1125 LINCOLN AVE. EXTERIOR IMPROVEMENTS
1125 LINCOLN AVE.
STEAMBOAT SPRINGS CO, 80487
2101

MINOR ADJUSTMENT 02/17/22

VERTICAL ARTS

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ABBREVIATIONS

SYMBOLS

&	AND
∠	ANGLE
℄	CENTER LINE

A

A/C	AIR CONDITIONING
AB	ANCHOR BOLT
ABV	ABOVE
ACP	ACOUSTICAL PANEL
ACT	ACOUSTICAL CEILING TILE
AD	AREA DRAIN
ADMIN	ADMINISTRATION
ADJ	ADJACENT
A.F.F.	ABOVE FINISH FLOOR
ALT	ALTERNATE
ALUM	ALUMINUM
AP	ACCESS PANEL
APPROX	APPROXIMATE
ARCH	ARCHITECT/ARCHITECTURE

B

BD	BOARD
BLDG	BUILDING
BLK	BLOCK
BLW	BELOW
BM	BEAM
B.O.	BOTTOM OF
BR	BRONZE

C

C	CASEMENT
CABT	CABINET
CLNG	CEILING
CI	CAST IRON
CJ	CONTROL JOINT
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
CO	CLEANOUT
COL	COLUMN
CONT	CONTINUOUS
CONC	CONCRETE
CONV	CONVECTOR
CPT	CARPET
CT	CERAMIC TILE
CU	CONDENSING UNIT

D

DTL	DETAIL
D.F.	DRINKING FOUNTAIN
DH	DOUBLE HUNG
DIA	DIAMETER
DIM	DIMENSION
DO	DOUBLE WALL OVENS
DR	DOOR DRAWING
DW	DISHWASHER
DWG	DRAWING

E

EA	EACH
EF	EXHAUST FAN
ELEV	ELEVATION
ELEC	ELECTRIC
ENCL	ENCLOSURE
ENT	ENTRANCE
EQ	EQUAL
EQPT	EQUIPMENT
EXST	EXISTING

F

FD	FLOOR DRAIN
FDN	FOUNDATION
FE	FIRE EXTENGUISHER
FIN	FINISH
FLR	FLOOR
F.O.W	FACE OF WALL (STUD, ETC.)
F.R.S.C.	FIRE RESISTANT SELF CLOSING
FR	FRAME
FS	FLOOR SINK
FTG	FOOTING

G

GA	GAUGE
GALV	GALVANIZED
GC	GENERAL CONTRACTOR
GL	GLASS/GLAZING
GWB	GYPSUM WALL BOARD

H

HB	HOSE BIBB
HDCP	HANDICAPPED
HGT	HEIGHT
HM	HOLLOW METAL
H.P.	HIGH POINT
HR	HOUR
H&V	HEATING & VENTILATION
HVAC	HEATING, VENTILATION & AIR CONDITIONING

I

I.D.	INSIDE DIAMETER
INFO	INFORMATION
INSUL	INSULATION

J

JC	JANITOR CLOSET
JT	JOINT

K

KPL	KICKPLATE
KIT	KITCHEN
KB	KNEE BRACE
KC	KITCHEN CABINET
KO	KNOCKOUT

L

L.P.	LOW POINT
LT	LIGHT

M

MTL	METAL
MAT	MATERIAL
MAX	MAXIMUM
MECH	MECHANICAL
MIN	MINIMUM
M.O.	MASONRY OPENING
MTD	MOUNTED

N

NEC	NECESSARY
N.I.C.	NOT IN CONTRACT
NO	NUMBER
N.T.S.	NOT TO SCALE

O

O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
O.H.	OPPOSITE HAND
OPNG	OPENING
OPP	OPPOSITE

P

PART	PARTITION
PBR	PURLIN BEARING ROOF
P&D	PLUMBING & DRAINAGE
PE TRUSS	PRE-ENGINEERED TRUSS
PL	PROPERTY LINE
PLAM	PLASTIC LAMINATE
PLMB	PLUMBING
PLYWD	PLYWOOD
PR	PAIR
PT	PAINT
PTD	PAINTED

R

R	RADIUS/RISER
RAD	RADIATOR
RCP	REFLECTED CEILING PLAN
R.D.	ROOF DRAIN
REC	RECESS
REF	REFER
REFL	REFLECTED
REFR	REFRIGERATOR
REQ	REQUIRED
REV	REVEAL
RM	ROOM
R.O.	ROUGH OPENING

S

S	SINK
SAD	SADDLE
SF	SQUARE FEET
SHT	SHEET
SIM	SIMILAR
SLNT	SEALANT
SPEC'D	SPECIFIED
SPEC	SPECIFICATION
S.O.G.	SLAB ON GRADE
STD	STANDARD
STL	STEEL
SS	STAINLESS STEEL
STOR	STORAGE
STF	STAFF

T

T	TREAD
T.B.S.	TO BE SELECTED
T.O.D.	TOP OF DRAIN
THK	THICK
TEL	TELEPHONE
T&G	TONGUE AND GROOVE
T.O.	TOP OF
T.O.D.	TOP OF DECKING
T.O.S.	TOP OF SLAB
T.O.W.	TOP OF WALL
TYP	TYPICAL

