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10125 RANCHO MONTECITO DR.
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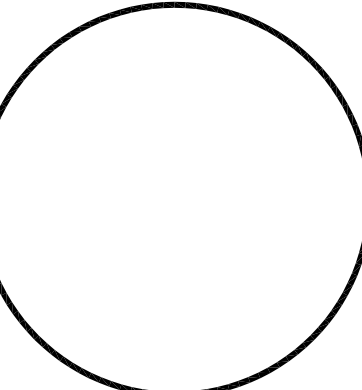
MONTANA:
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BIG SKY, MONTANA 59716
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YC 30 - REMODEL
95 Andesite Ridge Rd
Big Sky, MT 59716

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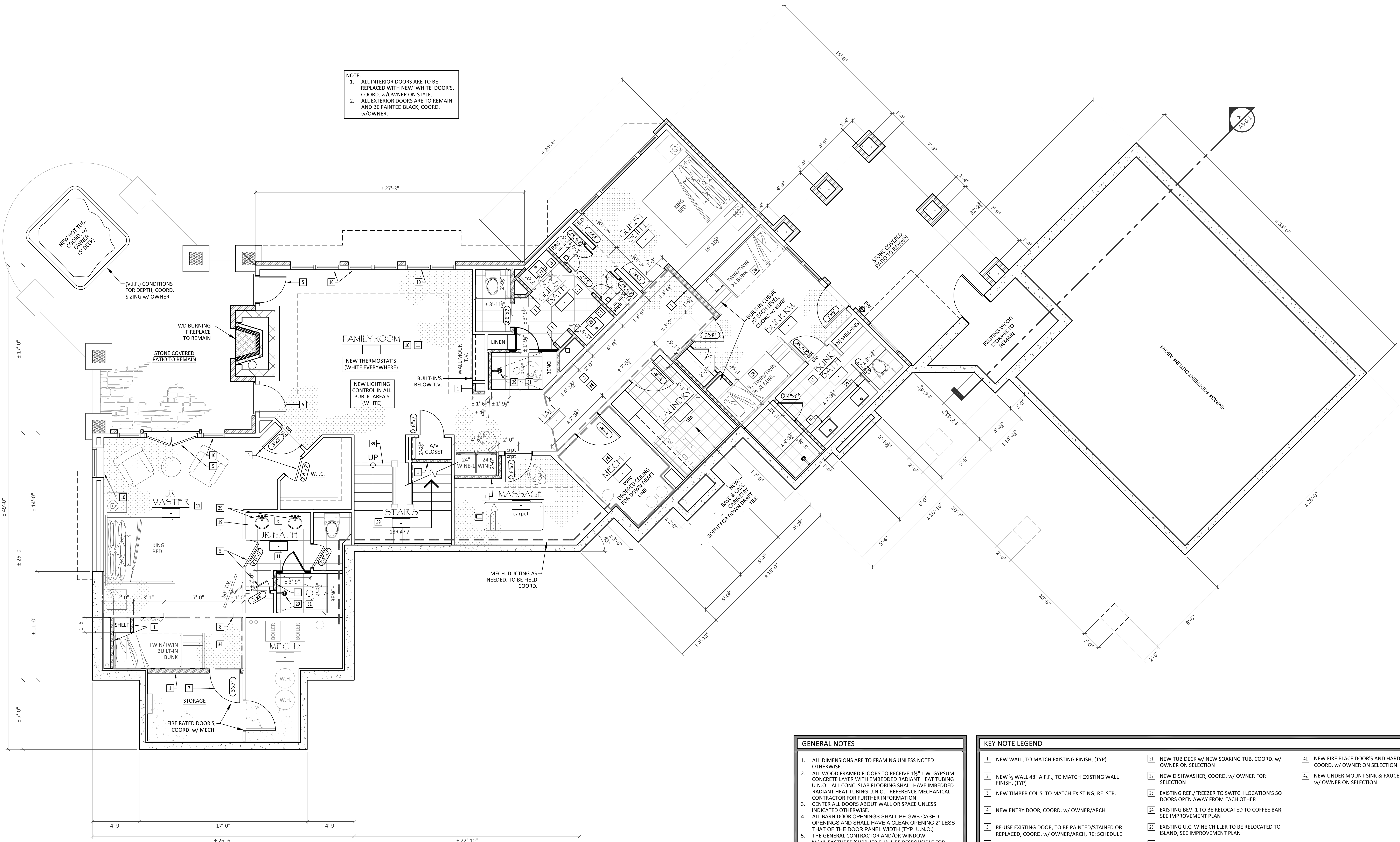
Issued For Date
ARC FINAL REVIEW 04-10-2018
Project # 1736.00
95% C.D.
100% C.D.

