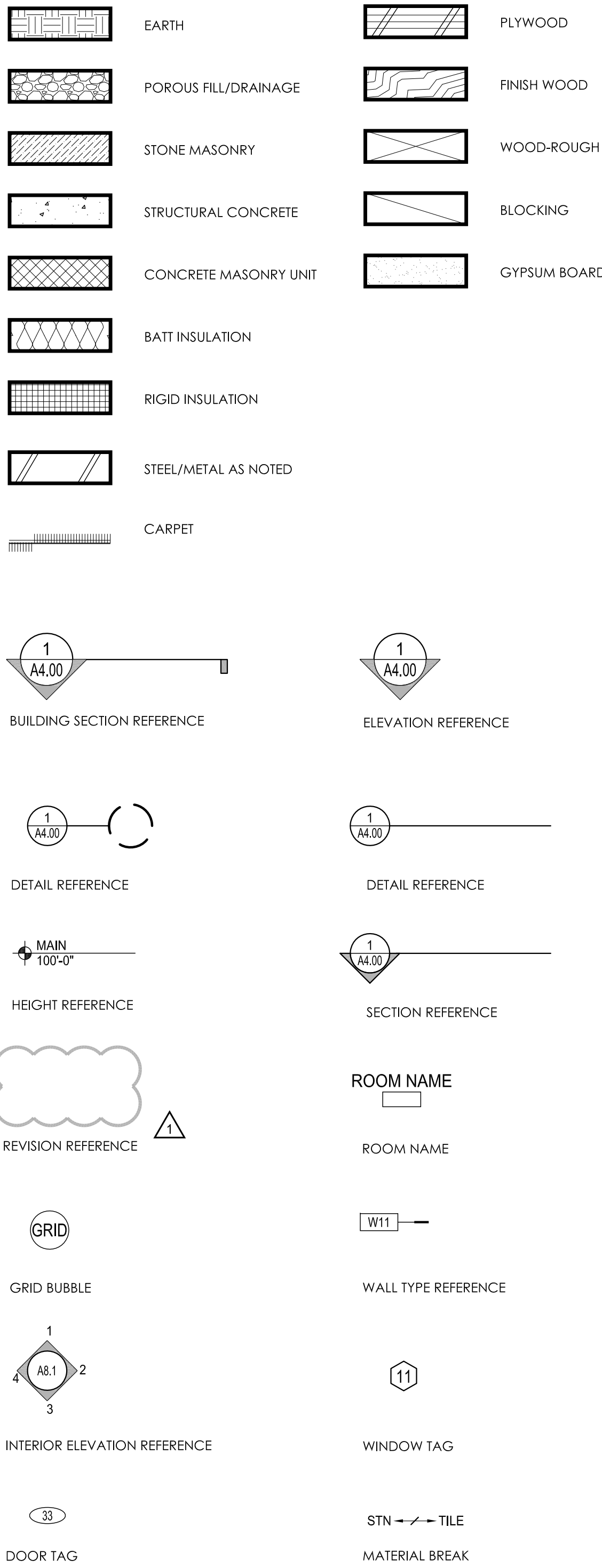


1012 EAGLES NEST DUPLEX

VAIL, COLORADO

MATERIAL SYMBOLS:



ABBREVIATIONS:

ABV	ABOVE	L	LENGTH
AFF	ABOVE FINISHED FLOOR	LDT	LIGHT AND DRAPERY TROUGH
AP	ACCESS PANEL	LT	LIGHT TROUGH
AC	ACOUSTICAL	LTL	LINTEL
ADD	ADDENDUM	LVR	LOUVER
ADJ	ADJACENT	MH	MANHOLE
ALT	ALTERNATE	MFR	MANUFACTURE (ER)
ALUM	ALUMINUM	MO	MASONRY OPENING
ARCH	ARCHITECT (URAL)	MTL	METAL
BSMT	BASEMENT	MAX	MAXIMUM
BRG	BEARING	MECH	MECHANIC (AL)
BVL	BEVELED	MC	MEDICINE CABINET
BIT	BITUMINOUS	MEM	MEMBRANE
BLK	BLOCK	M	METER (S)
BLKG	BLOCKING	MM	MILLIMETER (S)
BOT	BOTTOM	MIN	MINIMUM
BLDG	BUILDING	MIR	MIRROR
CPT	CARPET (ED)	MISC	MISCELLANEOUS
CSMT	CASEMENT	MULL	MULLION
C	CAULK (ING)	NAT	NATURAL
CLG	CEILING	NR	NOISE REDUCTION
CT	CERAMIC TILE	NOM	NOMINAL
CLR	CLEAR	NIC	NOT IN CONTRACT
COL	COLUMN	NTS	NOT TO SCALE
CONC	CONCRETE	OPG	OPENING
CMU	CONCRETE MASONRY UNIT	OPF	OPPOSITE
CONST	CONSTRUCTION	OPH	OPPOSITE HAND
CONT	CONTINUOUS	OR	OVERHEAD
CJT	CONTROL JOINT	PR	PAIR
CPR	COPPER	PK	PARKING
CUST	CUSTOM	PVMT	PAVEMENT
DTM	DRAPERY TROUGH	PL	PLASTIC LAMINATE
DTL	DETAIL	PT	POINT
DIM	DIMENSION	PSF	POUNDS PER SQUARE FOOT
DR	DOOR	PSI	POUNDS PER SQUARE INCH
DRW	DRAWING	PL	PROPERTY LINE
DF	DRINKING FOUNTAIN	QT	QUARRY TILE
ELEC	ELECTRIC (AL)	REF	REFERENCE
EL	ELEVATION (S)	REF	REFRIGERATOR
ELEV	ELEVATOR	REIN	REINFORCE (D), (ING)
EQ	EQUAL	REQ	REQUIRED
EXH	EXHAUST	RES	RESILIENT
EXTG	EXISTING	REV	REVISION (D), (ING)
EXT	EXTERIOR	REVERSE	REVERSE
FOC	FACE OF CONCRETE	RH	RIGHT HAND
FOF	FACE OF FINISH	R	RISER
FOM	FACE OF MASONRY	R&S	ROD AND SHELF
FOS	FACE OF STUDS	RD	ROOF DRAIN
FIN	FINISH (ED)	ROD	RECESSED DRAPERY TRACK
FE	FIRE EXTINGUISHER	RFG	ROOFING
FDC	FIRE DEPARTMENT CONNECTION	RM	ROOM
FHC	FIRE HOSE CONNECTION	RO	ROUGH OPENING
FEC	FIRE EXTINGUISHER CABINET	R/S	ROUGH SAWN
FP	FIREPLACE	S	SEALANT (EXTERIOR)
FPS	FIREPROOFING, SPRAYED	SHTG	SHEATHING
FLG	FLASHING	SHH	SHOWER HEAD
FLR	FLOOR (ING)	SHC	SHOWER CONTROLS
FD	FLOOR DRAIN	SM	SHEET METAL
FTG	FOOTING	SIM	SIMILAR
FND	FOUNDATION	SC	SOLID CORE
FBO	FURNISHED BY OTHERS	SPEC	SPECIFICATION (S)
PHB	FREEZE PROOF HOSE BIB	SQ	SQUARE
FUR	FURRED (ING)	STD	STANDARD
GA	GAGE, GAUGE	ST	STAIN
GALV	GALVANIZED	STL	STEEL
GC	GENERAL CONTRACT (OR)	SD	STORM DRAIN
GL	GLASS, GLAZING	STR	STRUCTURAL
GYP	GYPSSUM BOARD	TEL	TELEPHONE
H	HOSE BIB	TV	TELEVISION
HW	HARDWARE	THR	THRESHOLD
HDR	HEADER	T&G	TONGUE AND GROOVE
HTG	HEATING	TOS	TOP OF SLAB
HVAC	HEATING/VENTILATING/AC	TOS	TOP OF STEEL
HT	HEIGHT	TOW	TOP OF WALL
HC	HOLLOW CORE	TB	TOWEL BAR
HM	HOLLOW METAL	TR	TRANSOM
HOR	HORIZONTAL	T	TREAD
HWH	HOT WATER HEATER	TYP	TYPICAL
INCL	INCLUDE (D), (ING)	UNO	UNLESS NOTED OTHERWISE
ID	INSIDE DIAMETER	VB	VAPOR BARRIER
IBC	INSTALLED BY CONTRACTOR	VIF	VERIFY IN FIELD
IBO	INSTALLED BY OWNER	VERT	VERTICAL
INS	INSULATE (D), (ION)	VCT	VINYL COMPOSITION
INT	INTERIOR	WC	WATER CLOSET
JC	JANITOR'S CLOSET	WP	WATER PROOFING
KIT	KITCHEN	WWF	WELDED WIRE FABRIC
LAM	LAMINATE (D)	W	WIDTH, WIDE
LAV	LAVATORY	WDW	WINDOW
LH	LEFT HAND	WO	WITHOUT
		WD	WOOD

GENERAL NOTES:

- DO NOT SCALE DRAWINGS
- VERIFY ALL DIMENSIONS, CONDITIONS AND UTILITY LOCATIONS ON THE JOB SITE PRIOR TO BEGINNING ANY WORK OR ORDERING ANY MATERIALS. NOTIFY ARCHITECT OF ANY CONFLICTS OR DISCREPANCIES IN THE DOCUMENTS IMMEDIATELY.
- AREAS OF CONFLICTS OR DISCREPANCIES MUST BE FULLY RESOLVED WITH WRITTEN APPROVAL FROM THE ARCHITECT BEFORE CONSTRUCTION CONTINUES IN THOSE AREAS.
- PLAN DIMENSIONS ARE TO FACE OF STUD OR FACE OF CONCRETE, UNLESS OTHERWISE NOTED. SECTION AND ELEVATION DIMENSIONS ARE TO TOP OF CONCRETE, TOP OF PLYWOOD, OR TOP OF WALL PLATES OR BEAMS UNLESS OTHERWISE NOTED.
- PROVIDE ALL NECESSARY BLOCKING IN STUD WALLS AND CEILINGS. LOCATIONS INCLUDE BUT ARE NOT LIMITED TO CEILING AND WALL MOUNTED FIXTURES, TOILETS, TOILET ACCESSORIES, CABINETRY, COUNTERTOPS, SHELVES AND CLOSET RODS.
- DENOTES DOORS. REFER TO FLOOR PLANS FOR LOCATIONS. REFER TO DOOR SCHEDULE FOR DOOR TYPES.
- DENOTES WINDOWS. REFER TO WINDOWS AND FLOOR PLANS FOR LOCATIONS. REFER TO WINDOW SCHEDULE FOR WINDOW TYPES.
- COORDINATE ALL ELECTRICAL AND MECHANICAL FIXTURES TO FIT WITHIN CEILING, FLOOR AND WALL SPACES. VERIFY LOCATIONS WITH ARCHITECT.
- IN THE EVENT THAT ADDITIONAL DETAILS OR GUIDANCE IS NEEDED BY THE CONTRACTOR FOR CONSTRUCTION OF ANY ASPECTS OF THIS PROJECT, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR SATISFYING ALL APPLICABLE CODES AND OBTAINING ALL PERMITS AND REQUIRED APPROVALS. THIS PROJECT IS GOVERNED BY THE INTERNATIONAL BUILDING CODE. CODE COMPLIANCE IS MANDATORY. THE CONSTRUCTION DOCUMENTS SHALL NOT PERMIT WORK THAT DOES NOT CONFORM TO ALL RELEVANT CODES INCLUDING IBC AND ALL LOCAL AND REGIONAL CODES.
- THE CONTRACTOR SHALL FIELD COORDINATE AND OBTAIN APPROVAL FROM THE ARCHITECT & ENGINEER BEFORE ANY CUTTING, NOTCHING OR DRILLING OF ANY CAST-IN-PLACE CONCRETE, STEEL FRAMING, OR ANY OTHER STRUCTURAL ELEMENTS WHICH MAY AFFECT THE STRUCTURAL INTEGRITY OF THE BUILDING.
- THE CONTRACTOR SHALL VERIFY ALL EXISTING GRADES AND STAKE OUT THE BUILDING FOOTPRINT FOR OWNER AND ARCHITECT APPROVAL PRIOR TO BEGINNING ANY SITE WORK.
- IT IS THE INTENT AND MEANING OF THESE DOCUMENTS THAT THE CONTRACTOR AND EACH SUBCONTRACTOR PROVIDE ALL LABOR, MATERIALS, TRANSPORTATION, SUPPLIES, EQUIPMENT, ETC. TO OBTAIN A COMPLETE JOB WITHIN THE RECOGNIZED STANDARDS OF THE INDUSTRY.
- ALL BUILDINGS TO FIT WITHIN PROPERTY LINES WITHOUT CROSSING EASEMENTS OR SETBACKS. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
- PROVIDE ACCESS PANEL TO MOTOR FOR ALL WHIRLPOOL-TYPE TUBS. COORDINATE ACCESS LOCATIONS WITH INTERIOR DESIGNER AND ARCHITECT TO PROVIDE INCONSPICUOUS LOCATION.

PROJECT CODE SUMMARY:

Code:
International Residential Code 2015
Occupancy: Two-Family Dwelling

Separations:
1 Hour (residence/garage)
1 Hour (residence/mechanical)
2 Hour (residence/residence)

Special Attributes:
Addressable Fire Alarm System
Automatic Sprinkler System

DRAWING INDEX: GENERAL AND SITE

A0.00	COVER
D1.01	TOPOGRAPHIC SURVEY
D1.02	DEMO PLAN
A1.01	COMPARISON PLAN
L1.01	ARCHITECTURAL SITE PLAN
	LANDSCAPE PLAN

DRAWING INDEX: ARCHITECTURAL

A2.00	GRFA/SITE COVERAGE CALCULATIONS
A2.01	LOWER LEVEL PLAN
A2.02	MAIN LEVEL PLAN
A2.03	UPPER LEVEL PLAN
A2.04	ROOF PLAN
A3.00	BASEMENT EXCLUSION CALCULATIONS
A3.01	BUILDING ELEVATION
A3.02	BUILDING ELEVATION
A3.03	BUILDING ELEVATION
A3.04	BUILDING ELEVATION
A4.01	BUILDING SECTION
A4.02	BUILDING SECTION
A4.03	BUILDING SECTION
A4.04	BUILDING SECTION
A4.05	BUILDING SECTION
A4.06	BUILDING SECTION
A5.01	WINDOW DETAILS
A6.01	EXTERIOR DETAILS
A6.02	EXTERIOR DETAILS
A6.03	EXTERIOR DETAILS

DRAWING INDEX: ELECTRICAL AND LIGHTING

E2.01	LOWER LEVEL PLAN
E2.02	MAIN LEVEL PLAN
E2.03	UPPER LEVEL PLAN

ARCHITECT:

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LOT 2, BLOCK 6, VAIL VILLAGE FILING 7

1012 EAGLES NEST DUPLEX

1012 EAGLES NEST CIRCLE, VAIL, COLORADO

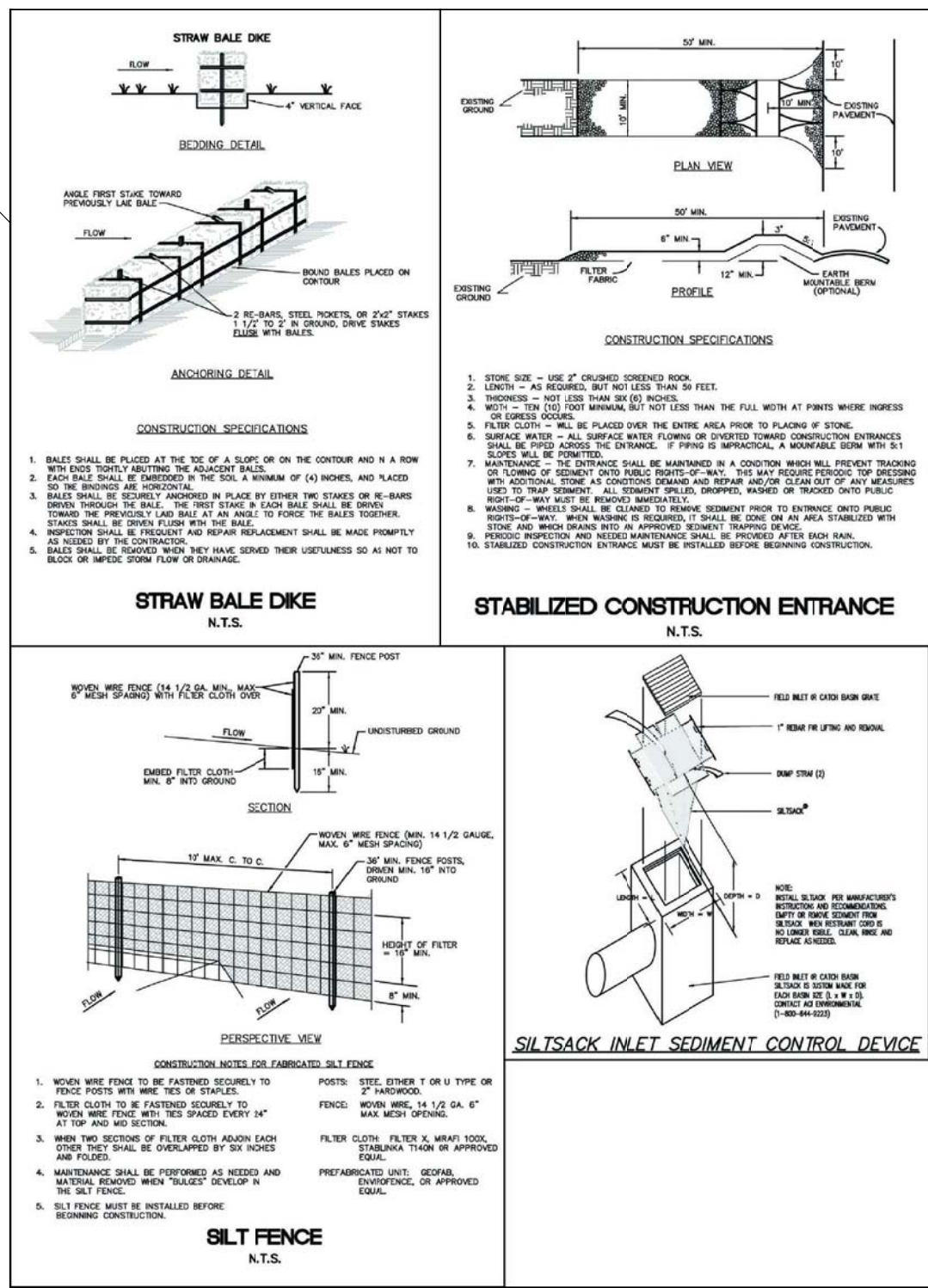
ISSUED FOR:	DATE:
TOV CONCEPTUAL REVIEW	6.25.18
UTILITY VERIFICATION	6.25.18
TOV DRB FINAL REVIEW	8.13.18

