

Triform Architecture, PLLC
3545 East Menlo Circle, Mesa, AZ 85213
480-433-7953 or office / 702-523-8884 in office



01/27/22 DRAWING DATE

△	
△	
△	
△	
△	
△	

SITE DEVELOPMENT
PLAN AMENDMENT

FOR

REACH HIGHER
GROUND
INCORPORATED

AT

17 SOUTH
GILBERT STREET
CASTLE ROCK
COLORADO

BY

TRAIL STAR
DEVELOPMENT

PROJECT
TP2104

SHEET NO.

SP1

SDP21-0006
SELLERS CREEK SUBDIVISION PHASE 1 2 OF 3
SITE DEVELOPMENT PLAN

LEGAL DESCRIPTION:

LOT 1, BLOCK 1,
SELLERS CREEK SUBDIVISION FILING NO. 1,
RECORDED MAY 22, 1997 AT RECEPTION NO. 9727409A,
COUNTY OF DOUGLAS,
STATE OF COLORADO.

SURVEYOR'S NOTES:

1. BASIS OF BEARINGS: BEING THE SOUTH LINE OF SELLERS CREEK SUBDIVISION FILING NO. 1 AS MEASURED BETWEEN THE MONUMENTS FOUND AND SHOWN HEREON AS S 85°00'00" W.
2. BENCHMARK: DOUGLAS COUNTY CONTROL MONUMENT DESIGNATION 3015010 LOCATED NEAR THE RESEARCH BRIDGE, UPPER VALLEY, UNIMAN RD. SOUTH OF SOUTH ST. ELEVATION = 6264.17' NAVD83
3. UNIT OF MEASURE: DISTANCES SHOWN HEREON ARE U.S. SURVEY FOOT.
4. FLOOD ZONE DESIGNATION: ACCORDING TO FLOOD INSURANCE RATE MAP (F.I.R.M.) NUMBER 070503025G, WITH AN EFFECTIVE DATE OF MARCH 16, 2016, THE ENTIRE PROPERTY LIES ENTIRELY WITHIN THE FOLLOWING ZONE DESIGNATION:

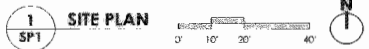
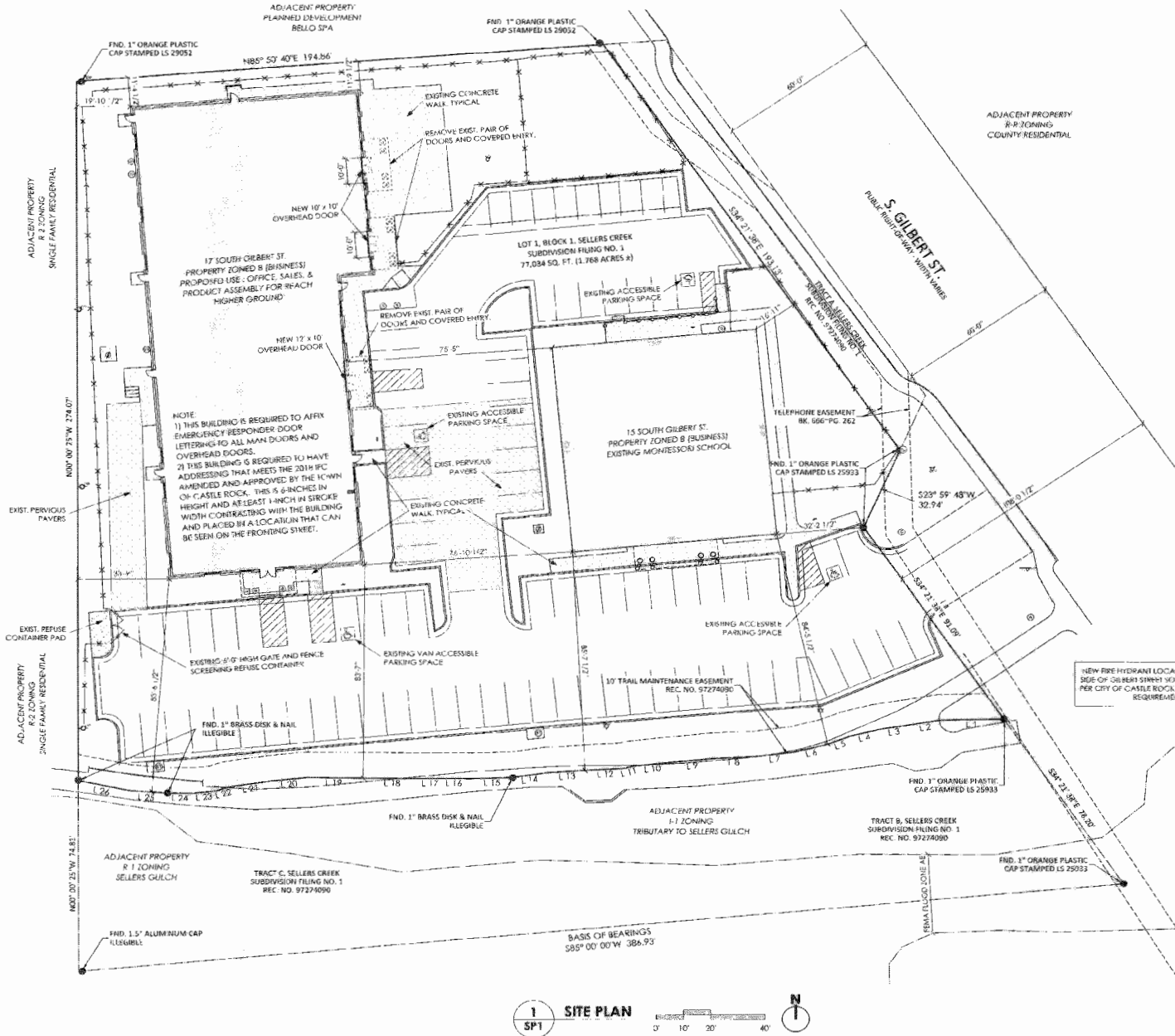
ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