U

U.N.O.	UNLESS NOTED OTHERWISE
UNF	UNFINISHED
U.V.	UNIT VENTILATION

V

V	VARIES
VCT	VINYL COMPOSITE TILE
VENT.	VENTILATOR
V.I.F.	VERIFY IN FIELD
VP	VENT PIPE

W

W	WASHER
W/	WITH
W/O	WITHOUT
WC	WATER CLOSET
W/D	WASHER DRYER
WD	WOOD
WH	WATER HEATER
W.P.	WATERPROOF/WATERPROOFING
WT	WEIGHT

GENERAL NOTES:

1. ALL CONSTRUCTION AND MATERIALS SHALL BE AS SPECIFIED AND IN ACCORDANCE WITH ALL APPLICABLE CODES, ORDINANCES, LAWS, PERMITS AND THE CONTRACT DOCUMENTS.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURATE PLACEMENT OF ALL NEW CONSTRUCTION ON THE SITE. ALL MATERIALS AND COMPONENTS SHALL BE INSTALLED PER MANUFACTURES INSTRUCTIONS AND SPECIFICATIONS WITH FULL WARRANTIES.

3. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE STARTING WORK. SHOULD A DISCREPANCY APPEAR IN THE CONTRACT DOCUMENTS, OR BETWEEN THE CONTRACT DOCUMENTS AND EXISTING CONDITIONS, NOTIFY THE ARCHITECT AT ONCE FOR INSTRUCTION ON HOW TO PROCEED.

4. CHANGES FROM THE PLANS MADE WITHOUT CONSENT OF THE ARCHITECT ARE UNAUTHORIZED AND SHALL RELIEVE THE ARCHITECT OF RESPONSIBILITY FOR ALL CONSEQUENCES ARRIVING OUT OF SUCH CHANGES.

5. SHOULD A CONFLICT OCCUR IN OR BETWEEN DRAWINGS AND SPECIFICATIONS, THE SPECIFICATIONS SHALL TAKE PRECEDENCE UNLESS A WRITTEN DECISION FROM THE ARCHITECT HAS BEEN OBTAINED WHICH DESCRIBES A CLARIFICATION OR ALTERNATE METHOD AND/OR MATERIALS.

6. THE CONTRACTOR SHALL CONFINE HIS/HER OPERATIONS ON THE SITE TO AREAS PERMITTED BY THE OWNER.

7. THE JOB SITE SHALL BE MAINTAINED IN A CLEAN, ORDERLY CONDITION, FREE OF DEBRIS AND LITTER AND SHALL NOT BE UNREASONABLY ENCUMBERED WITH ANY MATERIALS OR EQUIPMENT. EACH SUB-CONTRACTOR IMMEDIATELY UPON COMPLETION OF EACH PHASE OF HIS/HER WORK SHALL REMOVE ALL TRASH AND DEBRIS AS OF RESULT OF HIS/HER OPERATION.

8. ALL MATERIALS STORED ON THE SITE SHALL BE PROPERLY STACKED AND PROTECTED TO PREVENT DAMAGE AND DETERIORATION. FAILURE TO PROTECT MATERIALS MAY BE CAUSE FOR REJECTION OF WORK.

9. THE CONTRACTOR SHALL DO ALL CUTTING, FITTING OR PATCHING OF HIS/HER WORK THAT MAY BE REQUIRED TO MAKE ITS SEVERAL PARTS FIT TOGETHER PROPERLY AND SHALL NOT ENDANGER ANY OTHER WORK BY CUTTING, EXCAVATING OR OTHERWISE ALTERING THE TOTAL WORK OR ANY OTHER PART OF IT. ALL PATCHING, REPAIRING AND REPLACING OF MATERIALS AND SURFACES CUT OR DAMAGED IN EXECUTION OF WORK SHALL BE DONE WITH APPLICABLE MATERIALS SO THAT SURFACES REPLACED WILL, UPON COMPLETION, MATCH SURROUNDING SIMILAR SURFACES.

10. NO PORTION OF THE WORK REQUIRING A SHOP DRAWING OR SAMPLE SUBMISSION SHALL BE COMMENCED UNTIL THE SUBMISSION HAS BEEN REVIEWED BY THE ARCHITECT. ALL SUCH PORTIONS OF THE WORK SHALL BE IN ACCORDANCE WITH REVIEWED SHOP DRAWINGS AND SAMPLES.

11. DIMENSIONS:
   - A. ALL DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE OF DRAWINGS.
   - B. ALL DIMENSIONS ARE TO FACE OF STUD, FACE OF C.M.U. OR FACE OF CONCRETE U.N.O.
   - C. CEILING HEIGHT DIMENSIONS ARE FROM FINISHED FLOOR TO FACE OF FINISH CEILING MATERIALS UNLESS NOTED OTHERWISE.

12. CONTRACTOR TO PROVIDE ALL NECESSARY BLOCKING, BACKING AND FRAMING FOR LIGHT FIXTURES, ELECTRICAL UNITS, A.C. EQUIPMENT, RECESSED ITEMS AND ALL OTHER ITEMS AS REQUIRED.

