PJ4767-1
Fire Prevention
In: 4/15/2021
Out: 04/21/2021

Conditional Approval- must provide 360 degree fire access for fire apparatus and fire operations for protection of properties and site in the area. Approved access roads and plans must be submitted and approved by Fire Marshal. Access cannot be used for storage, parking, or staging of any material or equiptment

STEAMBOAT SKI & RESORT CORPORATION

SSRC | BASE AREA IMPROVEMENTS

2305 Mount Werner Circle
Steamboat Springs, CO 80487

BP2A: DEMOLITION - LOWER GONDOLA BUILDING (LGB), BUILDING B, STAGE

2021.02.26

Steamboat
ALTERRA MOUNTAIN COMPANY east west partners

2305 Mount Werner Circle
Steamboat Springs, CO 80487

Gensler
1225 17th Street
Suite 150
Denver, CO 80202
United States
Tel 303.595.8585
Fax 303.825.6823

LANDMARK CONSULTANTS, INC.
141 9th Street
PO Box 774943
Steamboat Springs, CO 80477
Tel 970.871.9494

DESIGNWORKSHOP
1390 Lawrence Street
Suite 100
Denver, CO 80204
Tel 303.623.5186

MARTIN/MARTIN CONSULTING ENGINEERS
12499 West Colfax Ave.
Lakewood, CO 80215
United States
Tel 303.431.6100

me engineers
14143 Denver West Pkwy
Suite 300
Golden, CO
United States
Tel 303.421.6655

△	Date	Description
1	2021.02.26	BP2A: DEMOLITION-LGB, BLDG B, STAGE

Seal / Signature

STATE OF COLORADO · JON CHARLES CAGWIN · 203617 · LICENSED ARCHITECT
04.02.2021

Project Name
SSRC | BASE AREA IMPROVEMENTS

Project Number
003.7835.000

Description
COVER

Scale
NOT TO SCALE

G0.000

GENERAL NOTES

1. COMPLY WITH CODES, LAWS, ORDINANCES, RULES, AND REGULATIONS OF PUBLIC AUTHORITIES GOVERNING THE WORK.
2. OBTAIN AND PAY FOR PERMITS AND INSPECTIONS REQUIRED BY PUBLIC AUTHORITIES GOVERNING THE WORK.
3. REVIEW DOCUMENTS, VERIFY DIMENSIONS AND 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.
4. SUBMIT REQUESTS FOR SUBSTITUTIONS, REVISIONS, OR CHANGES TO ARCHITECT FOR REVIEW PRIOR TO PURCHASE, FABRICATION OR INSTALLATION.
5. 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.
6. OWNER WILL PROVIDE WORK NOTED "BY OTHERS" OR "NIC" UNDER SEPARATE CONTRACT. INCLUDE SCHEDULE REQUIREMENTS IN CONSTRUCTION PROGRESS SCHEDULE AND COORDINATE TO ASSURE ORDERLY SEQUENCE OF INSTALLATION
7. MAINTAIN EXITS, EXIT LIGHTING, FIRE PROTECTIVE DEVICES, AND ALARMS IN CONFORMANCE WITH CODES AND ORDINANCES.
8. MAINTAIN WORK AREAS SECURE AND LOCKABLE DURING CONSTRUCTION. COORDINATE WITH LANDLORD TO ENSURE SECURITY.
9. PROVIDE ALL ACCESS PANELS REQUIRED FOR ALL JUNCTION BOXES, VALVES, CLEANOUTS, PLUGS, FILTERS, EQUIPMENT, AND ALL OTHER ITEMS REQUIRING SERVICE OR MAINTENANCE
10. PROTECT AREA OF WORK AND ADJACENT AREAS FROM DAMAGE.
11. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN. IN CASE OF CONFLICT, CONSULT THE ARCHITECT.
12. PARTITIONS ARE DIMENSIONED FROM FINISH FACE TO FINISH FACE, UNLESS OTHERWISE NOTED. MAINTAIN DIMENSIONS MARKED "CLEAR". ALLOW FOR THICKNESS OF FINISHES.
13. PROVIDE CONCEALED BLOCKING AS REQUIRED FOR WORK BY OWNER'S OTHER CONTRACTORS. COORDINATE WITH OTHER CONTRACTORS FOR SIZE, TYPE AND LOCATION OF REQUIRED BLOCKING.

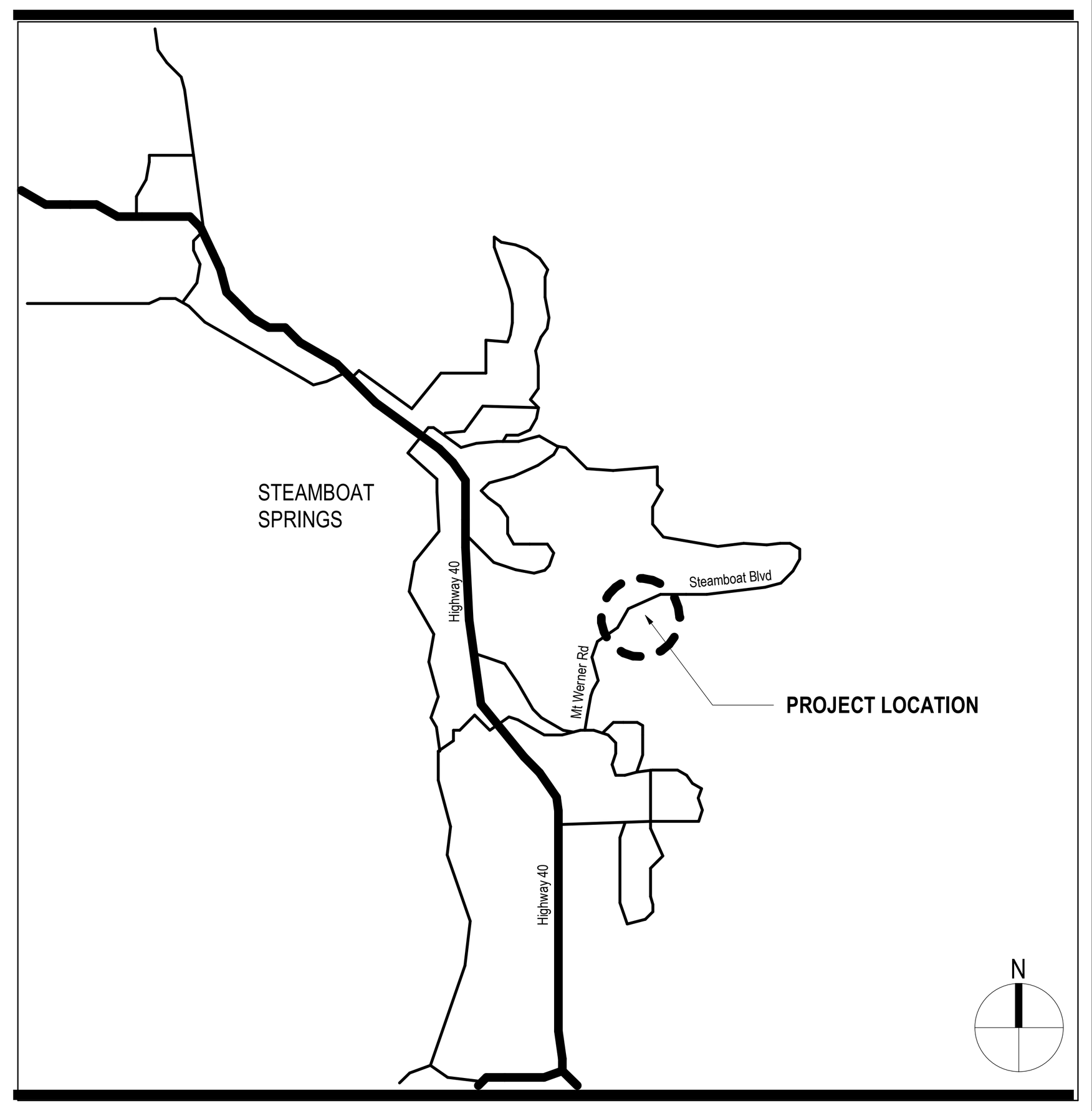
FIRE PREVENTION NOTES

1. THIS PROJECT DOES NOT INCLUDE STORAGE, DISPENSING OR USE OF ANY FLAMMABLE OR COMBUSTIBLE LIQUIDS, FLAMMABLE GAS OR HAZARDOUS SUBSTANCES.
2. ALL WOOD BLOCKING, CLEATS, GROUNDS, SHEATHING AND OTHER MISC. CARPENTRY ITEMS SHALL BE FIRE RETARDANT TREATED
3. EXTEND OR MODIFY EXISTING FIRE/LIFE SAFETY SYSTEM AS REQUIRED TO PROVIDE AN APPROVED FIRE/ LIFE SAFETY SYSTEM. SUBMIT PLANS TO FIRE DEPARTMENT WITH COMPLETE DESCRIPTION OF SEQUENCE OF OPERATION, AND OBTAIN APPROVAL PRIOR TO INSTALLATION.
4. EXTEND OR MODIFY EXISTING AUTOMATIC FIRE EXTINGUISHING SYSTEM AS REQUIRED TO PROVIDE AN APPROVED AUTOMATIC FIRE EXTINGUISHING SYSTEM. SUBMIT PLANS TO FIRE DEPARTMENT AND OBTAIN APPROVAL PRIOR TO INSTALLATION.
5. AUTOMATIC SPRINKLER SYSTEMS SHALL BE SUPERVISED BY AN APPROVED CENTRAL, PROPRIETARY OR REMOTE STATION SERVICE OR A LOCAL ALARM WHICH WILL GIVE AN AUDIBLE SIGNAL AT A CONSTANTLY ATTENDED LOCATION.

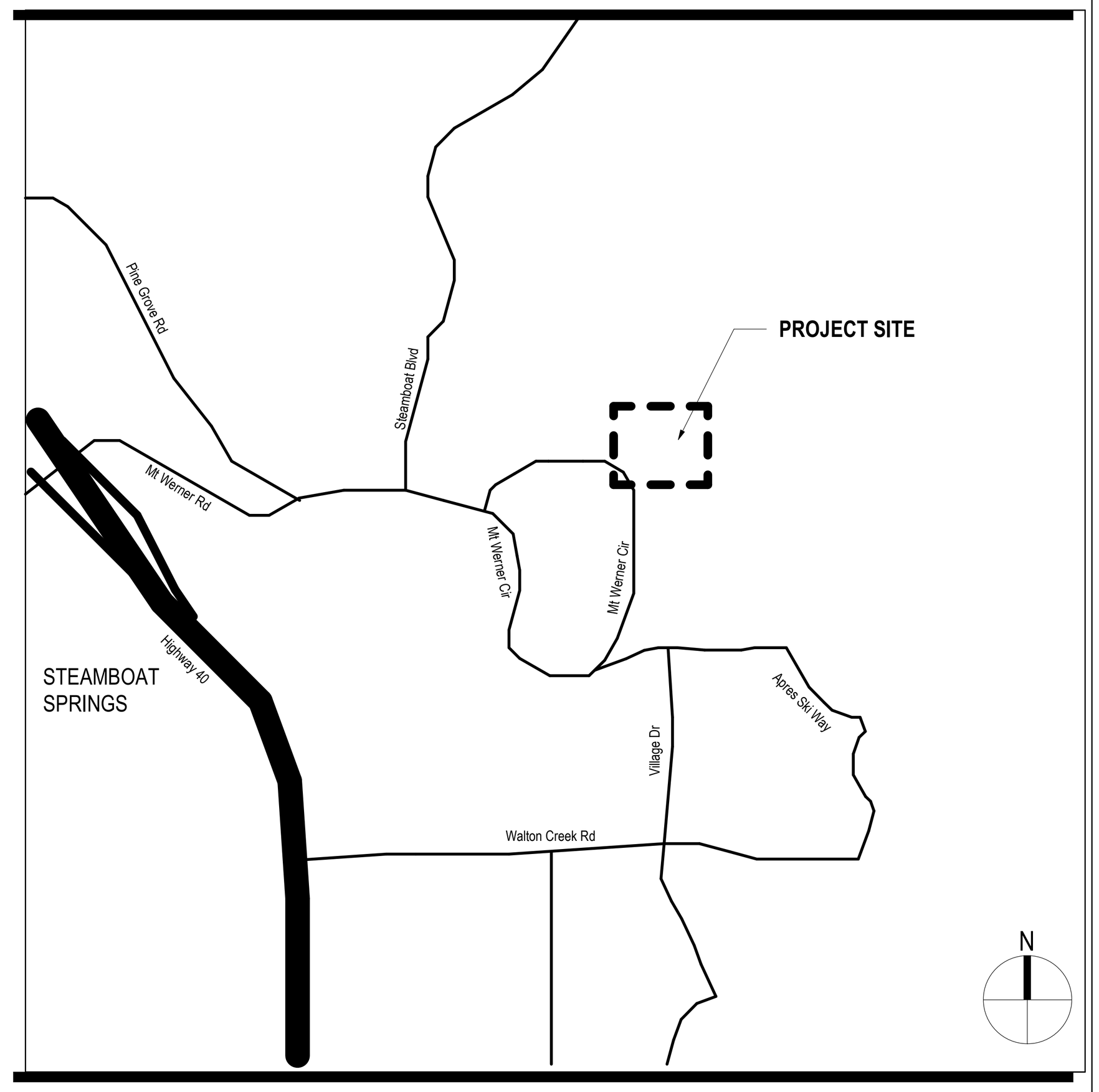
DEMOLITION NOTES

1. CONTRACTOR TO SCHEDULE ALL UTILITY SHUTDOWNS AND COORDINATE CUT AND CAP ACTIVITY WITH LOCAL UTILITY PROVIDERS. THE SURROUNDING BUILDINGS ARE OCCUPIED AND WILL REMAIN IN USE DURING CONSTRUCTION. CONTRACTOR TO COORDINATE WITH OWNER CONSTRUCTION OPERATIONS TO MINIMIZE DISRUPTION TO SURROUNDING BUILDING ACTIVITIES, INCLUDING NOISY OPERATIONS. ALL DEMOLITION DEBRIS TO BE REMOVED AND DISPOSED OF OFF SITE. REFERENCE SPECIFICATION SECTION 01 74 19 CONSTRUCTION WASTE MANAGEMENT PROCEDURES. OWNER SHALL REMOVE ALL ITEMS TO BE SLAVAGED PRIOR TO DEMOLITION. REFERENCE OWNER PROVIDED CONSTRUCTION DRAWINGS FOR SPECIFIC CONSTRUCTION OF BUILDING ELEMENTS.
2. CONTRACTOR TO RETAIN AND SALVAGE SUFFICIENT QUANTITIES OF EXISTING MATERIALS TO BE REMOVED TO REPLACE AND PATCH WORK IN OTHER AREAS OF THE PROJECT.
3. REMOVE ABANDONED HVAC EQUIPMENT, DUCT WORK, CONTROLS, REGISTERS, GRILLES AND ALL ASSOCIATED HARDWARE & ACCESSORIES.
4. REMOVE ABANDONED ELECTRICAL, TELEPHONE, DATA, SECURITY AND SIMILAR OTHER CABLING, CONDUIT, EQUIPMENT AND DEVICES, UNLESS OTHERWISE NOTED.
5. REMOVE ABANDONED PLUMBING EQUIPMENT, VALVES, PIPING AND ALL ASSOCIATED HARDWARE & ACCESSORIES.
6. REMOVE DESIGNATED PARTITIONS, CEILINGS COMPONENTS, BUILDING EQUIPMENT, AND FIXTURES AS REQUIRED FOR NEW WORK.
7. PROVIDE AND MAINTAIN BARRICADES, LIGHTING, AND GUARDRAILS AS REQUIRED BY APPLICABLE CODES AND REGULATIONS TO PROTECT OCCUPANTS OF BUILDING AND WORKERS.
8. 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.
9. REMOVE FROM SITE DAILY AND LEGALLY DISPOSE OF REFUSE, DEBRIS, RUBBISH, AND OTHER MATERIALS RESULTING FROM DEMOLITION OPERATIONS. LEAVE ALL AREAS BROOM CLEAN DAILY.
10 IF DEMOLITION IS PERFORMED IN EXCESS OF THAT REQUIRED, RESTORE EFFECTED AREAS AT NO COST TO THE OWNER.
11. COMPLY WITH APPLICABLE LOCAL, STATE AND FEDERAL CODES AND REGULATIONS PERTAINING TO SAFETY OF PERSONS, PROPERTY AND ENVIRONMENTAL PROTECTION.
12. REMOVE EXISTING WORK AS REQUIRED TO ACCOMODATE NEW WORK, EVEN WHERE NOT EXPRESSLY INDICATED ON DEMOLITION PLANS.
13 GENERAL CONTRACTOR TO INFORM ARCHITECT IMMEDIATELY IF UNFORESEEN CONDITIONS ARE UNCOVERED DURING DEMOLITION

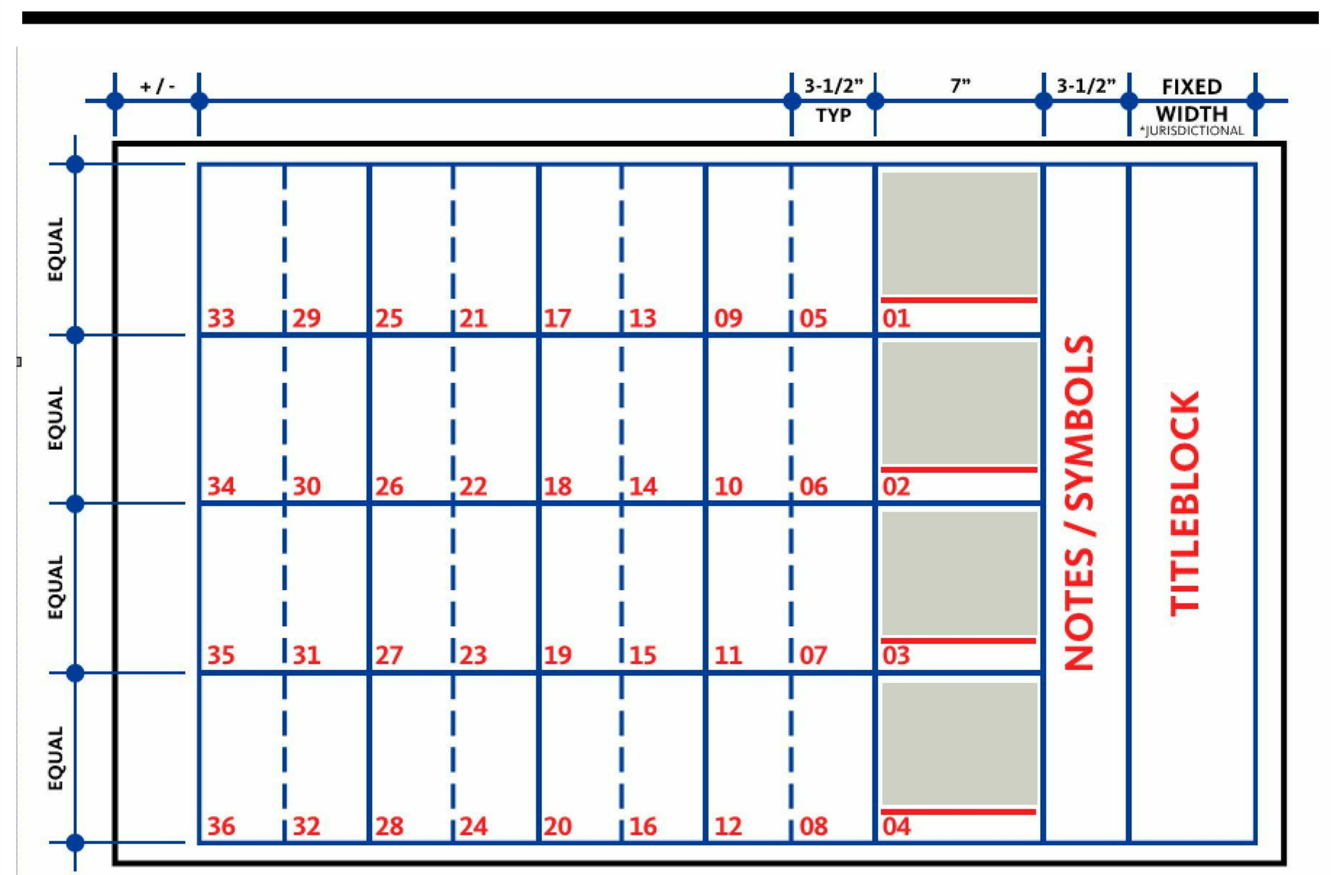
VICINITY MAP



LOCATION MAP



SHEET LAYOUT GRID SYSTEM



Typical Detail Sheet Layout Grid (30" x 48" Sheet)

PROJECT INFORMATION

FOLLOWING ARE THE PLANS OUTLINING THE SCOPE OF WORK REQUIRED FOR THE COMPLETE DEMOLITION AND REMOVAL OF THE LOWER GONDOLA TERMINAL BUILDING (LGB) AND GONDOLA SQUARE BUILDING B AND THE STAGE ADJACENT TO THE LBG. ALL BUILDINGS ARE PART OF THE STEAMBOAT BASE VILLAGE COMPLEX.

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 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 2010 ADA ACCESSIBILITY GUIDELINES ANSI/ASME A17.1, SAFETY CODE FOR ELEVATORS 2013 USEABLE BUILDING & FACILITIES CODE
OCCUPANCY TYPE:	N/A
CONSTRUCTION TYPE:	N/A
FIRE ALARM SYSTEM:	N/A
FIRE SUPPRESSION:	N/A
LEED:	LEED BD&C V4 'CERTIFIED' LEVEL

PROJECT TEAM

OWNER:	ALTERRA MTN CO REAL ESTATE DEVELOPMENT, INC 3501 WAZEE STREET, SUITE 400 DENVER, CO 80216 ATTN: MIKE SCHMIDT
CIVIL ENGINEER:	LANDMARK CONSULTANTS, INC. 141 9TH STREET STEAMBOAT SPRINGS, CO 80477 (970) 871-9494
LANDSCAPE ARCHITECT:	DESIGN WORKSHOP 1390 LAWRENCE STREET, SUITE 100 DENVER, CO 80204 (303) 623-5186
ARCHITECT:	GENSLER 1225 17TH STREET, SUITE 150 DENVER, CO 80202 (303) 595-8585
STRUCTURAL ENGINEER:	MARTIN / MARTIN CONSULTING ENGINEERS 12499 WEST COLFAX AVE LAKEWOOD, CO 80215 (303) 431-6100
MECHANICAL ENGINEER:	ME-ENGINEERS 14143 DENVER WEST PARKWAY, SUITE 300 GOLDEN, CO 80401 (303) 421-6655
PLUMBING ENGINEER:	ME-ENGINEERS 14143 DENVER WEST PARKWAY, SUITE 300 GOLDEN, CO 80401 (303) 421-6655
ELECTRICAL ENGINEER:	ME-ENGINEERS 14143 DENVER WEST PARKWAY, SUITE 300 GOLDEN, CO 80401 (303) 421-6655

DRAWING INDEX

Sheet Number	Sheet Name	Current Revision to IFC (If applicable)		
		Latest	Description	Date
01 - GENERAL				
G0.000	COVER	1	BP2A: DEMOLITION-LGB, BLDG B, STAGE	2021.02.26
G0.001	DRAWING INDEX & PROJECT INFORMATION	1	BP2A: DEMOLITION-LGB, BLDG B, STAGE	2021.02.26
G0.201	SYMBOLS & ABBREVIATIONS	1	BP2A: DEMOLITION-LGB, BLDG B, STAGE	2021.02.26
02 - CIVIL				
C.002	CIVIL NOTES	1	BP2A: DEMOLITION-LGB, BLDG B, STAGE	2021.02.26
C.003	EXISTING CONDITIONS PLAN	1	BP2A: DEMOLITION-LGB, BLDG B, STAGE	2021.02.26
C.004	EXISTING PROPERTY EXHIBIT	1	BP2A: DEMOLITION-LGB, BLDG B, STAGE	2021.02.26
C.020	CIVIL DEMOLITION PLAN	1	BP2A: DEMOLITION-LGB, BLDG B, STAGE	2021.02.26
C.021	DETAILED DEMOLITION PLAN	1	BP2A: DEMOLITION-LGB, BLDG B, STAGE	2021.02.26
04 - STRUCTURAL				
A-DS1.01	LOWER GONDOLA BUILDING DEMO PLAN	1	BP2A: DEMOLITION-LGB, BLDG B, STAGE	2021.02.26
B-DS1.00	BUILDING B DEMO PLAN	1	BP2A: DEMOLITION-LGB, BLDG B, STAGE	2021.02.26
05 - ARCHITECTURE				
AS0.000	SITE PLAN - EXISTING CONDITIONS	1	BP2A: DEMOLITION-LGB, BLDG B, STAGE	2021.02.26
D0.100	DEMOLITION COMPOSITE PLAN - LOWER LEVEL B1	1	BP2A: DEMOLITION-LGB, BLDG B, STAGE	2021.02.26
D0.101	DEMOLITION COMPOSITE PLAN - LEVEL 01	1	BP2A: DEMOLITION-LGB, BLDG B, STAGE	2021.02.26
D0.102	DEMOLITION COMPOSITE PLAN - LEVEL 02	1	BP2A: DEMOLITION-LGB, BLDG B, STAGE	2021.02.26
D0.103	DEMOLITION COMPOSITE PLAN - LEVEL 03	1	BP2A: DEMOLITION-LGB, BLDG B, STAGE	2021.02.26
D0.106	DEMOLITION COMPOSITE PLAN - LEVEL ROOF	1	BP2A: DEMOLITION-LGB, BLDG B, STAGE	2021.02.26
A-D1.100	DEMOLITION PLANS - LOWER GONDOLA BUILDING - LOWER LEVEL B1	1	BP2A: DEMOLITION-LGB, BLDG B, STAGE	2021.02.26
A-D1.101	DEMOLITION PLANS - LOWER GONDOLA BUILDING - LEVEL 01	1	BP2A: DEMOLITION-LGB, BLDG B, STAGE	2021.02.26
A-D1.102	DEMOLITION PLANS - LOWER GONDOLA BUILDING - LEVEL 02	1	BP2A: DEMOLITION-LGB, BLDG B, STAGE	2021.02.26
A-D1.103	DEMOLITION PLANS - LOWER GONDOLA BUILDING - LEVEL 03	1	BP2A: DEMOLITION-LGB, BLDG B, STAGE	2021.02.26
A-D1.106	DEMOLITION PLANS - LOWER GONDOLA BUILDING - ROOF	1	BP2A: DEMOLITION-LGB, BLDG B, STAGE	2021.02.26
A-D2.100	DEMOLITION ELEVATIONS - LOWER GONDOLA BUILDING	1	BP2A: DEMOLITION-LGB, BLDG B, STAGE	2021.02.26
A-D2.101	DEMOLITION ELEVATIONS - LOWER GONDOLA BUILDING	1	BP2A: DEMOLITION-LGB, BLDG B, STAGE	2021.02.26
A-D3.100	DEMOLITION SECTIONS - LOWER GONDOLA BUILDING	1	BP2A: DEMOLITION-LGB, BLDG B, STAGE	2021.02.26
A-D3.101	DEMOLITION SECTIONS - LOWER GONDOLA BUILDING	1	BP2A: DEMOLITION-LGB, BLDG B, STAGE	2021.02.26
A-D4.100	DEMOLTION AXONOMETRIC - LOWER GONDOLA BUILDING & STAGE	1	BP2A: DEMOLITION-LGB, BLDG B, STAGE	2021.02.26
B-D1.101	DEMOLITION PLANS - BUILDING B - LEVEL 01	1	BP2A: DEMOLITION-LGB, BLDG B, STAGE	2021.02.26
B-D1.102	DEMOLITION PLANS - BUILDING B - LEVEL 02	1	BP2A: DEMOLITION-LGB, BLDG B, STAGE	2021.02.26
B-D1.103	DEMOLITION PLANS - BUILDING B - LEVEL 03	1	BP2A: DEMOLITION-LGB, BLDG B, STAGE	2021.02.26
B-D1.106	DEMOLITION PLANS - BUILDING B - ROOF	1	BP2A: DEMOLITION-LGB, BLDG B, STAGE	2021.02.26
B-D2.100	DEMOLITION ELEVATIONS - BUILDING B	1	BP2A: DEMOLITION-LGB, BLDG B, STAGE	2021.02.26
B-D3.100	DEMOLITION SECTIONS - BUILDING B - EW	1	BP2A: DEMOLITION-LGB, BLDG B, STAGE	2021.02.26
B-D3.101	DEMOLITION SECTIONS - BUILDING B - EW	1	BP2A: DEMOLITION-LGB, BLDG B, STAGE	2021.02.26
B-D3.102	DEMOLITION SECTIONS - BUILDING B - NS	1	BP2A: DEMOLITION-LGB, BLDG B, STAGE	2021.02.26
B-D4.100	DEMOLITION AXONOMETRIC - BUILDING B	1	BP2A: DEMOLITION-LGB, BLDG B, STAGE	2021.02.26
B-D4.101	DEMOLITION AXONOMETRIC - BUILDING B	1	BP2A: DEMOLITION-LGB, BLDG B, STAGE	2021.02.26
08 - MECHANICAL				
M0.000	MECHANICAL LEGEND	1	BP2A: DEMOLITION-LGB, BLDG B, STAGE	2021.02.26
M0.001	MECHANICAL GENERAL NOTES	1	BP2A: DEMOLITION-LGB, BLDG B, STAGE	2021.02.26
A-DM1.100	MECHANICAL DEMOLITION PLAN - LOWER GONDOLA BUILDING - LOWER LEVEL 01	1	BP2A: DEMOLITION-LGB, BLDG B, STAGE	2021.02.26
A-DM1.101	MECHANICAL DEMOLITION PLAN - LOWER GONDOLA BUILDING - LEVEL 01	1	BP2A: DEMOLITION-LGB, BLDG B, STAGE	2021.02.26
A-DM1.102	MECHANICAL DEMOLITION PLAN - LOWER GONDOLA BUILDING - LEVEL 02	1	BP2A: DEMOLITION-LGB, BLDG B, STAGE	2021.02.26
A-DM1.103	MECHANICAL DEMOLITION PLAN - LOWER GONDOLA BUILDING - LEVEL 03	1	BP2A: DEMOLITION-LGB, BLDG B, STAGE	2021.02.26
A-DM1.104	MECHANICAL DEMOLITION PLAN - LOWER GONDOLA BUILDING - LEVEL 04 (ROOF)	1	BP2A: DEMOLITION-LGB, BLDG B, STAGE	2021.02.26
B-DM1.101A	MECHANICAL DEMOLITION PLAN - BUILDING B - LEVEL 01 - NORTH	1	BP2A: DEMOLITION-LGB, BLDG B, STAGE	2021.02.26
B-DM1.101B	MECHANICAL DEMOLITION PLAN - BUILDING B - LEVEL 01 - SOUTH	1	BP2A: DEMOLITION-LGB, BLDG B, STAGE	2021.02.26
B-DM1.102A	MECHANICAL DEMOLITION PLAN - BUILDING B - LEVEL 02 - NORTH	1	BP2A: DEMOLITION-LGB, BLDG B, STAGE	2021.02.26
B-DM1.102B	MECHANICAL DEMOLITION PLAN - BUILDING B - LEVEL 02 - SOUTH	1	BP2A: DEMOLITION-LGB, BLDG B, STAGE	2021.02.26
B-DM1.103	MECHANICAL DEMOLITION PLAN - BUILDING B - LEVEL 03	1	BP2A: DEMOLITION-LGB, BLDG B, STAGE	2021.02.26
B-M1.101A	MECHANICAL PLAN - BUILDING B - LEVEL 01 - NORTH	1	BP2A: DEMOLITION-LGB, BLDG B, STAGE	2021.02.26
B-M1.101B	MECHANICAL PLAN - BUILDING B - LEVEL 01 - SOUTH	1	BP2A: DEMOLITION-LGB, BLDG B, STAGE	2021.02.26
B-M1.102A	MECHANICAL PLAN - BUILDING B - LEVEL 02 - NORTH	1	BP2A: DEMOLITION-LGB, BLDG B, STAGE	2021.02.26
B-DM2.100	SITE PLAN DEMOLITION SNOWMELT	1	BP2A: DEMOLITION-LGB, BLDG B, STAGE	2021.02.26
B-DM2.101	BOILER ROOM MECHANICAL DEMOLITION	1	BP2A: DEMOLITION-LGB, BLDG B, STAGE	2021.02.26
10 - ELECTRICAL				
A-DE0.000	ELECTRICAL LEGEND	1	BP2A: DEMOLITION-LGB, BLDG B, STAGE	2021.02.26
A-DE1.100	ELECTRICAL DEMOLITION PLAN - LOWER GONDOLA BUILDING - LOWER LEVEL 01	1	BP2A: DEMOLITION-LGB, BLDG B, STAGE	2021.02.26
A-DE1.101	ELECTRICAL DEMOLITION PLAN - LOWER GONDOLA BUILDING - LEVEL 01	1	BP2A: DEMOLITION-LGB, BLDG B, STAGE	2021.02.26
A-DE1.102	ELECTRICAL DEMOLITION PLAN - LOWER GONDOLA BUILDING - LEVEL 02	1	BP2A: DEMOLITION-LGB, BLDG B, STAGE	2021.02.26
A-DE1.103	ELECTRICAL DEMOLITION PLAN - LOWER GONDOLA BUILDING - LEVEL 03	1	BP2A: DEMOLITION-LGB, BLDG B, STAGE	2021.02.26
A-DE1.104	ELECTRICAL DEMOLITION PLAN - LOWER GONDOLA BUILDING - LEVEL 04 (ROOF)	1	BP2A: DEMOLITION-LGB, BLDG B, STAGE	2021.02.26
B-DE1.101	ELECTRICAL DEMOLITION PLAN - BUILDING B - LEVEL 01 - NORTH	1	BP2A: DEMOLITION-LGB, BLDG B, STAGE	2021.02.26
B-DE1.102	ELECTRICAL DEMOLITION PLAN - BUILDING B - LEVEL 02 - NORTH	1	BP2A: DEMOLITION-LGB, BLDG B, STAGE	2021.02.26
B-DE1.103	ELECTRICAL DEMOLITION PLAN - BUILDING B - LEVEL 03	1	BP2A: DEMOLITION-LGB, BLDG B, STAGE	2021.02.26
B-DE1.104	ELECTRICAL DEMOLITION PLAN - BUILDING B - ROOF	1	BP2A: DEMOLITION-LGB, BLDG B, STAGE	2021.02.26

Steamboat
ALTERRA MOUNTAIN COMPANY
east west partners

2305 Mount Werner Circle
Steamboat Springs, CO 80487

Gensler
1225 17th Street
Suite 150
Denver, CO 80202
United States
Tel 303.595.8585
Fax 303.825.6823

LANDMARK CONSULTANTS, INC.
141 9th Street
PO Box 774943
Steamboat Springs, CO 80477
Tel 970.871.9494

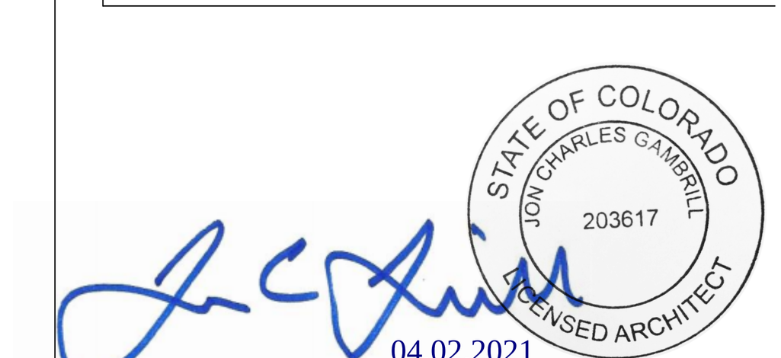
DESIGNWORKSHOP
1390 Lawrence Street
Suite 100
Denver, CO 80204
Tel 303.623.5186

MARTIN/MARTIN CONSULTING ENGINEERS
12499 West Colfax Ave.
Lakewood, CO 80215
United States
Tel 303.431.6100

me engineers
14143 Denver West Pkwy
Suite 300
Golden, CO
United States
Tel 303.421.6655

△	Date	Description
1	2021.02.26	BP2A: DEMOLITION-LGB, BLDG B, STAGE

Seal / Signature



Project Name
SSRC | BASE AREA IMPROVEMENTS

Project Number
003.7835.000

Description
DRAWING INDEX & PROJECT INFORMATION

Scale
12" = 1'-0"

G0.001

ABBREVIATIONS

W/	WITH
W/O	WITHOUT
WB	WOOD BASE
WC	WATER CLOSET
WD	WOOD
WDW	WINDOW
WF	WIDE FLANGE (STRUCTURAL STEEL)
WH	WATER HEATER
WLD	WELD
WM	WIRE MESH
WP	WATERPROOFING
WPT	WORKING POINT
WR	WATER RESISTANT OR WATER REPELLANT
WRSTP	WEATHERSTRIPPING
WT	WEIGHT
WTRPRF	WATERPROOFING
WWF	WELDED WIRE FABRIC
X	
X HVY	EXTRA HEAVY
X STR	EXTRA STRONG
XH	EXTRA HEAVY
Y	
YD	YARD
YR	YEAR

RH	RIGHT HAND
RM	ROOM
RMV	REMOVE
RO	ROUGH OPENING
RO	ROUGH OPENING
ROW	RIGHT OF WAY
RPT	REPEAT (LIKE "DITTO")
RR	RAILROAD
S	
S4S	SURFACED 4 SIDES
SALV	SALVAGE
SAN	SANITARY
SC	SOLID CORE
SCHED	SCHEDULE
SCR	SCRIBE
SCRN	SCREEN
SCUP	SCUPPER
SCWD	SOLID CORE WOOD DOOR
SE	STRUCTURAL ENGINEER
SECT	SECTION
SECUR	SECURITY
SECY	SECRETARY
SED	SEWAGE EJECTOR DISCHARGE
SEL	SELECT
SERV	SERVICE
SEV	SEWAGE EJECTOR VENT
SF	SQUARE FEET
SF	SQUARE FOOT
SFGL	SAFETY GLASS
SG	SINGLE
SGG	STRUCTURAL GLAZING GASKET
SGL	SINGLE
SGS	SILICONE GLAZING SEALANT
SHORG	SHORING
SHT	SHEET
SHTHG	SHEATHING
SHWR	SHOWER
SIM	SIMILAR
SK	SINK
SLOT	SLOTTED
SLV	SLEEVE
SNT	SEALANT
SP	SOIL PIPE
SPEC	SPECIFICATION
SPECS	SPECIFICATIONS
SPK	SPEAKER
SPL	SPECIAL
SPLR	SPRINKLER
SQ	SQUARE
SSD	SUB-SOIL DRAIN
SSGS	SILICONE STRUCTURAL GLAZING SEALANT
SST	STAINLESS STEEL
STC	SOUND TRANSMISSION CLASS
STD	STANDARD
STG	SEATING
STGG	STRUCTURAL GLAZING GASKET
STGR	STAGGER
STIFF	STIFFENER
STL	STEEL
STM	STEAM
STOR	STORAGE
STR	STRAIGHT (RE-BARS)
STRFR	STOREFRONT
STRUC	STRUCTURAL
STRUCT	STRUCTURAL
STW	STORM WATER
SUPP	SUPPLEMENTARY, SUPPLEMENT
SUR	SURFACE
SURF	SURFACE
SUSP	SUSPENDED
SW	SWITCH
SY	SQUARE YARD
SYM	SYMMETRICAL
SYN	SYNTHETIC
SYS	SYSTEM(S)
T	
T&G	TOUNGUE AND GROOVE
T/	TOP
TAN	TANGENT
TC	TOP OF CURB
TD	TRENCH DRAIN
TEL	TELEPHONE
TEMP	TEMPORARY
TERR	TERRAZZO
THK	THICK
THRESH	THRESHOLD
THRU	THROUGH
TKBD	TACKBOARD
TLT	TOILET
TOC	TOP OF CONCRETE
TOL	TOLERANCE
TOS	TOP OF STEEL
TOW	TOP OF WALL
TP	TOP OF PAVEMENT
TPTN	TOILET PARTITION
TRAF	TRAFFIC
TRANS	TRANSPARENT
TRAV	TRAVERTINE
TRD	TREAD
TRTD	TREATED
TSL	TOP OF SLAB
TST	TOP OF STEEL
TSTAT	THERMOSTAT
TV	TELEVISION
TYP	TYPICAL
U	
UL	UNDERWRITERS' LABORATORIES
UNDRLAY	UNDERLAYMENT
UNO	UNLESS NOTED OTHERWISE
USS	UNITED STATES STANDARD
UTL, UTIL	UTILITY
V	
VAC	VACUUM
VAR	VARIES
VB	VAPOR BARRIER
VBC	VINYL BASE (COVED)
VBS	VINYL BASE (STRAIGHT)
VCT	VINYL COMPOSITION TILE
VEH	VECHICLE
VENT	VENTILATE
VERT	VERTICAL
VEST	VESTIBULE
VIF	VERIFY IN FIELD
VIT	VITREOUS
VLT	VAULT
VOL	VOLUME
VP	VENT PIPE
VR	VAPOR RETARDER
VS	VENT STACK
VWC	VINYL WALL COVERING
W	

