

STEAMBOAT SKI & RESORT CORPORATION

Steamboat Base Village Redevelopment

2305 Mt. Werner Circle  
Steamboat Springs, CO 80487

BP2C-DEMOLITION - KIDS VACATION CLUB (KVC)  
02/26/2021



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MOUNTAIN COMPANY

east west partners

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△	Date	Description
-	02/26/2021	BP2C-DEMOLITION - KVC

Seal / Signature



Project Name

Steamboat Base Village Redevelopment

Project Number

003.7835.000

Description

COVER

Scale

NOT TO SCALE

G0.000



DRAWING INDEX

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ELECT, LIGHTING & FIRE ALARM DEMO GENERAL NOTES

- WHERE CEILINGS ARE BEING REMOVED, REMOVE ALL NORMAL AND EMERGENCY LIGHT FIXTURES, FIRE ALARM DEVICES, AND EXIT SIGNS. ALL ASSOCIATED CONDUIT AND POWER/CONTROL WIRING SHALL ALSO BE DEMOLISHED.
- WHERE WALLS ARE BEING DEMOLISHED, REMOVE FIRE ALARM AND ELECTRICAL DEVICES. DEVICES AND ASSOCIATED BACKBOXES, CONDUIT, AND WIRE SHALL BE COMPLETELY REMOVED AS OUTLINED BELOW. A) ALL EXISTING CIRCUITS SHALL BE TRACED PRIOR TO DEMOLITION SO THEY CAN BE REFEED FROM THE ELECTRICAL DISTRIBUTION SYSTEM. PROVIDE CIRCUIT TRACING INFORMATION TO ENGINEER FOR USE WITH DEVELOPMENT OF CONTRACT DOCUMENTS. B) CIRCUITS THAT ARE ENTIRELY DEMOLISHED SHALL BE DEMOLISHED ALL THE WAY BACK TO THE PANEL. C) CIRCUITS THAT ARE PARTIALLY DEMOLISHED SHALL BE DEMOLISHED ALL THE WAY BACK TO THE COMMON JUNCTION BOX WHERE THE PORTION OF THE CIRCUIT THAT IS TO REMAIN CAN BE EXTENDED FOR FUTURE REFEED. D) WHERE CONDUIT AND POWER/CONTROL WIRING IS INSTALLED IN A WALL THAT IS BEING DEMOLISHED THAT IS ASSOCIATED WITH A DEVICE TO REMAIN, REROUTE ACCORDINGLY TO ALLOW FOR FUTURE INTERCEPT AND EXTENSION OF CIRCUIT.
- WHERE WALLS ARE BEING DEMOLISHED THAT CONTAIN ELECTRICAL PANELS WITHIN OR ON THEM, DEMOLISH ELECTRICAL PANEL AND BRANCH CIRCUIT TO ABOVE CEILING OR ABOVE PANEL. PROVIDE JUNCTION BOX OR PULL BOX AT LOCATION ABOVE PANEL WHERE CIRCUITS ARE DEMOLISHED TO. CIRCUITS WILL BE INTERCEPTED AND EXTENDED AT THIS LOCATION TO NEW PANEL LOCATION. PANEL LOCATIONS WILL BE DETERMINED DURING DESIGN. CERTAIN PANELS MAY HAVE THE ENTIRE BRANCH CIRCUITING INSTALLATION DEMOLISHED (I.E. KITCHEN PANELS).
- EXISTING LIGHTING CONTROLS DEVICES SHALL BE DEMOLISHED FOR LIGHT FIXTURE ZONES/CIRCUITS BEING DEMOLISHED. DEMOLISH DEVICES AND ASSOCIATED CONTROL WIRING AS REQUIRED. WHERE PATHWAYS ARE INSTALLED WITHIN WALLS TO REMAIN, PATHWAYS CAN BE REUSED IF IN EMT CONDUIT AND CONDUIT IS IN A REUSABLE CONDITION.
- ELECTRICAL INFRASTRUCTURE IS CALLED OUT TO BE DEMOLISHED OUTSIDE THE LIMITS OF THIS RENOVATION SCOPE TO SERVE EXISTING AND NEW ELECTRICAL LOADS. SURVEY PATHWAYS FOR REUSE AND PROVIDE INSULATION TESTING FOR ALL FEEDERS BETWEEN EQUIPMENT BEING DEMOLISHED. REFER TO ME SHERATON DUE DILIGENCE REPORT IN QUESTION.
- FIRE ALARM PANEL LOCATED IN JANITORS CLOSET SHALL BE MAINTAINED. POWER SHALL BE MAINTAINED TO THIS PANEL TO ENSURE FUNCTION OF FIRE ALARM SYSTEM IN SPACES NOT INCLUDED IN THIS RENOVATION SCOPE SERVED FROM THIS PANEL. EXISTING FIRE ALARM CIRCUITS SHALL BE DEMOLISHED BACK TO THE NEXT UPSTREAM DEVICES FOR ALL DEVICES THAT ARE DEMOLISHED ALONG WITH WALLS AND CEILINGS. NEW CIRCUITS AND EXTENSIONS TO EXISTING CIRCUITS WILL BE UTILIZED TO FEED THE FIRE ALARM NAC/SLS. CIRCUITS TO DEVICES THROUGHOUT THE NEW AND EXISTING SPACES.
- EXISTING CIRCUITS TO MECHANICAL EQUIPMENT SHALL BE LEFT OPERATIONS DURING THE DEMOLITION AND CONSTRUCTION PHASE OF THIS PROJECT. PROTECT FEEDER CONDUITS AS REQUIRED FOR MAINTAINED OPERATION OF THIS EQUIPMENT.
- DEMOLISH ALL ELECTRICAL INFRASTRUCTURE ASSOCIATED WITH MECHANICAL OR PLUMBING EQUIPMENT THAT IS CALLED OUT FOR DEMOLITION. EQUIPMENT NOT COLLAGED OUT FOR DEMOLITION SHALL MAINTAIN ELECTRICAL INFRASTRUCTURE.
- WHERE ELECTRICAL INFRASTRUCTURE REPLACEMENTS OCCUR SERVING MECHANICAL EQUIPMENT INTENDED TO REMAIN IN PLACE, PROVIDE NOTICE TO OWNER FOR PLANNED DOWNTIME WHILE ELECTRICAL WORK IS BEING PERFORMED TO REFEED THE EQUIPMENT IN QUESTION.
- WHEREVER ELECTRICAL MATERIALS HAVE BEEN REMOVED FROM SURFACES OF THE BUILDING OR STRUCTURE, THOSE SURFACES SHALL BE PATCHED AND REPAIRED.
- ALL HAZARD WASTE SHALL BE PROPERLY DISPOSED OF BY A LICENSED HAZARD WASTE DISPOSAL FACILITY. ITEMS SHALL INCLUDE BUT ARE NOT LIMITED TO FLUORESCENT LAMPS, SMOKE DETECTORS, ETC.

TECHNOLOGY DEMO GENERAL NOTES

- EXISTING CABLING SERVICING AREAS OUTSIDE OF THE AREA OF DEMO MAY TRAVERSE THROUGH/ABOVE AREAS OF DEMO. CABLING NOT DIRECTLY ASSOCIATED WITH DEVICES WITHIN THE DEMO AREA SHALL BE PROTECTED AND TRACED TO DETERMINE ORIGIN AND USE. ANY CABLING DAMAGED OR REMOVED THAT SERVICES DEVICES OUTSIDE OF THE DEMO AREA (ABOVE/BELOW/BEYOND) SHALL BE REPLACED IN FULL AT NO COST TO THE OWNER.
- WHERE CEILINGS ARE BEING REMOVED, REMOVE CEILING MOUNTED ACCESS POINTS, SECURITY CAMERAS, MOTION SENSORS, SPEAKERS AND TVS. ALL ASSOCIATED CONDUIT AND WIRING SHALL ALSO BE DEMOLISHED.
- WHERE WALLS ARE BEING DEMOLISHED, REMOVE TELECOMMUNICATIONS AND TV AND SECURITY DEVICES, DEVICES AND ASSOCIATED BACKBOXES, CONDUIT, AND WIRE SHALL BE COMPLETELY REMOVED AS OUTLINED HEREIN.
- WHERE CONDUIT AND TELECOM/SECURITY/TV WIRING IS INSTALLED IN A WALL THAT IS TO REMAIN, REMOVE ALL CABLING. WHERE PATHWAYS ARE INSTALLED WITHIN WALLS TO REMAIN, REMOVE ALL CABLING. WHERE PATHWAYS ARE INSTALLED WITHIN WALLS TO REMAIN, PATHWAYS CAN BE REUSED IF IN EMT CONDUIT AND CONDUIT IS IN A REUSABLE CONDITION.

