



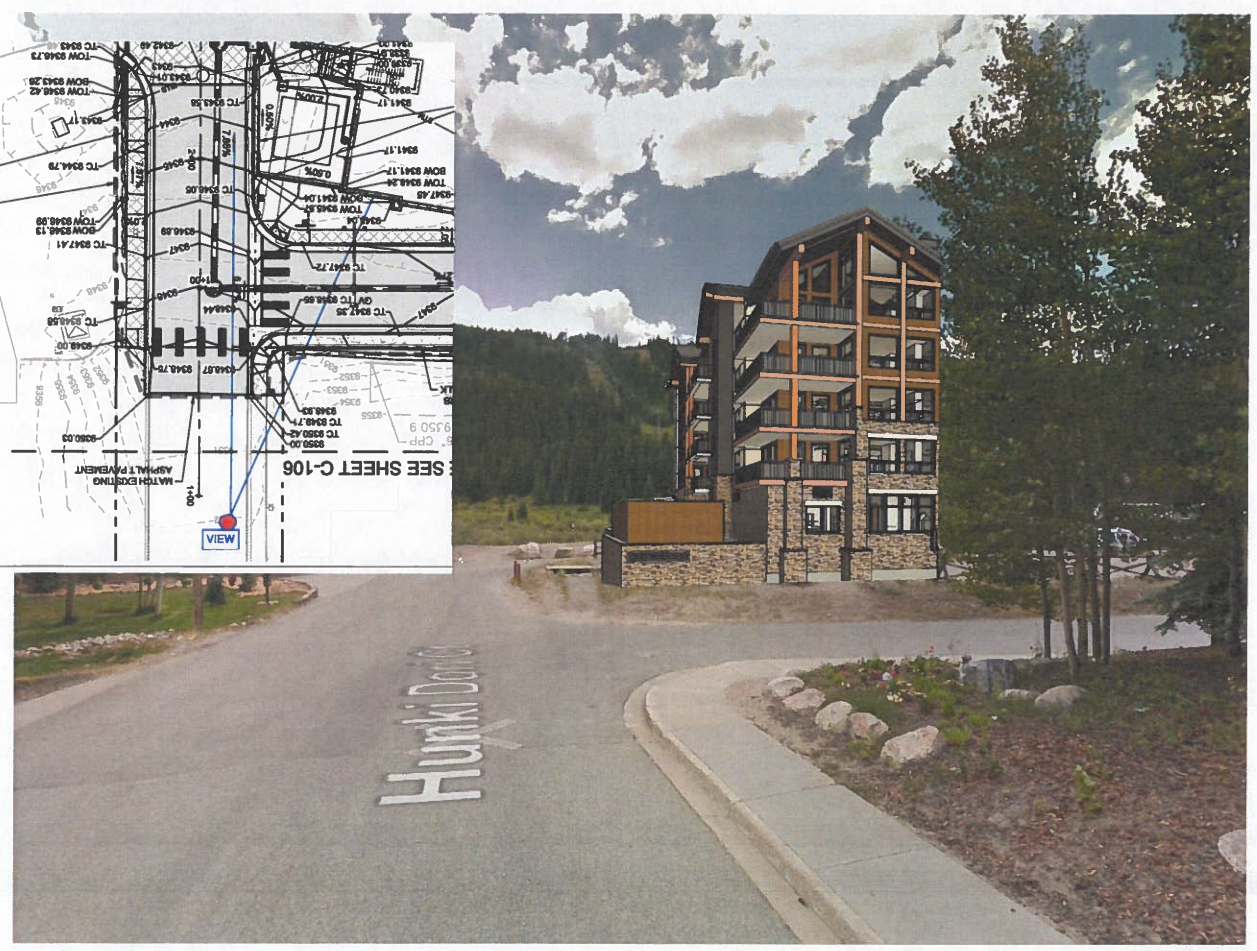
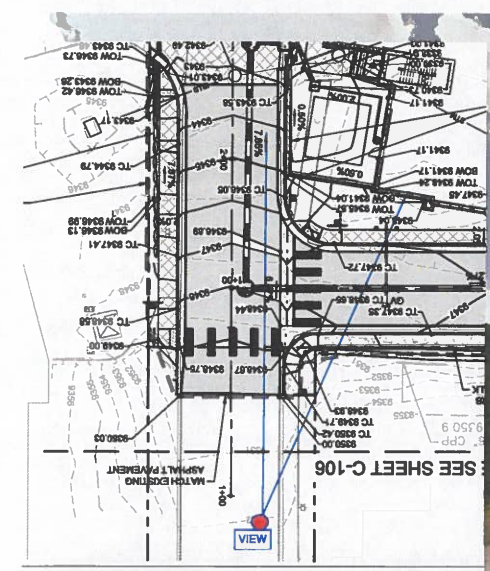
COOLING TOWER ENCLOSURE - EAST VIEW