MONO	MONOLITHIC
MOT	MOTOR(IZED)
MOV	MOVABLE
MP	METAL ACOUSTICAL PANEL
MR	MOP RECEPTOR
MRD	METAL ROOF DECK
MTD	MOUNTED
MTL	MOUNTED
MTR	MOTOR
MULL	MULLION
MWK	MILLWORK
N	
NAT	NATURAL
NEUT	NEUTRAL
NIC	NOT IN CONTRCT
NMT	NON-METALLIC
NO	NUMBER
NOM	NOMINAL
NR	NOISE REDUCTION
NRC	NOISE REDUCTION COEFFICIENT
NS	NEAR SIDE
NTS	NOT TO SCALE
O	
O TO O	OUT TO OUT
O, O/	OVER
OA	OVERALL
OC	ON CENTER
OD	OUTSIDE DIAMETER
OF	OUTSIDE FACE
OFF	OFFICE
OH	OVERHEAD
OHD	OVERHEAD DOOR
OPNG	OPENING(S)
OPP	OPPOSITE
OPP H	OPPOSITE HAND
OPR	OPERABLE
ORD	OVERFLOW ROOF DRAIN
ORN	ORNAMENTAL
ORNA	ORNAMENTAL
OSD	OPEN SIGHT DRAIN
OUT	OUTLET
OVFL	OVERFLOW
OVHD	OVERHEAD
OZ	OUNCE
P	
P SL	PIPE SLEEVE
PA	PUBLIC ADDRESS
PB	PULL BOX
PBD	PARITICLE BOARD
PCF	POUNDS PER CUBIC FOOT
PCPL	PORTLAND CEMENT PLASTER
PD	PLAZA DRAIN
PED	PEDESTAL OR PEDESTRIAN
PEDR	PEDESTRIAN
PERF	PERFORATE
PERIM	PERIMETER
PERP	PERPENDICULAR
PKG	PARKING
PKWY	PARKWAY
PL	PLATE
PLAM	PLASTIC LAMINATE
PLAS	PLASTER
PLBG	PLUMBING
PLSTC	PLASTIC
PLTF	PLATFORM
PLYWD	PLYWOOD
PNEU	PNEUMATIC
PNL	PANEL
PNT	PAINT
POL	POLISH(ED)
POLYST	POLYSTRENE
PORT	PORTABLE
POT W	POTABLE WATER
PR	PAIR
PRCST	PRECAST
PRE	PREFINISHED
PREFAB	PREFABRICATED
PREFIN	PREFINISHED
PRESS	POLYSTYRENE
PRI	PRIMARY
PRTECN	PROTECTION
PRTN	PARTITION
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PT	PAINT
PTC	POST-TENSIONED CONCRETE
PTD	PAINTED
PTN	PARTITION
PVC	POLYVINYL CHLORIDE
PVF	POLYVINYLIDENE FINISH
PVG	PAVING
PVMT	PAVEMENT
PVT	PRIVATE
PWR	POWER
Q	
QT	QUARRY TILE
QTR	QUARTER
QTY	QUANTITY
QUAL	QUALITY
R	
RA	RETURN AIR
RAD	RADIUS
RADN	RADIAN
RB	RUBBER BASE
RBT	RABBET
RCP	REFLECTED CEILING PLAN
RD	ROOF DRAIN
RDL	ROOF DRAIN LEADER
RDR	READER
REBAR	REINFORCING BAR
REC	RECEIVER
RECEP	RECEPTACLE
RECES	RECESSED
RECPT	RECEPTACLE
RED	REDUCER
REF	REFER(ENCE)
REFL	REFLECTED
REFR	REFRIGERATOR
REG	REGULAR
REINF	REINFORCED(D)(ING)(MENT)
REM	REMOVE
REQ	REQUIRE
REQD	REQUIRED
RESIL	RESILIENT
RESIS	RESIST(ANT)(IVE)
RET	RETURN OR RETAINING
REV	REVERSE OR REVISE OR REVISION
REV DR	REVOLVING DOOR
RF	ROOF
RFG	ROOFING
RGH	ROUGH
RGTR	REGISTER

HC	HOLLOW CORE
HD	HEAD, HEADER, HEAVY DUTY
HDCP	HANDICAPPED (BETTER CALLED "ACCESSIBLE")
HDN	HARDEN
HDR	HEADER
HDWD	HARDWOOD
HDWE	HARDWARE
HEX	HEXAGONAL
HGR	HANGER
HGT	HEIGHT
HID	HIGH INTENSITY DISCHARGE
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HP	HIGH POINT
HR	HOUR
HS	HEAT STRENGTHENED
HSS	HOLLOW STAINLESS STEEL
HT	HEIGHT
HTG	HEATING
HTR	HEATER
HTW	HIGH TEMPERATURE WATER
HVAC	HEATING, VENTILATIING, AND AIR CONDITIONING
HVY	HEAVY
HW	HOT WATER OR HEAVY WALL
HWC	HOT WATER CIRCULATING OR HEAVY WALL CONDUIT
HWD	HARDWOOD
HWH	HOT WATER HEATER
HWR	HOT WATER RECIRCULATING RETURN
HWS	HOT WATER SUPPLY
HWY	HIGHWAY
HYD	HYDRAULIC
HYDRO	HYDROSTATIC
I	
ID	INSIDE DIAMETER
IN	INCH
INCAND	INCANDESCENT
INCR	INCREASE
INFIL	INFILTRATION
INFILTR	INFILTRATION
INFO	INFORMATION
INSP	INSPECT
INSTRUM	INSTRUMENT(ATION)
INSUL	INSULATION
INT	INTERIOR OR INTERNAL
INTERM	INTERMEDIATE
INTLK	INTERLOCK(ING)
IW	INDIRECT WASTE
J	
J-BOX	JUNCTION BOX
JAN	JANITOR
JC	JANITOR'S CLOSET
JCT	JUNCTION
JST	JOIST
JT	JOINT
K	
KG	KILOGRAM
KIP	KILOPOUND (1000 POUNDS)
KIT	KITCHEN
KM	KILOMETER
KO	KNOCKOUT
KPL	KICKPLATE
KVA	KILOVOLT-AMPERE
KW	KILOWATT
KWH	KILOWATT HOUR
L	
LA	LANDSCAPE ARCHITECT
LAB	LABORATORY, LABOR
LAD	LADDER
LAM	LAMINATE, LAMINATED
LAT	LATERAL
LAV	LAVATORY
LB	POUND
LBL	LABEL
LBR	LUMBER
LCD	LIQUID CRYSTAL DIODE
LD	LEADER DRAIN
LH	LEFT HAND
LIB	LIBRARY
LIN	LINEAR
LINO	LINOLEUM
LIQ	LIQUID
LL	LIVE LOAD
LN	LENGTH
LNDG	LANDING
LNTL	LINTEL
LOC	LOCATE
LOCS	LOCATIONS
LP	LOW POINT
LT	LIGHT
LTG	LIGHTING
LTWT	LIGHTWEIGHT
LV	LOW VOLTAGE
LVLG	LEVELING
LVR	LOUVER
LVT	LOUVER
LWC	LIGHT-WEIGHT CONCRETE
£	BRITISH POUND (CURRENCY)
M	
M	METER
MACH	MACHINE
MAINT	MAINTENANCE
MAN	MANUAL
MAR	MARBLE
MARB	MARBLE
MAS	MASONRY
MATL	MATERIAL
MAX	MAXIMUM
MD	MEDIUM
ME	MECHANICAL ENGINEER
MECH	MECHANICAL
MED	MEDIUM
MEMB	MEMBRANE
MET	METAL
MEZZ	MEZZANINE
MFD	MANUFACTURED
MFR	MANUFACTURER
MH	MANHOLE
MHO	MAGNETIC HOLD OPEN
MIN	MINIMUM
MIR	MIRROR
MISC	MISCELLANEOUS
MK	MARK
MLDG	MOLDING
MLWK	MILLWORK
MM	MILLIMETER
MMB	MEMBRANE
MO	MASONRY OPENING
MOD	MODULE
MOIST	MOISTURE

DO	DOOR OPENING
DPR	DAMPER
DR	DOOR
DRN	DRAIN
DS	DOWNSPOUT
DSCON	DISCONNECT
DSP	DRY STANDPIPE
DTL	DETAIL
DWG	DRAWING
DWGS	DRAWINGS
DWR	DRAWER
E	
EA	EACH
ECC	ECCENTRIC
ED	EMERGENCY DRAIN
EJ	EXPANSION JOINT
EJECT	EJECTOR
EL	ELEVATION OR ELEVATOR
ELAST	ELASTOMERIC
ELEC	ELECTRICAL
ELEV	ELEVATOR OR ELEVATION
ELP	EMERGENCY LIGHTING PANEL
EMBED	EMBEDD(ED)(ING)
EMER	EMERGENCY
ENAM	ENAMEL
ENCL	ENCLOSURE
ENG	ENGINEER
ENGR	ENGINEER(ED)
ENT	ENTRANCE
ENTR	ENTRANCE
EOR	ENGINEER OF RECORD
EOS	EDGE OF SLAB
EPDM	ETHYLENE PROPLYLENE DIENE MONOMER
EQ	EQUAL
EQUIP	EQUIPMENT
ESC	ESCALATOR
EST	ESTIMATE
EVAP	EVAPORATOR
EWH	ELECTRIC WATER HEATER
EX	EXISTING
EXCAV	ESCAVATE
EXEC	EXECUTIVE
EXG	EXISTING
EXH	EXHAUST
EXH AIR	EXHAUST AIR
EXIST	EXISTING
EXP	EXPANSION OR EXPOSED
EXP JT	EXPANSION JOINT
EXPN	EXPANSION
EXPS	EXPOSED(D)
EXT	EXTERIOR
EXTR	EXTRUDE
F	
F	DEGREES FARENHEIT
FA	FIRE ALARM OR FRESH AIR
FAB	FABRICATION
FAR	FLOOR AREA RATIO
FAST	FASTENER OR FASTEN
FC	FOOT CANDLE
FD	FLOOR DRAIN, OR FIRE DEPARTMENT
FDC	FIRE DEPARTMENT CONNECTION
FDTN	FOUNDATION
FE	FIRE EXTINGUISHER
FE&C	FIRE EXTINGUISHER AND CABINET
FEC	FIRE EXTINGUISHER CABINET
FF&E	FIXTURES, FURNISHINGS & EQUIPMENT
FGR	FIBERGLASS REINFORCED
FH	FIRE HYDRANT
FHC	FIRE HOSE AND CABINET
FIN	FINISH, FINISHED
FIXT	FIXTURE
FL	FLOOR OR FIRE LINE
FLASH	FLASHING
FLDG	FOLDING
FLEX	FLEXIBLE
FLG	FLOORING
FLR	FLOOR(ING)
FLUOR	FLUORESCENT
FM	FACTORY MUTUAL COMPANY
FO	FINISHED OPENING
FOC	FACE OF CONCRETE
FOF	FACE OF FINISH
FOS	FACE OF STUDS
FP	FIREPROOF
FPLC	FIREPLACE
FPM	FEET PER MINUTE
FPRF	FIREPROOF
FR	FIRE RATING)(ED)
FRMG	FRAMING
FS	FLOOR SINK
FSCW	FLUSH SOLID CORE DOOR
FT	FT
FTG	FITTING
FURN	FURNITURE
FURR	FURRING
FUT	FUTURE
FVC	FIRE VALVE CABINET
FWC	FABRIC WALL COVERING
FXD	FIXED
FXTR	FIXTURE
G	
GA	GAUGE
GAL	GALLON
GALV	GALVANIZED
GC	GENERAL CONTRACTOR
GD	GUTTER DRAIN
GEN	GENERATOR OR GENERAL
GENL	GENERAL
GFRC	GLASS FIBER REINFORCED CONCRETE
GFRG	GLASS FIBER REINFORCED GYPSUM
GFRP	GLAS FIBER REINFORCED PLASTER
GKT	GASKET
GL	GLASS
GL BLK	GLASS BLOCK
GLZ	GLAZE
GND	GROUND
GOVT	GOVERNMENT
GPH	GALLONS PER HOUR
GPM	GALLONS PER MINUTE
GPS	GALLONS PER SECOND
GR	GRAD(E)(ING)
GRAN	GRANITE
GRND	GROUND
GRTG	GRATING
GT	GROUT
GV	GALVANIZED
GYP	GYPSUM
GYP-BD	GYPSUM BOARD
H	
HB	HOSE BIB

A	
&	AND
ABV	ABOVE
ACCESS	ACCESSORY
ACI	AMERICAN CONCRETE INSTITUTE
ACOUS	ACOUSTIC(AL)
ADDL	ADDITIONAL
ADJ	ADJACENT
AFF	ABOVE FINISHED FLOOR
AHJ	AUTHORITIES HAVING JURISDICTION
AL	ALUMINUM
ALT	ALTERNATE
ALUM	ALUMINUM
AMT	AMOUNT
ANCH	ANCHOR, ANCHORAGE
ANNUNC	ANNUNCIATOR
ANOD	ANODIZED
ANT	ANTENNA
AOR	ARCHITECT OF RECORD
APPL	APPLIANCE
APPROX	APPROXIMATE
APRVD	APPROVED
ARCH	ARCHITECT(URAL)
ASPH	ASPHALT
ASSOC	ASSOCIATION, ASSOCIATE
ASSY	ASSEMBLY
AUTH	AUTHORIZED
AUTO	AUTOMATIC
AVG	AVERAGE
B	
B TO B	BACK TO BACK
B/	BOTTOM (OF)
BD	BOARD (OR BUILDING DEPARTMENT)
BETW	BETWEEN
BEV	BEVEL
BLDG	BUILDING
BLK	BLOCK
BLKG	BLOCKING
BLW	BELOW
BM	BEAM (OR BENCHMARK)
BOL	BOLLARD
BOLLD	BOLLARD
BOT	BOTTOM
BRDG	BRIDGE, BRIDGING
BRDLM	BROADLOOM
BRG	BEARING
BRKT	BRACKET
BRZ	BRONZE
BU	BUILT UP
BUR	BUILT UP ROOF
BW	BOTH WAYS
C	
C/C	CENTER TO CENTER
CAB	CABINET
CAP	CAPACITY
CEM	CEMENT(ITIOUS)
CER	CERAMIC
CF	CUBIC FEET
CFL	COUNTERFLASHING
CFT	CUBIC FOOT
CHAM	CHAMFER
CHR	CHILLED WATER RETURN
CHS	CHILLED WATER SUPPLY
CIP	CAST-IN-PLACE
CIR	CIRCLE
CJ	CONTROL JOINT
CL	CENTERLINE
CLG	CEILING
CLKG	CAULKING
CLR	CLEAR
CLR OPG	CLEAR OPENING
CMU	CONCRETE MASONRY UNIT
CND	CONDITION
CNTR	CENTER (OR COUNTER)
COATG	COATING
COEF	COEFFICIENT
COILG	COILING
COL	COLUMN
COM	COMMON
COMB	COMBINATION
COMP	COMPRESSED
COMPT	COMPARTMENT
CON	CONSTRUCTION
CONC	CONCRETE
COND	CONDENSER, CONDUIT
CONN	CONNECTION
CONSTR	CONSTRUCTION
CONT	CONTINUOUS(ATION)
CONTR	CONTROL, CONTRACT(OR)
CONV	CONVECTOR
COR	CORNER, CORRIDOR
CORR	CORRIDOR, CORRUGATE
COV	COVER
CPR	COPPER
CPT	CARPET
CR	CARD READER
CRS	COURSE OR COLD ROLLED STEEL
CSG	CASING
CSTG	CASTING
CT	CERAMIC TILE, CORK TILE
CTD	COATED
CTR	CENTER OR COUNTER
CTSK	COUNTERSUNK
CTV	CLOSED CIRCUIT TV
CU.FT.	CUBIC FEET
CU.YD.	CUBIC YARD
CUR	CURRENT
CV	CHECK VALVE
CW	COLD WATER
CWP	CIRCULATING WATER PUMP
CWR	CONDENSATE WATER PUMP
CWS	CONDENSATE WASTE SUPPLY
CY	CUBIC YARD OR CYCLE
CYL	CYLINDER
D	
$	DOLLAR (US CURRENCY)
DB	DECIBEL
DBL	DOUBLE
DC	DIRECT CURRENT
DD	DECK DRAIN
DEG	DEGREE
DEMO	DEMOLITION
DEPT	DEPARTMENT
DES	DESIGN(ED)
DET	DETAIL
DF	DRINKING FOUNTAIN
DIA	DIAMETER
DIAG	DIAGONAL
DIFF	DIFFUSER
DIM	DIMENSION
DISP	DISPENSER
DIV	DIVISION
DMT	DEMOUNTABLE
DN	DOWN

GRAPHIC SYMBOLS (CONT.)

SECTION INDICATIONS

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

REFLECTED CEILING

- ACOUSTICAL CEILING AND GRID
- XX'-XX" — CEILING HEIGHT CHANGE SYMBOL
- X'-X" — FINISH CEILING HEIGHT SYMBOL
- GRID STARTPOINT SYMBOL
- AT1 — CEILING FINISH TAG
- MS — MOTION SENSOR
- S — CEILING MOUNTED SPEAKER
- CEILING MOUINTED CAMERA
- 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
- E — DENOTES EXISTING TO REMAIN
- R — DENOTES EXISTING TO BE RELOCATED
- ACCESS DOOR

LIGHT FIXTURES

- FLORESCENT LIGHT FIXTURE
- FLORESCENT LIGHT FIXTURE / EMERGENCY CIRCUIT
- EXISTING LIGHT FIXTURE TO BE REMOVED
- UNDER CABINET FLORESCENT FIXTURE
- FLORESCENT STRIP FIXTURE
- FLORESCENT PENDANT FIXTURE
- RECESSED DOWNLIGHT
- RECESSED ADJUSTABLE DOWNLIGHT
- RECESSED WALL WASHER
- TRACK LIGHTING
- SURFACE MOUNTED LIGHT FIXTURE
- WALL SCONCE
- $ — LIGHT SWITCH
- D $ — DIMMER SWITCH

MECHANICAL FIXTURES

- RETURN AIR
- SUPPLY AIR
- CIRCULAR DIFFUSER
- LINEAR DIFFUSER
- EXHAUST FAN

GRAPHIC SYMBOLS

CONSTRUCTION

- 1 / A — COLUMN GRID REFERENCE NUMBER / COLUMN GRID LINES AND REFERENCE NUMBER
- EXISTING CONSTRUCTION TO REMAIN
- EXISTING CONSTRUCTION TO BE DEMOLISHED
- 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 ABOVE
- XX / XX.XXX SIM — DETAIL NUMBER / SHEET NUMBER / DESCRIPTION OF SIMILAR OR OPPOSITE
- AREA TO BE DETAILED
- 1 — LOCATION ON SHEET WHERE ELEVATION IS SHOWN
- 2 A11.XX — DIRECTION OF ELEVATION / SHEET NUMBER WHERE ELEVATION IS SHOWN / INTERIOR AND EXTERIOR ELEVATION MARKER
- 1 — REVISION REFERENCE NUMBER / REVISION CLOUD DEPICTING AREA REVISED
- NAME / 1234 — ROOM NAME / ROOM NUMBER
- 01 — SHEETNOTE REFERENCE
- 1 A3A — WALL TYPE REFERENCE / FIRE RATING
- XXX — DOOR REFERENCE NUMBER (REFER TO DOOR SCHEDULE)
- XX / XX — DOOR NUMBER / DOOR TYPE
- XXX / X | X — DOOR NUMBER / DOOR TYPE | HARDWARE TYPE
- XX — WINDOW REFERENCE NUMBER (REFER TO WINDOW SCHEDULE)
- MW01 — MILLWORK REFERENCE NUMBER (REFER TO MILLWORK SCHEDULE)
- ELEVATION DATUM REFERENCE
- +6" / 0" — FLOOR ELEVATION TRANSITION
- MATCH LINE SEE XX/XX — MATCH LINE SYMBOL
- ALIGN — ALIGN WITH ESTABLISHED / ADJACENT SURFACES

WALL MOUNTED LIFE SAFETY EQUIPMENT AND DEVICES

- FIRE WARDEN STATION SYMBOL
- WALL MOUNTED FIRE ALARM STROBE SYMBOL
- FIRE ALARM PULL SYMBOL
- FEC — WALL MOUNTED, FIRE EXTINGUISHER CABINET
- WALL MOUNTED FIRE EXTINGUISHER
- WALL MOUNTED FIRE HOSE CABINET
- WALL MOUNTED FIRE VALVE
- WALL MOUNTED FIRE VALVE CABINET

FINISH

- XXXX / XXXX — WALL FINISH TAG / BASE FINISH TAG
- EXTENT OF FINISH TYP.
- XXXX — WALL FINISH TAG
- XXXX — SPECIAL FINISH TAG
- XXXX — FLOOR FINISH TAG
- XXXX — CEILING FINISH TAG
- CHANGE IN FLOOR FINISH

ELEVATION INDICATION

- GLASS SYMBOL
- MASONRY COURSING
- WOOD VENEER
- STONE

Steamboat
ALTERRA MOUNTAIN COMPANY east west partners
2305 Mount Werner Circle
Steamboat Springs, CO 80487

Gensler
1225 17th Street
Suite 150
Denver, CO 80202
United States
Tel 303.595.8585
Fax 303.825.6823

LANDMARK CONSULTANTS
141 9th Street
PO Box 774943
Steamboat Springs, CO 80477
Tel 970.871.9494

DESIGNWORKSHOP
1390 Lawrence Street
Suite 100
Denver, CO 80204
Tel 303.623.5186

MARTIN/MARTIN CONSULTING ENGINEERS
12499 West Colfax Ave.
Lakewood, CO 80215
United States
Tel 303.431.6100

me engineers
14143 Denver West Pkwy
Suite 300
Golden, CO
United States
Tel 303.421.6655

△	Date	Description
1	2021.02.26	BP2A: DEMOLITION-LGB, BLDG B, STAGE

Seal / Signature

STATE OF COLORADO — JOHN CHARLES GENSLER — 203617 — LICENSED ARCHITECT

04.02.2021

Project Name

SSRC | BASE AREA IMPROVEMENTS

Project Number

003.7835.000

Description

SYMBOLS & ABBREVIATIONS

Scale

G0.201

GENERAL NOTES

1. TOPOGRAPHIC AND EXISTING CONDITIONS MAPPED BY LANDMARK CONSULTANTS, INC. (LANDMARK)

2. CITY OF STEAMBOAT SPRINGS PLAN REVIEW AND APPROVAL IS ONLY FOR GENERAL CONFORMANCE WITH CITY DESIGN CRITERIA AND THE CITY CODE. THE CITY IS NOT RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF THE DRAWINGS. DESIGN, DIMENSIONS, AND ELEVATIONS SHALL BE CONFIRMED AND CORRELATED AT THE JOB SITE.

3. ONE COPY OF THE APPROVED CONSTRUCTION PLANS AND SPECIFICATIONS SHALL BE KEPT ON THE JOB SITE AT ALL TIMES. PRIOR TO THE START OF CONSTRUCTION, VERIFY WITH PROJECT ENGINEER THE LATEST REVISION DATE OF THE APPROVED CONSTRUCTION PLANS.

4. ALL MATERIALS, WORKMANSHIP, AND CONSTRUCTION OF PUBLIC IMPROVEMENTS SHALL MEET OR EXCEED THE STANDARDS AND SPECIFICATIONS SET FORTH IN THE CITY OF STEAMBOAT SPRINGS TECHNICAL SPECIFICATIONS (MARCH, 2018 EDITION), THE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" BY THE COLORADO DEPARTMENT OF TRANSPORTATION, (2017 EDITION), AND APPLICABLE STATE AND FEDERAL REGULATIONS. WHERE THERE IS A DIRECT CONFLICT BETWEEN THESE PLANS AND THE SPECIFICATIONS, OR ANY APPLICABLE STANDARDS, THE MOST RESTRICTIVE STANDARD SHALL APPLY.

5. ALL WATER AND SANITARY SEWER CONSTRUCTION AND RELATED WORK SHALL CONFORM TO THE MOUNT WERNER WATER STANDARD SPECIFICATIONS FOR WATER AND WASTEWATER UTILITIES, CURRENT EDITION

6. ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AS REQUIRED MUST BE OBTAINED IN ORDER TO PERFORM THE WORK. THIS INCLUDES, BUT IS NOT LIMITED TO, RIGHT-OF-WAY PERMIT, GRADING AND EXCAVATION PERMIT, CONSTRUCTION DEWATERING PERMIT, STORM WATER QUALITY PERMIT, ARMY CORP OF ENGINEER PERMIT, ETC. IT IS THE APPLICABLE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A COPY OF ALL APPLICABLE CODES, LICENSES, SPECIFICATIONS, AND STANDARDS NECESSARY TO PERFORM THE WORK, AND BE FAMILIAR WITH THEIR CONTENTS PRIOR TO COMMENCING ANY WORK.

7. PRIOR TO ANY WORK IN THE CITY RIGHT-OF-WAY INCLUDING STREET CUTS, CONTACT THE CITY OF STEAMBOAT SPRINGS STREET DEPARTMENT AT 970.879.1807 FOR PERMIT REQUIREMENTS. NO WORK SHALL OCCUR IN THE ROW BETWEEN NOVEMBER 1 - APRIL 1 UNLESS A WRITTEN VARIANCE HAS BEEN APPROVED AND ISSUED BY THE CITY PUBLIC WORKS DIRECTOR.

8. PRIOR TO CLOSURE OF ANY STREET OR PART OF STREET, AN APPROVED OBSTRUCTION PERMIT MUST BE ISSUED BY CITY CONSTRUCTION SERVICES FOREMAN.

9. PRIOR TO START OF CONSTRUCTION A PRE-CONSTRUCTION MEETING SHALL BE SCHEDULED WITH THE APPROPRIATE CONTRACTORS, ENGINEER, SURVEYOR, TESTING COMPANY, AFFECTED AGENCIES AND KEY SUBCONTRACTORS A MINIMUM OF 48-HOURS PRIOR TO THE START OF WORK.

10. THE LOCAL ENTITY AND ENGINEER SHALL BE NOTIFIED AT LEAST 2 WORKING DAYS PRIOR TO THE START OF ANY EARTH DISTURBING ACTIVITY, OR CONSTRUCTION ON ANY AND ALL PUBLIC IMPROVEMENTS. THE LOCAL ENTITY RESERVES THE RIGHT NOT TO ACCEPT THE IMPROVEMENTS IF SUBSEQUENT TESTING REVEALS AN IMPROPER INSTALLATION.

11. COORDINATE WITH THE PROJECT ENGINEER TO IDENTIFY PROJECT INSPECTION AND TESTING REQUIREMENTS. PROVIDE FOR INSPECTIONS AND TESTING AT AN ADEQUATE FREQUENCY FOR THE PROJECT ENGINEER TO DOCUMENT THAT PROJECT IS CONSTRUCTED IN CONFORMANCE WITH THE APPROVED PLANS AND SPECIFICATIONS. PRIOR TO MAKING ANY CHANGES TO THE APPROVED PLANS, IT IS THE APPROPRIATE CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE PROJECT ENGINEER.

12. PROVIDE THE OWNER, ENGINEER, THEIR CONSULTANTS, INDEPENDENT TESTING LABORATORIES, ANY GOVERNMENTAL AGENCIES WITH JURISDICTIONAL INTERESTS, OTHER REPRESENTATIVES AND PERSONNEL, ACCESS TO THE SITE AND THE WORK AT REASONABLE TIMES FOR THEIR OBSERVATION, INSPECTING, AND TESTING. PROVIDE THEM PROPER AND SAFE CONDITIONS FOR SUCH ACCESS AND ADVISE THEM OF THE DEVELOPER'S SITE SAFETY PROCEDURES AND PROGRAMS SO THAT THEY MAY COMPLY THEREWITH AS IS APPLICABLE. COORDINATE WITH THE PROJECT ENGINEER SO THAT INSPECTING AND TESTING ARE PROVIDED AT AN ADEQUATE FREQUENCY FOR THE PROJECT ENGINEER TO AFFIRM THAT WORK WAS COMPLETED IN SUBSTANTIAL CONFORMANCE WITH THESE APPROVED PLANS.

13. NO WORK MAY COMMENCE WITHIN ANY IMPROVED PUBLIC RIGHT-OF-WAY UNTIL A RIGHT-OF-WAY PERMIT OR APPROPRIATE CONSTRUCTION PERMIT IS OBTAINED, IF APPLICABLE. SUBMIT A CONSTRUCTION TRAFFIC CONTROL PLAN, IN ACCORDANCE WITH MUTCD, TO THE APPROPRIATE RIGHT-OF-WAY AUTHORITY, (LOCAL ENTITY, COUNTY OR STATE), FOR APPROVAL, PRIOR TO ANY CONSTRUCTION ACTIVITIES WITHIN, OR AFFECTING, THE RIGHT-OF-WAY. PROVIDE ANY AND ALL TRAFFIC CONTROL DEVICES AS MAY BE REQUIRED BY THE CONSTRUCTION ACTIVITIES.

14. SUBMIT A CONSTRUCTION SITE MANAGEMENT PLAN (CSMP) FOR REVIEW AND APPROVAL BY THE CITY CONSTRUCTION SERVICES FOREMAN PRIOR TO START OF CONSTRUCTION. THE CSMP MUST BE MAINTAINED ON-SITE AND UPDATED AS NEEDED TO REFLECT CURRENT CONDITIONS.

15. ALL CONTRACTORS ARE SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES, AS SHOWN ON THESE PLANS, IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO UNCC) AT 1-800-922-1987, AT LEAST 2 WORKING DAYS PRIOR TO BEGINNING EXCAVATION OR GRADING, TO HAVE ALL REGISTERED UTILITY LOCATIONS MARKED. OTHER UNREGISTERED UTILITY ENTITIES (I.E. DITCH / IRRIGATION COMPANY) ARE TO BE LOCATED BY CONTACTING THE RESPECTIVE REPRESENTATIVE. UTILITY SERVICE LATERALS ARE ALSO TO BE LOCATED PRIOR TO BEGINNING EXCAVATION OR GRADING. THE TYPE, SIZE, LOCATION AND NUMBER OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHEN SHOWN ON THE DRAWINGS. VERIFY THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES ALONG THE ROUTE OF THE WORK BEFORE COMMENCING NEW CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ALL EXISTING UTILITIES THAT CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.

16. FIELD LOCATE AND VERIFY ELEVATIONS OF ALL EXISTING SEWER MAINS, WATER MAINS, CURBS, GUTTERS AND OTHER UTILITIES AT THE POINTS OF CONNECTION SHOWN ON THE PLANS, AND AT ANY UTILITY CROSSINGS PRIOR TO INSTALLING ANY OF THE NEW IMPROVEMENTS. IF A CONFLICT EXISTS AND/OR A DESIGN MODIFICATION IS REQUIRED, COORDINATE WITH THE ENGINEER TO MODIFY THE DESIGN. DESIGN MODIFICATION(S) MUST BE APPROVED BY THE LOCAL ENTITY PRIOR TO BEGINNING CONSTRUCTION.

17. ALL UTILITY INSTALLATIONS WITHIN OR ACROSS THE ROADBED OR OTHER PAVED AREAS MUST BE COMPLETED PRIOR TO THE FINAL STAGES OF ROAD CONSTRUCTION. FOR THE PURPOSES OF THESE STANDARDS, ANY WORK INCLUDING, GRAVELS, PAVEMENTS, CURB AND GUTTER ABOVE THE SUBGRADE IS CONSIDERED FINAL STAGE WORK. ALL SERVICE LINES MUST BE STUBBED BEYOND THE ROAD PLATFORM OR TO THE PROPERTY LINES AND MARKED SO AS TO REDUCE THE EXCAVATION NECESSARY FOR BUILDING CONNECTIONS.

18. COORDINATE AND COOPERATE WITH THE LOCAL ENTITY, AND ALL UTILITY COMPANIES INVOLVED, WITH REGARD TO RELOCATIONS, ADJUSTMENTS, EXTENSIONS AND REARRANGEMENTS OF EXISTING UTILITIES DURING CONSTRUCTION, AND TO ASSURE THAT THE WORK IS ACCOMPLISHED IN A TIMELY FASHION AND WITH A MINIMUM DISRUPTION OF SERVICE. CONTACT, IN ADVANCE, ALL PARTIES AFFECTED BY ANY DISRUPTION OF ANY UTILITY SERVICE AS WELL AS THE UTILITY COMPANIES.

19. NO WORK MAY COMMENCE WITHIN ANY PUBLIC STORM WATER, SANITARY SEWER OR POTABLE WATER SYSTEM UNTIL THE UTILITY PROVIDERS ARE NOTIFIED. NOTIFICATION SHALL BE A MINIMUM OF TWO (2) WORKING DAYS PRIOR TO COMMENCEMENT OF ANY WORK. AT THE DISCRETION OF THE WATER UTILITY PROVIDER, A PRE-CONSTRUCTION MEETING MAY BE REQUIRED PRIOR TO COMMENCEMENT OF ANY WORK.

20. PROTECT ALL UTILITIES DURING CONSTRUCTION AND FOR COORDINATE WITH THE APPROPRIATE UTILITY COMPANY FOR ANY UTILITY CROSSINGS REQUIRED.

21. WHEN APPLICABLE, THE DEVELOPER AND/OR CONTRACTOR SHALL HAVE ONSITE AT ALL TIMES, EACH OF THE FOLLOWING:
- BEST MANAGEMENT PRACTICES (BMP) MAINTENANCE FOLDER
- UP TO DATE STORMWATER MANAGEMENT PLAN (SWMP) THAT ACCURATELY REPRESENTS CURRENT FIELD CONDITIONS
- ONE (1) SIGNED COPY OF THE APPROVED PLANS
- ONE (1) COPY OF THE APPROPRIATE STANDARDS AND SPECIFICATIONS
- A COPY OF ANY PERMITS AND EXTENSION AGREEMENTS NEEDED FOR THE JOB.

23. IF, DURING THE CONSTRUCTION PROCESS, CONDITIONS ARE ENCOUNTERED WHICH COULD INDICATE A SITUATION THAT IS NOT IDENTIFIED IN THE PLANS OR SPECIFICATIONS, CONTACT THE DESIGNER AND THE LOCAL ENTITY ENGINEER IMMEDIATELY.

24. ALL REFERENCES TO ANY PUBLISHED STANDARDS SHALL REFER TO THE LATEST REVISION OF SAID STANDARD, UNLESS SPECIFICALLY STATED OTHERWISE.

25. PROVIDE ALL LABOR AND MATERIALS NECESSARY FOR THE COMPLETION OF THE INTENDED IMPROVEMENTS SHOWN ON THESE DRAWINGS, OR DESIGNATED TO BE PROVIDED, INSTALLED, OR CONSTRUCTED, UNLESS SPECIFICALLY NOTED OTHERWISE.

26. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING AS-BUILT INFORMATION ON A SET OF RECORD DRAWINGS KEPT ON THE CONSTRUCTION SITE, AND AVAILABLE TO THE LOCAL ENTITY'S INSPECTOR AT ALL TIMES.

27. DIMENSIONS FOR LAYOUT AND CONSTRUCTION ARE NOT TO BE SCALED FROM ANY DRAWING. IF PERTINENT DIMENSIONS OR ELEVATIONS ARE NOT SHOWN, CONTACT THE DESIGNER FOR CLARIFICATION, AND ANNOTATE THE PROVIDED DIMENSION ON THE AS-BUILT RECORD DRAWINGS. CONTOURS ARE NOT SUITABLE FOR CONSTRUCTION LAYOUT.

28. SEQUENCE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO MINIMIZE POTENTIAL UTILITY CONFLICTS. IN GENERAL, GRADE RESTRICTED UTILITIES SUCH AS STORM SEWER AND SANITARY SEWER, SHOULD BE CONSTRUCTED PRIOR TO INSTALLATION OF THE WATER LINES AND DRY UTILITIES.

29. EXISTING FENCES, TREES, STREETS, SIDEWALKS, CURBS AND GUTTERS, LANDSCAPING, STRUCTURES, AND IMPROVEMENTS DESTROYED, DAMAGED OR REMOVED DUE TO CONSTRUCTION OF THIS PROJECT SHALL BE REPLACED OR RESTORED IN LIKE KIND AT THE CONTRACTOR'S EXPENSE, UNLESS OTHERWISE INDICATED ON THESE PLANS.

30. THESE CONSTRUCTION PLANS SHALL BE VALID FOR A PERIOD OF THREE YEARS FROM THE DATE OF APPROVAL BY THE AHJ. USE OF THESE PLANS AFTER THE EXPIRATION DATE WILL REQUIRE A NEW REVIEW AND APPROVAL PROCESS BY THE LOCAL ENTITY PRIOR TO COMMENCEMENT OF ANY WORK SHOWN IN THESE PLANS.

31. ALL CONSTRUCTION IN AREAS DESIGNATED AS WILD FIRE HAZARD AREAS SHALL BE DONE IN ACCORDANCE WITH THE CONSTRUCTION CRITERIA AS ESTABLISHED IN THE WILD FIRE HAZARD AREA MITIGATION REGULATIONS IN FORCE AT THE TIME OF CONSTRUCTION.

32. THE CONTRACTOR AGREES THAT BY COMMENCING CONSTRUCTION THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE CONSTRUCTION OF THE PROJECT, INCLUDING, BUT NOT LIMITED TO THE SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD T THE ENGINEER, AND THE GOVERNING AGENCIES AND THE OFFICERS, DIRECTORS, PARTNERS, EMPLOYEES, AGENTS AND OTHER CONSULTANTS OF EACH AND ANY OF THEM HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPT FOR LIABILITY ARISING FROM THE NEGLIGENCE OF THE OWNER, THE ENGINEER, OR THE GOVERNING AGENCIES.

33. NOTIFY THE ENGINEER IMMEDIATELY UPON DISCOVERING ANY CONFLICTS OR OTHER PROBLEMS IN CONFORMING TO THE APPROVED CONSTRUCTION DRAWINGS, SPECIFICATIONS OR DETAILS FOR ANY ELEMENT OF THE PROPOSED IMPROVEMENTS PRIOR TO PROCEEDING WITH ITS CONSTRUCTION.

34. COORDINATE THE INSTALLATION OR RELOCATION OF THE DRY UTILITY COMPANY'S FACILITIES. COST OF THE DRY UTILITY WORK SHALL BE BORNE BY THE OWNER, EXCEPT AS INDICATED IN THE PLANS AND SPECIFICATIONS.

35. PRESERVE PRIVATE AND PUBLIC PROPERTY AND PROTECT IT FROM DAMAGE THAT MAY RESULT FROM CONSTRUCTING THESE PROPOSED IMPROVEMENTS.

36. ACCESS TO ALL ADJACENT PROPERTIES AND FACILITIES SHALL BE MAINTAINED AT ALL TIMES. REQUIRED INTERRUPTION OF ACCESS SHALL BE COORDINATED WITH THE PROPERTY AND PROJECT OWNERS.

37. IF HAZARDOUS MATERIAL OR SUSPECT MATERIAL IS ENCOUNTERED NOTIFY THE OWNER AND ENGINEER BEFORE CONTINUING WORK. HAZARDOUS MATERIALS SHALL BE REMOVED AS REQUIRED.

38. THE APPROPRIATE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SOURCE OF CONSTRUCTION WATER FOR USE ON THIS PROJECT.

39. EXCESS MATERIAL SHALL BE REMOVED FROM SITE AND HANDLED IN ACCORDANCE TO ALL RULES AND REQUIREMENTS. A SEPARATE PERMIT MAY BE REQUIRED AND SHALL BE COORDINATED WITH THE AUTHORITY HAVING JURISDICTION.

40. OFFSITE AND ADJACENT SITE DATA IS FOR REFERENCE PURPOSES ONLY.

41. ALL LANDSCAPING, REVEGETATION AND WETLANDS REQUIREMENTS DESIGN BY OTHERS. ALL DISTURBED AREAS ARE TO BE REVEGETATED UNLESS OTHERWISE NOTED.

42. ENSURE THAT WORK FOR THIS PROJECT BE PERFORMED BY CONTRACTORS (INCLUDING CONTRACTOR'S EMPLOYEES AND AGENTS) POSSESSING THE SKILLS, EXPERTISE AND UNDERSTANDING OF ALL APPLICABLE CODES, SPECIFICATIONS, STANDARDS AND MANUFACTURER REQUIREMENTS. BY COMMENCING WORK, THE CONTRACTORS REPRESENT THAT THEY UNDERSTAND AND ACCEPT THIS REQUIREMENT.

43. ALL CONSTRUCTION ACTIVITIES AND DISTURBANCES SHALL OCCUR WITHIN THE PROPERTY LIMITS. WHERE OFF-SITE WORK IS APPROVED, WRITTEN PERMISSION OF THE ADJACENT PROPERTY OWNER MUST BE OBTAINED PRIOR TO ANY OFF-SITE GRADING OR CONSTRUCTION.

CONSTRUCTION NOTES

A. GRADING AND DRAINAGE

44. NO WORK SHALL OCCUR IN WETLANDS OR FLOODPLAINS WITHOUT PERMITS. ANY WORK SHALL BE IN ACCORDANCE WITH ISSUED PERMITS.

45. VEGETATED SLOPES GREATER THAN 3:1 REQUIRE SOIL STABILIZATION.

46. CLEAN ALL INSTALLED CULVERTS AND STORM SEWERS PRIOR TO SUBSTANTIAL COMPLETION INSPECTIONS.

47. LENGTHS SHOWN ON PLANS ARE HORIZONTAL LENGTHS FROM CENTER OF MANHOLE TO CENTER OF MANHOLE OR TO THE END OF THE FLARED END SECTIONS, ACTUAL LENGTHS MAY VARY.

48. SLOPES ARE CALCULATED FROM INSIDE EDGE OF MANHOLE/STRUCTURE TO INSIDE EDGE OF MANHOLE/STRUCTURE.

49. IMPERVIOUS CLAY DAMS ARE REQUIRED IN TRENCH AT 50-FT INTERVALS AND AT CHANGES IN PIPE DIRECTION AND/OR AT PIPE JUNCTIONS FOR ALL DRAINAGE STRUCTURES.

