

PROJECT DATA

PROJECT DESCRIPTION
PROPOSED REMODEL OF SOUTH PARKING GARAGE TO INCLUDE REPAIR OF CONCRETE AND ADDITION OF STORAGE LOCKERS ABOVE GARAGE.

ZONING DISTRICT:
RR1 (RESORT RESIDENTIAL ONE, LOW DENSITY)

CLIMATE ZONE:
7

APPLICABLE CODES:

- 2021 IBC
- 2021 IEBC
- 2021 IECC
- 2021 IMC
- 2021 IPC
- 2021 IFGC
- NEC 2023
- CITY OF STEAMBOAT CDC
- ICC/ANSI A117.1 (2009)
- ADAAG 2010

2021 STATE OF COLORADO MODEL ELECTRIC AND SOLAR READY CODE - RE: A120

PROJECT TEAM

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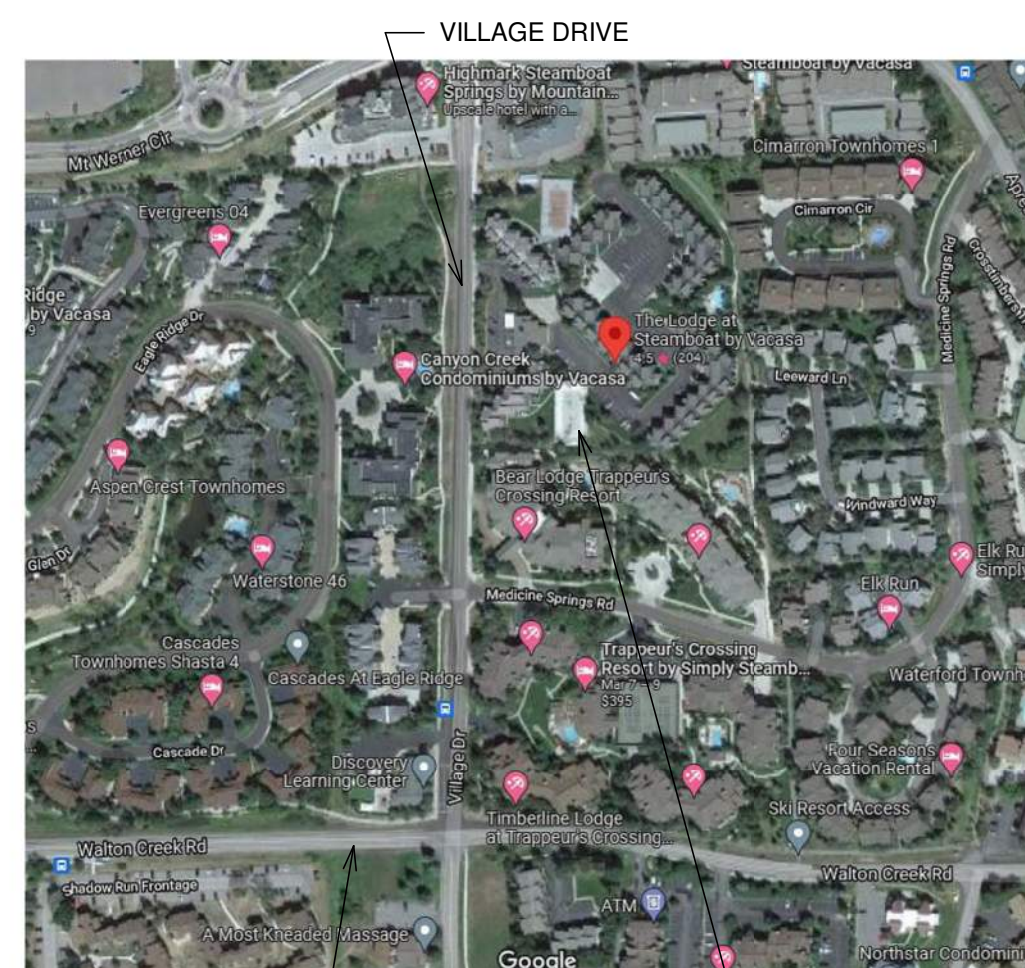
STRUCT. ENGINEER:

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VICINITY MAP



MAP DATA ©2022 GOOGLE

WALTON CREEK RD
SOUTH GARAGE PROJECT SITE

PERMIT SET

FOR:

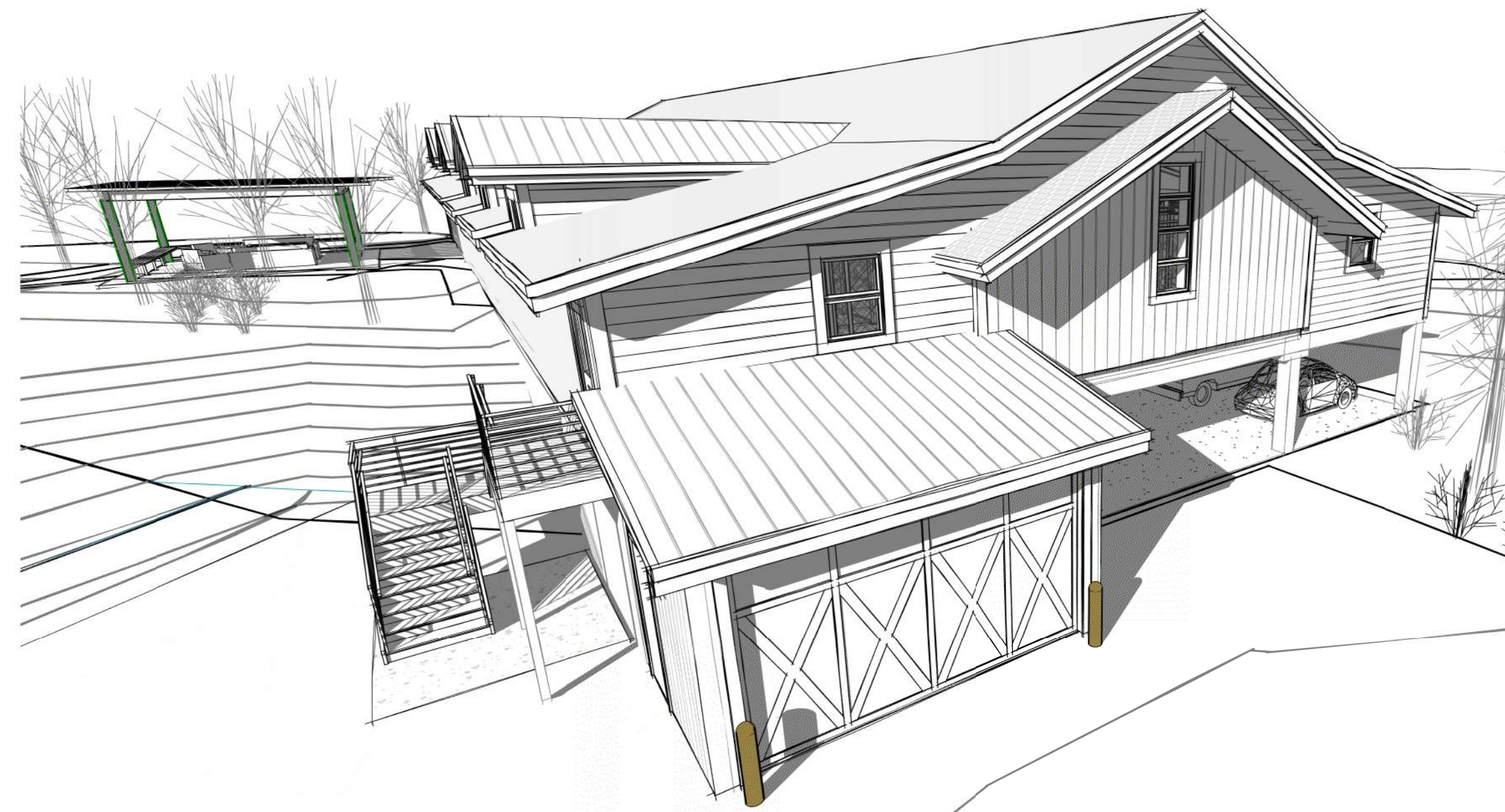
LEGAL DESCRIPTION:

LODGE AT STEAMBOAT CONDOS COMMON AREA
3.02 ACRES

ALSO KNOWN AS:

THE LODGE AT STEAMBOAT (SOUTH PARKING GARAGE)