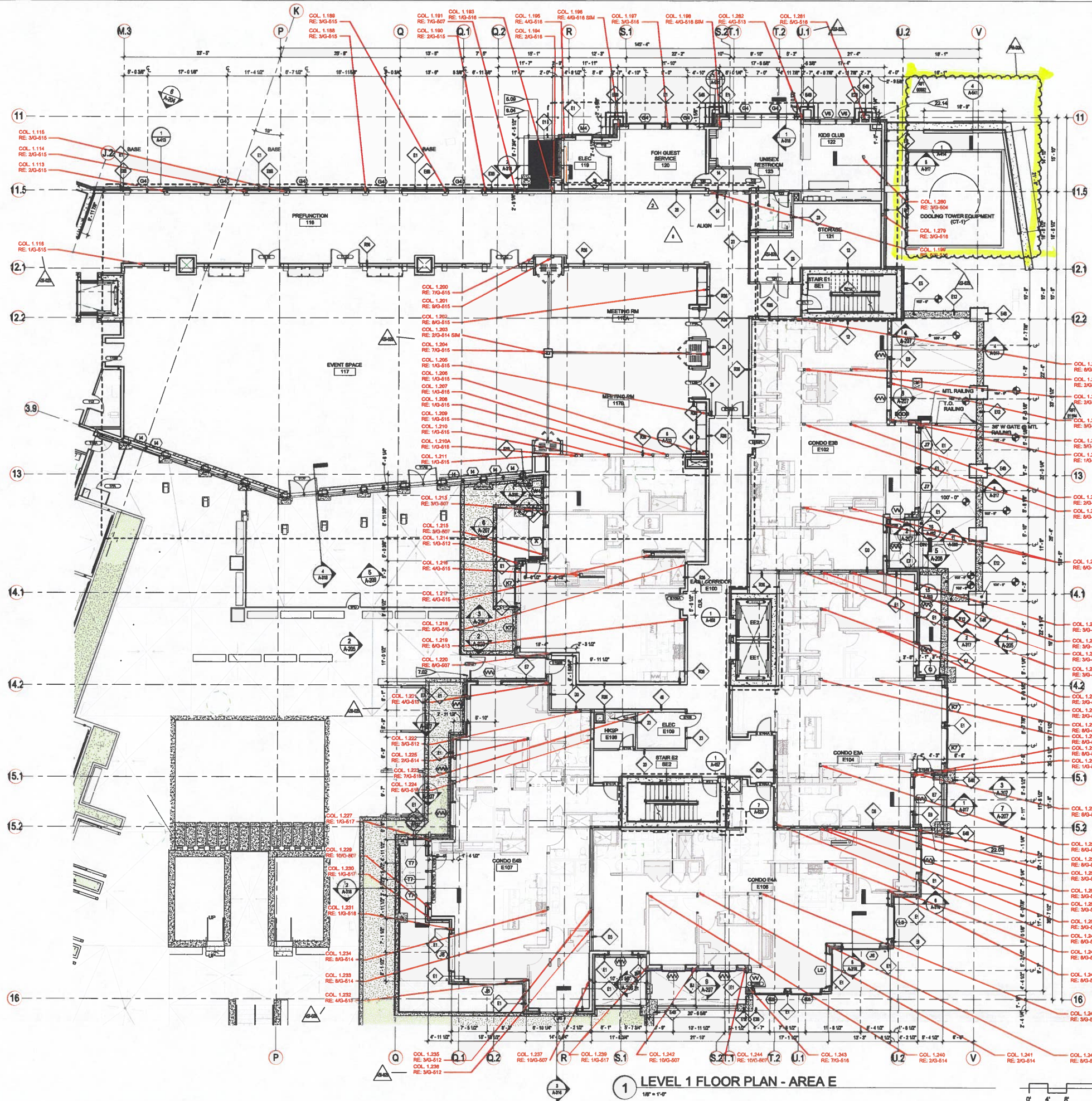
COOLING TOWER ENCLOSURE - NORTH VIEW



ENLARGED EAST SECTION - COOLING TOWER



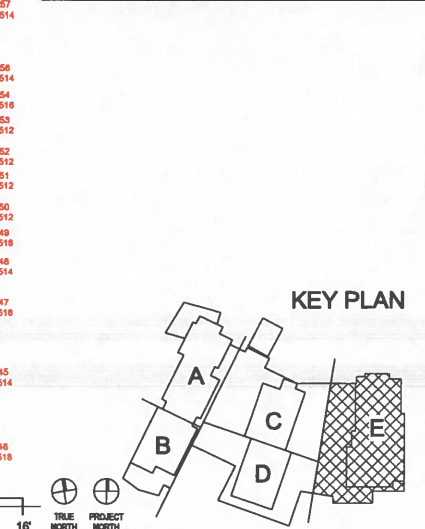
* The Developer reserves the right to make any modifications the Developer deems necessary.
 * All dimensions and areas shown are approximate and subject to change without notice. *As built dimensions and areas may vary from those shown.
 * Furniture & lighting shown in grey are for reference only and are not included in the purchase price of unit.



- FLOOR PLAN GENERAL NOTES**
1. ELIMINATE (LEVEL 1 - WEST TOWER) EQUATES TO USGS DATUM ELEVATION OF 8352'-0".
 2. EXTERIOR DIMENSIONS ARE TO FACE OF STUD, FACE OF CONCRETE/MASONRY, COLUMN CENTERLINE, OR CENTERLINE OF WINDOW UNL.O.
 3. INTERIOR DIMENSIONS ARE TO FACE OF STUD, FACE OF CONCRETE/MASONRY, OR COLUMN CENTERLINE UNL.O. DIMENSIONS DESIGNATED AS "CLEAN" OR "HOLD" SHALL BE MAINTAINED.
 4. SEE SHEET 0-103 FOR PARTITION TYPES. SEE CODE PLANS, 0-100 SERIES SHEETS, FOR RATINGS OF PARTITIONS. METAL STUD PARTITIONS ARE 2X6 UNL.O.
 5. PARTITION TYPES INDICATED CONTINUE AROUND CORNERS UNL.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 DIFFERENT PARTITION TYPES MEET ALONG A CONTINUOUS LINE, THE CONTINUOUS FINISHED SURFACE OF THESE PARTITIONS SHALL ALIGN UNL.O.
 8. WHERE DOORS ARE NOT SPECIFICALLY LOCATED, PROVIDE A HINGE-SIDE JAMB DIMENSION OF 0" 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 12" CLEARANCE FROM DUCTWORK FOR VIBRATION ISOLATION.
 11. THERE SHALL BE NO EXPOSED PIPES, DUCTS, ETC. ALL SUCH UNITS 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 0-101 FOR MOUNTING HEIGHTS AND BLOCKING FOR FUTURE GRAB BARS.
 14. SEE A-100 SERIES FOR DOOR SCHEDULES.
 15. SEE A-700 SERIES SHEETS FOR UNIT PLANS.
 16. RE: A-100 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.G.H. SPACES (EX: GARAGE, BOILER ROOM, POOL ROOM).
 19. ALL INTERIOR WALLS TO EXTEND TO UNDERSIDE OF STRUCTURAL DECK UNL.O.
 20. INTERIOR PARTITIONS ARE TYPE 23 UNL.O.
 21. REF A-412.6 FOR TYP. ELEVATOR CAB DESIGN AND DOCUMENTATION.
 22. RE: 0-501 FOR ALL EXTERIOR PARTITION TYPES.
 23. PROVIDE DEFLECTION CHAIRS 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 CEILING, INSIDE SHOWERS/TUB ENCLOSURES, PROVIDE CEMENT BACKBOARD FOR CERAMIC TILE. PROVIDE CONTINUOUS 3/4" 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 TBS 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: 0-500 SERIES SHEETS.
 28. PROVIDE A CLEAR, BREATHABLE, BLOCK/SLANE SEALER ON SURFACE OF CONCRETE PARKING AREA.
 29. WHEREVER "ALIGN" NOTE IS INDICATED, ALIGN TO FINISH FACE TO CREATE A SMOOTH TRANSITION.

