

PROJECT DESCRIPTION:
REMODEL OF AN EXISTING SPACE

TYPE OF CONSTRUCTION:
TYPE IB (THIS PORTION OF THE BUILDING IS NON-SPRINKLED)

OCCUPANCY CLASSIFICATION:
GROUP B (ACCESSORY TO THE PRIMARY BUILDING OCCUPANCY R-2)

ALLOWABLE FLOOR AREA/ NEW TOTAL FLOOR AREA:
ALLOWABLE FLOOR AREA: UNLIMITED
EXISTING FLOOR AREA IS 118,500 SF/-
NEW FLOOR AREA = 0 SF (NO NEW FLOOR AREA IS BEING ADDED)

APPLICABLE CODES:

- 2015 IBC
- 2015 IEBC
- 2015 IECC
- 2015 IMC
- 2015 IPC
- 2015 IFGC
- NEC 2017
- CITY OF STEAMBOAT CODE AMENDMENTS
- ICC/ANSI A117.1 (2003)
- ADAAG 2010

ZONING DISTRICT:
RR-2, RESORT RESIDENTIAL TWO MEDIUM DENSITY

LEGAL DESCRIPTION:
BEAR CLAW II CONDOMINIUMS
COUNTY OF ROUTT, STATE OF COLORADO

GENERAL
AG001 PROJECT COVER SHEET

A111	FIRST LEVEL PLAN - EXISTING / DEMO
A121	FIRST LEVEL PLAN - REMODEL
A191	FIRST LEVEL REFLECTED CEILING PLAN - EXISTING / DEMO
A192	FIRST LEVEL REFLECTED CEILING PLAN - REMODEL

NOTICE: DUTY OF COOPERATION

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. Mistakes are inevitable. Disputes are created. 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 of any liability for such 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 SITE

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DATE: 2020-04-28

Bear Claw II_Breo Offices
2420 SKI TRAIL LANE
STEAMBOAT SPRINGS, CO 80487



Job Number:	20011.00
Date:	2020-04-2
Drawn By:	Author
Checked By:	Checker

Project Phase
PERMIT REVIEW

Sheet Title
PROJECT COVER SHEET

Sheet Number

AG001



1 FIRST
A111 1/4" = 1'-0"

1. **GENERAL:** THE EXISTING ELEMENTS & CONDITIONS SHOWN WITHIN THIS SET OF PLANS ARE BASED ON PREVIOUS SETS OF DRAWINGS AND GENERAL SITE OBSERVATIONS. PLEASE NOTE THAT THERE MAY BE MODIFICATIONS AND/OR UPDATES TO THE EXISTING BUILDING THAT MAY NOT BE REPRESENTED WITHIN THIS SET OF DRAWINGS. CONTACT THE ARCHITECT WITH ANY DISCREPANCIES FOR CLARIFICATION IN THE FIELD THAT MAY HAVE AN EFFECT ON THE REMODEL AS INDICATED WITHIN THIS CD SET.

2. **GENERAL:** EXISTING CONSTRUCTION & CONDITIONS SHALL BE VERIFIED IN THE FIELD.

3. **GENERAL:** EACH EXISTING STRUCTURE AND SURROUNDING THE AREA OF REMODEL SHALL BE REVIEWED AND DETERMINE WHAT IT OPERATES AND IF IT IS TO BE REMOVED, KEEP IN PLACE BUT RE-USE OR REMOVED COMPLETELY.

4. **GENERAL:** ANY AND ALL AREAS BEYOND THE SCOPE OF THE REMODEL DAMAGED IN THE COURSE OF THE DEMOLITION SHALL BE REPAIRED AND FINISHED TO MATCH ADJACENT SURFACES & ELEMENTS.

5. **GENERAL:** ANY PORTION OF AN EXISTING RATED ASSEMBLY (WALL OR ROOF/CEILING) THAT WAS REMOVED OR OTHERWISE PENETRATED SHALL BE PATCHED AND/OR REPAIRED TO MATCH OR EXCEED THE EXISTING RATING.

6. **GENERAL:** FIELD VERIFY THE LOCATION OF ANY EXISTING ELEMENTS WITHIN AN EXISTING WALL PRIOR TO DEMOLISH FOR OPENING FOR FUTURE DOOR OR PLACEMENT OF OTHER ELEMENT AS REQUIRED FOR THIS PROJECT.

