

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 dwelling 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.

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"	306B	6 9/16"	N/A	STAIN GRADE WOOD	LEFT	EXT. w/ CLAD FRAME

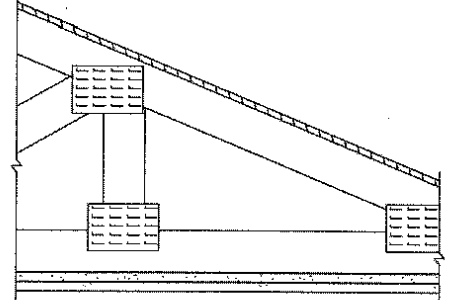
NOTE: VERIFY ALL ROUGH OPENINGS

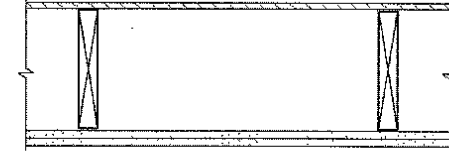
WINDOW SCHEDULE

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'-0 1/2"	3'-0 1/2"	SLIDER	N/A	6'-10" ABV. PLYWD.	

NOTE: VERIFY ALL ROUGH OPENINGS

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		Unheated Slabs	Heated Slabs	Swinging
Group R	R-25ci	R-19 + R-10	R-3B	R-15.2ci	R-19 + R-5.6ci	R-13 + R-7.5ci	R-13 + R-7.5ci	R-16.7ci	R-30	R-15 for 24in. below	R-20 for 48in. below
All other	R-25ci	R-13 + R-19	R-3B	R-15.2ci	R-13 + R-5.6ci	R-13 + R-7.5ci	R-13 + R-7.5ci	R-15ci	R-30	R-15 for 24in. below	R-20 for 24in. below
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.										
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.										