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SCALE:
DRAWN: MDS

PROJECT #: 1705
SHEET TITLE: COVER SHEET

A0.00



SEWER MANHOLE 0860
RIM=8236.7'
INV IN (N) 8216.7'
INV OUT (E) 8216.4'

LOT 2
0.444 ACRES +/-
ADDRESS: 1012 EAGLES NEST CIRCLE
2 STORY SINGLE FAMILY

LOT 3
0.408 ACRES +/-
ADDRESS: 1022 EAGLES NEST CIRCLE
2 STORY SINGLE FAMILY

1012 EAGLES NEST DUPLEX

LOT 2, BLOCK 6, VAIL VILLAGE FILING 7
1012 EAGLES NEST CIRCLE, VAIL, COLORADO

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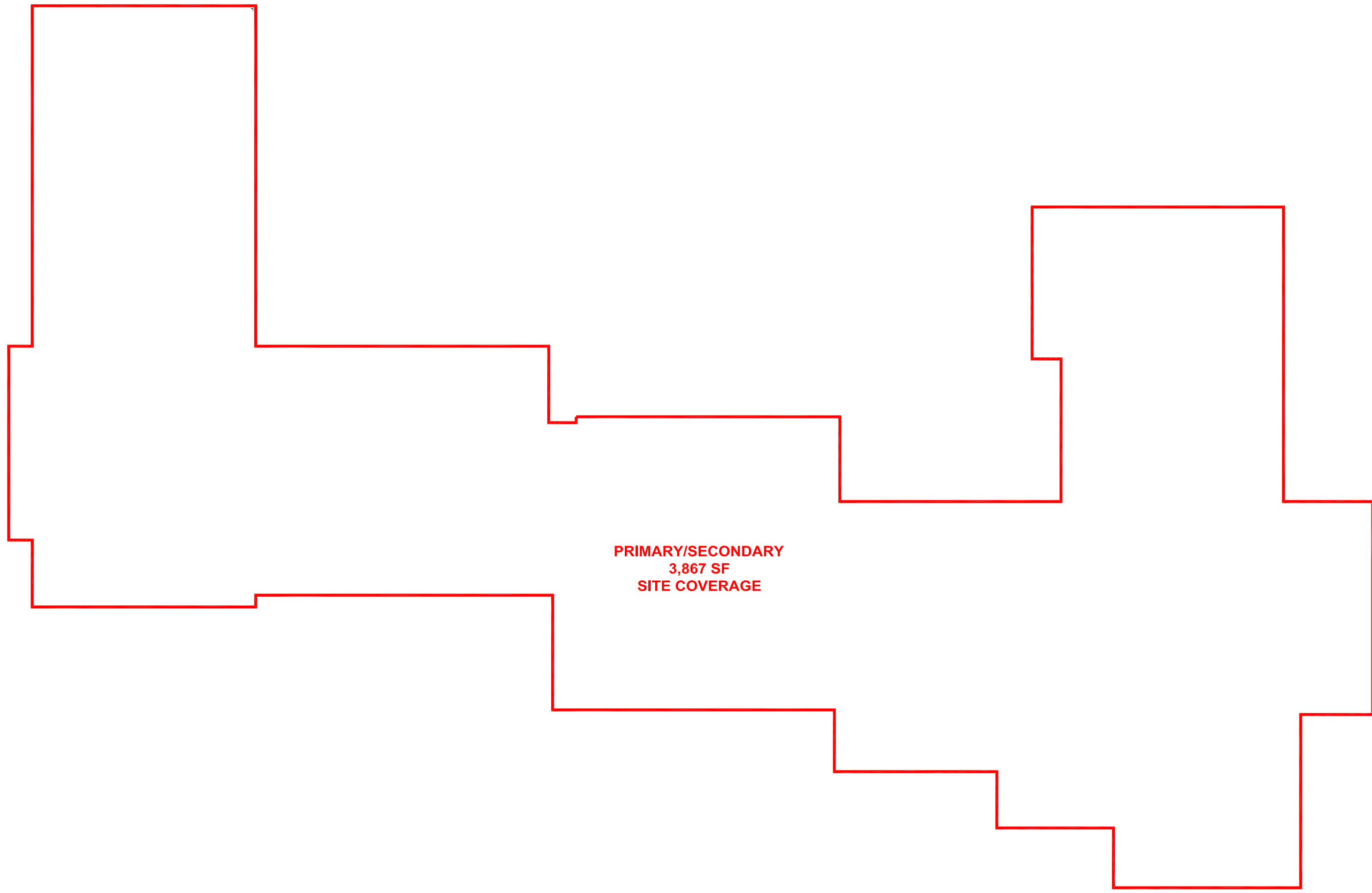
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TOV DRB FINAL REVIEW	8.13.18
TOV DRB FINAL REVIEW RESUBMIT	8.24.18

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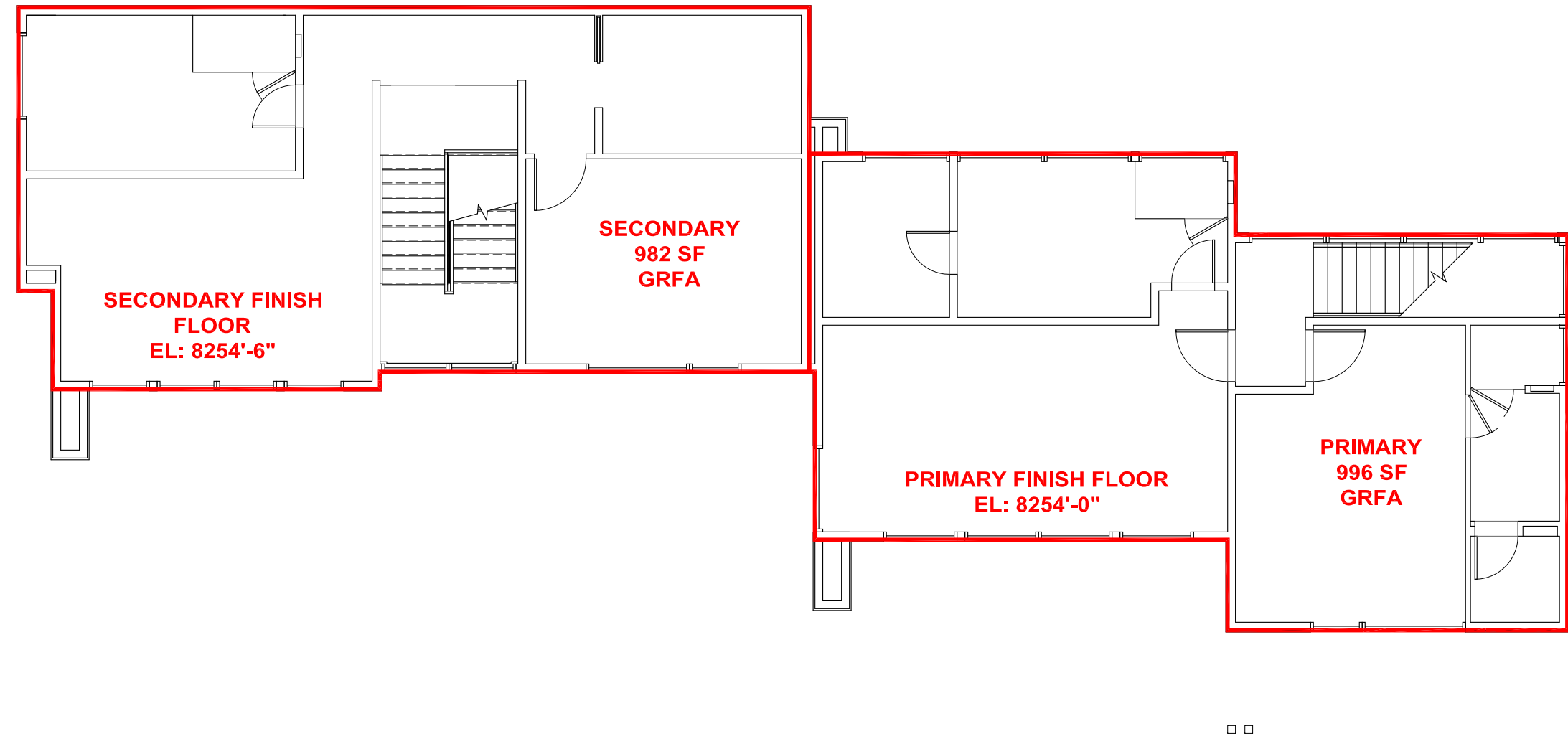
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DRAWN: MDS

PROJECT #: 1705
SHEET TITLE: SITE PLAN

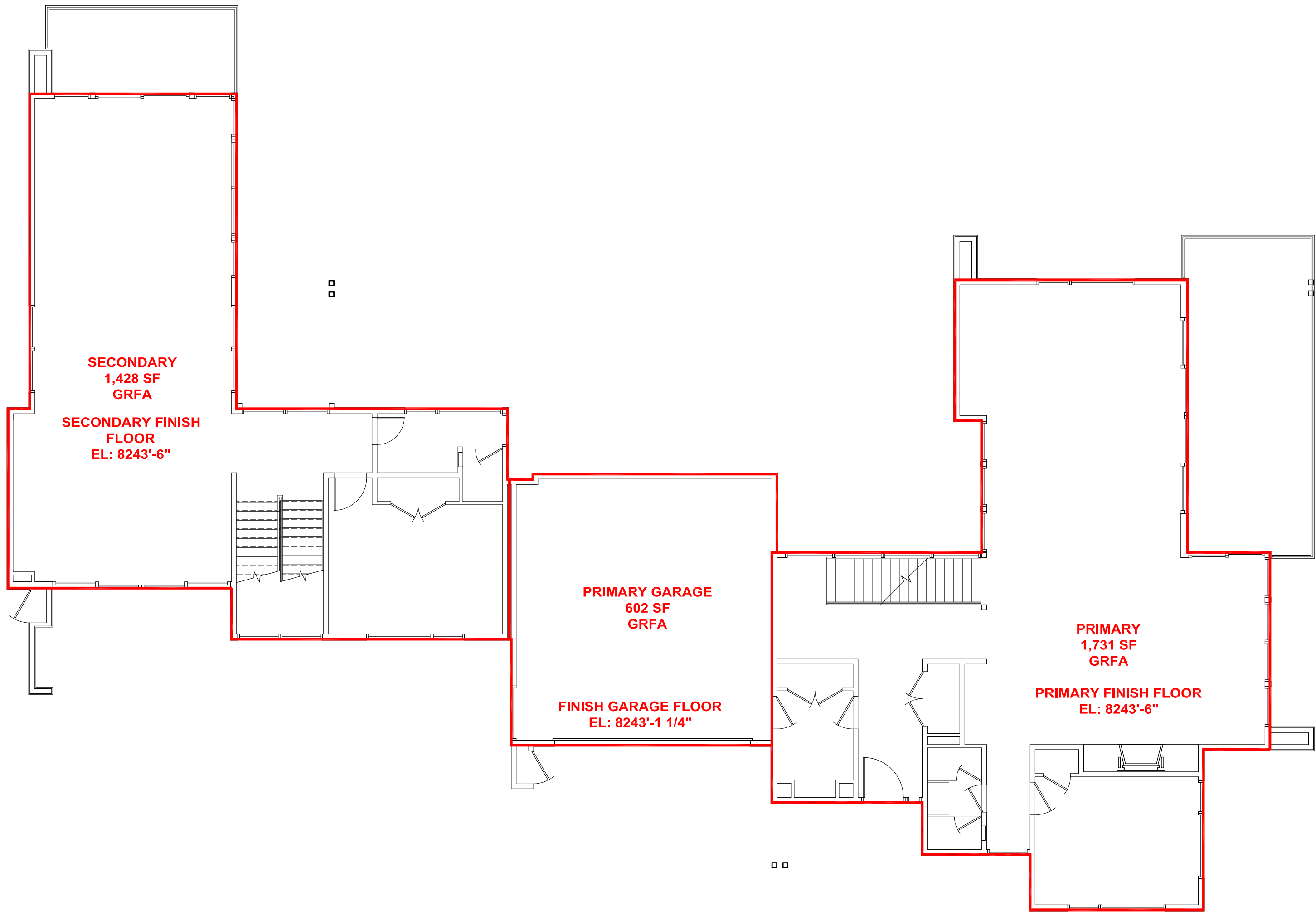
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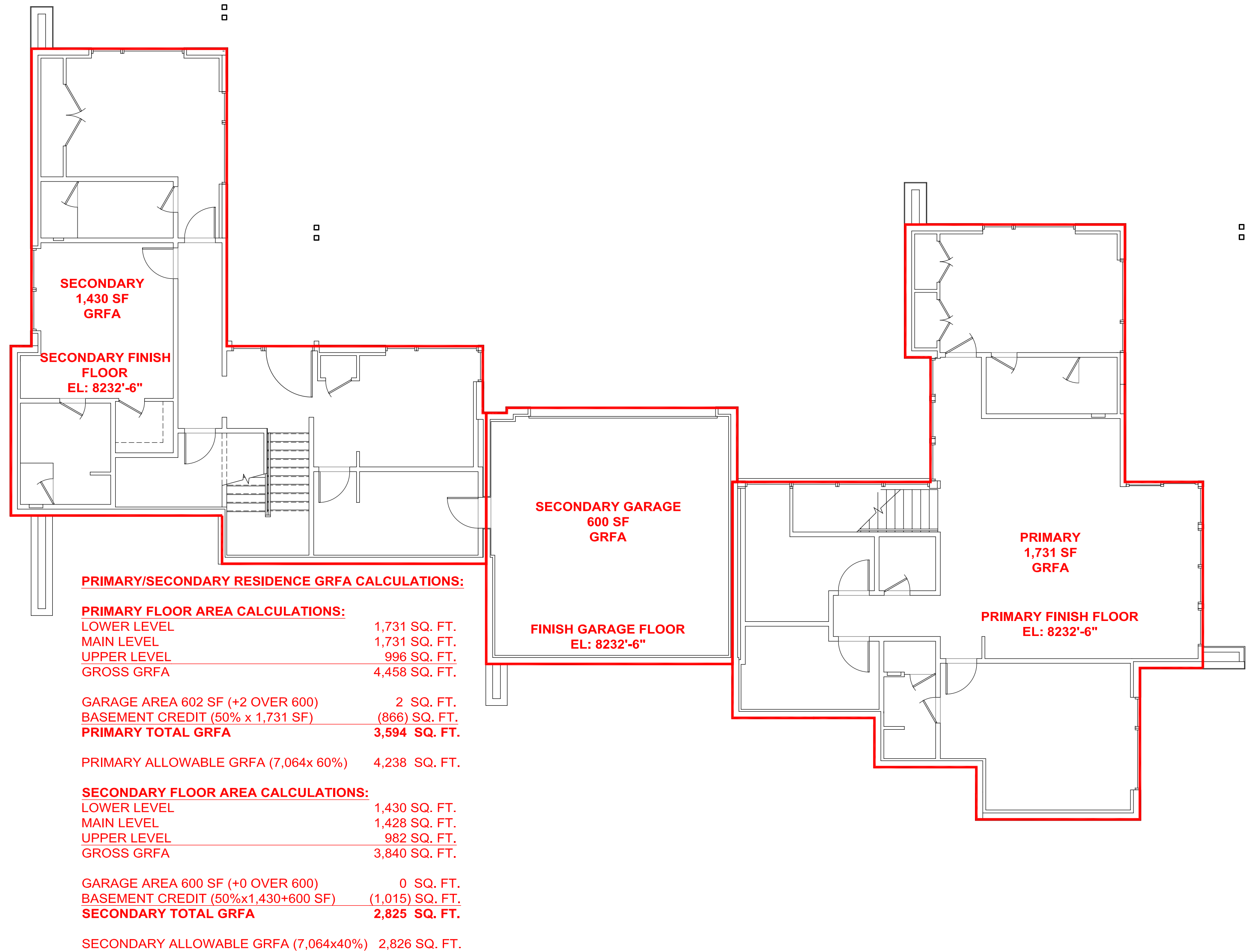
4 SITE COVERAGE OVERLAY
A2.00 SCALE: 1/8" = 1'-0"



