

Garcia Construction Limited  
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Todd Carr  
522 Lincoln Avenue  
Steamboat Springs, CO 80487

Re: Permit Submittal Torian Plum Lobby Remodel 1855 Ski Time Square; Phased Request for Window Openings  
Permit No. SPRRN230222

**REVIEWED  
FOR  
CODE  
COMPLIANCE**  
**04/19/2023**



April 18th, 2023

Dear Todd Carr, as part of the Torian Plum Lobby remodel, there are plans for (2) new window openings on the north wall of the lobby at each side of the existing fireplace. Steamboat Engineering and Design is engaged on the project and has provided preliminary detailing as well as a stamped letter stating the intent of the structural design for the window openings and any special inspections or other requirements as requested by Ted Allen.

We are requesting approval for a phased approach and deferred submittal with the final details for the structure at the new window openings. As noted in SEAD's letter, special inspections will occur as required if it is determined to proceed with the work. We are currently working through a pricing exercise to verify the costs work within the client's budget. It is a high probability this work will proceed however for this project, time is of the essence and we would like commence with all other aspects of work as soon as possible.

We will be utilizing Northwest Colorado Consultants as a special inspector. Fireproofing will be installed by a certified installer and will meet the same rating as required by the existing building type. During construction measures will be taken to remove only minimal fireproofing to verify thicknesses and connections. Structural members will not be removed and work will not commence with the window openings until there is an approved deferred submittal from the building department.

Sincerely,

Patrick Farrell

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