

ARCHITECTURAL NOTES

GENERAL

All work must comply with state and local codes, based on the local Zoning Regulations, 2021 International Building Code, 2021 International Plumbing Code, 2021 the International Mechanical Code, International Fuel Gas Code, 2021 Energy Conservation Code, International Existing Building Code (if applicable), 2021 ILLICC, 2023 Colorado Model Electric & Solar Ready Code, and the 2023 National Electric code. The contractor shall comply with all laws, ordinances, rules and regulations of any public authority bearing on the performance of the work, including OSHA.

Location of the utilities (electrical, telephone, cable TV, gas, water, sewer) shall be verified before construction begins.

All on site construction safety and construction means and methods are the responsibility of the contractor. There is no implication of the construction safety requirements or building methods contained in these drawings.

Actual site conditions may require that some of the components of the work should be done differently than shown on these drawings. All dimensions and conditions to be verified by the contractor prior to construction. Verify changes with the designer and engineer.

These drawings represent a simplified builder's set of plans. Additional detailing may be required of the engineer during construction upon request.

Any variation which requires a physical change from these plans must be brought to the attention of the designer and engineer in order to maintain the design intent of the project.

All work connected with this project by any trade involved shall be of the highest quality attainable in accordance with the professional practice of the trade and code standards.

DIMENSIONS

All interior and exterior dimensions are to face of stud or face of concrete, UNO.

Do not scale drawings.

Attic access shall be provided w/ a min. clear opening of 22"x30" and min. 30" head height.

Minimum clear ceiling height is 7'-6"ft for habitable space & hallways & 6'-8" for bathrooms, laundry rooms & stairs. Exceptions apply for sloped ceilings and basements per IBC 1003.2

If any discrepancies are found in these drawings notify engineer and/or designer immediately.

GLAZING

1. All glazing shall comply with the requirements of the 2021 International Building Code (IBC) and International Energy Conservation Code (IECC) for safety, energy performance, and fire resistance.

2. Safety glazing (tempered or laminated) shall be installed in all hazardous locations as defined in IBC Section 2406, including but not limited to:

- Glazing in doors.

- Glazing adjacent to doors and walking surfaces within the specified impact areas.

3. All exterior glazing shall comply with thermal performance and solar heat gain coefficient (SHGC) requirements for Climate Zone 3/Insert Zone Number 3/ per the IECC.

4. Fire-rated glazing assemblies shall be used in all rated walls and enclosures per IBC Section 716.

5. Window sizes and locations shall provide adequate natural light and ventilation in compliance with IBC Section 1202 unless mechanical ventilation is provided.

VENTILATION

Every occupied space shall be ventilated by natural means in accordance with Section 402 or by mechanical means in accordance with Section 403.

FIRE PROTECTION

Provide smoke detection per IBC 907.4 carbon monoxide detection per IBC 915.

Provide 2x Fireblocking in concealed walls at 10' max. o.c., and at dropped ceiling transitions, and at the top and bottom of concealed stair stringers per IRC section

Provide min. 1/2" drywall on the underside of all TJI joists to protect the engineered webs in the event of a fire. If the floor is located over a crawl space not used for storage or fuel-fired or electric powered heating appliances, the drywall is not required.

Roof eaves and soffits shall be protected on the exposed underside w/ min 3/4" solid wood, non-combustible, or ignition resistant materials, per ILLIC Section 405.3

Gutters and Downspouts shall be noncombustible material

STAIRWAYS

Stairs shall have a minimum 36" clear width at all points above the handrail. The surface of stairs shall be slip resistant. Minimum vertical headroom is 6'-8" from the nosing. Max. riser height is 7 1/4", and min. tread depth is 10". Max. vertical rise shall be 12'-1" between landings.

Landings shall be provided at the top and bottom of each stairway with a depth no less than 36" and a width no less than the width of the stairway served. Landings are not required at the top of interior stairs provided that a door does not swing over the stairs. Max. 1 step down to landing allowed at outside of exterior doors.

The greatest riser height or nosing within a flight of stairs shall not exceed the smallest by more than 3/8". At open risers higher than 30" above the floor or grade, openings shall not be greater than 4"

Handrails shall be provided on at least of each continuous stair flight with not more than 2 risers unless within dwelling unit. (a handrail is not required on staircases that have 4 risers if they are less than 30" above surrounding surfaces w/in 36" horizontal distance from the stairs). Handrails shall be 34"-38" tall, measured vertically from the sloped plane of the tread nosings. Handrails shall comply with IBC 1014

Open sides of stairways, landings, ramps, balconies and porches which are more than 30" above grade shall be protected by a guardrail. All guardrails must be 36" above finished floor and shall allow no more than a 4" diameter sphere to pass through any portion of the railing per IBC 1014

Walls and ceilings of enclosed usable space under stairs requires 1/2" gypsum wallboard. The door to access such spaces need not be rated.

