

**CONSTRUCTION PHASE NOTE**  
ARCHITECT'S DESIGN WITHOUT CONSTRUCTION PHASE SERVICES

SINCE DIRECT CONSTRUCTION OBSERVATIONS AND REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INCLUDED AS PART OF THE ARCHITECT'S BASIC SERVICES, IT IS UNDERSTOOD THAT SUCH RESPONSIBILITIES WILL BE ASSUMED BY OTHERS. THE RICHARDSON DESIGN PARTNERSHIP AVAILS ITSELF TO THE CLIENT, THE CONTRACTOR, AND ANY OTHER PARTIES AS NECESSARY (VIA TELEPHONE, FAX, AND EMAIL) IN ORDER TO ASSIST IN PROVIDING CLARIFICATIONS OR RESOLVING ISSUES AND PROBLEMS THAT MAY ARISE. ALTHOUGH MANY ISSUES CAN BE EASILY ADDRESSED WITHOUT THE ARCHITECT'S INVOLVEMENT, THERE ARE TIMES WHEN PARTICIPATION IS ADVISABLE. DETERMINATION OF WHEN INVOLVEMENT IS APPROPRIATE IS LEFT TO THE PROFESSIONAL DISCRETION OF THE CONTRACTOR. IT IS UNDERSTOOD THAT THE CLIENT AND/OR THE CONTRACTOR ASSUMES ALL RESPONSIBILITY FOR INTERPRETATION OF THE DRAWINGS, AND ANY OTHER SUPPLEMENTAL INFORMATION, AND WHEN THE ARCHITECT IS DENIED THE OPPORTUNITY TO PROVIDE CLARIFICATIONS OR PARTICIPATE IN CHANGES TO THE DESIGN OR THE RESOLUTION OF ISSUES OR PROBLEMS, ALL PARTIES WAIVE ANY CLAIMS AGAINST THE ARCHITECT THAT MAY BE IN ANY WAY CONNECTED THERETO. THE RICHARDSON DESIGN PARTNERSHIP IS HELD HARMLESS FROM LOSS, CLAIM, OR COSTS ARISING OR RESULTING FROM MODIFICATIONS OR CHANGES MADE TO THE DESIGN (WITHOUT THE KNOWLEDGE OF THE ARCHITECT) DUE TO CONDITIONS OR CIRCUMSTANCES (ANTICIPATED OR NOT) BEYOND THE ARCHITECT'S CONTROL.

**CRITICAL PLUMBING NOTE**

THE RELATIONSHIP BETWEEN FLOOR SINKS AND NEW WALLS IS CRITICAL TO THE FINAL FIXTURE / EQUIPMENT LAYOUT. FLOOR SINKS AS SHOWN ON THE PLUMBING PLANS ARE DIMENSIONALLY LOCATED OFF OF NEW PARTITIONS, AND THEREFORE THE CONTRACTOR MUST COMPLETE PLAN LAYOUT ON SLAB PRIOR TO FINAL LOCATION OF FLOOR SINKS FOR ACCURATE FINAL PLACEMENT.

# CENTRAL PARK RESTAURANT T.I.

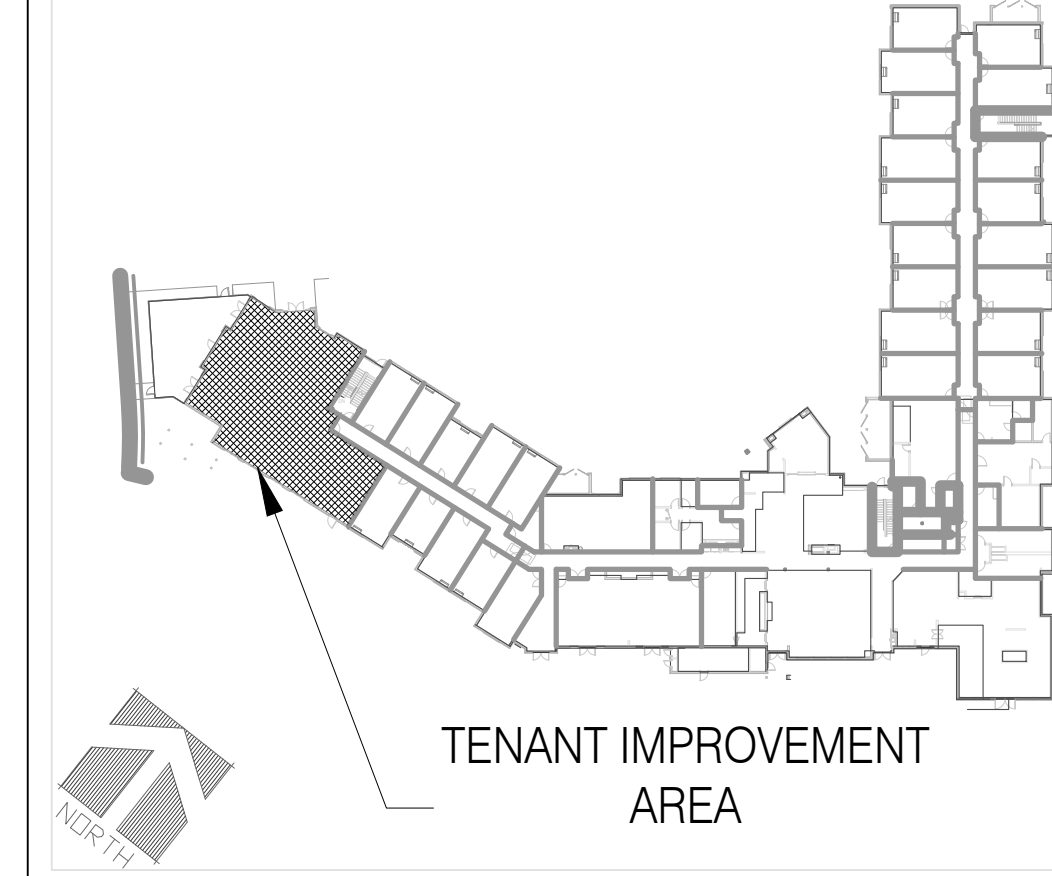
1760 CENTRAL PARK DR.

STEAM BOAT SPRINGS, COLORADO

PROJECT No. 24-103.01

JULY 29, 2024

**KEY PLAN**



DEFERRED SUBMITTAL:  
FIRE SPRINKLING SYSTEM  
FIRE ALARM SYSTEM

Reviewed for  
Code  
Compliance  
10/07/2024

THE RICHARDSON DESIGN PARTNERSHIP, L.L.C.  
510 South 400 East  
Salt Lake City, Utah 84102  
P: 801.355.6868  
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STATE OF COLORADO  
JEFFREY N. BYERS  
102488  
LICENSED ARCHITECT  
9/10/24

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SERAC CAPITAL PARTNERS, LLC  
5051 WESTHEIMER RD., SUITE 1750  
HOUSTON, TX 77056

CENTRAL PARK RESTAURANT T.I.  
1760 CENTRAL PARK DR.  
STEAMBOAT SPRINGS, COLORADO

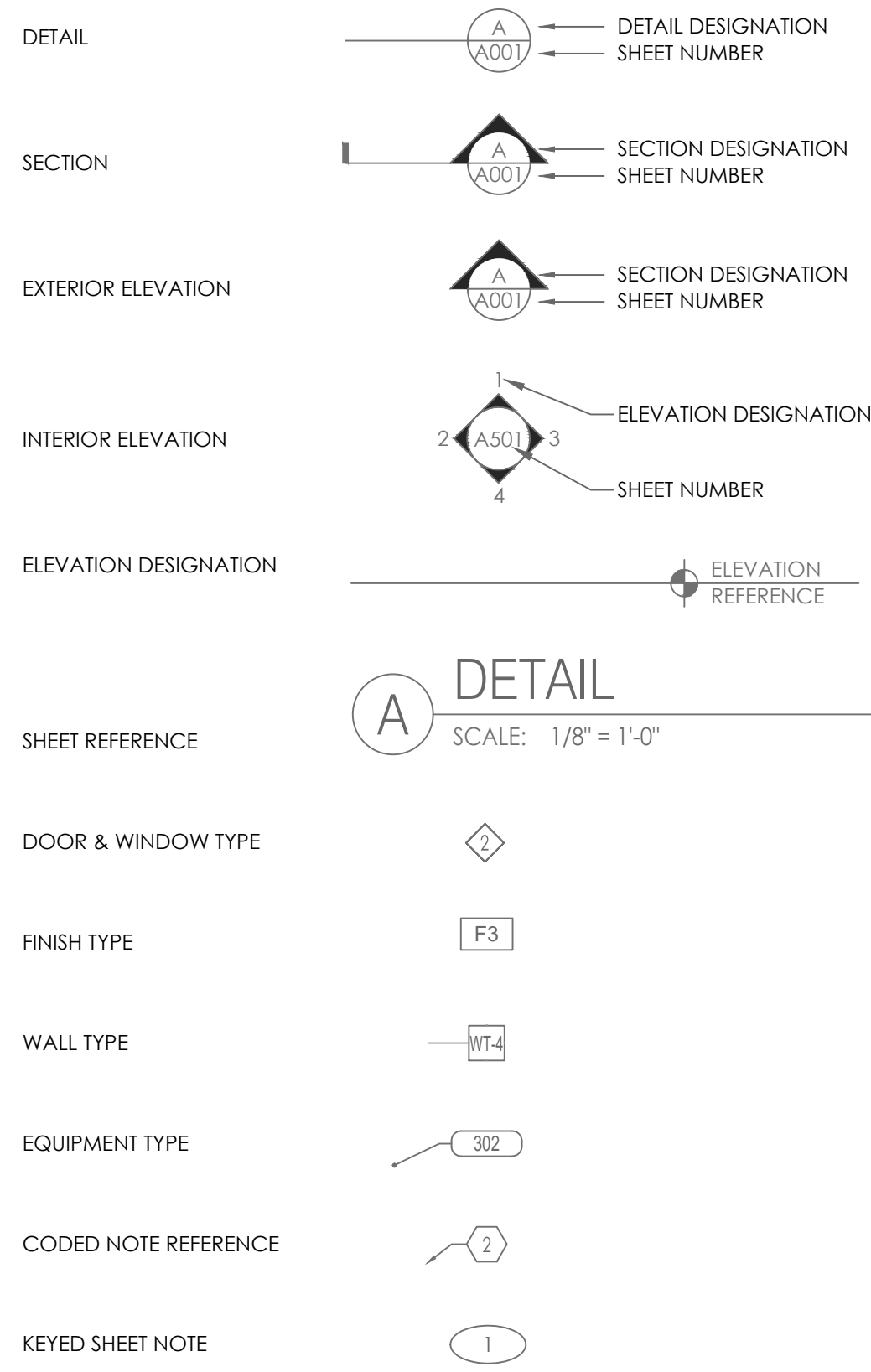
PROJECT:  
DATE: 09/10/24  
DESCRIPTION: Owner Revisions

COVER SHEET  
PROJECT # 24-103.01  
DRAWN BY:  
CHECKED BY:  
RG001

**ABBREVIATIONS**

ACOUST.	ACOUSTICAL	LAM.	LAMINATE
A.F.F.	ABOVE FINISHED FLOOR	LAV.	LAVATORY
ALUM.	ALUMINUM	LBS.	POUNDS
ANOD.	ANODIZED	L.F.	LINEAL FOOT
APPROX.	APPROXIMATE	L.P.	LOW POINT
AVG.	AVERAGE	MFG.	MANUFACTURER
B.O.	BOTTOM OF	MAX.	MAXIMUM
BD.	BOARD	MECH.	MECHANICAL
BLDG.	BUILDING	MIN.	MINIMUM
BLKG.	BLOCKING	MISC.	MISCELLANEOUS
B.N.	BOUNDARY NAILING	M.O.	MASONRY OPENING
BRG.	BEARING	M.R.	MASONRY RESISTANT
CAB.	CABINET	MSRY.	MASONRY MOUNTED
CLG.	CEILING	MTL.	METAL
C.J.	CONTROL JOINT	N.I.C.	NOT IN CONTRACT
C.L.	CENTER LINE	N.T.S.	NOT TO SCALE
CLOS.	CLOSET	O.C.	ON CENTER
CLR.	CLEAR	M.O.	MASONRY OPENING
C.M.U.	CONCRETE MASONRY UNIT	M.R.	MOISTURE RESISTANT
CNTR.	COUNTER	MSRY.	MASONRY MOUNTED
COL.	COLUMN	MTL.	METAL
CONC.	CONCRETE	N.I.C.	NOT IN CONTRACT
CONSTR.	CONSTRUCTION	N.T.S.	NOT TO SCALE
CONT.	CONTINUOUS	O.C.	ON CENTER
CONTR.	CONTRACTOR	O.D.	OUTSIDE DIAMETER
C.T.	CERAMIC TILE	O.H.	OPPOSITE HAND
DBL.	DOUBLE	OPNG.	OPENING
DF.	DRINKING FOUNTAIN	OPP.	OPPOSITE
DIA.	DIAMETER	OPT.	OPTIONAL
DIM.	DIMENSION	PL.	PLATE
DN.	DOWN	PLUMB.	PLUMBING
DR.	DOOR	PWD.	PLYWOOD
DTL.	DETAIL	PANEL	PANEL
DWR.	DOUGLAS FIR	PR.	PAIR
DWG.	DRAWING	PREP.	PREPARATION/PREPARED
EA.	EACH	PT.	PART/POINT
E.I.F.S.	EXT. INSULATION FINISH SYSTEM	R.A.	RETURN AIR
ELECT.	ELECTRIC/ELECTRICAL	RAD.	RADIUS
ELEV.	ELEVATION	RECP.	RECEPTACLE
EQ.	EQUIP.	REINF.	REINFORCING
EQUIP.	EQUIPMENT	REQD.	REQUIRED
ETC.	ET CETERA	R.O.	ROUGH OPENING
EWC.	ELECTRIC WATER COOLER	R.T.U.	ROOF TOP UNIT
EXIST.	EXISTING	S.C.	SOLID CORE
EXT.	EXTERIOR	SCHD.	SCHEDULE
F.D.	FLOOR DRAIN	SF.	SCHEDULE STOREFRONT
FDN.	FOUNDATION	SHT.	SHEET
F.E.	FIRE EXTINGUISHER	SIM.	SIMILAR
F.G.	FIXED GLASS	SPECS.	SPECIFICATIONS
FIN.	FINISH	SPRINK.	SPRINKLERS
FIXT.	FIXTURE	SQ.	SQUARE
FLR.	FLOOR	S.S.	STAINLESS STEEL
F.R.P.	FIBER-GLASS REINFORCED PLASTIC	STD.	STANDARD
FT.	FEET/FOOT	STL.	STEEL
FS.	FINISHED SURFACE	STRUCT.	STRUCTURAL/STRUCTURE
GA.	GAGE/GUAGE	SUSP.	SUSPENDED
GALV.	GALVANIZED	T.O.	TOP OF
G.C.	GENERAL CONTRACTOR	T&B	TONGUE & GROOVE
GL.	GLASS	TEMP.	TEMPERED
GYP.	GYPNUM	T.N.	TOE NAIL
H.A.	HANDICAP ACCESSIBLE	TYP.	TYPICAL
H.C.	HOLLOW CORE	UN.O.	UNLESS NOTED OTHERWISE
HDR.	HEADER	V.	VOLT/VOLTAGE
H.M.	HOLLOW METAL	V.C.T.	VINYL COMPOSITION TILE
H.P.	HIGH POINT	VERT.	VERTICAL
H.R.C.	HEATING & REFRIGERATION CONTRACTOR(S)	W/	WITH
HT.	HEIGHT	W/O	WITHOUT
HVAC.	HEATING, VENTILATION, AIR CONDITIONING	W.B.	WALL BASE
IN.	INFORMATION	W.C.	WATER CLOSET
INFO.	INFORMATION	WD.	WOOD
INT.	INTERIOR	W.H.	WATER HEATER
INSUL.	INSULATION	WDW.	WINDOW
JST.	JOIST	WT.	WEIGHT
JB.	JUNCTION BOX	W.W.F.	WELODED WIRE FABRIC
K.E.S.	KITCHEN EQUIPMENT SUPPLIER		

