

CHRISTY SPORTS RENOVATION GONDOLA SQUARE - BUILDING "D"

2305 MT. WERNER CIRCLE, STEAMBOAT SPRINGS, CO 80487



PERMIT DRAWING SET

May 2, 2022

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			DRAWN BY:	XXX
			APPROVED BY:	JF
			DATE:	05/24/2022
			Original drawing is 24" x 36" Scale entities accordingly if reduced	
			SHEET TITLE:	COVER SHEET

SHEET:
G1.1

ARCHITECTURAL / INTERIORS ABBREVIATIONS

& (E) (N) (R) @ AB ACC ACOUS ACT AD ADD ADJ AFC AFF AFG ALT ALUM ANOD APPROX ARCH ASSY	AND EXISTING NEW RELOCATED ANCHOR BOLT ACCESSIBLE ACOUSTICAL ACOUSTIC CEILING TILE AREA DRAIN ADDITIONAL ADJUSTABLE ABOVE FINISH CEILING ABOVE FINISH FLOOR ABOVE FINISH GRADE ALTERNATE ALUMINUM ANODIZED APPROXIMATE (APPROXIMATELY) ARCHITECT/ARCHITECTURAL ASSEMBLY	IN INCL INFO INSUL INT JAN L LAB LAM LAND LAV LB LF LOC LVR M MACH MAINT MATL MAX MDF MECH MEZZ MFR MIN MIR MISC mm MTD MTL N NA NFPA NIAC NIC NOM NR NTS OC OD OH OPNG OPP P PAF PARTN PERF PERIM PERP PKG PL PLAM PLBG PLAN PLN PLYWD PNL PR PREFAB PROJ PSI PT PTD PTN PVC PWR QT QTY R RA RB RCP RD RECEPT RE REF REFL REFR REINF REQ RESIL RET REV RM RO SAN SCHEM SECT SF SHT SHWR SIM SPEC SPKR SQ SS ST STD STL STRUC SUSP SYMM SYS T.O. TEL TEMP THRU TV TYP UNO UON VIF W/ W/O WC WD	INCH INCLUDED / INCLUDING INFORMATION INSULATION INTERIOR JANITOR / JANITOR'S CLOSET LONG / LENGTH / LITRE LABORATORY LAMINATE / LAMINATION LANDSCAPE / LANDSCAPING LAVATORY LOAD (WEIGHT) LINEAR FOOT / LINEAR FEET LOCATION LOUVER METER MACHINE MAINTENANCE MATERIAL MAXIMUM MEDIUM DENSITY FIBERBOARD MECHANICAL MEZZANINE MANUFACTURER MINIMUM MIRROR MISCELLANEOUS MILLIMETER MOUNTED METAL NORTH NOT APPLICABLE NATIONAL FIRE PROTECTION AGENCY NOT IN ARCHITECTURAL CONTRACT NOT IN CONTRACT NOMINAL NOT RATED / NON-RATED NOT TO SCALE ON CENTER OUTSIDE DIAMETER / OUTSIDE DIMENSION OVERHEAD OPENING OPPOSITE PAINT POWDER ACTUATED FASTENER PARTITION PERFORATED PERIMETER PERPENDICULAR PARKING PLATE / PLASTIC LAMINATE / PROPERTY LINE PLASTIC LAMINATE PLUMBING PLAN PLYWOOD PAIR PREFABRICATED PROJECT POUNDS PER SQUARE INCH POINT / PAINT POINTED PARTITION POLYVINYL CHLORIDE POWER QUARRY TILE / QUART QUANTITY RADIUS / RIGHT RETURN AIR RESILIENT BASE / RUBBER BASE REFLECTED CEILING PLAN ROOF DRAIN RECEPTACLE REFER / REGARDING REFERENCE / REFRIGERATOR REFLECTED / REFLECTIVE / REFLECT REFRIGERATOR REINFORCED / REINFORCING REQUIRE(D) / REQUIREMENTS RESILIENT RETAINING REVISION / REVISE(D) ROOM ROUGH OPENING SANITARY SCHEDULE / SCHEDULED SECTION / VERTICAL SECTION SQUARE FEET SHEET SHOWER SIMILAR SPECIFICATION(S) SPEAKER SQUARE STAINLESS STEEL / SOLID SURFACE STONE SOUND TRANSMISSION COEFFICIENT STANDARD STEEL STORAGE STRUCTURAL SUSPENDED SYMMETRICAL SYSTEM TOP OF ... TELEPHONE / TELECOM TEMPERATURE THROUGH TELEVISION TYPICAL UNLESS NOTED OTHERWISE UNLESS OTHERWISE NOTED VERIFY IN FIELD WITH WITHOUT WATER CLOSET WOOD
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DRAWING ANNOTATION SYMBOLS AND CALLOUTS

DRAWING TITLE:

GRAPHIC SYMBOLS:

DRAWING REFERENCE SYMBOL:

BUILDING / WALL SECTION REFERENCE:

ELEVATION REFERENCE:

DETAIL REFERENCE:

ROOM NAME / NUMBER SYMBOL:

PARTITION & DOOR TYPE SYMBOLS:

REVISION SYMBOLS:

GRAPHIC ARROWS:

DIMENSION:

MATERIAL CUT LEGEND:

	EARTH		RIGID INSULATION		STUDWALL
	GRAVEL		STEEL		PARTITION TYPE TAG; REF A2.1
	ASPHALT		ALUMINUM		FINISH KEYNOTE
	CONCRETE		MASONRY GROUT		SHEET KEYNOTE
	PRECAST CONCRETE		FINISHED WOOD		BATT INSULATION
	PLYWOOD		GYPSUM BOARD		
	CONTINUOUS BLOCKING		BLOCKING		

PROJECT DESCRIPTION

THE PROJECT SCOPE OUTLINED IN THIS SET OF PLANS INCLUDES A MINOR MODIFICATION TO EXTERIOR ELEVATIONS AND TENANT INTERIOR REMODEL OF ALL THREE FLOORS (APPROXIMATELY 17,500 G.S.F.) IN AN EXISTING BUILDING AT 2305 MT WERNER CIRCLE, STEAMBOAT SPRINGS, CO. EXTERIOR SIGNAGE FOR BUILDING SHELL BE SUBMITTED SEPARATELY FOR PERMIT BY SIGNAGE VENDOR. SEE DRAWINGS FOR FULL SCOPE OF WORK FOR THE ENTIRE PROJECT.

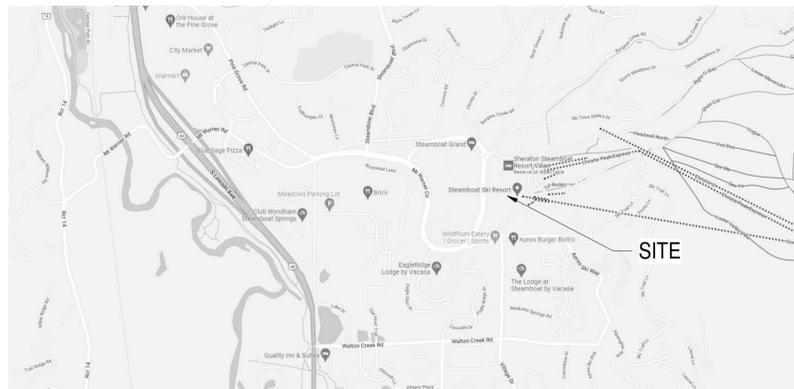
GENERAL NOTES

- GENERAL:**
- THESE DOCUMENTS REPRESENT THE DESIGN INTENT FOR THE SUBJECT CONSTRUCTION AND ARE NOT INTENDED TO BE A COMPLETE SET OF INSTRUCTIONS ON HOW TO CONSTRUCT A BUILDING PROJECT.
 - THESE DRAWINGS SHALL BE TAKEN AS A PART OF THE ENTIRE PROJECT DESIGN INFORMATION, AND SHALL BE USED IN CONJUNCTION WITH THE PROJECT SPECIFICATIONS, REFERENCE DOCUMENTS, PERFORMANCE SPECIFICATIONS, AND ANY OWNER-SUPPLIED BUILDING PERFORMANCE CRITERIA TO CONVEY THE REQUIREMENTS OF THE DESIGN.
 - ANYTHING MENTIONED IN THE SPECIFICATIONS AND NOT SHOWN ON THE DRAWINGS, OR SHOWN IN THE DRAWINGS BUT NOT IN THE SPECIFICATIONS SHALL BE INTERPRETED AS BEING IN BOTH. ENLARGED SCALE DRAWINGS SHALL TAKE PRECEDENCE OVER SMALL SCALE DRAWINGS, PROJECT SPECIFICATIONS SHALL TAKE PRECEDENCE OVER DRAWING NOTES.
 - DISCREPANCIES BETWEEN ANY CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO PROCEEDING WITH THE WORK.
 - THE CONTRACTOR SHALL REVIEW AND DEMONSTRATE UNDERSTANDING OF THE DESIGN INTENT DEPICTED HERE THROUGH SUBMITTAL OF REQUESTED PROJECT COORDINATION DRAWINGS, SAMPLES, MATERIALS, PRODUCT DATA, MOCK-UPS, AND OTHER REQUESTED COMMUNICATIONS.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MATERIALS AND METHODS REQUIRED TO CONSTRUCT THE PROJECT IN COMPLIANCE WITH THE DESIGN INTENT.
 - THE CONTRACTOR SHALL WORK WITHIN THE AREA BOUNDARIES INDICATED IN THE PROJECT DOCUMENTS, AND COMPLY WITH ALL APPLICABLE BUILDING CODE, REGULATION, & ORDINANCE REQUIREMENTS. PERFORM THE WORK AT THE PROJECT SITE DURING THE OWNER'S NORMAL BUSINESS HOURS, UNLESS OTHERWISE NOTED.
 - OCCUPANTS ADJACENT TO THE PROJECT AREA BOUNDARIES SHALL CONTINUE UNINTERRUPTED OCCUPANCY DURING CONSTRUCTION OF THE PROJECT. COORDINATE ALL LOGISTICS WITH OWNER.
 - VERIFY FIELD CONDITIONS FOR COORDINATION WITH THE PROJECT DOCUMENTS PRIOR TO PROCEEDING WITH THE WORK. COORDINATE THE WORK WITH EQUIPMENT, FURNISHINGS, AND SYSTEMS PROVIDED BY THE OWNER.
 - OMISSIONS FROM THE DRAWINGS OR SPECIFICATIONS, OR THE INCORRECT DESCRIPTION OF DETAILS OF WORK THAT ARE MANIFESTLY NECESSARY TO CARRY OUT THE INTENT OF THE DRAWINGS AND SPECIFICATIONS, OR THAT ARE INDUSTRY STANDARD APPLICATIONS AND CUSTOMARILY PERFORMED SHALL NOT RELIEVE THE CONTRACTOR FROM PERFORMING SUCH OMITTED OR MISDESCRIBED DETAILS OF THE WORK.
 - THE CONTRACTOR SHALL IN ALL CASES APPLY CONSTRUCTION INDUSTRY BEST PRACTICES TO ALL CONSTRUCTION ACTIVITIES PERFORMED UNDER THEIR AUTHORITY.
 - THESE NOTES SHALL NOT BE CONSTRUED AS ALTERING ANY REQUIREMENT OF THE GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION, AND ARE PROVIDED HERE TO HELP CLARIFY THE ROLE, PURPOSE, AND IMPORTANCE OF THE DOCUMENTS PROVIDED.
 - REFER TO CIVIL, LANDSCAPE, STRUCTURAL, MECHANICAL, AND ELECTRICAL FOR ADDITIONAL INFORMATION AND A FULL DESCRIPTION OF THE WORK.
 - CONTROLS, OPERATING MECHANISMS AND HARDWARE INTENDED FOR OPERATION BY OCCUPANTS, INCLUDING SWITCHES THAT CONTROL LIGHTING AND VENTILATION AND ELECTRICAL OUTLETS IN ACCESSIBLE SPACES, AND ALONE ACCESSIBLE ROUTES SHALL BE ACCESSIBLE COMPLYING WITH SECTION 308, ICC/ANSI A117.1-1998.
 - AUTOMATIC FIRE SPRINKLER SYSTEM PLANS SHALL BE SUBMITTED BY CONTRACTOR TO DETERMINE COMPLIANCE WITH APPLICABLE BUILDING, PLUMBING AND FIRE CODES. DRAWINGS SHALL BE SUBMITTED TO THE FIRE DEPARTMENT FOR REVIEW AND APPROVAL. SPRINKLER SYSTEM TO BE DESIGNED AROUND MECHANICAL DUCTS TO ALLOW FOR REQUIRED CLEARANCES.

- DEFINITIONS:**
- "TYPICAL" OR "TYP" INDICATES IDENTICAL COMPLETE SYSTEM SHALL BE PROVIDED FOR ALL OCCURRENCES OF THE CONDITION NOTED.
 - "SIMILAR" INDICATES COMPLETE SYSTEM AND COMPONENTS SHALL BE PROVIDED COMPARABLE TO THE CHARACTERISTICS OF THE DESIGN INTENT FOR THE CONDITION NOTED.
 - "AS REQUIRED" INDICATES COMPONENTS REQUIRED TO COMPLETE THE NOTED SYSTEM AS INDICATED IN THE PROJECT DOCUMENTS SHALL BE PROVIDED.
 - "ALIGN" INDICATES ACCURATELY PROVIDE FINISH FACES OF MATERIALS IN STRAIGHT, TRUE, AND PLUMB RELATION TO ADJACENT MATERIALS.

- DIMENSIONS:**
- DIMENSIONS SHOWN ON THE DRAWINGS SHALL INDICATE THE INTENDED SIZE, CLEARANCE, AND DIMENSIONAL RELATIONSHIP BETWEEN PROJECT SYSTEMS AND COMPONENTS.
 - DIMENSIONS SHALL NOT BE DETERMINED BY SCALING THE DRAWINGS.
 - NOTIFY THE ARCHITECT OF ANY DIMENSIONAL DISCREPANCY PRIOR TO PROCEEDING WITH THE WORK.
 - DIMENSIONS ARE TO FACE OF STUD, CONCRETE, OR CMU UNO.
 - VERIFY ALL OPENINGS THROUGH FLOORS, ROOF, AND WALLS WITH PLUMBING, MECHANICAL, AND ELECTRICAL SUB-CONTRACTORS. VERIFICATION OF LOCATIONS & SIZES, RATINGS ARE GENERAL CONTRACTORS COMPLETE RESPONSIBILITY.
 - VERTICAL MASONRY DIMENSIONS ARE TO TOP OF MASONRY COURSE - WIDTHS AND OPENING DIMENSIONS ARE NOMINAL MODULAR I.E. WIDTHS OF MASONRY ELEMENTS ARE 3/8" LESS THAN INDICATED AND WIDTHS OF MASONRY OPENINGS ARE 3/8" MORE THAN INDICATED - OVERALL BUILDING WIDTH TO BE STRETCHED 3/8" TO MATCH INDICATED DIMENSIONS.
 - CEILING HEIGHTS ARE INDICATED FROM THE FLOOR ELEVATION TO THE FACE OF SUSPENDED CEILING SYSTEM OR FACE OF FINISH MATERIAL AS SCHEDULED.
 - DIMENSIONS INDICATING "CLEAR WIDTH" SHALL BE FROM FINISH FACE TO FINISH FACE.
 - TYPICAL DIMENSIONS FROM DOOR OPENING TO PERPENDICULAR WALL IS 4" DIMENSION TO PATCH PLAN INDICATION.
 - MOVEMENT OF THE SLAB ON GRADE MAY CAUSE DAMAGE TO ANYTHING CONNECTED TO BOTH THE SLAB AND OTHER PORTIONS OF THE SUPERSTRUCTURE - ISOLATION DETAILS FOR SUCH CONNECTIONS, WALLS, BASEBOARDS, & OTHER ITEMS MAY BE REQUIRED - REFER TO APPROPRIATE DRAWINGS OR CONSULT WITH THE RESPONSIBLE MEMBER OF THE DESIGN TEAM PRIOR TO MAKING PARTS CONNECTIONS.
 - ALIGNMENT OF PARTITIONS AND FINISHES AS SCHEDULED SHALL BE STRAIGHT, TRUE & PLUMB. THE PRIORITY FOR PROJECT DIMENSIONS SHALL BE IN THE FOLLOWING ORDER:
 - MIN DIMENSION FOR BARRIER FREE ACCESSIBILITY CLEARANCE & BUILDING CODE REQ
 - LARGE SCALE DETAILS
 - SMALL SCALE DETAILS
 - ENLARGED VIEWS
 - FLOOR PLANS AND ELEVATIONS

VICINITY MAP



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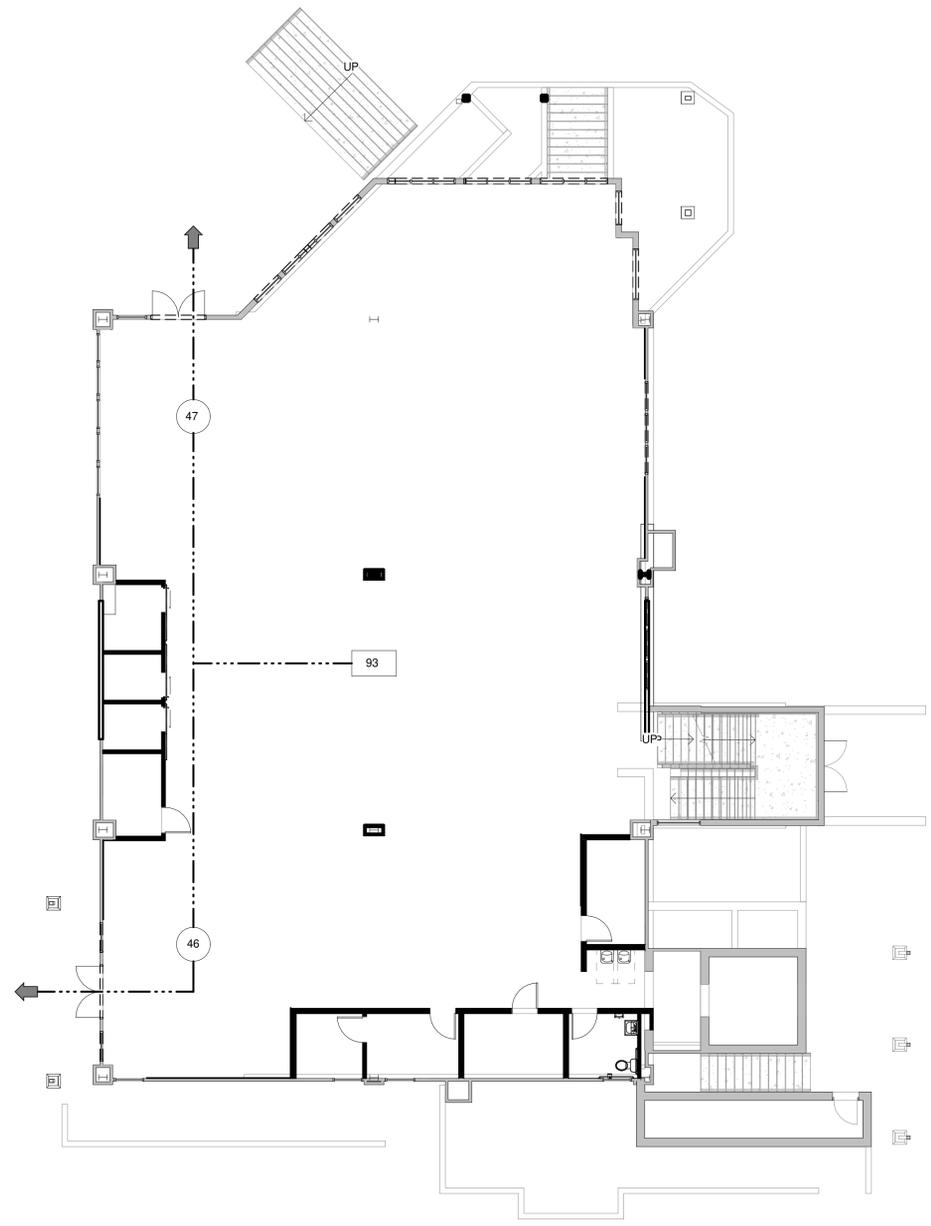
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REV.#	ISSUED FOR	DATE	JOB NUMBER:	DRAWN BY:	APPROVED BY:	DATE:	SHEET TITLE:
			21066	XXX	JF	05/24/2022	GENERAL INFORMATION

SHEET:
G1.2

IECC CODE COMPLIANCE (2018)		
BUILDING ENVELOPE SUMMARY		
CLIMATE ZONE	7	
COMPLIANCE METHOD	PERSCRPTIVE	
	REQUIRED	PROVIDED
OPAQUE		
ROOFS - INSULATION ENTIRELY ABOVE ROOF DECK	R-35ci	R-35ci
WALLS, ABOVE GRADE - METAL	R-13 + R-7.5ci	R-19 + R-7.5ci
VERTICAL FENESTRATION		
FIXED FENESTRATION, U-FACTOR	0.29	0.29
OPERABLE FENESTRATION, U-FACTOR	0.37	0.37
ENTRANCE DOORS, U-FACTORS	0.77	0.77
SHGC	0.45	0.39
THIS TABLE PROVIDES THE OVERALL SUMMARY OF BUILDING ENVELOPE TAKEOFFS THAT WOULD BE ENTERED INTO COMCHECK FOR COMPLIANCE		

