

SYMBOL LEGEND

	ROOM #	AREA NUMBER
	DOOR NUMBER	
	ELEVATION NUMBER	ELEVATION SHEET NUMBER
	ROOM ELEVATION NUMBER	ROOM ELEVATION SHEET NUMBER
	SECTION NUMBER	SECTION SHEET NUMBER
	WALL TYPE INDICATION	
	FINISH TYPE	FINISH NUMBER
	WINDOW NUMBER	

STANDARD ABBREVIATIONS

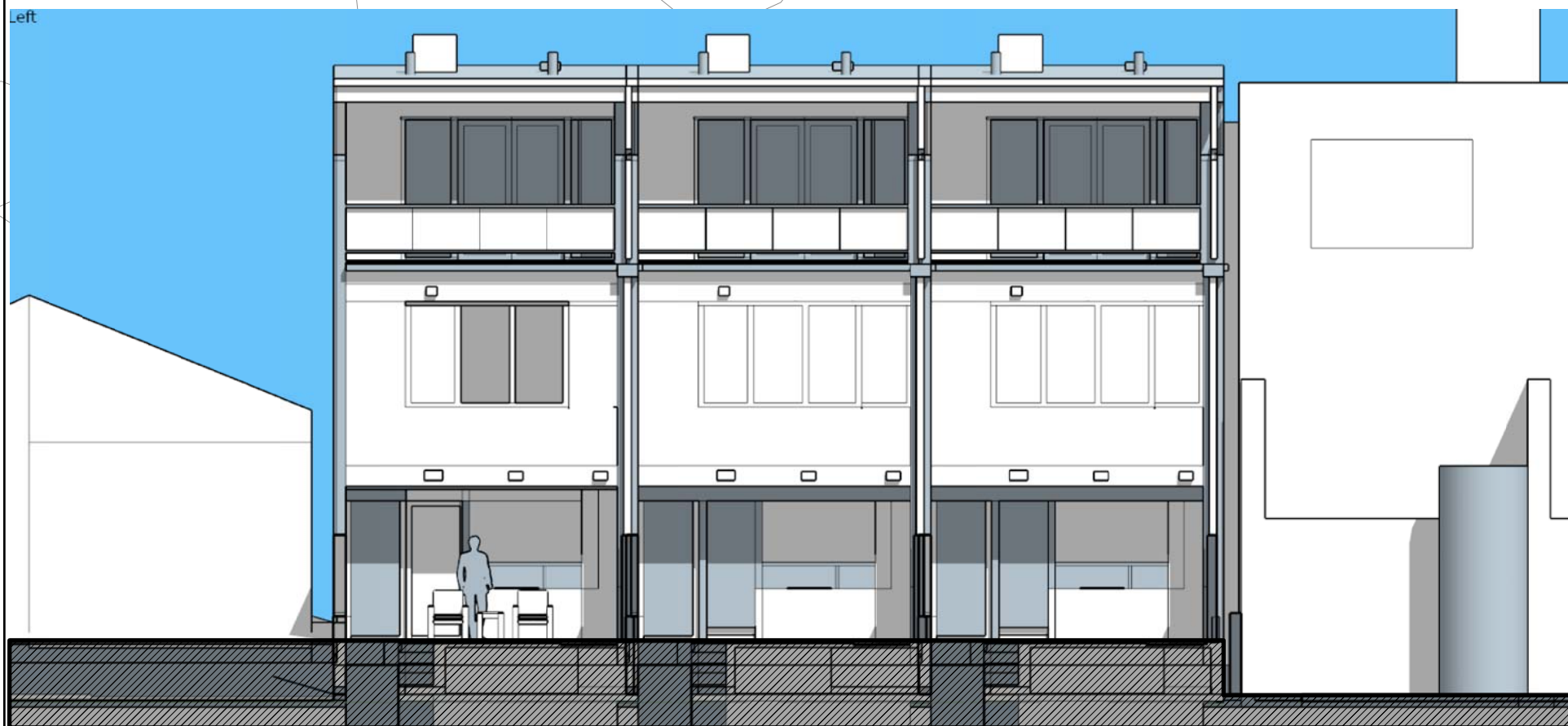
A ADJ. A.F.F. ALUM. ALT. AMP. APPROX. ARCH.	AT ADJUSTABLE ABOVE FINISHED FLOOR ALUMINUM ALTERNATE AMPERE APPROXIMATE ARCHITECTURAL OR ARCHITECT	M MATL. MAX. M.D.F. MECH. MFG. MFR. MIN. MISC. M.O. MUL. MTD. MTL.	MATERIAL MAXIMUM MED DENSITY FIBERBOARD MECHANICAL MANUFACTURING MANUFACTURER MINIMUM MISCELLANEOUS MASONRY OPENING MULLION MOUNTED METAL
B BD. B.F.C. BLDG. STD. B.O. B.O.C.A. BR. BTM. B.T.U. BTWN.	BOARD BELOW FINISHED CEILING BUILDING BUILDING STANDARD BOTTOM OF B.O.C.A. NATIONAL BUILDING CODE BRICK BOTTOM BRITISH THERMAL UNIT BETWEEN	N (N) N.I.C. NO. N.T.S.	NEW NOT IN CONTRACT NUMBER NOT TO SCALE
C C.-C. CAB. CIR. CL. CLG. HT. CLR. COL. CONC. CONST. CONT. COORD. CPT. G.T.	CENTER TO CENTER DIMENSION CABINET CIRCLE CENTERLINE CEILING CEILING HEIGHT CLEAR COLUMN CONCRETE CONSTRUCTION CONTINUOUS COORDINATE CARPET CERAMIC TILE	O O.A. O.C. O.H. OPNG. OPP.	OVERALL ON CENTER OPPOSITE HAND OPENING OPPOSITE
D DEG. DEM. DIA. DIAG. DIM. DTL. DWG.	DEGREES DEMOLITION DIAMETER DIAGONAL DIMENSION DETAIL DRAWING	P PT. PART. P.B. P.C. P.G. P.L. P.LAM. PLSTR. PLUMB. PLYWD. POL. P.P. PTD.	PAINT PARTITION PUSH BUTTON PULL CHAIN PAINT GRADE PILOT LIGHT PLASTIC LAMINATE PLASTER PLUMBING PLYWOOD POLISHED POWER POLE PAINTED
E (E) EA. ELEV. ELEC. ENGR. EQ. EQUIP. ETC. E.W.C. EXT.	EXISTING EACH ELEVATION ELECTRICAL ENGINEER EQUAL EQUIPMENT ETCETERA ELECTRIC WATER COOLER EXTERIOR	Q (R) R. RD. RE: RECT. REF. REFRIG. REINFC. RELOC. REQ. REV. R.F.L. RM. R.O. R.S. RUB.	QUARRY TILE RELOCATED RADIUS ROUND REFER TO RECTANGULAR REFERENCE REFRIGERATOR REINFORCED RELOCATE OR RELOCATED REQUIRED REVISION RAISED FLOOR ROOM ROUGH OPENING ROUGH-SAWN RUBBER
F F.-F. F.B.O. F.D. F.H.C. FIN. FIXT. FLR. F.O. FLUOR. F.R.P. FT. FURN. F.V.C.	FINISH TO FINISH DIMENSION FURNISHED BY OWNER (OTHERS) FLOOR DRAIN FIRE HOSE CABINET FINISH FIXTURE FLOOR FINISH OPENING FLUORESCENT FIBERGLASS REINFORCED PLASTIC FEET FURNITURE FIRE VALVE CONNECTION	S SCHD. SECT. SEP. CIR. S.F. SHT. SIM. SPCS. SQ. S.S. ST. STD. STL. STRUCT. SUSP.	SALVAGED SCHEDULE SECTION SEPARATE CIRCUIT SQUARE FEET SHEET SIMILAR SPECIFICATIONS SQUARE STAINLESS STEEL STAIN STANDARD STEEL STRUCTURAL SUSPENDED
G GA. G.C. G.I. GL. GYP. BD.	GAUGE GENERAL CONTRACTOR GALVANIZED IRON GLASS GYPSUM BOARD	T T.&G. T.B.S. TELE. T.O. TYP.	TONGUE & GROOVE TO BE SPECIFIED TELEPHONE TOP OF TYPICAL
H HDWR. HDWD. H.M. HORIZ. HR. HT. HVAC H.W.T.	HARDWARE HARDWOOD HOLLOW METAL HORIZONTAL HOUR HEIGHT HEATING VENTILATING & COOLING HOT WATER TANK	U U.B.C. U.C.F. U.F. UNF. U.N.O. UR.	UNIFORM BUILDING CODE UNDER CABINET FIXTURE UPHOLSTERY FABRIC UNFINISHED UNLESS NOTED OTHERWISE URINAL
I INSUL. I.B.C. INT.	INSULATION INTERNATIONAL BUILDING CODE INTERIOR	V V.C.T. VERT. VEST. V.G. V.I.F. V.T.R.	VINYL COMPOSITE TILE VERTICAL VESTIBULE VERTICAL GRAIN VERIFY IN FIELD VENT THROUGH ROOF
J JAN. CLO. J-BOX	JANITOR'S CLOSET JUNCTION BOX	W W/ W/N W/O W.C. WD.	WITH WITHIN WITHOUT WATER CLOSET WOOD
L LAM. LAV. LBS. LIN.	LAMINATE LAVATORY POUNDS LINOLEUM		



