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Construction Type VB confirmed by RCRBD

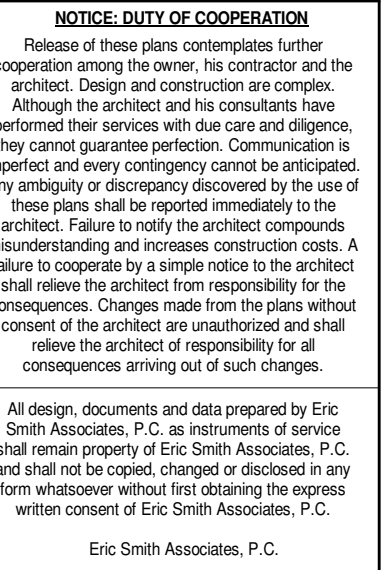
First Level	12,200 SF
Second Level	2,300 SF
Total	14,500 SF

Thanks,
Kate
KATE LEGGETT , PRINCIPAL , ARCHITECT , LEED AP BD+C
ESA ARCHITECTURE , PLANNING
303.442.5458 x107
720.802.1507 – Direct
ESA

TORIAN PLUM BUILDING D

COUNTY OF ROUTT, STATE OF COLORADO

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 FACE OF STUD TO FACE OF STUD 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 BO. CLEAN AND REMOVE CONSTRUCTION DEBRIS FROM THE SITE ON 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, TENANTS, NEIGHBORS 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, TOILET ACCESSORIES, ETC.

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ERP OFFICE RENO
1865 Ski Time Square Drive
Steamboat Springs, CO 80487

PROJECT TEAM

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(303) 442-5458
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SECOND LEVEL - PHASE 1 AREA PLAN

