

Fig. 404.2.4.1  
Maneuvering Clearance at Swinging Doors

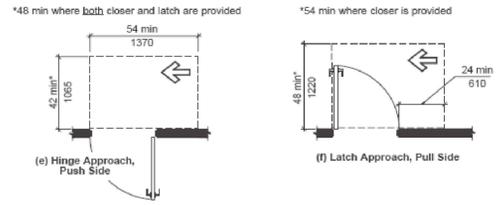


Fig. 404.2.4.1  
Maneuvering Clearance at Swinging Doors (continued)



NOTICE - DUTY OF COOPERATION

Release of these drawings 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 compounds misunderstanding and increases construction costs. A failure to cooperate by a simple notice to the Architect shall relieve the Architect from responsibility for all 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 changes.

NOTICE - BUILDER'S SET

This set of drawings consists of a 'Builder's Set' and includes only the minimum architectural information required by the Routt County Building Department to acquire a building permit. These requirements are described in information from the Routt County Regional Building Department, "General Requirements for Building Permits." Interior finishes, fixture selection, appliances, detailing, final site utilities engineering, etc. not required by these documents, become the Owner and Contractor's responsibility to design, verify, negotiate and complete. Unless otherwise agreed, the Contractor shall provide all labor, materials, equipment, supplies, subcontractors, taxes, insurance, tap fees, site utilities, grading, etc. to provide a complete job for a certificate of occupancy.

DEMOLITION NOTES

1. Provide all labor, material, equipment, and supplies required for the complete performance of all demolition work unless described otherwise.
2. Site inspection is necessary prior to submitting bid. Any visible work not specifically noted on drawings shall be included as part of the bid at no additional cost to the Owner. Only concealed conditions will be allowed beyond base bid.
3. Remove or reroute all existing utility services as shown on plans, called for in the description of the Work, and uncovered by demolition to the extent and manner satisfactory to the utility companies and building department involved.
4. Demolition includes the complete removal of specified building elements and disposal of all demolished materials, as shown on drawings and herein specified. Divert non-hazardous building materials from disposal as allowed, including but not limited to concrete, clean wood, gypsum wallboard, carpet and insulation. Disposal diversion may include donation of materials to charitable organizations or home resource re-use organizations.
5. Protect adequately the construction site, all adjoining property, and utility services as work proceeds through all stages.
6. All work shall comply with the requirements of the local building code, job safety and fire prevention regulations.
7. Do not interfere with normal traffic on roads, walks, and other adjacent occupied or used facilities. Provide alternate routes around closed or obstructed traffic ways. Keep required exits open for safe exit.
8. Contractor shall be responsible for application to Colorado Department of Health and Environment for State Required Demolition Permit. The Owner will be responsible for asbestos and lead inspections and reports by a certified asbestos inspector as required by the Colorado Department of Health and Environment. Any hazardous materials shall be removed, disposed of, or abated by the contractor in accordance with Colorado Department of Health and Environment and Federal Regulations. Comply with Colorado Department of Public Health and Environment, Air Quality Control Commission, Regulation Number 19, The Control of Lead Hazards, 5 CCR 1001-23 for lead paint and Colorado Revised Statute Title 25, Article 7, Part 5 and Regulation No. 8, Part B: Asbestos for asbestos.

REMODEL/ADDITION/REHABILITATION NOTES

In remodeling or rehabilitation of existing structures, certain design and technical designs are made on assumptions based upon readily available documents, visual observations of existing conditions and reasonable interpretations of the building code requirements to modify the building to current codes. The Architect has not performed any destructive testing or open concealed portions of the building in order to ascertain its actual condition or warrant that building officials or others will not require modifications beyond minimum code requirements. Superimposed loads on existing structures will be attempted within standard engineering practice but without warrant.

