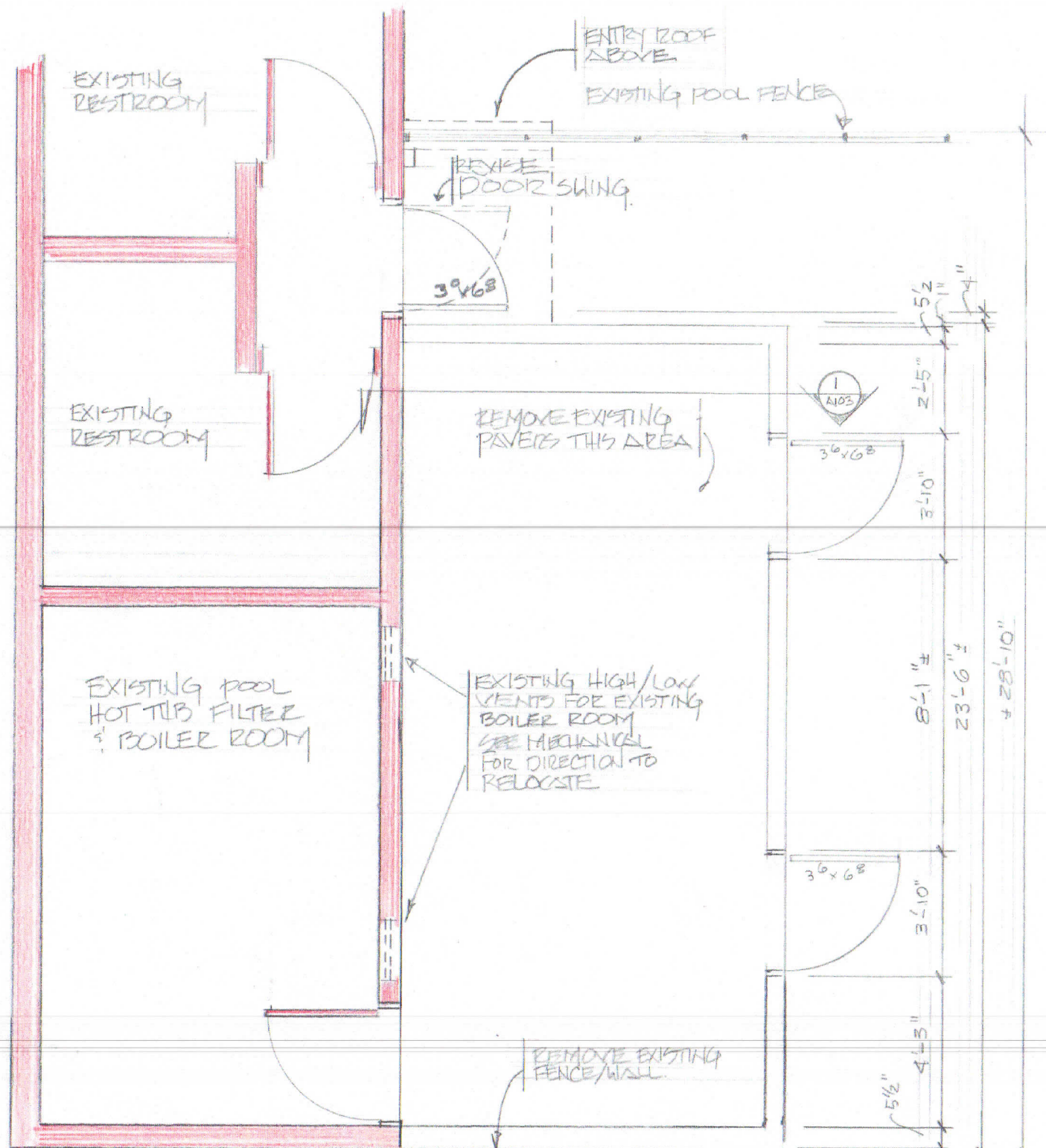




1 FLOOR PLAN
1/4"=1'-0"

(ROOF OF STRUCTURE ADJACENT)

REPLACE FENCE SECTION TO MATCH EXISTING

TORIAN PARKING STRUCTURE

WATERPROOFING / RENOVATION - PHASE 2

STEAMBOAT SPRINGS, CO.

TORIAN PLUM H.O.A.

PROJECT TEAM

SHEET INDEX

ARCHITECTURE

ESA ARCHITECTS
600 S. LINCOLN AVE. SUITE 201
STEAMBOAT SPRINGS, CO. 80487
LEE FISCHER
970-879-5458 LEE@ESAPC.COM

A101 - COVER SHEET/FLOOR PLAN
A102 - ELEVATION
A103 - BUILDING SECTION/DETAIL
A104 - ROOF PLAN/DETAILS
S1 - DETAILS AND NOTES

