

# GENERAL PROJECT DATA

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**PROJECT DESCRIPTION:**  
RENOVATION OF EXISTING OFFICE SPACE INTO SKI LOCKER ROOM AND FUTURE KITCHEN.

**ZONING DISTRICT:**  
G-2

**APPLICABLE CODES:**  
2015 IBC  
2015 IEBC  
2015 IECC  
2015 IMC  
2015 IPC  
2015 IFGC  
NEC 2017  
CITY OF STEAMBOAT CDC  
ICC/ANSI A117.1 (2003)  
ADAAG 2010

RENOVATION OF EXISTING OFFICE SPACE INTO SKI LOCKER ROOM AND FUTURE KITCHEN.

G-2

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ICC/ANSI A117.1 (2003)  
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A111	FIRST LEVEL PROPOSED PLAN

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AG002	CODE REVIEW
AD111	DEMO PLANS
A111	FIRST LEVEL PROPOSED PLAN

# PROJECT TEAM

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**OWNER:**

STEAMBOAT SKI & RESORT CORPORATION  
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**ARCHITECT:**

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**PERMIT SET**

FOR

**STEAMBOAT SKI & RESORT  
CORPORATION**

**TORIAN PLUM  
BUILDING C**

AT:

**1847 SKI TIME SQUARE DR #C2C**

LEGAL DESCRIPTION:

**UNIT C-2C BLDG C  
TORIAN PLUM CONDO AMENDED**

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COUNTY OF ROUTT, STATE OF COLORADO

AT:  
1847 SKI TIME SQUARE DR #C2C

AT:

**UNIT C-2C BLDG C  
TORIAN PLUM CONDO AMENDED**

COUNTY OF ROUTT, STATE OF COLORADO

# GENERAL NOTES

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.
2. DIMENSIONS ARE FROM FINISHED FACE TO FINISHED FACE OF WALL UNLESS NOTED OTHERWISE.
3. THE GENERAL CONTRACTOR SHALL ENSURE THAT ALL CONSTRUCTION MEETS OR EXCEEDS APPLICABLE CODES AND STANDARD PRACTICES, INCLUDING ALL FEDERAL, STATE AND LOCAL BUILDING REQUIREMENTS.
4. CONTRACTOR TO VERIFY TEMPERED GLAZING PROVIDED AT NEW DOORS AND WINDOWS PER CODE.
5. CONTRACTOR TO VERIFY MANUFACTURES INSTRUCTIONS AND PROCEDURES FOR INSTALLATION OF ALL MATERIALS & EQUIPMENT.
6. 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.
7. 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.
8. 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.
9. 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.
10. NO UTILITY OR DATA SERVICES MAY BE DISCONNECTED WITHOUT FIRST CONTACTING THE FACILITY MANAGER IN ADVANCE FOR AUTHORIZATION.
11. ALL EGRESS PATHS SHALL REMAIN OPEN AND AVAILABLE TO OWNER AND GUESTS.
12. IF UNANTICIPATED MECHANICAL, PLUMBING, ELECTRICAL, STRUCTURAL ELEMENTS OR ANY OTHER CONDITIONS ARE ENCOUNTERED WHICH MIGHT CONFLICT WITH THE INTENDED FUNCTION OF THE RENOVATION CONTACT THE ARCHITECT IMMEDIATELY FOR CLARIFICATION. COORDINATE ACTIVITIES WITH THE FACILITY MANAGER IN ADVANCE OF DOING WORK.
13. COORDINATE WORK OF DISCIPLINES, (ARCH., STRUCT., ELECT., MECH., PIPING, ETC.) WITH EXISTING CONDITIONS, SPECIAL REQUIREMENTS AND CONSTRUCTION SCHEDULE.
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: T.V. MOUNTING LOCATIONS, HOOKS, MIRRORS, CASEWORK, FAUCETS, SHELVES, TOILET PARTITIONS, ETC.

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# VICINITY MAP

Aerial map showing the project site location. The map includes labels for 'SKI TIME SQUARE DRIVE', 'MT WERNER CIRCLE', 'PROJECT SITE', and 'STEAMBOAT SKI RESORT'. The project site is marked with a red dot and a line pointing to it. The map also shows surrounding residential areas, roads, and green spaces.

