THE ASTRID IS A CONDOMINIUM PROJECT LOCATED IN THE BASE AREA. THERE ARE TO BE 69 UNIT PROVIDED ACROSS 6 BUILDINGS. THERE WILL ALSO BE A POOL AND POOL/AMENITY BUILDING. THE PROJECT IS PROPOSED TO BE BUILT IN FOUR PHASES

BUILDING 7 CONTAINS 4 CONDOMIUMS WITH A TOTAL OF 15,331 SF.

PHASING:
PHASE ONE OF FOUR

APPLICABLE CODES 2021 IBC

2021 IEBC 2021 IECC

2021 IMC

2021 IFGC 2021 IWUIC - AS ADOPTED

NEC 2020 2023 CSESRC

CITY OF STEAMBOAT CDC ICC/ANSI A117.1 (2017)

GROUP U - UNIT SPECIFIC GARAGES

APPROVALS

PLANNING SUBMITTAL:

P20220662 APPROVED NOVEMBER 14, 2023

ABREVIATIONS

F.O. Face Of **A.C.** Air Conditioning A.C.T. Acoustic Ceiling Tile A.D. Area Drain **A.F.F.** Above Finished Floor **APPROX.** Approximate **A.S.F.** Above Sub Floor **ALUM.** Aluminum **BSMT.** Basement BYND. Beyond BOT. Bottom B.O Bottom Of **ci** Continuous insulation C.I.P. Cast In Place CHNL. Channel C.J. Control Join CLR. Clear CMU. Concrete Masonry

C.T. Counter Top **DBL**. Double

DEMO. Demolish or

DIM. Dimension

DWG. Drawing

EJ. Expansion Join

ELEC. Electrical

EPDM. Ethylene

EA. Each

EQ. Equal

EXT. Exterior

Cabinet FLR. Floor

Demolition DIA. Diameter

Propylene Diene M-Class

EXP. JT. Expansion Joint

FEC. Fire Extinguisher

And Air Conditioning **IRGWB**. Impact Resistant Gypsum Wall Board ILO. In Lieu Of INSUL Insulated or Insulation MAX. Maximum MO. Masonry Opening MECH. Mechanical MO. Masonry Opening MIN. Minimum Gypsum Wall Board NIC. Not In Contract NO. Number

MRGWB. Moisture-Resistant OC. On Center **OH**. Opposite Hand PCC. Pre-Cast Concrete PLYD. Plywood PT. Pressure Treated PNT. Paint or Painted PVC. Polyvinyl Chloride

RCP. Reflected Ceiling Plan

RD. Roof Drain

REQD. Required

SPEC. Specified OR Specification **FND**. Foundation GA. Gauge SPK. Sprinkler or Speaker **HC**. Hollow Core **HM.** Hollow Metal Coefficient STL. Steel **H.P.** High Point TO. Top Of **TYP**. Typical U/S. Underside

STC. Sound Transmission **STRUCT**. Structure or Structural **T&G.** Tongue And Groove **TELE.** Telephone **TOC**. Top Of Concrete TOS. Top Of Steel TPD. Toilet Paper Dispenser T/D. Telephone/Data **UNO**. Unless Noted Otherwise VIF. Verify In Field W/ With

> **LL** LOWER LEVEL **ML** MAIN LEVEL **UL** UPPER LEVEL

BUILDING PERMIT SET FOR:

PINS 289400001, 156077001, 156577001, 156399201 AND 156302002 CITY OF STEAMBOAT SPRINGS, COUNTY OF ROUTT. STATE OF COLORADO

ALSO KNOWN AS:

Astrid Condominiums Building 7



GENERAL NOTES

Provide and install all products for construction to industry standard including all related ASTM standards and product manufacturer's installation and specification requirements.

SHEET INDEX

GENERAL PROJECT COVER SHEET **CODE REVIEW** AG002

AG003 **CODE REVIEW** AG004 **ACCESSIBILITY**

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ARCHITECTURAL

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A502 FIRE RATED DETAILS A503 EXTERIOR WALL ASSEMBLIES A504 INTERIOR WALL ASSEMBLIES A505 **ROOF/FLOOR ASSEMBLIES** A510 **EXTERIOR DETAILS** A511 EXTERIOR DETAILS **EXTERIOR DETAILS** A513 **EXTERIOR DETAILS**

EXTERIOR DETAILS EXTERIOR DETAILS A560 INTERIOR DETAILS **INTERIOR DETAILS**

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REVIEWED

FOUNDATION / CRAWLSPACE

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ELEVATOR LAYOUTS & SECTIONS A501 FIRE RATED DETAILS

A514 A516 RATED COLUMN DETAILS

WINDOW SCHEDULES AND ELEVATIONS

S100

GENERAL NOTES, ABBREVIATIONS & SYMBOL KEY S002

FOUNDATION/CRAWLSPACE PLAN

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COMPLIANCE

04/01/2025

S300 S301

SHEAR WALL ELEVATIONS SHEAR WALL ELEVATIONS SHEAR WALL ELEVATIONS SHEAR WALL ELEVATIONS LATERAL FRAME ELEVATIONS LATERAL FRAME ELEVATIONS TYPICAL CONCRETE & STEEL SCHEDULES TYPICAL CONCRETE & STEEL SCHEDULES TYPICAL CONCRETE DETAILS TYPICAL STEEL DETAILS TYPICAL WOOD SCHEDULES

SHEAR WALL PLAN - UPPER LEVEL

SHEAR WALL DETAILS & SCHEDULES

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FLOOR & ROOF SECTIONS

FLOOR & ROOF SECTIONS

FULL HEIGHT SECTIONS

FULL HEIGHT SECTIONS

TYPICAL WOOD DETAILS S507 TYPICAL WOOD DETAILS TYPICAL WOOD DETAILS TYPICAL WOOD DETAILS **FOUNDATION SECTIONS** S511 FOUNDATION SECTIONS

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PLUMBING

UNDERGROUND SEWER PLAN LOWER LEVEL SEWER PLAN LOWER LEVEL 1 PIPING PLAN LOWER LEVEL 2 SEWER PLAN P2.2 LOWER LEVEL 2 PIPING PLAN MAIN LEVEL SEWER PLAN MAIN LEVEL PIPING PLAN UPPER LEVEL SEWER PLAN UPPER LEVEL PIPING PLAN PLUMBING DETAILS & SCHEDULES OVERALL DWV ISOMETRIC PLUMBING SPECIFICATIONS

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ELECTRICAL SCHEDULES E6.2 **ELECTRICAL SCHEDULES ELECTRICAL SPECIFICATIONS**

SEPARATE/DEFFERED SUBMITTALS

CIVIL PERMIT SUBMITTAL:

PERMIT DRAWINGS FOR ENTIRE SUBDIVISION SUBMITTED UNDER SEPARATE PERMIT BY OTHERS

FIRE SPRINKLER SUBMITTAL:

PROJECT TEAM

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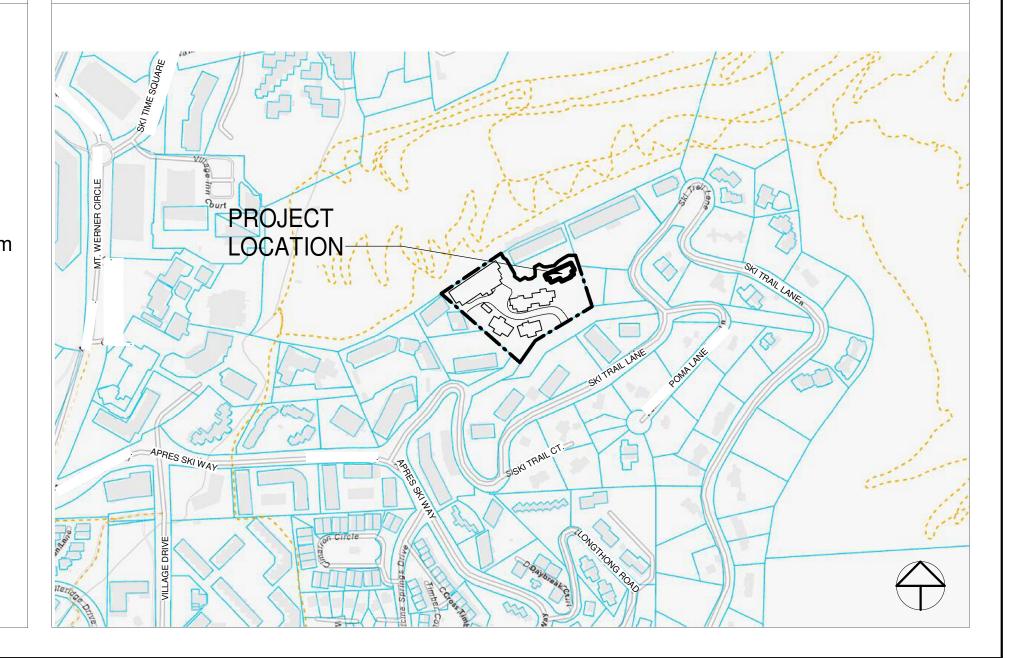
JSM Builders

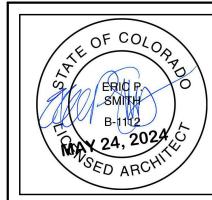
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VICINITY MAP





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consent of the architect are unauthorized and shall relieve the architect of responsibility for all

REVISIONS Description Date

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22014 Job Number: 5/24/24 Date: **Drawn By: Checked By:**

Project Phase Sheet Title PROJECT COVER SHEET

TYPE OF CONSTRUCTION:

TYPE VA - 4 STORY BUILDING, FULLY SPRINKLERED - NFPA 13R LOWEST LEVEL DOES NOT QUALIFY AS BASEMENT BECAUSE FLOOR ABOVE EXCEEDS 12' IN HEIGHT ABOVE GROUND.

OCCUPANCY CLASSIFICATION:

R-2 (RESIDENTIAL) U (PRIVATE GARAGE)

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

406.3 PRIVATE GARAGES

EACH PRIVATE GARAGE SHALL BE LESS THEN 1.000 SF. EACH GARAGE SHALL BE SEPARATED BY 1 HOUR FIRE BARRIER AND 1 HOUR RATED HORIZONTAL ASSEMBLY.

406.3.2.1 DWELLING UNIT SEPARATION

THE PRIVATE GARAGE SHALL BE SEPARATED FROM THE DWELLING UNIT ABOVE BY NOT LESS THAN 5/8" TYPE X GYPSUM

DOOR BETWEEN DWELLING UNIT AND GARAGE SHALL BE SOLID WOOD OR FIRE RATED NOT LESS THAN 20 MINUTES.

WALL SEPARATING DWELLING UNITS IN THE SAME BUILDING SHALL

BE FIRE PARTITIONS IN ACCORDANCE WITH SECTION 708.

420.3 HORIZONTAL SEPARATION FLOOR ASSEMBLIES SEPARATING DWELLING UNITS IN THE SAME BUILDING OR FLOOR ASSEMBLIES SEPARATING DWELLING OR SLEEPING UNITS FROM OTHER OCCUPANCIES CONTIGUOUS TO THEM IN THE SAME BUILDING SHALL BE CONSTRUCTION AS HORIZONTAL ASSEMBLIES IN ACCORDANCE WITH SECTION 711.

420.4 AUTOMATIC SPRINKLER SYSTEM GROUP R OCCUPANCIES ARE TO BE EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH

420.5 FIRE ALARM SYSTEMS AND SMOKE ALARMS

FIRE ALARM SYSTEMS AND SMOKE ALARMS SHALL BE PROVIDED IN R-2, IN ACCORDANCE WITH SECTIONS 907.2.6, 907.2.8, 907.2.9, AND 907.2.10, RESPECTIVELY.

CHAPTER 5 GENERAL BLDG HEIGHT & AREA:

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

TABLE 504.3 ALLOWABLE BLDG HEIGHT IN FEET ABOVE GRADE PLANE R-2 OCC, TYPE VA CONSTRUCTION, SPRINKLERED (NFPA13R)= 60 FEET

ACTUAL HEIGHT +/- **43'-10" FEET**

TABLE 504.4 ALLOWABLE NUMBER OF STORIES ABOVE GRADE PLANE R-2 OCCUPANCY, TYPE VA CONSTRUCTION, SPRINKLERED (NFPA13R) = 4 STORIES

ACTUAL STORIES 4 STORIES

TABLE 506.2 ALLOWABLE AREA FACTOR

R-2 OCCUPANCY, TYPE VA CONSTRUCTION, SPRINKLERED (NFPA13R) = 12,000 **SF** (EA LEVEL), $\times 4 = 48,000$ SF TOTAL AREA ALLOWED (NO FRONTAGE INCREASE CALCULATED)

ACTUAL AREA

LOWER LEVEL 2	3,128 SF
LOWER LEVEL 1	3,110 SF
MAIN LEVEL	5,674 SF
UPPER LEVEL	3,715 SF
<u>U OCCUPANCIES</u>	1,792 SF
TOTAL	15,419 SF

SECTION 508.4 SEPARATED OCCUPANCIES

R-2 = 48,000 SF / 4 STORIES(FRONTAGE INCREASE NOT CALCULATED)

U = 27,000 SF / 3 STORIES

USES TO BE SEPARATED PER TABLE 508.4 - 2 HOUR RATED (NFPA 13R = NS), FOOTNOTE "C", SECTION 406.3.2

BUILDING EXCEEDS ALLOWABLE HEIGHT FOR U OCCUPANCY

CHAPTER 6 TYPES OF CONSTRUCTION:

TABLE 601 FIRE RESISTANCE FOR BUILDING ELEMENTS TYPE VA CONSTRUCTION (SPRINKLERED) STRUCTURAL FRAME BEARING WALLS EXTERIOR

INTERIOR NONBEARING WALLS **EXTERIOR** TABLE 602 INTERIOR 0 HR FLOOR CONSTRUCTION 1 HR **ROOF CONSTRUCTION**

CHAPTER 7 FIRE RESISTANCE CONSTRUCTION:

TABLE 705.2 MINIMUM DISTANCE OF PROJECTION FIRE SEPARATION DISTANCE (FSD) =

MINIMUM DISTANCE FROM LINE USED TO DETERMINE FSD = 40"

ACTUAL OVERHANG = 24"

TABLE 705.5: FIRE-RESISTANCE FOR EXTERIOR WALLS

BASED ON FIRE SEPARATION DISTANCE: ALL SIDES $10 \le X \le 30 \text{ R-2(OCC)}$

ALL SIDES >30

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

FIRE SEPARATION DISTANCE DEGREE OF OPENING PROTECTION ALLOWABLE AREA

20 TO LESS THAN 25 FEET UNPROTECTED, NONSPRINKLERED 45%

708 FIRE PARTITIONS REQUIRED AT:

- WALLS SEPARATING DWELLING UNITS PER 420.2 (1-HR) - ENCLOSED ELEVATOR LOBBY PER 3006.2

- EGRESS BALCONIES PER 1021.2

FIRE PARTITIONS SHALL EXTEND FROM TOP OF FOUNDATION OR FLOOR/CEILING ASSEMBLY BELOW TO THE UNDERSIDE OF THE FLOOR OR ROOF SHEATHING, SLAB OR DECK ABOVE OR TO THE FIRE-RESISTANCE RATED FLOOR/CEILING OR ROOF/CEILING ASSEMBLY ABOVE AND SHALL BE SECURELY ATTACHED THERETO. IN COMBUSTIBLE CONSTRUCTION WHERE THE FIRE PARTITIONS ARE NOT REQUIRED TO BE CONTINUOUS TO THE SHEATHING, DECK OR SLAB, THE SPACE BETWEEN THE CEILING AND THE SHEATHING, DECK OR SLAB ABOVE SHALL BE FIRE BLOCKED OR

DRAFTSTOPPPED IN ACCORDANCE WITH SECTION 718.2 AND 718.3.

