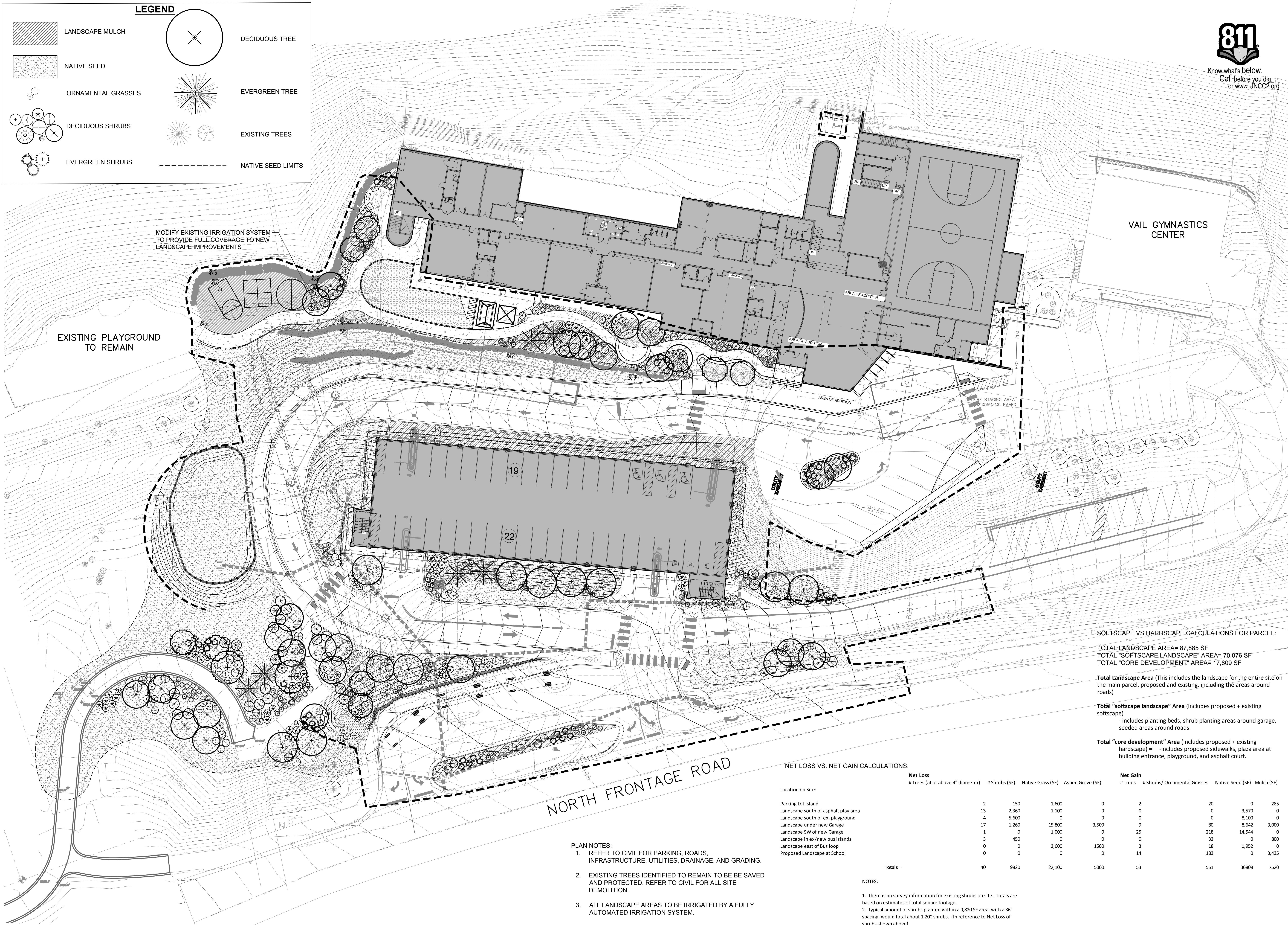
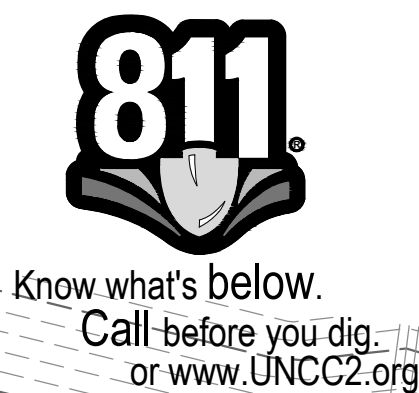
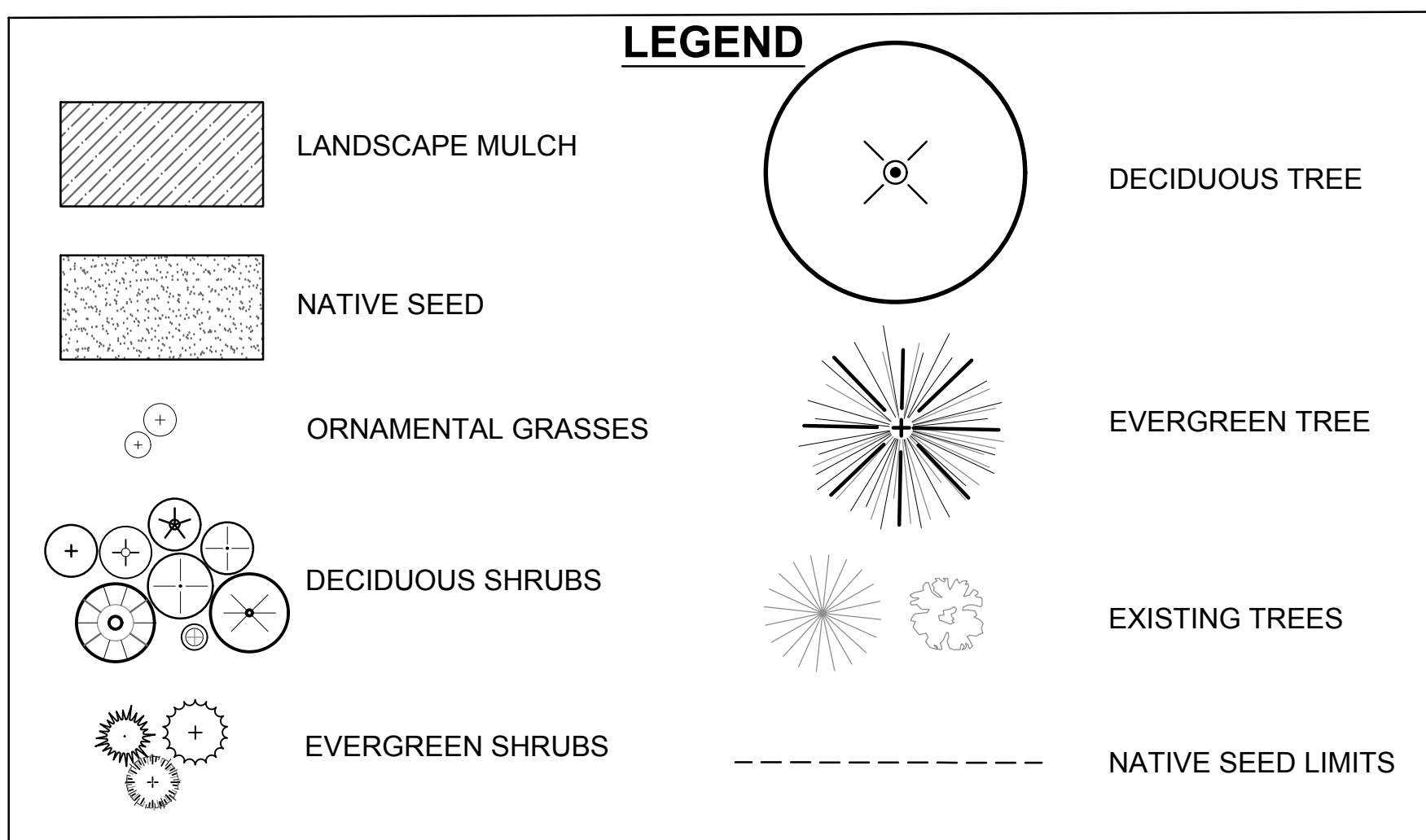




SOFTSCAPE VS HARDSCAPE CALCULATIONS FOR PARCEL:
TOTAL LANDSCAPE AREA= 87,885 SF
TOTAL "SOFTSCAPE LANDSCAPE" AREA= 70,076 SF
TOTAL "CORE DEVELOPMENT" AREA= 17,809 SF

Total Landscape Area (This includes the landscape for the entire site on the main parcel, proposed and existing, including the areas around roads)

Total "softscape landscape" Area (includes proposed + existing softscape)
-includes planting beds, shrub planting areas around garage, seeded areas around roads.

Total "core development" Area (includes proposed + existing hardscape) =
-includes proposed sidewalks, plaza area at building entrance, playground, and asphalt court.

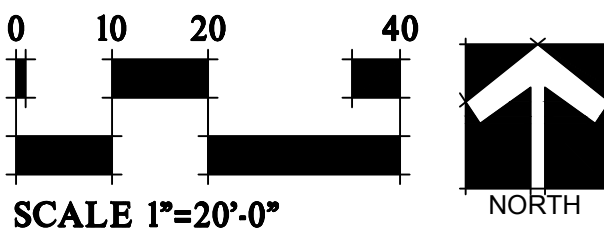
NET LOSS VS. NET GAIN CALCULATIONS:

Location on Site:	Net Loss				Net Gain			
	# Trees (at or above 4" diameter)	# Shrubs (SF)	Native Grass (SF)	Aspen Grove (SF)	# Trees	# Shrubs/ Ornamental Grasses	Native Seed (SF)	Mulch (SF)
Parking Lot island	2	150	1,600	0	2	20	0	285
Landscape south of asphalt play area	13	2,360	1,100	0	0	0	3,570	0
Landscape south of ex. playground	4	5,600	0	0	0	0	8,100	0
Landscape under new Garage	17	1,260	15,800	3,500	9	80	8,642	3,000
Landscape SW of new Garage	1	0	1,000	0	25	218	14,544	0
Landscape in ex/new bus islands	3	450	0	0	0	32	0	800
Landscape east of Bus loop	0	0	2,600	1500	3	18	1,952	0
Proposed Landscape at School	0	0	0	0	14	183	0	3,435
Totals =	40	9820	22,100	5000	53	551	36808	7520

NOTES:

- There is no survey information for existing shrubs on site. Totals are based on estimates of total square footage.
- Typical amount of shrubs planted within a 9,820 SF area, with a 36" spacing, would total about 1,200 shrubs. (In reference to Net Loss of shrubs shown above)

- PLAN NOTES:**
- REFER TO CIVIL FOR PARKING, ROADS, INFRASTRUCTURE, UTILITIES, DRAINAGE, AND GRADING.
 - EXISTING TREES IDENTIFIED TO REMAIN TO BE SAVED AND PROTECTED. REFER TO CIVIL FOR ALL SITE DEMOLITION.
 - ALL LANDSCAPE AREAS TO BE IRRIGATED BY A FULLY AUTOMATED IRRIGATION SYSTEM.