NTS  
©2020 GOOGLE

MT WERNER CIRCLE

TEAMBOAT



NTS  
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**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 and every contingency cannot be anticipated. Any change in design or construction requires that 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 consequences of such change. Any change without consent of the architect are unauthorized and shall relieve the architect of responsibility for all consequences arising out of such changes.

All design, documents and data prepared by Eric Smith Associates, P.C. as instruments of service shall remain property of Eric Smith Associates, P.C. and shall not be copied, changed or disclosed in any form whatsoever without first obtaining the express written consent of Eric Smith Associates, P.C.

Eric Smith Associates, P.C.

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SSRC - TORIAN BLDG C  
1847 SKI TIME SQUARE DR #C2C  
STEAMBOAT SPRINGS, COLORADO



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<b>Job Number:</b>	20013.00
<b>Date:</b>	6/24/20
<b>Drawn By:</b>	Author
<b>Checked By:</b>	Checker

**Project Phase**  
PRELIMINARY CODE REVIEW

**Sheet Title**  
PROJECT COVER SHEET

Sheet Number

AG001



**TABLE 508.4 REQUIRED SEPARATION OF OCCUPANCIES**

- M AND B

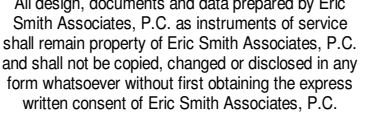
4 - APPLY ALL OTHER REQUIREMENTS OF THE CODE EXCEPT 403 AND CHAPTER 9 TO EACH OCCUPANCY INDIVIDUALLY BASED ON THE SPECIFIC OCCUPANCY OF EACH SPACE (EG. MEANS OF EGRESS).

TABLE 602 FIRE-RESISTANCE FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE (FOR M AND B OCCUPANCY)	
$5 < X < 30$	1 HR
$X > 30$	0 HR

**SIGNAGE**  
VERIFY ALL LOCATIONS WHERE SIGNAGE IS TO BE PROVIDED WITH  
OWNER IN FIELD. SIGNAGE TO MEET ALL REQUIREMENTS OF 2015 IBC,  
ANSI A117 AND 2010 ADA.