MECHANICAL & PLUMBING DEMO GENERAL NOTES

- WHERE CEILINGS ARE REMOVED, REMOVE EXISTING SUPPLY DIFFUSERS, RETURN GRILLES, AND FLEXIBLE DUCTWORK BACK TO NEAREST SHEET METAL CONNECTION. SHEET METAL TO REMAIN FOR RE-USE.
- EXISTING HYDRONIC HEATING AND COOLING SHALL REMAIN OPERATIONAL DURING PROJECT DEMOLITION. WHERE HYDRONIC PIPING IS DISTURBED AS PART OF DEMOLITION, RECONNECT PIPING TEMPORARILY SO THAT SYSTEMS MAY REMAIN OPERATIONAL.
- EXISTING AIR HANDLING UNITS SERVING THE PROJECT AREA ARE LOCATED IN THE UPPER LEVEL FAN ROOM. AIR HANDLING UNITS SHALL REMAIN OPERATIONAL DURING PROJECT DEMOLITION. PROVIDE CONSTRUCTION FILTERS AT EACH RETURN AIR INLET.
- EXISTING MISCELLANEOUS HEATING SYSTEMS INCLUDING CABINET HEATERS, FIN TUBE, ETC. SHALL REMAIN OPERATIONAL DURING PROJECT DEMOLITION.
- THE BUILDING INCLUDES A PNEUMATIC CONTROL SYSTEM. WHERE EXISTING THERMOSTATS ARE LOCATED ON WALLS THAT ARE TO BE REMOVED, CUT PNEUMATIC TUBING ABOVE CEILING AND TEMPORARILY RE-INSTALL THERMOSTAT IN CEILING SPACE FOR REUSE.

PLUMBING DEMO GENERAL NOTES

- AS PART OF PLUMBING DEMOLITION SCOPE OF WORK, COMPLETELY REMOVE ALL TOILET ROOM PLUMBING FIXTURES AND ASSOCIATED CARRIERS IN MAIN WOMEN'S AND MEN'S TOILET ROOMS (LOCATED BETWEEN COLUMN LINES P 5 & R 5 AND 24.7 & 28) INCLUDING LAVATORIES, URINALS, AND WATER CLOSETS. CAP PIPING IN WET WALL FOR REUSE.
- EXISTING COMMERCIAL DISHWASHER (LOCATED BETWEEN 34 & 36 AND R 5 & P) SHALL BE REMOVED. CAP DOMESTIC WATER FOR FUTURE REUSE.
- EXISTING KITCHEN SINK AND PREP TABLE (LOCATED BETWEEN 37 & 37.5 AND R 5 & P) SHALL BE REMOVED. CAP DOMESTIC WATER FOR FUTURE REUSE.
- EXISTING LOBBY BAR (BETWEEN K & J AND 26 & 27) SHALL BE REMOVED. REMOVE ALL EQUIPMENT SINKS, INSTANTANEOUS WATER HEATERS, AND DOMESTIC HOT/COL PIPING. CAP DOMESTIC WATER PIPING FOR REUSE.
- EXISTING FLOOR SINKS IN KITCHEN AND BAR AREAS SHALL BE EXISTING TO REMAIN.
- EXISTING DOMESTIC WATER AND STORM PIPING WITHIN THE BALLROOM AREA SHALL BE EXISTING TO REMAIN.
- EXISTING EXTERIOR HOSE BIBB AT SOUTH EXTERIOR WALL SHALL BE EXISTING TO REMAIN.

FIRE PROTECTION GENERAL GENERAL NOTES

- AREAS WITH DEMOLITION SCOPE ARE PROVIDED WITH A WET FIRE PROTECTION SPRINKLER SYSTEM WITH SUSPENDED HEADS. WHERE CEILINGS ARE REMOVED, FIRE PROTECTION HEADS SHALL BE REPLACED WITH UPRIGHT HEADS IN ACCORDANCE WITH NFPA 13.

GENERAL NOTES

- G.C. TO COMPLY WITH CODES, LAWS, ORDINANCES, RULES, AND REGULATIONS OF PUBLIC AUTHORITIES GOVERNING THE WORK.
- G.C. TO OBTAIN AND PAY FOR PERMITS AND INSPECTIONS REQUIRED BY PUBLIC AUTHORITIES GOVERNING THE WORK.
- G.C. TO REVIEW DOCUMENTS, VERIFY DIMENSIONS, VERIFY FIELD CONDITIONS, AND CONFIRM THAT WORK IS BUILDABLE AS SHOWN. REPORT ANY CONFLICTS OR OMISSIONS TO THE ARCHITECT FOR CLARIFICATION PRIOR TO PERFORMING ANY WORK IN QUESTION.
- G.C. TO SUBMIT REQUESTS FOR SUBSTITUTIONS, REVISIONS, OR CHANGES TO ARCHITECT FOR REVIEW PRIOR TO PURCHASE, FABRICATION, OR INSTALLATION.
- G.C. TO COORDINATE WORK WITH THE LANDLORD AND OWNER, INCLUDING SCHEDULING TIME AND LOCATIONS FOR DELIVERIES, BUILDING ACCESS, USE OF BUILDING SERVICES AND FACILITIES, AND USE OF ELEVATORS. MINIMIZE DISTURBANCE OF BUILDING FUNCTIONS AND OCCUPANTS.
- OWNER WILL PROVIDE WORK NOTED "BY OTHERS" OR "NIC" UNDER SEPARATE CONTRACT. G.C. TO INCLUDE SCHEDULE REQUIREMENTS IN CONSTRUCTION PROGRESS SCHEDULE AND COORDINATE TO ASSURE ORDERLY SEQUENCE OF INSTALLATION.
- G.C. TO COORDINATE TELECOMMUNICATIONS, DATA, AND SECURITY SYSTEM INSTALLATIONS.
- G.C. TO MAINTAIN EXITS, EXIT LIGHTING, FIRE PROTECTIVE DEVICES, AND ALARMS IN CONFORMANCE WITH CODES AND ORDINANCES.
- G.C. TO MAINTAIN WORK AREAS AS SECURE AND LOCKABLE DURING CONSTRUCTION. COORDINATE WITH TENANT AND LANDLORD TO ENSURE SECURITY.
- G.C. TO PROVIDE ALL ACCESS PANELS REQUIRED FOR ALL JUNCTION BOXES, VALVES, CLEANOUTS, PLUGS, FILTERS, EQUIPMENT, AND ALL OTHER ITEMS REQUIRING SERVICE OR MAINTENANCE.
- G.C. TO PROTECT AREA OF WORK AND ADJACENT AREAS FROM DAMAGE, PATCH AND REPAIR SURFACES DAMAGED AS A RESULT OF WORK PERFORMED ON THIS PROJECT. PATCH & REPAIR EXISTING SURFACES AS REQD TO RECEIVE NEW FINISH.
- G.C. SHALL NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN. IN CASE OF CONFLICT, CONSULT THE ARCHITECT FOR CLARIFICATION.
- G.C. TO PROVIDE CONCEALED BLOCKING AS REQUIRED FOR WORK BY OWNER'S OTHER CONTRACTORS. COORDINATE WITH OTHER CONTRACTORS FOR SIZE, TYPE, AND LOCATION OF REQUIRED BLOCKING. ALL IN-WALL AND IN-CEILING BLOCKING IS TO BE FIRE-RETARDANT-TREATED.
- THE G.C. AND EACH TRADE IS RESPONSIBLE FOR REVIEWING AND COORDINATING ALL NEW WORK WITH EXISTING CONDITIONS AND ALL OTHER TRADES. NO FIELD WORK ORDERS WILL BE APPROVED FOR ANY CONDITIONS/CONFLICTS THAT COULD HAVE BEEN ACCOUNTED FOR BY THE BIDDER DURING BID FIELD INSPECTION OR THAT COULD HAVE BEEN COORDINATED WITH THE G.C. AND EACH TRADE AFTER AWARD OF CONTRACT.
- TENANT ARCHITECTURAL DIMENSIONS AND DESIGN INTENT TAKE PRECEDENCE OVER MECHANICAL, ELECTRICAL, OR PLUMBING DRAWINGS. NOTIFY ARCHITECT OF ANY DISCREPANCY BEFORE PROCEEDING WITH CONSTRUCTION.
- G.C. TO NOTIFY ARCHITECT IN WRITING OF CONFLICTS, DIMENSIONAL OR OTHER DISCREPANCIES PRIOR TO PROCEEDING WITH WORK OR AREAS AFFECTED.