50. MINIMUM RECOMMENDATIONS (TO BE CONFIRMED OR REPLACED BY GEOTECHNICAL ENGINEER): PROPOSED FILL AREAS WHERE PAVEMENT OR SITE CONCRETE IS ANTICIPATED SHOULD BE PREPARED BY STRIPPING EXISTING TOPSOIL AND ORGANIC MATERIALS, SCARIFICATION TO A DEPTH OF AT LEAST 8 INCHES AND COMPACTION TO MINIMUM VALUES GIVEN BELOW. MOISTURE CONDITIONING MAY BE REQUIRED TO ATTAIN STABILITY AND MINIMUM COMPACTION.

    SITE FILLS AND TRENCH BACKFILL SHOULD CONSIST OF APPROVED ON-SITE OR IMPORTED MATERIALS. FILLS SHOULD BE UNIFORMLY PLACED AND COMPACTED IN 6 TO 8 INCH LOOSE LIFTS TO AT LEAST 95 PERCENT OF THE MAXIMUM STANDARD PROCTOR DENSITY AND WITHIN 2 PERCENT OF THE OPTIMUM MOISTURE CONTENT (ASTM D698). MOISTURE CONDITIONING OF FILL MATERIALS MAY BE REQUIRED TO ATTAIN MINIMUM COMPACTION AND STABILITY REQUIREMENTS.

51. A GEOTECHNICAL REPORT FOR THIS PROJECT WAS PREPARED UNDER THE TITLE OF "SUBSOIL AND FOUNDATION INVESTIGATION, STEAMBOAT BASE AREA REDEVELOPMENT" BY NWCC DATED DECEMBER 30, 2020, AND THEIR RECOMMENDATIONS ARE HEREBY INCORPORATED HEREIN. IF A CONFLICT OR DISCREPANCY OCCURS, NOTIFY THE ENGINEER IMMEDIATELY UPON DISCOVERY.

B. CONSTRUCTION SITE AND STORMWATER MANAGEMENT

52. CONTRACTOR SHALL SUBMIT A CONSTRUCTION SITE MANAGEMENT PLAN TO THE CITY FOR APPROVAL PRIOR TO BUILDING PERMIT ISSUANCE.

53. WHEN REQUIRED THE CONTRACTOR SHALL PREPARE A STORMWATER MANAGEMENT PLAN. THE STORMWATER MANAGEMENT PLAN SHALL BE PREPARED BY A QUALIFIED INDIVIDUAL WITH KNOWLEDGE IN THE PRINCIPLES AND PRACTICES OF EROSION AND SEDIMENT CONTROL AND POLLUTION PREVENTION. THIS INDIVIDUAL SHOULD BE RESPONSIBLE FOR DEVELOPING, IMPLEMENTING, MAINTAINING, AND REVISING THE STORMWATER MANAGEMENT PLAN FOR THE DURATION OF THE PROJECT.

54. THE STORMWATER MANAGEMENT PLAN SHOULD ADDRESS INSTALLATION, INSPECTION AND MAINTENANCE OF ALL NECESSARY EROSION AND SEDIMENT CONTROL DURING CONSTRUCTION AND REMOVE EROSION CONTROL WHEN PROJECT IS COMPLETE AND VEGETATION IS ESTABLISHED. WHEN TEMPORARY EROSION CONTROL MEASURES ARE REMOVED, CLEAN UP AND REMOVE ALL SEDIMENT AND DEBRIS FROM ALL DRAINAGE INFRASTRUCTURE AND OTHER PUBLIC FACILITIES.

55. ALL REQUIRED PERIMETER SILT AND CONSTRUCTION FENCING SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITY (STOCKPILING, STRIPPING, GRADING, ETC). ALL OTHER REQUIRED EROSION CONTROL MEASURES SHALL BE INSTALLED AT THE APPROPRIATE TIME IN THE CONSTRUCTION SEQUENCE AS INDICATED IN THE APPROVED PROJECT SCHEDULE, CONSTRUCTION PLANS, AND STORMWATER MANAGEMENT PLAN.

56. ENSURE THAT NO MUD OR DEBRIS SHALL BE TRACKED ONTO THE EXISTING PUBLIC STREET SYSTEM. MUD AND DEBRIS MUST BE REMOVED BY THE END OF EACH WORKING DAY BY AN APPROPRIATE MECHANICAL METHOD (I.E. MACHINE BROOM SWEEP, LIGHT DUTY FRONT-END LOADER, ETC.) OR AS APPROVED BY THE LOCAL ENTITY STREET INSPECTOR.

57. ALL STRUCTURAL EROSION CONTROL MEASURES SHALL BE INSTALLED AT THE LIMITS OF CONSTRUCTION AND AT AREAS WITH DISTURBED SOIL, ON- OR OFF-SITE, PRIOR TO ANY OTHER GROUND-DISTURBING ACTIVITY. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED IN GOOD REPAIR, UNTIL SUCH TIME AS THE ENTIRE DISTURBED AREAS IS STABILIZED WITH HARD SURFACE OR LANDSCAPING. TO MITIGATE EROSION, UTILIZE STANDARD EROSION CONTROL TECHNIQUES DESCRIBED IN THE URBAN STORM DRAINAGE CRITERIA MANUAL, VOLUME 3 - BEST MANAGEMENT PRACTICES, AS PUBLISHED BY THE URBAN DRAINAGE AND FLOOD CONTROL DISTRICT (UDFCD).

58. PRE-DISTURBANCE VEGETATION SHALL BE PROTECTED AND RETAINED WHEREVER POSSIBLE. REMOVAL OR DISTURBANCE OF EXISTING VEGETATION SHALL BE LIMITED TO THE AREA(S) REQUIRED FOR IMMEDIATE CONSTRUCTION OPERATIONS, AND FOR THE SHORTEST PRACTICAL PERIOD OF TIME.

59. IMMEDIATELY CLEAN UP ANY CONSTRUCTION MATERIALS INADVERTENTLY DEPOSITED ON EXISTING STREETS, SIDEWALKS, OR OTHER PUBLIC RIGHTS OF WAY, AND MAKE SURE STREETS AND WALKWAYS ARE CLEANED AT THE END OF EACH WORKING DAY.

60. ALL RETAINED SEDIMENTS, PARTICULARLY THOSE ON PAVED ROADWAY SURFACES, SHALL BE REMOVED AND DISPOSED OF IN A MANNER AND LOCATION SO AS NOT TO CAUSE THEIR RELEASE INTO ANY WATERS OF THE UNITED STATES.

61. THE STORMWATER VOLUME CAPACITY OF DETENTION PONDS WILL BE RESTORED AND STORM SEWER LINES WILL BE CLEANED UPON COMPLETION OF THE PROJECT.

62. THE COLORADO DISCHARGE PERMIT SYSTEM (CDPS) REQUIREMENTS MAKE IT UNLAWFUL TO DISCHARGE OR ALLOW THE DISCHARGE OF ANY POLLUTANT OR CONTAMINATED WATER FROM CONSTRUCTION SITES. POLLUTANTS INCLUDE, BUT ARE NOT LIMITED TO DISCARDED BUILDING MATERIALS, CONCRETE TRUCK WASHOUT, CHEMICALS, OIL AND GAS PRODUCTS, LITTER, AND SANITARY WASTE. TAKE WHATEVER MEASURES ARE NECESSARY TO ASSURE THE PROPER CONTAINMENT AND DISPOSAL OF POLLUTANTS ON THE SITE IN ACCORDANCE WITH ANY AND ALL APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS.

63. THE DRAINAGE REPORT SHALL BE REFERENCED WHEN PREPARING THE PROJECT'S STORMWATER MANAGEMENT PLAN. A DRAFT DRAINAGE LETTER FOR THIS PROJECT WAS COMPLETED BY LANDMARK CONSULTANTS TITLED "DRAINAGE LETTER AND STORMWATER QUALITY PLAN GONDOLA PLAZA LOT 1 REPLAT OF PARCEL D & DRAINAGE LETTER AND STORMWATER QUALITY PLAN THE GOLDWALK GONDOLA SQUARE CONDOMINIUMS" AND ARE BOTH DATED FEBRUARY 10, 2021.

C. WATER AND SEWER NOTES

79. ALL WATER AND SEWER CONSTRUCTION SHALL BE PER MT. WERNER WATER STANDARD SPECIFICATIONS, LATEST EDITION, AS APPLICABLE.

80. MAINTAIN 10' HORIZONTAL AND 18" VERTICAL MINIMUM SEPARATION BETWEEN ALL SANITARY SEWER MAINS, WATER MAINS & SERVICES.

81. MANHOLES LOCATED OUTSIDE OF THE ROADWAY SHALL PROTRUDE 1' ABOVE EXISTING GRADE TO REDUCE INFILTRATION. GRADE SURFACE TO DRAIN AROUND/AWAY FROM MANHOLE RIMS.

82. ALL MANHOLES LOCATED IN THE ROADWAY SHALL HAVE RIM ELEVATIONS ADJUSTED TO ¼" BELOW FINISHED GRADE. IF NECESSARY, CONE SECTIONS SHALL BE ROTATED TO PREVENT LIDS BEING LOCATED WITHIN VEHICLE OR BICYCLE WHEEL PATHS.

83. SEWER SERVICE SHALL HAVE A MINIMUM OF 4-FT OF COVER.

84. WATER SERVICE SHALL HAVE A MINIMUM OF 7-FT OF COVER.

85. ALL WATER PIPE SHALL BE INSTALLED WITH A #10 SOLID COPPER WIRE COATED WITH 45 MIL POLYETHYLENE FOR LOCATING PURPOSES. "GLENN TEST STATIONS" BY VALVCO, INC TRACER WIRE TEST STATIONS SHALL BE INSTALLED ADJACENT TO ALL FIRE HYDRANTS. ADDITIONAL LOCATIONS MAY BE REQUIRED.

86. THE PARTICLE SIZE OF BEDDING AND SHADING MATERIAL SHALL BE 3/4 INCH WASHED OR SCREENED ROCK (NOT ROAD BASE OR CLASS 6) AND SHALL EXTEND THE FULL WIDTH OF THE TRENCH.

87. 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.

88. ALL TRENCHES SHALL BE COMPACTED TO 95% AS DETERMINED BY ASTM D698 (STANDARD PROCTOR) OR AS SPECIFIED BY GEOTECHNICAL ENGINEER.

PROJECT NOTES

89. AN AUTOCAD COMPATIBLE FILE WILL BE PROVIDED FOR CONSTRUCTION STAKING PURPOSES, UPON ACCEPTANCE OF LANDMARK'S CAD RELEASE POLICY.

90. IF THESE DRAWINGS ARE PRESENTED IN A FORMAT OTHER THAN 24" X 36", THE GRAPHIC SCALE SHOULD NOT BE USED.

91. THE CONTRACTOR ACKNOWLEDGES AND UNDERSTANDS THAT THE CONTRACT DOCUMENTS MAY REPRESENT IMPERFECT DATA AND MAY CONTAIN ERRORS, OMISSIONS, CONFLICTS, INCONSISTENCIES, CODE VIOLATIONS AND IMPROPER USE OF MATERIALS. SUCH DEFICIENCIES WILL BE CORRECTED WHEN IDENTIFIED. THE CONTRACTOR AGREES TO CAREFULLY STUDY AND COMPARE THE INDIVIDUAL CONTRACT DOCUMENTS AND REPORT AT ONCE IN WRITING T THE OWNER ANY DEFICIENCIES THE CONTRACTOR MAY DISCOVER. THE CONTRACTOR FURTHER AGREES TO REQUIRE EACH SUBCONTRACTOR TO LIKEWISE STUDY THE DOCUMENTS AND REPORT AT ONCE ANY DEFICIENCIES DISCOVERED.

    THE CONTRACTOR SHALL RESOLVE ALL REPORTED APPLICABLE DEFICIENCIES WITH LANDMARK PRIOR TO AWARDING ANY SUBCONTRACTS OR STARTING ANY WORK WITH THE CONTRACTOR'S OWN EMPLOYEES. IF ANY DEFICIENCIES CANNOT BE RESOLVED BY THE CONTRACTOR WITHOUT ADDITIONAL TIME OR ADDITIONAL EXPENSES, THE CONTRACTOR SHALL SO INFORM THE OWNER IN WRITING. ANY SUCH ADDITIONAL WORK PERFORMED PRIOR TO RECEIPT OF INSTRUCTIONS FROM THE OWNER WILL BE DONE AT THE CONTRACTOR'S RISK.

CONSTRUCTION PHASE SERVICES

IT IS UNDERSTOOD AND AGREED THAT LANDMARK DOES NOT HAVE AN OBLIGATION TO CONDUCT CONSTRUCTION OBSERVATION OR REVIEW OF THE CONTRACTOR'S PERFORMANCE OR ANY OTHER CONSTRUCTION PHASE SERVICES, AND THAT SUCH SERVICES WILL BE PROVIDED FOR BY THE OWNER AS MAY BE REQUIRED BY THE CITY OF STEAMBOAT SPRINGS. THE OWNER ASSUMES ALL RESPONSIBILITY FOR INTERPRETATION OF THESE CONSTRUCTION DOCUMENTS AND FOR CONSTRUCTION OBSERVATION AND THE OWNER WAIVES ANY CLAIMS AGAINST LANDMARK THAT MAY BE IN ANY WAY CONNECTED THERETO.

IN ADDITION, THE OWNER AGREES, TO THE FULLEST EXTENT PERMITTED BY LAW, TO INDEMNIFY AND HOLD HARMLESS LANDMARK, ITS OFFICERS, DIRECTORS, EMPLOYEES AND SUBCONSULTANTS (COLLECTIVELY, LANDMARK) AGAINST ALL DAMAGES, LIABILITIES OR COSTS, INCLUDING REASONABLE ATTORNEYS' FEES AND DEFENSE COSTS, ARISING OUT OF OR IN ANY WAY CONNECTED WITH THE PERFORMANCE OF SUCH SERVICES BY OTHER PERSONS OR ENTITIES AND FROM ANY AND ALL CLAIMS ARISING FROM MODIFICATIONS, CLARIFICATIONS, INTERPRETATIONS, ADJUSTMENTS OR CHANGES MADE TO THESE CONSTRUCTION DOCUMENTS TO REFLECT CHANGED FIELD OR OTHER CONDITIONS, EXCEPT FOR CLAIMS ARISING FROM THE SOLE NEGLIGENCE OR WILLFUL MISCONDUCT OF LANDMARK.

ABBREVIATIONS

ADA	AMERICAN'S WITH DISABILITIES ACT
APR	APPROXIMATE
BMP	BEST MANAGEMENT PRACTICE
BOT	BOTTOM
BVCS	BEGIN VERTICAL CURVE STATION
BVCE	BEGIN VERTICAL CURVE ELEVATION
BW OR BOW	BOTTOM OF WALL
C&C	CUT & CAPPED
CAP	CORRUGATED ALUMINUM PIPE
CIP	CAST-IN-PLACE
CL	CENTERLINE
CMP	CORRUGATED METAL PIPE
C.O.	CLEAN OUT
CP	CONCRETE PIPE
CSP	CORRUGATED STEEL PIPE
DIA	DIAMETER
DIP	DUCTILE IRON PIPE
EG	EXISTING GROUND
EL	ELEVATION
EOA OR EA	EDGE OF ASPHALT
EOC	EDGE OF CONCRETE
EOP	EDGE OF PAVEMENT
EVCE	END VERTICAL CURVE ELEVATION
EVCS	END VERTICAL CURVE STATION
EX	EXISTING
F&G	FRAME & GRATE
F&C	FRAME & COVER
FES	FLARED END SECTION
FFE	FINISH FLOOR ELEVATION
FH	FIRE HYDRANT
FL	FLOW LINE
FG	FINISH GRADE
FG@BW	FINISH GRADE AT BOTTOM OF WALL
GB	GRADE BREAK
GFFE	GARAGE FINISH FLOOR ELEVATION
GTD	GRADE TO DRAIN
HDPE	HIGH DENSITY POLYETHYLENE PIPE
INV	INVERT
LBS	POUNDS
LOD	LIMITS OF DISTURBANCE
M/E/P	MECHANICAL, ELECTRIC, AND PLUMBING
MAX	MAXIMUM
ME	MATCH EXISTING
MH	MANHOLE
MIN	MINIMUM
MJ	MECHANICAL JOINT
NAP OR N.A.P.	NOT A PART (NOT INCLUDED IN SCOPE)
NTS	NOT TO SCALE
OFF	OFFSET
PC	POINT OF CURVE
PI	POINT OF INTERSECTION
PCC	POINT OF CONCAVE CURVE
PLDP	POROUS LANDSCAPE DETENTION POND
PRC	POINT OF REVERSE CURVE
PT	POINT OF TANGENT
PVC	POINT OF VERTICAL CURVE
PVC	POLYVINYL CHLORIDE PIPE
PVI	POINT OF VERTICAL INTERSECTION
PVT	POINT OF VERTICAL TANGENT
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
REQ	REQUIRED
ROW	RIGHT OF WAY
STA	STATION
TB	THRUST BLOCK
TBC	TOP BACK OF CURB
TBR	TO BE REMOVED
TG	TOP OF GRATE
TOP	TOP OF PIPE
TTG	TAPERED TO GRADE
TW OR TOW	TOP OF WALL
TYP	TYPICAL
VCP	VITRIFIED CLAY PIPE
VOL	VOLUME
W/	WITH

Steamboat®

ALTERRA MOUNTAIN COMPANY

east west partners

2305 Mount Werner Circle
Steamboat Springs, CO 80487

Gensler

1225 17th Street
Suite 150
Denver, CO 80202
United States
Tel 303.595.8585
Fax 303.825.6823

LANDMARK CONSULTANTS, INC.

141 9th Street
PO Box 774943
Steamboat Springs, CO
80477
Tel 970.871.9494

DESIGNWORKSHOP

1390 Lawrence Street
Suite 100
Denver, CO 80204
Tel 303.623.5186

MARTIN/MARTIN CONSULTING ENGINEERS

12499 West Colfax Ave.
Lakewood, CO 80215
United States
Tel 303.431.6100

me engineers

14143 Denver West Pkwy
Suite 300
Golden, CO
United States
Tel 303.421.6655

△	Date	Description
1	2021.02.26	BP2A: DEMOLITION-LGB, BLDG B, STAGE

COLORADO LICENSED PROFESSIONAL ENGINEER
ERIK J. GRIEPENTROG
33280

NOT VALID WITHOUT ORIGINAL
SIGNATURE AND DATE

Seal / Signature

Project Name
SSRC | BASE AREA IMPROVEMENTS

Project Number
003.7835.000

Description
CIVIL NOTES

Scale
SEE GRAPHICAL SCALE

C.002

NORTH

20 0 20 40 60 Feet

(IN FEET)
1 inch = 20 ft.

LEGEND

- BUILDING
- ROOF LINE/OVERHANG
- DECK
- WALL
- FENCE
- MAJOR CONTOUR
- MINOR CONTOUR
- ASPHALT
- CONCRETE
- GRAVEL
- WOOD DECKING
- SIGN
- SANITARY SEWER LINE MARKER MANHOLE AND CLEANOUT
- SEPTIC TANK LID AND VENT PIPE
- WATER LINE MAKER, FIRE HYDRANT GATE VALVE, CURB STOP & BLOWOFF
- FIRE DEPT. CONNECTION, YARD HYDRANT, VENT PIPE, WATER MANHOLE AND WELL
- GAS LINE MARKER, VALVE, MANHOLE/VAULT AND METER
- CABLE LINE MARKER, VAULT AND PEDESTAL
- FIBER OPTIC LINE MARKER, VAULT & PEDESTAL
- SATELLITE DISH
- TELEPHONE LINE MARKER, VAULT, PEDESTAL AND MANHOLE
- ELECTRIC LINE MARKER, TRANSFORMER, METER AND SECONDARY PEDESTAL
- SNOW MELT DISTRIBUTION LINE AND VAULT
- SNOW MAKING WATER MAIN
- ELECTRIC MANHOLE, OUTLET, GENERATOR AND JUNCTION BOX
- LIGHT POLE AND LIGHT POLE W/ MAST
- PROPOSED DITCH / SWALE
- UTILITY POLE, GUY POLE & GUY WIRE
- DITCH/SWALE
- CULVERT W/ END SECTIONS
- STORM MANHOLE, AREA DRAIN, GRATE INLET AND CURB INLET
- AIR CONDITIONER, MAILBOX NEWSTAND AND TRASH CAN
- BOLLARD, AREA LIGHT AND FLAG POLE
- CONIFEROUS AND DECIDUOUS TREE (SCALED TO APPROX. DRIPLINE)
- CONIFEROUS AND DECIDUOUS SHRUB (SCALED TO APPROX. DRIPLINE)
- FINISHED FLOOR ELEVATION (SEE NOTE 10) x 6900.0'

NOTES

1. THIS EXISTING CONDITIONS PLAN DOES NOT REPRESENT A MONUMENTED LAND SURVEY OR IMPROVEMENT SURVEY PLAT. IT IS INTENDED ONLY TO DEPICT THAT INFORMATION REQUESTED BY OUR CLIENT.
2. PARCEL AND RIGHT OF WAY BOUNDARIES ARE SHOWN HEREON BASED UPON THE APPLICABLE SUBDIVISION PLATS AND AVAILABLE PROPERTY CORNER MONUMENTS.
3. BASIS OF HORIZONTAL CONTROL: COLORADO NORTH ZONE, STATE PLANE COORDINATE SYSTEM, NAD83(2011).
4. UNITS SHOWN HEREON ARE IN US SURVEY FEET AND THE STANDARD OF DISTANCE ACCURACY FOR THIS MAP HAS BEEN DETERMINED TO BE GREATER THAN 1:10,000.
5. SITE BENCHMARK: A RECOVERED 3" BRASS CAP MONUMENTING THE NORTHEAST CORNER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 84 WEST OF THE 6TH P.M. SAID BRASS CAP ALSO BEING CITY OF STEAMBOAT SPRINGS GIS CONTROL POINT NUMBER 344, HAVING AN ELEVATION OF 6935.31 BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), AS SHOWN HEREON.
6. CONTOUR INTERVAL = 1 FOOT
7. BURIED UTILITIES AND/OR PIPE LINES ARE SHOWN PER VISIBLE SURFACE EVIDENCE, AS-BUILT DRAWINGS OF THE CONSTRUCTED UTILITY LINES AND MARKINGS PROVIDED BY A UTILITY LOCATING SERVICE. LOCATIONS SHOWN ARE APPROXIMATE. IF ANY UNDERGROUND UTILITY LOCATIONS ARE REQUIRED, THEY WILL HAVE TO BE VERIFIED BY FIELD POTHOLING THE UTILITIES. LANDMARK CONSULTANTS, INC. AND THE SURVEYOR OF RECORD SHALL NOT BE LIABLE FOR THE LOCATION OF OR THE FAILURE TO NOTE THE LOCATION OF NON-VISIBLE UTILITIES.
8. THE LAST FIELD INSPECTION OF THE SITE WAS ON JANUARY 5, 2021.
9. ALL SYMBOLS ARE ONLY GRAPHICALLY REPRESENTED AND ARE NOT TO SCALE.
10. FINISH FLOOR ELEVATIONS WERE OBTAINED BY MEASUREMENTS MADE ON LANDINGS OR DOOR SILLS OUTSIDE THE BUILDING. INTERIOR FLOOR ELEVATIONS SHOULD BE VERIFIED WHERE APPROPRIATE.
11. WHERE 'MD' IS NOTED FOR STORM/AREA DRAIN INVERTS, THE DRAINS WERE MEASURED DOWN BUT IT WAS UNKNOWN WHETHER THE MEASUREMENT WAS TO A WYE, BEND OR INVERT DUE TO LACK OF VISIBILITY. THE 'MD' IS INTENDED TO REPRESENT 'MEASURED DEPTH'. SOME DISCREPANCIES MAY EXIST.

Steamboat
ALTERRA MOUNTAIN COMPANY east west partners

2305 Mount Werner Circle
Steamboat Springs, CO 80487

Gensler

1225 17th Street
Suite 150
Denver, CO 80202
United States
Tel 303.595.8585
Fax 303.825.6823

LANDMARK CONSULTANTS, INC.
141 9th Street
PO Box 774943
Steamboat Springs, CO 80477
Tel 970.871.9494

DESIGNWORKSHOP
1390 Lawrence Street
Suite 100
Denver, CO 80204
Tel 303.623.5186

MARTIN/MARTIN CONSULTING ENGINEERS
12499 West Colfax Ave.
Lakewood, CO 80215
United States
Tel 303.431.6100

me engineers
14143 Denver West Pkwy
Suite 300
Golden, CO
United States
Tel 303.421.6655

Date	Description
1 2021.02.26	BP2A: DEMOLITION-LGB, BLDG B, STAGE

Seal / Signature

COLORADO LICENSED PROFESSIONAL LAND SURVEYOR 4/3/21 38569

Project Name
SSRC | BASE AREA IMPROVEMENTS

Project Number
003.7835.000

Description
EXISTING CONDITIONS PLAN

Scale
SEE GRAPHICAL SCALE

C.003

NORTH

20 0 20 40 60 Feet

(IN FEET)
1 inch = 20 ft.

EASEMENT LEGEND

1 RECEPTION NO. 693016: 20' ACCESS EASEMENT EAST HOTEL ACROSS OSP
2 BOOK 729, PAGE 339, RECEPTION NO. 746875: BUDDY'S RUN DECK ENCROACHMENT EASEMENT
3 RECEPTION NO. 693287: INTERFACE EASEMENT
4 RECEPTION NO. 693287: INTERFACE EASEMENT, REVOCABLE PORTION
5 BOOK 532, PAGE 820: 10' SANITARY SEWER EASEMENT
6 RECEPTION NO. 693286: PARKING, ACCESS & MAINTENANCE EASEMENT
7 BOOK 729, PAGE 338, RECEPTION NO. 687253, RECEPTION NO. 705974: EAST HOTEL ACCESS EASEMENT AS AMENDED BY RECEPTION NO. ________________
8 BOOK 634, PAGE 49: 10' PEDESTRIAN AND BICYCLE PATH EASEMENT
9 RECEPTION NO. 307130, FILE NO 8823: 12' PEDESTRIAN EASEMENT
10 BOOK 374, PAGE 345, BOOK 376, PAGE 318, RECEPTION NO. 770696 : 20' WATER LINE EASEMENT
11 BOOK 337, PAGE 337: PERPETUAL VISUAL EASEMENT
12 BOOK 393, PAGE 509 & BOOK 395, PAGE 376: ROAD EASEMENT
13 BOOK 412, PAGE 341: ENTRYWAY EASEMENT
14 BOOK 412, PAGE 343: ACCESS EASEMENT
15 BOOK 580, PAGE 70, RECEPTION NO. 727257, RECEPTION NO. 727903: LANDSCAPING AND ACCESS EASEMENT (BEAR CLAW II)
16 BOOK 745, PAGE 286: 20' SEWER EASEMENT
17 RECEPTION NO. 673610, RECEPTION NO. 705975, RECEPTION NO. 789275: SEWER EASEMENT
18 RECEPTION NO.s 673610 & 705975: SEWER EASEMENT RELOCATION AREA
19 RECEPTION NO. 789275: SEWER ENCROACHMENT AREA
20 RECEPTION NO. 678035: FIRE SEPARATION EASEMENT
21 RECEPTION NO. 692162: SKI EASEMENT
22 RECEPTION NO. 693153: WATER MAINS EASEMENT
23 RECEPTION NO. 699297, RECEPTION NO. 749729, RECEPTION NO. 702319, RECEPTION NO. 713742: PUBLIC IMPROVEMENTS EASEMENT (HATCHED)
24 RECEPTION NO. 699297, RECEPTION NO. 713742: PUBLIC IMPROVEMENTS EASEMENT (BOILER HOUSE)
25 RECEPTION NO. 699720: SEWER MAINS EASEMENT
26 RECEPTION NO. 699721: WATER MAINS EASEMENT
27 RECEPTION NO. 718939, RECEPTION NO. 733617: PUBLIC IMPROVEMENTS EASEMENT (LITTLE P EASEMENT)
28 RECEPTION NO. 728342: ACCESS AND LANDSCAPE EASEMENT
29 BOOK 583, PAGE 238 & RECEPTION NO. 693278: ACCESS EASEMENT (1ST AMENDMENT EAST HOTEL ACCESS)
30 RECEPTION NO. 699296: STORM SEWER & ACCESS AND MAINTENANCE EASEMENT
31 RECEPTION NO. 693152: SANITARY SEWER EASEMENT
32 RECEPTION NO. ______: ELECTRIC EASEMENT
33 RECEPTION NO. ______: GAS EASEMENT
34 BOOK 532, PAGE 756: TELEPHONE EASEMENT
35 BOOK 601, PAGE 648: 10' BICYCLE AND PEDESTRIAN EASEMENT
36 RECEPTION NO. 789276: DECK EASEMENT AGREEMENT
37 BOOK 629, PAGE 832: PEDESTRIAN ACCESS EASEMENT
38 BOOK 532, PAGE 820, BOOK 532, PAGE 774: 10' SANITARY SEWER EASEMENT
39 BOOK 760, PAGE 976: BUILDING ENCROACHMENT EASEMENT
40 RECEPTION NO. 513746 (FILE NO. 12770); RECEPTION NO. 307130 (FILE NO. 8823): STORM SEWER EASEMENT
41 BOOK 532, PAGE 758: 16' TELEPHONE EASEMENT
42 BOOK 596, PAGE 1611: EXCLUSIVE PARKING SPACES; ENTRANCE FROM ACCESS ROUTE NO. 1; ENTRANCE FROM ACCESS ROUTE NO.2; VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS ACCESS EASEMENT (ACCESS ROUTE 2); STORAGE, CLOSET, ELEVATOR & STAIRWAY
43 BOOK 532, PAGE 774: 10' ELECTRIC EASEMENT
44 BOOK 729, PAGE 342: HOTEL ACCESS EASEMENT
45 RECEPTION NO. 307130: ACCESS EASEMENT SKI HILL SUBDIVISION
46 BOOK 559, PAGE 98: TRUCK TURNAROUND LICENSE AGREEMENT
47 RECEPTION NO. 693288: INTERFACE EASEMENT
48 RECEPTION NO. 693289: NO BUILD EASEMENT
49 BOOK 596, PAGE 1487, EX A: BUILDING IMPROVEMENT EASEMENT
50 RECEPTION NO. 600980: AERIAL TRAMWAY EASEMENT
51 RECEPTION NO. 680175: SHORING EASEMENT AGREEMENT
52 RECEPTION NO. 596269: GONDOLA EXPANSION EASEMENT (MULTIPLE EXHIBITS), GONDOLA SQUARE ACCESS EASEMENT, WEST SIDE DRAINAGE EASEMENT, ETC.
53 RECEPTION NO. 693283: PEDESTRIAN ACCESS EASEMENT OSP
54 BOOK 532, PAGE 802: 10' WATERLINE EASEMENT
55 RECEPTION NO. 693285: PATIO EASEMENT, DOORWAY EASEMENT, ENTRY EASEMENTS
56 RECEPTION NO. 693280: SANITARY SEWER EASEMENT
57 RECEPTION NO. 693283: EMERGENCY ACCESS EASEMENT OSP
58 RECEPTION NO. 693290: SKI AREA EASEMENT, STORM SEWER & DRAINAGE EASEMENT, RECIPROCAL UTILITY EASEMENT, GONDOLA SQUARE ACCESS EASEMENT
59 RECEPTION NO. 693016, BOOK 729, PAGE 338: AGREEMENT (ACCESS TO EASTERN SIDE OF HOTEL
60 RECEPTION NO. 693278: DECLARATION OF EASEMENT
61 RECEPTION NO. 600979: ACCESS EASEMENT
62 BOOK 596, PAGE 1487, EX C-7: WALKWAY EASEMENT
63 RECEPTION NO. 596269, BOOK 596, PAGE 1487, EX C-8 AND C-9: STORM SEWER LINE EASEMENT AND STORM LINE EASEMENT
64 BOOK 358, PAGE 473: PRIVATE RIGHT-OF-WAY
65 RECEPTION NO. 661066: OSP EASEMENT AREA
66 RECEPTION NO. 693018: RIGHT OF WAY EASEMENT (ELECTRIC)
67 RECEPTION NO. 693279: SNOWMAKING LINE EASEMENT
68 BOOK 583, PAGE 238: 30' ACCESS EASEMENT
69 BOOK 519, PAGE 577: 10' TELEPHONE EASEMENT
70 BOOK 729, PAGE 343: HOTEL BRIDGE ACCESS, PEDESTRIAN AND EMERGENCY AND MAINTENANCE VEHICLE ACCESS
71 BOOK 532, PAGE 782: ELECTRIC EASEMENT

Steamboat
ALTERRA MOUNTAIN COMPANY
east west partners

2305 Mount Werner Circle
Steamboat Springs, CO 80487

Gensler
1225 17th Street
Suite 150
Denver, CO 80202
United States
Tel 303.595.8585
Fax 303.825.6823

LANDMARK CONSULTANTS, INC.
141 9th Street
PO Box 774943
Steamboat Springs, CO 80477
Tel 970.871.9494

DESIGNWORKSHOP
1390 Lawrence Street
Suite 100
Denver, CO 80204
Tel 303.623.5186

MARTIN/MARTIN CONSULTING ENGINEERS
12499 West Colfax Ave.
Lakewood, CO 80215
United States
Tel 303.431.6100

me engineers
14143 Denver West Pkwy
Suite 300
Golden, CO
United States
Tel 303.421.6655

△	Date	Description
1	2021.02.26	BP2A: DEMOLITION-LGB, BLDG B, STAGE

Seal / Signature

COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
4/3/21
38569

Project Name
SSRC | BASE AREA IMPROVEMENTS

Project Number
003.7835.000

Description
EXISTING PROPERTY EXHIBIT

Scale
SEE GRAPHICAL SCALE

C.004

NORTH

20 0 20 40 60 Feet

(IN FEET)
1 inch = 20 ft.

LEGEND

PROPOSED 8" SANITARY SEWER W/ MH & C.O.	8" SS
EXISTING 8" SANITARY SEWER W/ MH & C.O.	8" XS
EX. SANITARY SEWER TO BE REMOVED OR ABANDONED	XS DEMO
PROPOSED 8" WATER PIPE	8" W
EXISTING WATER	8" XW
EX. WATER TO BE REMOVED OR ABANDONED	XW DEMO
EXISTING GV & FH	
EXIST 8" STORM/CULVERT, INLET, MH, END SECTION WITH RIPRAP	12" XST
EX. STORM/CULVERT TO BE REMOVED OR ABANDONED	XST DEMO
EXISTING ELECTRIC	XE
EX. ELCTRIC TO BE REMOVED OR ABANDONED	XE DEMO
EXISTING TELEPHONE	XT
EX. TELEPHONE TO BE REMOVED OR ABANDONED	XT DEMO
EXISTING TELEPHONE	XG
EX. TELEPHONE TO BE REMOVED OR ABANDONED	XG DEMO
PROBABLE LIMITS OF CONSTRUCTION (SUBJECT TO CHANGE BASED ON ENCOUNTERED CONDITIONS AND CONTRACTOR MEANS/METHODS)	LOC

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 SEWER CONSTRUCTION SHALL BE PER MOUNT WERNER WATER STANDARD SPECIFICATIONS, LATEST EDITION.
4. MAINTAIN 10' HORIZONTAL AND 18" VERTICAL MINIMUM SEPARATION BETWEEN ALL SANITARY SEWER MAINS, WATER MAINS & SERVICES.
5. MANHOLES LOCATED OUTSIDE OF PAVEMENTS SHALL PROTRUDE 1" ABOVE EXISTING GRADE TO REDUCE INFILTRATION. GRADE SURFACE TO DRAIN AROUND/AWAY FROM MANHOLE RIMS.
6. ALL MANHOLES LOCATED IN PAVEMENTS SHALL HAVE RIM ELEVATIONS ADJUSTED TO ½" BELOW FINISHED GRADE. IF NECESSARY, CONE SECTIONS SHALL BE ROTATED TO PREVENT LIDS BEING LOCATED WITHIN VEHICLE OR BICYCLE WHEEL PATHS.
7. SEWER SERVICE SHALL HAVE A MINIMUM OF 4-FT OF COVER.
8. WATER SERVICE SHALL HAVE A MINIMUM OF 7-FT OF COVER.
9. ALL WATER PIPE SHALL BE INSTALLED WITH A #10 SOLID COPPER WIRE COATED WITH 45 MIL POLYETHYLENE FOR LOCATING PURPOSES. "GLENN TEST STATIONS" BY VALVCO, INC TRACER WIRE TEST STATIONS SHALL BE INSTALLED ADJACENT TO ALL FIRE HYDRANTS. ADDITIONAL LOCATIONS MAY BE REQUIRED.
10. 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.
11. ALL TRENCHES SHALL BE COMPACTED TO 95% AS DETERMINED BY ASTM D698 (STANDARD PROCTOR) OR AS SPECIFIED BY GEOTECHNICAL ENGINEER.
12. BEDDING AND SHADING MATERIALS SHALL ONLY BE 3/4-INCH WASHED OR SCREENED ROCK. 3/4-INCH MINUS, SQUEEGEE OR REJECT SAND, OR CLASS 6 AGGREGATE BASE COURSE IS NOT ALLOWED.

DEMOLITION NOTES

1. CONTRACTOR IS ENCOURAGED TO PERFORM DEMOLITION IN A MANNER THAT MAXIMIZED SALVAGE, RE-USE, AND RECYCLING OF MATERIALS. THIS INCLUDES APPROPRIATE SORTING AND STORING. IN PARTICULAR DEMOLISHED CONCRETE, ASPHALT, AND BASE COURSE SHOULD BE RECYCLED IF POSSIBLE.
2. CONTRACTOR SHALL COORDINATE SITE DEMOLITION OPERATIONS WITH ALL OTHER TRADES PERFORMING WORK ON THE PROJECT.
3. CONTRACTOR SHALL REPLACE, REPAIR AND/OR RESTORE TO ORIGINAL CONDITION, ALL BUILDINGS AND SITE IMPROVEMENTS, NOT DESIGNATED FOR REMOVAL, THAT ARE DAMAGED AS A RESULT OF CONSTRUCTION OPERATIONS, AT NO ADDITIONAL COST TO OWNER. IF UTILITIES ARE DAMAGED, CONTRACTOR SHALL VERIFY REPLACEMENT REQUIREMENTS WITH UTILITY PROVIDERS AND ARRANGE FOR IMMEDIATE REPAIR.
4. QUANTITIES SHOWN ON DRAWINGS ARE APPROXIMATE AND SHALL BE VERIFIED IN THE FIELD.

PROMENADE NOTES

THE EXTENTS OF PROMENADE DEMOLITION IS SUBJECT TO VARY BASED UPON THE EXISTING SNOWMELT SYSTEM REGIONS. SNOWMELT SYSTEM REGIONS WILL BE IDENTIFIED IN THE FIELD AND RECOMMENDATIONS OF REMOVAL AND REPLACEMENT BEST PRACTICES WILL BE IDENTIFIED AT THAT TIME.

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT AND MAINTAIN THE REMAINING PROMENADE AND SUBSEQUENT SNOWMELT REGIONS THROUGHOUT CONSTRUCTION.

