

# PROJECT DATA

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**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

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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.

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		



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 MAXIMUM 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 SUPPORT 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.

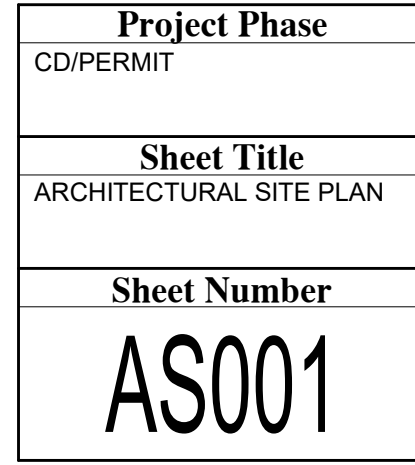
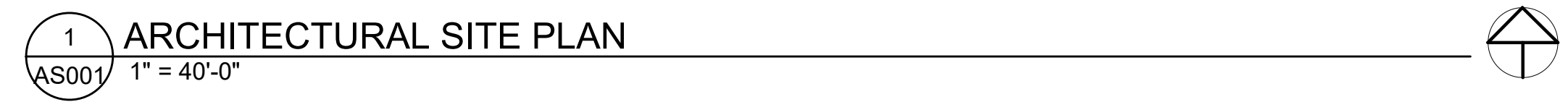
26. PROVIDE ALL ACCESS PANELS AS REQUIRED BY GOVERNING CODES TO ALL CONCEALED SPACES, VOIDS, ATTICS, ETC. VERIFY TYPE REQUIRED WITH ARCHITECT PRIOR TO INSTALLATION IF NOT NOTED ON THE PLANS.

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). IF 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.

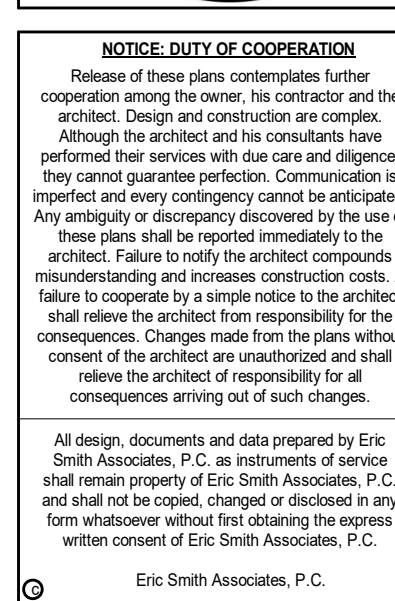
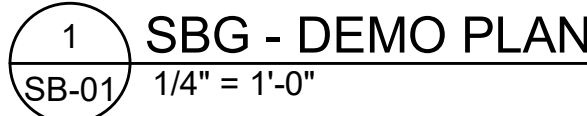
29. MOISTURE IS THE PREVALENT CAUSE OF MOLD GROWTH. GENERAL CONTRACTOR AND SUBCONTRACTORS ARE TO BE PROACTIVE IN THE MITIGATION OF MOISTURE DURING CONSTRUCTION. "TIGHT BUILDING" CONSTRUCTION IS ONE OF THE IMPLICATED CAUSES OF MOLD. ALL ROOFS AND OTHER UNCONDITIONED SPACES ARE TO BE VENTILATED ADEQUATELY IF 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 NORTHWESTERN 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 INSULATIONER 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 PAVEMENT SYSTEM IS AS DESIGNED, NOT AS INSTALLED. GO 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.

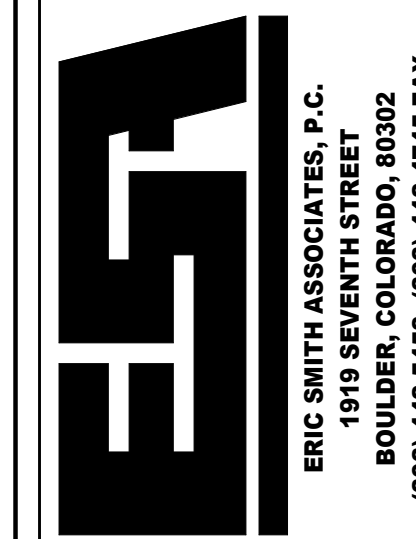


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SSRC - RFID TICKET GATES  
STEAMBOAT SPRINGS, CO



<b>Job Number:</b>	25029
<b>Date:</b>	9/19/2023
<b>Drawn By:</b>	Author
<b>Checked By:</b>	Checker

<b>Project Phase</b>
CD/PERMIT
<b>Sheet Title</b>
SBG DEMO & PROPOSED PLANS
<b>Sheet Number</b>
<b>SB-01</b>

