





























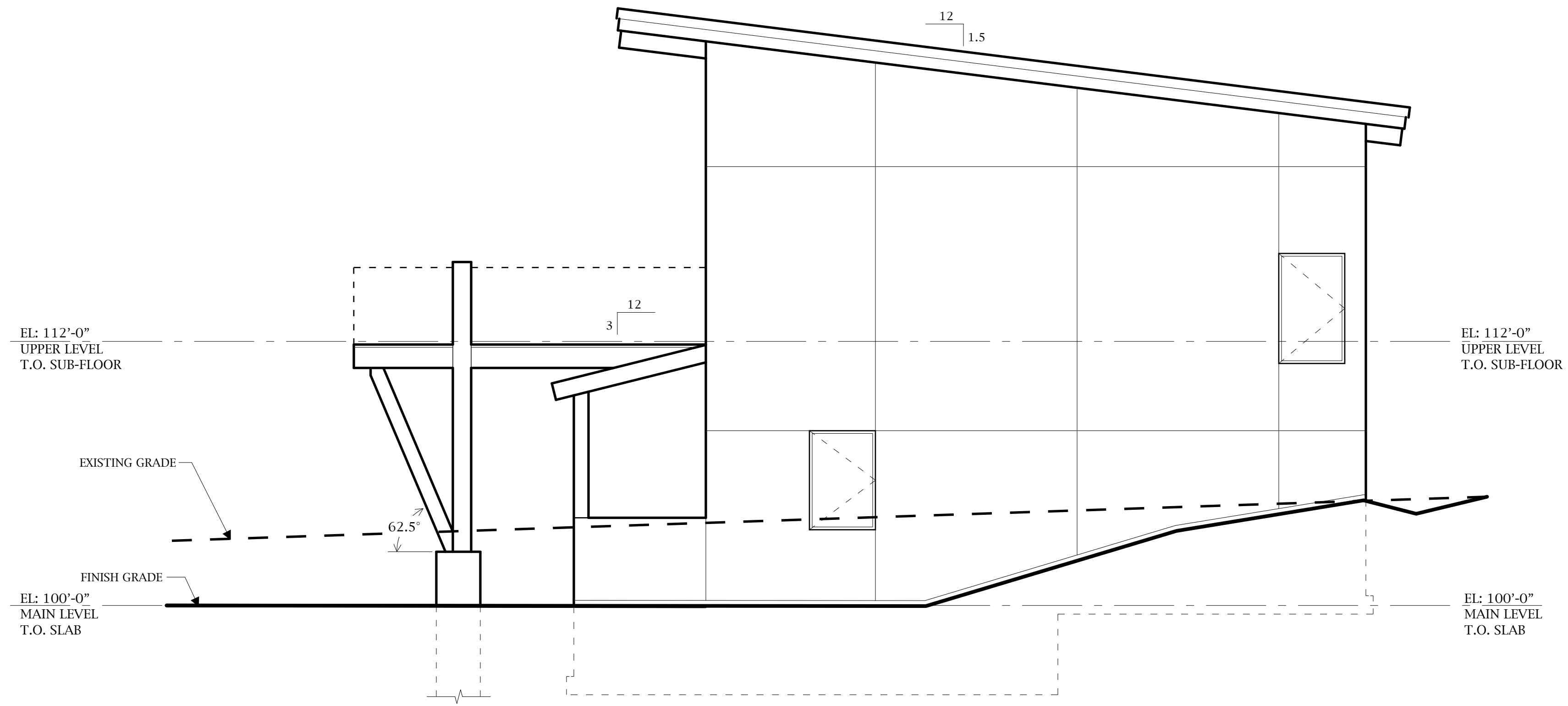


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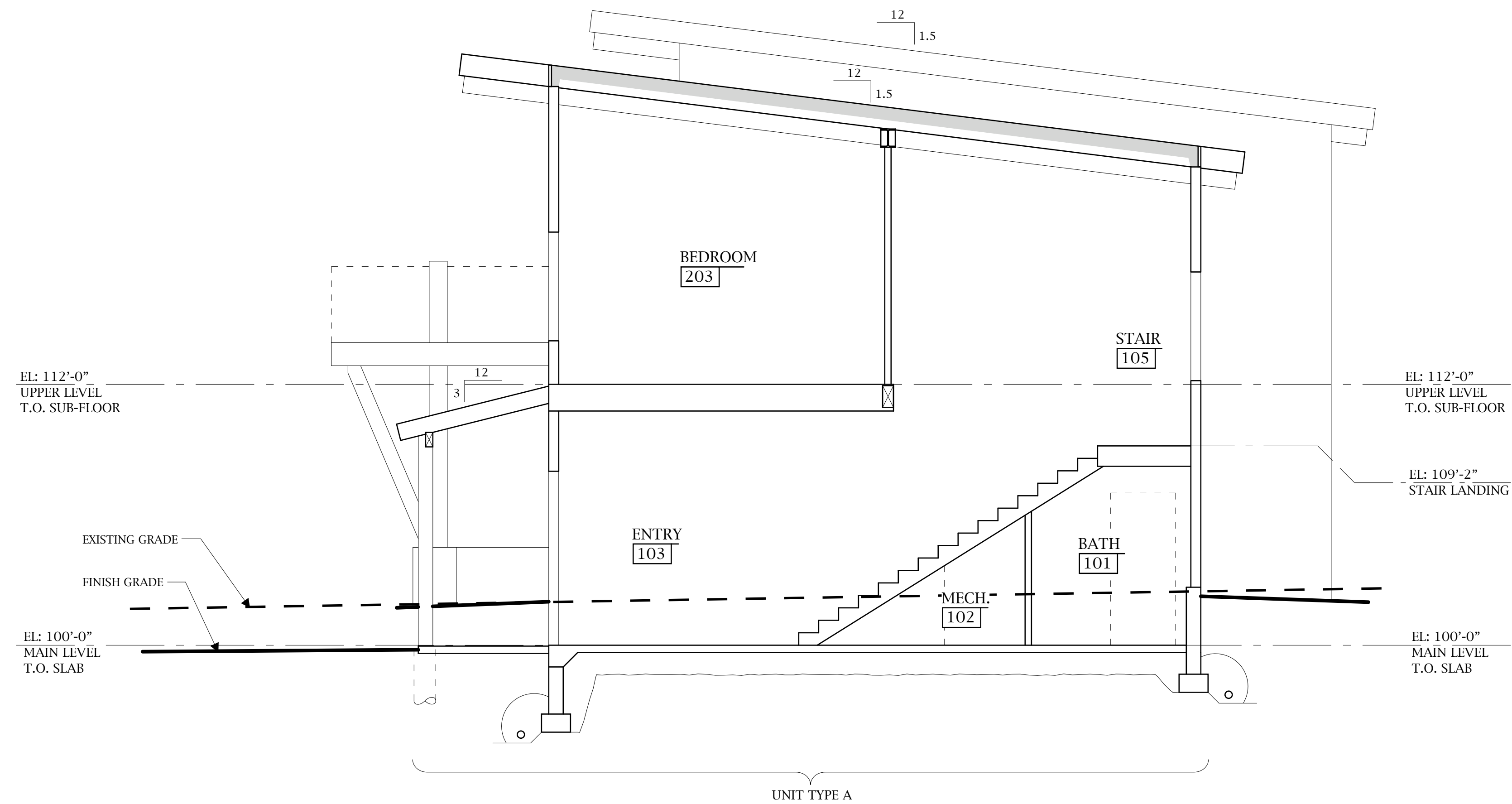
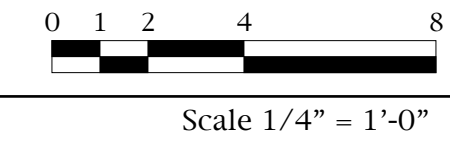
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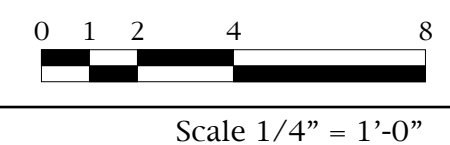
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**The Copper Ridge Lofts**  
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City of Steamboat Springs  
Routt County, Colorado



