

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.

COMMERCIAL ENERGY CODE STANDARDS														
Re: 2009 International Energy Conservation Code Table 502.2(1)														
BUILDING ENVELOPE REQUIREMENTS - OPAQUE BUILDINGS														
Climate Zone	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 ^c	Mass	Joists/Framing	Unheated Slabs	Heated Slabs	Swinging	Roll up or Sliding
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-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-3B	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

RECORD SET

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-f²F.

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.

Change in kitchen hood requires a suppression system. Please submit plans to Fire Prevention for hood system. Refer to our website for guidelines or call fire department.

PJ2224-1
Fire Prevention
In: 12/15/2016
Out: 01/07/2017

R C R B D
RECORD SET
ELECTRICAL

LEGAL DESCRIPTION
GENERAL COMMON ELEMENT
RIVER HOUSE CONDOMINIUM

CODE STUDY
Re: 2009 IBC, 2009 IEBC, CITY OF S.S. COMMUNITY DEVELOPMENT CODE

ZONING: CN - COMMERCIAL NEIGHBORHOOD

CONSTRUCTION TYPE: III-A (EXISTING)

OCCUPANCY CLASSIFICATION: F-1 & M (EXISTING)

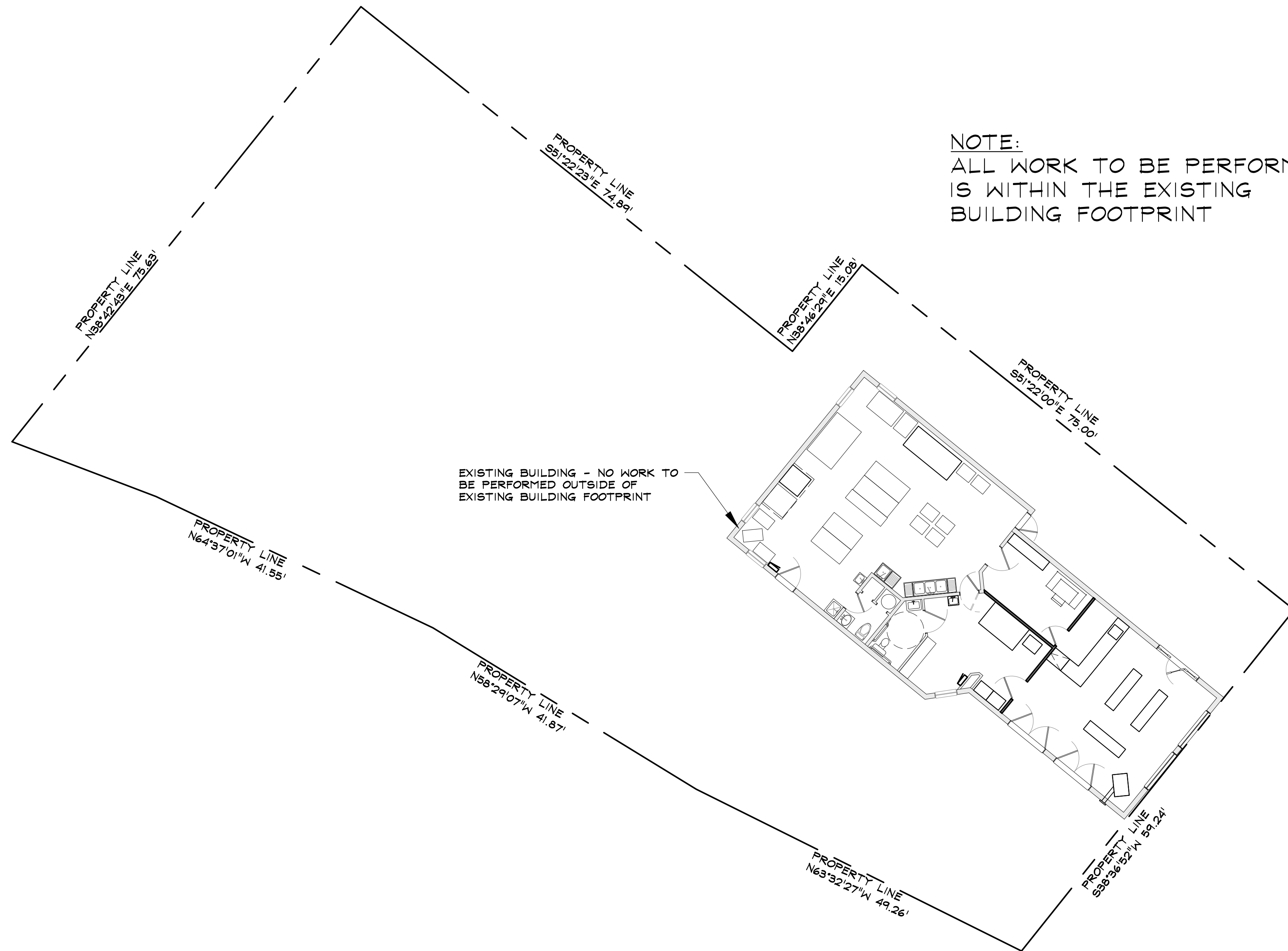
SIZE OF LOWER FLOOR: 1,675 SQ. FT.

