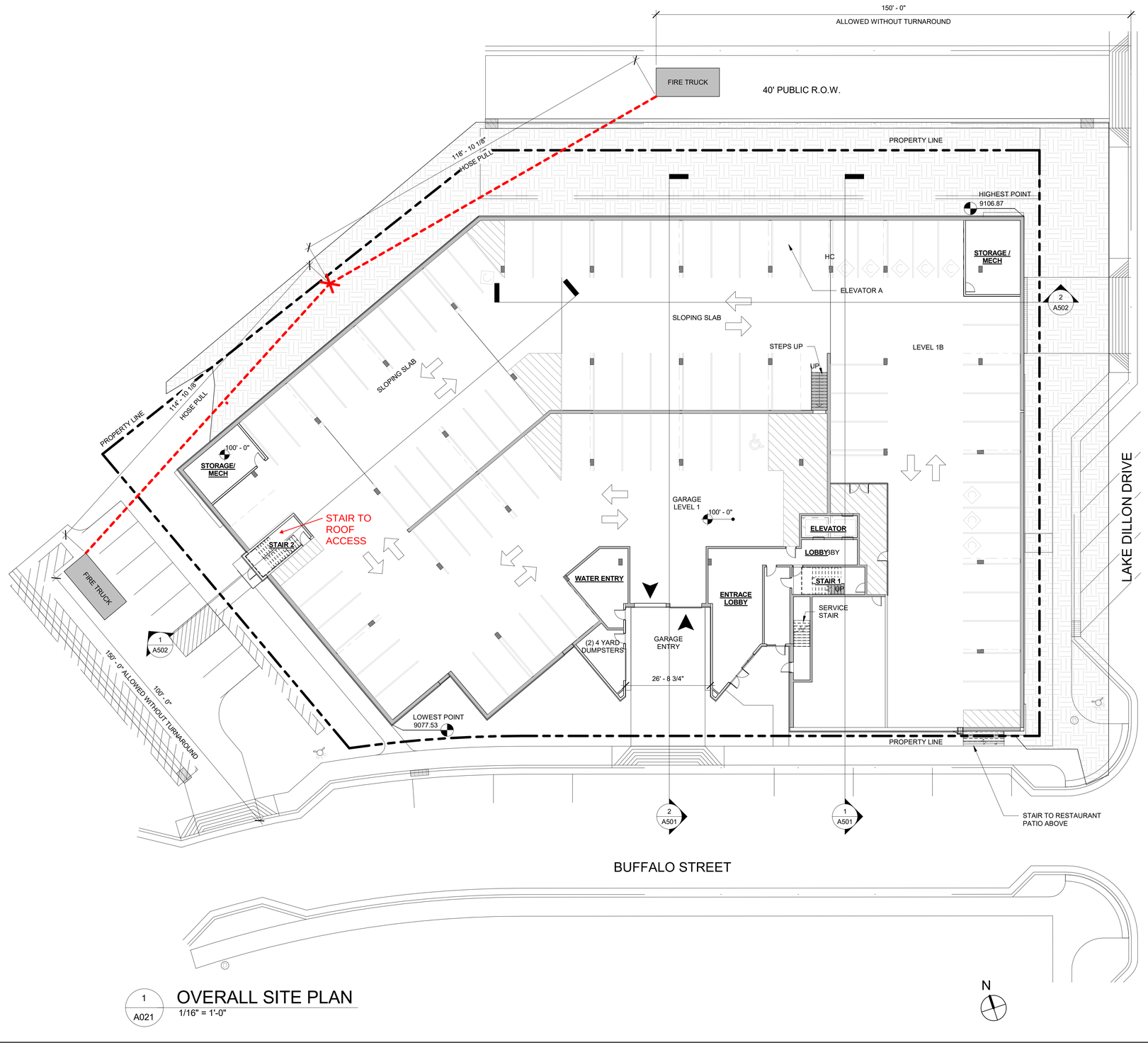
SHEET TITLE

PROJECT ABBREVIATIONS / GENERAL NOTES

SHEET NUMBER

**A010**

ARCHITECT'S PROJECT NUMBER Project Number




1 A021 OVERALL SITE PLAN
1/16" = 1'-0"

## SITE PLAN GENERAL NOTES

1. REFER TO CIVIL AND LANDSCAPE PLANS FOR SITE INFO NOT OTHERWISE NOTED.
2. REFER TO CIVIL DRAWINGS FOR UTILITY LOCATIONS & CONNECTIONS.
3. BLDG / SITE SIGNAGE TO BE BY SEPARATE SUBMITTAL.
4. REFER TO CIVIL DRAWINGS FOR ACCESSIBLE ROUTE.
5. REFER TO CIVIL OVERALL GRADING PLAN FOR GRADE CHANGES, STEPS IN BUILDINGS SLABS. ALSO SEE ARCH SLAB PLANS.
6. REFER TO ELECTRICAL SITE PLAN FOR SITE LIGHTING LAYOUTS AND FIXTURES.
7. PROVIDE KNOX BOX PER FIRE DEPT. VERIFY LOCATION WITH FIRE DEPT.

## SITE PLAN LEGEND

- PROPERTY LINE
- BUILDING SETBACK LINE
- ACCESSIBLE ROUTE / MEANS OF EGRESS
- ACCESSIBLE PARKING SPACE OR TYPE A UNIT
- ACCESSIBLE PARKING AISLE
- FIRE HYDRANT
- VEHICLE ENTRY/EXIT POINT
- VEHICLE DIRECTIONAL ARROW
- PEDESTRIAN ENTRY POINT
- COMPACT PARKING SPACE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# UPTOWN240