- COL. 1.278**
RE: 3/0-516
- COL. 1.275**
RE: 3/0-514
- COL. 1.274**
RE: 3/0-514
- COL. 1.273**
RE: 3/0-514
- COL. 1.272**
RE: 3/0-514
- COL. 1.271**
RE: 3/0-514
- COL. 1.270**
RE: 3/0-514
- COL. 1.269 & 1.268**
RE: 3/0-515
- COL. 1.267**
RE: 3/0-512
- COL. 1.266**
RE: 3/0-512
- COL. 1.265**
RE: 3/0-512
- COL. 1.264**
RE: 3/0-512
- COL. 1.263**
RE: 3/0-514
- COL. 1.262**
RE: 3/0-514
- COL. 1.261**
RE: 3/0-514
- COL. 1.260**
RE: 3/0-514
- COL. 1.259**
RE: 3/0-512
- COL. 1.258**
RE: 3/0-517
- COL. 1.257**
RE: 3/0-514
- COL. 1.256**
RE: 3/0-514
- COL. 1.255**
RE: 3/0-512
- COL. 1.254**
RE: 3/0-512
- COL. 1.253**
RE: 3/0-512
- COL. 1.252**
RE: 3/0-512
- COL. 1.251**
RE: 3/0-512
- COL. 1.250**
RE: 3/0-512
- COL. 1.249**
RE: 3/0-518
- COL. 1.248**
RE: 3/0-518
- COL. 1.247**
RE: 3/0-518
- COL. 1.246**
RE: 3/0-514
- COL. 1.245**
RE: 3/0-514

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



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Denver, Colorado 80205
phone 303.861.5704
www.ozarch.com

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

REVISIONS:

2	11/13/21	BUILDING PERMIT
7	11/13/21	RESUBMITTAL
6	12/14/22	RFI-145
AS-008	09/13/23	EAST BLDG DOOR AND OWNER CHANGES
AS-009	09/13/23	E. BLDG DOORS & OWNER CHANGES
RFI 00802	1/09/24	EAST BLDG COL. BARS
AS-003	04/04/24	ART WALL BLOCKING
RFI 01184	04/04/24	OWNER REQUEST
AS-029	09/02/24	AS-029
RFI-008	11/09/24	RFI-008

PROJ. NO. 117033.00
DRAWN: OZ
CHECKED: Checker
APPROVED: Approver
DATE: 2024-10-18

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

REVISIONS:
1 09/15/22 ADDENDUM #1
2 10/10/22 ADDENDUM #2
3 09/15/22 EAST BLDG DOOR PER
4 09/15/22 E. BLDG DOOR &
5 09/15/22 OWNER CHANGES
6 09/15/22 ARCHITECTURAL
7 11/08/24 PER

PROJ. NO. 117033.00
DRAWN: OZ
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APPROVED: Approver
DATE: 2024-10-18

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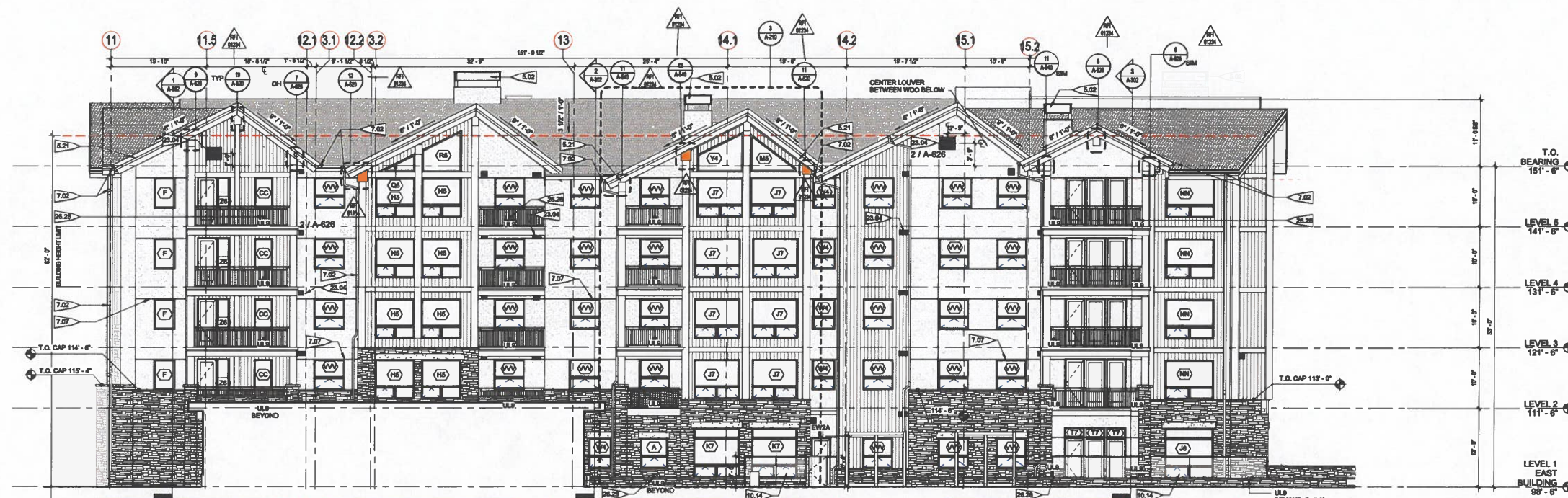
ONE RIVER RUN