13. WHERE LARGER STUDS OR FURRING ARE REQUIRED TO COVER PIPING AND CONDUITS, THE LARGER STUD SIZE OR FURRING SHALL BE EXTENDED THE FULL SURFACE OF THE WALL WIDTH AND LENGTH WHERE THE FURRING OCCURS.

14. PROVIDE ALL ACCESS PANELS AS REQUIRED BY GOVERNING CODES TO ALL CONCEALED SPACES, VOIDS, ATTICS, ETC. VERIFY TYPE REQUIRED WITH ARCHITECT PRIOR TO INSTALLATION.

15. PROVIDE ACCESS AND MINIMUM VENTILATION REQUIREMENTS TO ALL CRAWL SPACES AS REQUIRED BY GOVERNING CODES.

16. INSTALL TEMPERED GLASS AS REQUIRED BY GOVERNING CODES.

17. STRUCTURAL AND FIRE RESISTIVE INTEGRITY SHALL BE MAINTAINED AS REQUIRED BY GOVERNING CODES.

18. FIREBLOCKS AND DRAFT STOPS SHALL BE PROVIDED AS REQUIRED BY GOVERNING CODES.

19. THE BUILDING THERMAL ENVELOPE SHALL BE CONSTRUCTED TO LIMIT AIR LEAKAGE PER IRC R402.4.

20. RECESSED LIGHT IN BUILDING THERMAL ENVELOPE SHALL BE SEALED PER IRC402.4.1.1.

GENERAL DEMOLITION NOTES:

1. CONTRACTOR SHALL COORDINATE ALL DEMOLITION WITH THE NEW CONSTRUCTION TO DETERMINE DIMENSIONS AND SCOPE OF WORK AND TO ENSURE THAT NO ITEMS OR SERVICES TO REMAIN ARE DISTURBED OR DAMAGED.

2. PROVIDE AND PLACE BRACING AND SHORING AS REQUIRED. TAKE NECESSARY PRECAUTIONS TO PROPERLY INSTALL TEMPORARY SUPPORT STRUCTURES TO REMAIN TO PREVENT DAMAGE OR UNACCEPTABLE DEFLECTION.

3. WHERE REMOVALS ARE MADE CONTRACTOR SHALL PATCH ALL CONSTRUCTION TO PROVIDE SMOOTH AS NEW CONDITION.

3. CONTRACTOR SHALL PATCH AND/OR LEVEL ALL EXISTING SURFACES RECEIVING NEW FINISHES.

4. PROTECT ALL ITEMS TO REMAIN AND ALL EXISTING CONSTRUCTION NOT SCHEDULED TO BE DEMOLISHED - IMMEDIATELY REPAIR OR REPLACE DAMAGED ITEMS.

5. REROUTE ALL UTILITIES REMAINING IN USE INTERRUPTED BY DEMOLITION.

6. OWNER TO REMOVE ALL FURNITURE, EQUIPMENT, AND OTHER FURNISHINGS FROM CONSTRUCTION AREA PRIOR TO PROJECT START.

7. CONTRACTOR TO COORDINATE DEMOLITION WITH ENGINEERING DOCUMENTS.

8. SEAL ALL OPENINGS UNCOVERED DURING DEMOLITION OF FURRED WALLS, RELOCATION OF DUCT SHAFTS OR PIPE CHASES, OR REMOVAL OF PARTITIONS OR FIXTURES.

9. ALL DAMAGED EXISTING WORK MUST BE REPAIRED AND PREPARED TO RECEIVE NEW FINISHES. THE CONTRACTOR SHALL INCLUDE ON THE BASE PRICE ALL REPAIR OR REPLACEMENT WORK REQUIRED FOR NEW CONSTRUCTION.

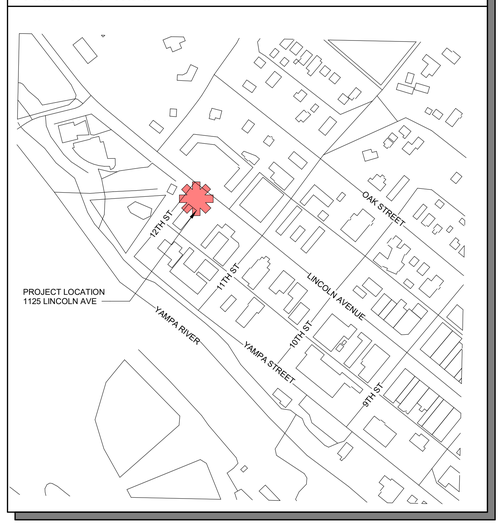
10. RESTORE THE INTEGRITY OF EXISTING FIRE RATED PARTITIONS, FIREPROOFING AND STRUCTURE DAMAGED DURING DEMOLITION. GC TO FIRE STOP RATED PENETRATIONS AT THE END OF EACH DAY.

11. DUST PROOF PARTITIONS & RELATED PROTECTIONS ERECTED DURING DEMOLITION OPERATIONS SHALL REMAIN IN PLACE FOR THE DURATION OF THE CONSTRUCTION PERIOD UNLESS OTHERWISE INSTRUCTED BY THE TENANT OR ARCHITECT.

