THE ASTRID IS A CONDOMINIUM PROJECT LOCATED IN THE BASE AREA. THERE ARE TO BE 69 UNIT PROVIDED 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 CONDOMIUMS WITH A TOTAL OF 15,331 SF.

PHASING:
PHASE ONE OF FOUR

APPLICABLE CODES 2021 IBC

2021 IEBC 2021 IECC

2021 IMC 2021 IFGC

2021 IWUIC - AS ADOPTED NEC 2020

2023 CSESRC CITY OF STEAMBOAT CDC

ICC/ANSI A117.1 (2017)

GROUP U - UNIT SPECIFIC GARAGES

APPROVALS

PLANNING SUBMITTAL:

P20220662 APPROVED NOVEMBER 14, 2023

ABREVIATIONS

F.O. Face Of

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 ci Continuous insulation C.I.P. Cast In Place CHNL. Channel C.J. Control Join CLR. Clear

DWG. Drawing

EJ. Expansion Join

ELEC. Electrical

EPDM. Ethylene

Propylene Diene M-Class

EXP. JT. Expansion Joint

FEC. Fire Extinguisher

EA. Each

EQ. Equal

EXT. Exterior

Cabinet FLR. Floor

And Air Conditioning Gypsum Wall Board ILO. In Lieu Of INSUL Insulated or Insulation MAX. Maximum MO. Masonry Opening MECH. Mechanical CMU. Concrete Masonry MO. Masonry Opening **C.T.** Counter Top **DBL**. Double MIN. Minimum **DEMO.** Demolish or Demolition DIA. Diameter **DIM.** Dimension

Gypsum Wall Board NIC. Not In Contract NO. Number OC. On Center **OH**. Opposite Hand PLYD. Plywood PT. Pressure Treated PNT. Paint or Painted

RD. Roof Drain

REQD. Required

FND. Foundation GA. Gauge **HC**. Hollow Core **HM.** Hollow Metal Coefficient STL. Steel **H.P.** High Point **IRGWB**. Impact Resistant TO. Top Of T/D. Telephone/Data **TYP**. Typical **UNO**. Unless Noted Otherwise U/S. Underside

MRGWB. Moisture-Resistant

PCC. Pre-Cast Concrete PVC. Polyvinyl Chloride RCP. Reflected Ceiling Plan

SPEC. Specified OR Specification SPK. Sprinkler or Speaker **STC**. Sound Transmission **STRUCT**. Structure or Structural **T&G.** Tongue And Groove **TELE.** Telephone **TOC**. Top Of Concrete TOS. Top Of Steel TPD. Toilet Paper Dispenser

VIF. Verify In Field W/ With **LL** LOWER LEVEL **ML** MAIN LEVEL

UL UPPER LEVEL

BUILDING PERMIT SET FOR:

PINS 289400001, 156077001, 156577001, 156399201 AND 156302002 CITY OF STEAMBOAT SPRINGS, COUNTY OF ROUTT. STATE OF COLORADO

ALSO KNOWN AS:

Astrid Condominiums Building 7



GENERAL NOTES

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

SHEET INDEX

GENERAL AG001 PROJECT COVER SHEET CODE REVIEW

AG003 **CODE REVIEW** AG004 **ACCESSIBILITY**

ARCHITECTURAL SITE

ARCHITECTURAL SITE PLAN

ARCHITECTURAL

FOUNDATION / CRAWLSPACE PLAN LOWER LEVEL 1 PLAN LOWER LEVEL 2 PLAN MAIN LEVEL PLAN A104 UPPER LEVEL PLAN A105 **ROOF PLAN** A161 LOWER LEVEL 1 LARGE SCALE PLAN A162 LOWER LEVEL 2 LARGE SCALE PLAN A163 MAIN LEVEL LARGE SCALE PLAN A164 UPPER LEVEL LARGE SCALE PLAN A165 LARGE SCALE PLANS LEVEL L1 TYPE B ANALYSIS/ELEVATIONS A172 LEVEL L2 TYPE B ANALYSIS/ELEVATIONS A173 MAIN LEVEL TYPE B ANALYSIS/ELEVATIONS A174 UPPER LEVEL TYPE B ANALYSIS/ELEVATIONS LOWER LEVEL 1 REFLECTED CEILING PLAN A191 A192 LOWER LEVEL 2 REFLECTED CEILING PLAN MAIN LEVEL REFLECTED CEILING PLAN A193 A194 UPPER LEVEL REFLECTED CEILING PLAN

A201 **EXTERIOR ELEVATIONS** A202 **EXTERIOR ELEVATIONS** A240 NOTES AND SCHEDULES A250 **INTERIOR ELEVATIONS** A301 **BUILDING SECTIONS** A302 **BUILDING SECTIONS** A401 STAIR LAYOUTS & SECTIONS STAIR LAYOUTS & SECTIONS

A403 STAIR LAYOUTS & SECTIONS A404 STAIR DETAILS A411 **ELEVATOR LAYOUTS & SECTIONS** A501 FIRE RATED DETAILS A502 FIRE RATED DETAILS A503 EXTERIOR WALL ASSEMBLIES A504 INTERIOR WALL ASSEMBLIES A505 **ROOF/FLOOR ASSEMBLIES** A510

EXTERIOR DETAILS A511 EXTERIOR DETAILS **EXTERIOR DETAILS** A513 **EXTERIOR DETAILS** A514 **EXTERIOR DETAILS EXTERIOR DETAILS** A516 RATED COLUMN DETAILS A560 INTERIOR DETAILS

INTERIOR DETAILS A600 WINDOW SCHEDULES AND ELEVATIONS DOOR SCHEDULES AND ELEVATIONS

STRUCTURAL

GENERAL NOTES GENERAL NOTES, ABBREVIATIONS & SYMBOL KEY S002 S003 3D SCHEMATIC VIEWS

S004 **IBC STATEMENT OF SPECIAL INSPECTION** S005 SNOWLOAD ROOF PLAN UNBALANCED SNOW LOAD ROOF PLAN S006 FOUNDATION/CRAWLSPACE PLAN S100

DRILLED PIER PLAN LOWER LEVEL 1 FLOOR FRAMING PLAN LOWER LEVEL 2 FLOOR FRAMING PLAN S103 MAIN LEVEL FRAMING PLAN UPPER LEVEL FRAMING PLAN **ROOF FRAMING PLAN** SHEAR WALL PLAN - LOWER LEVEL 1

SHEAR WALL PLAN - LOWER LEVEL 2 SHEAR WALL PLAN - MAIN LEVEL SHEAR WALL PLAN - UPPER LEVEL **FULL HEIGHT SECTIONS** FULL HEIGHT SECTIONS

SHEAR WALL DETAILS & SCHEDULES SHEAR WALL ELEVATIONS SHEAR WALL ELEVATIONS SHEAR WALL ELEVATIONS SHEAR WALL ELEVATIONS LATERAL FRAME ELEVATIONS

TYPICAL WOOD DETAILS

FLOOR & ROOF SECTIONS

LATERAL FRAME ELEVATIONS S500 TYPICAL CONCRETE & STEEL SCHEDULES TYPICAL CONCRETE & STEEL SCHEDULES TYPICAL CONCRETE DETAILS TYPICAL STEEL DETAILS TYPICAL WOOD SCHEDULES TYPICAL WOOD DETAILS S507 TYPICAL WOOD DETAILS

TYPICAL WOOD DETAILS **FOUNDATION SECTIONS** S511 FOUNDATION SECTIONS FOUNDATION AND FLOOR SECTIONS S521 FLOOR & ROOF SECTIONS

MECHANICAL LOWER LEVEL 1 HVAC PLAN LOWER LEVEL 2 HVAC PLAN MAIN LEVEL HVAC PLAN MAIN LEVEL PIPING PLAN UPPER LEVEL HVAC PLAN MECHANICAL SCHEDULES MECHANICAL DETAILS MECHANICAL SPECIFICATIONS

PLUMBING

UNDERGROUND SEWER PLAN LOWER LEVEL SEWER PLAN LOWER LEVEL 1 PIPING PLAN LOWER LEVEL 2 SEWER PLAN P2.2 LOWER LEVEL 2 PIPING PLAN MAIN LEVEL SEWER PLAN MAIN LEVEL PIPING PLAN UPPER LEVEL SEWER PLAN UPPER LEVEL PIPING PLAN PLUMBING DETAILS & SCHEDULES OVERALL DWV ISOMETRIC PLUMBING SPECIFICATIONS

ELECTRICAL

LOWER LEVEL 1 POWER PLAN LOWER LEVEL 1 LIGHTING PLAN LOWER LEVEL 2 POWER PLAN E2.2 LOWER LEVEL 2 LIGHTING PLAN MAIN LEVEL POWER PLAN MAIN LEVEL LIGHTING PLAN E3.2 UPPER LEVEL POWER PLAN UPPER LEVEL LIGHTING PLAN **ELECTRICAL DETAILS & SCHEDULES ELECTRICAL SCHEDULES**

E3.1

E6.2 **ELECTRICAL SCHEDULES**

ELECTRICAL SPECIFICATIONS

SEPARATE/DEFFERED SUBMITTALS

CIVIL PERMIT SUBMITTAL:

PERMIT DRAWINGS FOR ENTIRE SUBDIVISION SUBMITTED UNDER SEPARATE PERMIT BY OTHERS

FIRE SPRINKLER SUBMITTAL:

PROJECT TEAM

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Mike Beurskens, PE mike.beurskens@baselinecorp.com

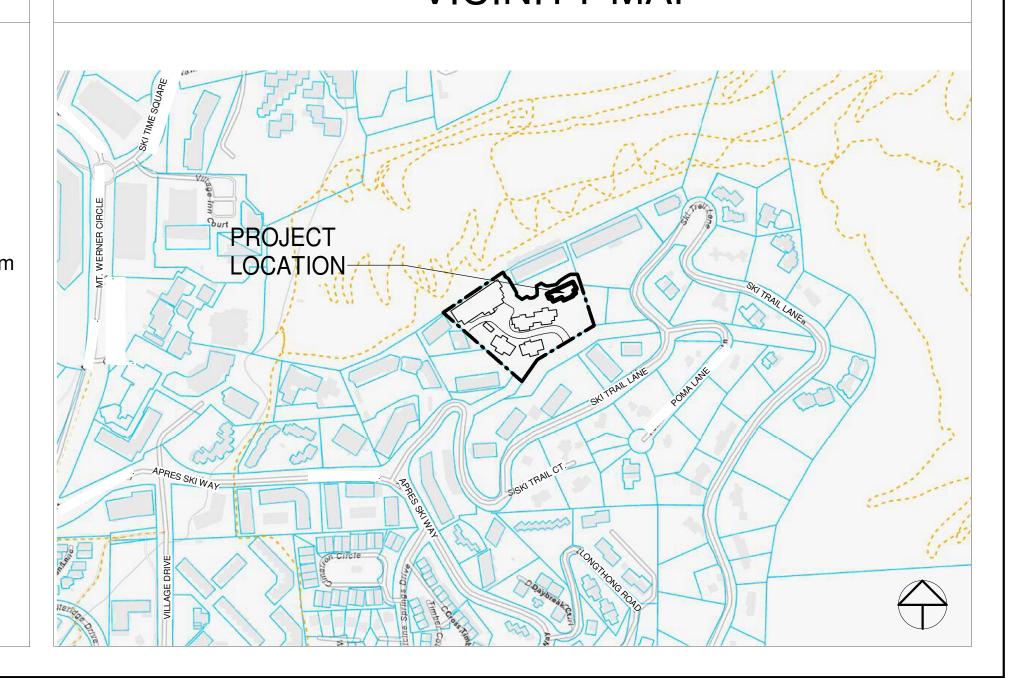
CONTRACTOR:

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Office: 970-871-4899

Jeremy MacGray jeremy@jsmbuilders.com

VICINITY MAP



ERIO P.

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REVISIONS Description Date

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

Project Phase Sheet Title PROJECT COVER SHEET

TYPE OF CONSTRUCTION:

TYPE VA - 4 STORY BUILDING, FULLY SPRINKLERED - NFPA 13R LOWEST LEVEL DOES NOT QUALIFY AS BASEMENT BECAUSE FLOOR ABOVE EXCEEDS 12' IN HEIGHT ABOVE GROUND.

OCCUPANCY CLASSIFICATION:

R-2 (RESIDENTIAL) U (PRIVATE GARAGE)

CHAPTER 4 SPECIAL DETAILED REQ. BASED ON USE AND OCCUPANCY:

406.3 PRIVATE GARAGES EACH PRIVATE GARAGE SHALL BE LESS THEN 1.000 SF. EACH GARAGE SHALL BE SEPARATED BY 1 HOUR FIRE BARRIER

AND 1 HOUR RATED HORIZONTAL ASSEMBLY. 406.3.2.1 DWELLING UNIT SEPARATION

THE PRIVATE GARAGE SHALL BE SEPARATED FROM THE DWELLING UNIT ABOVE BY NOT LESS THAN 5/8" TYPE X GYPSUM

DOOR BETWEEN DWELLING UNIT AND GARAGE SHALL BE SOLID WOOD OR FIRE RATED NOT LESS THAN 20 MINUTES.

WALL SEPARATING DWELLING UNITS IN THE SAME BUILDING SHALL BE FIRE PARTITIONS IN ACCORDANCE WITH SECTION 708.

420.3 HORIZONTAL SEPARATION FLOOR ASSEMBLIES SEPARATING DWELLING UNITS IN THE SAME BUILDING OR FLOOR ASSEMBLIES SEPARATING DWELLING OR SLEEPING UNITS FROM OTHER OCCUPANCIES CONTIGUOUS TO THEM IN THE SAME BUILDING SHALL BE CONSTRUCTION AS HORIZONTAL ASSEMBLIES IN ACCORDANCE WITH SECTION 711.

420.4 AUTOMATIC SPRINKLER SYSTEM GROUP R OCCUPANCIES ARE TO BE EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH

420.5 FIRE ALARM SYSTEMS AND SMOKE ALARMS FIRE ALARM SYSTEMS AND SMOKE ALARMS SHALL BE PROVIDED IN R-2. IN ACCORDANCE WITH SECTIONS 907.2.6, 907.2.8, 907.2.9,

CHAPTER 5 GENERAL BLDG HEIGHT & AREA:

AND 907.2.10, RESPECTIVELY.