SEE 1/A2.2 FOR TYPICAL ELEVATION NOTES.  
**1**  
**A2.4** **SOUTHWEST ELEVATION**  
BUILDING #1 REPRESENTED THIS DRAWING



SEE 1/A2.5 FOR TYPICAL SECTION NOTES.  
**2**  
**A2.4** **SECTION "C"**  
BUILDING #4 REPRESENTED THIS DRAWING



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ISSUES:  
AUGUST 12, 2008  
FINAL DEVELOPMENT  
PLAN SUBMITTAL

SHEET TITLE:  
BUILDING #1  
UNIT TYPE B SW ELEV.  
BUILDING #4  
SECTION

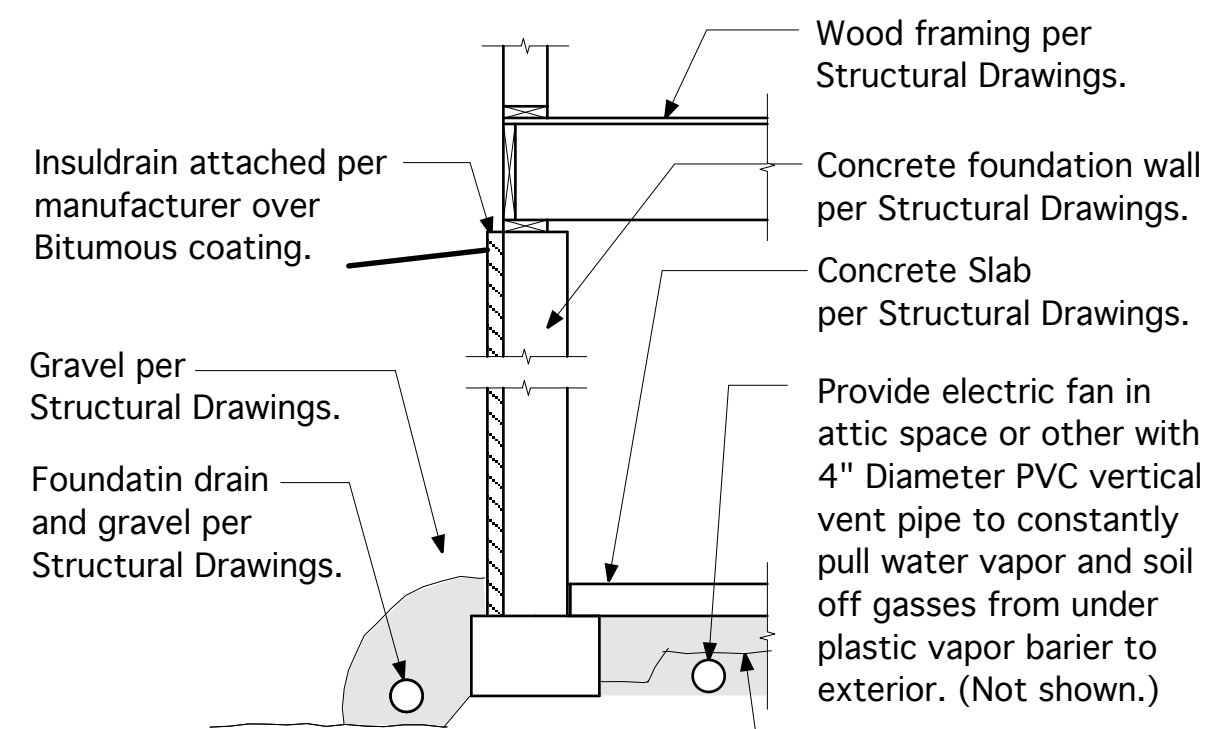
JOB NO. 08-06

SHEET NO.

**A2.4**

**SECTION NOTES**

- Field measure for all cabinet work.
- Coordinate location of electrical outlet and switch boxes with tile and other finish materials. Mark all locations for Owner approval prior to installation.
- Refer to Foundation Plan for foundation requirements. At crawl space and below slab provide active radon reduction system. Exterior foundation walls shall be sealed for moisture penetration with foundation coating. Provide continuous foundation drain to daylight at perimeter footing with drain cleanout(s) as required. Protect drain with granular fill prior to backfilling.



Place 6-mil polyethylene sheets over entire building slab area over minimum 2" gravel or per Structural Drawings. The sheets should be wide and long enough that at least six inches of the plastic can extend upward along each wall. Seal any seams where plastic sheets overlap and outside edges of the plastic to the walls or footing. Place additional gravel as required for slab.

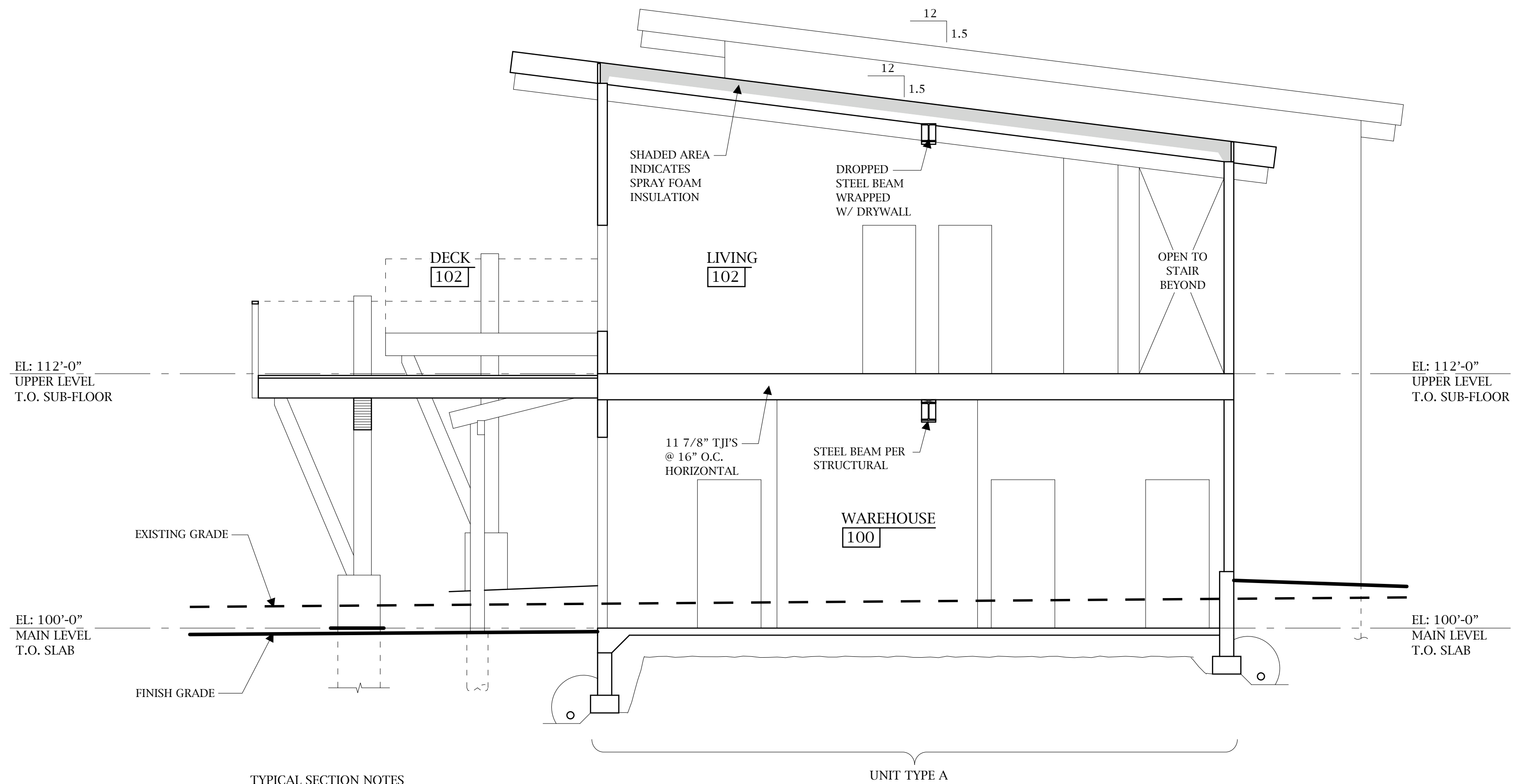
- Refer to Framing Plan for structural requirements. All wood framing shall be coated with a SEI Chemical -SMP80 fungicide.
- Solid blocking is required as per I.R.C. and for Horizontal members at supports where columns pass through floors, for vertical members at mid-height, for fire blocking, and as backing for cabinets, shelves, fixtures, vertical paneling, hardware and miscellaneous attachments.
- Windows to be Low-E with U-Value 0.36 or less solar heat gain coefficient (SHGC) to be 30 or better Low-E coating to be on both glass faces 2 & 3 of window.
- Provide Bituthane "Ice & Water Guard" from edge of roof to 6 ft. inside wall line. Up-slope material must lay over down-slope material by minimum 2 inches.
- Provide (2) layers 15# felt behind exterior wood siding and masonry veneer unless specific manufacturer specifies alternate vapor barrier.
- Insulation Requirements: Johns Manville Formaldehyde-free Insulation. ComfortTherm for all walls and attic spaces that are not bathroom, laundry, or abut concrete. MR Faced Batts for bathroom, laundry, and walls that abut concrete. Putty around all electrical boxes with non expansive foam.

