

FINAL DEVELOPMENT PLAN
TORIAN PARKING STRUCTURE
WATERPROOFING / RENOVATION - PHASE 2
1855 SKI TIME SQUARE DRIVE
STEAMBOAT SPRINGS, CO

TORIAN PLUM H.O.A.
OCTOBER 20, 2017
100% CONSTRUCTION DOCUMENTS

PROJECT CONSULTANTS

LANDSCAPE ARCHITECTS

WENK ASSOCIATES, INC
1130 31ST STREET, STE 101
DENVER, CO 80205

CONTACT: JC CULWELL
303.628.0003
jculwell@wenkla.com

CIVIL ENGINEERING

LANDMARK CONSULTANTS INC.
141 9TH STREET
PO BOX 774943
STEAMBOAT SPRINGS, CO 80487

CONTACT: DEB SPAUSTAT
970.871.9494
debs@landmark-co.com

STRUCTURAL ENGINEER

MARTIN/MARTIN INC.
12499 W. COLFAX AVE
LAKEWOOD, CO 80215
303.431.6100

CONTACT: DAVID WITTMAN
dwittman@martinmartin.com

WATERPROOFING

MARTIN/MARTIN INC.
12499 W. COLFAX AVE
LAKEWOOD, CO 80215
303.431.6100

CONTACT: KEVIN DUNHAM
kdunham@martinmartin.com

MECHANICAL/ELECTRICAL

MEP ENGINEERING, INC.
6402 S TROY CIRCLE, SUITE 100
CENTENNIAL, CO 80111
303.936.1633 ext. 356

CONTACT: BRETT WIXSOM
brett@mep-eng.com

IRRIGATION

HYDROSYSTEMS-KDI, INC.
860 TABOR STREET, SUITE 200
LAKEWOOD, CO 80401
303.980.5327

CONTACT: KEN DIPAOLO
kend@hydrosystemsmdi.com

PROPOSED PLAZA



APPLICATION INFORMATION:

JOHN SHIPLEY
STEAMBOAT RESORTS BY WYNDHAM VACATION RENTALS
1855 SKI TIME SQUARE DRIVE
STEAMBOAT SPRINGS, CO 80487
970.870.7804
john.shipley@wynvr.com

OWNER INFORMATION:

TORIAN PLUM OWNERS ASSOCIATION, INC.
1855 SKI TIME SQUARE DRIVE
STEAMBOAT SPRINGS, CO 80487
970.879.8811
SteamboatOwners@wynvr.com

LEGAL DESCRIPTION:

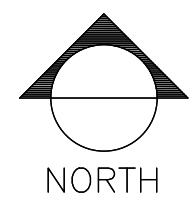
COMMON AREA, TORIAN PLUM CONDO, PHASE I
PARCEL: 166977001 ACCOUNT: R8170309
1847 SKI TIME SQUARE DRIVE
STEAMBOAT SPRINGS, CO 80487

COMMON AREA, TORIAN PLUM CONDO, PHASE II
PARCEL: 212577001 ACCOUNT: R8165209
1875 SKI TIME SQUARE DRIVE
STEAMBOAT SPRINGS, CO 80487

PROJECT LOCATION



PROJECT AREA



0 100 200 400
SCALE: 1"=200'-0"

PROJECT SUMMARY TABLE			
GROSS FLOOR AREA		N/A	
NET FLOOR AREA		N/A	
UNIT SIZE		N/A	
NUMBER OF UNITS		N/A	
ZONING (EXISTING AND PROPOSED)		N/A	
FRONTAGE		N/A	
USE BREAKDOWN	DESCRIPTION	SQUARE FOOTAGE	# OF UNITS
PRINCIPAL USE	N/A	N/A	N/A
ACCESSORY USE(S)	N/A	N/A	N/A
STANDARDS	ZONE DISTRICT REQUIREMENTS	PROPOSED	VARIANCE? (Y/N)
LOT AREA	NO MIN. NO MAX.	N/A	N
LOT COVERAGE	65% MAX.	N/A	N
FLOOR AREA RATIO	NO MAX.	N/A	N
BUILDING HEIGHT	105' MAX.	N/A	N
FRONTAGE AREA HEIGHT	NOT LISTED IN CDC	N/A	N
FRONT SETBACK	REQUIRED TO PROVIDE PUBLIC GATHERING SPACES AND PEDESTRIAN CORRIDORS	N/A	N
SIDE SETBACK	REQUIRED TO PROVIDE PUBLIC GATHERING SPACES AND PEDESTRIAN CORRIDORS	N/A	N
UPPER STORY SETBACK	ABOVE 3 STORIES OR 45'- STEP BACKS AT LEAST 8' IN DEPTH AND AT LEAST 12-45' ABOVE FFE	N/A	N
REAR SETBACK	REQUIRED TO PROVIDE PUBLIC GATHERING SPACES AND PEDESTRIAN CORRIDORS	N/A	N
SECOND STORY INTENSITY	NOT LISTED IN CDC	N/A	N
PARKING	NOT LISTED IN CDC	N/A	N
SNOW STORAGE	NOT LISTED IN CDC	N/A	N

GENERAL NOTES

1. CONTRACTOR SHALL FIELD VERIFY ALL ITEMS REQUIRING REMOVAL AND PROTECTION WITH OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
2. CONTRACTOR SHALL VERIFY LOCATIONS OF EXISTING TREES AND SHRUBS TO BE REMOVED OR RELOCATED WITH OWNER'S REPRESENTATIVE PRIOR TO START OF CONSTRUCTION. CONTRACTOR SHALL MARK/FLAG INDIVIDUAL TREES TO BE REMOVED AND TO REMAIN FOR THE APPROVAL OF OWNER'S REPRESENTATIVE.
3. PRIOR TO COMMENCING DEMOLITION OPERATIONS, CONTRACTOR SHALL CONTACT ALL UTILITY LOCATOR SERVICES AND CONFIRM ALL SERVICE LINES AND UTILITY LOCATIONS WITHIN THE LIMITS OF WORK.
4. PRIOR TO DEMOLITION OPERATIONS, CONTRACTOR SHALL PLACE TREE PROTECTION FENCING, BARRICADES, SIGNAGE, AND EROSION CONTROL MEASURES AS DESCRIBED IN THE PLAN AND SPECIFICATIONS AND APPROVED CASMP.
5. CONTRACTOR SHALL THOROUGHLY REMOVE AND DISPOSE OF ALL PLANT MATERIALS, INCLUDING ROOTS, WITHIN AREAS SHOWN FOR DEMOLITION.
6. THE CONTRACTOR SHALL BE AWARE THAT UNDERGROUND IMPROVEMENTS MAY EXIST THAT ARE NOT SHOWN IN THE CONSTRUCTION PLANS INCLUDING, BUT NOT LIMITED TO, FOUNDATIONS, DEBRIS, ELECTRIC AND COMMUNICATION CONDUITS, PIPES, AND STORM DRAIN AND SEWER CONNECTIONS. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE IF THESE UNKNOWN IMPROVEMENTS ARE LOCATED, EXPOSED, OR DAMAGED.
7. CONTRACTOR SHALL NOT PROCEED WITH CONSTRUCTION WHEN IT IS APPARENT THAT PREVIOUSLY UNKNOWN OBSTRUCTIONS AND/OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE FOR DIRECTION. THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ALL NECESSARY REVISIONS AND REPAIR COSTS THAT ARE THE RESULT OF FAILURE TO GIVE SUCH NOTIFICATION.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING THEMSELVES FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES AND STRUCTURES. CONTRACTOR SHALL TAKE RESPONSIBILITY FOR ANY COST INCURRED DUE TO DAMAGE TO UTILITIES. CONTACT UNDERGROUND CONSULTING SOLUTIONS (303-904-7422) PRIOR TO ANY CONSTRUCTION ACTIVITY.
9. CONTRACTOR IS RESPONSIBLE FOR SECURING AND PROPERLY DISPLAYING ALL GOVERNING PERMITS, ALL REQUIRED CITY OF STEAMBOAT SPRINGS & ROUTT COUNTY PERMITS, AND STATE PERMITS.
10. CONTRACTOR TO INSTALL ALL HARDSCAPE IN ACCORDANCE WITH THE STATE OF COLORADO AND THE AMERICAN DISABILITY ACTS STANDARDS.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF THE SUBCONTRACTORS ACCOMPLISHMENT OF SCOPE OF WORK. CONTRACTOR SHALL COORDINATE CONSTRUCTION WITH OTHER TRADES WORKING ON THE SITE SIMULTANEOUSLY.
12. REFER TO CIVIL DOCUMENTS FOR STORM & SANITARY SEWER AND ADDITIONAL SITE INFORMATION.
13. CONTRACTOR SHALL PROVIDE MOCKUPS AND SHOP DRAWINGS FOR APPROVAL PER SPECIFICATIONS PRIOR TO CONSTRUCTION. ALL IMPROVEMENTS SHALL BE CONSTRUCTED TO MEET THE APPROVED MOCKUP OR SHOP DRAWING.
14. CONTRACTOR SHALL REPLACE OR REPAIR TO ORIGINAL CONDITION ALL UTILITIES, PAVING, CURBING, ETC., DAMAGED AS A RESULT OF HIS OPERATIONS AT NO ADDITIONAL COST TO OWNER.

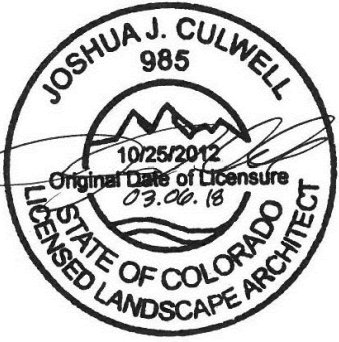
INDEX OF DRAWINGS

X = NEW SHEET
R = REVISED DRAWING
S = NO MODIFICATION
D = DELETED SHEET
N = NOT INCLUDED

		60% CD PACKAGE 06/16/2017	90% CD PACKAGE 09/22/2017	100% CD PACKAGE 10/20/2017	DEVELOPMENT PLAN #1 03/02/2018	BUILDING DEPT #1 03/06/2018
GENERAL						
G0.00	COVER	X	R	R	R	R
CV1.0	NOTES AND SHEET INDEX	X	R	R	R	R
SURVEY						
SU1	SURVEY	X	S	S		S
EXISTING CONDITIONS						
EC1.0	EXISTING CONDITIONS PLAN	X	S	S	R	S
DEMOLITION						
DM1.1	DEMO PLAN	X	R	R	R	R
CIVIL						
C1.0	STORM PLANS	X	R	R		R
C2.0	SANITARY	X	R	R		S
LANDSCAPE						
G1.0	GRADING PLAN	X	R	R		R
L1.0	LAYOUT & MATERIALS PLAN	X	R	R	R	R
L1.1	SUBGRADE MATERIALS PLAN		X	R		R
L2.0	ENLARGEMENT PLAN	X	R	R		S
L3.0	SITE DETAILS	X	R	R		S
L3.1	SITE DETAILS	X	R	R		R
L3.2	SITE DETAILS	X	R	R		S
L3.3	SITE DETAILS	X	R	R		R
L3.4	SITE DETAILS	X	R	R		R
L3.5	SITE DETAILS		X	R		R
L3.6	SITE DETAILS		X	R		R
L3.7	SITE DETAILS		X	R		S
L3.8	PLANTING DETAILS		X	R		S
L4.0	PLANTING PLAN	X	R	R		R
L4.1	PLANTING ENLARGEMENT PLANS			X		S
IRRIGATION						
IR1.0	IRRIGATION NOTES AND SCHEDULE	X	R	R		S
IR1.1	IRRIGATION PLANS	X	R	R		R
IR1.2	IRRIGATION DETAILS	X	R	R		S
STRUCTURAL - WATERPROOFING						
S0.1	NOTES	X	R	R		S
S1.0	REPAIR NOTES	X	R	R		S
S1.1	REPAIR PLAN	X	R	R		S
S1.2	WP - SITE PLAN	X	R	R		S
S2.0	DETAILS	X	R	R		S
S2.1	DETAILS		X	R		S
S2.2	WATERPROOFING DETAILS		X	R		S
MECHANICAL						
M0.1	SNOW MELT LEGENDS AND SHEET INDEX	X	R	R		
M0.2	SNOW MELT SYSTEM PLAN	X	R	R		
M0.3	MECHANICAL DETAILS		X	R		
M1.0	MECHANICAL SITE PLAN	X	R	R		
M2.0	SNOWMELT ZONE 7, 8, & 11 AREA		X	R		
M2.1	SNOWMELT ZONE 9 & 10 AREA		X	R		
M3.0	BOILER ROOM EQUIPMENT LAYOUT		X	R		
M3.1	BOILER ROOM MECHANICAL PLAN	X	R	R		
ELECTRICAL						
E0.1	LEGEND AND ONE-LINE	X	R	R		
E0.2	SCHEDULES	X	R	R		
E1.0	ELECTRICAL SITE PLAN	X	R	R		
E2.0	BOILER ROOM PLANS	X	R	R		
E3.0	SITE PHOTOMETRIC PLAN				X	N
E3.1	PHOTOMETRIC DETAILS				X	N
PLUMBING						
P0.1	PLUMBING SCHEDULES AND DIAGRAMS	X	R	R		
P1.0	PLUMBING SITE PLANS	X	R	R		
P2.0	BOILER ROOM PLUMBING PLAN		X	R		

w e n k

ASSOCIATES
PLANNERS &
LANDSCAPE
ARCHITECTS
303.828.0003



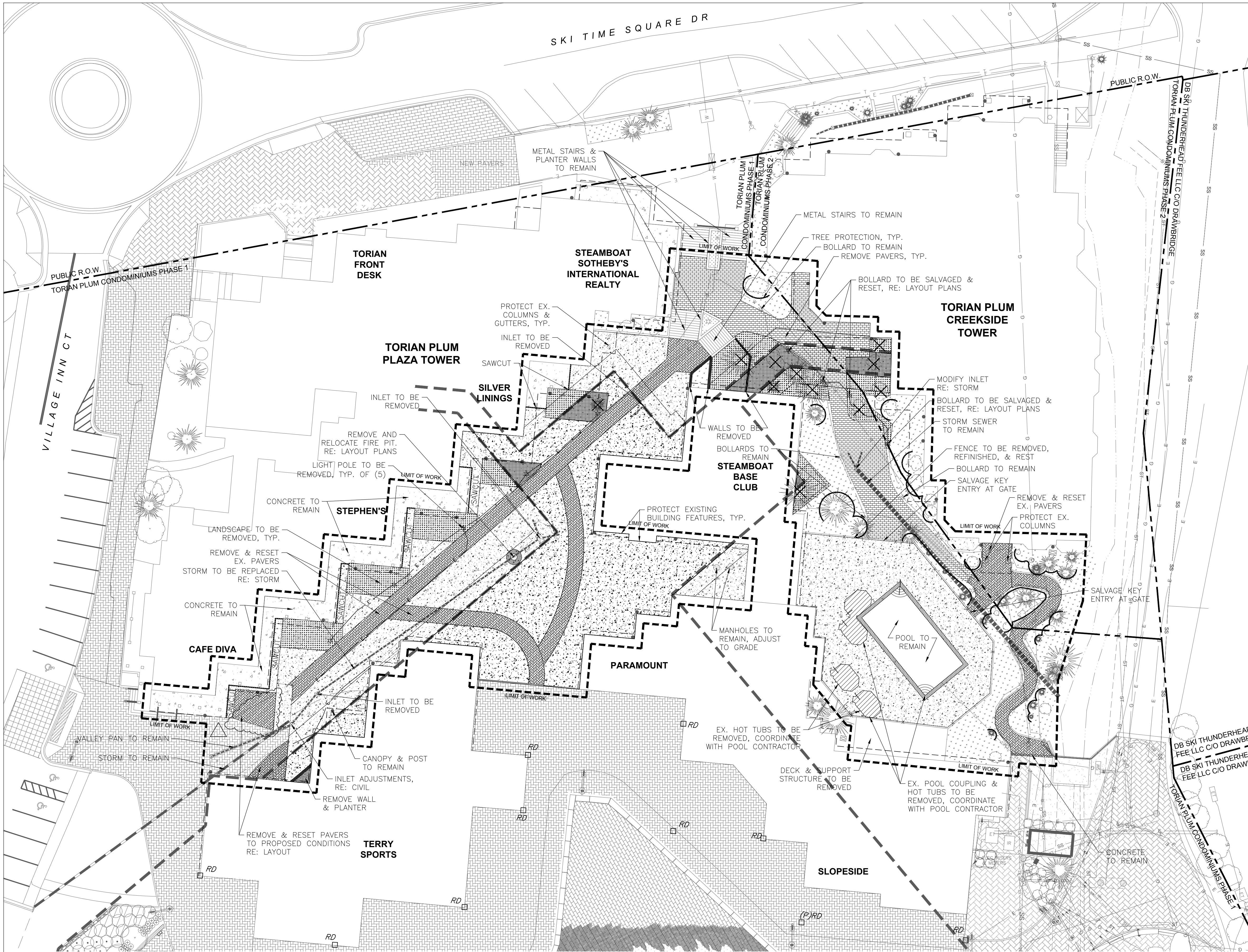
WATERPROOFING / RENOVATION - PHASE 2
TORIAN PLUM PARKING STRUCTURE
STEAMBOAT SPRINGS, CO

Date 10.22.18
Drawn By BP
Reviewed by JC
Job No. 16021.01

Revisions
Name Date
△ DEV. PLAN #1 03/02/2018
△ BLDG DEPT #1 03/06/18

Issue:
100% Construction Documents
Sheet Title:
Notes & Sheet Index

Sheet Number
CV1.0



DEMOLITION LEGEND

	CONCRETE PAVEMENT TO BE REMOVED		CONCRETE PAVERS TO BE REMOVED (ON STRUCTURE)		CONCRETE PAVERS TO BE REMOVED & RESET		LIGHT POLE AND BASE TO BE REMOVED		ELECTRICAL RECEPTACLE TO BE REMOVED		PARKING STRUCTURE BELOW
	CONCRETE PAVEMENT TO BE REMOVED (ON STRUCTURE)		CONCRETE PAVERS TO BE REMOVED (ON STRUCTURE)		HOT TUB & POOL COPING REMOVAL, POOL CONTRACTOR SCOPE		TREE TO BE REMOVED		ROOF DRAIN TO REMAIN		OVERHEAD STRUCTURE
	CONCRETE PAVERS TO BE REMOVED		LANDSCAPE TO BE REMOVED		LANDSCAPE TO BE REMOVED (ON STRUCTURE)		TREE PROTECTION FENCING		LIMIT OF WORK		STORM PIPE
			SAWCUT CONCRETE		FENCE TO BE REMOVED						UTILITY TO BE REMOVED

DEMOLITION & PROTECTION NOTES

- CONTRACTOR SHALL FIELD VERIFY ALL DEMOLITION WITH OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
- CONTRACTOR TO POTHOLE ALL EXISTING UTILITIES THAT ARE WITHIN 5' OF ALL PLANNED FOR UTILITIES AND TO POTHOLE ALL UTILITIES THAT REQUIRE UTILITY CROSSING OR COORDINATION.
- THE CONTRACTOR IS PUT ON NOTICE THAT CONDITIONS MAY EXIST UNDERGROUND THAT ARE NOT SHOWN IN THE SURVEY OR CONSTRUCTION PLANS INCLUDING, BUT NOT LIMITED TO, LIGHTING, SANITARY SEWER, STORM SEWER, GAS LINES, & IRRIGATION CONDUITS. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE IF UNANTICIPATED CONDITIONS ARE ENCOUNTERED DURING CONSTRUCTION.
- CONTRACTOR SHALL ERECT AND MAINTAIN TREE PROTECTION FENCING, BARRICADES, SIGNAGE, AND EROSION CONTROL MEASURES AS DESCRIBED IN THE SPECIFICATIONS PRIOR TO COMMENCING DEMOLITION OPERATIONS.
- CONTRACTOR SHALL THOROUGHLY CLEAR, GRUB, AND DISPOSE OF EXISTING PLANT MATERIAL AREAS SHOWN FOR DEMOLITION.
- CONTRACTOR SHALL COORDINATE SITE DEMOLITION OPERATIONS WITH ALL OTHER TRADES PERFORMING WORK ON THE PROJECT.
- CONTRACTOR SHALL REPLACE OR REPAIR TO ORIGINAL CONDITION ALL BUILDINGS, UTILITIES, AND SITE IMPROVEMENTS THAT ARE NOT DESIGNATED FOR REMOVAL, AND THAT ARE DAMAGED AS A RESULT OF CONSTRUCTION OPERATIONS, AT NO ADDITIONAL COST TO OWNER.
- CONTRACTOR SHALL CAREFULLY REMOVE, SALVAGE, STOCKPILE, REUSE, AND RESET EXISTING SIGNAGE, PAVERS, SCULPTURES, MANHOLE COVERS, VALVE COVERS AND BOXES, TELEPHONE, ELECTRICAL, CABLE PEDESTALS, AND OTHER MISCELLANEOUS ITEMS AS REQUIRED AND DIRECTED BY OWNER'S REPRESENTATIVE, UNLESS OTHERWISE NOTED. STOCKPILE MATERIALS AT APPROVED LOCATION. CONTRACTOR SHALL LOCATE AND INSTALL THESE ITEMS AS THEY WERE ORIGINALLY INSTALLED EXCEPT AS OTHERWISE DIRECTED BY THE OWNER'S REPRESENTATIVE.
- CONTRACTOR SHALL PROTECT AND MAINTAIN EXISTING ELECTRICAL SYSTEMS, CONDUIT, CONNECTIONS AND IMMEDIATELY RESTORE THEM WHEN DISRUPTED BY CONSTRUCTION, AT NO ADDITIONAL COST TO OWNER.
- CALL UTILITY NOTIFICATION CENTER OF COLORADO AT LEAST 3 BUSINESS DAYS PRIOR TO COMMENCING WORK.
- COORDINATE ADDITIONAL DEMOLITION REQUIREMENTS AS NECESSARY FOR CONSTRUCTION ACCESS AND STAGING.
- DEMOLITION WORK ADJACENT TO EXISTING PAVEMENT SHALL BE SAWCUT TO MAINTAIN AN INTACT EDGE. DAMAGE TO THE EXISTING EDGE OF PAVEMENT WILL REQUIRE ADDITIONAL SAWCUTTING, REMOVAL AND REPLACEMENT. CONCRETE SHALL BE REMOVED AT EXISTING JOINT LOCATIONS.
- ADJUST ALL EXISTING UTILITY MANHOLE COVERS, VALVE BOXES, FIRE HYDRANTS AND UTILITY BOXES TO FINAL GRADE.
- CONTRACTOR SHALL PROVIDE FOR DUST CONTROL DURING DEMOLITION TO INCLUDE COVERING OF ALL TRUCKS HAULING DEBRIS OFF-SITE, PERIODICALLY CLEANING AND SWEEPING ADJACENT STREETS, AND APPLYING AN APPROVED DUST PALLIATIVE AS NECESSARY.
- THOROUGHLY CLEAN ALL AREAS AND SURFACES IMPACTED BY DEMOLITION PRIOR TO START OF NEW CONSTRUCTION.
- ENGINEERS / SURVEYOR/LANDSCAPE ARCHITECT ASSUME NO RESPONSIBILITY FOR BURIED UTILITIES. CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL UTILITIES PRIOR TO AND DURING CONSTRUCTION.

BENCHMARK
TOP OF AN ALUMINUM CAP FOR THE NORTHWEST CORNER OF SECTION 27, T6N, R84W, SIXTH P.M. ELEVATION = 6913.45 (NGVD 29)

DESIGN TEAM ASSUMES NO RESPONSIBILITY FOR UTILITY LOCATIONS. THE UTILITIES SHOWN ON THIS DRAWING HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION. IT IS, HOWEVER, THE CONTRACTORS RESPONSIBILITY TO FIELD VERIFY THE SIZE, MATERIAL, HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

we nk

ASSOCIATES
PLANNERS & LANDSCAPE
ARCHITECTS
303.828.0003

JOSHUA J. CULWELL
985

10/25/2012
Original Date of Issuance
7/3/06
STATE OF COLORADO
LICENSED LANDSCAPE ARCHITECT

WATERPROOFING / RENOVATION - PHASE 2
TORIAN PLM PARKING STRUCTURE
STEAMBOAT SPRINGS, CO

Date 10.22.18
Drawn By BP
Reviewed by JC
Job No. 16021.01

Revisions
Name Date
ADDENDUM A 01/05/18
BLDG DEPT #1 03/06/18

Issue:
100% Construction Documents
Sheet Title:
Demolition Plan

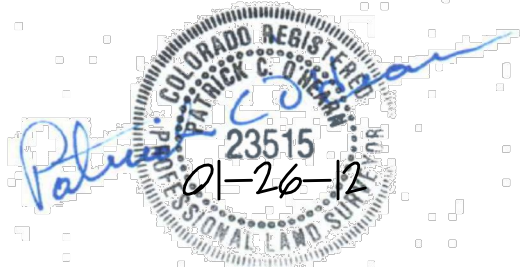
Sheet Number
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NORTH
0 10 20 40
SCALE: 1"=20'-0"

SURVEYOR'S STATEMENT — TOPOGRAPHIC SURVEY

I, PATRICK C. O'HEARN, A REGISTERED PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS MAP WAS MADE UNDER MY DIRECT RESPONSIBILITY, SUPERVISION AND CHECKING, THAT IT ACCURATELY DEPICTS THE LOCATION, ELEVATIONS AND DIMENSIONS OF THE IMPROVEMENTS AND SPOT MEASUREMENTS OBSERVED ON THE SUBJECT PROPERTY TAKEN DURING A SURVEY PERFORMED DECEMBER 19 THROUGH DECEMBER 22, 2011 AND THAT IT TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS MAP IS NOT A LAND SURVEY PLAT OR AN IMPROVEMENT SURVEY PLAT, THAT IT IS INTENDED ONLY TO GRAPHICALLY DEPICT THE INFORMATION DESCRIBED ABOVE AND THAT IT IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OF FENCE, BUILDING, OR OTHER FUTURE IMPROVEMENT LINES THAT WOULD REQUIRE AN ACTUAL BOUNDARY SURVEY.

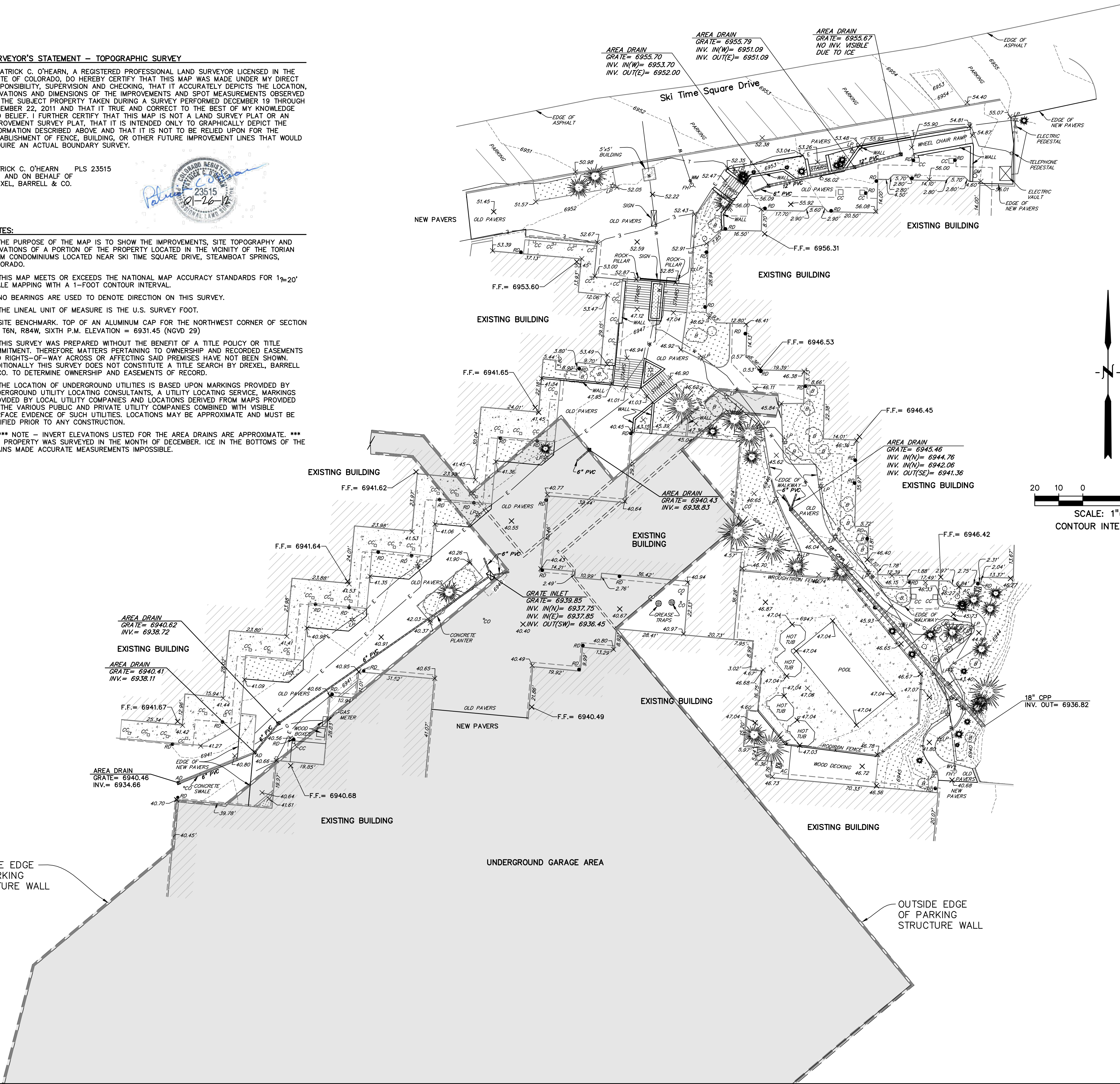
PATRICK C. O'HEARN PLS 23515
FOR AND ON BEHALF OF
DREXEL, BARRELL & CO.



NOTES:

1. THE PURPOSE OF THE MAP IS TO SHOW THE IMPROVEMENTS, SITE TOPOGRAPHY AND ELEVATIONS OF A PORTION OF THE PROPERTY LOCATED IN THE VICINITY OF THE TORIAN PLUM CONDOMINIUMS LOCATED NEAR SKI TIME SQUARE DRIVE, STEAMBOAT SPRINGS, COLORADO.
2. THIS MAP MEETS OR EXCEEDS THE NATIONAL MAP ACCURACY STANDARDS FOR 1"=20' SCALE MAPPING WITH A 1-FOOT CONTOUR INTERVAL.
3. NO BEARINGS ARE USED TO DENOTE DIRECTION ON THIS SURVEY.
4. THE LINEAL UNIT OF MEASURE IS THE U.S. SURVEY FOOT.
5. SITE BENCHMARK, TOP OF AN ALUMINUM CAP FOR THE NORTHWEST CORNER OF SECTION 27, T6N, R84W, SIXTH P.M. ELEVATION = 6931.45 (NGVD 29)
6. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE POLICY OR TITLE COMMITMENT. THEREFORE MATTERS PERTAINING TO OWNERSHIP AND RECORDED EASEMENTS AND RIGHTS-OF-WAY ACROSS OR AFFECTING SAID PREMISES HAVE NOT BEEN SHOWN. ADDITIONALLY THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY DREXEL, BARRELL & CO. TO DETERMINE OWNERSHIP AND EASEMENTS OF RECORD.
7. THE LOCATION OF UNDERGROUND UTILITIES IS BASED UPON MARKINGS PROVIDED BY UNDERGROUND UTILITY LOCATING CONSULTANTS, A UTILITY LOCATING SERVICE, MARKINGS PROVIDED BY LOCAL UTILITY COMPANIES AND LOCATIONS DERIVED FROM MAPS PROVIDED BY THE VARIOUS PUBLIC AND PRIVATE UTILITY COMPANIES COMBINED WITH VISIBLE SURFACE EVIDENCE OF SUCH UTILITIES. LOCATIONS MAY BE APPROXIMATE AND MUST BE VERIFIED PRIOR TO ANY CONSTRUCTION.
9. *** NOTE — INVERT ELEVATIONS LISTED FOR THE AREA DRAINS ARE APPROXIMATE. *** THE PROPERTY WAS SURVEYED IN THE MONTH OF DECEMBER. ICE IN THE BOTTOMS OF THE DRAINS MADE ACCURATE MEASUREMENTS IMPOSSIBLE.

OUTSIDE EDGE
OF PARKING
STRUCTURE WALL



LEGEND

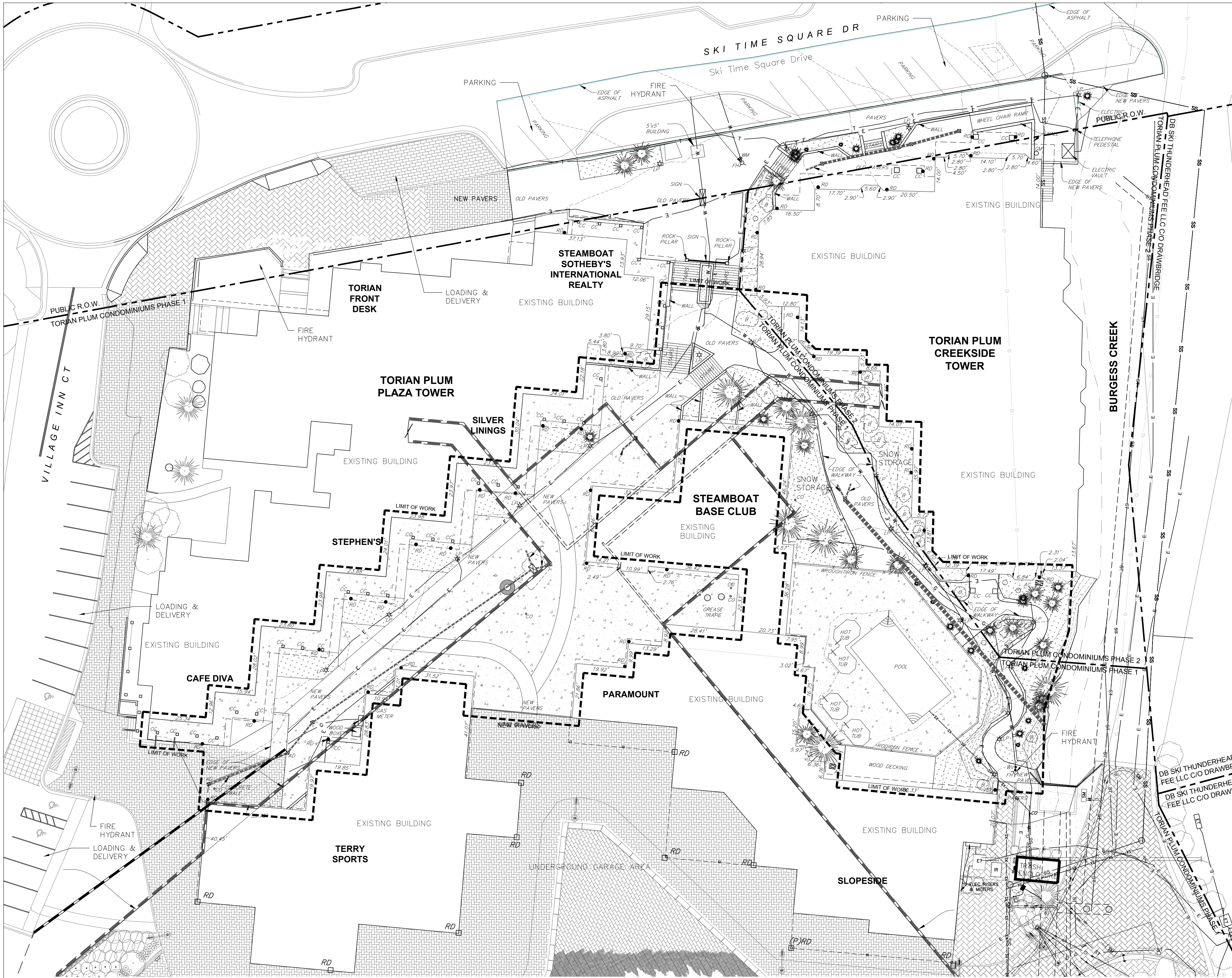
- EX. INTERMEDIATE CONTOUR. 5364
- EX. INDEX CONTOUR. 5365
- EX. SPOT ELEVATIONS. 45.34
- EX. FIRE HYDRANT. FH
- EX. WATER VALVE. WV
- EX. GAS METER. GM
- EX. MANHOLE. MH
- OVERHANG COLUMN. CC
- EX. LIGHT POLE. LP
- EX. SANITARY CLEANOUT. CO
- EX. ROOF DRAIN. RD
- FINISH FLOOR. FF
- BUILDING OVERHANG.
- EX. BURIED ELECTRIC LINE. E
- EX. BURIED TELEPHONE LINE. T
- EX. GAS LINE. G
- EX. WATER LINE. W
- EX. DECIDUOUS TREE.
- EX. CONIFEROUS TREE.
- EX. DECIDUOUS BUSHES. B
- BUILDING HATCH.
- CONCRETE HATCH.
- LANDSCAPE AREA HATCH.
- PARKING GARAGE HATCH.

MAP OF A TOPOGRAPHIC DESIGN SURVEY OF A PORTION OF THE TORIAN PLUM CONDOMINIUMS LOCATED IN THE NW 1/4 OF SECTION 27, T6N, R84W, SIXTH P.M., STEAMBOAT SPRINGS, COLORADO.

IN ACCORDANCE WITH CRS 13-80-105:
NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

Drexel, Barrell & Co. Engineers/Surveyors
1800 38TH STREET BOULDER, COLORADO 80301 (303) 442-4338
COLORADO SPRINGS, COLORADO (719) 280-0887
GRAND JUNCTION, COLORADO (970) 257-1350
STEAMBOAT SPRINGS, COLORADO (970) 878-1523

Revisions - Date	Date	Drawn By	Job No.
	01/26/2012	TLT	20375-00SSV
		Scale	Checked By
		1"= 20'	PCO
			Drawing No.

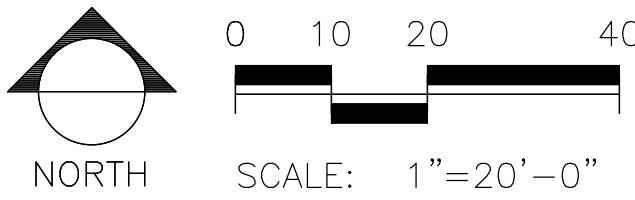


LEGEND

- EX. INTERMEDIATE CONTOUR _____ 5.364
- EX. INDEX CONTOUR _____ 5.365
- EX. SPOT ELEVATIONS _____ x 45.34
- EX. FIRE HYDRANT _____ FH
- EX. WATER VALVE _____ WV
- EX. GAS METER _____ GM
- EX. MANHOLE _____ MH
- OVERHANG COLUMN _____ CC
- EX. LIGHT POLE _____ LP
- EX. SANITARY CLEANOUT _____ CO
- EX. ROOF DRAIN _____ RD
- FINISH FLOOR _____ FF
- BUILDING OVERHANG _____
- EX. BURIED ELECTRIC LINE _____
- EX BURIED TELEPHONE LINE _____
- EX. GAS LINE _____
- EX. WATER LINE _____
- EX. DECIDUOUS TREE _____
- EX. CONIFEROUS TREE _____
- EX. DECIDUOUS BUSHES _____
- BUILDING HATCH _____
- CONCRETE HATCH _____
- LANDSCAPE AREA HATCH _____
- PARKING GARAGE _____
- STORM PIPE _____
- PROJECT BOUNDARY / LIMIT OF WORK _____
- LOT LINES / PROPERTY LINES _____

LOT / PARCEL #1
TORIAN PLUM CONDOMINIUMS PHASE 1 (276,230 SF)

LOT / PARCEL #2
TORIAN PLUM CONDOMINIUMS PHASE 2 (24,860 SF)



w e n k

ASSOCIATES
PLANNERS &
LANDSCAPE
ARCHITECTS
303.828.0003

JOSHUA J. CULWELL
985
10/25/2012
Original Seal of Licensure
7/3/06/18
STATE OF COLORADO
LICENSED LANDSCAPE ARCHITECT

WATERPROOFING / RENOVATION - PHASE 2

TORIAN PLUM PARKING STRUCTURE

STEAMBOAT SPRINGS, CO

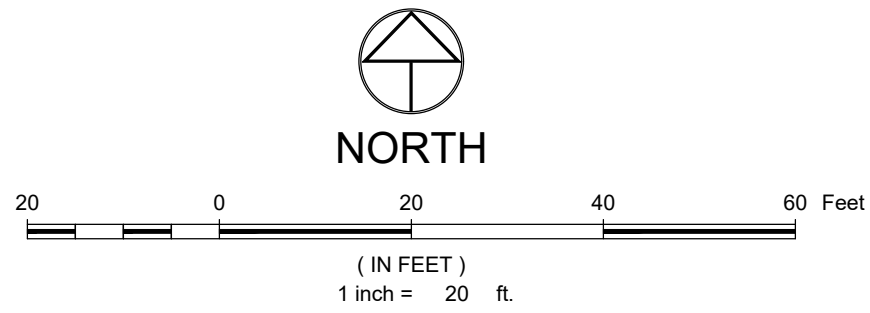
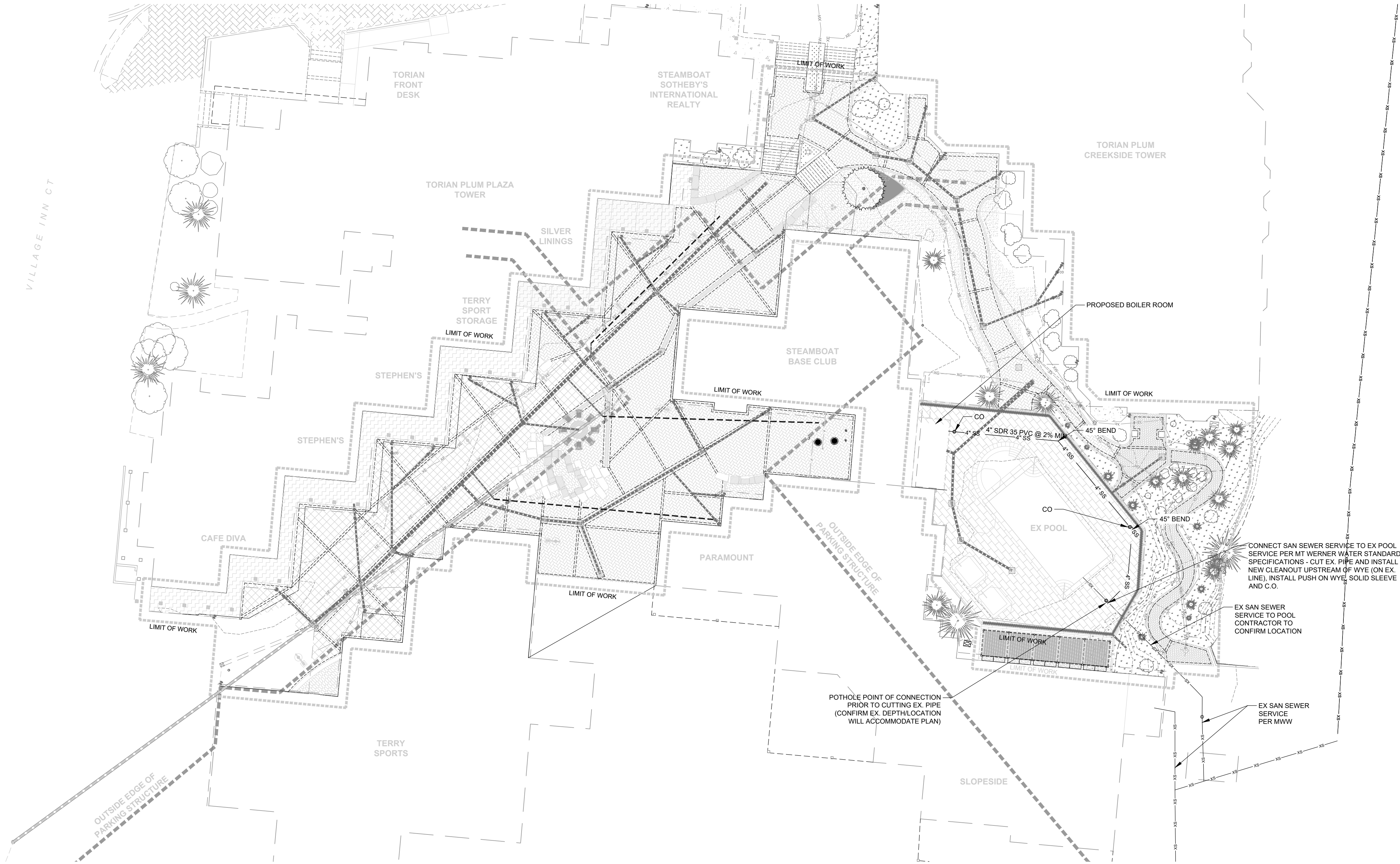
Date 10.22.18
Drawn By BP
Reviewed by JC
Job No. 16021.01

Revisions

Name	Date
DEV. PLAN #1	03/02/2018
BLDG DEPT #1	03/06/18

Issue:
100% Construction Documents
Sheet Title:
Existing Conditions Plan

Sheet Number
EC1.0

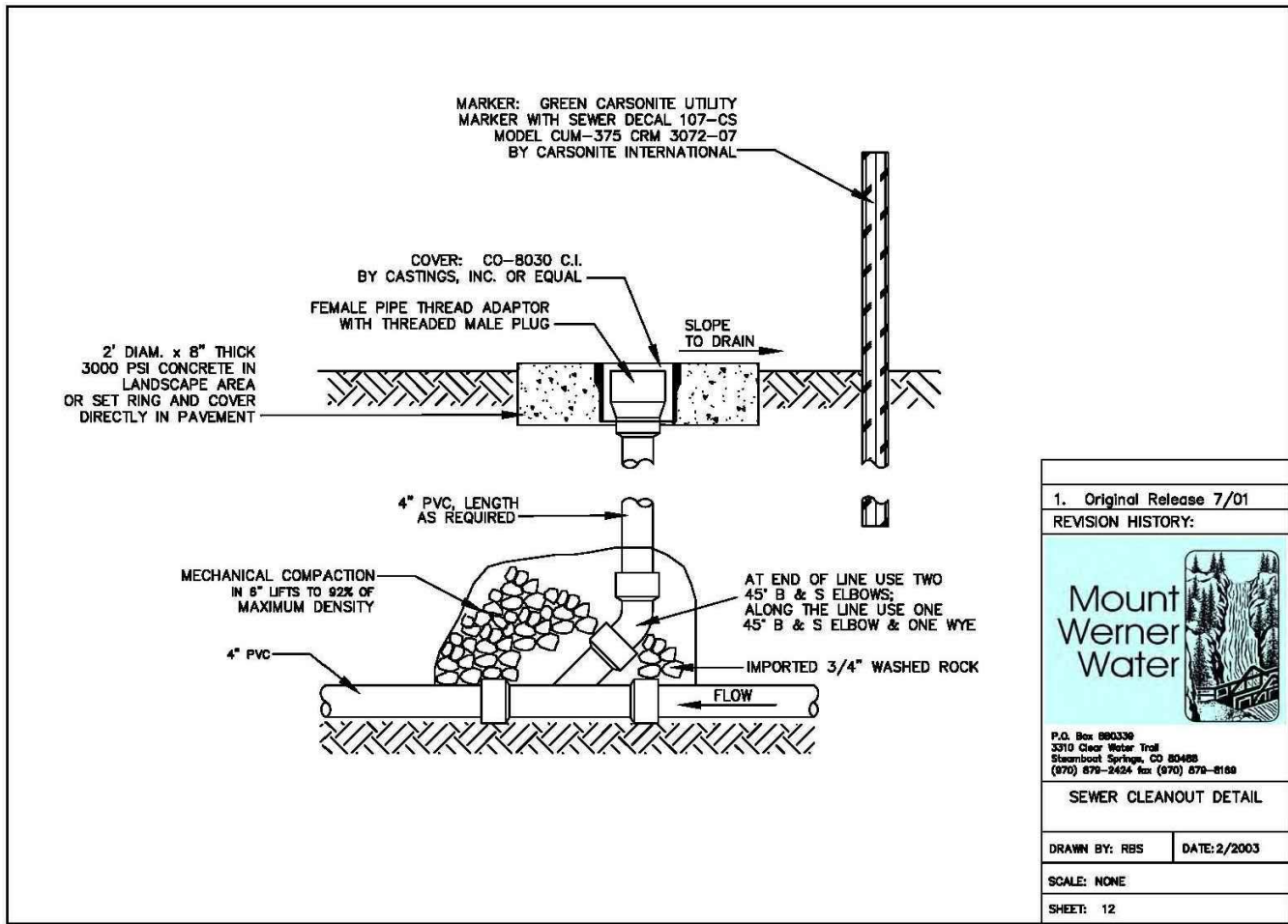
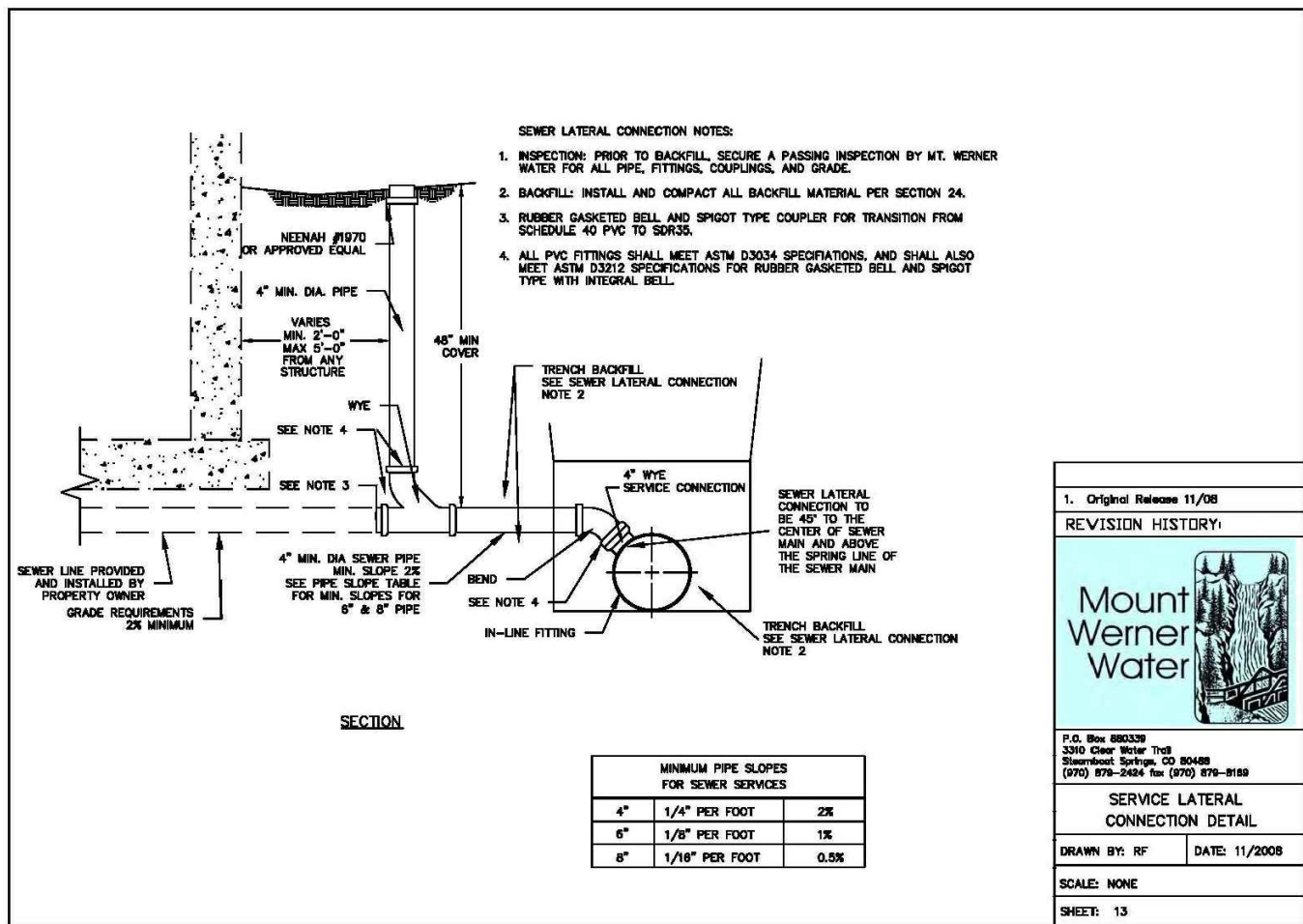


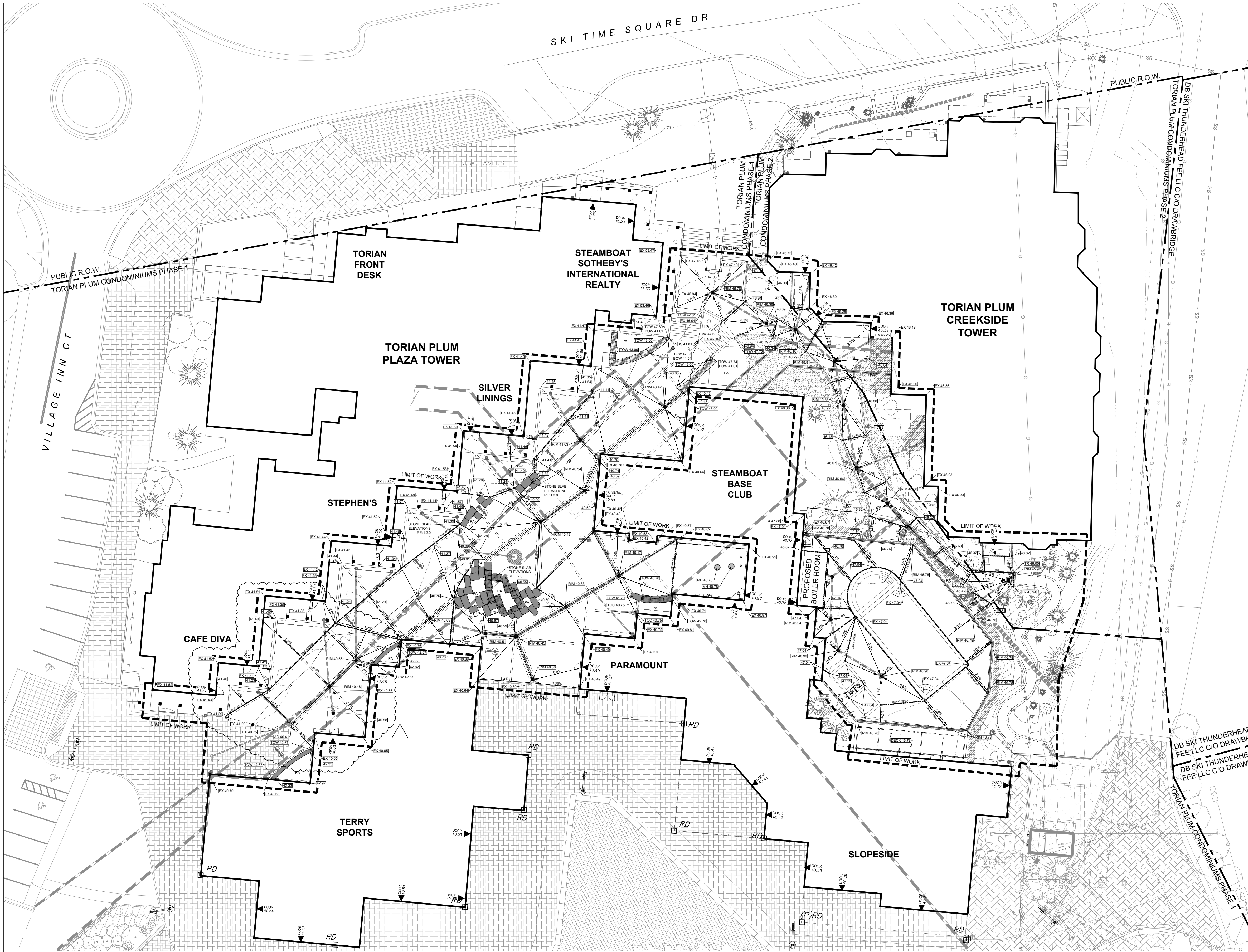
LEGEND:

- PROPOSED STORM SEWER W/ AREA INLET
PROPOSED TRENCH DRAIN
EXISTING STORM SEWER W/ AREA DRAIN
EXISTING SAN SEWER MAIN/SERVICE W/ MANHOLE AND CLEANOUT
PROPOSED SAN SEWER SERVICE W/ CLEANOUT

NOTES:

1. THE SIZE, TYPE AND LOCATION OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHEN SHOWN ON THESE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE OF ALL UNDERGROUND UTILITIES IN THE AREA OF THE WORK. BEFORE COMMENCING NEW CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL BE RESPONSIBLE FOR ALL UNKNOWN UNDERGROUND UTILITIES.
2. EXISTING UNDERGROUND AND OVERHEAD PUBLIC AND PRIVATE UTILITIES AS SHOWN ARE INDICATED ACCORDING TO THE BEST INFORMATION MADE AVAILABLE TO THE ENGINEER. THE ENGINEER DOES NOT GUARANTEE NOR IS RESPONSIBLE FOR THE ACCURACY OF SUCH INFORMATION. EXISTING UTILITY MAINS AND SERVICES MAY NOT BE STRAIGHT LINES OR AS INDICATED ON THESE DRAWINGS. CONTRACTOR TO VERIFY EXISTING HORIZONTAL AND VERTICAL LOCATIONS PRIOR TO CONSTRUCTION.
3. ALL STORM SEWER CONSTRUCTION SHALL BE PER CITY OF STEAMBOAT SPRINGS STANDARD SPECIFICATIONS, LATEST EDITION.
4. THE PARTICLE SIZE OF BACKFILL MATERIAL WITHIN 1 FOOT OF THE PIPE SHALL NOT EXCEED 3/4-INCH. ALL MATERIALS USED FOR BACKFILL SHALL BE FREE FROM REFUSE ORGANIC MATERIAL, COBBLES, BOULDERS, LARGE ROCKS OR STONES OR FROZEN SOILS GREATER THAN 6-INCHES IN DIAMETER.
5. ALL TRENCHES SHALL BE COMPACTED TO 95% AS DETERMINED BY ASTM D698 (STANDARD PROCTOR).





