

PROJECT INFO

PROJECT DESCRIPTION:

REMODEL EXISTING RETAIL SPACE. CREATE TWO SEPARATE RETAIL SPACES FROM WHAT WAS PREVIOUSLY ONE RETAIL SPACE. ADJUST EXISTING FIRE SPRINKLER AND ALARM SYSTEM TO ACCOMMODATE TWO SPACES AND ACCESSORY ROOMS WITHIN.

ZONING DISTRICT:

G-2

APPLICABLE CODES:

2018 IBC
2018 IEBC
2018 IECC
2018 IMC
2018 IPC
2018 IFGC
NEC 2020
CITY OF STEAMBOAT CDC
ICC/ANSI A117.1 (2009)
ADAAG 2010

TYPE OF CONSTRUCTION:

EXISTING BUILDING TYPE II-A
NFPA-13 FIRE SPRINKLER SYSTEM THROUGHOUT

OCCUPANCY CLASSIFICATION:

M (MERCANTILE)

SHEET INDEX

ARCHITECTURAL	
A001	PROJECT COVER SHEET
A002	CODE REVIEW & MISC DETAILS
AD101	DEMOLITION PLANS & RCP
A101	PROPOSED PLAN & RCP
A251	INTERIOR ELEVATIONS
A252	INTERIOR ELEVATIONS
MECHANICAL	
M000	MECHANICAL COVER SHEET
MD101	HVAC DEMOLITION FLOOR PLANS
M101	HVAC FLOOR PLANS
M201	HVAC SCHEDULES AND DETAILS
ELECTRICAL	
E-0.1	SYMBOL LIST, SCHEDULES AND SINGLE LINE DIAGRAM
E-0.2	SCHEDULES AND SINGLE LINE DIAGRAM - ADD ALT #1
E-1.1	ELECTRICAL POWER PLANS
E-1.2	ELECTRICAL LIGHTING PLAN
E-2.1	SPECIFICATIONS

PROJECT TEAM

OWNER:

STEAMBOAT SKI & RESORT CORP
2305 MT. WERNER CIRCLE
STEAMBOAT SPRINGS, CO 80487
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CONTACT: JIM SCHNEIDER
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ARCHITECT:

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KATE LEGGETT
KATE@ESAPC.COM

MECH ENGINEER:

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2525 S. WADSWORTH BLVD., STE 200
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(303) 988-4514
ERIC BAALMAN
EBAALMAN@THEBALLARDGROUP.COM

ELEC ENGINEER:

WILDER ENGINEERING
1170 BLUE SPRUCE DRIVE
STEAMBOAT SPRINGS, CO 80487
(970) 819-7848
ANDREW WILDER
ANDY@WILDER-ENG.COM

REVIEWED
FOR
CODE
COMPLIANCE
06/22/2023

BID/PERMIT SET

FOR

GONDOLA SQUARE BUILDING F LOWER LEVEL RETAIL REMODEL

AT:

2305 Mt. Werner Circle
Unit F-2 & F-3
Steamboat Springs, CO 80487

LEGAL DESCRIPTION:

UNIT F-2 & F-3, BUILDING F,
GONDOLA SQUARE CONDOMINIUMS

COUNTY OF ROUTT, STATE OF COLORADO

**REVIEWED
FOR
CODE
COMPLIANCE**
06/22/2023

GENERAL NOTES

1. DO NOT SCALE DRAWINGS. VERIFY ALL DIMENSION AND CONDITIONS IN FIELD. DISCREPANCIES IN DIMENSIONS, EXISTING CONDITIONS AND FIELD MEASUREMENTS ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO THE COMMENCEMENT OF THE WORK.
2. DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD UNLESS NOTED OTHERWISE.
3. THE GENERAL CONTRACTOR SHALL ENSURE THAT ALL CONSTRUCTION MEETS OR EXCEEDS APPLICABLE CODES AND STANDARD PRACTICES, INCLUDING ALL FEDERAL, STATE AND LOCAL BUILDING REQUIREMENTS.
4. CONTRACTOR TO VERIFY TEMPERED GLAZING PROVIDED AT NEW DOORS AND WINDOWS PER CODE.
5. CONTRACTOR TO VERIFY MANUFACTURES INSTRUCTIONS AND PROCEDURES FOR INSTALLATION OF ALL MATERIALS & EQUIPMENT.
6. ALL WORK CONNECTED WITH THIS PROJECT BY ANY TRADE INVOLVED SHALL BE DONE IN A WORKMANSHIP TYPE MANNER IN ACCORDANCE WITH THE BEST PRACTICE OF THE TRADE.
7. CONTRACTOR SHALL PROVIDE JOB SITE CLEAN UP. SORT AND RECYCLE JOBSITE DEBRIS TO THE FULLEST EXTENT POSSIBLE INCLUDING CARDBOARD, STEEL, WOOD, ACOUSTICAL TILE, GLASS AND GYPSUM BD. CLEAN AND REMOVE CONSTRUCTION DEBRIS FROM THE SITE ON A DAILY BASIS. UPON JOB COMPLETION, LEAVE THE SITE IN A NEAT AND ORDERLY CONDITION. PROVIDE TRASH REMOVAL FOR PROJECT RELATED WORK BY SUBCONTRACTORS, ETC.
8. ALL PERMITS (OCCUPANCY, ELECTRICAL, PLUMBING AND ALL OTHERS) REQUIRED BY STATE AND LOCAL CODES, EXCEPT THOSE ACQUIRED BY SUBCONTRACTORS, ARE TO BE SECURED BY THE GENERAL CONTRACTOR WITH COPIES TO OWNER WITHOUT EXTRA CHARGE. ALL PERMITS ACQUIRED BY SUBCONTRACTORS SHALL BE SUBMITTED TO THE GENERAL CONTRACTOR FOR RECORD.
9. EACH TRADE SHALL VERIFY ALL REQUIREMENTS PERTAINING TO WORK PERFORMED IN THE PROJECT AND ANY REQUIRED PERMITS. ALL SUBCONTRACTORS SHALL DIRECT QUESTIONS, CHANGES OR REQUESTS THROUGH THE GENERAL CONTRACTOR. THE GENERAL CONTRACTOR SHALL SUBMIT ALL REQUESTS, CHANGES OR QUESTIONS TO THE ARCHITECT IN WRITING.
10. NO UTILITY OR DATA SERVICES MAY BE DISCONNECTED WITHOUT FIRST CONTACTING THE FACILITY MANAGER IN ADVANCE FOR AUTHORIZATION.
11. ALL EGRESS PATHS SHALL REMAIN OPEN AND AVAILABLE TO OWNER, TENANTS, NEIGHBORS AND GUESTS.
12. IF UNANTICIPATED MECHANICAL, PLUMBING, ELECTRICAL, STRUCTURAL ELEMENTS OR ANY OTHER CONDITIONS ARE ENCOUNTERED WHICH MIGHT CONFLICT WITH THE INTENDED FUNCTION OF THE RENOVATION CONTACT THE ARCHITECT IMMEDIATELY FOR CLARIFICATION. COORDINATE ACTIVITIES WITH THE FACILITY MANAGER IN ADVANCE OF DOING WORK.
13. COORDINATE WORK OF DISCIPLINES, (ARCH., STRUCT., ELECT., MECH., PIPING, ETC.) WITH EXISTING CONDITIONS, SPECIAL REQUIREMENTS AND CONSTRUCTION SCHEDULE.
14. PROVIDE, ERECT AND MAINTAIN TEMPORARY WORK AS MAY BE REQUIRED FOR PROTECTION OF THOSE IN OR ABOUT THE BUILDING.
15. PROVIDE BARRICADES, PLASTIC COVERS, DUST BARRIERS, WARNING SIGNS, FIRE EXTINGUISHERS AND OTHER NECESSARY EQUIPMENT FOR THE PROTECTION AND SAFETY OF PERSONNEL, MATERIALS AND EQUIPMENT IN THE AREA.
16. EACH CONTRACTOR SHALL INCLUDE COST OF MATERIAL AND LABOR NECESSARY TO PROVIDE ALL REQUIRED SUPPORTS, BEAMS, ANGLES, HANGERS, RODS, BASES, BRACES, CHANNELS, ETC. TO PROPERLY SUPPORT HIS CONTRACT WORK.
17. PROVIDE ADEQUATE SUPPORTING BLOCKING AT ALL OF THE FOLLOWING LOCATIONS BUT NOT LIMITED TO: T.V. MOUNTING LOCATIONS, HOOKS, MIRRORS, CASEWORK, FAUCETS, SHELVES, TOILET PARTITIONS, TOILET ACCESSORIES, ETC.

