GIS/Addressing OK
EK 20160926

NOTES

GENERAL NOTES

1. General Conditions of the Contract, American Institute of Architects Document A201 - Latest Edition, shall govern as applicable to the same extent as if herein written out in full and shall apply to all Contractors and Subcontractors equally. Copies of said document are on file and available at the Architect's office and shall either act as the basis for, or in conjunction with any and all agreements and contracts, along with the Architect's drawings, notes and specifications.
2. All work connected with this project by any trade involved shall be done in a workmanship like manner in accordance with the best practice of the trade.
3. All dimensioning and existing conditions are to be verified in the field and shall be the responsibility of the contractor.
4. Verify location of all utilities before proceeding with construction.
5. The Contractor and each Subcontractor shall be responsible for all cutting, fitting and patching that may be required to complete the work or to make its several parts fit together properly.
6. The Contractor and each Subcontractor shall give all notices and comply with all laws, ordinances, rules, regulations and lawful orders of any public authority bearing on the performance of the work.
7. These drawing are only diagrams of foreseen construction requirements and are not meant to be exact in every detail. Actual field conditions may require that some of the work should be done differently than shown on these diagrams. Verify with Owner and Architect.
8. All dimensions face of stud unless otherwise shown.
9. Provide for positive drainage away from site, and to all area and roof drains. All areas receiving snow deposited from roofs shall be graded away from and around the structure at a minimum of one foot in ten feet for a distance of at least ten feet from the structure. Drainage to be planned to prevent ice sheets from forming on critical areas of driveway and walkways.
10. These drawings do not include the necessary components for jobsite safety. These requirements remain the sole liability and responsibility of the Contractor and each Subcontractor.
11. Before submitting proposal, Contractors, Subcontractors, and Suppliers shall examine drawings and specifications and should any materials and/or its installation be indicated or specified in a manner not approved by the material manufacturer or not indicated or approved by the appropriate industry or regulatory requirements, shall notify Architect and receive his instructions. Failing to do so, Contractor shall provide equivalent materials, suitable for the installation, as selected by the Architect, or if not discovered until after installation, Contractor shall replace materials, with such other equivalent and suitable materials, and either event at no additional cost to the Owner. Adhere strictly to all manufacturer installation recommendations and regulatory requirements.
12. The Owner and Architect explicitly reserve the right to reject any or all bids. Bidding irregularities will result in automatic rejection of bid.
13. A Colorado certified land surveyor, as indicated on the site plan shall verify location of all improvements.
14. Contractor shall provide for jobsite cleanup. Sort and recycle jobsite debris, to the fullest extent possible, including concrete, steel, wood, and gypsum plaster. Clean and remove construction debris from the site on a daily basis. Upon job completion, the Contractor is to sweep the site of nails and all other construction debris.
15. Contractors shall be responsible for prior storage of materials, tools and equipment. Materials shall be protected from the weather and shall be stored off the ground for protection against standing water or snow, as necessary.
16. Upon completion of the work and prior to final payment, the Contractor shall provide Owner with AIA Documents G706 and G706A – "Contractor's Affidavit of Payment of Debts and Claims" and "Contractor's Affidavit of Release of Liens", along with lien releases for the contractor, all subcontractors, material suppliers and manufacturers. Provide partial lien releases for the above, if required by the Owner, for progress payments as work proceeds.
Contractor to provide accounting records as requested and satisfactory to the Owner and Architect to certify payment requests. All Payment Requests to be submitted on AIA Document G702 and G703.
17. Provide Owner with Certificate of Occupancy and 1 year warranty for all work.

INSURANCE REQUIREMENTS

1. All contractors, subcontractors, material suppliers, and contract laborers shall carry the minimum insurance to hold the Owner and Architect harmless, including but not limited to Workman's Compensation (or Medical and Disability) and Liability Insurance in accordance with Article 11 of the American Institute of Architects Document A201, "General Conditions of the Contract", Latest Edition. Proof of Workman's Compensation will be required at the Building Department in addition to providing copies of all proof of insurance to the Owner by each contractor, sub-contractor, material supplier and contract laborer, prior to the commencement of the work. To qualify for exempt status under the Colorado State Worker's Compensation Act each independent contractor must comply with, complete, and submit to the Owner or General Contractor a Colorado Compensation Insurance Authority Independent Contractor Notification Form.

2. The Owner shall carry the minimum insurance including but not limited to liability and property insurance in accordance with Article 11 of the American Institute of Architects Document A201, "General Conditions of the Contract", latest edition. Property insurance shall be on an all-risk policy form and shall insure against the perils of fire and extended coverage and physical loss or damage including, without duplication of coverage, theft, vandalism, malicious mischief, collapse, false work, temporary buildings and debris removal including demolition occasioned by enforcement of any applicable legal requirements.

