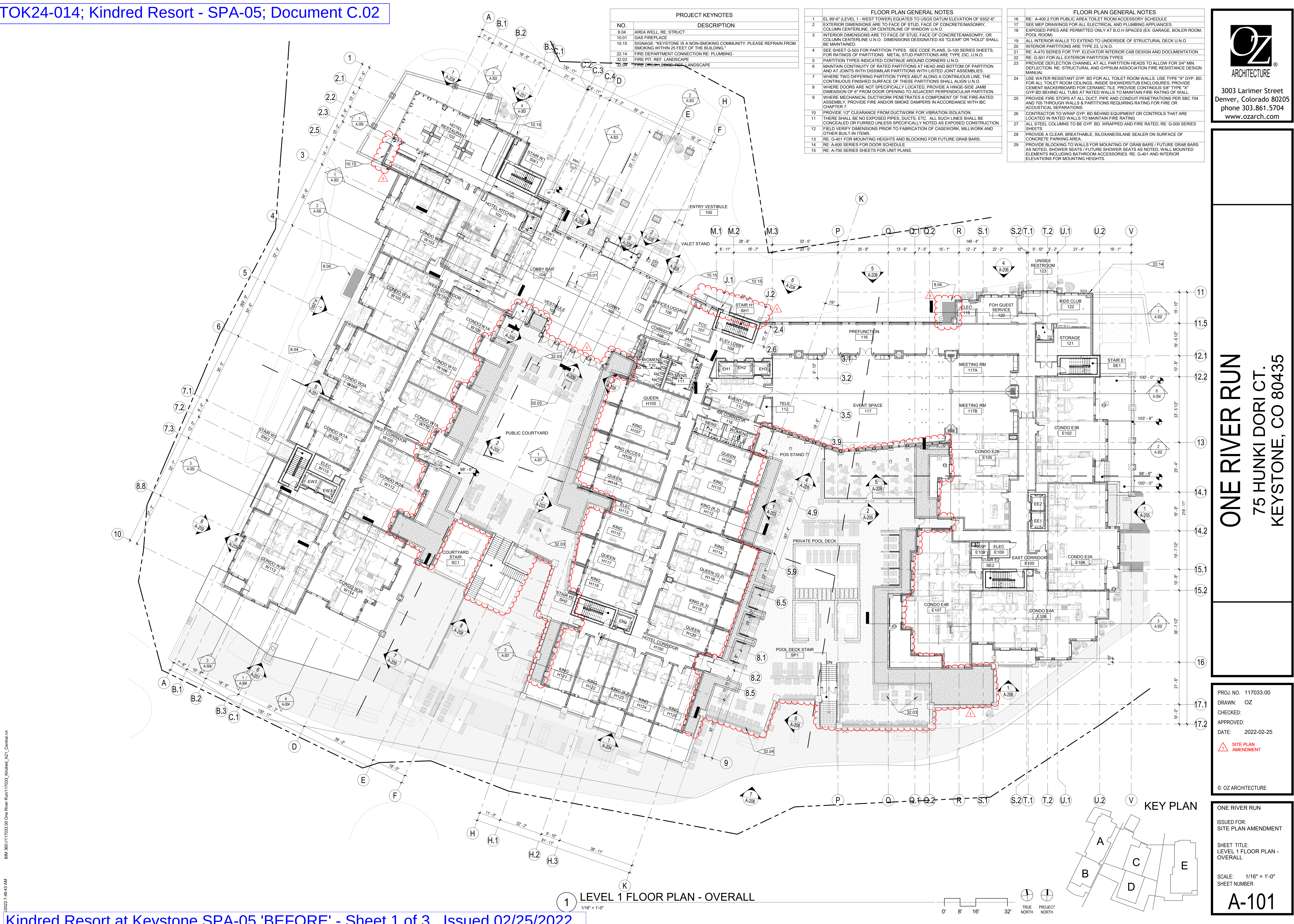






3003 Larimer Street
Denver, Colorado 80205
phone 303.861.5704
www.ozarch.com

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

PROJ. NO: 117033.00
DRAWN: OZ
CHECKED:
APPROVED:
DATE: 2022-02-25

 SITE PLAN AMENDMENT

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ONE RIVER RUN
ISSUED FOR:
SITE PLAN AMENDMENT

SHEET TITLE:
LEVEL 1 FLOOR PLAN -
OVERALL

SCALE: 1/16" = 1'-0"
SHEET NUMBER

A-101

BM 380/117033.00 One River Run/117033_Kindred_A21_Central.rvt

1/2022 7:49:43 AM



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APPROVED: Approver

DATE: 2022-02-25

SITE PLAN
AMENDMENT

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ONE RIVER RUN

ISSUED FOR:
SITE PLAN AMENDMENT

SHEET TITLE:
EXTERIOR ELEVATIONS -
EAST BUILDING

SCALE: As indicated
SHEET NUMBER

A-205



LIGHT AND VENTILATION CALCS FOR UNIT STACK E4C		
UNIT SF	REQUIRED	SF PROVIDED
1,827		
GLAZING (8% FA)	146.2	278 15.2%
OPERABLE WINDOWS (4% FA)	73.1	98 5.4%