**STANDARD SYMBOLS**



**OWNER**

SERAC CAPITAL PARTNERS, LLC  
5051 WESTHEIMER RD., SUITE 1750  
HOUSTON, TX 77056

**ARCHITECT**

THE RICHARDSON DESIGN PARTNERSHIP  
510 SOUTH 400 EAST  
SALT LAKE CITY, UT 84102  
PHONE: (801) 355-6868 FAX: (801) 355-6880  
EMAIL: oford@rdp.com  
PROJECT MANAGER: ADAM FORD

**MECHANICAL / PLUMBING ENGINEER**

SPECTRUM ENGINEERS  
324 SOUTH STATE ST., SUITE 400  
SALT LAKE CITY, UT 84111  
PHONE: (801) 328-5151  
CONTACT: CONNOR DAVIS  
EMAIL: Connor.Davis@speceng.com

**ELECTRICAL ENGINEER**

SPECTRUM ENGINEERS  
324 SOUTH STATE ST., SUITE 400  
SALT LAKE CITY, UT 84111  
PHONE: (801) 328-5151  
CONTACT: DAVID HINCKLEY  
EMAIL: David.Hinckley@speceng.com

**PROJECT DATA**

OWNER: SERAC CAPITAL PARTNERS, LLC  
LOCATION: CENTRAL PARK RESTAURANT T.I.  
ADDRESS: 1760 CENTRAL PARK DR., STEAMBOAT SPRINGS, COLORADO, 804-

BUILDING CODE: 2021 IBC  
PLUMBING CODE: 2021 IPC  
MECHANICAL CODE: 2021 IMC  
ELECTRICAL CODE: 2023 NEC  
FIRE CODE: 2021 IFC  
ENERGY CODE: 2021 IECC

**BUILDING INFORMATION**

BUILDING AREA: 17,216 S.F. (MAIN LEVEL EXISTING)  
BUILDING HEIGHT: 4 STORY (EXISTING)  
CONSTRUCTION TYPE: V-A (EXISTING)  
ALLOWABLE AREA (2015 IBC TABLE 506.2): 34,500 S.F.  
OCCUPANCY SEPARATION: NON SEPARATED  
TENANT IMPROVEMENT AREA: 3,488 S.F.  
SCOPE OF WORK: RESTAURANT TENANT IMPROVEMENT/INTERIOR BUILD OUT  
FIRE PROTECTION: SPRINKLERED  
INTERIOR FINISHES: CLASS B FLAME SPREAD RATING  
CUSTOMER SEATING: 120 SEATS  
OCCUPANCY: A2 - RESTAURANT

SPACE USE	AREA	OCCUPANT LOAD FACTOR	OCCUPANT LOAD	
DINING	1,106	15	74	
KITCHEN	1,202	200	6	
ACCESSORY/STORAGE	365	300	2	
PATIO DINING	615	15	41	
WAITING	40	5	8	
BAR SEATING	17	17	17	
TOTAL TENANT AREA	3,328	TOTAL	148	
NUMBER OF EXITS	2 REQUIRED - 2 PROVIDED FOR DINING, 1 FOR BACK OF HOUSE / PREP			
PLUMBING FIXTURES				
TYPE OF FIXTURE	MALE		FEMALE	
	REQUIRED	PROVIDED	REQUIRED	PROVIDED
WATER CLOSET	1 PER 75	1	1 PER 75	1
LAVATORIES	1 PER 200	1	1 PER 200	1
SERVICE SINK	1 PROVIDED			

**DRAWING INDEX**

DATE	REV.	NUMBER	SHEET TITLE
		RG001	ARCHITECTURAL COVER SHEET
		RG002	ACCESSIBILITY DETAILS
		RG003	ACCESSIBILITY DETAILS
		RG004	ACCESSIBILITY DETAILS
		RG005	ACCESSIBILITY DETAILS
		RG006	ACCESSIBILITY DETAILS
		RA101	FLOOR PLAN
		RE101	EQUIPMENT PLAN
		RA601	REFLECTED CEILING PLAN
		RP101	PLUMBING PLAN
		<b>MECHANICAL</b>	
		ME001	MECHANICAL COVER SHEET
		ME002	MECHANICAL SPECIFICATIONS
		ME501	MECHANICAL DETAILS
		ME502	MECHANICAL DETAILS
		ME503	MECHANICAL KITCHEN EQUIPMENT
		ME504	MECHANICAL KITCHEN EQUIPMENT
		ME505	MECHANICAL KITCHEN EQUIPMENT
		ME506	MECHANICAL KITCHEN EQUIPMENT
		ME507	MECHANICAL KITCHEN EQUIPMENT
		ME508	MECHANICAL KITCHEN EQUIPMENT
		ME509	MECHANICAL KITCHEN EQUIPMENT
		ME510	MECHANICAL KITCHEN EQUIPMENT
		ME511	MECHANICAL KITCHEN EQUIPMENT
		ME512	MECHANICAL KITCHEN EQUIPMENT
		ME513	MECHANICAL KITCHEN EQUIPMENT
		ME601	MECHANICAL SCHEDULES
		MH101	LEVEL 1 MECHANICAL PLAN
		MH102	ROOF MECHANICAL PLAN
		PE001	PLUMBING COVER SHEET
		PE501	PLUMBING DETAILS
		PE502	PLUMBING DETAILS
		PE503	GREASE INTERCEPTOR DETAILS
		PE601	PLUMBING SCHEDULES
		PL101	LEVEL 1 PLUMBING PLAN - DMV
		PL102	LEVEL 1 PLUMBING PLAN - WATER
		PL103	LEVEL 1 PLUMBING PLAN-GAS
		PL104	ROOF PLUMBING PLAN
		<b>ELECTRICAL</b>	
		E404	ENLARGED RESTAURANT POWER PLAN
		E414	ENLARGED RESTAURANT LIGHTING PLAN
		E614	PANEL EQUIP. WIRING DEVICE SCHEDULES

CONSTRUCTION DOCUMENT

Reviewed for  
Code  
Compliance  
10/07/2024

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STATE OF COLORADO  
JEFFREY N. BYERS  
1402488  
LICENSED ARCHITECT  
9/10/24

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PROJECT:

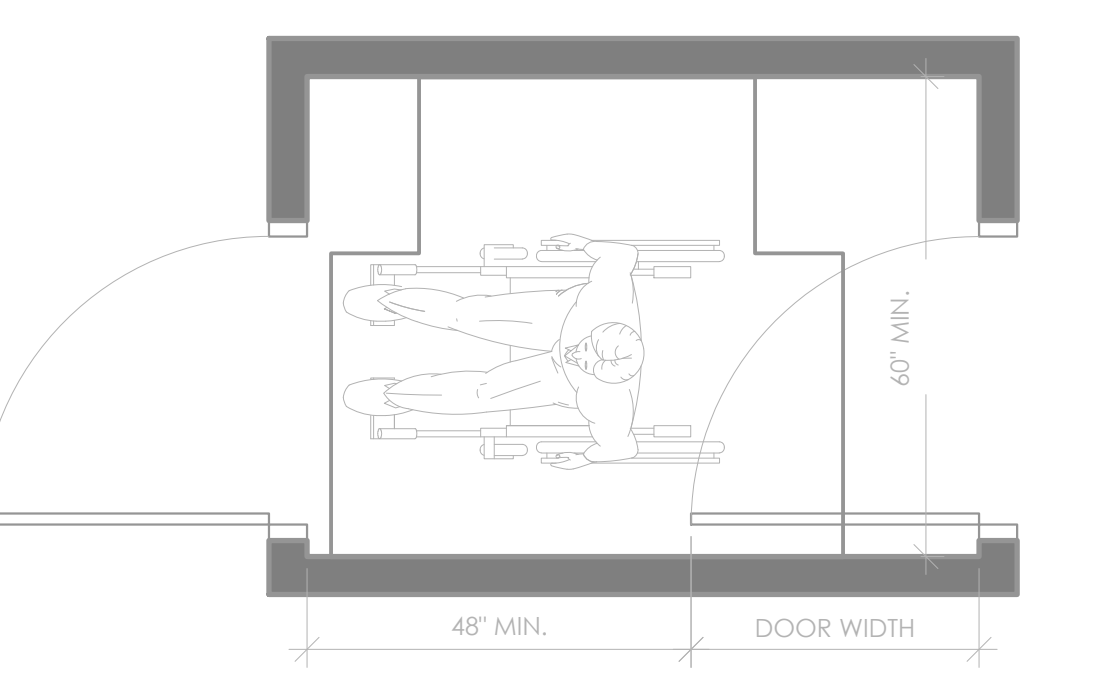
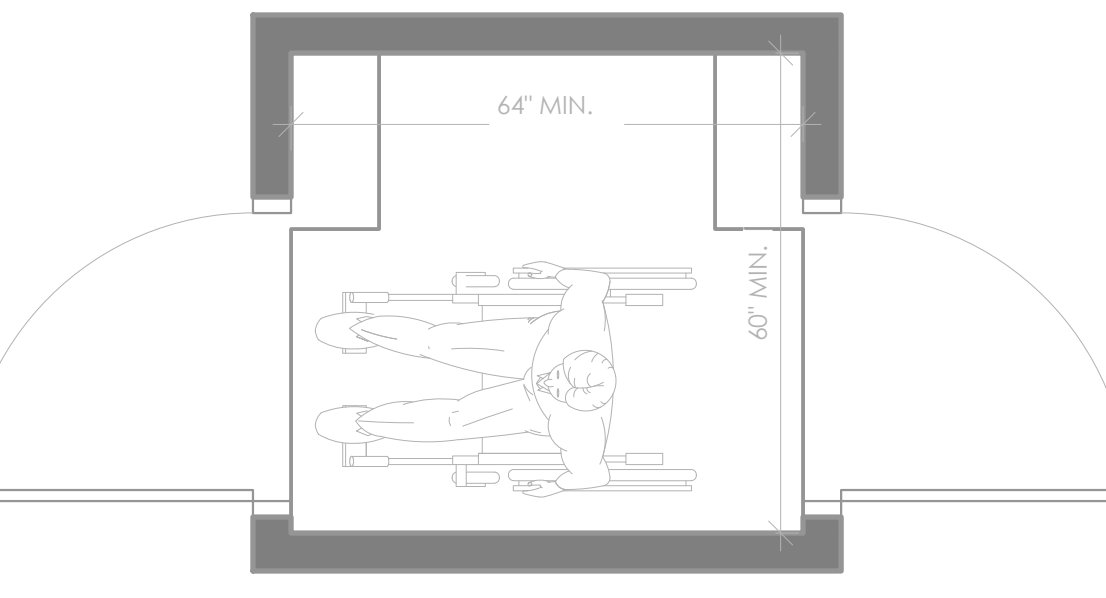
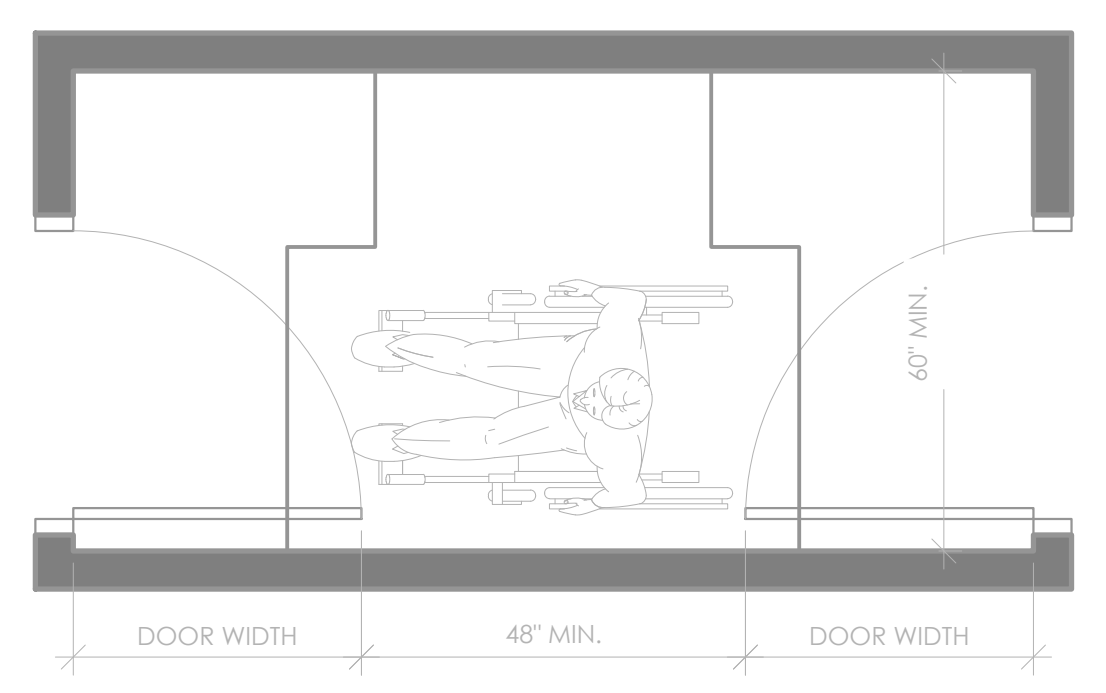
DATE	DESCRIPTION
09/10/24	Owner Revisions