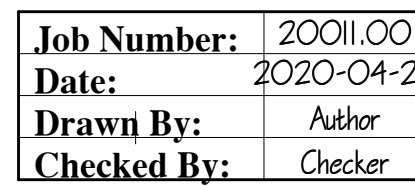
7. **GENERAL:** ANY ELEMENT REMOVED AS PART OF THIS REMODEL INCLUDING, BUT NOT LIMITED TO INTERIOR WINDOWS, DOORS, COUNTERS, FIXTURES, ETC., AS IT MAY BE RE-USED WITHIN ANOTHER PART OF THE REMODEL OR KEPT BY THE OWNER FOR THEIR USE AT A LATER DATE. FIELD VERIFY WITH OWNER PRIOR TO THE DISPOSAL OF ANY ELEMENTS.

8. **GENERAL:** FIELD VERIFY WITH OWNER THE EXTENT OF ANY FLOORING TO BE REMOVED AND REPLACED.

9. **GENERAL:** DISPOSE OF ALL DEMOLISHED ITEMS IN COMPLIANCE WITH AND REQUIRED BY ANY AND ALL APPLICABLE GOVERNING AGENCIES & OFFICIALS.

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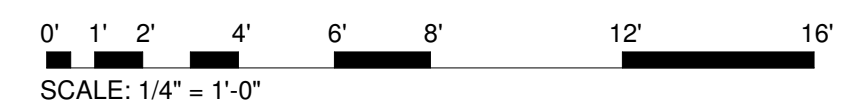
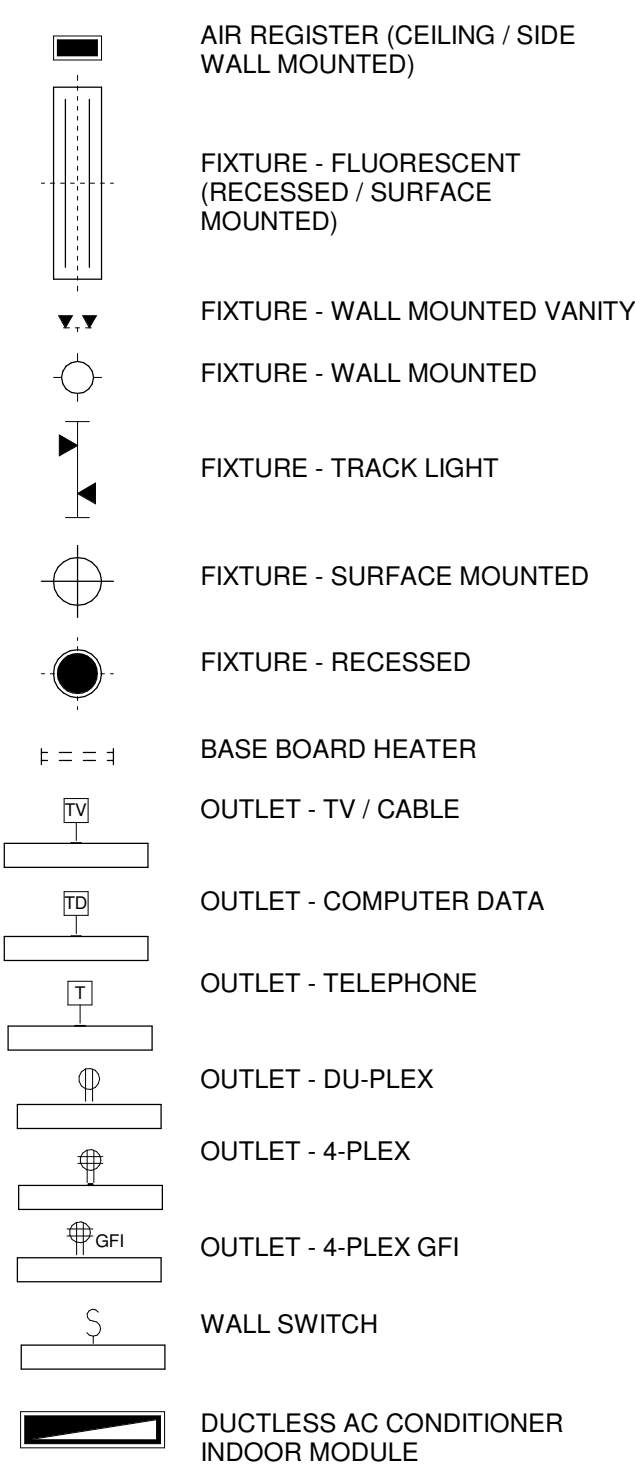
Bear Claw II Breo Offices
2420 SKI TRAIL LANE
STEAMBOAT SPRINGS, CO 80487



