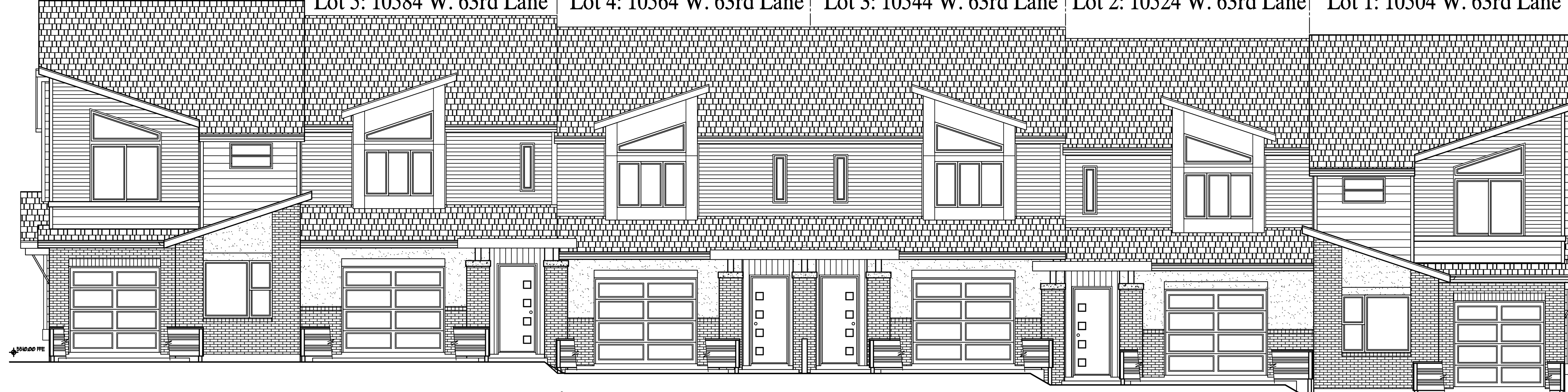
AMENDED WALL SECTIONS
BUILDING 1: LOTS 1-6 / U347

CITY OF ARVADA
ANY CHANGE OR DEVIATION FROM THESE PLANS MUST BE APPROVED BY ARVADA BUILDING DEPARTMENT

Lot 6: 10594 W. 63rd Lane | Lot 5: 10584 W. 63rd Lane | Lot 4: 10564 W. 63rd Lane | Lot 3: 10544 W. 63rd Lane | Lot 2: 10524 W. 63rd Lane | Lot 1: 10504 W. 63rd Lane



Ralston Terrace II

Building Type 14 (C, B, B, B, B, C) - Building 1

GENERAL NOTES

1. DIMENSIONS TAKE PRECEDENCE OVER DRAWING - DO NOT SCALE.
2. ALL WORK TO BE PERFORMED IN COMPLIANCE WITH ALL STATE AND LOCAL CODES. SECURE ALL PERMITS AND APPROVALS PRIOR TO ANY CONSTRUCTION.
3. CONTRACTOR TO EXAMINE AND VERIFY ALL DIMENSIONS AND CONDITIONS BOTH ON THE PLANS AND IN THE FIELD, AND BE RESPONSIBLE FOR ANY ADJUSTMENTS AND/OR CORRECTIONS.
4. CONTRACTOR TO PROVIDE: SOILS TEST
   SITE PLANS
   MANUAL J, D&S FOR MECHANICAL
   EXACT SPECIFICATIONS
   COLOR SLECTIONS
   LANDSCAPE PLANS
   FIELD SUPERVISION
5. FOUNDATION DESIGN AND SOILS REPORT BY COLORADO REGISTERED ENGINEER SHALL BE ON HAND AT TIME OF INSPECTION.
6. ALL DIMENSIONS GIVEN TO FACE OF STUDS - 3-1/2" or 5 1/2" WIDE U.N.O.
7. ALL WINDOWS SHALL BE WEATHERSTRIPPED AND DOUBLE GLAZED, TEMPERED GLASS AND SLIDING DOORS AND AREAS SUBJECT TO HUMAN IMPACT PER 2018 IRC. △1
8. ALL EXTERIOR DOORS AND DOORS LEADING TO UNHEATED AREAS ABOVE GRADE TO BE WEATHERSTRIPPED.
9. INSULATION - MIN R-TWENTY ONE (R-21) IN ALL EXTERIOR WALLS
   MIN R-THIRTY-EIGHT (R-49) IN ALL ROOF AREAS
   MIN R-THIRTY (R-30) IN ALL JOIST SPACES NEXT TO UNHEATED AREAS.
   - SEE NOTES ON SHEET N-1.0 FOR ADDITIONAL INFORMATION.
10. PROVIDE COMBUSTION AIR FOR DIRECT-VENT FURNACE AND WATER HEATER AS PER MFR. SPECIFICATIONS.
11. FIRE STOP ALL POCKET DOORS AND FLUES. VENT ALL EXHAUST FANS AND DRYER TO EXTERIOR.
12. FLASH AREAS BETWEEN CONCRETE PORCH AND PATIOS TO PREVENT WATER PENETRATION.
13. PROVIDE ROOF AND SOFFIT VENTS AS SHOWN ON ROOF PLANS & ELEVATIONS.
14. ALL STAIRS AND STEPS SHALL HAVE 7 3/4" MAXIMUM RISE, 4" MIN. RISE, AND 10" MINIMUM RUN. RISERS AT EXTERIOR DOORS SHALL BE MEASURED FROM TOP OF THRESHOLDS. THRESHOLDS SHALL HAVE A MAX. HT. OF 1". THE LARGEST TREAD OR RISER WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST (TREAD OR RISER) BY MORE THAN 3/8".
15. ALL TUB AND SHOWER ENCLOSURES TO HAVE 1/2" CEMENT BOARD TILE BACKER WITH FIXTURE PENETRATIONS SEALED.
16. PROVIDE 5/8" TYPE 'X' DRYWALL UNDER STAIRS IF SPACE IS ENCLOSED.
17. GALVANIZED DOWN SPOUTS TO HAVE 5'-0" ADJUSTABLE EXTENSIONS AT GRADE - TYPICAL.
18. L.P. GAS APPLIANCES ARE NOT PERMITTED IN BASEMENTS OR CRAWL SPACES.
19. - MAXIMUM BASEMENT WINDOW SILL HEIGHT TO BE 44" A.F.F.
   - MAXIMUM WINDOW WELL DEPTH TO BE 44" BELOW GRADE. IF WDW. WELL IS OVER 44" DEEP, PROVIDE A PERMANENT LADDER WHICH DOES NOT ENCROACH MORE THAN 6".
   - EGRESS WINDOW WELL TO HAVE A MIN. CLEAR AREA OF 9 S.F.
   MORE THAN 44".
20. ALL EGRESS WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPENABLE AREA OF 5.7 SQ. FT. WITH A MINIMUM HEIGHT OF 24" AND MINIMUM WIDTH OF 20" FINISHED SILL HEIGHT SHALL NOT BE MORE THAN 44".
21. BELOW-GRADE UNDER-FLOOR SPACE BELOW BASEMENT LEVEL (IF REQUIRED PER SOILS REPORT) SHALL BE MECHANICALLY VENTED WITH A MIN. RATING OF 2 AND MAX OF 4 AIR CHANGES PER HOUR. INTAKE CFM SHALL MATCH EXHAUST CFM. VENT FAN TO BE CONTROLLED BY AN APPROVED HUMIDISTAT. INTAKE DUCT SHALL BE INSULATED TO PREVENT CONDENSATION ON THE DUCT AND SHALL CONFORM TO IRC SECT. M1601.2.1 W/ MIN. R4 VALUE AND HAVE A VAPOR RETARDER COVERING.
22. FIREBLOCKING - RE: SECTION 6.5 ON SHEET A0.1 △1
23. ALL STAIRWAYS SHALL COMPLY WITH 2018 IRC SECTION R311.7. MAX. RISER HT. = 7 3/4" - SEE R311.7.5.1 FOR ADD'L. INFO. MIN. TREAD DEPTH = 10" - SEE R311.7.5.2 FOR ADD'L. INFO. HANDRAILS SHALL COMPLY W/ R311.7.7
24. CLOTHES DRYER VENT DUCT SHALL HAVE A MAXIMUM DEVELOPED LENGTH NOT TO EXCEED 25'-0" FROM DRYER TO THE OUTLET TERMINAL. THE MAXIMUM LENGTH OF THE DUCT SHALL BE REDUCED 2 1/2 FT. FOR EACH 45 DEG. BEND AND 5 FT. FOR EACH 90 DEG. BEND. THE EXAUST DUCT SHALL BE A MINIMUM OF 4" DIA. THE DUCT SHALL TERMINATE OUTSIDE OF THE BUILDING AND SHALL HAVE A BACKDRAFT DAMPER THE DUCT SHALL TERMINATE 3 FT. FROM THE PROPERTY LINE AND 3 FT. FROM OPENINGS INTO THE BUILDING.
25. SHOWERS & TUB-SHOWER COMBINATIONS SHALL HAVE A PRESSURE BALANCE CONTROL VALVE OR THERMOSTATIC MIXING VALVE. HANDLE POSITION STOPS ARE REQUIRED AND SHALL BE ADJUSTED PER MANUF. SPECIFICATIONS. - MAX. MIXED WATER SETTING TO BE 120 DEG.
26. RESERVED
27. FOUNDATION WALLS SHALL EXTEND ABOVE FINISH GRADE WITH THE FOLLOWING DIMENSIONS & APPLICATIONS
   A) BRICK/EARTH SEPARATION = 4"
   B) STONE/EARTH SEPARATION = 4"
   C) STUCCO/EARTH SEPARATION = 6"
   D) FRAME (WOOD)/EARTH SEPARATION = 6"
28. ALL FIREPLACES, WOOD BURNING STOVES, AND GAS LOGS MUST BE LISTED BY AN APPROVED TESTING AGENCY (I.E. UL OR ANSI). INSTALLATION MUST CONFORM TO THE MANUFACTURER'S RECOMMENDATIONS. WOOD BURNING FIRPLACES ARE NOT PERMITTED, UNLESS FITTED W/ GAS LOGS, OR AN E.P.A. PHASE II INSERT
29. FIREPLACES ARE NOT PERMITTED IN BEDROOMS UNLESS EQUIPPED WITH AN APPROVED METHOD OF OBTAINING COMBUSTION AIR FROM OUTSIDE
30. STEP FLASHING IS REQUIRED AT ALL LOCATIONS WHERE A SLOPED ROOF MEETS A VERTICAL WALL OR PROJECTION
31. PROVIDE DRAINAGE A MINIMUM OF 5'-0" AWAY FROM ALL FOUNDATION WALLS AT ALL HOSE BIB LOCATIONS
32. PROVIDE A MINIMUM 6" DEEP GRAVEL BED PLACED 6" BELOW WINDOW SILL IN ALL WINDOW WELLS WHERE THE ELEVATION OF THE WINDOW SILL IS BELOW FINISH GRADE. PROVIDE A 4" WINDOW DRAIN WITH A BOLTED DOME CAP FOR DRAINAGE.
33. RETAINING WALLS OVER 30" IN HEIGHT FROM GRADE TO THE TOP OF THE WALL REQUIRE SEPARATE PERMITS.
34. EXHAUST HOOD SYSTEMS CAPABLE OF EXHAUSTING IN EXCESS OF 400 CUBIC FEET PER MINUTE (0.19 m3/s) SHALL BE PROVIDED WITH MAKEUP AIR AT A RATE APPOROXIMATELY EQUAL TO THE EXHAUST AIR RATE. SUCH MAKEUP AIR SYSTEMS SHALL BE EQUIPPED WITH A MEANS OF CLOSURE AND SHALL BE AUTOMATICALLY CONTROLLED TO START AND OPERATE SIMUTANEOUSLY WITH THE EXHAUST SYSTEM.