STRUCTURAL

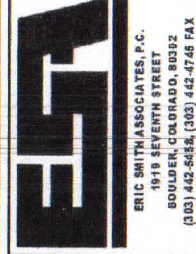
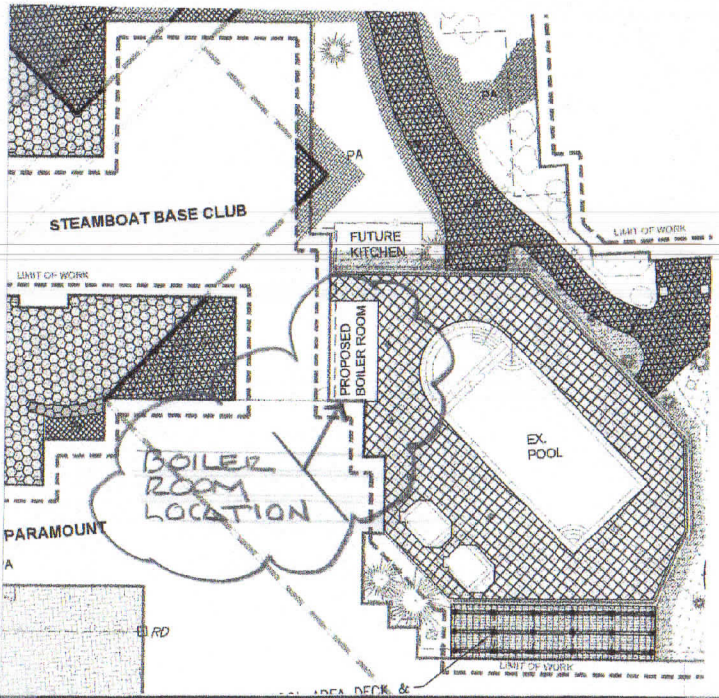
ALPENGLOW ENGINEERING SOLUTIONS
1901 PINE GROVE ROAD, SUITE 202
STEAMBOAT SPRINGS, CO. 80487
BEN SCHUTT
970-879-1181 BEN@ALPENGLOWENG.COM



GENERAL NOTES: TYPE VB CONSTRUCTION

1. ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT BUILDING CODES ADOPTED BY ROUTT COUNTY AND THE STATE OF COLORADO.
2. ALL PLUMBING SHALL BE FULLY PROTECTED FROM FREEZING.
3. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS.
4. DO NOT SCALE DRAWINGS.
5. 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, WHICHEVER IS MORE STRINGENT.
6. NOTIFY ARCHITECT AND STRUCTURAL ENGINEER OF ANY LOCATION THAT WOULD REQUIRE PENETRATION OF THE JOIST.
7. CONTRACTOR TO VERIFY BOTH ROUGH OPENINGS & FINISH OPENINGS OF ALL DOORS PRIOR TO FRAMING.

PROJECT LOCATION

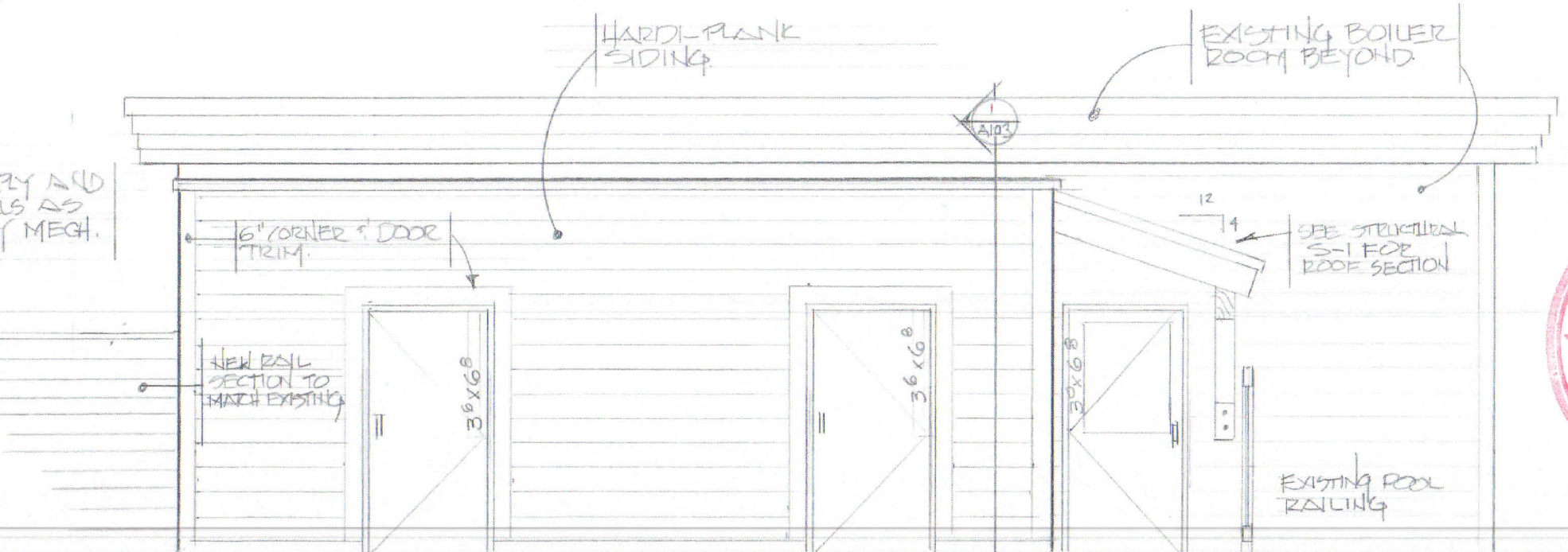


Job Number: 17045
Date: 02/20/18
Drawn By: LWF
Checked By:

Project Phase
CONSTRUCTION
Sheet Title
FLOOR PLAN
Sheet Number
A101

Torian Snowmelt Boiler Room
Waterproofing /Renovation - Phase 2
Steamboat Springs, Co.

NOTE:
PROVIDE SUPPLY AND
EXHAUST GRILLS AS
REQUIRED BY MECH.