SHEET AG004 ADDED
SHEET C.500 OMITTED



- THIS IS A BUILDERS SET OF DRAWINGS. OWNER & BUILDER TO PROVIDE & INSTALL ALL ELEMENTS OF THE BUILDING PER MANUFACTURER'S SPECIFICATIONS & REQUIREMENTS.
- MECHANICAL, ELECTRICAL & PLUMBING TO BE DESIGN BUILD AND SHALL TO CONFORM TO THEIR CURRENT RESPECTIVE CODES ADOPTED BY ANY AND ALL GOVERNING AGENCIES HAVING JURISDICTION OVER THIS PROJECT.
- ARCHITECTURAL DETAILS THAT SHOW OR INDICATE STRUCTURAL SYSTEMS AND/OR COMPONENTS ARE FOR GENERAL REFERENCE ONLY. REFER TO STRUCTURAL DRAWINGS FOR SYSTEM SPECIFICATIONS, DESIGN, LAYOUT, ETC... RELATED TO THEIR TRADE.
- ARCHITECTURAL DETAILS THAT SHOW OR INDICATE MANUFACTURES COMPONENTS (I.E. DOORS & WINDOWS, WATERPROOFING, EXTERIOR FINISHES, ETC...) ARE FOR GENERAL REFERENCE ONLY. REFER TO EACH MANUFACTURES SPECIFICATIONS / WARRANTY, APPLICABLE BUILDING CODES AND/OR INDUSTRY STANDARDS (WHICHEVER IS MORE STRINGENT) FOR THE CORRECT INSTALLATION OF EACH COMPONENT AND ITS SEQUENCING WITH ADJACENT MATERIALS. THE PREVIOUSLY REFERENCED ENTITIES SUPERCEDE ARCHITECTURAL DETAILS INCLUDED WITHIN THIS SET WHEN THERE IS A DISCREPANCY.
- THE CONTRACTOR SHALL VERIFY THAT THE BUILDING CODE REQUIREMENTS, AS ADOPTED BY THE LOCAL MUNICIPALITY, HAVE BEEN MET. ALL WORK CONTAINED WITHIN THESE DOCUMENTS SHALL CONFORM TO ALL CODES, REGULATIONS, ORDINANCES, LAWS, PERMITS & CONTRACT DOCUMENTS WHICH APPLY.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS, INSPECTIONS, LICENSES AND APPROVALS ASSOCIATED WITH THIS PROJECT.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL EQUIPMENT SIZES AND LOCATIONS WITH MECHANICAL, PLUMBING, ELECTRICAL AND UTILITY COMPANIES.
- THE CONTRACTOR MUST VERIFY THE BUILDING LAYOUT WITH THE OWNER, CIVIL ENGINEER OR ARCHITECT PRIOR TO DIGGING THE FOOTINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURATE PLACEMENT OF ALL NEW CONSTRUCTION ON THE SITE.
- THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND VERIFYING ALL FINISH GRADES ON SITE.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
- THE CONTRACTOR AND THEIR SUBCONTRACTORS ARE RESPONSIBLE FOR COMPLETING ALL THE WORK WITHIN THESE DOCUMENTS, UNLESS NOTED OTHERWISE.
- THE 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.
- CONTRACTOR TO PROVIDE SMOKE DETECTORS & CARBON MONOXIDE DETECTORS IN ACCORDANCE WITH LOCAL APPLICABLE CODES.
- CONTRACTOR TO PROVIDE ALL NECESSARY BLOCKING, BACKING AND FRAMING FOR LIGHT FIXTURES, ELECTRICAL UNITS, AC EQUIPMENT, RECESSED ITEMS AND ALL OTHER ITEMS AS REQUIRED.
- ALL UTILITY BOXES, WALL VENTS, ROOF VENTS AND PLUMBING STACKS / RISERS SHALL BE PAINTED TO COMPLEMENT THE ADJACENT EXTERIOR SURFACE COLOR.
- CONTRACTOR TO VERIFY BOTH ROUGH OPENINGS & FINISH OPENINGS OF ALL DOORS & WINDOWS PRIOR TO FRAMING.
- ALL MATERIALS STORED ON THE SITE SHALL BE PROPERLY STACKED AND PROTECTED TO PREVENT DAMAGE AND DETERIORATION. FAILURE TO PROTECT MATERIALS MAY BE CAUSE FOR REJECTION OF WORK.
- PROVIDE ALL ACCESS PANELS AS REQUIRED BY GOVERNING CODES TO ALL CONCEALED SPACES, VOIDS, ATTICS, ETC... VERIFY TYPE REQUIRED WITH ARCHITECT PRIOR TO INSTALLATION IF NOT NOTED ON PLANS.
- NO PORTION OF THE WORK REQUIRING A SHOP DRAWING OR SAMPLE SUBMISSION SHALL BE COMMENCED UNTIL THE SUBMISSION HAS BEEN REVIEWED BY THE ARCHITECT AND/OR ENGINEER. ALL SUCH PORTIONS OF THE WORK SHALL BE INSTALLED IN ACCORDANCE WITH REVIEWED SHOP DRAWINGS AND SAMPLES. - NO EXCEPTIONS.
- THE CONTRACTOR SHALL CONFINE THEIR OPERATIONS ON THE SITE TO THE AREAS PERMITTED BY THESE DOCUMENTS AND THE PROPERTY OWNERS ASSOCIATION.
- THE JOB SITE SHALL BE MAINTAINED IN A CLEAN, ORDERLY CONDITION, FREE OF DEBRIS AND LITTER AND SHALL NOT BE UNREASONABLY ENCUMBERED WITH ANY MATERIALS OR EQUIPMENT. EACH SUBCONTRACTOR IMMEDIATELY UPON COMPLETION OF EACH PHASE OF THEIR WORK SHALL REMOVE ALL TRASH AND DEBRIS AS A RESULT OF THEIR OPERATION.
- THE GENERAL CONTRACTOR AND OWNER ARE RESPONSIBLE FOR RADON TESTING IN THE FIELD & MUST INSTALL ALL NECESSARY EQUIPMENT TO PREVENT RADON BUILD-UP IN THE STRUCTURE.
- MOISTURE IS THE PREVALENT CAUSE OF MOLD GROWTH. GENERAL CONTRACTOR AND SUBCONTRACTORS ARE TO BE PROACTIVE IN THE MITIGATION OF MOISTURE DURING CONSTRUCTION. "TIGHT BUILDING" CONSTRUCTION IS ONE OF THE IMPLICATED CAUSES OF MOLD. ALL ROOFS AND OTHER UNCONDITIONED SPACES ARE TO BE VENTILATED ADEQUATELY. IF ACCESS MOISTURE IS NOTICED DURING CONSTRUCTION, THE ARCHITECT IS TO BE NOTIFIED IMMEDIATELY. ANY MODIFICATIONS TO THE PLANS REGARDING MOISTURE CONTROL DURING CONSTRUCTION SHALL BE REVIEWED BY THE ARCHITECT.

INSULATION SCHEDULE

CLIMATE ZONE: 7	RES. REQ'D	PROVIDED
ROOF / CEILING	R-49	R-49(b)
WOOD FRAME WALL	R-27	R-29(d.1)
BASEMENT WALL	R-15/19	N/A
FLOOR	R-38	R38.5(e)
SLAB ON GRADE	R-10, 4 ft	N/A
WINDOW	U-0.30	U-0.30
DOOR	U-0.30	U-0.30

INSULATION NOTES:

- INSULATION SCHEDULE IS BASED ON THE 2021 IECC (TABLE C402.1.3 & R402.1.2) AS AMENDED BY RCBD
- CEILINGS PER C402.1.3
- NA
- CAVITY INSULATION - R-29 COMBINED / JOHNS MANVILLE CORBOND III CLOSED CELL FOAM INSULATION R-14" (2" AT R-7 PER INCH) OR EQUAL - R-15 FIBERGLASS BATT (3-1/2")
- JOHNS MANVILLE CORBOND III CLOSED CELL FOAM INSULATION R-38.5 (5 1/2" AT R-7 PER INCH) OR EQUAL
- PROVIDE CLASS II VAPOR RETARDER ON THE WARM SIDE OF EXTERIOR WALLS AS INDICATED WITHIN THE ASSEMBLIES.
- USE FOAMED-IN-PLACE SILICONE AT ALL INFILTRATION OPENINGS (WINDOW & DOOR JAMBS, FRAMING OPENINGS, PIPING OR CABLE PENETRATIONS.)
- ALL WATER PIPING & DRAINS NEAR EXTERIOR WALLS SHALL BE WRAPPED WITH MIN. R-8 PRE-FORMED POLYETHYLENE FOAM INSULATION.
- INSULATE WITH MIN. R-11 BATT AROUND ALL DUCTING TO EXTERIOR, INCLUDING EXHAUST FANS.
- ALL MECHANICAL SYSTEM PIPING SHALL BE WRAPPED WITH MIN. R-3 PRE-FORMED POLYETHYLENE FOAM INSULATION.
- ALL CIRCULATING HOT WATER SYSTEM PIPING SHALL BE WRAPPED WITH MIN. R-2 PRE-FORMED POLYETHYLENE FOAM INSULATION.