OWNERSHIP AND USE OF ARCHITECT'S DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS

Drawings, Specifications, and other documents prepared by the Architect for this Project are instruments of the Architect's service for use solely with respect to this Project; and the Architect shall be deemed the author of these documents and shall retain all ownership, common law, statutory, and other reserved rights, including the copyright. The Owner shall be permitted to retain copies, including reproducible copies, of the Architect's Drawings, Specifications, and other documents for information and reference in connection with the Owner's use and occupancy of the project. The Architect's Drawings, Specifications, and other documents shall not be used by the Owner or by others on other projects, for additions to this project, or completion of this project by others, except by agreement in writing and with appropriate compensation to the Architect.

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 arriving 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.

CALL UTILITY NOTIFICATION
CENTER OF COLORADO

1-800-922-1987

CALL 2 BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE OR EXCAVATE
FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES.

KEY

- PROPERTY LINE
- CONTOUR
- EASEMENT AS NOTED
- BUILDING SETBACK
- FENCE
- EXISTING BUILDING FOOTPRINT, ON SITE

R C R B D
RECORD SET

PJ2143-1
Fire Prevention
In: 9/29/2016
Out: 9/30/2016

full permit

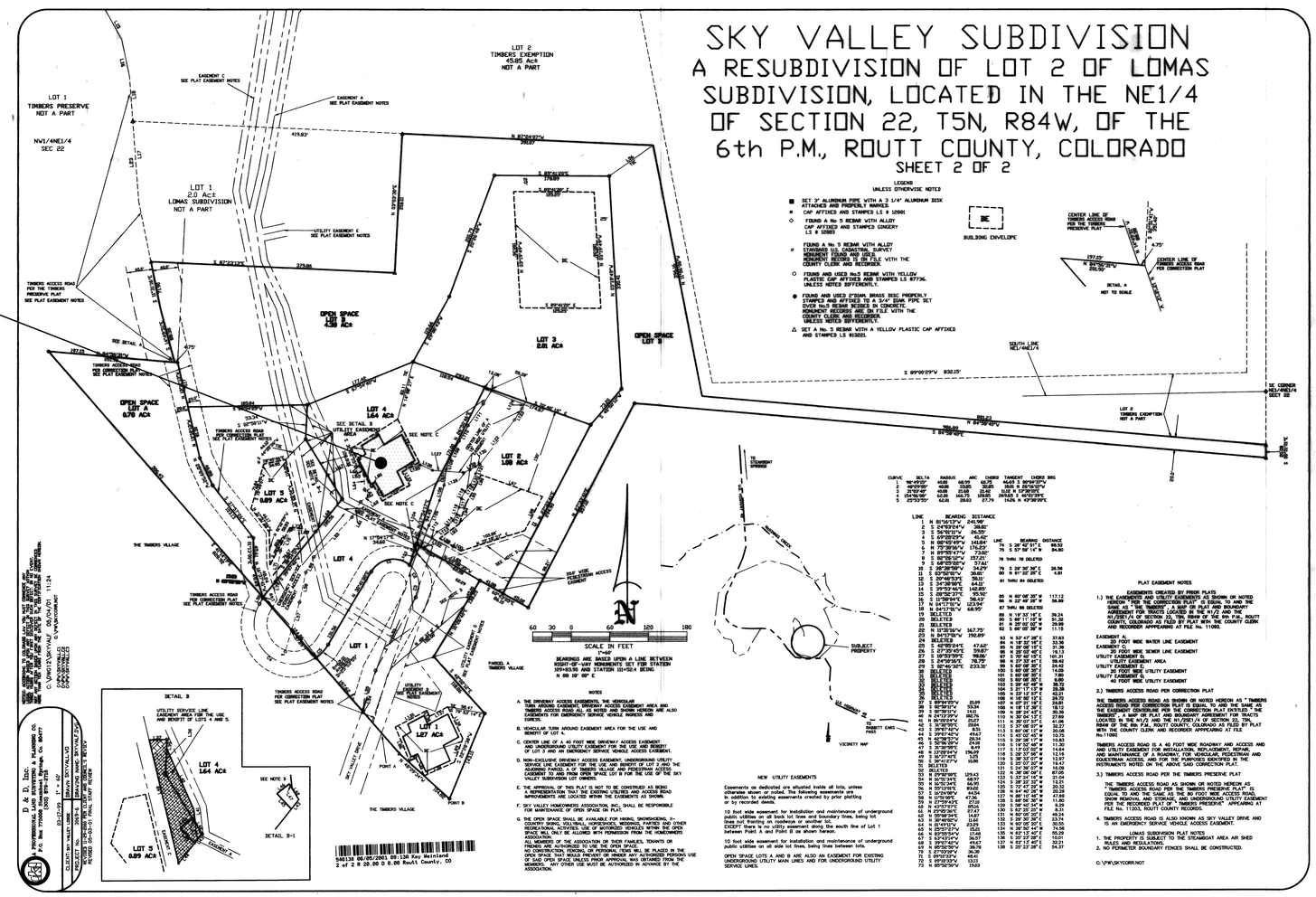
ASPEN VIEW LODGE

TO STEAMBOAT SPRINGS

TO RABBIT EARS PASS

VICINITY MAP

SCALE: NO SCALE



EXISTING LOT PLAN