3 UPPER LEVEL GRFA
A2.00 SCALE: 1/8" = 1'-0"



2 MAIN LEVEL GRFA
A2.00 SCALE: 1/8" = 1'-0"



1 LOWER LEVEL GRFA
A2.00 SCALE: 1/8" = 1'-0"

1012 EAGLES NEST DUPLEX

LOT 2, BLOCK 6, VAIL VILLAGE FILING 7
1012 EAGLES NEST CIRCLE, VAIL, COLORADO

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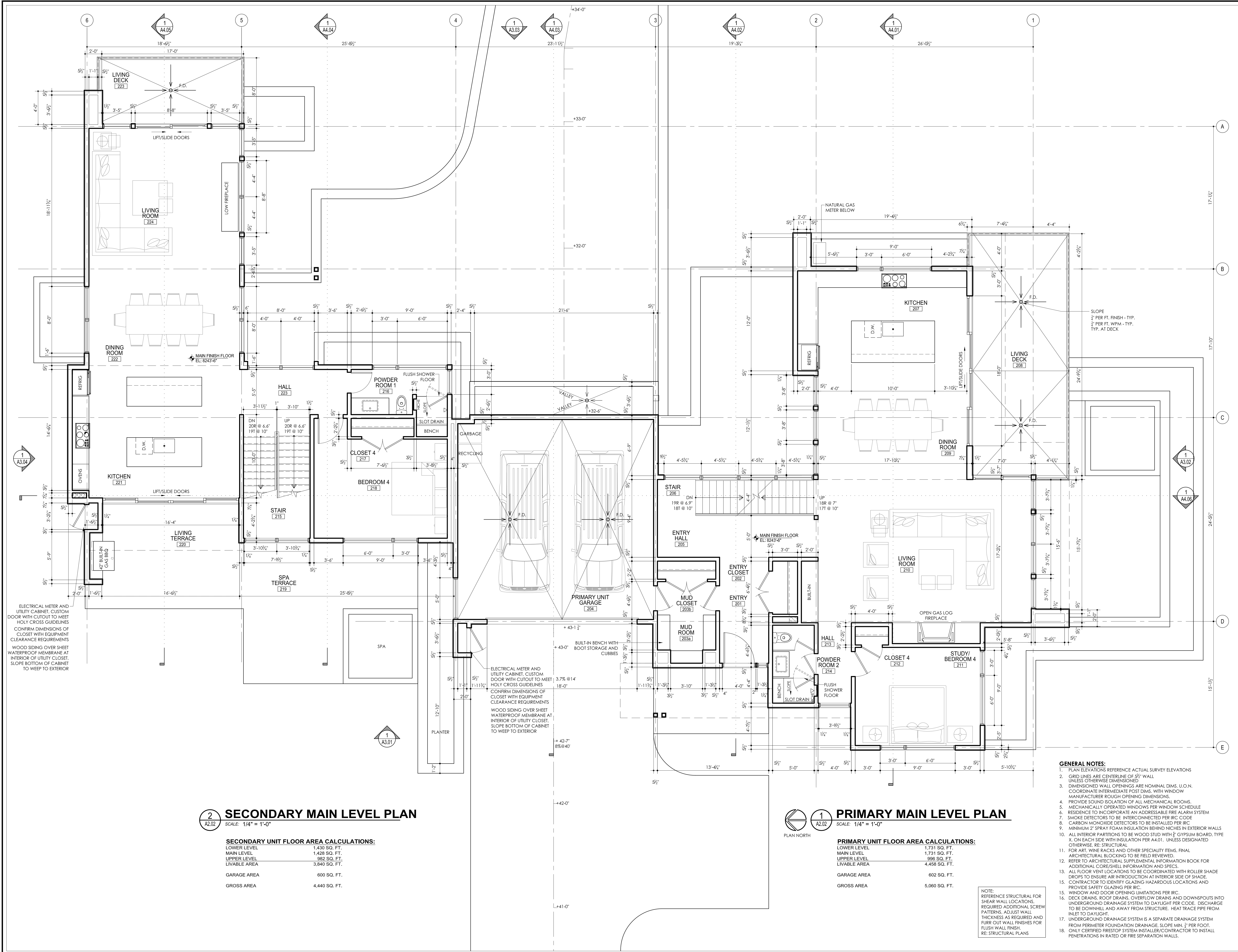
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SCALE: 1/4" = 1'-0"
DRAWN: MDS

PROJECT #: 1705
SHEET TITLE: FLOOR PLANS

A2.00

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A2.01



2
A2.02
SCALE: 1/4" = 1'-0"

SECONDARY UNIT FLOOR AREA CALCULATIONS:

LOWER LEVEL	1,430 SQ. FT.
MAIN LEVEL	1,428 SQ. FT.
UPPER LEVEL	982 SQ. FT.
LIVABLE AREA	3,840 SQ. FT.
GARAGE AREA	600 SQ. FT.
GROSS AREA	4,440 SQ. FT.

1
A2.02
SCALE: 1/4" = 1'-0"

PRIMARY UNIT FLOOR AREA CALCULATIONS:

LOWER LEVEL	1,731 SQ. FT.
MAIN LEVEL	1,731 SQ. FT.
UPPER LEVEL	996 SQ. FT.
LIVABLE AREA	4,458 SQ. FT.
GARAGE AREA	602 SQ. FT.
GROSS AREA	5,060 SQ. FT.

NOTE:
REFERENCE STRUCTURAL FOR
SHEAR WALL LOCATIONS
REQUIRED ADDITIONAL SCREW
PATTERNS, ADJUST WALL
THICKNESS AS REQUIRED AND
FURR OUT WALL FINISHES FOR
FLUSH WALL FINISH.
RE: STRUCTURAL PLANS

- GENERAL NOTES:**
- PLAN ELEVATIONS REFERENCE ACTUAL SURVEY ELEVATIONS
 - GRID LINES ARE CENTERLINE OF 5/8" WALL
 - UNLESS OTHERWISE DIMENSIONED
 - DIMENSIONED WALL OPENINGS ARE NOMINAL DIMS. U.O.N.
 - COORDINATE INTERMEDIATE POST DIMS. WITH WINDOW MANUFACTURER ROUGH OPENING DIMENSIONS.
 - PROVIDE SOUND ISOLATION OF ALL MECHANICAL ROOMS.
 - MECHANICALLY OPERATED WINDOWS PER WINDOW SCHEDULE
 - RESIDENCE TO INCORPORATE AN ADDRESSABLE FIRE ALARM SYSTEM
 - SMOKE DETECTORS TO BE INTER-CONNECTED PER IRC CODE
 - CARBON MONOXIDE DETECTORS TO BE INSTALLED PER IRC
 - MINIMUM 2" SPRAY FOAM INSULATION BEHIND NICHES IN EXTERIOR WALLS
 - ALL INTERIOR PARTITIONS TO BE WOOD STUD WITH 5/8" GYPSUM BOARD, TYPE X, ON EACH SIDE WITH INSULATION PER A4.01, UNLESS DESIGNATED OTHERWISE, RE: STRUCTURAL
 - FOR ART, WIRE RACKS AND OTHER SPECIALTY ITEMS, FINAL ARCHITECTURAL BLOCKING TO BE FIELD REVIEWED
 - REFER TO ARCHITECTURAL SUPPLEMENTAL INFORMATION BOOK FOR ADDITIONAL CORE/SHELL INFORMATION AND SPECS.
 - ALL FLOOR VENT LOCATIONS TO BE COORDINATED WITH ROLLER SHADE DROPS TO ENSURE AIR INTRODUCTION AT INTERIOR SIDE OF SHADE.
 - CONTRACTOR TO IDENTIFY GLAZING HAZARDOUS LOCATIONS AND PROVIDE SAFETY GLAZING PER IRC.
 - WINDOW AND DOOR OPENING LIMITATIONS PER IRC.
 - DECK DRAINS, ROOF DRAINS, OVERFLOW DRAINS AND DOWNSPOUTS INTO UNDERGROUND DRAINAGE SYSTEM TO DAYLIGHT PER CODE. DISCHARGE TO BE DOWNHILL AND AWAY FROM STRUCTURE. HEAT TRACE PIPE FROM INLET TO DAYLIGHT.
 - UNDERGROUND DRAINAGE SYSTEM IS A SEPARATE DRAINAGE SYSTEM FROM PERIMETER FOUNDATION DRAINAGE. SLOPE MIN. 1" PER FOOT.
 - ONLY CERTIFIED FIRESTOP SYSTEM INSTALLER/CONTRACTOR TO INSTALL PENETRATIONS IN RATED OR FIRE SEPARATION WALLS.

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1012 EAGLES NEST DUPLEX

LOT 2, BLOCK 6, VAIL VILLAGE FILING 7

1012 EAGLES NEST CIRCLE, VAIL, COLORADO

ISSUED FOR: DATE:

TOV CONCEPTUAL REVIEW 6.25.18

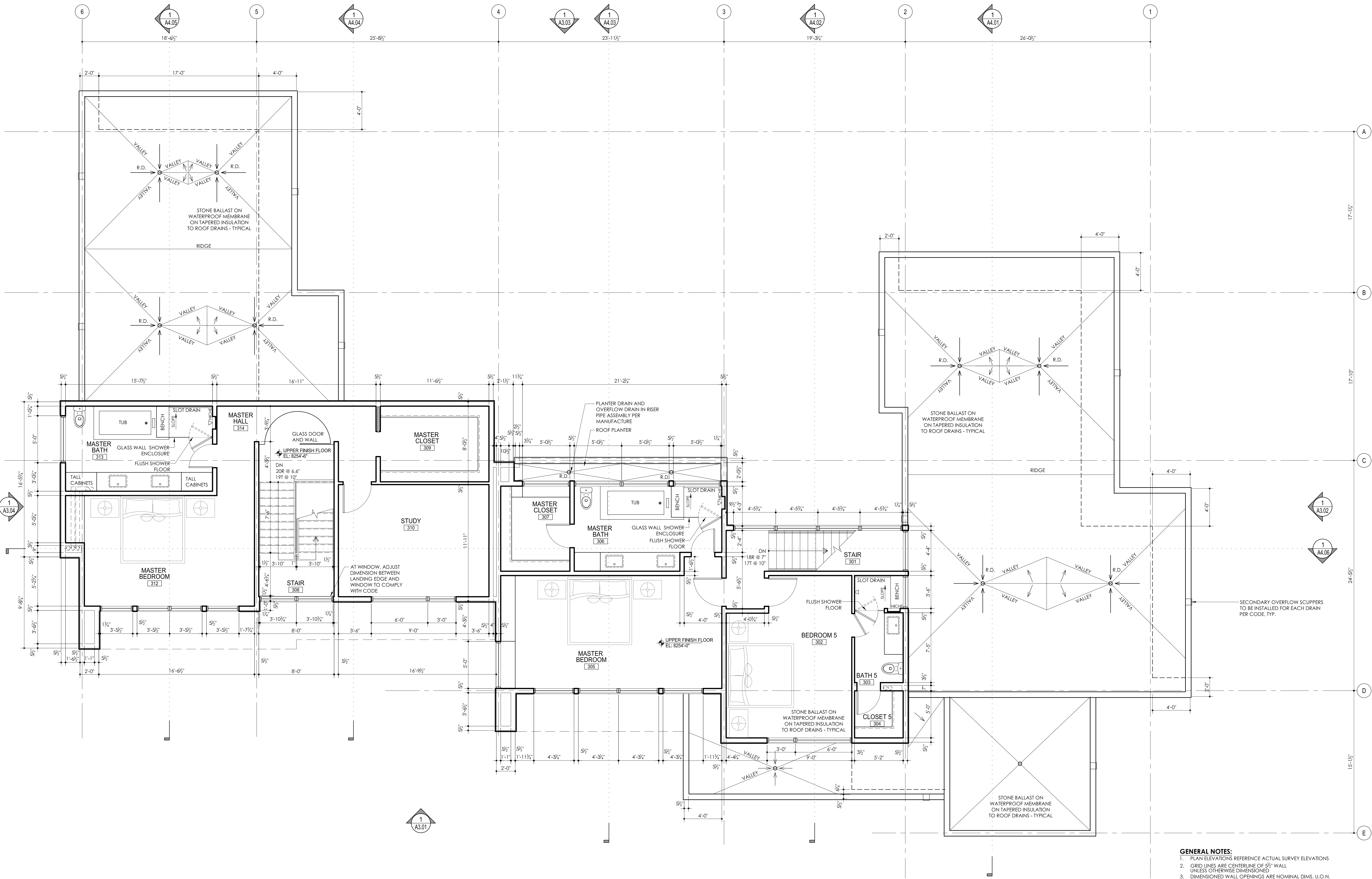
UTILITY VERIFICATION 6.25.18

TOV DRB FINAL REVIEW 8.13.18

PROJECT #: 1705

SHEET TITLE: FLOOR PLANS

A2.02



2
A2.03
SECONDARY UPPER LEVEL PLAN
SCALE: 1/4" = 1'-0"

SECONDARY UNIT FLOOR AREA CALCULATIONS:

LOWER LEVEL	1,430 SQ. FT.
MAIN LEVEL	1,428 SQ. FT.
UPPER LEVEL	982 SQ. FT.
LIVABLE AREA	3,840 SQ. FT.
GARAGE AREA	600 SQ. FT.
GROSS AREA	4,440 SQ. FT.

1
A2.02
PRIMARY UPPER LEVEL PLAN
SCALE: 1/4" = 1'-0"

PRIMARY UNIT FLOOR AREA CALCULATIONS:

LOWER LEVEL	1,731 SQ. FT.
MAIN LEVEL	1,731 SQ. FT.
UPPER LEVEL	986 SQ. FT.
LIVABLE AREA	4,458 SQ. FT.
GARAGE AREA	602 SQ. FT.
GROSS AREA	5,060 SQ. FT.

NOTE:
REFERENCE STRUCTURAL FOR
SHEAR WALL LOCATIONS.
REQUIRED ADDITIONAL SCREW
PATTERNS, ADJUST WALL
THICKNESS AS REQUIRED AND
FURR OUT WALL FINISHES FOR
FLUSH WALL FINISH.
RE: STRUCTURAL PLANS

GENERAL NOTES:

1. PLAN ELEVATIONS REFERENCE ACTUAL SURVEY ELEVATIONS
2. GRID LINES ARE CENTERLINE OF 5/2" WALL UNLESS OTHERWISE DIMENSIONED
3. DIMENSIONED WALL OPENINGS ARE NOMINAL DIMS. U.O.N. COORDINATE INTERMEDIATE POST DIMS. WITH WINDOW MANUFACTURER ROUGH OPENING DIMENSIONS.
4. PROVIDE SOUND ISOLATION OF ALL MECHANICAL ROOMS.
5. MECHANICALLY OPERATED WINDOWS PER WINDOW SCHEDULE
6. RESIDENCE TO INCORPORATE AN ADDRESSABLE FIRE ALARM SYSTEM
7. SMOKE DETECTORS TO BE INTER-CONNECTED PER IRC CODE
8. CARBON MONOXIDE DETECTORS TO BE INSTALLED PER IRC
9. MINIMUM 2" SPRAY FOAM INSULATION BEHIND NICHE IN EXTERIOR WALLS
10. ALL INTERIOR PARTITIONS TO BE WOOD STUD WITH 5/8" GYPSUM BOARD, TYPE X, ON EACH SIDE WITH INSULATION PER A4.01. UNLESS DESIGNATED OTHERWISE, RE: STRUCTURAL
11. FOR ART, WINE RACKS AND OTHER SPECIALTY ITEMS, FINAL ARCHITECTURAL BLOCKING TO BE FIELD REVIEWED
12. REFER TO ARCHITECTURAL SUPPLEMENTAL INFORMATION BOOK FOR ADDITIONAL CORE/SHELL INFORMATION AND SPECS.
13. ALL FLOOR VENT LOCATIONS TO BE COORDINATED WITH ROLLER SHADE DROPS TO ENSURE AIR INTRODUCTION AT INTERIOR SIDE OF SHADE.
14. CONTRACTOR TO IDENTIFY GLAZING HAZARDOUS LOCATIONS AND PROVIDE SAFETY GLAZING PER IRC.
15. WINDOW AND DOOR OPENING LIMITATIONS PER IRC.
16. DECK DRAINS, ROOF DRAINS, OVERFLOW DRAINS AND DOWNSPOUTS INTO UNDERGROUND DRAINAGE SYSTEM TO DAYLIGHT PER CODE. DISCHARGE TO BE DOWNHILL AND AWAY FROM STRUCTURE. HEAT TRACE PIPE FROM INLET TO DAYLIGHT.
17. UNDERGROUND DRAINAGE SYSTEM IS A SEPARATE DRAINAGE SYSTEM FROM PERIMETER FOUNDATION DRAINAGE. SLOPE MIN. 1" PER FOOT.
18. ONLY CERTIFIED FIRESTOP SYSTEM INSTALLER/CONTRACTOR TO INSTALL PENETRATIONS IN RATED OR FIRE SEPARATION WALLS.

LOT 2, BLOCK 6, VAIL VILLAGE FILING 7

1012 EAGLES NEST DUPLEX

1012 EAGLES NEST CIRCLE, VAIL, COLORADO

ISSUED FOR:	DATE:
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SCALE: 1/4" = 1'-0"

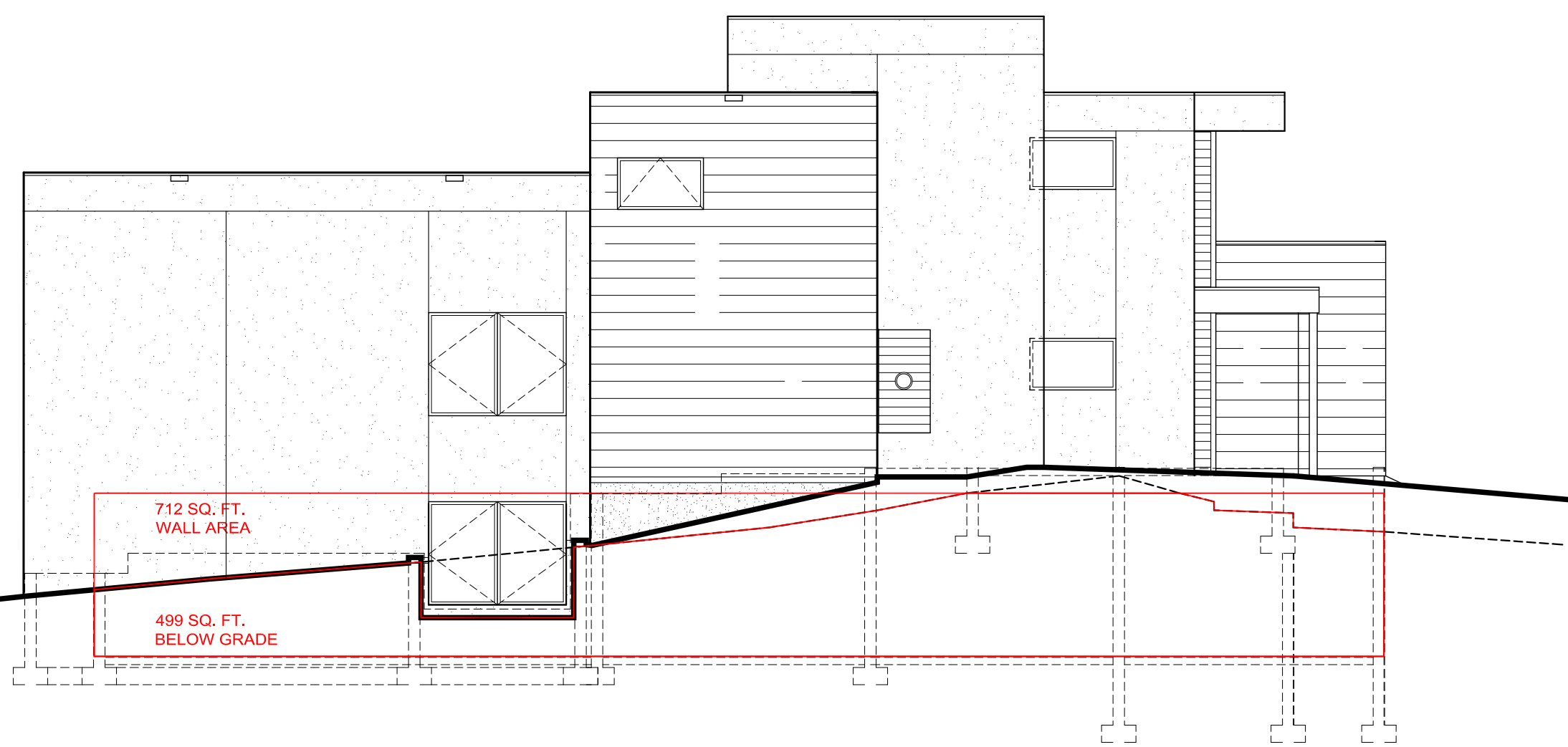
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PROJECT #: 1705
SHEET TITLE: FLOOR PLANS