12. VERIFY ALL EXISTING POWER/DATA/GAS DEVICES; REMOVE ALL DEAD AND NON-STANDARD DEVICES

13. REMOVE EXISTING CEILING TILES; MAINTAIN GRID IN ALL AREAS WHERE CEILING IS SHOWN TO REMAIN. REMOVE AND REPLACE ANY DEFECTIVE PORTIONS OF GRID AND PREPARE FOR NEW CEILING TILES

VICINITY MAP



DRAWING SYMBOLS

100'-0" T.O. PLYWOOD	FLOOR OR SPOT ELEVATION
100	DOOR TAG
100	WINDOW TAG
R1	ROOF TAG
W1	WALL TAG
F1	FLOOR TAG
CRPT / CRPT	FLOOR FINISH
	PROPOSED CONTOUR
	EXISTING CONTOUR
1	REVISION SYMBOL
#X=###.#	INTERIOR ELEVATION NUMBER
	SHEET NUMBER
1 / A6.0	DETAIL NUMBER
SIM	
	SHEET NUMBER
1 / A4.1	SECTION NUMBER
	SHEET NUMBER
1 / A3.1	ELEVATION NUMBER
	SHEET NUMBER

GRAPHIC KEY TO MATERIALS

EARTH
- COMPACTED FILL
- POROUS FILL

CONCRETE
- CAST
- GROUT LIGHWEIGHT

MASONRY
- CMU BLOCK
- BRICK
- STONE

INSULATION
- BATT
- RIGID

WOOD
- FINISH
- ROUGH
- BLOCKING
- GLU-LAM
- PLYWOOD

METAL
- STEEL

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A3.3	PERSPECTIVES
A3.4	PERSPECTIVES
A3.5	RENDERINGS
A3.6	EXTERIOR MATERIAL BOARD

