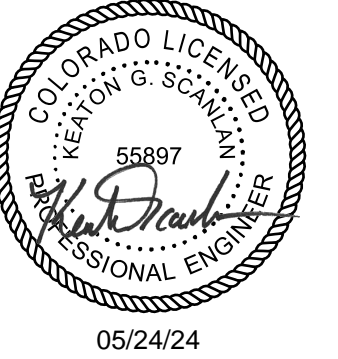




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BRECKENRIDGE, COLORADO 80424
PHONE: (970)453-6394

ONE RIVER RUN
75 HUNKI DORI CT.
KEYSTONE, CO 80435

PROJ. NO. 23526-20001
DRAWN: KGS
CHECKED: CDD
APPROVED: CDD
DATE: 2021-12-17
05/24/24 - ASI - 023
SITE PLAN AMENDMENT

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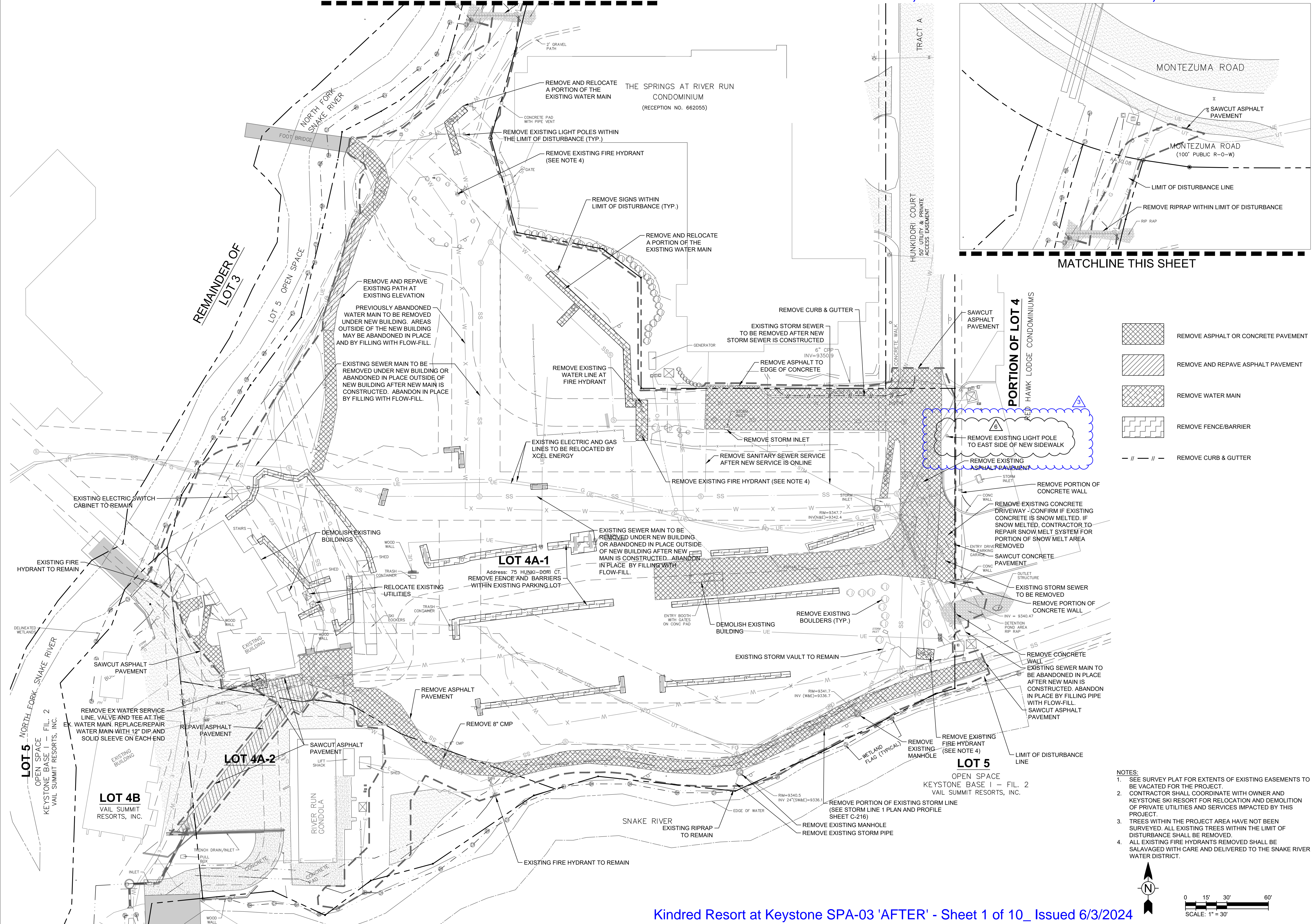
ONE RIVER RUN
ISSUED FOR:
GMP/BUILDING PERMIT
RESUBMITTAL

SHEET TITLE:
DEMOLITION PLAN

SCALE: 1" = 30'
SHEET NUMBER

C-102

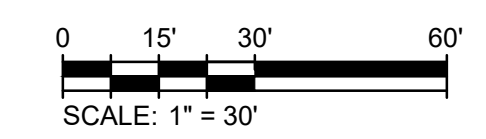
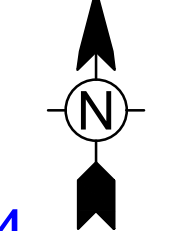
MATCHLINE THIS SHEET



MATCHLINE THIS SHEET

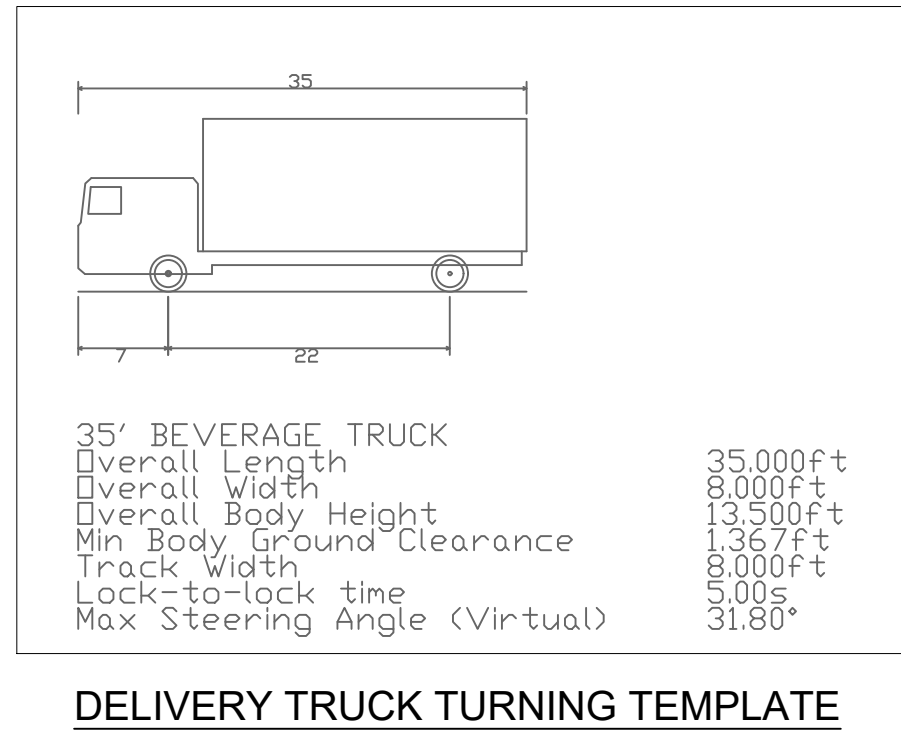
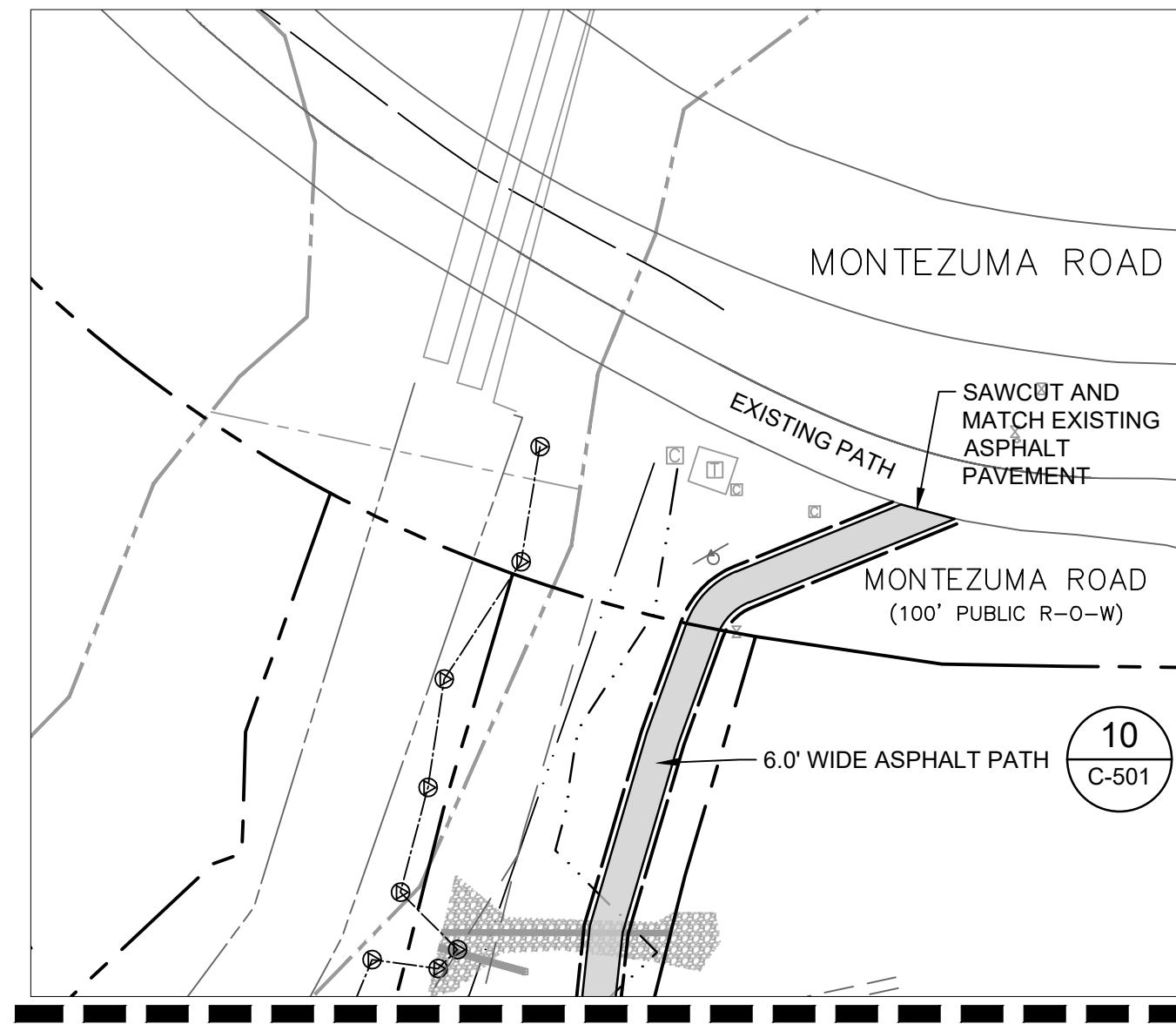
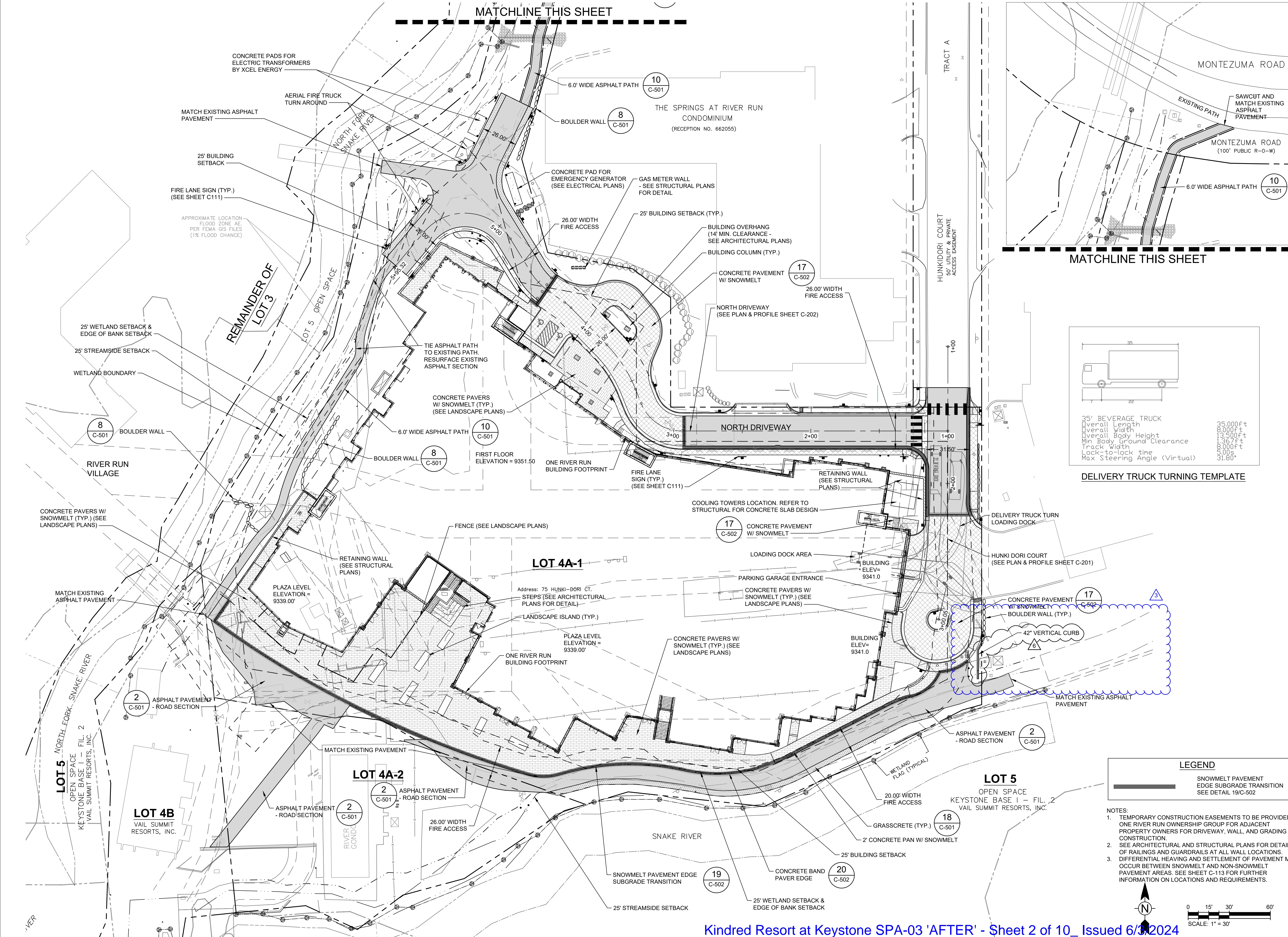
- REMOVE ASPHALT OR CONCRETE PAVEMENT
- REMOVE AND REPAVE ASPHALT PAVEMENT
- REMOVE WATER MAIN
- REMOVE FENCE/BARRIER
- REMOVE CURB & GUTTER

- NOTES:
- SEE SURVEY PLAT FOR EXTENTS OF EXISTING EASEMENTS TO BE VACATED FOR THE PROJECT.
 - CONTRACTOR SHALL COORDINATE WITH OWNER AND KEYSTONE SKI RESORT FOR RELOCATION AND DEMOLITION OF PRIVATE UTILITIES AND SERVICES IMPACTED BY THIS PROJECT.
 - TREES WITHIN THE PROJECT AREA HAVE NOT BEEN SURVEYED. ALL EXISTING TREES WITHIN THE LIMIT OF DISTURBANCE SHALL BE REMOVED.
 - ALL EXISTING FIRE HYDRANTS REMOVED SHALL BE SALVAGED WITH CARE AND DELIVERED TO THE SNAKE RIVER WATER DISTRICT.



9/24/2024 3:32:36 PM - O:\PROJECTS\BRECKENRIDGE\23526-20001\CADD\SHEETFILES\C102 DEMOLITION PLAN.DWG - KONDO, ETHAN

5/31/2024 11:00:32 AM - O:\PROJECTS\BRECKENRIDGE\23526\2001\CAD\SITE\FILES\C104 SITE PLAN.DWG - KONDIO, ETHAN



LEGEND

	SNOWMELT PAVEMENT
	EDGE SUBGRADE TRANSITION
	SEE DETAIL 19/C-502

- NOTES:**
1. TEMPORARY CONSTRUCTION EASEMENTS TO BE PROVIDED BY ONE RIVER RUN OWNERSHIP GROUP FOR ADJACENT PROPERTY OWNERS FOR DRIVEWAY, WALL, AND GRADING CONSTRUCTION.
 2. SEE ARCHITECTURAL AND STRUCTURAL PLANS FOR DETAILS OF RAILINGS AND GUARDRAILS AT ALL WALL LOCATIONS.
 3. DIFFERENTIAL HEAVING AND SETTLEMENT OF PAVEMENT MAY OCCUR BETWEEN SNOWMELT AND NON-SNOWMELT PAVEMENT AREAS. SEE SHEET C-113 FOR FURTHER INFORMATION ON LOCATIONS AND REQUIREMENTS.