FIRE PREVENTION NOTES

- THIS PROJECT DOES NOT INCLUDE STORAGE, DISPENSING OR USE OF ANY FLAMMABLE OR COMBUSTIBLE LIQUIDS, FLAMMABLE GAS OR HAZARDOUS SUBSTANCES.
- PROVIDE A PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 2-A WITHIN 75 FOOT TRAVEL DISTANCE FROM ALL PORTIONS OF THE BUILDING ON EACH FLOOR, WITHIN ELECTRICAL AND MECHANICAL ROOMS, AND ADDITIONAL EXTINGUISHERS AS REQUIRED BY GOVERNING AUTHORITIES. PROVIDE PORTABLE FIRE EXTINGUISHER COMPATIBLE WITH AUTOMATIC FIRE EXSTINGUISHING SYSTEM AGENT AND IN ACCORDANCE WITH SECTION 904.12.5 OF THE IFC, AND WITHIN 30 FT OF COMMERCIAL KITCHEN EQUIPMENT.
- EXTEND OR MODIFY EXISTING AUTOMATIC FIRE EXTINGUISHING SYSTEM AS REQUIRED TO PROVIDE AN APPROVED AUTOMATIC FIRE EXTINGUISHING SYSTEM FOLLOWING APPROVAL BY LANDLORD'S LIFE SAFETY ENGINEER. SUBMIT PLANS TO FIRE DEPARTMENT AND OBTAIN APPROVAL PRIOR TO INSTALLATION.
- EXTEND OR MODIFY EXISTING FIRE/LIFE SAFETY SYSTEM AS REQUIRED TO PROVIDE AN APPROVED FIRE/ LIFE SAFETY SYSTEM FOLLOWING APPROVAL BY LANDLORD'S LIFE SAFETY ENGINEER. SUBMIT PLANS TO FIRE DEPARTMENT WITH COMPLETE DESCRIPTION OF SEQUENCE OF OPERATION, AND OBTAIN APPROVAL PRIOR TO INSTALLATION.

DEMOLITION NOTES

- REFERENCE PROJECT MANUAL, SPECIFICATION SECTION 01 74 19 "CONSTRUCTION WASTE MANAGEMENT AND DISPOSAL" FOR MORE INFORMATION.
- REMOVE ALL ABOVE-CEILING SUPPORTS FOR DEMOLISHED ELEMENTS.
- REMOVE AND SALVAGE DOORS AND FRAMES FOR POTENTIAL REUSE. STORE IN LOCATION DETERMINED BY OWNER.
- ALL SCREENED AREAS INDICATE EXISTING CONSTRUCTION TO REMAIN AND AREAS NOT IN CONTRACT, U.N.O.
- REMOVE DESIGNATED PARTITIONS, CEILINGS COMPONENTS, BUILDING EQUIPMENT, AND FIXTURES AS REQUIRED FOR INSTALLATION OF THE NEW WORK. IF ADDITIONAL DEMOLITION IS REQUIRED BEYOND WHAT IS INDICATED IN THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL REVIEW THE ADDITIONAL DEMOLITION WITH THE ARCHITECT PRIOR TO PROCEEDING.
- REMOVE ABANDONED HVAC EQUIPMENT, DUCT WORK, CONTROLS, REGISTERS, GRILLES AND ALL ASSOCIATED HARDWARE & ACCESSORIES.
- REMOVE ABANDONED ELECTRICAL, TELEPHONE, DATA, SECURITY AND SIMILAR OTHER CABLING, CONDUIT, EQUIPMENT AND DEVICES, UNLESS OTHERWISE NOTED.
- REMOVE ABANDONED PLUMBING EQUIPMENT, VALVES, PIPING AND ALL ASSOCIATED HARDWARE & ACCESSORIES.
- REMOVE EXISTING FLOOR FINISHES WHERE INDICATED AND PREPARE SUBFLOOR AS REQUIRED FOR NEW FLOOR FINISHES.
- COMPLY WITH APPLICABLE LOCAL, STATE AND FEDERAL CODES AND REGULATIONS PERTAINING TO SAFETY OF PERSONS, PROPERTY AND ENVIRONMENTAL PROTECTION.
- PROVIDE AND MAINTAIN BARRICADES, LIGHTING, AND GUARDRAILS AS REQUIRED BY APPLICABLE CODES AND REGULATIONS TO PROTECT OCCUPANTS OF BUILDING AND WORKERS.
- ERECT AND MAINTAIN DUSTPROOF PARTITIONS AS REQUIRED TO PREVENT SPREAD OF DUST, FUMES, AND SMOKE, ETC. TO OTHER PARTS OF THE BUILDING. ON COMPLETION, REMOVE PARTITIONS AND REPAIR DAMAGED SURFACES TO MATCH ADJACENT SURFACES.
- IF DEMOLITION IS PERFORMED IN EXCESS OF THAT REQUIRED, RESTORE EFFECTED AREAS AT NO COST TO THE OWNER.
- REMOVE FROM SITE DAILY AND LEGALLY DISPOSE OF REFUSE, DEBRIS, RUBBISH, AND OTHER MATERIALS RESULTING FROM DEMOLITION OPERATIONS. LEAVE ALL AREAS BROOM CLEAN DAILY.

PROJECT INFORMATION

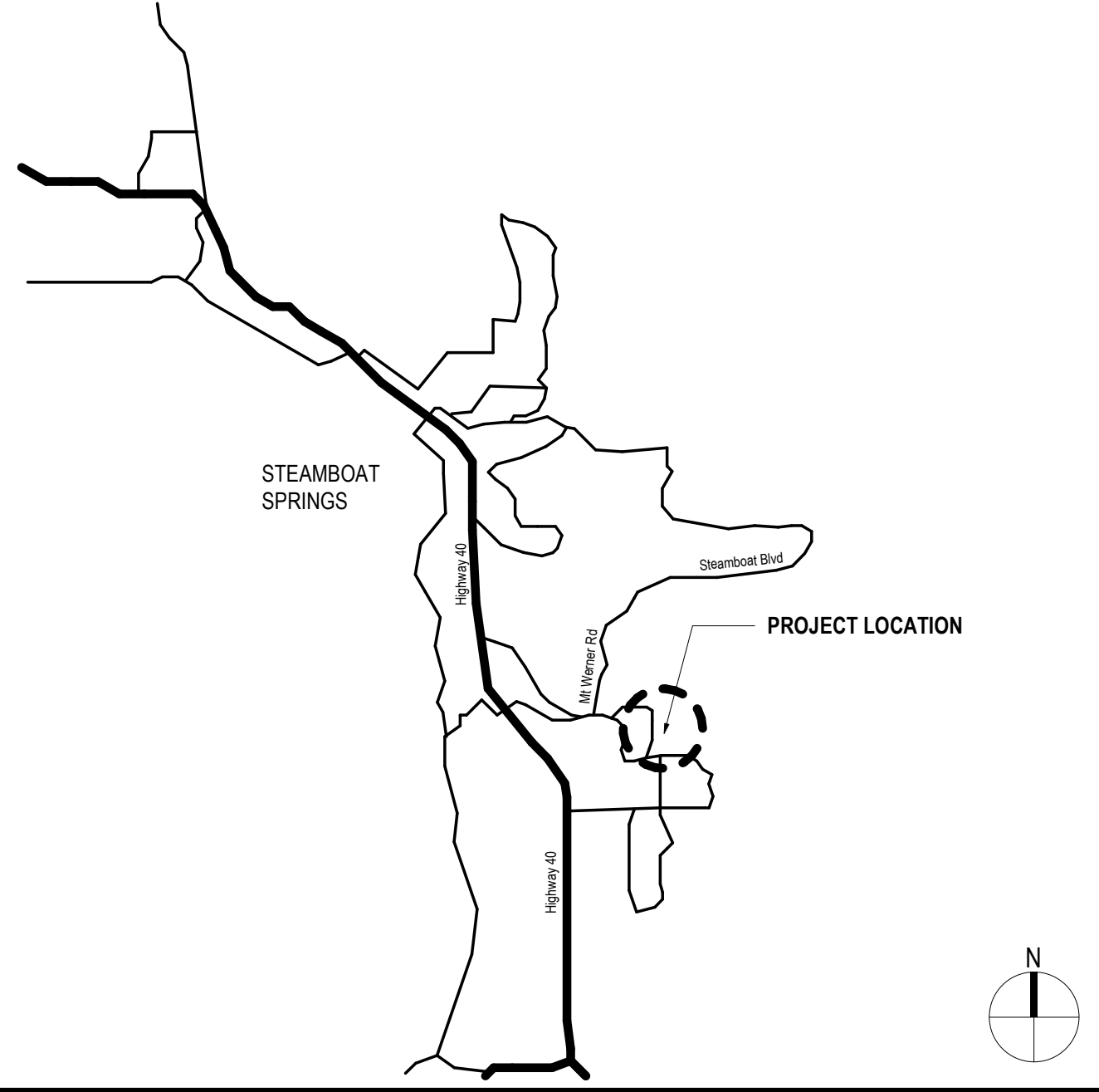
FOLLOWING ARE THE PLANS OUTLINING THE SCOPE OF WORK REQUIRED FOR KIDS VACATION CENTER WORK TO INCLUDE SELECT DEMOLITION & CONSTRUCTION OF NEW PARTITIONS, CEILINGS, FINISHES, MECHANICAL, ELECTRICAL, PLUMBING & FIRE PROTECTION AS INDICATED ON DRAWINGS.