VICINITY MAP

SKI TIME SQUARE DRIVE

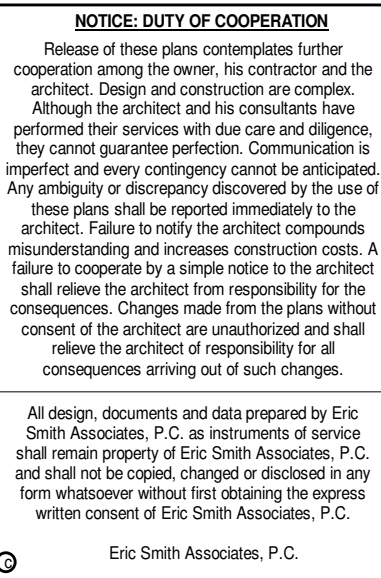
STEAMBOAT SKI RESORT

NTS

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MT WERNER CIRCLE

PROJECT SITE

[illegible]

GONDOLA SQUARE
BUILDING F
2305 Mt. Werner Circle
Steamboat Springs, CO 80487



Project Phase CONSTRUCTION DOCUMENTS
Sheet Title PROJECT COVER SHEET
Sheet Number A001



NOTICE: DUTY OF COOPERATION

Release of these plans contemplates further cooperation among the owner, his contractor and the architect. Design and construction are complex. Although the architect and his consultants have performed their services with due care and diligence, they cannot guarantee perfection. Communication is important and the architect's office is committed to any ambiguity or discrepancy discovered by the use of these plans shall be reported immediately to the architect. Failure to notify the architect compounds misunderstanding and increases construction costs. A failure to cooperate by a simple notice to the architect, without further action, may result in legal consequences. Changes made from the plans without consent of the architect are unauthorized and shall release the architect of responsibility for all consequences arising out of such changes.

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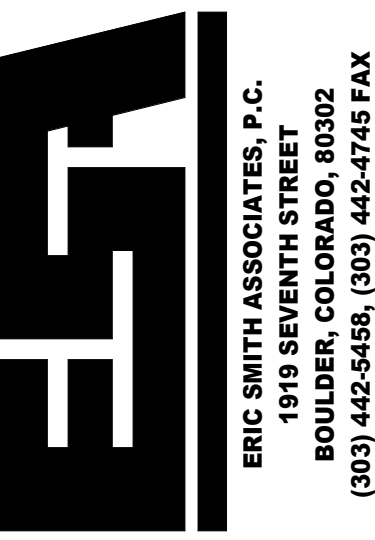
Eric Smith Associates, P.C.