SHEET INDEX

SHEET NO.	SHEET NAME
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GENERAL

AG001	COVER SHEET
AG002	CODE REVIEW, AREA PLAN & FIRE CODE ANALYSIS
AG003	INTERIOR PARTITION WALL DETAILS
AG004	EXISTING STRUCTURE

CIVIL

C.001	COVER
C.002	NOTES
C.003	EXISTING CONDITIONS
C.004	EXISTING CONDITIONS
C.100	SITE, UTILITY & GRADING PLAN

SITE

AS001	ARCHITECTURAL SITE PLAN & LOT COVERAGE
AS002	LIGHTING PLAN
AS004	LANDSCAPE PLAN

ARCHITECTURE

AD110	FIRST LEVEL DEMO PLAN
A100	PARKING LEVEL PLAN
A110	FIRST LEVEL PLAN
A120	ROOF LEVEL PLAN
A191	PARKING LEVEL REFLECTED CEILING PLAN
A192	FIRST LEVEL REFLECTED CEILING PLAN
A201	BUILDING ELEVATIONS
A202	BUILDING ELEVATIONS
A300	SITE SECTIONS
A401	PERGOLA PLAN & ELEVATIONS
A402	TRASH ENCLOSURE
A501	DETAILS

STRUCTURAL

S000	STRUCTURAL COVER SHEET
S001	CONCRETE REPAIR AND SPECIFICATIONS
S010	3D VIEW SHEET AND LEGENDS
S020	MAIN LEVEL REPAIRS PLAN
S100	FOUNDATION/PARKING GARAGE PLAN
S110	MAIN LEVEL FRAMING PLAN
S120	ROOF FRAMING PLAN
S510	FOUNDATION/MAIN LEVEL FRAMING DETAILS, SCHEDULES
S520	ROOF FRAMING DETAILS

MEP

P1.1	FIRST FLOOR PIPING
P2.1	SECOND FLOOR PIPING
M2.1	SECOND FLOOR PIPING PLAN
M3.1	MECHANICAL DETAILS AND SCHEDULES
E1.1	FIRST FLOOR ELECTRICAL PLAN
E2.1	SECOND FLOOR POWER PLAN
E2.2	SECOND FLOOR LIGHTING PLAN
E3.1	ELECTRICAL DETAILS AND SCHEDULES

PLANNING APPROVAL

PL20220142 APPROVED BY PLANNING COMMISSION (10/27/2022) PROJECT AWAITING PERMIT SUBMITTAL

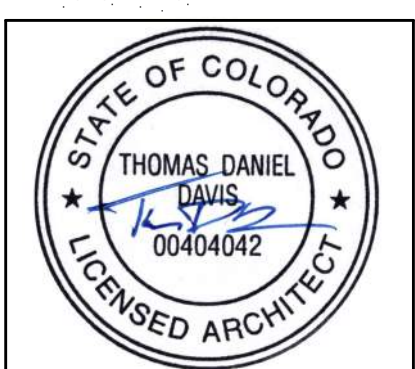
DEFERRED SUBMITTALS

DEFERRED SUBMITTALS:
1. PRE MANUFACTURED TRUSS SHOP DRAWING.

REVIEWED FOR CODE COMPLIANCE
08/06/2024

ZONE DISTRICT REQUIREMENTS

PROJECT SUMMARY TABLE - SOUTH PARKING GARAGE			
GROSS FLOOR AREA	EXISTING PARKING = 8004 SF, NEW STORAGE = 8004 SF		
UNIT SIZE (GROSS)	NA		
NUMBER OF UNITS	NA		
ZONING (EXIST & PROPOSED)	RR-1- RESORT RESIDENTIAL - ONE		
FRONTAGE			
USE BREAKDOWN	DESCRIPTION	SQUARE FOOTAGE	# OF UNITS
PRINCIPAL USE	GARAGE, STORAGE	16008	NA
ACCESSORY USE			
STANDARDS	ZONE DISTRICT REQUIREMENTS	PROPOSED	VARIANCE? (YES/NO)
LOT AREA	8000 SF MIN.	6.54 ACRES	NO
LOT COVERAGE	50% MAX.	28.9%	
FLOOR AREA RATIO	NO MAX		
OVERALL BUILDING HEIGHT	63' MAX.	30' - 6"	NO
FRONT SETBACK			
PRINCIPAL	20' MIN		NO
ACCESSORY	25' MIN		NO
SIDE SETBACK			
PRINCIPAL	15' MIN		NO
ACCESSORY	15' MIN		NO
REAR SETBACK			
PRINCIPAL	15' MIN		NO
ACCESSORY	15' MIN		NO



NOTICE: DUTY OF COOPERATION
Release of these plans constitutes further cooperation among the owner, the contractor and the architect. Design and construction are complex. Although the architect and his consultants have performed their services with due care and diligence, they cannot guarantee perfection. Communication is imperfect and every contingency cannot be anticipated. Any ambiguity or discrepancy discovered by the user of these plans shall be reported immediately to the architect. Failure to notify the architect compounds misunderstanding and increases construction costs. A failure to cooperate by a simple notice to the architect shall relieve the architect from responsibility for the consequences. Changes made from the plans without consent of the architect are unauthorized and shall relieve the architect of responsibility for all consequences arising out of such changes.

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Eric Smith Associates, P.C.

REVISIONS

No.	Description	Date
1	Revised 1-Plan Review	7/22/24

PARKING GARAGE SOUTH
THE LODGE AT STEAMBOAT
2700 VILLAGE DR.
STEAMBOAT SPRINGS, CO



Job Number: 20019.00
Date: 6/20/24
Drawn By: GH
Checked By: TD

Project Phase
PERMIT REVISIONS

Sheet Title
COVER SHEET

Sheet Number

AG001

PARKING GARAGE SOUTH - CODE REVIEW

2021 INTERNATIONAL EXISTING BUILDING CODE:

THIS PROJECT IS DESIGNED TO MEET SECTION 502 ADDITIONS AND 503 ALTERATIONS.

SECTION 502 ADDITIONS, 502.1 GENERAL. ADDITIONS TO ANY BUILDING OR STRUCTURE SHALL COMPLY WITH THE REQUIREMENTS OF THE IBC FOR NEW CONSTRUCTION. ALTERATIONS TO THE EXISTING BUILDING OR STRUCTURE SHALL BE MADE TO ENSURE THAT THE EXISTING BUILDING OR STRUCTURE TOGETHER WITH THE ADDITION ARE NOT LESS COMPLYING WITH THE PROVISIONS OF THE IBC THAN THE EXISTING BUILDING OR STRUCTURE WAS PRIOR TO THE ADDITION.

SECTION 503 ALTERATIONS, 503.1 GENERAL. ALTERATIONS TO ANY BUILDING OR STRUCTURE SHALL COMPLY WITH THE REQUIREMENTS OF THE IBC FOR NEW CONSTRUCTION. ALTERATIONS SHALL BE SUCH THAT EXISTING BUILDING OR STRUCTURE IS NOT LESS COMPLYING WITH THE PROVISIONS OF THE IBC THAN THE EXISTING BUILDING OR STRUCTURE WAS PRIOR TO THE ALTERATION.

SECTION 603.1 SCOPE. LEVEL 2 ALTERATIONS INCLUDE THE ADDITION OR ELIMINATION OF ANY DOOR OR WINDOW, THE RECONFIGURATION OR EXTENSION OF ANY SYSTEM, OR THE INSTALLATION OF ANY ADDITIONAL EQUIPMENT, AND SHALL APPLY WHERE THE WORK AREA IS EQUAL TO OR LESS THAN 50% OF THE BUILDING AREA

2021 INTERNATIONAL BUILDING CODE:

TYPE OF CONSTRUCTION:
TYPE V(A) 1HR

OCCUPANCY CLASSIFICATION:
S-1 (STORAGE) - EXISTING AND NEW OCCUPANCY
S-2 PUBLIC PARKING GARAGES, OPEN OR ENCLOSED

CHAPTER 4 SPECIAL DETAILED REQ. BASED ON USE AND OCCUPANCY:

406.1 GENERAL. ALL MOTOR VEHICLE RELATED OCCUPANCIES SHALL COMPLY WITH SECTION 406.2

CHAPTER 5 GENERAL BLDG:

Area, Building: The area included within surrounding exterior walls (or exterior walls and fire walls) exclusive of vent shafts and courts. Areas of the building not provided with surrounding walls shall be included in the building area if such areas are included within the horizontal projection of the roof or floor above. (from Commentary - the area measured within the perimeter formed by the inside surface of the exterior walls.) - See area schedule this page.