Steamboat
ALTERRA MOUNTAIN COMPANY
east west partners

2305 Mount Werner Circle
Steamboat Springs, CO 80487

Gensler
1225 17th Street
Suite 150
Denver, CO 80202
United States
Tel 303.595.8585
Fax 303.825.6823

LANDMARK CONSULTANTS, INC.
141 9th Street
PO Box 774943
Steamboat Springs, CO 80477
Tel 970.871.9494

DESIGNWORKSHOP
1390 Lawrence Street
Suite 100
Denver, CO 80204
Tel 303.623.5186

MARTIN/MARTIN CONSULTING ENGINEERS
12499 West Colfax Ave.
Lakewood, CO 80215
United States
Tel 303.431.6100

me engineers
14143 Denver West Pkwy
Suite 300
Golden, CO
United States
Tel 303.421.6655

△	Date	Description
1	2021.02.26	BP2A: DEMOLITION-LGB, BLDG B, STAGE

COLORADO LICENSED
ERIC T. GRIEPENTROG
38280
PROFESSIONAL ENGINEER

NOT VALID WITHOUT ORIGINAL SIGNATURE AND DATE

Seal / Signature

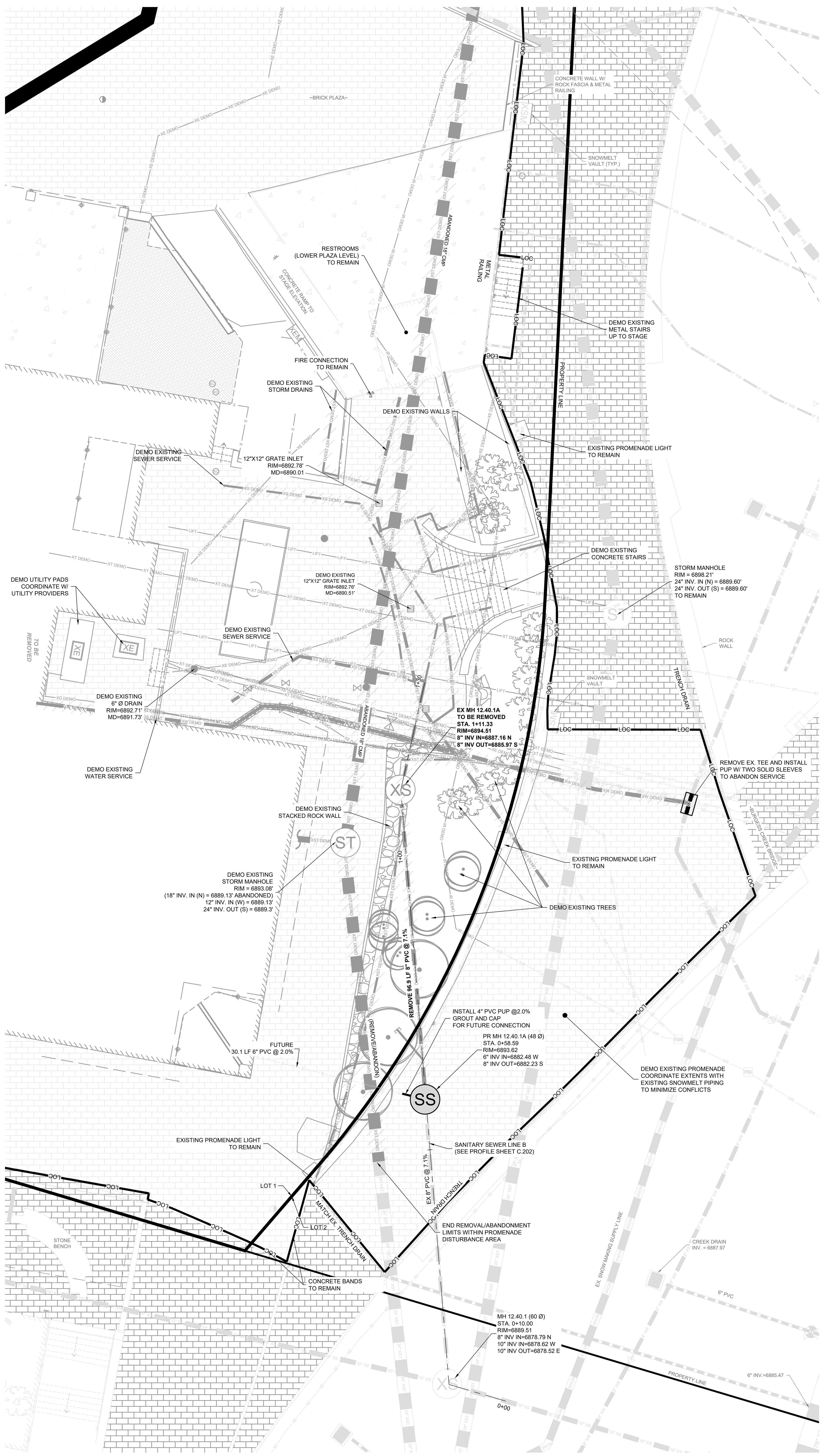
Project Name
SSRC | BASE AREA IMPROVEMENTS

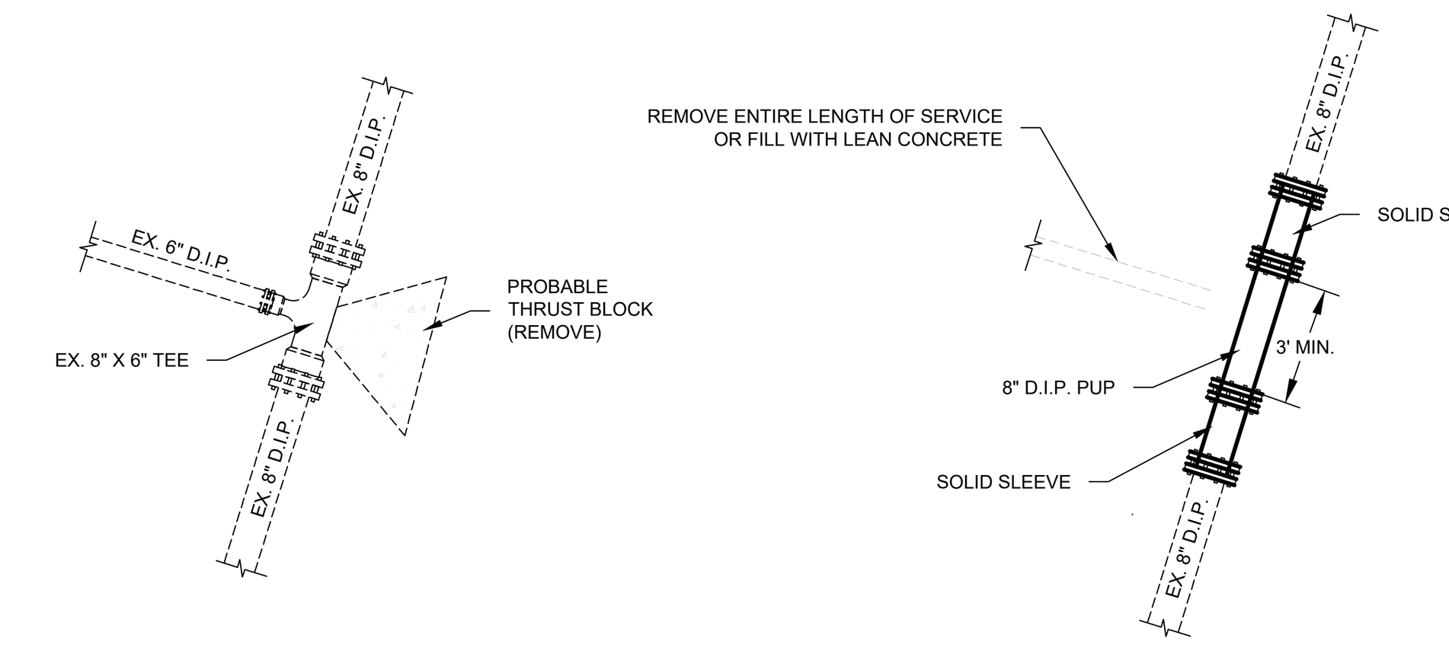
Project Number
003.7835.000

Description
CIVIL DEMOLITION PLAN

Scale
SEE GRAPHICAL SCALE

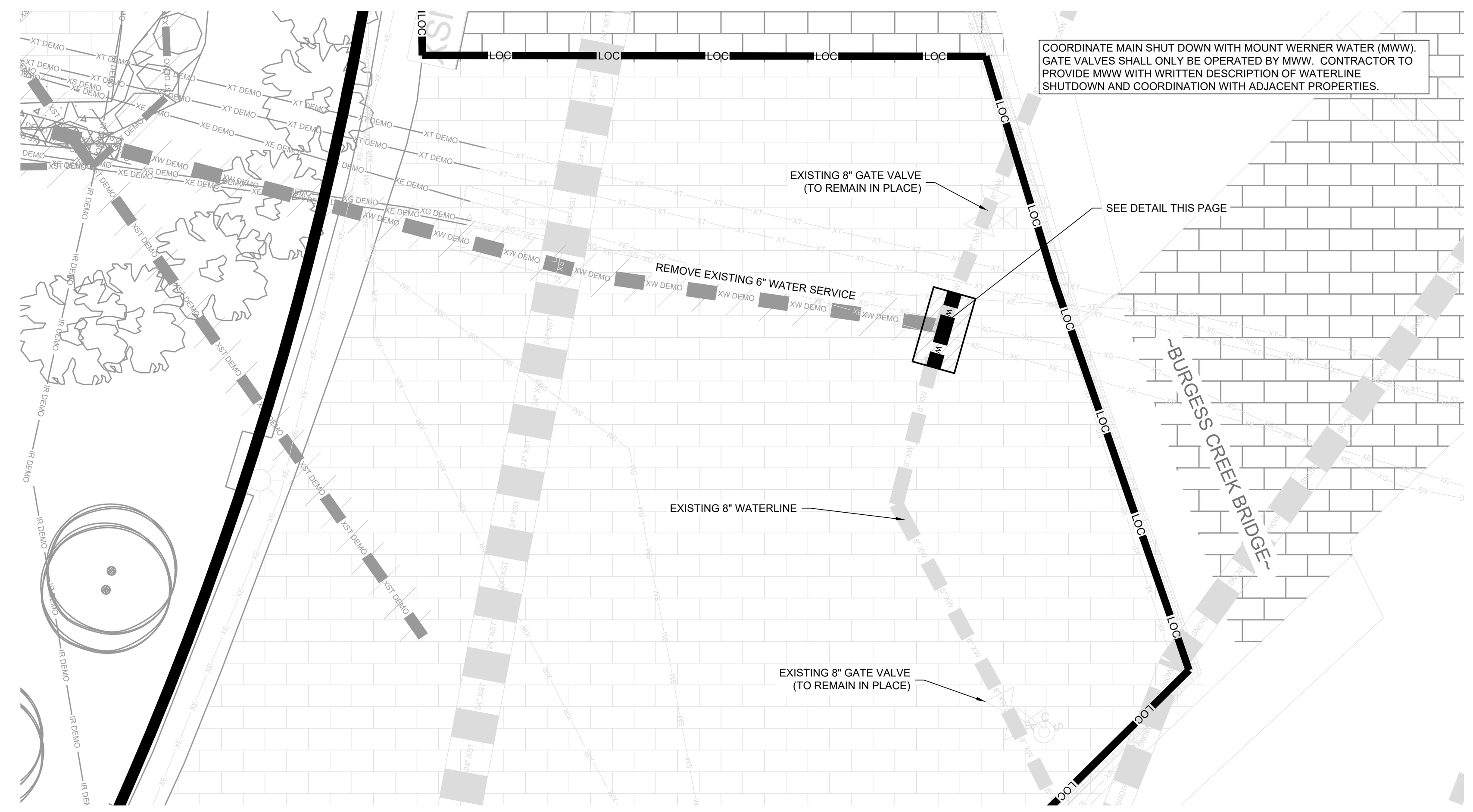
C.020



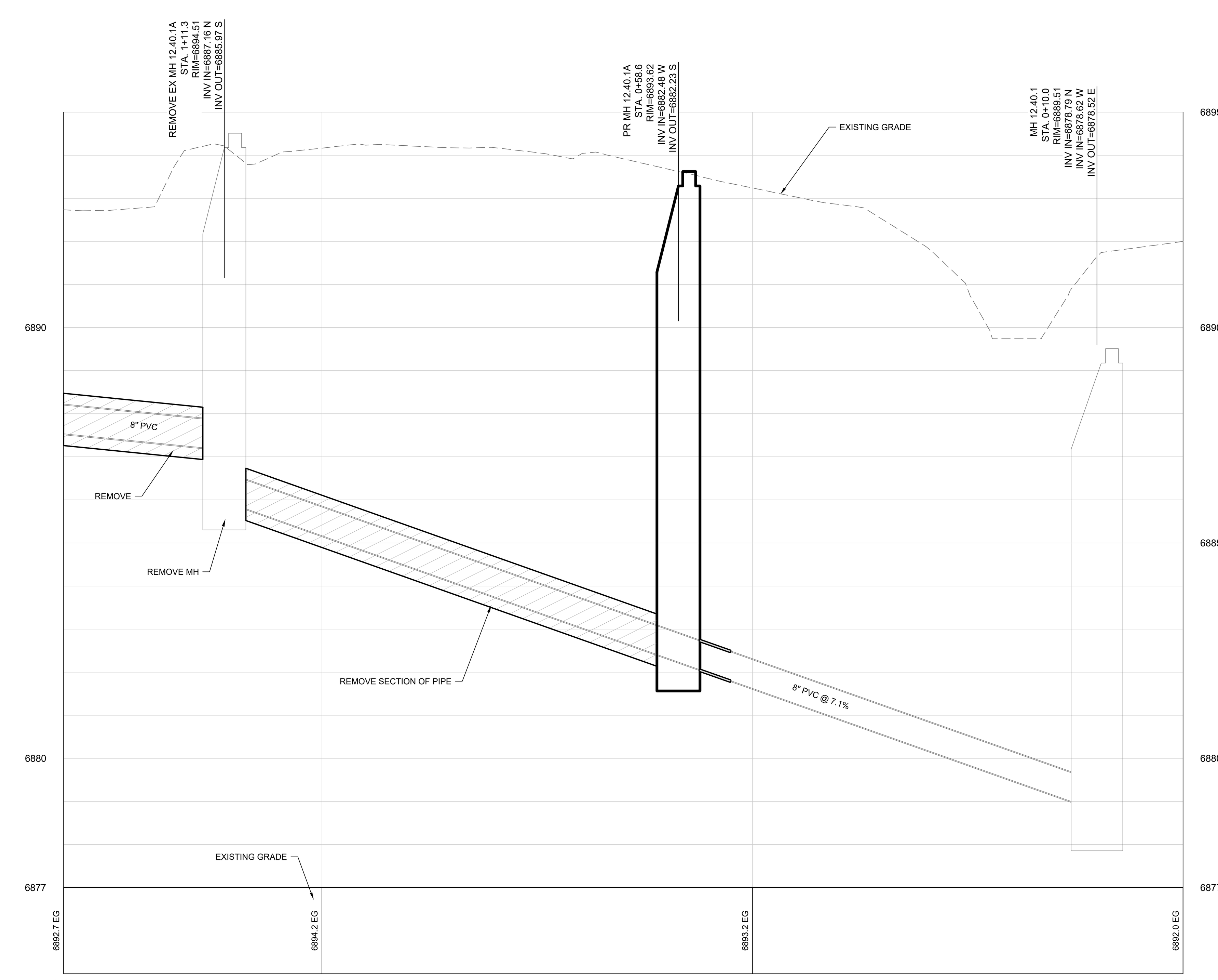


EXISTING FITTING DIAGRAM
(DISCREPANCIES MAY EXIST)

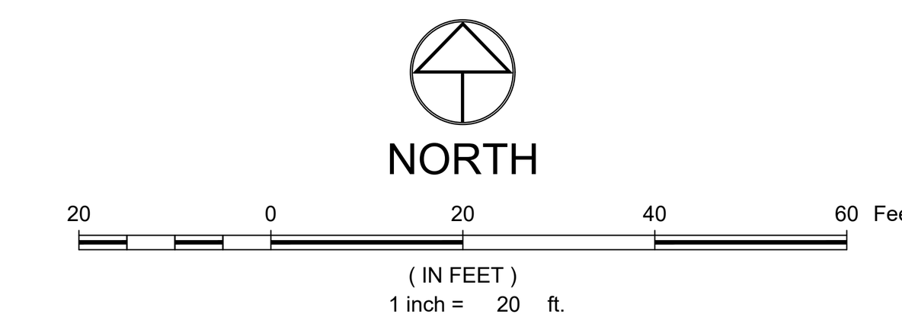
PROPOSED FITTING DIAGRAM



WATER SERVICE ABANDONMENT



SANITARY SEWER LINE



LEGEND

PROPOSED #" SANITARY SEWER W/ MH & C.O.	8" SS
EXISTING #" SANITARY SEWER W/ MH & C.O.	8" XS
EX. SANITARY SEWER TO BE REMOVED OR ABANDONED	XS DEMO
PROPOSED #" WATER PIPE	8" W
EXISTING WATER	8" XW
EX. WATER TO BE REMOVED OR ABANDONED	XW DEMO
EXISTING GV & FH	
EXIST #" STORM/CULVERT, INLET, MH, END SECTION WITH RIPRAP	18" XS ST
EX. STORM/CULVERT TO BE REMOVED OR ABANDONED	XST DEMO
EXISTING ELECTRIC	XE
EX. ELCTRIC TO BE REMOVED OR ABANDONED	XE DEMO
EXISTING TELEPHONE	XT
EX. TELEPHONE TO BE REMOVED OR ABANDONED	XT DEMO
EXISTING TELEPHONE	XG
EX. TELEPHONE TO BE REMOVED OR ABANDONED	XG DEMO
PROBABLE LIMITS OF CONSTRUCTION (SUBJECT TO CHANGE BASED ON ENCOUNTERED CONDITIONS AND CONTRACTOR MEANS/METHODS)	LOC

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 SEWER CONSTRUCTION SHALL BE PER MOUNT WERNER WATER STANDARD SPECIFICATIONS, LATEST EDITION.
4. MAINTAIN 10' HORIZONTAL AND 18" VERTICAL MINIMUM SEPARATION BETWEEN ALL SANITARY SEWER MAINS, WATER MAINS & SERVICES.
5. MANHOLES LOCATED OUTSIDE OF PAVEMENTS SHALL PROTRUDE 1' ABOVE EXISTING GRADE TO REDUCE INFILTRATION. GRADE SURFACE TO DRAIN AROUND/AWAY FROM MANHOLE RIMS.
6. ALL MANHOLES LOCATED IN PAVEMENTS SHALL HAVE RIM ELEVATIONS ADJUSTED TO ¼" BELOW FINISHED GRADE. IF NECESSARY, CONE SECTIONS SHALL BE ROTATED TO PREVENT LIDS BEING LOCATED WITHIN VEHICLE OR BICYCLE WHEEL PATHS.
7. SEWER SERVICE SHALL HAVE A MINIMUM OF 4-FT OF COVER.
8. WATER SERVICE SHALL HAVE A MINIMUM OF 7-FT OF COVER.
9. ALL WATER PIPE SHALL BE INSTALLED WITH A #10 SOLID COPPER WIRE COATED WITH 45 MIL POLYETHYLENE FOR LOCATING PURPOSES. "GLENN TEST STATIONS" BY VALVCO, INC TRACER WIRE TEST STATIONS SHALL BE INSTALLED ADJACENT TO ALL FIRE HYDRANTS. ADDITIONAL LOCATIONS MAY BE REQUIRED.
10. 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.
11. ALL TRENCHES SHALL BE COMPACTED TO 95% AS DETERMINED BY ASTM D698 (STANDARD PROCTOR) OR AS SPECIFIED BY GEOTECHNICAL ENGINEER.
12. BEDDING AND SHADING MATERIALS SHALL ONLY BE 3/4-INCH WASHED OR SCREENED ROCK. 3/4-INCH MINUS, SQUEEGEE OR REJECT SAND, OR CLASS 6 AGGREGATE BASE COURSE IS NOT ALLOWED.

DEMOLITION NOTES

1. CONTRACTOR IS ENCOURAGED TO PERFORM DEMOLITION IN A MANNER THAT MAXIMIZED SALVAGE, RE-USE, AND RECYCLING OF MATERIALS. THIS INCLUDES APPROPRIATE SORTING AND STORING. IN PARTICULAR DEMOLISHED CONCRETE, ASPHALT, AND BASE COURSE SHOULD BE RECYCLED IF POSSIBLE.
2. CONTRACTOR SHALL COORDINATE SITE DEMOLITION OPERATIONS WITH ALL OTHER TRADES PERFORMING WORK ON THE PROJECT.
3. CONTRACTOR SHALL REPLACE, REPAIR AND/OR RESTORE TO ORIGINAL CONDITION, ALL BUILDINGS AND SITE IMPROVEMENTS, NOT DESIGNATED FOR REMOVAL, THAT ARE DAMAGED AS A RESULT OF CONSTRUCTION OPERATIONS, AT NO ADDITIONAL COST TO OWNER. IF UTILITIES ARE DAMAGED, CONTRACTOR SHALL VERIFY REPLACEMENT REQUIREMENTS WITH UTILITY PROVIDERS AND ARRANGE FOR IMMEDIATE REPAIR.
4. QUANTITIES SHOWN ON DRAWINGS ARE APPROXIMATE AND SHALL BE VERIFIED IN THE FIELD.

PROMENADE NOTES

THE EXTENTS OF PROMENADE DEMOLITION IS SUBJECT TO VARY BASED UPON THE EXISTING SNOWMELT SYSTEM REGIONS. SNOWMELT SYSTEM REGIONS WILL BE IDENTIFIED IN THE FIELD AND RECOMMENDATIONS OF REMOVAL AND REPLACEMENT BEST PRACTICES WILL BE IDENTIFIED AT THAT TIME.

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT AND MAINTAIN THE REMAINING PROMENADE AND SUBSEQUENT SNOWMELT REGIONS THROUGHOUT CONSTRUCTION.

Steamboat
ALTERRA MOUNTAIN COMPANY
east west partners

2305 Mount Werner Circle
Steamboat Springs, CO 80487

Gensler
1225 17th Street
Suite 150
Denver, CO 80202
United States
Tel 303.595.8585
Fax 303.825.6823

LANDMARK CONSULTANTS, INC.
141 9th Street
PO Box 774943
Steamboat Springs, CO
80477
Tel 970.871.9494

DESIGNWORKSHOP
1390 Lawrence Street
Suite 100
Denver, CO 80204
Tel 303.623.5186

MARTIN/MARTIN CONSULTING ENGINEERS
12499 West Colfax Ave.
Lakewood, CO 80215
United States
Tel 303.431.6100

me engineers
14143 Denver West Pkwy
Suite 300
Golden, CO
United States
Tel 303.421.6655

Date	Description
1 2021.02.26	BP2A: DEMOLITION-LGB, BLDG B, STAGE

NOT VALID WITHOUT ORIGINAL SIGNATURE AND DATE

Seal / Signature

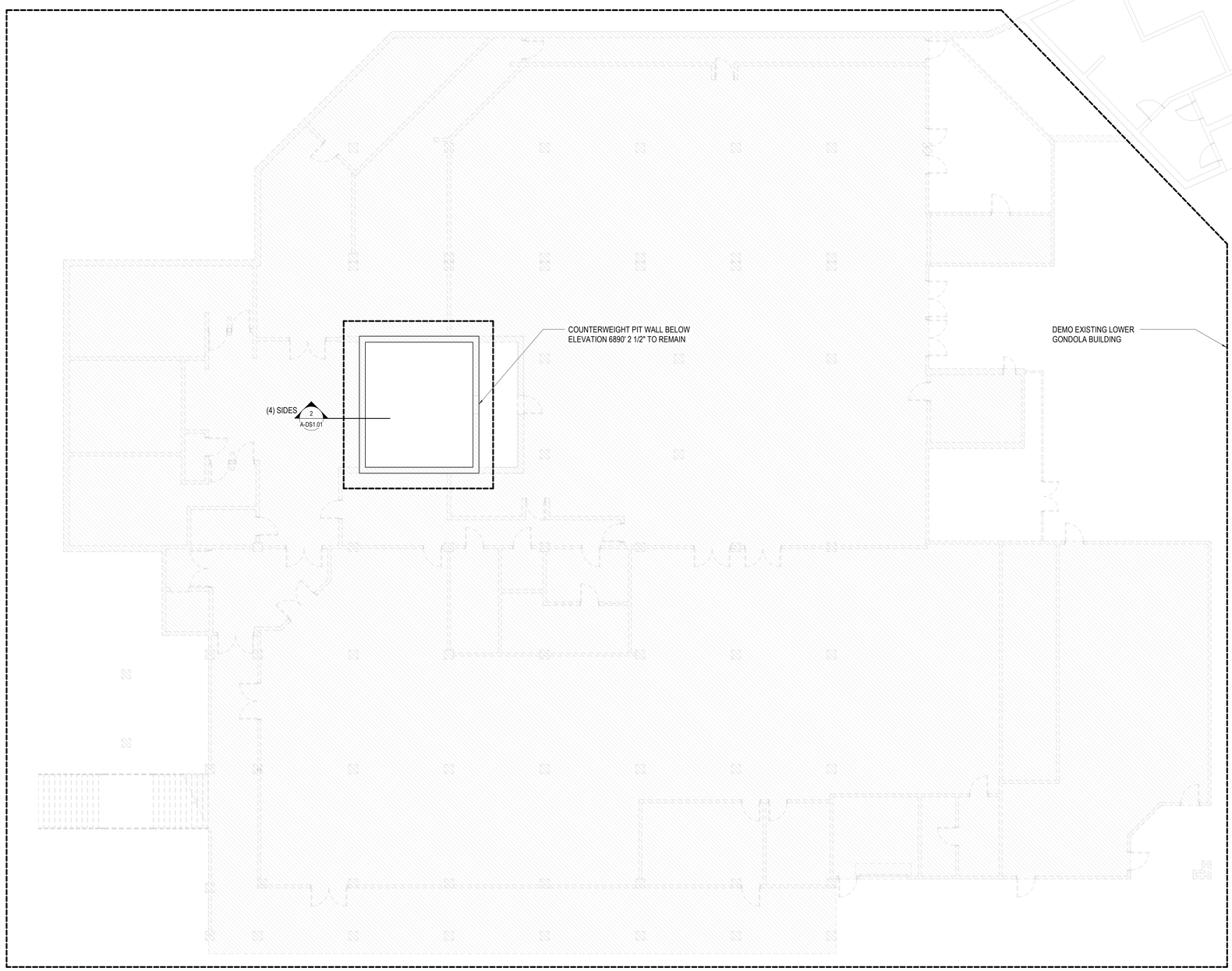
Project Name
SSRC | BASE AREA IMPROVEMENTS

Project Number
003.7835.000

Description
DETAILED CIVIL DEMOLITION PLAN

Scale
SEE GRAPHICAL SCALE

C.021



1 DEMO PLAN - LOWER GONDOLA BUILDING

1/8" = 1'-0"

NORTH

SYMBOL LEGEND

SYMBOL	DESCRIPTION
-	GRID LINES
X / XX	SECTION OR DETAIL CUT / SHEET NUMBER
XXX-XX"	ELEVATION CALLOUT
X	DRAWING REVISION NUMBER
	CURRENT REVISION CLOUD

NOTES:
1. ITEMS NOT DESIGNED BY M/M ARE SHOWN HALFTONED,
2. ITEMS INCLUDE:
   - EXISTING CONSTRUCTION
   - PERFORMANCE SPECIFIED ITEMS (STAIRS, RAILINGS, ETC.)

DEMO PLAN NOTES:
1. DEMO DRAWING ARE CREATED BASED ON THE EXISTING DRAWING BY ERIC SMITH ASSOCIATES, PROJECT NUMBER 87004, DATED 1989.

GENERAL NOTES

1) GENERAL:
1A) 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.

1B) THESE NOTES SUPPLEMENT THE SPECIFICATIONS, WHICH SHALL BE REFERENCED FOR ADDITIONAL REQUIREMENTS.

2) EXISTING STRUCTURES:
2A) CONTRACT DOCUMENTS HAVE BEEN PREPARED USING AVAILABLE DRAWINGS AND SITE OBSERVATION AS PERMITTED BY ACCESS RESTRICTIONS DURING DESIGN.

2B) DURING CONSTRUCTION, THE CONTRACTOR MAY ENCOUNTER EXISTING CONDITIONS WHICH ARE NOT KNOWN OR ARE AT VARIANCE WITH PROJECT DOCUMENTATION. CONTRACTOR SHALL NOTIFY THE 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

2C) PREPARE DIMENSIONAL DRAWINGS OF ALL DISCOVERED ITEMS.

2D) CONTRACTOR SHALL FIELD VERIFY ALL EXISTING STRUCTURAL CONDITIONS PRIOR TO SUBMITTING SHOP DRAWINGS.

2E) CONTRACTOR SHALL MAKE ALLOWANCE FOR THE RESOLUTION OF SUCH DISCOVERIES IN THE CONSTRUCTION SCHEDULE.

2F) SUBMIT A DIMENSIONED DRAWING OF ALL NEW OPENINGS THROUGH EXISTING STRUCTURE AND SECURE APPROVAL PRIOR TO CUTTING. NEW OPENING MAY BE EITHER SHOWN ON THE CONTRACT DOCUMENTS OR PROPOSED BY THE CONTRACTOR. DRAWING SHALL SHOW:
- VERTICAL & HORIZONTAL LOCATION AND SIZE OF NEW OPENING(S)
- ALL EXISTING OPENINGS IN THE VICINITY OF THE NEW OPENING(S)
- ALL EXISTING STRUCTURE (BEAMS, COLUMNS, SLABS, WALLS, ETC) IN THE VICINITY OF THE NEW OPENING(S)
- ALL REINFORCING BAR SIZES AND POSITIONS (LAYOUT LOCATION AND DEPTH) CONFLICTING WITH OR IN THE VICINITY OF THE NEW OPENING(S).

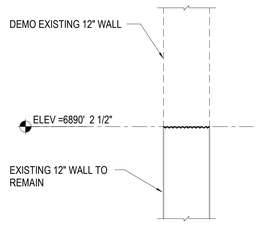
4) COORDINATION:
4A) STRUCTURAL DRAWINGS ARE NOT STAND-ALONE DOCUMENTS AND ARE INTENDED TO BE USED IN CONJUNCTION WITH CIVIL, ARCHITECTURAL, MECHANICAL, ELECTRICAL, AND DRAWINGS FROM OTHER DISCIPLINES. THE CONTRACTOR SHALL COORDINATE ALL REQUIREMENTS OF THE CONTRACT DOCUMENTS INTO SHOP DRAWINGS AND WORK.

4B) COORDINATE DIMENSIONS OF ALL OPENINGS, BLOCKOUTS, DEPRESSIONS, ETC., WITH ARCHITECTURAL DRAWINGS, DRAWINGS FROM OTHER DISCIPLINES, AND FIELD CONDITIONS PRIOR TO SHOP DRAWING SUBMITTAL.

6) TEMPORARY CONDITIONS, CONSTRUCTION ENGINEERING, AND OSHA STANDARDS:
6A) THE STRUCTURE IS DESIGNED TO FUNCTION AS A UNIT UPON COMPLETION AND ONLY FOR LOADS ANTICIPATED DURING THE STRUCTURE'S SERVICE LIFE.

6B) 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. REFER TO "LATERAL LOAD RESISTING SYSTEM DESCRIPTION" IN DESIGN CRITERIA FOR ADDITIONAL INFORMATION. CONTRACTOR SHALL PROVIDE ALL REQUIRED ENGINEERING AND OTHER MEASURES TO ACHIEVE THE MEANS, METHODS, AND SEQUENCES OF WORK WHICH MAY INCLUDE, BUT IS NOT LIMITED TO:
- LAYOUT
- DESIGN FOR FORMWORK, SHORING, AND RESHORING
- ERECTION PROCEDURES WHICH ADDRESS STABILITY OF THE FRAME DURING CONSTRUCTION
- WELD PROCEDURES
- DESIGN OF TEMPORARY BRACING OF WALLS FOR WIND, SEISMIC, OR SOIL LOADS
- SURVEYING TO VERIFY CONSTRUCTION TOLERANCES
- EVALUATION OF TEMPORARY CONSTRUCTION LOADS ON STRUCTURE DUE TO EQUIPMENT AND MATERIALS
- STRUCTURAL ENGINEERING TO RESIST ANY OTHER LOADS NOT IDENTIFIED ON DESIGN DRAWINGS

6D) 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 NECESSARY TO COMPLY WITH OSHA.
- THE CONTRACTOR SHALL ADD ALL NECESSARY BOLTS, ANCHOR BOLTS, PLATES, STIFFENER PLATES, STABILIZER PLATES, BRIDGING, BRACING, BEARING SEATS, COLUMN SPLICES, ETC., AS WELL AS CLOSURES FOR OPENINGS. IN ADDITION, FIELD WELD ANYTHING THAT MAY BE CONSIDERED A TRIP HAZARD, SUCH AS SHEAR STUDS, AFTER PROTECTIVE DECKING IS INSTALLED.
- WASHERS OR RINGS MAY BE WELDED TO COLUMNS TO PROVIDE FOR SAFETY CABLES. HOLES IN COLUMNS FOR SAFETY CABLES SHALL BE SHOP INSTALLED AND SHALL BE INDICATED ON SHOP DRAWINGS. ADJUST COLUMN SPLICE LOCATIONS OR ADD COLUMN SPLICES AS NECESSARY TO COMPLY WITH OSHA REQUIREMENTS. SUBMIT PROPOSED LOCATIONS.
- HOLES IN CONCRETE COLUMNS FOR SAFETY CABLES SHALL BE INDICATED ON THE SHOP DRAWINGS, SHALL BE LIMITED TO 1"Ø MAXIMUM, LOCATED WITHIN THE MIDDLE THIRD OF THE COLUMN AND SHALL BE CREATED USING SLEEVES. DO NOT DRILL OR CORE COLUMNS TO INSTALL SAFETY CABLES.
- ALL METAL JOISTS REQUIRED BY OSHA TO BE BOLTED SHALL HAVE ERECTION BOLTS INSTALLED REGARDLESS OF FINAL CONNECTION SHOWN ON THE STRUCTURAL DRAWINGS.



2 EXISTING COUNTERWEIGHT WALL

3/4" = 1'-0"

Steamboat
ALTERRA MOUNTAIN COMPANY east west partners

2305 Mount Werner Circle
Steamboat Springs, CO 80487

Gensler
1225 17th Street
Suite 150
Denver, CO 80202
United States
Tel 303.595.8585
Fax 303.825.6823

LANDMARK CONSULTANTS, INC.
141 9th Street
PO Box 774943
Steamboat Springs, CO 80477
Tel 970.871.9494

DESIGNWORKSHOP
1390 Lawrence Street
Suite 100
Denver, CO 80204
Tel 303.623.5186

MARTIN/MARTIN CONSULTING ENGINEERS
12499 West Colfax Ave.
Lakewood, CO 80215
United States
Tel 303.431.6100

me engineers
14143 Denver West Pkwy
Suite 300
Golden, CO
United States
Tel 303.421.6655

Date	Description
2021.02.26	BP2A: DEMOLITION-LGB, BLDG B, STAGE

Seal / Signature

COLORADO REGISTERED 38107 PROFESSIONAL ENGINEER

April 1, 2021

Project Name
SSRC | BASE AREA IMPROVEMENTS

Project Number
003.7835.000

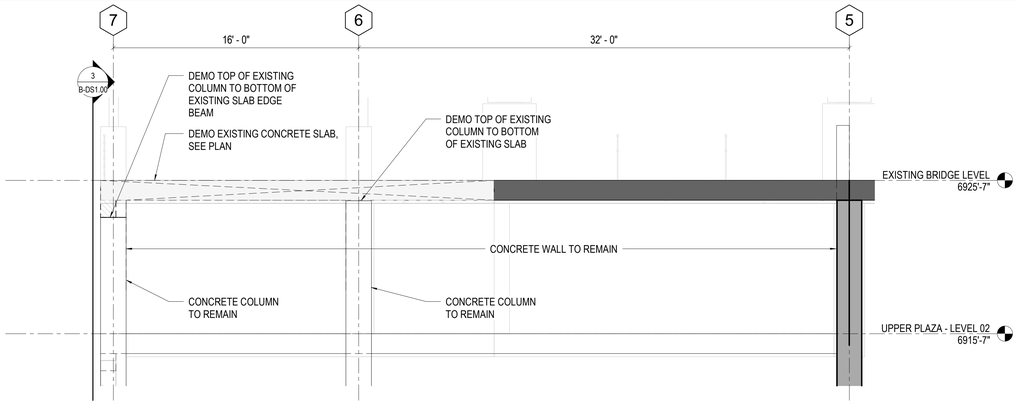
Description
LOWER GONDOLA BUILDING DEMO PLAN

Scale
As indicated

A-DS1.01

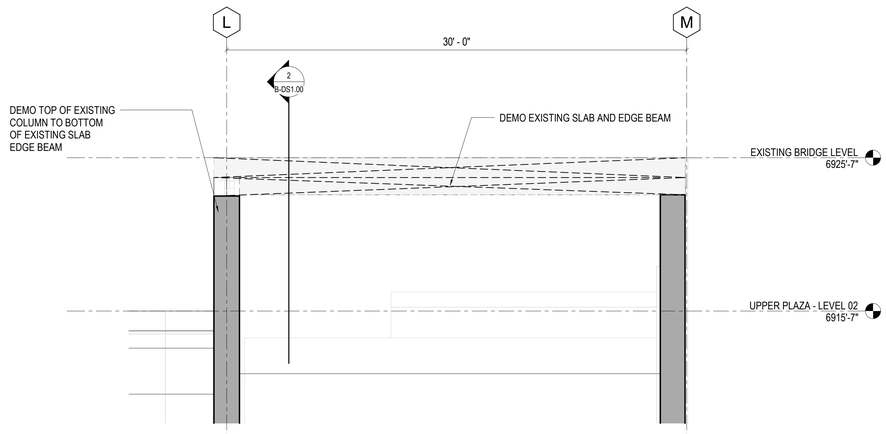
DESIGNERS: NIC MARTIN
LEAD REVIT TECH:COLIN MONNES
DATE PRINTED:2/26/2021 2:12:19 PM
FILE PATH:BIM 360/7003.7835.000 - Steamboat Redev/03.7835.000_Structural_SSR_GSD 2021_V2021.rvt

MM JOB # 20.1411.5.01
PRINCIPAL:KELLY KNOWLES
EOR:KELLY KNOWLES
PROJECT MANAGER: C. A. CHEN



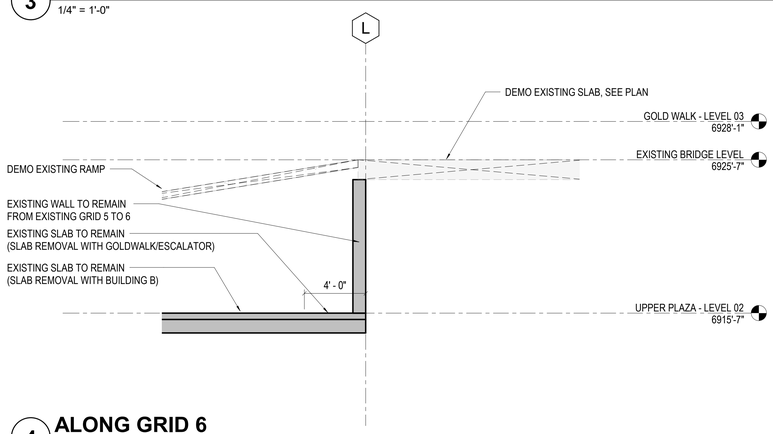
2 ALONG GRID L

1/4" = 1'-0"



3 ALONG GRID 7

1/4" = 1'-0"



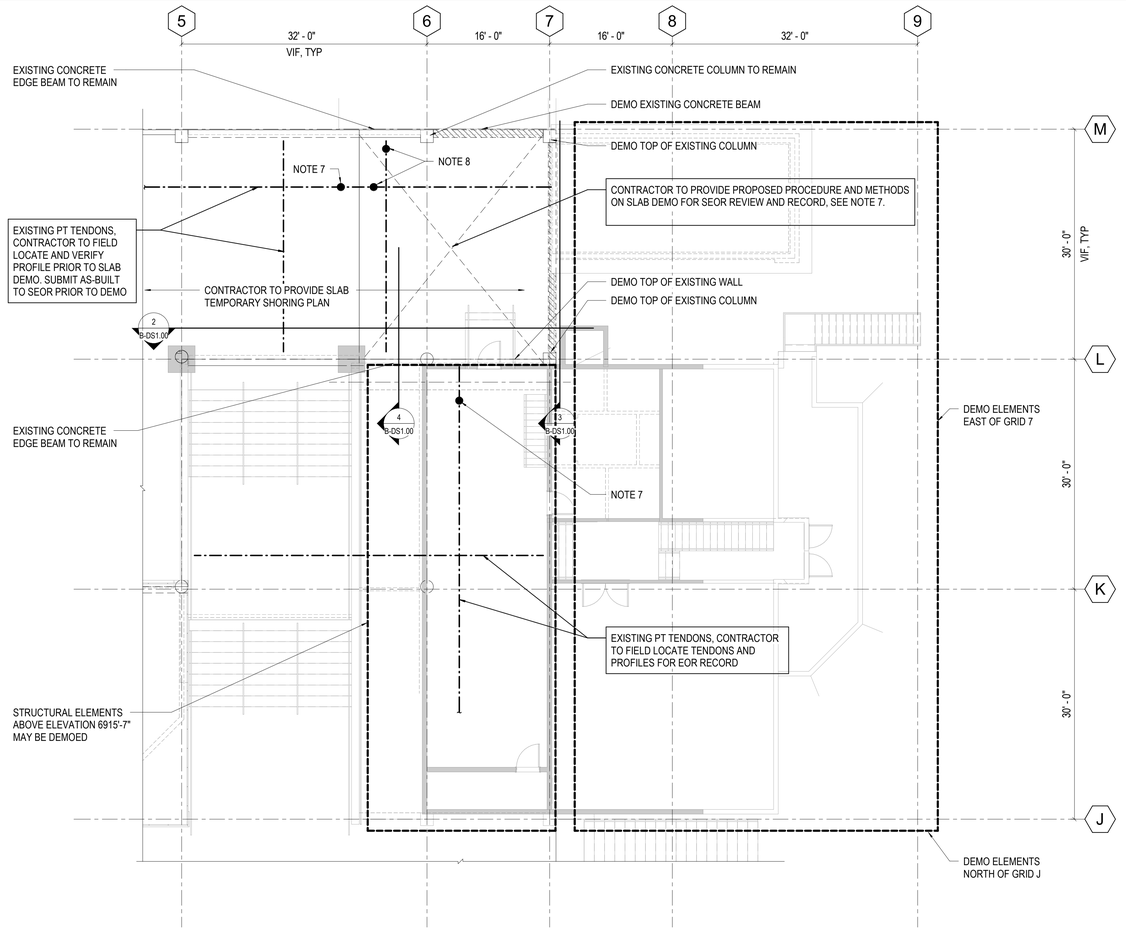
4 ALONG GRID 6

1/4" = 1'-0"

SYMBOL LEGEND

SYMBOL	DESCRIPTION
-	GRID LINES
X / XX	SECTION OR DETAIL CUT / SHEET NUMBER
XXX'-XX"	ELEVATION CALLOUT
X	DRAWING REVISION NUMBER
	CURRENT REVISION CLOUD

NOTES:
1. ITEMS NOT DESIGNED BY M/M ARE SHOWN HALFTONED,
2. ITEMS INCLUDE:
   - EXISTING CONSTRUCTION
   - PERFORMANCE SPECIFIED ITEMS (STAIRS, RAILINGS, ETC.)