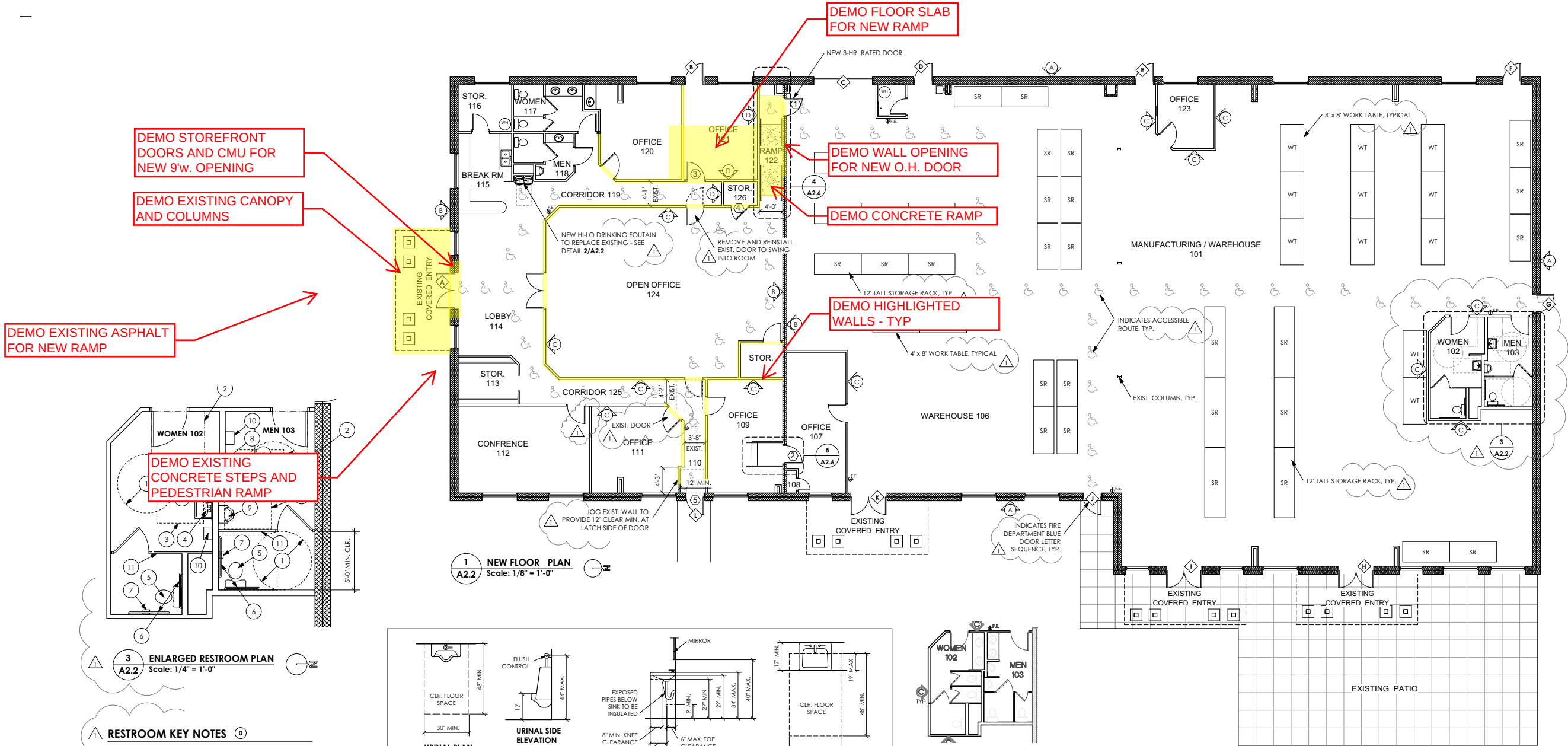
LINE TABLE			LINE TABLE		
TAG #	LENGTH	DIRECTION	TAG #	LENGTH	DIRECTION
L.1	13.38'	S89°02'44"W	L.14	12.91'	S87°13'25"W
L.2	11.75'	S89°54'34"W	L.15	14.70'	S87°58'03"W
L.3	11.82'	S81°21'40"W	L.16	13.05'	S89°49'00"W
L.4	10.68'	S76°06'58"W	L.17	4.57'	S89°16'44"W
L.5	8.83'	S89°07'51"W	L.18	23.69'	N89°08'16"W
L.6	17.42'	S76°09'48"W	L.19	15.81'	N89°04'14"W
L.7	14.12'	S83°09'25"W	L.20	13.72'	S84°16'19"W
L.8	15.95'	S87°22'15"W	L.21	15.01'	S81°40'16"W
L.9	15.08'	S64°15'04"W	L.22	6.14'	S73°23'22"W
L.10	14.28'	S64°14'44"W	L.23	7.70'	S84°18'19"W
L.11	3.94'	S76°17'08"W	L.24	9.75'	N89°32'37"W
L.12	13.04'	S87°06'42"W	L.25	14.83'	N85°29'30"W
L.13	15.11'	S87°13'10"W	L.26	18.58'	N78°01'42"W