TABLE 504.3 ALLOWABLE BLDG HEIGHT IN FEET ABOVE GRADE PLANE
STORAGE, TYPE VA CONSTRUCTION, NON-SPRINKLERED = 50 FEET

ACTUAL HEIGHT
+/- 31 FEET - EXISTING + ADDITION

TABLE 504.4 ALLOWABLE NUMBER OF STORIES ABOVE GRADE PLANE
STORAGE, TYPE VA CONSTRUCTION, NON-SPRINKLERED (S1) = 3

ACTUAL STORIES
2 (EXISTING PARKING GARAGE + ADDED STORAGE)

CHAPTER 6 TYPES OF CONSTRUCTION:

TABLE 601 FIRE RESISTANCE FOR BUILDING ELEMENTS

TYPE V(A)	STRUCTURAL FRAME	1 HR	RE: A501 FOR FIRE RATED ASSEMBLIES
	BEARING WALLS		
	EXTERIOR	1 HR	
	INTERIOR	1 HR	
	NONBEARING WALLS		
	INTERIOR	0 HR	
	FLOOR CONSTRUCTION	1 HR	
	ROOF CONSTRUCTION	1 HR	

CHAPTER 7 FIRE RESISTANCE CONSTRUCTION:

TABLE 705.2 MINIMUM DISTANCE OF PROJECTION
FIRE SEPARATION DISTANCE (FSD) = GREATER THAN 3 FT TO LESS THAN 30 FT

MINIMUM DISTANCE FROM LINE USED TO DETERMINE FSD = 24 INCHES PLUS 8 INCHES FOR EVERY FOOT OF FSD BEYOND 3 FT OR FRACTION THEREOF.

ACTUAL OVERHANG > 24"

TABLE 705.5 FIRE RESISTANCE RATING FOR EXTERIOR WALLS
1HR

705.2.2 TYPE III, IV, V CONSTRUCTION
PROJECTIONS FROM WALLS OF TYPE III, IV, OR V CONSTRUCTION SHALL BE OF ANY APPROVED MATERIAL

SECTION 722 CALCULATED FIRE RESISTANCE (FOR EXISTING PARKING GARAGE):

TABLE 722.1.1 MINIMUM THICKNESS OF CAST IN PLACE WALLS
EXISTING 14" X 14" CONCRETE COLUMN & 12" CONCRETE WALL EXCEEDS MIN. THICKNESS FOR REQUIRED 1 HR RATING

TABLE 722.2.2.1 MINIMUM SLAB THICKNESS
EXISTING 8" CONCRETE SLAB EXCEEDS MIN. THICKNESS FOR REQUIRED 1HR RATING

722.2.1.4.3 NONSYMMETRICAL ASSEMBLIES
EXCEPTION: FOR AN EXTERIOR WALL WITH A FIRE SEPARATION DISTANCE GREATER THAN 5 FEET THE FIRE SHALL BE ASSUMED TO OCCUR ON THE INTERIOR SIDE ONLY

CHAPTER 9 FIRE PROTECTION SYSTEMS:

903.3.2.9 GROUP S-1
AREA IS LESS THAN THAT REQUIRED FOR AUTOMATIC SPRINKLER SYSTEM FOR ITEMS 1-5.

903.3.2.10 GROUP S-2
PARKING GARAGE IS NOT ENCLOSED AND LESS THAN 12,000 SF AND DOES NOT REQUIRE AN AUTOMATIC SPRINKLER SYSTEM.

CHAPTER 10 MEANS OF EGRESS:

TABLE 1004.5 MAX FLOOR AREA ALLOWANCES PER OCCUPANT
WAREHOUSE - 500 SF PER OCCUPANT

OCCUPANTS -
STORAGE
PARKING LEVEL 14987/500 = 30 OCCUPANTS
FIRST LEVEL 72001/500 = 14 OCCUPANTS

TOTAL OCCUPANTS 44 OCCUPANTS

1005.3.1 STAIRWAYS
STAIRWAY EXCEEDS THE WIDTH REQUIREMENTS OF 0.3 PER OCCUPANT

1005.3.2 OTHER EGRESS COMPONENTS
OCCUPANCY LOAD X .2" = WIDTH OF EGRESS DOORS & HALLS (LARGEST BUSINESS COMPONENT) 35 X .2" = 7" DOORS & HALLS (STORAGE) 31 X .2 = 6.2" DOORS & HALLS

THEREFORE REFER TO TABLE 1020.2

CORRIDOR FIRE-RESISTANCE RATING <30 OCCUPANTS NON-RATED

PROVIDED:
ALL DOORS 36" WIDE
MINIMUM CORRIDOR WIDTH 36" WIDE FOR OCCUPANCY < 50

1017.2 Limitations.
Exit access travel distance shall not exceed the values given in Table 1017.2

TABLE 1017.2

OCCUPANCY S-1
W/O SPRINKLER SYSTEM- 200 FT

MAXIMUM TRAVEL DISTANCE = 146 FT

(TABLE) 1020.2 MINIMUM CORRIDOR WIDTH

ANY FACILITY NOT LISTED IN TABLE = 44"
WITH AN OCCUPANT LOAD LESS THAN 50 = 36"

SECTION 1020 CORRIDORS

1020.1 CONSTRUCTION
CORRIDORS SHALL BE FIRE RESISTANCE RATED IN ACCORDANCE WITH TABLE 1020.1

1020.2 WIDTH AND CAPACITY
WITH S OCCUPANT LOAD LESS THAN 50 36"

CHAPTER 11 - ACCESSIBILITY:

RE: DP 10.1 FOR SPECIFIC COMPLIANCE

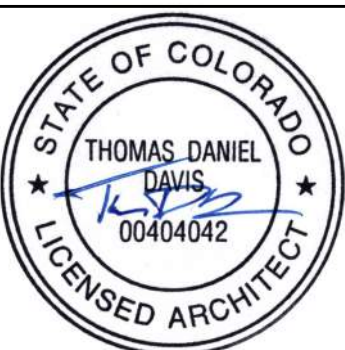
1102.1 DESIGN
BUILDINGS AND FACILITIES SHALL BE DESIGNED AND CONSTRUCTED TO BE ACCESSIBLE IN ACCORDANCE WITH THIS CODE AND ICC A117.1 (& ABAAS-AT LEASED SPACES - (ABA ACCESSIBILITY STANDARDS) ALL PROVISIONS MUST APPLY. STANDARDS TO THE MORE STRINGENT SHALL BE APPLIED, WHERE APPLICABLE PER CSA REQUIREMENTS)

TABLE 1109.3 ACCESSIBLE SELF STORAGE FACILITIES
REQUIRED 1 - 200 - 5% BUT NOT LESS THAN 1 (123 X 5% = 6.15)
PROVIDED - 7

1110 SIGNAGE
SIGNAGE TO BE PROVIDED PER SECTION 1110.
VERIFY ALL LOCATIONS OF SIGNAGE WITH OWNER IN FIELD.
SIGNAGE TO MEET ALL REQUIREMENTS OF 2018 IBC, ANSI A117 AND COLORADO REVISED STATUTES, TITLE 9.

AREA SCHEDULE

	OCCUPANCY	AREA
	S-1	9169 S.F.
	S-2	5809 S.F.
	NEW (1 HR) STRUCTURAL WALLS & COLUMNS	
	EXISTING 1 HR STRUCTURAL WALLS & COLUMNS	
TOTAL BUILDING AREA		14978 S.F.