SKI TIME SQUARE DRIVE

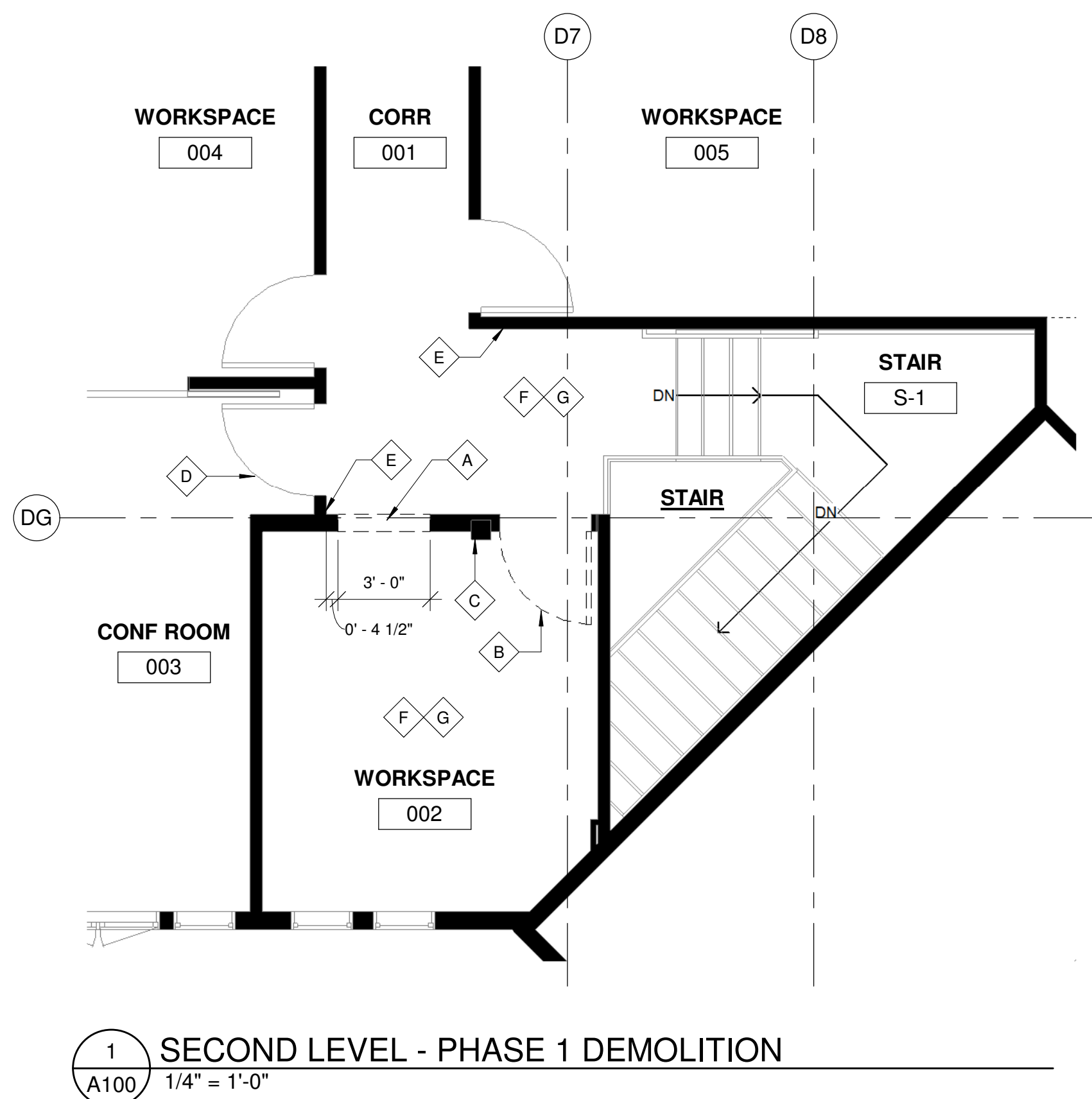
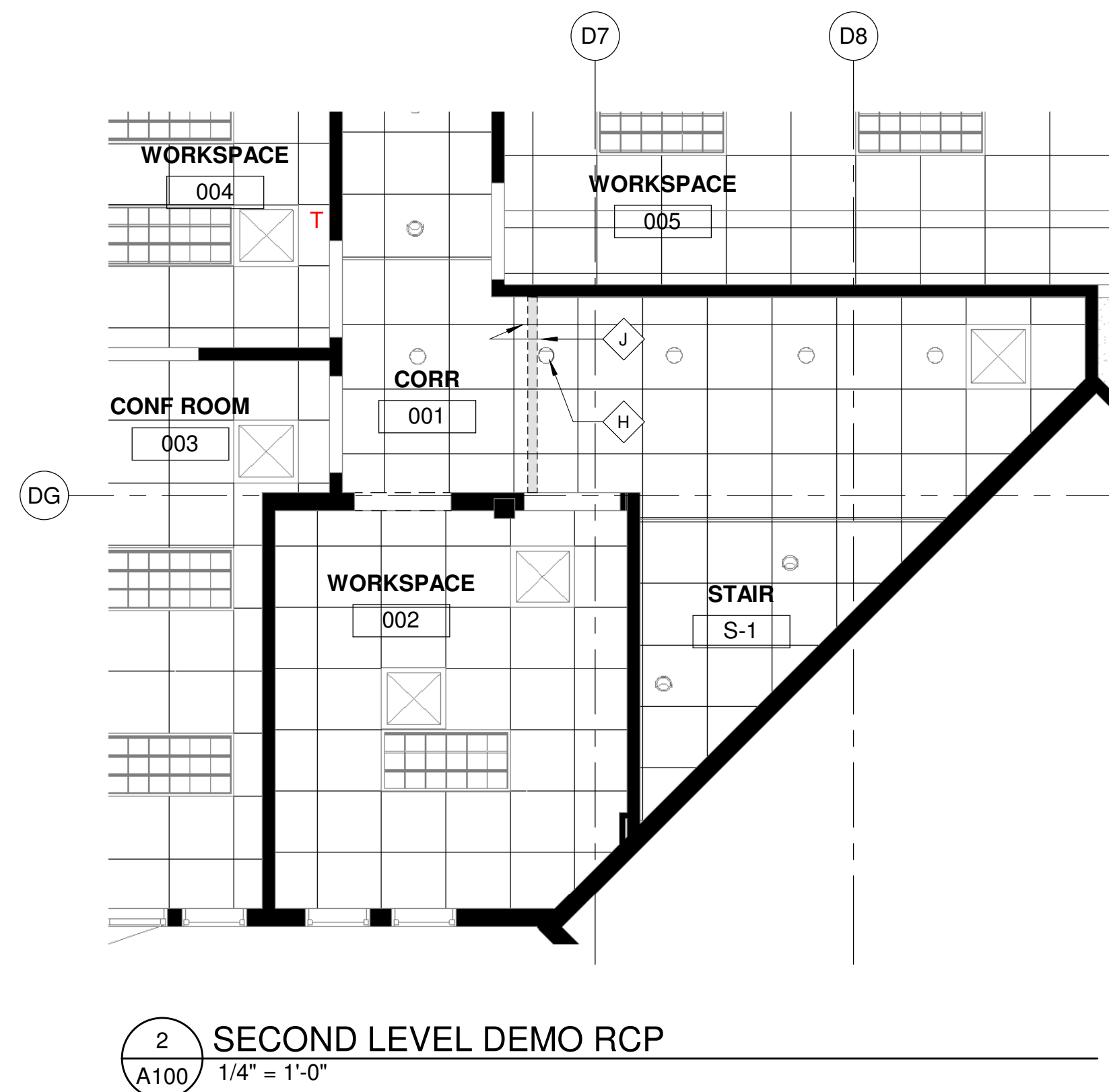
MT WERNER CIRCLE


