

CODE MATRIX			
I. GENERAL PROJECT INFORMATION			
A. Project Name:	STEAMBOAT BASECAMP - PHASE 2 TOWNHOME BLDG 1		
B. Project Location:	1901 CURVE PLAZA, STEAMBOAT SPRINGS, CO 80487		
C. Project Description:	NEW CONSTRUCTION OF A 7-UNIT TOWNHOME BUILDING		
D. Building Description:	4-STORY WOOD FRAMED RESIDENTIAL R-2 BUILDING. WOOD INTERIOR BEARING WALLS W/ WOOD TRUSSES.		
E. Applicable Building Codes:	2018 INTERNATIONAL CONSTRUCTION CODES, AS ADOPTED BY ROUTT COUNTY & THE CITY OF STEAMBOAT SPRINGS - 2018 INTERNATIONAL CODE COUNCIL (ICC) FAMILY OF MODEL CODES - COMMUNITY DEVELOPMENT CODE, STEAMBOAT SPRINGS MUNICIPAL CODE - 2020 NATIONAL ELECTRICAL CODE		
F. Entitlement History:	DPVC-21-16 LEGACY PLANNING APPLICATION		
II. ZONING REQUIREMENTS - BUILDING			
Zone	Ordinance Allowed/Required	Actual Provided	
Lot Area	CS	CS	
Lot Occupancy	No Min/No Max	2.41 Acres	
Open Space	No Max	26.4% (Inclusive of future phases)	
Floor Area Ratio (FAR)	15% Min	52.67%	
Overall Building Height	No Max	Complies	
Frontage Area Height	63' Max	48'-0 7/8"	
Setbacks	26' Min	36'-3 1/2"	
Gross Floor Area	Front: 5' Min / Side: 7.5' Min	Complies	
Parking Requirements	No Max	17,760 SF	
Gross Area Schedule	16 Spaces (Approved per Planning Application)	16 Spaces Ground Floor: 4,820 SF 2nd Floor: 4,820 SF 3rd Floor: 4,831 SF 4th Floor: 3,289 SF Total Gross: 17,760 SF	
III. BUILDING CODE DATA			
Section No.	Topic No. / Title	Code Requirement	Actual Provided
CHAPTER 3 - USE AND OCCUPANCY CLASSIFICATION			
302	Use and Occupancy	RESIDENTIAL GROUP R-2, APARTMENT HOUSES	RESIDENTIAL GROUP R-2, APARTMENT HOUSES
CHAPTER 4 - SPECIAL DETAILED REQUIREMENTS BASED ON USE AND OCCUPANCY			
N/A			
CHAPTER 5 - GENERAL BUILDING HEIGHTS AND AREAS			
501.2	Address Identification	4-INCH HIGH MIN X 0.5-INCH WIDE MIN INSTALLED ON A CONTRASTING BACKGROUND, PLAINLY VISIBLE FROM STREET OR ROAD FRONTING PROPERTY	ADDRESS WILL BE IDENTIFIED AS REQUIRED PER SECTION 501.2
504	Building Height and Number of Stories	PROPOSED CONSTRUCTION TYPE: V-A, Sprinklered per NFPA 13R Table 504.3: Allowable Bldg Height (R Occ): 60' Table 504.4: Allowable Stories (R Occ): 4	TYPE OF CONSTRUCTION: V-A, Sprinklered Height: 48'-0 7/8"". Complies. Stories: 4. Complies.
506	Building Area	Table 506.2: Allowable Area for R-2 w/ sprinklers: 12,000 SF/ floor	Complies. 4,831 SF/ floor maximum
CHAPTER 6 - TYPES OF CONSTRUCTION			
601	Table 601 Fire Resistive Rating Requirement for Building Elements	<u>TYPE V-A CONSTRUCTION</u> PRIMARY STRUCTURAL FRAME: 0-HR BEARING WALLS EXTERIOR: 1-HR INTERIOR: 1 HR NONBEARING WALLS AND PARTITIONS EXTERIOR: 0 HR INTERIOR: 0 HR FLOOR CONST & SECONDARY MEMBERS: 1 HR ROOF CONST & SECONDARY MEMBERS: 1 HR	<u>TYPE V-A CONSTRUCTION</u> Complies. 2-Hour protection in areas of exterior bearing walls. Refer to G0005 Life Safety Plans. Exterior Bearing Wall: 1-HR Interior Bearing Wall: 1-HR Floor Const & Secondary Members: 1-HR Roof Const & Secondary Members: 1-HR Draftstopping is being provided in concealed spaces as required per 718.3 and 718.4.