THE DRAWINGS, IN CONCERT WITH THE PROJECT MANUAL, COMPRISE THE CONTRACT DOCUMENTS OUTLINING THE DESIGN INTENT AND PROJECT SCOPE, AND MAY BE SUPPLEMENTED BY FURTHER INFORMATION ISSUED BY ARCHITECT.

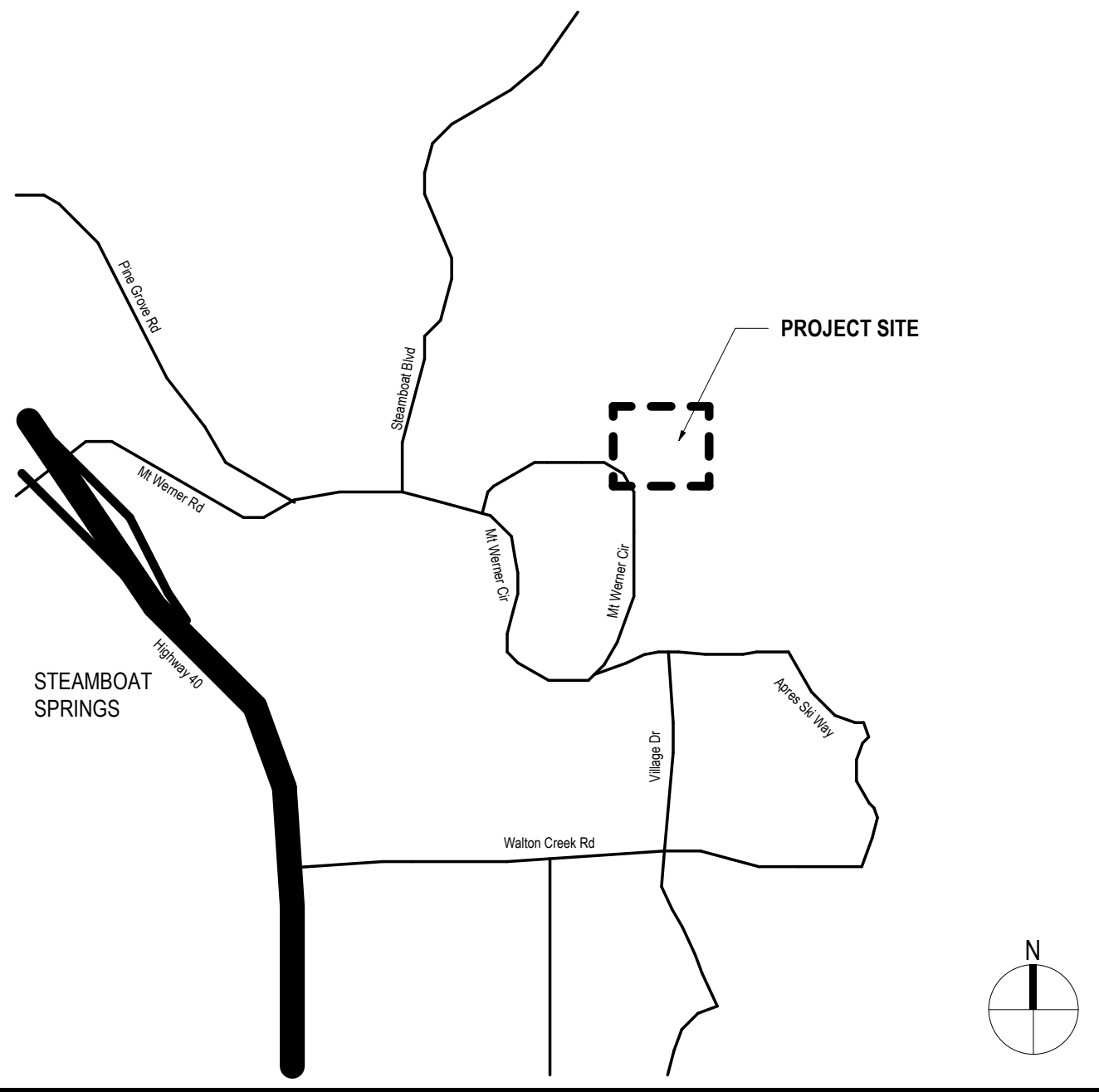
THE DRAWINGS ARE ARRANGED IN GENERAL TO SPECIFIC ORDER, FOLLOWING A TOP TO BOTTOM, RIGHT TO LEFT FORMAT. CONTRACTORS ARE ADVISED TO READ AND FAMILIARIZE THEMSELVES WITH THE INFORMATION IN THE PROJECT MANUAL, AS WELL AS THE GENERAL LEGENDS CONTAINED IN THE 'G' SERIES OF DRAWINGS, PRIOR TO REVIEW OF THE PLANS, ELEVATIONS AND DETAILS. ADVISE THE ARCHITECT WHERE INTENT IS NOT CLEARLY PERCEIVED, PRIOR TO PROCEEDING WITH WORK.

BUILDING ADDRESS:	2305 MT. WERNER CIRCLE STEAMBOAT SPRINGS, CO 80487
BUILDING JURISDICTION:	ROUTT COUNTY, STEAMBOAT SPRINGS, CO
APPLICABLE CODES:	2018 INTERNATIONAL BUILDING CODE 2018 INTERNATIONAL EXISTING BUILDING CODE 2018 INTERNATIONAL MECHANICAL CODE 2018 INTERNATIONAL PLUMBING CODE 2018 INTERNATIONAL FUEL GAS CODE 2018 INTERNATIONAL FIRE CODE 2020 NATIONAL ELECTRIC CODE 2018 INTERNATIONAL ENERGY CONSERVATION CODE 2009 ICC A117.1, ACCESSIBILITY REQUIREMENTS ANSI/ASME A17.1, SAFETY CODE FOR ELEVATORS 2013
OCCUPANCY TYPE:	GROUP B, BUSINESS
CONSTRUCTION TYPE:	TYPE I-A
FIRE ALARM SYSTEM:	FIRE ALARM AND DETECTION SYSTEM AND SMOKE PROTECTION SYSTEM PER IBC 907.2 & NFPA 72
FIRE SUPPRESSION:	FIRE RESISTIVE, 100% SPRINKLERED) PER NFPA 13 AND STANDPIPES IN EACH STAIRWAY ENCLOSURE WITH HOSE CONNECTIONS AT INTERMEDIATE LANDINGS AND ROOF MANIFOLDS.
NUMBER OF STORIES IN BUILDING:	9 STORIES (ABOVE GRADE) 1 STORIES (BELOW GRADE)
YEAR BUILT:	1980
TOTAL FLOOR AREA:	APPROX. XX SQ. FT.
SCOPE OF WORK:	APPROX. 21,750 SQ. FT.
LEED CERTIFICATION:	LEED CERTIFICATION TO 'CERTIFIED' LEVEL PER USGBC LEED IC-C

VICINITY MAP



SCOPE OF WORK PLAN





**ALERRA** east west partners  
MOUNTAIN COMPANY

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02/26/2021	BP2C-DEMOLITION - KVC

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Project Name

Steamboat Base Village  
Redefvelopment

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DRAWING INDEX, PROJECT  
INFORMATION, & GENERAL NOTES

Scale

12" = 1'-0"