SCALE: NO SCALE

ELECTRICAL SUBJECT TO
APPROVAL AT
FIELD INSPECTION

MOUNTAIN ARCHITECTURE • DESIGN GROUP P.C.
JAN MICHAEL KAMINSKI, PRESIDENT ARCHITECT
P.O. BOX 770420
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An Interior Renovation for the Private Residence at
ASPEN VIEW LODGE
33790 SKY VALLEY DRIVE
Steamboat Springs, Colorado

TITLE
COVER SHEET

JOB NO.
DRAWN lrr
CHECKED jmk
DATE 9.16.2016
REVISIONS:
NO. | DATE

DRAWING NUMBER
A0
OF DRAWINGS

R C R B D

RECORD SET

DEMOLITION KEY

- EXISTING FRAMED WALL TO REMAIN
- EXISTING CONCRETE WALL TO REMAIN
- ELEMENT TO BE REMOVED
- # KEYNOTE
- EXISTING TO REMAIN AREA

KEY NOTES

1. CUT EXISTING FOUNDATION WALL TO ACCEPT NEW OPENING - REF: PROPOSED FLOOR PLANS, BUILDING SECTIONS AND STRUCTURAL SHEETS
2. REMOVE EXISTING WINDOW AND CUT EXISTING FOUNDATION WALL TO ACCEPT NEW OPENING - REF: PROPOSED FLOOR PLANS AND STRUCTURAL SHEETS
3. REMOVE EXISTING WALLS AS SHOWN. REF: PROPOSED FLOOR PLANS. COORDINATE WITH STRUCTURAL ENGINEER AND STRUCTURAL DOCUMENTS PRIOR TO REMOVAL OF ANY STRUCTURAL ELEMENTS - TYPICAL
4. REMOVE EXISTING DOORS. RETAIN FOR ALTERNATE USES OR RECYCLE.
5. REMOVE ALL EXISTING PLUMBING FIXTURES. RECYCLE AS ALLOWED.
6. CUT EXISTING WALLS TO ACCEPT NEW OPENINGS - TYP AS SHOWN. COORDINATE WITH STRUCTURAL ENGINEER AND STRUCTURAL DOCUMENTS PRIOR TO REMOVAL OF ANY STRUCTURAL ELEMENTS - TYPICAL
7. EXISTING FLOOR TO BE REMOVED. REFERENCE STRUCTURAL SHEETS FOR EXTENTS OF REMOVAL. COORDINATE WITH STRUCTURAL ENGINEER AND STRUCTURAL DOCUMENTS PRIOR TO REMOVAL OF ANY STRUCTURAL ELEMENTS - TYPICAL
8. REMOVE AND RECYCLE ALL EXISTING WINDOWS AS SHOWN.

