

PROJECT DESCRIPTION

THE ASTRID IS A CONDOMINIUM PROJECT LOCATED IN THE BASE AREA. THERE ARE TO BE 69 UNIT PHASED ACROSS 6 BUILDINGS. THERE WILL ALSO BE A POOL AND POOL/AMENITY BUILDING. THE PROJECT IS PROPOSED TO BE BUILT IN FOUR PHASES.

BUILDING 7 CONTAINS 4 CONDOMINIUMS WITH A TOTAL OF 15,331 SF.

CLIMATE:
ZONE 7

PHASING:
PHASE ONE OF FOUR

APPLICABLE CODES:
2021 IBC
2021 IEBC
2021 IECC
2021 IMC
2021 IPC
2021 IFGC
2021 IWUIC - AS ADOPTED
NEC 2020
2023 CSESRC
CITY OF STEAMBOAT CDC
ICC/ANSI A117.1 (2017)
ADAAG 2010

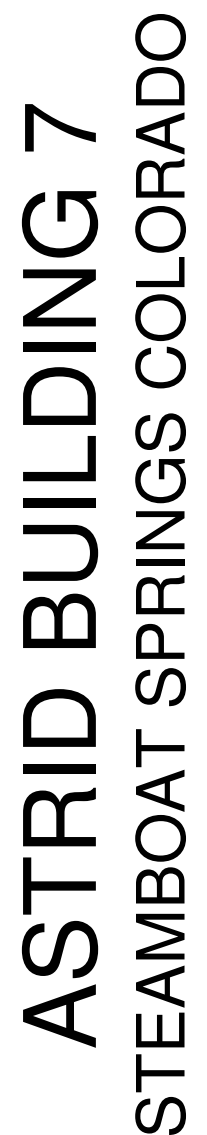
OCCUPANCY CLASSIFICATION
GROUP R-2 - RESIDENTIAL
GROUP U - UNIT SPECIFIC GARAGES

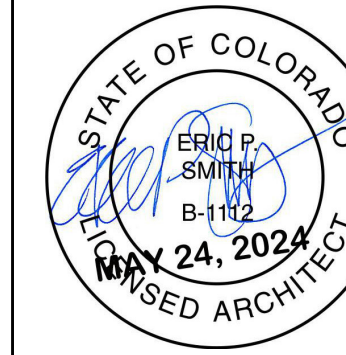
TYPE OF CONSTRUCTION
TYPE VA / NFPA 13R

PLANNING SUBMITTAL:
P20220662 APPROVED NOVEMBER 14, 2023

& And
A.C. Air Conditioning
A.C.T. Acoustic Ceiling Tile
A.D. Area Drain
A.F.F. Above Finished Floor
APPROX. Approximate
A.S.F. Above Sub Floor
ALUM. Aluminum
BSMT. Basement
BYND. Beyond
BOT. Bottom
B.O. Bottom Of
et Continuous insulation
C.I.P. Cast In Place
CHNL. Channel
C.J. Control Joint
C.G. Ceiling
CLR. Clear
CMU. Concrete Masonry
CPT. Carpet
C.T. Counter Top
DBL. Double
DEMO. Demolish or
Demolition DIA. Diameter
DIM. Dimension
DN Down
DWG. Drawing
EA. Each
EJ. Expansion Joint
EL. Elevation
ELEC. Electrical
EPDM. Ethylene
Propylene Diene M-Class
(Roofing)
EQ. Equal
EXP. JT. Expansion Joint
EXT. Exterior
FEC. Fire Extinguisher
Cabinet
FLR. Floor

Provide and install all products for construction to industry standard including all related ASTM standards and product manufacturer's installation and specification requirements.

[illegible][illegible]



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 imperfect and every contingency cannot be anticipated. Any ambiguity or discrepancy discovered by the use of these plans shall be the responsibility of the architect. Failure to notify the architect compounds misunderstanding and increases construction costs. A failure to cooperate by a simple notice to the architect shall relieve the architect from responsibility for the consequences. Changes made from the plans without consent of the architect are unauthorized and shall relieve the architect of responsibility for all consequences arising out of such changes.

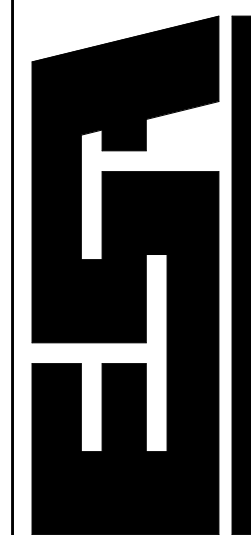
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Eric Smith Associates, P.C.

REVISIONS

[illegible]

ASTRID BUILDING 7
STEAMBOAT SPRINGS COLORADO



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

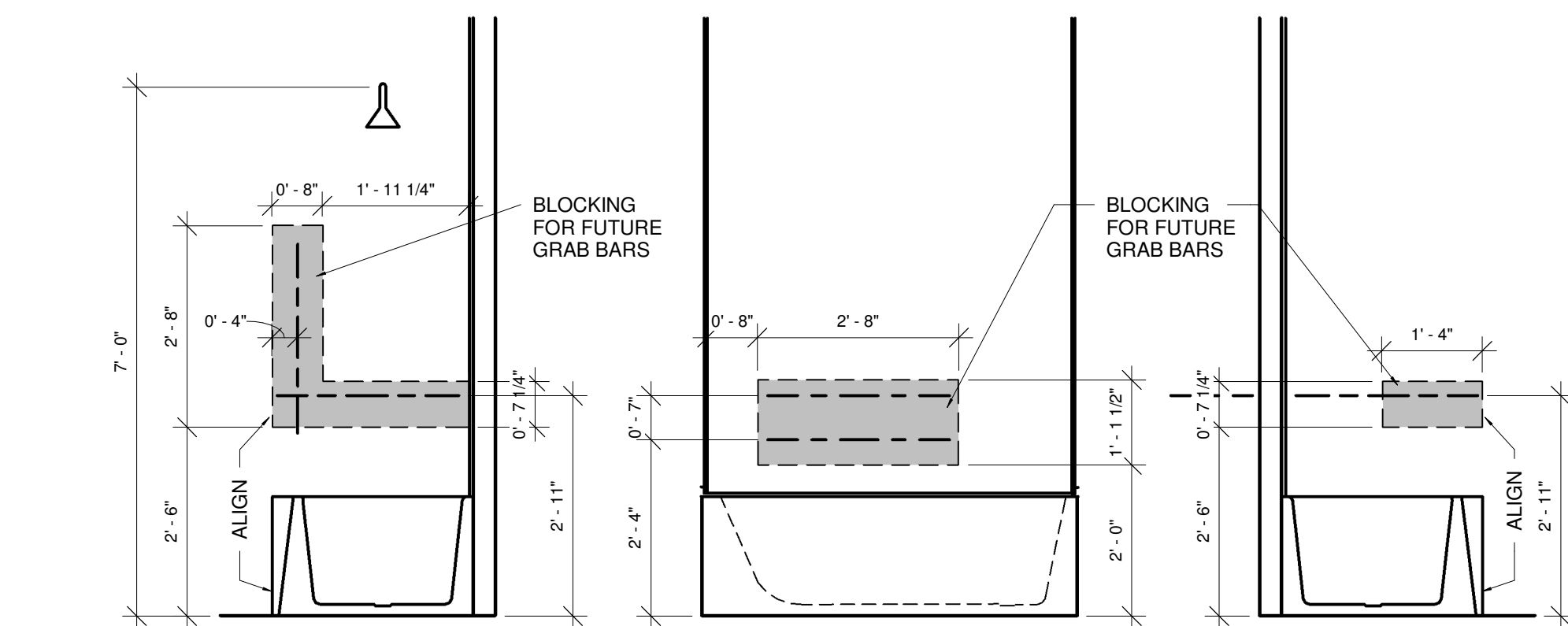
Job Number:	22014
Date:	5/24/24
Drawn By:	ESA
Checked By:	ESA