G0.100



SHTHG	SHEATHING	O, O'	OVER	HTG	HEATING	EL	ELEVATION OR ELEVATOR	A	AND
SHWR	SHOWER	OA	OVERALL	HTR	HEATER	ELEC	ELECTRICAL	&	AND
SIM	SIMILAR	OC	ON CENTER	HTW	HIGH TEMPERATURE	ELEV	ELEVATOR OR ELEVATION	ABV	ABOVE
SK	SINK	OD	OUTSIDE DIAMETER			ELP	EMERGENCY LIGHTING	ACCESS	ACCESSORY
SLOT	SLOTTED	OF	OUTSIDE FACE	HVAC	HEATING, VENTILATING, AND AIR CONDITIONING	EMBED	EMBEDDED(ING)	ADDL	ADDITIONAL
SLV	SLEEVE	OFF	OFFICE	HVY	HEAVY	EMER	EMERGENCY	ADJ	ADJACENT
WNT	WENT	OH	OVERHEAD	HW	HOT WATER OR HEAVY WALL	ENAM	ENAMEL	AFB	ABOVE FINISHED FLOOR
SPEC	SPECIFICATION	OPNG	OPENING(S)	HWC	HOT WATER CIRCULATING OR HEAVY WALL CONDUIT	ENCL	ENCLOSURE	ALT	ALTERNATE
SPECS	SPECIFICATIONS	OPP	OPPOSITE			ENG	ENGINEER	ALUM	ALUMINUM
SPK	SPEAKER	OPPH	OPPOSITE HAND	HWD	HARDWOOD	ENGR	ENGINEER(ED)	AMNT	AMOUNT
SPRL	SPRINKLER	OPR	OPERABLE	HYD	HYDRAULIC	ENTR	ENTRANCE	ANNUNC	ANNUNCIATOR
SQ	SQUARE	ORN	ORNAMENTAL	HYDRO	HYDROSTATIC	EQ	EQUAL	ANT	ANTENNA
SST	STAINLESS STEEL	ORNA	ORNAMENTAL			EQUIP	EQUIPMENT	APPL	APPLIANCE
STC	SOUND TRANSMISSION CLASS	OUT	OUTLET	I	INCH	ESC	ESCALATOR	APPROX	APPROXIMATE
STD	STANDARD	OVFL	OVERFLOW	ID	INSIDE DIAMETER	EST	ESTIMATE	APRVD	APPROVED
STG	SEATING	OVHD	OVERHEAD	ID	INCH	EVAP	EVAPORATOR	ARCH	ARCHITECT(URAL)
STGR	STAGGER	OZ	OUNCE	INCAND	INCANDESCENT	EWV	ELECTRIC WATER HEATER	ASSOC	ASSOCIATION, ASSOCIATE
STIFF	STIFFENER			INCR	INCREASE	EX	EXISTING	ASSY	ASSEMBLY
STM	STEAM	P		INFILTR	INFILTRATION	EXCAV	EXCAVATE	AUTH	AUTHORIZED
STOR	STORAGE	PL	PIPE SLEEVE	INFO	INFORMATION	EXEC	EXECUTIVE	AUTO	AUTOMATIC
STR	STRAIGHT (RE-BARS)	PA	PUBLIC ADDRESS	INSP	INSPECT	EXG	EXISTING	AVG	AVERAGE
STRFR	STORAGEFRONT	PB	PULL BOX	INSTRUM	INSTRUMENTATION	EXH	EXHAUST		
SUPP	SUPPLEMENTARY, SUPPLEMENT	PB	PARTICLE BOARD	INSUL	INSULATION	EXH AIR	EXHAUST AIR	B	BOARD (OR BUILDING DEPARTMENT)
SURF	SURFACE	PCF	POUNDS PER CUBIC FOOT	INT	INTERIOR OR INTERNAL	EXIST	EXISTING	BLD	BUILDING
SUSP	SUSPENDED	PCPL	PORTLAND CEMENT PLASTER	INTERM	INTERMEDIATE	EXP JT	EXPANSION OR EXPOSED	BLK	BLOCK
SW	SWITCH	PED	PEDESTAL OR PEDESTRIAN	INTLK	INTERLOCK(ING)	EXPN	EXPANSION	BLKG	BLOCKING
SY	SQUARE YARD	PEDR	PEDESTRIAN	IW	INDIRECT WASTE	EXPS	EXPOSED(D)	BLW	BELOW
SYM	SYMMETRICAL	PERF	PERFORATE			EXPN	EXPANSION	BLW	BELOW
SYN	SYNTHETIC	PERIM	PERIMETER	J	JUNCTION BOX	EXTR	EXTERIOR	BLW	BELOW
SYS	SYSTEM(S)	PERP	PERPENDICULAR	J-BOX	JUNCTION BOX	F	DEGREES FARENHEIT	BOL	BOLLARD
		PKWY	PARKWAY	JAN	JANITOR	F	DEGREES FARENHEIT	BOL	BOLLARD
T		PL	PLATE	JCT	JUNCTION	FA	FIRE ALARM OR FRESH AIR	BRG	BRIDGE, BRIDGING
T&G	TOUNGUE AND GROOVE	PLAM	PLASTIC LAMINATE	JST	JOIST	FAB	FABRICATION	BROG	BRIDGE, BRIDGING
T/	TOP	PLAS	PLASTER	JT	JOINT	FAR	FLOOR AREA RATIO	BRODM	BROADROOM
TAN	TANGENT	PLBG	PLUMBING	K	KITCHEN	FAST	FASTENER OR FASTEN	BRG	BEARING
TD	TRENCH DRAIN	PLSTC	PLASTIC	K	KICKPLATE	FC	FOOT CANDLE	BRKT	BRACKET
TEL	TELEPHONE	PLTF	PLATFORM	KG	KILOGRAM	FD	FLOOR DRAIN, OR FIRE DEPARTMENT	BRZ	BRONZE
TEMP	TEMPORARY	PLYWD	PLYWOOD	KIT	KITCHEN	FE	FIRE EXTINGUISHER	BU	BUILT UP
TERR	TERRAZZO	PNEU	PNEUMATIC	KM	KILOMETER	FEC	FIRE EXTINGUISHER AND CABINET	BW	BOTH WAYS
THK	THICK	PNL	PANEL	KM	KNOCKOUT	FEC	FIRE EXTINGUISHER CABINET	C	CENTER TO CENTER
THRESH	THRESHOLD	PNT	PAINT	KPL	KICKPLATE	FE	FIRE EXTINGUISHER	CAB	CABINET
THRU	THROUGH	POL	POLISHED	KVA	KILOVOLT-AMPERE	FE	FIRE EXTINGUISHER	CAP	CAPACITY
TKBD	TACKBOARD	POLYST	POLYSTRENE	KWH	KILOWATT HOUR	FEC	FIRE EXTINGUISHER	CER	CEMENTITIOUS
TLT	TOILET	PORT	PORTABLE			FEC	FIRE EXTINGUISHER	CEM	CERAMIC
TOC	TOP OF CONCRETE	PR	PAIR	L	LABORATORY, LABOR	FEC	FIRE EXTINGUISHER	CHAM	CHAMFER
TOL	TOLERANCE	PREST	PRECAST	LAB	LABORATORY, LABOR	FEC	FIRE EXTINGUISHER	CIP	CAST-IN-PLACE
TOL	TOP OF STEEL	PREFN	PREFINISHED	LAD	LADDER	FEC	FIRE EXTINGUISHER	CIR	CIRCLE
TOW	TOP OF WALL	PREFAB	PREFABRICATED	LAM	LAMINATE, LAMINATED	FEC	FIRE EXTINGUISHER	CJ	CONTROL JOINT
TPTN	TOILET PARTITION	PRFN	PREFINISHED	LAT	LATERAL	FEC	FIRE EXTINGUISHER	CLG	CEILING
TRANS	TRANSPARENT	PRIN	PRIMARY	LAV	LAVATORY	FEC	FIRE EXTINGUISHER	CLG	CEILING
TRAV	TRAVERTINE	PRTECN	PROTECTION	LAT	LATERAL	FEC	FIRE EXTINGUISHER	CLG	CEILING
TRD	TREAD	PRTN	PARTITION	LAV	LAVATORY	FEC	FIRE EXTINGUISHER	CLG	CEILING
TRTD	TREATED	PSF	POUNDS PER SQUARE FOOT	LB	POUND	FEC	FIRE EXTINGUISHER	CLG	CEILING
TSL	TOP OF SLAB	PSI	PO						

