

PROJECT DATA

PROJECT DESCRIPTION
PROPOSED STRUCTURE TO HOLD NEW RFID GATES AT WILD BLUE GONDOLA AND STEAMBOAT GONDOLA LOWER TERMINALS. WILL REPLACE EXISTING RFID GATES AT EACH LOCATION.

ZONING DISTRICT:
OR (OPEN SPACE AND RECREATION)

CLIMATE ZONE:
7

APPLICABLE CODES:
2021 IBC
2021 IEBC
2021 IECC
2012 IFGC
NEC 2023
CITY OF STEAMBOAT CDC
ICC/ANSI A117.1 (2017)
ADAAG 2010

2021 IBC CODE REVIEW

THERE ARE NO PROPOSED CHANGES TO THE PLATFORMS OR GONDOLAS THEMSELVES AT WILD BLUE OR STEAMBOAT GONDOLA WITH THIS PROJECT. THE SCOPE INCLUDES REMOVING EXISTING RFID TICKETS GATES AND REPLACING THEM WITH NEW RFID TICKET GATES.

NO PROPOSED CHANGES TO AREA, HEIGHT, OCCUPANCY, CONSTRUCTION TYPE OR EGRESS.

ZONE DISTRICT REQUIREMENTS

PROJECT SUMMARY TABLE			
GROSS FLOOR AREA			
UNIT SIZE (GROSS)			
NUMBER OF UNITS			
ZONING (EXIST & PROPOSED)	OR - OPEN SPACE AND RECREATION		
FRONTAGE			
USE BREAKDOWN	DESCRIPTION	SQUARE FOOTAGE	# OF UNITS
PRINCIPAL USE	AMUSEMENT, OUTDOOR SKI AREA		
ACCESSORY USE			
STANDARDS	ZONE DISTRICT REQUIREMENTS	PROPOSED	VARIANCE? (YES/NO)
LOT AREA	2,500 SF MIN. NO MAX		NO
LOT COVERAGE	NO MAX		
FLOOR AREA RATIO	NO MAX		
OVERALL BUILDING HEIGHT	34' MAX.		NO
AVERAGE PLATE HEIGHT	22' MAX.		NO
FRONTAGE AREA HEIGHT	N/A		
FRONT SETBACK	25' MIN		NO
SIDE SETBACK	25' MIN		NO
UPPER STORY SETBACK	N/A		
REAR SETBACK	20' MIN		NO
SECOND STORY INTENSITY	N/A		
PARKING	N/A		
SNOW STORAGE	N/A		



Release of these plans contemplates further 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 constitutes a release of the architect from any and all claims for misunderstanding and increased 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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Project Phase
CD/PERMIT

AG001

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ARCHITECTURAL	
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WB-01	WBG DEMO & PROPOSED PLANS
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STRUCTURAL	
S0.00	STRUCTURAL GENERAL NOTES
S1.00	FOUNDATION PLAN
S4.00	FRAME ELEVATIONS

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1. DO NOT SCALE DRAWINGS. VERIFY ALL DIMENSION AND CONDITIONS IN FIELD. DISCREPANCIES IN DIMENSIONS, EXISTING CONDITIONS AND FIELD MEASUREMENTS ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO THE COMMENCEMENT OF THE WORK. ANY FAILURE TO REPORT DISCREPANCIES SHALL RELIEVE THE ARCHITECT OF ANY CONSEQUENCES WHICH MAY ARISE.

2. DIMENSIONS - ALL TYPICAL DIMENSIONS ARE TO FACE OF STUD / FOUNDATION UNLESS NOTED OTHERWISE.

DIMENSIONS FROM EXISTING WALLS IS FROM FINISHED FACE TO FACE OF STUD UNLESS NOTED OTHERWISE.

CEILING HEIGHT DIMENSIONS ARE FROM
STRUCTURAL SUBFLOOR TO FACE OF FINISH CEILING MATERIAL, UNLESS NOTED
OTHERWISE.

NOTIFY ARCHITECT OF CONDITIONS WHERE CLEAR OR CRITICAL DIMENSIONS ARE DESIGNATED BUT CANNOT BE MET OR WHERE CORRIDOR/AISLE WIDTH CANNOT MEET THE MINIMUM REQUIREMENTS (3'-8" U.N.O.)

3. THE ARCHITECT SHALL RECEIVE A COPY OF THE BUILDING DEPARTMENT APPROVED CONSTRUCTION DRAWINGS WITH THE BUILDING DEPARTMENTS APPROVAL STAMP INCLUDING ANY COMMENTS OR MARKUPS BY THE BUILDING DEPARTMENT. THIS INCLUDES ALL ARCHITECTURAL AND SMEP CONSTRUCTION SETS AS THEY ARE APPROVED.

