

9/12/2024  
for apartment

**robert muller, architect**  
3055 County Road 179  
Summit, Spink, CO 80487  
970.846.1700  
Structural Engineer

**OTHER APPLICABLE CODES:**  
2021 INTERNATIONAL MECHANICAL CODE  
2021 INTERNATIONAL PLUMBING CODE  
2021 INTERNATIONAL FUEL GAS CODE  
2023 NATIONAL ELECTRICAL CODE

**ENERGY CODE ANALYSIS - 2021 IECC  
CHAPTER 5 - EXISTING BUILDINGS**

**OCCUPANCY:** MIXED USE  
**ALL NEW WORK SHALL MEET THE ENERGY CONSERVATION CODE - EXISTING CONSTRUCTION SHALL REMAIN IN PLACE**  
FOUNDATION WALLS: R15  
FLOOR INSULATION: R10  
ROOF INSULATION: R60  
WINDOW & DOOR U-VALUE: .30  
BATH VENTILATION & PROVIDED BY EXISTING BATH FAN  
HEATING AND AIR CONDITIONING OF THE EXISTING BUILDING SHALL REMAIN IN PLACE  
HEAT PUMP WITH A SEER RATING OF 12 OR BETTER  
AND A HSPF RATING OF 7.7 OR BETTER  
BLOWER DOOR TEST NOT REQUIRED IN EXISTING CONSTRUCTION

**BUILDING CODE ANALYSIS - 20212 IBC**

**OCCUPANCY:** 2-3 B.F.A.S  
**TYPE OF CONSTRUCTION:** 1-B-NONSPRINKLED  
**HEIGHT:** 3 STORY  
**FIRE ALARM SYSTEM SHALL BE INSTALLED PER IBC 907.5**  
**TABULAR ALLOWABLE AREA:** 9,000sf  
**EXISTING AREA:** 2,519sf Main  
4091 Upper  
**MAXIMUM TRAVEL DISTANCE ALLOWED WITH 1 EXIT:** 125'  
**TRAVEL DISTANCE PROVIDED:** 60'  
**NUMBER OF OCCUPANTS:** 20  
**OCCUPANCY:** 20  
**SECTION 404 SLEEPING UNIT SEPARATED FROM COMMERCIAL SPACE BY 2 HOUR FIRE PARTITIONS**  
**NO CEILINGS ARE SEPARATING USES**

Handwritten notes: "H.N.C. 1/10/2024" and "100% complete" with a signature.