CONSTRUCTION DOCUMENT

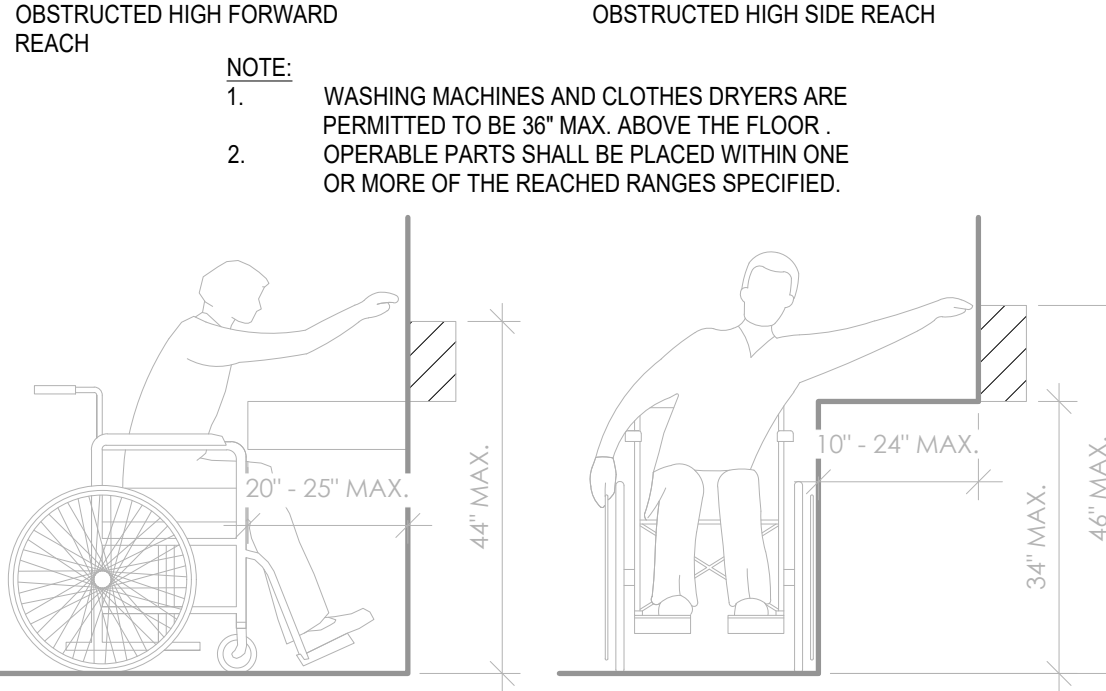
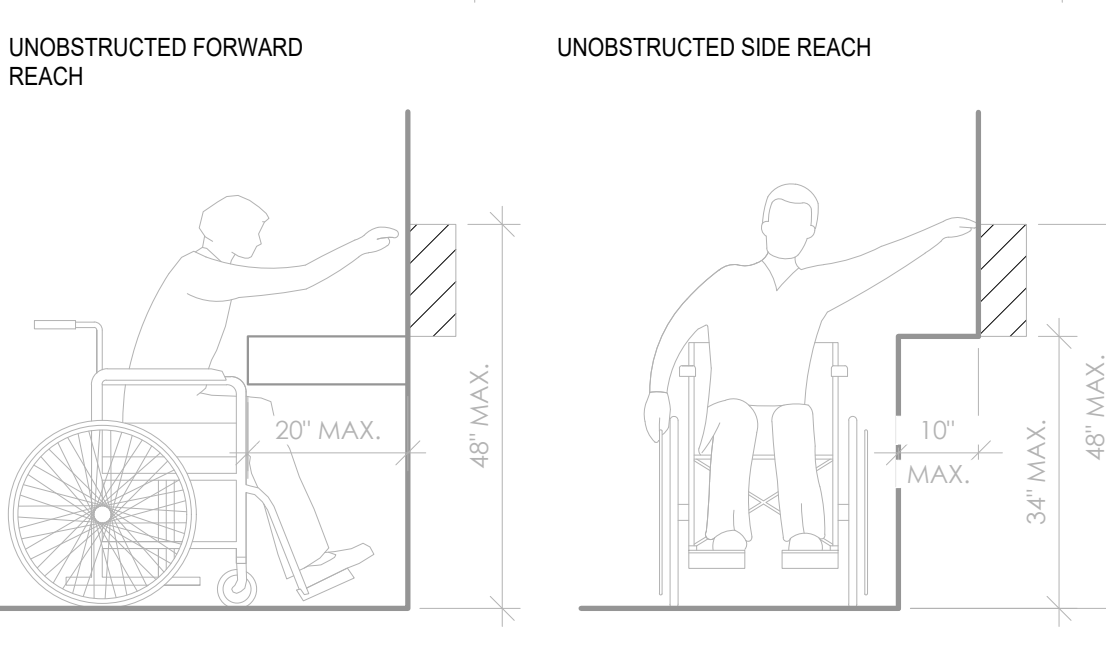
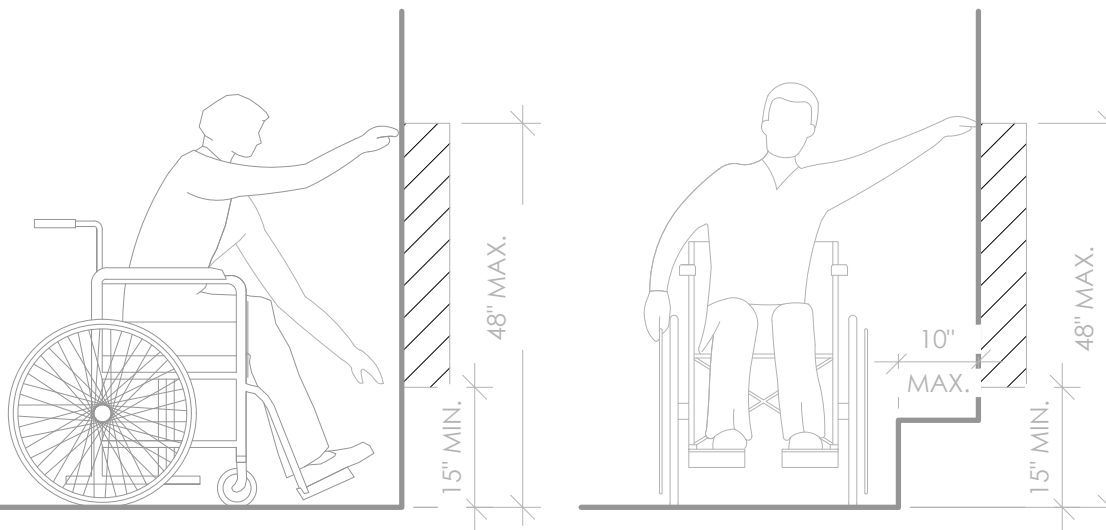
ACCESSIBILITY DETAILS

PROJECT #: 24-10311  
DRAWN BY:  
CHECKED BY:

RG002

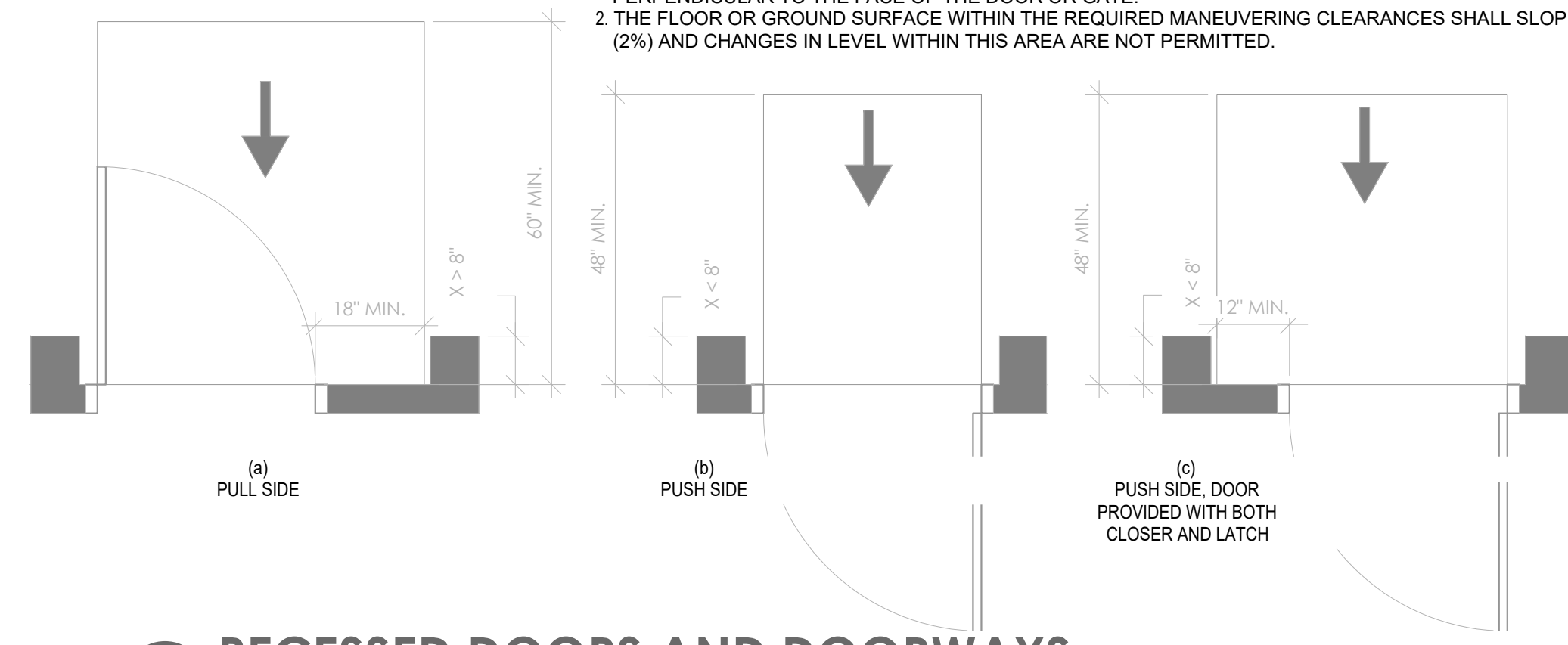


**4 TWO DOORS IN SERIES**  
SCALE: 1/2" = 1'-0"

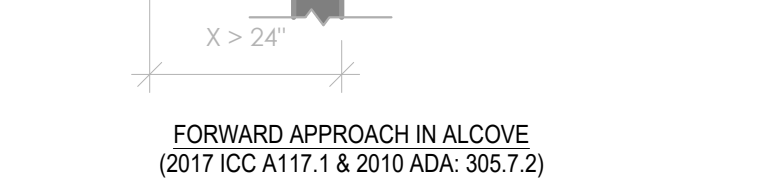
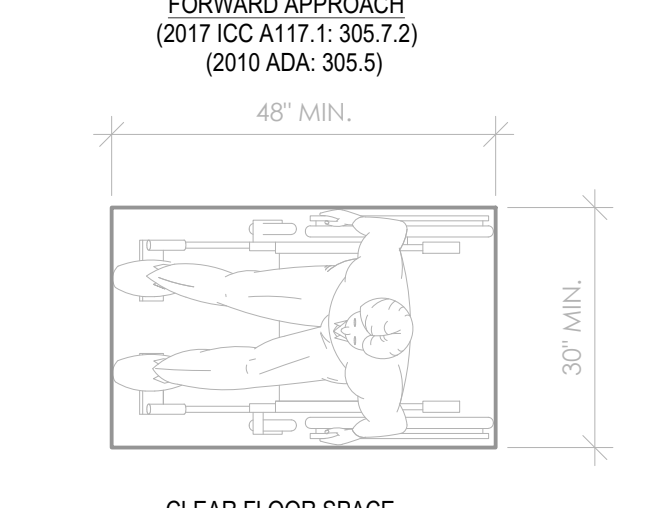
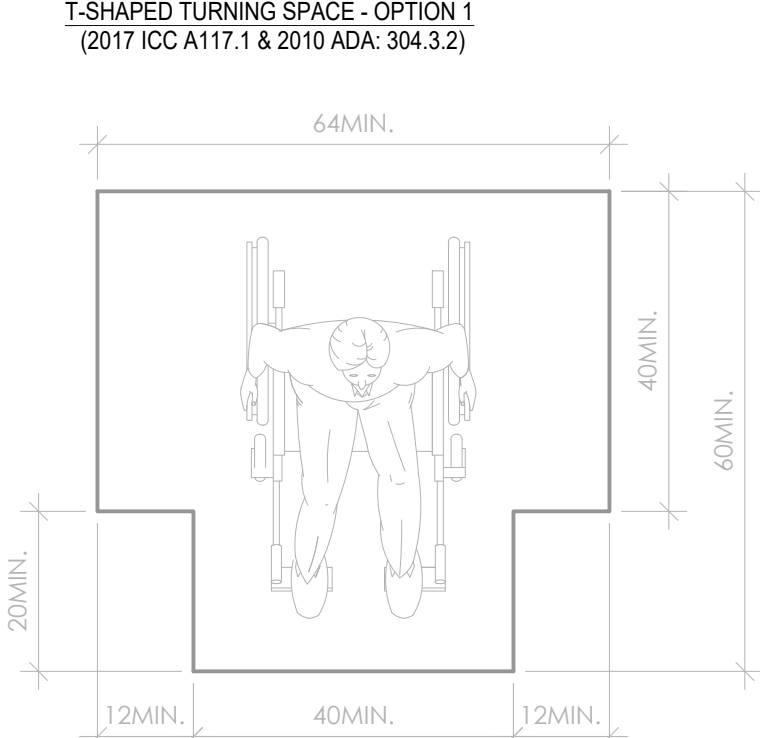
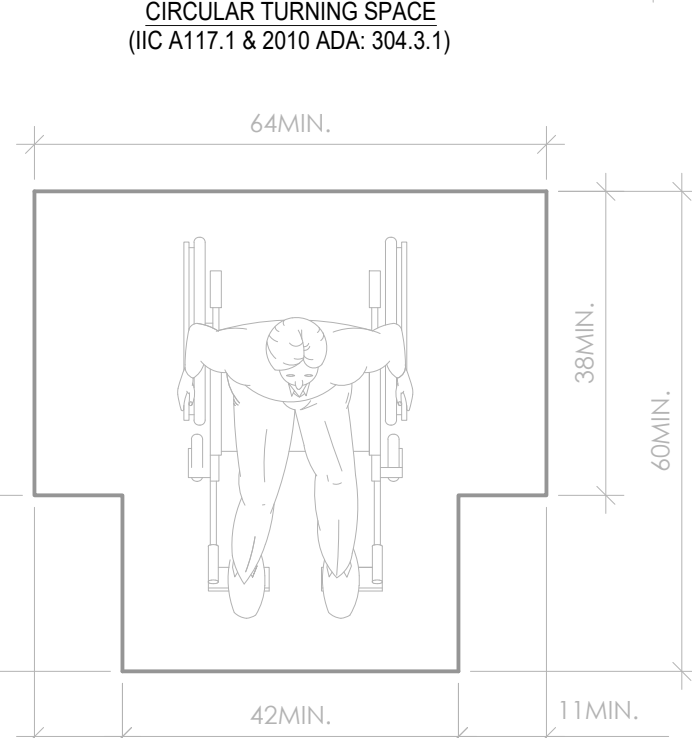
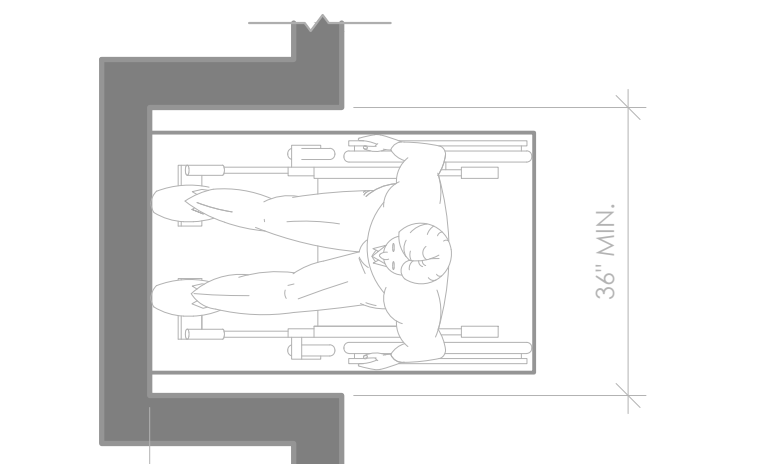
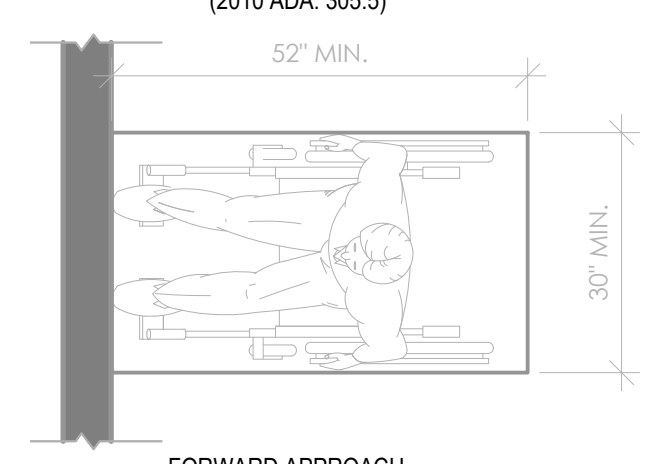
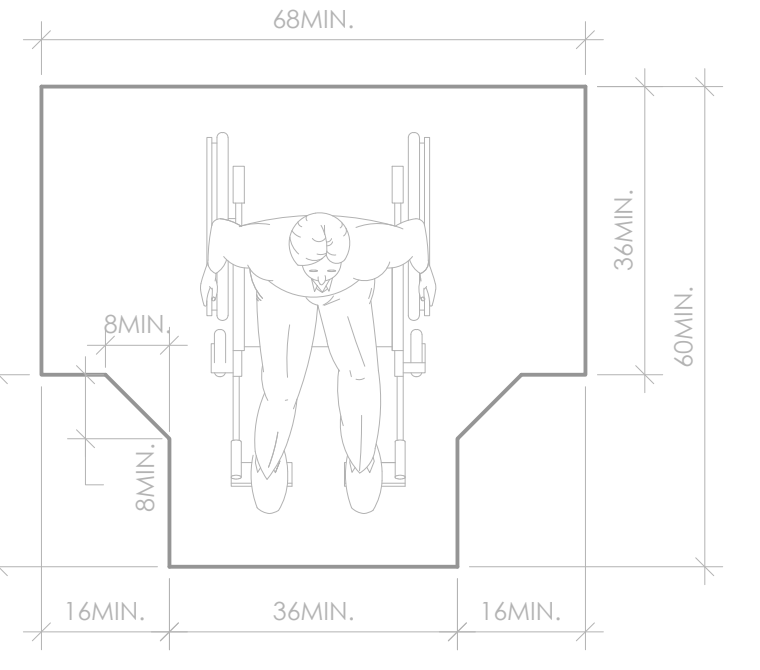
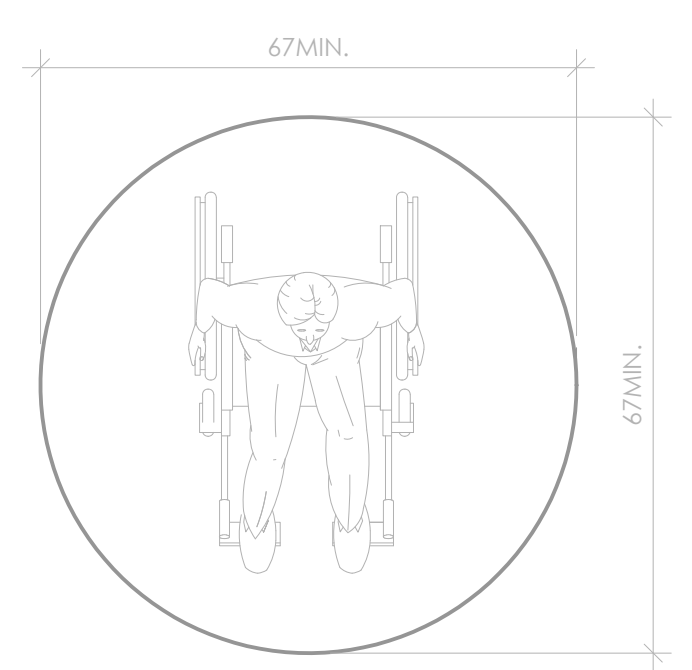
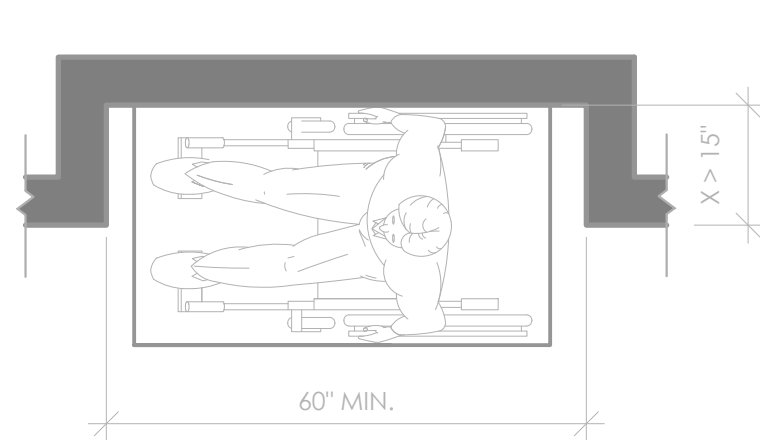
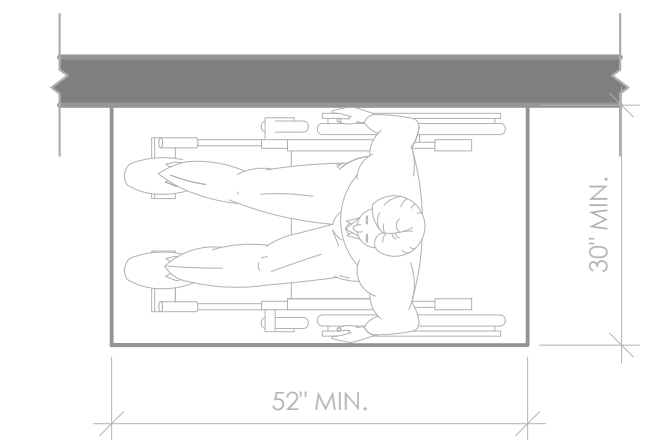


