

1 SITE LOCATION PLAN
 NO SCALE
 SEE PLAN

CODE ANALYSIS

Applicable Codes:
 2018 IBC
 2018 IECC
 All Applicable Adopted RCRBD codes

Street Address:
 345 Lincoln Avenue, Suites 205, & 208

Project Description:
 This project involves finish of a new residential space in existing Chieftain Building.

Construction Classification:
 Existing Building is Type V-NR, sprinklered.

Occupancy Classification:
 New residential unit: Type R-2 Occupancy
 Adjacent Spaces: Type B Occupancy
 Residential units above: Type R-3 Occupancy

Required Separations:
 Existing 1 hour construction remains at all exit corridors and occupancy separations.
 Existing 1 hour separation remains between the Garage to the Upper Level Floor Assembly.
 Building met original requirements, and we are not increasing the building area from the original building design.
 We are changing a B Occupancy to an R-2 Occupancy

Occupant Load:
 Occupancy load from Table 10-A for dwelling units
 - this unit will have less than 10 occupants

Exits:
 2 exits required for an upper level occupant load less than 30.
 2 exits currently provided.

PROJECT NOTES

- ALL WORK SHALL COMPLY WITH FEDERAL, STATE AND LOCAL LAWS, CODES AND ORDINANCES.
 - TEMPORARY SPACE HEATING SHALL BE THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE DONE IN A SAFE, SENSIBLE MANNER WITH PERIODIC CHECKS TO ALL SYSTEMS.
 - CONTRACTORS SHALL CARRY BUILDERS RISK, WORKMAN'S COMPENSATION, CONTRACTOR'S LIABILITY, PERSONAL INJURY, COMPREHENSIVE AUTOMOBILE AND PROPERTY DAMAGE INSURANCE. OWNER TO CARRY FIRE INSURANCE ON THE FRAMED STRUCTURE AND COMPLETED WORK IN PROGRESS. CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN ON THESE DRAWINGS WITH THOSE AT THE SITE. ANY VARIATION WHICH REQUIRES A PHYSICAL CHANGE SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
 - CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN ON THESE DRAWINGS WITH THOSE AT THE SITE. ANY VARIATION WHICH REQUIRES A PHYSICAL CHANGE SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
 - THESE DOCUMENTS DO NOT INCLUDE THE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. SAFETY, CARE OF UTILITIES AND ADJACENT PROPERTIES DURING CONSTRUCTION, AND COMPLIANCE WITH FEDERAL AND STATE SAFETY REGULATIONS ARE THE RESPONSIBILITY OF THE CONTRACTOR.
 - DO NOT DIG - VERIFY LOCATION OF ALL UTILITIES BEFORE DIGGING.
 - THE ORGANIZATION AND ARRANGEMENT OF THE DRAWINGS SHALL NOT CONTROL THE CONTRACTOR IN DIVIDING THE WORK AMONG SUB-CONTRACTORS, OR IN ESTABLISHING THE WORK TO BE PERFORMED BY ANY TRADE.
 - CONTRACTOR TO INVESTIGATE EXISTING CONDITIONS PRIOR TO PERFORMING ANY REMOVALS. PROVIDE TEMPORARY SUPPORT OF EXISTING STRUCTURE AS REQUIRED.
 - CONTRACTOR TO COORDINATE AS REQUIRED FOR REMODEL AND ADDITIONS. CUT, PATCH AND REPAIR AS REQUIRED FOR REMODEL AND ADDITIONS.
- FINISH NOTES:**
- SPRINKLER LAYOUT BY FIRE PROTECTION ENGINEER - COORDINATE WITH MECHANICAL AND ELECTRICAL LAYOUT. TIE SYSTEM TO EXISTING HOUSE WATER AND ALARM LINES.
 - EXISTING PANELBOARD LOCATED IN LAUNDRY 212.