AREA, BUILDING: THE AREA INCLUDED WITHIN SURROUNDING EXTERIOR WALLS (OR EXTERIOR WALLS AND FIRE WALLS) EXCLUSIVE OF VENT SHAFTS AND COURTS. AREAS OF THE BUILDING NOT PROVIDED WITH SURROUNDING WALLS SHALL BE INCLUDED IN THE BUILDING AREA IF SUCH AREAS ARE INCLUDED WITHIN THE HORIZONTAL PROJECTION OF THE ROOF OR FLOOR ABOVE. (FROM COMMENTARY - THE AREA MEASURED WITHIN THE PERIMETER FORMED BY THE INSIDE SURFACE OF THE EXTERIOR

TABLE 504.3 ALLOWABLE BLDG HEIGHT IN FEET ABOVE GRADE PLANE R-2 OCC, TYPE VA CONSTRUCTION, SPRINKLERED (NFPA13R)= 60 FEET

ACTUAL HEIGHT +/- **43'-10" FEET**

TABLE 504.4 ALLOWABLE NUMBER OF STORIES ABOVE GRADE PLANE R-2 OCCUPANCY, TYPE VA CONSTRUCTION, SPRINKLERED (NFPA13R) = 4 STORIES

ACTUAL STORIES 4 STORIES

TABLE 506.2 ALLOWABLE AREA FACTOR

R-2 OCCUPANCY, TYPE VA CONSTRUCTION, SPRINKLERED (NFPA13R) = 12,000 **SF** (EA LEVEL), x 4 = 48,000 SF TOTAL AREA ALLOWED (NO FRONTAGE INCREASE CALCULATED)

ACTUAL AREA

LOWER LEVEL 2	3,128 SI
LOWER LEVEL 1	3,110 SI
MAIN LEVEL	5,674 SI
UPPER LEVEL	3,715 SI
<u>U OCCUPANCIES</u>	1,792 SI
TOTAL	15,419 SI

SECTION 508.4 SEPARATED OCCUPANCIES

R-2 = 48,000 SF / 4 STORIES(FRONTAGE INCREASE NOT CALCULATED)

U = 27,000 SF / 3 STORIES

ROOF CONSTRUCTION

USES TO BE SEPARATED PER TABLE 508.4 - 2 HOUR RATED (NFPA 13R = NS), FOOTNOTE "C", SECTION 406.3.2

BUILDING EXCEEDS ALLOWABLE HEIGHT FOR U OCCUPANCY

CHAPTER 6 TYPES OF CONSTRUCTION: TABLE 601 FIRE RESISTANCE FOR BUILDING ELEMENTS

YPE VA CONSTRUCTION (SPRINKLERED)	
STRUCTURAL FRAME	1 HR
BEARING WALLS	
EXTERIOR	1 HR
INTERIOR	1 HR
NONBEARING WALLS	
EXTERIOR	TABLE 602
INTERIOR	0 HR
FLOOR CONSTRUCTION	1 HR

1 HR

CHAPTER 7 FIRE RESISTANCE CONSTRUCTION:

TABLE 705.2 MINIMUM DISTANCE OF PROJECTION FIRE SEPARATION DISTANCE (FSD) =

MINIMUM DISTANCE FROM LINE USED TO DETERMINE FSD = 40"

ACTUAL OVERHANG = 24"

TABLE 705.5: FIRE-RESISTANCE FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE:

ALL SIDES $10 \le X \le 30 \text{ R-2(OCC)}$ ALL SIDES >30

TABLE 705.8 MAXIMUM AREA OF EXTERIOR WALL OPENINGS BASED ON FIRE SEPARATION DISTANCE AND DEGREE OF OPENING PROTECTION

45%

FIRE SEPARATION DISTANCE 20 TO LESS THAN 25 FEET DEGREE OF OPENING PROTECTION UNPROTECTED, NONSPRINKLERED ALLOWABLE AREA

708 FIRE PARTITIONS

REQUIRED AT: - WALLS SEPARATING DWELLING UNITS PER 420.2 (1-HR) - ENCLOSED ELEVATOR LOBBY PER 3006.2

- EGRESS BALCONIES PER 1021.2

FIRE PARTITIONS SHALL EXTEND FROM TOP OF FOUNDATION OR FLOOR/CEILING ASSEMBLY BELOW TO THE UNDERSIDE OF THE FLOOR OR ROOF SHEATHING, SLAB OR DECK ABOVE OR TO THE FIRE-RESISTANCE RATED FLOOR/CEILING OR ROOF/CEILING ASSEMBLY ABOVE AND SHALL BE SECURELY ATTACHED THERETO. IN COMBUSTIBLE CONSTRUCTION WHERE THE FIRE PARTITIONS ARE NOT REQUIRED TO BE CONTINUOUS TO THE SHEATHING, DECK OR SLAB, THE SPACE BETWEEN THE CEILING AND THE SHEATHING, DECK OR SLAB ABOVE SHALL BE FIRE BLOCKED OR DRAFTSTOPPPED IN ACCORDANCE WITH SECTION 718.2 AND 718.3.

708.4.2 EXCEPTION 4. ATTIC FIREBLOCKING OR DRAFTSTOPPING IS NOT REQUIRED AT THE PARTITION LINE IN GROUP R-2 BUILDING THAT NOT EXCEED FOUR STORIES ABOVE GRADE PLANE, PROVIDED THE ATTIC SPACE IS SUBDIVIDED BY DRAFTSTOPPING INTO AREAS NOT EXCEEDING 3,000 SF OR ABOVE EVERY TWO DWELLING UNITS, WHICHEVER IS SMALLER.

711 HORIZONTAL ASSEMBLIES

SUPPORTED.

- FLOORS SEPARATING DWELLING UNITS PER 420.3 (1-HR) - FLOORS SEPARATING DWELLING UNITS FROM GARAGE PER 420.3 (1-HR)

711.2.3 SUPPORTING CONSTRUCTION, SHALL BE PROTECTED WITH THE SAME FIRE-RESISTANCE RATING AS THE HORIZONTAL ASSEMBLY BEING

HORIZONTAL ASSEMBLIES BETWEEN DWELLING UNITS AND GARAGES REQUIRES THAT SUPPORTING CONSTRUCTION BE FIRE-RESISTANCE RATED TO MATCH THE 1-HR RATED HORIZONTAL ASSEMBLY.

720 THERMAL AND SOUND INSULATING MATERIALS

CONCEALED INSTALLATION: INSULATING MATERIALS, WHERE CONCEALED AS INSTALLED IN BUILDINGS OF ANY TYPE OF CONSTRUCTION. SHALL HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE-DEVELOPED INDEX OF NOT MORE THAN 450.

720.3 EXPOSED INSTALLATION: INSULATING MATERIALS, WHERE EXPOSED AS INSTALLED IN BUILDINGS OF ANY TYPE OF CONSTRUCTION, SHALL HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE-DEVELOPED INDEX OF NOT MORE THAN 450.

CHAPTER 9 FIRE PROTECTION SYSTEMS:

EQUIPPED WITH AN APPROVED AUTOMATIC SPRINKLER IN COMPLIANCE WITH NFPA 13R (SECTION 903.3.1.2)

907.2.9.1 MANUAL FIRE ALARM SYSTEM NOT REQUIRED PER EXCEPTION 3. BUILDING DOES NOT HAVE A

CORRIDOR AND EXITS DIRECTLY TO AN EXTERIOR EXIT ACCESS.

CHAPTER 10 MEANS OF EGRESS:

TABLE 1004.5 MAX FLOOR AREA ALLOWANCES PER OCCUPANT RESIDENTIAL 200 SF PER OCCUPANT

200 SF PER OCCUPANT

OCCUPANTS LOWER LEVEL 1

R-2 3,361 / 200 = 17 OCCUPANTS LOWER LEVEL 2 R-2 3,857 / 200 = 20 OCCUPANTS MAIN LEVEL

R-2 3,844 / 200 = 20 OCCUPANTS 1,802 / 200 = 10 OCCUPANTS 30 OCCUPANTS UPPER LEVEL R-2 3,794 / 200 = 19 OCCUPANTS

OCCUPANCY LOAD X .3" = WIDTH OF STAIR 86 X .3" = 25.8" OF STAIR EGRESS REQUIRED FOR WHOLE BUILDING

86 OCCUPANTS

EXTERIOR STAIR EGRESS PROVIDED: STAIR @ 36" MIN. WIDTH

EACH UNIT HAS INTERIOR STAIR, MINIMUM 36" WIDTH

OTHER EGRESS PROVIDED: EACH UNIT ENTRY DOOR IS 36" WIDE

1011.2 STAIRWAY WIDTH AND CAPACITY EXCEPTION 1: STAIRWAYS SERVING AN OCCUPANT LOAD OF LESS THAN 50 SHALL HAVE A WIDTH OF NOT LESS THAN 36". EACH UNIT HAS INTERIOR STAIR WITH MINIMUM 36" WIDTH. EXTERIOR STAIR IS MINIMUM OF 36".

TABLE 1006.3.4(1) R-2 SPACES WITH ONE EXIT R OCCUPANCY 4 DWELLING UNITS 125' MAX

SEE A002 FOR COMPLIANCE

TABLE 1017.2 EXIT ACCESS TRAVEL DISTANCE R OCCUPANCY = 250' MAX (WITH SPRINKLER SYSTEM)

1027.3 OPEN SIDE OF EXTERIOR EXIT STAIRWAY OPEN ON NOT LESS THAN ONE SIDE. OPEN SIDE TO HAVE NOT LESS THAN

35 SF OF OPEN AREA ADJACENT TO EACH FLOOR LEVEL NOT LESS THAN 42" ABOVE LANDING

1027.6 EXTERIOR EXIT STAIRWAY PROTECTION STAIRWAY SHALL BE SEPARATED FROM INTERIOR BY 2 HOURS

CONNECTING 4 OR MORE FLOORS. WALLS LESS THAN 180 DEGREES SHALL BE 2 HOUR RATED FOR 10'-0".

CHAPTER 11 - ACCESSIBILITY:

ACCESSIBLE UNITS TO MEET THE FOLLOWING CODES: 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN ICC A117.1-2017 - REFERENCED BY IBC

1106.2 GROUP R-2 1. AT LEAST 2 PERCENT, BUT NOT LESS THAN 1, OF EACH TYPE OF PARKING SPACE SHALL BE ACCESSIBLE. 3. AT LEAST 1 ACCESSIBLE PARKING SPACE SHALL BE PROVIDED FOR

1108.6.2.2 APARTMENT HOUSES

EACH ACCESSIBLE AND TYPE A UNIT.

TYPE A UNITS AND TYPE B UNITS SHALL BE PROVIDED IN APARTMENT HOUSES IN ACCORDANCE WITH SECTIONS 1107.6.2.2.1 AND 1107.6.2.2.2.

1108.6.2.2.1 TYPE A UNITS

IN GROUP R-2 OCCUPANCIES CONTAINING MORE THAN 20 DWELLING UNITS AT LEAST 2 PERCENT BUT NOT LESS THAN ONE OF THE UNITS SHALL BE TYPE A UNIT. ALL GROUP R-2 UNITS ON A SITE SHALL BE CONSIDERED TO DETERMINE THE TOTAL NUMBER OF UNITS AND THE REQUIRED NUMBER OF TYPE A UNITS. TYPE A UNITS SHALL BE DISPERSED AMONG THE VARIOUS CLASSES OF UNITS.

DEVELOPMENT TOTAL UNITS = 61

1108.6.2.2.2 TYPE B UNITS WHERE THERE ARE FOUR OR MORE DWELLING UNITS, EVERY DWELLING UNIT AND SLEEPING UNIT INTENDED TO BE OCCUPIED AS A RESIDENCE SHALL BE TYPE B UNIT.

SIGNAGE TO BE PROVIDED PER SECTION 1110. VERIFY ALL LOCATIONS OF SIGNAGE WITH OWNER IN FIELD. SIGNAGE TO MEET ALL REQUIREMENTS OF 2015 IBC, ANSI A117 AND

CHAPTER 30 ELEVATORS:

TABLE 3006.2 HOISTWAY OPENING PROTECTION REQUIRED ELEVATOR HOISTWAY DOOR OPENINGS SHALL BE PROTECTED IN

ACCORDANCE WITH SECTION 3006.3 WHERE ELEVATOR - CONNECTS 3 OR MORE STORIES - IS REQUIRED TO ENCLOSED WITHIN A SHAFT ENCLOSURE PER 712.1.1 - AND ANY CONDITION BELOW APPLIES:

NO SPRINKLERS PER NFPA 13 OR 13R I-1, I-2, I-3 OCCUPANCIES OR IS A HIGH RISE.

THERE IS AN NFPA 13-R FIRE SPRINKLER SYSTEM PROVIDED AND THIS PROJECT IS R-2 AND NOT A HIGH RISE.

COLORADO STATE ELECTRIC AND SOLAR READY CODE

PART 2 COMMERCIAL ELECTRIC READY

<u>CE302.1 ADDITIOANL ELECTRIC INFRASTRUCTURE</u>
INTERIOR FIRE PLACES ARE NOT USED AS PRIMARY SOURCE OF HEAT - DO NOT NEED TO COMPLY.

CE302.2.1 COMBUATION EQUIPMENT

PART 2 COMMERCIAL SOLAR READY:

CS402 SOLAR READY ZONE

REFER TO ARCHITECTURAL SITE PLAN FOR LOCATION OF ROOFS COMPLYING WITH CS402.2 THROUGH CS402.7

PART 2 COMMERCIAL ELECTRIC VEHICLE READY:

CV502.1 EV POWER TRANSFER INFRASTRUCTURE REQUIREMNTS 50% OF PARKING SPACES ARE PROVIDED WITH EV READY INFRASTRUCTURE. PER CV502.1.4, EV READY SPACES CAN BE STUBSTITUTED FOR EV CAPABLE AND EV CAPABLE LIGHT SPACES.

8 X 0.35 = 2.8 - 3 SPACES REQUIRED. 4 SPACES PROVIDED

2021 IWUIC

SECTION 501.1

FIBER CEMENT SIDING: FLAME SPREAD 0 (ASTM E84)

NON-COMBUSTIBLE (ASTM E136)

FIBER CEMENT TRIM: FLAME SPREAD 0 (ASTM E84) NON-COMBUSTIBLE (ASTM E136)

STONE: NON-COMBUSTIBLE SOFFIT FLAME SPREAD 0 (ASTM E84) NON-COMBUSTIBLE (ASTM E136)

COLUMNS AND BEAMS: HEAVY TIMBER

SECTION 504.2 ROOF ASSEMBLY ASPHALT SHINGLES - TYPE A ROOFING MATERIAL

SECTION 504.3 PROTECTION OF EAVES AND SOFFITS REFER TO DETAILS: 6-10/A515

GUTTERS AND DOWN SPOUTS ARE METAL - NON-COMBUSTIBLE SECTION 504.7 UNCOVERED DECKS NOT APPLICABLE

CLOTH ON INSIDE OF VENTS.