SITE PLAN LEGEND:

- FOUND MONUMENT AS DESCRIBED
- SIGN
- BOLLARD
- ⊕ ELECTRIC METER
- ⊕ TRANSFORMER
- ⊕ POWER POLE
- ⊕ GUY ANCHOR
- ⊕ LIGHT POLE
- ⊕ GAS METER
- ⊕ CLEAN OUT
- ⊕ SANITARY MANHOLE
- ⊕ DOWNSPOUT
- ⊕ STORM DRAIN MANHOLE
- ⊕ FIRE HYDRANT
- ⊕ WATER MANHOLE
- ⊕ WATER METER
- ⊕ WATER VALVE
- ⊕ IRRIGATION CONTROL
- ⊕ MONITORING WELL

- BOUNDARY LINE
- LOT LINE
- ADJACENT BOUNDARY LINE
- EASEMENT LINE
- FLOOD DESIGNATION LINE
- EDGE OF ASPHALT
- ROAD/PARKING STRIPING
- FENCE LINE (WOOD BOARD)
- FENCE LINE (CHAINLINK)
- BUILDING





DEMO STOREFRONT
DOORS AND CMU FOR
NEW 9'w. OPENING

DEMO EXISTING CANOPY
AND COLUMNS

DEMO EXISTING ASPHALT
FOR NEW RAMP

DEMO EXISTING
CONCRETE STEPS AND
PEDESTRIAN RAMP

DEMO FLOOR SLAB
FOR NEW RAMP

DEMO WALL OPENING
FOR NEW O.H. DOOR

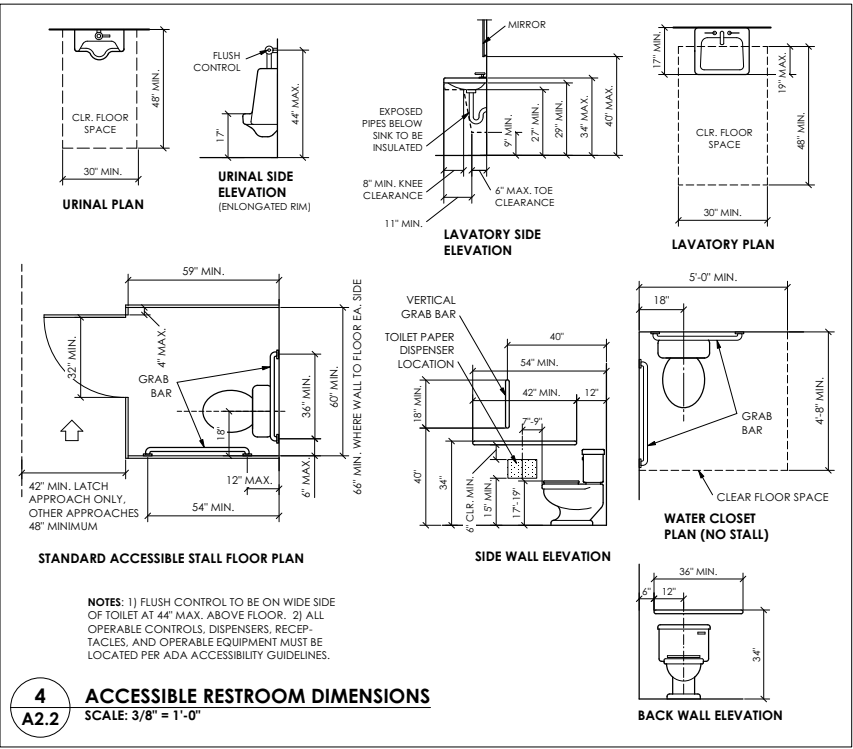
DEMO CONCRETE RAMP

DEMO HIGHLIGHTED
WALLS - TYP

3 ENLARGED RESTROOM PLAN
Scale: 1/4" = 1'-0"

RESTROOM KEY NOTES

- 5'-0" DIAMETER WHEELCHAIR TURN AROUND.
- REQUIRED DOOR MANEUVERING CLEARANCE.
- FIXTURE CLEAR FLOOR AREA. TYPICAL - SEE 4/A2.2.
- NEW ACCESSIBLE WALL MOUNTED LAVATORY CONNECTED TO EXISTING PLUMBING FROM FIXTURES BEING REMOVED - SEE 4/A2.2 FOR REQUIRED CLEARANCES, ETC.
- ACCESSIBLE WATER CLOSET. SEE 4/A2.2 FOR REQUIRED CLEARANCES, ETC. (REPLACE EXISTING WATER CLOSET WITH NEW ADA COMPLIANT WATER CLOSET IF EXISTING IS NOT ADA COMPLIANT).
- GRAB BARS SHALL BE 1 1/2" DIA. WITH SNAP FLANGE, 18 GA. TYPE 304 STAINLESS STEEL x LENGTHS SHOWN, AS MANUF. BY GAMCO (OR EQUAL). SEE 4/A2.2.
- RECESSED DOUBLE ROLL TOILET PAPER DISPENSER SHALL BE MODEL #TID-6 AS MANUF. BY GAMCO (OR EQUAL). LOCATION SHALL BE PER 4/A2.2.
- RELOCATED OR NEW MIRROR PER OWNER DIRECTION. HEIGHT SHALL BE AS NOTED IN 4/A2.2.
- ACCESSIBLE URINAL. SEE 4/A2.2 FOR REQUIRED CLEARANCES, ETC. (REPLACE EXISTING URINAL WITH NEW ADA COMPLIANT URINAL IF EXISTING IS NOT ADA COMPLIANT).
- SURFACE MOUNTED AUTOMATIC ROLL PAPER TOWEL DISPENSER, MODEL #2494 AS MANUF. BY BRADLEY. MOUNT AT HEIGHT OF 48" TO PORTION THAT DISPENSES TOWELS.
- TOILET STALL PARTITION WITH MINIMUM CLEARANCES AS SHOWN IN 4/A2.2.