LANDSCAPE NOTES:

- ALL PLANT MATERIALS SHALL MEET OR EXCEED CURRENT AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1 AND THE COLORADO NURSERY ACT AND ACCOMPANYING RULES AND REGULATIONS.
- ALL APPROVED WORK WITHIN TREE PROTECTION ZONE/CRITICAL ROOT ZONE MUST BE ACCOMPLISHED WITH HAND TOOLS ONLY.
- CONTRACTOR TO SUBMIT SOD CERTIFICATE TO THE OWNER'S REPRESENTATIVE FOR APPROVAL.
- THE SODDED AREAS SHALL BE PREPARED WITH ORGANIC MATTER AT THE RATE OF 4 CUBIC YARDS PER 1,000 SQUARE FEET. REFER TO SPECIFICATION FOR NATIVE SEED LANDSCAPE AREA AMENDMENTS. THIS PREPARATION SHALL BE THOROUGHLY INCORPORATED INTO THE TOP 6" OF SOIL.
- ALL PLANT MATERIAL ARE TO BE APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
- NO SUBSTANTIAL CHANGE FROM THE APPROVED LANDSCAPE PLAN MAY OCCUR WITHOUT PRIOR REVIEW & APPROVAL BY THE OWNER'S REPRESENTATIVE. WHICH MAY REQUIRE ADDITIONAL IRRIGATION TAPS FOR CHANGES DUE TO MORE WATER INTENSIVE LANDSCAPING.
- ALL TREES IN SEEDED OR SODDED AREAS WILL HAVE A MULCH RING WITH NATURAL CEDAR FIBER MULCH AT A 3'-4" DEPTH AND AT LEAST 3'-4" DIAMETER. NO MULCH WILL BE PLACED AGAINST THE TRUNK OF THE TREE.
- ANY TREE SUBSTITUTIONS MUST BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO DELIVERY AND INSTALLATION.
- ALL UTILITY EASEMENT SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.
- REFER TO CIVIL PLANS FOR CONCRETE DETAILING.
- THE CONTRACTOR SHALL FINE GRADE ALL AREAS TO BE PLANTED. THE CONTRACTOR SHALL REMOVE REQUIRED DEPTH OF SOIL ALONG WALKWAYS TO ACCOMMODATE SOD OR MULCH DEPTH.
- THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES AND WALKWAYS. HAVE ALL FINE GRADING APPROVED PRIOR TO SEEDING.
- COBBLE SALVAGED FROM ON SITE GRADING OPERATIONS TO BE REVIEWED FOR USE AND PLACEMENT WITHIN LANDSCAPE AREAS AS NOTED ON PLANS.
- ALL SHRUB BEDS TO BE MULCHED WITH 1 3/4" WASHED RIVER ROCK, 3" DEPTH, OVER FILTER FABRIC UNLESS OTHERWISE NOTED. SUBMIT SAMPLE FOR APPROVAL.
- PRIOR TO SODDING, SEEDING, OR PLANTING, CONTRACTOR TO APPLY HERBICIDE TO ELIMINATE ALL WEED GROWTH WITHIN LANDSCAPE AREAS, PER SPECIFICATION.

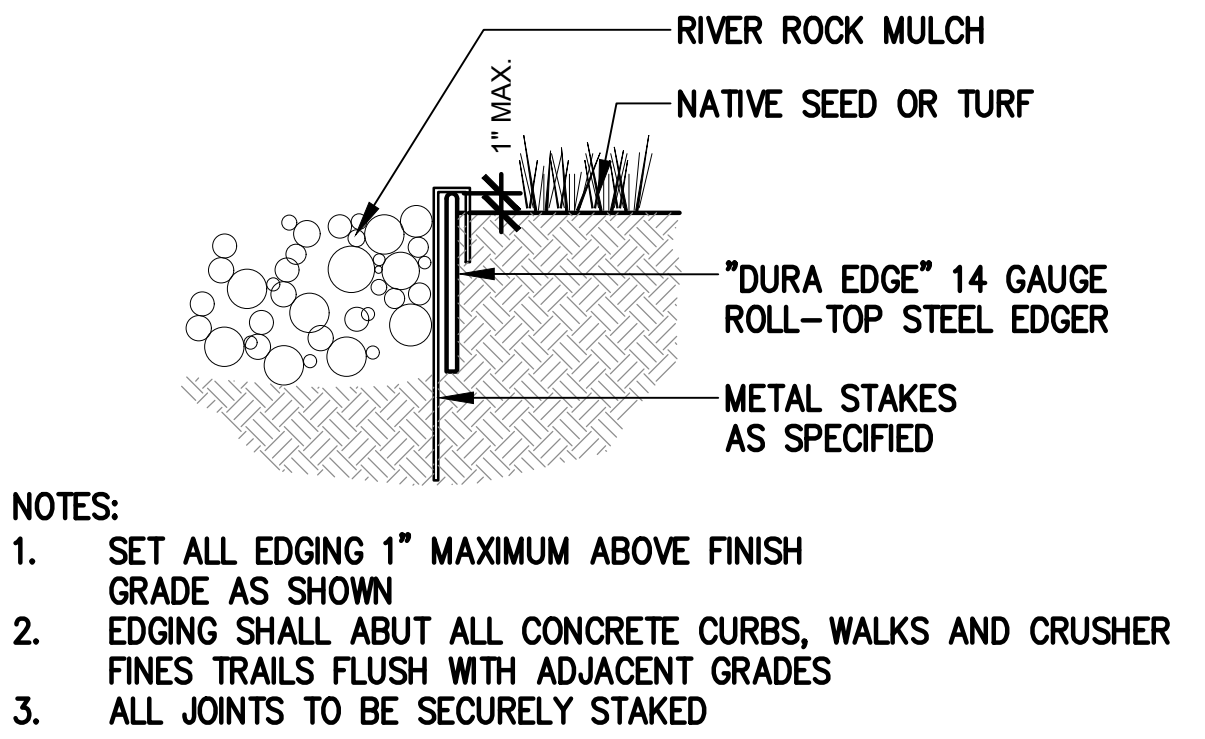
PLANT LIST

QTY	COMMON NAME	BOTANICAL NAME	SIZE	COMMENTS
38	DECIDUOUS SHADE TREES	Populus angustifolia	2 1/2" cal	B&B, specimen quality
		Populus tremuloides	2 1/2" cal	B&B, specimen quality
		Acer glabrum	2 1/2" cal	B&B, specimen quality
16	CONIFEROUS/EVERGREEN TREES	Picea pungens	14" ht.	B&B, specimen quality
		Abies concolor	12" ht.	B&B, specimen quality
270	DECIDUOUS SHRUBS	Ribes alpinum	5 gal.	cont., 5 canes min., 18"-24" ht.
		Syringa meyeri 'Palibin'	5 gal.	cont., 5 canes min., 18"-24" ht.
		Spiraea japonica 'Gold Mound'	5 gal.	cont., 5 canes min., 18"-24" ht.
		Syringa pubescens patula 'Miss Kim'	5 gal.	cont., 5 canes min., 18"-24" ht.
		Rosa 'F.J. Grootendorst'	5 gal.	cont., 5 canes min., 18"-24" ht.
		Cornus sericea	5 gal.	cont., 5 canes min., 18"-24" ht.
		Amelanchier alnifolia 'Regent'	5 gal.	cont., 5 canes min., 18"-24" ht.
		Rhus glabra cismontana	5 gal.	cont., 5 canes min., 18"-24" ht.
		Jasminia Americana	5 gal.	cont., 5 canes min., 18"-24" ht.
		Rosa woodsii	5 gal.	cont., 5 canes min., 18"-24" ht.
224	CONIFEROUS/EVERGREEN SHRUBS	Juniperus communis	5 gal.	cont., 5 canes min., 18"-24" ht.
		Pinus mugo 'Mops'	5 gal.	cont., 5 canes min., 18"-24" ht.
		Juniperus sabina 'Scandia'	5 gal.	cont., 5 canes min., 18"-24" ht.
51	ORNAMENTAL GRASSES	Miscanthus sinensis 'Autumn Light'	1 gal.	cont., 5 canes min., 18"-24" ht.
		Schizachyrium scoparium	1 gal.	cont., 5 canes min., 18"-24" ht.

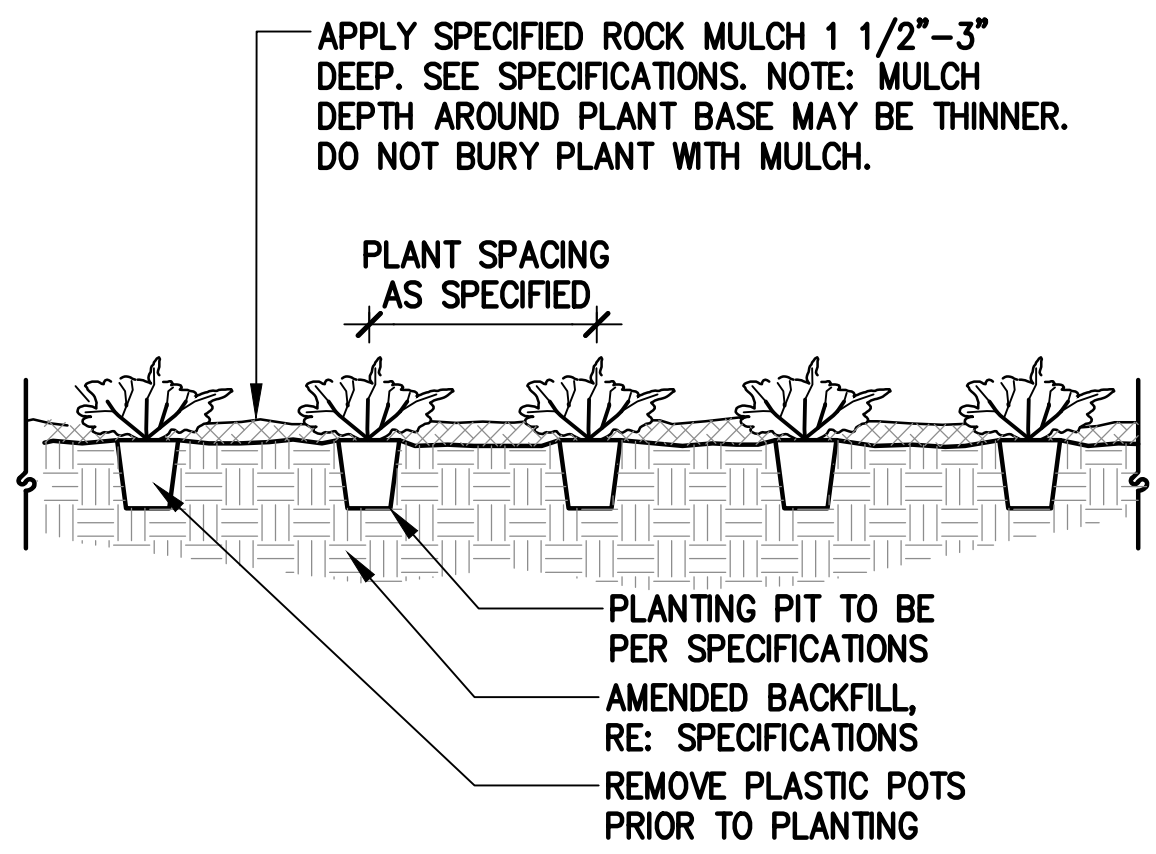
NATIVE SEED MIX

IRRIGATED NATIVE SEED: FRESH, CLEAN, DRY, NEW CROP SEED COMPLYING WITH THE ASSOCIATION OF OFFICIAL SEED ANALYSTS "RULES FOR TESTING SEEDS" FOR PURITY AND GERMINATION TOLERANCES. REFER TO SPECIFICATIONS FOR APPLICATION RATE.