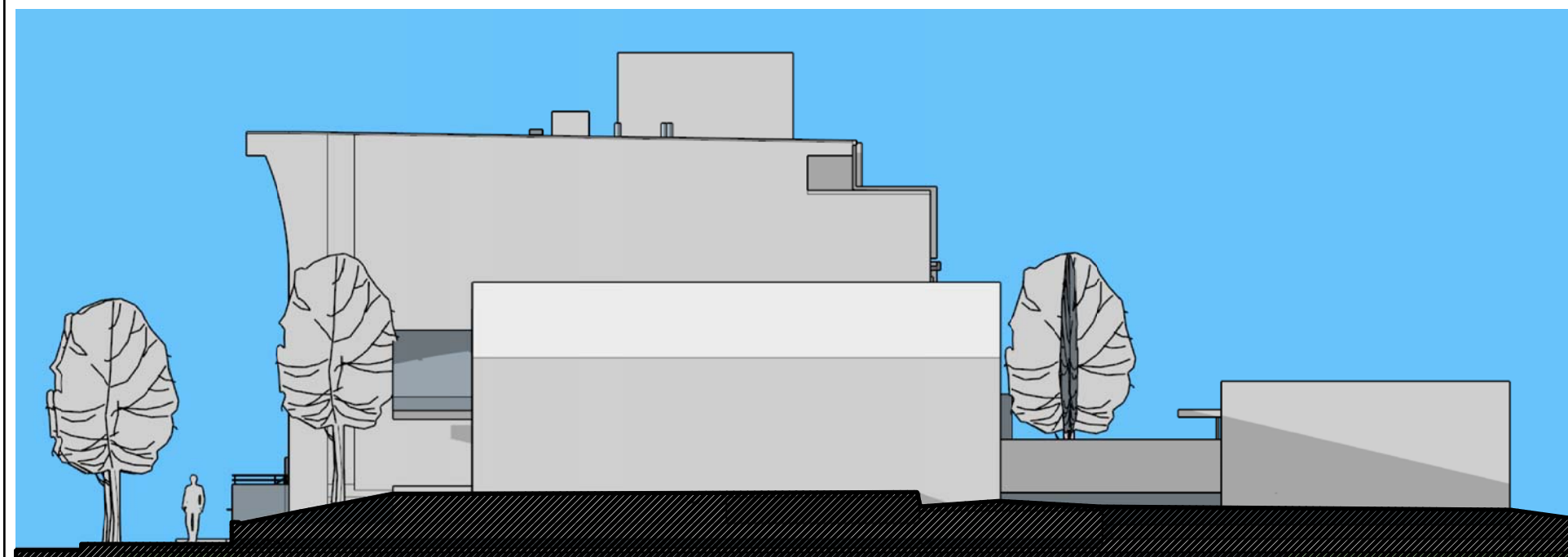
PERSPECTIVE-NE ELEVATION



EAST ELEVATION

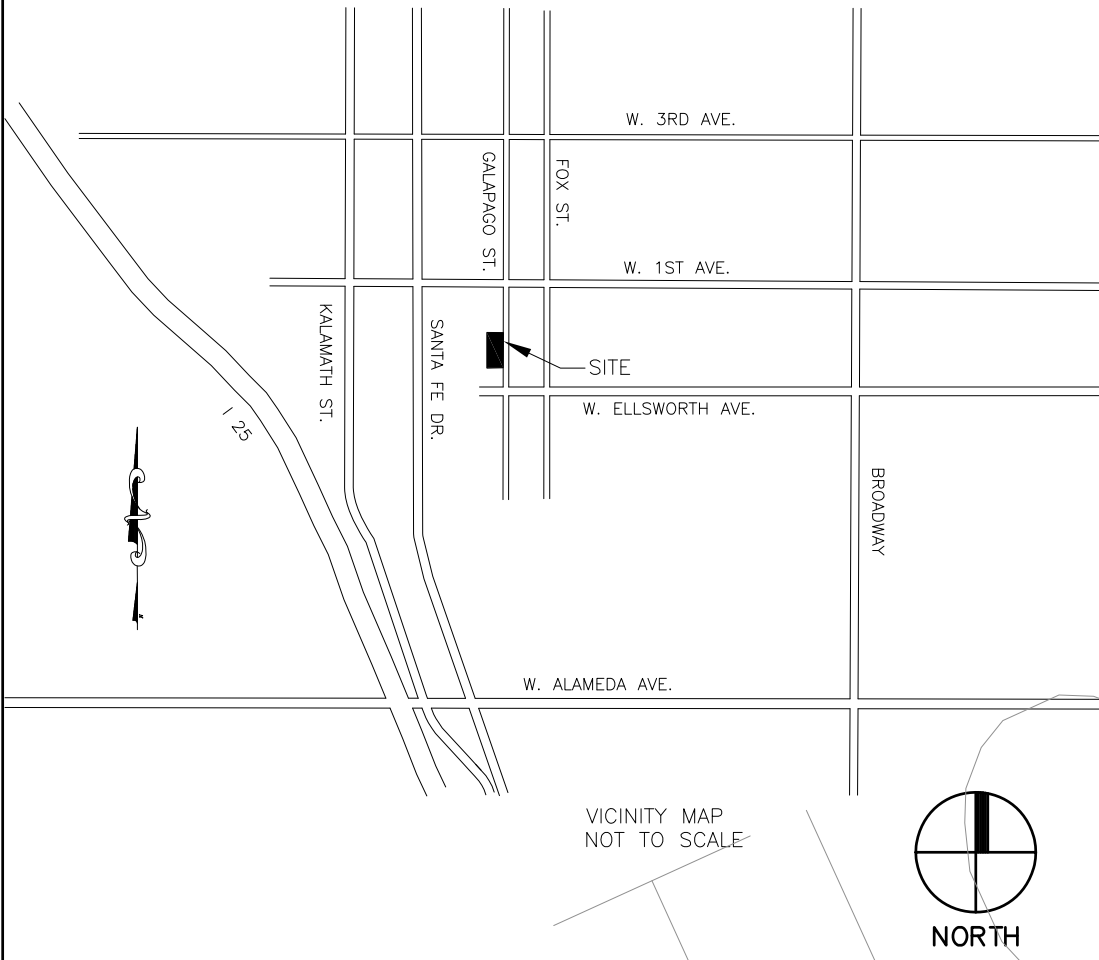


WEST ELEVATION



NORTH ELEVATION

VICINITY MAP (NOT TO SCALE)



VICINITY MAP
NOT TO SCALE



CODE ANALYSIS 2009 IRC

BUILDING ADDRESS:	47 GALAPAGO ST. DENVER CO 80204
ZONING:	I-MX-5, UO-2 2010 ZONING CODE
MAX. ALLOWABLE HEIGHT OF BLDG.:	70'-0", PROPOSED HT: 35'-6"
NUMBER OF STORIES:	3
RESIDENTIAL R-3 TOWNHOUSES PER IBC & IRC, SEC 101.2	
CONSTRUCTION:	TYPE V-B
2 HOUR FULL-HEIGHT PARTY WALLS BETWEEN UNITS	
COMPLY WITH IRC SEC. R302.2.2, EXCEPTION FOR ROOF CONSTRUCTION	
GROSS SF PROJECT:	6577 SF (INCLUDES ALL FLOORS, 3 UNITS)
GROSS SF PER 3 STORY OCCUPANT:	2192 SF
GROSS SF PER DETACHED GARAGE:	397 SF

PROJECT DIRECTORY

PROJECT:	47 GALAPAGO STREET DENVER CO 80204
OWNER:	KEY DEVELOPMENT SCOTT RAY 630 WEST 3RD AVE DENVER CO 80223 303 902 8084 scottray@yahoo.com
ARCHITECT:	ROBB STUDIO INC. DAVE ROBB, AIA 5877 SOUTH LOUTHAN ST. LITTLETON, CO 80120 303 908 4430 robbstudio@earthlink.net
SURVEY:	BELL SURVEYING COMPANY 500 KALAMATH ST. DENVER, CO 80204 303 629 0165
STRUCTURAL:	KYSE STRUCTURAL, LLC STREET SCHELLHASE, P.E. 1888 SHERMAN ST. #770 DENVER, CO 80203 720 932 3744
CIVIL:	CRE DESIGN ENGINEERING DARIN DENTON, P.E. 9197 W. 6TH AVE. SUITE 1100 LAKEWOOD, CO 80215 303 688 5151
SOILS:	CASTLE ROCK ENGINEERING 701 PARK ST. UNIT E CASTLE ROCK, CO 80109 303 688 5151

DRAWING INDEX

ARCHITECTURAL:	
A0.0	COVER SHEET/INDEX
A1.0	SITE PLAN
A2.0	UTILITY/CRAWL SPACE PLAN
A2.1	FIRST FLOOR PLAN
A2.2	SECOND FLOOR PLAN
A2.3	THIRD FLOOR PLAN
A2.4	ROOF PLAN
A3.1	BUILDING ELEVATION-EAST
A3.2	BUILDING ELEVATION-WEST
A3.3	BUILDING ELEVATIONS-GARAGE & NORTH
A4.1	BUILDING SECTIONS & DETAILS
A4.2	BUILDING SECTIONS
A4.3	STAIR SECTIONS
A4.4	SECTION DETAILS
A8.0	DOOR/WINDOW SCHEDULE & DETAILS
A9.0	REFLECTED CEILING PLANS & LIGHTING
CIVIL:	
F0.1	GENERAL NOTES & SCHEDULES
F1.1	SHORING/BENCHING LAYOUT
F1.2	FOUNDATION PLAN
F1.3	FOUNDATION DETAILS
STRUCTURAL:	
S.01	GENERAL STRUCTURAL NOTES
S2.1	FOUNDATION PLAN
S2.2	SECOND LEVEL FRAMING PLAN
S3.1	FOUNDATION DETAILS
S3.2	FOUNDATION DETAILS
S3.3	FRAMING DETAILS
S3.4	FRAMING DETAILS
MECHANICAL/PLUMBING/ELECTRICAL:	
M1	MECHANICAL LAYOUT
P1	PLUMBING LAYOUT
E1	ELECTRICAL LAYOUT

APPLICABLE CODES

2009 IRC (RESIDENTIAL)
2009 IFC (FIRE)
2009 IMC (MECHANICAL)
2009 IPC (PLUMBING)
2009 IFGC (FUEL & GAS)
2009 IECC (ENERGY)
2011 NATIONAL ELECTRICAL CODE
2011 DENVER BUILDING CODE AMENDMENTS

Robb
Studio
Inc.

5877 SOUTH LOUTHAN ST. LITTLETON CO 80120
303-908-4430
robbstudio@gmail.com

© COPYRIGHT 2014 ANY UNAUTHORIZED
USE OF THESE DOCUMENTS IS
PROHIBITED WITHOUT THE WRITTEN
CONSENT OF: ROBB STUDIO INC.

47 GALAPAGO

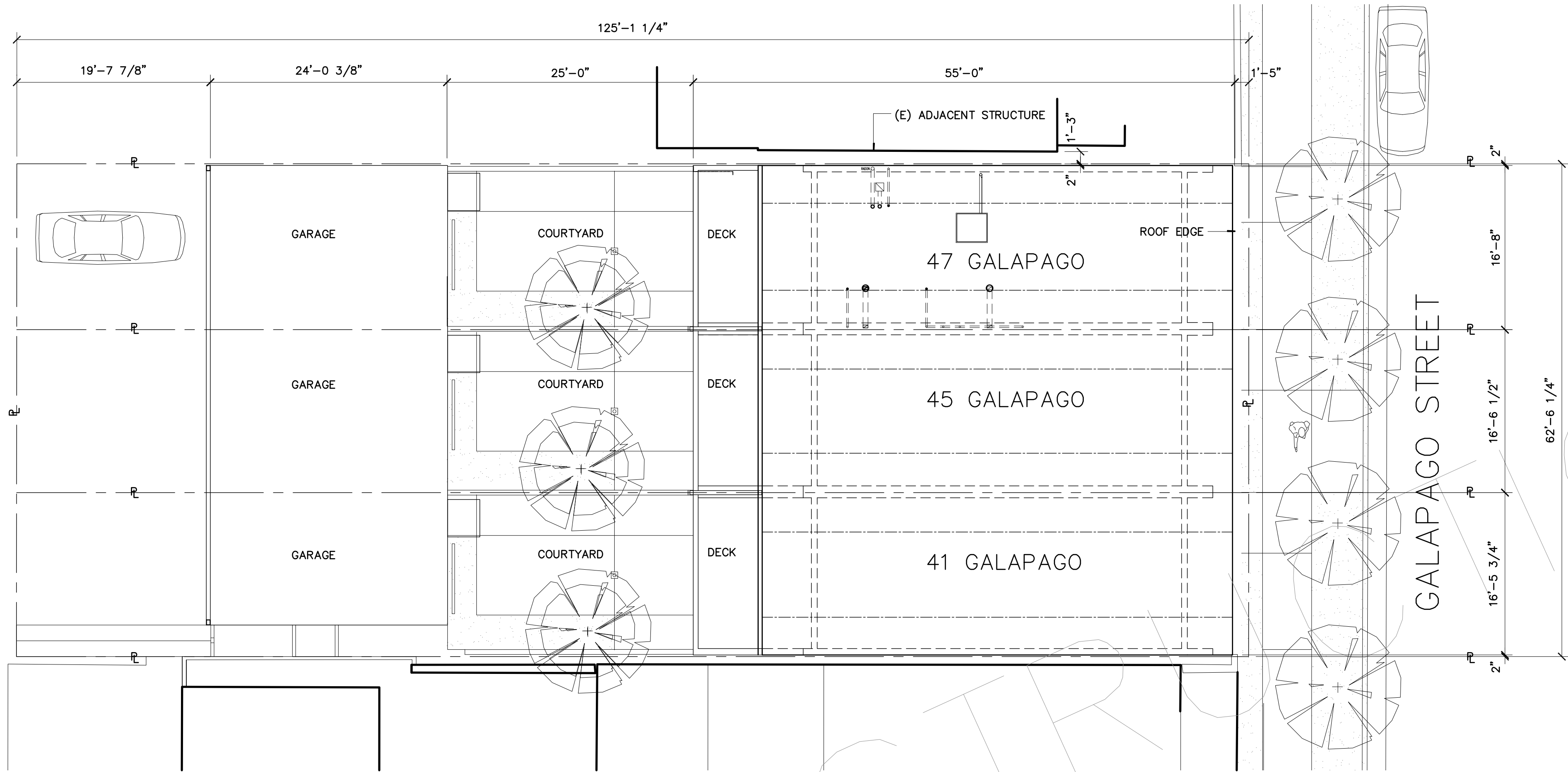
ISSUED FOR	DATE
PROGRESS	02/27/15 03/10/15 03/18/15

PROJECT NO. 000000	DATE MM/DD/YY
DRAWN XX	CHECKED XX
SHEET TITLE	

COVER SHEET/INDEX
SHEET NO.

