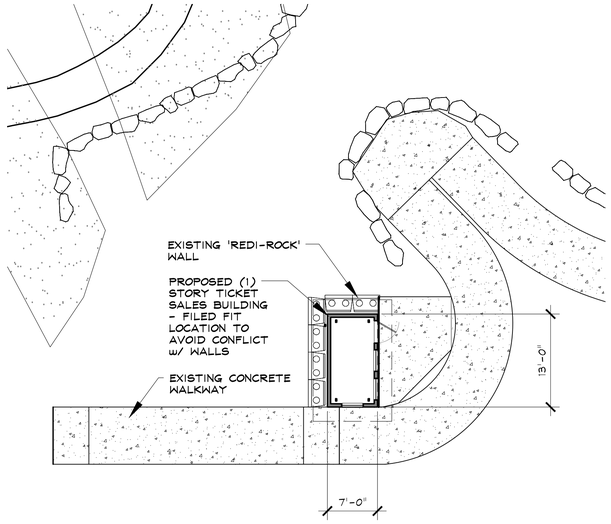


3 ENHANCED SITE PLAN @ TICKET SALES BUILDING

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"

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 (NON-PUBLIC ACCESS ONLY)

NO. STORIES: (1)

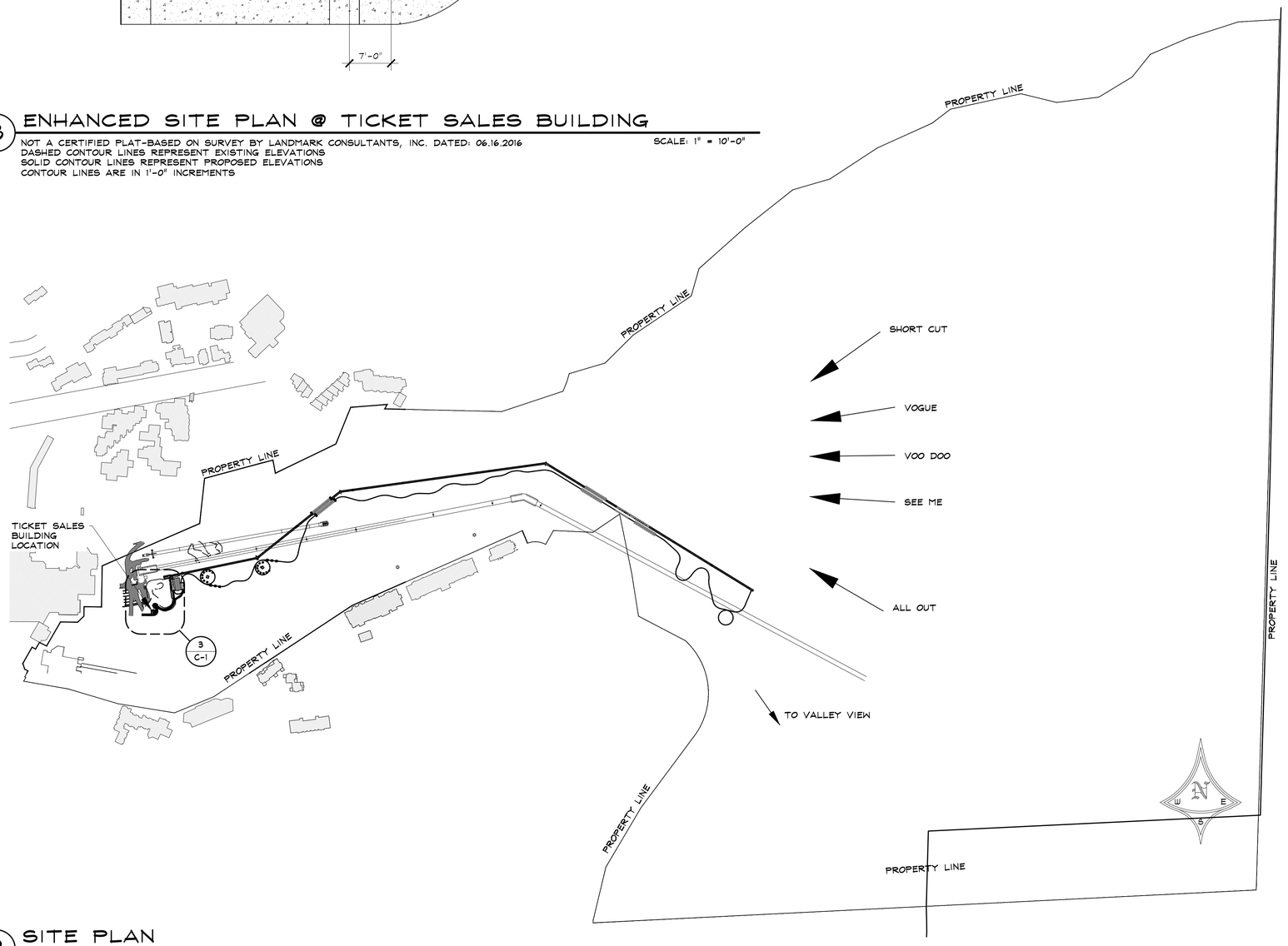
SIZE OF BUILDING: 91 SQ. FT.