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COLORADO LICENSED PROFESSIONAL ENGINEER
KEVIN G. SCHMIDT
55897
05/31/2024

TETRA TECH

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ONE RIVER RUN
75 HUNKI DORI CT.
KEYSTONE, CO 80435

PROJ. NO. 23526-20001
DRAWN: KGS
CHECKED: CDD
APPROVED: CDD
DATE: 2021-12-17
▲ 05/28/24 - VERTICAL CURB
▲ SITE PLAN AMENDMENT

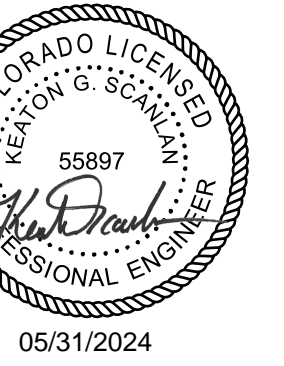
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ONE RIVER RUN
ISSUED FOR:
GMP/BUILDING PERMIT
RESUBMITTAL
SHEET TITLE:
CIVIL SITE PLAN
SCALE: 1" = 30'
SHEET NUMBER
C-104

5/31/2024 11:00:49 AM - O:\PROJECTS\BRECKENRIDGE\23526-20001\CAD\DRAINAGE\105 GRADING AND DRAINAGE PLAN.DWG - KONDO, ETHAN



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ONE RIVER RUN
75 HUNKI DORI CT.
KEYSTONE, CO 80435

PROJ. NO. 23526-20001
DRAWN: KGS
CHECKED: CDD
APPROVED: CDD
DATE: 2021-12-17

05/28/24 - VERTICAL CURB
 SITE PLAN AMENDMENT

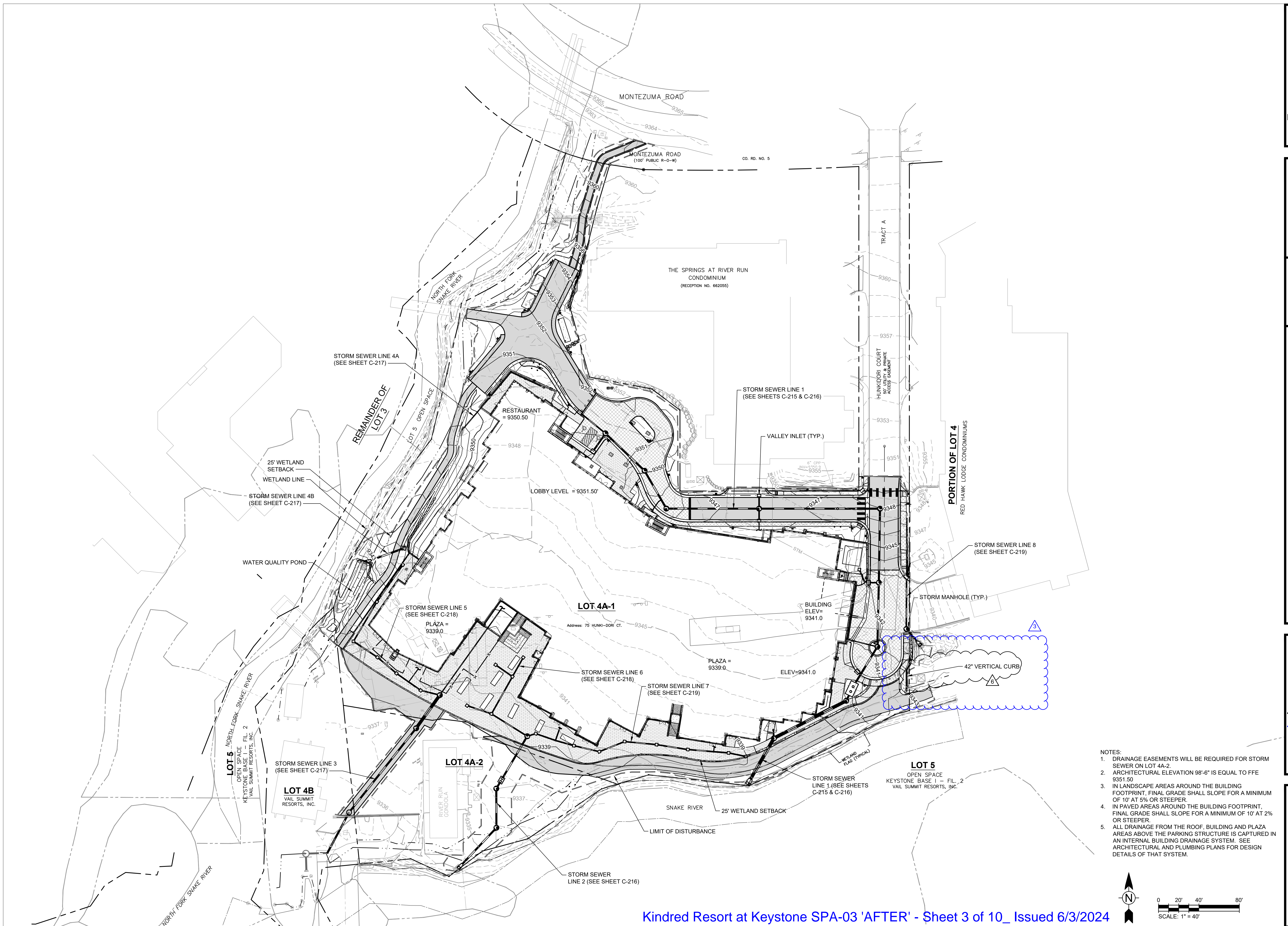
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ONE RIVER RUN
ISSUED FOR:
GMP/BUILDING PERMIT
RESUBMITTAL

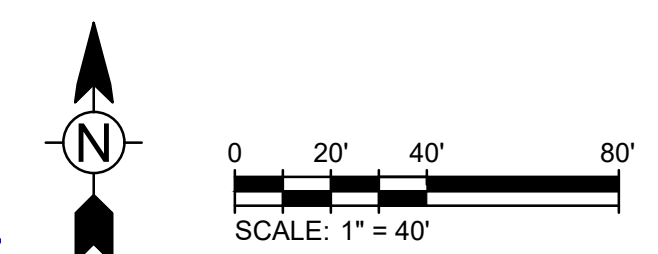
SHEET TITLE:
OVERALL GRADING &
DRAINAGE PLAN

SCALE: 1" = 40'
SHEET NUMBER

C-105

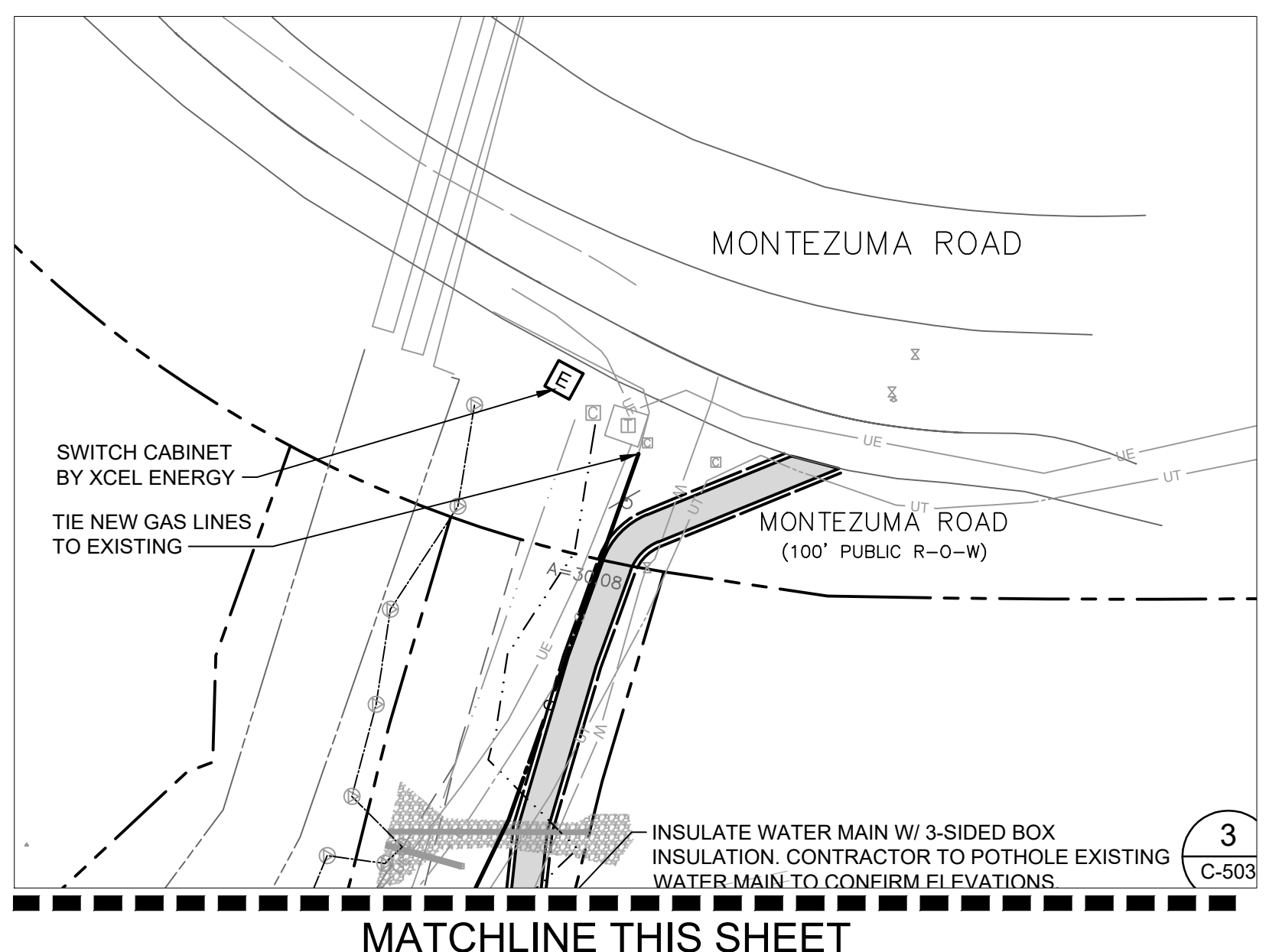
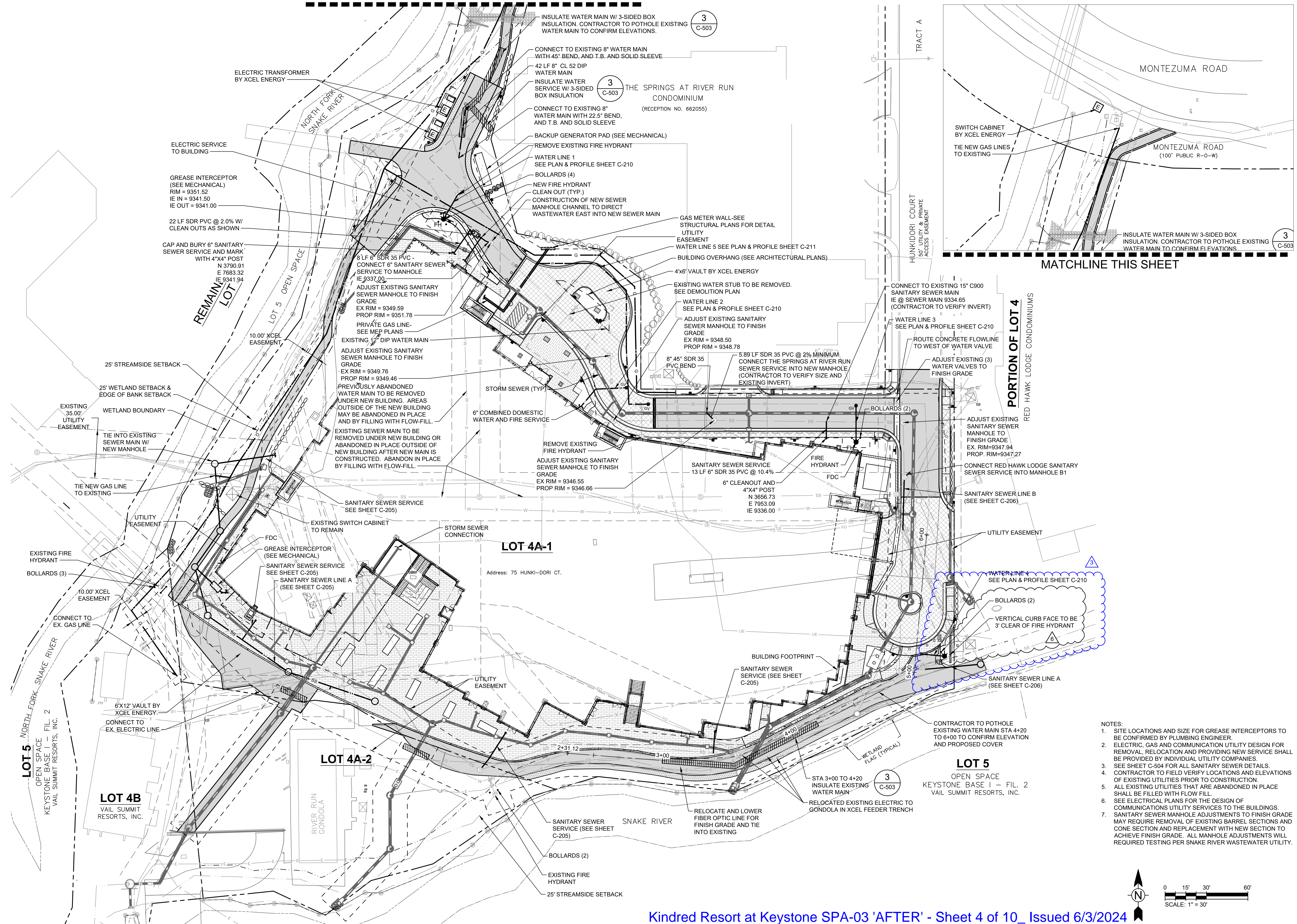


- NOTES:
1. DRAINAGE EASEMENTS WILL BE REQUIRED FOR STORM SEWER ON LOT 4A-2.
 2. ARCHITECTURAL ELEVATION 98'-6" IS EQUAL TO FFE 9351.50
 3. IN LANDSCAPE AREAS AROUND THE BUILDING FOOTPRINT, FINAL GRADE SHALL SLOPE FOR A MINIMUM OF 10' AT 5% OR STEEPER.
 4. IN PAVED AREAS AROUND THE BUILDING FOOTPRINT, FINAL GRADE SHALL SLOPE FOR A MINIMUM OF 10' AT 2% OR STEEPER.
 5. ALL DRAINAGE FROM THE ROOF, BUILDING AND PLAZA AREAS ABOVE THE PARKING STRUCTURE IS CAPTURED IN AN INTERNAL BUILDING DRAINAGE SYSTEM. SEE ARCHITECTURAL AND PLUMBING PLANS FOR DESIGN DETAILS OF THAT SYSTEM.



5/31/2024 11:01:26 AM - O:\PROJECTS\BRECKENRIDGE\23526-20001\CAD\SHEETFILES\C106 COMPOSITE UTILITY PLAN.DWG - KONDO, ETHAN

MATCHLINE THIS SHEET



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COLORADO LICENSED
 KEVIN G. SCHMIDT
 55897
 PROFESSIONAL ENGINEER
 05/31/2024

TETRA TECH
 www.tetratech.com
 130 SKI HILL ROAD SUITE 140
 BRECKENRIDGE, COLORADO 80424
 PHONE: (970)453-6394

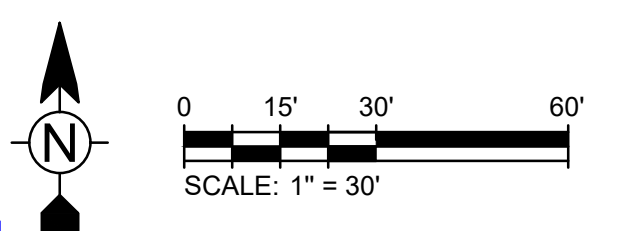
ONE RIVER RUN
75 HUNKIDORI CT.
KEYSTONE, CO 80435

PROJ. NO. 23526-20001
 DRAWN: KGS
 CHECKED: CDD
 APPROVED: CDD
 DATE: 2021-12-17

▲ 05/28/24 - VERTICAL CURB
 ▲ SITE PLAN AMENDMENT
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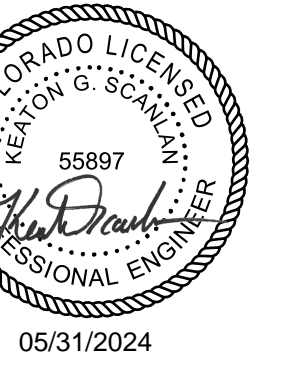
ONE RIVER RUN
 ISSUED FOR:
 GMP/BUILDING PERMIT
 RESUBMITTAL
 SHEET TITLE:
 COMPOSITE UTILITY PLAN
 SCALE: 1" = 30'
 SHEET NUMBER
C-109

- NOTES:
1. SITE LOCATIONS AND SIZE FOR GREASE INTERCEPTORS TO BE CONFIRMED BY PLUMBING ENGINEER.
 2. ELECTRIC, GAS AND COMMUNICATION UTILITY DESIGN FOR REMOVAL, RELOCATION AND PROVIDING NEW SERVICE SHALL BE PROVIDED BY INDIVIDUAL UTILITY COMPANIES.
 3. SEE SHEET C-504 FOR ALL SANITARY SEWER DETAILS.
 4. CONTRACTOR TO FIELD VERIFY LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
 5. ALL EXISTING UTILITIES THAT ARE ABANDONED IN PLACE SHALL BE FILLED WITH FLOW FILL.
 6. SEE ELECTRICAL PLANS FOR THE DESIGN OF COMMUNICATIONS UTILITY SERVICES TO THE BUILDINGS.
 7. SANITARY SEWER MANHOLE ADJUSTMENTS TO FINISH GRADE MAY REQUIRE REMOVAL OF EXISTING BARREL SECTIONS AND CONE SECTION AND REPLACEMENT WITH NEW SECTION TO ACHIEVE FINISH GRADE. ALL MANHOLE ADJUSTMENTS WILL REQUIRE TESTING PER SNAKE RIVER WASTEWATER UTILITY.