WALL MOUNTED DEVICES	
	EQUIPMENT TAG (REFER TO EQUIPMENT SCHEDULE)
	WALL MOUNTED, DUPLEX RECEPTACLE - CONVENIENCE
	WALL MOUNTED, DUPLEX RECEPTACLE - DEDICATED
	WALL MOUNTED, DUPLEX RECEPTACLE - SEPARATE
	WALL MOUNTED, QUADRAPLEX RECEPTACLE - CONVENIENCE
	WALL MOUNTED, QUADRAPLEX RECEPTACLE - DEDICATED
	WALL MOUNTED, QUADRAPLEX RECEPTACLE - HALF DEDICATED
	WALL MOUNTED, VOICE/DATA RECEPTACLE
	WALL MOUNTED, DATA RECEPTACLE
	WALL MOUNTED, VOICE RECEPTACLE
	WALL MOUNTED, THERMOSTAT
	WALL MOUNTED, CABLE TV RECEPTACLE
	WALL MOUNTED, AV RECEPTACLE
	WALL MOUNTED, ELECTRICAL JUNCTION BOX
	WALL MOUNTED, SYSTEMS WORKSTATION PANEL POWER INFEEED
	WALL MOUNTED, SYSTEMS WORKSTATION PANEL VOICE/DATA INFEEED
	WALL MOUNTED, PLUG MOLD
SECURITY DEVICES	
	CARD READER
	CAMERA
	ELECTRIC DOOR BELL
	INTERCOM
	REMOTE DOOR RELEASE BUTTON
	MOTION SENSOR
	INTRUSION ALARM
FURNITURE SYSTEMS MOUNTED DEVICES	
	FURNITURE MOUNTED, POWER POLE
FLUSH FLOOR MOUNTED, POKE THRU, DEVICES	
	FLUSH FLOOR MOUNTED, POKE THRU, SINGLE RECEPTACLE - CONVENIENCE
	FLUSH FLOOR MOUNTED, POKE THRU, SINGLE RECEPTACLE - DEDICATED
	FLUSH FLOOR MOUNTED, POKE THRU, DUPLEX RECEPTACLE - CONVENIENCE
	FLUSH FLOOR MOUNTED, POKE THRU, DUPLEX RECEPTACLE - DEDICATED
	FLUSH FLOOR MOUNTED, POKE THRU, QUADRAPLEX RECEPTACLE - CONVENIENCE
	FLUSH FLOOR MOUNTED, POKE THRU, QUADRAPLEX RECEPTACLE - DEDICATED
	FLUSH FLOOR MOUNTED, POKE THRU, QUADRAPLEX RECEPTACLE - HALF DEDICATED
	FLUSH FLOOR MOUNTED, POKE THRU, COMBINATION DUPLEX & VOICE/DATA RECEPTACLE - CONVENIENCE
	FLUSH FLOOR MOUNTED, POKE THRU, COMBINATION DUPLEX & VOICE/DATA RECEPTACLE - DEDICATED
	FLUSH FLOOR MOUNTED, POKE THRU, COMBINATION DUPLEX & VOICE/DATA RECEPTACLE - HALF DEDICATED
	FLUSH FLOOR MOUNTED, POKE THRU, COMBINATION QUADRAPLEX & VOICE/DATA RECEPTACLES - CONVENIENCE
	FLUSH FLOOR MOUNTED, POKE THRU, COMBINATION QUADRAPLEX & VOICE/DATA RECEPTACLES - DEDICATED
	FLUSH FLOOR MOUNTED, POKE THRU, COMBINATION QUADRAPLEX & VOICE/DATA RECEPTACLES - HALF DEDICATED
	FLUSH FLOOR MOUNTED, POKE THRU, COMBINATION QUADRAPLEX, AV & VOICE/DATA RECEPTACLES - CONVENIENCE
	FLUSH FLOOR MOUNTED, POKE THRU, COMBINATION QUADRAPLEX, AV & VOICE/DATA RECEPTACLES - DEDICATED
	FLUSH FLOOR MOUNTED, POKE THRU, COMBINATION QUADRAPLEX, AV & VOICE/DATA RECEPTACLES - HALF DEDICATED
	FLUSH FLOOR MOUNTED, POKE THRU, VOICE/DATA RECEPTACLE
	FLUSH FLOOR MOUNTED, POKE THRU, DATA RECEPTACLE
	FLUSH FLOOR MOUNTED, POKE THRU, VOICE RECEPTACLE
	FLUSH FLOOR MOUNTED, POKE THRU, AV RECEPTACLE
	FLUSH FLOOR MOUNTED, POKE THRU, SYSTEMS WORKSTATION PANEL POWER INFEEED
	FLUSH FLOOR MOUNTED, POKE THRU, SYSTEMS WORKSTATION PANEL VOICE INFEEED

<b>REFLECTED CEILING</b>	
	ACOUSTICAL CEILING AND GRID
	CEILING HEIGHT CHANGE SYMBOL
	FINISH CEILING HEIGHT SYMBOL
	GRID STARTPOINT SYMBOL
	CEILING FINISH TAG
	MOTION SENSOR
	CEILING MOUNTED SPEAKER
	CEILING MOUNTED SPRINKLER HEAD
	CEILING MOUNTED SMOKE DETECTOR
	CEILING MOUNTED STROBE LIGHT
	CEILING MOUNTED EXIT SIGNS
	WALL MOUNTED EXIT SIGNS - PARALLEL
	WALL MOUNTED EXIT SIGNS - PERPENDICULAR
	DENOTES EXISTING TO REMAIN
	DENOTES EXISTING TO BE RELOCATED
	ACCESS DOOR
<b>LIGHT FIXTURES</b>	
	LIGHT FIXTURE
	LIGHT FIXTURE / EMERGENCY CIRCUIT
	EXISTING LIGHT FIXTURE TO BE REMOVED
	UNDER CABINET FLORESCENT FIXTURE
	STRIP FIXTURE
	PENDANT FIXTURE
	RECESSED DOWNLIGHT
	RECESSED ADJUSTABLE DOWNLIGHT
	RECESSED WALL WASHER
	TRACK LIGHTING
	SURFACE MOUNTED LIGHT FIXTURE
	WALL SCONCE
	LIGHT SWITCH
	DIMMER SWITCH
<b>MECHANICAL FIXTURES</b>	
	RETURN AIR
	SUPPLY AIR
	CIRCULAR DIFFUSER
	LINEAR DIFFUSER
	EXHAUST FAN
<b>FINISH</b>	
	WALL FINISH TAG
	BASE FINISH TAG
	EXTENT OF FINISH TYP.
	WALL FINISH TAG
	SPECIAL FINISH TAG
	FLOOR FINISH TAG
	CEILING FINISH TAG
	CHANGE IN FLOOR FINISH
<b>ELEVATION INDICATION</b>	
	GLASS SYMBOL
	WOOD VENEER
	STONE

## CONSTRUCTION

**Column Grids:**

- 1: COLUMN GRID REFERENCE NUMBER
- A: COLUMN GRID LINES AND REFERENCE NUMBER

**Partitions:**

- EXISTING CONSTRUCTION TO REMAIN
- EXISTING CONSTRUCTION TO BE DEMOLISHED
- NEW PARTITION
- 1 HR. RATED PARTITION
- 2 HR. RATED PARTITION
- 3 HR. RATED PARTITION
- 4 HR. RATED PARTITION

**Millwork:**

- MILLWORK
- MILLWORK ABOVE

**Details:**

- XX: DETAIL NUMBER
- XX.XXX: SHEET NUMBER
- SIM: DESCRIPTION OF SIMILAR OR OPPOSITE

**Revisions:**

- AREA TO BE DETAILED
- LOCATION ON SHEET WHERE ELEVATION IS SHOWN
- DIRECTION OF ELEVATION
- A11.XX: SHEET NUMBER WHERE ELEVATION IS SHOWN
- INTERIOR AND EXTERIOR ELEVATION MARKER
- REVISION REFERENCE NUMBER
- REVISION CLOUD DEPICTING AREA REVISED

**Room and Sheet Information:**

- NAME: ROOM NAME
- 1234: ROOM NUMBER
- 01: SHEETNOTE REFERENCE
- A3A: WALL TYPE REFERENCE
- FIRE RATING
- XXX: DOOR REFERENCE NUMBER (REFER TO DOOR SCHEDULE)
- XX: DOOR NUMBER
- XX: WINDOW REFERENCE NUMBER (REFER TO WINDOW SCHEDULE)
- ELEVATION DATUM REFERENCE
- +6" 0": FLOOR ELEVATION TRANSITION