1 DEMO PLAN - EXISTING BUILDING B

1/8" = 1'-0"

DEMO PLAN NOTES:
1. SEE A-DS1.01 FOR GENERAL NOTES.
2. THIS PORTION OF THE DEMO DRAWINGS ARE CREATED BASED ON THE EXISTING DRAWING BY 'THE KEN R. WHITE COMPANY' AND 'ALEXANDER MCILVAINE', DATED 1971.
3. PROVIDE AND MAINTAIN SHORING, BRACING, OR STRUCTURAL SUPPORT TO PRESERVE STABILITY AND PREVENT UNEXPECTED MOVEMENT OR COLLAPSE OF CONSTRUCTION BEING DEMOLISHED.
4. LOCATE TENSIONED STEEL TENDONS AND DETENSION IF REQUIRED.
5. STRENGTHEN OR ADD NEW SUPPORTS AS REQUIRED DURING THE PROCESS OF DEMOLITION.
6. SHORING LOAD INCLUDES SELF WEIGHT PLUS 20 PSF CONSTRUCTION LIVE LOAD.
7. CONTRACTOR TO FIELD VERIFY ALL POST-TENSIONED TENDON LOCATIONS AND PROFILES. SUBMIT A PLAN FOR STRUCTURAL EOR REVIEW. PRIOR TO SLAB DEMO, CONTRACTOR TO LOCATE AND PROVIDE METHODS IN MAINTAINING TENDON STRESSES WITHIN THE REMAINING SLAB, WITH OPTION AS LOCK OFF DEVICE METHODS PER ACI 423.6. PROVIDE PROCEDURE AND DETAILS FOR REVIEW.
8. PROVIDE PROCEDURE ON DE-TENSIONING THE EXISTING TENDONS FOR REVIEW.

Steamboat
ALTERRA MOUNTAIN COMPANY east west partners

2305 Mount Werner Circle
Steamboat Springs, CO 80487

Gensler

1225 17th Street
Suite 150
Denver, CO 80202
United States
Tel 303.595.8585
Fax 303.825.6823

LANDMARK CONSULTANTS, INC.
141 9th Street
PO Box 774943
Steamboat Springs, CO 80477
Tel 970.871.9494

DESIGNWORKSHOP
1390 Lawrence Street
Suite 100
Denver, CO 80204
Tel 303.623.5186

MARTIN/MARTIN CONSULTING ENGINEERS
12499 West Colfax Ave.
Lakewood, CO 80215
United States
Tel 303.431.6100

me engineers
14143 Denver West Pkwy
Suite 300
Golden, CO
United States
Tel 303.421.6655

Date	Description
2021.02.26	BP2A: DEMOLITION-LGB, BLDG B, STAGE

Seal / Signature

COLORADO REGISTERED KELLY G. KNOWLES 38167 PROFESSIONAL ENGINEER

April 1, 2021

Project Name

SSRC | BASE AREA IMPROVEMENTS

Project Number

003.7835.000

Description

BUILDING B DEMO PLAN

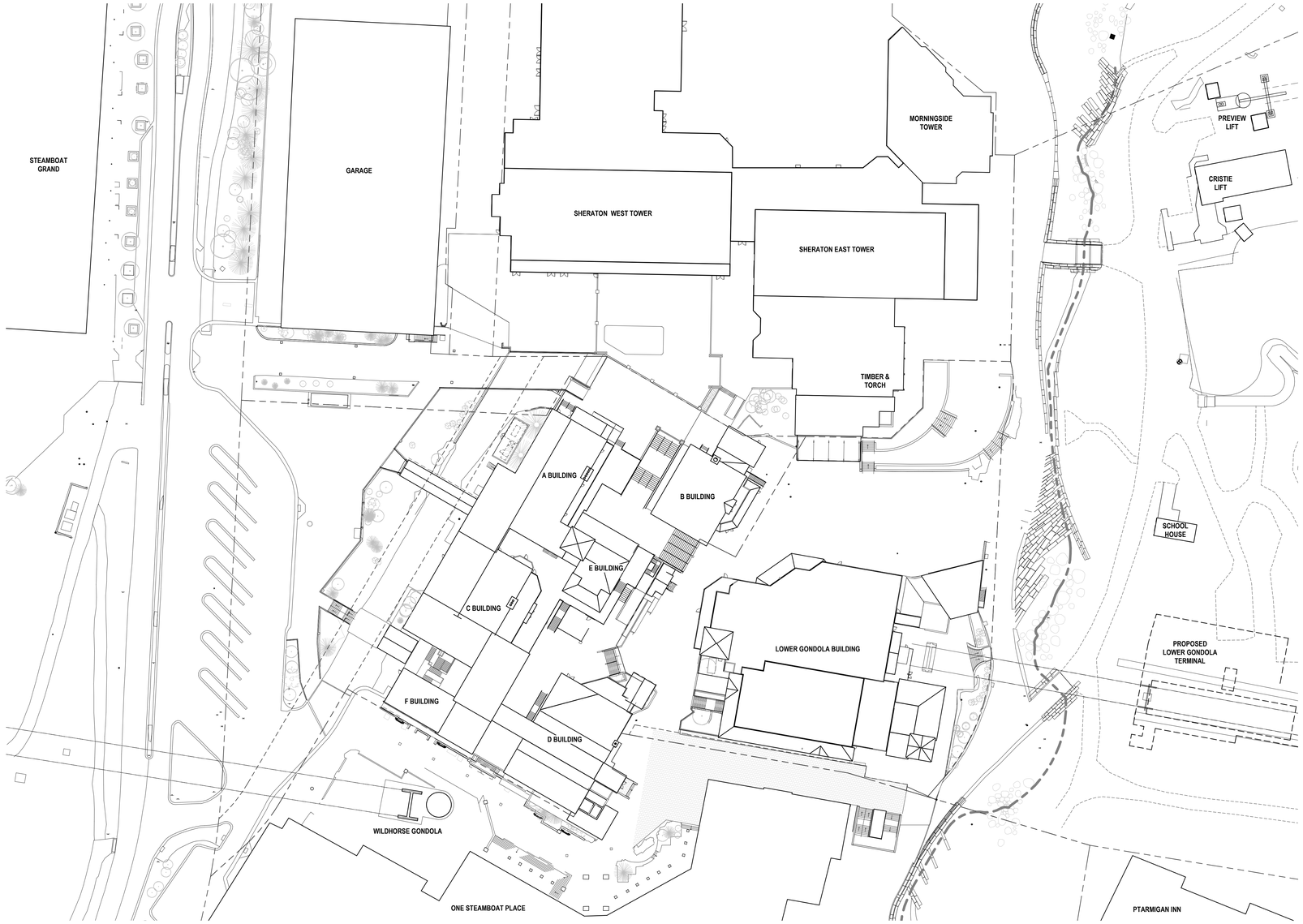
Scale

As indicated

B-DS1.00

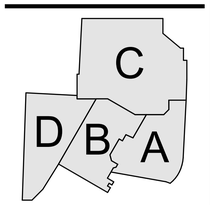
DESIGNERS: NIC MARTIN
LEAD REVIT TECH: COLIN MONNES
DATE PRINTED: 2/26/2021 2:12:20 PM
FILE PATH: BIM 360:/003.7835.000 - Steamboat Redev/03.7835.000_Structural_SSRC_GS2.2021_V2021.1.rvt

MM JOB #: 20.1411.5.01
PRINCIPAL: KELLY KNOWLES
EOR: KELLY KNOWLES
PROJECT MANAGER: C. A. CHEN



01 SITE PLAN - EXISTING CONDITIONS
SCALE: 1" = 40'-0"

KEY PLAN



Steamboat
ALTERRA MOUNTAIN COMPANY east west partners

2305 Mount Werner Circle
Steamboat Springs, CO 80487

Gensler
1225 17th Street
Suite 150
Denver, CO 80202
United States
Tel 303.595.8585
Fax 303.825.6823

LANDMARK CONSULTANTS, INC.
141 9th Street
PO Box 774943
Steamboat Springs, CO 80477
Tel 970.871.9494

DESIGNWORKSHOP
1390 Lawrence Street
Suite 100
Denver, CO 80204
Tel 303.623.5186

MARTIN/MARTIN CONSULTING ENGINEERS
12499 West Colfax Ave.
Lakewood, CO 80215
United States
Tel 303.431.6100

me engineers
14143 Denver West Pkwy
Suite 300
Golden, CO
United States
Tel 303.421.6655

△	Date	Description
1	2021.02.26	BP2A: DEMOLITION-LGB, BLDG B, STAGE

Seal / Signature

STATE OF COLORADO · JOHN CHARLES CARROLL · 203617 · LICENSED ARCHITECT
04.02.2021

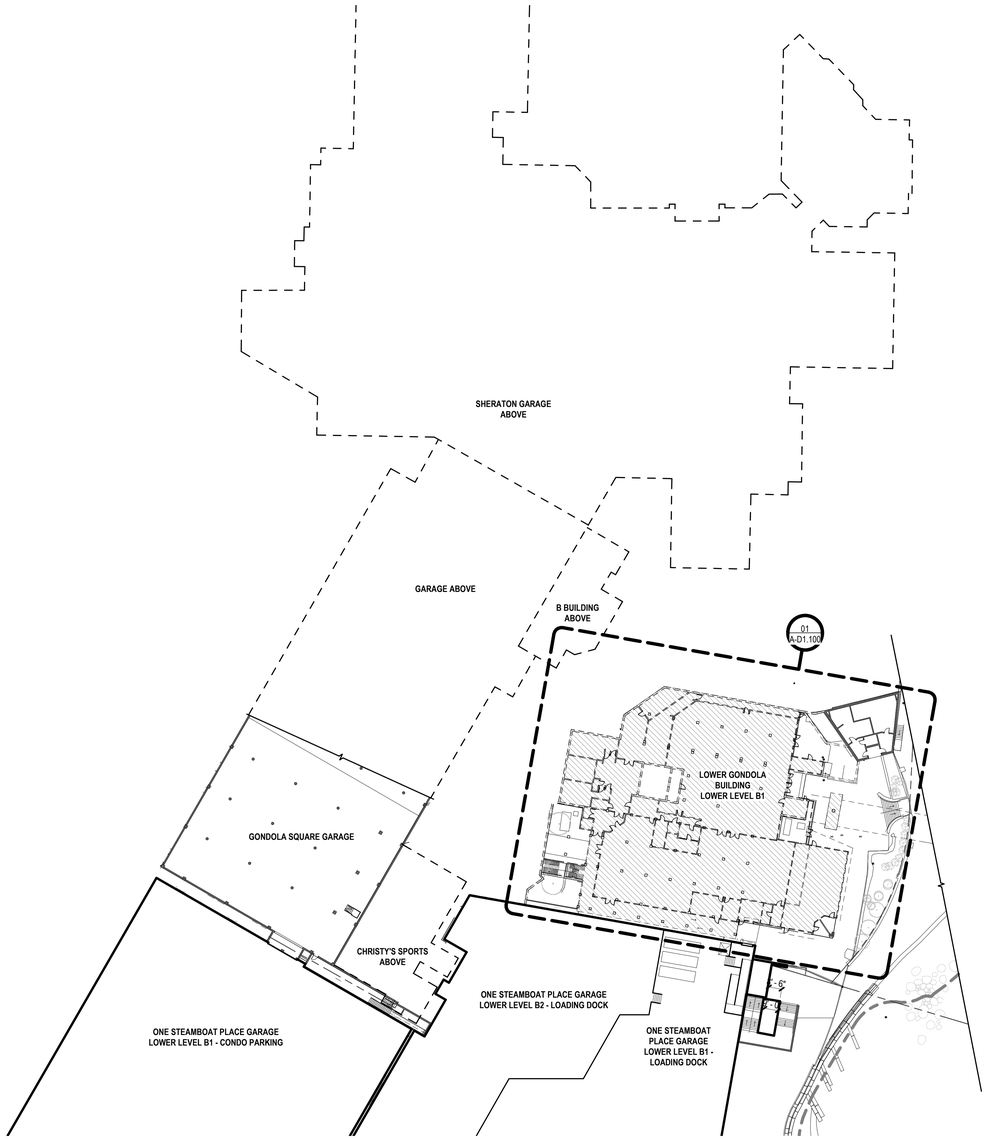
Project Name
SSRC | BASE AREA IMPROVEMENTS

Project Number
003.7835.000

Description
SITE PLAN - EXISTING CONDITIONS

Scale
1" = 40'-0"

AS0.000



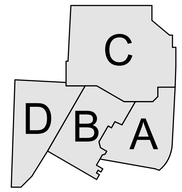
01 DEMOLITION COMPOSITE PLAN - LOWER LEVEL B1
SCALE: 1" = 40'-0"

GENERAL NOTES

LEGEND

- EXISTING TO REMAIN
- TO BE DEMOLISHED
- TO BE DEMOLISHED

KEY PLAN



Steamboat
ALTERRA MOUNTAIN COMPANY
east west partners

2305 Mount Werner Circle
Steamboat Springs, CO 80487

Gensler
1225 17th Street
Suite 150
Denver, CO 80202
United States
Tel 303.595.8585
Fax 303.825.6823

LANDMARK CONSULTANTS, INC.
141 9th Street
PO Box 774943
Steamboat Springs, CO
80477
Tel 970.871.9494

DESIGNWORKSHOP
1390 Lawrence Street
Suite 100
Denver, CO 80204
Tel 303.623.5186

MARTIN/MARTIN CONSULTING ENGINEERS
12499 West Colfax Ave.
Lakewood, CO 80215
United States
Tel 303.431.6100

me engineers
14143 Denver West Pkwy
Suite 300
Golden, CO
United States
Tel 303.421.6655

△	Date	Description
1	2021.02.26	BP2A: DEMOLITION-LGB, BLDG B, STAGE

Seal / Signature

STATE OF COLORADO
JOHN CHARLES CARROLL
203617
LICENSED ARCHITECT
04.02.2021

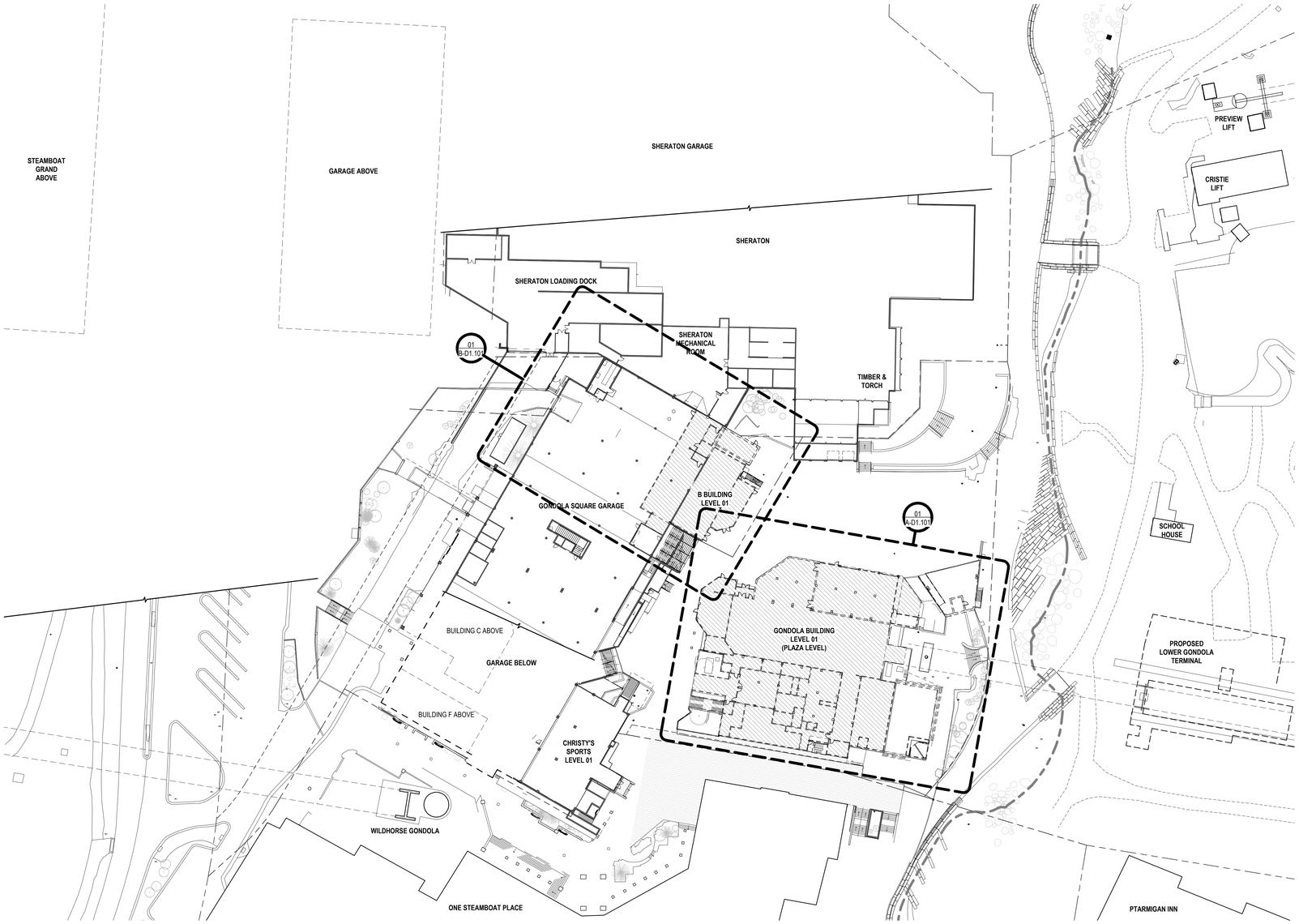
Project Name
SSRC | BASE AREA IMPROVEMENTS

Project Number
003.7835.000

Description
DEMOLITION COMPOSITE PLAN - LOWER LEVEL B1

Scale
As indicated

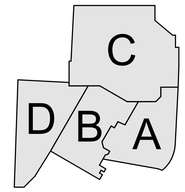
D0.100



01 DEMOLITION COMPOSITE PLAN - LEVEL 01
SCALE: 1" = 40'-0"

LEGEND
- EXISTING TO REMAIN
- TO BE DEMOLISHED
- TO BE DEMOLISHED

KEY PLAN



Steamboat
ALTERRA MOUNTAIN COMPANY east west partners

2305 Mount Werner Circle
Steamboat Springs, CO 80487

Gensler
1225 17th Street
Suite 150
Denver, CO 80202
United States
Tel 303.595.8585
Fax 303.825.6823

LANDMARK CONSULTANTS, INC.
141 9th Street
PO Box 774943
Steamboat Springs, CO 80477
Tel 970.871.9494

DESIGNWORKSHOP
1390 Lawrence Street
Suite 100
Denver, CO 80204
Tel 303.623.5186

MARTIN/MARTIN CONSULTING ENGINEERS
12499 West Colfax Ave.
Lakewood, CO 80215
United States
Tel 303.431.6100

me engineers
14143 Denver West Pkwy
Suite 300
Golden, CO
United States
Tel 303.421.6655

△	Date	Description
1	2021.02.26	BP2A: DEMOLITION-LGB, BLDG B, STAGE

Seal / Signature

STATE OF COLORADO · JON CHARLES CARROLL · 203617 · LICENSED ARCHITECT
04.02.2021

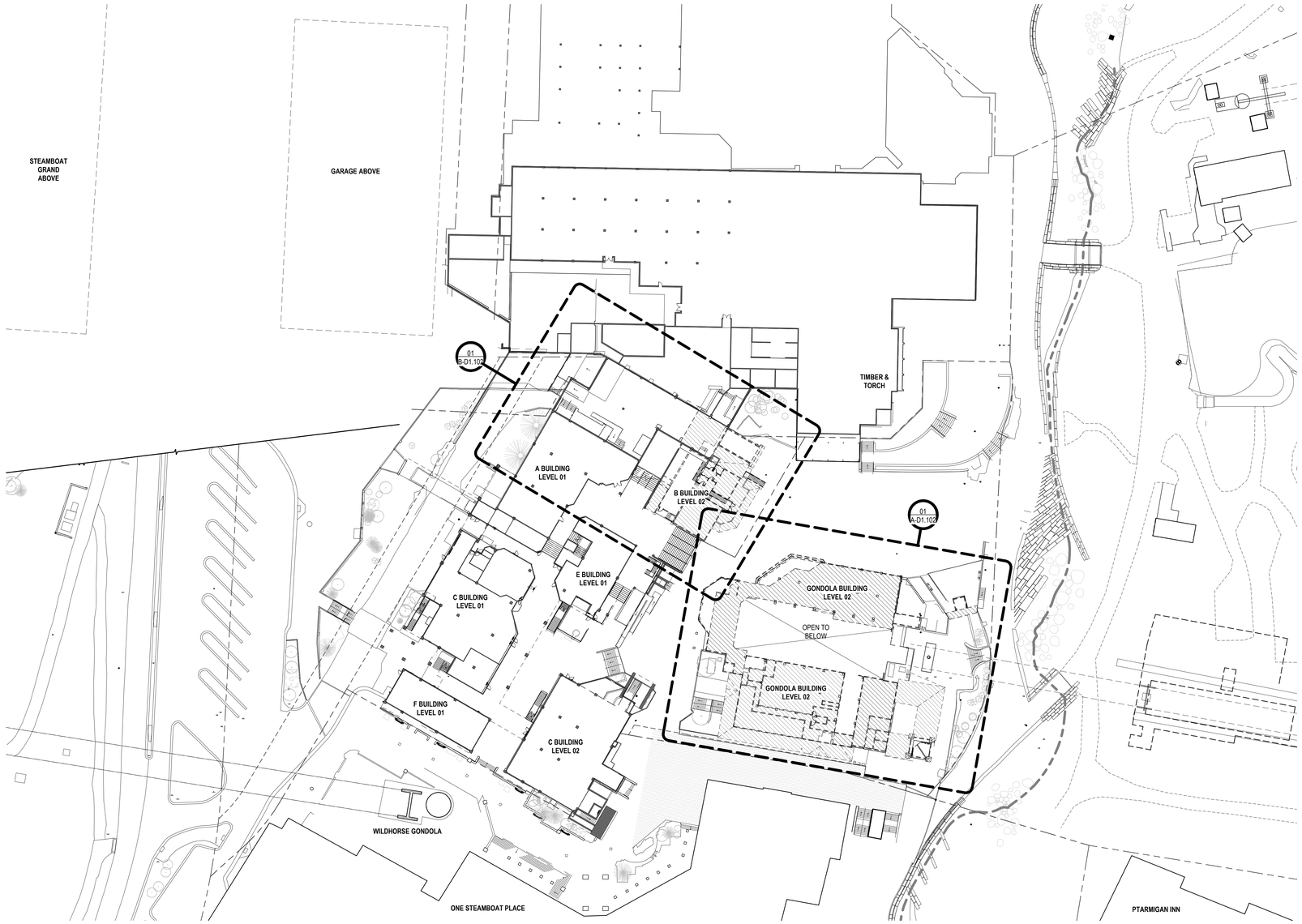
Project Name
SSRC | BASE AREA IMPROVEMENTS

Project Number
003.7835.000

Description
DEMOLITION COMPOSITE PLAN - LEVEL 01

Scale
As indicated

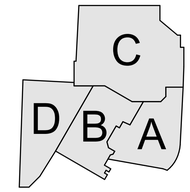
D0.101



01 DEMOLITION COMPOSITE PLAN - LEVEL 02
SCALE: 1" = 40'-0"

LEGEND
- EXISTING TO REMAIN
- TO BE DEMOLISHED
- TO BE DEMOLISHED

KEY PLAN



Steamboat
ALTERRA MOUNTAIN COMPANY east west partners

2305 Mount Werner Circle
Steamboat Springs, CO 80487

Gensler
1225 17th Street
Suite 150
Denver, CO 80202
United States
Tel 303.595.8585
Fax 303.825.6823

LANDMARK CONSULTANTS, INC.
141 9th Street
PO Box 774943
Steamboat Springs, CO 80477
Tel 970.871.9494

DESIGNWORKSHOP
1390 Lawrence Street
Suite 100
Denver, CO 80204
Tel 303.623.5186

MARTIN/MARTIN CONSULTING ENGINEERS
12499 West Colfax Ave.
Lakewood, CO 80215
United States
Tel 303.431.6100

me engineers
14143 Denver West Pkwy
Suite 300
Golden, CO
United States
Tel 303.421.6655

△	Date	Description
1	2021.02.26	BP2A: DEMOLITION-LGB, BLDG B, STAGE

Seal / Signature

STATE OF COLORADO · JOSEPH CHARLES CARROLL · 203617 · LICENSED ARCHITECT
04.02.2021

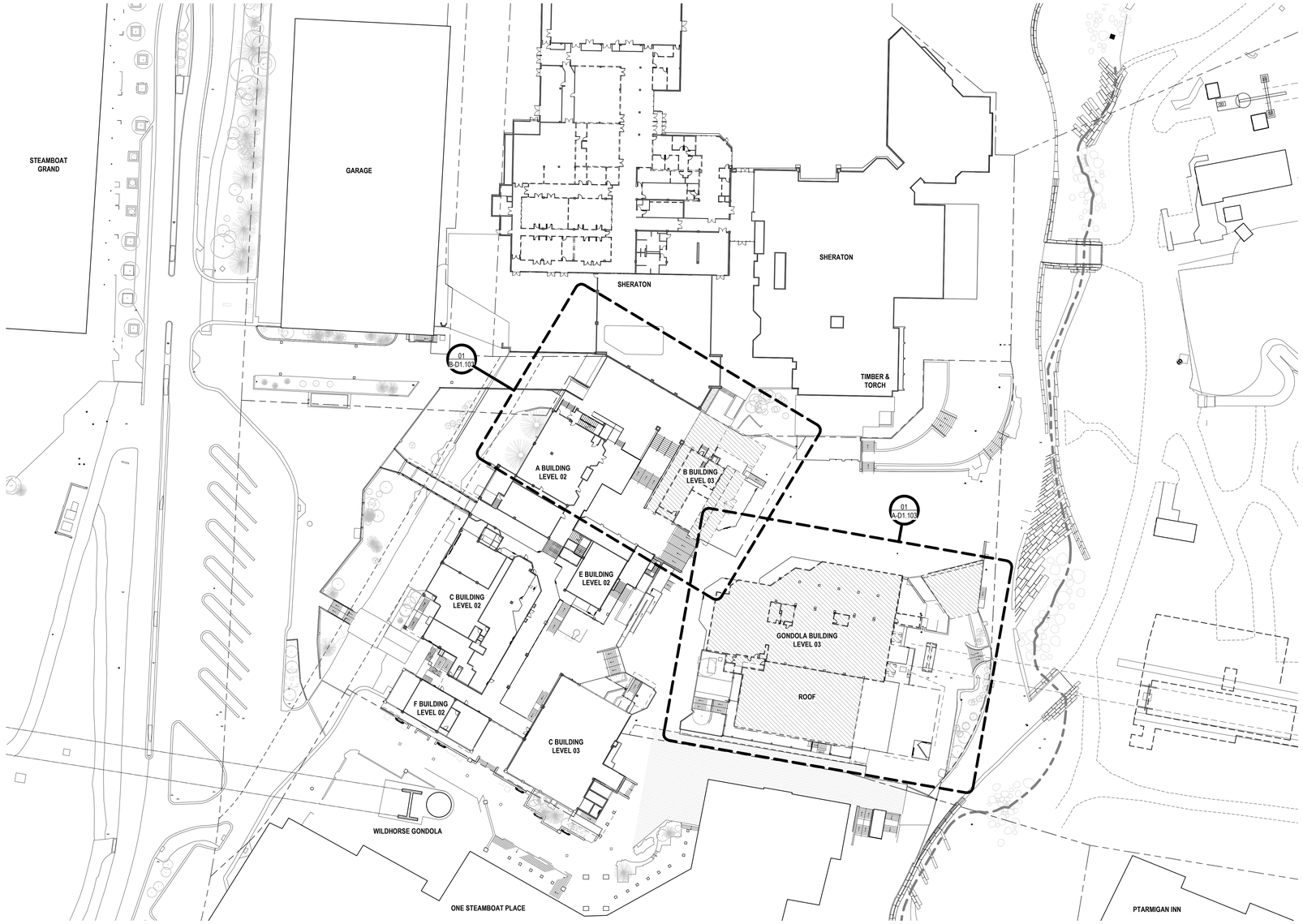
Project Name
SSRC | BASE AREA IMPROVEMENTS

Project Number
003.7835.000

Description
DEMOLITION COMPOSITE PLAN - LEVEL 02

Scale
As indicated

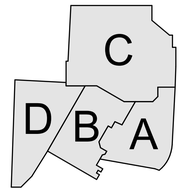
D0.102



01 DEMOLITION COMPOSITE PLAN - LEVEL 03
SCALE: 1" = 40'-0"

LEGEND
- EXISTING TO REMAIN
- TO BE DEMOLISHED
- TO BE DEMOLISHED

KEY PLAN



Steamboat
ALTERRA MOUNTAIN COMPANY
east west partners

2305 Mount Werner Circle
Steamboat Springs, CO 80487

Gensler
1225 17th Street
Suite 150
Denver, CO 80202
United States
Tel 303.595.8585
Fax 303.825.6823

LANDMARK CONSULTANTS, INC.
141 9th Street
PO Box 774943
Steamboat Springs, CO 80477
Tel 970.871.9494

DESIGNWORKSHOP
1390 Lawrence Street
Suite 100
Denver, CO 80204
Tel 303.623.5186

MARTIN/MARTIN CONSULTING ENGINEERS
12499 West Colfax Ave.
Lakewood, CO 80215
United States
Tel 303.431.6100

me engineers
14143 Denver West Pkwy
Suite 300
Golden, CO
United States
Tel 303.421.6655

△	Date	Description
1	2021.02.26	BP2A: DEMOLITION-LGB, BLDG B, STAGE

Seal / Signature

STATE OF COLORADO · JON CHARLES CARROLL · 203617 · LICENSED ARCHITECT
04.02.2021

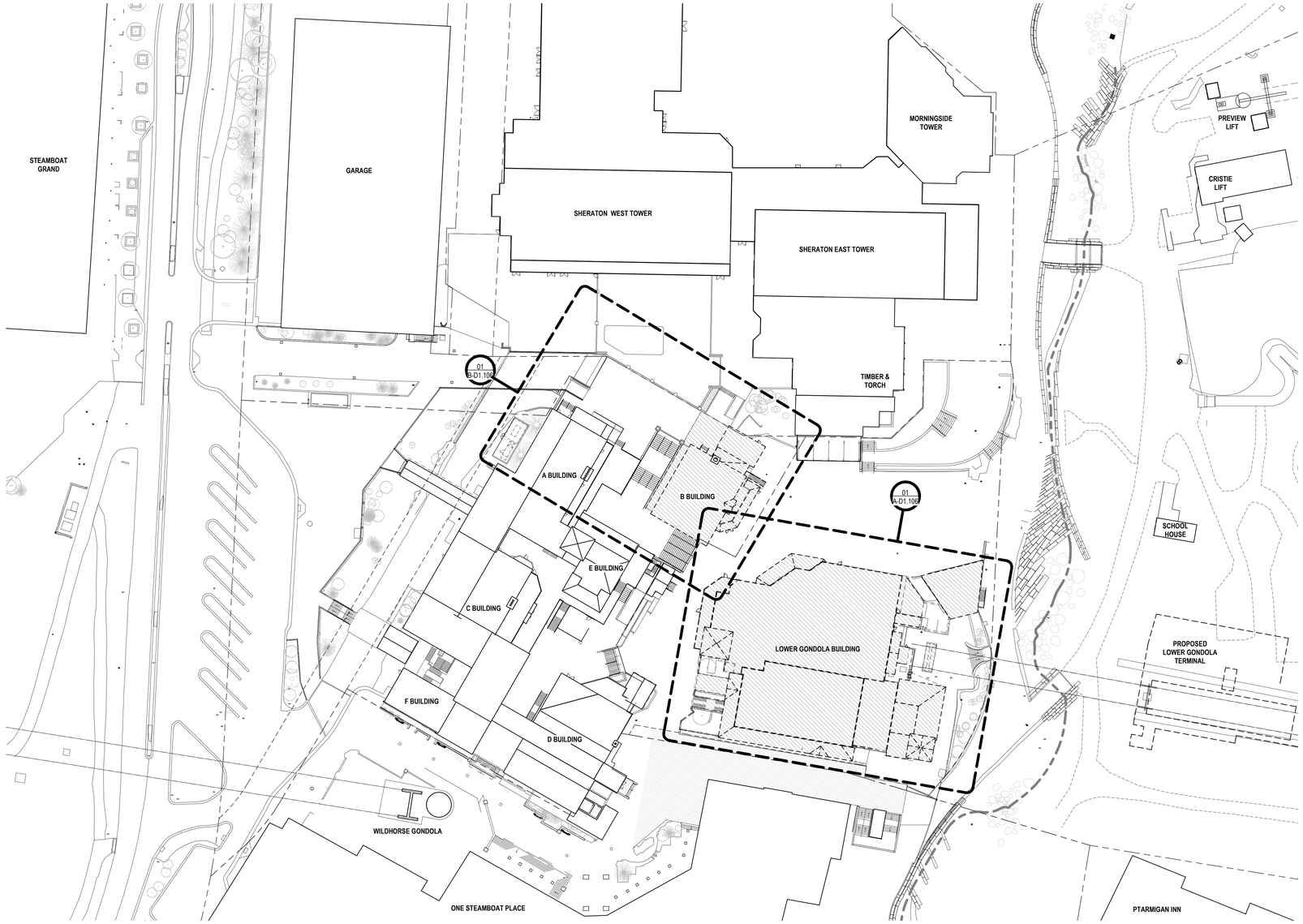
Project Name
SSRC | BASE AREA IMPROVEMENTS

Project Number
003.7835.000

Description
DEMOLITION COMPOSITE PLAN - LEVEL 03

Scale
As indicated

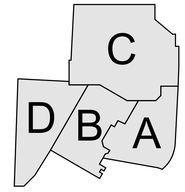
D0.103



01 DEMOLITION COMPOSITE PLAN - LEVEL ROOF
SCALE: 1" = 40'-0"

LEGEND
- EXISTING TO REMAIN
- TO BE DEMOLISHED
- TO BE DEMOLISHED

KEY PLAN



Steamboat
ALTERRA MOUNTAIN COMPANY
east west partners

2305 Mount Werner Circle
Steamboat Springs, CO 80487

Gensler
1225 17th Street
Suite 150
Denver, CO 80202
United States
Tel 303.595.8585
Fax 303.825.6823

LANDMARK CONSULTANTS, INC.
141 9th Street
PO Box 774943
Steamboat Springs, CO 80477
Tel 970.871.9494

DESIGNWORKSHOP
1390 Lawrence Street
Suite 100
Denver, CO 80204
Tel 303.623.5186

MARTIN/MARTIN CONSULTING ENGINEERS
12499 West Colfax Ave.
Lakewood, CO 80215
United States
Tel 303.431.6100

me engineers
14143 Denver West Pkwy
Suite 300
Golden, CO
United States
Tel 303.421.6655

△	Date	Description
1	2021.02.26	BP2A: DEMOLITION-LGB, BLDG B, STAGE

Seal / Signature

STATE OF COLORADO · JON CHARLES CUMMINS · 203617 · LICENSED ARCHITECT
04.02.2021

Project Name
SSRC | BASE AREA IMPROVEMENTS

Project Number
003.7835.000

Description
DEMOLITION COMPOSITE PLAN - LEVEL ROOF

Scale
As indicated

D0.106

01 DEMOLITION PLAN - LOWER LEVEL B1 - LOWER GONDOLA BUILDING
SCALE: 1/8" = 1'-0"

SHEET NOTES

01 REMOVE [E] WALL
02 REMOVE [E] SLAB
04 REMOVE [E] STAIR
06 REMOVE [E] STRUCTURE
08 REMOVE [E] LANDSCAPE, RE: CIVIL
09 REMOVE [E] ELEVATOR AND ALL RELATED MACHINERY, INCLUDING PIT, SUMP, SHAFT, AND PISTON
10 REMOVE [E] HOIST
11 REMOVE [E] RESTROOM FIXTURES, CASEWORK, AND ASSOCIATED MECHANICAL AND PLUMBING
12 REMOVE [E] KITCHEN, FIXTURES, CASEWORK, AND ASSOCIATED MECHANICAL AND PLUMBING
13 REMOVE [E] MECHANICAL EQUIPMENT. RE: MECHANICAL DRAWINGS
14 REMOVE [E] ELECTRICAL EQUIPMENT. RE: ELECTRICAL DRAWINGS
15 REMOVE [E] PLUMBING EQUIPMENT. RE: PLUMBING DRAWINGS
16 REMOVE [E] BRICK PLAZA AS NEEDED FOR UNDERGROUND UTILITY WORK. RE: CIVIL DRAWINGS
17 [E] COUNTERWEIGHT PIT TO REMAIN, REMOVE [E] STRUCTURE ABOVE 1' BELOW PROPOSED FINISHED FLOOR, RE: STRUCTURAL
18 [E] GONDOLA TERMINAL, CABLING, AND TOWER TO BE REMOVED BY OTHERS
19 REMOVE [E] PAVERS, SALVAGE FOR REUSE AS NECESSARY, RE: CIVIL
20 REMOVE [E] GENERATOR AND REPURPOSE, RE: MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS
21 [E] LAUNDRY EQUIPMENT TO BE REPURPOSED, RE: MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS
22 [E] TELECOM EQUIPMENT TO BE REPURPOSED, RE: BP1B DRAWINGS
23 [E] WALK-IN REFRIGERATOR / FREEZER TO BE REPURPOSED
24 [E] WALL TO REMAIN
26 [E] SLAB TO REMAIN
34 DASHED LINE AND HATCHED AREA OF [E] BUILDING B TO BE DEMOLISHED. REFER TO UTILITY PLANS FOR CUT AND MAKE SAFE EXTENTS OF UTILITIES
55 REMOVE [E] ENCLOSURE FENCE
56 REMOVE [E] STRUCTURE, STAIR, AND HANDRAIL DOWN TO SUBGRADE BELOW

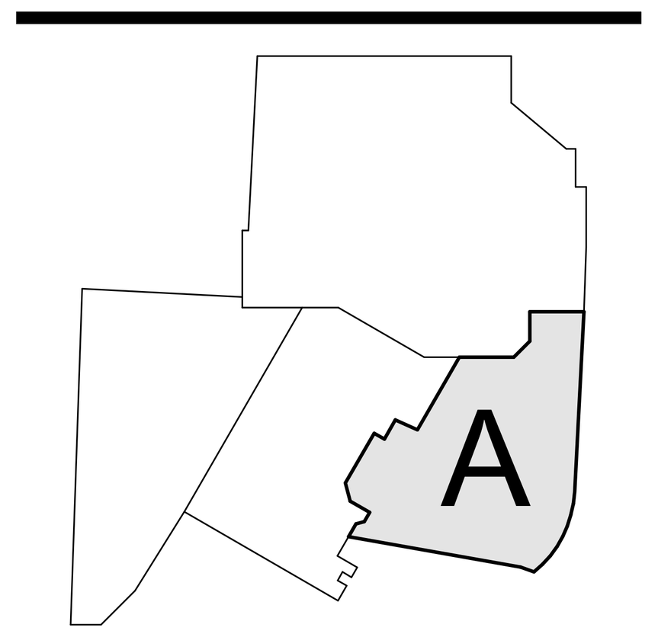
GENERAL NOTES

1. REMOVE THE EXISTING LOWER GONDOLA TERMINAL BUILDING COMPLETELY, INCLUDING ALL STRUCTURE, MECHANICAL, ELECTRICAL, PLUMBING, I.T. SYSTEMS. RE: MECHANICAL, ELETRICAL, I.T. DRAWINGS FOR MORE INFORMATION.
2. STRUCTURE TO BE REMOVED COMPLETELY, INCLUDING ALL FOUNDATIONS. THE EXISTING GONDOLA COUNTERWEIGHT TO REMAIN. TOP TO BE CUTDOWN AND PIT TO BE FILLED. RE: STRUCTURAL FOR MORE INFORMATION. ALL WATER IN PIT TO BE DRAINED AND REMOVED. CONTRACTOR TO PROVIDE DEWATERING OPERATIONS.
3. ALL UNDERGROUND UTILITIES BELOW BUILDING TO BE REMOVED COMPLETELY. UTILITY CONNECTIONS TO THE EXISTING BUILDING TO BE CUT AND CAPPED. RE: CIVIL DRAWINGS. CONTRACTOR TO SCHEDULE ALL UTILITY SHUTDOWNS AND COORDINATE CUT AND CAP ACTIVITY WITH LOCAL UTILITY PROVIDERS THE GONDOLA WILL BE REMOVED AND PACKAGED FOR REUSE BY OWNER AS A SEPARATE CONTRACT. CONTRACTORS TO COORDINATE WORK AND SCHEDULE OF OPERATIONS.
4. REFERENCE OWNER PROVIDED CONSTRUCTION DRAWINGS FOR SPECIFIC CONSTRUCTION OF BUILDING ELEMENTS.
5. DASHED LINES AND HATCH AREAS ON PLANS, SECTIONS, AND ELEVATIONS REPRESENT AREAS TO BE DEMOLISHED, REFER TO SHEET NOTES.
6. REFER TO STRUCTURAL, CIVIL, MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS FOR MORE INFORMATION ON DEMOLITION LOCATION AND TREATMENT OF EXISTING BUILDING SYSTEMS

LEGEND

- EXISTING TO REMAIN
- TO BE DEMOLISHED
- TO BE DEMOLISHED

KEY PLAN



Steamboat
ALTERRA MOUNTAIN COMPANY
east west partners

2305 Mount Werner Circle
Steamboat Springs, CO 80487

Gensler
1225 17th Street
Suite 150
Denver, CO 80202
United States
Tel 303.595.8585
Fax 303.825.6823

LANDMARK CONSULTANTS, INC.
141 9th Street
PO Box 774943
Steamboat Springs, CO 80477
Tel 970.871.9494

DESIGNWORKSHOP
1390 Lawrence Street
Suite 100
Denver, CO 80204
Tel 303.623.5186

MARTIN/MARTIN CONSULTING ENGINEERS
12499 West Colfax Ave.
Lakewood, CO 80215
United States
Tel 303.431.6100

me engineers
14143 Denver West Pkwy
Suite 300
Golden, CO
United States
Tel 303.421.6655