SECTION 504.10 VENTS

1. VENTS TO COMPLY. VENTS WILL NOT EXCEED 144". PROVIDE 1/4" MESH HARDWARE CLOTH ON INSIDE OF VENTS THAT DO NOT COMPLY. 2. NOT APPLICABLE

3. CONT. SOFFIT VENT TO COMPLY OR PROVIDE 1/4" MESH HARDWARE

INSULATION SCHEDULE

CLIMATE ZONE: 7-2021		GROUP R REQ'D	PROVIDED
ROOF	ABOVE DECK(a)	R-35ci	N/A
S S	CEILING (ATTIC)	R-60	R-60 b
WALL	WOOD FRAME	R-13+7.5ci OR R-20+3.8ci	R-27
	BELOW GRADE WALL	R-15ci	R-15ci
FLOOR	MASS	R-38	R-38
FLC	SLAB (UNHEATED)	R-10 48"	R-15 48"(VERTICAL)
	NON-SWINGING	U-0.31	U-0.31
HC	SWINGING	U-0.30	U-0.30
DOOR	GARAGE	U-0.31	U-0.31
	ENTRANCE	U-0.63	U-0.63
×	FIXED	U-0.29	U-0.29
WINDOW	FIXED	SHGC 0.40	SHGC 0.40
≶	OPERABLE	U-0.36	U-0. 36
Ī	OPERABLE	SHGC 0.36	SHGC 0.36

a. INSULATION AT FLAT ROOF SUPPORTING MECH. EQUIPMENT. MINIMUM 1" THICK CARLISLE SECURSHIELD TAPERED POLYISO INSULATION OR EQUAL AT R-5.6. ABOVE DECK INSULATION IS IN ADDITION TO THE SPRAY-APPLIED INSULATION BETWEEN THE STRUCTURAL MEMBERS

MINIMUM R-60 HEATLOK HIGH LIFT CLOSED CELL INSULATION APPROX. 9-1/4" THICK. SEE THE SPRAY FOAM SUBSTITUTION NOTE AT THE BOTTOM OF UL ASSEMBLY P552 REPLACING THE ORIGINALLY SPECIFIED SPRAY FOAM INSULATION WITH HEATLOK HIGH LIFT CLOSED CELL

OF COL ERIC P. SMITH B-1112 MAY 24, 2024

SED ARCY

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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 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 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 arriving out of such changes. All design, documents and data prepared by Eric

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REVISIONS		
No.	Description	Date
		_



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

Project Phase

Sheet Title CODE REVIEW **Sheet Number**

3 LOWER LEVEL 1 - CODE

AG003 3/32" = 1'-0"

BUILDING 2-3

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> REVISIONS Description Date

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

Project Phase PERMIT

Sheet Title CODE REVIEW

Sheet Number

MAIN LEVEL - CODE AG003 3/32" = 1'-0"

62' - 3"

AG003 3/32" = 1'-0"

EXIT FROM -

LOWER LEVEL 2

2 UPPER LEVEL - CODE

47' - 8" 65' - 0"

—EXIT FROM

MAIN LEVEL

EXIT - 1 FLOOR BELOW-

-EXIT

EXIT FROM ——

LOWER LEVEL 1

PHHH

439 SF

3674 SF

EXIT FROM

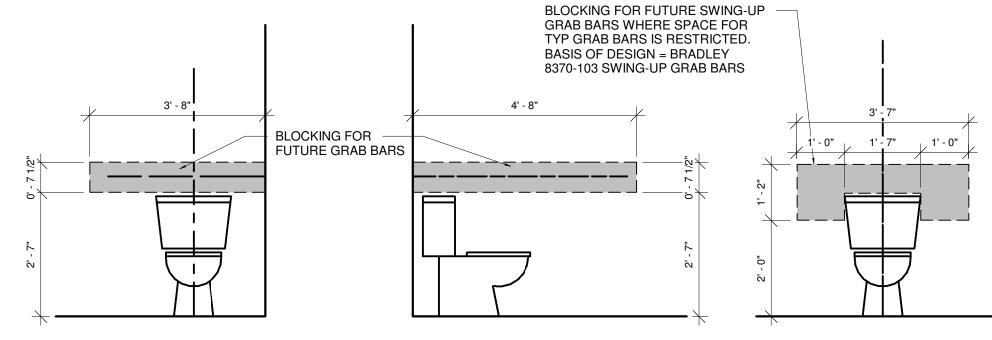
UPPER LEVEL

MAIN LEVEL UNIT EXIT SEPARATION ALLOWABLE TRAVEL DISTANCE FOR 1 EXIT - 125' (2021 IBC TABLE 1006.2.1) ACTUAL TRAVEL DISTANCE - 76'-8" 1 EXIT REQUIRED 2 EXITS PROVIDED 908 SF

BLOCKING —FOR FUTURE GRAB BARS 2' - 8" `----

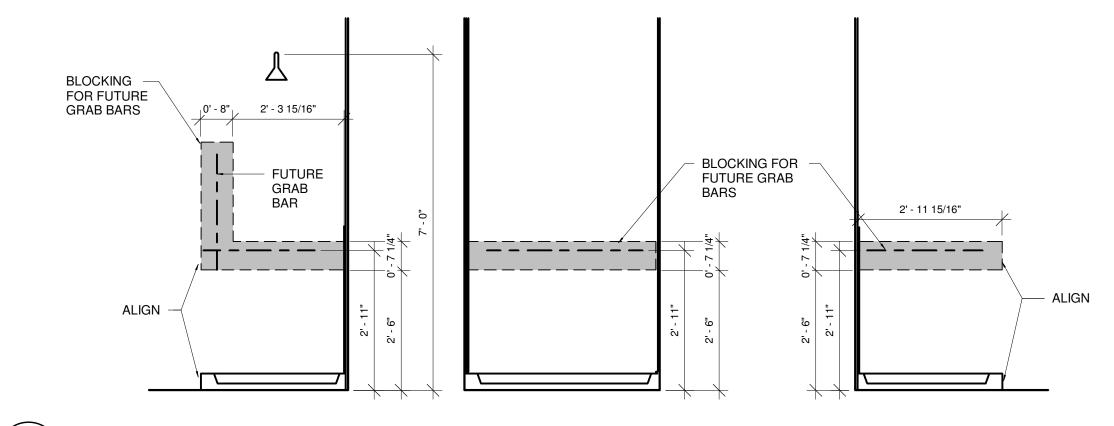
BLOCKING FOR FUTURE GRAB BARS +-====1 3 GRAB BAR REINFORCING TUB AG004 1/2" = 1'-0" BLOCKING FOR FUTURE SWING-UP GRAB BARS WHERE SPACE FOR TYP GRAB BARS IS RESTRICTED. BASIS OF DESIGN = BRADLEY 8370-103 SWING-UP GRAB BARS

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



2 GRAB BAR REINFORCING TOILET

AG004 1/2" = 1'-0"



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

4 TYP. ACCESSIBLE THRESHOLDS

REQUIREMENTS & LEVEL CHANGES - TYPICAL

THRESHOLD

B THRESHOLD

1/4" MAX

C_LEVEL CHANGES_

A_TRANSITION BETWEEN FLOOR FINISHES

—FIN FLOOR EVEN

COMPRESSED
CARPET
1/4" MAX BELOW
THRESHOLD

_1/2" MAX PILE HEIGHT

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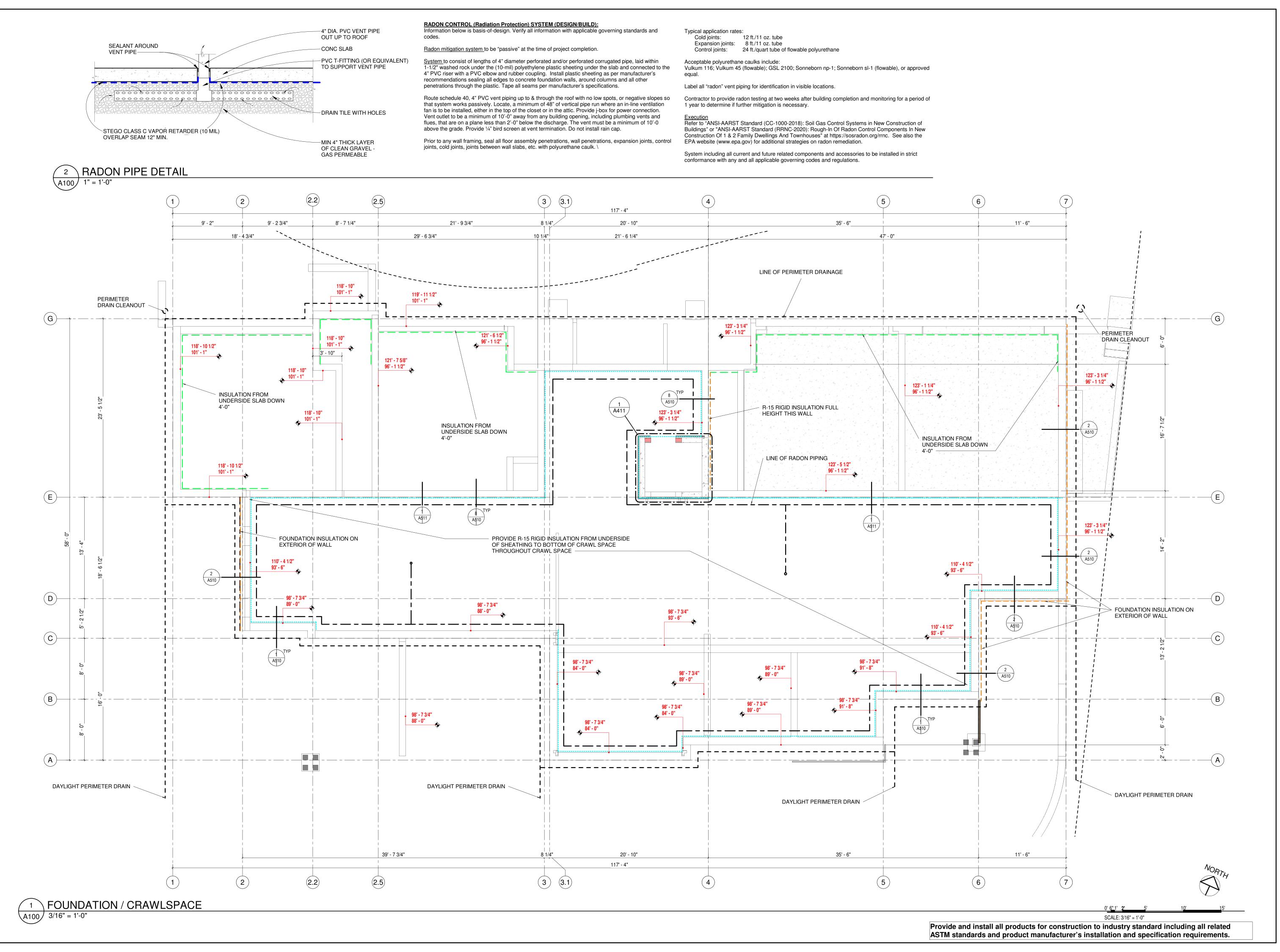
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REVISIONS Description Date



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

Project Phase Sheet Title ACCESSIBILITY



ERIC P. O. SMITH B-1112 24, 2024 CO

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REVISIONS
No. Description Date