Roof/Attic	R-38
Ext. walls (new)	R-19
Ext. walls (exist.)	R-11
Int. Bath walls	R-11
Floor: heated below	R-11
Floor: unheated below	R-30
Inside conc. walls	1 1/2" THERMAX
Floor Slabs	1 1/2" THERMAX

Note: Cellulose Insulation may be replaced with Spray Foam. Spray Foam shall be installed per manufacturer. All electrical within areas insulated with Spray Foam shall be in rigid conduit. However mechanical system to be expanded to include air exchange system. See Mechanical Notes.

- Drywall Requirements: One-hour type "X" drywall required below basement stairs. Provide drywall caps, vapor seal and insulation over recessed lights. Provide Georgia-Pacific DensArmor Plus Interior Guard at all bathroom walls not at shower and or tub location. Provide Duralock over waterproof membrane at these locations. Hang all drywall 3/16" from finished floor.

- Exterior Wall penetrations: Exterior door frames to be constructed with Framesaver. All windows to be installed per Fortifiber Building Systems Group High Performance Window Flashing utilizing Moiststop corner shield.

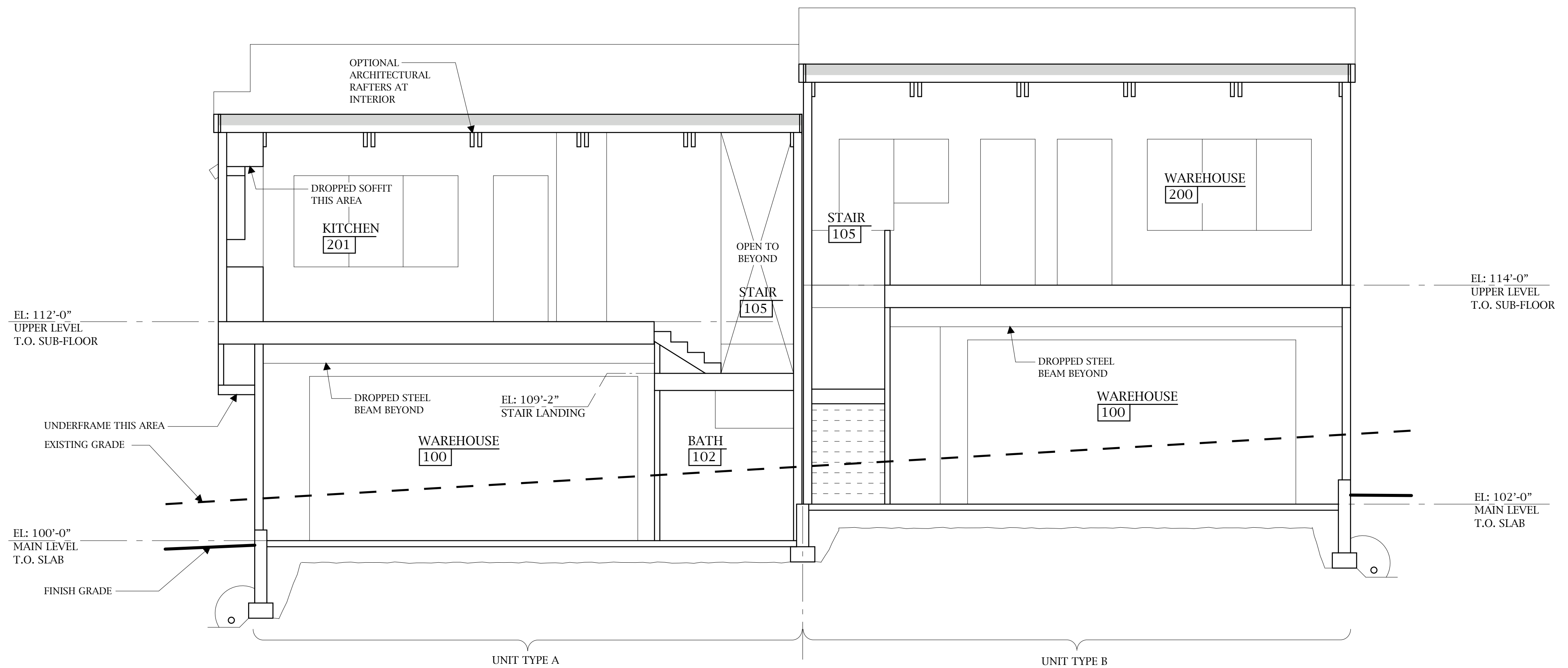
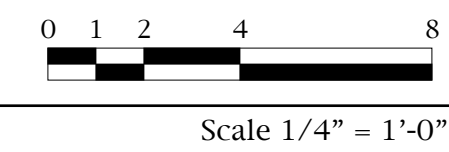


TYPICAL SECTION NOTES  
 1.) NOTES THIS SECTION TYPICAL.  
 2.) SECTIONS ARE DIAGRAMATIC ONLY.  
 3.) SEE SECTION NOTES A2.5 FOR FURTHER INFORMATION.

1  
A2.5

**SECTION "A"**

BUILDING #4 REPRESENTED THIS DRAWING

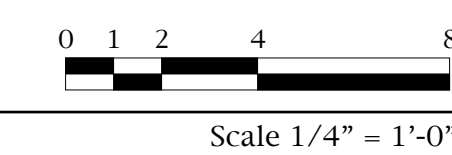


2  
A2.5

SEE 1/A2.5 FOR TYPICAL SECTION NOTES.

**SECTION "B"**

BUILDING #4 REPRESENTED THIS DRAWING



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A New Live Work Warehouse Development  
**The Copper Ridge Lofts**  
 2636 Copper Ridge Circle  
 City of Steamboat Springs  
 Routt County, Colorado

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SHEET TITLE:  
 BUILDING #4:  
 SECTION "A"  
 SECTION "B"

JOB NO. 08-06

SHEET NO.

