

## GENERAL PROJECT DATA

**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**      2020 NEC  
CITY OF STEAMBOAT CDO  
ICC/ANSI A117.1 (2003)  
ADAAG 2010

# SHEET INDEX

## ARCHITECTURAL

AG001	PROJECT COVER SHEET
AG002	CODE REVIEW
AD111	DEMO PLANS
A111	FIRST LEVEL PROPOSED PLAN

## PROJECT TEAM

OWNER:

STEAMBOAT SKI & RESORT CORPORATION  
2305 MT. WERNER CIRCLE  
STEAMBOAT SPRINGS, CO 80487  
PH: (970) 879-5381  
JIM SCHNEIDER  
JSCHNEIDER@STEAMBOAT.COM

## ARCHITECT:

ERIC SMITH ASSOCIATES, P.C.  
1919 7th STREET  
BOULDER, CO 80302  
(303) 442-5458  
KATE LEGGETT  
KATE@ESAPC.COM

PJ4363-1  
Fire Prevention  
In: 08/31/2020  
Out: 09/03/2020

# PERMIT SET

FOR

# STEAMBOAT SKI & RESORT CORPORATION

FOR

# TORIAN PLUM BUILDING C

AT:

1847 SKI TIME SQUARE DR #C2C

LEGAL DESCRIPTION:

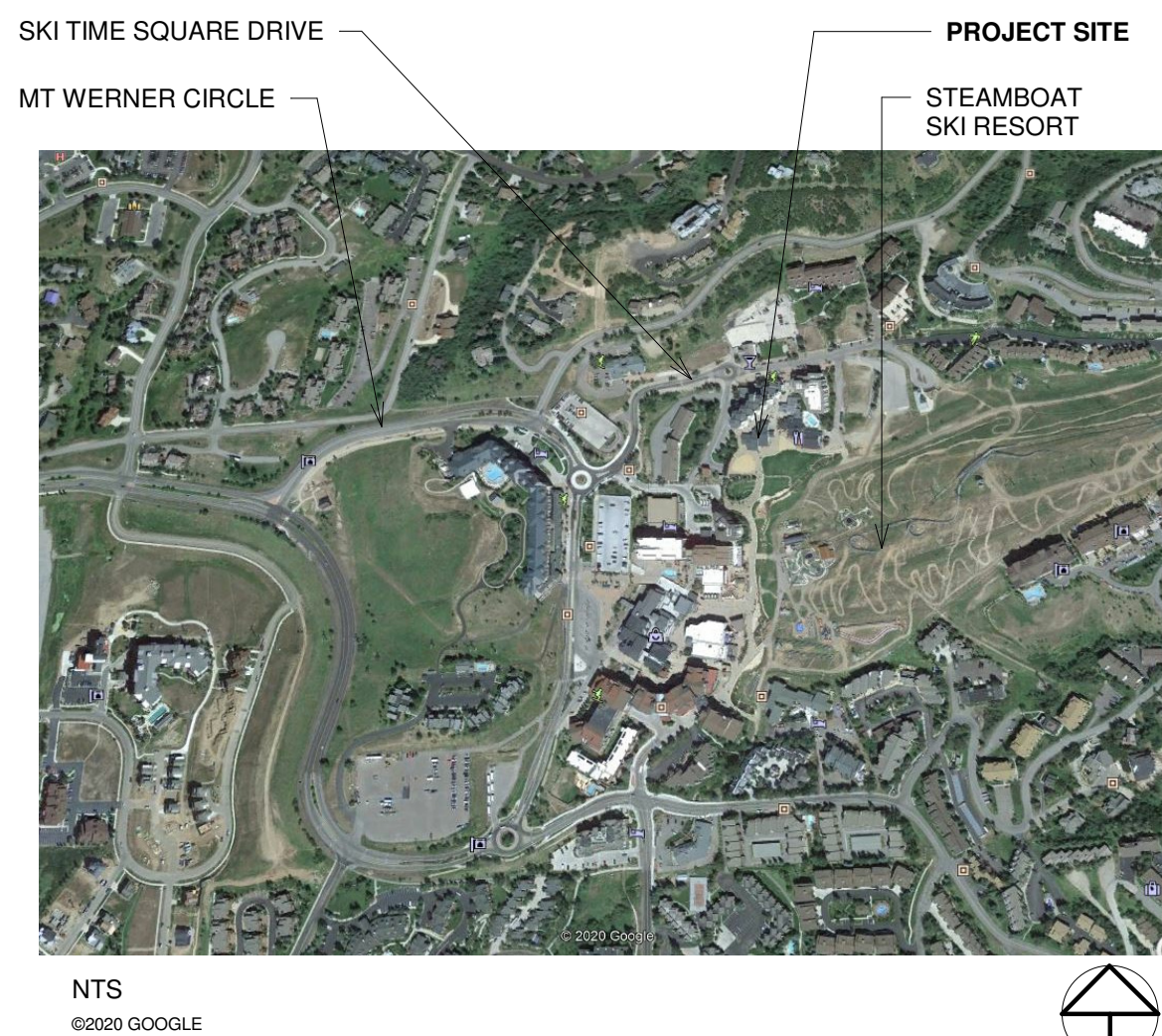
**UNIT C-2C BLDG C**  
**TORIAN PLUM CONDO AMENDED**

