PROJECT INFORMATION

ZONING DISTRICT:
CO, COMMUNITY COMMERCIAL

OCCUPANCY CLASSIFICATION:
OCCUPANCY GROUP A, B AND / OR M

MIXED USE & OCCUPANCY
SECTION 508.3 - NON-SEPARATED MIXED USE GROUPS B & M

TYPE OF CONSTRUCTION:
VB (EXISTING)

FIRE SPRINKLER SYSTEM:
NFPA ?

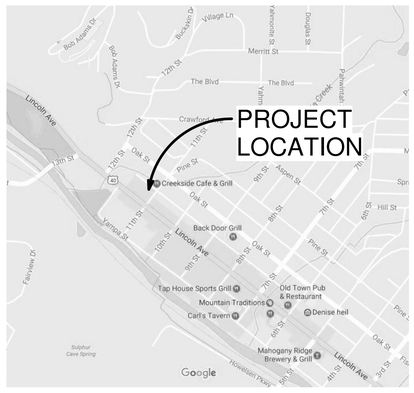
ACTUAL STORIES / ALLOWABLE STORIES:
GROUP M -
2 STORY ACTUAL /
2 STORY ALLOWABLE
EXISTING TO REMAIN UNCHANGED

RCBD PERMIT # TB-17-/

APPLICABLE CODES:
2009 IBC / IMC / IPC / IFGC / IFC / IECC
2011 NEC
ICC / ANSI A117.1-2003
2010 ADA
ROUTT COUNTY CODE AMENDMENTS

& 2015 IBC PER RCBD APPROVAL

VICINITY MAP



NORTH

NOT TO SCALE

CONSTRUCTION SET FOR:

LEGAL DESCRIPTION:

PARCEL ID: 145012015, PART LOT 15 & ALL LOTS 16-18 BLOCK 12 ORIGINAL TOWN OF SS

ALSO KNOWN AS:

OLD WEST BUILDING TENANT IMPROVEMENT

GENERAL NOTES

1. ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT BUILDING CODES ADOPTED BY ROUTT COUNTY AND THE STATE OF COLORADO.
2. ALL MECHANICAL, ELECTRICAL & PLUMBING WORK SHALL CONFORM TO THEIR CURRENT RESPECTIVE CODES ADOPTED BY ROUTT COUNTY
3. ALL PLUMBING SHALL BE FULLY PROTECTED FROM FREEZING.
4. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS INCLUDING BUT NOT LIMITED TO WALL, FLOOR & ROOF ASSEMBLIES / STRUCT. COLUMNS, BEAMS & ROOF TRUSS LAYOUTS / MECH., ELEC., & PLUMBING PENETRATIONS AND LAYOUTS / ETC... REPORT ANY DISCREPANCIES TO THE ARCHITECT.
5. CONTRACTOR TO VERIFY BOTH ROUGH-IN DIMENSIONS & FINISH DIMENSIONS OF ALL FIXTURES THAT ARE GOVERNED BY REQUIRED CLEARANCES (I.E. WALLS ADJACENT TO DOORS, ROOM CLEARANCES, WATER CLOSET ROUGH IN, ETC..).
6. DO NOT SCALE DRAWINGS.
7. COMPLY WITH ALL REQUIRED CLEARANCES, REACH RANGES & MOUNTING HEIGHTS SPECIFIED WITHIN THE 2010 ADA, 2003 ANSI AND ALL OTHER APPLICABLE GOVERNING CODES & REGULATIONS. CONTACT THE ARCHITECT WITH ANY DISCREPANCIES PRIOR TO FRAMING.
8. ALL MATERIALS, COMPONENTS, FINISHES, EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS & WARRANTY, ANY AND ALL GOVERNING AUTHORITY THAT HAS JURISDICTION AND / OR INDUSTRY STANDARDS (I.E. SMACNA, ROCKY MOUNTAIN MASONRY INSTITUTE, ETC...), WHICHEVER IS MORE STRINGENT.
9. CONTRACTOR SHALL VERIFY THE LOCATIONS ALL FLOOR / CEILING ASSEMBLY PENETRATIONS. ALL PENETRATIONS SHALL NOT OCCUR ON ANY SECTION OF THE JOIST. NOTIFY ARCHITECT AND STRUCTURAL ENGINEER OF ANY LOCATION THAT WOULD REQUIRE PENETRATION OF THE JOIST.
10. ANY EXISTING DRAFTSTOPPING SHALL REMAIN INTACT IN ACCORDANCE WITH ALL APPLICABLE GOVERNING CODES. ALL NEW DRAFTSTOPPING SHALL BE PROVIDED IN ACCORDANCE WITH ALL APPLICABLE GOVERNING CODES.
11. CONTRACTOR TO VERIFY BOTH ROUGH OPENINGS & FINISH OPENINGS OF ALL DOORS PRIOR TO FRAMING.

SHEET INDEX

STRUCTURAL DRAWINGS:
S100- FLOOR FRAMING PLAN
S200- ROOF FRAMING PLAN & DETAILS

ARCHITECTURAL DRAWINGS:
AG001- PROJECT COVER SHEET
AG002- EGRESS PLAN & CODE REVIEW
AG100 EXISTING CONDITIONS
A100- TENANT IMPROVEMENT
A191- REFLECTED CEILING PLANS
A251- INTERIOR / EXTERIOR ELEVATIONS AND STAIR DETAILS
A301- SECTIONS
A900- COMPUTER RENDERINGS

MECHANICAL / PLUMBING DRAWINGS:
M-1 MAIN LEVEL HVAC PLAN
M-2 UPPER LEVEL HVAC PLAN
P-1 MAIN LEVEL PLUMBING PLAN
P-2 UPPER LEVEL PLUMBING PLAN

ELECTRICAL DRAWINGS:
E100- POWER PLAN
E200- LIGHTING PLAN

PROJECT TEAM

DEVELOPERS:
GATES & MARSH GOODING

ARCHITECT:
ERIC SMITH ASSOCIATES, P.C.
600 S. LINCOLN AVE., SUITE 201
STEAMBOAT SPRINGS, CO., 80487
970-879-5458
PROJECT ARCHITECT: LEE FISCHER
EMAIL: LEE@ESAPC.COM

STRUCTURAL ENGINEER:
ALPENGLOW ENGINEERING SOLUTIONS, INC.
1901 PINE GROVE ROAD, SUITE 202
STEAMBOAT SPRINGS, CO., 80477
970-879-1181
PROJECT ENGINEER: BEN SCHUTT
EMAIL: BEN@ALPENGLOWENG.COM

MECHANICAL ENGINEER:
YAMPA VALLEY ENGINEERING, INC.
1794 KAMAR PLAZA
STEAMBOAT SPRING, CO 80487
970-870-9229
PROJECT ENGINEER: JAMES STEGMAIER
EMAIL: YVENGR@YVENGR.COM

ELECTRICAL ENGINEER:
WILDER ENGINEERING
1170 BLUE SAGE DRIVE
STEAMBOAT SPRINGS, CO 80487
970-819-7848
PROJECT ENGINEER: ANDREW WILDER
EMAIL: ANDY@WILDER-ENG.COM

CONTRACTOR:
SNOW COUNTRY CONSTRUCTION, INC
600 S. LINCOLN
STEAMBOAT SPRINGS, CO 80488
970-879-3311
CONTRACTOR: MARK HALVORSON
EMAIL: SCCI@SIPSPRINGS.COM