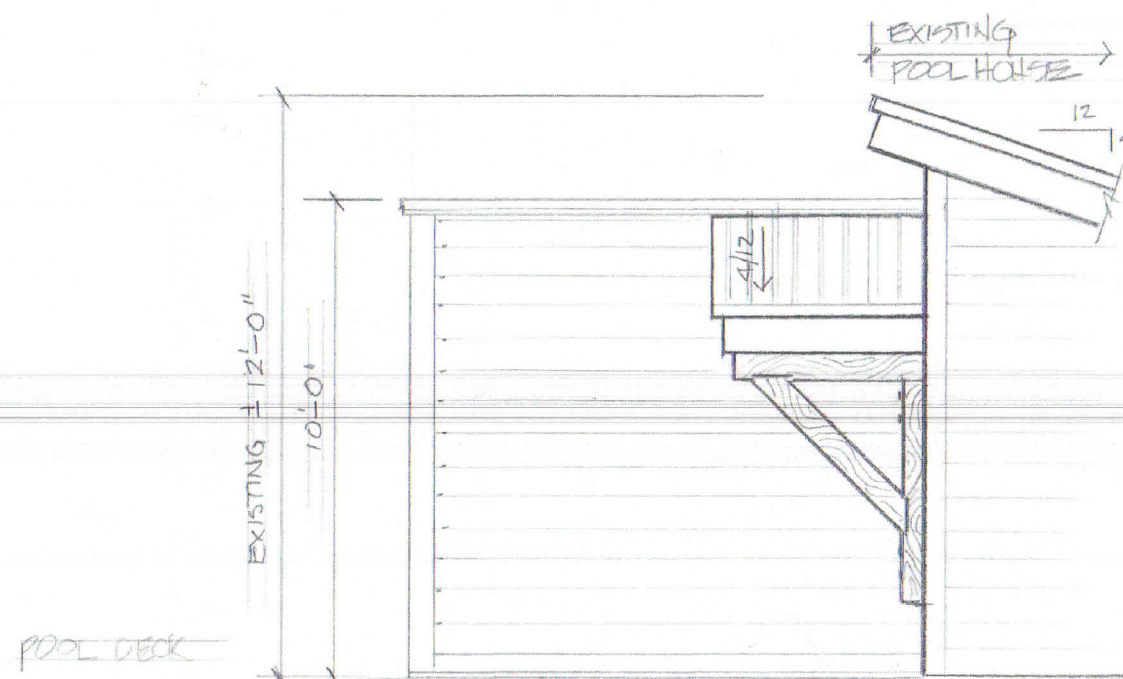
1 EAST ELEVATION
1/4" = 1'-0"

DOORS:

- PROVIDE THERMA-TRU FIBERGLASS ENTRY DOORS, OR EQ.
- DOORS TO BE 2 PANEL, UNINSULATED GLASS TOP PANEL @ RESTROOM DOOR.
- DOORS TO INCLUDE WEATHER STRIP & THRESHOLDS, ADA @ RESTROOM DOOR.
- SELF-CLOSING HINGES TO BE PROVIDED

GENERAL NOTES:

- SIDING TO MATCH EXISTING.



2 NORTH ELEVATION
1/4" = 1'-0"

REVISED 02/23/18

NOTICE: LIMIT OF COOPERATION
The State of Colorado, through the Department of Public Safety, has the honor to acknowledge the services of the architect and engineer in the preparation of the plans and specifications for the construction of the Torian Snowmelt Boiler Room. The architect and engineer are not responsible for the design or construction of the boiler room or for the safety of the building or for the safety of the public. The architect and engineer are not responsible for the design or construction of the boiler room or for the safety of the building or for the safety of the public. The architect and engineer are not responsible for the design or construction of the boiler room or for the safety of the building or for the safety of the public.

Torian Snowmelt Boiler Room
Waterproofing /Renovation - Phase 2
Steamboat Springs, Co.



Job Number: 17045
Date: 02/20/18
Drawn By: LWF
Checked By:

Project Phase
CONSTRUCTION
Sheet Title
ELEVATION
Sheet Number
A102

NOTES TO THE CONTRACTOR

1. All work shall be in accordance with the latest edition of the International Building Code (IBC) and the latest edition of the International Residential Code (IRC) as applicable to this project.

2. The contractor shall be responsible for obtaining all necessary permits and for complying with all applicable local, state, and federal regulations.

3. The contractor shall maintain accurate records of all work performed and materials used, and shall provide copies of these records to the owner upon completion of the project.

4. The contractor shall be responsible for the safety of all workers and for obtaining and maintaining all necessary safety permits and insurance.

5. The contractor shall be responsible for the quality of all work performed and for ensuring that all work meets or exceeds the applicable standards and specifications.

6. The contractor shall be responsible for the timely completion of the project and for providing the owner with a complete and accurate schedule of completion.

7. The contractor shall be responsible for the proper disposal of all waste materials and for maintaining the site in a clean and safe condition at all times.

8. The contractor shall be responsible for the protection of all existing structures and utilities on the site and for obtaining and maintaining all necessary permits and insurance.

9. The contractor shall be responsible for the coordination of all work with other trades and for ensuring that all work is completed in a timely and efficient manner.

10. The contractor shall be responsible for the overall management of the project and for ensuring that all work is completed to the satisfaction of the owner.

