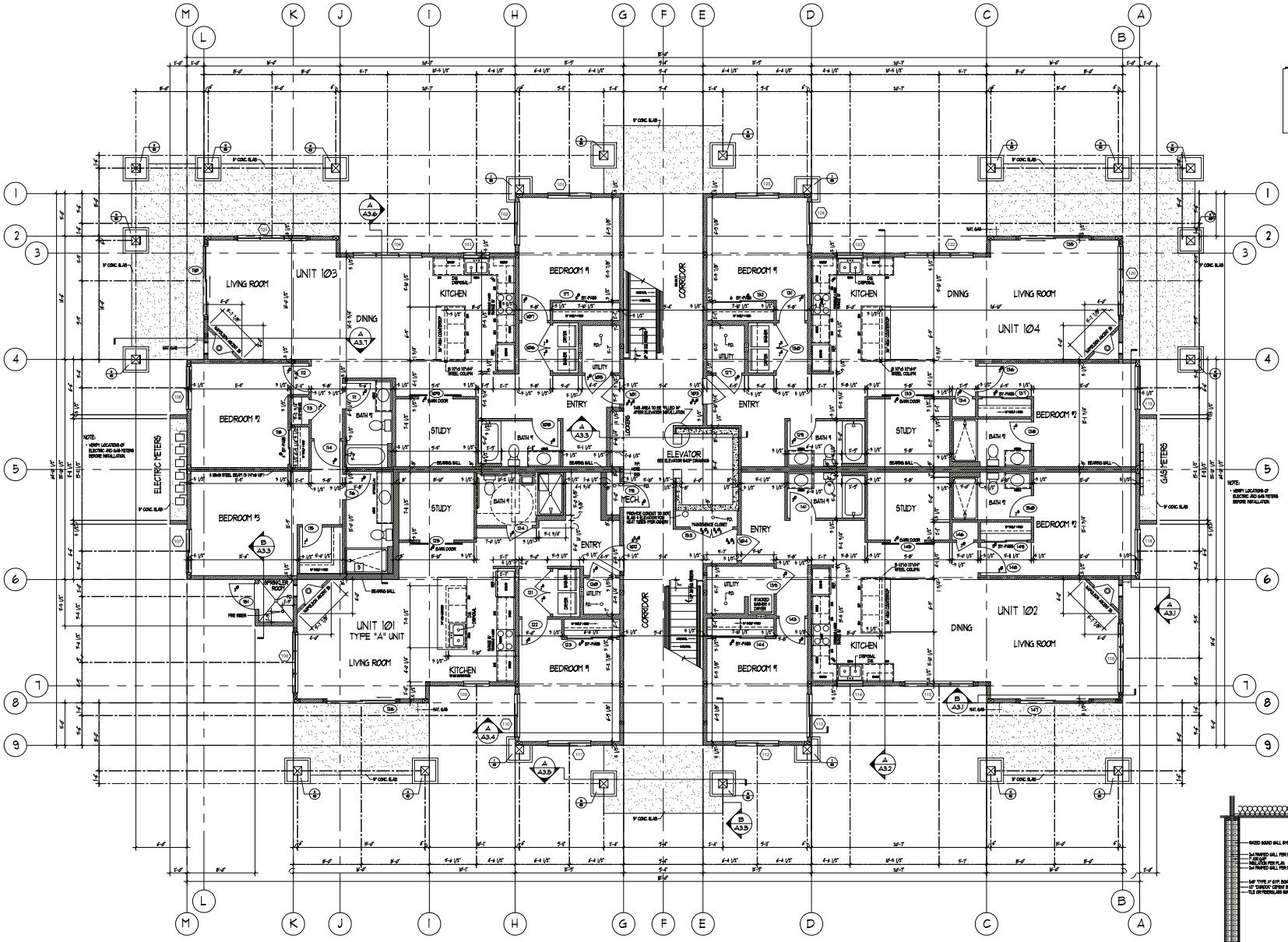


NOTE:
- ENTRIES TO BE TYPE A1 ACCESSIBLE.
- ALL CABINETS/APPLIANCES TO BE AS PER AIS-11.