**A2.5**

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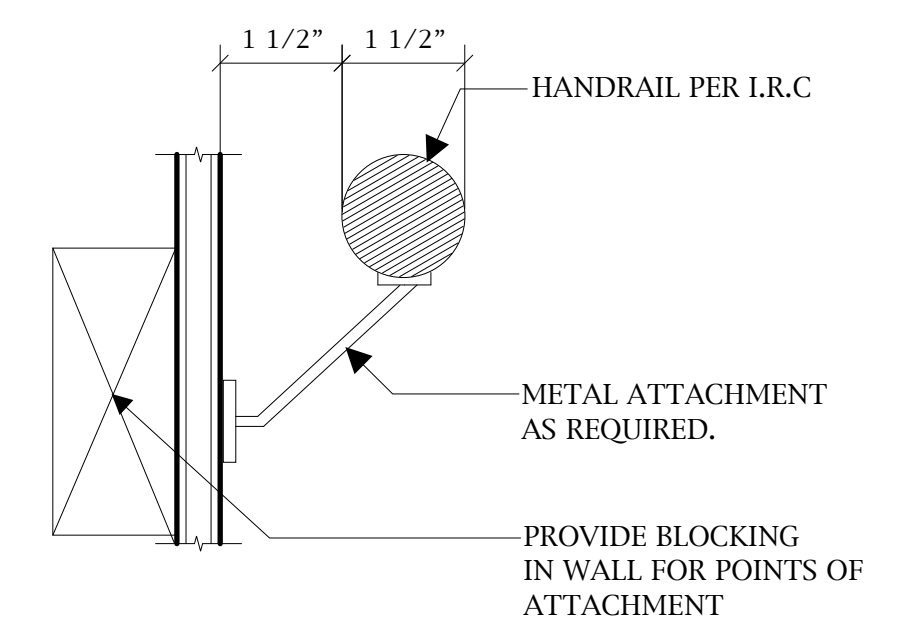
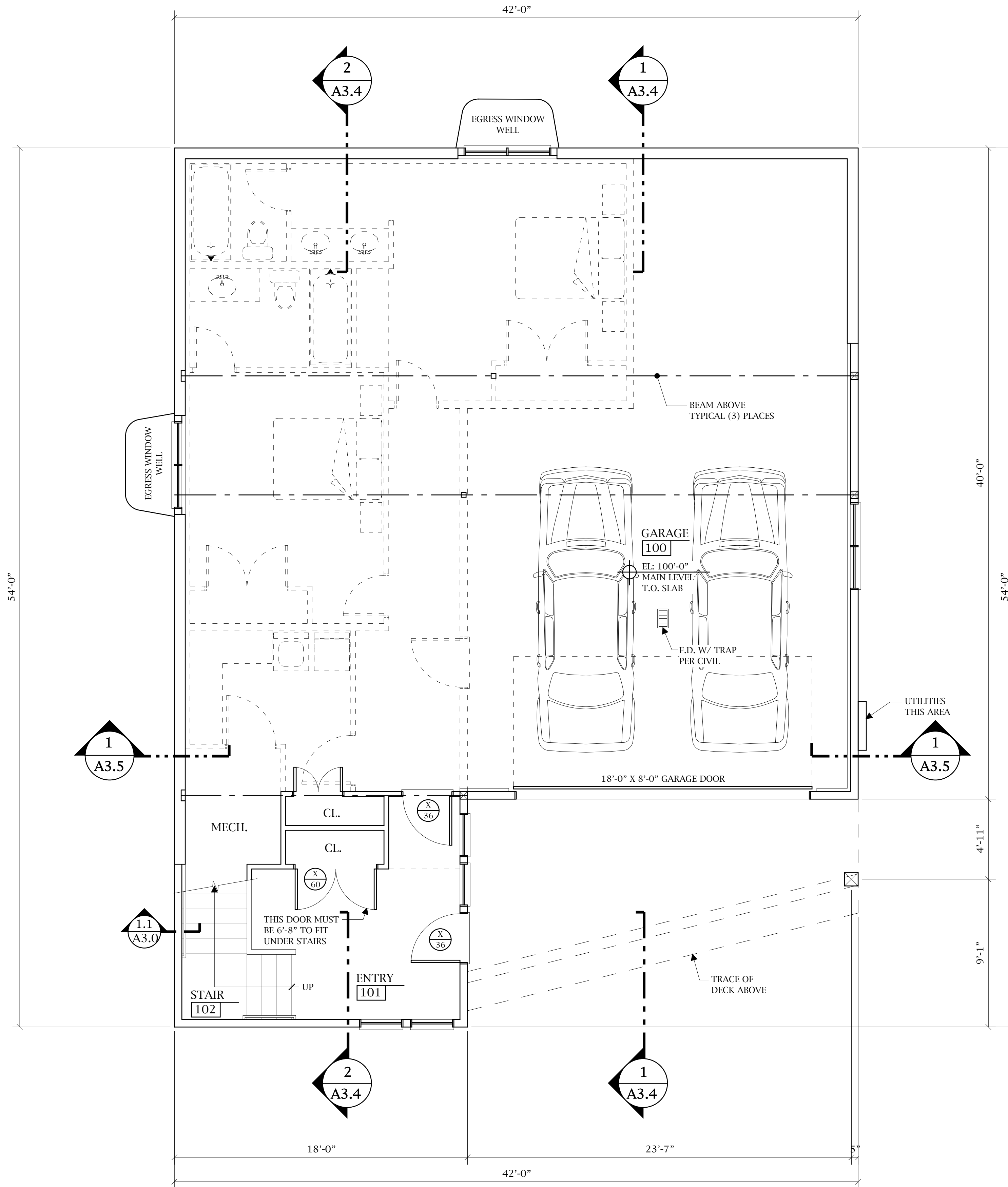
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SHEET TITLE:  
BUILDING #6:  
GARAGE LEVEL PLAN  
HANDRAIL DETAIL

JOB NO. 08-06

SHEET NO.

**A3.0**



NOTE: DETAIL FOR BUILDING REQUIREMENTS ONLY.  
CONTRACTOR MAY APPLY PARAMETERS SHOWN  
TO DETAIL OF OWN CHOICE.  
**1.1**  
**A2.1** HANDRAIL NOT TO SCALE

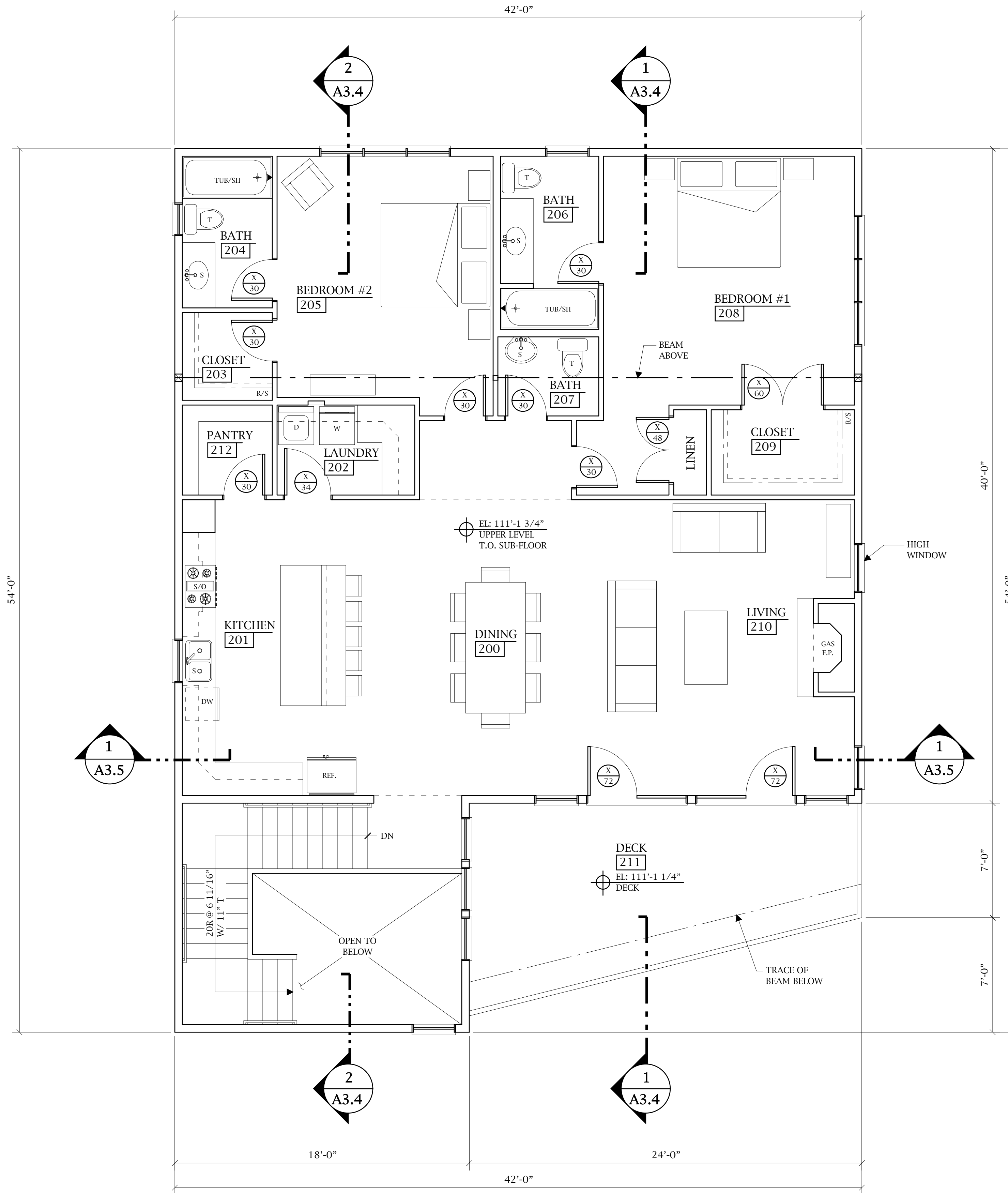
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**A3.0** MAIN LEVEL PLAN  
BUILDING #6 RESIDENTIAL UNIT