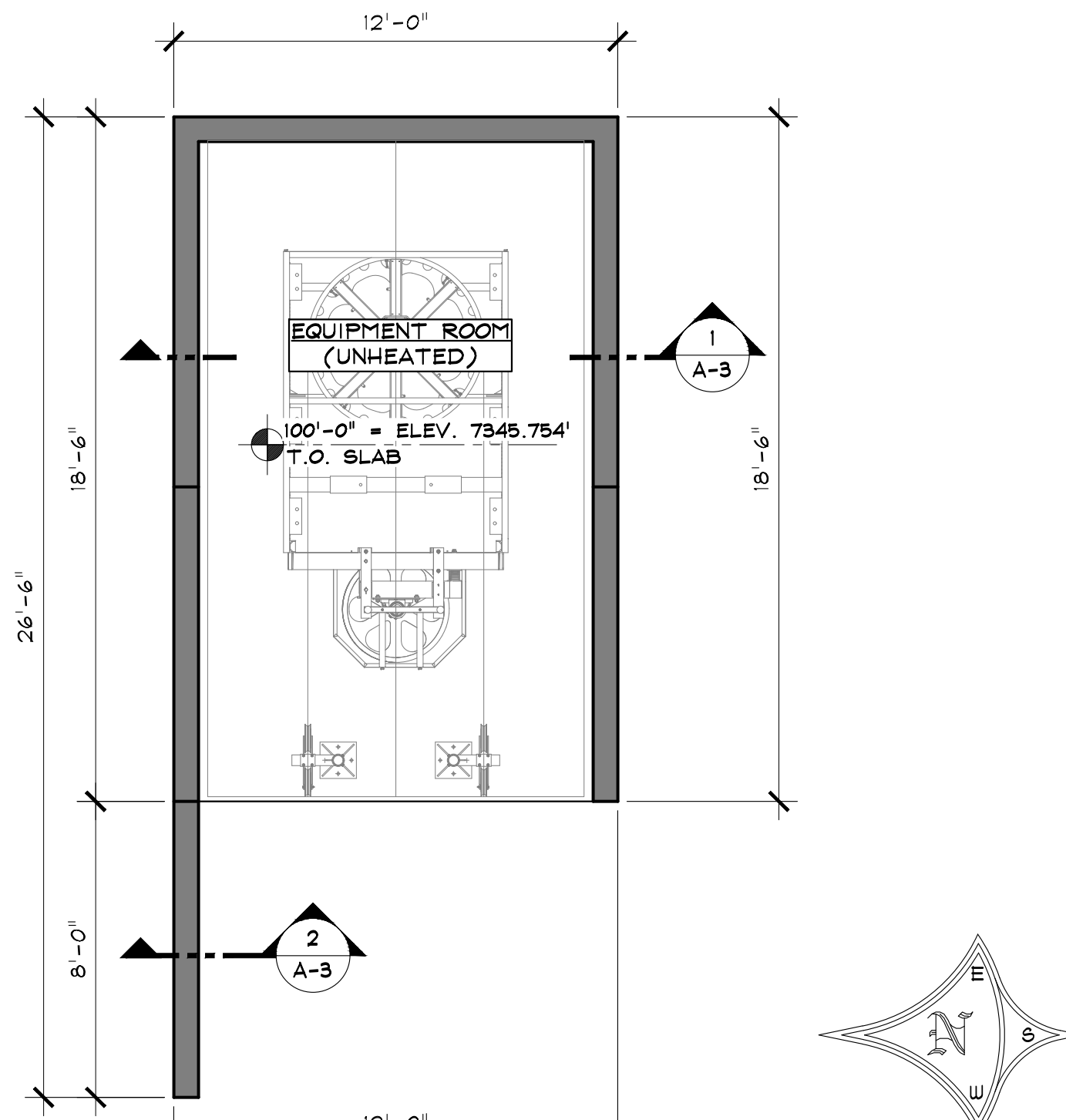
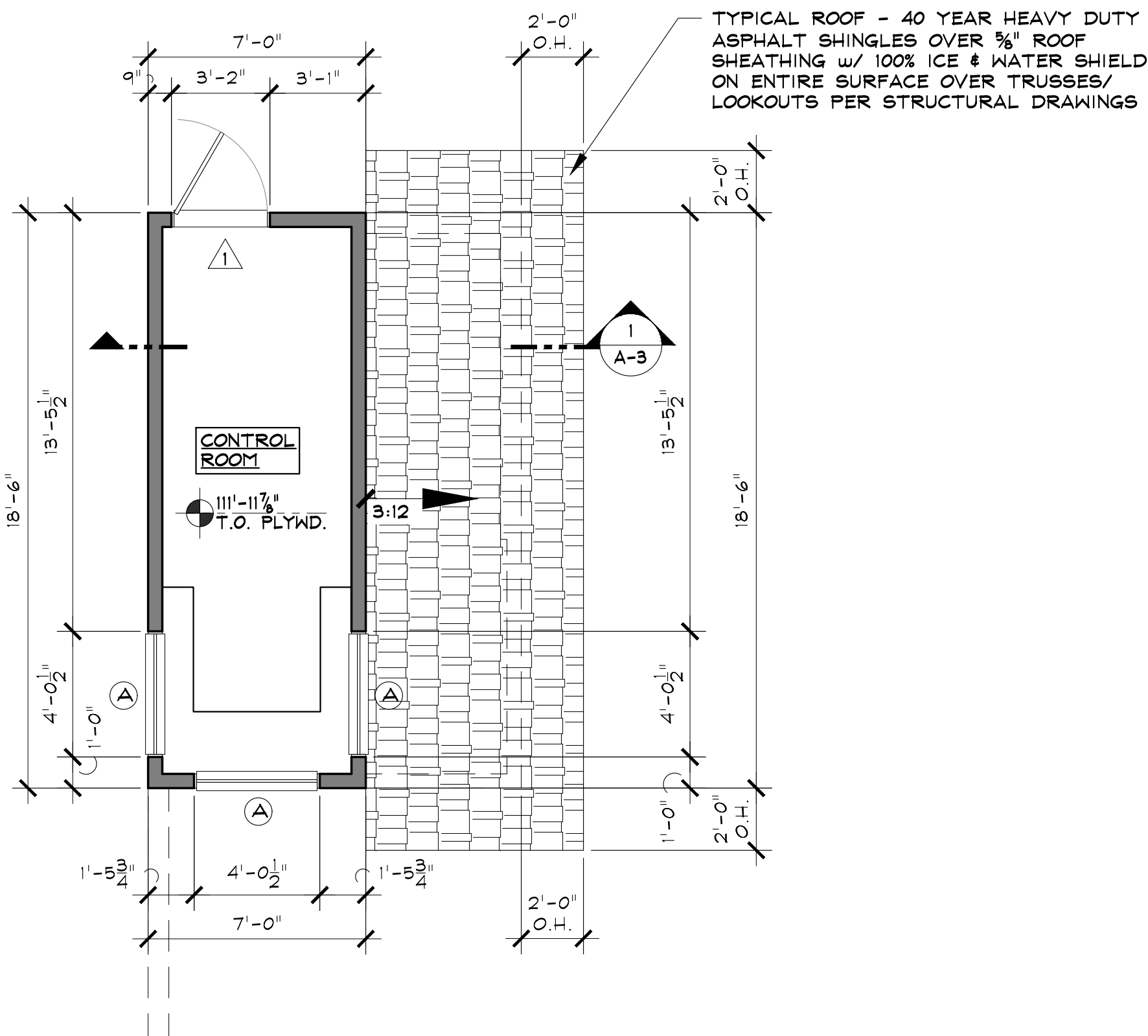
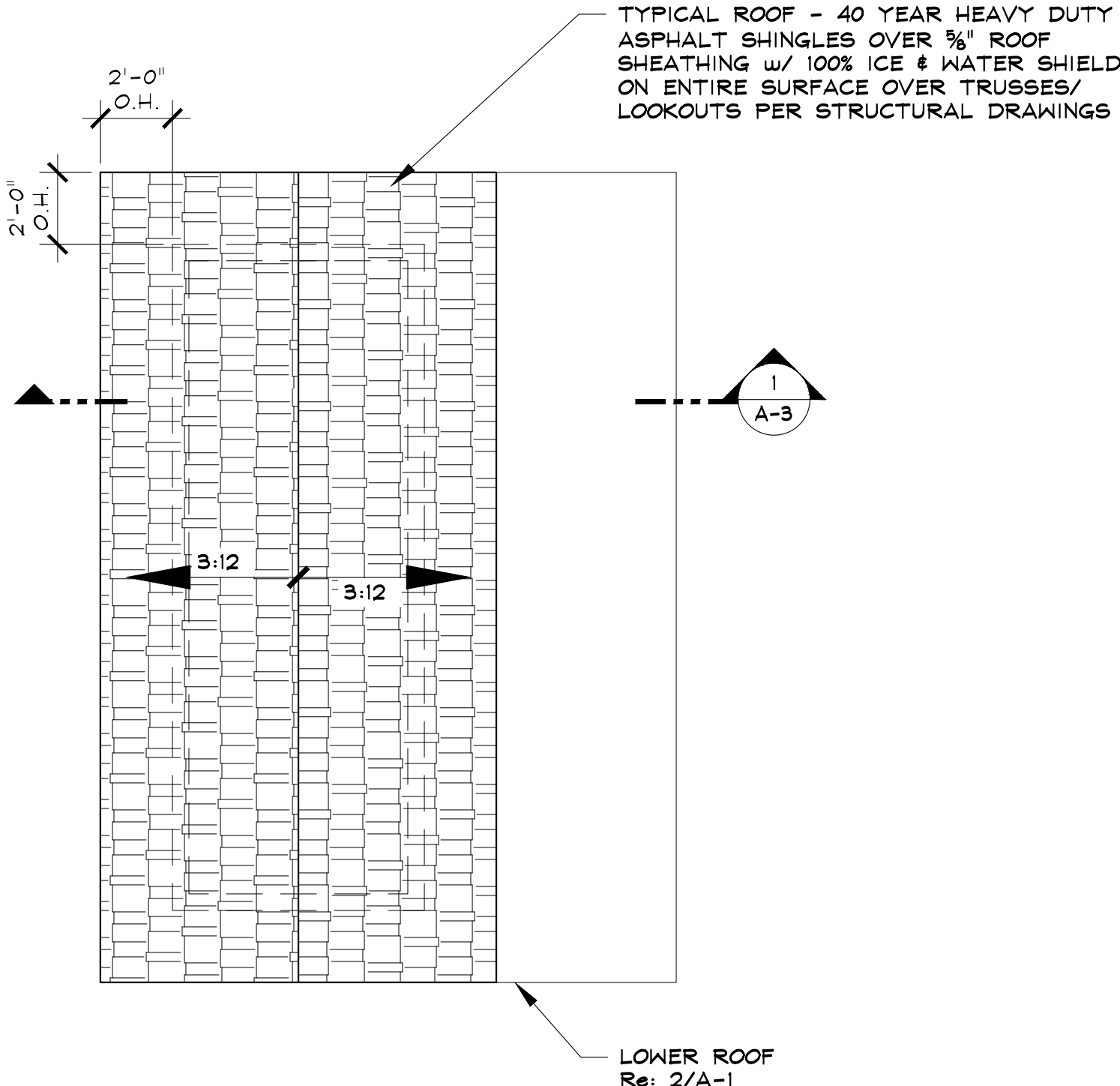
ROOF-CEILING SYSTEMS			
GA FILE NO. RC 2602	GENERIC	1 HOUR FIRE	
WOOD TRUSSES, GYPSUM WALLBOARD Base layer 5/8" type X gypsum wallboard applied at right angles to wood roof trusses 24" o.c. with 1-1/4" Type W or S drywall screws 24" o.c. Face layer 5/8" type X gypsum wallboard or gypsum veneer base applied at right angles to trusses with 1-7/8" Type W or S drywall screws 12" o.c. at joints and intermediate trusses and 1-1/2" Type G drywall screws 12" o.c. placed 2" back on either side of end joints. Joints offset 24" from base layer joints. Wood trusses supporting 1/2" wood structural panels applied at right angles to trusses with 8d nails. Appropriate roof covering. Ceiling provides one-hour fire-resistance protection for trusses.			
			