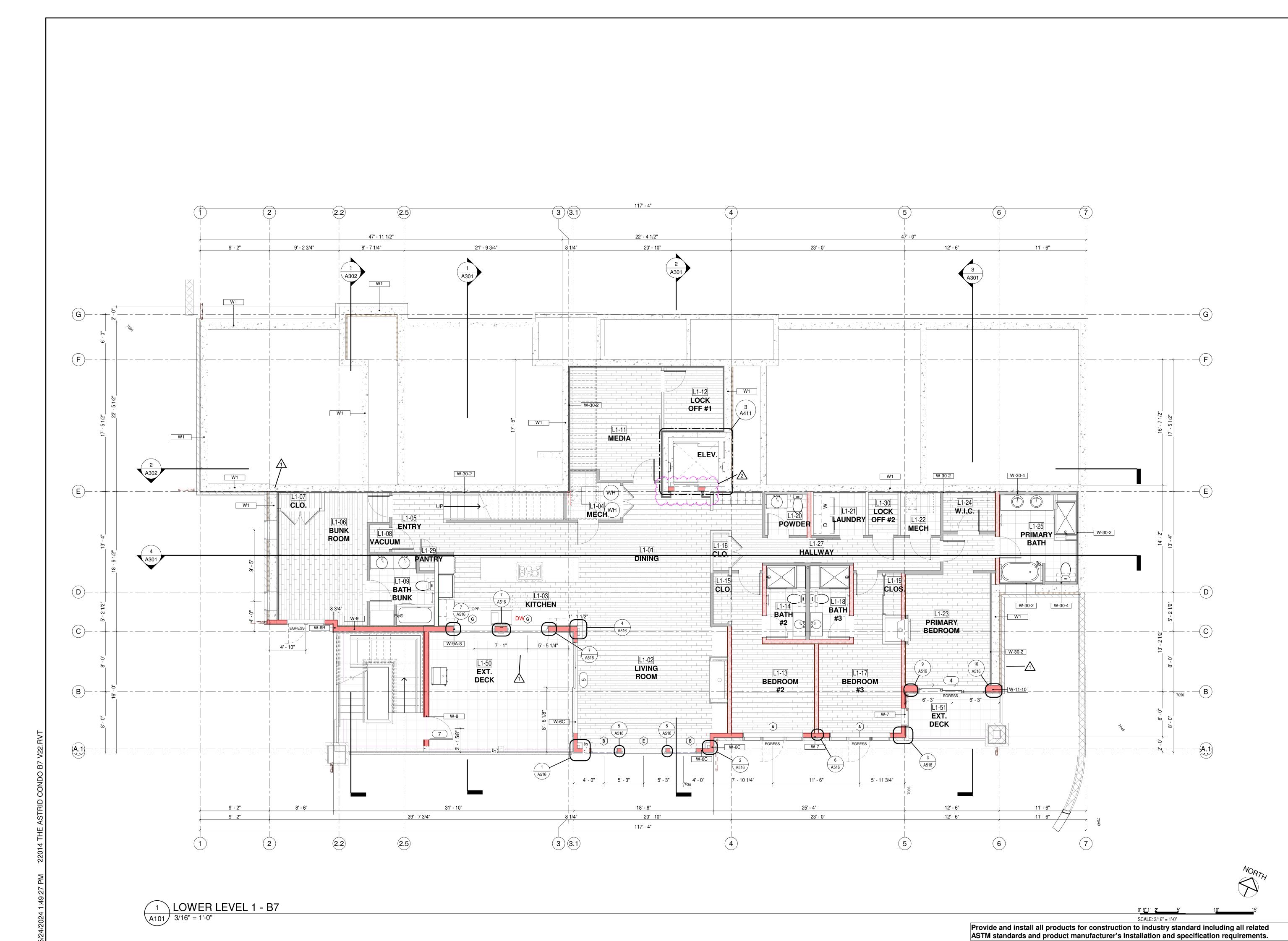
ASTRID BUILDING 7
TEAMBOAT SPRINGS COLORADO

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

PERMIT

Sheet Title FOUNDATION / CRAWLSPACE PLAN

A100





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REVISIONS

No. Description Date

1 CITY COMMENTS 5/10/2024
2 CITY COMMENTS 5/24/2024

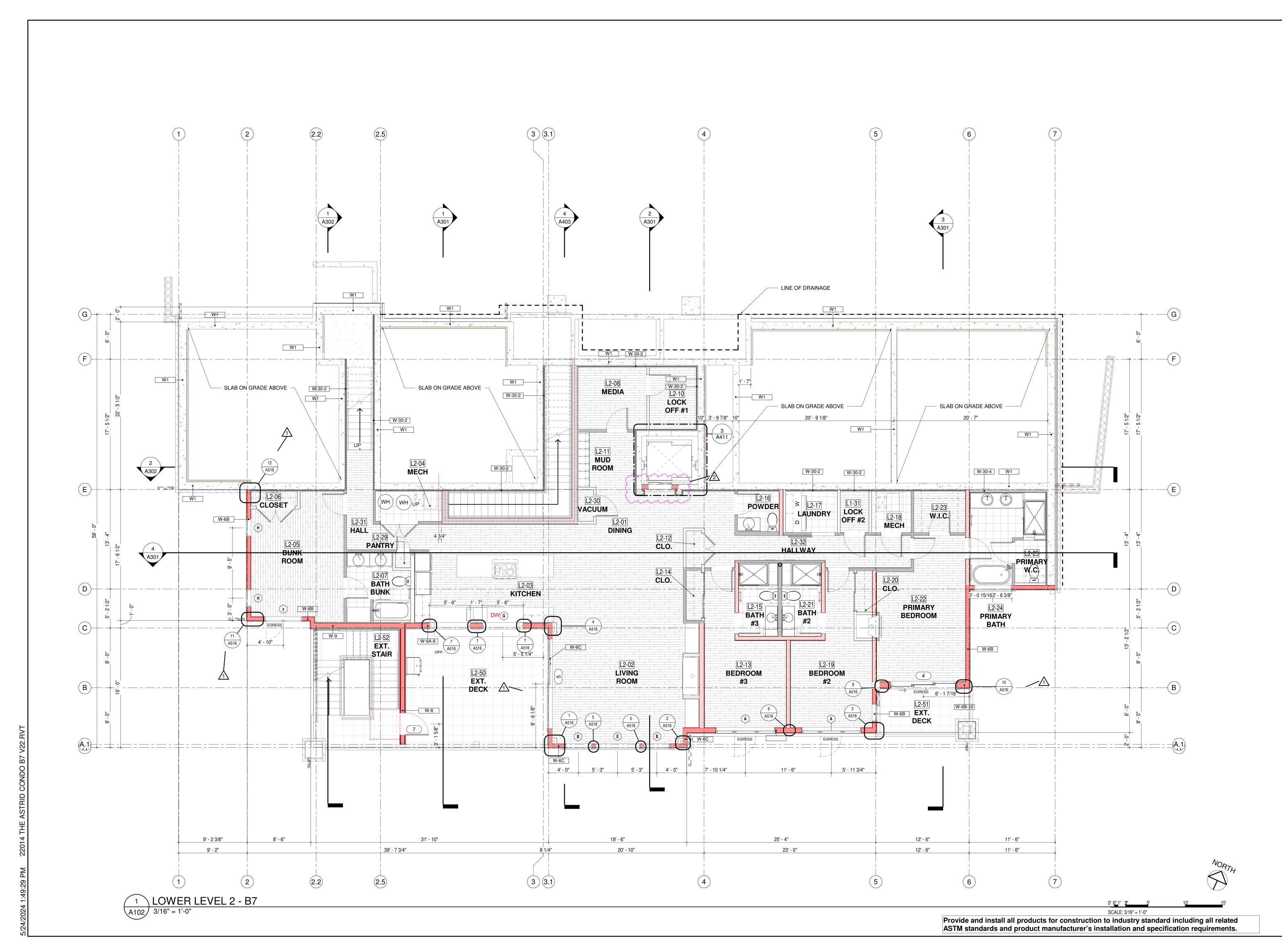
STRID BUILDING 7
MBOAT SPRINGS COLORADO



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

Project Phase
PERMIT
Shoot Title

Sheet Title
LOWER LEVEL 1 PLAN





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Description
CITY COMMENTS
5/10/2024
CITY COMMENTS
5/24/2024

REVISIONS
No. Description Date
CITY COMMENTS 5/10/2024
CITY COMMENTS 5/24/2024

ASTRID BUILDING 7
TEAMBOAT SPRINGS COLORADO

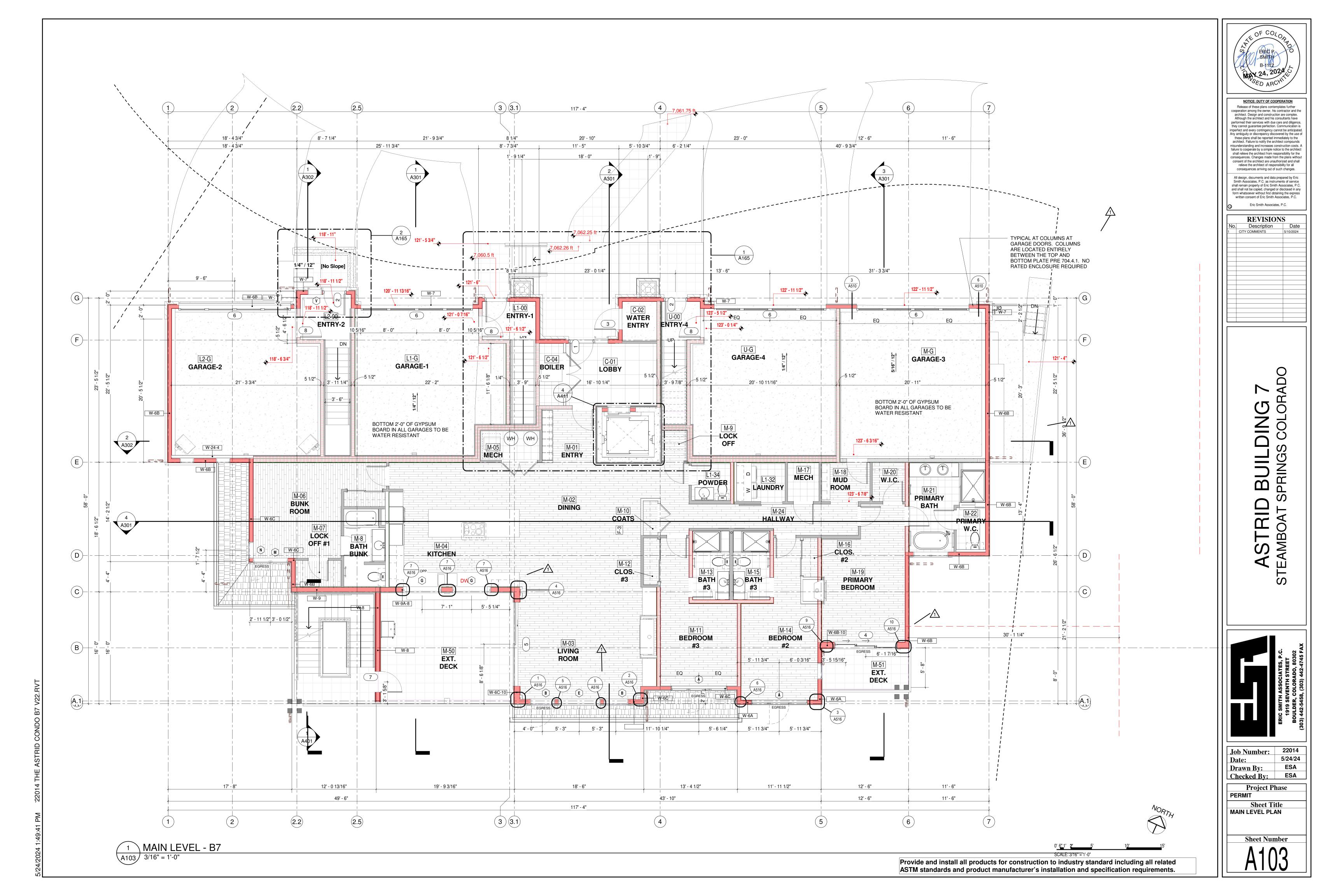


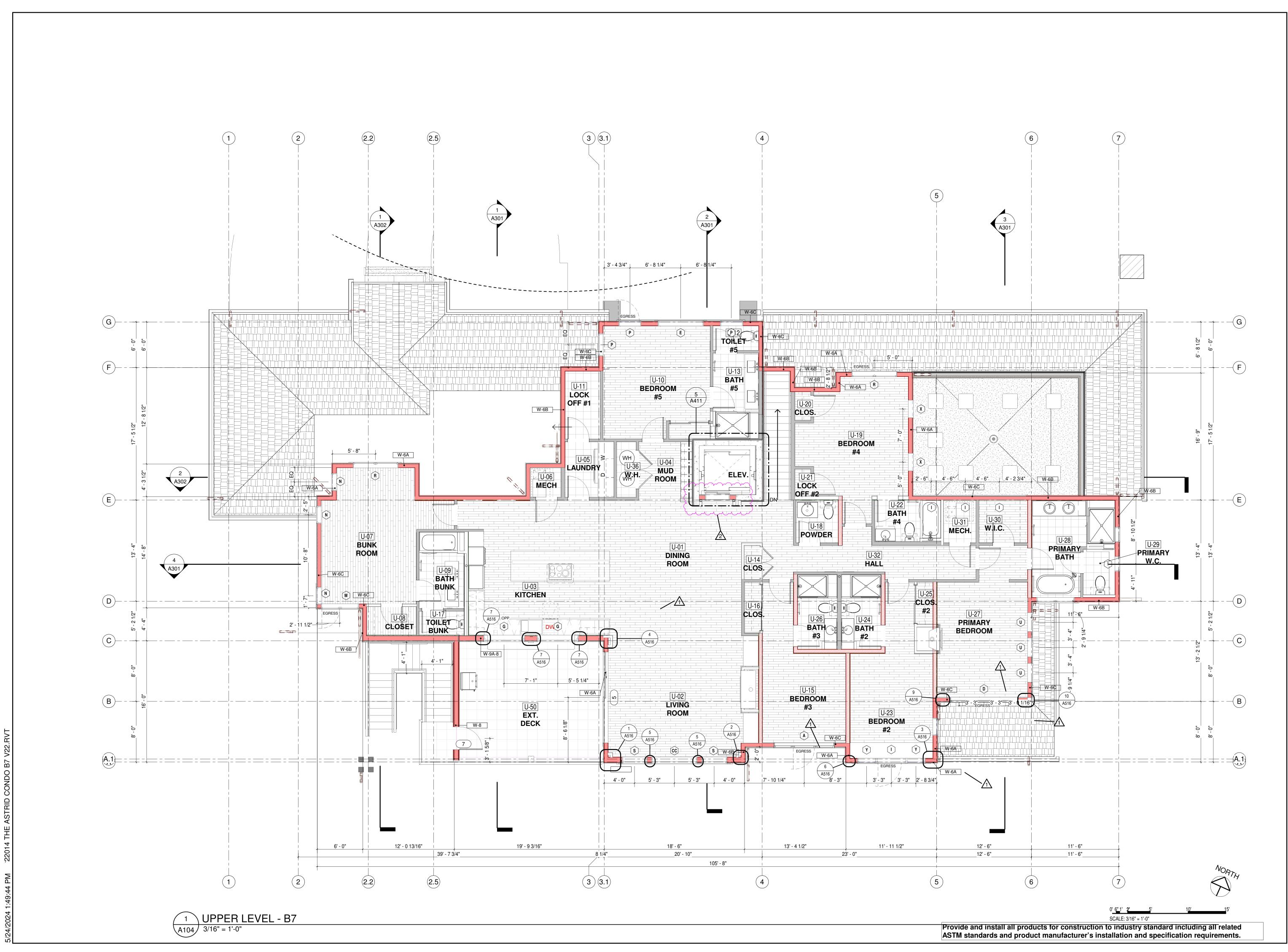
Number: 22014 2303) 445-5 2: 5/24/24

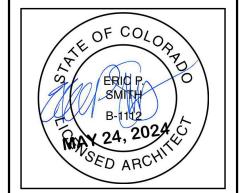
Job Number: 22014
Date: 5/24/24
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Project Phase PERMIT

Sheet Title
LOWER LEVEL 2 PLAN







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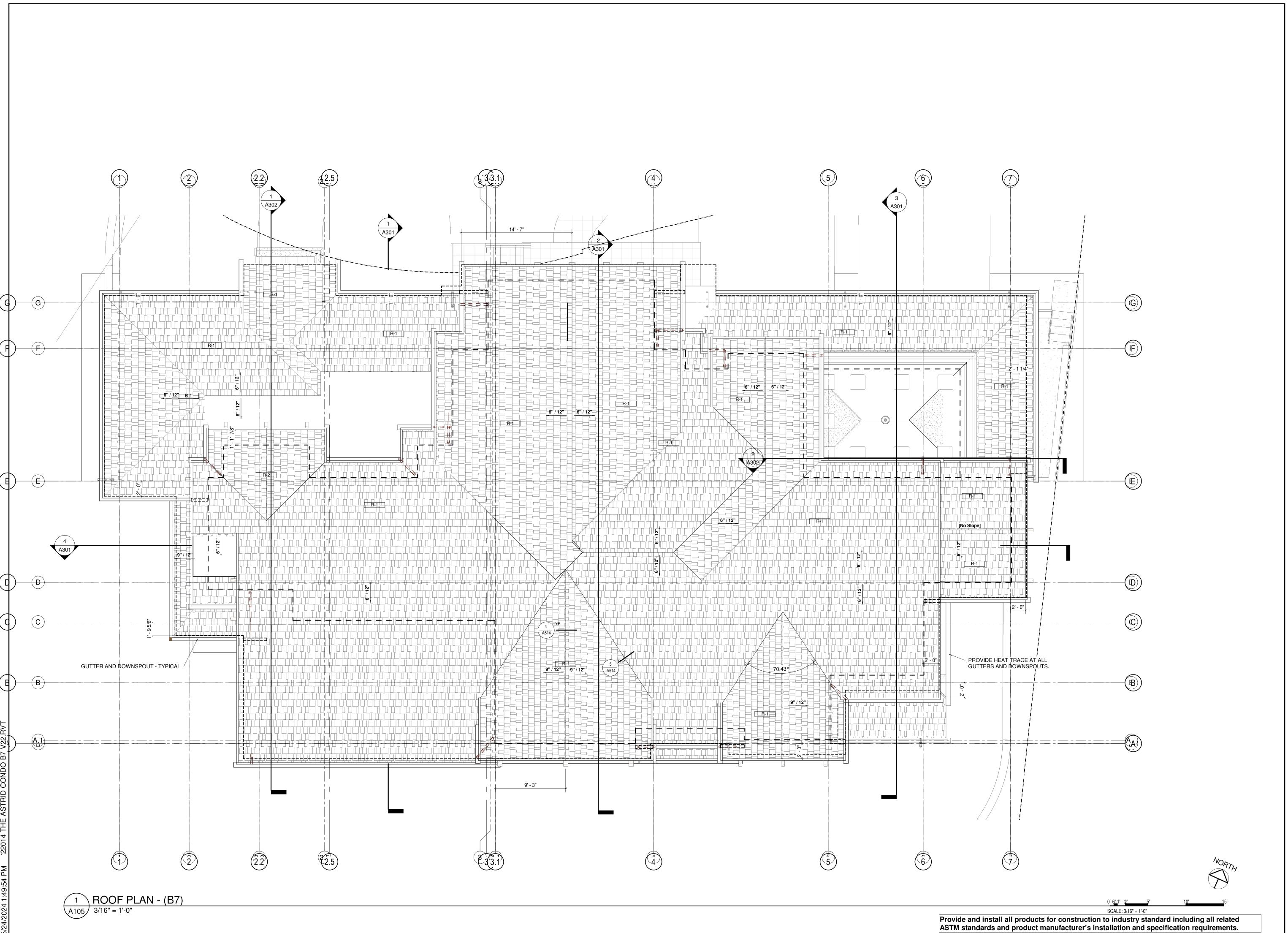
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REVISIONS Description Date CITY COMMENTS 5/10/2024 CITY COMMENTS