ABBREVIATIONS

∠ = ANGLE
℄ = CENTER LINE
C = CHANNEL
d = PENNY
⊥ = PERPENDICULAR
PL = PLATE
Ø = DIAMETER
ABV. = ABOVE
A.F.F. = ABV. FINISHED FLR.
AP = ACCESS PANEL
ADH. = ADHESIVE
AD. = ADJACENT
ADJ. = ADJUSTABLE
A/C = AIR CONDITIONING
A.B. = ANCHOR BOLT
A.P. = ACCESS PANEL
ASPH. = ASPHALT
BSMT. = BASEMENT
BRG. = BEARING
B.M. = BENCH MARK
BET. = BETWEEN
BIT. = BITUMINOUS
BLK. = BLOCK
BLKG. = BLOCKING
BD. = BOARD
BOT. = BOTTOM
BLDG. = BUILDING
CAB. = CABINET
CPT. = CARPET (ED)
CSMT. = CASEMENT
CLG. = CEILING
C.T. = CERAMIC TILE
CIR. = CIRCLE
CIRC. = CIRCUMFERENCE
CLR. = CLEAR
COL. = COLUMN
COMP. = COMPOSITION
CONC. = CONCRETE
CMU = CONC. MASONRY UNIT
CONST. = CONSTRUCTION
CONT. = CONTINUE (UOUS)
CONTR. = CONTRACT (OR)
C.T. = CONTROL JOINT
CTR. = COUNTER
CRS. = COURSE
D.P. = DAMPPROOFING
DTL. = DETAIL
DIAG. = DIAGONAL
DIA. = DIAMETER
DIM. = DIMENSION
DR. = DOOR
DH = DOUBLE HUNG
DS = DOWN SPOUT
DWG. = DRAWING
D.F. = DRINKING FOUNTAIN
E = EAST
ELEV. = ELEVATION
EQ. = EQUAL
(E) = EXISTING
E.B. = EXPANSION BOLT
EXT. = EXTERIOR
FB = FACE BRICK
F.O.C = FACE OF CONCRETE
F.O.M = FACE OF MASONRY
F.O.S = FACE OF STUDS
FBD. = FIBERBOARD
FIN. = FINISH (ED)
F.F.E. = FINISHED FLOOR EL.
FPL. = FIREPLACE
FLR. = FLOOR (ING)
FD = FLOOR DRAIN
FLUOR. = FLUORESCENT
FTG. = FOOTING
FNDN. = FOUNDATION
FP = FROST PROOF
GA. = GAGE, GAUGE
G.I. = GALVANIZED IRON
GL. = GLASS
GD. = GRADE (ING)
G.W.B. = GYPSUM WALL BOARD
GYP. = GYPSUM
HBD. = HARDBOARD
HWD. = HARDWOOD
H.S. = HARD SURFACE
HDR. = HEADER
HVAC = HEATING, VENTING, A/C
HT. = HEIGHT
HC = HOLLOW CORE
HM = HOLLOW METAL
H.S. = HARD SURFACE
HORIZ. = HORIZONTAL
INCL. = INCLUDE (D) (ING)
INSUL. = INSULATE (D) (ION)
JT. = JOINT
JST. = JOIST
KIT. = KITCHEN
LAM. = LAMINATE (D)
LT. = LIGHT
LVR = LOUVER
MB = MACHINE BOLT
MFR = MANUFACTURE (ER)
MAS = MASONRY
MO = MASONRY OPENING
MC = MEDICINE CABINET
MET = METAL
MIN = MINIMUM
(N) = NEW
N = NORTH
N.I.C = NOT IN CONTACT
NTS = NOT TO SCALE
O.C. = ON CENTER
OPG. = OPENING
OPP. = OPPOSITE
OPH = OPPOSITE HAND
O.D. = OUTSIDE DIAMETER
O.H. = OVERHEAD
PTN. = PARTITION
PVMT. = PAVEMENT
PER. = PERIMETER
P.A. = PLANTING AREA
PWD. = PLYWOOD
PL. = PLATE
P.L. = PROPERTY LINE
RAD. = RADIUS
REF. = REFERENCE
REFR. = REFRIGERATOR
REV. = REVISION (S), REVISED
ROW = RIGHT OF WAY
RD = ROOF DRAIN
RM. = ROOM
R = RISER
R.O. = ROUGH OPENING
S.A.T. = SUSPENDED ACCOUSTIC TILE
SHT. = SHEET
SIM. = SIMILAR
SKL. = SKY LIGHT
SC = SOLID CORE
S = SOUTH
SH = SINGLE HUNG
SL = SLIDER
S.L. = SIDE LIGHT
SPEC. = SPECS (IFICATION)
SQ. = SQUARE
SAFM = SELF-ADHERED FLASHING MEMBRANE
STD. = STANDARD
STL. = STEEL
STRUCT. = STRUCTURAL
SV = SHEET VINYL
SYN. = SYNTHETIC
SYS. = SYSTEM
TV = TELEVISION
THK. = THICK (NESS)
THR. = THRESHOLD
T&G = TONGUE & GROOVE
T.G. = TEMPERED GLASS
T.O.SL. = TOP OF SLAB
T.O.S. = TOP OF STEEL
T.O.W. = TOP OF WALL
TB = TOWEL BAR
TBD = TO BE DETERMINED
TR. = TRANSOM
T = TREAD
TYP. = TYPICAL
U.N.O. = UNLESS NOTED OTHERWISE
VB = VAPOR BARRIER
VNR. = VENEER
VERT. = VERTICAL
VIN. = VINYL
V.B. = VINYL BASE
V.T. = VINYL TILE
WC = WATER CLOSET
WP = WATERPROOFING
WR = WATER REPELLENT
WWF = WELDED WIRE FABRIC
W = WEST
W. = WIDTH, WIDE
WIN. = WINDOW
W/O = WITHOUT
WD. = WOOD
WB = WOOD BASE
W.I. = WROUGHT IRON
WRB = WEATHER / WATER RESISTIVE BARRIER

ARCHITECTURAL SYMBOLS

EARTH
RIGID INSUL.
BRICK / STONE (PLAN VIEW)
STONE (ELEVATIONS)
BATT INSUL.
CONCRETE
BRICK (ELEVATIONS)
ROUGH WD.
CONC. BLOCK
STUCCO
SHEET MTL.
STEEL
PLYWOOD
GENERAL (POT SHELF, DROPPED CLG., DROPPED FLR., ROOF OVERFRAMING, OPTIONAL MASONRY)
FINISH WD.

DETAIL No.
SHEET No.
DETAIL REFERENCES

SECTION No.
SHEET No.
BUILDING OR WALL SECTION

DETAIL No.
SHEET No.
WALL ELEVATION

REVISION NUMBER

REVISIONS

No.	DATE	DESCRIPTION
△1	09/21/2021	BUILDING DEPARTMENT COMMENTS
△2	11/22/2021	BUILDING DEPARTMENT COMMENTS (PARTY WALL DETAIL)
△3	01/31/2022	FIELD REDLINES
△4	06/21/2022	DWELLING UNIT SEPARATION WALL

INDEX OF DRAWINGS

BUILDING CODE

BUILDING CODES:
- 2018 INTERNATIONAL RESIDENTIAL CODE (IRC) WITH CITY OF ARVADA AMENDMENTS
- 2009 ANSI A117.1
- 2020 NATIONAL ELECTRIC CODE (NEC)
- 2018 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
- CITY OF ARVADA, COLORADO BUILDING DEPARTMENT

DESIGN CRITERIA:
- ROOF-GROUND SNOW LOAD: 30 psf / WIND DESIGN: 100 mph (3 SECOND GUSTS) EXPOSURE 'C'
- SEISMIC DESIGN CATEGORY: B / WEATHERING: SEVERE / FROST LINE DEPTH: 36"
- TERMITE: SLIGHT-MODERATE / DECAY: NONE-SLIGHT / WINTER DESIGN TEMP: 1 F
- AIR FREEZING INDEX: 532 / MEAN ANNUAL TEMP: 50.5 F / CLIMATE ZONE: 5
- HEATING DEGREE DAYS: 6,200

OCCUPANCY GROUP: IRC TOWNHOUSE PER SECTION 101.2

TYPE OF CONSTRUCTION: IRC TOWNHOUSE WITH 2 HOUR UNIT SEPARATION WALLS PER SECTION R302.2

FIRE SEPARATION DISTANCE: REFER TO SITE PLAN FROM BASELINE (CIVIL ENGINEER)

ALLOWABLE HEIGHT: MAXIMUM HEIGHT = 30'-0"

NUMBER OF STORIES: 1 STORY - UNITS AL, AR
2 STORY - UNITS BL, BR, B.IL, B.IR, CL, CR

SPRINKLER SYSTEM: NONE

FIRE ALARM: LOCAL SMOKE DETECTORS PER DWELLING UNIT REQUIREMENTS - SEE UNIT ELECTRICAL PLANS

UNIT AREA TABULATION:

	UNITS BL, BR, B.IR	UNITS CL
FINISHED:		
MAIN LEVEL	676 S.F.	735 S.F.
UPPER LEVEL	884 S.F.	1,024 S.F.
TOTAL	1,560 S.F.	1,759 S.F.
UNFINISHED:		
2-CAR GARAGE	425 S.F.	432 S.F.

ACCESSIBILITY:

△1 2018 IBC CHAPTER 11 AND 2009 ANSI A117.1 REQUIREMENTS: (AS REQUIRED PER IRC SECT. 320.1) — ALL SINGLE STORY "RANCH" STYLE UNITS (UNITS AL, AR SHALL BE TYPE 'B' DWELLING UNITS. TWO-STORY UNITS ARE EXEMPT

STATE OF COLORADO HB 03-1221, ARTICLE 5: — REQUIRED: 31 TOTAL DWELLING UNITS ON SITE REQUIRE 18 PTS.
PROVIDED: - 18 TYPE 'B' VISITABLE GROUND FLOOR UNITS X 1 PT. EA. = 18 PTS.
SEE CIVIL ENGINEER'S SITE PLAN FLOOR LOCATION OF THESE UNITS.

revision		
no.	date	by
△1	9-21-2021	
△2	11-22-2021	
△3	1-31-2022	
△4	6-21-2022	

STATE OF COLORADO
B.W.E.
BRADLEY W. EICKMAN
B-3026
6.22.2022
LICENSED ARCHITECT

M-A ARCHITECTS
ARCHITECTURE & PLANNING
THE LITTLETOWN OFFICE BUILDING
2329 WEST MAIN STREET SUITE 301
LITTLETON, CO 80120
TEL 303 730 7300
FAX 303 730 8300

Ralston Terrace Townhomes II
Arvada, Colorado
Lot 1: 10504 W. 63rd Lane
Lot 3: 10544 W. 63rd Lane
Lot 5: 10584 W. 63rd Lane
Lot 2: 10524 W. 63rd Lane
Lot 4: 10564 W. 63rd Lane
Lot 6: 10594 W. 63rd Lane

TYPE 14
BUILDING 1

title: COVER PAGE
date: 06-01-2021
drawn: M.E.L.
checked: B.W.E./M.E.L.
sheet: A0.0

GENERAL SEALANT NOTE FOR EXTERIOR DETAILS:
PROVIDE CAULKING / SEALANT AT ALL DISSIMILAR MATERIAL TRANSITIONS. REFER TO BUILDER'S SPECIFICATIONS FOR EXACT SEALANT TYPE AT EACH MATERIAL TRANSITION.