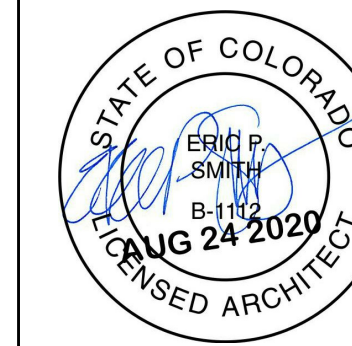
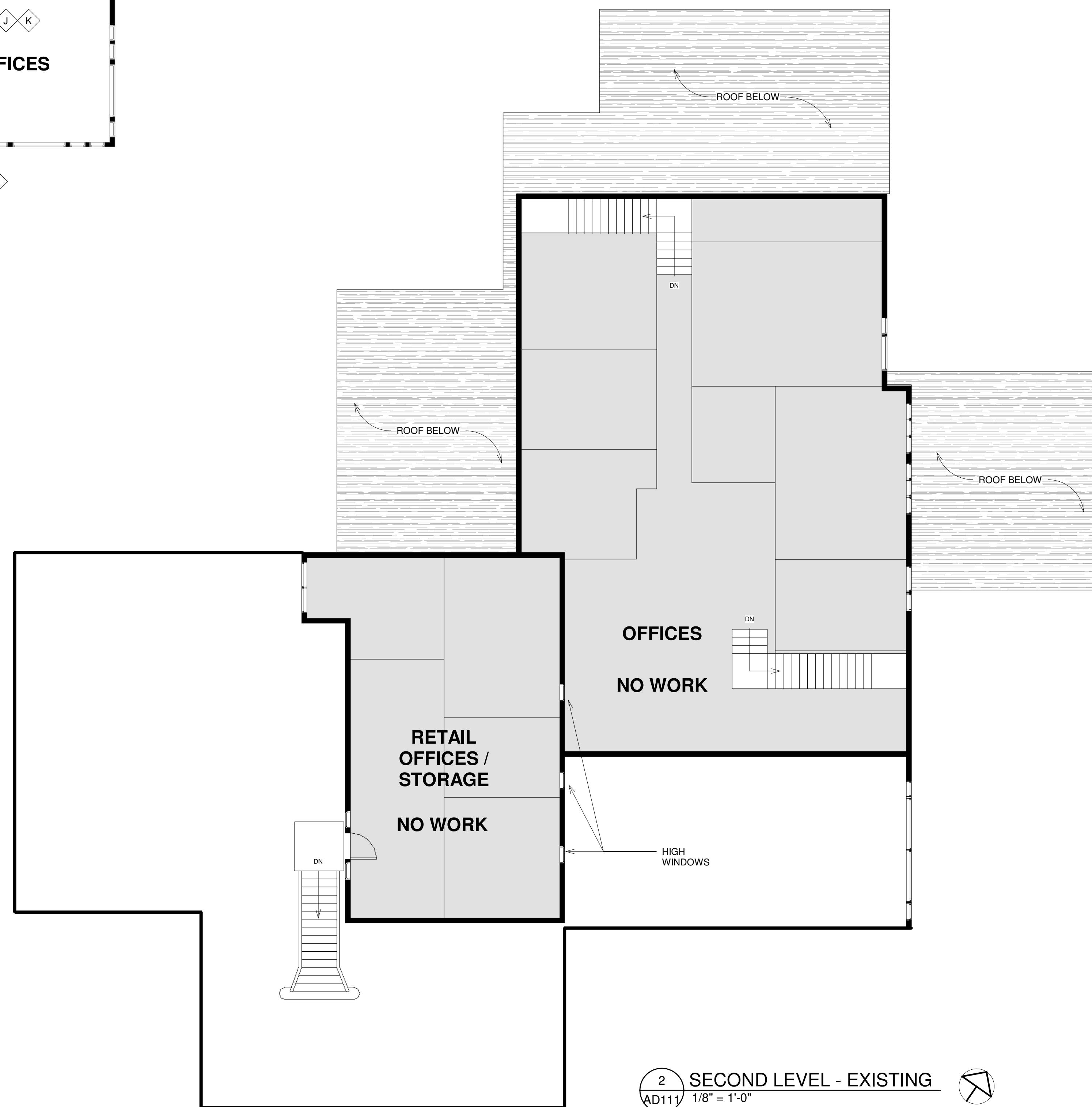
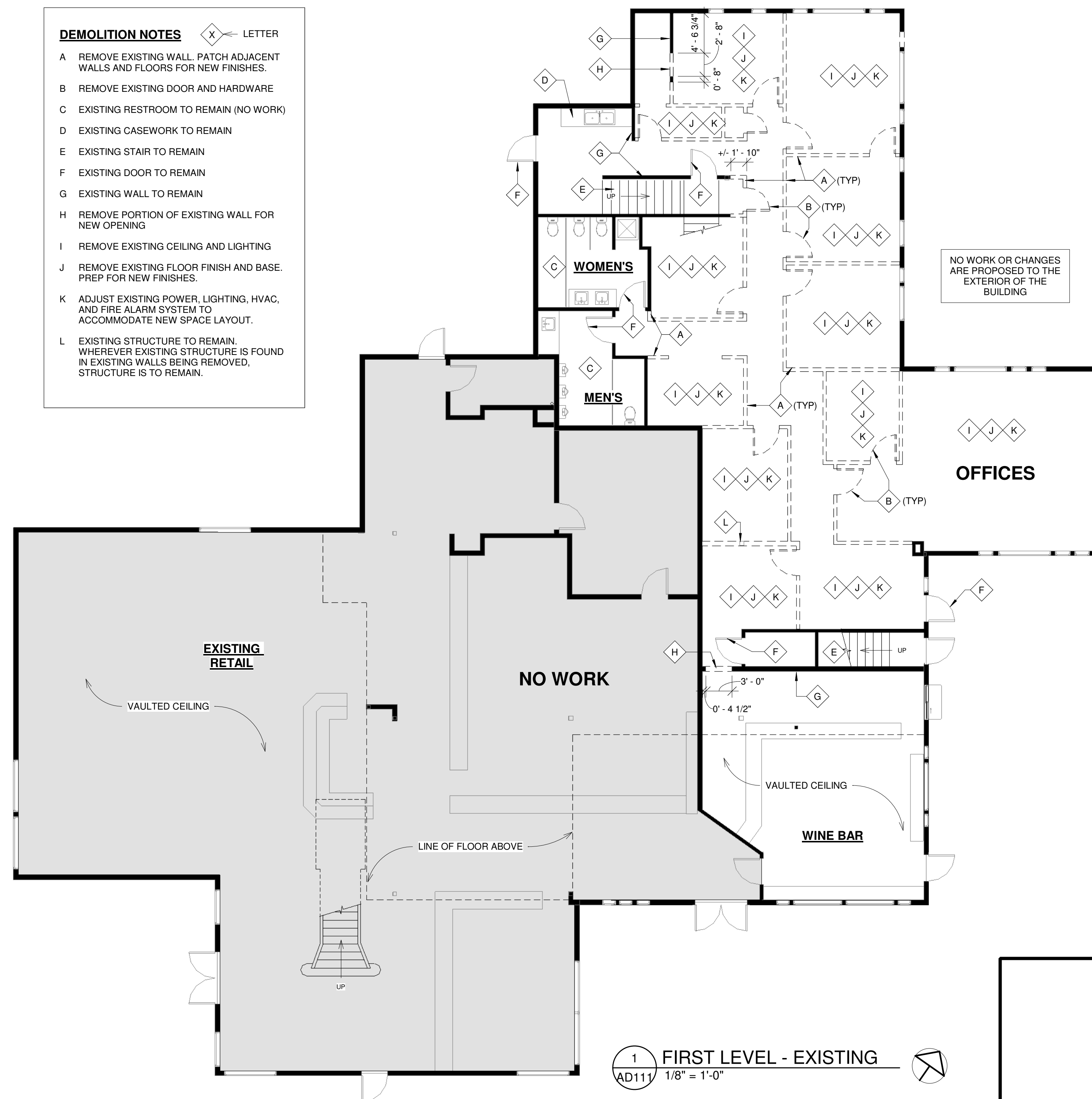
<b>AREA:</b>	
<b>FIRST LEVEL</b>	
RETAIL	4733 SF
WINE BAR	627 SF
SERVICE/KIT	443 SF
LOCKER RM	2345 SF
OFFICE	183 SF
<b>TOTAL</b>	<b>8331 SF</b>
<b>SECOND LEVEL</b>	
RETAIL/OFFICE	1018 SF
OFFICE	2410 SF
<b>TOTAL</b>	<b>3428 SF</b>
<b>BUILDING TOTAL</b>	<b>11,759 SF</b>