708.4.2 EXCEPTION 4. ATTIC FIREBLOCKING OR DRAFTSTOPPING IS NOT REQUIRED AT THE PARTITION LINE IN GROUP R-2 BUILDING THAT NOT EXCEED FOUR STORIES ABOVE GRADE PLANE, PROVIDED THE ATTIC SPACE IS SUBDIVIDED BY DRAFTSTOPPING INTO AREAS NOT EXCEEDING 3,000 SF OR ABOVE EVERY TWO DWELLING UNITS, WHICHEVER IS SMALLER.

711 HORIZONTAL ASSEMBLIES

SUPPORTED.

- FLOORS SEPARATING DWELLING UNITS PER 420.3 (1-HR) - FLOORS SEPARATING DWELLING UNITS FROM GARAGE PER 420.3 (1-HR)

711.2.3 SUPPORTING CONSTRUCTION, SHALL BE PROTECTED WITH THE SAME FIRE-RESISTANCE RATING AS THE HORIZONTAL ASSEMBLY BEING

HORIZONTAL ASSEMBLIES BETWEEN DWELLING UNITS AND GARAGES REQUIRES THAT SUPPORTING CONSTRUCTION BE FIRE-RESISTANCE RATED TO MATCH THE 1-HR RATED HORIZONTAL ASSEMBLY.

720 THERMAL AND SOUND INSULATING MATERIALS

CONCEALED INSTALLATION: INSULATING MATERIALS, WHERE CONCEALED AS INSTALLED IN BUILDINGS OF ANY TYPE OF CONSTRUCTION. SHALL HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE-DEVELOPED INDEX OF NOT MORE THAN 450.

720.3 EXPOSED INSTALLATION: INSULATING MATERIALS, WHERE EXPOSED AS INSTALLED IN BUILDINGS OF ANY TYPE OF CONSTRUCTION, SHALL HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE-DEVELOPED INDEX OF NOT MORE THAN 450.

CHAPTER 9 FIRE PROTECTION SYSTEMS:

EQUIPPED WITH AN APPROVED AUTOMATIC SPRINKLER IN COMPLIANCE WITH NFPA 13R (SECTION 903.3.1.2)

907.2.9.1 MANUAL FIRE ALARM SYSTEM NOT REQUIRED PER EXCEPTION 3. BUILDING DOES NOT HAVE A

CORRIDOR AND EXITS DIRECTLY TO AN EXTERIOR EXIT ACCESS.

CHAPTER 10 MEANS OF EGRESS:

TABLE 1004.5 MAX FLOOR AREA ALLOWANCES PER OCCUPANT RESIDENTIAL 200 SF PER OCCUPANT

200 SF PER OCCUPANT

OCCUPANTS

UPPER LEVEL

R-2 3,361 / 200 = 17 OCCUPANTS LOWER LEVEL 2 R-2 3,857 / 200 = 20 OCCUPANTS

MAIN LEVEL R-2 3,844 / 200 = 20 OCCUPANTS 1,802 / 200 = 10 OCCUPANTS 30 OCCUPANTS

R-2 3,794 / 200 = 19 OCCUPANTS TOTAL 86 OCCUPANTS

OCCUPANCY LOAD X .3" = WIDTH OF STAIR 86 X .3" = 25.8" OF STAIR EGRESS REQUIRED FOR WHOLE BUILDING

EXTERIOR STAIR EGRESS PROVIDED: STAIR @ 36" MIN. WIDTH

EACH UNIT HAS INTERIOR STAIR, MINIMUM 36" WIDTH

OTHER EGRESS PROVIDED: EACH UNIT ENTRY DOOR IS 36" WIDE

1011.2 STAIRWAY WIDTH AND CAPACITY

EXCEPTION 1: STAIRWAYS SERVING AN OCCUPANT LOAD OF LESS THAN 50 SHALL HAVE A WIDTH OF NOT LESS THAN 36". EACH UNIT HAS INTERIOR STAIR WITH MINIMUM 36" WIDTH. EXTERIOR STAIR IS MINIMUM OF 36".

TABLE 1006.3.4(1) R-2 SPACES WITH ONE EXIT R OCCUPANCY 4 DWELLING UNITS 125' MAX SEE A002 FOR COMPLIANCE

TABLE 1017.2 EXIT ACCESS TRAVEL DISTANCE R OCCUPANCY = 250' MAX (WITH SPRINKLER SYSTEM)

1027.3 OPEN SIDE OF EXTERIOR EXIT STAIRWAY
OPEN ON NOT LESS THAN ONE SIDE. OPEN SIDE TO HAVE NOT LESS THAN 35 SF OF OPEN AREA ADJACENT TO EACH FLOOR LEVEL NOT LESS THAN 42" ABOVE LANDING

1027.6 EXTERIOR EXIT STAIRWAY PROTECTION STAIRWAY SHALL BE SEPARATED FROM INTERIOR BY 2 HOURS

CONNECTING 4 OR MORE FLOORS. WALLS LESS THAN 180 DEGREES SHALL BE 2 HOUR RATED FOR 10'-0".

CHAPTER 11 - ACCESSIBILITY:

ACCESSIBLE UNITS TO MEET THE FOLLOWING CODES: 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN ICC A117.1-2017 - REFERENCED BY IBC

1106.2 GROUP R-2

1. AT LEAST 2 PERCENT, BUT NOT LESS THAN 1, OF EACH TYPE OF PARKING SPACE SHALL BE ACCESSIBLE. 3. AT LEAST 1 ACCESSIBLE PARKING SPACE SHALL BE PROVIDED FOR

1108.6.2.2 APARTMENT HOUSES

EACH ACCESSIBLE AND TYPE A UNIT.

TYPE A UNITS AND TYPE B UNITS SHALL BE PROVIDED IN APARTMENT HOUSES IN ACCORDANCE WITH SECTIONS 1107.6.2.2.1 AND 1107.6.2.2.2.

1108.6.2.2.1 TYPE A UNITS

IN GROUP R-2 OCCUPANCIES CONTAINING MORE THAN 20 DWELLING UNITS AT LEAST 2 PERCENT BUT NOT LESS THAN ONE OF THE UNITS SHALL BE TYPE A UNIT. ALL GROUP R-2 UNITS ON A SITE SHALL BE CONSIDERED TO DETERMINE THE TOTAL NUMBER OF UNITS AND THE REQUIRED NUMBER OF TYPE A UNITS. TYPE A UNITS SHALL BE DISPERSED AMONG THE VARIOUS CLASSES OF UNITS.

DEVELOPMENT TOTAL UNITS = 61

1108.6.2.2.2 TYPE B UNITS

WHERE THERE ARE FOUR OR MORE DWELLING UNITS, EVERY DWELLING UNIT AND SLEEPING UNIT INTENDED TO BE OCCUPIED AS A RESIDENCE SHALL BE TYPE B UNIT.

SIGNAGE TO BE PROVIDED PER SECTION 1110. VERIFY ALL LOCATIONS OF SIGNAGE WITH OWNER IN FIELD. SIGNAGE TO MEET ALL REQUIREMENTS OF 2015 IBC, ANSI A117 AND

CHAPTER 30 ELEVATORS:

TABLE 3006.2 HOISTWAY OPENING PROTECTION REQUIRED ELEVATOR HOISTWAY DOOR OPENINGS SHALL BE PROTECTED IN

ACCORDANCE WITH SECTION 3006.3 WHERE ELEVATOR - CONNECTS 3 OR MORE STORIES - IS REQUIRED TO ENCLOSED WITHIN A SHAFT ENCLOSURE PER 712.1.1 - AND ANY CONDITION BELOW APPLIES:

NO SPRINKLERS PER NFPA 13 OR 13R I-1, I-2, I-3 OCCUPANCIES OR IS A HIGH RISE.

THERE IS AN NFPA 13-R FIRE SPRINKLER SYSTEM PROVIDED AND THIS PROJECT IS R-2 AND NOT A HIGH RISE.

COLORADO STATE ELECTRIC AND SOLAR READY CODE

PART 2 COMMERCIAL ELECTRIC READY

<u>CE302.1 ADDITIOANL ELECTRIC INFRASTRUCTURE</u>
INTERIOR FIRE PLACES ARE NOT USED AS PRIMARY SOURCE OF HEAT - DO NOT NEED TO COMPLY.

CE302.2.1 COMBUATION EQUIPMENT

PART 2 COMMERCIAL SOLAR READY:

CS402 SOLAR READY ZONE

REFER TO ARCHITECTURAL SITE PLAN FOR LOCATION OF ROOFS COMPLYING WITH CS402.2 THROUGH CS402.7

PART 2 COMMERCIAL ELECTRIC VEHICLE READY:

CV502.1 EV POWER TRANSFER INFRASTRUCTURE REQUIREMNTS 50% OF PARKING SPACES ARE PROVIDED WITH EV READY

INFRASTRUCTURE. PER CV502.1.4, EV READY SPACES CAN BE STUBSTITUTED FOR EV CAPABLE AND EV CAPABLE LIGHT SPACES.

8 X 0.35 = 2.8 - 3 SPACES REQUIRED. 4 SPACES PROVIDED

2021 IWUIC

SECTION 501.1

FIBER CEMENT SIDING: FLAME SPREAD 0 (ASTM E84)

NON-COMBUSTIBLE (ASTM E136) FIBER CEMENT TRIM: FLAME SPREAD 0 (ASTM E84)

> NON-COMBUSTIBLE (ASTM E136) NON-COMBUSTIBLE

STONE: SOFFIT FLAME SPREAD 0 (ASTM E84) NON-COMBUSTIBLE (ASTM E136)

COLUMNS AND BEAMS: HEAVY TIMBER

SECTION 504.2 ROOF ASSEMBLY

ASPHALT SHINGLES - TYPE A ROOFING MATERIAL

SECTION 504.3 PROTECTION OF EAVES AND SOFFITS REFER TO DETAILS: 6-10/A515

GUTTERS AND DOWN SPOUTS ARE METAL - NON-COMBUSTIBLE

SECTION 504.7 UNCOVERED DECKS NOT APPLICABLE

CLOTH ON INSIDE OF VENTS.

SECTION 504.10 VENTS

1. VENTS TO COMPLY. VENTS WILL NOT EXCEED 144". PROVIDE 1/4" MESH HARDWARE CLOTH ON INSIDE OF VENTS THAT DO NOT COMPLY. 2. NOT APPLICABLE

3. CONT. SOFFIT VENT TO COMPLY OR PROVIDE 1/4" MESH HARDWARE

INSULATION SCHEDULE

CLIMATE ZONE: 7-2021		GROUP R REQ'D	PROVIDED
ROOF	ABOVE DECK(a)	R-35ci	N/A
RO	CEILING (ATTIC)	R-60	R-60 b
WALL	WOOD FRAME	R-13+7.5ci OR R-20+3.8ci	R-27
	BELOW GRADE WALL	R-15ci	R-15ci
FLOOR	MASS	R-38	R-38
FLC	SLAB (UNHEATED)	R-10 48"	R-15 48"(VERTICAL)
	NON-SWINGING	U-0.31	U-0.31
ЭR	SWINGING	U-0.30	U-0.30
DOOR	GARAGE	U-0.31	U-0.31
	ENTRANCE	U-0.63	U-0.63
W	FIXED	U-0.29	U-0.29
WINDOW	FIXED	SHGC 0.40	SHGC 0.40
M	OPERABLE	U-0.36	U-0. 36
	OPERABLE	SHGC 0.36	SHGC 0.36
		•	•

a. INSULATION AT FLAT ROOF SUPPORTING MECH, EQUIPMENT, MINIMUM 1" THICK CARLISLE SECURSHIELD TAPERED POLYISO INSULATION OR EQUAL AT R-5.6. ABOVE DECK INSULATION IS IN ADDITION TO THE SPRAY-APPLIED INSULATION BETWEEN THE STRUCTURAL MEMBERS. MINIMUM R-60 HEATLOK HIGH LIFT CLOSED CELL INSULATION APPROX.

9-1/4" THICK. SEE THE SPRAY FOAM SUBSTITUTION NOTE AT THE

SPRAY FOAM INSULATION WITH HEATLOK HIGH LIFT CLOSED CELL

BOTTOM OF UL ASSEMBLY P552 REPLACING THE ORIGINALLY SPECIFIED

REVIEWED FOR CODE

COMPLIANC

04/01/2025

OF COL ERIN P. SMITH B-1112 MAY 24, 2024

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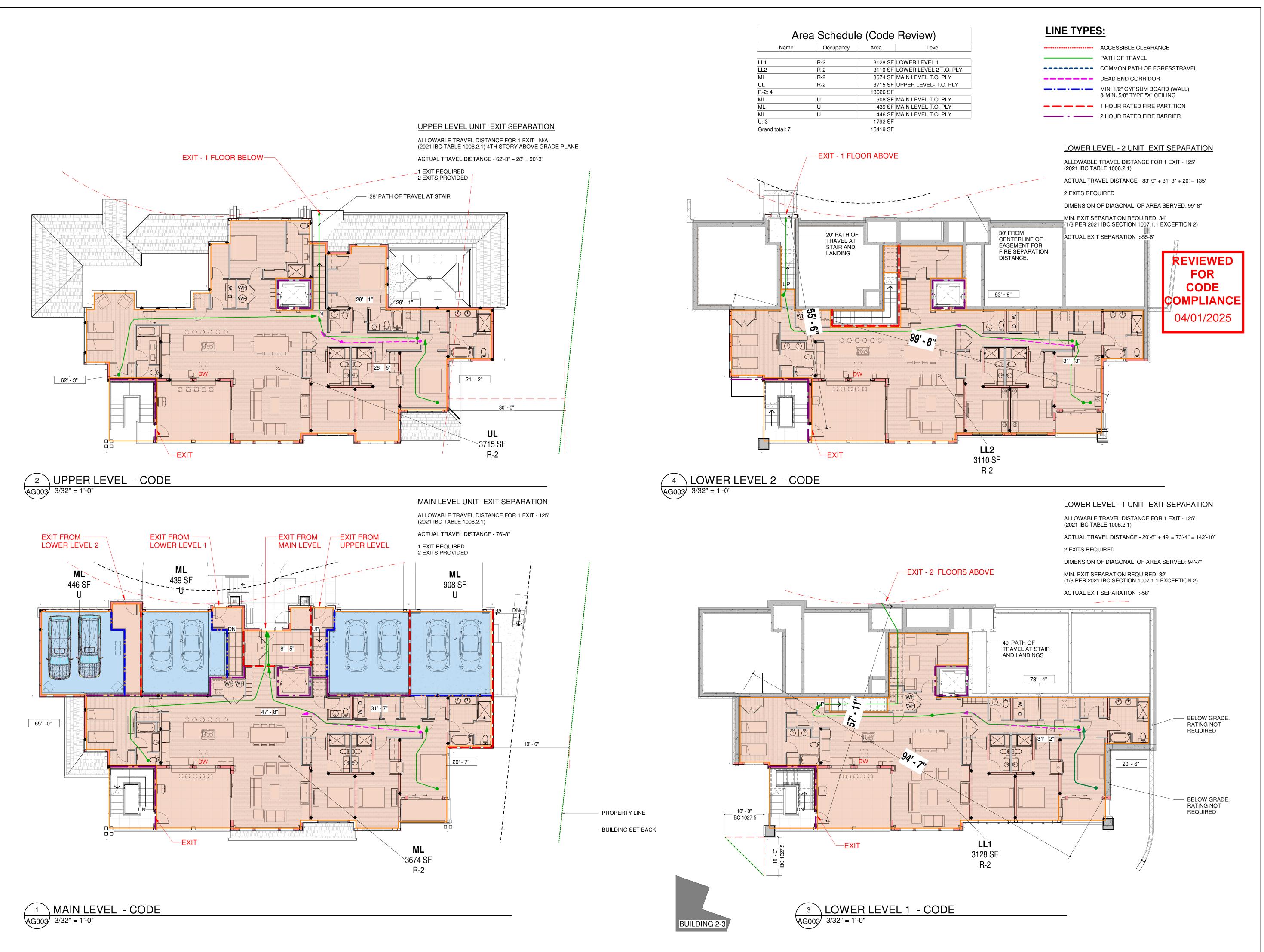
Eric Smith Associates, P.C

REVISIONS Description Date



Job Number:	22014	
Date:	5/24/24	
Drawn By:	ESA	
Checked By:	ESA	
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Project Phase		

Sheet Title CODE REVIEW **Sheet Number**





NOTICE: DUTY OF COOPERATION

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REVISIONS

Description Date

RID BUILDING

Job Number: 22014
Date: 5/24/24
Drawn By: ESA

Drawn By: ESA
Checked By: ESA
Project Phase

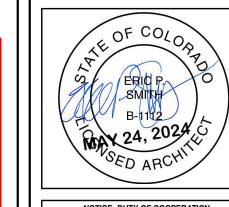
PERMIT

Sheet Title

Sheet Title
CODE REVIEW

AG003

REVIEWED FOR CODE COMPLIANCE 04/01/2025



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REVISIONS
No. Description Date

ADO

ASTRID BUILDING 7

TEAMBOAT SPRINGS COLORADO

ERIC SMITH ASSOCIATES, P.C.

