BIG HORN CONDO SIDING REPLACEMENT & EXTERIOR UPGRADES PHASE 1 (UNIT TYPES E & F), BIG SKY, MT

PROJECT TEAM

OWNER

BIG HORN AT LONE MOUNTAIN BOARD OF DIRECTORS 12 RUNNING BEAR ROAD BIG SKY, MT 59716 CONTACT: ADRIENNE (RENNIE) **FLECKMAN** CELL: 347-446-1881

ARCHITECTURAL

HIP AND HUMBLE ARCHITECTURE 418 S. 5TH AVE. BOZEMAN, MT 59715 406-581-3832 CONTACT: BOB MECHELS

PROJECT MANAGER

MONTANA CONSTRUCTION MGMT. P.O. BOX 1508 GREAT FALLS, MT 59401 650-504-0574 CONTACT: DAVID SAENZ

GENERAL CONTRACTOR

LANGLAS & ASSOCIATES, INC. 1019 EAST MAIN ST., SUITE 101 BOZEMAN, MT 59715 406-585-3420 CONTACT: BUD DAIGLE

	ARCHITECTURAL
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PROJECT INFORMATION

LEGAL DESCRIPTION: BIG HORN CONDO, S30, T06 S, R03 E, BIG HORN CONDO MASTER MADISON COUNTY, MT

PROPERTY ID#: 923794

VICINITY MAP



CODE REQUIREMENTS CONTRACTOR MUST COMPLY WITH RULES AND REGULATIONS OF AGENCIES HAVING JURISDICTION AND SHALL CONFORM TO ALL CITY, COUNTY, STATE AND FEDERAL CONSTRUCTION SAFETY AND SANITARY LAWS, CODES, STATUTES AND ORDINANCES. ALL FEES, TAXES, PERMITS, APPLICATIONS AND CERTIFICATES OF INSPECTION AND THE FILING OF ALL WORK WITH GOVERNMENTAL AGENCIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THIS PROJECT SHALL COMPLY WITH THESE CODES, OR LATER EDITIONS AS REQUIRED BY MADISON COUNTY, MONTANA:

2018 INTERNATIONAL RESIDENTIAL CODE 2018 INTERNATIONAL MECHANICAL CODE 2018 UNIFORM PLUMBING CODE 2017 NATIONAL ELECTRIC CODE 2012 INTERNATIONAL ENERGY CONSERVATION CODE

GENERAL NOTES

COMPLIANCE WITH BUILDING REGULATIONS AND/OR GOVERNMENTAL LAWS.

4. CONSTRUCTION DOCUMENTS SHOW THE DESIGN INTENT OF THE PROJECT & MA NOT SHOW MINOR DETAILS OF PROPOSED INSTALLATION. THE INCLUSION OF THE INCLUDED AS A PART OF A BID.

6. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSPECT EXISTING CONDITIONS PRIOR TO PROCEEDING WITH EACH INSTALLATION OR PART OF THE WORK DISCREPANCIES MUST BE REPORTED TO THE ARCHITECT PRIOR TO PROCEEDING.

7. ALL WORK SHALL BE ERECTED AND INSTALLED PLUMB, LEVEL, SQUARE, TRUE AND IN PROPER ALIGNMENT.

8. THE DESIGN, ADEQUACY AND SAFETY OF ERECTION BRACING, SHORING, TEMPORARY SUPPORTS ETC. IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND HAS NOT BEEN CONSIDERED BY THE ENGINEER OR ARCHITECT. THE CONTRACTOR IS RESPONSIBLE FOR THE STABILITY OF THE STRUCTURE PRIOR TO THE COMPLETION OF ALL SHEAR WALLS, ROOF AND FLOOR DIAPHRAGMS AND

9. CONTRACTOR SHALL BE RESPONSIBLE FOR THE DISTRIBUTION OF DRAWINGS AND/OR SPECIFICATIONS, INCLUDING ALL UPDATES AND ADDENDA, TO THE TRADES UNDER THEIR JURISDICTION.

10. THE CONTRACTOR IS TO COORDINATE THE INSTALLATION OF MATERIALS & WORK OF OTHERS WHO ARE NOT SUB-CONTRACTORS TO THE G.C., YET ARE REQUIRED IN PROVIDING A COMPLETED PROJECT. AREAS OF WORK REQUIRING COORDINATION INCLUDE BUT ARE NOT LIMITED TO THOSE INDICATED AS N.I.C. ON THE CONSTRUCTION DOCUMENTS.

11. REFER TO STRUCTURAL, MECHANICAL & ELECTRICAL DRAWINGS FOR COORDINATION OF WORK.

12. IN THE CASE OF CONTRADICTIONS BETWEEN DRAWINGS OR BETWEEN DRAWINGS & SPECIFICATIONS, ASSUME THE MORE COSTLY APPROACH FOR BIDDING PURPOSES. BRING ALL CONTRADICTIONS TO THE ATTENTION OF THE

13. ALL WORK AND MATERIALS SHALL BE GUARANTEED AGAINST DEFECTS FOR A PERIOD OF AT LEAST ONE(1) YEAR FROM APPROVAL OF FINAL PAYMENT.

14. 3-D VIEWS MAY BE USED THROUGHOUT THE CONSTRUCTION DOCUMENTS. 3-D VIEWS ARE SHOWN TO CLARIFY CONDITIONS THAT CANNOT BE SHOWN IN OTHER VIEWS. 3-D VIEWS MAY NOT SHOW ALL DETAILS REQUIRED TO COMPLETE THE AREA. REFER TO DETAILS AT ADJACENT AREAS AS NECESSARY OR ASK THE ARCHITECT PRIOR TO BIDDING.

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CONSTRUCTION NOTES

1. ALL EXTERIOR WALLS TO BE 2X6'S @ 16" ON CENTER U.N.O.

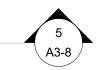
2. ALL DECKS TO BE CONSTRUCTED WITH REDWOOD OR PRESSURE TREATED JOISTS PER FRAMING PLANS (FUTURE)

3. ALL WINDOWS THERMAL PANE LOW E GLAZING.

4. "EGRESS" WINDOW DENOTES WINDOW WITH MIN. CLEAR WIDTH OF 20" MIN CLEAR HEIGHT OF 24" MIN CLEAR OPENABLE AREA OF 5.7 sq ft AND FINISHED SILL NOT TO BE MOUNTED MORE THAN 44" ABOVE FLOOR. WINDOW NOTATION CONTAINING A "T" DESIGNATES TEMPERED GLAZING. 5. STRUCTURAL MEMBERS SHALL NOT BE CUT FOR PIPES, DUCTS ETC. UNLESS SPECIFICALLY NOTED, DETAILED OR APPROVED IN WRITING BY STRUCTURAL ENGINEER.

REFERENCE SYMBOLS

1/8" = 1'-0" - SCALE



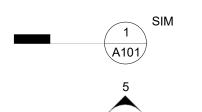
BUILDING SECTIONS SEE DRAWINGS EX: SHEET A3-8, DETAIL 5

WALL SECTIONS

SEE DRAWINGS



EXTERIOR ELEVATION SEE DRAWINGS EX: SHEET A7-1, DETAIL 4



INTERIOR ELEVATION SEE DRAWINGS EX: SHEET A7-1, DETAIL 4 & 5

SEE DOOR SCHEDULE

CONSTRUCTION DETAIL

EX: SHEET A6-3, DETAIL 2

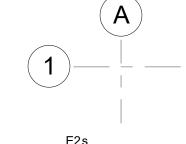
SEE DRAWINGS

WINDOW SYMBOL SEE WINDOW TYPES

DOOR SYMBOL

Room name 202

ROOM SYMBOL EX: 202 - SECOND FLOOR



LETTERS LEFT TO RIGHT NUMBERS BOTTOM TO TOP

WALL/PARTITION TYPE SYMBOL SEE WALL/PARTITION TYPES

BENCHMARK

ARCHITECTURE, LLC 418 South 5th Avenue Bozeman, MT 59715

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BUILDING TYPE LEGEND:

- A: SINGLE STORY 2-PLEX (PHASE 2)
- B: SINGLE STORY 5-PLEX (PHASE 2)
- C: DOUBLE STORY 2-PLEX (PHASE 2)
- D: DOUBLE STORY 3-PLEX (PHASE 2)
- E: DOUBLE STORY 4-PLEX (PHASE 1)
- F: TRIPLE STORY 2-PLEX (PHASE 1)