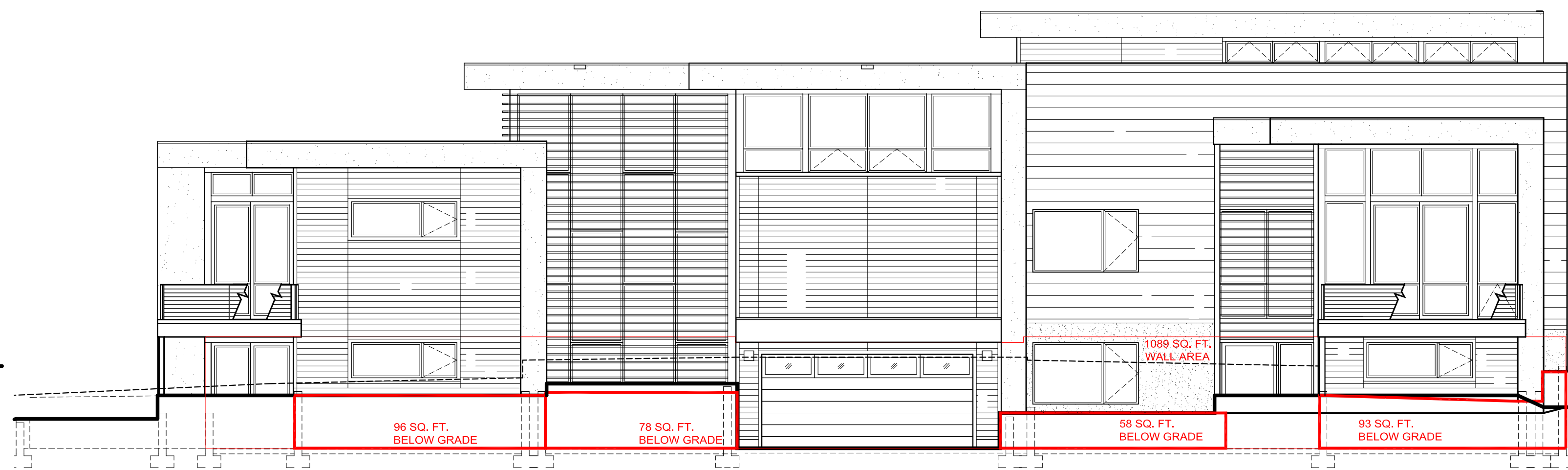
A2.03

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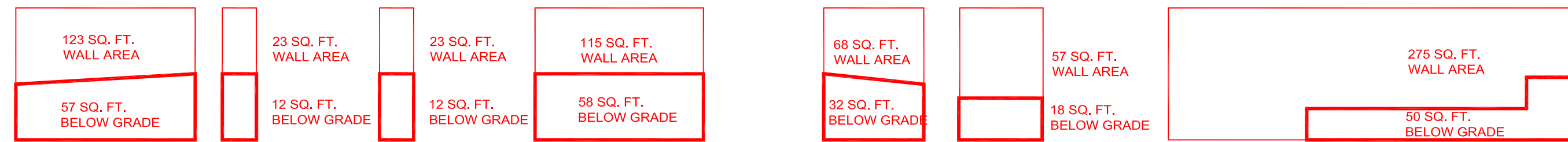
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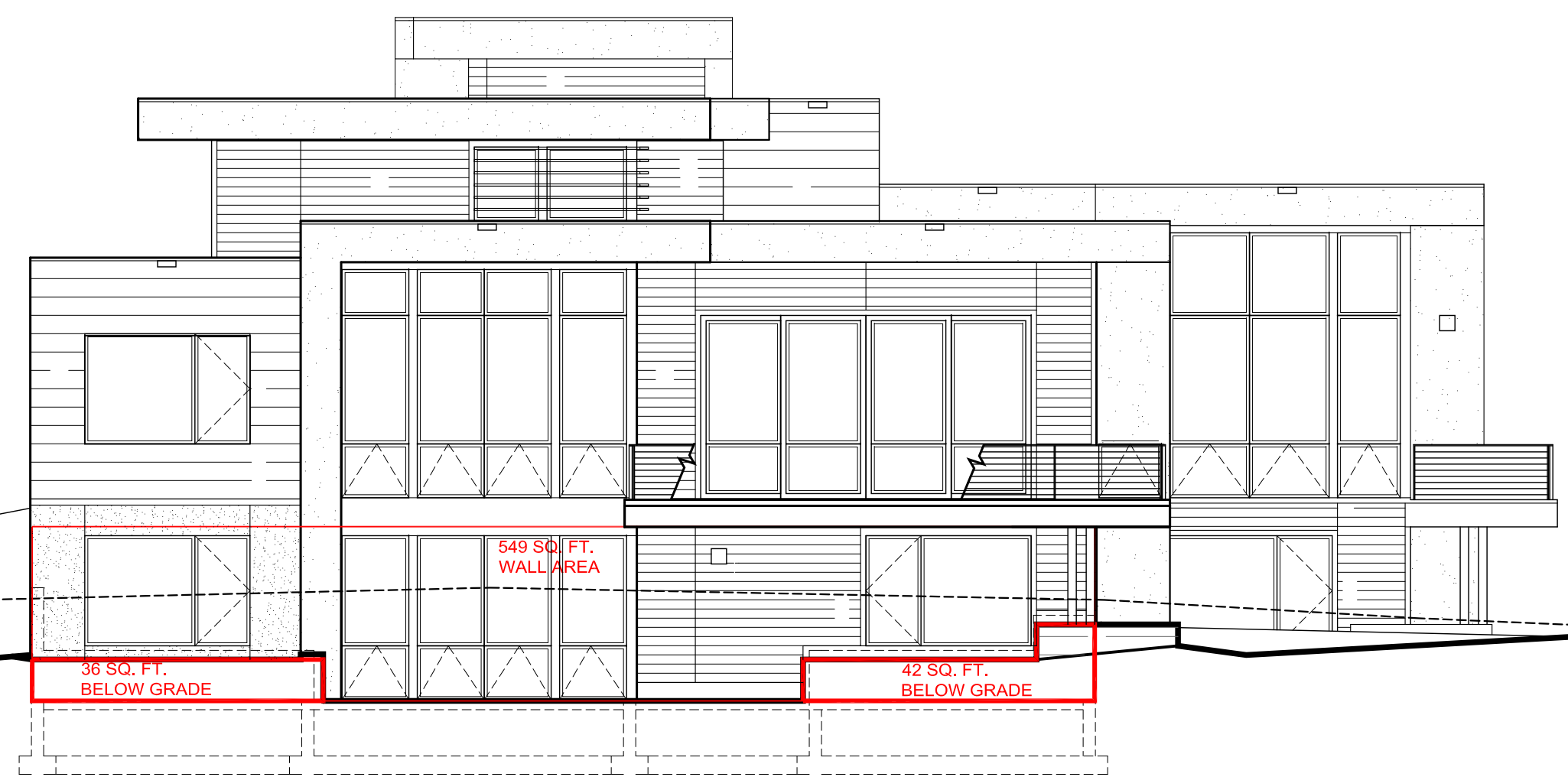
4 NORTH ELEVATION
A3.00 SCALE: 1/8" = 1'-0"



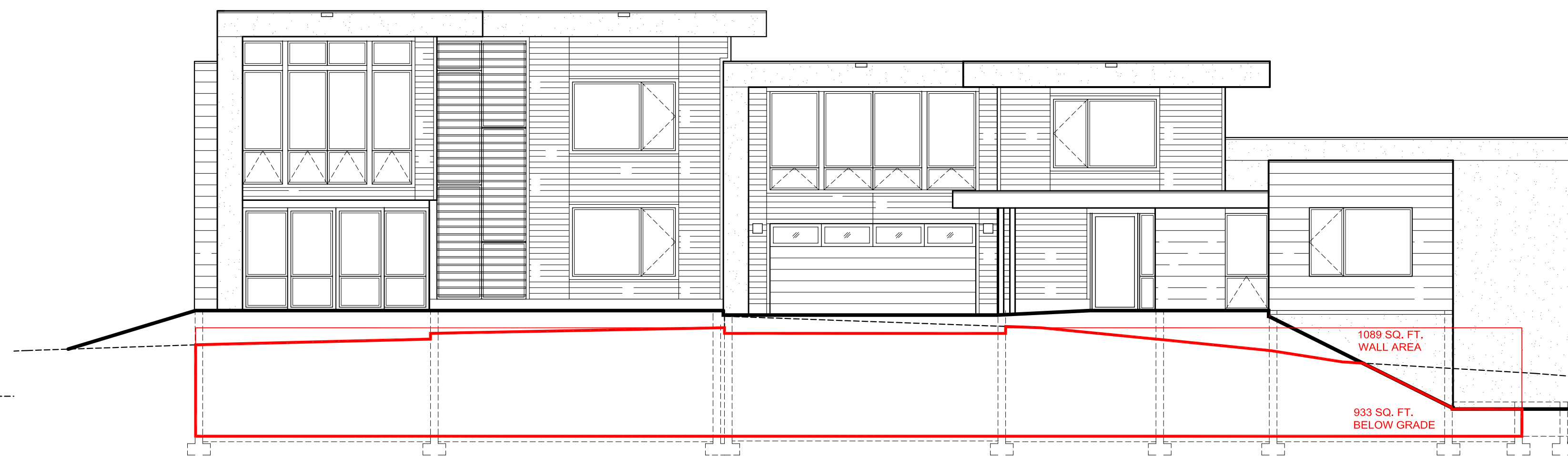
3 EAST ELEVATION
A3.00 SCALE: 1/8" = 1'-0"



3A EAST ELEVATION EXTERIOR WALLS NOT SHOWN
A3.00 SCALE: 1/8" = 1'-0"



2 SOUTH ELEVATION
A3.00 SCALE: 1/8" = 1'-0"



1 WEST ELEVATION
A3.00 SCALE: 1/8" = 1'-0"

WALL AREA CALCULATIONS LOWER LEVEL:
SOUTH ELEVATION 549 SQ. FT.
WEST ELEVATION 1089 SQ. FT.
NORTH ELEVATION 712 SQ. FT.
EAST ELEVATION 1089 SQ. FT.
NOT SHOWN WALLS (275+57+68+115+123+23+23) 684 SQ. FT.
TOTAL WALL AREA 4,123 SQ. FT.

WALL AREA CALCULATIONS SUB-GRADE:
SOUTH ELEVATION (42+36) 78 SQ. FT.
WEST ELEVATION 933 SQ. FT.
NORTH ELEVATION 499 SQ. FT.
EAST ELEVATION (96+78+58+93) 325 SQ. FT.
NOT SHOWN WALLS (50+18+32+58+57+12+12) 239 SQ. FT.
TOTAL WALL AREA SUB-GRADE 2,074 SQ. FT.

BASEMENT CREDIT PERCENTAGE (2,074/4,123) 50.3% 50%

LOT 2, BLOCK 6, VAIL VILLAGE FILING 7
1012 EAGLES NEST DUPLEX
1012 EAGLES NEST CIRCLE, VAIL, COLORADO

ISSUED FOR: DATE:
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TOV DRB FINAL REVIEW 8.13.18

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DRAWN: MDS

PROJECT #: 1705
SHEET TITLE: ELEVATION

A3.00

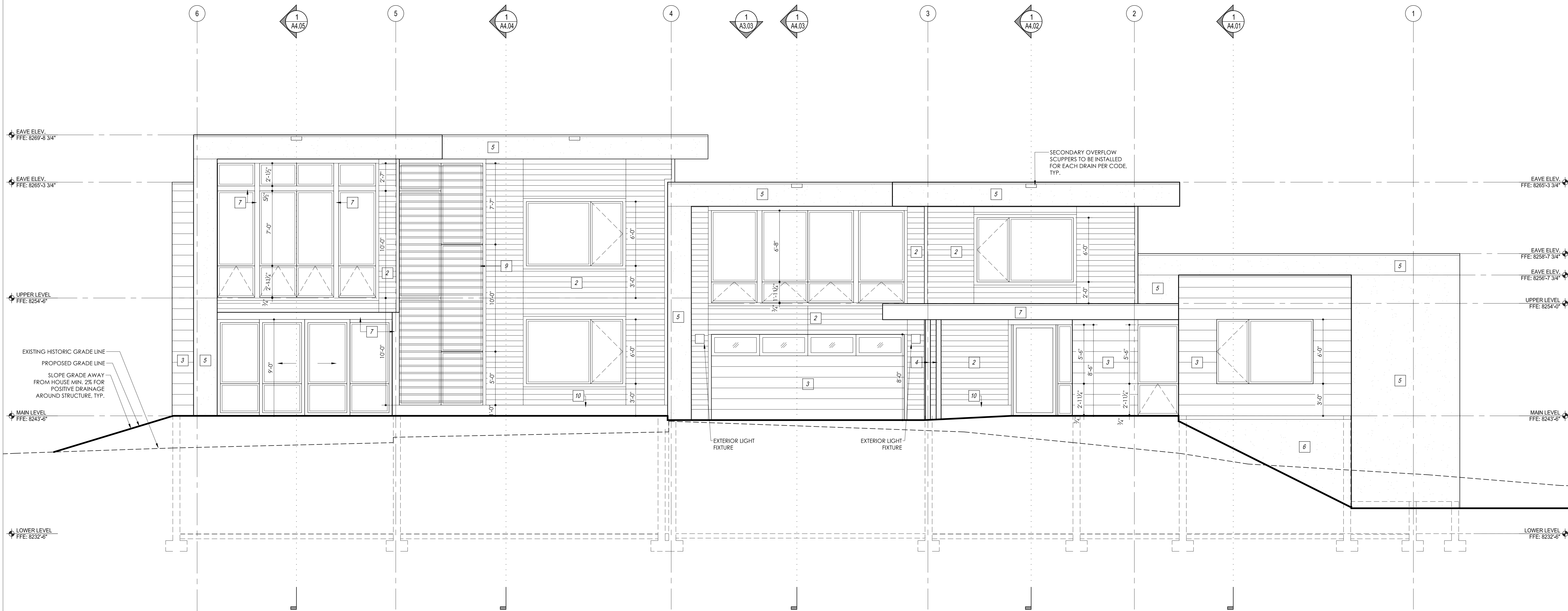
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ELEVATION KEY NOTES:

- 1 DRYSTACK NATURAL SANDSTONE VENEER - HORIZONTAL STRIPE PATTERN
- 2 S4S GRADE D AND BETTER 1x6 HORIZONTAL CEDAR SIDING WITH 1/4" SQUARE REVEALS - SEMI-TRANSPARENT STAIN FINISH
- 3 12" TALL PAINTED METAL SIDING PANELS TYPICAL WITH 3" HORIZONTAL REVEALS & VERTICAL BUTT JOINTS - RUNNING BOND PATTERN OR PAINTED METAL FASCIA PER DETAILS
- 4 EXPOSED STRUCTURAL STEEL - PAINTED FINISH
- 5 CEMENT-BASED THREE COAT STUCCO WITH SMOOTH LIMESTONE SURFACE FINISH - COLOR A
- 6 CEMENT-BASED THREE COAT STUCCO WITH SMOOTH LIMESTONE SURFACE FINISH - COLOR B
- 7 S4S GRADE D AND BETTER CEDAR TRIM - SEMI-TRANSPARENT FINISH
- 8 S4S GRADE D AND BETTER CEDAR 1x6 T&G WOOD SOFFIT FINISH W/ 1/2" SQUARE REVEALS - SEMI-TRANSPARENT FINISH
- 9 CLEAR CEDAR 2x6 SOLAR CONTROL ON HINGED ALUMINUM FRAMEWORK - NATURAL FINISH
- 10 PAINTED METAL TRIM PANELS OR PAINTED METAL FASCIA PER DETAILS
- 11 PAINTED STEEL OPEN GUARDRAIL

GENERAL NOTES:

- 1) ALL WINDOWS AND EXTERIOR DOORS CLAD WOOD
- 2) ALL FLASHING AND ROOF DRAINAGE SYSTEM TO BE PRE-FINISHED AND INSTALLED AT ALL LOCATIONS REQUIRED BY CODE.
- 3) DIMENSIONED WALL OPENINGS ARE NOMINAL.
- 4) WINDOW REP. TO FIELD VERIFY ALL OPENINGS.
- 4) EXTEND FOUNDATION WATERPROOF MEMBRANE UP TO TOP OF CONCRETE, THEN WATERPROOF MEMBRANE ON THE BOTTOM OF SHEATHING OVERLAPPING FOUNDATION WATERPROOFING MIN. 6". WATERPROOFING TO BE UP WALL 36" MINIMUM ABOVE GRADE.
- 5) EXTERIOR LOUVERS/VENTS TO BE PAINTED TO MATCH ADJACENT FINISH
- 6) ALL VENT STACKS TO BE PAINTED TO MATCH ROOF COLOR
- 7) SAMPLES OF ALL MATERIALS AND FINISHES TO BE SUBMITTED TO ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION
- 8) ALL EXPOSED STEEL TO BE SHOP PRIMED AND FIELD FINISH PAINTED.
- 9) ALL EXPOSED GUTTER AND DOWNSPOUT METAL TO MATCH ROOF COLOR. DOWNSPOUTS TO BE HEAVY GAUGE PIPE - NO FLEX CONNECTORS. CONTINUOUS HEAT TAPE FROM GUTTER TO BELOW FROST LINE OR DAYLIGHT.
- 11) EXTEND ROOF WATERPROOFING UP ALL SIDE WALLS AND CHIMNEY FORMS A MINIMUM OF 24"
- 12) SEE ARCHITECTURAL SUPPLEMENTAL INFORMATION BOOK AND DETAILS FOR ADDITIONAL CORE/SHELL INFORMATION AND SPECIFICATIONS