ISSUED FOR:
PERMIT SET

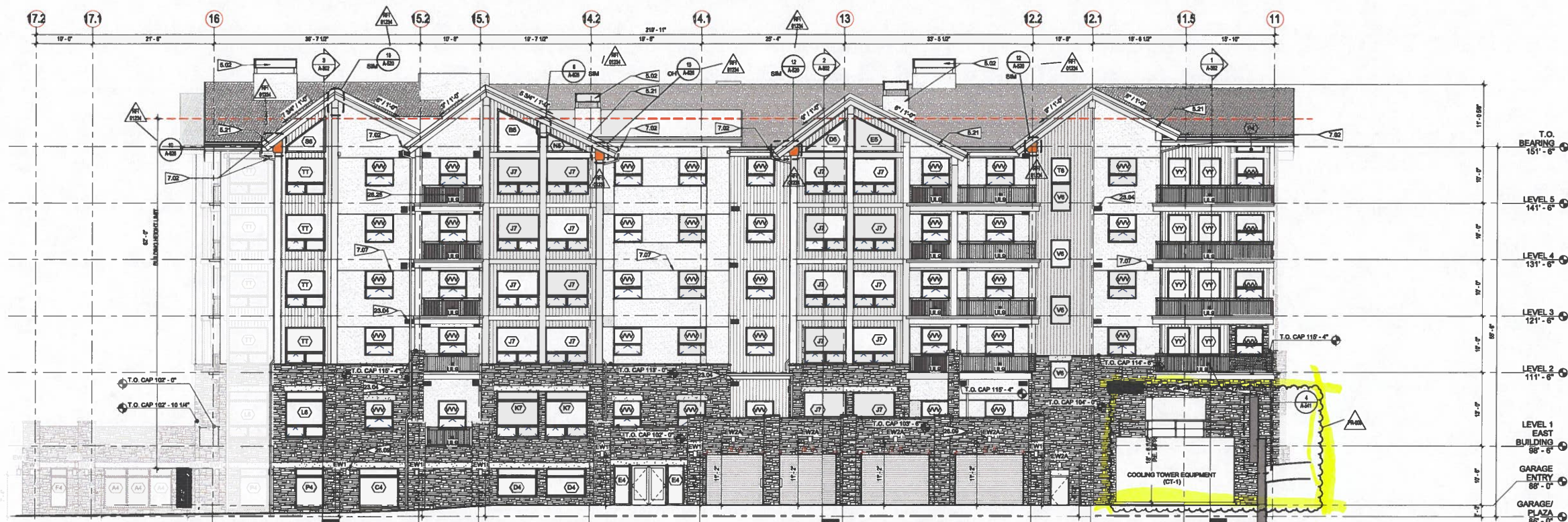
SHEET TITLE:
EXTERIOR ELEVATIONS -
EAST BUILDING

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"

UNIT SF	1,827
REQUIRED SF PROVIDED	148.2
GLAZING (8% FA)	278 15.2%
OPERABLE WINDOWS (4% FA)	73.1 4.0%

UNIT SF	1,240
REQUIRED SF PROVIDED	98.2
GLAZING (8% FA)	120 9.7%
OPERABLE WINDOWS (4% FA)	49.6 4.1%

UNIT SF	1,480
REQUIRED SF PROVIDED	118.4
GLAZING (8% FA)	142 9.6%
OPERABLE WINDOWS (4% FA)	69.2 4.7%

UNIT SF	1,888
REQUIRED SF PROVIDED	149.3
GLAZING (8% FA)	271 14.5%
OPERABLE WINDOWS (4% FA)	74.6 4.0%

UNIT SF	1,884
REQUIRED SF PROVIDED	135.1
GLAZING (8% FA)	145 7.7%
OPERABLE WINDOWS (4% FA)	66.6 3.5%

UNIT SF	1,857
REQUIRED SF PROVIDED	149.6
GLAZING (8% FA)	272 14.6%
OPERABLE WINDOWS (4% FA)	74.3 4.0%

UNIT SF	1,888
REQUIRED SF PROVIDED	133.4
GLAZING (8% FA)	157 8.3%
OPERABLE WINDOWS (4% FA)	68.7 3.6%

UNIT SF	1,868
REQUIRED SF PROVIDED	132.5
GLAZING (8% FA)	151 8.1%
OPERABLE WINDOWS (4% FA)	68.2 3.6%

UNIT SF	1,827
REQUIRED SF PROVIDED	143.2
GLAZING (8% FA)	271 15.2%
OPERABLE WINDOWS (4% FA)	73.1 4.0%

NOTES:
1. MAXIMUM HEIGHT FOR FREE STANDING LIGHT IS 18'-0"
2. EXTERIOR BUILDING LIGHT FIXTURES LIMITED TO NO MORE THAN
18'-0" ABOVE FINISHED GRADE AND MUST BE DARK SKY COMPLIANT.
3. EL. 88'-0" (LEVEL 1 - WEST TOWER) EQUATES TO URSB DATUM
ELEVATION OF 8352'-4".