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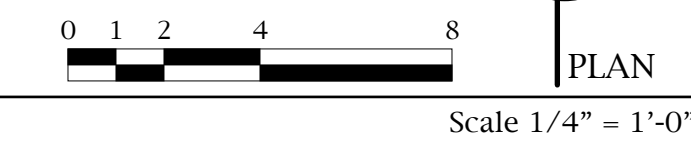
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**1**  
A3.1 **UPPER LEVEL PLAN**  
BUILDING #6 RESIDENTIAL UNIT



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SHEET TITLE:  
BUILDING #6:  
MAIN LEVEL PLAN

JOB NO. 08-06

SHEET NO.

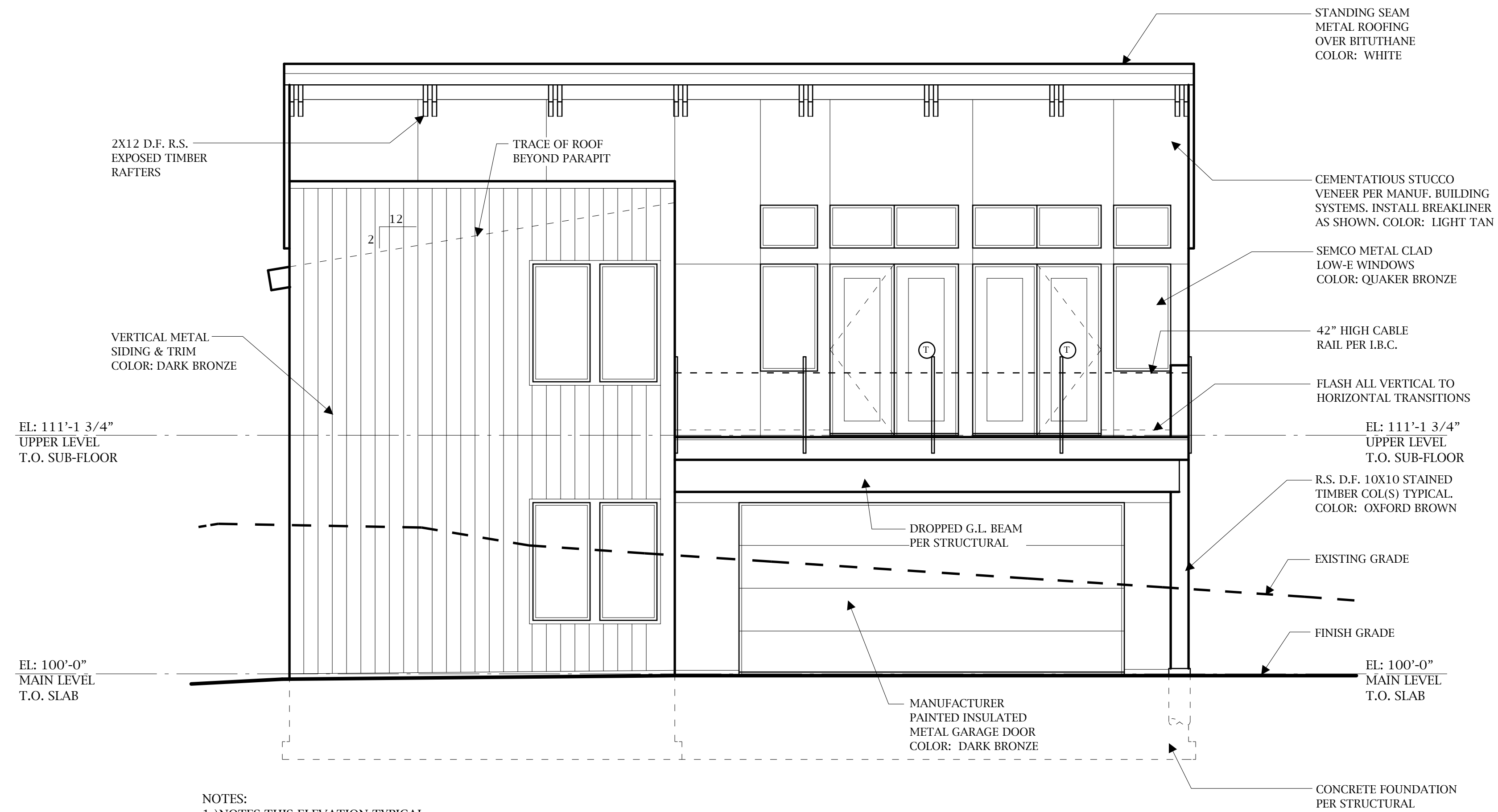
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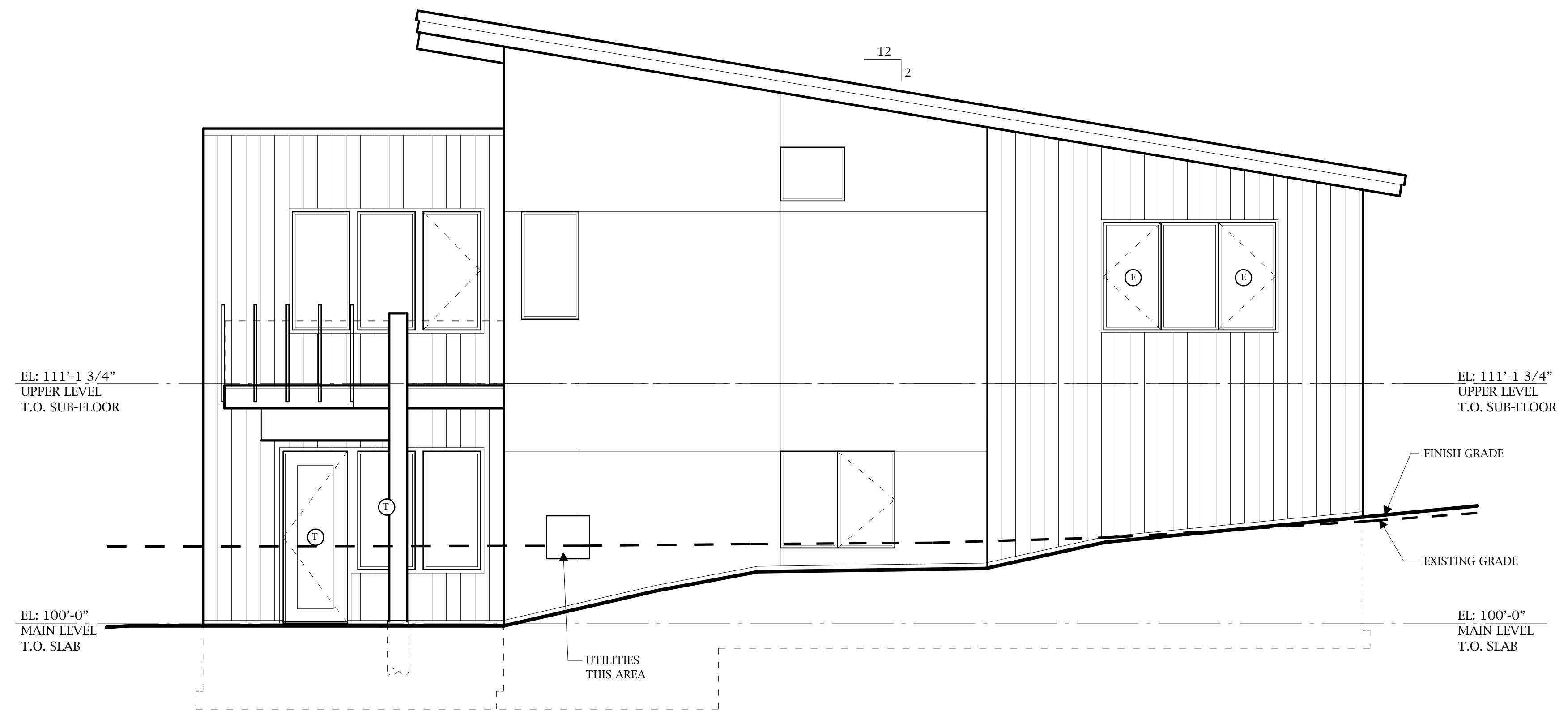
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NOTES:  
1.) NOTES THIS ELEVATION TYPICAL.  
2.) (T) INDICATES TEMPERED.  
3.) (E) INDICATES EGRESS.