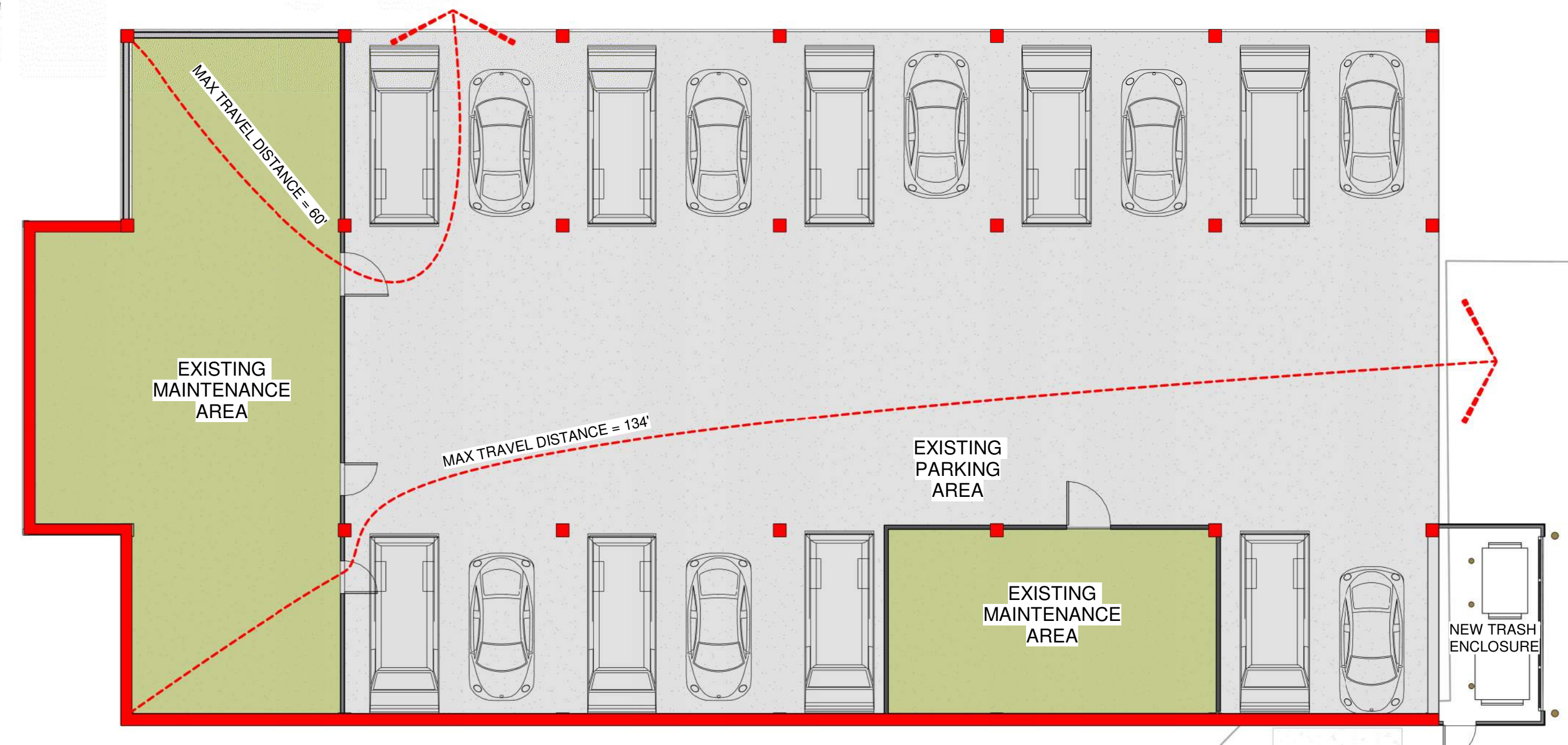
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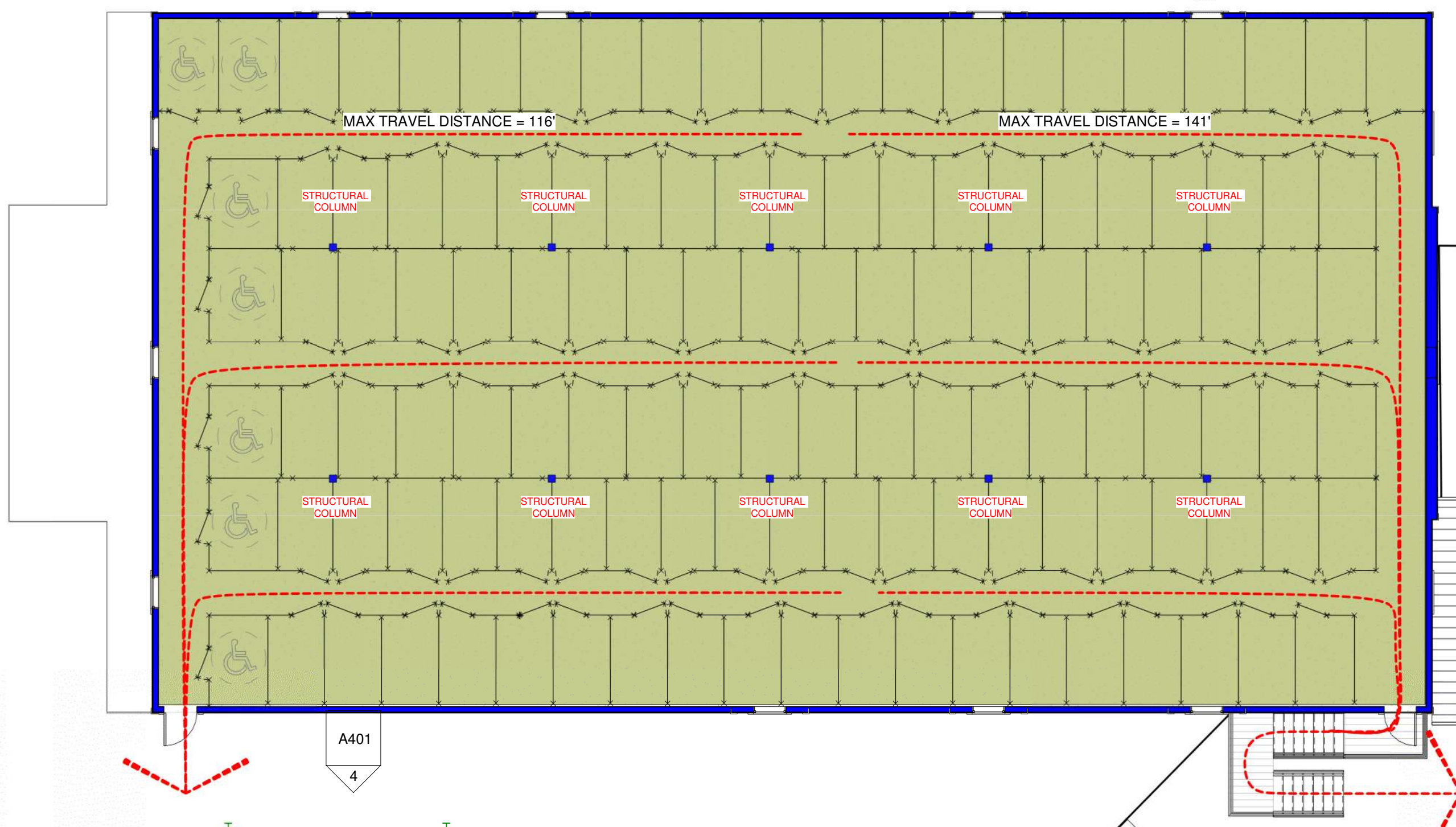
REVISIONS

No.	Description	Date
1	Revision 1-Plan Review	7/22/24



2 PARKING LEVEL

AG002 1" = 10'-0"



3 FIRST LEVEL

AG002 1" = 10'-0"

REVIEWED FOR CODE COMPLIANCE
08/06/2024

PARKING GARAGE SOUTH
THE LODGE AT STEAMBOAT
2700 VILLAGE DR.
STEAMBOAT SPRINGS, CO



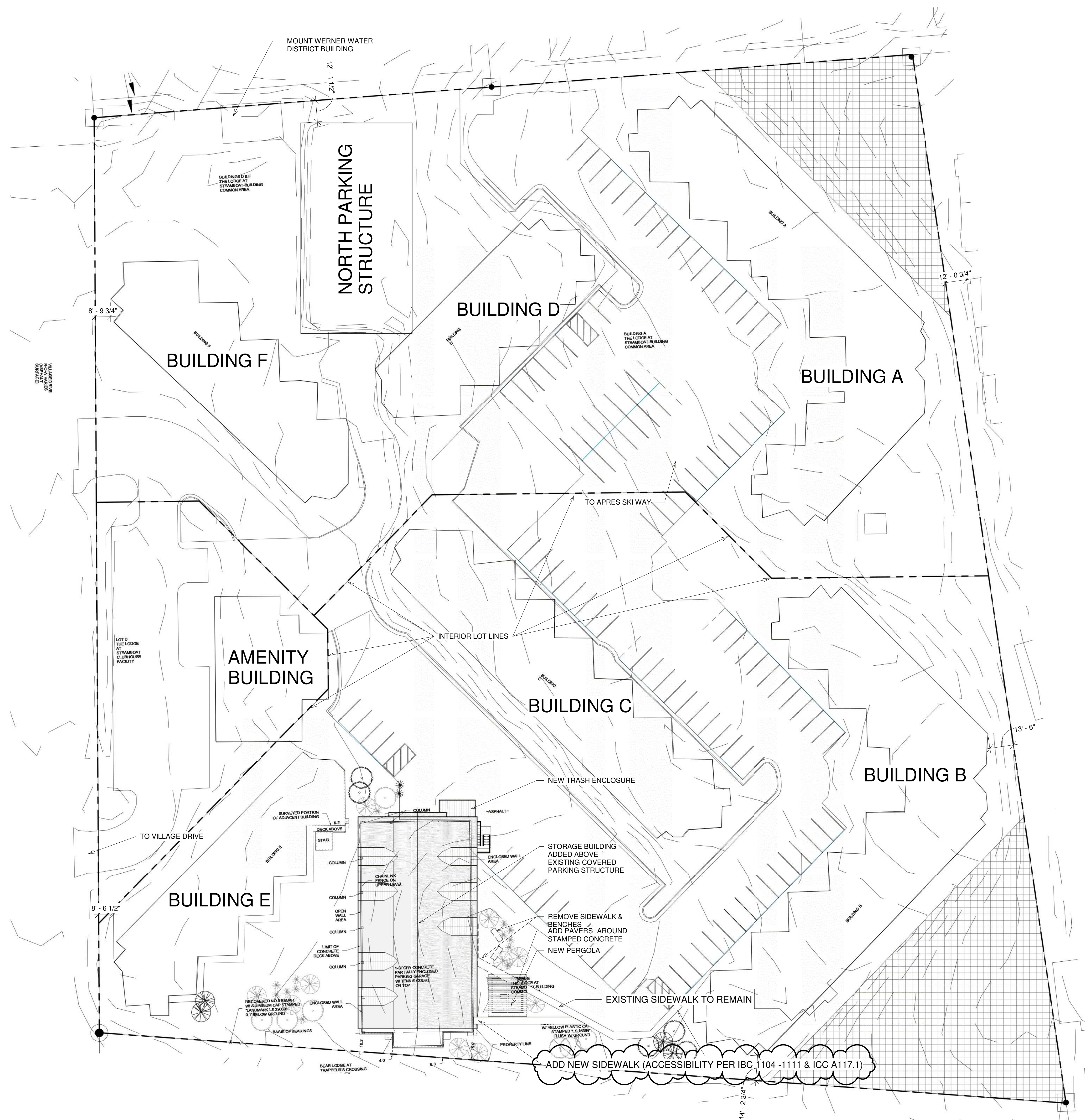
Job Number: 20019.00
Date: 6/20/24
Drawn By: TD
Checked By: ESA