GENERAL NOTES

- ALL GLASS IN HAZARDOUS AREAS, AND 18" ABOVE THE FLOOR, OR WITHIN 24" FROM THE DOOR JAMB OF THE ACTIVE LEAF OF A DOOR, OR ANY OTHER WAY SUBJECT TO HUMAN IMPACT SHALL BE TEMPERED GLASS.
- ALL BUILDING INSULATION SHALL COMPLY WITH SECTION 720 OF THE 2018 IBC AND SHALL HAVE A FLAME SPREAD INDEX NOT TO EXCEED 25 AND A SMOKE DEVELOPED INDEX NOT TO EXCEED 450 WHEN TESTED IN ACCORDANCE WITH ASTM E84.
- PROVIDE & INSTALL NEW INSULATION AS NOTED IN WALL LEGEND. ALL OTHER BUILDING INSULATION IS EXISTING FROM SHELL CONSTRUCTION.
- PROVIDE MEN'S & WOMEN'S TOILET ROOM SIGNS AND THE INTERNATIONAL SYMBOL OF ACCESSIBILITY. LOCATION AND TYPE OF SIGN PROVIDED SHALL CONFORM TO THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES.
- CONTRACTOR SHALL PROVIDE BLOCKING AND REINFORCING AS REQUIRED FOR MILLWORK, TOILET ROOM ACCESSORIES, ETC.
- CONTRACTOR SHALL REVIEW EXISTING BUILDING CONDITIONS PRIOR TO PREPARING BIDS AND ESTIMATES AND SHALL COORDINATE NEW WORK SHOWN IN THESE DOCUMENTS WITH EXISTING CONDITIONS.

WALL LEGEND

- A EXISTING 8" CONCRETE MASONRY WALLS WITH EXISTING FURRING CHANNELS AND GYP. BD. TO REMAIN.
- B NEW 3-HOUR RATED WALL - EXISTING 2-HOUR RATED METAL STUD WALL WITH NEW 1/2" TYPE 'X' GYP. BD. FACE LAYER EACH SIDE APPLIED AT RIGHT ANGLES TO EACH SIDE WITH 2 1/4" TYPE S DRYWALL SCREWS 12" O.C. AND 1 1/2" TYPE G DRYWALL SCREWS MIDWAY BETWEEN STUDS 1 1/2" ABOVE AND BELOW HORIZONTAL JOINTS. STAGGER JOINTS 24" EACH LAYER AND SIDE. 3-HOUR RATING PER GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL, GA FILE NO. WP 2922.
- C EXISTING INTERIOR PARTITION WALL TO REMAIN.
- D NEW INTERIOR, NON-LOAD BEARING, WALL TO CEILING HEIGHT SHALL BE 362S125-33 (20 GA.) METAL STUDS AT 24" O.C. MINIMUM. SHEATH EACH SIDE WITH 5/8" GYP. BD. AND SOUND INSULATE WALL WITH R-11 UNFACED FIBERGLASS BATTS. SEE DETAIL 1/A2.6 FOR BOTTOM OF WALL. SEE 2/A2.6 OR 3/A2.6 FOR TOP OF WALL (VERIFY WITH OWNER IF NEW WALL CAN TERMINATE AT EXISTING CEILING GRID AS SHOWN IN 3/A2.6).



9/29/21	DRAWING DATE
11/05/21	CITY COMMENTS

TENANT
MODIFICATIONS

FOR

**REACH HIGHER
GROUND
INCORPORATED**

AT

17 SOUTH
GILBERT STREET
CASTLE ROCK
COLORADO

BY

TRAIL STAR
DEVELOPMENT

NEW 9'x10'h. SECTIONAL
O.H. DOOR
NEW CONCRETE RAMP
WITH EDGE CURBS -
20'x10'w.