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

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Sheet Title UPPER LEVEL PLAN





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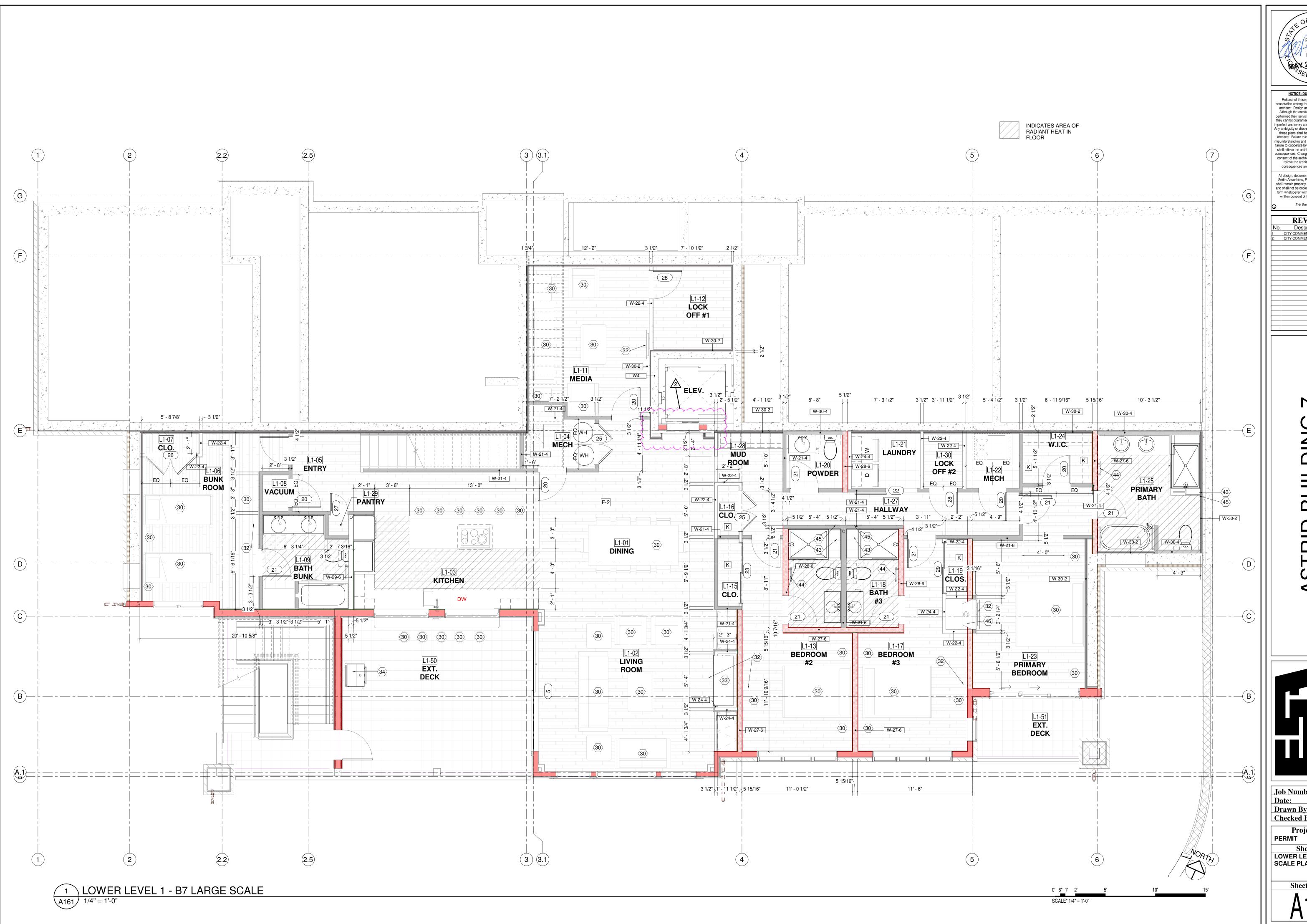
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Job Number: 22014 **Drawn By: Checked By:**

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Sheet Title ROOF PLAN





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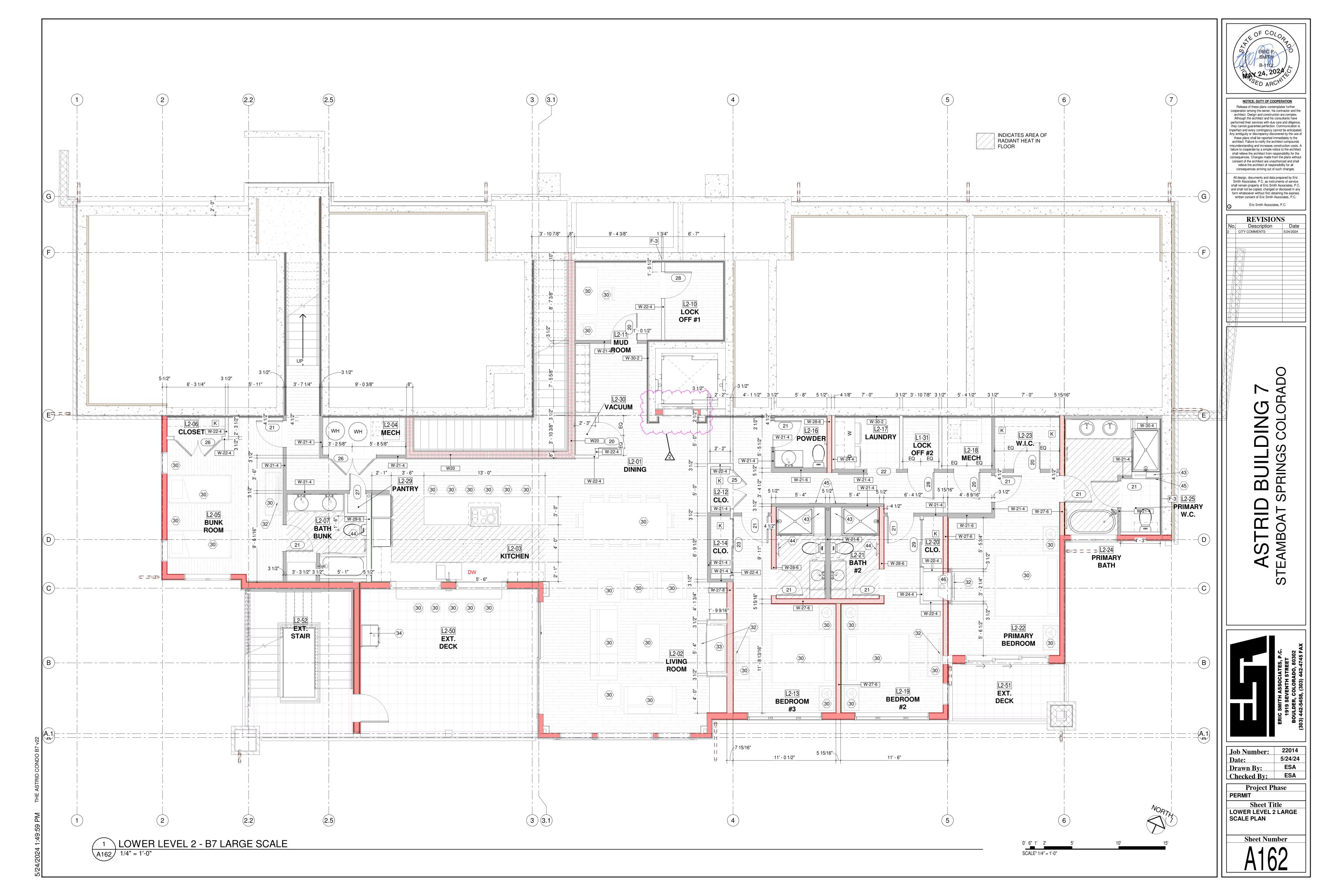
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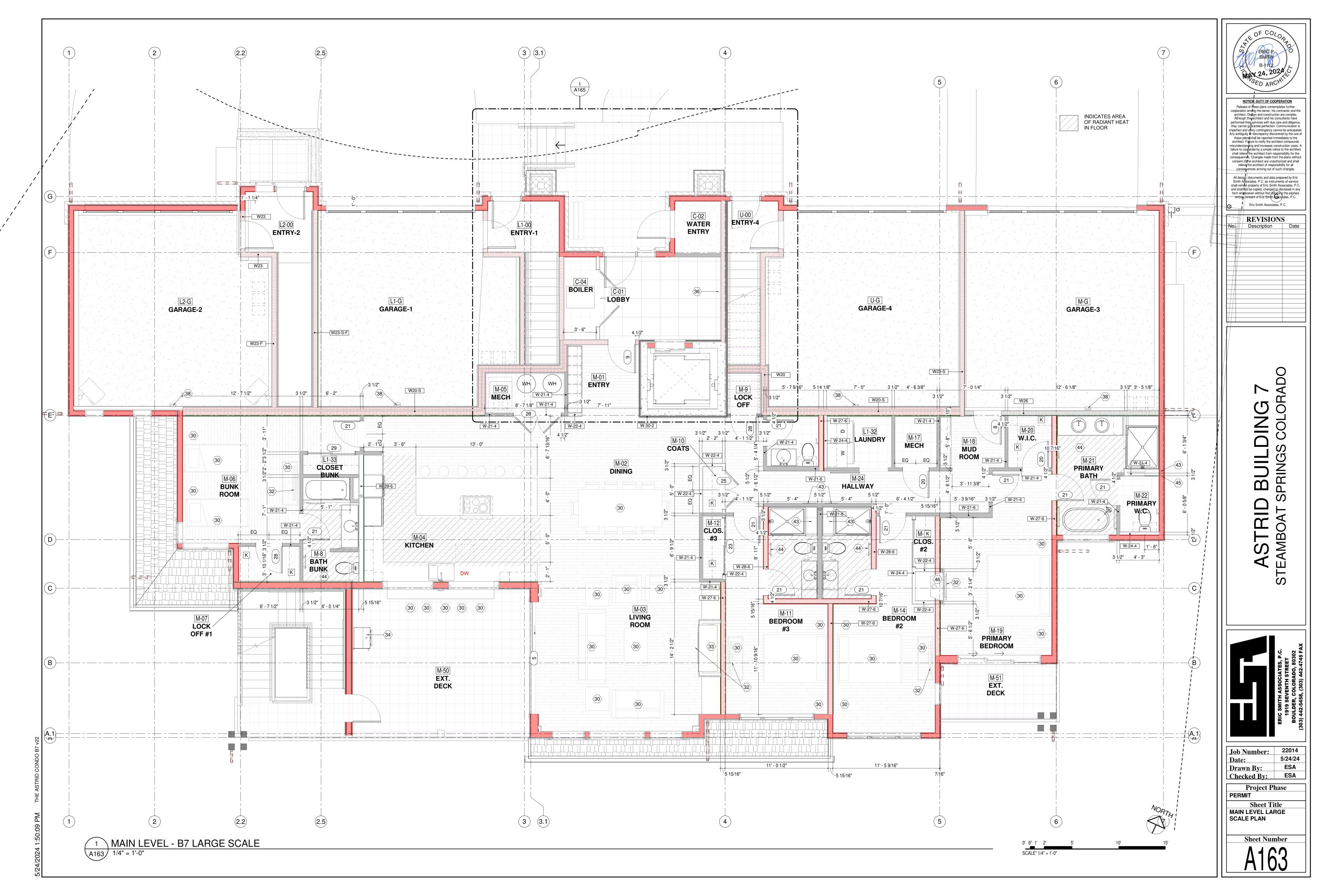
REVISIONS		
No.	Description	Date
1	CITY COMMENTS	5/10/2024
2	CITY COMMENTS	5/24/2024

