STAUDER RANCH

814 HULL RIDGE ROAD, MONTROSE, COLORADO

□ CENTRE SKY ARCHITECTURE, LTD.

CASEY SMITH & COMPANY

CENTRE SKY ARCHITECTURE
PO BOX 161488
Big Sky, Montana 59716
Phone: (406) 995-7572 Fax: (406) 995-7477
E-mail: jamie@centresky.com www.centresky.com

ARCHITECT

10831 Eagle Crest Lane
Parker, Colorado 80138
Phone: (303) 840-0020 Fax: (303) 840-2299

FRED & DEANNA STAUDER
Suite B1750, New World Apts.
18-24 Salisbury Road
T.S.T., Kowloon, Hong Kong
Phone: (cell) 011 852 9263 9616 (buisness) 011 852 2313 6695
Fax: 011 852 2313 6369
E-mail: amstauder@sinoregent.com
dstauder@aol.com

CLIENT

CASEY SMITH & COMPANY
205 Secco Drive, Unit F
Montrose, CO 81401
Phone: (970) 728-6100, Fax: (970) 728-0260
E-mail: cs@caseysmith-finehomes.com

BUILDER

JESSE PEKKALA, P.E.
201 West Colorado Ave. #210
PO Box 1337, Telluride, CO 81435
Fax: (970) 728-5013 Phone: (970) 245-6778
Email: jesse@pekkalaeng.com

STRUCTURAL ENGINEER

SURVEYS WEST
LAND SURVEYING
63288 Jig Road
Montrose, Colorado 81401
Phone: (970) 252-0225 Fax: (970) 252-8533

CIVIL ENGINEER
SURVEYOR

WESTERN TECHNOLOGIES
2419 River Road Drive
Grand Junction, Colorado 81505-130
Phone: (970) 245-6778

GEOTECHNICAL ENGINEER

LANDSCAPE ARCHITECT

INTERIOR DESIGN

□ 95% CONSTRUCTION DOCUMENTS (BUILDING PERMITT SET)

NOVEMBER 5, 2007 □

CODE ANALYSIS

CODE DATA:

OCCUPANCY:
CONSTRUCTION TYPE:
ALLOWABLE FLOOR AREA
FIRE SPRINKLER:
IRRIGATION
BEARING & NON-BEARING
EXTERIOR WALLS

BUILDING DEPT:
BUILDING DEPT PHONE:
CONTACT:
CODE JURISDICTION:

MONTROSE
970.249.6688
KAREN BRADY
1997 UBC

INTERIOR BEARING WALLS
STRUCTURAL FRAME
SHAFT ENCLOSURES
ROOF/ROOF CEILING

AREA ANALYSIS

CHECKED BY: E. APPLEKAMP DATE: 08-20-07

LOWER LEVEL (UN-FINISHED)	2460 G.S.F	PHASE 2	1920 G.S.F
MAIN LEVEL	4280 G.S.F.		
UPPER LEVEL	596 G.S.F.		
MECH./ STOR.	1181 G.S.F.		
GARAGE	846 G.S.F.		
TOTAL:	9082 G.S.F.		

SITE INFORMATION

POWER: NORTH/WESTERN ENERGY ELECTRIC
WATER & SEWER:
GAS:
TELEPHONE:
UNDERGROUND LINE LOG:

FIRE DEPARTMENT: NO FIRE DISTRIC
FIRE DEPT PHONE:
DEFENSIBLE SPACE:
REQUIRED:
SOILS REPORT: WESTERN TECHNOLOGIES
PROJECT NUMBER: 912ST107