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

LOT 2, BLOCK 6, VAIL VILLAGE FILING 7

1012 EAGLES NEST DUPLEX

1012 EAGLES NEST CIRCLE, VAIL, COLORADO

ISSUED FOR:	DATE:
TOV CONCEPTUAL REVIEW	6.25.18
UTILITY VERIFICATION	6.25.18
TOV DRB FINAL REVIEW	8.13.18

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

PROJECT #: 1705
SHEET TITLE: ELEVATION

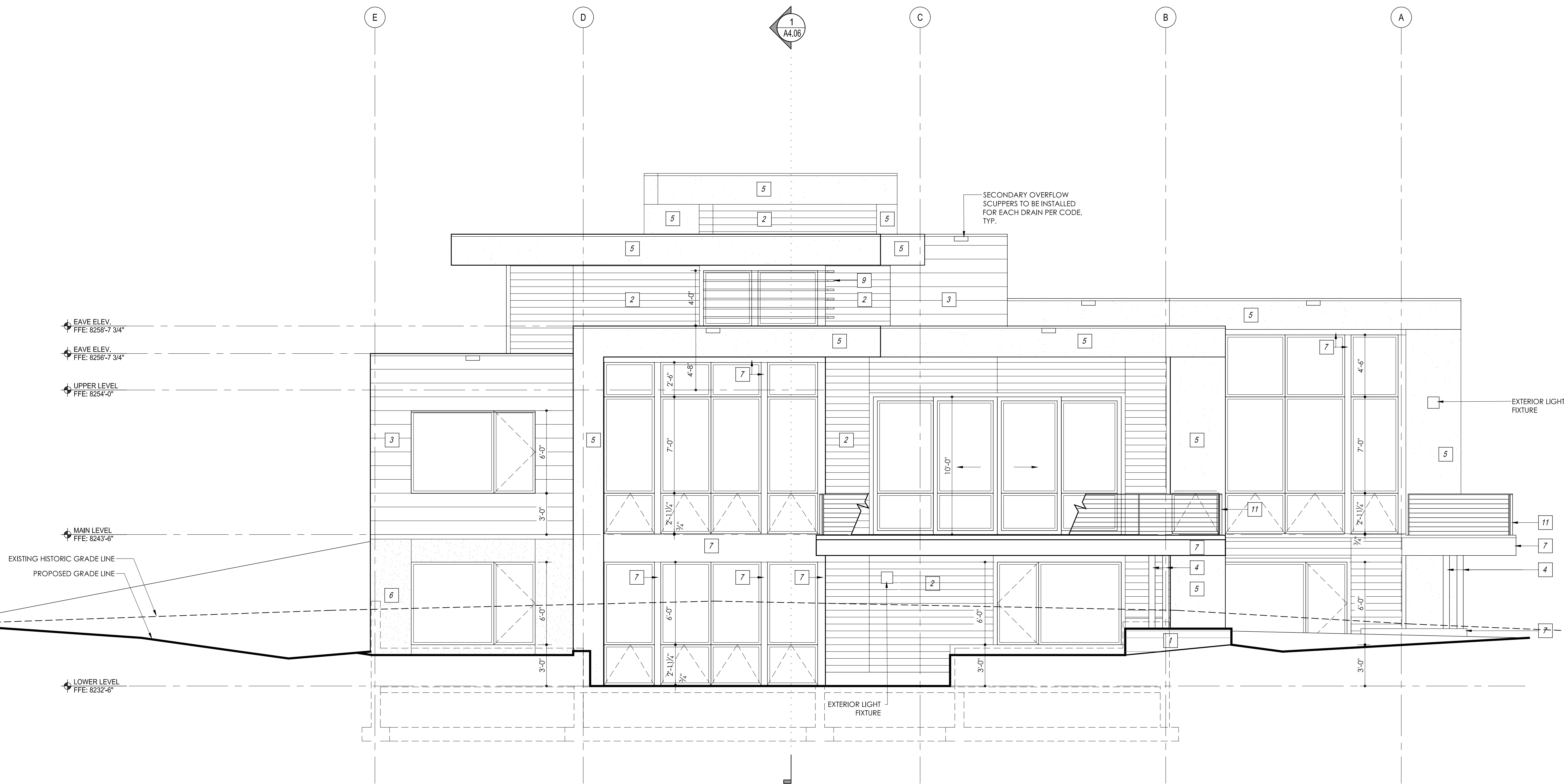
A3.01

ELEVATION KEY NOTES:

- 1 DRYSTACK NATURAL SANDSTONE VENEER - HORIZONTAL STRIPE PATTERN
- 2 S4S GRADE D AND BETTER 1x6 HORIZONTAL CEDAR SIDING WITH 1/4" SQUARE REVEALS - SEMI-TRANSPARENT STAIN FINISH
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- 4 EXPOSED STRUCTURAL STEEL - PAINTED FINISH
- 5 CEMENT-BASED THREE COAT STUCCO WITH SMOOTH LIMESTONE SURFACE FINISH - COLOR 1
- 6 CEMENT-BASED THREE COAT STUCCO WITH SMOOTH LIMESTONE SURFACE FINISH - COLOR 2
- 7 S4S GRADE D AND BETTER CEDAR TRIM - SEMI-TRANSPARENT FINISH
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- 9 CLEAR CEDAR 2x6 SOLAR CONTROL ON HINGED ALUMINUM FRAMEWORK - NATURAL FINISH
- 10 PAINTED METAL TRIM PANELS OR PAINTED METAL FASCIA PER DETAILS
- 11 PAINTED STEEL OPEN GUARDRAIL

GENERAL NOTES:

- 1) ALL WINDOWS AND EXTERIOR DOORS CLAD WOOD
- 2) ALL FLASHING AND ROOF DRAINAGE SYSTEM TO BE PRE-FINISHED AND INSTALLED AT ALL LOCATIONS REQUIRED BY CODE.
- 3) DIMENSIONED WALL OPENINGS ARE NOMINAL.
- 4) WINDOW REP. TO FIELD VERIFY ALL OPENINGS.
- 4) EXTEND FOUNDATION WATERPROOF MEMBRANE UP TO TOP OF CONCRETE, THEN WATERPROOF MEMBRANE ON THE BOTTOM OF SHEATHING OVERLAPPING FOUNDATION WATERPROOFING MIN. 6". WATERPROOFING TO BE UP WALL 36" MINIMUM ABOVE GRADE.
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- 11) EXTEND ROOF WATERPROOFING UP ALL SIDE WALLS AND CHIMNEY FORMS A MINIMUM OF 24"
- 12) SEE ARCHITECTURAL SUPPLEMENTAL INFORMATION BOOK AND DETAILS FOR ADDITIONAL CORE/SHELL INFORMATION AND SPECIFICATIONS



1 SOUTH ELEVATION
A3.02 SCALE: 1/4" = 1'-0"

LOT 2, BLOCK 6, VAIL VILLAGE FILING 7

1012 EAGLES NEST DUPLEX

1012 EAGLES NEST CIRCLE, VAIL, COLORADO

ISSUED FOR:	DATE:
TOV CONCEPTUAL REVIEW	6.25.18
UTILITY VERIFICATION	6.25.18
TOV DRB FINAL REVIEW	8.13.18

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

PROJECT #: 1705
SHEET TITLE: ELEVATION

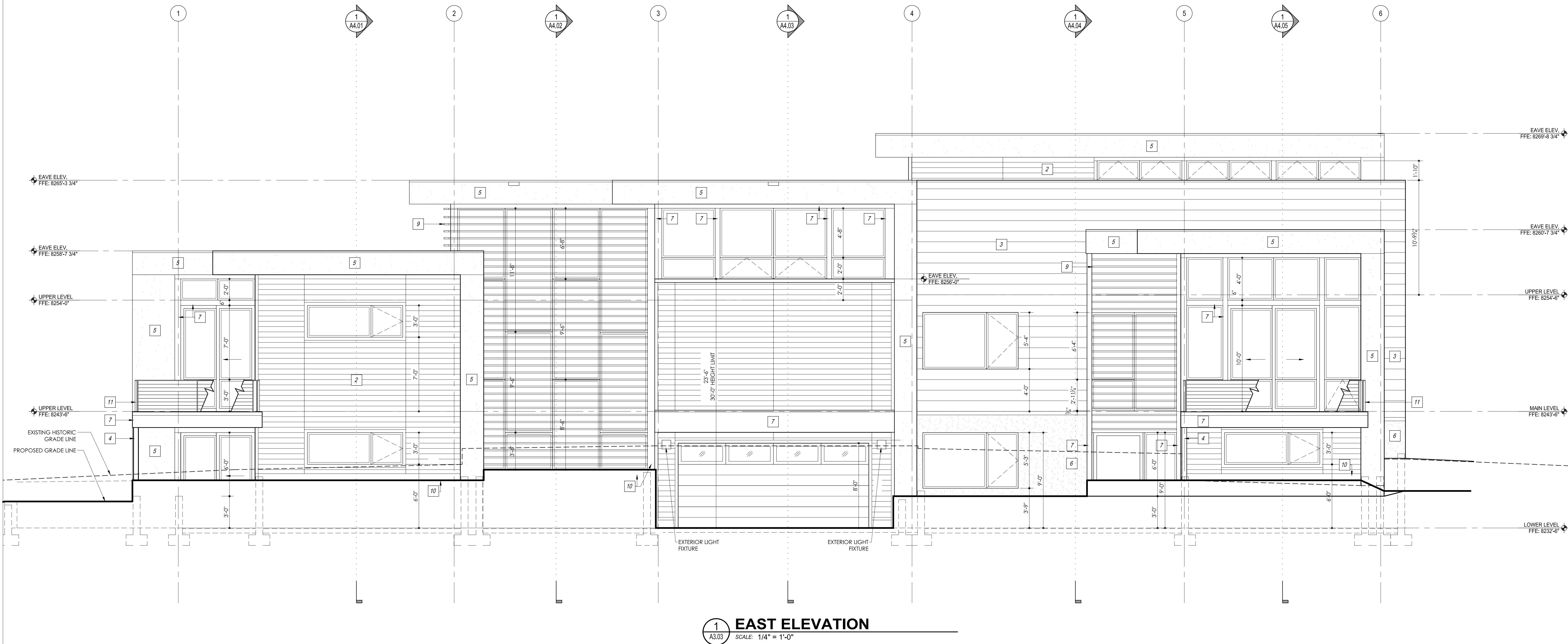
A3.02

ELEVATION KEY NOTES:

- 1 DRYSTACK NATURAL SANDSTONE VENEER - HORIZONTAL STRIPE PATTERN
- 2 S4S GRADE D AND BETTER 1x6 HORIZONTAL CEDAR SIDING WITH 1/4" SQUARE REVEALS - SEMI-TRANSPARENT STAIN FINISH
- 3 12" TALL PAINTED METAL SIDING PANELS TYPICAL WITH 3" HORIZONTAL REVEALS & VERTICAL BUTT JOINTS - RUNNING BOND PATTERN OR PAINTED METAL FASCIA PER DETAILS
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GENERAL NOTES:

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- 11) EXTEND ROOF WATERPROOFING UP ALL SIDE WALLS AND CHIMNEY FORMS A MINIMUM OF 24"
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1 EAST ELEVATION
A3.03 SCALE: 1/4" = 1'-0"

LOT 2, BLOCK 6, VAIL VILLAGE FILING 7
1012 EAGLES NEST DUPLEX
1012 EAGLES NEST CIRCLE, VAIL, COLORADO

ISSUED FOR: DATE:
TOV CONCEPTUAL REVIEW 6.25.18
UTILITY VERIFICATION 6.25.18
TOV DRB FINAL REVIEW 8.13.18

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

DRAWN: MDS

PROJECT #: 1705
SHEET TITLE: ELEVATION

A3.03

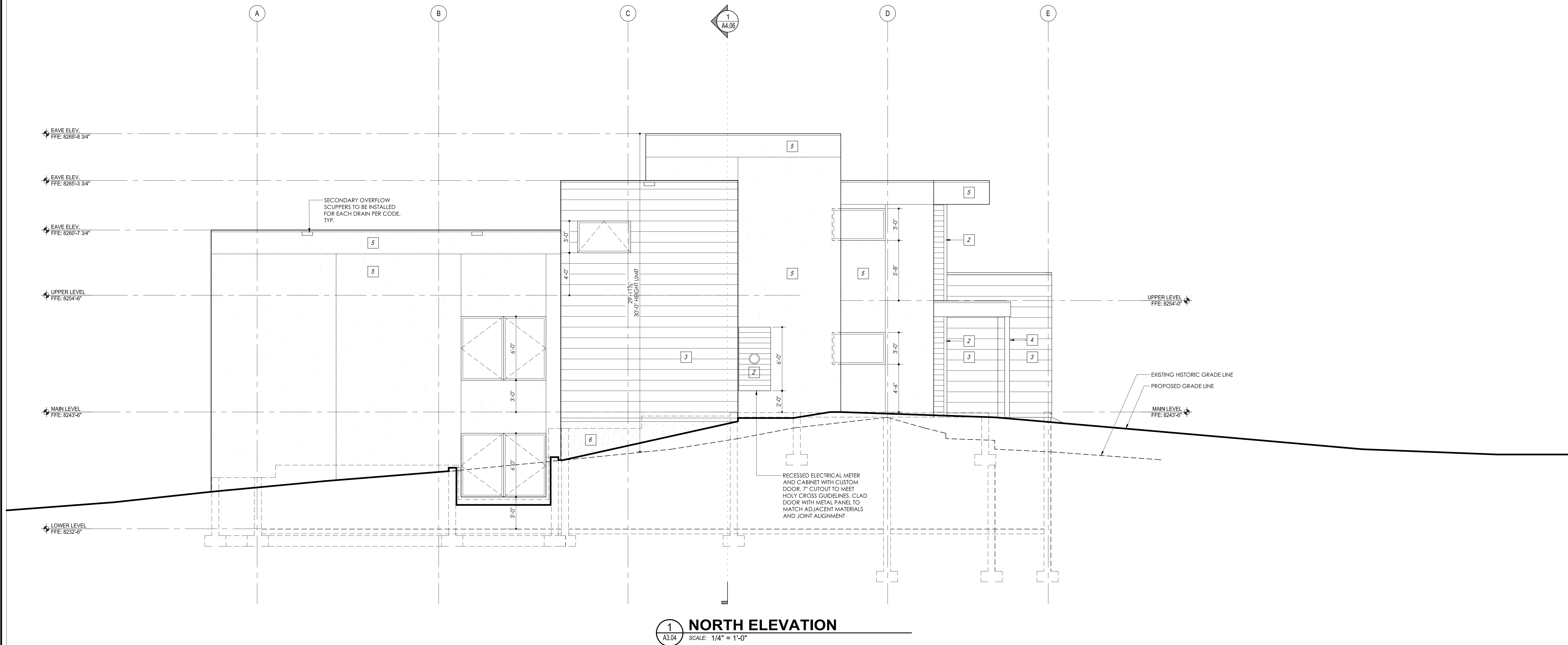
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ELEVATION KEY NOTES:

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- 12) SEE ARCHITECTURAL SUPPLEMENTAL INFORMATION BOOK AND DETAILS FOR ADDITIONAL CORE/SHELL INFORMATION AND SPECIFICATIONS



LOT 2, BLOCK 6, VAIL VILLAGE FILING 7

1012 EAGLES NEST DUPLEX

1012 EAGLES NEST CIRCLE, VAIL, COLORADO

ISSUED FOR:	DATE:
TOV CONCEPTUAL REVIEW	6.25.18
UTILITY VERIFICATION	6.28.18
TOV DRB FINAL REVIEW	8.13.18

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

DRAWN: MDS

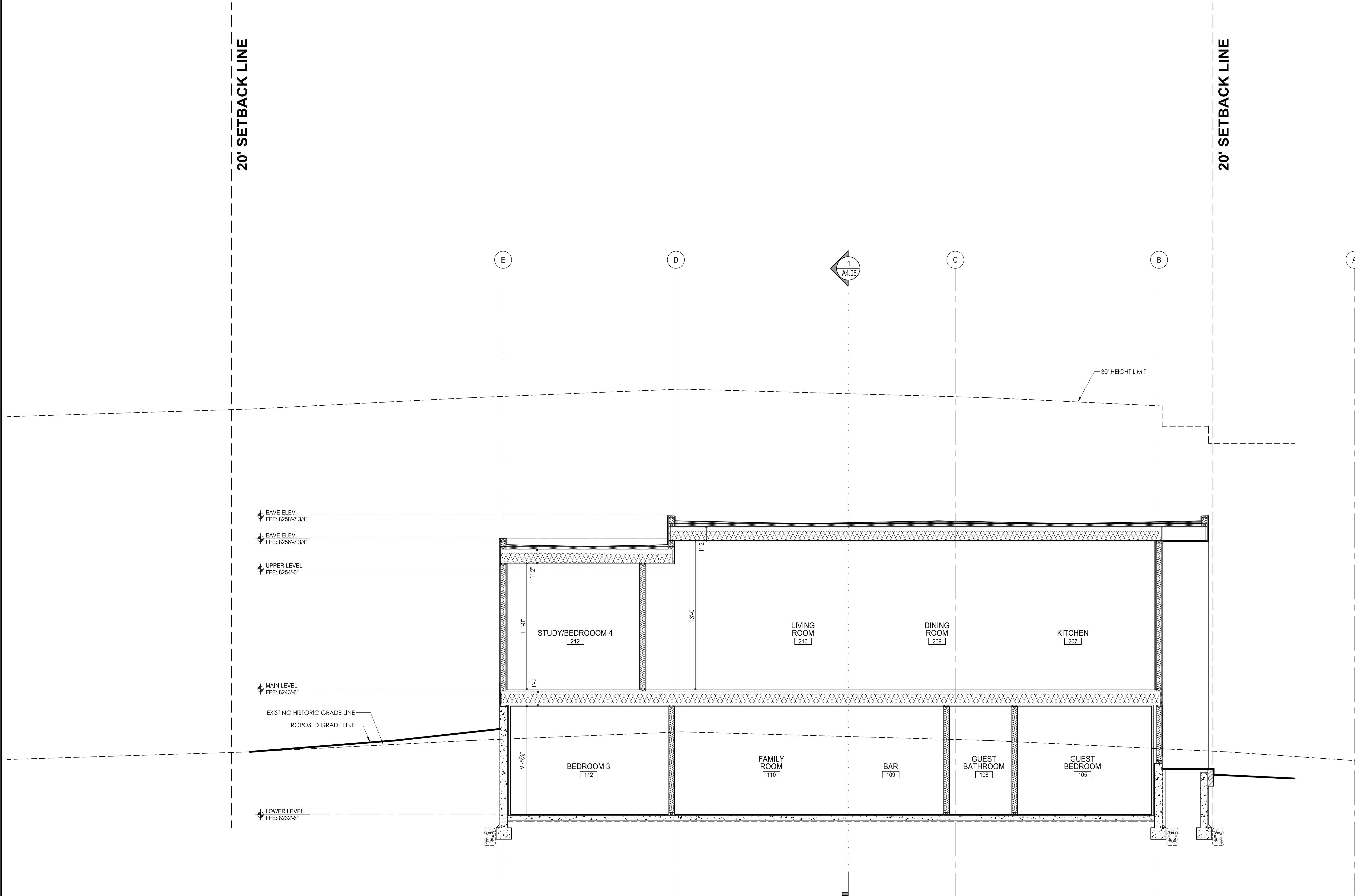
PROJECT #: 1705
SHEET TITLE: ELEVATION

A3.04

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1 PRIMARY UNIT BUILDING SECTION
SCALE: 1/4" = 1'-0"

