LEGAL DESCRIPTION OF PROPERTY

Situs Address 600 VAIL VALLEY DR
Tax Area SC103 - VAIL (TOWN) - SC103
Legal Summary Subdivision: NORTHWOODS CONDOMINIUMS BLDG B

BUILDING CODE SUMMARY

OCCUPANCY TYPE:	R-2
NUMBER OF FLOORS:	5
CURRENT ZONING:	SDD2
CONSTRUCTION TYPE:	III A (SEC. 504.2 & 506.3 APPLY)
BUILDING CODE:	2015 IBC

PROJECT DIRECTORY

OWNER'S REP:	NORTHWOODS CONDOMINIUM ASSC. PATRICK PINNEL 600 VAIL VALLEY DR VAIL, CO 81657 P: 970-845-1001 X5 E: PATRICK@NORTHWOODSVAIL.COM
ARCHITECT:	PIERCE ARCHITECTS BILL PIERCE, PRINCIPAL IN CHARGE 1650 FALLRIDGE RD, C1 VAIL, COLORADO 81657 P: 970.476.6342 F: 970.476.4901 E: BILL@VAILARCHITECTS.COM
CONTRACTOR:	R.A. NELSON MIKE CUTHBERTSON 51 EAGLE RD, #2 AVON, CO 81620 P: 970-471-2044 E: MCUTHBERTSON@RANELSON.COM
STRUCTURAL ENGINEER:	MARTIN / MARTIN DAN MULLINS 101 FAWCETT RD #260 AVON, CO 81620 EMERALD ACRES OFFICE BLDG 101 E P: 970.926.6007 E: DMULLINS@MARTINMARTIN.COM
MECHANICAL ENGINEER:	RADER ENGINEERING DREW RADER 40690 HIGHWAY 6, SUITE E-1 AVON, CO 81620 P: 970-845-7910 E: DRADER@RADERENGINEERING.COM

VICINITY MAP

SHEET INDEX

SHEET #	DESCRIPTION	BY	ISSUE DATE
G101	COVER SHEET	PIERCE ARCHITECTS	03/02/16
A101	EXITING PLAN	PIERCE ARCHITECTS	03/02/16
A102	AMENITIES PLAN - EXISTING	PIERCE ARCHITECTS	03/02/16
A103	AMENITIES PLAN - PROPOSED	PIERCE ARCHITECTS	03/02/16
A201	STOREFRONT ELEVATION AND 3D	PIERCE ARCHITECTS	03/02/16
A202	INTERIOR ELEVATIONS	PIERCE ARCHITECTS	03/02/16
A402	ENLARGED GYM PLAN	PIERCE ARCHITECTS	03/02/16
A403	ENLARGED GYM CEILING PLAN	PIERCE ARCHITECTS	03/02/16
M0.0	MECHANICAL COVER SHEET	RADER ENGINEERING	02/26/16
M1.0	MECHANICAL SCHEDULES	RADER ENGINEERING	02/26/16
M2.0	BUILDING B GARAGE FLOOR MECHANICAL PLAN	RADER ENGINEERING	02/26/16
M2.1	BUILDING B FIRST FLOOR MECHANICAL PLAN	RADER ENGINEERING	02/26/16
M2.2	BUILDING B SECOND FLOOR MECHANICAL PLAN	RADER ENGINEERING	02/26/16
M3.0	MECHANICAL SCHEMATICS	RADER ENGINEERING	02/26/16
M4.0	MECHANICAL SPECIFICATIONS AND SEQUENCE OF OPERATIONS	RADER ENGINEERING	02/26/16