Project Phase
PERMIT
Sheet Title
ACCESSIBILITY

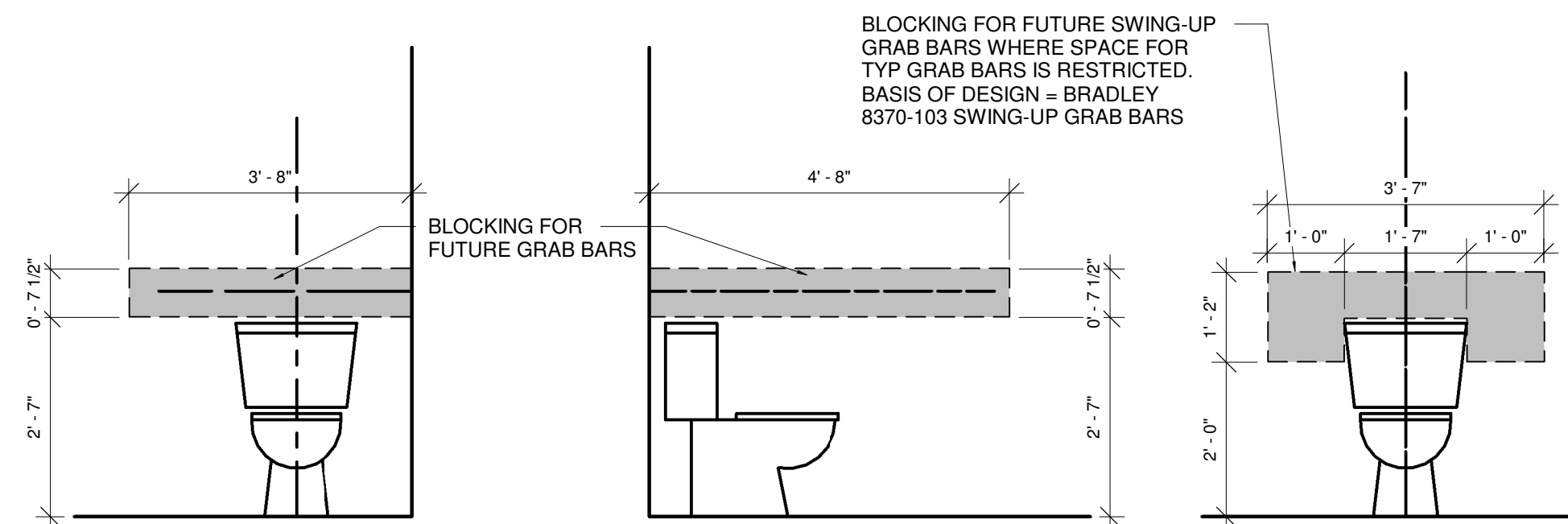
Sheet Number

AG004

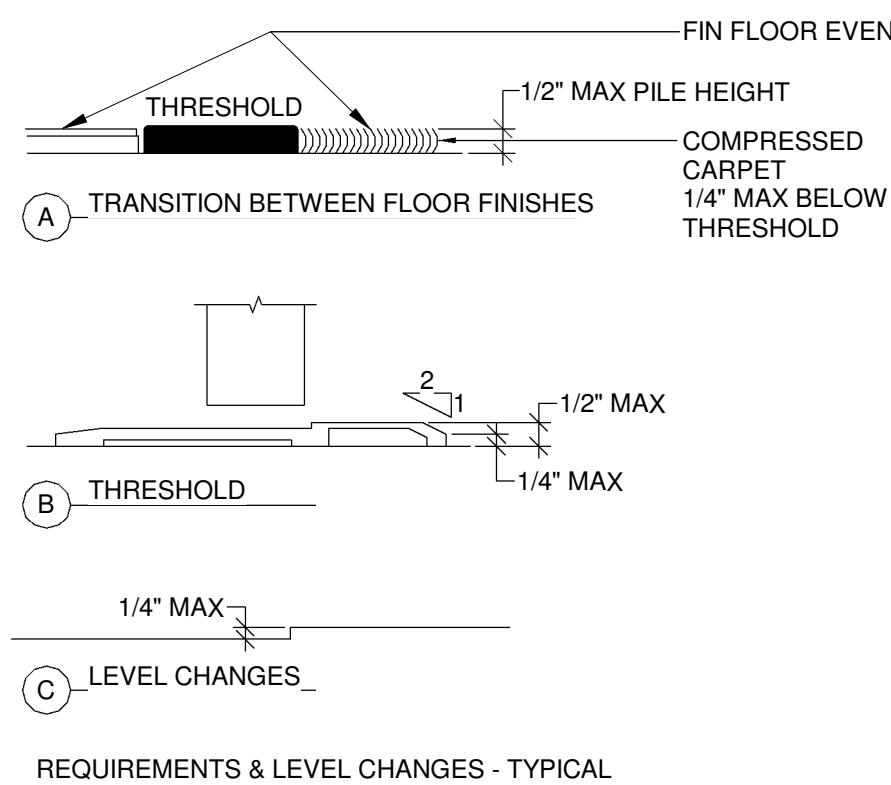
REFER TO SHEETS A171-174 FOR LOCATIONS OF TYPE B UNITS, OPTION B BATHROOMS



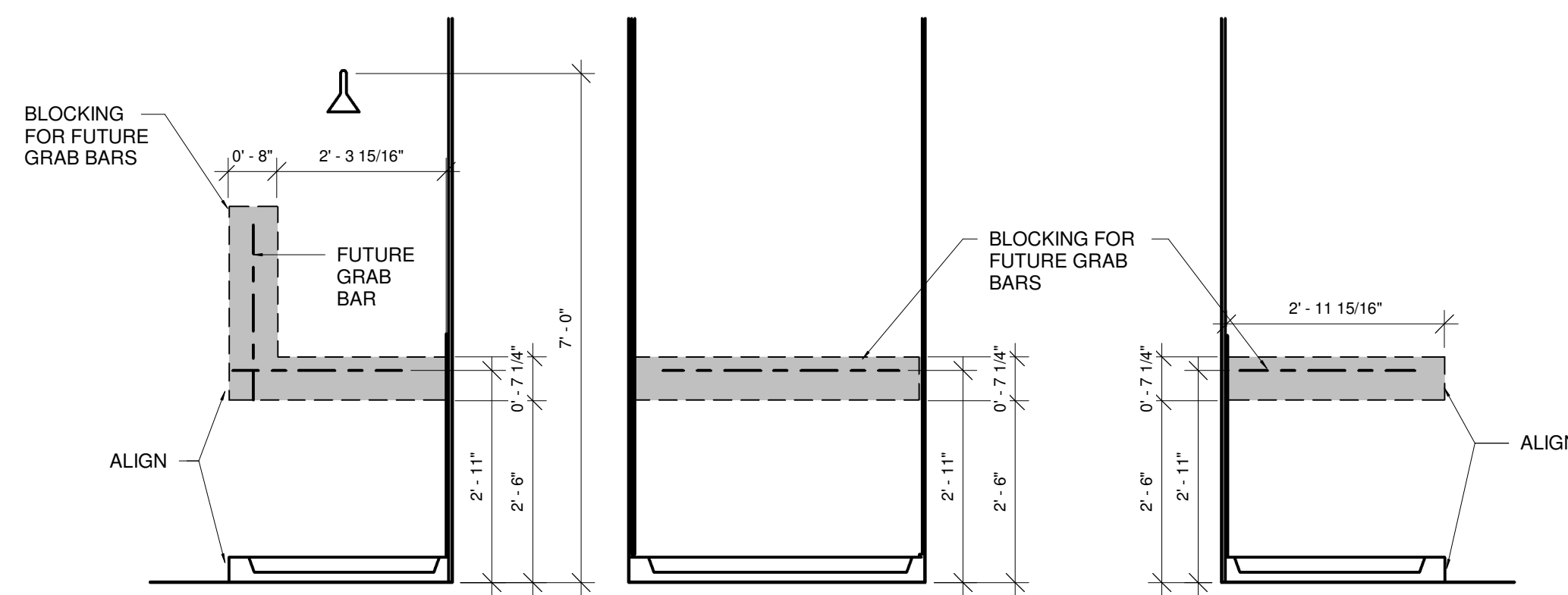
3 GRAB BAR REINFORCING TUB
AG004 1/2" = 1'-0"



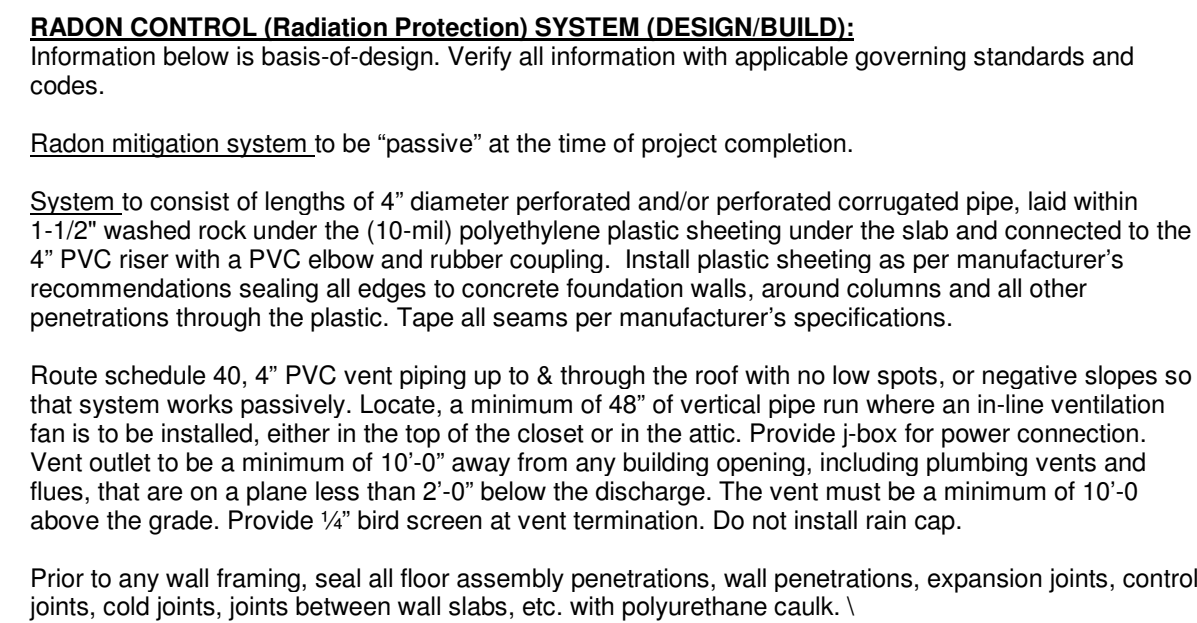
2 GRAB BAR REINFORCING TOILET
AG004 1/2" = 1'-0"



4 TYP. ACCESSIBLE THRESHOLDS
AG004 3" = 1'-0"



1 GRAB BAR REINFORCING SHOWER
AG004 1/2" = 1'-0"

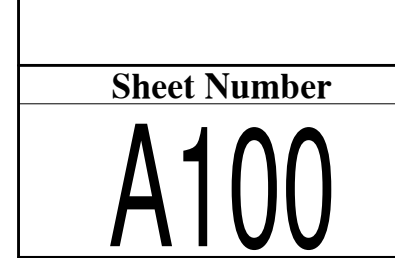


System including all current and future related components and accessories to be installed in strict conformance with any and all applicable governing codes and regulations.

A100 1" = 1'-0"


$$\frac{3}{16}'' = 1'-0'''$$

Provide and install all products for construction to industry standard including all related ASTM standards and product manufacturer's installation and specification requirements.



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All design, documents and data prepared by Eric Smith Associates, P.C. as instruments of service shall remain property of Eric Smith Associates, P.C. and shall not be copied, changed or disclosed in any form without the written consent of Eric Smith Associates, P.C.

Eric Smith Associates, P.C.

[illegible]

ESA

ERIC SMITH ASSOCIATES, P.C.
1919 SEVENTH STREET
BOULDER, COLORADO, 80302
(303) 442-5458, (303) 442-4745 FAX

Job Number:	22014
Date:	5/24/24
Drawn By:	ESA
Checked By:	ESA

Project Phase
PERMIT
Sheet Title
LOWER LEVEL 1 PLAN

Sheet Number
A101



0' 6" 1' 2' 5' 10' 15'

SCALE: 3/16" = 1'-0"

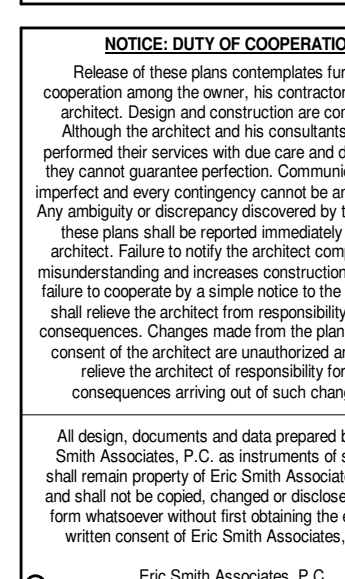
Provide and install all products for construction to industry standard including all related ASTM standards and product manufacturer's installation and specification requirements.

