

STEAMBOAT SKI & RESORT CORPORATION

SSRC | BASE AREA IMPROVEMENTS

2305 Mount Werner Circle
Steamboat Springs, CO 80487

Building A: Retail - ISSUE FOR CONSTRUCTION

2022.05.20

PROJECT INFORMATION

FOLLOWING ARE THE PLANS OUTLINING THE SCOPE OF WORK REQUIRED FOR THE NEW CONSTRUCTION AND RENOVATION OF THE STEAMBOAT BASE VILLAGE.

THE WORK OF PROJECT IS DEFINED BY THE CONTRACT DOCUMENTS. THE WORK IS TO INCLUDE THE INTERIOR RENOVATION OF THE EXISTING BUILDING A STORAGE SPACE TO CREATE A NEW MERCANTILE OCCUPANCY RETAIL SPACE.

THE WORK WILL INCLUDE NEW PARTITIONS, CEILINGS, FINISHES, MECHANICAL, AND ELECTRICAL. NO EXTERIOR RENOVATIONS ARE INCLUDED IN THIS PROJECT.

THE DRAWINGS, IN CONCERT WITH THE PROJECT MANUAL, COMPRISE THE CONTRACT DOCUMENTS OUTLINING THE DESIGN INTENT AND PROJECT SCOPE, AND MAY BE SUPPLEMENTED BY FURTHER INFORMATION ISSUED BY ARCHITECT.

THE DRAWINGS ARE ARRANGED IN GENERAL TO SPECIFIC ORDER, FOLLOWING A TOP TO BOTTOM, RIGHT TO LEFT FORMAT. CONTRACTORS ARE ADVISED TO READ AND FAMILIARIZE THEMSELVES WITH THE INFORMATION IN THE PROJECT MANUAL, AS WELL AS THE GENERAL LEGENDS CONTAINED IN THE G SERIES OF DRAWINGS. PRIOR TO REVIEW OF THE PLANS, ELEVATIONS AND DETAILS, ADVISE THE ARCHITECT WHERE INTENT IS NOT CLEARLY PERCEIVED, PRIOR TO PROCEEDING WITH WORK.

BUILDING ADDRESS: 2305 MOUNT WERNER CIRCLE
STEAMBOAT SPRINGS, CO 80487

BUILDING JURISDICTION: ROUTT COUNTY, STEAMBOAT SPRINGS, COLORADO

APPLICABLE CODES: 2018 INTERNATIONAL BUILDING CODE
2018 INTERNATIONAL MECHANICAL CODE
2018 INTERNATIONAL PLUMBING CODE
2018 INTERNATIONAL FUEL GAS CODE
2018 INTERNATIONAL FIRE CODE
2020 NATIONAL ELECTRIC CODE
2018 INTERNATIONAL ENERGY CONSERVATION CODE
ASHRAE 90.1 2016
2009 ICC A117.1, ACCESSIBILITY REQUIREMENTS
2010 ADA ACCESSIBILITY GUIDELINES
ANSI/ASME A17.1, SAFETY CODE FOR ELEVATORS 2013
USEABLE BUILDING & FACILITIES CODE
STEAMBOAT SPRINGS AND ROUTE COUNTY CODE AMENDMENTS

OCCUPANCY TYPE: M-MERCANTILE, S-2 STORAGE

SEPARATED USE: NON SEPARATED MIXED OCCUPANCY

CONSTRUCTION TYPE: TYPE IIA

FIRE SUPPRESSION: FIRE RESISTIVE, (100% SPRINKLERED)

FIRE ALARM SYSTEM: FIRE ALARM AND SMOKE DETECTION SYSTEM PER IBC 907.2 & NFPA 72

DEFERRED SUBMITTALS: FIRE ALARM SYSTEM
FIRE SPRINKLER SYSTEM
ACCESS CONTROL HARDWARE

NUMBER OF STORIES IN BUILDING: 4 STORIES (ABOVE GRADE)
1 STORY (BELOW GRADE)

TOTAL FLOOR AREA: 32,340 SF

SCOPE OF WORK AREA: 1,406 SF

LEED CERTIFICATION: NONE

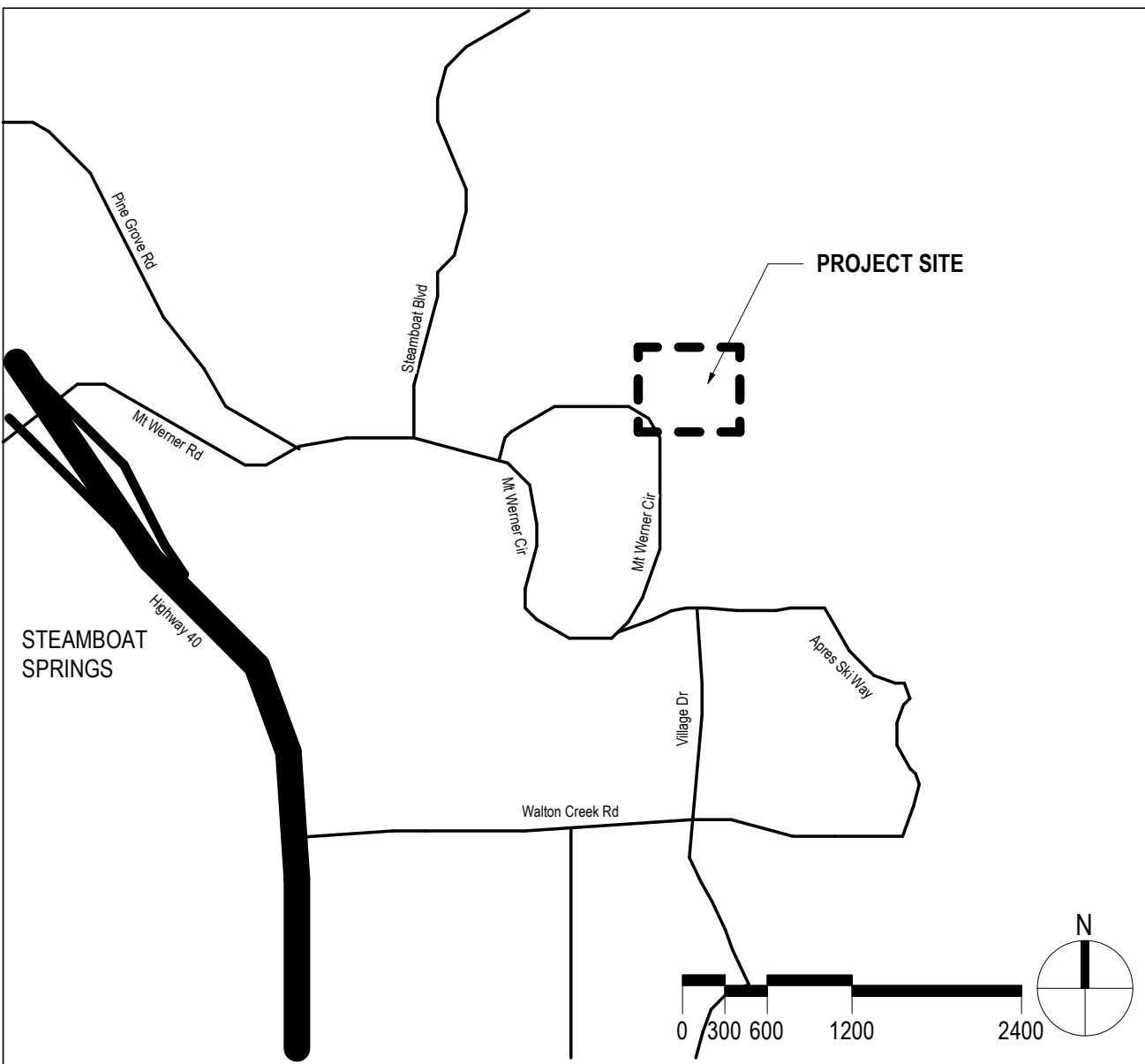
PROJECT TEAM

CLIENT / OWNER: ALTRERA MOUNTAIN COMPANY REAL ESTATE DEVELOPMENT
3501 WAZEE STREET
DENVER, CO 80216
(303) 749 - 8200

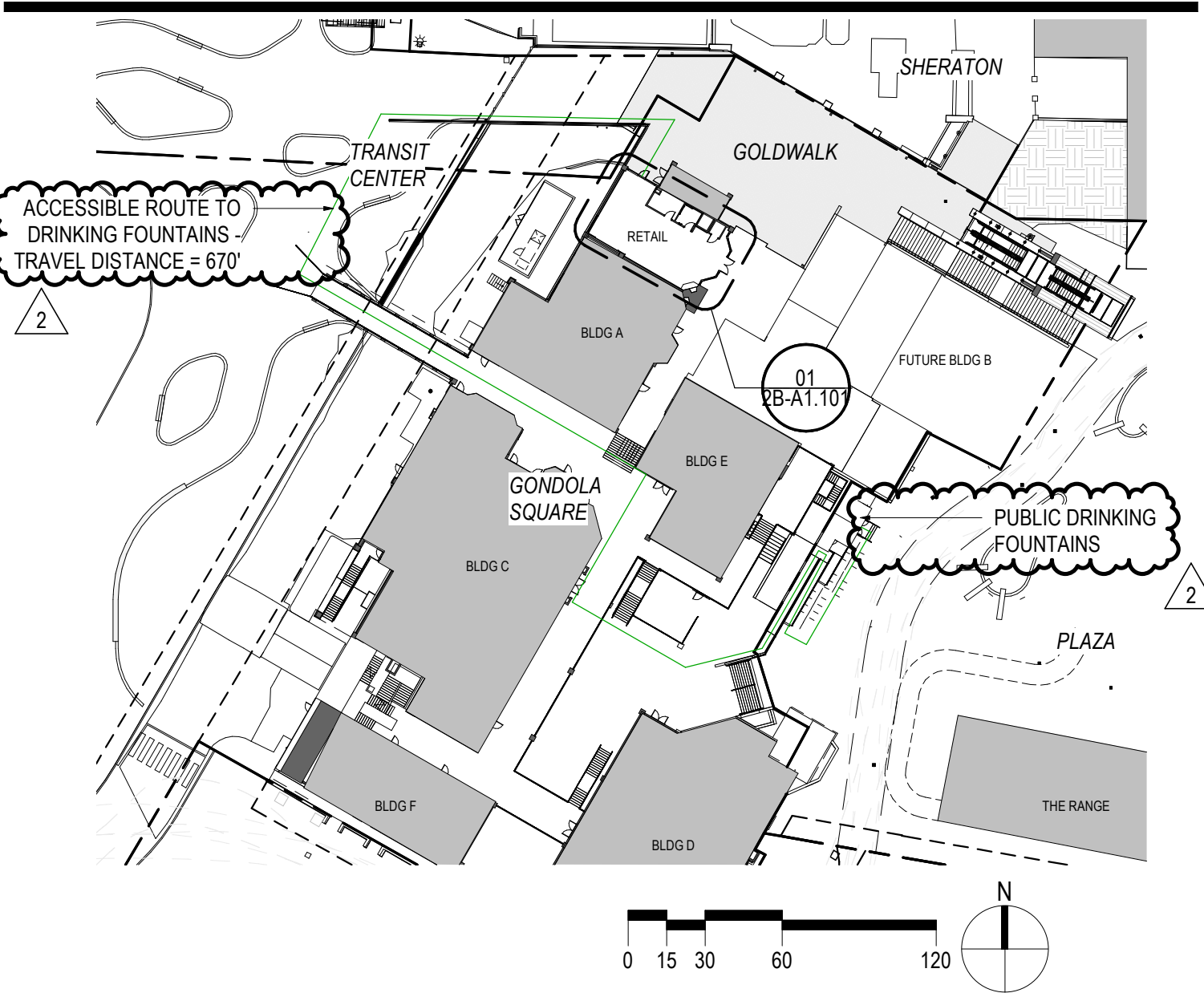
ARCHITECT: GENSLER
1225 17TH STREET, SUITE 150
DENVER, CO 80202
(303) 595 - 8585

MECHANICAL / ELECTRICAL
/ PLUMBING ENGINEER: ME ENGINEERS
14143 DENVER WEST PKWY, SUITE 300
GOLDEN, CO 80401
(303) 421-6655

LOCATION MAP

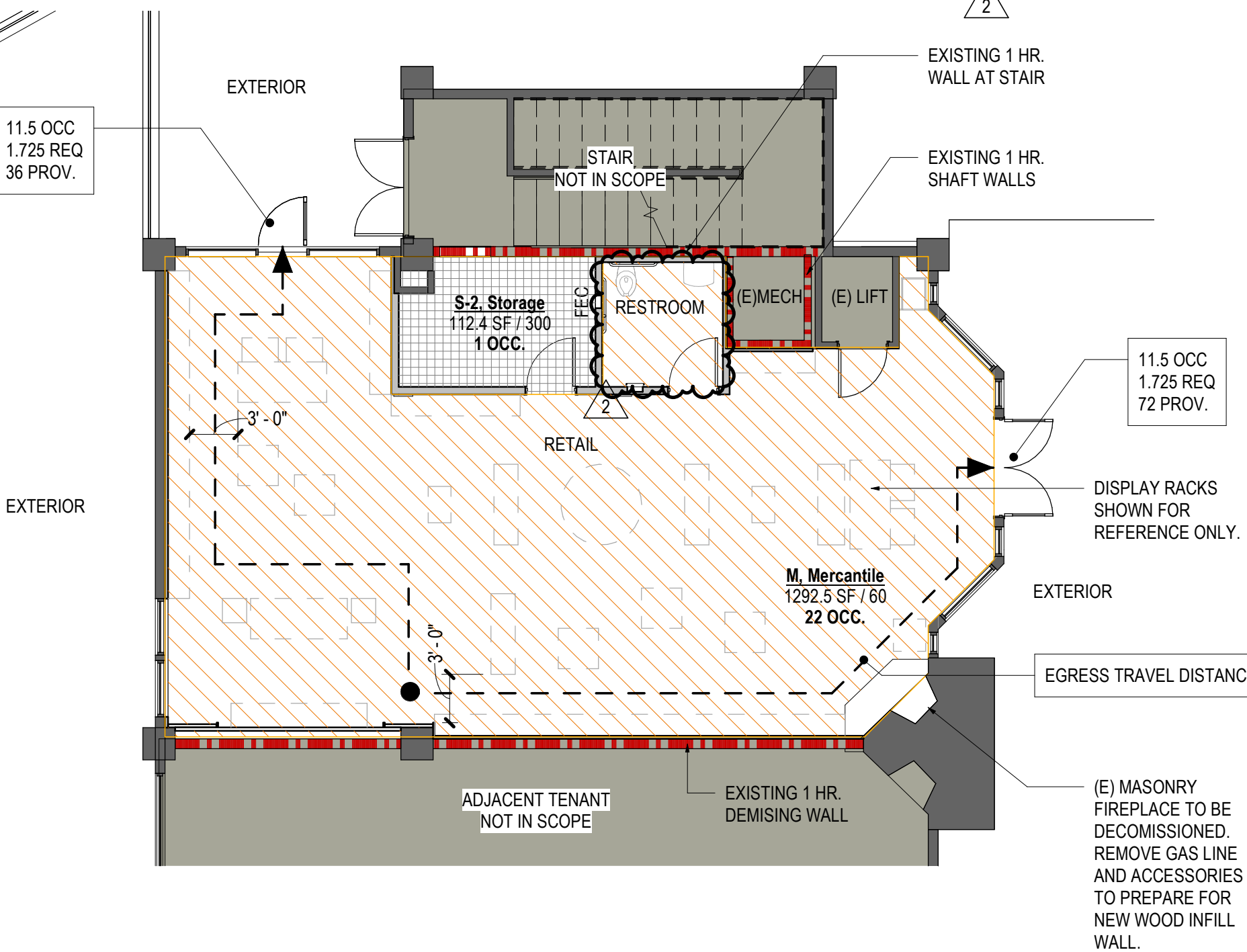


SITE PLAN



GRAPHIC SYMBOLS LEGEND		EGRESS REQUIREMENTS	
	EXIT ACCESS TRAVEL DISTANCE	TOTAL GROSS AREA OF TENANT - ENTIRE LEVEL:	APPROX. 1,406 SF
	COMMON PATH OF TRAVEL	TOTAL AREA IN SCOPE:	APPROX. 1,406 SF
	SECURITY LOCATIONS	TENANT OCCUPANT LOAD CALCULATIONS:	IBC TABLE 1004.1.2
	OCCUPANCY, FUNCTION OF SPACE	MERCANTILE (60 GSF/PERSON)	22 OCCUPANTS
	1HR FIRE BARRIER / 20MIN OPENINGS	STORAGE (300 GSF/PERSON):	1 OCCUPANTS
	1HR FIRE BARRIER / 45MIN OPENINGS	TOTAL:	23 OCCUPANTS
	2HR FIRE BARRIER / 90MIN OPENINGS	EGRESS WIDTH REQUIREMENTS:	IBC 1005.3.2
	3HR FIRE BARRIER	REQUIRED (.15 IN/OCCUPANT):	3.45 INCHES
FUNCTION LEGEND (OCCUPANT LOAD)		PROVIDED AT EXIT DOORS:	108 INCHES
	MERCANTILE	EXIT STAIR WIDTH:	IBC 1005.3.1
	STORAGE	REQUIRED (2 IN/OCCUPANT):	NA
GENERAL NOTES		PROVIDED AT EXIT STAIRS	NA
SHEET NOTES		MINIMUM WIDTH OF EGRESS CORRIDOR REQUIRED:	IBC 1020.2
1. EGRESS ALLOWED IN DIRECTION OF EGRESS TRAVEL.		MINIMUM WIDTH OF EGRESS CORRIDOR PROVIDED:	36 INCHES
A. WORK AREAS TONED IN LIGHT & DARK GRAY N.I.C.		NUMBER OF EXITS PROVIDED:	1 EXITS
		MAXIMUM LENGTH OF EGRESS TRAVEL:	IBC TABLE 1017.2 FOOTNOTE C
		MAXIMUM COMMON PATH OF TRAVEL:	IBC 1006.2.1 FOOTNOTE A
		MAXIMUM DEAD END CORRIDOR:	IBC 1020.4 EXCEPTION 2
		REMOVEDNESS OF EXITS:	NA, SINGLE EXIT
		LONGEST DIAGONAL REMOVEDNESS OF EXITS	50 FEET (MERCANTILE)