OCCUPANCY LOAD:
KITCHEN (F-1) = 813 SQ. FT. / 200 = 4
RETAIL (M) = 826 SQ. FT. / 30 = 29

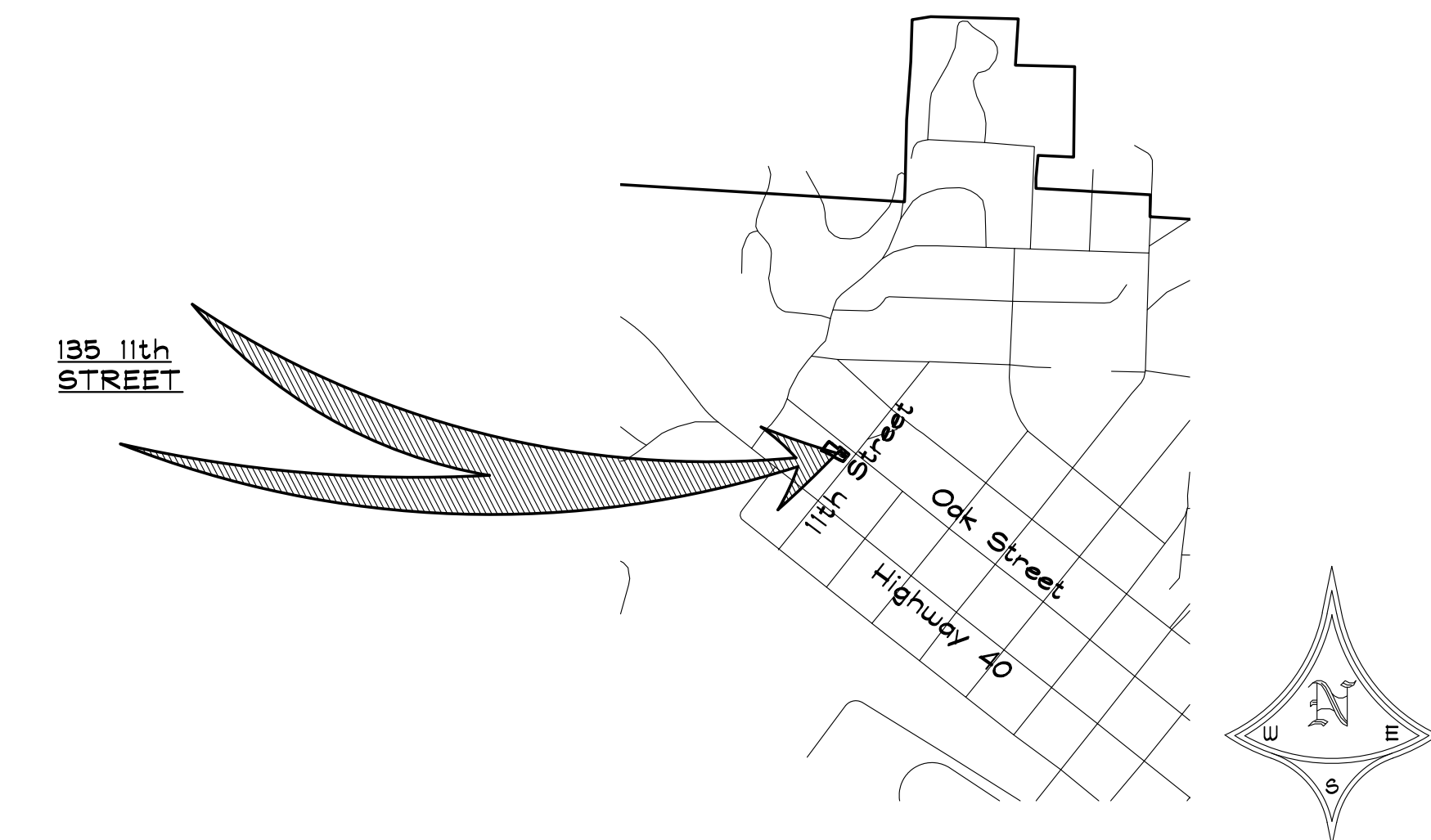
PLUMBING FIXTURES:
F-1:
REQUIRED = (1)
EXISTING = (1)
M:
REQUIRED = (1)
EXISTING = (1) - MEETS ADA REQUIREMENTS

NO SEPARATION REQUIRED BETWEEN F-1 & M

SHEET SCHEDULE	
SHEET	CONTENTS
C-1	SITE PLAN, VICINITY MAP & NOTES
A-1	DEMO PLAN, PROPOSED PLAN, & EQUIPMENT SCHEDULE
M-1	MECHANICAL PLAN
E-1	ELECTRICAL SCHEDULES
E-2	ELECTRICAL PLAN
E-3	ELECTRICAL SPECIFICATIONS



NOTE:
ALL WORK TO BE PERFORMED IS WITHIN THE EXISTING BUILDING FOOTPRINT

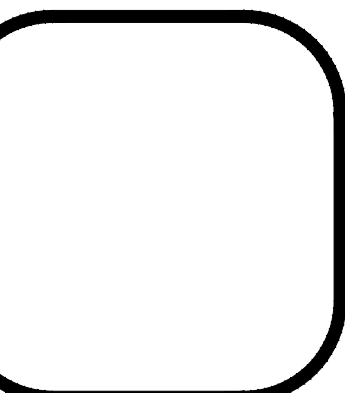


1 VICINITY MAP

SCALE: 1" = 10'-0"

1" = 1000'