GRADING LEGEND

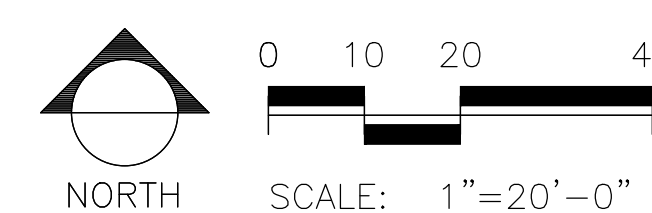
GRADE BREAK	PROP. CONTOUR - MAJOR	2.5% SLOPE (PERCENT)	TOW XX.XX TOP OF WALL	RIM XX.XX DRAIN RIM ELEV.	BUILDING EDGE	PA PLANTING AREA
RIDGE LINE	PROP. CONTOUR - MINOR	3:1 SLOPE (FT:FT)	TOC XX.XX TOP OF CURB	ME XX.XX MEET EX. GRADE	BUILDING OVERHANG	LIMIT OF WORK
EX. CONTOUR	CONTOUR TIE IN		EX 40.49 EXISTING GRADE	HP XX.XX HIGH POINT	TRENCH DRAIN PREFABRICATED	PARKING GARAGE
			MH 40.78 MANHOLE ELEV.	LP XX.XX LOW POINT		STORM PIPE
			STORM INLET	XX.XX SPOT GRADE		
		DOOR 41.55 FIRST FLOOR ELEV.				

GRADING AND DRAINAGE NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES BETWEEN FIELD CONDITIONS AND PLANS FOR BACK OF CURB ELEVATIONS, BUILDING FIRST FLOOR ELEVATIONS, ETC.
2. PAVED AREAS SHALL HAVE A MAXIMUM SLOPE OF 5% ON THE SURFACE IN DIRECTION OF TRAVEL AND 2% CROSS SLOPE UNLESS OTHERWISE SPECIFIED.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING POSITIVE DRAINAGE AT ALL TIMES DURING CONSTRUCTION.
4. ALL FINISHED HARDSCAPE AND LANDSCAPE AREAS SHALL BE SLOPED TO MAINTAIN POSITIVE DRAINAGE AWAY FROM BUILDINGS AND TOWARD DRAINAGE INLETS AND FACILITIES.
5. GRADES IN LANDSCAPE AREAS SHALL SLOPE A MINIMUM OF 2% AND A MAXIMUM OF 3:1 UNLESS OTHERWISE NOTED OR APPROVED.
6. FEATHER ALL FINISH GRADES TO MEET EXISTING GRADES WITHOUT ABRUPT CHANGES IN SLOPE.
7. CONTRACTOR SHALL STABILIZE AND MAINTAIN EXISTING SLOPES AND GRADES AS REQUIRED AND/OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE. CONTRACTOR SHALL REPAIR ANY DAMAGE CAUSED BY EROSION OR SLOPE FAILURE AT NO ADDITIONAL COST TO THE OWNER.

BENCHMARK
TOP OF AN ALUMINUM CAP FOR THE NORTHWEST CORNER OF SECTION 27, T6N, R84W, SIXTH P.M. ELEVATION = 6913.45 (NGVD 29)

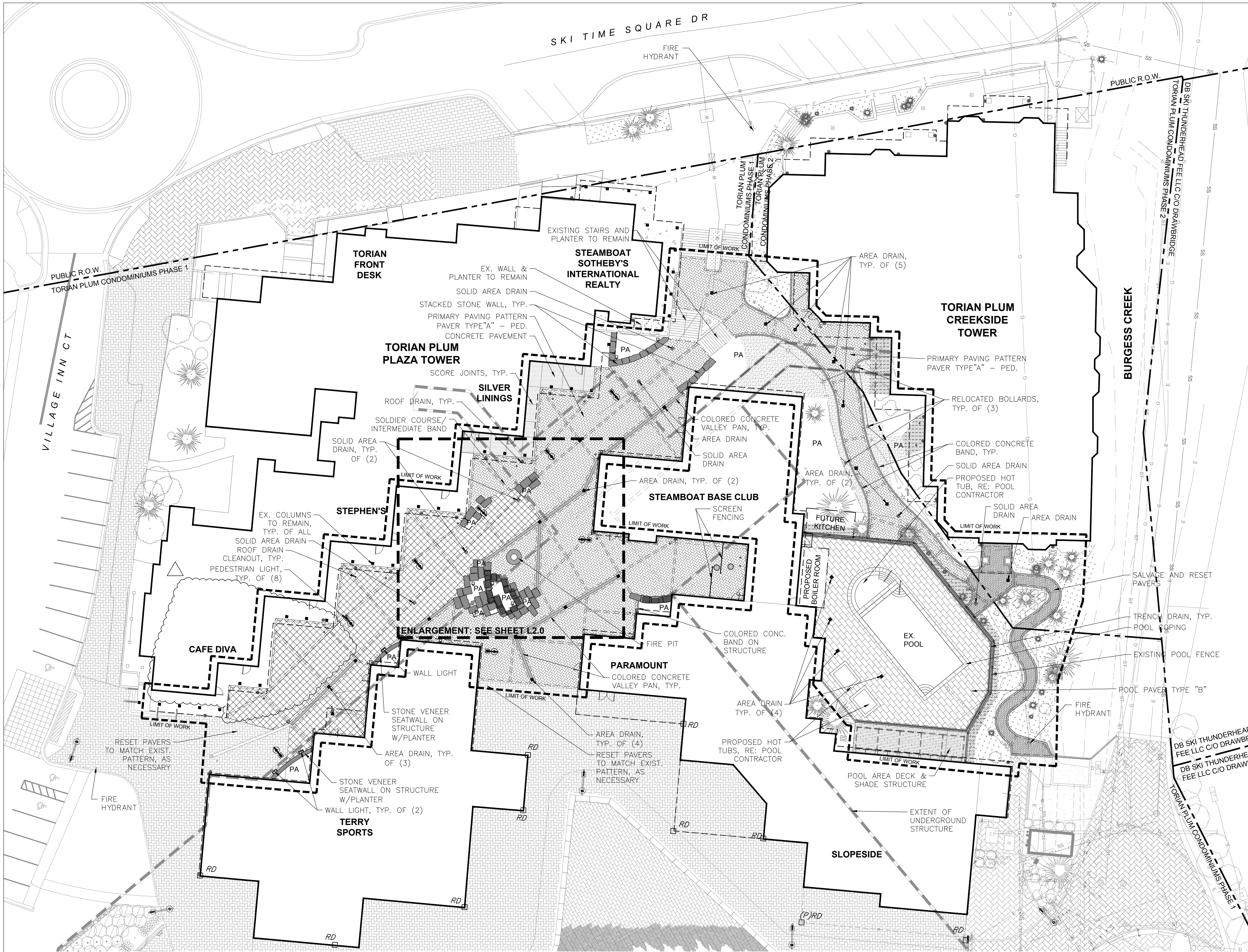
DESIGN TEAM ASSUMES NO RESPONSIBILITY FOR UTILITY LOCATIONS. THE UTILITIES SHOWN ON THIS DRAWING HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION. IT IS, HOWEVER, THE CONTRACTORS RESPONSIBILITY TO FIELD VERIFY THE SIZE, MATERIAL, HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.



WATERPROOFING / RENOVATION - PHASE 2
TORIAN PLM PARKING STRUCTURE
STEAMBOAT SPRINGS, CO

Date 10.22.18
Drawn By BP
Reviewed by JC
Job No. 16021.01

Revisions	
Name	Date
BLDG DEPT #1	03/06/18



LAYOUT LEGEND

LAYOUT AND MATERIALS NOTES

- DO NOT SCALE THE PLANS. DIMENSIONS SUPERSEDE DRAWING SCALES. VERIFY LAYOUT PRIOR TO EXCAVATION.
- DIMENSIONS ARE DRAWN TO FACE OF CURB, WALL, AND EDGE UNLESS OTHERWISE SPECIFIED.
- IF THERE IS A DISCREPANCY BETWEEN THE PLANS AND SPECIFICATIONS, THE SPECIFICATIONS WILL SUPERSEDE PLANS.
- CONTRACTOR TO CLEARLY STAKE ALL CORNERS OF PAVED AREAS FOR OWNER'S REPRESENTATIVE'S APPROVAL PRIOR TO SETTING EDGES OR FORMS.
- OBTAIN APPROVAL OF OWNER'S REPRESENTATIVE FOR ALL FORM WORK AT LEAST 24 HOURS PRIOR TO PLACING CURBS, FOUNDATIONS, OR PAVEMENTS.
- CONTRACTOR TO PROVIDE EXPANSION JOINT AND SCORE JOINT LAYOUT PLAN FOR APPROVAL BY LANDSCAPE ARCHITECT/OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.

SITE DETAIL KEYNOTES

PAVING	DTL/SHT
CONCRETE PAVEMENT	01/L3.0
CONCRETE PAVEMENT - ON STRUCTURE	02/L3.0
CONCRETE UNIT PAVERS - OFF STRUCTURE	03/L3.0
CONCRETE UNIT PAVERS - ON STRUCTURE	04/L3.0
CONCRETE UNIT PAVERS - TRANSITION OFF STRCT	02/L3.7
CONCRETE PAVERS @ POOL	05/L3.0
CONCRETE PAVERS - VEHICULAR	06/L3.0
COLORLED CONCRETE BAND - OFF STRUCTURE	09/L3.0
COLORLED CONCRETE BAND - ON STRUCTURE	10/L3.0
PAVING PATTERN - PRIMARY	11/L3.0
PAVING PATTERN - POOL AREA	12/L3.0
POOL COPING	03/L3.7

STAIRS, WALLS, FOOTINGS, CURBS, STEPS

STACKED STONE SLAB WALL - OFF STRUCTURE	02/L3.1
STACKED STONE SLAB WALL - ON STRUCTURE	04/L3.1
STONE VENEER PLANTER WALL - OFF STRUCTURE	01/L3.2
STONE VENEER PLANTER WALL - ON STRUCTURE	02/L3.2
STONE VENEER WALL - OFF STRUCTURE	03/L3.2
CONCRETE BASE FOR ENTRY GATEWAY	01/L3.4
STONE VENEER LIGHT POLE BASE - OFF STRUCTURE	02/L3.4
STONE VENEER LIGHT POLE BASE - ON STRUCTURE	03/L3.4
COLORLED CONCRETE STEP	N/A

SITE AMENITIES

FIRE PIT	04/L3.7
POOL AREA DECK AND SHADE STRUCTURE	01/L3.5
POOL FENCE - EXISTING	01/L3.6
POOL SIDE PLANTER	01/L3.7
SCREEN FENCING	01/L3.3

SITE LIGHTING

PEDESTRIAN LIGHT	04/L3.4
PEDESTRIAN LIGHT - STRUCTURE	05/L3.4
STONE VENEER WALL LIGHT	05/L3.2
EVENT RECEPTACLE	04/L3.2
POOL FENCE LIGHT	N/A

DRAINAGE

AREA DRAIN	06/L3.1
COLORLED CONC. VALLEY PAN - OFF STRUCTURE	07/L3.0
COLORLED CONC. VALLEY PAN - ON STRUCTURE	08/L3.0
TRENCH GRATE	01/L3.1

PLANTING

TREE PLANTING	01/L3.8
ORNAMENTAL GRASS / PERENNIAL PLANTING	02/L3.8
INTENSIVE GARDEN ROOF ASSEMBLY	03/L3.8
LANDSCAPE PLANTER - ON STRUCTURE	04/L3.8
SHRUB PLANTING	05/L3.8

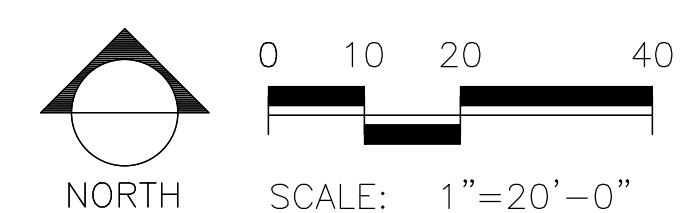
LOT / PARCEL #1
TORIAN PLUM CONDOMINIUMS PHASE 1 (276,230 SF)

LOT / PARCEL #2
TORIAN PLUM CONDOMINIUMS PHASE 2 (24,860 SF)

PHASING
THE PROJECT IS ONE PHASE AND WILL BE CONSTRUCTED IN A SERIES OF PHASES FROM SPRING/SUMMER 2018 TO FALL/WINTER 2018

BENCHMARK
TOP OF AN ALUMINUM CAP FOR THE NORTHWEST CORNER OF SECTION 27, T6N, R84W, SIXTH P.M. ELEVATION = 6913.45 (NGVD 29)

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W E N K

ASSOCIATES
PLANNERS &
LANDSCAPE
ARCHITECTS
303.828.0003

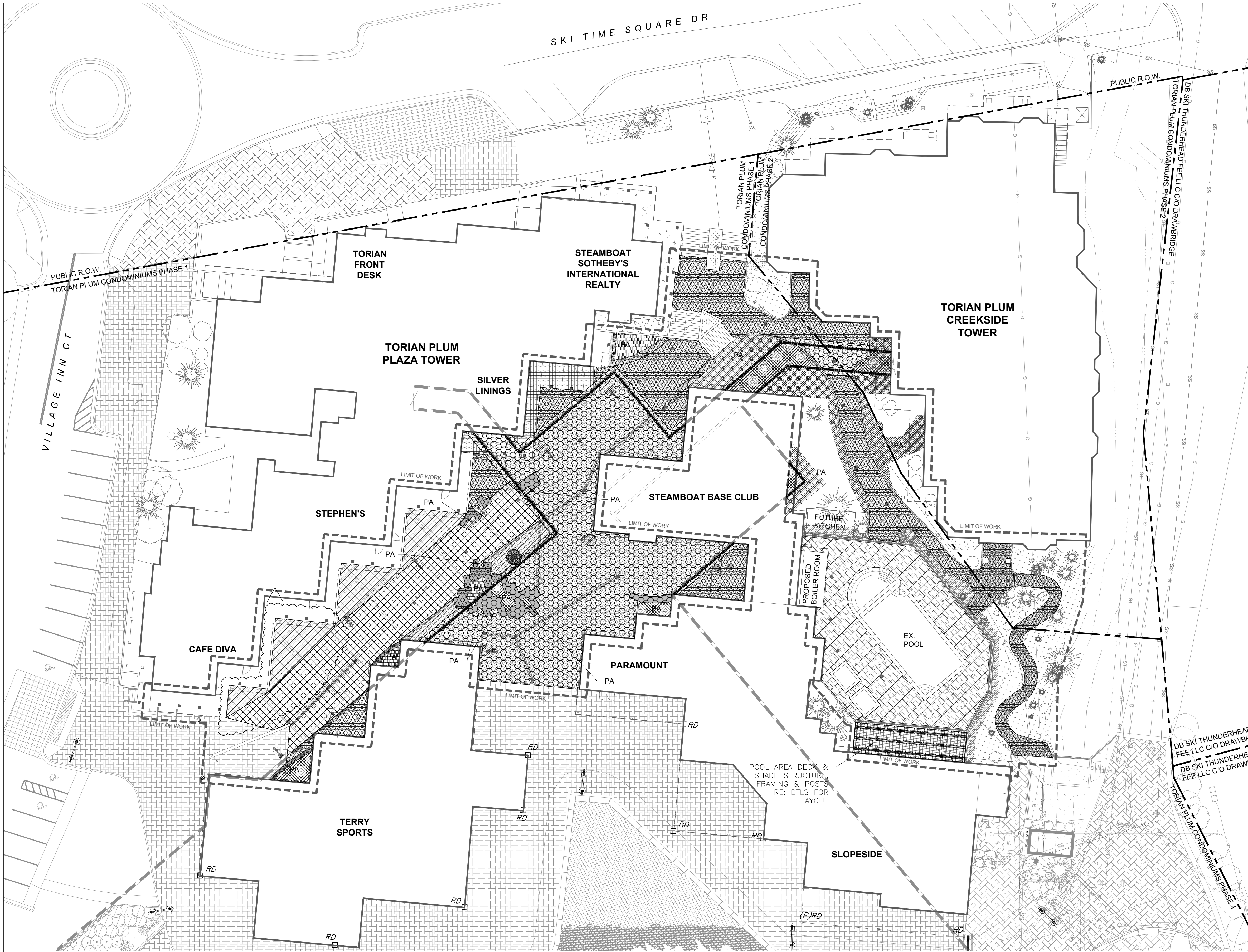
JOSHUA J. CULWELL
985

10/25/2012
Original Date of Issuance
7/3/2018
STATE OF COLORADO
LICENSED LANDSCAPE ARCHITECT

WATERPROOFING / RENOVATION - PHASE 2
TORIAN PLUM PARKING STRUCTURE
STEAMBOAT SPRINGS, CO

Date	10.22.18
Drawn By	BP
Reviewed by	JC
Job No.	1602101
Revisions	
Name	Date
ADDENDUM A	01/05/18
ADDENDUM 4	01/19/18
DEV. PLAN #1	03/02/2018
BLDG DEPT #1	03/06/18

Issue:
100% Construction Documents
Sheet Title:
Layout & Materials
Sheet Number
L1.0



SUBGRADE MATERIALS LEGEND

	CONC. (6" THK) SUBGRADE SLAB		12" TOPSOIL ON GRADE		CLASS 6 A.B.C.-12" DEPTH		CONCRETE FOOTER-OFF STRUCTURE		BUILDING EDGE		PA PLANTING AREA
	CONC. (4" THK) SUBGRADE SLAB		24" TOPSOIL ON GRADE		CLASS 6 A.B.C.-6" DEPTH		CONCRETE FOOTER-ON STRUCTURE		BUILDING OVERHANG		LIMIT OF WORK
	WASHED NO. 57 STONE		GARDENDRAIN GR50 W/ LIGHTWEIGHT SOIL		CLASS 6 A.B.C.-2" DEPTH		CONCRETE PIER		WATERPROOFING- EDGE OF STRUCTURE		PARKING GARAGE

SITE DETAIL KEYNOTES

PAVING	DTL/SHT
CONCRETE PAVEMENT	01/L3.0
CONCRETE PAVEMENT - ON STRUCTURE	02/L3.0
CONCRETE UNIT PAVERS - OFF STRUCTURE	03/L3.0
CONCRETE UNIT PAVERS - ON STRUCTURE	04/L3.0
CONCRETE UNIT PAVERS - TRANSITION OFF STRCT	02/L3.7
CONCRETE PAVERS @ POOL	05/L3.0
CONCRETE PAVERS - VEHICULAR	06/L3.0
COLORLED CONCRETE BAND - OFF STRUCTURE	09/L3.0
COLORLED CONCRETE BAND - ON STRUCTURE	10/L3.0
PAVING PATTERN - PRIMARY	11/L3.0
PAVING PATTERN - POOL AREA	12/L3.0
POOL COPING	03/L3.7

STAIRS, WALLS, FOOTINGS, CURBS, STEPS

STACKED STONE SLAB WALL - OFF STRUCTURE	02/L3.1
STACKED STONE SLAB WALL - ON STRUCTURE	04/L3.1
STONE VENEER PLANTER WALL - OFF STRUCTURE	01/L3.2
STONE VENEER PLANTER WALL - ON STRUCTURE	02/L3.2
STONE VENEER WALL - OFF STRUCTURE	03/L3.2
CONCRETE BASE FOR ENTRY GATEWAY	01/L3.4
STONE VENEER LIGHT POLE BASE - OFF STRUCTURE	02/L3.4
STONE VENEER LIGHT POLE BASE - ON STRUCTURE	03/L3.4
COLORLED CONCRETE STEP	N/A

SITE AMENITIES

FIRE PIT	04/L3.7
POOL AREA DECK AND SHADE STRUCTURE	01/L3.5
POOL FENCE - EXISTING	01/L3.6
POOL SIDE PLANTER	01/L3.7
SCREEN FENCING	01/L3.3

SITE LIGHTING

PEDESTRIAN LIGHT	04/L3.4
PEDESTRIAN LIGHT - STRUCTURE	05/L3.4
STONE VENEER WALL LIGHT	05/L3.2
EVENT RECEPTACLE	04/L3.2
POOL FENCE LIGHT	N/A

DRAINAGE

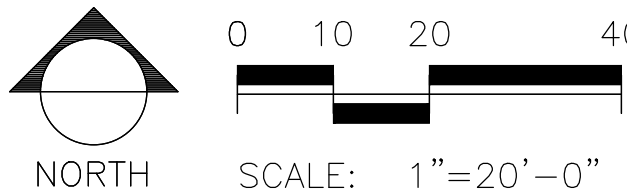
AREA DRAIN	06/L3.1
COLORLED CONC. VALLEY PAN - OFF STRUCTURE	07/L3.0
COLORLED CONC. VALLEY PAN - ON STRUCTURE	08/L3.0
TRENCH GRATE	01/L3.1

PLANTING

TREE PLANTING	01/L3.8
ORNAMENTAL GRASS / PERENNIAL PLANTING	02/L3.8
INTENSIVE GARDEN ROOF ASSEMBLY	03/L3.8
LANDSCAPE PLANTER - ON STRUCTURE	04/L3.8
SHRUB PLANTING	05/L3.8

BENCHMARK
TOP OF AN ALUMINUM CAP FOR THE NORTHWEST CORNER OF SECTION 27, T6N, R84W, SIXTH P.M. ELEVATION = 6913.45 (NGVD 29)

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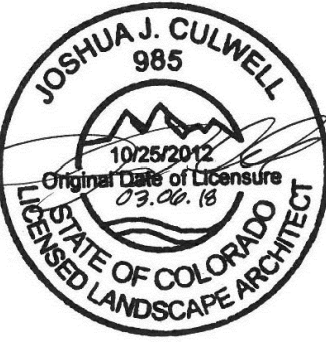
WATERPROOFING / RENOVATION - PHASE 2
TORIAN PLUM PARKING STRUCTURE
STEAMBOAT SPRINGS, CO

Date 10.22.18
Drawn By BP
Reviewed by JC
Job No. 16021.01

Revisions
Name Date
ADDENDUM A 01/05/18
BLDG DEPT #1 03/06/18

Issue:
100% Construction Documents
Sheet Title:
Subgrade Materials Plan

Sheet Number
L1.1



WATERPROOFING / RENOVATION - PHASE 2
TORIAN PLUM PARKING STRUCTURE
STEAMBOAT SPRINGS, CO

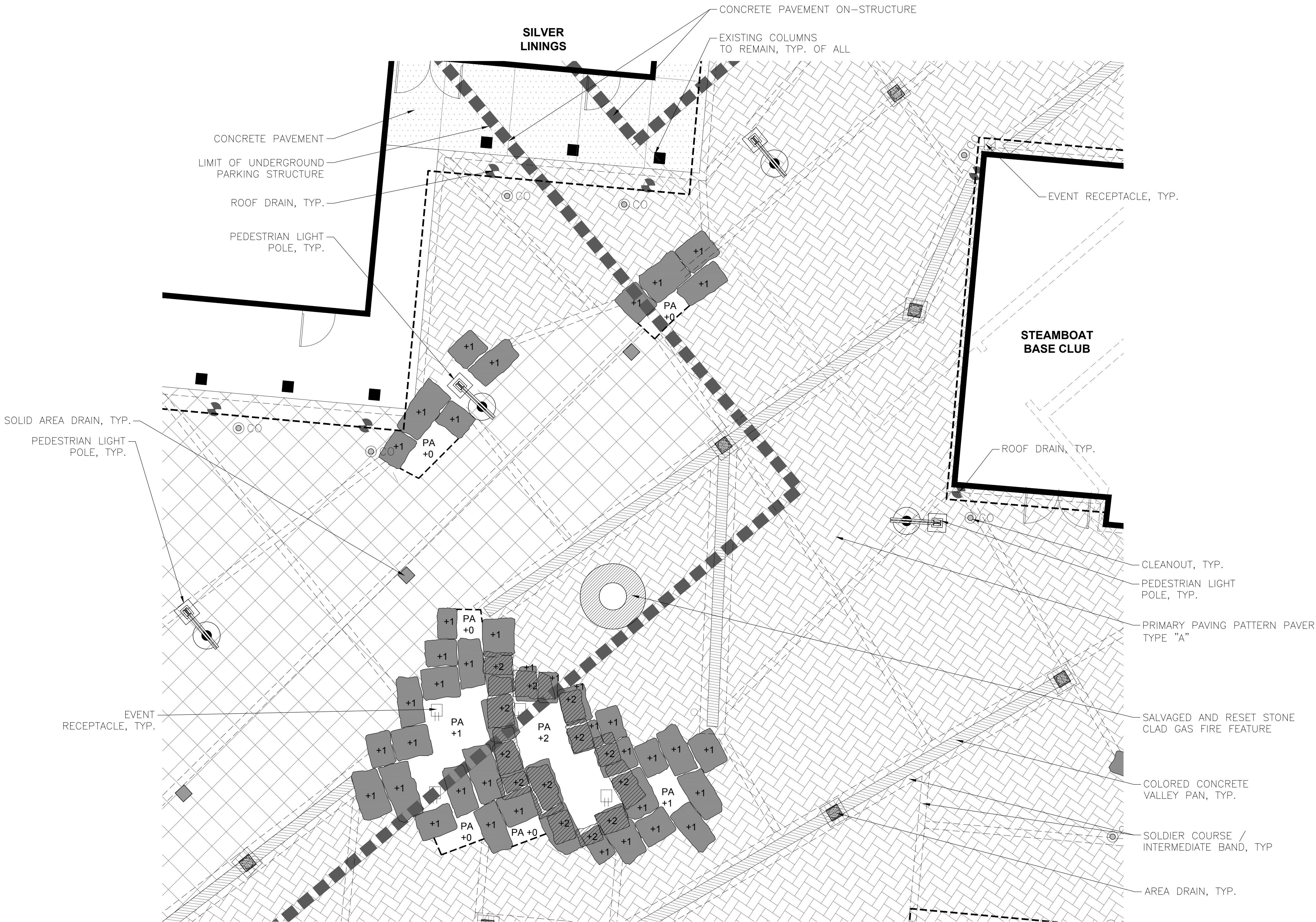
Date 10.22.18
Drawn By BP
Reviewed by JC
Job No. 16021.01

Revisions
Name Date
BLDG DEPT #1 03/06/18

Issue:
100% Construction Documents

Sheet Title:
Landscape Plan

Sheet Number
L2.0



SITE DETAIL KEYNOTES

PAVING	DTL/SHT
CONCRETE PAVEMENT	01/L3.0
CONCRETE PAVEMENT - ON STRUCTURE	02/L3.0
CONCRETE UNIT PAVERS - OFF STRUCTURE	03/L3.0
CONCRETE UNIT PAVERS - ON STRUCTURE	04/L3.0
CONCRETE UNIT PAVERS - TRANSITION OFF STRCT	02/L3.7
CONCRETE PAVERS @ POOL	05/L3.0
CONCRETE PAVERS - VEHICULAR	06/L3.0
COLORLED CONCRETE BAND - OFF STRUCTURE	09/L3.0
COLORLED CONCRETE BAND - ON STRUCTURE	10/L3.0
PAVING PATTERN - PRIMARY	11/L3.0
PAVING PATTERN - POOL AREA	12/L3.0
POOL COPING	03/L3.7

STAIRS, WALLS, FOOTINGS, CURBS, STEPS	
STACKED STONE SLAB WALL - OFF STRUCTURE	02/L3.1
STACKED STONE SLAB WALL - ON STRUCTURE	04/L3.1
STONE VENEER PLANTER WALL - OFF STRUCTURE	01/L3.2
STONE VENEER PLANTER WALL - ON STRUCTURE	02/L3.2
STONE VENEER WALL - OFF STRUCTURE	03/L3.2
CONCRETE BASE FOR ENTRY GATEWAY	01/L3.4
STONE VENEER LIGHT POLE BASE - OFF STRUCTURE	02/L3.4
STONE VENEER LIGHT POLE BASE - ON STRUCTURE	03/L3.4
COLORLED CONCRETE STEP	N/A

SITE AMENITIES	
FIRE PIT	04/L3.7
POOL AREA DECK AND SHADE STRUCTURE	01/L3.5
POOL FENCE - EXISTING	01/L3.6
POOL SIDE PLANTER	01/L3.7
SCREEN FENCING	01/L3.3

SITE LIGHTING	
PEDESTRIAN LIGHT	04/L3.4
PEDESTRIAN LIGHT - STRUCTURE	05/L3.4
STONE VENEER WALL LIGHT	05/L3.2
EVENT RECEPTACLE	04/L3.2
POOL FENCE LIGHT	N/A

DRAINAGE	
AREA DRAIN	06/L3.1
COLORLED CONC. VALLEY PAN - OFF STRUCTURE	07/L3.0
COLORLED CONC. VALLEY PAN - ON STRUCTURE	08/L3.0
TRENCH GRATE	01/L3.1

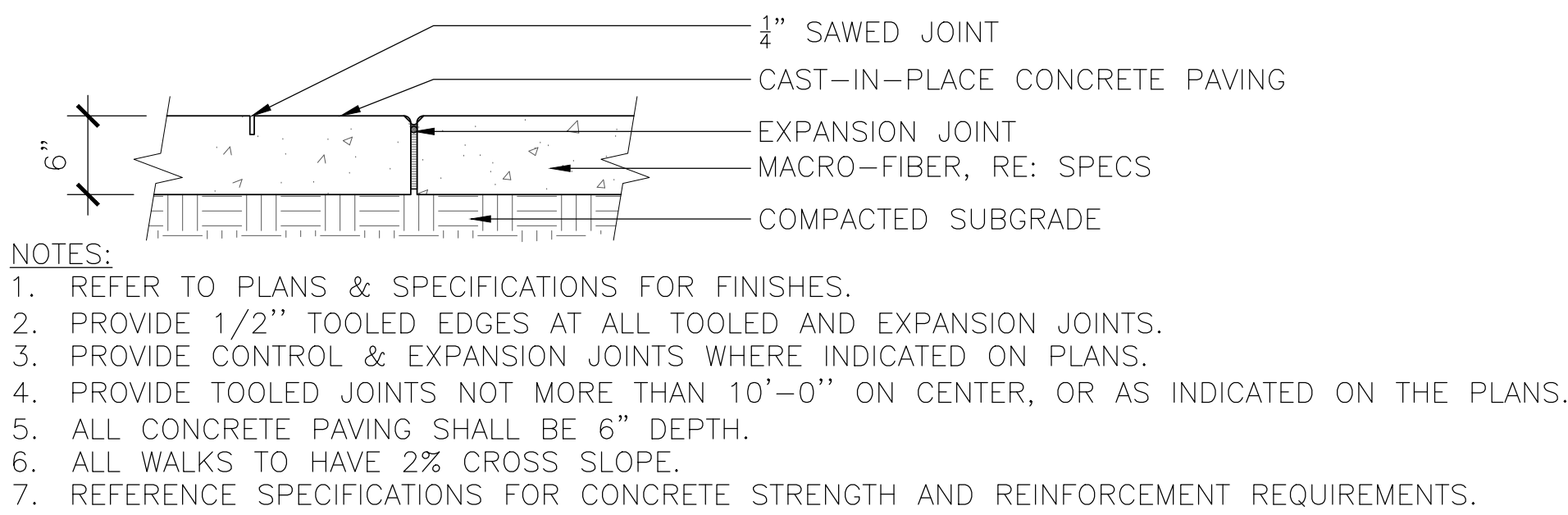
PLANTING	
TREE PLANTING	01/L3.8
ORNAMENTAL GRASS / PERENNIAL PLANTING	02/L3.8
INTENSIVE GARDEN ROOF ASSEMBLY	03/L3.8
LANDSCAPE PLANTER - ON STRUCTURE	04/L3.8
SHRUB PLANTING	05/L3.8

BENCHMARK
TOP OF AN ALUMINUM CAP FOR THE NORTHWEST CORNER OF SECTION
27, T6N, R84W, SIXTH P.M. ELEVATION = 6913.45 (NGVD 29)

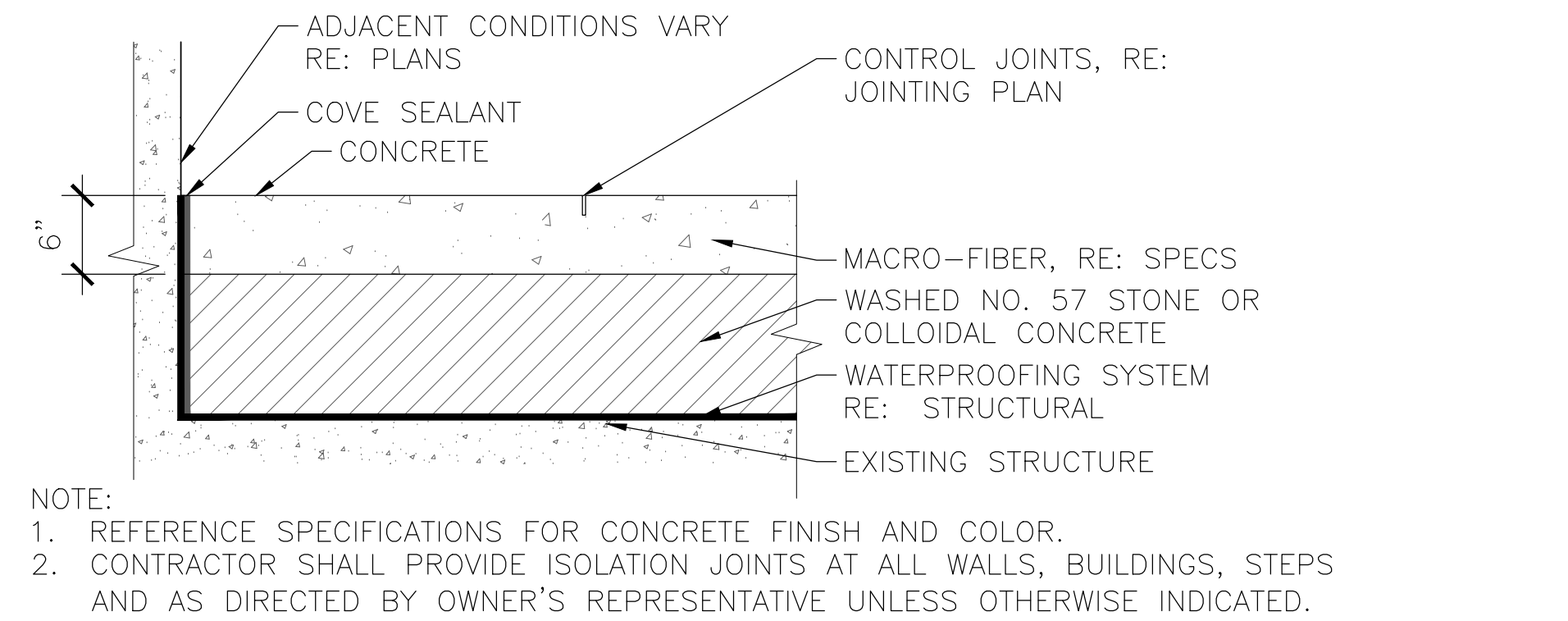
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LOCATION OF ALL UTILITIES PRIOR TO THE
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LAYOUT LEGEND

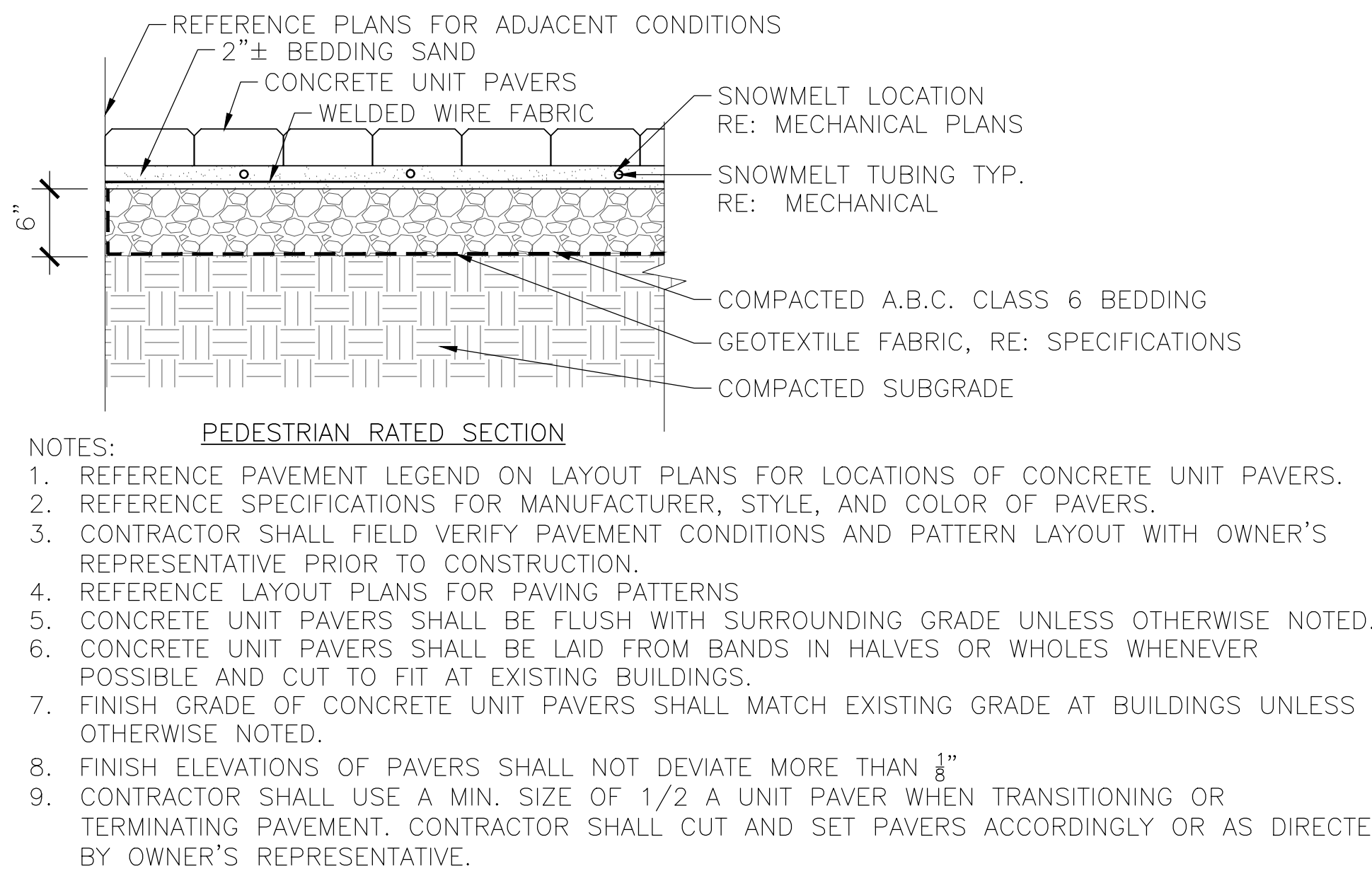
	CONCRETE UNIT PAVERS- PEDESTRIAN TYPE "A"		CONCRETE UNIT PAVERS- VEHICULAR TYPE "A"		POOL AREA DECK & SHADE STRUCTURE		STONE VENEER WALL		COLORLED CONCRETE BAND		SOLID AREA DRAIN		EXISTING ROOF DRAIN		PAVER RESTRAINT		PEDESTRIAN LIGHT POLE		EXISTING BOLLARD LIGHT- RELOCATE
	CONCRETE UNIT PAVERS- SECONDARY		SALVAGE & RESET PAVERS		POOL COPING		STONE SLABS- 1ST LAYER		COLORLED CONCRETE VALLEY PAN		AREA DRAIN		TRENCH DRAIN PREFABRICATED		BUILDING EDGE		EVENT RECEPTACLE		ELECTRIC CONDUIT & LINE HEAT TRACE AT ROOF DRAINS
	CONCRETE UNIT PAVERS- POOL TYPE "B"		CONCRETE PAVEMENT		SOLDIER COURSE/ INTERMEDIATE BAND		STONE SLABS- 2ND LAYER		POOL FENCE		SCREEN FENCE		STORM CLEAN OUT		BUILDING OVERHANG		PA		PA



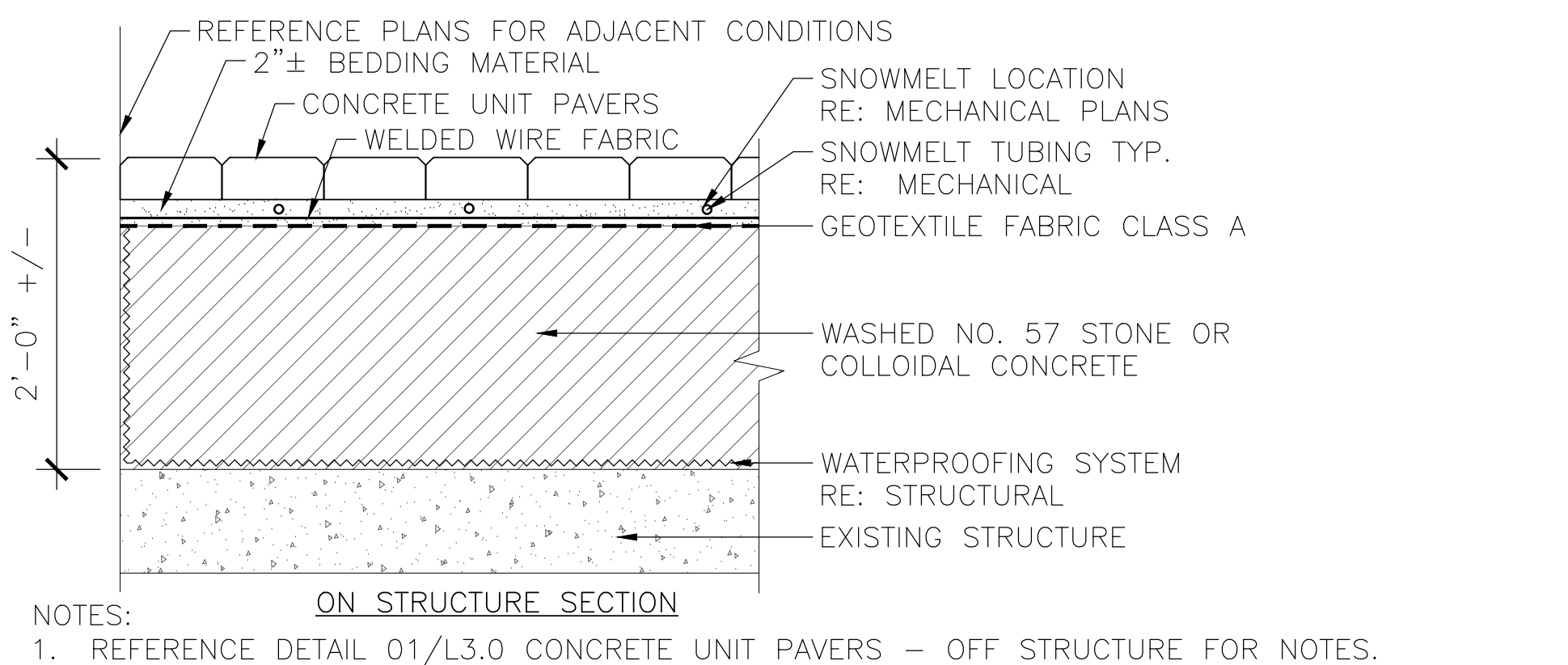
01 CONCRETE PAVEMENT



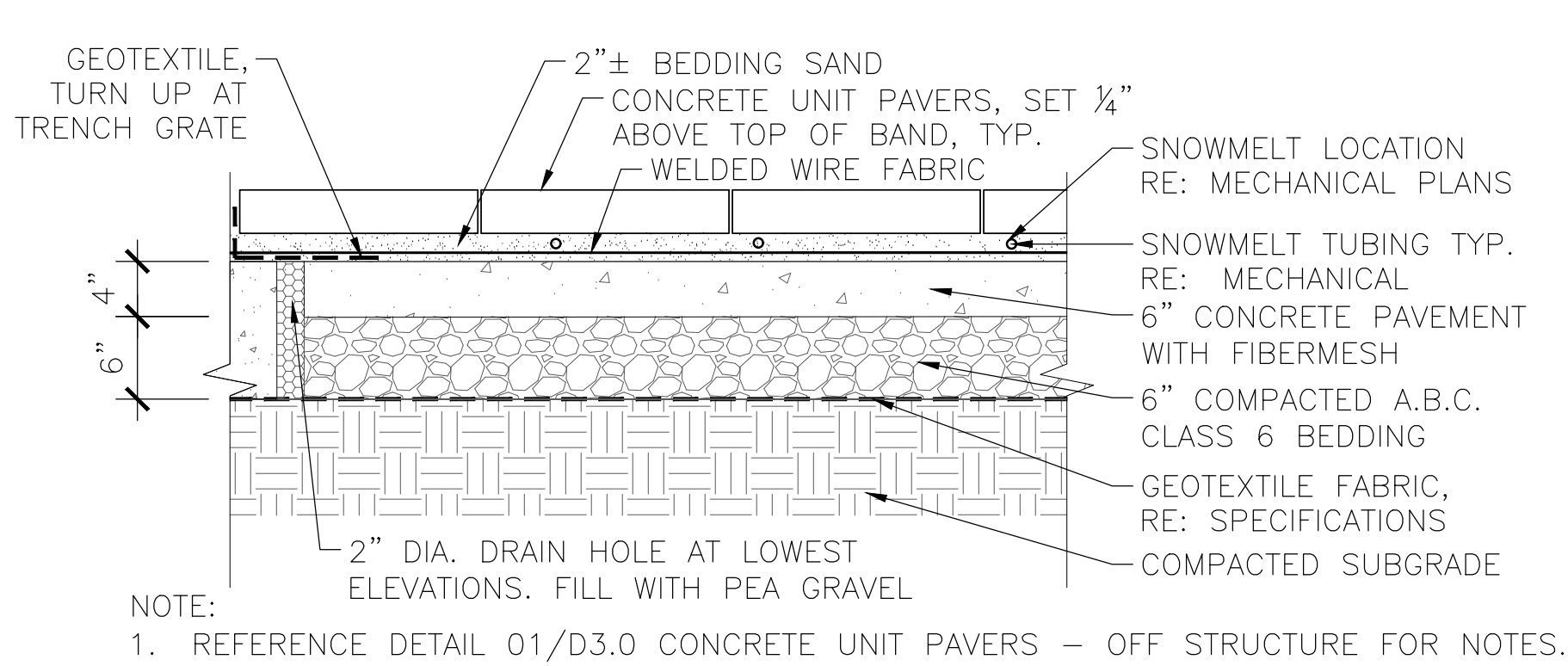
02 CONCRETE UNIT PAVERS - ON STRUCTURE



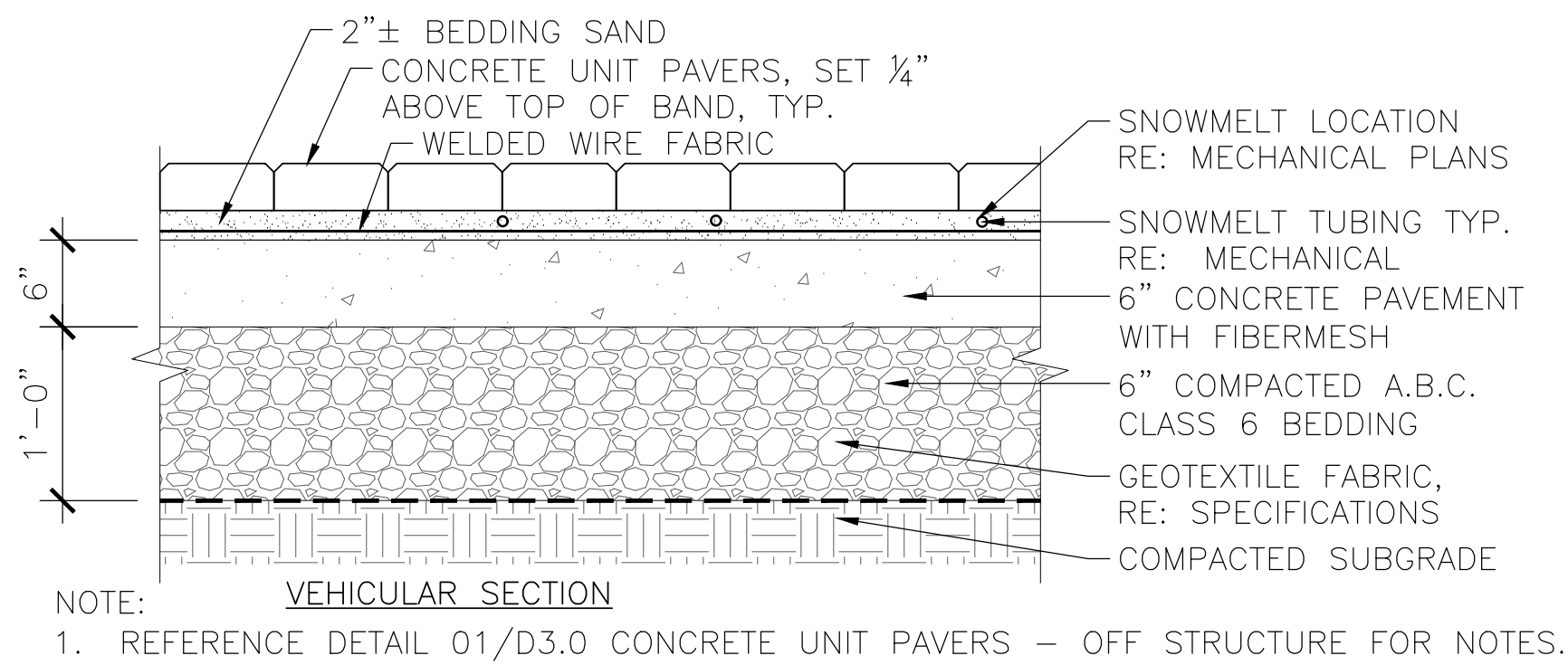
03 CONCRETE UNIT PAVERS - OFF STRUCTURE



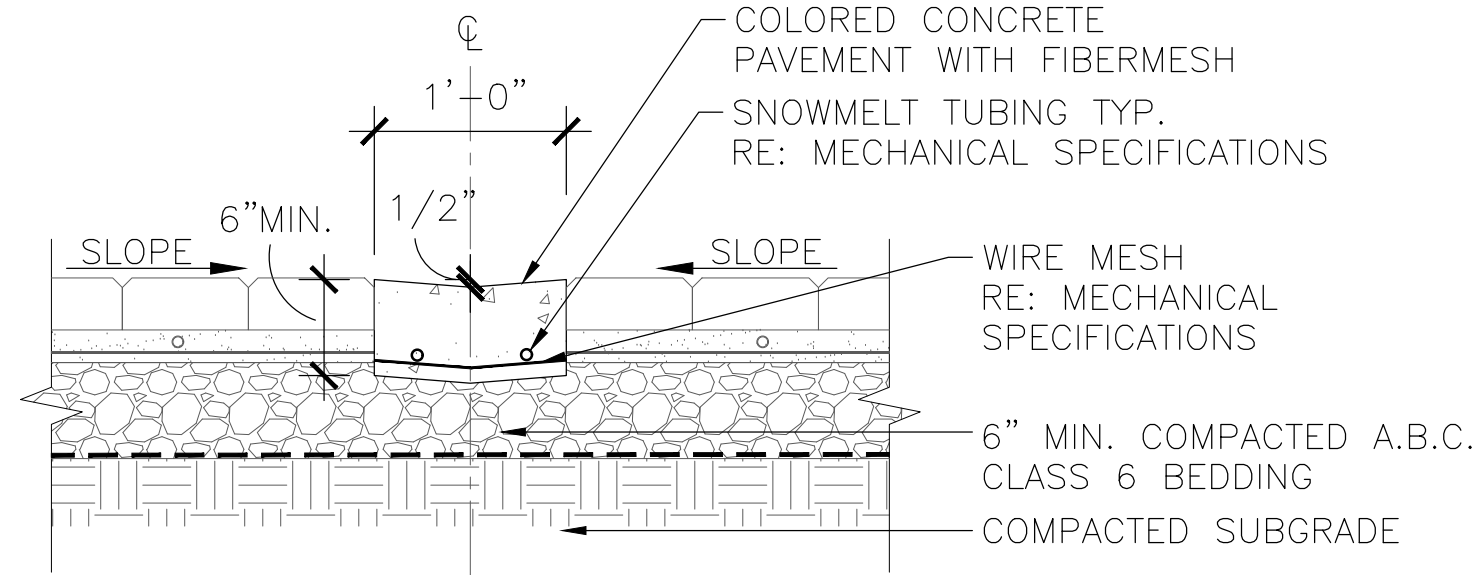
04 CONCRETE UNIT PAVERS - ON STRUCTURE



05 CONCRETE PAVERS @ POOL AREA

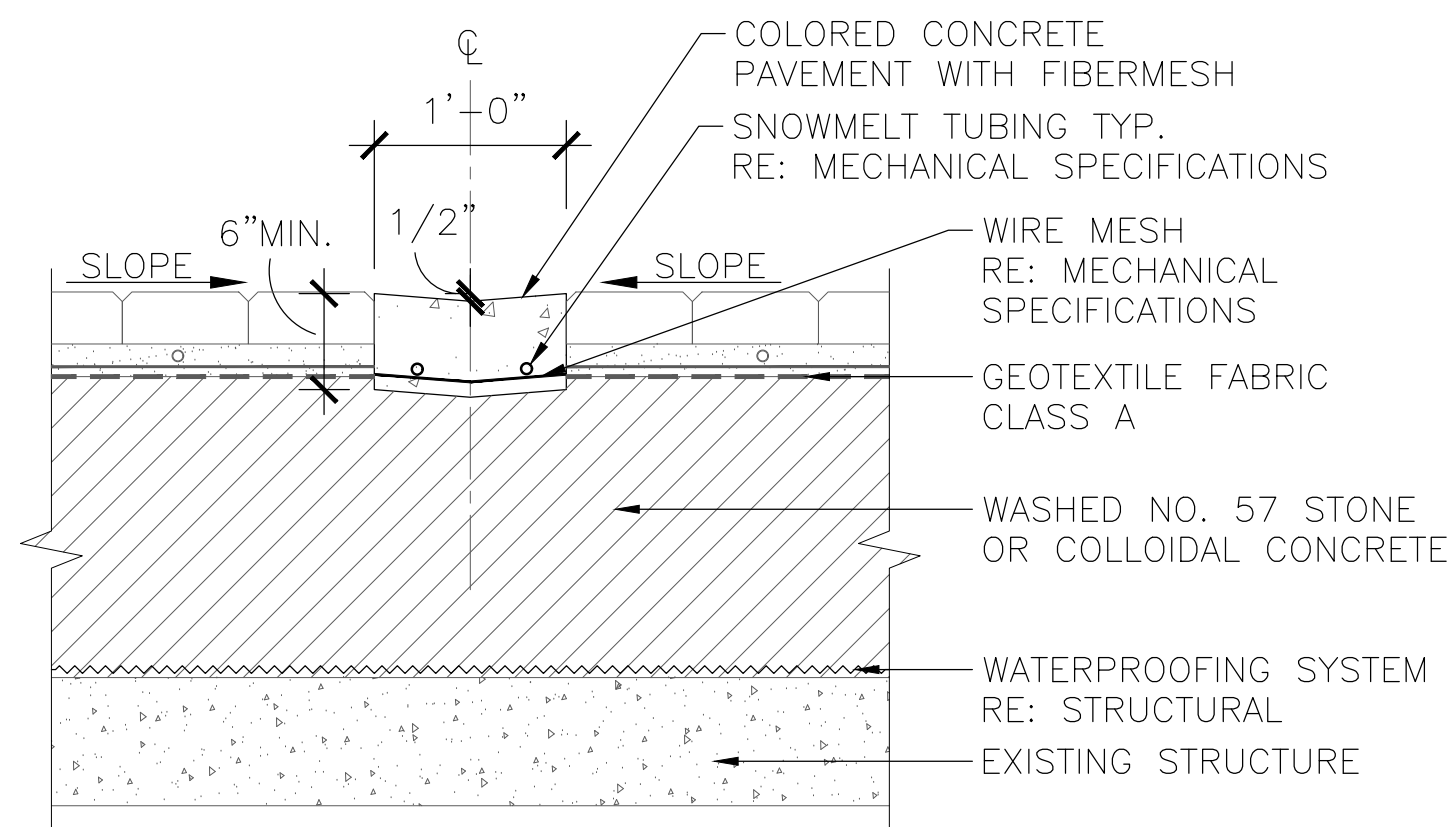


06 CONCRETE PAVERS - VEHICULAR



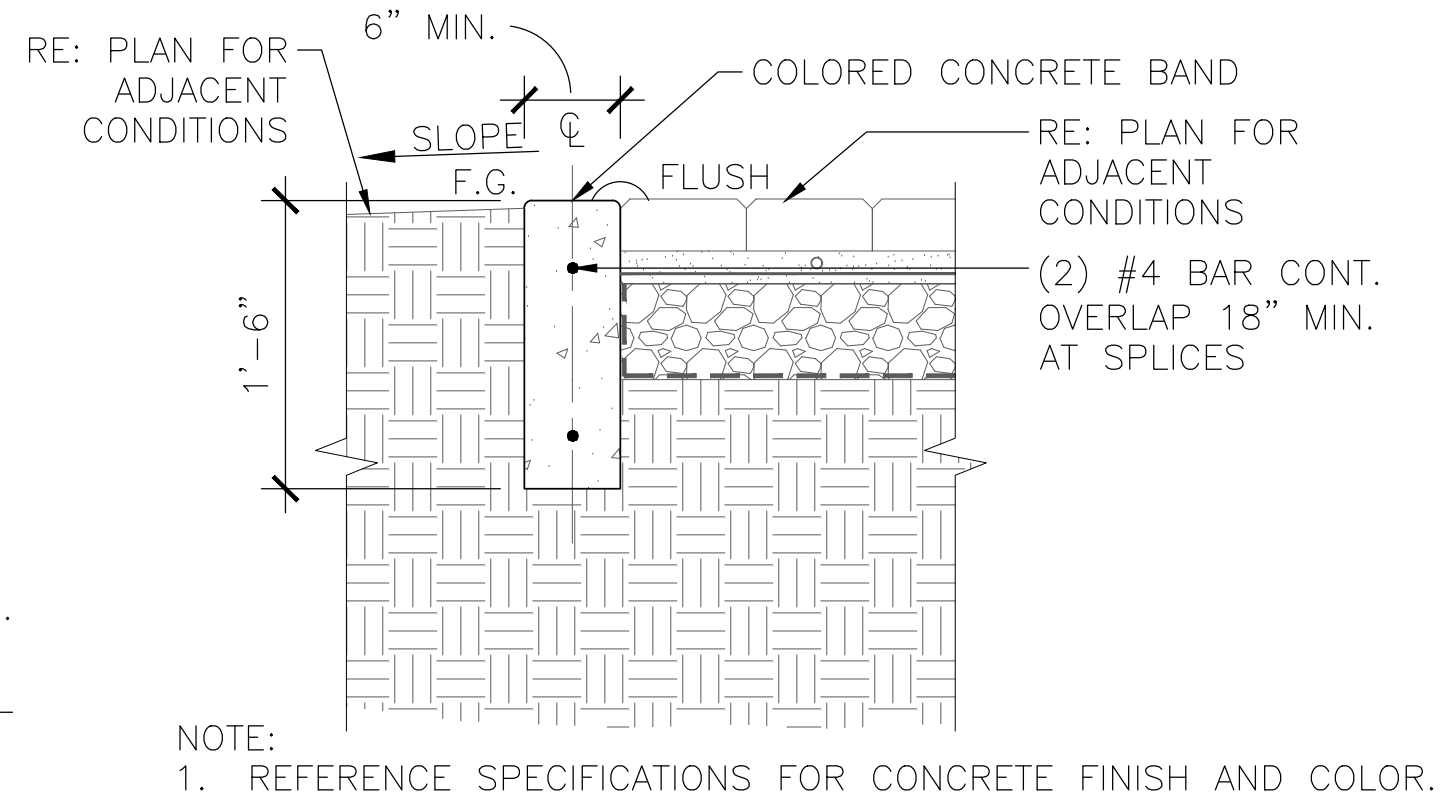
- NOTE:
- REFERENCE SPECIFICATIONS FOR CONCRETE FINISH AND COLOR.
 - CONTRACTOR SHALL PROVIDE ISOLATION JOINTS AT ALL WALLS, BUILDINGS, AND AS DIRECTED BY OWNER'S REPRESENTATIVE UNLESS OTHERWISE INDICATED.