A0.0

ALLEY



1 SITE PLAN— 50 GALAPAGO ST.
1/8"=1'-0" gal-fp1

NORTH

GENERAL NOTES

1. COMPLY WITH ALL RECOMMENDATIONS OF THE SOILS REPORT PREPARED BY CASTLE ROCK ENGINEERING.
1. THE GENERAL CONTRACTOR IS SUPPLIED, HEREIN, WITH THE CONSTRUCTION DOCUMENTS FOR USE IN PRICING & CONSTRUCTING THIS WORK. IT IS THE SOLE RESPONSIBILITY OF THE G.C. TO VERIFY ALL EXISTING CONDITIONS & NOTIFY THE ARCHITECT OF ANY DISCREPANCIES & UNFORESEEN CONDITIONS & COORDINATE PRICING & CONSTRUCTION INFORMATION ACCORDINGLY.
2. PROVIDE & INSTALL ADEQUATE BLOCKING IN WALLS TO RECEIVE ALL ATTACHED EQUIPMENT, PLUMBING, FIXTURES, MILLWORK & CASEWORK.
3. THE CONTRACTOR SHALL PROVIDE & INSTALL ALL PLUMBING FIXTURE ACCESSORIES, ROUGH-INS & EQUIPMENT REQUIRED TO COMPLETE THE INSTALLATION AS SHOWN & NOTED. PLUMBING CONTRACTOR TO SUPPLY ALL NECESSARY INFORMATION FOR CUT-OUTS TO BE PERFORMED BY MILLWORK CONTRACTOR.
4. ALL DIMENSIONS ARE TYPICALLY TO FINISHED FACE OF WALL, U.N.O.
5. CONTRACTOR SHALL PROVIDE THE ARCHITECT WITH SHOP DRAWINGS FOR ALL ITEMS THAT REQUIRE FABRICATION.
6. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2009 IRC, & ANY OTHER FEDERAL, STATE OR LOCAL AGENCIES HAVING JURISDICTION OVER THIS PROJECT.
7. SUBCONTRACTORS SHALL TAKE ABSOLUTE CARE TO PROTECT NEW & EXISTING MATERIALS OR SHALL REPAIR OR REPLACE DAMAGED ITEMS AT THE ARCHITECT'S OPTION.

Robb Studio Inc.

5077 SOUTH LUTHERAN ST, LITTLETON CO 80120
303-938-4430
robb.studio@gmail.com

© COPYRIGHT 2014 ANY UNAUTHORIZED USE OF THESE DOCUMENTS IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF: ROBB STUDIO INC.

47 GALAPAGO

ISSUED FOR	DATE
PROGRESS	02/27/15 03/10/15 03/18/15

PROJECT NO.	DATE
47 GAL	03.03.15
DRAWN	CHECKED
DR	
SHEET TITLE	
SITE PLAN	
SHEET NO.	

A1.0

△	ISSUED FOR	DATE
	PROGRESS	02/27/15 03/10/15 03/18/15

A2.0



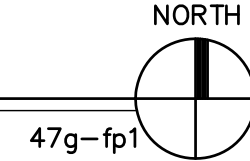
REFERENCE F1.2 FOR ADDITIONAL
FOUNDATION WALL DIMENSIONS

	ISSUED FOR	DATE
	PROGRESS	02/27/15 03/10/15 03/18/15

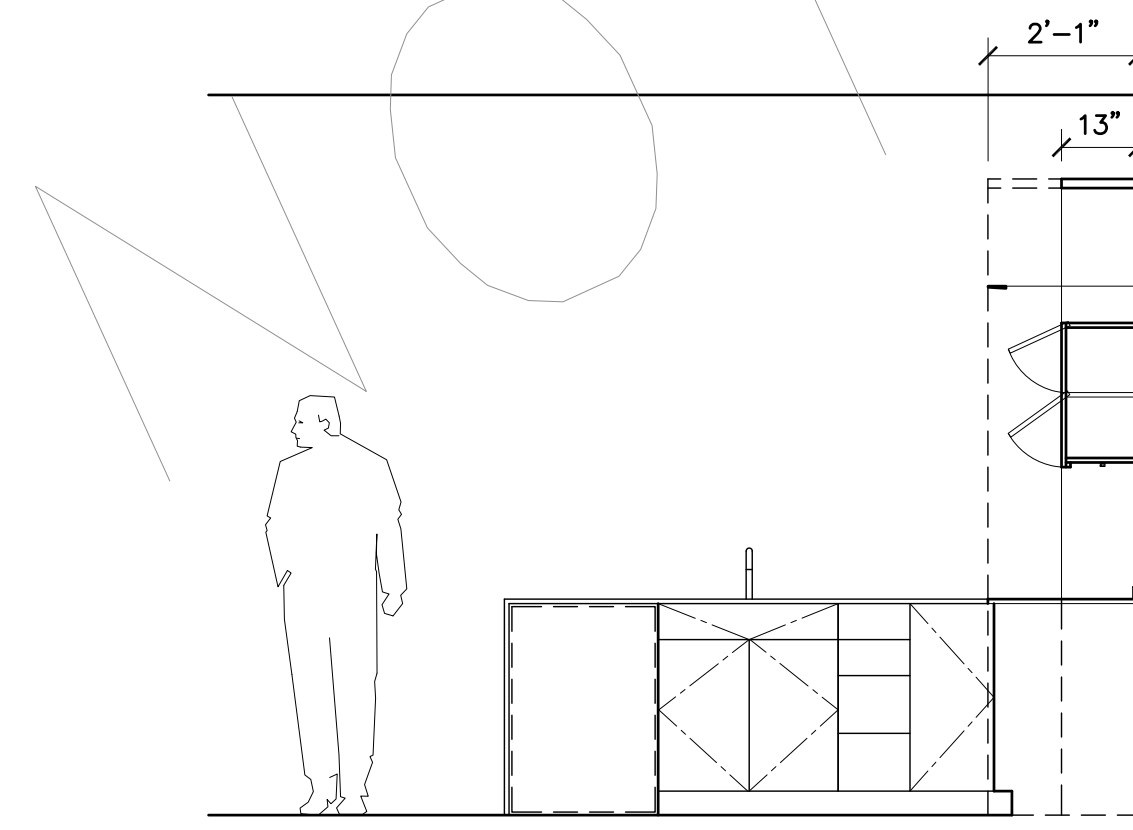
	ISSUED FOR	DATE
	PROGRESS	02/27/15 03/10/15 03/18/15

PROJECT NO. _____ DATE _____
 000000 MM/DD/YY
 DRAWN _____ CHECKED _____
 CX XX
 SHEET TITLE _____
 FIRST FLOOR PLAN
 SHEET NO. _____

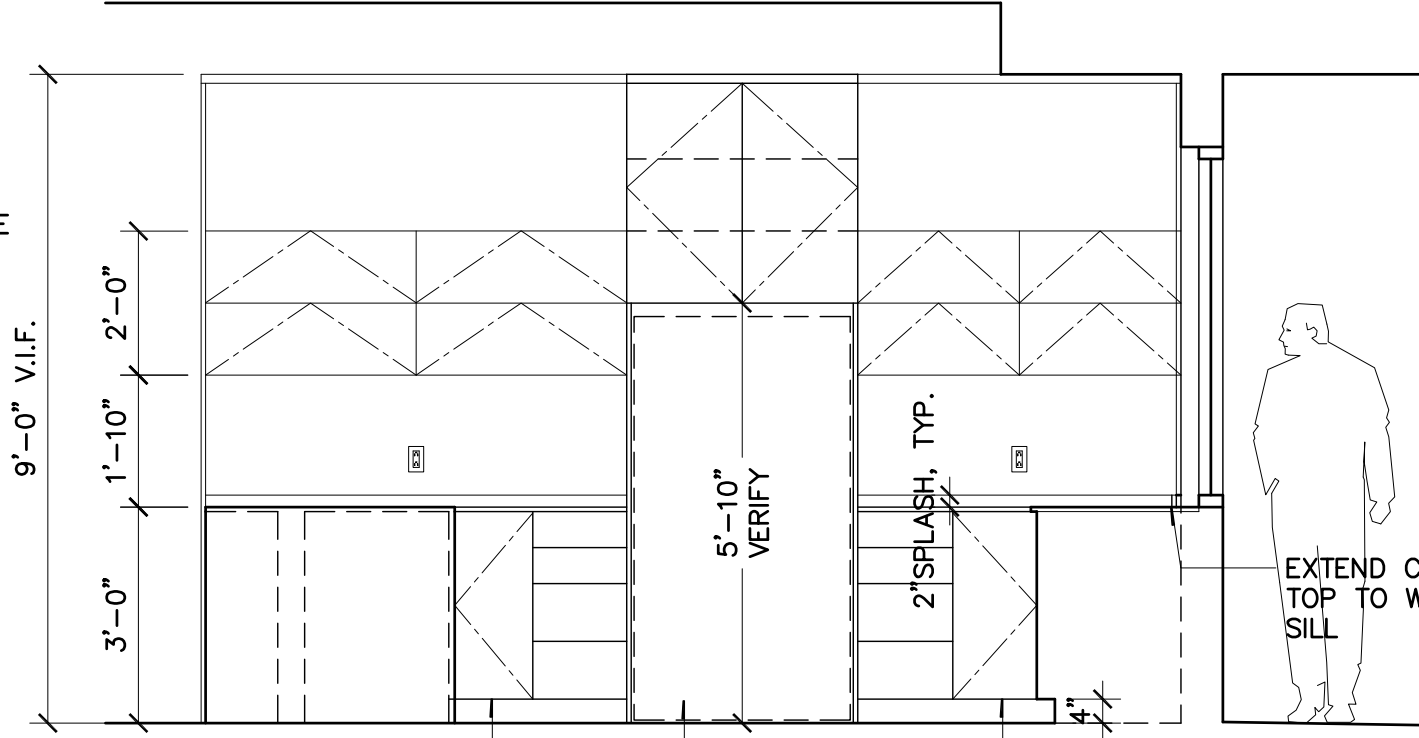
1 FIRST FLOOR PLAN
1/4"=1'-0"