Project Phase
PERMIT REVISIONS

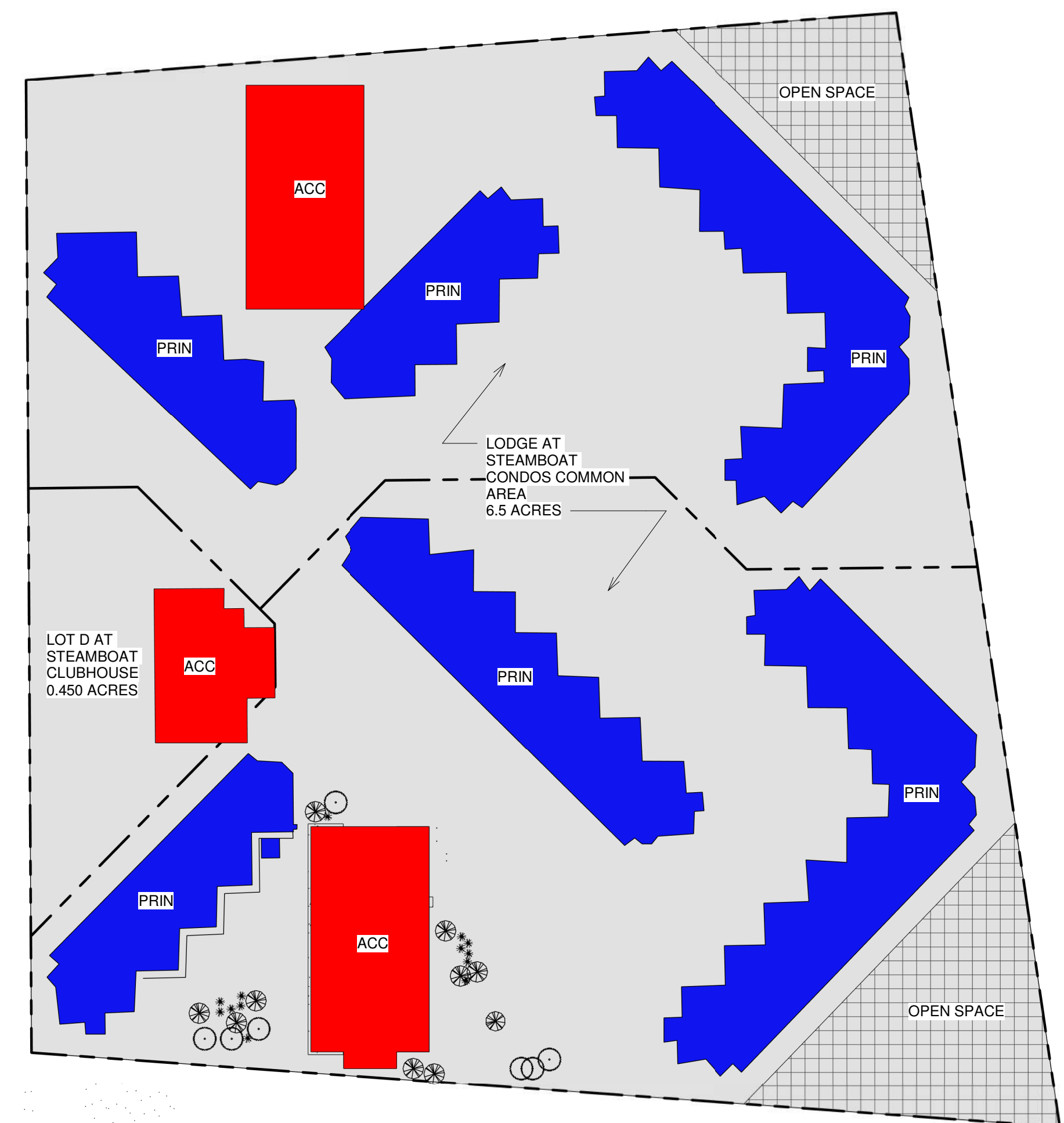
Sheet Title
CODE REVIEW, AREA PLAN & FIRE CODE ANALYSIS

Sheet Number
AG002

7/25/2024 3:23:15 PM FILE: 20019.00_The Lodge Parking Structure_SOUTH CDs v22.rvt



1 ARCHITECTURAL SITE PLAN
AS001 1" = 30'-0"



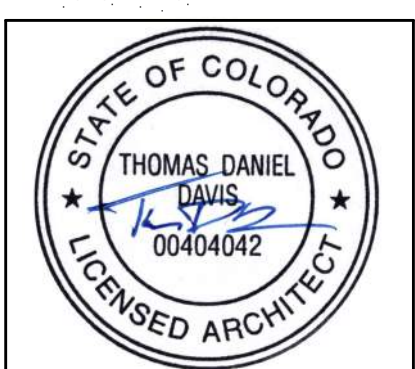
6.595 TOTAL ACRES (287,264 S.F.)

62,834 S.F. **PRINCIPAL** BUILDING FOOTPRINT
20,242.5 S.F. **ACCESSORY** BUILDING FOOTPRINT
83,076 S.F. TOTAL FOOTPRINT - ALL BUILDINGS
28.9% LOT COVERAGE

NO CHANGE TO BUILDING FOOTPRINT
NO CHANGE TO OPEN SPACE

REVIEWED FOR CODE COMPLIANCE
08/06/2024

2 LOT COVERAGE & OPEN SPACE
AS001/ 1" = 60'-0"



NOTICE: DUTY OF COOPERATION
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REVISIONS