Approx. Ceiling Weight: 5 psf Fire Test: FM FC 172, 2-25-72; ITS, 8-6-98			

GA FILE NO. FC 5529	GENERIC	1 HOUR FIRE	
WOOD JOISTS, GYPSUM WALLBOARD Base layer 5/8" type X gypsum wallboard applied at right angles to 2 x 10 wood joists 24" o.c. with 1-1/4" Type W or S drywall screws 24" o.c. Face layer 5/8" type X gypsum wallboard or gypsum veneer base applied at right angles to joists with 1-7/8" Type W or S drywall screws 12" o.c. at joints and intermediate joists and 1-1/2" Type G drywall screws 12" o.c. placed 2" back on either side of end joints. Joints offset 24" from base layer joints. Wood joists supporting 1/2" plywood with exterior glue applied at right angles to joists with 8d nails. Ceiling provides one-hour fire-resistance protection for framing, including trusses.			
			
Approx. Ceiling Weight: 5 psf Fire Test: FM FC 172, 2-25-72; ITS, 8-6-98			

NOTE:
ALL EXTERIOR WALLS SHALL BE 1hr.
FIRE RATED PER GA FILE NO. WP8126

ROOF/CEILING SHALL BE 1 hr. FIRE
RATED PER GA FILE NO. RC2602

FLOOR/CEILING SHALL BE 1hr. FIRE
RATED PER GA FILE NO. FC5529
(LVL JOISTS CAN BE SUBSTITUTED
FOR DIMENSIONAL LUMBER PER TJI
BULLETIN #1500, FIRE RATED
ASSEMBLIES, PAGE 14)



3 UPPER ROOF PLAN

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

2 MAIN LEVEL FLOOR / LOWER ROOF PLAN

129.5 SQ. FT. CONTROL ROOM

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

1 LOWER LEVEL FLOOR PLAN

222 SQ. FT. UNHEATED EQUIPMENT ROOM

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

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
08 . 11 . 16

DRAWN BY:
SJM/JEM
PROJECT # 16020

UPPER BUILDING
FLOOR PLANS

A-1

SHEET 2 of 6

STEAMBOAT ENGINEERING & ARCHITECTURAL DESIGN, INC.
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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:

- (a) RATED & LABELED WITH ENCLOSURES THAT ARE SEALED OR GASKETED TO PREVENT AIR LEAKAGE TO THE CEILING CAVITY OR UNCONDITIONED SPACE