GENERAL NOTES:
1. RE: SHEET A0.2 FOR CONSTRUCTION ASSEMBLY KEYNOTES
2. ALL EXTERIOR WALLS SHALL HAVE A WATER-RESISTIVE BARRIER (W.R.B.)
   - "TYVEC" HOME WRAP OR APPROVED SUBSTITUTE.
   - AT WALL ASSEMBLIES WITH 2-LAYERS OF GRADE 'D' PAPER (OR 2-PLY PAPER) SERVING AS THE W.R.B., THESE SHALL BE INSTALLED IN ADDITION TO AND ON THE OUTSIDE OF THE HOME WRAP.

revision		
no.	date	by
1	9-21-2021	
2	11-22-2021	
3	1-31-2022	
4	6-21-2022	

GA FILE NO. ASW 0811	PROPRIETARY	2 HOUR FIRE	65 to 69 STC SOUND

GYPSUM WALLBOARD, STEEL STUDS

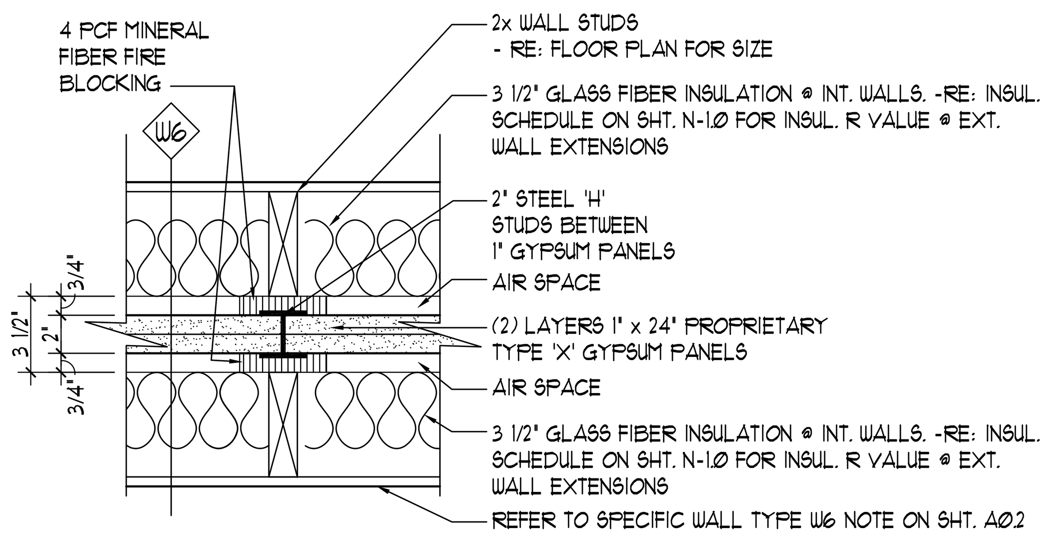
Fire Design:
Two layers 1" × 24" proprietary type X gypsum panels inserted between 2" floor and ceiling runners with 2" steel H studs between adjacent pairs of gypsum panels.
A 3/4" minimum airspace must be maintained between steel components and adjacent framing.
Alternate framing method allows for the 4" side of the 2 × 4 wood stud wall to be installed parallel to the two layers of 1" × 24" proprietary type X gypsum panels. (NLB)
Height limitation 66 feet.

Sound Design:
Sound tested with 2 × 4 stud wall faced with 1/2" regular gypsum wallboard each side of system and 3-1/2" glass fiber insulation in stud cavity on both sides.

PROPRIETARY GYPSUM BOARD
American Gypsum Company LLC
– 1" M-Bloc® Shaft Liner Panels

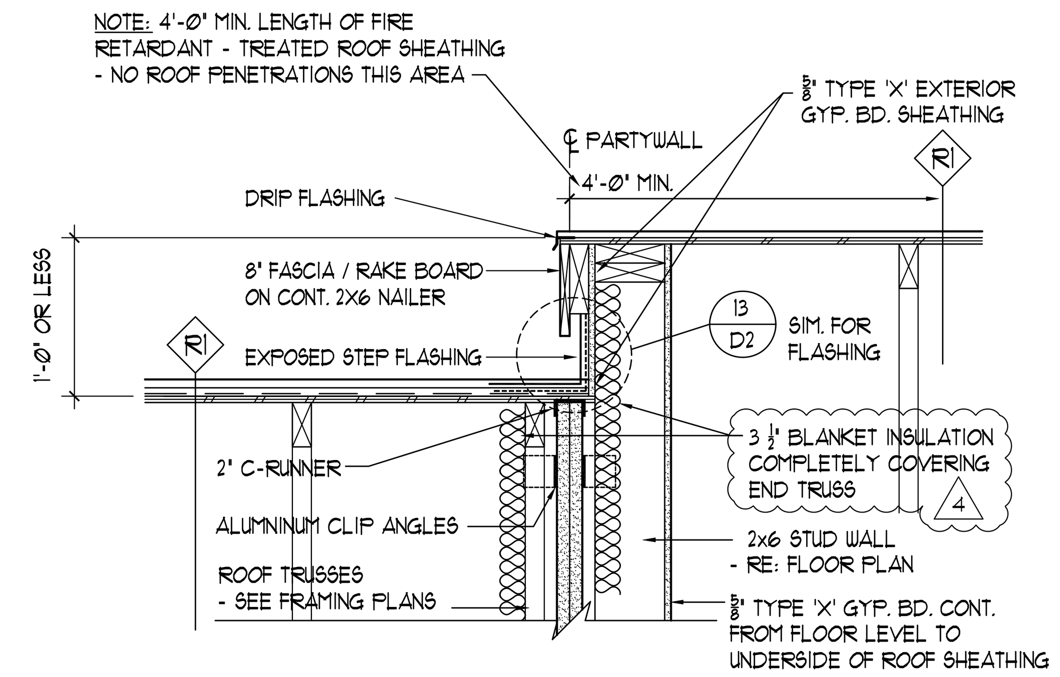
Thickness:	10-1/2" (Fire) 11-1/2" (Sound)
Approx. Weight:	9.5 psf (Fire) 12.5 psf (Sound)
Fire Test:	UL R14196, 04NK19014, 10-28-04, 09CA27216, 8-6-09, 4788272853, 12-14-17, UL Design U375
Sound Test:	NOAL 20-0209, 02-05-20

WALL TYPE W6 - BASE BID - UL#U375 WALL

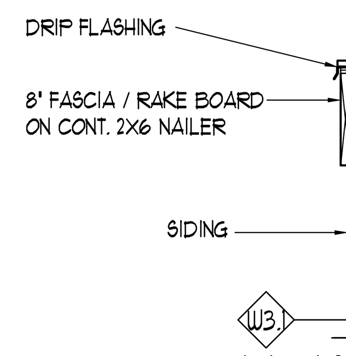


5 2-HR UNIT SEPARATION WALL DETAIL - UL#U375
1" = 1'-0" (PLAN VIEW)
WALL TYPE W6 ALT. #1

W6 RATED
2-HOUR FIRE RESISTANCE-RATED UNIT SEPARATION WALL (PARTY WALLS)
- TWO-ROWS OF 2X WOOD STUDS @ 16" o.c. (WIDTH PER PLAN) WITH 3/4" AIR SPACE AND TWO LAYERS OF 1" X 24" PROPRIETARY TYPE 'X' GYPSUM PANELS BETWEEN METAL 'H' STUDS
- 5/8" TYPE-'X' GYP. BD. AT SELECT AREAS WHEN FRAMED WALL EXTENDS TO BECOME AN EXTERIOR CONDITION (EITHER HORIZ. OR VERT. OR AT A GARAGE WALL. ALL OTHER AREAS OF DWELLING UNIT CAN BE 1/2" REGULAR GYP. BD. ON INSIDE OF WALL
- GA FILE NO. ASW 0811, 2 HOUR (PROPRIETARY) - SEE GA DETAIL THIS SHEET
- UL DESIGN #375
- STC RATING OF 65 TO 69 WITH 3 1/2" GLASS FIBER IN STUD SPACES ON BOTH SIDES OF WALL.
- WALL SHALL BE CONSTRUCTED IN ACCORDANCE W/ MFR. INSTRUCTIONS
  NO. SA925 FOR CLIP ATTACHMENT, WALL HT. REQUIREMENTS AND ALL OTHER SPECS.
- SEE WALL SECTIONS ON SHEET D-A1 FOR FIRE BLOCKING AND ADDITIONAL INFO.