HAZARDOUS MATERIAL NOTES

The architect shall have no responsibility for the discovery, presence, handling, removal or disposal of or exposure to persons to hazardous materials in any form at the project site, including, but not limited to asbestos products, polychlorinated biphenyl (PCB) or other toxic substances. All materials shall be disposed of in the appropriate manner as described by law and common practice as recommended by the Environmental Protection Agency or other jurisdictional agencies.

AMERICANS WITH DISABILITIES ACT

The Americans with Disabilities Act (ADA) provides that it is a violation of the ADA to design and construct a facility for first occupancy later than 26 January 1993, that does not meet the accessibility and usability requirements of the ADA except where an entity can demonstrate that it is structurally impractical to meet those requirements. The Owner acknowledges the requirements of the ADA will be subject to various and contradictory interpretations. The Architect, therefore, will use its best professional efforts to interpret applicable ADA requirements, and other federal, state, and local laws, rules, codes, ordinances and regulations as they apply to the Project. The Architect, however, cannot and does not warrant or guarantee that the Owner's project will comply with all interpretations of the ADA requirements, and/or the requirements of other federal, state, and local laws, rules, codes, ordinances and regulations as they apply to the Project.

GENERAL COMMERCIAL BUILDING CODE REQUIREMENTS

All Sections noted are from the 2018 International Building Code (IBC).