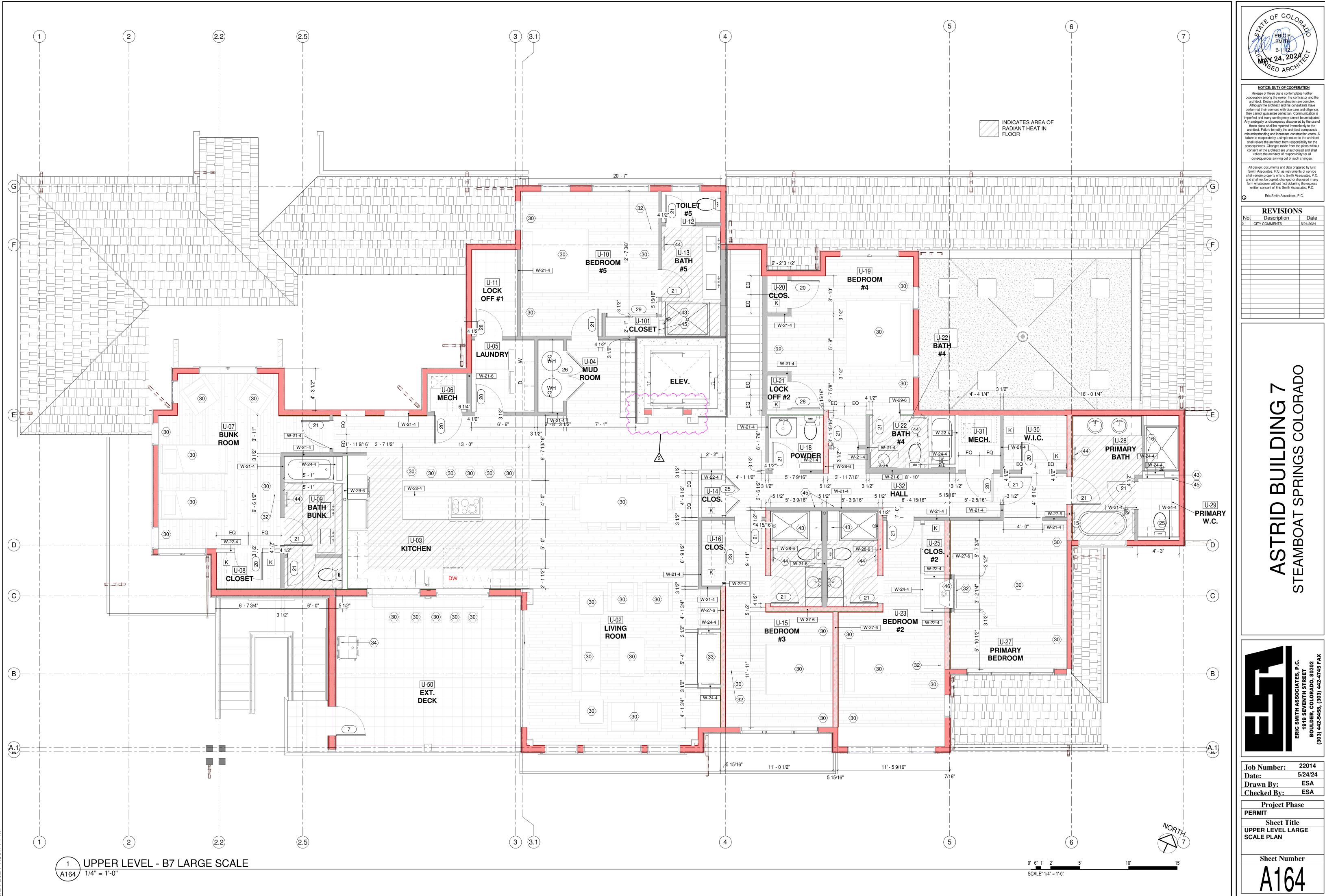


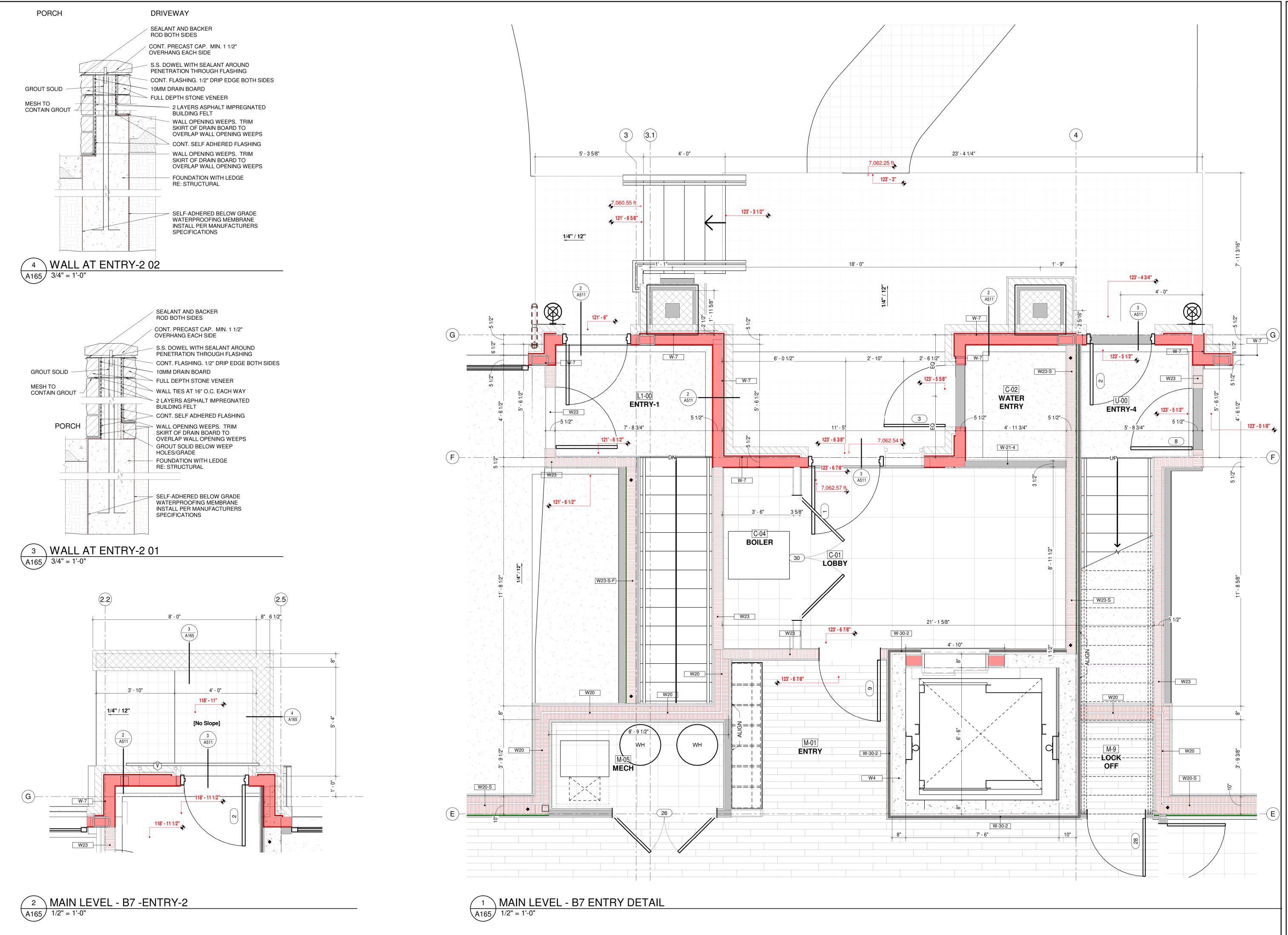
22014 Job Number: 5/24/24 **Drawn By: Checked By:**

Project Phase Sheet Title LOWER LEVEL 1 LARGE SCALE PLAN









ERIC P. O SMITH B-1112 SED ARCHITE

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REVISIONS

Description Date

ASTRID BUILDING 7 STEAMBOAT SPRINGS COLORAI

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

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

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Checked By: ES
Project Phase
PERMIT

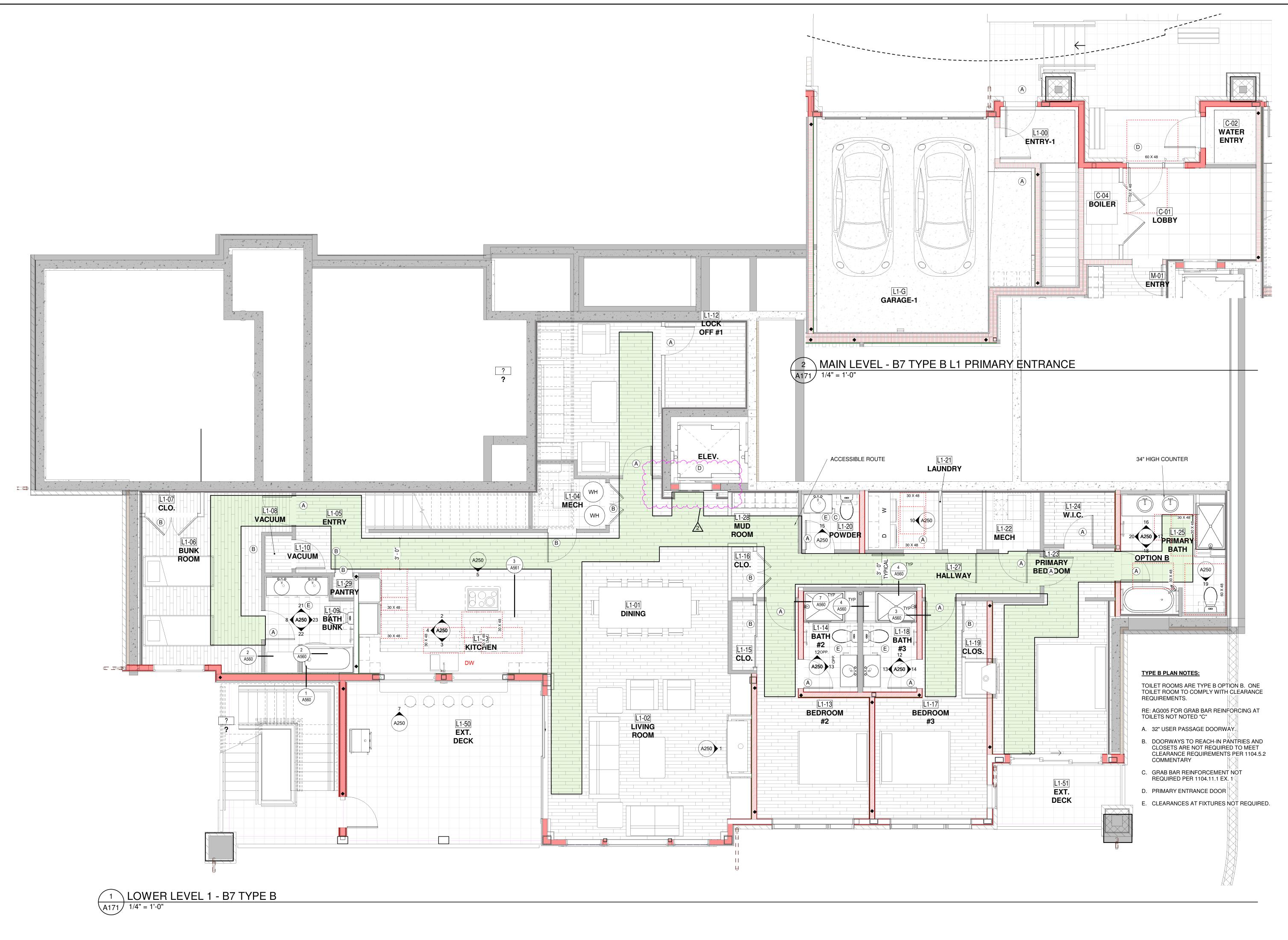
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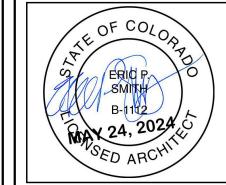
Sheet Title

LARGE SCALE PLANS

Sheet Number

<u> 4165</u>





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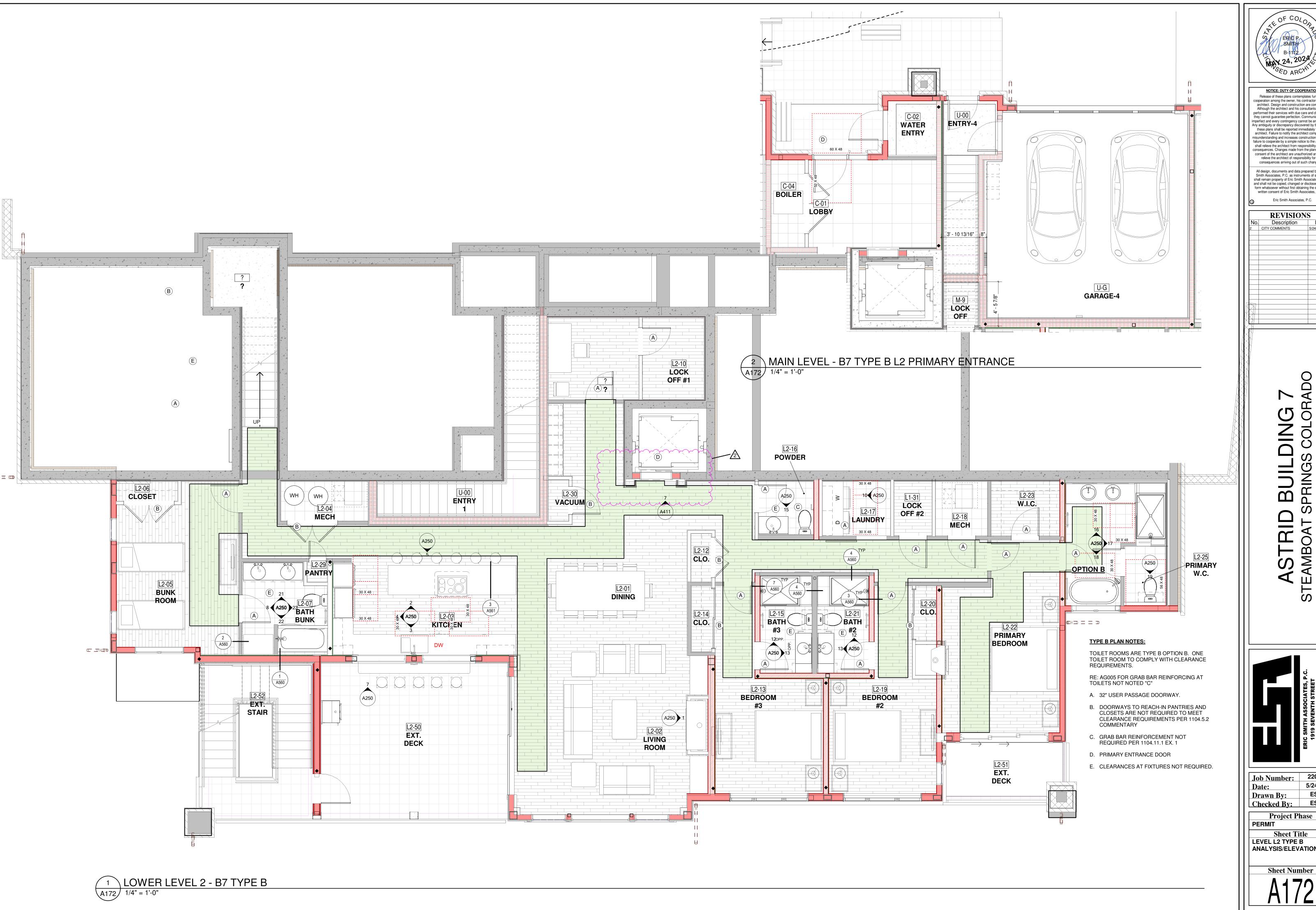
REVISIONS Description Date