240 LAKE DILLON DRIVE
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| No. | Description | Date |
|---|---|---|

CURRENT PHASE
SCHEMATIC DESIGN

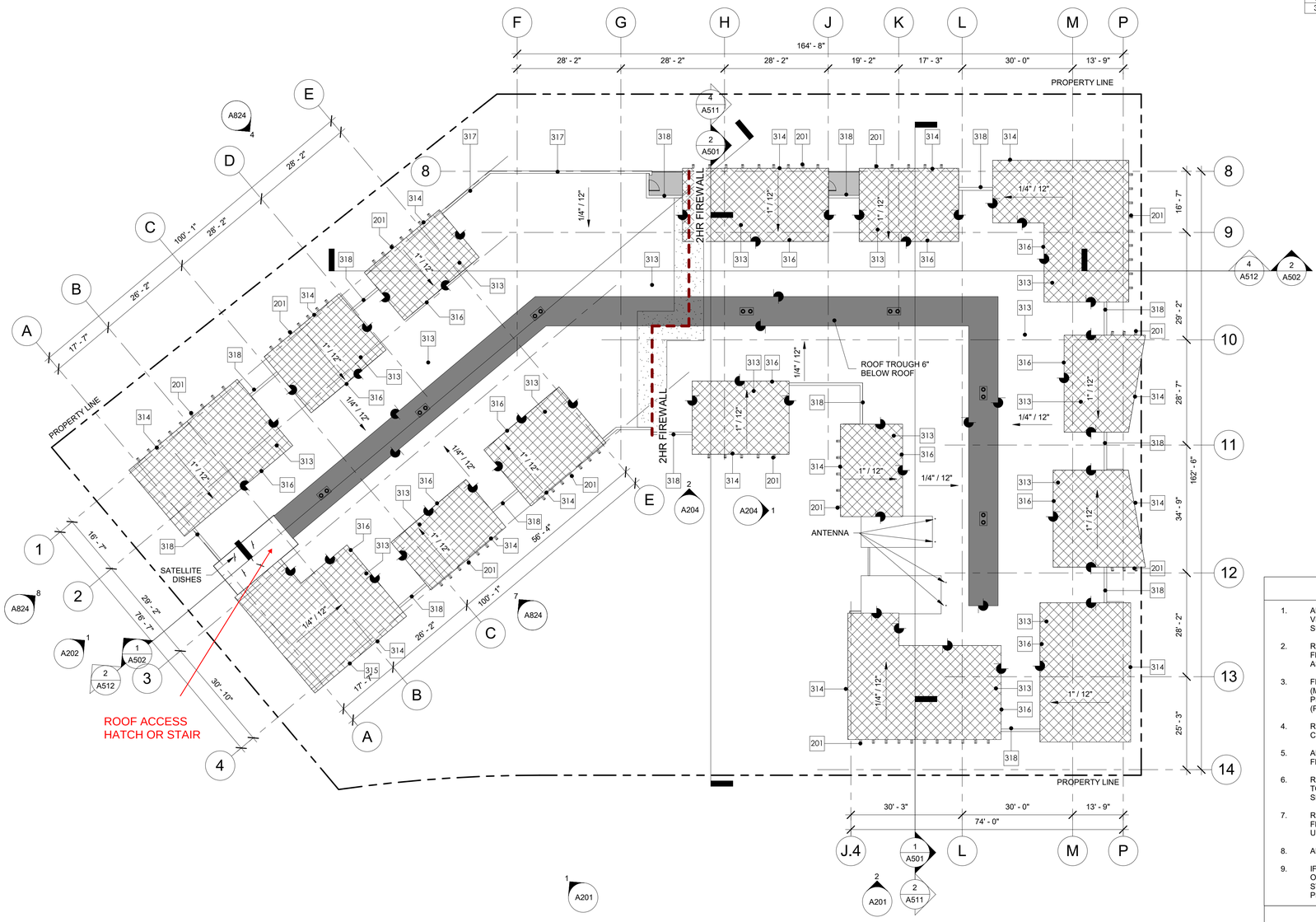
ISSUE DATE
03/09/2018

KEY PLAN

SHEET TITLE
SITE PLAN

SHEET NUMBER
**A021**

ARCHITECT'S PROJECT NUMBER Project Number




1 A117 OVERALL LAYOUT - ROOF
1/16" = 1'-0"

N

## KEYNOTES

| # | DESCRIPTION |
|---|---|
| 201 | WOOD HEAVY TIMBER DECORATIVE BEAMS, BELOW PROVIDE PREFINISHED/PRECOLORED, METAL CAP FLASHING WHERE EXPOSED AT TOP SIDE |
| 313 | MEMBRANE ROOF, FULLY ADHERED |
| 314 | PREFINISHED, PRECOLORED METAL CAP/FASCIA FLASHING - 228A U.N.O |
| 315 | METAL CAP FLASHING WHERE EXPOSED AT TOP SIDE |
| 316 | 2'-0" STEP (INTERIOR) VAULTED CEILING |
| 317 | 1'-10" PARAPET |
| 318 | 1'-0" PARAPET |