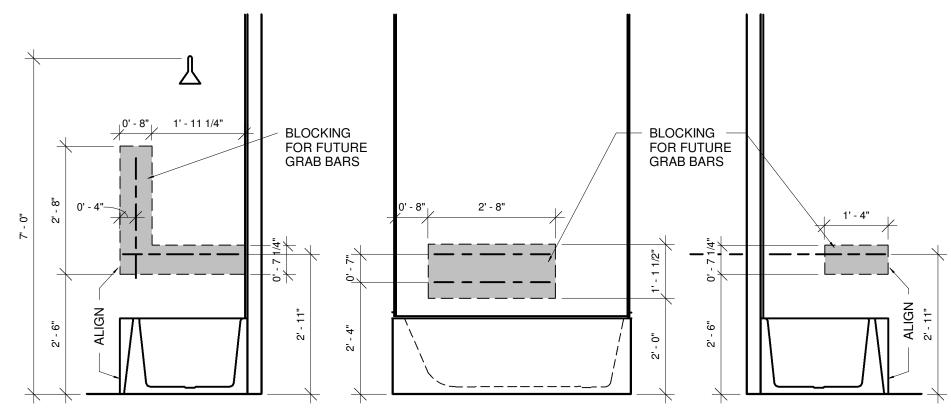
Job Number: 22014
Date: 5/24/24
Drawn By: ESA
Checked By: ESA

Project Phase
PERMIT

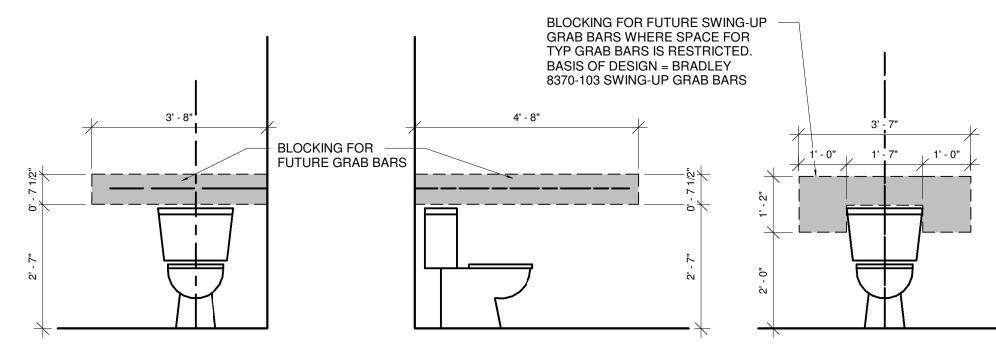
Sheet Title
ACCESSIBILITY

AG004

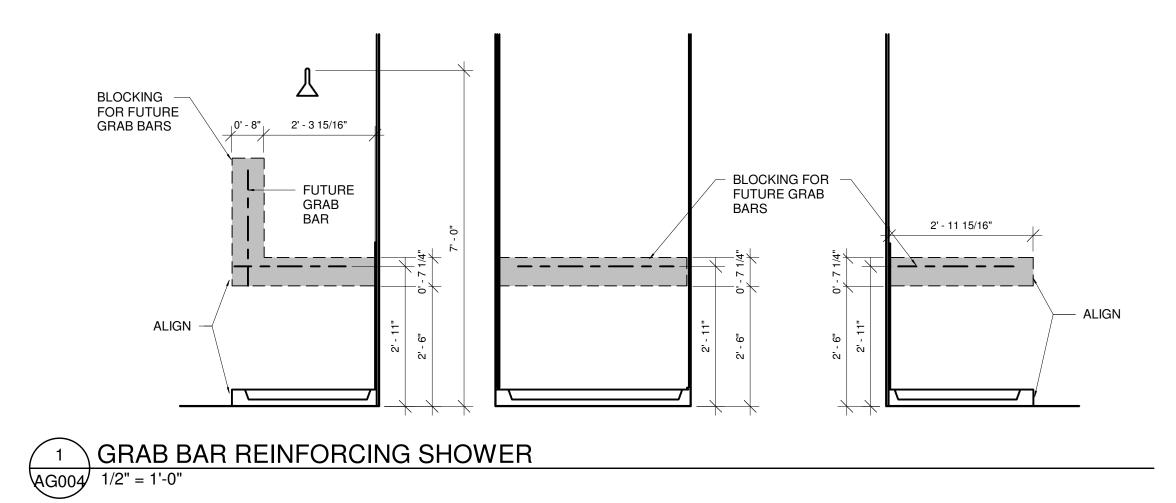
REFER TO SHEETS A171-174 FOR LOCATIONS OF TYPE B UNITS, OPTION B BATHROOMS

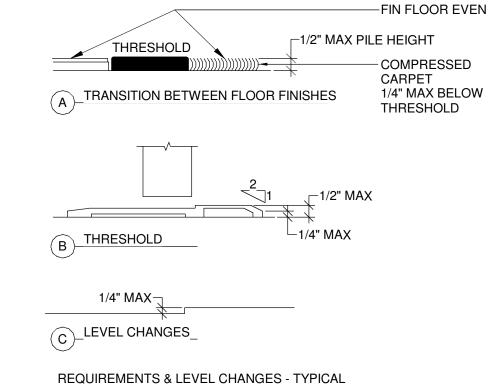


3 GRAB BAR REINFORCING TUB
AG004 1/2" = 1'-0"



2 GRAB BAR REINFORCING TOILET
AG004 1/2" = 1'-0"





4 TYP. ACCESSIBLE THRESHOLDS
AG004 3" = 1'-0"

24 1:54:17 PM THE ASTRI

RADON CONTROL (Radiation Protection) SYSTEM (DESIGN/BUILD): -4" DIA. PVC VENT PIPE Information below is basis-of-design. Verify all information with applicable governing standards and Typical application rates: 12 ft./11 oz. tube OUT UP TO ROOF Cold joints: Expansion joints: 8 ft./11 oz. tube SEALANT AROUND -CONC SLAB Radon mitigation system to be "passive" at the time of project completion. Control joints: 24 ft./quart tube of flowable polyurethane VENT PIPE-PVC T-FITTING (OR EQUIVALENT) CODE System to consist of lengths of 4" diameter perforated and/or perforated corrugated pipe, laid within Acceptable polyurethane caulks include: TO SUPPORT VENT PIPE 1-1/2" washed rock under the (10-mil) polyethylene plastic sheeting under the slab and connected to the Vulkum 116; Vulkum 45 (flowable); GSL 2100; Sonneborn np-1; Sonneborn sl-1 (flowable), or approved COMPLIANCE 4" PVC riser with a PVC elbow and rubber coupling. Install plastic sheeting as per manufacturer's recommendations sealing all edges to concrete foundation walls, around columns and all other penetrations through the plastic. Tape all seams per manufacturer's specifications. Label all "radon" vent piping for identification in visible locations. 04/01/2025 Route schedule 40, 4" PVC vent piping up to & through the roof with no low spots, or negative slopes so Contractor to provide radon testing at two weeks after building completion and monitoring for a period of that system works passively. Locate, a minimum of 48" of vertical pipe run where an in-line ventilation 1 year to determine if further mitigation is necessary. fan is to be installed, either in the top of the closet or in the attic. Provide j-box for power connection. -DRAIN TILE WITH HOLES Vent outlet to be a minimum of 10'-0" away from any building opening, including plumbing vents and Execution
Refer to "ANSI-AARST Standard (CC-1000-2018): Soil Gas Control Systems in New Construction of flues, that are on a plane less than 2'-0" below the discharge. The vent must be a minimum of 10'-0 above the grade. Provide 1/4" bird screen at vent termination. Do not install rain cap. Buildings" or "ANSI-AARST Standard (RRNC-2020): Rough-In Of Radon Control Components In New Construction Of 1 & 2 Family Dwellings And Townhouses" at https://sosradon.org/rrnc. See also the STEGO CLASS C VAPOR RETARDER (10 MIL) OVERLAP SEAM 12" MIN. Prior to any wall framing, seal all floor assembly penetrations, wall penetrations, expansion joints, control EPA website (www.epa.gov) for additional strategies on radon remediation. -MIN 4" THICK LAYER joints, cold joints, joints between wall slabs, etc. with polyurethane caulk. \ OF CLEAN GRAVEL -System including all current and future related components and accessories to be installed in strict GAS PERMEABLE conformance with any and all applicable governing codes and regulations. RADON PIPE DETAIL 117' - 4" 21' - 9 3/4" 20' - 10" 11' - 6" 29' - 6 3/4" 21' - 6 1/4" LINE OF PERIMETER DRAINAGE 101' - 1" PERIMETER DRAIN CLEANOUT PERIMETER DRAIN CLEANOUT 118' - 10 1/2" 121' - 7 5/8" 123' - 3 1/4" 101' - 1" 123' - 1 1/4" 96' - 1 1/2" INSULATION FROM UNDERSIDE SLAB DOWN R-15 RIGID INSULATION FULL 123' - 3 1/4" HEIGHT THIS WALL **INSULATION FROM** UNDERSIDE SLAB DOWN INSULATION FROM UNDERSIDE SLAB DOWN LINE OF RADON PIPING 96' - 1 1/2" FOUNDATION INSULATION ON EXTERIOR OF WALL PROVIDE R-15 RIGID INSULATION FROM UNDERSIDE OF SHEATHING TO BOTTOM OF CRAWL SPACE THROUGHOUT CRAWL SPACE 110' - 4 1/2" 93' - 6" 110' - 4 1/2" FOUNDATION INSULATION ON EXTERIOR OF WALL 110' - 4 1/2" - 93' - 6" A510 (B)98' - 7 3/4" 84' - 0" 98' - 7 3/4" 88' - 0" DAYLIGHT PERIMETER DRAIN DAYLIGHT PERIMETER DRAIN DAYLIGHT PERIMETER DRAIN DAYLIGHT PERIMETER DRAIN 39' - 7 3/4" 35' - 6" 117' - 4" 2.2 (3) \ FOUNDATION / CRAWLSPACE A100 3/16" = 1'-0" SCALE: 3/16" = 1'-0" Provide and install all products for construction to industry standard including all related ASTM standards and product manufacturer's installation and specification requirements.

IEWED OR ODE PLIANCE 1/2025

NOTICE: DUTY OF COOPERATION

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Eric Smith Associates, P.C.

REVISIONS

No. Description Date

ASTRID BUILDING 7

FEAMBOAT SPRINGS COLORADO



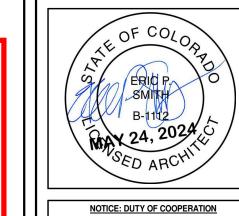
Job Number: 22014
Date: 5/24/24
Drawn By: ESA
Checked By: ESA

Project Phase
PERMIT

Sheet Title FOUNDATION / CRAWLSPACE PLAN

A100

REVIEWED CODE COMPLIANCE 04/01/2025



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REVISIONS Description Date CITY COMMENTS 5/10/2024 CITY COMMENTS