07 COLORED CONCRETE VALLEY PAN - OFF STRUCTURE

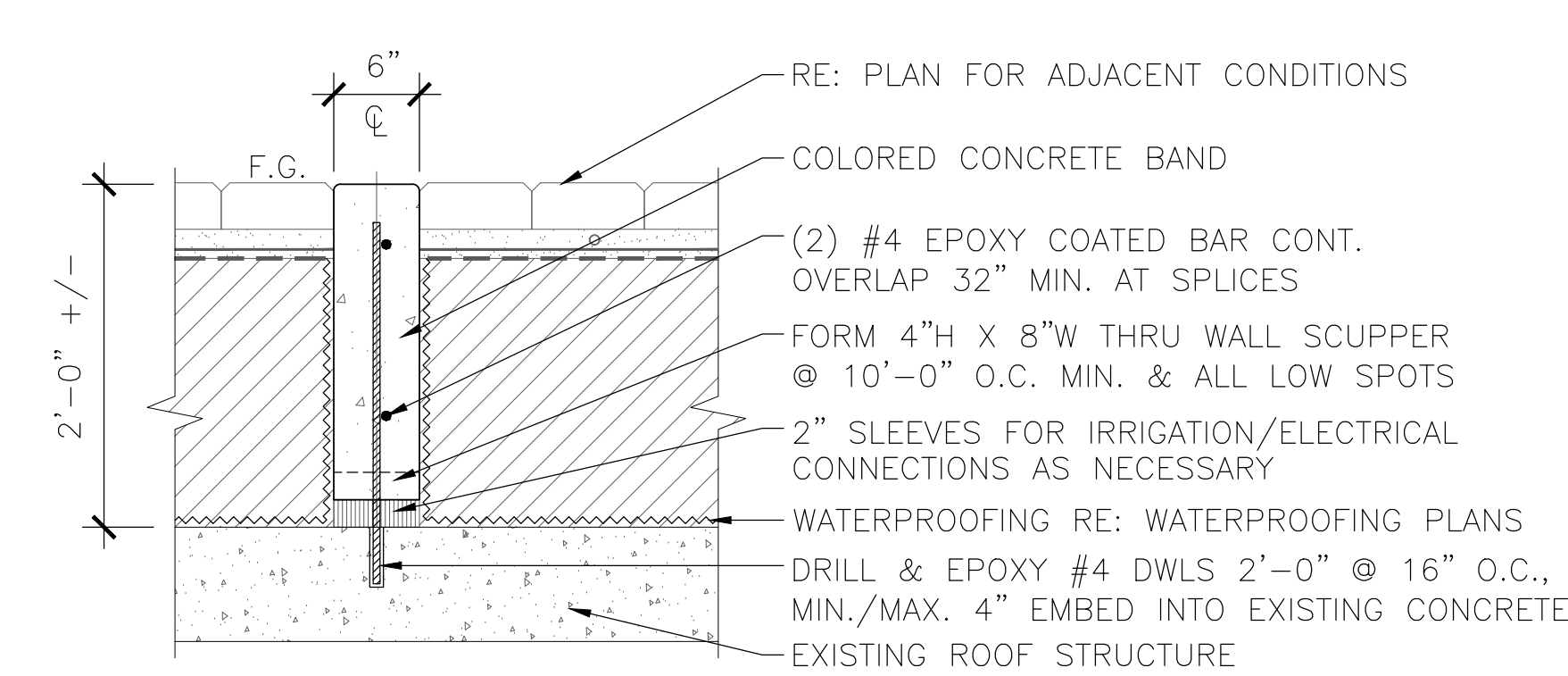


- NOTE:
- REFERENCE SPECIFICATIONS FOR CONCRETE FINISH AND COLOR.
 - CONTRACTOR SHALL PROVIDE ISOLATION JOINTS AT ALL WALLS, BUILDINGS, AND AS DIRECTED BY OWNER'S REPRESENTATIVE UNLESS OTHERWISE INDICATED.

08 COLORED CONCRETE VALLEY PAN - ON STRUCTURE

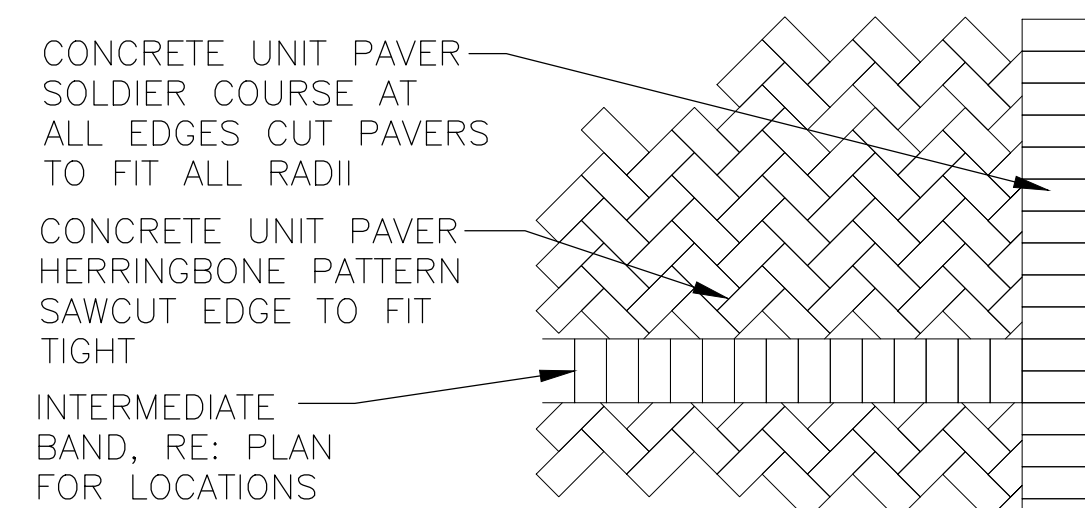


09 COLORED CONCRETE BAND - OFF STRUCTURE



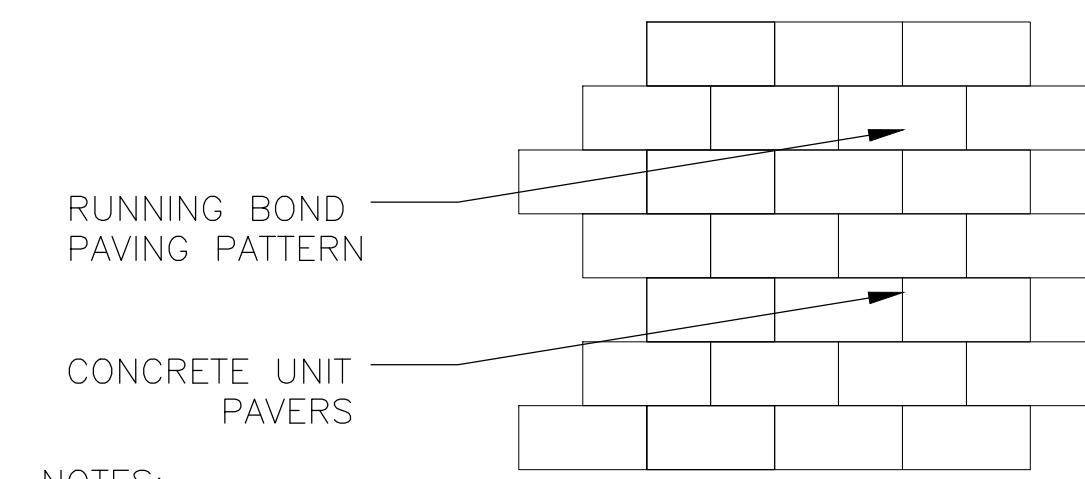
- NOTE:
- REFERENCE SPECIFICATIONS FOR CONCRETE FINISH AND COLOR.
 - CONTRACTOR TO COORDINATE WITH WATERPROOFING CONTRACTOR FOR PROPER INSTALLATION OF MATERIALS ON WATERPROOFING.

10 COLORED CONCRETE BAND - ON STRUCTURE



- NOTES:
- CONTRACTOR TO FIELD VERIFY LAYOUT WITH OWNER'S REP. PRIOR TO CONSTRUCTION. REFERENCE PLAN FOR PAVEMENT BAND LOCATIONS
 - REFERENCE CONCRETE UNIT PAVERS-ON STRUCTURE, 1/L4.1 NOTES.
 - CONTRACTOR SHALL PLACE SOLDIER COURSE AS DIRECTED BY OWNER'S REPRESENTATIVE AND AS INDICATED IN PLANS.

11 PAVING PATTERN - PRIMARY

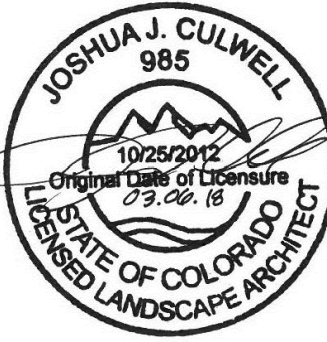


- NOTES:
- CONTRACTOR TO FIELD VERIFY LAYOUT WITH OWNER'S REP. PRIOR TO CONSTRUCTION. REFERENCE PLAN FOR PAVEMENT BAND LOCATIONS & WIDTHS.
 - REFERENCE CONCRETE UNIT PAVERS NOTES.

12 PAVING PATTERN - POOL AREA

w e n k

ASSOCIATES
PLANNERS &
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ARCHITECTS
303.628.0003



WATERPROOFING / RENOVATION - PHASE 2

TORIAN PLUM PARKING STRUCTURE

STEAMBOAT SPRINGS, CO

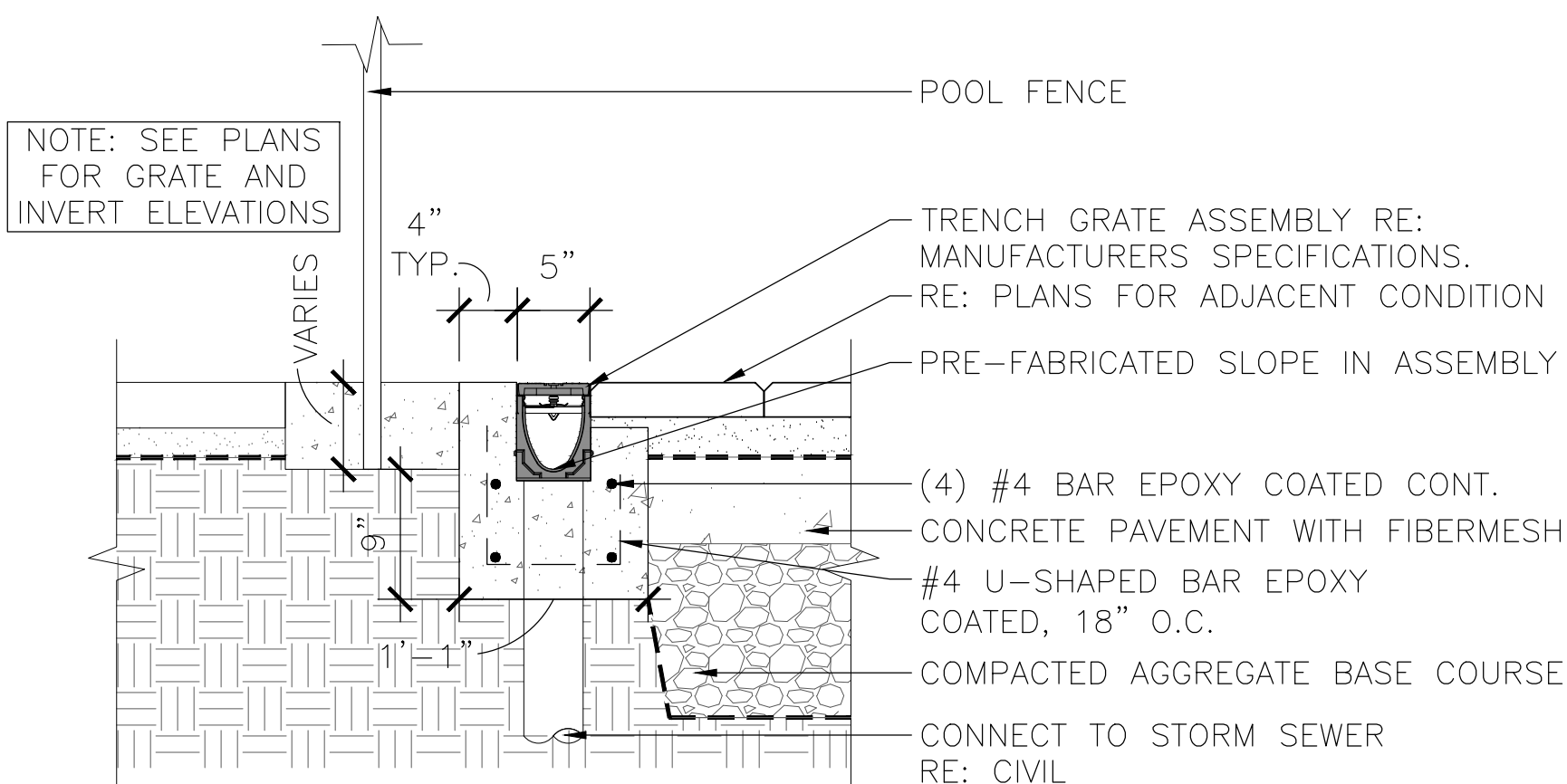
Date 10.22.18
Drawn By BP
Reviewed by JC
Job No. 1602101

Revisions
Name Date
ADDENDUM A 01/05/18
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BLDG DEPT #1 03/06/18

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100% Construction Documents
Sheet Title:
Site Details

Sheet Number

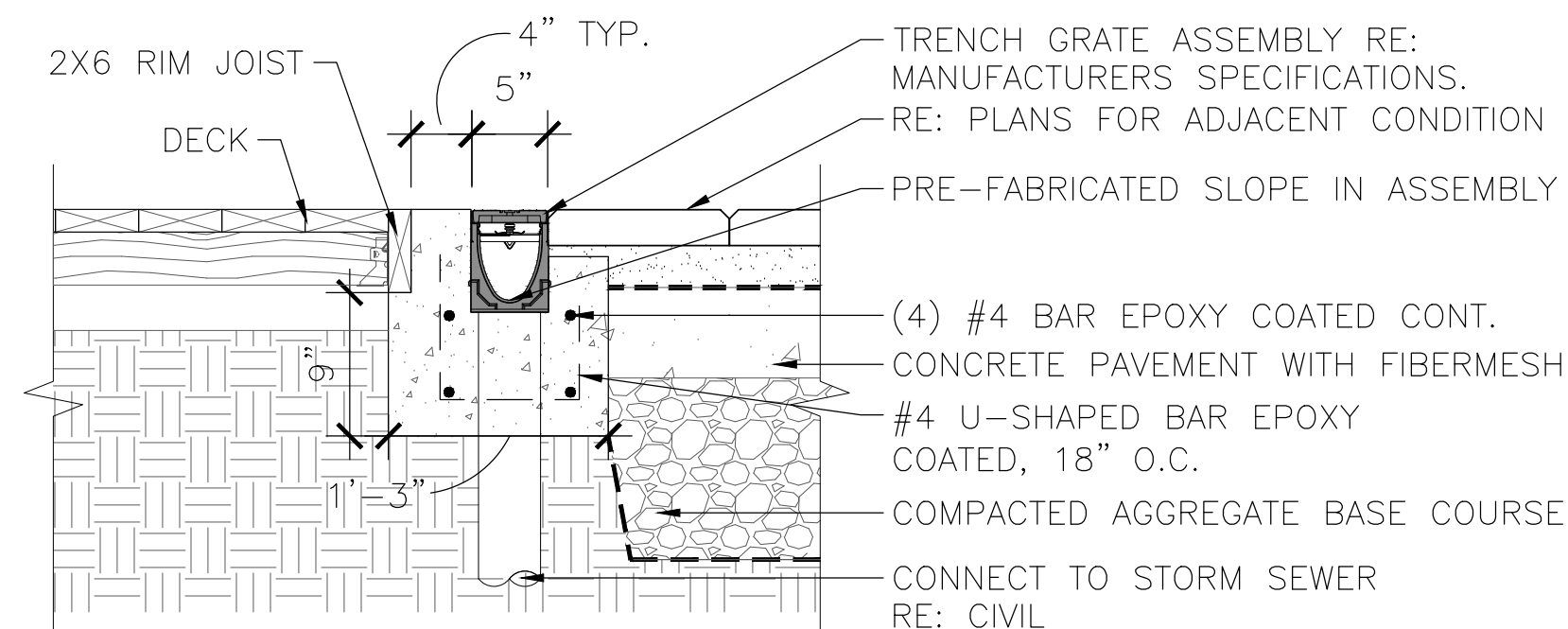
L3.0



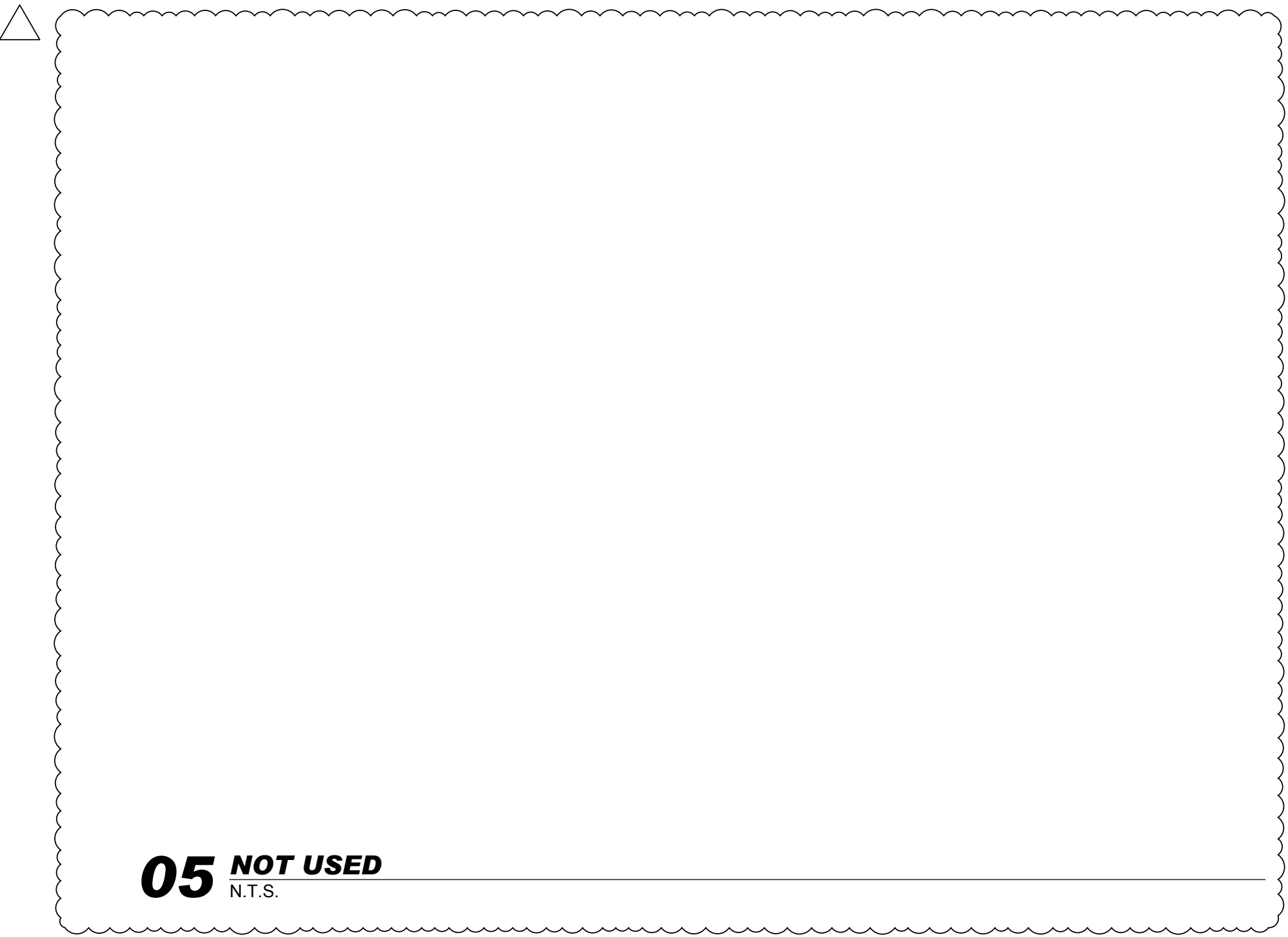
SECTION: TYPICAL

- NOTES:
1. CONTRACTOR SHALL REFERENCE SPECIFICATIONS FOR CONCRETE COLOR AND FINISH.
 2. CONTRACTOR SHALL FIELD VERIFY LENGTH AND WIDTH OF TRENCH GRATE PRIOR TO ORDERING FABRICATION.
 3. CONTRACTOR SHALL BE RESPONSIBLE FOR INSURING ACO TRENCH GRATE IS INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS.
 4. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR LAYOUT OF PRE-FABRICATED PIECES & CONNECTION POINTS TO STORM SEWER.

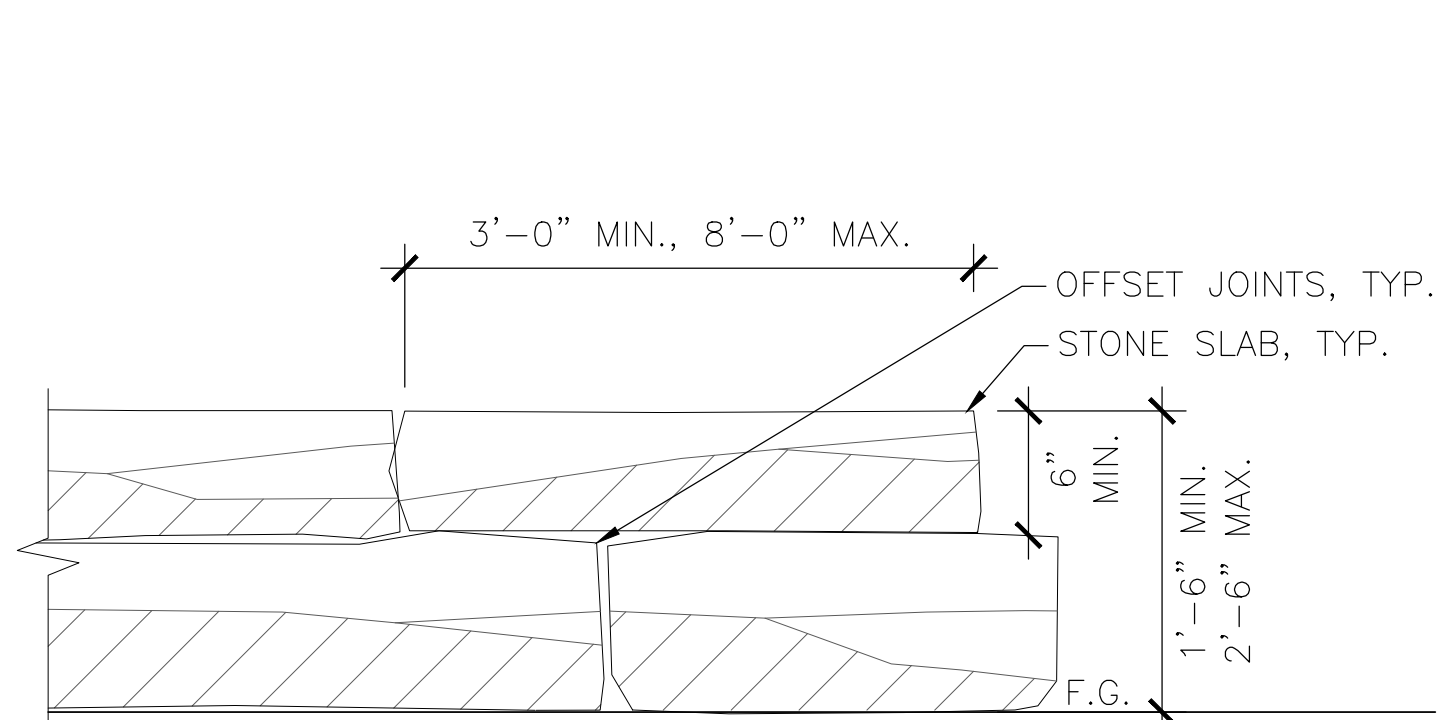
01 TRENCH GRATE
1"=1'-0"



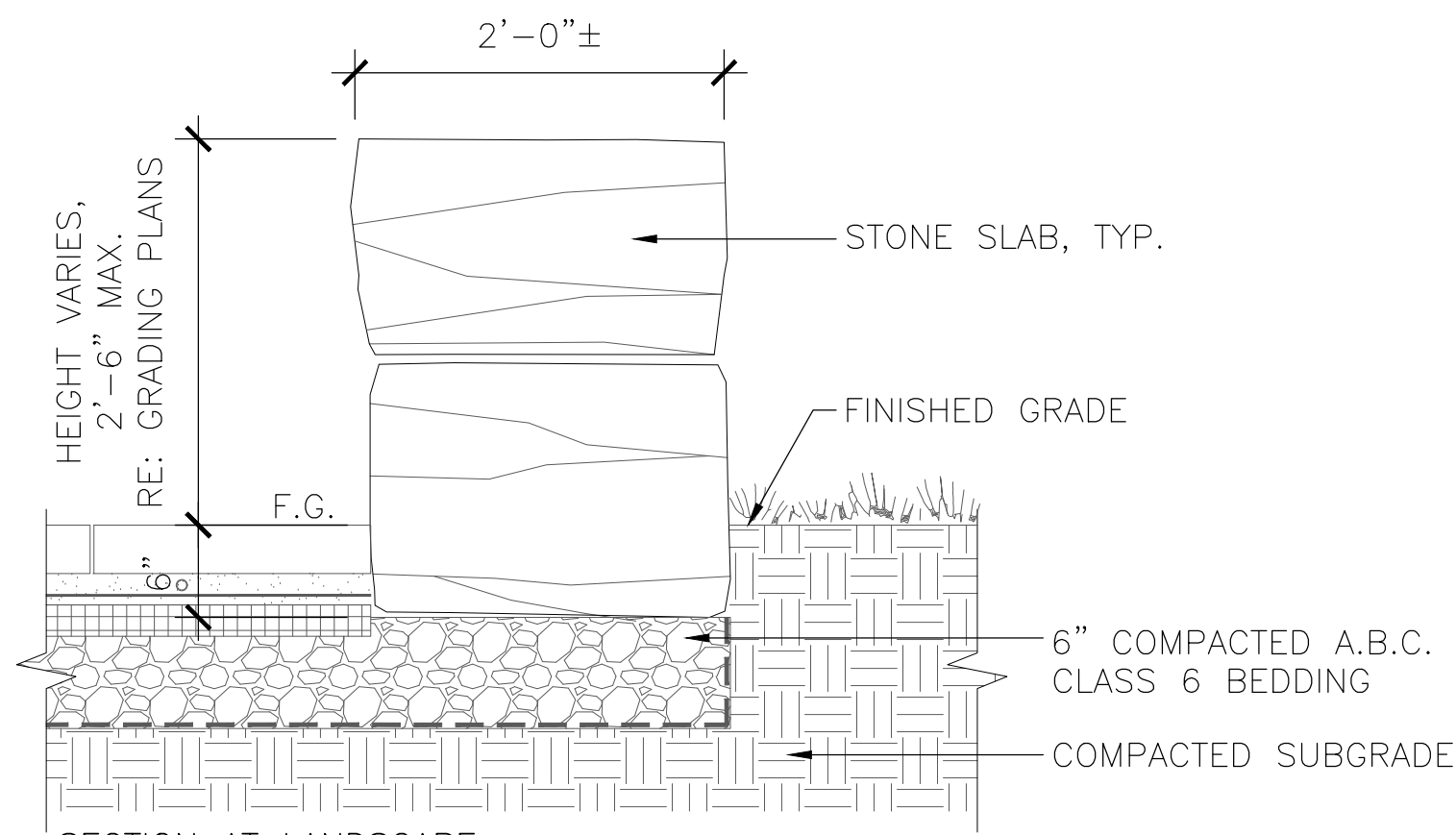
SECTION @ DECK



05 NOT USED
N.T.S.



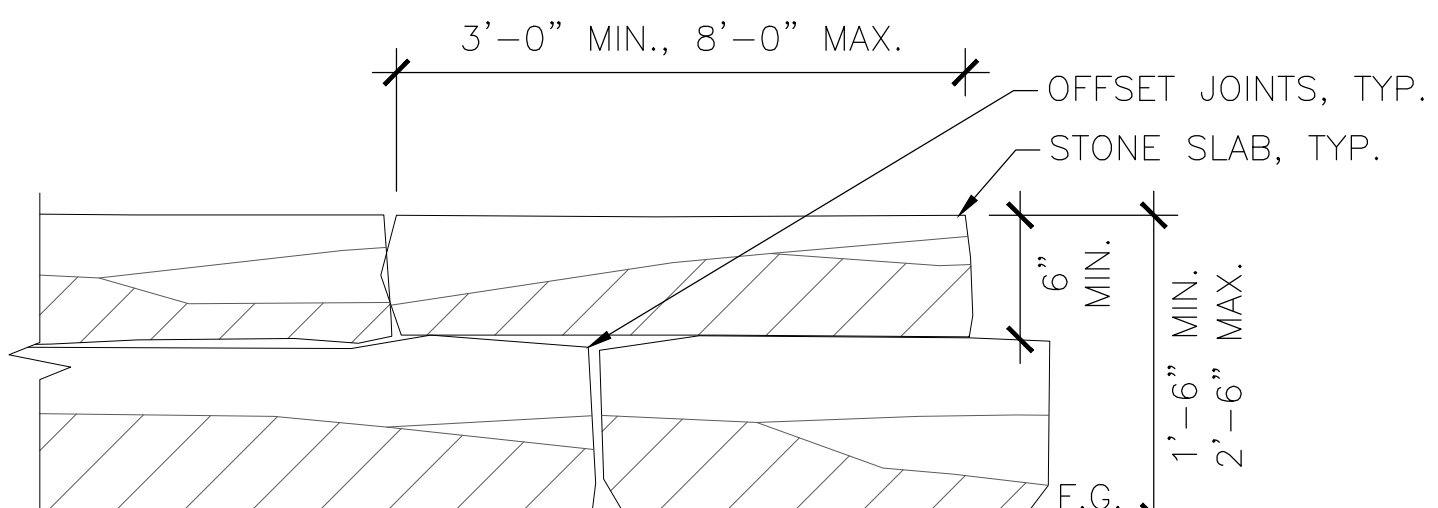
ELEVATION
1"=1'-0"



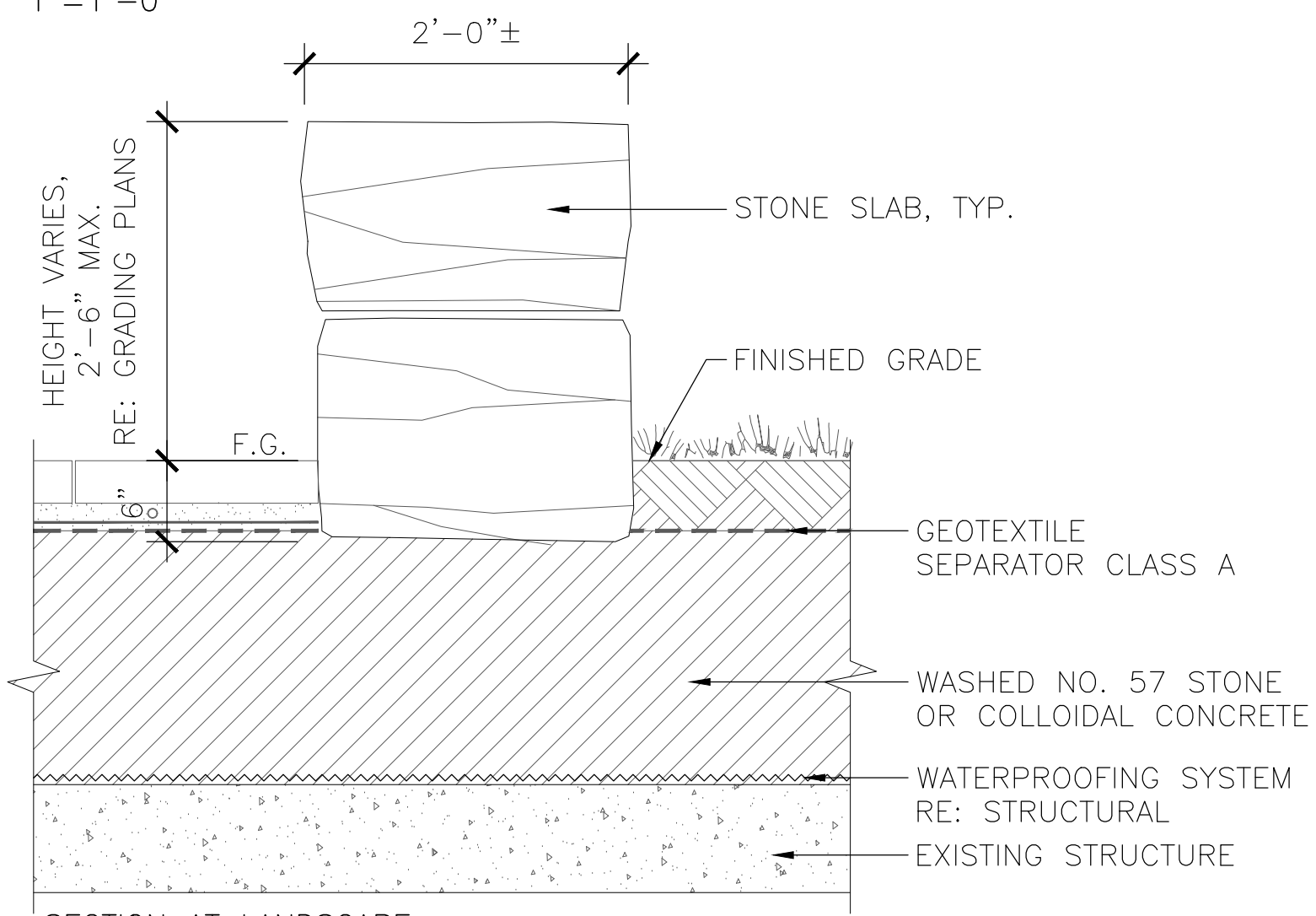
SECTION AT LANDSCAPE
1"=1'-0"

- NOTES:
1. REFERENCE SPECIFICATIONS FOR STONE TYPE, COLOR, AND STYLE.
 2. REFERENCE GRADING PLAN FOR TOP OF WALL ELEVATIONS
 3. STONE WALL SHALL AVERAGE 2'-0" IN WIDTH. CONTRACTOR SHALL FIELD VERIFY WALL WIDTHS AND HEIGHTS WITH OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
 4. CONTRACTOR SHOULD ANTICIPATE SAW CUTTING OF UP TO (3) SIDES OF STONE.

02 STACKED STONE SLAB WALL - OFF STRUCTURE
1"=1'-0"



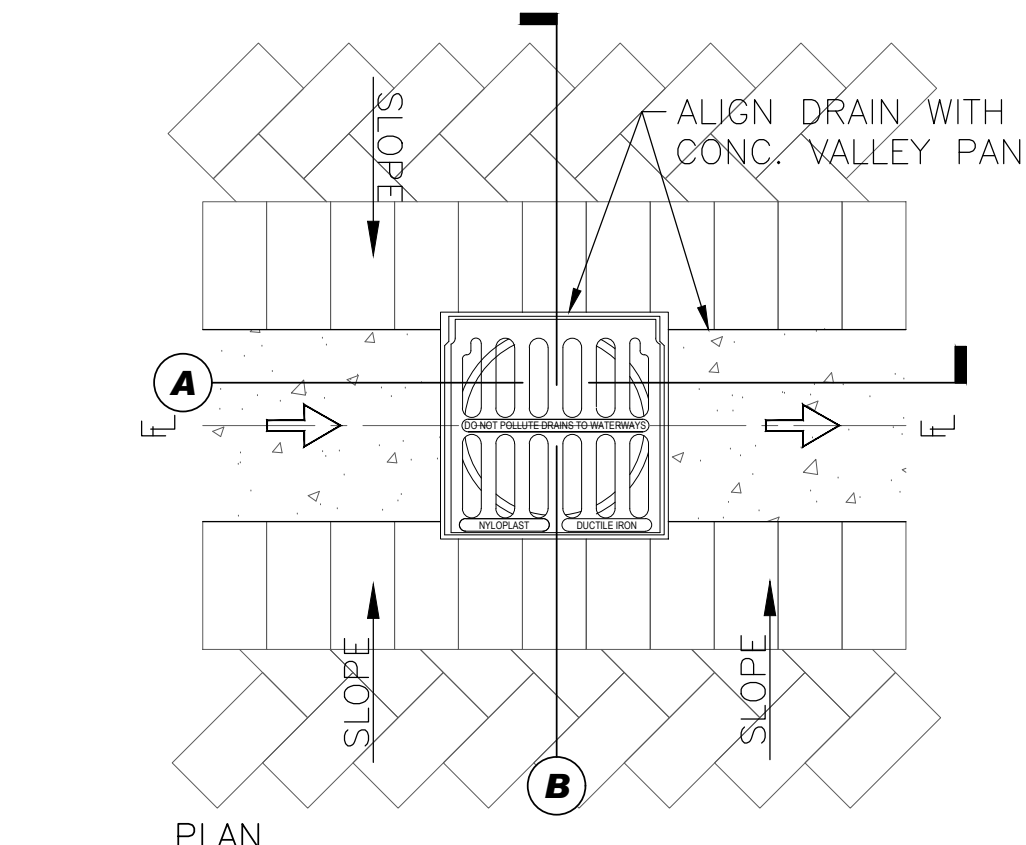
ELEVATION
1"=1'-0"



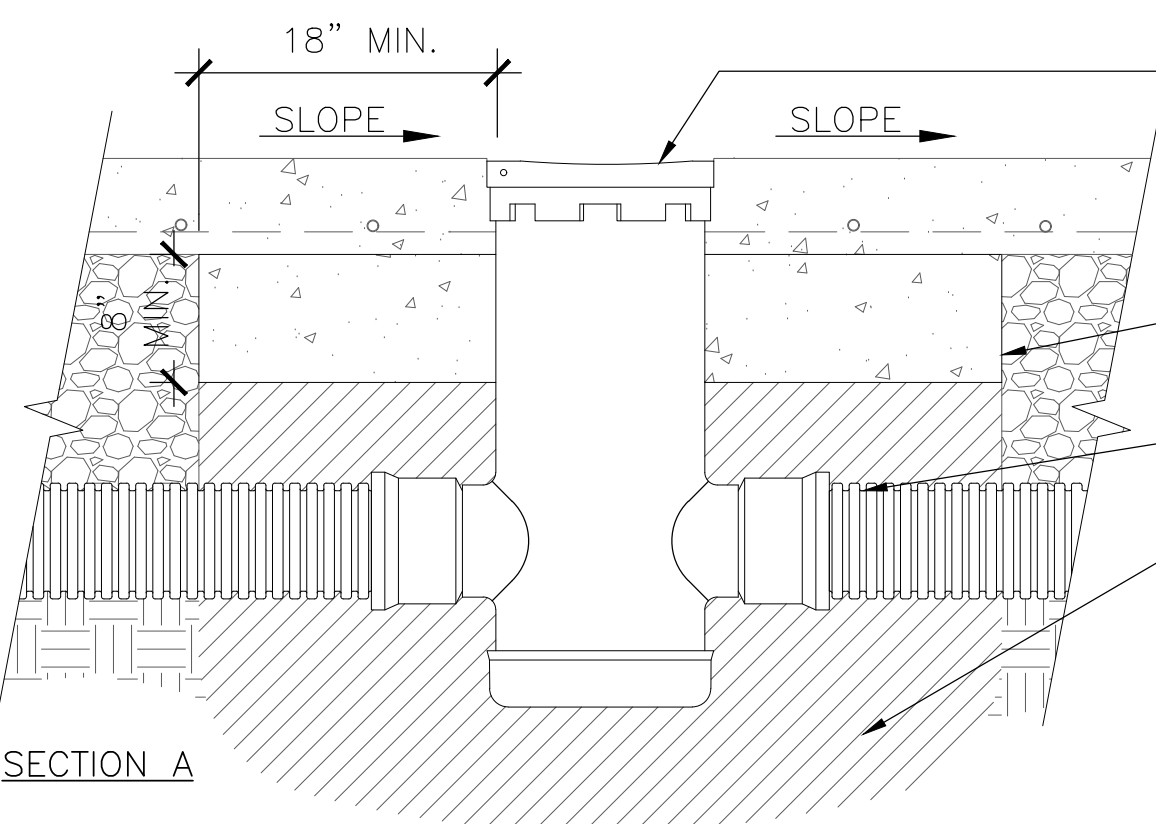
SECTION AT LANDSCAPE
1"=1'-0"

- NOTES:
1. REFERENCE SPECIFICATIONS FOR STONE TYPE, COLOR, AND STYLE.
 2. REFERENCE GRADING PLAN FOR TOP OF WALL ELEVATIONS
 3. STONE WALL SHALL AVERAGE 2'-0" IN WIDTH. CONTRACTOR SHALL FIELD VERIFY WALL WIDTHS AND HEIGHTS WITH OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
 4. CONTRACTOR SHOULD ANTICIPATE SAW CUTTING OF UP TO (3) SIDES OF STONE.

04 STACKED STONE SLAB WALL - ON STRUCTURE
1"=1'-0"



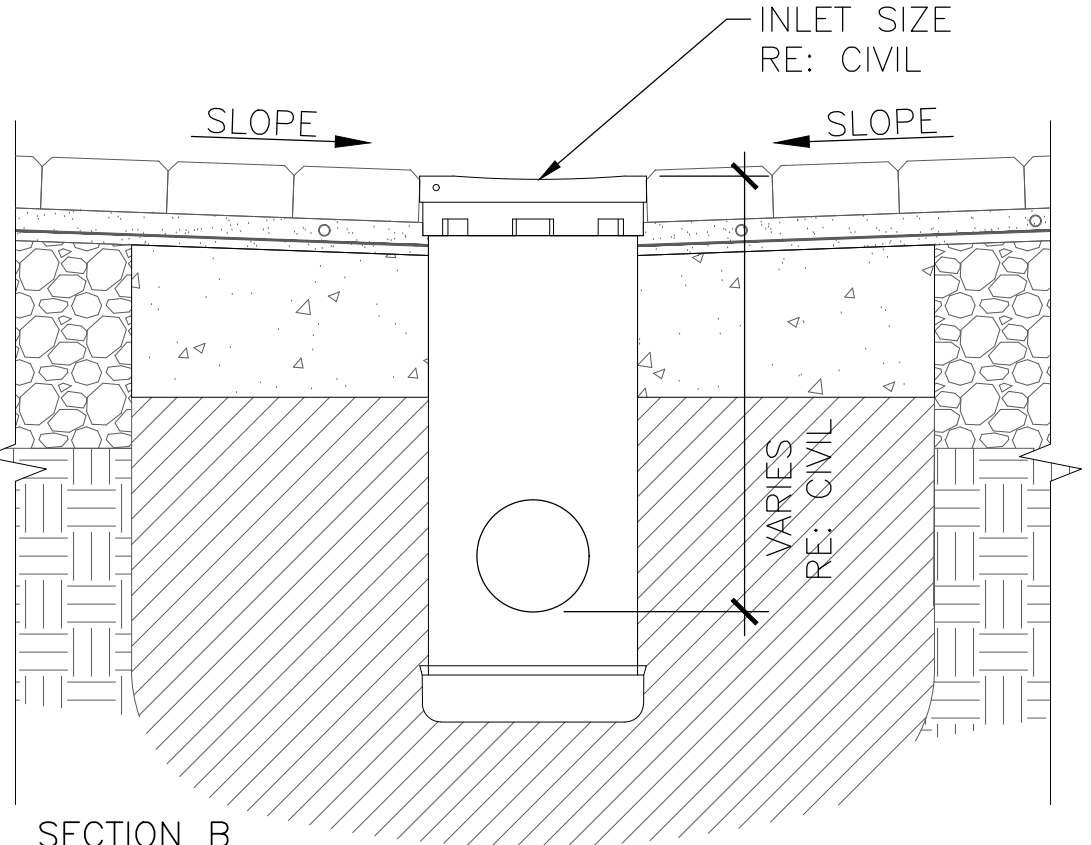
PLAN



SECTION A

- NOTE:
1. CONTRACTOR SHALL INSTALL IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS.
 2. CONTRACTOR SHALL FIELD VERIFY ALL LOCATIONS OF AREA DRAINS WITH OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.

06 AREA DRAIN
1"=1'-0"



SECTION B

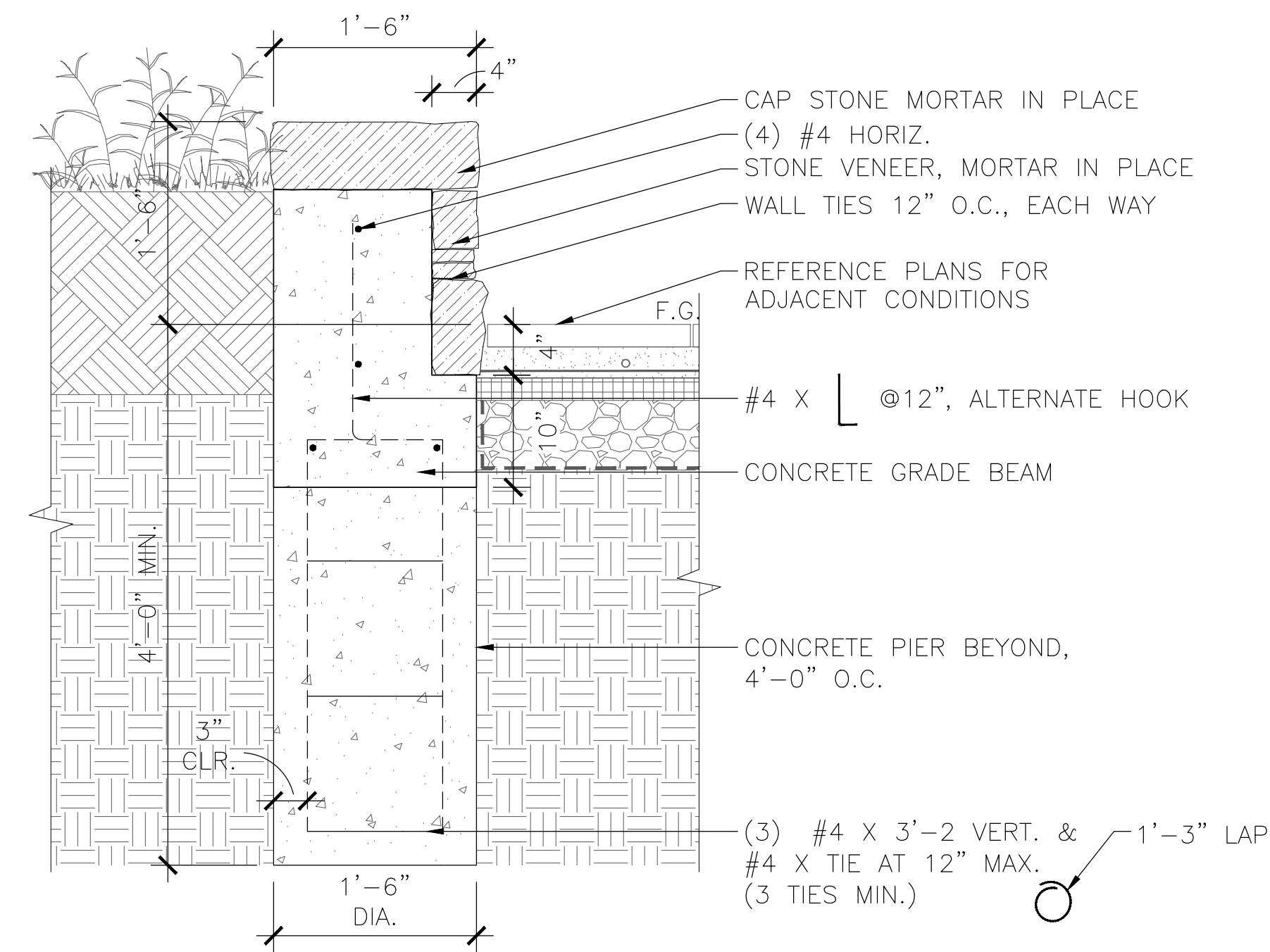
- INLET SIZE RE: CIVIL
- VARIES RE: CIVIL
- THE BACKFILL MATERIAL SHALL BE CRUSHED STONE OR OTHER GRANULAR MATERIAL MEETING THE REQUIREMENTS OF CLASS II MATERIAL AS DEFINED IN ASTM D2321. BEDDING & BACKFILL FOR SURFACE DRAINAGE INLETS SHALL BE PLACED & COMPACTED UNIFORMLY IN ACCORDANCE WITH ASTM D2321.