PROJECT TEAM

OWNER

1125 LINCOLN AVENUE, LLC 970.846.5883
PO BOX 773012
STEAMBOAT SPRINGS, CO 80477
CONTACT: PAUL BRINKMAN

ARCHITECT

VERTICAL ARTS, INC. 970.871.0056
690 MARKETPLACE PLAZA
SUITE 1
STEAMBOAT SPRINGS, CO 80487
CONTACT: CHANDLER DEIMUND

CONTRACTOR

PICKING CONSTRCUTION, INC. 970.846.5883
732 LINCOLN AVENUE
STEAMBOAT SPRINGS, CO 80487
CONTACT: ANDY PICKING

LANDSCAPE ARCHITECT

VERTICAL ARTS, INC. 970.871.0056
690 MARKETPLACE PLAZA, SUITE #1
STEAMBOAT SPRINGS, COLORADO 80487
CONTACT: MITCH REWOLD

MECHANICAL/PLUMBING ENGINEER

G2 CONSULTING ENGINEERS, INC. 970.460.7400
5000 GOODMAN ROAD
UNIT 100
TIMNATH, CO 80547
CONTACT: DAVID MANRING

ELECTRICAL ENGINEER

WILDER ENGINEERING 970.819.7848
1170 BLUE SAGE DRIVE
STEAMBOAT SPRINGS, CO 80487
CONTACT: ANDREW WILDER

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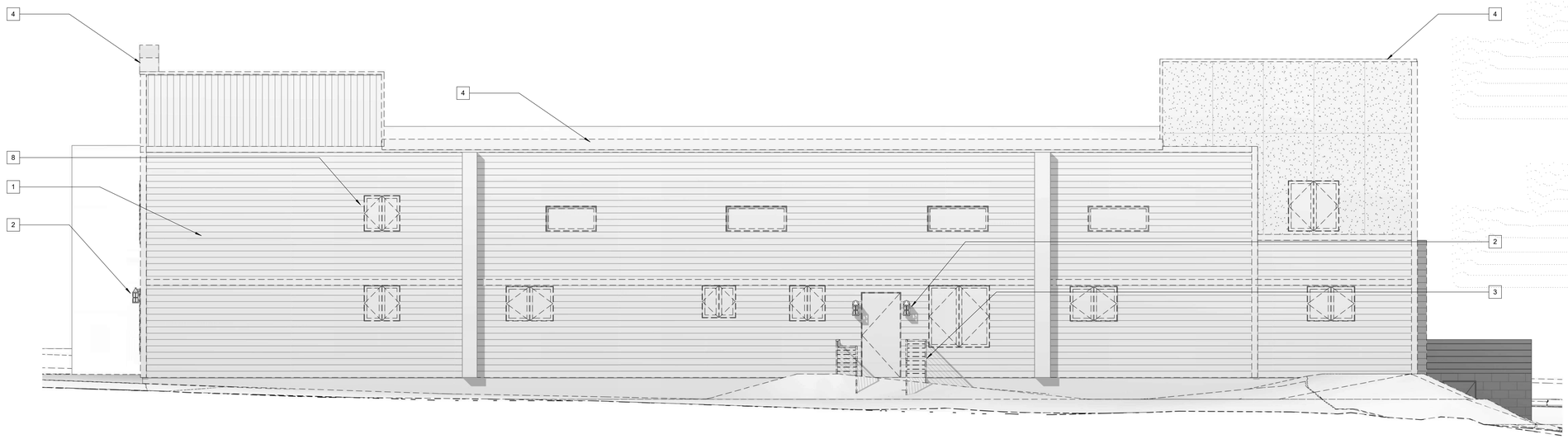
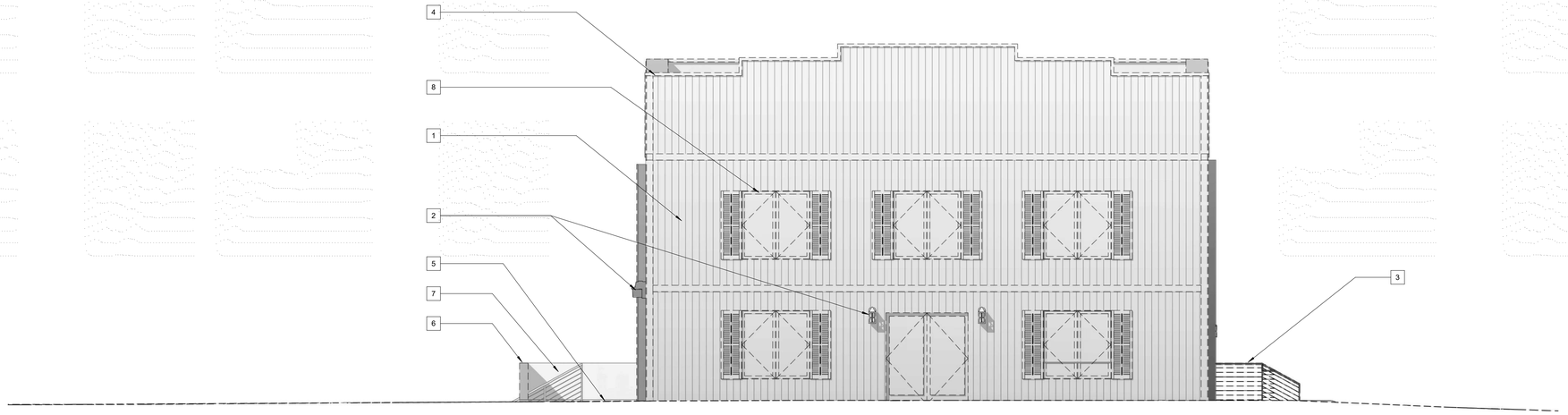


1 NORTH ELEVATION
1/4" = 1'-0"

ELEVATION DEMO LEGEND	
MARK	DESCRIPTION
1	DEMOLISH ALL EXTERIOR WALL FINISH TO FACE OF SHEATHING OR BRICK
2	DEMOLISH EXISTING EXTERIOR LIGHTING FIXTURES
3	DEMOLISH EXTERIOR STAIR AND HANDRAILS
4	DEMOLISH EXISTING PARAPET CAP
5	DEMOLISH EXISTING DECKING
6	DEMOLISH PORTION OF WALL
7	PREPARE SURFACE OF CMU FOR PAINT
8	REMOVE ALL EXISTING WINDOWS



2 EAST ELEVATION
1/4" = 1'-0"

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DEMOLITION ELEVATIONS

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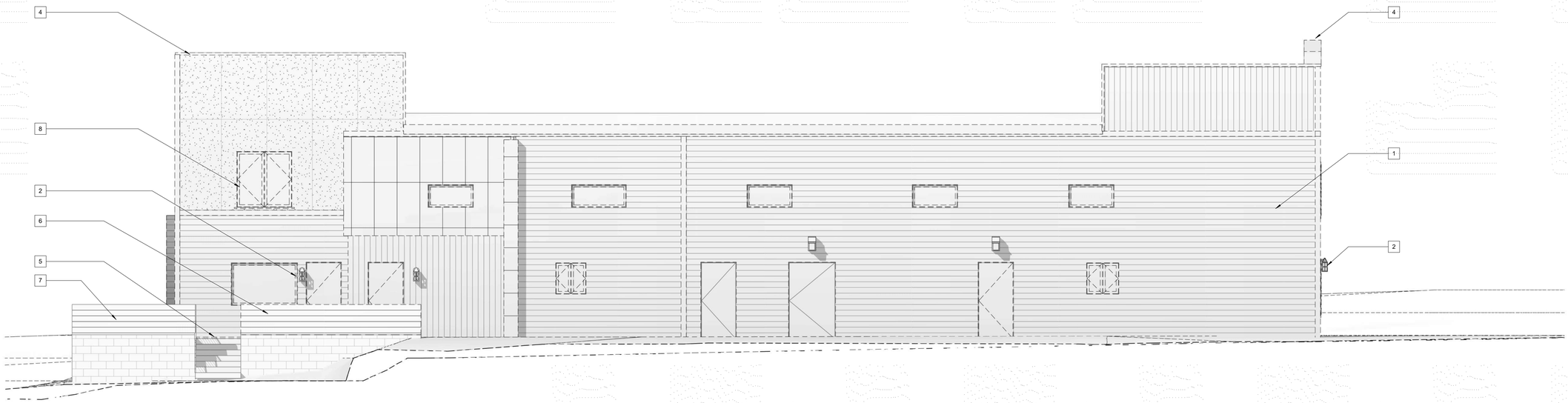