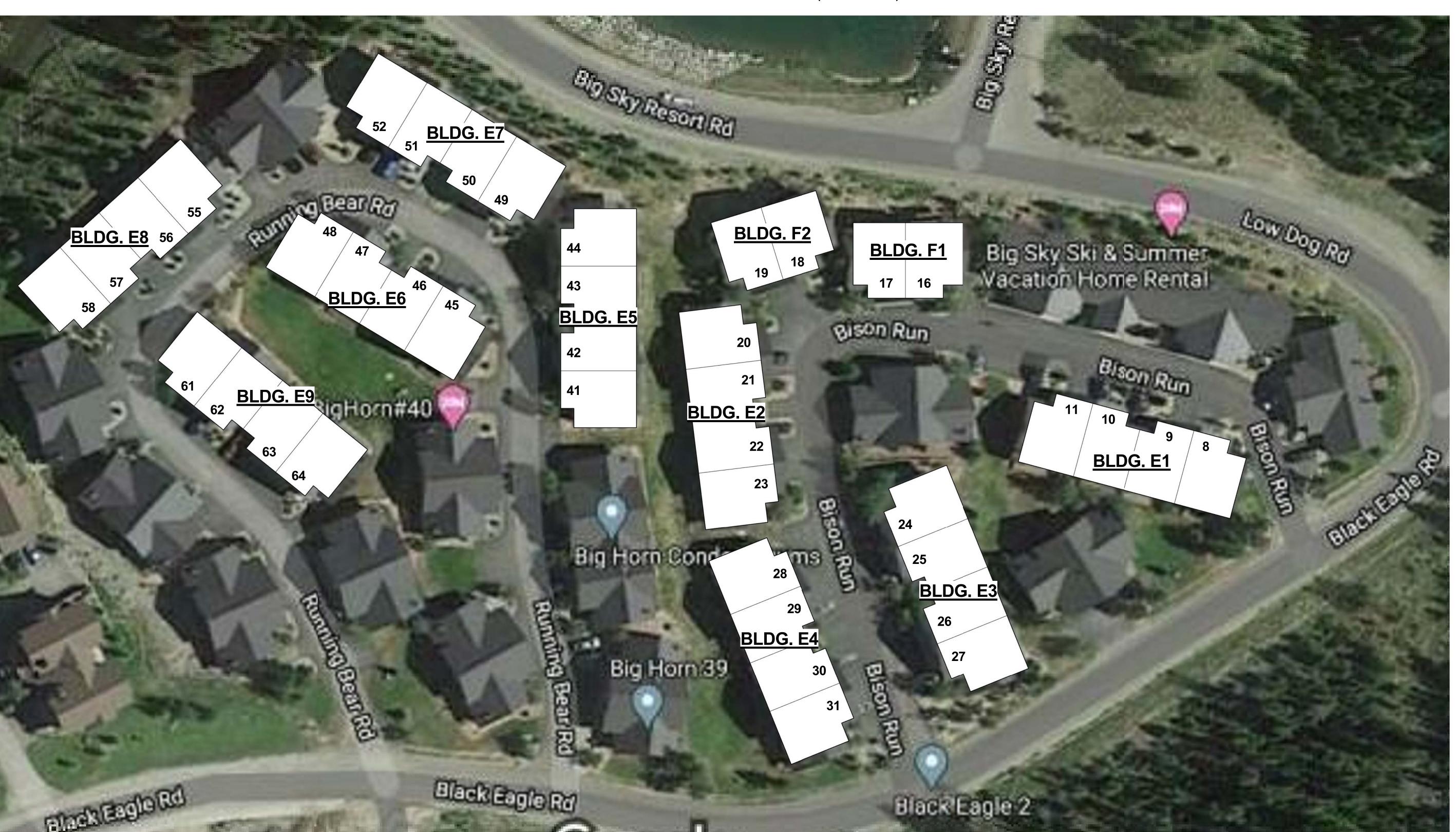
NOTES:

1. VERIFY ALL PROPERTY LINES BEFORE ANY EXCAVATION.

2. PROTECT ALL EXISTING PLANTINGS AND LANDSCAPING. IF ANY PLANTINGS OR LANDSCAPING ARE DAMAGED DURING CONSTRUCTION OPERATIONS, REPLACE DAMAGED ITEMS WITH SAME TYPE AND SIZE TYPICAL.

3. FIELD VERIFY UNDERGROUND SPRINKLER AND UTILITY LOCATIONS. PROTECT ALL EXISTING SPRINKLERS AND UTILITIES FROM DAMAGE DURING CONSTRUCTION OPERATIONS. REPAIR / REPLACE ALL DAMAGED ITEMS.

4. PROTECT ALL EXISTING ASPHALT AND CONCRETE SURFACES DURING CONSTRUCTION OPERATIONS. IF PAVING SURFACES ARE DAMAGED, REPAIR / REPLACE TO MATCH EXISTING. INSTALL SITE WORK IN ACCORDANCE WITH MPWSS



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A1-2 02.05.21

418 South 5th Avenue Bozeman, MT 59715 406.581.3832 bob@hahaarchitect.com

IG HORN CONDOMINIUMS EXTERIOR UPGRADES PH.

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PHAS SD DD CD

1 SITE PLAN A1-2 1" = 30'-0"

. LOCATE TEMPORARY ADDRESS SIGN AS REQUIRED BY THE AUTHORITY HAVING JURISDICTION AND MAINTAIN THROUGHOUT CONSTRUCTION PERIOD.

2. CONTRACTOR RESPONSIBLE FOR OBTAINING ALL PERMITS, OBTAINING ALL SUBDIVISION GUIDELINES AND COMPLYING WITH ALL REQUIREMENTS AND ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES AND IN CONFORMANCE WITH THE BEST TRADE PRACTICES. CONTRACTOR IS RESPONSIBLE FOR ANY INFORMATION NOT SHOWN ON THE PLANS REQUESTED BY THE STATE TO OBTAIN THE NECESSARY PERMITS. 3. BUILDING PERMIT AND PLAN REVIEW FEES TO BE PAID BY OWNER.

4. UTILITY LOCATES TO BE PAID FOR BY CONTRACTOR.

CONTRACTOR TO COORDINATE HOURS OF OPERATION WITH THE OWNER. 6. ANY REQUESTS FOR PRODUCT SUBSTITUTIONS MUST BE SUBMITTED BY THE GENERAL CONTRACTOR AT LEAST THREE (3) DAYS PRIOR TO THE DATE OF THE BID OPENING FOR CONSIDERATION BY THE OWNER, ENGINEER,

ARCHITECT OR CONSTRUCTION MANAGER. 7. ALL UTILITY SERVICES TO AND FROM THE BUILDING ARE THE RESPONSIBILITY OF THE OWNER

8. CONTACT OWNERS REPRESENTATIVE (CONSTRUCTION MANAGER) WITH ALL BID QUESTIONS IN WRITING A MINIMUM OF 7 DAYS BEFORE BID DATE.

02 EXISTING CONDITIONS

. SELECTIVE DEMOLITION OF BUILT SITE ELEMENTS AND SELECTIVE DEMOLITION OF BUILDING ELEMENTS FOR ALTERATION PURPOSES AS INDICATED ON THE DRAWINGS.

2. REFERENCE STANDARDS: COMPLY WITH ALL APPLICABLE CODES AS WELL AS 29 CFR 1926 U.S. OCCUPATIONAL SAFETY AND HEALTH STANDARDS, NFPA 241 STANDARD FOR SAFEGUARDING CONSTRUCTION, ALTERATION AND DEMOLITION OPERATIONS AND MONTANA PUBLIC WORKS STANDARD SPECIFICATIONS, SIXTH EDITION (MPWSS). 3. ACCURATELY RECORD ACTUAL LOCATIONS OF CAPPED AND ACTIVE UTILITIES AND SUBSURFACE

4. COORDINATE SCHEDULE OF ALL DEMOLITION ACTIVITIES WITH OWNER PRIOR TO COMMENCEMENT OF THE

5. REMOVE ALL EXISTING ELEMENTS, NOTED AND NOT NOTED, AS REQUIRED TO ACCOMPLISH NEW WORK. 6. COMPLY WITH APPLICABLE CODES, OBTAIN NECESSARY PERMITS, TAKE PRECAUTIONS TO PREVENT CATASTROPHIC OR UNCONTROLLED COLLAPSE OF UNSTABLE STRUCTURES.

03 CONCRETE

. PROVIDE INTEGRALLY COLORED PRECAST CONCRETE STOOPS FOR ALL UNITS AS INDICATED ON THE

2. PERFORM WORK OF THIS SECTION IN ACCORDANCE WITH APPLICABLE PCI STANDARDS AND GUIDELINES. ALL PRODUCTS TO BE ENGINEERED AND MANUFACTURED IN A PCI CERTIFIED PLANT. PROFESSIONAL ENGINEER MUST BE LICENSED IN THE JURISDICTION WHERE THE PROJECT IS LOCATED. AQUIRE CEMENT FROM SAME SOURCE AND AGGREGATE FROM SAME SOURCE FOR ENTIRE PROJECT. SUBMIT PRECAST CONCRETE COLOR SAMPLES TO ARCHITECT FOR SELECTION OF FINAL COLOR. 4. FOLLOW RECOMMENDATIONS OF PCI RECOMMENDATIONS WHEN CONCRETING DURING HOT WEATHER

AND/OR WHEN CONCRETING DURING COLD WEATHER. 5. USE AN EXPERIENCED INSTALLER WHO HAS COMPLETED CONCRETE WORK SIMILAR IN MATERIAL, DESIGN AND EXTENT TO THAT INDICATED FOR THIS PROJECT AND WHOSE WORK HAS RESULTED IN CONSTRUCTION WITH A RECORD OF SUCCESSFUL IN-SERVICE PERFORMANCE FOR A MINIMUM OF 5 YEARS. 6. USE A FIRM EXPERIENCED IN MANUFACTURING READY-MIXED CONCRETE PRODUCTS COMPLYING WITH ASTM C94 REQUIREMENTS FOR PRODUCTION FACILITIES AND EQUIPMENT.