WATERPROOFING / RENOVATION - PHASE 2
TORIAN PLUM PARKING STRUCTURE
STEAMBOAT SPRINGS, CO

Date	10.22.18
Drawn By	BP
Reviewed by	JC
Job No.	16021.01

Name	Date
ADDENDUM 4	01/19/18
BLDG DEPT #1	03/06/18

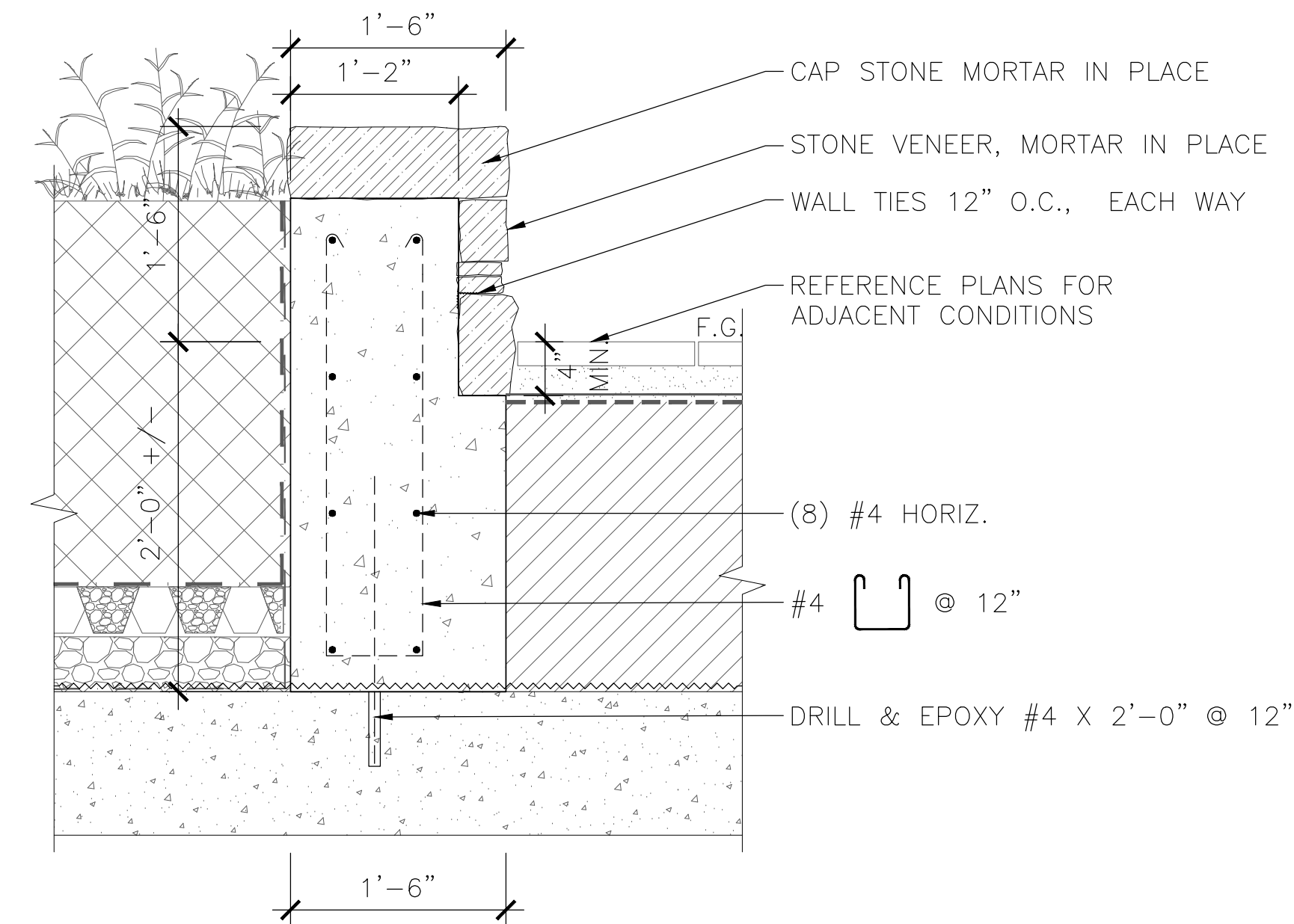
Issue:
100% Construction Documents
Sheet Title:
Site Details



STONE VENEER PLANTER WALL — OFF STRUCTURE
1"=1'-0"

- NOTES:
1. REFERENCE SPECIFICATIONS FOR STONE TYPE, COLOR, AND STYLE.
 2. STONE SHALL BE SET IN MORTAR, NO MORTAR SHALL BE VISIBLE, JOINTS SHALL BE 1/2" MAX., DEEP RAKE MORTAR ALL JOINTS
 3. REFERENCE GRADING PLAN FOR TOP OF WALL ELEVATIONS. CONTRACTOR SHALL VERIFY WALL HEIGHTS WITH OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.

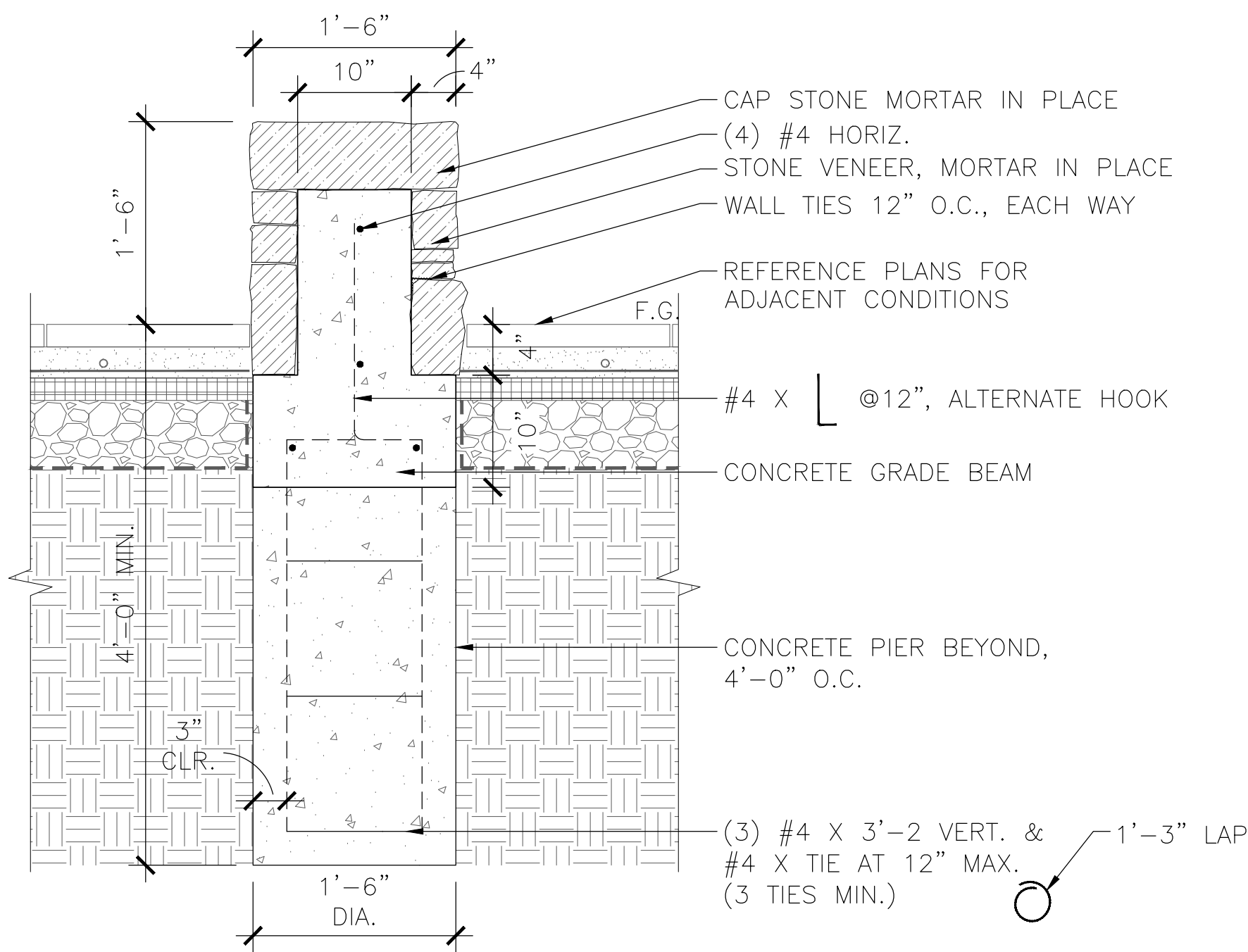
01 STONE VENEER PLANTER WALL - OFF STRUCTURE



STONE VENEER PLANTER WALL — ON STRUCTURE
1"=1'-0"

- NOTES:
1. REFERENCE SPECIFICATIONS FOR STONE TYPE, COLOR, AND STYLE.
 2. STONE SHALL BE SET IN MORTAR, NO MORTAR SHALL BE VISIBLE, JOINTS SHALL BE 1/2" MAX., DEEP RAKE MORTAR ALL JOINTS
 3. REFERENCE GRADING PLAN FOR TOP OF WALL ELEVATIONS. CONTRACTOR SHALL VERIFY WALL HEIGHTS WITH OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.

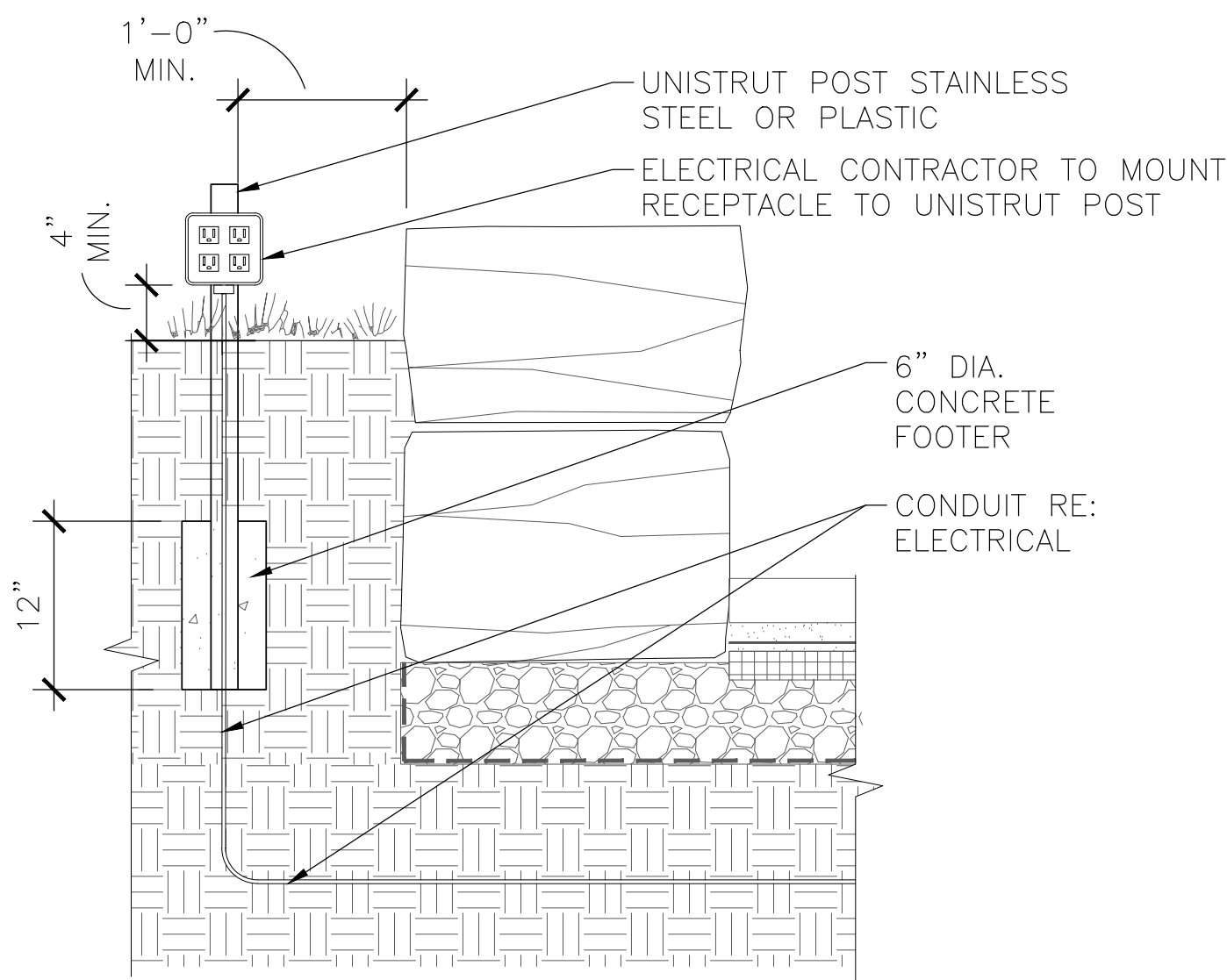
02 STONE VENEER PLANTER WALL - ON STRUCTURE



STONE VENEER WALL — OFF STRUCTURE @ PAVERS
1"=1'-0"

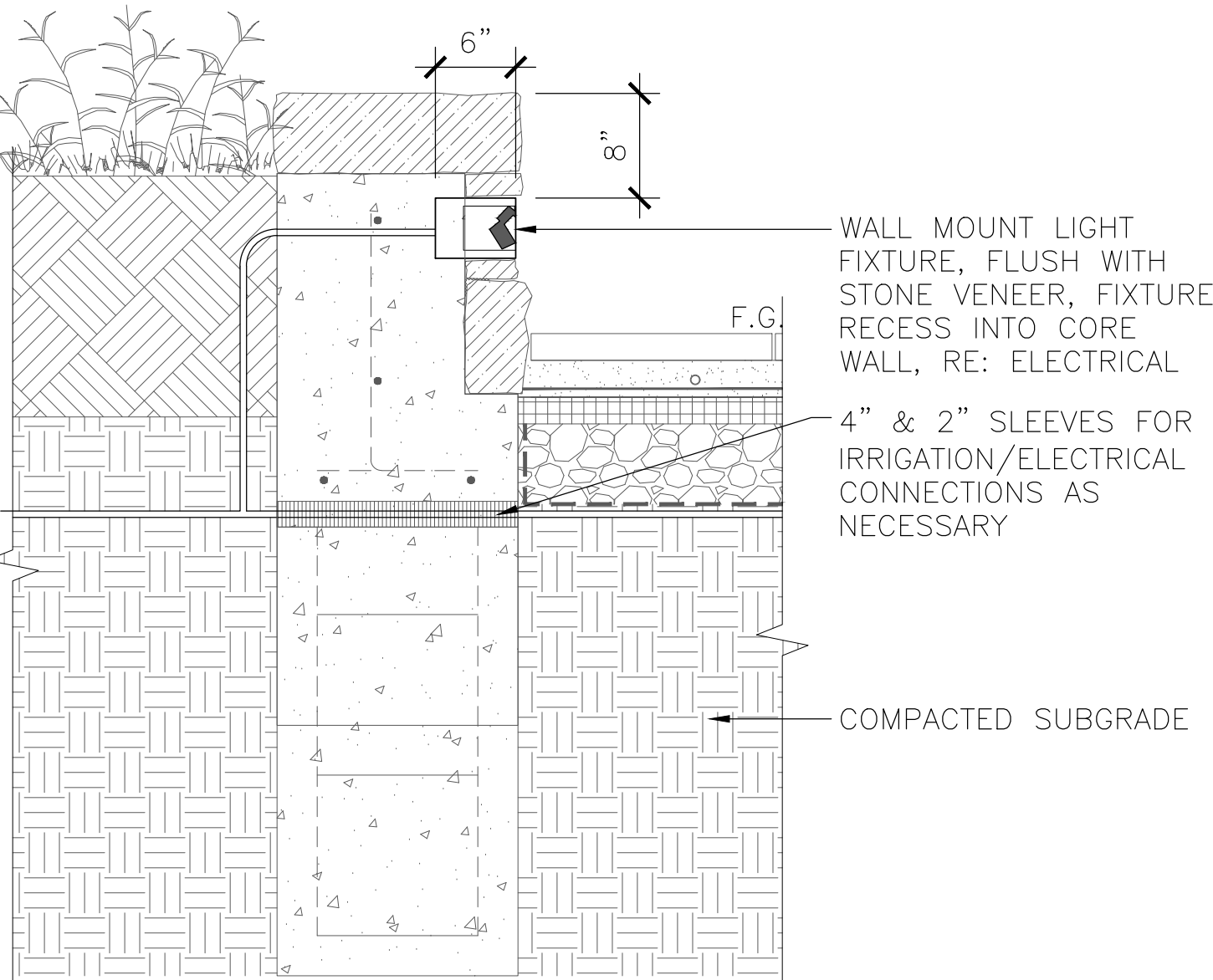
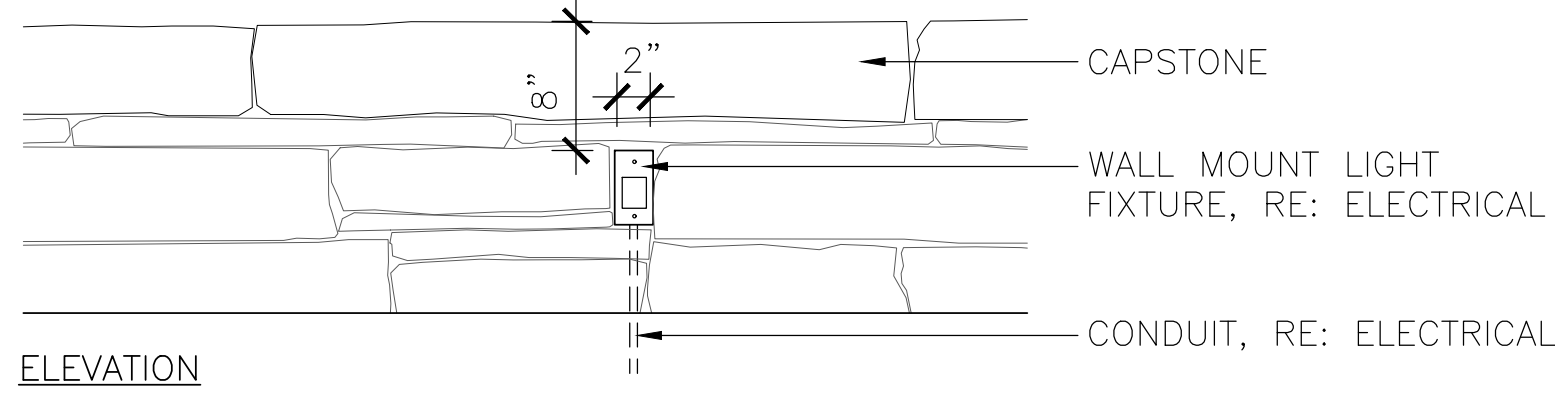
- NOTES:
1. REFERENCE SPECIFICATIONS FOR STONE TYPE, COLOR, AND STYLE.
 2. STONE SHALL BE SET IN MORTAR, NO MORTAR SHALL BE VISIBLE, JOINTS SHALL BE 1/2" MAX., DEEP RAKE MORTAR ALL JOINTS
 3. REFERENCE GRADING PLAN FOR TOP OF WALL ELEVATIONS. CONTRACTOR SHALL VERIFY WALL HEIGHTS WITH OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.

03 STONE VENEER WALL - OFF STRUCTURE

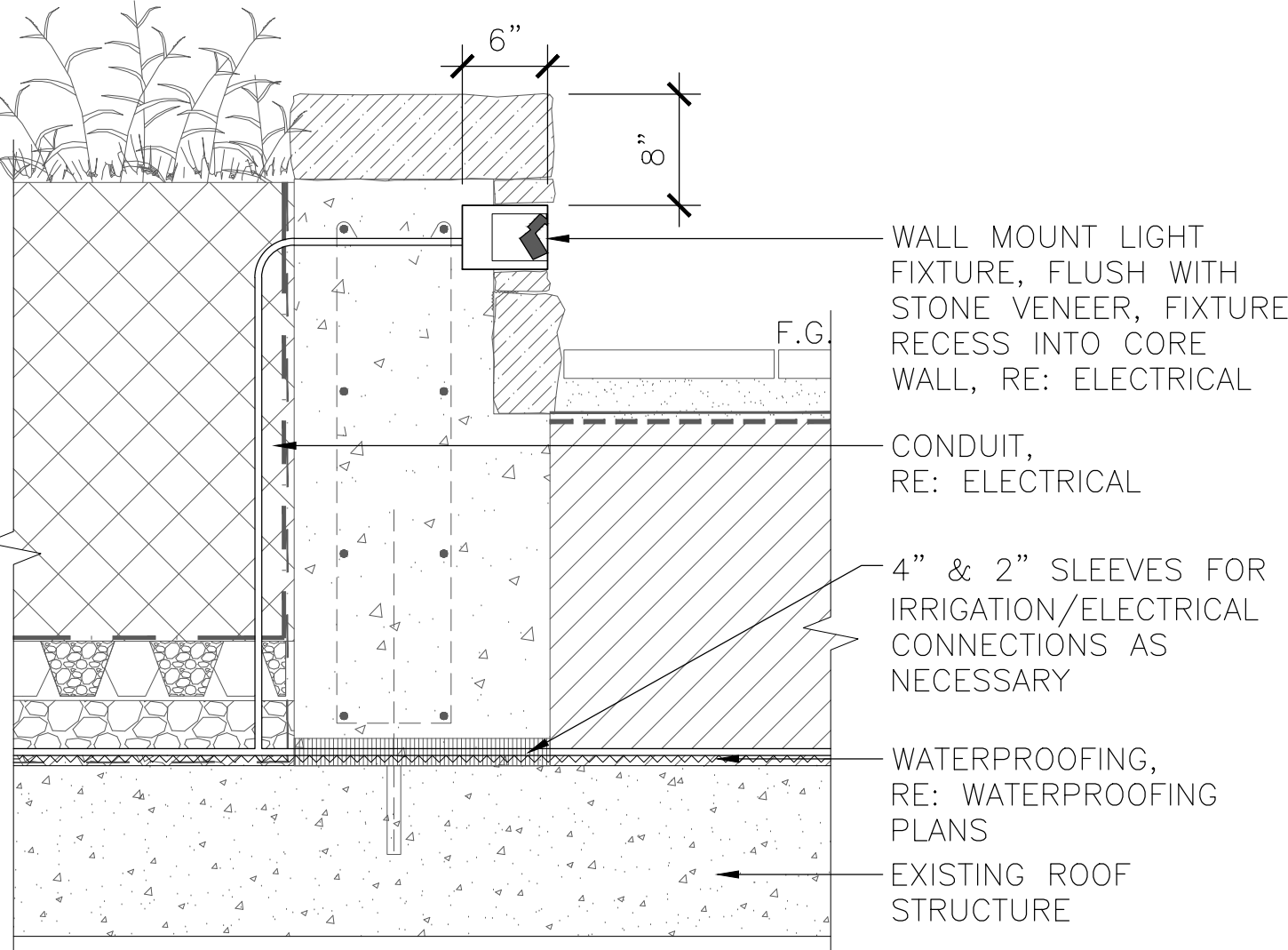


- NOTE:
1. REFERENCE ELECTRICAL DRAWINGS AND SPECIFICATIONS FOR ADDITIONAL INFORMATION.

04 EVENT RECEPACLE



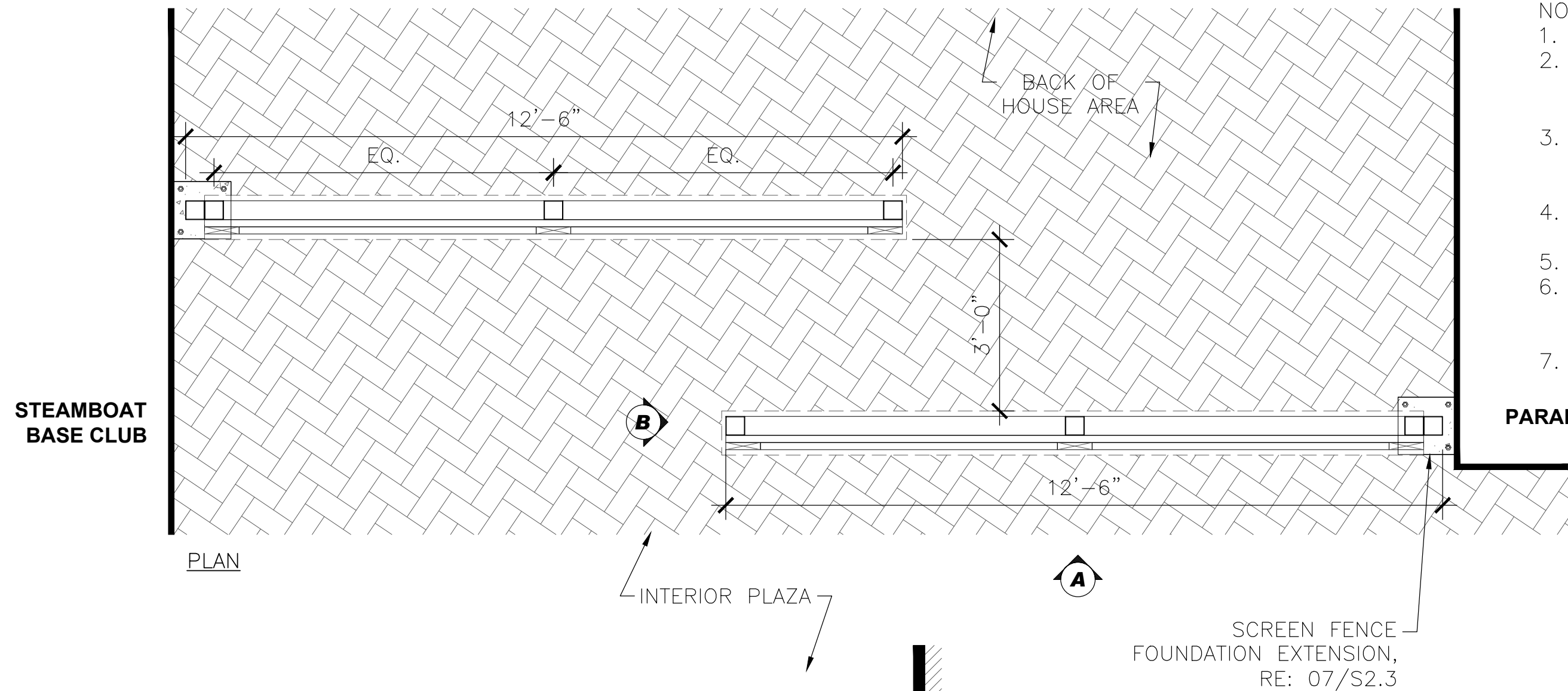
STONE VENEER WALL LIGHT — OFF STRUCTURE
1"=1'-0"



STONE VENEER WALL LIGHT — ON STRUCTURE
1"=1'-0"

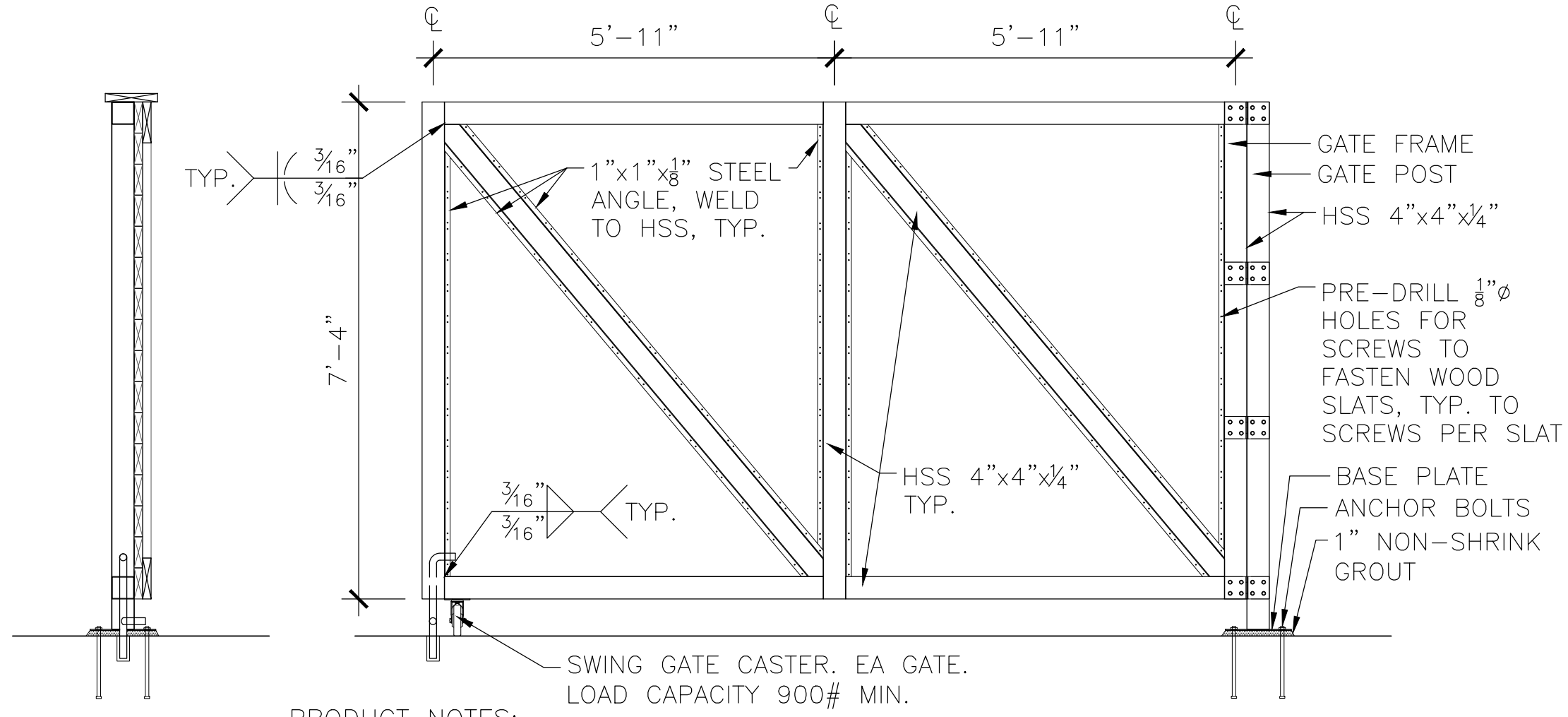
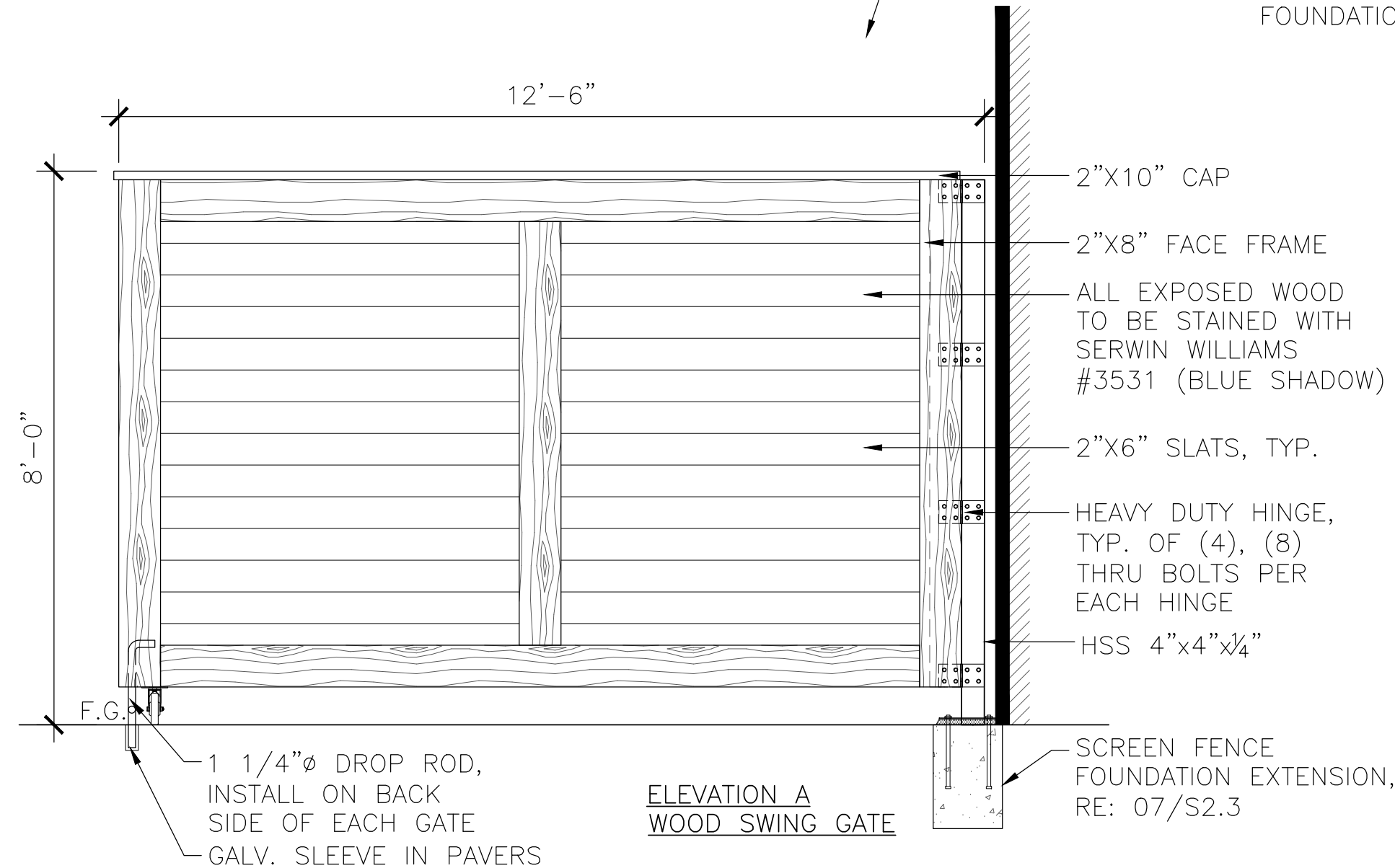
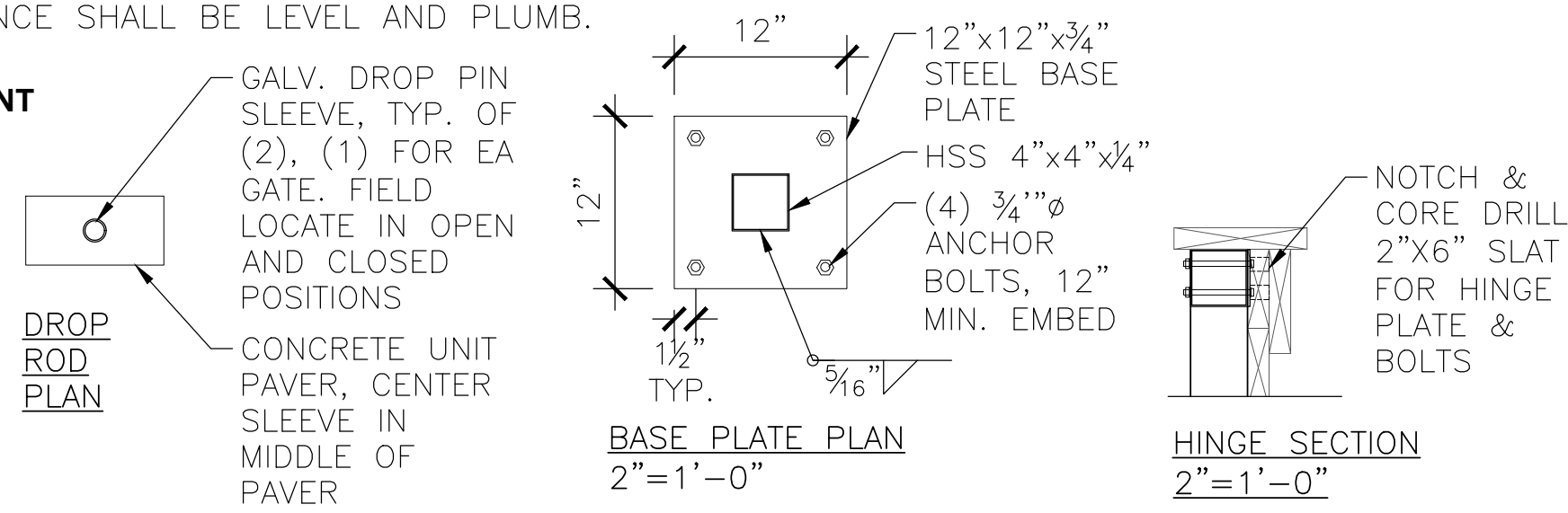
- NOTES:
1. CONTRACTOR SHALL INSTALL LIGHT IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS.
 2. CONTRACTOR SHALL FIELD VERIFY LOCATIONS OF LIGHT FIXTURES WITH DESIGNER/ENGINEER PRIOR TO CONSTRUCTION.

05 STONE VENEER WALL LIGHT



NOTES:

1. REFERENCE SPECIFICATIONS FOR METAL TYPE & FINISH.
2. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS OF RAILINGS & WELDS FOR APPROVAL BY OWNER'S REP. PRIOR TO CONSTRUCTION. DESIGN OF CONNECTIONS & WELDS BY FABRICATOR, UNLESS OTHERWISE NOTED.
3. DRAWINGS TO REFLECT DESIGN INTENT. CONTRACTOR SHALL DEVELOP PROPOSED FABRICATION UNIT SECTIONS AND INTERFACING CONNECTION, AND PROVIDE ALL NECESSARY ACCESSORIES, ATTACHMENTS, & WELDS.
4. ALL FENCING SHALL BE CONSTRUCTED IN ACCORDANCE WITH ALL APPLICABLE CODES AND STANDARDS.
5. CONTRACTOR SHALL GRIND AND SMOOTH EDGES TO MINIMIZE BURRS AND POINTS.
6. CONTRACTOR TO COORDINATE WITH OWNERS REPRESENTATIVE STEEL EMBEDMENT PLATE LOCATIONS PRIOR TO ANY CONCRETE POURING RELEVANT TO FENCING LOCATIONS.
7. FENCE SHALL BE LEVEL AND PLUMB.



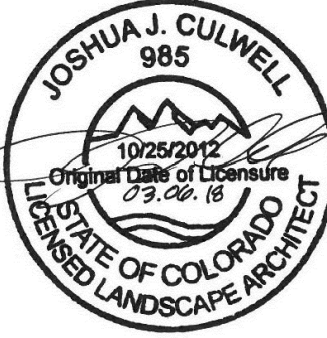
PRODUCT NOTES:

1. WOOD TO BE FASTENED TO STEEL WITH GALVANIZED SCREWS.
2. WOOD TO BE ALASKAN CEDAR PLANKS OR EQUIVALENT.
3. STEEL FRAME FINISH TO BE WEATHERED STEEL.
4. HINGES TO BE HEAVY DUTY MIN 250 LBS (ALLOWABLE) CAPACITY PER HINGE.

01 SCREEN FENCING
1/2"=1'-0"

w e n k

ASSOCIATES
PLANNERS &
LANDSCAPE
ARCHITECTS
303.828.0003



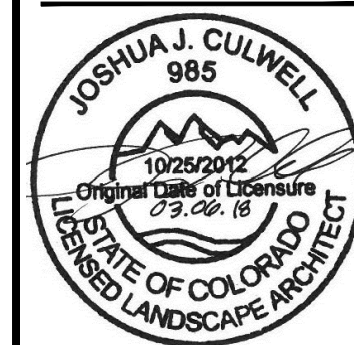
WATERPROOFING / RENOVATION - PHASE 2 TORIAN PLUM PARKING STRUCTURE STEAMBOAT SPRINGS, CO

Date 10.22.18
Drawn By BP
Reviewed by JC
Job No. 16021.01

Revisions
Name Date
ADDENDUM 4 01/19/18
BLDG DEPT #1 03/06/18

Issue:
100% Construction Documents
Sheet Title:
Site Details

Sheet Number
L3.3



WATERPROOFING / RENOVATION - PHASE 2

TORIAN PLUM PARKING STRUCTURE

STEAMBOAT SPRINGS, CO

Date 10.22.18
 Drawn By BB
 Reviewed by JC
 Job No. 16021.0

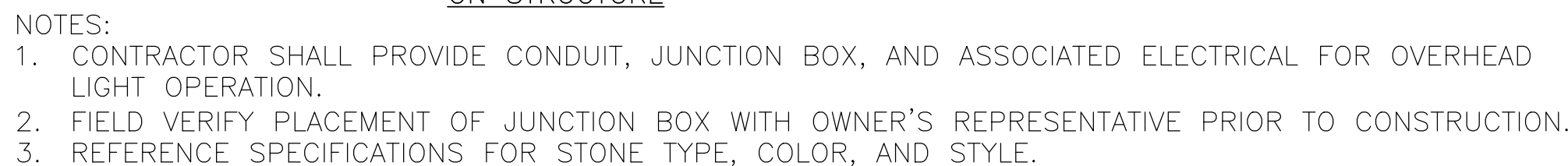
Revisions	
Name	Date
ADDENDUM A	01/05/18
ADDENDUM 4	01/19/18
△ BLDG DEPT #1	03/06/18

Issue:
100% Construction Document

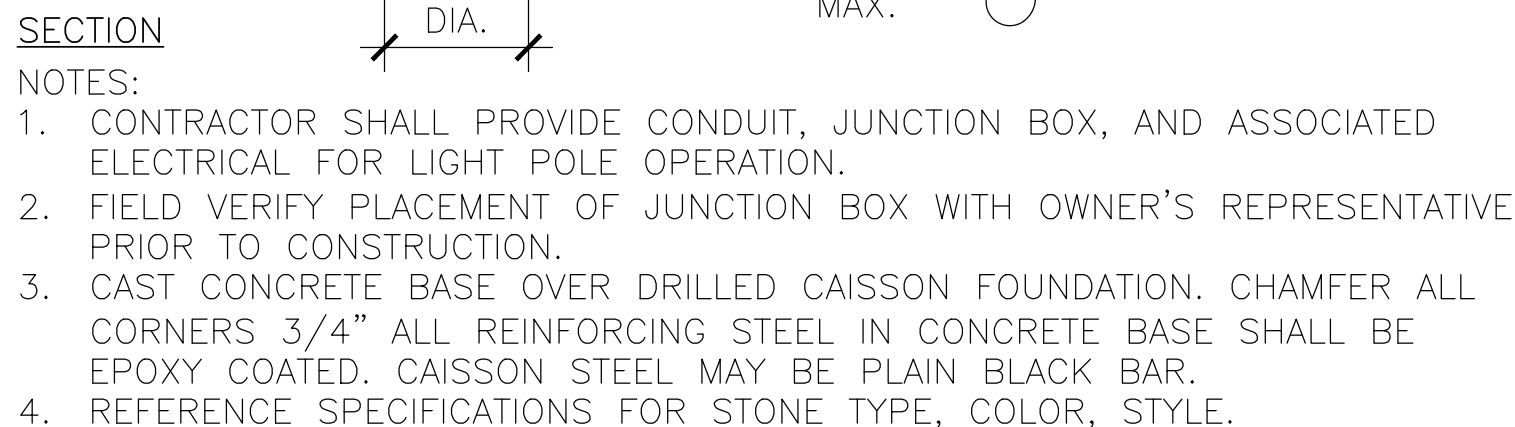
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Site Details

Sheet Number

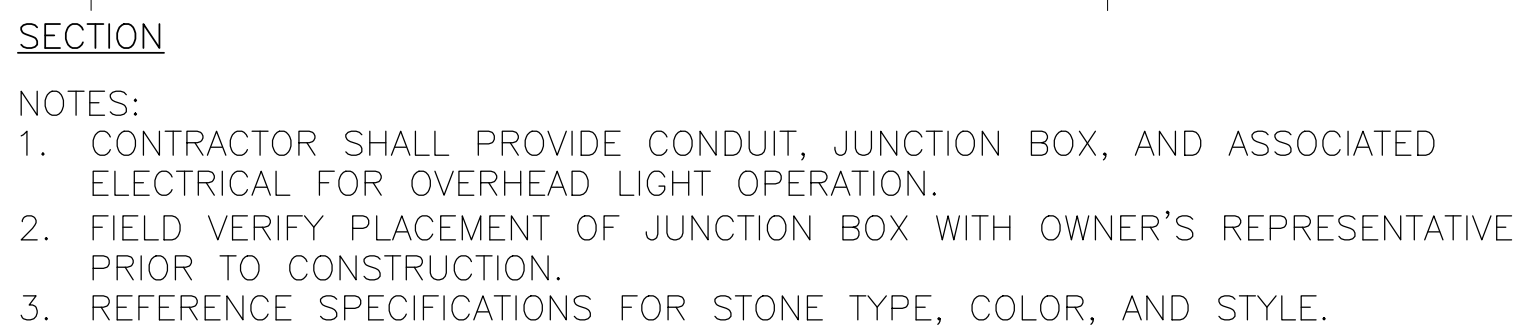
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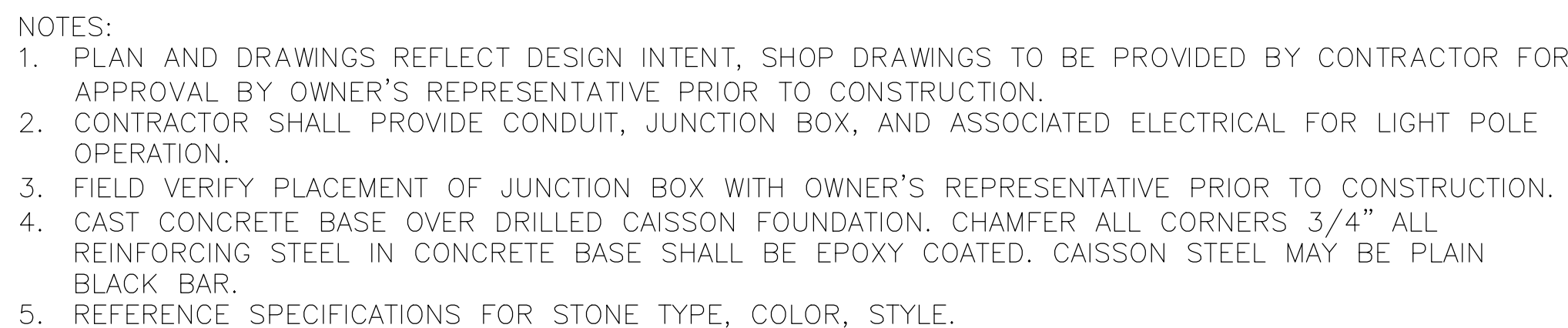
03 1/2"=1'-0"



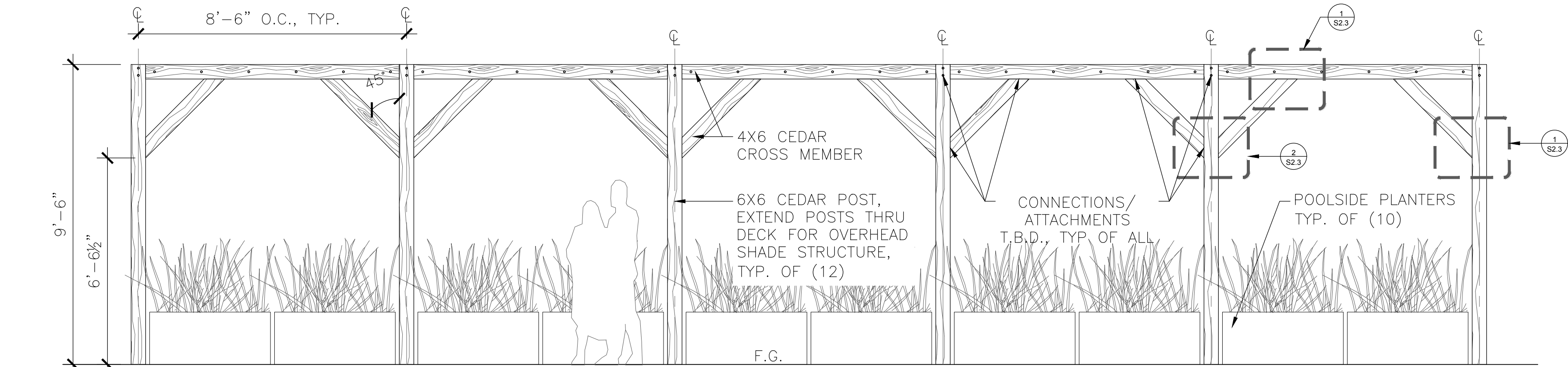
02 $\frac{1/2''=1'-0''}{1/2''=1'-0''}$



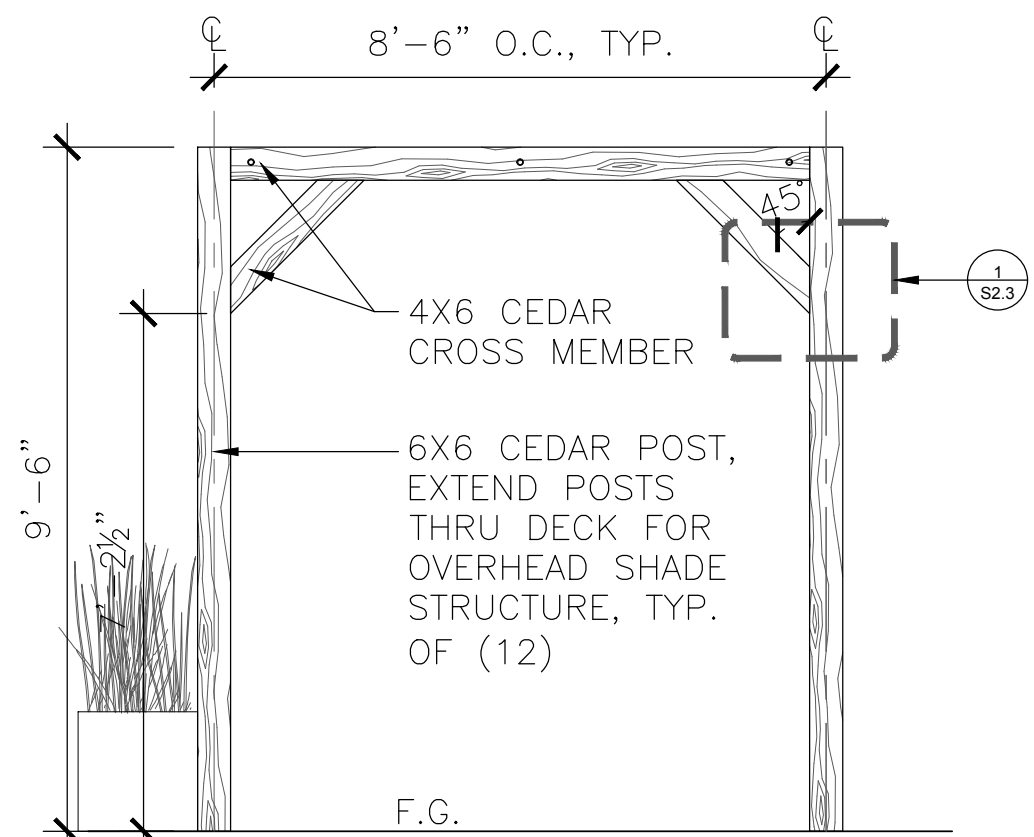
04 1/2"=1'-0"



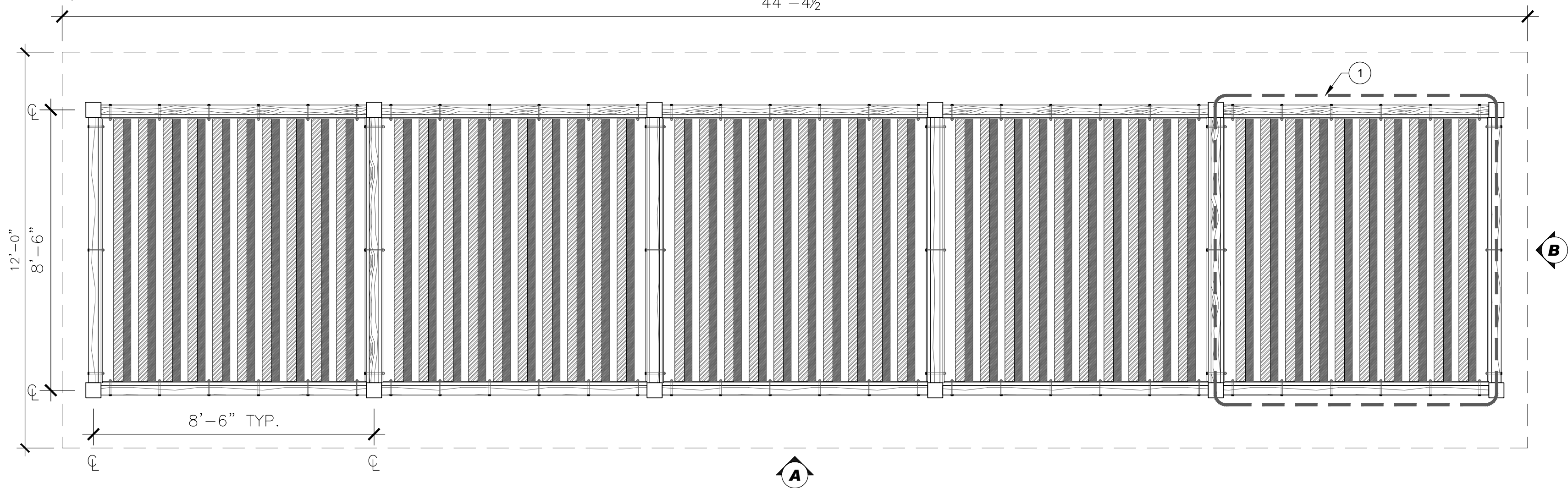
05 $\frac{1/2''=1'-0''}{}$



ELEVATION A - SHADE STRUCTURE
3/8"=1'-0"

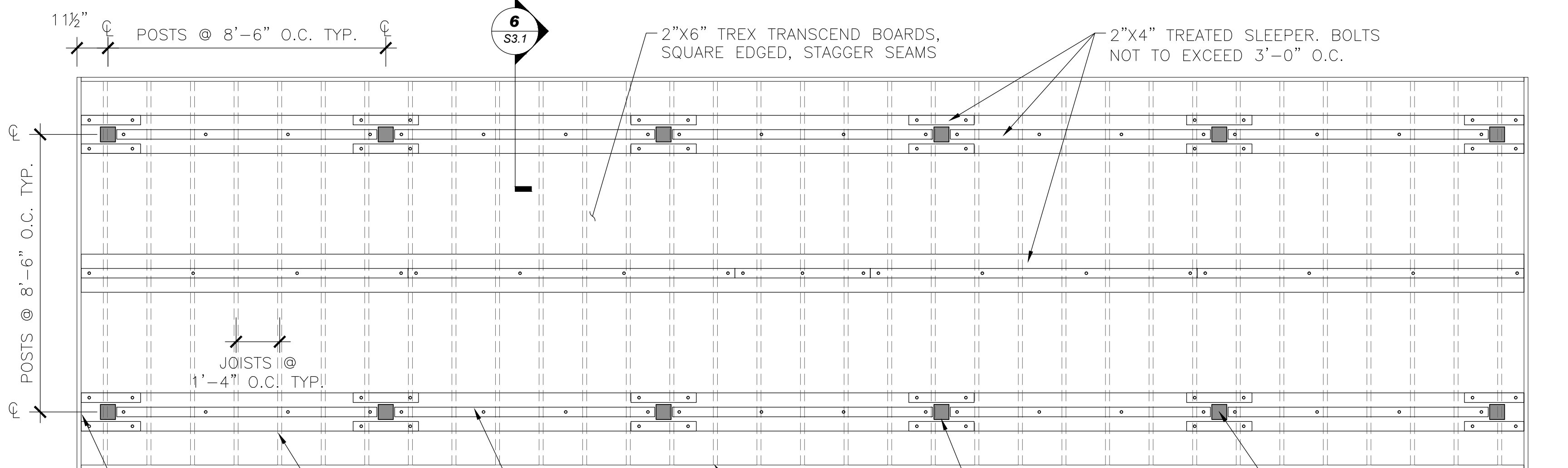


ELEVATION B - SHADE STRUCTURE
3/8"=1'-0"



OVERHEAD SHADE STRUCTURE PLAN
3/8"=1'-0"

DESIGN INTENT, SHOP DRAWINGS
TO BE PROVIDED BY CONTRACTOR.