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ARCHITECTURAL

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2021 IBC CODE STUDY

Re: 2021 INTERNATIONAL BUILDING CODE & 2021 INTERNATIONAL EXISTING BUILDING CODE

IEBC	ACCESSIBILITY (IBC CH. 11, & IEBC)
ALTERATION - LEVEL 2 CLASSIFICATION ALL NEW CONSTRUCTION AND ANY AFFECTS ON EXISTING CONSTRUCTION MUST MEET CURRENT IBC STANDARDS	IEBC Per IEBC, Section 306.1, alterations that contain an area of primary function, the route to the primary function area shall be accessible. "Exception 1: The cost of providing the accessible route are not required to exceed 20% of the costs of the alterations affecting the area of primary function"
USE & OCCUPANCY CLASSIFICATION (CH.3)	ACCESSIBLE ROUTE Per IBC, Section 1104.4, at least one accessible route shall connect each accessible story, mezzanine and occupied roofs in a multilevel building. - See exception above for existing buildings)
B (BUSINESS)	

ISSUE DATES:

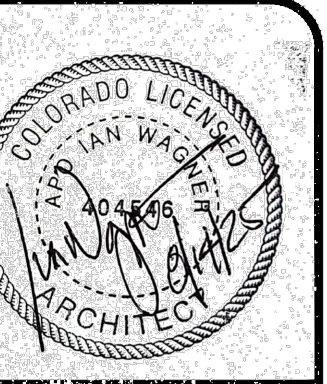
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3-19-25
4-1-25
8-5-25
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A-0

CENTENNIAL HALL

CITY OF STEAMBOAT SPRINGS

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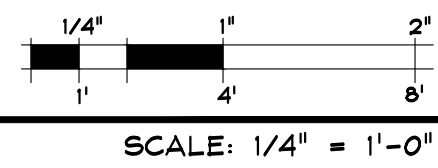
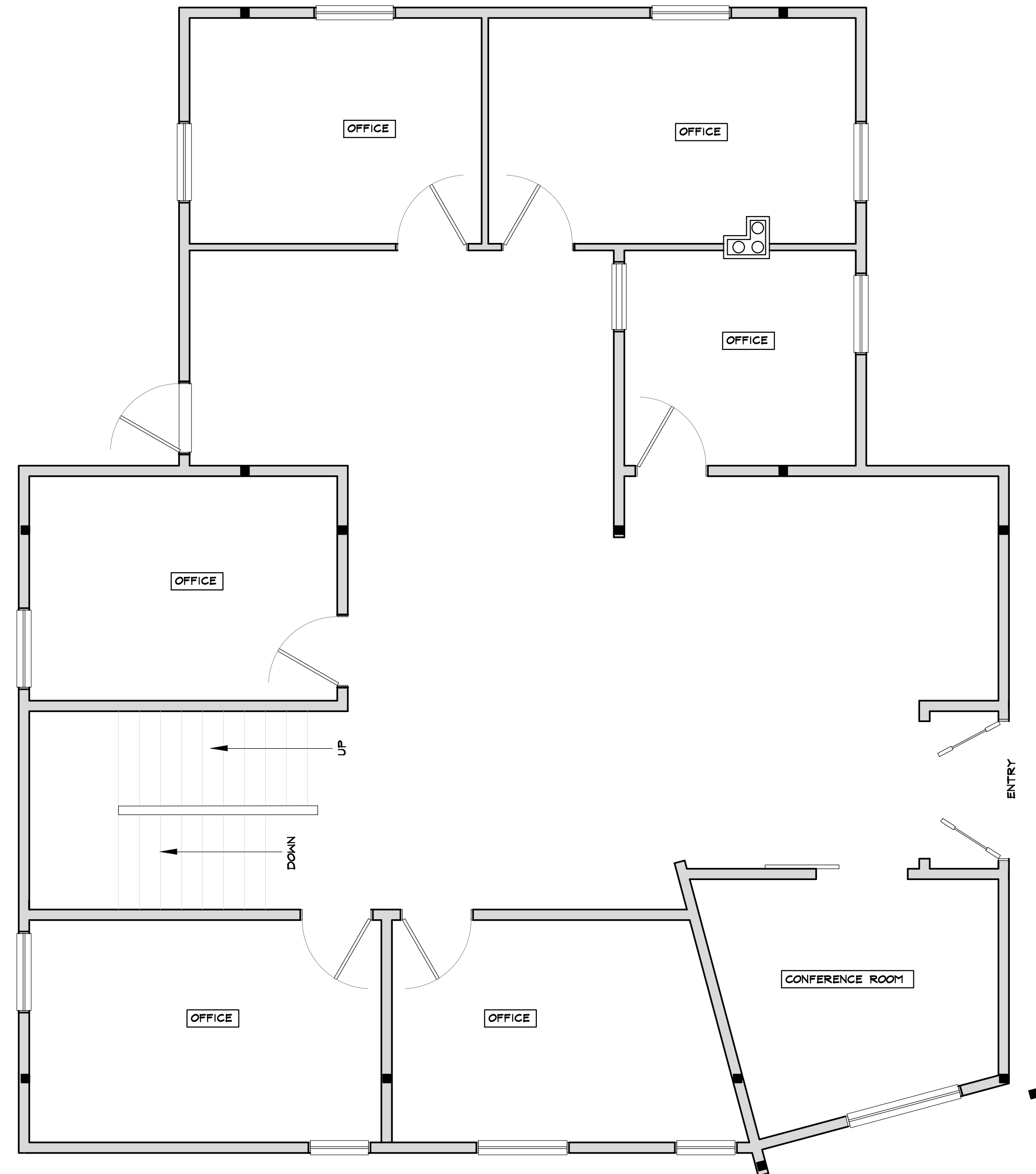
WAGNER DESIGN STUDIO
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137 10th St
STEAMBOAT SPRINGS, CO.