7. DELIVER ARCHITECTURAL PRECAST CONCRETE COMPONENTS IN SUCH QUANTITIES AND AT SUCH TIMES TO ENSURE COMPLIANCE WITH AGREED UPON PROJECT SCHEDULE. SUPPORT UNITS DURING SHIPMENT ON NON-STAINING, SHOCK ABSORBING MATERIAL. STORE UNITS WITH ADEQUATE DUNNAGE AND BRACING, PROTECT FROM DAMAGE AND STAINING. LIFT AND SUPPORT UNITS ONLY AT DESIGNATED POINTS INDICATED ON SHOP DRAWINGS.

8. SUBMIT MIX DESIGNS, STEEL REINFORCEMENT SHOP DRAWINGS AND MATERIAL TEST REPORTS IN A TIMELY MANNER ALLOWING 7 BUSINESS DAYS FOR ARCHITECT / ENGINEER REVIEW AND RESPONSE. 9. REPAIR OR REPLACE DEFECTIVE CONCRETE, CONCRETE NOT CONFORMING TO REQUIRED LINES, DIMENSIONS, DETAILS, TOLERANCES OR SPECIFIED REQUIREMENTS. DEFECTIVE CONCRETE OR CONCRETE THAT HAS EXCESSIVE CRACKING, PLASTIC SHRINKING, SPIDER CRACKING OR SPALLING WILL BE REMOVED AND REPLACED AT NO COST TO THE OWNER. 10. ACCEPTABLE MANUFACTURERS ARE FAGENSTROM QUALITY BUILDING PRODUCTS AND GLACIER PRECAST

06 WOODS, PLASTICS AND COMPOSITES

1. REPAIR ALL DAMAGED EXTERIOR SHEATHING THAT IS REVEALED DURING EXTERIOR SIDING, MOISTURE BARRIER AND TRIM REMOVAL. SEE BUILDING ENVELOPE CONDITIONS ASSESSMENT REPORT BY FORENSIC BUILDING CONSULTANTS FOR MORE INFORMATION.

. FURNISH AND INSTALL EXTERIOR WINDOW, DOOR AND FIXTURE TRIM IN SIZES INDICATED ON THE DRAWINGS. 2. EXTERIOR WINDOW TRIM TO BE TIMBER TECH AZEK, VINTAGE COLLECTION, 50 YEAR WARRANTY, COMPOSITE I" THICK SQUARE EDGE TRIM BOARDS IN 1x6 AND 1x4 SIZES. COLOR SELECTION: COASTLINE

SEE EXTERIOR ELEVATIONS AND DETAILS FOR WOOD TRIM SIZES AND LOCATIONS. 4. EXTERIOR DECKING TO BE TIMBER TECH PRO, 30 YEAR WARRANTY, COMPOSITE 1" THICK BOARDS WITH CONCEALED FASTENER SYSTEM IN 1x6 SIZE WITH MATCHING FASCIA BOARDS. COLOR SELECTION: ASHWOOD. 5. BACKING BOARDS / TRIM FOR EXISTING LIGHT FIXTURES AND OUTLETS TO BE TIMBER TECH AZEK, VINTAGE COLLECTION, 50 YEAR WARRANTY, COMPOSITE 1" THICK SQUARE EDGE TRIM BOARDS IN 1x6 AND 1x4 SIZES AS INDICATED ON DETAILS LOCATED ON THIS SHEET. COLOR SELECTION: DARK HICKORY.

6. ALL INTERIOR WOOD TRIM TO BE STAIN GRADE PINE TO MATCH WINDOW FRAME INTERIOR 7. NO TRIM GAPS GREATER THAN 1/16" ON ALL TRIM TO WALL LOCATIONS AND 1/32" MAXIMUM AT ALL TRIM TO TRIM LOCATIONS. SAND UNEVEN JOINTS FLUSH PRIOR TO FINISHING. FILL ALL HOLES AND DEFECTS WITH COLOR MATCHING WOOD FILLER PRIOR TO APPLYING FINISHES.

07 THERMAL AND MOISTURE PROTECTION

1. WATER RESISTIVE BARRIER FOR UNDER EXTERIOR WALL INSULATION - DuPONT TYVEK DRAIN WRAP WEATHER RESISTIVE BARRIER WITH 15 YEAR TRANSFERRABLE WARRANTY.

2. WEATHER RESISTIVE BARRIER RELATED PRODUCTS: TYVEK SELF-ADHERED FLASHING INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND AS REQUIRED TO QUALIFY FOR THE 15 YEAR WARRANTY. 3. ALL PENETRATIONS NEW OR EXISTING, IRRESPECTIVE OF SIZE, SHALL BE INSTALLED USING FORTIFLASH DOOR AND WINDOW TAPE. IF THERE IS AN EXISTING PENETRATION WITH NO TAPE, CONTRACTOR SHALL INSTALL TAPE.

1. 1/2" THICK AP FOIL-FACED POLYISO CONTINUOUS INSULATION BOARD WITH A UNIFORM CLOSED CELL POLYISOCYANURATE FOAM CORE BONDED ON EACH TO A FOIL FACER MANUFACTURED BY JOHNS MANVILLE. VERTICAL JOINTS SHOULD BE STAGGERED, BUTT JOINTS SHOULD BE CENTERED OVER FRAMING

2. FOLLOW ALL INSTRUCTIONS IN THE INSTALLATION GUIDE AND IN ACCORDANCE WITH THE MANUFACTURERS GUIDELINES. ONCE INSTALLED, AP FOIL-FACED POLYISO CONTINUOUS INSULATION MAY BE LEFT EXPOSED FOR UP TO 60 DAYS MAXIMUM.

C. SHEET METAL FLASHING AND TRIM:

1. SHEET METAL MATERIALS TO BE PREFINISHED GALVANIZED STEEL PER ASTM A 653 / A 653M WITH G90/Z275 ZINC COATING; MINIMUM 0.02 INCH THICK BASE METAL WITH PVDF COATING; COLOR SELECTIONS TO MATCH SIDING, SOFFIT OR ROOFING SYSTEM RELATED TO EACH FLASHING OR TRIM PIECE.

2. FASTENERS - GALVANIZED STEEL WITH SOFT NEOPRENE WASHERS. 3. UNDERLAYMENT - ASTM D 226, ORGANIC ROOFING FELT, TYPE II (NO. 30).

4. SLIP SHEET - ROSIN SIZED BUILDING PAPER. 5. PROTECTIVE BACKING PAINT - ASPHALTIC MASTIC, ASTM D 4479 TYPE I.

6. PLASTIC CEMENT - ASTM D 4586, TYPE I. 7. FABRICATION - FORM SECTIONS TRUE TO SHAPE, ACCURATE IN SIZE, SQUARE AND FREE FROM DISTORTION OR DEFECTS. FABRICATE CLEATS OF GALVANIZED STEEL SHEET METAL, MINIMUM WIDTH AS RECOMMENDED BY SMACNA U.O.N., INTERLOCKING WITH SHEET. HEM EXPOSED EDGES ON UNDERSIDE 1/2", MITER AND SEAL ALL CORNERS. FORM MATERIAL WITH FLAT LOCK SEAMS, EXCEPT WHERE NOTED OTHERWISE. AT MOVING JOINTS USE SEALED LAPPED, BAYONET-TYPE OR INTERLOCKING HOOKED SEAMS.

11. JOINT SEALERS, SEALANT AND CAULKING - ALL JOINT SEALERS, SEALANT AND CAULKING TO BE LOW V.O.C. TITEBOND BRAND GREEN CHOICE PRODUCTS OR SIMILAR LOW V.O.C. PRODUCTS.

1. LAP SIDING TO BE 10" (DOUBLE 5") LAP SIDING SYSTEM BY BRIDGER STEEL. MATERIAL TO BE 24 GAUGE STEEL WITH KYNAR FINISH COATING. LAP SIDING SYSEM TO INCLUDE ALL INTERNAL AND EXTERNAL CORNERS, EXPANSION JOINTS AND TRIM IN SAME MATERIAL, THICKNESS AND FINISH AS EXTERIOR SHEETS. PAINT FINISH TO HAVE 25 YEAR FINISH WARRANTY. ANCHORS AND SEALANTS AS RECOMMENDED BY PANEL MANUFACTURER, COLOR TO MATCH PANEL FINISH COLONIAL DUTCH LAP SIDING COLOR: WEATHERED WOOD.

2. ACCENT BOARD & BATTEN SIDING TO BE SNAP BATTEN SIDING BY BRIDGER STEEL. MATERIAL TO BE 24 GAUGE STEEL WITH KYNAR FINISH COATING. PANEL SIZE TO BE 13-3/4" COVERAGE. SNAP BATTEN SIDING SYSEM TO INCLUDE ALL INTERNAL AND EXTERNAL CORNERS, EXPANSION JOINTS AND TRIM IN SAME MATERIAL, THICKNESS AND FINISH AS EXTERIOR SHEETS. PAINT FINISH TO HAVE 25 YEAR FINISH WARRANTY. ANCHORS AND SEALANTS AS RECOMMENDED BY PANEL MANUFACTURER, COLOR TO MATCH PANEL FINISH. SNAP BATTEN SIDING COLOR: WEATHERED WOOD. 3. CORRUGATED METAL SIDING TO BE 3/4" CORRUGATED SIDING BY BRIDGER STEEL, 24 GAUGE THICKNESS, PANEL WIDTH 33-5/8" COVERAGE. CORRUGATED SIDING SYSEM TO INCLUDE ALL INTERNAL AND EXTERNAL CORNERS, EXPANSION JOINTS AND TRIM IN SAME MATERIAL, THICKNESS AND FINISH AS EXTERIOR SHEETS. PAINT FINISH TO HAVE 25 YEAR FINISH WARRANTY. ANCHORS AND SEALANTS AS RECOMMENDED BY PANEL MANUFACTURER, COLOR TO MATCH PANEL FINISH. CORRUGATED SIDING COLOR: VINTAGE.