REVISIONS

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**GONDOLA SQUARE
BUILDING F**

2305 Mt. Werner Circle
Steamboat Springs, CO 80487



Job Number:	23008
Date:	4/ 21/ 23
Drawn By:	Author
Checked By:	Checker

Project Phase

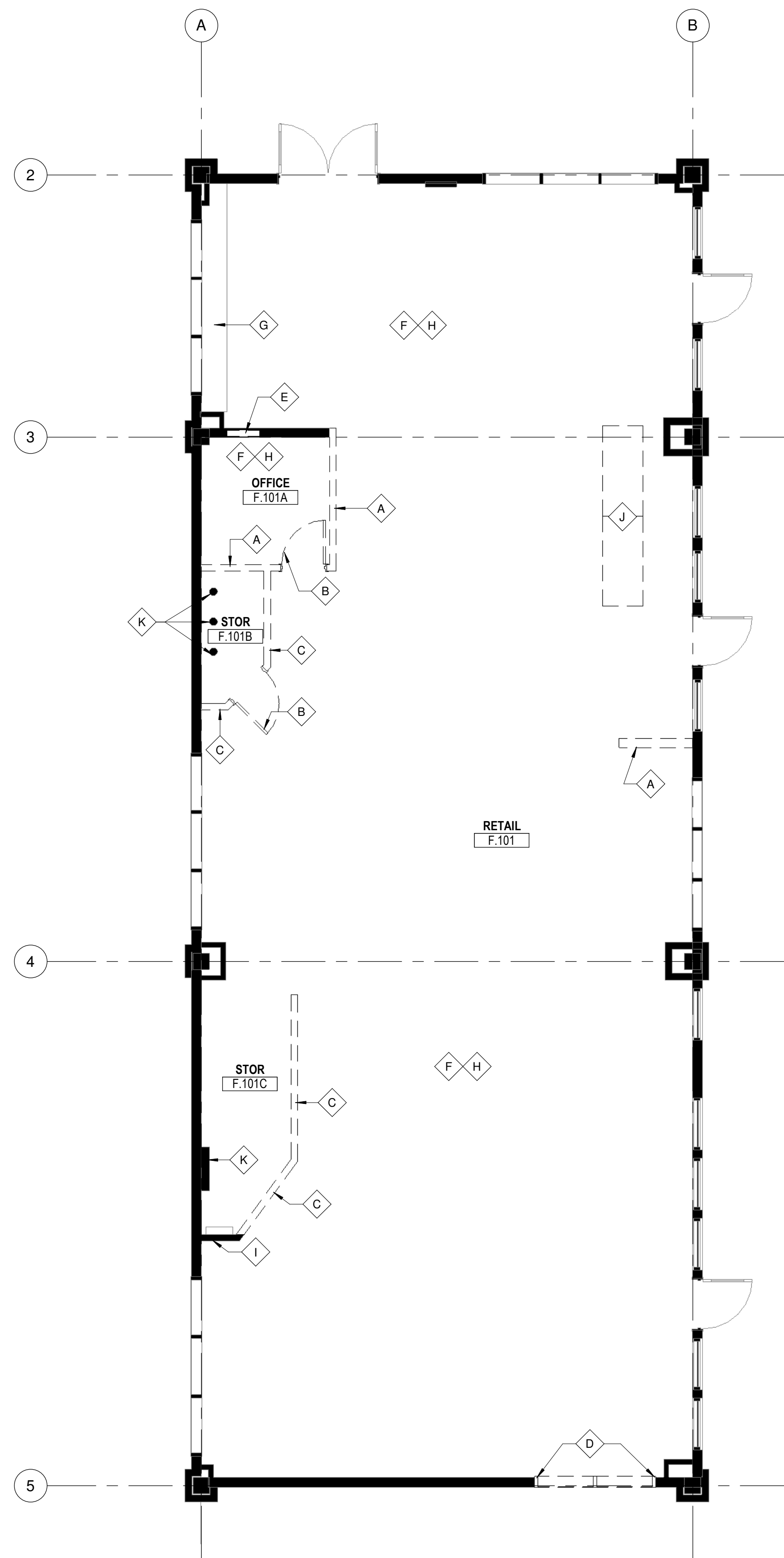
CONSTRUCTION DOCUMENTS

Sheet Title

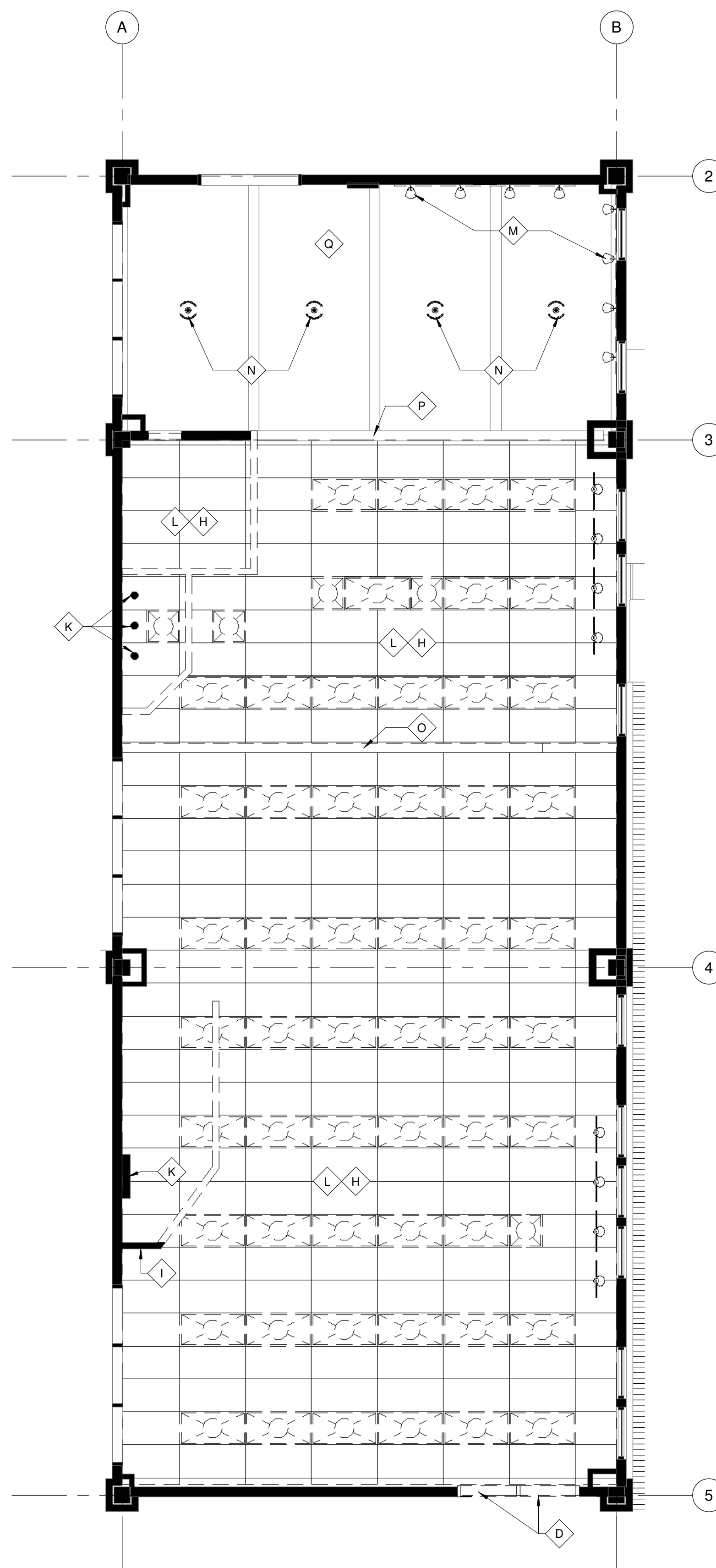
DEMOLITION PLANS & RCP

Sheet Number

AD101



1 FIRST LEVEL FLOOR PLAN - DEMOLITION
AD101 3/16" = 1'-0"

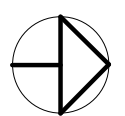


2 FIRST LEVEL RCP - DEMOLITION
AD101 3/16" = 1'-0"

DEMOLITION NOTES

 X LETTER

- | | |
|---|--|
| A | REMOVE PORTION OF EXISTING WALL FROM FLOOR TO STRUCTURE ABOVE. PATCH ADJACENT WALLS AND FLOORS AT REMOVAL LOCATION. |
| B | REMOVE EXISTING DOOR, FRAME, HARDWARE AND TRIM. |
| C | REMOVE EXISTING PARTIAL HEIGHT WALL. PATCH FLOOR AT REMOVAL LOCATION. |
| D | REMOVE EXISTING WINDOWS AND WALL BELOW WINDOWS. PREP OPENING FOR NEW DOOR TO BE INSTALLED IN LOCATION OF WINDOWS BEING REMOVED. |
| E | REMOVE EXISTING INTERIOR WINDOW. INFILL WALL TO MATCH EXISTING ADJACENT. |
| F | REMOVE EXISTING FLOOR FINISH AND BASE. PREP FOR NEW FINISHES. |