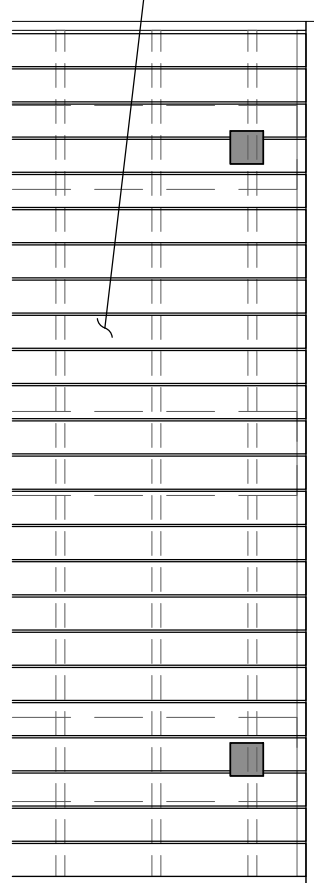
FRAMING PLAN
3/8"=1'-0"

NOTES:

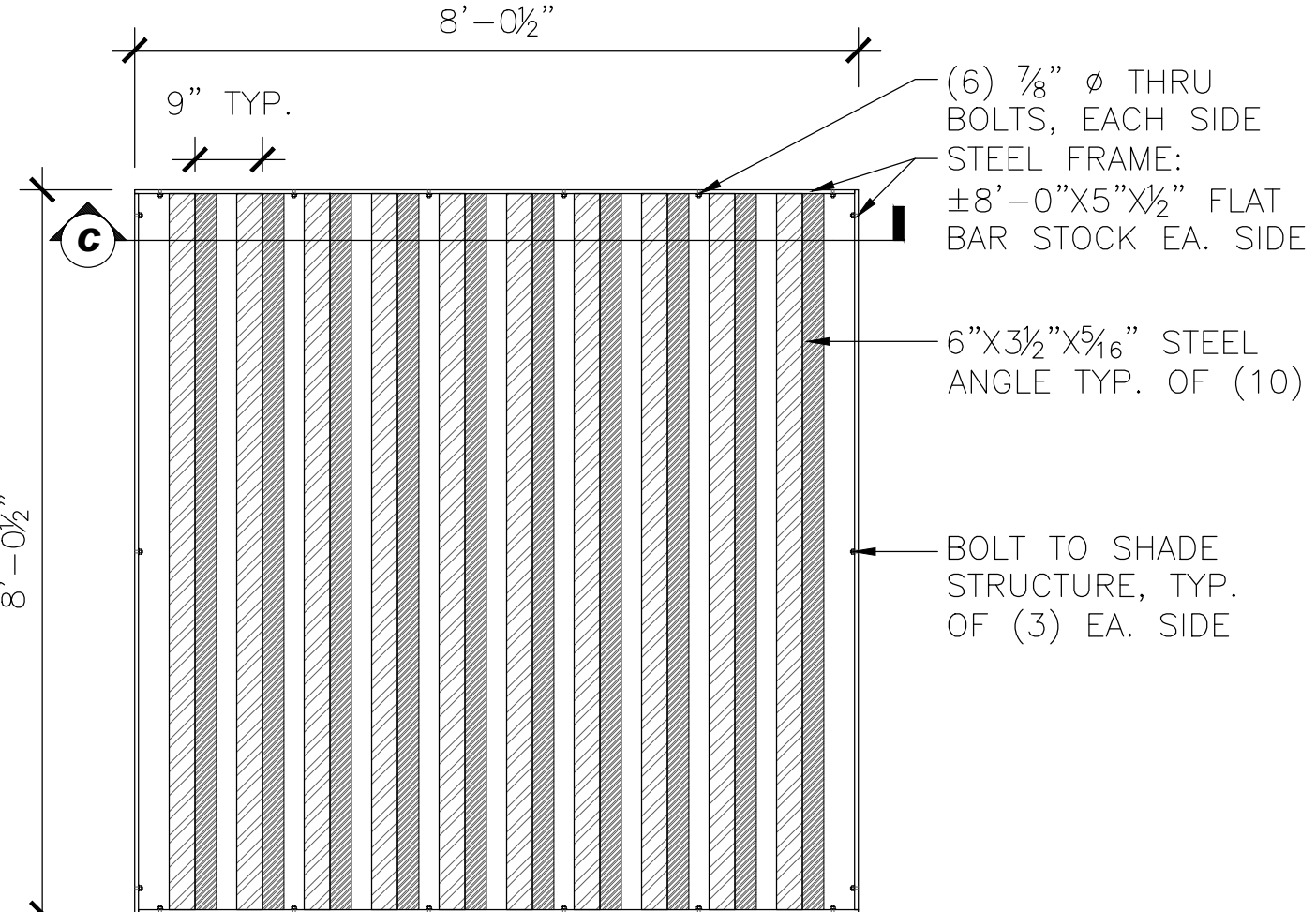
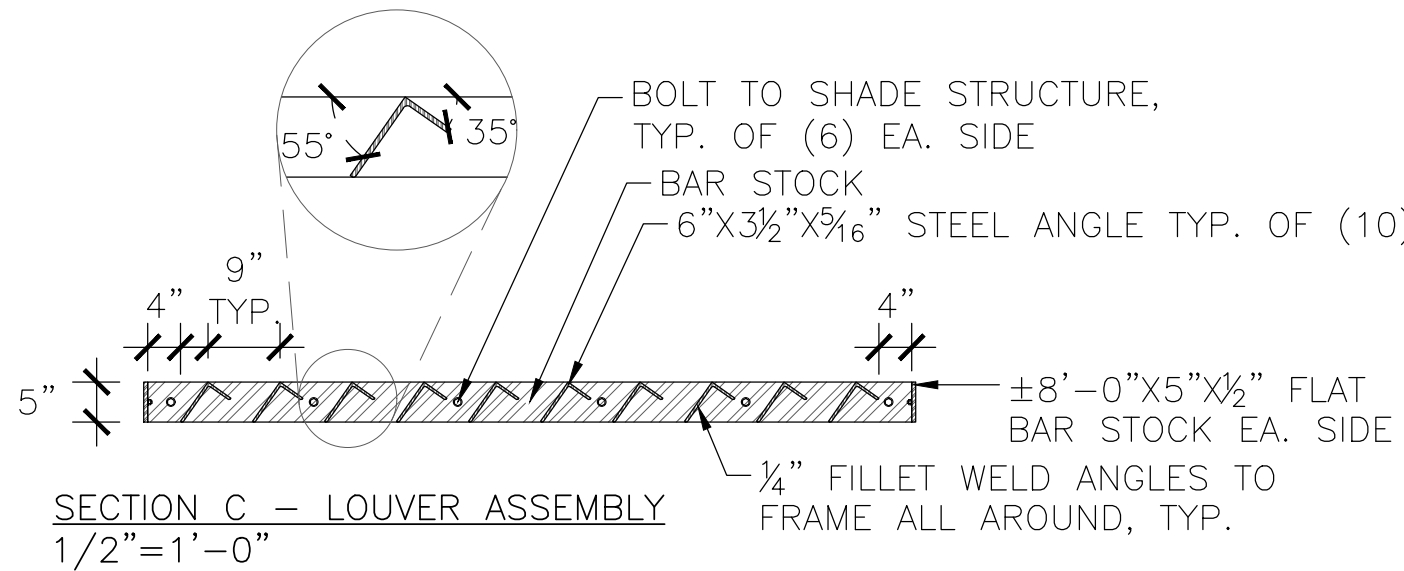
1. PLAN AND DRAWINGS REFLECT DESIGN INTENT, SHOP DRAWINGS TO BE PROVIDED BY CONTRACTOR FOR APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
2. CONTRACTOR IS RESPONSIBLE FOR STRUCTURAL INTEGRITY OF OVERHEAD SHADE STRUCTURE AND DECK COMPONENTS (INCLUDING BUT NOT LIMITED TO) POSTS, BEAMS, RAFTERS, HEADERS, JOISTS, RAILS, DECKING, FASTENERS, HARDWARE, AND FOOTINGS.
3. ALL VISIBLE DECKING IS TO BE TREX TRANSCEND.
4. APPLY STAIN (SHERWIN WILLIAMS #3531 BLUE SHADOW) TO WOOD OVERHEAD SHADE STRUCTURE. PRIOR TO CONSTRUCTION CONTRACTOR TO SUBMIT STAIN TO OWNER'S REPRESENTATIVE FOR APPROVAL.

CHARACTER IMAGERY

2"x6" TREX
TRANSCEND BOARDS,
SQUARE EDGED,
STAGGER SEAMS



DECKING PLAN
3/8"=1'-0"



PLAN 1 - LOUVER ASSEMBLY
1/2"=1'-0"

w e n k

ASSOCIATES
PLANNERS &
LANDSCAPE
ARCHITECTS
303.828.0003



WATERPROOFING / RENOVATION - PHASE 2
TORIAN PLUM PARKING STRUCTURE

STEAMBOAT SPRINGS, CO

Date 10.22.18
Drawn By BP
Reviewed by JC
Job No. 16021.01

Revisions
Name Date
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100% Construction Documents
Sheet Title:
Site Details

Sheet Number

L3.5



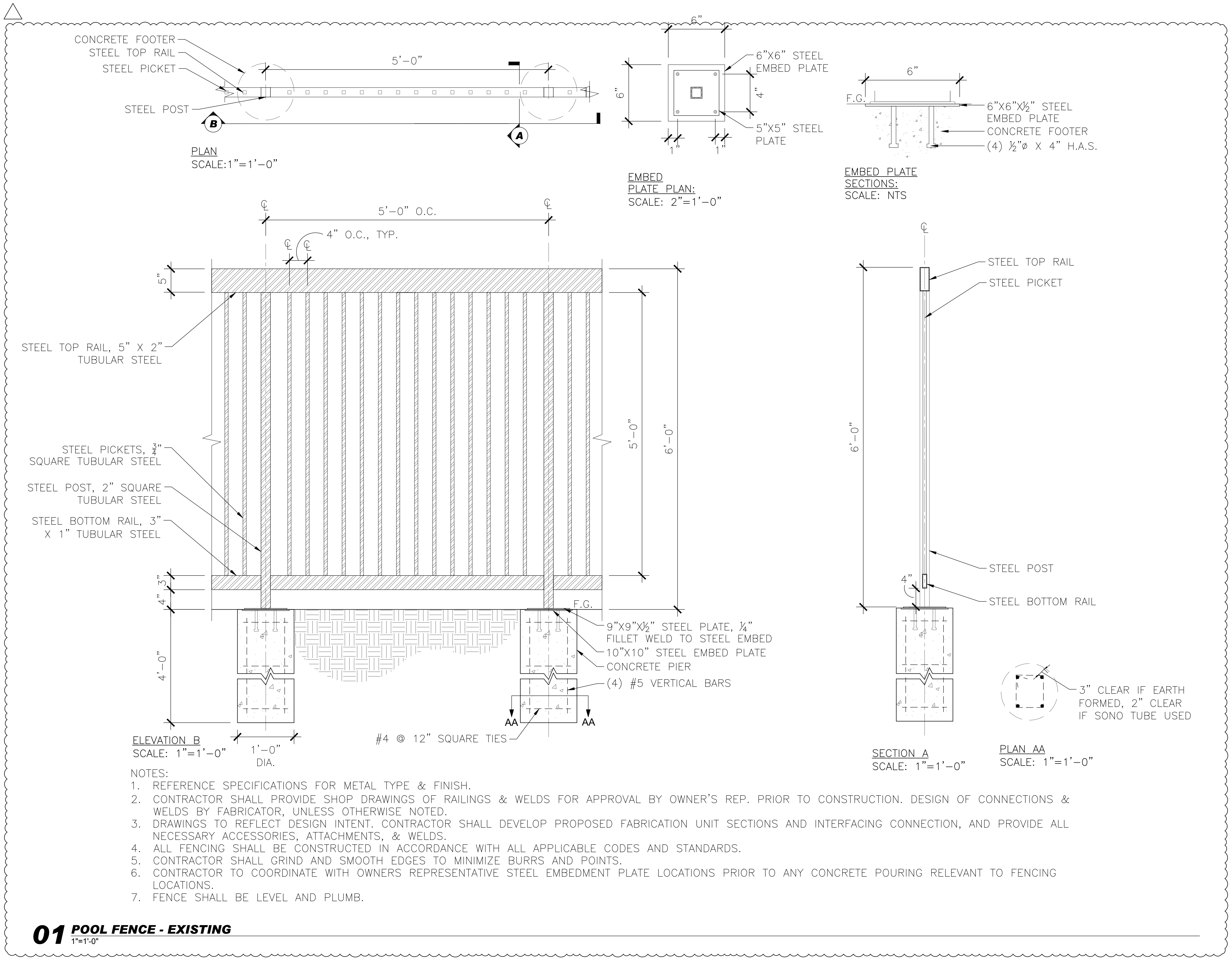
WATERPROOFING / RENOVATION - PHASE 2
TORIAN PLUM PARKING STRUCTURE
STEAMBOAT SPRINGS, CO

Date 10.22.18
Drawn By BP
Reviewed by JC
Job No. 16021.01

Revisions	
Name	Date
ADDENDUM A	01/05/18
BLDG DEPT #1	03/06/18

Issue:
100% Construction Documents
Sheet Title:
Site Details

Sheet Number
L3.6



- NOTES:
1. REFERENCE SPECIFICATIONS FOR METAL TYPE & FINISH.
 2. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS OF RAILINGS & WELDS FOR APPROVAL BY OWNER'S REP. PRIOR TO CONSTRUCTION. DESIGN OF CONNECTIONS & WELDS BY FABRICATOR, UNLESS OTHERWISE NOTED.
 3. DRAWINGS TO REFLECT DESIGN INTENT. CONTRACTOR SHALL DEVELOP PROPOSED FABRICATION UNIT SECTIONS AND INTERFACING CONNECTION, AND PROVIDE ALL NECESSARY ACCESSORIES, ATTACHMENTS, & WELDS.
 4. ALL FENCING SHALL BE CONSTRUCTED IN ACCORDANCE WITH ALL APPLICABLE CODES AND STANDARDS.
 5. CONTRACTOR SHALL GRIND AND SMOOTH EDGES TO MINIMIZE BURRS AND POINTS.
 6. CONTRACTOR TO COORDINATE WITH OWNERS REPRESENTATIVE STEEL EMBEDMENT PLATE LOCATIONS PRIOR TO ANY CONCRETE POURING RELEVANT TO FENCING LOCATIONS.
 7. FENCE SHALL BE LEVEL AND PLUMB.



POOL PAVERS

1'-6"

SLOPE $\frac{1}{4}$ " PER 1"

FLUSH 3"

4" POOL COPING AT POOL AND SPA MORTAR IN PLACE

6"

WATER LEVEL

REPAIR POOL TILE TO ACCOMMODATE POOL COPING

EXISTING POOL WALL

Diagram illustrating the cross-section of a hot tub installation adjacent to an existing pool wall. The diagram shows the hot tub wall, filler wall, existing pool wall, and pool coping. Key dimensions and components are labeled:



- 3'-0" (Total width of the coping and gaps)
- SLOPE PER 1', $\frac{1}{4}"$ (Slope of the coping)
- 4" POOL COPING AT POOL AND SPA MORTAR IN PLACE
- 6" (Height of the coping)
- WATER LEVEL
- 3" (Gap between hot tub wall and filler wall)
- 3" (Gap between filler wall and existing pool wall)
- REPAIR POOL TILE TO ACCOMMODATE POOL COPING
- EXISTING POOL WALL
- HOT TUB WALL
- FILLER WALL

Technical drawing of a fireplace cross-section showing construction details, dimensions, and material specifications.

Dimensions:

- Overall width: 4'-8"
- Left side width: 1'-5"
- Right side width: 1'-10"
- Top left corner: 1'-8" (vertical), 1'-6" (horizontal)
- Top center opening: 12"
- Bottom center opening: 2'-0"
- Left side wall thickness: 2"
- Right side wall thickness: 2"

Construction Details and Materials:

- SALVAGE & REUSE EXISTING BURNER TRAY, COLLAR, ELEMENT, AND RING
- SALVAGE & REUSE EXISTING STONE CAP
- CIP CONCRETE BASE
- MORTARED STONE VENEER
- VENTILATION BLOCK OUTS
- RE: PLANS FOR ADJACENT CONDITIONS
- (6) #4 X 
- (6) #4 X 
- GAS LINE
- STORM PIPE
- RE: STORM PLANS

Notes:

- RE: PLANS FOR ADJACENT CONDITIONS
- RE: STORM PLANS

PLAN VIEW - REBAR
N.T.S.

SECTION
1"=1'-0"

- STREAM BUBBLER IRRIGATION
- 2" DEEP MULCH LAYER
- 1/2" FLEX PVC FOR IRRIGATION
- AMENDED SOIL PLANTING MEDIA
- LINE INSIDE OF POT W/ WATERPROOF MEMBRANE TO WITHIN 4" FROM TOP
- PLANTER
- 4" DEEP 3/4" WASHED DRAINAGE GRAVEL W/ FILTER FABRIC COVER
- DRAIN COVERS @ EACH HOLE
- CORE DRILL HOLES IN POT FOR DRAIN AND IRRIGATION
- PROVIDE IRRIGATION CONNECTION TO WATER SUPPLY. SLEEVE THROUGH DECK.

REFERENCE PLANS FOR ADJACENT CONDITIONS

2"± BEDDING MATERIAL

CONCRETE UNIT PAVERS

WELDED WIRE FABRIC

GEOTEXTILE FABRIC, OVERLAP AT TRANSITION RE: SPECIFICATIONS

COMPACTED A.B.C. CLASS 6 BEDDING

2'-0" ±

6"

SNOWMELT TUBING TYP. RE: MECHANICAL

COMPACTED SUBGRADE

TAPER AT 45° WASHED NO. 57 WASHED STONE TO TIE INTO ADJACENT PAVING SUB-GRADE

EXTEND GEOTEXTILE FABRIC, 1'-0" MIN. BACK ONTO PARKING STRUCTURE

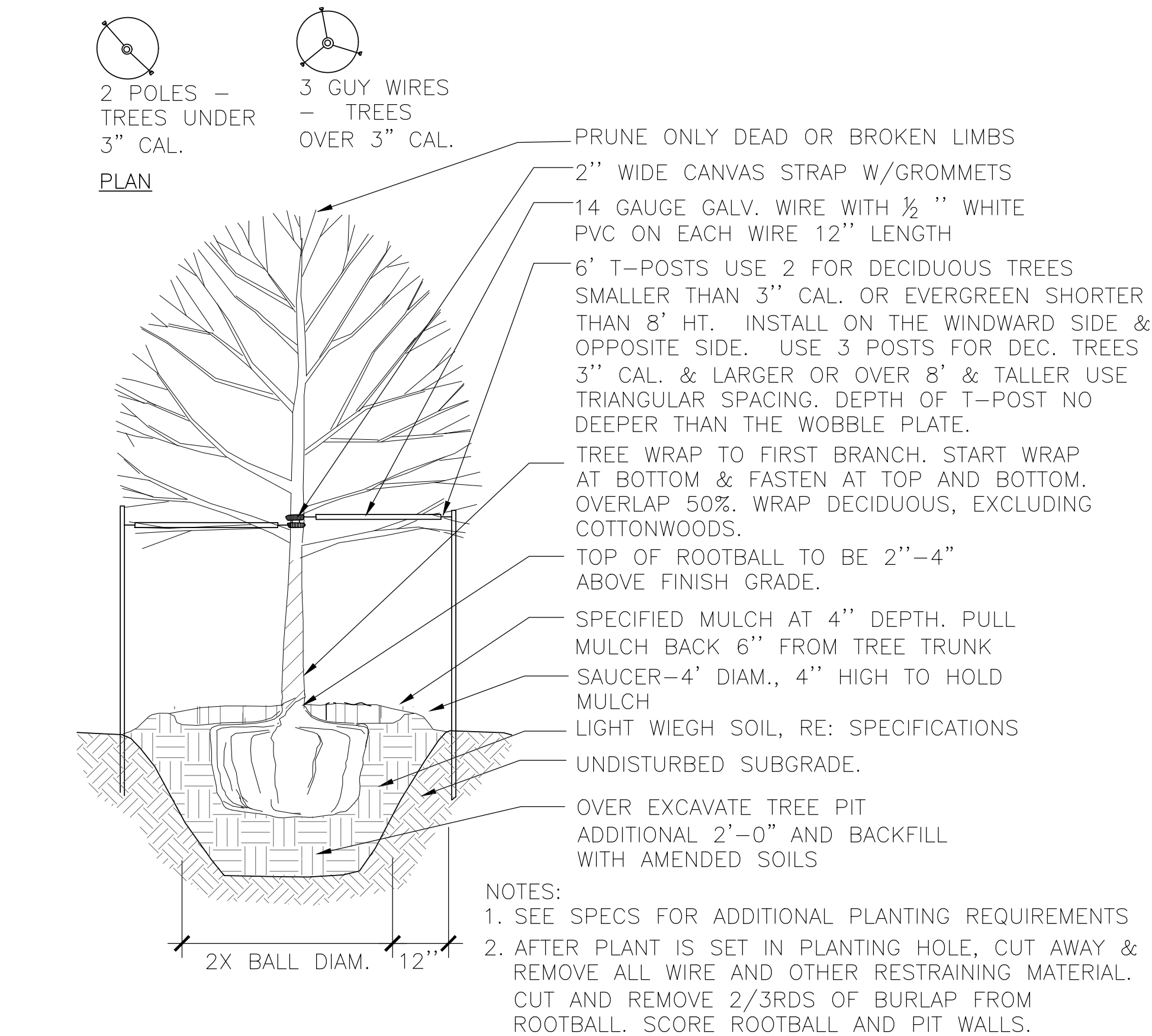
2'-0"

ON-STRUCTURE OFF-STRUCTURE

SECTION @ 6" A.B.C.

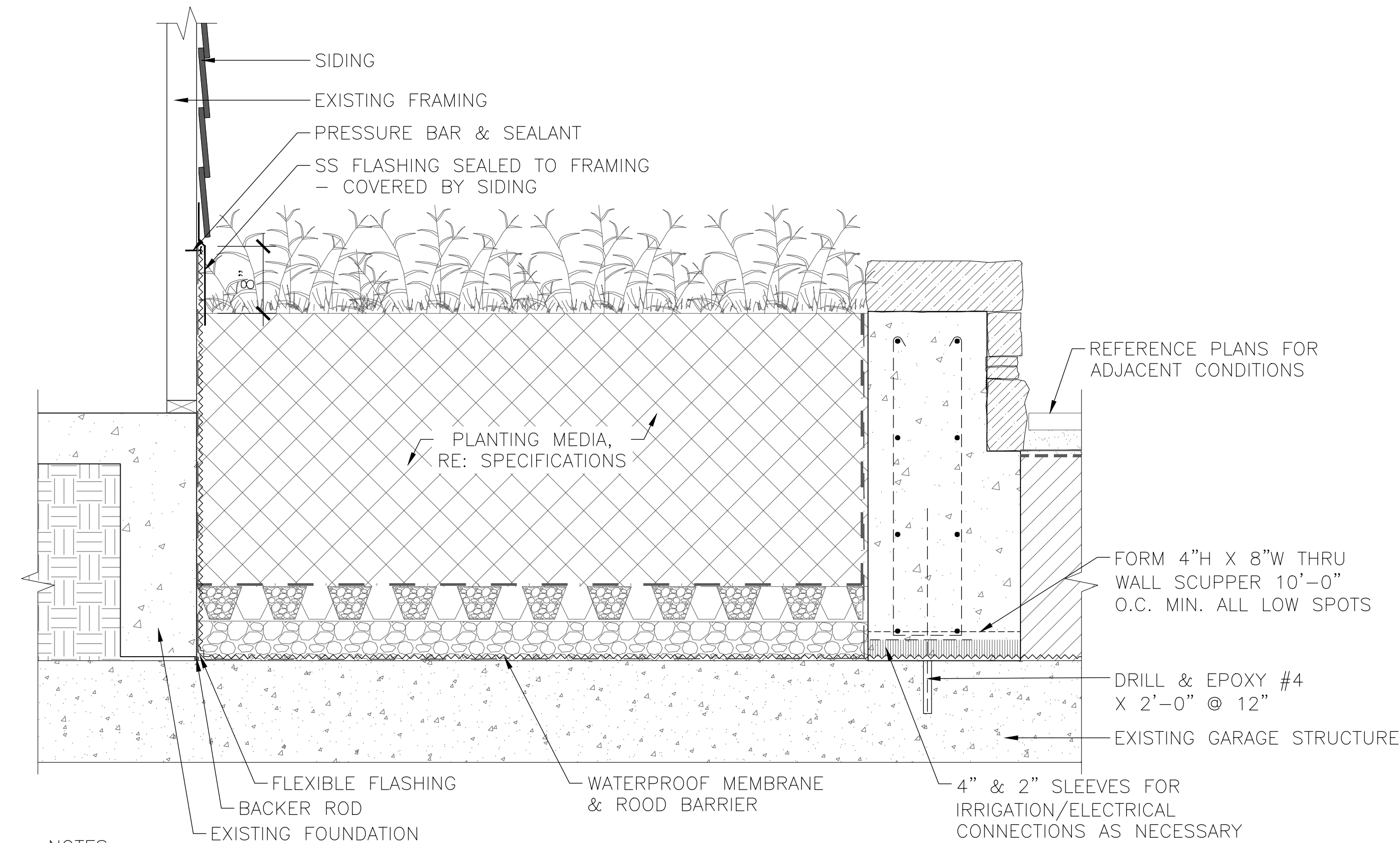
NOTES:
1. REFERENCE DETAIL 01/L3.0 CONCRETE UNIT PAVERS – OFF STRUCTURE FOR NOTES.

L3.7



01 TREE PLANTING

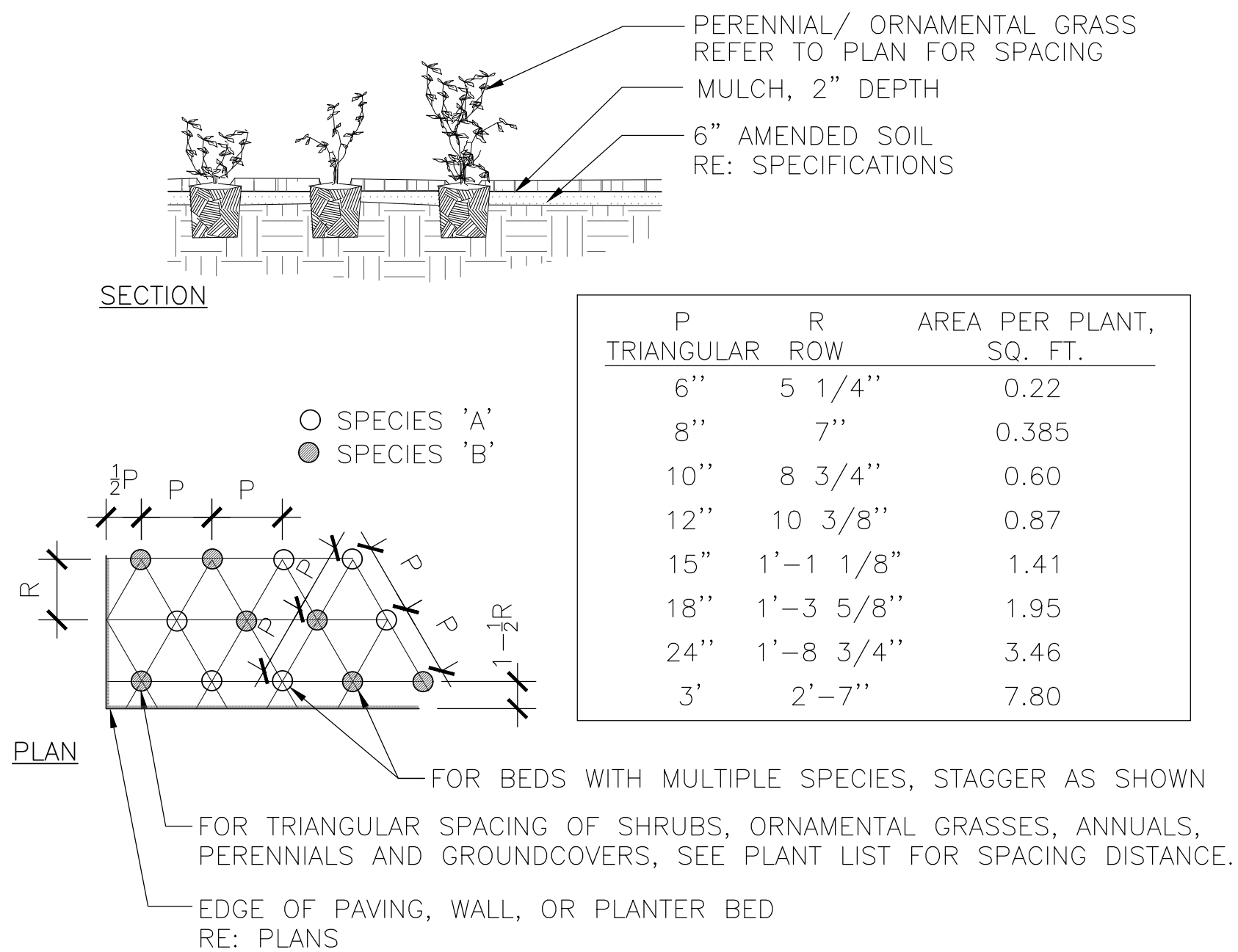
1"=1'-0"



- NOTES:
1. REFERENCE SPECIFICATIONS FOR CONCRETE FINISH AND COLOR.
2. REFERENCE GRADING PLAN FOR TOP OF WALL ELEVATIONS. CONTRACTOR SHALL VERIFY WALL ELEVATIONS WITH OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
3. STONE SHALL BE SET IN MORTAR, NO MORTAR SHALL BE VISIBLE, DEEP RAKE MORTAR ALL JOINTS.

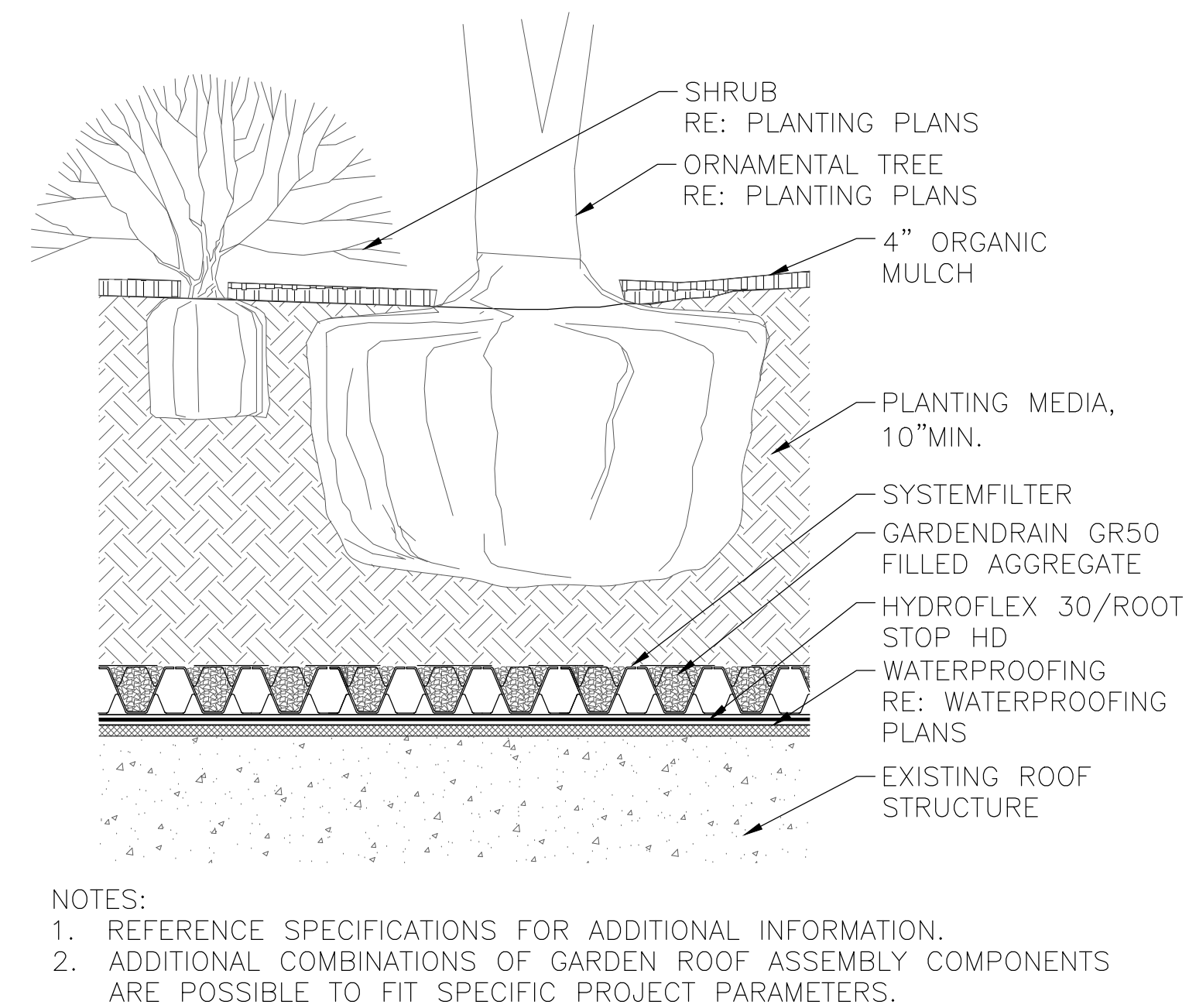
04 LANDSCAPE PLANTER - ON STRUCTURE

1"=1'-0"



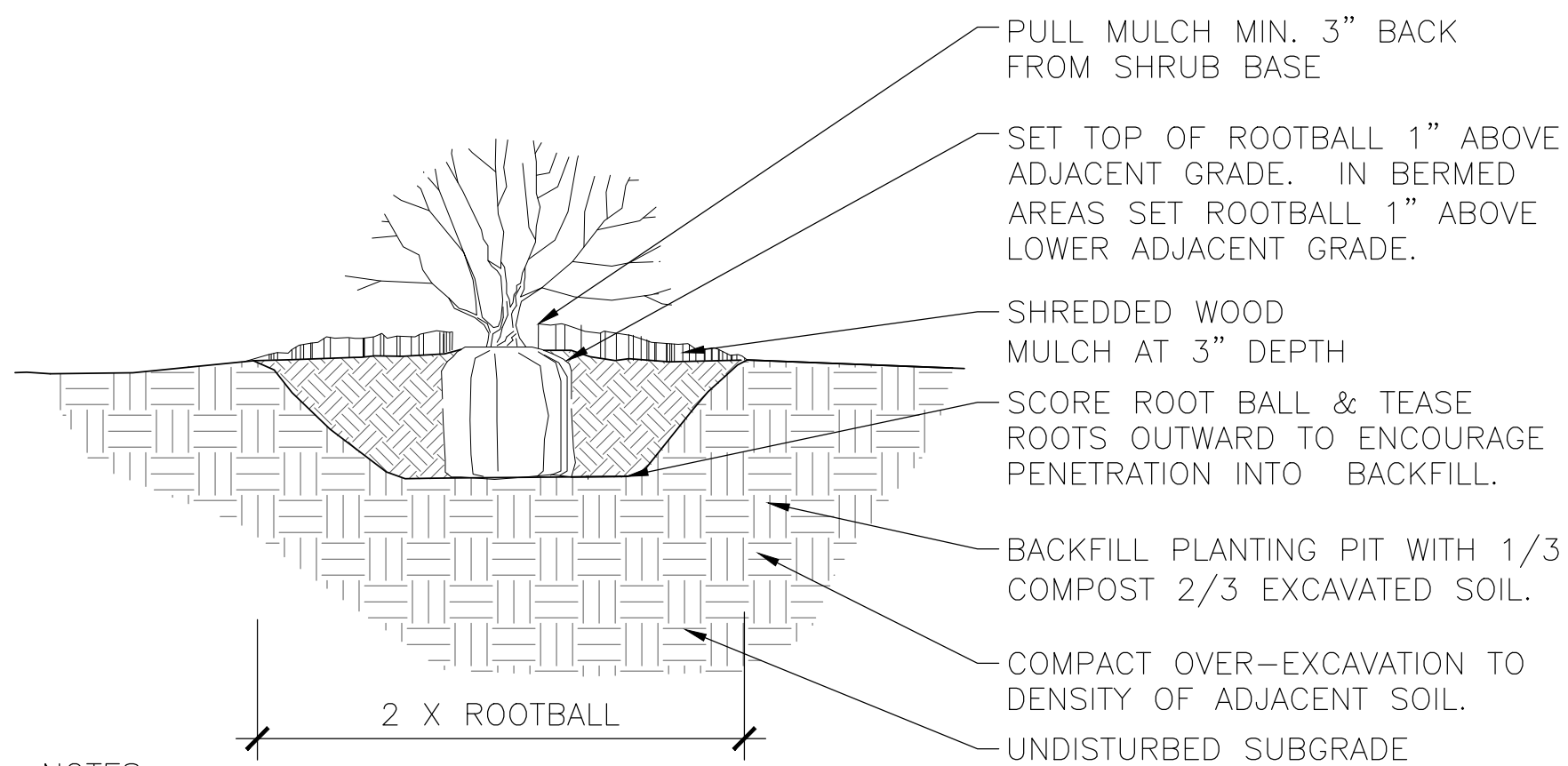
02 ORNAMENTAL GRASS/PERENNIAL PLANTING

1"=1'-0"



03 INTENSIVE GARDEN ROOF ASSEMBLY

1"=1'-0"



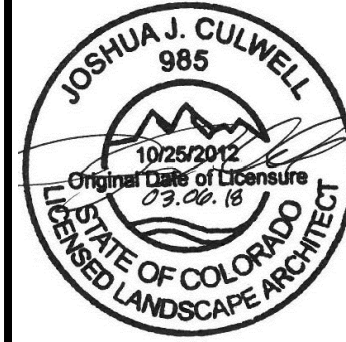
- NOTES:
1. SEE SPECS FOR ADDITIONAL PLANTING REQUIREMENTS.
2. PLUMB AND ORIENT PLANTS FOR BEST APPEARANCE.
3. REMOVE ALL TWINE FROM ROOT BALL, AND FOLD BURLAP BACK 2/3.
4. REMOVE PLASTIC BURLAP ENTIRELY. FOR CONTAINER SHRUBS, CAREFULLY REMOVE CONTAINER AND SCORE ROOT BALL.
5. SEE PLANTING PLAN FOR MORE INFORMATION.

05 SHRUB PLANTING

1"=1'-0"

w e n k

ASSOCIATES
PLANNERS &
LANDSCAPE
ARCHITECTS
303.628.0003



WATERPROOFING / RENOVATION - PHASE 2 TORIAN PLUM PARKING STRUCTURE STEAMBOAT SPRINGS, CO

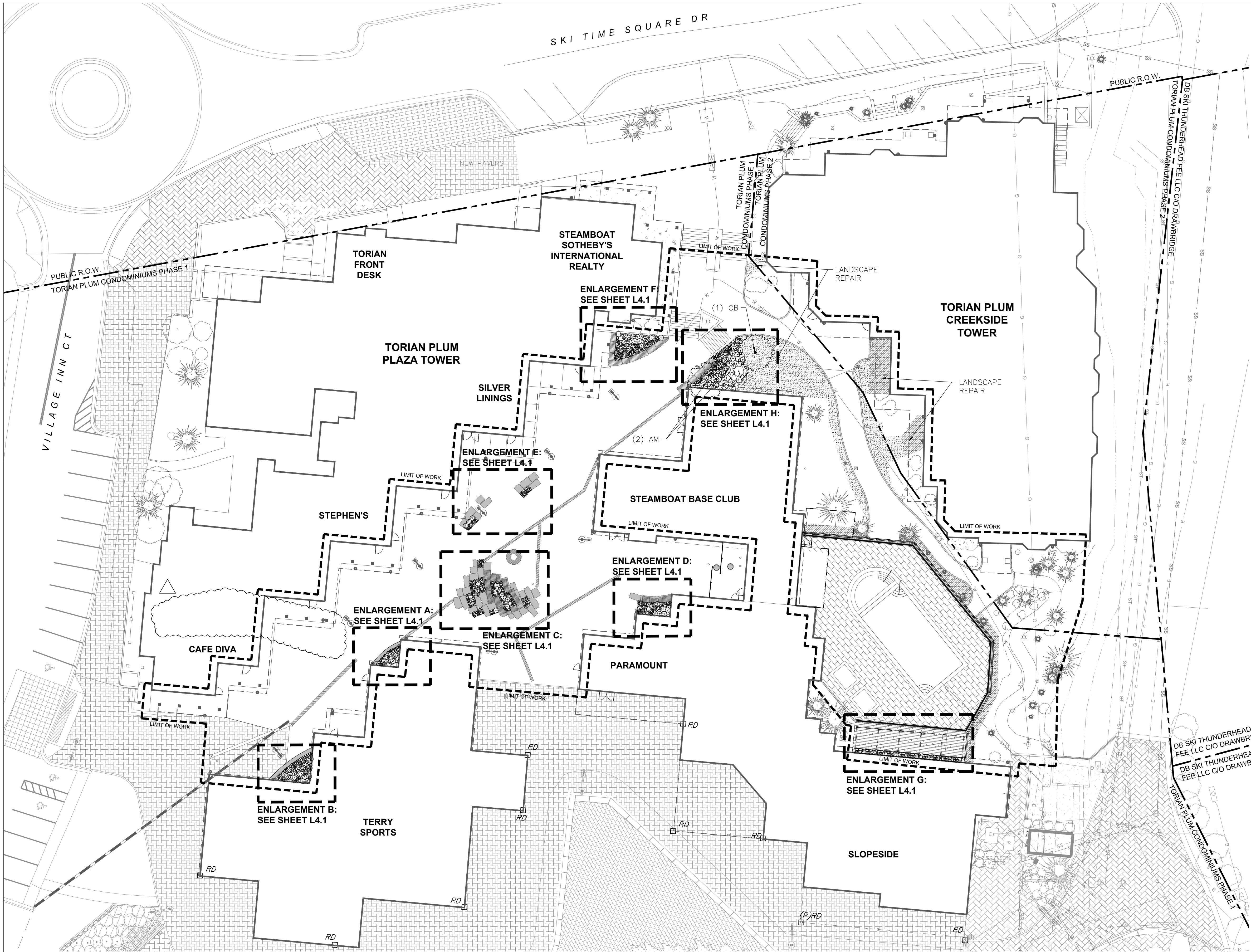
Date 10.22.18
Drawn By BP
Reviewed by JC
Job No. 16021.01

Revisions
Name Date
BLDG DEPT #1 03/06/18

Issue:
100% Construction Documents
Sheet Title:
Planting Details

Sheet Number

L3.8



PLANTING LEGEND

TURFGRASS SOD

PLANTING AREA—BY OWNER

LIMIT OF WORK

LANDSCAPE REPAIR

EXISTING TREES

ORNAMENTAL GRASSES/
PERENNIAL

DECIDUOUS
TREE

CONIFEROUS
TREE

SHRUB

PLANT SCHEDULE

TREES						SHRUBS				
QTY.	ABV.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY.	ABV.	BOTANICAL NAME	COMMON NAME	SIZE
2	AM	POPULUS TREMULOIDES	MULTISTEM QUAKING ASPEN	4" CLUMP	AS SHOWN	3	YTD	CORNUS STONONIFERA 'FLAVIRAMEA'	YELLOW TWIG DOGWOOD	#5
1	CB	PICEA PUNGENS	COLORADO BLUE SPRUCE	8' HT	AS SHOWN	3	CSB	CORNUS SERICEA 'BAILEY'	RED TWIG DOGWOOD	#5

- PLANTING NOTES
- THE CONTRACTOR SHALL SUPPLY ALL PLANTS IN QUANTITIES SUFFICIENT TO COMPLETE THE WORK SHOWN ON THE PLAN. SHOULD ANY DISCREPANCIES EXIST BETWEEN QUANTITIES SHOWN IN THE PLANT LIST AND THOSE SHOWN IN THE DRAWINGS, THE DRAWINGS SHALL TAKE PRECEDENCE.
 - ALL PLANT MATERIAL SHALL BE REVIEWED BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. CONTRACTOR SHALL INSURE PLANT MATERIAL MEET THE SPECIFICATIONS OF THE AMERICAN STANDARDS FOR NURSERY STOCK (LATEST EDITION) AS SET FORTH BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
 - CONTRACTOR SHALL FURNISH PLANT MATERIALS FREE OF PESTS OR PLANT DISEASES. PRESELECTED OR "TAGGED" MATERIAL MUST BE INSPECTED BY THE CONTRACTOR AND CERTIFIED PEST AND DISEASE FREE. IT IS THE CONTRACTOR'S OBLIGATION TO WARRANTY ALL PLANT MATERIALS PER THE SPECIFICATIONS.
 - TREES HAVE HORIZONTAL LAYOUT RELATIONSHIP TO BUILDING FEATURES SUCH AS DOORS AND WINDOWS. CONTRACTOR SHALL REVIEW LAYOUT WITH OWNER'S REP. TO DETERMINE CONFLICTS OR INTERFERENCE PRIOR TO STAKING. CONTRACTOR SHALL STAKE PLANT LOCATIONS FOR DIGGING PLANTING PITS. THE CONTRACTOR SHALL RELOCATE ANY PLANT AS DIRECTED BY THE OWNER'S REPRESENTATIVE PRIOR TO PLANTING AT NO ADDITIONAL COST TO THE OWNER.
 - ALL LANDSCAPE PLANTING AREAS SHALL BE COVERED WITH A MINIMUM OF 4 INCH DEPTH MULCH AS SPECIFIED. SUBMIT SAMPLE TO OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
 - CONTRACTOR SHALL SOD AND MULCH ALL LANDSCAPE AREAS NOTED WITHIN THE CONSTRUCTION LIMITS. ANY LANDSCAPE AREAS BEYOND DISTURBED BY CONSTRUCTION OPERATIONS, NOT DIRECTED BY OWNER'S REPRESENTATIVE, SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL CONFINE ALL OPERATIONS TO THE CONSTRUCTION LIMITS SHOWN. THE CONTRACTOR WILL STAKE THE SODDING LIMITS AND OBTAIN REVIEW FROM THE OWNER'S REPRESENTATIVE PRIOR TO SODDING.
 - CONTAMINATION OF IN PLACE PLANTING MIX/TOPSOIL DURING CONSTRUCTION WILL REQUIRE COMPLETE REPLACEMENT AT CONTRACTOR'S EXPENSE.
 - CONTRACTOR SHALL EVALUATE EXISTING PLANT MATERIAL DESIGNATED FOR REMOVAL WITH OWNER'S REPRESENTATIVE.

SITE DETAIL KEYNOTES

PLANTING	
TREE PLANTING	01/L3.8
ORNAMENTAL GRASS / PERENNIAL PLANTING	02/L3.8
INTENSIVE GARDEN ROOF ASSEMBLY	03/L3.8
LANDSCAPE PLANTER - ON STRUCTURE	04/L3.8
SHRUB PLANTING	05/L3.8

DESIGN TEAM ASSUMES NO RESPONSIBILITY FOR UTILITY LOCATIONS. THE UTILITIES SHOWN ON THIS DRAWING HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION. IT IS, HOWEVER, THE CONTRACTORS RESPONSIBILITY TO FIELD VERIFY THE SIZE, MATERIAL, HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

NORTH

SCALE: 1"=20'-0"

w e n k

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PLANNERS &
LANDSCAPE
ARCHITECTS
303.828.0003