NEW BOLLARD RAIL

NEW 12'x10'w. CONCRETE
RAMP WITH BOLLARD RAIL
EACH SIDE

NEW 10'x10'h. COILING
DOOR - 2 HR. FIRE RATED

NEW 15'x4'w. CONCRETE
RAMP WITH HANDRAILS
EACH SIDE

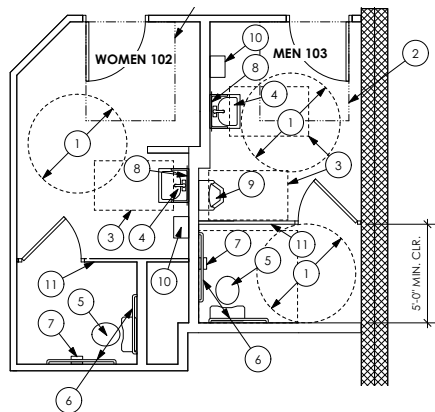
NEW DOOR

EXIST'G DOOR OPENING

NEW 8'w. CASED
OPENINGS IN
EXISTING WALLS

NEW PARTITION

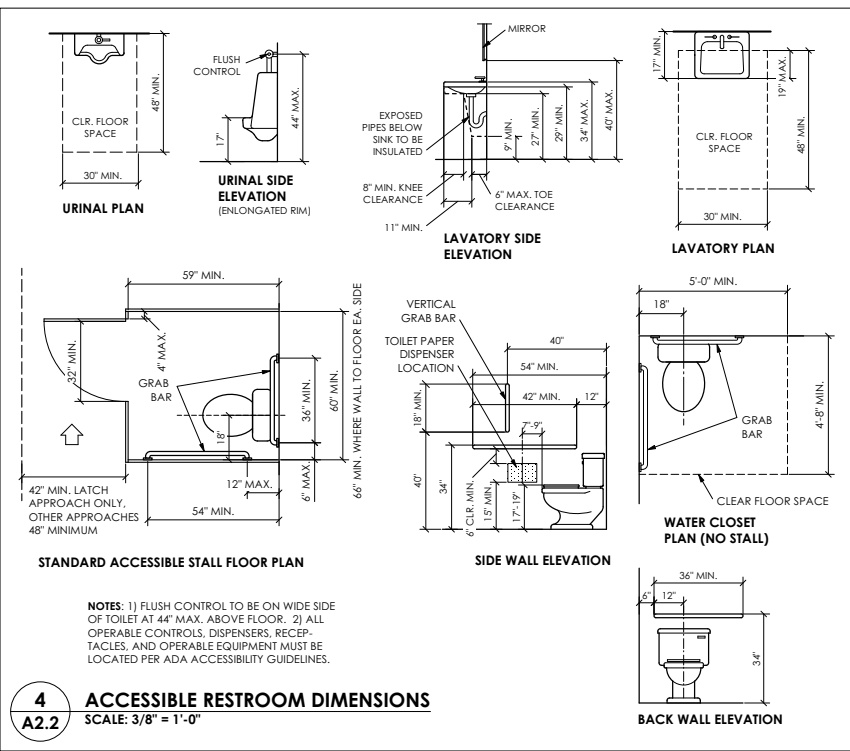
NEW H.M. DOOR
WITH 1/2-LITE



3
A2.2
ENLARGED RESTROOM PLAN
Scale: 1/4" = 1'-0"

RESTROOM KEY NOTES

- 5'-0" DIAMETER WHEELCHAIR TURN AROUND.
- REQUIRED DOOR MANEUVERING CLEARANCE.
- FIXTURE CLEAR FLOOR AREA. TYPICAL - SEE 4/A2.2.
- NEW ACCESSIBLE WALL MOUNTED LAVATORY CONNECTED TO EXISTING PLUMBING FROM FIXTURES BEING REMOVED - SEE 4/A2.2 FOR REQUIRED CLEARANCES, ETC.
- ACCESSIBLE WATER CLOSET. SEE 4/A2.2 FOR REQUIRED CLEARANCES, ETC. (REPLACE EXISTING WATER CLOSET WITH NEW ADA COMPLIANT WATER CLOSET IF EXISTING IS NOT ADA COMPLIANT).
- GRAB BARS SHALL BE 1 1/2" DIA. WITH SNAP FLANGE, 18 GA. TYPE 304 STAINLESS STEEL x LENGTHS SHOWN, AS MANUF. BY GAMCO (OR EQUAL). SEE 4/A2.2.
- RECESSED DOUBLE ROLL TOILET PAPER DISPENSER SHALL BE MODEL #TID-6 AS MANUF. BY GAMCO (OR EQUAL). LOCATION SHALL BE PER 4/A2.2.
- RELOCATED OR NEW MIRROR PER OWNER DIRECTION. HEIGHT SHALL BE AS NOTED IN 4/A2.2.
- ACCESSIBLE URINAL. SEE 4/A2.2 FOR REQUIRED CLEARANCES, ETC. (REPLACE EXISTING URINAL WITH NEW ADA COMPLIANT URINAL IF EXISTING IS NOT ADA COMPLIANT).
- SURFACE MOUNTED AUTOMATIC ROLL PAPER TOWEL DISPENSER, MODEL #2494 AS MANUF. BY BRADLEY. MOUNT AT HEIGHT OF 48" TO PORTION THAT DISPENSES TOWELS.
- TOILET STALL PARTITION WITH MINIMUM CLEARANCES AS SHOWN IN 4/A2.2.