**Match Lines:**

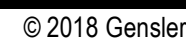
- MATCH LINE SEE XXXX
- MATCH LINE SYMBOL
- ALIGN: ALIGN WITH ESTABLISHED / ADJACENT SURFACES

### WALL MOUNTED LIFE SAFETY EQUIPMENT AND DEVICES

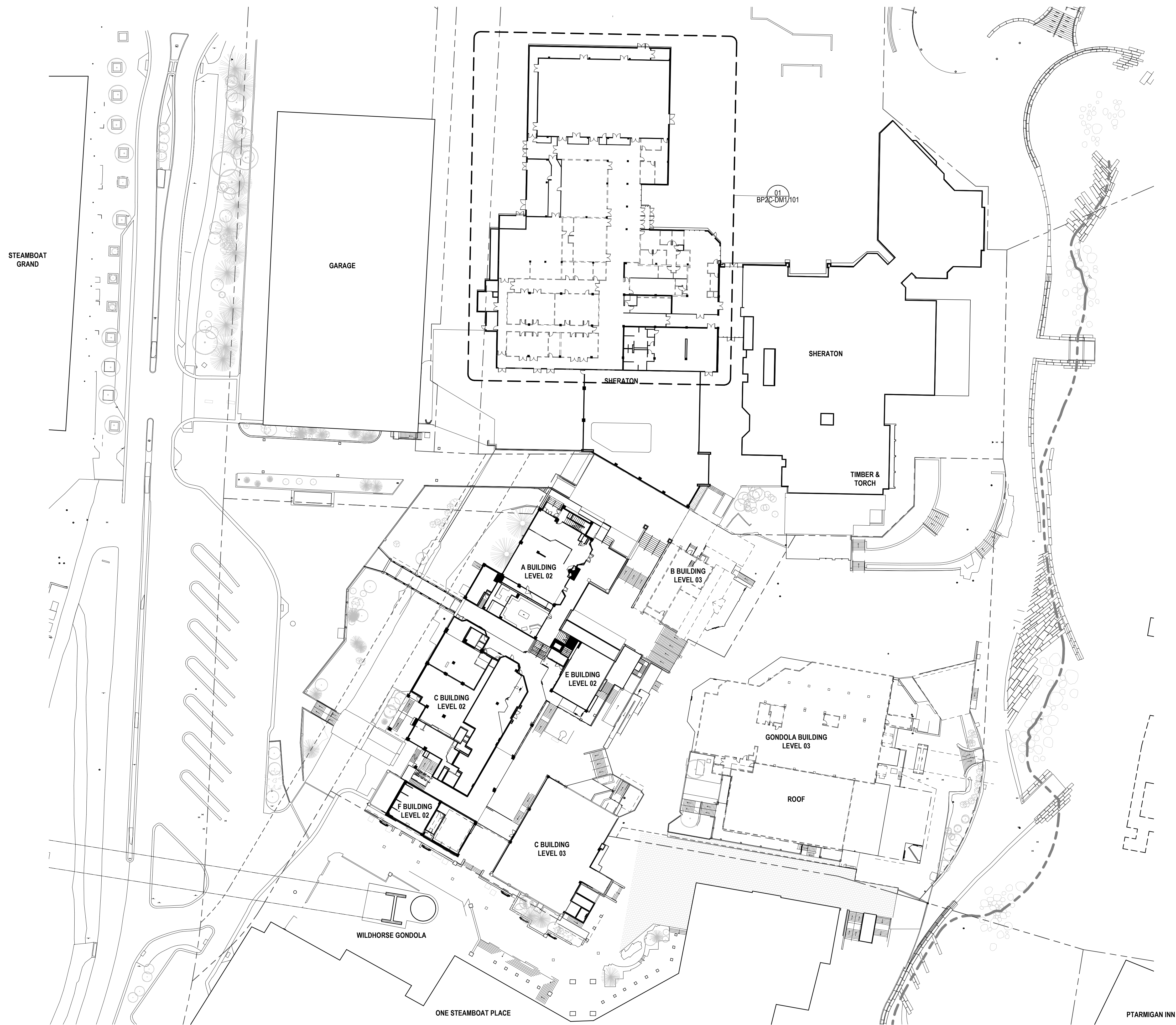
FEC	WALL MOUNTED FIRE EXTINGUISHER CABINET
○	WALL MOUNTED FIRE EXTINGUISHER
—	WALL MOUNTED FIRE HOSE CABINET
○	WALL MOUNTED FIRE VALVE
—	WALL MOUNTED FIRE VALVE CABINET

## SECTION INDICATIONS

	ACOUSTICAL CEILING TILE
	ALUMINUM
	BRICK
	CARPET
	CONCRETE
	CONCRETE MASONRY UNIT
	CUT STONE
	FABRIC WRAPPED PANEL
	GLASS
	GYPSUM PLASTER
	INSULATION (LOOSE OR BATT)
	INSULATION (RIGID)
	METAL
	PLASTIC
	PLYWOOD
	PRE-CAST PANELS
	SAND OR GROUT
	STONE
	WOOD (FINISHED )
	WOOD (CONTINUOUS MEMBER)
	WOOD (INTERRUPTED MEMBER)







Date	Description
02/26/2021	BP2C-DEMOLITION - KVC

Seal / Signature



Project Name

Steamboat Base Village  
Redevelopment

Project Number

003.7835.000

Description

DEMOLITION COMPOSITE PLAN -  
SHERATON LEVEL 01

Scale

1" = 40'-0"



Date	Description
02/26/2021	BP2C-DEMOLITION - KVC

Seal / Signature



Project Name

Steamboat Base Village  
Redevelopment

Project Number

003.7835.000

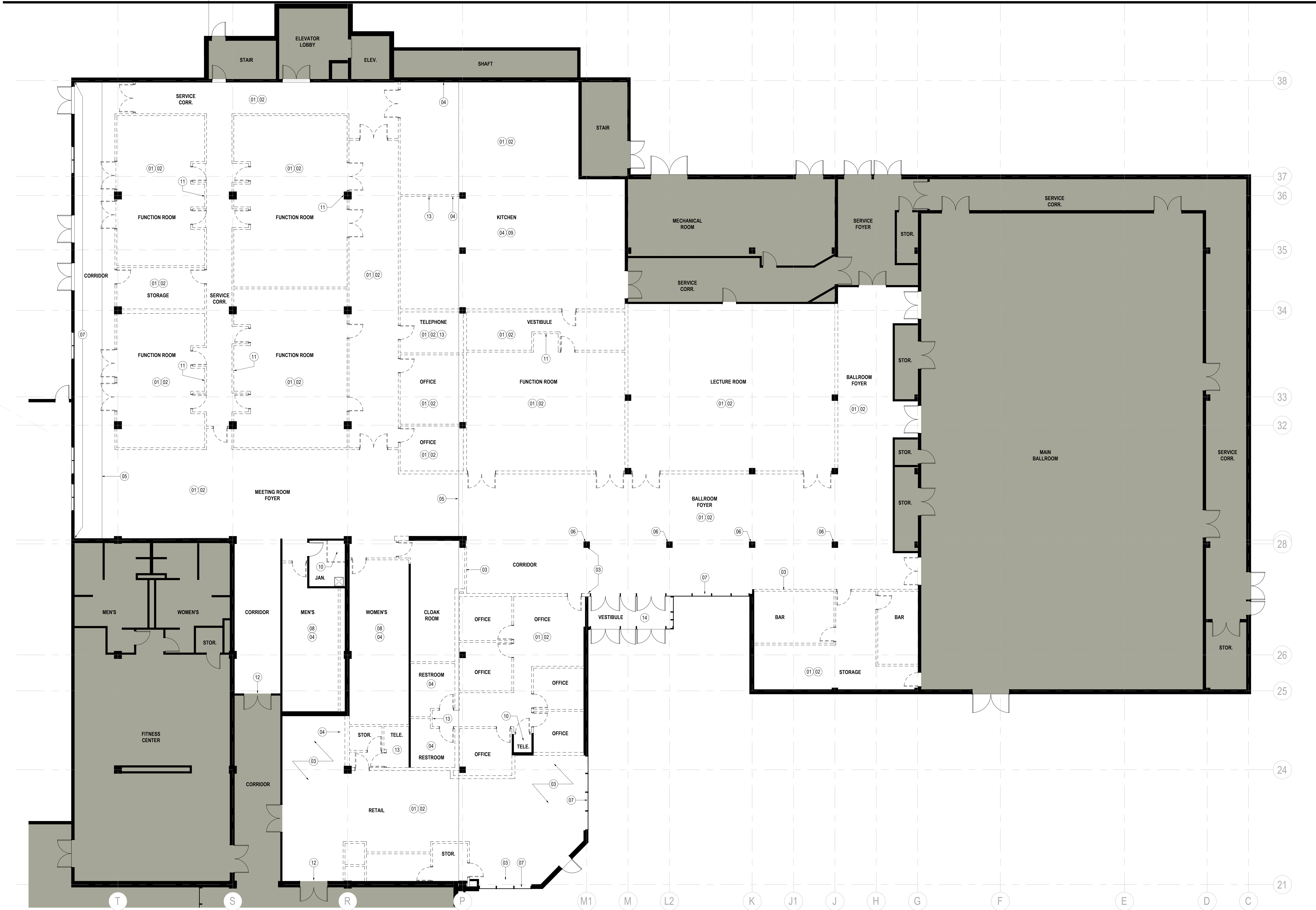
Description

DEMOLITION PLAN - KVC LEVEL 01

Scale

1/8" = 1'-0"