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

Project Phase PERMIT

Sheet Title LEVEL L1 TYPE B
ANALYSIS/ELEVATIONS



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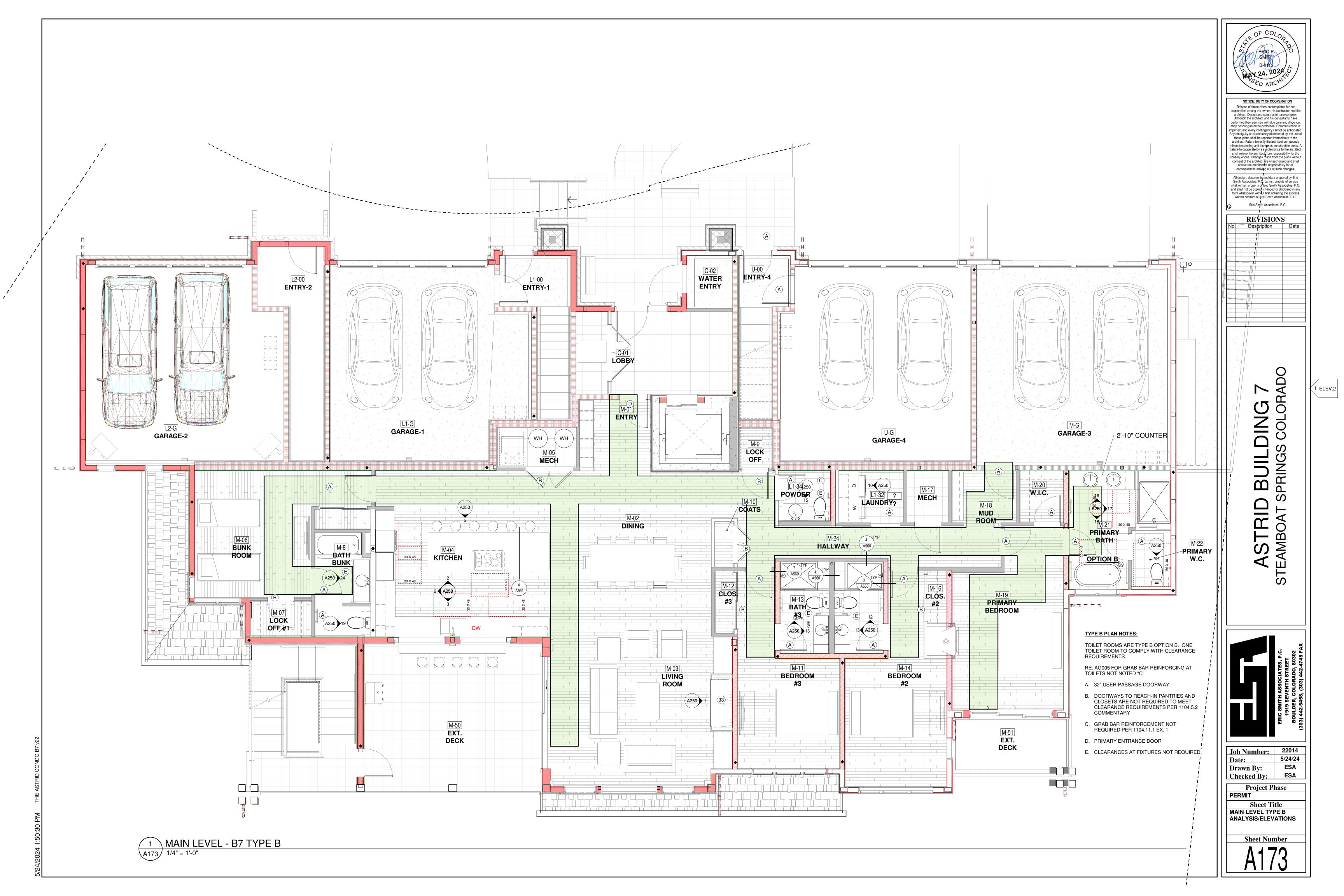
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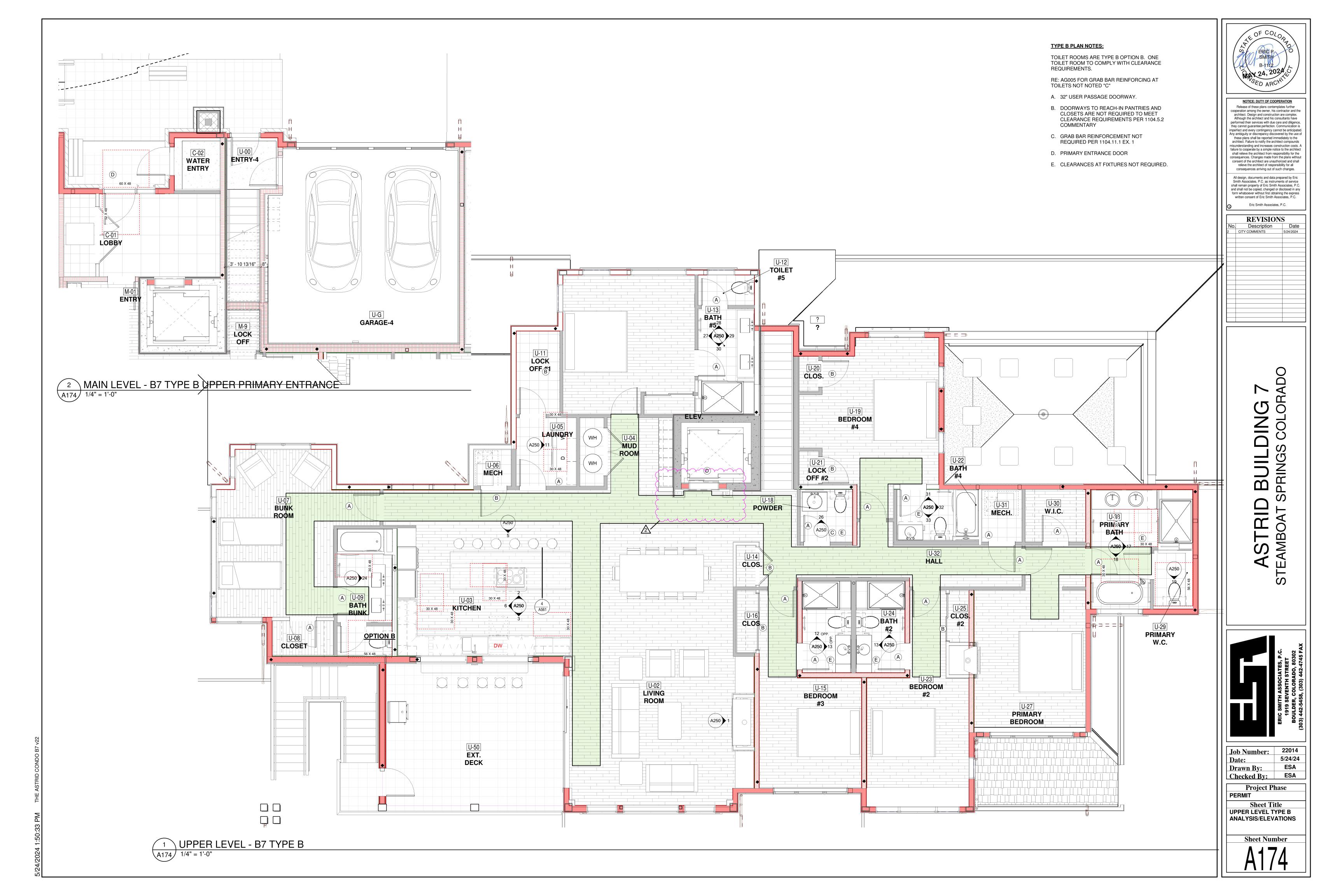
REVISIONS Description Date

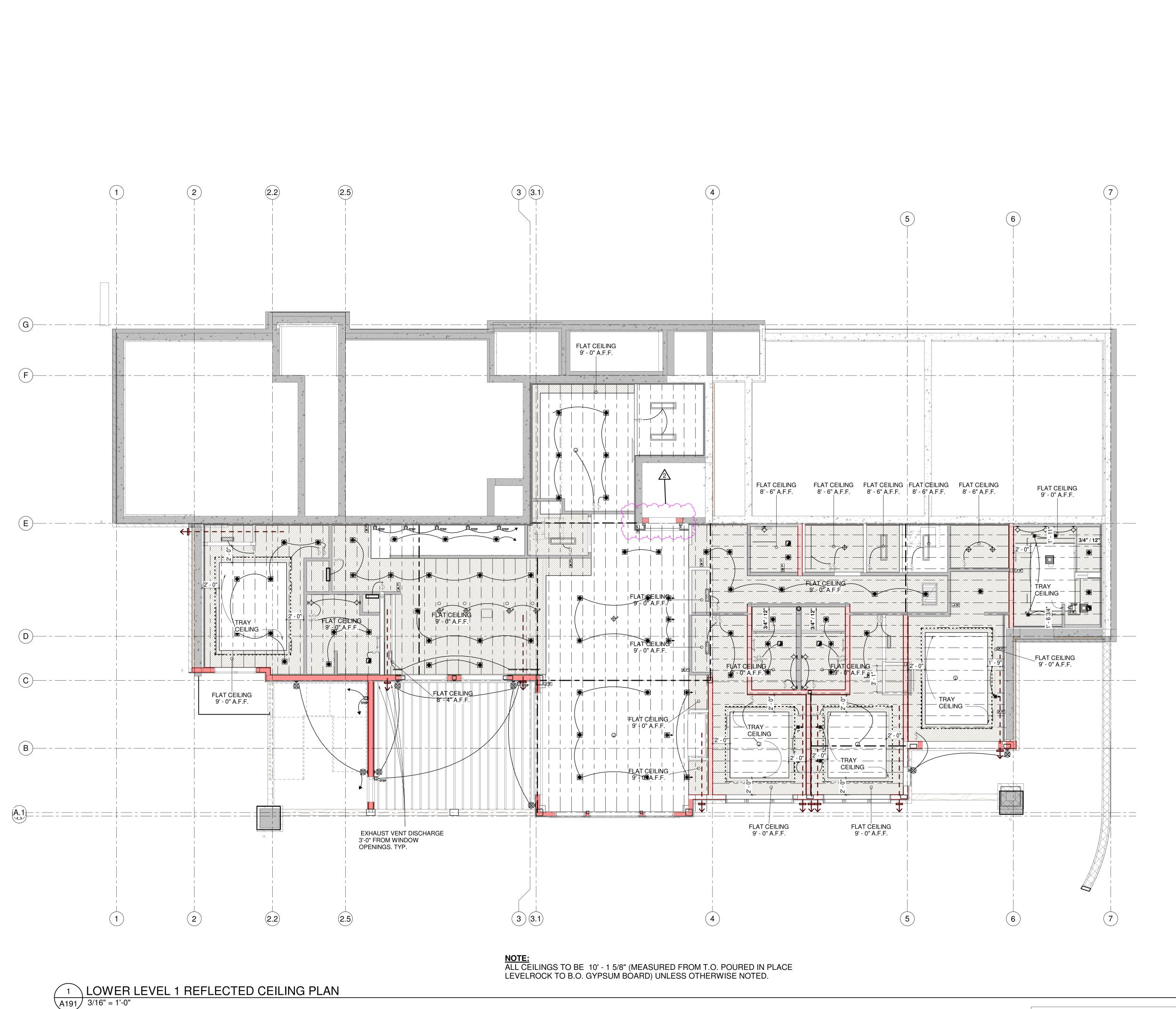
22014 5/24/24 **ESA**

Project Phase

Sheet Title LEVEL L2 TYPE B ANALYSIS/ELEVATIONS









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REVISIONS		
No.	Description	Date
2	CITY COMMENTS	5/24/2024

ASTRID BUILDING 7 STEAMBOAT SPRINGS COLORADO



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

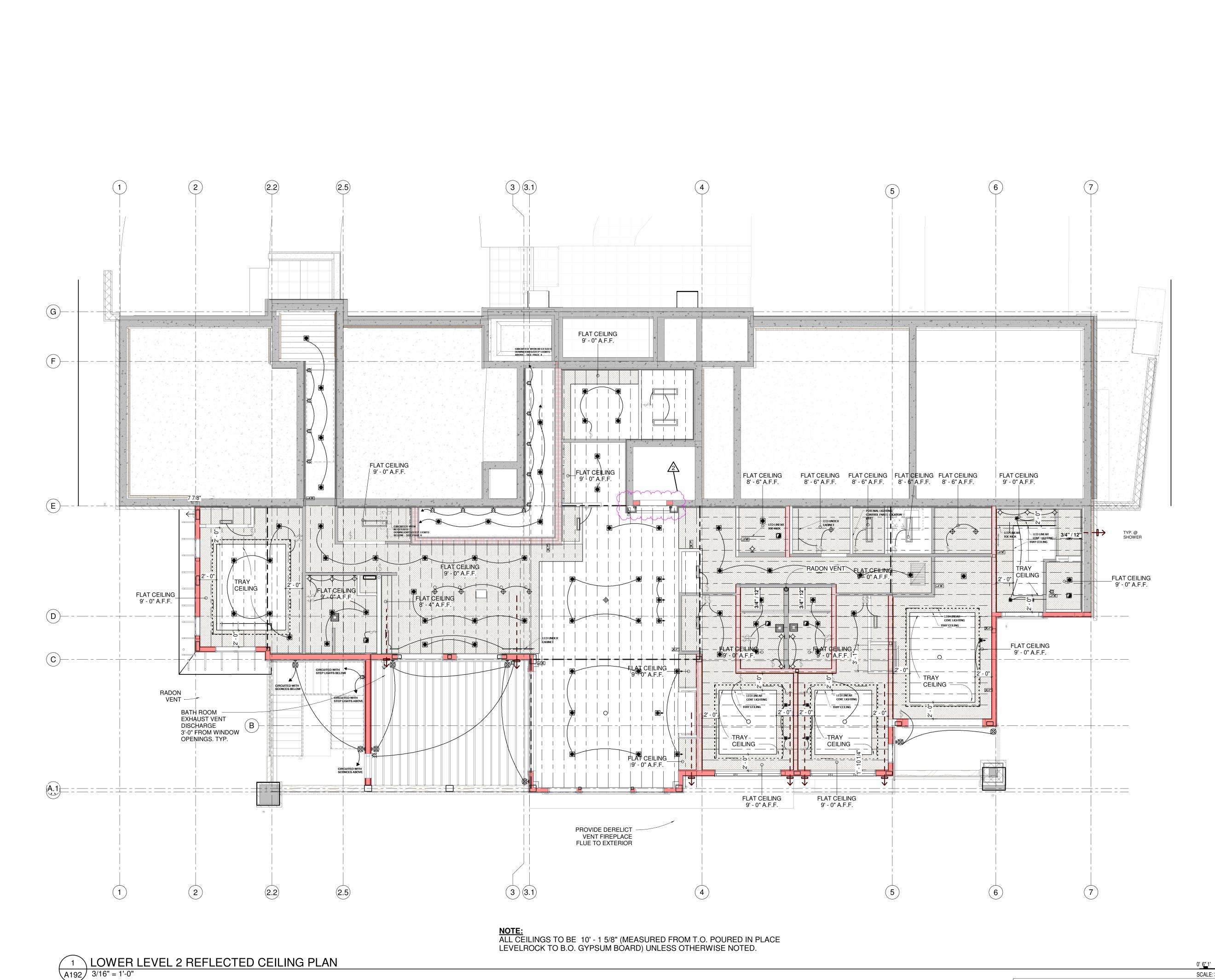
Project Phase PERMIT

Sheet Title
LOWER LEVEL 1
REFLECTED CEILING
PLAN

Sheet Number
A191

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.



B-1112

B-1112

ARCHITE

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Eric Smith Associates, P.C.