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Torian Snowmelt Boiler Room **Waterproofing /Renovation - Phase 2** **Steamboat Springs, Co.**



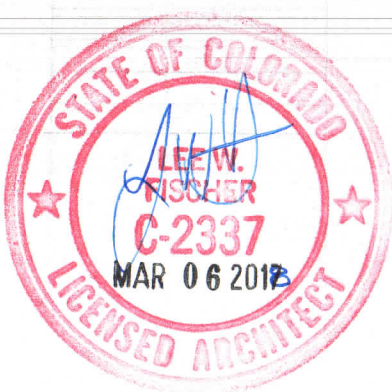
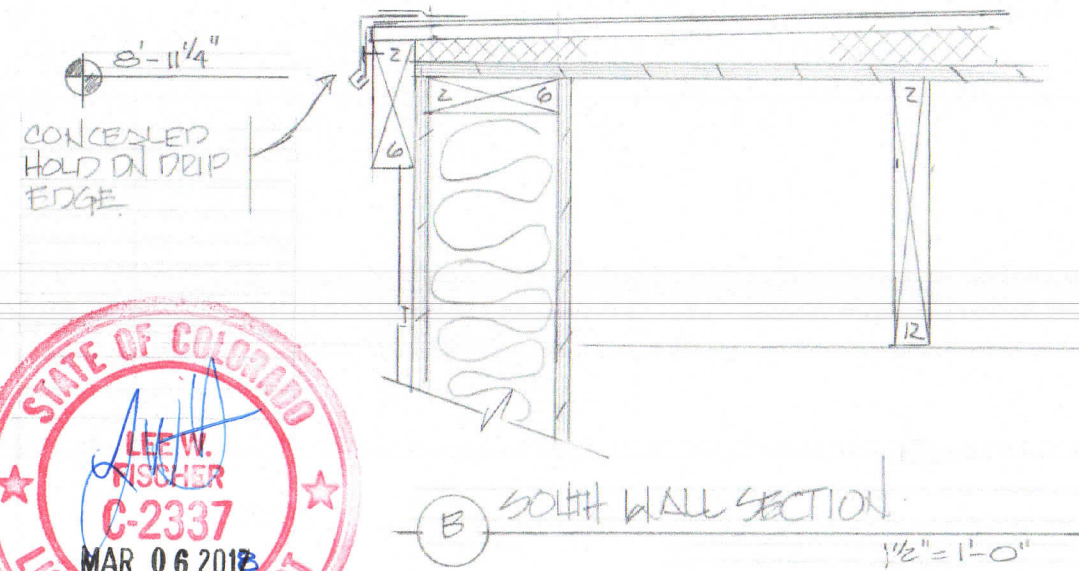