4. THE GENERAL CONTRACTOR SHALL ENSURE THAT ALL CONSTRUCTION MEETS OR EXCEEDS APPLICABLE CODES AND STANDARD PRACTICES, INCLUDING ALL FEDERAL, STATE AND LOCAL BUILDING REQUIREMENTS FOR ALL DISCIPLINES. .

5. CONTRACTOR TO VERIFY TEMPERED GLAZING PROVIDED AT ALL LOCATION AS REQUIRED PER CODE.

6. CONTRACTOR TO VERIFY MANUFACTURES INSTRUCTIONS AND PROCEDURES FOR INSTALLATION OF ALL MATERIALS & EQUIPMENT.

7. PROVIDE FIRE STOPS AT CONCEALED VERTICAL AND HORIZONTAL SPACES. ALL PENETRATIONS OF RATED ASSEMBLIES SHALL BE PROTECTED AS REQUIRED BY CODE.

8. ALL WORK CONNECTED WITH THIS PROJECT BY ANY TRADE INVOLVED SHALL BE DONE IN A WORKMANSHIP TYPE MANNER IN ACCORDANCE WITH THE BEST PRACTICE OF THE TRADE.

9. CONTRACTOR SHALL PROVIDE JOB SITE CLEAN UP. SORT AND RECYCLE JOBSITE DEBRIS TO THE FULLEST EXTENT POSSIBLE INCLUDING CARDBOARD, STEEL, WOOD, ACOUSTICAL TILE, GLASS AND GYPSUM BD. CLEAN AND REMOVE CONSTRUCTION DEBRIS FROM THE SITE ON A DAILY BASIS. UPON JOB COMPLETION, LEAVE THE SITE IN A NEAT AND ORDERLY CONDITION. PROVIDE TRASH REMOVAL FOR PROJECT RELATED WORK BY SUBCONTRACTORS, ETC.

10. ALL PERMITS (OCCUPANCY, ELECTRICAL, PLUMBING AND ALL OTHERS) REQUIRED BY STATE AND LOCAL CODES, EXCEPT THOSE ACQUIRED BY SUBCONTRACTORS, ARE TO BE SECURED BY THE GENERAL CONTRACTOR WITH COPIES TO OWNER WITHOUT EXTRA CHARGE. ALL PERMITS ACQUIRED BY SUBCONTRACTORS SHALL BE SUBMITTED TO THE GENERAL CONTRACTOR FOR RECORD.

11. EACH TRADE SHALL VERIFY ALL REQUIREMENTS PERTAINING TO WORK PERFORMED IN THE PROJECT AND ANY REQUIRED PERMITS. ALL SUBCONTRACTORS SHALL DIRECT QUESTIONS, CHANGES OR REQUESTS THROUGH THE GENERAL CONTRACTOR. THE GENERAL CONTRACTOR SHALL SUBMIT ALL REQUESTS, CHANGES OR QUESTIONS TO THE ARCHITECT IN WRITING.

12. CHANGES OR SUBSTITUTIONS TO THE DESIGN OR PRODUCTS WHICH ARE SPECIFIED IN THESE DOCUMENTS WILL ONLY BE ALLOWED WITH WRITTEN APPROVAL FROM THE OWNER OR ARCHITECT.

13. CHANGES TO A BUILDING ASSEMBLY OR PORTION THEREOF WHICH IS REFERENCED TO A TESTED FIRE-RESISTANCE RATED OR TESTED SOUND ASSEMBLY SHALL BE ACCOMPANIED BY A NEW TESTED FIRE-RESISTANCE RATED OR TESTED SOUND ASSEMBLY THAT IS EQUAL TO OR BETTER THAN THE ORIGINAL ASSEMBLY AND INCLUDES THE CHANGE REQUESTED BY THE CONTRACTOR.

14. PROVIDE, ERECT AND MAINTAIN TEMPORARY WORK AS MAY BE REQUIRED FOR PROTECTION OF THOSE IN OR ABOUT THE BUILDING.

15. PROVIDE BARRICADES, PLASTIC COVERS, DUST BARRIERS, WARNING SIGNS, FIRE EXTINGUISHERS AND OTHER NECESSARY EQUIPMENT FOR THE PROTECTION AND SAFETY OF PERSONNEL, MATERIALS AND EQUIPMENT IN THE AREA.