4. CONTRACTOR TO PROVIDE 12"x12" SAMPLES OF ALL COLOR CHOICES FOR OWNER APPROVAL 5. COMPLY WITH ALL INSTALLATION, PREPARATION, MATERIALS, ACCESSORIES, WEATHER PROTECTION AND TEMPERATURE RANGE LIMITS RECOMMENDED BY THE PANEL MANUFACTURER.

VERIFIED BY CONTRACTORS. COLOR SELECTION: BRIDGER STEEL - DARK BRONZE.

3. COLOR SELECTION: OVERHEAD DOOR FACTORY FINISH - BROWN.

1. ALL SOFFIT PANELS TO BE 12"W x 0.5"T V-SOFFIT PERFORATED VENT SOFFIT PANELS WITH 6" STIFFENER SPACING BY BRIDGER STEEL. MATERIAL TO BE 26 GAUGE WITH DURA COAT FINISH COATING. PROVIDE ALL ANCHORS, TRIM PIECES, CLOSURES AND SEALANTS AS RECOMMENDED BY PANEL MANUFACTURER TO PROVIDE A COMPLETE SOFFIT SYSTEM. COLOR SELECTION: DARK BRONZE. 2. ALL FASCIA WRAP SHEET METAL TO BE 24 GAUGE THICKNESS IN SIZES INDICATED ON THE DRAWINGS AND FIELD

08 OPENINGS

1. 1/2 LITE PRIMED STEEL PREHUNG STEEL DOOR WITH 24 GAUGE GALVANIZED STEEL FRONT AND BACK WITH HIGH DEFINITION PANELS, ENERGY EFFICIENT POLYSTYRENE CORE INSULATION, BRICKMOLD TRIM WHICH IS PRIMED AND READY TO PAINT, INSULATED GLAZING AND TWO COATS OF NEUTRAL, LOW-SHEEN, BAKED ON ENAMEL PRIMER AND FACTORY FINISH ON ALL SIDES. DOORS TO INCLUDE PREDRILLED DOUBLE BORE HOLE FOR LOCK INSTALLATION AND REINFORCED LOCK AREA FOR ADDED STRENGTH AND SECURITY. 2. BASIS OF DESIGN IS ANDERSEN OR APPROVED EQUAL.

3. DOOR IS TO BE PREHUNG AND CONTRACTOR IS TO FIELD VERIFY ALL EXISTING OPENING DIMENSIONS AND INSTALLATION CONDITIONS AND CONFIRM JAMB DEPTH PRIOR TO ORDERING.

4. FACTORY COLOR SELECTIONS: EXTERIOR - EVERGREEN, INTERIOR - STONE WHITE 5. PROVIDE KWIKSET SAN CLEMENTE VENETIAN BRONZE SMART KEY SINGLE CYLINDER DEADBOLT KEYED ENTRY DOOR HANDSET FOR EACH NEW ENTRY DOOR TYPICAL. PROVIDE TWO NEW KEYS FOR EACH UNIT. 6. ALTERNATE PRICING: PROVIDE A PER UNIT COST TO UPGRADE THE EXISTING KEYED DEADBOLT TO EACH OF THE FOLLOWING; A. KWIKSET MODEL 913 SMARTCODE CONTEMPORARY ELECTRONIC DEADBOLT AND B. KWIKSET MODEL 916 TOUCHSCREEN ELECTRONIC DEADBOLT WITH SMARTKEY AND Z-WAVE TECHNOLOGY. BOTH OPTIONS IN VENETIAN BRONZE FINISH.

1. OVERHEAD GARAGE DOORS TO BE COURTYARD COLLECTION, DOOR DESIGN 161T SQUARE TOP WITH CLEAR LONG STYLE TOP PANEL WINDOWS AND LIMITED LIFETIME WARRANTY. DOOR THICKNESS IS 1-3/8" WITH 3/4" OVERLAY THICKNESS, NYLON WHEELS WITH BALL BEARING ROLLERS, COMMERCIAL GRADE TRACK AND R-12.76 POLYURETHANE INSULATION. 2. BASIS OF DESIGN IS OVERHEAD DOOR CARRIAGE HOUSE STYLE GARAGE DOORS OR APPROVED EQUAL.

4. PROVIDE ALTERNATE PRICING FOR DOORS WITH AND WITHOUT TOP ROW WINDOW OPTION. 5. ALL NEW DOORS TO INCLUDE AN 850 LEGACY BELT DRIVE OVERHEAD DOOR OPENER WITH 2 HAND HELD AND 1 KEYPAD CONTROLLERS.

08 OPENINGS continued

 C. VINYL CLAD WOOD WINDOWS AND DOORS:
 1. FACTORY FABRICATED WOOD FRAMED VINYL CLAD WINDOWS, GRADE AAMA/WDMA/CSA 101/I.S.2/A440 R15, WITH CASEMENT OPERATING SASH IN SIZES AS INDICATED ON DRAWINGS WITH MFR. STANDARD 1" LOW-E DOUBLE PANE INSULATED GLAZING. INTERIOR FIELD STAINED AND FINISHED WITH CLEAR SEALER WITH SATIN SHEEN. MINIMUM U-VALUE=0.32, MIN. SHGC=0.27. HARDWARE TO INCLUDE LEVER HANDLE WITH CAM LOCK, GEARED ROTARY HANDLE FITTED TO PROJECTING SASH ARMS WITH LIMIT STOPS, BACKED ENAMEL FINISH, FACTORY INSTALLED WEATHERSTRIPPING AND INSECT SCREENS MITERED AND REINFORCED CORNERS WITH CLEAR PULL TAB

2. BASIS OF DESIGN: ANDERSEN WINDOWS - 400 SERIES WINDOWS AND PATIO DOORS.

3. WARRANTY: PROVIDE MANUFACTURER'S STANDARD 10 YEAR WARRANTY OF ALL DOORS, PATIO DOORS, WINDOWS AND COMPONENTS AGAINST DEFECTS IN MATERIALS AND WORKMANSHIP INCLUDING COSTS FOR PARTS AND LABOR. 4. VINYL CLADDING COLOR SELECTION: TERRATONE.

1. 2" DEPTH RIVETED LOUVERS WITH FRONT MOUNTING FLANGE FRAMES TO BE PROVIDED IN SIZES INDICATED ON THE DRAWINGS WITH CUSTOM COLOR POWDER COAT FINISH AND ALUMINUM INSECT SCREEN MOUNTED ON THE

2. ACCEPTABLE MANUFACTURERS: AMERICAN LOUVER AND VENT COMPANY AND CUSTOM GABLE VENTS. 3. CUSTOM COLOR SELECTION IS TO MATCH THE COLOR OF THE VINYL CLADDING ON THE NEW WINDOW / DOOR

1. STORM DOORS WITH FULLVIEW GLASS AND RETRACTABLE SCREENS. DOORS TO BE 1-1/2" THICK ALUMINUM WITH REINFORCED CORNERS AND DECORATIVE PROFILE, PREMIUM DOUBLE-LAYER WEATHER STRIPPING, PUSH BUTTON CLOSER AND BUILT-IN KEYED DEADBOLT. 2. BASIS OF DESIGN: ANDERSEN 8 SERIES FULLVIEW RETRACTABLE.

3. FACTORY FINISH SELECTIONS: PAINT COLOR - FOREST GREEN, HARDWARE FINISH - OIL RUBBED BRONZE.

09 FINISHES

1. PROVIDE ALL PAINT AND COATING PRODUCTS USED IN ANY INDIVIDUAL SYSTEM FROM THE SAME

MANUFACTURER; NO EXCEPTIONS. 2. ACCEPTABLE PAINT MANUFACTURERS: ICI PAINTS, BENJAMIN MOORE & CO., PPG ARCHITECTURAL FINISHES, PRATT & LAMBERT PAINTS AND SHERWIN-WILLIAMS COMPANY. 3. ALL PAINT APPLICATIONS PER MANUFACTURER'S RECOMMENDATIONS.

4. EXTERIOR PAINT SYSTEM FOR EXTERIOR SURFACES TO BE PAINTED INCLUDING SIDING, TRIM, BACK PANELS, PRIMED WOOD AND PRIMED METALS; ONE COAT PRIMER OR TOUCH-UP WITH LATEX PRIMER, TWO COATS OF LATEX ENAMEL.