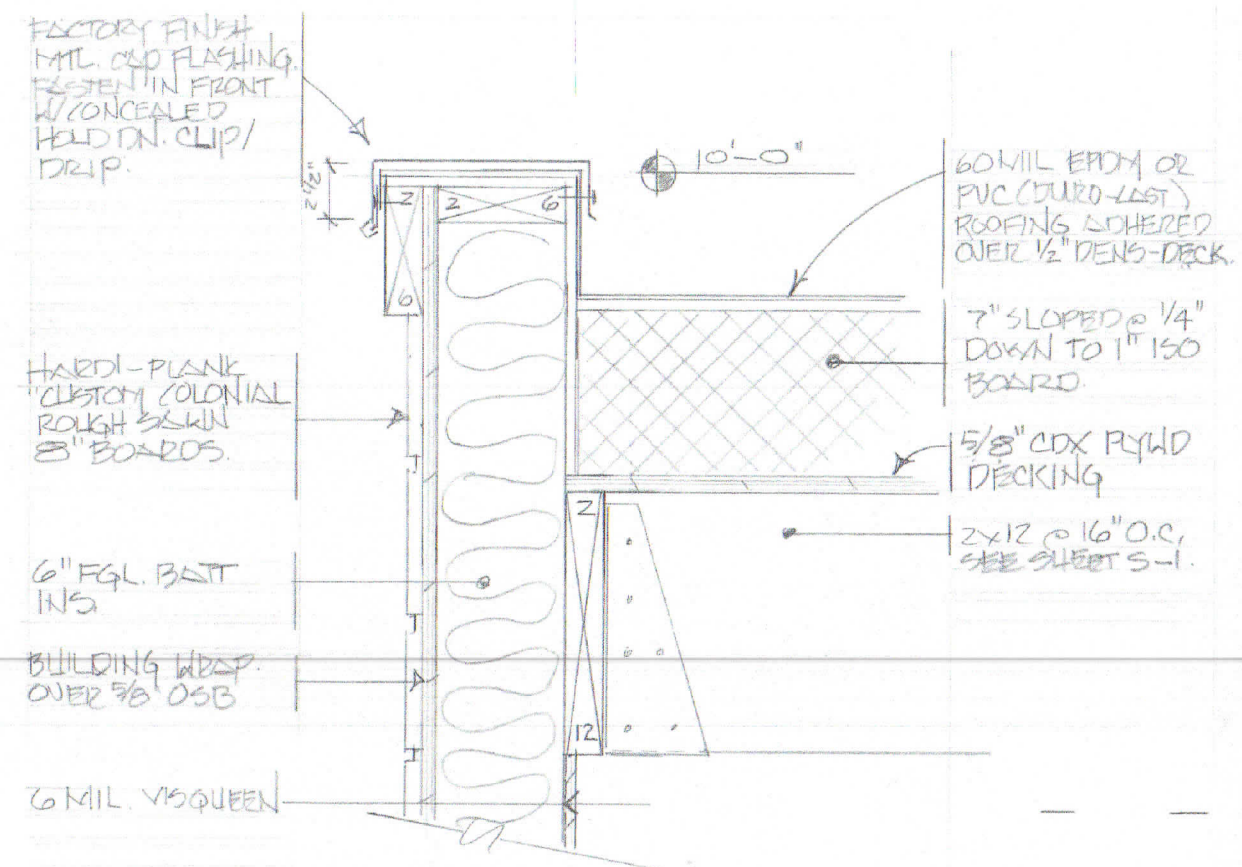
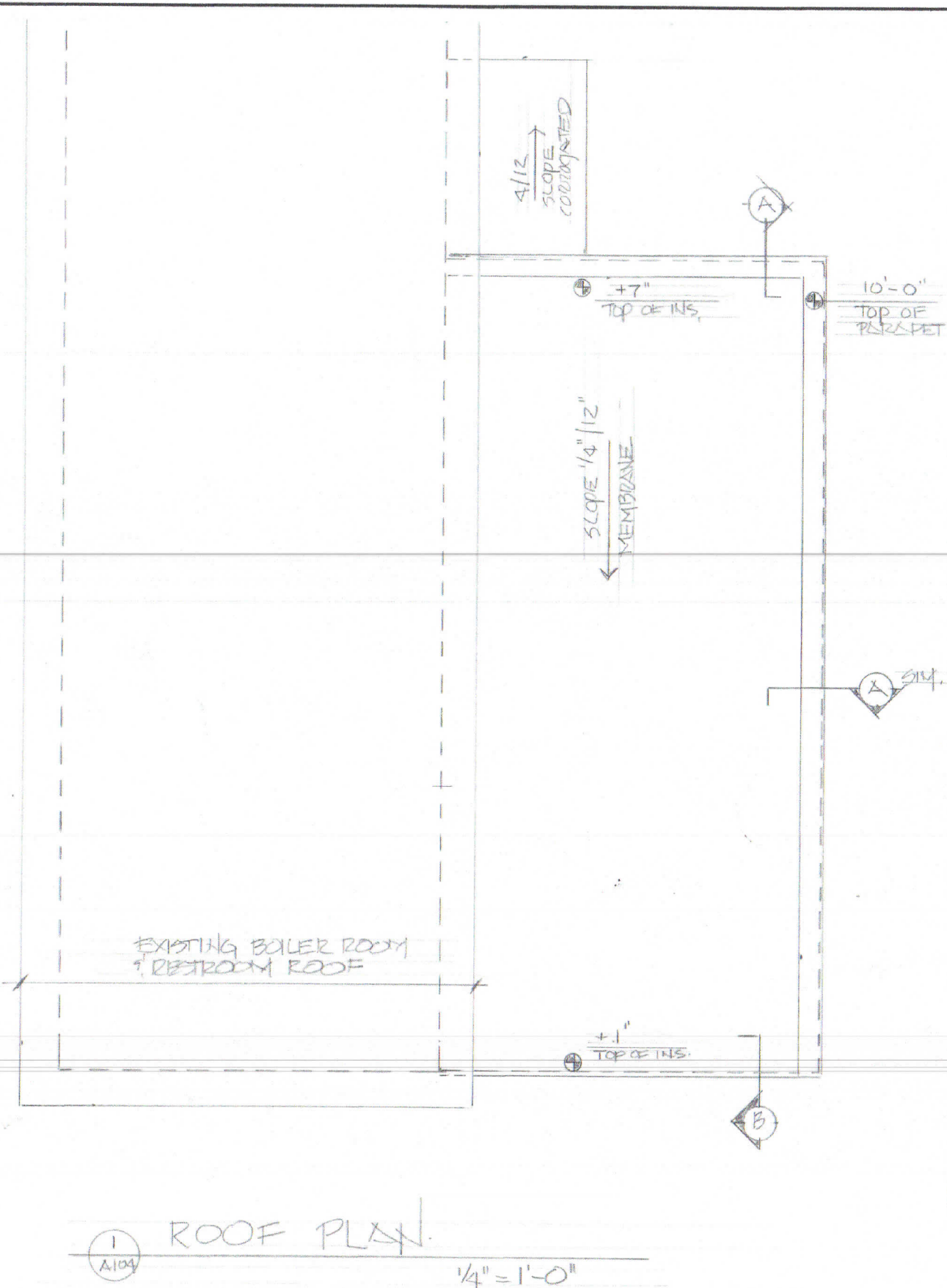
ERIC SMITH ASSOCIATES, P.C.
 1619 SEVENTH STREET
 BOULDER, COLORADO 80302
 (303) 442-3458, (303) 442-4745 FAX