16. EACH CONTRACTOR SHALL INCLUDE COST OF MATERIAL AND LABOR NECESSARY TO PROVIDE ALL REQUIRED SUPPORTS, BEAMS, ANGLES, HANGERS, RODS, BASES, BRACES, CHANNELS, ETC. TO PROPERLY SUPPORT HIS CONTRACT WORK.

17. PROVIDE ADEQUATE SUPPORTING BLOCKING AT ALL OF THE FOLLOWING LOCATIONS BUT NOT LIMITED TO: GRAB BARS, LIGHT FIXTURES, T.V. MOUNTING LOCATIONS, ROBE HOOKS, TOWEL BARS, TOILET PAPER HOLDERS, MIRRORS, CASEWORK/CABINET, SHELVES, CLOSET RODS, ETC.

18. THE CONTRACTOR MUST VERIFY THE BUILDING LAYOUT WITH THE OWNER, CIVIL ENGINEER OR ARCHITECT PRIOR TO BUILDING FOUNDATION EXCAVATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURATE PLACEMENT OF ALL NEW CONSTRUCTION ON THE SITE.

19. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

20. CONTRACTOR TO VERIFY MANUFACTURES INSTRUCTIONS AND PROCEDURES FOR INSTALLATION OF ALL MATERIALS & EQUIPMENT.

21. IF UNANTICIPATED MECHANICAL, PLUMBING, ELECTRICAL, STRUCTURAL ELEMENTS OR ANY OTHER CONDITIONS ARE ENCOUNTERED WHICH MIGHT CONFLICT WITH THE INTENDED FUNCTION OF THE PROJECT CONTACT THE ARCHITECT IMMEDIATELY FOR CLARIFICATION.

22. 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.

23. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL EQUIPMENT SIZES AND LOCATIONS WITH MECHANICAL, PLUMBING, ELECTRICAL AND UTILITY COMPANIES.

24. CONTRACTOR IS TO PROVIDE SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS IN ACCORDANCE WITH LOCAL APPLICABLE CODES.

25. 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.

26. 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 THE PLANS.

27. NO PORTION OF THE WORK REQUIRING A SHOP DRAWING OR SAMPLE SUBMISSION SHALL COMMENCE UNTIL THE SUBMISSION HAS BEEN REVIEWED AND APPROVED BY THE ARCHITECT AND/OR ENGINEER(S). ALL SUCH PORTION OF THE WORK SHALL BE INSTALLED IN ACCORDANCE WITH REVIEWED SHOP DRAWINGS AND SAMPLES, MANUFACTURER'S SPECIFICATIONS AND ANY / ALL APPLICABLE CODES HAVING AUTHORITY OVER THIS PROJECT.

28. THE GENERAL CONTRACTOR AND OWNER ARE RESPONSIBLE FOR RADON TESTING IN THE FIELD AND MUST INSTALL ALL NECESSARY EQUIPMENT TO PREVENT RADON BUILD-UP IN THE STRUCTURE.

29. MOISTURE IS THE REVALENT 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 EXCESS 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.

1. DRAINAGE BOARD. 1/4" THICK DRAIN BOARD IS TO MATCH 1/4" DRAIN BOARD AT BASE VILLAGE PROJECT. VERIFY WITH BASE VILLAGE MECHANICAL ENGINEER AND ARCHITECT ON SPECIFIED BOARD.

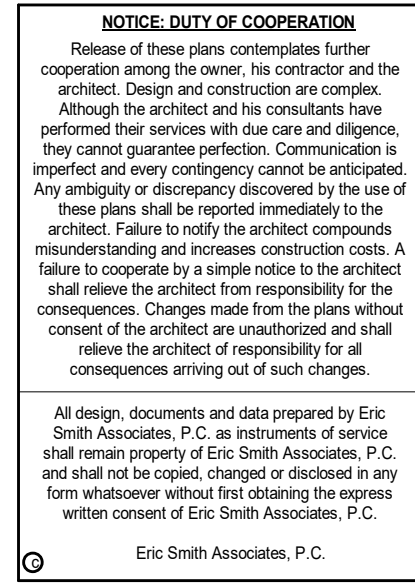
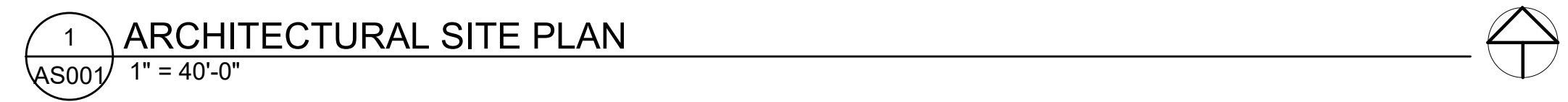
2. INSULATION, 1/4" THICK INSULATION IS PER OWNER. PROVIDE NORTH-WESTERN OHIO FOAM PRODUCTS, INC. "BARRIER HL" INSULATION (R-6.2). DO NOT TAPE SEAMS OF INSULATION. AFTER INSULATION IS INSTALLED (PER MANUFACTURER RECOMMENDATIONS) DO WATER TEST(S) TO VERIFY THAT WATER CAN ESCAPE THROUGH SEAMS IN INSULATION TO DRAINAGE SYSTEM BELOW. PER MANUFACTURER INPUT, PROVIDE ADDITIONAL PERFORATIONS IN THE INSULATION WHERE REQUIRED TO ALLOW FOR PROPER DRAINAGE.