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1847 SKI TIME SQUARE DR #C2C  
STEAMBOAT SPRINGS, COLORADO



BID / PERMIT SET 8/24/20



NOTICE: DUTY OF COOPERATION

Release of these plans contemplates full cooperation among the owner, his contractor or architect. Design and construction are complex. Although the architect and his consultants performed their services with due care and did not intend to cause harm, they cannot guarantee perfection. Communication is essential. The architect cannot be held imperfect and every contingency cannot be anticipated. Any ambiguity or discrepancy discovered by the architect or the contractor should be reported immediately to the architect. Failure to notify the architect constitutes a misunderstanding and increases construction cost. The contractor is responsible for the design. The architect shall relieve the architect from responsibility for the consequences. Changes made from the plans without the consent of the architect are unauthorized and shall relieve the architect of responsibility for the consequences arising out of such changes.

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1847 SKI TIME SQUARE DR #C2C  
STEAMBOAT SPRINGS, COLORADO



<b>Job Number:</b>	20013
<b>Date:</b>	6/24
<b>Drawn By:</b>	ES
<b>Checked By:</b>	ES

<b>Project Phase</b>
PRELIMINARY CODE REVIEW

<b>Sheet Title</b>
DEMO PLANS

Sheet Number

AD111





**NOTICE: DUTY OF COOPERATION**

Release of these plans contemplates further cooperation among the owner, his contractor and architect. Design and construction are complicated tasks. The architect and contractor are to perform their services with due care and diligence. The owner is to provide the funds necessary to guarantee their performance. Communication is essential. Any and every contingency cannot be anticipated. Any ambiguity or discrepancy discovered by the owner, the architect or the contractor, shall be immediately reported to the architect. Failure to do so shall constitute a misunderstanding and increase construction cost. Failure to cooperate by a simple notice to the architect shall relieve the architect from responsibility for any consequences. 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 change.