ESA

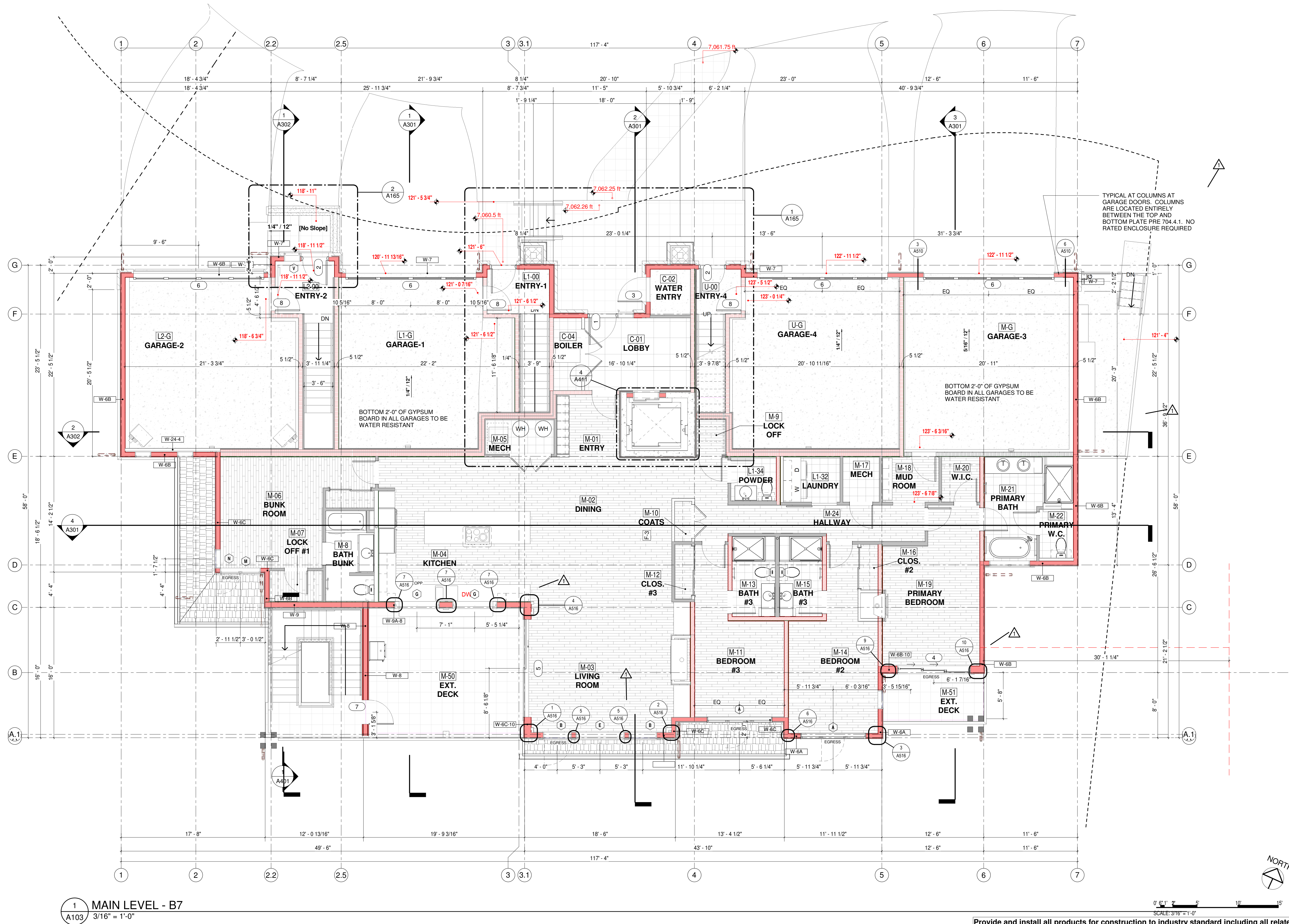
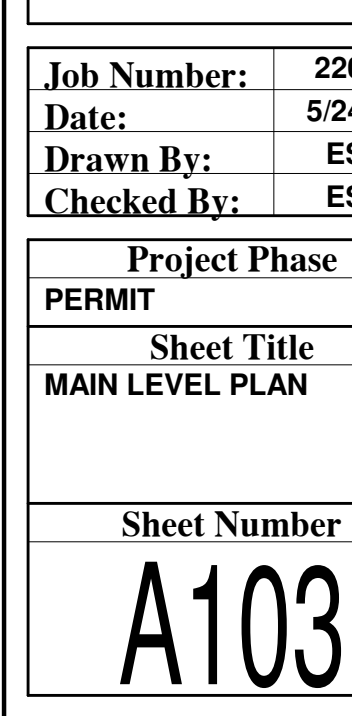
ERIC SMITH ASSOCIATES, P.C.
1919 SEVENTH STREET
BOULDER, COLORADO, 80302
(303) 442-5458, (303) 442-4745 FAX

Sheet Number
A102

Provide and install all products for construction to industry standard including all related ASTM standards and product manufacturer's installation and specification requirements.



ASTRID BUILDING 7
STEAMBOAT SPRINGS COLORADO

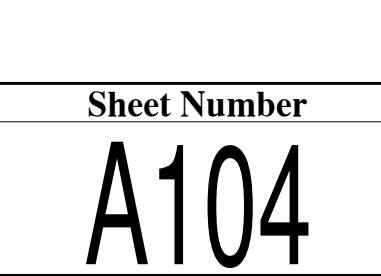


Provide and install all products for construction to industry standard including all related ASTM standards and product manufacturer's installation and specification requirements.



1 UPPER LEVEL - B7
A104 3/16" = 1'-0"

Provide and install all products for construction to industry standard including all related ASTM standards and product manufacturer's installation and specification requirements.



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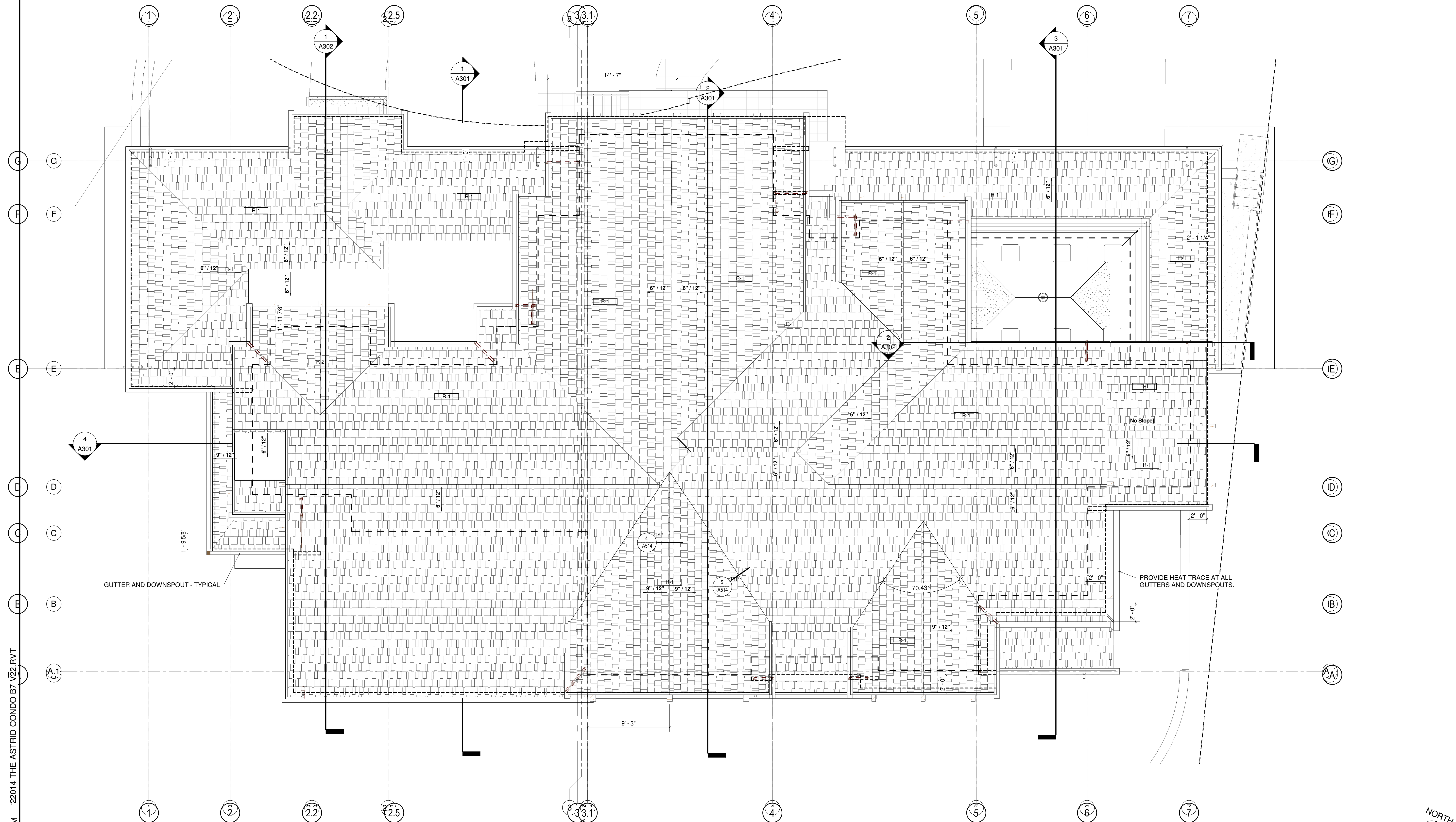
ASTRID BUILDING 7 STEAMBOAT SPRINGS COLORADO