2 SITE PLAN
NOT A CERTIFIED PLAT



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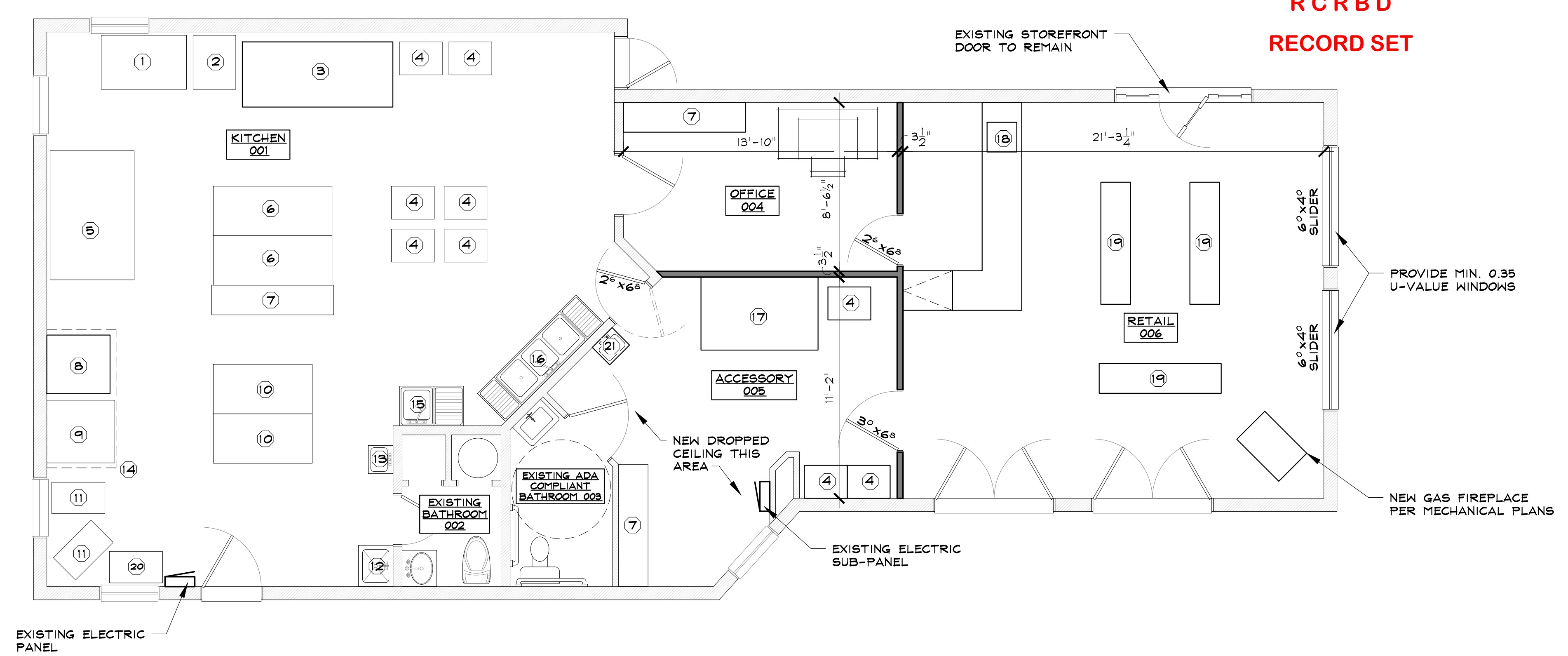
SMELL THAT BREAD
135 11th STREET
STEAMBOAT SPRINGS, COLORADO
A REMODEL FOR:
SAM AND JULI GORDON

ISSUE DATES
CONCEPTS 09 . 27 . 16
PROGRESS 10 . 17 . 16
PERMIT 12 . 02 . 16

DRAWN BY:
WDS/SJM/JEM
PROJECT # 16061
VICINITY MAP,
SITE PLAN &
NOTES

C-1
SHEET 1 of 2

EQUIPMENT SCHEDULE				
MARK	NAME	MANUFACTURER	MODEL	EXISTING/NEW
1	REACH IN FREEZER	TURBO-AIR	M3F47-2 52"	NEW
2	REACH IN	TURBO-AIR	M3F24-1 29"	NEW
3	DOUGH SHEETER	DOYON	LMA-620 91 1/4"	NEW
4	SHEET PAN RACK	REGENCY	20 PAN END LOAD	NEW
5	DECK OVEN	ABS	ABS EDO 384	EXISTING
6	PREP TABLE	BK RESOURCES	VTT-6030	EXISTING
7	STORAGE SHELVES	T.B.D.	T.B.D.	NEW
8	GAS RANGE w/ OVEN	GARLAND	G36-6C	NEW
9	CONVECTION OVEN	GARLAND	G286	EXISTING
10	WORK TABLE	JOHN BOOS	JNS10	EXISTING
11	SPIRAL MIXER	DOYON	AEF025SP	EXISTING
12	MOP SINK	N/A (PRE-APPROVED)	N/A (PRE-APPROVED)	EXISTING
13	HAND SINK	BK RESOURCES	BKHS-W-1410	EXISTING
14	HOOD	N/A (PRE-APPROVED)	N/A (PRE-APPROVED)	EXISTING
15	PREP SINK	BLUE AIR	BSP-24	EXISTING
16	(3) BAY WASH SINK w/ DRAINBOARD EACH END	BLUE AIR	BBS-24/2D	EXISTING
17	PROOFER CABINET	DOYON	ER236TLO	NEW
18	POINT OF SALE	T.B.D.	T.B.D.	NEW
19	DISPLAY SHELVES	T.B.D.	T.B.D.	NEW
20	BREAD SLICER	OLIVER	777	EXISTING
21	HAND SINK	BK RESOURCES	BKHS-W-1410	NEW