PERMIT SET 7-26-17

8/7/2017 2:38:25 PM

NOTICE: DUTY OF COOPERATION

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No.	Description	Date

OLD WEST BUILDING
TENANT IMPROVEMENT
1100 LINCOLN AVE.
STEAMBOAT SPRINGS, CO 80487

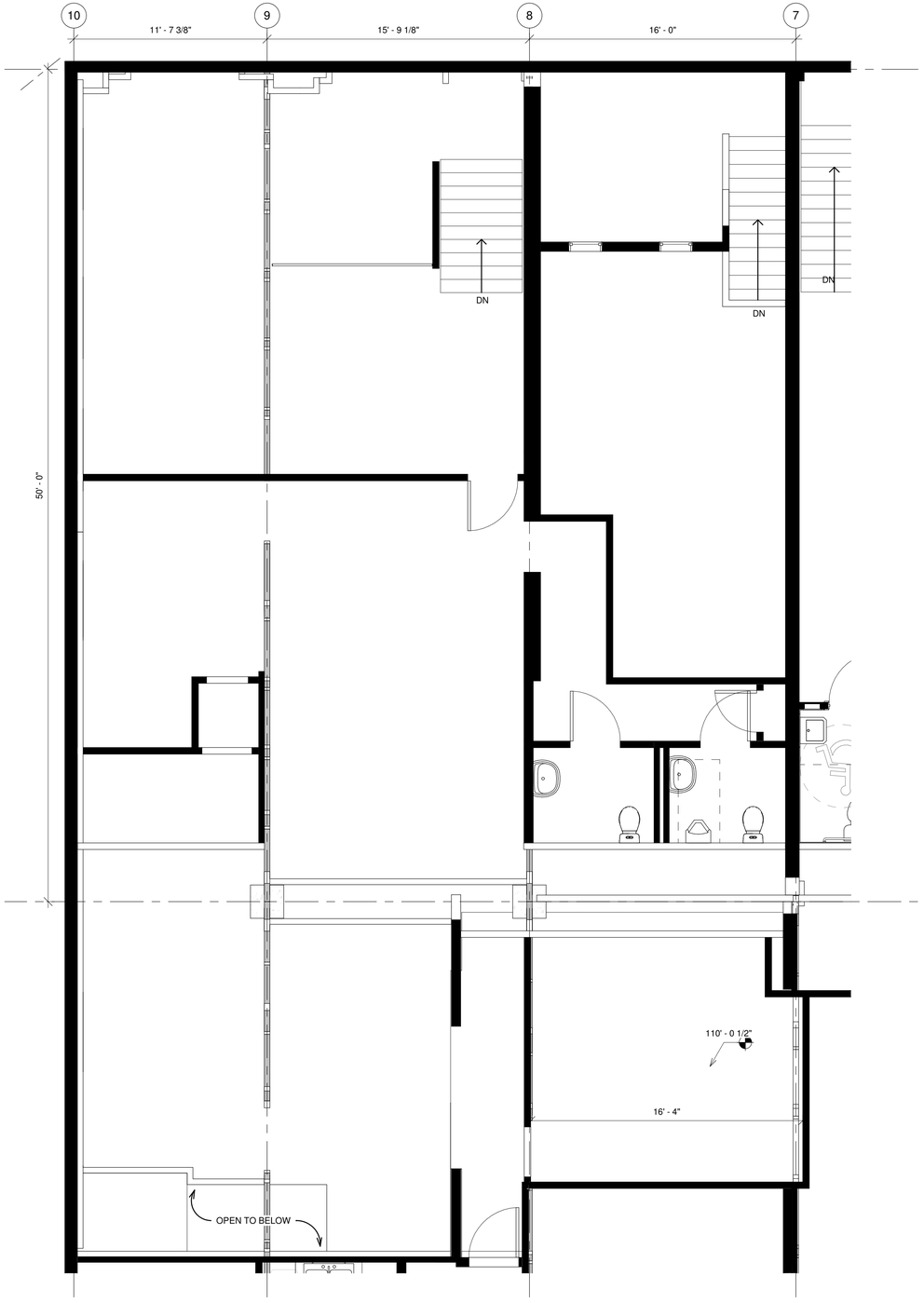
ERIC SMITH ASSOCIATES, P.C.
1919 SEVENTH STREET
BOULDER, COLORADO, 80302
(303) 442-3456, (303) 442-4745 FAX

Job Number:	17010.00
Date:	4-26-17
Drawn By:	Author
Checked By:	Checker

Project Phase
BID / CD

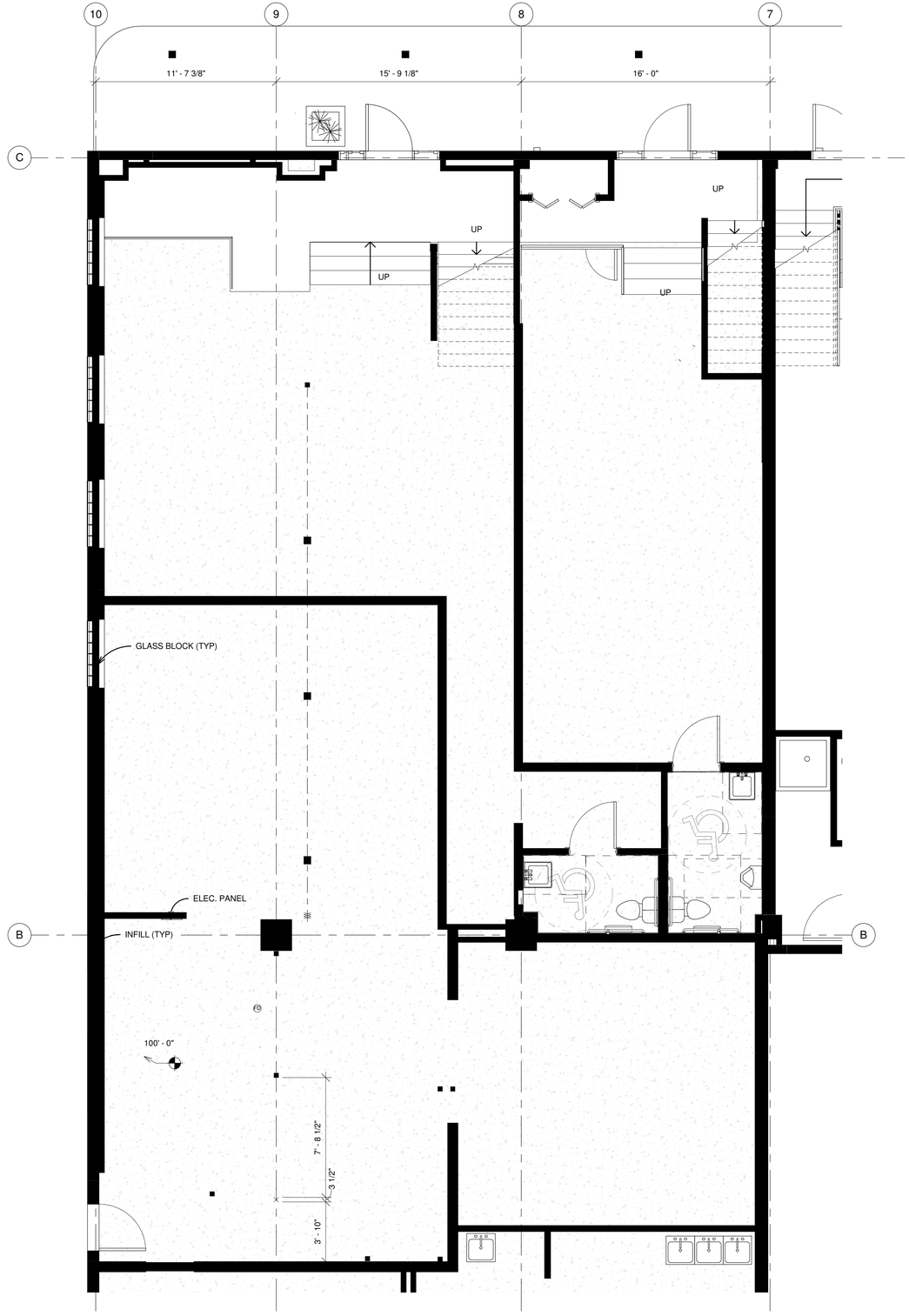
Sheet Title
COVER SHEET

Sheet Number
AG001.



2 AG100 EXISTING UPPER LEVEL
1/4" = 1'-0"

N



1 AG100 EXISTING MAIN LEVEL
1/4" = 1'-0"

N

PERMIT SET 7-26-17

8/7/2017 2:38:36 PM

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OLD WEST BUILDING
TENANT IMPROVEMENT