Drawn By A. Overbeek
Date APR 10, 2018
Project # 1736.00
Phase YC - ARC FINAL REVIEW
Sheet

A1-1.0

LOWER LEVEL
IMPROVEMENT PLAN

NOTE:
1. ALL INTERIOR DOORS ARE TO BE REPLACED WITH NEW 'WHITE' DOOR'S, COORD. w/OWNER ON STYLE.
2. ALL EXTERIOR DOORS ARE TO REMAIN AND BE PAINTED BLACK, COORD. w/OWNER.



1 LOWER LEVEL FLOOR PLAN - PHASE 1
SCALE: 1/4" = 1'

SQUARE FOOTAGE - (SEE TITLE SHEET FOR DEFINITION)

	LOWER LEVEL (EXISTING)	LOWER LEVEL (NEW ADDED)	MAIN LEVEL (EXISTING)	MAIN LEVEL (NEW ADDED)	UPPER LEVEL (EXISTING)	UPPER LEVEL (NEW ADDED)	TOTAL (EXISTING)	TOTAL (NEW)	DELTA (TOTAL ADDED)
LIVABLE	2,100 SF	+ 93 SF	2,750 SF	N.A.	N.A.	+ 858 SF	4,850 SF	5,801 SF	+ 951 SF
MECHANICAL	216 SF	N.A.	N.A.	N.A.	N.A.	N.A.	216 SF	216 SF	0 SF
STORAGE	270 SF	- (80) SF	N.A.	+ 60 SF	N.A.	N.A.	270 SF	250 SF	- 20 SF
GARAGE	N.A.	N.A.	- (135) SF	N.A.	N.A.	N.A.	796 SF	661 SF	- 135 SF
TOTAL	2,586 GSF	+ 13 GSF	2,615 GSF	+ 60 GSF	0 GSF	+ 858 GSF	6,132 GSF	6,928 GSF	+ 796 GSF
DECKS/PATIOS									

GENERAL NOTES

- ALL DIMENSIONS ARE TO FRAMING UNLESS NOTED OTHERWISE.
- ALL WOOD FRAMED FLOORS TO RECEIVE 1 1/2" L.W. GYPSUM CONCRETE LAYER WITH EMBEDDED RADIANT HEAT TUBING U.N.O. ALL CONC. SLAB FLOORING SHALL HAVE EMBEDDED RADIANT HEAT TUBING U.N.O. - REFERENCE MECHANICAL CONTRACTOR FOR FURTHER INFORMATION.
- CENTER ALL DOORS ABOUT WALL OR SPACE UNLESS INDICATED OTHERWISE.
- ALL BARN DOOR OPENINGS SHALL BE GWB CASED OPENINGS AND SHALL HAVE A CLEAR OPENING 2" LESS THAT OF THE DOOR PANEL WIDTH (TYP. U.N.O.)
- THE GENERAL CONTRACTOR AND/OR WINDOW MANUFACTURER/SUPPLIER SHALL BE RESPONSIBLE FOR ENSURING THAT SAFETY GLASS IS PROVIDED WHERE APPLICABLE IN ACCORDANCE WITH 2012 IRC SECTION R308.4
- RADON MITIGATION SYSTEM SHALL BE INSTALLED UNDER ALL CONCRETE SLABS. (TYP)
- ANY AND ALL POST AND BEAM SIZES SHALL BE CROSS CHECKED WITH STRUCTURAL DRAWINGS, NOTIFY ARCHITECT OF ANY DISCREPANCIES. (TYP)
- WATER SUPPLY (W.S.) TO BE LOCATED ON NON-VISIBLE SIDE OF TOILET (TYP)