COUNTY OF ROUTT, STATE OF COLORADO

## GENERAL NOTES

1. DO NOT SCALE DRAWINGS. VERIFY ALL DIMENSION CONDITIONS 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. INCLUDES MARBLED, 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.

## VICINITY MAP



**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 inquiry or request for discrepancy during the use of these plans shall be made immediately to the architect. Failure to notify the architect constitutes 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. 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.

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.

## REVISIONS

[illegible]

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



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

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

Sheet Title
PROJECT COVER SHEET

**AG001**



STATE OF COLORADO  
ERIC P. SMITH  
B-1111  
JUN 24 2020  
LENSED ARCHITECT

**NOTICE: NOTICE OF COOPERATION**

Release of these plans constitutes further cooperation between the owner, his contractor and the architect and is not a contract. Although the architect and his consultants have performed services with due diligence, they cannot guarantee performance. Communication is expected and the architect cannot be anticipated. Any ambiguity or discrepancy will be by the use of these plans shall be required immediately by the architect. Failure to notify the architect constitutes a release of the architect from liability. A failure to comply by a simple notice to the architect shall release the architect from responsibility for the consequences arising out of such changes.

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

Eric Smith Architects, P.C.

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

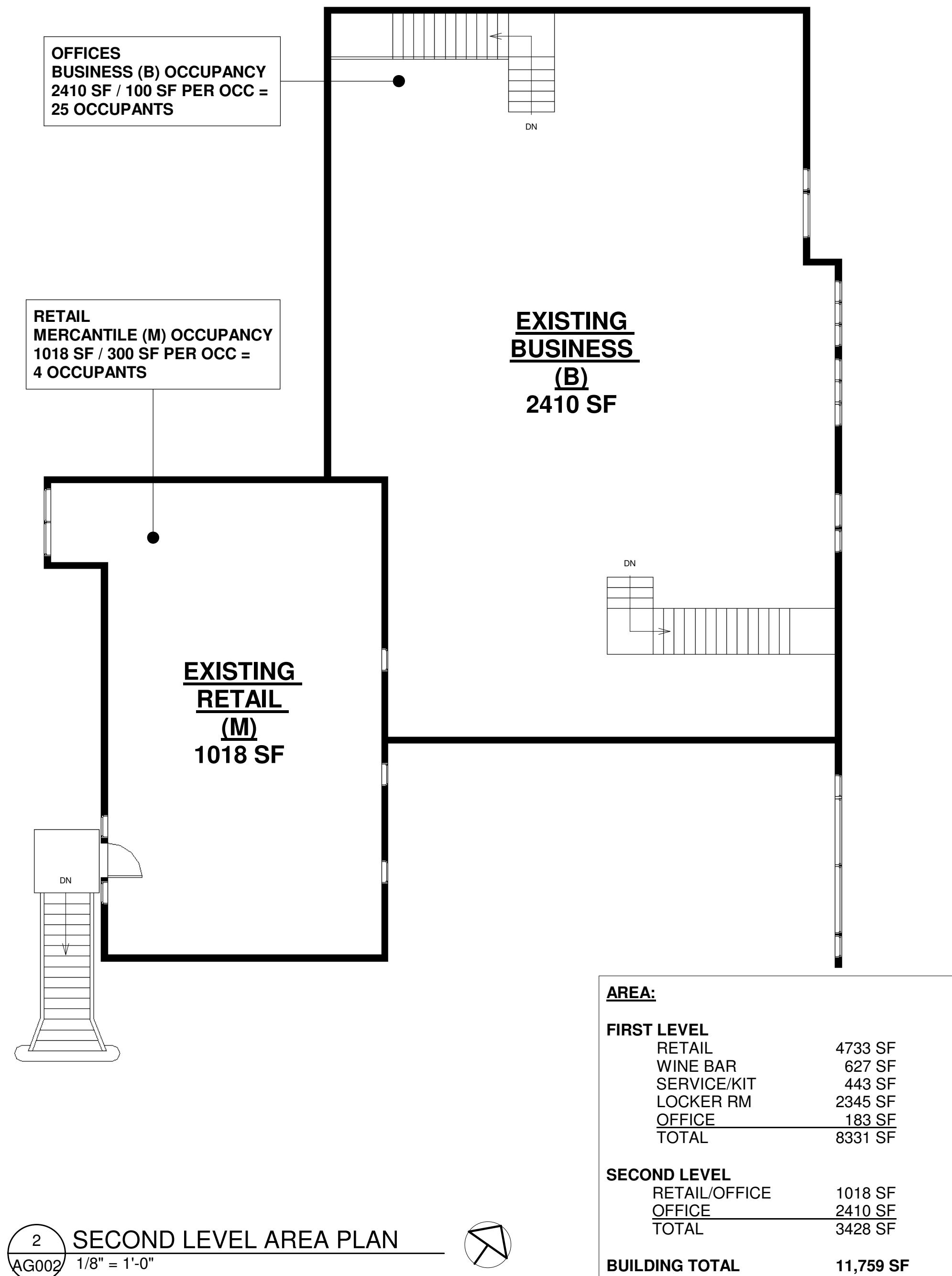
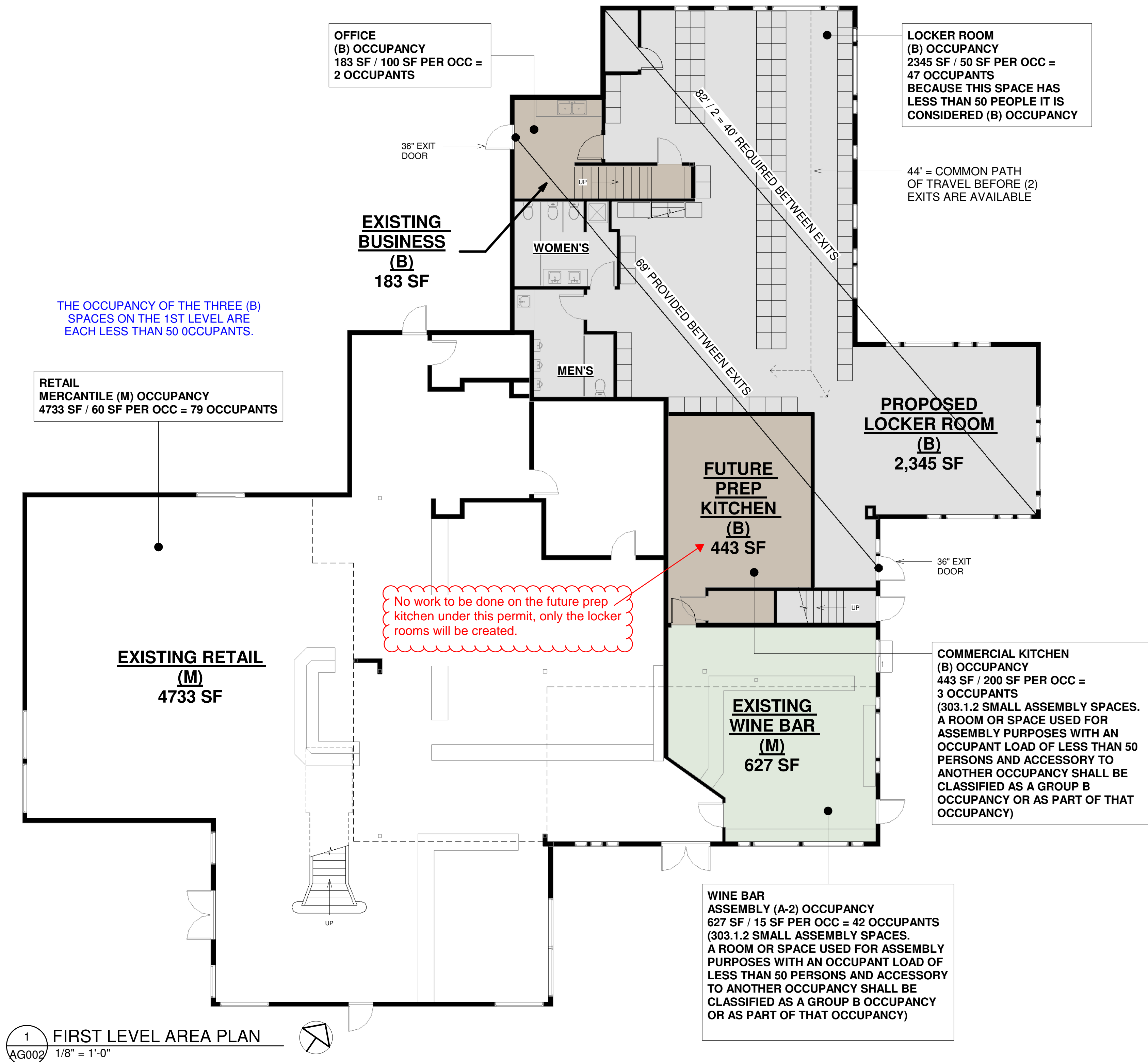
**ESF**