STANDARD ABBREVIATIONS

ABV	ABOVE
ACOUS	ACCOUSTICAL
ACT	ACCOUSTICAL CEILING TILE
ADD	ADDENDUM
ADJ	ADJUSTABLE
AFF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
AG	AGGREGATE
AL	ALUMINUM
ALT	ALTERNATE
ANCH	ANCHOR
APPROX	APPROXIMATELY
APSH	ASPHALT
ARCH	ARCHITECTURAL
ASI	ARCHITECT'S SUPPLEMENTAL INSTRUCTIONS
ATTEN	ATTENUATION
AUTO	AUTOMATIC
BD	BOARD
BDRM	BEDROOM
BEL	BELOW
BET	BETWEEN
BKT	BRACKET
BLDG	BUILDING
BLK	BLOCK
BLR	BOILER
BM	BEAM
BO	BY OWNER
BOF	BY OWNER, FUTURE
BOT	BOTTOM
BOW	BOTTOM OF WALL
BRG	BEARNING
BSMT	BASEMENT
CAB	CABINET
CATV	CABLE TELEVISION
CB	CATCH BASIN
CCD	CONSTRUCTION CHANGE DIRECTIVE
CCTV	CLOSED CIRCUIT TELEVISION
CEM	CEMENT
CER	CERAMIC
CFL	COUNTERFLASHING
CG	CORNER GUARD
CIP	CAST IN PLACE
CJ	CONTROL JOINT
CK	CAULK(ING)
CL	CENTERLINE
CLG	CEILING
CLL	CONTRACT LIMIT LINE
CLOS	CLOSET
CLR	CLEARANCE
CMU	CONCRETE MASONRY UNIT
CNTR	COUNTER
CO	CLEAN OUT
COL	COLUMN
CON	CONCRETE
CONN	CONNECTION
CONST	CONSTRUCTION
CONT	CONTINUOUS
CONTR	CONTRACT(OR)
CORR	CORRIDOR
CPT	CARPET
CT	CERAMIC TILE
CTR	CENTER
CTSK	COUNTERSINK
D	DRYER
DBL	DOUBLE
DEPT	DEPARTMENT
DET	DETAIL
DF	DRINKING FOUNTAIN
DIA	DIAMETER
DIAG	DIAGONAL
DIM	DIMENSION
DN	DOWN
DR	DRAIN
DS	DOWNSPOUT
DW	DISHWASHER
DWG	DRAWING
DWR	DRAWER
E	EAST
EA	EACH
EH	EXHAUST FAN
EJ	EXPANSION JOINT
EL	ELEVATION
ELECT	ELECTRICAL
ELEV	ELEVATOR
EM	EMERGENCY OUTLET
EMER	EMERGENCY
ENG	ENGINEER
EOS	EDGE OF SLAB
EQ	EQUAL
EQUIP	EQUIPMENT
EXIST	EXISTING
EXP	EXPANSION
EXT	EXTERIOR
FAS	FASTEN(ER)
FBO	FURNITURE BY OWNER
FD	FLOOR DRAIN
FDN	FOUNDATION
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FFE	FINISH FLOOR ELEVATION
FFL	FINISHED FLOOR LINE
FHC	FIRE HOSE CABINET
FIN	FINISH(ED)
FIX	FIXTURE
FLG	FLASHING
FLR	FLOOR(ING)
FLUOR	FLUORESCENT
FPHB	FREEZE PROOF HOSE BIB
FR	FIRE RATED
FREZ	FREEZER
FRM	FRAME
FRP	FIBERGLASS REINFORCED PANEL(ING)
FRT	FIRE RETARDANT TREATED
FT	FEET
FTG	FOOTING
FURR	FURRING
FUT	FUTURE
FV	FIELD VERIFY
GA	GAUGE
GALV	GLAVANIZED
GB	GRAB BAR
GCMU	GLAZED CONCRETE MASONRY UNIT(S)
GD	GRADE
GEN	GENERAL
GFP	GAS FIRE PLACE
GI	GALVINIZED IRON
GL	GLASS
GND	GROUND
GRT	GROUT
GYP	GYPSUM WALL BOARD
HB	HOSE BIB
HC	HOLLOW CORE
HD	HEAD
HDCP	HANDICAP(PED)
HDRL	HAND RAIL
HDWD	HARDWOOD
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HR	HOUR
HTR	HEATER
HVAC	HEATING, VENTILATION and AIR CONDITIONING
IBC	INTERNATIONAL BUILDING CODE or INSTALLED BY CONTRACTOR
ID	INSIDE DIAMETER
IN	INCH
INFO	INFORMATION
INSUL	INSULATION or INSULATED
INT	INTERIOR
INTX	INTERSECTION
INV	INVERT
JAN	JANITOR
JB	JUNCTION BOX
JT	JOINT
K.D.	KNOCKDOWN
K.O.	KNOCKOUT
KIT	KITCHEN
KPL	KICK PLATE
LAB	LABORATORY
LAM	LAMINATE
LAV	LAVATORY
LBL	LABEL
LIN	LINEN
LKR	LOCKER
LLH	LONG LEG HORIZONTAL
LLV	LONG LEG VERTICAL
LT	LIGHT
LTL	LINTEL
LTWT	LIGHTWEIGHT
LVL	LEVEL
LVR	LOUVER
M	MASTER
MACH	MACHINE
MAS	MASONRY
MAT	MATERIAL
MAX	MAXIMUM
MECH	MECHANICAL
MEP	MECHANICAL, ELECTRICAL and PLUMBING
MFGR	MANUFACTURER
MH	MAN HOLE
MIN	MINIMUM
MIR	MIRROR
MISC	MISCELLANEOUS
MMB	MEMBRANE
MO	MASONRY OPENING
MTD	MOUNTED
MTL	METAL
MUL	MULLION
MW	MICROWAVE
(N)	NEW
N	NORTH
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
NTS	NOT TO SCALE
OA	OVERALL
OC	ON CENTER
OD	OUTSIDE DIAMETER
OFF	OFFICE
OH	OPPOSITE HAND
OPG	OPENING
OPP	OPPOSITE
OTO	OUTSIDE-TO-OUTSIDE
PAC	PREVIOUSLY AWARDED CONTRACT
PARTN	PARTITION
PFB	PREFABRICATED
PH	PHONE
PL	PLATE
PLAM	PLASTIC LAMINATE
PLAS	PLASTER
PLNK	PLANK
PLWD	PLYWOOD
PNL	PANEL
PNT	PAINT
PNTD	PAINTED
PORC	PORCELAIN
PR	PROPOSAL REQUEST
PR	PAIR
PROJ	PROJECT
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PTD	PAPER TOWEL DISPENSER/RECEPTACLE
PV	PAVEMENT
QT	QUARRY TILE
R	RISERS
RAD	RADIUS
RD	ROOF DRAIN
RE	REFER TO or REFERENCE
REC	RECESS(ED)
REF	REFRIGERATOR or REFRIGERATED
REINF	REINFORCED
REQ'D	REQUIRED
RES	RESISTANT
RESIL	RESILIENT
RET	RETAINING
REV	REVISE, REVISED or REVISION
RF	RESILIENT FLOORING
RFG	ROOFING
RFL	REFLECTED
RL	RAIN LEADER
RM	ROOM
RO	ROUGH OPENING
ROD	ROOF OVERFLOW DRAIN
RS	ROUGH SAWN
RWC	RAIN WATER CONDUCTOR
S	SOUTH
SC	SOLID CORE
SCD	SEAT COVER DISPENSER
SCHED	SCHEDULE
SD	SOAP DISPENSER
SECT	SECTION
SF	SQUARE FEET
SGLT	STRUCTURAL GLU-LAM TIMBER
SHLVS	SHELVES
SHR	SHOWER
SHT	SHEET
SHTG	SHEATHING
SIM	SIMILAR
SPEC	SPECIFICATION(S)
SQ	SQUARE
SR	SINK RECEPTACLE
SS	STAINLESS STEEL
SSK	SERVICE SINK
SST	STAINLESS STEEL
ST	STAIN
STA	STATION
STD	STANDARD
STL	STEEL
STO	STORAGE
STRUCT	STRUCTURE or STRUCTURAL
SUSP	SUSPEND(ED)
SV	SHEET VINYL
SYM	SYMMETRICAL
SYS	SYSTEM
T	TREADS
T&B	TOP AND BOTTOM
T&G	TONGUE AND GROOVE
TB	TOWEL BAR
TEL	TELEPHONE
THK	THICK or THICKNESS
THR	THRESHOLD
THRU	THROUGH
TO	TOP OF
TOC	TOP OF CONCRETE
TOV	TOWN OF VAIL
TOW	TOP OF WALL
TPH	TOILET PAPER HOLDER
TPTN	TOILET PARTITION
TV	TELEVISION
TYP	TYPICAL
UL	UNDERWRITER'S LABORATORY
UNF	UNFINISHED
UON	UNLESS OTHERWISE NOTED
UOS	UNLESS OTHERWISE SPECIFIED
UR	URINAL
V	VACUUM
VB	VAPOR BARRIER
VCP	VITRIFIED CLAY PIPE
VCT	VINYL COMPOSITION TILE
VERT	VERTICAL
VEST	VESTIBULE
VIN	VINYL
VTR	VENT TO ROOF
VWC	VINYL WALL COVERING
W	WASHER
W/	WITH
W/O	WITHOUT
WATER-RES	WATER RESISTANT
WB	WASTE BASKET
WC	WATER CLOSET
WD	WOOD
WF	WIDE FLANGE
WIN	WINDOW
WP	WATERPROOF(ING)
WPT	WORKING POINT
WSCT	WAINSCOT
WWF	WELDED WIRE FABRIC