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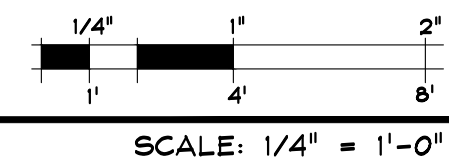
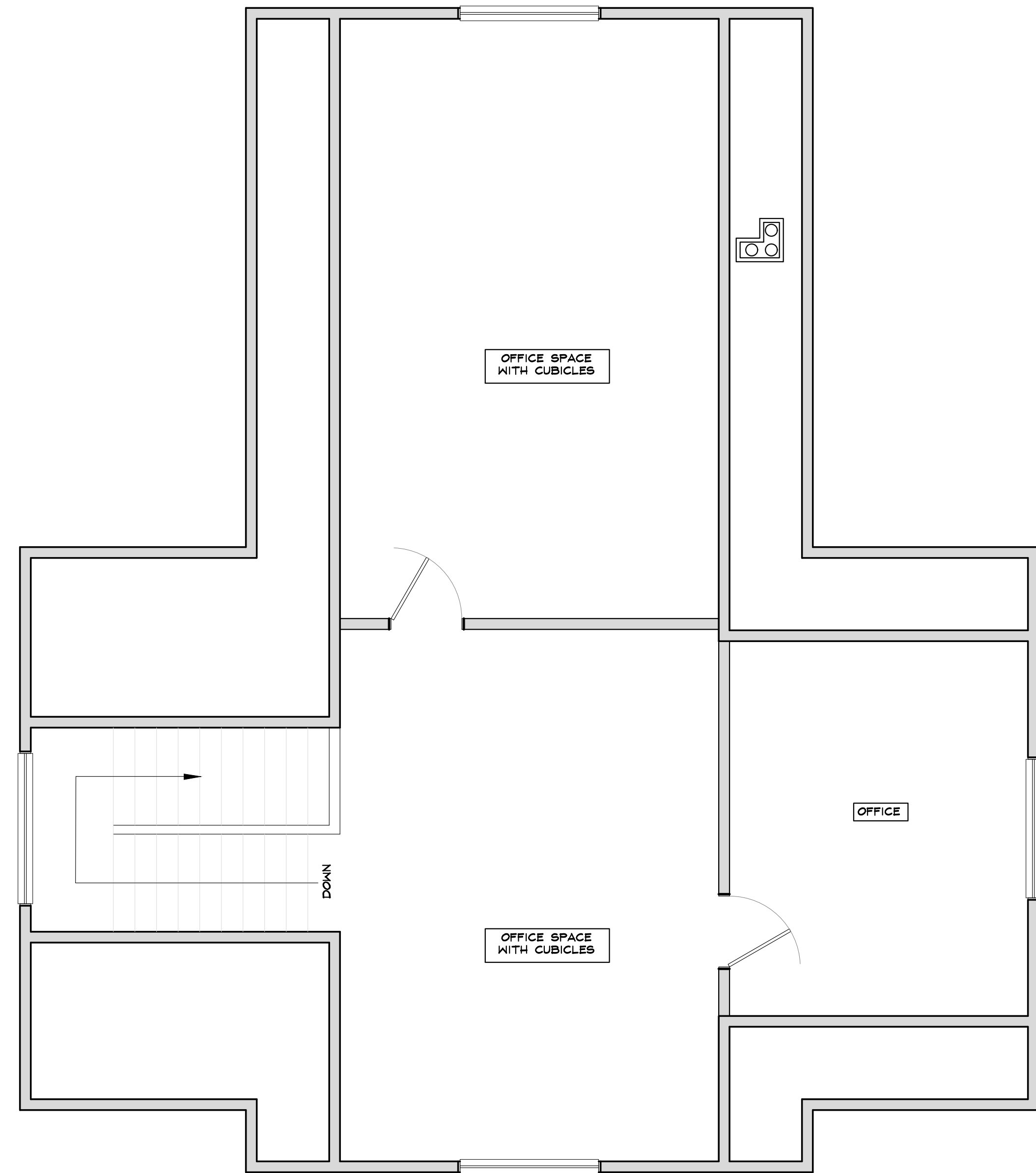
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8-14-25