Sheet Title
FIRST LEVEL PLAN - EXISTING / DEMO

Sheet Number
A111

DATE: 2020-04-28





















1 FIRST LEVEL - REMODEL
A121 1/4" = 1'-0"

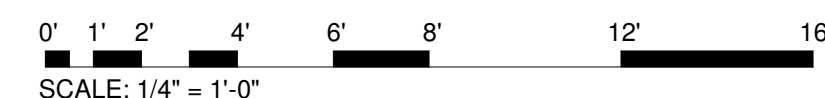
GENERAL NOTES - REMODEL:

1. **GENERAL:** ANY PORTION OF AN EXISTING RATED ASSEMBLY (WALL OR ROOF/CEILING) THAT WAS REMOVED OR OTHERWISE PENETRATED SHALL BE PATCHED AND/OR REPAIRED TO MATCH OR EXCEED THE EXISTING RATING.
2. **GENERAL:** DIMENSIONS TO EXISTING ELEMENTS ARE APPROXIMATE AND SHALL BE FIELD VERIFIED. DIMENSIONS FOR BOTH EXISTING AND NEW WALLS ARE TO THE EXTERIOR FACE OF GYPSUM BOARD.
3. **INTERIOR NEW WALL CONSTRUCTION:** 3-5/8" METAL STUDS WITH 1-LAYER 5/8" GYPSUM BOARD ON EACH SIDE. CAVITY FILLED FIBERGLASS BATT INSULATION.
4. **DOORS:** DOOR SIZES ARE SHOWN ON THE LAYOUT.
5. **DOORS:** COORD. WITH OWNER DOOR STYLE.
6. **DOORS:** COORD. WITH OWNER HARDWARE STYLE & ACCESS SYSTEM
7. **DOORS:** ALL HARDWARE TO BE IN COMPLIANCE WITH ADA / ANSI.
8. **ELECTRICAL:** ALL ELECTRICAL WORK TO COMPLY WITH NEC AND OTHER LOCAL GOVERNING ELECTRICAL CODES.
9. **ELECTRICAL:** LOCATION OF EXISTING ELECTRICAL FIXTURES, SWITCHES & OUTLETS TO BE FIELD VERIFIED.
10. **ELECTRICAL:** REMOVAL OF EXISTING ELECTRICAL FIXTURES, SWITCHES & OUTLETS TO AS REQ'D AS PART OF THIS REMODEL SHALL BE DONE WITH CARE. SOME OF THE EXISTING FIXTURES, SWITCHES & OUTLETS MAY BE RE-USED IN THE NEW LAYOUT.
11. **ELECTRICAL:** CONTRACTOR TO COORD. WITH ALL OTHER TRADE POWER REQUIREMENTS, LOCATIONS, ETC.. FOR ELEMENTS BOTH SHOWN HEREIN THIS CD SET OR PLANNED FOR AS PART OF A DESIGN-BUILD TRADE INCLUDING, BUT NOT LIMITED TO MECHANICAL SYSTEMS, SECURITY ACCESS, COMPUTER, PHONE, AUDIO SYSTEMS, ETC..
12. **ELECTRICAL:** ALL RECESSED CEILING FIXTURES ARE TO BE AIR-LOC, IC RATED FIXTURES.
13. **ELECTRICAL:** ALL LIGHTING & SWITCHES SHOWN ARE FOR GENERAL REFERENCE ONLY, EXACT LAYOUT CONFIGURATION TO BE COORD. WITH THE OWNER.
14. **ELECTRICAL:** REQUIREMENTS & LAYOUT FOR ALL ELECTRONICS & SIMILAR COMPONENTS (EITHER PROVIDED & INSTALLED BY GC OR PROVIDED & INSTALLED BY FINAL OWNER) TO BE COORD. WITH THE OWNER.
15. **ELECTRICAL:** COORD. INTERIOR LIGHTING TYPE, LOCATIONS & NUMBER OF FIXTURES WITH THE OWNER. ADDITIONAL LIGHTS MAY BE ADDED, REMOVED AND/OR ADJUSTED BASED ON THE OWNERS DIRECTION IN THE FIELD.
16. **ELECTRICAL:** ALL OUTLETS AT BATHROOMS COUNTERS TO BE GFI, AND 42" AFF AT 36" HIGH COUNTERS AND 38-1/2" AFF AT 32" HIGH COUNTERS - U.N.O.
17. **ELECTRICAL:** ALL SWITCHES TO BE 40" AFF - U.N.O.
18. **ELECTRICAL:** ALL OUTLETS, SWITCHED & OTHER PERMANENTLY MOUNTED DEVICES WITHIN THE SPACE SHALL COMPLY WITH ANY AND ALL APPLICABLE REQUIREMENTS SPECIFIED WITHIN THE 2015 IRC AND 11-1-2009, 2010 AND ANY OTHER CODES HAVING JURISDICTION OVER THIS PROJECT.
19. **FINISHES:** INTERIOR FINISHES TO BE COORDINATED WITH OWNER.
20. **FINISHES:** FINAL LAYOUT OF FRONT ENTRY DESK TO BE COORDINATED WITH OWNER.