PLUMBING FIXTURE REQUIREMENTS				
OCCUPANCY TOTALS		"M"	"S"	
		22	1	
FIXTURE QUANTITIES		REQUIRED "M"	REQUIRED "S"	TOTAL REQUIRED
WATER CLOSETS	MEN	11/500 = 0.022	.5/100 = 0.005	0.027
	WOMEN	11/500 = 0.022	.5/100 = 0.005	0.027
LAVATORIES	MEN	11/750 = 0.015	.5/100 = 0.005	0.020
	WOMEN	11/750 = 0.015	.5/100 = 0.005	0.020
DRINKING FOUNTAINS		22/500 = 0.044	1/1000 = 0.001	0.045
* PLUMBING FIXTURES IN SINGLE OCCUPANT RESTROOMS ARE BEING COUNTED AT 0.5 PER GENDER. ** PER IBC 2902.5, DRINKING FOUNTAINS ARE NOT REQUIRED IN INDIVIDUAL TENANT SPACES IF PUBLIC DRINKING FOUNTAINS ARE LOCATED WITHIN 500 FT AND ONE STORY ABOVE OR BELOW TENANT SPACE. ACCESSIBLE DRINKING FOUNTAINS ARE LOCATED IN THE WELCOME CENTER BUILDING, APPROX. 670' AWAY AND 2 STORIES DOWN FROM SCOPE OF WORK, RE: SITE PLAN.				



01 RETAIL EGRESS & OCCUPANCY PLAN

SCALE: 1/8" = 1'-0"

DRAWING INDEX

Sheet Number	Sheet Name	Current Revision to IFC (if applicable)		
		Latest	Description	Date
01 - GENERAL				
2B-G0.000	COVER	2	BULLETIN 1	06/27/2022
01 - GENERAL				
2B-G1.101	DEMOLITION PLAN AND SCHEDULES	2	BULLETIN 1	06/27/2022
05 - ARCHITECTURE				
2B-A1.101	CONSTRUCTION PLAN, RCP, SECTION, & ELEVATIONS	2	BULLETIN 1	06/27/2022
2B-A1.102	INTERIOR ELEVATIONS & DETAILS	2	BULLETIN 1	06/27/2022
06 - MECHANICAL				
2B-M0.000	MECHANICAL LEGEND	1	ISSUE FOR CONSTRUCTION	05/20/2022
2B-M0.001	MECHANICAL GENERAL NOTES	1	ISSUE FOR CONSTRUCTION	05/20/2022
2B-M0.002	MECHANICAL CONTROLS	2	BULLETIN 1	06/27/2022
2B-M1.201	MECHANICAL PLAN - LEVEL 02	2	BULLETIN 1	06/27/2022
2B-M1.301	MECHANICAL PIPING PLAN - LEVEL 02	1	ISSUE FOR CONSTRUCTION	05/20/2022
2B-M8.000	MECHANICAL DETAILS	1	ISSUE FOR CONSTRUCTION	05/20/2022
2B-MEP0.000	MECHANICAL SCHEDULES	2	BULLETIN 1	06/27/2022
09 - PLUMBING				
2B-P0.000	PLUMBING LEGEND	2	BULLETIN 1	06/27/2022
2B-P0.001	PLUMBING SCHEDULES & DETAILS	2	BULLETIN 1	06/27/2022
2B-P1.201	PLUMBING PLAN - LEVEL 03	2	BULLETIN 1	06/27/2022
10 - ELECTRICAL				
2B-E0.000	ELECTRICAL LEGEND	1	ISSUE FOR CONSTRUCTION	05/20/2022
2B-E0.001	ELECTRICAL ONE-LINE	1	ISSUE FOR CONSTRUCTION	05/20/2022
2B-E0.002	ELECTRICAL SCHEDULES	2	BULLETIN 1	06/27/2022
2B-E1.201	ELECTRICAL PLAN - LEVEL 03	2	BULLETIN 1	06/27/2022
2B-E1.301	LIGHTING PLAN - LEVEL 03	2	BULLETIN 1	06/27/2022
2B-E8.000	ELECTRICAL DETAILS	1	ISSUE FOR CONSTRUCTION	05/20/2022
15 - TECHNOLOGY				
2B-T0.000	TECHNOLOGY LEGEND	1	ISSUE FOR CONSTRUCTION	05/20/2022
2B-T0.001	TECHNOLOGY GENERAL NOTES & ABBREVIATIONS	1	ISSUE FOR CONSTRUCTION	05/20/2022
2B-T1.201	TECHNOLOGY PLAN - LEVEL 03	1	ISSUE FOR CONSTRUCTION	05/20/2022
2B-T8.000	TECHNOLOGY DETAILS	1	ISSUE FOR CONSTRUCTION	05/20/2022
2B-T8.001	TECHNOLOGY DETAILS	1	ISSUE FOR CONSTRUCTION	05/20/2022

Steamboat
ALTRERA MOUNTAIN COMPANY east west partners

2305 Mount Werner Circle
Steamboat Springs, CO 80487

Gensler

1225 17th Street
Suite 150
Denver, CO 80202
United States
Tel 303.595.8585
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me
engineers

14143 Denver West Pkwy
Suite 300
Golden, CO
United States
Tel 303.421.6655



△	Date	Description
1	05/20/2022	ISSUE FOR CONSTRUCTION
2	06/27/2022	BULLETIN 1

Project Name
SSRC | BASE AREA IMPROVEMENTS

Project Number
003.7835.002

Description
COVER

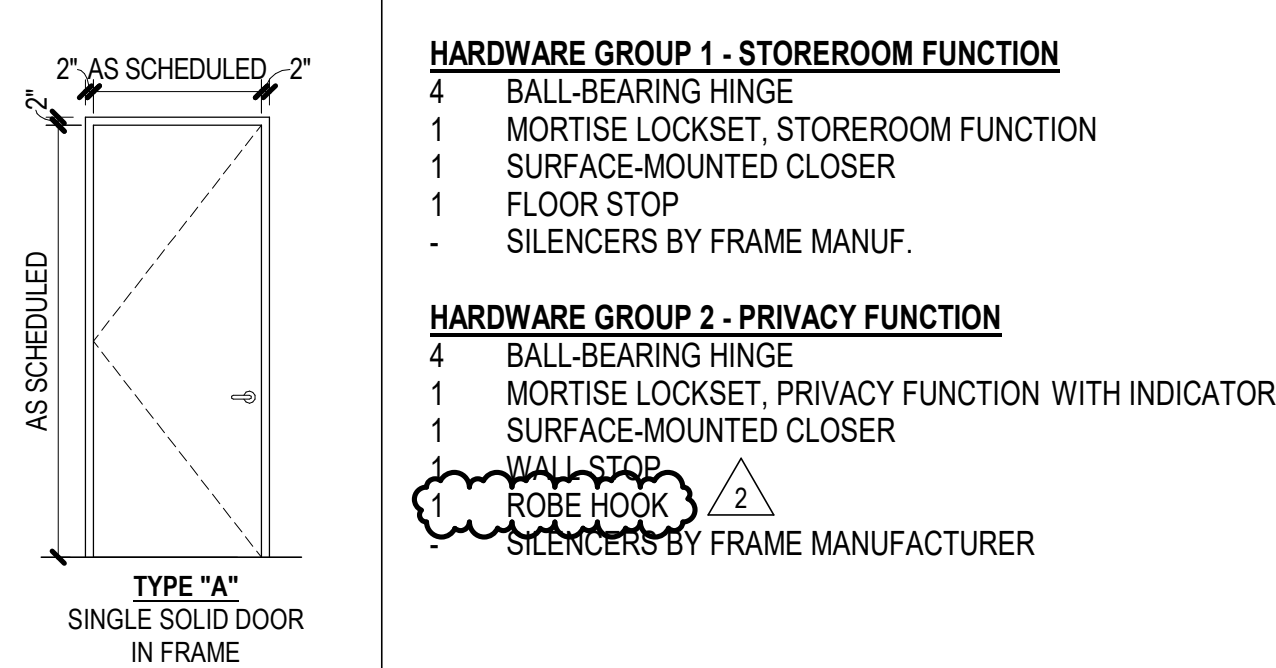
Scale
NOT TO SCALE

2B-G0.000

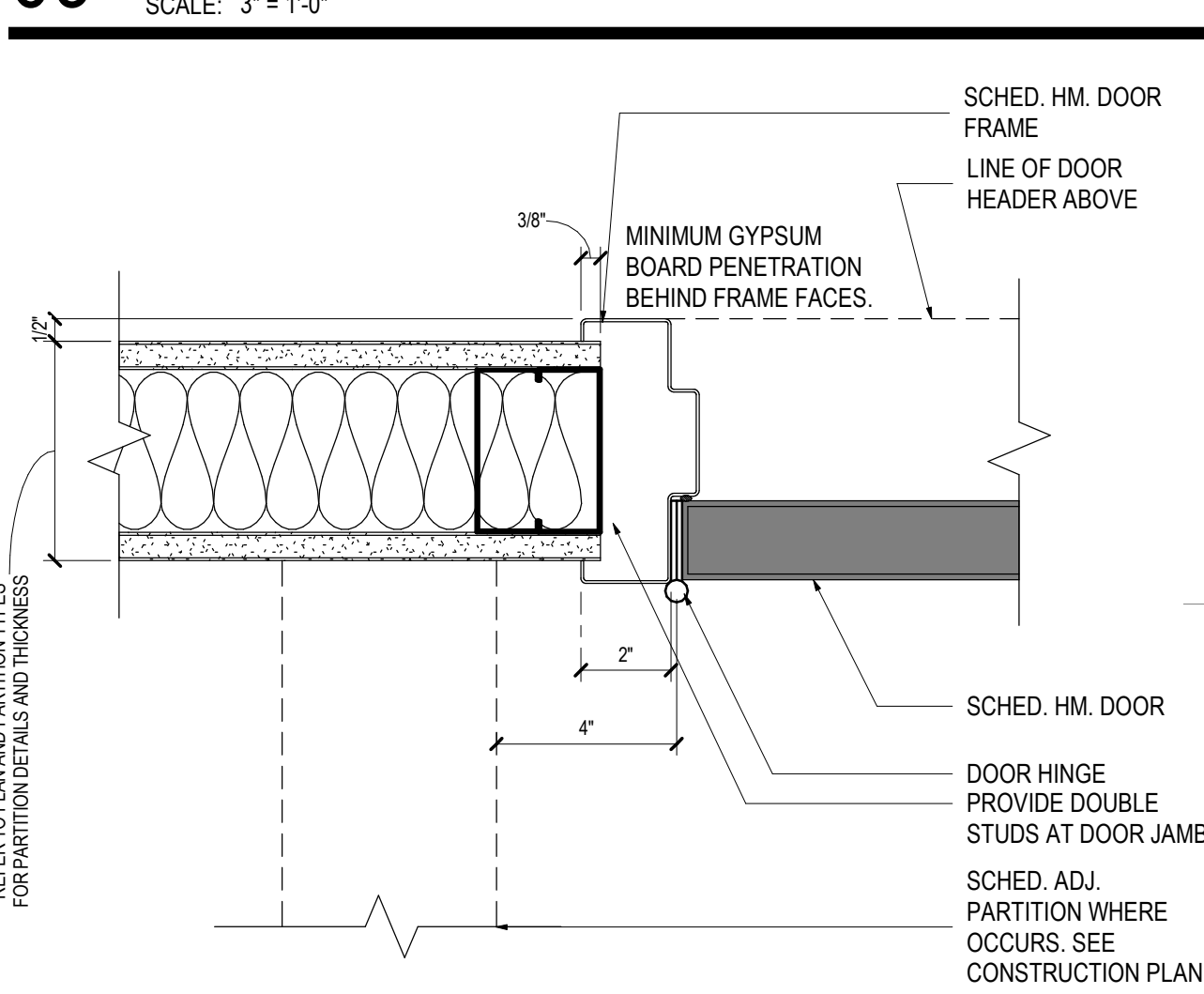
DOOR SCHEDULE

DOOR ASSEMBLY							FRAME ASSEMBLY					DOOR HWDR	REMARKS
NUMBER	TYPE	WIDTH	HEIGHT	THICKNESS	MATERIAL	FINISH	HEAD DETAIL	JAMB DETAIL	SILL DETAIL	MATERIAL	FINISH		
01	A	3'-0"	7'-0"	1 3/4"	HOLLOW METAL	PT2	H-01	J-01		HOLLOW METAL	PT2	1	
02	A	3'-0"	7'-0"	1 3/4"	HOLLOW METAL	PT2	H-01	J-01		HOLLOW METAL	PT2	2	