## ROOF PLAN GENERAL NOTES

1. ALL ROOF PENETRATIONS SHALL BE INSTALLED VERTICALLY AND PAINTED TO MATCH SURROUNDING SURFACE.
2. ROOF CEILING SYSTEM TO BE 1 HOUR RATED, RE: FLOOR/ROOF TYPE ASSEMBLY SHEET FOR SPECIFIC ASSEMBLY DETAILS.
3. FIRE WALLS TO EXTEND TO UNDERSIDE OF CLASS B (MINIMUM) ROOF SHEATHING WITH NO PENETRATIONS WITHIN 4' OF EITHER SIDE OF WALL. (PER IBC 706.6 EXCEPTION 4)
4. REFER TO PLBG. PLANS FOR INTERIOR DRAIN CONNECTIONS TO STORM DRAIN SYSTEM.
5. ALL SPOT ELEVATIONS ARE TO T.O. PARAPET FRAMING, U.N.O.
6. ROOF AND ROOF TRUSSES SHALL SLOPE TO DRAIN TO TROUGH, OVERFRAME AS NEEDED TO CREATE SLOPE.
7. ROOF PENETRATIONS SHALL BE A MINIMUM OF 2 FEET AWAY FROM DRAIN TROUGH AND MECHANICAL UNITS.
8. ALL ROOF SLOPES 1/4" PER FOOT U.N.O.
9. IF ROOF TOP CONDENSING UNITS ARE USED (IN CASE OF AIR CONDITIONING PROVIDED.) PROVIDE BUILT UP STEEL / UNFINISHED RACK SYSTEM ON VIBRATION PEDESTALS.