UPPER ROOF FAUX GLULAM WIDTH

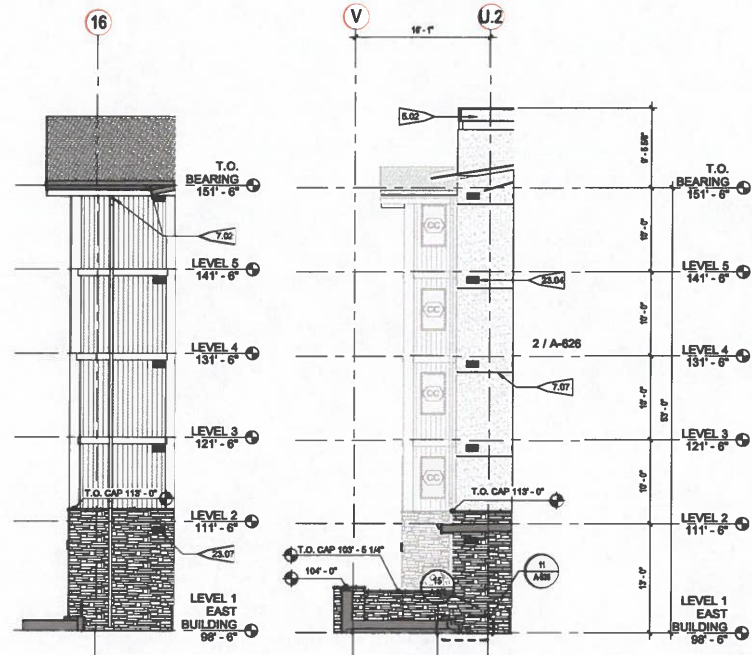


PROJECT FLAGNOTES

NO.	FLAGNOTE
5.02	PRE-FINISHED FAUX METAL CHIMNEY & CAP. RE: SHEET A-310 FOR DETAILS
6.21	MTL. FASCIA, RE: A-540
7.02	PRE-FINISHED MTL. BUTTER 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-426 FOR LOUVER DTLS.
26.09	EXTERIOR LIGHTING, RE: EXTERIOR ELEVATIONS & LIGHTING
28.28	UNIT BALCONY STEP LIGHTING, RE: A-480 AND A-481 FOR PLACEMENT

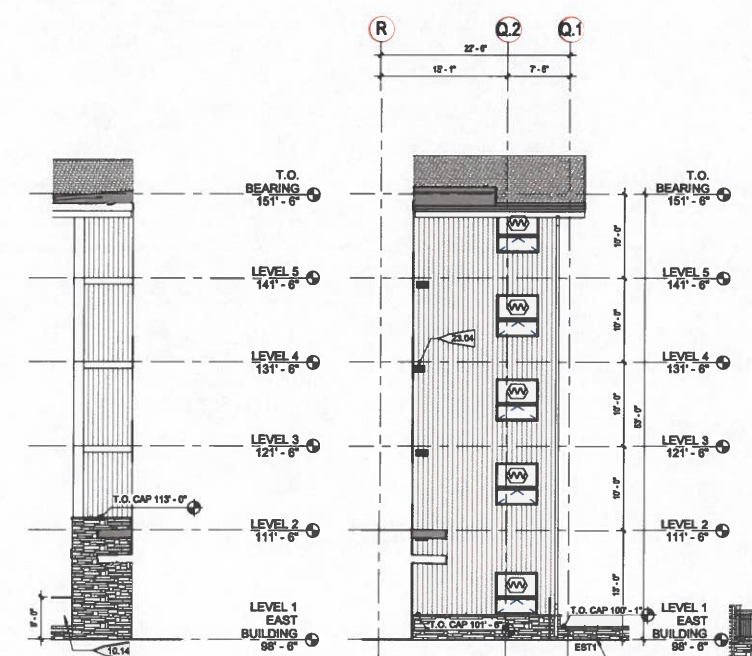
EXTERIOR MATERIAL LEGEND

MATERIAL 1 STONE VENEER 90% BROWN/BLUFF, 10% GREY MID	MATERIAL 5 SPIT BANGSTONE CAP ADHERED STONE HEADERS/SL
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 TAG SIDING (STAINED CEDAR)	MATERIAL 8 ASPHALT BRICKLES (DARK GREY)