ADA = 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN
ANSI = ICC A117.1-2009 AS REFERENCED BY THE 2015 IBC

COMPONENT LEGEND

- | | |
|---|--|
|  | AIR REGISTER (CEILING / SIDE WALL MOUNTED) |
|  | FIXTURE - FLUORESCENT (RECESSED / SURFACE MOUNTED) |
|  | FIXTURE - WALL MOUNTED VANITY |
|  | FIXTURE - WALL MOUNTED |
|  | FIXTURE - TRACK LIGHT |
|  | FIXTURE - SURFACE MOUNTED |
|  | FIXTURE - RECESSED |
|  | BASE BOARD HEATER |
|  | OUTLET - TV / CABLE |
|  | OUTLET - COMPUTER DATA |
|  | OUTLET - TELEPHONE |
|  | OUTLET - DU-PLEX |
|  | OUTLET - 4-PLEX |
|  | OUTLET - 4-PLEX GFI |
|  | WALL SWITCH |
|  | DUCTLESS AC CONDITIONER INDOOR MODULE |



DATE: 2020-04-28

NOTICE: DUTY OF COOPERATION

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. Construction is an inherently imperfect process and it is to be anticipated that some minor changes will be necessary. Any ambiguity or discrepancy discovered by the owner these plans shall be reported immediately to the architect. Failure to notify the architect compounds misunderstanding and increases construction costs. Failure to cooperate by a simple notice to the architect delays the architect's ability to make the necessary changes. Changes made from the plans without the consent of the architect are unauthorized and shall relieve the architect of responsibility for all consequences arising out of such changes.

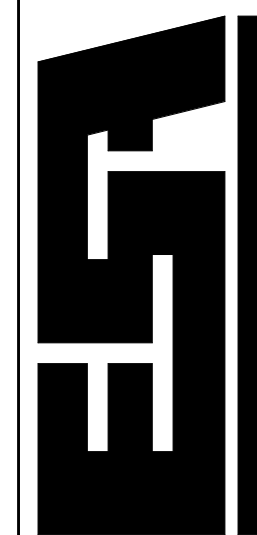
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REVISIONS

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Bear Claw II Breo Offices
2420 SKI TRAIL LANE
STEAMBOAT SPRINGS, CO 80487



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1919 SEVENTH STREET
BOULDER, COLORADO, 80302

Job Number:	20011.00
Date:	2020-04-28
Drawn By:	Author
Checked By:	Checker

Project Phase
PERMIT REVIEW

Sheet Title
FIRST LEVEL PLAN - REMODEL

Sheet Number

A121



1 FIRST LEVEL R.C.P. - EXISTING / DEMO
A191 1/4" = 1'-0"

GENERAL NOTES - EXISTING / DEMO:

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REVISIONS

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Bear Claw II_Breo Offices
2420 SKI TRAIL LANE
STEAMBOAT SPRINGS, CO 80487



Job Number:	20011.00
Date:	2020-04-28
Drawn By:	Author
Checked By:	Checker

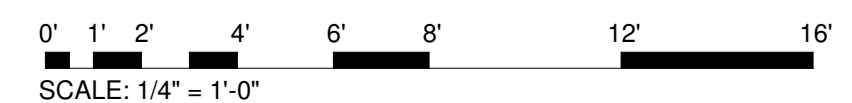
Project Phase
PERMIT REVIEW

Sheet Title
FIRST LEVEL REFLECTED

Sheet Number

A191

DATE: 2020-04-28





1 FIRST I
A192 1/4" = 1'-0"

ADA = 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN
ANSI = ICC A117.1-2009 AS REFERENCED BY THE 2015 IBC

0' 1' 2' 4' 6' 8' 12' 16'

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

DATE: 2020-04-28