**1 REACH RANGES**  
SCALE: 1/2" = 1'-0"

NOTE:  
1. MANEUVERING CLEARANCES FOR FORWARD APPROACH SHALL BE PROVIDED WHEN ANY OBSTRUCTION WITHIN 18" THE LATCH SIDE OF A DOORWAY PROJECTS MORE THAN 8" BEYOND THE FACE OF THE DOOR, MEASURED PERPENDICULAR TO THE FACE OF THE DOOR OR GATE.  
2. THE FLOOR OR GROUND SURFACE WITHIN THE REQUIRED MANEUVERING CLEARANCES SHALL SLOPE NO MORE (2%) AND CHANGES IN LEVEL WITHIN THIS AREA ARE NOT PERMITTED.



**3 RECESSED DOORS AND DOORWAYS**  
SCALE: 1/2" = 1'-0"



**2 CLEAR FLOOR & TURNING SPACE**  
SCALE: 1/2" = 1'-0"

NOTE:  
1. TURNING SPACE SHALL BE PERMITTED TO INCLUDE KNEE & TOE CLEARANCE.  
2. CLEAR FLOOR SPACE AND TURNING SPACE SHALL SLOPE NO MORE THAN 1:48 (2%) AND CHANGES IN LEVEL WITHIN THIS AREA ARE NOT PERMITTED.  
3. WHERE TURNING SPACE IS REQUIRED, THE CIRCLE OR THE T-SHAPED SPACE MAY BE USED.  
4. DOOR SWING SHALL BE PERMITTED TO SWING INTO TURNING SPACES.

T-SHAPED TURNING SPACE - OPTION 2  
(2017 ICC A117.1 & 2010 ADA: 304.3.2)

T-SHAPED TURNING SPACE - OPTION 3  
(2017 ICC A117.1 & 2010 ADA: 304.3.2)

PARALLEL APPROACH  
(2017 ICC A117.1: 305.7.1  
(2010 ADA: 305.5)

PARALLEL APPROACH IN ALCOVE  
(2017 ICC A117.1 & 2010 ADA: 305.7.1)

CIRCULAR TURNING SPACE  
(ICC A117.1 & 2010 ADA: 304.3.1)

T-SHAPED TURNING SPACE - OPTION 1  
(2017 ICC A117.1 & 2010 ADA: 304.3.2)

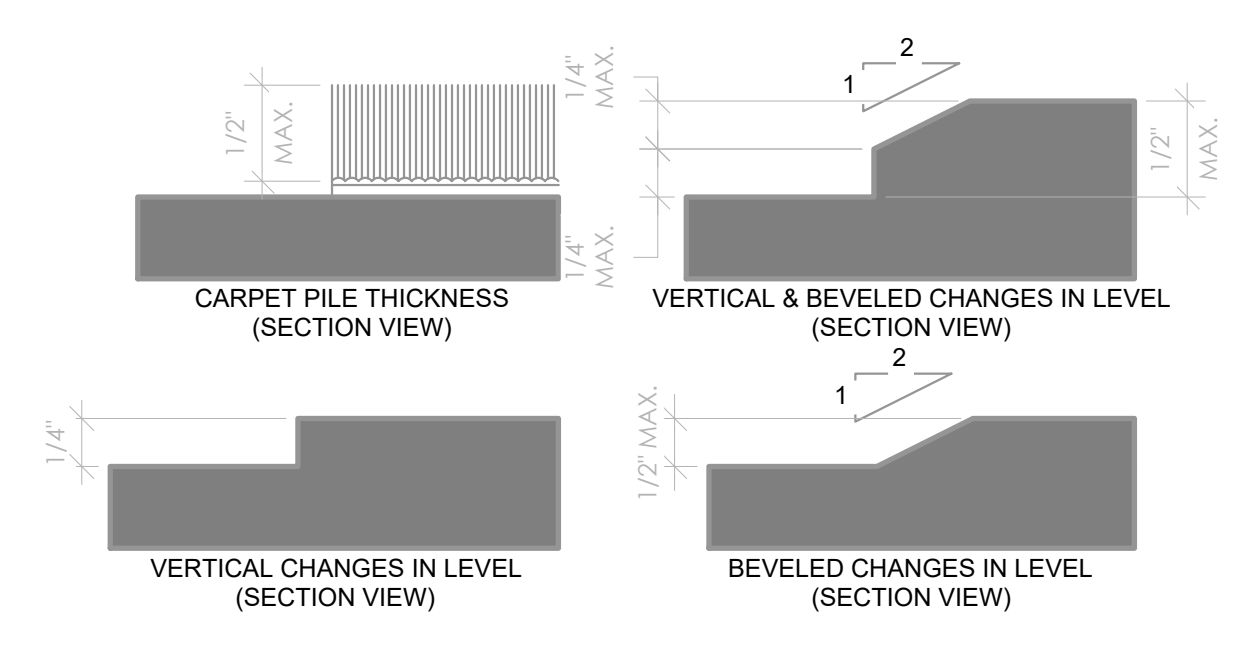
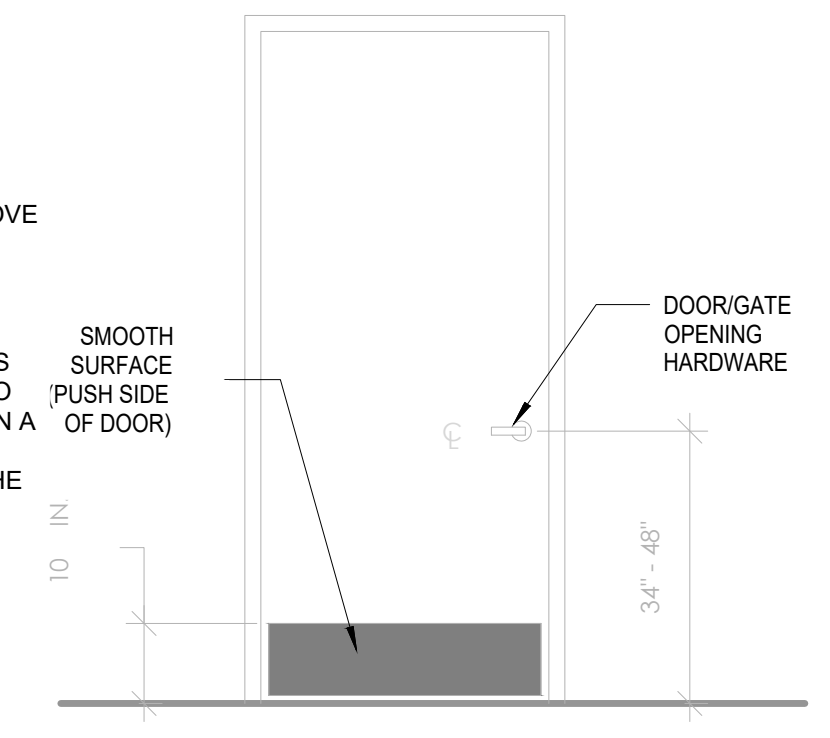
FORWARD APPROACH  
(2017 ICC A117.1: 305.7.2  
(2010 ADA: 305.5)

FORWARD APPROACH IN ALCOVE  
(2017 ICC A117.1 & 2010 ADA: 305.7.2)

CLEAR FLOOR SPACE  
(2017 ICC A117.1 & 2010 ADA: 305.3)

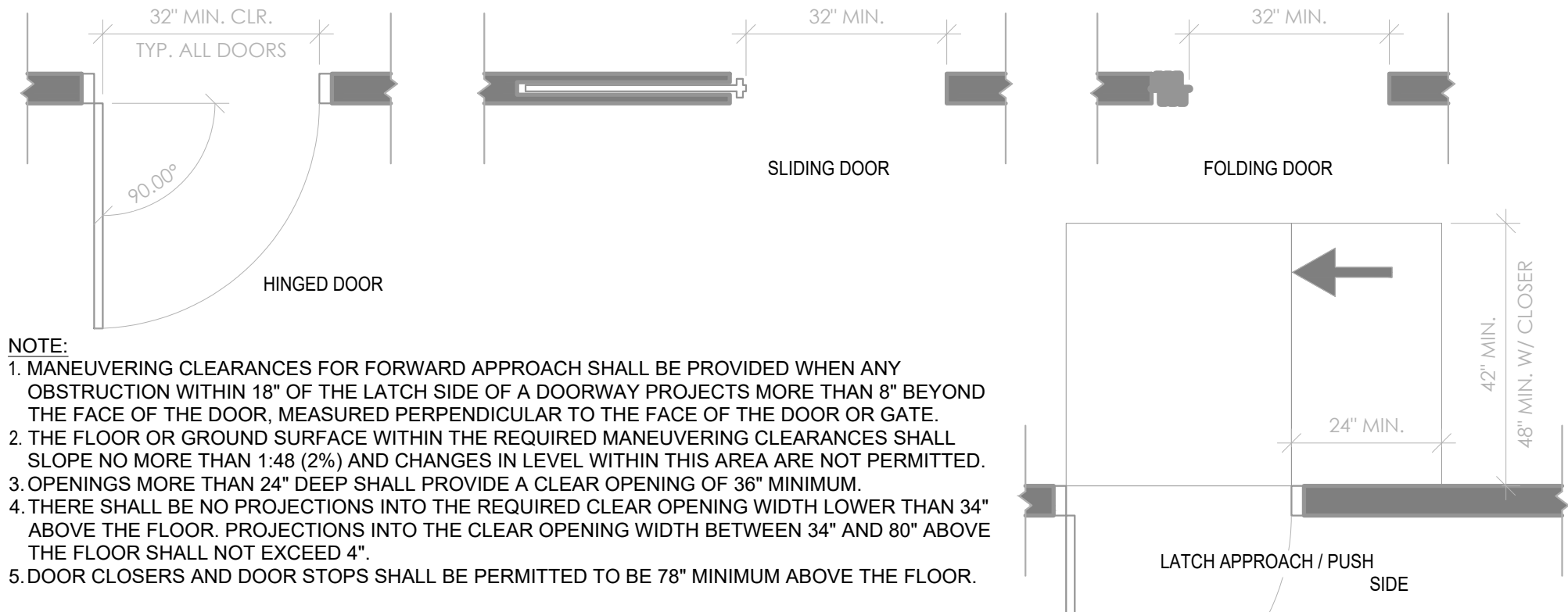
Reviewed for  
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10/07/2024

- NOTES:**
- HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERABLE PARTS ON ACCESSIBLE DOORS SHALL HAVE A SHAPE THAT IS EASY TO GRIP WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST TO OPERATE. WHERE SLIDING DOORS ARE IN THE FULLY OPEN POSITION, OPERATING HARDWARE SHALL BE EXPOSED AND USABLE FROM BOTH SIDES.
  - DOOR CLOSERS SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 90°, THE TIME REQUIRED TO MOVE THE DOOR TO AN OPEN POSITION OF 12° SHALL BE 5 SECONDS MINIMUM.
  - DOOR SPRING HINGES SHALL BE ADJUSTED SO THAT FROM THE OPEN POSITION OF 70°, THE DOOR SHALL MOVE TO THE CLOSED POSITION IN 1.5 SECONDS MINIMUM, MEASURED UNDER AMBIENT CONDITIONS.
  - FIRE DOORS SHALL HAVE THE MINIMUM OPENING FORCE ALLOWED BY THE APPROPRIATE ADMINISTRATIVE AUTHORITY. THE MAXIMUM FORCE FOR PUSHING OPEN OR PULLING OPEN DOORS OTHER THAN FIRE DOORS SHALL BE: INTERIOR HINGED: 5 POUNDS, SLIDING OR FOLDING: 5 POUNDS. THESE FORCES DO NOT APPLY TO THE FORCE REQUIRED TO RETRACT LATCH BOLTS OR DISENGAGE OTHER DEVICES THAT HOLD THE DOOR IN A CLOSED POSITION.
  - DOOR SURFACES WITH 10" OF THE FLOOR SHALL BE A SMOOTH SURFACE ON THE PUSH SIDE EXTENDING THE FULL WIDTH OF THE DOOR. PARTS CREATING HORIZONTAL OR VERTICAL JOINTS IN WITHIN 1/16" OF THE SAME PLANE AS THE OTHER. CAVITIES CREATED BY ADDED KICK PLATES SHALL BE CAPPED.