APPLICABLE CODES:		CODE ANALYSIS SUMMARY			
2018 INTERNATIONAL BUILDING CODE (IBC) 2018 INTERNATIONAL MECHANICAL CODE (IMC) 2018 INTERNATIONAL PLUMBING CODE (IPC) 2018 ENERGY CONSERVATION CODE (IECC) 2018 INTERNATIONAL FIRE CODE (IFC) 2018 INTERNATIONAL FUEL GAS CODE (IFGC) 2009 NATIONAL ELECTRIC CODE (NEC) 2009 ANSI 117.1 / ADAAG NFPA CODE 72		AUTHORITY HAVING JURISDICTION ROUTT COUNTY REGIONAL BUILDING DEPARTMENT 522 LINCOLN AVE, SUITE #30 STEAMBOAT SPRINGS, CO 80487 970.879.0108			
BUILDING DATA	2018 IBC	ALLOWABLE / REQUIRED	PROVIDED		
EXTERIOR CLADDING UPDATES AND INTERIOR RENOVATION TO AN EXISTING 3-STORY, 15,000 SF RETAIL BUILDING TO PROVIDE UPDATED HVAC SYSTEMS, UPDATED ELECTRICAL SYSTEMS AND NEW INTERIOR FINISHES. EXTERIOR WORK TO INCLUDE NEW EXTERIOR FINISH MATERIALS, CANOPIES (2), AND REVISION TO A PORTION OF THE ROOFLINE.					
	2018 IBC	ALLOWABLE / REQUIRED	PROVIDED		
OCCUPANCY CLASSIFICATION	CHAPTER 3		M (MERCANTILE - 309)		
CONSTRUCTION TYPE	TABLE 601		III-B		
AUTOMATIC FIRE SUPPRESSION SYSTEM	SECTION 903		PROVIDED		
BUILDING HEIGHT - FEET	TABLE 504.3				
BUILDING HEIGHT (FT) - ALLOWABLE		55'-0"			
SPRINKLER INCREASE		20'-0"			
OTHER MODIFICATIONS		N/A			
TOTAL BUILDING HEIGHT		75'-0"	37'-0" (ABOVE GRADE PLANE)		
BUILDING HEIGHT - STORIES	TABLE 504.4				
STORIES - ALLOWABLE		2 STORIES			
SPRINKLER INCREASE		1 STORY			
OTHER MODIFICATIONS		N/A			
TOTAL STORIES		3 STORIES	2 STORIES		
BUILDING AREA - ALLOWABLE	SECTION 506				
BUILDING AREA PER STORY (Ai)	TABLE 506.2	37,500 SF (SM)			
FRONTAGE INCREASE (If)	N/A				
OTHER MODIFICATIONS		0			
TOTAL ALLOWABLE BUILDING AREA PER STORY		37,500 SF			
BUILDING AREA - PROVIDED:					
BASEMENT - LEVEL 00		4,515 SF			
MAIN LEVEL - LEVEL 01		6,555 SF			
UPPER LEVEL - LEVEL 02		5,270 SF			
TOTAL AREA PROVIDED		16,340 SF			
FIRE RESISTANCE RATINGS	2018 IBC	ALLOWABLE / REQUIRED	PROVIDED		
STRUCTURAL FRAME	TABLE 601	0 HR	0 HR		
BEARING WALLS					
EXTERIOR	TABLE 601	2 HR	2 HR (UL U301 2HR)		
INTERIOR	TABLE 601	0 HR	0 HR		
NON-BEARING WALLS AND PARTITIONS					
EXTERIOR	TABLE 602	0 HR	0 HR		
INTERIOR	TABLE 601	0 HR	0 HR		
FLOOR CONSTRUCTION	TABLE 601	0 HR	0 HR		
ROOF CONSTRUCTION	TABLE 601	0 HR	0 HR		
EXTERIOR WALL FRR (TABLE 602)					
FIRE SEPARATION DISTANCE - EXT. WALL	SECTION 602				
10 < X < 30	TABLE 602	0 HR	0 HR		
FIRE RETARDANT TREATED WOOD (602.3)	FR TREATED WOOD FRAMING AND SHEATHING ALLOWED IN EXTERIOR WALL ASSEMBLIES (2-HR OR LESS)				
EXTERIOR WALL OPENINGS					
UNPROTECTED	TABLE 705.8	UNLIMITED	N/A		
PROTECTED	TABLE 705.8	UNLIMITED	138 SF / 305 SF = 45.3%		
FIRE WALLS	SECTION 706	N/A			
FIRE BARRIERS	SECTION 707	N/A			
FIRE PARTITIONS	SECTION 708	N/A			
SMOKE BARRIERS	SECTION 709	N/A			
SMOKE PARTITIONS	SECTION 710	N/A			
SHAFT ENCLOSURES	SECTION 713				
STAIRWAY ENCLOSURES		1HR	EXISTING		
ELEVATOR ENCLOSURES		1HR	EXISTING		
MECHANICAL SHAFTS	UNRATED	N/A	N/A		
OPENING PROTECTIVES	SECTION 716				
FIRE DOORS	TABLE 716.5	1HR	1HR		
FIRE WINDOWS	TABLE 716.5	N/A			
CORRIDOR FIRE RESISTIVE RATINGS	TABLE 1020.1	0HR	0HR		
EXIT PASSAGeways	SECTION 1024	N/A			
HORIZONTAL EXITS	SECTION 1026	N/A			
CONCEALED INSULATION, VAPOR BARRIERS, ETC.	SECTION 720.2				
FLAME SPREAD	SECTION 720.2	25 MAX.	RE: SPECIFICATIONS		
SMOKE DEVELOPED	SECTION 720.2	450 MAX.	RE: SPECIFICATIONS		
MEANS OF EGRESS	2015 IBC	ALLOWABLE / REQUIRED	PROVIDED		
OCCUPANT LOAD	SECTION 1004		248 OCCUPANTS		
EGRESS WIDTH	SECTION 1005				
WIDTH PER OCCUPANT	SECTION 1005				
STAIRS	SECTION 1005.3.1	0.3 IN / OCC	93 OCCS (MAIN LEVEL) X .3 = 27.9 (MINIMUM 44")		
OTHER	SECTION 1005.3.2	0.2 IN / OCC	248 X .2 = 49.6 (MIN. 44") / PROVIDED = 96"		
SPACES WITH ONE EXIT	TABLE 1006.2.1				
MAXIMUM COMMON PATH OF TRAVEL	TABLE 1006.2.1	100' (SPRINKLED)	30'		
MINIMUM NUMBER OF EXITS PER STORY	TABLE 1006.3.1	1 - 500 = 2	2		
MINIMUM DISTANCE BETWEEN EXITS	SECTION 1007	119'-6" / 2	59'-8" / PROVIDED 80'-3"		
ACCESSIBLE MEANS OF EGRESS	SECTION 1009				
ELEVATOR	SECTION 1009.2.1	EXISTING			
STAIRWAY WIDTH	SECTION 1009.3	44 IN., EXC. '2'	44"		
AREA OF REFUGE	SECTION 1009.6	NONE, EXC. '5'			
DOORS - SIZE OF DOOR	SECTION 1010	32 IN. MIN.	RE: DOOR SCHEDULE		
STAIRWAYS	SECTION 1011				
WIDTH	SECTION 1011	44 IN. MIN.	RE: 1009.3 FOR ACCESSIBLE STAIRWAYS		
MAXIMUM EXIT ACCESS TRAVEL DISTANCE	TABLE 1017.2	250 FT.	220 FT.		
MINIMUM CORRIDOR WIDTH	TABLE 1020.2	44 IN.	44 IN.		
MAXIMUM DEAD END	SECTION 1020.4	20 FT.	0 FT.		
PLUMBING FIXTURES BY OCCUPANCY - TABLE 2902.1 (SEE NOTES 3 & 4 BELOW)					
248 TOTAL OCCUPANTS	WATER CLOSETS		LAVATORIES	DRINKING FOUNT.	SERVICE SINK
124 MEN	MEN (1/500)	WOMEN (1/500)	MEN (1/750)	WOMEN (1/750)	(1/1000)
124 WOMEN	REQ. PROV.	REQ. PROV.	REQ. PROV.	REQ. PROV.	REQ. PROV.
	1 1	1 1	1 1	1 1	2 1 1
ACCESSIBILITY					
1. HANDICAP SIGNS ARE REQUIRED AT EXIT STAIR DOORS, EXIT DISCHARGE DOORS, AND DOORS INTO BATHROOMS AS PER 2018 IBC SECTION 1111.					
NFPA					
1. G.C. TO VERIFY FIRE EXTINGUISHER LAYOUT WITH REGULATORY AGENCY BEFORE PROVIDING FIRE EXTINGUISHERS & CABINETS. 2. FIRE ALARM SYSTEM NOT REQUIRED PER NFPA.					

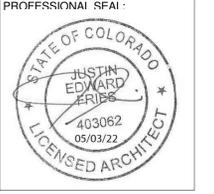


CODE PLAN SYMBOLS LEGEND	
	DIRECTION OF EXIT ACCESS TRAVEL
	PRIMARY FIRE DEPARTMENT ACCESS
	FIRE EXTINGUISHER AND CABINET
	LONGEST PATH OF TRAVEL
	HANDICAP ACCESSIBLE FIXTURE / EQUIPMENT
	FIRE DEPARTMENT ACCESS BOX - KNOX OR SIM

1 MAIN LEVEL CODE ANALYSIS PLAN
1" = 10'-0"



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1	PERMIT DRAWINGS PLAN REVIEW RESPONSE	05/09/22 05/20/22	21066
DRAWN BY: XXX			
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DATE: 05/24/2022			
Original drawing is 24" x 36" Scale entities accordingly if reduced			
SHEET TITLE: CODE PLAN & SUMMARY			

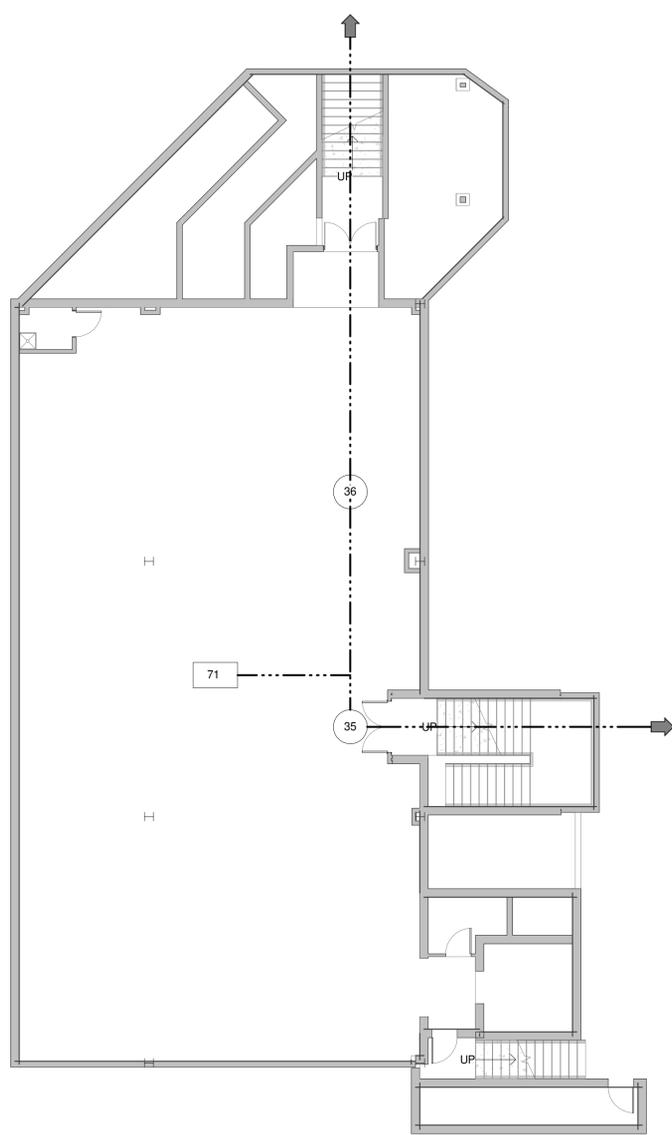
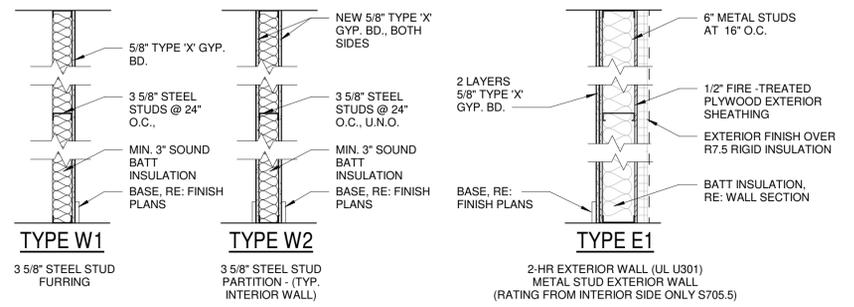
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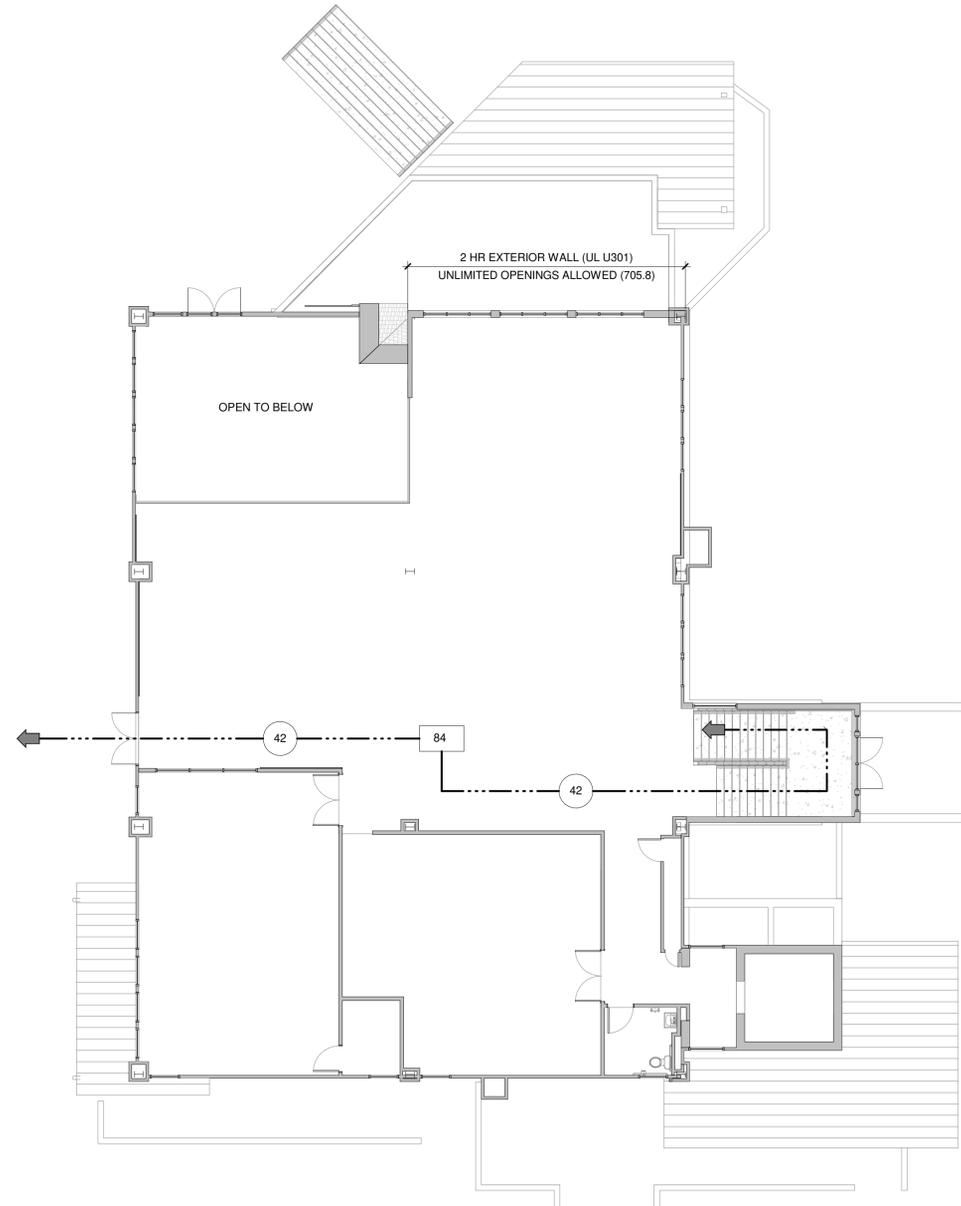
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			DRAWN BY:	Author
			APPROVED BY:	JF
			DATE:	05/24/2022
			Original drawing is 24" x 36" Scale entities accordingly if reduced	
			SHEET TITLE:	CODE PLANS

SHEET:
G1.4

PARTITION TYPES



1 BASEMENT CODE PLAN
1" = 10'-0"



2 LEVEL 02 CODE PLAN
1" = 10'-0"

FINISHES

SECTION 092400 - PORTLAND CEMENT PLASTERING

PART 1 - GENERAL

1.1 SECTION INCLUDES

- A. SUPPLY AND INSTALLATION OF FIBER REINFORCED, THREE-COAT STUCCO SYSTEM WITH EXTERIOR RIGID INSULATION AND OPTIONAL CRACK RESISTANCE.

1.2 SYSTEM DESCRIPTION

- A. THREE-COAT STUCCO SYSTEM WITH RIGID CONTINUOUS INSULATION: EXTERIOR RIGID CONTINUOUS INSULATION, WIRE FABRIC OR METAL LATH, FIBER REINFORCED SCRATCH AND BROWN COAT (3/4 IN (19 MM)), AND EITHER AN ACRYLIC OR ELASTOMERIC BASED FINISH COAT.
B. EXPANSION AND CONTROL JOINTS: CONTINUOUS EXPANSION AND CONTROL JOINTS SHALL BE INSTALLED AT LOCATIONS IN ACCORDANCE WITH ASTM C1063 AND ASTM C926.

1.5 SUBMITTALS

- A. GENERAL: SUBMIT SAMPLES, EVALUATION REPORTS AND MANUFACTURER'S PRODUCT DATA SHEETS IN ACCORDANCE WITH DIVISION 1 GENERAL REQUIREMENTS SUBMITTAL SECTION.
B. SAMPLES: SUBMIT SAMPLES FOR APPROVAL. SAMPLES SHALL BE OF MATERIALS SPECIFIED AND OF SUITABLE SIZE AS REQUIRED TO ACCURATELY REPRESENT EACH COLOR AND TEXTURE USED ON PROJECT. PREPARE EACH SAMPLE USING SAME TOOLS AND TECHNIQUES FOR ACTUAL PROJECT APPLICATION. MAINTAIN AND MAKE AVAILABLE, AT JOB SITE, APPROVED SAMPLES.
C. MANUFACTURER'S WARRANTY: SUBMIT SAMPLE COPIES OF MANUFACTURER'S WARRANTY INDICATING SINGLE SOURCE RESPONSIBILITY FOR STUCCO SYSTEM MATERIALS.

1.6 QUALITY ASSURANCE

- A. QUALIFICATIONS:
1. MANUFACTURER: SHALL HAVE MARKETED STUCCO SYSTEMS IN UNITED STATES FOR AT LEAST TEN YEARS AND SHALL HAVE COMPLETED PROJECTS OF SAME GENERAL SCOPE AND COMPLEXITY.
2. APPLICATION: SHALL BE EXPERIENCED AND COMPETENT IN INSTALLATION OF STUCCO MATERIALS, AND SHALL PROVIDE EVIDENCE OF A MINIMUM OF FIVE YEARS EXPERIENCE IN WORK SIMILAR TO THAT REQUIRED BY THIS SECTION.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

- A. MANUFACTURER, BASIS OF DESIGN: PAREX USA, INC.
B. COMPONENTS: OBTAIN COMPONENTS MANUFACTURED BY PAREX USA PAREX ARMOURWALL 300 CI STUCCO SYSTEM FROM AUTHORIZED DISTRIBUTORS. NO SUBSTITUTIONS OR ADDITIONS OF OTHER MATERIALS ARE PERMITTED WITHOUT PRIOR WRITTEN PERMISSION FROM PAREX USA FOR THIS PROJECT.

2.2 MATERIALS

- A. STUCCO BASE:
1. PAREX FIBER-47 ARMOURWALL SCRATCH AND BROWN SANDED: PROPRIETARY MIXTURE OF PORTLAND CEMENT, AND PROPRIETARY INGREDIENTS MIXED WITH CLEAN, COOL, AND POTABLE WATER IN THE FIELD.
B. STUCCO ADMIX: PAREX USA ADACRYL ADMIX & BONDING AGENT: 100% ACRYLIC EMULSION ADDITIVE FOR PORTLAND CEMENT BASED PRODUCTS TO ENHANCE CURING, ADHESION, FREEZE-THAW RESISTANCE AND WORKABILITY AND AS AN ACRYLIC POLYMER BONDING AGENT.
C. LEVELING AND REINFORCING COAT:
1. PAREX USA STUCCO LEVEL COAT™: COPOLYMER BASED, FACTORY BLEND OF CEMENT AND PROPRIETARY INGREDIENTS REQUIRING ADDITION OF WATER.
1. PAREX USA REINFORCING MESHES:
[A. PAREX USA STUCCO MESH: WEIGHT 4.5 OZ/YD² (153 G/M²) REINFORCING MESH.
[B. PAREX USA 355 STANDARD MESH: WEIGHT 4.5 OZ/YD² (153 G/M²) REINFORCING MESH.
D. EXPANDED POLYSTYRENE FEATURES OVER STUCCO:
1. ADHESIVE AND BASE COAT:
2. PAREX 121 BASE COAT & ADHESIVE: 100% ACRYLIC POLYMER BASE, REQUIRING THE ADDITION OF PORTLAND CEMENT.
1. INSULATION BOARD:
a. IN COMPLIANCE WITH MANUFACTURER'S REQUIREMENTS FOR PAREX CI SYSTEMS.
b. PRODUCED AND LABELED UNDER A THIRD PARTY QUALITY PROGRAM AS REQUIRED BY APPLICABLE BUILDING CODE; AND PRODUCED BY A MANUFACTURER APPROVED BY PAREX USA
c. SHALL CONFORM TO ASTM C578, ASTM E2430 TYPE I, AND THE PAREX USA SPECIFICATION FOR MOLDED EXPANDED POLYSTYRENE INSULATION BOARD.
3. REINFORCING MESH:
a. PAREX USA 355 STANDARD MESH: WEIGHT 4.5 OZ/YD² (153 G/M²) REINFORCING MESH.
b. PAREX USA 356 SHORT DETAIL MESH: REINFORCING MESH USED FOR BACKWRAPPING AND DETAILS.
E. PRIMER:
1. PAREX USA QUIKURE: 100% ACRYLIC BASED PRIMER TO PREPARE SURFACES FOR ACRYLIC OR ELASTOMERIC FINISHES.
A. FINISH AND COATINGS:
1. PAREX DPR OPTIMUM FINISH: FACTORY BLENDED, 100% ACRYLIC POLYMER BASED FINISH, INTEGRALLY COLORED. FINISH TYPE, TEXTURE AND COLOR AS SELECTED BY PROJECT DESIGNER.