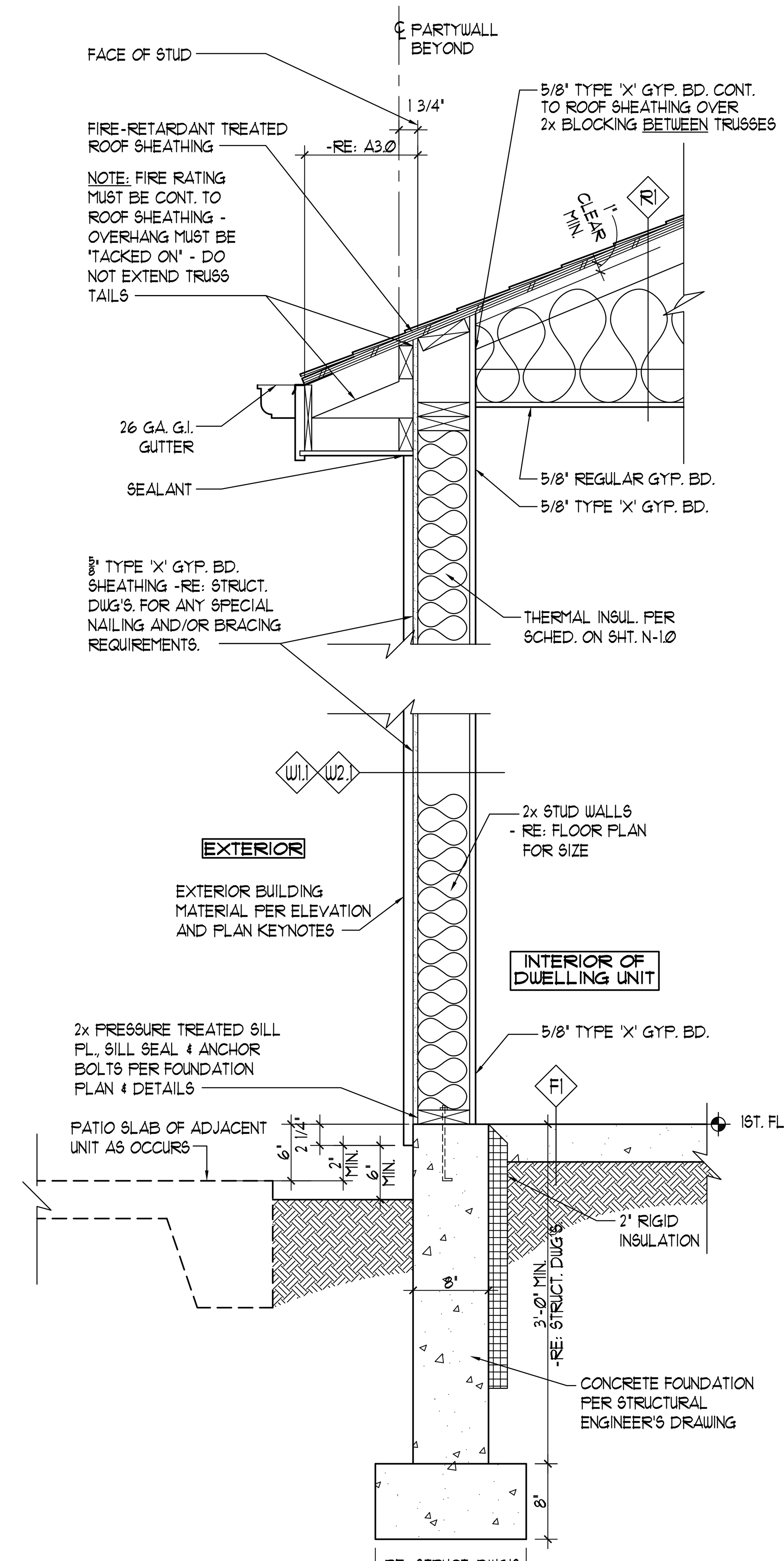


7 CONFINED RAKE DETAIL AT PARTYWALL
1" = 1'-0"

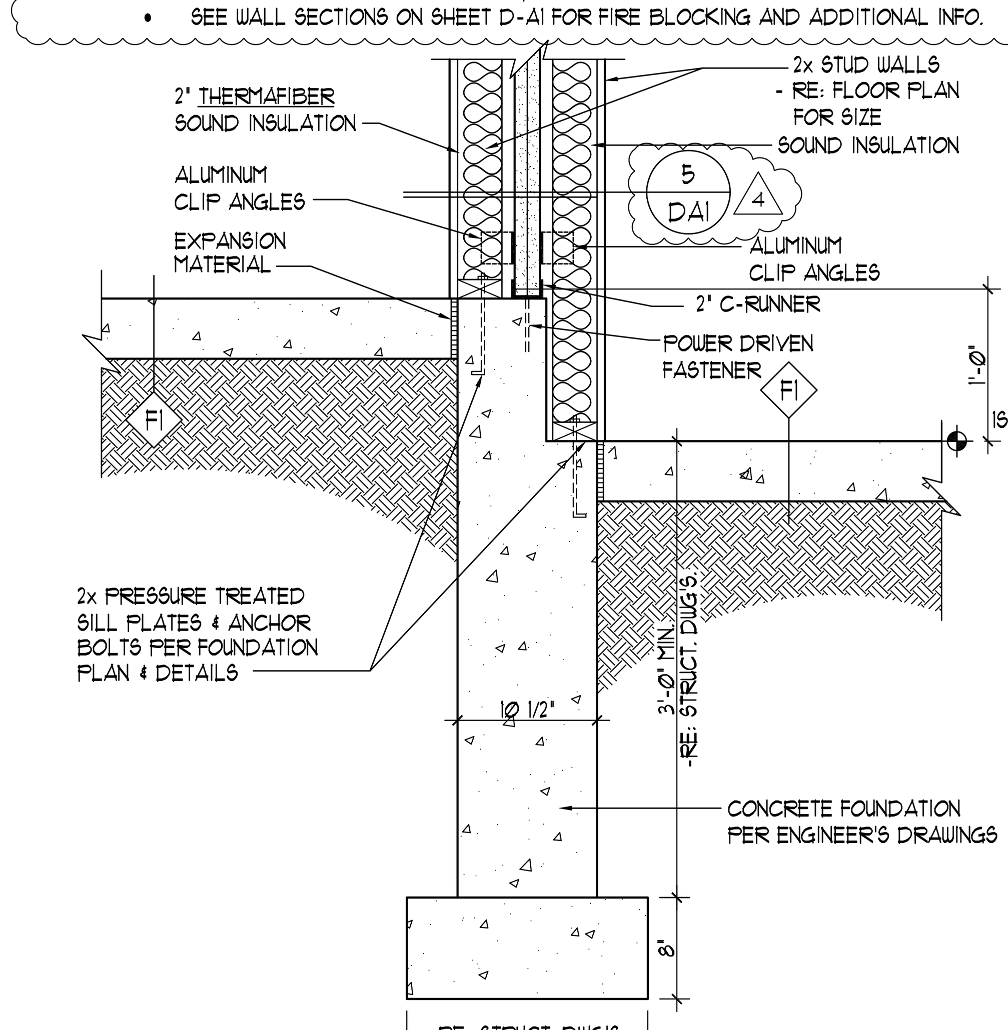


2a FLUSH RAKE
1" = 1'-0" AT PARTY WALL

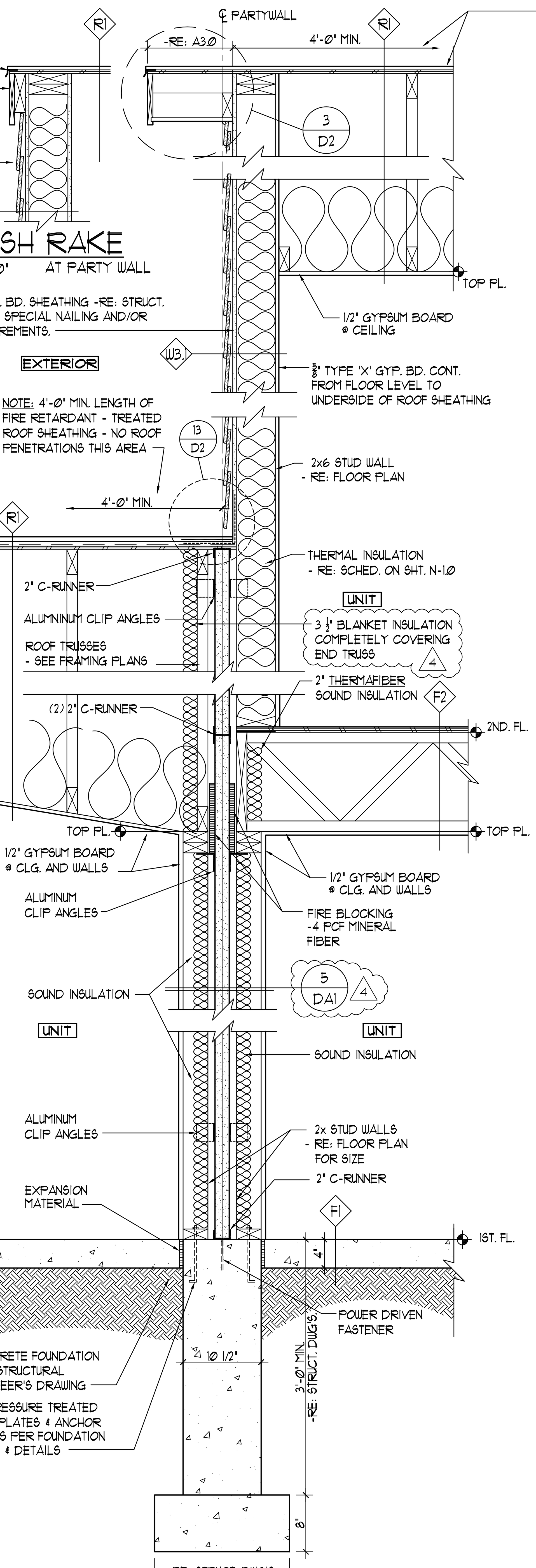
5/8" TYPE 'X' GYP. BD. SHEATHING -RE: STRUCT. DWG'S. FOR ANY SPECIAL NAILING AND/OR BRACING REQUIREMENTS.



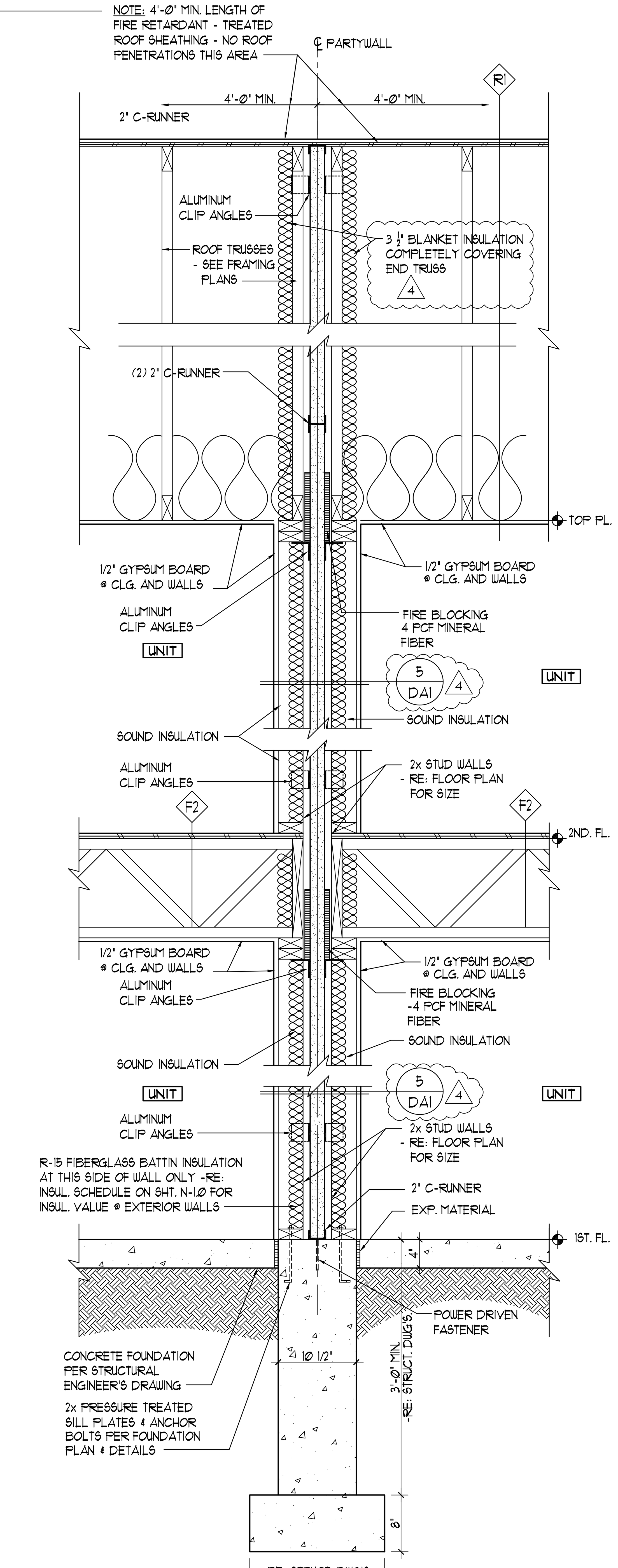
3 SECTION @ 1-HOUR EXTERIOR WALL NEXT TO ADJACENT DWELLING UNIT
1" = 1'-0"
NOTES:
1. SEE SHT. A0.2 FOR FIRE RESISTANCE RATING FOR WALL TYPES W1.1 AND W2.1



SECTION @ 2-HOUR UNIT SEPARATION WALL
4 @ STEPPED FLOOR CONDITION
1" = 1'-0"



2 SECTION @ 2-HOUR UNIT SEPARATION WALL
1" = 1'-0"



1 SECTION @ 2-HOUR UNIT SEPARATION WALL
1" = 1'-0"

ALTERNATE #1
UL#U375 WALL

STATE OF COLORADO
BRADLEY W. EICKMAN
B-3026
LICENSED ARCHITECT

M-A ARCHITECTS
ARCHITECTURE & PLANNING
THE LITTLETOWN OFFICE BUILDING
2329 WEST MAIN STREET SUITE 301
LITTLETON, CO 80120
TEL 303 730 7300
FAX 303 730 8300

Ralston Terrace Townhomes II
Arvada, Colorado

title: WALL SECTIONS
date: 06-01-2021
drawn: M.E.L.
checked: B.W.E./M.E.L.
sheet: D-A1

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   - AT WALL ASSEMBLIES WITH 2-LAYERS OF GRADE 'D' PAPER (OR 2-PLY PAPER) SERVING AS THE W.R.B., THESE SHALL BE INSTALLED IN ADDITION TO AND ON THE OUTSIDE OF THE HOME WRAP.