LIGHT AND VENTILATION CALCS FOR UNIT STACK...		
UNIT SF	REQUIRED	SF PROVIDED
1,240		
GLAZING (8% FA)	99.2	120 9.7%
OPERABLE WINDOWS (4% FA)	49.6	51 4.1%

LIGHT AND VENTILATION CALCS FOR UNIT STACK E2B		
UNIT SF	REQUIRED	SF PROVIDED
1,480		
GLAZING (8% FA)	118.4	142 9.6%
OPERABLE WINDOWS (4% FA)	59.2	77 5.2%

LIGHT AND VENTILATION CALCS FOR UNIT STACK E4B		
UNIT SF	REQUIRED	SF PROVIDED
1,480		
GLAZING (8% FA)	149.3	271 14.5%
OPERABLE WINDOWS (4% FA)	74.6	82 4.4%

LIGHT AND VENTILATION CALCS FOR UNIT STACK E3A.2		
UNIT SF	REQUIRED	SF PROVIDED
1,661		
GLAZING (8% FA)	133.1	145 8.7%
OPERABLE WINDOWS (4% FA)	66.6	74 4.4%

2 EAST BUILDING - WEST ELEVATION
1/8" = 1'-0"



LIGHT AND VENTILATION CALCS FOR UNIT STACK E4A		
UNIT SF	REQUIRED	SF PROVIDED
1,857		
GLAZING (8% FA)	148.6	272 14.6%
OPERABLE WINDOWS (4% FA)	74.3	89 4.8%

LIGHT AND VENTILATION CALCS FOR UNIT STACK E3A		
UNIT SF	REQUIRED	SF PROVIDED
1,668		
GLAZING (8% FA)	133.4	162 9.7%
OPERABLE WINDOWS (4% FA)	66.7	76 4.6%

LIGHT AND VENTILATION CALCS FOR UNIT STACK E3A.1		
UNIT SF	REQUIRED	SF PROVIDED
1,656		
GLAZING (8% FA)	132.5	163 9.8%
OPERABLE WINDOWS (4% FA)	66.2	76 4.6%

LIGHT AND VENTILATION CALCS FOR UNIT STACK E4C		
UNIT SF	REQUIRED	SF PROVIDED
1,827		
GLAZING (8% FA)	146.2	278 15.2%
OPERABLE WINDOWS (4% FA)	73.1	98 5.4%

1 EAST BUILDING - EAST ELEVATION
1/8" = 1'-0"

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 89'-6" (LEVEL 1 - WEST TOWER) EQUATES TO USGS DATUM
ELEVATION OF 9352'-6".

PROJECT FLAGNOTES

NO.	FLAGNOTE
5.02	PREFINISHED FAUX METAL CHIMNEY & CAP
5.21	MTL FASCIA, RE: A-540
7.02	PREFINISHED MTL GUTTER AND DOWNSPOUT, DOWNSPOUT TO DAYLIGHT
7.07	STUCCO CONTROL JOINT
10.14	GLASS POOL SECURITY FENCE AND GATE, RE: SPEC
12.26	WOOD CABANA STRUCTURE, 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

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)



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KEYSTONE, CO 80435

PROJ. NO: 117033.00
DRAWN: OZ
CHECKED: Checker
APPROVED: Approver
DATE: 2022-02-25