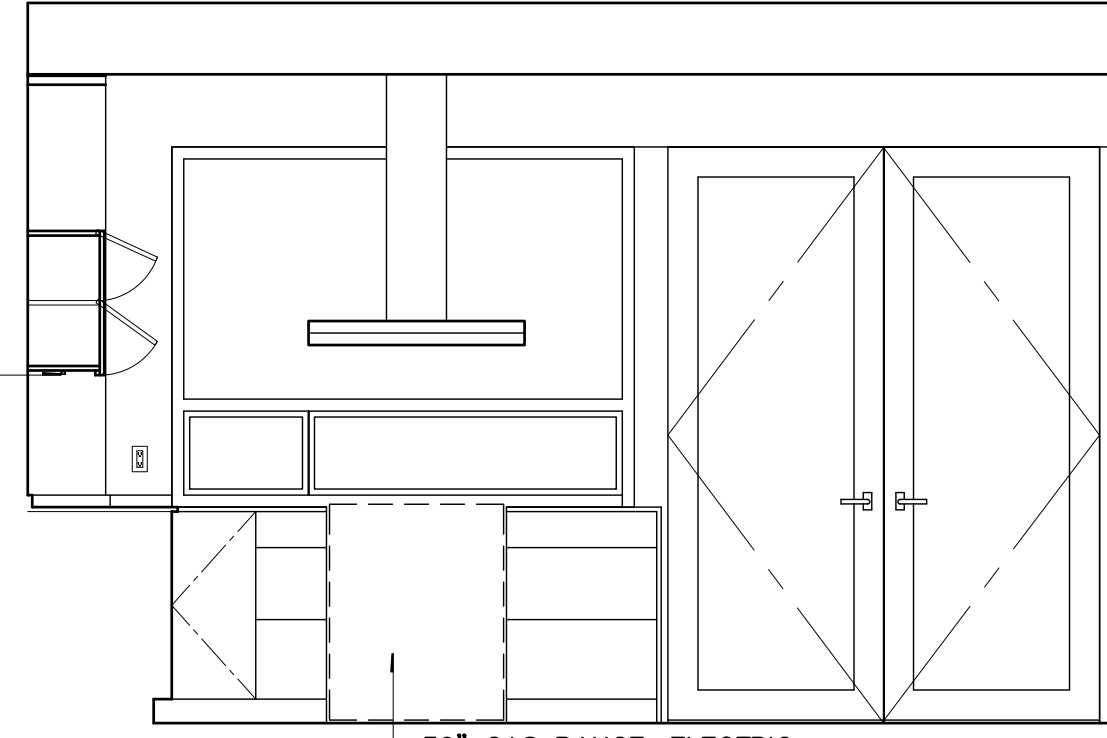
47g-fp1



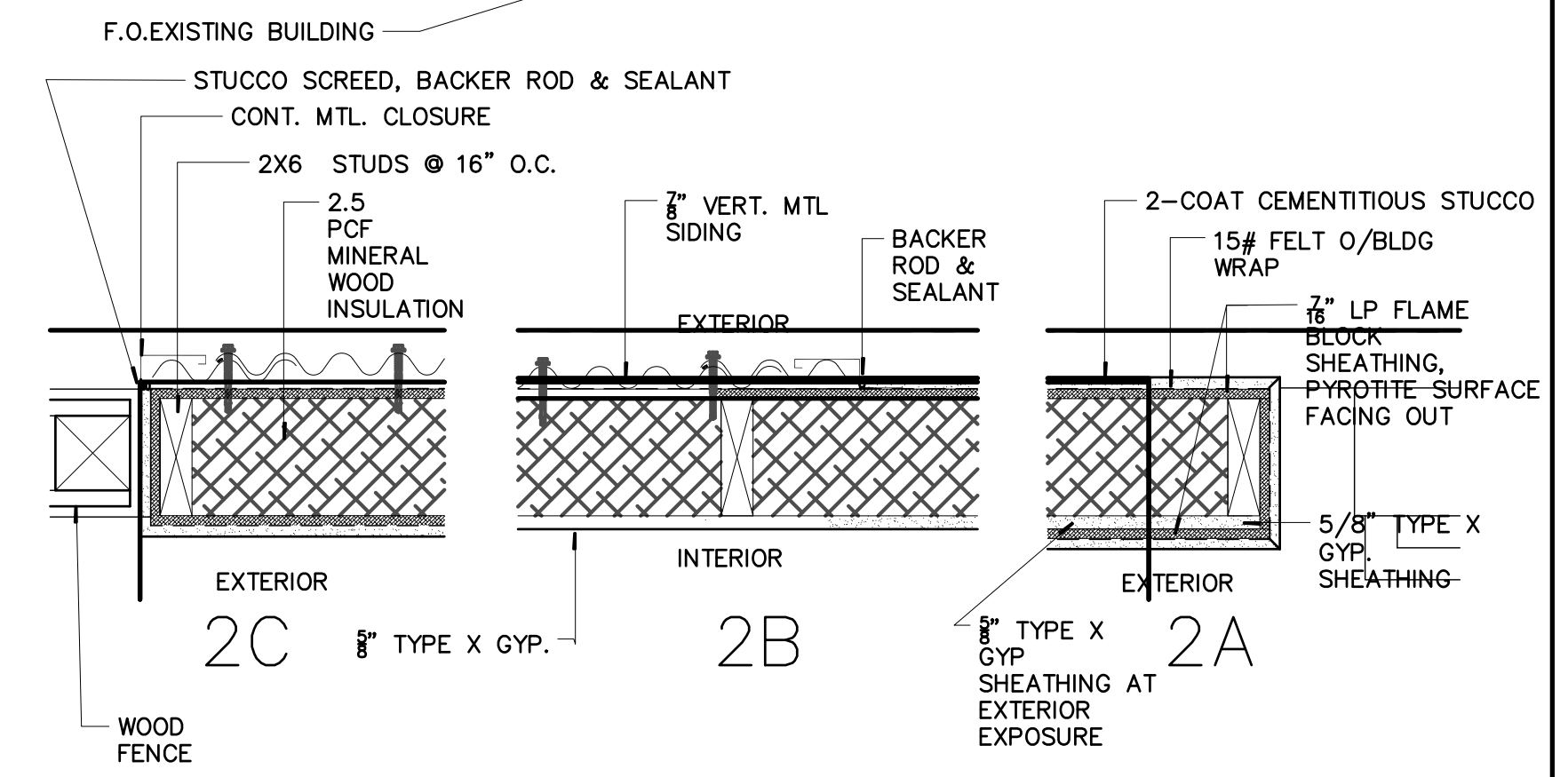
A EAST KITCHEN
3/8"=1'-0" Name _____



REFRIG.
SOUTH KITCHEN
3/8"=1'-0" Name



© WEST KITCHEN ^{RE:}
3/8"=1'-0" Name



1 HOUR WALL: REF. DESIGN: INTERTEK LPB/WA 60-01

2 PLAN DETAILS
1/4" = 1'-0"

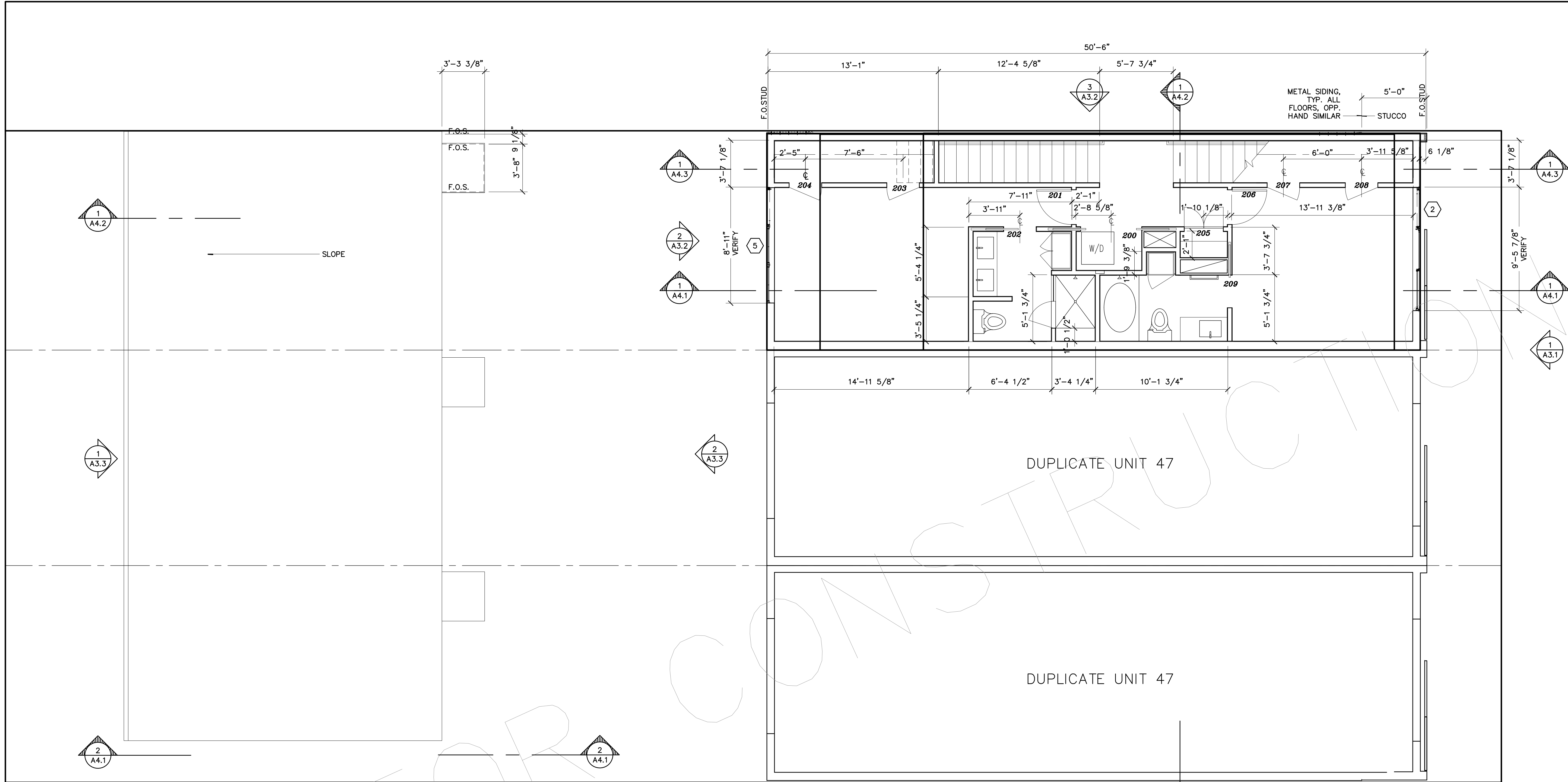
ner-fp1

47 GALAPAGO

ISSUED FOR	DATE
PROGRESS	02/27/15 03/10/15 03/18/15

PROJECT NO.	DATE
000000	MM/DD/YY
DRAWN	CHECKED
XX	XX
SHEET TITLE	
SECOND FLOOR PLAN	
SHEET NO.	

A2.2



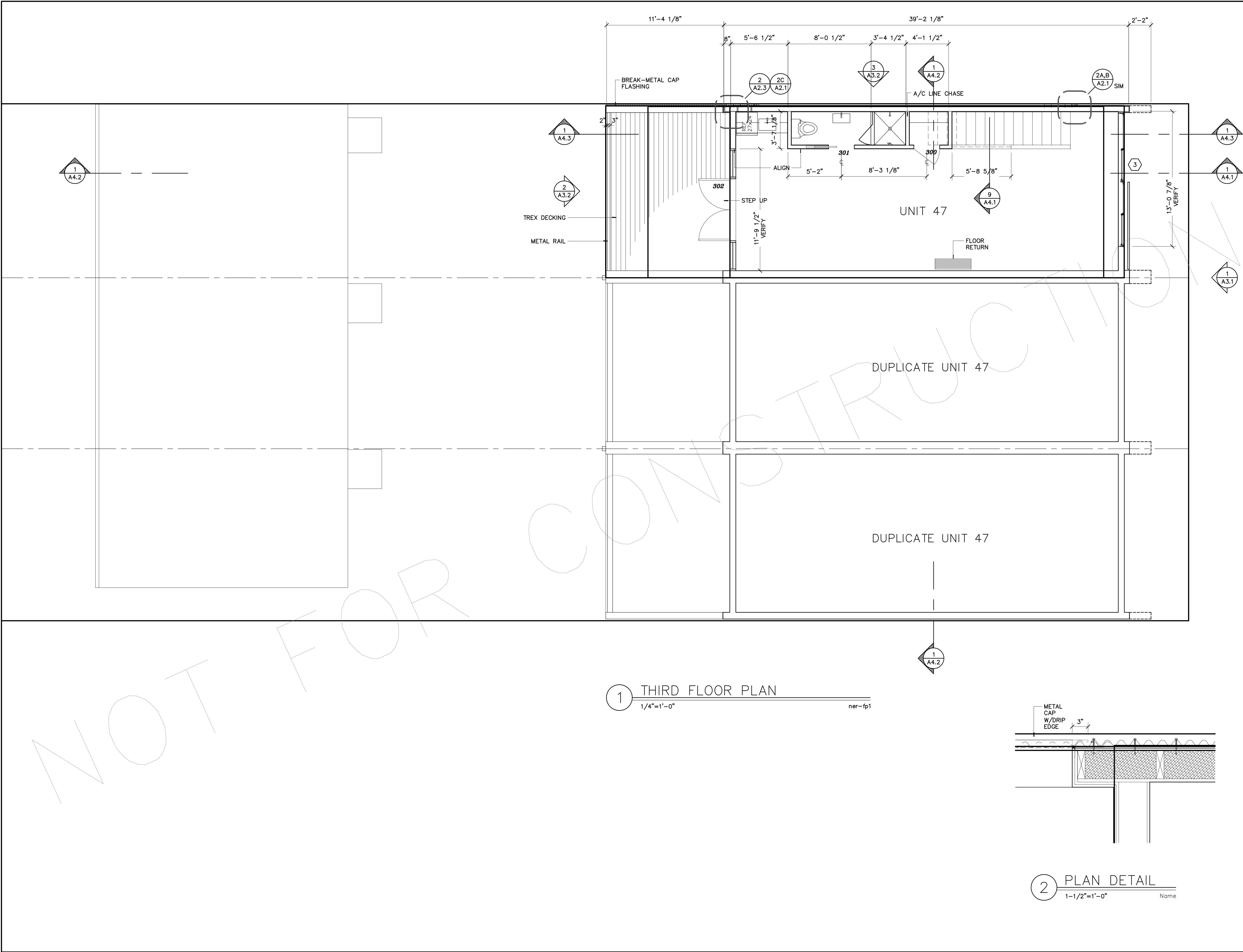
1 SECOND FLOOR PLAN
1/4"=1'-0" 47g-fp1

47 GALAPAGO

ISSUED FOR	DATE
PROGRESS	02/27/15 03/10/15 03/18/15

PROJECT NO.	DATE
000000	MM/DD/YY
DRAWN	CHECKED
XX	XX
SHEET TITLE	
THIRD FLOOR PLAN	
SHEET NO.	