GENERAL ASSEMBLY NOTES:

FLAT ROOF CEILING ASSEMBLY

- STONE BALLAST ON
- PROTECTION LAYER OVER
- FULLY-ADHERED EPDM ROOFING MEMBRANE ON
- ADHERED COVER BOARD OVER
- MECHANICALLY-ATTACHED RIGID BOARD INSULATION 3" MINIMUM AT DRAINS OVER HABITABLE SPACE_R-18.0 MIN.
- TAPERED RIGID INSULATION
- STRUCTURAL PLYWOOD SHEATHING OVER (RE: STRUCTURAL)
- 2" SPRAY FOAM INSULATION AT BOTTOM SIDE OF SHEATHING_R-13.2 MIN.
- STRUCTURAL ROOF JOISTS UNLESS NOTED OTHERWISE (RE: STRUCTURAL)
- 12" BLOWN-IN BLANKET INSULATION IN CAVITY OVER HABITABLE SPACE_R-48 MIN. (R-79.2 TOTAL)
- 2 MIL SMART MEMBRANE VAPOR RETARDER
- T&G DECKING OR DRYWALL PER REFLECTED CEILING PLANS

STEEL ROOF SUPPORTS AND ALL STEEL STRUCTURE AT EXTERIOR TO INTERIOR TRANSITION

- ENCAPSULATE AT INTERIOR SIDE WITH 1 1/2" MIN. SPRAY FOAM INSULATION TO MIN. 4'-0" INSIDE FROM EXTERIOR FACE OF EXTERIOR WALLS; MAKE CONTINUOUS WITH SPRAY FOAM INSULATION IN ROOF AND WALLS

FLOOR CEILING ASSEMBLY

- SEE PLANS FOR FINISH
- 1 1/2" GYP-CRETE WITH RADIANT HEAT LOOPS OVER
- PLYWOOD DECKING (RE: STRUCTURAL) OVER
- STRUCTURAL MEMBERS (RE: STRUCTURAL)
- BLOWN-IN BLANKET INSULATION AT JOIST CAVITIES_R-38 MIN.

- 3/4" HAT CHANNEL OR 3/4" SUSPENDED METAL GRID PER SECTIONS
- SEE RCP'S FOR CEILING FINISH

SLAB ON GRADE ASSEMBLY (INTERIOR FLOOR SLABS ONLY)

- SEE PLANS FOR FINISH
- STRUCTURAL CONCRETE SLAB WITH
- HYDRONIC HEAT TUBING OVER
- 15 MIL POLYETHYLENE VAPOR DIFFUSION RETARDER OVER
- RIGID INSULATION_R-10 MIN. OVER
- 6" GRAVEL BALLAST

FRAMED EXTERIOR WALLS

- SEE ELEVATIONS FOR FINISH
- RAINSCREEN OVER
- AIR BARRIER/WEATHER-RESISTIVE BARRIER OVER
- 3/4" PLYWOOD SHEATHING ON (RESTRUCTURAL)
- 2x6 WOOD STUDS (RESTRUCTURAL)
- 3" SPRAY FOAM INSULATION AT INSIDE FACE OF SHEATHING_R-19.8 MIN.
- 2.5" BLOWN-IN BLANKET INSULATION_R-10 MIN. (R-29.8 TOTAL)
- DRYWALL OR PER PLANS AND DETAILS

FOUNDATION WALLS

- DRAIN AND DRY BOARD BY MAR-FLEX_R-10 OVER
- HOT-FLUID APPLIED WATERPROOFING OVER
- CONCRETE FOUNDATION WALL (RE: STRUCTURAL)
- BELOW GRADE: 2x FURRING AND 2" SPRAY FOAM INSULATION PER PLAN ON INTERIOR_R-13 MINIMUM
- ABOVE GRADE: 2x FURRING AND 3 1/2" SPRAY FOAM INSULATION PER PLAN ON INTERIOR_R-20 MINIMUM
- DRYWALL OR PER PLANS AND DETAILS

FRAMED INTERIOR PARTITION WALLS

- BLOWN-IN CELLULOSE INSULATION

GENERAL NOTES:

1. SPRING HEIGHT DIMENSIONS TO TOP OF FINISH FLOOR
2. EXTERIOR DRAINAGE SYSTEMS TO BE SEPARATE CLOSED SYSTEMS FROM EACHOTHER. PERIMETER FOUNDATION DRAINAGE SYSTEM. FOUNDATION UNDERDRAIN SYSTEM AND EXTERIOR DRAIN DISCHARGE SYSTEM TO BE DISCHARGED DOWNHILL AND AWAY FROM STRUCTURE PER CODE.
3. EXTERIOR DRAIN DISCHARGE SYSTEM TO HAVE HEAT TRACE FROM INLET TO DAYLIGHT WITH SLOPE PER CODE.
4. EXTERIOR GRADE TO SLOPE AWAY FROM THE FOUNDATION TO ALLOW DRAINAGE AWAY FROM BUILDING. SLOPE PER CODE.
5. ROOF OVERFLOW DRAINAGE TO BE SEPARATE FROM ROOF DRAINS AND DISCHARGE ABOVE GRADE IN VISIBLE APPROVED LOCATION PER CODE.
6. REFER TO ARCHITECTURAL SUPPLEMENTAL INFORMATION BOOK FOR ADDITIONAL CORE/SHELL INFORMATION AND SPECIFICATIONS.

LOT 2, BLOCK 6, VAIL VILLAGE FILING 7
1012 EAGLES NEST DUPLEX
1012 EAGLES NEST CIRCLE, VAIL, COLORADO

ISSUED FOR:	DATE:
TOV CONCEPTUAL REVIEW	6.25.18
UTILITY VERIFICATION	6.25.18
TOV DRB FINAL REVIEW	8.13.18

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

DRAWN: MDS

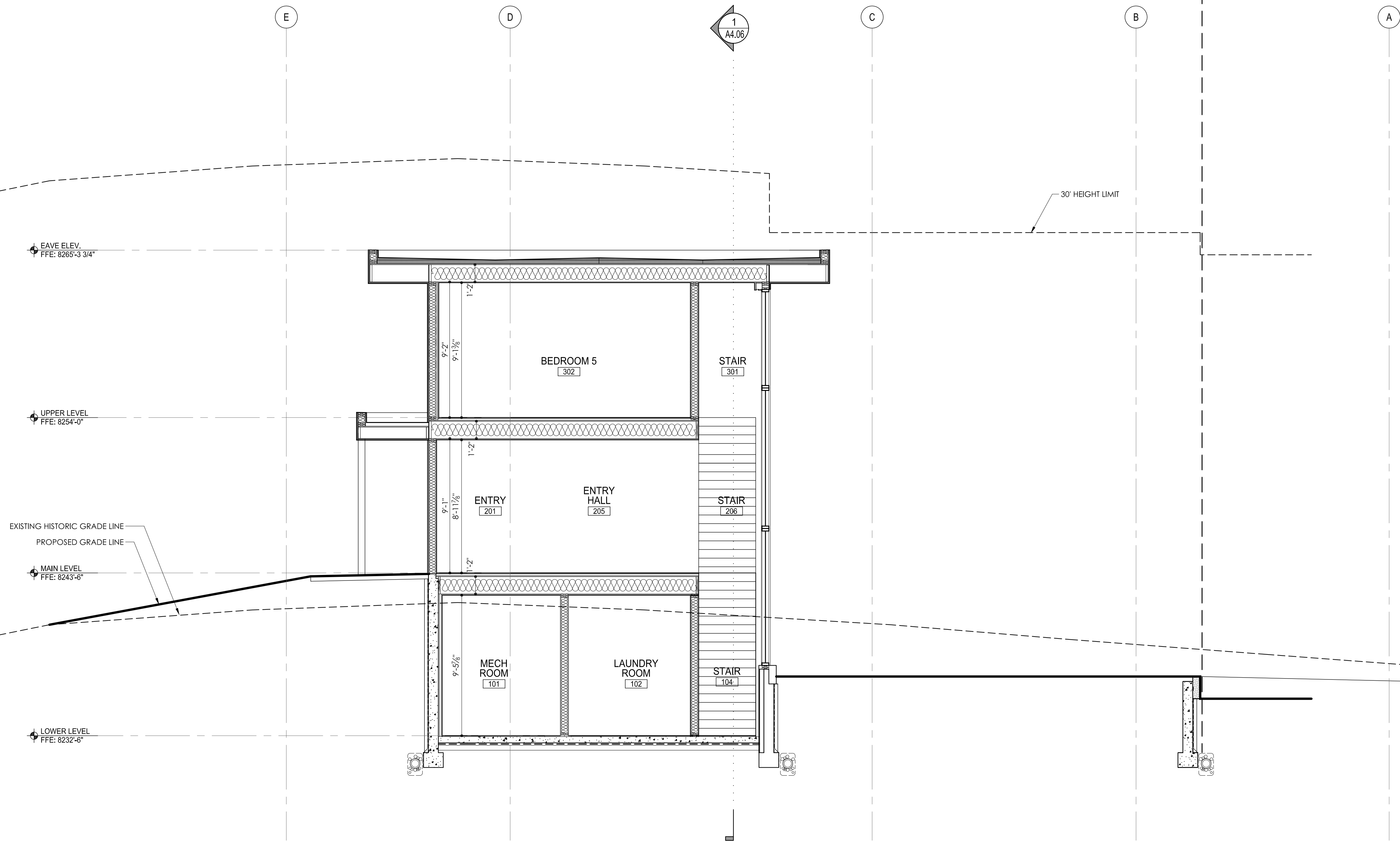
PROJECT #: 1705
SHEET TITLE: SECTION

A4.01

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20' SETBACK LINE

20' SETBACK LINE



1 PRIMARY UNIT BUILDING SECTION
SCALE: 1/4" = 1'-0"

GENERAL ASSEMBLY NOTES:

FLAT ROOF CEILING ASSEMBLY

- STONE BALLAST ON
- PROTECTION LAYER OVER
- FULLY-ADHERED EPDM ROOFING MEMBRANE ON
- ADHERED COVER BOARD OVER
- MECHANICALLY-ATTACHED RIGID BOARD INSULATION 3" MINIMUM AT DRAINS OVER HABITABLE SPACE_R-18.0 MIN.
- TAPERED RIGID INSULATION
- STRUCTURAL PLYWOOD SHEATHING OVER (RE: STRUCTURAL)
- 2" SPRAY FOAM INSULATION AT BOTTOM SIDE OF SHEATHING_R-13.2 MIN.
- STRUCTURAL ROOF JOISTS UNLESS NOTED OTHERWISE (RE: STRUCTURAL)
- 12" BLOWN-IN BLANKET INSULATION IN CAVITY OVER HABITABLE SPACE_R-48 MIN. (R-79.2 TOTAL)
- 2 MIL SMART MEMBRANE VAPOR RETARDER
- T&G DECKING OR DRYWALL PER REFLECTED CEILING PLANS

STEEL ROOF SUPPORTS AND ALL STEEL STRUCTURE AT EXTERIOR TO INTERIOR TRANSITION

- ENCAPSULATE AT INTERIOR SIDE WITH 1 1/2" MIN. SPRAY FOAM INSULATION TO MIN. 4'-0" INSIDE FROM EXTERIOR FACE OF EXTERIOR WALLS-MAKE CONTINUOUS WITH SPRAY FOAM INSULATION IN ROOF AND WALLS

FLOOR CEILING ASSEMBLY

- SEE PLANS FOR FINISH
- 1 1/2" GYP-CRETE WITH RADIANT HEAT LOOPS OVER
- PLYWOOD DECKING (RE: STRUCTURAL) OVER
- STRUCTURAL MEMBERS (RE: STRUCTURAL)
- BLOWN-IN BLANKET INSULATION AT JOIST CAVITIES_R-38 MIN.

- 1/2" HAT CHANNEL OR 1/2" SUSPENDED METAL GRID PER SECTIONS
- SEE RCP'S FOR CEILING FINISH

SLAB ON GRADE ASSEMBLY (INTERIOR FLOOR SLABS ONLY)

- SEE PLANS FOR FINISH
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- HYDRONIC HEAT TUBING OVER
- 15 MIL POLYETHYLENE VAPOR DIFFUSION RETARDER OVER
- RIGID INSULATION_R-10 MIN. OVER
- 6" GRAVEL BALLAST

FRAMED EXTERIOR WALLS

- SEE ELEVATIONS FOR FINISH
- RAINSCREEN OVER
- AIR BARRIER/WEATHER-RESISTIVE BARRIER OVER
- 1/2" PLYWOOD SHEATHING ON (RE:STRUCTURAL)
- 2x6 WOOD STUDS (RE:STRUCTURAL)
- 3" SPRAY FOAM INSULATION AT INSIDE FACE OF SHEATHING_R-19.8 MIN.
- 2.5" BLOWN-IN BLANKET INSULATION_R-10 MIN. (R-29.8 TOTAL)
- DRYWALL OR PER PLANS AND DETAILS

FOUNDATION WALLS

- DRAIN AND DRY BOARD BY MAR-FLEX_R-10 OVER
- HOT-FLUID APPLIED WATERPROOFING OVER
- CONCRETE FOUNDATION WALL (RE: STRUCTURAL)
- BELOW GRADE: 2x FURRING AND 2" SPRAY FOAM INSULATION PER PLAN ON INTERIOR_R-13 MINIMUM
- ABOVE GRADE: 2x FURRING AND 3 1/2" SPRAY FOAM INSULATION PER PLAN ON INTERIOR_R-20 MINIMUM
- DRYWALL OR PER PLANS AND DETAILS

FRAMED INTERIOR PARTITION WALLS

- BLOWN-IN CELLULOSE INSULATION

LOT 2, BLOCK 6, VAIL VILLAGE FILING 7

1012 EAGLES NEST DUPLEX

1012 EAGLES NEST CIRCLE, VAIL, COLORADO

ISSUED FOR:	DATE:
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UTILITY VERIFICATION	6.25.18
TOV DRB FINAL REVIEW	8.13.18

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

DRAWN: MDS

PROJECT #: 1705
SHEET TITLE: SECTION

A4.02

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1 PRIMARY/SECONDARY UNIT BUILDING SECTION
A4.03 SCALE: 1/4" = 1'-0"

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1012 EAGLES NEST DUPLEX

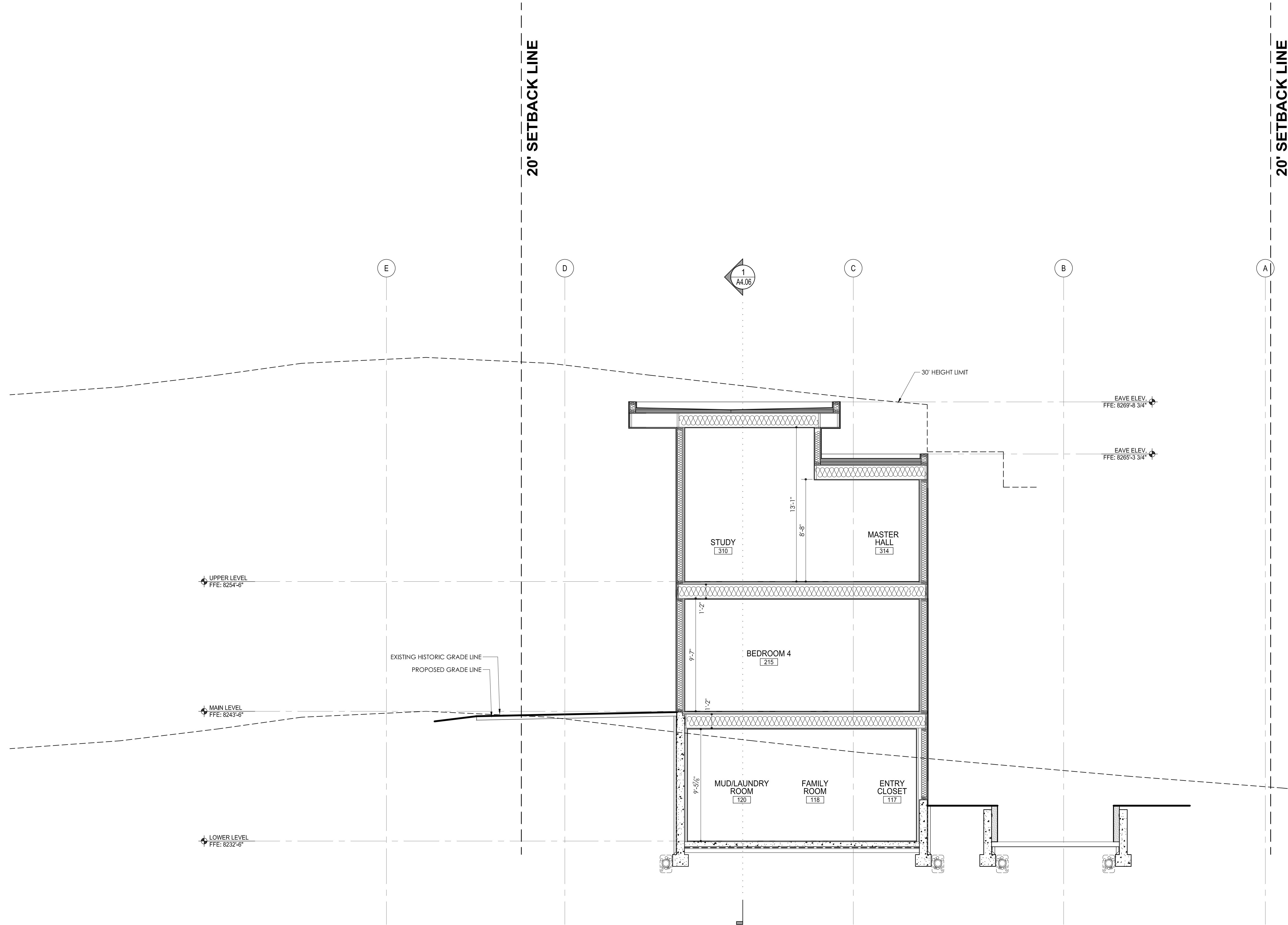
REQUIRED FOR:	DATE:
CONCEPTUAL REVIEW	6.25.18
BY VERIFICATION	6.25.18
ARB FINAL REVIEW	8.13.18

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

PROJECT #: 1705
SHEET TITLE: SECTION

44.03



1 SECONDARY UNIT BUILDING SECTION
A4.04 SCALE: 1/4" = 1'-0"

GENERAL ASSEMBLY NOTES:

FLAT ROOF CEILING ASSEMBLY

- STONE BALLAST ON
- PROTECTION LAYER OVER
- FULLY-ADHERED EPDM ROOFING MEMBRANE ON
- ADHERED COVER BOARD OVER
- MECHANICALLY-ATTACHED RIGID BOARD INSULATION 3" MINIMUM AT DRAINS OVER HABITABLE SPACE, R-18.0 MIN.
- TAPERED RIGID INSULATION
- STRUCTURAL PLYWOOD SHEATHING OVER (RE: STRUCTURAL)
- 2" SPRAY FOAM INSULATION AT BOTTOM SIDE OF SHEATHING, R-13.2 MIN.
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- T&G DECKING OR DRYWALL PER REFLECTED CEILING PLANS

STEEL ROOF SUPPORTS AND ALL STEEL STRUCTURE AT EXTERIOR TO INTERIOR TRANSITION

- ENCAPSULATE AT INTERIOR SIDE WITH 1 1/2" MIN. SPRAY FOAM INSULATION TO MIN. 4'-0" INSIDE FROM EXTERIOR FACE OF EXTERIOR WALLS; MAKE CONTINUOUS WITH SPRAY FOAM INSULATION IN ROOF AND WALLS

FLOOR CEILING ASSEMBLY

- SEE PLANS FOR FINISH
- 1 1/2" GYP-CRETE WITH RADIANT HEAT LOOPS OVER
- PLYWOOD DECKING (RE: STRUCTURAL) OVER
- STRUCTURAL MEMBERS (RE: STRUCTURAL)
- BLOWN-IN BLANKET INSULATION AT JOIST CAVITIES, R-38 MIN.