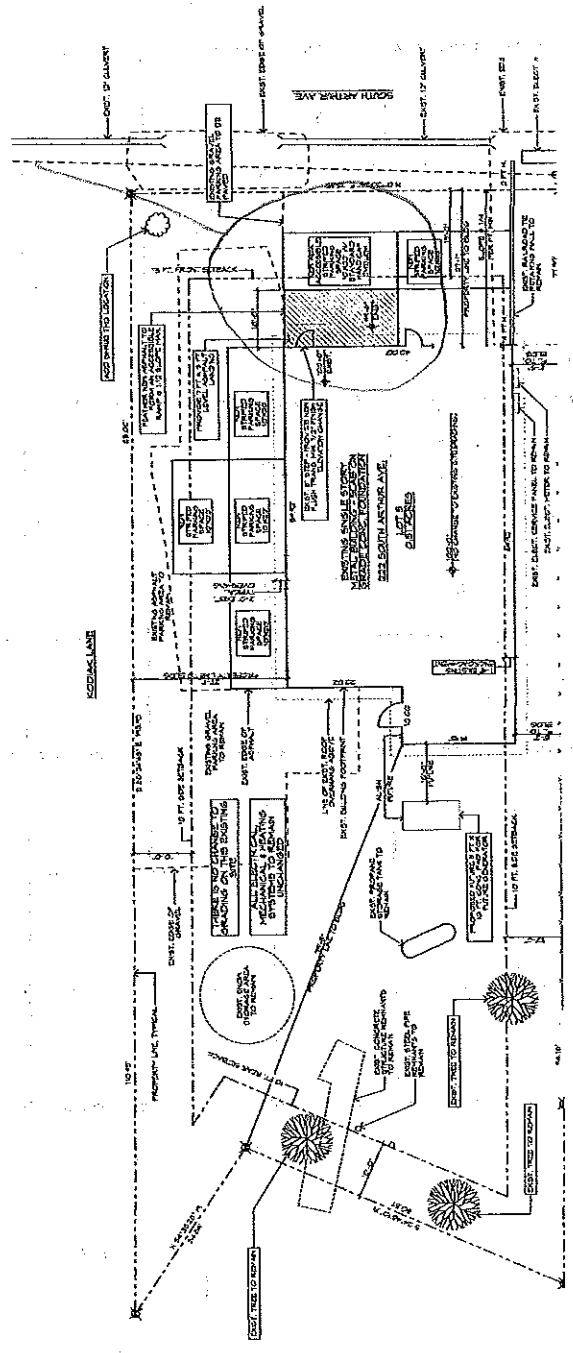
**GEIGER  
VENTURES  
EMPLOYEE  
UNIT**  
222 ARTHUR AVE  
OAK CREEK  
COLORADO

**REVISIONS:**  
REV. DATE: 09/12/2024  
BY: [Signature]  
NOTES:

**SITE PLAN**

DATE: 10 MAY 2024  
SCALE: 1" = 40'-0"

**A1**



**3 EXISTING SITE PLAN - NO SITE WORK PROPOSED**

A1

**GEIGER  
VENTURES  
EMPLOYEE  
UNIT**

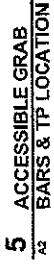
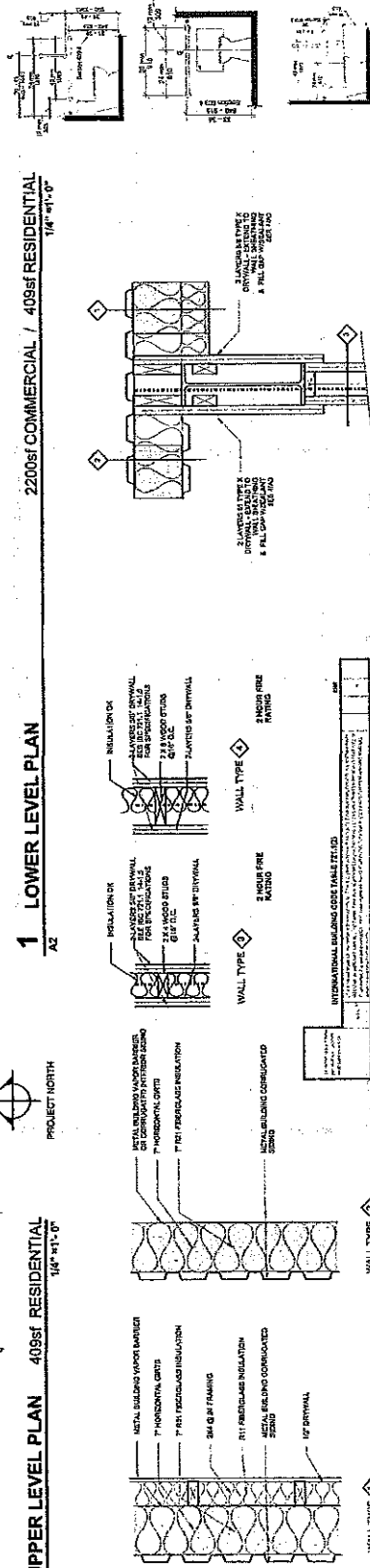
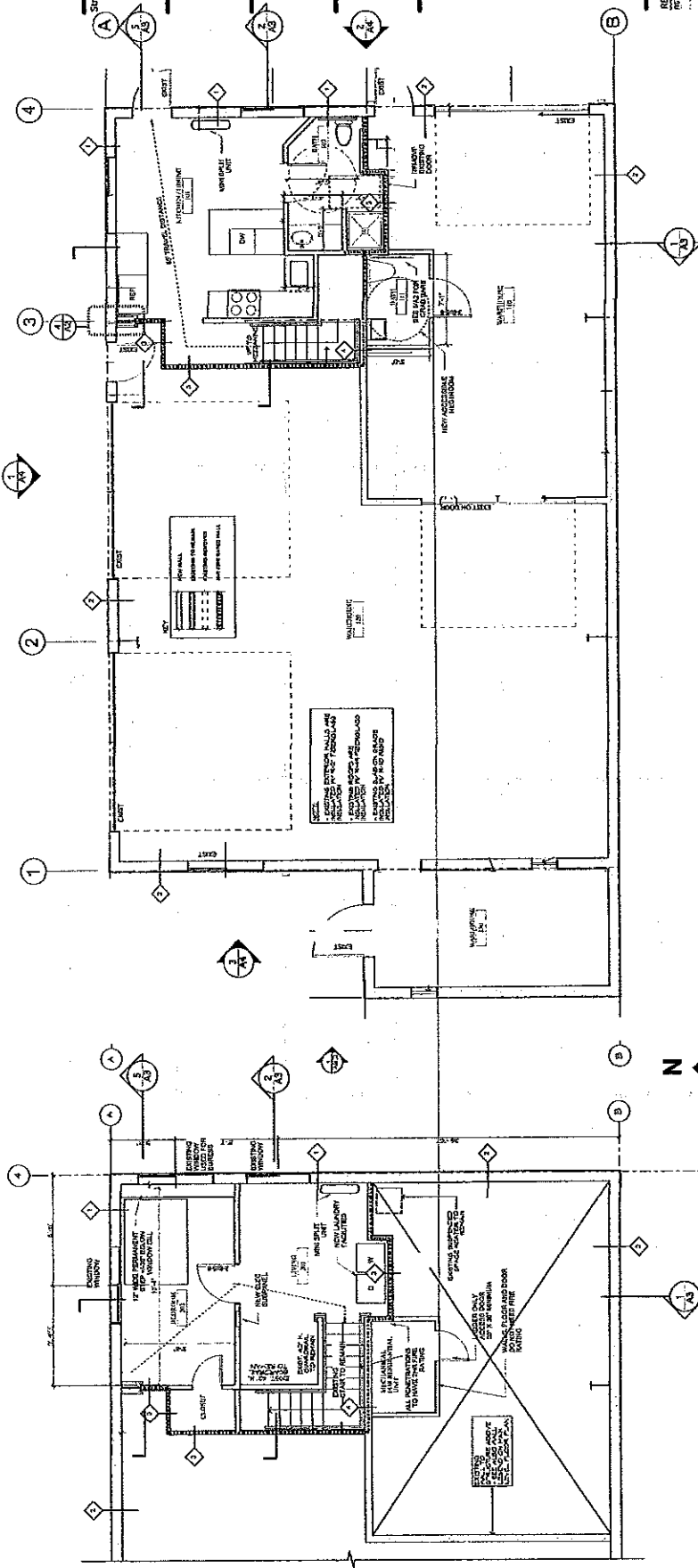
222 ARTHUR AVE  
OAK CREEK  
COLORADO