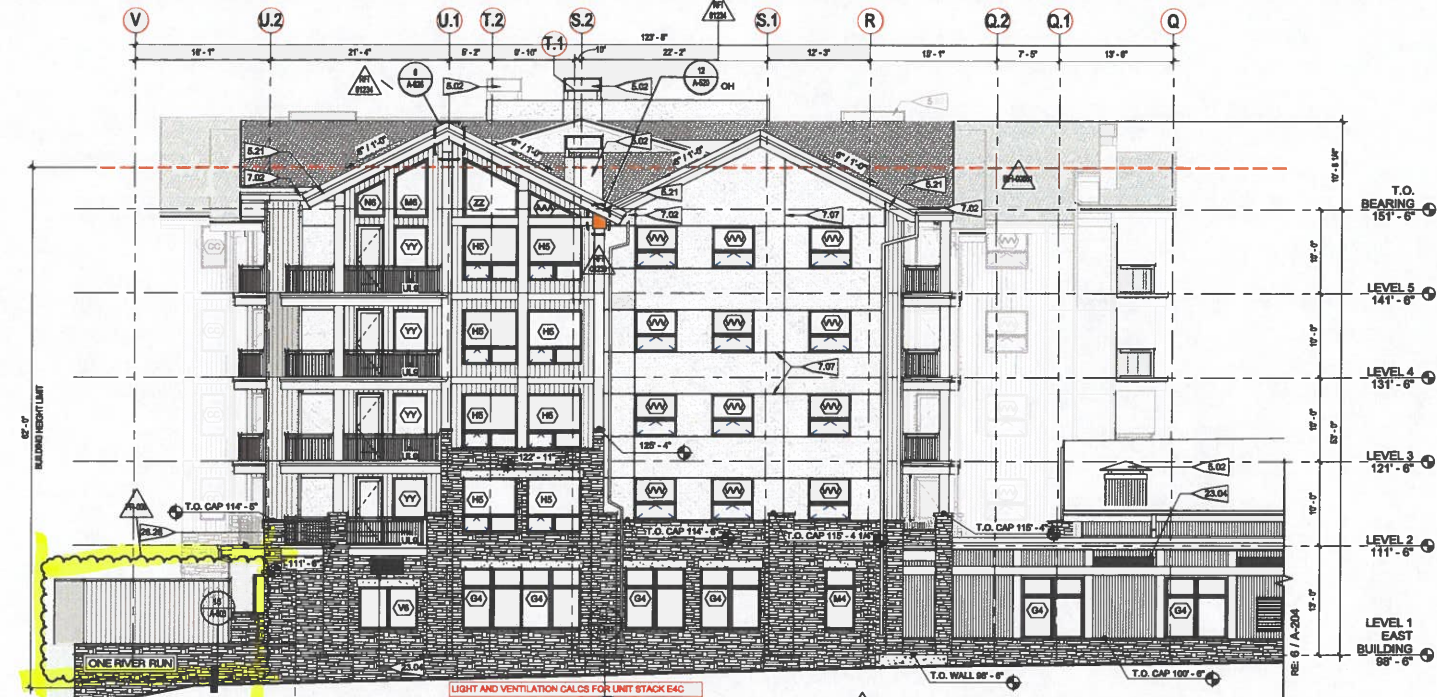
6 E-S.O-S
1/8" = 1'-0"

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"



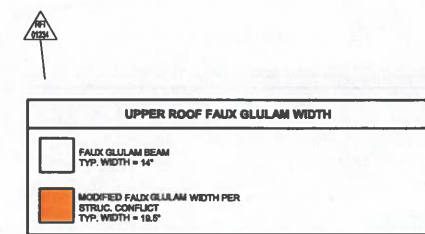
4 EAST BUILDING - NORTH ELEVATION
1/8" = 1'-0"



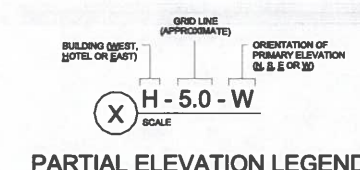
1 EAST BUILDING - SOUTH ELEVATION
1/8" = 1'-0"

LIGHT AND VENTILATION CALCS FOR UNIT STACK E4B			
GLAZING (8% FA)	REQUIRED SF PROVIDED	GLAZING (8% FA)	REQUIRED SF PROVIDED
148.3	271	148.3	271
OPERABLE WINDOWS (4% FA)	74.8	82	4.4%

LIGHT AND VENTILATION CALCS FOR UNIT STACK E4A			
GLAZING (8% FA)	REQUIRED SF PROVIDED	GLAZING (8% FA)	REQUIRED SF PROVIDED
148.8	272	148.8	272
OPERABLE WINDOWS (4% FA)	74.3	88	4.8%



NOTES:
1. MAXIMUM HEIGHT FOR FREE STANDING LIGHT IS 18' - 0"
2. EXTERIOR BUILDING LIGHT FIXTURES LIMITED TO NO MORE THAN 15' - 0" ABOVE FINISHED GRADE AND MUST BE DARK SKY COMPLIANT.
3. ELIMINATE (LEVEL 1 - WEST TOWER) EQUATES TO USGS DATUM ELEVATION OF 8052'-0".



PROJECT FLAGNOTES	
NO.	FLAGNOTE
5.02	PRE-FINISHED FAUX METAL CHIMNEY & CAP, RE: SHEET A-319 FOR DETAILS
5.21	MTL FASCIA, RE: A-540
7.02	PRE-FINISHED MTL GUTTER AND DOWNSPOUT, DOWNSPOUT TO DAYLIGHT
7.07	STUCCO CONTROL JOINT
15.14	GLASS POOL SECURITY FENCE AND GATE, RE: EPIC
23.04	AIR TRANSFER LOUVER, RE: MECH FOR SIZE, RE: A-428 FOR LOUVER DTLS
23.07	DRYER EXHAUST LOUVER FOR LEVEL 5 UNITS BELOW, RE: MECH FOR SIZE
25.00	EXTERIOR LIGHTING, RE: EXTERIOR ELEVATIONS & LIGHTING
25.23	ENTR: VERIFY EXACT PLACEMENT WITH LIGHTING DWGS.
25.28	UNIT BALCONY STEP LIGHTING, RE: A-480 AND A-481 FOR PLACEMENT

EXTERIOR MATERIAL LEGEND	
MATERIAL 1 STONE VENEER (80% BROWN/BLACK, 10% GREY MD)	MATERIAL 6 SPILT SANDSTONE CAP ADHERED STONE HEADERS/ILL
MATERIAL 2 VERTICAL CEMENT BOARD SIDING (NATURAL WOOD FINISH)	MATERIAL 8 GLULAM STRUCTURE/TRIM (STAINED)
MATERIAL 3 VERTICAL CEMENT BOARD SIDING (CHARCOAL)	MATERIAL 7 STUCCO (CREAM)
MATERIAL 4 VERTICAL CEMENT BOARD SIDING (STAINED CEDAR)	MATERIAL 5 ASPHALT SHINGLES (DARK GREY)