| G | EXISTING BENCH TO REMAIN. EXISTING ELECTRIC HEATERS BEING BENCH ARE TO REMAIN. REMOVE HEATER LOUVERS AT THE FACE OF THE BENCH AND REPLACE. RE: MECH DWGS. |
| H | EXISTING STRUCTURE TO REMAIN. WHEREVER EXISTING STRUCTURE IS FOUND IN EXISTING WALLS BEING REMOVED, STRUCTURE IS TO REMAIN. |
| I | PORTION OF EXISTING WALL TO REMAIN TO SUPPORT ELECTRICAL PANEL AND EXISTING SWITCHES / OUTLETS. FINISH EXPOSED END TO MATCH WALL. |
| J | EXISTING FURNITURE, EQUIPMENT AND DISPLAY SYSTEMS/STANDARDS TO BE REMOVED BY OWNER. |
| K | EXISTING PIPES / COOLING LINES / CONDUIT TO REMAIN. |
| L | REMOVE EXISTING AC CEILING, LIGHTING AND HVAC GRILLES. FIRE ALARM AND FIRE SPRINKLER SYSTEM TO BE RELOCATED AS REQUIRED FOR NEW SPACE LAYOUT. RE: ELEC DWGS. |
| M | REMOVE EXISTING TRACK LIGHTS (TRACK AND FIXTURES) MOUNTED TO THE WALL. TURN OVER TO OWNER. PATCH WALL AT REMOVAL LOCATION. |
| N | REMOVE EXISTING PENDENT LIGHT FIXTURES. TURN OVER TO OWNER. LEAVE BOX/POWER SUPPLY. A NEW LIGHT FIXTURE WILL BE PUT BACK IN THIS LOCATION. (4 TOTAL) |
| O | REMOVE EXISTING SOFFIT. |
| P | EXISTING SOFFIT TO REMAIN AND BECOME PART OF NEW WALL IN THIS LOCATION. |
| Q | EXISTING WOOD CEILING AND BEAMS TO REMAIN. |