SITE PLAN
AMENDMENT

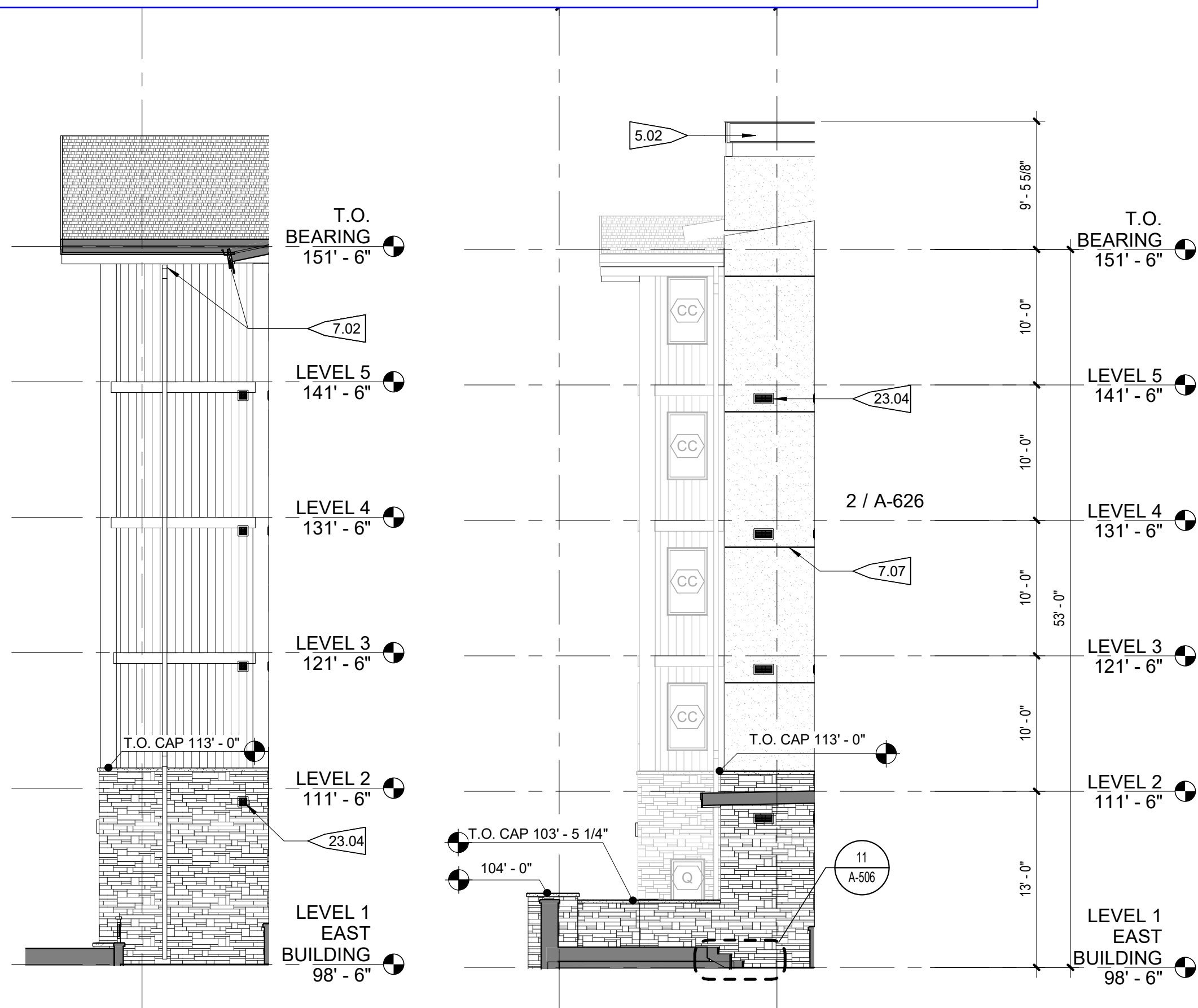
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ONE RIVER RUN
ISSUED FOR:
SITE PLAN AMENDMENT