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75 HUNKI DORI CT.
KEYSTONE, CO 80435

PROJ. NO. 23526-20001
DRAWN: KGS
CHECKED: CDD
APPROVED: CDD
DATE: 2021-12-17

△ 05/28/24 - VERTICAL CURB
△ SITE PLAN AMENDMENT

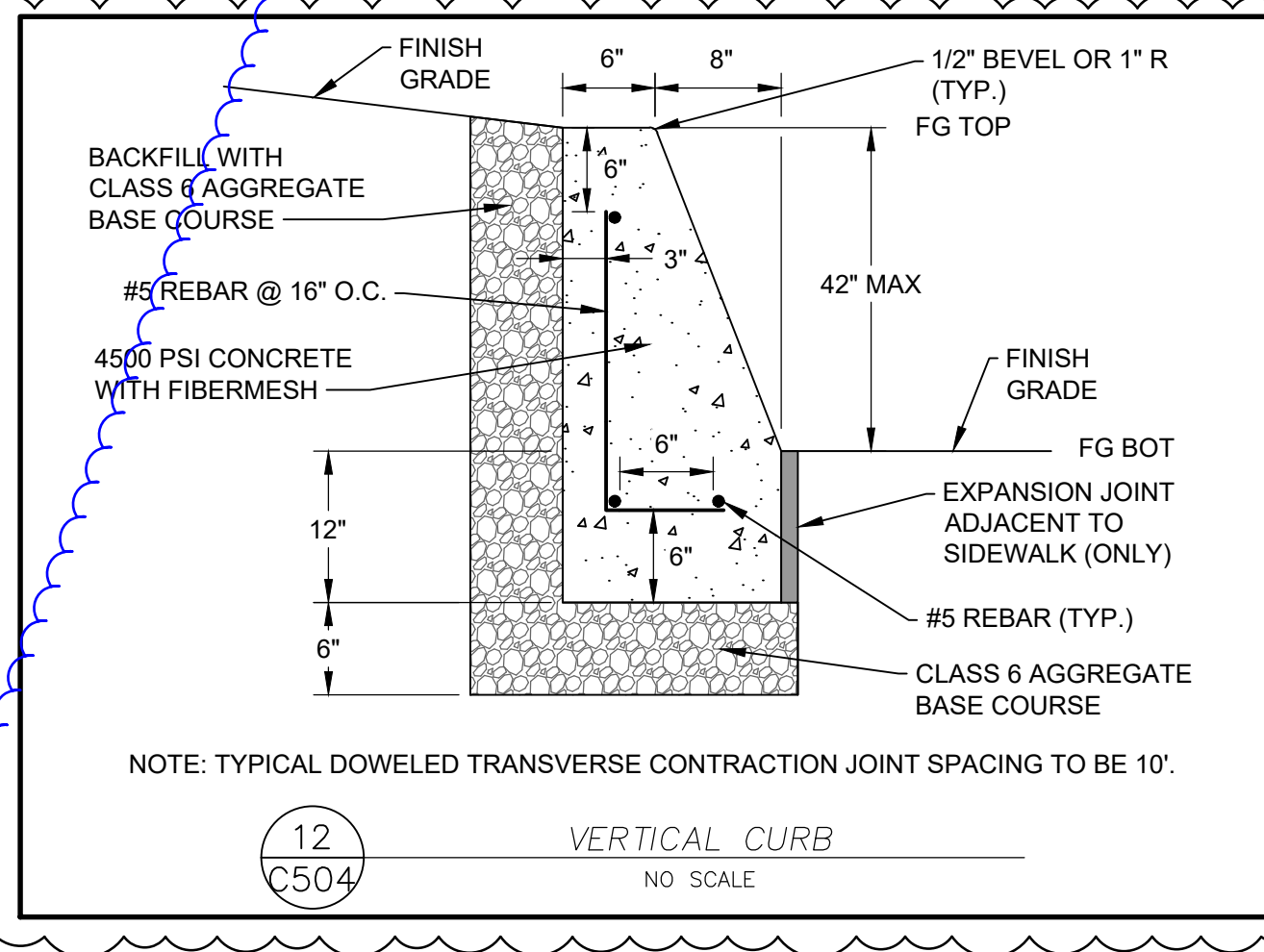
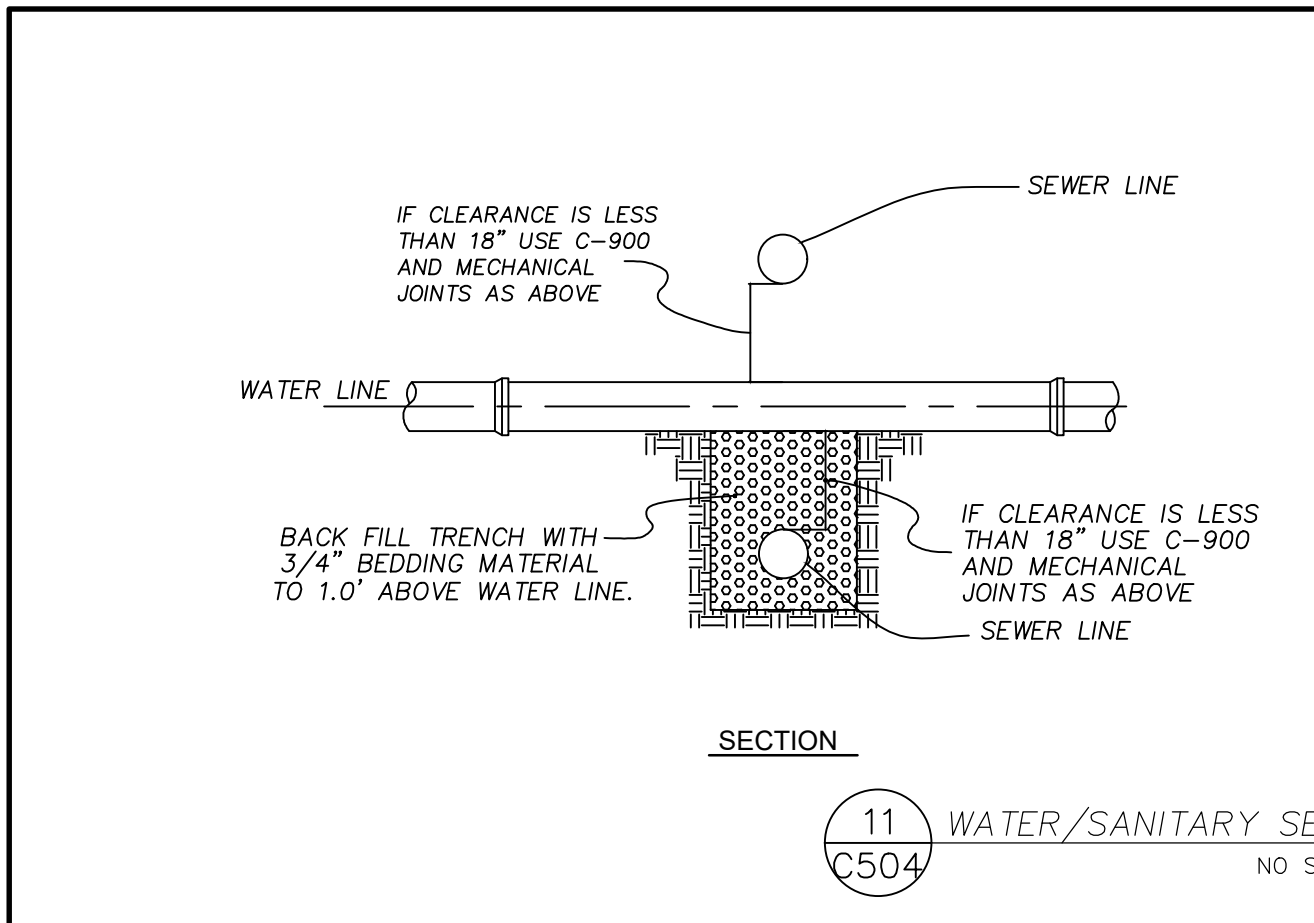
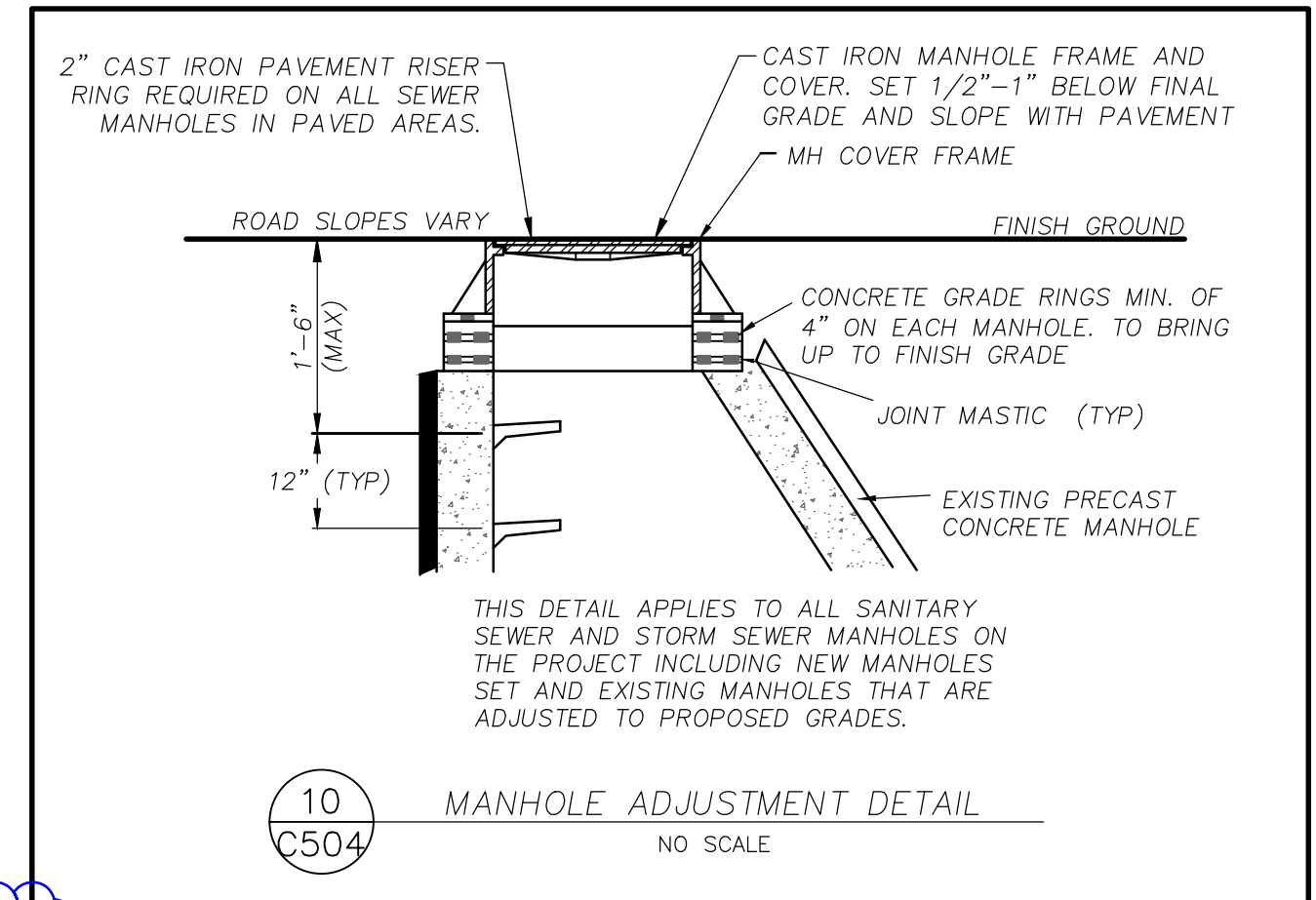
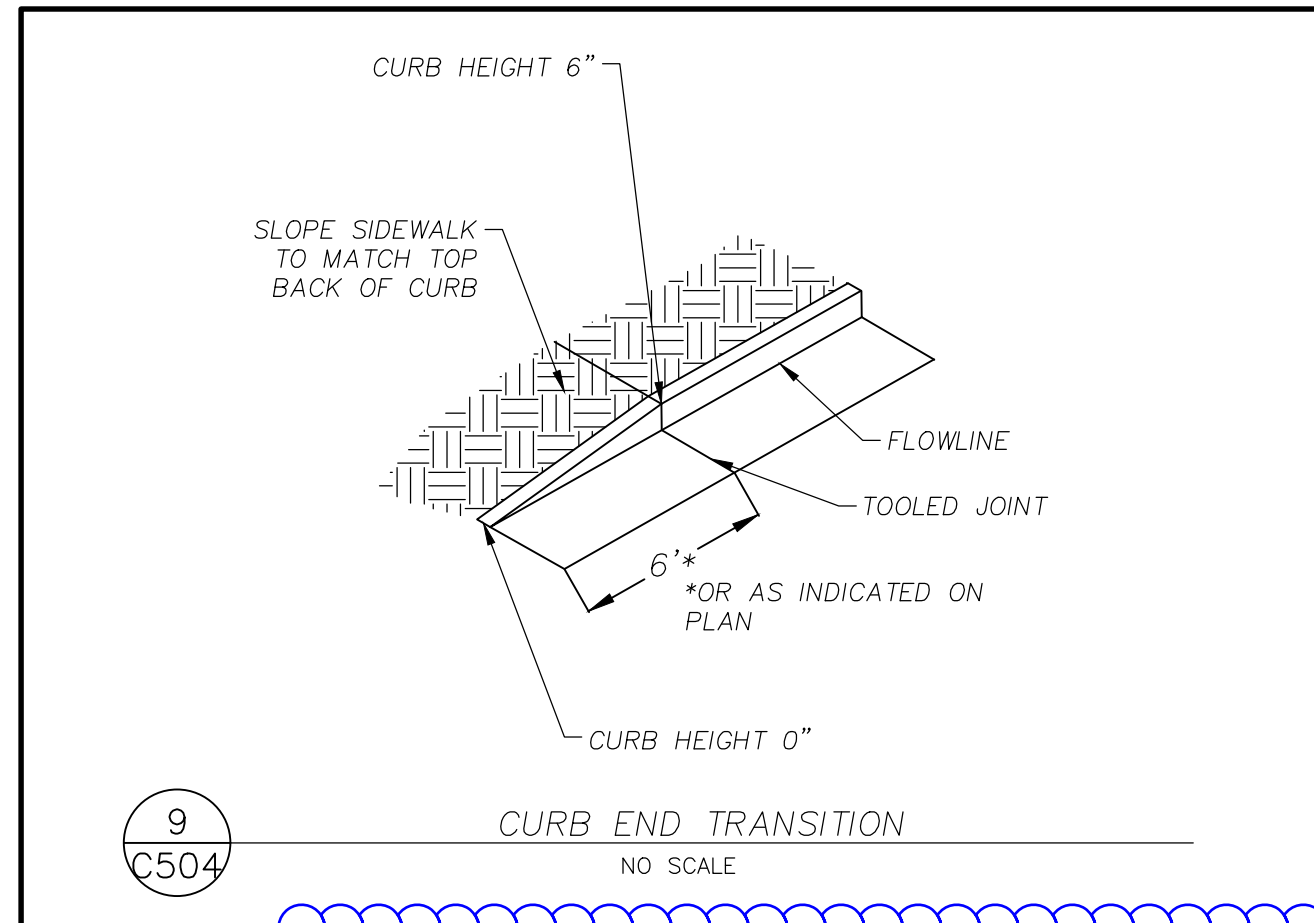
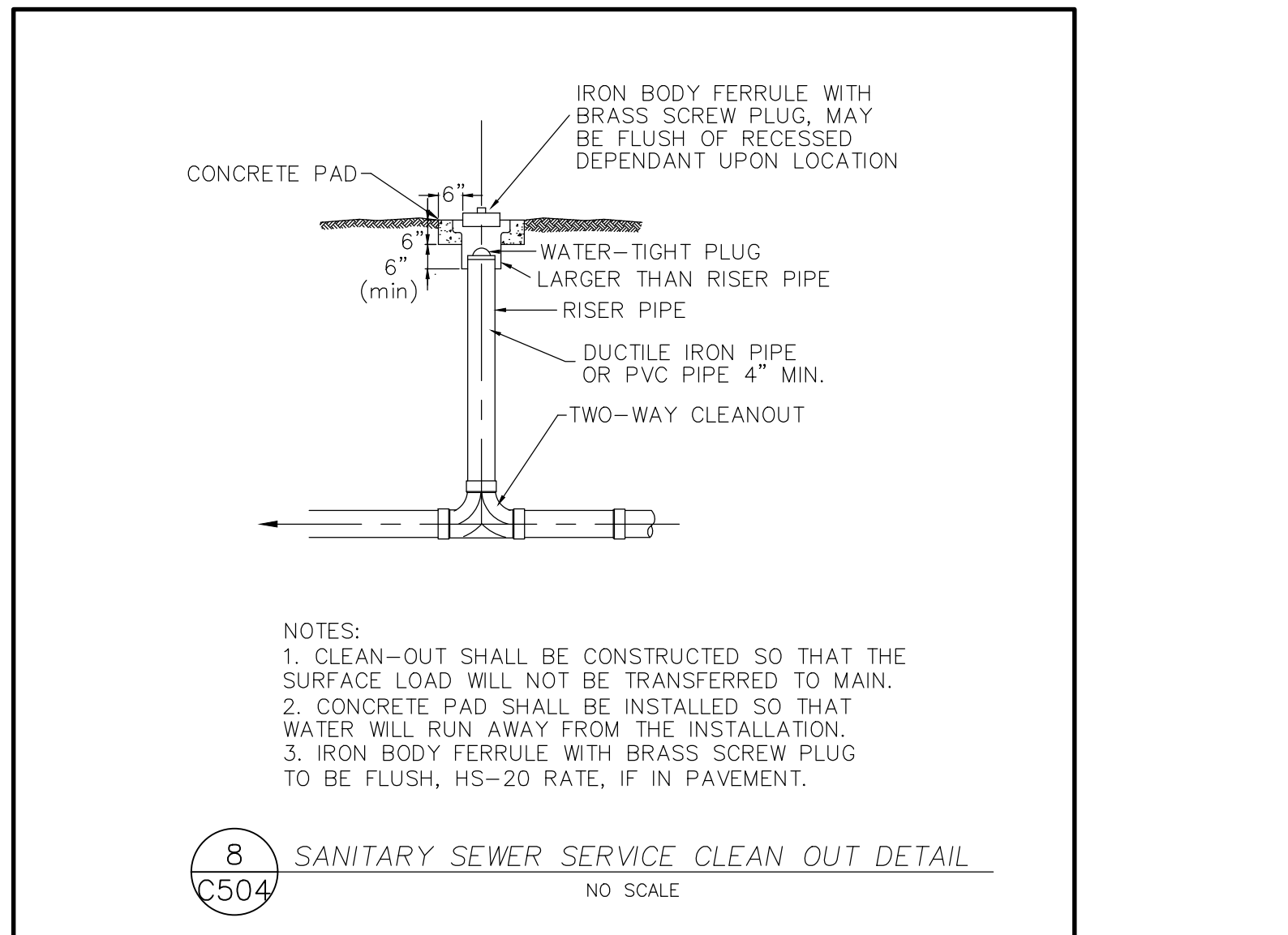