5. PAINT ALL EXPOSED SURFACES EXCEPT WHERE INDICATED NOT TO BE PAINTED OR TO REMAIN NATURAL. 6. DO NOT PAINT FACTORY FINISHED ITEMS OR ITEMS INDICATED TO RECIEVE OTHER FINISH. 7. PREPARE SURFACES AS SPECIFIED IN MPI ARCHITECTURAL PAINTING SPECIFICATION MANUAL AND COMPLYING WITH COATING MANUFACTURER'S PREPARATION METHODS OR TREATMENTS, IF ANY. 8. COLORS: TO BE SELECTED BY ARCHITECT OR OWNERS REPRESENTATIVE. EXTERIOR UTILITIES AND ANY

EXISTING BACK PANELS TO BE PAINTED TO MATCH ADJACENT NEW SIDING COLOR. 9. WALL PAINT TO BE EGGSHELL FINISH AND WINDOW TRIM, H.M. DOORS AND DOOR FRAMES TO BE SEMI-

10. REPAINT EXISTING BATH, LAUNDRY AND FIREPLACE VENT CAPS. ASSUME (3) TOTAL FOR EACH TYPE E UNIT AND (4) TOTAL FOR EACH TYPE F UNIT. PAINT COLOR TO MATCH NEW ADJACENT SIDING TYP. PROVIDE UNIT COST FOR REPAINTING ONE VENT CAP TO ACCOMODATE UNKNOWN QUANTITIES. 11. REPAINT EXISTING CRAWLSPACE VENT LOUVERS. ASSUME (4) TOTAL FOR EACH TYPE E UNIT AND (4) TOTAL FOR EACH TYPE F UNIT. PAINT COLOR TO MATCH NEW ADJACENT SIDING TYP. PROVIDE UNIT COST FOR REPAINTING ONE VENT LOUVER TO ACCOMODATE UNKNOWN QUANTITIES.

3. INTERIOR & DOOR WINDOW TRIM:

1. STAIN GRADE PINE IN SIZES AND LOCATIONS INDICATED ON THE DRAWINGS, STAIN COLOR TO MATCH NEW WINDOW INTERIOR WOOD JAMB FINISH. 2. STAIN ON WOOD SYSTEM FOR INTERIOR WOOD; 1 COATS OF CLEAR SEALER, 2 TOP COATS OF

POLYURETHANE VARNISH, FINISH WITH SATIN SHEEN. 3. ACCEPTABLE STAIN MANUFACTURERS ARE BEHR, BENJAMIN MOORE AND SHERWIN WILLIAMS.

26 ELECTRICAL

1. CONTRACTOR TO REMOVE AND REINSTALL ALL EXISTING CONTROLS, SWITCHES, RECEPTACLES, WIRING, FIXTURES AND ACCESSORIES REQUIRED TO PROVIDE A COMPLETE AND FUNCTIONAL

ELECTRICAL SYSTEM FOR THIS BUILDING AS INDICATED ON THE DRAWINGS AND IN CONFORMANCE WITH THE BEST TRADE PRACTICES. ANY AND ALL ELECTRICAL WORK SHALL BE PERFORMED BY A CERTIFIED 2. OWNER INTENDS TO PROVIDE NEW EXTERIOR LIGHT FIXTURES. IN THIS CASE, DISCARD EXISTING

(OLD) LIGHT FIXTURES AND INSTALL NEW FIXTURES IN THEIR PLACES.

27 COMMUNICATIONS

A. COMMUNICATIONS: COORDINATE ALL COMMUNICATIONS INSTALLATIONS WITH OWNERS COMMUNICATION SYSTEMS

PROVIDER. 2. CONTRACTOR SHALL NOT RE-ATTACH ANY SATELLITE DISHES OR WI-FI INSTRUMENTS / EQUIPMENT TO NEW METAL SIDING, NEW SOFFITS OR OTHER NEW CONSTRUCTION WITHOUT APPROVAL BY OWNER OR OWNERS REPRESENTATIVE.

33 UTILITES

. CONTRACTOR RESPONSIBLE FOR ALL PERMITS, HOOK-UPS AND UTILITY REQUIREMENTS 2. CONTRACTOR TO FIELD VERIFY UTILITY LOCATIONS WITH OWNER / ENGINEER AND NECESSARY

UTILITY SUBCONTRACTORS.

3. ALL UNDERGROUND UTILITY LINES TO BE INSTALLED PER APPLICABLE CODES. 4. UTILITY LOCATES TO BE BY CONTRACTOR.

5. CONTRACTOR TO REMOVE AND REPLACE OR WORK AROUND ALL EXISTING MECHANICAL AND ELECTRICAL COMPONENTS INCLUDING JUNCTION BOXES, ELECTRICAL PANELS, TRANSFORMERS LOUVERS AND VENTS. CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITY LOCATIONS AND

EXIST. METAL ROOFING SYSTEM TO REMAIN EXIST. 30 # FELT OR EQ TO REMAIN EXIST. PLYWD SHEATHING TO REMAIN EXIST. 2" AIR BAFFLE TO REMAIN EXIST. 2X BLKG TO REMAIN REMOVE EXIST. PLYWD. SOFFIT W/ VENTED & BUG SCREEN EXIST. METAL DRIP EDGE EXIST. 2X WD FASCIA TO REMAIN. EXIST. 2X WD SUB-FASCIA TO REMAIN. REMOVE EXIST. WD **BATTENS & TRIM** REMOVE EXIST. SIDING. TRIM AND MOISTURE BARRIER TYP.

 $^{\prime}$ 1 $^{\setminus}$ DETAIL @ EAVE DEMO TYP

 \setminus A1-3 / 1" = 1'-0"

DEMOLITION NOTES:

1. PRIOR TO BIDDING, CONTRACTOR SHALL VISIT THE SITE AND THOROUGHLY FAMILIARIZE THEMSELVES WITH EXISTING CONDITIONS.

2. SCHEDULE DEMOLITION WORK WITH THE OWNER TO MINIMIZE DISRUPTION OF OCCUPANTS.

3. THE CONTRACTOR SHALL PROVIDE ALL DEMOLITION INCIDENTAL TO OR REQUIRED FOR NEW AND RENOVATION CONSTRUCTION WHETHER OR NOT IT IS SPECIFICALLY

4. DEMOLITION SHALL BE PERFORMED IN A MANNER THAT WILL NOT DAMAGE ANY SURFACES OR MATERIALS INDICATED TO REMAIN. SURFACES SHALL BE PATHED IF NECESSARY TO PROVIDE A SUITABLE SUB-STRATA FOR NEW FINISES. ANY DAMAGE TO EXISTING CONDITIONS TO REMAIN SHALL BE REPAIRED AT THE EXPENSE OF THE

5. REMOVE ALL ITEMS SHOWN AS "DASHED".

ADVANCE OF SERVICE DISRUPTION.

6. COORDINATE ALL SALVAGE ITEMS WITH OWNER.

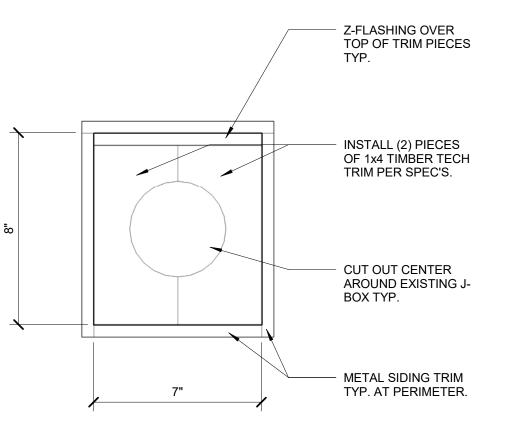
7. THE CONTRACTOR SHALL REMOVE ALL EXISTING EXTERIOR SIDING, WALL TRIM, WALL FLASHING, DOORS AND WINDOWS, DOOR AND WINDOW TRIM, DOOR AND WINDOW FLASHING, SOFFITS, SOFFIT TRIM AND SOFFIT VENTS UNLESS OTHERWISE NOTED.

REQUIRED TO INSTALL NEW DIVERTER FLASHINGS AS INDICATED ON ROOF PLANS. 9. THE CONTRACTOR SHALL NOT REMOVE OR DISTURB EXISTING UTILITIES AND UTILITY SERVICES TO THE CONDO UNITS UNLESS REQUIRED FOR COMPLETION OF THE

PROJECT SCOPE AND COORDINATED WITH THE OWNERS ASSOCIATION 1 WEEK IN

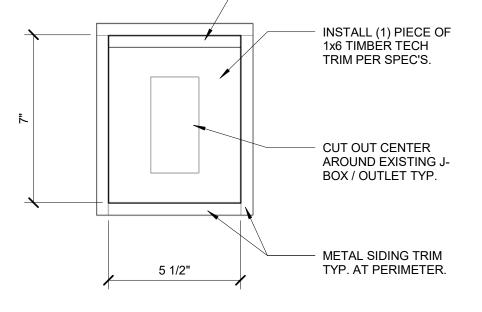
8. THE CONTRACTOR SHALL MODIFY EXISTING ROOF AND ROOF TO WALL FLASHING AS

2 DETAIL @ LIGHT FIXTURES



LIGHT FIXTURE TRIM NOTES:

 ASSUME (2) EXTERIOR LIGHTS PER UNIT TYPE E 2. ASSUME (3) EXTERIOR LIGHTS PER UNIT TYPE F 3. PROVIDE UNIT COST PER FIXTURE LOCATION TO ACCOMODATE FIELD CONDITIONS OUTSIDE THESE



Z-FLASHING OVER

TOP OF TRIM PIECES

OUTLET TRIM NOTES:

1. ASSUME (2) EXTERIOR OUTLETS PER UNIT TYPE E 2. ASSUME (3) EXTERIOR OUTLETS PER UNIT TYPE F 3. PROVIDE UNIT COST PER OUTLET LOCATION TO ACCOMODATE FIELD CONDITIONS OUTSIDE THESE ASSUMPTIONS.