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## REVISIONS

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1847 SKI TIME SQUARE DR #C2C  
STEAMBOAT SPRINGS, COLORADO

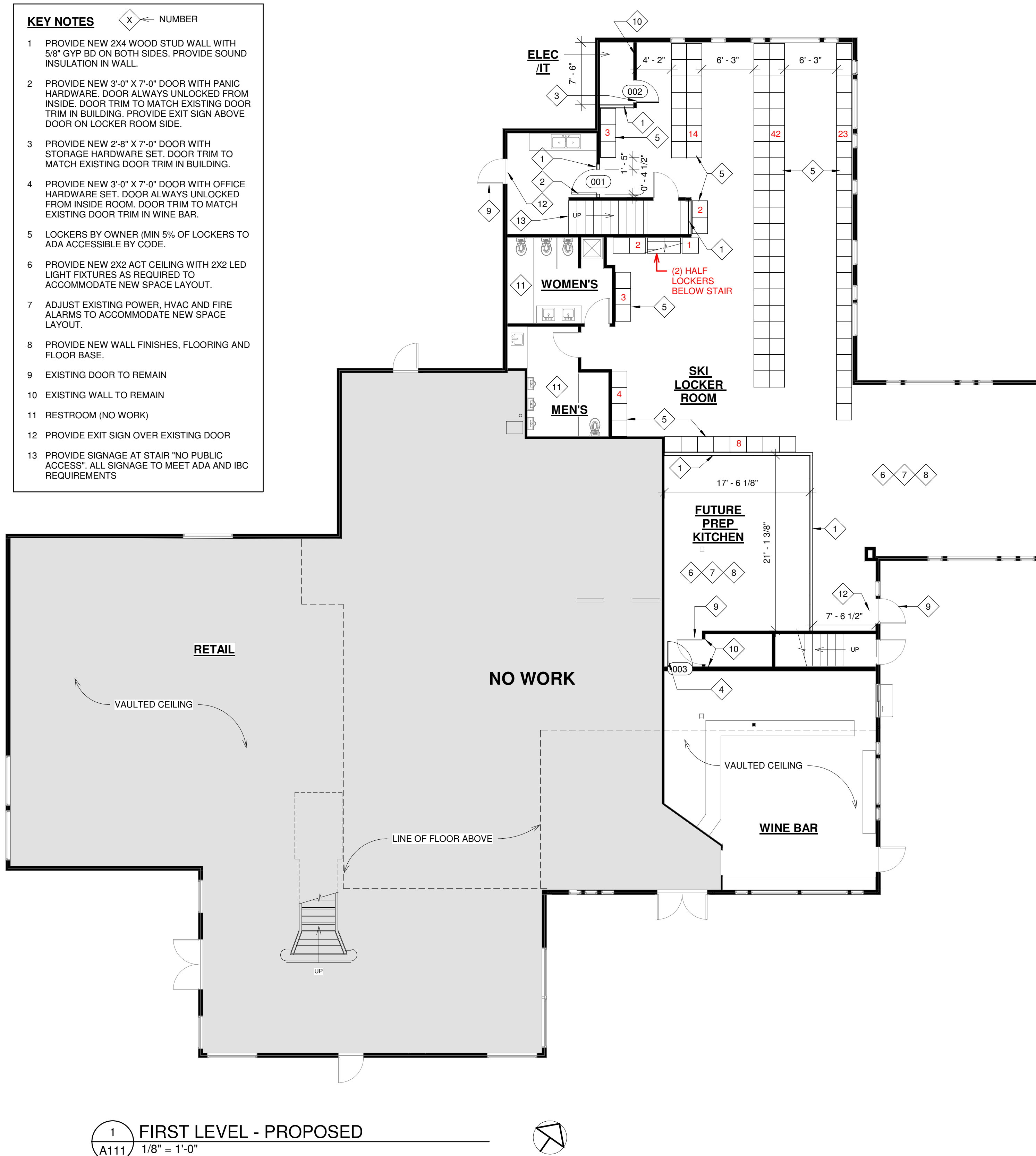


<b>Job Number:</b>	20013
<b>Date:</b>	6/24,
<b>Drawn By:</b>	Auth
<b>Checked By:</b>	Check

<b>Project Phase</b>
PRELIMINARY CODE REVIEW

Sheet Number

A111



1 FIRST LEVEL - PROPOSED  
A111 1/8" = 1'-0"

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