2.3 RELATED MATERIALS AND ACCESSORIES

- A. GENERAL: STUCCO SYSTEM MATERIALS AND RELATED MATERIALS SHALL CONFORM TO ASTM C926, THIS SPECIFICATION AND PAREX PRODUCT DATA SHEETS.
B. SUBSTRATE MATERIALS:
1. GYPSUM SHEATHING: MINIMUM 1/2 IN (13 MM) THICK, CORE-TREATED, WEATHER-RESISTANT, EXTERIOR GYPSUM SHEATHING COMPLYING WITH ASTM C79 OR ASTM C1177.
2. PLYWOOD: MINIMUM 5/16 IN (8 MM) THICK EXTERIOR GRADE OR EXPOSURE I PLYWOOD FOR STUDS SPACED 16 IN (406 MM) O.C. AND 3/8 IN (9 MM) THICK EXTERIOR TYPE PLYWOOD MINIMUM FOR STUDS SPACED 24 IN (610 MM) O.C. PLYWOOD SHALL COMPLY BE EXTERIOR GRADE OR EXPOSURE 1 AND COMPLY WITH DOC PS-1.
3. ORIENTED STRAND BOARD (OSB): 7/16 -1/2 IN WALL-16 OR WALL-24, APPROVED BY THE APA, TECO, OR PS1/P1L. STAMPED AS EXPOSURE I OR EXTERIOR SHEATHING WITH A PS2 OR PRP-108 RATING. FOR OSB LIMITATIONS ON SEE PAREX USA TECHNICAL BULLETIN: EIFS AND STUCCO, ACCEPTABLE SUBSTRATES AND AREAS OF USE.
4. OTHER APPROVED BY STUCCO SYSTEM MANUFACTURER IN WRITING PRIOR TO THE PROJECT
C. WATER RESISTIVE BARRIERS:
1. WOOD SUBSTRATE: EXCEPTION: A CODE COMPLIANT WATER-RESISTIVE BARRIER THAT HAS A WATER RESISTANCE EQUAL TO OR GREATER THAN THAT OF 60-MINUTE GRADE D PAPER.
2. OTHER SHEET GOOD WATER-RESISTIVE BARRIER MAINTAINING A CURRENT ICC EVALUATION REPORT.
3. CODE COMPLIANT APPROVED WATER RESISTIVE BARRIER.
D. OPTIONAL DRAINAGE BEHIND CONTINUOUS INSULATION:
1. WATER RESISTIVE BARRIER INCORPORATING IN ITSELF A MEANS OF DRAINAGE AND MAINTAINING A CURRENT ICC EVALUATION REPORT COVERED BY FLAT INSULATION BOARD.
2. WATER RESISTIVE BARRIER COVERED BY DRAINAGE MAT.
E. CONTINUOUS INSULATION:
1. EXPANDED (EPS), OR EXTRUDED (XPS), HAVING A NOMINAL DENSITY OF 1 LB/FT³ (14 KG/M³).
2. POLYISOCYANURATE FOAM PLASTIC COMPLYING WITH ASTM C1289 AS TYPE II BOARD WITH A NOMINAL DENSITY OF 2 PCF (32 KG/M³).

- F. LATH AND ACCESSORIES: CONFORM TO ASTM C847, ASTM C933, ASTM C1032, ASTM C1063 AND APPENDIX.
1. ACCESSORIES: MANUFACTURER'S STANDARD STEEL PRODUCTS WITH MINIMUM G60 GALVANIZING UNLESS OTHERWISE INDICATED AS RIGID POLYVINYL CHLORIDE (PVC PLASTIC) OR ZINC ALLOY.
2. LATH LOCKS: WIND-LOCK "LATH-LOCK" STEEL WASHER, 1 1/4" DIAMETER, 24 GAUGE, GALVANIZED STEEL MECHANICAL FASTENING WASHER, HAVING A COUNTERSUNK CENTRAL THROUGH-HOLE, AND FOUR (4) DOWN-TURNED LEGS THAT PREVENT ROTATION DURING INSTALLATION AND KEEP THE MESH FROM SLIPPING OUT FROM UNDER THE PLATE, OR EQUAL.
3. LATH LOCKS: WIND-LOCK "LATH-LOCK" STEEL WASHER, 1 1/4" DIAMETER, 24 GAUGE, GALVANIZED STEEL MECHANICAL FASTENING WASHER, HAVING A COUNTERSUNK CENTRAL THROUGH-HOLE, AND FOUR (4) DOWN-TURNED LEGS THAT PREVENT ROTATION DURING INSTALLATION AND KEEP THE MESH FROM SLIPPING OUT FROM UNDER THE PLATE, OR EQUAL.
4. WEEP SCREEDS: FOUNDATION WEEP SCREED WITH MINIMUM 3-1/2 INCH VERTICAL ATTACHMENT FLANGE.
G. SEALS, SEALANTS AND BOND BREAKERS: SEALANTS SHALL CONFORM TO ASTM C 920, GRADE NS, CLASS 25, USE NT. BACKER ROD SHALL BE CLOSED-CELL POLYETHYLENE FOAM.

PART 3 - EXECUTION

3.1 EXAMINATION

- A. VERIFY PROJECT SITE CONDITIONS UNDER PROVISIONS OF SECTION 01 00 00.
B. COMPLIANCE: COMPLY WITH MANUFACTURER'S INSTRUCTIONS FOR INSTALLATION OF STUCCO SYSTEM MATERIALS.

3.3 MIXING

- A. MIX PROPRIETARY PRODUCTS IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS, INCLUDING THE APPLICABLE STUCCO SYSTEM PRODUCT DATA SHEETS AND APPLICATION GUIDELINES.
B. ADMIX: PAREX USA ADACRYL
1. MIX UP TO 1 GAL (3.8 L) PER 1 BAG OF PAREX FIBER-47 ARMOURWALL SCRATCH AND BROWN CONCENTRATE. MIX UP TO 1 QT (1 L) PER BAG OF PAREX FIBER-47 ARMOURWALL SCRATCH AND BROWN SANDED. ADD AFTER DRY COMPONENTS AND THE MAJORITY OF THE WATER HAS BEEN MIXED. MIX NO LONGER THAN REQUIRED TO PROVIDE A UNIFORM MIXTURE. DO NOT OVER-MIX. OVERMIXING ENTRAINS EXCESSIVE AMOUNTS OF AIR WHICH WEAKEN THE MATERIAL. DO NOT RE-TEMPER MIXES OVER 20 MINUTES OLD.

3.4 APPLICATION

- A. GENERAL: STUCCO SYSTEM AND ITS RELATED MATERIALS SHALL CONFORM TO THE REQUIREMENTS OF ASTM C926. FOLLOW PAREX USA'S CURRENT STUCCO APPLICATION GUIDE.
B. WATER RESISTIVE BARRIER:
1. THE WATER-RESISTIVE BARRIER IS PLACED OVER ALL SUBSTRATES.
2. INSTALL AS REQUIRED TO MANUFACTURER'S INSTRUCTIONS.
D. CONTINUOUS INSULATION:
1. INSULATION BOARDS SHOULD BE FASTENED TO ALLOW TEMPORARY PLACEMENT UNTIL THE LATH IS INSTALLED.
2. THE LATH IS APPLIED TIGHTLY OVER THE INSULATION BOARD AND FASTENED THROUGH THE INSULATION BOARD TO STUDS. CARE MUST BE TAKEN TO AVOID OVERDRIVING FASTENERS.
E. STUCCO BASE:
1. SCRATCH COAT:
a. APPLY SCRATCH COAT TO A MINIMUM THICKNESS OF 3/8 IN (9.5 MM), USING SUFFICIENT TROWEL PRESSURE TO KEY STUCCO INTO LATH OR TO CREATE BOND TO SUBSTRATES AS APPLICABLE.
b. PRIOR TO INITIAL SET, SCRATCH HORIZONTALLY TO PROVIDE KEY FOR BOND OF BROWN COAT.
c. MOIST CURE SCRATCH COAT WITH CLEAN POTABLE WATER FOR AT LEAST 48 HOURS IN ACCORDANCE WITH ASTM C926 AND THE BUILDING CODES FOLLOWING INITIAL APPLICATION (UNLESS BROWN COAT IS APPLIED AS SOON AS THE SCRATCH COAT HAS ACHIEVED SUFFICIENT RIGIDITY TO SUPPORT THE BROWN COAT).
2. BROWN COAT:
a. APPLY BROWN COAT TO A MINIMUM THICKNESS OF 3/8 IN (9.5 MM), USING SUFFICIENT TROWEL PRESSURE TO KEY STUCCO INTO SCRATCH COAT.
b. ROD SURFACE TO TRUE PLANE AND FLOAT TO DENSIFY.
c. TROWEL TO SMOOTH AND UNIFORM SURFACE TO RECEIVE ACRYLIC POLYMER FINISH COAT.
d. MOIST CURE BROWN COAT WITH CLEAN POTABLE WATER FOR AT LEAST 48 HOURS, IN ACCORDANCE WITH ASTM C926 AND THE BUILDING CODES.
F. LEVELING AND REINFORCING COAT:
1. AFTER MOIST CURING, ALLOW STUCCO BASE COAT TO AIR DRY A MINIMUM OF 24 HOURS BEFORE APPLYING THE LEVELING AND REINFORCING COAT.
2. USING A STAINLESS STEEL TROWEL, APPLY THE STUCCO LEVELING COAT OVER THE STUCCO BASE COAT AT A THICKNESS OF 1/16 TO 3/32 IN (1.6 - 2.4 MM).
3. FULLY EMBED REINFORCING MESH, EITHER STUCCO MESH, 355 STANDARD MESH OR 358.10 INTERMEDIATE MESH, INTO WET STUCCO LEVEL COAT, INCLUDING DIAGONAL STRIPS AT CORNERS OF OPENINGS AND TROWEL SMOOTH. IF STUCCO MESH OR 355 STANDARD MESH IS USED, SEAMS ARE OVERLAPPED 2-1/2 IN (63 MM); IF 358.10 INTERMEDIATE MESH IS USED, SEAMS ARE BUTTED AND COVERED BY STRIPS OF 356 DETAIL MESH.
4. THE ACRYLIC PRIMERS AND FINISHES CAN BE APPLIED AS SOON AS THE STUCCO LEVELING COAT HAS DRIED, TYPICALLY WITHIN 24 HOURS.
G. EXPANDED POLYSTYRENE FEATURED OVER STUCCO BASE COAT:
1. INSTALL BACK-WRAP MESH AT EPS TERMINATIONS.
2. APPLY ADHESIVE TO BACKS OF INSULATION BOARDS WITH A NOTCHED TROWEL. ALLOW TO DRY A MINIMUM OF 12 HOURS.
3. APPLY BASE COAT MATERIAL TO THE ENTIRE FOAM SHAPE AND PULL THE BACKWRAP MESH AROUND THE FOAM SHAPES AND FULLY EMBED IT INTO THE BASE COAT.
4. IMMEDIATELY EMBED THE REINFORCING MESH IN THE WET BASE COAT.
H. PRIMER AND FINISH:
1. REMOVE SURFACE CONTAMINANTS SUCH AS DUST OR DIRT WITHOUT DAMAGING THE SUBSTRATE.
2. AMBIENT AND SURFACE TEMPERATURE MUST BE 40°F (4°C) OR HIGHER DURING APPLICATION AND DRYING TIME. SUPPLEMENTAL HEAT AND PROTECTION FROM PRECIPITATION MUST BE PROVIDED AS NEEDED.
3. USE ONLY ON SURFACES THAT ARE SOUND, CLEAN, DRY, UNPAINTED, AND FREE FROM ANY RESIDUE THAT MIGHT AFFECT THE ABILITY OF THE FINISH TO BOND TO THE SURFACE.
4. PROTECT FINISH COATS FROM INCLIMATE WEATHER UNTIL COMPLETELY DRY.
I. CURING
1. KEEP STUCCO BASE COAT MOIST FOR AT LEAST 48 HOURS (LONGER IN DRY WEATHER) BY LIGHTLY FOGGING WALLS. START LIGHT FOGGING AFTER INITIAL SET OF 1-2 HOURS.
2. AIR DRY ACRYLIC BASED AND ELASTOMERIC FINISH COATS ONLY. DO NOT WET CURE.

3.5 PROTECTION

- A. PROVIDE PROTECTION OF INSTALLED MATERIALS FROM WATER INFILTRATION INTO OR BEHIND THEM.
B. PROVIDE PROTECTION OF INSTALLED STUCCO FROM DUST, DIRT, PRECIPITATION, AND FREEZING DURING INSTALLATION.
C. PROVIDE PROTECTION OF INSTALLED FINISH FROM DUST, DIRT, PRECIPITATION, FREEZING, AND CONTINUOUS HIGH HUMIDITY UNTIL FULLY DRY.
D. CLEAN EXPOSED SURFACES USING MATERIALS AND METHODS RECOMMENDED BY THE MANUFACTURER OF THE MATERIAL OR PRODUCT BEING CLEANED. REMOVE AND REPLACE WORK THAT CANNOT BE CLEANED TO THE SATISFACTION OF THE DESIGNER/OWNER.

FINISHES

SECTION 092900 - GYPSUM BOARD

1.1 SUMMARY

- A. INTERIOR GYPSUM BOARD.
B. TILE BACKING PANELS.

1.2 SUBMITTALS

- A. PRODUCT DATA: FOR EACH TYPE OF PRODUCT INDICATED.
B. SAMPLES: FOR THE FOLLOWING PRODUCTS:
1. TEXTURED FINISHES: MANUFACTURER'S STANDARD SIZE FOR EACH TEXTURED FINISH INDICATED AND ON SAME BACKING INDICATED FOR WORK.

1.3 MATERIALS

- A. INTERIOR GYPSUM BOARD:
1. GENERAL: COMPLYING WITH ASTM C 36/C 36M OR ASTM C 1396/C 1396M, AS APPLICABLE TO TYPE OF GYPSUM BOARD INDICATED AND WHICHEVER IS MORE STRINGENT.
a. MUST BE CERTIFIED AS LOW EMITTING. CERTIFICATION MUST BE BASED UPON THE CALIFORNIA DEPARTMENT OF HEALTH SERVICES STANDARD PRACTICE FOR THE TESTING OF VOLATILE ORGANIC EMISSIONS FROM VARIOUS SOURCES USING SMALL-SCALE ENVIRONMENTAL CHAMBERS INCLUDING 2004 ADDENDA OR A JURISDICTIONALLY RECOGNIZED STANDARD USING EQUIVALENT TESTING METHODOLOGIES AND VOC THRESHOLDS.
2. TYPE X:
a. THICKNESS: 5/8 INCH (15.9 MM).
b. LONG EDGES: TAPERED.
3. MOISTURE- AND MOLD-RESISTANT TYPE: WITH MOISTURE- AND MOLD-RESISTANT CORE AND SURFACES.
a. CORE: 5/8 INCH (15.9 MM), TYPE X.
b. LONG EDGES: TAPERED.
c. MOLD RESISTANCE: ASTM D 3273, SCORE OF 10 AS RATED ACCORDING TO ASTM D 3274.
B. TILE-BACKING PANELS:
1. GLASS-MAT, WATER-RESISTANT BACKING BOARD: ASTM C 1178/C 1178M, WITH MANUFACTURER'S STANDARD EDGES.
a. MUST BE CERTIFIED AS LOW EMITTING. CERTIFICATION MUST BE BASED UPON THE CALIFORNIA DEPARTMENT OF HEALTH SERVICES STANDARD PRACTICE FOR THE TESTING OF VOLATILE ORGANIC EMISSIONS FROM VARIOUS SOURCES USING SMALL-SCALE ENVIRONMENTAL CHAMBERS, INCLUDING 2004 ADDENDA OR A JURISDICTIONALLY RECOGNIZED STANDARD USING EQUIVALENT TESTING METHODOLOGIES AND VOC THRESHOLDS.
b. CORE: 5/8 INCH (15.9 MM), TYPE X.
c. MOLD RESISTANCE: ASTM D 3273, SCORE OF 10 AS RATED ACCORDING TO ASTM D 3274.
2. CEMENTITIOUS BACKER UNITS: ANSI A118.9 AND ASTM C 1288 OR 1325, WITH MANUFACTURER'S STANDARD EDGES.
a. THICKNESS: AS INDICATED.
b. MOLD RESISTANCE: ASTM D 3273, SCORE OF 10 AS RATED ACCORDING TO ASTM D 3274.
C. TRIM ACCESSORIES:
a. INTERIOR: CORNERBEAD.

END OF SECTION 092900

FINISHES

SECTION 093000 - TILING

1.1 SUMMARY

- A. PAVEN, GLAZED, WALL TILE, AND THIN PORCELAIN TILE.
B. WATERPROOF MEMBRANE FOR THIN-SET TILE INSTALLATIONS.
C. METAL EDGE STRIPS INSTALLED AS PART OF TILE INSTALLATIONS.

1.2 QUALITY ASSURANCE

- A. MOCKUPS FOR EACH FORM OF CONSTRUCTION.

1.3 MATERIALS

- A. GLAZED WALL TILE TRIM SHAPES: COVED BASE, BULLNOSE CAP.
B. THRESHOLD/SEALS: SATIN ANODIZED ALUMINUM THRESHOLDS AND TRANSITION STRIPS.
1. BEVEL EDGES AT 1:2 SLOPE, WITH LOWER EDGE OF BEVEL ALIGNED WITH OR UP TO 1/16 INCH (1.5 MM) ABOVE ADJACENT FLOOR SURFACE. FINISH BEVEL TO MATCH TOP SURFACE OF THRESHOLD. LIMIT HEIGHT OF THRESHOLD TO 1/2 INCH (12.7 MM) OR LESS ABOVE ADJACENT FLOOR SURFACE.
C. MORTAR: LATEX-PORTLAND CEMENT
D. ELASTOMERIC SEALANTS: ONE-PART, MILDEW-RESISTANT SILICONE.
1. SEALANTS SHALL HAVE A VOC CONTENT OF 250 G/L OR LESS WHEN CALCULATED ACCORDING TO 40 CFR 59, SUBPART D (EPA METHOD 24).

1.4 FLOOR TILE INSTALLATION SCHEDULE

- A. INTERIOR FLOORS ON CONCRETE: THIN-SET MORTAR.
1. TILE TYPE: UNGLAZED PAVEN TILE.
2. MORTAR: LATEX- PORTLAND CEMENT MORTAR BOND COAT.
3. GROUT: POLYMER-MODIFIED UNSANDED 100% SOLIDS EPOXY NON-SAGGING GROUT.
B. INTERIOR FLOORS ON [WATERPROOF] [CRACK-SUPPRESSION] MEMBRANE OVER CONCRETE AND WOOD: THIN-SET MORTAR.
1. TILE TYPE: UNGLAZED PAVEN TILE.
2. MORTAR: LATEX- PORTLAND CEMENT MORTAR BOND COAT.
3. GROUT: POLYMER-MODIFIED UNSANDED 100% SOLIDS EPOXY NON-SAGGING GROUT.

1.5 WALL TILE INSTALLATION SCHEDULE

- A. INTERIOR WALLS OVER GLASS-MAT WATER-RESISTANT BACKER BOARD OR CEMENTITIOUS BACKER UNITS: THIN-SET MORTAR.
1. MORTAR: LATEX-PORTLAND CEMENT MORTAR.
2. GROUT: POLYMER-MODIFIED UNSANDED GROUT SUPPLIED BY GC.

1.6 INSTALLATION

- A. ALL TILE AND SLATE TO BE INSTALLED PER TILE COUNCIL OF AMERICA STANDARDS. GROUT WIDTH PER MANUFACTURER OR AS NOTED.

END OF SECTION 093000

FINISHES

SECTION 095113 - ACOUSTICAL PANEL CEILINGS

1.1 SUMMARY

- A. ACOUSTICAL PANELS AND EXPOSED SUSPENSION SYSTEMS.

1.2 SUBMITTALS

- A. PRODUCT DATA: FOR EACH TYPE OF PRODUCT INDICATED.
B. COORDINATION DRAWINGS: REFLECTED CEILING PLANS, DRAWN TO SCALE, ON WHICH THE FOLLOWING ITEMS ARE SHOWN AND COORDINATED WITH EACH OTHER, BASED ON INPUT FROM INSTALLERS OF THE ITEMS INVOLVED:
1. CEILING SUSPENSION SYSTEM MEMBERS.
2. METHOD OF ATTACHING HANGERS TO BUILDING STRUCTURE.
3. CEILING-MOUNTED ITEMS INCLUDING LIGHTING FIXTURES, DIFFUSERS, GRILLES, SPEAKERS, SPRINKLERS, ACCESS PANELS, AND SPECIAL MOLDINGS.
C. SAMPLES FOR VERIFICATION: FOR EACH COMPONENT INDICATED AND FOR EACH EXPOSED FINISH REQUIRED, PREPARED ON SAMPLES OF SIZE INDICATED BELOW.
1. ACOUSTICAL PANEL: SET OF FULL-SIZE SAMPLES OF EACH TYPE, COLOR, PATTERN, AND TEXTURE.
2. EXPOSED SUSPENSION SYSTEM MEMBERS, MOLDINGS, AND TRIM: SET OF 12-INCH-(300-MM-) LONG SAMPLES OF EACH TYPE, FINISH, AND COLOR.
D. QUALIFICATION DATA: FOR TESTING AGENCY.
E. FIELD QUALITY CONTROL TEST REPORTS:
F. PRODUCT TEST REPORTS: BASED ON EVALUATION OF COMPREHENSIVE TESTS PERFORMED BY A QUALIFIED TESTING AGENCY, FOR EACH ACOUSTICAL PANEL CEILING.
G. MAINTENANCE DATA: FOR FINISHES TO INCLUDE IN MAINTENANCE MANUALS.

1.3 QUALITY ASSURANCE

- A. ACOUSTICAL PANEL QUALITY STANDARD: ASTM E 1264.
B. METAL SUSPENSION SYSTEM QUALITY STANDARD: ASTM C 635.