1100 LINCOLN AVE.
STEAMBOAT SPRINGS, CO 80487

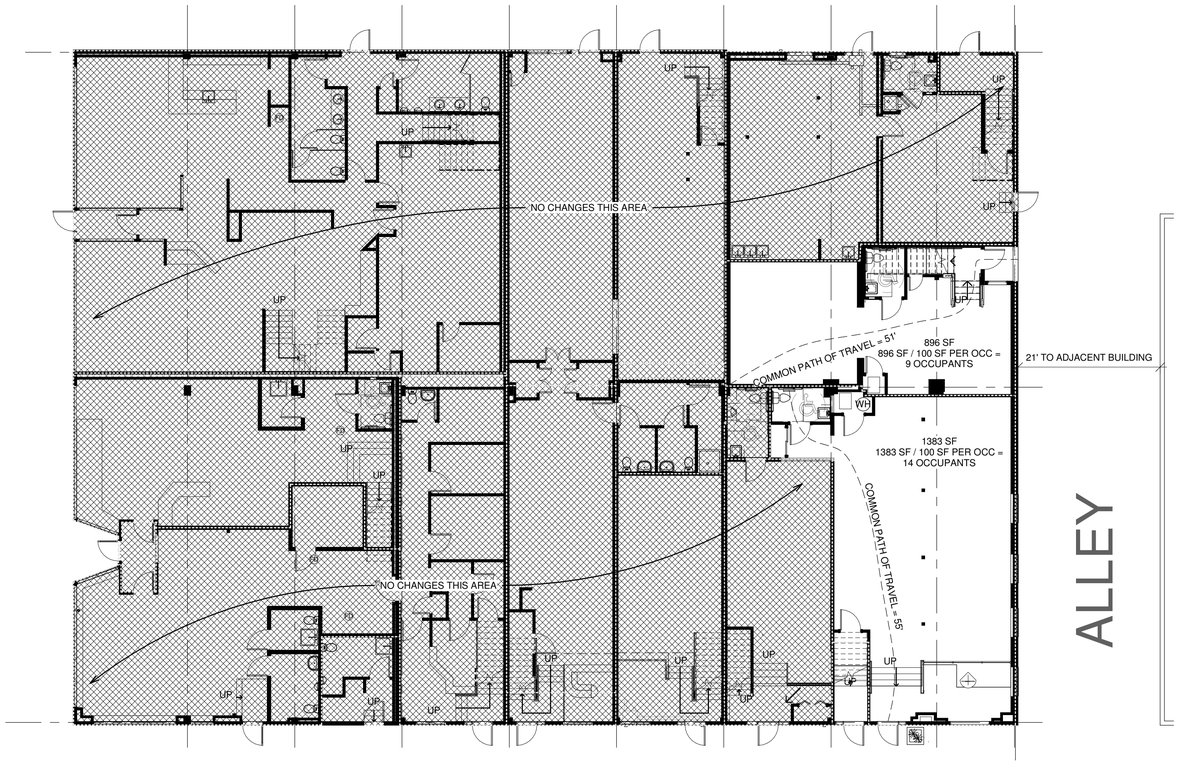
ERIC SMITH ASSOCIATES, P.C.
1919 SEVENTH STREET
BOULDER, COLORADO, 80302
(303) 442-5456, (303) 442-4745 FAX

Job Number:	17010.00
Date:	4-26-17
Drawn By:	GGH
Checked By:	LWF

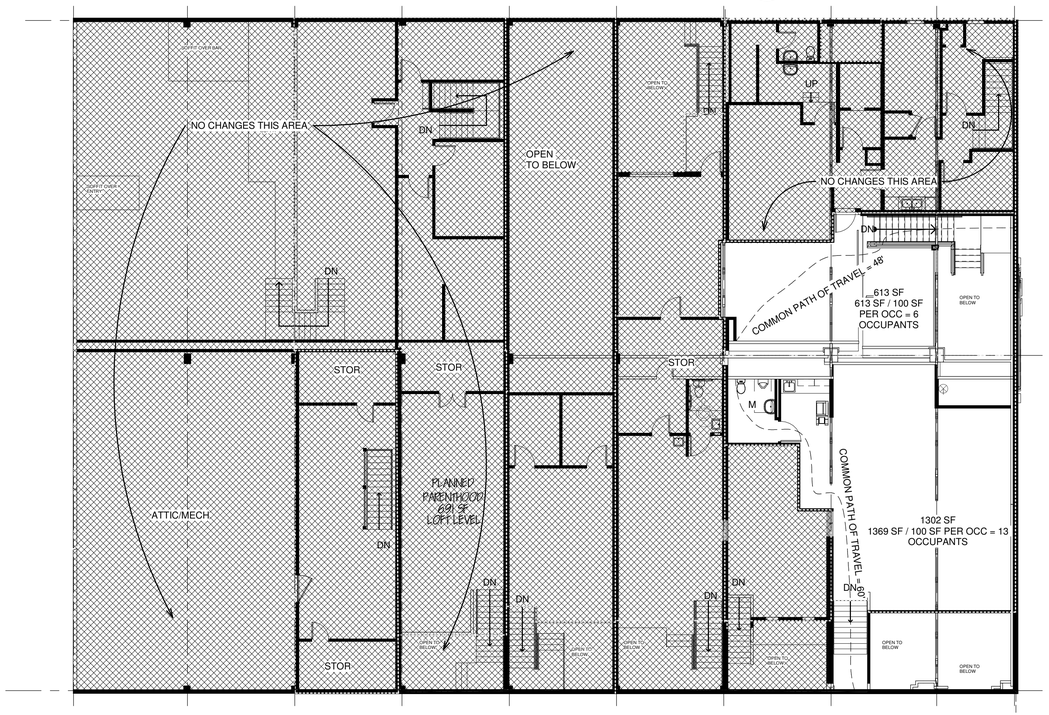
Project Phase
BID / CD

Sheet Title
EXISTING CONDITIONS

Sheet Number
AG100



1 AG002 MAIN LEVEL EGRESS PLAN
3/32" = 1'-0"



2 AG002 UPPER LEVEL EGRESS PLAN
3/32" = 1'-0"

CODE REVIEW IEBC 2009 and IBC 2009

IEBC 2009, CHAPTER 3, PRESCRIPTIVE METHOD, SECTION 3.2.1
EXISTING BUILDING OR STRUCTURES. ADDITIONS OR ALTERATION TO ANY BUILDING OR STRUCTURE SHALL COMPLY WITH THE REQUIREMENTS OF THE IBC FOR NEW CONSTRUCTION. ADDITIONS OR ALTERATIONS SHALL NOT BE MADE TO AN EXISTING BUILDING OR STRUCTURE THAT WILL CAUSE THE EXISTING BUILDING OR STRUCTURE TO BE IN VIOLATION OF ANY PROVISIONS OF THE IBC. AN EXISTING BUILDING PLUS ADDITIONS SHALL COMPLY WITH THE HEIGHT AND AREA PROVISIONS OF THE IBC. PORTIONS OF THE STRUCTURE NOT ALTERED AND NOT AFFECTED BY THE ALTERATION ARE A NOT REQUIRED TO COMPLY WITH THE CODE REQUIREMENTS FOR NEW STRUCTURE.

ZONING DISTRICT:

CN- COMMERCIAL
NEIGHBORHOOD
CITY OF STEAMBOAT SPRINGS
CDC

APPLICABLE CODES:

2009 IBC, 2009 IPC, 2009 IMC, 2009 IFGC, 2009 ECC
2009 ICCEC, 2011 NATIONAL ELECTRIC CODE

AREA:

EXISTING BUILDING

1st LEVEL (B)	10,950 SF
1st LEVEL (A-2)	3,200 SF
2nd LEVEL (B)	8382 SF
2nd LEVEL (A-2)	1568 SF
TOTAL	**24,100 SF**

TOTAL B OCCUPANCY (EXISTING & TI)	**19,332 SF**
TOTAL A-2 OCCUPANCY (RIGGIO'S)	**4,768 SF**
GRAND TOTAL	**24,100 SF**

FIRE RESISTIVE CONSTRUCTION:

CONSTRUCTION TYPE - VB (NON-RATED)

OCCUPANCY
(ALL TENANT IMPROVEMENT AREAS) B (BUSINESS)

TABLE 508.4
NO FIRE SEPARATION REQUIRED BETWEEN B AND B

SECTION 1020
STAIRS CONNECTING LESS THEN 4 STORIES TO BE 1-HOUR RATED

TABLE 601 FIRE RESISTANCE FOR BUILDING ELEMENTS
TYPE VB CONSTRUCTION

STRUCTURAL FRAME	0
BEARING WALLS	
EXTERIOR	0
INTERIOR	0
NONBEARING WALLS	
EXTERIOR	0
INTERIOR	0
FLOOR CONSTRUCTION	0
ROOF CONSTRUCTION	0

2015 INTERNATIONAL CODE REVIEW

SECTION 705.8.1 EXCEPTION 2
BUILDINGS WHOSE EXTERIOR BEARING WALLS, EXTERIOR NONBEARING WALLS AND EXTERIOR PRIMARY STRUCTURAL FRAME ARE NOT REQUIRED TO BE FIRE-RESISTANCE RATED SHALL BE PERMITTED TO HAVE UNLIMITED UNPROTECTED OPENINGS.