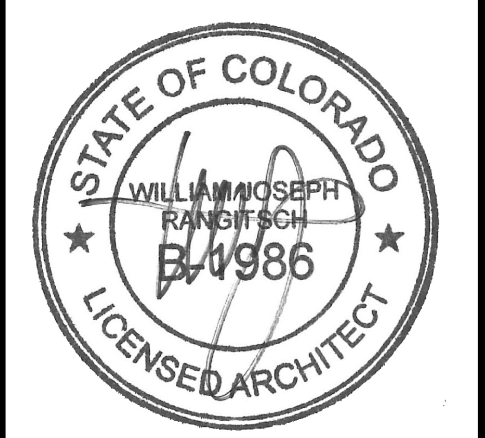
LIST OF DRAWINGS

ARCHITECTURAL DRAWINGS

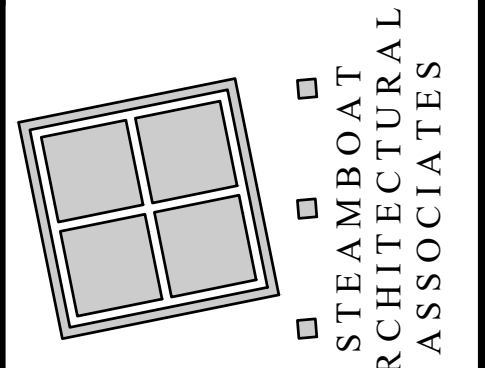
- A1.0 Cover Sheet, Interior Elevations, Sections
- A2.0 Upper Level Plan & Reflected Ceiling Plan
- A6.0 Interior Elevations
- A6.1 Interior Elevations

COVER SHEET INFO
 INTERIOR ELEVATIONS
 SECTIONS

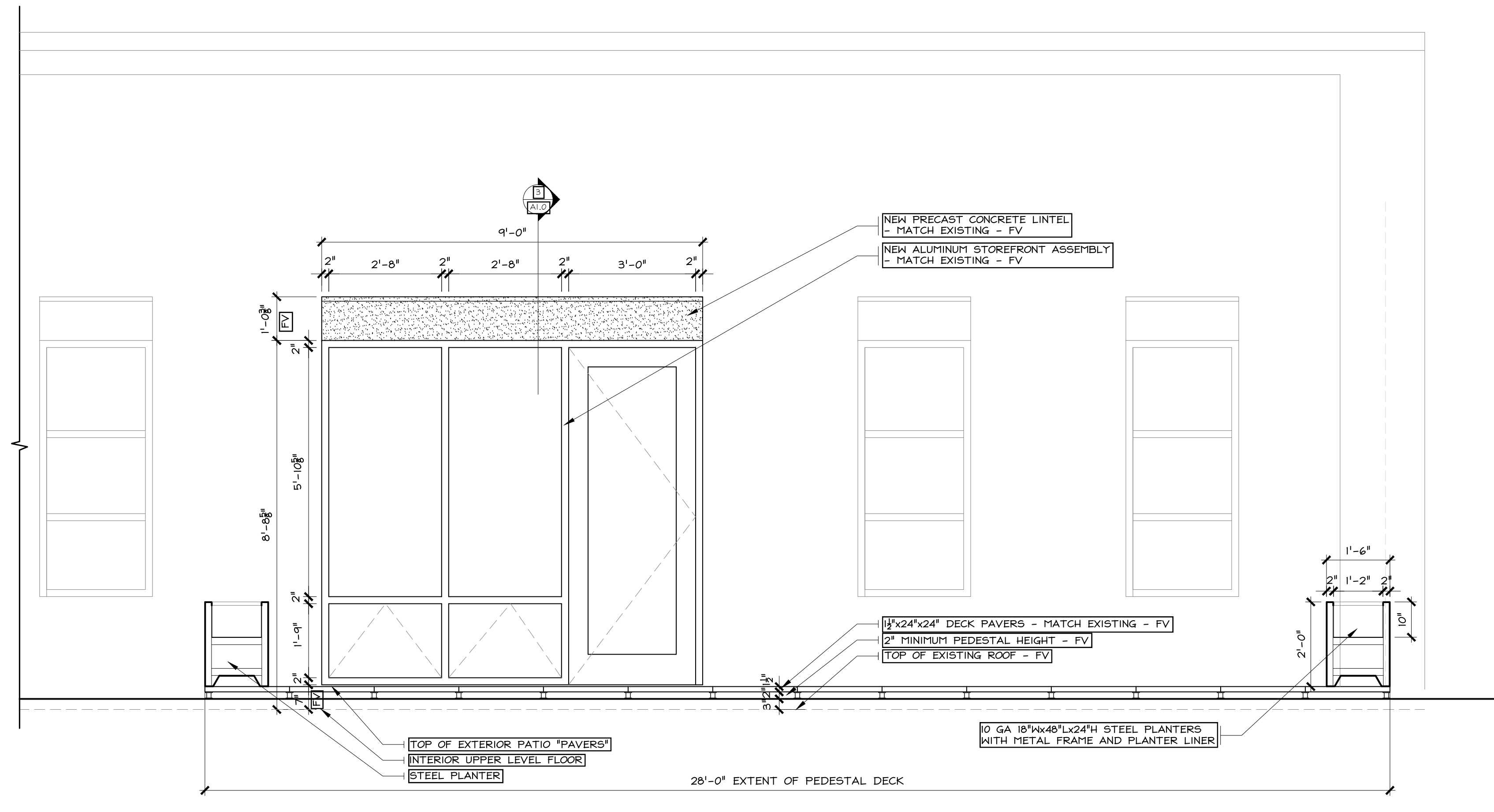
Reviewed for Code Compliance
 02/02/2022