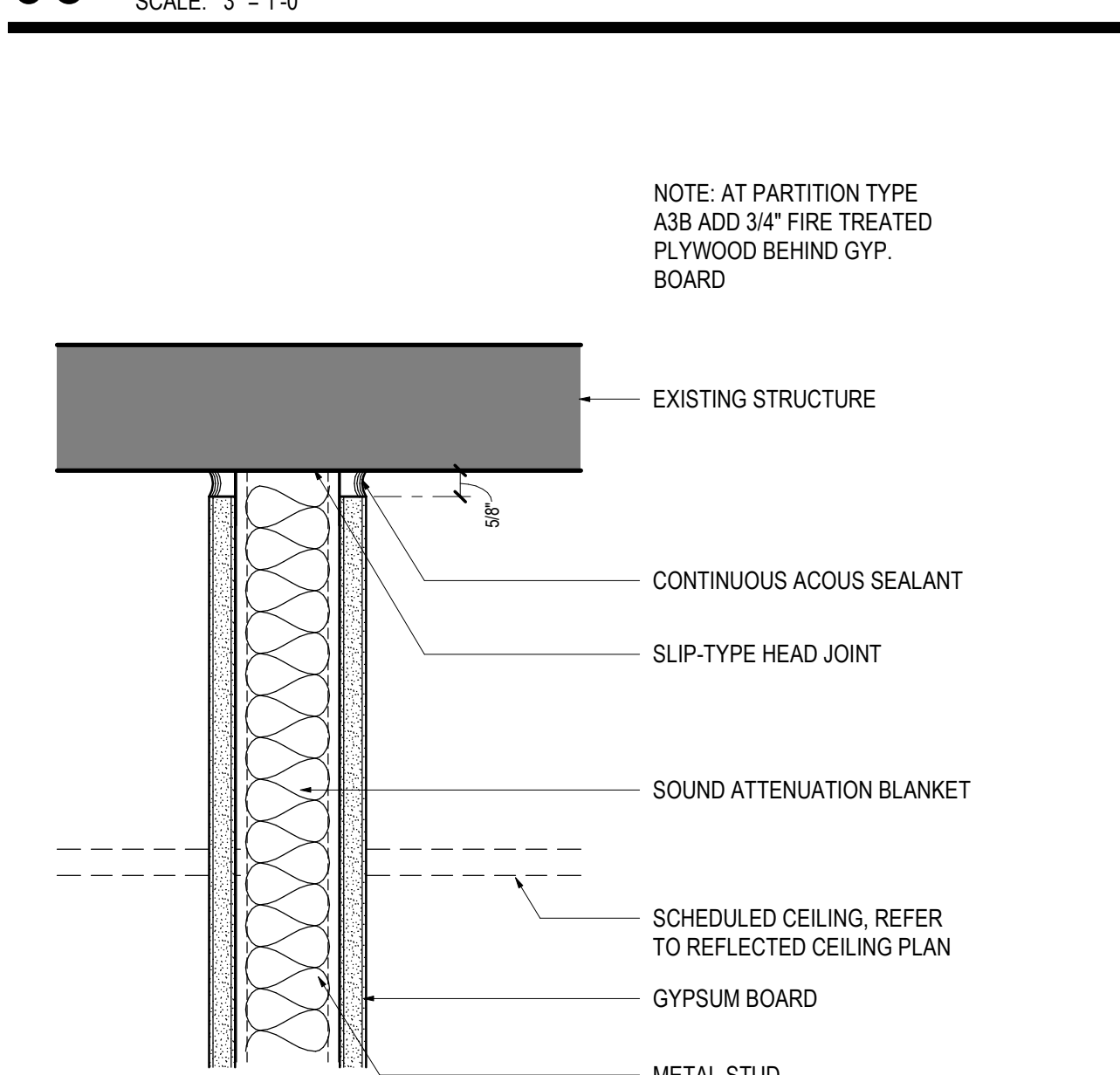
DOOR TYPE



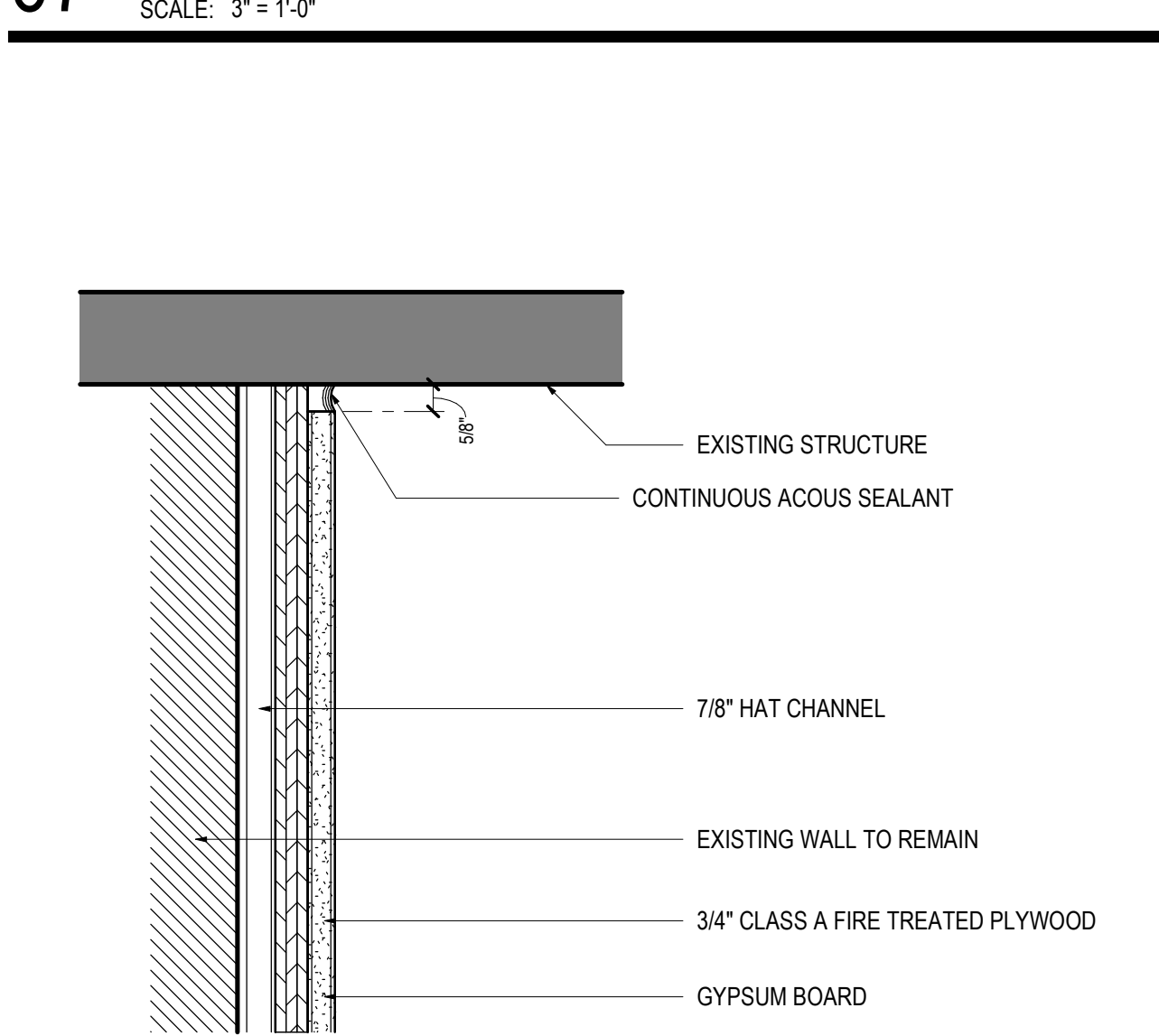
09 H-01 - TYPICAL H.M. DOOR HEAD



06 J-01 - HOLLOW METAL FRAME JAMB



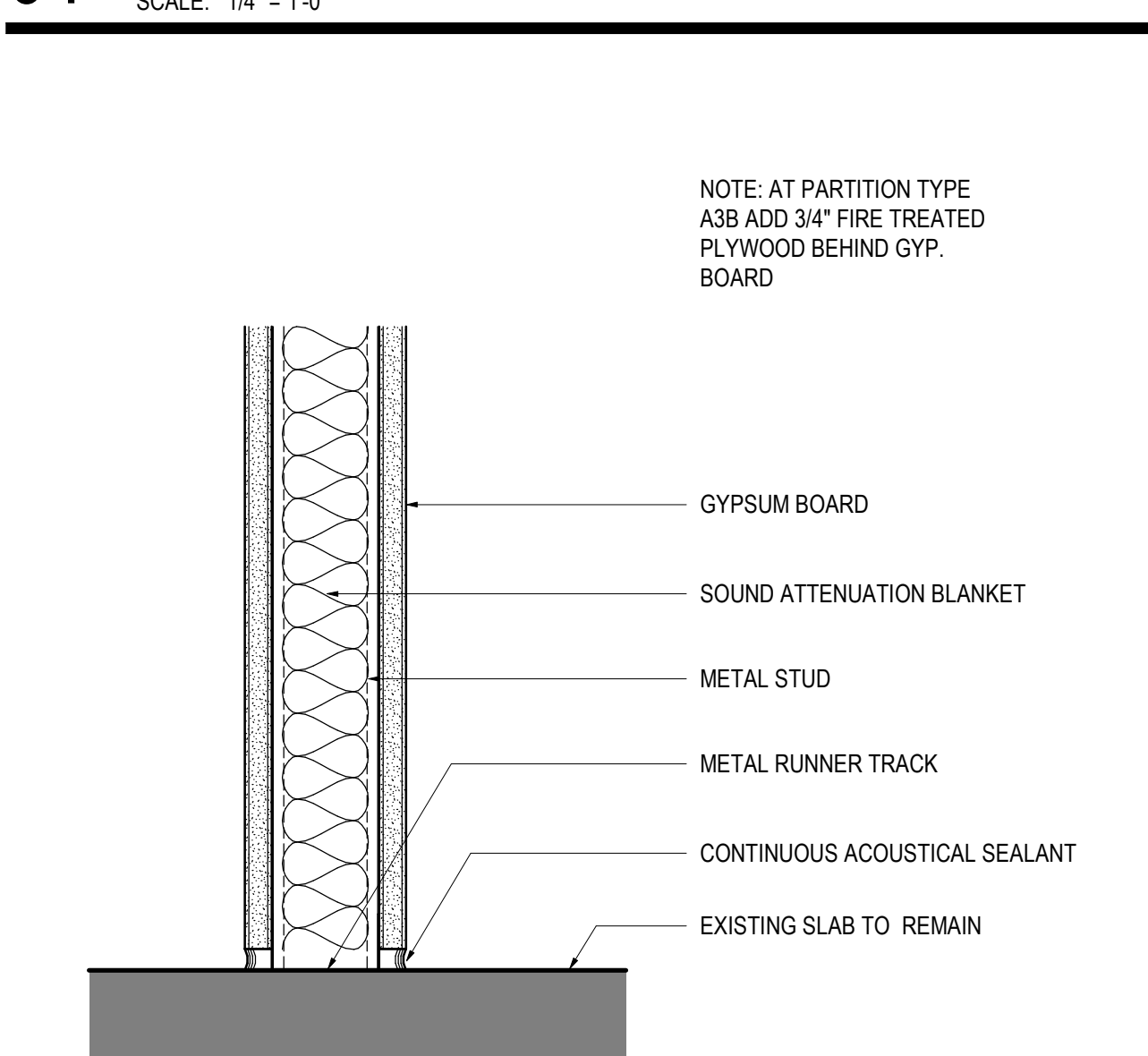
07 A-T04



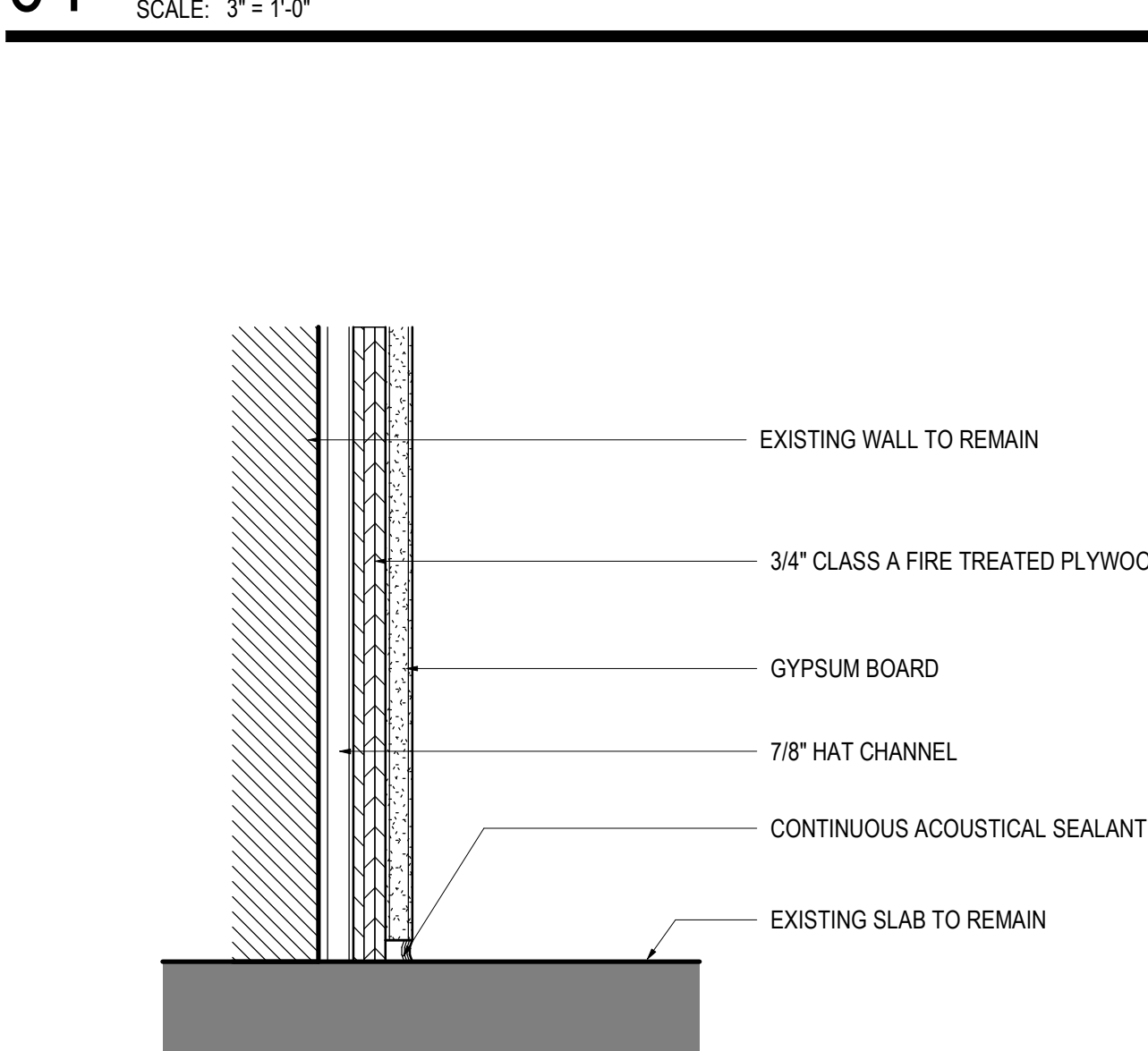
08 F-T04

SCALE: 3" = 1'-0"

01 DEMOLITION PLAN - LEVEL 03



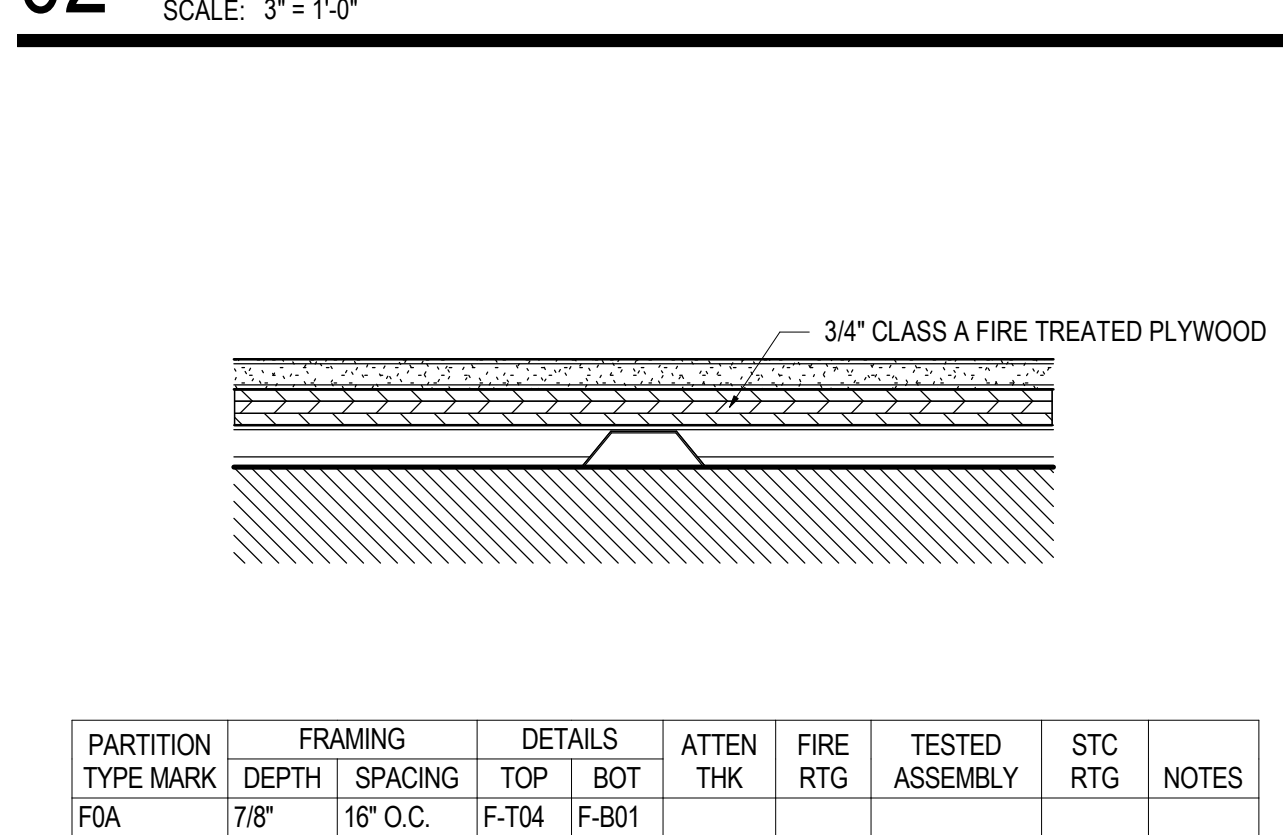
04 A-B01



05 F-B01

SCALE: 3" = 1'-0"

02 A SERIES PARTITION TYPES



03 F SERIES PARTITION TYPES

SCALE: 3" = 1'-0"