- 1/2" HAT CHANNEL OR 1/2" SUSPENDED METAL GRID PER SECTIONS
- SEE RCP'S FOR CEILING FINISH

SLAB ON GRADE ASSEMBLY (INTERIOR FLOOR SLABS ONLY)

- SEE PLANS FOR FINISH
- STRUCTURAL CONCRETE SLAB WITH
- HYDRONIC HEAT TUBING OVER
- 15 MIL POLYETHYLENE VAPOR DIFFUSION RETARDER OVER
- RIGID INSULATION, R-10 MIN. OVER
- 6" GRAVEL BALLAST

FRAMED EXTERIOR WALLS

- SEE ELEVATIONS FOR FINISH
- RAINSCREEN OVER
- AIR BARRIER/WEATHER-RESISTIVE BARRIER OVER
- 1/2" PLYWOOD SHEATHING ON (RESTRUCTURAL)
- 2x6 WOOD STUDS (RESTRUCTURAL)
- 3" SPRAY FOAM INSULATION AT INSIDE FACE OF SHEATHING, R-19.8 MIN.
- 2.5" BLOWN-IN BLANKET INSULATION, R-10 MIN. (R-29.8 TOTAL)
- DRYWALL OR PER PLANS AND DETAILS

FOUNDATION WALLS

- DRAIN AND DRY BOARD BY MAR-FLEX, R-10 OVER
- HOT-FLUID APPLIED WATERPROOFING OVER
- CONCRETE FOUNDATION WALL (RE: STRUCTURAL)
- BELOW GRADE: 2x FURRING AND 2" SPRAY FOAM INSULATION PER PLAN ON INTERIOR, R-13 MINIMUM
- ABOVE GRADE: 2x FURRING AND 3 1/2" SPRAY FOAM INSULATION PER PLAN ON INTERIOR, R-20 MINIMUM
- DRYWALL OR PER PLANS AND DETAILS

FRAMED INTERIOR PARTITION WALLS

- BLOWN-IN CELLULOSE INSULATION

LOT 2, BLOCK 6, VAIL VILLAGE FILING 7

1012 EAGLES NEST DUPLEX

1012 EAGLES NEST CIRCLE, VAIL, COLORADO

ISSUED FOR:	DATE:
TOV CONCEPTUAL REVIEW	6.25.18
UTILITY VERIFICATION	6.25.18
TOV DRB FINAL REVIEW	8.13.18

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

DRAWN: MDS

PROJECT #: 1705
SHEET TITLE: SECTION

A4.04

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FLAT ROOF CEILING ASSEMBLY

- STONE BALLAST ON

- STEEL ROOF SUPPORTS AND ALL STEEL STRUCTURE AT EXTERIOR TO INTERIOR

- ENCAPSULATE AT INTERIOR SIDE WITH 1 1/2" MIN. SPRAY FOAM INSULATION TO MIN. 4' 0" INSIDE FROM EXTERIOR FACE OF EXTERIOR

- #### FLOOR/CEILING ASSEMBLY

- SEE PLANS FOR FINISHES

- SLAB ON GRADE ASSEMBLY (INTERIOR FLOOR SLABS ONLY)

- SEE PLANS FOR FINISH
- STRUCTURAL CONCRETE SLAB WITH

- ### FRAMED EXTERIOR WALLS

- SEE ELEVATIONS FOR
DRAINAGE DIRECTION

- ### FOUNDATION WALLS

- DRAIN AND DRY
- HOT-FLUID AB

- #### FRAMED INTERIOR PARTITION WALLS

- BLOWN-IN CELLULOSE INSULATION

1 SECONDARY UNIT BUILDING SECTION

DUPLEX

1991

LOHADO

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

PROJECT #: 1705
SHEET TITLE: SECTION

44.05

15' SETBACK LINE

15' SETBACK LINE

GENERAL ASSEMBLY NOTES:

FLAT ROOF CEILING ASSEMBLY

- STONE BALLAST ON
- PROTECTION LAYER OVER
- FULLY-ADHERED EPDM ROOFING MEMBRANE ON
- ADHERED COVER BOARD OVER
- MECHANICALLY-ATTACHED RIGID BOARD INSULATION 3" MINIMUM AT DRAINS OVER HABITABLE SPACE, R-18.0 MIN.
- TAPERED RIGID INSULATION
- STRUCTURAL PLYWOOD SHEATHING OVER (RE: STRUCTURAL)
- 2" SPRAY FOAM INSULATION AT BOTTOM SIDE OF SHEATHING, R-13.2 MIN.
- STRUCTURAL ROOF JOISTS UNLESS NOTED OTHERWISE (RE: STRUCTURAL)
- 12" BLOWN-IN BLANKET INSULATION IN CAVITY OVER HABITABLE SPACE, R-48 MIN. (R-79.2 TOTAL)
- 2 MIL SMART MEMBRANE VAPOR RETARDER
- T&G DECKING OR DRYWALL PER REFLECTED CEILING PLANS

STEEL ROOF SUPPORTS AND ALL STEEL STRUCTURE AT EXTERIOR TO INTERIOR TRANSITION

- ENCAPSULATE AT INTERIOR SIDE WITH 1 1/2" MIN. SPRAY FOAM INSULATION TO MIN. 4'-0" INSIDE FROM EXTERIOR FACE OF EXTERIOR WALLS; MAKE CONTINUOUS WITH SPRAY FOAM INSULATION IN ROOF AND WALLS

FLOOR CEILING ASSEMBLY

- SEE PLANS FOR FINISH
- 1 1/2" GYP-CRETE WITH RADIANT HEAT LOOPS OVER
- PLYWOOD DECKING (RE: STRUCTURAL) OVER
- STRUCTURAL MEMBERS (RE: STRUCTURAL)
- BLOWN-IN BLANKET INSULATION AT JOIST CAVITIES, R-38 MIN.

- 1/2" HAT CHANNEL OR 1/2" SUSPENDED METAL GRID PER SECTIONS
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- HYDRONIC HEAT TUBING OVER
- 15 MIL POLYETHYLENE VAPOR DIFFUSION RETARDER OVER
- RIGID INSULATION, R-10 MIN. OVER
- 6" GRAVEL BALLAST

FRAMED EXTERIOR WALLS

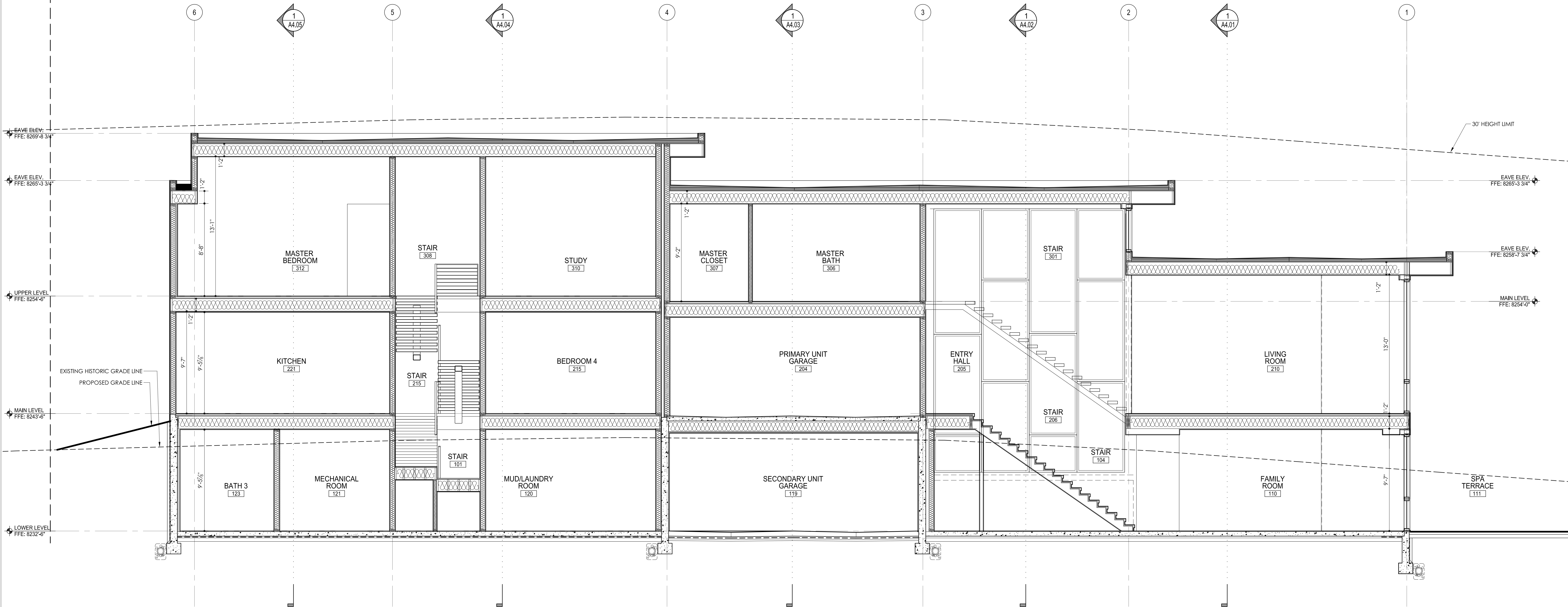
- SEE ELEVATIONS FOR FINISH
- RAINSCREEN OVER
- AIR BARRIER/WEATHER-RESISTIVE BARRIER OVER
- 1/2" PLYWOOD SHEATHING ON (RE:STRUCTURAL)
- 2x6 WOOD STUDS (RE:STRUCTURAL)
- 3" SPRAY FOAM INSULATION AT INSIDE FACE OF SHEATHING, R-19.8 MIN.
- 2.5" BLOWN-IN BLANKET INSULATION, R-10 MIN. (R-29.8 TOTAL)
- DRYWALL OR PER PLANS AND DETAILS

FOUNDATION WALLS

- DRAIN AND DRY BOARD BY MAR-FLEX, R-10 OVER
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- BELOW GRADE: 2x FURRING AND 2" SPRAY FOAM INSULATION PER PLAN ON INTERIOR, R-13 MINIMUM
- ABOVE GRADE: 2x FURRING AND 3 1/2" SPRAY FOAM INSULATION PER PLAN ON INTERIOR, R-20 MINIMUM
- DRYWALL OR PER PLANS AND DETAILS

FRAMED INTERIOR PARTITION WALLS

- BLOWN-IN CELLULOSE INSULATION



1 PRIMARY/SECONDARY UNIT BUILDING SECTION
A4.06 SCALE: 1/4" = 1'-0"

1012 EAGLES NEST DUPLEX

LOT 2, BLOCK 6, VAIL VILLAGE FILING 7

1012 EAGLES NEST CIRCLE, VAIL, COLORADO

ISSUED FOR:	DATE:
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SCALE: 1/4" = 1'-0"

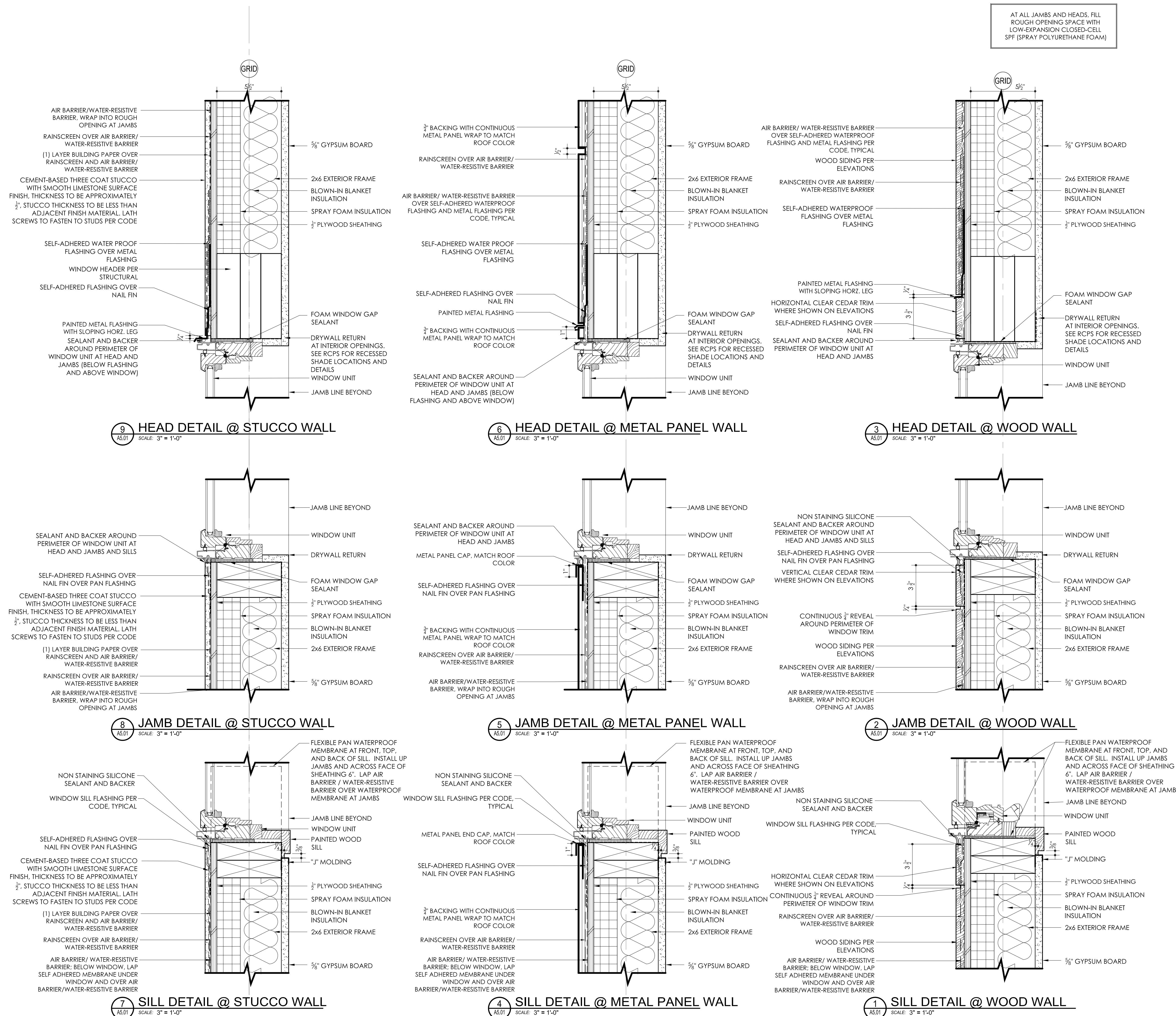
DRAWN: MDS

PROJECT #: 1705
SHEET TITLE: SECTION

A4.06

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AT ALL JAMBS AND HEADS, FILL
ROUGH OPENING SPACE WITH
LOW-EXPANSION CLOSED-CELL
SPF (SPRAY POLYURETHANE FOAM)



CONCRETE FOUNDATION WALL—
SEE STRUCTURAL FOR DETAILS

HOT FLUID APPLIED WATERPROOF-
MEMBRANE TO TOP OF FOUNDATION
WALL, FABRIC REINFORCED (EXCEPT AT
TRANSITIONS, JOINTS, ETC) AT ALL BELOW
GRADE FOUNDATION WALLS, USE FLEX
FLASHING AT ALL CORNERS, JOINTS,
PENETRATIONS AS PER MANUFACTURERS
RECOMMENDATION, TYP.

MAR-FLEX 2 3/4" DRAIN
AND DRY BOARD (R-10)

FILTER FABRIC

COARSE GRAVEL

WATERSTOP SET IN ADHESIVE, TYP. AT
ALL COLD JOINT IN FOUNDATION

SEE CIVIL DRAWINGS FOR
UNDERDRAIN AND
FOUNDATION DRAIN
DESIGN

1" FROM FOUNDATION WALL,
APPLY TOTAL DEPTH OF 2"
CONTINUOUS SPRAY FOAM
INSULATION, 1" BEHIND AND
BETWEEN WOOD FRAMING

PRESSURE TREATED BOTTOM PLATE

TAPERED RIGID INSULATION
ISOLATION JOINT

3/4" INTERIOR FLOOR FINISH

5" CONC. SLAB ON GRADE WITH
HYDRONIC HEAT TUBING

POLYETHYLENE VAPOR
DIFFUSION RETARDER, TURN
UP INSIDE OF WALLS AND
SEAL TO WALLS. SEAL ALL
LAPS AND PENETRATIONS.

