



Date: 5/24/2024
Project: Astrid Building 7
ESA Project Number: 22014
From: ESA Architects
Regarding: Building Code Review Correction Notice SPRMU240254
Dated 5/24/2024

Plan Review Comments Response

Building Code Review:

1. Completed and Approved Site Plan meeting submittal requirements from the AHJ. Note the following items for consideration and submittal(s) required prior to approval:

- Response by Baseline not found. Details of site-built stairs, ramps with handrails on both sides are difficult to find as plans are not searchable. Provide description of where these items are in response.

Response: Refer to Civil Construction Plans, Sheet C6 for Detail and Sheet C11 for layout and grading.

- Retaining walls were moved to separate permit and shall be uploaded to keep SPRFO240425 current with GSI, etc.

Response: Drawings will be uploaded to SPRFO240425

2. While we can see floor plans updated for rated column enclosure details, sheet A516 was not found but AS001 Site Plan was added.

Response: Sheet A516 was added to current architectural set.

The primary condition, where “traditional hoistway opening protection” is required, is where an elevator shaft connects more than three stories. Elevator hoistway door openings shall be protected in accordance with Section 3006.3

Response: Smoke Curtains were added to Lower level 1, Lower Level 2 and Upper level. Smoke curtain not added to Main Level per Exception 3 2021 IBC 3006.2. See revised floor and reflected ceiling plans in revised set and details added to sheet A411.

Engineering Review (Reviewed By: Emrick Soltis, P.E., CFM)

1. Civil Construction Plans need to be stamped for Construction

JSM Response: Stamped Civil Drawings uploaded for Phase One Civil work that includes Building #7.

Planning Review (Reviewed By: Kelly Douglas, AICP)

1. PL20220662 has open conditions that require resolution prior to approval of a construction permit. Please see conditions in portal here: <https://cityview.steamboatsprings.net/Portal/Planning/Status?planningId=7656>

RESPONSE: Outstanding conditions are being coordinated with the owner and the parties involved.

2. Please provide landscape plan for just phase 1.

RESPONSE: See red boundary on Sheets LP-1 and LP-2.

3. Please provide a site plan that shows all improvements required with phase 1 per PL20220662.

RESPONSE: See green shading, legend, and notes on C7.

GIS Land Development Review (Reviewed By: Colten Yoast)

1. Please contact me for addressing plan at cyoast@steamboatsprings.net.

JSM Response: JSM contacted Colten Yoast at GIS multiple times, and has requested what is needed for approval.

Construction Site Management Review (Reviewed By: Scott Slamal)

1. Proposed work exceeds one acre, city Construction Stormwater Permit required.

JSM Response: JSM and Jardon Engineering to respond to Scott Slamal's comments via separate cover and Public Works application #SPRSW240253.

Utilities Review - Mt. Werner (Reviewed By: Beau Cahill)

1. Plant Investment Fees (tap fees) must be paid prior to building permit approval. Finalized fees have been sent to Kevin Kopasz

RESPONSE: Outstanding conditions are being coordinated with the owner and the parties involved.

Construction Stormwater Review (Reviewed By: Scott Slamal)

1. Proposed work exceeds one acre, city Construction Stormwater Permit required.

JSM Response: JSM and Jardon Engineering to respond to Scott Slamal's comments via separate cover and Public Works application #SPRSW240253.

Please call or email should you have any further questions.



Julianna Pochon, Architect
ESA Architects