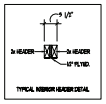
IST FLOOR PLAN

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

NOTE: DO NOT SCALE! TO BE PRINTED ON 36"x48" "E" SIZE PAPER

HORIZON

BUILDING G



TYPICAL INTERIOR HEADER DETAIL

NOTE:
- THIS PROJECT SHALL COMPLY WITH ECC 2015 EDITION AS ADOPTED GRAND COUNTY, COLORADO, CLIMATE ZONE 7, MINIMUM EXTERIOR WALL INSULATION SHALL BE R-24, MINIMUM ROOF AND ATTIC INSULATION SHALL BE R-49. ALL WINDOWS SHALL MEET OR EXCEED A U-VALUE OF 0.03. REFER TO TABLE 4613 FOR FORM INFORMATION.

NOTE:
- FIRE SPRINKLER SYSTEM BY OTHERS

NOTE:
- FRAME WALL USING "ALL WALL" SYSTEM TECHNIQUES USING "L.A." CONTINUOUS SHEDS.

NOTE:
- CONTRACTOR TO VERIFY ALL DIMENSIONS, SPECIFICATIONS & DETAILS. IF QUESTIONS ARISE, CONTACT ARCHITECT.

NOTE:
- CONTRACTOR/OWNER TO PROVIDE ARCHITECT WITH COPY OF GRAND COUNTY BUILDING DEPARTMENT PLAN CORRECTION SHEET.

NOTE:
- VERIFY WINDOW BRAND NAME & FINISH OPENINGS.
- WINDOWS NOTED ARE TO BE "LOW-E" AS MANUFACTURED AS "PER OWNER".
- ALL WINDOWS W/ GLAZING LESS THAN 36" ABOVE THE FLOOR, CLOSER THAN 24" FROM A DOOR, OR LOCATED IN ANY STAIRWELL SHALL BE SAFETY GLASS.
- ALL WINDOWS TO BE INSTALLED W/ FLEXIBLE ADHESIVE BACKED FLASHING AT ALL SILLS, HEADS, AND HEADS. ALL WINDOWS TO BE INSTALLED PER MANUFACTURERS INSTRUCTIONS AND SPECIFICATIONS.

NOTE:
- INSTALL SOUND INSULATION IN ALL WALLS AND FLOORS OF ALL BATHROOMS.
- ALL BATH & DRYER VENTS TO BE VENTED TO OUTSIDE.

NOTE:
- INSTALL MIRROR, T.P. HOLDER, TOWEL BARS, & TOWEL RINGS PER OWNERS REQUEST IN EACH BATH.

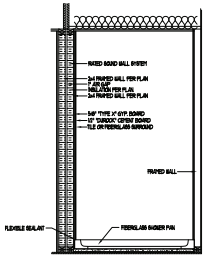
NOTE:
- INSTALL 1/2" CEMENT BOARD @ ALL WET LOCATIONS.

NOTE:
- INSTALL ELECTRICAL OUTLETS IN SOFFITS @ ALL VALLEYS FOR FUTURE USE OF HEAT TAPE.

NOTE:
- ALL DECK MEMBERS TO BE 2x ACID TREATED MATERIAL.

NOTE:
- STANDARD HEADER HEIGHT FOR WINDOWS & DOORS SHALL BE 11" TO BOTTOM OF HEADER OR AS INDICATED. IF QUESTIONS ARISE, CONTACT ARCHITECT.