No.	Description	Date
1	Revised 1-Plan Review	7/22/24

PARKING GARAGE SOUTH
THE LODGE AT STEAMBOAT
2700 VILLAGE DR.
STEAMBOAT SPRINGS, CO

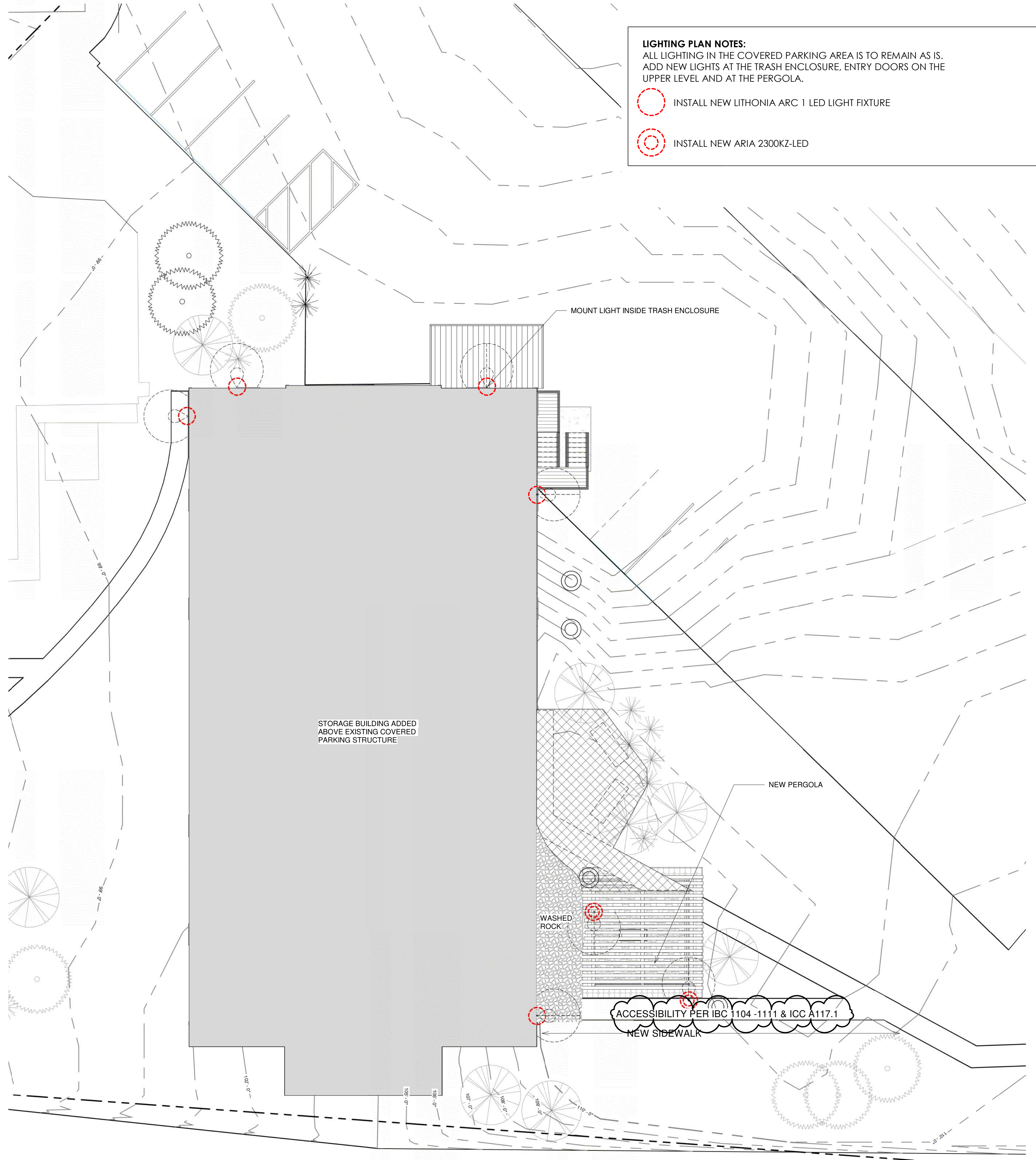


Job Number: 20019.00
Date: 6/20/24
Drawn By: GH
Checked By: TD

Project Phase
PERMIT REVISIONS

Sheet Title
ARCHITECTURAL SITE PLAN & LOT COVERAGE

Sheet Number
AS001



LIGHTING PLAN NOTES:
 ALL LIGHTING IN THE COVERED PARKING AREA IS TO REMAIN AS IS.
 ADD NEW LIGHTS AT THE TRASH ENCLOSURE, ENTRY DOORS ON THE
 UPPER LEVEL AND AT THE PERGOLA.

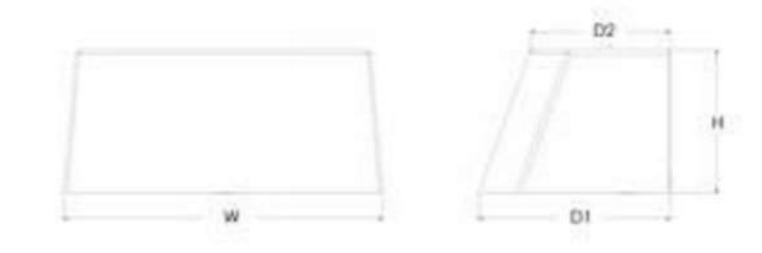
○ INSTALL NEW LITHONIA ARC 1 LED LIGHT FIXTURE

○ INSTALL NEW ARIA 2300KZ-LED



Specifications

Depth (D1): 6.5"
 Depth (D2): 4.75"
 Height: 5"
 Width: 11"
 Weight: 7 lbs
 (without options)



Introduction

The Lithonia Lighting ARC LED wall-mounted luminaires provide both architectural styling and visually comfortable illumination while providing the high energy savings and low initial costs for quick financial payback.

ARC1 delivers up to 3,000 lumens with a soft, non-pixelated light source, creating a visually comfortable environment. The compact size of ARC1, with its integrated emergency battery backup option, is ideal for over-the-door applications.

ARC LED Family Overview

Luminaire	Standard EM, 0°C	Cold EM, -20°C	Approximate Lumens (4000K)				
			P1	P2	P3	P4	P5
ARC1 LED	4W	—	1,500	2,000	3,000	—	—
ARC2 LED	4W	8W	1,500	2,000	3,000	4,000	6,500

Ordering Information EXAMPLE: ARC1 LED P2 40K MVOLT PE DDBXD

Series	Package	Color Temperature	Voltage	Options	Finish
ARC1 LED	P1 1,500 Lumens	30K 3000K	MVOLT	E4VH Emergency battery backup, CEC compliant (4W, 0" min)	DDBXD Dark bronze
	P2 2,000 Lumens	40K 4000K	347	PE Button type photocell for dusk-to-dawn operation	DBLXD Black
	P3 3,000 Lumens	50K 5000K		DMG 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)	DNAXD Natural aluminum
				SPOKX 6W surge protection	DWRXD White
				FAO Field adjustable light output device. Allows for easy adjustment to the desired light level, from 20% to 100%.	DSSXD Sandstone
					DOBXD Textured dark bronze
					DBLXD Textured black
					DNATXD Textured natural aluminum
					DWHGXD Textured white
					DSSTXD Textured sandstone



ARIA 2300KZ-LED SMALL WALL MOUNT LANTERN

Aria is a contemporary style that effortlessly complements the facade of any exterior. Its modern shape in durable aluminum is enhanced by a stainless steel mesh shade. Aria's high style and maintenance comes standard Dark Sky compliant.

DETAILS	
FINISH:	Buckeye Bronze
MATERIAL:	Aluminum

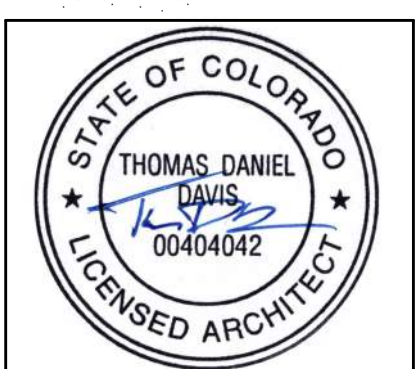
DIMENSIONS	
WIDTH:	5.3"
HEIGHT:	15.5"
WEIGHT:	2lb
BACK PLATE:	4.5"W X 6.25"H
EXTENSION:	6.8"
TOP TO OUTLET:	5"

LIGHT SOURCE	
LIGHT SOURCE:	Integrated LED
LED NAME:	LES1M-100-3
WATTAGE:	14w LED *Included
VOLTAGE:	120v
COLOR TEMP:	3000
LUMENS:	900
CRI:	92
INCANDESCENT EQUIVALENCY:	1 x 75w
DIMMABLE:	Yes - CL Type Dimmer (SSLTA)

SHIPPING	
CARTON LENGTH:	11.6
CARTON WIDTH:	11.6
CARTON HEIGHT:	22.1
CARTON WEIGHT:	3

- PRODUCT DETAILS:**
- Suitable for use in wet (outdoor direct rain or sprinkler) locations as defined by NEC and CEC. Meets United States UL Underwriters Laboratories & CSA Canadian Standards Association Product Safety Standards
 - Fixture is Dark Sky compliant and engineered to minimize light glare upward into the night sky
 - Meets California Energy Commission 2013 & 2016 Title regulations/JAB
 - 2 year finish warranty
 - LED components carry a 5-year limited warranty
 - Angular lines, a bold finish and robust details create an industrial edge to add flair to any type of facade
 - Bold and robust dark bronze finish

REVIEWED FOR CODE COMPLIANCE 08/06/2024



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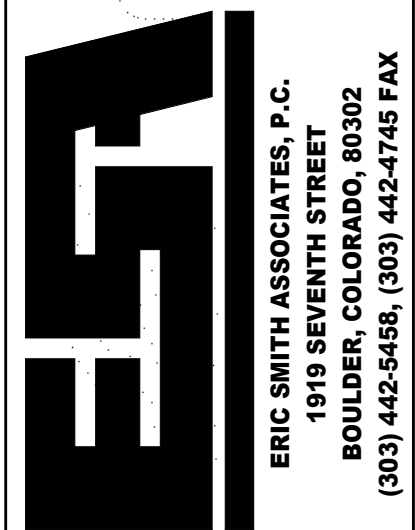
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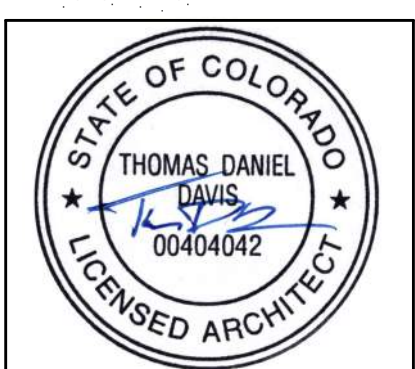
PARKING GARAGE SOUTH
THE LODGE AT STEAMBOAT
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STEAMBOAT SPRINGS, CO



Job Number: 20019.00
 Date: 6/20/24
 Drawn By: GH
 Checked By: TD

Project Phase: PERMIT REVISIONS
 Sheet Title: LIGHTING PLAN
 Sheet Number: AS002

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PARKING GARAGE SOUTH
 THE LODGE AT STEAMBOAT
 2700 VILLAGE DR.
 STEAMBOAT SPRINGS, CO