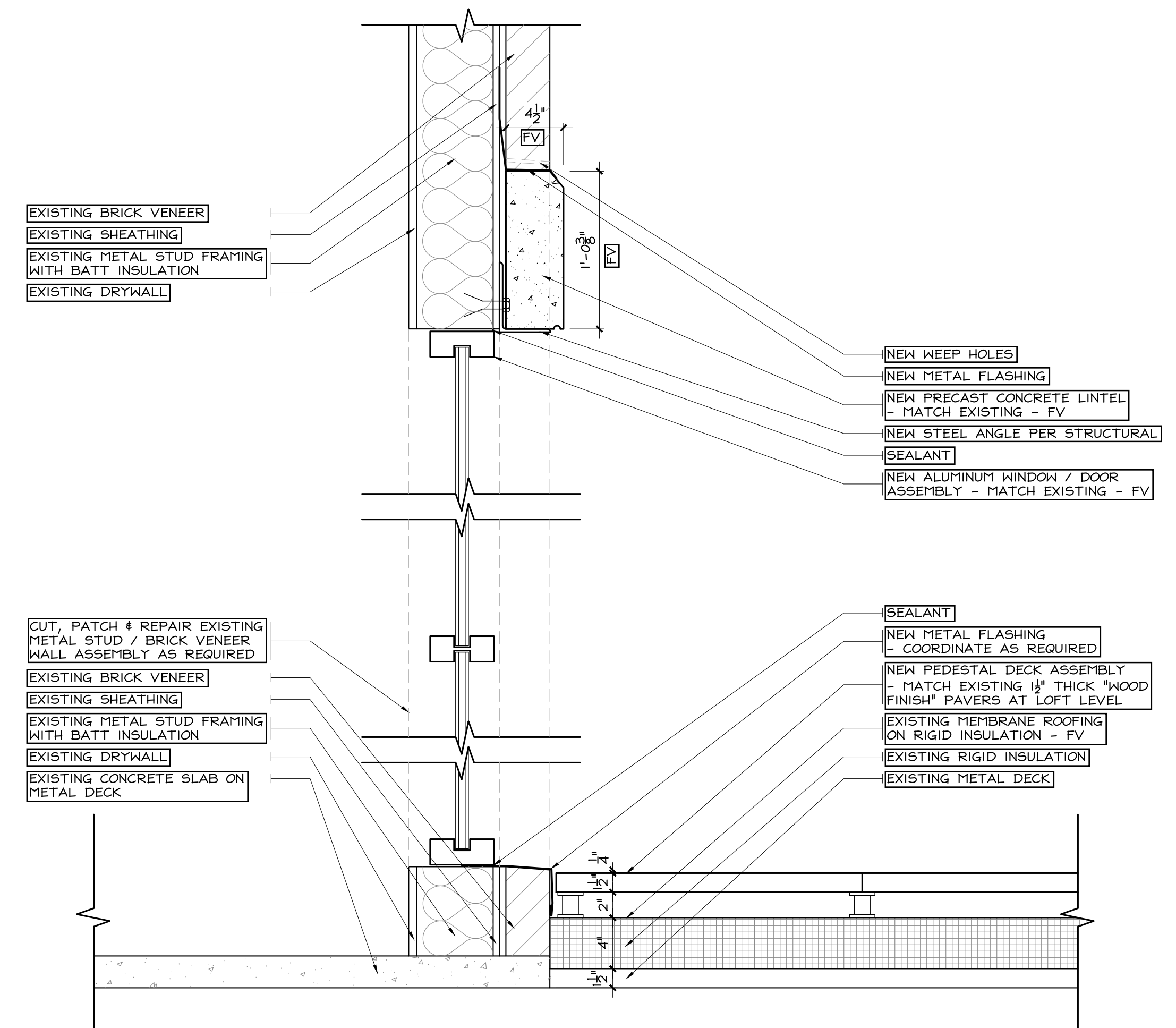
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 970.879.0819
 p.o. box 772910 345 Lincoln Ave. ste. 200
 Steamboat Springs, CO 80477