22014

Job Number: 5/24/24 Drawn By: **Checked By: ESA**

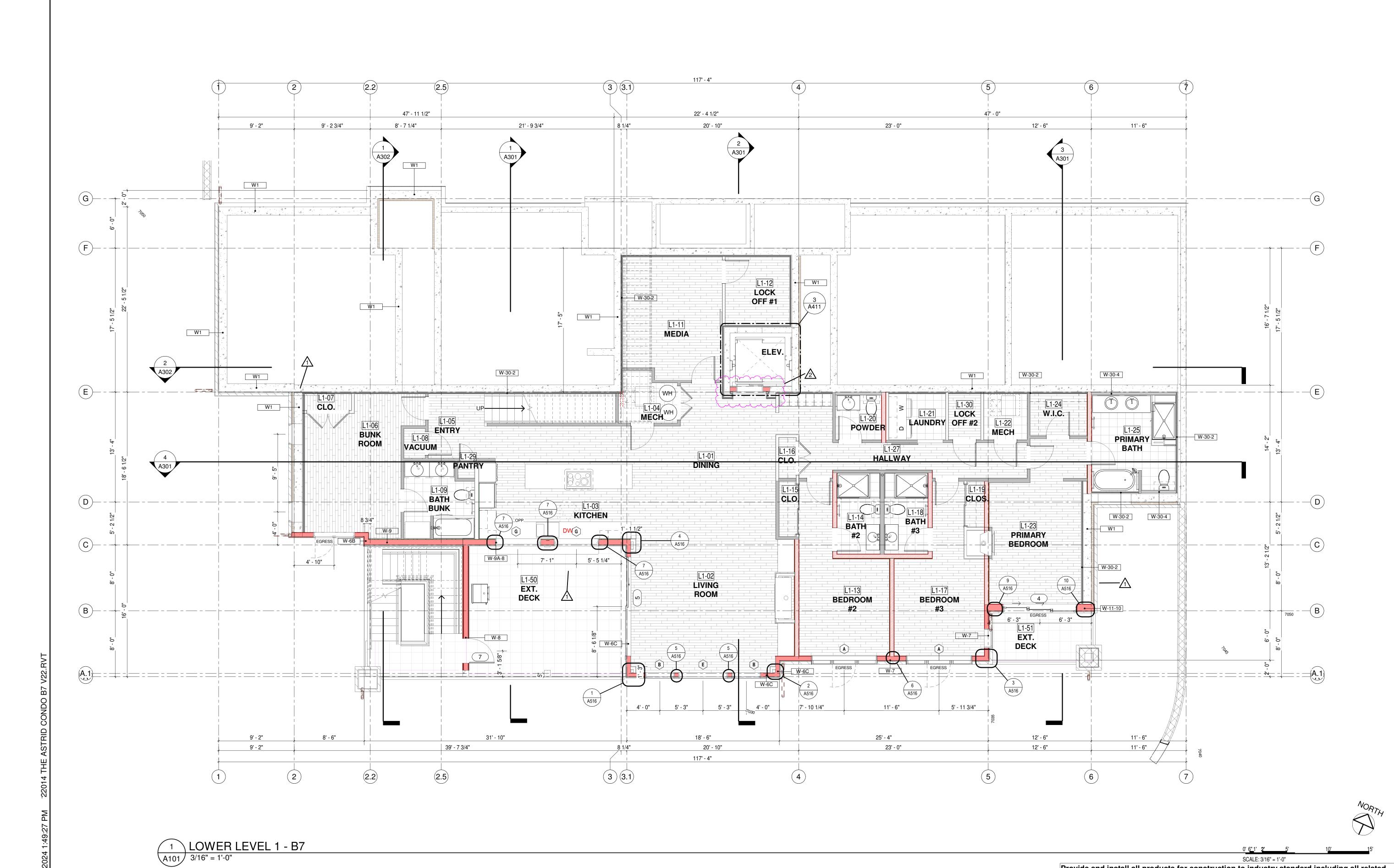
Project Phase PERMIT **Sheet Title**

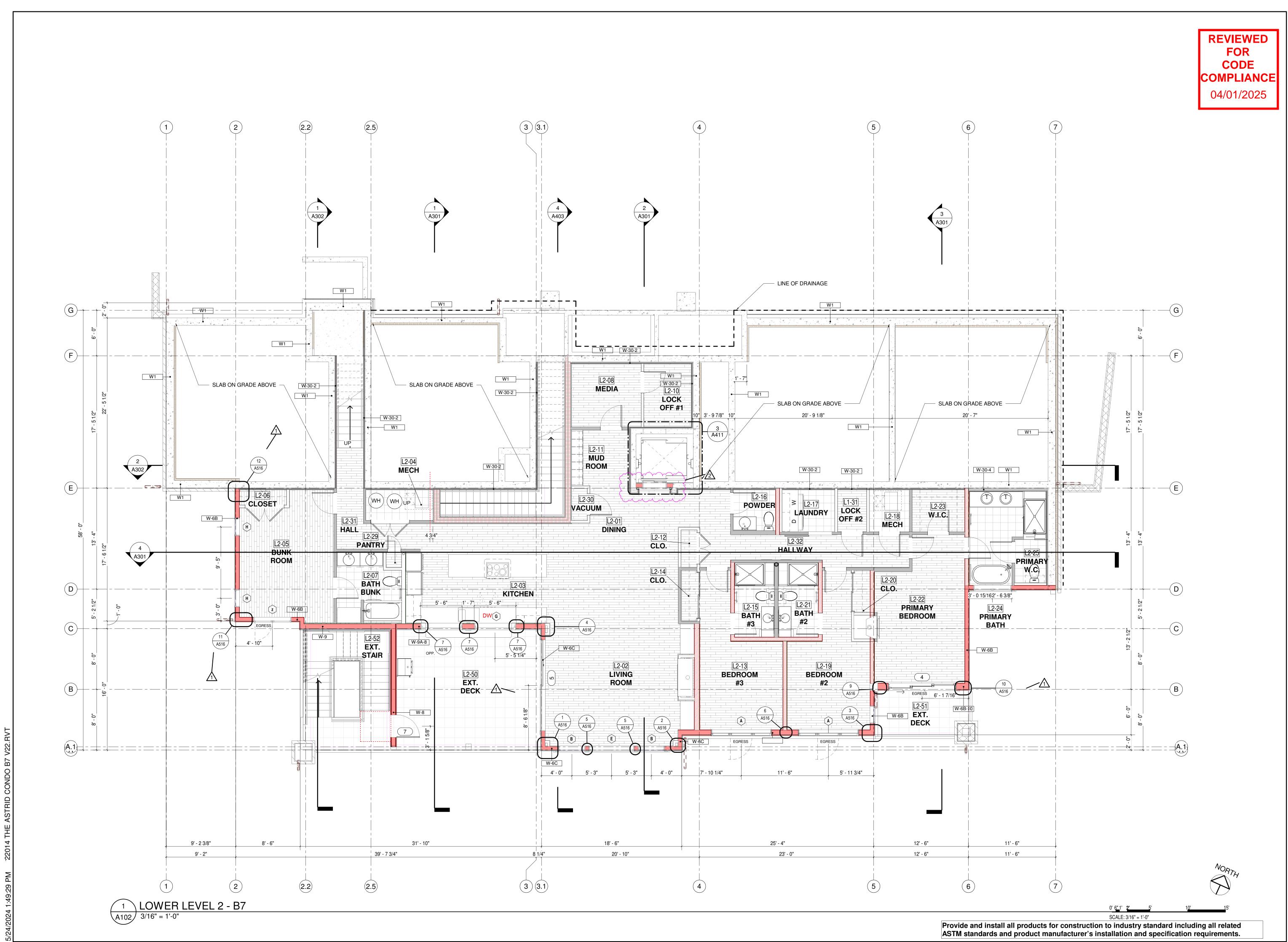
LOWER LEVEL 1 PLAN

Sheet Number

SCALE: 3/16" = 1'-0"

Provide and install all products for construction to industry standard including all related ASTM standards and product manufacturer's installation and specification requirements.







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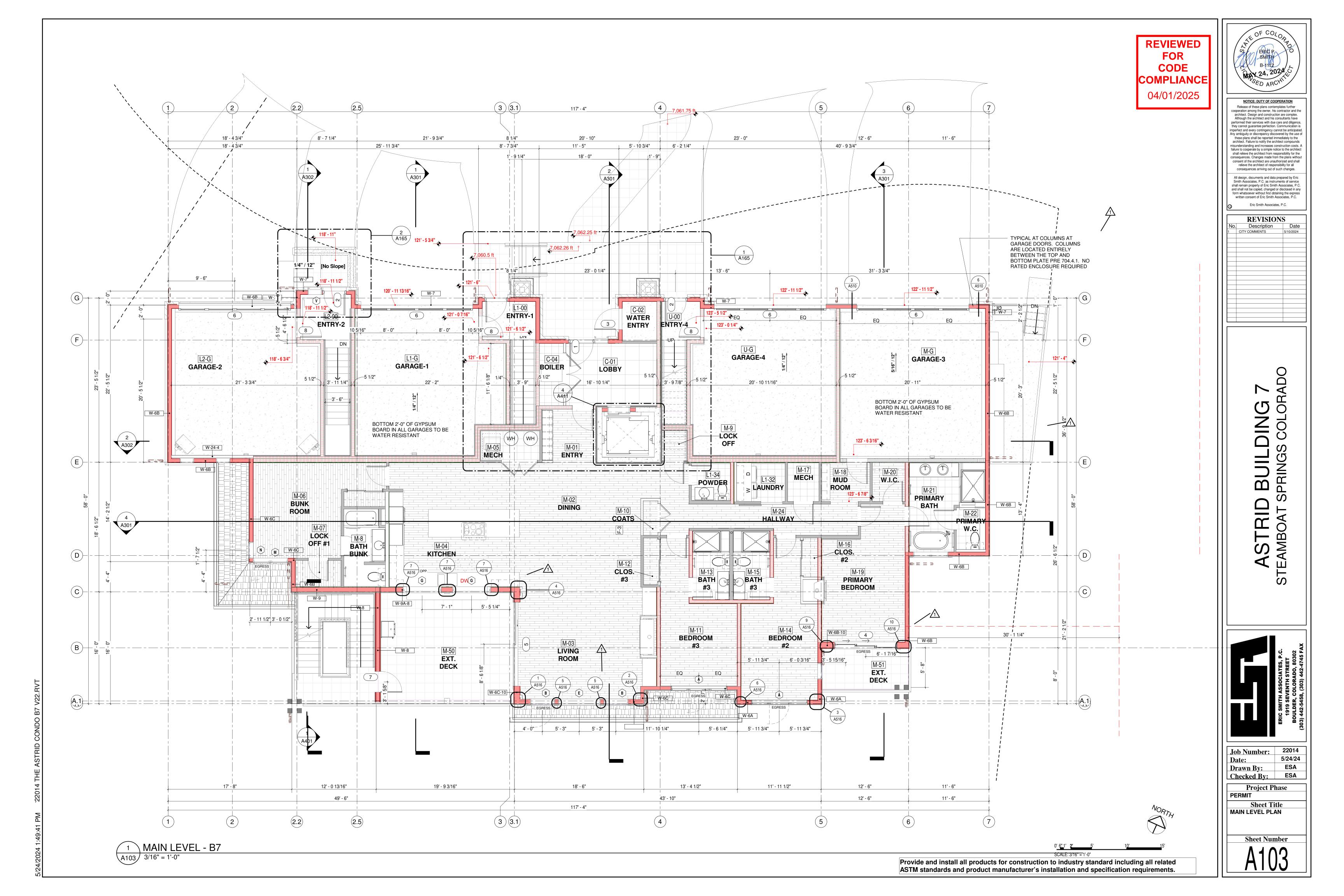
Eric Smith Associates, P.C. **REVISIONS** Description Date CITY COMMENTS 5/10/2024 CITY COMMENTS

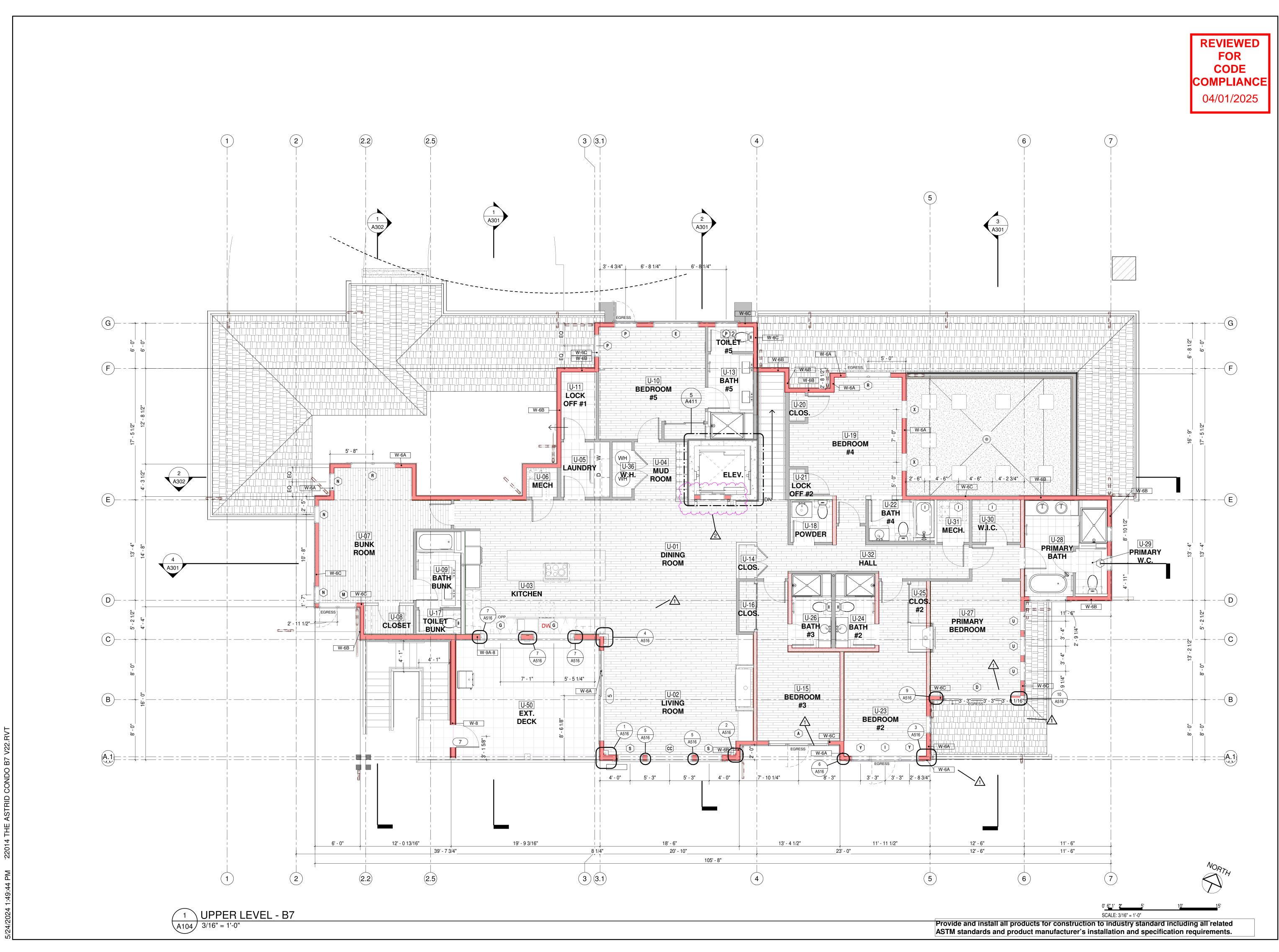
22014 5/24/24

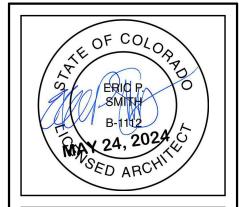
Job Number: **Drawn By: Checked By: ESA**

Project Phase PERMIT

Sheet Title LOWER LEVEL 2 PLAN







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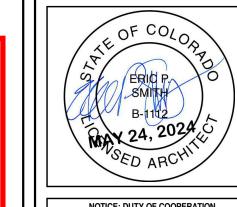