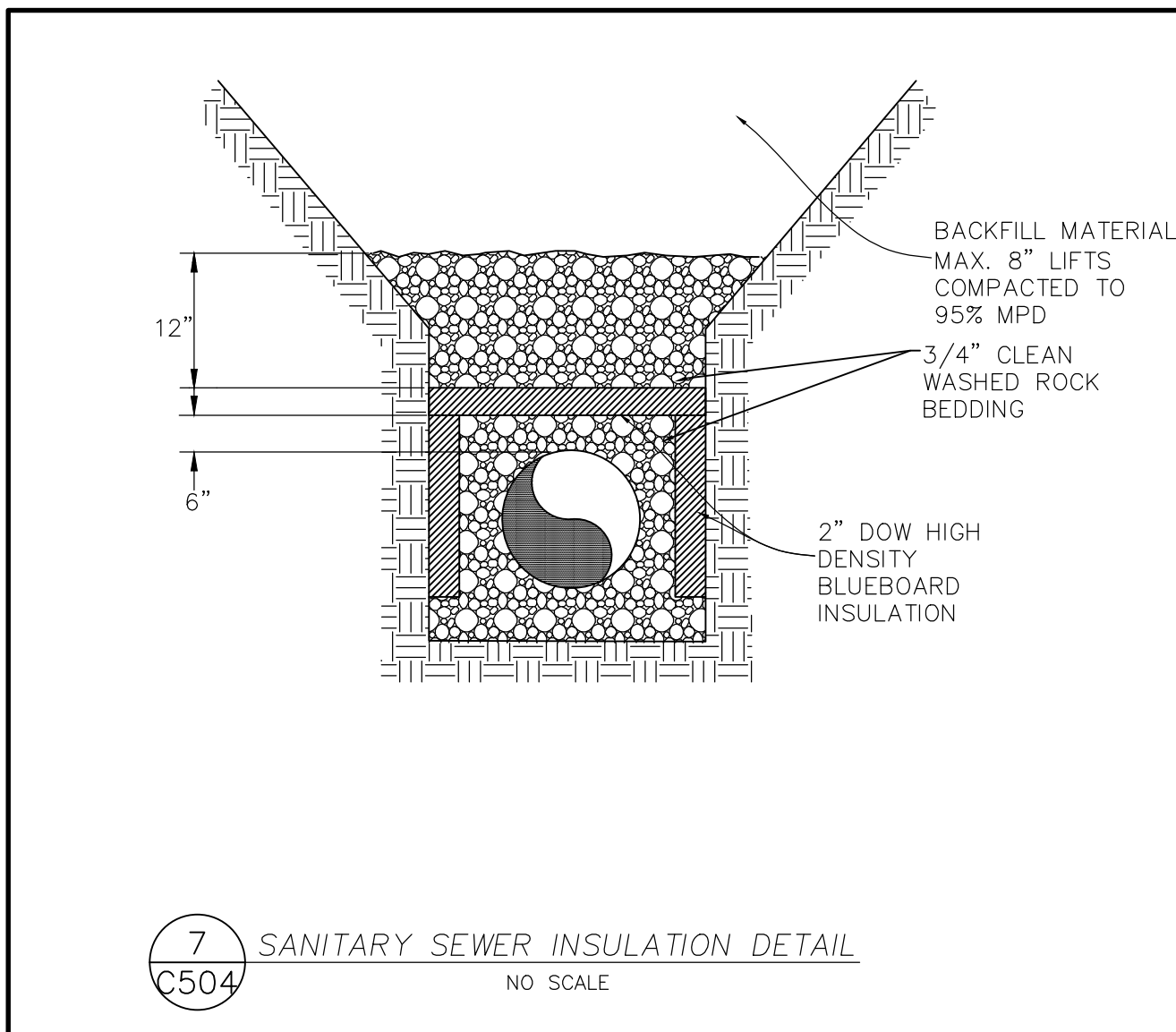
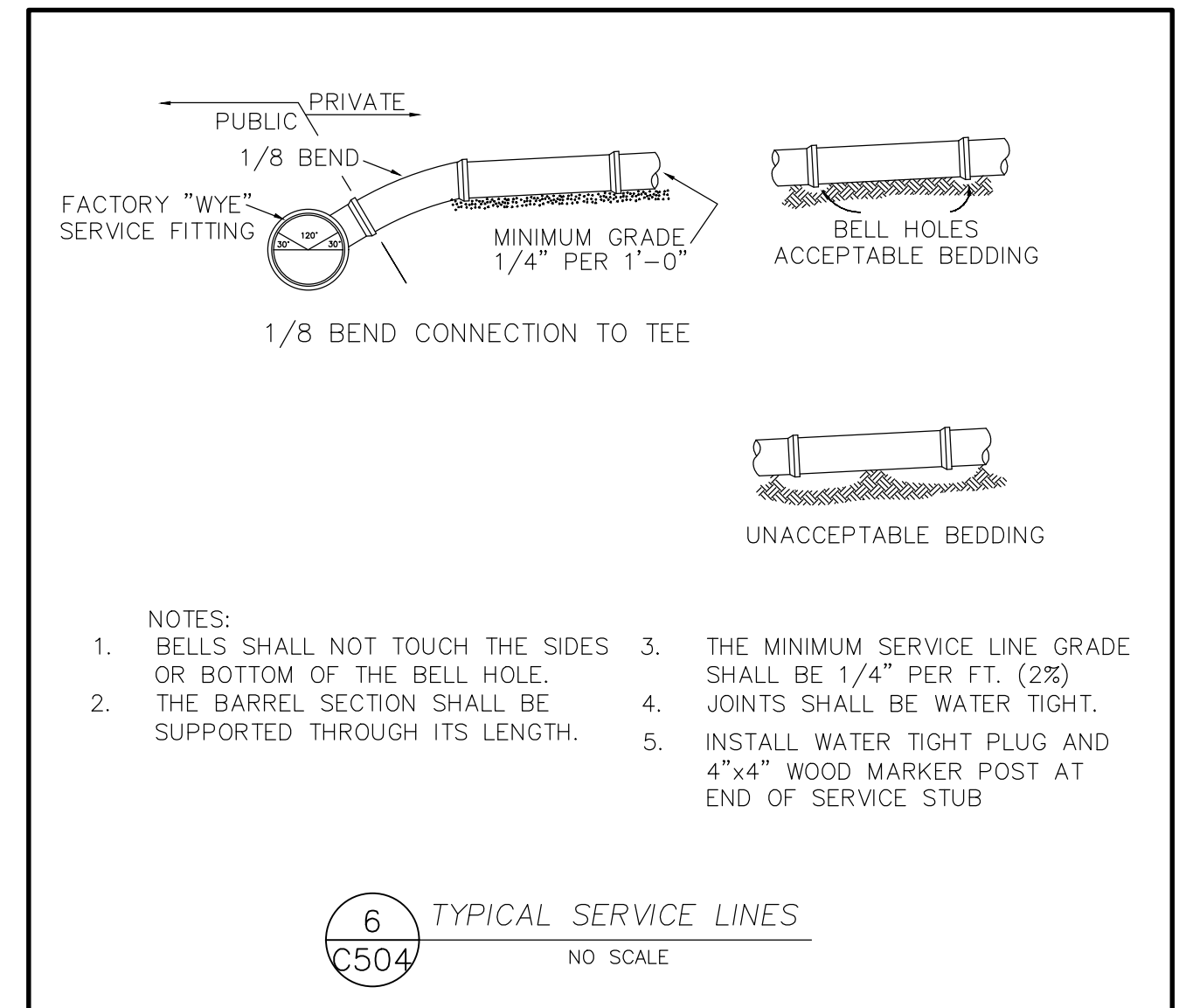
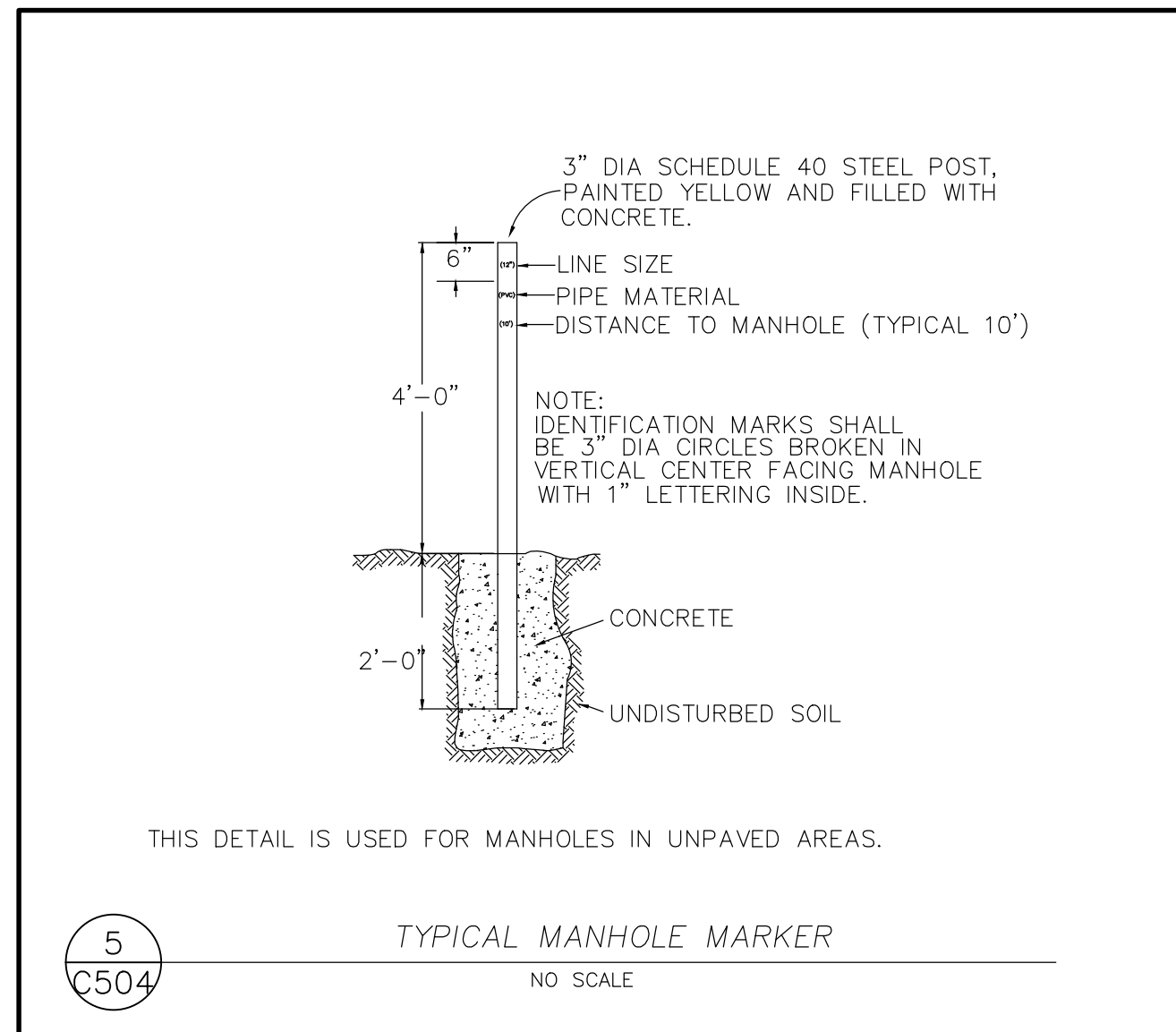
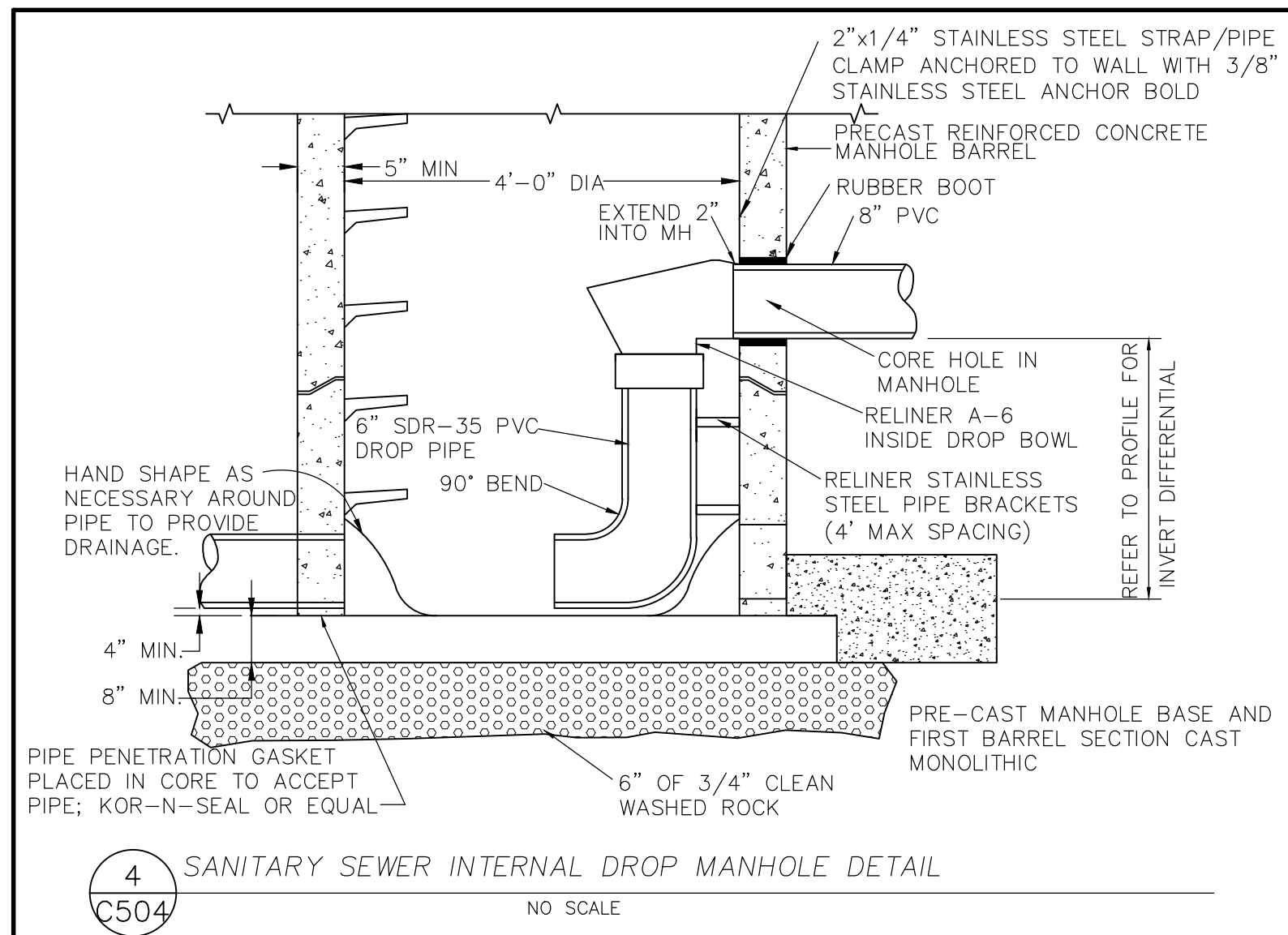
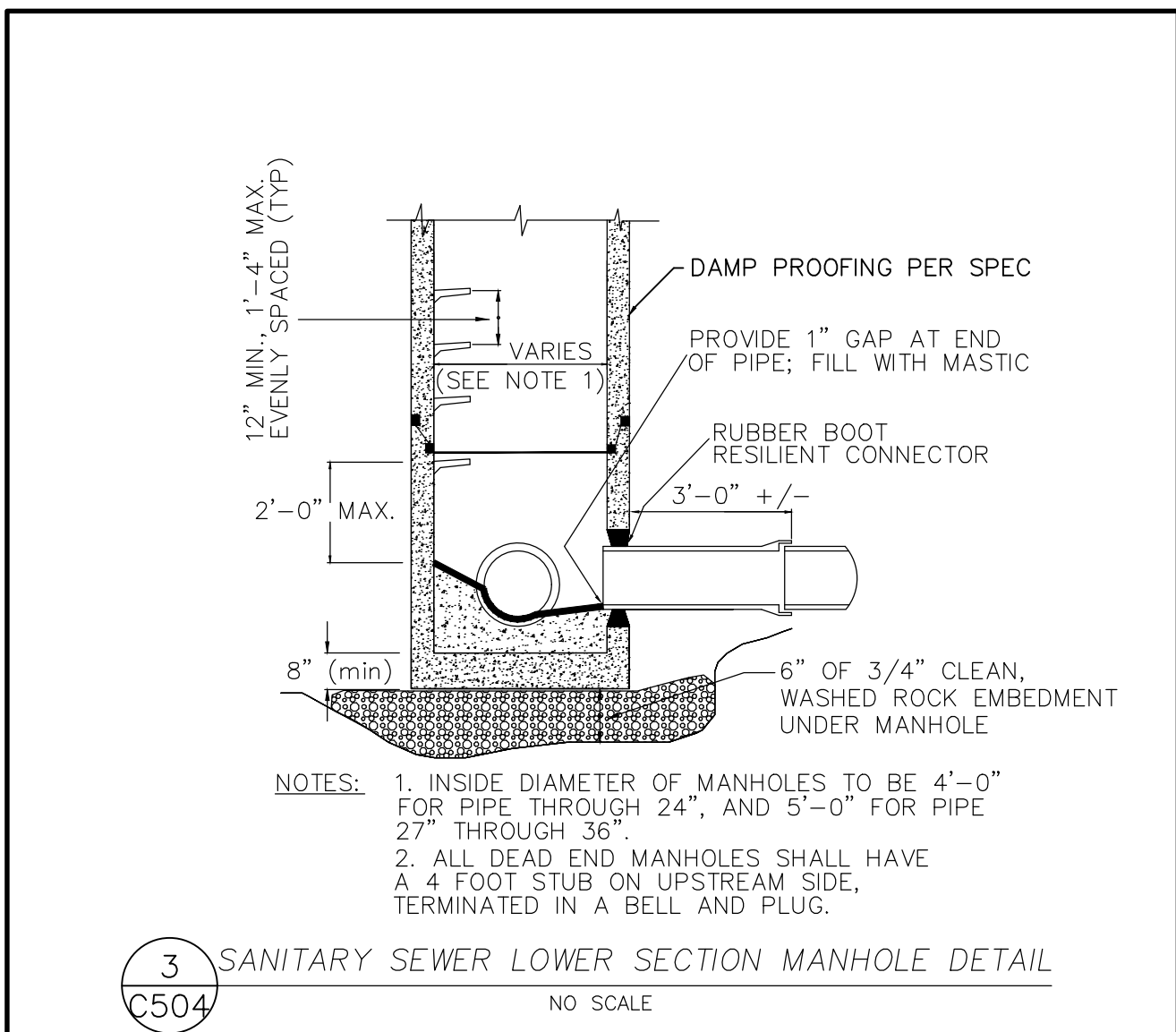
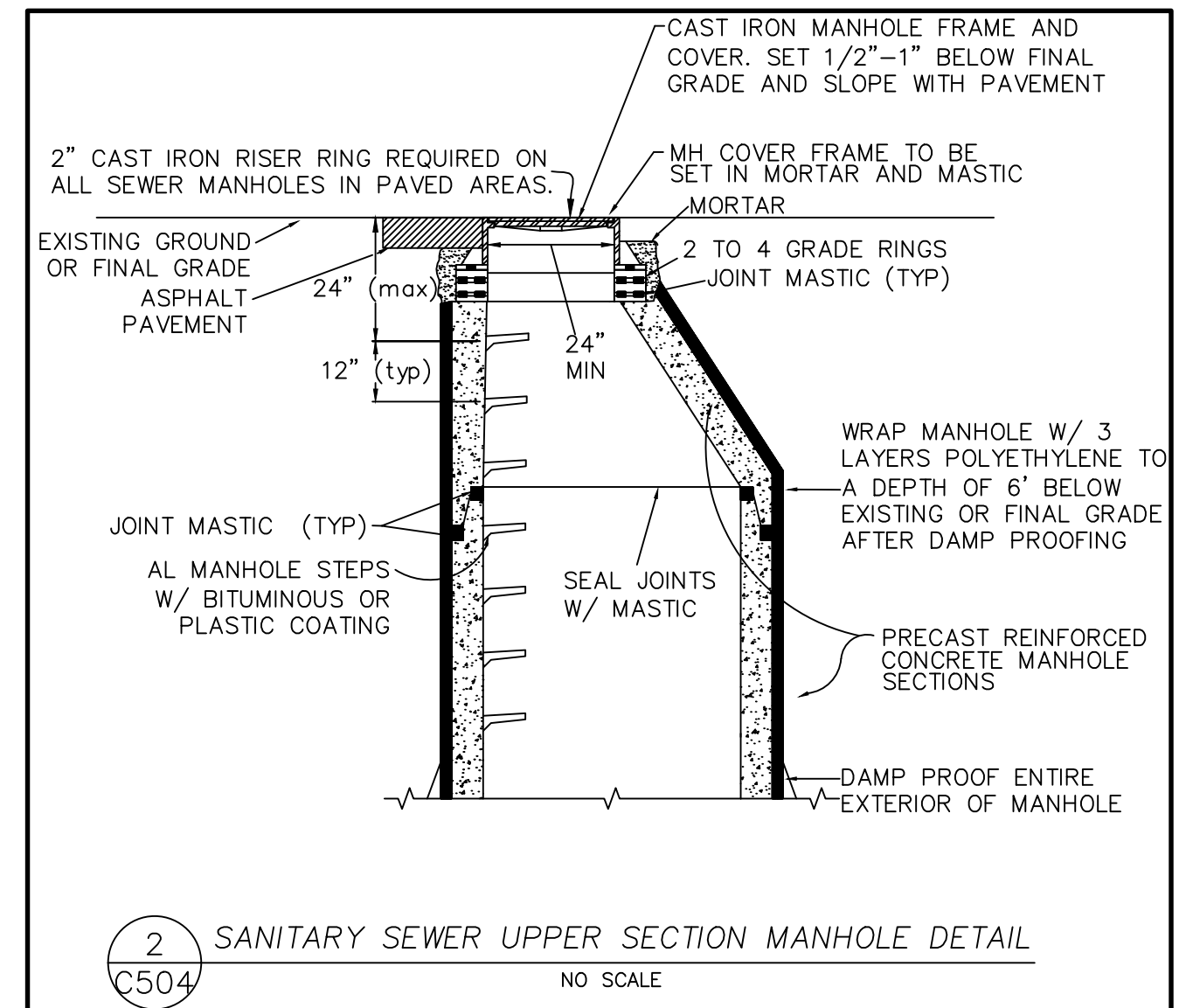
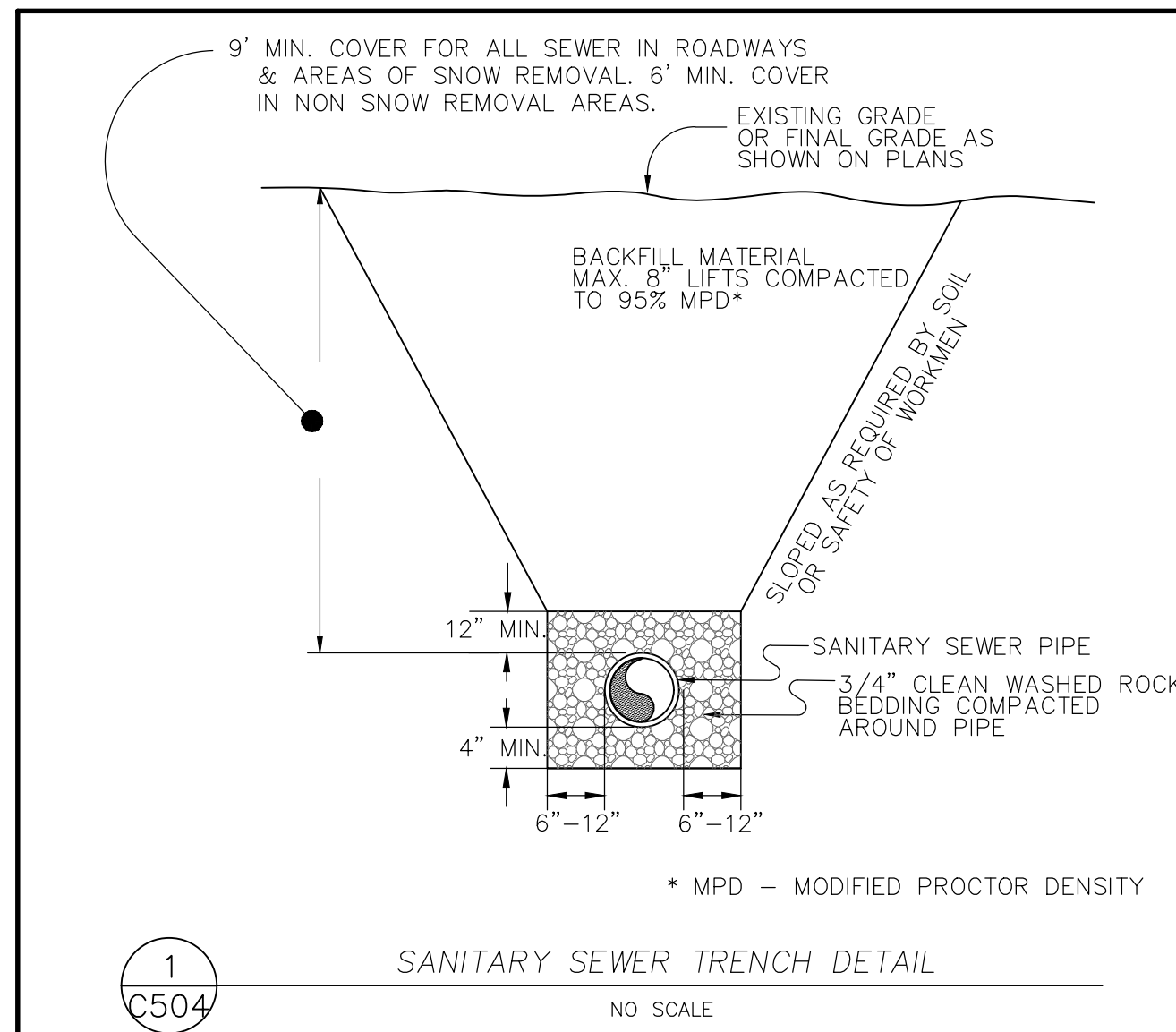
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ONE RIVER RUN
ISSUED FOR:
GMP/BUILDING PERMIT
RESUBMITTAL

