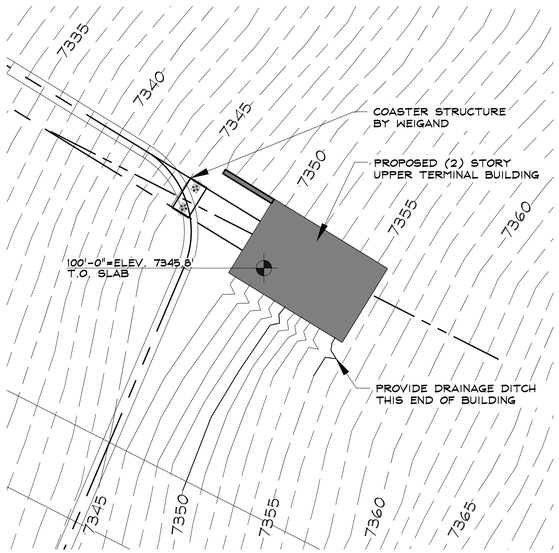
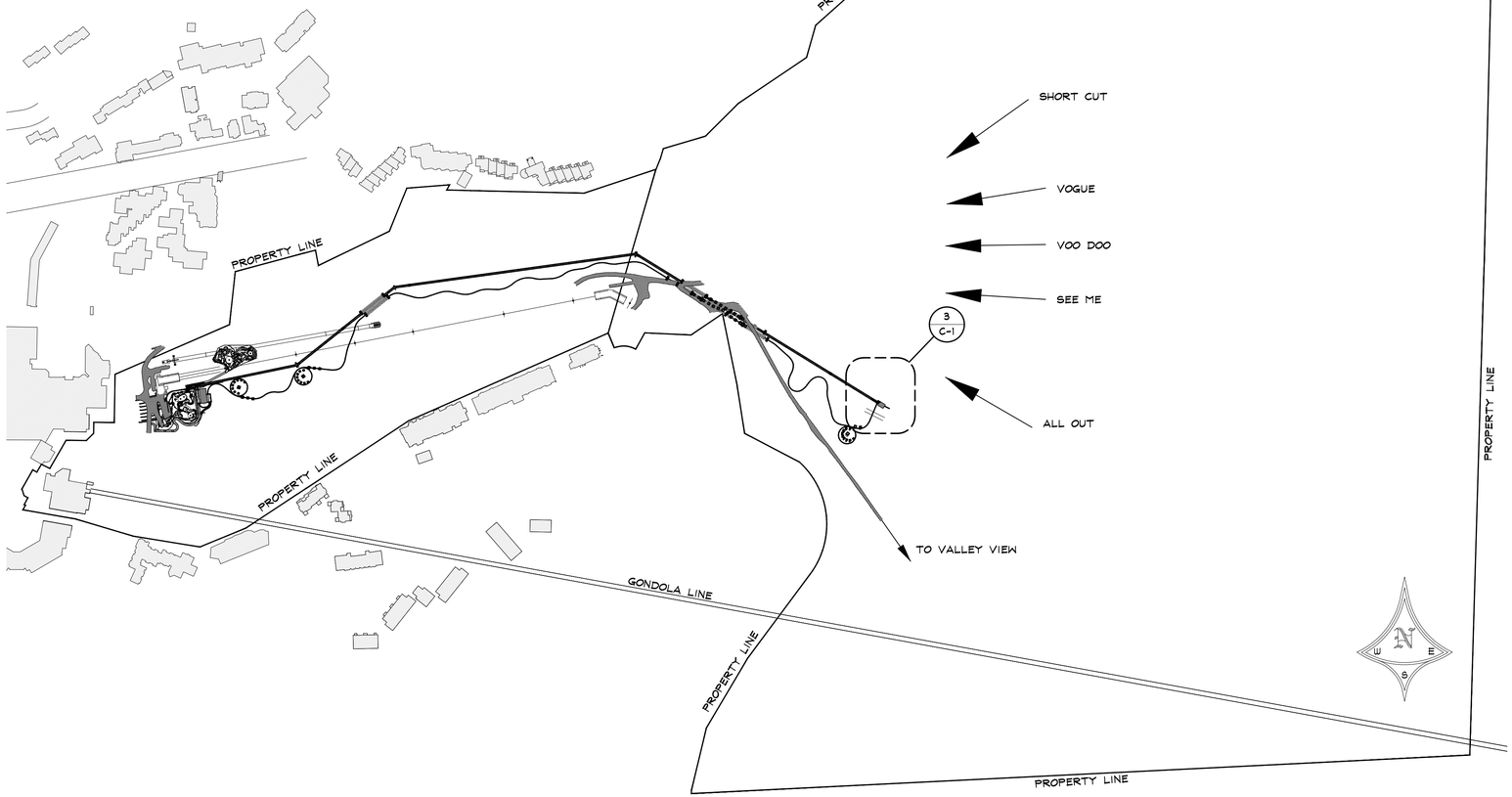


3 ENHANCED SITE PLAN @ UPPER TERMINAL BUILDING

NOT A CERTIFIED PLAT-BASED ON SURVEY BY LANDMARK CONSULTANTS, INC. DATED: 06.16.2016
DASHED CONTOUR LINES REPRESENT EXISTING ELEVATIONS
SOLID CONTOUR LINES REPRESENT PROPOSED ELEVATIONS
CONTOUR LINES ARE IN 1'-0" INCREMENTS

SCALE: 1" = 10'-0"



2 SITE PLAN

NOT A CERTIFIED PLAT-BASED ON SURVEY BY LANDMARK CONSULTANTS, INC. DATED: 06.16.2016

SCALE: 1" = 240'-0"

GENERAL PROJECT INFORMATION

APPLICABLE CODES:
2009 INTERNATIONAL BUILDING CODE
2009 INTERNATIONAL PLUMBING CODE
2009 INTERNATIONAL MECHANICAL CODE
2009 INTERNATIONAL ENERGY CONSERVATION CODE
2009 FUEL GAS CODE
2011 NATIONAL ELECTRIC CODE
INTERNATIONAL CODE COUNCIL ELECTRIC CODE
2009 CITY OF S.S. COMMUNITY DEVELOPMENT CODE

ZONING: OR - OPEN SPACE & RECREATION

SETBACKS:
FRONT: 25'-0" PRIMARY, 25'-0" ACCESSORY
SIDE: 25'-0" PRIMARY, 15'-0" ACCESSORY
REAR: 20'-0" PRIMARY, 15'-0" ACCESSORY

LOT SIZE:
WIDTH: 25'-0" MIN, NO MAX
DEPTH: NO MIN
MINIMUM AREA: 2,500 SQ. FT.