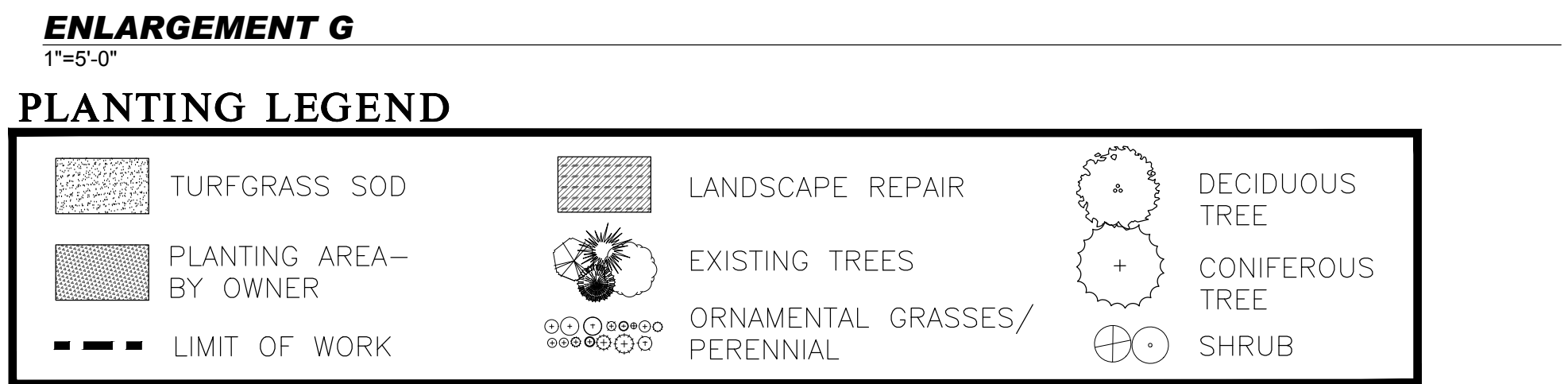
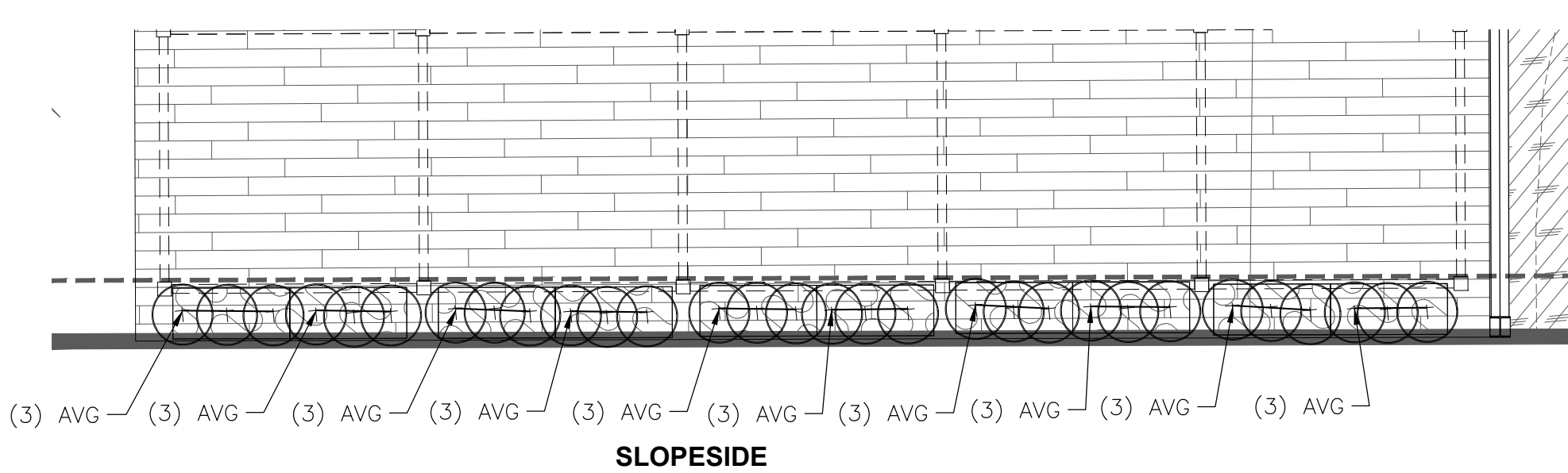
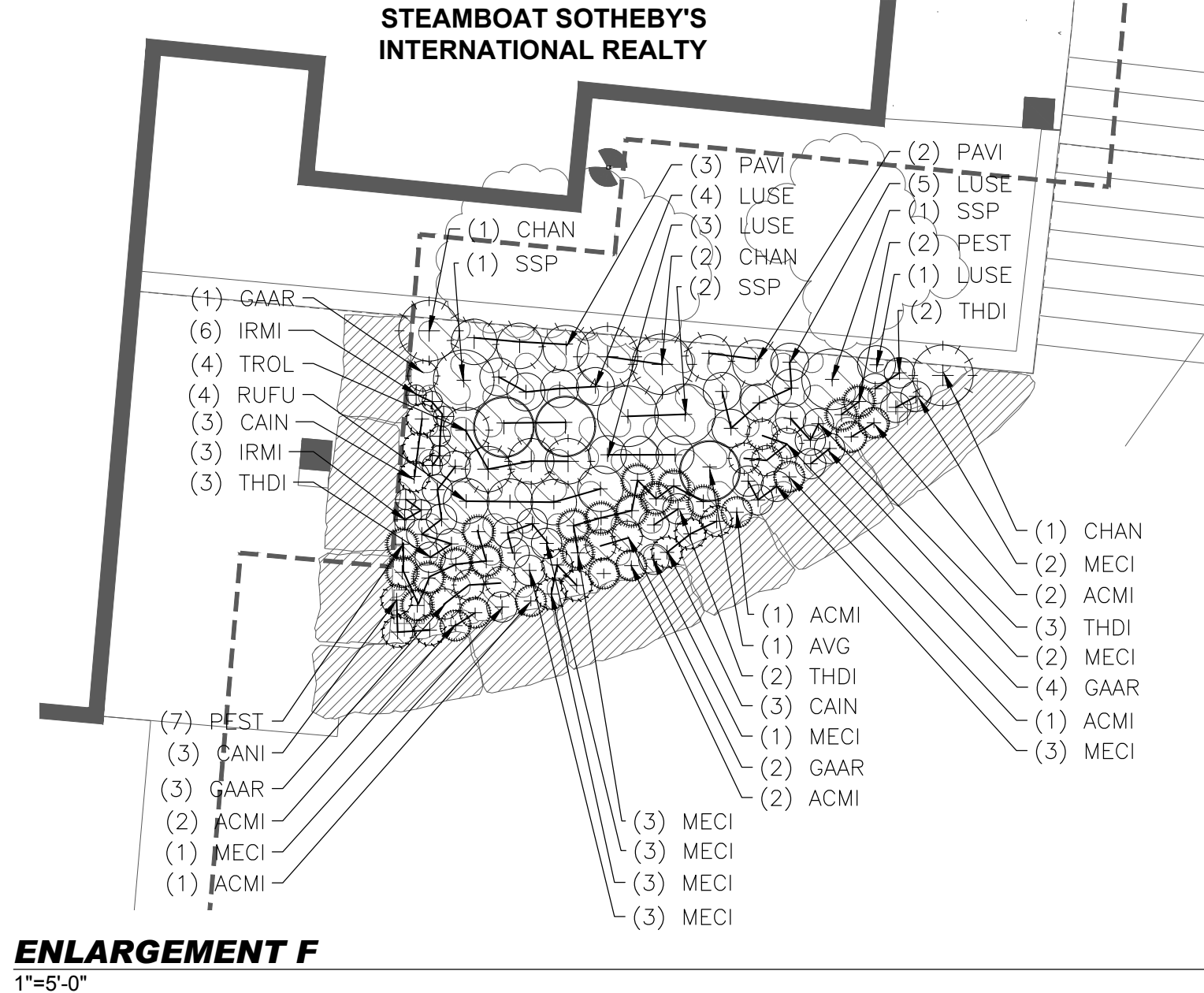
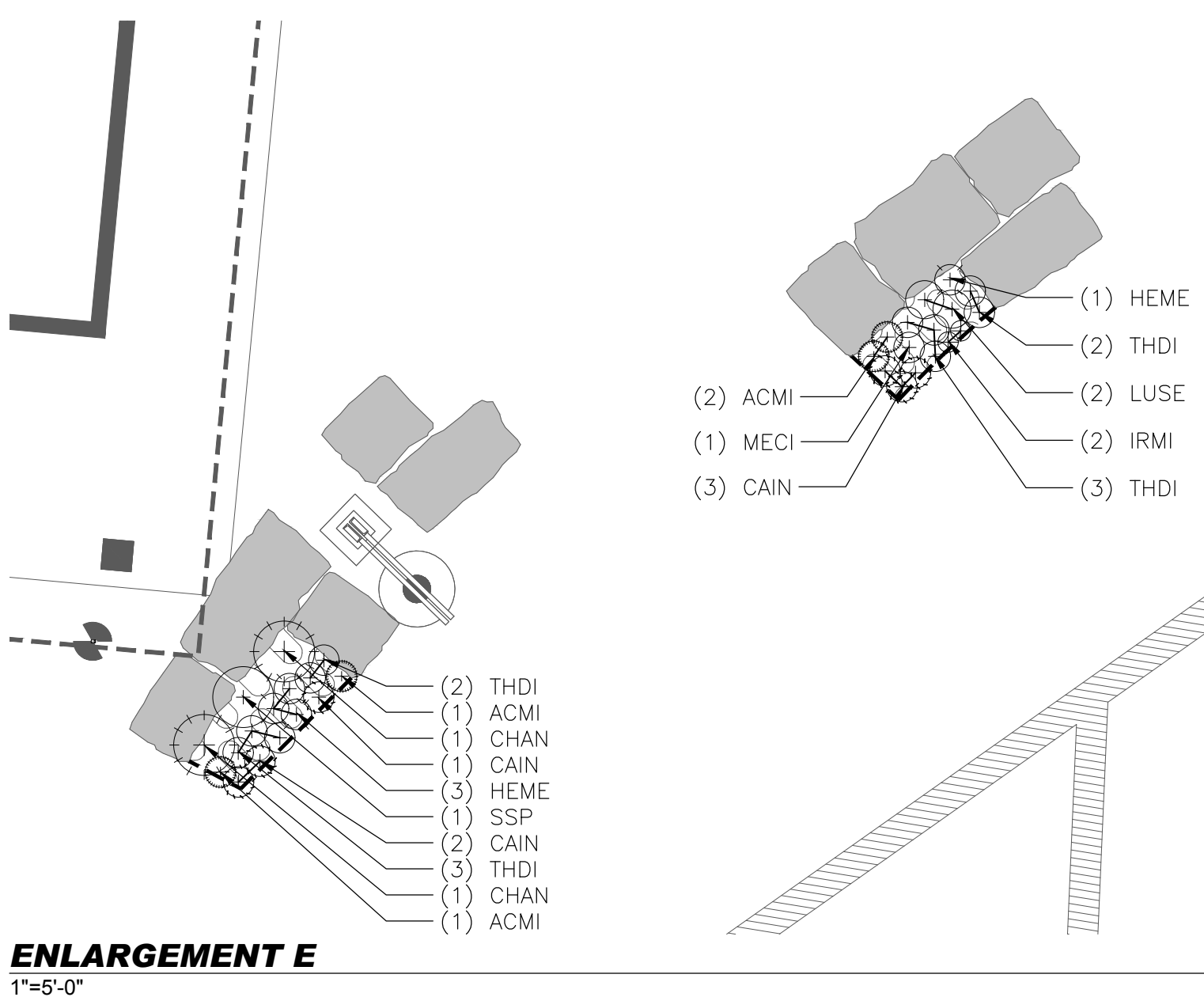
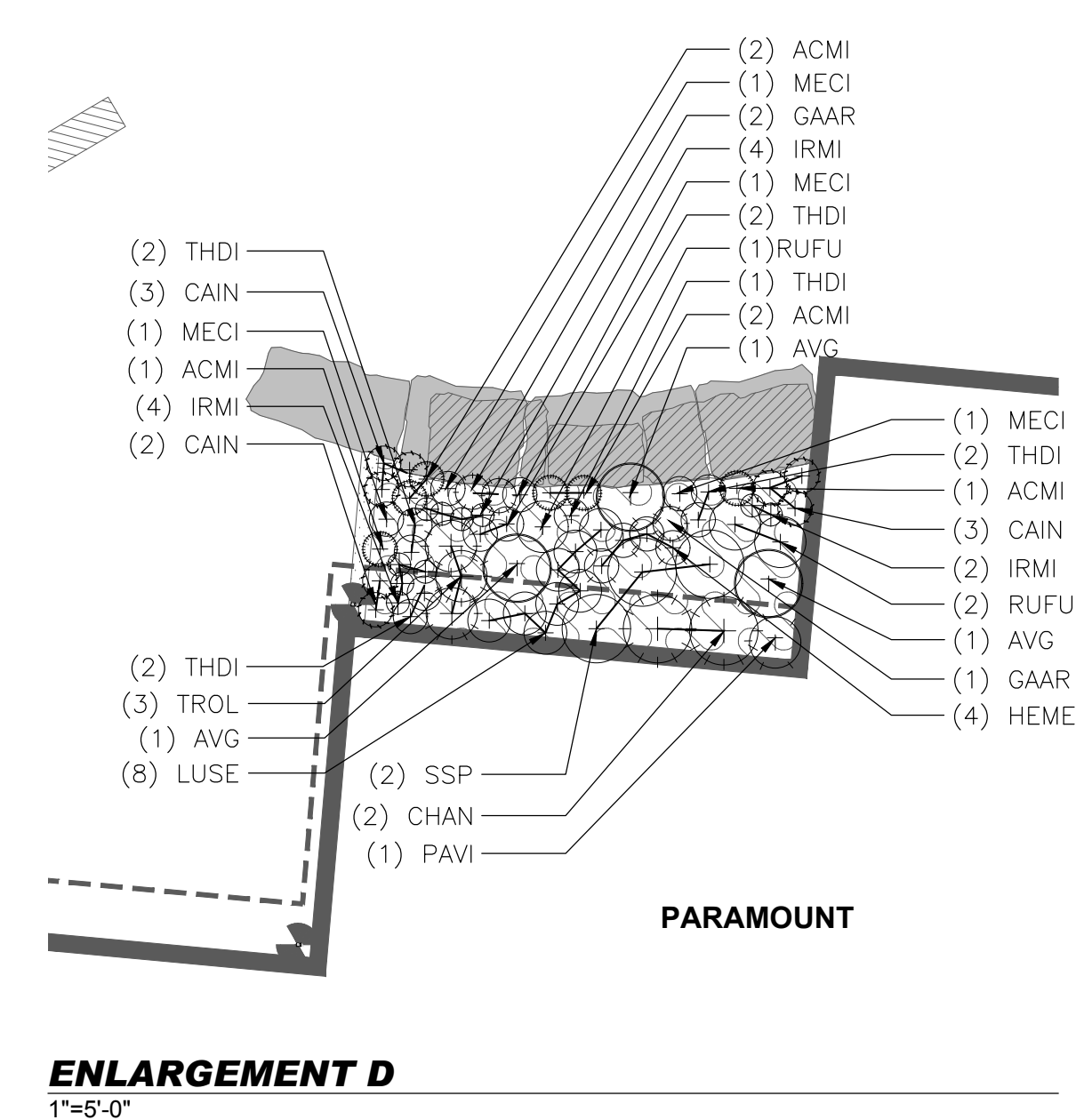
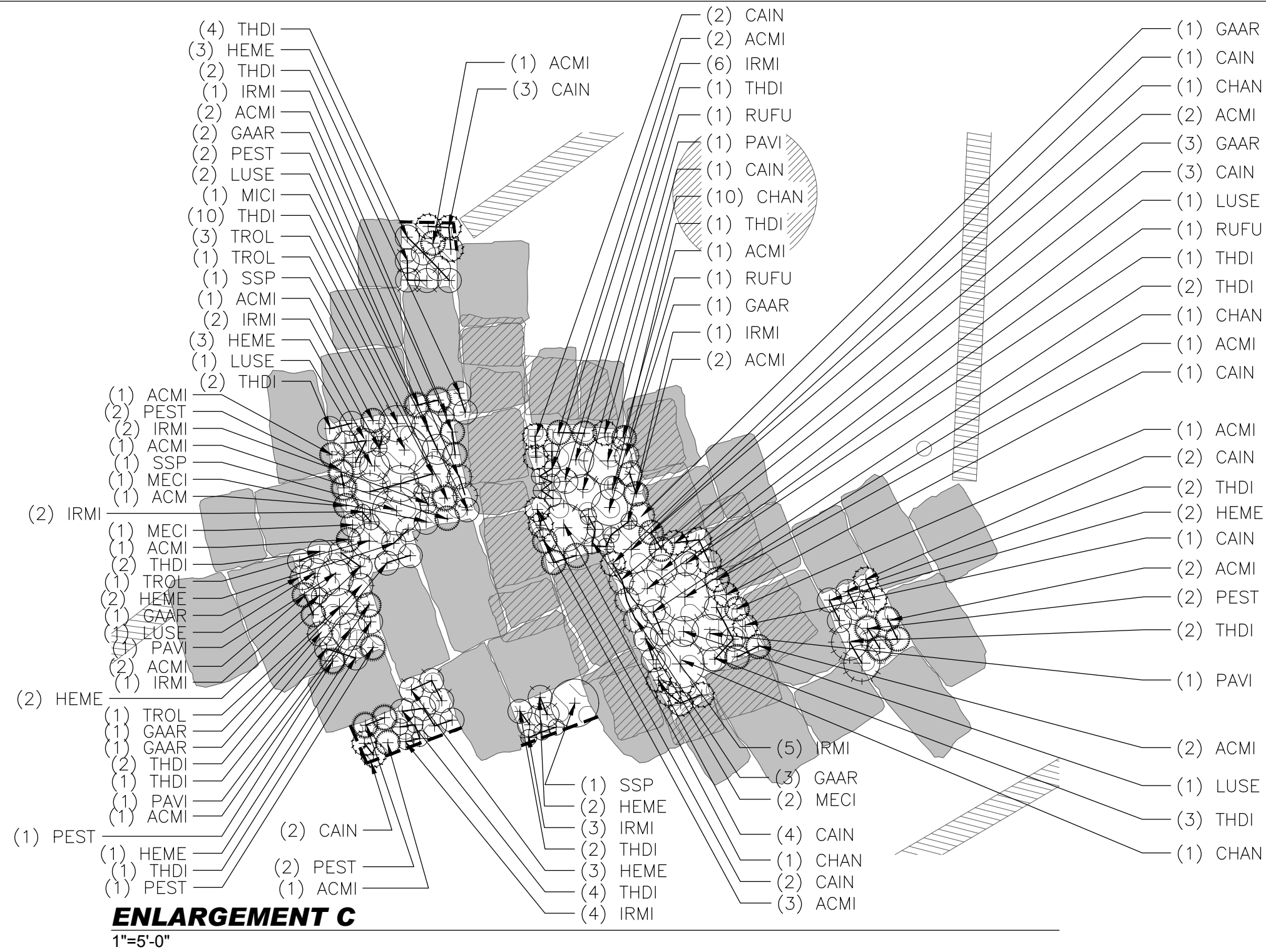
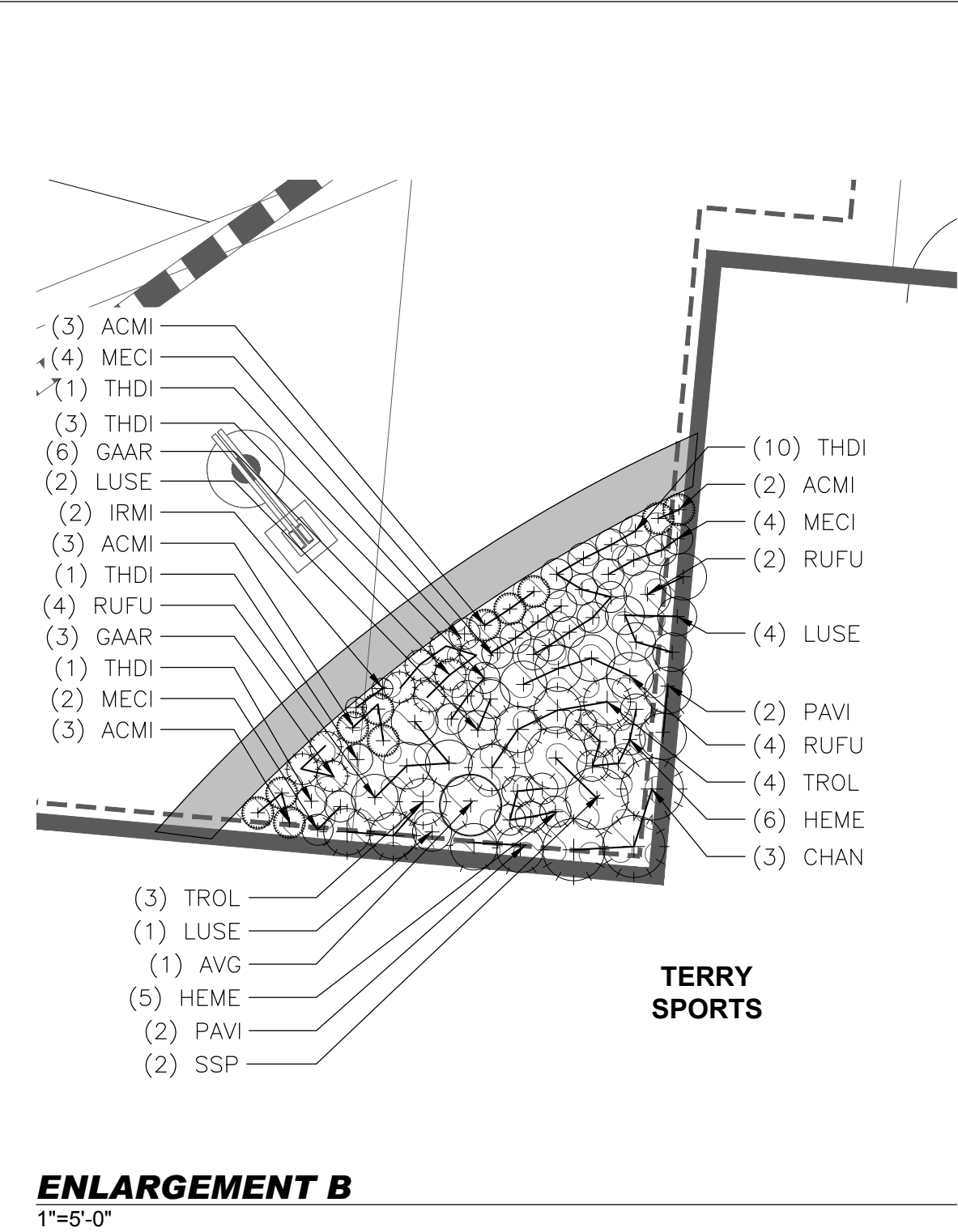
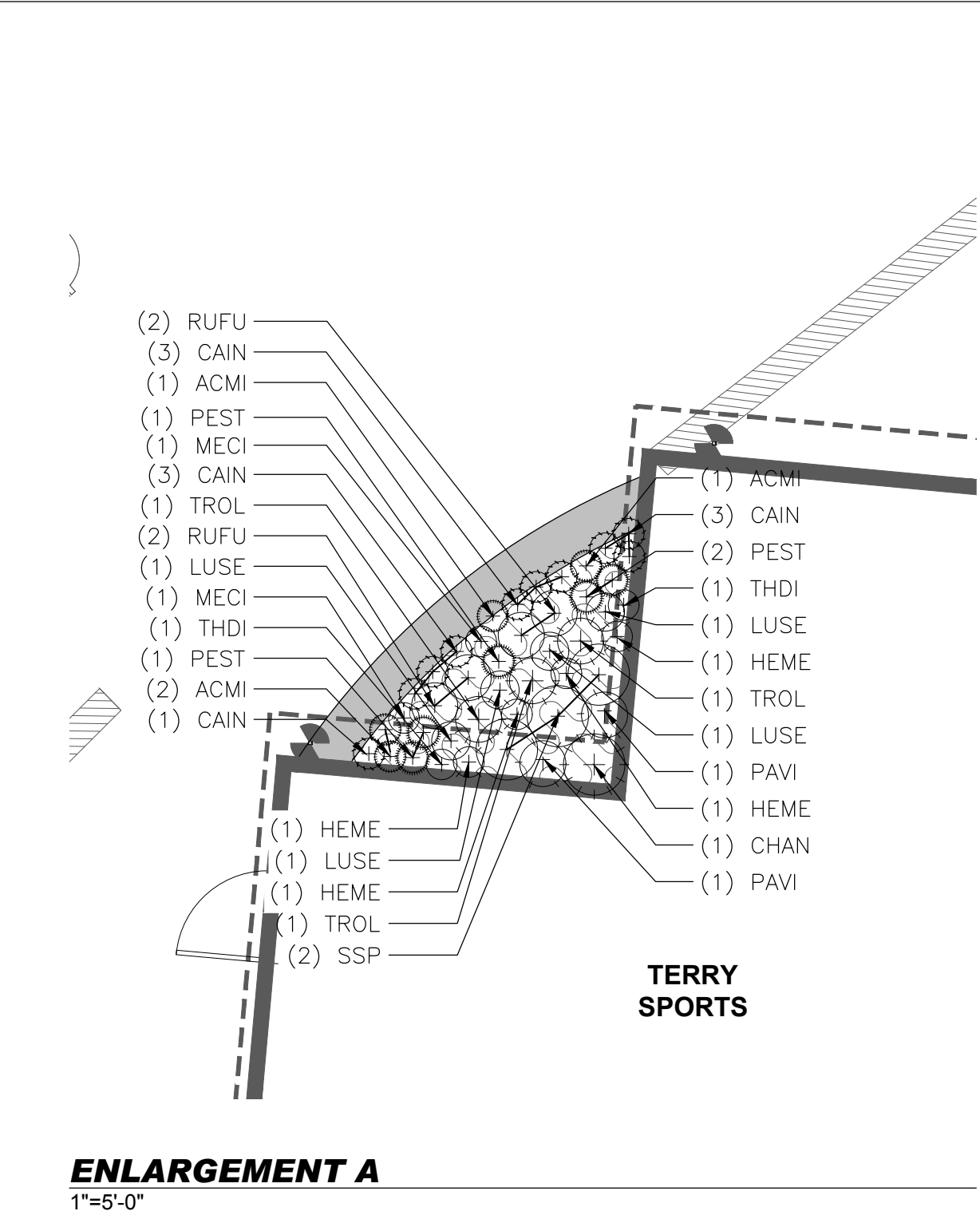
WATERPROOFING / RENOVATION - PHASE 2
TORIAN PLUM PARKING STRUCTURE
STEAMBOAT SPRINGS, CO

Date 10.22.18
Drawn By BP
Reviewed by JC
Job No. 16021.01

Revisions	
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BLDG DEPT #1	03/06/18

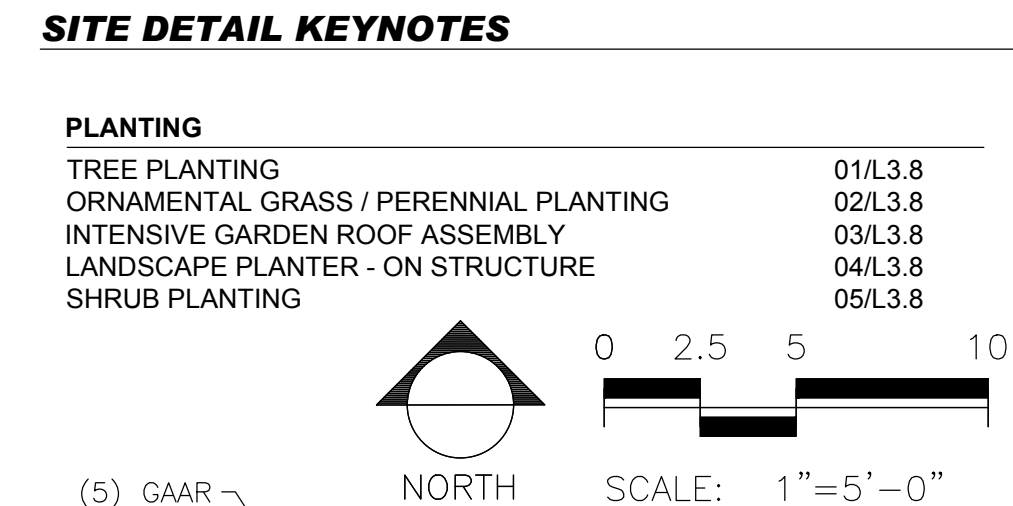
Issue:
100% Construction Documents
Sheet Title:
Planting Plan

Sheet Number
L4.0



PLANT SCHEDULE					
ORNAMENTAL GRASSES					
QTY.	ABV.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
47	AVG	HELICTOTRICHON SEMPERVIRENS	BLUE AVENA GRASS	#1	AS SHOWN
24	PAVI	PANICUM VIRGATUM 'PRAIRIE SKY'	PRAIRIE SKY SWITCHGRASS	#1	AS SHOWN
23	SSP	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM	#1	AS SHOWN
PERENNIALS					
QTY.	ABV.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
70	ACMI	ACHILLEA MILLEFOLIUM OCCIDENTALIS	WESTERN YARROW	#1	AS SHOWN
65	CAIN	CASTILLEJA INTEGR	INDIAN PAINTBRUSH	#1	AS SHOWN
22	CHAN	CHAMERION ANGUSTIFOLIUM	ALPINE FIREWEED	#1	AS SHOWN
47	GAAR	GAILLARDIA ARISTATA	BLANKETFLOWER	#1	A SHOWN
41	HEME	HEMEROCALLIS HYBRIDS	DAYLILY	#1	AS SHOWN
72	IRMI	IRIS MISSOURIENSIS	ROCKY MOUNTAIN IRIS	#1	AS SHOWN
49	LUSE	LUPINUS SERICEUS	SILKY LUPIN	#1	AS SHOWN
43	MECI	MERTENSIA CILIATA	MOUNTAIN BLUEBELLS	#1	AS SHOWN
43	PEST	PENSTEMON STRICTUS	ROCKY MOUNTAIN PENSTEMON	#1	AS SHOWN
32	RUFU	RUDBECKIA FULGIDA 'GOLDSTURM'	BLACK EYED SUSAN	#1	AS SHOWN
94	THDI	THERMOPSIS DIVARICARPA	GOLDEN BANNER	#1	AS SHOWN
33	TROL	TROLLIUS CHINENSIS 'GOLDEN QUEEN'	GLOBEFLOWER	#1	A SHOWN








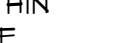
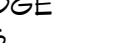







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IRRIGATION CONSTRUCTION NOTES

1. DRAWINGS AND BASE INFORMATION - ALL BASE AND PLANTING INFORMATION HAVE BEEN PROVIDED BY WIENK ASSOCIATES, INC. THE CONTRACTOR IS RESPONSIBLE TO NOTIFY HYDROSYSTEMS*KDI OF ANY DISCREPANCIES BETWEEN THE UTILITY OR PLANTING PLANS AND THE IRRIGATION PLAN. IF CONTRACTOR FAILS TO NOTIFY HYDROSYSTEMS*KDI AND MAKES CHANGES TO THE IRRIGATION SYSTEM DESIGN, HE ASSUMES ALL COSTS AND LIABILITIES ASSOCIATED WITH THOSE FIELD CHANGES. REFER TO SPECIFICATIONS FOR ADDITIONAL PROJECT REQUIREMENTS.
2. SYSTEM PRESSURE - HYDROSYSTEMS*KDI HAS CONTACTED THE LOCAL WATER DISTRICT THAT SERVES THIS SITE AND THEY HAVE BEEN TOLD THAT THE STATIC WATER PRESSURE IN THIS AREA SHOULD BE 90 PSI. THE CONTRACTOR IS RESPONSIBLE TO FIELD VERIFY PRESSURE PRIOR TO COMMENCING ANY CONSTRUCTION AND NOTIFY HYDROSYSTEMS*KDI OF ANY VARIANCE FROM THE STATED PRESSURE IMMEDIATELY. WRITTEN DOCUMENTATION OF PRESSURE TEST AND RESULTS SHALL BE PROVIDED TO HYDROSYSTEMS*KDI AT CONSTRUCTION ONSET. IF CONTRACTOR FAILS TO FIELD VERIFY PRESSURE AND/OR NOTIFY HYDROSYSTEMS*KDI OR ANY VARIATIONS FROM THIS PRESSURE, THEN HE ASSUMES ALL CONSTRUCTION AND ENGINEERING COSTS ASSOCIATED WITH SYSTEM MODIFICATIONS REQUIRED TO ACCOMMODATE ACTUAL SITE PRESSURE. THIS SYSTEM HAS BEEN DESIGNED FOR A REQUIRED STATIC PRESSURE OF 90 PSI MINIMUM.
3. IRRIGATION SYSTEM OPERATION INTENT - THIS IRRIGATION SYSTEM HAS BEEN DESIGNED TO IRRIGATE THE ESTABLISHED LANDSCAPE WITHIN A SIX NIGHT PER WEEK, SIX HOUR PER NIGHT WATERING WINDOW. ESTABLISHMENT WATERING WILL REQUIRE UP TO TWICE AS MUCH IRRIGATION FOR A FOUR TO SIX WEEK PERIOD. THE DESIGN IS BASED ON THE FOLLOWING PROJECTED WEEKLY APPLICATION RATES AFTER ESTABLISHMENT. THESE FIGURES ARE BASED ON A 50-YEAR AVERAGE WEATHER DATA AND WILL NEED TO BE ADJUSTED DUE TO SEASONAL CHANGES AND WEATHER CONDITIONS ABOVE AND BELOW THE AVERAGE VALUES UTILIZED.
- ORNAMENTAL PLANTINGS 1.08" PER WEEK PEAK SEASON
4. EQUIPMENT INSTALLATION - IT IS THE INTENT OF THIS DESIGN THAT ALL IRRIGATION EQUIPMENT BE INSTALLED WITHIN PROPERTY LIMITS AND WITHIN LANDSCAPED AREAS. ANY EQUIPMENT OTHER THAN VALVE BOXES OR SLEEVING THAT CONTAINS PIPE OR WIRES SHOWN OUTSIDE OF THESE LIMITS IS SHOWN IN THAT LOCATION FOR GRAPHICAL CLARITY ONLY. ALL VALVE BOXES SHALL BE INSTALLED A MINIMUM OF 2'-0" FROM EDGE OF ANY PAVED SURFACES UNLESS SPECIFICALLY INDICATED ON PLANS. BOXES INSTALLED IN OPEN TURF AREAS SHALL BE KEPT TO EDGES AND STAKED FOR REVIEW IF ALONG HIGH TRAFFIC AREAS. ALL VALVE BOXES SHALL BE PLACED A MINIMUM OF 3'-0" FROM THE CENTERLINE OF ANY DRAINAGE SWALE. ALL VALVE BOXES WITHIN PAVEMENT SHALL BE TIER 15 RATED BOXES FOR HEAVY DUTY NON-DELIBERATE TRAFFIC. BOX LID COLOR SHALL MATCH ADJACENT MATERIALS, I.E. GREEN IN TURF, TAN IN WOOD MULCH, GRAY IN STONE MULCH, PURPLE FOR RECLAIMED WATER SYSTEMS (IF REQUIRED). REFER TO LANDSCAPE PLANS FOR MATERIAL COLORS AND TYPES. ALL BOXES SHALL BE INSTALLED TO BE FLUSH WITH GRADE AND IN AN ORDERLY MANNER.
5. MANUAL DRAIN VALVES - CONTRACTOR TO INSTALL ONE MANUAL DRAIN VALVE ON PRESSURE SUPPLY LINE DIRECTLY DOWNSTREAM OF BACKFLOW PREVENTER AND AT ALL LOW POINTS AND DEAD ENDS OF PRESSURE SUPPLY PIPING TO INSURE COMPLETE DRAINAGE OF SYSTEM. CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THESE LOCATIONS IN-FIELD AND INSTALLATION LOCATIONS SHALL BE NOTED ON AS-BUILTS.
6. POP-UP SPRAY NOZZLES - CONTRACTOR TO INSTALL PLASTIC NOZZLES ON ALL POP-UP SPRAY HEADS. INSTALL 15 SERIES NOZZLES ON ALL HEADS SPACED AT 12' TO 14'. INSTALL 12 SERIES NOZZLES ON ALL HEADS SPACED 10' TO 11'. INSTALL 10 SERIES NOZZLES ON ALL HEADS SPACED AT 8' TO 9'. INSTALL 8 SERIES NOZZLES ON ALL HEADS SPACED AT 6' TO 7'. INSTALL 5' NOZZLES ON ALL HEADS SPACED AT 5'. INSTALL SIDE STRIP NOZZLES ON ALL HEADS WITH AN "S" DESIGNATION AND RIGHT AND LEFT CORNER STRIP NOZZLES ON ALL HEADS WITH AN "L" OR "R" DESIGNATION. VARIABLE ARC NOZZLES SHOULD BE UTILIZED ADJACENT TO CURVILINEAR SHRUB BEDS OR FOR ANY ANGLES THAT ARE NOT A STANDARD NOZZLE ANGLE.
7. UNLABELED PIPING - ALL UNLABELED LATERAL PIPING SHALL BE 1" MINIMUM UNLESS OTHERWISE NOTED.
8. SLEEVING - ALL SLEEVING UNDER PAVED SURFACES SHOWN ON PLANS IS BY CONTRACTOR UNLESS OTHERWISE NOTED. SLEEVING SHALL BE INSTALLED IN THE SIZES AND QUANTITIES SHOWN ON PLANS OR BASED ON THE SCHEDULE BELOW. WHERE SLEEVES ARE SHOWN, BUT NOT LABELED, FOLLOW THE SCHEDULE BELOW. ALL MAINLINE, CONTROL WIRES AND DRIP LINES UNDER PAVED SURFACES ARE TO BE INSTALLED IN SLEEVING. ALL MAINLINE SLEEVE LOCATIONS TO INCLUDE A SEPARATE WIRE SLEEVE.
- | SLEEVED PIPE SIZE/WIRE QUANTITY | REQUIRED SLEEVE SIZE & (QUANTITY) |
|---------------------------------|-----------------------------------|
| 3/4" - 1 1/4" PIPING | 2" PVC (1) |
| 1 1/2" - 2" PIPING | 4" PVC (1) |
| 1-25 CONTROL WIRES | 2" PVC (1) |
| COMMUNICATION CABLE | 2" PVC (1) |
9. SPARE CONTROL WIRES - CONTRACTOR SHALL EXTEND THREE SPARE WIRES (ONE COMMON AND 2 CONTROL WIRES) FROM EACH CONTROLLER TO THE END OF THE MAINLINE SERVING THAT CONTROLLER OR AS SHOWN ON THE PLANS. INSTALL SPARE WIRES IN 10" ROUND VALVE BOX WITH QUICK COUPLING VALVE. REFER TO SPECIFICATIONS FOR WIRE COLOR. SEE IRRIGATION SCHEDULE FOR ADDITIONAL INFORMATION.
10. 2-WIRE SYSTEM NOTES - CONTRACTOR SHALL INSTALL ALL TWO-WIRE COMPONENTS PER MANUFACTURES RECOMMENDATIONS AND STANDARDS.
- 10.1. CONTRACTOR SHALL USE ONLY MANUFACTURED 2-WIRE DECODER CABLE (SEE SCHEDULE FOR SPECIFIC 2-WIRE CABLE).
- 10.2. ONLY USE SINGLE STATION DECODERS (SEE SCHEDULE FOR SPECIFIC MODEL).
- 10.3. LOOP 5' OF 2-WIRE DECODER CABLE INTO ALL VALVE BOXES (WITH DECODERS AND SPLICES) FOR MAINTENANCE.
- 10.4. USE ONLY 3M DBR-6 WATERPROOF CONNECTORS ON ALL WIRE SPLICES AND ALL WIRE SPLICES ARE TO BE MADE WITHIN A VALVE BOX WITH CONTROL VALVES OR A SEPARATE 10" ROUND VALVE BOX FOR WIRE SPLICES.
- 10.5. INSTALL SURGE PROTECTOR RODS OR PLATES 3 LF. FROM VALVES, DECODERS, AND COMMUNICATION WIRE.
- 10.6. GROUND ALL DECODERS AND DECODER WIRE A MINIMUM OF EVERY 1000' OF WIRE OR EVERY 12TH DECODER AND AT ALL ENDS OF 2-WIRE DECODER CABLE RUN.
- 10.7. LOOP EXTRA 10' OF 2-WIRE DECODER CABLE INTO A VALVE BOX AT PHASING LINES FOR FUTURE CONNECTION (IF INDICATED ON PLANS).
11. ADJUSTMENT - CONTRACTOR SHALL FINE TUNE/ADJUST THE IRRIGATION SYSTEM TO REDUCE/AVOID OVERSPRAY ONTO HARD SURFACES BY ADJUSTING NOZZLE DIRECTION AND NOZZLE RADIUS.
12. PLANS AND SPECIFICATIONS - CONTRACTOR RESPONSIBLE TO ENSURE WORK CONFORMS TO PLANS AND SPECIFICATIONS. AT ONSET OF CONSTRUCTION, VERIFY PLANS ARE CURRENT. WHERE REQUIRED BY CITY, CONTRACTOR SHALL CONSTRUCT ONLY OFF CITY STAMPED PLANS. REVISIONS TO CITY STAMPED PLANS SHALL CONFORM TO CITY FIELD CHANGE PROCEDURES AND DOCUMENTATION.
13. EXISTING IRRIGATION DAMAGE - CONTRACTOR SHALL REPAIR OR REPLACE ANY EXISTING IRRIGATION SYSTEMS DAMAGED DURING NEW INSTALLATION. REPAIR OR REPLACEMENT SHALL BE DETERMINED BY OWNER OR OWNER'S REPRESENTATIVE AND PAID FOR BY THE LANDSCAPE CONTRACTOR.
14. EXISTING IRRIGATION COORDINATION - EXISTING IRRIGATION SYSTEM SHALL NOT BE TURNED OFF FOR MORE THAN 24 HOURS MAXIMUM. CONTRACTOR SHALL COORDINATE TURN OFF OF SYSTEM WITH OWNER OR MAINTENANCE STAFF 72 HOURS PRIOR TO ANY NEW CONSTRUCTION.
15. WATER BUDGETS AND PROJECTIONS - HYDROSYSTEMS-KDI HAS BASED THE IRRIGATION DESIGN AND THE ASSOCIATED PROJECTED WATER USE UPON SUCH FACTORS AS CITY OR WATER DISTRICT IMPOSED REQUIREMENTS, PUBLISHED PLANT SPECIES WATER NEEDS, SELECTED IRRIGATION METHOD EFFICIENCIES AS REPORTED BY INDEPENDENT TESTING FACILITIES, HISTORICAL WEATHER DATA FOR THE PROJECT LOCATION, AND PROPER MAINTENANCE PROCEDURES. HYDROSYSTEMS*KDI IS NOT RESPONSIBLE, AND ACCEPTS NO RESPONSIBILITY, FOR THE ACTUAL WATER USAGE VARIATION THAT IS A RESULT OF FIELD MODIFICATIONS TO THE SYSTEM NOT MATCHING CONSTRUCTION DOCUMENTS, IMPROPER MAINTENANCE, WASTE DUE TO SYSTEM DAMAGE OR VANDALISM, OR WEATHER CONDITIONS THAT DEVIATE FROM PUBLISHED 30 YEAR HISTORICAL AVERAGES.

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER	MODEL NO.	DESCRIPTION	DETAIL NO.
	RAIN BIRD	1812 SAM PRS WITH MFR SERIES NOZZLE	HI-POP SPRAY HEAD	1
	RAIN BIRD	1812 SAM-PRS WITH SST, CORNER NOZZLE	HI-POP SPRAY HEAD	1
	RAIN BIRD	PEB	ELECTRIC CONTROL VALVE	2
	RAIN BIRD/HUNTER	PEB WITH ICD-100 DECODER	ELECTRIC CONTROL VALVE	3
	RAIN BIRD	44-LRC	QUICK COUPLING VALVE	4
	MATCO	201X	MANUAL DRAIN VALVE	5
		LINE SIZE - 2 1/2" AND SMALLER	GATE VALVE	6
		CLASS 200 BE - 2 1/2" & SMALLER	PVC MAINLINE	7
		#100 NSF	POLY LATERAL	7
		CLASS 160	PVC SLEEVING	8
	HUNTER	ICD-100	VALVE DECODER	9
	PAIGE	PT354D (FOR HUNTER, BASELINE)	2-WIRE DECODER CABLE	3, 9, 10
	N/S	OLDCASTLE / CARSON	REFER TO SPECIFICATIONS AND DETAILS	2, 3, 4, 5, 6, 9, 10
			GROUNDING LOCATION	10
		TO BE REPLACE	NEW ELECTRIC CONTROLLER	11
			EXISTING TWO-WIRE CONTROLLER	N / S
	RAIN BIRD	1402	BUBBLER	13 & 14
			BUILDING PENETRATION - DOWN	N / S
			EXISTING BACKFLOW PREVENTER	N / S
			EXISTING GATE VALVE	N / S
			EXISTING CONTROL VALVE	N / S
			EXISTING MAINLINE	N / S
			EXISTING SLEEVING	N / S
			CONTROLLER & STATION NO.	
			CONTROL VALVE SIZE	
			NUMBER OF SPARE WIRES - 2 CONTROL AND 1 SPARE WIRES TO WHICH CONTROLLER - SEE CONSTRUCTION NOTES	

REFER TO SHEET

- IR1.0 IRRIGATION NOTES
- IR1.0 IRRIGATION SCHEDULE
- IR1.1 IRRIGATION PLANS
- IR1.1-IR1.2 IRRIGATION DETAILS

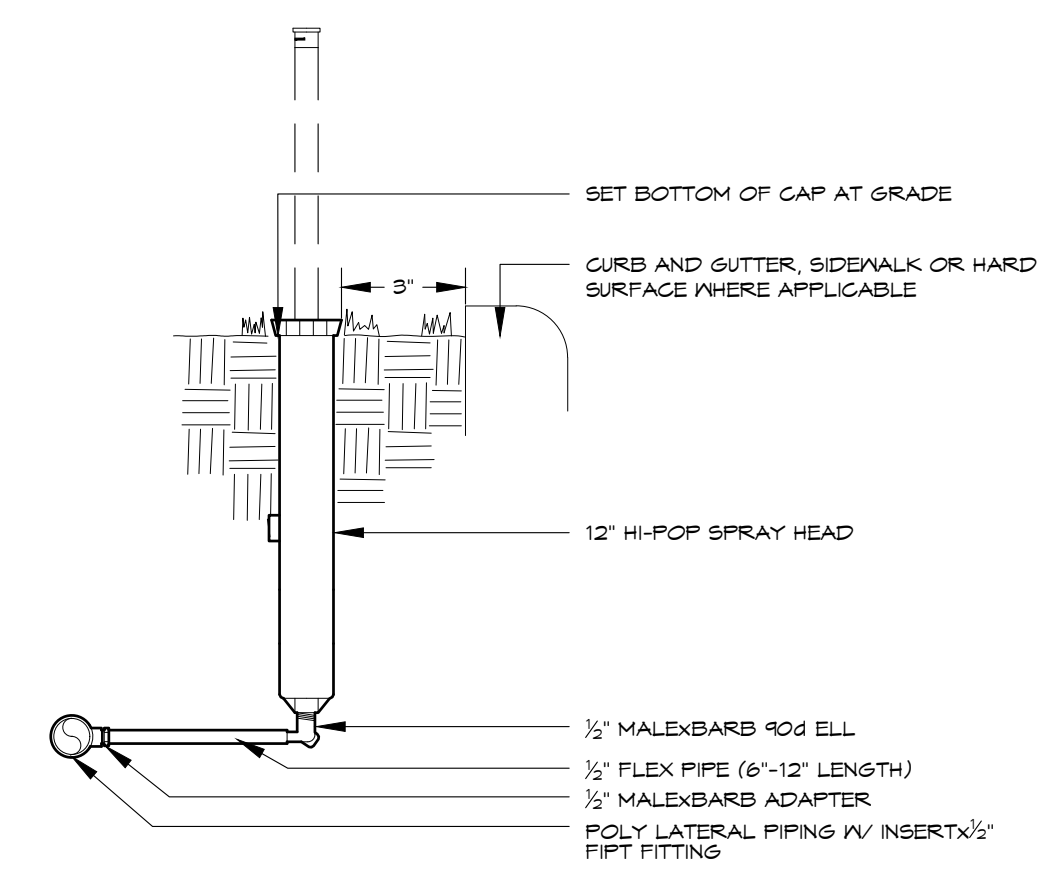
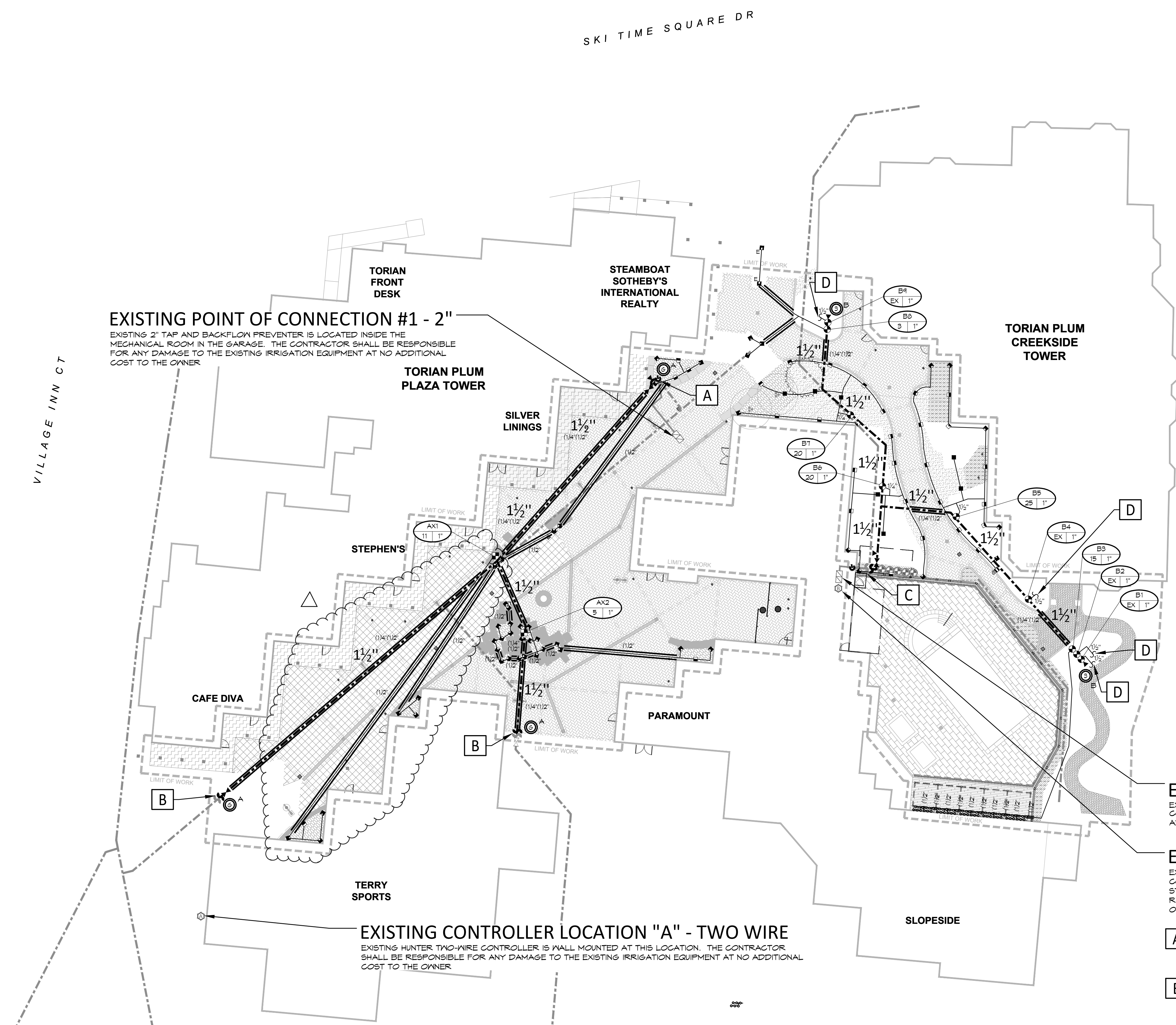


Know what's below.
Call before you dig.
CALL 3 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.



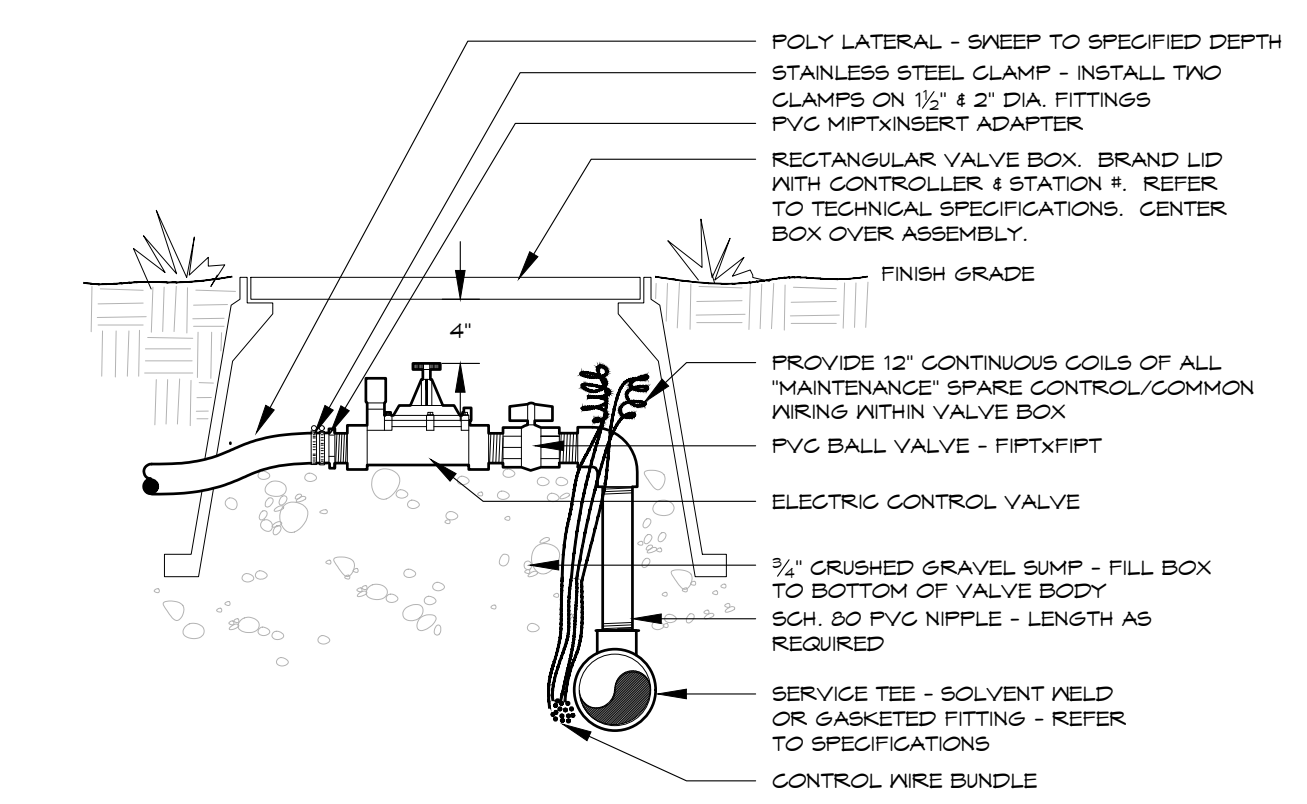
Date 10.22.18
Drawn By BP
Reviewed by JC
Job No. 16021.01

Revisions	
Name	Date
BLDG DEPT #1	03/06/18



NOTE:
• SET HEAD PERPENDICULAR TO FINISH GRADE SWING.
• FLEX PIPE SHALL BE ATTACHED TO BOTTOM SPRAY HEAD INLET ONLY.
• APPLY TEFLON TAPE TO ALL MALE PVC THREADED FITTINGS AND NIPPLES.

HI-POP SPRAY HEAD



ELECTRIC CONTROL VALVE

24V - Poly Lateral

EXISTING POINT OF CONNECTION #2 - 1 1/2"
EXISTING 1 1/2" TAP AND BACKFLOW PREVENTER IS LOCATED INSIDE THE POOL MECHANICAL ROOM. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE EXISTING IRRIGATION EQUIPMENT AT NO ADDITIONAL COST TO THE OWNER

EXISTING CONTROLLER LOCATION "B" - TO BE REPLACE
EXISTING RAIN BIRD CONTROLLER IS WALL MOUNTED AT THIS LOCATION INSIDE THE POOL MECHANICAL ROOM. CONTRACTOR SHALL REMOVE THE EXISTING CONTROLLER AND RETURN TO THE OWNER. INSTALL ONE NEW 15 STATION HUNTER PRO-C IN SAME LOCATION OF THE EXISTING CONTROLLER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE EXISTING IRRIGATION EQUIPMENT AT NO ADDITIONAL COST TO THE OWNER

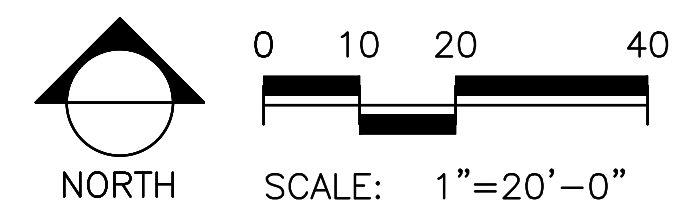
A CONNECTION TO EXISTING COPPER PIPE FROM 2" TAP IN GARAGE
CONTRACTOR SHALL LOCATE THE EXISTING COPPER PIPE AT THIS APPROXIMATE LOCATION. CUT, TIE-ON, INSTALL ONE NEW LINE SIZE GATE VALVE, INSTALL ONE NEW QUICK COUPLER AND EXTEND NEW PVC MAINLINE AS SHOWN.

B CONNECTION TO EXISTING PVC MAINLINE AND TWO-WIRE CABLE
CONTRACTOR SHALL LOCATE THE EXISTING PVC MAINLINE & PVC BALL VALVE IN VALVE BOX, AT THIS APPROXIMATE LOCATION. CUT, TIE-ON AND EXTEND NEW PVC MAINLINE AS SHOWN. LOCATE THE EXISTING TWO-WIRE CABLE, CONNECT ONTO (WITH APPROVED WATER TITE CONNECTORS) AND EXTEND NEW TWO-WIRE ALONG THE NEW PVC MAINLINE AS SHOWN. INSTALL NEW VALVE BOX FOR THIS ASSEMBLY.

C CONNECTION TO EXISTING PVC MAINLINE AND CONVENTIONAL WIRES
CONTRACTOR SHALL LOCATE THE EXISTING PVC MAINLINE AT THIS APPROXIMATE LOCATION. CUT, TIE-ON AND EXTEND NEW PVC MAINLINE AS SHOWN. LOCATE THE EXISTING CONTROL WIRES, SPLICE INSIDE ONE 10" ROUND VALVE BOX AND EXTEND THE NECESSARY NUMBER OF NEW WIRES TO OPERATE THE EXISTING AND NEW CONTROL VALVES ALONG THE NEW PVC MAINLINE AS SHOWN.

D CONNECTION TO EXISTING LATERAL LINES FROM NEW CONTROL VALVES
CONTRACTOR SHALL LOCATE THE EXISTING POLY LATERAL AT THIS APPROXIMATE LOCATION. CUT, TIE-ON AND EXTEND NEW POLY LATERAL AS SHOWN. CONTRACTOR SHALL BE RESPONSIBLE TO HAVE ALL OF THE ZONES FOR BOTH IRRIGATION SYSTEMS OPERATIONAL WITH NO ADDITIONAL COST TO THE OWNER.

REFER TO SHEET	
IR1.0	IRRIGATION NOTES
IR1.0	IRRIGATION SCHEDULE
IR1.1	IRRIGATION PLANS
IR1.1-IR1.2	IRRIGATION DETAILS



DESIGN TEAM ASSUMES NO RESPONSIBILITY FOR UTILITY LOCATIONS. THE UTILITIES SHOWN ON THIS DRAWING HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION. IT IS, HOWEVER, THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE SIZE, MATERIAL, HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.



W E N K

ASSOCIATES

PLANNERS & LANDSCAPE ARCHITECTS

303.828.0003

HydroSystems-KDI, Inc.