SHEET TITLE:
CIVIL DETAILS

SCALE: NTS
SHEET NUMBER

C-504



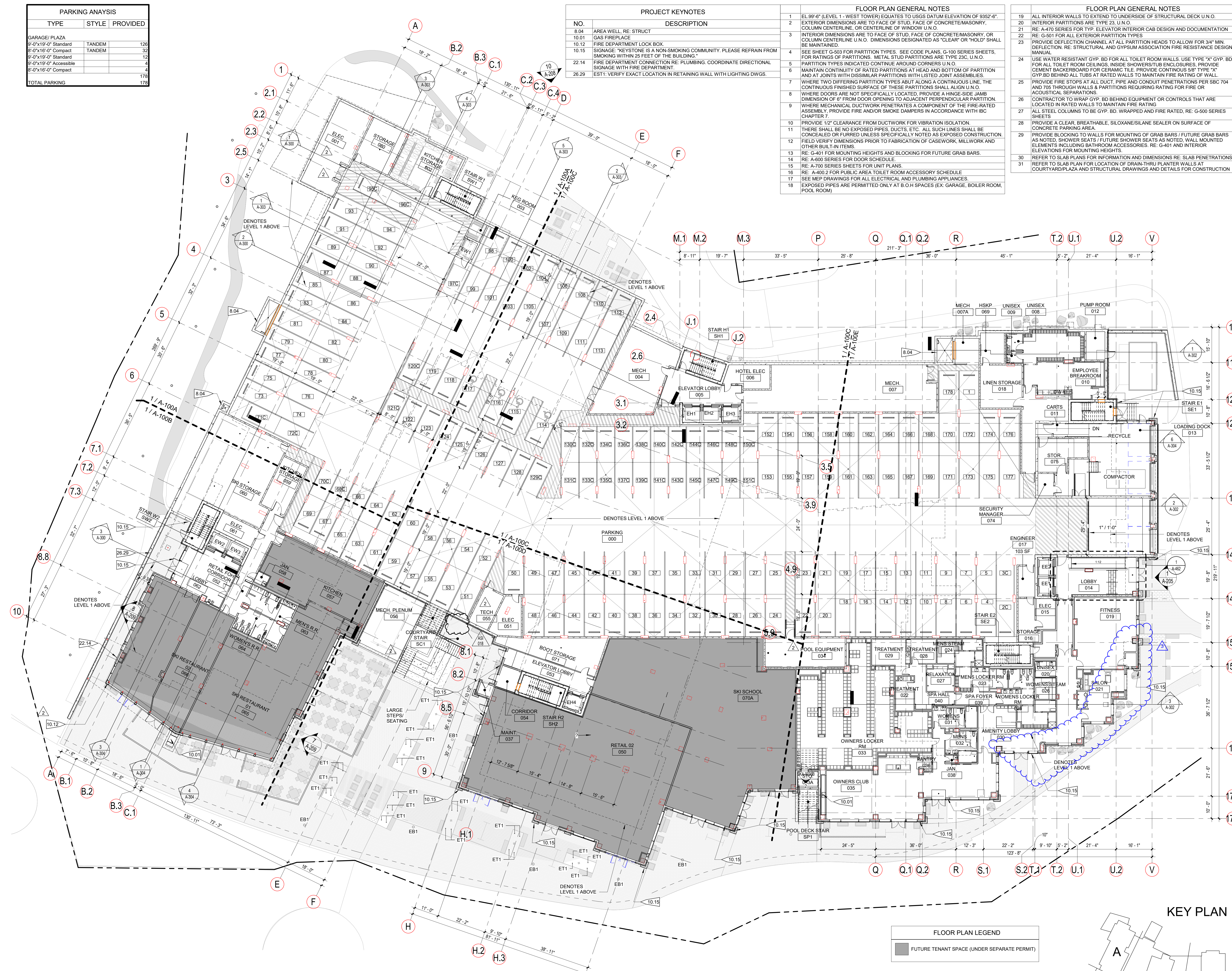
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PARKING ANALYSIS		
TYPE	STYLE	PROVIDED
GARAGE/ PLAZA		
9'-0"x19'-0" Standard	TANDEM	126
9'-0"x16'-0" Compact	TANDEM	32
9'-0"x19'-0" Standard		12
9'-0"x19'-0" Accessible		4
8'-0"x16'-0" Compact		4
		178
TOTAL PARKING		178

PROJECT KEYNOTES	
NO.	DESCRIPTION
8.04	AREA WELL, RE. STRUCT
10.01	GAS FIREPLACE
10.12	FIRE DEPARTMENT LOCK BOX
22.14	SIGNAGE: "KEYSTONE IS A NON-SMOKING COMMUNITY. PLEASE REFRAIN FROM SMOKING WITHIN 25 FEET OF THE BUILDING."
22.14	FIRE DEPARTMENT CONNECTION RE. PLUMBING. COORDINATE DIRECTIONAL SIGNAGE WITH FIRE DEPARTMENT.
26.29	EST1: VERIFY EXACT LOCATION IN RETAINING WALL WITH LIGHTING DWGS.