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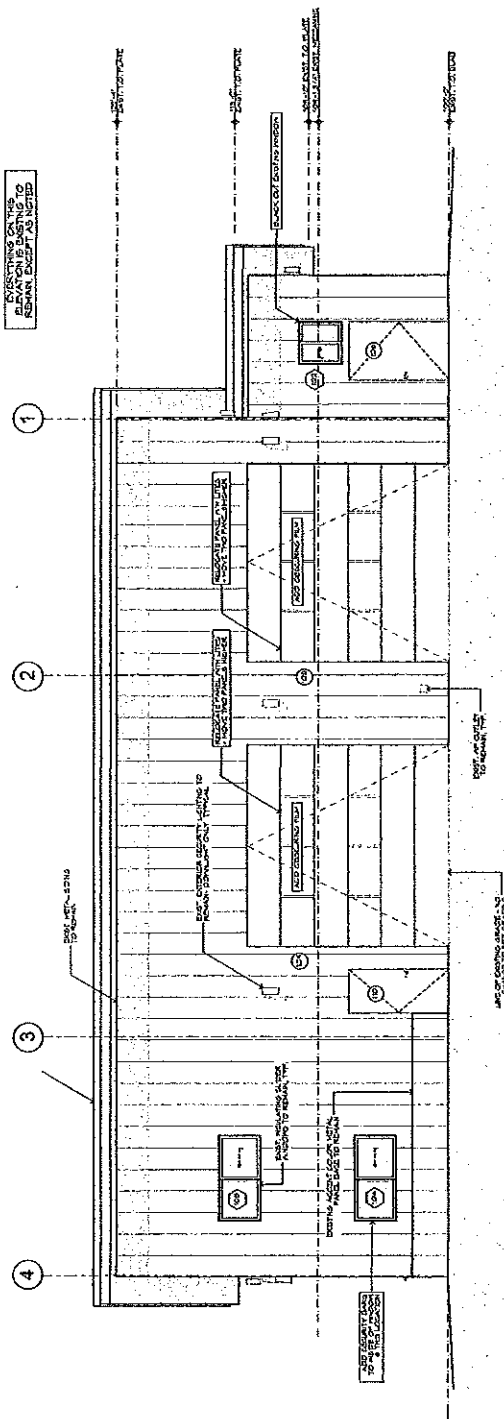
## FLOOR PLANS