OCCUPANCY LOAD: 1 PERSON (91 SQ. FT./100)

SIZE OF LOT: 197.0 ACRES

BLDG. HEIGHT: APH: 12'-3", 22'-0" ALLOWED
OH: 14'-4" MAX, 34'-0" ALLOWED

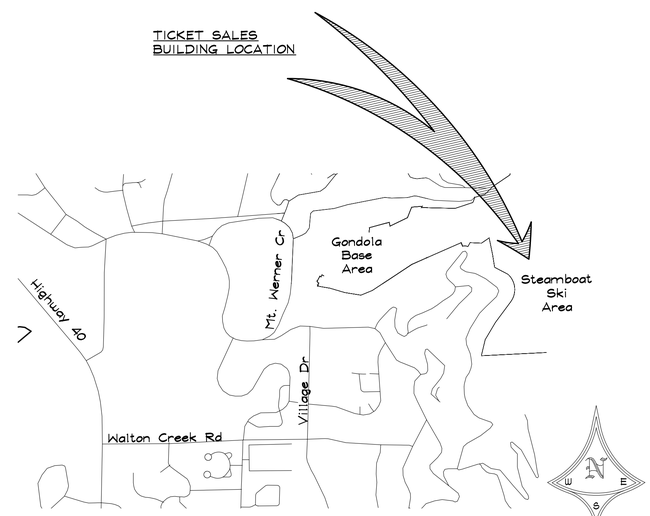
SHEET SCHEDULE



2 SITE PLAN

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

SCALE: 1" = 240'-0"



1 VICINITY MAP

1" = 1000'

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

SSRC TICKET BOOTH

2305 MT. WERNER CIRCLE
STEAMBOAT SPRINGS, COLORADO

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

ISSUE DATES
PROGRESS
10 . 04 . 07
10 . 06 . 07
PERMIT
10 . 12 . 07

DRAWN BY: SJM/JEM
PROJECT # 16020

OVERALL SITE PLAN & VICINITY MAP

C-1

SHEET 1 of 3

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ARCHITECTURAL NOTES

All work must comply with state and local codes, based on the Routt County Zoning Regulations, the 2009 International Building 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 IBC.

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.

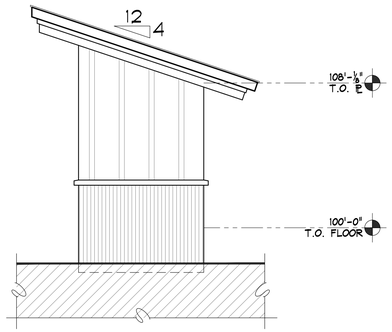
COMMERCIAL ENERGY CODE STANDARDS

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

BUILDING ENVELOPE REQUIREMENTS – OPAQUE BUILDINGS

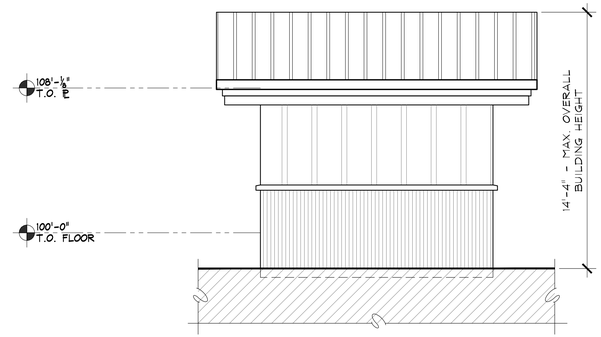
Climate Zone 7	Roofs			Walls Above Grade				Walls Below Grade	Floors		Slab-on-Grade Floors		Opaque Doors	
	Insulation entirely above deck	Metal buildings (w/ r-5 thermal blocks)[a]	Attic & other	Mass	Metal Building[b]	Metal Framed	Wood Framed & Other	Below grade wall[d]	Mass	Joists/ Framing	Unheated 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.