Job Number:	22014
Date:	5/24/24
Drawn By:	ESA
Checked By:	ESA

Project Phase
ERMIT
Sheet Title
ROOF PLAN

Sheet Number
A105

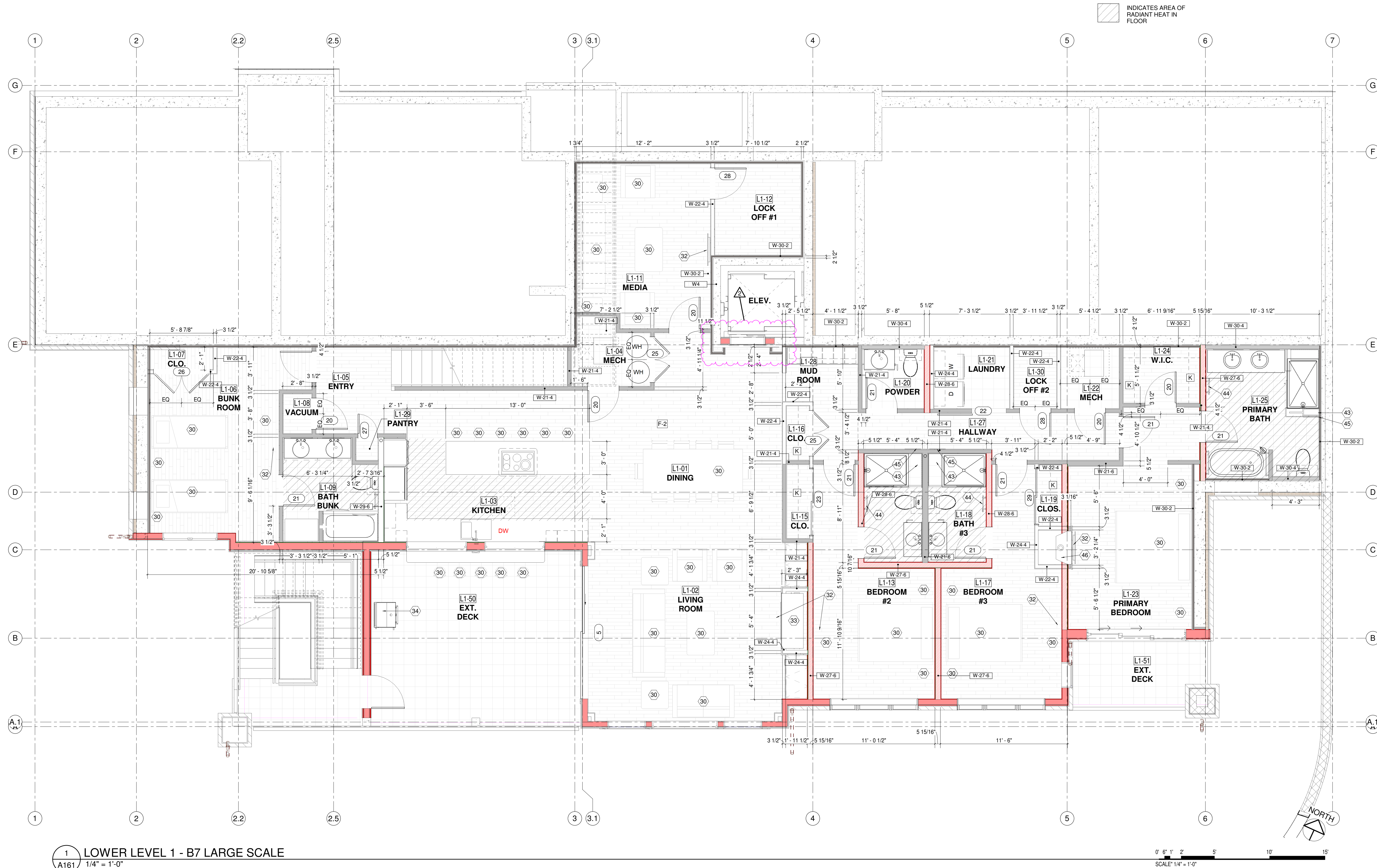


1 ROOF PLAN - (B7)
A105 3/16" = 1'-0"

0' 6" 1' 2' 5' 10' 15'

SCALE: 3/16" = 1'-0"

Provide and install all products for construction to industry standard including all related ASTM standards and product manufacturer's installation and specification requirements.



NOTICE/DUTY OF COOPERATION

Release of these plans contemplates full cooperation among the owner, his consultant or architect. Design and construction are complex tasks. Although the architect and his consultants have performed their services with due care and diligence, they cannot guarantee perfection. Communication is imperfect and every contingency cannot be anticipated. Any ambiguity or discrepancy in the contract documents shall be resolved immediately to the satisfaction of the architect. Failure to notify the architect of possible misunderstanding and increases construction cost failure to cooperate by a simple notice to the architect shall relieve the architect from responsibility for consequences. Changes to the contract documents and portions of the architect are unauthorized and shall relieve the architect of responsibility for all consequences arising out of such changes.

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ASTRID BUILDING 7
STEAMBOAT SPRINGS COLORADO



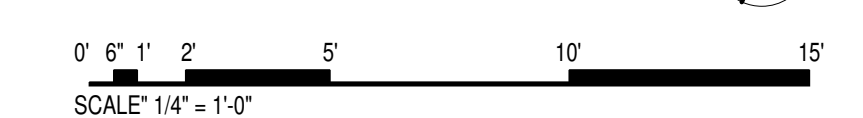
Job Number:	2201
Date:	5/24/20
Drawn By:	ESA
Checked By:	ESA

Project Phase
PERMIT
Sheet Title
LOWER LEVEL 1 LARGE SCALE PLAN

Sheet Number
A161

ASTRID BUILDING 7
STEAMBOAT SPRINGS COLORADO

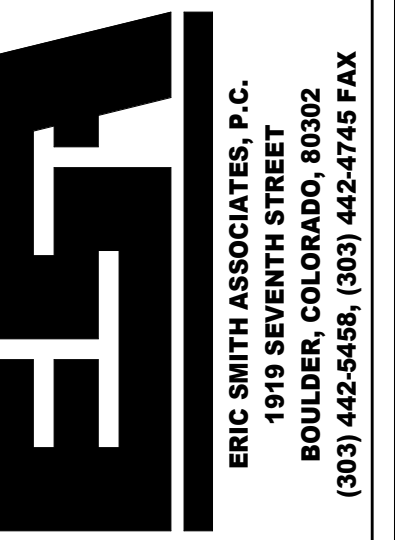
Job Number:	22014
Date:	5/24/2
Drawn By:	ESA
Checked By:	ESA
Project Phase	
PERMIT	
Sheet Title	
LOWER LEVEL 2 LARGE SCALE PLAN	
Sheet Number	
A162	



1 LOWER LEVEL 2 - B7 LARGE SCALE
A162 1/4" = 1'-0"

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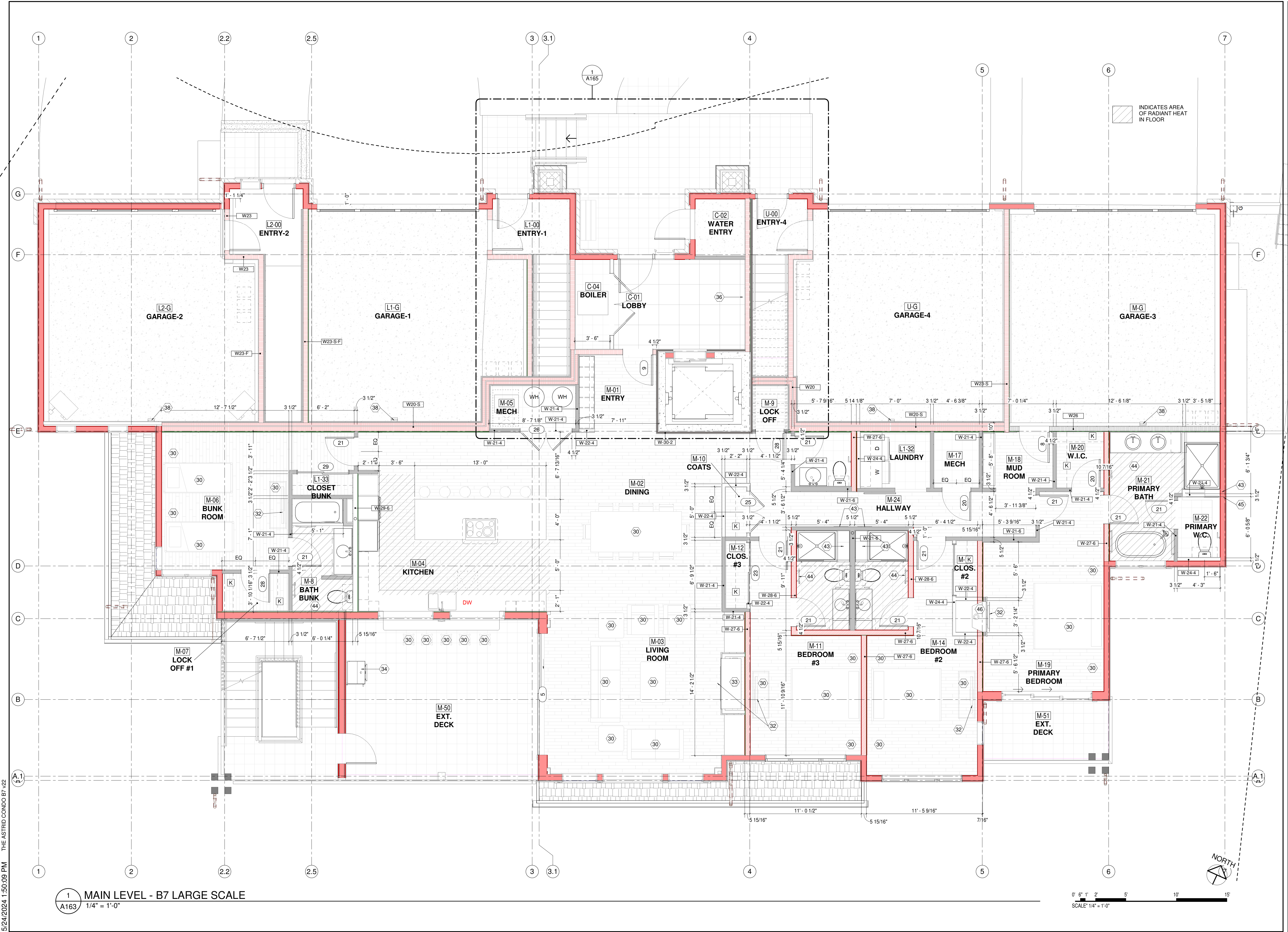
ASTRID BUILDING 7
STEAMBOAT SPRINGS COLORADO