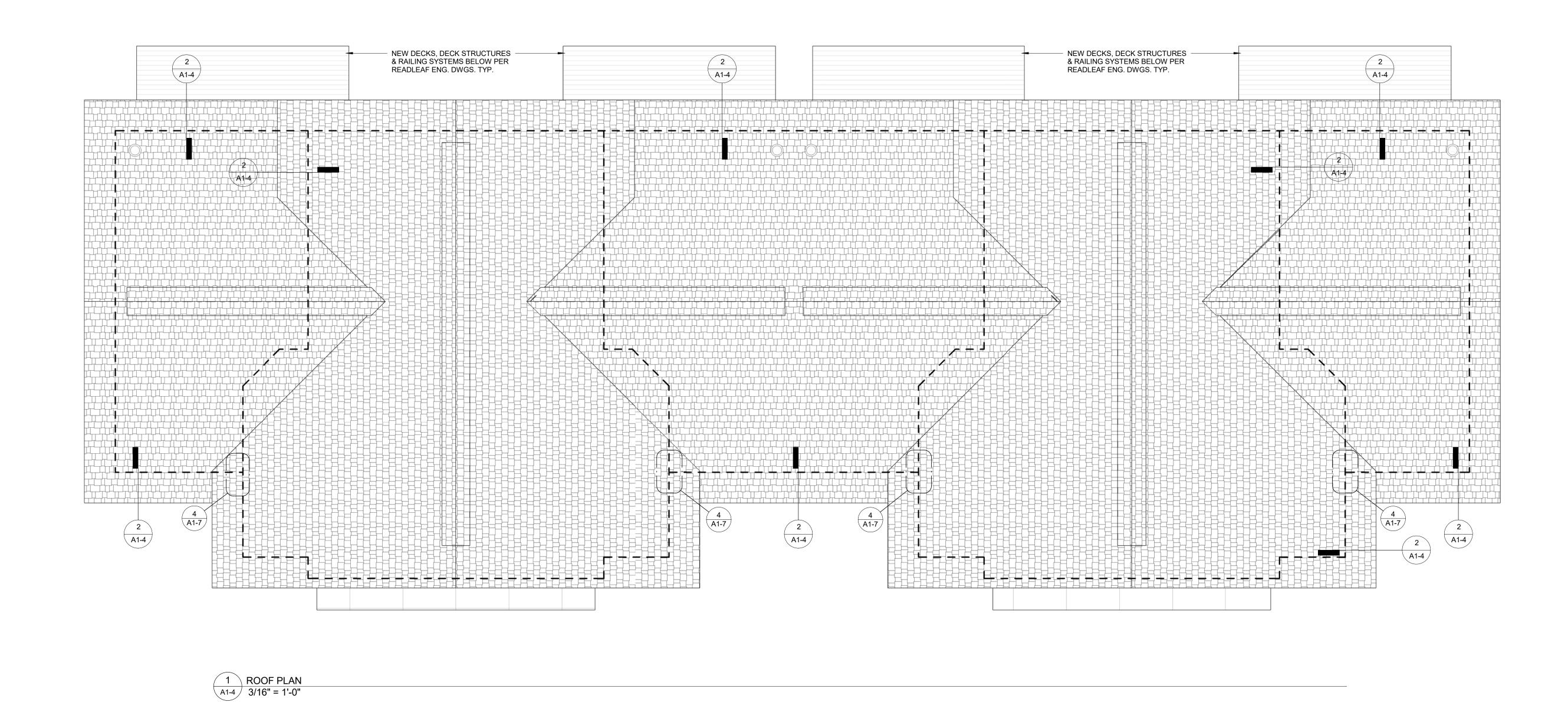
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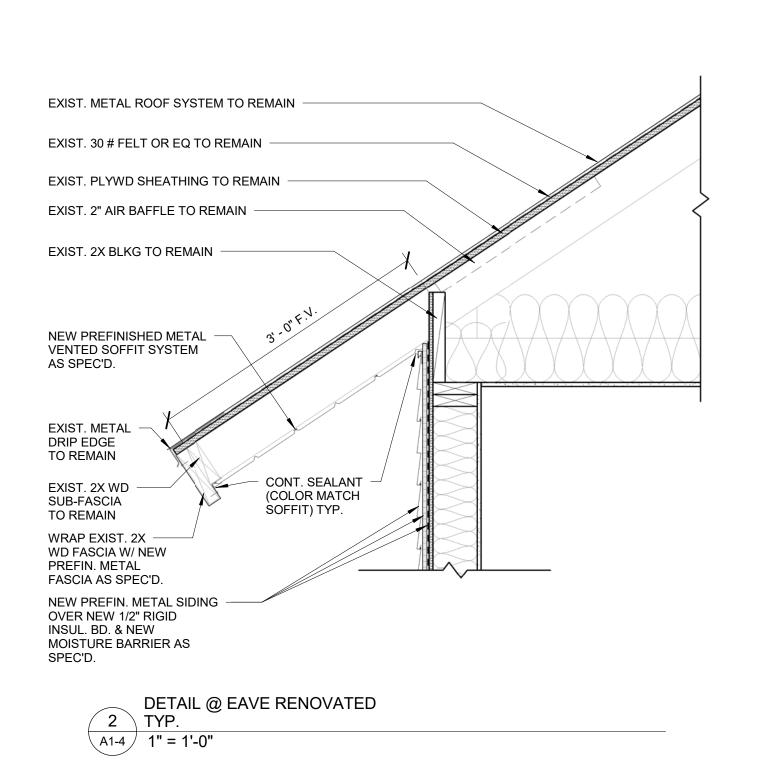


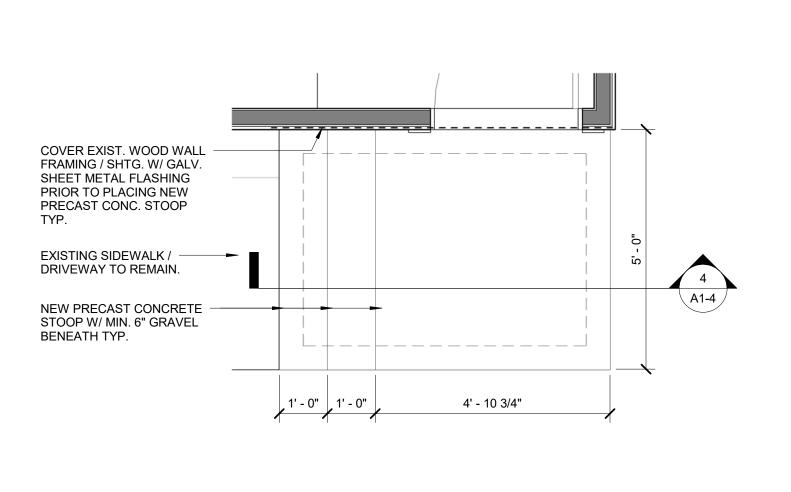
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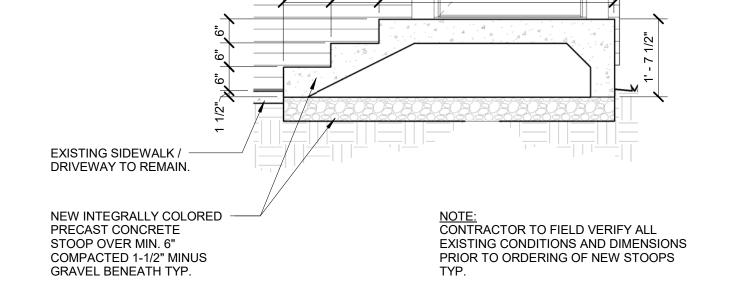
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3 CONCRETE STOOP PLAN
A1-4 1/2" = 1'-0"

4 CONCRETE STOOP SECTION A1-4 1/2" = 1'-0"

DWG

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BIG HORN CONDOMINIUMS EXTERIOR UPGRADES PH.