1.4 MATERIALS

- A. ACOUSTICAL CEILING PANELS GENERAL: MUST BE CERTIFIED AS LOW EMITTING. CERTIFICATION MUST BE BASED UPON THE CALIFORNIA DEPARTMENT OF HEALTH SERVICES STANDARD PRACTICE FOR THE TESTING OF VOLATILE ORGANIC EMISSIONS FROM VARIOUS SOURCES USING SMALL-SCALE ENVIRONMENTAL CHAMBERS, INCLUDING 2004 ADDENDA OR A JURISDICTIONALLY RECOGNIZED STANDARD USING EQUIVALENT TESTING METHODOLOGIES AND VOC THRESHOLDS.
B. ACOUSTICAL CEILING PANELS WASHABLE
1. CLASSIFICATION: TYPE IV, MINERAL BASE WITH MEMBRANE-FACED OVERLAY; FORM 2, WATER FELTED; WITH VINYL OVERLAY ON FACE; PATTERN G (SMOOTH).
2. COLOR: AS INDICATED ON DRAWINGS.
3. THICKNESS: 5/8 INCH (15 MM).
4. MODULAR SIZE: 24 BY 48 INCHES (610 BY 1220 MM).
5. BROAD SPECTRUM ANTIMICROBIAL FUNGICIDE AND BACTERICIDE TREATMENT: PROVIDE ACOUSTICAL TILES TREATED WITH MANUFACTURER'S STANDARD ANTIMICROBIAL FORMULATION THAT INHIBITS FUNGUS, MOLD, MILDEW, AND GRAM-POSITIVE AND GRAM-NEGATIVE BACTERIA AND SHOWING NO MOLD, MILDEW, OR BACTERIAL GROWTH WHEN TESTED ACCORDING TO ASTM D 3273 AND EVALUATED ACCORDING TO ASTM D 3274 OR ASTM G 21.
C. ACOUSTICAL CEILING PANELS TEXTURED:
1. CLASSIFICATION: TYPE III, MINERAL BASE WITH PAINTED FINISH; FORM 2, WATER FELTED; PATTERN E (LIGHTLY TEXTURED).
2. COLOR: AS INDICATED ON DRAWINGS.
3. THICKNESS: 5/8 INCH (15 MM).
4. MODULAR SIZE: 24 BY 48 INCHES (610 BY 1220 MM).
5. BROAD SPECTRUM ANTIMICROBIAL FUNGICIDE AND BACTERICIDE TREATMENT: PROVIDE ACOUSTICAL TILES TREATED WITH MANUFACTURER'S STANDARD ANTIMICROBIAL FORMULATION THAT INHIBITS FUNGUS, MOLD, MILDEW, AND GRAM-POSITIVE AND GRAM-NEGATIVE BACTERIA AND SHOWING NO MOLD, MILDEW, OR BACTERIAL GROWTH WHEN TESTED ACCORDING TO ASTM D 3273 AND EVALUATED ACCORDING TO ASTM D 3274 OR ASTM G 21.
D. ACOUSTICAL CEILING PANELS PERFORATED:
1. CLASSIFICATION: TYPE III, MINERAL BASE WITH PAINTED FINISH; FORM 2, WATER FELTED; PATTERN CE (PERFORATED, SMALL HOLES AND LIGHTLY TEXTURED).
2. COLOR: AS INDICATED ON DRAWINGS.
3. THICKNESS: 3/4 INCH (19.15 MM).
4. MODULAR SIZE: 24 BY 48 INCHES (610 BY 1220 MM).
5. BROAD SPECTRUM ANTIMICROBIAL FUNGICIDE AND BACTERICIDE TREATMENT: PROVIDE ACOUSTICAL TILES TREATED WITH MANUFACTURER'S STANDARD ANTIMICROBIAL FORMULATION THAT INHIBITS FUNGUS, MOLD, MILDEW, AND GRAM-POSITIVE AND GRAM-NEGATIVE BACTERIA AND SHOWING NO MOLD, MILDEW, OR BACTERIAL GROWTH WHEN TESTED ACCORDING TO ASTM D 3273 AND EVALUATED ACCORDING TO ASTM D 3274 OR ASTM G 21.
E. METAL SUSPENSION SYSTEMS:
1. WIDE-FACE, CAPPED, DOUBLE-WEB STEEL: INTERMEDIATE DUTY.
F. METAL EDGE MOLDINGS AND TRIM: ROLL-FORMED SHEET METAL.

1.5 INSTALLATION

- A. INSTALLATION: ASTM C 636.

1.6 FIELD QUALITY CONTROL

- A. TESTING: BY OWNER-ENGAGED AGENCY TO TEST ACOUSTICAL PANEL CEILING HANGER FASTENERS.

END OF SECTION 095113

FINISHES

SECTION 097200 - WALL COVERINGS

1.1 SUMMARY

- A. VINYL AND WOVEN GLASS-FIBER WALL COVERING.

1.2 MATERIALS

- A. ADHESIVE: MILDEW-RESISTANT, NONSTAINING, STRIPPABLE ADHESIVE, FOR USE WITH SPECIFIC WALL COVERING AND SUBSTRATE APPLICATION, AS RECOMMENDED IN WRITING BY WALL-COVERING MANUFACTURER, AND WITH A VOC CONTENT OF 50 G/L OR LESS WHEN CALCULATED ACCORDING TO 40 CFR 59, SUBPART D (EPA METHOD 24).

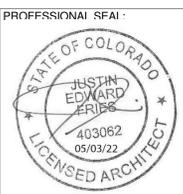
1.3 INSTALLATION

- A. INSTALL STRIPS IN SAME ORDER AS CUT FROM ROLL.

END OF SECTION 097200



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Table with columns: REV.#, ISSUED FOR, DATE, JOB NUMBER: 21066, DRAWN BY: Author, APPROVED BY: Approver, DATE: 05/24/2022, SHEET TITLE: SPECIFICATIONS

SHEET: G1.9

KEYNOTE LEGEND	
Key Value	Keynote Text

- SITE PLAN GENERAL NOTES:**
1. REFER TO G1.2 FOR ADDITIONAL INFORMATION.
 2. REFER TO ENGINEERING DRAWINGS FOR ADDITIONAL INFORMATION.
 3. REFER TO REFERENCED ENLARGED PLANS FOR FURTHER DETAILS AND LAYOUT.

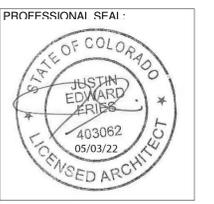


1 ARCHITECTURAL SITE PLAN
1" = 20'-0"



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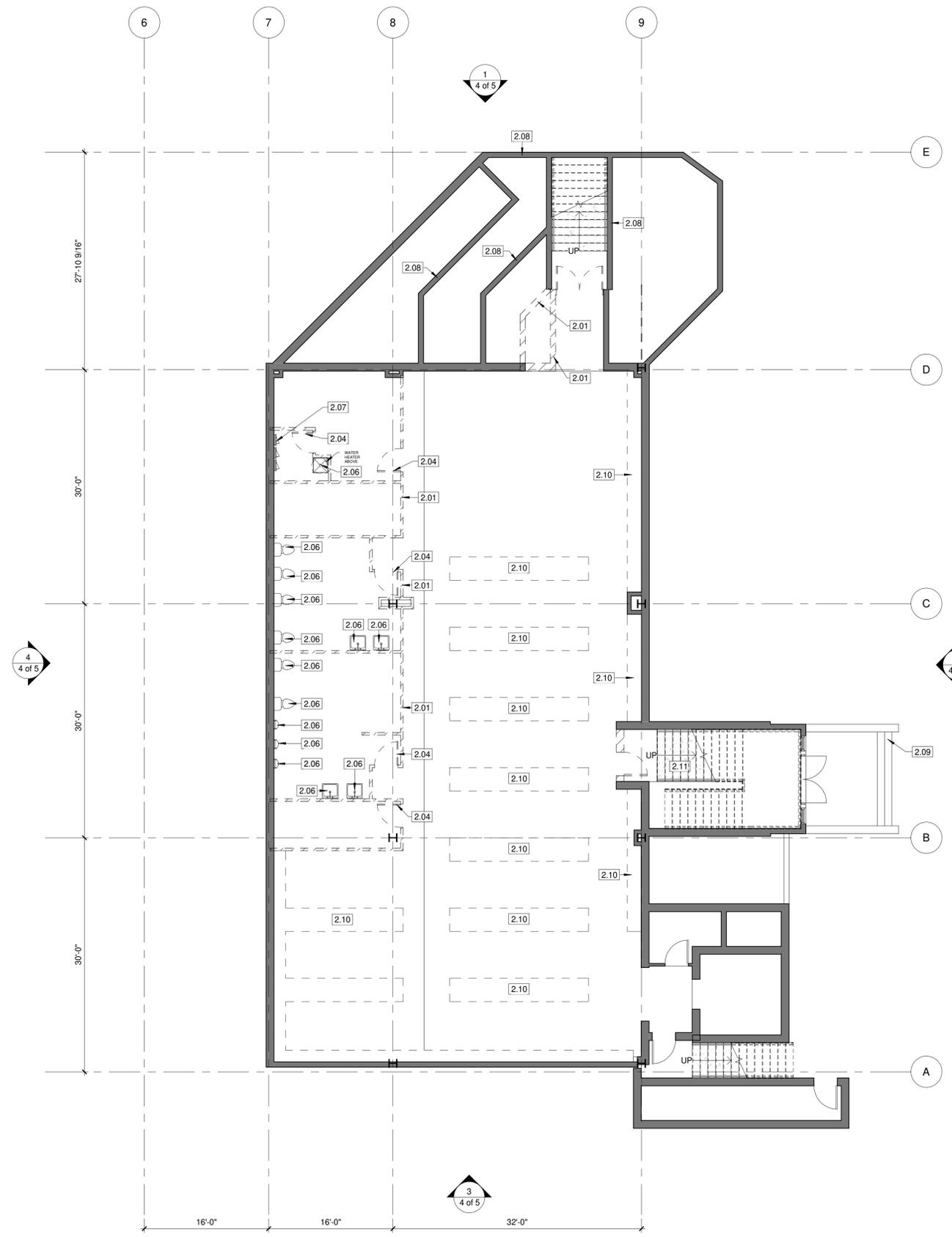


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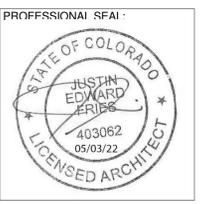
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			SHEET TITLE:	ARCHITECTURAL SITE PLAN

SHEET:
A1.1

KEYNOTE LEGEND	
Key Value	Keynote Text
2.01	REMOVE EXISTING WALL
2.04	REMOVE EXISTING DOOR AND FRAME
2.06	REMOVE EXISTING PLUMBING FIXTURE AND CAP, RE: PLUMB. DWGS.
2.07	REMOVE EXISTING ELECTRICAL EQUIPMENT, RE: ELEC. DWGS.
2.08	EXISTING CONCRETE SITE WALL TO REMAIN
2.09	EXISTING EXTERIOR STAIR TO REMAIN
2.10	REMOVE EXISTING CONCRETE FLOOR SLAB
2.11	REMOVE EXISTING METAL STAIR NOSING AND REPLACE



1 LEVEL 00 DEMOLITION PLAN
1/8" = 1'-0"

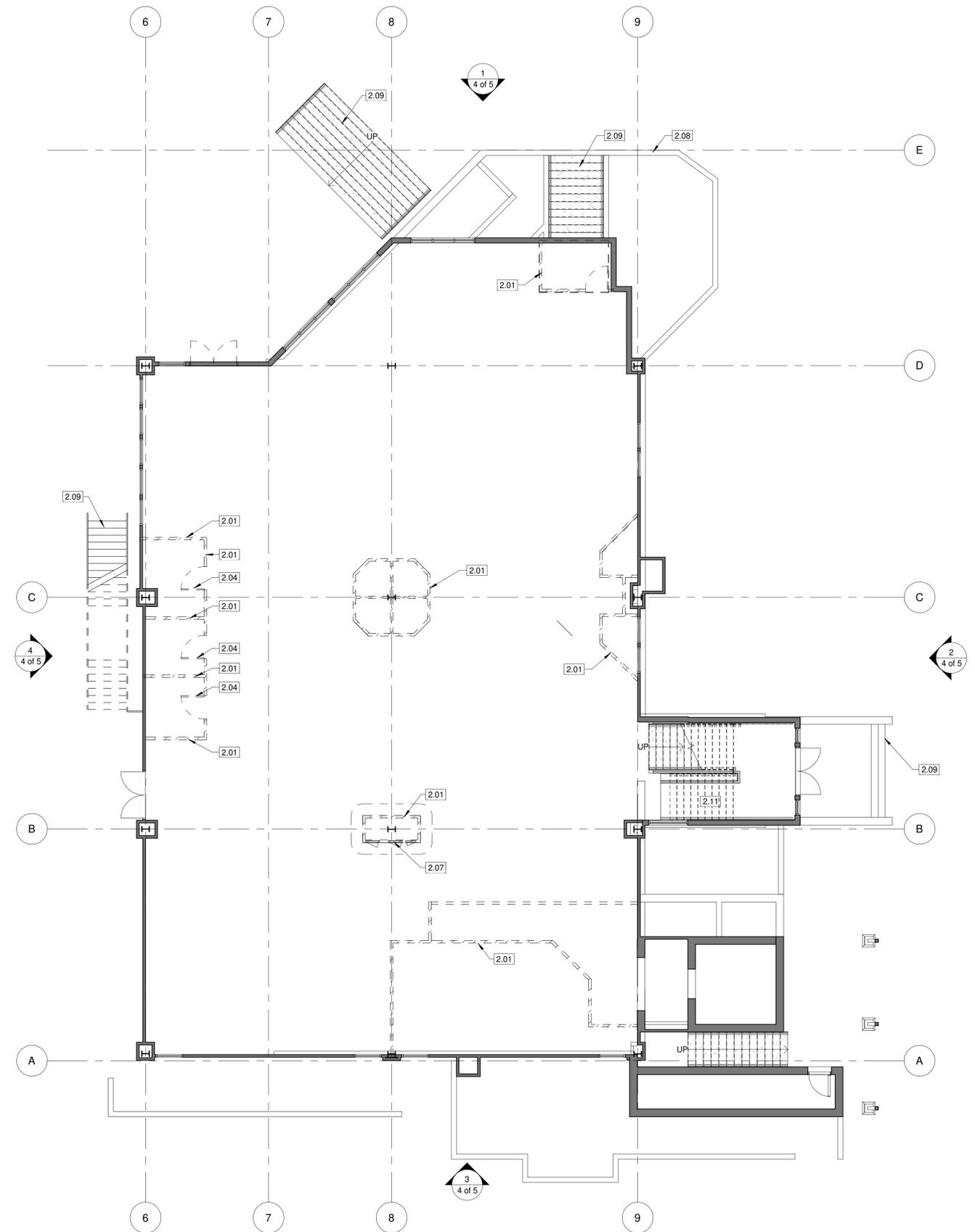


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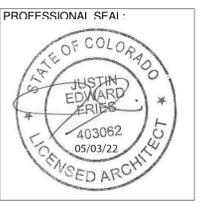
REV. #	ISSUED FOR	DATE	JOB NUMBER:	DRAWN BY:	APPROVED BY:	DATE:	SHEET TITLE:
			21066	Author	JF	05/24/2022	DEMOLITION FLOOR PLAN

SHEET:
D2.1

KEYNOTE LEGEND	
Key Value	Keynote Text
2.01	REMOVE EXISTING WALL
2.04	REMOVE EXISTING DOOR AND FRAME
2.07	REMOVE EXISTING ELECTRICAL EQUIPMENT, RE: ELEC. DWGS.
2.08	EXISTING CONCRETE SITE WALL TO REMAIN
2.09	EXISTING EXTERIOR STAIR TO REMAIN
2.11	REMOVE EXISTING METAL STAIR NOSING AND REPLACE



1 LEVEL 01 DEMOLITION PLAN
1/8" = 1'-0"



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			APPROVED BY:	JF
			DATE:	05/24/2022
			Original drawing is 24" x 36" Scale entities accordingly if reduced	
			SHEET TITLE:	DEMOLITION FLOOR PLAN

SHEET:
D2.2

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PROFESSIONAL SFAI

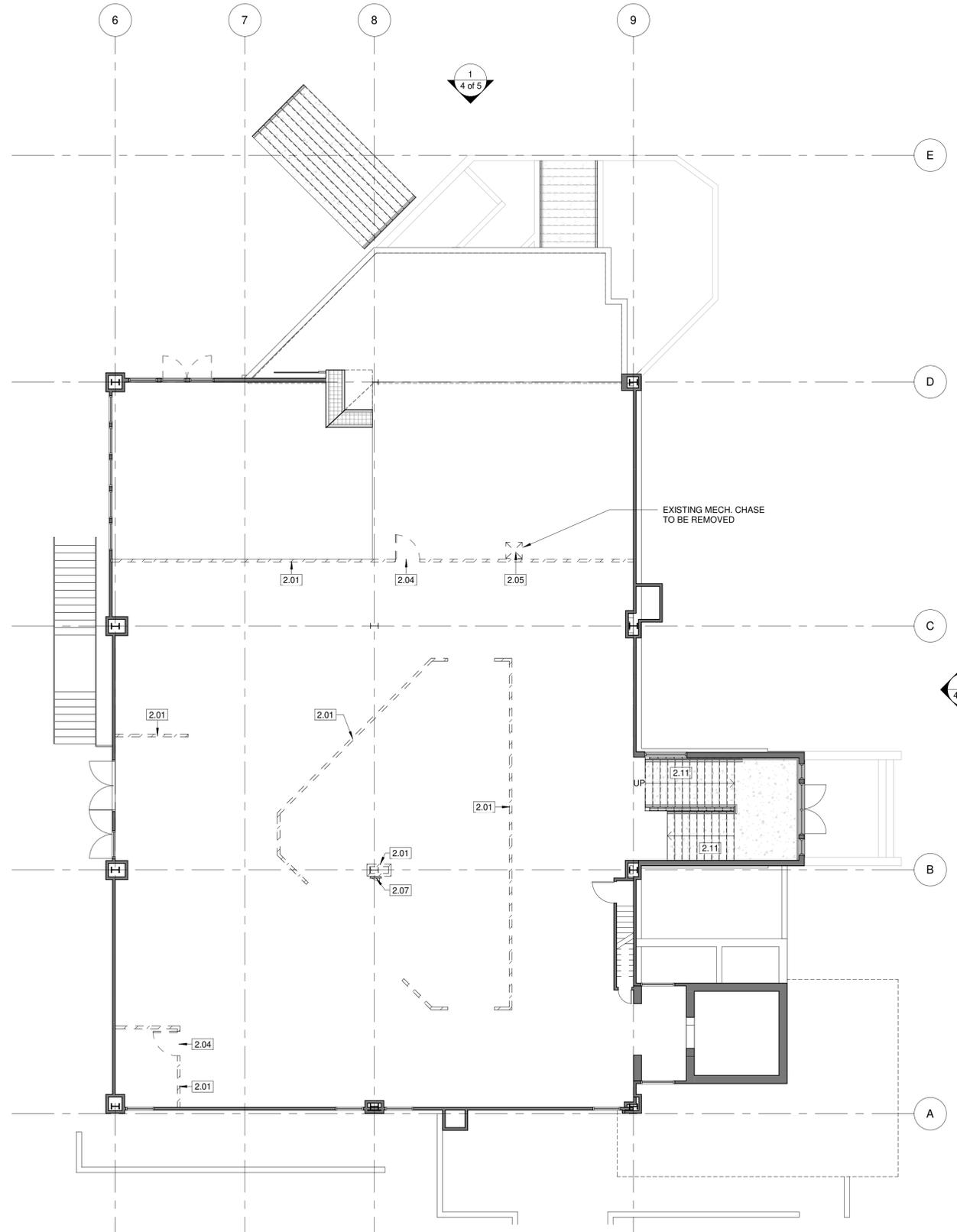


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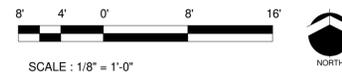
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SHEET TITLE:				
DEMOLITION FLOOR PLAN				

SHEET:
D2.3

KEYNOTE LEGEND	
Key Value	Keynote Text
2.01	REMOVE EXISTING WALL
2.04	REMOVE EXISTING DOOR AND FRAME
2.05	REMOVE EXISTING MECHANICAL EQUIPMENT, RE: MECH. DWGS.
2.07	REMOVE EXISTING ELECTRICAL EQUIPMENT, RE: ELEC. DWGS.
2.11	REMOVE EXISTING METAL STAIR NOSING AND REPLACE



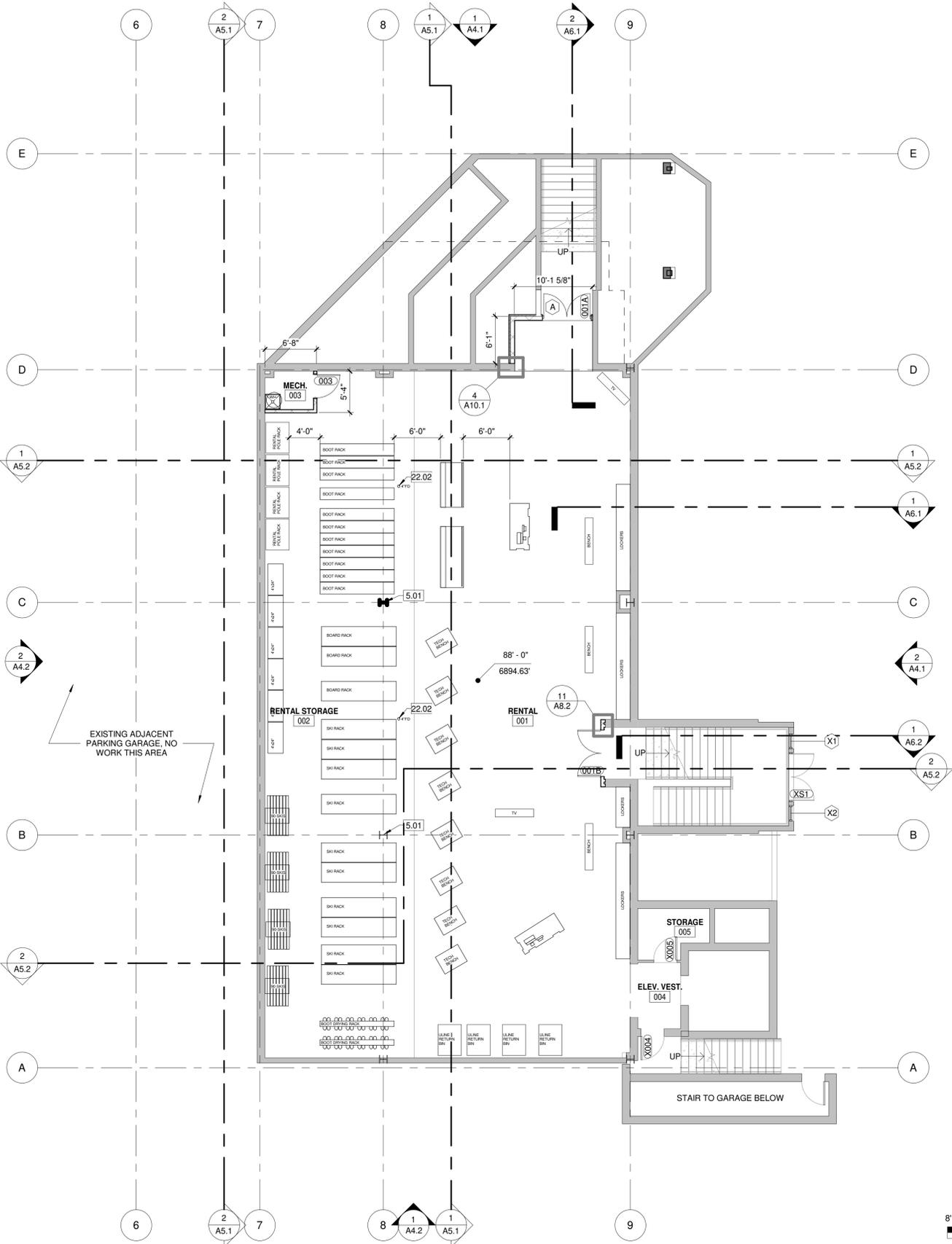
1 LEVEL 02 DEMOLITION PLAN
1/8" = 1'-0"



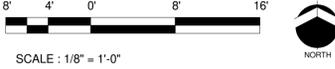
KEYNOTE LEGEND	
Key Value	Keynote Text
5.01	EXISTING STEEL COLUMN TO REMAIN
22.02	FLOOR DRAIN; RE: PLUMBING DWGS

FLOOR PLAN GENERAL NOTES:

- DIMENSIONS ARE TO FACE OF STUD, CONCRETE, OR CMU UNO.
- ALL DOORS TO BE LOCATED 4" FROM ADJACENT PARTITION WHERE DOOR IS INDICATED ADJACENT TO PARTITION UNO.
- SEE REFERENCED ENLARGED PLANS, FOR FURTHER DETAILS AND LAYOUT.
- REFER TO A8.1 FOR DOOR AND WINDOW SCHEDULE AND ELEVATIONS.
- REFER TO ELEVATIONS FOR ADDITIONAL WINDOWS/WALL OPENING INFORMATION.
- OPENINGS FOR DOORS, WINDOWS, LOUVERS, ETC MUST BE VERIFIED WITH MFR ROUGH OPENING REQUIREMENTS. ARCHITECTURAL DIMENSION PLANS ARE INTENDED TO LOCATE FEATURES OF THE BUILDING AND ARE NOT INTENDED TO BE USED AS CONSTRUCTION COORDINATION DRAWINGS.