1000 S. W. 10th Ave., Suite 100

Fort Lauderdale, FL 33304

SEAL OF THE CITY OF STEAMBOAT SPRINGS

OFFICIAL SEAL

2019

WATERPROOFING / RENOVATION - PHASE 2

TORIAN PLUM PARKING STRUCTURE

STEAMBOAT SPRINGS, CO

Date	10.22.18
Drawn By	BP
Reviewed by	JC
Job No.	16021.01

Revisions	
Name	Date
BLDG DEPT #1	03/06/18

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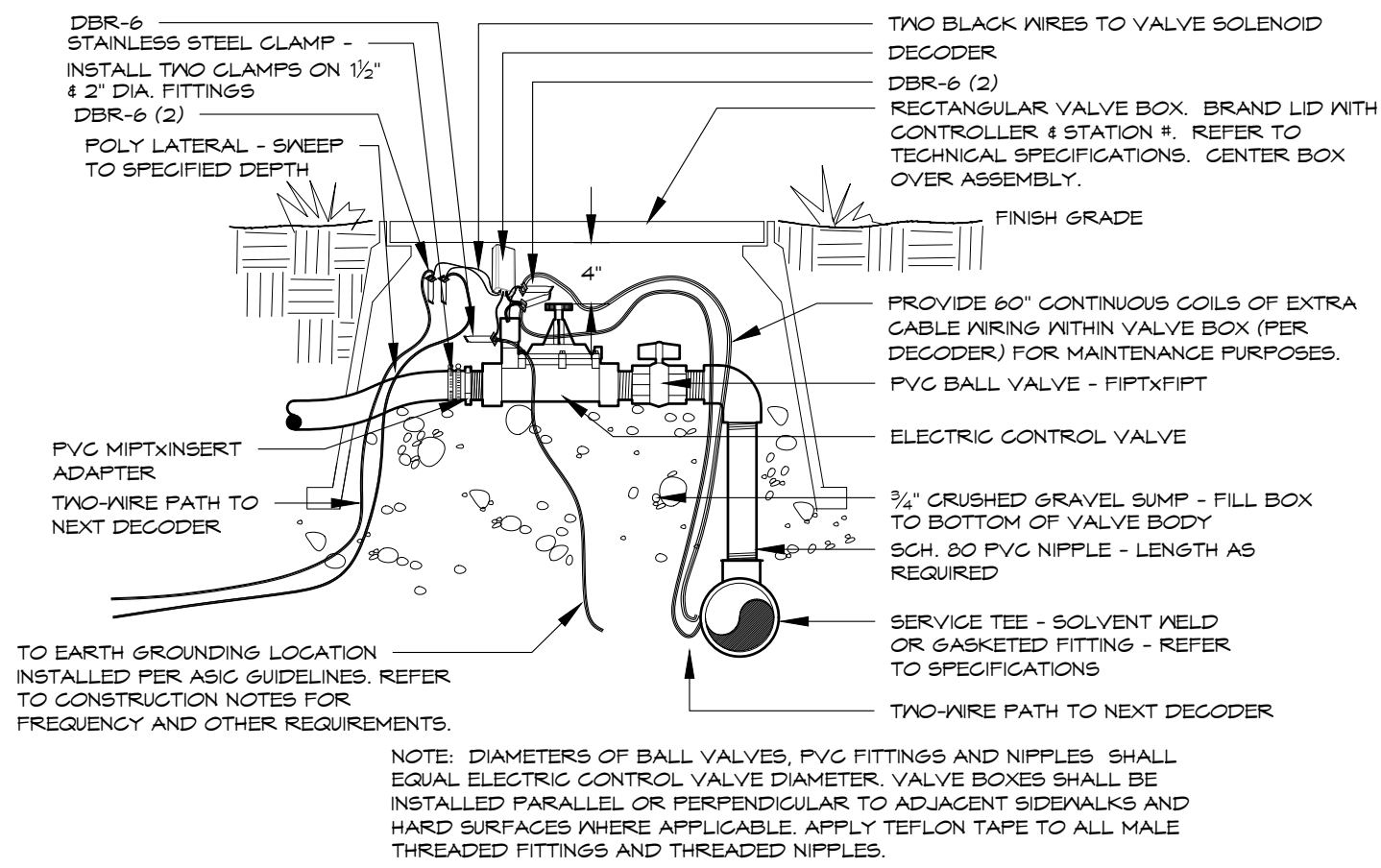
100% Construction Documents

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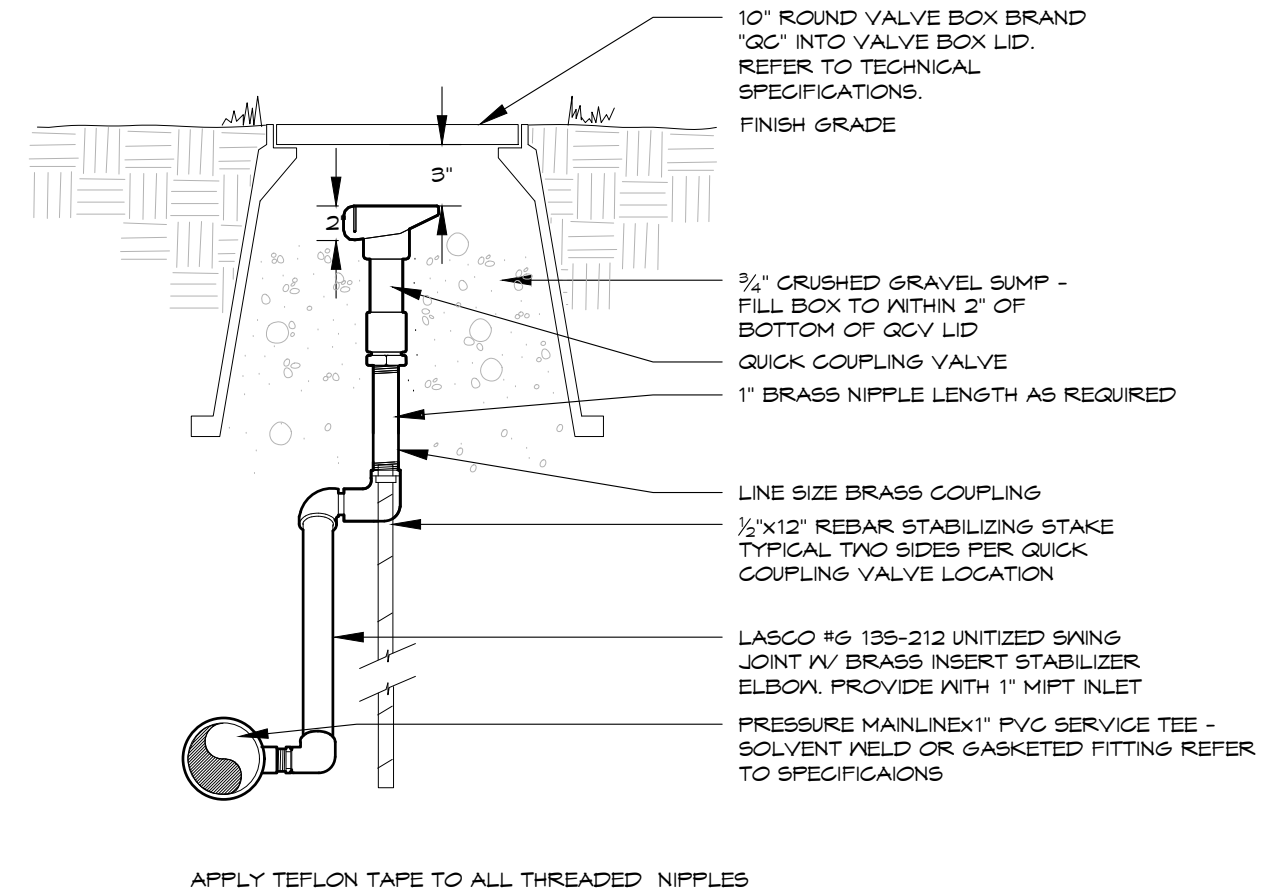
Sheet Number

IR1.1



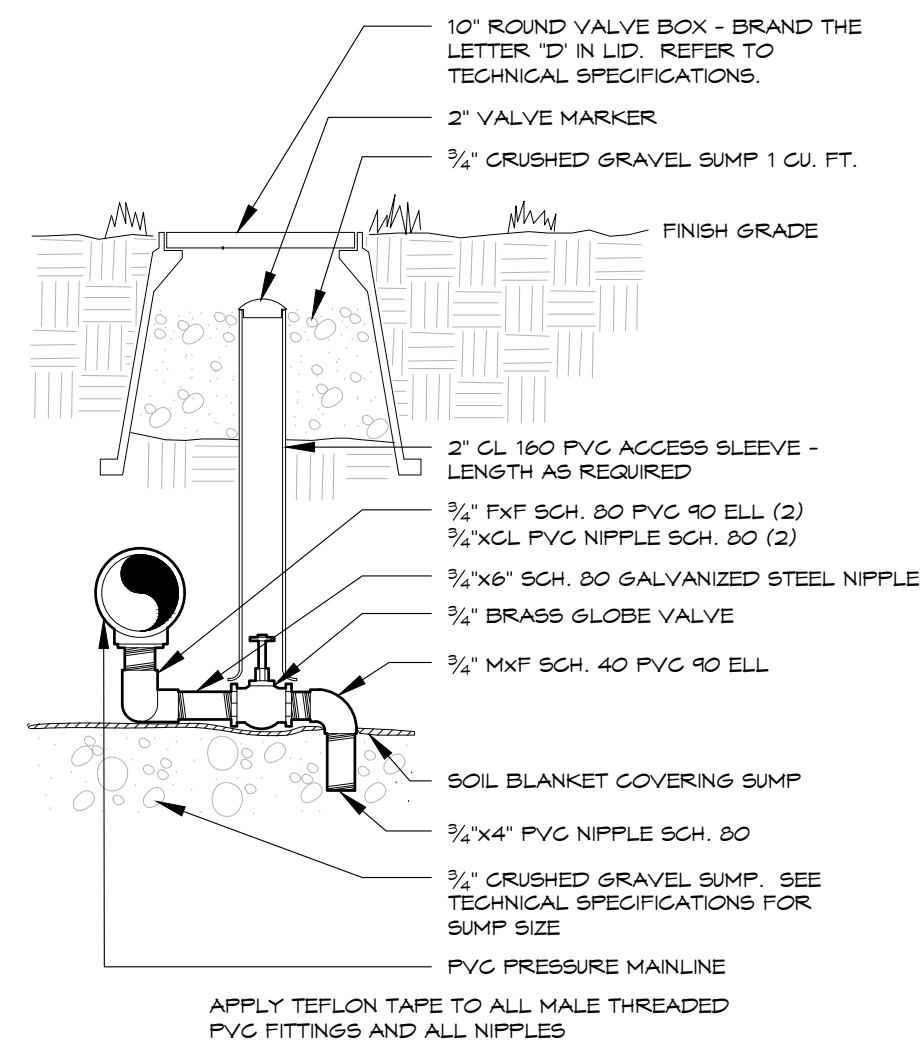
ELECTRIC CONTROL VALVE
TWO WIRE SYSTEM

3



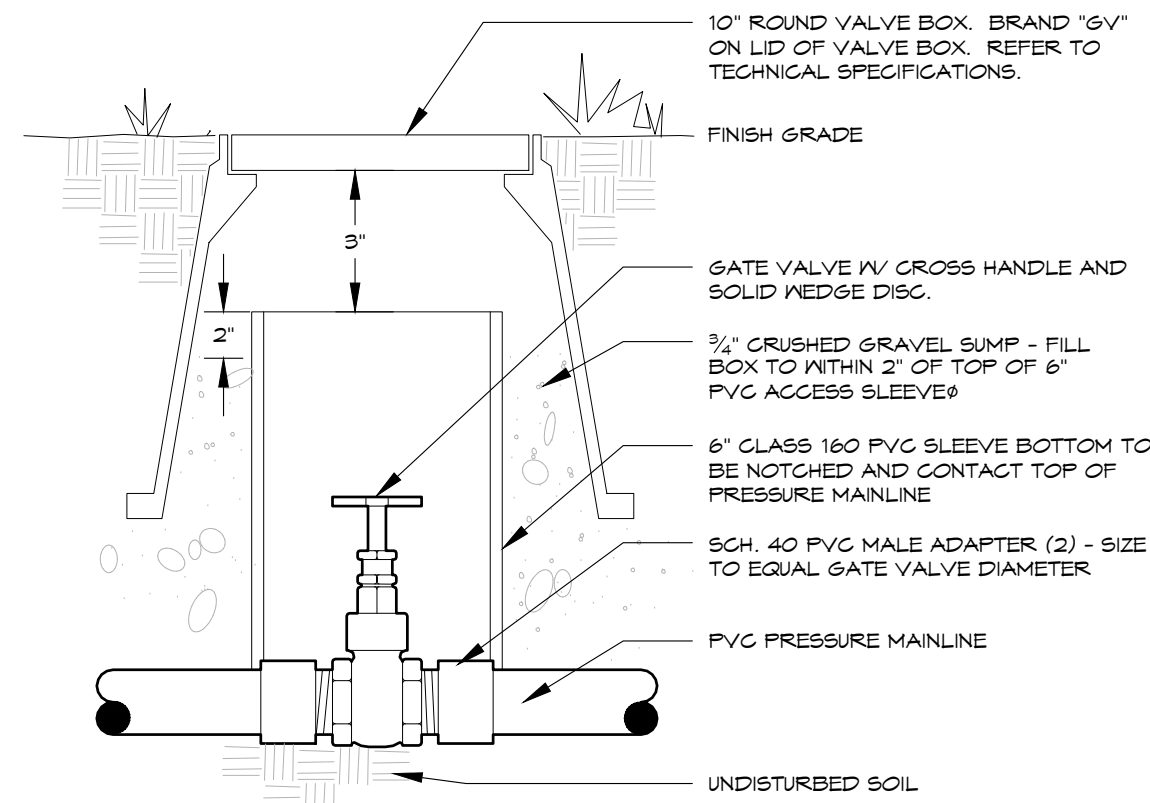
QUICK COUPLING VALVE

4



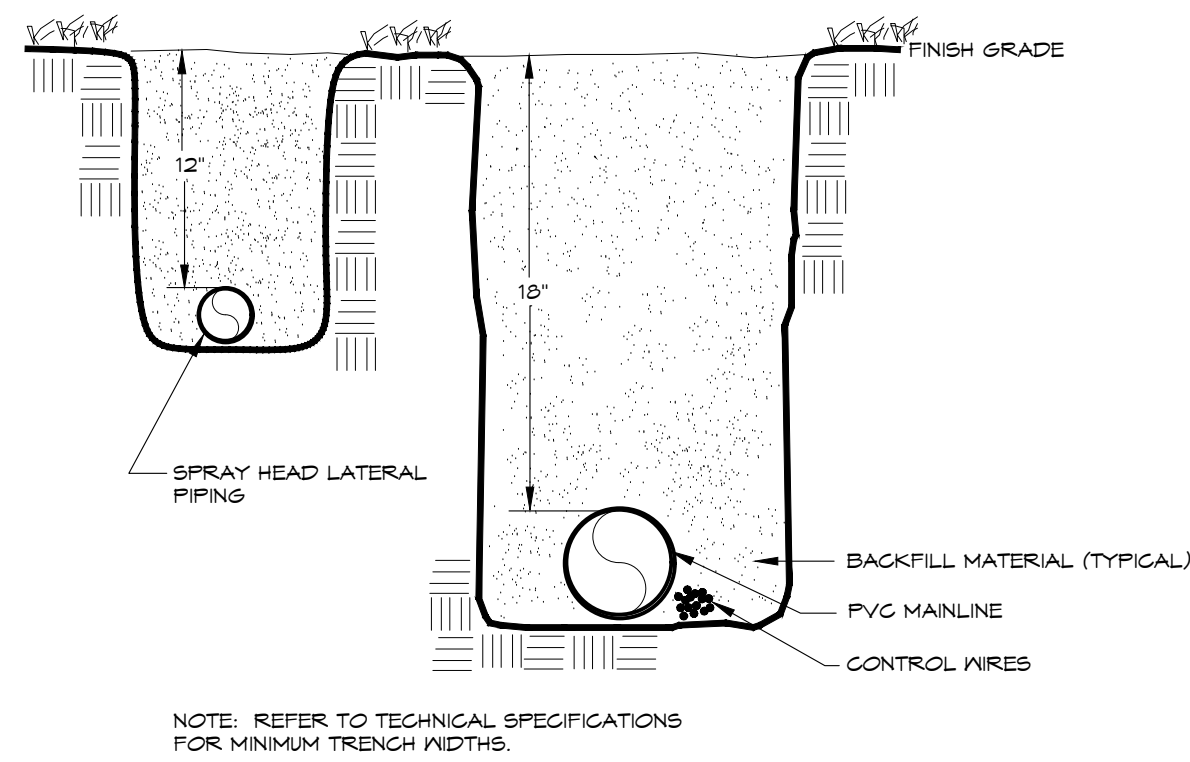
MANUAL DRAIN VALVE

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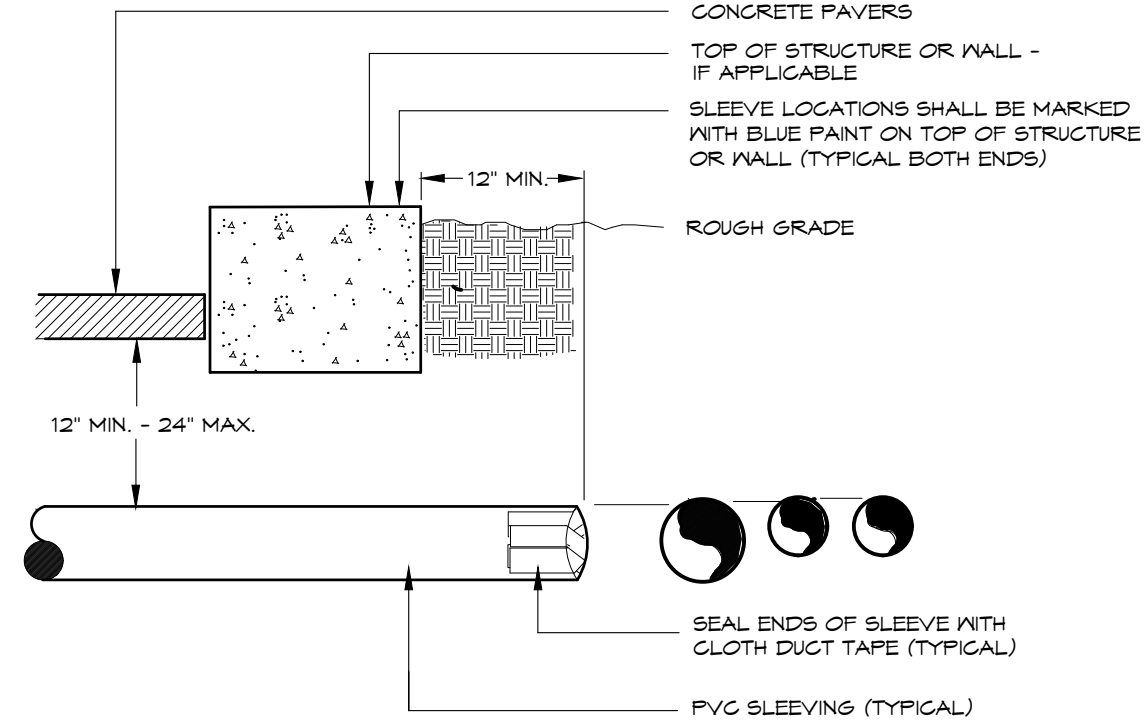
GATE VALVE

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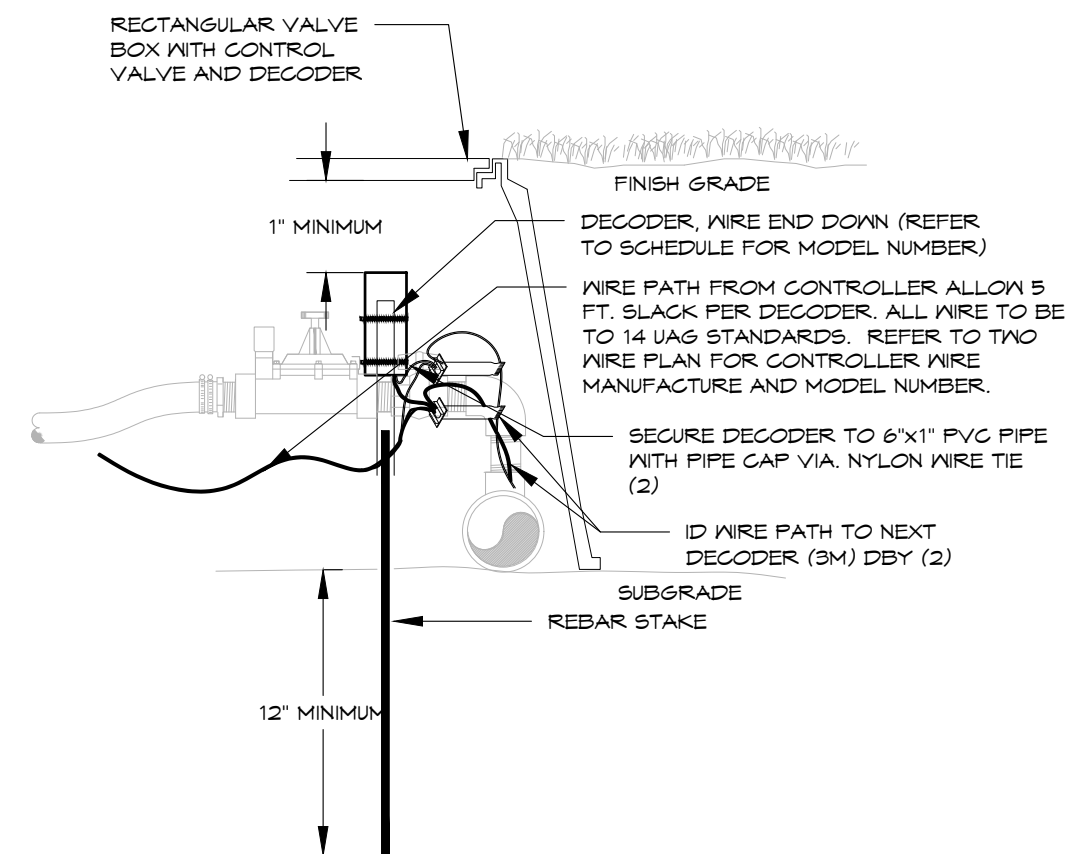
TRENCHING

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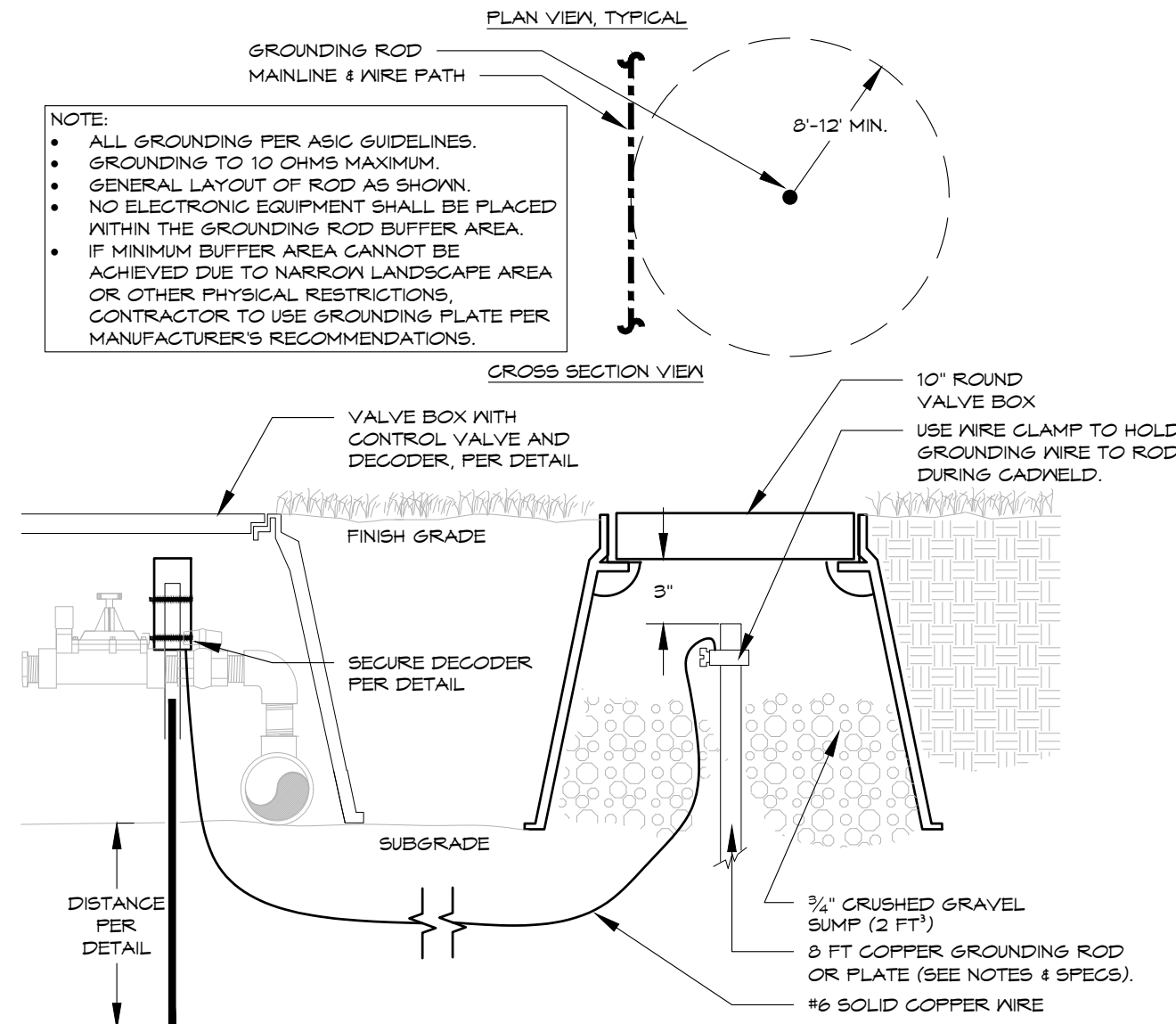
SLEEVING

8



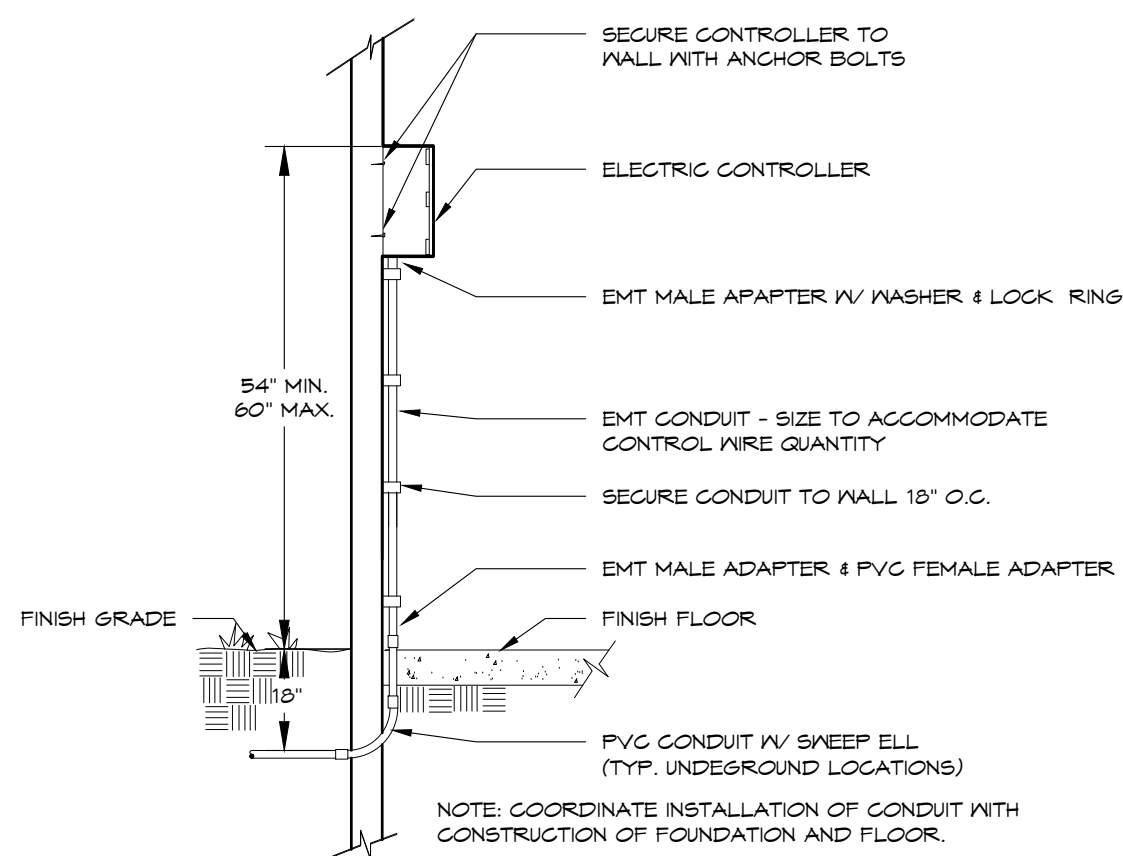
DECODER INSTALLATION
TWO-WIRE SYSTEM

10



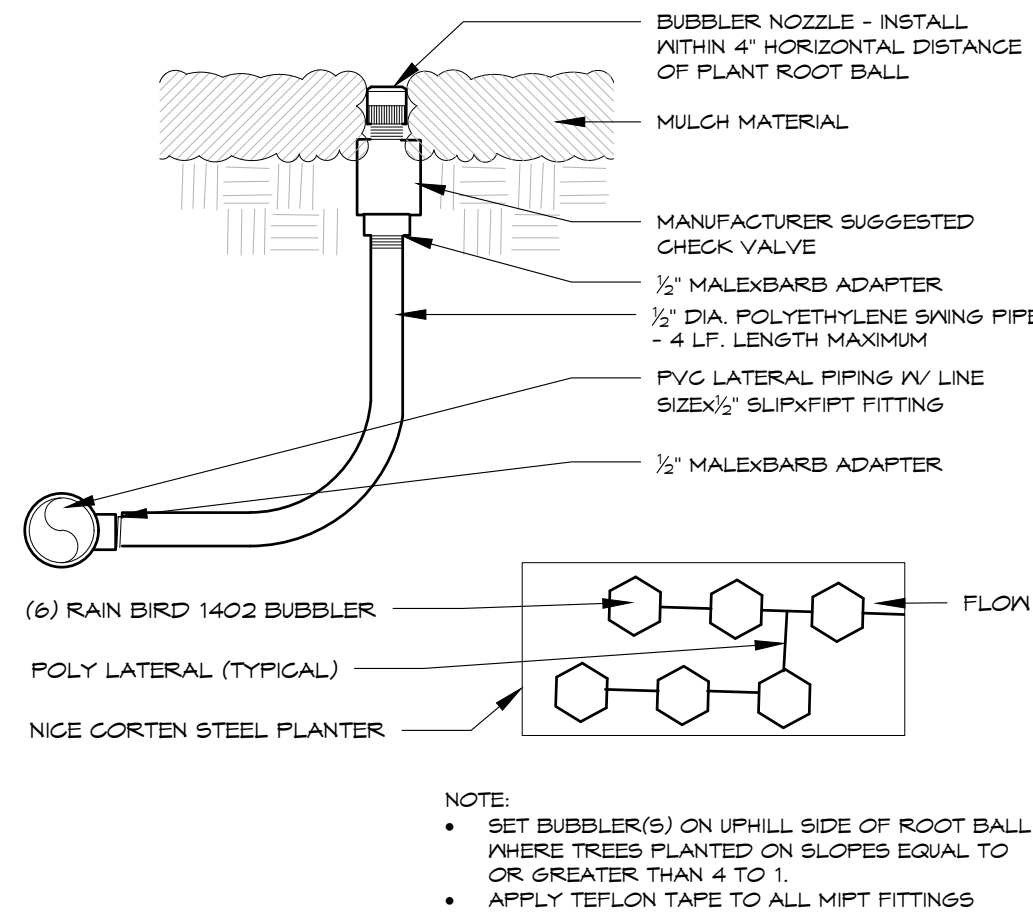
ACC GROUNDING
TWO-WIRE SYSTEM - TYPICAL

11



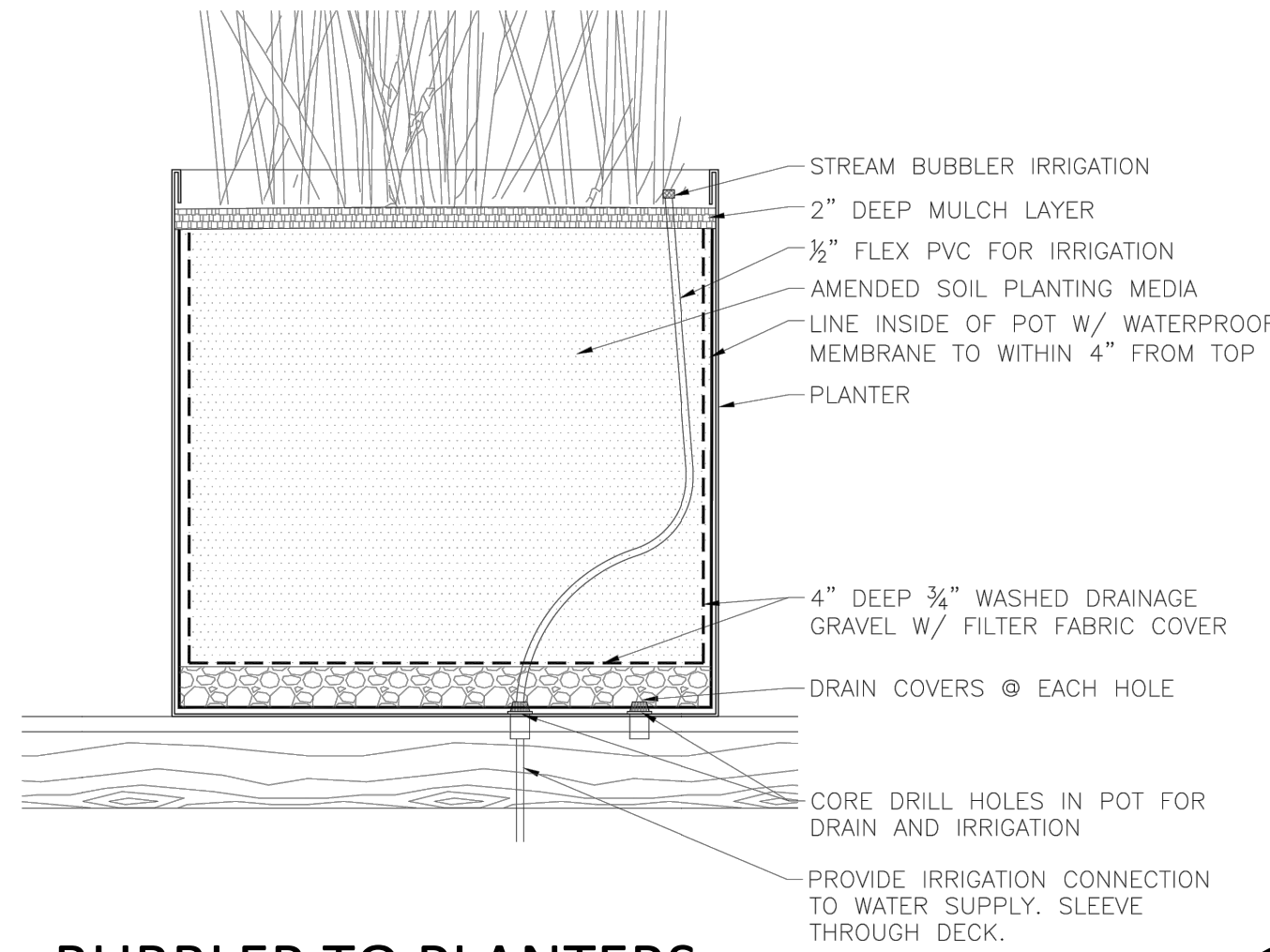
ELECTRIC CONTROLLER
INTERIOR WALL MOUNT

12



BUBBLER

13



BUBBLER TO PLANTERS

14

REFER TO SHEET

IR1.0	IRRIGATION NOTES
IR1.0	IRRIGATION SCHEDULE
IR1.1	IRRIGATION PLANS
IR1.1-IR1.2	IRRIGATION DETAILS

MM JOB #: 17.0424
PRINCIPAL: JOHN LUND
EOR: JOHN LUND
PROJECT MANAGER: DAVID WITTMAN
DESIGNERS: KEVIN DUNAM
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GENERAL NOTES			DESIGN CRITERIA					
SECTION 1 - GENERAL REQUIREMENTS			1. CODES AND STANDARDS USED IN DESIGN:					
1.0 DEFINITIONS:			A. INTERNATIONAL BUILDING CODE 2009.					
A. ENGINEER: REFERENCES ON THE STRUCTURAL DRAWINGS TO 'ENGINEER' MEAN THE STRUCTURAL ENGINEER OF RECORD. OTHER ENTITIES ARE SPECIFICALLY NOTED AS "CONTRACTOR'S ENGINEER", "MECHANICAL ENGINEER", ETC.			II 1.0 90 MPH B					
1.1.1 THESE NOTES SUPPLEMENT THE SPECIFICATIONS, WHICH SHALL BE REFERRED TO FOR ADDITIONAL REQUIREMENTS.			3. GRAVITY LOADS					
1.1.2 UNDERGROUND UTILITIES: LOCATE EXISTING UTILITIES, AND NOTIFY LANDSCAPE ARCHITECT OF EXISTING UTILITIES OR SUBGRADE CONDITIONS WHICH INTERFERE WITH WORK.			A. GRAVITY LOADS TABLE					
1.1.3 EXISTING STRUCTURES:			LOCATION	SUPER-IMPOSED DEAD LOAD, PSF	LIVE LOAD, PSF	LIVE LOAD REDUCTION	PARTITION LOAD, PSF	REMARKS
A. CONTRACT DOCUMENTS HAVE BEEN PREPARED USING AVAILABLE DRAWINGS AND SITE OBSERVATION AS PERMITTED BY ACCESS RESTRICTIONS DURING DESIGN. B. DURING CONSTRUCTION, THE CONTRACTOR MAY ENCOUNTER EXISTING CONDITIONS WHICH ARE NOT NOW KNOWN OR ARE AT VARIANCE WITH PROJECT DOCUMENTATION (DISCOVERY). CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF ALL CONDITIONS NOT PER THE CONTRACT DOCUMENTS. EXAMPLES INCLUDE: - SIZES OR DIMENSIONS OTHER THAN THOSE SHOWN. - DAMAGE OR DETERIORATION TO MATERIALS AND COMPONENTS. - CONDITIONS OF INSTABILITY OR LACK OF SUPPORT. - ITEMS NOTED AS EXISTING ON THE DRAWINGS BUT NOT FOUND IN THE FIELD. C. PREPARE DIMENSIONAL DRAWINGS OF ALL DISCOVERED ITEMS. D. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING STRUCTURAL CONDITIONS PRIOR TO SUBMITTING SHOP DRAWINGS. E. CONTRACTOR SHALL MAKE ALLOWANCE FOR THE RESOLUTION OF SUCH DISCOVERIES IN THE CONSTRUCTION SCHEDULE. F. SUBMIT A DIMENSIONED DRAWING OF ALL NEW OPENINGS THROUGH EXISTING STRUCTURE, AND SECURE APPROVAL PRIOR TO CUTTING. DRAWING SHALL SHOW SIZE OF PROPOSED OPENING AND IT'S VERTICAL AND HORIZONTAL LOCATION.			EXISTING ROOF OF GARAGE	250	100	NO	--	15,000# LIMIT FOR LOADED CONSTRUCTION OR MAINTENANCE EQUIPMENT
1.1.4 USE OF DRAWINGS:								
A. DO NOT SCALE DRAWINGS.								
B. WHERE DISCREPANCIES OCCUR BETWEEN PLANS, DETAILS, GENERAL NOTES AND SPECIFICATIONS, THE MORE STRINGENT REQUIREMENTS SHALL GOVERN. DETAILS ON DRAWINGS TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS. DETAILS NOTED TYPICAL APPLY TO ALL SIMILAR CONDITIONS. WHERE NO SPECIFIC DETAILS ARE SHOWN, CONSTRUCTION SHALL CONFORM TO SIMILAR WORK ELSEWHERE ON THE PROJECT.								
1.1.5 TEMPORARY CONDITIONS:								
THE STRUCTURE IS DESIGNED TO FUNCTION AS A UNIT UPON COMPLETION. THE CONTRACTOR IS RESPONSIBLE FOR FURNISHING ALL TEMPORARY BRACING AND/OR SUPPORT THAT MAY BE REQUIRED AS THE RESULT OF THE CONTRACTOR'S CONSTRUCTION METHODS AND/OR SEQUENCES.								
CONTRACTOR'S CONSTRUCTION AND/OR ERECTION SEQUENCES SHALL RECOGNIZE AND CONSIDER THE EFFECTS OF THERMAL MOVEMENTS OF STRUCTURAL ELEMENTS DURING THE CONSTRUCTION PERIOD.								
USE ONLY HAND OPERATED TOOLS FOR COMPACTION ADJACENT TO FOUNDATION WALLS.								
1.1.6 SUBMITTALS AND SUBSTITUTIONS:								
A. SUBMITTALS: REFER TO SPECIFICATIONS FOR DETAILED REQUIREMENTS. 1. IF THE CONTRACTOR REQUESTS A CHANGE FROM THE STRUCTURAL DRAWINGS, IT SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT AND DESIGNED BY MARTIN/MARTIN, INC. PRIOR TO SUBMITTING SHOP DRAWINGS. VARIATION SHALL BE INDICATED ON THE SHOP DRAWINGS. CONTRACTOR SHALL COMPENSATE MARTIN/MARTIN, INC. FOR MAKING THE CHANGE. 2. CONSTRUCTION DOCUMENTS SHALL NOT BE REPRODUCED FOR USE IN SUBMITTALS.								
B. SUBSTITUTIONS: LANDSCAPE ARCHITECTS APPROVAL SHALL BE SECURED FOR ALL SUBSTITUTIONS.								
C. NONCONFORMANCE: NOTIFY LANDSCAPE ARCHITECT OF CONDITIONS NOT CONSTRUCTED PER THE CONTRACT DOCUMENTS PRIOR TO PROCEEDING WITH CORRECTIVE WORK. SUBMIT PROPOSED REPAIR TO THE LANDSCAPE ARCHITECT FOR ACCEPTANCE. CONTRACTOR SHALL COMPENSATE MARTIN/MARTIN, INC. FOR DESIGNING THE REPAIR.								
1.1.7 OSHA STANDARDS:								
THE STRUCTURE IS DESIGNED TO FUNCTION AS A UNIT UPON COMPLETION. NOTHING SHOWN ON THE STRUCTURAL DRAWINGS SHALL BE CONSTRUED AS ELIMINATING THE NEED FOR THE CONTRACTOR TO COMPLY WITH ALL OSHA REQUIREMENTS.								
WHERE THE STRUCTURAL DRAWINGS APPEAR TO CONFLICT WITH OSHA REQUIREMENTS, THE STRUCTURAL DRAWINGS REPRESENT FINAL CONDITIONS ONLY; THE CONTRACTOR SHALL ADD ALL ERECTION FRAMING AS MAY BE NECESSARY TO COMPLY WITH OSHA.								
1.1.8 COORDINATION:								
A. STRUCTURAL DRAWINGS ARE NOT STAND-ALONE DOCUMENTS AND ARE INTENDED TO BE USED IN CONJUNCTION WITH CIVIL, LANDSCAPE ARCHITECTS, MECHANICAL, ELECTRICAL, AND DRAWINGS FROM OTHER DISCIPLINES. THE CONTRACTOR SHALL COORDINATE ALL REQUIREMENTS OF THE CONTRACT DOCUMENTS INTO SHOP DRAWINGS AND WORK. B. COORDINATE DIMENSIONS OF ALL OPENINGS, BLOCKOUTS, DEPRESSIONS, ETC., WITH LANDSCAPE ARCHITECTS DRAWINGS, DRAWINGS FROM OTHER DISCIPLINES, PROJECT SHOP DRAWINGS, AND FIELD CONDITIONS PRIOR TO SHOP DRAWING SUBMITTAL.								
1.1.9 SPECIAL INSPECTION:								
SPECIAL INSPECTION SHALL BE PROVIDED PER IBC. THE LIST BELOW IS A SUMMARY OF REQUIRED TESTS, REFER TO THE SPECIFICATIONS FOR DETAILED TESTING REQUIREMENTS.								
SOILS:								
- SUBGRADE AND FILL BENEATH FOOTINGS AND SLABS-ON-GRADE AND WALL BACKFILL								
CONCRETE:								
- STRUCTURAL CONCRETE								
- INSTALLATION OF EMBEDDED BOLTS AND PLATES SUPPORTING STRUCTURE								
- REINFORCING STEEL PLACEMENT								
- FIELD BENDING OF REINFORCING STEEL								
- REINFORCING COUPLERS								
- ANCHORED REBAR INTO HARDENED CONCRETE								
STRUCTURAL STEEL:								
- SHOP AND FIELD WELDING								
- HIGH STRENGTH BOLTING								
SECTION 2 - FOUNDATIONS - NOT USED								
SECTION 3 - STRUCTURAL CONCRETE								
3.1.1 ALL WORK SHALL CONFORM WITH ACI 301-99 UNLESS NOTED OTHERWISE IN DRAWINGS OR PROJECT SPECIFICATIONS.								
3.1.2 DETAIL BARS IN ACCORDANCE WITH THE LATEST EDITIONS OF "ACI DETAILING MANUAL", PUBLICATION SP-66 WITH ADDED REQUIREMENTS OF THE PROJECT SPECIFICATION, AND "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE", ACI 318.								
3.2.1 REINFORCING:								
A. REINFORCING: ASTM A615, GRADE 60 DEFORMED								
B. WELDED AND FIELD BENT REINFORCING: ASTM A706, GRADE 60 DEFORMED								
C. WELDED WIRE FABRIC: ASTM 185 PLAIN OR ASTM 497 DEFORMED, 70 KSI								
D. SPLICES:								
1. NO SPLICING OF REINFORCEMENT PERMITTED EXCEPT AS NOTED ON DRAWINGS. MAKE BARS CONTINUOUS AROUND CORNERS. WHERE PERMITTED, SPLICES MAY BE MADE BY CONTACT LAPS OR MECHANICAL CONNECTORS.								
2. SPLICE CONTINUOUS TOP AND BOTTOM BARS IN WALLS, BEAMS, AND GRADE BEAMS AS FOLLOWS:								
A. TOP BARS - AT MIDSPAN								
B. BOTTOM BARS - OVER SUPPORT								
3. LAP WELDED WIRE FABRIC A MINIMUM OF ONE MESH SPACING.								
F. MISCELLANEOUS REINFORCING REQUIREMENTS								
1. PROVIDE ADDITIONAL BARS OR STIRRUPS REQUIRED TO SECURE REINFORCING IN PLACE DURING CONCRETE PLACEMENT.								
2. MAKE ALL REINFORCING BAR BENDS IN THE FABRICATOR'S SHOP UNLESS NOTED.								
3. NO WELDING OF REINFORCING PERMITTED UNLESS NOTED ON DRAWINGS. WHERE PERMITTED, PERFORM WELDING IN ACCORDANCE WITH AWS D1.4, LATEST EDITION.								
4. PROVIDE ADDED REINFORCING TO TRIM ALL OPENINGS, NOTCHES, AND REENTRANT CORNERS WITH (2) #5 BARS EACH SIDE OF ALL OPENINGS LARGER THAN 10" AND ALL REENTRANT CORNERS. EXTEND 2'-0" PAST EDGE OF OPENING.								
3.2.2 STRUCTURAL CONCRETE MIX REQUIREMENTS:								
A. RE: CONCRETE MIX TABLE IN REPAIR NOTES								
3.3.1 PLACING REINFORCEMENT:								
A. REINFORCEMENT PROTECTION								
1. CONCRETE PLACED AGAINST EARTH								3"
2. CONCRETE PLACED ON VOIDFORMS WITH MASONITE OR PLYWOOD COVERING								2"
3. CONCRETE PLACED IN FORMS BUT EXPOSED TO WEATHER OR EARTH:								2"
4. COLUMNS, GIRDERS, BEAMS								1 1/2"
5. WALLS NOT EXPOSED TO WEATHER OR EARTH								1"
B. REINFORCING PLACING TOLERANCES: PER ACI 117.								
C. PROVIDE ACCESSORIES NECESSARY TO PROPERLY SUPPORT REINFORCING AND WELDED WIRE FABRIC AT POSITIONS SHOWN ON PLANS. ALL REINFORCING, DOWELS, BOLTS, AND EMBEDDED PLATES SHALL BE SET AND TIED IN PLACE BEFORE THE CONCRETE IS POURED. "STABBING" INTO PREVIOUSLY PLACED CONCRETE IS NOT PERMITTED.								
3.3.2 MEP AND OTHER OPENINGS AND EMBEDMENTS:								
A. PROVIDE SLEEVES FOR PLUMBING AND ELECTRICAL OPENINGS BEFORE PLACING CONCRETE. DO NOT CUT REINFORCING WHICH MAY CONFLICT.								
3.4.1 NON-SHRINK GROUT: CONFORM TO ASTM C1107, GRADES B, OR C. ACHIEVE 6000 PSI COMPRESSIVE STRENGTH AT 28 DAYS.								
SECTION 4 - MASONRY - NOT USED								
SECTION 5 - METALS								
5.1.1 CONNECTION DESIGN: PROVIDE CONNECTIONS AS SHOWN IN THE DETAILS. PROVIDE 3/4" DIAMETER A325 BOLTS AT ALL CONNECTIONS UNLESS OTHERWISE NOTED. REFER TO SPECIFICATION FOR ALTERNATIVES AND CONNECTIONS NOT SHOWN.								
5.1.2 WELDING REQUIREMENTS:								
A. WELDERS: HAVE IN POSSESSION CURRENT EVIDENCE OF PASSING THE APPROPRIATE A.W.S. QUALIFICATION TESTS.								
B. MINIMUM WELDS: AISC SPECIFICATION, NOT LESS THAN 3/16" FILLET, CONTINUOUS UNLESS OTHERWISE NOTED.								
1. WELD SIZES AND LENGTHS CALLED FOR ON THE DRAWINGS ARE THE NET EFFECTIVE REQUIRED. INCREASE WELD SIZE IF GAPS EXIST AT THE FAYING SURFACE.								
2. WELD SIZES SHALL BE AS SHOWN UNLESS A GREATER SIZE IS REQUIRED BY AISC ASD-1989; J2.1.b AND J2.2.b.								
C. ALL GROOVE WELDS SHALL BE COMPLETE PENETRATION UNLESS NOTED.								
5.2.1 STRUCTURAL STEEL MATERIAL: PROVIDE THE FOLLOWING UNLESS NOTED:								
A. WIDE FLANGE AND WT SHAPES:								
ASTM A992 GRADE 50								Fy = 50 KSI
B. HOLLOW STRUCTURAL SECTION (HSS):								
1. ROUND ASTM A53 TYPE E OR S GRADE 'B'								Fy = 35 KSI
2. RECTANGULAR ASTM A500 GRADE 'B'								Fy = 46 KSI
C. S, M, HP SHAPES, ANGLES, CHANNELS, AND OTHER STEEL NOT IDENTIFIED: ASTM A36								Fy = 36 KSI
D. PLATES AND BARS ASTM A36								Fy = 36 KSI
5.2.2 CONNECTION MATERIAL:								
A. ANCHOR RODS: ASTM GRADE AS NOTED ON PLANS. PROVIDE HEAVY HEX HEADED RODS OR EQUIVALENT HEAVY HEX BEARING NUT TACK WELDED UNLESS NOTED OTHERWISE.								
B. HIGH-STRENGTH BOLTS: ASTM A325 OR ASTM F1852 TENSION-CONTROL TYPE 1 HEAVY HEX, PLAIN UNLESS NOTED OTHERWISE. PROVIDE TENSION-CONTROL BOLTS WHEN EVER POSSIBLE.								
C. WELDING ELECTRODES: AWS D1.1, E70 SERIES UNLESS NOTED OTHERWISE.								
E. EXPANSION ANCHORS: WEDGE TYPE, REFER TO SPECIFICATIONS FOR MATERIAL, GRADE, AND FINISH. SUBMIT ICBO REPORT.								
F. ADHESIVE ANCHORS: THREADED ROD ASTM A307, REFER TO SPECIFIATIONS FOR MATERIAL GRADE AND FINISH.								
G. SLEEVE ANCHORS: SIMPSON SLEEVE ALL OR EQUIVALENT, SUBMIT ICBO REPORT.								
H. SCREW ANCHOR: SIMPSON TITEN HD OR EQUIVALENT, SUBMIT ICBO REPORT.								
5.3.1 STRUCTURAL STEEL INSTALLATION:								
A. ALL HIGH STRENGTH BOLTS USED MAY BE INSTALLED SNUG TIGHT AS DEFINED BY AISC.								
SECTION 6 - WOOD - NOT USED								

WATERPROOFING / RENOVATION - PHASE 2

TORIAN PLUM PARKING STRUCTURE

STEAMBOAT SPRINGS, CO

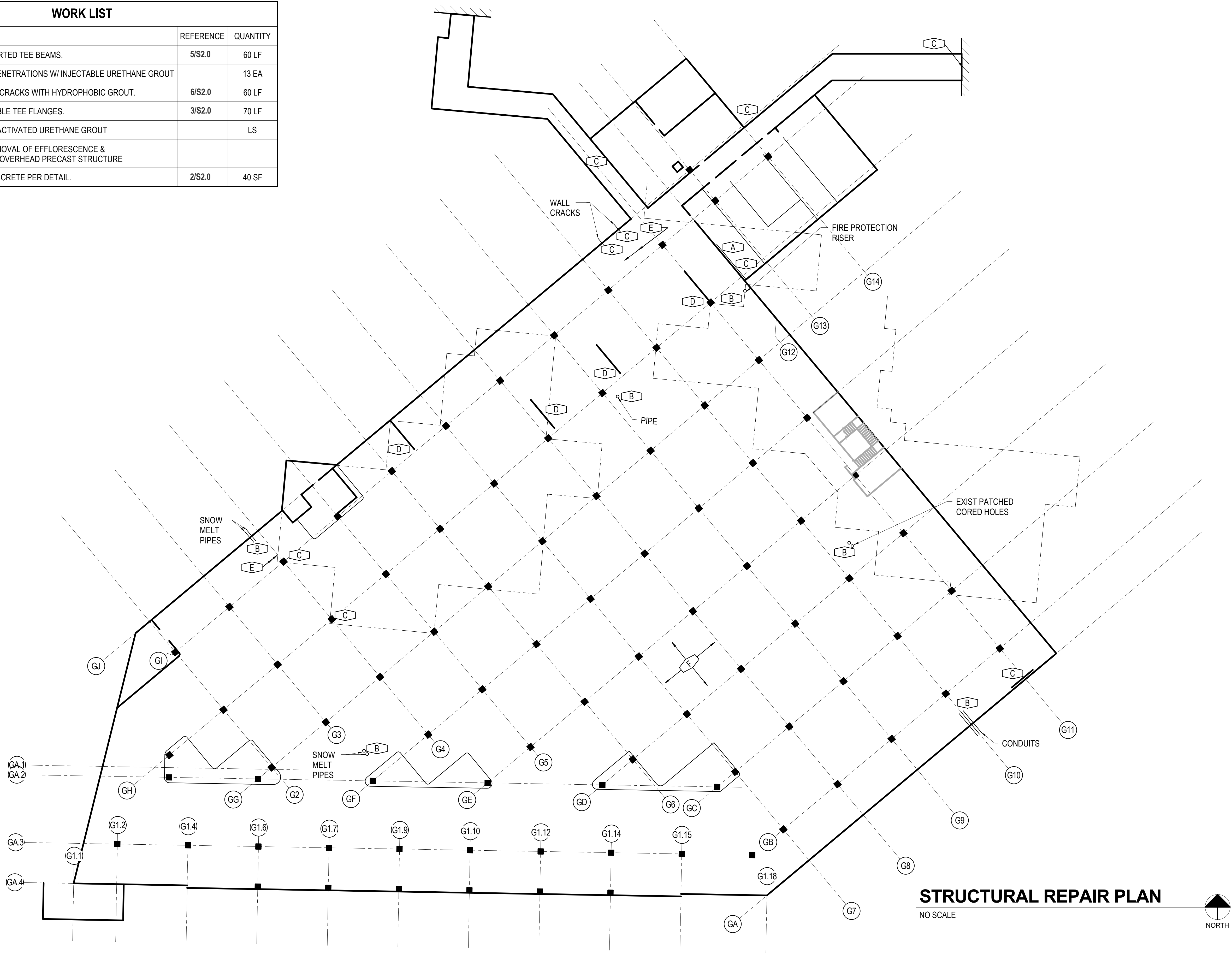
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REVISIONS	
ISSUE	DATE



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PROJECT MANAGER: DAVID WITTMAN
DESIGNERS: KEVIN DUNAM
DATE PRINTED: 3/5/2018 6:59:12 PM
FILE PATH: C:\Proj\17.0424 - Torian Plum Phase 2 - R17_sconteras@martinmartin.com.rvt

WORK LIST			
WORK ITEM	DESCRIPTION	REFERENCE	QUANTITY
A	INJECT LEAKS AT INVERTED TEE BEAMS.	5/S2.0	60 LF
B	REPAIR & SEAL PIPE PENETRATIONS W/ INJECTABLE URETHANE GROUT		13 EA
C	INJECT LEAKING WALL CRACKS WITH HYDROPHOBIC GROUT.	6/S2.0	60 LF
D	INJECT LEAKS AT DOUBLE TEE FLANGES.	3/S2.0	70 LF
E	CLEAN WALLS OF ALL ACTIVATED URETHANE GROUT		LS
F	UNIT PRICING FOR REMOVAL OF EFFLORESCENCE & STAINING ON WALLS & OVERHEAD PRECAST STRUCTURE		
H	REPAIR DAMAGED CONCRETE PER DETAIL.	2/S2.0	40 SF



STRUCTURAL REPAIR PLAN
NO SCALE

W e n k

ASSOCIATES
PLANNERS &
LANDSCAPE
ARCHITECTS
303.828.0003

MARTIN/MARTIN

CONSULTING ENGINEERS
12455 WEST COLORA AVENUE, LAKEWOOD, COLORADO 80235
303.455.4500 MARTINMARTIN.COM

37194
3/6/2018

PROFESSIONAL SEAL

WATERPROOFING / RENOVATION - PHASE 2

TORIAN PLUM PARKING STRUCTURE

STEAMBOAT SPRINGS, CO

Date03.06.2018
Drawn ByAC/JW
Reviewed byDW/KD
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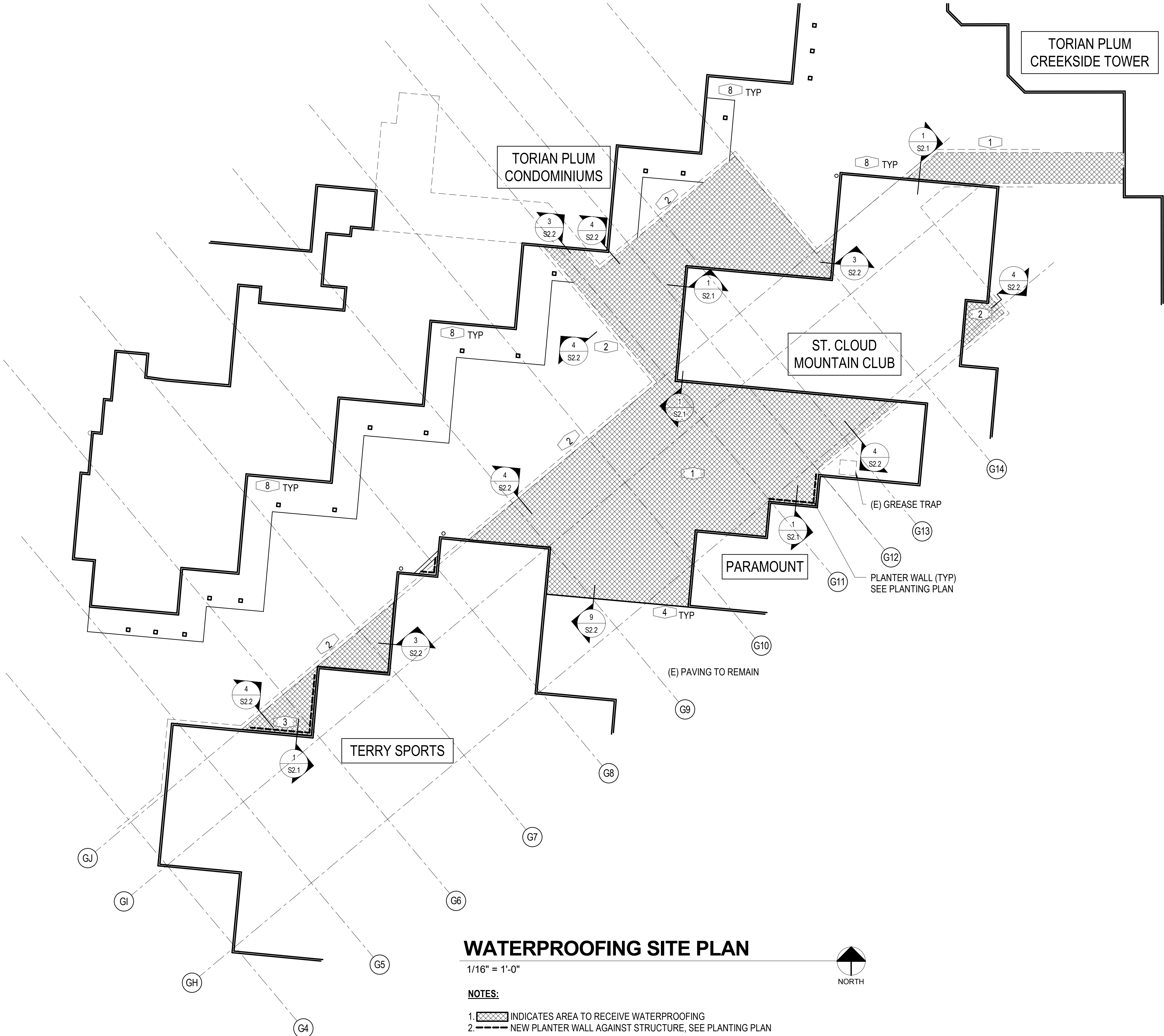
Issue:
100% Construction Documents

Sheet Title:
REPAIR PLAN

Sheet Number
S1.1

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R17_acntres@martinmartin.com.rvt

WORK ITEM LIST			
WORK ITEM	DESCRIPTION	REF	ESTIMATED QUANTITY
1	REMOVE ALL (E) WATERPROOFING AND REPAIR ANY CRACKS AND AREAS OF SPALL OR DELAMINATION. REPAIR DRAIN LINES W/ (N) JOINT GASKETS. PROVIDE (N) HOT-APPLIED WATERPROOFING SYSTEM W/ DRAINAGE MAT PER SPECIFICATIONS. INSTALL (N) AGGREGATE OR PERVIOUS FLOW-FILL.	1/S2.2 2/S2.2 3/S2.2 6/S2.2	6,000 SF
2	EXTEND (N) WATERPROOFING SYSTEM 4'-0" BELOW (E) PARKING GARAGE ROOF SYSTEM CONNECTION. EXCAVATE & BACKFILL AS REQD.	4/S2.2	265 LF / 1,325 SF
3	REMOVE (E) PLANTER. PROVIDE EXTERIOR WALL CLADDING AND FINISH TO MATCH EXISTING WHERE PREVIOUSLY COVERED.	1/S2.1	2 LOC
4	LAP (N) WATERPROOFING SYSTEM TO (E) WATERPROOFING PER DETAIL.	9/S2.2	100 LF
5	PROVIDE ISOLATION BOARD AND COVE JOINT SEALANT BETWEEN NEW PAVING AND EXISTING SIDEWALK OR WALL.	5/S2.2	110 LF
6	INJECT CRACKS IN CONC FOUNDATION WALL PER DETAILS.	6/S2.0 4/S2.0	250 LF
7	PROVIDE FULL-DEPTH CURTAINWALL URETHANE INJECTION WHERE ACCESS FROM OPPOSITE SIDE OF CONC FOUNDATION WALL IS PROHIBITED.		2,200 SF (WALL AREA)
8	CLEAN CONC FOUNDATION WALLS OF ALL RECENTLY ACTIVED URETHANE GROUT COMING THROUGH EXISTING CRACKS.		TBD (SF)
9	PROVIDE LINE ITEM PRICING FOR CLEANING AND REMOVAL OF EFFLORESCENCE AND CORROSION STAINING THROUGHOUT GARAGE LEVEL WALLS AND OVERHEAD PRECAST CONCRETE STRUCTURE.		TBD (SF)