FLOOR PLAN GENERAL NOTES	
1	EL 99'-6" (LEVEL 1 - WEST TOWER) EQUATES TO USGS DATUM ELEVATION OF 9352'-6"
2	EXTERIOR DIMENSIONS ARE TO FACE OF STUD, FACE OF CONCRETE/MASONRY, OR COLUMN CENTERLINE, OR CENTERLINE OF WINDOW U.N.O.
3	INTERIOR DIMENSIONS ARE TO FACE OF STUD, FACE OF CONCRETE/MASONRY, OR COLUMN CENTERLINE, OR CENTERLINE OF WINDOW U.N.O.
4	SEE SHEET G-503 FOR PARTITION TYPES. SEE CODE PLANS, G-100 SERIES SHEETS, FOR RATINGS OF PARTITIONS. METAL STUD PARTITIONS ARE TYPE 23C, U.N.O.
5	PARTITION TYPES INDICATED CONTINUE AROUND CORNERS U.N.O.
6	MAINTAIN CONTINUITY OF RATED PARTITIONS AT HEAD AND BOTTOM OF PARTITION AND AT JOINTS WITH DISSIMILAR PARTITIONS WITH LISTED JOINT ASSEMBLIES.
7	WHERE TWO DIFFERING PARTITION TYPES ABUT ALONG A CONTINUOUS LINE, THE CONTINUOUS FINISHED SURFACE OF THESE PARTITIONS SHALL ALIGN U.N.O.
8	WHERE DOORS ARE NOT SPECIFICALLY LOCATED, PROVIDE A HINGE-SIDE JAMB DIMENSION OF 6" FROM DOOR OPENING TO ADJACENT PERPENDICULAR PARTITION.
9	WHERE MECHANICAL DUCTWORK PENETRATES A COMPONENT OF THE FIRE-RATED ASSEMBLY, PROVIDE FIRE AND/OR SMOKE DAMPERS IN ACCORDANCE WITH IBC CHAPTER 7
10	PROVIDE 1/2" CLEARANCE FROM DUCTWORK FOR VIBRATION ISOLATION.
11	THERE SHALL BE NO EXPOSED PIPES, DUCTS, ETC. ALL SUCH LINES SHALL BE CONCEALED OR FURRED UNLESS SPECIFICALLY NOTED AS EXPOSED CONSTRUCTION.
12	FIELD VERIFY DIMENSIONS PRIOR TO FABRICATION OF CASEWORK, MILLWORK AND OTHER BUILT-IN ITEMS.
13	RE: G-401 FOR MOUNTING HEIGHTS AND BLOCKING FOR FUTURE GRAB BARS.
14	RE: A-600 SERIES FOR DOOR SCHEDULE.
15	RE: A-700 SERIES SHEETS FOR UNIT PLANS.
16	RE: A-400.2 FOR PUBLIC AREA TOILET ROOM ACCESSORY SCHEDULE
17	SEE MEP DRAWINGS FOR ALL ELECTRICAL AND PLUMBING APPLIANCES.
18	EXPOSED PIPES ARE PERMITTED ONLY AT B.O.H SPACES (EX: GARAGE, BOILER ROOM, POOL ROOM)

FLOOR PLAN GENERAL NOTES	
19	ALL INTERIOR WALLS TO EXTEND TO UNDERSIDE OF STRUCTURAL DECK U.N.O.
20	INTERIOR PARTITIONS ARE TYPE 23, U.N.O.
21	RE: A-470 SERIES FOR TYP. ELEVATOR INTERIOR CAB DESIGN AND DOCUMENTATION
22	RE: G-501 FOR ALL EXTERIOR PARTITION TYPES
23	PROVIDE DEFLECTION CHANNEL AT ALL PARTITION HEADS TO ALLOW FOR 3/4" MIN. DEFLECTION, RE: STRUCTURAL AND GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL.
24	USE WATER RESISTANT GYP. BD FOR ALL TOILET ROOM WALLS. USE TYPE "X" GYP. BD FOR ALL TOILET ROOM CEILINGS. INSIDE SHOWERS/TUB ENCLOSURES, PROVIDE CEMENT BACKERBOARD FOR CERAMIC TILE. PROVIDE CONTINUOUS 5/8" TYPE "X" GYP. BD BEHIND ALL TUBS AT RATED WALLS TO MAINTAIN FIRE RATING OF WALL.
25	PROVIDE FIRE STOPS AT ALL DUCT, PIPE AND CONDUIT PENETRATIONS PER SBC 704 AND 705 THROUGH WALLS & PARTITIONS REQUIRING RATING FOR FIRE OR ACUSTICAL SEPARATIONS.
26	CONTRACTOR TO WRAP GYP. BD BEHIND EQUIPMENT OR CONTROLS THAT ARE LOCATED IN RATED WALLS TO MAINTAIN FIRE RATING.
27	ALL STEEL COLUMNS TO BE GYP. BD WRAPPED AND FIRE RATED, RE: G-500 SERIES SHEETS
28	PROVIDE A CLEAR, BREATHABLE, SILOXANE/SILANE SEALER ON SURFACE OF CONCRETE PARKING AREA.
29	PROVIDE BLOCKING TO WALLS FOR MOUNTING OF GRAB BARS / FUTURE GRAB BARS AS NOTED. SHOWER SEATS / FUTURE SHOWER SEATS AS NOTED. WALL MOUNTED ELEMENTS INCLUDING BATHROOM ACCESSORIES, RE: G-401 AND INTERIOR ELEVATIONS FOR MOUNTING HEIGHTS.
30	REFER TO SLAB PLANS FOR INFORMATION AND DIMENSIONS RE: SLAB PENETRATIONS
31	REFER TO SLAB PLAN FOR LOCATION OF DRAIN-THRU BATHROOM WALLS AT COURTYARD/PLAZA AND STRUCTURAL DRAWINGS AND DETAILS FOR CONSTRUCTION



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 KEYSTONE, CO 80435

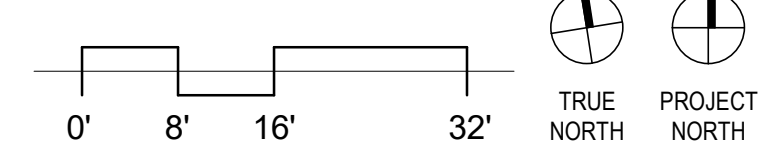
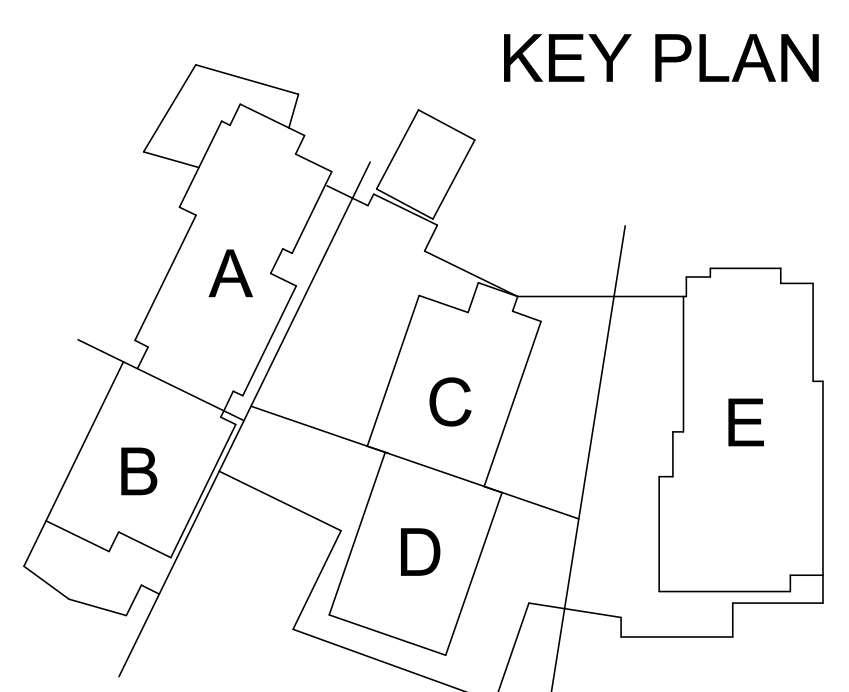
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APPROVED:	
DATE:	2021-12-17
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4	07/08/22 ADDENDUM #1
7	08/12/22 ADDENDUM #2
11	11/16/22 ADDENDUM #3
ASB 018	04/15/24 REMOVE PLAZA LIFT
	SITE PLAN AMENDMENT
	© OZ ARCHITECTURE

ONE RIVER RUN
 ISSUED FOR:
 GMP / BUILDING PERMIT
 RESUBMITTAL
 SHEET TITLE:
 GARAGE FLOOR PLAN -
 OVERALL
 SCALE: As Indicated
 SHEET NUMBER
A-100

Kindred Resort at Keystone SPA-03 'AFTER' - Sheet 7 of 10_ Issued 6/3/2024

1 GARAGE FLOOR PLAN - OVERALL
 1/16" = 1'-0"

FLOOR PLAN LEGEND	
[Hatched Box]	FUTURE TENANT SPACE (UNDER SEPARATE PERMIT)



B.M. 360/117033.00 One River Run/117033_Kindred_A21_Centaur.rvt
 4/15/2024 10:46:37 AM



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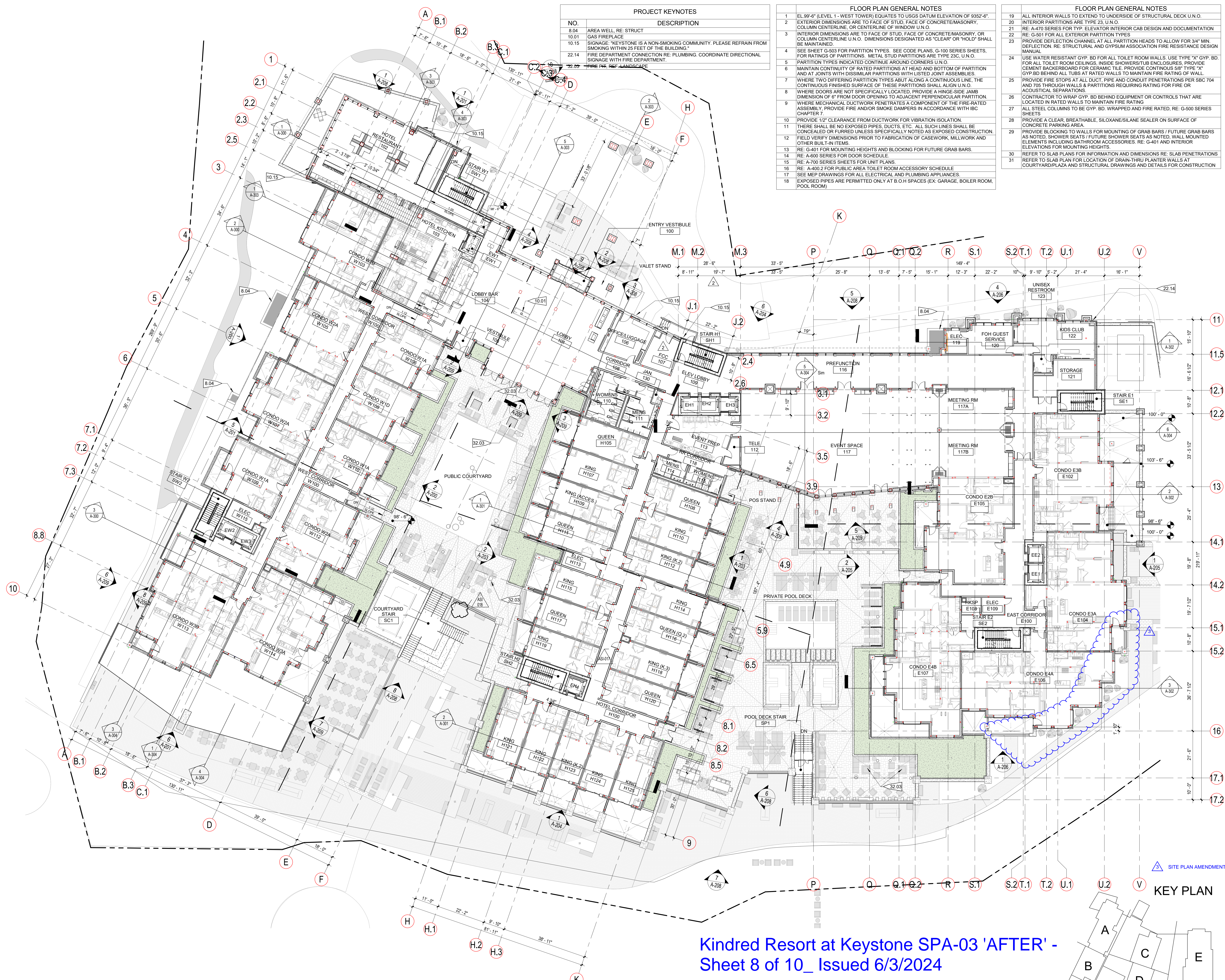
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DRAWN: OZ
CHECKED:
APPROVED:
DATE: 2021-12-17
REVISIONS:
11/12/21 BUILDING PERMIT RESUBMITTAL
RFI 0041 3/8/22 PS BATH ACC
5 08/12/22 ADDENDUM #2
11/18/22 ADDENDUM #3
AS1-017 03/22/24 HOTEL CORRIDOR UPDATES
AS1-018 04/15/24 REMOVE PLAZA LIGHT
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ONE RIVER RUN
ISSUED FOR:
GMP / BUILDING PERMIT RESUBMITTAL
SHEET TITLE:
LEVEL 1 FLOOR PLAN - OVERALL
SCALE: 1/16" = 1'-0"
SHEET NUMBER
A-101

NO.	DESCRIPTION
8.04	AREA WELL, RE: STRUCT
10.01	GAS FIREPLACE
10.15	SIGNAGE: "KEYSTONE IS A NON-SMOKING COMMUNITY. PLEASE REFRAIN FROM SMOKING WITHIN 25 FEET OF THE BUILDING"
22.14	FIRE DEPARTMENT CONNECTION RE: PLUMBING, COORDINATE DIRECTIONAL SIGNAGE WITH FIRE DEPARTMENT.

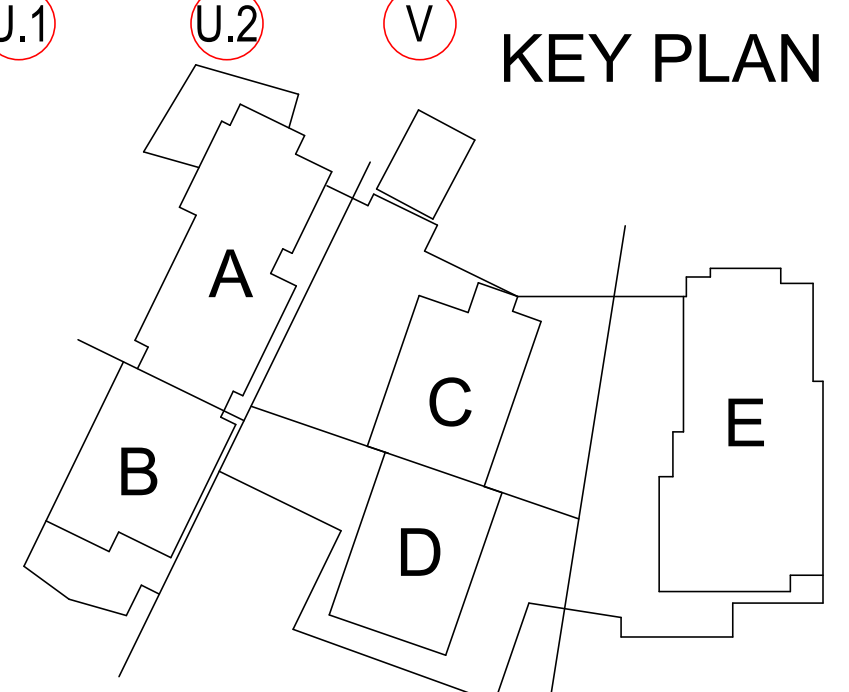
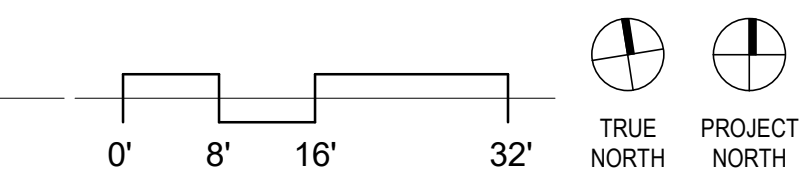
FLOOR PLAN GENERAL NOTES	
1	EL 99'-6" (LEVEL 1 - WEST TOWER) EQUATES TO USGS DATUM ELEVATION OF 9352'-6"
2	EXTERIOR DIMENSIONS ARE TO FACE OF STUD, FACE OF CONCRETE/MASONRY, COLUMN CENTERLINE, OR CENTERLINE OF WINDOW U.N.O.
3	INTERIOR DIMENSIONS ARE TO FACE OF STUD, FACE OF CONCRETE/MASONRY, OR COLUMN CENTERLINE U.N.O. DIMENSIONS DESIGNATED AS "CLEAR" OR "HOLD" SHALL BE MAINTAINED.
4	SEE SHEET G-503 FOR PARTITION TYPES. SEE CODE PLANS, G-100 SERIES SHEETS, FOR RATINGS OF PARTITIONS. METAL STUD PARTITIONS ARE TYPE 23C, U.N.O.
5	PARTITION TYPES INDICATED CONTINUE AROUND CORNERS U.N.O.
6	MAINTAIN CONTINUITY OF RATED PARTITIONS AT HEAD AND BOTTOM OF PARTITION AND AT JOINTS WITH DISSIMILAR PARTITIONS WITH LISTED JOINT ASSEMBLIES.
7	WHERE TWO DIFFERING PARTITION TYPES ABUT ALONG A CONTINUOUS LINE, THE CONTINUOUS FINISHED SURFACE OF THESE PARTITIONS SHALL ALIGN U.N.O.
8	WHERE DOORS ARE NOT SPECIFICALLY LOCATED, PROVIDE A HINGE-SIDE JAMB DIMENSION OF 6" FROM DOOR OPENING TO ADJACENT PERPENDICULAR PARTITION.
9	WHERE MECHANICAL DUCTWORK PENETRATES A COMPONENT OF THE FIRE-RATED ASSEMBLY, PROVIDE FIRE AND/OR SMOKE DAMPERS IN ACCORDANCE WITH IBC CHAPTER 7.
10	PROVIDE 1/2" CLEARANCE FROM DUCTWORK FOR VIBRATION ISOLATION.
11	THERE SHALL BE NO EXPOSED PIPES, DUCTS, ETC. ALL SUCH LINES SHALL BE CONCEALED OR FURRED UNLESS SPECIFICALLY NOTED AS EXPOSED CONSTRUCTION.
12	FIELD VERIFY DIMENSIONS PRIOR TO FABRICATION OF CASEWORK, MILLWORK AND OTHER BUILT-IN ITEMS.
13	RE: G-401 FOR MOUNTING HEIGHTS AND BLOCKING FOR FUTURE GRAB BARS.
14	RE: A-600 SERIES FOR DOOR SCHEDULE.
15	RE: A-700 SERIES SHEETS FOR UNIT PLANS.
16	RE: A-400-2 FOR PUBLIC AREA TOILET ROOM ACCESSORY SCHEDULE.
17	SEE MEP DRAWINGS FOR ALL ELECTRICAL AND PLUMBING APPLIANCES.
18	EXPOSED PIPES ARE PERMITTED ONLY AT B.O.H SPACES (EX: GARAGE, BOILER ROOM, POOL ROOM)