22014 5/24/24

Job Number: Drawn By: Checked By: **ESA**

Project Phase PERMIT **Sheet Title** UPPER LEVEL PLAN





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REVISIONS Description Date

Job Number: 22014 **Drawn By: Checked By:**

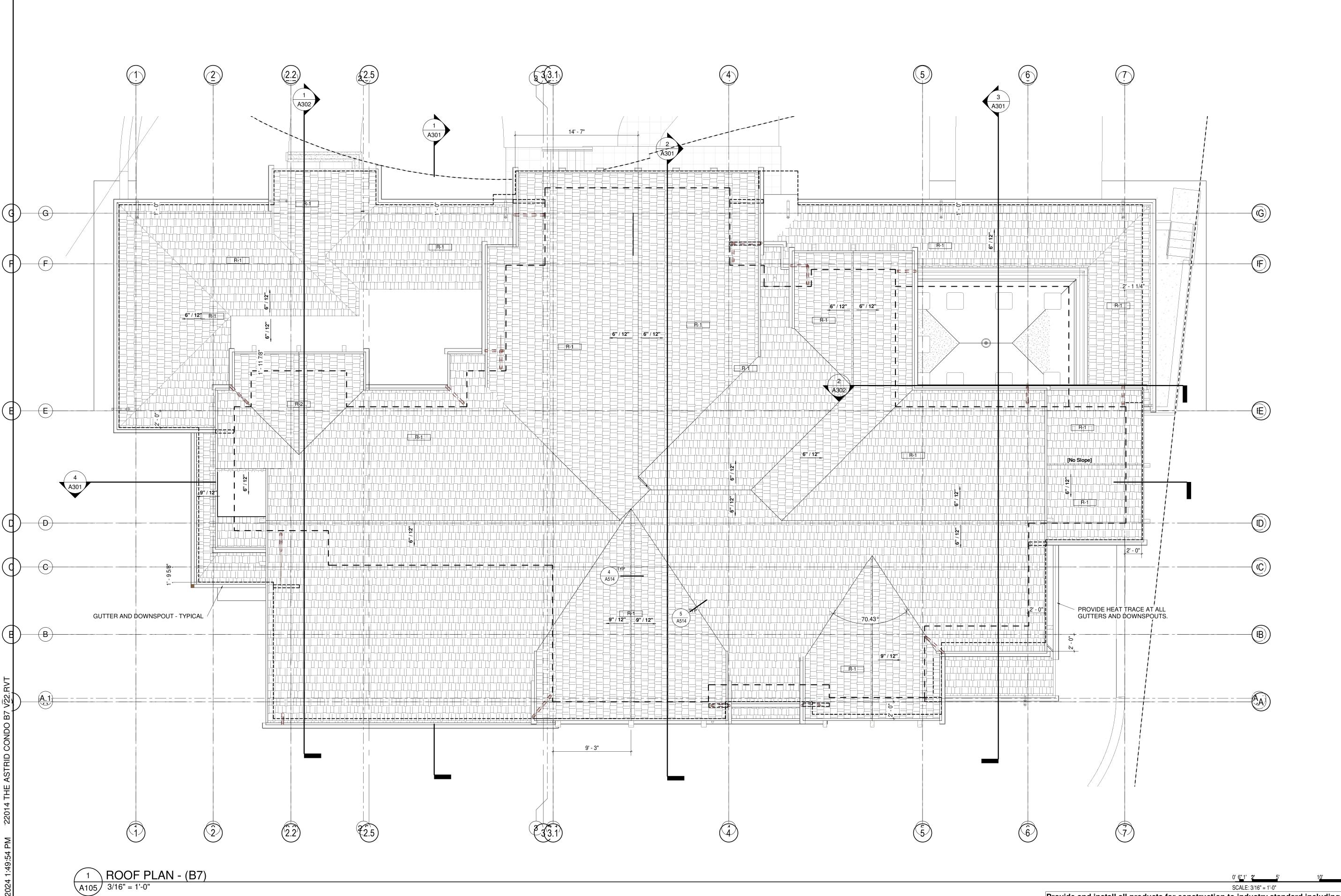
Project Phase PERMIT

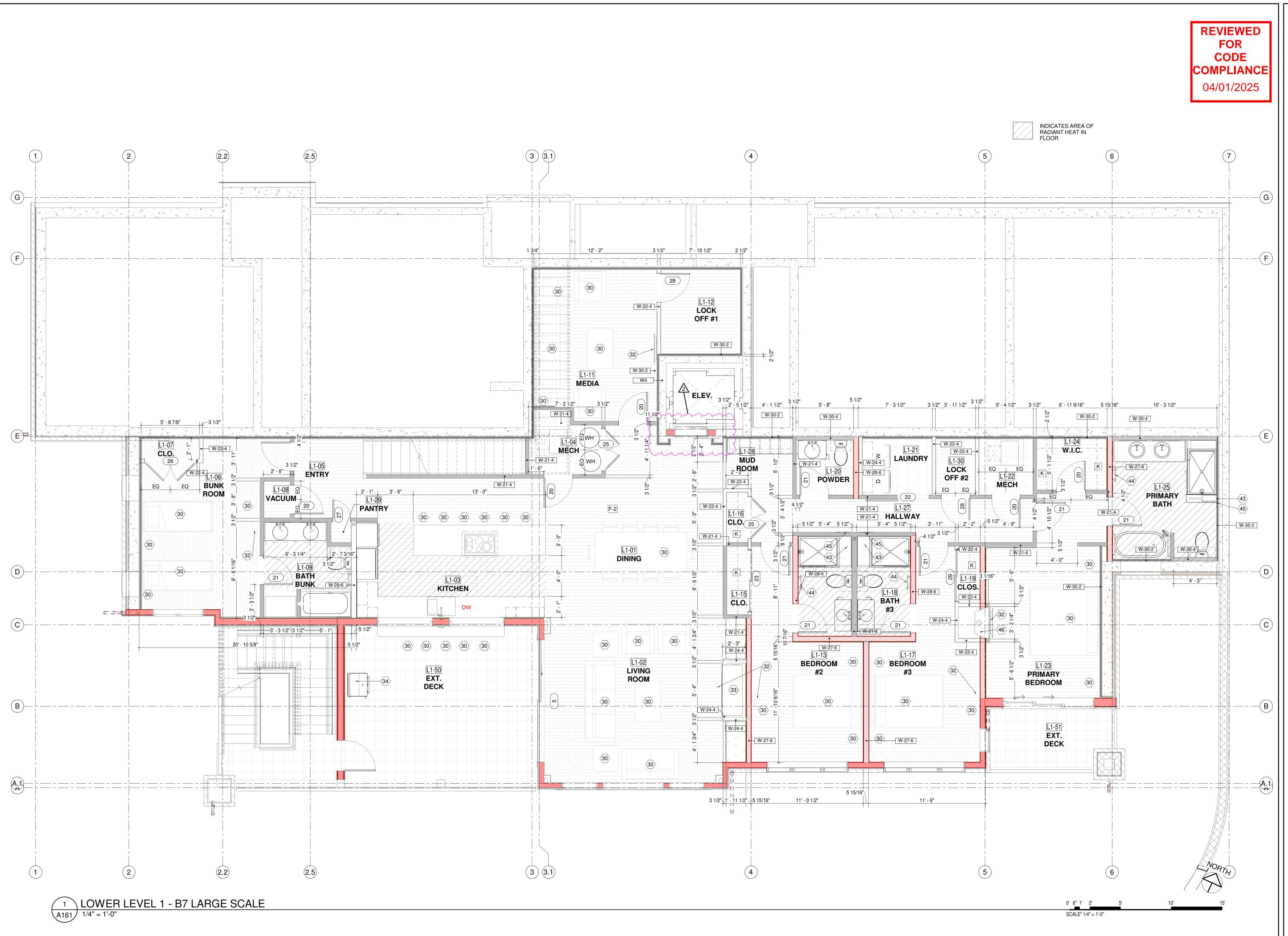
Sheet Title ROOF PLAN

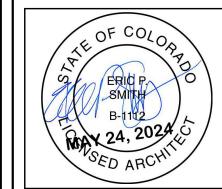
Sheet Number

0' 6" 1' **2'** 5' SCALE: 3/16" = 1'-0"

Provide and install all products for construction to industry standard including all related ASTM standards and product manufacturer's installation and specification requirements.







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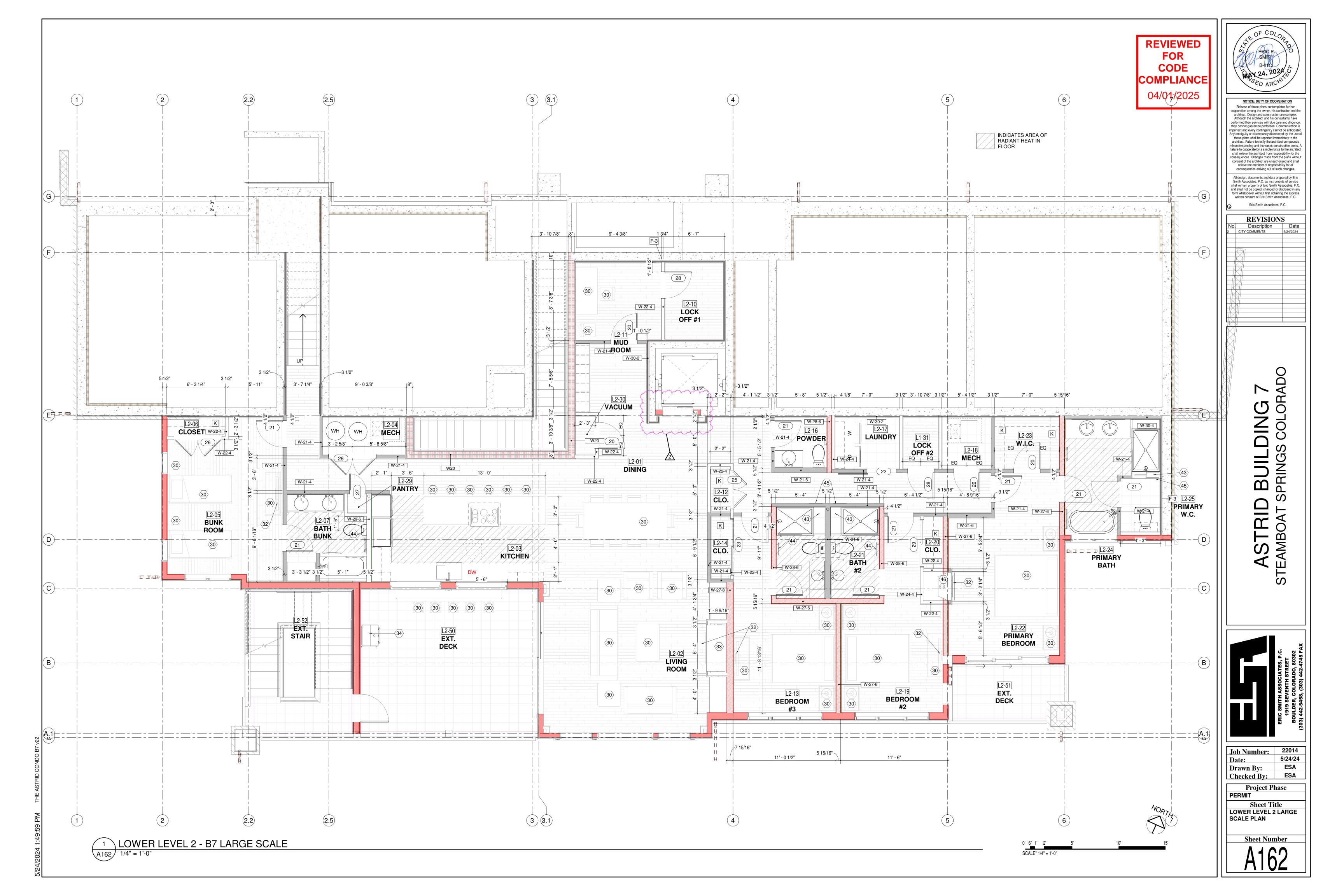
Eric Smith Associates, P.C.

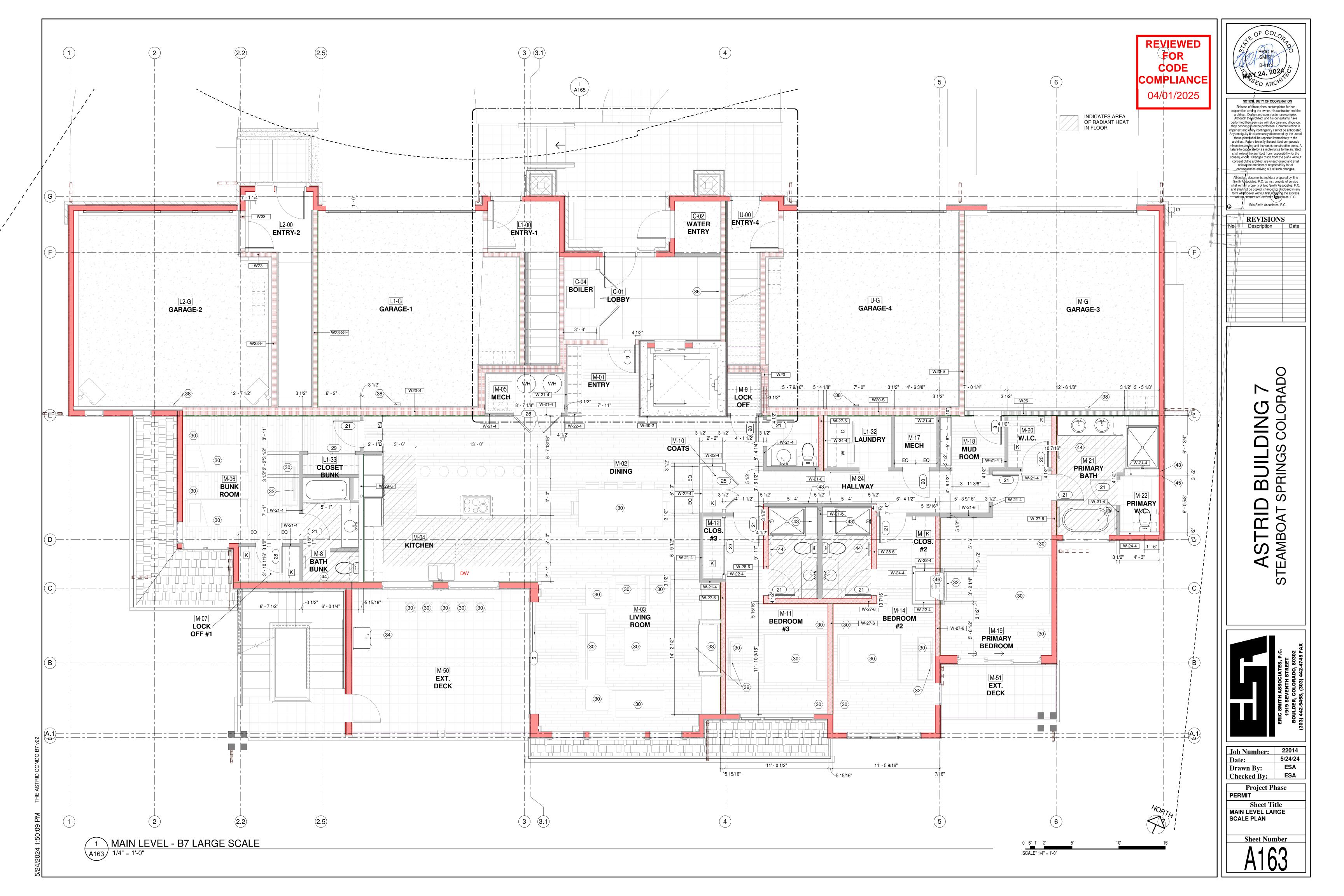
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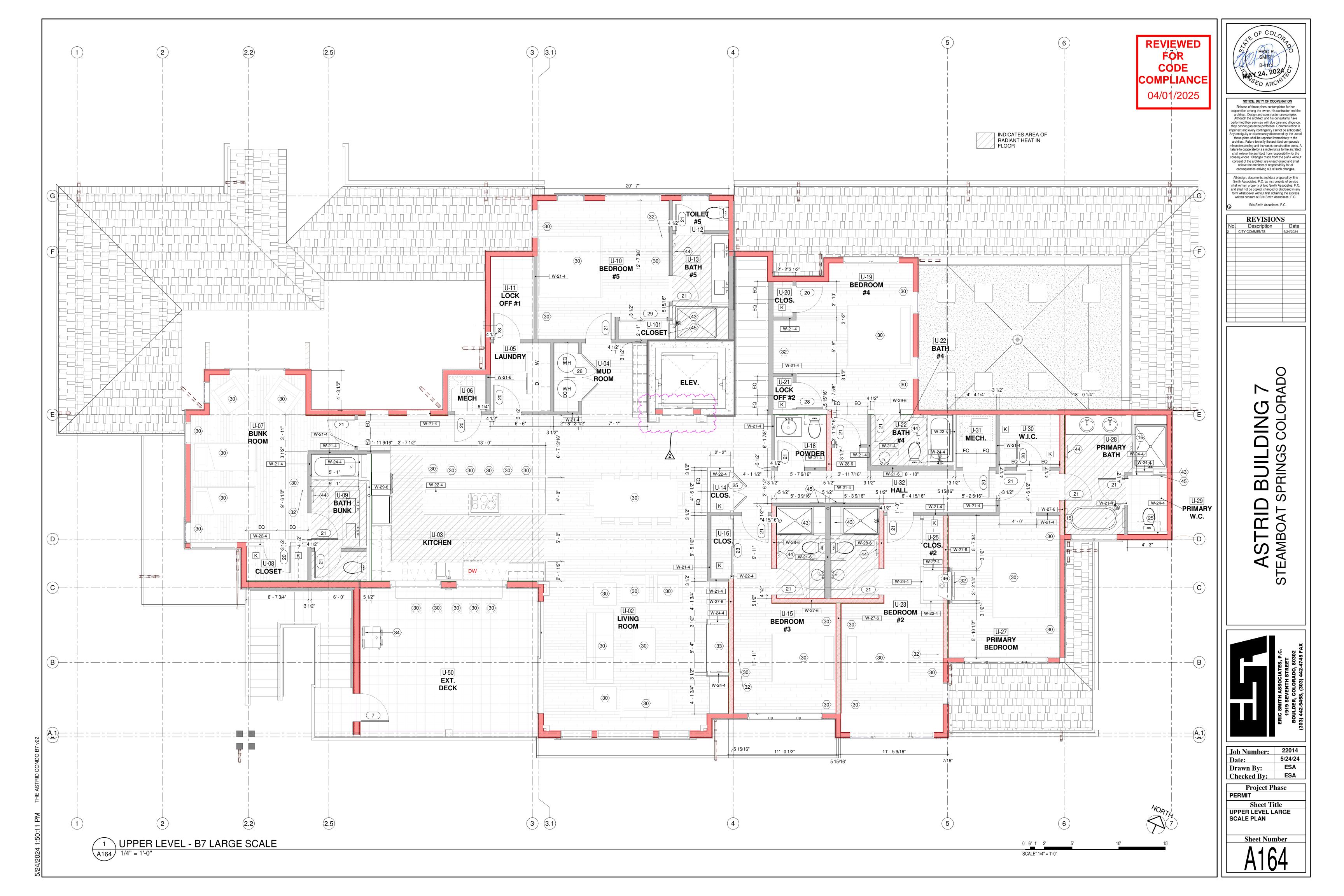
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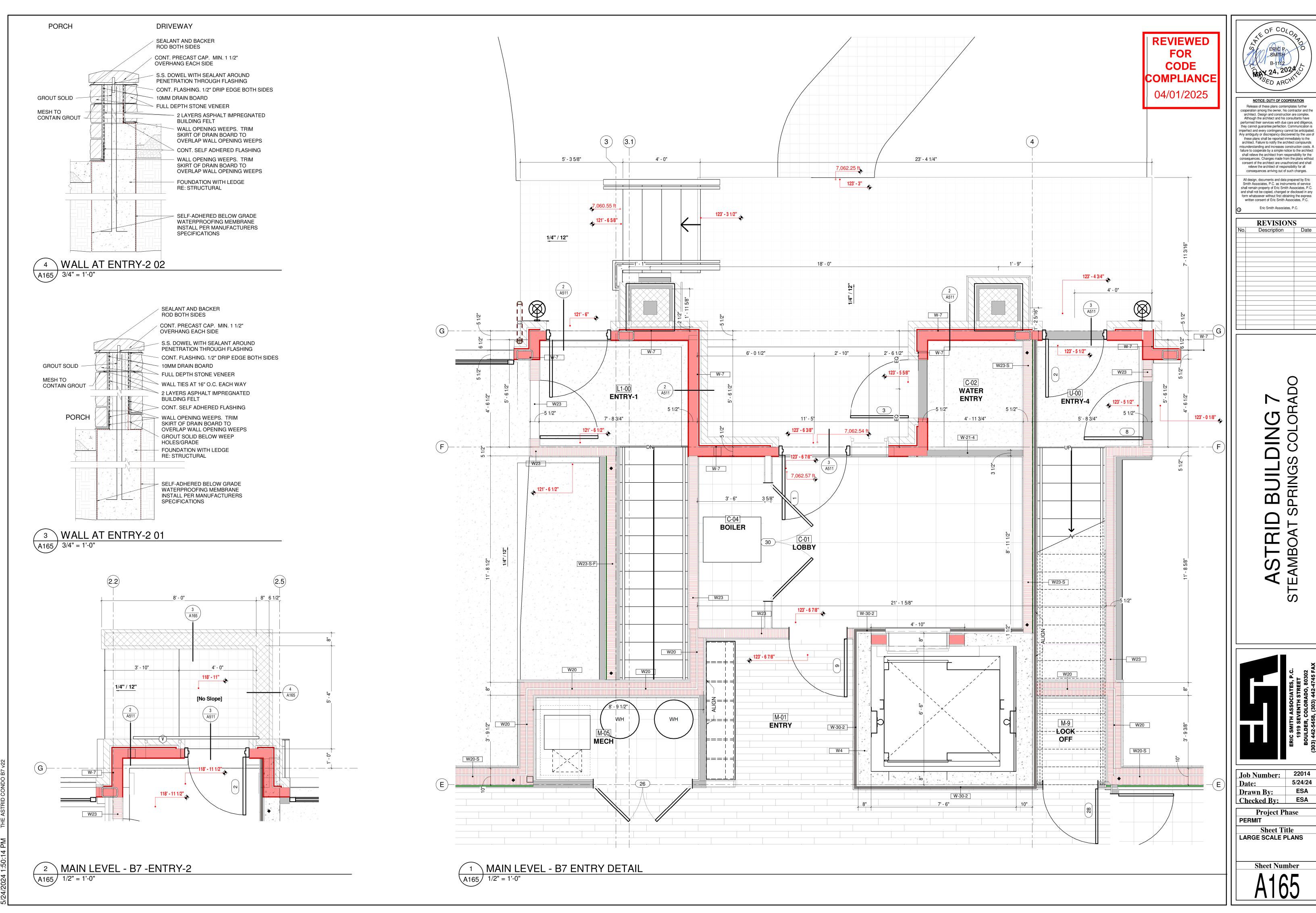
Project Phase