NOTES

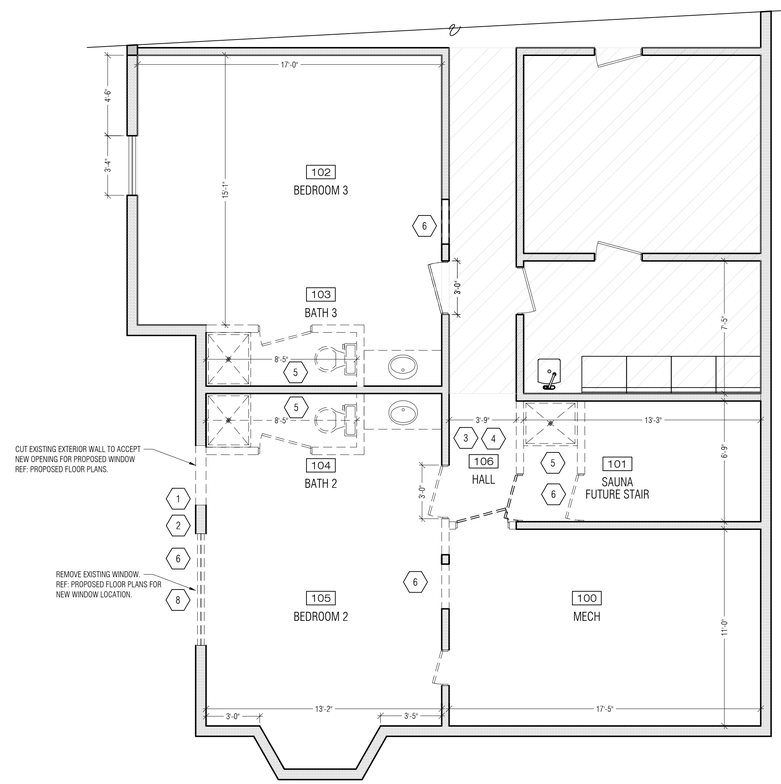
DEMOLITION NOTES

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 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.



EXISTING LOWER LEVEL PLAN - DEMOLITION

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

MOUNTAIN ARCHITECTURE ◆ DESIGN GROUP P.C.

JAN MICHAEL KAMINSKI, PRESIDENT
ARCHITECT

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jan@mtnarch.com - Email

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An Interior Renovation for the Private Residence at

ASPEN VIEW LODGE

33790 SKY VALLEY DRIVE
Steamboat Springs, Colorado

TITLE

EXISTING / DEMO
LOWER FLOOR

JOB NO.
DRAWN lrr
CHECKED jmk
DATE 9.16.2016
REVISIONS:

NO.	DATE

DRAWING NUMBER

ECD 1

OF DRAWINGS

R C R B D

RECORD SET

DEMOLITION KEY

- EXISTING FRAMED WALL TO REMAIN
- EXISTING CONCRETE WALL TO REMAIN
- ELEMENT TO BE REMOVED
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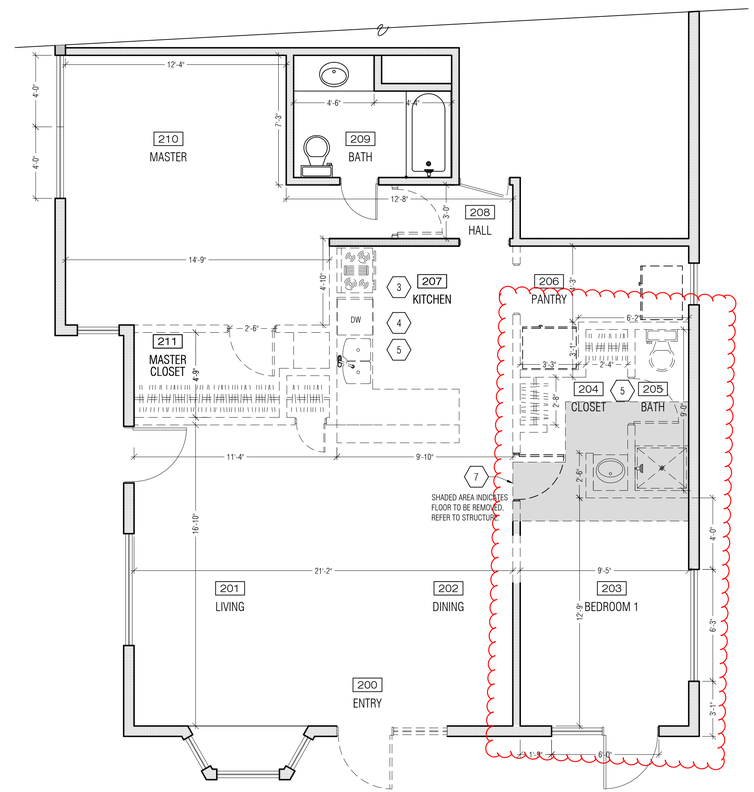

Phase 1

EXISTING MAIN FLOOR PLAN - DEMOLITION

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

MOUNTAIN
ARCHITECTURE
+
DESIGN
GROUP
P.C.