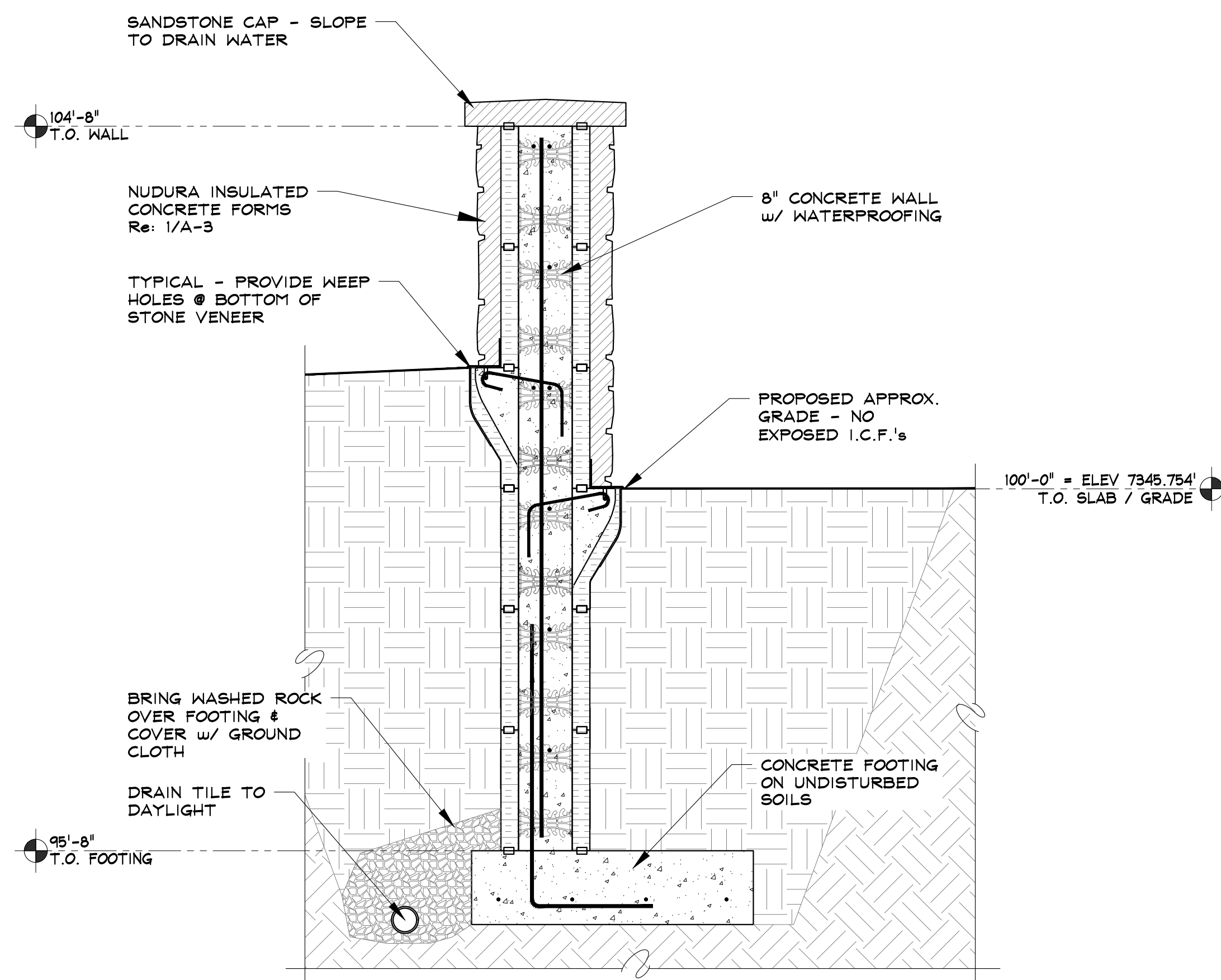
ABOVE GRADE FRAME WALLS, FLOORS, & CEILINGS NOT VENTILATED TO ALLOW MOISTURE TO ESCAPE SHALL BE PROTECTED WITH LATEX PAINT OR 6 MIL. POLY OVERLAPPED & TAPERED AT ALL JOINTS. THE VAPOR RETARDER SHALL BE INSTALLED ON THE WARM-IN-WINTER SIDE OF THE THERMAL ENVELOPE.