PROJECT SITE

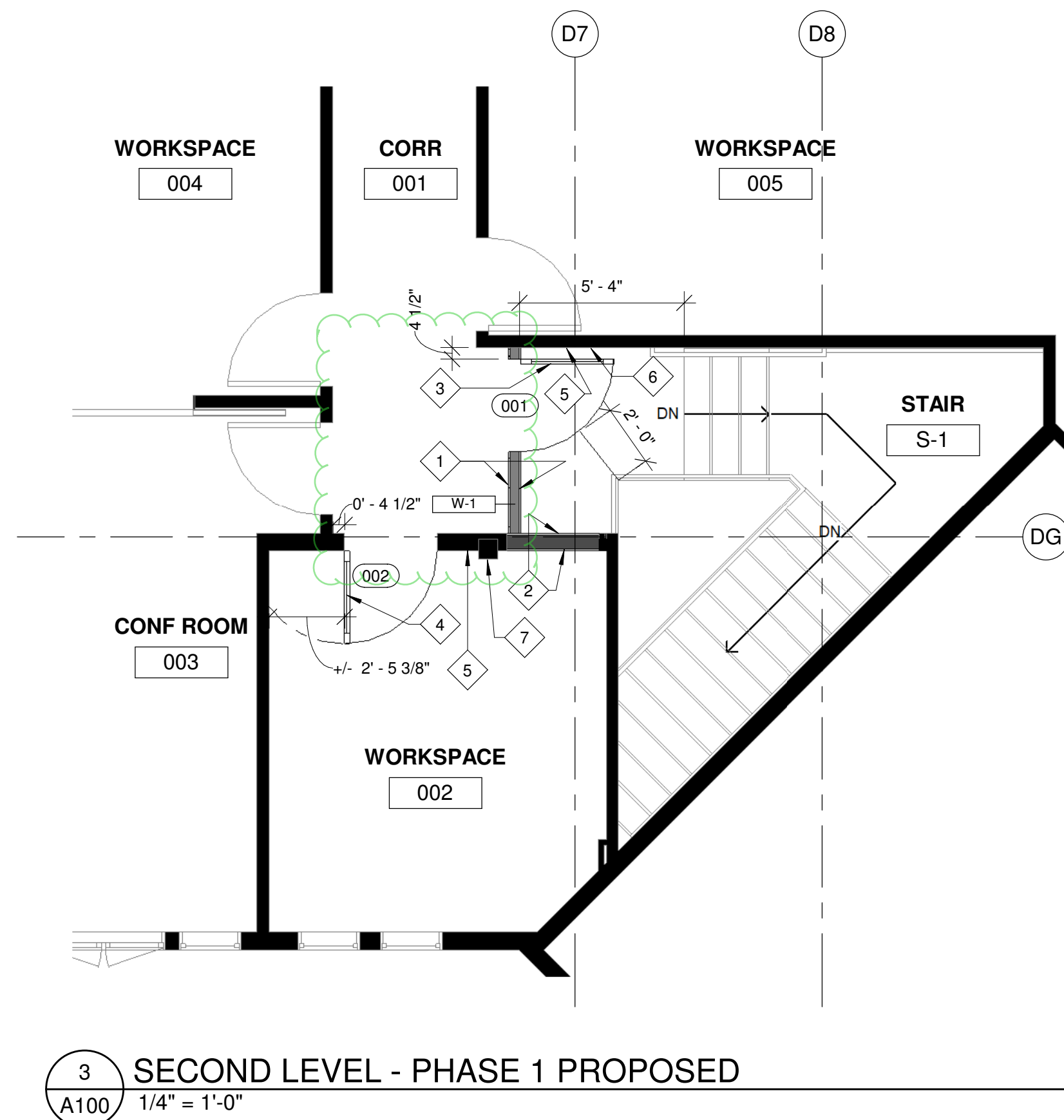
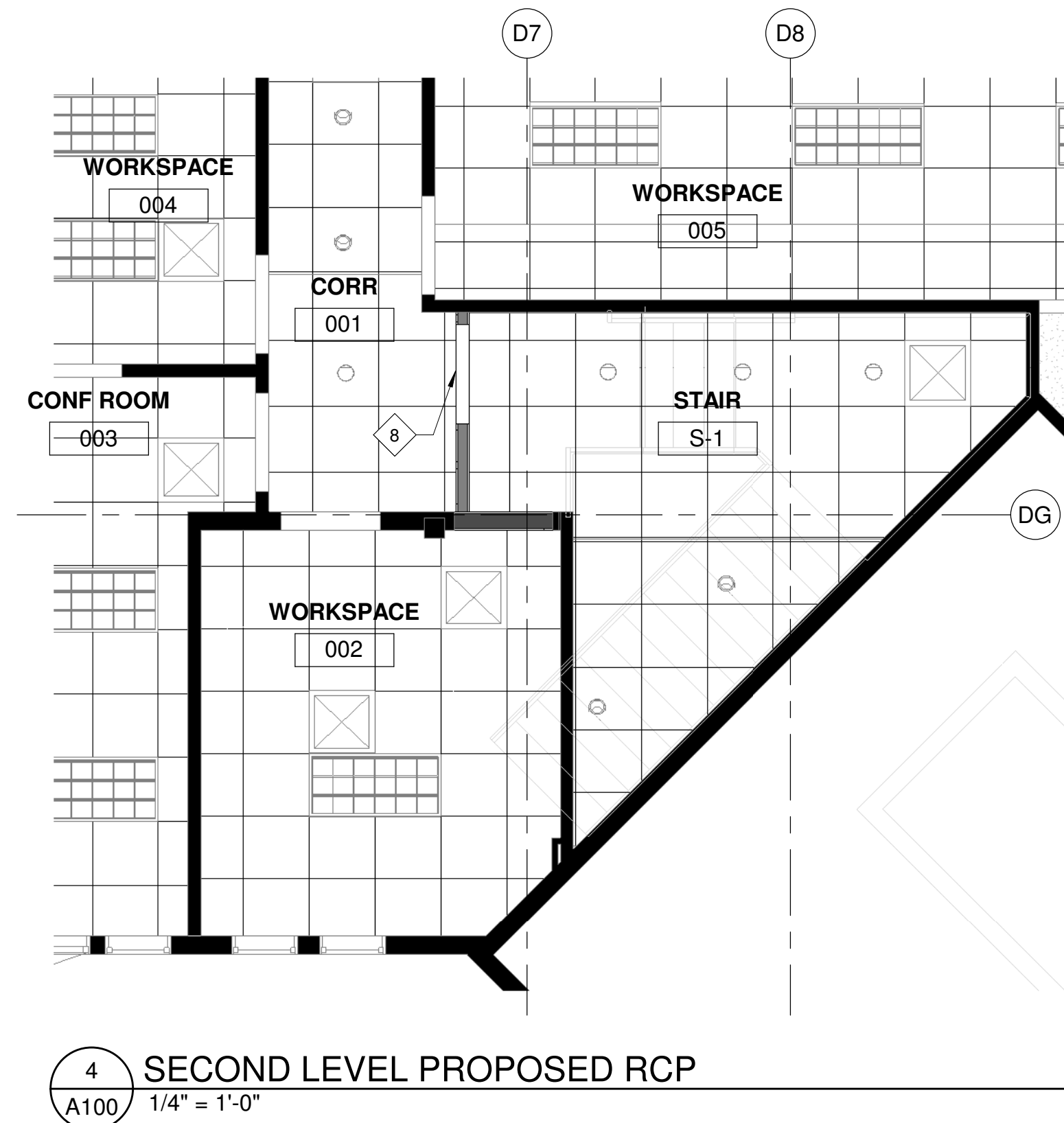
STEAMBOAT SKI RESORT