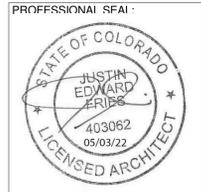


1 LEVEL 00 - FLOOR PLAN
1/8" = 1'-0"



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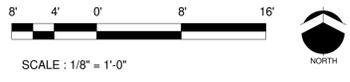
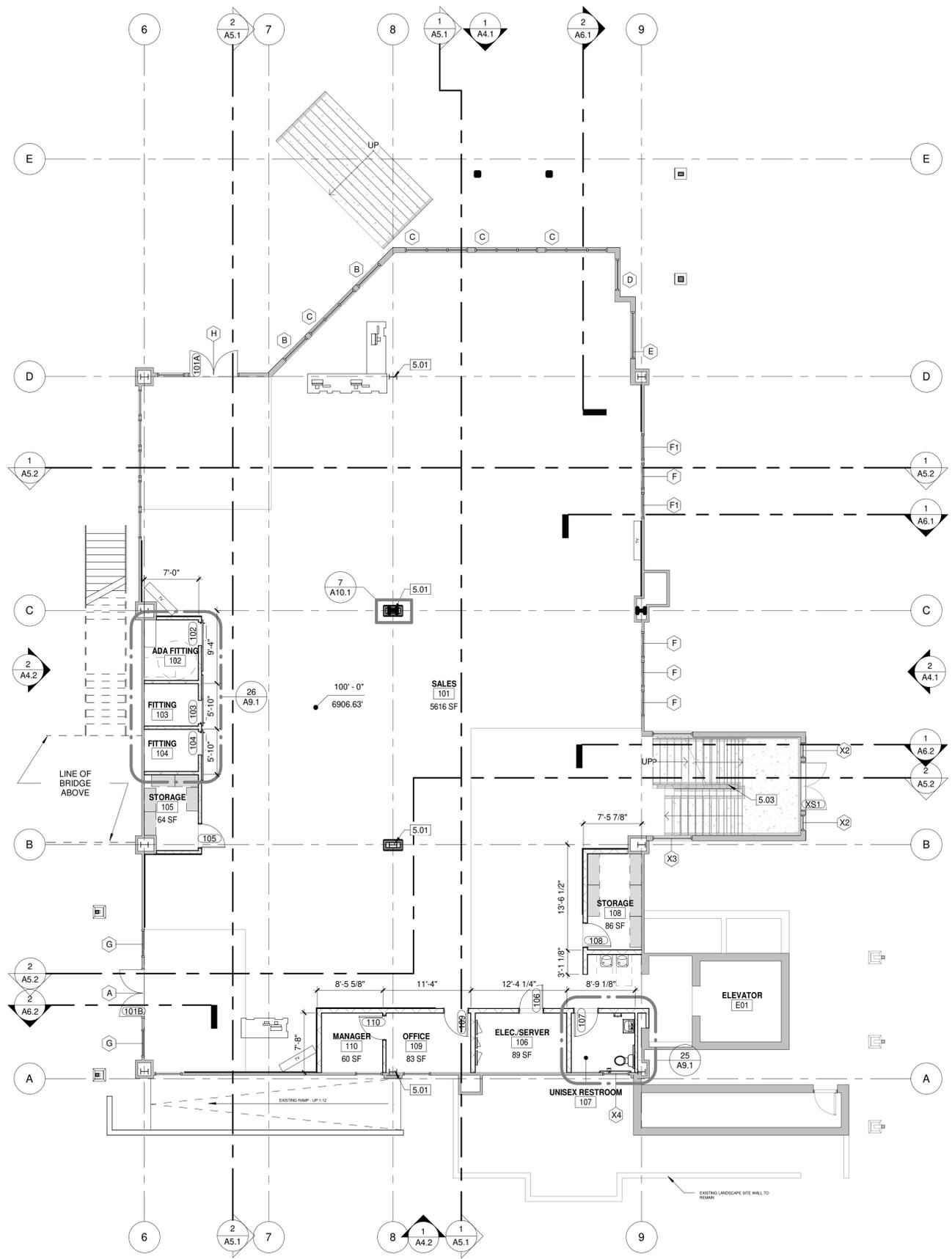
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SHEET:
A2.11

KEYNOTE LEGEND	
Key Value	Keynote Text
5.01	EXISTING STEEL COLUMN TO REMAIN
5.03	42" TALL STEEL GUARDRAIL WITH WIRE MESH INFILL PANELS, PAINT

FLOOR PLAN GENERAL NOTES:

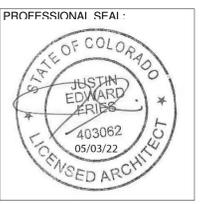
- DIMENSIONS ARE TO FACE OF STUD, CONCRETE, OR CMU UNO.
- ALL DOORS TO BE LOCATED 4" FROM ADJACENT PARTITION WHERE DOOR IS INDICATED ADJACENT TO PARTITION UNO.
- SEE REFERENCED ENLARGED PLANS, FOR FURTHER DETAILS AND LAYOUT.
- REFER TO A8.1 FOR DOOR AND WINDOW SCHEDULE AND ELEVATIONS.
- REFER TO ELEVATIONS FOR ADDITIONAL WINDOWS/WALL OPENING INFORMATION.
- OPENINGS FOR DOORS, WINDOWS, LOUVERS, ETC MUST BE VERIFIED WITH MFR ROUGH OPENING REQUIREMENTS. ARCHITECTURAL DIMENSION PLANS ARE INTENDED TO LOCATE FEATURES OF THE BUILDING AND ARE NOT INTENDED TO BE USED AS CONSTRUCTION COORDINATION DRAWINGS.



1 LEVEL 01 - FLOOR PLAN
1/8" = 1'-0"



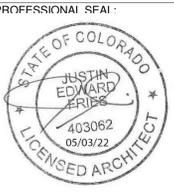
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A2.12



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SHEET:
A2.22

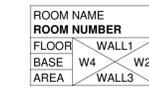
FLOOR FINISH SCHEDULE				
Number	Description	Manufacturer	Specification	Comments
CPT-1	CARPET TILES	MOHAWK	UNCHARTED - RESTORE TILE - ATMOSPHERIC	
RB-1	RUBBER FLOORING	TBD	TBD	
SC-1	SEALED CONCRETE	TBD	TBD	

WALL & MILLWORK FINISH SCHEDULE			
Key	Description	Manufacturer	Specification
B-1	RUBBER WALL BASE	T.B.D.	T.B.D.
B-2	TRIM BOARD BASE	T.B.D.	1X6 TRIM
M	MIRROR	T.B.D.	MIN. 4'-0" X 7'-0"
P-1	WALL PANEL	T.B.D.	SLATE WALL PANEL
P-2	WALL PANEL	T.B.D.	INFILL WALL PANEL
PT-1	CEILING PAINT	T.B.D.	T.B.D.
PT-2	CEILING PAINT	T.B.D.	BLACK
PT-3	WALL PAINT TYP.	SHERWIN WILLIAMS	SNOWBOUND
PT-4	WALL PAINT ACCENT	T.B.D.	T.B.D.
PT-5	WALL PAINT ACCENT	T.B.D.	T.B.D.
PT-6	WALL PAINT ACCENT	T.B.D.	T.B.D.
PT-7	METAL RAIL PAINT	T.B.D.	T.B.D.
PT-8	EXT. STEEL PAINT	T.B.D.	T.B.D.
PT-9	STAIN, BEAM	T.B.D.	T.B.D.
PT-10	STAIN, CEILING	T.B.D.	T.B.D.
UF	UNFINISHED	N/A	
WD-1	TRIM BOARD	T.B.D.	1X4 MDF TRIM

GENERAL FINISH NOTES:

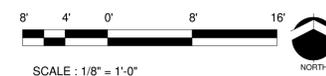
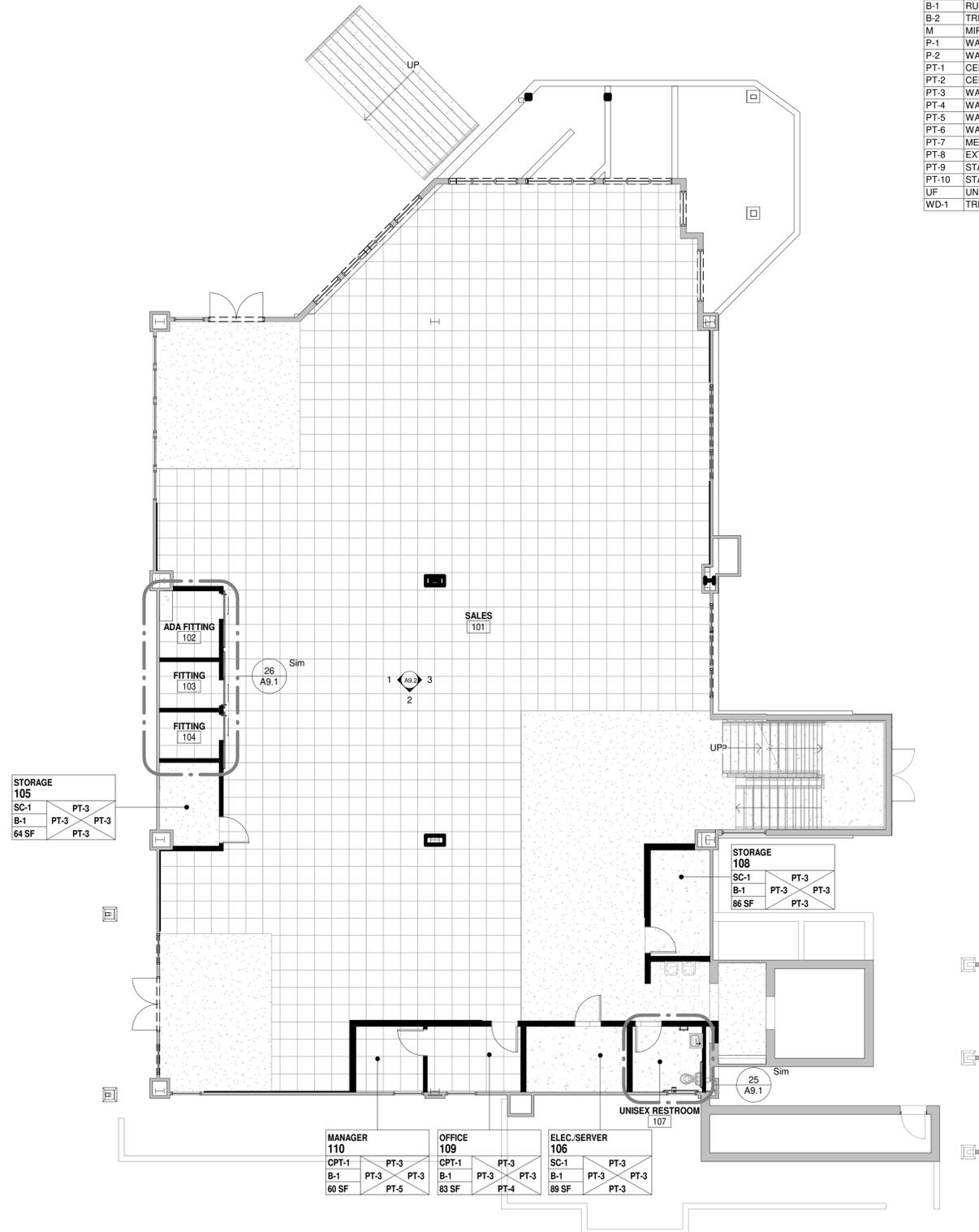
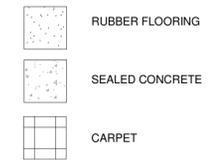
- REFER TO FINISH SCHEDULE ON THIS SHEET AND SPECIFICATIONS IN PROJECT MANUAL FOR DETAILED INFORMATION FOR EACH MATERIAL
- REFER TO ENLARGED PLANS AND INTERIOR ELEVATIONS FOR TOILET ACCESSORIES AND ADDITIONAL DETAILS
- REFER TO INTERIOR ELEVATIONS FOR ADDITIONAL FINISH REQUIREMENTS/ALIGNMENTS
- PAINTING SUBCONTRACTOR/FIELD SUPERVISOR TO CONFER WITH ARCHITECT AFTER PRIMING WALLS AND CEILING TO REVIEW FINAL FINISH LOCATIONS OF PAINT COLORS, WALL HUNG ARTWORK, SURFACE TREATMENTS, ETC
- COVE BASE SHALL BE USED AT ALL RESILIENT FLOORING LOCATIONS. USE ROLL GOODS ONLY. NO SEAM SHALL OCCUR WITHIN 6' OF OUTSIDE CORNER
- THE GENERAL CONTRACTOR SHALL SUBMIT TO ARCHITECT THE CARPET INSTALLERS SEAMING AND/OR INSTALLATION PLAN FOR REVIEW AND APPROVAL PRIOR TO INSTALLING CARPET
- PROVIDE PRIME COAT OF PAINT ONE SHADE LIGHTER THAN FINAL COAT, PROVIDE TWO COATS OF EGGSHELL LATEX PAINT ON ALL WALLS, UNO; REFER TO SPECIFICATIONS.
- ALL INTERIOR GYPSUM BOARD WALLS TO PAINTED PT-3, UNO.
- GYPSUM BOARD CEILING TO BE PAINTED PT-1, UNO.
- ARCHITECT WILL REVIEW ALTERNATES FOR REASONS OF PRODUCT AVAILABILITY, UNREASONABLE LEAD TIME, AND/OR OWNER-REQUESTED CHANGES, BUT RESERVES THE RIGHT TO REJECT ANY AND ALL PROPOSED ALTERNATES THAT DO NOT MEET THE DESIGN INTENT.
- CARPET TRANSITION TO OCCUR AT CENTER LINE OF DOOR UNO.
- USE SCHLUTER-SCHIENE FLOOR TRANSITIONS AT ALL FLOOR MATERIAL CHANGES. G.C. TO COORDINATE WITH FINAL MATERIAL THICKNESS. ALL TRANSITIONS MUST BE ADA COMPLIANT. FINISH: AKB
- AREAS NOTED UNFINISHED ARE TO RECEIVE GYPSUM BOARD AS INDICATED; SCREWED AND TAPED ONLY (OR AS REQUIRED TO MAINTAIN RATINGS)
- PROVIDE FLOOR FINISHES BELOW SINKS, COUNTERTOPS, CABINETS, AND OTHER OVERHANGING FEATURES TO MATCH ADJACENT FINISH

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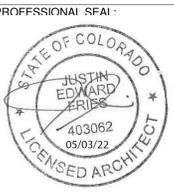


WALL FINISHES ARE INTENDED TO BE THE PRIMARY FINISH ON THE INDICATED WALL. THE WALL FINISH CORRESPONDS TO THE FINISH OF THE FACING WALL AS THOUGH THE TAG WERE INSERTED IN THE CENTER OF THE ROOM. REF: INTERIOR ELEVATIONS FOR ADDITIONAL FINISH INFORMATION.

FLOOR FINISH LEGEND:



1 LEVEL 01 - FINISH PLAN
1/8" = 1'-0"



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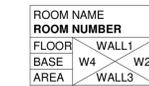
FLOOR FINISH SCHEDULE				
Number	Description	Manufacturer	Specification	Comments
CPT-1	CARPET TILES	MOHAWK	UNCHARTED - RESTORE TILE - ATMOSPHERIC	
RB-1	RUBBER FLOORING	TBD	TBD	
SC-1	SEALED CONCRETE	TBD	TBD	

WALL & MILLWORK FINISH SCHEDULE			
Key	Description	Manufacturer	Specification
B-1	RUBBER WALL BASE	T.B.D.	T.B.D.
B-2	TRIM BOARD BASE	T.B.D.	1X6 TRIM
M	MIRROR	T.B.D.	MIN. 4'-0" X 7'-0"
P-1	WALL PANEL	T.B.D.	SLATE WALL PANEL
P-2	WALL PANEL	T.B.D.	INFILL WALL PANEL
PT-1	CEILING PAINT	T.B.D.	T.B.D.
PT-2	CEILING PAINT	T.B.D.	BLACK
PT-3	WALL PAINT TYP.	SHERWIN WILLIAMS	SNOWBOUND
PT-4	WALL PAINT ACCENT	T.B.D.	T.B.D.
PT-5	WALL PAINT ACCENT	T.B.D.	T.B.D.
PT-6	WALL PAINT ACCENT	T.B.D.	T.B.D.
PT-7	METAL RAIL PAINT	T.B.D.	T.B.D.
PT-8	EXT. STEEL PAINT	T.B.D.	T.B.D.
PT-9	STAIN, BEAM	T.B.D.	T.B.D.
PT-10	STAIN, CEILING	T.B.D.	T.B.D.
UF	UNFINISHED	N/A	
WD-1	TRIM BOARD	T.B.D.	1X4 MDF TRIM

GENERAL FINISH NOTES:

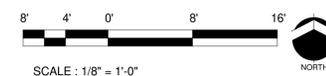
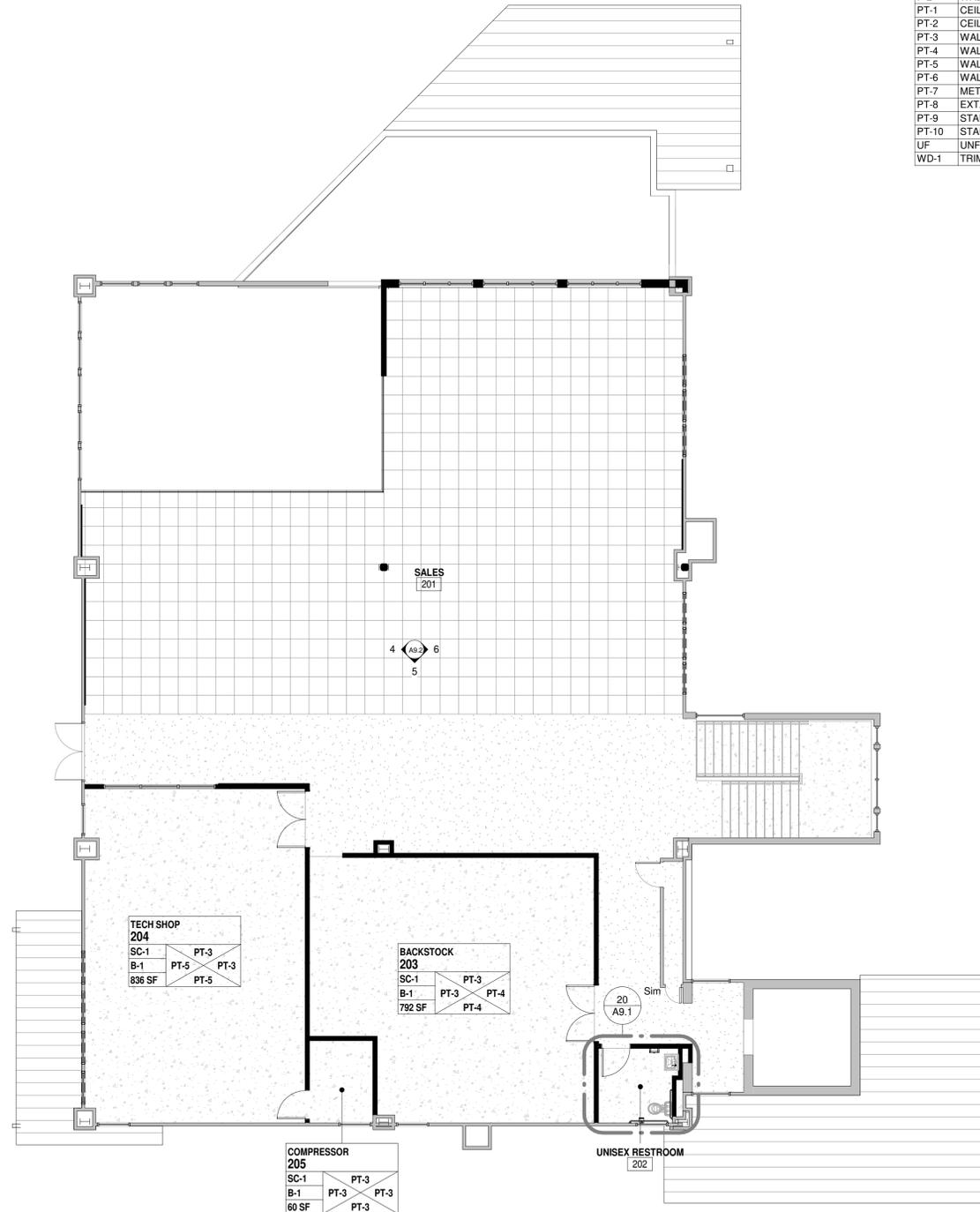
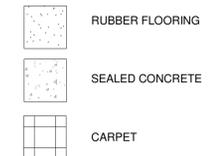
- REFER TO FINISH SCHEDULE ON THIS SHEET AND SPECIFICATIONS IN PROJECT MANUAL FOR DETAILED INFORMATION FOR EACH MATERIAL
- REFER TO ENLARGED PLANS AND INTERIOR ELEVATIONS FOR TOILET ACCESSORIES AND ADDITIONAL DETAILS
- REFER TO INTERIOR ELEVATIONS FOR ADDITIONAL FINISH REQUIREMENTS/ALIGNMENTS
- PAINTING SUBCONTRACTOR/FIELD SUPERVISOR TO CONFER WITH ARCHITECT AFTER PRIMING WALLS AND CEILING TO REVIEW FINAL FINISH LOCATIONS OF PAINT COLORS, WALL HUNG ARTWORK, SURFACE TREATMENTS, ETC
- COVE BASE SHALL BE USED AT ALL RESILIENT FLOORING LOCATIONS. USE ROLL GOODS ONLY. NO SEAM SHALL OCCUR WITHIN 6" OF OUTSIDE CORNER
- THE GENERAL CONTRACTOR SHALL SUBMIT TO ARCHITECT THE CARPET INSTALLERS SEAMING AND/OR INSTALLATION PLAN FOR REVIEW AND APPROVAL PRIOR TO INSTALLING CARPET
- PROVIDE PRIME COAT OF PAINT ONE SHADE LIGHTER THAN FINAL COAT, PROVIDE TWO COATS OF EGGSHELL LATEX PAINT ON ALL WALLS, UNO; REFER TO SPECIFICATIONS.
- ALL INTERIOR GYPSUM BOARD WALLS TO PAINTED PT-3, UNO.
- GYPSUM BOARD CEILING TO BE PAINTED PT-1, UNO.
- ARCHITECT WILL REVIEW ALTERNATES FOR REASONS OF PRODUCT AVAILABILITY, UNREASONABLE LEAD TIME, AND/OR OWNER-REQUESTED CHANGES, BUT RESERVES THE RIGHT TO REJECT ANY AND ALL PROPOSED ALTERNATES THAT DO NOT MEET THE DESIGN INTENT.
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- USE SCHLUTER-SCHIENE FLOOR TRANSITIONS AT ALL FLOOR MATERIAL CHANGES. G.C. TO COORDINATE WITH FINAL MATERIAL THICKNESS. ALL TRANSITIONS MUST BE ADA COMPLIANT. FINISH: AKB
- AREAS NOTED UNFINISHED ARE TO RECEIVE GYPSUM BOARD AS INDICATED; SCREWED AND TAPED ONLY (OR AS REQUIRED TO MAINTAIN RATINGS)
- PROVIDE FLOOR FINISHES BELOW SINKS, COUNTERTOPS, CABINETS, AND OTHER OVERHANGING FEATURES TO MATCH ADJACENT FINISH

FINISH TAG KEY:



WALL FINISHES ARE INTENDED TO BE THE PRIMARY FINISH ON THE INDICATED WALL. THE WALL FINISH CORRESPONDS TO THE FINISH OF THE FACING WALL AS THOUGH THE TAG WERE INSERTED IN THE CENTER OF THE ROOM. REF: INTERIOR ELEVATIONS FOR ADDITIONAL FINISH INFORMATION.