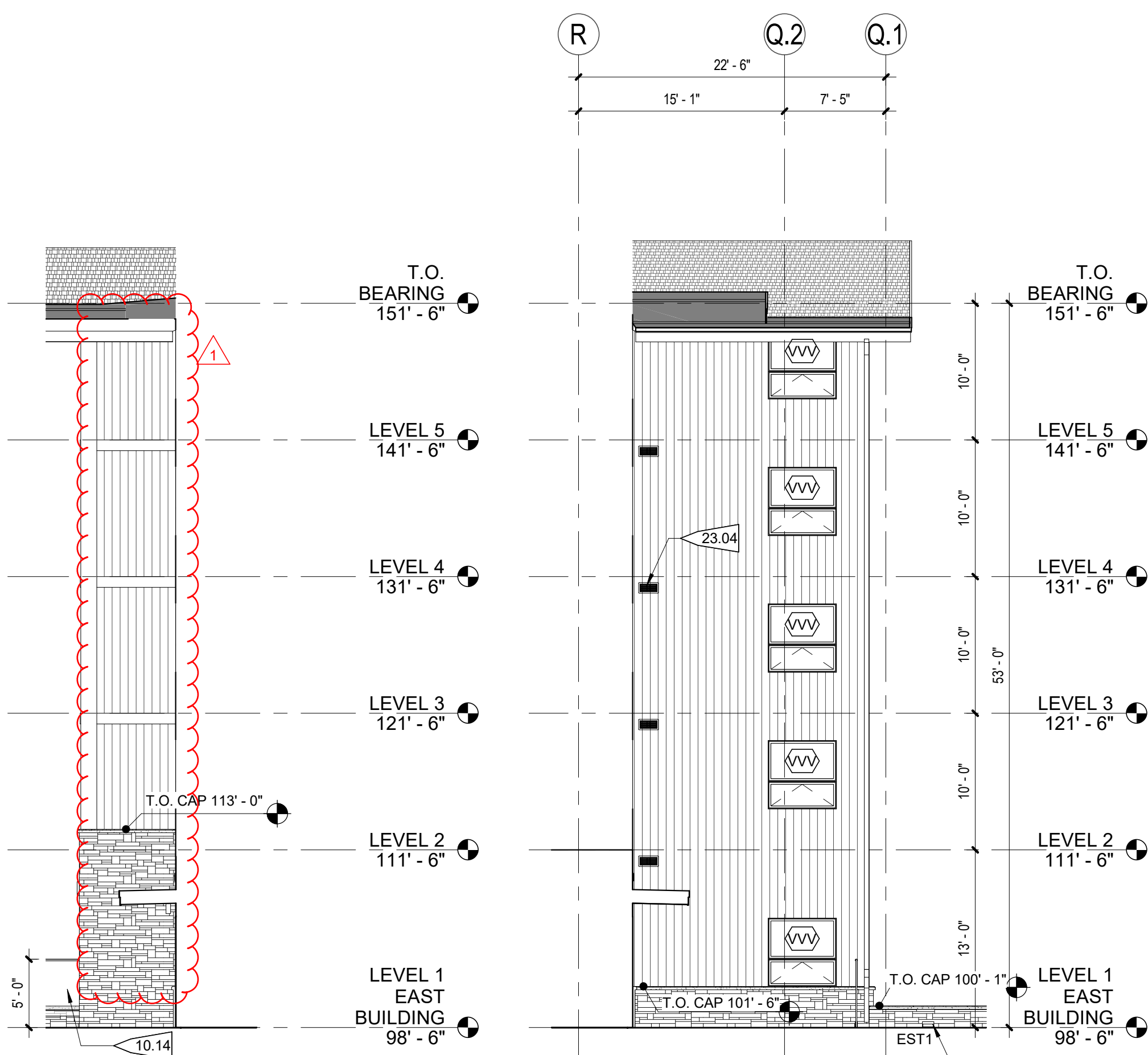
SHEET TITLE:
EXTERIOR ELEVATIONS -
EAST BUILDING

SCALE: As indicated
SHEET NUMBER

A-206



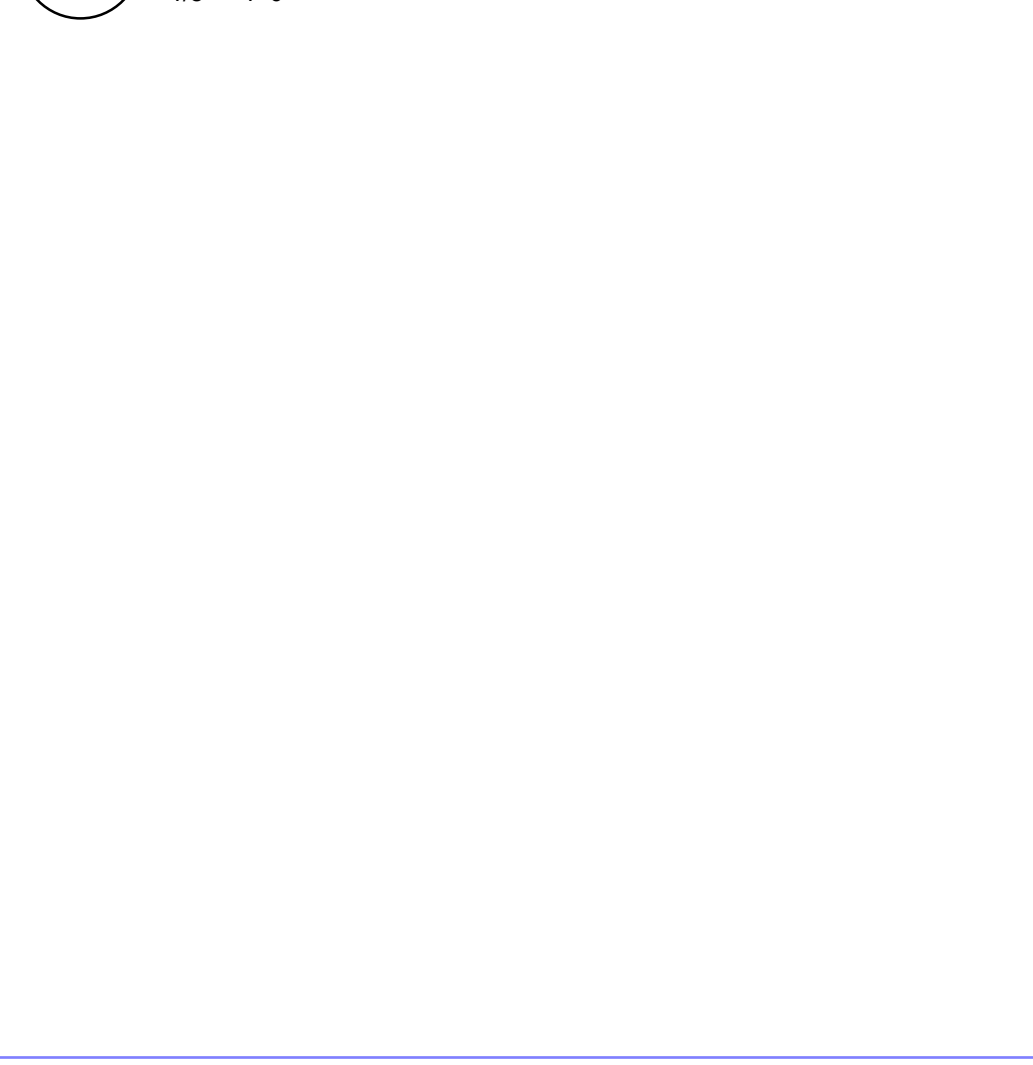
5 E - 13.1 - E
1/8" = 1'-0"