3. PLATFORM PAVERS TO SLOPE AT 2% MAX.

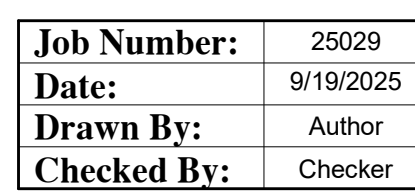
4. RFID GATE INSTALLATION TO BE COORDINATED WITH OWNER.

5. EXISTING SLOPE OF PAVER SYSTEM IS AS DESIGNED, NOT AS INSTALLED.
GC TO VERIFY SLOPES IN THE FIELD.

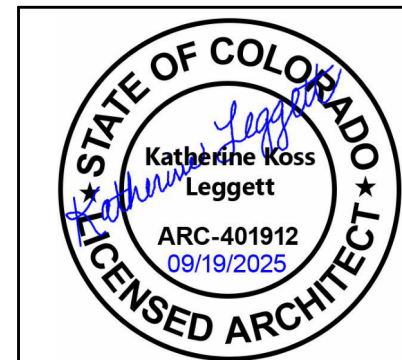
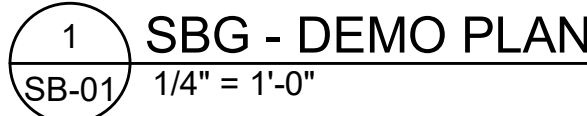
6. ALL NEW CONCRETE FOUNDATION TOPS TO SLOPE TO DRAIN AWAY FROM THE STEEL COLUMN. NEW CONCRETE PILASTER ON THE NORTH SIDE OF THE EXISTING STEAMBOAT GONDOLA PLATFORM TO HAVE BOARD FORM FINISH TO MATCH EXISTING ADJACENT PLATFORM FOUNDATIONS.