LOT COVERAGE: NO MAXIMUM

F.A.R.: NO MAXIMUM

LEGAL DESCRIPTION

SE4SE4, TRS IN NE4SE4, SW4SE4, SE4SW4 SEC. 22-6-84, NE4NE4, TRS IN NW4NE4 SECT. 27-6-84

CODE STUDY

ZONING: OR - OPEN SPACE & RECREATION

CONSTRUCTION TYPE: V-B

OCCUPANCY CLASSIFICATION: GROUP B

NO. STORIES: (2)

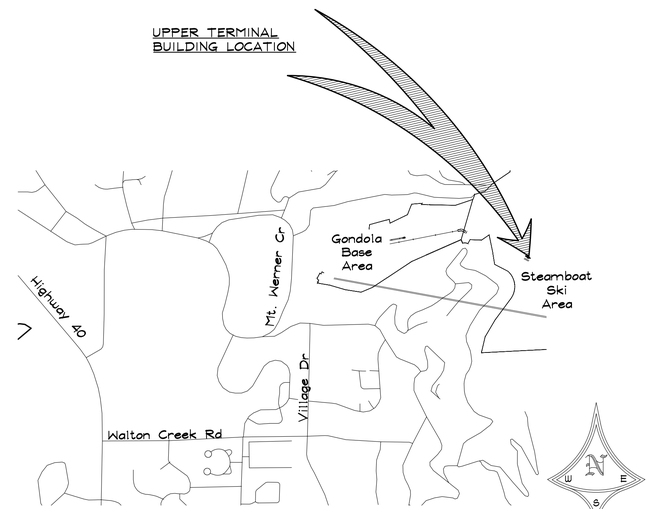
SIZE OF BUILDING: 351.5 SQ. FT.

OCCUPANCY LOAD: 4 PEOPLE (351.5 SQ. FT./100)

SIZE OF LOT: 197.0 ACRES

BLDG. HEIGHT: APH: 17'-0", 22'-0" ALLOWED
OH: 24'-0" MAX, 34'-0" ALLOWED

SHEET SCHEDULE



1 VICINITY MAP

1" = 1000'

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2740 Acre Lane Suite E Steamboat Springs, CO 80487
Phone: 970 . 871 . 9101 Fax: 970 . 871 . 9089
E-mail: Steve@seadinc.com

ALPINE COASTER UPPER BUILDING

2305 MT. WERNER CIRCLE
STEAMBOAT SPRINGS, COLORADO

A NEW BUILDING FOR:
SSRC - STEAMBOAT SKI & RESORT CORP.

ISSUE DATES
PRGRESS
07 . 06 . 16
PERMIT
08 . 03 . 16

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SJM/JEM
PROJECT # 16020

OVERALL SITE PLAN & VICINITY MAP

C-1

SHEET 1 of 6

ARCHITECTURAL NOTES

All work must comply with state and local codes, based on the Routt County Zoning Regulations, the 2009 International Building Code, the 2009 International Residential Code, the International Plumbing Code, the International Mechanical Code, the Energy Conservation Code and the International Electric code. The contractor shall comply with all laws, ordinances, rules and regulations of any public authority bearing on the performance of the work, including O.S.H.A.

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

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

All interior and exterior dimensions are to face of stud or face of concrete, U.N.O.

Do not scale drawings.

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

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

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

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

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

Open sides of stairways, landings, ramps, balconies and porches which are more than 30" above grade shall be protected by a guardrail. All guardrails must be 36" above finished floor and shall allow no more than a 4" diameter sphere to pass through any portion of the railing per 2009 IRC R312.

Habitable spaces within duelling units shall have natural light provided by exterior openings equal to 8% of the floor area. Natural ventilation shall be provided by means of operable exterior openings equal to 4% of the floor area.

The water closet stool shall be located in a clear space of not less than 30" in width. The clear space in front of the water closet stool shall be not less than 21".

All exterior walls are nominal 2x6 stud construction, U.N.O. All interior walls are nominal 2x4 stud construction, U.N.O.

The surface of exterior stairs shall be slip resistant.

Provide Grace 'ice and water shield', or equivalent product, from the edge of roof overhangs to the ridge.

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

Provide smoke detection per 2009 IRC section R314.

COMMERCIAL ENERGY CODE STANDARDS

Re: 2009 International Energy Conservation Code Table 502.2(1)

BUILDING ENVELOPE REQUIREMENTS - OPAQUE BUILDINGS

Climate Zone 7	Roofs			Walls Above Grade				Walls Below Grade	Floors		Slab-on-Grade Floors		Opaque Doors	
	Insulation entirely above deck	Metal buildings (w/ r-5 thermal blocks)[a]	Attic & other	Mass	Metal Building[b]	Metal Framed	Wood Framed & Other	Below grade wall[e]	Mass	Joists/ Framing	Unheated Slabs	Heated Slabs	Swinging	Roll up or Sliding
Group R	R-25ci	R-19 + R-10	R-38	R-15.2ci	R-19 + R-5.6ci	R-13 + R-7.5ci	R-13 + R-7.5ci	R-10ci	R-16.7ci	R-30	R-15 for 24in. below	R-20 for 48in. below	U-0.50	U-0.50
All other	R-25ci	R-13 + R-19	R-38	R-15.2ci	R-13 + R-5.6ci	R-13 + R-7.5ci	R-13 + R-7.5ci	R-7.5ci	R-15ci	R-30	R-15 for 24in. below	R-20 for 24in. below	U-0.50	U-0.50

a	Thermal blocks are a minimum R-5 of rigid insulation, which extends 1 inch beyond the width of the purlin on each side, perpendicular to the purlin.
b	Assembly descriptions can be found in Table 502.2(2)
c	R-5.7 ci may be substituted with concrete block walls complying with ASTM C 90, ungrouted or partially grouted at 32 inches or less on center vertically and 48 inches or less on center horizontally, with ungrouted cores filled with material having a maximum thermal conductivity of 0.44 Btu-in./h-f°F.
d	When heated slabs are placed below grade, below grade walls must meet the exterior insulation requirements for perimeter insulation according to the heated slab-on-grade construction.
e	Insulation is not required for mass walls in Climate Zone 3A located below the "Warm-Humid" line, and in Zone 3B.

⚠ DOOR & HARDWARE SCHEDULE

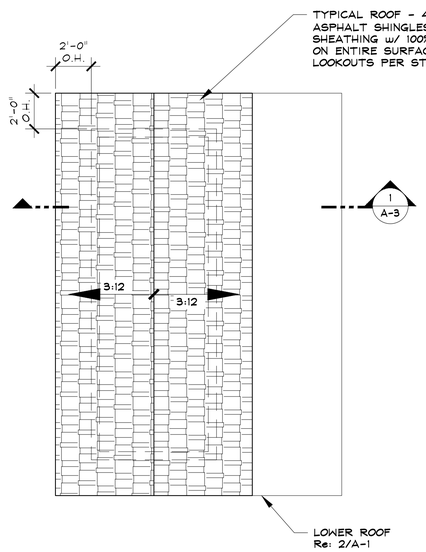
NO.	LOCATION	ROUGH OPENING		DOOR SIZE	JAMB THICK.	FIRE RATING	FRAME	DOOR HAND	REMARKS
		WIDTH	HEIGHT						
1	CONTROL ROOM	3'-2"	6'-10"	3068	6 9/16"	N/A	STAIN GRADE WOOD	LEFT	EXT. w/ CLAD FRAME