date: 18 MAR 2024  
scale: 1/4" = 1' - 0"

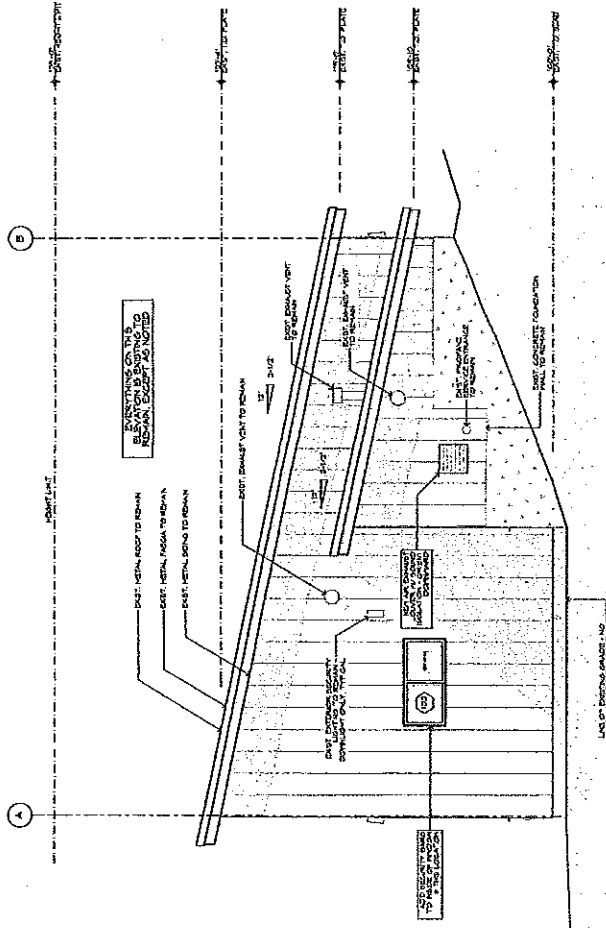
A2



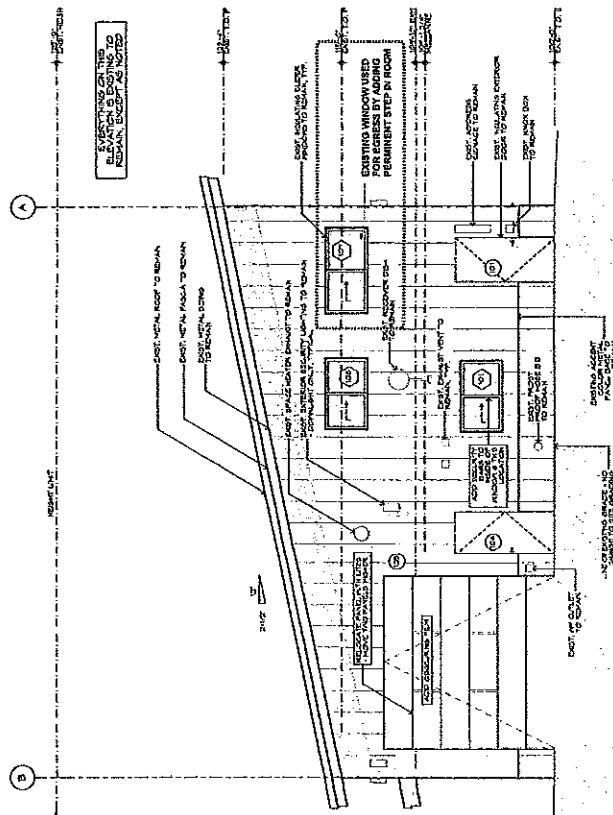




EXISTING ELEVATION NORTH



EXISTING ELEVATION WEST



EXISTING ELEVATION EAST