SSRC - RFID TICKET GATES
STEAMBOAT SPRINGS, CO



Project Phase
CD/PERMIT
Sheet Title
ARCHITECTURAL SITE PLAN
Sheet Number
AS001



NOTICE: DUTY OF COOPERATION

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REVISIONS

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SSRC - RFID TICKET GATES
STEAMBOAT SPRINGS, CO



Job Number:	25029
Date:	9/19/2025
Drawn By:	Author
Checked By:	Checker

Project Phase
CD/PERMIT
Sheet Title
SBG DEMO & PROPOSED PLANS

Sheet Number
SB-01

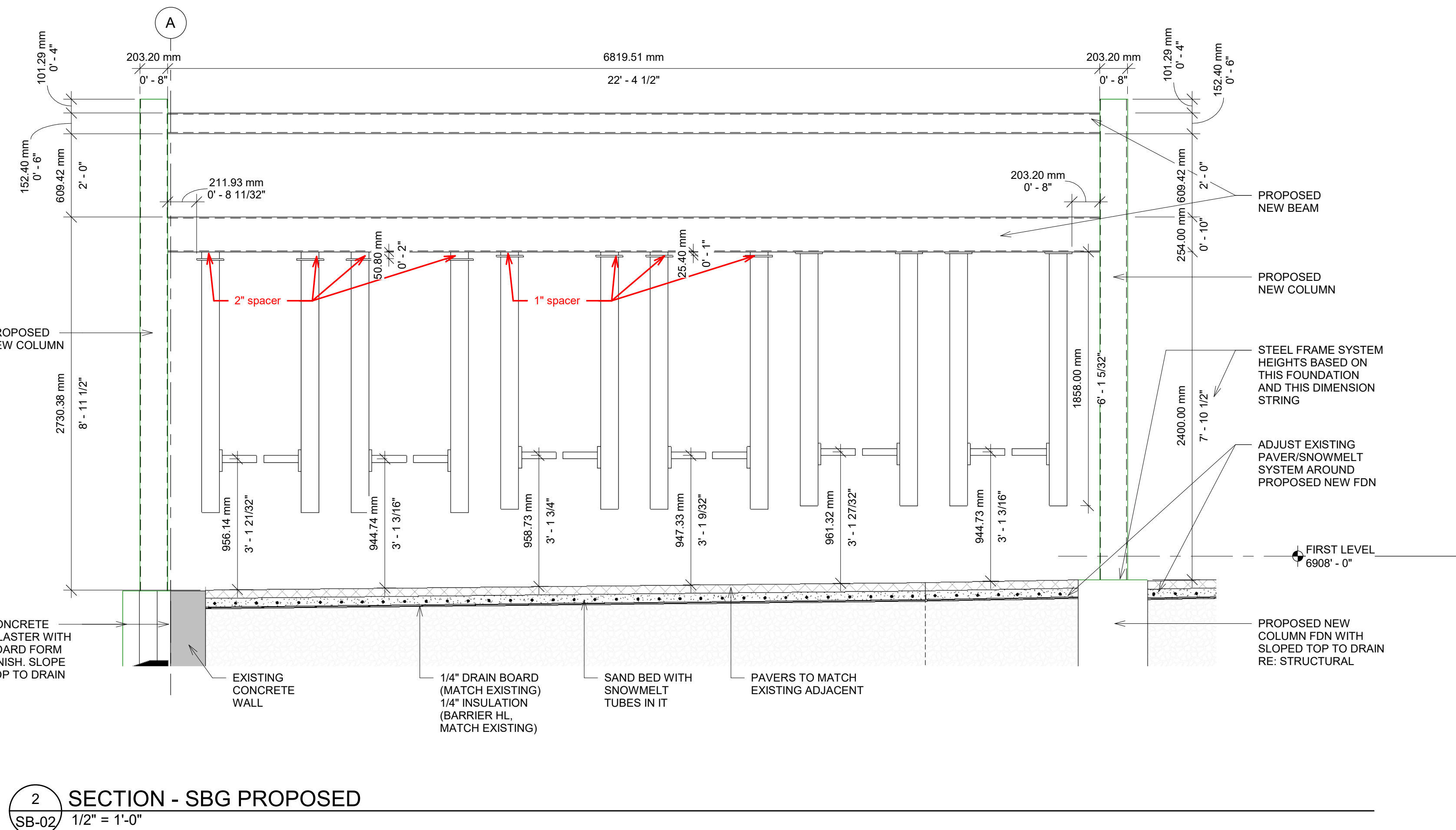
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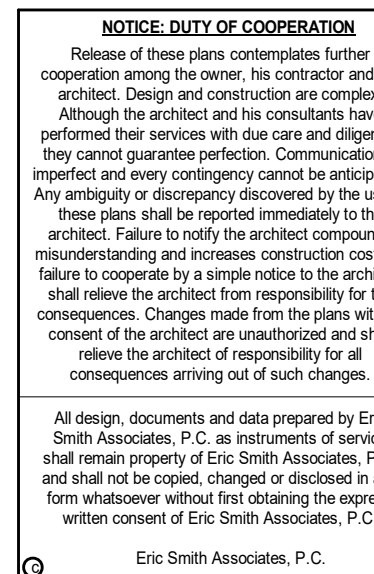
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Job Number:	25029
Date:	9/19/2025
Drawn By:	Author
Checked By:	Checker

Project Phase
CD/PERMIT
Sheet Title
SBG DEMO & PROPOSED SECTIONS
Sheet Number
SB-02