AE-1



SCALE: 1/4" = 1'-0"

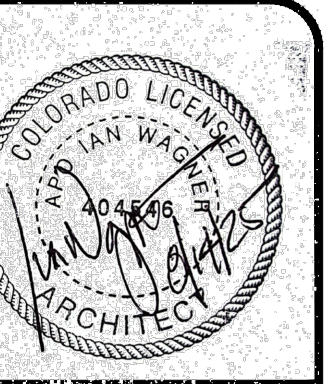
1 EXISTING FIRST FLOOR PLAN



SCALE: 1/4" = 1'-0"

2 EXISTING SECOND FLOOR PLAN

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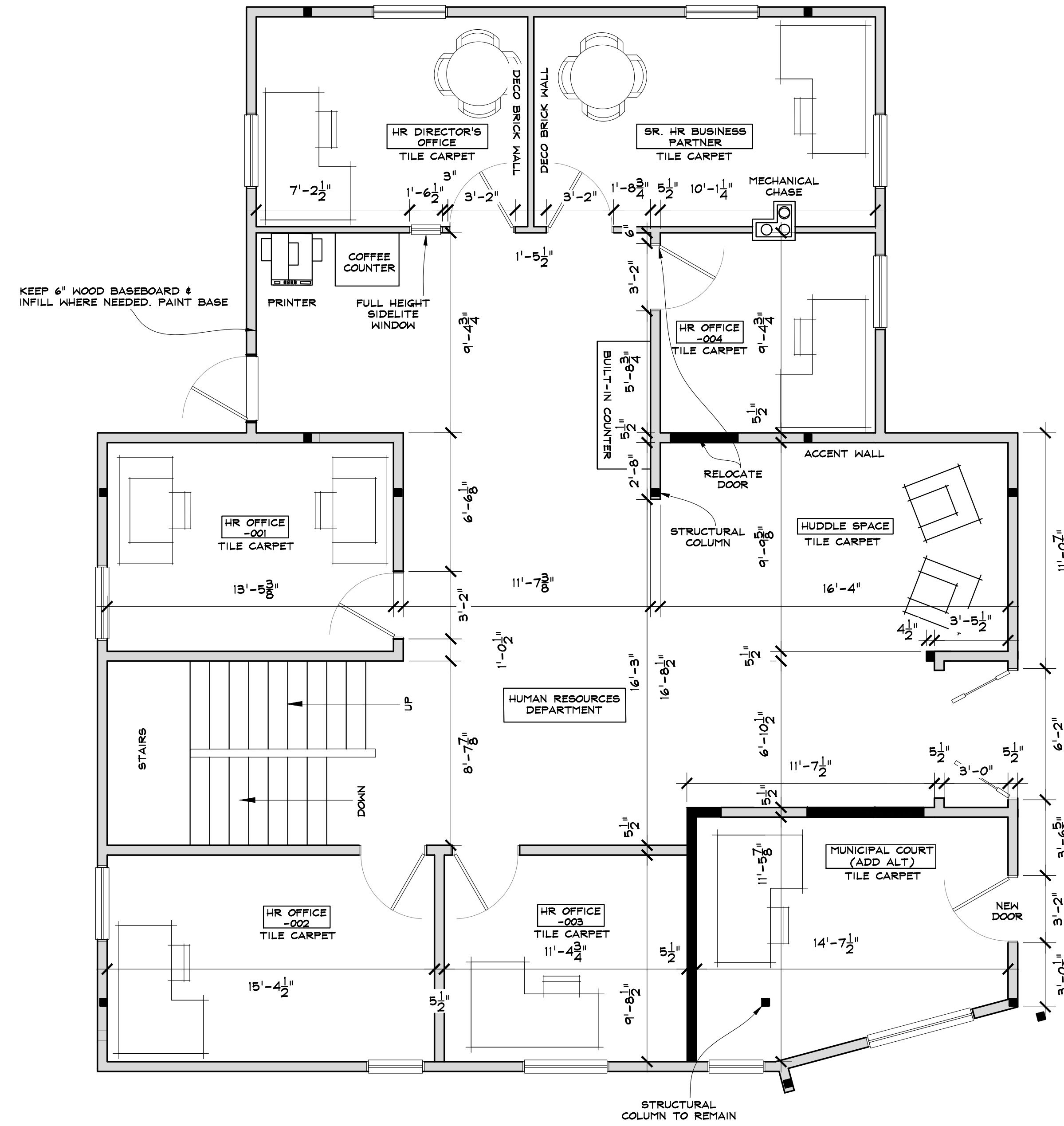
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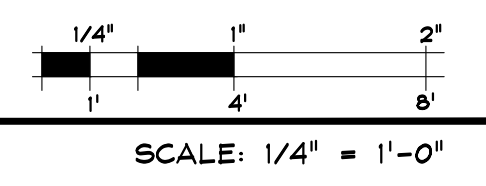
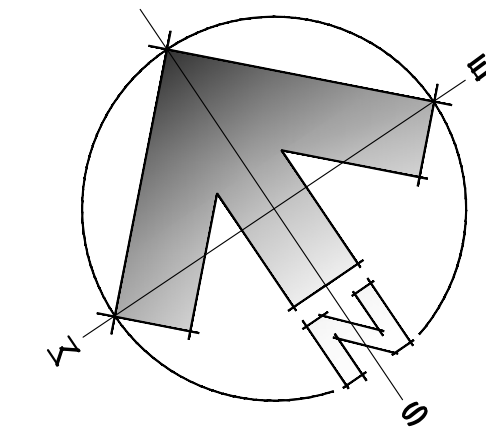
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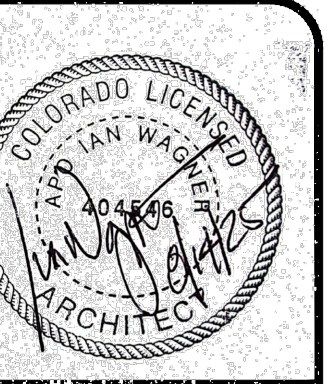