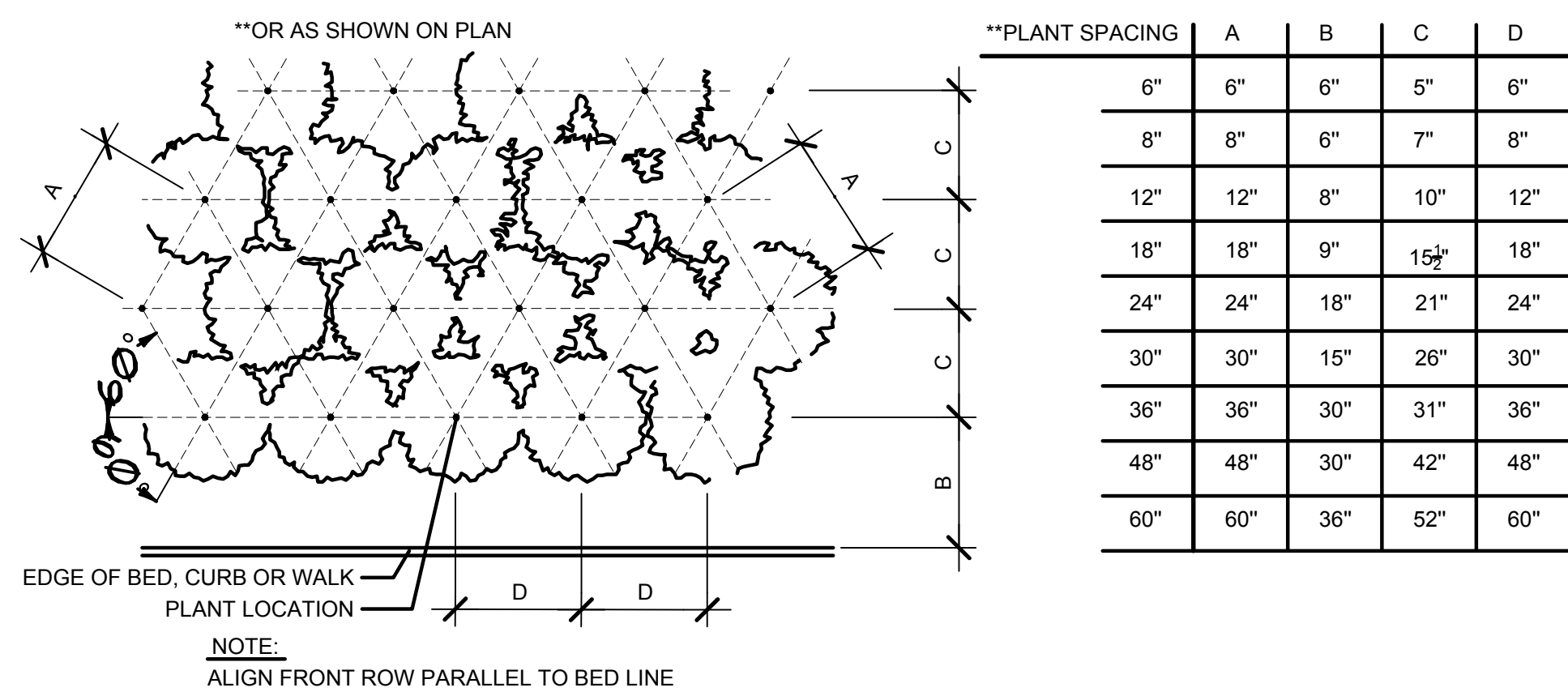
BLUE GRAMA	25%
BOTTLEBUSH SQUIRRELTAIL	5%
BUFFALOGRASS	25%
GREEN NEEDLEGRASS	5%
PRAIRIE JUNEGRASS	5%
SAND DROPSSEED	5%
SIDEOATS GRAMA	20%
WESTERN WHEATGRASS	10%