4
A2.2
ACCESSIBLE RESTROOM DIMENSIONS
SCALE: 3/8" = 1'-0"

GENERAL NOTES

- ALL GLASS IN HAZARDOUS AREAS, AND 18" ABOVE THE FLOOR, OR WITHIN 24" FROM THE DOOR JAMB OF THE ACTIVE LEAF OF A DOOR, OR ANY OTHER WAY SUBJECT TO HUMAN IMPACT SHALL BE TEMPERED GLASS.
- ALL BUILDING INSULATION SHALL COMPLY WITH SECTION 720 OF THE 2018 IBC AND SHALL HAVE A FLAME SPREAD INDEX NOT TO EXCEED 25 AND A SMOKE DEVELOPED INDEX NOT TO EXCEED 450 WHEN TESTED IN ACCORDANCE WITH ASTM E84.
- PROVIDE & INSTALL NEW INSULATION AS NOTED IN WALL LEGEND. ALL OTHER BUILDING INSULATION IS EXISTING FROM SHELL CONSTRUCTION.
- PROVIDE MEN'S & WOMEN'S TOILET ROOM SIGNS AND THE INTERNATIONAL SYMBOL OF ACCESSIBILITY. LOCATION AND TYPE OF SIGN PROVIDED SHALL CONFORM TO THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES.
- CONTRACTOR SHALL PROVIDE BLOCKING AND REINFORCING AS REQUIRED FOR MILLWORK, TOILET ROOM ACCESSORIES, ETC.
- CONTRACTOR SHALL REVIEW EXISTING BUILDING CONDITIONS PRIOR TO PREPARING BIDS AND ESTIMATES AND SHALL COORDINATE NEW WORK SHOWN IN THESE DOCUMENTS WITH EXISTING CONDITIONS.

WALL LEGEND

- A EXISTING 8" CONCRETE MASONRY WALLS WITH EXISTING FURRING CHANNELS AND GYP. BD. TO REMAIN.
- B NEW 3-HOUR RATED WALL - EXISTING 2-HOUR RATED METAL STUD WALL WITH NEW 1/2" TYPE 'X' GYP. BD. FACE LAYER EACH SIDE APPLIED AT RIGHT ANGLES TO EACH SIDE WITH 2 1/4" TYPE S DRYWALL SCREWS 12" O.C. AND 1 1/2" TYPE G DRYWALL SCREWS MIDWAY BETWEEN STUDS 1 1/2" ABOVE AND BELOW HORIZONTAL JOINTS. STAGGER JOINTS 24" EACH LAYER AND SIDE. 3-HOUR RATING PER GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL, GA FILE NO. WP 2922.
- C EXISTING INTERIOR PARTITION WALL TO REMAIN.
- D NEW INTERIOR, NON-LOAD BEARING, WALL TO CEILING HEIGHT SHALL BE 362S125-33 (20 GA.) METAL STUDS AT 24" O.C. MINIMUM. SHEATH EACH SIDE WITH 5/8" GYP. BD. AND SOUND INSULATE WALL WITH R-11 UNFACED FIBERGLASS BATTS. SEE DETAIL 1/A2.6 FOR BOTTOM OF WALL. SEE 2/A2.6 OR 3/A2.6 FOR TOP OF WALL (VERIFY WITH OWNER IF NEW WALL CAN TERMINATE AT EXISTING CEILING GRID AS SHOWN IN 3/A2.6).

TriForm Architecture, plc
3545 east menlo circle, mesa, az 85213
480-433-7353 az office / 702-523-8884 nv office



9/29/21 DRAWING DATE

11/05/21 CITY COMMENTS

TENANT
MODIFICATIONS

FOR

REACH HIGHER
GROUND
INCORPORATED

AT

17 SOUTH
GILBERT STREET
CASTLE ROCK
COLORADO

BY

TRAIL STAR
DEVELOPMENT

PROJECT
TF2104

SHEET NO.

A2.2
TCR REVIEWED
30-4109 Plans
11/09/2021