BID-PERMIT SET - 4/21/2023

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ESA

ERIC SMITH ASSOCIATES, P.C.
1919 SEVENTH STREET
BOULDER, COLORADO, 80302

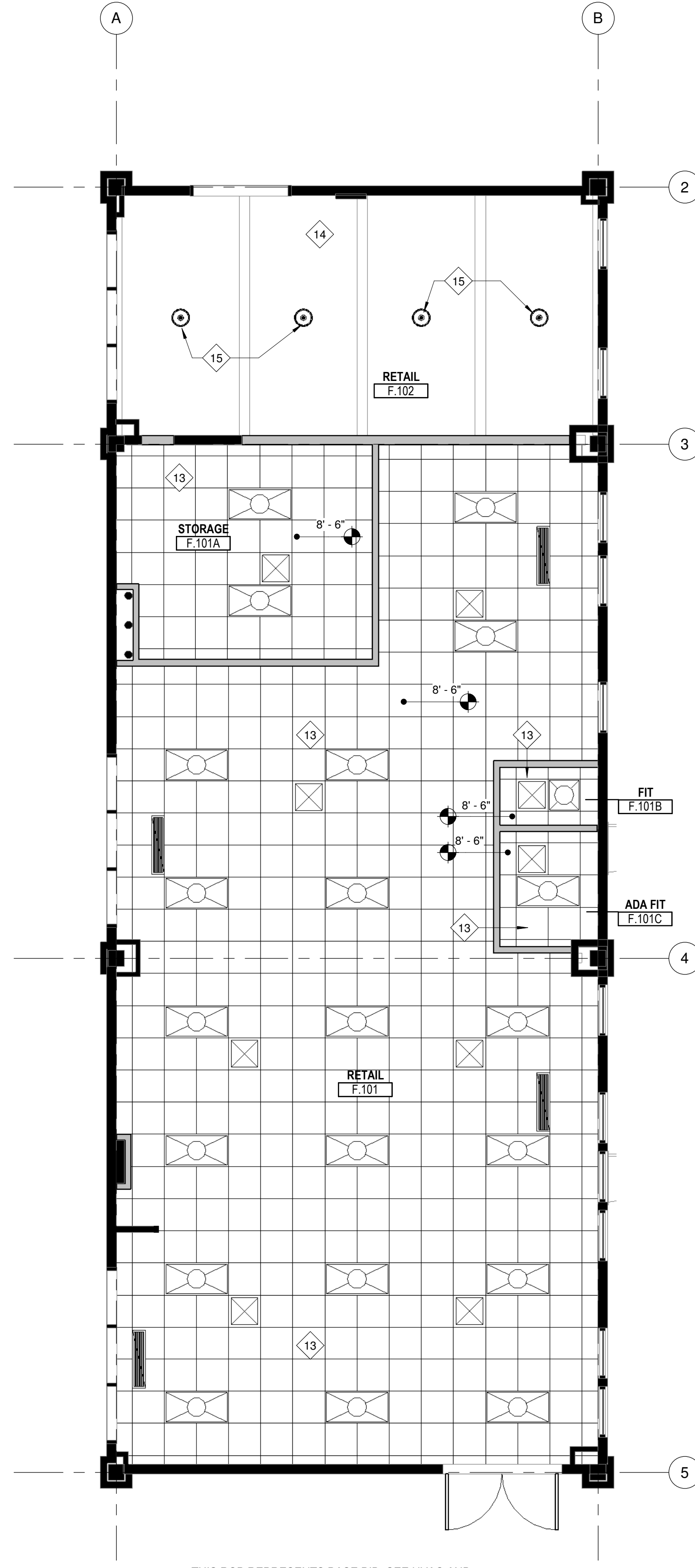
Job Number:	23000
Date:	4/ 21/ 2
Drawn By:	Author
Checked By:	Checke

Project Phase
CONSTRUCTION DOCUMENTS

Sheet Title
PROPOSED PLAN & RCP

Sheet Number

A101



THIS RCP REPRESENTS BASE BID. SEE HVAC AND ELECTRICAL DRAWINGS FOR ALTERNATE 1 LAYOUTS

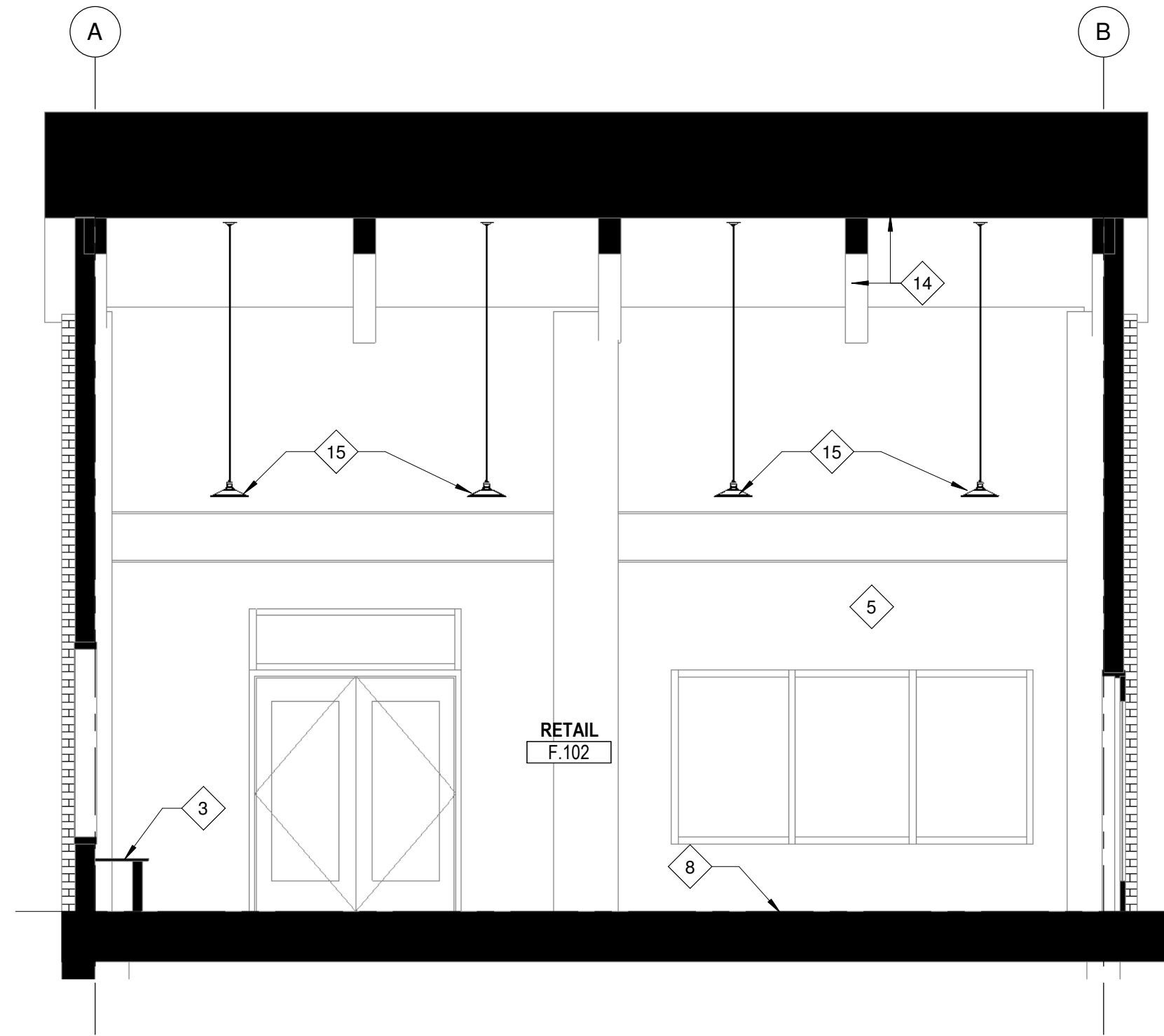
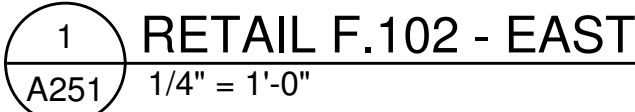
2 FIRST LEVEL RCP - PROPOSED
A101 3/16" = 1'-0"