Date	Description
1 2021.02.26	BP2A: DEMOLITION-LGB, BLDG B, STAGE

Seal / Signature

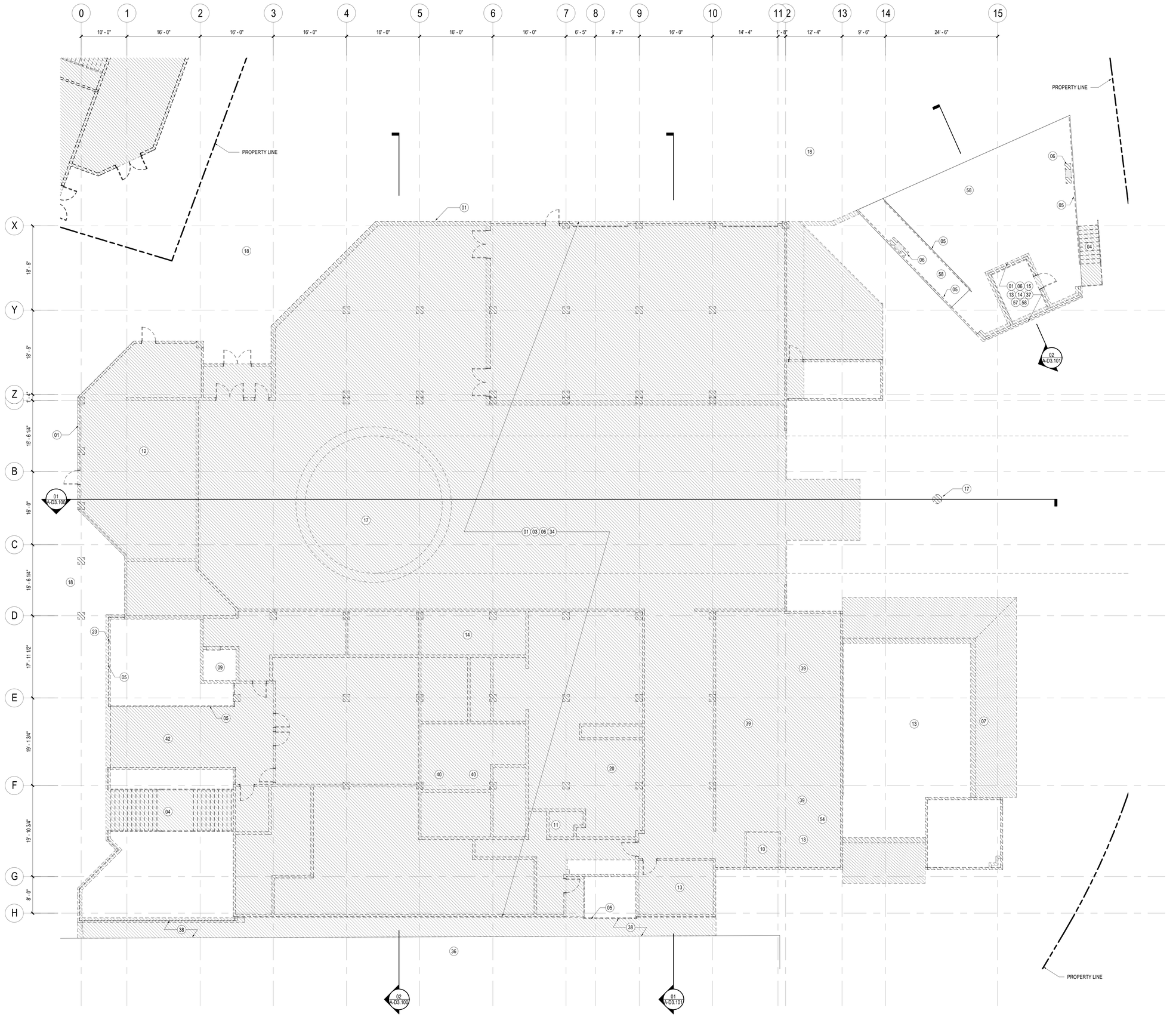
Project Name
SSRC | BASE AREA IMPROVEMENTS

Project Number
003.7835.000

Description
DEMOLITION PLANS - LOWER GONDOLA BUILDING - LOWER LEVEL B1

Scale
As indicated

A-D1.100



01 DEMOLITION PLAN - LEVEL 01 - LOWER GONDOLA BUILDING

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

SHEET NOTES

01 REMOVE [E] WALL
03 REMOVE [E] FLOOR
04 REMOVE [E] STAIR
05 REMOVE [E] RAILING
06 REMOVE [E] STRUCTURE
07 REMOVE [E] ROOF
09 REMOVE [E] ELEVATOR AND ALL RELATED MACHINERY, INCLUDING PIT, SUMP, SHAFT, AND PISTON
10 REMOVE [E] HOIST
11 REMOVE [E] RESTROOM FIXTURES, CASEWORK, AND ASSOCIATED MECHANICAL AND PLUMBING
12 REMOVE [E] KITCHEN, FIXTURES, CASEWORK, AND ASSOCIATED MECHANICAL AND PLUMBING
13 REMOVE [E] MECHANICAL EQUIPMENT. RE: MECHANICAL DRAWINGS
14 REMOVE [E] ELECTRICAL EQUIPMENT. RE: ELECTRICAL DRAWINGS
15 REMOVE [E] PLUMBING EQUIPMENT. RE: PLUMBING DRAWINGS
17 [E] COUNTERWEIGHT PIT TO REMAIN, REMOVE [E] STRUCTURE ABOVE 1' BELOW PROPOSED FINISHED FLOOR, RE: STRUCTURAL
18 [E] GONDOLA TERMINAL, CABLING, AND TOWER TO BE REMOVED BY OTHERS
20 REMOVE [E] GENERATOR AND REPURPOSE. RE: MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS
23 [E] WALK-IN REFRIGERATOR / FREEZER TO BE REPURPOSED
34 DASHED LINE AND HATCHED AREA OF [E] BUILDING B TO BE DEMOLISHED. REFER TO UTILITY PLANS FOR CUT AND MAKE SAFE EXTENTS OF UTILITIES
36 DASHED LINE OF THE [E] BOILER ROOM TO BE REMOVED INCLUDING ALL EQUIPMENT, UTILITIES, AND INTERIOR FINISHES. GENERAL CONTRACTOR TO COORDINATE WITH CLIENT AND NEW BOILER ROOM PLANS FOR EQUIPMENT THAT WILL BE SAVED FOR REUSE AND PREPARE ALL MEP CONNECTIONS FOR EXTENSION TO NEW BOILER HOUSE LOCATION
37 [E] PAVERS TO REMAIN
38 DASHED LINE AND HATCHED AREA OF [E] STAGE STRUCTURE ABOVE RESTROOM LID TO BE REMOVED. REFER TO UTILITY PLANS FOR CUT AND MAKE SAFE EXTENTS OF UTILITIES
39 DASHED LINE AND HATCHED AREA OF [E] ONE STEAMBOAT PLACE PLAZA FLOOR AND STRUCTURE TO BE DEMOLISHED
40 [E] SAFE TO BE REPURPOSED
42 REMOVE [E] BRIDGE
54 REMOVE [E] BOILERS, RE: SNOWMELT DRAWINGS
57 CUT WALLS CLEANLY AT DECK, PATCH AND REPAIR DECK SURFACE TO MATCH SURROUNDING SURFACE
58 EXISTING STRUCTURAL RAMP AND STAGE DECK TO REMAIN. FOR ALL DEMOLITION ACTIVITIES REQUIRED ON THIS SURFACE, CONTRACTOR TO PATCH AND REPAIR DECK TO PROVIDE WEATHERPROOF ENCLOSURE. RESTROOMS BELOW TO REMAIN. DECK ABOVE PROVIDES THE EXTERIOR ROOF ENCLOSURE.

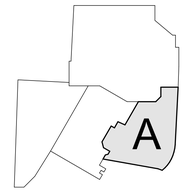
GENERAL NOTES

1. REMOVE THE EXISTING LOWER GONDOLA TERMINAL BUILDING COMPLETELY, INCLUDING ALL STRUCTURE, MECHANICAL, ELECTRICAL, PLUMBING, I.T. SYSTEMS. RE: MECHANICAL, ELETRICAL, I.T. DRAWINGS FOR MORE INFORMATION.
2. STRUCTURE TO BE REMOVED COMPLETELY, INCLUDING ALL FOUNDATIONS. THE EXISTING GONDOLA COUNTERWEIGHT TO REMAIN. TOP TO BE CUTDOWN AND PIT TO BE FILLED. RE: STRUCTURAL FOR MORE INFORMATION. ALL WATER IN PIT TO BE DRAINED AND REMOVED. CONTRACTOR TO PROVIDE DEWATERING OPERATIONS.
3. ALL UNDERGROUND UTILITIES BELOW BUILDING TO BE REMOVED COMPLETELY. UTILITY CONNECTIONS TO THE EXISTING BUILDING TO BE CUT AND CAPPED. RE: CIVIL DRAWINGS. CONTRACTOR TO SCHEDULE ALL UTILITY SHUTDOWNS AND COORDINATE CUT AND CAP ACTIVITY WITH LOCAL UTILITY PROVIDERS. THE GONDOLA WILL BE REMOVED AND PACKAGED FOR REUSE BY OWNER AS A SEPARATE CONTRACT. CONTRACTORS TO COORDINATE WORK AND SCHEDULE OF OPERATIONS.
4. REFERENCE OWNER PROVIDED CONSTRUCTION DRAWINGS FOR SPECIFIC CONSTRUCTION OF BUILDING ELEMENTS.
5. DASHED LINES AND HATCH AREAS ON PLANS, SECTIONS, AND ELEVATIONS REPRESENT AREAS TO BE DEMOLISHED, REFER TO SHEET NOTES.
6. REFER TO STRUCTURAL, CIVIL, MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS FOR MORE INFORMATION ON DEMOLITION LOCATION AND TREATMENT OF EXISTING BUILDING SYSTEMS

LEGEND

- EXISTING TO REMAIN
- TO BE DEMOLISHED
- TO BE DEMOLISHED

KEY PLAN



Steamboat
ALTERRA MOUNTAIN COMPANY
east west partners

2305 Mount Werner Circle
Steamboat Springs, CO 80487

Gensler

1225 17th Street
Suite 150
Denver, CO 80202
United States
Tel 303.595.8585
Fax 303.825.6823

LANDMARK CONSULTANTS, INC.
141 9th Street
PO Box 774943
Steamboat Springs, CO 80477
Tel 970.871.9494

DESIGNWORKSHOP
1390 Lawrence Street
Suite 100
Denver, CO 80204
Tel 303.623.5186

MARTIN/MARTIN CONSULTING ENGINEERS
12499 West Colfax Ave.
Lakewood, CO 80215
United States
Tel 303.431.6100

me engineers
14143 Denver West Pkwy
Suite 300
Golden, CO
United States
Tel 303.421.6655

△	Date	Description
1	2021.02.26	BP2A: DEMOLITION-LGB, BLDG B, STAGE

Seal / Signature

STATE OF COLORADO · JON GONZALES CATERELL · 203617 · LICENSED ARCHITECT

04.02.2021

Project Name

SSRC | BASE AREA IMPROVEMENTS

Project Number

003.7835.000

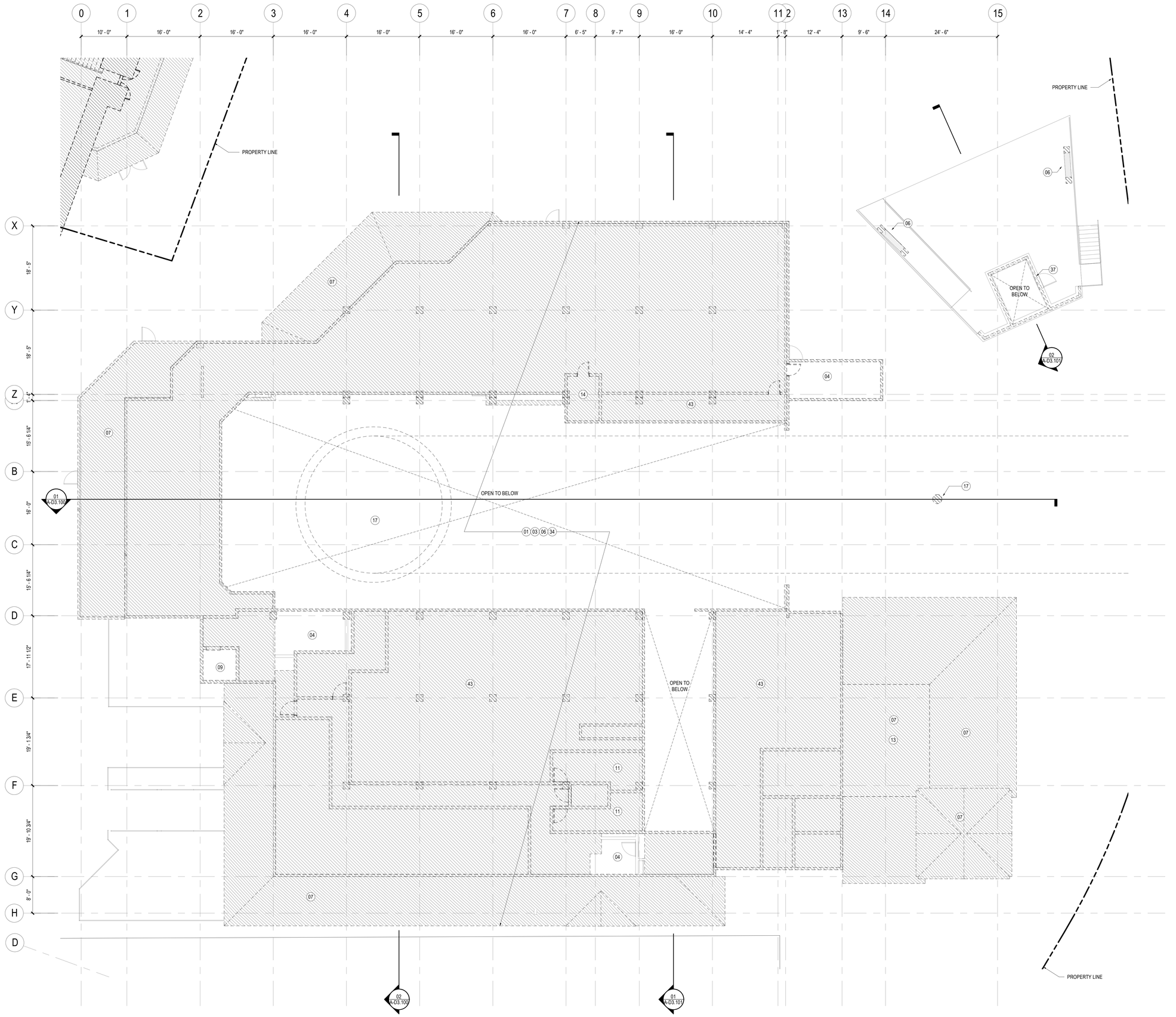
Description

DEMOLITION PLANS - LOWER GONDOLA BUILDING - LEVEL 01

Scale

As indicated

A-D1.101



01 DEMOLITION PLAN - LEVEL 02 - LOWER GONDOLA BUILDING

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

SHEET NOTES

01 REMOVE [E] WALL
03 REMOVE [E] FLOOR
04 REMOVE [E] STAIR
06 REMOVE [E] STRUCTURE
07 REMOVE [E] ROOF
09 REMOVE [E] ELEVATOR AND ALL RELATED MACHINERY, INCLUDING PIT, SUMP, SHAFT, AND PISTON
11 REMOVE [E] RESTROOM FIXTURES, CASEWORK, AND ASSOCIATED MECHANICAL AND PLUMBING
13 REMOVE [E] MECHANICAL EQUIPMENT. RE: MECHANICAL DRAWINGS
14 REMOVE [E] ELECTRICAL EQUIPMENT. RE: ELECTRICAL DRAWINGS
17 [E] COUNTERWEIGHT PIT TO REMAIN, REMOVE [E] STRUCTURE ABOVE 1' BELOW PROPOSED FINISHED FLOOR. RE: STRUCTURAL
34 DASHED LINE AND HATCHED AREA OF [E] BUILDING B TO BE DEMOLISHED. REFER TO UTILITY PLANS FOR CUT AND MAKE SAFE EXTENTS OF UTILITIES
37 [E] PAVERS TO REMAIN
43 REMOVE [E] LOCKERS. COORDINATE WITH OWNER FOR REUSE AND STORAGE

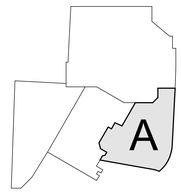
GENERAL NOTES

1. REMOVE THE EXISTING LOWER GONDOLA TERMINAL BUILDING COMPLETELY, INCLUDING ALL STRUCTURE, MECHANICAL, ELECTRICAL, PLUMBING, I.T. SYSTEMS. RE: MECHANICAL, ELETRICAL, I.T. DRAWINGS FOR MORE INFORMATION.
2. STRUCTURE TO BE REMOVED COMPLETELY, INCLUDING ALL FOUNDATIONS. THE EXISTING GONDOLA COUNTERWEIGHT TO REMAIN. TOP TO BE CUTDOWN AND PIT TO BE FILLED. RE: STRUCTURAL FOR MORE INFORMATION. ALL WATER IN PIT TO BE DRAINED AND REMOVED. CONTRACTOR TO PROVIDE DEWATERING OPERATIONS.
3. ALL UNDERGROUND UTILITIES BELOW BUILDING TO BE REMOVED COMPLETELY. UTILITY CONNECTIONS TO THE EXISTING BUILDING TO BE CUT AND CAPPED. RE: CIVIL DRAWINGS. CONTRACTOR TO SCHEDULE ALL UTILITY SHUTDOWNS AND COORDINATE CUT AND CAP ACTIVITY WITH LOCAL UTILITY PROVIDERS THE GONDOLA WILL BE REMOVED AND PACKAGED FOR REUSE BY OWNER AS A SEPARATE CONTRACT. CONTRACTORS TO COORDINATE WORK AND SCHEDULE OF OPERATIONS.
4. REFERENCE OWNER PROVIDED CONSTRUCTION DRAWINGS FOR SPECIFIC CONSTRUCTION OF BUILDING ELEMENTS.
5. DASHED LINES AND HATCH AREAS ON PLANS, SECTIONS, AND ELEVATIONS REPRESENT AREAS TO BE DEMOLISHED. REFER TO SHEET NOTES.
6. REFER TO STRUCTURAL, CIVIL, MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS FOR MORE INFORMATION ON DEMOLITION LOCATION AND TREATMENT OF EXISTING BUILDING SYSTEMS

LEGEND

- EXISTING TO REMAIN
- TO BE DEMOLISHED
- TO BE DEMOLISHED

KEY PLAN



Steamboat
ALTERRA MOUNTAIN COMPANY east west partners

2305 Mount Werner Circle
Steamboat Springs, CO 80487

Gensler
1225 17th Street
Suite 150
Denver, CO 80202
United States
Tel 303.595.8585
Fax 303.825.6823

LANDMARK CONSULTANTS, INC.
141 9th Street
PO Box 774943
Steamboat Springs, CO 80477
Tel 970.871.9494

DESIGNWORKSHOP
1390 Lawrence Street
Suite 100
Denver, CO 80204
Tel 303.623.5186

MARTIN/MARTIN CONSULTING ENGINEERS
12499 West Colfax Ave.
Lakewood, CO 80215
United States
Tel 303.431.6100

me engineers
14143 Denver West Pkwy
Suite 300
Golden, CO
United States
Tel 303.421.6655

△	Date	Description
1	2021.02.26	BP2A: DEMOLITION-LGB, BLDG B, STAGE

Seal / Signature

STATE OF COLORADO JOHN CHARLES CARROLL 203617 LICENSED ARCHITECT
04.02.2021

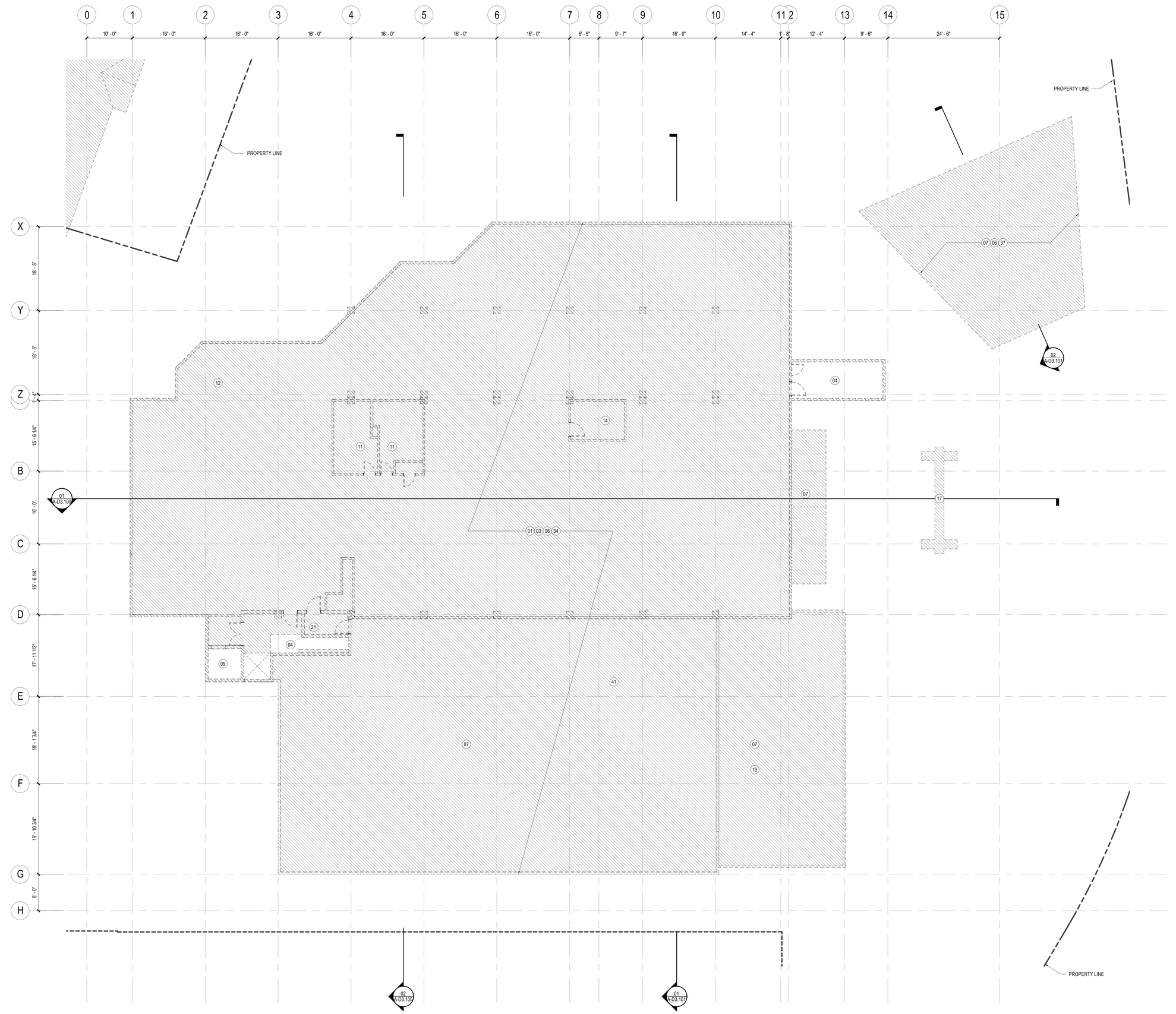
Project Name
SSRC | BASE AREA IMPROVEMENTS

Project Number
003.7835.000

Description
DEMOLITION PLANS - LOWER GONDOLA BUILDING - LEVEL 02

Scale
As indicated

A-D1.102



SHEET NOTES

01 REMOVE [E] WALL
03 REMOVE [E] FLOOR
04 REMOVE [E] STAIR
06 REMOVE [E] STRUCTURE
07 REMOVE [E] ROOF
09 REMOVE [E] ELEVATOR AND ALL RELATED MACHINERY, INCLUDING PIT, SUMP, SHAFT, AND PISTON
11 REMOVE [E] RESTROOM FIXTURES, CASEWORK, AND ASSOCIATED MECHANICAL AND PLUMBING
12 REMOVE [E] KITCHEN, FIXTURES, CASEWORK, AND ASSOCIATED MECHANICAL AND PLUMBING
13 REMOVE [E] MECHANICAL EQUIPMENT. RE: MECHANICAL DRAWINGS
14 REMOVE [E] ELECTRICAL EQUIPMENT. RE: ELECTRICAL DRAWINGS
17 [E] COUNTERWEIGHT PIT TO REMAIN, REMOVE [E] STRUCTURE ABOVE 1' BELOW PROPOSED FINISHED FLOOR, RE: STRUCTURAL
21 [E] LAUNDRY EQUIPMENT TO BE REPURPOSED, RE: MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS
34 DASHED LINE AND HATCHED AREA OF [E] BUILDING B TO BE DEMOLISHED. REFER TO UTILITY PLANS FOR CUT AND MAKE SAFE EXTENTS OF UTILITIES
37 [E] PAVERS TO REMAIN
41 REMOVE [E] TELECOM EQUIPMENT

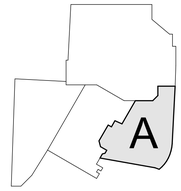
GENERAL NOTES

1. REMOVE THE EXISTING LOWER GONDOLA TERMINAL BUILDING COMPLETELY, INCLUDING ALL STRUCTURE, MECHANICAL, ELECTRICAL, PLUMBING, I.T. SYSTEMS. RE: MECHANICAL, ELETRICAL, I.T. DRAWINGS FOR MORE INFORMATION.
2. STRUCTURE TO BE REMOVED COMPLETELY, INCLUDING ALL FOUNDATIONS. THE EXISTING GONDOLA COUNTERWEIGHT TO REMAIN. TOP TO BE CUTDOWN AND PIT TO BE FILLED. RE: STRUCTURAL FOR MORE INFORMATION. ALL WATER IN PIT TO BE DRAINED AND REMOVED. CONTRACTOR TO PROVIDE DEWATERING OPERATIONS.
3. ALL UNDERGROUND UTILITIES BELOW BUILDING TO BE REMOVED COMPLETELY. UTILITY CONNECTIONS TO THE EXISTING BUILDING TO BE CUT AND CAPPED. RE: CIVIL DRAWINGS. CONTRACTOR TO SCHEDULE ALL UTILITY SHUTDOWNS AND COORDINATE CUT AND CAP ACTIVITY WITH LOCAL UTILITY PROVIDERS. THE GONDOLA WILL BE REMOVED AND PACKAGED FOR REUSE BY OWNER AS A SEPARATE CONTRACT. CONTRACTORS TO COORDINATE WORK AND SCHEDULE OF OPERATIONS.
4. REFERENCE OWNER PROVIDED CONSTRUCTION DRAWINGS FOR SPECIFIC CONSTRUCTION OF BUILDING ELEMENTS.
5. DASHED LINES AND HATCH AREAS ON PLANS, SECTIONS, AND ELEVATIONS REPRESENT AREAS TO BE DEMOLISHED, REFER TO SHEET NOTES.
6. REFER TO STRUCTURAL, CIVIL, MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS FOR MORE INFORMATION ON DEMOLITION LOCATION AND TREATMENT OF EXISTING BUILDING SYSTEMS

LEGEND

- EXISTING TO REMAIN
- TO BE DEMOLISHED
- TO BE DEMOLISHED

KEY PLAN



01 DEMOLITION PLAN - LEVEL 03 - LOWER GONDOLA BUILDING

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

Steamboat
ALTERRA MOUNTAIN COMPANY east west partners

2305 Mount Werner Circle
Steamboat Springs, CO 80487

Gensler
1225 17th Street
Suite 150
Denver, CO 80202
United States
Tel 303.595.8585
Fax 303.825.6823

LANDMARK CONSULTANTS, INC.
141 9th Street
PO Box 774943
Steamboat Springs, CO 80477
Tel 970.871.9494

DESIGNWORKSHOP
1390 Lawrence Street
Suite 100
Denver, CO 80204
Tel 303.623.5186

MARTIN/MARTIN CONSULTING ENGINEERS
12499 West Colfax Ave.
Lakewood, CO 80215
United States
Tel 303.431.6100

me engineers
14143 Denver West Pkwy
Suite 300
Golden, CO
United States
Tel 303.421.6655

△	Date	Description
1	2021.02.26	BP2A: DEMOLITION-LGB, BLDG B, STAGE

Seal / Signature

STATE OF COLORADO · JON CHARLES CATERALL · 203617 · LICENSED ARCHITECT
04.02.2021

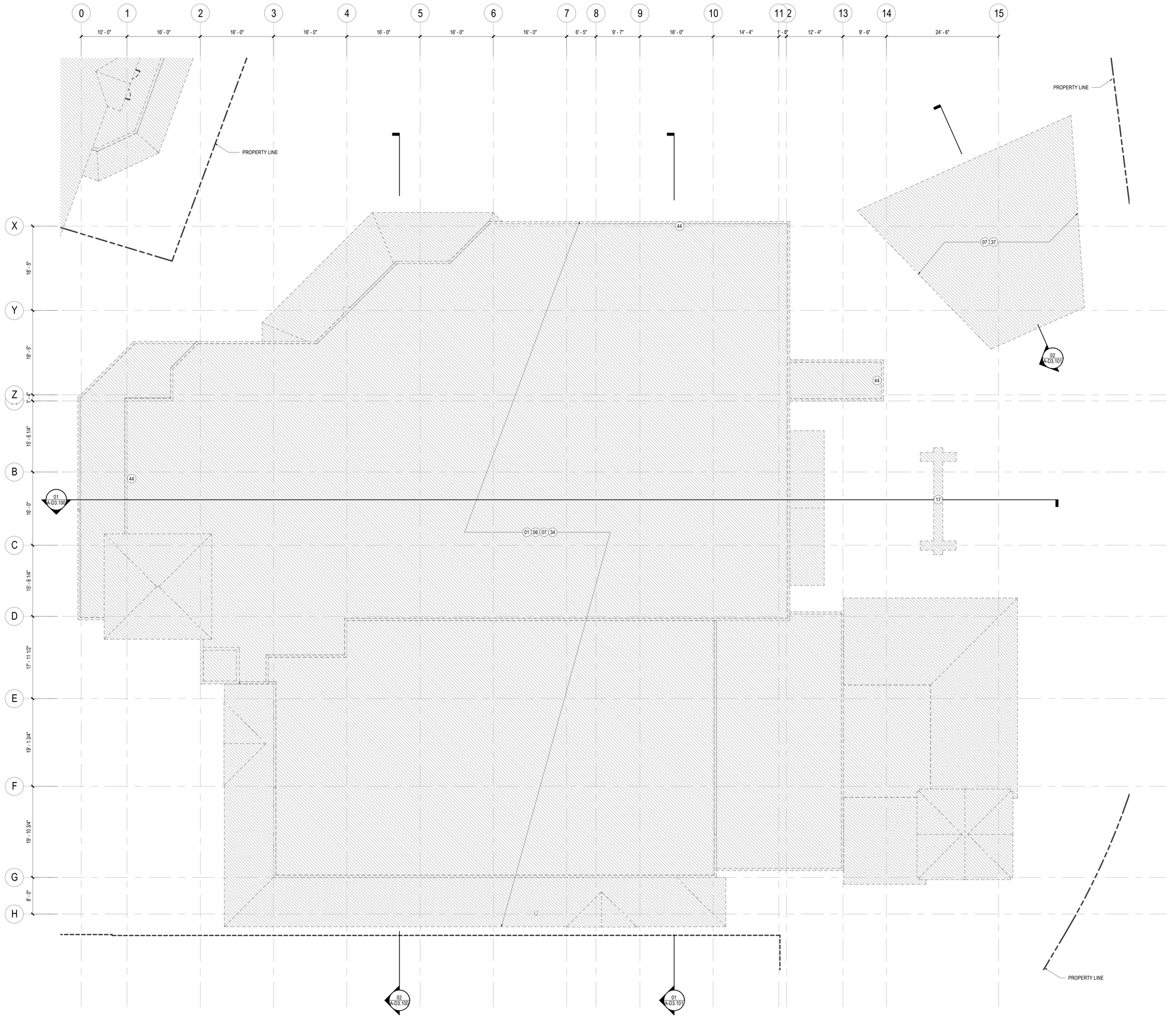
Project Name
SSRC | BASE AREA IMPROVEMENTS

Project Number
003.7835.000

Description
DEMOLITION PLANS - LOWER GONDOLA BUILDING - LEVEL 03

Scale
As indicated

A-D1.103



01 DEMOLITION PLAN - LEVEL ROOF - LOWER GONDOLA BUILDING

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

SHEET NOTES

01 REMOVE [E] WALL
06 REMOVE [E] STRUCTURE
07 REMOVE [E] ROOF
17 [E] COUNTERWEIGHT PIT TO REMAIN, REMOVE [E] STRUCTURE ABOVE 1' BELOW PROPOSED FINISHED FLOOR, RE: STRUCTURAL
34 DASHED LINE AND HATCHED AREA OF [E] BUILDING B TO BE DEMOLISHED. REFER TO UTILITY PLANS FOR CUT AND MAKE SAFE EXTENTS OF UTILITIES
37 [E] PAVERS TO REMAIN
44 [E] CELLULAR EQUIPMENT TO BE REMOVED BY OTHERS

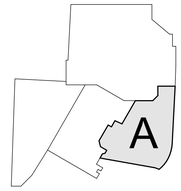
GENERAL NOTES

1. REMOVE THE EXISTING LOWER GONDOLA TERMINAL BUILDING COMPLETELY, INCLUDING ALL STRUCTURE, MECHANICAL, ELECTRICAL, PLUMBING, I.T. SYSTEMS. RE: MECHANICAL, ELETRICAL, I.T. DRAWINGS FOR MORE INFORMATION.
2. STRUCTURE TO BE REMOVED COMPLETELY, INCLUDING ALL FOUNDATIONS. THE EXISTING GONDOLA COUNTERWEIGHT TO REMAIN. TOP TO BE CUTDOWN AND PIT TO BE FILLED. RE: STRUCTURAL FOR MORE INFORMATION. ALL WATER IN PIT TO BE DRAINED AND REMOVED. CONTRACTOR TO PROVIDE DEWATERING OPERATIONS.
3. ALL UNDERGROUND UTILITIES BELOW BUILDING TO BE REMOVED COMPLETELY. UTILITY CONNECTIONS TO THE EXISTING BUILDING TO BE CUT AND CAPPED. RE: CIVIL DRAWINGS. CONTRACTOR TO SCHEDULE ALL UTILITY SHUTDOWNS AND COORDINATE CUT AND CAP ACTIVITY WITH LOCAL UTILITY PROVIDERS THE GONDOLA WILL BE REMOVED AND PACKAGED FOR REUSE BY OWNER AS A SEPARATE CONTRACT. CONTRACTORS TO COORDINATE WORK AND SCHEDULE OF OPERATIONS.
4. REFERENCE OWNER PROVIDED CONSTRUCTION DRAWINGS FOR SPECIFIC CONSTRUCTION OF BUILDING ELEMENTS.
5. DASHED LINES AND HATCH AREAS ON PLANS, SECTIONS, AND ELEVATIONS REPRESENT AREAS TO BE DEMOLISHED, REFER TO SHEET NOTES.
6. REFER TO STRUCTURAL, CIVIL, MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS FOR MORE INFORMATION ON DEMOLITION LOCATION AND TREATMENT OF EXISTING BUILDING SYSTEMS

LEGEND

- EXISTING TO REMAIN
- TO BE DEMOLISHED
- TO BE DEMOLISHED

KEY PLAN



Steamboat
ALTERRA MOUNTAIN COMPANY east west partners

2305 Mount Werner Circle
Steamboat Springs, CO 80487

Gensler
1225 17th Street
Suite 150
Denver, CO 80202
United States
Tel 303.595.8585
Fax 303.825.6823

LANDMARK CONSULTANTS, INC.
141 9th Street
PO Box 774943
Steamboat Springs, CO
80477
Tel 970.871.9494

DESIGNWORKSHOP
1390 Lawrence Street
Suite 100
Denver, CO 80204
Tel 303.623.5186

MARTIN/MARTIN CONSULTING ENGINEERS
12499 West Colfax Ave.
Lakewood, CO 80215
United States
Tel 303.431.6100

me engineers
14143 Denver West Pkwy
Suite 300
Golden, CO
United States
Tel 303.421.6655

△	Date	Description
1	2021.02.26	BP2A: DEMOLITION-LGB, BLDG B, STAGE

Seal / Signature

STATE OF COLORADO · JON CHARLES CATERALL · 203617 · LICENSED ARCHITECT

04.02.2021

Project Name

SSRC | BASE AREA IMPROVEMENTS

Project Number

003.7835.000

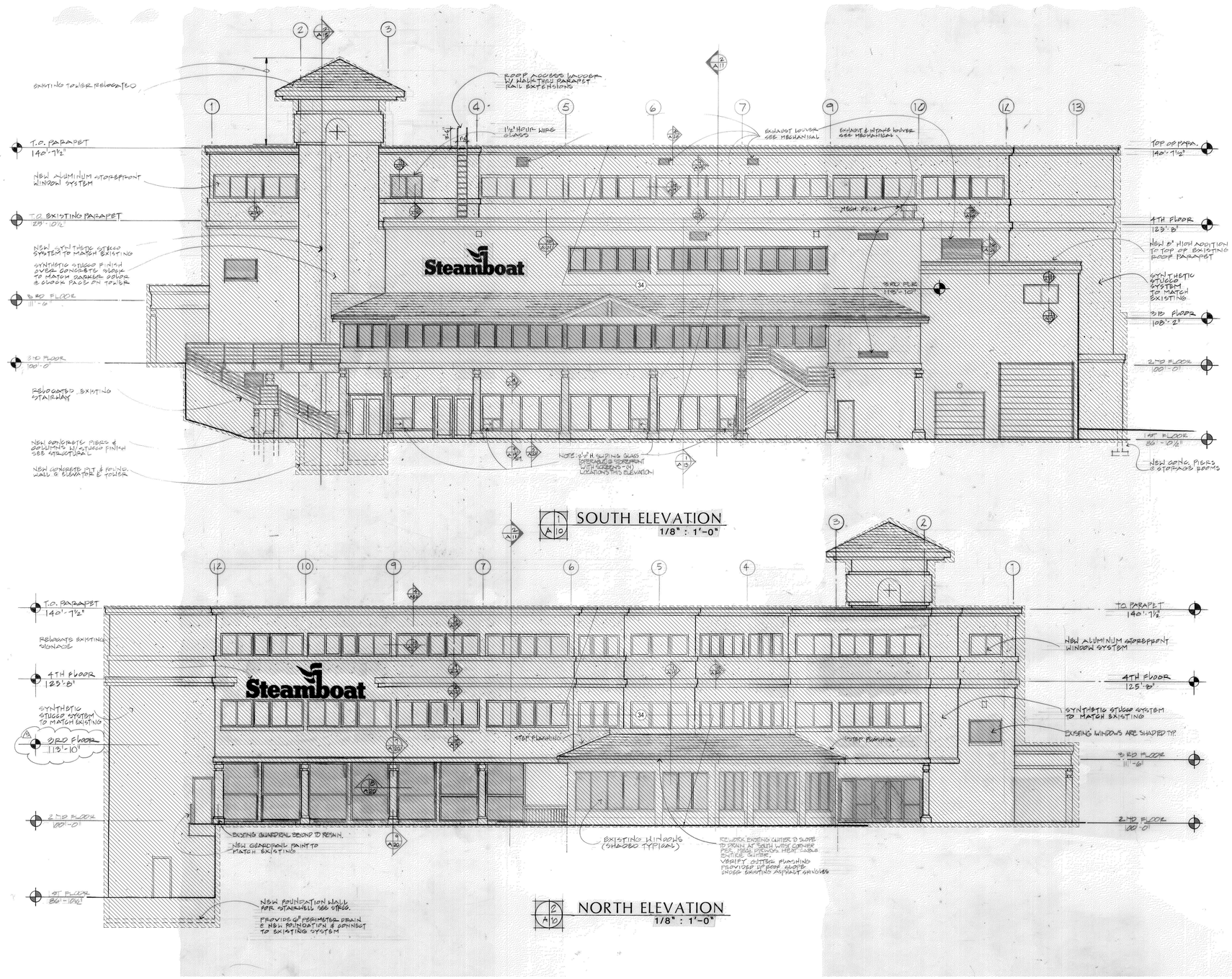
Description

DEMOLITION PLANS - LOWER GONDOLA BUILDING - ROOF

Scale

As indicated

A-D1.106



SHEET NOTES

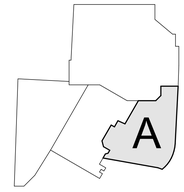
34 DASHED LINE AND HATCHED AREA OF [E] BUILDING B TO BE DEMOLISHED. REFER TO UTILITY PLANS FOR CUT AND MAKE SAFE EXTENTS OF UTILITIES

GENERAL NOTES

LEGEND

- EXISTING TO REMAIN
- TO BE DEMOLISHED
- TO BE DEMOLISHED

KEY PLAN



01 GONDOLA BUILDING ELEVATIONS - NORTH AND SOUTH - AS BUILT
SCALE: 1/4" = 1'-0"

Steamboat
ALTERRA MOUNTAIN COMPANY east west partners

2305 Mount Werner Circle
Steamboat Springs, CO 80487

Gensler
1225 17th Street
Suite 150
Denver, CO 80202
United States
Tel 303.595.8585
Fax 303.825.6823