PHA PRE SD DD

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DETAILS

<u>R</u> - 2 & 4





2 3D VIEW - REAR

A1-5 AERIAL VIEW

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BIG HORN CONDOMINIUMS EXTERIOR UPGRADES PH. 1
BIG SKY, MT

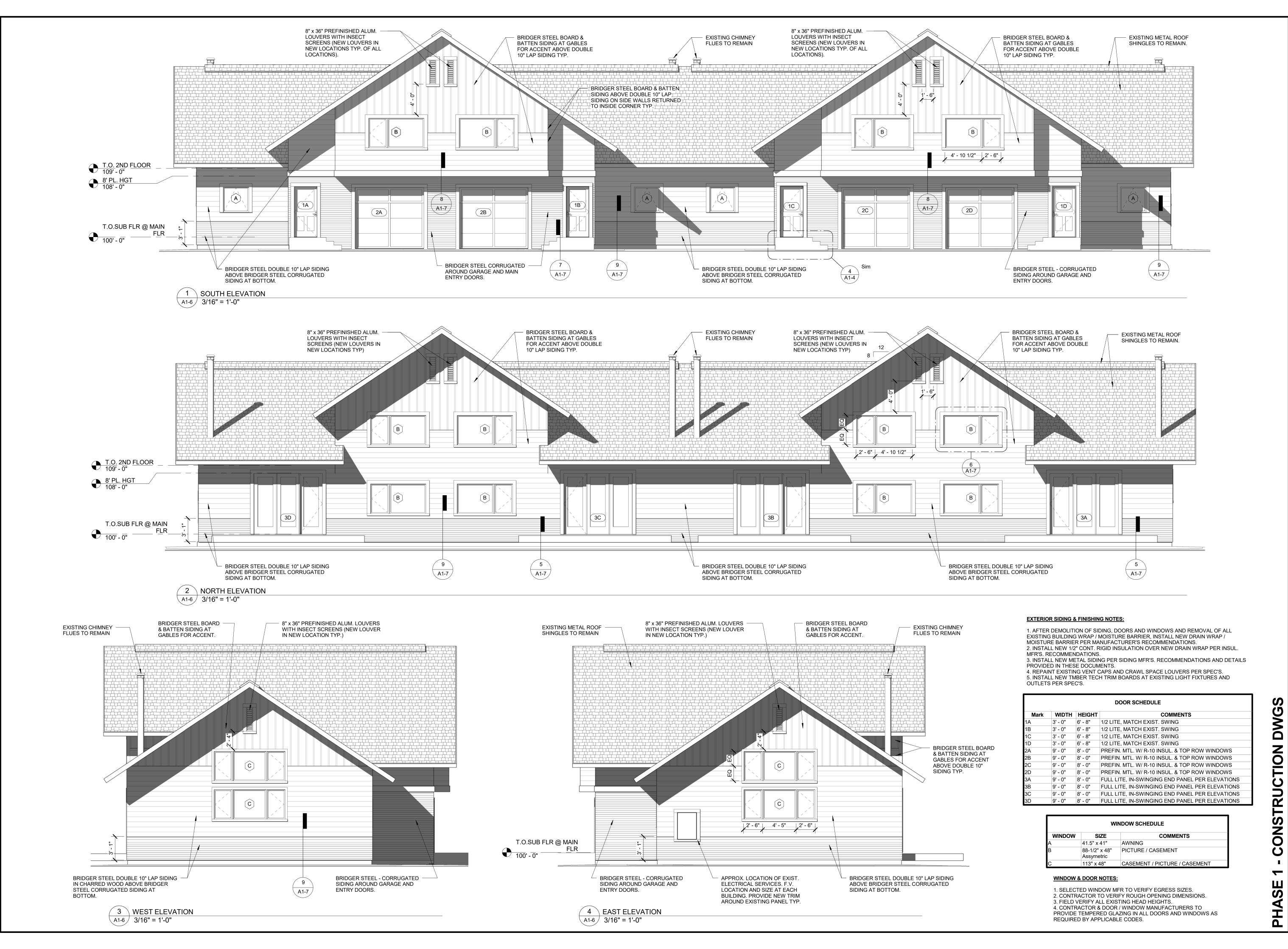
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CONSTRUCTION DWGS

PHASE 1

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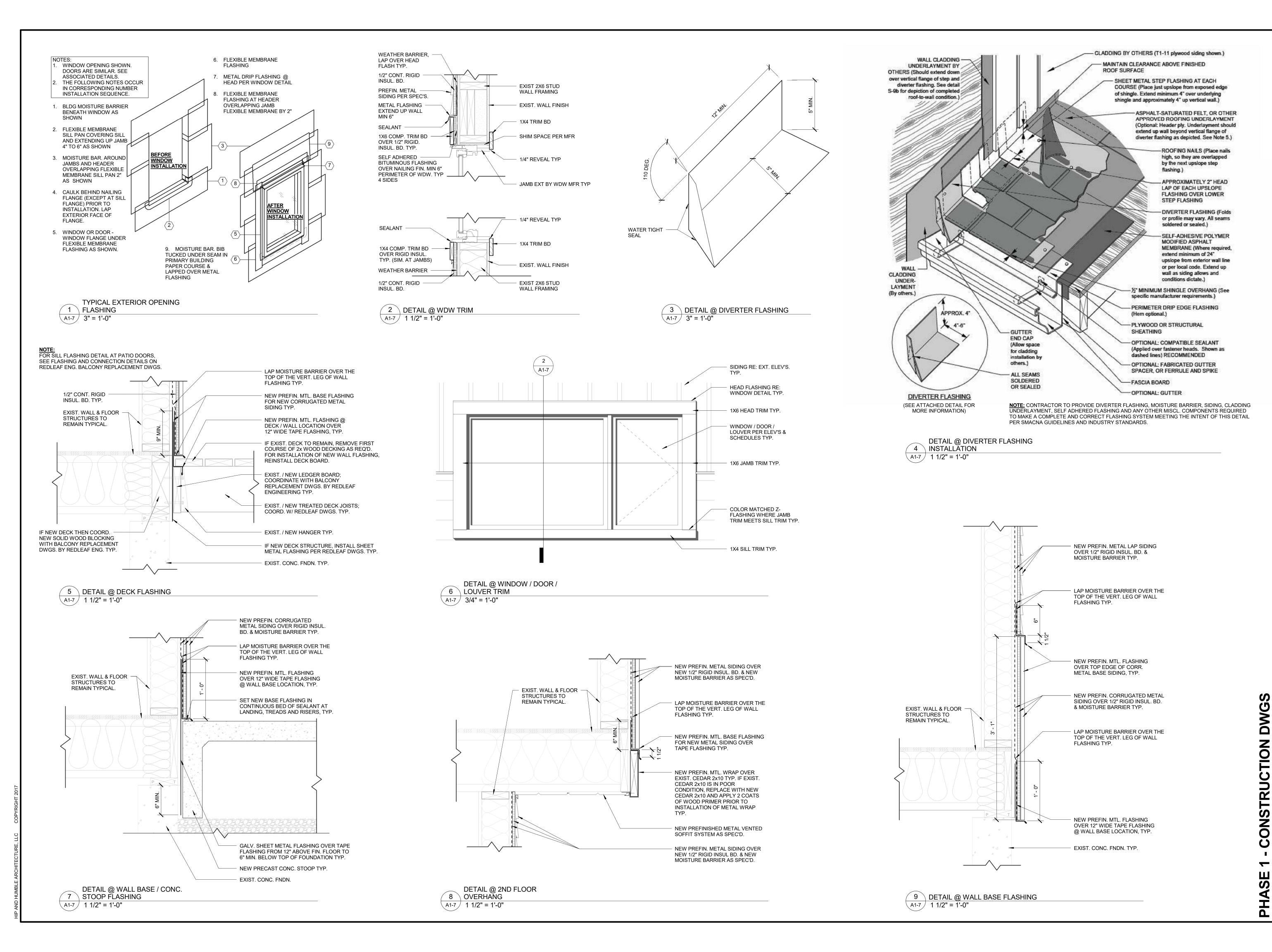
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CONDOMINIUMS UPGRADES PH. BIG HORN (EXTERIOR

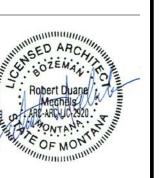
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UNIT E - EXTERIOR ELEVATIONS



HIP AND HUMBLE

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S HORN CONDOMINIUMS TERIOR UPGRADES PH. BIG SKY, MT

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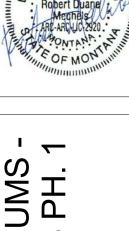
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BIG HORN CONDOMINIUMS EXTERIOR UPGRADES PH. 1
BIG SKY, MT