**1**  
A3.2  
**NORTH ELEVATION**  
BUILDING #6 RESIDENTIAL UNIT

0 1 2 4 8  
Scale 1/4" = 1'-0"



SEE 1/A3.2 FOR TYPICAL ELEVATION NOTES.

**2**  
A3.2  
**WEST ELEVATION**  
BUILDING #6 RESIDENTIAL UNIT

0 1 2 4 8  
Scale 1/4" = 1'-0"

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SHEET TITLE:  
BUILDING #6:  
NORTH ELEVATION  
WEST ELEVATION

JOB NO. 08-06

SHEET NO.

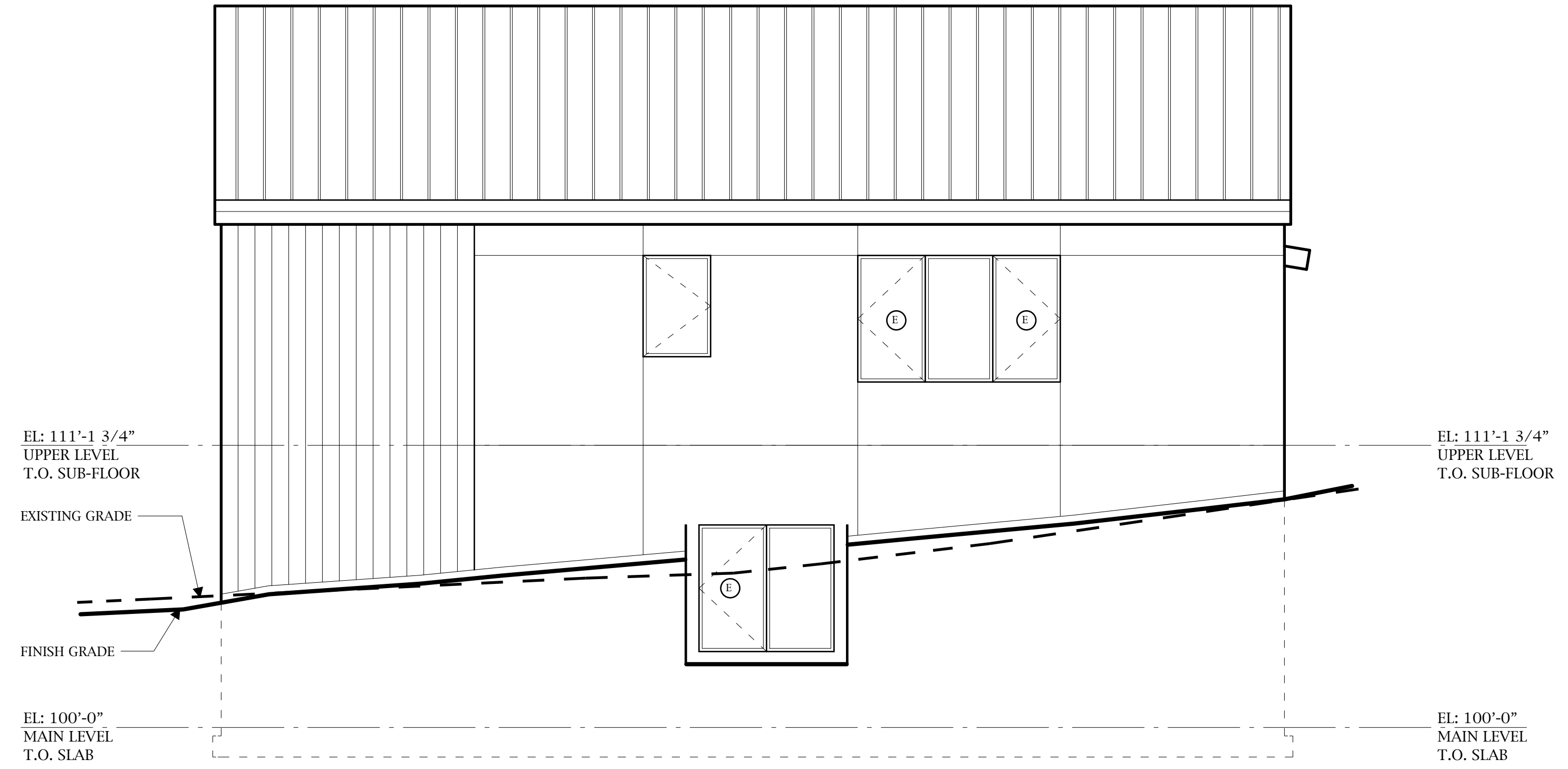
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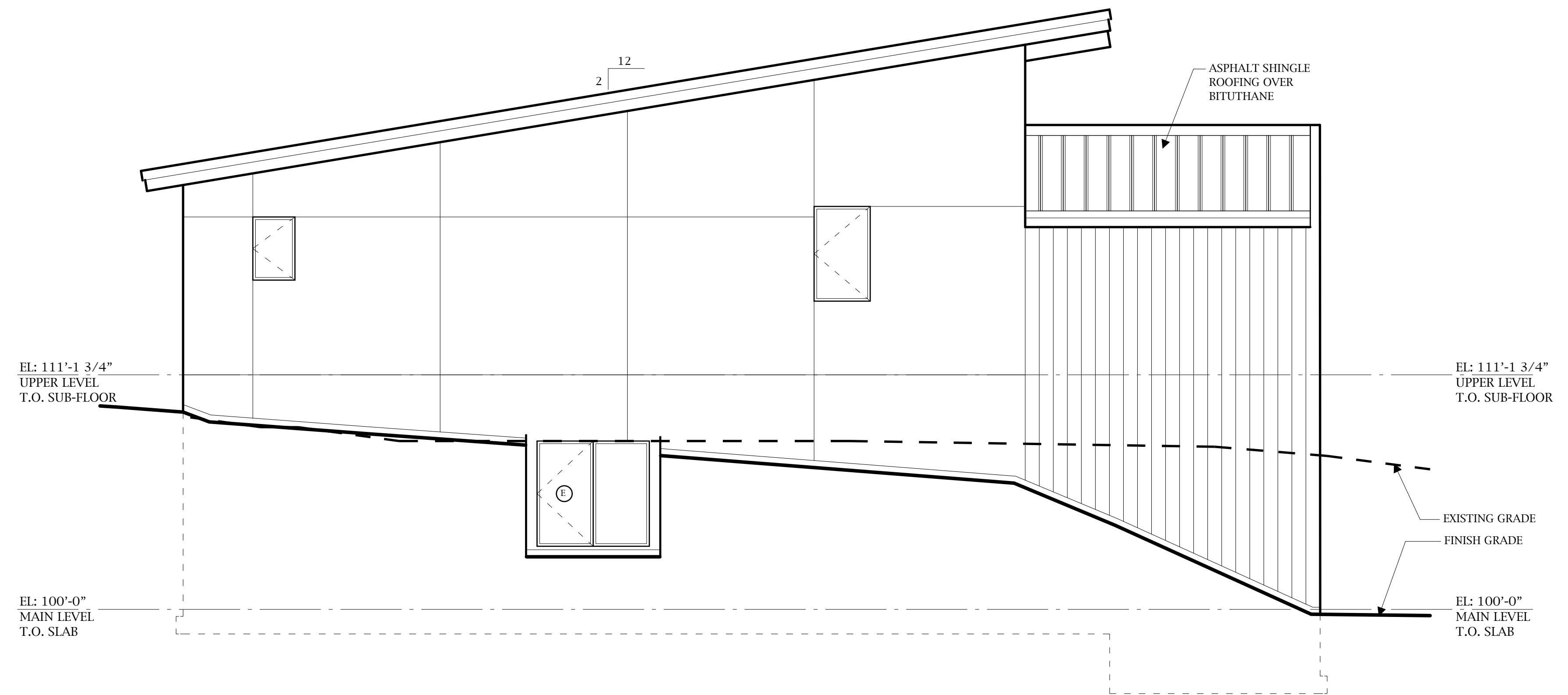
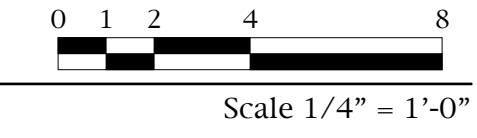
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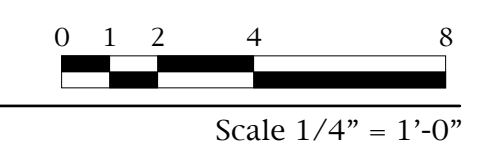
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SEE 1/A3.2 FOR TYPICAL ELEVATION NOTES.  
**1**  
**A3.3**  
**SOUTH ELEVATION**  
BUILDING #6 RESIDENTIAL UNIT