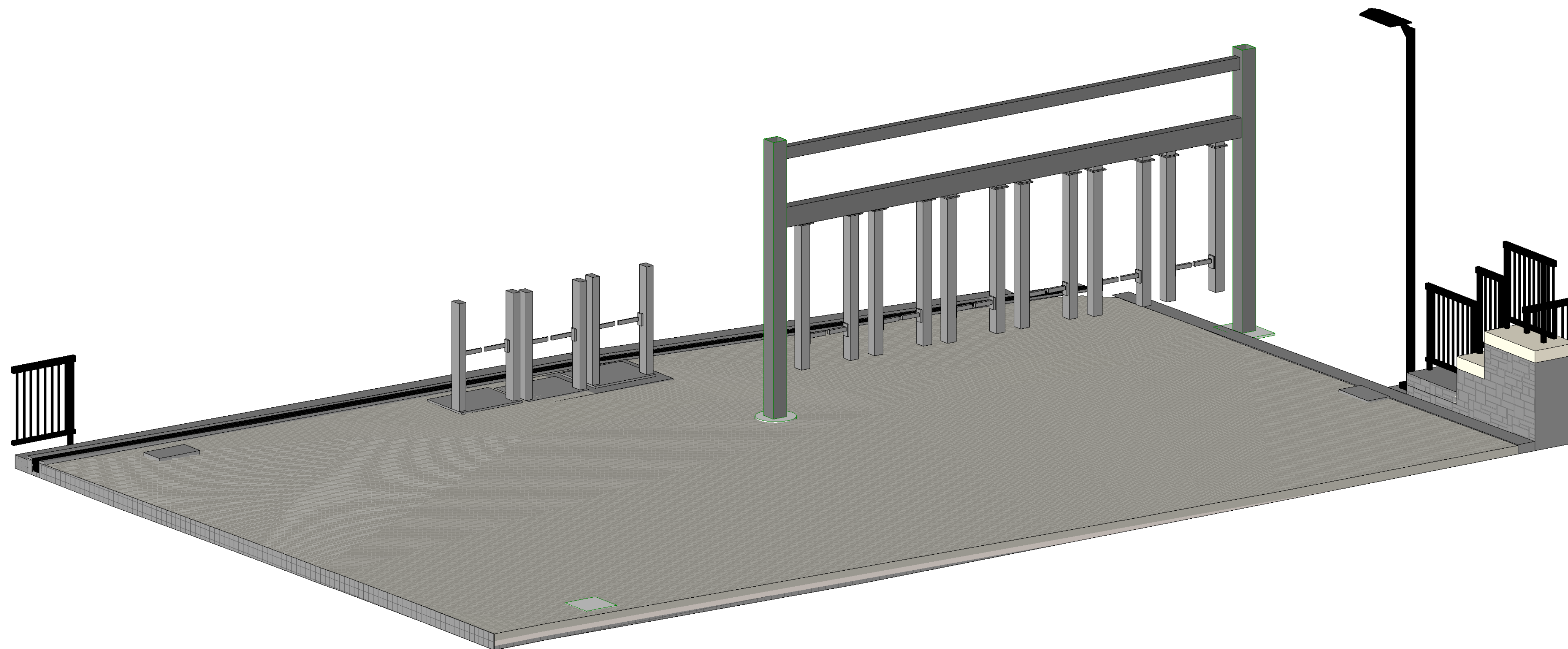
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SSRC - RFID TICKET GATES
STEAMBOAT SPRINGS, CO