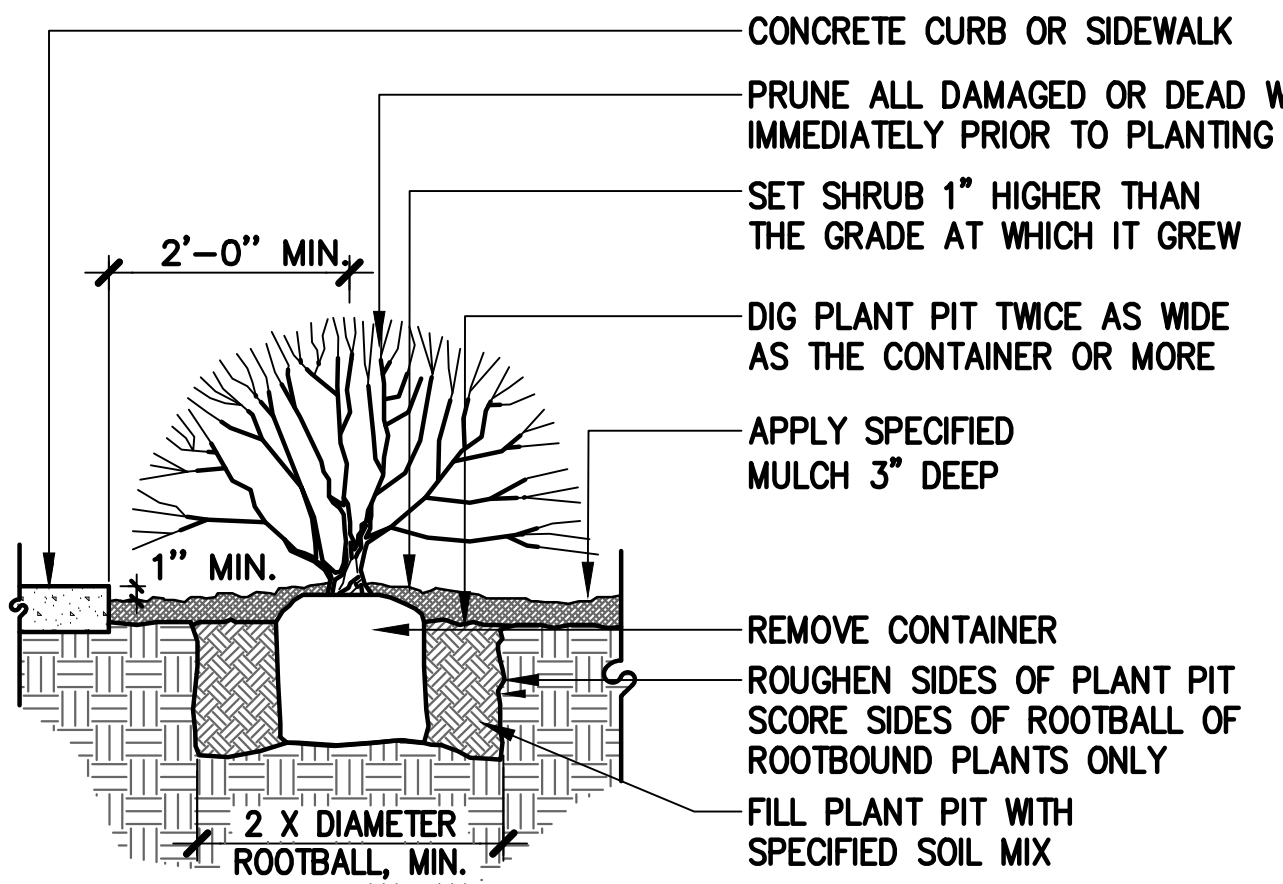
1 STEEL EDGER NOT TO SCALE



2 ORNAMENTAL GRASSES & PERENNIALS NOT TO SCALE

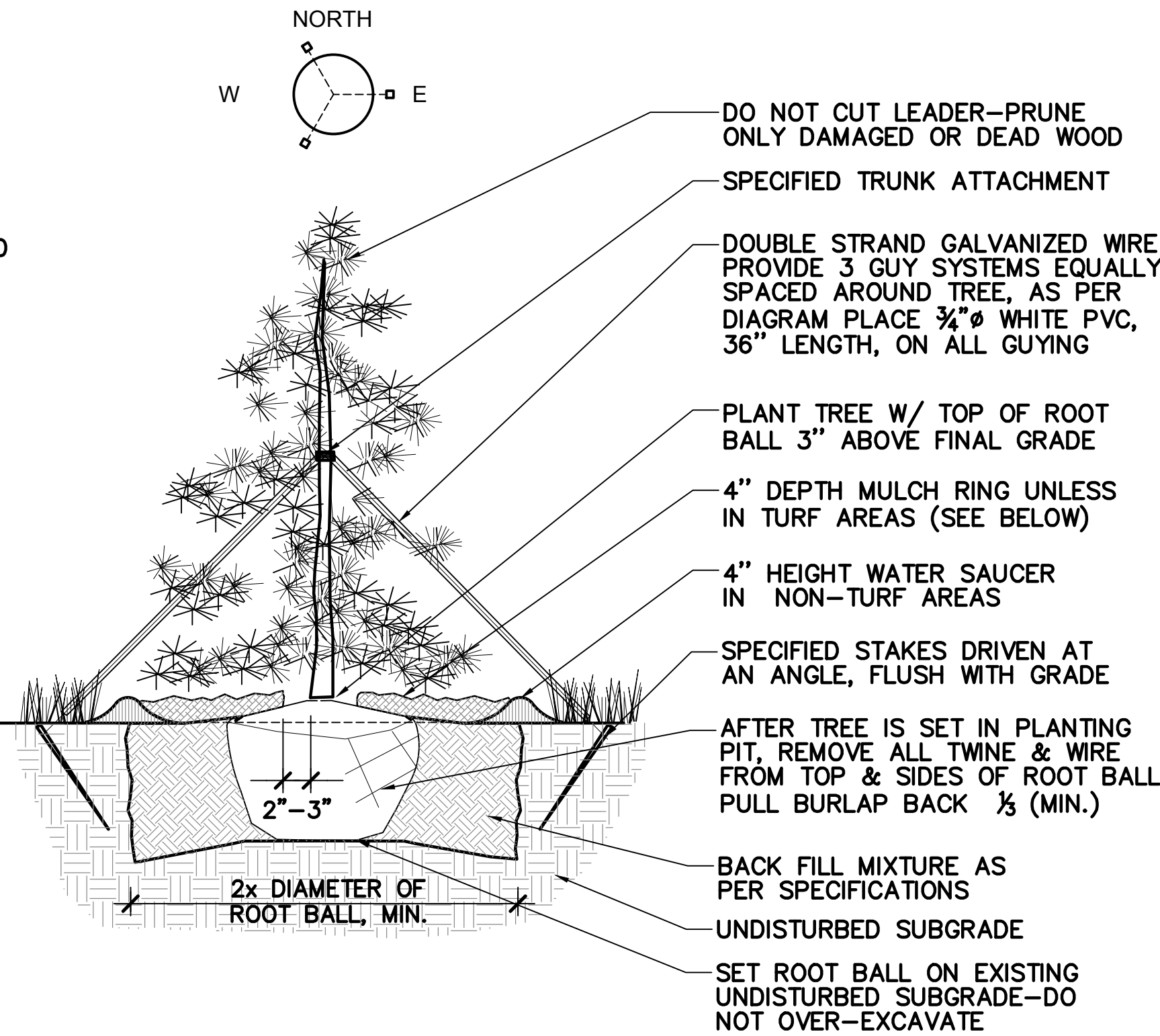


3 SHRUB/ORN. GRASS/GROUNDCOVER NOT TO SCALE



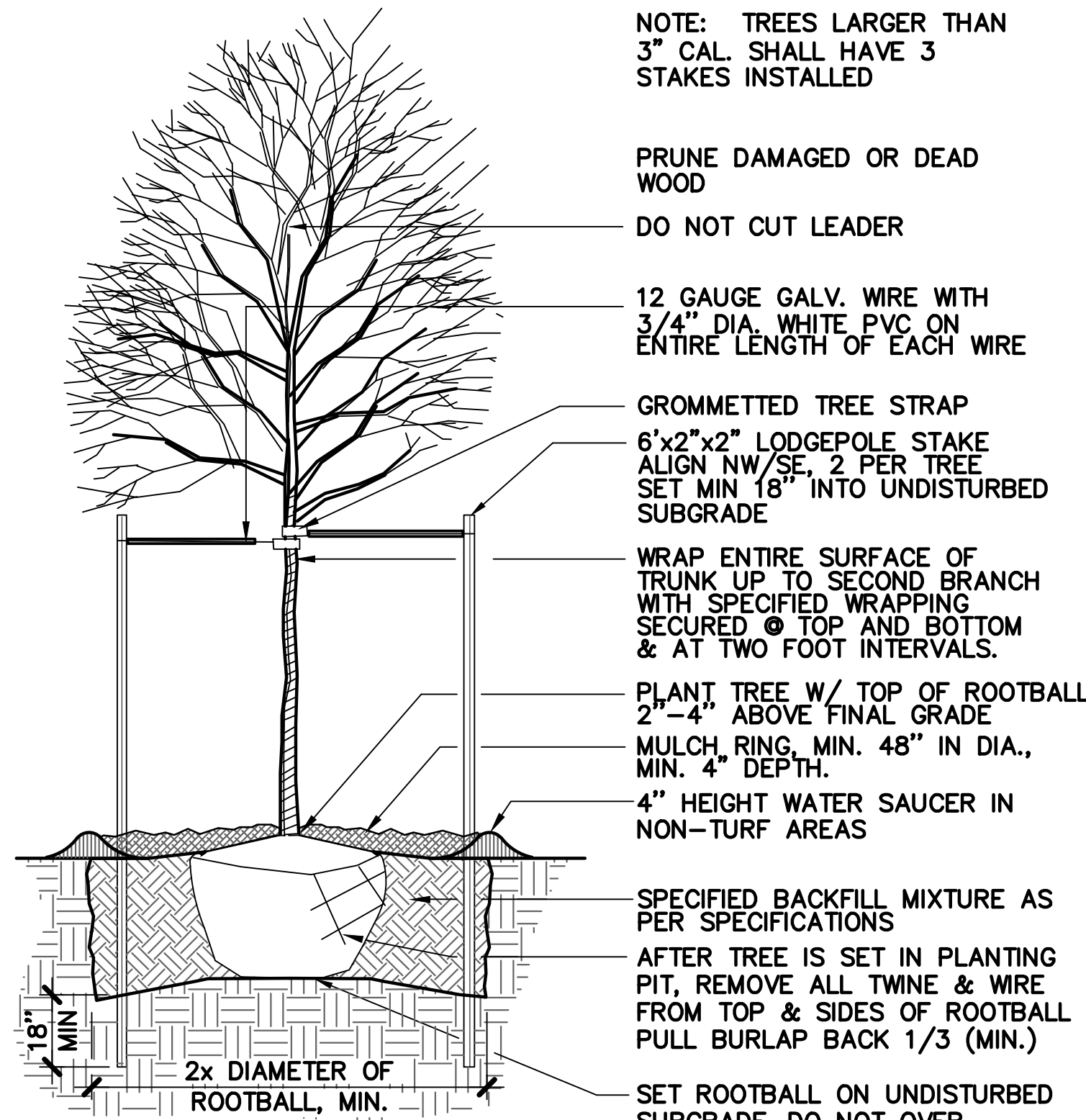
- GENERAL NOTES
- HOLD GRADE 1" BELOW EDGE OF WALK OR CURB
 - SHRUB PLANTING -- REFER TO SHRUB BED LAYOUT FOR PLACEMENT OF SHRUBS.
 - FOR GROUPINGS OF SHRUBS, MULCH ENTIRE PLANTING AREA. FOR INDIVIDUAL SHRUBS, MULCH PLANTING PIT AREA ONLY.
 - GRADE EDGE OF PLANTING AREAS TO RETAIN MULCH.
 - ANY BROKEN OR CRUMBLING ROOTBALL WILL BE REJECTED. REMOVING THE CONTAINERS WILL NOT BE AN EXCUSE FOR DAMAGED ROOTBALLS.

4 SHRUB PLANTING NOT TO SCALE

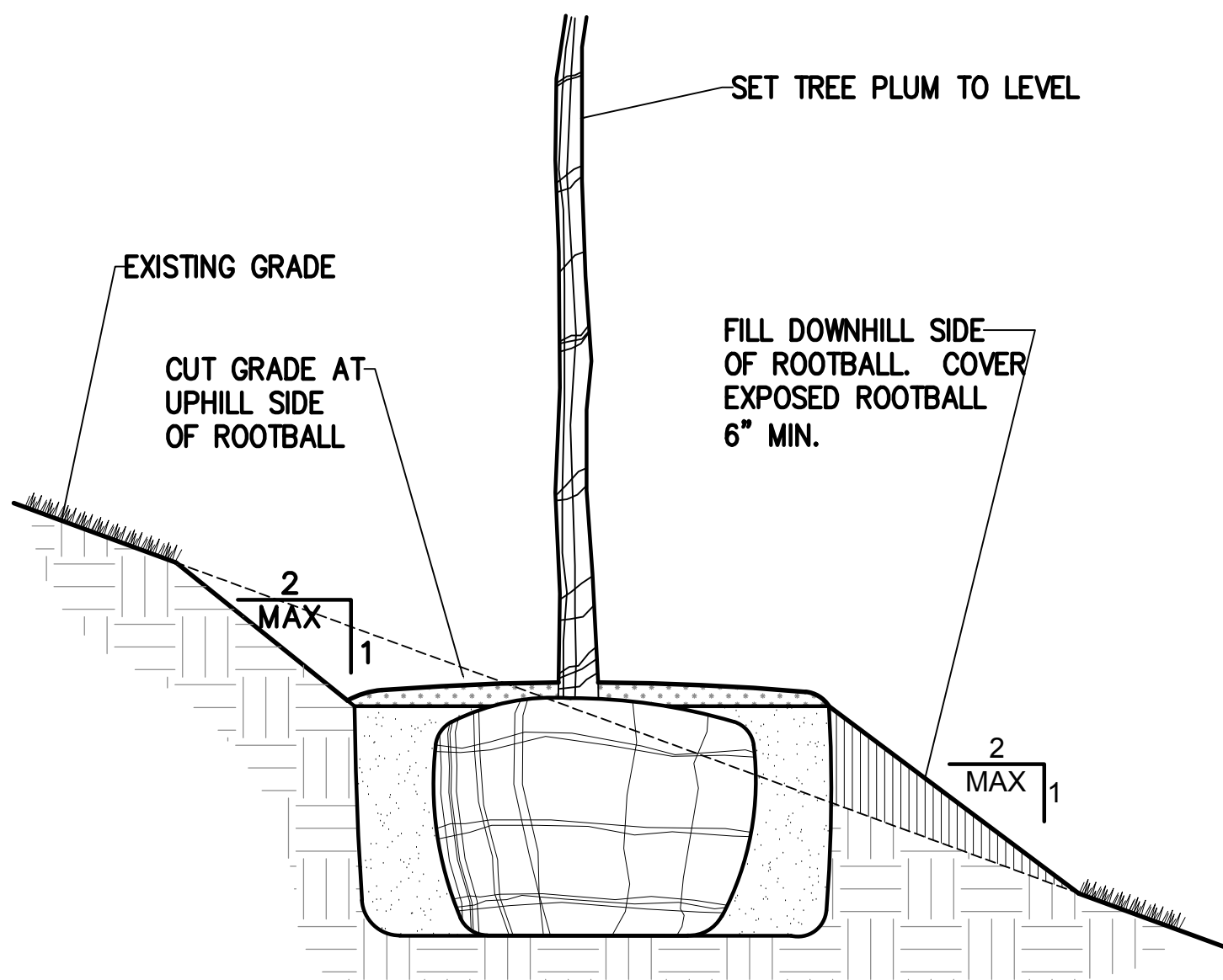


- NOTES:
- PULL MULCH BACK 2" TO 3" FROM TRUNK OF TREE
 - INSTALL SPECIFIED MULCH TO DRIP LINE OF TREE WHERE PLANTED IN LAWN AREAS. MULCH TO BE 2" DEEP IN LAWN AREAS.
 - DO NOT PROVIDE WATER BASIN IN IRRIGATED LAWN AREAS.

5 EVERGREEN TREE PLANTING NOT TO SCALE



6 DECIDUOUS TREE PLANTING NOT TO SCALE



- NOTES:
- REFER TO VARIOUS SPECIFIC TREE INSTALLATION DETAILS FOR STAKING, GUYING, MULCHING, ETC.
 - THIS INSTALLATION SHALL APPLY TO ALL TREE TYPES AND SIZES PLANTED ON SLOPES LESS THAN 2:1.

7 TREE PLANTING ON SLOPE NOT TO SCALE

NOTE:
IF THERE IS A DISCREPANCY BETWEEN THE PLANT COUNTS ON THE CALL-OUTS ON THE PLANS & THE ACTUAL NUMBER OF PLANT SYMBOLS DEPICTED ON THE PLANS, THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING THE ACTUAL NUMBER OF PLANTS AS SYMBOLICALLY DEPICTED ON THE PLANS.

SCHEMATIC
DESIGN SET

ENGINEER'S STAMP

551 N Frontage Rd West
Vail, CO 81657

Landscape Details
Red Sandstone Elementary School Renovation +
Parking Garage - Vail Potato Patch Block 2 Lot 8

L2.1

TAB Associates, Inc.
1627 02
06/09/17
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Call before you dig,
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DESIGN SET

ENGINEER'S STAMP

551 N Frontage Rd West
Vail, CO 81657

Tree Removal Plan
Red Sandstone Elementary School Renovation +
Parking Garage - Vail Potato Patch Block 2 Lot 8

L3.0

1627.02

06/20/17

REVISIONS

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EXISTING PLAYGROUND
TO REMAIN

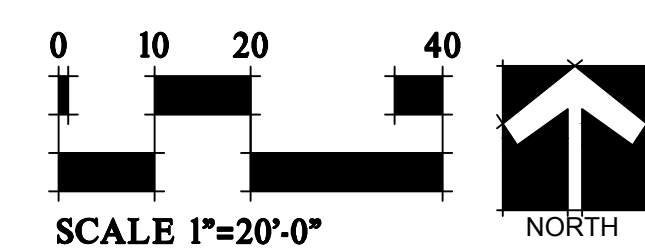
VAIL GYMNASICS
CENTER

NORTH FRONTAGE ROAD

LEGEND	
	NON IRRIGATED (16,916 SF)
	WATER CONSERVING (24,821 SF)
	LIMITS OF DISTURBANCE

NOTES:

1. REFER TO CIVIL FOR PARKING, ROADS, INFRASTRUCTURE, UTILITIES, DRAINAGE, AND GRADING.
2. EXISTING TREES IDENTIFIED TO REMAIN TO BE SAVED AND PROTECTED. REFER TO CIVIL FOR ALL SITE DEMOLITION.
3. ALL LANDSCAPE AREAS TO BE IRRIGATED BY A FULLY AUTOMATED IRRIGATION SYSTEM.



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DESIGN SET

ENGINEER'S STAMP

551 N Frontage Rd West
Vail, CO 81657

Overall Hydrozone Map
Red Sandstone Elementary School Renovation +
Parking Garage - Vail Potato Patch Block 2 Lot 8