3 E - 14.15 - W
1/8" = 1'-0"



2 E - 14.2 - W
1/8" = 1'-0"

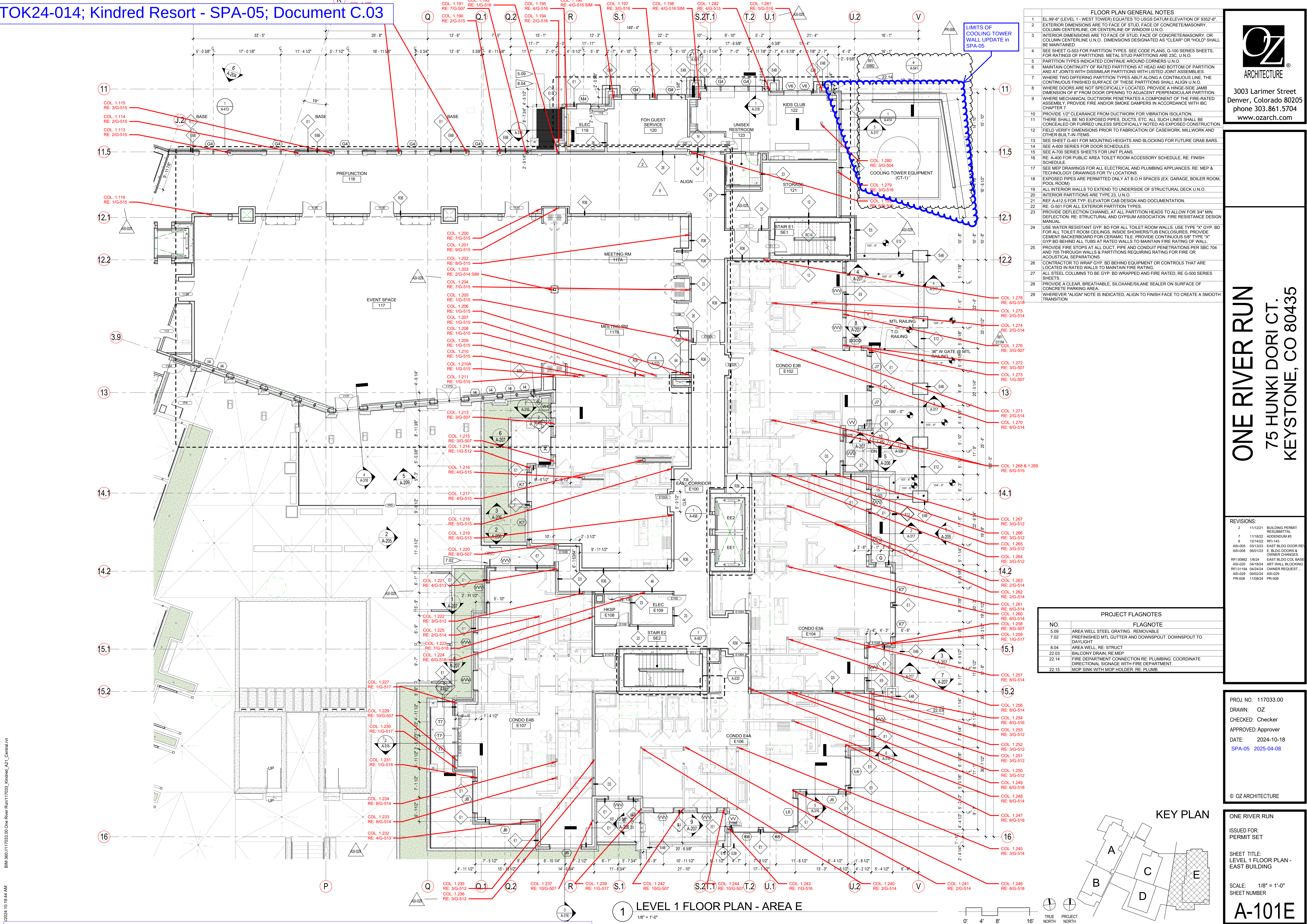


NOTES:
1. MAXIMUM HEIGHT FOR FREE STANDING LIGHT IS 16' - 0"
2. EXTERIOR BUILDING LIGHT FIXTURES LIMITED TO NO MORE THAN 15' - 0" ABOVE FINISHED GRADE AND MUST BE DARK SKY COMPLIANT.
3. EL 99'-0" (LEVEL 1 - WEST TOWER) EQUATES TO USGS DATUM ELEVATION OF 9352'-6"

PARTIAL ELEVATION LEGEND
BUILDING (WEST, HOTEL OR EAST)
GRID LINE (APPROXIMATE)
ORIENTATION OF PRIMARY ELEVATION (N, S, E OR W)
SCALE
H - 5.0 - W

PROJECT FLAGNOTES	
NO.	FLAGNOTE
5.02	PREFINISHED FAUX METAL CHIMNEY & CAP
5.21	MTL FASCIA, RE: A-540
7.02	PREFINISHED MTL GUTTER AND DOWNSPOUT. DOWNSPOUT TO DAYLIGHT
7.07	STUCCO CONTROL JOINT
10.14	GLASS POOL SECURITY FENCE AND GATE, RE: SPEC
12.26	WOOD CABANA STRUCTURE, 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
26.23	EST1: VERIFY EXACT PLACEMENT WITH LIGHTING DWGS.
26.28	UNIT BALCONY STEP LIGHTING, RE: A-480 AND A-481 FOR PLACEMENT

EXTERIOR MATERIAL LEGEND			
	MATERIAL 1		MATERIAL 5
STONE VENEER	(90% BROWN/BUFF, 10% GREY MIX)		MATERIAL 6
	MATERIAL 2		MATERIAL 7
VERTICAL CEMENT BOARD SIDING (NATURAL WOOD FINISH)			MATERIAL 8
	MATERIAL 3		
VERTICAL CEMENT BOARD SIDING (CHARCOAL)			
	MATERIAL 4		
VERTICAL T&G SIDING (STAINED CEDAR)			