NOTE: VERIFY ALL ROUGH OPENINGS

(#) WINDOW SCHEDULE

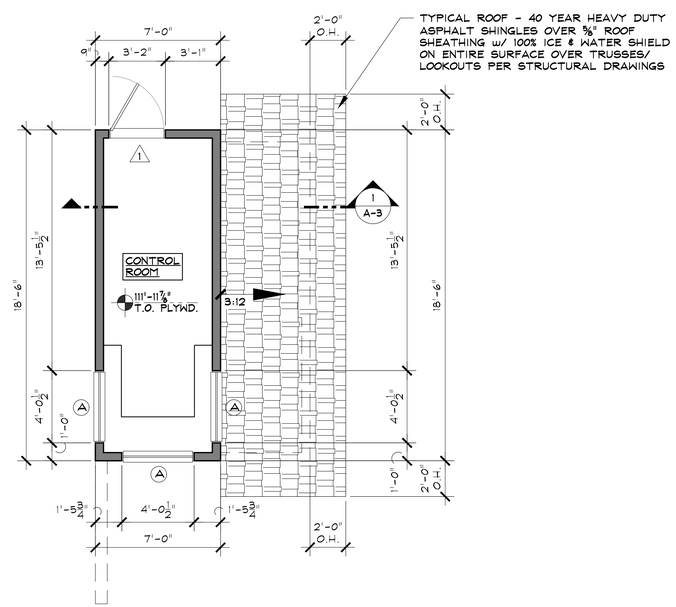
NO.	MANUFACTURER	QTY.	UNIT DIMENSION		ROUGH OPENING		FUNCTION	DIRECTION (HAND)	BOTTOM OF HEADER	REMARKS
			WIDTH	HEIGHT	WIDTH	HEIGHT				
A	T.B.D.	3	4'-0"	3'-0"	4'-0½"	3'-0½"	SLIDER	N/A	6'-10" ABV. FLYWD.	

NOTE: VERIFY ALL ROUGH OPENINGS



3 UPPER ROOF PLAN

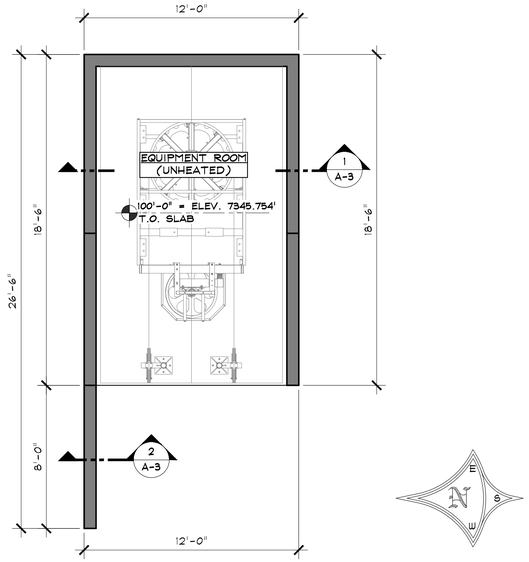
SCALE: ¼" = 1'-0"



2 MAIN LEVEL FLOOR / LOWER ROOF PLAN

129.5 SQ. FT. CONTROL ROOM

SCALE: ¼" = 1'-0"



1 LOWER LEVEL FLOOR PLAN

222 SQ. FT. UNHEATED EQUIPMENT ROOM

SCALE: ¼" = 1'-0"

PLAN

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2740 Acre Lane Suite E Steamboat Springs, CO 80487
Phone: 970 . 871 . 9101 Fax: 970 . 871 . 9089
E-mail: Steve@seadinc.com

ALPINE COASTER UPPER BUILDING

2305 MT. WERNER CIRCLE
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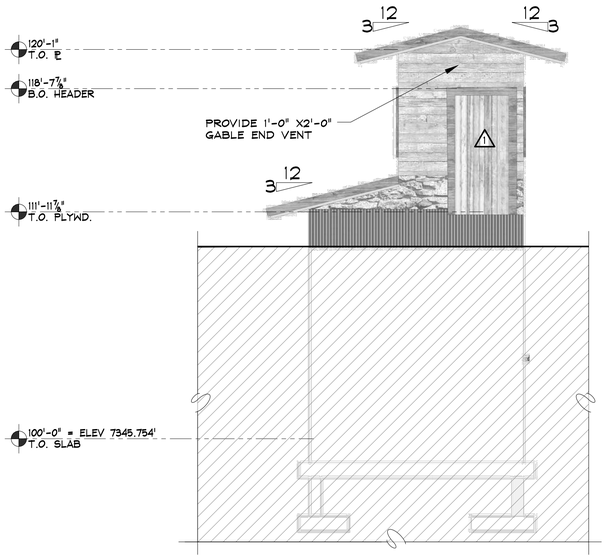
PROJECT # 16020

UPPER BUILDING FLOOR PLANS

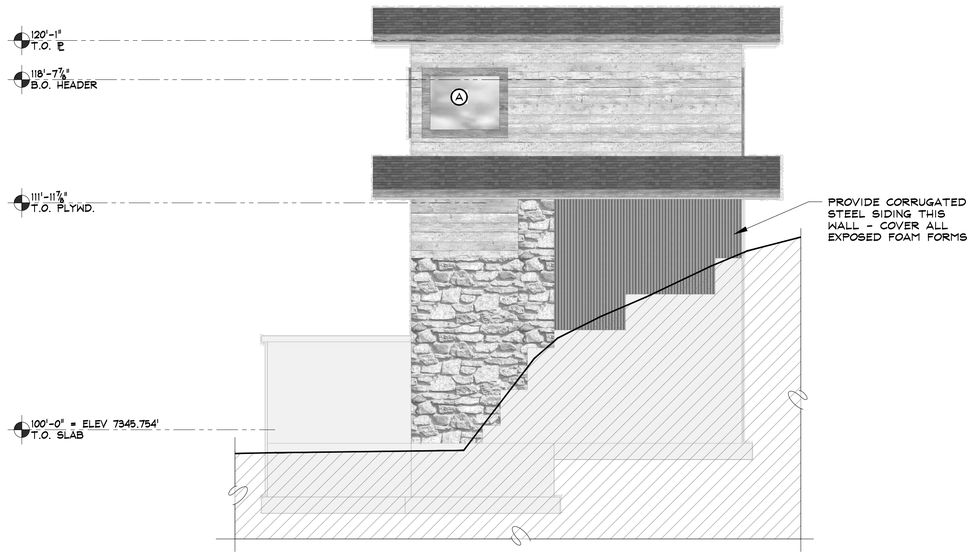
A-1

SHEET 2 of 6



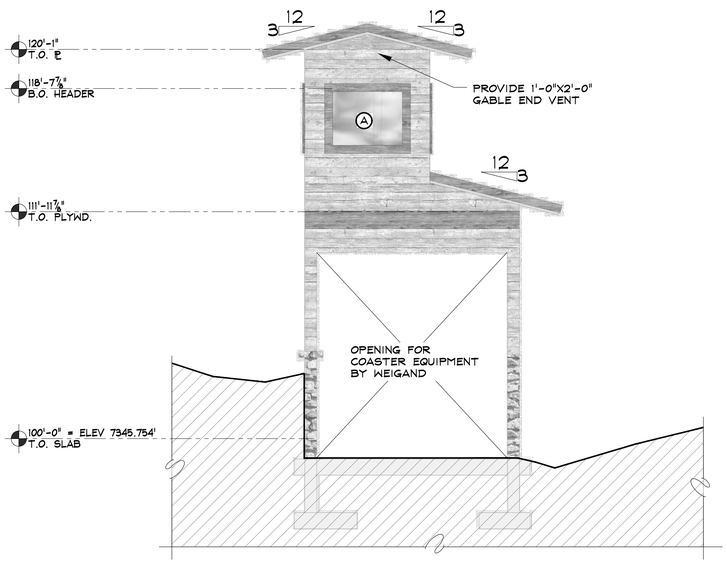
4 EAST ELEVATION

SCALE: ¼" = 1'-0"