GRAPHIC SYMBOLS

GRAPHIC SYMBOLS & LEGEND

- 244.07 / 248.07 — EXISTING POINT ELEVATION / NEW POINT ELEVATION
- 248.07 — EXISTING CONTOURS
- 248.07 — NEW CONTOURS
- REVISION
- ELEVATION
- 100A — DOOR NUMBER
- A — WINDOW TYPE
- 108 — WALL TYPE
- 3 — CEILING TYPE
- GREAT ROOM ROOM NAME: 106 — ROOM NUMBER
- NEW CONCRETE
- PUMICE CRETE RAMMED EARTH RASTRA PANELS
- 4x6 — TIMBER FRAME
- LOOSE INSULATION
- STRUCTURAL BACKFILL
- UNDISTURBED SOIL
- LINE OF WALL ABOVE OR HIDDEN LINE
- LIMIT OF CONSTRUCTION
- EROSION CONTROL
- PROPERTY LINE
- VAPOR RETARDER
- GAS — GAS LINE
- WATER — WATER LINE
- TEL/CABLE — TELEPHONE CABLE LINE
- SEWER — SEWER LINE
- POWER — POWER LINE
- LIMITS OF EXCAVATION
- ASPHALT
- WALLS TO BE REMOVED
- EXISTING WALLS TO REMAIN
- NEW WALLS
- 5 TITLE / 1/2"=1'0" — TITLE MARK
- 100 — INTERIOR WALL ELEVATION REFERENCE DRAWING NUMBER
- 5 / A-100 — BUILDING SECTION & DETAIL REFERENCE DRAWING NUMBER
- 5 / A-100 — DETAIL REFERENCE DRAWING NUMBER
- DATUM POINT
- BREAK LINE
- CONSTRUCTION SECURITY FENCE