TABLE 705.8
MAXIMUM AREA OF EXTERIOR WALL OPENINGS BASE ON FIRE SEPARATION DISTANCE AND DEGREE OF OPENING PROTECTION

FIRE SEPARATION DISTANCE (feet)	DEGREE OF OPENING PROTECTION	ALLOWABLE AREA
20 to less than 25	Unprotected, Sprinklered (UP, S)	NO LIMIT

SECTION 1009.6.1 TRAVEL DISTANCE
THE MAXIMUM TRAVEL DISTANCE FROM ANY ACCESSIBLE SPACE TO AN AREA OF REFUGE SHALL NOT EXCEED THE EXIT ACCESS TRAVEL DISTANCE PERMITTED FOR THE OCCUPANCY IN ACCORDANCE WITH SECTION 1017.1

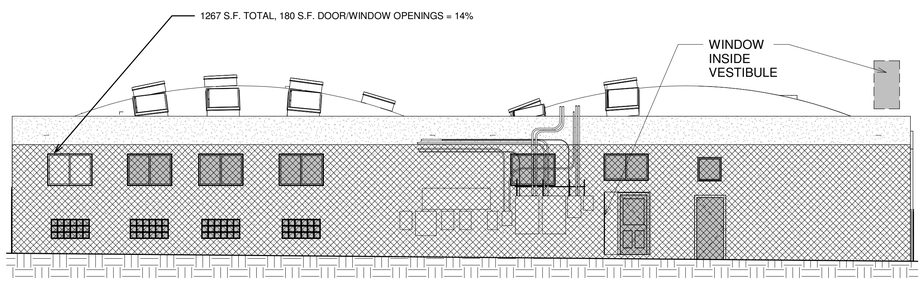
SECTION 1017 EXIT ACCESS TRAVEL DISTANCE
1071.1 GENERAL. TRAVEL DISTANCE WITHIN THE EXIT ACCESS PORTION OF THE MEANS OF EGRESS SYSTEM SHALL BE IN ACCORDANCE WITH THIS SECTION
1017.2 LIMITATIONS. EXIT ACCESS TRAVEL DISTANCE SHALL NOT EXCEED THE VALUES GIVEN IN TABLE 1017.2

TABLE 1017.2
EXIT ACCESS TRAVEL DISTANCE

OCCUPANCY	WITH SPRINKLER SYSTEM (FEET)
M	250
B	300

SECTION 1019.3 OCCUPANCIES OTHER THAN GROUPS I-2 AND I-3.
IN OTHER THAN GROUP I-2 AND I-3 OCCUPANCIES, FLOOR OPENINGS CONTAINING EXIT ACCESS STAIRWAYS OR RAMPS THAT DO NOT COMPLY WITH ONE OF THE CONDITIONS LISTED IN THIS SECTION SHALL BE ENCLOSED WITH A SHAFT ENCLOSURE CONSTRUCTED IN ACCORDANCE WITH SECTION 713

1. EXIT ACCESS STAIRWAYS AND RAMPS THAT SERVE OR ATMOSPHERICALLY COMMUNICATE BETWEEN ONLY TWO STORIES. SUCH INTERCONNECTED STORIES SHALL NOT BE OPEN TO OTHER STORIES



3 AG002 NORTHEAST ELEVATION AREAS
1/8" = 1'-0"

PERMIT SET 7-26-17

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No.	Description	Date

OLD WEST BUILDING
TENANT IMPROVEMENT
1100 LINCOLN AVE.
STEAMBOAT SPRINGS, CO 80487

ERIC SMITH ASSOCIATES, P.C.
1919 SEVENTH STREET
BOULDER, COLORADO, 80302
(303) 442-5450, (303) 442-4745 FAX

Job Number:	17010.00
Date:	4-26-17
Drawn By:	GCH
Checked By:	EPS

Project Phase
BID / CD

Sheet Title
EGRESS PLAN & CODE REVIEW

Sheet Number
AG002

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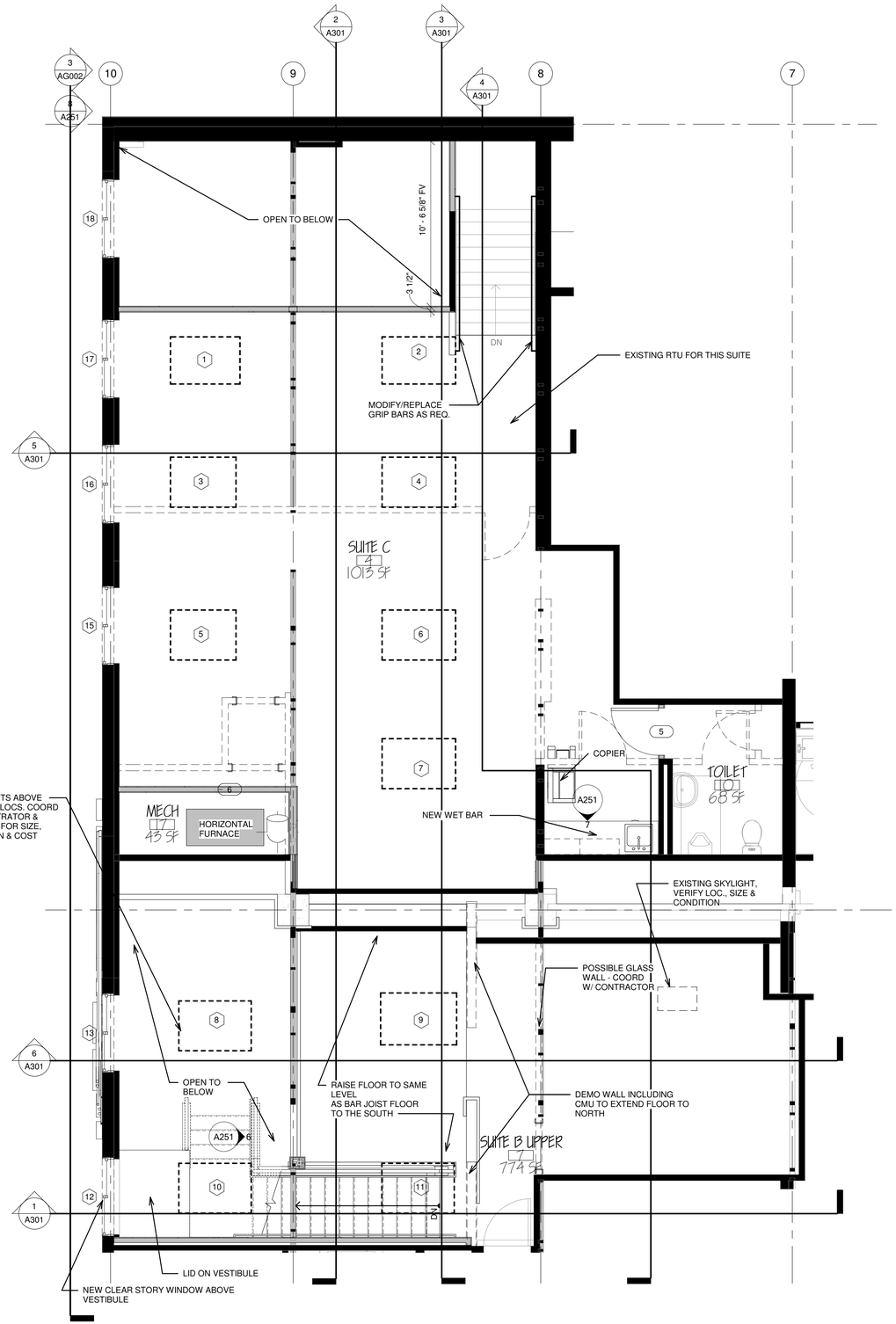
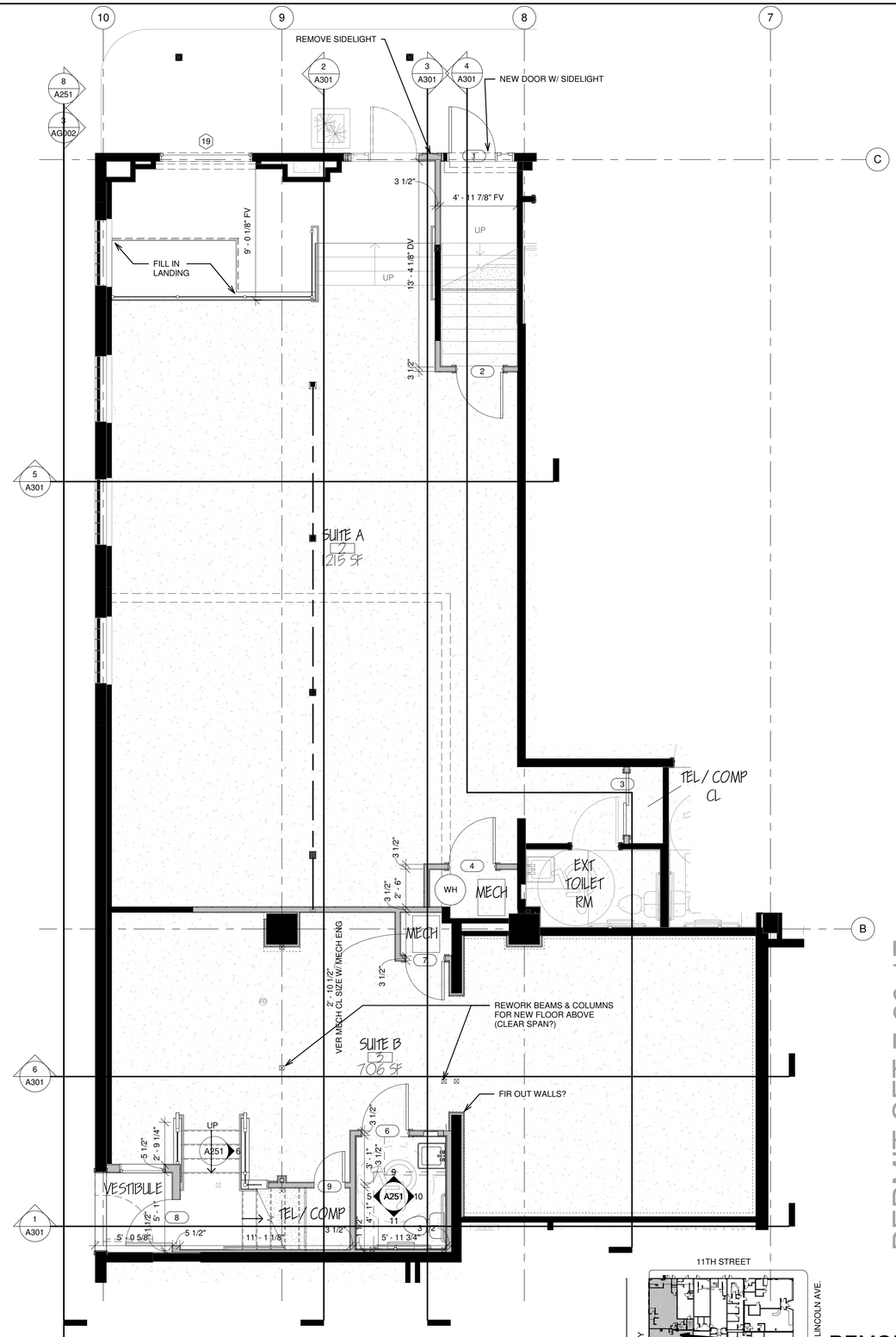