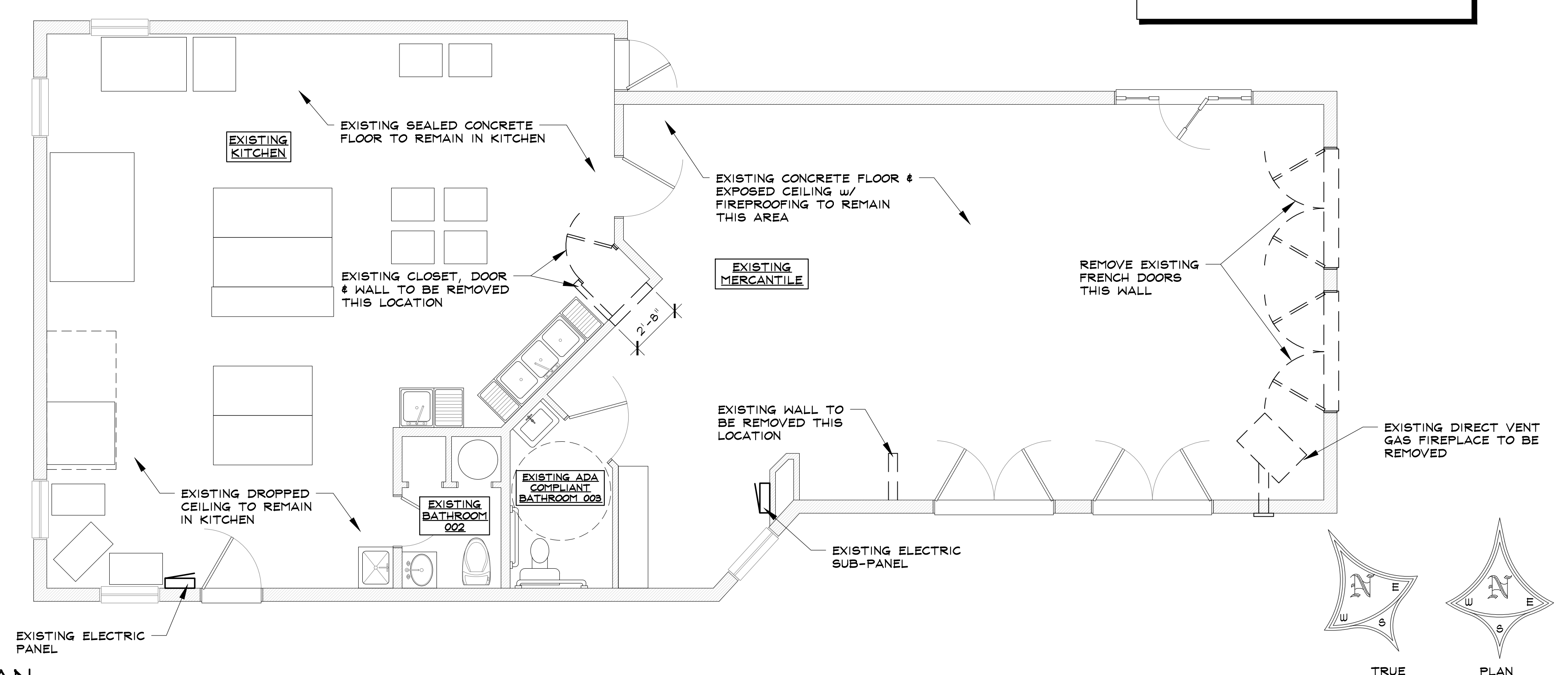
2 PROPOSED MAIN LEVEL FLOOR PLAN
 813 SQ. FT. F-1 OCCUPANCY
 862 SQ. FT. M OCCUPANCY

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

A change in kitchen equipment under an existing hood, such as the installation of a gas range in a commercial kitchen, requires a Type I hood and different levels of exhaust.

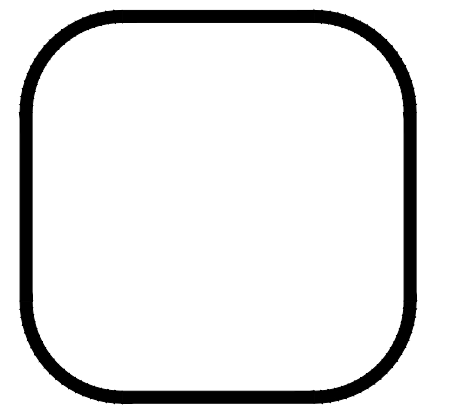
Verify existing conditions and re-submit plans if required by such changes, designed under the appropriate provisions of the adopted codes including requirements for the production of grease.

Include similar documentation with Steamboat utilities for similar requirements for grease interceptor, if applicable.