LANDMARK CONSULTANTS, INC.
141 9th Street
PO Box 774943
Steamboat Springs, CO 80477
Tel 970.871.9494

DESIGNWORKSHOP
1390 Lawrence Street
Suite 100
Denver, CO 80204
Tel 303.623.5186

MARTIN/MARTIN CONSULTING ENGINEERS
12499 West Colfax Ave.
Lakewood, CO 80215
United States
Tel 303.431.6100

me engineers
14143 Denver West Pkwy
Suite 300
Golden, CO
United States
Tel 303.421.6655

△	Date	Description
1	2021.02.26	BP2A: DEMOLITION-LGB, BLDG B, STAGE

Seal / Signature

STATE OF COLORADO · JON CHARLES CUSHING · 203617 · LICENSED ARCHITECT
04.02.2021

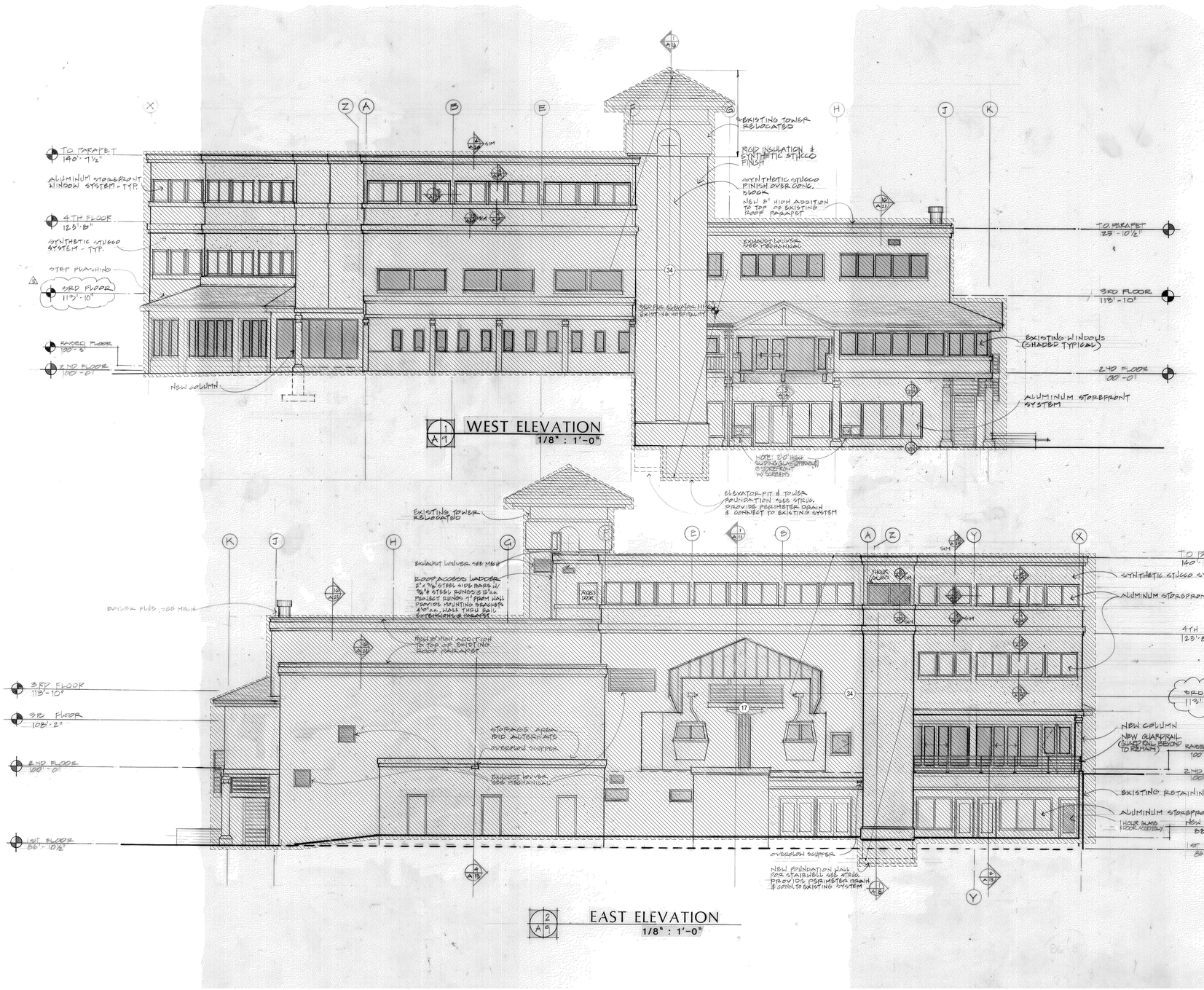
Project Name
SSRC | BASE AREA IMPROVEMENTS

Project Number
003.7835.000

Description
DEMOLITION ELEVATIONS - LOWER GONDOLA BUILDING

Scale
1/4" = 1'-0"

A-D2.100



SHEET NOTES

17 [E] COUNTERWEIGHT PIT TO REMAIN, REMOVE [E] STRUCTURE ABOVE 1' BELOW PROPOSED FINISHED FLOOR, RE: STRUCTURAL

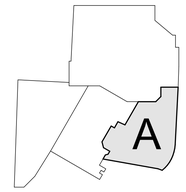
34 DASHED LINE AND HATCHED AREA OF [E] BUILDING B TO BE DEMOLISHED. REFER TO UTILITY PLANS FOR CUT AND MAKE SAFE EXTENTS OF UTILITIES

GENERAL NOTES

LEGEND

- EXISTING TO REMAIN
- TO BE DEMOLISHED
- TO BE DEMOLISHED

KEY PLAN



Steamboat

ALTERRA MOUNTAIN COMPANY east west partners

2305 Mount Werner Circle
Steamboat Springs, CO 80487

Gensler

1225 17th Street
Suite 150
Denver, CO 80202
United States
Tel 303.595.8585
Fax 303.825.6823

LANDMARK CONSULTANTS, INC.
141 9th Street
PO Box 774943
Steamboat Springs, CO 80477
Tel 970.871.9494

DESIGNWORKSHOP
1390 Lawrence Street
Suite 100
Denver, CO 80204
Tel 303.623.5186

MARTIN/MARTIN CONSULTING ENGINEERS
12499 West Colfax Ave.
Lakewood, CO 80215
United States
Tel 303.431.6100

me engineers
14143 Denver West Pkwy
Suite 300
Golden, CO
United States
Tel 303.421.6655

△	Date	Description
1	2021.02.26	BP2A: DEMOLITION-LGB, BLDG B, STAGE

Seal / Signature

STATE OF COLORADO · JOHN CHARLES CUNNELL · 203617 · LICENSED ARCHITECT

04.02.2021

Project Name

SSRC | BASE AREA IMPROVEMENTS

Project Number

003.7835.000

Description

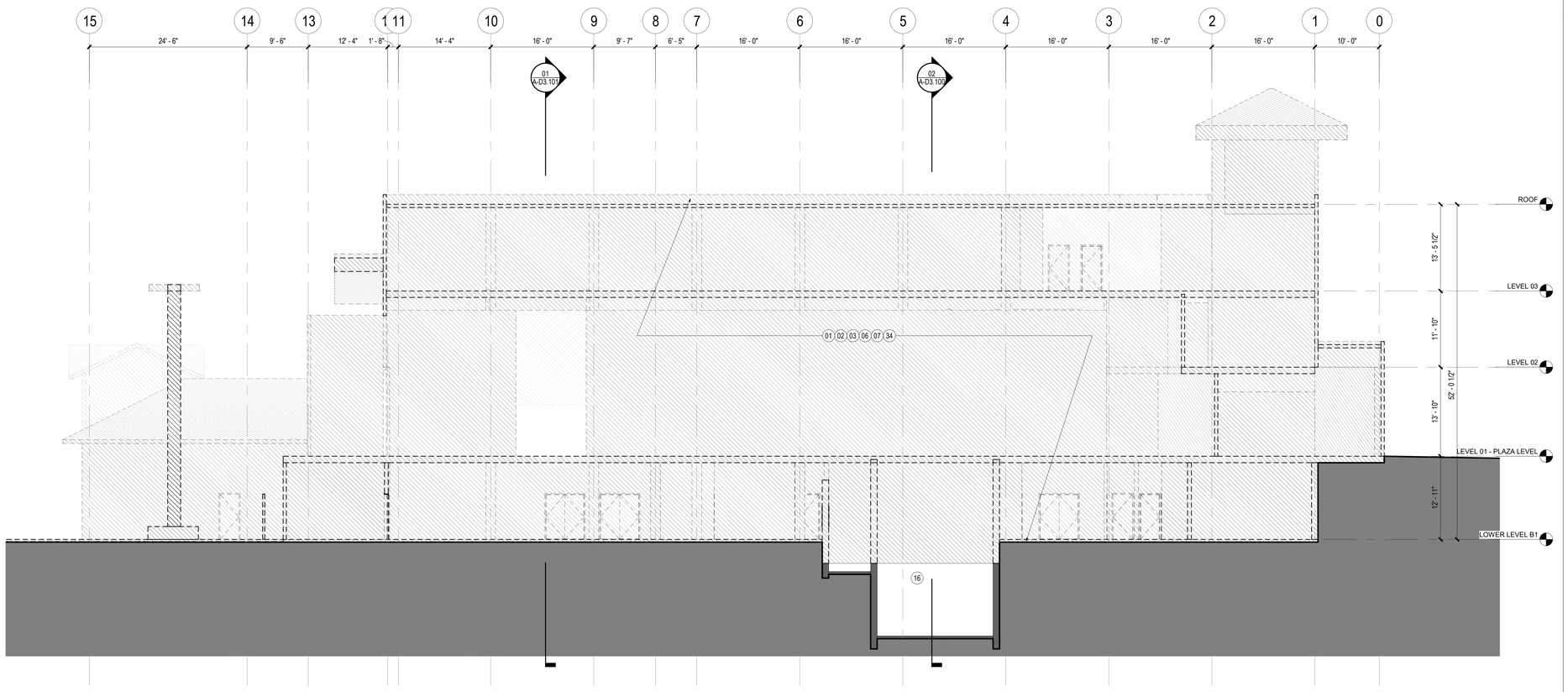
DEMOLITION ELEVATIONS - LOWER GONDOLA BUILDING

Scale

1/4" = 1'-0"

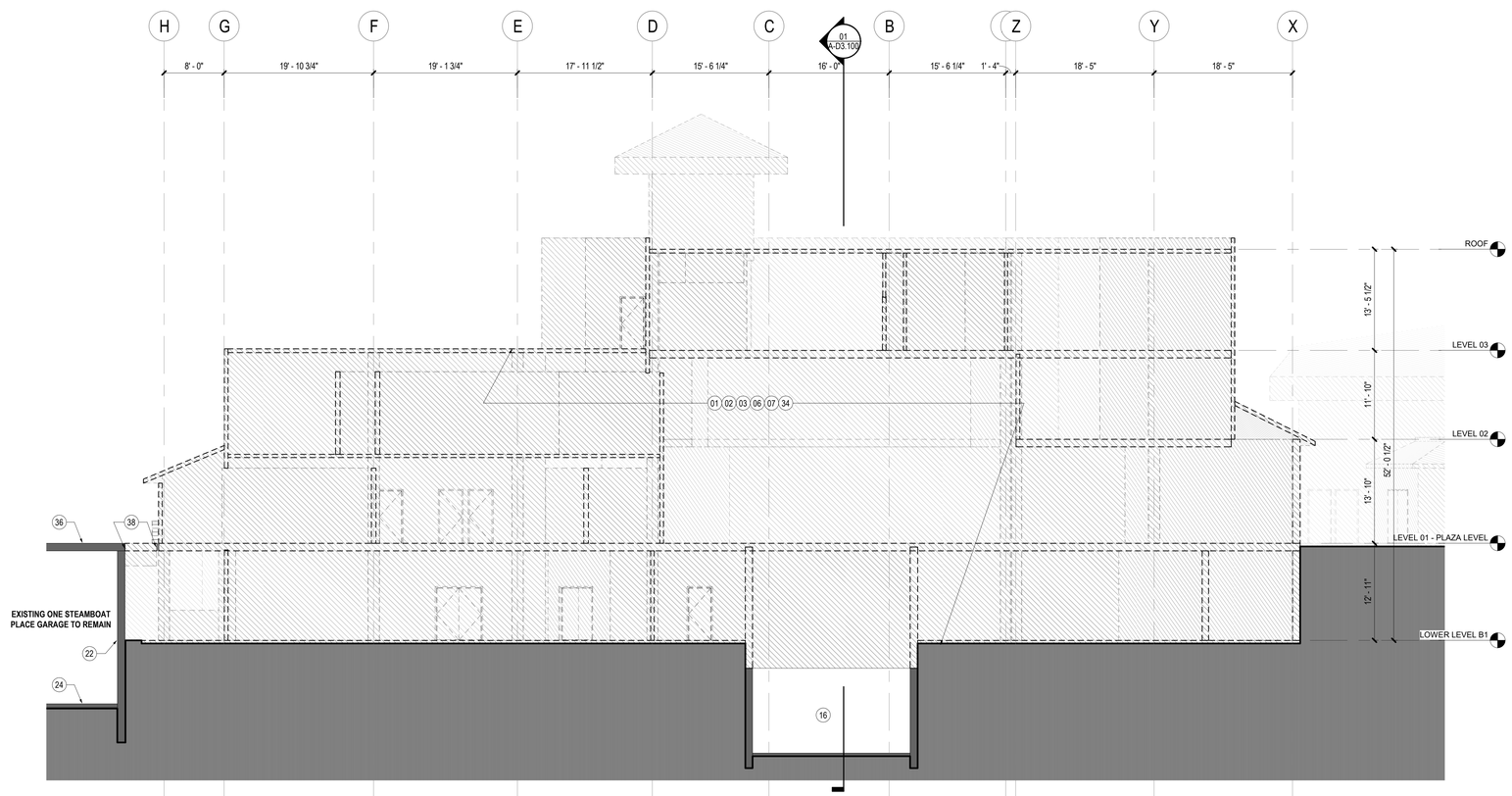
A-D2.101

01 GONDOLA BUILDING ELEVATIONS - EAST AND WEST - AS BUILT Copy 1
SCALE: 1/4" = 1'-0"



01 LOWER GONDOLA BUILDING DEMOLITION SECTION - EAST / WEST

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



02 LOWER GONDOLA BUILDING DEMOLITION SECTION - NORTH / SOUTH1

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

SHEET NOTES

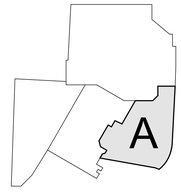
01 REMOVE [E] WALL
02 REMOVE [E] SLAB
03 REMOVE [E] FLOOR
06 REMOVE [E] STRUCTURE
07 REMOVE [E] ROOF
16 REMOVE [E] BRICK PLAZA AS NEEDED FOR UNDERGROUND UTILITY WORK. RE: CIVIL DRAWINGS
22 [E] TELECOM EQUIPMENT TO BE REPURPOSED. RE: BP1B DRAWINGS
24 [E] WALL TO REMAIN
34 DASHED LINE AND HATCHED AREA OF [E] BUILDING B TO BE DEMOLISHED. REFER TO UTILITY PLANS FOR CUT AND MAKE SAFE EXTENTS OF UTILITIES
36 DASHED LINE OF THE [E] BOILER ROOM TO BE REMOVED INCLUDING ALL EQUIPMENT, UTILITIES, AND INTERIOR FINISHES. GENERAL CONTRACTOR TO COORDINATE WITH CLIENT AND NEW BOILER ROOM PLANS FOR EQUIPMENT THAT WILL BE SAVED FOR REUSE AND PREPARE ALL MEP CONNECTIONS FOR EXTENSION TO NEW BOILER HOUSE LOCATION
38 DASHED LINE AND HATCHED AREA OF [E] STAGE STRUCTURE ABOVE RESTROOM LID TO BE REMOVED. REFER TO UTILITY PLANS FOR CUT AND MAKE SAFE EXTENTS OF UTILITIES

GENERAL NOTES

LEGEND

EXISTING TO REMAIN
TO BE DEMOLISHED
TO BE DEMOLISHED

KEY PLAN



Steamboat
ALTERRA MOUNTAIN COMPANY
east west partners

2305 Mount Werner Circle
Steamboat Springs, CO 80487

Gensler
1225 17th Street
Suite 150
Denver, CO 80202
United States
Tel 303.595.8585
Fax 303.825.6823

LANDMARK CONSULTANTS, INC.
141 9th Street
PO Box 774943
Steamboat Springs, CO 80477
Tel 970.871.9494

DESIGNWORKSHOP
1390 Lawrence Street
Suite 100
Denver, CO 80204
Tel 303.623.5186

MARTIN/MARTIN CONSULTING ENGINEERS
12499 West Colfax Ave.
Lakewood, CO 80215
United States
Tel 303.431.6100

me engineers
14143 Denver West Pkwy
Suite 300
Golden, CO
United States
Tel 303.421.6655

△	Date	Description
1	2021.02.26	BP2A: DEMOLITION-LGB, BLDG B, STAGE

Seal / Signature

STATE OF COLORADO
JON CHARLES CAMPBELL
203617
LICENSED ARCHITECT
04.02.2021

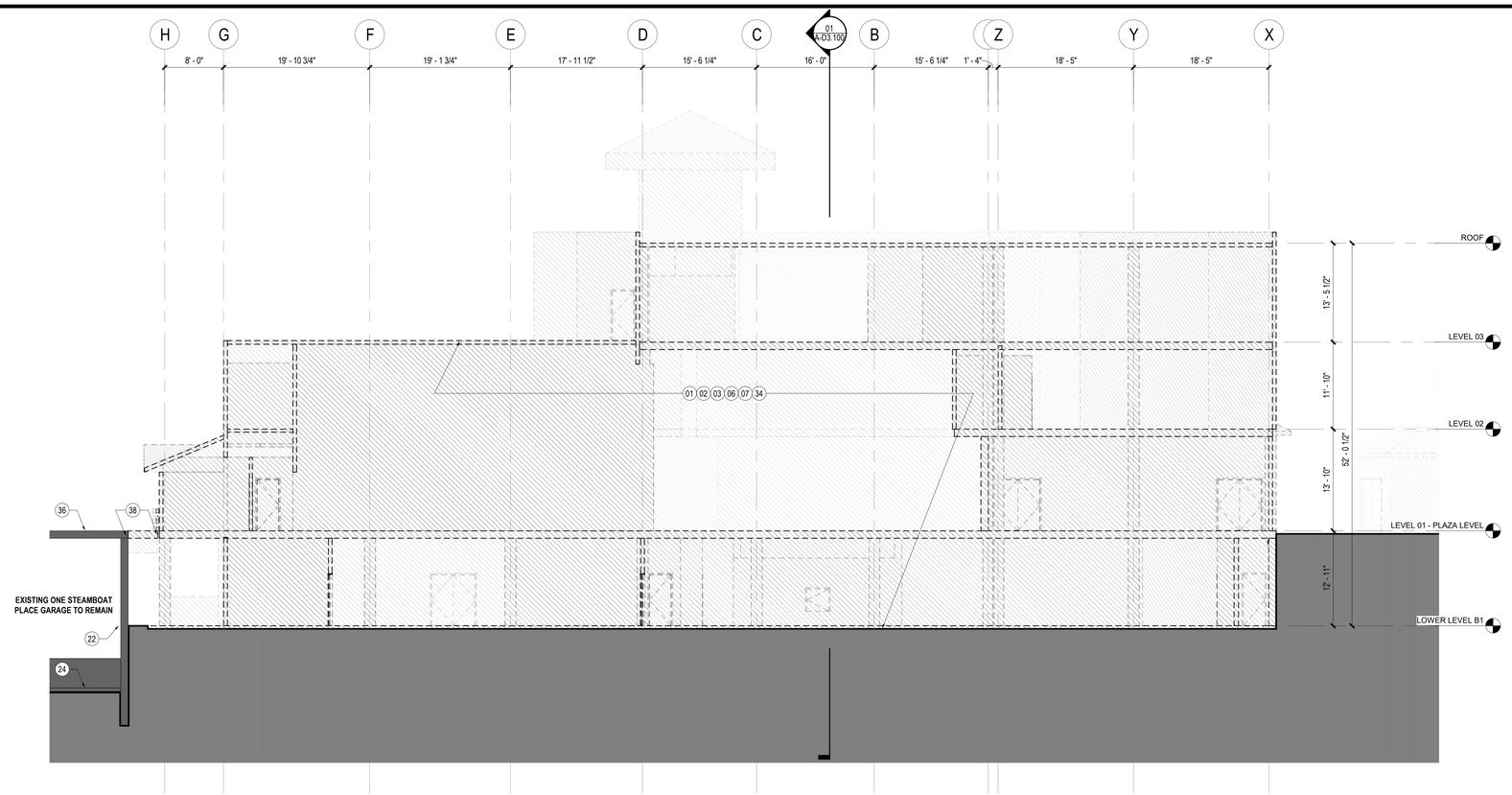
Project Name
SSRC | BASE AREA IMPROVEMENTS

Project Number
003.7835.000

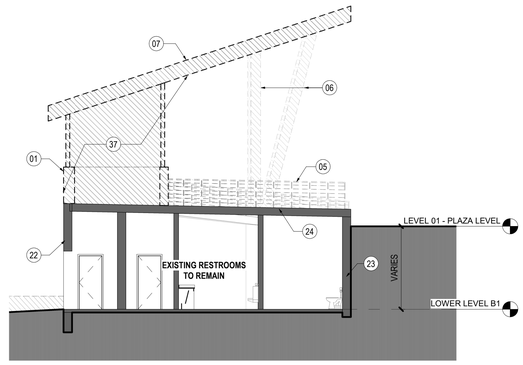
Description
DEMOLITION SECTIONS - LOWER GONDOLA BUILDING

Scale
As indicated

A-D3.100



01 LOWER GONDOLA BUILDING DEMOLITION SECTION - NORTH / SOUTH
SCALE: 1/8" = 1'-0"



02 STAGE DEMOLITION SECTION - NORTH / SOUTH
SCALE: 1/8" = 1'-0"

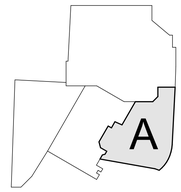
SHEET NOTES

01 REMOVE [E] WALL
02 REMOVE [E] SLAB
03 REMOVE [E] FLOOR
05 REMOVE [E] RAILING
06 REMOVE [E] STRUCTURE
07 REMOVE [E] ROOF
22 [E] TELECOM EQUIPMENT TO BE REPURPOSED, RE: BP1B DRAWINGS
23 [E] WALK-IN REFRIGERATOR / FREEZER TO BE REPURPOSED
24 [E] WALL TO REMAIN
34 DASHED LINE AND HATCHED AREA OF [E] BUILDING B TO BE DEMOLISHED. REFER TO UTILITY PLANS FOR CUT AND MAKE SAFE EXTENTS OF UTILITIES
36 DASHED LINE OF THE [E] BOILER ROOM TO BE REMOVED INCLUDING ALL EQUIPMENT, UTILITIES, AND INTERIOR FINISHES. GENERAL CONTRACTOR TO COORDINATE WITH CLIENT AND NEW BOILER ROOM PLANS FOR EQUIPMENT THAT WILL BE SAVED FOR REUSE AND PREPARE ALL MEP CONNECTIONS FOR EXTENSION TO NEW BOILER HOUSE LOCATION
37 [E] PAVERS TO REMAIN
38 DASHED LINE AND HATCHED AREA OF [E] STAGE STRUCTURE ABOVE RESTROOM LID TO BE REMOVED. REFER TO UTILITY PLANS FOR CUT AND MAKE SAFE EXTENTS OF UTILITIES

GENERAL NOTES

LEGEND
- EXISTING TO REMAIN
- TO BE DEMOLISHED
- TO BE DEMOLISHED

KEY PLAN



Steamboat
ALTERRA MOUNTAIN COMPANY east west partners

2305 Mount Werner Circle
Steamboat Springs, CO 80487

Gensler
1225 17th Street
Suite 150
Denver, CO 80202
United States
Tel 303.595.8585
Fax 303.825.6823

LANDMARK CONSULTANTS, INC.
141 9th Street
PO Box 774943
Steamboat Springs, CO 80477
Tel 970.871.9494

DESIGNWORKSHOP
1390 Lawrence Street
Suite 100
Denver, CO 80204
Tel 303.623.5186

MARTIN/MARTIN CONSULTING ENGINEERS
12499 West Colfax Ave.
Lakewood, CO 80215
United States
Tel 303.431.6100

me engineers
14143 Denver West Pkwy
Suite 300
Golden, CO
United States
Tel 303.421.6655

△	Date	Description
1	2021.02.26	BP2A: DEMOLITION-LGB, BLDG B, STAGE

Seal / Signature

04.02.2021

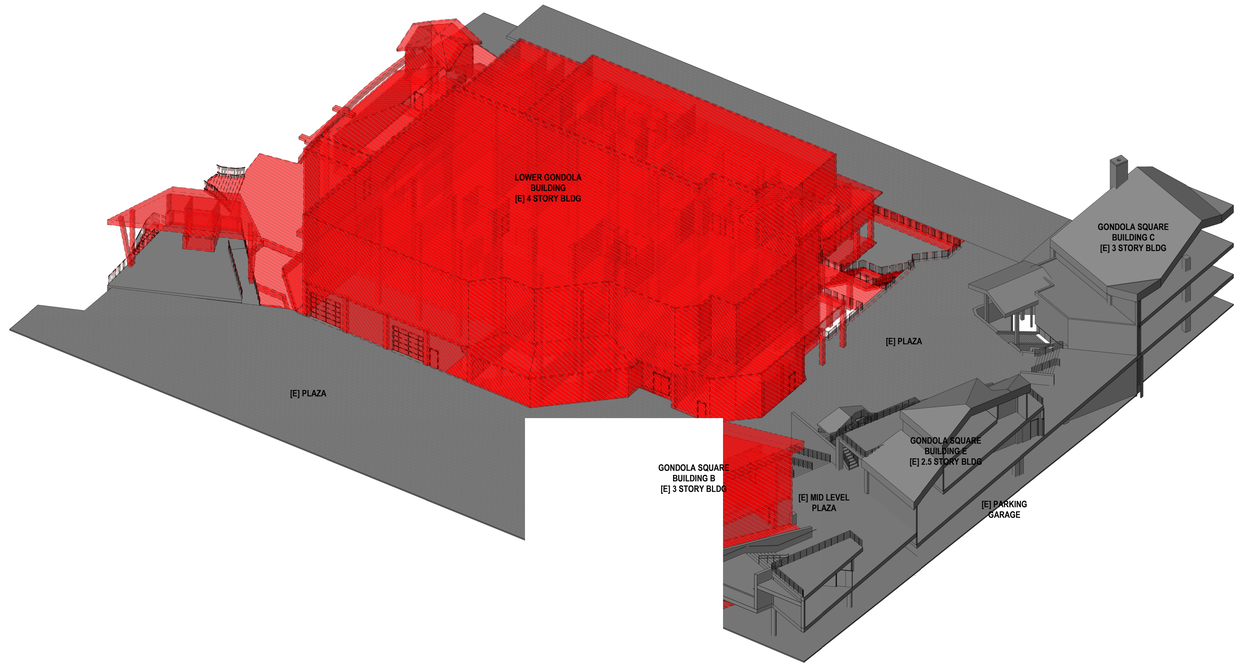
Project Name
SSRC | BASE AREA IMPROVEMENTS

Project Number
003.7835.000

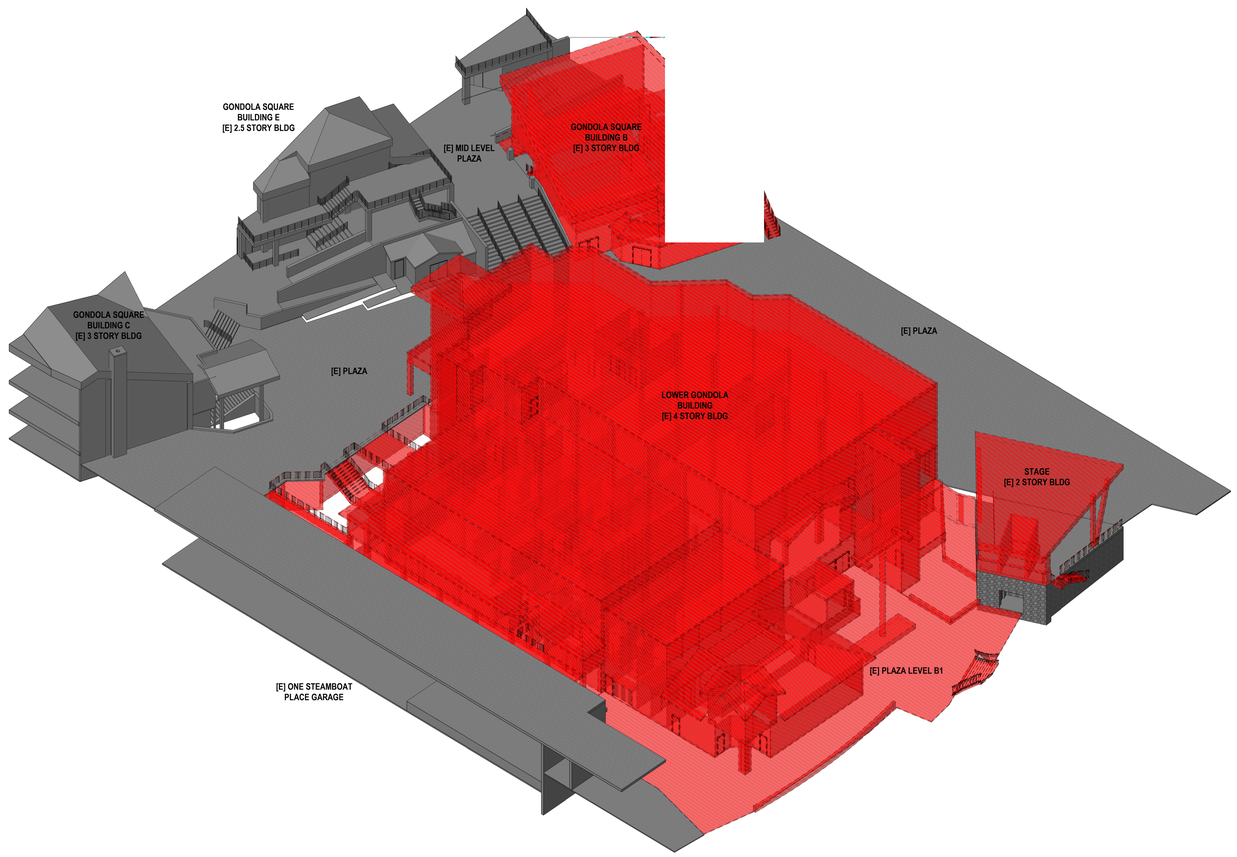
Description
DEMOLITION SECTIONS - LOWER GONDOLA BUILDING

Scale
As indicated

A-D3.101



01 DEMOLITION - AXONOMETRIC NW
SCALE:



02 DEMOLITION - AXONOMETRIC SE
SCALE:

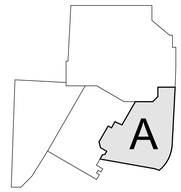
SHEET NOTES

GENERAL NOTES

1. AXONOMETRIC VIEWS ARE PROVIDED FOR REFERNCE ONLY. SEE PLANS, SECTIONS, AND ELVEVATIONS FOR THE SCOPE OF WORK.

LEGEND
- EXISTING TO REMAIN
- TO BE DEMOLISHED

KEY PLAN



Steamboat
ALTERRA MOUNTAIN COMPANY
east west partners

2305 Mount Werner Circle
Steamboat Springs, CO 80487

Gensler
1225 17th Street
Suite 150
Denver, CO 80202
United States
Tel 303.595.8585
Fax 303.825.6823

LANDMARK CONSULTANTS, INC.
141 9th Street
PO Box 774943
Steamboat Springs, CO 80477
Tel 970.871.9494

DESIGNWORKSHOP
1390 Lawrence Street
Suite 100
Denver, CO 80204
Tel 303.623.5186

MARTIN/MARTIN CONSULTING ENGINEERS
12499 West Colfax Ave.
Lakewood, CO 80215
United States
Tel 303.431.6100

me engineers
14143 Denver West Pkwy
Suite 300
Golden, CO
United States
Tel 303.421.6655

Date	Description
1 2021.02.26	BP2A: DEMOLITION-LGB, BLDG B, STAGE

Seal / Signature

STATE OF COLORADO · JOSEPH CHARLES CARROLL · 203617 · LICENSED ARCHITECT
04.02.2021

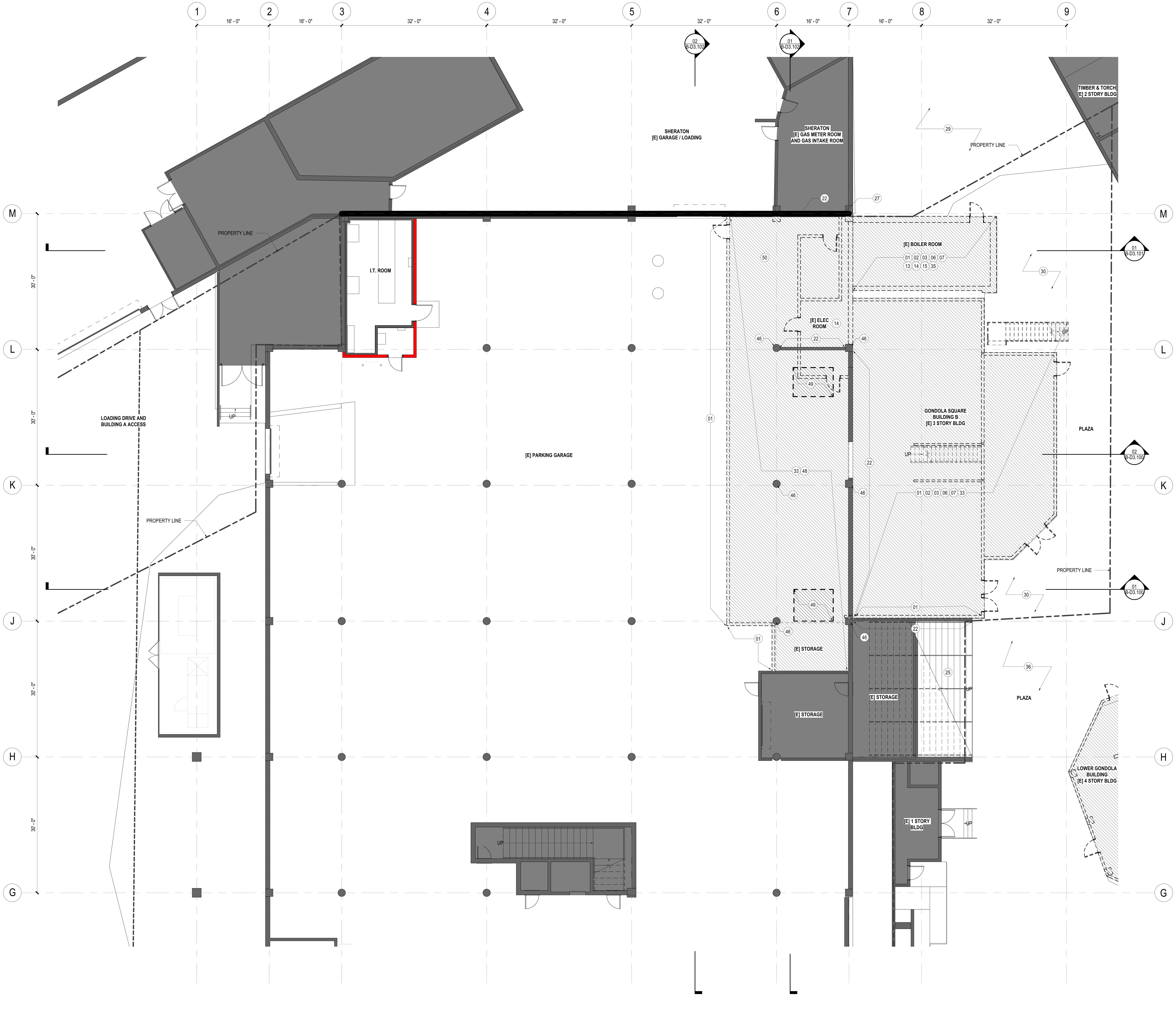
Project Name
SSRC | BASE AREA IMPROVEMENTS

Project Number
003.7835.000

Description
DEMOLTION AXONOMETRIC - LOWER GONDOLA BUILDING & STAGE

Scale
1/4" = 1'-0"

A-D4.100



01 DEMOLITION PLAN - LEVEL 01 - B BUILDING

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

SHEET NOTES

- 01 REMOVE [E] WALL
- 02 REMOVE [E] SLAB
- 03 REMOVE [E] FLOOR
- 06 REMOVE [E] STRUCTURE
- 07 REMOVE [E] ROOF
- 13 REMOVE [E] MECHANICAL EQUIPMENT. RE: MECHANICAL DRAWINGS
- 14 REMOVE [E] ELECTRICAL EQUIPMENT. RE: ELECTRICAL DRAWINGS
- 15 REMOVE [E] PLUMBING EQUIPMENT. RE: PLUMBING DRAWINGS
- 22 [E] TELECOM EQUIPMENT TO BE REPURPOSED, RE: BP1B DRAWINGS
- 25 [E] RETAINING WALL TO REMAIN
- 27 [E] STAIR TO REMAIN
- 29 [E] GAS LINES TO BE CUT CAPPED AND RE-ROUTED. RE: MECH DRAWINGS
- 30 [E] MECHANICAL LOUVER TO BE REMOVED. CONTRACTOR TO INFILL OPENING WITH CMU BLOCK TO MATCH EXISTING AND TO MEET A 2 HOUR FIRE RATED ASSEMBLY
- 33 DASHED LINE OF [E] STRUCTURE AND [E] PAVING TO BE REMOVED
- 35 DASHED LINE AND HATCHED AREA OF [E] LOWER GONDOLA BUILDING TO BE DEMOLISHED. REFER TO UTILITY PLANS FOR CUT AND MAKE SAFE EXTENTS OF UTILITIES
- 36 DASHED LINE OF THE [E] BOILER ROOM TO BE REMOVED INCLUDING ALL EQUIPMENT, UTILITIES, AND INTERIOR FINISHES. GENERAL CONTRACTOR TO COORDINATE WITH CLIENT AND NEW BOILER ROOM PLANS FOR EQUIPMENT THAT WILL BE SAVED FOR REUSE AND PREPARE ALL MEP CONNECTIONS FOR EXTENSION TO NEW BOILER HOUSE LOCATION
- 46 [E] STRUCTURAL COLUMNS TO REMAIN / BE MODIFIED. RE: STRUCTURAL SHEETS
- 48 REMOVE [E] WOOD FRAMED FLOOR IN IT'S ENTIRETY INCLUDING STRUCTURE AND FINISHES TO EXPOSE SLAB BELOW
- 49 REMOVE / CUT [E] SLAB AS REQUIRED TO ABANDON SEWER SERVICE AT MAIN, RE: CIVIL SHEETS FOR MORE INFORMATION
- 50 CONTRACTOR TO PROVIDE TEMPORARY WEATHERPROOF ENCLOSURE OVER THIS AREA. ENCLOSURE INTENT IS TO CLOS OFF EXTERIOR FROM INTERIOR PARKING GARAGE.