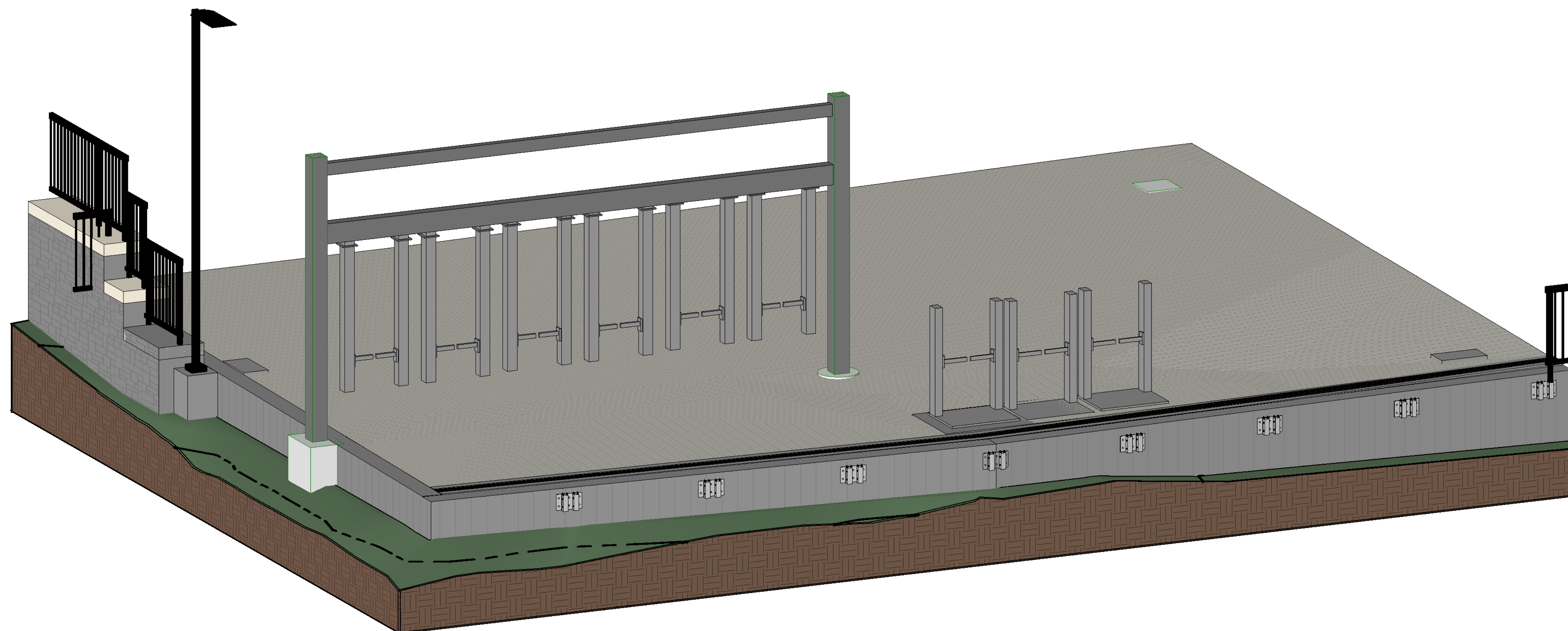


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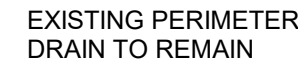
Project Phase
CD/PERMIT
Sheet Title
SWB 3D VIEWS
Sheet Number
SB-03



1 SBG 3D FROM SE
SB-03



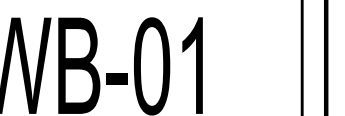
2 SBG 3D FROM NW
SB-03

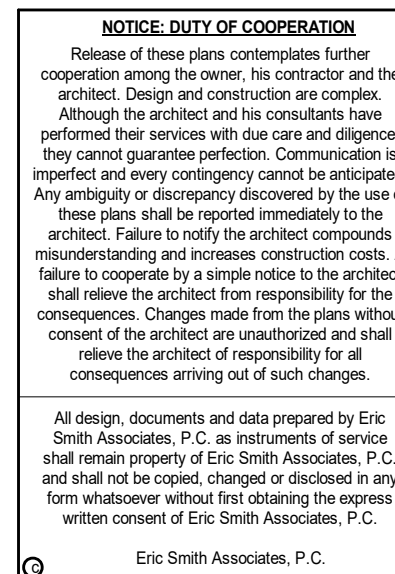


WB-01 1/4" = 1'-0"

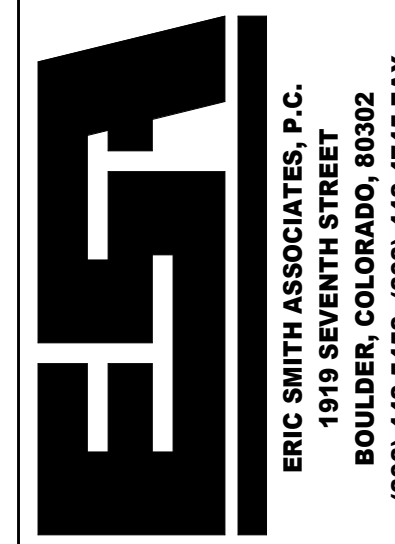


WB-01 1/4" = 1'-0"