AREA SEPARATION FIRE WALLS			
GA FILE NO. ASW 0800	PROPRIETARY	2 HOUR FIRE	65 to 69 STC SOUND

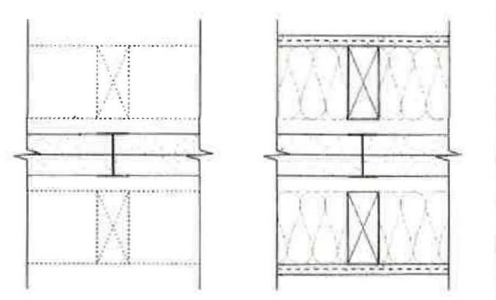
GYPSUM PANELS, STEEL STUDS

Fire Design:
Two layers 1" × 24" proprietary type X gypsum panels inserted between 2" floor and ceiling runners with 2" steel H studs between adjacent pairs of gypsum panels.
A 3/4" minimum airspace must be maintained between steel components and adjacent framing (indicated by dashed lines in sketch). As an alternate, the steel components may be covered with 6" wide battens or full sheets of 1/2" type X gypsum board.
Height limitation 66 feet. **(NLB)**
Refer to the manufacturer for thermal protection of the framing.

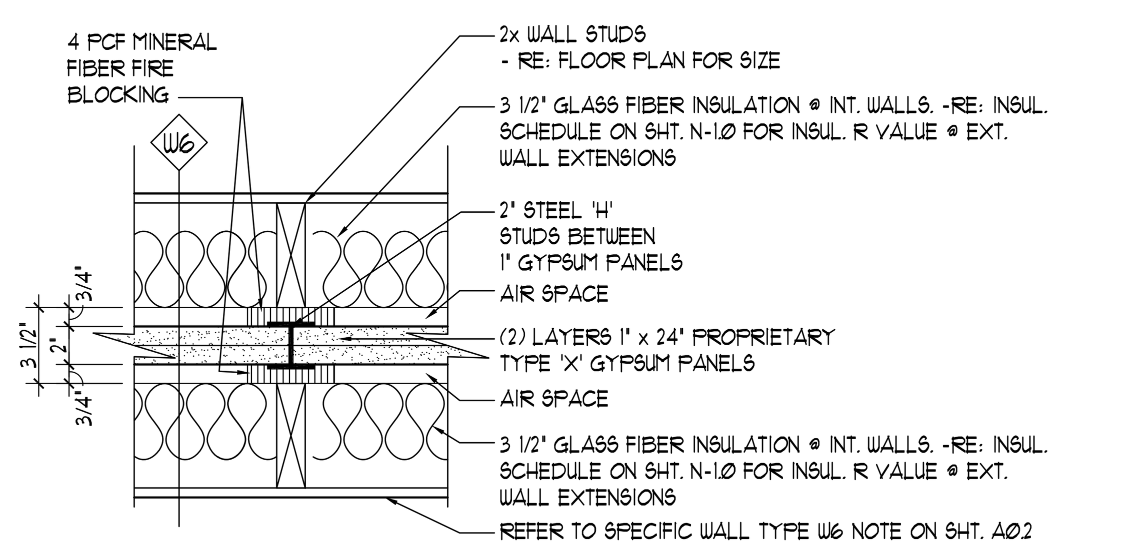
Sound Design:
Sound tested with 2 × 4 stud wall faced with 1/2" proprietary gypsum panel product each side of system and 3-1/2" glass fiber insulation in stud cavity.

PROPRIETARY GYPSUM PANELS
National Gypsum Company
– 1" Gold Bond® Shaftliner XP®
– 1/2" Gold Bond® SoundBreak XP Wall® Board

Thickness:	3-1/2" (Fire) 11-1/2" (Sound)
Approx. Weight:	9 psf (Fire) 14.4 psf (Sound)
Fire Test:	UL R3501, 05NK28782, 4-13-16, UL Design U347
Sound Test:	NRCC B-3451.1, 10-5-06