2" CONTINUOUS RIGID
INSULATION (R-10), XPS,
UNDER SLAB TAPERED TO
1" AT END

6" MIN.

COARSE GRAVEL

CONSULT GEOTECHNICAL
ENGINEER FOR UNDER DRAIN
SYSTEM REQUIREMENTS

CONCRETE FOOTING—
SEE STRUCTURAL FOR
DETAILS

2 TYPICAL DETAIL @ FND DRAINAGE SYSTEM
A6.01 SCALE: 3" = 1'-0" PEP

MAR-FLEX 23/2" DRAIN
 AND DRY BOARD (R-10)

2" CONTINUOUS RIGID INSULATION (R-10)
 UNDER SLAB TAPERED TO 1" AT END

COARSE GRAVEL

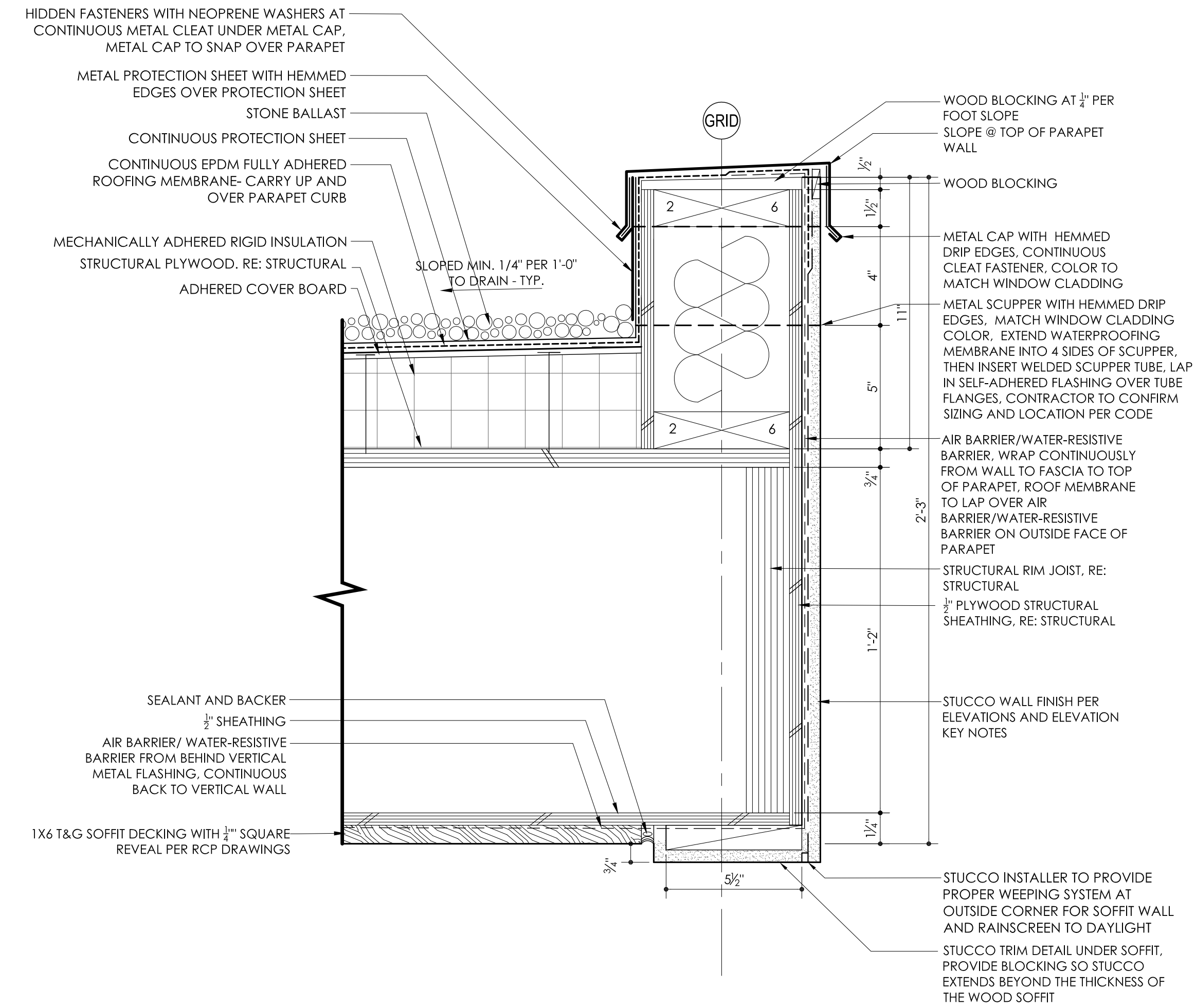
CONSULT GEOTECHNICAL
 ENGINEER FOR UNDER DRAIN
 SYSTEM REQUIREMENTS

1 DETAIL @ FOUNDATION AT GRADE

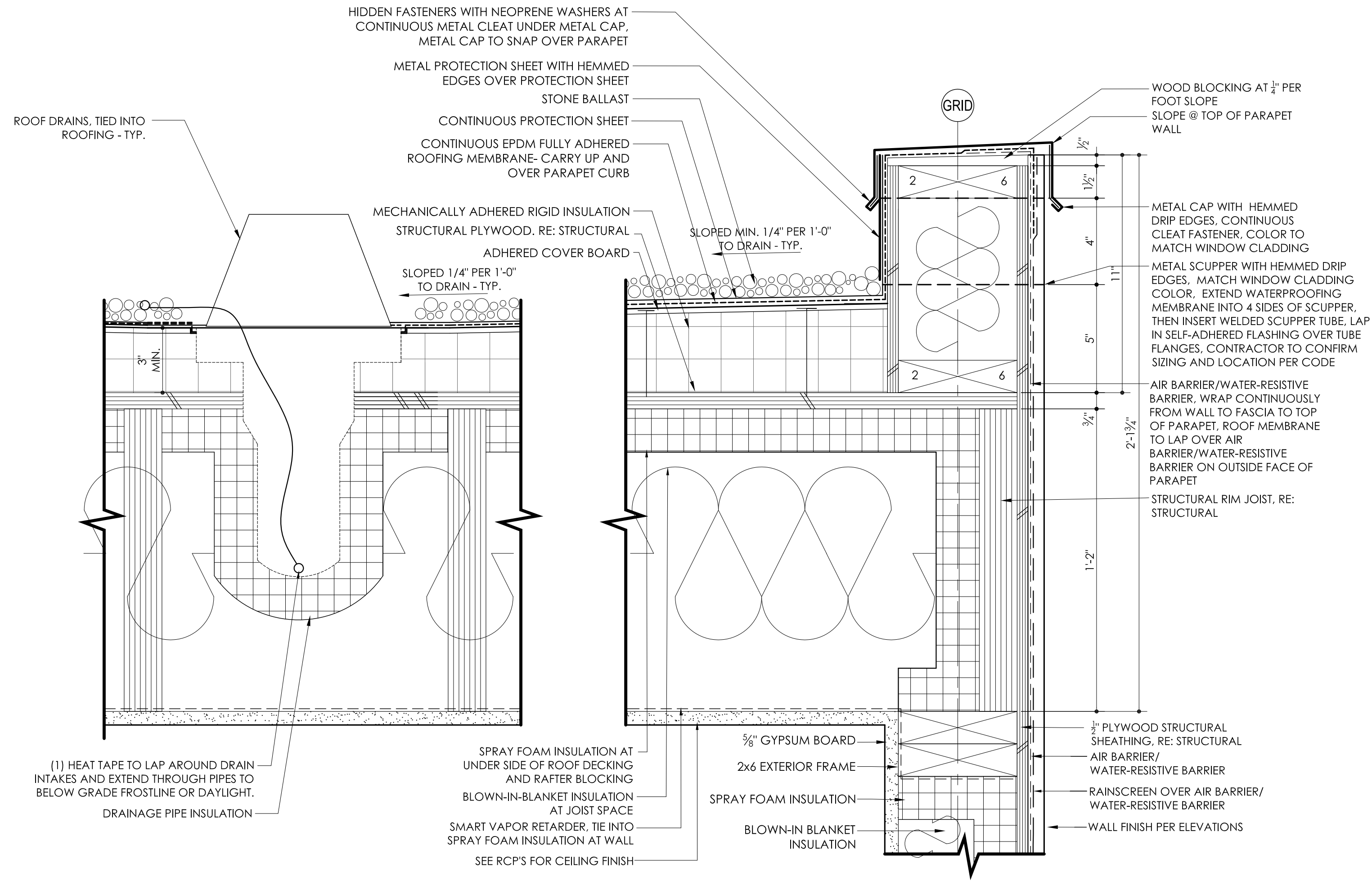
1 DETAIL @ FOUNDATION AT GRADE

[illegible]

3 DETAIL @ FOUNDATION AT GRADE



3 DETAIL @ ROOF EAVE
SCALE: 3" = 1'-0"



2 DETAIL @ ROOF DRAIN
SCALE: 3" = 1'-0"

1 DETAIL @ ROOF PARAPET
SCALE: 3" = 1'-0"

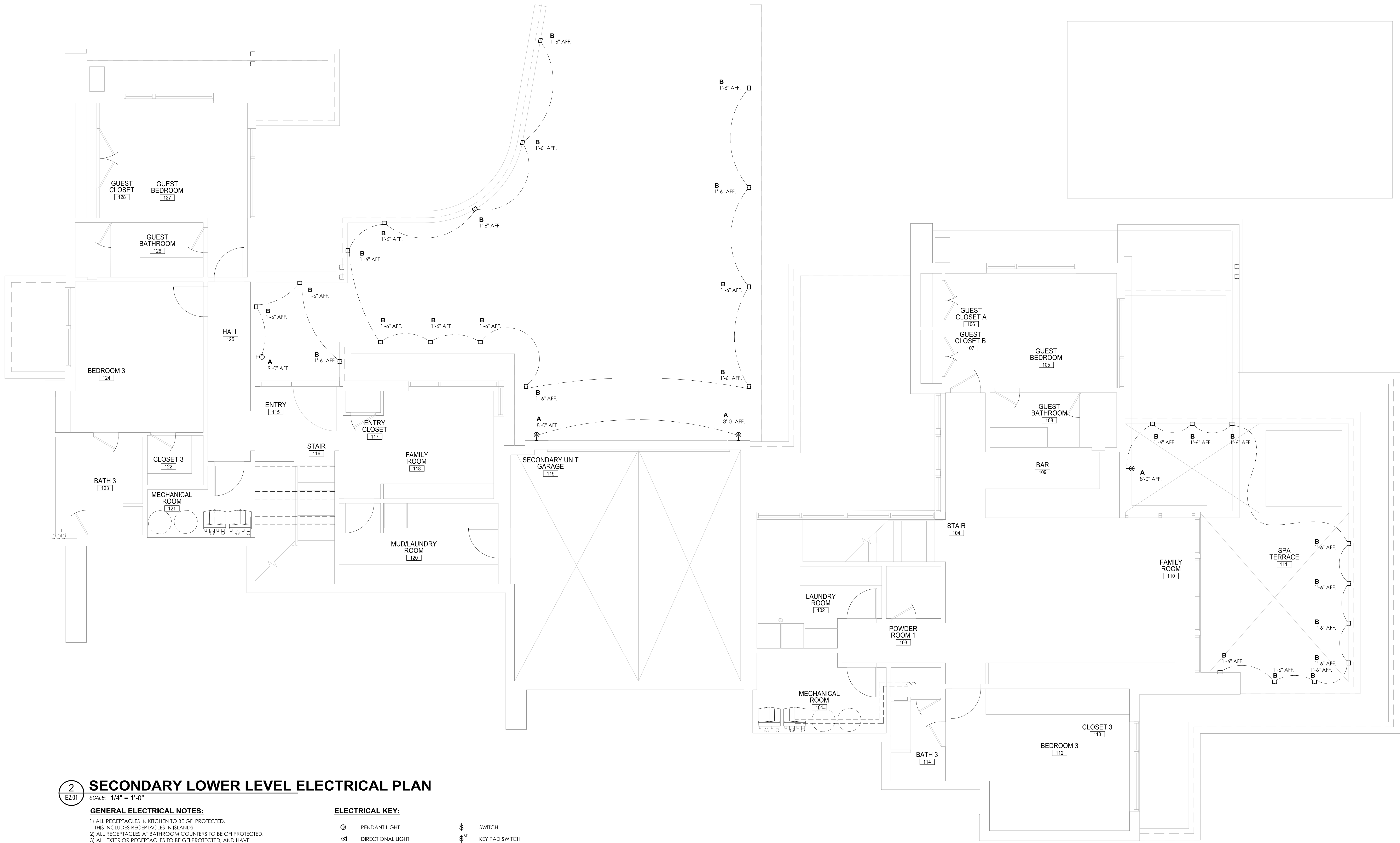
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SCALE: 3" = 1'-0"
DRAWN: MDS

PROJECT #: 1705
SHEET TITLE: DETAILS





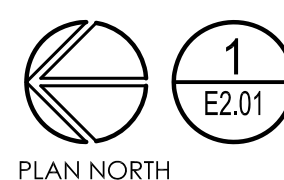
2 SECONDARY LOWER LEVEL ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"

GENERAL ELECTRICAL NOTES:

- 1) ALL RECEPTACLES IN KITCHEN TO BE GFI PROTECTED. THIS INCLUDES RECEPTACLES IN ISLANDS.
- 2) ALL RECEPTACLES AT BATHROOM COUNTERS TO BE GFI PROTECTED.
- 3) ALL EXTERIOR RECEPTACLES TO BE GFI PROTECTED, AND HAVE WEATHERPROOF COVERS.
- 4) SMOKE DETECTORS TO BE INTERCONNECTED PER IRC CODE
- 5) ALL RECESSED CANS IN ROOF TO BE SEALED AIR-TIGHT
- 6) LOW VOLTAGE INTEGRATION SYSTEM THROUGHOUT HOUSE
- 7) COORDINATE ALL WINDOW SHADE POWER LOCATIONS WITH ARCHITECT
- 8) MINIMUM 75% OF NEW LIGHTING TO BE HIGH EFFICIENCY PER CURRENT IECC
- 9) BUBBLE COVERS ARE REQUIRED ON ALL EXTERIOR OUTLETS
- 10) MINIMUM OF TWO SMALL APPLICANT BRANCH CIRCUIT IN KITCHEN
- 11) ALL BRANCH CIRCUITS THAT SUPPLY 120-VOLT, SINGLE-PHASE, 15 AND 20 AMPERE OUTLETS INSTALLED IN FAMILY ROOMS, LIVING ROOMS, DINING ROOMS, PARLORS, LIBRARIES, DENIS, BEDROOMS, SUNROOMS, REC ROOMS, CLOSETS, HALLWAYS AND SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A COMBINATION TYPE ARC-FAULT CIRCUIT INTERRUPTER INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT PER CURRENT IRC
- 12) ALL T.V. LOCATIONS AND HEIGHTS TO BE COORDINATED WITH OWNER A/V SPECS.
- 13) NEW SECURITY SYSTEM TO BE INSTALLED
- 14) LED STRIP LIGHTING TO BE NO GREATER THAN 3000K. PROVIDE SUBMITTAL FOR APPROVAL

ELECTRICAL KEY:

- | | | | |
|---|-------------------------------|------------------|--|
| ⊙ | PENDANT LIGHT | \$ | SWITCH |
| ⏏ | DIRECTIONAL LIGHT | \$ ^{CP} | KEY PAD SWITCH |
| ⊙ | CEILING MOUNTED LIGHT | \$ ¹ | MULTIPLE SWITCH |
| ⊙ | WALL MOUNTED LIGHT | \$ ^D | DIMMER SWITCH |
| ⊙ | WALL MOUNTED SCONCE | ⊙ | DUPLEX RECEPTACLE |
| ⊙ | RECESSED CEILING LIGHT | ⊙ | HALF SWITCHED DUPLEX RECEPTACLE |
| ⊙ | MONOPPOINT LIGHT | ⊙ | GROUND FAULT DUPLEX RECEPTACLE |
| ⊙ | RECESSED WALL LIGHT | ⊙ | QUAD RECEPTACLE |
| ⊙ | UNDERCABINET LED STRIP LIGHT | ⊙ | THERMOSTAT |
| ⊙ | LED LIGHT | ⊙ | SPECIAL DEVICE OUTLET |
| ⊙ | LED STRIP LIGHTING | ⊙ | DRAPERY MOTOR |
| ⊙ | SPECIALTY PENDANT | ⊙ | DUPLEX FLOOR RECEPTACLE |
| ⊙ | TRACK LIGHT | ⊙ | CATEGORY 5E CABLE |
| ⊙ | DECORATIVE WALL MOUNT | ⊙ | 2 CATEGORY 5E CABLES |
| ⊙ | STAKE MOUNTED LANDSCAPE LIGHT | ⊙ | 2 RG6 COAXIAL |
| ⊙ | PIER MOUNTED LIGHT | ⊙ | STRUCTURED CABLE (2 CAT 5E & 2 RG6 COAX) |
| ⊙ | SMOKE DETECTOR | ⊙ | TELEPHONE OUTLET |
| ⊙ | SPEAKER | ⊙ | CAMERA |
| ⊙ | WALL MOUNTED EXHAUST FAN | | |
| ⊙ | BATHROOM EXHAUST FAN | | |
| ⊙ | JUNCTION BOX | | |



1 PRIMARY LOWER LEVEL ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"

FIXTURE NOTES:

- A** WALL SCONCE BY TECH LIGHTING
TAAG 10 WALL
LED, BRONZE FINISH
(FIXTURE HAS FULL CUT-OFF)
- B** LOW WALL LIGHT BY WAC LIGHTING
WL-LED 100-C-SS (STAINLESS STEEL FINISH)
LED
(FIXTURE HAS FULL CUT-OFF)
- C** RECESSED CAN LIGHT
(FIXTURE HAS FULL CUT-OFF)

EXTERIOR LIGHTING COUNT:

LOT SIZE	19,341 SQ. FT.
ALLOWABLE	19 FIXTURES
PRIMARY UNIT	11 FIXTURES
SECONDARY UNIT	8 FIXTURES

LOT 2, BLOCK 6, VAIL VILLAGE FILING 7

1012 EAGLES NEST DUPLEX

1012 EAGLES NEST CIRCLE, VAIL, COLORADO

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

PROJECT #: 1705
SHEET TITLE: ELECTRICAL

E2.01

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