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Job Number: 200119.00
 Date: 6/20/24
 Drawn By: GH
 Checked By: TD

Project Phase
 PERMIT REVISIONS

Sheet Title
 LANDSCAPE PLAN

Sheet Number
AS004

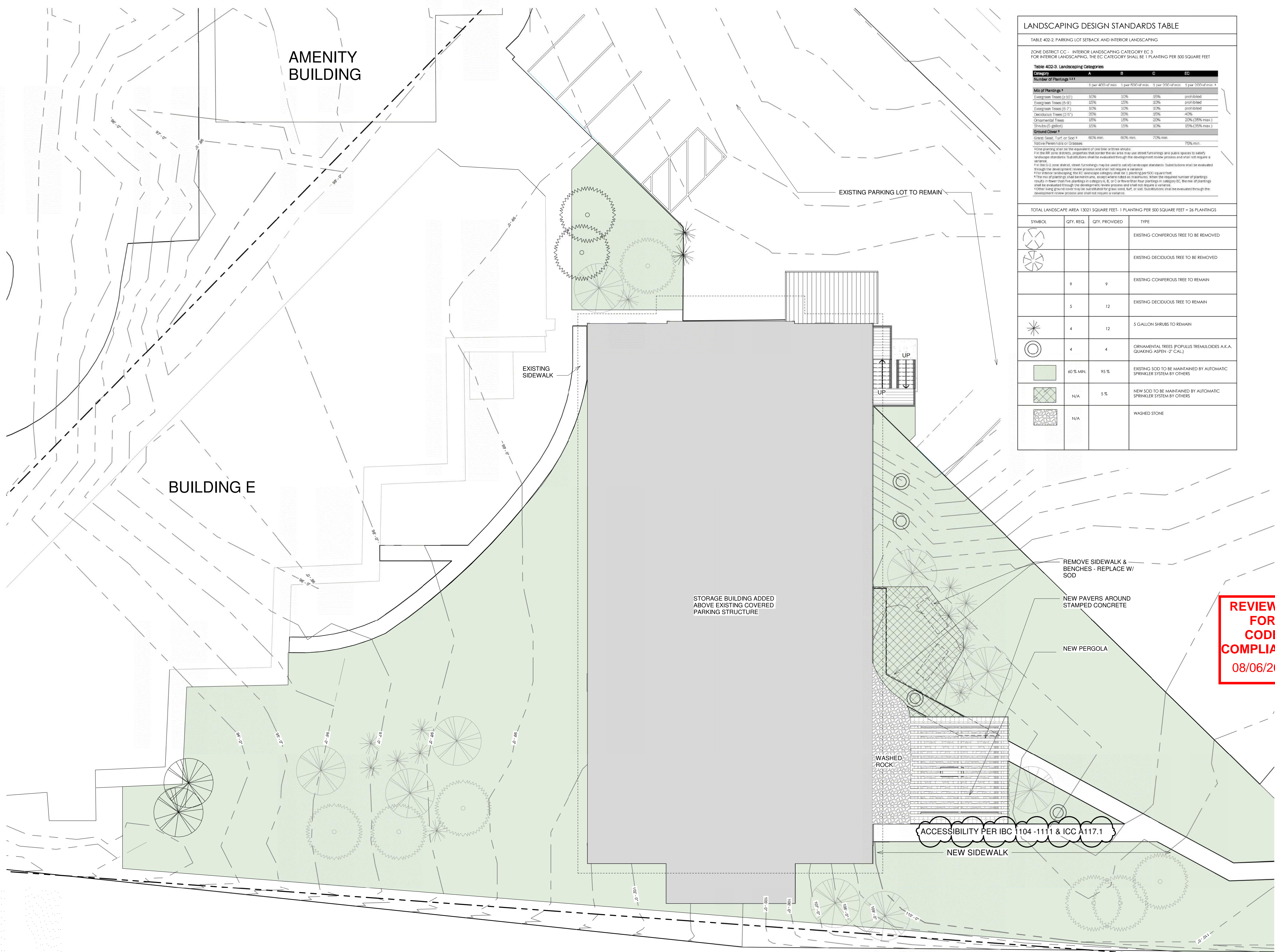
LANDSCAPING DESIGN STANDARDS TABLE

TABLE 402-2. PARKING LOT SETBACK AND INTERIOR LANDSCAPING
 ZONE DISTRICT CC - INTERIOR LANDSCAPING CATEGORY EC-3 FOR INTERIOR LANDSCAPING. THE EC CATEGORY SHALL BE 1 PLANTING PER 500 SQUARE FEET

Category	A	B	C	EC
Number of Plantings 1	1 per 400' of min.	1 per 500' of min.	1 per 500' of min.	1 per 500' of min.
Mix of Plantings 1				
Evergreen Trees (2.5")	10%	10%	15%	prohibited
Evergreen Trees (3.5")	10%	10%	10%	prohibited
Evergreen Trees (5.5")	10%	10%	10%	prohibited
Deciduous Trees (2.5")	20%	20%	15%	40%
Ornamental Trees	15%	15%	20%	20% (25% max.)
Shrubs (2' - 6")	15%	10%	10%	10% (25% max.)
Ground Cover 2				
Grass Seed, Turf or Sod 3	60% min.	60% min.	70% min.	75% min.
Native Perennials 4 or Grasses				
Native Perennials 4 or Grasses				

1 One planting shall be the equivalent of one tree or three shrubs.
 2 In the 60% min. category, quantities shall be set per the site plan. Use street furnishings and public spaces to satisfy landscape standards. Substitutions shall be evaluated through the development review process and shall not require a variance.
 3 In the 60-70% min. street furnishings may be used to satisfy landscape standards. Substitutions shall be evaluated through the development review process and shall not require a variance.
 4 For interior landscaping, the EC landscape category shall be 1 planting per 500 square feet.
 5 The mix of plantings shall be maintained, except where noted as otherwise, when the required number of plantings results in fewer than five plantings in category A, B, or C or fewer than four plantings in category EC; the mix of plantings shall be evaluated through the development review process and shall not require a variance.
 6 Other living ground cover may be substituted for grass seed, turf, or sod. Substitutions shall be evaluated through the development review process and shall not require a variance.

SYMBOL	QTY. REQ.	QTY. PROVIDED	TYPE
(Symbol: Circle with crosshairs)			EXISTING CONIFEROUS TREE TO BE REMOVED
(Symbol: Circle with diagonal lines)			EXISTING DECIDUOUS TREE TO BE REMOVED
(Symbol: Circle with vertical lines)	9	9	EXISTING CONIFEROUS TREE TO REMAIN
(Symbol: Circle with horizontal lines)	5	12	EXISTING DECIDUOUS TREE TO REMAIN
(Symbol: Starburst)	4	12	5 GALLON SHRUBS TO REMAIN
(Symbol: Circle with dot)	4	4	ORNAMENTAL TREES (POPULUS TREMILOIDES A.K.A. QUAKING ASPEN, 2" CAL.)
(Symbol: Green square)	60% MIN.	95%	EXISTING SOD TO BE MAINTAINED BY AUTOMATIC SPRINKLER SYSTEM BY OTHERS
(Symbol: Green square with crosshairs)	N/A	5%	NEW SOD TO BE MAINTAINED BY AUTOMATIC SPRINKLER SYSTEM BY OTHERS
(Symbol: Grey square with dots)	N/A		WASHED STONE



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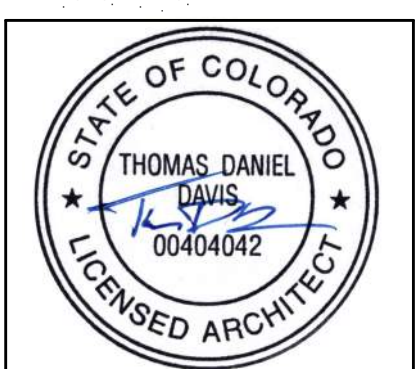
1 SITE PLAN ENLARGED
 AS004 1" = 10'-0"

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1 FIRST LEVEL
 A110 3/16" = 1'-0"

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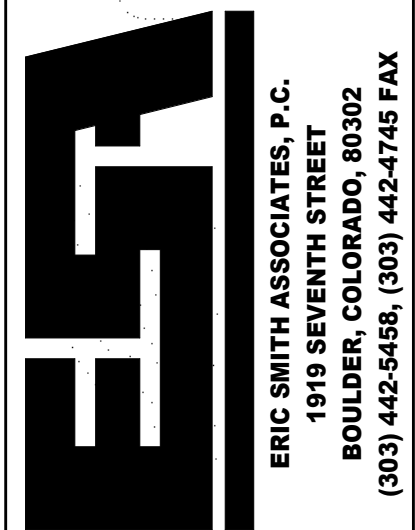
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Job Number: 20019.00
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Project Phase
 PERMIT REVISIONS

Sheet Title
 FIRST LEVEL PLAN

Sheet Number
A110