- KEY NOTES

X

NUMBER

 - 1 PROVIDE NEW STOREFRONT DOOR IN OPENING WHERE FORMER WINDOWS WERE. RE-USE EXISTING EXTERIOR TRIM. PROVIDE NEW INTERIOR TRIM TO MATCH EXISTING ADJACENT.
 - 2 EXISTING WALL TO REMAIN TO SUPPORT ELECTRICAL PANELS AND EXISTING SWITCHES / OUTLETS. FINISH EXPOSED END TO MATCH WALL.
 - 3 EXISTING BENCH TO REMAIN. PAINT VERTICAL FACE TO MATCH WALL COLOR.
 - 4 PROVIDE BLOCKING INSIDE THE WALL FOR STORAGE/DISPLAY STANDARDS/ETC.. COORDINATE FINAL LOCATIONS WITH OWNER.
 - 5 PAINT EXISTING AND NEW WALLS, TRIM AND BASE.
RETAIL F 102:
PNT-1 BENJAMIN MOORE, PAPER WITHE, OC-55
 - 6 PAINT EXISTING AND NEW WALLS, TRIM AND BASE.
RETAIL F 101, STORAGE F 101A, FIT F 101B AND ADA FIT F 101C.
PNT-2 SHERWIN WILLIAMS, PURE WHITE, SW 7005.
 - 7 PAINT PROPOSED ACCENT WALL COLOR ON RETAIL FACING WALLS OF F 101B AND ADA FIT F 101C.
PNT-3 SHERWIN WILLIAMS, WED GREY, SW 7075.
 - 8 FLOORING AT RETAIL F 102:
FLR-1 (BASE BID)
EVOKE FLOORING, DANE, VIGOR VINYL COMPOSITE CORE PLANKS (43065-B)
FLR-2 (ADD ALTERNATE)
SHAW CONTRACT CARPET, BEYOND TILE, OFF THE GRID, SLOPE (32128-15518)
 - 9 FLOORING AT RETAIL F 101, STORAGE F 101A, FIT F 101B AND ADA FIT 101C:
FLR-3 (CARPET)
MANUFACTURER: INTERFACE
NUMBER: 105596
COLOR: CHARCOAL
STITCH PATTERN NAME: STITCH IN TIME
 - 10 BENCH IN ADA FIT F 101C TO MEET ADA-2010 SECTION 903 BENCH TO BE 42" LONG BY 20" DEEP X 18" HIGH ABOVE FINISHED FLOOR. SECURE BENCH TO BACK WALL AND/OR FLOOR. ALLOWABLE STRESSES SHALL NOT BE EXCEEDED FOR MATERIALS USED WHEN A VERTICAL OR HORIZONTAL FORCE OF 250 LBS IS APPLIED AT ANY POINT ON THE SEAT, FASTENER, MOUNTING DEVICE OR SUPPORTING STRUCTURE. VERIFY MATERIAL FOR BENCH WITH OWNER.
 - 11 BENCH IN FIT F 101B TO BE WIDTH OF ROOM X 18" DEEP X 18" HIGH ABOVE THE FINISHED FLOOR. SECURE BENCH TO BACK AND SIDE WALLS. VERIFY MATERIAL FOR BENCH WITH OWNER.
 - 12 CASH WRAP BY OWNER. VERIFY FINAL LOCATION WITH OWNER TO COORDINATE POWER/DATA.
 - 13 ACT CEILING AT RETAIL F 101, STORAGE F 101A, FIT F 101B AND ADA FIT 101C:
CLG-1 (BASIS OF DESIGN)
ARMSTRONG, ULTIMA LAY-IN, 2X2 CEILING WITH SUPRAFINE XL HIGH RECYCLED CONTENT FRAME. INSTALL PER MANUFACTURERS RECOMMENDATIONS.
PROVIDE NEW ACT CEILING, HVAC, LIGHTING AND ADJUST EXISTING FIRE SPRINKLERS AND ALARMS FOR NEW SPACE LAYOUTS.
 - 14 EXISTING WOOD CEILING AND BEAMS TO REMAIN. NO CEILING FINISH CHANGES. VERIFY ALL SPRINKLER AND FIRE ALARMS MEET REVISED SPACE LAYOUT REQUIREMENTS.
 - 15 REPLACE EXISTING PENDENT FIXTURE. COORDINATE FINAL LIGHT FIXTURE WITH OWNER (TYPE OF 4).