NOTE:
- INSTALL STAIR SYSTEM PER 2015-IRC.
- INSTALL HANDRAILS PER 2015-IRC. ALL REQUIRED HANDRAILS SHALL BE CONTINUOUS THE FULL LENGTH OF THE STAIR SYSTEM. ENDS OF HANDRAILS SHALL BE RETURNED TO WALL OR TERMINATE AT NEWEL POSTS OR SAFETY TERMINALS.
- HANDRAIL GRIP SIZE = 1 1/2" MAX.
- MAX RISE = 7 3/4"
- MIN RUN = 10"



TYPICAL SHOWER DETAIL @ RATED WALL

5

SEAL

COLORADO LICENSED ARCHITECT
BRIAN SCHUSTER
ARC.CONSULTING
ARCHITECT

DATE: 11/18/2021

THE CARTER GROUP
ARCHITECTURE & DESIGN
P.O. BOX 1543
GRANBY, COLORADO 80446
PHONE: (970) 887-3003
www.abc-architect.com e-mail: contactus@abc-architect.com

TYPE OF DOCUMENT	DATE
☒ PERMIT DRAWINGS	11/18/2021
☐	
☐	
☐	

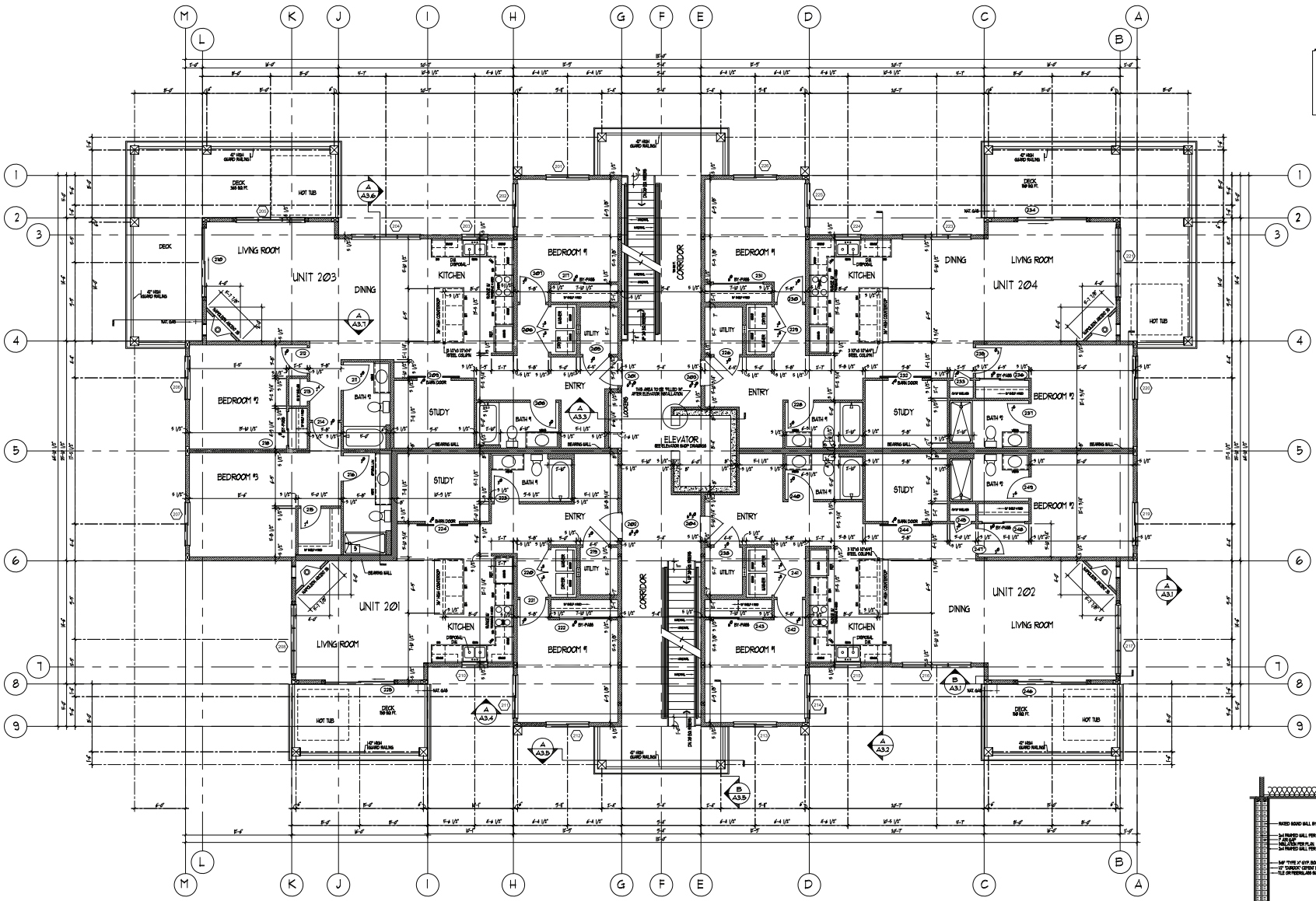
JOB # 18-003 ELK CREEK CONDOS

DRAWN BY:	CHECKED BY:
SMS	BPD

A NEW CONDO RESIDENCE FOR
ELK CREEK CONDOS
BUILDING "G"
#95 MEADOW CREEK LANE
FRASER, GRAND COUNTY, COLORADO

SHEET
A1.1

CHANGES FROM THE PLANS OR SPECIFICATION MADE WITHOUT CONSENT OF THE ARCHITECT ARE UNAUTHORIZED AND SHALL RELIEVE THE ARCHITECT OF RESPONSIBILITY FOR ANY AND ALL CONSEQUENCES RESULTING FROM SUCH CHANGES.



1ST FLOOR PLAN

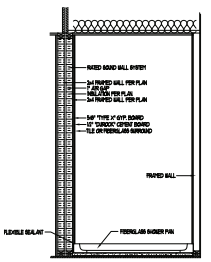
SCALE: 1/4" = 1'-0"

2ND FLOOR PLAN

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

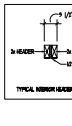