WALL AND HATCH KEY	
	EXISTING WALL
	NEW WALL
	TEMPORARY WALL
	EXISTING COLUMN

NOTES
DOORS TO REMAIN THROUGHOUT FOR THE EXCEPTION HR 005 & STAFF ATTORNEY OFFICE



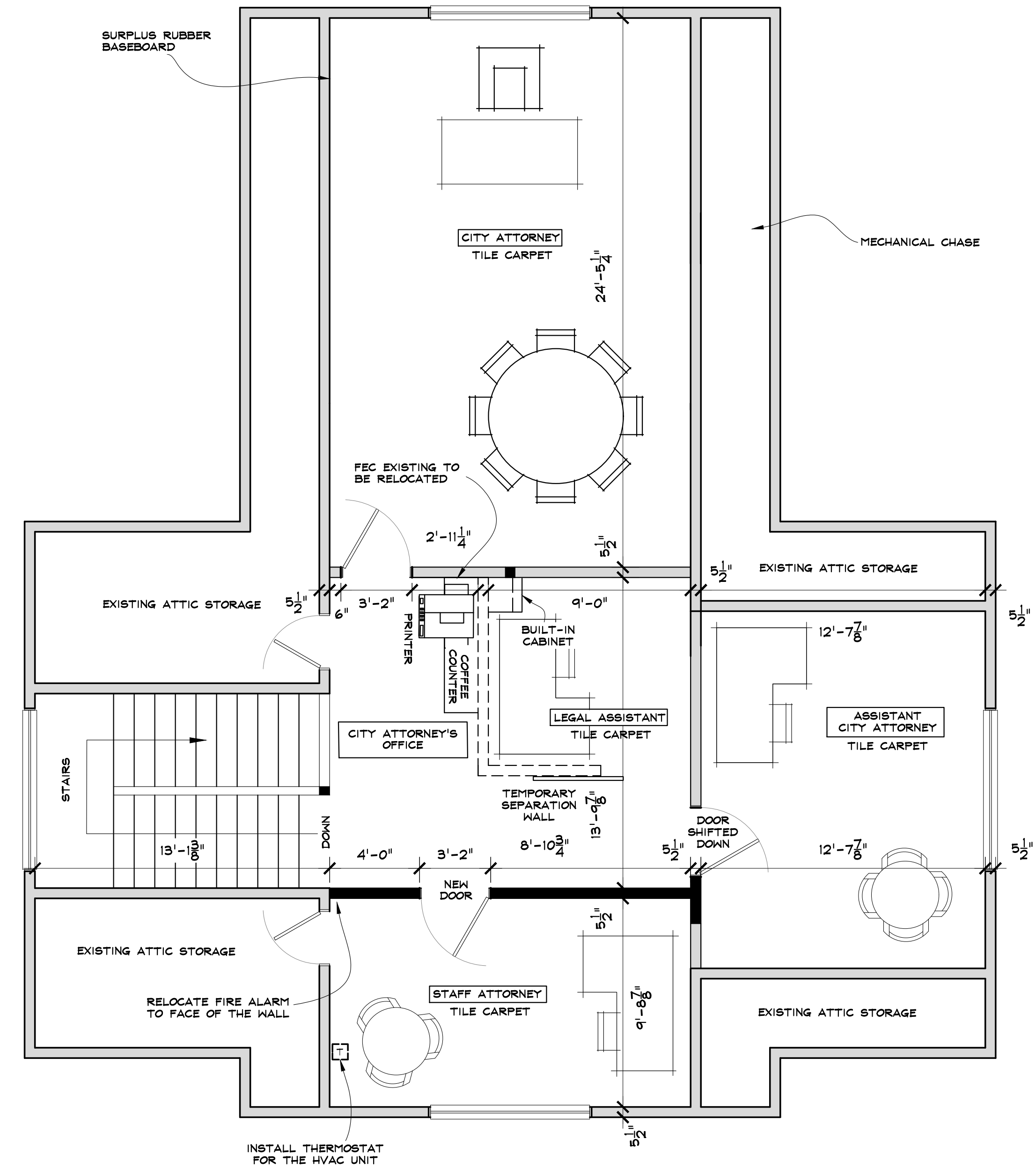
1 FIRST FLOOR PLAN



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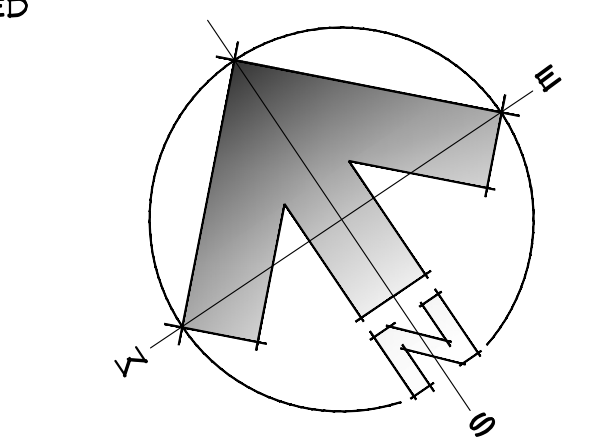
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WALL AND HATCH KEY	
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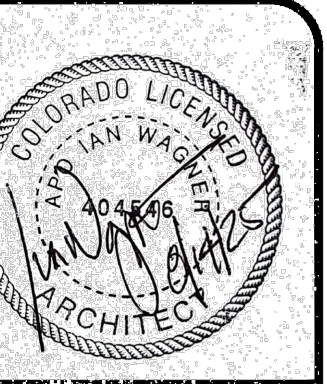


SYMBOLS KEY

- TROFFER LED FIXTURE
- EXISTING PEDANT MOUNTED INDIRECT FLUORESCENT
- PEDANT MOUNTED INDIRECT FLUORESCENT
- CEILING FAN
- PEDANT LIGHT
- WALL MOUNTED LED FIXTURE
- 2' X 2' CEILING TILE
- EXIT - GREEN LED ON CLEAR LENS
- SPEAKER
- PHOTOELECTRIC DETECTOR
- HEAT DETECTOR
- HALOGEN EMERGENCY PACK & FIXTURE
- EXISTING SUPPLY DIFFUSER
- EXISTING SUPPLY DIFFUSER
- NEW THERMOSTAT NEEDED
- FAN COIL UNIT
- NEW SUPPLY DIFFUSER
- NEW SUPPLY DIFFUSER