2 RETAIL F.102 - WEST
A251 1/4" = 1'-0"

 NUMBER

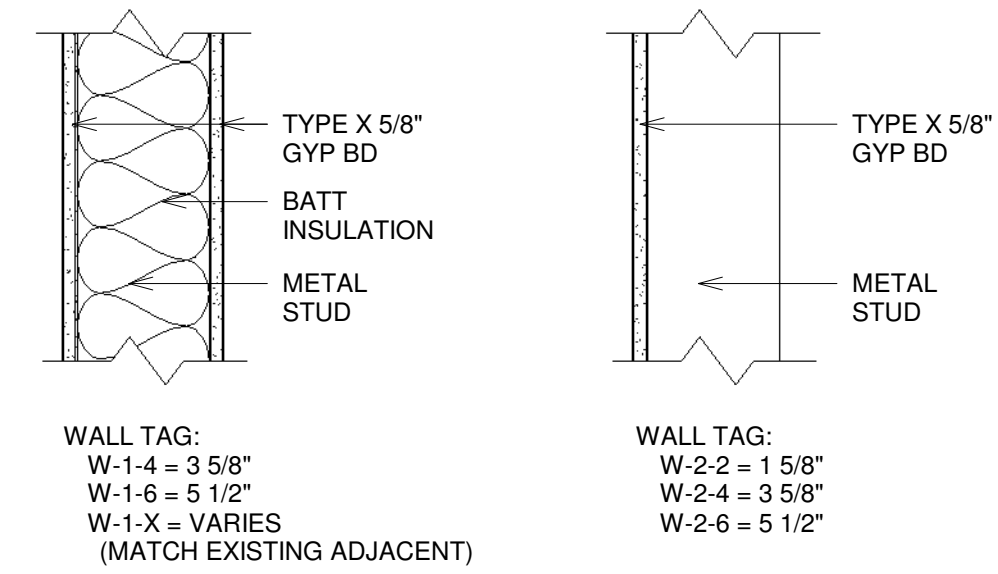
- PROVIDE NEW STOREFRONT DOOR ON OPENING WHERE FORMER WINDOWS WERE. RE-USE EXISTING EXTERIOR TRIM. PROVIDE NEW INTERIOR TRIM TO MATCH EXISTING ADJACENT.
- 2 EXISTING WALL TO REMAIN TO SUPPORT ELECTRICAL PANEL AND EXISTING SWITCHES / OUTLETS. FINISH EXPOSED END TO MATCH WALL.
- 3 EXISTING BENCH TO REMAIN. PAINT VERTICAL FACE TO MATCH WALL COLOR.
- 4 PROVIDE BLOCKING INSIDE THE WALL FOR STORAGE/DISPLAY/STANDARDS/ETC.. COORDINATE FINAL LOCATIONS WITH OWNER.
- 5 PAINT EXISTING AND NEW WALLS, TRIM AND BASE.
RETAIL F 102.
PNT-1 BENJAMIN MOORE, PAPER WITHE, OC-55
- 6 PAINT EXISTING AND NEW WALLS, TRIM AND BASE.
RETAIL F 101, STORAGE F 101A, FIT F 101B AND ADA FIT F 101C.
PNT-2 SHERWIN WILLIAMS, PURE WHITE, SW 7005.
- 7 PAINT PROPOSED ACCENT WALL COLOR ON RETAIL FACING WALLS OF FIT F 101B AND ADA FIT F 101C.
PNT-3 SHERWIN WILLIAMS, WEB GREY, SW 7075.
- 8 FLOORING AT RETAIL F 102.
FLR-1 (BASE BID)
EVOLVE FLOORING, DANE, VIGOR VINYL COMPOSITE CORE PLANKS (43065-B)
FLR-2 (ADD ALTERNATE)
SHAW CONTRACT CARPET, BEYOND TILE, OFF THE GRID, SLOPE (57128-15518)
- 9 FLOORING AT RETAIL F 101, STORAGE F 101A, FIT F 101B AND ADA FIT 101C.
FLR-3 (CARPET)
MANUFACTURER: INTERFACE
NUMBER: 105596
COLOR: CHARCOAL
STITCH PATTERN NAME: STITCH IN TIME
- 10 BENCH IN ADA FIT F 101C TO MEET ADA-2010 SECTION 903 BENCH TO BE 42" LONG BY 20" DEEP X 18" HIGH ABOVE FINISHED FLOOR. SECURE BENCH TO BACK WALL AND/OR FLOOR. REMOVABLE STRESSES SHALL NOT BE EXCEEDED FOR MATERIALS USED WHEN A VERTICAL OR HORIZONTAL FORCE OF 250 LBS IS APPLIED AT ANY POINT ON THE SEAT, FASTENER, MOUNTING DEVICE OR SUPPORTING STRUCTURE. VERIFY MATERIAL FOR BENCH WITH OWNER.
- 11 BENCH IN FIT F 101B TO BE WIDTH OF ROOM X 18" DEEP X 18" HIGH ABOVE THE FINISHED FLOOR. SECURE BENCH TO BACK AND SIDE WALLS. VERIFY MATERIAL FOR BENCH WITH OWNER.
- 12 CASH WRAP BY OWNER. VERIFY FINAL LOCATION WITH OWNER TO COORDINATE POWER/DATA.
- 13 ACE CEILING AT RETAIL F 101, STORAGE F101 A, FIT F 101B AND ADA FIT101 C.
CLUB (ASK OF DESIGN)
ARMSTRONG, ULTIMA LAY-IN, 2X2 CEILING WITH SUPRAFINE XL HIGH RECYCLED CONTENT FRAME. INSTALL PER MANUFACTURERS RECOMMENDATIONS.
PROVIDE NEW ACE CEILING, HVAC, LIGHTING AND ADJUST EXISTING FIRE SPRINKLERS AND ALARMS FOR NEW SPACE LAYOUTS.
- 14 EXISTING WOOD CEILING AND BEAMS TO REMAIN. NO CEILING FINISH CHANGES. VERIFY ALL SPRINKLER AND FIRE ALARMS MEET REVISED SPACE LAYOUT REQUIREMENTS.
- 15 REPLACE EXISTING PENDENT FIXTURE. COORDINATE FINAL LIGHT FIXTURE WITH OWNER (TYP OF 4).