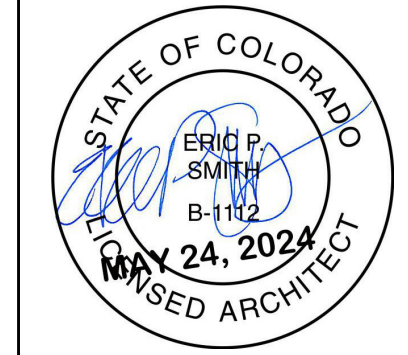
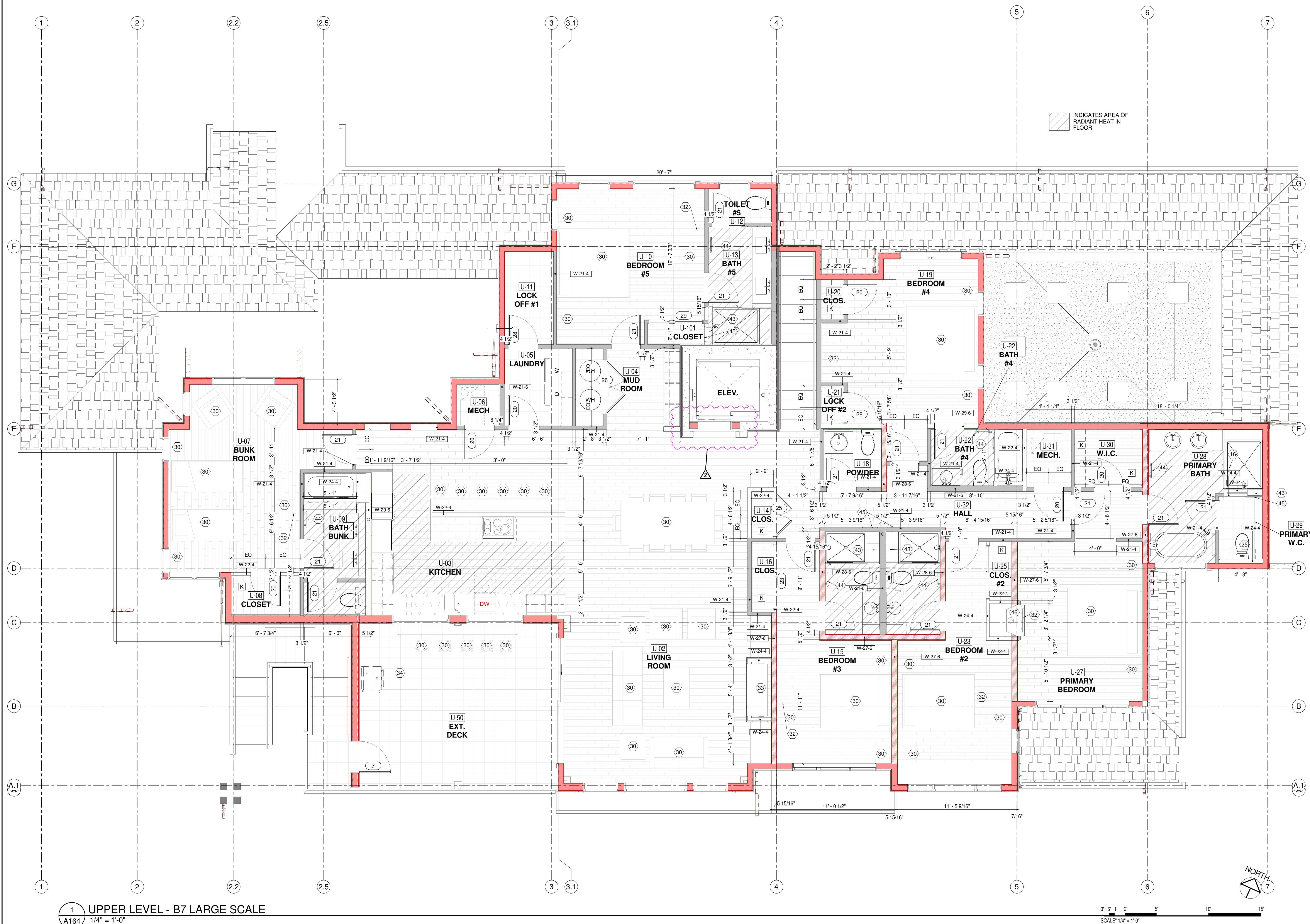


Job Number:	22014
Date:	5/24/24
Drawn By:	ESA
Checked By:	ESA

Project Phase
ERMIT
Sheet Title
MAIN LEVEL LARGE SCALE PLAN

Sheet Number
A163





NOTICE: DUTY OF COOPERATION

Release of these plans contemplates further cooperation among the owner, architect and 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 imperfect and every contingency cannot be anticipated. Any architect's disclaimer of liability for 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 will not absolve the architect of liability for the consequences. Changes made from the plans without consent of the architect are unauthorized and shall relieve the architect of responsibility for all consequences arising out of such changes.

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Eric Smith Associates, P.C.

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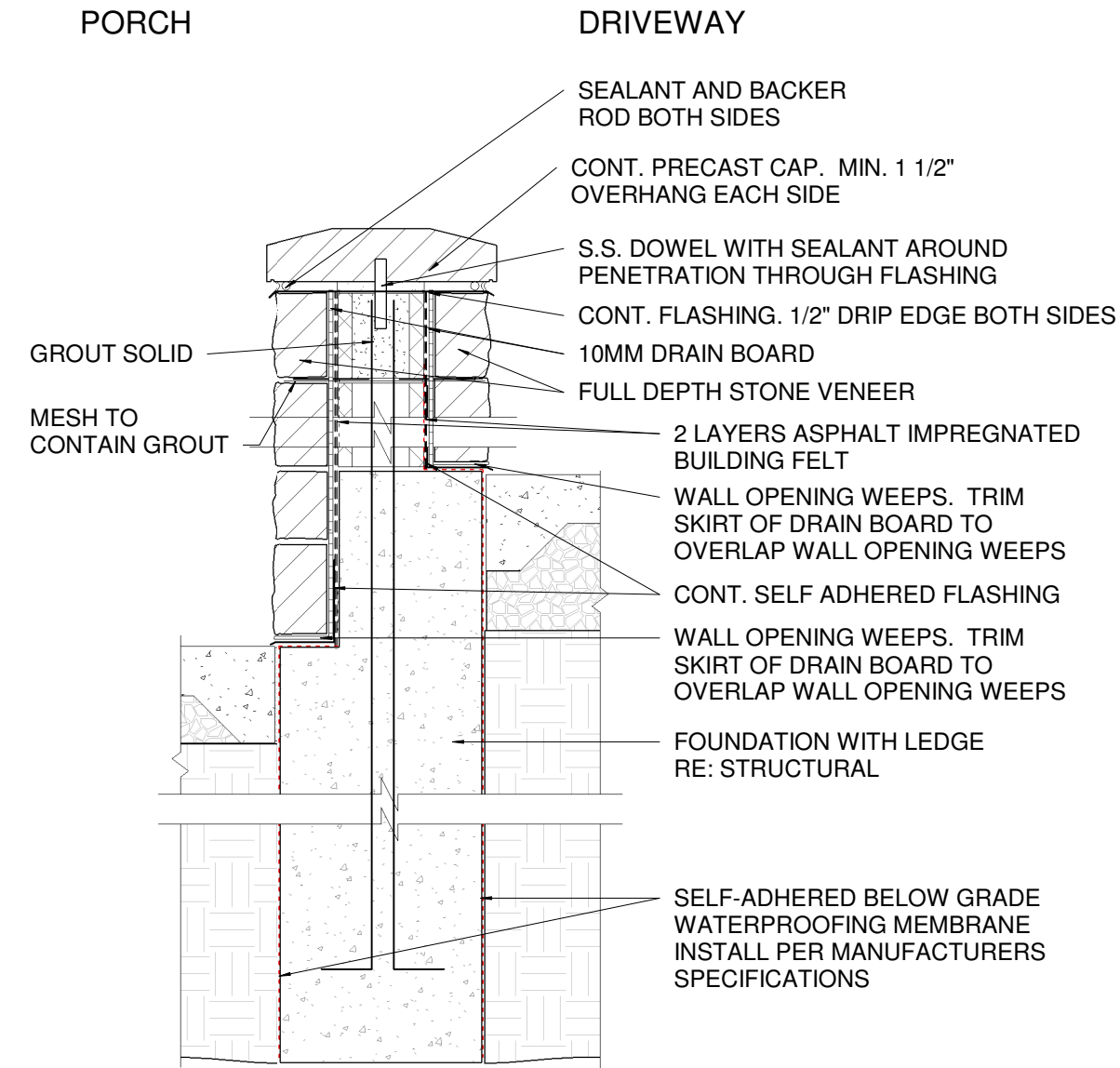
ASTRID BUILDING 7
STEAMBOAT SPRINGS COLORADO



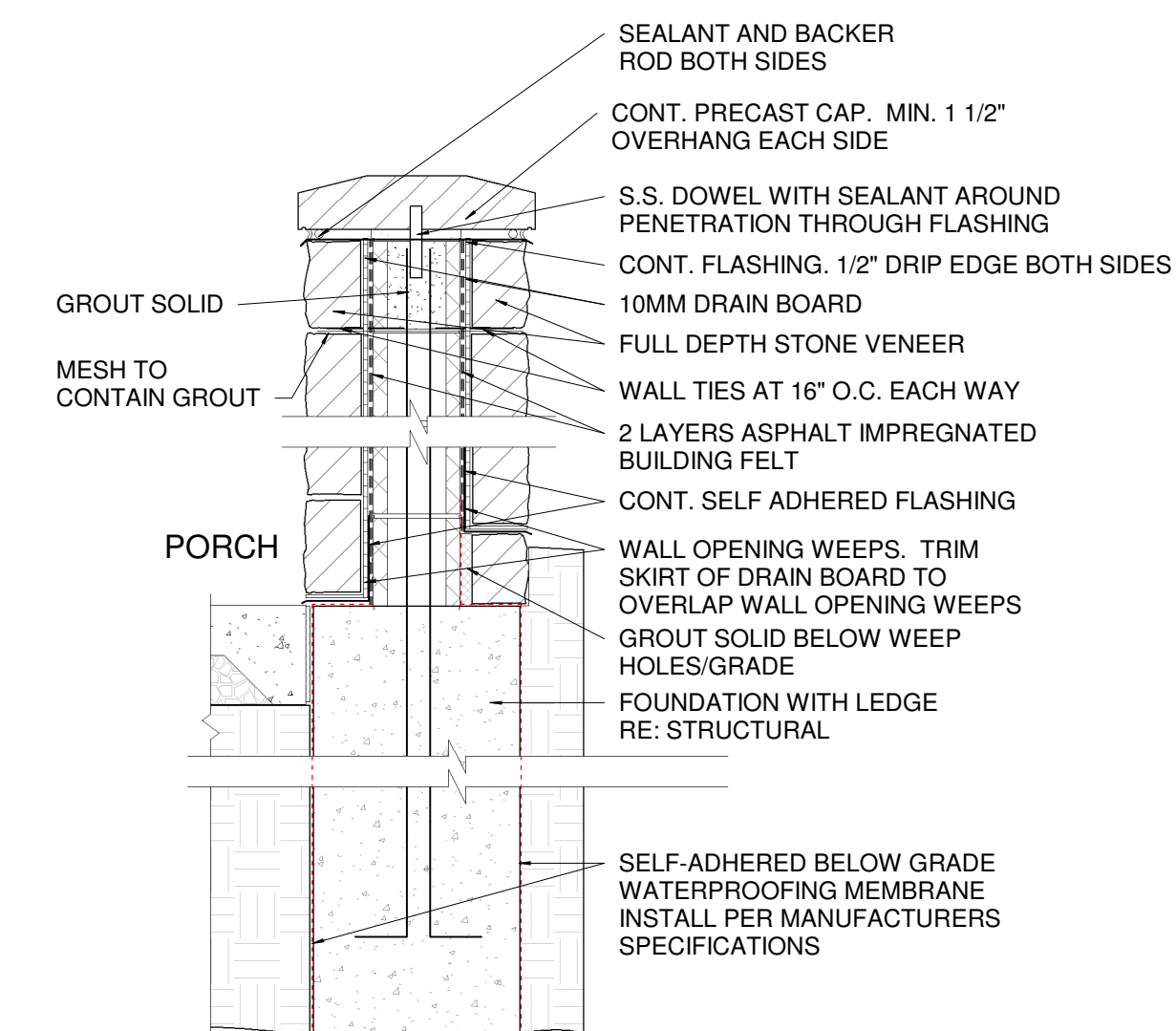
Job Number:	22014
Date:	5/24/24
Drawn By:	ESA
Checked By:	ESA