REVISIONS:	
NO.	DESCRIPTION
1	09/10/22 ADDITION #2
2	11/10/22 ADDITION #3
3	09/10/22 DOWNPOUT CORNER
4	09/10/22 ROOF SCUPPER SIZE
5	09/10/22 EAST BLDG COL RANG
6	09/10/22 EAST BLDG WALL
7	09/10/22 ALUMINUM
8	09/10/22 ARCHITECTURAL
9	09/10/22

PROJ. NO. 117033.00
DRAWN: OZ
CHECKED: Checker
APPROVED: Approver
DATE: 2024-10-18

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ONE RIVER RUN
ISSUED FOR:
PERMIT SET

SHEET TITLE:
EXTERIOR ELEVATIONS -
EAST BUILDING

SCALE: As Indicated
SHEET NUMBER

A-206

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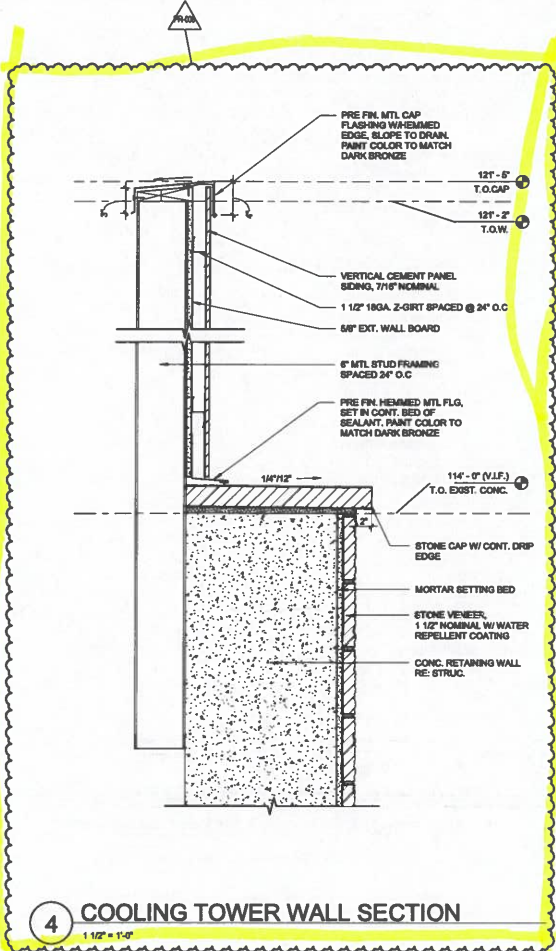
PROJ. NO. 117033.00
DRAWN: Author
CHECKED: Checker
APPROVED: Approver
DATE: 2024-10-18
REVISIONS:
R1-01105 09/10/24 LOBBY ROOF TIE-IN
R1-01343 09/10/24 WRAPPING OF ROOF
R1-01589 10/07/24 GARAGE LEVEL DOWN
R1-01628 11/08/24 AREA D CEILING
R1-028 11/08/24 R1-028

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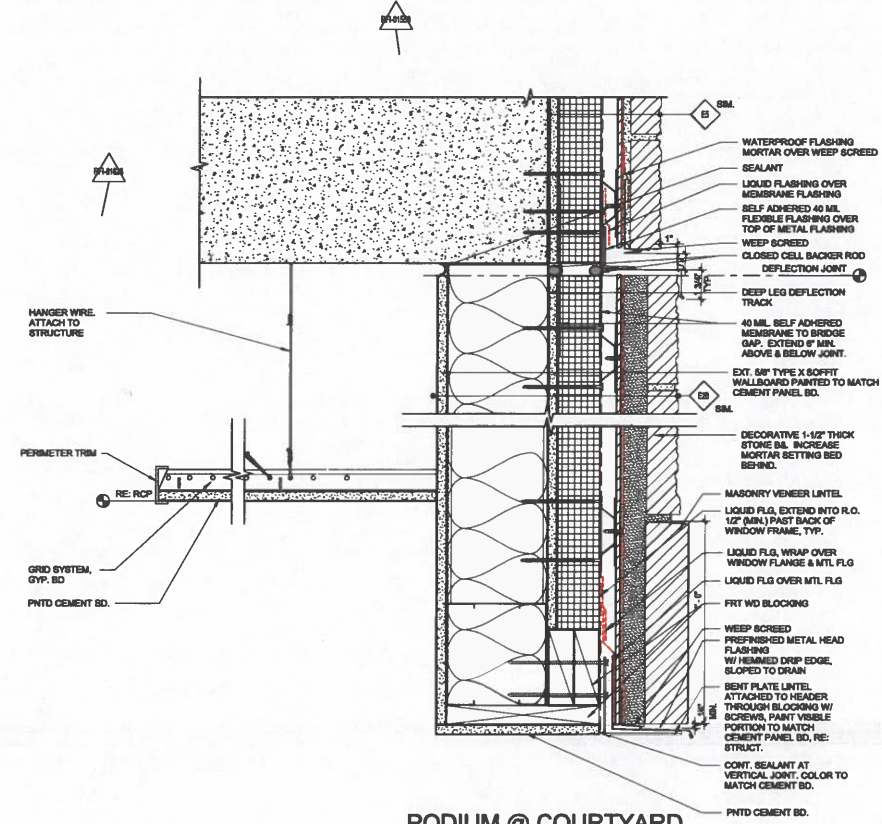
ONE RIVER RUN
ISSUED FOR:
PERMIT SET
SHEET TITLE:
ROOF DETAILS