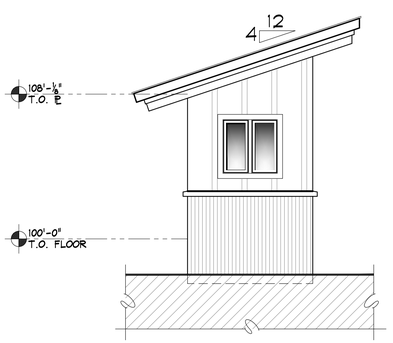
5 NORTH ELEVATION

SCALE: ¼" = 1'-0"



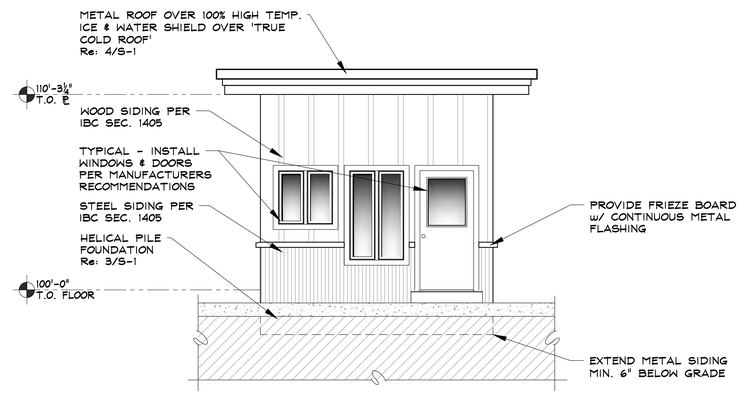
4 WEST ELEVATION

SCALE: ¼" = 1'-0"



3 SOUTH ELEVATION

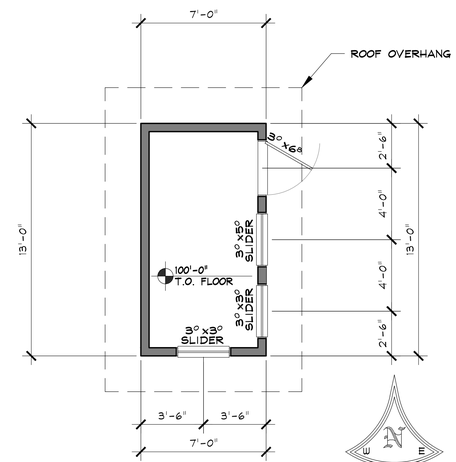
SCALE: ¼" = 1'-0"



2 EAST ELEVATION

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

SCALE: ¼" = 1'-0"



1 FLOOR PLAN

91 SQ. FT. SALES BOOTH
FINAL WINDOW & DOOR SCHEDULE PER OWNER/CONTRACTOR

SCALE: ¼" = 1'-0"

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DRAWN BY:
SJM/JEM
PROJECT # 16020

FLOOR PLAN & ELEVATIONS

A-1

SHEET 2 of 3

STRUCTURAL NOTES

Applicable Codes and Standards:

A. 2009 International Building Code (including all local adoptions)
B. 2009 International Residential code (including all local adoptions)
C. City of Steamboat Springs Community Development Code
D. "Minimum Design Loads for Buildings and Other Structures" - ASCE 7-10
E. "Building Code Requirements for Structural Concrete" - ACI318
F. "Steel Construction Manual" - AISC fourteenth edition
G. "National Design Specification for Wood Construction" - ANSI/AF&PA-NDS 2005

Design Live Loads:

A. Roofs:	110 psf
B. Floors:	40 psf
C. Wind:	120 mph, Exposure B
D. Seismic Design:	Category B, Soil Type D

Foundation Criteria:

A. In lieu of a soils report, The Engineer of Record shall use local knowledge to approximate the soil conditions on site and a test pile shall be advanced near the location of the proposed pile installation(s) to determine the approximate depth and helix diameter(s) required to achieve the desired minimum torque(s).
B. The helical pile foundations and tiebacks are designed in accordance with the Practical Design and Inspection Guide for Helical Piles and Helical Tension Anchors Compiled and Prepared by John S. Pack, P.E. for I.M.R., Inc., Denver, Colorado, Revision 2, July 27, 2009.
C. The helical piles and tension anchors shall be installed to the minimum torques and lengths specified herein.
D. The installation of the helical piles and tension anchors shall be monitored and recorded by a representative of SEAD, Inc. or approved independent testing agency.