Sheet Title LOWER LEVEL 1 LARGE SCALE PLAN **Sheet Number**









ERIC P.

NOTICE: DUTY OF COOPERATION

Eric Smith Associates, P.C.

REVISIONS

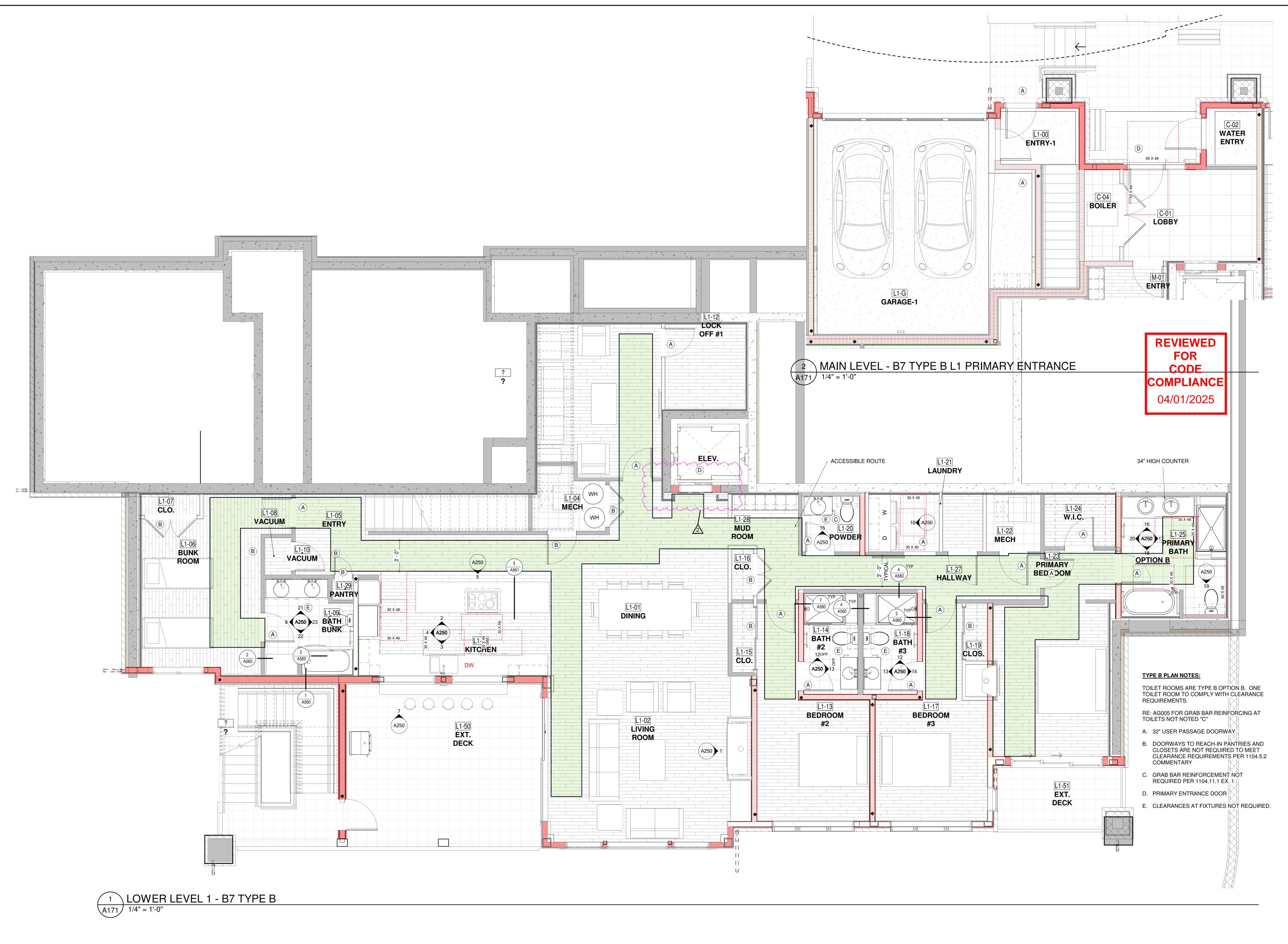
Description Date

22014

5/24/24

Project Phase

Sheet Title





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Eric Smith Associates, P.C.

REVISIONS

Io. Description Date
CITY COMMENTS 5/24/2024

ASTRID BUILDING 7
TEAMBOAT SPRINGS COLORADO

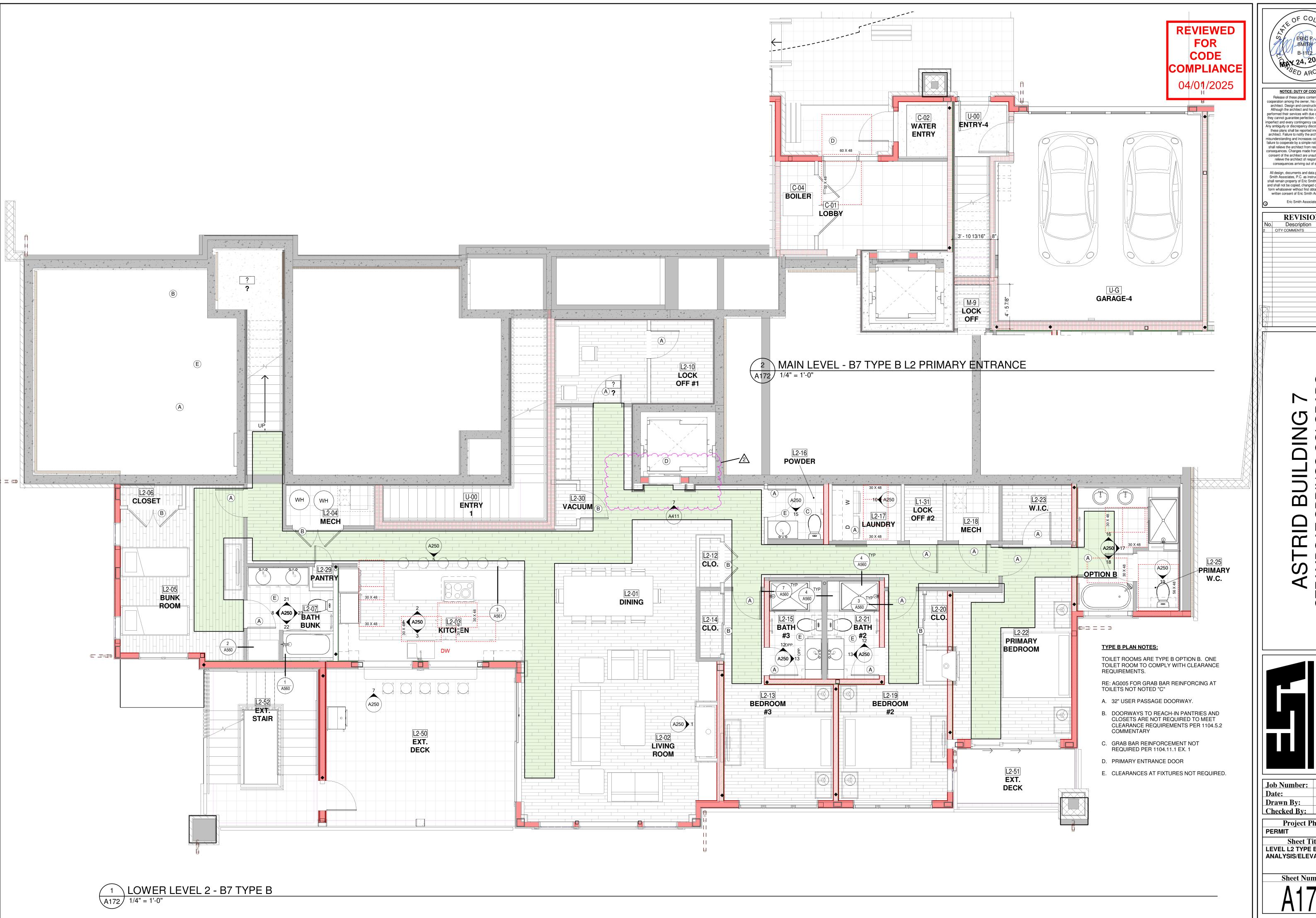


Job Number: 22014
Date: 5/24/24
Drawn By: ESA
Checked By: ESA

Project Phase
PERMIT

Sheet Title
LEVEL L1 TYPE B
ANALYSIS/ELEVATIONS

A171



NOTICE: DUTY OF COOPERATION Release of these plans contemplates further cooperation among the owner, his contractor and the cooperation among the owner, his 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 use 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 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 arriving out of such changes. All design, documents and data prepared by Eric

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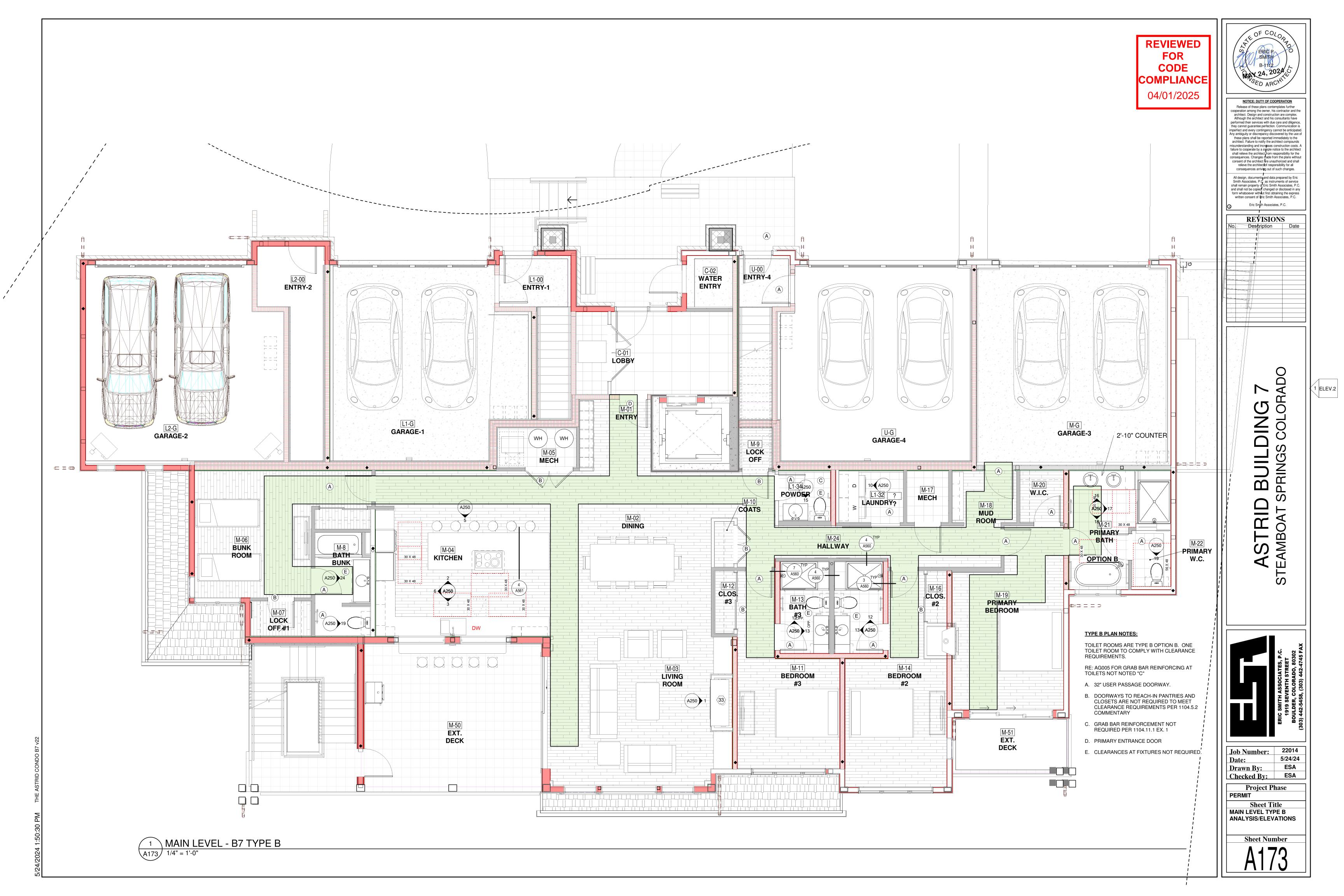
REVISIONS Description Date