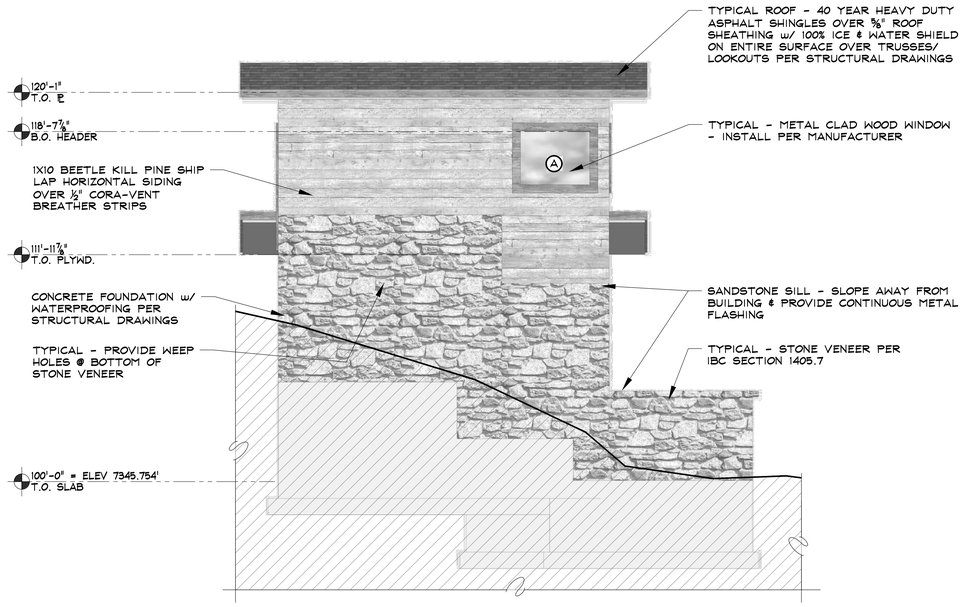
3 SOUTH ELEVATION

SCALE: ¼" = 1'-0"



2 WEST ELEVATION

SCALE: ¼" = 1'-0"



1 NORTH ELEVATION

NOTES THIS ELEVATION TYPICAL
FINAL DOOR & WINDOW SCHEDULE PER OWNER/CONTRACTOR

SCALE: ¼" = 1'-0"

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2740 Acre Lane Suite E Steamboat Springs, CO 80487
Phone: 970 . 871 . 9101 Fax: 970 . 871 . 9089
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BUILDING
ELEVATIONS

A-2

SHEET 3 of 6

THERMAL ENVELOPE NOTES

THE BUILDING ENVELOPE SHALL BE DURABLY SEALED TO LIMIT INFILTRATION. THE SEALING METHODS BETWEEN DISSIMILAR MATERIALS SHALL ALLOW FOR DIFFERENTIAL EXPANSION AND CONTRACTION. THE FOLLOWING SHALL BE CAULKED, GASKETED, WEATHER-STRIPPED, OR OTHERWISE SEALED WITH A BARRIER MATERIAL, SUITABLE FILM, OR SOLID MATERIAL:

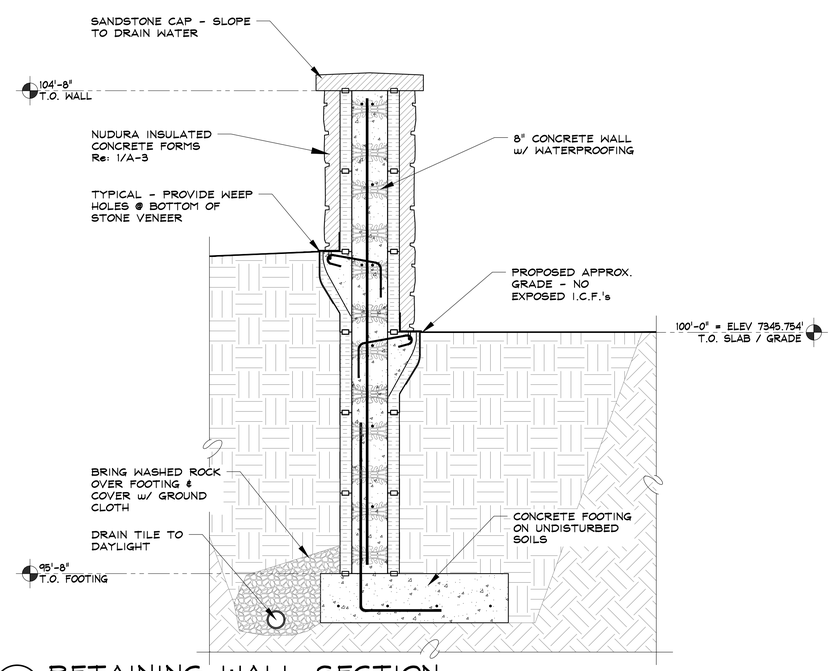
1. ALL JOINTS, SEAMS, AND PENETRATIONS
2. SITE-BUILT WINDOWS, DOORS, & SKYLIGHTS
3. OPENINGS BETWEEN WINDOW & DOOR ASSEMBLIES
4. UTILITY PENETRATIONS
5. DROPPED CEILINGS & CHASES ADJACENT TO THE THERMAL ENVELOPE
6. KNEE WALLS
7. WALLS & CEILING SEPARATING A GARAGE FROM CONDITIONED SPACES
8. BEHIND TUBS & SHOWERS OF EXTERIOR WALLS
9. BEHIND FIREPLACE INSERTS
10. ANY OTHER SOURCE OF INFILTRATION

WINDOWS, SKYLIGHTS, & SLIDING DOORS SHALL HAVE AN AIR INFILTRATION RATE OF NO MORE THAN 0.3 cfm PER SQUARE FOOT. SWINGING DOORS SHALL HAVE AN AIR INFILTRATION RATE OF NO MORE THAN 0.5 cfm PER SQUARE FOOT.