L4.0

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1627.02
08/20/17
Hydrozones

DM DESIGN

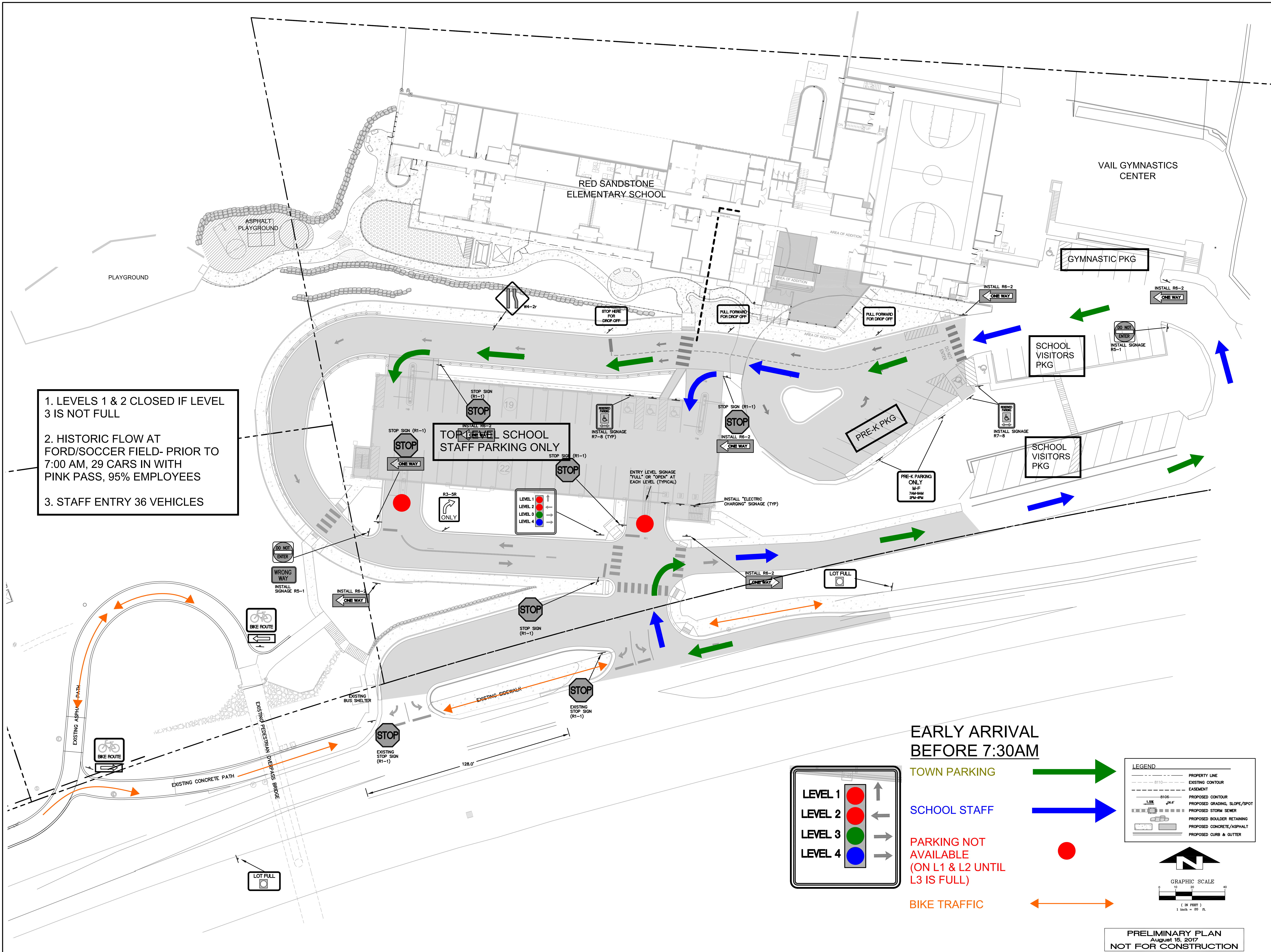
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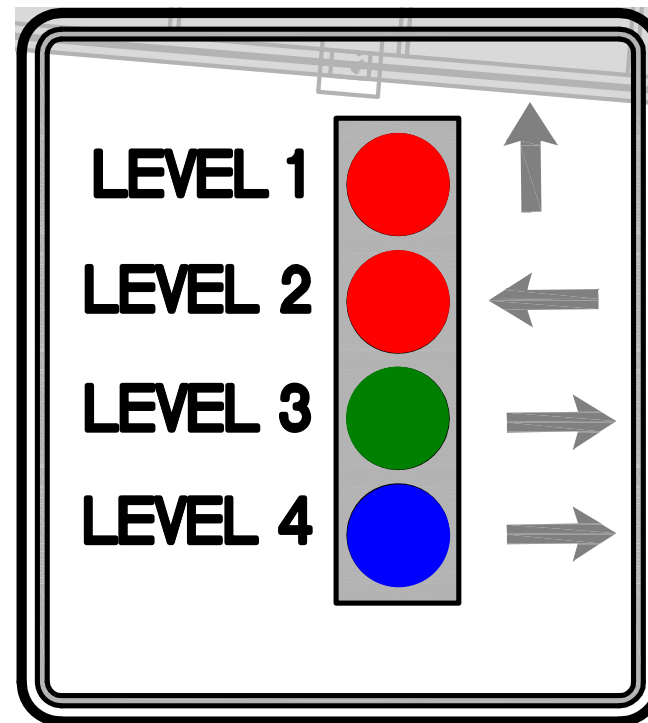
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C:\Users\jchad\Documents\1627.02 RSES Bldg_CENTRAL_rchad\FK4W.rvt
6/19/2017 8:07:11 AM

City of Eagle County Schools 2016 CMDCongWater/Red Sandstone/Signage Plan.dwg 8/15/2017 3:45:51 PM, Wshay



- 1. LEVELS 1 & 2 CLOSED IF LEVEL 3 IS NOT FULL
- 2. HISTORIC FLOW AT FORD/SOCCER FIELD- PRIOR TO 7:00 AM, 29 CARS IN WITH PINK PASS, 95% EMPLOYEES
- 3. STAFF ENTRY 36 VEHICLES



EARLY ARRIVAL BEFORE 7:30AM

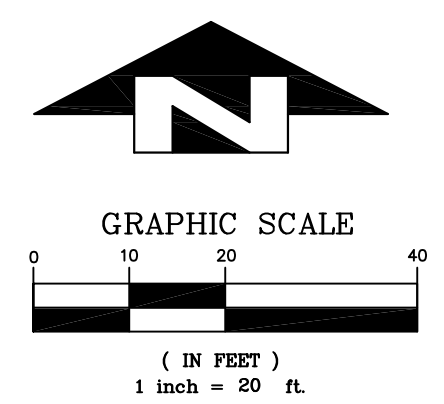
TOWN PARKING

SCHOOL STAFF

PARKING NOT AVAILABLE (ON L1 & L2 UNTIL L3 IS FULL)

BIKE TRAFFIC

LEGEND	
	PROPERTY LINE
	EXISTING CONTOUR
	EASEMENT
	PROPOSED CONTOUR
	PROPOSED GRADING, SLOPE/SPOT
	PROPOSED STORM SEWER
	PROPOSED BOULDER RETAINING
	PROPOSED CONCRETE/ASPHALT
	PROPOSED CURB & GUTTER



PRELIMINARY PLAN
August 15, 2017
NOT FOR CONSTRUCTION

SCHEMATIC
DESIGN SET

ENGINEER'S STAMP
551 N Frontage Rd West
Vail, CO 81657

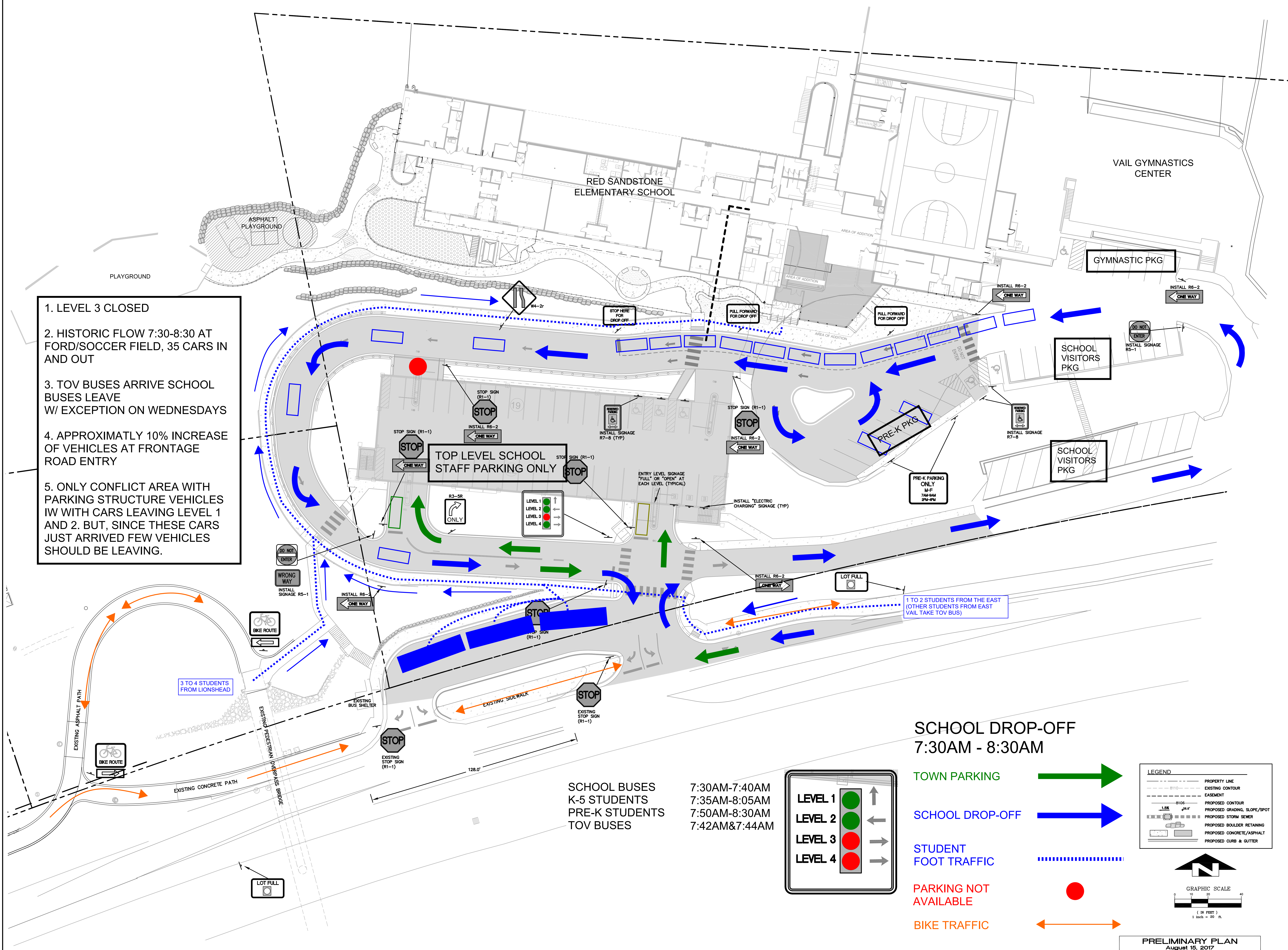
Signage and Striping
Red Sandstone Elementary School Renovation
and Parking Garage- Vail Potato Patch Block2 Lot 8

P1.1

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City of Eagle County Schools 2016 CMDCongMaster/Red Sandstone/Signage Plan.dwg 8/15/2017 3:45:51 PM, Wshay