602	Table 602 Fire Resistive Rating Requirement Exterior Walls based on Distance	FIRE SEPARATION DISTANCE = X X < 5 FT; TYPE V-A CONST; R OCC: 1 HR 5-X<30 FT; TYPE V-A CONST; R OCC: 1 HR X > 30 FT; TYPE V-A CONST; R OCC: 0 HR	FIRE SEPARATION DISTANCE = X X < 5 FT; TYPE V-A CONST; R OCC: 1 HR 5-X<30 FT; TYPE V-A CONST; R OCC: N/A X > 30 FT; TYPE V-A CONST; R OCC: 0 HR
CHAPTER 7 - FIRE AND SMOKE PROTECTION FEATURES			
705.5	Exterior Walls / Fire-Resistance Ratings	EXTERIOR WALL FIRE RESISTANCE PER TABLE 602	WILL COMPLY.
705.8	Maximum Area Wall Opening Based on Fire Separation and Degree of Opening	FIRE SEPARATION DISTANCE = 30 FT OR GREATER UNPROTECTED, SPRINKLERED (UP,S) = NO LIMIT	OPENINGS AT ALL EXTERIOR LOCATIONS ARE NOT REQUIRED TO BE PROTECTED DUE TO SPRINKLERED CONDITION
705.11	Parapets	PARAPETS SHALL HAVE THE SAME FIRE-RESISTANCE RATING AS THAT REQUIRED FOR THE SUPPORTING WALL, AND ON ANY SIDE ADJACENT TO A ROFF SURFACE, SHALL HAVE NONCOMBUSTIBLE FACES FOR THE UPPERMOST 18 INCHES, INCLUDING COUNTERFLASHING AND COPING MATERIALS.	SHALL COMPLY.
706.1.1	Party Walls	706.1.1 EXCEPTION 2: FIRE WALLS ARE NOT REQUIRED ON LOT LINES DIVIDING A BUILDING FOR OWNERSHIP PURPOSES WHERE THE AGGREGATE HEIGHT AND AREA OF THE PORTIONS OF THE BUILDING LOCATED ON BOTH SIDES OF THE LOT LINE DO NOT EXCEED THE MAXIMUM HEIGHT AND AREA REQUIREMENTS OF THIS CODE.	PER IBC 504 & IBC 506, MAXIMUM HEIGHT AND AREA REQUIREMENTS ARE NOT EXCEEDED ON EITHER SIDE OF ANY FIRE WALLS. FIRE WALLS THEREFORE NOT REQUIRED.
708.3	Fire Partitions - Fire-resistance Ratings	FIRE PARTITIONS SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 1-HOUR	1-HOUR RATING PROPOSED.
708.4	Continuity	FIRE PARTITIONS SHALL EXTEND FROM THE TOP OF THE FOUNDATION OR FLOOR/CEILING ASSEMBLY BELOW AND BE SECURELY ATTACHED TO ONE OF THE FOLLOWING: 1. THE UNDERSIDE OF THE FLOOR OR ROOF SHEATHING, DECK OR SLAB ABOVE. 2. THE UNDERSIDE OF A FLOOR/CEILING ASSEMBLY HAVING A FIRE-RESISTANCE RATING THAT IS NOT LESS THAN THE FIRE-RESISTANCE RATING OF THE FIRE PARTITION.	SHALL COMPLY.
714.4.1.2	Fire-Resistance-Rated Walls	THROUGH PENETRATIONS SHALL BE PROTECTED BY AN APPROVED PENETRATION FIRESTOP SYSTEM INSTALLED AS TESTED IN ACCORDANCE WITH ASTM E814 OR US 1479.	SHALL COMPLY.

SUBMISSIONS & REVISIONS	
OWNER	

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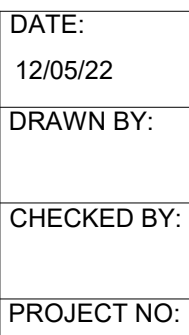
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PROJECT LOCATION

1950 CURVE COURT
STEAMBOAT SPRINGS, CO 80487

DRAWING TITLE

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