2 A100 UPPER LEVEL
1/4" = 1'-0"



1 A100 MAIN LEVEL
1/4" = 1'-0"

PERMIT SET 7-26-17

8/7/2017 2:38:05 PM

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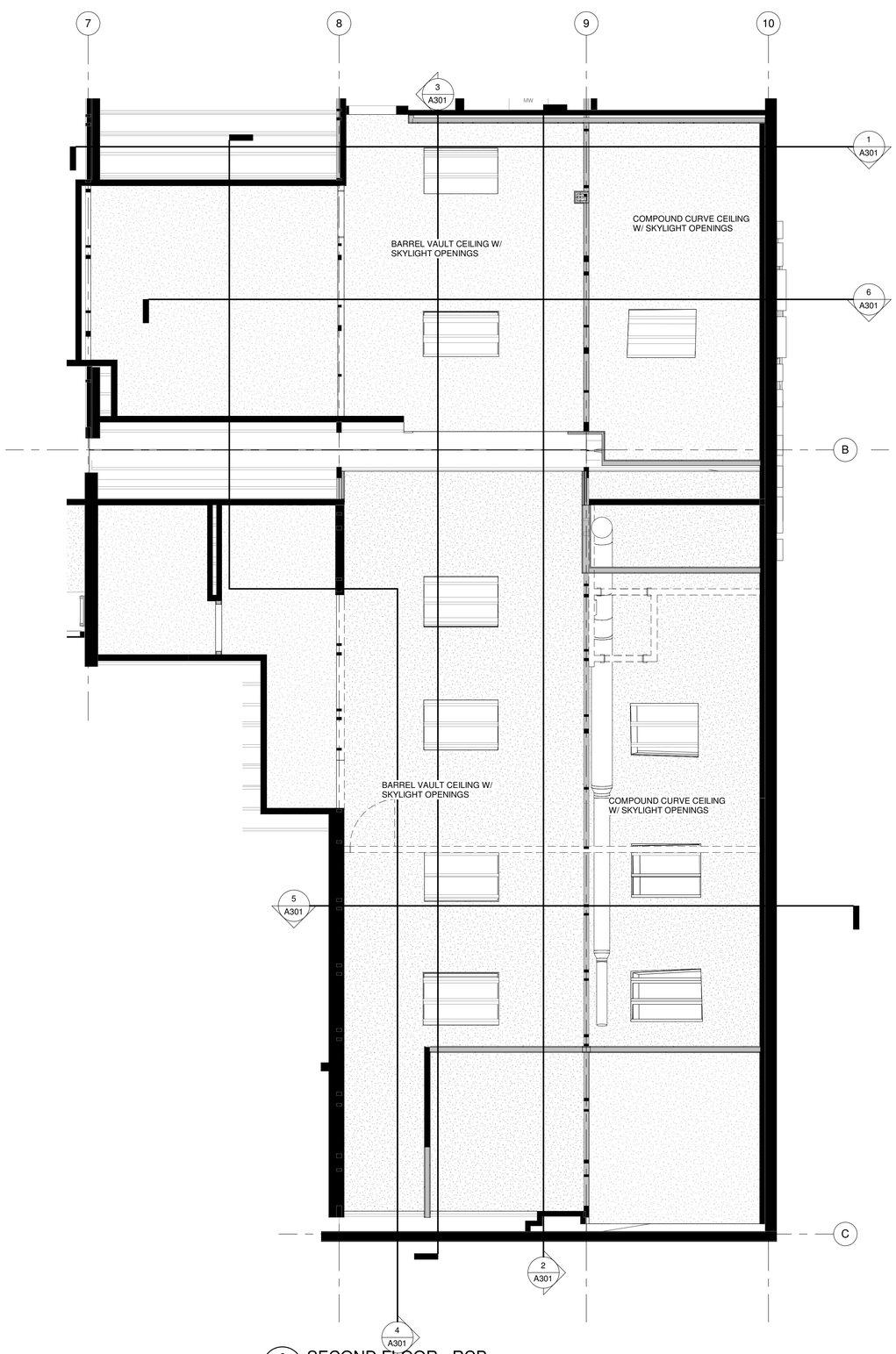
1919 SEVENTH STREET
BOULDER, COLORADO, 80302
(303) 442-5455, (303) 442-4745 FAX