Project Phase
PERMIT
Sheet Title
UPPER LEVEL LARGE SCALE PLAN

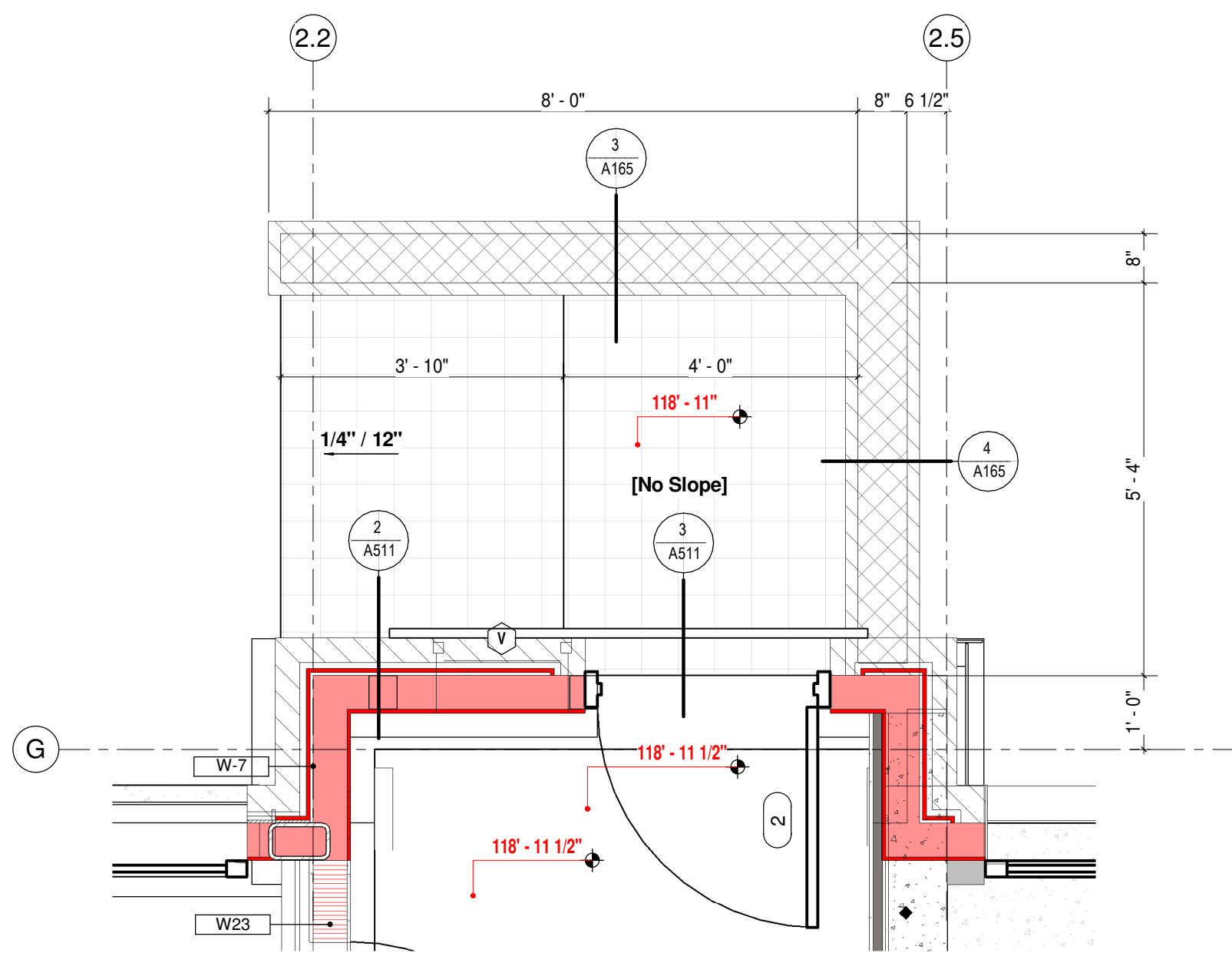
Sheet Number
A164



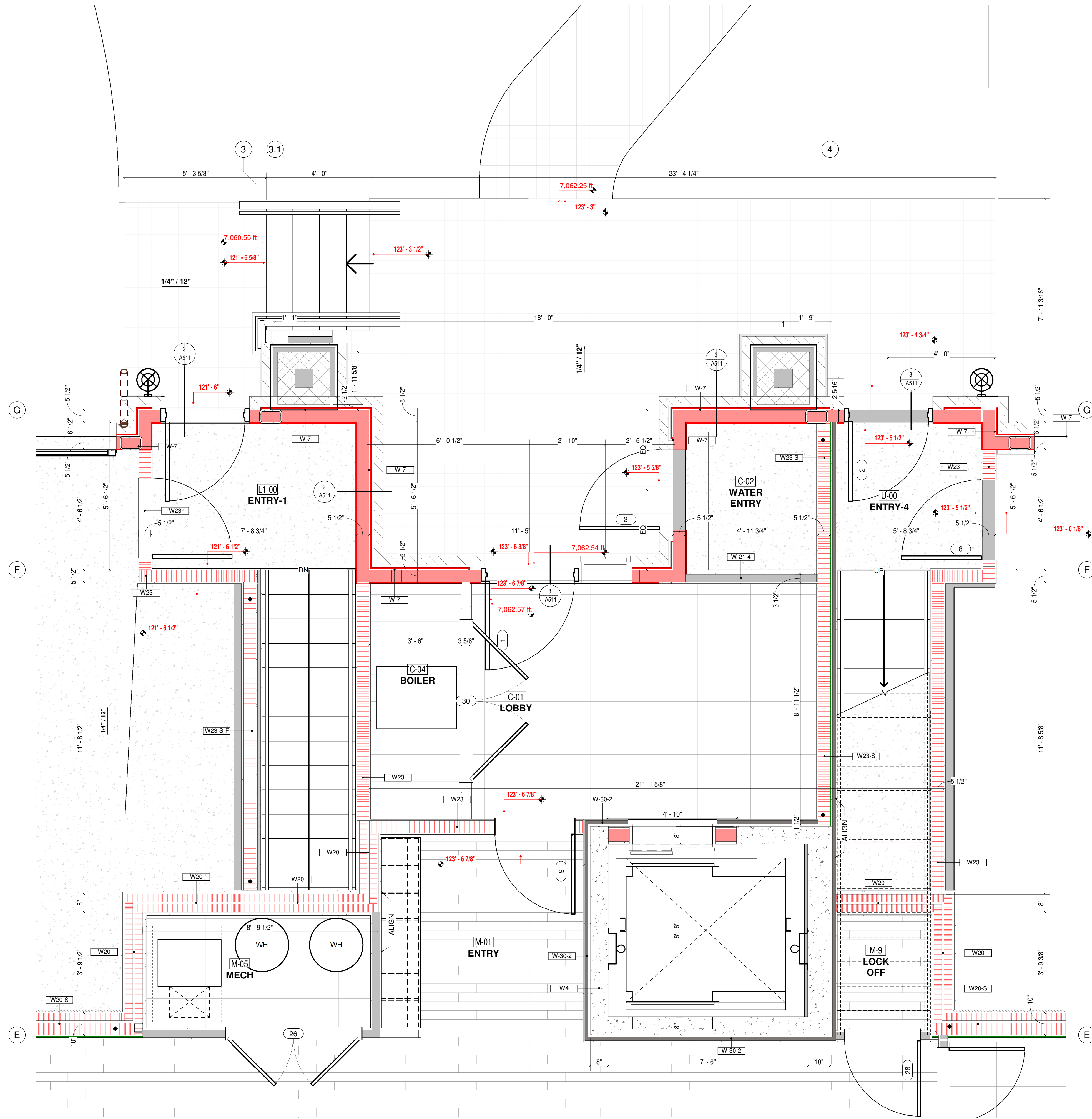
4 WALL AT ENTRY-2 02
A165 $3/4" = 1'-0"$



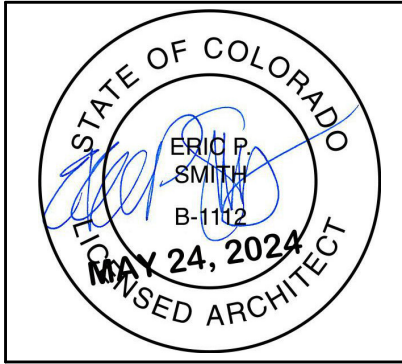
3 WALL AT ENTRY-2 01
A165 $3/4" = 1'-0"$



2 MAIN LEVEL - B7 -ENTRY-2
A165 1/2" = 1'-0"



1 MAIN LEVEL - B7 ENTRY DETAIL
A165 1/2" = 1'-0"



NOTICE: DUTY OF COOPERATION

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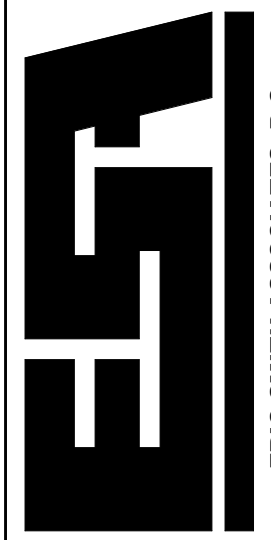
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REVISIONS

[illegible]

ASTRID BUILDING 7 STEAMBOAT SPRINGS COLORADO



ERIC SMITH ASSOCIATES, P.C.
1919 SEVENTH STREET
BOULDER, COLORADO, 80302
(303) 442-5458, (303) 442-4745 FAX

Job Number:	22014
Date:	5/24/24
Drawn By:	ESA
Checked By:	ESA

Project Phase
PERMIT
Sheet Title
LARGE SCALE PLANS

Sheet Number

A165



Professional Engineer Seal for Eric P. Smith, State of Colorado, License B-1112, expires May 24, 2024.

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 these services with due care and diligence, they cannot guarantee perfect results. Some errors, omissions, imperfections and every contingency cannot be anticipated. Any ambiguity or discrepancy discovered by the use of these plans shall not be construed as liability to the architect. It is the duty of the contractor to notify the architect of any such ambiguity and to correct any misunderstanding and increase construction costs. A failure to cooperate by a simple notice to the architect shall relieve the architect from responsibility for the consequences. Changes made by the contractor without the consent of the architect are unauthorized and shall relieve the architect of responsibility for all consequences arising out of such changes.