## ROOF PLAN LEGEND:

- INDICATES HORIZONTAL ROOF AREA 4'-0" ON EACH SIDE OF FIRE WALL TO HAVE NO PENETRATIONS
- INDICATES HIGH ROOF
- INDICATES RECESSED TROUGH OVER CORRIDOR BELOW FOR ROOF DRAINS
- INDICATES STEP IN ROOF
- 2HR FIREWALL TO CONTINUE TO FACE OF EAVE AND UNDER SIDE OF ROOF SHEATHING
- CONDENSER UNITS, RE: MECHANICAL
- INDICATES DIRECTION OF DOWNWARD SLOPE U.N.O.
- ROOF DRAIN AND OVERFLOW, SEE LABEL ON PLAN

# UPTOWN240

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# UPTOWN240

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| No. | Description | Date |
|---|---|---|
| | | |

CURRENT PHASE

SCHEMATIC DESIGN

ISSUE DATE

03/09/2018

KEY PLAN

SHEET TITLE

OVERALL ROOF PLAN

SHEET NUMBER

A117

ARCHITECT'S PROJECT NUMBER Project Number

GRAPHIC SCALE

0 20 30 40 60 100

(IN FEET)
1 inch = 20 ft.

## Drainage and Detention Summary

**Basin:** Overall Site

**ALL ROOF RUNOFF TO BE ROUTED INTERNALLY TO PROPOSED DETENTION VAULT*

**Existing Conditions** (5 yr storm allowable discharge)

| | |
|---|---|
| A = Basin Area = | 1.18 acres |
| $C_{5\,yr}$ = Runoff Coefficient = | 0.42 |
| $I_{5\,yr}$ = Rainfall Intensity = | 2.30 (Tc= 10 min) |
| Q = C * I * A = | 1.14 cfs |