ABBREVIATIONS

AB	anchor bolt
ABV	above
ADJ	adjacent
AFF	above finished floor
AGG	aggregate
ALUM	aluminum
ALT	alternate
ARCH	architect (ural)
ASPH	asphalt
A/C	air conditioning
AVG	average
B.O.	board
BLDG	building
BLK	block
BLKG	blocking
BO	bottom of
BOT	bottom
BR	bedroom
BRG	bearing
BSMT	basement
BUR	built-up roofing
C	channel
CAB	cabinet
CB	catch basin
CG	corner guard
CTR	center
CI	cast iron
CJ	control joint
CLG	ceiling
CL	closet
CLR	clear (ance)
CMU	concrete masonry unit
CO	clean out
COL	column
CONC	concrete
CONST	construction
CONT	continuous or continue
CORR	corridor
CPT	carpet (ed)
CSMT	casement
CT	ceramic tile
DBL	double
DF	drinking fountain
DH	double hung
DIAG	diagonal
DIAM	diameter
DIM	dimension (s)
DL	dead load
DN	down
DISP	dispenser
DR	door
DS	downspout
DTL	detail
DWG	drawing
DWR	drawer
E	east
EA	each
EHD	electric hand dryer
EJ	expansion joint
EL	elevation
ELEC	electric (al)
EPDM	elastomeric membrane
EQ	equal
EQPT	equipment
EWC	electric water cooler
EXIST	existing
EXH	exhaust
EXT	exterior
FD	floor drain
FDTN	foundation
FE	fire extinguisher
FEC	fire extinguisher cabinet
FF	factory finish
FFEL	finished floor elevation
FIN	finish
FLG	flashing
FLR	floor (ing)
FLUR	fluorescent
FND	feminine napkin dispenser
FNV	feminine napkin vendor
FOC	face of concrete
FOF	face of finish
FOM	face of masonry
FOS	face of stud
FRMG	framing
FT	foot
FTG	footing
FUT	future
GA	gage, gauge
GAL	gallon
GB	grab bar
GC	general contract (or)
GI	galvanized iron
GL	glass, glazing
GWB	gypsum wall board
GV	galvanized
GYP	gypsum
HAS	headed anchor stud
HB	hose bibb
HBD	hardboard
HC	hollow core
HCP	handicap (ped)
HDR	header
HDW	hardware
HM	hollow metal
HOR	horizontal
HP	horsepower
HT	height
HTG	heating
HWD	hardwood
HVAC	heat/ventilate/air condition
ID	inside diameter
INCL	include (d) (ing)
INSUL	insulate (d) (ion)
INT	interior
IRC	international residential code
INV	invert
JST	joist
JT	joint
KIT	kitchen
KO	knockout
L	length, angle
LAB	laboratory
LAM	laminate (d)
LAV	lavatory
LB	pound
LBL	label (ed)
LF	lineal feet
LL	live load
LT	light
LWC	lightweight concrete
MAS	masonry
MAX	maximum
MC	medicine cabinet
MECH	mechanic (al)
MTL	metal
MFR	manufacturer (r)
MH	manhole
MIN	minimum
MISC	miscellaneous
ML	microlam
MLD	molding, moulding
MMB	membrane
MO	masonry opening
MOV	movable
MT	mount (ed) (ing)
MATL	material (s)
N	north
NAT	natural
NIC	not in contract
NOM	nominal
NTS	not to scale
OBS	obscure
OC	on center (s)
OD	outside diameter
OFD	overflow drain
OH	overhead
OPG	opening
OPH	opposite hand
OPP	opposite
PC	particle-crete
PERF	perforate
PERIM	perimeter
PLF	pounds per lineal feet
PLAM	plastic laminate
PL	plaster
PLAS	plastic
PLT	plate
PNL	panel
PNT	paint (ed)
PR	pair
PSF	pounds per square foot
PSI	pounds per square inch
PTD	paper towel dispenser
PTN	partition
PVC	polyvinyl chloride
PVMT	pavement
PWD	plywood
QT	quarry tile
R	riser, radius
R/A	return air
RB	rubber base
RCP	reflected ceiling plan
RD	roof drain
RE	reference
REF	refrigerator
REG	register
REINF	reinforced (d) (ing)
REQD	required
REV	revision (s), revised
RFG	roofing
RM	room
RO	rough opening
ROW	right of way
RS	rough sawn
RUB	rubber
S	south
S/A	supply air
SAG	suspended acoustic grid
SC	solid core
SCH	schedule
SD	storm drain
SECT	section
SHT	sheet
SHTG	sheathing
SIM	similar
SPD	soap dispenser
SPEC	specification
SPKR	speaker
SQ	square
SSK	stainless sink
SS	stainless steel
ST	steel
STD	standard
STIFF	stiffener
STO	storage
STR	structural
SUSP	suspended
T	tread
TB	towel bar
TC	term coats
TEL	telephone
THK	thick (ness)
TO	top of
TOC	top of concrete
TOS	top of steel
TOW	top of wall
TPD	toilet paper dispenser
TPH	toilet paper holder
TS	tube steel
TV	television
TYP	typical
T&G	tongue and groove
UBC	uniform building code
UL	underwriters laboratory
UNO	unless noted otherwise
VCT	vinyl composition tile
VERT	vertical
VR	vapor retarder
W	west, wide, width
W/	with
WC	watercloset
WD	wood
WDW	window
WF	wide flange
WG	wire glass
W/O	without
WP	waterproof (ing)
WWF	welded wire fabric
WI	wrought iron