FLOOR PLAN GENERAL NOTES	
19	ALL INTERIOR WALLS TO EXTEND TO UNDERSIDE OF STRUCTURAL DECK U.N.O.
20	INTERIOR PARTITIONS ARE TYPE 23, U.N.O.
21	RE: A-470 SERIES FOR TYP. ELEVATOR INTERIOR CAB DESIGN AND DOCUMENTATION
22	RE: G-501 FOR ALL EXTERIOR PARTITION TYPES
23	PROVIDE DEFLECTION CHANNEL AT ALL PARTITION HEADS TO ALLOW FOR 3/4" MIN. DEFLECTION, RE: STRUCTURAL AND GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL.
24	USE WATER RESISTANT GYP. BD FOR ALL TOILET ROOM WALLS. USE TYPE "X" GYP. BD FOR ALL TOILET ROOM CEILINGS. INSIDE SHOWERS/TUB ENCLOSURES, PROVIDE CEMENT BACKERBOARD FOR CERAMIC TILE. PROVIDE CONTINUOUS 5/8" TYPE "X" GYP. BD BEHIND ALL TUBS AT RATED WALLS TO MAINTAIN FIRE RATING OF WALL.
25	PROVIDE FIRE STOPS AT ALL DUCT, PIPE AND CONDUIT PENETRATIONS PER SEC 704 AND 705 THROUGH WALLS & PARTITIONS REQUIRING RATING FOR FIRE OR ACoustICAL SEPARATIONS.
26	CONTRACTOR TO WRAP GYP. BD BEHIND EQUIPMENT OR CONTROLS THAT ARE LOCATED IN RATED WALLS TO MAINTAIN FIRE RATING.
27	ALL STEEL COLUMNS TO BE GYP. BD WRAPPED AND FIRE RATED, RE: G-500 SERIES SHEETS
28	PROVIDE A CLEAR, BREATHABLE, SILOXANE/SILANE SEALER ON SURFACE OF CONCRETE PARKING AREA.
29	PROVIDE BLOCKING TO WALLS FOR MOUNTING OF GRAB BARS / FUTURE GRAB BARS AS NOTED. SHOWER SEATS / FUTURE SHOWER SEATS AS NOTED. WALL MOUNTED ELEMENTS INCLUDING BATHROOM ACCESSORIES, RE: G-411 AND INTERIOR ELEVATIONS FOR MOUNTING HEIGHTS.
30	REFER TO SLAB PLANS FOR INFORMATION AND DIMENSIONS RE: SLAB PENETRATIONS
31	REFER TO SLAB PLAN FOR LOCATION OF DRAIN-THRU PLANTER WALLS AT COURTYARD/PLAZA AND STRUCTURAL DRAWINGS AND DETAILS FOR CONSTRUCTION



1 LEVEL 1 FLOOR PLAN - OVERALL
1/16" = 1'-0"

Kindred Resort at Keystone SPA-03 'AFTER' - Sheet 8 of 10_ Issued 6/3/2024



4/15/2024 10:52:28 AM BIM 360://117033.00 One River Run/117033_Kindred_A21_Central.rvt

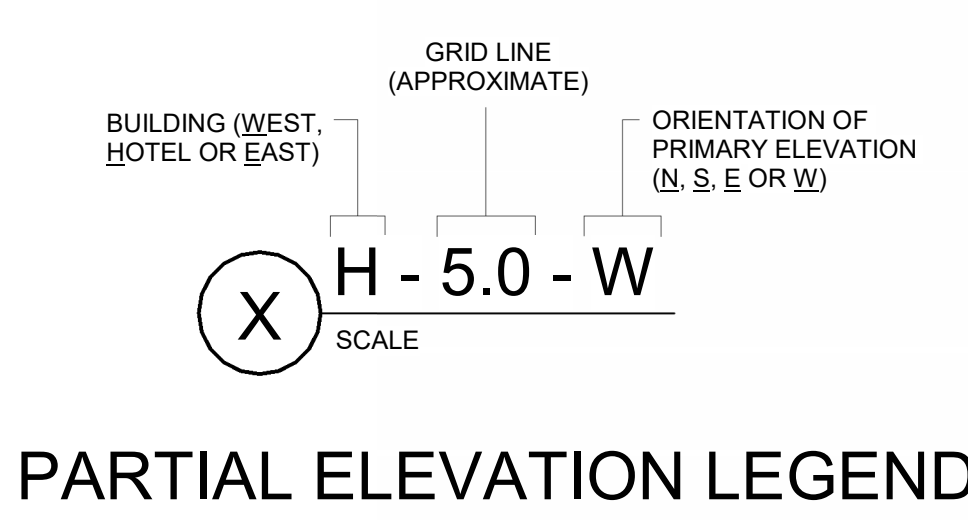
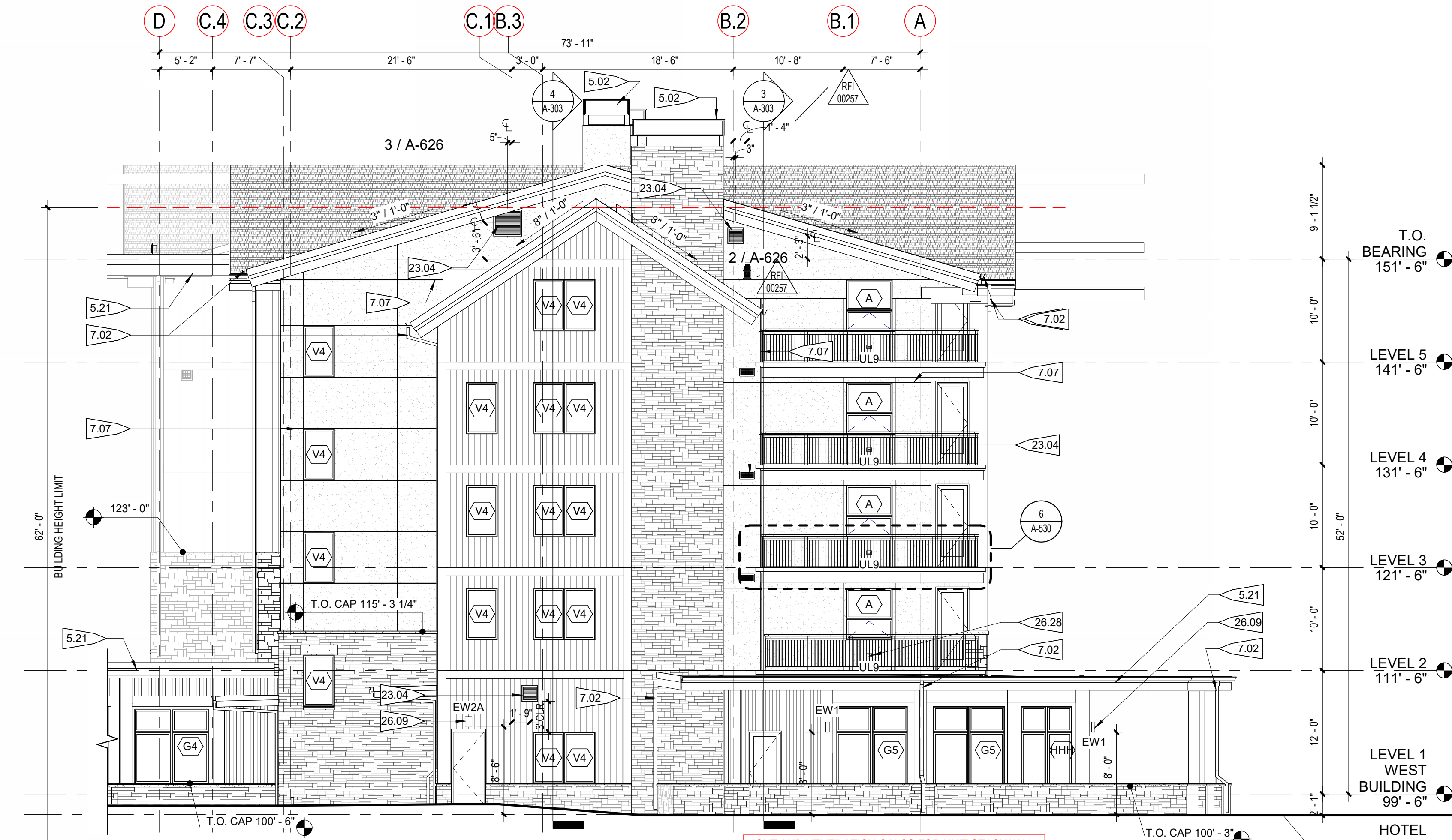
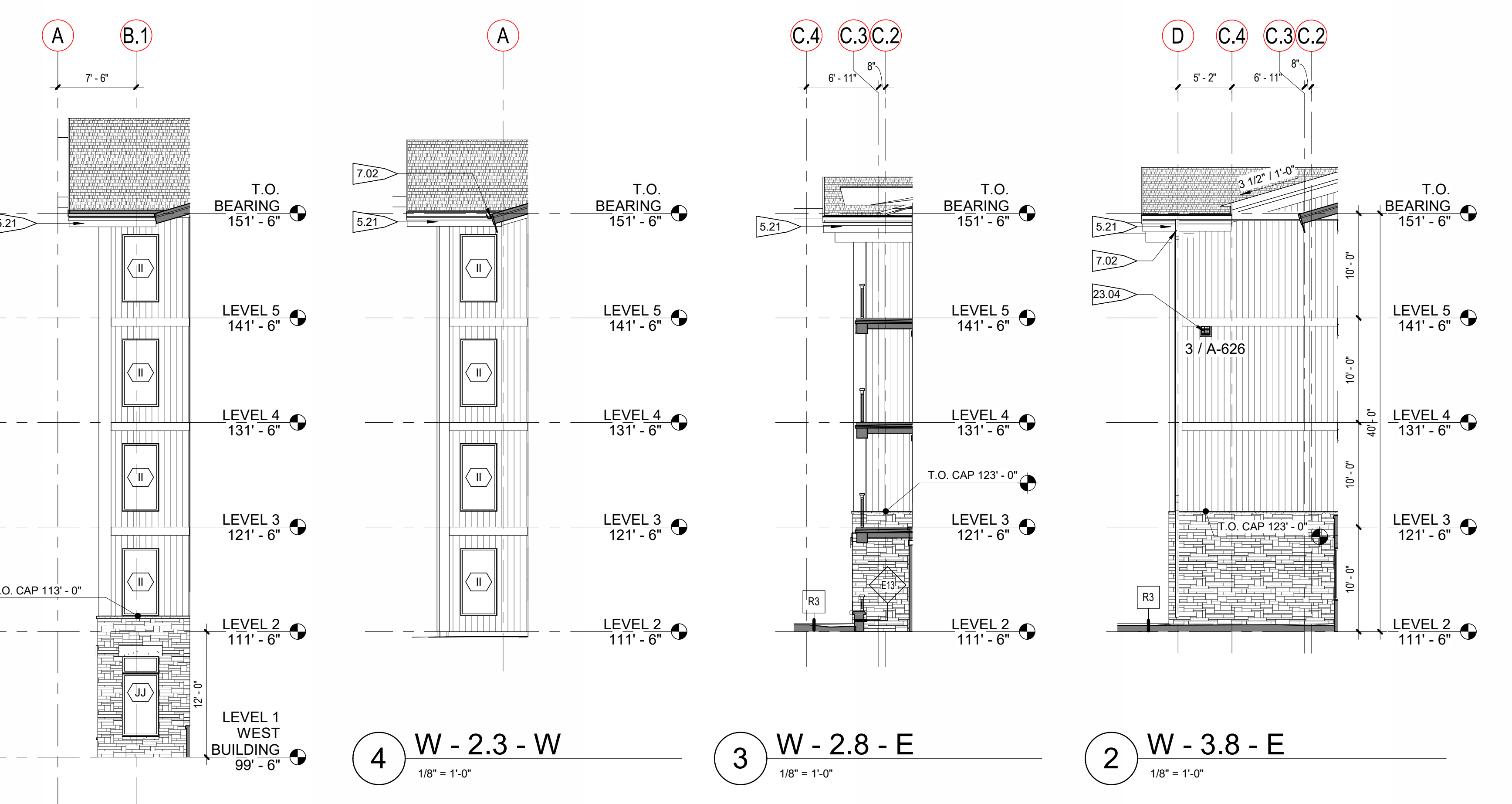
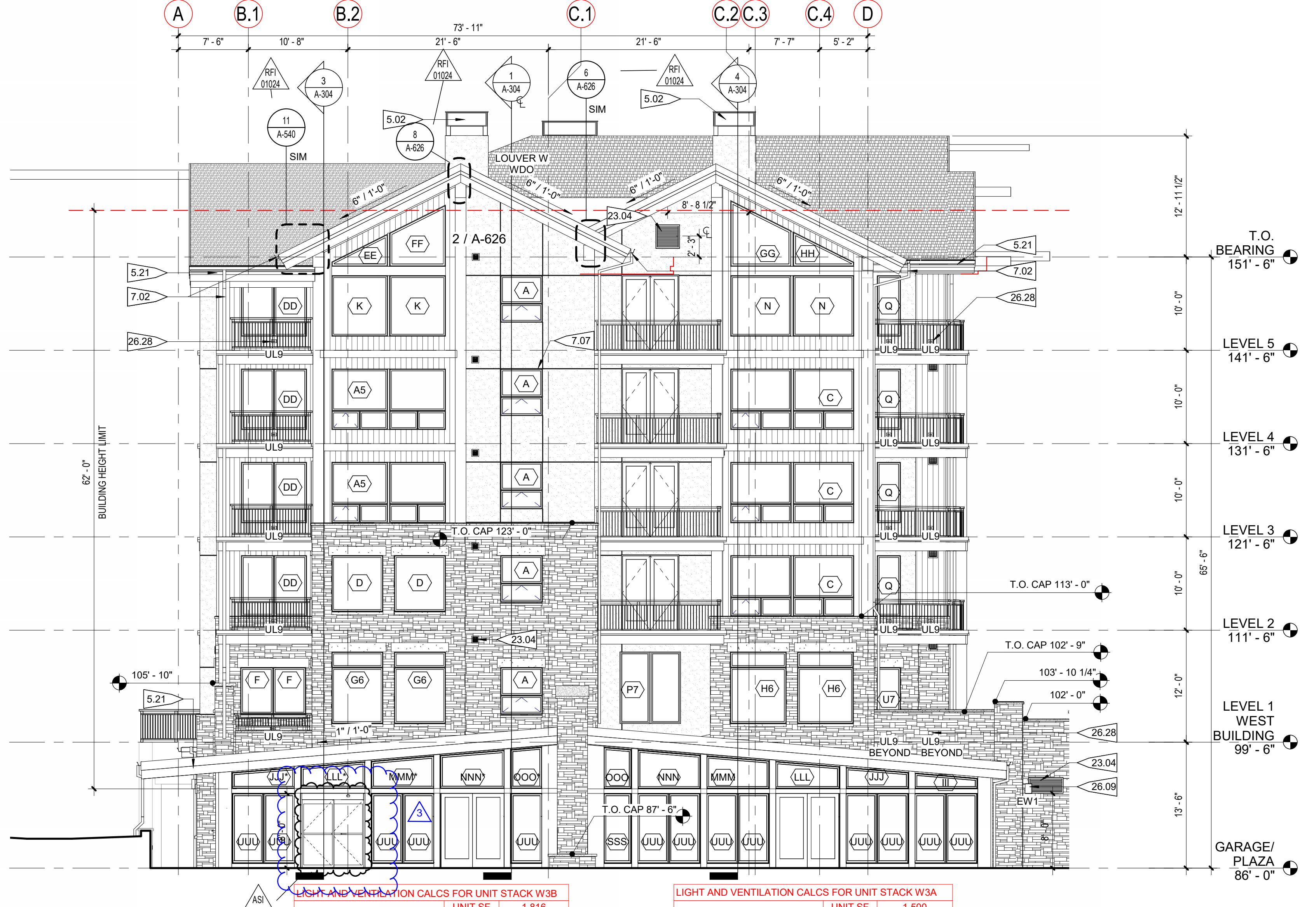
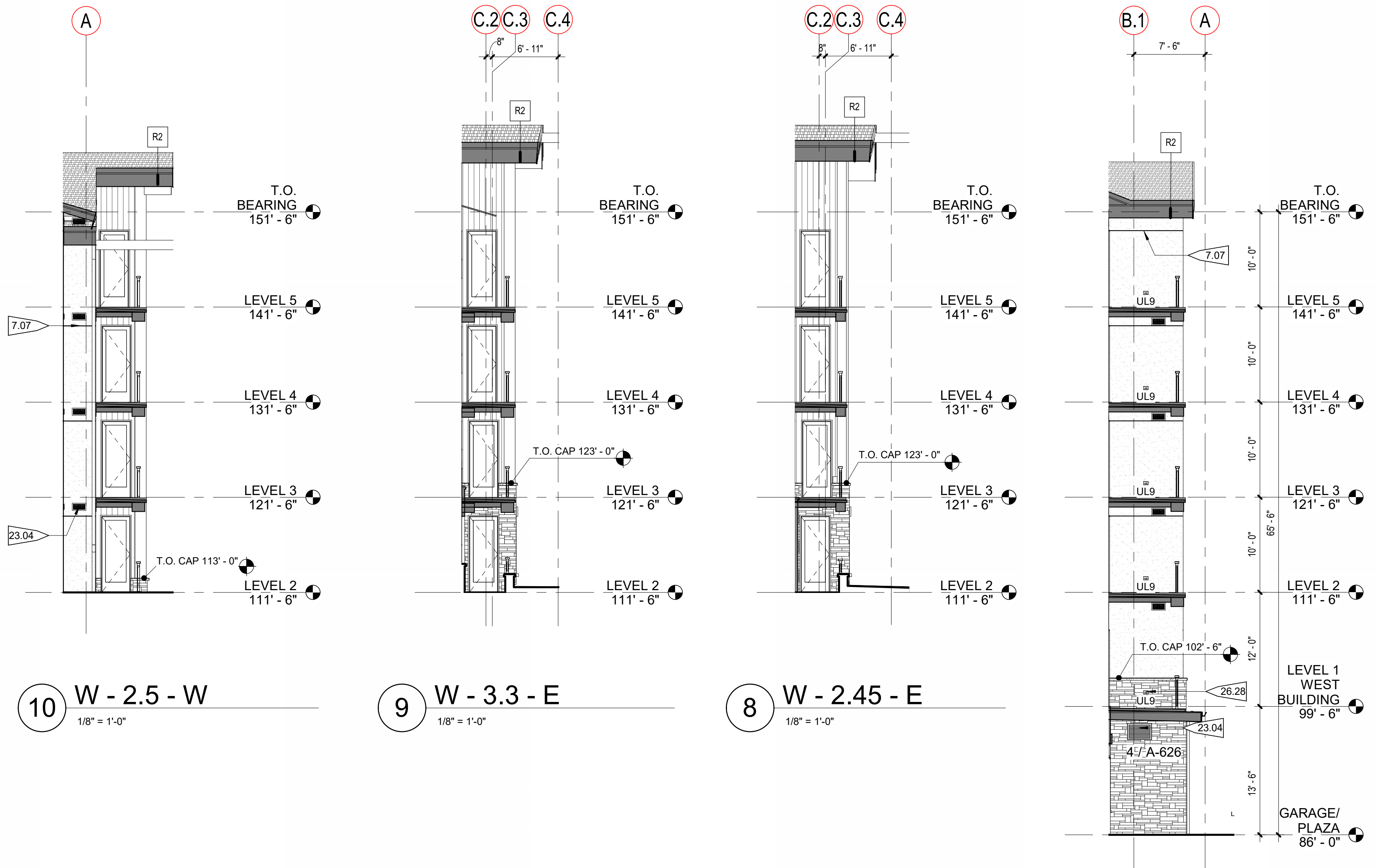