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COMPLIANCE**  
09/30/2025

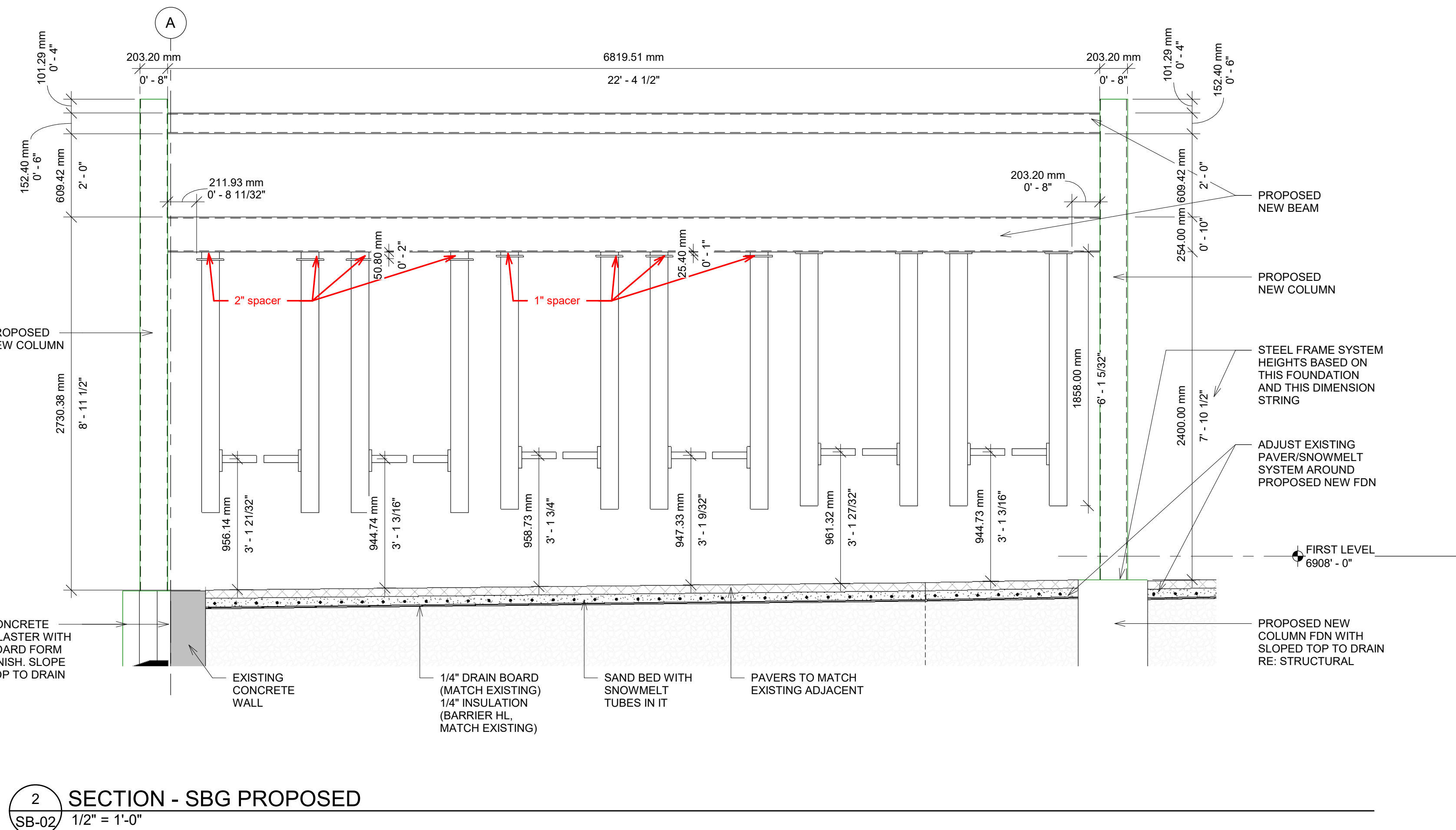


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**ESA**

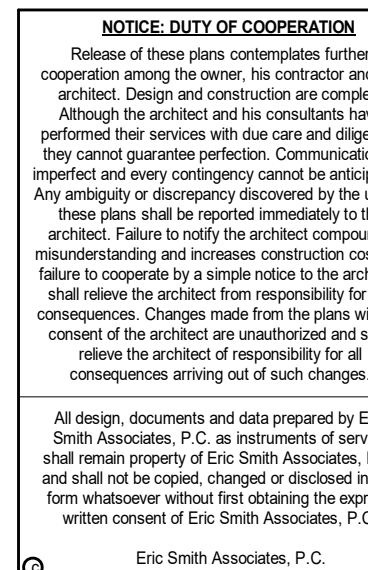
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<b>Project Phase</b>
CD/PERMIT
<b>Sheet Title</b>
SBG DEMO & PROPOSED SECTIONS
<b>Sheet Number</b>
<b>SB-02</b>



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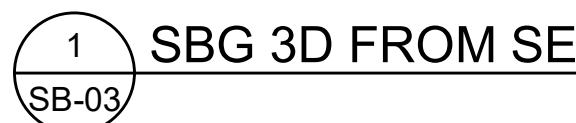
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SSRC - RFID TICKET GATES  
STEAMBOAT SPRINGS, CO



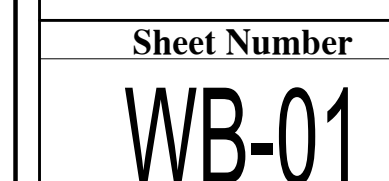
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<b>Checked By:</b>	Check

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<b>Sheet Title</b>
SWB 3D VIEWS
<b>Sheet Number</b>
<b>SB-03</b>

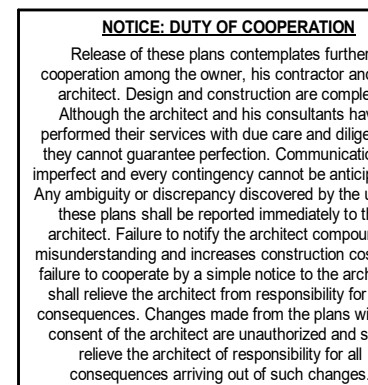


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<b>Project Phase</b>
CD/PERMIT
<b>Sheet Title</b>
WBG DEMO & PROPOSED SECTIONS
<b>Sheet Number</b>

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