WALL & COLUMN LEGEND

- CONVENTIONAL WOOD FRAMING - STANDARD THICKNESS 2x6 U.N.O.
- CONCRETE WALL - STANDARD THICKNESS 8" U.N.O.
- CMU MASONRY WALL/PIER - STANDARD THICKNESS OF 8" U.N.O.
- STONE MASONRY - STANDARD THICKNESS OF 6" U.N.O.
- INDICATES ARCHITECTURAL WOOD COLUMN (WOOD TYPE 'A1' U.N.O.)
- INDICATES STRUCTURAL WOOD COLUMN, (WOOD TYPE 'A2' U.N.O.) VERIFY SIZE AND GRADE WITH STRUCTURAL DRAWINGS. (TYP)
- INDICATES STRUCTURAL COLUMN, VERIFY SIZE AND TYPE WITH STRUCTURAL DRAWINGS. (TYP.)

KEY NOTE LEGEND

- NEW WALL, TO MATCH EXISTING FINISH, (TYP)
- NEW 1/2" WALL 48" A.F.F., TO MATCH EXISTING WALL FINISH, (TYP)
- NEW TIMBER COL'S. TO MATCH EXISTING, RE: STR.
- NEW ENTRY DOOR, COORD. w/ OWNER/ARCH
- RE-USE EXISTING DOOR, TO BE PAINTED/STAINED OR REPLACED, COORD. w/ OWNER/ARCH, RE: SCHEDULE
- FILL IN (E) DOOR/WINDOW
- NEW DOOR & TRIM
- NEW CASED OPENING & TRIM
- NEW WINDOW & TRIM
- REPLACE ALL BASE & CASE TRIM TO 1x6 'PAINTED POPLAR', COORD. w/ OWNER
- NEW FLOORING MATERIAL, COORD. w/ OWNER/ARCH. (TYP)
- NEW BUILT UP THEATER FLOOR FOR STEPPED SEATING, COORD. w/ OWNER/ARCH. (TYP)
- NEW FLOOR SLAB, RE: STR.
- NEW APRON AT GARAGE, RE: STR.
- NEW GUARDRAIL & NEWEL POSTS, TO MATCH EXISTING, (TYP)
- EXISTING CABINETRY TO BE PAINTED, COORD. w/ OWNER/ARCH. (TYP)
- NEW CABINETRY, COORD. w/ OWNER/ARCH. (TYP)
- NEW SHELVING, COORD. w/ OWNER/ARCH. (TYP)
- NEW COUNTER TOP, COORD. w/ OWNER/ARCH. (TYP)
- NEW COUNTER TOP, TO MATCH (E) 'MYSTERY WHITE' MARBLE
- NEW TUB DECK w/ NEW SOAKING TUB, COORD. w/ OWNER ON SELECTION
- NEW DISHWASHER, COORD. w/ OWNER FOR SELECTION
- EXISTING REF./FREEZER TO SWITCH LOCATION'S SO DOORS OPEN AWAY FROM EACH OTHER
- EXISTING BEV. 1 TO BE RELOCATED TO COFFEE BAR, SEE IMPROVEMENT PLAN
- EXISTING U.C. WINE CHILLER TO BE RELOCATED TO ISLAND, SEE IMPROVEMENT PLAN
- NEW BEV. CENTER, COORD. w/ OWNER/ARCH. (TYP)
- NEW ICE MAKER, COORD. w/ OWNER/ARCH. (TYP)
- NEW DOWN DRAFT SYSTEM, COORD. w/ OWNER/ARCH. (TYP)
- NEW PLUMBING FIXTURE, COORD. w/ OWNER/ARCH. (TYP)
- NEW STEAM SHOWER, COORD. w/ OWNER/ARCH. (TYP)
- NEW TILE SHOWER, COORD. w/ OWNER/ARCH. (TYP)
- NEW 60" WOLF RANGE, COORD. w/ OWNER/ARCH. (TYP)
- NEW THEATER SEATING, PROVIDE FRAMED UP STEP SEATING, COORD. w/ OWNER/ARCH.
- NEW DROP CEILING TO ACCOMMODATE PLUMBING/ELEC. CONDUIT, COORD. w/ FIRE SUPPRESSION.
- NEW DROP CEILING TO EXPOSE (E) TRUSS, RE: RCP.
- COORD. CEILING w/ (E) DECK VENTING/CONDUIT. CONFIRM w/ ARCH.
- NEW FOUNDATION WALL, RE: STR.
- NEW BUILT-IN BUNK, COORD. w/ OWNER/ARCH. (TYP)
- NEW STAR TREAD'S & RISER'S, COORD. w/ OWNER/ARCH. (TYP)
- NEW DECORATIVE LIGHT FIXTURE, COORD. w/ OWNER/ARCH. (TYP)