NOTE:
- MAT SHALL BE TYPE 'A' ACCESSIBLE.
- ALL DIMENSIONS/PLACEMENTS TO BE AS PER A98-11.

BUILDING G



TYPICAL SHOWER DETAIL @ RATED WALL

5



TYPICAL INTERIOR HEADER DETAIL

NOTE:
- THIS PROJECT SHALL COMPLY WITH 2012 IECC 2015 EDITION AS ADOPTED GRAND COUNTY, COLORADO, CLIMATE ZONE 7. MINIMUM EXTERIOR WALL INSULATION SHALL BE R-20. MINIMUM ROOF AND ATTIC INSULATION SHALL BE R-49. ALL WINDOWS SHALL MEET OR EXCEED A U-VALUE OF .025. REFER TO TABLE 402.2 FOR FURTHER INFORMATION.

NOTE:
- FIRE SPRINKLER SYSTEM BY OTHERS

NOTE:
- PROVIDE WALL USING "1-HR WALL" SYSTEM "DESIGNED USING "5.5" CONTINUOUS BRICK.

NOTE:
- CONTRACTOR TO VERIFY ALL DIMENSIONS, SPECIFICATIONS & DETAILS. IF QUESTIONS ARISE, CONTACT ARCHITECT.

NOTE:
- CONTRACTOR/OWNER TO PROVIDE ARCHITECT WITH COPY OF GRAND COUNTY BUILDING DEPARTMENT PLAN CORRECTION SHEET.

NOTE:
- VERIFY WINDOW BRAND NAME + FINISH OPTION/COLOR.
- WINDOW SIZES ARE TO BE "LOW-E" AS MANUFACTURED BY "PER OWNER".
- ALL WINDOWS W/ GLAZING LESS THAN 18" ABOVE THE FLOOR, CLOSER THAN 24" FROM A DOOR, OR LOCATED IN ANY BATHTUB SHALL BE SAFETY GLASS.
- ALL WINDOWS TO BE INSTALLED W/ FLEXIBLE ADHESIVE BACKED FLASHING AT ALL SILLS, HEADS, AND JAMBS. ALL WINDOWS TO BE INSTALLED PER MANUFACTURERS INSTRUCTIONS AND SPECIFICATIONS.