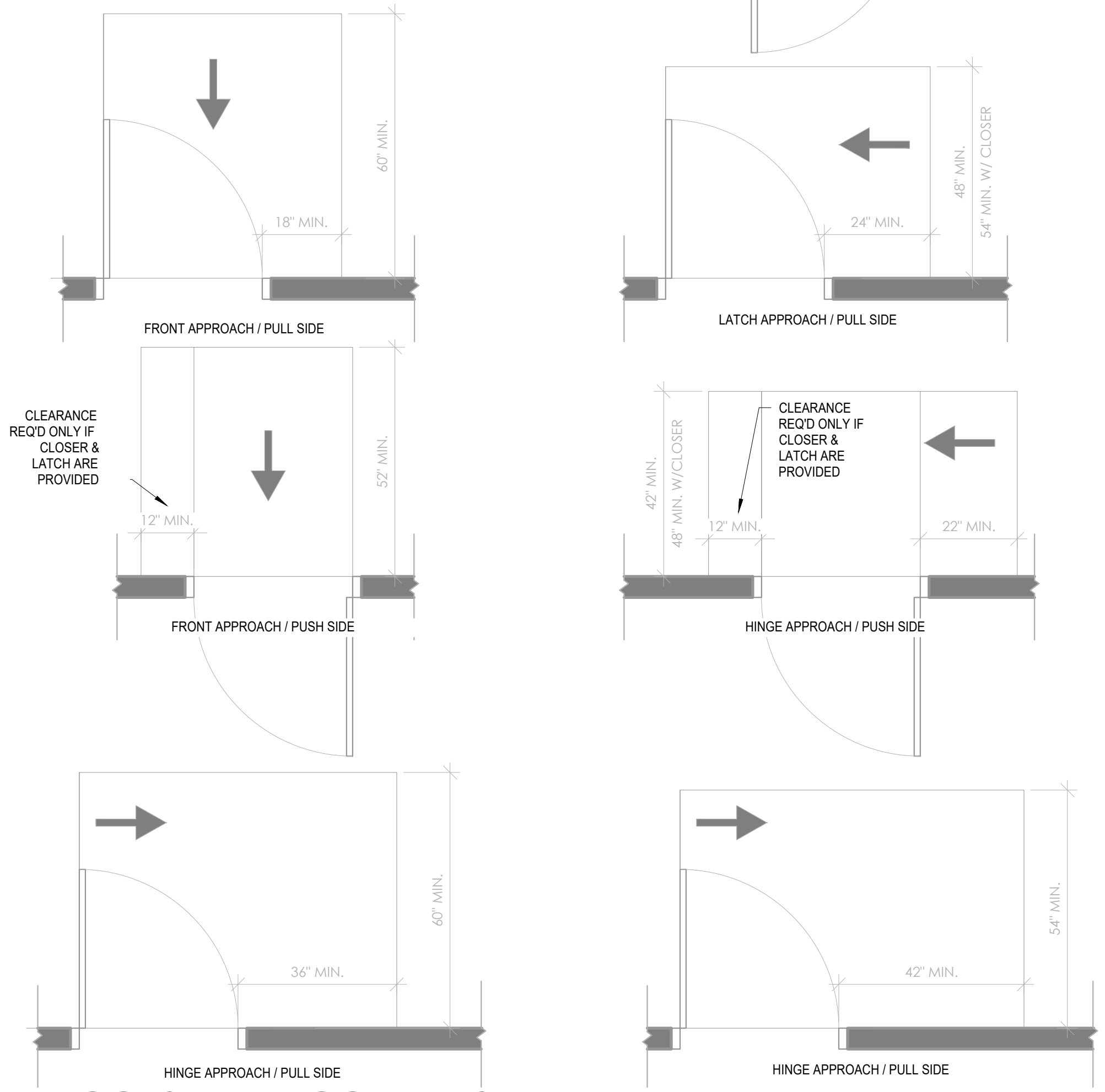


- NOTE:**
- THRESHOLDS AT EXTERIOR SLIDING DOORS SHALL BE PERMITTED TO BE 3/4" MAX. IN HEIGHT IF BEVELED WITH A SLOPE NOT STEEPER THAN 1:2.
  - CHANGES IN LEVEL OF 1/4" MAXIMUM SHALL BE PERMITTED TO BE VERTICAL.
  - CHANGES IN LEVEL OF 1/4" IN HEIGHT AND NOT MORE THAN 1/2" MAXIMUM IN HEIGHT SHALL BE BEVELED WITH A SLOPE NOT STEEPER THAN 1:2 (50%).
  - CHANGES IN LEVEL GREATER THAN 1/2" SHALL COMPLY WITH RAMP REQUIREMENTS. (2017 ICC A117.1 & 2010 ADA: 303)

**8 DOOR HARDWARE**  
SCALE: 1/2" = 1'-0"

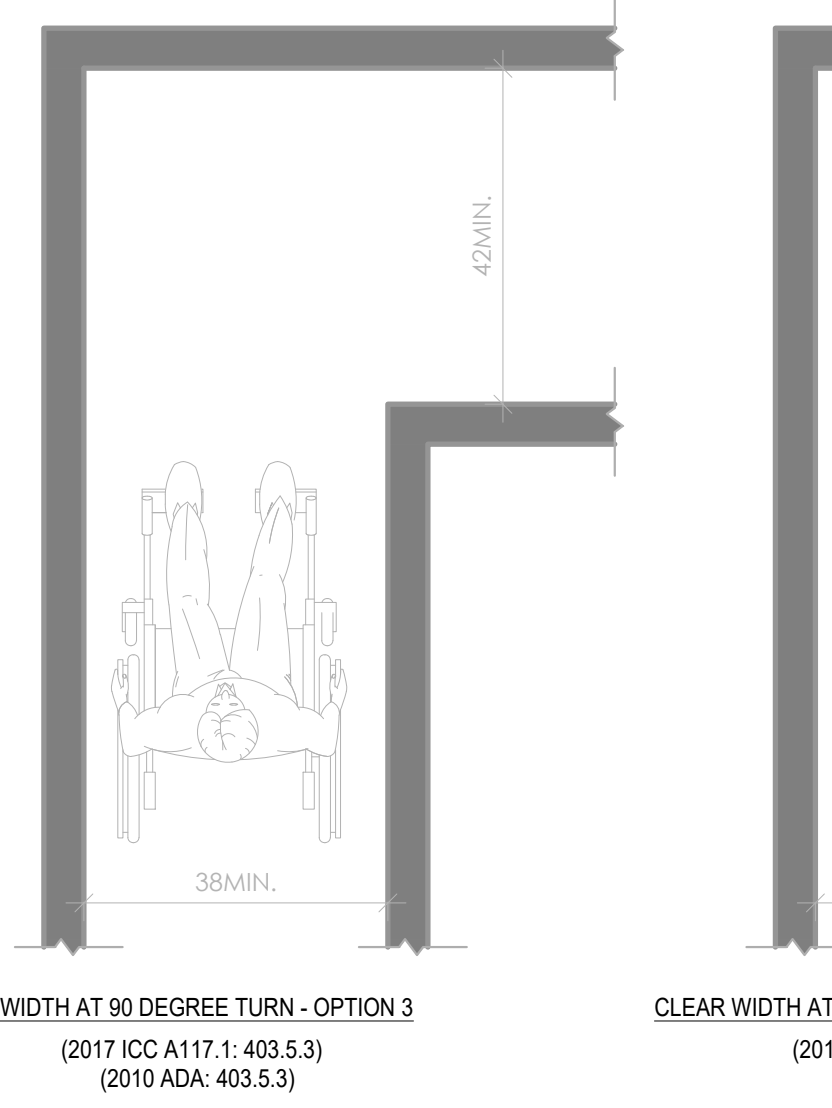
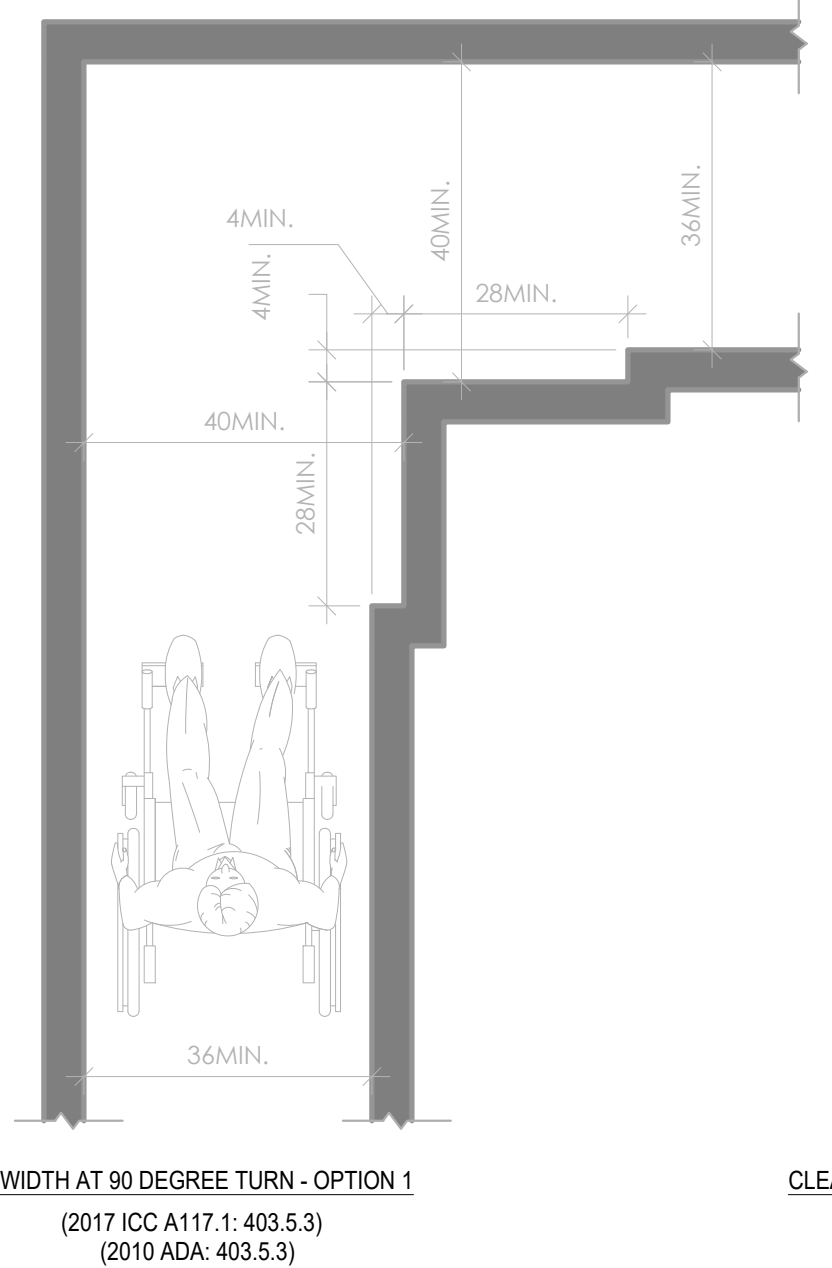
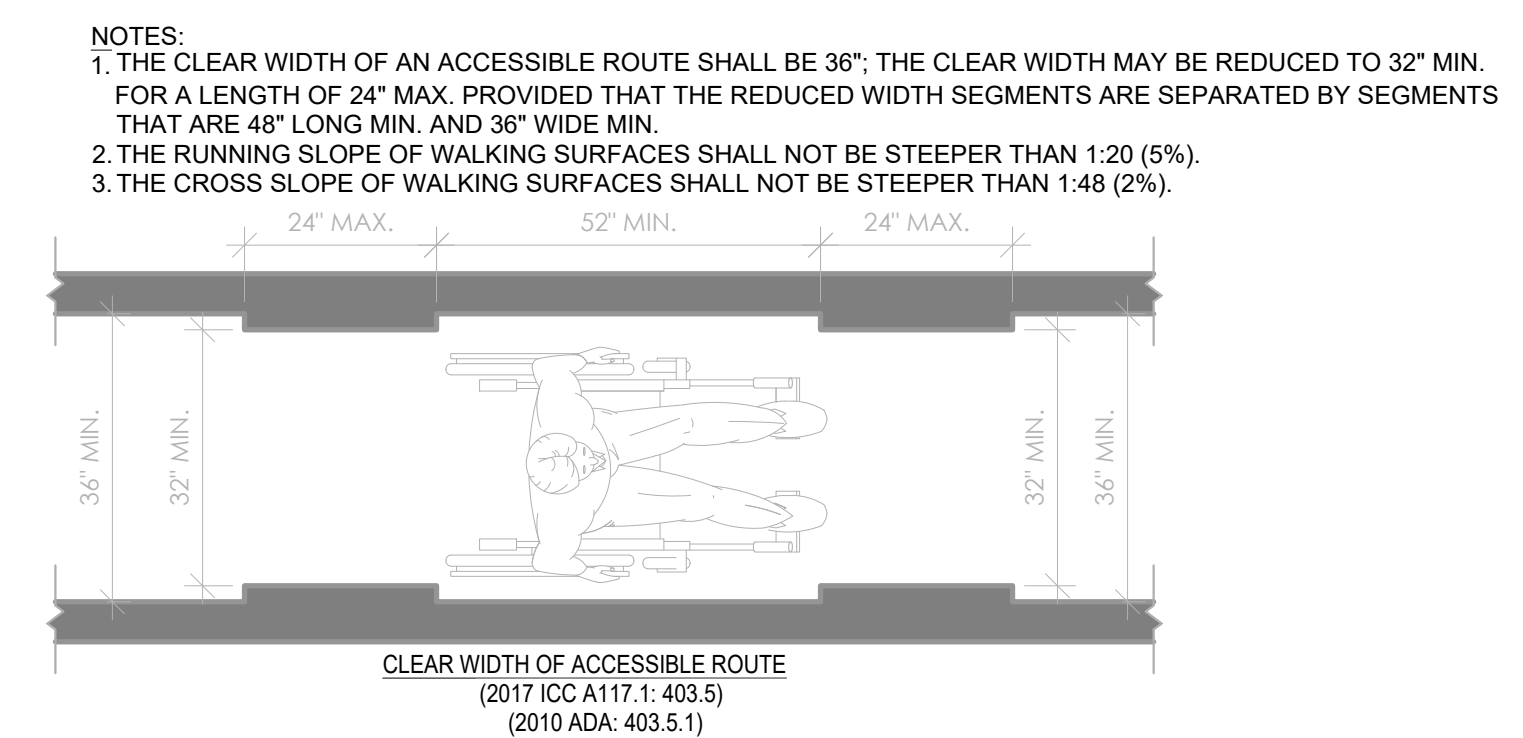
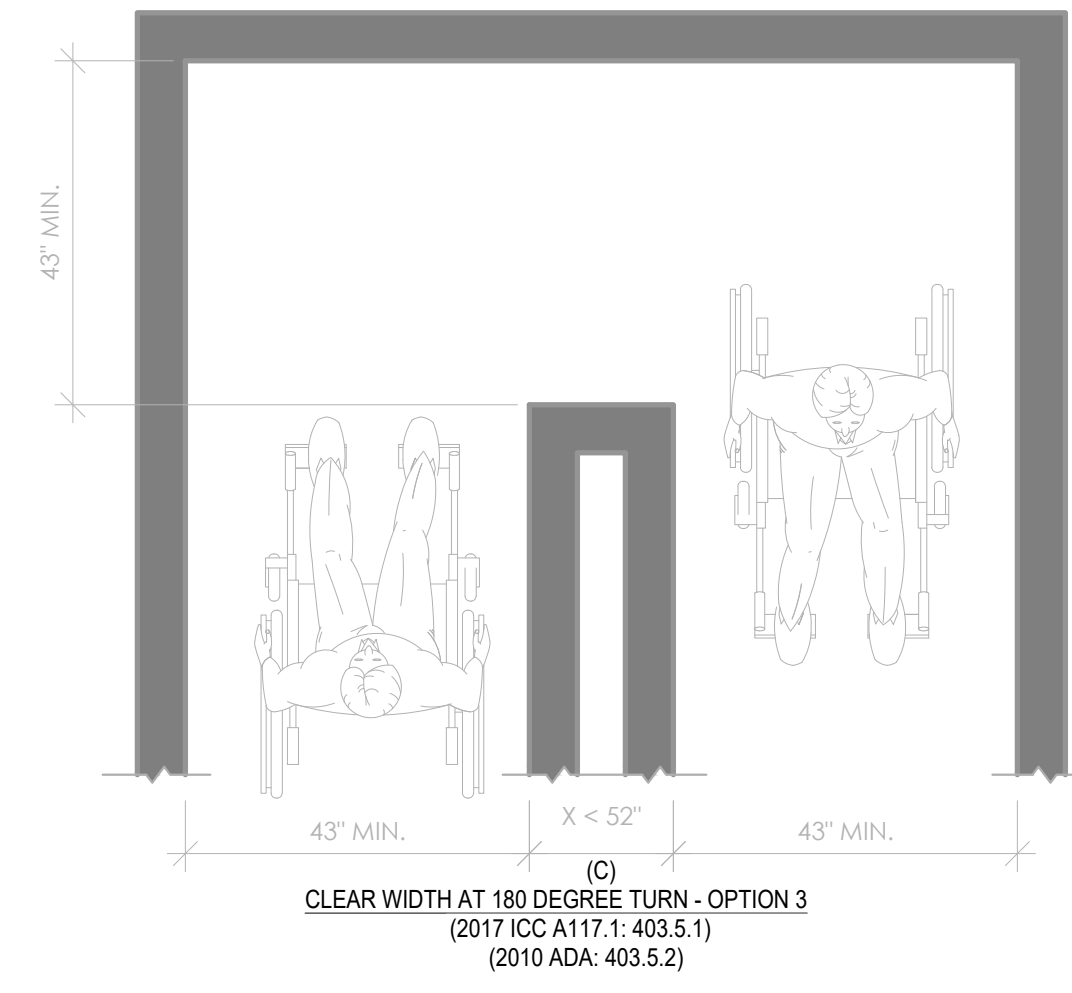
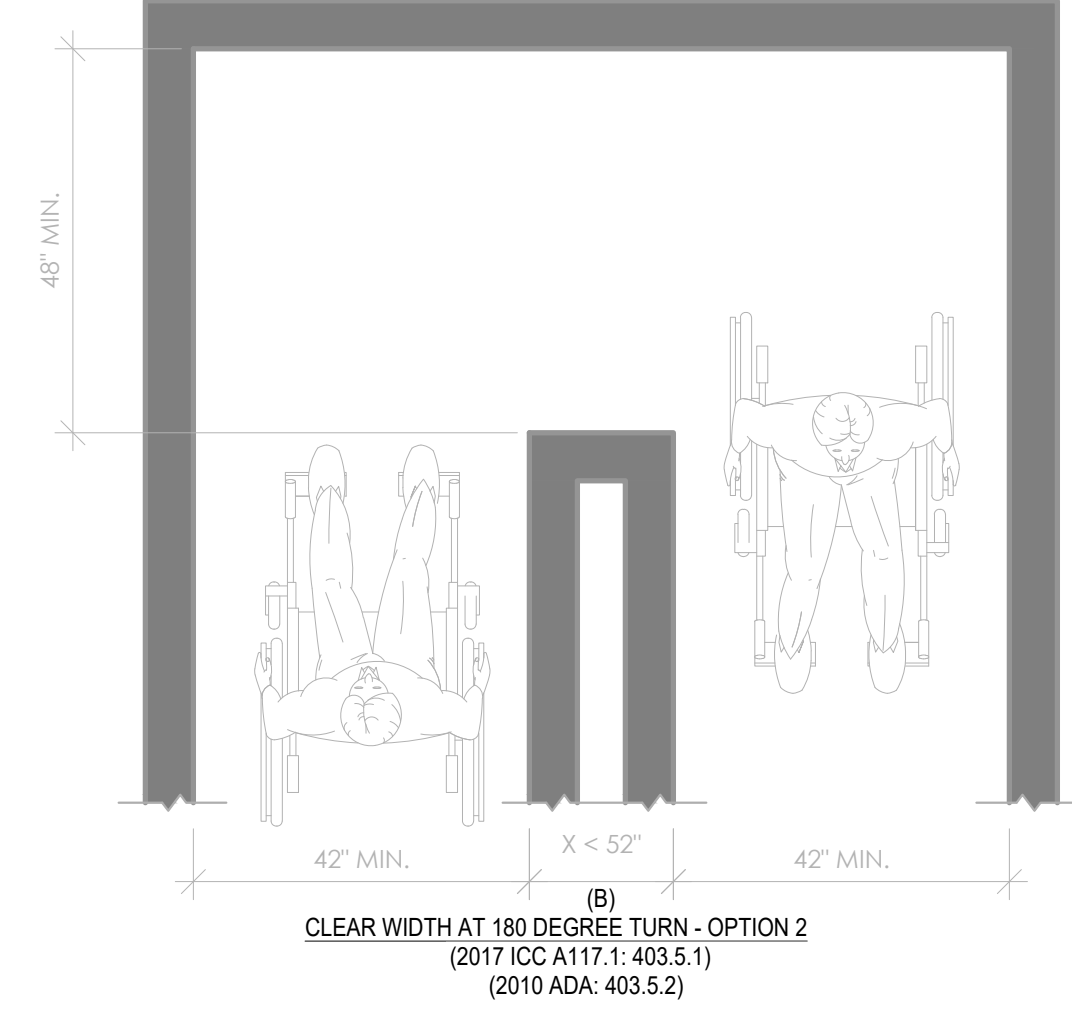
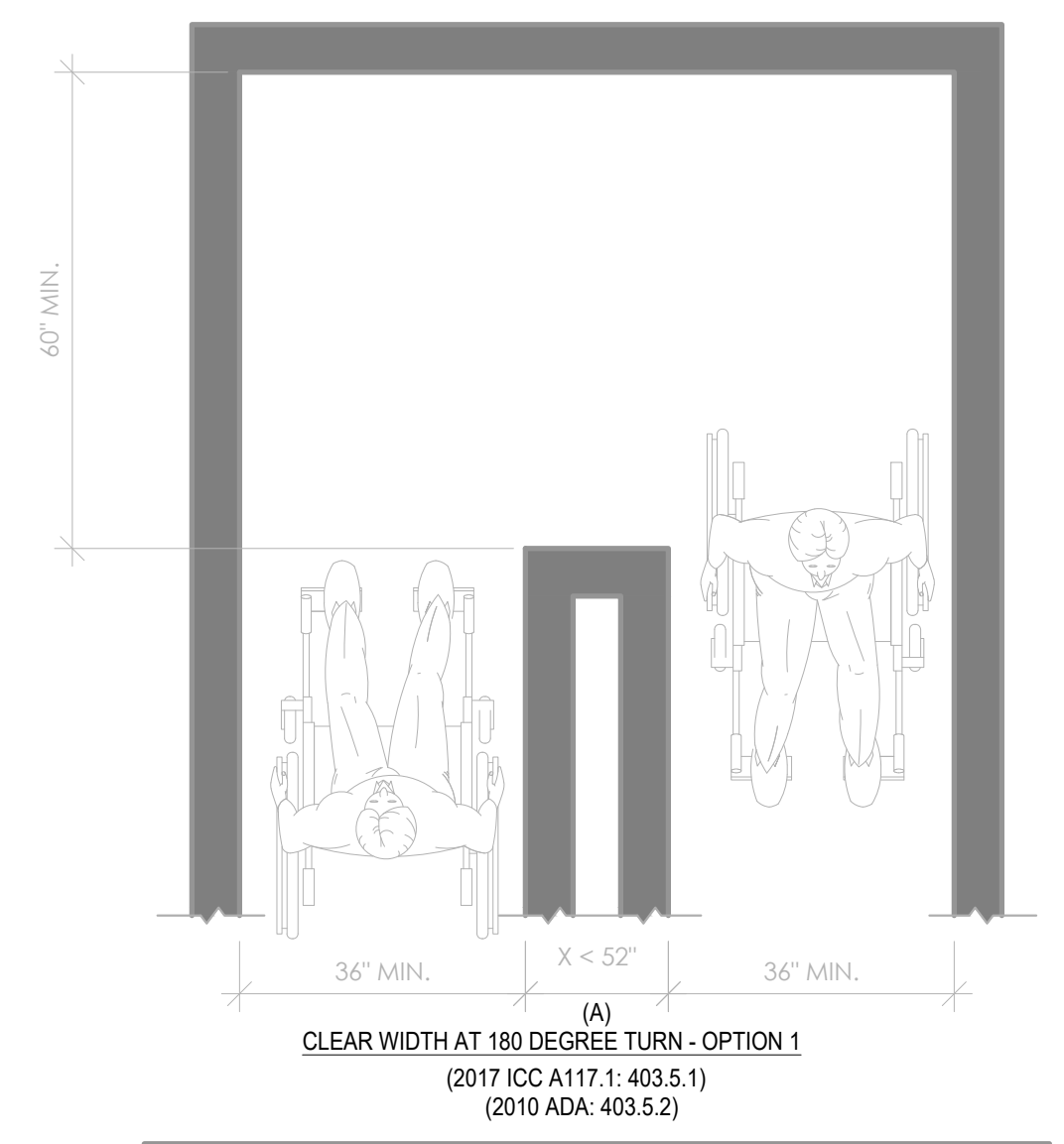