NTS
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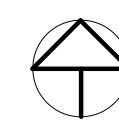
Project Phase
WP
Sheet Title
PHASE I PROJECT COVER SHEET
Sheet Number
A001



- ## DEMOLITION NOTES
-  LETTER
- A REMOVE PORTION OF EXISTING WALL FOR NEW DOOR. PATCH ADJACENT WALLS, CEILINGS AND FINISHES TO MATCH EXISTING ADJACENT FINISHES.
 - B REMOVE EXISTING DOOR, FRAME, HARDWARE & TRIM.
 - C EXISTING COLUMN TO REMAIN.
 - D EXISTING DOOR TO REMAIN INCLUDING CASE/TRIM.
 - E EXISTING WALL TO REMAIN
 - F RELOCATE EXISTING POWER, LIGHT SWITCH, FIRE ALARM PULL, ETC. DUE TO DOOR MODIFICATIONS. RE: ELECTRICAL DRAWINGS.
 - G EXISTING FLOORING, WALL BASE AND CEILING TO REMAIN. PATCH AS REQUIRED.
 - H REMOVE EXISTING CAN LIGHT FIXTURE. REPLACE EXISTING ACT TILE AT REMOVAL LOCATION TO MATCH EXISTING ADJACENT TILES.
 - J ADJUST EXISTING CEILING GRID AND TILES TO ACCOMMODATE NEW WALL IN CORRIDOR 001.