A Residential Unit in the
Forever Fit Space
 345 Lincoln Ave. #205
 Steamboat Springs, Colorado

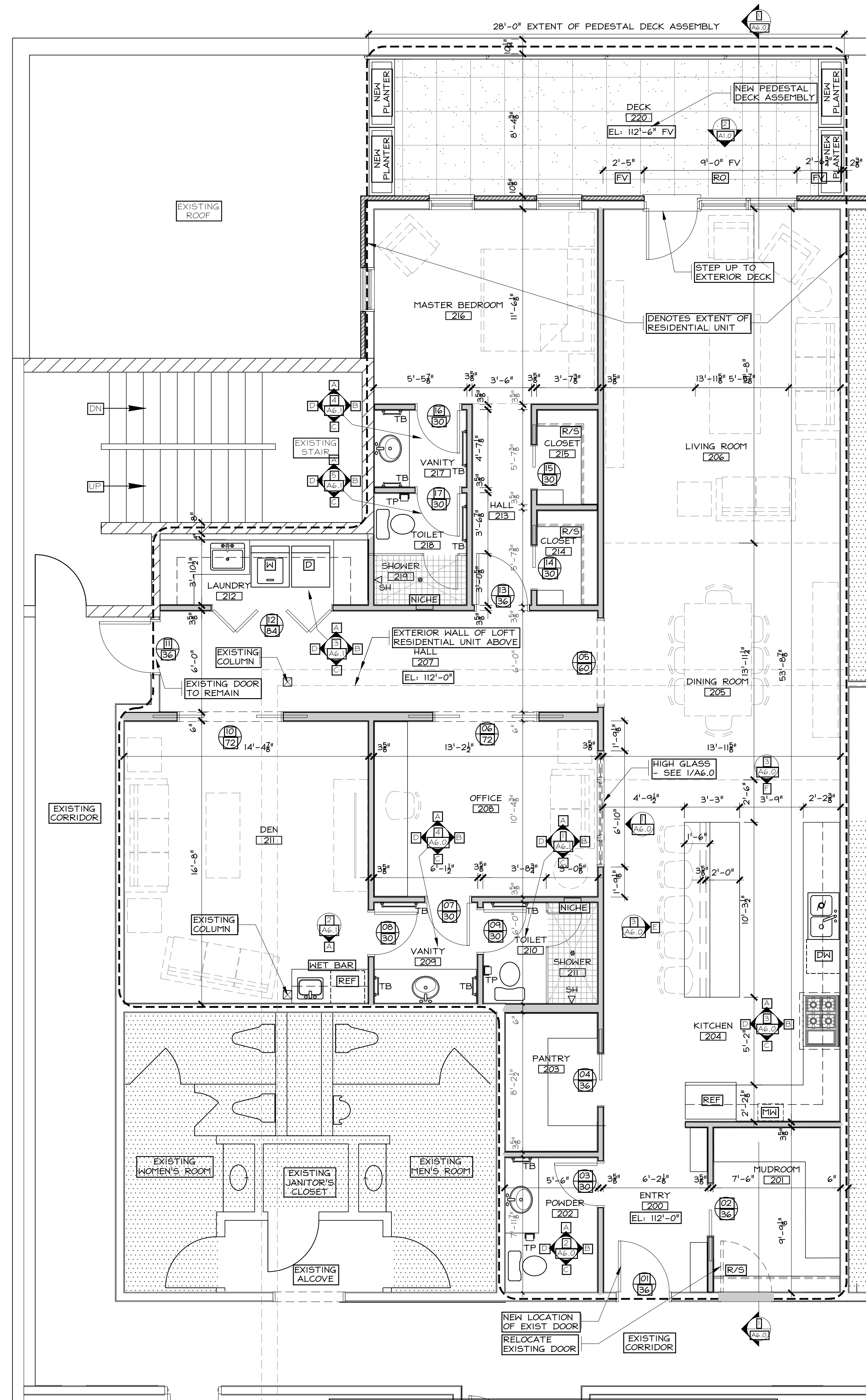


2 PARTIAL ELEVATION
 AT NEW ALUMINUM WINDOW / DOOR ASSEMBLY AT DECK 220 / LIVING ROOM 208