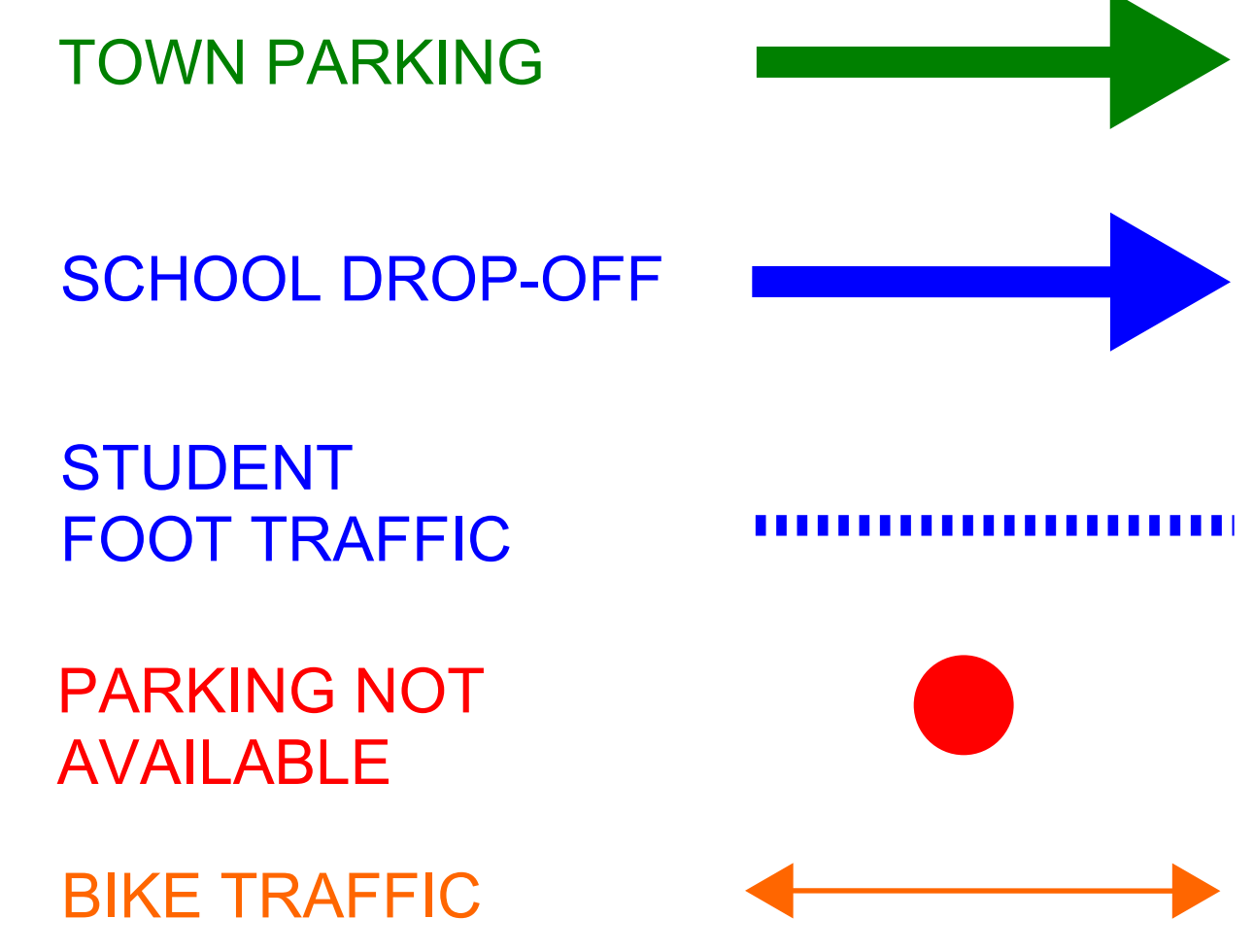
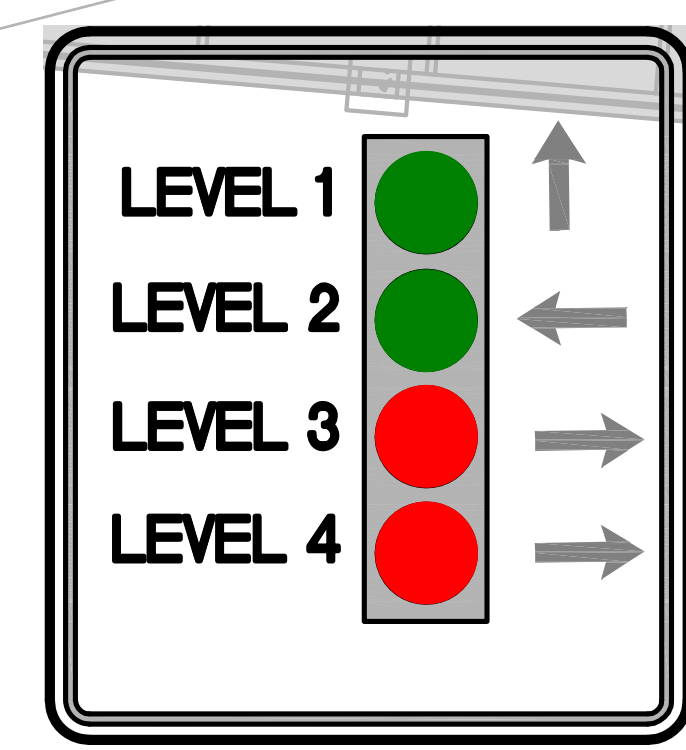


- 1. LEVEL 3 CLOSED
- 2. HISTORIC FLOW 7:30-8:30 AT FORD/SOCCER FIELD, 35 CARS IN AND OUT
- 3. TOV BUSES ARRIVE SCHOOL BUSES LEAVE W/ EXCEPTION ON WEDNESDAYS
- 4. APPROXIMATLY 10% INCREASE OF VEHICLES AT FRONTAGE ROAD ENTRY
- 5. ONLY CONFLICT AREA WITH PARKING STRUCTURE VEHICLES IW WITH CARS LEAVING LEVEL 1 AND 2. BUT, SINCE THESE CARS JUST ARRIVED FEW VEHICLES SHOULD BE LEAVING.

SCHOOL BUSES
K-5 STUDENTS
PRE-K STUDENTS
TOV BUSES

7:30AM-7:40AM
7:35AM-8:05AM
7:50AM-8:30AM
7:42AM&7:44AM

SCHOOL DROP-OFF
7:30AM - 8:30AM



LEGEND

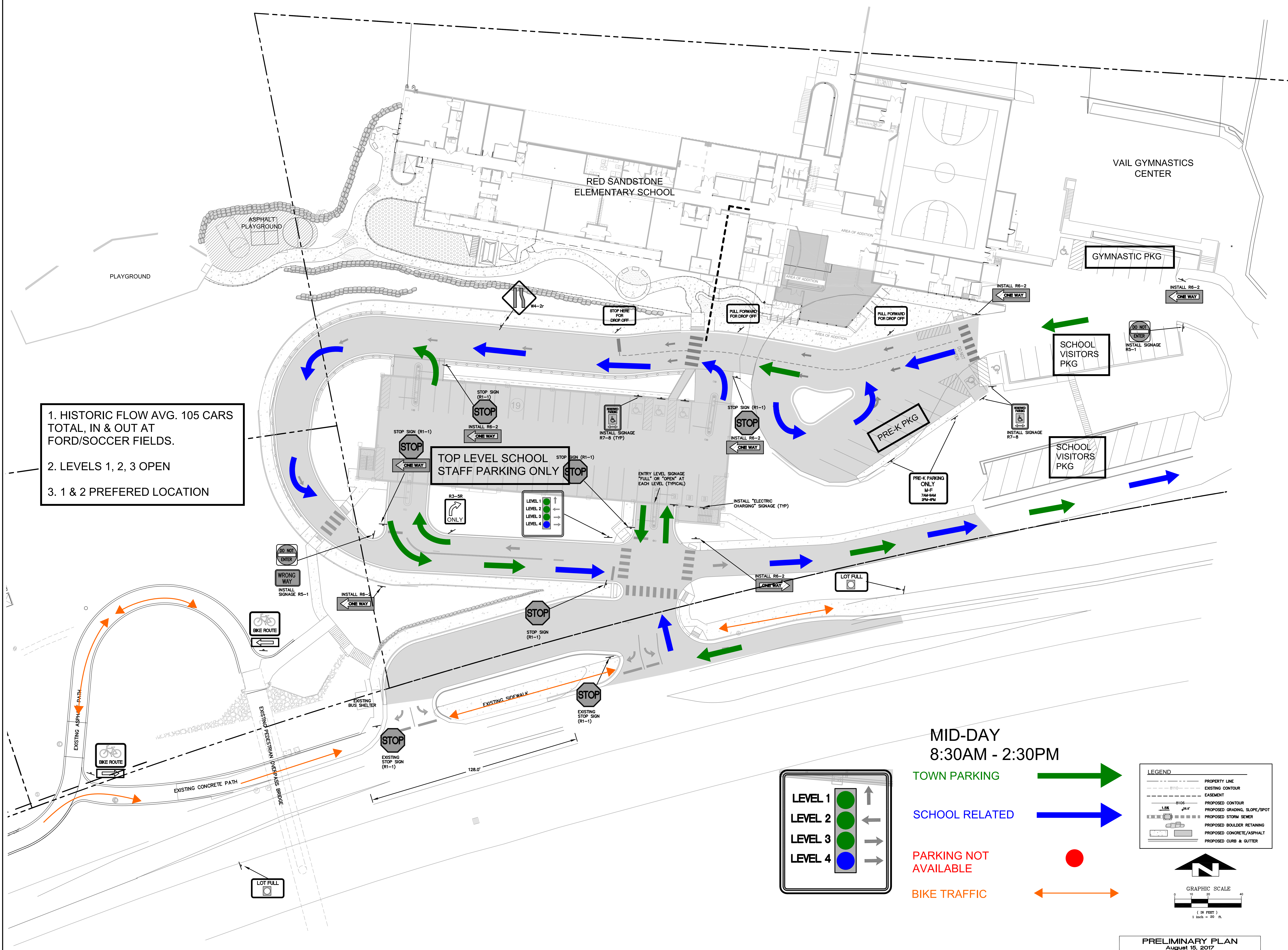
- PROPERTY LINE
- EXISTING CONTOUR
- EASEMENT
- PROPOSED CONTOUR
- PROPOSED GRADING, SLOPE/SPOT
- PROPOSED STORM SEWER
- PROPOSED BOULDER RETAINING
- PROPOSED CONCRETE/ASPHALT
- PROPOSED CURB & GUTTER

GRAPHIC SCALE

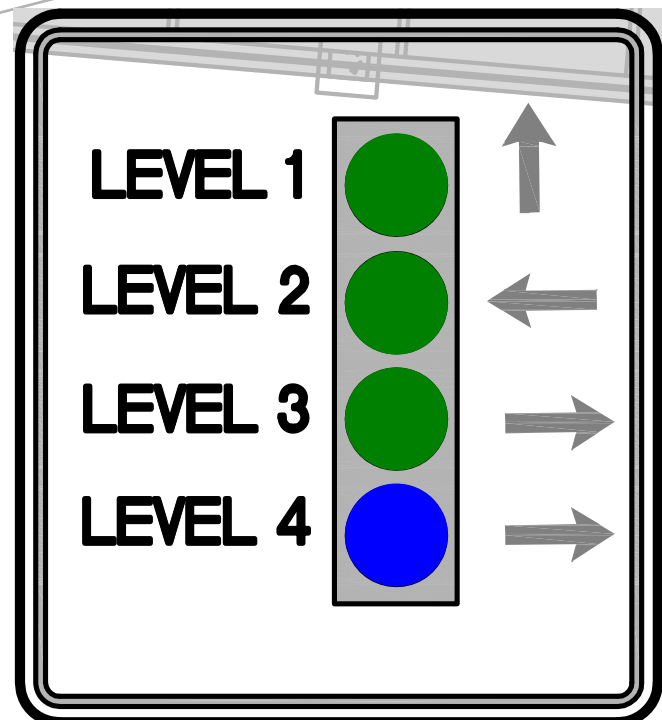
0 10 20 40
(IN FEET)
1 inch = 20 ft.