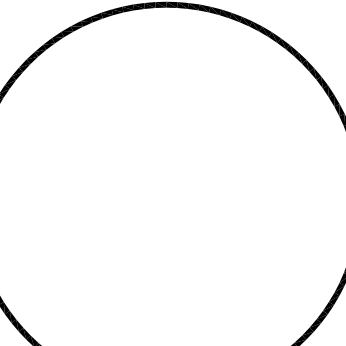
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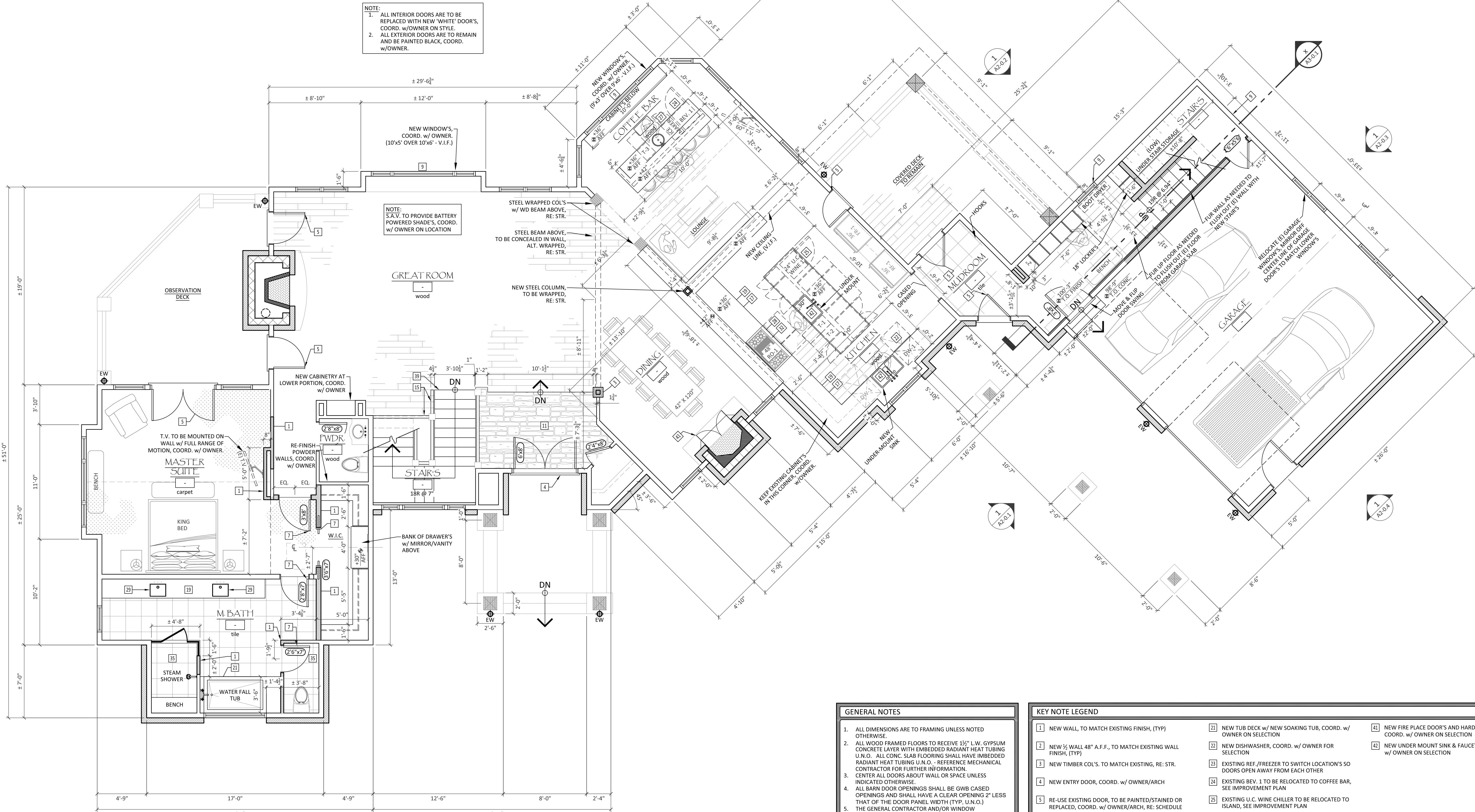