RECESSED LUMINARIES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO LIMIT AIR LEAKAGE BETWEEN CONDITIONED & UNCONDITIONED SPACES BY BEING:

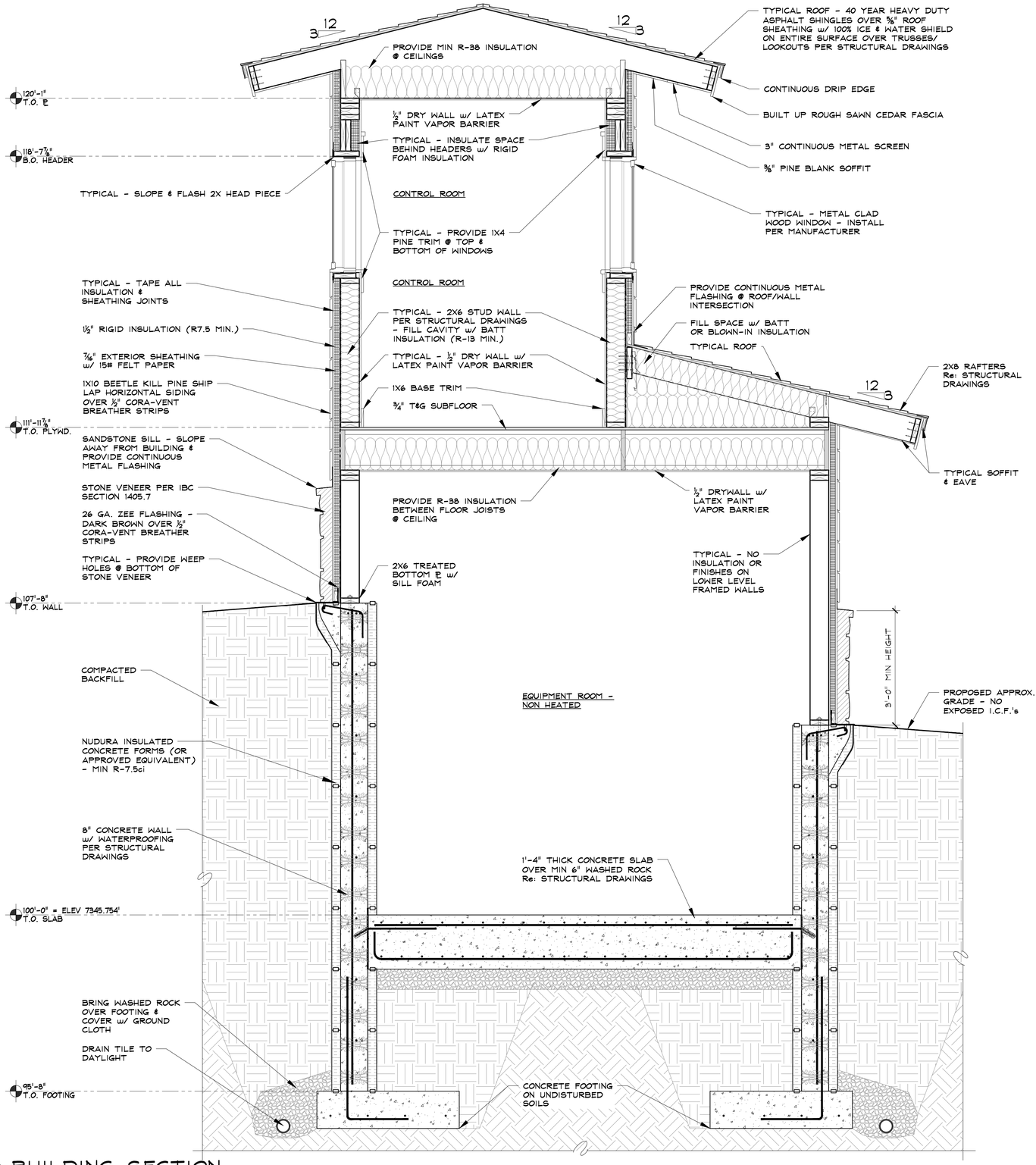
IC RATED & LABELED WITH ENCLOSURES THAT ARE SEALED OR GASKETED TO PREVENT AIR LEAKAGE TO THE CEILING CAVITY OR UNCONDITIONED SPACE

ABOVE GRADE FRAME WALLS, FLOORS, & CEILINGS NOT VENTILATED TO ALLOW MOISTURE TO ESCAPE SHALL BE PROTECTED WITH LATEX PAINT OR 6 MIL. POLY OVERLAPPED & TAPERED AT ALL JOINTS. THE VAPOR RETARDER SHALL BE INSTALLED ON THE WARM-IN-WINTER SIDE OF THE THERMAL ENVELOPE.



2 RETAINING WALL SECTION

SCALE: 3/4" = 1'-0"



1 BUILDING SECTION

SCALE: 3/4" = 1'-0"

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2740 Acre Lane Suite E Steamboat Springs, CO 80487
Phone: 970 . 871 . 9101 Fax: 970 . 871 . 9089
E-mail: Steve@seadinc.com

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BUILDING SECTION

A-3

SHEET 4 of 6

STRUCTURAL NOTES

Design Live Loads:
A. Roofs 110 psf
B. Floors 40 psf
C. Wind 120 mph, Exposure B, ASCE 7-10
D. Seismic Design Category B, Soil Type D, 2009 IBC

Foundation Criteria:
A. Design of continuous and individual footings is based on a maximum allowable soil bearing pressure of 2,500 psf dead load plus full live load placed on the natural undisturbed soils below frost depth. This is an assumed value based on local knowledge and previous projects in the area.

Reinforced Concrete:
A. Structural concrete shall be Type 1, and have a minimum 28 day strength of 3,000 psi, Exterior concrete slabs shall be Type 1 and have a minimum 28 day strength of 4,000 psi w/ min 6% entrained air for durability.
B. Reinforcing bars shall conform to ASTM spec. A615-79 and shall be Grade 60.
C. All concrete work shall conform to the requirements of ACI318 and 301, latest edition.
D. At splices, lap bars a minimum of 34 diameters. At corners and intersections, make horizontal continuous or provide matching corner bars. Around openings in walls and slabs, provide (2) #5 bars extending a minimum of 2 feet beyond the edge of the opening.
E. Concrete cover shall conform to ACI 318-08, 7.7. Unless a greater cover is required, concrete cast against earth shall have 3in. min. cover, concrete exposed to earth or weather shall have 1½in. min. cover for No. 5 bars & smaller & 2in. min. cover for No. 6 bars & greater. Concrete not exposed to weather shall have ¾" min. cover for No. 11 bars & smaller.