1. Sec 502.1 Contractor shall provide premises identification in the form of approved numbers or addresses.
2. Sec 717 Fireblocking and draft stops shall be installed per Section 717.
3. Sec 720 and 2603 Insulating materials shall comply with the requirements of Section 720. Cellulose loose-fill insulation shall comply with Sec. 720.6 All other insulation materials, including facings, such as vapor barriers or breather papers installed within floor-ceiling assemblies, roof-ceiling assemblies, walls, crawl spaces or attics, shall have a flame-spread rating not to exceed 25 and a smoke density not to exceed 450. Foam plastic insulation shall comply with Section 2603.
4. Sec 1003 and 1008 The means of egress, including the exit discharge, shall conform to Section 1003 and shall be illuminated per Section 1008 at all times the building space served by the means of egress is occupied.
5. Sec 1010.1.9 All door hardware shall comply with Section 1010.1.9.
6. Sec 1011 Stair minimum required width is 44" or as determined by Section 1005.1 (36" for occupant load less than 50). Refer to Routt County Regional Building Department for local amendments.
7. Sec 1011.3 Minimum vertical headroom for stairs shall be 80" from the nosing line.
8. Sec 1011.5.2 Stair riser heights shall be 7" max and 4" min. Stair tread depth shall be 11" min.
9. Sec 1011.7.3 Walls and soffits within enclosed usable space below stairs are required to be protected by 1-hour fire-resistive construction, or the fire-resistance rating of the stair enclosure, whichever is greater.
10. Sec 1012.8 Provide handrails at all ramps with rises greater than 6" per Section 1012.8. Provide handrails and curbs at handicap ramps per ICC/ANSI A117.1-2017 Section 405.8.
11. Sec 1013 Exits and exit access doors shall be marked by an approved exit sign.
12. Sec 1011.11 and 1014.4 A handrail is required along a stairway per Sec. 1011.11 and shall be 34 to 38" above the stair nosing.
13. Sec 1014.6 Handrails shall return to a wall, guard or the walking surface or shall be continuous to the handrail of an adjacent stair or ramp. Where not continuous, handrail shall extend not less than 12" beyond the top riser and continue to slope for the depth of one tread beyond the bottom riser.
14. Sec 1015 Provide minimum 42" high guardrails with a 4" maximum clear opening between balusters or within ornamental patterns (see 1015.4) in locations where step is greater than 30" vertically to floor or grade at any point within 36" horizontally to the edge of the open side of step.
15. Sec 1020.2 Corridor minimum required width is 44" (36" for occupant load less than 50 or within a dwelling unit). Refer to Minimum Corridor Width Table 1020.2 and Routt County Regional Building Department for local amendments.
16. Chapter 11 Permanently constructed building elements shall be accessible as required in Chapter 11.
17. Sec 1111 Required accessible elements shall be identified by the International Symbol of Accessibility per Section 1111.1. Directional signage indicating the route to the nearest accessible element shall be provided per Section 1111.2. Signage indicating special accessibility provisions shall be provided per Section 1111.3.
18. Sec 1202.2 Provide cross ventilation to enclosed attic and rafter spaces. A minimum of 1" air space shall be provided between the insulation and the roof sheathing. The net free ventilating area shall not be less than 1/300 of the area of the space ventilated provided both 1) vapor barrier retarder is installed on the warm-in-winter side of the ceiling and 2) at least 40% and not more than 50% of the required ventilating area is provided by ventilators located in the upper portion of the attic or rafter space. Upper ventilators shall be located not more than 3 feet below the ridge or highest point of the space, measured vertically, with the balance of the ventilation provided by eave or cornice vents.
19. Sec 1202.4 Provide minimum net area of ventilation opening for under-floor spaces per Section 1202.4 including crawl-space area.
20. Sec 1204.2 and 1202.5 All habitable areas are required to have glazed openings having an area equal to 8% or more of the floor area being served and operable exterior openings having an area equal to 4% or more of the floor area being served; or provide artificial light and mechanical ventilation per Chapter 12.
21. Sec 1208.1 Provide at least one 18" x 24" (min) access to each crawl space.
22. Sec 1208.2 Provide an attic access 20" x 30" min. to each attic area. Provide 30" min. clear headroom at or above the access opening.
23. Sec 1403 and 1404 Provide a weather-resistant exterior wall envelope per Section 1403 and 1404 or as indicated.
24. Sec 1507.2.8.2 and 1507.1.1 Provide valley linings per Section 1507.2.8.2. Provide underlayment per Section 1507.1.1.
25. Sec 1507.1.2 Provide min. Bituthene, Grace "Ice and Water Shield" or equal at all roof overhangs extending from edge of eave to a point 24" min. inside the exterior wall line.
26. Sec 1803 Owner or Applicant shall submit a foundation and soils investigation to the Building Official where required in Section 1803.
27. Sec 2303.4.1.1 Contractor to provide stamped and engineered shop drawings of trusses for building department approval.
28. Sec 2406 Glazing in hazardous locations is required to be glazed with safety material per Section 2406.
29. IMC Rooms containing bathtubs, showers, spas and similar bathing fixtures shall be mechanically vented in accordance with the International Mechanical Code (IMC).
30. IMC Sec 304.3 Equipment and appliances having an ignition source and located in hazardous locations or in a garage shall be evaluated such that the source of ignition is not less than 18 inches above the floor surface on which the equipment or appliance rests.
31. IMC Sec 306 Appliances located in attic spaces and under floor spaces shall conform to clearances per Section 306.3 and Section 306.4 of the IMC. A level service space not less than 30" x 30" shall be present at the front service side of the appliance. Where such dimensions are large enough to allow removal of the largest appliance, provide a 22" x 30" (min) access to attic and under floor spaces containing such appliances. Contractor to provide soffits to cover all exposed ductwork, piping and utility chases.
32. Plumbing vent piping shall be run to roof ridge location as high as possible or to roof/wall intersection below overhang as required and permitted.
33. Range hoods, bath fans and other mechanical exhausts shall be run to sidewalls or exterior soffits rather than roof where possible and permitted. In cases where exhaust must be accomplished through the roof, run ductwork to highest point at ridge or to roof/wall intersection below overhang. Piping and cap shall be located away from all roof shedding where possible. Provide roof cap similar to Nutone 845 with weather seal and roof crickets where necessary and as approved by architect.
34. Vent working spaces and clearances for all electrical and mechanical equipment per IMC and NEC.
35. Furnace/Boiler and Fire to be installed per IMC. Provide for combustion air per IMC.
36. Provide Portable Fire Extinguishing Systems in accordance with the International Fire Code.
37. All exits to a public way have a minimum four foot wide, all weather surface, capable of being maintained unobstructed year around, per an amendment to the Uniform Fire Code as adopted by the City of Steamboat Springs.
38. Adhesives and sealants used on the interior of the building (defined as the inside of the weatherproofing system and applied on-site) shall comply with the requirements of the South Coast Air Quality Management District Rule #1169.
39. Paints and Coatings used on the interior of the building (defined as the inside of the weatherproofing system and applied on-site) shall comply with the following criteria.
  - Architectural paints, coatings and primers shall not exceed the VOC content limits established in Green Seal Standard GS-11, Paints, First Edition.
  - Flats: 50 g/L
  - Non-Flats: 150 g/L
  - Anti-corrosive and anti-rust paints applies to interior ferrous metal substrates shall not exceed the VOC content limit of 250 g/L established in Green Seal Standard GC-03, Anti-Corrosive Paints, Second Edition.
  - Clear wood finishes, floor coatings, stains, sealers, and shellacs shall not exceed the VOC content limits established in South Coast Air Quality Management District Rule 1113.
  - Clear wood finishes: varnish 350 g/L; lacquer 550 g/L
  - Floor coatings: 100 g/L
  - Sealers: waterproofing sealers 250 g/L; sanding sealers 275 g/L; all other sealers 200g/L
  - Shellac: clear 730 g/L; pigmented 550 g/L
40. Stains: 250 g/L