WATERPROOFING / RENOVATION - PHASE 2
TORIAN PLUM PARKING STRUCTURE
STEAMBOAT SPRINGS, CO

Date 03.06.2018
Drawn By AC/JW
Reviewed by DW/KD
Job No. 17.0424

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Issue:
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Sheet Title:
WP -SITE PLAN

Sheet Number
S1.2

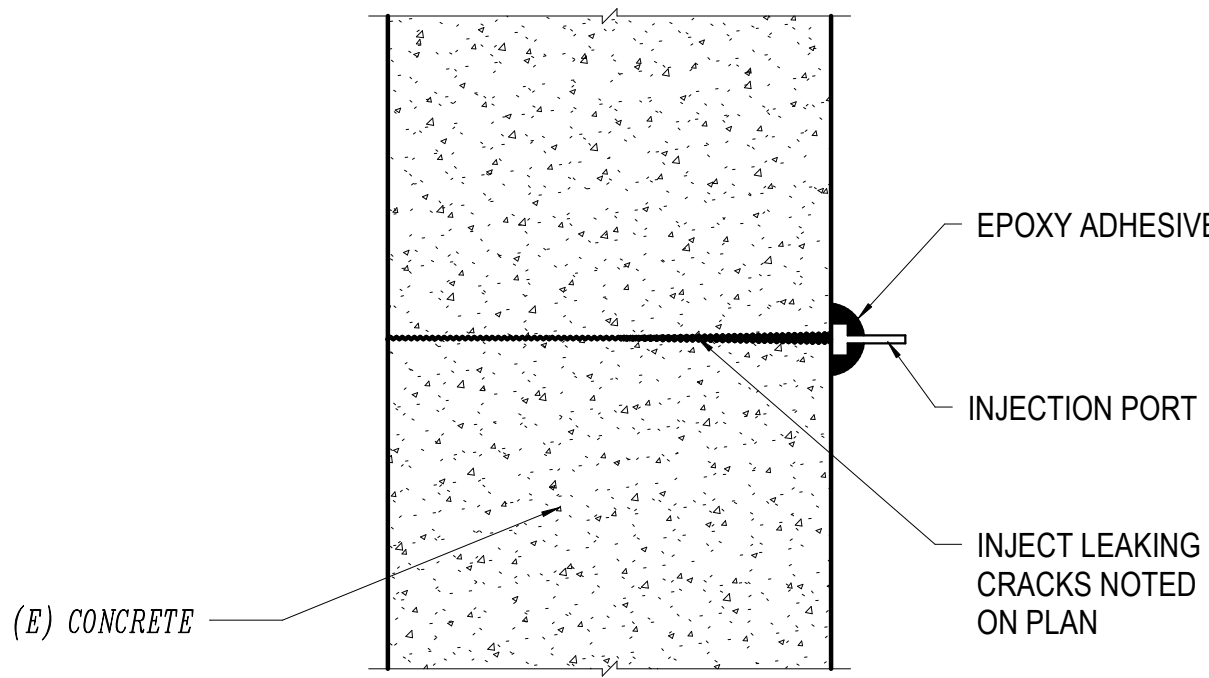
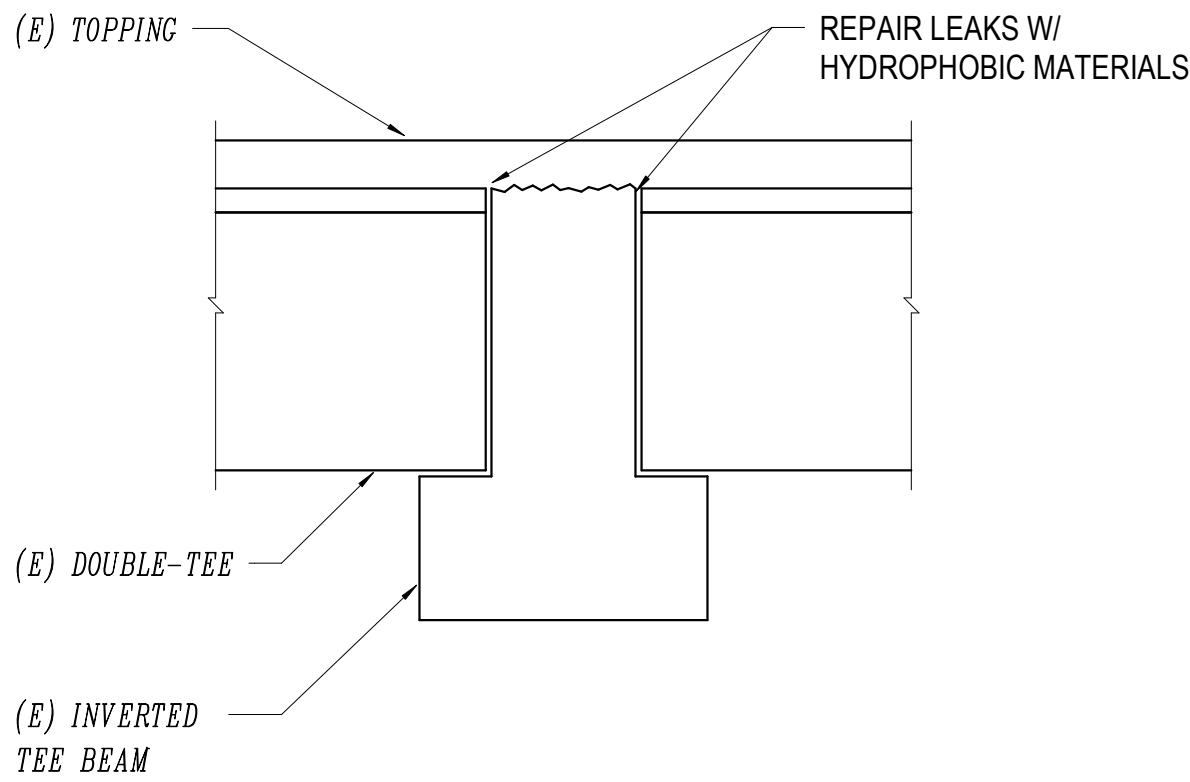
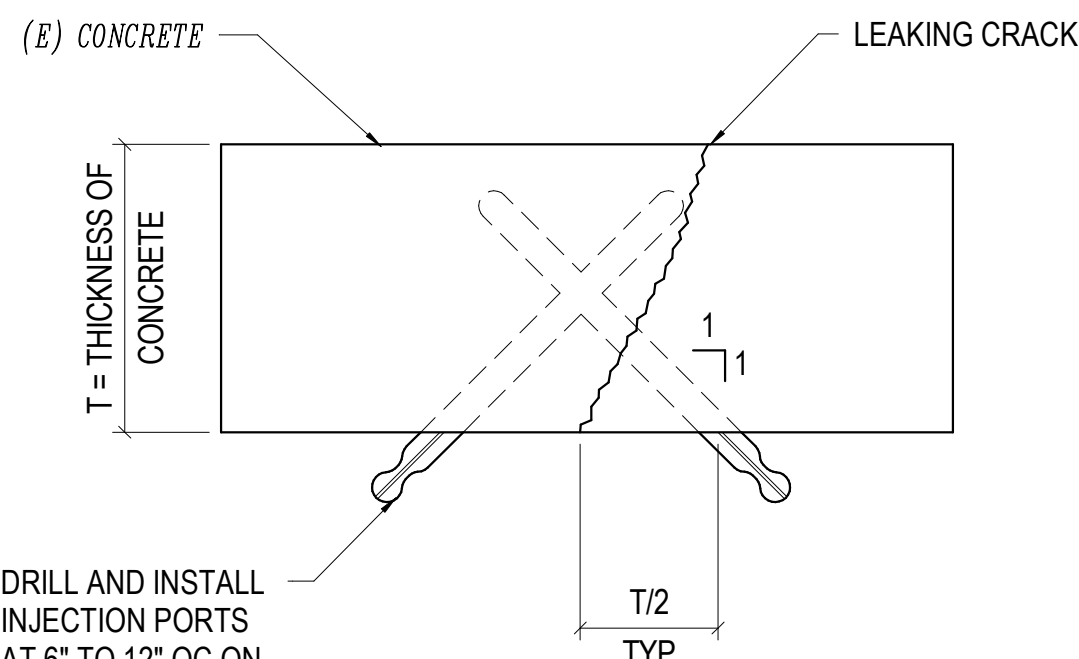
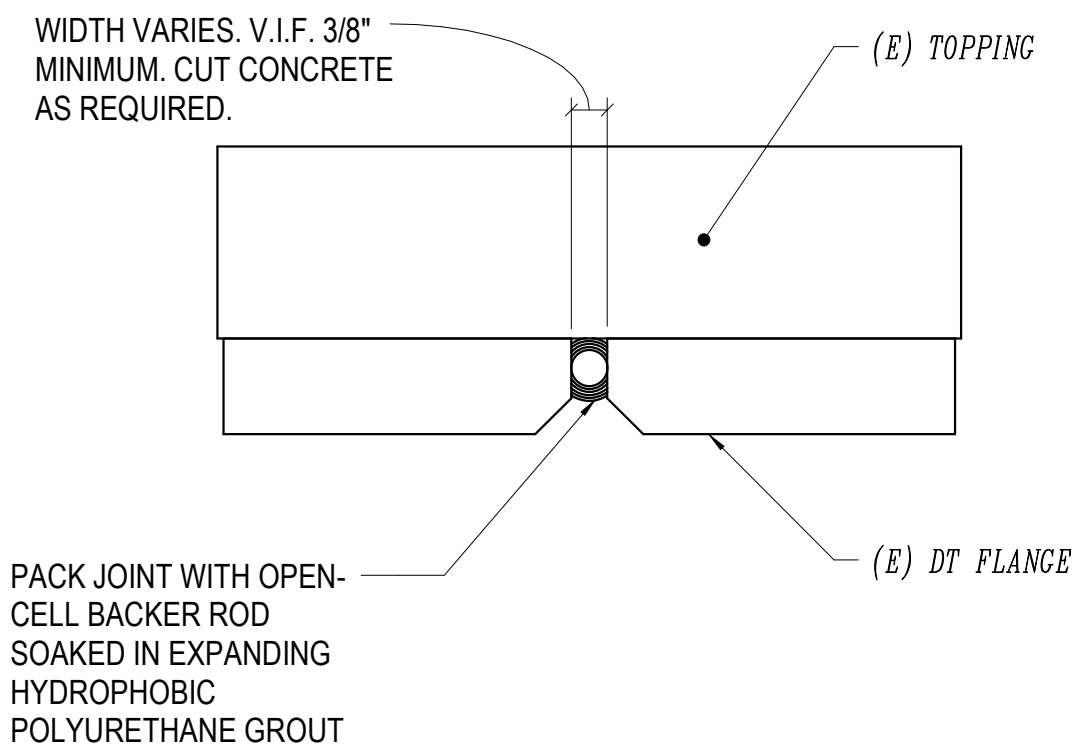
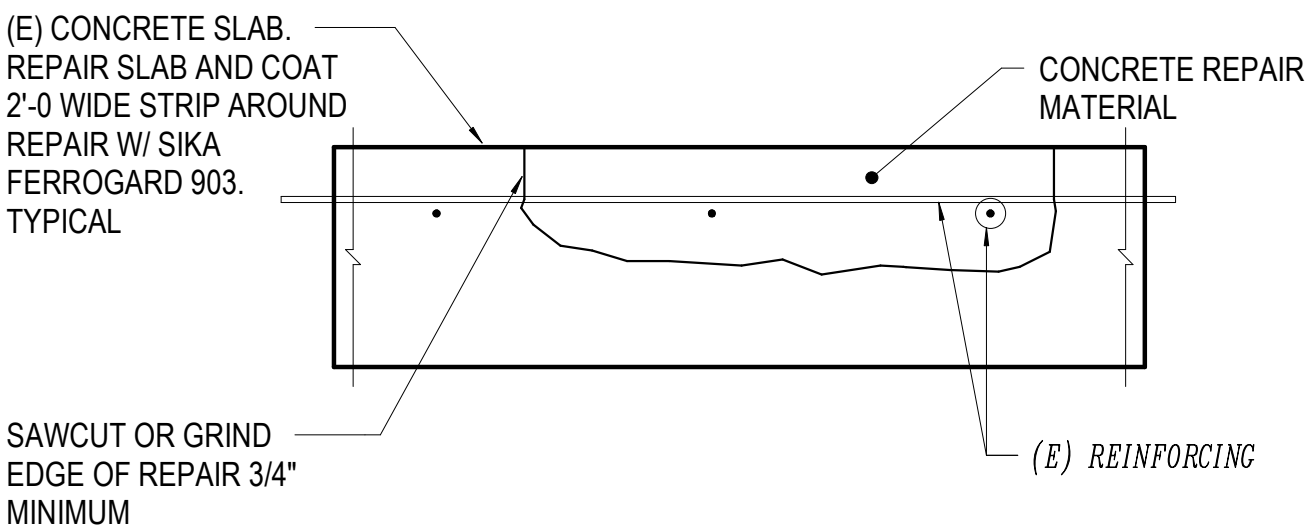
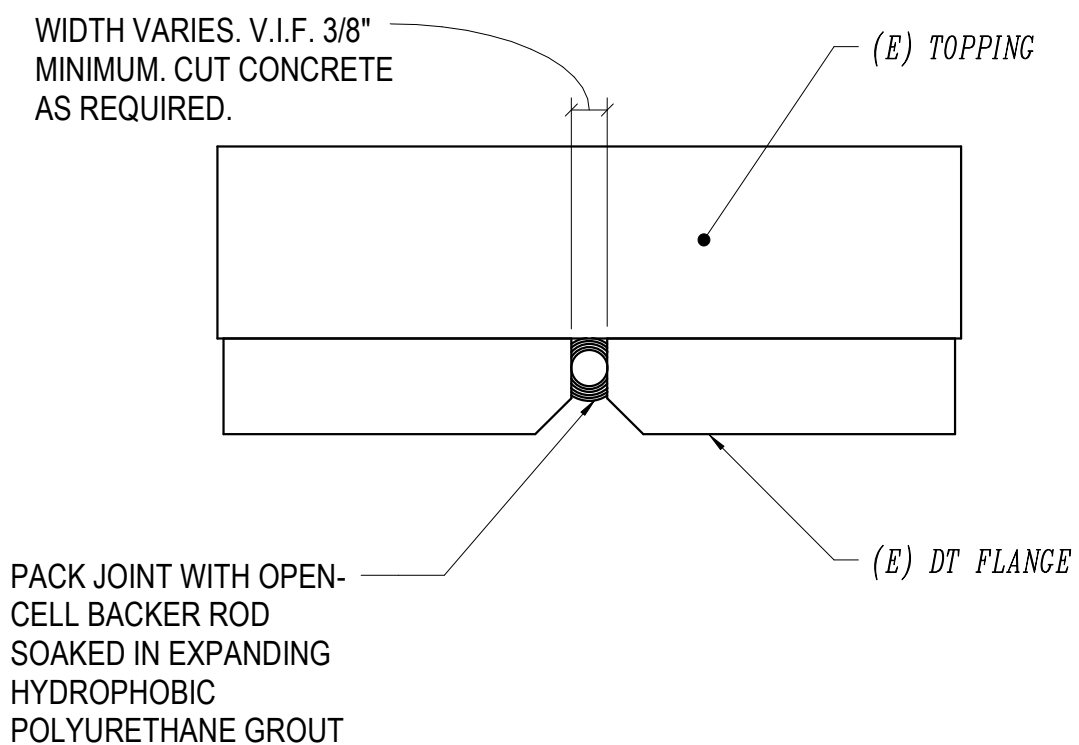
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PROFESSIONAL SEAL
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MM JOB #: 17.0424
DESIGNERS: KEVIN DUNAM
PRINCIPAL: JOHN LUND
DATE PRINTED: 3/5/2018 6:59:13 PM
EOR: JOHN LUND
FILE PATH: C:\Proj\17.0424 - Torian Plum Phase 2 -
PROJECT MANAGER: DAVID WITTMAN
R17_acconres@martinmartin.com.nv

				<div><p>NOTES: 1. REPAIR SPALLED EDGES PER DETAIL</p></div>	<div><p>NOTES: 1. REPAIR SPALLED EDGES PER DETAIL</p></div>	<div><p>NOTES: 1. FLUSH HOLES WITH WATER. 2. INJECT CRACK WITH EXPANDING HYDROPHOBIC POLYURETHANE GROUT. 3. REMOVE INJECTION PORTS WHEN FINISHED.</p></div>	<div><p>NOTES: 1. MIST JOINT WITH WATER IMMEDIATELY BEFORE INSTALLING BACKER ROD. MIST BACKER ROD WITH WATER AFTER INSTALLATION. TRIM EXCESS AFTER GROUT HAS CURED COMPLETELY. 2. CLEAN JOINT COMPLETELY 3. RE-INJECT LEAKING JOINTS USING NEEDLES</p></div>	
				<div><p>NOTES: 1. LOCATE ALL EXISTING REINFORCING, CONDUIT, ETC., IN AREA TO BE REPLACED USING PACHOMETER OR OTHER MEANS ACCEPTABLE TO ENGINEER. 2. VERIFY, USING 15LB ELECTRIC CHIPPING HAMMER OR OTHER ACCEPTABLE MEANS, THAT DEPTH OF ALL EXISTING REINFORCING, CONDUIT ETC. IS GREATER THAN 3/4" BELOW EXISTING SURFACE OF CONCRETE. 3. SAW CUT PERIMETER OF REPAIR AREA TO 1/2" DEPTH. REPAIR AREA TO BE RECTANGULAR OR SQUARE IN SHAPE. DO NOT CUT REINFORCING, CONDUIT, ETC. HAND CHIP AROUND SUCH ITEMS. 4. CHIP OUT ENTIRE REPAIR AREA TO A MINIMUM DEPTH OF 1/2" UNDERCUT BY 3/4" MINIMUM ALL REINFORCING BARS WHICH HAVE MORE THAN HALF THEIR DIAMETER EXPOSED. 5. CLEAN ALL EXPOSED REINFORCING, CONDUIT, ETC. TO REMOVE ALL TRACES OF RUST USING SANDBLASTING OR WIRE-WHEEL GRINDER. 6. ALLOW ENGINEER TO INSPECT REINFORCING. IF OVER 10% OF BARS CROSS-SECTIONAL AREA IS LOST AT ANY LOCATION SPLICE IN NEW REINFORCING USING MECHANICAL SPLICERS OR CLASS 'B' LAP SPLICE EACH SIDE OF DAMAGED AREA AS DIRECTED BY ENGINEER. 7. SATURATE SURFACE OF REPAIR AREA WITH WATER AND KEEP WET USING A MIST-TYPE SPRINKLER FOR A MINIMUM OF 24 HOURS. 8. ALLOW SURFACE OF CONCRETE TO AIR-DRY, WITH NO STANDING WATER. SUBSTRATE SHALL BE SATURATED SURFACE DRY (SSD) DURING APPLICATION OF REPAIR MORTAR. 9. COAT ALL NEW AND ADDED REINFORCING WITH BASF ZINCRICH REBAR PRIMER OR APPROVED EQUAL IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. 10. REPAIR MORTAR SHALL BE BASF (MASTER EMACO T1060 OR 1061 RAPID MORTAR OR APPROVED EQUAL INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. 11. APPLY A SCRUB COAT OF NEAT REPAIR MORTAR. SCRUB REPAIR MORTAR INTO THE CONCRETE SUBSTRATE USING A NYLON BRUSH, FILLING ALL PORES AND VOIDS IN CONCRETE. 12. WORK REPAIR MORTAR INTO THE REPAIR AREA STARTING AT THE EDGES AND WORKING TOWARD THE CENTER. FORCE REPAIR MORTAR AGAINST EDGES OF REPAIR. MAXIMUM DEPTH OF REPAIR MORTAR = 1 1/2" PER LIFT. WHERE MULTIPLE LIFTS ARE REQUIRED, SCORE TOP OF EACH LIFT TO PROVIDE A ROUGHENED SURFACE FOR THE NEXT LIFT. ALLOW PRECEDING LIFT TO FINAL SET (30 MINUTES MINIMUM) BEFORE APPLYING NEXT LIFT OF MORTAR. SATURATE SURFACE WITH WATER AND SCRUB NEAT MORTAR INTO PRECEDING LIFT BEFORE APPLYING FRESH MATERIAL. 13. FINISH WITH WOOD OR SPONGE FLOAT TO SMOOTH SURFACE. 14. WET CURE HORIZONTAL SURFACES FOR 7 DAYS, COMMENCING IMMEDIATELY AFTER FINISHING IS COMPLETE. COVER REPAIR AREA WITH WET BURLAP, KEEP BURLAP CONTINUOUSLY WET DURING CURING PERIOD. CURE VERTICAL AND OVERHEAD SURFACES WITH HIGH SOLIDS WATER-BASED CURING COMPOUND, MASTER BUILDERS "MASTERKURE 200W" OR APPROVED EQUAL.</p></div>				
				<div><p>NOTES: 1. MIST JOINT WITH WATER IMMEDIATELY BEFORE INSTALLING BACKER ROD. MIST BACKER ROD WITH WATER AFTER INSTALLATION. TRIM EXCESS AFTER GROUT HAS CURED COMPLETELY. 2. CLEAN JOINT COMPLETELY 3. RE-INJECT LEAKING JOINTS USING NEEDLES</p></div>				

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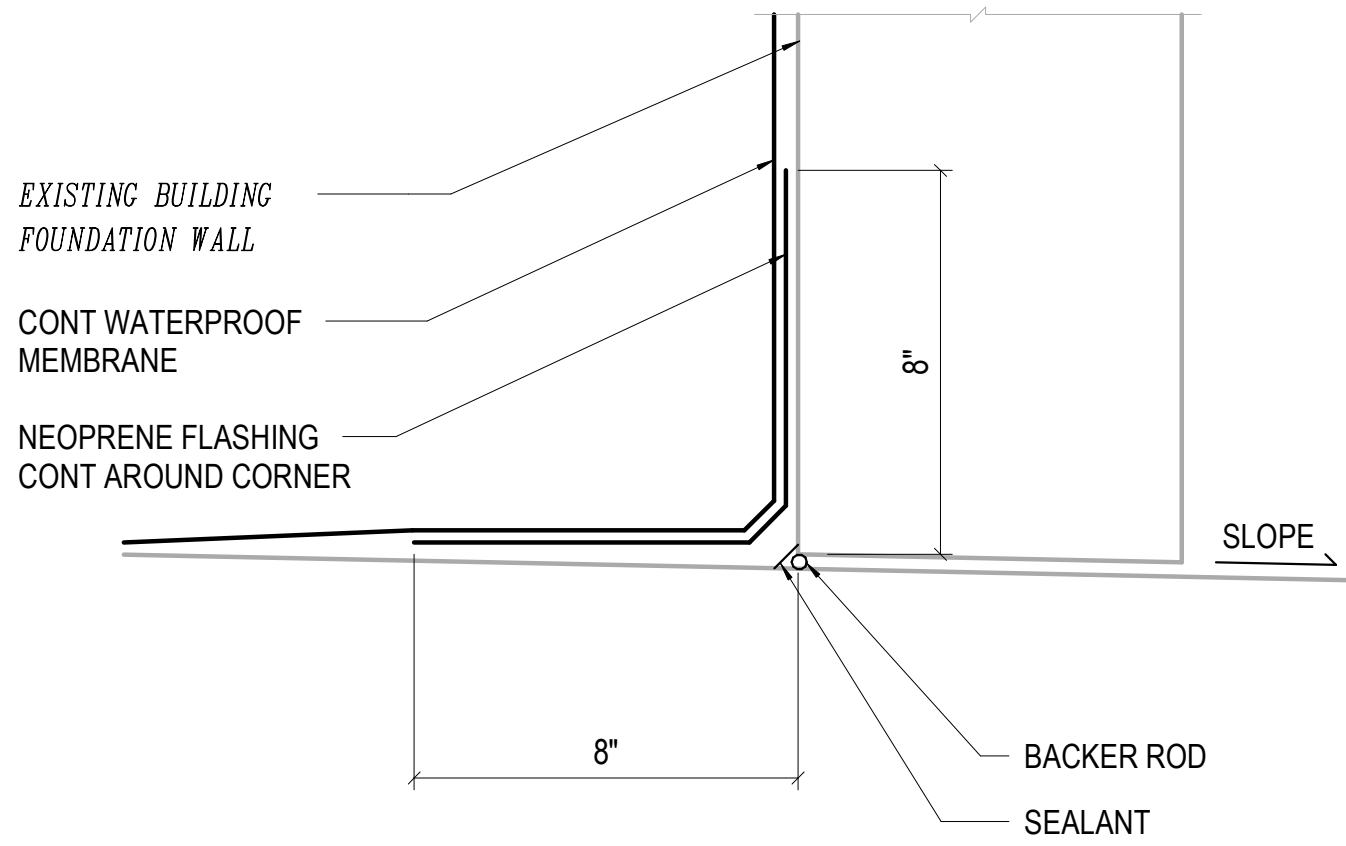
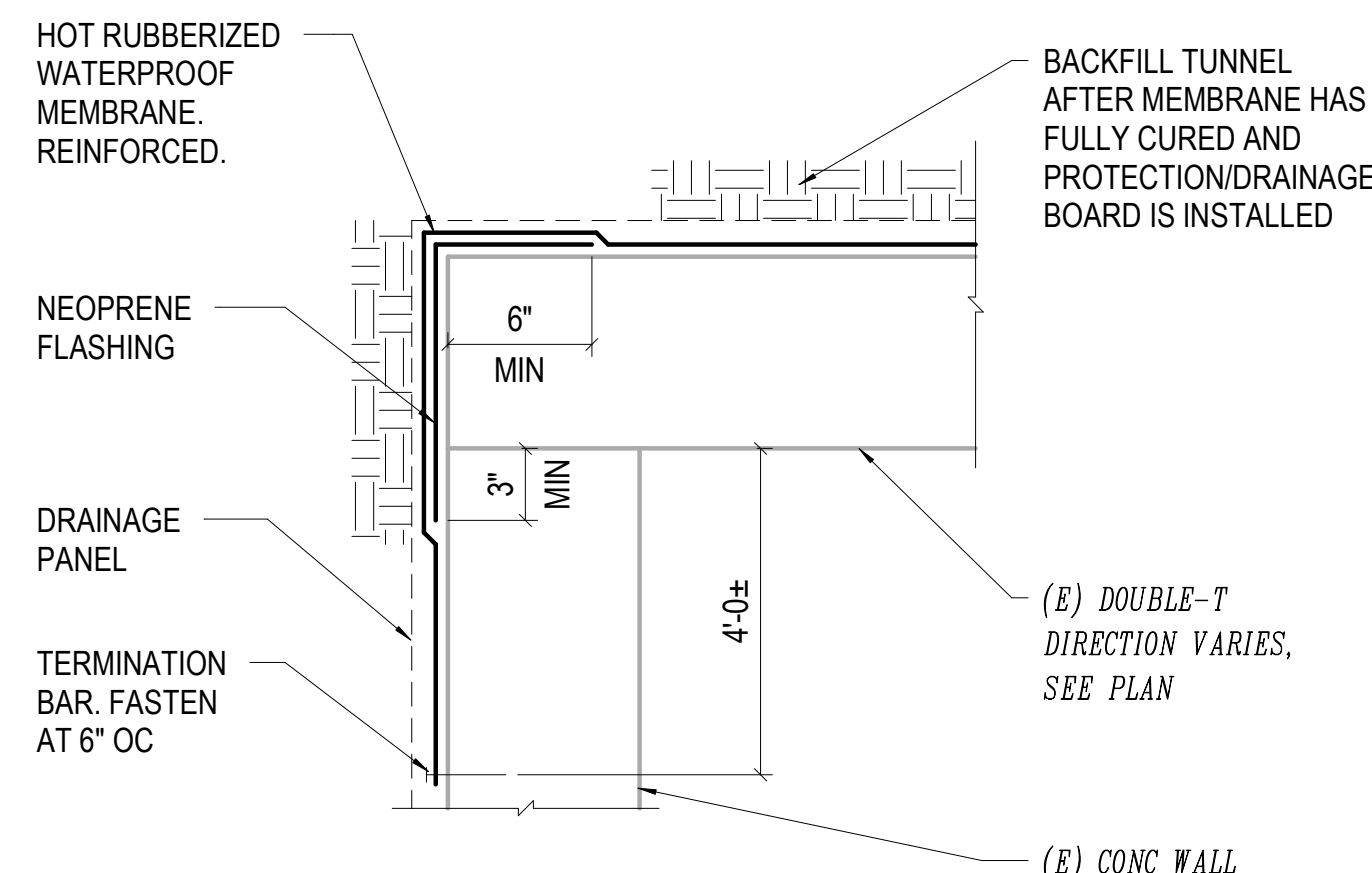
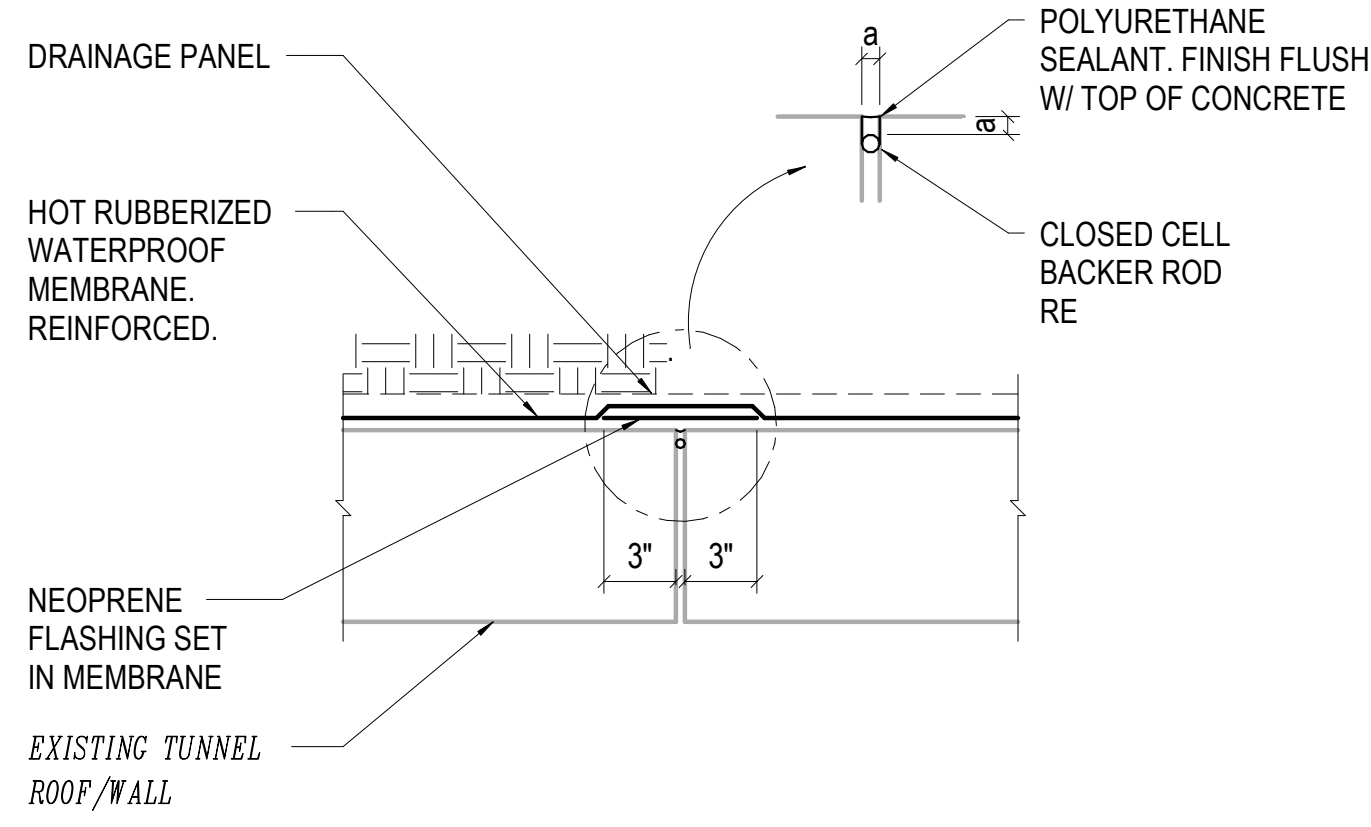
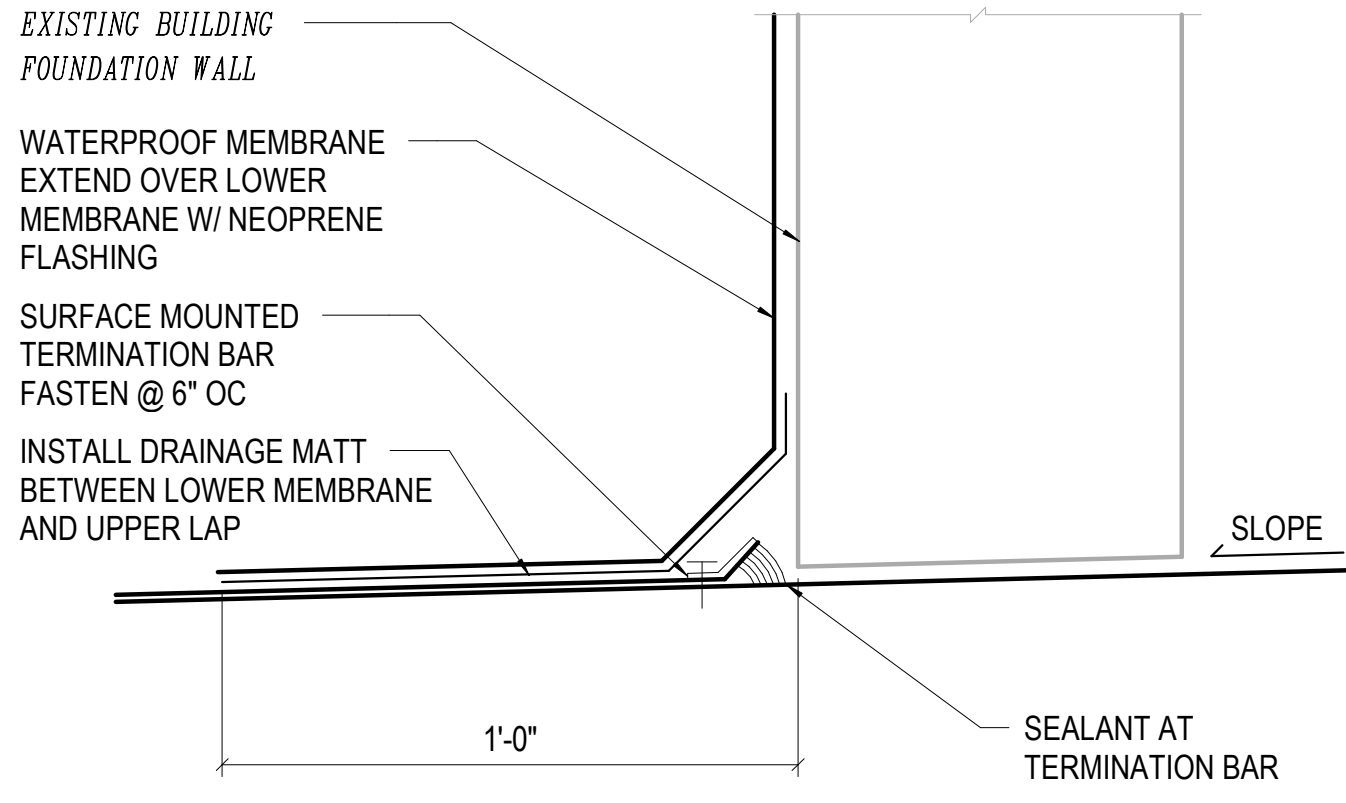
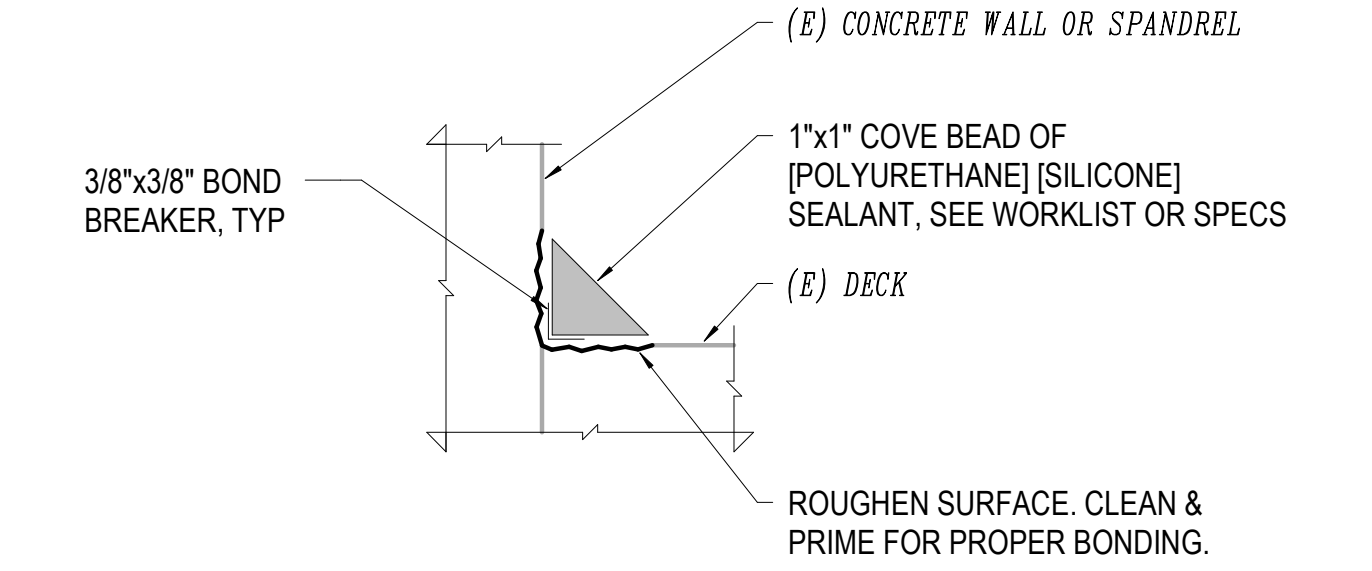
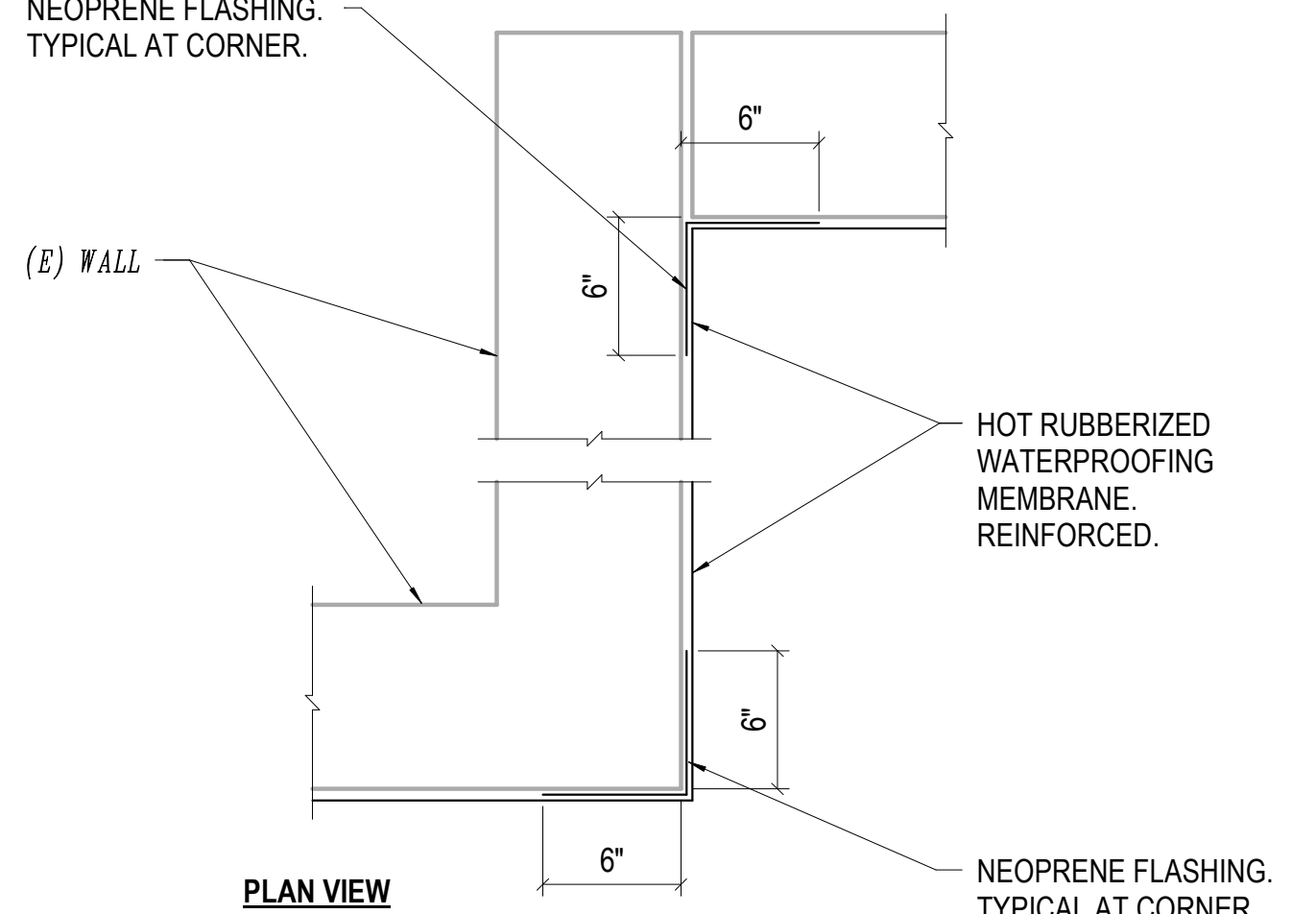
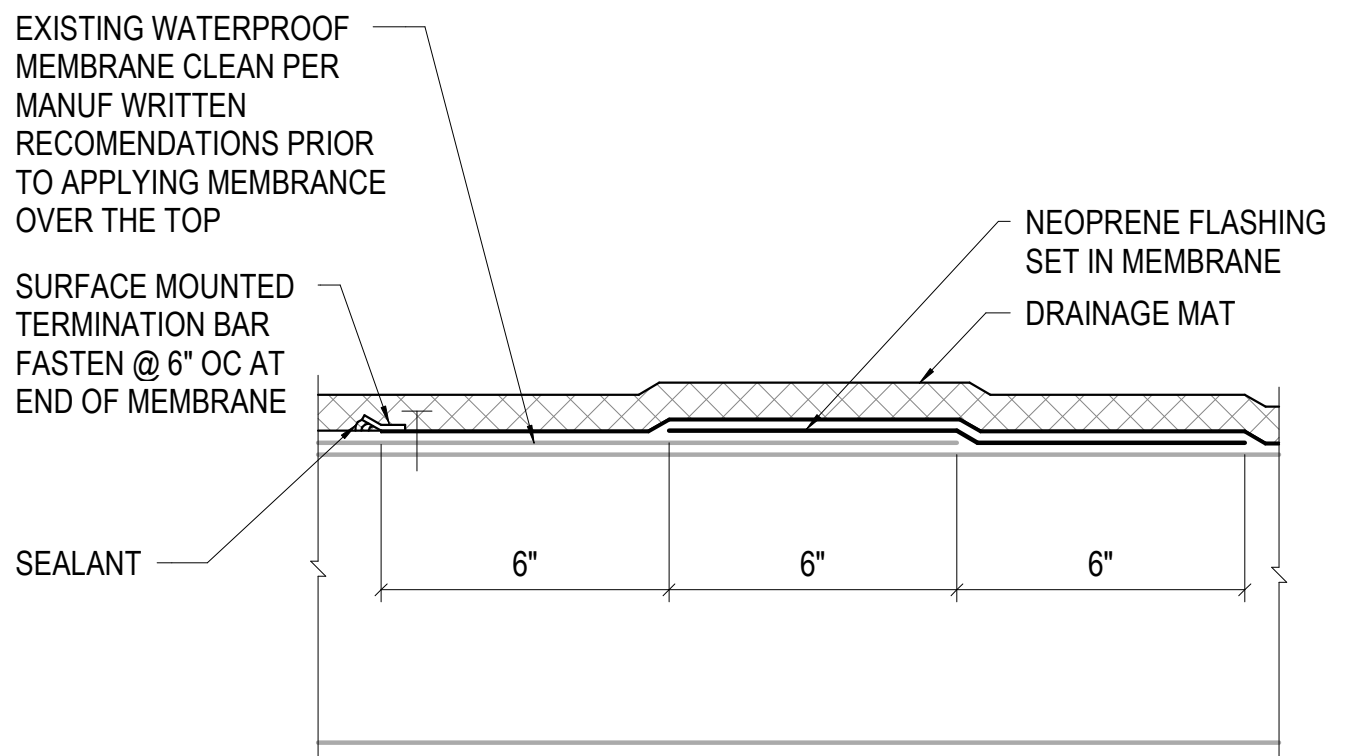
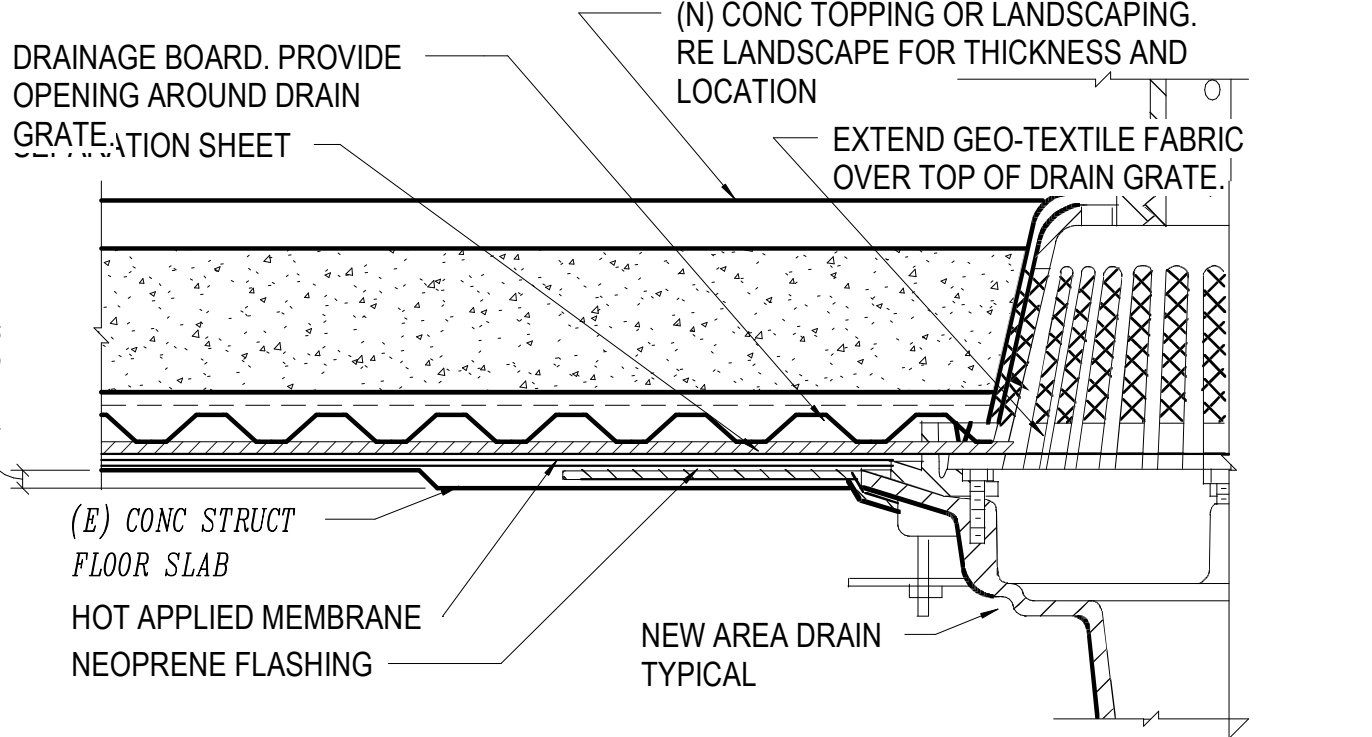
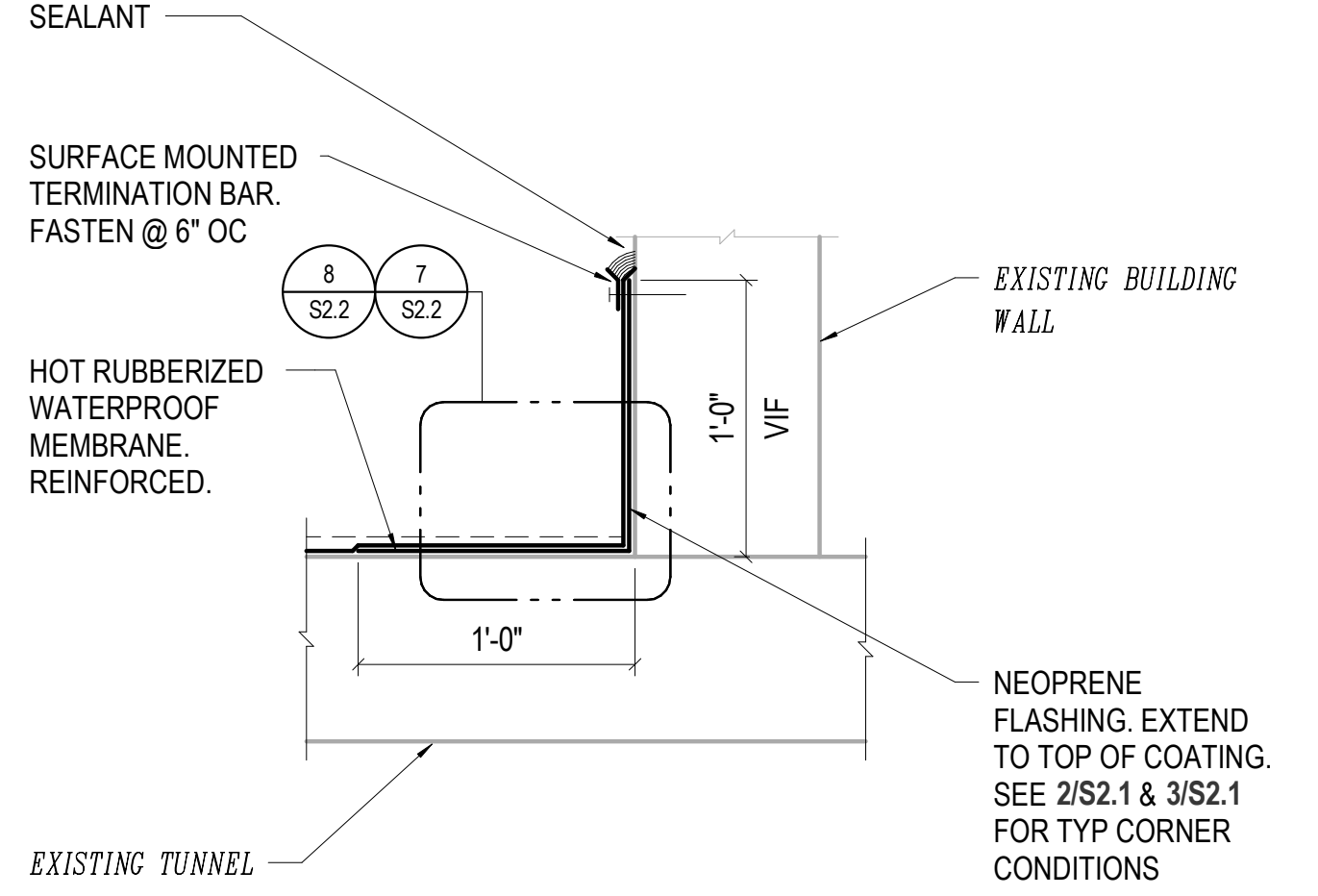
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DAVID WITTMAN
37194
3/6/2018
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SURVEYING & MAPPING
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S2.0	

MM JOB #: 17.0424
DESIGNERS: KEVIN DUNAM
PRINCIPAL: JOHN LUND
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EOR: JOHN LUND
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PROJECT MANAGER: DAVID WITTMAN
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		<div>8 1 1/2" = 1'-0" ALTERNATE METAL FLASHING TERMINATIONS</div>	<div>5 3" = 1'-0" TYPICAL TIE-IN DETAILS (HORIZ)</div>	<div>2 NO SCALE INSIDE CORNER REINF</div>	<div></div>	<div></div>
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				 <p>NOTE:</p> <p>1. REPAIR ALL CONCRETE DELAMINATIONS AND HONEYCOMBS PRIOR TO MEMBRANE INSTALLATION.</p>		 <p>NOTE:</p> <p>1. JOINT DETAIL TYPICAL 3 SIDES OF TUNNEL</p>				
		7	3" = 1'-0"	UPSLOPE VERTICAL TERMINATION AT WALL	4	NO SCALE	WATERPROOFING AT WALL	1	NO SCALE	TYPICAL JOINT
						 <p>PLAN VIEW</p> <p>NOTES:</p> <p>1. SEE DETAIL 3/S2.2 FOR TYPICAL CORNER REINF</p>				
		8	3" = 1'-0"	DOWNSLOPE VERTICAL TERMINATION AT WALL	5	6" = 1'-0"	COVE JOINT	2	NO SCALE	MEMBRANE AT CORNER
				 <p>NOTES:</p> <p>1. AREA AROUND DRAIN SHOULD BE DEPRESSED/SUMPED TO PROMOTE POSITIVE WATER DRAINAGE.</p> <p>2. REINFORCEMENT SHALL BE ONE SHEET EXTENDING A MINIMUM OF 6" BEYOND THE DRAIN FLANGE ON ALL SIDES AND SECURED IN CLAMPING RING AT DRAIN.</p> <p>3. ALL DRAINS ARE REQUIRED TO HAVE FLASHING CLAMPING RING ASSEMBLIES. CONSULT SPECIFIC DRAIN MANUFACTURER FOR ADDITIONAL ACCESSORIES (i.e. DEBRIS SCREENS, LOW-PROFILE DOMES, EXTENSIONS, ETC.).</p> <p>4. CONTRACTOR TO PROVIDE DESIGN-BUILD PRICING FOR PLUMBING, INCLUDING DRAIN SELECTION AND DESIGN OF ASSOCIATED PIPING</p> <p>5. SEE MANUFACTURER'S RECOMMENDATIONS FOR ADDITIONAL REQUIREMENTS.</p>		 <p>NOTES:</p> <p>1. SEE 8/S2.1 FOR TYPICAL COUNTERFLASHING TERMINATIONS WHERE MEMBRANE IS EXPOSED</p>				
		9	3" = 1'-0"	NEW WATERPROOFING TO (E) TIE-IN	6	NO SCALE	WATERPROOFING AT DRAIN	3	NO SCALE	TYP VERTICAL TERMINATION AT WALL

WATERPROOFING / RENOVATION - PHASE 2
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		7	NO SCALE SCREEN FENCE FOUNDATION EXTENSION	4	1" = 1'-0" SHADE STRUCTURE COLUMN BASE	1	1" = 1'-0" SHADE STRUCTURE CONN. 1
				5	3/4" = 1'-0" LIGHT POLE FOUNDATION	2	1" = 1'-0" SHADE STRUCTURE CONN. 2
				6	1" = 1'-0" SHADE STRUCTURE BASE DETAIL		

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STATE OF COLORADO

Date	03.06.2018
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Reviewed by	DW
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ADDENDUM #4	1/19/2018
BLDG DEPT #1	3/6/2018
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