DEMO NOTES

- EXISTING WALL TO REMAIN. REMOVE ANY APPLIED FINISHES FROM THE TENANT'S SIDE AND PREPARE SURFACE FOR NEW PAINT FINISH.
- EXISTING STOREFRONT, DOORS, AND WINDOWS TO REMAIN. PROTECT FROM DAMAGE DURING DEMOLITION AND CONSTRUCTION.
- REMOVE ALL EXISTING FLOOR FINISHES THROUGHOUT THE SPACE DOWN TO THE EXISTING CONCRETE SLAB SURFACE. AFTER REMOVAL, PREPARE THE EXISTING CONCRETE SLAB SURFACE TO PROVIDE SUITABLE SURFACE FOR NEW FLOORING AS DESCRIBED IN THESE PLANS.
- CEILING DEMO - REMOVE ALL EXISTING DROPPED CEILING AND DROPPED CEILING SYSTEM STRUCTURE, LIGHTING, HVAC SUPPLY AND DIFFUSERS (BACK TO SOURCE) REMOVE ALL SUPPLEMENTAL FRAMING SUSPENSION SYSTEMS AND UTILITY SUPPORT. EXISTING FIRE RATED CEILING ABOVE DROPPED GWB CEILING TO REMAIN. PATCH AND REPAIR (E) 1 HR FRR GWB CEILING AS REQ TO MAINTAIN 1 HR FRR.
- REMOVE EXISTING NON BEARING PARTITION IN ITS ENTIRETY (TYPICAL OF ALL WALLS SHOWN DASHED).
- REMOVE EXISTING BASE BOARD HEATERS. REFER TO MECHANICAL DRAWINGS. PATCH OPENINGS IN WALLS AND FLOORS AS REQ.
- EXISTING MECHANICAL SHAFT TO REMAIN.
- EXISTING LIFT TO REMAIN.
- REMOVE STAIR DOOR AND FRAME IN ITS ENTIRETY. PREP OPENING TO RECEIVE NEW INFILL WALL. REFER TO CONSTRUCTION PLAN FOR MORE DETAILS.
- EXISTING FIREPLACE. DECOMMISSION AND REMOVE ALL GAS LINES/ACCESSORIES. PREPARE BRICK FOR NEW PAINT.
- DEMOLISH BULKHEAD BELOW EXISTING WOOD CEILING. THIS LOCATION. PATCH AND REPAIR UNDERSIDE OF BULKHEAD TO RECEIVE NEW PAINT.
- PATCH AND REPAIR (E) 1 HR FRR WALL TO MAINTAIN 1 HR FRR CONSTRUCTION.
- REMOVE UNUSED LIFT CONTROLS AND RELOCATE PER ADA STANDARDS. REMOVE COVER PLATES TO BE REPLACED.

PARTITION NOTES

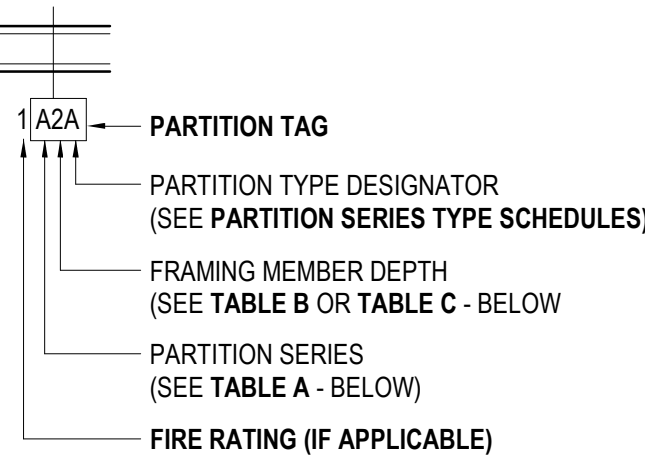


TABLE A- PARTITION SERIES CONSTRUCTION ASSEMBLY

SERIES	SHEATHING	FRAMING MEMBERS	SHEATHING
A	1-LAYER	METAL C-STUD	1-LAYER
B	2-LAYERS	METAL C-STUD	2-LAYERS
C	1-LAYER	METAL C-STUD	2-LAYERS
D	1-LAYER	METAL C-STUD	NONE
E	2-LAYERS	METAL C-STUD	NONE
F	1-LAYER	MTL HAT CHANNEL	NONE
G	1-LAYER	NONE	NONE
H	1-LAYER	METAL C-H STUD	NONE
J	2-LAYERS	METAL C-H STUD	LINER PNL
K	1-LAYER	(2) METAL C-STUDS	1-LAYER
L	2-LAYERS	(2) METAL C-STUDS	2-LAYERS
M	NONE	CMU	NONE
N-U	RESERVED FOR FUTURE EXPANSION		
V-Z	CUSTOM	N/A	N/A

TABLE B- FRAMING DEPTH SCHEDULE

TAG NUMBER DESIGNATION	MTL STUD DEPTH	MTL C-H STUD DEPTH	WOOD STUD DEPTH
-	NO FRAMING		
0	7/8" FURRING CHANNEL	N/A	N/A
1	1 5/8"	N/A	N/A
2	2 1/2"	2 1/2"	N/A
3	3 5/8"	N/A	N/A
4	4"	4"	3 1/2"
6	6"	6"	5 1/2"
8	8"	N/A	7 1/4"
10	10"	N/A	9 1/4"

TABLE C- MASONRY WIDTH SCHEDULE

TAG NUMBER DESIGNATION	CMU WIDTH
4	3 5/8"
6	5 5/8"
8	7 5/8"
10	9 5/8"
12	11 5/8"

STEEL SHEET THICKNESS FOR STUDS AND RUNNERS

GAUGE# MIN. STEEL BASE METAL THICKNESS (UNCOATED)

	INCH	MILS	MM
12	0.0107	97	X
14	0.0713	68	X
16	0.0566	54	1.34
18	0.0451	43	1.09
20	0.0312	30	0.84
22	0.0270	27	0.68
25	0.0179	18	0.45

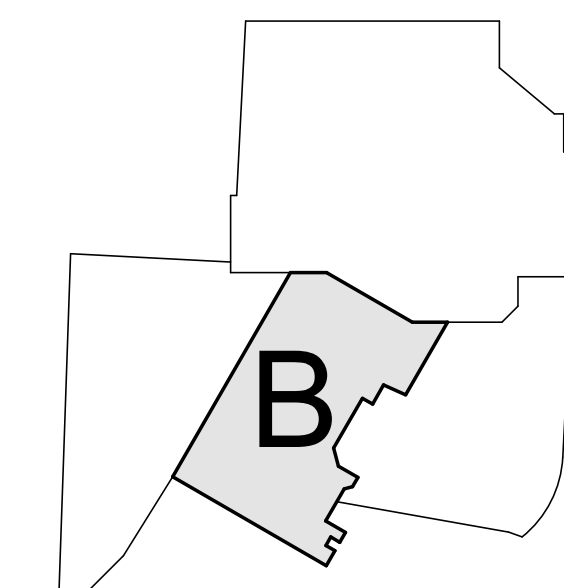
*GAUGE 16, 18 USED FOR STRUCTURAL FRAMING; 20, 22, AND 25 USED FOR NON-STRUCTURAL FRAMING

*USE OF DIMPLED STEEL STUDS ACCEPTABLE PROVIDED CONTRACTOR SUPPLIES DOCUMENTATION PROVING THE EQUIVALENT MINIMUM BASE METAL THICKNESS IS ACHIEVED

GENERAL NOTES

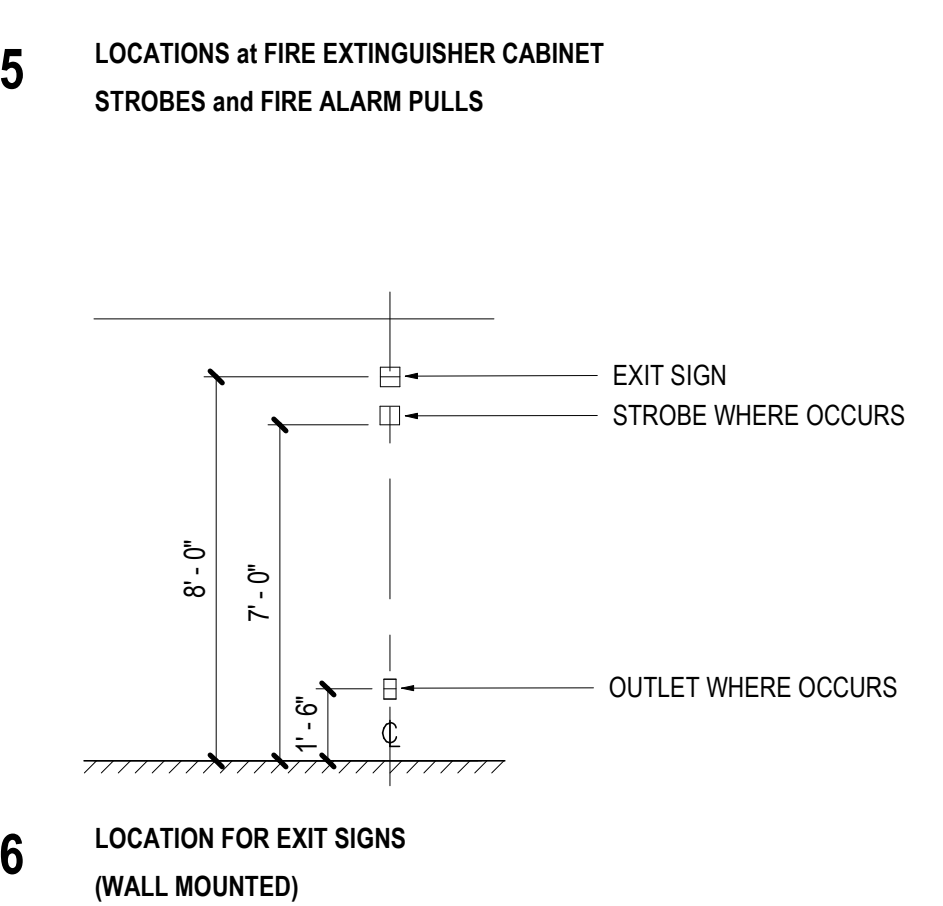
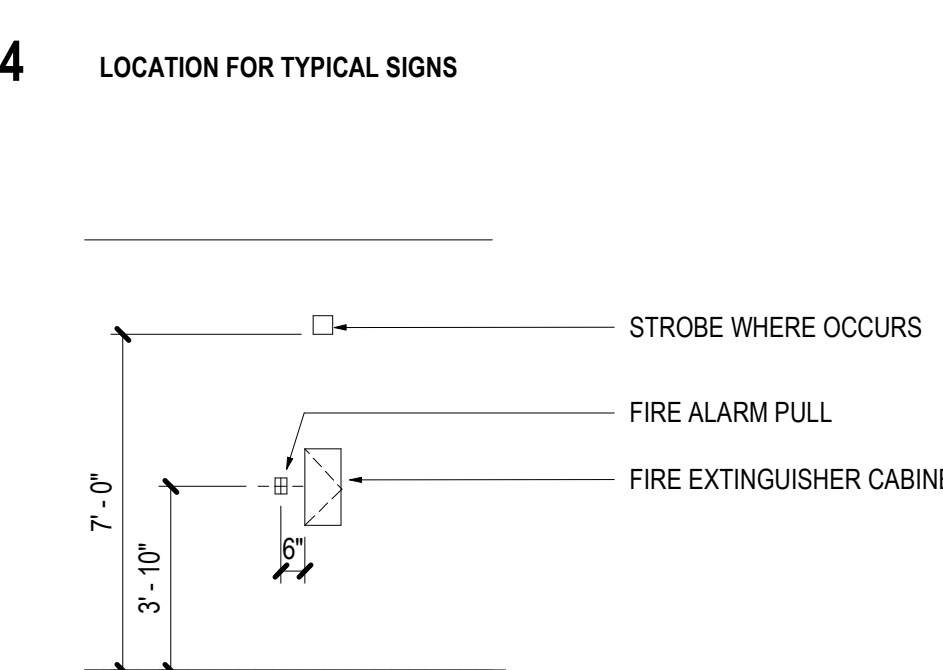
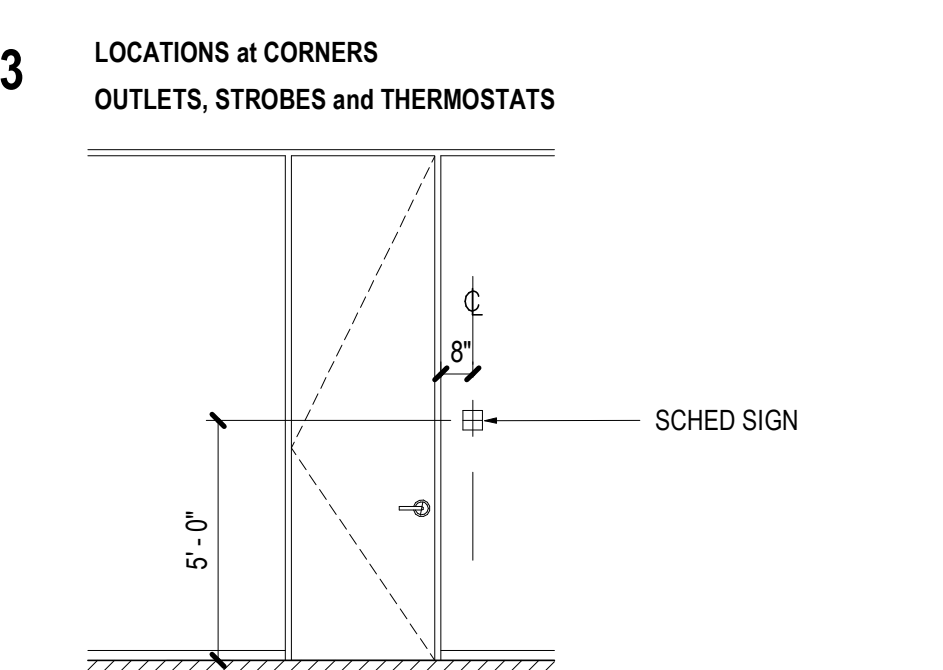
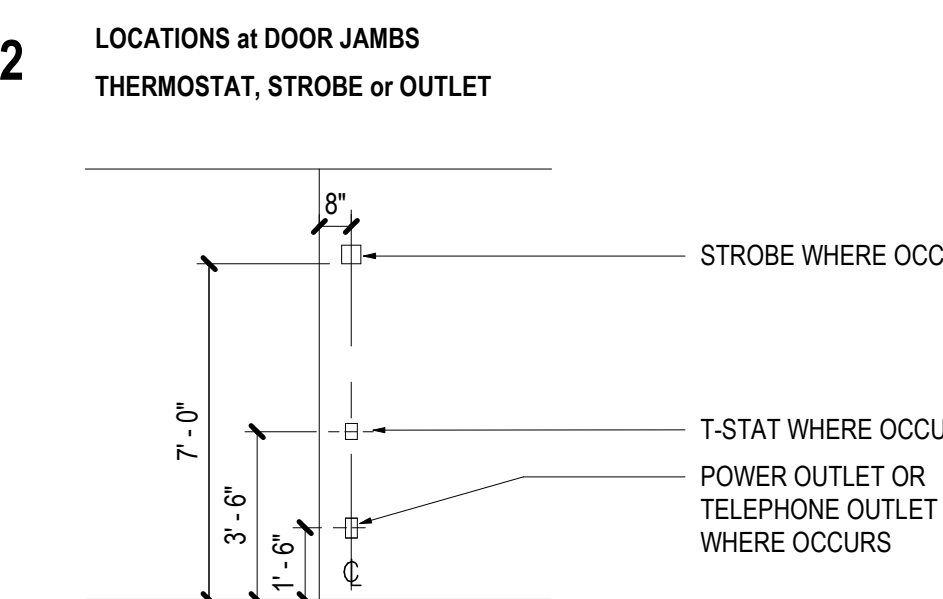
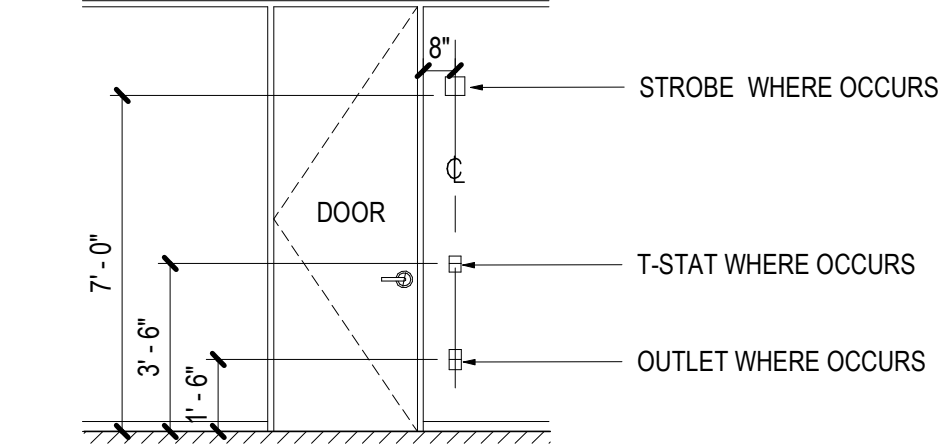
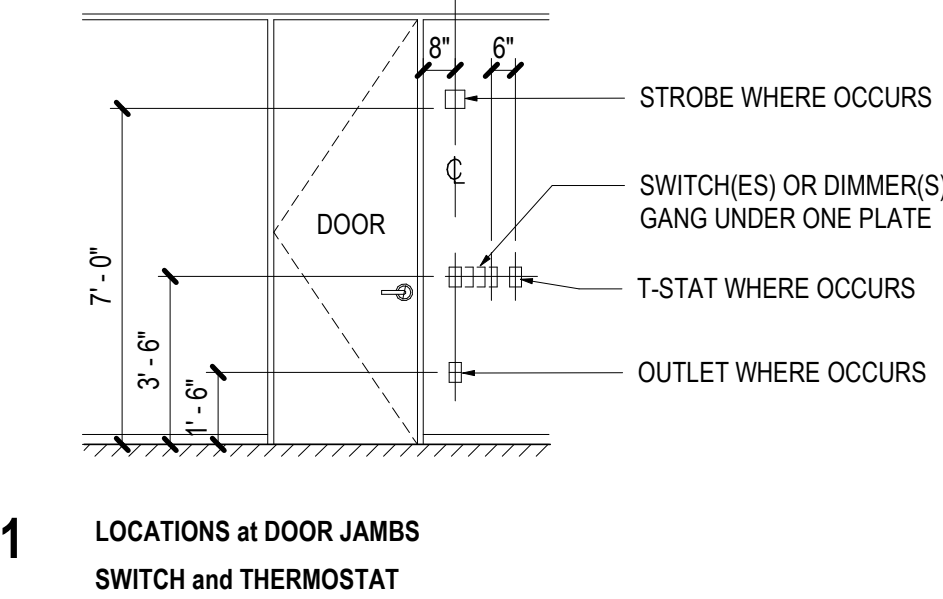
- GN-01.** PARTITION TYPES ARE NOT SEQUENTIAL.
- GN-02.** ALL PARTITION SHEATHING TO BE 5/8" GYPSUM BOARD UNLESS OTHERWISE NOTED.
- GN-03.** REFER TO 109.02 SERIES FOR TOP OF PARTITION AND 109.02 SERIES FOR BOTTOM OF PARTITION CONDITIONS LISTED IN PARTITION SCHEDULE
- GN-04.** ALL PARTITIONS SHALL BE COORDINATED WITH SCHEDULED FINISHES FOR PARTITION LAYOUT AND REQUIRED CLEARANCES.
- GN-05.** PROVIDE BLOCKING IN PARTITIONS FOR ARTWORK HANGING AS INDICATED. SEE CONSTRUCTION PLANS(S) AND/ OR INTERIOR ELEVATIONS FOR LOCATIONS.
- GN-06.** FOR INTERIOR FRAMING LIMITING HEIGHTS REFER TO SSMA TABLES FOR INTERIOR NON-STRUCTURAL NON-COMPOSITE PARTITIONS
- GN-07.** CONTRACTOR TO RE-CONFIRM STUD SIZING AND SUBMIT SELECTION CRITERIA FOR REVIEW INCLUDING DELINEATION OF SLAB TO UNDERSIDE OF SLAB INFORMATION
- GN-08.** ALL STUD CAVITIES TO HAVE ACOUSTICAL BATT INSULATION AS MINIMUM. WALLS NOT IDENTIFIED IN SCHEDULE AS HAVING INSULATION TO HAVE MINIMUM THICKNESS OF ACOUSTICAL INSULATION (1 5/8" STUD = 1" INSULATION, 3 5/8" STUD = 3 1/2" INSULATION, 6" STUD = 5 1/2" INSULATION). REFER TO SCHEDULE TO PROVIDE INSULATION CRITERIA EXCEEDING THIS MINIMUM.