- 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 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 SEE SHEET G-401 FOR MOUNTING HEIGHTS AND BLOCKING FOR FUTURE GRAB BARS.
 - 14 SEE A-600 SERIES FOR DOOR SCHEDULES.
 - 15 SEE A-700 SERIES SHEETS FOR UNIT PLANS.
 - 16 RE: A-400 FOR PUBLIC AREA TOILET ROOM ACCESSORY SCHEDULE, RE: FINISH SCHEDULE.
 - 17 SEE MEP DRAWINGS FOR ALL ELECTRICAL AND PLUMBING APPLIANCES, RE: MEP & TECHNOLOGY DRAWINGS FOR TV LOCATIONS.
 - 18 EXPOSED PIPES ARE PERMITTED ONLY AT B.O.H SPACES (EX: GARAGE, BOILER ROOM, POOL ROOM).
 - 19 ALL INTERIOR WALLS TO EXTEND TO UNDERSIDE OF STRUCTURAL DECK U.N.O.
 - 20 INTERIOR PARTITIONS ARE TYPE 23, U.N.O.
 - 21 REF A-412.5 FOR TYP. ELEVATOR 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 58" 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 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 WHEREVER "ALIGN" NOTE IS INDICATED, ALIGN TO FINISH FACE TO CREATE A SMOOTH TRANSITION.

PROJECT FLAGNOTES	
NO.	FLAGNOTE
5.09	AREA WELL STEEL GRATING. REMOVABLE
7.02	PREFINISHED MTL GUTTER AND DOWNSPOUT. DOWNSPOUT TO DAYLIGHT
8.04	AREA WELL RE: STRUCT
22.03	BALCONY DRAIN, RE: MEP
22.14	FIRE DEPARTMENT CONNECTION RE: PLUMBING, COORDINATE DIRECTIONAL SIGNAGE WITH FIRE DEPARTMENT.
22.15	MOP SINK WITH MOP HOLDER, RE: PLUMB.