VICINITY MAP

IECC 2018 NOTES (Prescriptive Method)

COMMERCIAL (NON-R OCCUPANCIES - 4 STORES) - CHAPTER 5

ZONE 7, DRY

OPAQUE THERMAL ENVELOPE INSULATION COMPONENT MINIMUM REQUIREMENTS, R-VALUE METHOD

TABLE C402.1.3  
Note: An assembly with a U-factor equal or less than that specified in Table 402.1.4 shall be permitted as an alternate.

ROOFS	R-Value
Insulation entirely above deck	R-35 ci
Attic and other R-Value:	R-49 minimum
WALLS - ABOVE GRADE	
Wood framed R-Value	R-13 plus R-7.5 ci or R-20 plus 3.8ci
WALLS - BELOW GRADE	
Below grade walls R-Value	R-10 ci
FLOORS	
Joist/Framing R-Value	R-30
SLAB-ON-GRADE FLOORS	
Unheated	R-15 min. for 2'4" below grade
Heated	R-20 min. for 4'8" below grade + R-5 full slab
Insulation of radiant heating systems (Heated Slab-on-Grade)	All panels and components shall be insulated to not less than R-3.5 on all surfaces not facing the space being heated. Insulation below piping in addition to Slab-on-Grade Floors (Foundation) per IMC Section 1209.5.1
SWINGING OPAQUE DOORS	
All doors U-Value	Umax = 0.37
VERTICAL FENESTRATION - MAXIMUM 30% OF ABOVE GRADE WALL	
Fixed Fenestration	Umax = .29
Operable Fenestration	Umax = .37
Entrance Door	Umax = .77
SHGC	0.45 for SEW orientation

GENERAL NOTES - COMMERCIAL - CHAPTER 5:

- Sec C402.5 Air leakage of the thermal envelope shall comply with Sections C402.5.1 through C402.5.8 OR the building envelope tested in accordance with ASTM E 779 at a pressure differential of 0.3 inch water gauge (75Pa) or an equivalent method approved by the code official and deemed to comply with the provisions of Section C402.5 when the tested air leakage rate of the building thermal envelope is not greater than 0.40cfm per square foot. Where compliance is based upon such testing, the building shall also comply with C402.5.5, C402.5.6 and C402.5.7.
- Sec C402.5.1 Provide a continuous air barrier throughout the building thermal envelope per Sec C420.5.1.1 and C420.5.1.2
- Sec C402.5.2 Air Leakage of fenestration assemblies shall meet the provisions of Table C402.5.2
- Sec C402.5.3 Where rooms containing a space conditioning fuel burning appliances and open combustion air ducts provide combustion air to open combustion space containing fuel burning appliances, the appliances and combustion air openings shall be located outside of the building thermal envelope, or enclosed in a room isolated from the thermal envelope. Doors and access openings from conditioned space to shafts, chutes, stairways and elevator lobbies shall be gasketed, weatherstripped or sealed.
- Sec C402.5.4 Stairway enclosures, elevator shaft vents and other outdoor air intakes and exhaust openings integral to the building envelope shall be provided with dampers. Gravity dampers may be used in buildings less than three stories in height above grade plane. See Section C403.7.7
- Sec C402.5.5 Cargo and loading dock doors shall be equipped with weatherseal to restrict infiltration and provide direct contact along the top and sides of vehicles that are parked in the doorway.
- Sec C402.5.6 Building entrances shall be protected with an enclosed vestibule for spaces greater than 3,000 sq. ft. in area.
- Sec C402.5.8 Recessed luminaires installed in the building thermal envelope shall be sealed, IC rated with air leakage rate of not more than 2.0 cfm at 1.57 psd (75Pa) pressure differential. Mechanical contractor to size heating and cooling equipment using design loads per astrae/acca standard 183 and submit to building department prior to issuance of permit.
- Sec C403.3.1 All equipment to meet minimum standards of tables 403.3.2 (1) - (10).
- Sec C403.3.2 HVAC system controls - Individual thermostatic controls are required for each zone with set-point overlap restriction, off hour controls, thermostatic setback capabilities, and automatic start, setback and shutdown capabilities.
- Sec C403.3.3 All building ventilation is natural or in accordance with Chapter 4 of the International Mechanical Code.
- Sec C403.3.4 An energy recovery system where the supply airflow rate exceeds the values in Tables C403.7.4 (1) & C403.7.4 (2).
- Sec C403.3.5 Where total kitchen hood exhaust airflow rate exceeds 5,000 CFM, the hood shall be fabricated in accordance with UL710
- Sec C403.11.1 Supply and return air ducts shall be insulated and sealed with a minimum of R-12.
- Sec C403.11.3 Piping shall be insulated per Table C403.11.3
- Sec C403.2.11 Mechanical systems shall be completed and commissioned per Section C408.2
- Sec C404 Water-heating equipment and hot water storage tanks performance shall meet the requirements of table 404.2. Water-heating equipment not supplied with integral heat traps and serving non-circulating systems shall be provided with heat traps on the supply and discharge piping associated with the equipment. For automatic-circulating hot water systems, piping shall be insulated per Section C403.2.10.
- Sec C405.2 Each area shall have a manual lighting control. Provide an occupant sensing device in all spaces with the exception of corridors, storerooms, restrooms, and lobbies (waiting rooms). Daylight zone control is required as indicated in section 405.2.3. Exterior lighting may be operated by dusk to dawn operations with astronomical time switch or photo-sensor, or 10 hour battery backup photo-sensor with a time switch. Exit signs shall not exceed 5 watts per side.
- Sec C405.3 Total connected interior lighting power to not exceed the limitations of table 405.4.2, with the exception of task lighting for medical procedures with an independent control device.
- Sec C405.4 Table 405.5 (2) indicates exterior building lighting power as exterior lighting zone #2 with a base site allowance of 600 w which applies to the commercial use only (first floor).
- Sec C405.5

BUILDING GROUNDS	
Walkways	Max .7w per linear foot
BUILDING ENTRANCES AND EXITS	
Main entry	Max .20w per linear foot of door
Other doors	Max .20w per linear foot of door
Entry canopy (porch)	Max .25w per square foot

RCRBD  
Record Set  
TC  
03/12/2021



CONSULTANT 1  
CONSULTANT 2  
CONSULTANT 3  
CONSULTANT 4

Interior alteration for  
**Advocates of Routt County**  
Sundance Plaza  
465 Anglers Dr. - Unit C  
Steamboat Springs, Colorado

FOR NO.	DATE	BY	REVISIONS
2021.01	02/03/2021	eb	ISSUE DATE
	03/09/2021		FOR PERMIT

NOTES  
AND SITE  
A1  
OF SHEETS

**RCRBD Notes:**  
 1. Please provide RCRBD shop drawings from the Mechanical Contractor on the new duct runs or alterations to existing duct runs for these new offices areas with the Mechanical Permit application for review.