- NOTE:**
- MANEUVERING CLEARANCES FOR FORWARD APPROACH SHALL BE PROVIDED WHEN ANY OBSTRUCTION WITHIN 18" OF THE LATCH SIDE OF A DOORWAY PROJECTS MORE THAN 8" BEYOND THE FACE OF THE DOOR, MEASURED PERPENDICULAR TO THE FACE OF THE DOOR OR GATE.
  - THE FLOOR OR GROUND SURFACE WITHIN THE REQUIRED MANEUVERING CLEARANCES SHALL SLOPE NO MORE THAN 1:48 (2%) AND CHANGES IN LEVEL WITHIN THIS AREA ARE NOT PERMITTED.
  - OPENINGS MORE THAN 24" DEEP SHALL PROVIDE A CLEAR OPENING OF 36" MINIMUM.
  - THERE SHALL BE NO PROJECTIONS INTO THE REQUIRED CLEAR OPENING WIDTH LOWER THAN 34" ABOVE THE FLOOR. PROJECTIONS INTO THE CLEAR OPENING WIDTH BETWEEN 34" AND 80" ABOVE THE FLOOR SHALL NOT EXCEED 4".
  - DOOR CLOSERS AND DOOR STOPS SHALL BE PERMITTED TO BE 78" MINIMUM ABOVE THE FLOOR.



**6 DOORS AND DOORWAYS**  
SCALE: 1/2" = 1'-0"

**7 CHANGES IN LEVEL**  
SCALE: 1/2" = 1'-0"



- NOTES:**
- THE CLEAR WIDTH OF AN ACCESSIBLE ROUTE SHALL BE 36"; THE CLEAR WIDTH MAY BE REDUCED TO 32" MIN. FOR A LENGTH OF 24" MAX. PROVIDED THAT THE REDUCED WIDTH SEGMENTS ARE SEPARATED BY SEGMENTS THAT ARE 48" LONG MIN. AND 36" WIDE MIN.
  - THE RUNNING SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER THAN 1:20 (5%).
  - THE CROSS SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER THAN 1:48 (2%).

**5 ACCESSIBLE ROUTES**  
SCALE: 1/2" = 1'-0"

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STATE OF COLORADO  
JEFFREY N. BYERS  
102488  
LICENSED ARCHITECT  
9/10/24

SERAC CAPITAL PARTNERS, LLC  
5051 WESTHEIMER RD. SUITE 1750  
HOUSTON, TX 77056  
OWNER:

CENTRAL PARK RESTAURANT T.I.  
1760 CENTRAL PARK DR.  
STEAMBOAT SPRINGS, COLORADO

PROJECT:

DATE	DESCRIPTION
09/10/24	Owner Revisions

CONSTRUCTION DOCUMENT

ACCESSIBILITY DETAILS

PROJECT #: 24-103.01  
DRAWN BY:  
CHECKED BY:

RG003



Reviewed for Code Compliance 10/07/2024

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 STEAMBOAT SPRINGS, COLORADO

PROJECT:

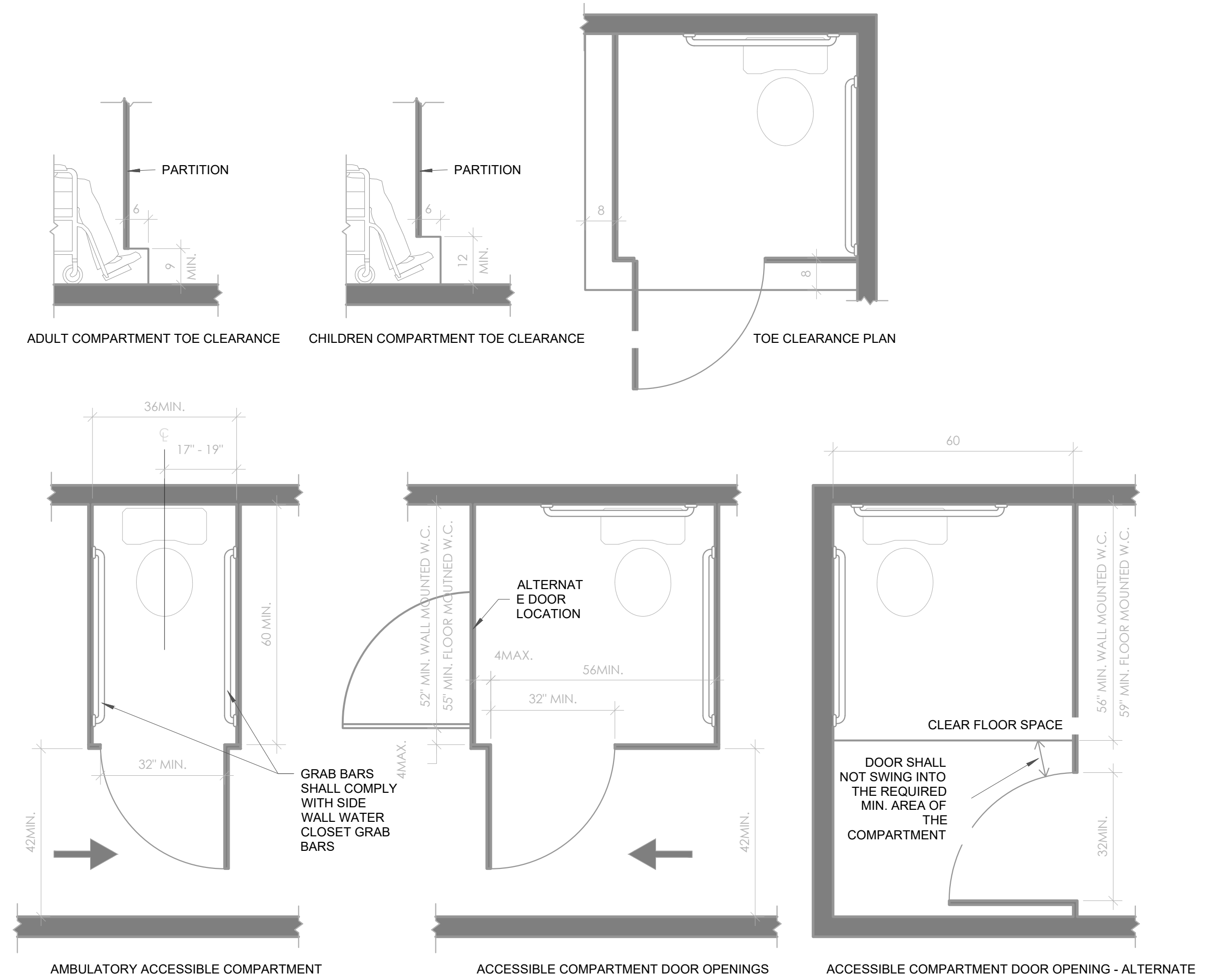
DATE	DESCRIPTION
09/10/24	Owner Revisions