REVISIONS:		
2	11/12/21	BUILDING PERMIT RESUBMITTAL
7	11/18/22	ADDENDUM #3
8	12/14/22	RFI-143
AS1-005	03/13/23	EAST BLDG DOOR RE: AS1-008
AS1-008	06/01/23	E. BLDG DOORS & OWNER CHANGES
RF1 00882	1/8/24	EAST BLDG COL BASE
AS1-020	04/18/24	ART WALL BLOCKING
RF1 01194	04/24/24	OWNER REQUEST...
AS1-029	08/02/24	AS1-029
PR-008	11/08/24	PR-008

PROJ. NO. 117033.00
DRAWN: OZ
CHECKED: Checker
APPROVED: Approver
DATE: 2024-10-18
SPA-05 2025-04-08

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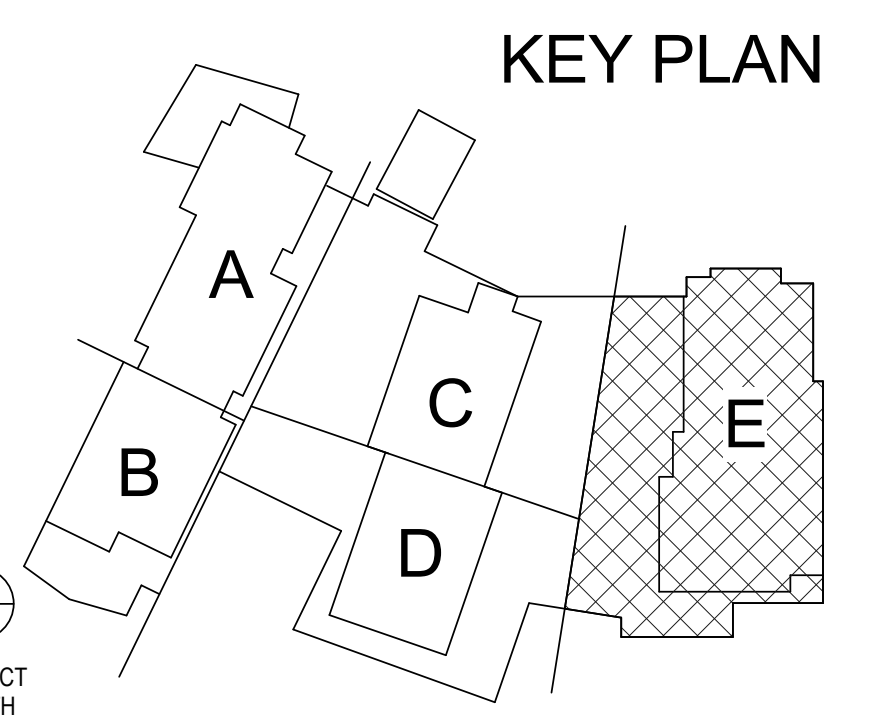
ONE RIVER RUN

ISSUED FOR: PERMIT SET

SHEET TITLE: LEVEL 1 FLOOR PLAN - EAST BUILDING

SCALE: 1/8" = 1'-0"
SHEET NUMBER

A-101E





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REVISIONS:
5 08/12/22 ADDENDUM #2
7 11/18/22 ADDENDUM #3
AS-005 03/13/23 EAST BLDG DOOR RE
AS-008 06/01/23 E. BLDG DOORS &
OWNER CHANGES
RFI 01234 05/10/24 ARCHITECTURAL...
PR-008 11/08/24 PR-008

PROJ. NO: 117033.00
DRAWN: OZ
CHECKED: Checker
APPROVED: Approver
DATE: 2024-10-18
SPA-05 2025-04-08

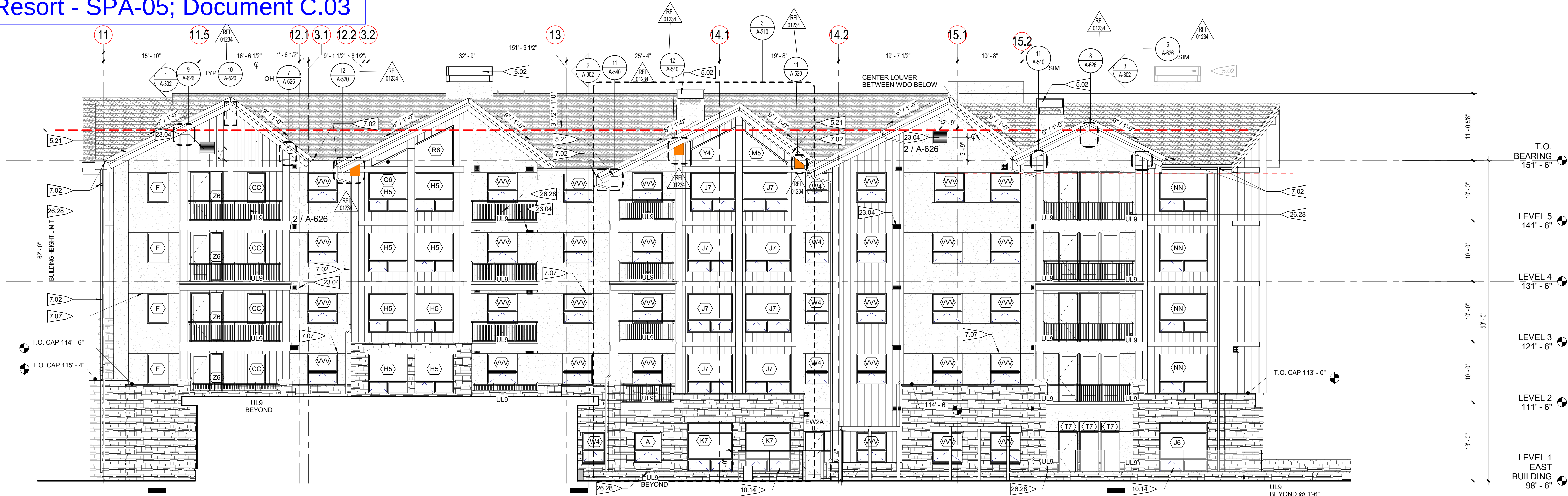
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ONE RIVER RUN
ISSUED FOR:
PERMIT SET