**Proposed Conditions** (100 yr design storm)

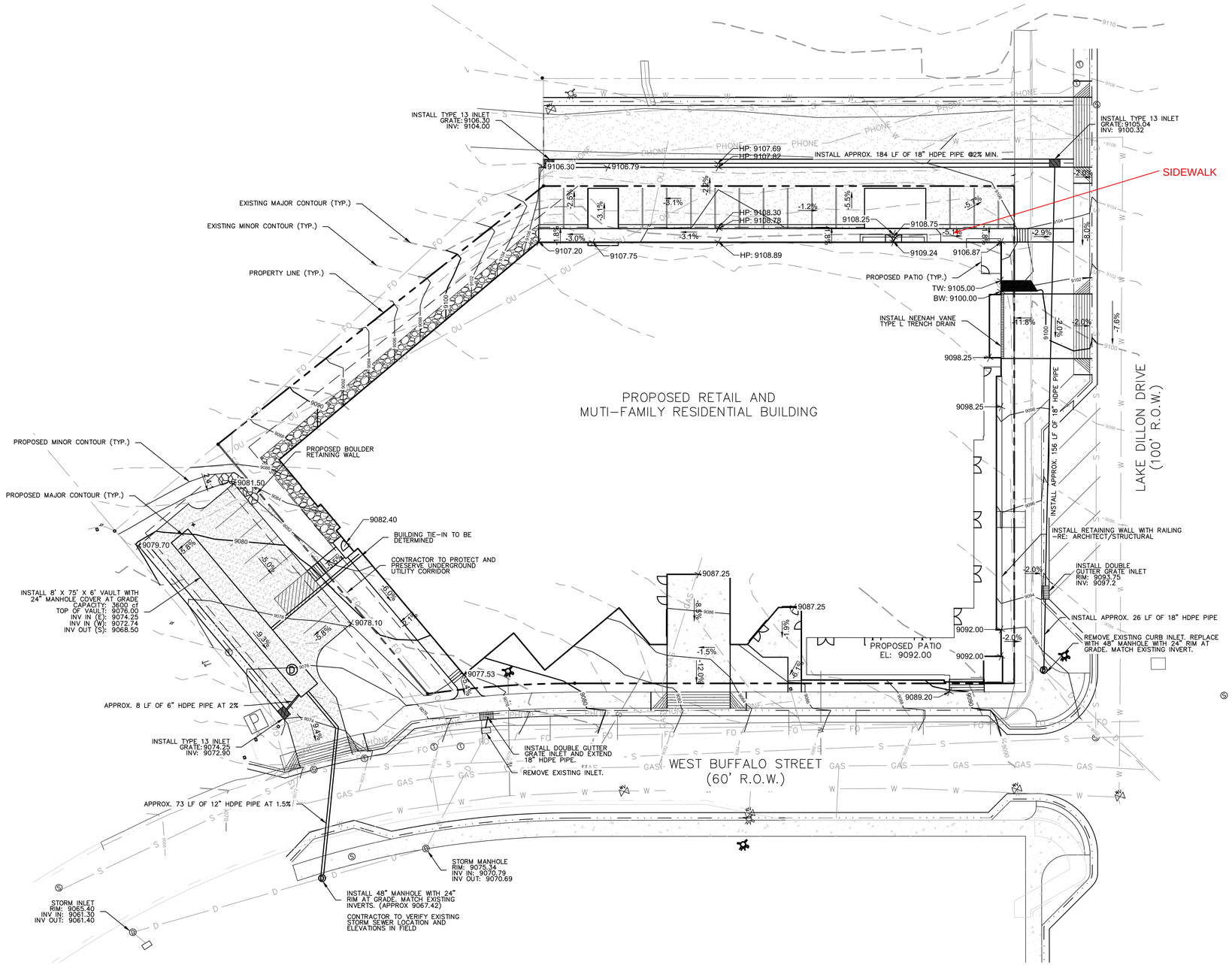
| | |
|---|---|
| Basin Area = | 1.18 acres |
| $C_{100\,yr}$ = | 0.95 |

**Storage Calculations**

Vol In = C * I * A * Duration <--Proposed Conditions
Vol Out = (Q) * Duration <--Existing Conditions
Vol Stored = Vol In - Vol Out

| Duration (min) | $I_{100\,yr}$ | Vol In (cf) | Vol Out (cf) | Vol Stored (cf) |
|---|---|---|---|---|
| 5 | 5.92 | 1991 | 342 | 1649 |
| 10 | 4.59 | 3087 | 684 | 2403 |
| 15 | 3.95 | 3985 | 1026 | 2959 |
| 20 | 3.35 | 4506 | 1368 | 3139 |
| 25 | 3.05 | 5129 | 1710 | 3419 |
| 30 | 2.75 | 5549 | 2052 | ***3497*** |
| 60 | 1.80 | 7264 | 4104 | 3161 |

NOTE: BOULDERS ARE SHOWN DIAGRAMICALLY




PRELIMINARY – NOT FOR CONSTRUCTION


MARCIN ENGINEERING LLC
130 SKI HILL ROAD, #235
BRECKENRIDGE, COLORADO
970-771-3459


**GRADING AND DRAINAGE PLAN**
**UPTOWN 240**
**DILLON, COLORADO**

| NO. | DATE | REVISIONS | BY |
|---|---|---|---|
| 1 | 02/28/18 | TOWN PLANNING | MLB/ RAG |

JOB: 17087
DATE: 02/28/18
SCALE: 1" = 20'

SHEET
C-4