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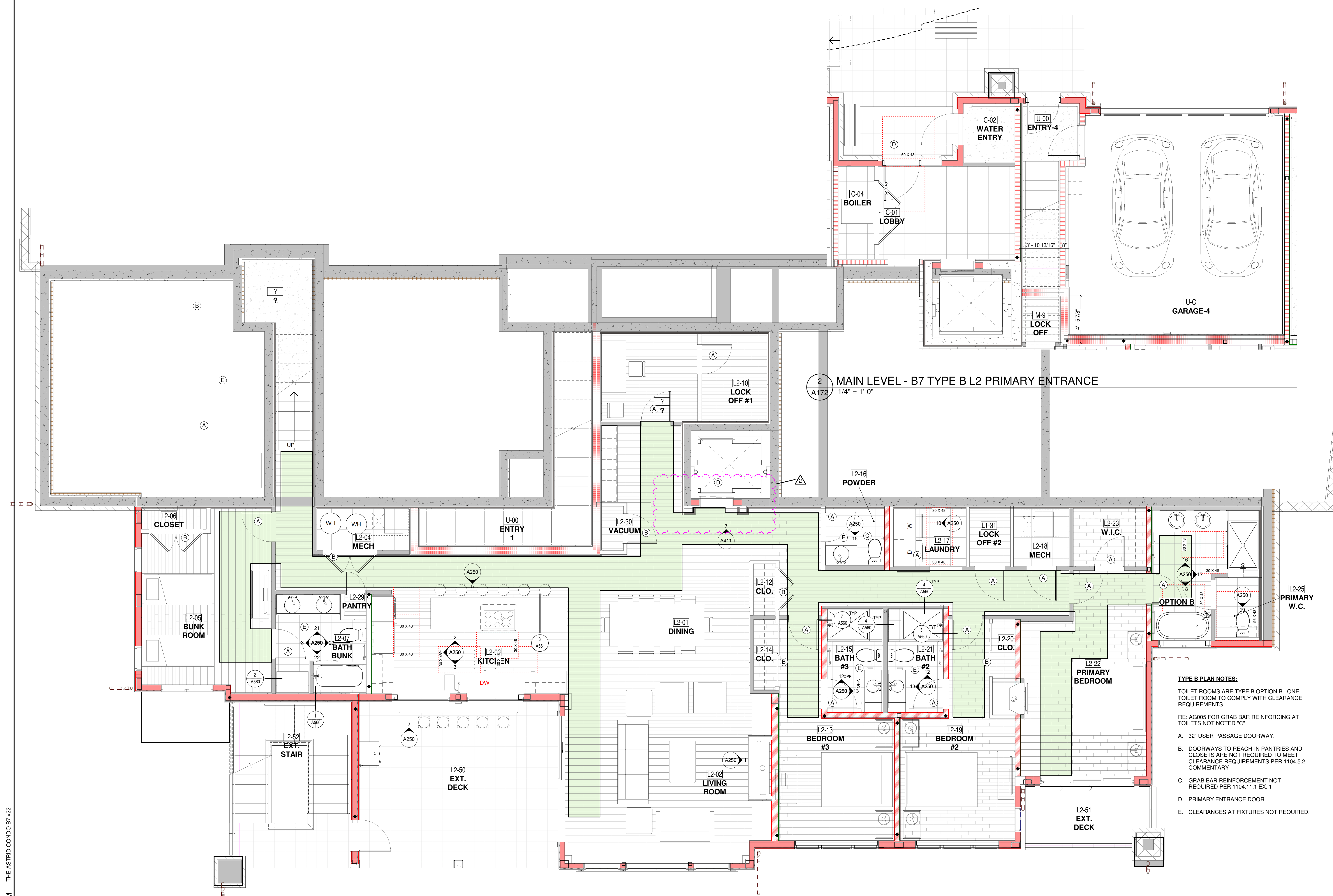
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ASTRID BUILDING 7
STEAMBOAT SPRINGS COLORADO



Job Number:	22014
Date:	5/24/24
Drawn By:	ESA
Checked By:	ESA

Project Phase
PERMIT
Sheet Title
LEVEL L1 TYPE B
ANALYSIS/ELEVATIONS
Sheet Number
A171



Professional Engineer Seal for Eric P. Smith, State of Colorado, License B-1112, dated May 24, 2024.

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 is not responsible for the work performed by the contractor, the architect will be expected to perform their services with due care and diligence, they cannot guarantee perfection. Communication is imperfect and every contingency cannot be anticipated. Any architect who discloses or discloses the use of these plans shall be reported immediately to the architect. Failure to notify the architect compounds the architect's disclosure and increases the architect's liability. A failure to cooperate by a simple notice to the architect shall relieve the architect from responsibility for the consequences. Changes made from the plans without the architect's approval shall relieve the architect of responsibility for all consequences arising out of such changes.

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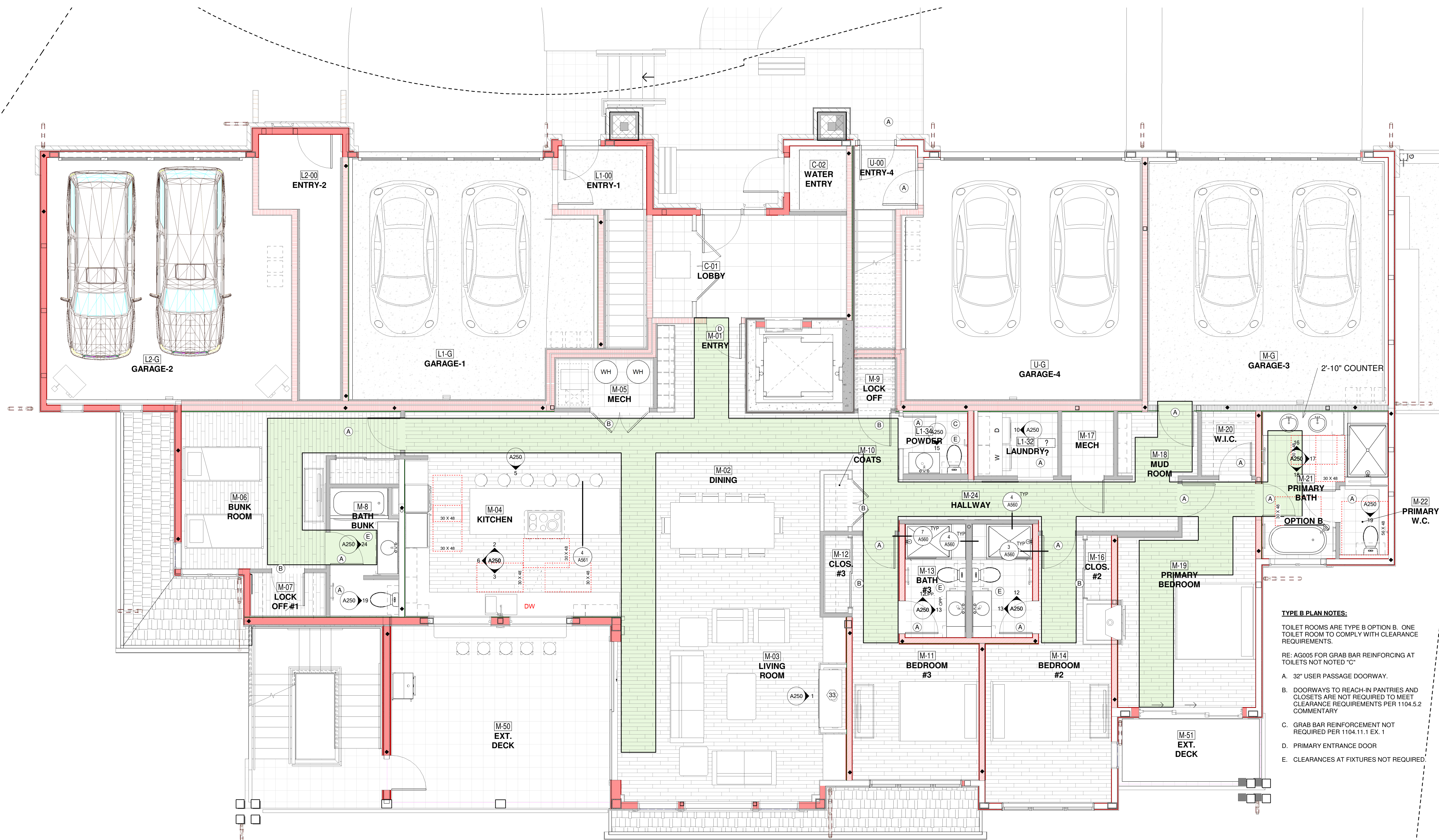
**ASTRID BUILDING 7
STEAMBOAT SPRINGS COLORADO**



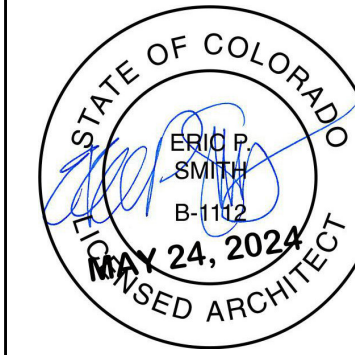
Job Number:	22014
Date:	5/24/24
Drawn By:	ESA
Checked By:	ESA

Project Phase
PERMIT
Sheet Title
LEVEL L2 TYPE B ANALYSIS/ELEVATIONS

Sheet Number
A172



1
A173
MAIN LEVEL - B7 TYPE B
1/4" = 1'-0"



NOTICE OF COOPERATION

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Eric Smith Associates, P.C.