REVISIONS

	REVISIONS	
No.	Description	Date
2	CITY COMMENTS	5/24/2024

ASTRID BUILDING 7
TEAMBOAT SPRINGS COLORADO



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

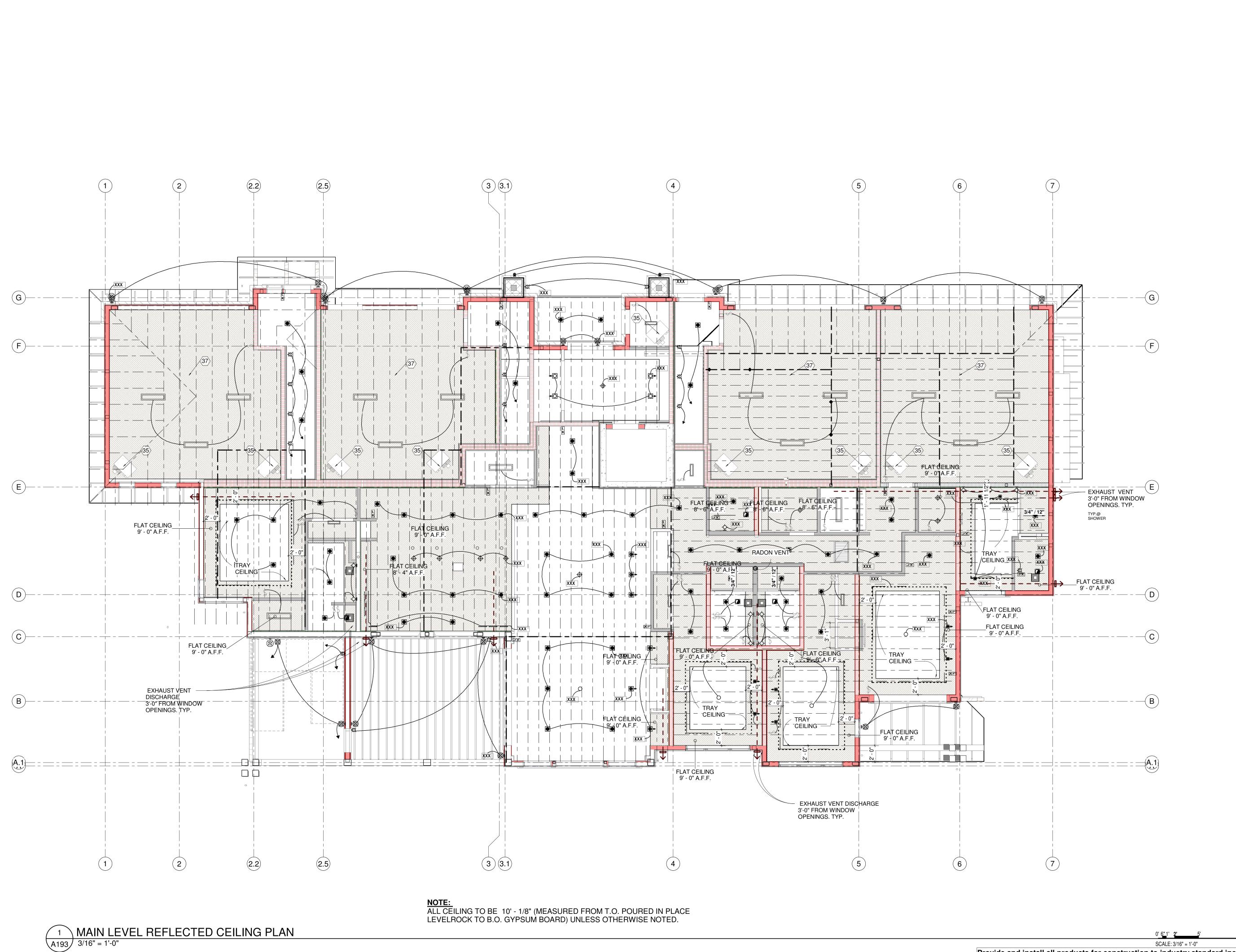
Project Phase PERMIT

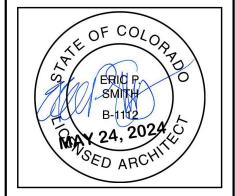
Sheet Title
LOWER LEVEL 2
REFLECTED CEILING
PLAN

Sheet Number

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.





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No.	Description	Date

ASTRID BUILDING 7
TEAMBOAT SPRINGS COLORADO



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

Sheet Title
MAIN LEVEL REFLECTED
CEILING PLAN

Sheet Number

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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	CITY COMMENTS	5/24/2024	

STRID BUILDING 7
MBOAT SPRINGS COLORADO

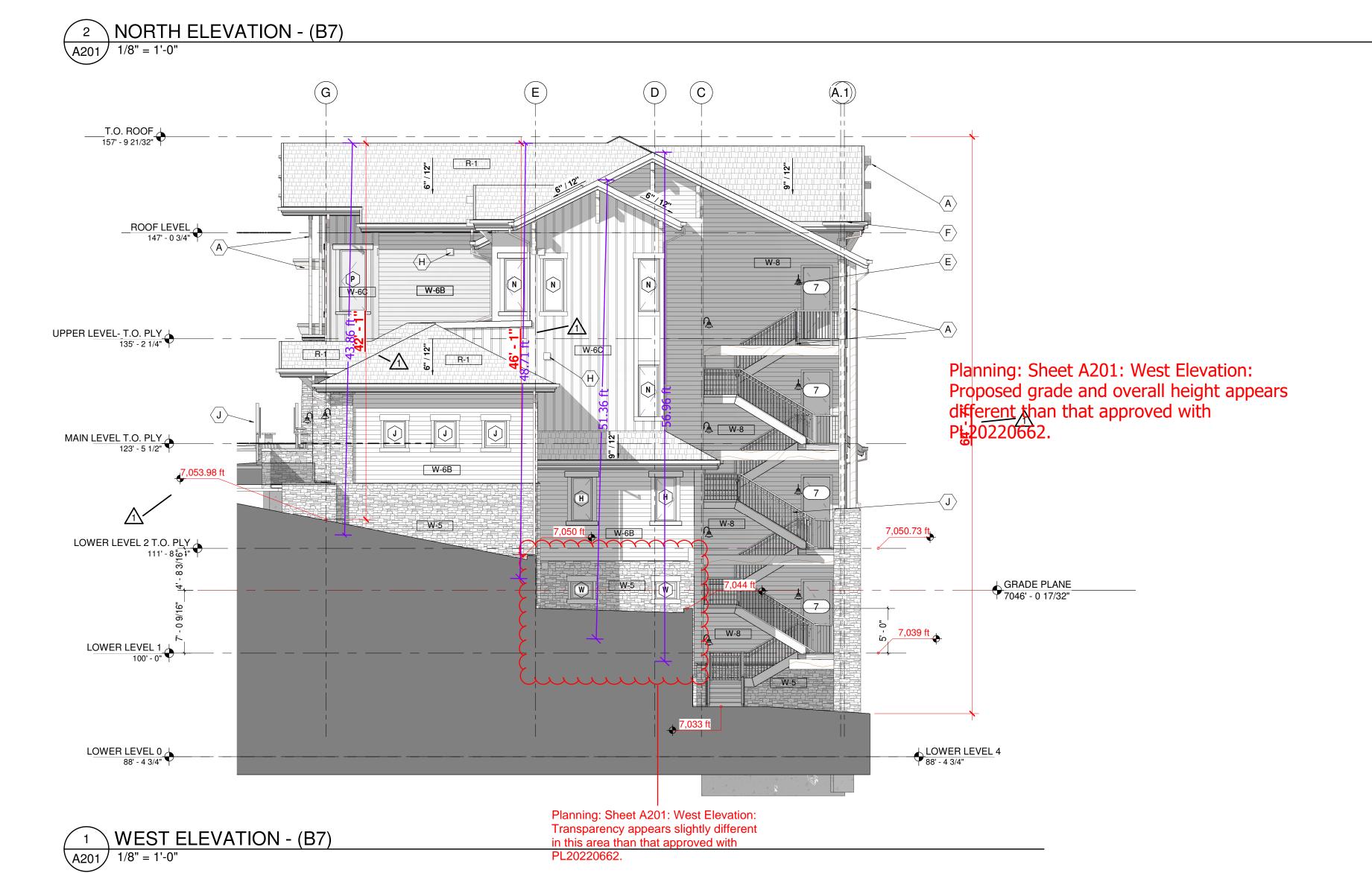


Job Number: 22014
Date: 5/24/24
Drawn By: ESA
Checked By: ESA

Checked By: ES

Project Phase
PERMIT

Sheet Title
UPPER LEVEL
REFLECTED CEILING
PLAN



	EXT	ERIOR FINISH SCHEDULE	
	MATERIAL / MANUFACTURER	DESCRIPTION / COLOR	NOTES
W-6A	CEDAR PANEL	OLYMPIC BRICK RED STAIN	
W-6B	HORIZONTAL SIDING	CEDAR TEXTURE, 'DOWNING EARTH'	
W-6C	BOARD AND BATTEN SIDING	CEDAR TEXTURE, 'SABLE'	
W-7	STONE VENEER	4" THICK	
R-1			
⟨XX⟩	ASPHALT SHINGLE ROOFING	NATURAL SHADOW, WEATHER WOOD	
Α	STRUCTURAL WOOD TIMBER	NATURAL CEDAR STAINED	
В	FASIA	CEDAR TEXTURE, "IRON GATE"	
С	PREFINISHED METAL CAP FLASHING	AI 13 HOME, PREFINISHED, BLACK SAND WITH FASCIA POST	
D	TRIM	CEDAR TEXTURE, "IRON GATE"	
E	WALL MOUNTED LIGHT FIXTURE	LED, PER LIGHTING DESIGN. RE:2/A514 AND 3/A514	2
F	GUTTER/DOWN SPOUT		
G	WOOD SOFFIT PANEL		
Н	EXHAUST LOUVER	RE:4/A514 AND 5/A514	
I	HOSE BIB	RE:1/A514	
J	HANDRAIL		
K			
J			

KEYED NOTES:

- 1.) SEE EXTERIOR ELEVATION FOR RIB, LAP, OR REVEAL ORIENTATION.
- 2,) SEE ELECTRICAL FOR FIXTURE INFORMATION & POWER REQUIREMENTS.
- 3.) METAL TRIM, 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 RECOMMEDIATIONS AND SPECIFICATIONS.
- D.) EXTERIOR MATERIAL ALTERNATES TO BE APPROVED BY ARCHITECT & OWNER PRIOR TO ORDER & INSTALL. E.) (T) INDICATES TEMPERED/SAFETY GLASS

ERIC P. SMITH B-1112 24, 2024 CO SED ARCHITE

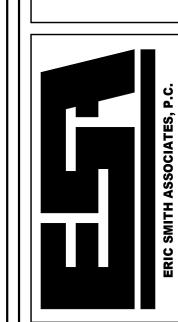
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	REVISIONS		
No.	Description	Date	
1	CITY COMMENTS	5/10/2024	
-			

ASTRID BUILDING 7 STEAMBOAT SPRINGS COLORADO

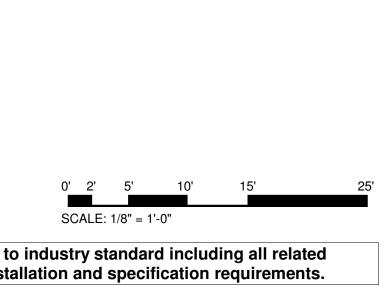


Job Number:	22014
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Checked By:	ESA

Project Phase PERMIT

Sheet Title
EXTERIOR ELEVATIONS

Sheet Number
A201



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



W-5

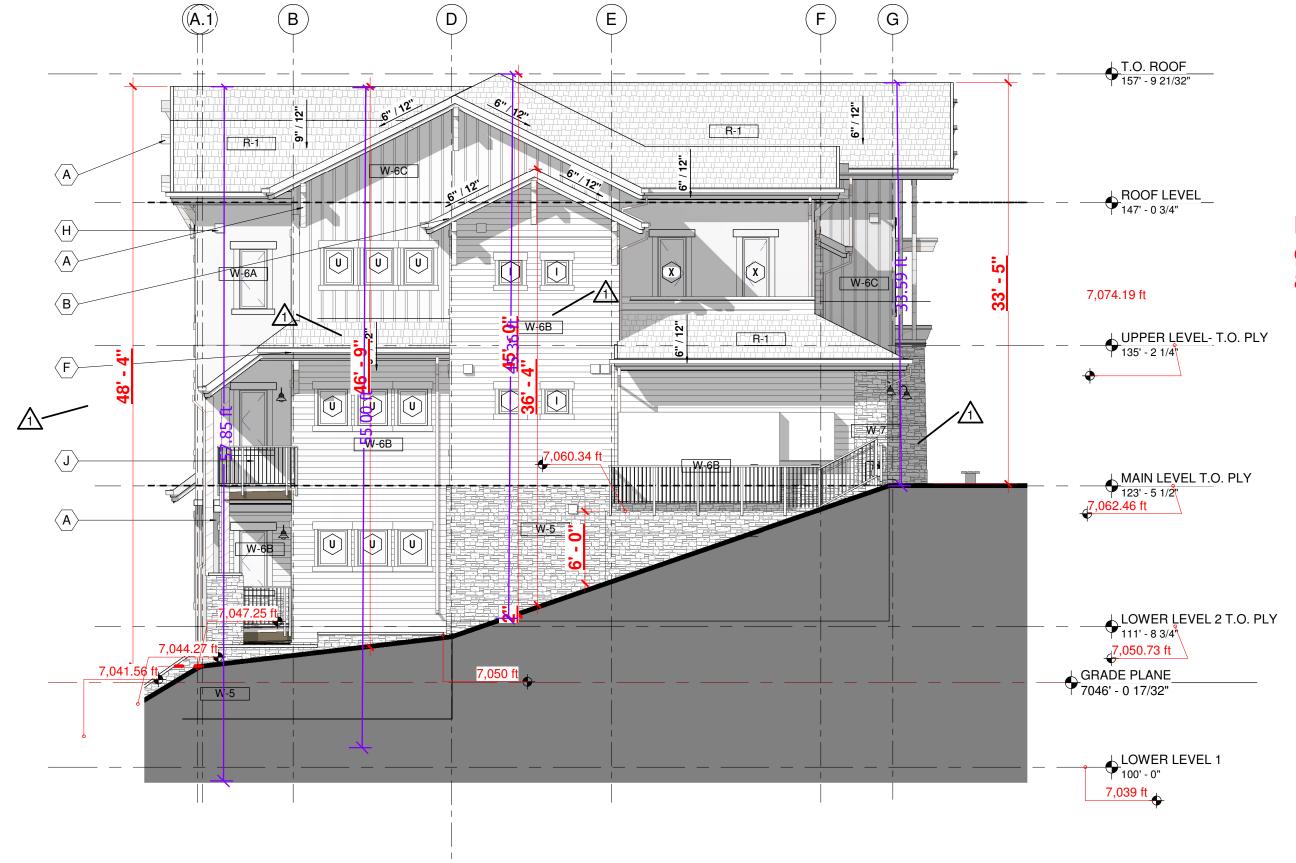
Planning: Sheet A202: South Elevation: Proposed grade and overall height appears different than that approved with PL20220662.

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

² EAST ELEVATION - (B7)

A202 1/8" = 1'-0"

7,033.13 ft



Planning: Sheet A202: East Elevation: Proposed grade and overall height appears different than that approved with PL20220662.

"E" INDICATES AN EGRESS WINDOW

B-1112

SED ARCHILL

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 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 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 arriving out of such changes.

All design, documents and data prepared by Eric

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 whatsoever without first obtaining the express written consent of Eric Smith Associates, P.C.

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Sheet Title
EXTERIOR ELEVATIONS

A202