PRELIMINARY PLAN
August 15, 2017
NOT FOR CONSTRUCTION

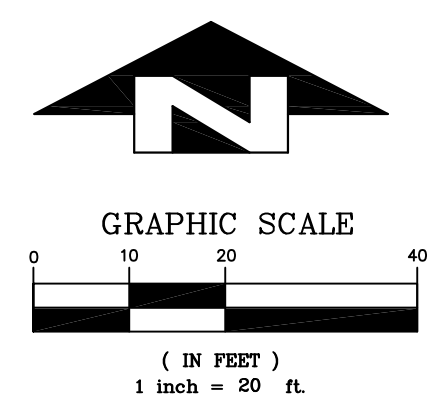
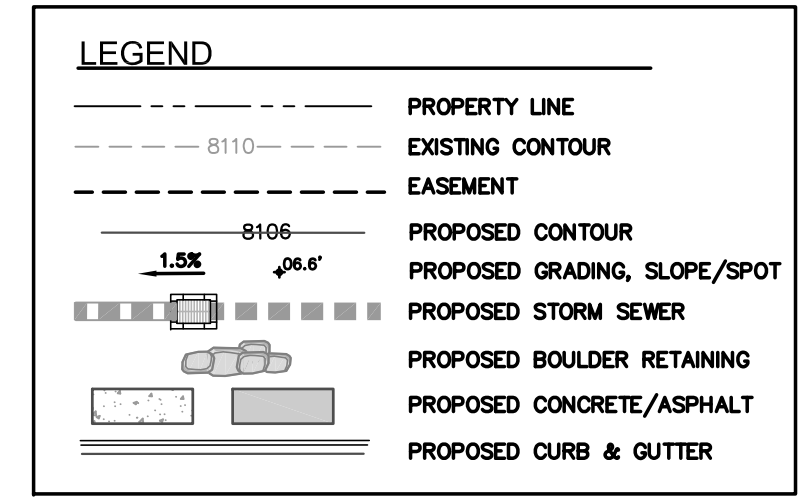
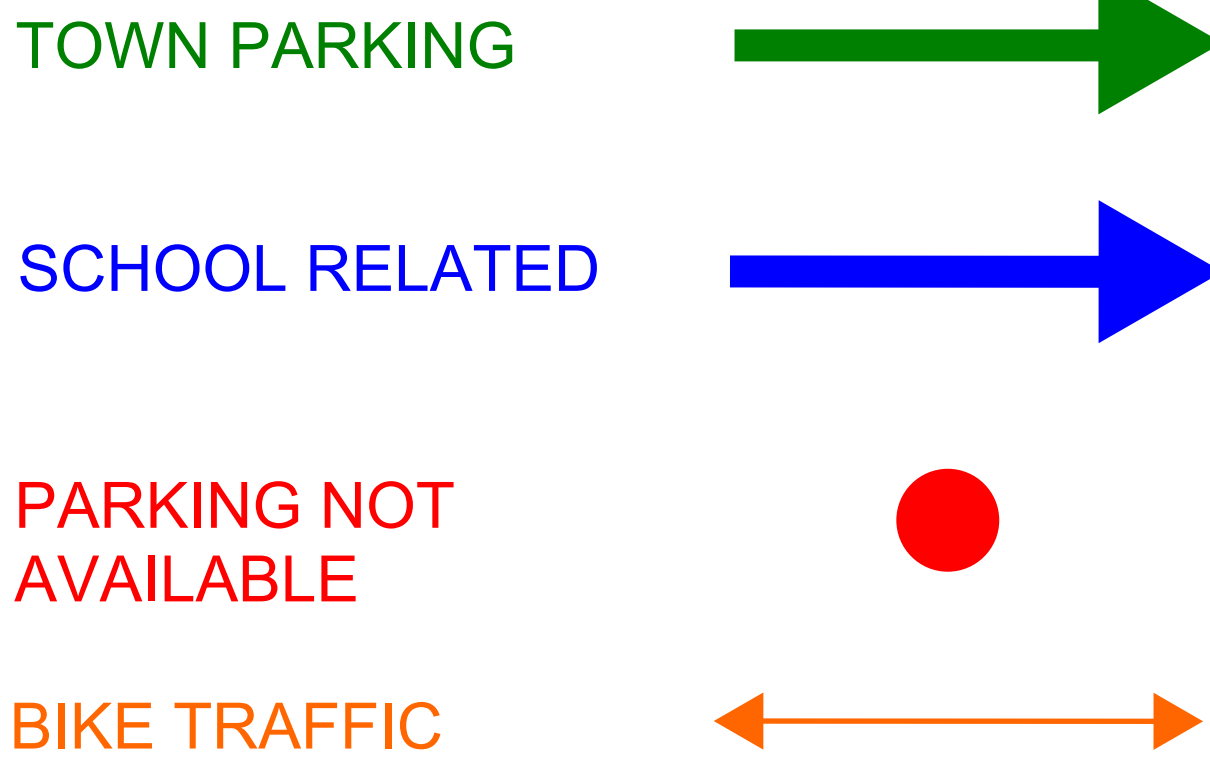
City of Eagle County Schools 2016 CMDCongMaster/Red Sandstone/Signage Plan.dwg 8/15/2017 3:45:51 PM, Wshay



- 1. HISTORIC FLOW AVG. 105 CARS TOTAL, IN & OUT AT FORD/SOCCER FIELDS.
- 2. LEVELS 1, 2, 3 OPEN
- 3. 1 & 2 PREFERED LOCATION



MID-DAY
8:30AM - 2:30PM



PRELIMINARY PLAN
August 15, 2017
NOT FOR CONSTRUCTION

SCHEMATIC
DESIGN SET

ENGINEER'S STAMP

551 N Frontage Rd West
Vail, CO 81657

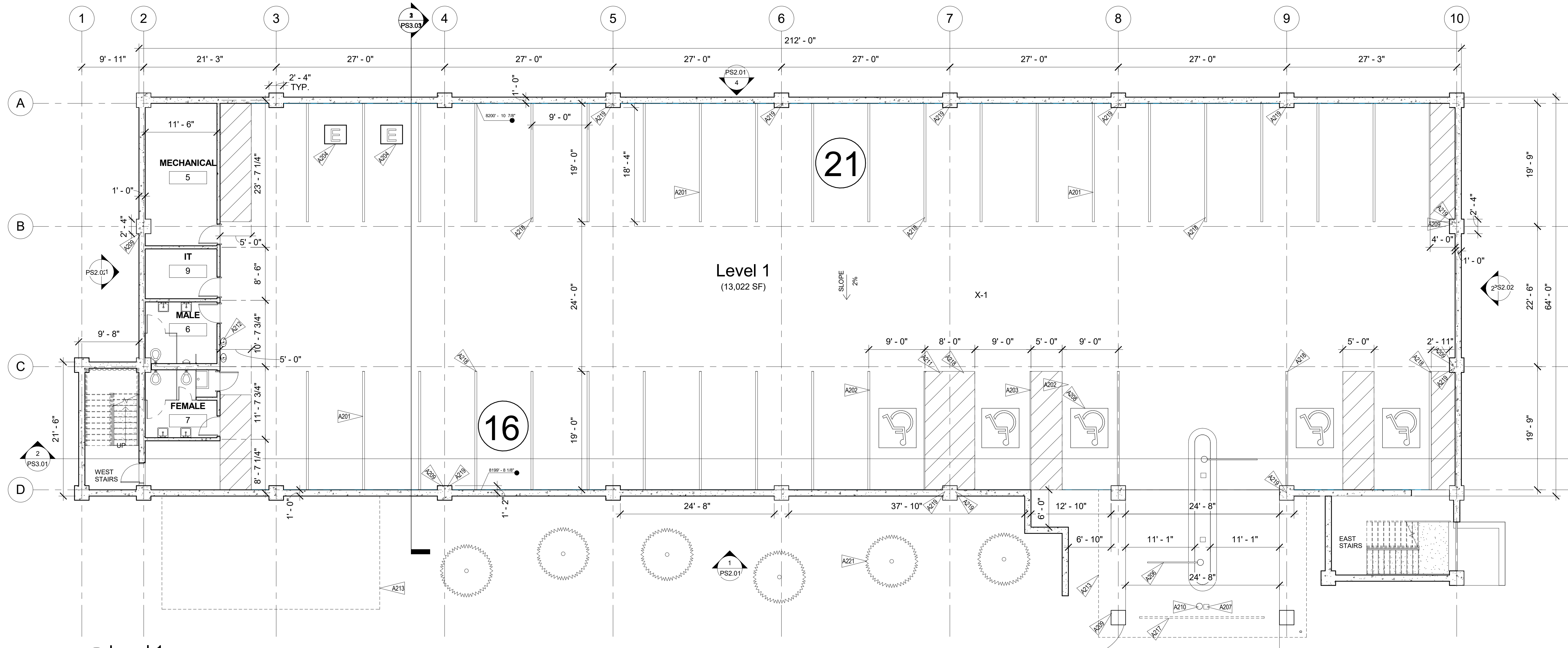
Signage and Striping
Red Sandstone Elementary School Renovation
and Parking Garage- Vail Potato Patch Block2 Lot 8

P1.3

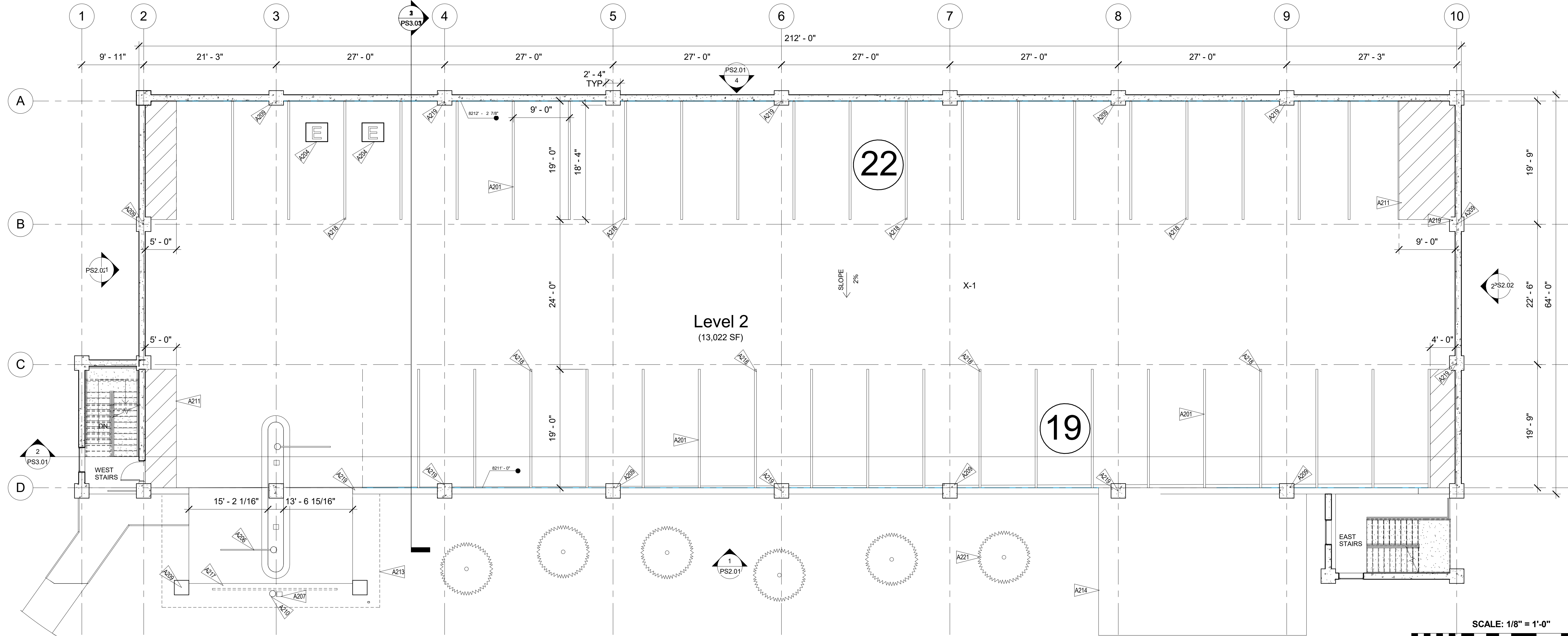
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C:\Users\j\Documents\1627.02.1 - RSES Parking Garage - CENTRAL_van.rvt
9/20/17 5:05:53 PM



1 Level 1
PS1.01 1/8" = 1'-0"



2 Level 2
PS1.01 1/8" = 1'-0"

LEGEND NOTES

FLOOR PLAN GENERAL NOTES:

1. DO NOT SCALE DRAWINGS.
2. IN AREAS WITH FLOOR DRAINS, SLOPE CONCRETE SURFACE WITHIN 18" RADIUS AT 1/4" PER FOOT TOWARD FLOOR DRAIN, UNLESS OTHERWISE INDICATED.
3. ALL SPOT ELEVATIONS SHOWN ON THE FLOOR PLANS RELATE TO USGS ELEVATIONS. NOTIFY ARCHITECT IMMEDIATELY SHOULD CONDITIONS BE FOUND CONTRADICTORY TO THESE DRAWINGS.
4. ALL ANGLES SHOWN ON THE FLOOR PLANS ARE 90 DEGREES UNLESS OTHERWISE NOTED.
5. ALL DIMENSIONS ARE TO GRID LINE, FACE OF CONCRETE OR MASONRY, OR FACE OF GYPSUM BOARD, UNLESS OTHERWISE NOTED.
6. ALL FLOOR PLAN DIMENSIONS TO MASONRY ARE NOMINAL DIMENSIONS, UNLESS NOTED AS ACTUAL.