1 SOUTH DEMOLITION ELEVATION
1/4" = 1'-0"

ELEVATION DEMO LEGEND	
MARK	DESCRIPTION
1	DEMOLISH ALL EXTERIOR WALL FINISH TO FACE OF SHEATHING OR BRICK
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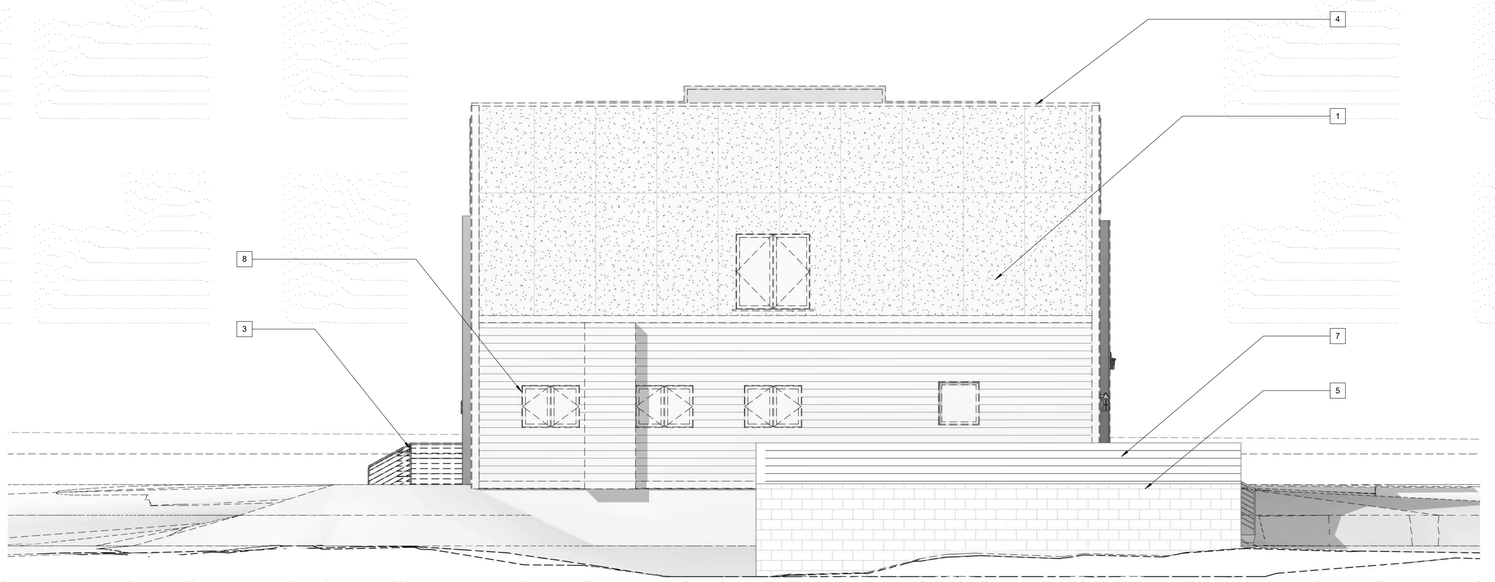