**ERIC SMITH ASSOCIATES, P.C.**  
1919 SEVENTH STREET  
BOULDER, COLORADO, 80302  
(303) 442-5458, (303) 442-4745 FAX

<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
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CODE REVIEW
<div> <div>Sheet Number</div> <div>AG002</div> </div>



BID / PERMIT SET 8/24/20

**DEMOLITION NOTES**

- A REMOVE EXISTING WALL. PATCH ADJACENT WALLS AND FLOORS FOR NEW FINISHES.
- B REMOVE EXISTING DOOR AND HARDWARE
- C EXISTING RESTROOM TO REMAIN (NO WORK)
- D EXISTING CASEWORK TO REMAIN
- E EXISTING STAIR TO REMAIN
- F EXISTING DOOR TO REMAIN
- G EXISTING WALL TO REMAIN
- H REMOVE PORTION OF EXISTING WALL FOR NEW OPENING
- I REMOVE EXISTING CEILING AND LIGHTING
- J REMOVE EXISTING FLOOR FINISH AND BASE. PREP FOR NEW FINISHES.
- K ADJUST EXISTING POWER, LIGHTING, HVAC, AND FIRE ALARM SYSTEM TO ACCOMMODATE NEW SPACE LAYOUT.
- L EXISTING STRUCTURE TO REMAIN. WHEREVER EXISTING STRUCTURE IS FOUND IN EXISTING WALLS BEING REMOVED, STRUCTURE IS TO REMAIN.

**EXISTING RETAIL**

VAULTED CEILING

LINE OF FLOOR ABOVE

NO WORK

WOMEN'S

MEN'S

OFFICES

WINE BAR

VAULTED CEILING

1 FIRST LEVEL - EXISTING

AD111 1/8" = 1'-0"

2 SECOND LEVEL - EXISTING  
AD111 1/8" = 1'-0"



**ESF**

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<b>Project Phase</b> PRELIMINARY CODE REVIEW
<b>Sheet Title</b> DEMO PLANS
<b>Sheet Number</b> AD111