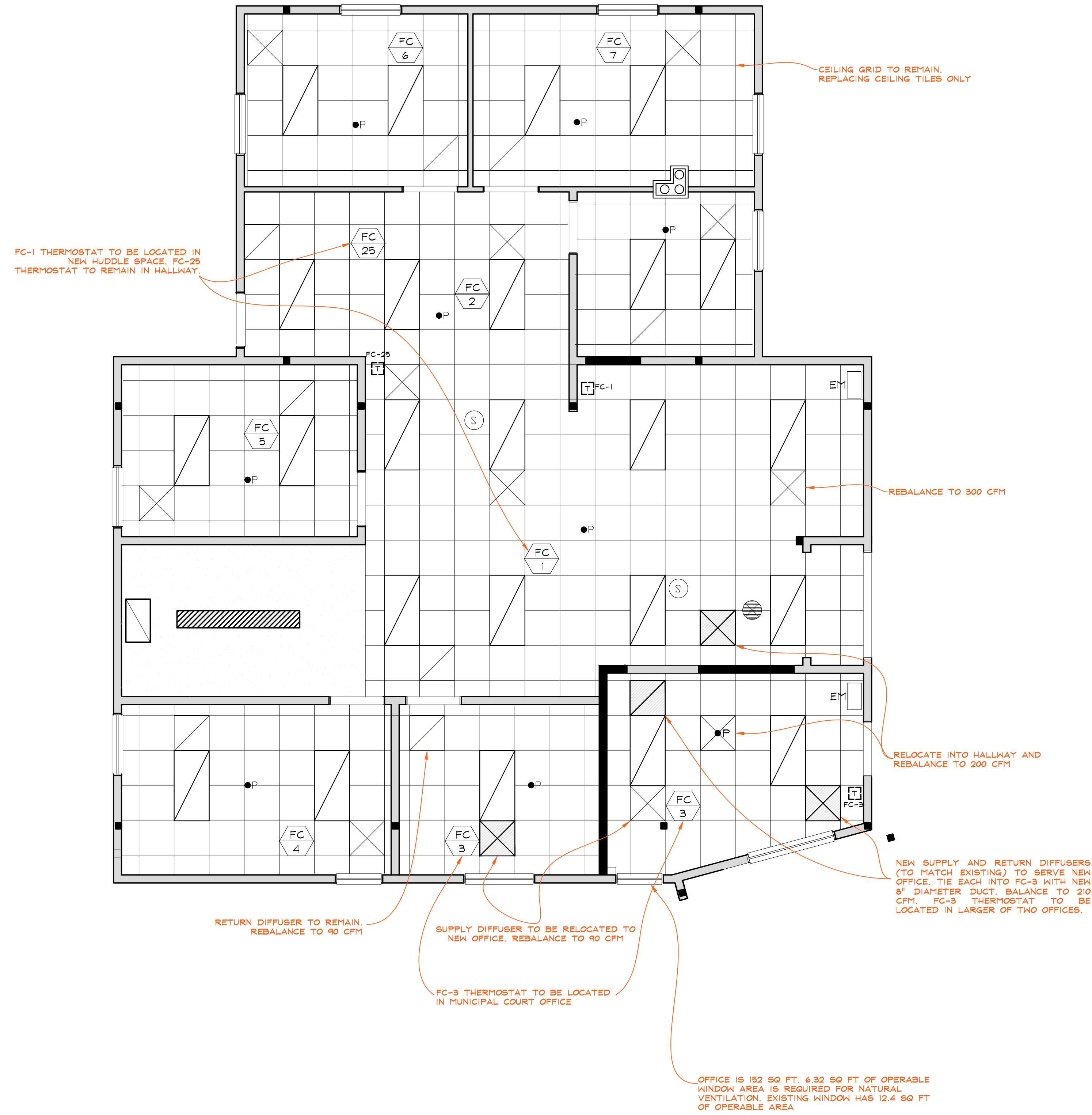


1 SECOND FLOOR PLAN



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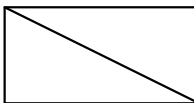
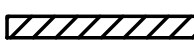

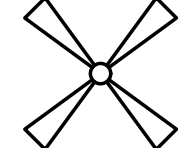








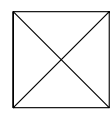
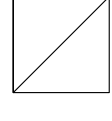


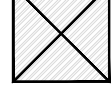

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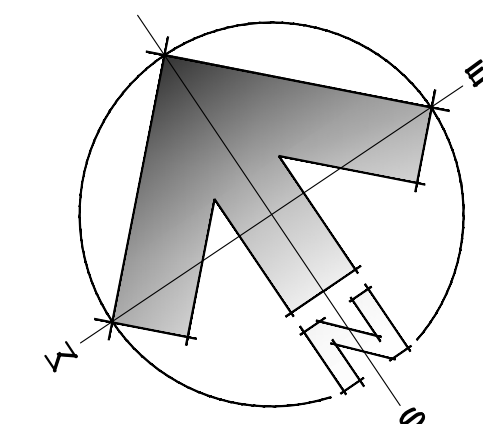


GENERAL NOTE

ALL MECHANICAL NOTES ARE SHOWN IN ORANGE

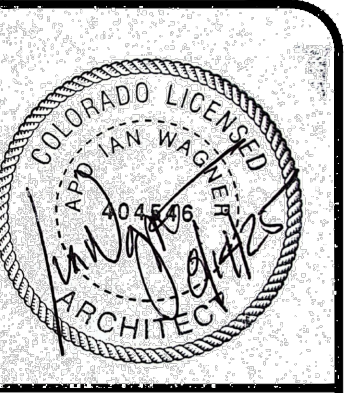
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-  EXISTING SUPPLY DIFFUSER
-  NEW THERMOSTAT NEEDED
-  FAN COIL UNIT
-  NEW SUPPLY DIFFUSER
-  NEW SUPPLY DIFFUSER