Tag Notes Legend	
Key Value	Keynote Text
A201	9' x 19' PARKING STALL
A202	ADA PARKING STALL
A203	ADA VAN PARKING STALL
A204	ELECTRIC CHARGING PARKING
A206	ELECTRIC ENTRY GATE
A207	ELECTRIC ENTRY GATE RECEIVER
A208	ADA PARKING PAINT
A209	STRUCTURAL COLUMN
A210	TRAFFIC BOLLARD
A211	TRAFFIC STRIPING
A212	DRINKING FOUNTAIN
A213	ROOF ABOVE
A214	ROOF BELOW
A217	8'-0" BANG BAR
A218	ALTERNATE #1 - PROVIDE FOUR (4) EQUALLY SPACED, RAISED DOMES THREE (3) NON-REFLECTIVE DOMES AND ONE (1) REFLECTIVE DOME AT EACH PARKING STRIPE ON ENTIRE PARKING LEVEL
A219	ALTERNATE #2 - STEEL CORNER GUARDS AT ALL COLUMNS
A221	EVERGREEN TREE
X-1	PRECAST EXPOSED CONCRETE, SCORED, NO COLOR ADDED

SCHEMATIC
DESIGN SET

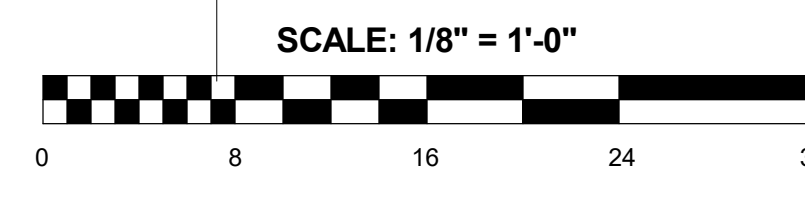
STAMP
551 N Frontage Rd W
Vail, CO 81657

Levels 1 & 2
Red Sandstone Elementary School Renovation +
Parking Garage - Vail Potato Patch Block 2 Lot 8

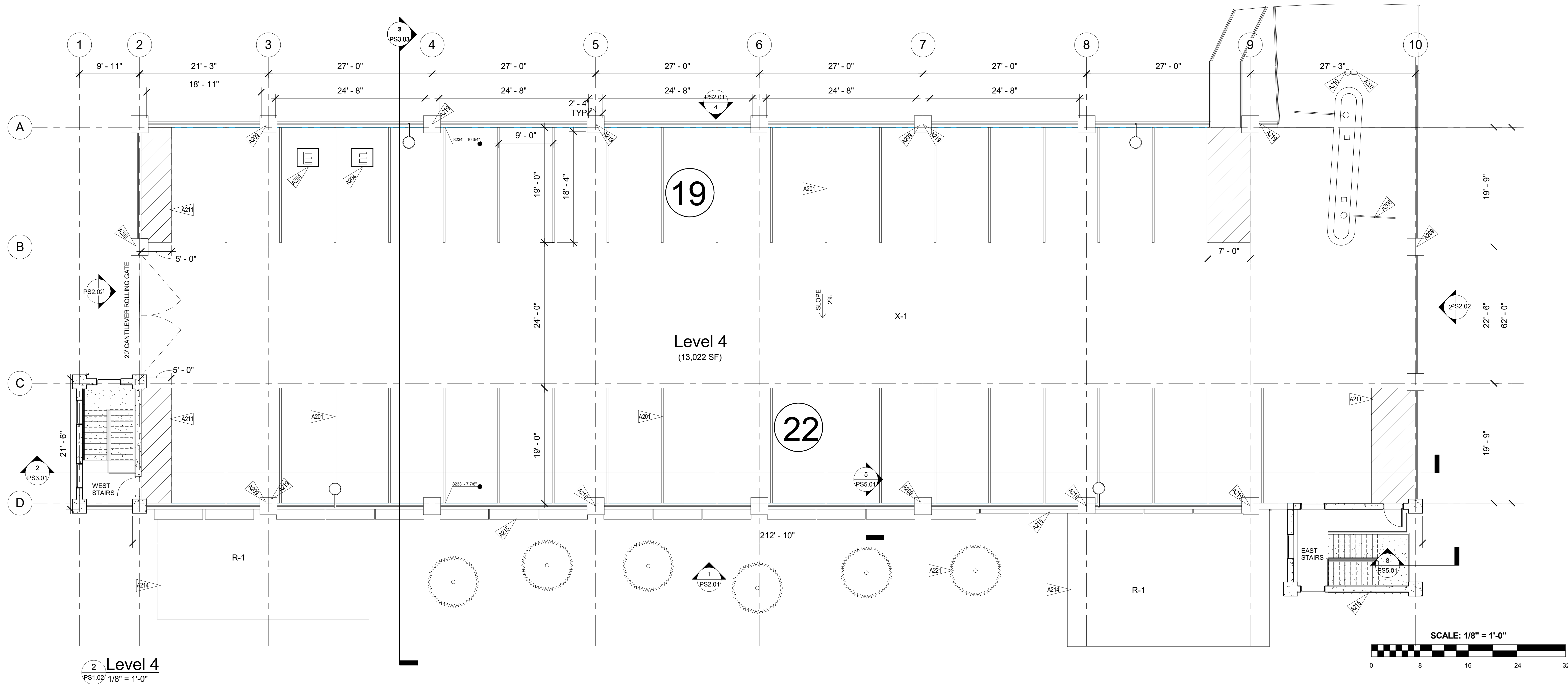
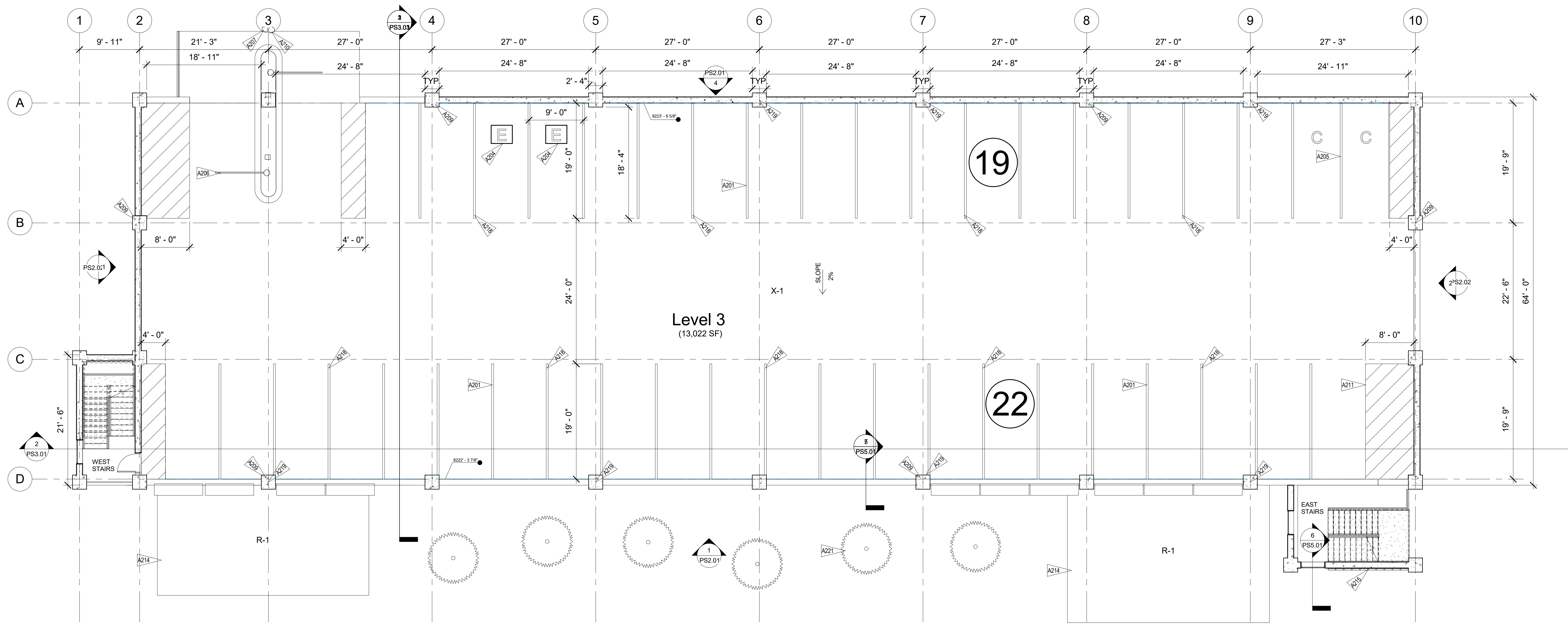
PS1.01
1627.02.1
09/20/17
Revisions

TAB Associates, Inc.
56 Edwards Village Blvd Suite 210
Edwards, CO 81632 970-766-1740
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9/6/2017 5:04:51 PM



LEGEND NOTES

FLOOR PLAN GENERAL NOTES:

- DO NOT SCALE DRAWINGS.
- IN AREAS WITH FLOOR DRAINS, SLOPE CONCRETE SURFACE WITHIN 18" RADIUS AT 1/4" PER FOOT TOWARD FLOOR DRAIN, UNLESS OTHERWISE INDICATED.
- ALL SPOT ELEVATIONS SHOWN ON THE FLOOR PLANS RELATE TO USGS ELEVATIONS. NOTIFY ARCHITECT IMMEDIATELY SHOULD CONDITIONS BE FOUND CONTRADICTORY TO THESE DRAWINGS.
- ALL ANGLES SHOWN ON THE FLOOR PLANS ARE 90 DEGREES UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS ARE TO GRID LINE, FACE OF CONCRETE OR MASONRY, OR FACE OF GYPSUM BOARD, UNLESS OTHERWISE NOTED.
- ALL FLOOR PLAN DIMENSIONS TO MASONRY ARE NOMINAL DIMENSIONS, UNLESS NOTED AS ACTUAL.

Tag Notes Legend	
Key Value	Keynote Text
A201	9' x 19' PARKING STALL
A204	ELECTRIC CHARGING PARKING
A205	COMPACT PARKING
A206	ELECTRIC ENTRY GATE
A207	ELECTRIC ENTRY GATE RECIEVER
A209	STRUCTURAL COLUMN
A210	TRAFFIC BOLLARD
A211	TRAFFIC STRIPING
A214	ROOF BELOW
A215	PV PANELS
A218	ALTERNATE #1 - PROVIDE FOUR (4) EQUALLY SPACED, RAISED DOMES THREE (3) NON-REFLECTIVE DOMES AND ONE (1) REFLECTIVE DOME AT EACH PARKING STRIPE ON ENTIRE PARKING LEVEL
A219	ALTERNATE #2 - STEEL CORNER GUARDS AT ALL COLUMNS
A221	EVERGREEN TREE
R-1	STANDING SEAM METAL ROOF
X-1	PRECAST EXPOSED CONCRETE, SCORED, NO COLOR ADDED

SCHEMATIC
DESIGN SET

STAMP
551 N Frontage Rd W
Vail, CO 81657

Levels 3 & 4
Red Sandstone Elementary School Renovation +
Parking Garage - Vail Potato Patch Block 2 Lot 8

PS1.02

1627.02.1
08/28/17
Revisions

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ROOF PLAN GENERAL NOTES:

1. REFER TO MEP AND STRUCTURAL DRAWINGS FOR ADDITIONAL WORK.
2. REFER TO MEP DRAWINGS FOR EXACT LOCATIONS OF ROOF DRAINS AND EQUIPMENT, UNLESS NOTED OTHERWISE.
3. COORDINATE THE LOCATION OF ROOF DRAINS AND DOWNSPOUTS WITH STRUCTURE.

Tag Notes Legend	
Key Value	Keynote Text
A270	STAINLESS STEEL GUTTER
R-1	STANDING SEAM METAL ROOF

SCHEMATIC DESIGN SET

STAMP

551 N Frontage Rd W
Vail, CO 81657

Roof Plan
Red Sandstone Elementary School Renovation +
Parking Garage - Vail Potato Patch Block 2 Lot 8

PS1.03

PS
1627.02.1
08/23/17
Revisions



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