A2.3

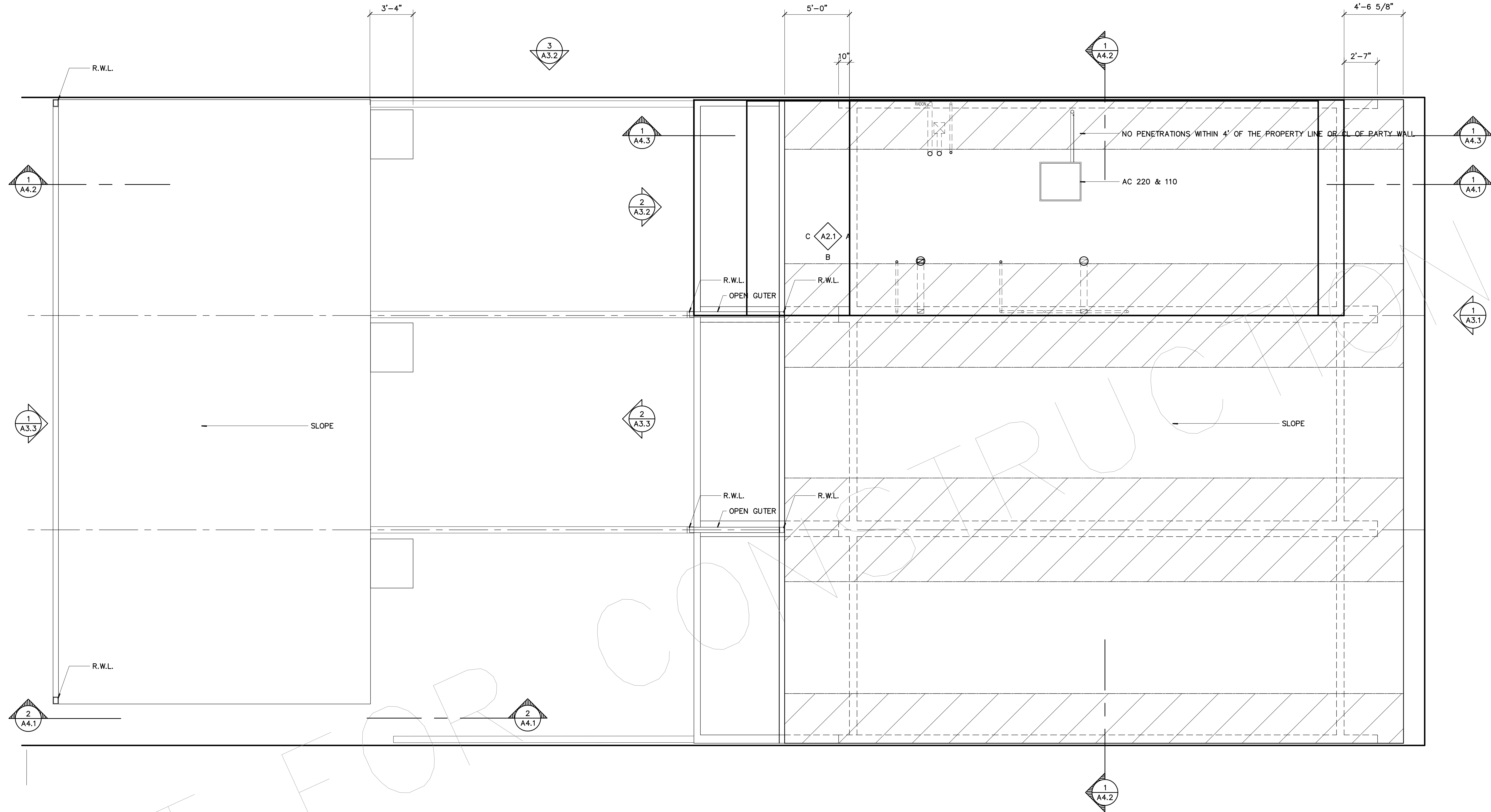


47 GALAPAGO

ISSUED FOR	DATE
------------	------

PROGRESS	02/27/15 03/10/15 03/18/15
----------	----------------------------------

PROJECT NO.	000000	DATE	MM/DD/YY
DRAWN	XX	CHECKED	XX
SHEET TITLE	ROOF PLAN		
SHEET NO.	A2.4		



1 ROOF PLAN
1/4"=1'-0"

47g-fp1

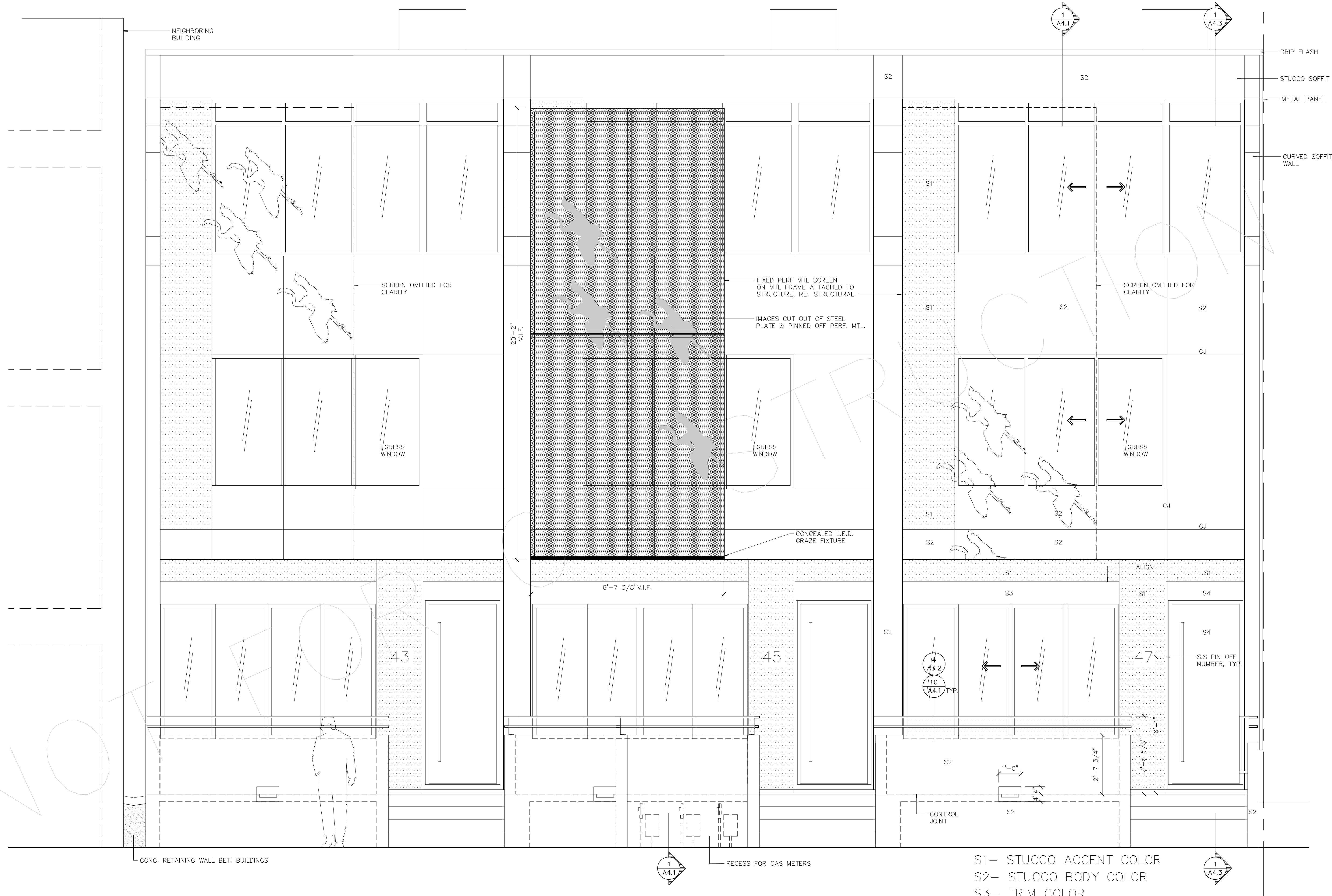
47 GALAPAGO

ISSUED FOR	DATE
------------	------

PROGRESS	02/27/15 03/10/15 03/18/15
----------	----------------------------------

PROJECT NO. 000000	DATE MM/DD/YY
DRAWN XX	CHECKED XX
SHEET TITLE ELEVATIONS	
SHEET NO.	

A3.1



1 EAST ELEVATION
1/2"=1'-0"

47G-EL1

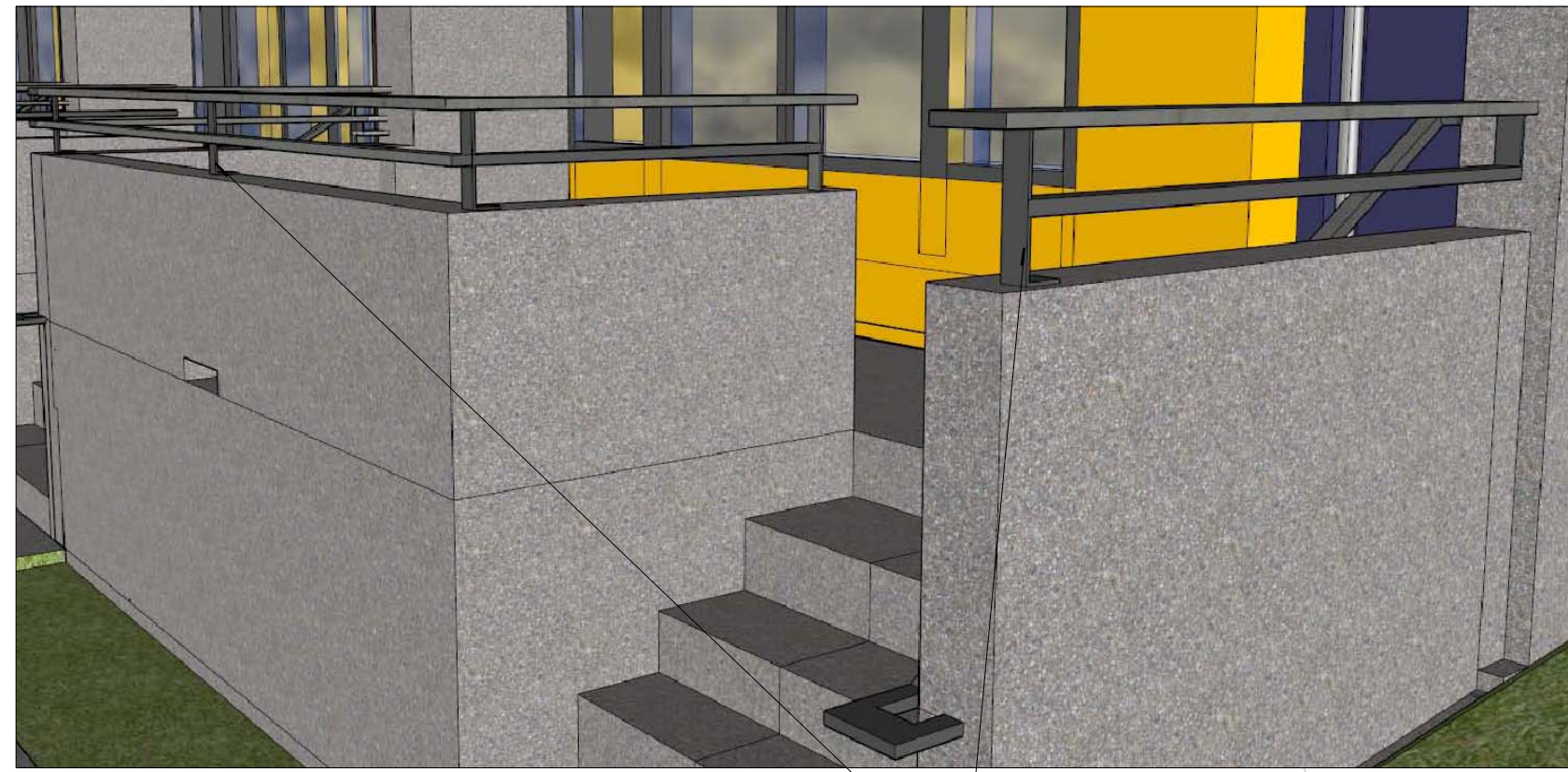
	ISSUED FOR	DATE
PROGRESS		02/27/15 03/10/15 03/18/15

PROJECT NO. _____ DATE _____
 0000 MM/DD/YY
 TOWN _____ CHECKED _____
 _____ XX
 PROJECT TITLE _____
 ELEVATIONS _____
 SHEET NO. _____



ISSUED FOR	DATE
PROGRESS	02/27/15 03/10/15 03/18/15

PROJECT NO. 000000	DATE MM/DD/YY 02/27/15
DRAWN XX	CHECKED XX
SHEET TITLE ELEVATIONS	
SHEET NO.	