1 DEMOLITION PLAN

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



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SMELL THAT BREAD
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 STEAMBOAT SPRINGS, COLORADO
 A REMODEL FOR:
 SAM AND JULI GORDON

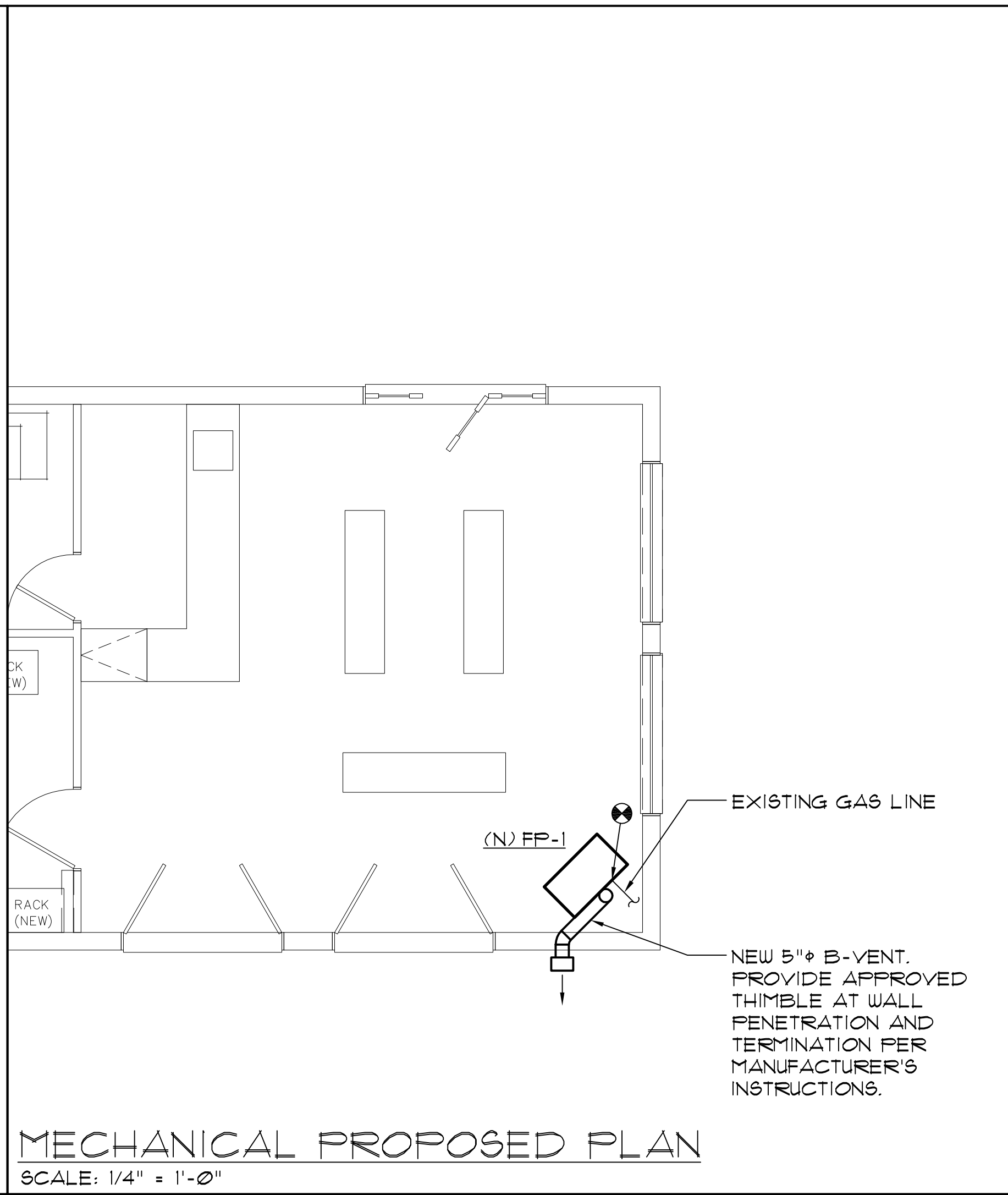
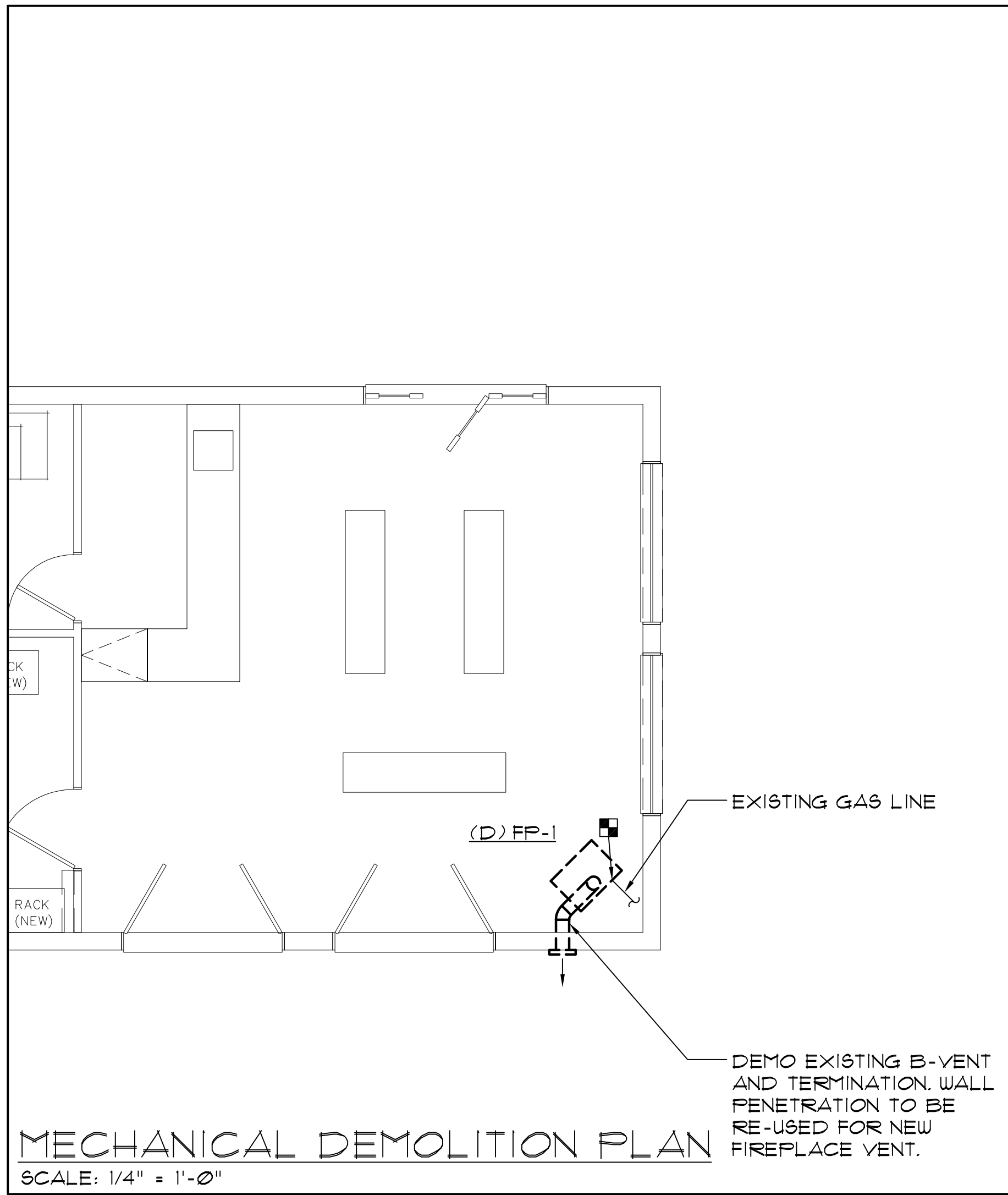
ISSUE DATES
 CONCEPTS 09 . 27 . 16
 PROGRESS 10 . 17 . 16
 PERMIT 12 . 02 . 16