Job Number:	17010.00
Date:	4-26-17
Drawn By:	Author
Checked By:	Checker

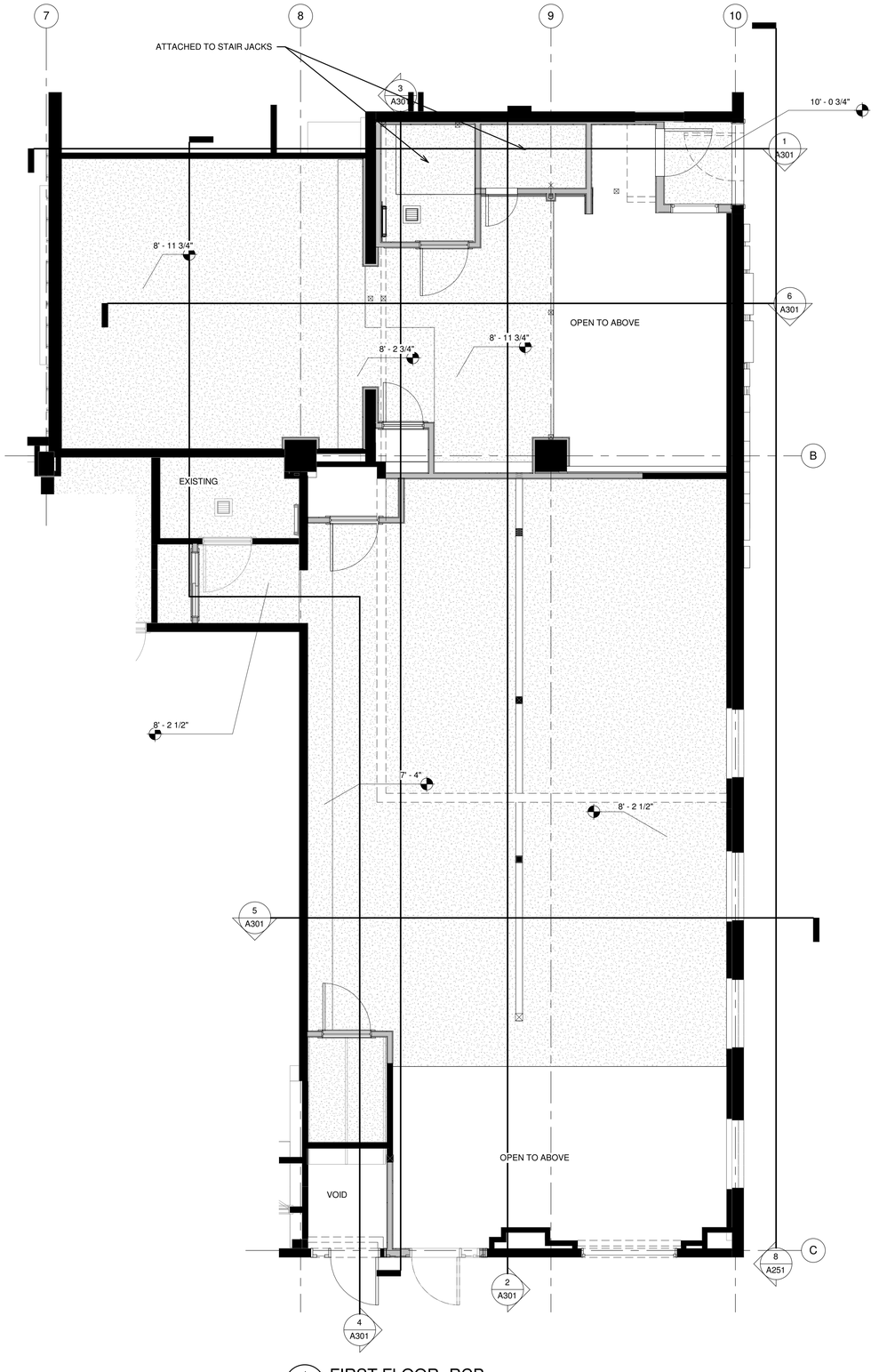
Project Phase
BID / CD

Sheet Title
MAIN & UPPER LEVEL FLOOR PLANS (TENANT IMPROVEMENT AREA)

Sheet Number
A100



2 A191. SECOND FLOOR - RCP
1/4" = 1'-0"



1 A191. FIRST FLOOR -RCP
1/4" = 1'-0"

PERMIT SET 7-26-17

8/7/2017 2:38:09 PM

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Eric Smith Associates, P.C.

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1919 SEVENTH STREET
BOULDER, COLORADO, 80302
(303) 442-5456, (303) 442-4745 FAX

Job Number:	17010.00
Date:	4-26-17
Drawn By:	Author
Checked By:	Checker

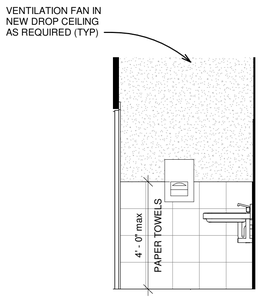
Project Phase
BID / CD

Sheet Title
REFLECTED CEILING PLANS

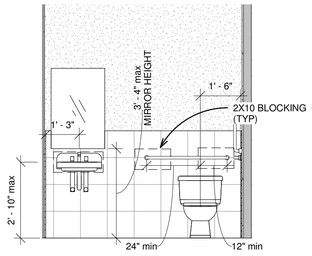
Sheet Number
A191.

NOTES:

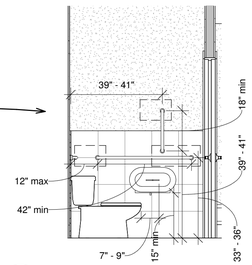
1. USE FIXTURE, BAR AND MIRROR DIMENSIONS (TYP TOILET RM) FOR ALL TOILET ROOMS
2. USE 2X10 BLOCKING TO ANCHOR ALL GRAB BARS & FIXTURES AS REQUIRED



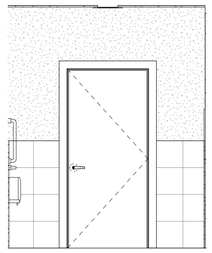
3 / A251 TYP TOILET RM - NORTH
3/8" = 1'-0"



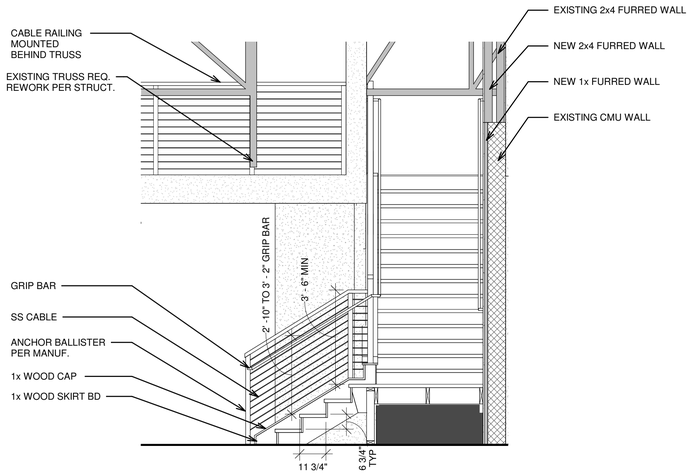
4 / A251 TYP TOILET RM - EAST
3/8" = 1'-0"



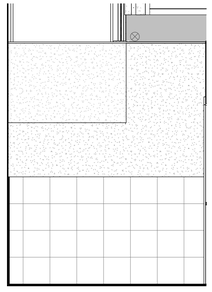
1 / A251 TYP TOILET RM - SOUTH
3/8" = 1'-0"



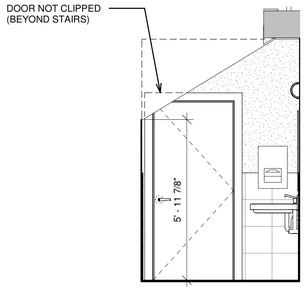
2 / A251 TYP TOILET RM - WEST
3/8" = 1'-0"



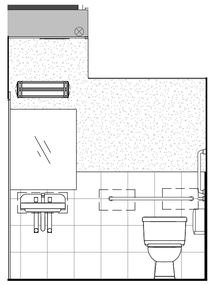
6 / A251 SUITE C STAIR/RAILING DETAIL
3/8" = 1'-0"



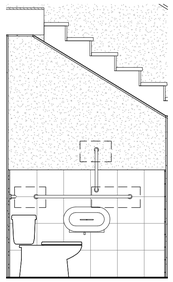
5 / A251 SUITE C TOILET RM - NORTH
3/8" = 1'-0"



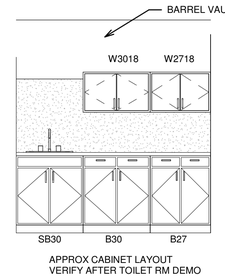
9 / A251 SUITE C TOILET RM - EAST
3/8" = 1'-0"



10 / A251 SUITE C TOILET RM - SOUTH
3/8" = 1'-0"

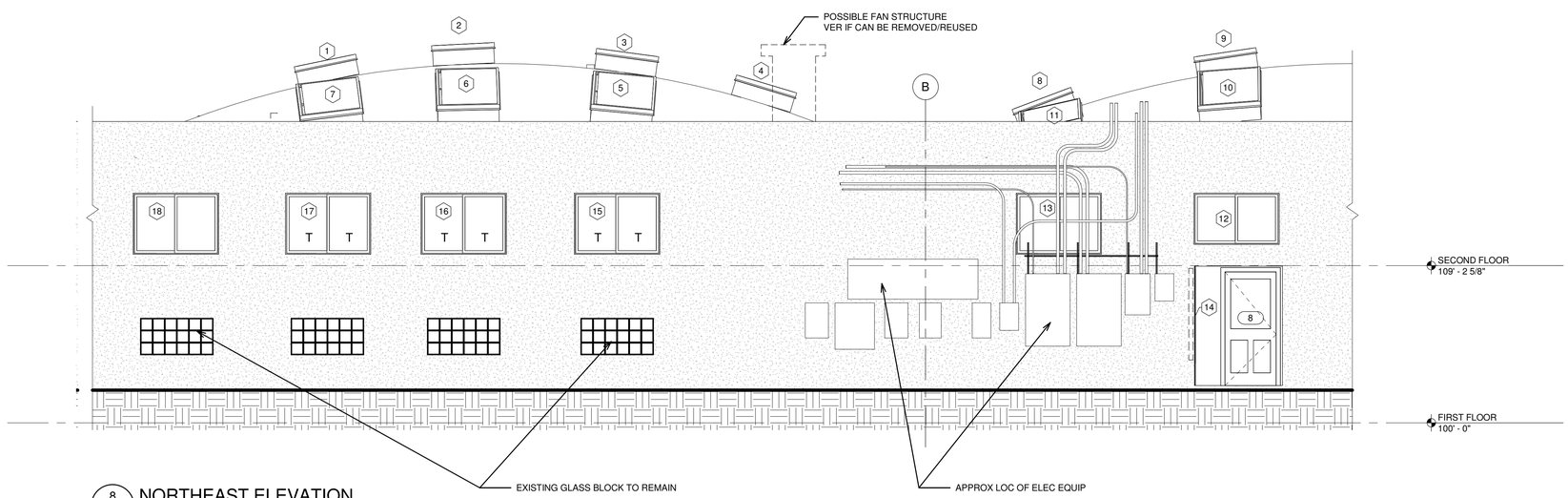


11 / A251 SUITE C TOILET RM - WEST
3/8" = 1'-0"