SYMBOLS

- ∠ angle
- ℄ centerline
- ϕ diameter
- ⊥ perpendicular
- PL plate

GENERAL NOTES

1. ALL CONST INCLUDED UNDER THIS CONTRACT SHALL BE IN COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE & LOCAL CODES, STANDARDS, REGULATIONS, ORDINANCES, AND SPECIFICATIONS. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS APPLICABLE TO THIS PROJECT.
2. GENERAL CONTRACTOR/CONSTRUCTION MANAGER AS WELL AS SUB-CONTRACTOR SHALL BE FAMILIAR WITH & COMPLY TO ALL PROCEDURES SET FORTH BY FEDERAL, STATE, AND SPECIFICATIONS AND THE LOCAL GOVERNING AGENCIES IN THE CONSTRUCTION OF THIS PROJECT. IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO FURNISH ALL AFFIDAVITS, CERTIFICATES, & REPORTS AS MAY BE REQUIRED BY ANY & ALL AGENCIES UPON REQUEST.
3. ALL CONSTRUCTION DOCUMENTS ARE BASED ON THE ACCURACY OF THE EXISTING RECORD DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR /CONSTRUCTION MANAGER AND TRADE CONTRACTORS TO VERIFY EXISTING CONDITIONS AND DIMENSIONS PRIOR TO THE INSTALLATION OF ANY NEW WORK OR DEMOLITION OF EXISTING CONSTRUCTION. IF ANY DISCREPANCIES ARE FOUND BETWEEN THE EXISTING CONDITION AND THE CONSTRUCTION DOCUMENTS THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY.
4. PATCH AND REPAIR ALL EXISTING SURFACES WITHIN THE AREA OF CONSTRUCTION WITH A FINISH TO MATCH EXISTING. COORDINATE EXTENT OF PATCHING WITH ARCHITECTURAL, PLUMBING, MECHANICAL AND ELECTRICAL DEMOLITION PLANS.
5. INTERRUPTION OF EXISTING UTILITIES AND SERVICES AS NECESSARY MUST BE COORDINATED WITH THE OWNER'S REPRESENTATIVE WITH A MINIMUM OF 72 HOURS PRIOR NOTICE. THESE SERVICE INTERRUPTIONS INCLUDE BUT ARE NOT LIMITED TO, WATER, POWER, SANITARY SEWER, GAS, TELPHONE, CABLE, ETC.
6. INFORMATION TAKEN FROM TOPOGRAPHIC MAP PREPARED BY MORRISON MAIERLE
BUILDING FOOTPRINT IS TO BE LOCATED BY A CERTIFIED SURVEYOR & TO BE REVIEWED AND APPROVED BY ARCHITECT BEFORE COMMENCING WORK.
7. ALL UTILITIES ARE TO BE BURIED.
8. DO NOT DISTURB SITE BEYOND 12' PERIMETER FROM BUILDING FOOTPRINT.
9. SURFACE & SUBSURFACE DRAINAGE AS PER SOILS ENGINEER RECOMMENDATIONS RE: ALLIED ENGINEERING
10. CONTRACTORS SHALL COMPLY WITH ALL CONSTRUCTION DOCUMENTS, INCLUDING OUTLINE SPECIFICATIONS. DO NOT SCALE DRAWINGS! FOLLOW DIMENSIONS AS PER PLANS.
11. SPECIFICATIONS AND DRAWINGS INDICATE FINISHED STRUCTURE. BUILDER SHALL BE RESPONSIBLE FOR CONSTRUCTION METHODS, PROCEDURES, AND CONDITIONS (INCLUDING SAFETY), EXCEPT AS SPECIFICALLY INDICATED OTHERWISE IN THE CONTRACT DOCUMENTS.
12. CONTRACTORS SHALL RIGIDLY ADHERE TO ALL LAWS, CODES, AND ORDINANCES WHICH APPLY TO THIS WORK. HE SHALL NOTIFY AND RECEIVE CLARIFICATION FROM ARCHITECT IN WRITING OF ANY VARIATIONS BETWEEN CONTRACT DOCUMENTS AND GOVERNING REGULATIONS.
13. PRIOR TO MATERIAL FABRICATION SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT/ENGINEER FOR CONFORMANCE TO DESIGN.
14. THE CHECKING OF SHOP DRAWINGS BY THE ARCHITECT OR ENGINEER IN NO WAY RELIEVES THE CONTRACTOR OF FULL RESPONSIBILITY FOR ACCURATE COMPLETION OF THE WORK AS DRAWN AND SPECIFIED.
15. ALL MATERIALS AND EQUIPMENT SHALL BE PROTECTED FROM WEATHER DAMAGE.