2 WEST DEMOLITION ELEVATION
1/4" = 1'-0"

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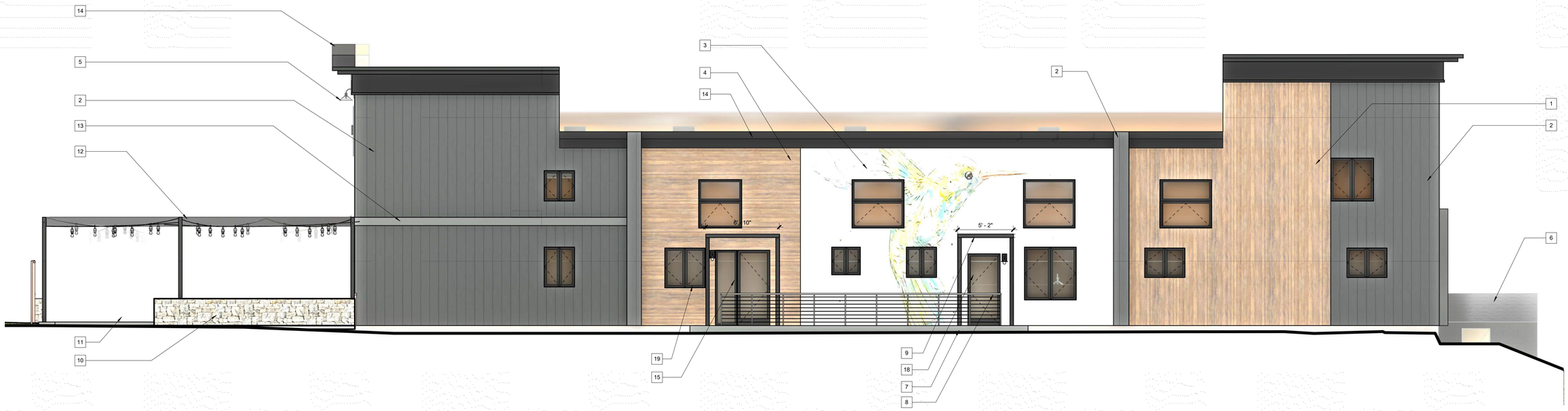
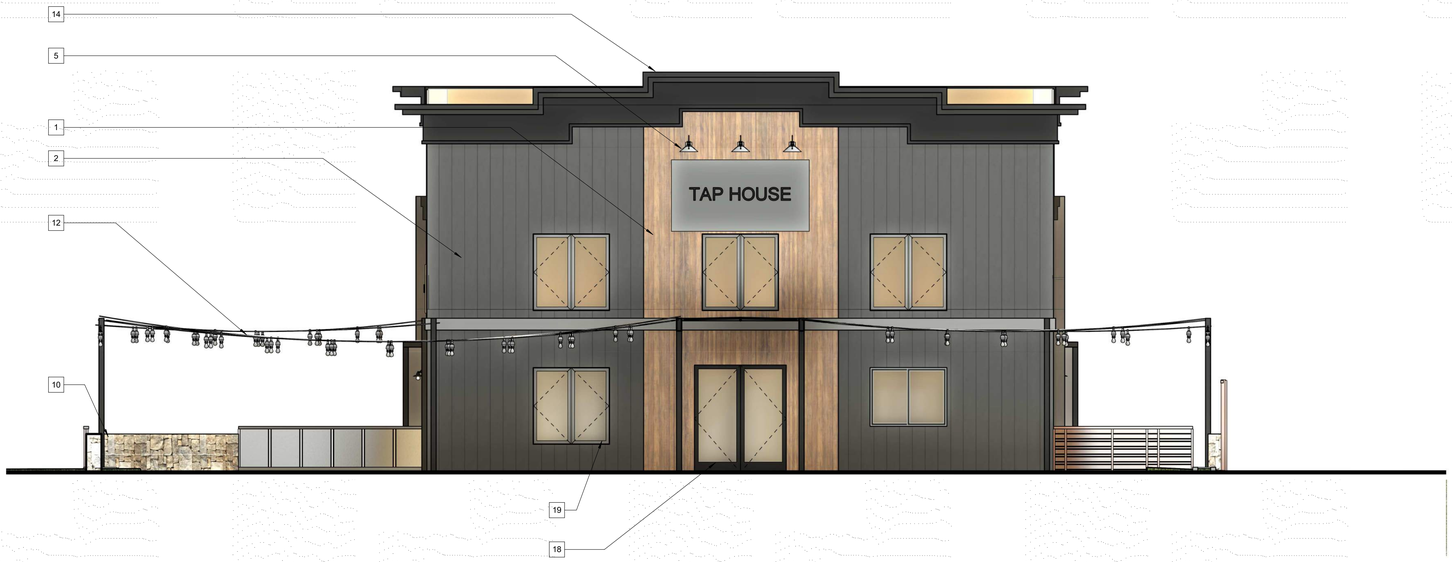


2 NORTH ELEVATION
1/4" = 1'-0"

ELEVATION LEGEND	
MARK	DESCRIPTION
1	3.5" VERTICAL ASH SIDING
2	10" VERTICAL FIBER CEMENT SIDING
3	4'X8' FIBER CEMENT SIDING WITH ART WALL GRAPHIC
4	3.5" HORIZONTAL ASH SIDING
5	LIGHTING FIXTURE
6	PATCH/ REPAIR AND TUCKPOINT EXISTING CMU WALL; PAINT TO MATCH OAK GREY FIBER CEMENT SIDING
7	CONCRETE STAIR AND LANDING
8	STEEL HANDRAIL
9	TUBE STEEL ENTRY PORTAL
10	GABION WALL
11	SCREEN WALL
12	TUBE STEEL ENTRY CANOPY/ PATIO COVERING
13	2x10 FIBER CEMENT TRIM
14	PARAPET CAP
15	HOLLOW METAL DOOR, FRAME AND SIDELITE
16	REPAIR EXISTING WOOD FRAMING AND INSTALL NEW COMPOSITE DECKING
17	PATCH AND REPAIR WOOD FRAMING AND SIDING
18	HOLLOW METAL DOOR AND FRAME
19	BLACK VINYL WINDOWS