Job Number: 17046
 Date: 02/29/18
 Drawn By: LWF
 Checked By:

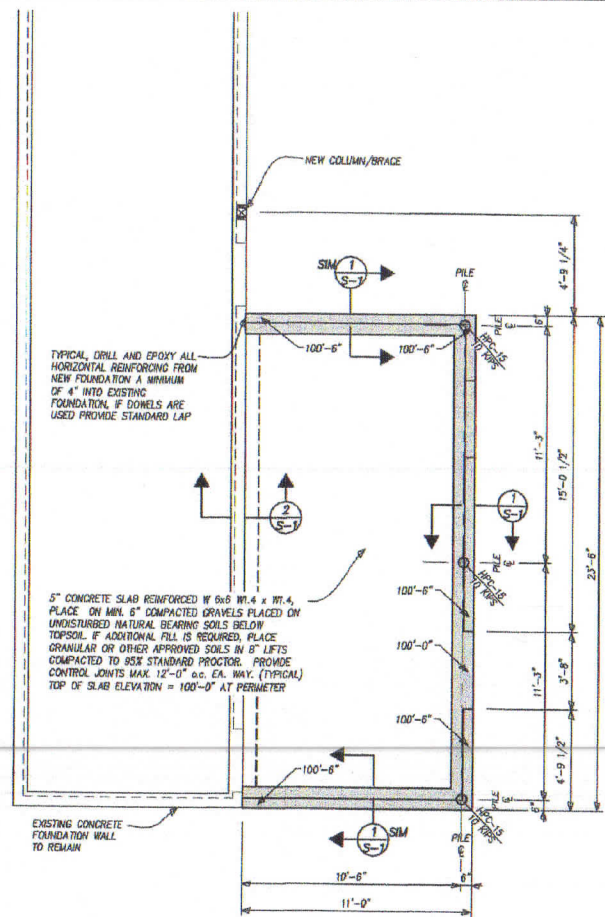
Project Phase
 CONSTRUCTION

Sheet Title
 ROOF PLAN AND DETAILS

Sheet Number
A104



01/26/18

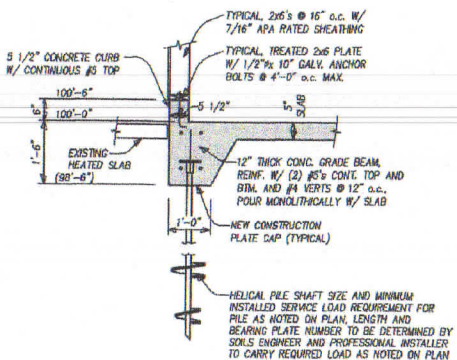


FOUNDATION PLAN

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

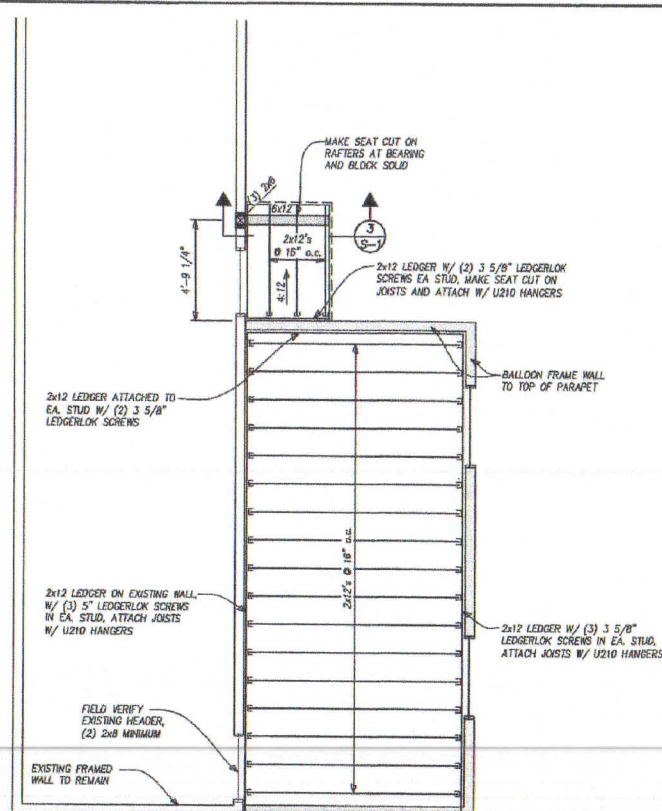
ELEVATION TOP OF CONCRETE WALL INDICATED THIS ELEV. HELICAL SCREW PILE LOCATION, SHAFT SIZE, AND MINIMUM SERVICE LOAD REQUIREMENT FOR HELICAL SCREW PILE, DEAD LOAD PLUS LIVE LOAD IN KIPS (1 KIP = 1000 lbs), INDICATED THIS

NOTE: ALL EXISTING FRAMING MEMBER SIZES SHOWN SHALL BE FIELD VERIFIED BY CONTRACTOR AT TIME OF CONSTRUCTION. ALL DIMENSIONS SHOWN SHALL BE FIELD VERIFIED BY CONTRACTOR AT TIME OF CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER OF DISCREPANCIES BETWEEN FIELD CONDITIONS AND THOSE SHOWN ON DRAWINGS PRIOR TO CONSTRUCTION.



SECTION 1

1/2" = 1'-0"



ROOF FRAMING PLAN

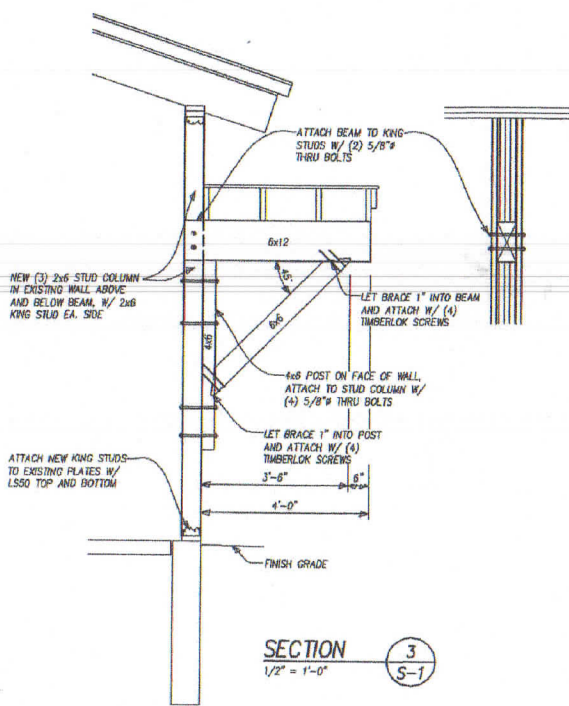
Scale: 1/4" = 1'-0"

FRAME EXTERIOR WALLS ARE TO BE 2x6 @ 16" o.c. W/ 7/16" APA RATED SHEATHING UNLESS NOTED OTHERWISE. TYPICAL HEADER THIS PLAN, (3) 2x10's W/ (1) 2x6 TRIMMER AND (1) 2x6 KING STUD EACH END UNLESS NOTED OTHERWISE.