SEE 1/A3.2 FOR TYPICAL ELEVATION NOTES.  
**2**  
**A3.3**  
**EAST ELEVATION**  
BUILDING #6 RESIDENTIAL UNIT



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SHEET TITLE:  
BUILDING #6:  
SOUTH ELEVATION  
EAST ELEVATION

JOB NO. 08-06

SHEET NO.

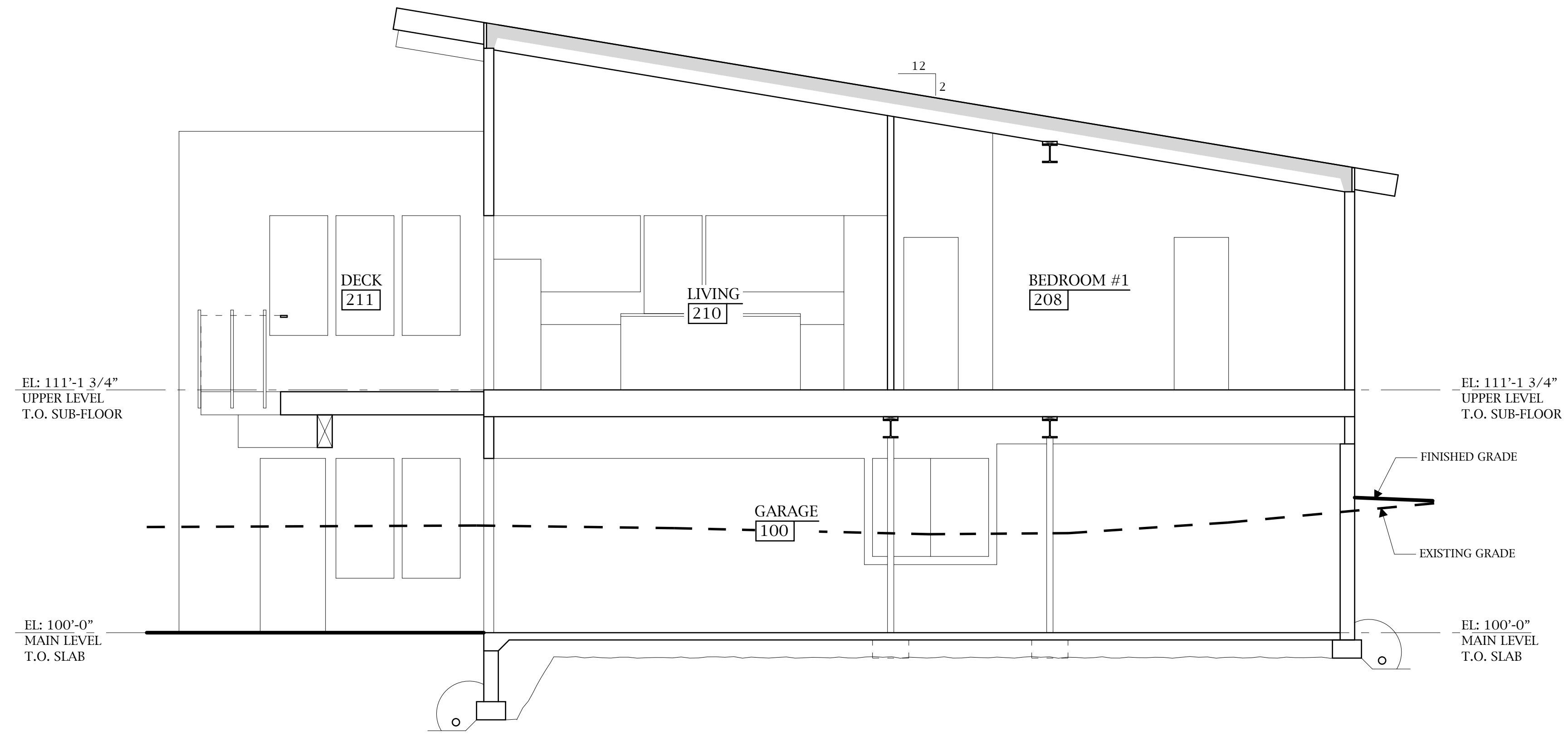
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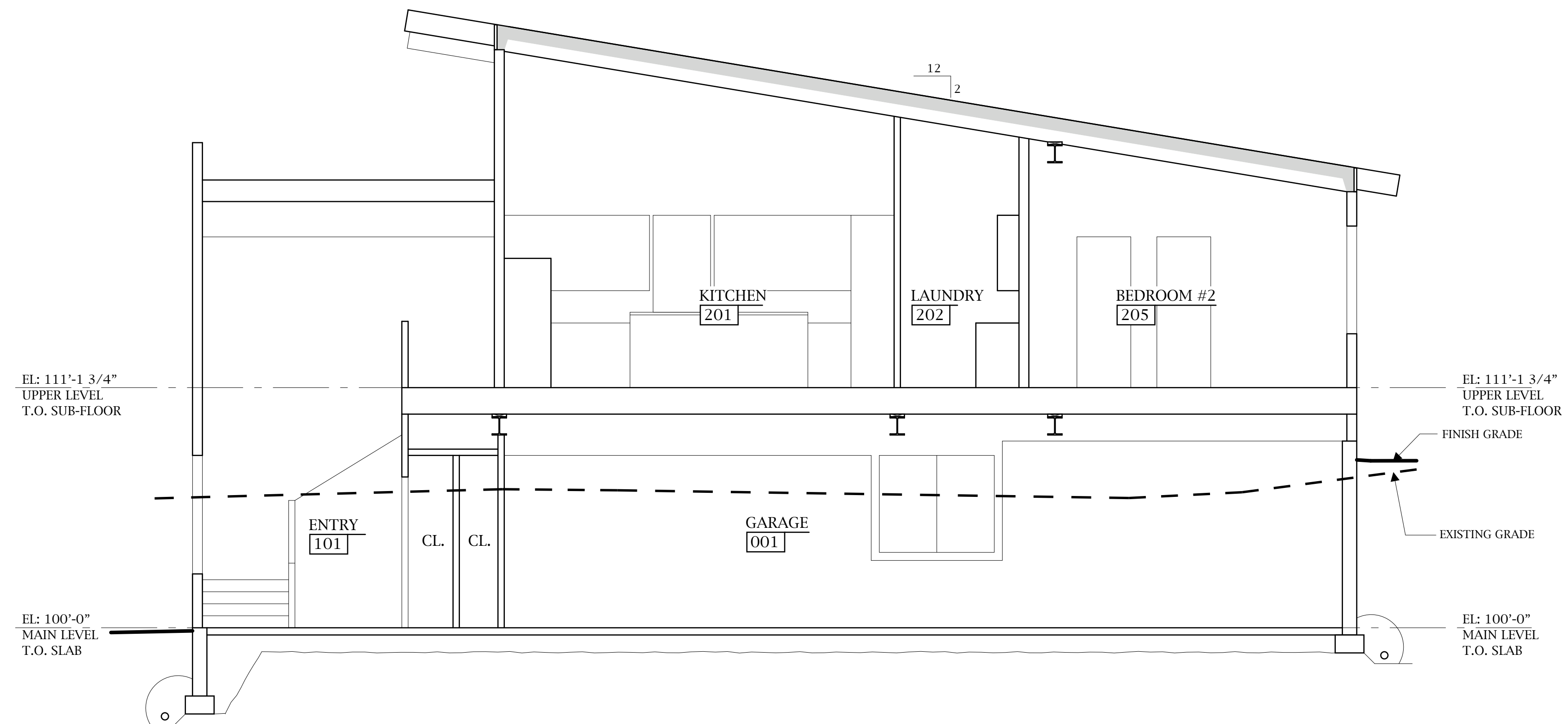
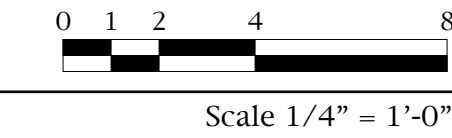
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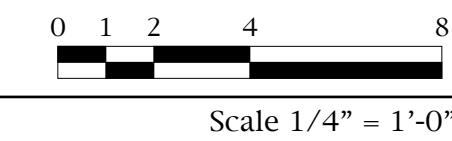
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NOTES THIS SECTION TYPICAL.  
**SECTION "C"**  
BUILDING #6 RESIDENTIAL UNIT