JAN MICHAEL KAMINSKI, PRESIDENT
ARCHITECT

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An Interior Renovation for the Private Residence at
ASPEN VIEW LODGE
33790 SKY VALLEY DRIVE
Steamboat Springs, Colorado

TITLE

EXISTING / DEMO
MAIN FLOOR

JOB NO.
DRAWN lrr
CHECKED jmk
DATE 9.16.2016
REVISIONS:
NO. DATE

DRAWING NUMBER

ECD 2

OF DRAWINGS

NOTES

INTERIOR FINISH - GENERAL NOTES

1. Provide 1/2" wonderboard behind all tile.
2. All shelving - 3/4" X 12" with rounded edge - painted. Provide shelf and rod at all closets. Five shelves at Linen and Pantry.
3. Composite wood and agrifiber products shall contain no added urea-formaldehyde resins.
4. Provide plate glass mirrors at all vanities. Mirrors to be width of vanity and from top of backsplash to 6'-9" high.
5. No texture to be provided on wallpapered walls.
6. Eggshell enamel paint to be installed at all baths, laundry, garage and kitchen areas. All interior wall and ceiling paint to be low-VOC (<50 gpl flat, <150 gpl non-flat).
7. All gypsum wallboard to be 5/8" unless otherwise noted.
8. Install gypsum wallboard at all paneled surfaces.
9. Provide 3½" sound batt in all walls surrounding bathrooms, toilets, media and similar rooms.
10. Pack all plumbing walls with insulation surrounding all piping.
11. Provide all proper backing for cabinets, countertops, and accessories.
12. Provide underlayment for floor tile as required by manufacturer.
13. Caulk and seal all interior and exterior surface joints. Use only low-VOC caulk and construction adhesives (<70 gpl VOC).

GENERAL RESIDENTIAL BUILDING CODE REQUIREMENTS

All referenced Sections are from the 2009 International Residential Code (IRC) unless noted otherwise.

1. Sec R303 — All habitable rooms are required to have glazed openings having an aggregate area equal to not less than 8% of the floor area and operable exterior openings having an area equal to 4% or more of the floor area being ventilated.
2. Sec R303.3 and R303.4: In the absence of an operable window, laundry rooms, toilet rooms and bathrooms are to be mechanically ventilated. The ventilation equipment shall be installed per Section M1507. Exhaust ducts shall comply with Chapter 15 and16 and be located per Section R303.4.
3. Sec R308 — Each pane of glazing installed in hazardous locations as defined in Section R308.4 shall be provided with a manufacturers or installers label, designating the type and thickness of glass and the safety glazing standard with which it complies.
4. Sec R310 — All sleeping rooms and basements with habitable space shall have at least one operable emergency escape and rescue opening.
5. Sec R311.6 — Hallway minimum required width is 36".
6. Sec R311.7.1 — Stair minimum required clear width is 36".
7. Sec R311.7.7 — Handrails shall be provided on at least one side of each continuous run of treads or flight with four or more risers. Height shall be 34 to 38" above the nosing of the steps per Sec R311.7.7.1.
8. Sec R312 — Provide minimum 36" high guardrails at all 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. Required guardrails shall have intermediate rails or ornamental closures which do not allow passage of a sphere 4" or more in diameter per Sec R312.3 .
9. Sec R314 — Provide smoke detectors in all sleeping rooms, in the immediate vicinity outside each sleeping area and in each additional story, including basements.
10. Sec R316 — Insulating materials, including facings such as vapor barriers shall comply with the requirements of Section R316. Cellulose loose-fill insulation shall comply with, and be clearly labeled per CPSC 16 CFR, Parts 1209 and 1404. 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 index of not more than 75 and a smoke-developed index of not more than 450 when tested in accordance with ASTM E 84 or UL 723. Foam plastic materials and insulation shall comply with Section R316. Batt insulation shall have no added formaldehyde. Rigid foam insulation shall be HCFC free. Quality of insulation installation to be inspected prior to vapor barrier application.
11. Sec R319 — Contractor shall provide premises identification in the form of approved numbers or addresses as indicated in Section R319.
12. Sec R401.4 — Owner or Applicant shall submit a foundation and soils investigation to the Building Official where required per Section R401.4.
13. Sec R602.8 and R502.12: Fire blocking shall be installed per Section R602.8 and draft stops shall be provided per Section R502.12.
14. Sec R703 — Exterior walls shall provide the building with a weather-resistive exterior wall envelope per Section R703. Include flashing as described in Sec R703.8. Provide a water-resistant barrier behind the exterior veneer as required by Sec R703.2.
13. Sec M1305 — Mechanical and electrical appliances (furnaces, etc.) shall be accessible for inspection, service, repair and replacement without removing permanent construction. Provide access and clearances per Section M1305.
14. 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 #1168.
15. Paints and Coatings used on the interior of the building (defined as the inside of the weather-proofing 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
      Stains: 250 g/L
16. Contractor shall provide soffits to cover all exposed ductwork, piping and utility chases.
17. 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.
18. 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.