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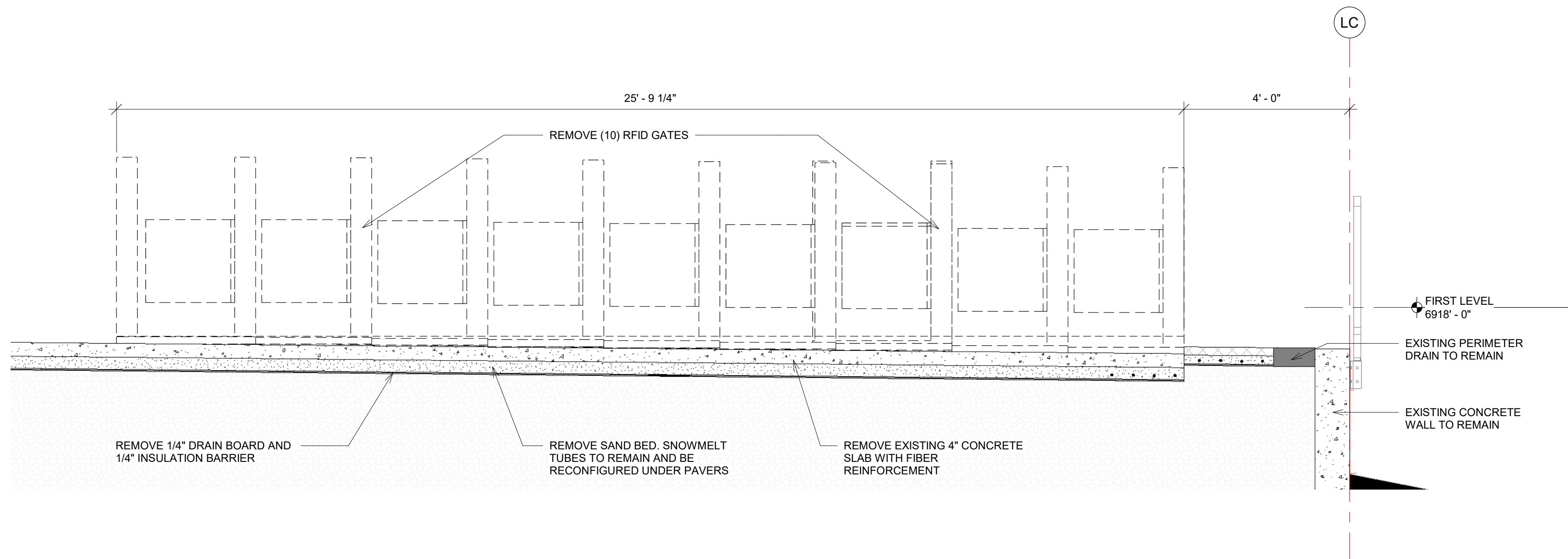
SSRC - RFID TICKET GATES
STEAMBOAT SPRINGS, CO



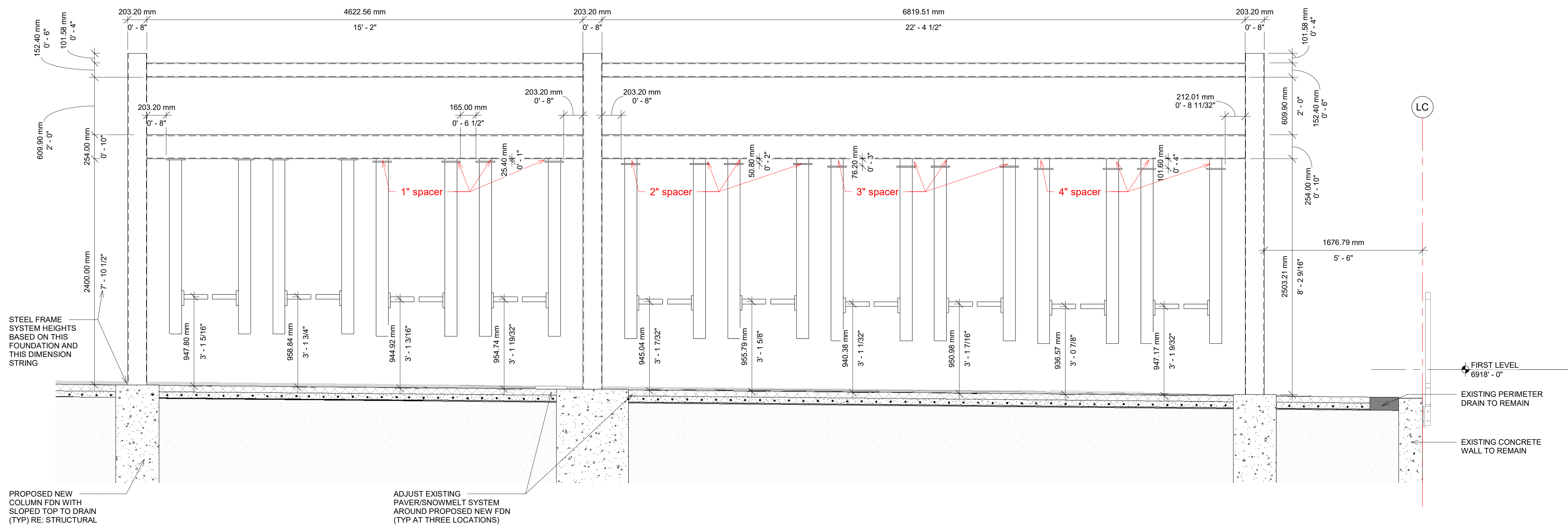
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Date:	9/19/2025
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Project Phase
CD/PERMIT
Sheet Title
WBG DEMO & PROPOSED SECTIONS
Sheet Number

WB-02



1 SECTION - WBG DEMO
WB-02 1/2" = 1'-0"



SECTION - WBG PROPOSED