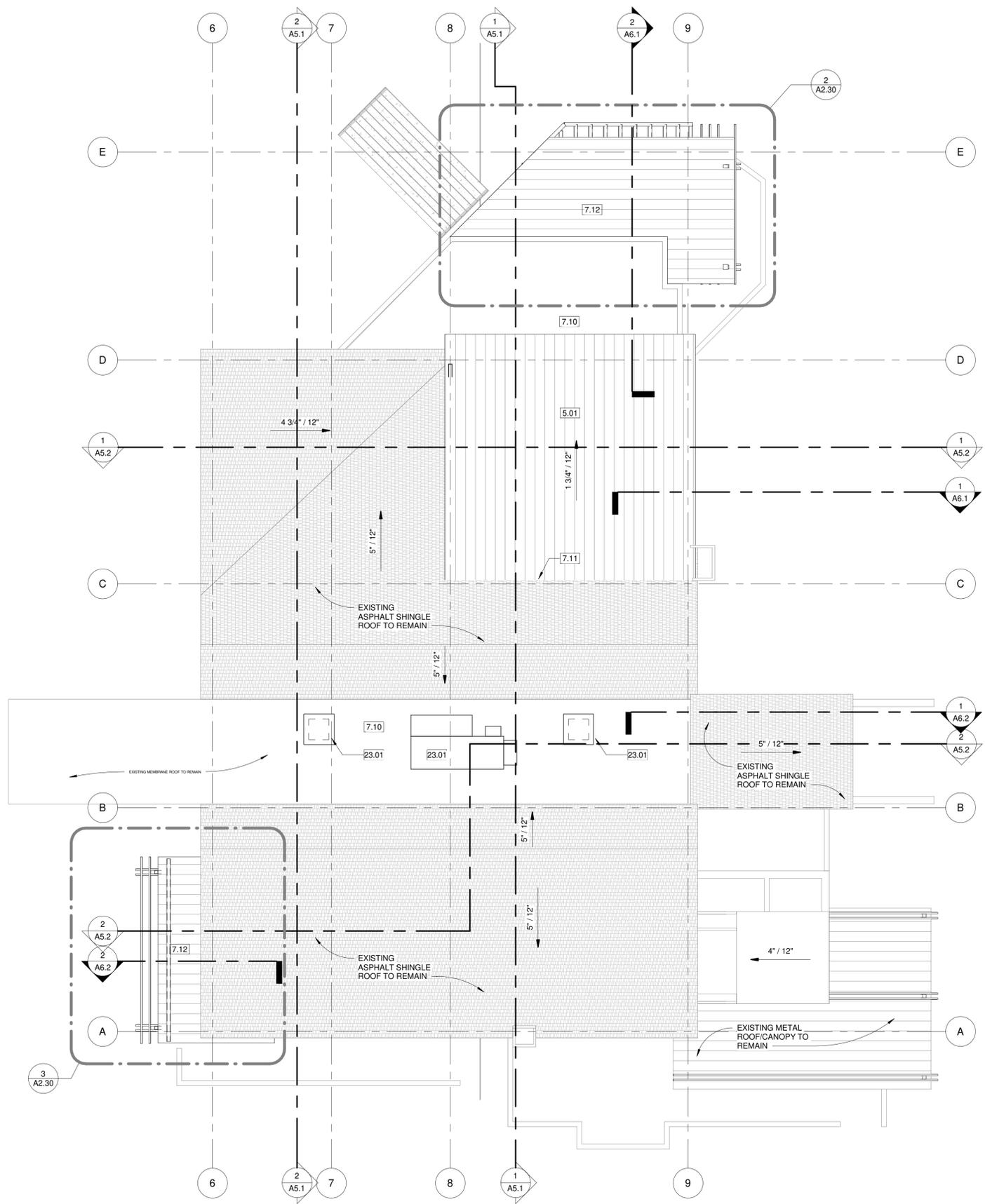
FLOOR FINISH LEGEND:



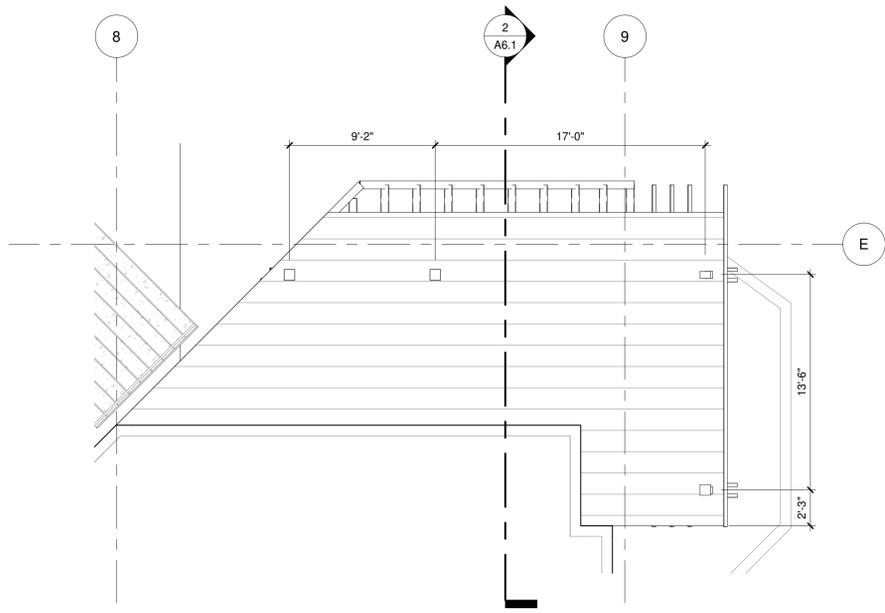
KEYNOTE LEGEND	
Key Value	Keynote Text
5.01	EXISTING STEEL COLUMN TO REMAIN
7.10	PATCH & REPAIR EXISTING MEMBRANE ROOF TO ACCOMMODATE NEW WORK
7.11	CUT BACK EXISTING ASPHALT SHINGLES TO RECEIVE SHEET METAL FLASHING BELOW EXISTING WEATHER BARRIER AT SHED DORMER
7.12	STANDING SEAM METAL ROOFING ON ICE & WATER SHIELD OVER WEATHER BARRIER ON ROOF SHEATHING OR METAL DECK
23.01	NEW ROOFTOP MECHANICAL UNIT; RE: MECH. DWGS

ROOF PLAN GENERAL NOTES:

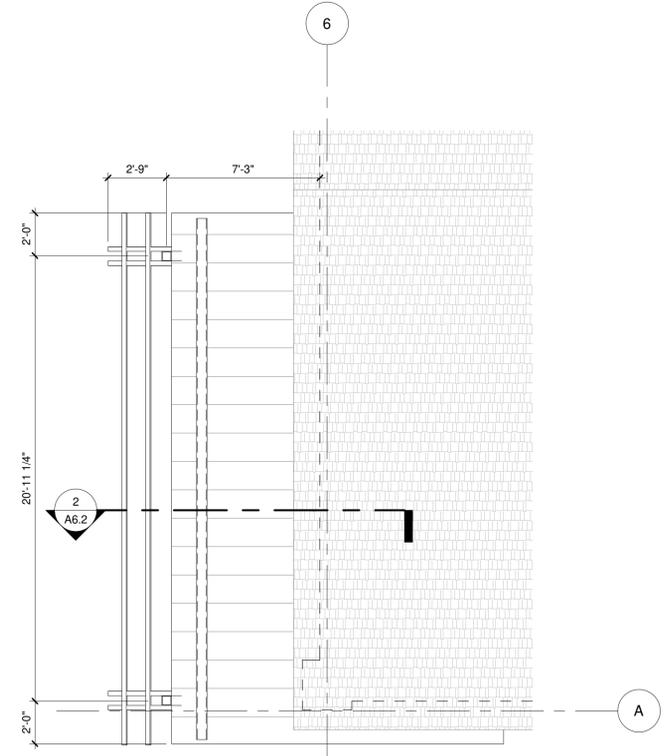
1. VERIFY ALL ROOF SLOPES, TOP OF STEEL HEIGHTS, AND STRUCTURAL CONDITIONS WITH STRUCTURAL DRAWINGS. NOTIFY ARCHITECT/ENGINEER OF RECORD OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.
2. ROOF ELEVATION INDICATED ON ARCHITECTURAL DRAWINGS ARE FOR REFERENCE ONLY AS THE THICKNESS/R-VALUE OF ROOF AND HEIGHT OF STRUCTURE AS SPECIFIED WILL DEFINE THE ACTUAL ROOF ELEVATIONS.
3. NOT ALL ROOF PENETRATIONS ARE INDICATED ON THE ARCHITECTURAL ROOF PLAN. VERIFY ALL ROOF PENETRATIONS WITH MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS AS REQUIRED.
4. ROOF PENETRATIONS SHALL BE FLASHED AND/OR UTILIZE MANUFACTURED "BOOTS" AS TO PROVIDE WEATHER TIGHT SEAL.
5. SELECTED DETAILS HAVE BEEN CALLED OUT ON ROOF PLANS FOR CLARITY. THE ROOF DETAILS, WALL SECTIONS, PROJECT SPECIFICATIONS, AND MFR / WARRANTY REQ SHALL DEFINE THE FULL EXTENT OF ROOF DESIGN.



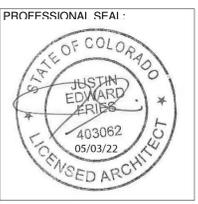
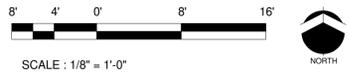
1 ROOF PLAN
1/8" = 1'-0"



2 ROOF PLAN - NORTH CANOPY
3/16" = 1'-0"



3 ROOF PLAN - SOUTH CANOPY
1/4" = 1'-0"



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			21066	XXX	JF	05/24/2022	ROOF PLAN

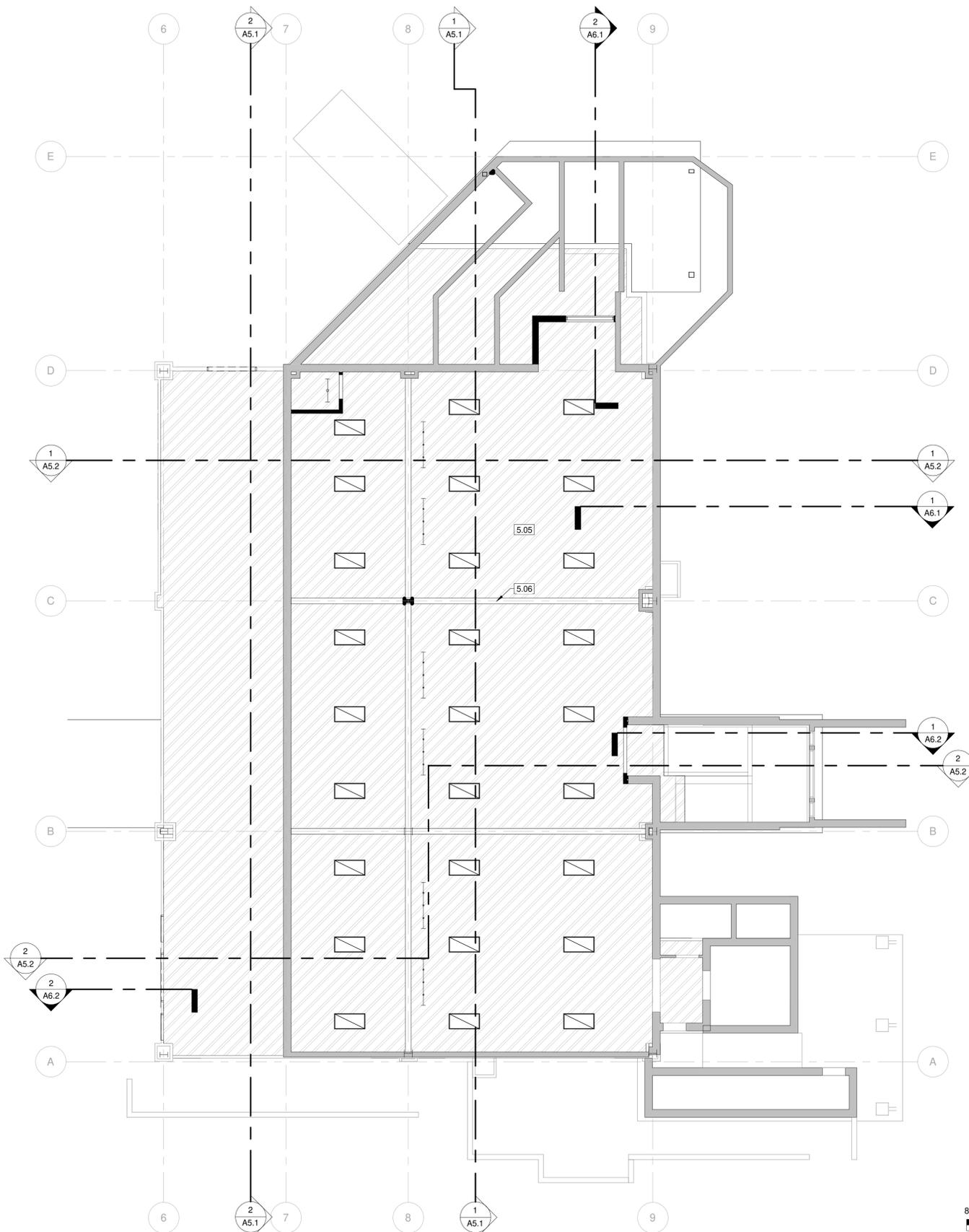
KEYNOTE LEGEND	
Key Value	Keynote Text
5.05	EXPOSED METAL DECK, PAINT
5.06	EXISTING STEEL BEAM, PAINT

REFLECTED CEILING PLAN GENERAL NOTES:

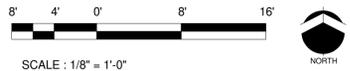
- LIGHTING SHOWN FOR REFERENCE ONLY. REFER TO ELECTRICAL DRAWINGS FOR LIGHT FIXTURE SPECS AND LOCATIONS.
- REFER TO MECHANICAL DRAWINGS FOR DIFFUSERS AND RETURN GRILLES.
- COORDINATE LAYOUT OF LIGHTING FIXTURES WITH HVAC CONTRACTOR.
- ALL DOWNLIGHTS AND WALL WASHERS TO BE CENTERED IN ACOUSTICAL TILE, OR CENTERED IN A SEGMENT OF AN EMBOSSED ACOUSTIC TILE IN BOTH DIRECTIONS UNO.
- ALL ACT TO BE CENTERED IN ROOM UNO. SEE REFLECTED PLAN FOR LAYOUT AND LOCATION.
- RELOCATE ALL DEVICES, JUNCTION BOXES, HVAC CONTROLS AND SHUT OFF VALVES IN AREAS TO RECEIVE DRYWALL CEILINGS.
- FOR WALL SCONCE HEIGHTS AND LAYOUT SEE ELECTRICAL DRAWINGS AND INTERIOR & EXTERIOR ELEVATIONS.
- VERIFY THAT ALL LIGHT FIXTURE MFG'S MOUNTING REQUIREMENTS (I.E. HEIGHTS, CONCEALED TRANSFORMER LOCATIONS) CAN BE INSTALLED WITHIN ACTUAL CONSTRUCTION PRIOR TO ORDERING LIGHT FIXTURES. NOTIFY ARCHITECT FOR CLARIFICATION OF DISCREPANCIES.
- GYP BD CEILINGS & SOFFITS TO BE PAINTED UNO.
- ACCESS PANELS ARE TO BE PROVIDED AS NEEDED FOR MAINTENANCE. FINISH TO MATCH ADJACENT WALL.

LIGHT FIXTURE LEGEND:

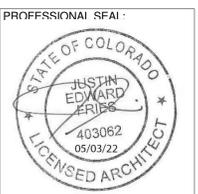
-  2X2 TROFFER
-  PENDANT
-  RECESSED CAN LIGHT
-  VANITY LIGHT
-  2X4 TROFFER
-  HVAC 2X2 DIFFUSER



1 LEVEL 00 - REFLECTED CEILING PLAN
1/8" = 1'-0"



**CHRISTY SPORTS -
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			21066	XXX	JF	05/24/2022	REFLECTED CEILING PLAN

SHEET:
A3.11

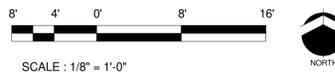
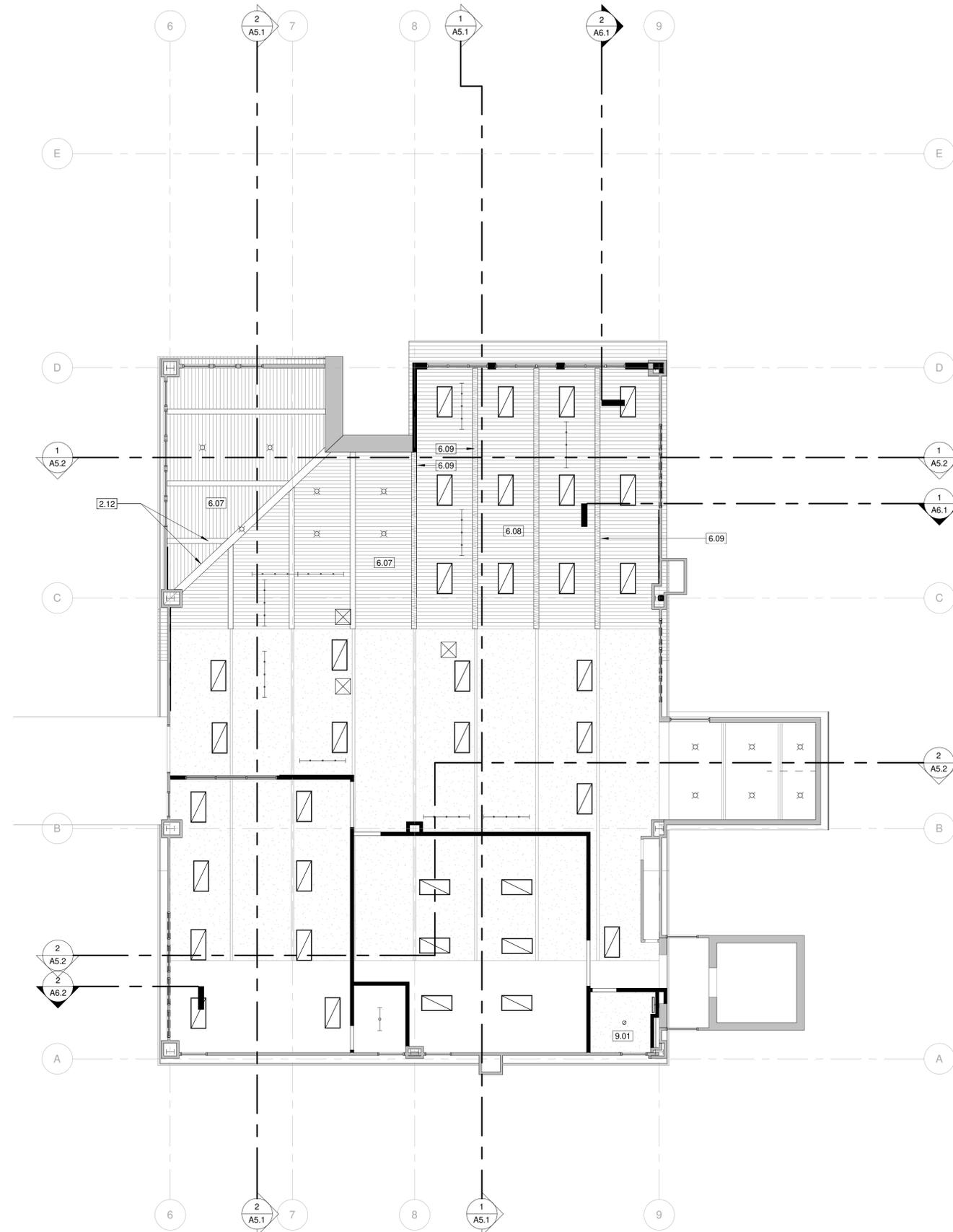
KEYNOTE LEGEND	
Key Value	Keynote Text
2.12	EXISTING GLULAM WOOD BEAM TO REMAIN
6.07	EXISTING T&G WOOD CEILING, PAINT
6.08	2X TONGUE & GROOVE WOOD DECKING TO MATCH EXISTING, PAINT
6.09	GLULAM WOOD BEAM, RE: STRUCT. DWGS. STAIN TO MATCH EXISTING
9.01	GYP. BD., PAINT

REFLECTED CEILING PLAN GENERAL NOTES:

- LIGHTING SHOWN FOR REFERENCE ONLY. REFER TO ELECTRICAL DRAWINGS FOR LIGHT FIXTURE SPECS AND LOCATIONS.
- REFER TO MECHANICAL DRAWINGS FOR DIFFUSERS AND RETURN GRILLES.
- COORDINATE LAYOUT OF LIGHTING FIXTURES WITH HVAC CONTRACTOR.
- ALL DOWNLIGHTS AND WALL WASHERS TO BE CENTERED IN ACOUSTICAL TILE, OR CENTERED IN A SEGMENT OF AN EMBOSSED ACOUSTIC TILE IN BOTH DIRECTIONS UNO.
- ALL ACT TO BE CENTERED IN ROOM UNO. SEE REFLECTED PLAN FOR LAYOUT AND LOCATION.
- RELOCATE ALL DEVICES, JUNCTION BOXES, HVAC CONTROLS AND SHUT OFF VALVES IN AREAS TO RECEIVE DRYWALL CEILINGS.
- FOR WALL SCONCE HEIGHTS AND LAYOUT SEE ELECTRICAL DRAWINGS AND INTERIOR & EXTERIOR ELEVATIONS.
- VERIFY THAT ALL LIGHT FIXTURE MFG'S MOUNTING REQUIREMENTS (I.E. HEIGHTS, CONCEALED TRANSFORMER LOCATIONS) CAN BE INSTALLED WITHIN ACTUAL CONSTRUCTION PRIOR TO ORDERING LIGHT FIXTURES. NOTIFY ARCHITECT FOR CLARIFICATION OF DISCREPANCIES.
- GYP BD CEILINGS & SOFFITS TO BE PAINTED UNO.
- ACCESS PANELS ARE TO BE PROVIDED AS NEEDED FOR MAINTENANCE. FINISH TO MATCH ADJACENT WALL.