CONSTRUCTION DOCUMENT

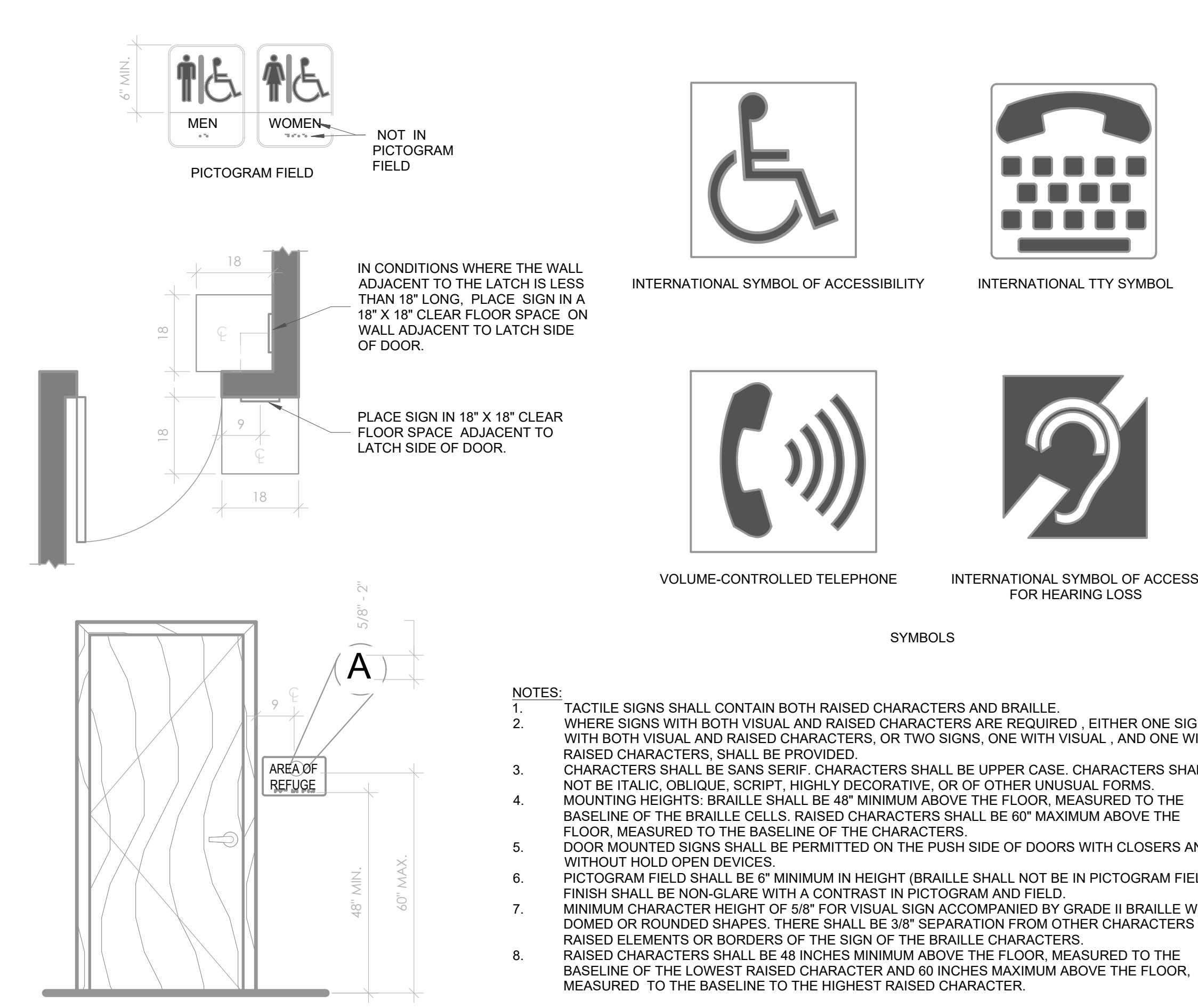
ACCESSIBILITY DETAILS

PROJECT #: 24-10310  
 DRAWN BY:  
 CHECKED BY:

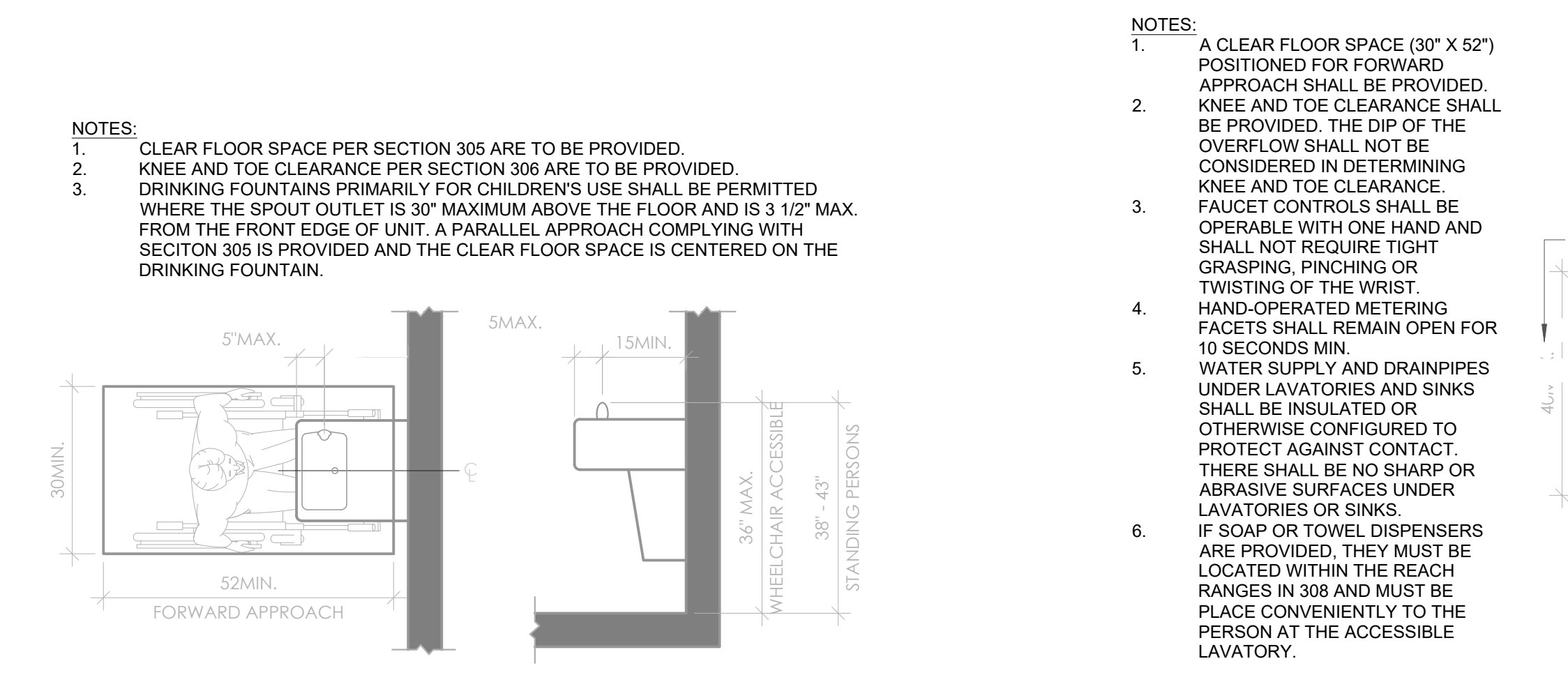
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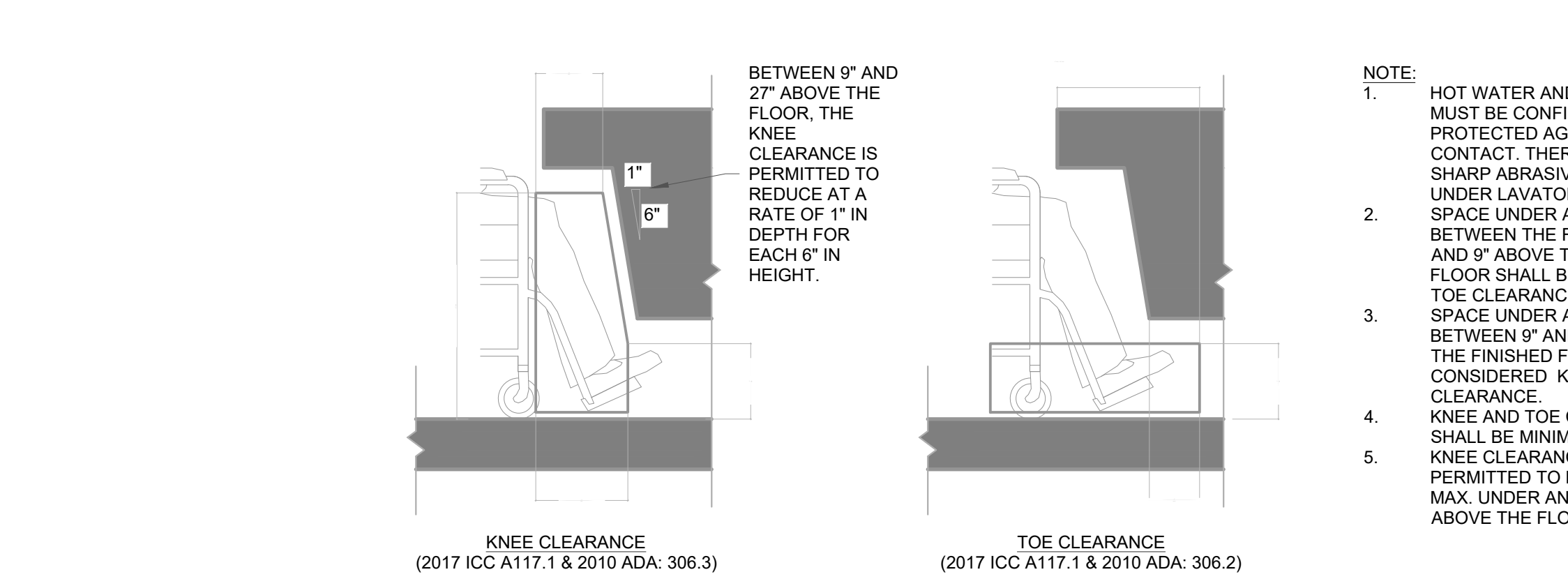
6 SIGNAGE REQUIREMENTS  
 SCALE: 1/2" = 1'-0"



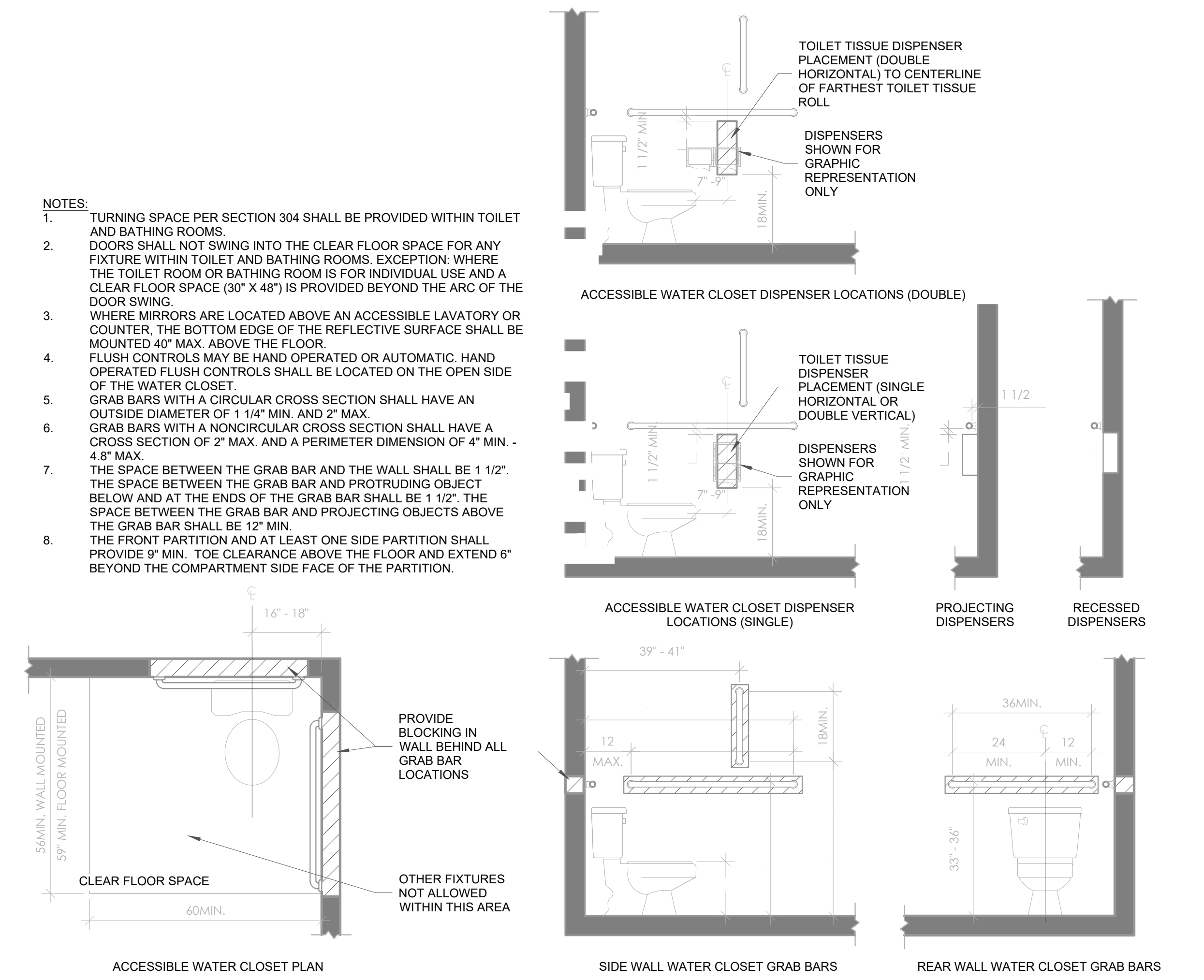
7 DRINKING FOUNTAINS  
 SCALE: 1/2" = 1'-0"



9 KNEE & TOE CLEARANCE  
 SCALE: 3/4" = 1'-0"



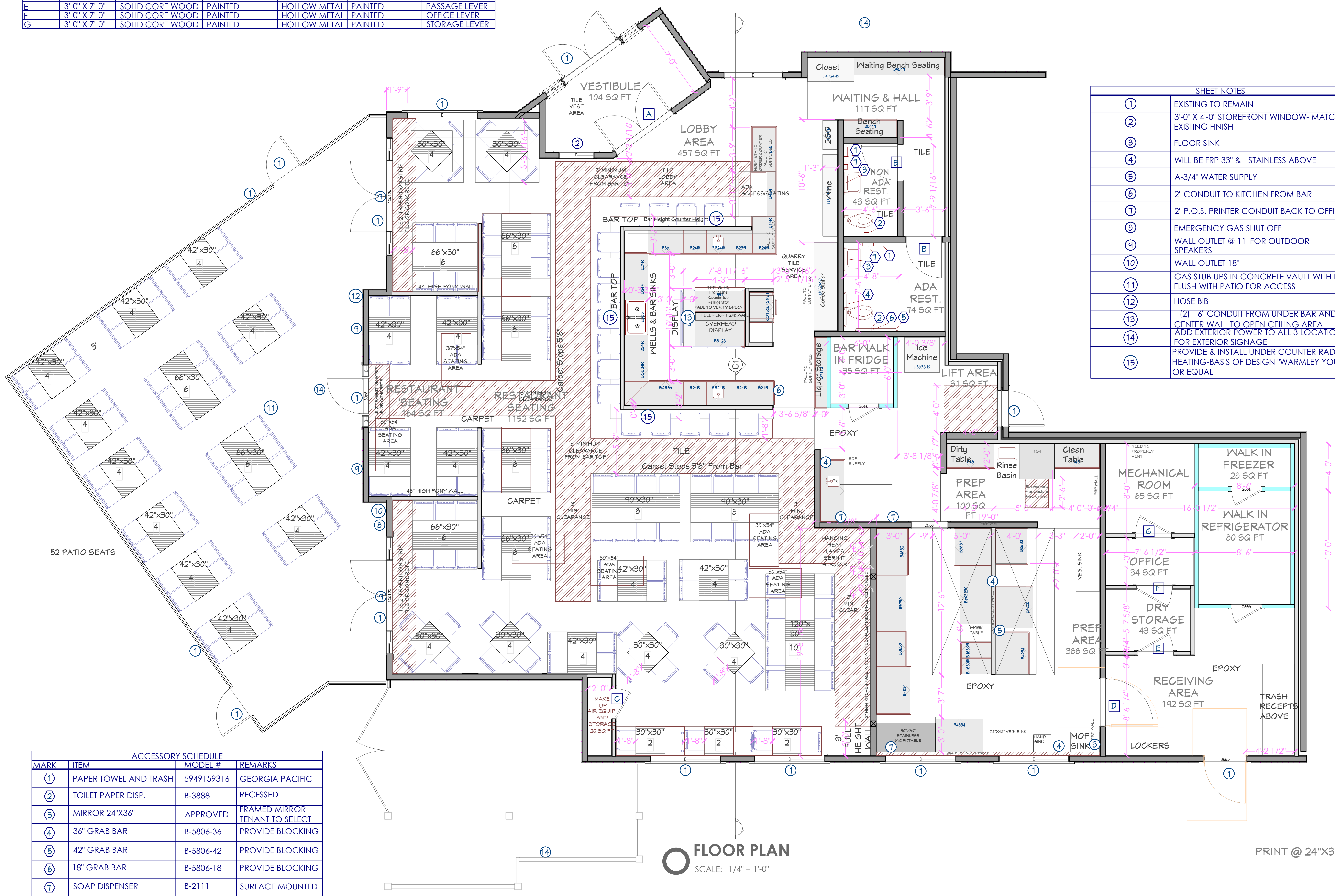
5 WATER CLOSETS AND TOILET COMPARTMENTS  
 SCALE: 1/2" = 1'-0"