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PHASE





2 3D VIEW FROM BACK PATIO



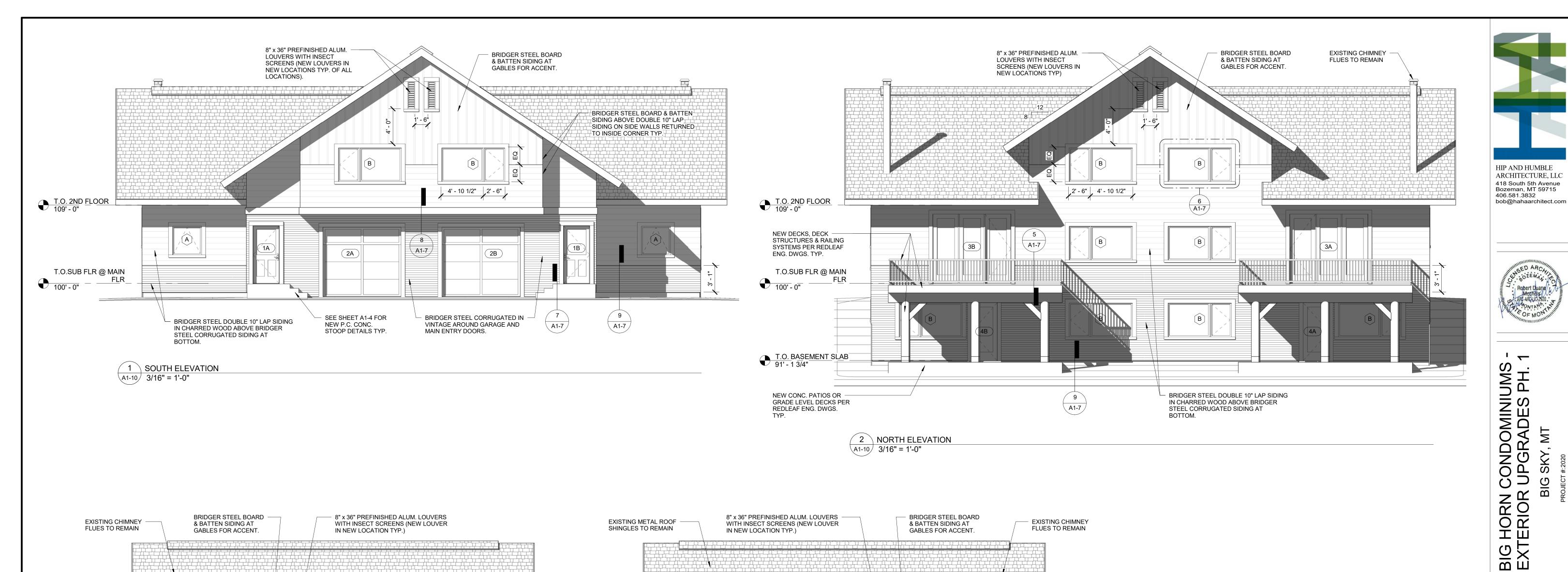
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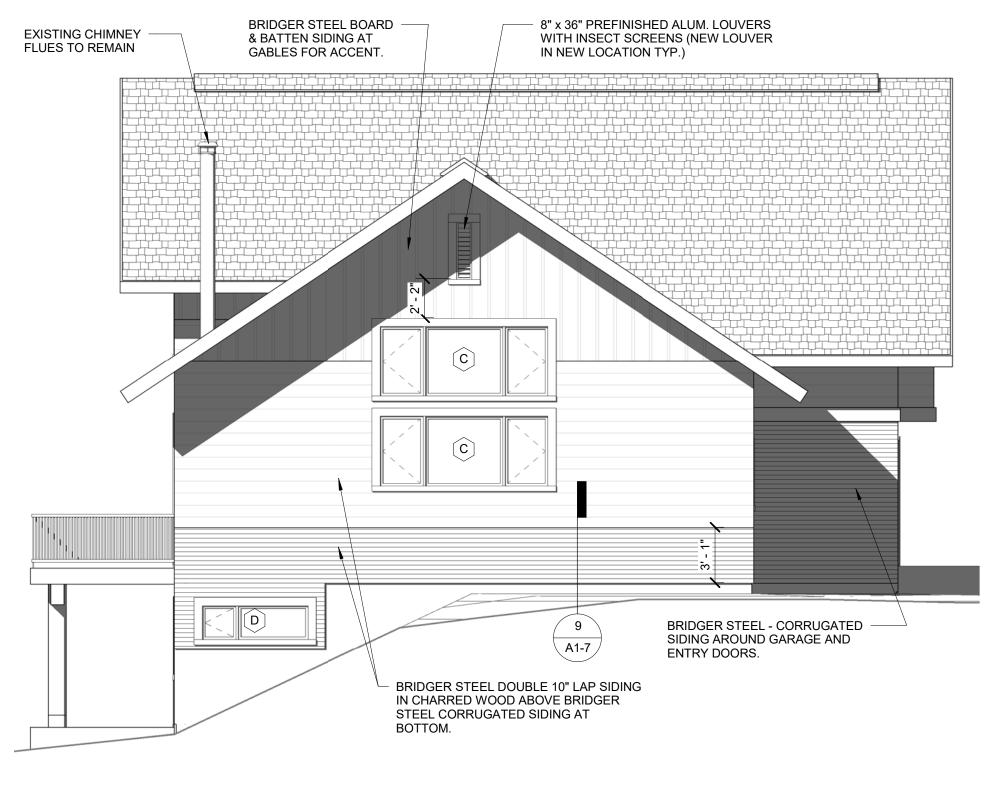
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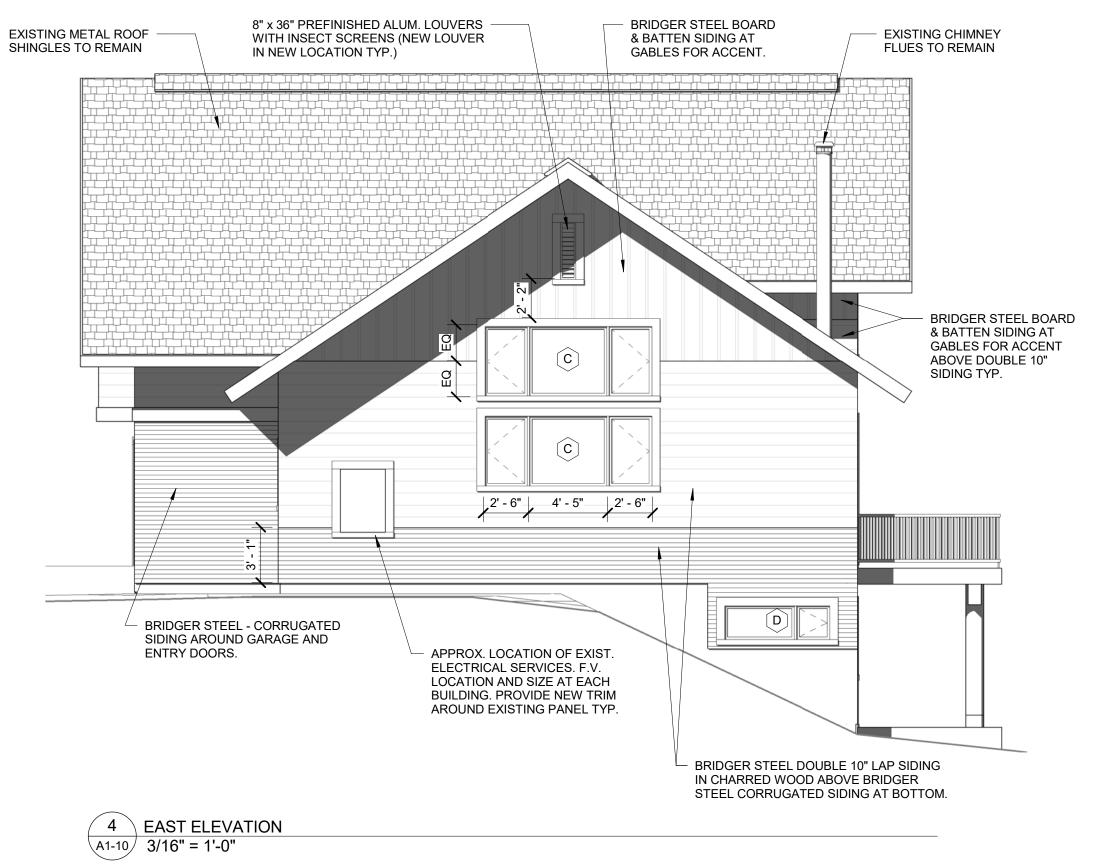
BIG HORN CONDOMINIUMS EXTERIOR UPGRADES PH. BIG SKY, MT

PHAS PRE SD DD CD





3 WEST ELEVATION A1-10 3/16" = 1'-0"



EXTERIOR SIDING NOTES:

AFTER DEMOLITION OF SIDING, DOORS AND WINDOWS AND REMOVAL OF ALL EXISTING BUILDING WRAP / MOISTURE BARRIER, INSTALL NEW DRAIN WRAP / MOISTURE BARRIER PER MANUFACTURER'S RECOMMENDATIONS.

 INSTALL NEW 1/2" CONT. RIGID INSULATION OVER NEW DRAIN WRAP PER INSUL. MFR'S. RECOMMENDATIONS.

 INSTALL NEW METAL SIDING DEPOSITIONS AND DETAIL.

3. INSTALL NEW METAL SIDING PER SIDING MFR'S. RECOMMENDATIONS AND DETAILS PROVIDED IN THESE DOCUMENTS.

	DOOR SCHEDULE						
Mark	WIDTH	HEIGHT	COMMENTS				
1A	3' - 0"	6' - 8"	1/2 LITE, MATCH EXIST. SWING				
1B	3' - 0"	6' - 8"	1/2 LITE, MATCH EXIST. SWING				
2A	9' - 0"	8' - 0"	PREFIN. MTL. W/ R-10 INSUL. & TOP ROW WINDOWS				
2B	9' - 0"	8' - 0"	PREFIN. MTL. W/ R-10 INSUL. & TOP ROW WINDOWS				
3A	9' - 0"	8' - 0"	FULL LITES, IN-SWINGING END PANEL PER ELEVATION				
3B	9' - 0"	8' - 0"	FULL LITES, IN-SWINGING END PANEL PER ELEVATION				
4A	3' - 0"	6' - 8"	FULL LITE, MATCH EXIST. SWING				
4B	3' - 0"	6' - 8"	FULL LITE, MATCH EXIST. SWING				

WINDOW SCHEDULE							
WINDOW	SIZE	COMMENTS					
A	41.5" x 41"	AWNING					
В	88-1/2" x 48" Assymetric	PICTURE / CASEMENT					
С	113" x 48"	CASEMENT / PICTURE / CASEMENT					
D	72" x 24" Assymetric	PICTURE / CASEMENT					

WINDOW & DOOR NOTES:

REQUIRED BY APPLICABLE CODES.

- SELECTED WINDOW MFR TO VERIFY EGRESS SIZES.
 CONTRACTOR TO VERIFY ROUGH OPENING DIMENSIONS.
- 3. FIELD VERIFY ALL EXISTING HEAD HEIGHTS.

 4. CONTRACTOR & DOOR / WINDOW MANUFACTURERS TO PROVIDE TEMPERED GLAZING IN ALL DOORS AND WINDOWS AS

HASE 1 - CONSTRUCTION DW

A1-10

PRE SD DD CD

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BIG HORN CONDOMINIUMS EXTERIOR UPGRADES PH. 1
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BIG HORN CONDOMINIUMS EXTERIOR UPGRADES PH. 1 BIG SKY, MT

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