KEY PLAN



10 MOUNTING LOCATIONS - GENERAL

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



Gensler

FINISH MATERIAL SCHEDULE

CEILINGS

CL1
09 51 00 ACOUSTICAL CEILINGS
NAME: ULTIMA
GRID SIZE: SUPRAFINE 9/16"
GRID COLOR: WHITE
GRID STYLE: BEVELED TEGULAR
TILE MANUFACTURER: ARMSTRONG WORLD INDUSTRIES INC.
TILE SIZE: 12" X 24"
TILE COLOR: WHITE

CARPET

CP1
09 68 16 SHEET CARPETING
MANUFACTURER: INTERFACE
NUMBER: 105596
COLOR: CHARCOAL STITCH
PATTERN NAME: STITCH IN TIME

DECORATIVE METALS

MT1
05 50 00 METAL FABRICATIONS
DESCRIPTION: STEEL PANEL
SIZE: 14" TALL
NOTE: PRIMED AND PAINTED PT3

PAINT

PT1
09 91 13 INTERIOR PAINTING
MANUFACTURER: BENJAMIN MOORE
NUMBER: QC 65
COLOR: CHANTILLY LACE
FINISH: WALLS TO BE EGGSHELL, CEILINGS TO BE FLAT, RESTROOMS TO BE SATIN, RUDDING BASE AND TRIM TO BE SEMI-GLOSS, DOORS AND FRAMES TO BE SEMI-GLOSS
STYLE: ULTRA SPEC 500

PT2
09 91 13 INTERIOR PAINTING
MANUFACTURER: BENJAMIN MOORE
NUMBER: 2108-40
COLOR: STARDUST
FINISH: WALLS TO BE EGGSHELL, CEILINGS TO BE FLAT, RESTROOMS TO BE SATIN, RUDDING BASE AND TRIM TO BE SEMI-GLOSS, DOORS AND FRAMES TO BE SEMI-GLOSS
STYLE: ULTRA SPEC 500

PT3
09 91 13 INTERIOR PAINTING
MANUFACTURER: BENJAMIN MOORE
NUMBER: 2108-40
COLOR: STARDUST
FINISH: WALLS TO BE EGGSHELL, CEILINGS TO BE FLAT, RESTROOMS TO BE SATIN, RUDDING BASE AND TRIM TO BE SEMI-GLOSS, DOORS AND FRAMES TO BE SEMI-GLOSS
STYLE: ULTRA SPEC 500

WOOD BASE, INTERIOR

WB1
06 40 23 WOOD BASE
SIZE: 4" TALL
COLOR: TO MATCH ADJACENT WALL
FINISH: TO MATCH ADJACENT WALL

WOOD WALL

WD1
INTERIOR ARCHITECTURAL WOODWORK
DESCRIPTION: CUSTOM FEATURE WALL, END CUT ASPEN TREE. PAINT SUBSTRATE WALL PT3
SIZE: ROUNDS TO VARY BETWEEN 4" AND 16" DIA., BETWEEN 1 1/2" AND 1 1/2" THICK
NOTE: CLASS C FIRE RATED FINISH

TILE

TL1
09 30 00 TILE
NAME: EVER - COLORBODY PORCELAIN
DESCRIPTION: FLOOR TILE
MANUFACTURER: DALTILE
NUMBER: EV06
SIZE: 12" X 24"
COLOR: DARK
FINISH: MATTE
GRID COLOR: TBD
THICKNESS: 5/16"

TL2
09 30 00 TILE
NAME: ALASKA
DESCRIPTION: WALL TILE
MANUFACTURER: CROSSVILLE
SIZE: 12" X 24"
COLOR: ICE
FINISH: UNPOLISHED
GRID COLOR: TBD
THICKNESS: 10.5 MM
NOTE: BASE TO BE 6" H X 12" W COVE BASE. ON WET WALLS PROVIDE 4-6" TALL TILE BEFORE TRANSITIONING TO GYP ABOVE. EXPOSED EDGES OF TILE TO BE CAPPED WITH "SCHLUTER JOLLY" PROFILE

EQUIP. SCHEDULE

- 301** DESCRIPTION: 36" ADA GRAB BAR
MANUFACTURER: BOBRICK
MODEL NUMBER: B-3806 X 36
FINISHCOLOR: STAINLESS STEEL
SIZE: 1 1/2" DIA.
- 302** DESCRIPTION: 42" ADA GRAB BAR
MANUFACTURER: BOBRICK
MODEL NUMBER: B-3806 X 42
FINISHCOLOR: STAINLESS STEEL
SIZE: 1 1/2" DIA.
- 303** DESCRIPTION: 18" ADA GRAB BAR
MANUFACTURER: BOBRICK
MODEL NUMBER: B-3806 X 18
FINISHCOLOR: STAINLESS STEEL
SIZE: 1 1/2" DIA.
- 304** DESCRIPTION: PAPER TOWEL DISPENSER AND WASTE
MANUFACTURER: BOBRICK
MODEL NUMBER: B-38032
FINISHCOLOR: STAINLESS STEEL
NOTE: SEMI RECESSED. INSTALL PER MANFU. RECOMMENDATIONS
- 305** DESCRIPTION: TOILET TISSUE DISPENSER
MANUFACTURER: BOBRICK
MODEL NUMBER: B-3589
FINISHCOLOR: STAINLESS STEEL
NOTE: SURFACE MOUNTED. INSTALL PER MANFU. RECOMMENDATIONS
- 306** DESCRIPTION: SOAP DISPENSER
MANUFACTURER: BOBRICK
MODEL NUMBER: B-2111
FINISHCOLOR: STAINLESS STEEL
NOTE: SURFACE MOUNTED. INSTALL PER MANFU. RECOMMENDATIONS
- 307** DESCRIPTION: FAUCET
MANUFACTURER: KOHLER
MODEL NAME: GEOMETRIC TOUCHLESS FAUCET
MODEL NUMBER: K-7517-CP
FINISHCOLOR: VIBRANT STAINLESS
ELECTRICAL YES / NO: Y
PLUMBING YES / NO: Y
NOTE: WITH INSIGHT TECHNOLOGY AND TEMPERATURE MIXER, HYBRID POWERED
- 308** DESCRIPTION: RESTROOM MIRROR
MANUFACTURER: WEST ELM
MODEL NAME: METAL FRAME RECTANGULAR MIRROR
MODEL NUMBER: 7146323
FINISHCOLOR: ANTIQUE BRONZE
SIZE: 24"W x 36"H x 1 1/4"D
NOTE: PROVIDE BLOCKING IN WALL AS REQUIRED FOR MOUNTING
- 309** DESCRIPTION: FULL LENGTH MIRROR
MANUFACTURER: WEST ELM
MODEL NAME: METAL FRAME NARROW FLOOR MIRROR
MODEL NUMBER: 4755569
FINISHCOLOR: ANTIQUE BRONZE
SIZE: 14"W x 72"H x 1 1/2"D
NOTE: PROVIDE BLOCKING IN WALL AS REQUIRED FOR MOUNTING

GRAPHIC SYMBOLS

REFLECTED CEILING

- ACOUSTICAL CEILING AND GRID
- CEILING HEIGHT CHANGE SYMBOL
- FINISH CEILING HEIGHT SYMBOL
- GRID STARTPOINT SYMBOL
- CEILING FINISH TAG
- MOTION SENSOR
- CEILING MOUNTED SPEAKER
- CEILING MOUNTED CAMERA
- CEILING MOUNTED SPRINKLER HEAD
- CEILING MOUNTED SMOKE DETECTOR
- CEILING MOUNTED STROBE LIGHT
- CEILING MOUNTED EXIT SIGNS
- WALL MOUNTED EXIT SIGNS - PARALLEL
- WALL MOUNTED EXIT SIGNS - PERPENDICULAR
- E DENOTES EXISTING TO REMAIN
- R DENOTES EXISTING TO BE RELOCATED
- ACCESS DOOR
- LIGHT FIXTURES**
- FLORESCENT LIGHT FIXTURE
- FLORESCENT LIGHT FIXTURE / EMERGENCY CIRCUIT
- EXISTING LIGHT FIXTURE TO BE REMOVED
- UNDER CABINET FLORESCENT FIXTURE
- FLORESCENT STRIP FIXTURE
- FLORESCENT PENDANT FIXTURE
- RECESSED DOWNLIGHT
- RECESSED ADJUSTABLE DOWNLIGHT
- TRACK LIGHTING
- SURFACE MOUNTED LIGHT FIXTURE
- WALL SCONCE
- LIGHT SWITCH
- D DIMMER SWITCH

- MECHANICAL FIXTURES**
- RETURN AIR
- SUPPLY AIR
- CIRCULAR DIFFUSER
- LINEAR DIFFUSER
- EXHAUST FAN

CONSTRUCTION

- COLUMN GRID REFERENCE NUMBER
- COLUMN GRID LINES AND REFERENCE NUMBER
- EXISTING CONSTRUCTION TO REMAIN
- EXISTING CONSTRUCTION TO BE DEMOLISHED
- NEW PARTITION
- 1 HR. RATED PARTITION
- 2 HR. RATED PARTITION
- 3 HR. RATED PARTITION
- 4 HR. RATED PARTITION
- MILLWORK
- MILLWORK ABOVE
- DETAIL NUMBER
- SHEET NUMBER
- DESCRIPTION OF SIMILAR OR OPPOSITE
- AREA TO BE DETAILED
- LOCATION ON SHEET WHERE ELEVATION IS SHOWN
- DIRECTION OF ELEVATION
- SHEET NUMBER WHERE ELEVATION IS SHOWN
- INTERIOR AND EXTERIOR ELEVATION MARKER
- REVISION REFERENCE NUMBER
- REVISION CLOUD DEPICTING AREA REVISED
- NAME
- ROOM NAME
- ROOM NUMBER
- SHEETNOTE REFERENCE
- WALL TYPE REFERENCE
- FIRE RATING
- DOOR REFERENCE NUMBER (REFER TO DOOR SCHEDULE)
- DOOR NUMBER
- DOOR TYPE
- DOOR NUMBER
- DOOR TYPE / HARDWARE TYPE
- WINDOW REFERENCE NUMBER (REFER TO WINDOW SCHEDULE)
- MILLWORK REFERENCE NUMBER (REFER TO MILLWORK SCHEDULE)
- ELEVATION DATUM REFERENCE
- FLOOR ELEVATION TRANSITION
- MATCH LINE SEE XXXX
- MATCH LINE SYMBOL
- ALIGN
- ALIGN WITH ESTABLISHED / ADJACENT SURFACES