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.

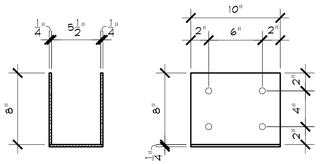
STRUCTURE LEGEND

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

HELICAL PILE SCHEDULE

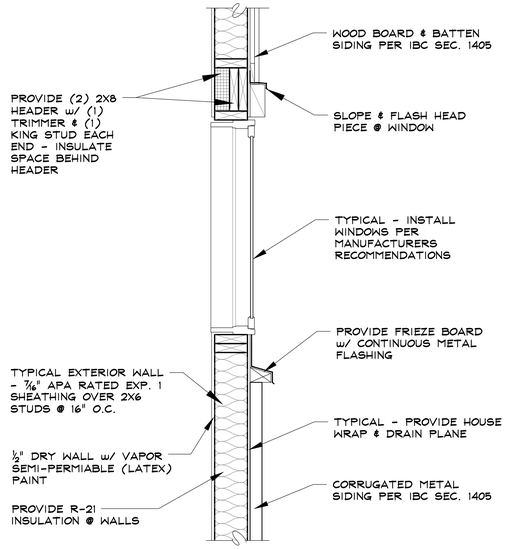
PILE I.D.	MIN. LENGTH Feet	MIN. TORQUE Ft. - Lbs.	QUANTITY
PILE P1	7	3,000	(4)

MINIMUM TORQUE INCLUDES F.S. = 2 FOR HELICAL PILES.
ALL PILES SHALL BE 'HELI-PILE' 1.5 INCH MODULAR HPC15.



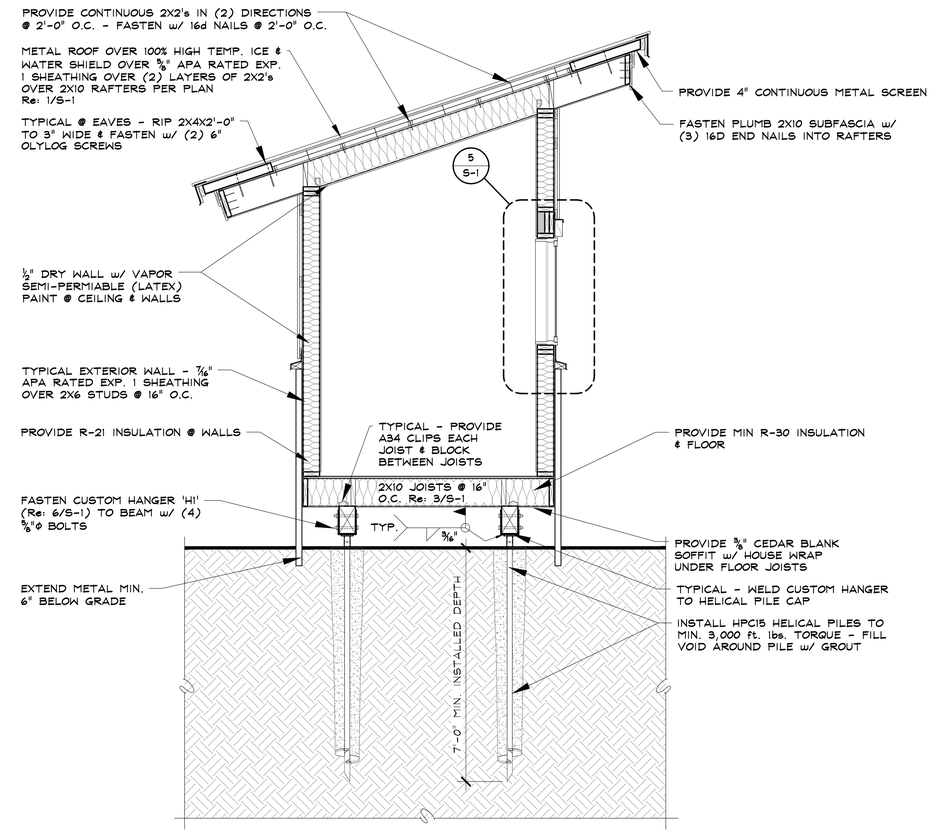
6 CUSTOM HANGER 'H1'