1" FLAT BAR BRACKETS BOLTED TO WALL, TYP.
RE: 10/A4.1

4 RAIL DETAIL
NOT TO SCALE

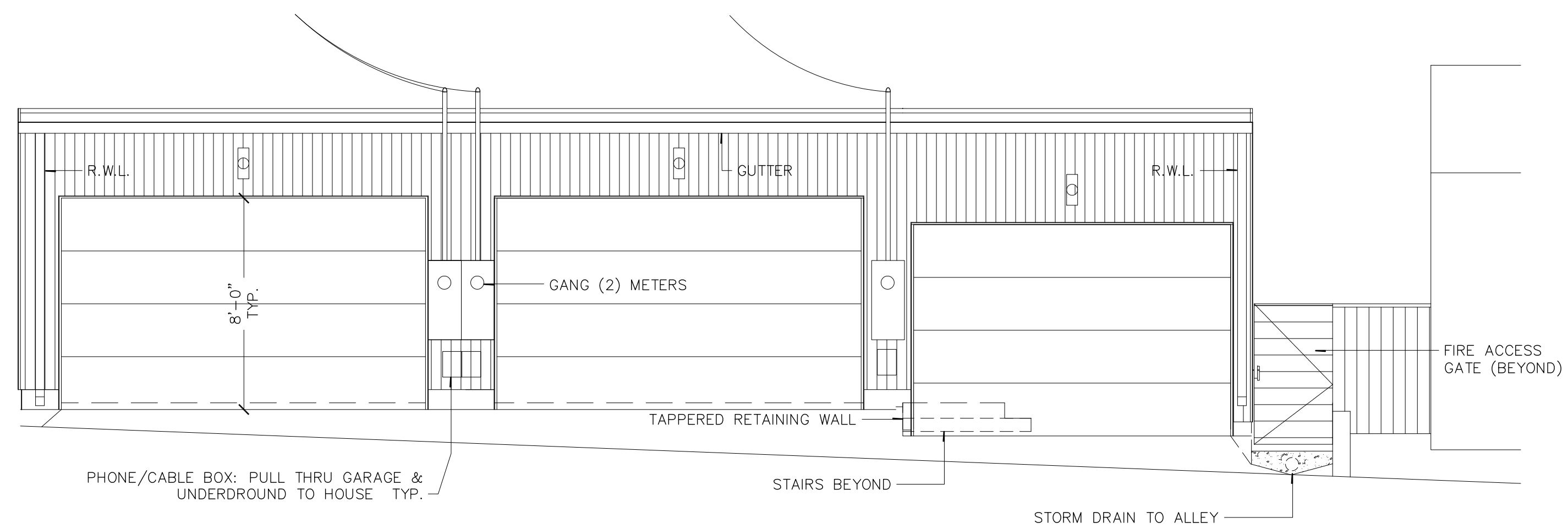
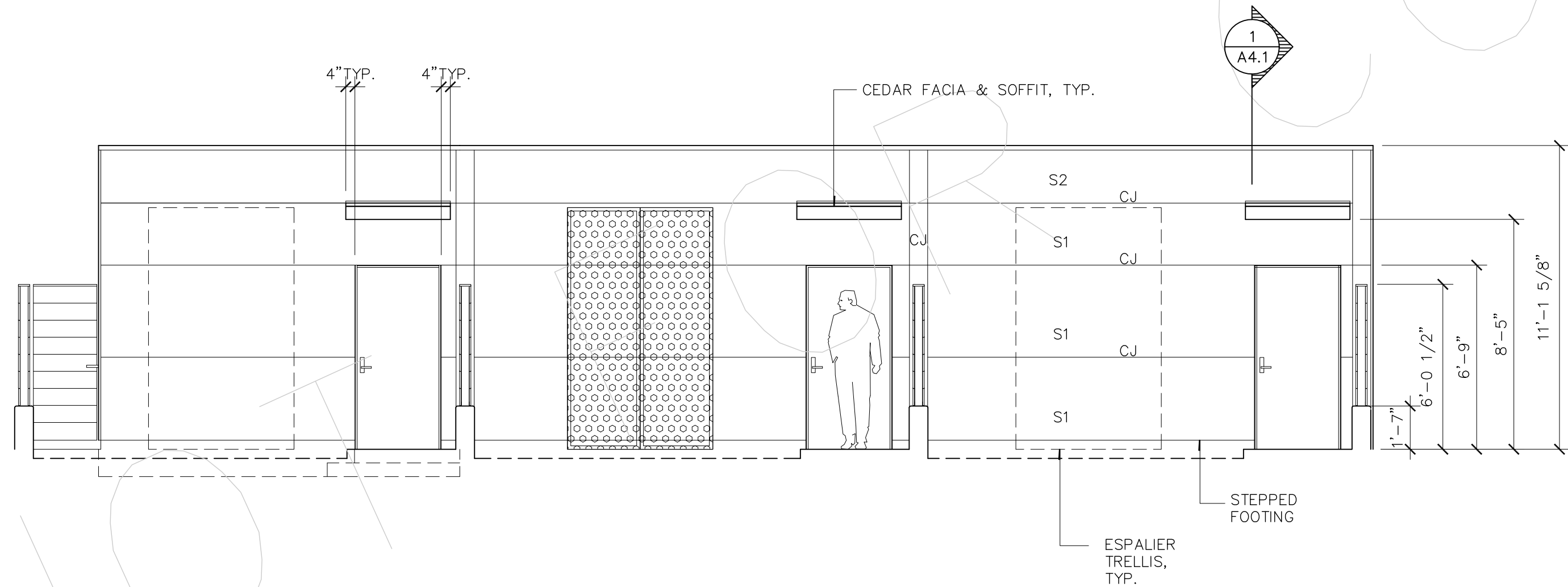
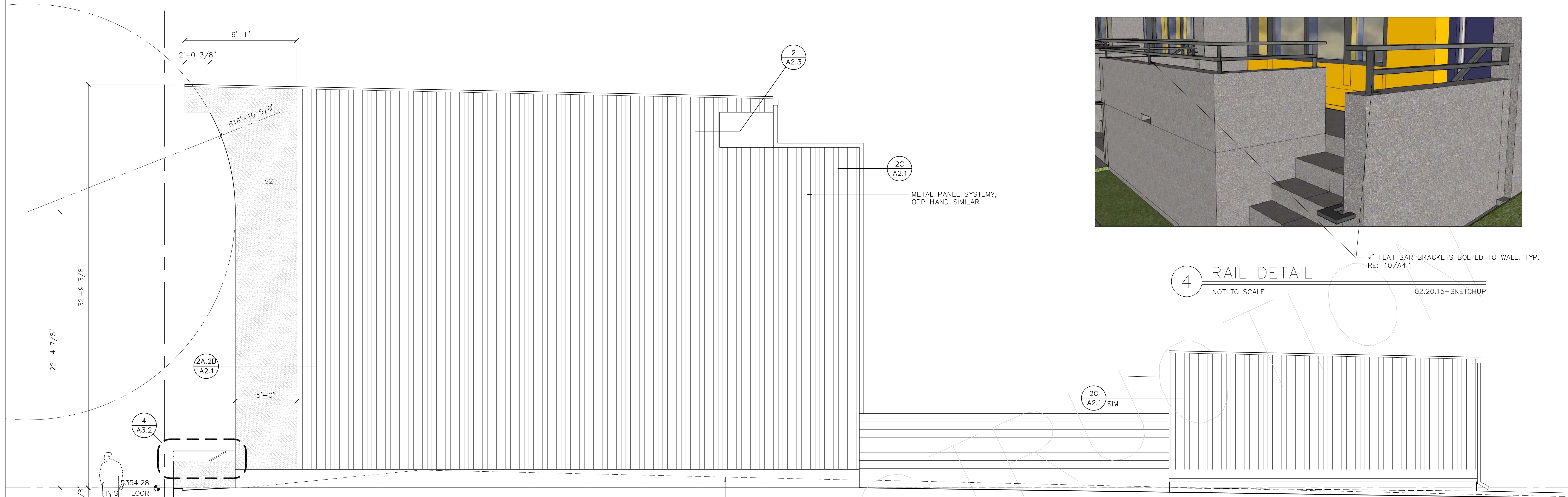
02.20.15-SKETCHUP

3 NORTH ELEVATION, SOUTH SIMILAR
1/4"=1'-0" 47g-EL1

APPROXIMATE NATURAL GRADE

2 GARAGE ELEVATION- EAST
1/4"=1'-0" 47g-EL1

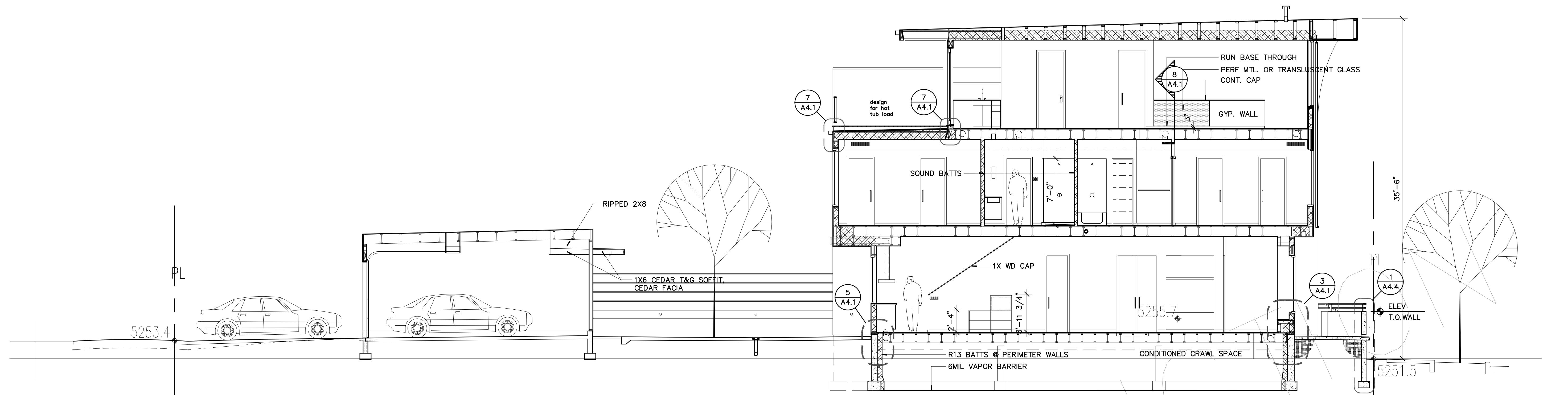
1 GARAGE ELEVATION-WEST
1/4"=1'-0" 47g-EL1