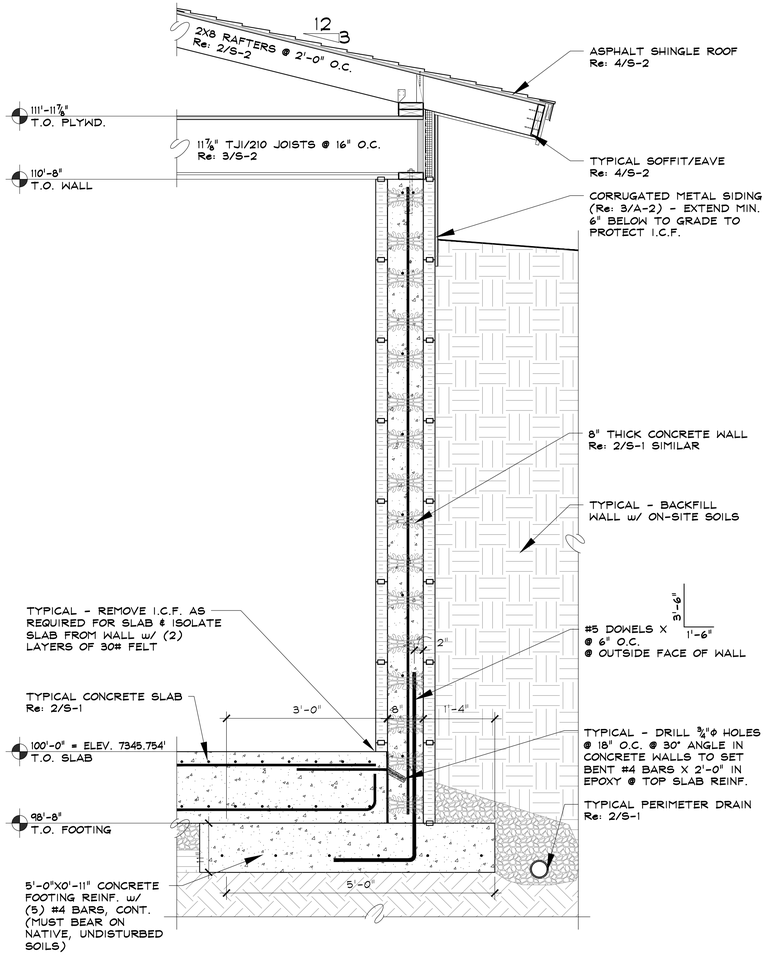
Structural Steel:
A. All bolts, including anchor bolts, shall conform to ASTM spec. A307.
B. Structural steel rolled shapes, including plates and angles, shall be ASTM A36.
C. Expansion bolts called for on the drawings shall be Simpson "Wedg-All", "Strong-Bolt 2" or approved wedge type anchors with the following minimum embedments: 3/4" diameter bolts - 3⅜", 5/8" diameter bolts - 2⅝", 1/2" diameter bolts - 2¼".
D. All epoxy shall be Simpson "Set-XP" and shall be installed per the "Anchoring and Fastening Systems For Concrete and Masonry" Simpson catalog #C-SAS-2012 by qualified personnel.
E. Field welded connections must be inspected by the Engineer Of Record of approved 3rd party.
F. Fillet welds indicated on the plans shall be of E70xx electrodes and shall be the minimum size specified in the AISC Manual of Steel Construction, Table J2.4.

Structural Wood Framing:
A. Unless noted otherwise, all 2" lumber shall be Douglas Fir S4S No. 2 and better. All solid timber beams and posts shall be DF-L No. 1 or better.
B. Unless noted otherwise, minimum nailing shall be provided as specified in Table No. 2304.9.1, "Fastening Schedule", of the 2009 IBC or Table No. R602.3(1), "Fastener Schedule For Structural Members", of the 2009 IRC.
C. Wall and floor sheathing shall be APA rated with exterior glue and graded in accordance with APA standards. Panel identification and thickness shall be as noted on the drawings.
D. Where light gauge framing anchors are shown or required, they shall be Simpson "Strong Tie" (or equal approved by ICBO). They shall be installed with the number and type of fasteners recommended by the manufacturer to develop the rated capacity.
E. Laminated Veneer Lumber shall be of such stress grade to provide an allowable bending stress of 2,600 psi, allowable shear stress parallel to the glue line of 285 psi and a modulus of elasticity of 1,900,000 psi.
F. Glue laminated timber shall be stress grade marked 24F-V4 for simple spans & 24F-V8 for multiple spans.
G. Roof trusses shall be designed by a Colorado Registered Professional Engineer to support the full live load and dead loads of the roof, ceiling, and any other superimposed loads. Calculations and shop drawings, including member sizes, lumber species, and grade and substantiating data for connector capacities and truss bearing, shall be submitted to the Architect or Engineer for review and approval prior to fabrication.
H. Floor joists shall be plant fabricated I series with LVL or solid wood flanges and plywood or OSB webs, and shall carry CBO approval for a complete section. Joists shall be designed to carry full live and dead loads of the roof(s), floor(s), and any superimposed loads.
I. Roof overframing shall be 2x6 rafters @ 24" O.C. w/ 2x6 studs @ 24" O.C. to stack over rafters or purlins below.

Backfilling:
A. Do not backfill against basement or retaining walls until supporting slabs and floor framing are in place and securely anchored.

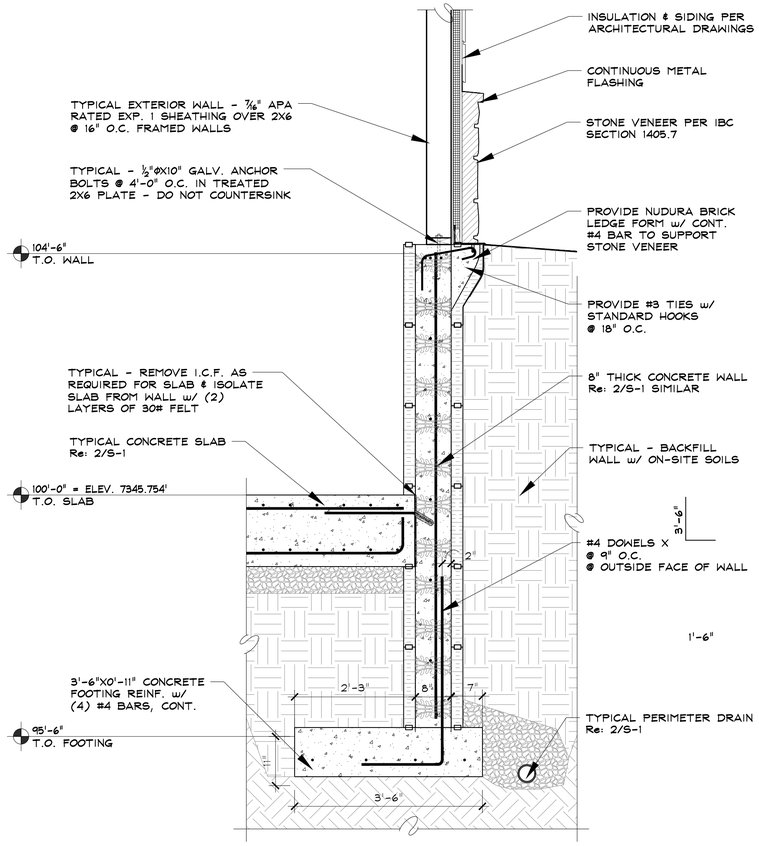
STRUCTURE LEGEND

- □ = COLUMN BELOW
- ▣ = COLUMN ABOVE
- ■ = COLUMN CONTINUOUS THIS LEVEL
- BEARING ARRON
- = RAFTER
- = JOIST
- = BEAM
- = RIM
- = LEDGER
- = TYPICAL HEADER
- = CLOSURE WALL
- = HANGER
- = CLIP