**RCRBD  
Record Set  
TC  
03/12/2021**

**CODE ANALYSIS/CONSTRUCTION/OCCUPANCY**

- EXISTING TENANT SPACE ON FIRST FLOOR MAIN LEVEL
- CONSTRUCTION TYPE 'V-B', SPRINKLERED
- NO SEPARATION REQUIRED BETWEEN 'B' OCCUPANCIES - EXISTING
- THIS SPACE IS 'B' OCCUPANCY
- EACH SPACE PROVIDED WITH DISTANCE TO EXIT - CUMULATIVE OCCUPANT LOAD
- OCCUPANCY LOAD OF THIS OFFICE IS FIFTEEN (15)

**LEVEL 2 ALTERATION - IEBC 2018**

- 801.1 SCOPE - ADDITION OF INTERIOR PARTITIONS AND DOORS
- 801.3 COMPLIANCE - ALL WORK SHALL COMPLY WITH CHAPT.7 AND AND CHAPT. 8
- 802.4.1 SUPPLEMENTAL INTERIOR FINISHES - WORK AREA DOES NOT EXCEED 59% OF FLOOR AREA - SEC 802.4 DOES NOT APPLY
- 805.2 EGRESS - MUST COMPLY WITH NFPA 101 MUST COMPLY WITH CODE REQUIREMENTS UNDER WHICH THE BUILDING WAS CONSTRUCTED
- 806 NO STRUCTURAL WORK BEING PERFORMED
- 807 ELECTRICAL - NEWLY INSTALLED EQUIPMENT SHALL COMPLY WITH NFPA 70
- 808.2 ALTERED MECHANICAL SYSTEMS TO MEET CODE. VENTILATION - MIN 5 CU.FT. PER MINUTE

**MOUNTAIN ARCHITECTURE DESIGN GROUP**  
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 EDWARD L. BECKER, P.P. ARCHITECT