LIGHT FIXTURE LEGEND:

-  2X2 TROFFER
-  PENDANT
-  RECESSED CAN LIGHT
-  VANITY LIGHT
-  2X4 TROFFER
-  HVAC 2X2 DIFFUSER



1 LEVEL 02 - REFLECTED CEILING PLAN
1/8" = 1'-0"

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architecture

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PHONE: 303.688.9800 FAX: 303.688.9806

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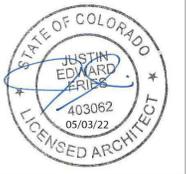
PROFESSIONAL SFAI



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			DRAWN BY:	Author
			APPROVED BY:	JF
			DATE:	05/24/2022
Original drawing is 24" x 36" Scale entities accordingly if reduced				
SHEET TITLE: REFLECTED CEILING PLAN				

SHEET:
A3.13

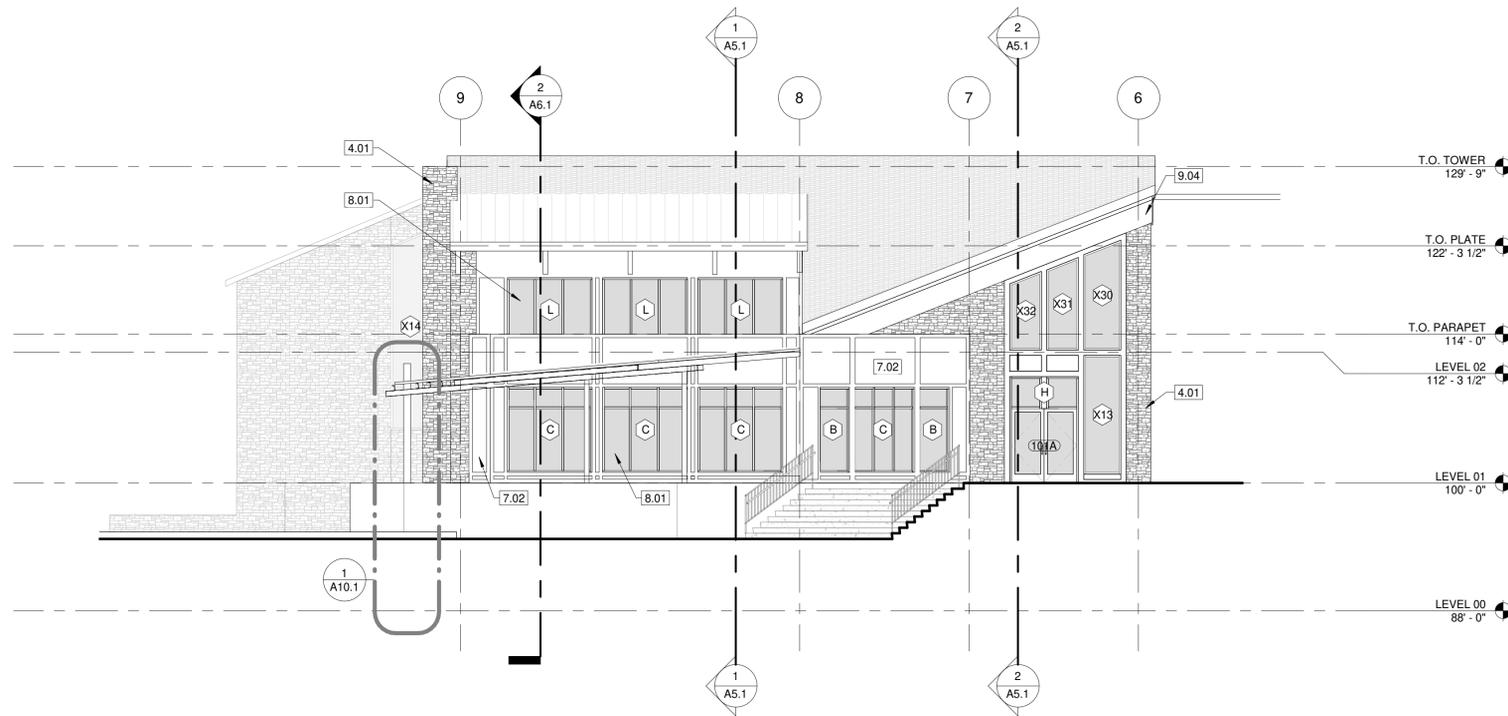


REV. #	ISSUED FOR	DATE	JOB NUMBER:	DRAWN BY:	APPROVED BY:	DATE:	SHEET TITLE:
			21066	KG	JF	05/24/2022	EXTERIOR ELEVATIONS

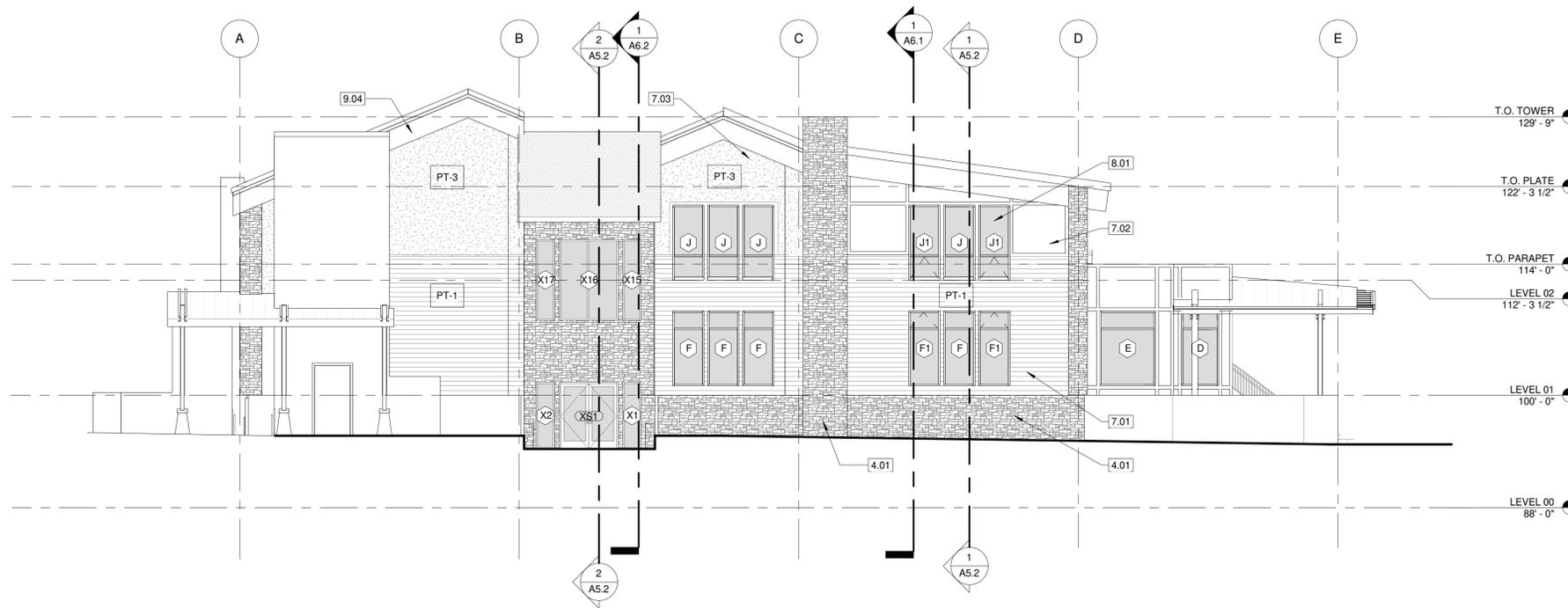
BUILDING ELEVATIONS GENERAL NOTES:

- REFER TO FLOOR PLANS FOR DIMENSIONS AND LOCATIONS OF OPENINGS.
- REFER TO A8.1 FOR DOOR AND WINDOW SCHEDULE AND ELEVATIONS.
- OPENINGS FOR DOORS, WINDOWS, LOUVERS, ETC MUST BE VERIFIED WITH MFR ROUGH OPENING REQUIREMENTS. ARCHITECTURAL DIMENSION PLANS ARE INTENDED TO LOCATE FEATURES OF THE BUILDING AND ARE NOT INTENDED TO BE USED AS CONSTRUCTION COORDINATION DRAWINGS.

KEYNOTE LEGEND	
Key Value	Keynote Text
4.01	NEW SUNSET STONE ADHERED STONE VENEER SYSTEM, COLOR: FIELD STONE, MATCH EXISTING
7.01	6" FIBER CEMENT LAP SIDING ON EXISTING SHEATHING, PAINT
7.02	BOARD AND 4" BATTEN FIBER CEMENT PANEL SIDING ON EXISTING SHEATHING, PAINT: PT-2
7.03	EXISTING STUCCO, REPAIR DAMAGED AREAS
8.01	ALUMINUM STOREFRONT WITH 1" INSULATED GLAZING, COLOR: DARK BRONZE ANODIZED
9.04	PAINT EXISTING TRIM; COLOR: PT-2



1 NORTH ELEVATION
1/8" = 1'-0"



2 EAST ELEVATION
1/8" = 1'-0"

EXTERIOR BUILDING MATERIAL:

TOTAL AREA:	9,562 SF
GLASS:	2,354 SF (24.6%)
STONE:	2,078 SF (21.7%)
PRIMARY WALL:	2,105 SF (22.0%)
ACCENT WALL:	2,835 SF (29.6%)

NORTH ELEVATION:	
TOTAL:	1,933 SF
GLASS:	796 SF (41.2%)
STONE:	596 SF (30.8%)
PRIMARY WALL:	0 SF
ACCENT WALL:	541 SF (28.0%)

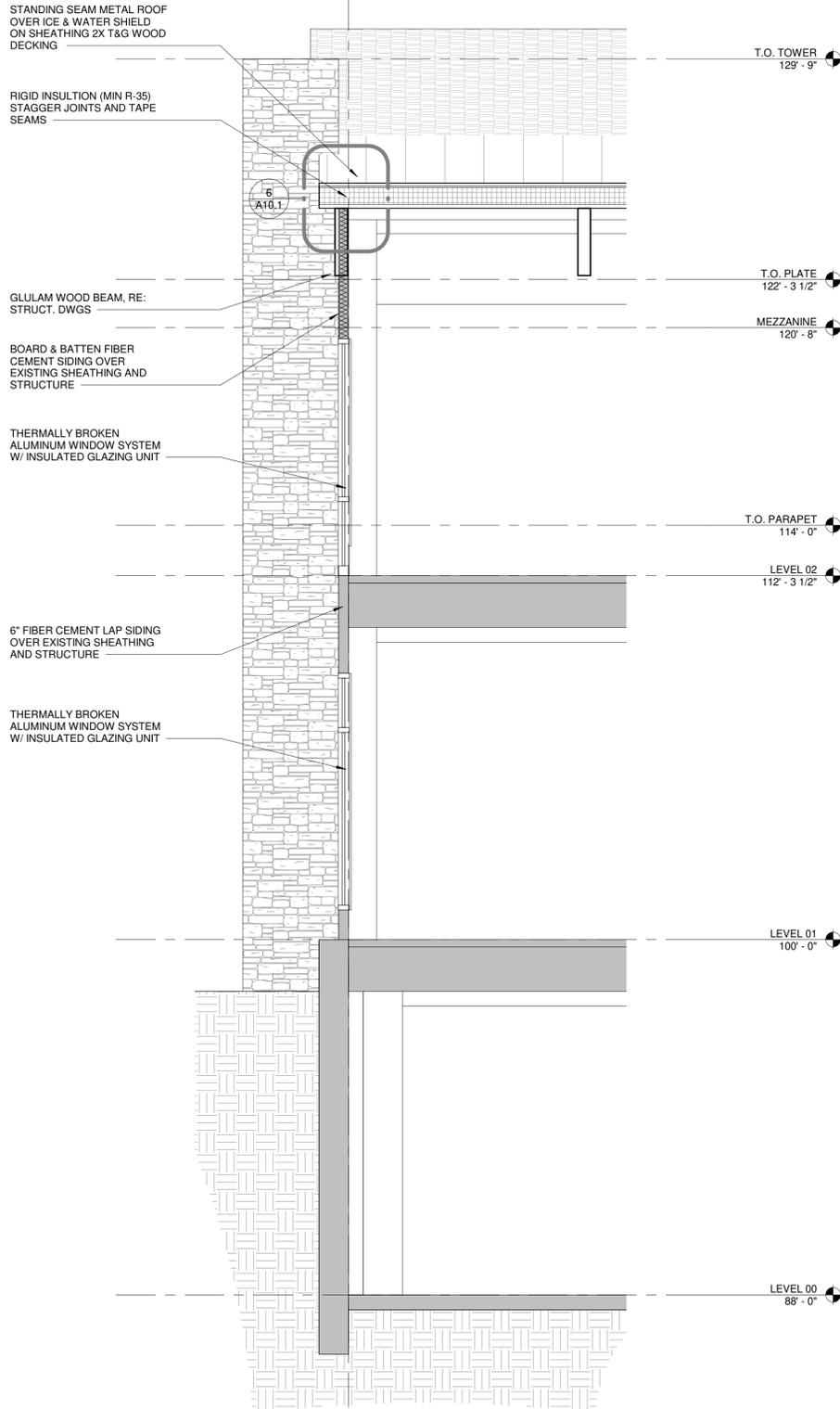
EAST ELEVATION:	
TOTAL:	2,736 SF
GLASS:	482 SF (17.6%)
STONE:	609 SF (22.3%)
PRIMARY WALL:	663 SF (24.2%)
ACCENT WALL:	982 SF (35.9%)

SOUTH ELEVATION:	
TOTAL:	2,105 SF
GLASS:	165 SF (7.8%)
STONE:	648 SF (30.8%)
PRIMARY WALL:	714 SF (33.9%)
ACCENT WALL:	578 SF (27.5%)

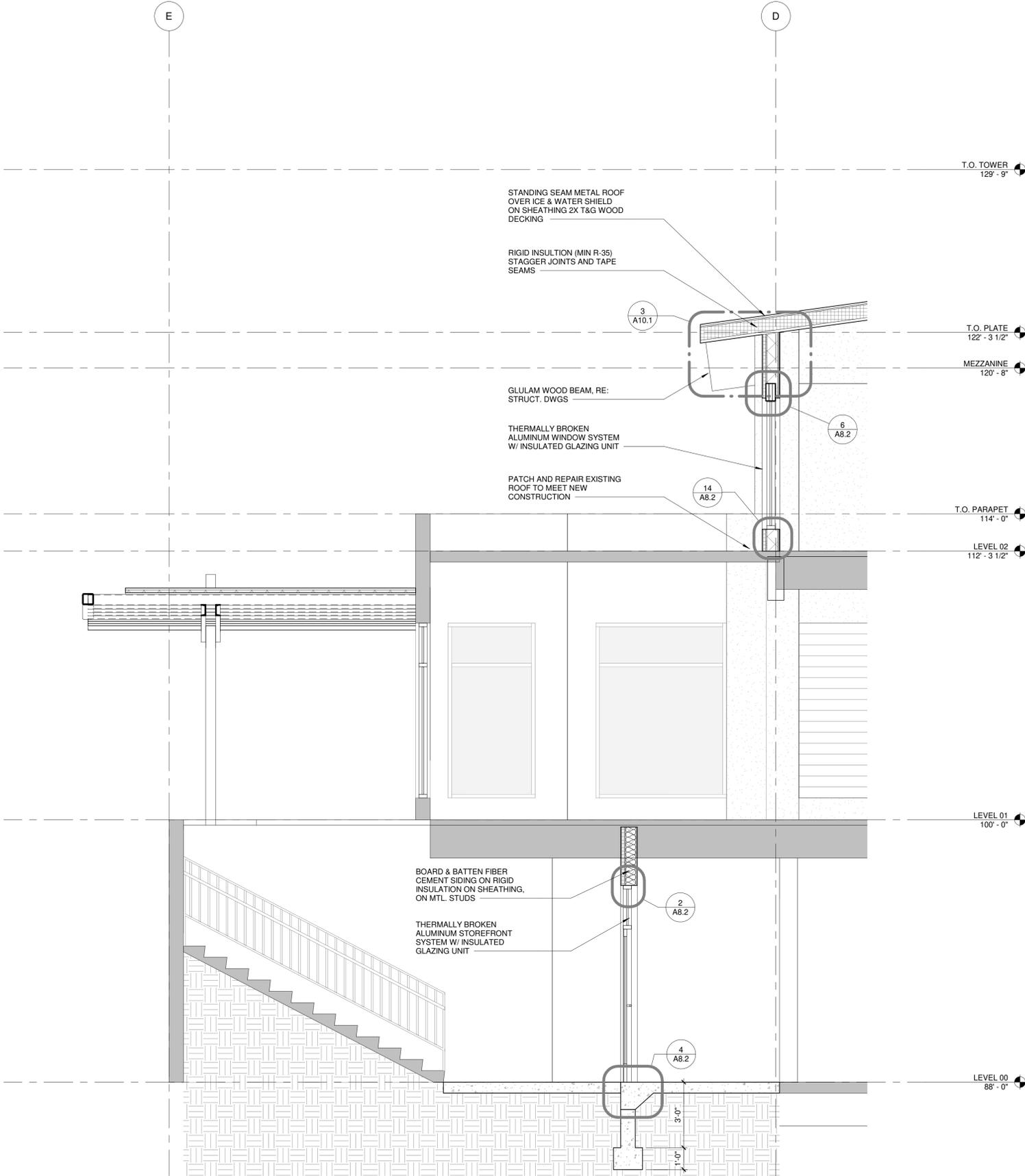
WEST ELEVATION:	
TOTAL:	2,471 SF
GLASS:	783 SF (31.7%)
STONE:	226 SF (9.1%)
PRIMARY WALL:	728 SF (29.5%)
ACCENT WALL:	734 SF (29.7%)

NW ELEVATION (OBLIQUE AT EXTERIOR STAIR):

TOTAL:	318 SF
GLASS:	128 SF (40.3%)
STONE:	0 SF (0%)
PRIMARY WALL:	0 SF (0%)
ACCENT WALL:	190 SF (59.7%)

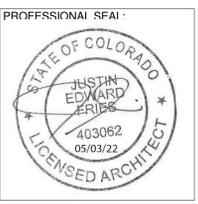


1 RAKE WALL SECTION AT NEW ADDITION
3/8" = 1'-0"



2 WALL SECTION AT NEW CANOPY / UPPER ADDITION
3/8" = 1'-0"

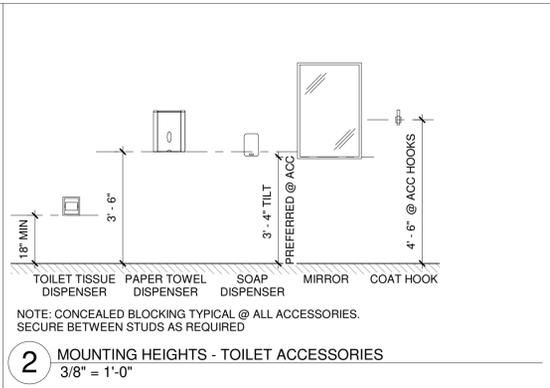
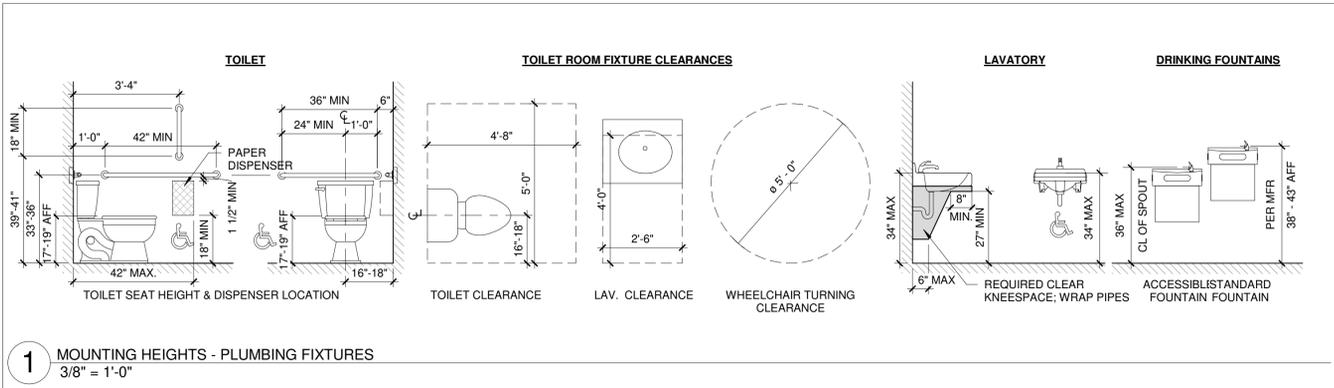
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			21066	Author	JF	05/24/2022	WALL SECTIONS