NOTE:
- INSTALL SOUND INSULATION IN ALL WALLS AND FLOORS OF ALL BATHROOMS.
- ALL BATH + DRYER VENTS TO BE VENTED TO OUTSIDE.

NOTE:
- INSTALL MIRROR, TP. HOLDER, TOWEL BARS + TOWEL RINGS PER OWNERS REQUEST IN EACH BATH.

NOTE:
- INSTALL 15" CEMENT BOARD @ ALL WET LOCATIONS.

NOTE:
- INSTALL ELECTRICAL OUTLETS IN ROOFTOP & ALL VALLEYS FOR FUTURE USE OF HEAT TAPE.

NOTE:
- ALL DECK FRAMING TO BE 2X ACQ TREATED MATERIAL.

NOTE:
- STANDARD HEADER HEIGHT FOR WINDOWS + DOORS SHALL BE 93" TO BOTTOM OF HEADER OR AS INDICATED. IF QUESTIONS ARISE, CONTACT ARCHITECT.

NOTE:
- INSTALL HAND RAIL SYSTEM PER 2015 IRC.
- INSTALL HANDRAILS PER 2015 IRC. ALL REQUIRED HANDRAILS SHALL BE CONTINUOUS THE FULL LENGTH OF THE STAIR SYSTEM. ENDS OF HANDRAILS SHALL BE RETURNED TO WALL OR TERMINATE AT NEWEL POSTS OR SAFETY TERMINALS.
- HANDRAIL GRIP SIZE = 1 1/2" Max.
- MAX RISE = 7 3/4"
- MIN RUN = 10"

SEAL

COLORADO LICENSED ARCHITECT
ARCHITECT
DATE: 11/18/2021

THE CARTER GROUP
ARCHITECTURE + DESIGN
P.O. BOX 1543
GRANBY, COLORADO 80446
PHONE: 970.887.3958
mail@c-archtect.com e-mail: contact@c-architect.com