 CUT THRU NEW EXTERIOR PEDESTAL DECK AND PLANTERS
 1/2" = 1'-0"
 SEE 17A2.0



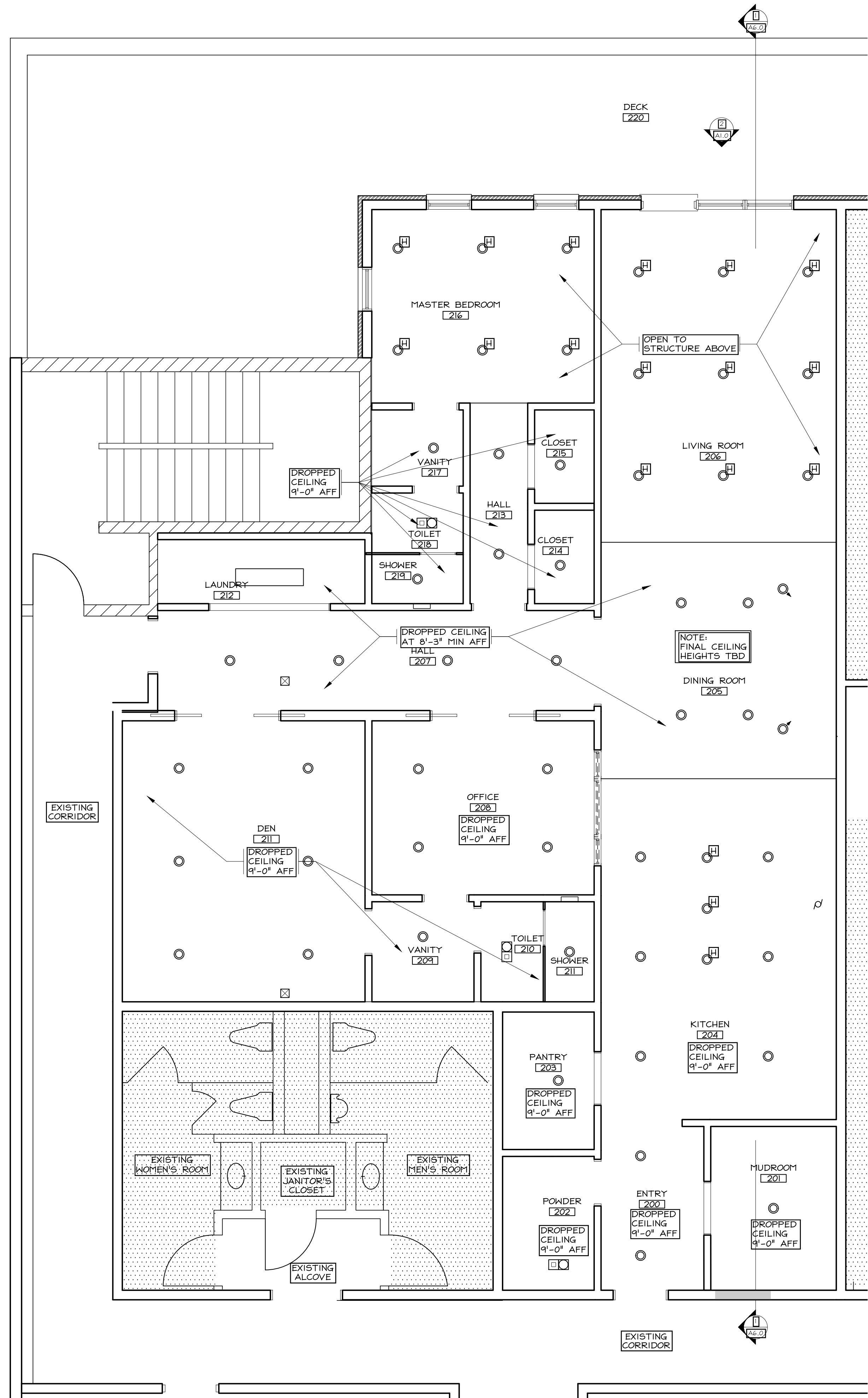
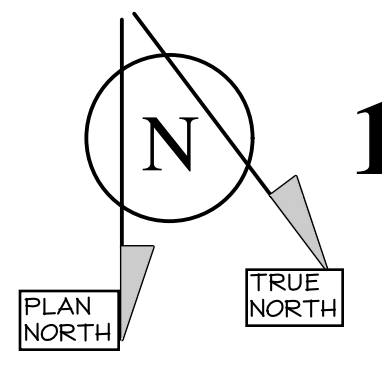
3 DETAIL
 AT NEW WINDOW WALL ASSEMBLY
 1/2" = 1'-0"
 SEE 27A1.0