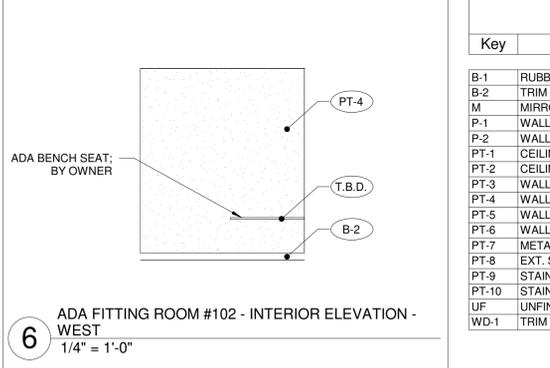
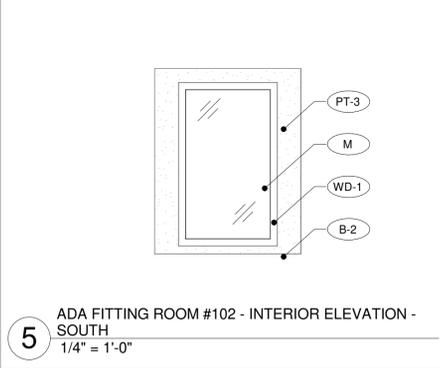
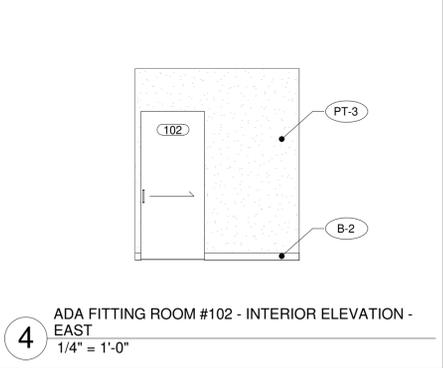
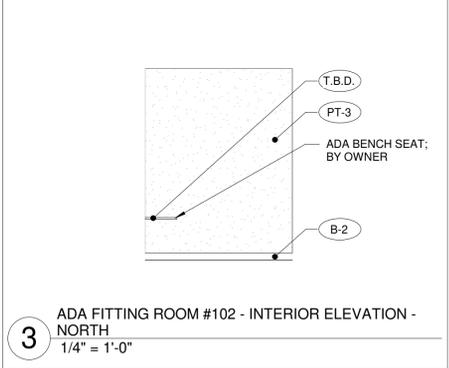
SHEET:
A6.1



PLUMBING FIXTURE ACCESSORIES		
MARK	DESCRIPTION:	COMMENTS:
A	ADA COMPLIANT TOILET. RE: PLUMB DWGS	
B	WALL MOUNTED LAVATORY. RE: PLUMB DWGS	
C	ADA COMPLIANT FAUCET. RE: PLUMB DWGS	
D	TOILET TISSUE DISPENSER - BOBRICK OR EQUAL	
E	MIRROR - BOBRICK OR EQUAL	
F	PAPER TOWEL DISPENSER - BOBRICK OR EQUAL	
G	SOAP DISPENSER - BOBRICK OR EQUAL	
H	ADA COMPLIANT GRAB BARS - 18"	
J	ADA COMPLIANT GRAB BARS - 36"	
K	ADA COMPLIANT GRAB BARS - 42"	

1 MOUNTING HEIGHTS - PLUMBING FIXTURES
3/8" = 1'-0"

2 MOUNTING HEIGHTS - TOILET ACCESSORIES
3/8" = 1'-0"



3 ADA FITTING ROOM #102 - INTERIOR ELEVATION - NORTH
1/4" = 1'-0"

4 ADA FITTING ROOM #102 - INTERIOR ELEVATION - EAST
1/4" = 1'-0"

5 ADA FITTING ROOM #102 - INTERIOR ELEVATION - SOUTH
1/4" = 1'-0"

6 ADA FITTING ROOM #102 - INTERIOR ELEVATION - WEST
1/4" = 1'-0"

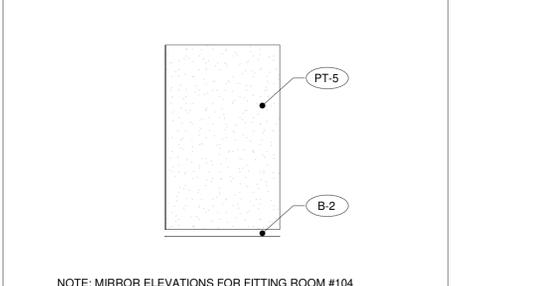
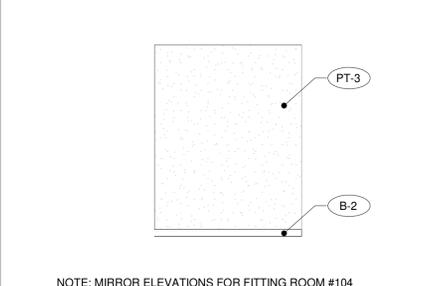
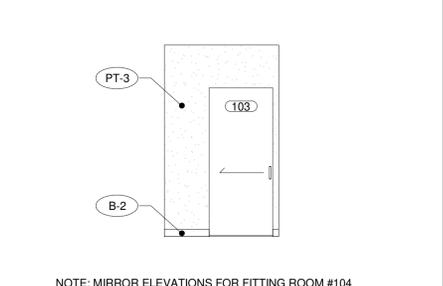
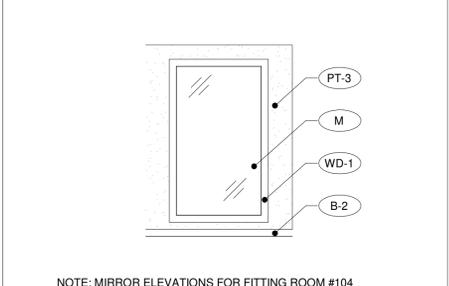
WALL & MILLWORK FINISH SCHEDULE			
Key	Description	Manufacturer	Specification
B-1	RUBBER WALL BASE	T.B.D.	T.B.D.
B-2	TRIM BOARD BASE	T.B.D.	1X6 TRIM
M	MIRROR	T.B.D.	MIN. 4'-0" X 7'-0"
P-1	WALL PANEL	T.B.D.	SLATE WALL PANEL
P-2	WALL PANEL	T.B.D.	INFILL WALL PANEL
PT-1	CEILING PAINT	T.B.D.	T.B.D.
PT-2	CEILING PAINT	T.B.D.	BLACK
PT-3	WALL PAINT TYP.	SHERWIN WILLIAMS	SNOWBOUND
PT-4	WALL PAINT ACCENT	T.B.D.	T.B.D.
PT-5	WALL PAINT ACCENT	T.B.D.	T.B.D.
PT-6	WALL PAINT ACCENT	T.B.D.	T.B.D.
PT-7	METAL RAIL PAINT	T.B.D.	T.B.D.
PT-8	EXT. STEEL PAINT	T.B.D.	T.B.D.
PT-9	STAIN, BEAM	T.B.D.	T.B.D.
PT-10	STAIN, CEILING	T.B.D.	T.B.D.
UF	UNFINISHED	N/A	
WD-1	TRIM BOARD	T.B.D.	1X4 MDF TRIM

11 FITTING ROOM #103 - INTERIOR ELEVATION - NORTH
1/4" = 1'-0"

12 FITTING ROOM #103 - INTERIOR ELEVATION - EAST
1/4" = 1'-0"

13 FITTING ROOM #103 - INTERIOR ELEVATION - SOUTH
1/4" = 1'-0"

14 FITTING ROOM #103 - INTERIOR ELEVATION - WEST
1/4" = 1'-0"



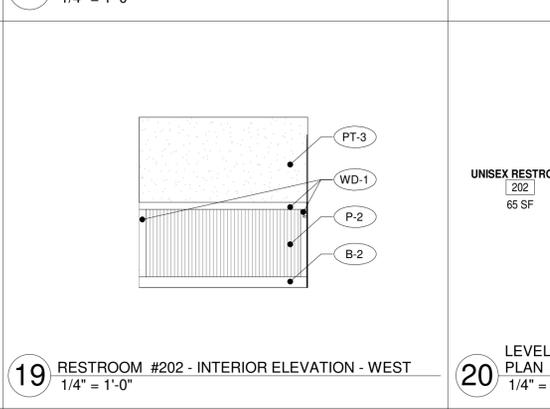
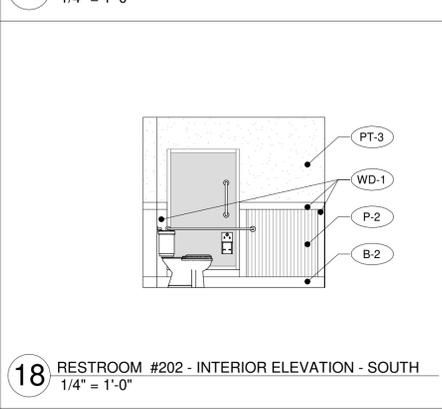
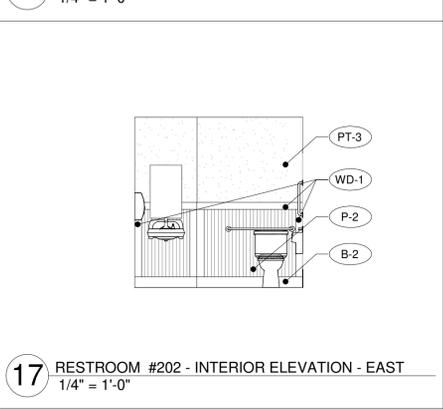
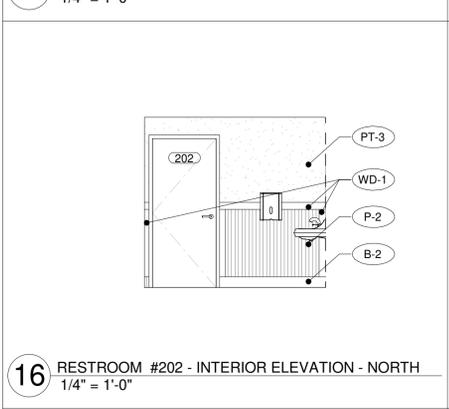
NOTE: MIRROR ELEVATIONS FOR FITTING ROOM #104

16 RESTROOM #202 - INTERIOR ELEVATION - NORTH
1/4" = 1'-0"

17 RESTROOM #202 - INTERIOR ELEVATION - EAST
1/4" = 1'-0"

18 RESTROOM #202 - INTERIOR ELEVATION - SOUTH
1/4" = 1'-0"

19 RESTROOM #202 - INTERIOR ELEVATION - WEST
1/4" = 1'-0"

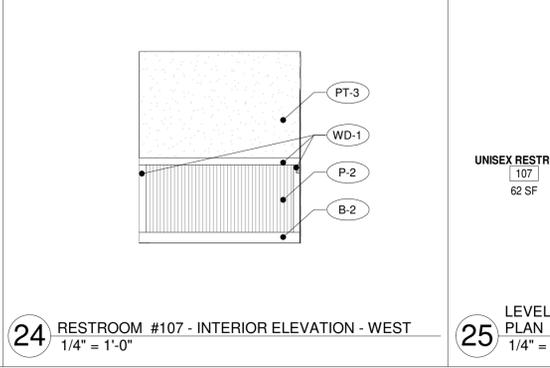
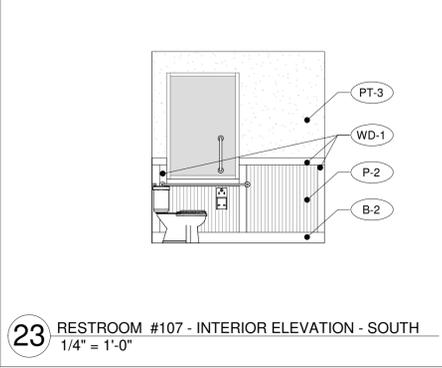
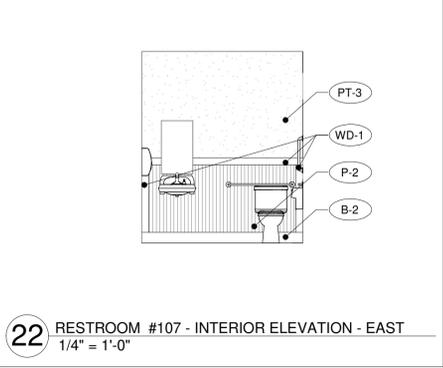
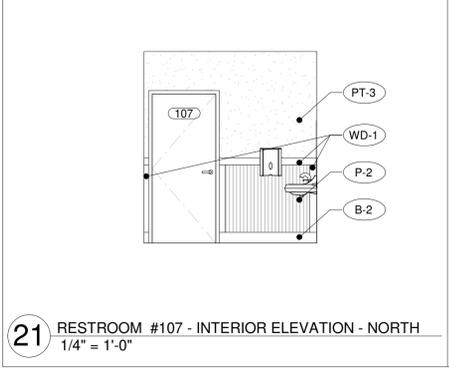


21 RESTROOM #107 - INTERIOR ELEVATION - NORTH
1/4" = 1'-0"

22 RESTROOM #107 - INTERIOR ELEVATION - EAST
1/4" = 1'-0"

23 RESTROOM #107 - INTERIOR ELEVATION - SOUTH
1/4" = 1'-0"

24 RESTROOM #107 - INTERIOR ELEVATION - WEST
1/4" = 1'-0"



UNISEX RESTROOM 202 65 SF

LEVEL 02 - UNISEX RESTROOM #107 - ENLARGED PLAN 1/4" = 1'-0"

UNISEX RESTROOM 107 62 SF

LEVEL 01 - UNISEX RESTROOM #107 - ENLARGED PLAN 1/4" = 1'-0"

ADA FITTING 102 54 SF

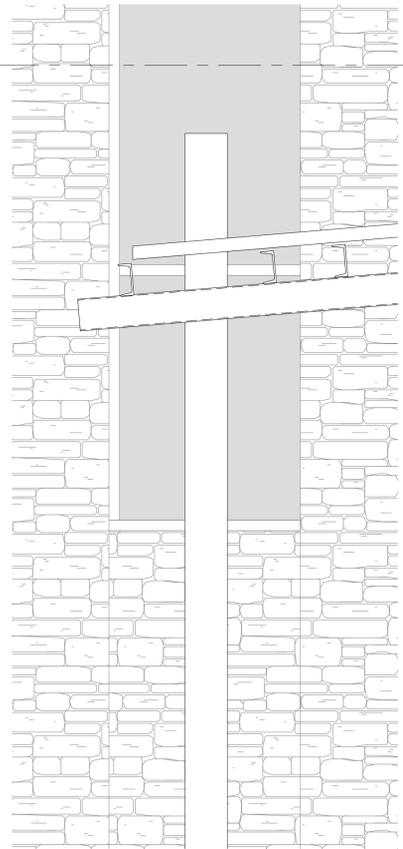
FITTING 103 37 SF

FITTING 104 37 SF

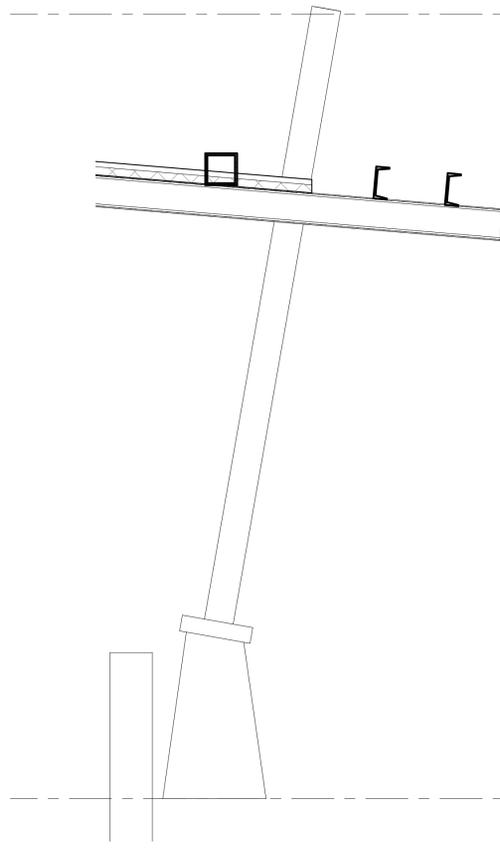
BENCH SEAT: BY OWNER

LEVEL 01 - FITTING ROOMS #102, #103 & #104 - ENLARGED PLAN 1/4" = 1'-0"

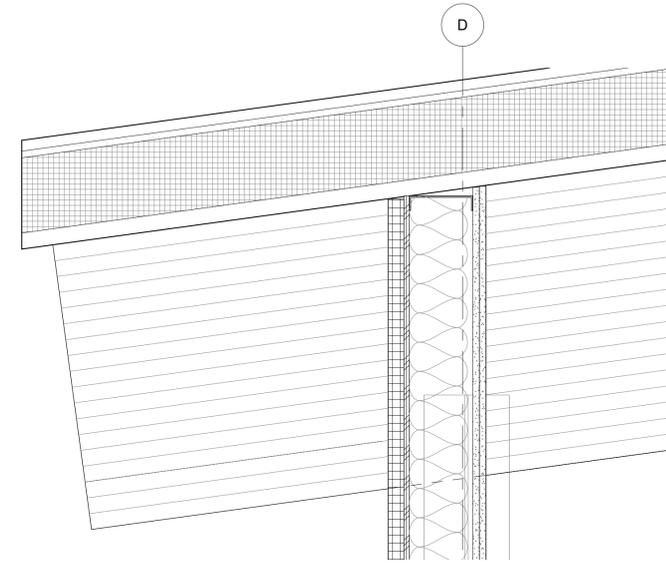
REV. #	ISSUED FOR	DATE	JOB NUMBER:
	PERMIT DRAWINGS	05/09/22	21066
			DRAWN BY: JEF
			APPROVED BY: JF
			DATE: 05/24/2022
			Original drawing is 24" x 36" Scale entities accordingly if reduced
			SHEET TITLE: INTERIOR ELEVATIONS
			SHEET: A9.1



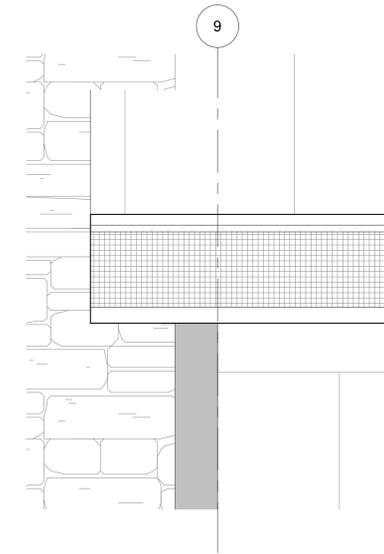
1 COLUMN DETAIL AT NORTH CANOPY
3/4" = 1'-0"



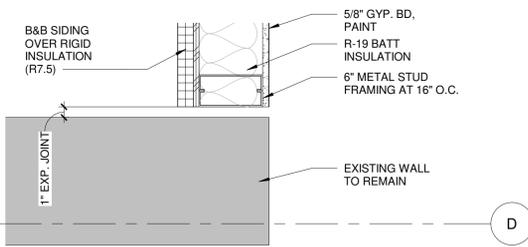
2 WALL SECTION AT SOUTH ENTRY - Callout 1
3/4" = 1'-0"



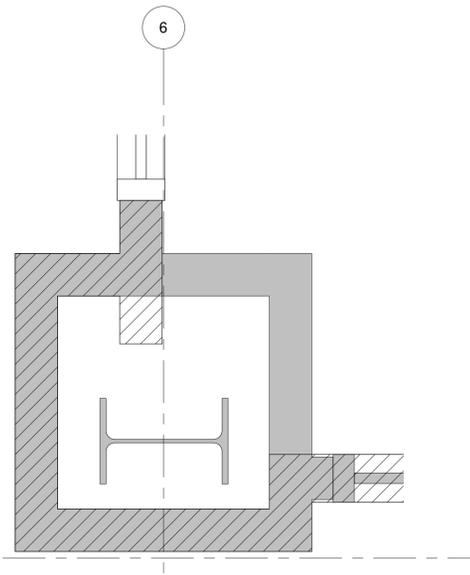
3 EAVE DETAIL AT SOFFIT
1 1/2" = 1'-0"



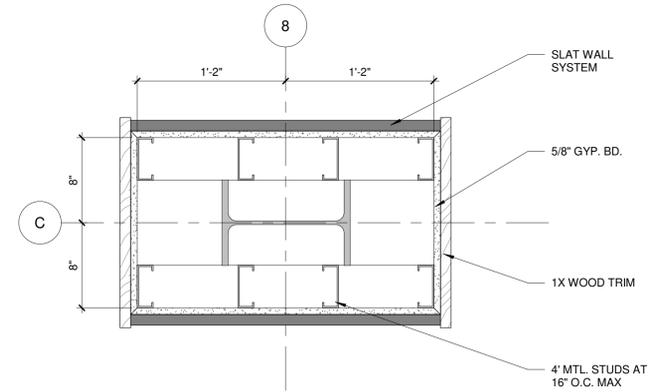
6 EAVE DETAIL AT RAKE EDGE
1 1/2" = 1'-0"



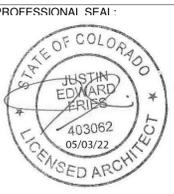
5 STONE VENEER AT EXISTING MASONRY COLUMN
1 1/2" = 1'-0"



7 SLAT WALL AT LEVEL 1 INTERIOR COLUMN
1 1/2" = 1'-0"



4 LEVEL 00 - FLOOR PLAN - Callout 1
1 1/2" = 1'-0"



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REV.#	ISSUED FOR	DATE	JOB NUMBER:	21066
			DRAWN BY:	XXX
			APPROVED BY:	JF
			DATE:	05/24/2022
			<small>Original drawing is 24" x 36" Scale entities accordingly if reduced</small>	
			SHEET TITLE: BUILDING PLAN DETAILS	