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ONE RIVER RUN
75 HUNKI DORI CT.
KEYSTONE, CO 80435

PROJ. NO: 117033.00
DRAWN: OZ
CHECKED: Checker
APPROVED: Approver
DATE: 2021-12-17
REVISIONS:
1. 08/12/22 ADDENDUM #2
2. 11/18/22 ADDENDUM #3
3. 03/28/23 CONDO WEST...
4. 03/28/24 EXTERIOR SITE...
5. 04/12/24 SLIDING DOOR @ TL
6. SITE PLAN AMENDMENT
7. OZ ARCHITECTURE

ISSUED FOR:
GMP / BUILDING PERMIT
RESUBMITTAL
SHEET TITLE:
EXTERIOR ELEVATIONS -
WEST BUILDING
SCALE: As indicated
SHEET NUMBER
A-201



NOTES:
1. MAXIMUM HEIGHT FOR FREE STANDING LIGHT IS 16' - 0"
2. EXTERIOR BUILDING LIGHT FIXTURES LIMITED TO NO MORE THAN 15' - 0" ABOVE FINISHED GRADE AND MUST BE DARK SKY COMPLIANT.
3. EL. 99'-6" (LEVEL 1 - WEST TOWER) EQUATES TO UGSS DATUM ELEVATION OF 9352'-6".

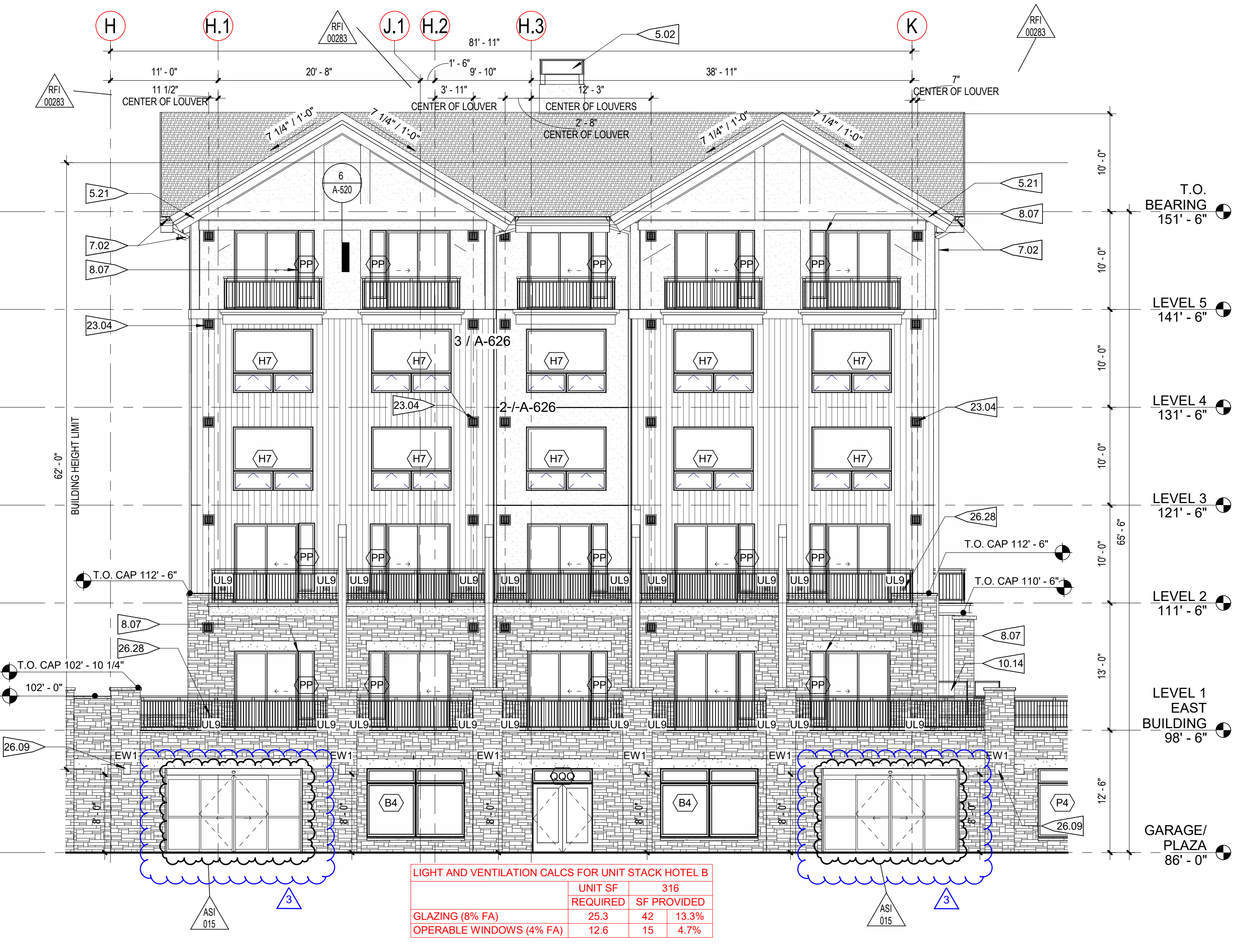
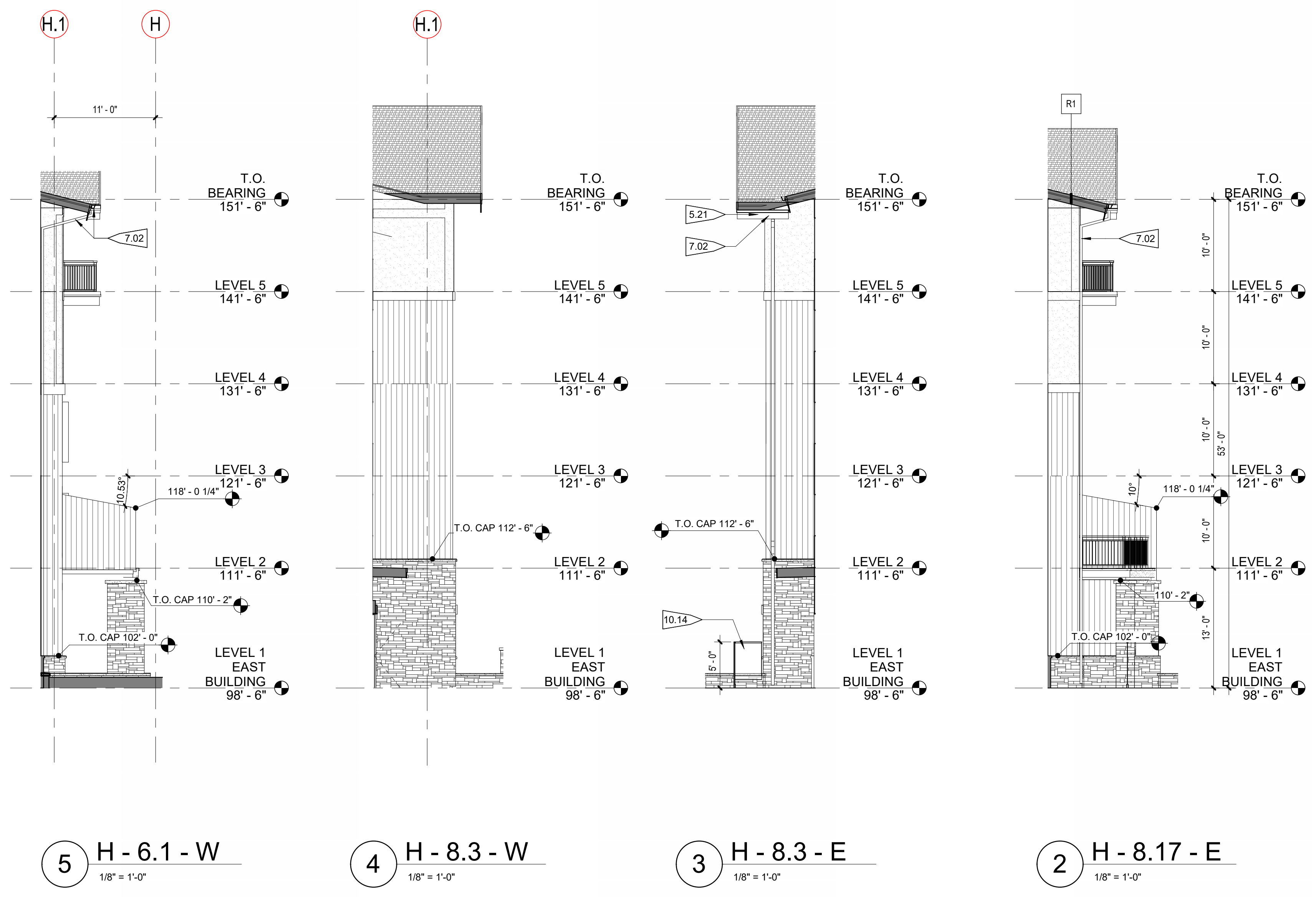
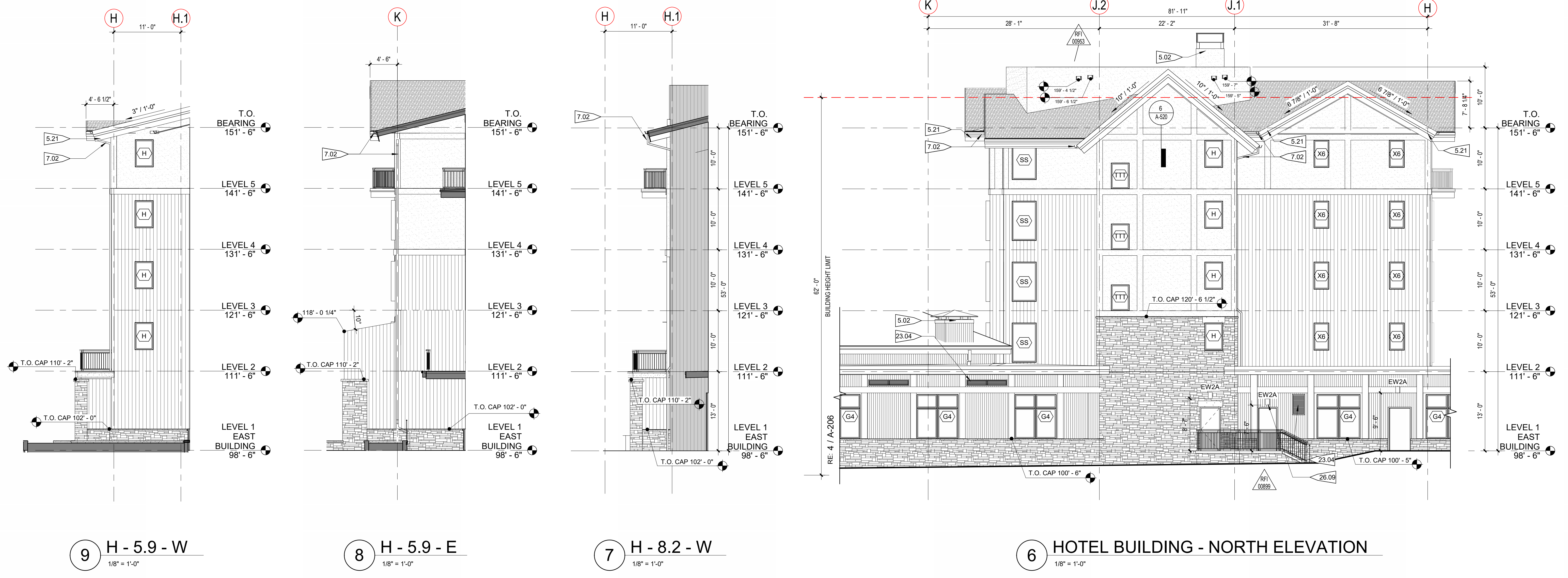
PROJECT FLAGNOTES

NO.	FLAGNOTE
5.02	PREFINISHED FAUX METAL CHIMNEY & CAP. RE: SHEET A-310 FOR DETAILS
5.21	MTL FASCIA. RE: A-540
7.02	PREFINISHED MTL GUTTER AND DOWNSPOUT. DOWNSPOUT TO DAYLIGHT
7.07	STUCCO CONTROL JOINT
23.04	AIR TRANSFER LOUVER. RE: MECH. FOR SIZE. RE: A-626 FOR LOUVER DTLS
26.09	EXTERIOR LIGHTING. RE: EXTERIOR ELEVATIONS & LIGHTING
26.28	UNIT BALCONY STEP LIGHTING. RE: A-480 AND A-481 FOR PLACEMENT

EXTERIOR MATERIAL LEGEND

MATERIAL 1 STONE VENEER (90% BROWN/BUFF, 10% GREY MIX)	MATERIAL 5 SPLIT SANDSTONE CAP ADHERED STONE HEADER/SILL
MATERIAL 2 VERTICAL CEMENT BOARD SIDING (NATURAL WOOD FINISH)	MATERIAL 6 GLULAM STRUCTURE/TRIM (STAINED)
MATERIAL 3 VERTICAL CEMENT BOARD SIDING (CHARCOAL)	MATERIAL 7 STUCCO (CREAM)
MATERIAL 4 VERTICAL T&G SIDING (STAINED CEDAR)	MATERIAL 8 ASPHALT SHINGLES (DARK GREY)

Kindred Resort at Keystone SPA-03 'AFTER' -
Sheet 9 of 10_ Issued 6/3/2024



PROJECT FLAGNOTES

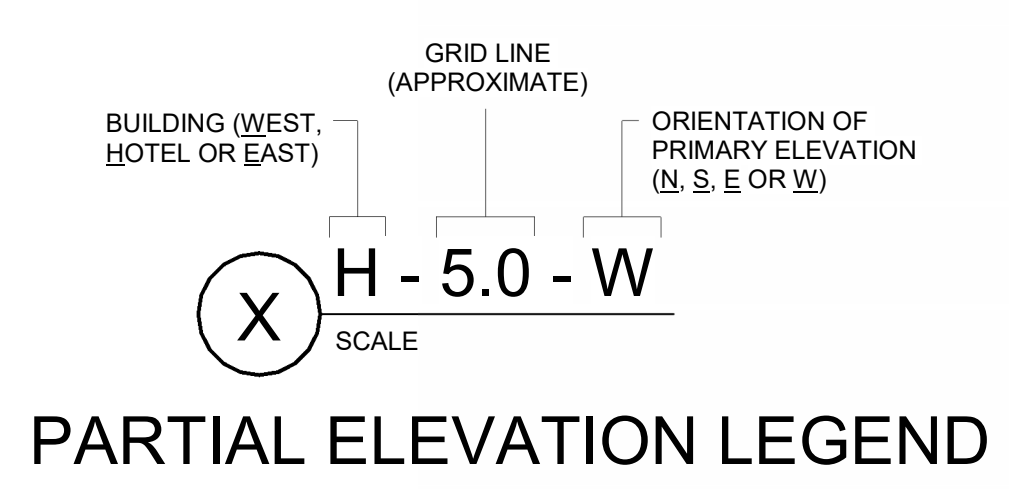
NO.	FLAGNOTE
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5.21	MTL FASCIA. RE: A-540
7.02	PREFINISHED MTL. GUTTER AND DOWNSPOUT. DOWNSPOUT TO DAYLIGHT
8.07	SLIDER AND SIDELITE TO INCLUDE STRUCTURAL MULLION. PRICE AS ONE UNIT TO OVERALL COMBINED WIDTH.
10.14	GLASS POOL. SECURITY FENCE AND GATE. RE: SPEC
23.04	AIR TRANSFER LOUVER. RE: MECH. FOR SIZE. RE: A-626 FOR LOUVER DTLS.
26.09	EXTERIOR LIGHTING. RE: EXTERIOR ELEVATIONS & LIGHTING
26.28	UNIT BALCONY STEP LIGHTING. RE: A-480 AND A-481 FOR PLACEMENT

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Kindred Resort at Keystone SPA-03 'AFTER' -
Sheet 10 of 10_ Issued 6/3/2024