NOTE:

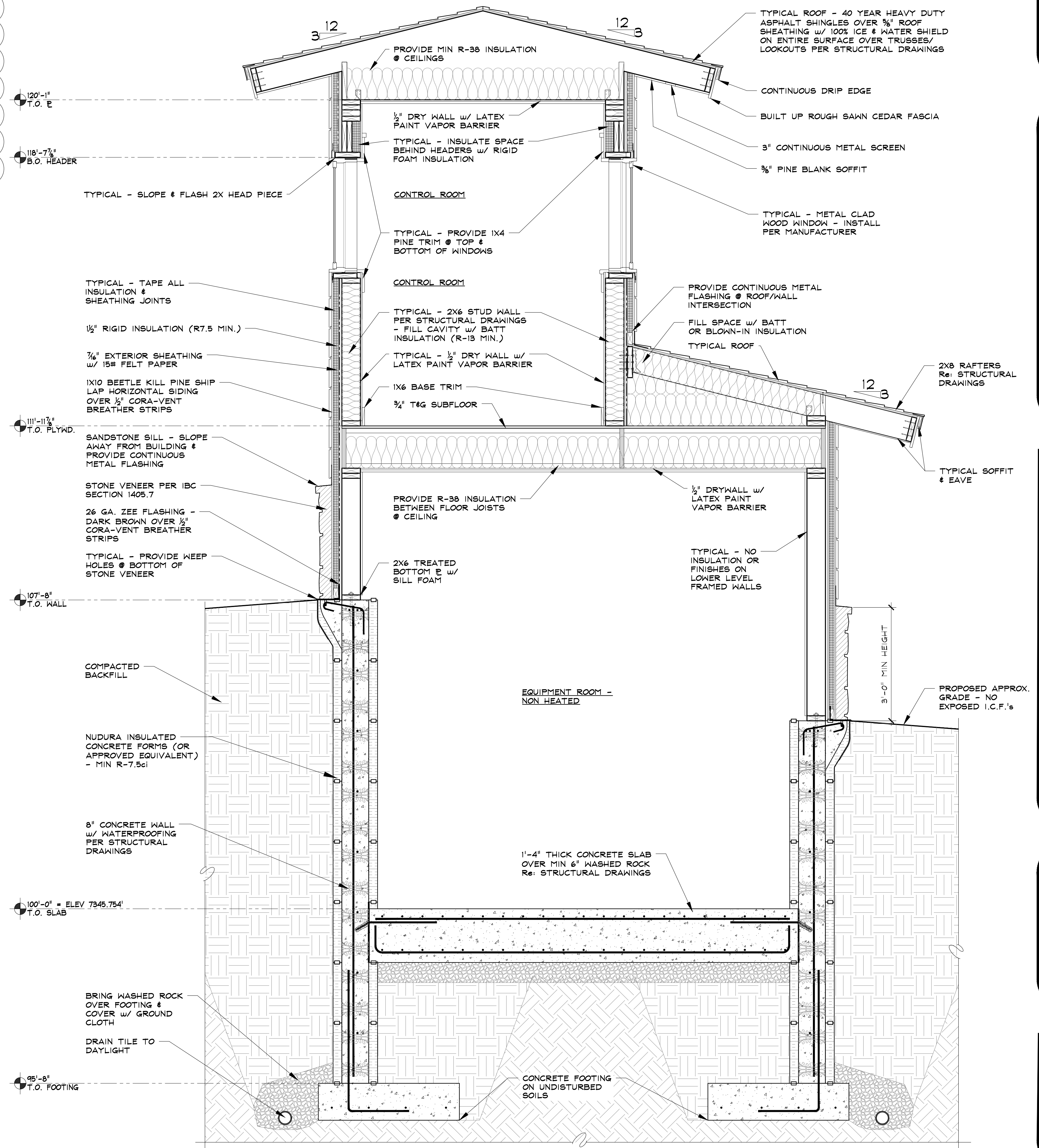
ALL EXTERIOR WALLS SHALL BE 1hr. FIRE RATED PER GA FILE NO. WP8126
Re: SHEET A-1

ROOF/CEILING SHALL BE 1 hr. FIRE RATED PER GA FILE NO. RC2602
Re: SHEET A-1

FLOOR/CEILING SHALL BE 1hr. FIRE RATED PER GA FILE NO. FC5529
Re: SHEET A-1
(LVL JOISTS CAN BE SUBSTITUTED FOR DIMENSIONAL LUMBER PER TJI BULLETIN #1500, FIRE RATED ASSEMBLIES, PAGE 14)



2 RETAINING WALL SECTION



1 BUILDING SECTION

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

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

ALPINE COASTER UPPER BUILDING

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STEAMBOAT SPRINGS, COLORADO

A NEW BUILDING FOR:

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DRAWN BY:
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BUILDING SECTION

A-3

SHEET 4 of 6

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