DRAWN BY:
 WDS/SJM/JEM
 PROJECT # 16061

FLOOR PLANS

A-1

SHEET 2 of 2



FIREPLACE SCHEDULE								ACCESSORIES	
SYM.	TYPE	B.L. INPUT MBH	ALT. OUTPUT MBH	FUEL	BLOWER CFM	ELECTRICAL	MANUFACTURER & MODEL	EFF.	ACCESSORIES
									1 - HIGH ALTITUDE MODEL
(D) FP-1	FREESTANDING STEEL GAS STOVE	30	17.8	NAT. GAS	--	--	WESTPORT STEEL	71%	
(N) FP-1	FREESTANDING GLASS FRONT HEARTH HEATER	65	39.2	NAT. GAS	150	120/1	WILLIAMS 6552922A	72%	1, 2, 3

Mechanical Specifications

**R C R B D
RECORD SET**

- General**
- Immediately notify the Engineer of any discrepancies.
 - It shall be assumed that all subcontractors are experienced and thoroughly knowledgeable in their respective areas of the construction industry and shall perform in a responsible manner in an appropriate construction sequence.
 - Do not scale drawings. Verify dimensions in field prior to commencement of work.
 - It is the intent of these drawings and specifications to establish a standard of quality. The Engineer reserves the right to take exceptions to approve methods and materials not reflected herein.
 - Failure to order, or release order, for materials and/or equipment will not be accepted as a reason to substitute alternate materials, equipment, or installation methods.
 - Work shall be performed in a workmanlike manner to the satisfaction of the Architect & the Engineer.
 - Labor, materials, and equipment shall conform to the latest applicable editions of local, State of Colorado, and National Codes and ordinances. If conflict between those publications exists, the most stringent requirement shall apply.
 - Provide record drawings to architect. Drawings shall include all addendum items, change orders, alterations, re-routings, etc.
 - The drawings show the intent of the mechanical systems but do not show all details required. It is the responsibility of the Contractors to install complete & operable systems, which conform to the manufacturers' installations instructions & industry standards.
 - Systems shall be tested for proper operation. If tests show work is defective, Contractor shall make corrections necessary at no cost to Owner.
 - Coordinate architectural, structural, electrical, landscaping, fire protection, and interior design drawings with mechanical drawings prior to installation.

Electrical

- Contractor must carefully verify electrical service voltage and phase available before ordering any equipment.

Remodel, Demolition & Unforeseen Conditions

- Visit site prior to bid and verify the conditions. Include in the bid, costs required to make work meet existing conditions, whether indicated or not.
- In as much as design for remodel, renovation and/or rehabilitation requires that certain assumptions be made regarding existing conditions and because some of these assumptions cannot be verified without destroying otherwise adequate or serviceable portions of the building, the Engineer cannot assure the Owner or the Contractor that the professional consulting services herein encompass all contingencies. Field coordination during construction is imperative. Contractors bidding this work must make reasonable allowances for unseen conditions and should include associated allowances in their bids noted as such.

Piping

- Gas Piping - Schedule 40 black steel pipe, 150 lb. malleable iron screwed fittings on above ground pipe, welded fittings with all piping coated and wrapped on buried pipe. CSST pipe is permitted for final connections only.
- Gas Valves - Lubricated plug valve 175 lb. W.O.G. iron screwed or flanged.