SCALE: As Indicated
SHEET NUMBER

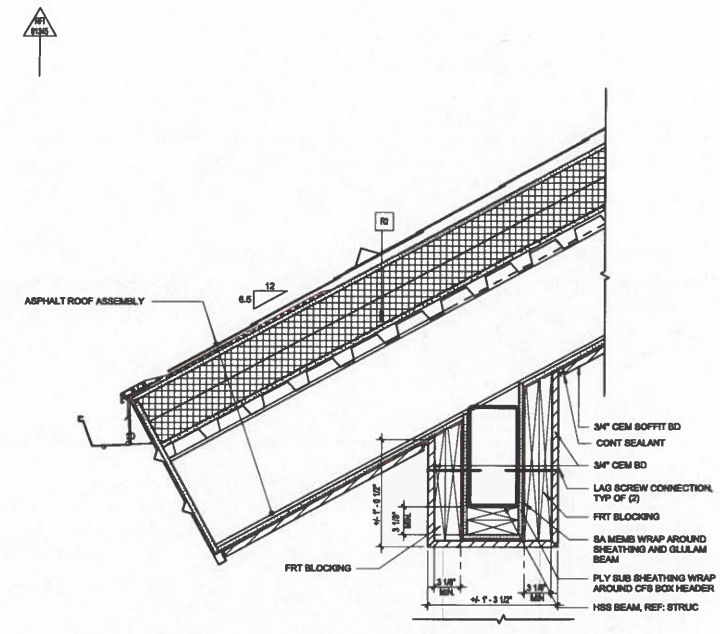
A-541



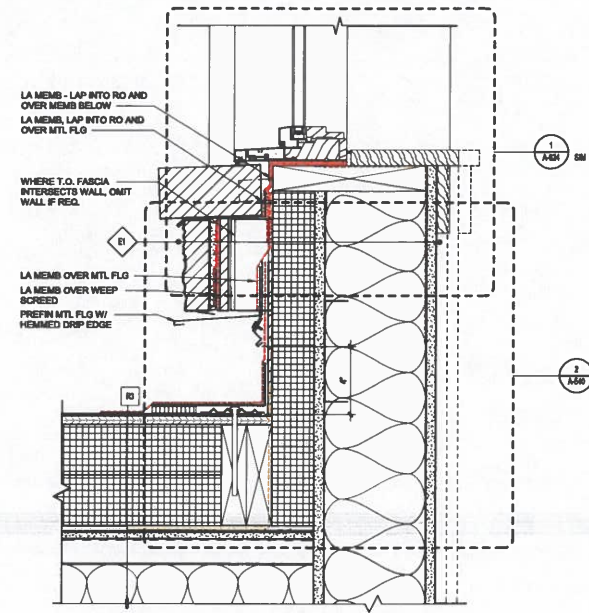
4 COOLING TOWER WALL SECTION
1 1/2\"/>



3 PODIUM @ COURTYARD
EXT. BULKHEAD DETAIL
3\"/>



2 EAVE DTL @ SHINGLE ROOF - HOTEL BLDG
1 1/2\"/>



1 E1 WALL TIE-IN AT LOBBY ROOF
3\"/>

Z-Girt for Rainscreen Framing

1-1/2" depth x 43mils (18ga)

ClarkDietrich Z-Girt is used as a primary rainscreen framing component with depths matching common exterior insulation thicknesses while providing a uniform plane for cladding attachment. It can be installed in a horizontal or vertical orientation. The type of fastener and spacing will vary based on application.

- 1-1/2" wide flange for easy screw attachment
- Prepunched holes in flanges at 4" o.c. for easy attachment
- Slotted holes in web for moisture weeping
- "Toed in" leg for strength and to grip rigid insulation

Product Data & Ordering Information

Material: Grade 33ksi min, yield strength, G90 - 43mils (18ga), 0.0451" Design Thickness, 0.0428" Min. Thickness

Depth: 1-1/2"

Stock Lengths: 12'-2" long

Packaging: 240 pieces per pallet

Packaging weight: 9.16 lbs/piece

Section Properties & Design Tables

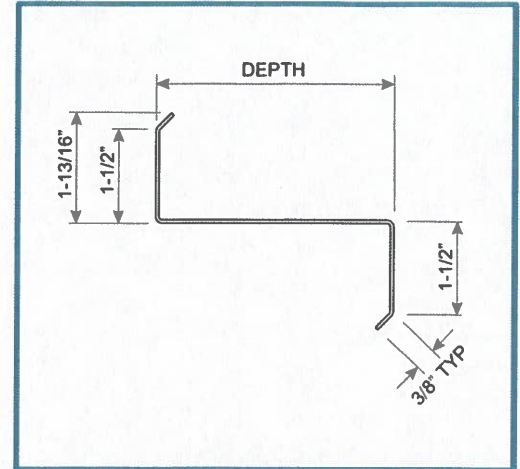
- For Z-Girt Section Properties & Design Tables, see: www.clarkdietrich.com/z-girt#technical-data

Code Approvals & Performance Standards

- **AISI S100-16 (2020) w/S2-20** North American Specification for the Design of Cold-Formed Steel Structural Members
- **AISI S240-15** North American Standard for Cold-Formed Steel Structural Framing
 - Section A3 Material - Chemical & mechanical requirements (Referencing ASTM A1003/A1003M)
 - Section A4 Corrosion Protection (Referencing ASTM A653/A653M)
- **SDS For ASTM A1003 Steel Framing Products** For Interior Framing, Exterior Framing and Clips/Accessories

Sustainability Credits For more details and LEED letters contact Technical Services at 888-437-3244 or visit clarkdietrich.com/LEED.

- **LEED v4.1 MR Credit:** Environmental Product Declarations: EPD (1 point) - Sourcing of Raw Materials (up to 2 points) - Material Ingredients (1 point) - Construction and Demolition Waste Management (up to 2 points)
- **LEED v4 MR Credit:** Building Product Disclosure and Optimization: EPD (1 point) - Sourcing of Raw Materials (1 point) - Material Ingredients (1 point) - Construction and Demolition Waste Management (up to 2 points) - Innovation Credit (up to 2 points).



- Ideal for framing of a rainscreen assembly
- Profile depths available: 1-1/2", 2", 2-1/2", 3", 3-1/2" and 4"