APPROX CABINET LAYOUT
VERIFY AFTER TOILET RM DEMO

7 / A251 SUITE B WET BAR
3/8" = 1'-0"



8 / A251 NORTHEAST ELEVATION
1/4" = 1'-0"

Door Schedule			
Door Number	Door Width	Door Height	Comments
1	3' - 0"	6' - 8"	SUITE A OVAL GLASS W/ SIDE LITE
2	3' - 0"	6' - 8"	SUITE A CL VER NOT EXISTING
3	4' - 0"	6' - 8"	SUITE A BI-PASS - TEL/COMP CL
4	3' - 0"	6' - 8"	SUITE A MECH
5	3' - 0"	6' - 8"	SUITE B TOILET RM
6	3' - 0"	6' - 8"	SUITE C TOILET RM
6	4' - 0"	4' - 0"	SUITE C MECHANICAL RM
7	2' - 6"	6' - 8"	SUITE C MECH
8	3' - 0"	6' - 8"	SUITE C ENTRY HALF LITE
9	2' - 0"	4' - 0"	SUITE C TEL/COMP CL

SKYLIGHT & WINDOW SCHEDULE				
Mark	R.O. Width	R.O. Height	Sill Height	Comments
1			N/A	SKYLIGHT SIZE TBD
2			N/A	SKYLIGHT SIZE TBD
3			N/A	SKYLIGHT SIZE TBD
4			N/A	SKYLIGHT SIZE TBD
5			N/A	SKYLIGHT SIZE TBD
6			N/A	SKYLIGHT SIZE TBD
7			N/A	SKYLIGHT SIZE TBD
8			N/A	SKYLIGHT SIZE TBD
9			N/A	SKYLIGHT SIZE TBD
10			N/A	SKYLIGHT SIZE TBD
11			N/A	SKYLIGHT SIZE TBD
12	5' - 0"	3' - 0"	1' - 3"	SUITE C FIXED
13	5' - 0"	3' - 7"	0' - 8"	SUITE C FIXED
14	3' - 0"	5' - 6"	3' - 6"	SUITE C FIXED
15	5' - 0"	3' - 7"	0' - 8"	SUITE B SLIDER
16	5' - 0"	3' - 7"	0' - 8"	SUITE B SLIDER
17	5' - 0"	3' - 7"	0' - 8"	SUITE B SLIDER
18	5' - 0"	3' - 7"	9' - 10 5/8"	SUITE B SLIDER
19	6' - 0"	5' - 0"	3' - 0"	SUITE A OLD SHOW CASE

PERMIT SET 7-26-17

8/7/2017 2:38:15 PM

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No.	Description	Date

OLD WEST BUILDING
TENANT IMPROVEMENT

1100 LINCOLN AVE.
STEAMBOAT SPRINGS, CO 80487

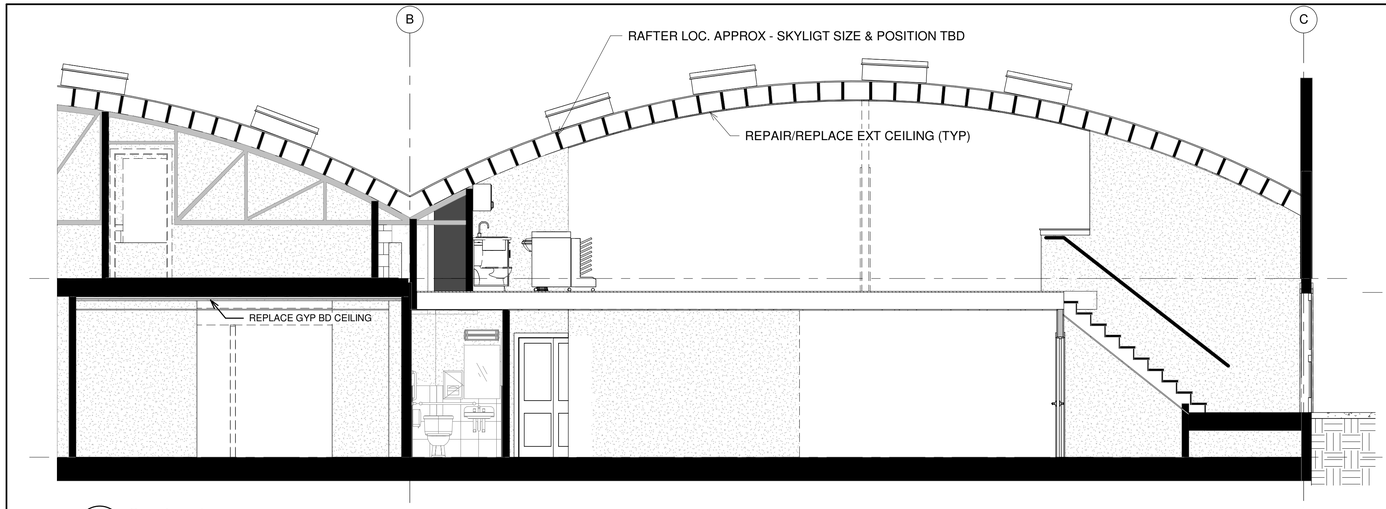
ERIC SMITH ASSOCIATES, P.C.
1919 SEVENTH STREET
BOULDER, COLORADO, 80302
(303) 442-5455, (303) 442-4745 FAX

Job Number:	17010.00
Date:	4-26-17
Drawn By:	GCH
Checked By:	LWF

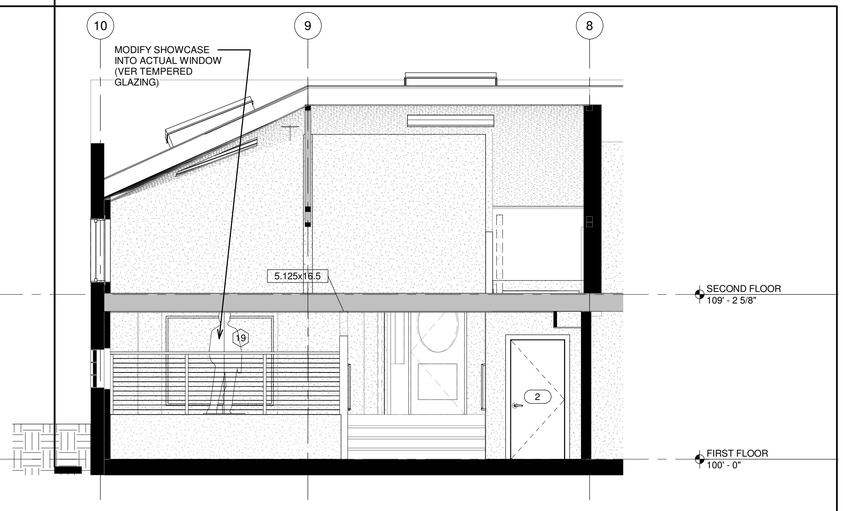
Project Phase
BID / CD

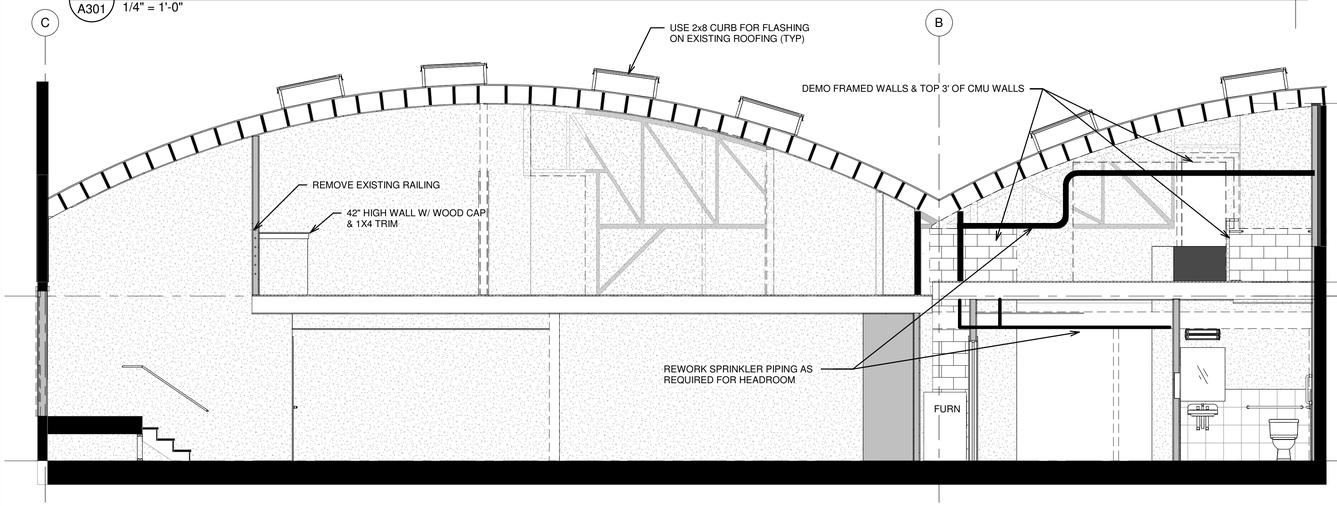
Sheet Title
INTERIOR / EXTERIOR ELEVATIONS & STAIR DETAILS