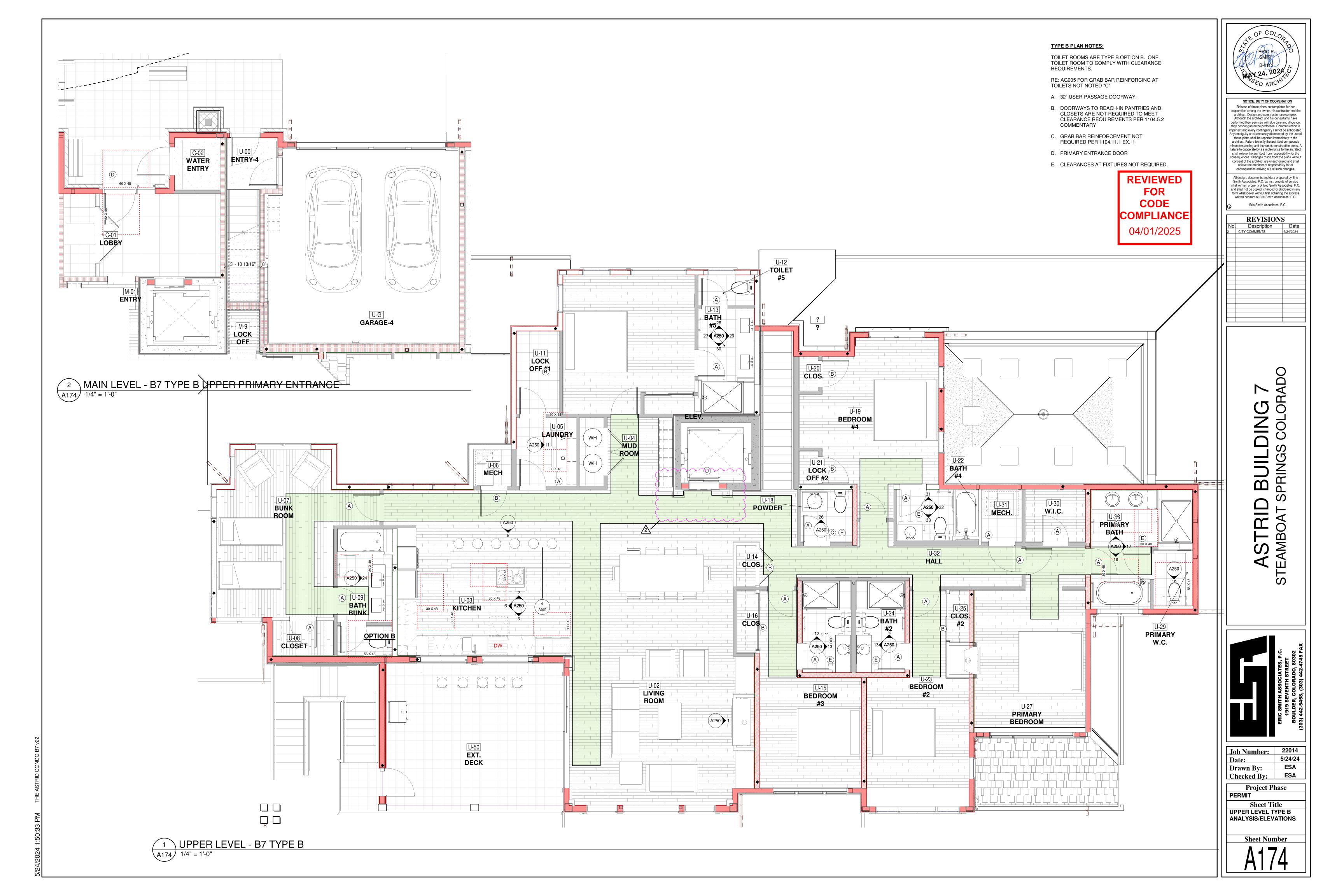


22014 5/24/24 **ESA**

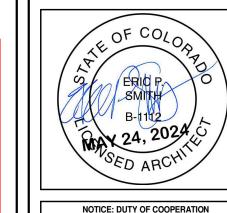
Project Phase

Sheet Title LEVEL L2 TYPE B ANALYSIS/ELEVATIONS





CODE COMPLIANCE 04/01/2025



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REVISIONS		
No. Description Date		
2	CITY COMMENTS	5/24/2024

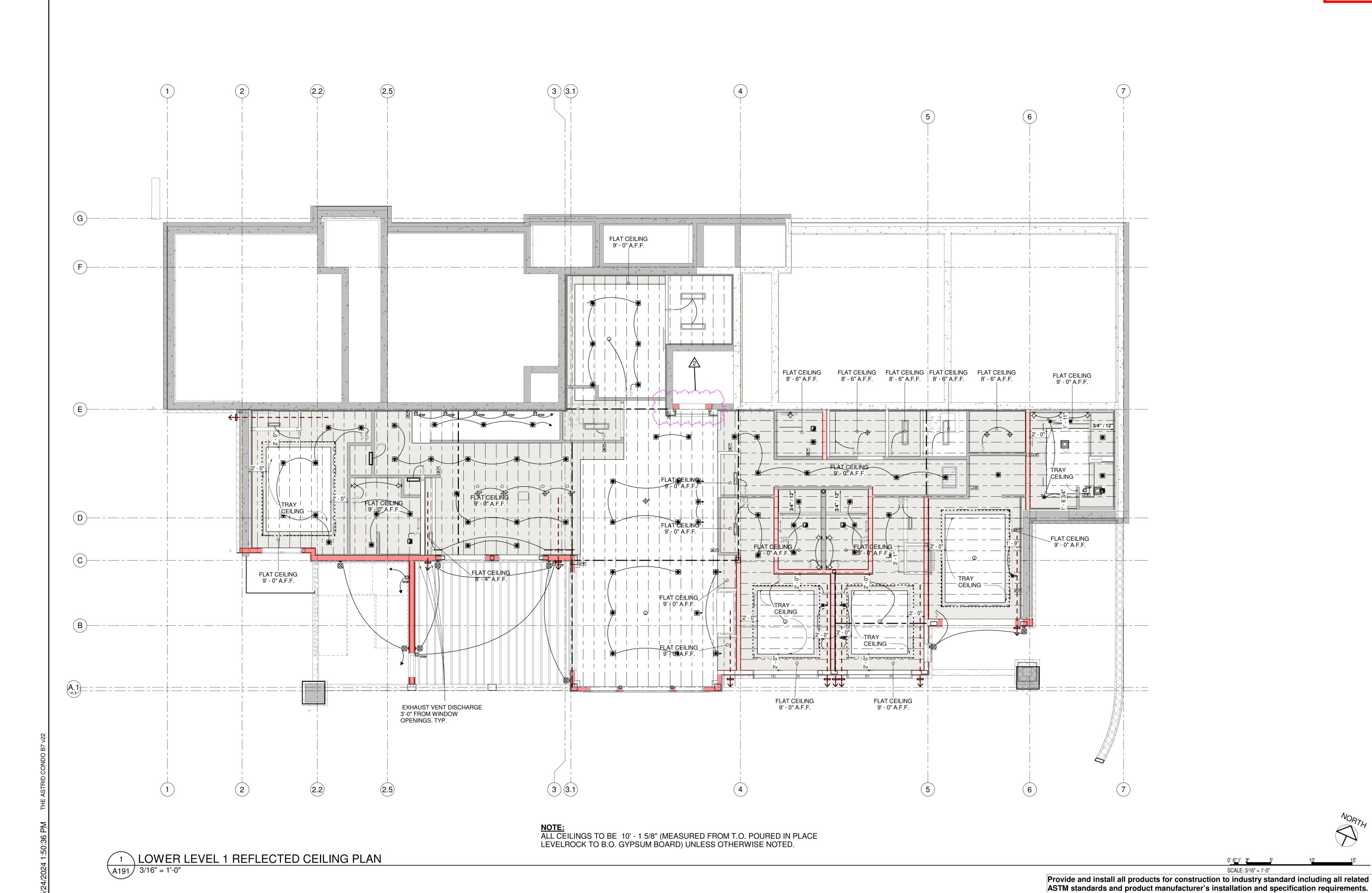


Job Number:	22014
Date:	5/24/24
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Checked By:	ESA

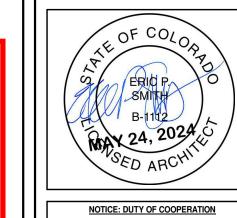
Project Phase

Sheet Title LOWER LEVEL 1
REFLECTED CEILING
PLAN

SCALE: 3/16" = 1'-0"



REVIEWED CODE COMPLIANCE 04/01/2025



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Eric Smith Associates, P.C. REVISIONS Description Date CITY COMMENTS

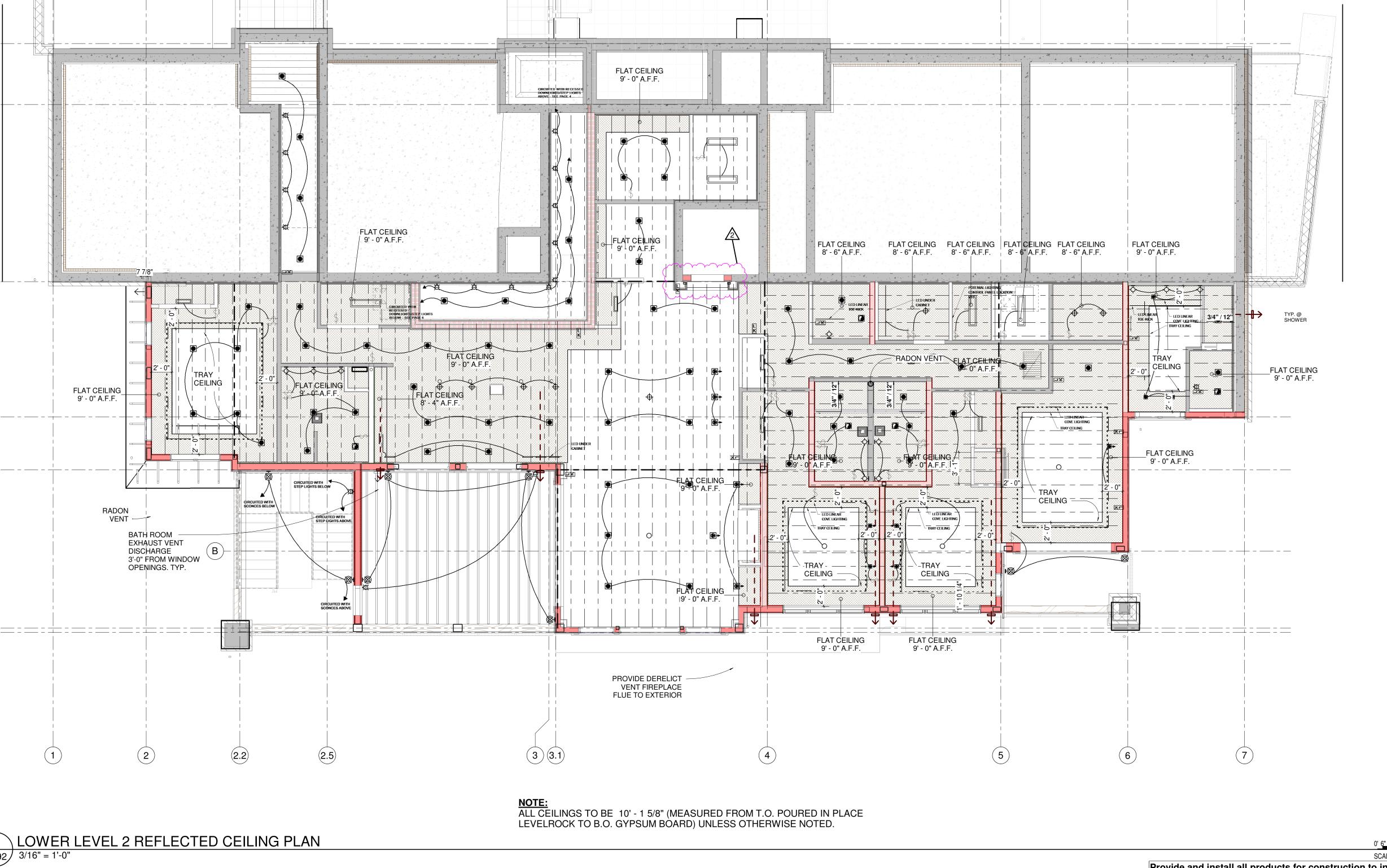
22014 Job Number: 5/24/24 **Drawn By: Checked By:**

Project Phase

PERMIT

Sheet Title LOWER LEVEL 2
REFLECTED CEILING

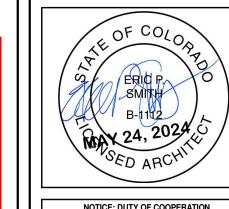
PLAN **Sheet Number**



A192 3/16" = 1'-0"

SCALE: 3/16" = 1'-0" Provide and install all products for construction to industry standard including all related ASTM standards and product manufacturer's installation and specification requirements.

REVIEWED FOR CODE COMPLIANCE



NOTICE: DUTY OF COOPERATION

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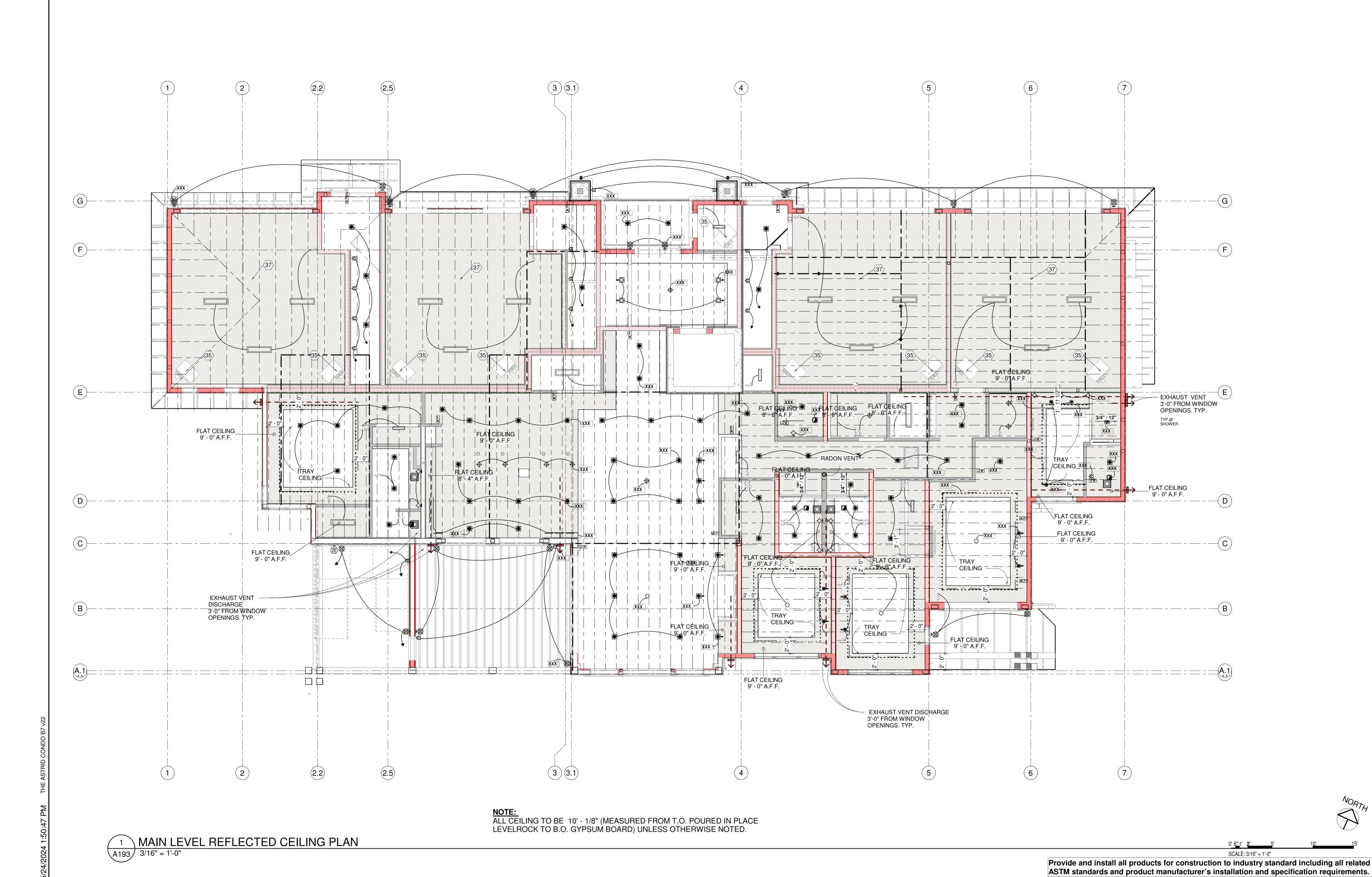
AMBOAT SPRINGS COLORADO