WALL MOUNTED LIFE SAFETY EQUIPMENT AND DEVICES

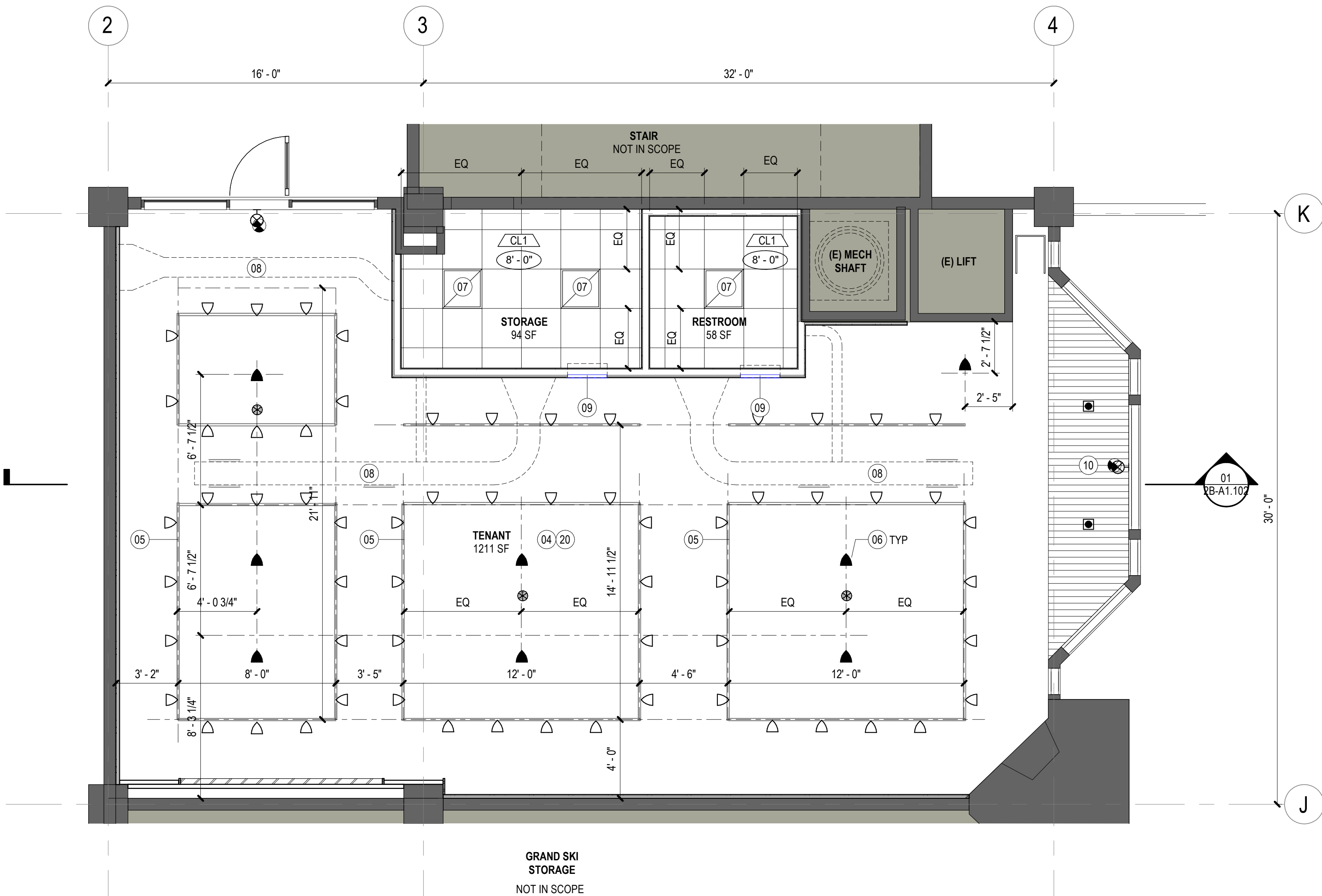
- FIRE WARDEN STATION SYMBOL
- WALL MOUNTED FIRE ALARM STROBE SYMBOL
- FIRE ALARM PULL SYMBOL
- WALL MOUNTED, FIRE EXTINGUISHER CABINET
- WALL MOUNTED FIRE EXTINGUISHER
- WALL MOUNTED FIRE HOSE CABINET
- WALL MOUNTED FIRE VALVE
- WALL MOUNTED FIRE VALVE CABINET

FINISH

- WALL FINISH TAG
- BASE FINISH TAG
- EXTENT OF FINISH TYP.
- WALL FINISH TAG
- SPECIAL FINISH TAG
- FLOOR FINISH TAG
- CEILING FINISH TAG
- CHANGE IN FLOOR FINISH

01 CONSTRUCTION PLAN

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



02 REFLECTED CEILING PLAN

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

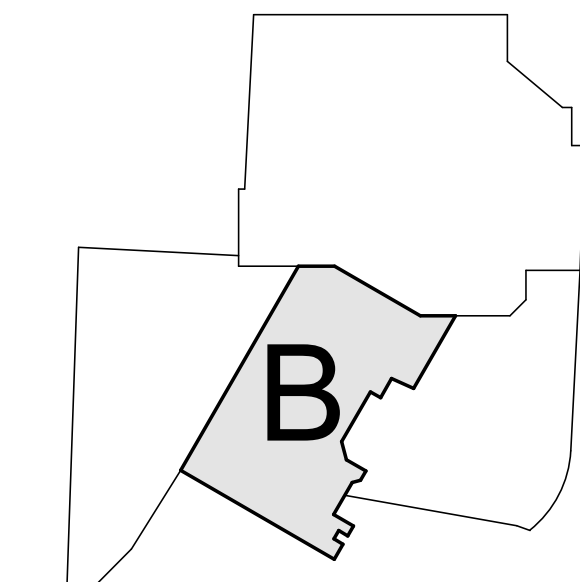
SHEET NOTES

- 01 EXISTING FIREPLACE. DECOMMISSION AND REMOVE ALL GAS LINES/ACCESSORIES. PAINT BRICK PT2. INFILL OPENING WITH WDI.
- 04 EXISTING RATED CEILING TO REMAIN. PATCH AND REPAIR (E) 1 HR FRR GWS CEILING AS REQUIRED TO MAINTAIN 1 HR FRR. FINISH TO BE PT1
- 05 HANGING TRACK LIGHT. MOUNT LIGHT AS HIGH AS POSSIBLE UNDER MEP AND SPRINKLERS. GC TO VERIFY EXISTING CONDITIONS IN FIELD AND COORDINATE HEIGHT WITH ARCHITECT. RE: MEP
- 06 PENDANT LIGHT WITH SURFACE MOUNTED JUNCTION BOX. MOUNT LIGHT AS HIGH AS POSSIBLE UNDER MEP AND SPRINKLERS. GC TO VERIFY EXISTING CONDITIONS IN FIELD AND COORDINATE HEIGHT WITH ARCHITECT. RE: MEP
- 07 RECESSED 2' X 2' LIGHT FIXTURE. RE: MEP
- 08 EXPOSED DUCTWORK. MOUNT TIGHT TO CEILING. RE: MEP
- 09 WALL LOUVER TO UNITS OVER RESTROOM/STORAGE CEILING. CENTER OVER DOORS. RE: MEP
- 10 EXISTING WOOD CEILING TO REMAIN. PAINT PT1
- 11 BASEBOARD HEATER. REFER TO MECHANICAL DRAWINGS
- 12 EXISTING EGRESS DOOR.
- 13 EXISTING EXTERIOR DOORS AND WINDOWS. PAINT WOOD FRAME PT1
- 14 INFILL WALL, MATCH EXISTING FINISHES. WALL SHALL BE 1 HR FRR ASSEMBLY.
- 15 DUPLEX POWER OUTLET. REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL ELECTRICAL AND TECHNOLOGY INFORMATION
- 17 FLOOR FOURPLEX RECEPTACLE. REFER TO ELECTRICAL DRAWINGS FOR MORE INFORMATION
- 18 SLOPE FLOOR UP TO LIFT ELEVATION UNDER CARPET, 1/20 MAX.
- 19 ADD BLACKOUT FILM ON INTERIOR FACE OF EXISTING GLASS
- 20 ALL ABANDONED MEP DUCTWORK, PIPES, CONDUIT, ETC TO BE CAPPED AND REMOVED.
- 21 EXISTING LIFT DOOR TO REMAIN. PAINT PT1. REMOVE ALL UN-USED CONTROLS, REPLACE SWITCHPLATES WITH NEW.
- 22 RETURN GYP BACK TO EXISTING WALL AT EDGE OF FOA PARTITION
- 23 MEP EQUIPMENT. RE: MEP
- 24 STORAGE SHELVING AND CLOTHING RACKS ON CASTERS TO BE PROVIDED BY OTHERS

GENERAL NOTES

- A. REF. GENERAL SHEETS FOR GRAPHIC SYMBOLS, GENERAL NOTES AND ABBREVIATIONS. ACCESSIBILITY REQUIREMENTS, CLEARANCES AND MOUNTING HEIGHTS.
- B. ALL PARTITIONS TO BE TYPE "A" U.O.N.
- C. PROVIDE LVL 4 FINISH AT ALL GYP BD SURFACES, U.O.N.
- D. ALL EXISTING PARTITIONS, INCLUDING AT PERIMETER TO BE MODIFIED / EXTENDED AS REQ'D TO BE FULLY FINISHED (GYP, BOARD, TAPED, MUDDIED AND PAINTED) TO 1/2" BELOW DECK ABOVE TO COVER EXPOSED WALL STRUCTURE. COORD. SPECIFIC REQUIREMENTS & LOCATIONS W/ RCP SHEETS.
- E. ALL POWER OUTLETS AT WALLS TO BE MOUNTED AT 18" AFF U.O.N. REFER TO GENERAL MOUNTING LOCATIONS.
- F. PARTITIONS AT BUILDING PERIMETER SHALL BE CENTERED ON CENTERLINE OF WINDOW MULLION U.O.N.
- G. INSTALL METAL CORNER BEADS AT ALL EXPOSED WALLBOARD EDGES. INSTALL CASING BEADS WHEREVER WALLBOARD, PLASTER, ETC. ABUTS A DISSIMILAR FINISH MATERIAL & PROVIDE SEALANT AS REQ'D.
- H. PROVIDE MIN. 20 GA. BACKING STUDS AND/OR 18 GA. BY 6" WIDE BACKG PLATES WHEN REQUIRED FOR SUPPORT U.O.N.
- J. NOTIFY ARCHITECT IN WRITING OF CONFLICTS, DIMENSIONAL OR OTHER DISCREPANCIES PRIOR TO PROCEEDING WITH WORK OR AREAS AFFECTED.
- K. ALL GLASS TO BE TEMPERED. ALL EXPOSED EDGES SHALL BE POLISHED.
- L. PREP SLAB AS REQUIRED FOR SPECIFIED FINISH.
- M. DOOR JAMB LOCATIONS SHALL BE TYP. 4" FROM ADJ. WALL.
- N. PATCH AND REPAIR SURFACES DAMAGED AS A RESULT OF WORK PERFORMED ON THIS PROJECT. PATCH & REPAIR EXIST SURFACES SURFACES AS REQ'D TO RECEIVE NEW FINISH.
- P. PROVIDE PAINTED LAYOUT FOR REVIEW BY ARCHITECT PRIOR TO INSTALLATION OF TRACK AND STUDS. LAYOUT TO INCLUDE PARTITIONS, MILLWORK, SOFFITS, LIGHTS AND ALL SIGNIFICANT ARCHITECTURAL FEATURES.
- Q. ALL PARTITIONS TO BE PAINTED PT1 WITH WB1 U.O.N. ALL CEILINGS TO BE PAINTED PT1 U.O.N.

KEY PLAN



Steamboat
ALTRERRA east west partners
MOUNTAIN COMPANY

2305 Mount Werner Circle
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STATE OF COLORADO
JOHN CARLOS GENSLER
203617
LICENSED ARCHITECT