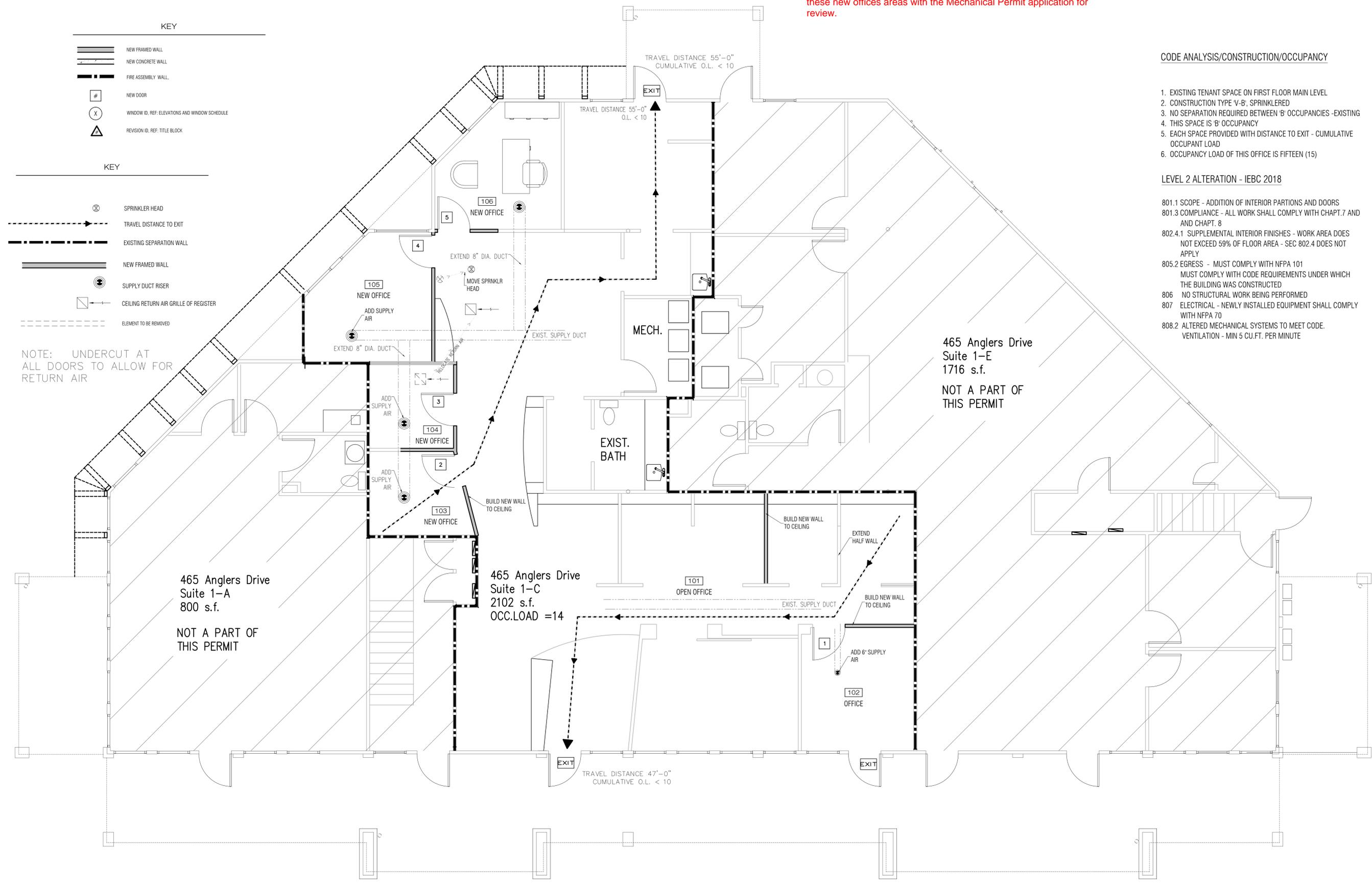
STATE OF COLORADO  
 EDWARD L. BECKER  
 B-2249  
 LICENSED ARCHITECT

CONSULTANT 1	CONSULTANTS	C1 PHONE
CONSULTANT 2		C2 PHONE
CONSULTANT 3		C3 PHONE
CONSULTANT 4		C4 PHONE

Interior alteration for  
**Advocates of Routt County**  
 Sundance Plaza  
 465 Anglers Dr. - Unit C  
 Steamboat Springs, Colorado

JOB NO.	2021_01
DRAWN BY	eb
ISSUE DATE	02/03/2021
REVISIONS:	03/09/2021 FOR PERMIT

PLAN  
 A2  
 OF SHEETS



**KEY**

- NEW FRAMED WALL
- NEW CONCRETE WALL
- FIRE ASSEMBLY WALL
- NEW DOOR
- WINDOW ID, REF. ELEVATIONS AND WINDOW SCHEDULE
- REVISION ID, REF. TITLE BLOCK

**KEY**

- SPRINKLER HEAD
- TRAVEL DISTANCE TO EXIT
- EXISTING SEPARATION WALL
- NEW FRAMED WALL
- SUPPLY DUCT RISER
- CEILING RETURN AIR GRILLE OF REGISTER
- ELEMENT TO BE REMOVED

NOTE: UNDERCUT AT ALL DOORS TO ALLOW FOR RETURN AIR

**1 FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"

NOTE: ALL SPRINKLER WORK TO BE PERFORMED BY A QUALIFIED INSTALLER - SUBMIT PLANS TO RCRBD AS DEFERRED SUBMITTAL FOR APPROVAL