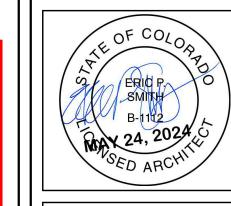
Job Number: 22014
Date: 5/24/24
Drawn By: ESA
Checked By: ESA

Project Phase

Sheet Title
MAIN LEVEL REFLECTED
CEILING PLAN



REVIEWED FOR CODE COMPLIANCE 04/01/2025



NOTICE: DUTY OF COOPERATION

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REVISIONS		
No.	Description	Date
2	CITY COMMENTS	5/24/2024

ASTRID BUILDING 7
AMBOAT SPRINGS COLORADO

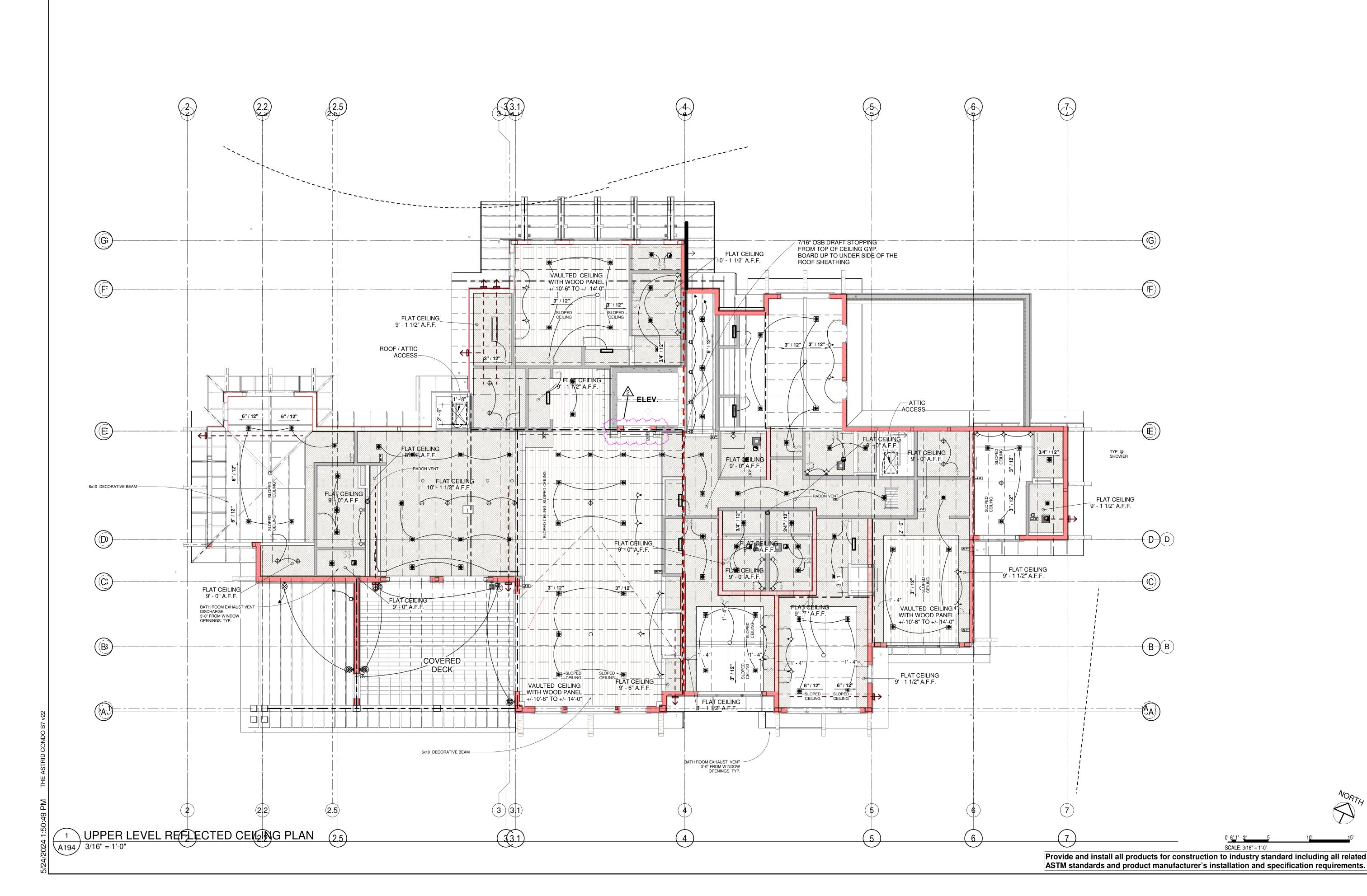


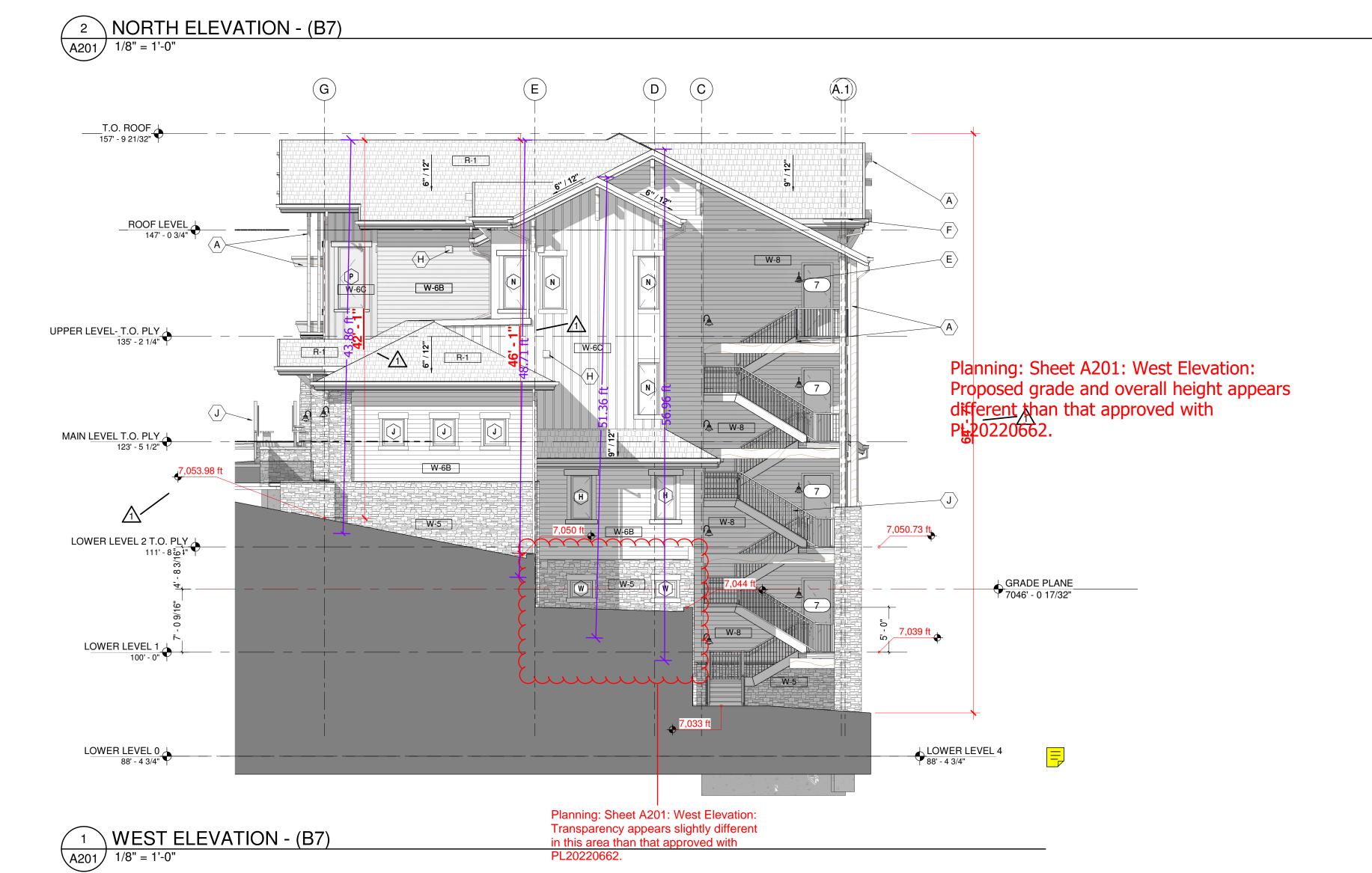
Job Number:	22014
Date:	5/24/24
Drawn By:	ESA
Checked By:	ESA
-	

Checked By: ES

Project Phase
PERMIT

Sheet Title
UPPER LEVEL
REFLECTED CEILING
PLAN





	EX	CTERIOR FINISH SCHEDULE	
	MATERIAL / MANUFACTURER	DESCRIPTION / COLOR	NOTES
W-6A	CEDAR PANEL	OLYMPIC BRICK RED STAIN	
W-6B	HORIZONTAL SIDING	CEDAR TEXTURE, 'DOWNING EARTH'	
W-6C	BOARD AND BATTEN SIDING	CEDAR TEXTURE, 'SABLE'	
W-7	STONE VENEER	4" THICK	
R-1			
⟨XX⟩	ASPHALT SHINGLE ROOFING	NATURAL SHADOW, WEATHER WOOD	
Α	STRUCTURAL WOOD TIMBER	NATURAL CEDAR STAINED	
В	FASIA	CEDAR TEXTURE, "IRON GATE"	
С	PREFINISHED METAL CAP FLASHING	AI 13 HOME, PREFINISHED, BLACK SAND WITH FASCIA POST	
D	TRIM	CEDAR TEXTURE, "IRON GATE"	
Е	WALL MOUNTED LIGHT FIXTURE	LED, PER LIGHTING DESIGN. RE:2/A514 AND 3/A514	2
F	GUTTER/DOWN SPOUT		
G	WOOD SOFFIT PANEL		
Н	EXHAUST LOUVER	RE:4/A514 AND 5/A514	
I	HOSE BIB	RE:1/A514	
J	HANDRAIL		
K			
J			

KEYED NOTES:

1.) SEE EXTERIOR ELEVATION FOR RIB, LAP, OR REVEAL ORIENTATION.

2,) SEE ELECTRICAL FOR FIXTURE INFORMATION & POWER REQUIREMENTS.

3.) METAL TRIM, CLOSURES, AND FASTENERS TO BE INSTALLED PER MANUFACTURER'S REQUIREMENTS. FINISH TO MATCH PREFINISHED METAL PANEL COLOR AND TEXTURE.

GENERAL NOTES:

A.) ALL WINDOW GLAZING TO BE DESIGNED TO MINIMIZE EXTERIOR REFLECTIONS

B.) FINAL COLORS TO BE APPROVED BY OWNER & ARCHITECT. C.) ALL MATERIALS TO BE INSTALLED PER MANUFACTURER'S RECOMMEDATIONS AND SPECIFICATIONS.

D.) EXTERIOR MATERIAL ALTERNATES TO BE APPROVED BY ARCHITECT & OWNER PRIOR TO ORDER & INSTALL.

E.) (T) INDICATES TEMPERED/SAFETY GLASS

CODE COMPLIANCE 04/01/2025



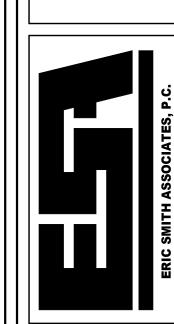
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REVISIONS		
No.	Description	Date
1	CITY COMMENTS	5/10/2024

DING



ob Number:	22014
Date:	5/24/24
Orawn By:	ESA
Checked By:	ESA

Project Phase

Sheet Title EXTERIOR ELEVATIONS

Sheet Number

Provide and install all products for construction to industry standard including all related ASTM standards and product manufacturer's installation and specification requirements.

SCALE: 1/8" = 1'-0"





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REVISIONS		
Description	Date	
CITY COMMENTS	5/10/2024	
	Description	

ASTRID BUILDING 7 STEAMBOAT SPRINGS COLORADO

ERIC SMITH ASSOCIATES, P.C.
1919 SEVENTH STREET

Job Number: 22014
Date: 5/24/24
Drawn By: ESA
Checked By: ESA

Project Phase
PERMIT

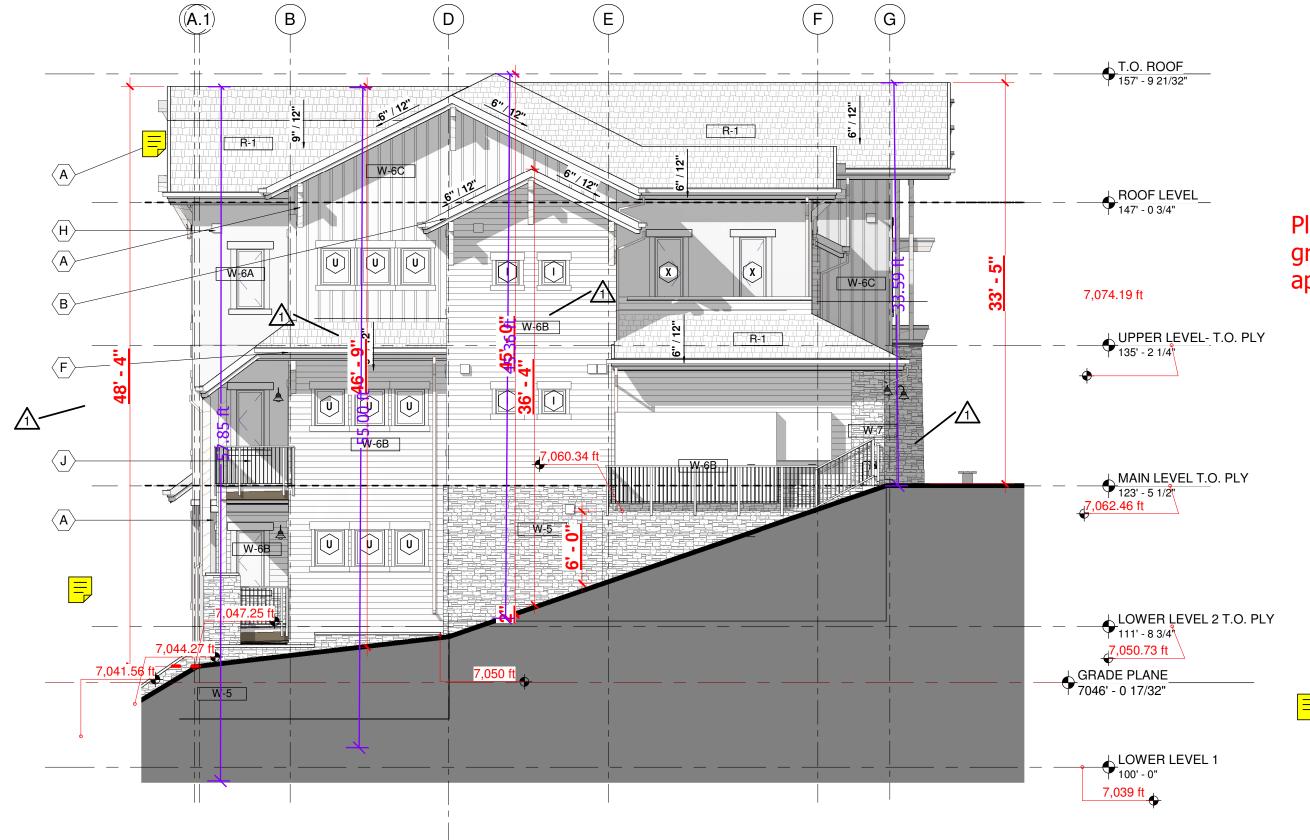
PERMIT

Sheet Title
EXTERIOR ELEVATIONS

Sheet Number



1 SOUTH ELEVATION - (B7) A202 1/8" = 1'-0"



Planning: Sheet A202: East Elevation: Proposed grade and overall height appears different than that approved with PL20220662.

2 EAST ELEVATION - (B7) A202 1/8" = 1'-0"