TYPE OF DOCUMENT — DATE

☒ PERMIT DRAWINGS — 11/18/2021

☐ ☐ ☐

JOB # 18-003 ELK CREEK CONDOS

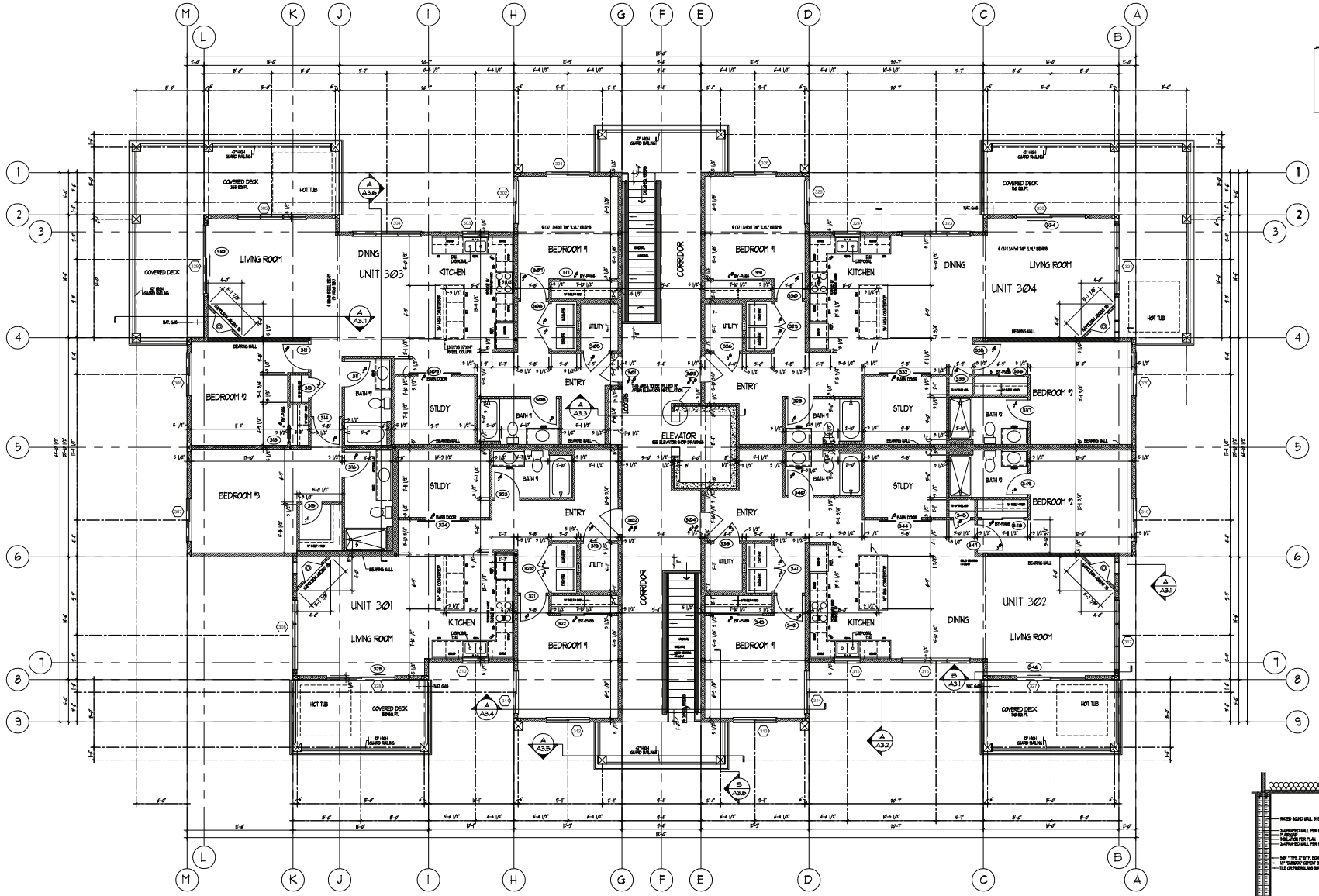
DRAWN BY: SMB

CHECKED BY: BPD

A NEW CONDO RESIDENCE FOR
ELK CREEK CONDOS
BUILDING "G"
#95 MEADOW CREEK LANE
FRASER, GRAND COUNTY, COLORADO

SHEET
A1.2

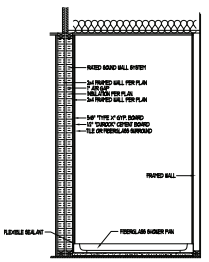
CHANGES FROM THE PLANS OR SPECIFICATION MADE WITHOUT CONSENT OF THE ARCHITECT ARE UNAUTHORIZED AND SHALL RELIEVE THE ARCHITECT OF RESPONSIBILITY FOR ANY AND ALL CONSEQUENCES RESULTING FROM SUCH CHANGES.



1ST FLOOR 3RD FLOOR PLAN

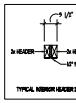
SCALE: 1/4" = 1'-0"

BUILDING G



TYPICAL SHOWER DETAIL @ RATED WALL

5



TYPICAL MIRROR HEADER DETAIL

NOTE:
- THIS PROJECT SHALL COMPLY WITH IECC 2015 EDITION AS ADOPTED GRAND COUNTY, COLORADO, CLIMATE ZONE 7. FRAMED EXTERIOR WALL INSULATION SHALL BE R-20. FRAMED ROOF AND ATTIC INSULATION SHALL BE R-49. ALL WINDOWS SHALL TEST OR EXCEED A U-VALUE OF .650. REFER TO TABLE 402.3 FOR MORE INFORMATION.

NOTE:
- FIRE SPRINKLER SYSTEM BY OTHERS

NOTE:
- WHERE WALL USING "1 ALL WALL" SYSTEM TECHNIQUES BRING "1.5" CONTINUOUS BRICK.