DRAWING CONVENTIONS

DETAIL DESIGNATOR
1 / A101 — SIM — DETAIL NUMBER — SHEET WHERE SHOWN

DOOR DESIGNATOR
1 — DOOR NUMBER
101 — ROOM NUMBER

BUILDING SECTION DESIGNATOR
1 / A101 — SIM — SECTION LETTER — SHEET WHERE SHOWN

0 — GRID LINE

Room name
101 — ROOM NUMBER

LEVEL INDICATOR
NAME
ELEVATION

1 — REVISED AREA OF DRAWING

100'-0"
SPOT ELEVATION

INTERIOR ELEVATION DESIGNATOR
1 — ELEVATION NUMBER
A601 — SHEET NUMBER

EXTERIOR ELEVATION DESIGNATOR
1 — ELEVATION NUMBER
A301 — SHEET NUMBER

4' - 5"
FACE OF STRUCTURE TO FACE OF STRUCTURE OR EXISTING FINISH

1i — WALL TYPE

1i — WINDOW DESIGNATOR

00 00 00
CONSTRUCTION SPECIFICATION INSTITUTE SECTION NUMBER - REFER TO PROJECT MANUAL FOR PRODUCT SPECIFICATION

PROJECT NORTH

MISC. ABBREVIATIONS

Φ ROUND ℄ CENTER LINE W/ WITH ° DEGREES
± PLUS OR MINUS ⅊ PROPERTY LINE < ANGLE

NORTHWOODS - BUILDING B - GYM EXPANSION

03/02/16
BUILDING PERMIT

Northwoods Gym Expansion
600 Vail Valley Drive
Vail, Colorado 81657
PROJECT # 1604

STATE OF COLORADO
WILLIAM F. PIERCE
B-1194
LICENSED ARCHITECT

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COVER SHEET