Venting

- All portions of the new fireplace venting shall be Type B Gas Vent, double wall, aluminum inner wall (minimum thickness of 0.012"), galvanized steel outer wall (minimum thickness of 0.018"). Provide minimum 1" clearance to combustibles. Venting system shall be UL Listed to UL 441 "Standard for Gas Vents". Single wall steel is not acceptable for any portion of the vent system.
- The vent system shall be installed per the vent manufacturer's recommendations and in conformance with the manufacturer's lifetime warranty.
- All portions of the vent system shall be supplied as required for the project, including draft hood connectors, straight lengths, adjustable lengths, elbows, reducers, tees, tee caps, barometric dampers, support plates, storm collar, flashing and chimney top.
- Provide minimum connector rise off of top of fireplace per manufacturer's installation instructions and code. Minimum rise shall not be less than 18".

END OF SPECIFICATIONS.

REMODEL LEGEND	
	POINT OF DISCONNECTION
	POINT OF NEW CONNECTION
(A)	ABANDON
(D)	DEMO
(E)	EXISTING
(N)	NEW
(R)	RELOCATE

RADER
ENGINEERING • COMFORT SYSTEMS
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P.O. BOX 8610 AVON, CO. 81620
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SMELL THAT BREAD
135 11TH STREET
STEAMBOAT SPRINGS, CO

Issued For		
No.	Date	Comment
1	12/2/16	PERMIT

MECHANICAL PLAN SHEET 1 OF 1



Project No. 1608900 Scale: 1/4" = 1'-0"
Drawn By: JCB Checked By: BJH

M1.0

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LIGHTING FIXTURE SCHEDULE									
SYMBOL	ITEM	TYPE	SIZE	LAMPS		FIXTURE VOLTAGE	INPUT WATTS	CATALOG NUMBER	ALTERNATE CATALOG NUMBER
				TYPE	COLOR				
	X1	EXIT SIGN WITH BATTERY	13"	LED	N/A	120	-	LITHONIA - LED EXIT SIGN LRP-1-GC-120/277	APPROVED EQUAL - CONTRACTOR TO SUBMIT ANY SUBSTITUTION TO DESIGN TEAM FOR APPROVAL
	X2	BATTERY BACKUP EGRESS LIGHTING FIXTURE	12"	-	N/A	120	-	LITHONIA ELM2	APPROVED EQUAL - CONTRACTOR TO SUBMIT ANY SUBSTITUTION TO DESIGN TEAM FOR APPROVAL

SCHEDULE NOTES

1. ALL LAMPS SHALL BE PROVIDED BY THE CONTRACTOR.
2. CONTRACTOR TO SUBMIT FIXTURE TYPES TO OWNER, ARCHITECT AND ENGINEER PRIOR TO PURCHASE AND INSTALLATION.
3. LED LAMPS MUST BE PROVIDED FOR FIXTURES F1 AND F2 TO MEET THE ENERGY CODE.