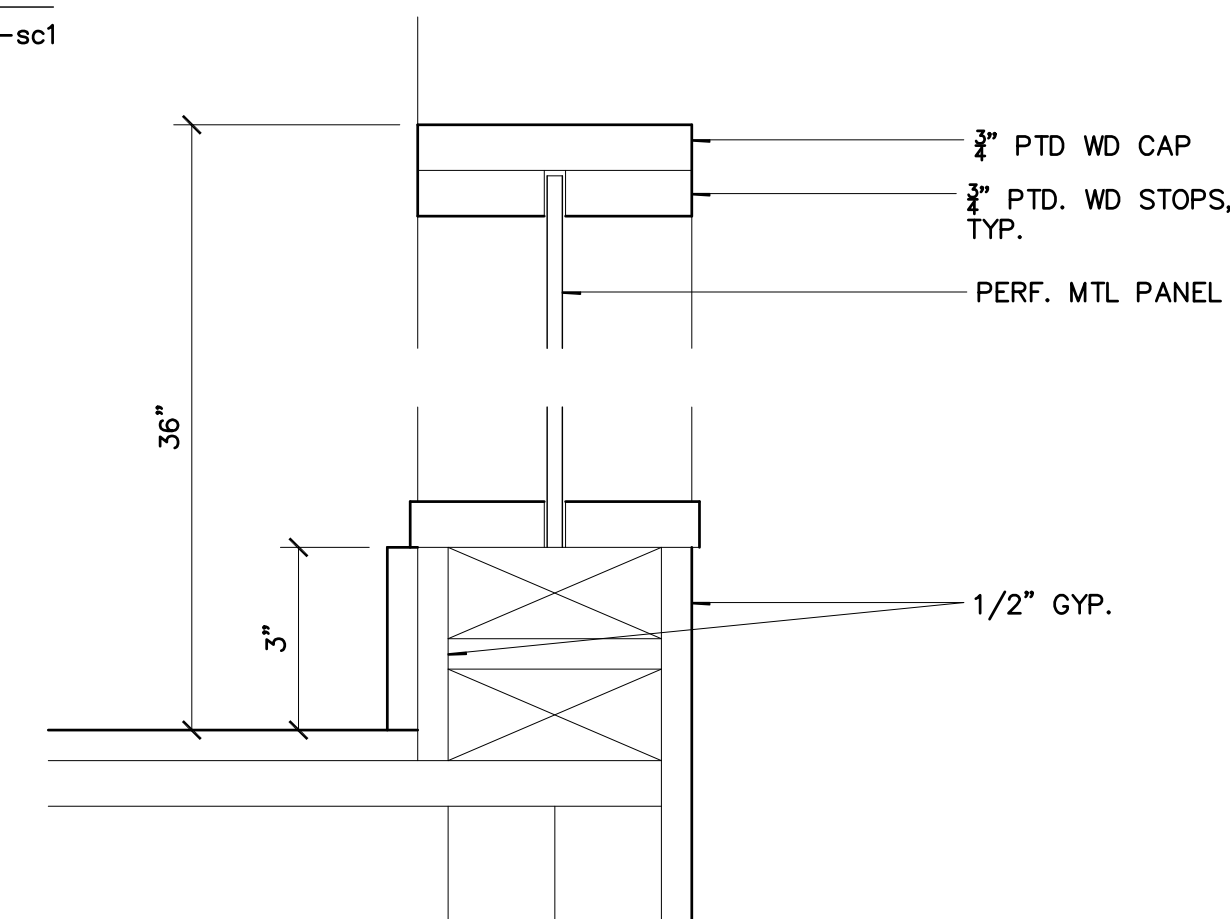
ISSUED FOR	DATE
------------	------

PROGRESS	02/27/15
	03/10/15
	03/18/15
STRUCTURAL REVIEW	05/14/15

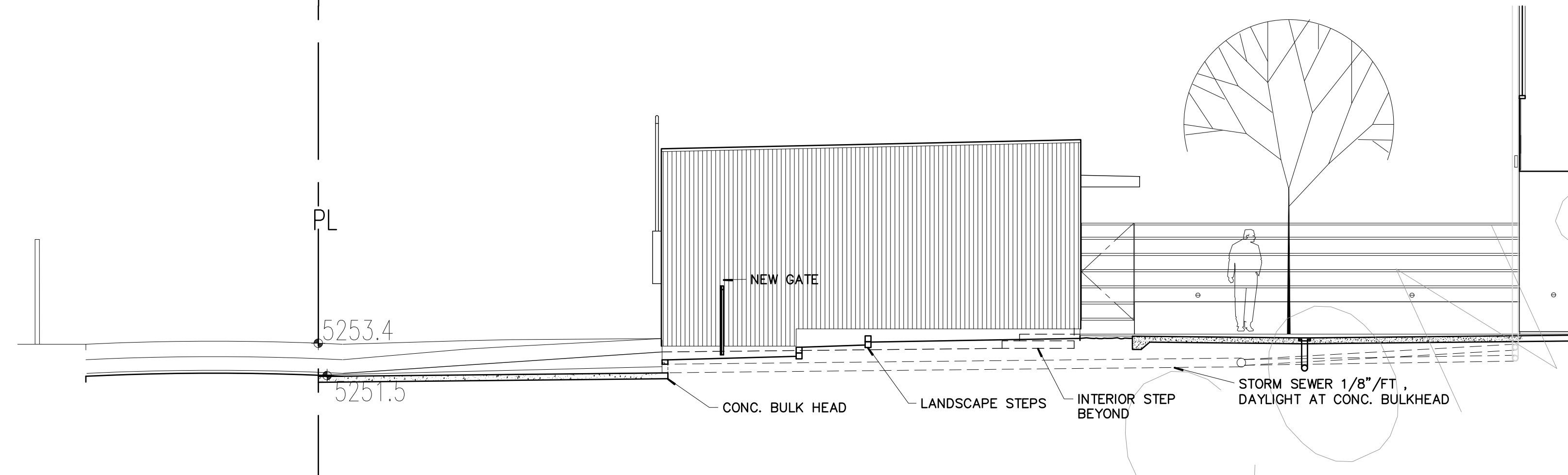
PROJECT NO. 000000	DATE MM/DD/YY
DRAWN XX	CHECKED XX
SHEET TITLE	
BUILDING SECTIONS	
SHEET NO.	



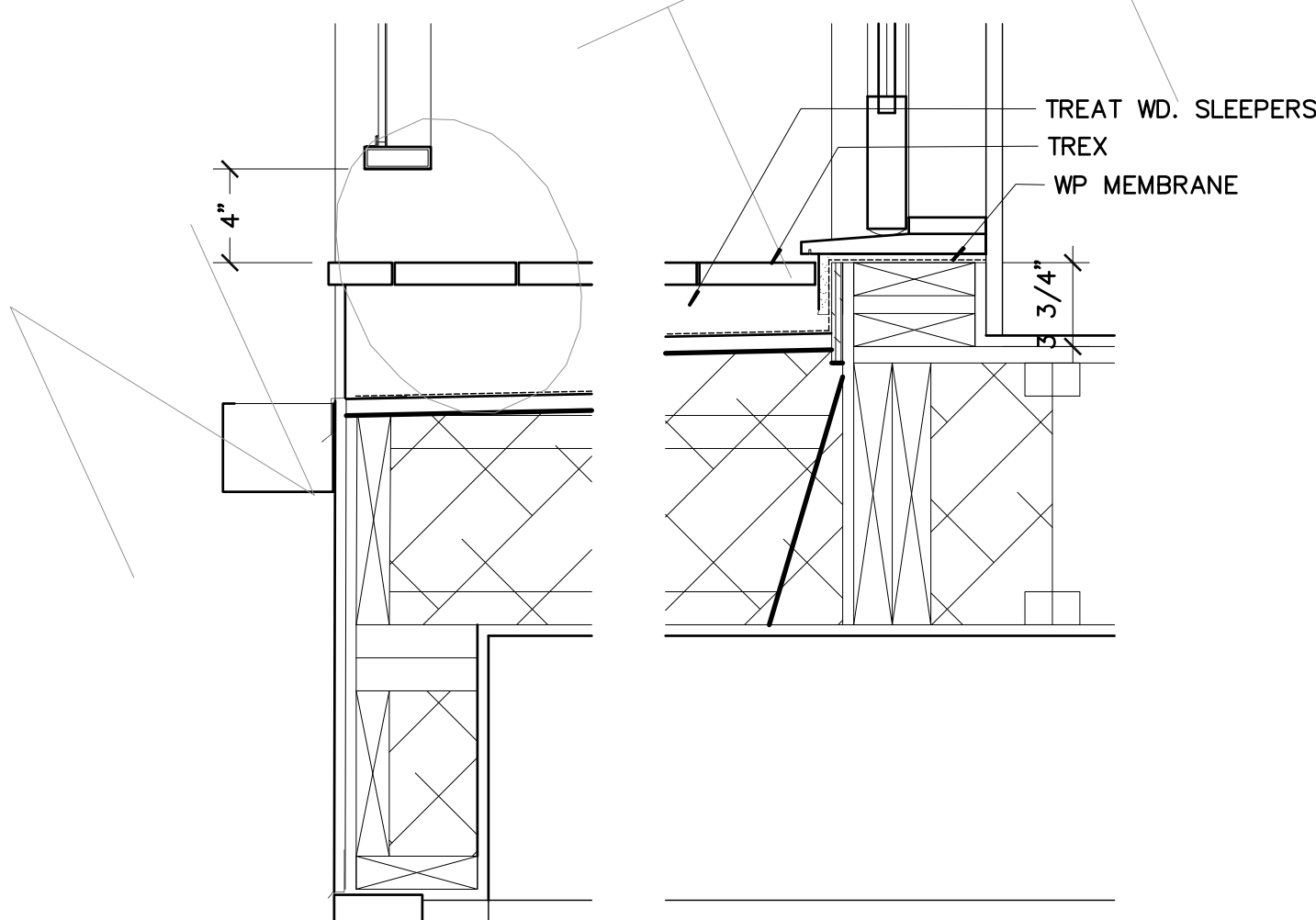
1 NORTH UNIT-BUILDING SECTION
3/16"=1'-0" 47g-sc1



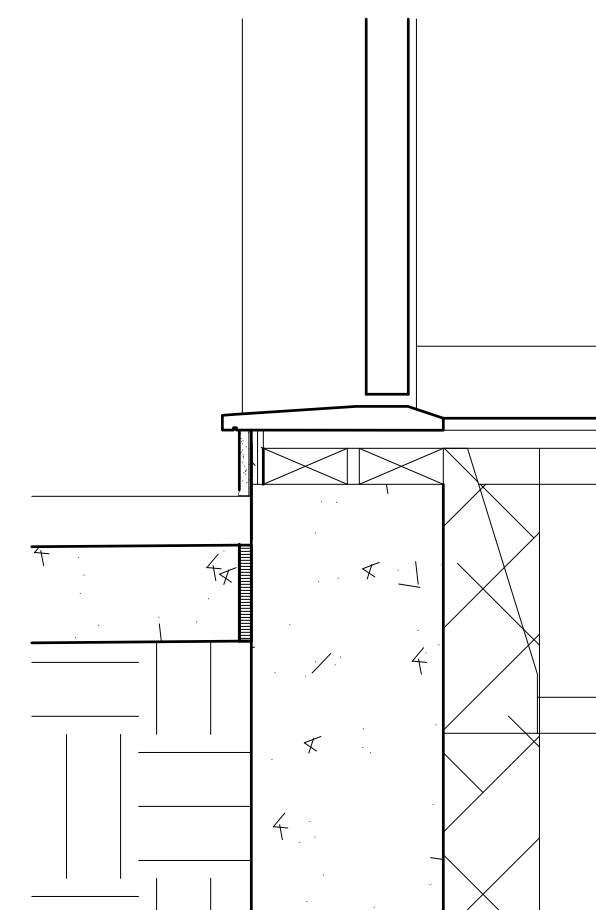
8 3RD FLR. GUARD RAIL
1 1/2"=1'-0" Name



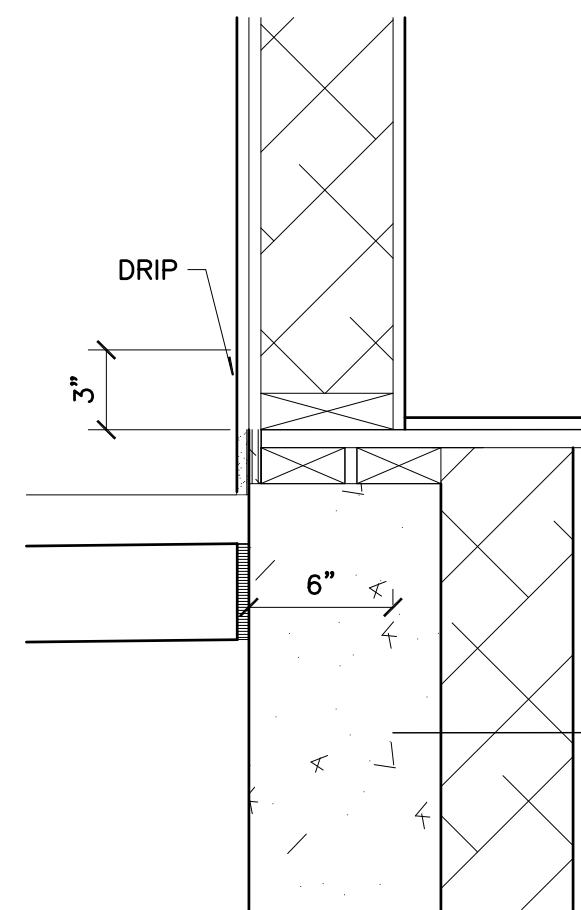
2 SITE SECTION AT SOUTH GARAGE
3/16"=1'-0" 47g-sc1