1 REFLECTIVE CEILING PLAN - MAIN FLOOR

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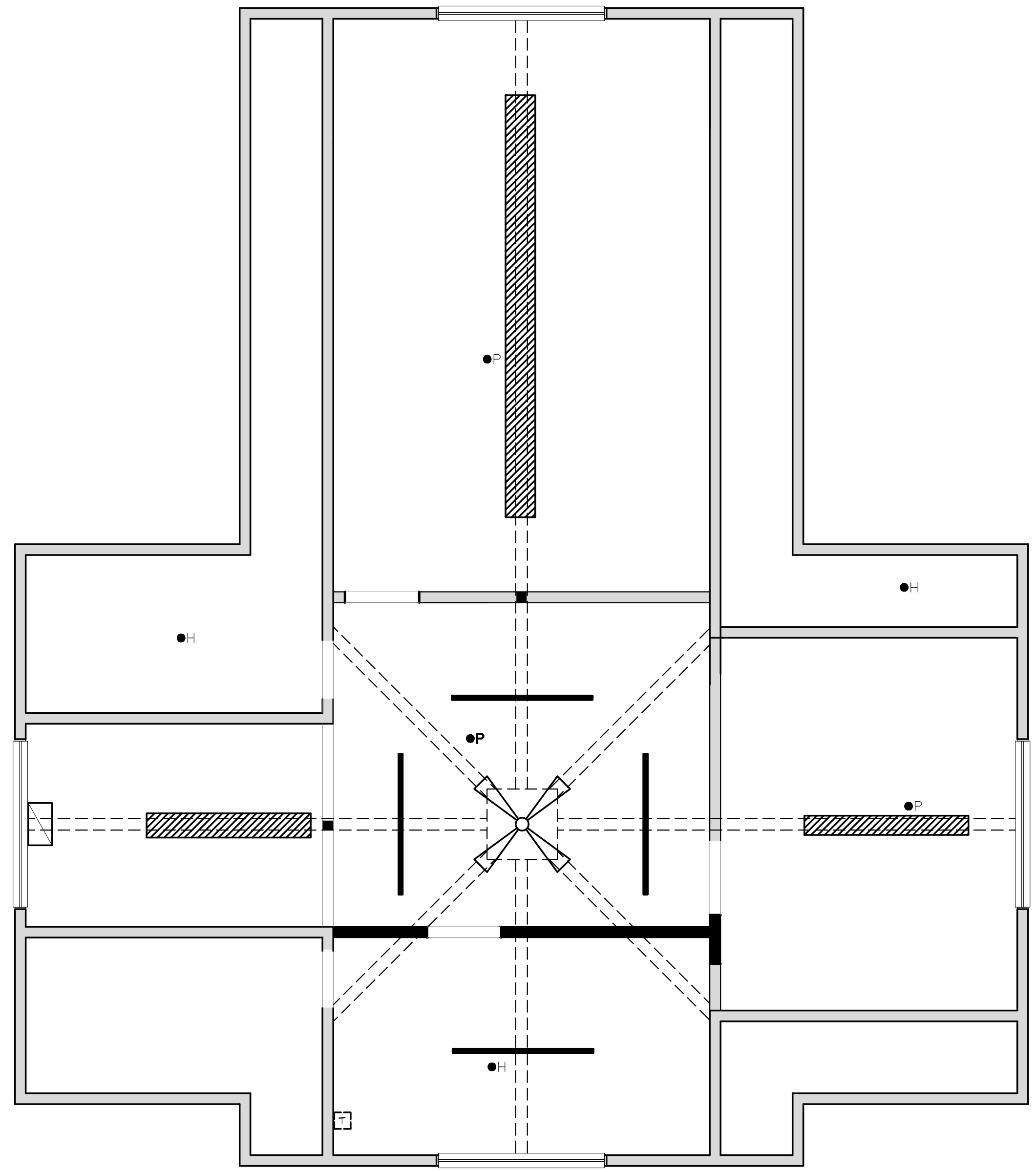


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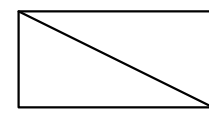
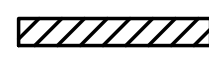

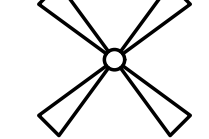

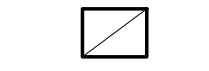

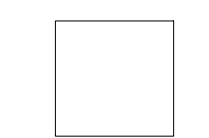
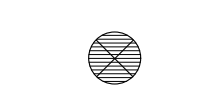


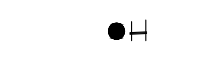

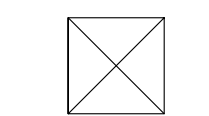
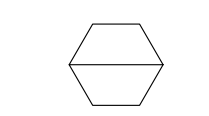
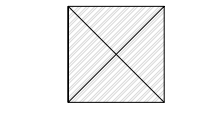
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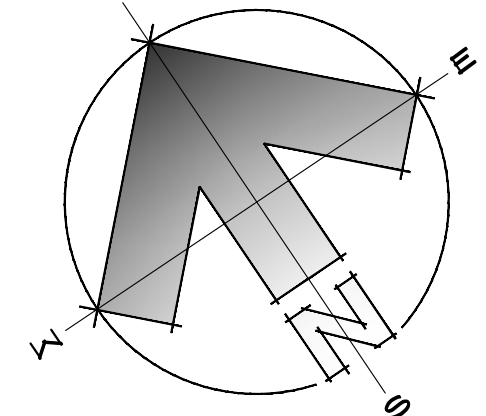
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8-14-25

A-4



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-  EXISTING DIFFUSER
-  THERMOSTAT
-  NEW DIFFUSER



1 REFLECTIVE CEILING PLAN - UPPER FLOOR