John Carlos Gensler
Seal / Signature
06.28.2022

Date	Description
05/20/2022	ISSUE FOR CONSTRUCTION
06/27/2022	BULLETIN 1

Project Name
SSRC | BASE AREA IMPROVEMENTS

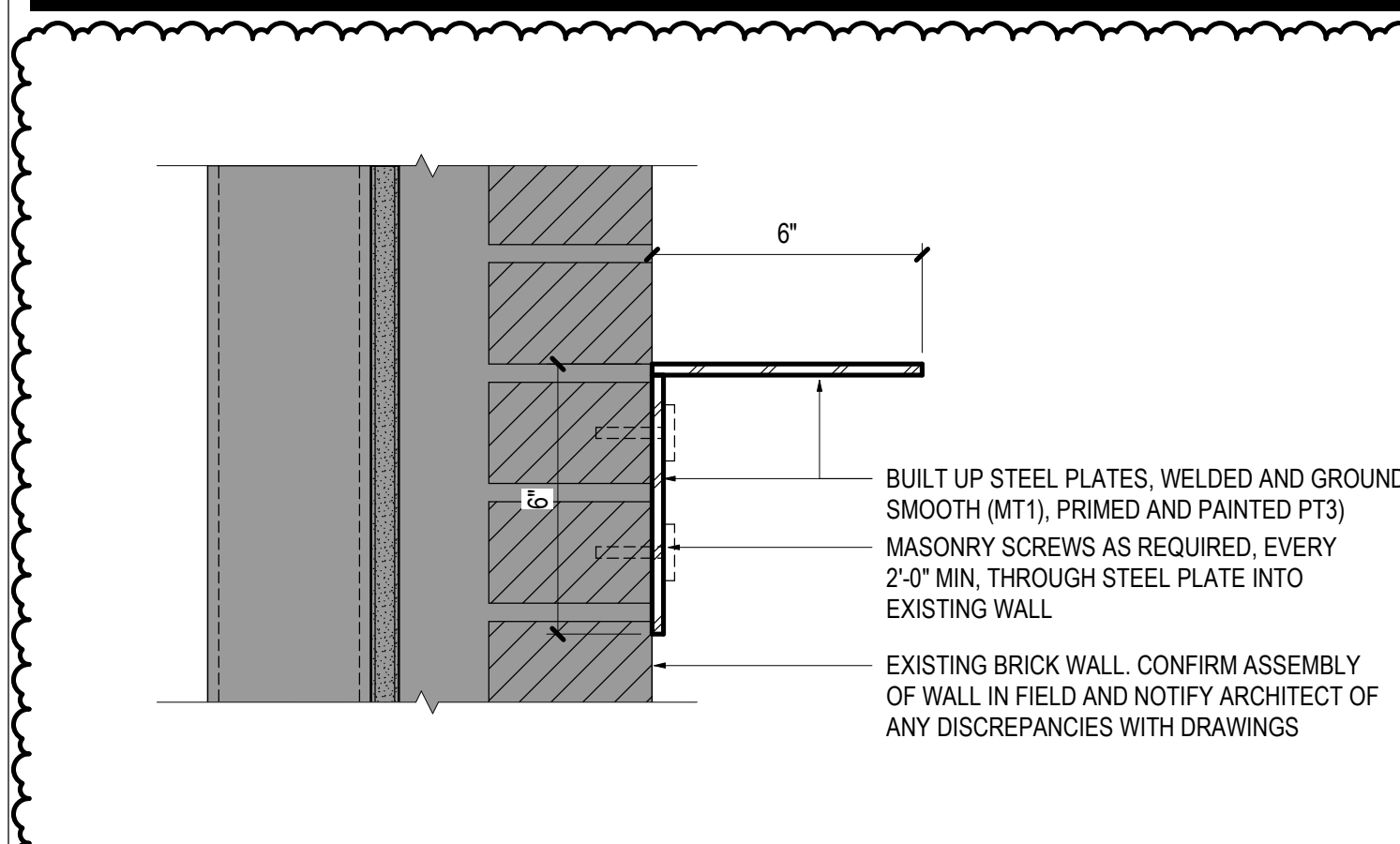
Project Number
003.7835.002

Description
CONSTRUCTION PLAN, RCP, SECTION, & ELEVATIONS

Scale
As indicated

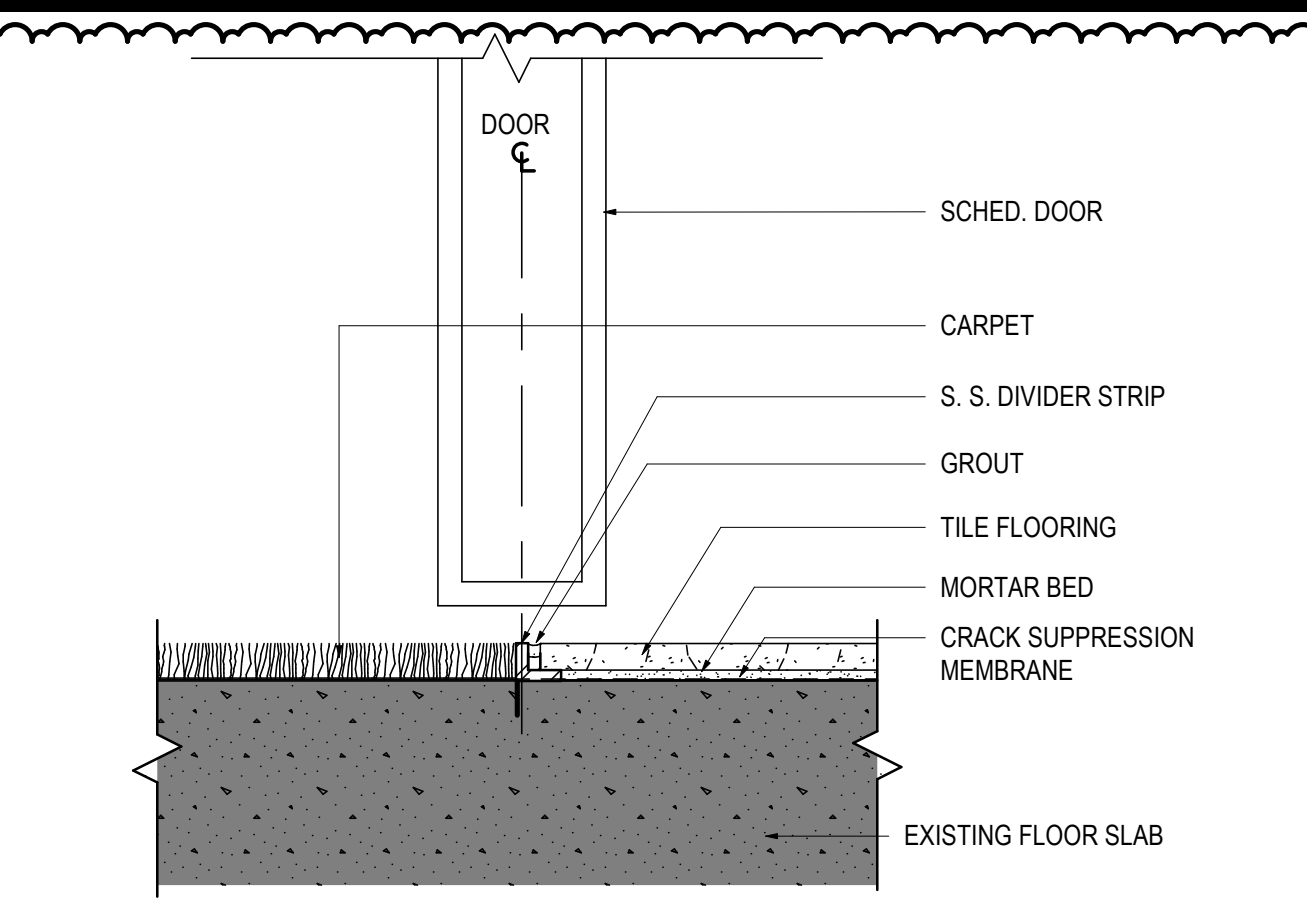
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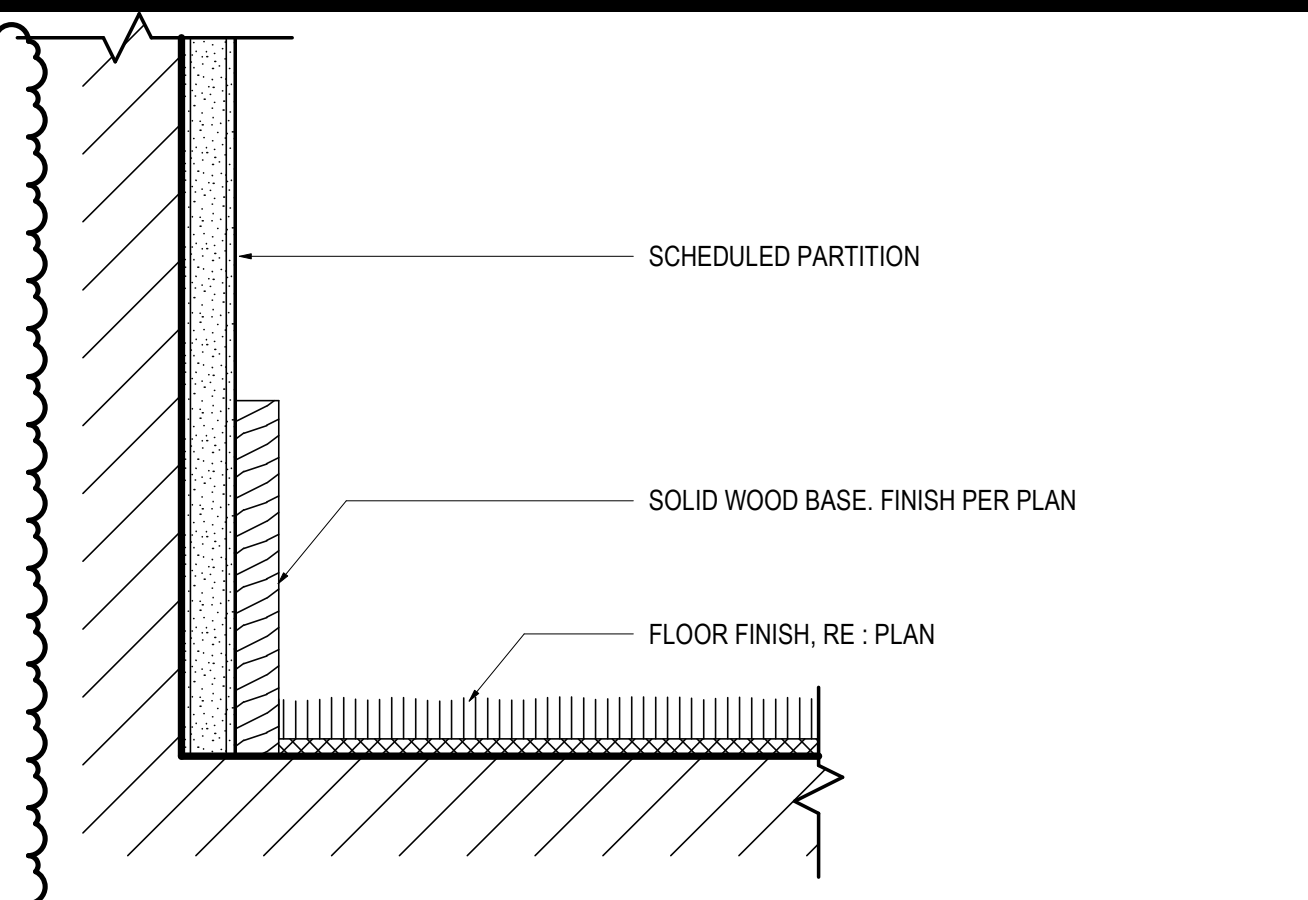
12 FIREPLACE MANTLE

SCALE: 3" = 1'-0"



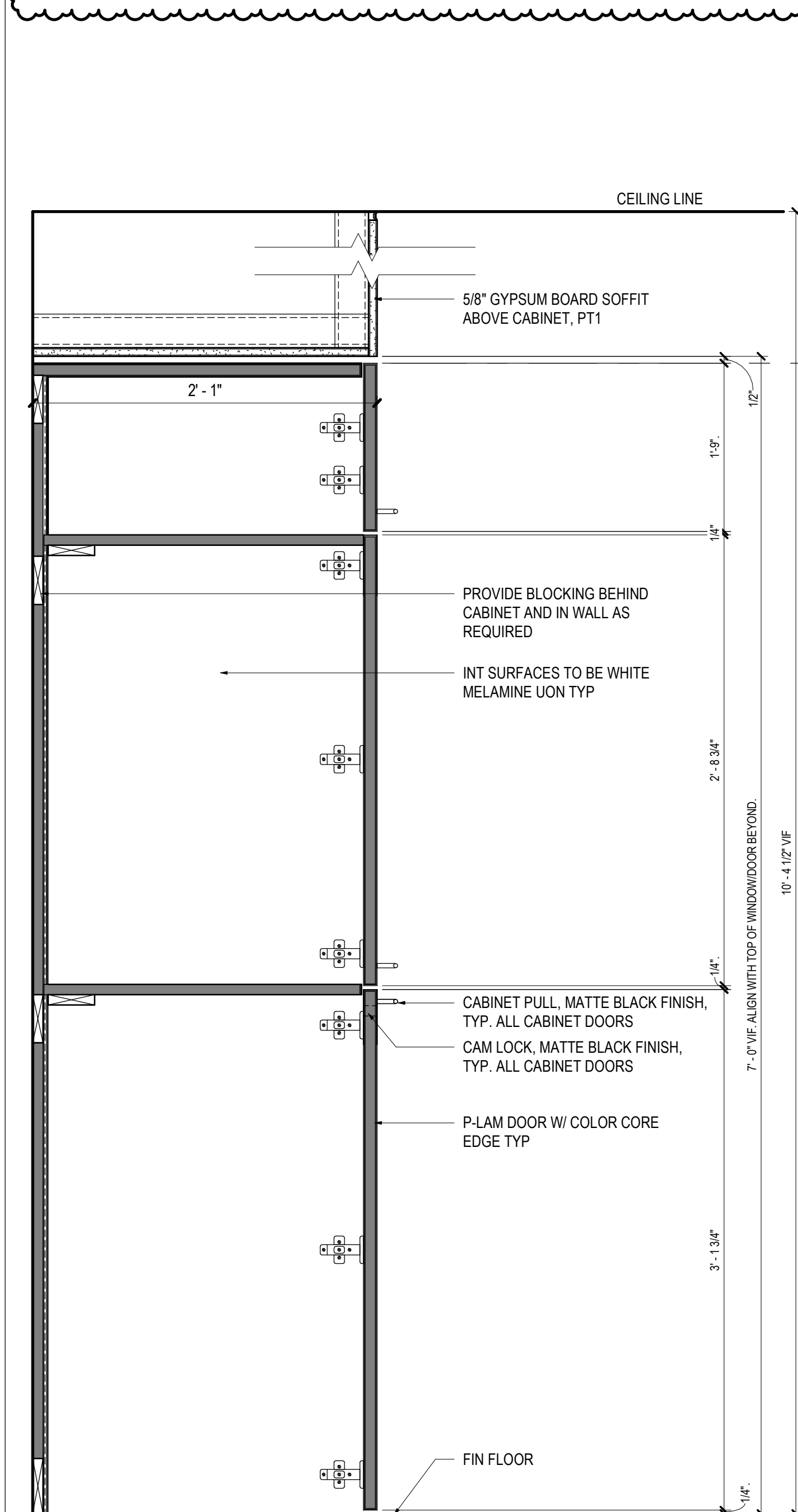
10 CARPET TO TILE

SCALE: 6" = 1'-0"



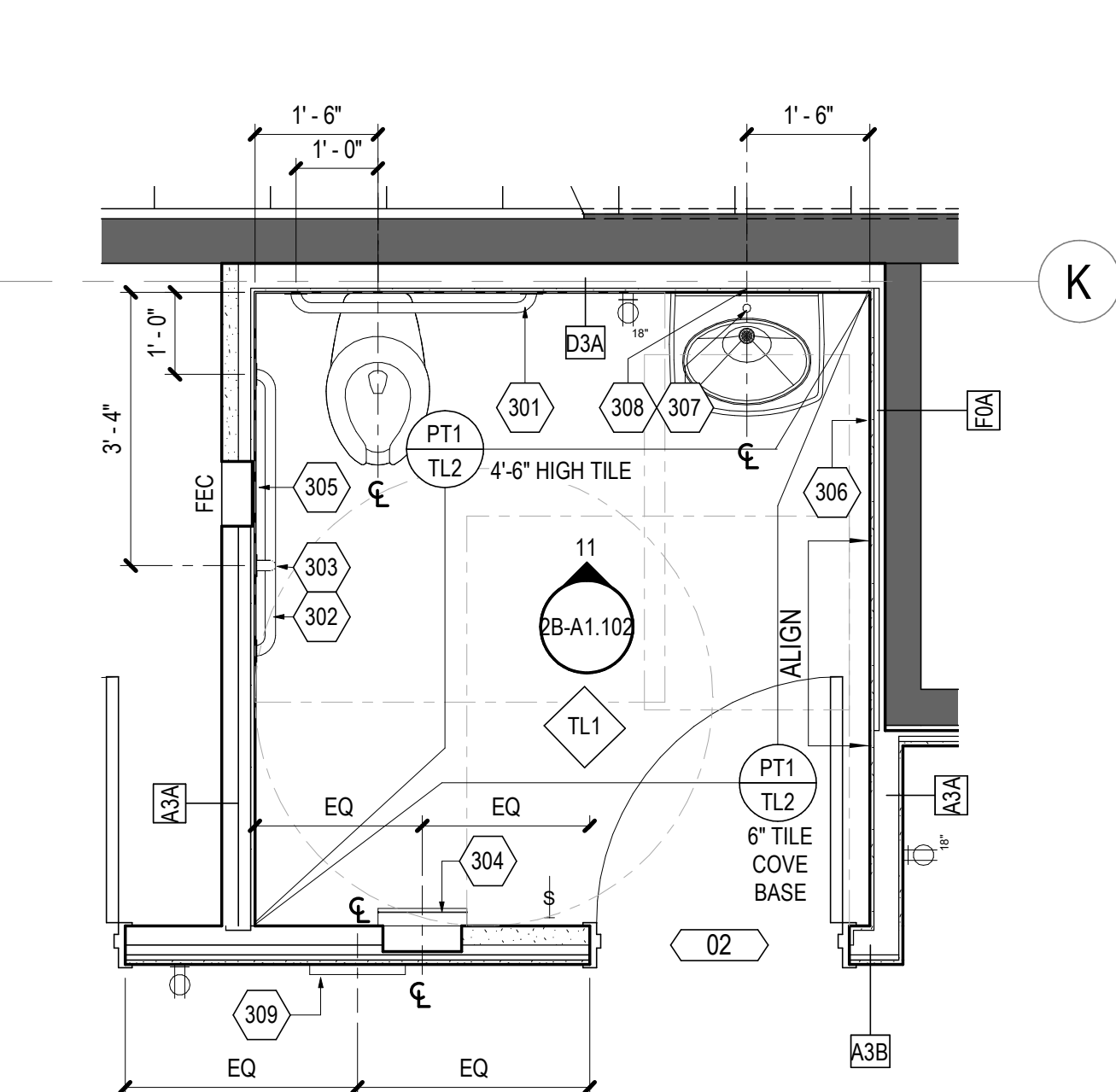
06 WOOD WALL BASE

SCALE: 6" = 1'-0"



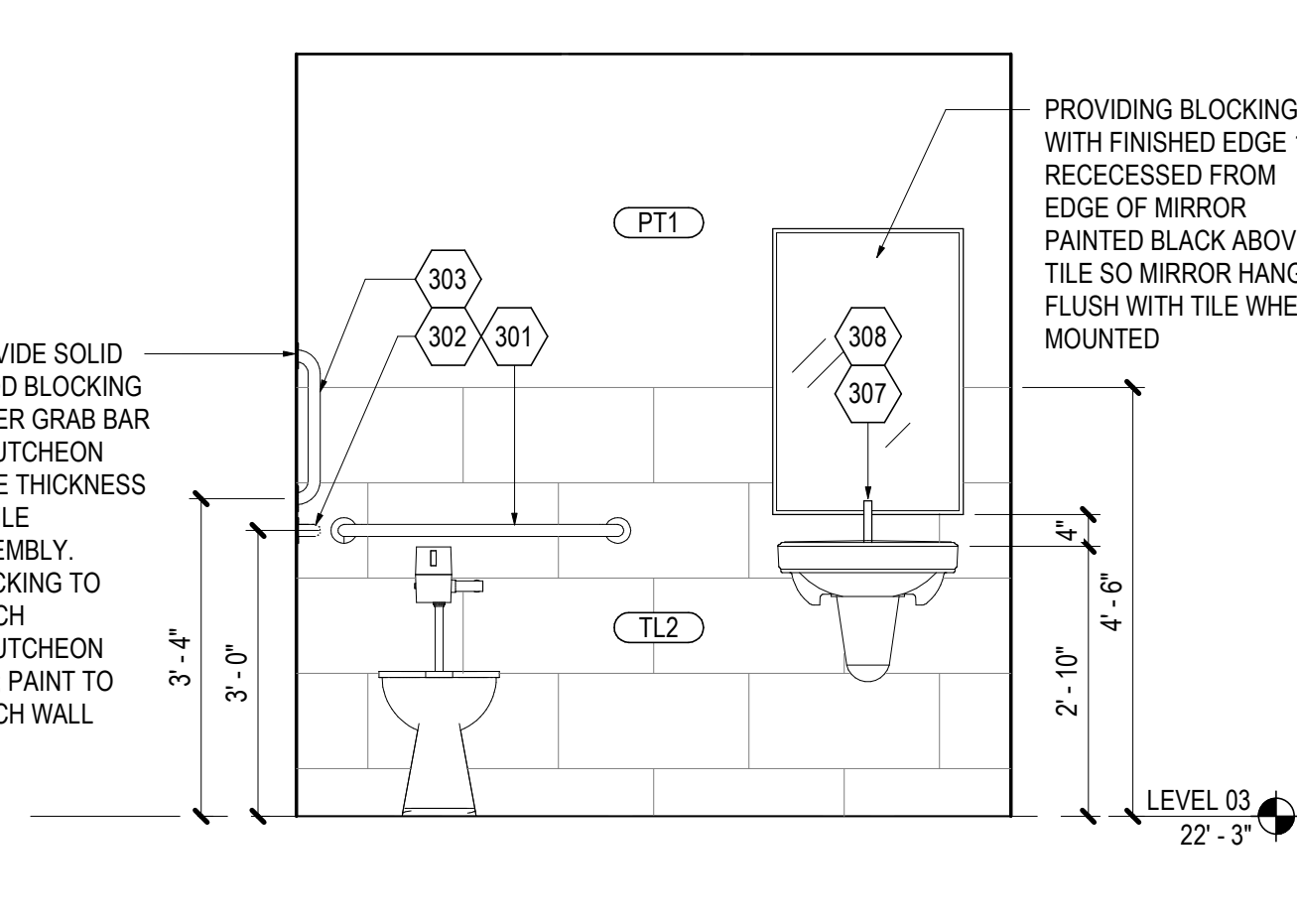
09 3 CABINET DOOR

SCALE: 1 1/2" = 1'-0"