SHEET INDEX

A0-1.1 COVER SHEET
A0-1.2 TITLE SHEET
C1-0.1 SITE SURVEY

ARCHITECTURAL

A1-0.1 EXISTING SITE PLAN
A1-0.2 SITE PLAN
*A1-0.4 SITE SECTIONS
*A1-0.5 SITE DETAILS
A1-1.0 LOWER LEVEL FLOOR PLAN
A1-1.1 OVERALL MAIN LEVEL FLOOR PLAN
A1-1.1a MAIN LEVEL FLOOR PLAN
A1-1.1b MAIN/ UPPER LEVEL FLOOR PLAN
*A1-1.1c PHASE 2 FLOOR PLAN
A1-2.0 LOWER LEVEL RCP PLAN
A1-2.1a MAIN LEVEL RCP PLAN
A1-2.1b MAIN/ UPPER LEVEL RCP PLAN
*A1-2.1c PHASE II RCP PLAN
A1-3.0 ROOF PLAN
A2-0.1 EXTERIOR ELEVATIONS
A2-0.2 EXTERIOR ELEVATIONS
A2-0.3 EXTERIOR ELEVATIONS
A2-0.4 EXTERIOR ELEVATIONS
*A2-0.5 PHASE II ELEVATIONS
A3-0.1 BUILDING SECTIONS
A3-0.2 BUILDING SECTIONS
A3-0.3 BUILDING SECTIONS
A3-1.1 WALL SECTIONS
A3-1.2 WALL SECTIONS
A3-2.1 STAIR DETAILS
A3-2.2 STAIR DETAILS
A4-0.1 FIREPLACE DETAILS
A4-0.2 FIREPLACE DETAILS
A4-0.3 FIREPLACE DETAILS
*A4-0.4 FIREPLACE DETAILS
A4-1.1 INTERIOR ELEVATIONS
A4-1.2 INTERIOR ELEVATIONS
A4-1.3 INTERIOR ELEVATIONS
A4-1.5 INTERIOR ELEVATIONS
A4-1.6 INTERIOR ELEVATIONS
A4-1.7 INTERIOR ELEVATIONS
A4-1.8 INTERIOR ELEVATIONS
A5-0.1 WALL TYPES
A5-0.2 FLOOR TYPES
A5-0.3 ROOF TYPES
A5-1.1 EXTERIOR DETAILS
A5-1.2 EXTERIOR DETAILS
A5-1.3 TRUSS DETAILS
*A5-2.1 INTERIOR DETAILS
*A5-2.2 INTERIOR DETAILS
A5-3.1 DOOR DETAILS
A5-3.2 WINDOW DETAILS
A6-6.1 DOOR SCHEDULE
A6-6.2 WINDOW SCHEDULE

*NOT INCLUDED IN THIS SET

STRUCTURAL

S1 FOUNDATION MASTER PLAN
S1-A MAIN HOUSE FOUNDATION PLAN
S1-B GUEST HOUSE FOUNDATION PLAN
S1-C GARAGE FOUNDATION PLAN
S5 FOUNDATION SECTIONS & DETAILS
S6 NOTES & DETAILS

ELECTRICAL

E1-1.0LOWER LEVEL LIGHTING PLAN
E1-1.1MAIN LEVEL LIGHTING PLAN
E1-1.1a MAIN LEVEL LIGHTING PLAN
*E1-1.1b PHASE 2 LIGHTING PLAN

CENTRE SKY
ARCHITECTURE, LTD.
ARCHITECTURE
PLANNING

COLORADO:
10831 EAGLE CREST LANE
PARKER, COLORADO 80138
P 303.840.0020
F 303.840.2299

MONTANA:
P.O. BOX 161488
11 LONE PEAK DR., UNIT 206
BIG SKY, MONTANA 59716
P 406.995.7572
F 406.995.7477

www.centresky.com

STAUDER RANCH
LOT 7 - SANJUAN RANCH
814 HULL RIDGE ROAD
MONTROSE, COLORADO 81401

NOT FOR CONSTRUCTION

Issued For	Date
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Drawn By	J. DUNKERTON
Date	November 05, 2007
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Phase	95% C.D.
Sheet	A0-1.2

TITLE SHEET