NOTE:
- CONTRACTOR TO VERIFY ALL DIMENSIONS, SPECIFICATIONS & DETAILS. IF QUESTIONS ARISE, CONTACT ARCHITECT.

NOTE:
- CONTRACTOR/OWNER TO PROVIDE ARCHITECT WITH COPY OF GRAND COUNTY BUILDING DEPARTMENT PLAN CORRECTION SHEET.

NOTE:
- VERIFY WINDOW BRAND NAME + FINISH OPENING.
- WINDOW HEADS ARE TO BE 7'-0" AFF. AS MANUFACTURED AS "FIELD ORDER".
- ALL WINDOWS IN GLAZING LESS THAN 18" ABOVE THE FLOOR, CLOSER THAN 24" FROM A DOOR, OR LOCATED IN ANY BATHWALL SHALL BE SAFETY GLASS.
- ALL WINDOWS TO BE INSTALLED W/ FLEXIBLE ADHESIVE BACKED FLASHING AT ALL SILLS, HEADS, AND JAMBS. ALL WINDOWS TO BE INSTALLED PER MANUFACTURERS INSTRUCTIONS AND SPECIFICATIONS.

NOTE:
- INSTALL SOUND INSULATION IN ALL WALLS AND FLOORS OF ALL BATHROOMS.
- ALL BATH + DRYER VENTS TO BE VENTED TO EXTERIOR.

NOTE:
- INSTALL MIRROR, TP. HOLDER, TOWEL BARS + TOWEL RINGS PER OWNERS PREVENT IN EACH BATH.

NOTE:
- INSTALL 60" CEMENT BOARD @ ALL BAT LOCATIONS.

NOTE:
- INSTALL ELECTRICAL OUTLETS IN SOFFITS @ ALL VALLEYS FOR FUTURE USE OF HEAT TAPE.

NOTE:
- ALL DECK RAILINGS TO BE 36 AGS TREATED MATERIAL.

NOTE:
- STANDARD HEADER HEIGHT FOR WINDOWS + DOORS SHALL BE 80" TO BOTTOM OF HEADER OR AS INDICATED. IF QUESTIONS ARISE, CONTACT ARCHITECT.

NOTE:
- INSTALL STAIR SYSTEM PER 305-RC.
- INSTALL HANDRAILS PER 305-RC. ALL REQUIRED HANDRAILS SHALL BE CONTINUOUS THE FULL LENGTH OF THE STAIR SYSTEM. ENDS OF HANDRAILS SHALL BE RETURNED TO WALL OR TERMINATE AT NEWEL POSTS OR SAFETY TERMINALS.
- HANDRAIL GRIP SIZE = 1 1/2" Max.
- TOP RAIL = 1 3/4"
- MIN. RAIL = 36"

NOTE:
- ALL DOOR TO BE TYPE A" ACCESSIBLE
- ALL CABINETS/APPLIANCES TO BE AS PER A66-11.

IST FLOOR 3RD FLOOR PLAN

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

HIXON

THE CARTER GROUP
ARCHITECTURE + DESIGN
P.O. BOX 1543
GRANBY, COLORADO 80446
PHONE: 970.887.3944
mail@c-arch.com e-mail: contact@c-arch.com

SEAL

DATE: 11/18/2021

TYPE OF DOCUMENT — DATE

☒ PERMIT DRAWINGS — 11/18/2021

☐ ☐ ☐

JOB # 18-003 ELK CREEK CONDOS

DRAWN BY: SMB

CHECKED BY: BPD

A NEW CONDO RESIDENCE FOR
ELK CREEK CONDOS
BUILDING "G"
#95 MEADOW CREEK LANE
FRASER, GRAND COUNTY, COLORADO

SHEET
A1.3

CHANGES FROM THE PLANS OR SPECIFICATION MADE WITHOUT CONSENT OF THE ARCHITECT ARE UNAUTHORIZED AND SHALL RELIEVE THE ARCHITECT OF RESPONSIBILITY FOR ANY AND ALL CONSEQUENCES RESULTING FROM SUCH CHANGES.