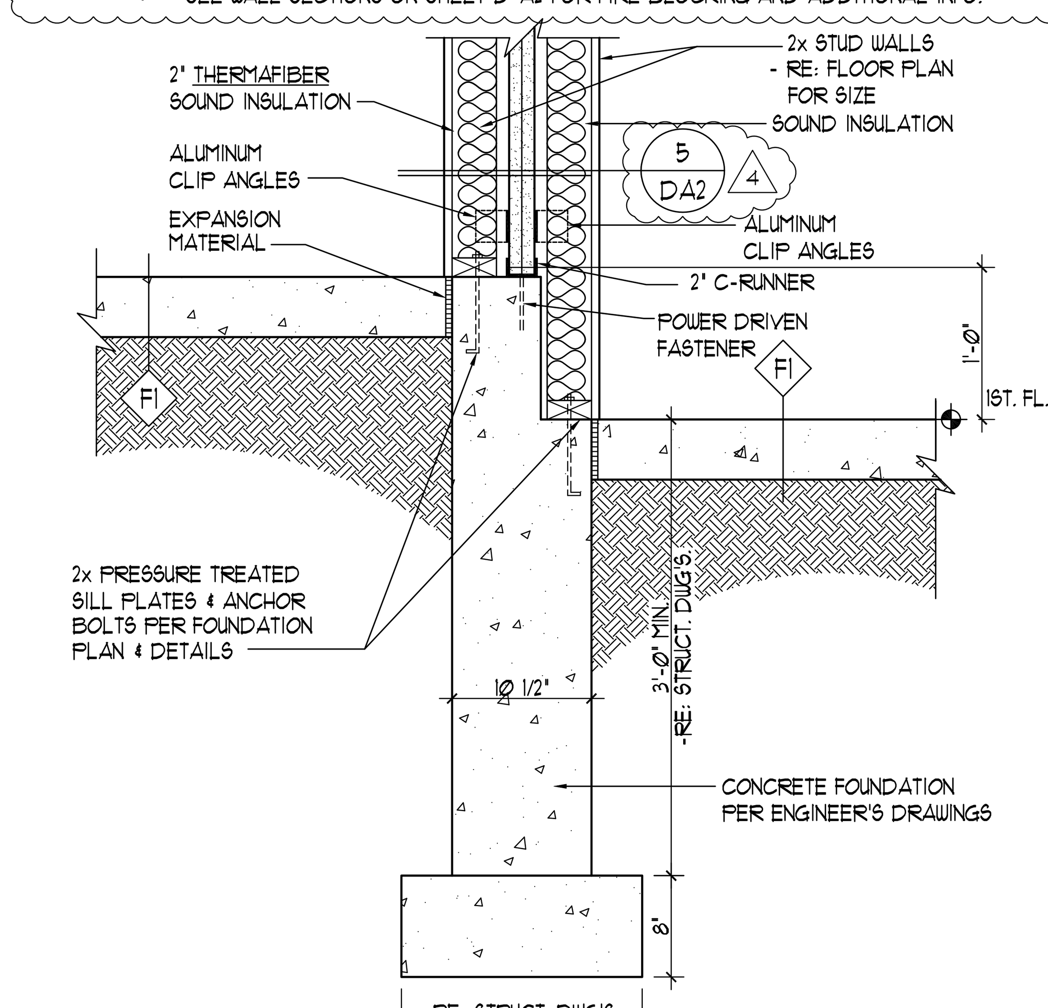


4 WALL TYPE W6 - BASE BID - UL#U347 WALL

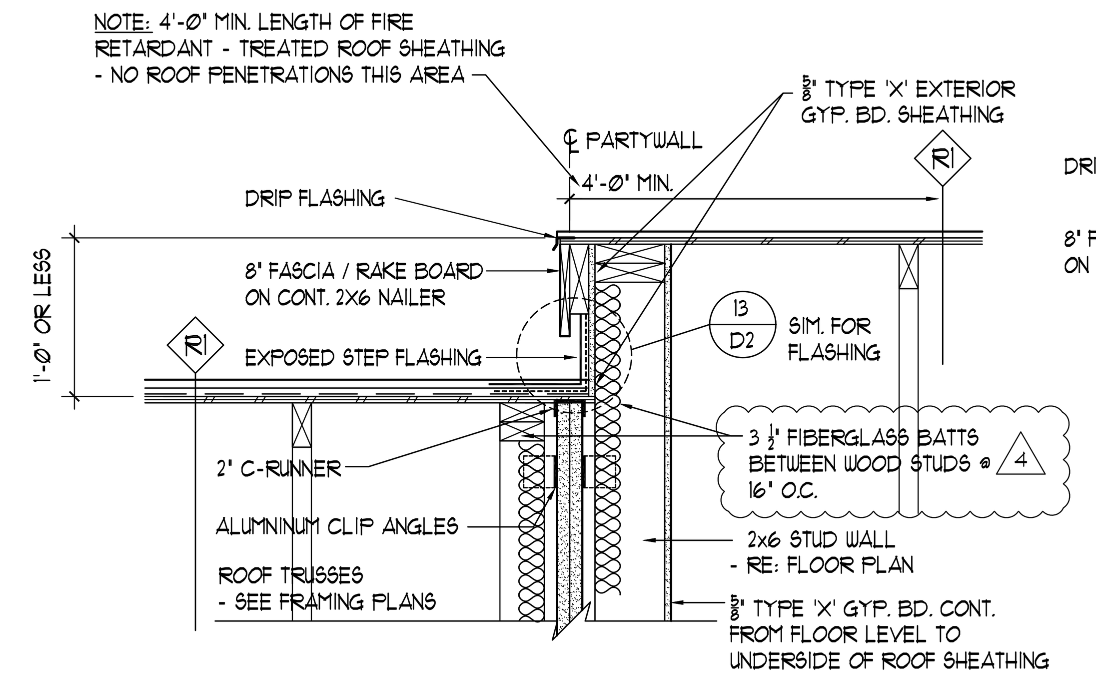


5 2-HR UNIT SEPARATION WALL DETAIL - UL#U347
1" = 1'-0" (PLAN VIEW) WALL TYPE W6 ALT. #2

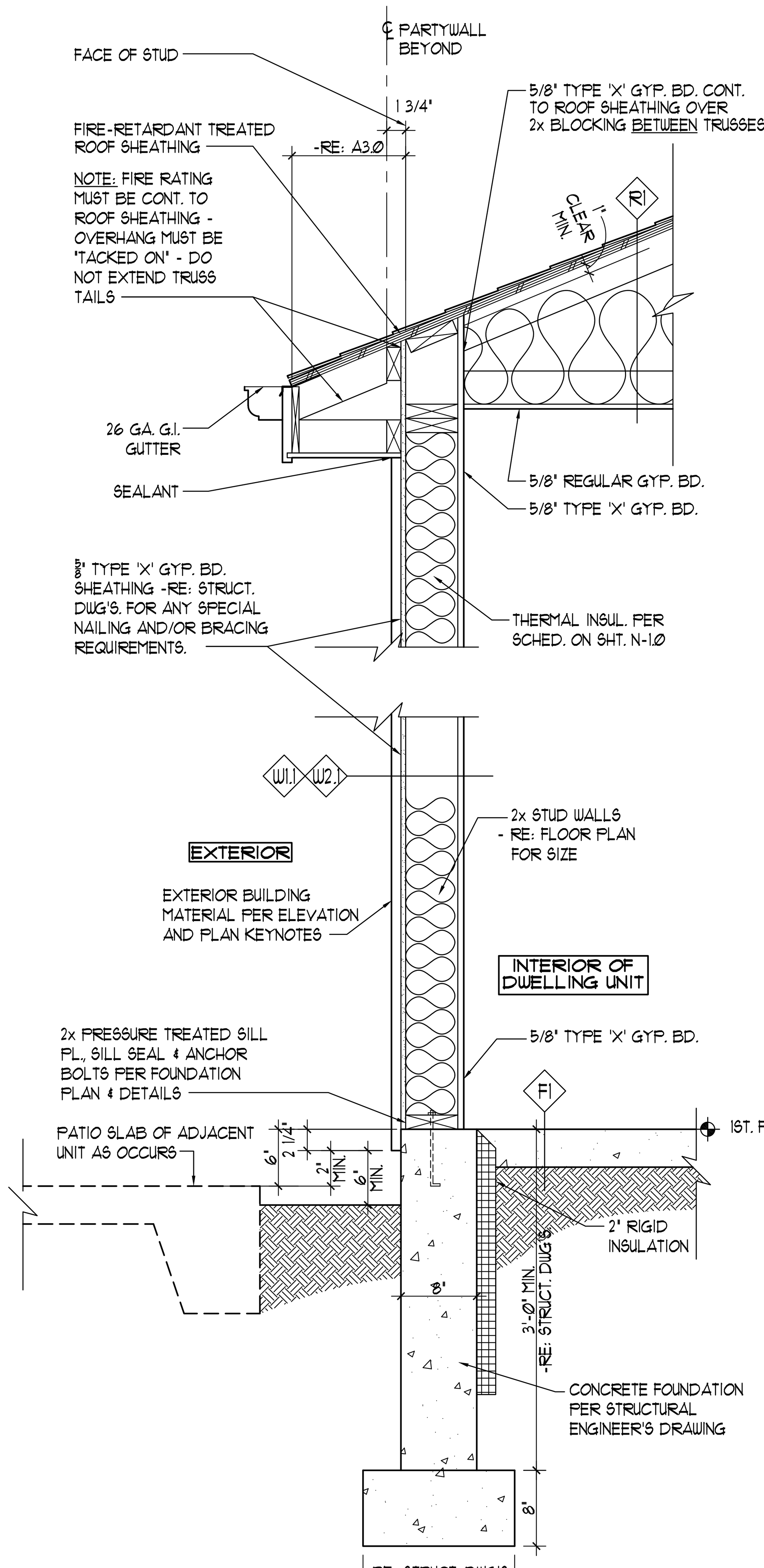
W6 RATED 4
2-HOUR FIRE RESISTANCE-RATED UNIT SEPARATION WALL (PARTY WALLS)
- TWO-ROWS OF 2X WOOD STUDS @ 16" o.c. (WIDTH PER PLAN) WITH 3/4" AIR SPACE AND TWO LAYERS OF 1" X 24" PROPRIETARY TYPE 'X' GYPSUM PANELS BETWEEN METAL 'H' STUDS
- 5/8" TYPE-'X' GYP. BD. AT SELECT AREAS WHEN FRAMED WALL EXTENDS TO BECOME AN EXTERIOR CONDITION (EITHER HORIZ. OR VERT. OR AT A GARAGE WALL. ALL OTHER AREAS OF DWELLING UNIT CAN BE 1/2" REGULAR GYP. BD. ON INSIDE OF WALL
- GA FILE NO. ASW 0811, 2 HOUR (PROPRIETARY) - SEE GA DETAIL THIS SHEET
- UL DESIGN #375
- STC RATING OF 65 TO 69 WITH 3 1/2" GLASS FIBER IN STUD SPACES ON BOTH SIDES OF WALL.
- WALL SHALL BE CONSTRUCTED IN ACCORDANCE W/ MFR. INSTRUCTIONS NO. SA925 FOR CLIP ATTACHMENT, WALL HT. REQUIREMENTS AND ALL OTHER SPECS.
- SEE WALL SECTIONS ON SHEET D-A2 FOR FIRE BLOCKING AND ADDITIONAL INFO.



4 SECTION @ 2-HOUR UNIT SEPARATION WALL @ STEPPED FLOOR CONDITION
1" = 1'-0"



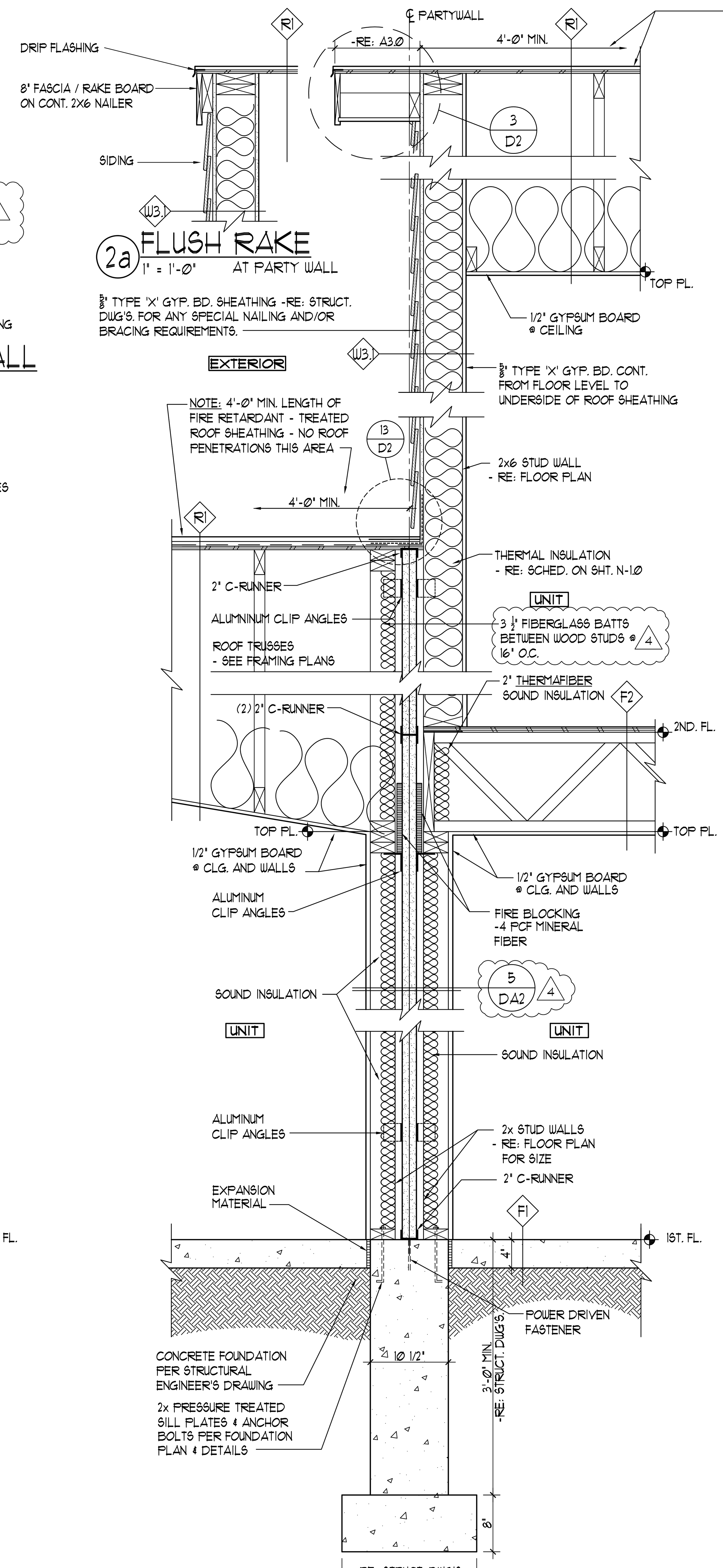
7 CONFINED RAKE DETAIL AT PARTYWALL
1" = 1'-0"



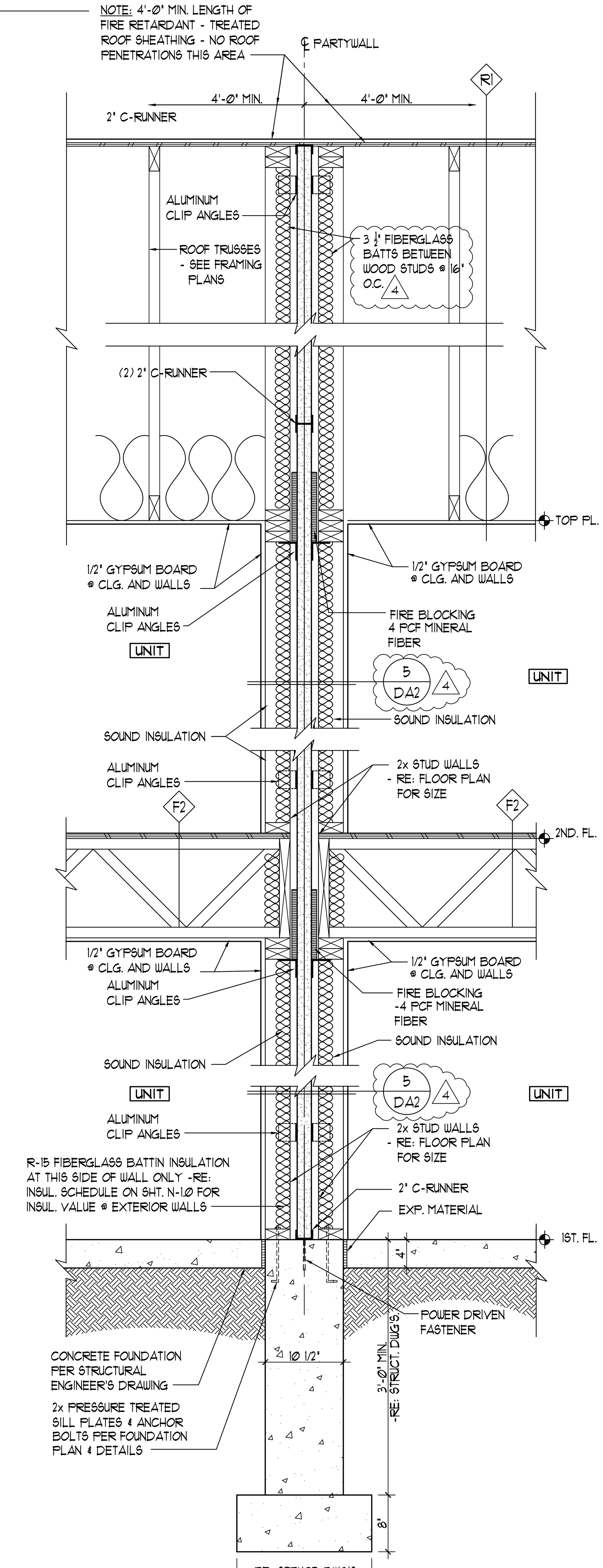
3 SECTION @ 1-HOUR EXTERIOR WALL NEXT TO ADJACENT DWELLING UNIT
1" = 1'-0"
NOTES:
1. SEE SHT. A0.2 FOR FIRE RESISTANCE RATING FOR WALL TYPES W1.1 AND W2.1

2a FLUSH RAKE
1" = 1'-0" AT PARTY WALL

5/8" TYPE 'X' GYP. BD. SHEATHING -RE: STRUCT. DWG'S. FOR ANY SPECIAL NAILING AND/OR BRACING REQUIREMENTS.