2 FIXTURE SCHEDULE
NTS

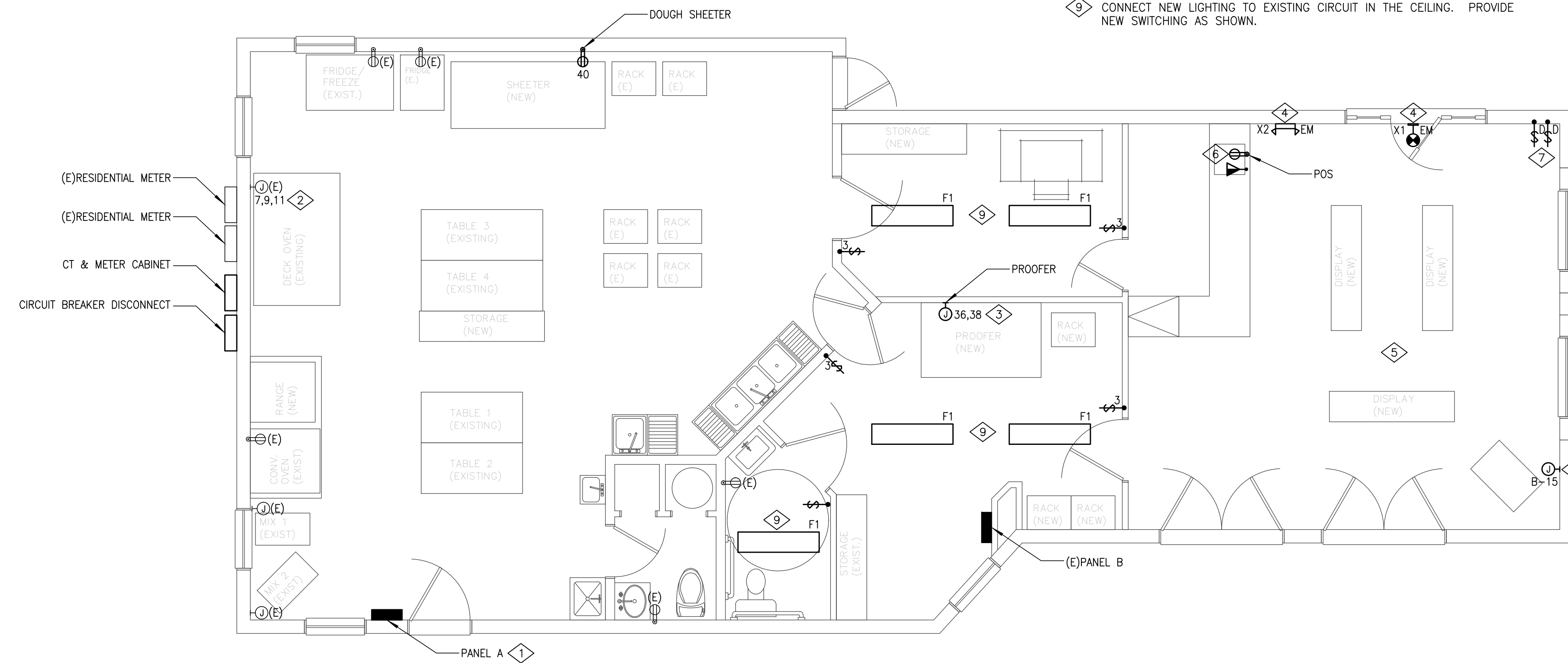
**RCRBD
RECORD SET**

GENERAL NOTES

1. ALL WORK SHOWN IS NEW UNLESS OTHERWISE NOTED.
2. PROVIDE TYPEWRITTEN DIRECTORIES REFLECTING ALL NEW WORK PERFORMED IN THIS PROJECT.
3. ALL WIRE SHALL BE #12 AWG MIN., 90 DEG. °C IN 1/2" - 2#12 AWG & #12 GND, UNLESS OTHERWISE NOTED.
4. VERIFY LOCATIONS OF ALL ELECTRICAL EQUIPMENT WITH ARCHITECTURAL DRAWINGS AND EXISTING CONDITIONS IN THE FIELD.
5. ALL EQUIPMENT SHOWN IS CONNECTED TO PANEL '200', UON.
6. REMOVE ALL CONDUCTORS, DEVICES AND CONDUIT RENDERED UNUSED BY THIS PROJECT.
7. PROVIDE 3/4" CONDUIT ROUTE TO ACCESSIBLE CEILING FOR NEW TELE/DATA OUTLETS.
8. BRING ANY DISCOVERED CODE VIOLATIONS TO THE OWNER'S ATTENTION.
9. ALL LIGHTING FIXTURES WITH THE 'EM' DESIGNATION ARE TO BE CONNECTED TO AN EMERGENCY BATTERY FOR EGRESS LIGHTING AND NOT TO BE SWITCHED FOR NIGHT LIGHTING.
10. CONFIRM LOCATIONS OF ALL LIGHT SWITCHES WITH THE ARCHITECT AND TENANT PRIOR TO INSTALLATION.

SHEET NOTES

1. REPLACE EXISTING PANEL WITH NEW 208/120-VOLT, 3-PHASE PANEL. RECONNECT ALL EXISTING CIRCUITS TO NEW PANEL, INCLUDING NEW EQUIPMENT. SEE PANEL SCHEDULE FOR MORE INFORMATION.
2. CONNECT EXISTING OVEN TO NEW BREAKER IN PANEL A. SEE PANEL SCHEDULE FOR MORE INFORMATION.
3. PROVIDE UNIT WITH 3/4" - 2#6 AWG & #10 GND.
4. PROVIDE AN UNSWITCHED HOT CONDUCTOR FROM CIRCUIT SHOWN FOR PROPER OPERATION OF EMERGENCY EGRESS FIXTURE.
5. EXISTING RECEPTACLES IN RETAIL AREA TO REMAIN, UON. PERIMETER LIGHTING TO REMAIN. CONTRACTOR TO RE-USE EXISTING TRACK LIGHTING. CONSULT WITH OWNERSHIP ON NEW LOCATIONS OF FIXTURES BASED ON SEATING AND RETAIL.
6. CONNECT POS EQUIPMENT TO NEAREST RECEPTACLE POWER IN THE WALL.
7. EXISTING SWITCHES TO BE REPLACED WITH DIMMING SWITCHES FOR NEW LIGHTING LAYOUT.
8. PROVIDE POWER FOR FIRE PLACE BLOWER. REFER TO MANUFACTURER'S INSTRUCTIONS FOR PROPER CONNECTION.
9. CONNECT NEW LIGHTING TO EXISTING CIRCUIT IN THE CEILING. PROVIDE NEW SWITCHING AS SHOWN.



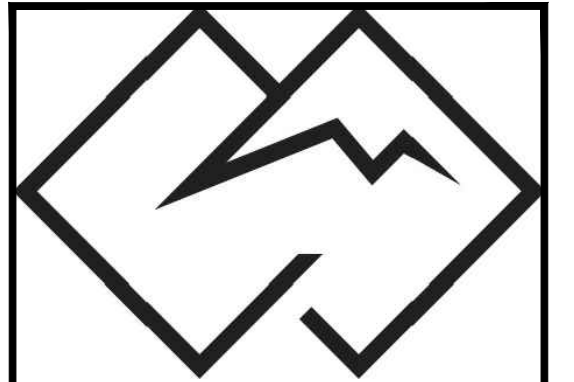
1 ELECTRICAL PLAN
1/4"=1'-0"

SMELL THAT BREAD

135 11th Street
Steamboat Springs, CO

SEAD

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Steamboat Springs, CO



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Issue	By	Date & Issue Description	By
-	PERMIT SET	- 11.14.16	AW

Scale:	1/4"=1'-0"
	24x36
Description:	ELECTRICAL PLAN
Project Name:	SMELL THAT BREAD
Project Number:	201679
Sheet No.	E-2