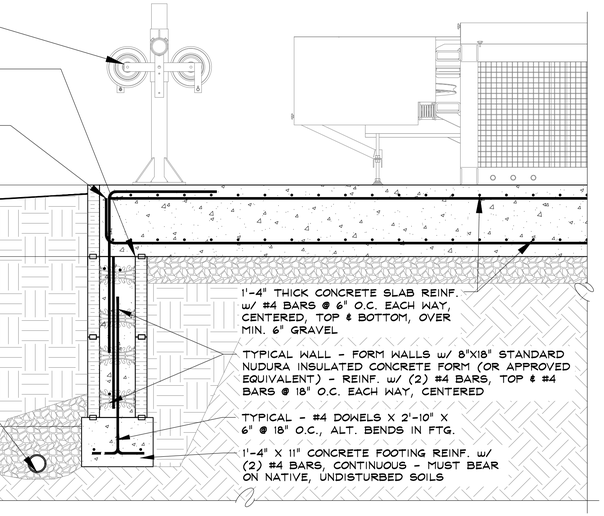
4 FOUNDATION SECTION

SCALE: ¾" = 1'-0"



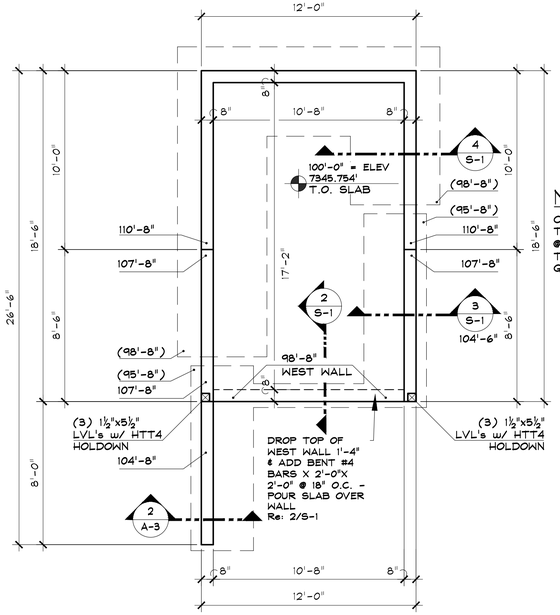
3 FOUNDATION SECTION

SCALE: ¾" = 1'-0"



2 FOUNDATION SECTION @ DOORWAY

SCALE: ¾" = 1'-0"



NOTE:
CONCRETE SLAB SHALL BE 1'-4" THICK SLAB REINF. w/ #4 BARS @ 6" O.C. EACH WAY, CENTERED, TOP & BOTTOM, OVER MIN. 6" GRAVEL

1 FOUNDATION PLAN

SCALE: ¼" = 1'-0"

TYPICAL - ELEVATION @ TOP OF CONCRETE WALL INDICATED THUS: ELEV.
TYPICAL - ELEVATION @ TOP OF CONCRETE FOOTING INDICATED THUS: (ELEV.)
TYPICAL - COLUMNS THAT BEGIN THIS LEVEL ARE INDICATED ON PLAN

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FOUNDATION PLAN & NOTES

S-1

SHEET 5 of 6

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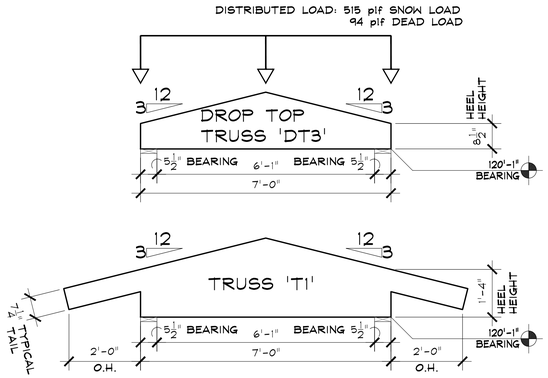
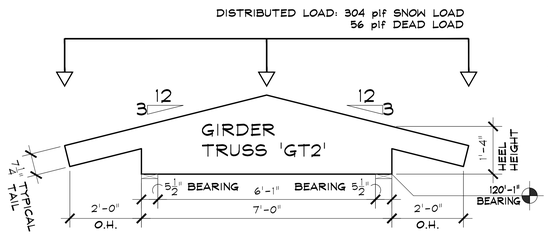
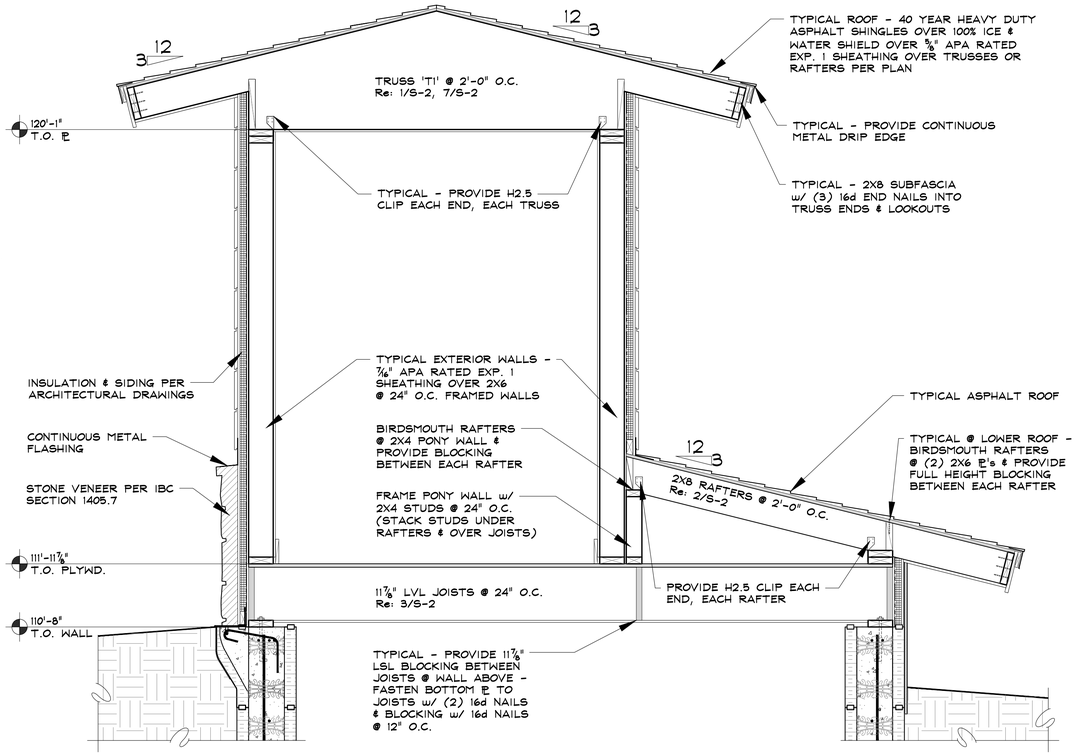