Reviewed for Code Compliance  
10/10/2024

DOOR SCHEDULE						
MARK	SIZE	MATERIAL	FINISH	FRAME	FINISH	LOCK SET
A	5'-10" X 8'-0"	STORE FRONT	MATCH EXTERIOR	STORE FRONT	MATCH EXTERIOR	PUSH / PULL
B	3'-0" X 7'-0"	SOLID CORE WOOD	PAINTED	HOLLOW METAL	PAINTED	PRIVACY LEVER
C	2'-6" X 6'-6"	SOLID CORE WOOD	PAINTED	HOLLOW METAL	PAINTED	STORAGE LEVER
D	4'-0" X 7'-0"	SOLID CORE WOOD	PAINTED	HOLLOW METAL	PAINTED	STORAGE LEVER
E	3'-0" X 7'-0"	SOLID CORE WOOD	PAINTED	HOLLOW METAL	PAINTED	PASSAGE LEVER
F	3'-0" X 7'-0"	SOLID CORE WOOD	PAINTED	HOLLOW METAL	PAINTED	OFFICE LEVER
G	3'-0" X 7'-0"	SOLID CORE WOOD	PAINTED	HOLLOW METAL	PAINTED	STORAGE LEVER



SHEET NOTES	
①	EXISTING TO REMAIN
②	3'-0" X 4'-0" STOREFRONT WINDOW- MATCH EXISTING FINISH
③	FLOOR SINK
④	WILL BE FRP 33" & - STAINLESS ABOVE
⑤	A-3/4" WATER SUPPLY
⑥	2" CONDUIT TO KITCHEN FROM BAR
⑦	2" P.O.S. PRINTER CONDUIT BACK TO OFFICE
⑧	EMERGENCY GAS SHUT OFF
⑨	WALL OUTLET @ 11" FOR OUTDOOR SPEAKERS
⑩	WALL OUTLET 18"
⑪	GAS STUB UPS IN CONCRETE VAULT WITH LID FLUSH WITH PATIO FOR ACCESS
⑫	HOSE BIB
⑬	(2) 6" CONDUIT FROM UNDER BAR AND UP CENTER WALL TO OPEN CEILING AREA. ADD EXTERIOR POWER TO ALL 3 LOCATIONS FOR EXTERIOR SIGNAGE
⑭	PROVIDE & INSTALL UNDER COUNTER RADIANT HEATING-BASIS OF DESIGN "WARMLEY YOURS" OR EQUAL
⑮	

ACCESSORY SCHEDULE			
MARK	ITEM	MODEL #	REMARKS
①	PAPER TOWEL AND TRASH	5949159316	GEORGIA PACIFIC
②	TOILET PAPER DISP.	B-3888	RECESSED
③	MIRROR 24"X36"	APPROVED	FRAMED MIRROR TENANT TO SELECT
④	36" GRAB BAR	B-5806-36	PROVIDE BLOCKING
⑤	42" GRAB BAR	B-5806-42	PROVIDE BLOCKING
⑥	18" GRAB BAR	B-5806-18	PROVIDE BLOCKING
⑦	SOAP DISPENSER	B-2111	SURFACE MOUNTED

REFERS TO "BOBRICK" MODEL NUMBERS. USE "BOBRICK OR EQUAL"  
 NOTE:  
 REFER TO SHEETS G005, G006 FOR ADA MOUNTING HEIGHTS & REQUIREMENTS

**FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"

PRINT @ 24"X36" SCALE 1/4"=1'

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 OWNER:

CENTRAL PARK RESTAURANT T.I.  
 1760 CENTRAL PARK DR.  
 STEAMBOAT SPRINGS, COLORADO

PROJECT:  
 DATE: 09/10/24  
 DESCRIPTION: Owner Revisions

CONSTRUCTION DOCUMENT

FLOOR PLAN

RA101

PROJECT #: 24-10310  
 DRAWN BY:  
 CHECKED BY:



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10/07/2024

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STATE OF COLORADO  
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PROJECT:  
DATE: 09/10/24  
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DATE	DESCRIPTION
09/10/24	Owner Revisions

CONSTRUCTION DOCUMENT  
REFLECTIVE CEILING PLAN  
PROJECT #: 24-10311  
DRAWN BY:  
CHECKED BY:  
RA601

GENERAL NOTES:

- A -
- B COORDINATE WITH MECHANICAL DOCUMENTS FOR ACCESS TO DAMPERS AND MECHANICAL EQUIPMENT
- C COORDINATE WITH MECHANICAL DOCUMENTS FOR CORRECT LOCATION OF CEILING DIFFUSERS, AUTOMATIC FIRE SUPPRESSION SPRINKLER HEADS AND ACCESS PANELS
- D PROVIDE GYPSUM BOARD CONTROL AND EXPANSION JOINTS IN CEILINGS AND SOFFITS PER STANDARD CONSTRUCTION PRACTICES AND PER GYPSUM MANUFACTURERS WRITTEN RECOMMENDATIONS
- E COORDINATE WITH ELECTRICAL DOCUMENTS FOR CORRECT LOCATION OF PAGING ANNUNCIATORS, SMOKE DETECTORS, FIRE ALARMS, EXIT SIGNS AND LIGHTS AS NECESSARY
- F ALL CEILING HEIGHTS INDICATED ARE ABOVE FINISH FLOOR.
- G STORAGE IN THE KITCHEN AREA SHALL NOT BE CLOSER THAN 18" INCHES FROM THE FIRE SPRINKLER HEAD DEFLECTOR.

SHEET NOTES:

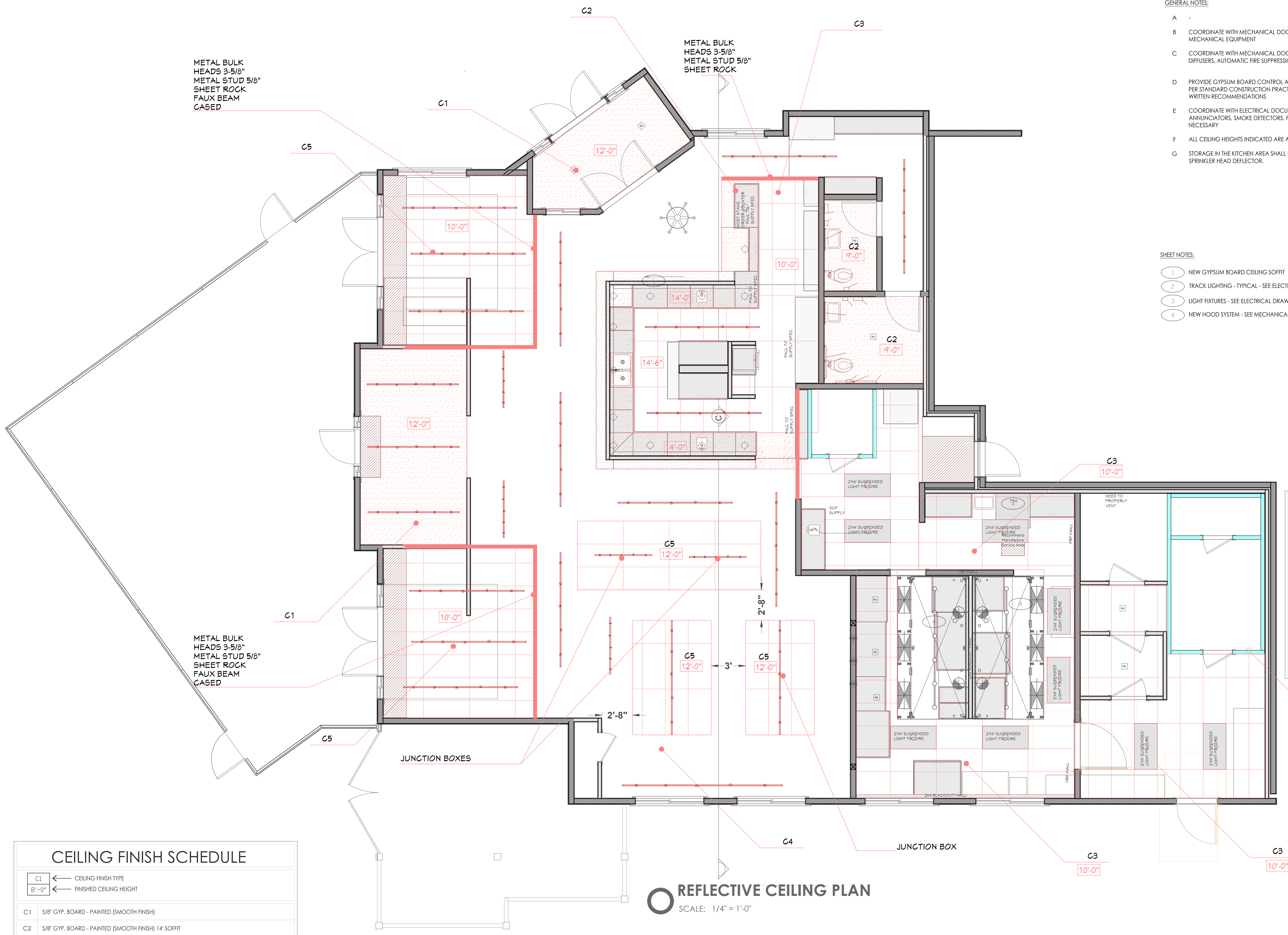
- 1 NEW GYPSUM BOARD CEILING SOFFIT
- 2 TRACK LIGHTING - TYPICAL - SEE ELECTRICAL DRAWINGS
- 3 LIGHT FIXTURES - SEE ELECTRICAL DRAWINGS
- 4 NEW HOOD SYSTEM - SEE MECHANICAL DRAWINGS

FIXTURE SYMBOL LEGEND

TRACK LIGHTING TO BE SELECTED BY THE INTERIOR DESIGNER

- ZMX SUSPENDED LIGHT FIXTURE
- PENDANT LIGHT FIXTURE
- RECESSED CAN FIXTURE
- ENTRY CHANDELLER
- HANGING HEAT LAMPS SEEN IT HUB/SCR

METAL BULK HEADS 3-5/8" METAL STUD 5/8" SHEET ROCK AT WALK-IN COOLER TRANSITION

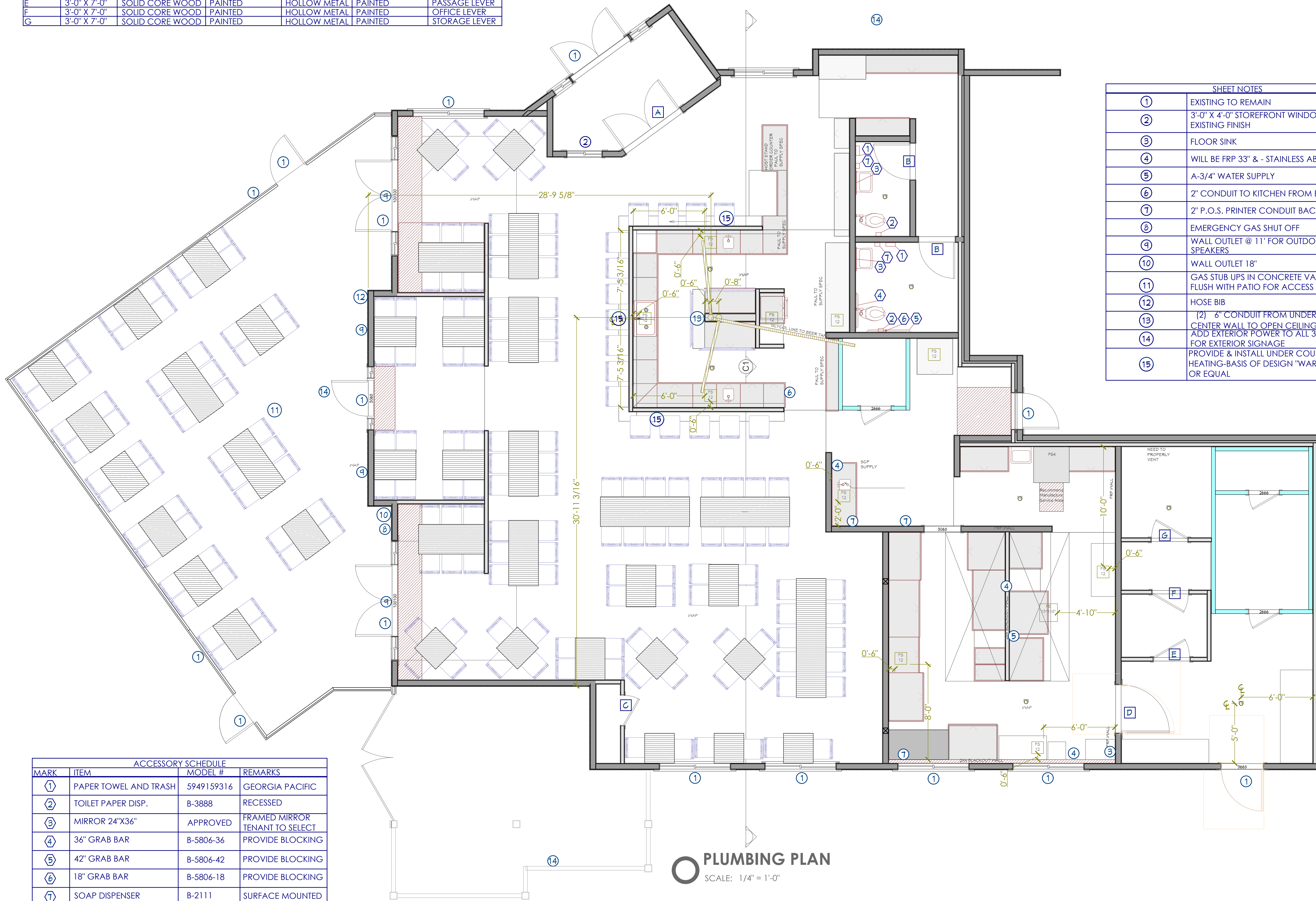


REFLECTIVE CEILING PLAN  
SCALE: 1/4" = 1'-0"

CEILING FINISH SCHEDULE

C1	← CEILING FINISH TYPE
8'-0"	← FINISHED CEILING HEIGHT
C1	5/8" GYP. BOARD - PAINTED (SMOOTH FINISH)
C2	5/8" GYP. BOARD - PAINTED (SMOOTH FINISH) 14' SOFFIT
C3	2'x4' SUSPENDED CEILING SYSTEM WITH WASHABLE VINYL TILES
C4	OPEN CEILING AREA ALL DUCT, PIPING AND CEILING TO BE PAINTED BLACK
C5	2'x4' SUSPENDED CEILING SYSTEM

DOOR SCHEDULE						
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REFERS TO "BOBRICK" MODEL NUMBERS. USE "BOBRICK OR EQUAL"

NOTE:  
REFER TO SHEETS G005, G006 FOR ADA MOUNTING HEIGHTS & REQUIREMENTS

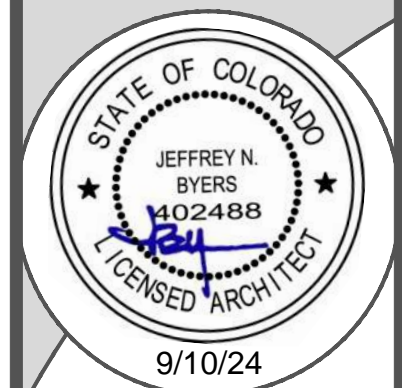
**PLUMBING PLAN**  
SCALE: 1/4" = 1'-0"

Reviewed for  
Code  
Compliance

10/07/2024

THE  
RICHARDSON  
DESIGN  
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OWNER  
STEAM BOAT

OWNER ADDRESS

PROJECT NAME  
STEAM BOAT SPRINGS RESTR.

PROJECT ADDRESS  
STEAMBOAT SPRINGS, COLORADO, 804---

DATE	DESCRIPTION
09/10/24	Owner Revisions

CONSTRUCTION DOCUMENT

PLUMBING  
PLAN

PROJECT #: 24-10310  
DRAWN BY:  
CHECKED BY:

RP101