REGULATORY REQUIREMENTS

1. All construction shall conform to the current edition of the following codes and standards as adopted by the Routt County Regional Building Department. The following publications shall be considered a part of these contract documents (drawings and specifications) to the same extent as if herein written out in full and shall apply to all Contractors and Subcontractors equally. Provide public notices and comply with laws, ordinances, rules and regulations and orders of any public authority bearing on the performance of the work.

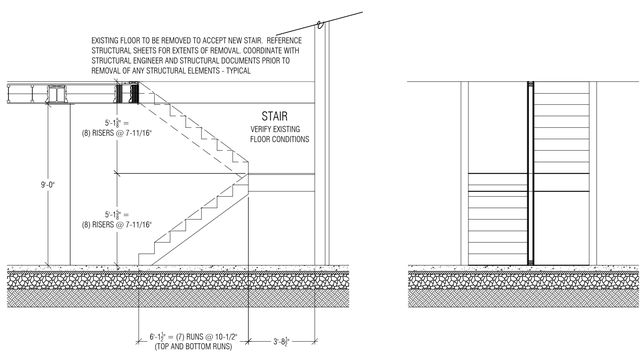
International Residential Code for One- and Two-family Dwellings
International Existing Building Code
International Plumbing Code
International Mechanical Code
National Electrical Code and International Electrical Code, Administrative Provisions
Routt County Regional Building Department "General Requirements for Building Permits"
Local Utility Regulations
Local Codes/Regulations/Covenants and Declarations/Deed Restrictions
a. All Town, City, County and State codes, ordinances and resolutions governing construction and currently in effect shall apply as requirements for construction.
b. All work executed in any public right-of-way or on public property shall be completed according to the specifications and requirements of that governing body.
c. Applicable Protective Covenants, Declarations and Deed Restrictions of the subdivision or parcel of land as recorded in the County Clerk Office
State of Colorado - Department of Public Health and Environment - Demolition and Asbestos Compliance Requirements
State of Colorado - Department of Public Health and Environment - Demolition and Lead Based Paint Compliance Requirements
The American Institute of Architects - Architectural Graphic Standards

R C R B D

RECORD SET

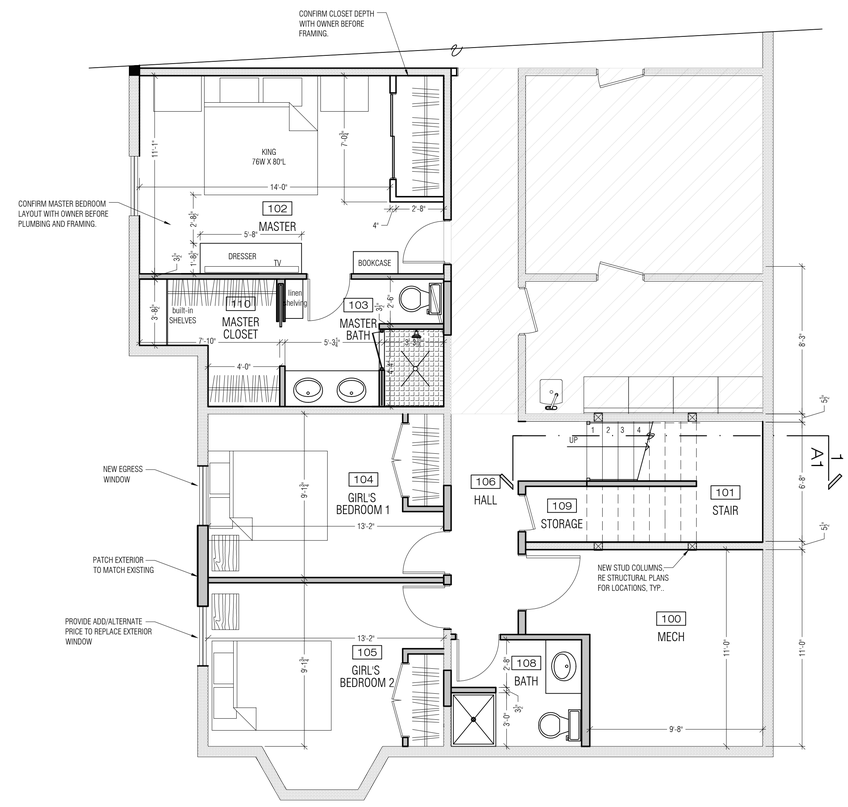
KEY

- TYPICAL COLUMN, SEE STRUCTURAL PLANS
- TIMBERS OR LOGS
- FRAMED WALL
- STONE OR CMU, NOTED
- FRAMED WALL, ABBREVIATED
- CONCRETE WALL
- EXISTING FRAMED WALL TO REMAIN
- # — INTERIOR ELEVATION ID
- 1 — INTERIOR DOOR ID, SEE DOOR SCHEDULE
- A — WINDOW / EXTERIOR DOOR ID, SEE WINDOW SCHEDULE
- 101 GARAGE — ROOM ID: NAME AND NUMBER. SEE ROOM FINISH SCHEDULE
- 92'-4" SLAB 7556.5' +/- — ELEVATION ID
- AREA OUT OF SCOPE