Sheet Number
A251



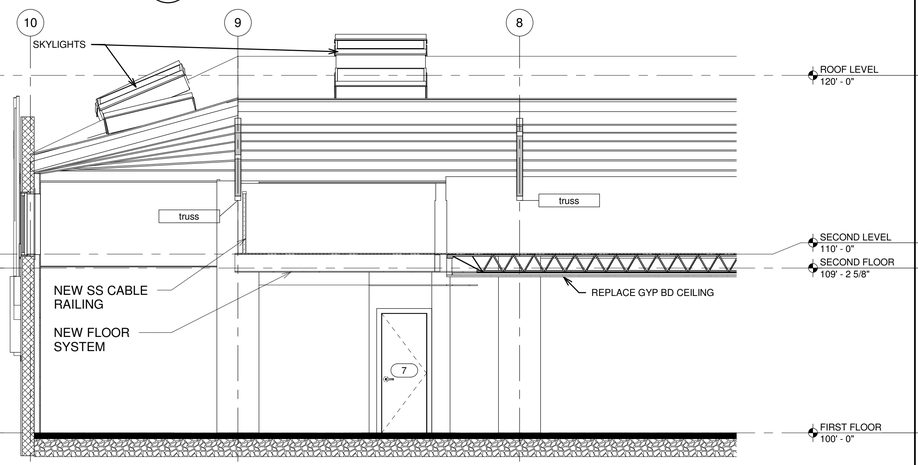
4 A301 Section 4
1/4" = 1'-0"

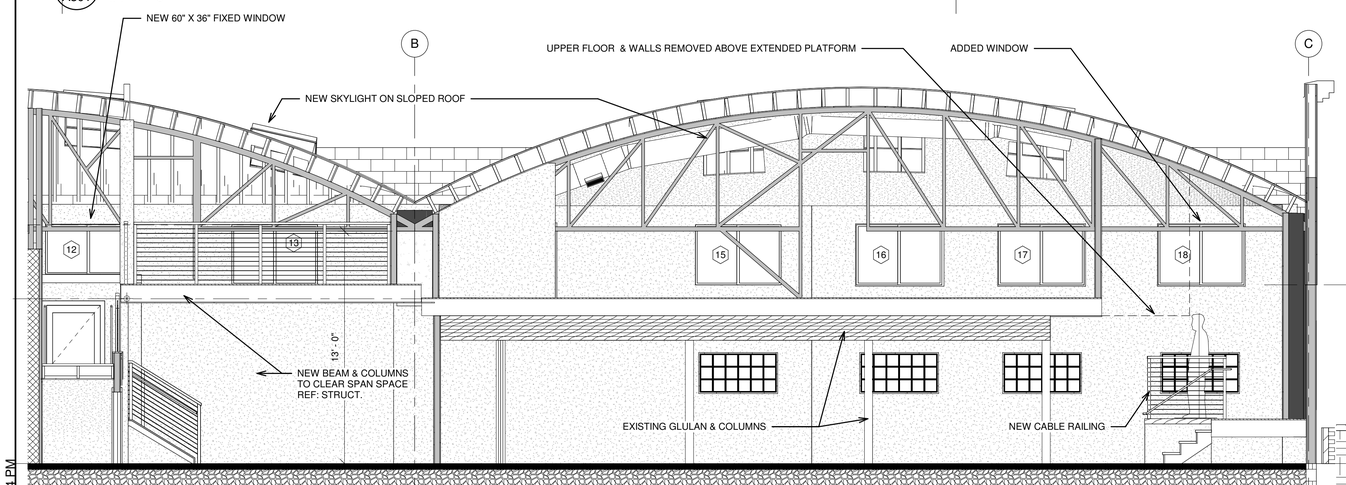




3 A301 Section 3
1/4" = 1'-0"

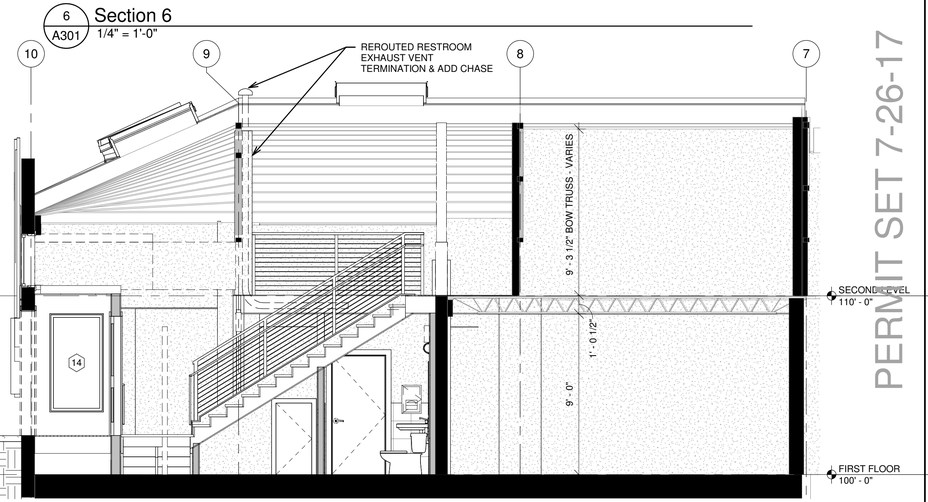
5 A301 Section 10
1/4" = 1'-0"





2 A301 Section 2
1/4" = 1'-0"

6 A301 Section 6
1/4" = 1'-0"



1 A301 Section 1
1/4" = 1'-0"

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Eric Smith Associates, P.C.

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STEAMBOAT SPRINGS, CO 80487

ERIC SMITH ASSOCIATES, P.C.
1919 SEVENTH STREET
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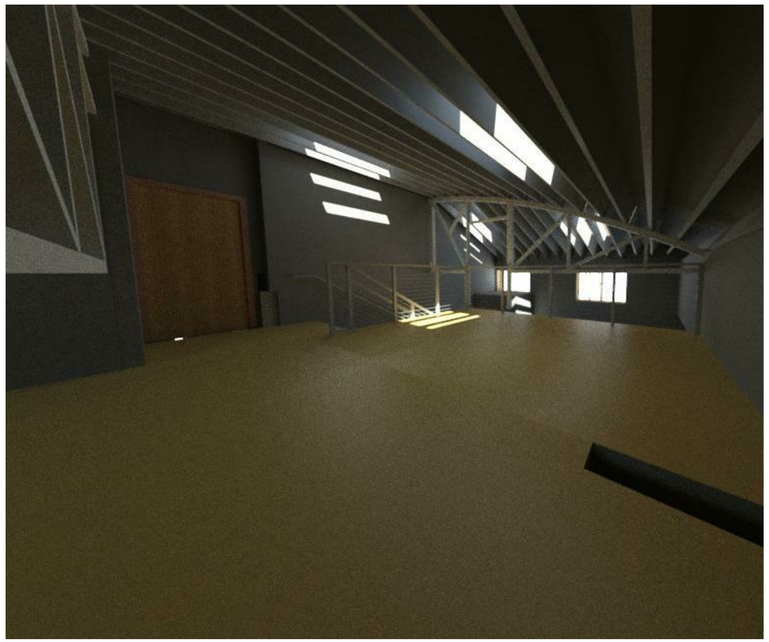
Job Number:	17010.00
Date:	4-26-17
Drawn By:	GGH
Checked By:	LWF

Project Phase
BID / CD

Sheet Title
SECTIONS

Sheet Number
A301



3 A900 SUITE C - UPPER
12" = 1'-0"

NOTE: CEILING MATERIAL ON UPPER LEVEL NOT SHOWN FOR CLARITY

2 A900 SUITE B - LOOKING NW
12" = 1'-0"

5 A900 SUITE B - LOOKING SW
12" = 1'-0"

4 A900 Suite C LOWER
12" = 1'-0"

1 A900 SUITE A
12" = 1'-0"

PERMIT SET 7-26-17

8/7/2017 2:39:38 PM

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Job Number:	17010.00
Date:	4-26-17
Drawn By:	GGH
Checked By:	LWF

Project Phase
BID / CD

Sheet Title
COMPUTER MODELING

Sheet Number
A900