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MAIN LEVEL
IMPROVEMENT PLAN



1 MAIN LEVEL FLOOR PLAN - PHASE 1
SCALE: 1/4" = 1'

SQUARE FOOTAGE - (SEE TITLE SHEET FOR DEFINITION)

	LOWER LEVEL (EXISTING)	LOWER LEVEL (NEW ADDED)	MAIN LEVEL (EXISTING)	MAIN LEVEL (NEW ADDED)	UPPER LEVEL (EXISTING)	UPPER LEVEL (NEW ADDED)	TOTAL (EXISTING)	TOTAL (NEW)	DELTA (TOTAL ADDED)
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MECHANICAL	216 SF	N.A.	N.A.	N.A.	N.A.	N.A.	216 SF	216 SF	0 SF
STORAGE	270 SF	- (80) SF	N.A.	+ 60 SF	N.A.	N.A.	270 SF	250 SF	- 20 SF
GARAGE	N.A.	N.A.	- (135) SF	N.A.	N.A.	N.A.	796 SF	661 SF	- 135 SF
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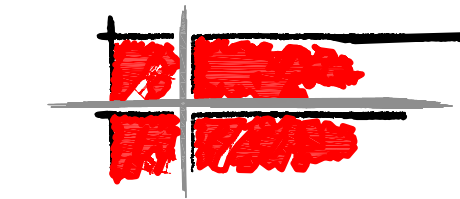
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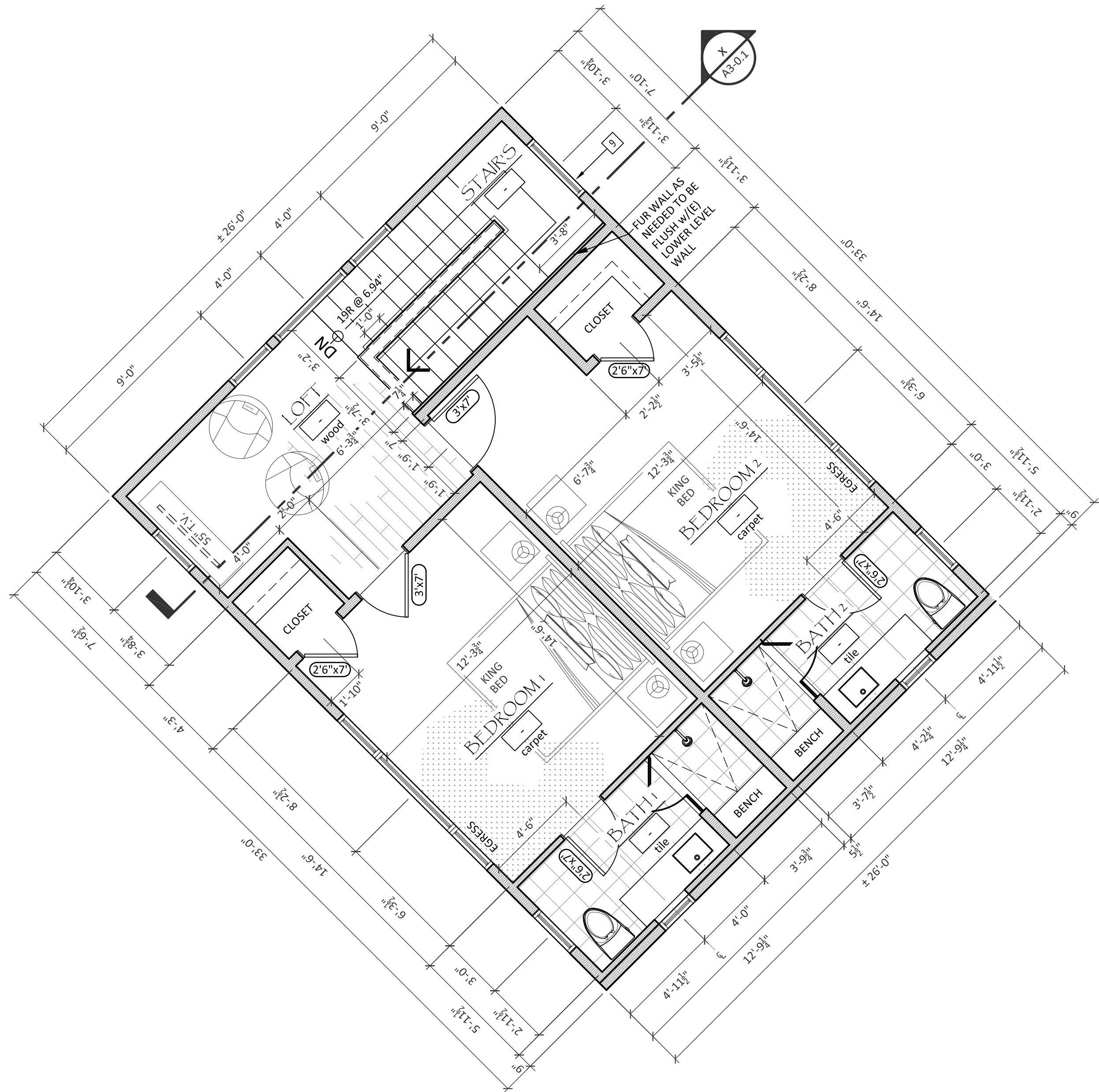
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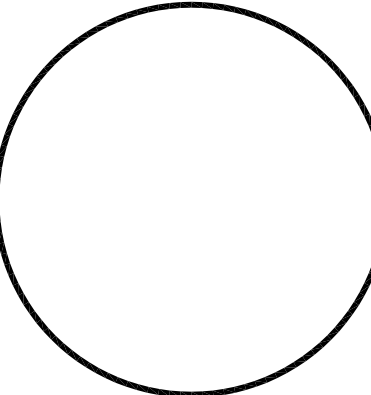
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A1-1.2

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