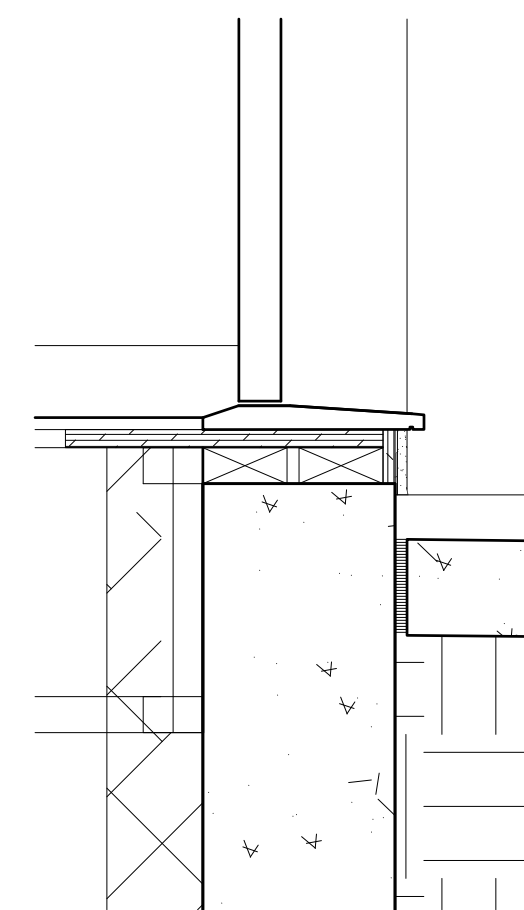
7 DECK DETAIL
1 1/2"=1'-0" Name



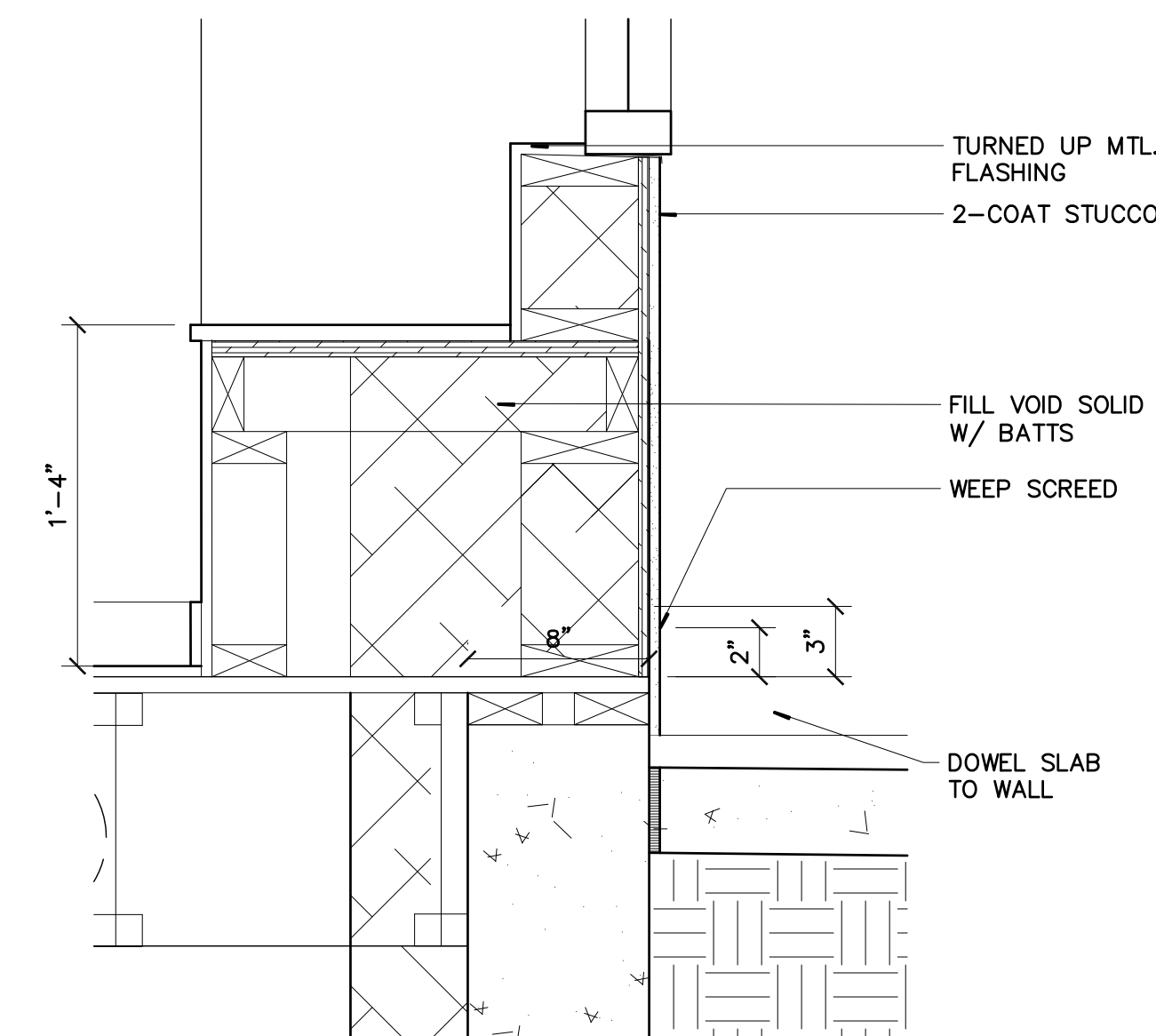
6 THRESHOLD DET.
1 1/2"=1'-0" Name



5 STEPPED WALL
1 1/2"=1'-0" Name



4 THRESHOLD @ ENTRY
1 1/2"=1'-0" Name



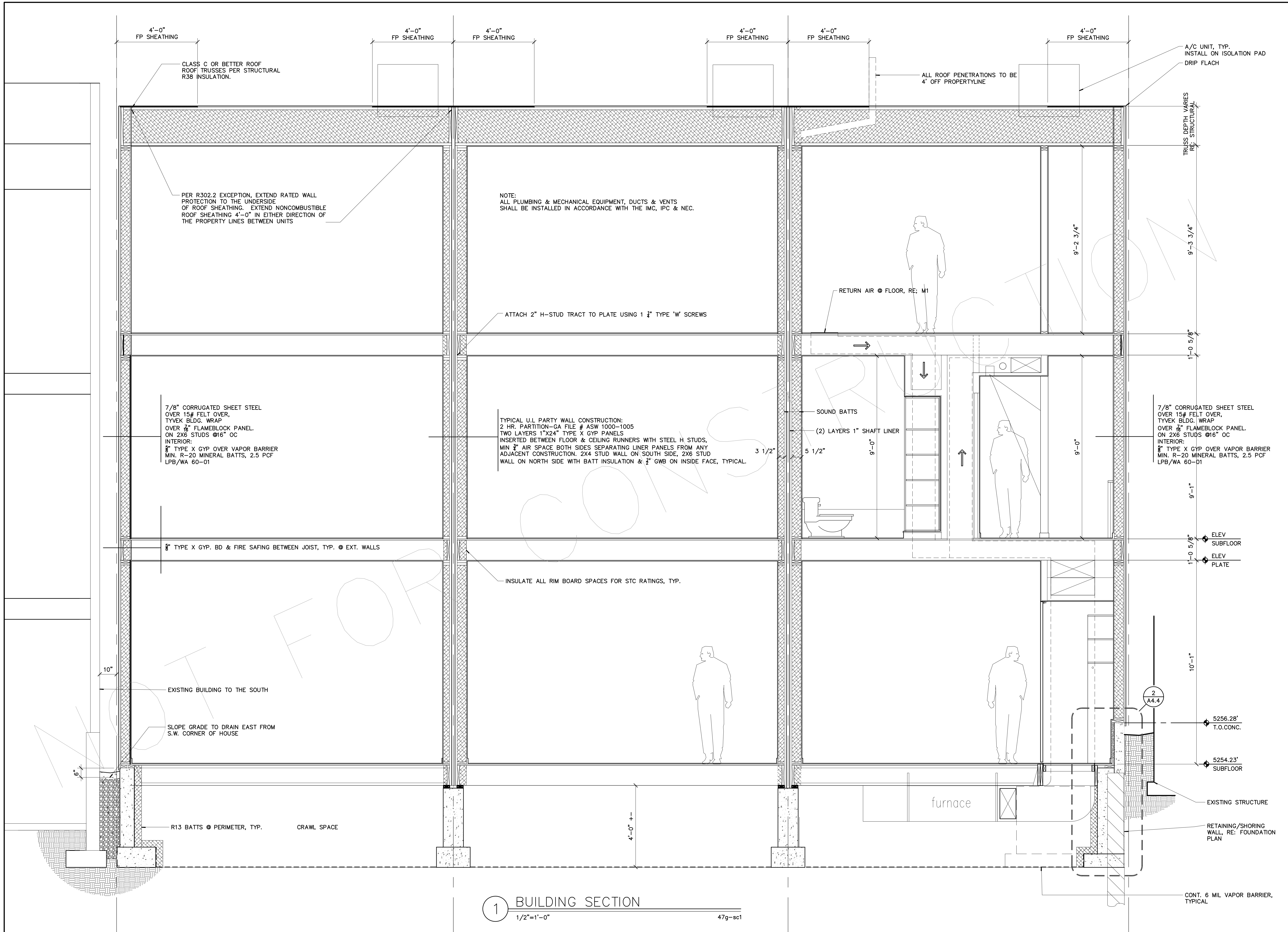
3 BENCH DETAIL
1 1/2"=1'-0" Name

47 GALAPAGO

ISSUED FOR	DATE
PROGRESS	02/27/15 03/10/15 03/18/15
STRUCTURAL REVIEW	05/14/15

PROJECT NO. 000000	DATE MM/DD/YY 03/18/15
DRAWN XX	CHECKED XX
SHEET TITLE BUILDING SECTION	
SHEET NO.	

A4.2



	ISSUED FOR	DATE
	PROGRESS	02/27/15 03/10/15 03/18/15
	STRUCTURAL REVIEW	05/14/15

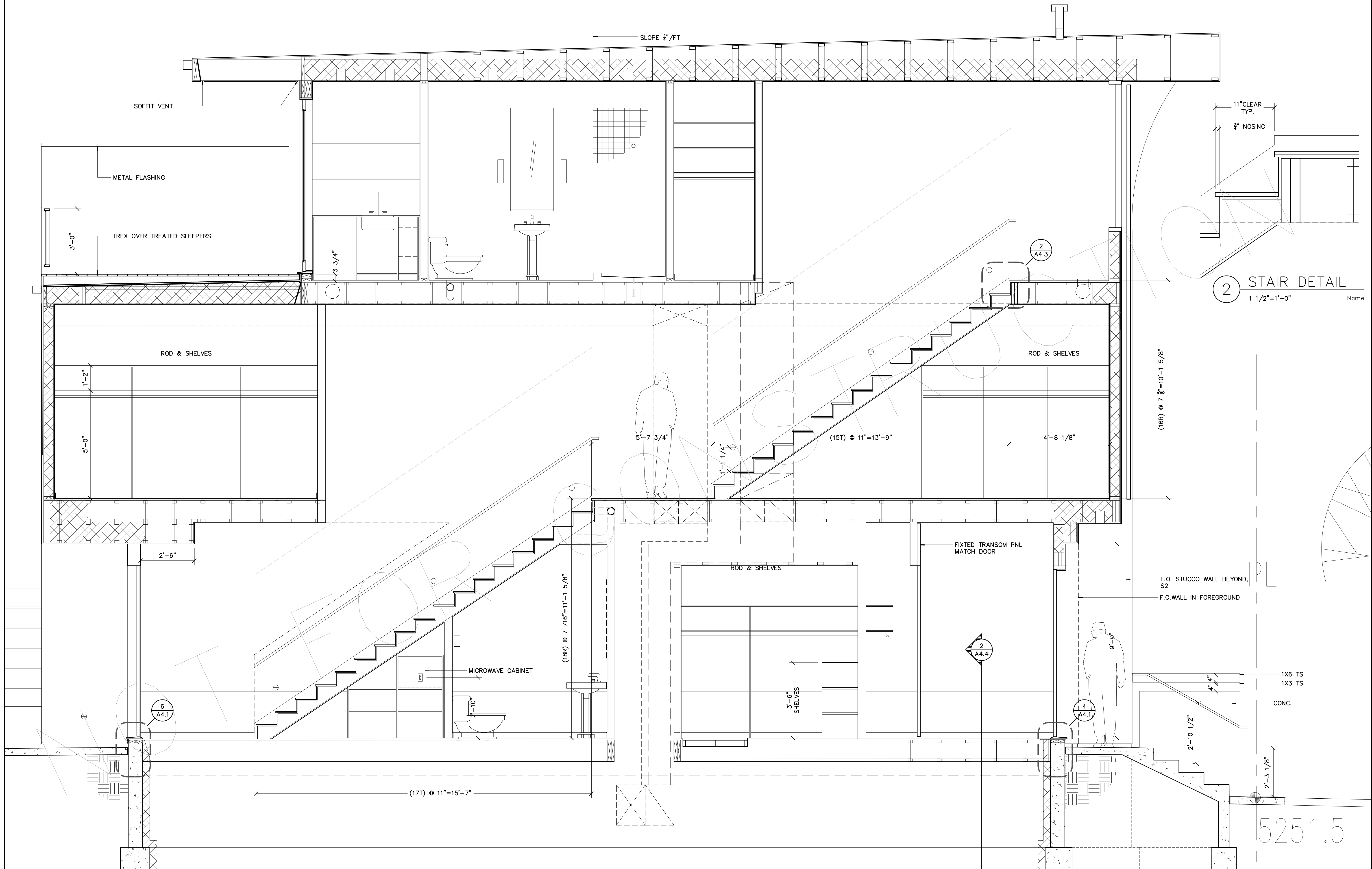
	ISSUED FOR	DATE
	PROGRESS	02/27/15 03/10/15 03/18/15
	STRUCTURAL REVIEW	05/14/15

PROJECT NO. _____ DATE _____
 000000 MM/DD/YY
 DRAWN _____ CHECKED _____
 XX XX
 SHEET TITLE _____

BUILDING SECTIONS

SHEET NO. _____

A4.3



1 STAIR SECTION/BLDG SECTION
1/2"=1'-0" 47g-sc1

47g-sc1