SEE 1/A3.4 FOR TYPICAL SECTION NOTES.  
**SECTION "D"**  
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**SHEET TITLE:**  
BUILDING #6:  
SECTION "C"  
SECTION "D"

**JOB NO.** 08-06

**SHEET NO.**

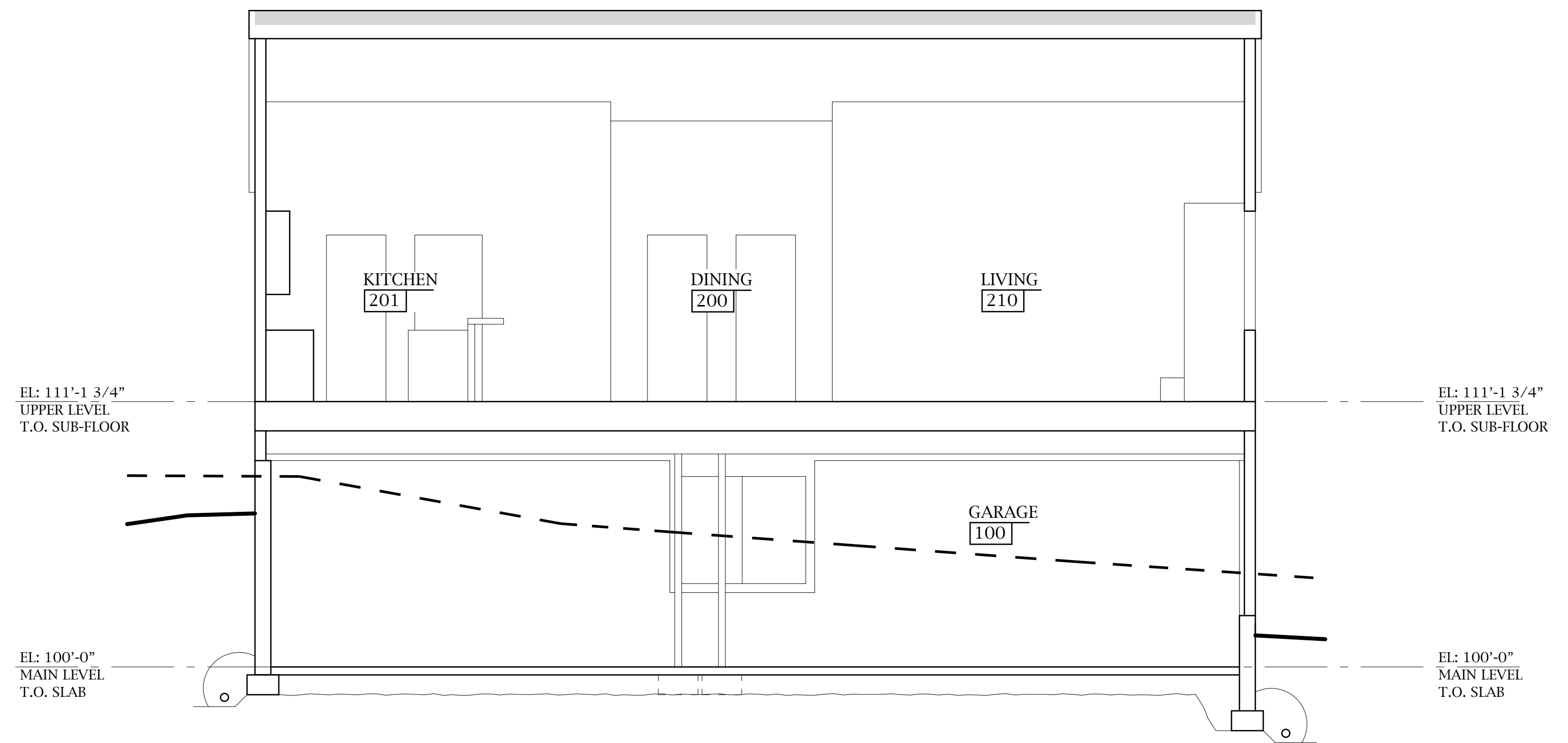
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**SECTION "E"**  
BUILDING #6 RESIDENTIAL UNIT

0 1 2 4 8  
Scale 1/4" = 1'-0"

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BUILDING #6:  
SECTION "E"

JOB NO. 08-06

SHEET NO.

**A3.5**