1 - PROPOSED STAIR SECTION

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



PROPOSED LOWER FLOOR PLAN

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

MOUNTAIN ARCHITECTURE ◆ DESIGN GROUP P.C.

JAN MICHAEL KAMINSKI, PRESIDENT
ARCHITECT

P.O. BOX 770420
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33790 SKY VALLEY DRIVE
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TITLE

PROPOSED LOWER FLOOR PLAN

JOB NO.
DRAWN lrr
CHECKED jmk
DATE 9.16.2016
REVISIONS:

NO.	DATE

DRAWING NUMBER

A 1

OF DRAWINGS

R C R B D

RECORD SET

KEY

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- TIMBERS OR LOGS
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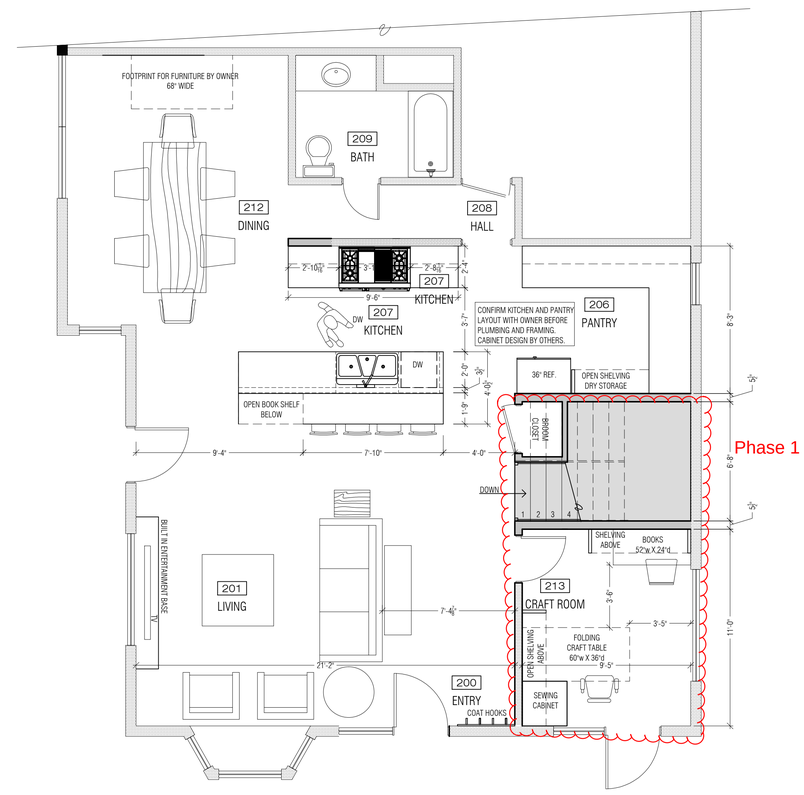
- 1 — INTERIOR DOOR ID, SEE DOOR SCHEDULE
- A — WINDOW / EXTERIOR DOOR ID, SEE WINDOW SCHEDULE
- 101 GARAGE — ROOM ID: NAME AND NUMBER. SEE ROOM FINISH SCHEDULE
- 92'-4" SLAB / 7556.5' +/- — ELEVATION ID
- AREA OUT OF SCOPE



PROPOSED MAIN FLOOR PLAN

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

MOUNTAIN ARCHITECTURE ◆ DESIGN GROUP P.C.