TYPICAL AT ROOF, 5/8" APA RATED, EXPOSURE 1, SHEATHING TYPICAL SUB-PASGIA THIS PLAN, IS TO BE 2x12

INDICATES SIZE OF COLUMN BELOW BEAM AT INDICATED LOCATION

NOTE: ALL EXISTING FRAMING MEMBER SIZES SHOWN SHALL BE FIELD VERIFIED BY CONTRACTOR AT TIME OF CONSTRUCTION. ALL DIMENSIONS SHOWN SHALL BE FIELD VERIFIED BY CONTRACTOR AT TIME OF CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER OF DISCREPANCIES BETWEEN FIELD CONDITIONS AND THOSE SHOWN ON DRAWINGS PRIOR TO CONSTRUCTION.



SECTION 3

1/2" = 1'-0"

GENERAL NOTES

DESIGN LIVE LOADS

- Roofs 105 psf
- Floors 40 psf
- Wind 90 mph (3 sec gust), Exposure "B"
- Seismic IBC Design Category B

FOUNDATION DESIGN

- Design of helical screw pile is based upon the specifications for the HIR HELI-PILE Helical Pile. Piles are to be installed as specified and as required by the soils engineer and the professional installer to carry the required loads as noted on the plan.
- The contractor shall submit shop drawings for all helical pile components, including corrosion protection and pile top attachment to the Engineer and Regional Building Department for review and approval.
- The contractor shall provide the Engineer and Regional Building Department copies of helical pile installation records.
- Special inspection of helical pile installation is required and inspectors shall be employed by the owner or agent of the owner and not by the contractor.

REINFORCED CONCRETE

- Structural concrete shall have a minimum 28 day compressive strength of 3000 psi Type I.
- Reinforcing bars shall conform to ASTM Specification A615-79 and shall be Grade 60.
- All anchor bolts are to meet ASTM Specification F1554 Grade 36.
- At splices, lap bars 36 diameters. At corners and intersections, make horizontal bars continuous or provide matching corner bars. Around openings in walls and slabs, provide 2-#5, extending 2'-0" beyond edge of opening.

STRUCTURAL STEEL

- Structural steel rolled shapes shall conform to ASTM A572, Grade 50. Plates and angles shall conform to ASTM A36. Tube shapes shall conform to ASTM A500 Grade B, 46 ksi yield. Pipe shapes shall conform to ASTM A53, Grade B.
- All bolts shall conform to ASTM Specification A307.
- Expansion bolts called for on the drawings shall be "NEG-IT", "RED HEAD", or approved wedge type, with the following minimum embedments: 5/8" diameter bolts - 2 3/4", 1/2" diameter bolts - 2 1/4".
- All welding shall be done by a certified welder.

STRUCTURAL WOOD FRAMING

- Except when noted otherwise, all 2" lumber shall be Douglas Fir-Larch S4S No.2 or better, and all solid timber beams and posts shall be Douglas Fir-Larch No. 1. All studs over 12'-0" in length shall be 1.3E LSL with allowable fiber stress in bending = 1700 psi, modulus of elasticity of 1.3x10⁶ psi, and allowable shear stress = 425 psi. Logs shall be sized and graded according to notes on plan. Grade shall be as approved by TPI in accordance with ASTM D-3687-84.
- Except as noted otherwise, minimum nailing shall be provided as specified in Table 2304.8.1 "Fastening Schedule" of the IBC, 2008 edition.
- Floor and roof sheathing shall be APA rated Structural I sheathing with exterior glue and graded in accordance with APA standards. Panel identification and thickness shall be as noted on the drawings.
- Where light gage framing anchors are shown or required, they shall be Simpson "Strong Tie" or equal ICBO approved connectors and shall be installed with the number and type of nails recommended by the manufacturer to develop the rated capacity.
- Glued Laminated timber shall be of such stress grade to provide glued laminated beams with combination symbol 24E-V4.
- Laminated Veneer Lumber shall be of such stress grade to provide members with allowable fiber stress in bending = 2600 psi, modulus of elasticity of 1.9x10⁶ psi, and allowable shear stress parallel to the glue line = 285 psi.
- Trussed rafters shall be designed by a Professional Engineer licensed in the state of Colorado to support the full dead and live loads of the roof, ceiling, and any other superimposed loads. Calculations and shop drawings, including member sizes, lumber species and grades, and substantiating data for connector capacities, shall be submitted to the Architect or Engineer for review and approval prior to fabrication.
- Roof and floor joists shall be plant-fabricated I-series with LM wood flanges and plywood or OSB webs, and carry ICBO approval for the composite section. Joists shall be designed to carry the full dead and live loads of the roof and floor and any other superimposed loads. Bridging and blocking shall be installed according to the fabricator's requirement.