PROVIDE (4) EACH ¼" THICK STEEL ⊵
PROVIDE 1⅛"Φ HOLES FOR ⅝"Φ BOLTS
SCALE: 1½" = 1'-0"



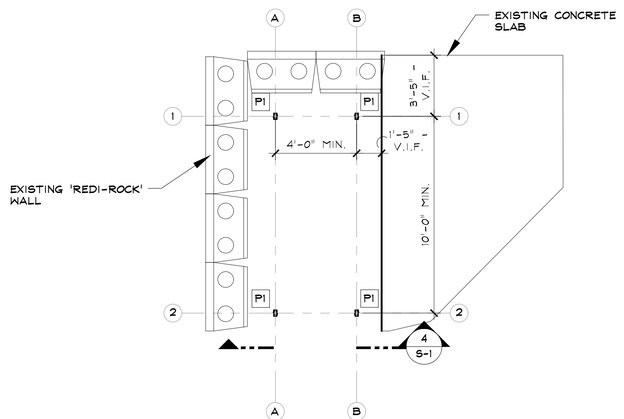
5 TYPICAL WALL DETAIL

SCALE: 1" = 1'-0"



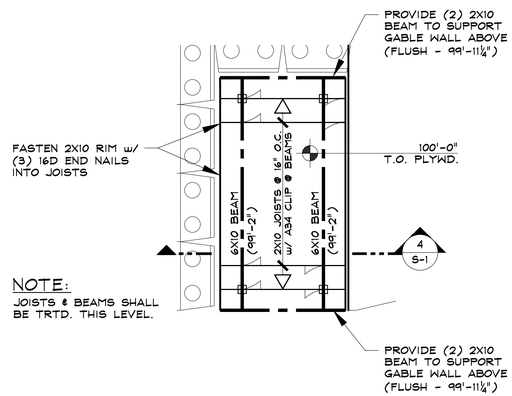
4 BUILDING SECTION - COMBINED ARCH. & STRUCTURAL

SCALE: ½" = 1'-0"



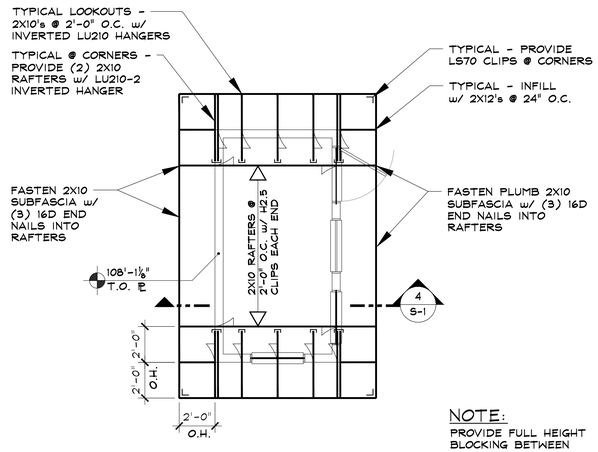
3 HELICAL PILE LAYOUT PLAN

FIELD VERIFY PILE LOCATION TO AVOID CONFLICT w/ EXISTING 'REDI-ROCK' WALL
SCALE: ¼" = 1'-0"



2 FLOOR FRAMING PLAN

TYPICAL - ¾" APA RATED EXPOSURE 1 T&G STURD-I-FLOOR SHEATHING
TYPICAL - ELEVATION @ TOP OF BEAM INDICATED THUS: (ELEV.)
TYPICAL - COLUMNS THAT BEGIN THIS LEVEL ARE INDICATED ON PLAN
SCALE: ¼" = 1'-0"



1 ROOF FRAMING PLAN

TYPICAL - ⅝" APA RATED EXPOSURE 1 40/20 SHEATHING
TYPICAL - ELEVATION @ TOP OF BEAMS INDICATED THUS: (ELEV.)
TYPICAL HEADER THIS PLAN - (2) 2X8's, w/ (1) TRIMMER & (1) KING STUD EA. END, U.N.O.
SCALE: ¼" = 1'-0"

SEAD
Steamboat Engineering & Architectural Design, Inc.
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PROJECT # 16020

FRAMING PLANS & SECTION

S-1

SHEET 3 of 3