REVISIONS		
No.	Description	Date

ASTRID BUILDING 7 STEAMBOAT SPRINGS COLORADO

1 ELEV.2

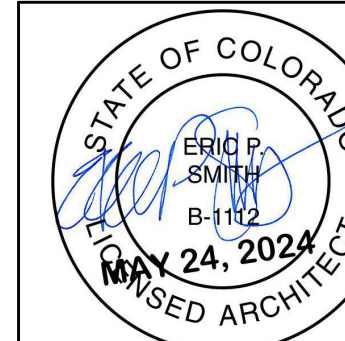


Job Number: 22014
Date: 5/24/24
Drawn By: ESA
Checked By: ESA

Project Phase
PERMIT
Sheet Title
MAIN LEVEL TYPE B
ANALYSIS/ELEVATIONS

Sheet Number
A173





NOTICE: DUTY OF COOPERATION

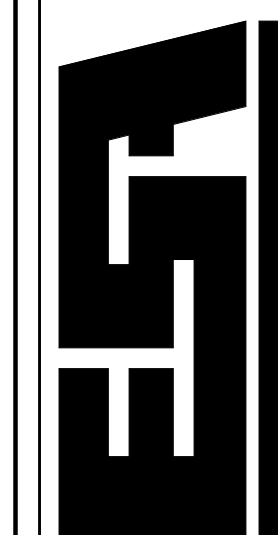
NOTICE: DUTY OF COOPERATION

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[illegible]

ASTRID BUILDING 7
STEAMBOAT SPRINGS COLORADO



ERIC SMITH ASSOCIATES, P.C.
1919 SEVENTH STREET

Job Number:	220
Date:	5/24
Drawn By:	ES
Checked By:	ES

Project Phase
PERMIT
Sheet Title
LOWER LEVEL 1 REFLECTED CEILING PLAN

Sheet Number
A19-



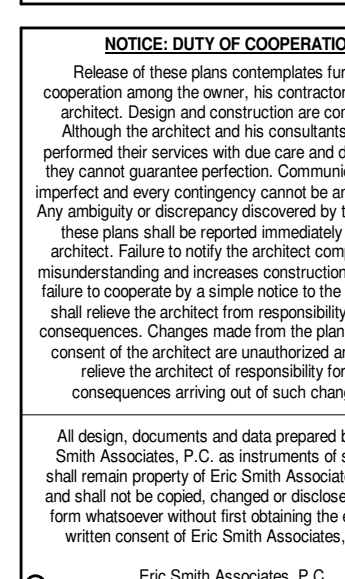
NOTE:
ALL CEILINGS TO BE 10' - 1 5/8" (MEASURED FROM T.O. POURED IN PLACE LEVELROCK TO B.O. GYPSUM BOARD) UNLESS OTHERWISE NOTED.

1 LOWER LEVEL 1 REFLECTED CEILING PLAN
A191 3/16" = 1'-0"

0' 6" 1' 2' 5' 10' 15'

SCALE: 3/16" = 1'-0"

Provide and install all products for construction to industry standard including all related ASTM standards and product manufacturer's installation and specification requirements.

[illegible]

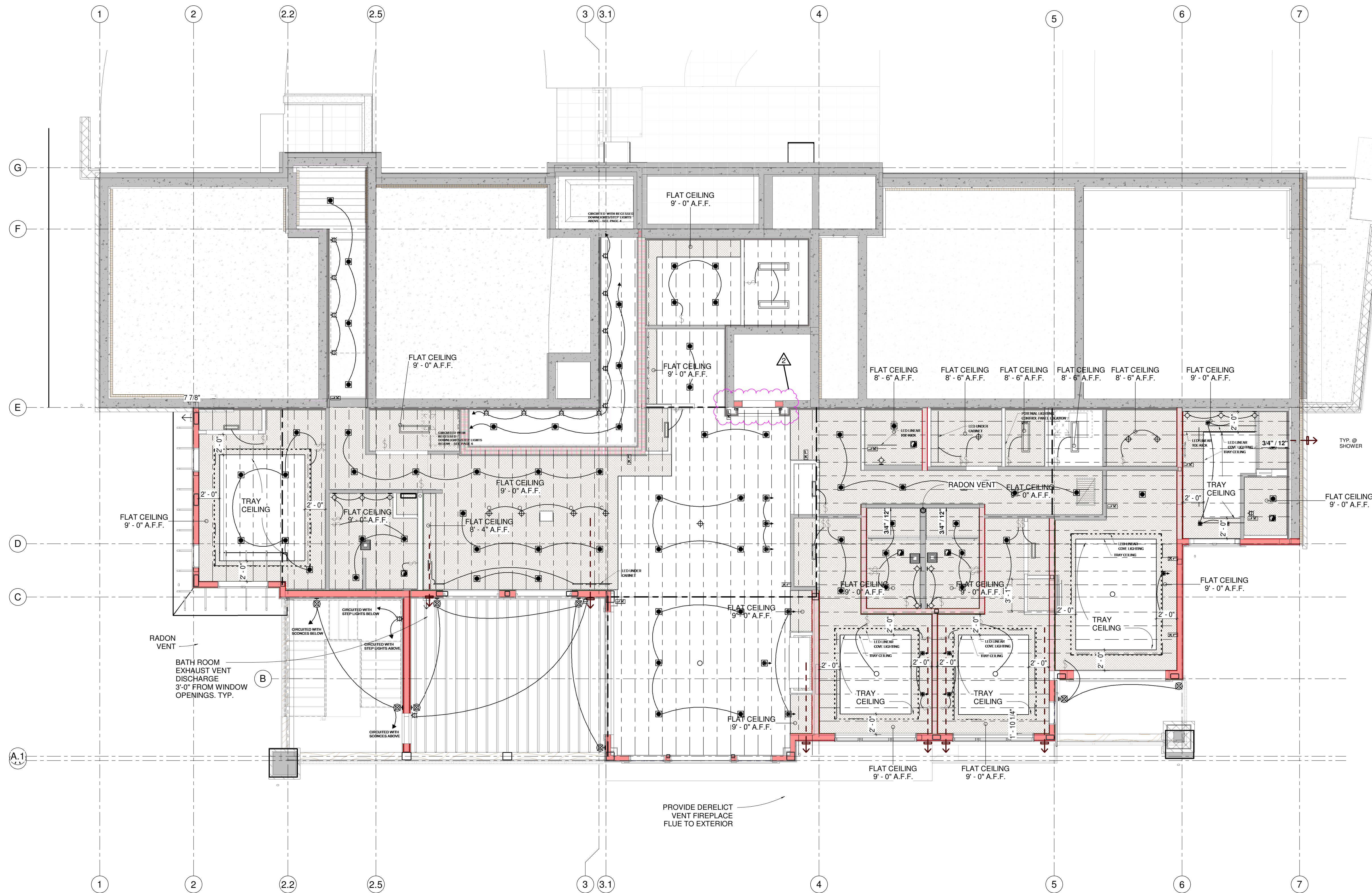
ASTRID BUILDING 7
STEAMBOAT SPRINGS COLORADO



Job Number:	22014
Date:	5/24/24
Drawn By:	ESA
Checked By:	ESA

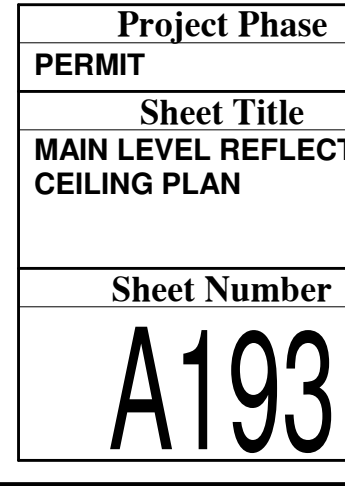
Project Phase
PERMIT
Sheet Title
LOWER LEVEL 2 REFLECTED CEILING PLAN

Sheet Number
A192



NOTE:
ALL CEILINGS TO BE 10' - 1 5/8" (MEASURED FROM T.O. POURED IN PLACE LEVELROCK TO B.O. GYPSUM BOARD) UNLESS OTHERWISE NOTED.

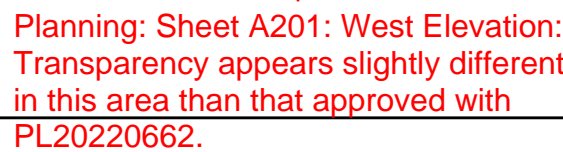
Provide and install all products for construction to industry standard including all related ASTM standards and product manufacturer's installation and specification requirements.



1 MAIN LEVEL REFLECTED CEILING PLAN
A193 3/16" = 1'-0"



A201 1/8" = 1'-0'



WEST

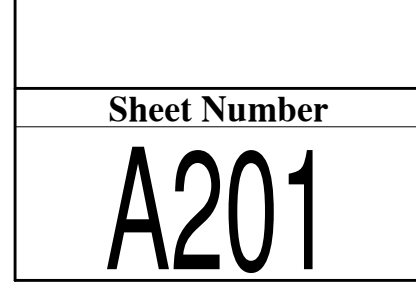
KEYED NOTES:

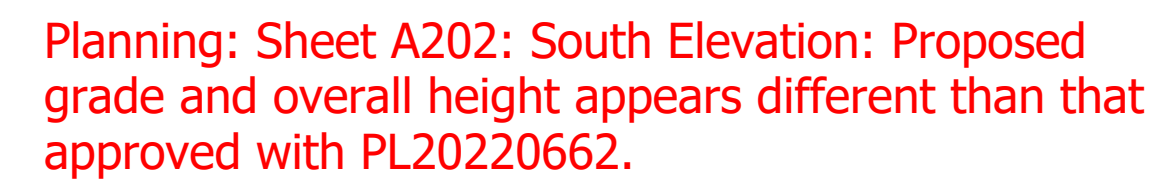
- 1.) SEE EXTERIOR ELEVATION FOR RIB, LAP, OR REVEAL ORIENTATION.
- 2.) SEE ELECTRICAL FOR FIXTURE INFORMATION & POWER REQUIREMENTS.
- 3.) METAL TRID CLOSURES, AND FASTENERS TO BE INSTALLED PER MANUFACTURER'S REQUIREMENTS. FINISH TO MATCH PREFINISHED METAL PANEL COLOR AND TEXTURE.

GENERAL NOTES:

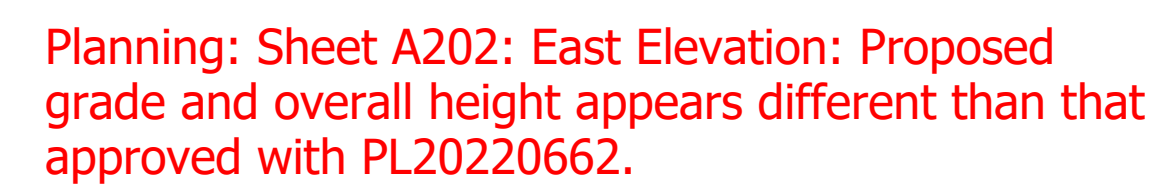
- A.) ALL WINDOW GLAZING TO BE DESIGNED TO MINIMIZE EXTERIOR REFLECTIONS
- B.) FINAL COLORS TO BE APPROVED BY OWNER & ARCHITECT.
- C.) ALL MATERIALS TO BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
- D.) EXTERIOR MATERIAL ALTERNATES TO BE APPROVED BY ARCHITECT & OWNER PRIOR TO ORDER & INSTALL.
- E.) (T) INDICATES TEMPERED/SAFETY GLASS

Provide and install all products for construction to industry standard including all related ASTM standards and product manufacturer's installation and specification requirements.





"E" INDICATES AN EGRESS WINDOW



2 EAST ELEVATION - (B7)
A202 1/8" = 1'-0"