BACK FILLING

- Do not backfill against basement or retaining walls until supporting slabs and floor framing are in place and securely anchored.

EPOXY ADHESIVE ANCHORING SYSTEM

- Epoxy adhesive anchoring system shall be HWI HIT-RE 500 or approved equal.
- Anchor rods shall be furnished with chamfered ends so that either will accept a nut and washer and meet the requirements of ISO 808 Class 5.8.
- Anchors shall have the following minimum embedments: 3/4" - 8 3/4", 5/8" - 5 5/8", 1/2" - 4 1/2".

STRUCTURAL ERECTION AND BRACING REQUIREMENTS

- The structural drawings illustrate the completed structure with all elements in their final positions, properly supported and braced.
- The Contractor, in the proper sequence, shall provide proper shoring and bracing as may be required during construction to achieve the final completed structure.
- The Contractor shall submit a shoring plan for approval prior to construction and all shoring shall be inspected and approved by Engineer prior to demolition.

SPECIAL INSPECTIONS

- All special inspections shall comply with chapter 17 of the International Building Code (IBC). These inspections are in addition to the inspections specified in Section 109 of the IBC.
- The Special Inspector and testing agent shall be engaged by the Owner or the Owner's Agent, and not by the Contractor or Subcontractor whose work is to be inspected or tested. Any conflict of interest must be disclosed to the Building Official prior to commencing work.
- The Special Inspector shall be a qualified person who shall demonstrate competence, to the satisfaction of the Building Official, for inspection of the particular type of construction or operation requiring special inspection.
- The credentials of all inspectors, administrators and testing technicians shall be provided if requested.
- The Special Inspector shall keep records of all inspections and shall furnish inspection reports to the Building Official and the Registered Design Professional in Responsible Charge.
- Discovered discrepancies shall be brought to the immediate attention of the Contractor for correction. If such discrepancies are not corrected, the discrepancies shall be brought to the attention of the Building Official and the Registered Design Professional in Responsible Charge.
- The Special Inspection program does not relieve the Contractor of his or her responsibility.
- A Final Report of Special Inspections documenting completion of all required Special Inspections, testing and correction of any discrepancies noted in the inspections shall be submitted prior to issuance of a Certificate of Use and Occupancy.
- Job site safety and means and methods of construction are solely the responsibility of the Contractor.
- The Special Inspection program does not relieve the Contractor or any other entity of any contractual duties, including quality control, quality assurance, or safety.
- The Contractor is solely responsible for construction means, methods, and job site safety.
- Special inspection is required for the all site fabrication of structural steel load-carrying members and assemblies unless the work is done on the premises of a fabricator registered and approved to perform such work without special inspection.
- In addition to special inspections required by chapter 17 of the IBC and those required by the Building Official the following site specific inspections are required:
 - Installation of Epoxy Adhesive Anchors.
 - Installation and tightening of high strength bolts.
 - Visual inspection of all welds and continuous inspection of all complete and partial penetration groove welds.
 - Attachment of wood diaphragms to steel frame.

NOTE FOR ADDITIONS TO EXISTING STRUCTURES:

- ALL PARTIES INVOLVED SHOULD BE AWARE THAT ADDITIONS TO EXISTING STRUCTURES CARRY THE POTENTIAL RISK OF DIFFERENTIAL MOVEMENT FROM SETTLEMENT AND SHRINKAGE BETWEEN THE NEW AND EXISTING STRUCTURES. THESE POTENTIAL MOVEMENTS CAN RESULT IN APPARENT DISTRESS IN THE FINISHES SOON AFTER COMPLETION OF THE PROJECT, HOWEVER SHOULD NOT RESULT IN ANY SIGNIFICANT STRUCTURAL DISTRESS.
- THE CONTRACTOR SHALL TAKE THESE FACTORS INTO CONSIDERATION DURING CONSTRUCTION AND TAKE APPROPRIATE MEASURES TO MINIMIZE THE POTENTIAL DIFFERENTIAL MOVEMENTS BY PROPERLY ATTACHING THE NEW STRUCTURE TO THE EXISTING STRUCTURE, USING FRAMING MATERIALS WITH LOW MOISTURE CONTENT TO LESSEN THE SHRINKAGE POTENTIAL, AND PLACING NEW FOUNDATIONS ON PROPERLY COMPACTED NATURAL SOILS OR APPROVED COMPACTED STRUCTURAL FILL AS REQUIRED. NOTE THAT EVEN WITH PROPER MEASURES THERE WILL STILL BE SOME RISK OF DIFFERENTIAL SETTLEMENT.
- THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY FIELD CONDITIONS THAT MAY POTENTIALLY AFFECT THE PERFORMANCE OF THE NEW STRUCTURE OR MAY LEAD TO DIFFERENTIAL MOVEMENTS IN THE NEW STRUCTURE OR BETWEEN THE NEW AND EXISTING STRUCTURES.



ALPENGLOW
ENGINEERING SOLUTIONS, INC.
Consulting Structural Engineers
1901 Pine Street, Suite 100
Steamboat Springs, CO 80447
970.878.1181 alpenglowsolutions.com

DATE	PROJECT	DRAWN	CHECKED	FILE	SCALE
2/9/18	#17-105	CAS	BFS	Torian_17105.dwg	1/4" = 1'-0"

TORIAN PLAZA SNOW MELT
FOUNDATION PLAN
BOILER ROOM ADDITION
SKI TIME SQUARE
STEAMBOAT SPRINGS, COLORADO 80477

SHEET

S-1

1 OF 1