SHEET TITLE:
EXTERIOR ELEVATIONS -
EAST BUILDING

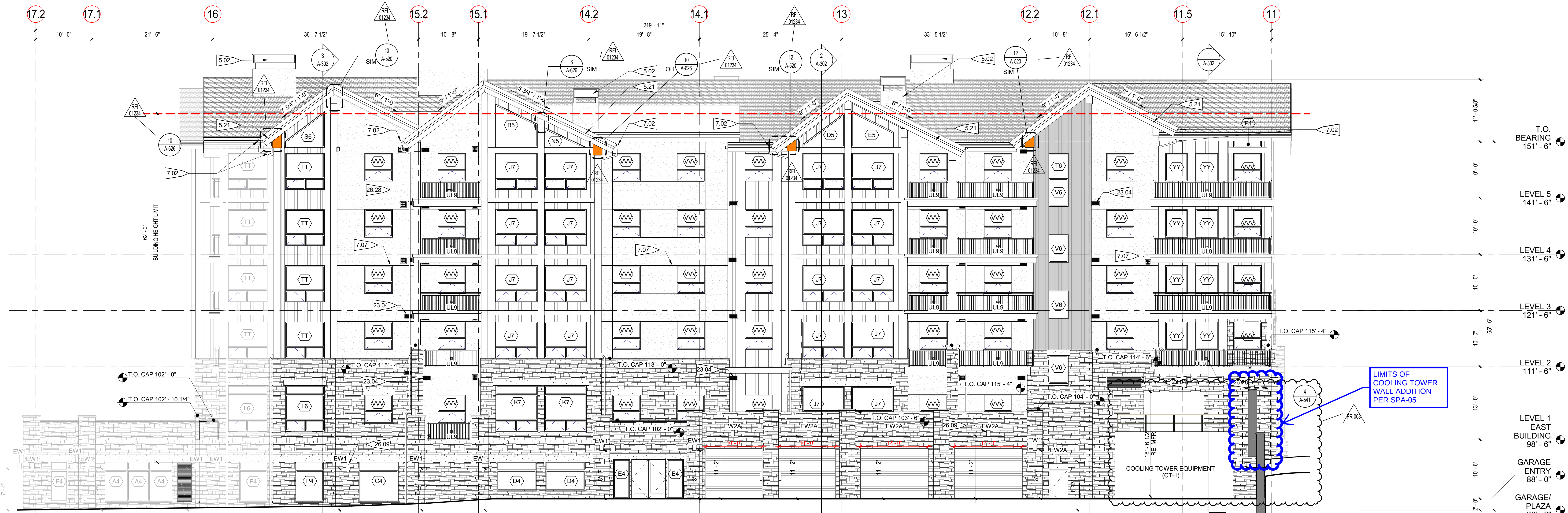
SCALE: As indicated
SHEET NUMBER

A-205



2 EAST BUILDING - WEST ELEVATION

1/8" = 1'-0"



1 EAST BUILDING - EAST ELEVATION

1/8" = 1'-0"

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 USGS DATUM
ELEVATION OF 9352'-6".

UPPER ROOF FAUX GLULAM WIDTH

FAUX GLULAM BEAM
TYP. WIDTH = 14"

MODIFIED FAUX GLULAM WIDTH PER
STRUC. CONFLICT
TYP. WIDTH = 19.5"

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
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

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)

A-206

LIGHT AND VENTILATION CALCS FOR UNIT STACK E4A			
	UNIT SF	1,857	
	REQUIRED	SF PROVIDE	
GLAZING (8% FA)	148.6	272	14.6%
OPERABLE WINDOWS (4% FA)	74.3	89	4.8%

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

BUILDING (WEST, HOTEL OR EAST)

GRID LINE (APPROXIMATE)

ORIENTATION OF PRIMARY ELEVATION (N, S, E OR W)

H - 5.0 - W

SCALE

PARTIAL ELEVATION LEGEND