- ## KEY NOTES
- 
- NUMBER
- 1 PROVIDE NEW 2X4 WALL WITH BATT INSULATION FROM FLOOR TO STRUCTURE ABOVE. TEXTURE AND PAINT TO MATCH EXISTING ADJACENT WALLS. PROVIDE WALL BASE TO MATCH EXISTING ADJACENT.
 - 2 INFILL EXISTING DOOR OPENING WITH WALL TO MATCH EXISTING ADJACENT THICKNESS. INCLUDE BATT INSULATION IN INFILL. TEXTURE AND PAINT COLOR TO MATCH EXISTING ADJACENT. PROVIDE WALL BASE TO MATCH EXISTING ADJACENT.
 - 3 PROVIDE NEW 3'-0" X W 6'-8" HIGH FULL GLASS DOOR. SPECIES TO BE STAIN GRADE MAPLE. STAIN COLOR TBD BY OWNER. DOOR TO HAVE LEVER HARDWARE WITH OFFICE LOCKSET. PROVIDE DOOR SILENCERS ON FRAME AND A DOOR BUMPER ON THE WALL. PROVIDE BATTERY POWERED KEYPAD ENTRY SYSTEM. EXISTING FLOOR FINISH TO REMAIN AT THE SILL OF THE DOOR.
 - 4 PROVIDE NEW 3'-0" X 6'-8" FULL GLASS DOOR. SPECIES TO BE STAIN GRADE MAPLE. STAIN COLOR TBD BY OWNER. DOOR TO HAVE LEVER HARDWARE WITH MESSAGE SIGN. DOOR SILENCERS MOUNTED TO FRAME AND DOOR BUMPER ON THE WALL. PROVIDE BLACK SILL AT THIS DOOR. SEE SILL ON EXISTING DOOR FROM CONF ROOM 003 TO WORKSPACE 004 FOR EXAMPLE OF SILL.
 - 5 RELOCATE EXISTING ELECTRICAL SWITCH/OUTLET DUE TO DOOR MODIFICATIONS.
 - 6 RELOCATE EXISTING FIRE ALARM PULL STATION. FIRE ALARM SUB-CONTRACTOR TO PROVIDE GUIDANCE AND APPLY FOR PERMIT FOR FIRE ALARM MODIFICATIONS.
 - 7 EXISTING COLUMN TO REMAIN.
 - 8 PROVIDE A WALL MOUNTED EXIT SIGN ABOVE THE DOOR.



PERMIT SET 10/25/2022



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 imperative. Every contractor should be alert to detect 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 will not excuse the contractor from 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.

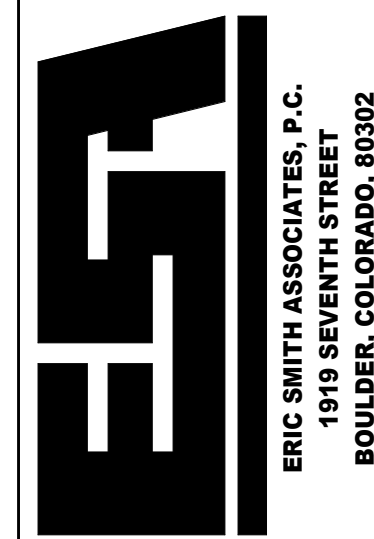
All design, documents and data prepared by Eric Smith Associates, P.C. as instruments of service shall remain property of Eric Smith Associates, P.C. and shall not be copied, changed or disclosed in any form whatsoever without first obtaining the express written consent of Eric Smith Associates, P.C.

Eric Smith Associates, P.C.

[illegible]

Are any of the following exist:
 or less, Groups B, F, M and S and in place
 adjacent to the door stating: THIS DOOR TO
 building official for due cause.

EWP OFFICE RENO
1865 Ski Time Square Drive
Steamboat Springs, CO 80487



Job Number:	21029
Date:	
Drawn By:	Author
Checked By:	Checker

Project Phase
EWPP
Sheet Title
SECOND LEVEL PLANS
Sheet Number
A100