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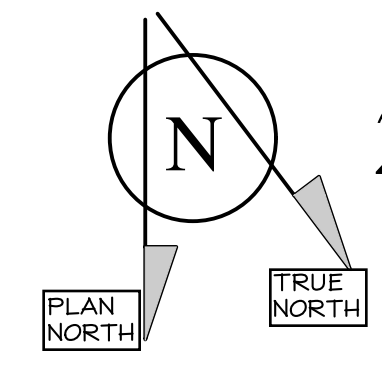
1 UPPER LEVEL PLAN

NOTE:
 1) FIELD VERIFY EXISTING CONDITIONS.
 2) ADJUST DIMENSIONS WHERE DIFFERENT FROM THOSE SHOWN ON THESE DRAWINGS.
 3) ENTIRE INTERIOR PERIMETER OF THIS RESIDENTIAL UNIT TO HAVE FC DRYWALL FINISH.
 4) COORDINATE AS REQUIRED.

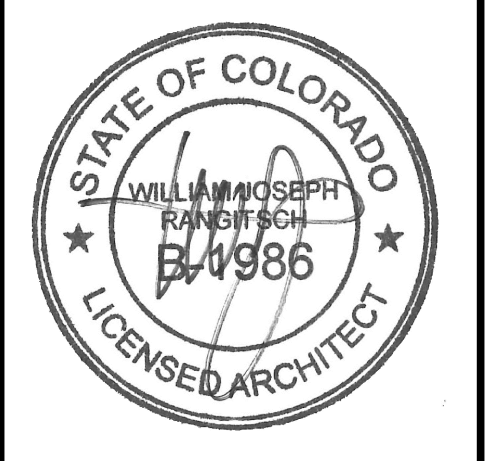


2 UPPER LEVEL REFLECTED CEILING PLAN

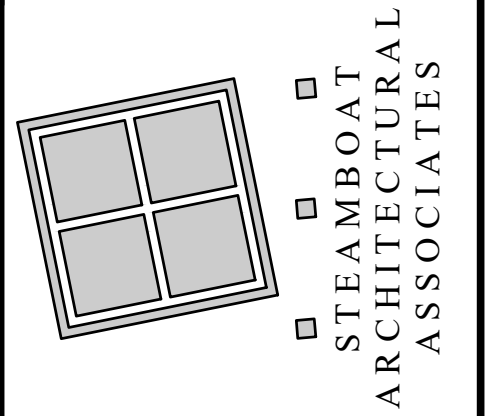
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UPPER LEVEL PLAN
 UPPER LEVEL REFLECTED CEILING PLAN



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 steamboat springs, co. 80477



A Residential Unit in the
Forever Fit Space
 345 Lincoln Ave. #205
 Steamboat Springs, Colorado

19.01.22

A2.0

21-13

THESE DRAWINGS
 DO NOT INCLUDE
 THE COMPONENTS
 NECESSARY FOR
 CONSTRUCTION
 SAFETY.
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Reviewed for
 Code Compliance
 02/02/2022

1/19/2022 4:52 PM P:\A\Forever Fit Residential Unit - 601 (S)\Drawings\02-Ceiling\Upper Fl Residential Unit - 021