2 SECTION @ 2-HOUR UNIT SEPARATION WALL
1" = 1'-0"



1 SECTION @ 2-HOUR UNIT SEPARATION WALL
1" = 1'-0"

4 ALTERNATE #2
UL#347 WALL

revision		
no.	date	by
1	9-21-2021	
2	11-22-2021	
3	1-31-2022	
4	6-21-2022	

STATE OF COLORADO LICENSED ARCHITECT
BRADLEY W. EICKMAN
B-3026
6.22.2022

M-A ARCHITECTS
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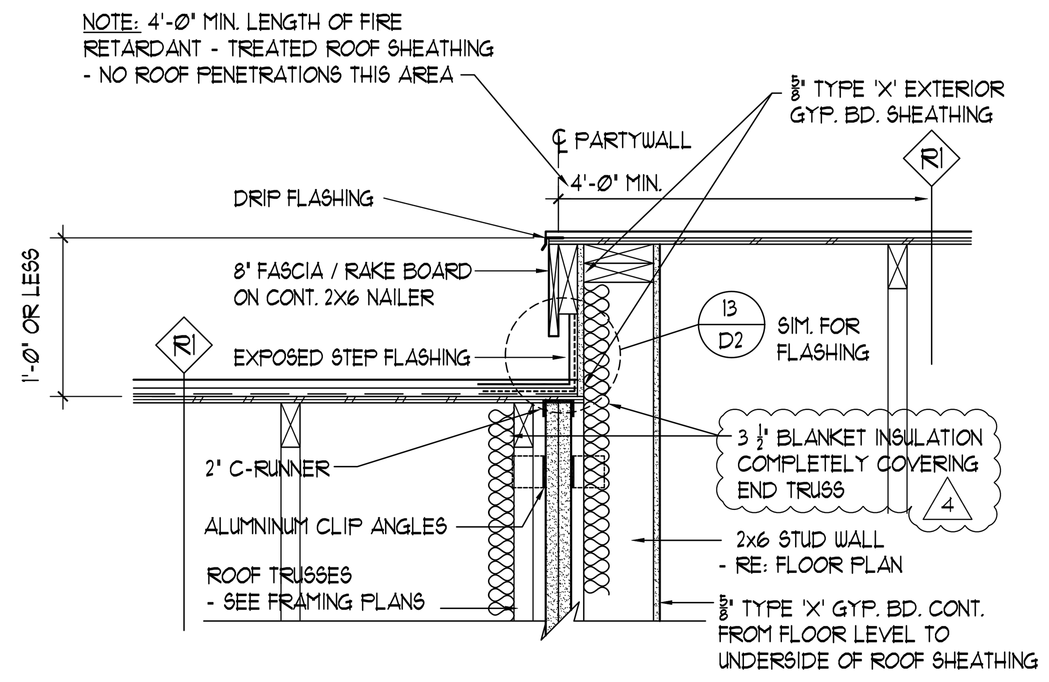
Ralston Terrace Townhomes II
Arvada, Colorado

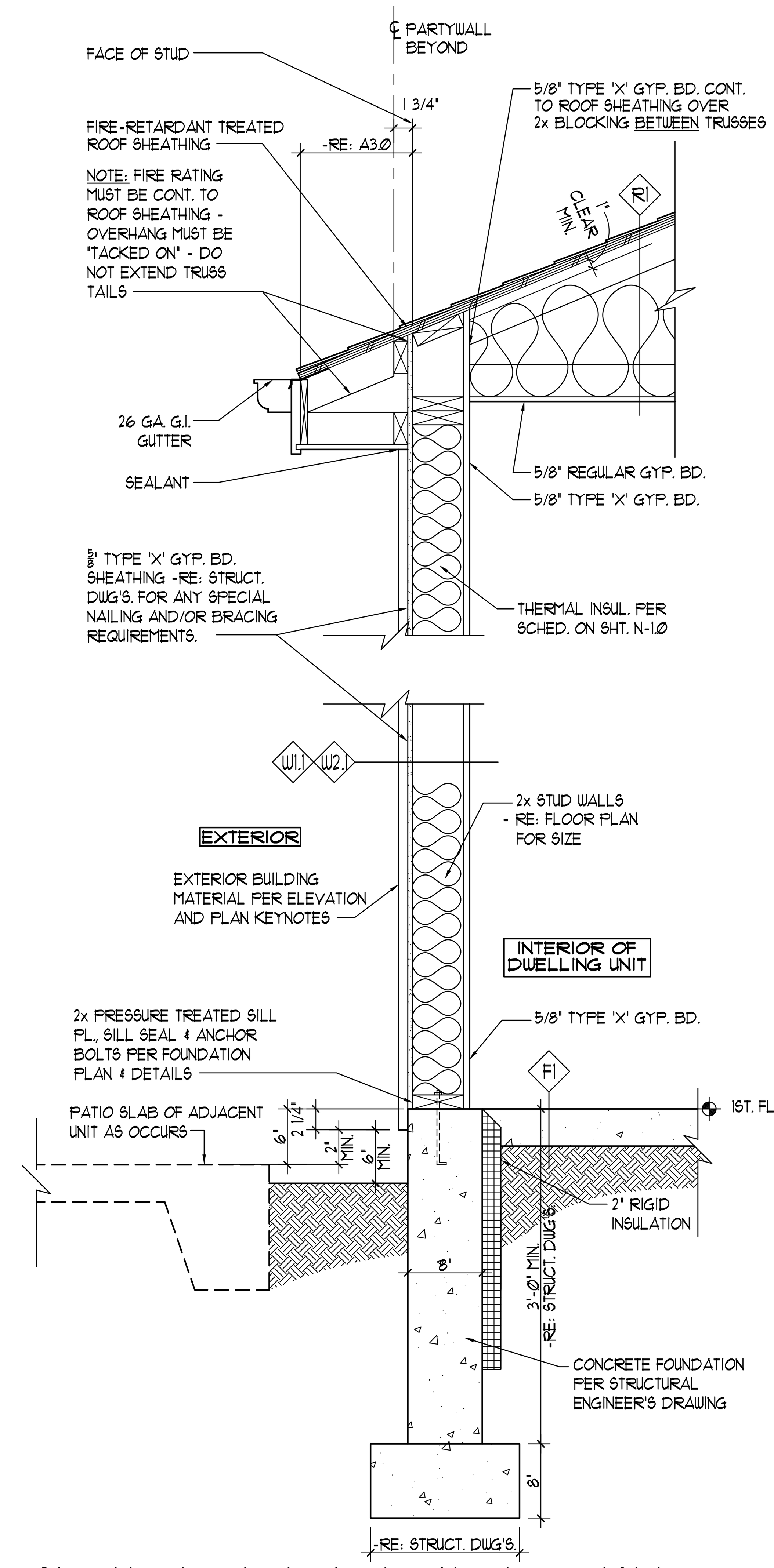
title: WALL SECTIONS
date: 06-01-2021
drawn: M.E.L.
checked: B.W.E./M.E.L.
sheet: 4 D-A2

GENERAL SEALANT NOTE FOR EXTERIOR DETAILS:
PROVIDE CAULKING / SEALANT AT ALL DISSIMILAR MATERIAL TRANSITIONS. REFER TO BUILDER'S SPECIFICATIONS FOR EXACT SEALANT TYPE AT EACH MATERIAL TRANSITION.

GENERAL NOTES:
1. RE: SHEET A0.2 FOR CONSTRUCTION ASSEMBLY KEYNOTES
2. ALL EXTERIOR WALLS SHALL HAVE A WATER-RESISTIVE BARRIER (W.R.B.)
   - "TYVEC" HOME WRAP OR APPROVED SUBSTITUTE.
   - AT WALL ASSEMBLIES WITH 2-LAYERS OF GRADE 'D' PAPER (OR 2-PLY PAPER) SERVING AS THE W.R.B., THESE SHALL BE INSTALLED IN ADDITION TO AND ON THE OUTSIDE OF THE HOME WRAP.