**BP2C-DM1.101**



**01 DEMOLITION PLAN - KVC LEVEL 01**

SCALE: 1/8" = 1'-0"

**SHEET NOTES**

- REMOVE ALL FLOOR AND WALL FINISHES AND FIXTURES THROUGHOUT.
- REMOVE ALL EXISTING CEILINGS, LIGHTING, EXIT SIGNS, CEILING MOUNTED EQUIPMENT, DIFFUSERS AND REGISTER FIXTURES THROUGHOUT THE BUILDING TO ITS ENTIRETY. SALVAGE LIGHT FIXTURES AND EXIT SIGNS FOR POTENTIAL REUSE. VERIFY DISPOSITION WITH BUILDING OWNER.
- REMOVE EXISTING MILLWORK. PATCH AND REPAIR WALLS AS REQUIRED IF WALLS ARE TO REMAIN.
- REMOVE EXISTING PLUMBING AND EQUIPMENT. CAP PIPES AND PATCH AS NECESSARY. EXISTING EXPANSION JOINT TO REMAIN.
- REMOVE WOOD TRIM AT COLUMNS. TYP.
- REMOVE WINDOWCOVERINGS AND VALANCES THROUGHOUT, TYP.
- REMOVE ALL RESTROOM FINISHES, LIGHTING, COUNTERTOPS, LAVATORIES, MIRRORS, TOILET PARTITIONS, TOILETS, SHOWERS, ETC. REMOVE AND SALVAGE RESTROOM ACCESSORIES AND TOILET PARTITIONS FOR POTENTIAL REUSE.
- REMOVE ALL FOOD SERVICE EQUIPMENT AND RETURN TO OWNER.
- IT ROOM TO REMAIN. HORIZONTAL CABLING WITHIN THE DEMO AREAS TERMINATING WITHIN THE IT ROOM SHALL BE REMOVED. CABLING PASSING THROUGH OR SERVING THE IT ROOM SHALL BE PROTECTED. TRACED AND USE DETERMINED. CABLING SERVING AREAS OUTSIDE OF THE DEMO TERMINATING WITHIN THE IT ROOMS SHALL BE PROTECTED DURING DEMOLITION AND CONSTRUCTION.
- REMOVE OPERABLE FOLDING DOOR AND TRACK. SALVAGE AND RETURN TO OWNER FOR POTENTIAL REUSE.
- RETAIN MILLWORK AND DOORS IN PLACE. PROTECT DURING DEMOLITION AND CONSTRUCTION.
- EXISTING ELECTRICAL PANEL TO BE REMOVED. BUNDLE AND TIE-BACK CABLES AND PROTECT DURING DEMOLITION.
- EXISTING CEILING, LIGHTING AND MEP GRILLES TO REMAIN IN PLACE.
- REMOVE DESIGNATED PARTITIONS, CEILING COMPONENTS, BUILDING EQUIPMENT, AND FIXTURES AS REQUIRED FOR INSTALLATION OF THE NEW WORK. IF ADDITIONAL DEMOLITION IS REQUIRED BEYOND WHAT IS INDICATED IN THE CONTRACT DOCUMENTS, THE GENERAL CONTRACTOR SHALL REVIEW THE ADDITIONAL DEMOLITION WITH THE ARCHITECT PRIOR TO PROCEEDING.
- REMOVE ABANDONED HVAC EQUIPMENT, DUCT WORK, CONTROLS, REGISTERS, GRILLES, AND ALL ASSOCIATED HARDWARE & ACCESSORIES.
- REMOVE ABANDONED ELECTRICAL, TELEPHONE, DATA, SECURITY, AND SIMILAR OTHER CABLING, CONDUIT, EQUIPMENT AND DEVICES. U.N.O.
- REMOVE ABANDONED PLUMBING EQUIPMENT, VALVES, PIPING, AND ALL ASSOCIATED HARDWARE & ACCESSORIES.
- REMOVE EXISTING FLOOR FINISHES WHERE INDICATED AND PREPARE SUBFLOOR AS REQUIRED FOR NEW FLOOR FINISHES.
- COMPLY WITH APPLICABLE LOCAL, STATE, AND FEDERAL CODES AND REGULATIONS PERTAINING TO SAFETY OF PERSONS, PROPERTY, AND ENVIRONMENTAL PROTECTION.
- PROVIDE AND MAINTAIN BARRICADES, LIGHTING, AND GUARDRAILS AS REQUIRED BY APPLICABLE CODES AND REGULATIONS TO PROTECT OCCUPANTS OF BUILDING AND WORKERS.
- ERECT AND MAINTAIN DUST-PROOF PARTITIONS AS REQUIRED TO PREVENT SPREAD OF DUST, FUMES, AND SMOKE, ETC TO OTHER PARTS OF THE BUILDING.
- IF DEMOLITION IS PERFORMED IN EXCESS OF THAT REQUIRED, RESTORE EFFECTED AREAS AT NO COST TO THE OWNER.
- REMOVE FROM SITE DAILY AND LEGALLY DISPOSE OF REFUSE, DEBRIS, RUBBISH, AND OTHER MATERIALS RESULTING FROM DEMOLITION OPERATIONS. LEAVE ALL AREAS BROOM CLEAN DAILY.

**GENERAL NOTES**

- REFERENCE PROJECT MANUAL, SPECIFICATION SECTION 01 74 19 'CONSTRUCTION WASTE MANAGEMENT AND DISPOSAL' FOR MORE INFORMATION.
- REMOVE ALL ABOVE-CEILING SUPPORTS FOR DEMOLISHED ELEMENTS.
- REMOVE AND SALVAGE DOORS AND FRAMES FOR POTENTIAL REUSE. STORE IN LOCATION DETERMINED BY OWNER.
- ALL SCREENED AREAS INDICATE EXISTING CONSTRUCTION TO REMAIN AND AREAS NOT IN CONTRACT, U.N.O.
- REMOVE DESIGNATED PARTITIONS, CEILING COMPONENTS, BUILDING EQUIPMENT, AND FIXTURES AS REQUIRED FOR INSTALLATION OF THE NEW WORK. IF ADDITIONAL DEMOLITION IS REQUIRED BEYOND WHAT IS INDICATED IN THE CONTRACT DOCUMENTS, THE GENERAL CONTRACTOR SHALL REVIEW THE ADDITIONAL DEMOLITION WITH THE ARCHITECT PRIOR TO PROCEEDING.
- REMOVE ABANDONED HVAC EQUIPMENT, DUCT WORK, CONTROLS, REGISTERS, GRILLES, AND ALL ASSOCIATED HARDWARE & ACCESSORIES.
- REMOVE ABANDONED ELECTRICAL, TELEPHONE, DATA, SECURITY, AND SIMILAR OTHER CABLING, CONDUIT, EQUIPMENT AND DEVICES. U.N.O.
- REMOVE ABANDONED PLUMBING EQUIPMENT, VALVES, PIPING, AND ALL ASSOCIATED HARDWARE & ACCESSORIES.
- REMOVE EXISTING FLOOR FINISHES WHERE INDICATED AND PREPARE SUBFLOOR AS REQUIRED FOR NEW FLOOR FINISHES.
- COMPLY WITH APPLICABLE LOCAL, STATE, AND FEDERAL CODES AND REGULATIONS PERTAINING TO SAFETY OF PERSONS, PROPERTY, AND ENVIRONMENTAL PROTECTION.
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