DOOR ASSEMBLY					FRAME ASSEMBLY				HARDWARE SET	REMARKS
NUMBER	TYPE	DIMENSIONS			MATERIAL	FINISH	MATERIAL	FINISH		
		WIDTH	HEIGHT	THICKNESS						
101	A	7'-0"	8'-0"	2"	ALUM	PRT FIN	ALUM	PRT FIN	H-1	SIZE TO BE VERIFIED WITH EXISTING WINDOW
101A	B	3'-0"	7'-0"	1 3/4"	WD	PNT	WD	PNT	H-2	
101B	B	3'-0"	7'-0"	1 3/4"	WD	PNT	WD	PNT	H-3	
101C	B	3'-0"	7'-0"	1 3/4"	WD	PNT	WD	PNT	H-3	

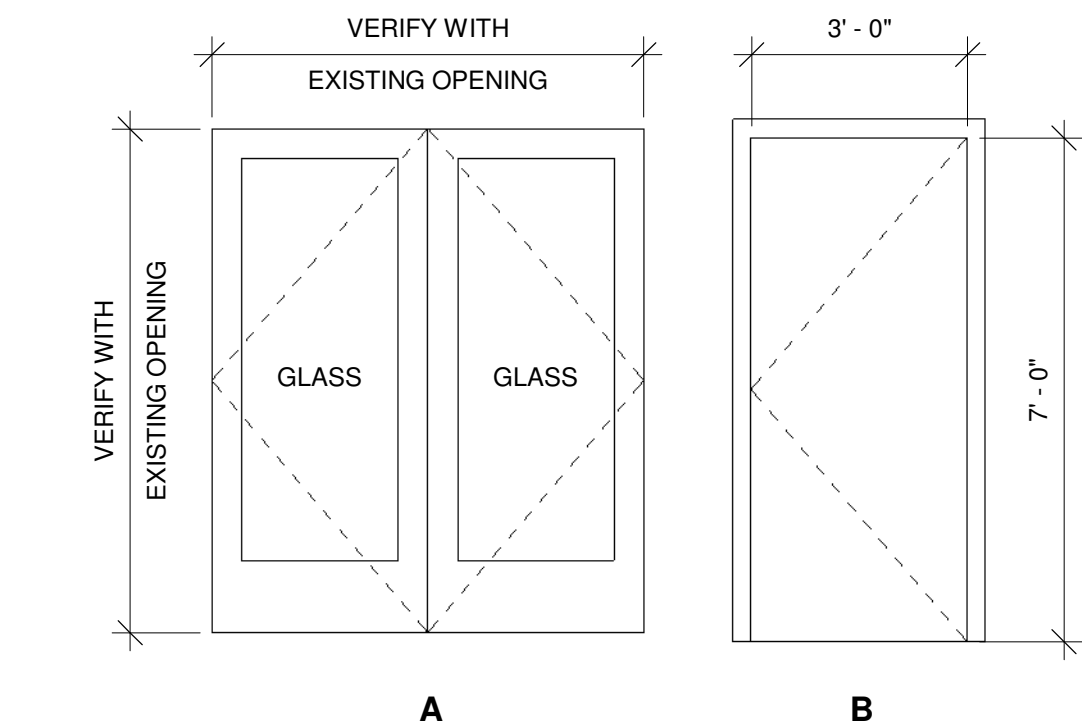
HG-1 EXTERIOR STOREFRONT DOOR SET
INCLUDING BUT NOT LIMITED TO:
HINGES, LEVER HANDLE, PASSAGE SET (OPERABLE FROM BOTH SIDES).
PROVIDE DOOR SILENCERS ON FRAME TO LIMIT NOISE. PROVIDE WALL
MOUNTED DOOR STOPS.


HG-2 INTERIOR WOOD DOOR OFFICE SET
 INCLUDING BUT NOT LIMITED TO:
 HINGES, LEVER HANDLE, PASSAGE SET (ALWAYS UNLOCKED FROM INSIDE
 BUT ABLE TO BE LEFT LOCKED OR TOGGLED UNLOCKED FROM THE
 OUTSIDE). PROVIDE DOOR SILENCERS ON FRAME TO LIMIT NOISE.
 PROVIDE WALL MOUNTED DOOR STOP.

H-3 INTERIOR WOOD DOOR STOREROOM SET
INCLUDING BUT NOT LIMITED TO:
HINGES, LEVEL HANDLE, STOREROOM SET (ALWAYS UNLOCKED FROM
INSIDE AND ALWAYS LOCKED FROM OUTSIDE (NEED KEY TO UNLOCK)).
PROVIDE DOOR SILENCERS ON FRAME TO LIMIT NOISE. PROVIDE WALL
MOUNTED DOOR STOP.



4 WALL TYPES
A251 1 1/2" = 1'-0"



 DOOR TYPES
3/8" = 1'-0"

STATE OF COLORADO
ERIC P. SMITH
B-11112
JUN 12 2023
LICENSED ARCHITECT

NOTICE: DUTY OF COOPERATION

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**GONDOLA SQUARE
BUILDING F
2305 Mt. Werner Circle
Steamboat Springs, CO 80487**



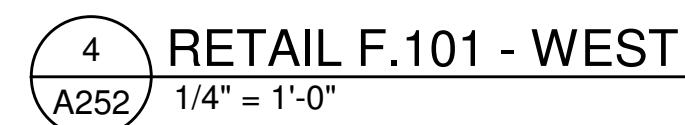
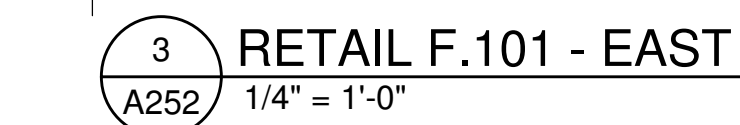
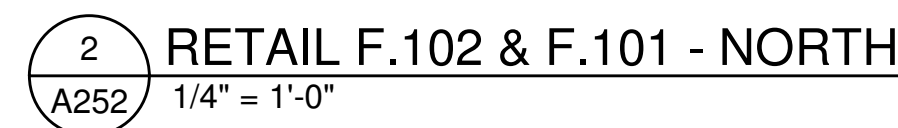
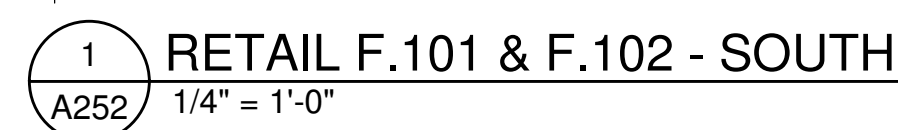
Job Number:	2300
Date:	4/21/
Drawn By:	Author
Checked By:	Checke

Project Phase
CONSTRUCTION DOCUMENTS

Sheet Title
INTERIOR ELEVATIONS

Sheet Number

A251



- REVIEWED
FOR
CODE
COMPLIANCE**
06/22/2023