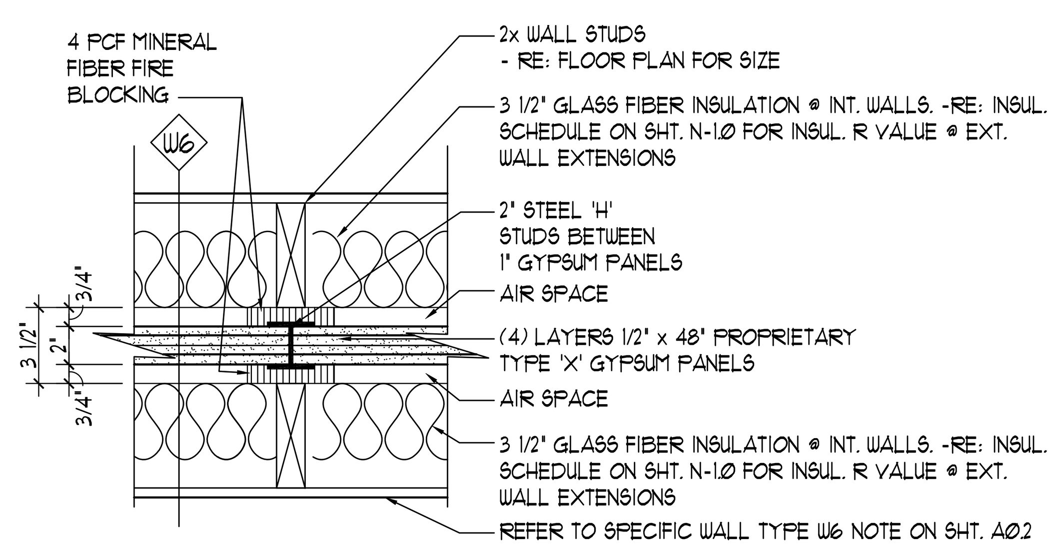


7 CONFINED RAKE DETAIL AT PARTYWALL
1" = 1'-0"



3 SECTION @ 1-HOUR EXTERIOR WALL NEXT TO ADJACENT DWELLING UNIT
1" = 1'-0"

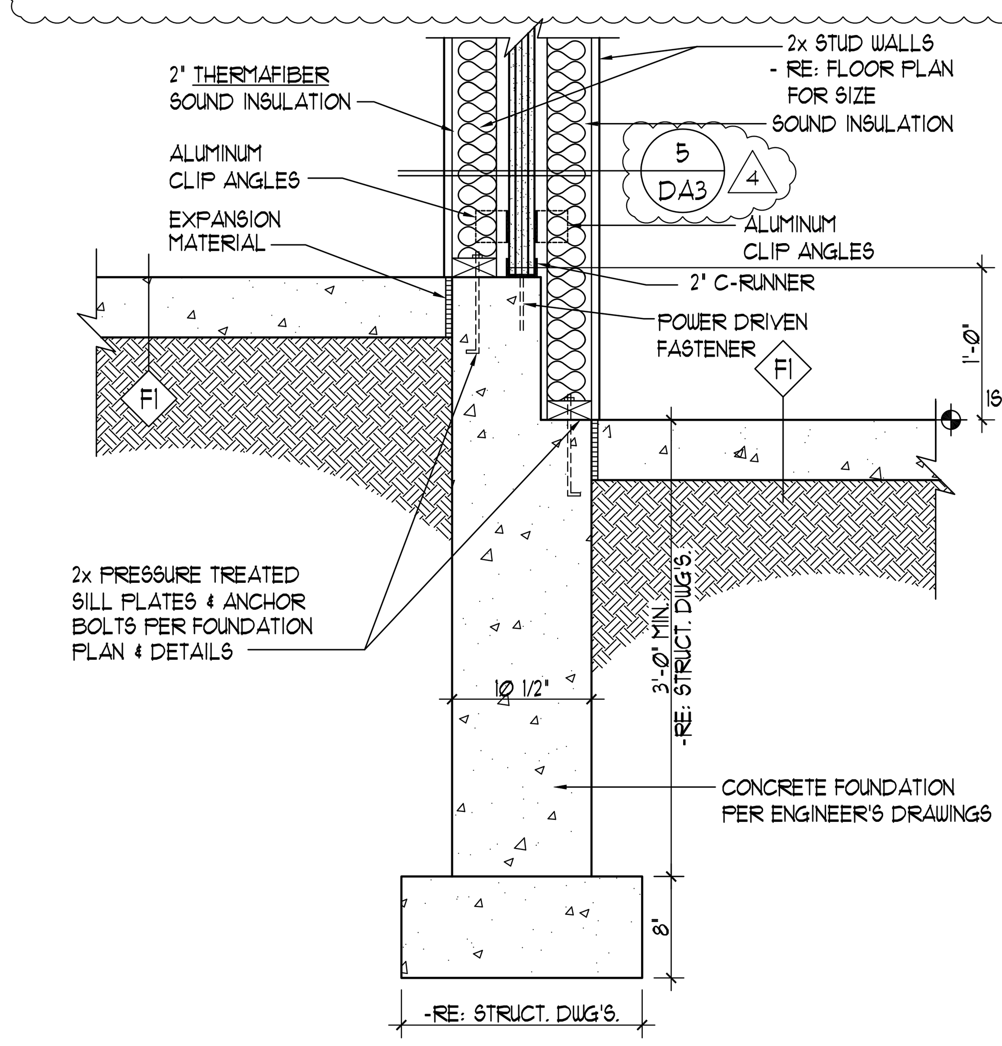
NOTES:
1. SEE SHT. A0.2 FOR FIRE RESISTANCE RATING FOR WALL TYPES W1 AND W2.



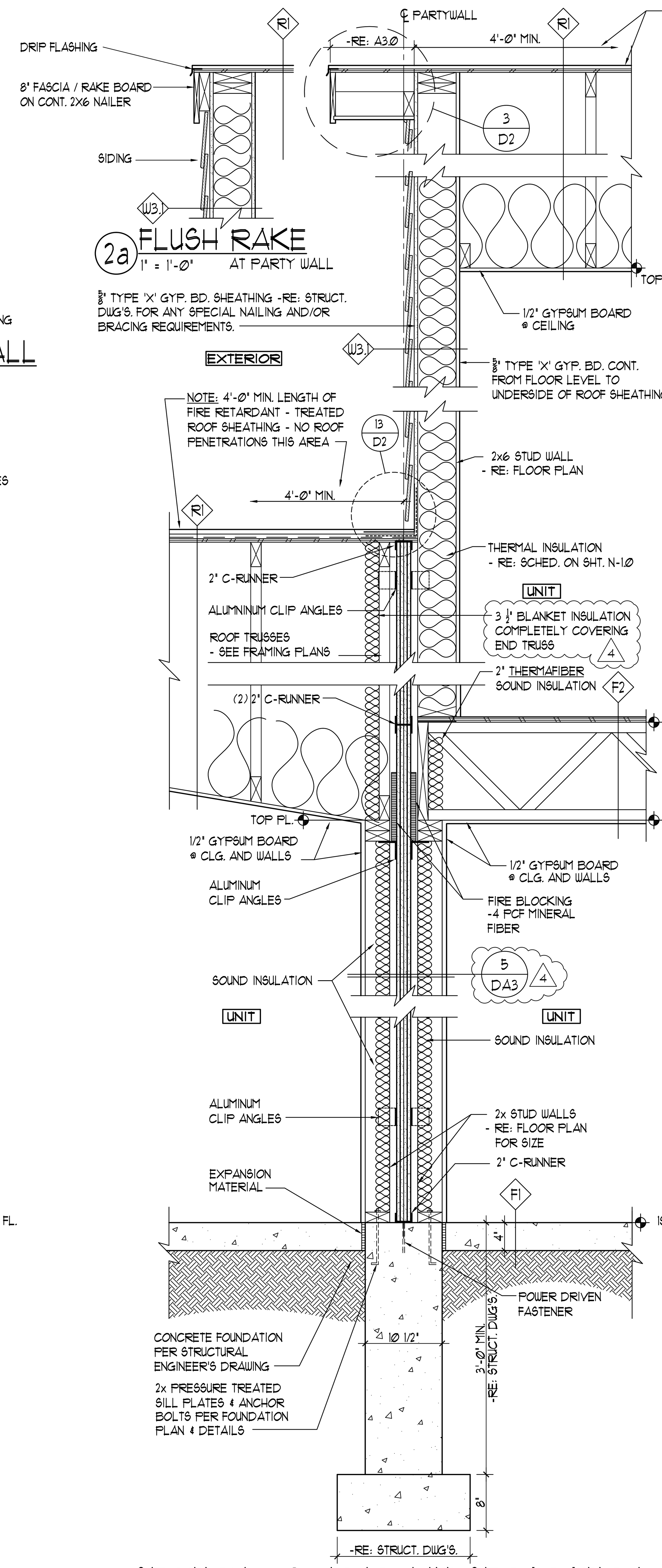
5 2-HR UNIT SEPARATION WALL DETAIL - ULV344
1" = 1'-0" (PLAN VIEW) WALL TYPE W6 ALT. #3

W6 RATED 4

2-HOUR FIRE RESISTANCE-RATED UNIT SEPARATION WALL (PARTY WALLS)
- TWO-ROWS OF 2X WOOD STUDS @ 16" o.c. (WIDTH PER PLAN) WITH 3/4" AIR SPACE AND FOUR LAYERS OF 1/2" X 48" PROPRIETARY TYPE 'X' GYPSUM PANELS BETWEEN METAL 'H' STUDS
- 5/8" TYPE-'X' GYP. BD. AT SELECT AREAS WHEN FRAMED WALL EXTENDS TO BECOME AN EXTERIOR CONDITION (EITHER HORIZ. OR VERT. OR AT A GARAGE WALL. ALL OTHER AREAS OF DWELLING UNIT CAN BE 1/2" REGULAR GYP. BD. ON INSIDE OF WALL
- UL DESIGN V344
- STC RATING OF 65 TO 69 WITH 3 1/2" GLASS FIBER IN STUD SPACES ON BOTH SIDES OF WALL.
- WALL SHALL BE CONSTRUCTED IN ACCORDANCE W/ USG DOCUMENT (SEE ATTACHED) NO. SA925 FOR CLIP ATTACHMENT, WALL HT. REQUIREMENTS AND ALL OTHER SPECS.
- SEE WALL SECTIONS ON SHEET D-A3 FOR FIRE BLOCKING AND ADDITIONAL INFO.

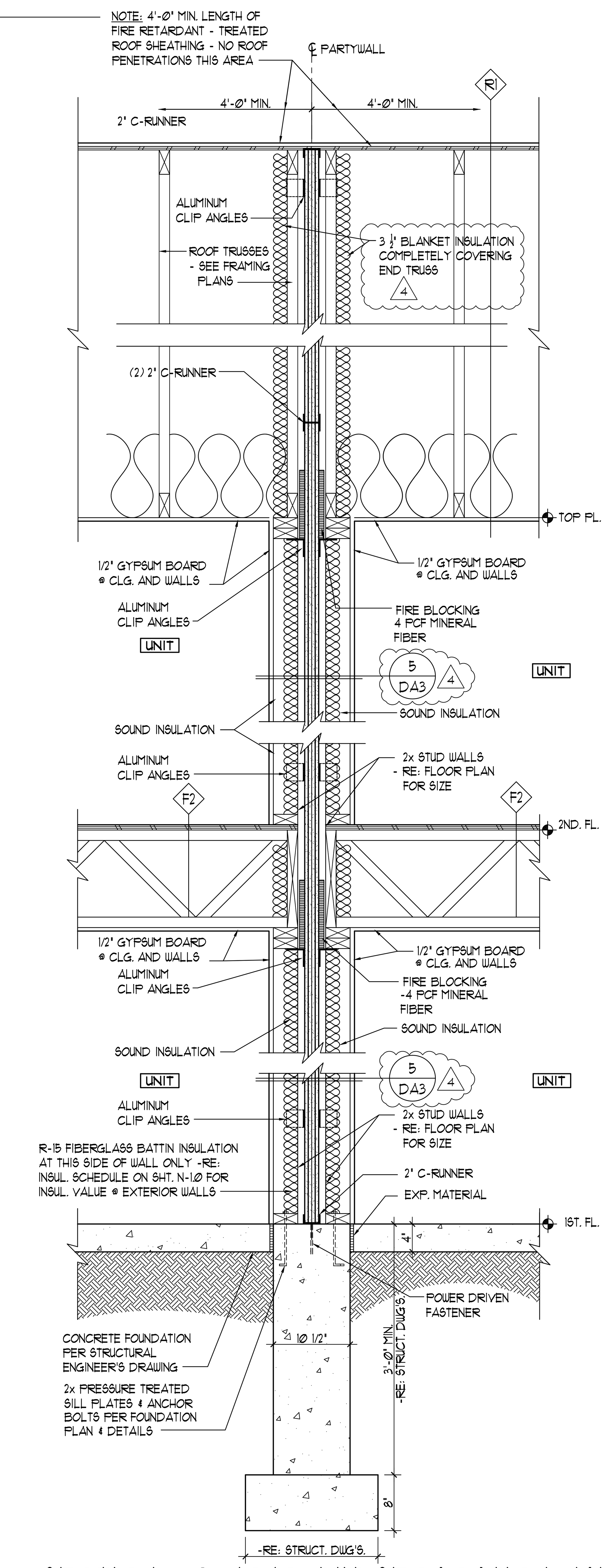


SECTION @ 2-HOUR UNIT SEPARATION WALL
4 @ STEPPED FLOOR CONDITION
1" = 1'-0"



2a FLUSH RAKE AT PARTY WALL
1" = 1'-0"

2 SECTION @ 2-HOUR UNIT SEPARATION WALL
1" = 1'-0"



1 SECTION @ 2-HOUR UNIT SEPARATION WALL
1" = 1'-0"

4 ALTERNATE #3
ULV344 WALL

no.	date	by
1	9-21-2021	
2	11-22-2021	
3	1-31-2022	
4	6-21-2022	

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