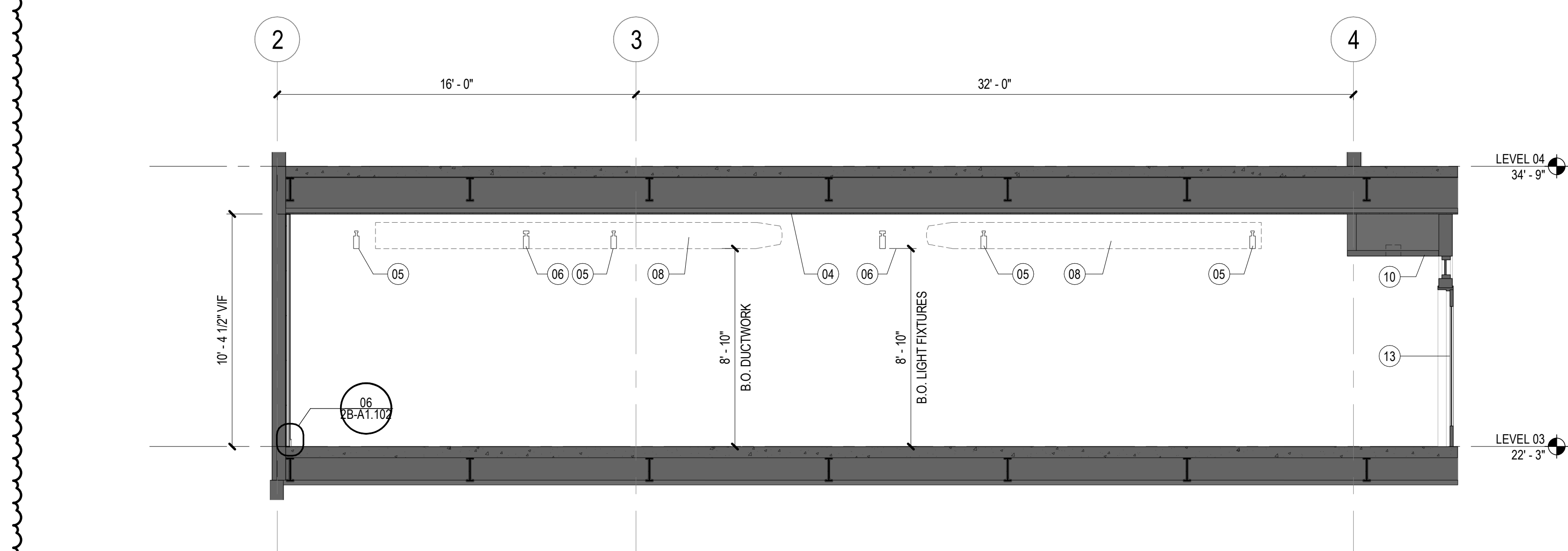
13 ENLARGED PLAN - RESTROOM

SCALE: 1/2" = 1'-0"



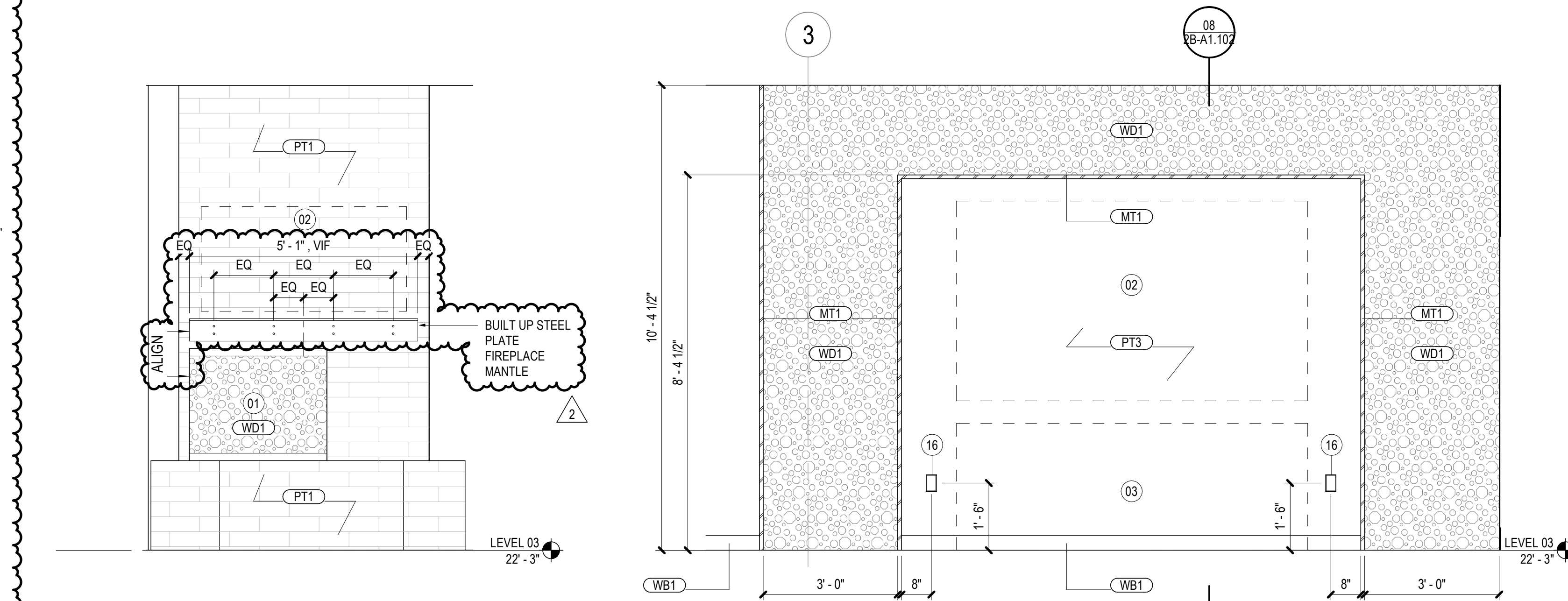
11 INTERIOR ELEVATION - RESTROOM

SCALE: 1/2" = 1'-0"



01 SECTION - RETAIL

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

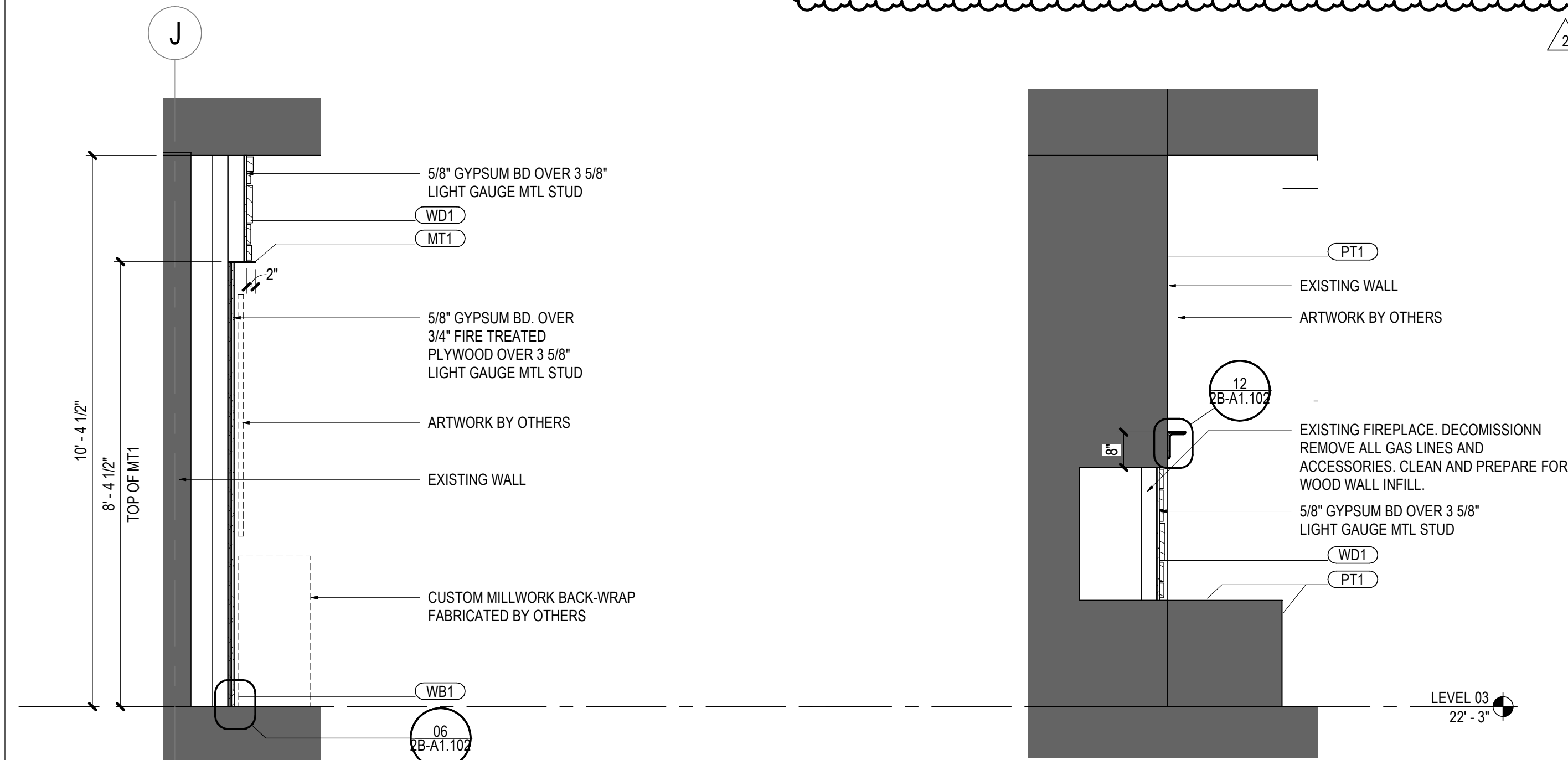


04 INTERIOR ELEVATION - FIRE PLACE

SCALE: 1/2" = 1'-0"

02 INTERIOR ELEVATION - BACK-WRAP WALL

SCALE: 1/2" = 1'-0"

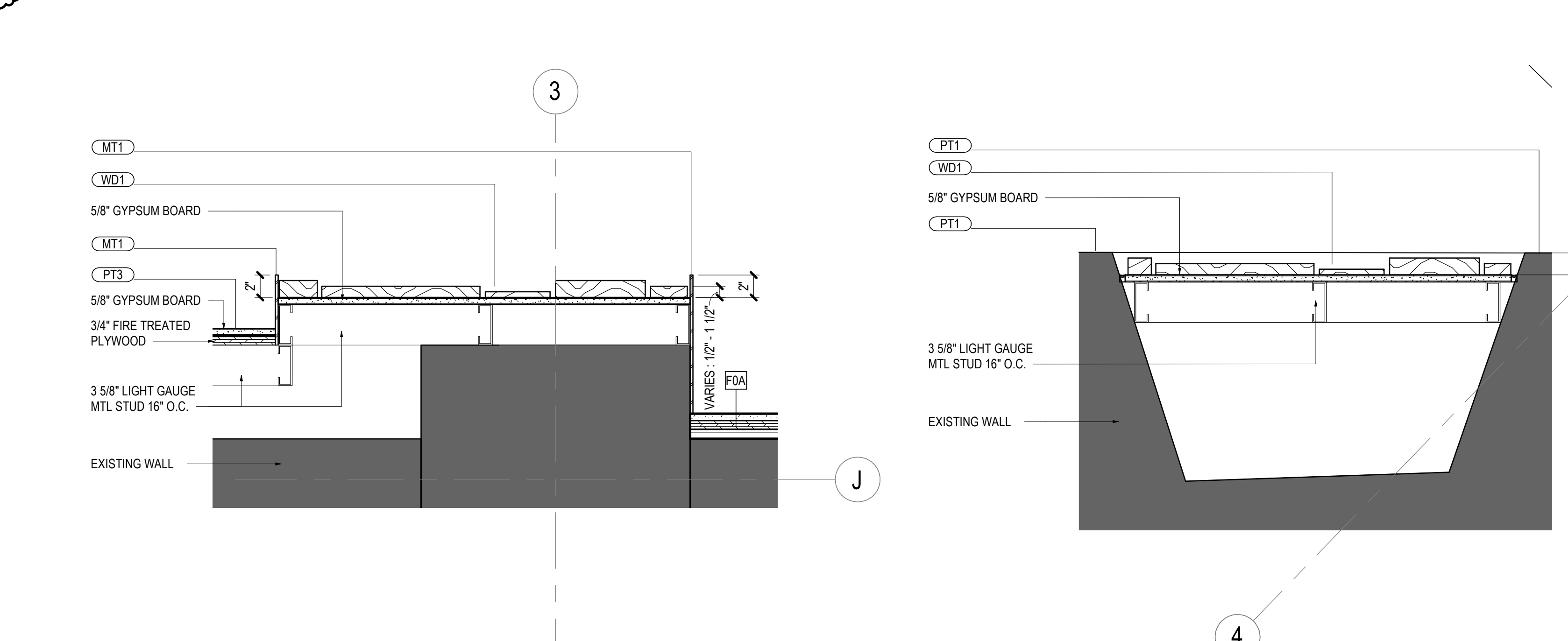


08 SECTION @ BACK-WRAP

SCALE: 1/2" = 1'-0"

07 SECTION @ FIREPLACE

SCALE: 1/2" = 1'-0"



05 PLAN DETAIL - BACK-WRAP WALL

SCALE: 1 1/2" = 1'-0"

03 PLAN DETAIL - FIREPLACE

SCALE: 1 1/2" = 1'-0"

SHEET NOTES

- 01 EXISTING FIREPLACE, DECOMMISSION AND REMOVE ALL GAS LINES/ACCESSORIES. PAINT BRICK PTZ. INFILL OPENING WITH WD1.
- 02 ARTWORK BY OTHERS
- 03 CUSTOM MILLWORK BACK-WRAP. TO BE FABRICATED BY OTHERS.
- 04 EXISTING RATED CEILING TO REMAIN. PATCH AND REPAIR (E) 1 HR FRR GWB CEILING AS REQUIRED TO MAINTAIN 1 HR FRR. FINISH TO BE PT1
- 05 HANGING TRACK LIGHT. MOUNT LIGHT AS HIGH AS POSSIBLE UNDER MEP AND SPRINKLERS. GC TO VERIFY EXISTING CONDITIONS IN FIELD AND COORDINATE HEIGHT WITH ARCHITECT. RE: MEP
- 06 PENDANT LIGHT WITH SURFACE MOUNTED JUNCTION BOX. MOUNT LIGHT AS HIGH AS POSSIBLE UNDER MEP AND SPRINKLERS. GC TO VERIFY EXISTING CONDITIONS IN FIELD AND COORDINATE HEIGHT WITH ARCHITECT. RE: MEP
- 08 EXPOSED DUCTWORK. MOUNT TIGHT TO CEILING. RE: MEP
- 10 EXISTING WOOD CEILING TO REMAIN. PAINT PT1
- 13 EXISTING EXTERIOR DOORS AND WINDOWS. PAINT WOOD FRAME PT1
- 16 POWER OUTLET AND COVER PLATE. FINISH TO BE BLACK AT BACK-WRAP WALL ONLY

GENERAL NOTES

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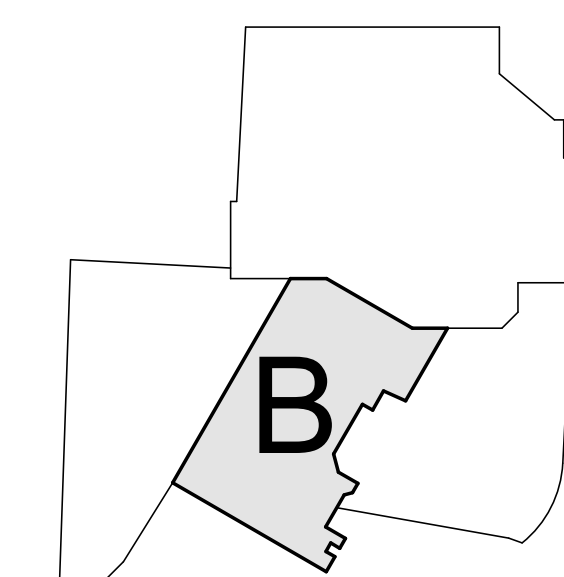
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Date	Description
1 05/20/2022	ISSUE FOR CONSTRUCTION
2 06/27/2022	BULLETIN 1

KEY PLAN



Project Name	SSRC BASE AREA IMPROVEMENTS
Project Number	003.7835.002
Description	INTERIOR ELEVATIONS & DETAILS
Scale	As indicated

2B-A1.102