8 MANUFACTURED TRUSS SCHEMATICS

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

NOTE:
REQUIRES 2X8 TOP CHORD FOR LOOKOUT FRAMING

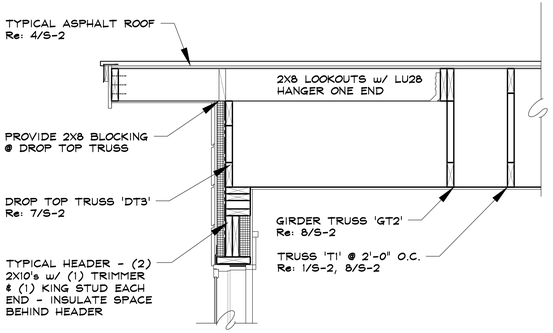




4 BUILDING SECTION w/ DIAPHRAGM NAILING

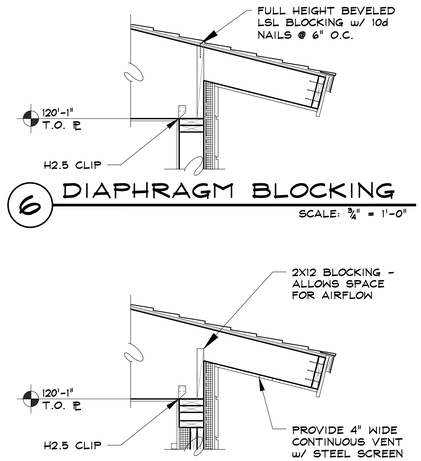
SCALE: 3/4" = 1'-0"

COLUMN LEGEND
□ = COLUMN BELOW
⊠ = COLUMN ABOVE
■ = COLUMN CONTINUOUS THIS LEVEL



7 SECTION THROUGH LOOKOUT

SCALE: 3/4" = 1'-0"

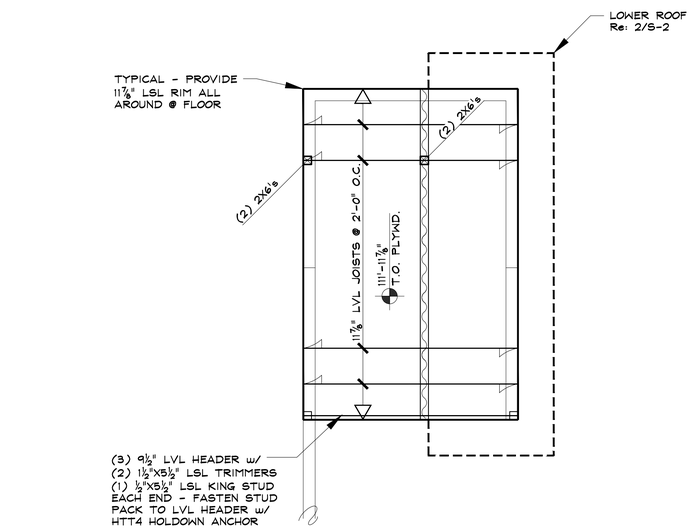


6 DIAPHRAGM BLOCKING

SCALE: 3/4" = 1'-0"

5 TYP. TRUSS SECTION

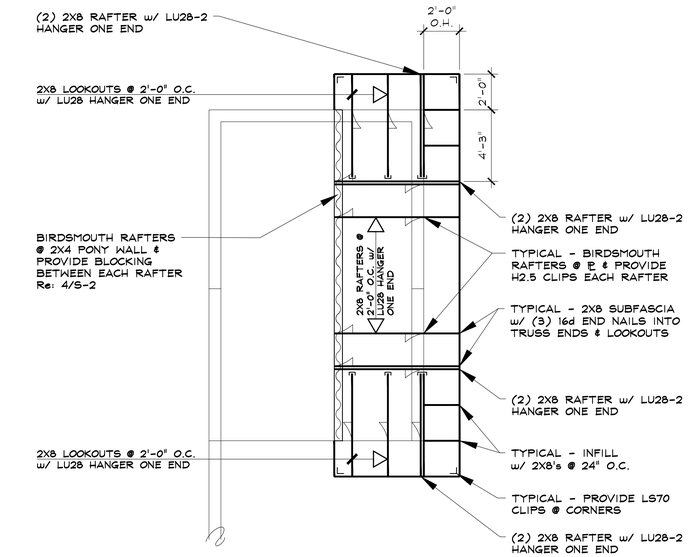
SCALE: 3/4" = 1'-0"



3 MAIN FLOOR FRAMING PLAN

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

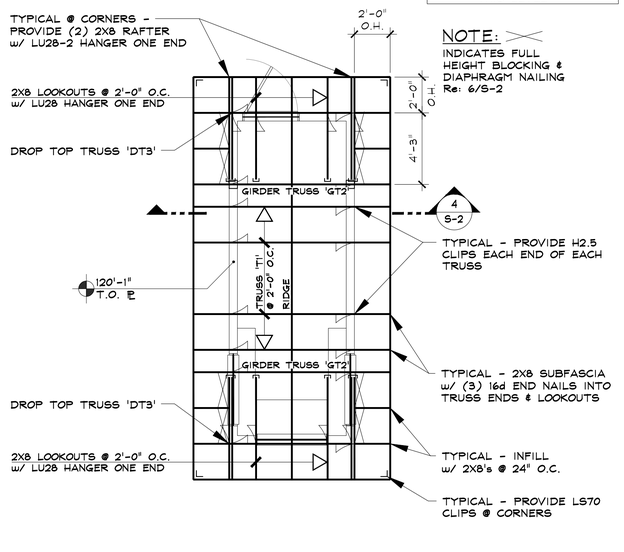
TYPICAL - 3/4" APA RATED EXPOSURE 1 T&G STURD-I-FLOOR SHEATHING
TYPICAL HEADER THIS PLAN - (2) 2X10's, w/ (1) TRIMMER & (1) KING STUD EA. END, U.N.O.
TYPICAL- ELEVATION @ TOP OF BEAM INDICATED THUS: (ELEV.)
TYPICAL - COLUMNS THAT BEGIN THIS LEVEL ARE INDICATED ON PLAN



2 LOWER ROOF FRAMING PLAN

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

TYPICAL - 5/8" APA RATED EXPOSURE 1 40/20 SHEATHING
TYPICAL - ELEVATION @ TOP OF BEAMS INDICATED THUS: (ELEV.)
TYPICAL HEADER THIS PLAN - (2) 2X10's, w/ (1) TRIMMER & (1) KING STUD EA. END, U.N.O.



1 UPPER ROOF FRAMING PLAN

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

TYPICAL - 5/8" APA RATED EXPOSURE 1 40/20 SHEATHING
TYPICAL - ELEVATION @ TOP OF BEAMS INDICATED THUS: (ELEV.)
TYPICAL HEADER THIS PLAN - (2) 2X10's, w/ (1) TRIMMER & (1) KING STUD EA. END, U.N.O.
Re: 8/S-2 FOR MANUFACTURED TRUSS SCHEMATICS

Steamboat Engineering & Architectural Design, Inc.
2740 Acre Lane Suite 'E' Steamboat Springs, CO 80487
Phone: 970 . 871 . 9101 Fax: 970 . 871 . 9089
E-mail: Steve@seadinc.com

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FRAMING PLANS

S-2

SHEET 6 of 6