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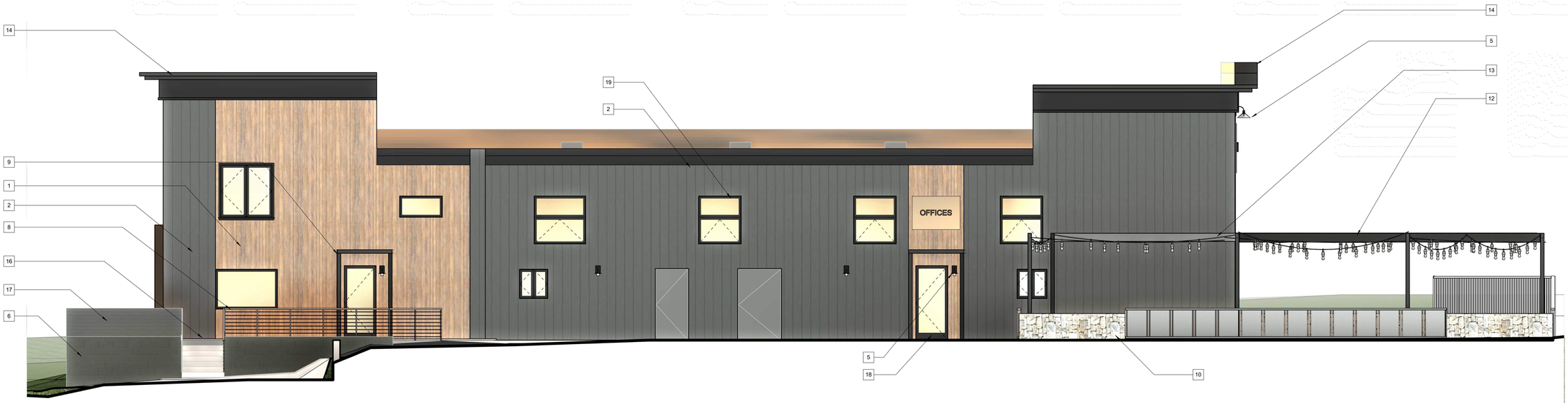

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1 WEST ELEVATION
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2 PERSPECTIVE 2

1 PERSPECTIVE 1

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1125 LINCOLN AVE.
STEAMBOAT SPRINGS CO, 80487
2101

ISSUE NAME	DATE
MINOR ADJUSTMENT	02/17/22

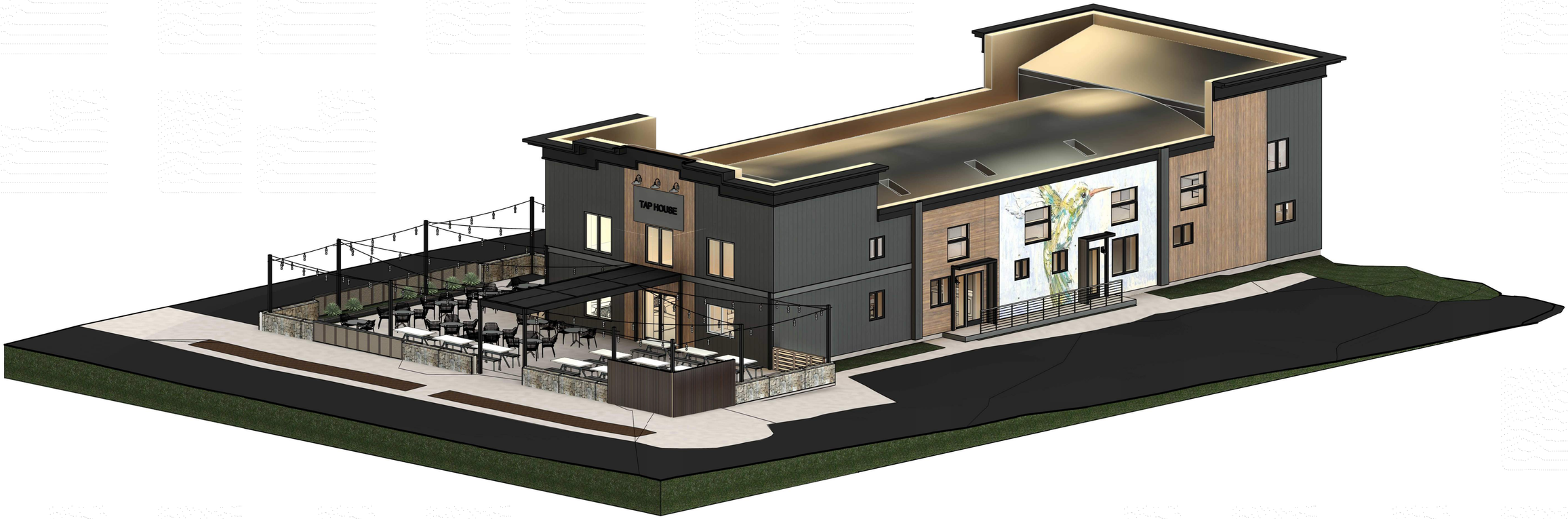
DRAWING TITLE

PERSPECTIVES

SHEET NO.

A3.3

2/17/2022 2:25:18 PM



2 PERSPECTIVE 3

1 PERSPECTIVE 4

VERTICAL ARTS

ARCHITECTURE
PLANNING
LANDSCAPE
INTERIORS

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PERSPECTIVES

SHEET NO.

A3.4

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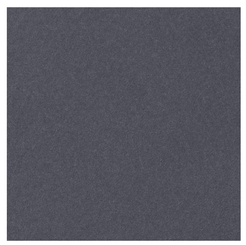
RENDERINGS

SHEET NO.

A3.5

2/17/2022 2:28:45 PM

VERTICAL WOOD SIDING - THERMORY ASH



VERTICAL 10" FIBER CEMENT BOARD - DARK GREY

HORIZONTAL WOOD SIDING - THERMORY ASH

4'X8' FIBER CEMENT BOARD - WHITE

STEEL

GABION WALL

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EXTERIOR MATERIAL BOARD

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A3.6

2/17/2022 2:28:45 PM