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©

An Interior Renovation for the Private Residence at

ASPEN VIEW LODGE

33790 SKY VALLEY DRIVE
Steamboat Springs, Colorado

TITLE

PROPOSED MAIN FLOOR PLAN

JOB NO.
DRAWN lrr
CHECKED jmk
DATE 9.16.2016
REVISIONS:

NO.	DATE

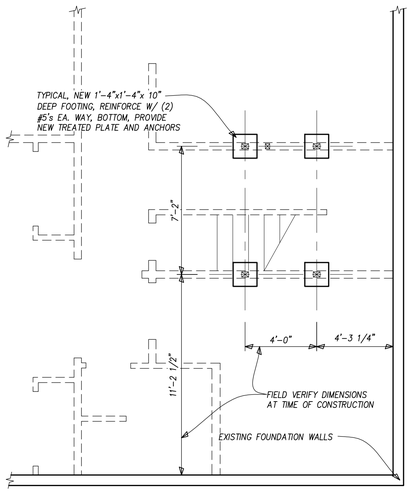
DRAWING NUMBER

A 2

OF DRAWINGS

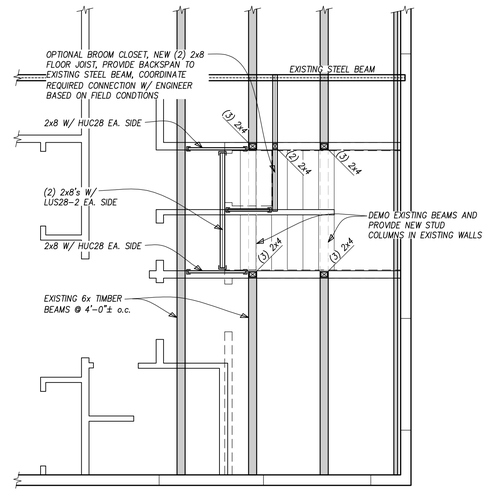
RCRBD

RECORD SET



FOUNDATION PLAN

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



FLOOR FRAMING PLAN

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

EXISTING FLOOR ASSUMED TO BE 2x T&G SHEATHING

SIZE

INDICATES SIZE OF COLUMN BELOW BEAM AT INDICATED LOCATION

NOTE:
ALL EXISTING FRAMING MEMBER SIZES SHOWN SHALL BE FIELD VERIFIED BY CONTRACTOR AT TIME OF CONSTRUCTION. ALL DIMENSIONS SHOWN SHALL BE FIELD VERIFIED BY CONTRACTOR AT TIME OF CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER OF DISCREPANCIES BETWEEN FIELD CONDITIONS AND THOSE SHOWN ON DRAWINGS PRIOR TO CONSTRUCTION.

GENERAL NOTES

DESIGN LIVE LOADS

a. Floors..... 40 psf
b. Seismic..... IBC Design Category B

FOUNDATION DESIGN

a. Design of individual and continuous footings is based on an assumed maximum allowable bearing pressure of 2000 psf dead load plus live load placed on the natural undisturbed soils below frost depth.

REINFORCED CONCRETE

a. Structural concrete shall have a minimum 28 day compressive strength of 3000 psi Type I.
b. Reinforcing bars shall conform to ASTM Specification A615-79 and shall be Grade 60.
c. All anchor bolts are to meet ASTM Specification F1554 Grade 36.
d. At splices, lap bars 38 diameters. At corners and intersections, make horizontal bars continuous or provide matching corner bars. Around openings in walls and slabs, provide 2-#5, extending 2'-0" beyond edge of opening.

STRUCTURAL WOOD FRAMING

a. Except where noted otherwise, all 2" lumber shall be Douglas Fir-Larch S4S No.2 or better, and all solid timber beams and posts shall be Douglas Fir-Larch No. 1. All studs over 12'-0" in length shall be 1.3E LSL with allowable fiber stress in bending = 1700 psi, modulus of elasticity of 1.3x10(6) psi, and allowable shear stress = 425 psi.
b. Except as noted otherwise, minimum nailing shall be provided as specified in Table 2304.9.1 "Fastening Schedule" of the I.B.C., 2009 edition.
c. Floor and roof sheathing shall be APA rated Structural I sheathing with exterior glue and graded in accordance with APA standards. Panel identification and thickness shall be as noted on the drawings.
d. Where light gage framing anchors are shown or required, they shall be Simpson "Strong Tie" or equal ICBO approved connectors and shall be installed with the number and type of nails recommended by the manufacturer to develop the rated capacity.

STRUCTURAL ERECTION AND BRACING REQUIREMENTS

a. The structural drawings illustrate the completed structure with all elements in their final positions, properly supported and braced.
b. The Contractor, in the proper sequence, shall provide proper shoring and bracing as may be required during construction to achieve the final completed structure.

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DATE	REVISIONS

DATE	9/6/16
PROJECT	#16-087
DRAWN	CAS
CHECKED	BFS
FILE	AspenView_16087.dwg
SCALE	1/4" = 1'-0"

ASPEN VIEW LODGE

FOUNDATION AND FRAMING PLANS

RESIDENCE REMODEL
33790 SKI VALLEY DRIVE
STEAMBOAT SPRINGS, COLORADO 80477

SHEET

S-1

1 OF 1