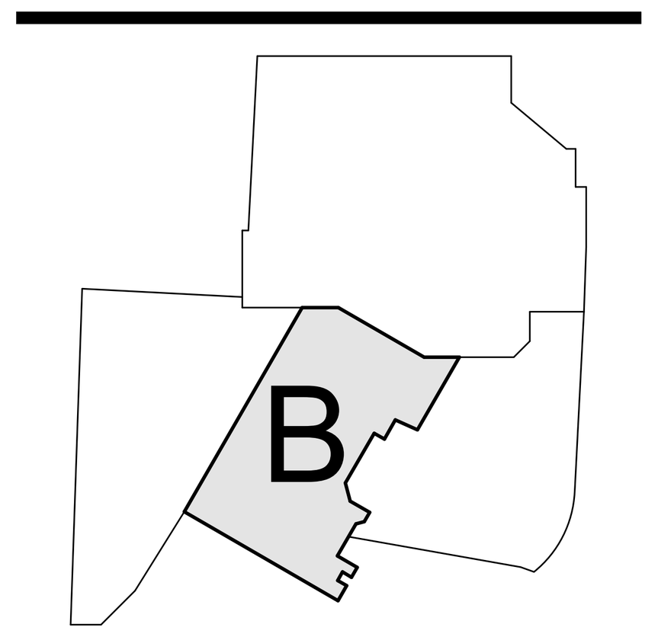
GENERAL NOTES

1. REMOVE THE EXISTING LOWER GONDOLA TERMINAL BUILDING COMPLETELY, INCLUDING ALL STRUCTURE, MECHANICAL, ELECTRICAL, PLUMBING, I.T. SYSTEMS. RE: MECHANICAL, ELETRICAL, I.T. DRAWINGS FOR MORE INFORMATION.
2. STRUCTURE TO BE REMOVED COMPLETELY, INCLUDING ALL FOUNDATIONS. THE EXISTING GONDOLA COUNTERWEIGHT TO REMAIN. TOP TO BE CUTDOWN AND PIT TO BE FILLED. RE: STRUCTURAL FOR MORE INFORMATION. ALL WATER IN PIT TO BE DRAINED AND REMOVED. CONTRACTOR TO PROVIDE DEWATERING OPERATIONS.
3. ALL UNDERGROUND UTILITIES BELOW BUILDING TO BE REMOVED COMPLETELY. UTILITY CONNECTIONS TO THE EXISTING BUILDING TO BE CUT AND CAPPED. RE: CIVIL DRAWINGS. CONTRACTOR TO SCHEDULE ALL UTILITY SHUTDOWNS AND COORDINATE CUT AND CAP ACTIVITY WITH LOCAL UTILITY PROVIDERS THE GONDOLA WILL BE REMOVED AND PACKAGED FOR REUSE BY OWNER AS A SEPARATE CONTRACT. CONTRACTORS TO COORDINATE WORK AND SCHEDULE OF OPERATIONS.
4. REFERENCE OWNER PROVIDED CONSTRUCTION DRAWINGS FOR SPECIFIC CONSTRUCTION OF BUILDING ELEMENTS.
5. DASHED LINES AND HATCH AREAS ON PLANS, SECTIONS, AND ELEVATIONS REPRESENT AREAS TO BE DEMOLISHED, REFER TO SHEET NOTES.
6. REFER TO STRUCTURAL, CIVIL, MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS FOR MORE INFORMATION ON DEMOLITION LOCATION AND TREATMENT OF EXISTING BUILDING SYSTEMS

LEGEND

- EXISTING TO REMAIN
- TO BE DEMOLISHED
- TO BE DEMOLISHED

KEY PLAN



Steamboat

ALTERRA MOUNTAIN COMPANY

east west partners

2305 Mount Werner Circle
Steamboat Springs, CO 80487

Gensler

1225 17th Street
Suite 150
Denver, CO 80202
United States
Tel 303.595.8585
Fax 303.825.6823

LANDMARK CONSULTANTS, INC.
141 9th Street
PO Box 774943
Steamboat Springs, CO 80477
Tel 970.871.9494

DESIGNWORKSHOP
1390 Lawrence Street
Suite 100
Denver, CO 80204
Tel 303.623.5186

MARTIN/MARTIN CONSULTING ENGINEERS
12499 West Colfax Ave.
Lakewood, CO 80215
United States
Tel 303.431.6100

me engineers
14143 Denver West Pkwy
Suite 300
Golden, CO
United States
Tel 303.421.6655

Date	Description
1 2021.02.26	BP2A: DEMOLITION-LGB, BLDG B, STAGE

Seal / Signature

STATE OF COLORADO JON CHARLES GAMBRILL 203617 LICENSED ARCHITECT

04.02.2021

Project Name

SSRC | BASE AREA IMPROVEMENTS

Project Number

003.7835.000

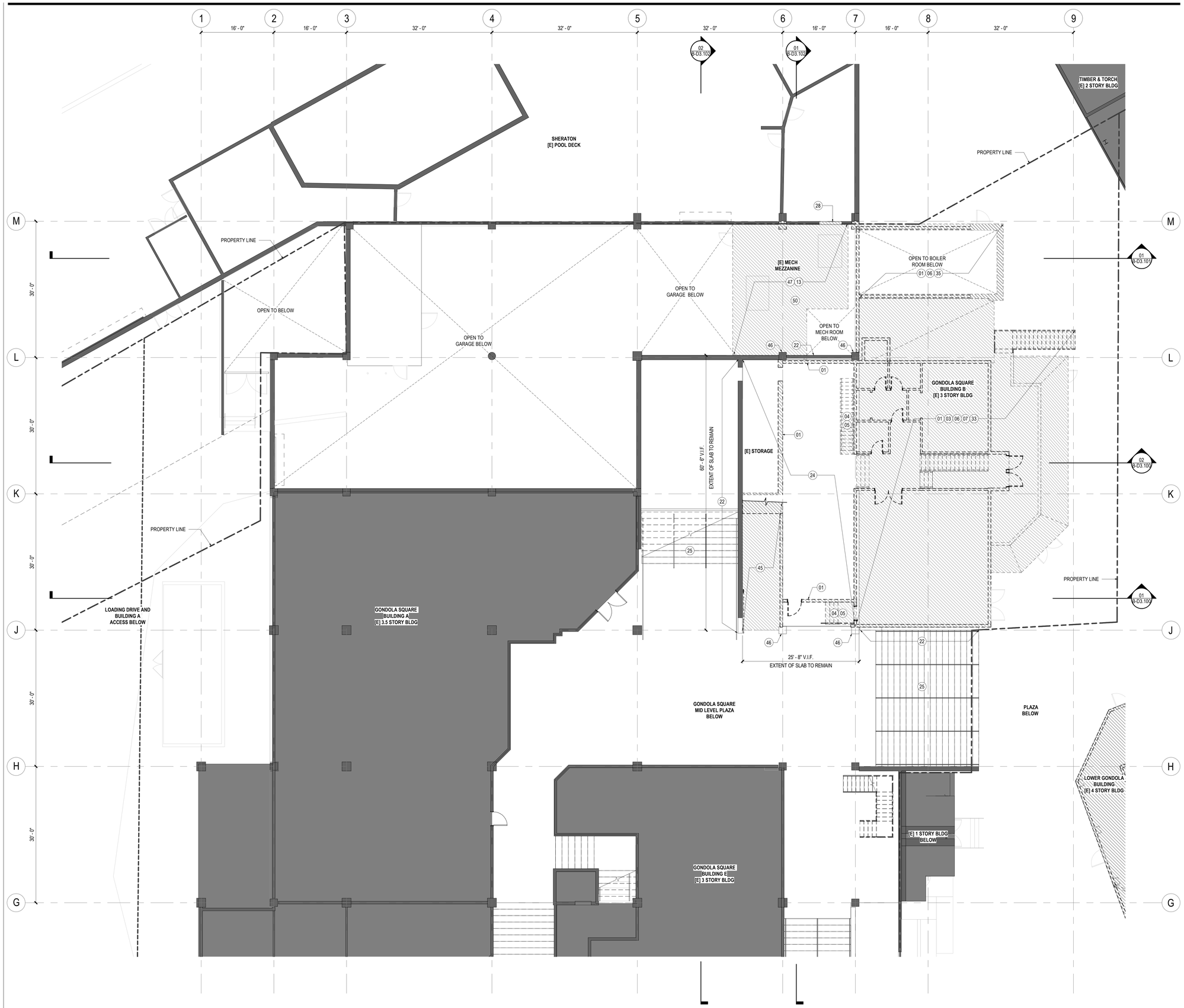
Description

DEMOLITION PLANS - BUILDING B - LEVEL 01

Scale

As indicated

B-D1.101



01 DEMOLITION PLAN - LEVEL 02 - B BUILDING
SCALE: 1/8" = 1'-0"

SHEET NOTES

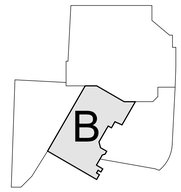
01 REMOVE [E] WALL
03 REMOVE [E] FLOOR
04 REMOVE [E] STAIR
05 REMOVE [E] RAILING
06 REMOVE [E] STRUCTURE
07 REMOVE [E] ROOF
13 REMOVE [E] MECHANICAL EQUIPMENT. RE: MECHANICAL DRAWINGS
22 [E] TELECOM EQUIPMENT TO BE REPURPOSED. RE: BP1B DRAWINGS
24 [E] WALL TO REMAIN
25 [E] RETAINING WALL TO REMAIN
28 [E] DOOR TO REMAIN
33 DASHED LINE OF [E] STRUCTURE AND [E] PAVING TO BE REMOVED
35 DASHED LINE AND HATCHED AREA OF [E] LOWER GONDOLA BUILDING TO BE DEMOLISHED. REFER TO UTILITY PLANS FOR CUT AND MAKE SAFE EXTENTS OF UTILITIES
45 DASHED LINE AND HATCHED AREA OF [E] RAMP, RAILING, AND STRUCTURE TO BE REMOVED UNLESS OTHERWISE NOTED
46 [E] STRUCTURAL COLUMNS TO REMAIN / BE MODIFIED. RE: STRUCTURAL SHEETS
47 DASHED LINE AND HATCHED AREA OF [E] MEZZANINE AND EQUIPMENT TO BE DEMOLISHED. REFER TO UTILITY PLANS FOR CUT AND MAKE SAFE EXTENTS OF UTILITIES
50 CONTRACTOR TO PROVIDE TEMPORARY WEATHERPROOF ENCLOSURE OVER THIS AREA. ENCLOSURE INTENT IS TO CLOS OFF EXTERIOR FROM INTERIOR PARKING GARAGE.

GENERAL NOTES

1. REMOVE THE EXISTING LOWER GONDOLA TERMINAL BUILDING COMPLETELY, INCLUDING ALL STRUCTURE, MECHANICAL, ELECTRICAL, PLUMBING, I.T. SYSTEMS. RE: MECHANICAL, ELETRICAL, I.T. DRAWINGS FOR MORE INFORMATION.
2. STRUCTURE TO BE REMOVED COMPLETELY, INCLUDING ALL FOUNDATIONS. THE EXISTING GONDOLA COUNTERWEIGHT TO REMAIN. TOP TO BE CUTDOWN AND PIT TO BE FILLED. RE: STRUCTURAL FOR MORE INFORMATION. ALL WATER IN PIT TO BE DRAINED AND REMOVED. CONTRACTOR TO PROVIDE DEWATERING OPERATIONS.
3. ALL UNDERGROUND UTILITIES BELOW BUILDING TO BE REMOVED COMPLETELY. UTILITY CONNECTIONS TO THE EXISTING BUILDING TO BE CUT AND CAPPED. RE: CIVIL DRAWINGS. CONTRACTOR TO SCHEDULE ALL UTILITY SHUTDOWNS AND COORDINATE CUT AND CAP ACTIVITY WITH LOCAL UTILITY PROVIDERS THE GONDOLA WILL BE REMOVED AND PACKAGED FOR REUSE BY OWNER AS A SEPARATE CONTRACT. CONTRACTORS TO COORDINATE WORK AND SCHEDULE OF OPERATIONS.
4. REFERENCE OWNER PROVIDED CONSTRUCTION DRAWINGS FOR SPECIFIC CONSTRUCTION OF BUILDING ELEMENTS.
5. DASHED LINES AND HATCH AREAS ON PLANS, SECTIONS, AND ELEVATIONS REPRESENT AREAS TO BE DEMOLISHED. REFER TO SHEET NOTES.
6. REFER TO STRUCTURAL, CIVIL, MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS FOR MORE INFORMATION ON DEMOLITION LOCATION AND TREATMENT OF EXISTING BUILDING SYSTEMS

LEGEND
- EXISTING TO REMAIN
- TO BE DEMOLISHED
- TO BE DEMOLISHED

KEY PLAN



Steamboat
ALTERRA MOUNTAIN COMPANY east west partners
2305 Mount Werner Circle
Steamboat Springs, CO 80487

Gensler
1225 17th Street
Suite 150
Denver, CO 80202
United States
Tel 303.595.8585
Fax 303.825.6823

LANDMARK CONSULTANTS, INC.
141 9th Street
PO Box 774943
Steamboat Springs, CO 80477
Tel 970.871.9494

DESIGNWORKSHOP
1390 Lawrence Street
Suite 100
Denver, CO 80204
Tel 303.623.5186

MARTIN/MARTIN CONSULTING ENGINEERS
12499 West Colfax Ave.
Lakewood, CO 80215
United States
Tel 303.431.6100

me engineers
14143 Denver West Pkwy
Suite 300
Golden, CO
United States
Tel 303.421.6655

△	Date	Description
1	2021.02.26	BP2A: DEMOLITION-LGB, BLDG B, STAGE

Seal / Signature

STATE OF COLORADO · JOHN CHARLES GUTHRIE · 203617 · LICENSED ARCHITECT
04.02.2021

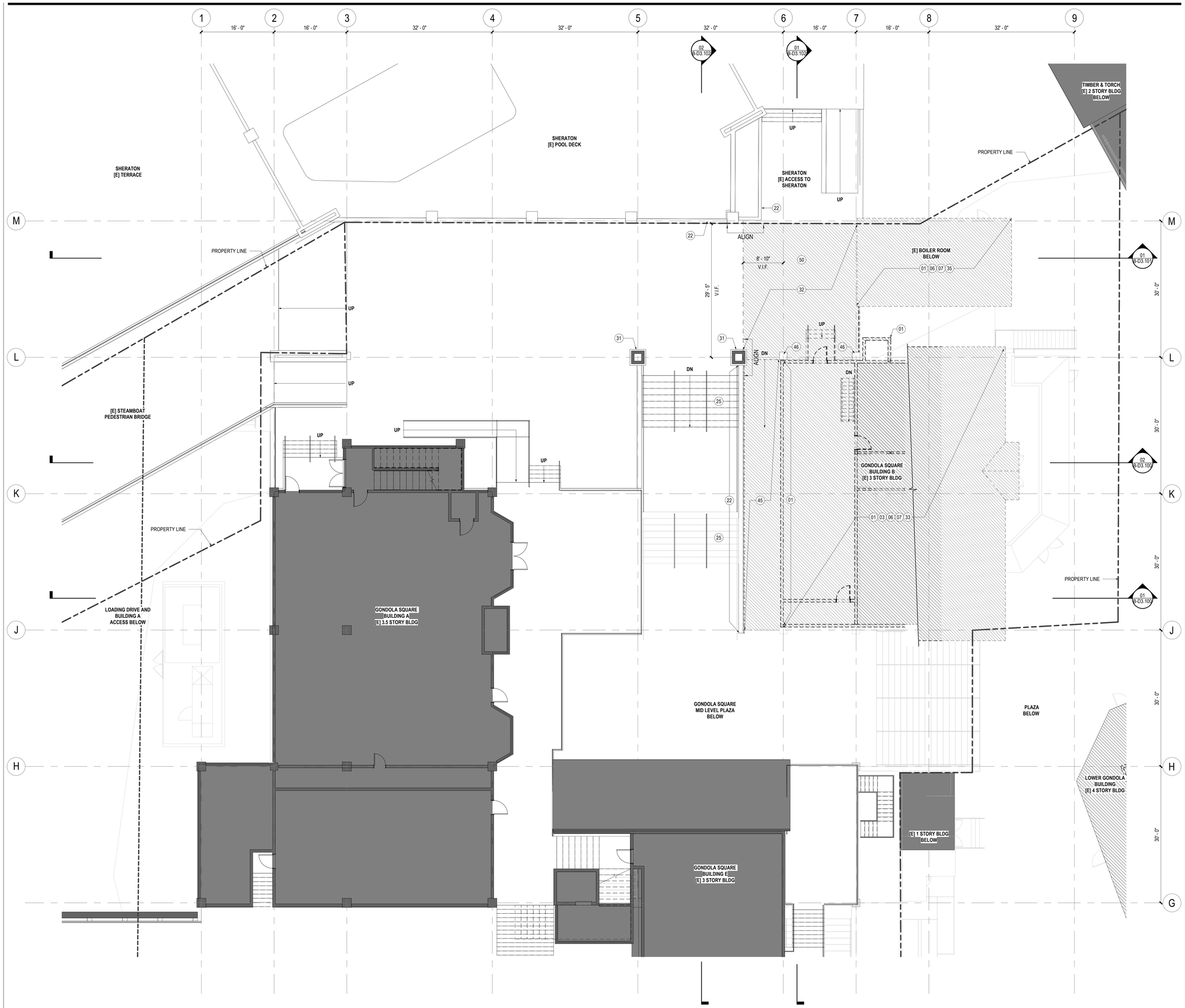
Project Name
SSRC | BASE AREA IMPROVEMENTS

Project Number
003.7835.000

Description
DEMOLITION PLANS - BUILDING B - LEVEL 02

Scale
As indicated

B-D1.102



01 DEMOLITION PLAN - LEVEL 03 - B BUILDING

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

SHEET NOTES

01 REMOVE [E] WALL
03 REMOVE [E] FLOOR
06 REMOVE [E] STRUCTURE
07 REMOVE [E] ROOF
22 [E] TELECOM EQUIPMENT TO BE REPURPOSED. RE: BP1B DRAWINGS
25 [E] RETAINING WALL TO REMAIN
31 [E] LANDSCAPE TO REMAIN
32 [E] VERTICAL PORTAL ELEMENT TO REMAIN
33 DASHED LINE OF [E] STRUCTURE AND [E] PAVING TO BE REMOVED
35 DASHED LINE AND HATCHED AREA OF [E] LOWER GONDOLA BUILDING TO BE DEMOLISHED. REFER TO UTILITY PLANS FOR CUT AND MAKE SAFE EXTENTS OF UTILITIES
45 DASHED LINE AND HATCHED AREA OF [E] RAMP, RAILING, AND STRUCTURE TO BE REMOVED UNLESS OTHERWISE NOTED
46 [E] STRUCTURAL COLUMNS TO REMAIN / BE MODIFIED. RE: STRUCTURAL SHEETS
50 CONTRACTOR TO PROVIDE TEMPORARY WEATHERPROOF ENCLOSURE OVER THIS AREA. ENCLOSURE INTENT IS TO CLOS OFF EXTERIOR FROM INTERIOR PARKING GARAGE.

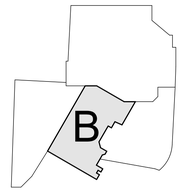
GENERAL NOTES

1. REMOVE THE EXISTING LOWER GONDOLA TERMINAL BUILDING COMPLETELY, INCLUDING ALL STRUCTURE, MECHANICAL, ELECTRICAL, PLUMBING, I.T. SYSTEMS. RE: MECHANICAL, ELETRICAL, I.T. DRAWINGS FOR MORE INFORMATION.
2. STRUCTURE TO BE REMOVED COMPLETELY, INCLUDING ALL FOUNDATIONS. THE EXISTING GONDOLA COUNTERWEIGHT TO REMAIN. TOP TO BE CUTDOWN AND PIT TO BE FILLED. RE: STRUCTURAL FOR MORE INFORMATION. ALL WATER IN PIT TO BE DRAINED AND REMOVED. CONTRACTOR TO PROVIDE DEWATERING OPERATIONS.
3. ALL UNDERGROUND UTILITIES BELOW BUILDING TO BE REMOVED COMPLETELY. UTILITY CONNECTIONS TO THE EXISTING BUILDING TO BE CUT AND CAPPED. RE: CIVIL DRAWINGS. CONTRACTOR TO SCHEDULE ALL UTILITY SHUTDOWNS AND COORDINATE CUT AND CAP ACTIVITY WITH LOCAL UTILITY PROVIDERS THE GONDOLA WILL BE REMOVED AND PACKAGED FOR REUSE BY OWNER AS A SEPARATE CONTRACT. CONTRACTORS TO COORDINATE WORK AND SCHEDULE OF OPERATIONS.
4. REFERENCE OWNER PROVIDED CONSTRUCTION DRAWINGS FOR SPECIFIC CONSTRUCTION OF BUILDING ELEMENTS.
5. DASHED LINES AND HATCH AREAS ON PLANS, SECTIONS, AND ELEVATIONS REPRESENT AREAS TO BE DEMOLISHED. REFER TO SHEET NOTES.
6. REFER TO STRUCTURAL, CIVIL, MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS FOR MORE INFORMATION ON DEMOLITION LOCATION AND TREATMENT OF EXISTING BUILDING SYSTEMS

LEGEND

EXISTING TO REMAIN
TO BE DEMOLISHED
TO BE DEMOLISHED

KEY PLAN



Steamboat
ALTERRA MOUNTAIN COMPANY
east west partners

2305 Mount Werner Circle
Steamboat Springs, CO 80487

Gensler
1225 17th Street
Suite 150
Denver, CO 80202
United States
Tel 303.595.8585
Fax 303.825.6823

LANDMARK CONSULTANTS, INC.
141 9th Street
PO Box 774943
Steamboat Springs, CO 80477
Tel 970.871.9494

DESIGNWORKSHOP
1390 Lawrence Street
Suite 100
Denver, CO 80204
Tel 303.623.5186

MARTIN/MARTIN CONSULTING ENGINEERS
12499 West Colfax Ave.
Lakewood, CO 80215
United States
Tel 303.431.6100

me engineers
14143 Denver West Pkwy
Suite 300
Golden, CO
United States
Tel 303.421.6655

△	Date	Description
1	2021.02.26	BP2A: DEMOLITION-LGB, BLDG B, STAGE

Seal / Signature

STATE OF COLORADO
JOSEPH CHARLES CARROLL
203617
LICENSED ARCHITECT
04.02.2021

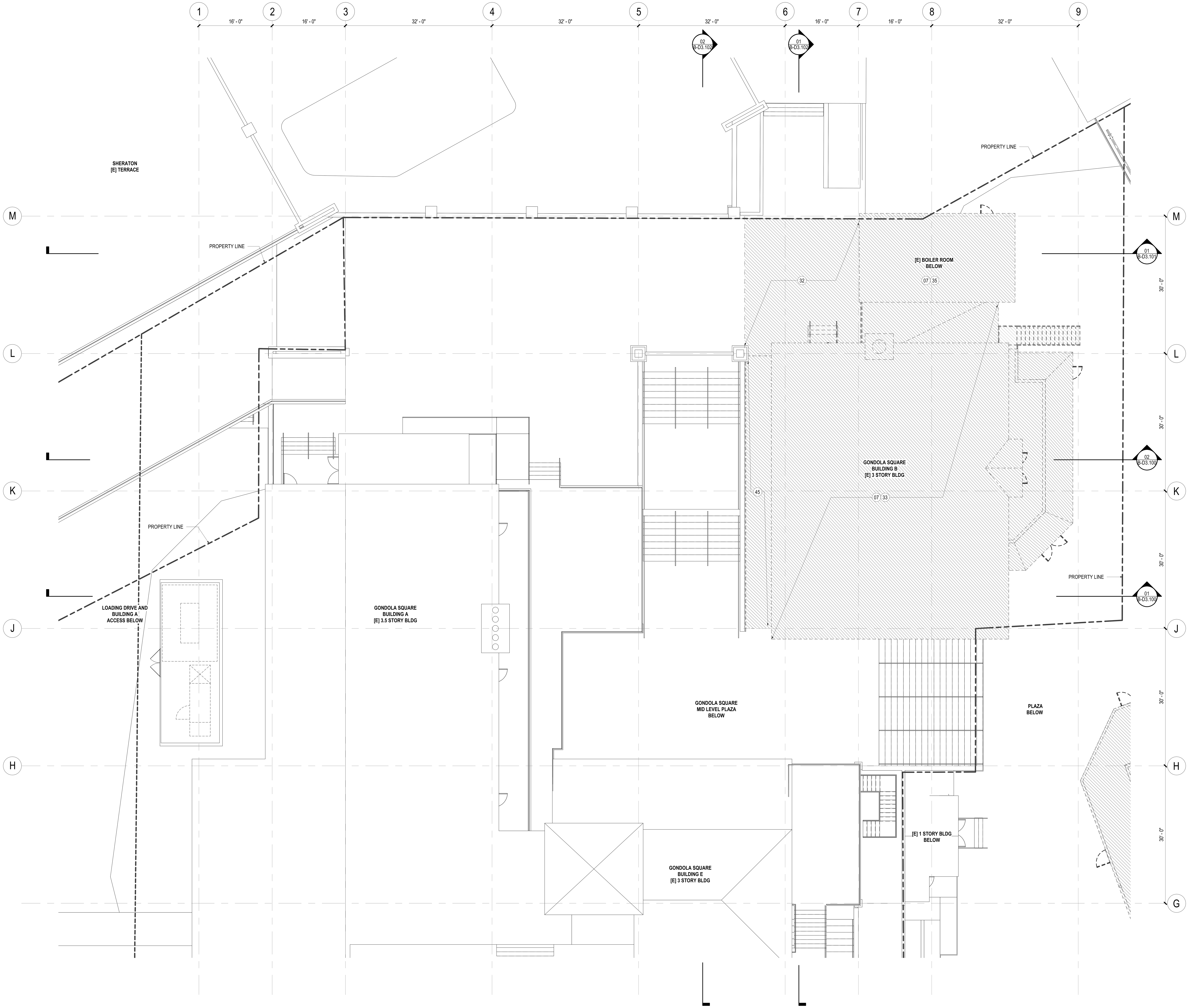
Project Name
SSRC | BASE AREA IMPROVEMENTS

Project Number
003.7835.000

Description
DEMOLITION PLANS - BUILDING B - LEVEL 03

Scale
As indicated

B-D1.103



01 DEMOLITION PLAN - ROOF - B BUILDING

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

SHEET NOTES

- 07 REMOVE [E] ROOF
- 32 [E] VERTICAL PORTAL ELEMENT TO REMAIN
- 33 DASHED LINE OF [E] STRUCTURE AND [E] PAVING TO BE REMOVED
- 35 DASHED LINE AND HATCHED AREA OF [E] LOWER GONDOLA BUILDING TO BE DEMOLISHED. REFER TO UTILITY PLANS FOR CUT AND MAKE SAFE EXTENTS OF UTILITIES
- 45 DASHED LINE AND HATCHED AREA OF [E] RAMP, RAILING, AND STRUCTURE TO BE REMOVED UNLESS OTHERWISE NOTED

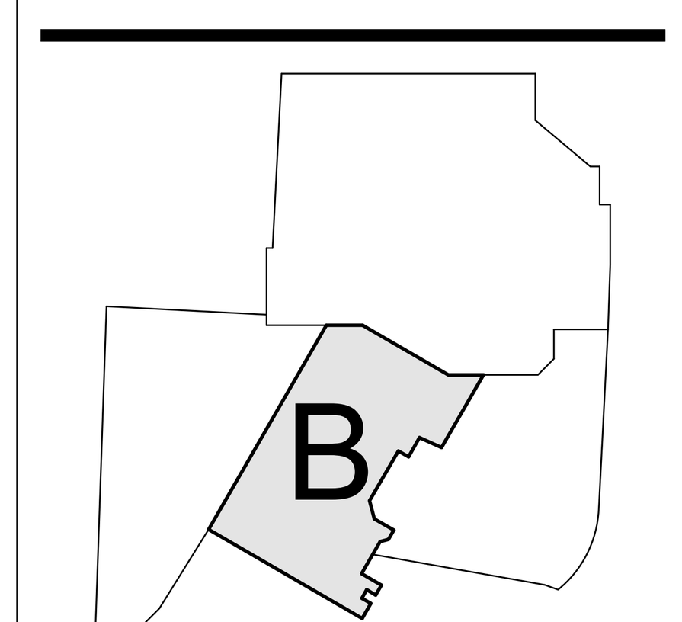
GENERAL NOTES

1. REMOVE THE EXISTING LOWER GONDOLA TERMINAL BUILDING COMPLETELY, INCLUDING ALL STRUCTURE, MECHANICAL, ELECTRICAL, PLUMBING, I.T. SYSTEMS. RE: MECHANICAL, ELETRICAL, I.T. DRAWINGS FOR MORE INFORMATION.
2. STRUCTURE TO BE REMOVED COMPLETELY, INCLUDING ALL FOUNDATIONS. THE EXISTING GONDOLA COUNTERWEIGHT TO REMAIN. TOP TO BE CUTDOWN AND PIT TO BE FILLED. RE: STRUCTURAL FOR MORE INFORMATION. ALL WATER IN PIT TO BE DRAINED AND REMOVED. CONTRACTOR TO PROVIDE DEWATERING OPERATIONS.
3. ALL UNDERGROUND UTILITIES BELOW BUILDING TO BE REMOVED COMPLETELY. UTILITY CONNECTIONS TO THE EXISTING BUILDING TO BE CUT AND CAPPED. RE: CIVIL DRAWINGS. CONTRACTOR TO SCHEDULE ALL UTILITY SHUTDOWNS AND COORDINATE CUT AND CAP ACTIVITY WITH LOCAL UTILITY PROVIDERS THE GONDOLA WILL BE REMOVED AND PACKAGED FOR REUSE BY OWNER AS A SEPARATE CONTRACT. CONTRACTORS TO COORDINATE WORK AND SCHEDULE OF OPERATIONS.
4. REFERENCE OWNER PROVIDED CONSTRUCTION DRAWINGS FOR SPECIFIC CONSTRUCTION OF BUILDING ELEMENTS.
5. DASHED LINES AND HATCH AREAS ON PLANS, SECTIONS, AND ELEVATIONS REPRESENT AREAS TO BE DEMOLISHED, REFER TO SHEET NOTES.
6. REFER TO STRUCTURAL, CIVIL, MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS FOR MORE INFORMATION ON DEMOLITION LOCATION AND TREATMENT OF EXISTING BUILDING SYSTEMS

LEGEND

- EXISTING TO REMAIN
- TO BE DEMOLISHED
- TO BE DEMOLISHED

KEY PLAN



Steamboat
ALTERRA MOUNTAIN COMPANY
east west partners
2305 Mount Werner Circle
Steamboat Springs, CO 80487

Gensler
1225 17th Street
Suite 150
Denver, CO 80202
United States
Tel 303.595.8585
Fax 303.825.6823

LANDMARK CONSULTANTS, INC.
141 9th Street
PO Box 774943
Steamboat Springs, CO 80477
Tel 970.871.9494

DESIGNWORKSHOP
1390 Lawrence Street
Suite 100
Denver, CO 80204
Tel 303.623.5186

MARTIN/MARTIN CONSULTING ENGINEERS
12499 West Colfax Ave.
Lakewood, CO 80215
United States
Tel 303.431.6100

me engineers
14143 Denver West Pkwy
Suite 300
Golden, CO
United States
Tel 303.421.6655

Date	Description
1 2021.02.26	BP2A: DEMOLITION-LGB, BLDG B, STAGE

Seal / Signature

04.02.2021

STATE OF COLORADO — JON CHARLES CORNELL — 203617 — LICENSED ARCHITECT

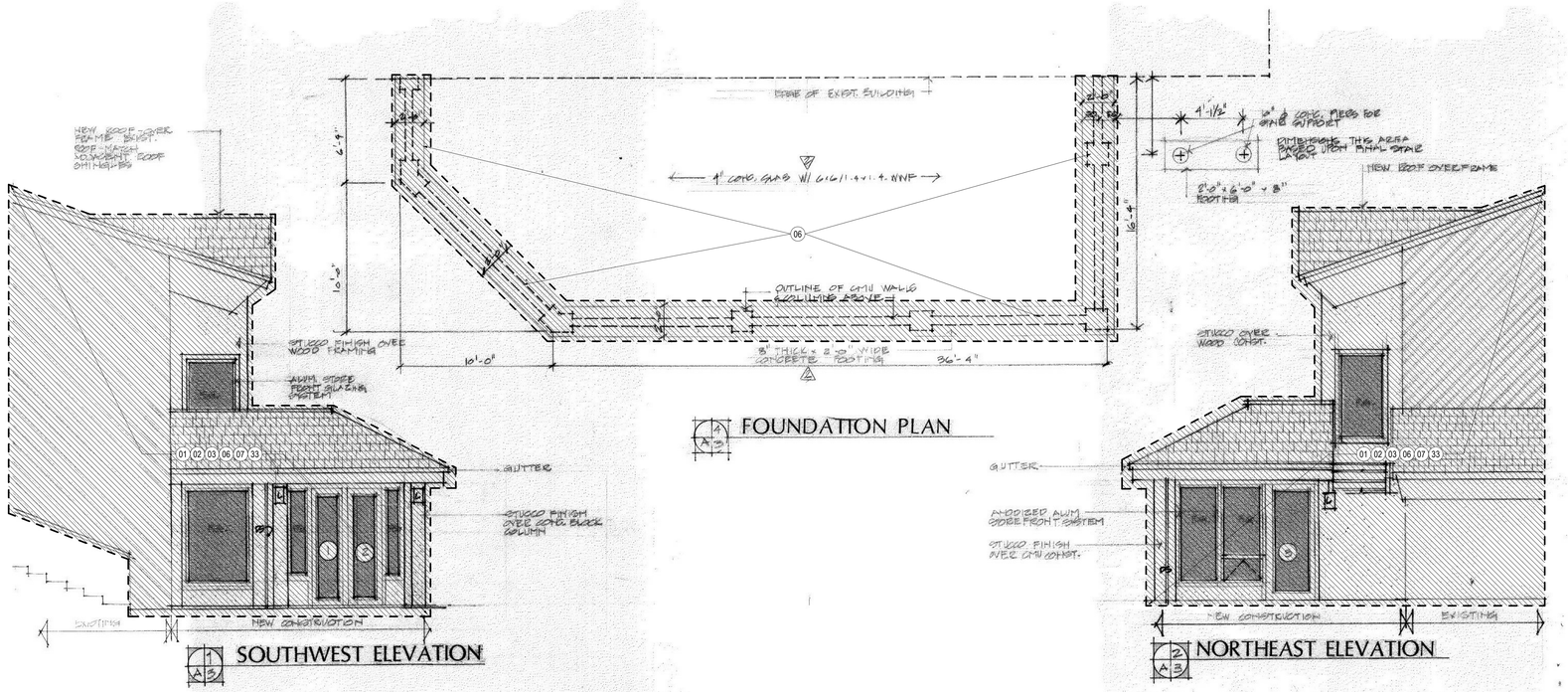
Project Name
SSRC | BASE AREA IMPROVEMENTS

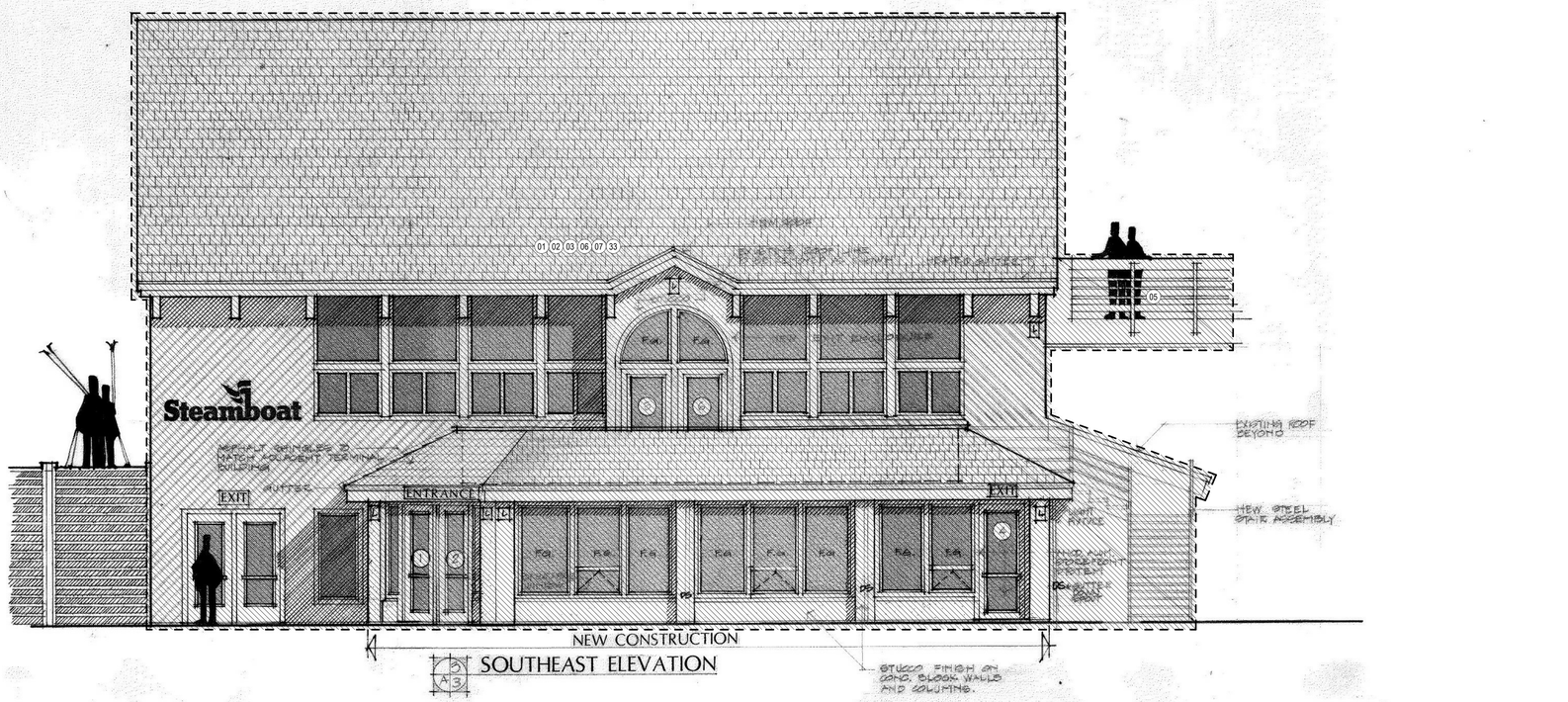
Project Number
003.7835.000

Description
DEMOLITION PLANS - BUILDING B - ROOF

Scale
As indicated

B-D1.106





01 BUILDING B ELEVATION-AS BUILT
SCALE: 1/4" = 1'-0"

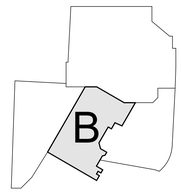
SHEET NOTES

01 REMOVE [E] WALL
02 REMOVE [E] SLAB
03 REMOVE [E] FLOOR
05 REMOVE [E] RAILING
06 REMOVE [E] STRUCTURE
07 REMOVE [E] ROOF
33 DASHED LINE OF [E] STRUCTURE AND [E] PAVING TO BE REMOVED

GENERAL NOTES

LEGEND
- EXISTING TO REMAIN
- TO BE DEMOLISHED
- TO BE DEMOLISHED

KEY PLAN



Steamboat
ALTERRA MOUNTAIN COMPANY east west partners
2305 Mount Werner Circle
Steamboat Springs, CO 80487

Gensler
1225 17th Street
Suite 150
Denver, CO 80202
United States
Tel 303.595.8585
Fax 303.825.6823

LANDMARK CONSULTANTS, INC.
141 9th Street
PO Box 774943
Steamboat Springs, CO 80477
Tel 970.871.9494

DESIGNWORKSHOP
1390 Lawrence Street
Suite 100
Denver, CO 80204
Tel 303.623.5186

MARTIN/MARTIN CONSULTING ENGINEERS
12499 West Colfax Ave.
Lakewood, CO 80215
United States
Tel 303.431.6100

me engineers
14143 Denver West Pkwy
Suite 300
Golden, CO
United States
Tel 303.421.6655

△	Date	Description
1	2021.02.26	BP2A: DEMOLITION-LGB, BLDG B, STAGE

Seal / Signature

STATE OF COLORADO JOSEPH CHARLES GIBBELL 203617 LICENSED ARCHITECT
04.02.2021

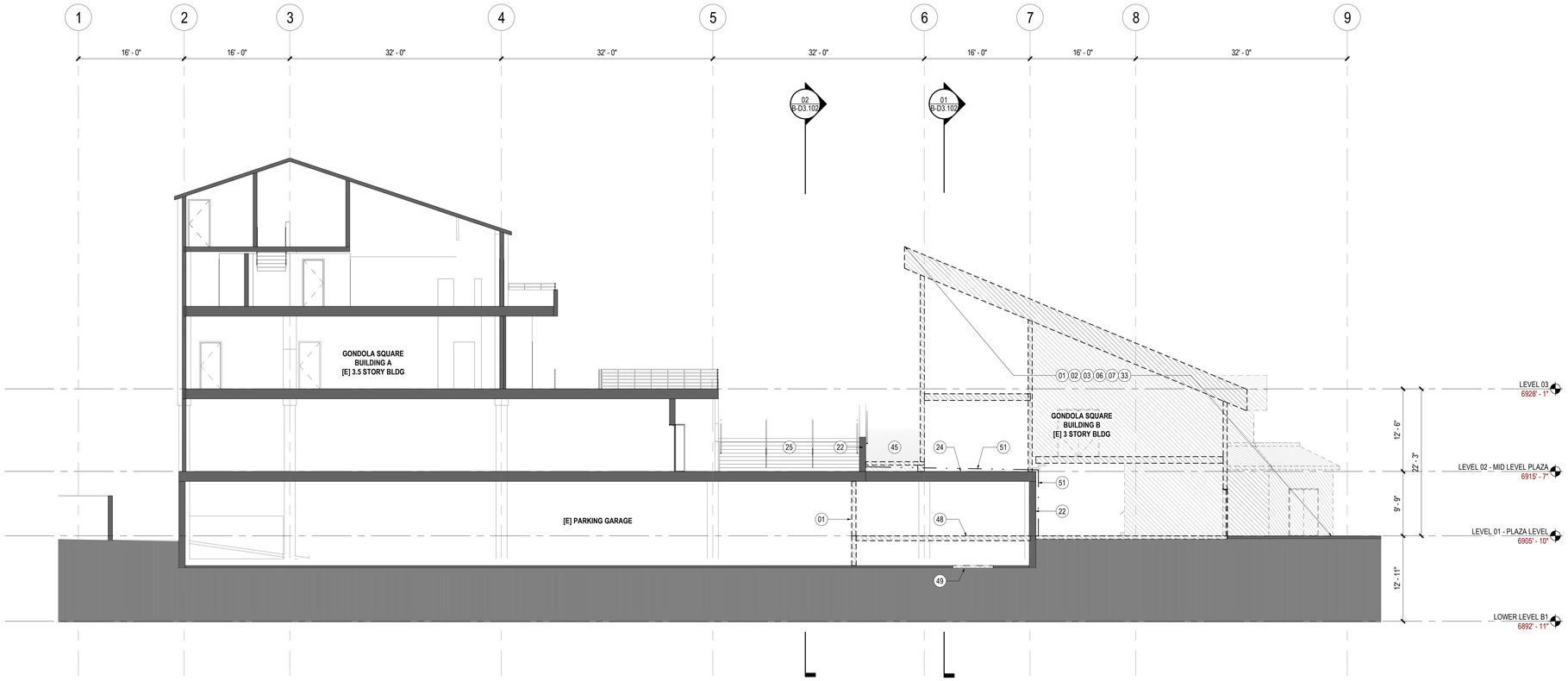
Project Name
SSRC | BASE AREA IMPROVEMENTS

Project Number
003.7835.000

Description
DEMOLITION ELEVATIONS - BUILDING B

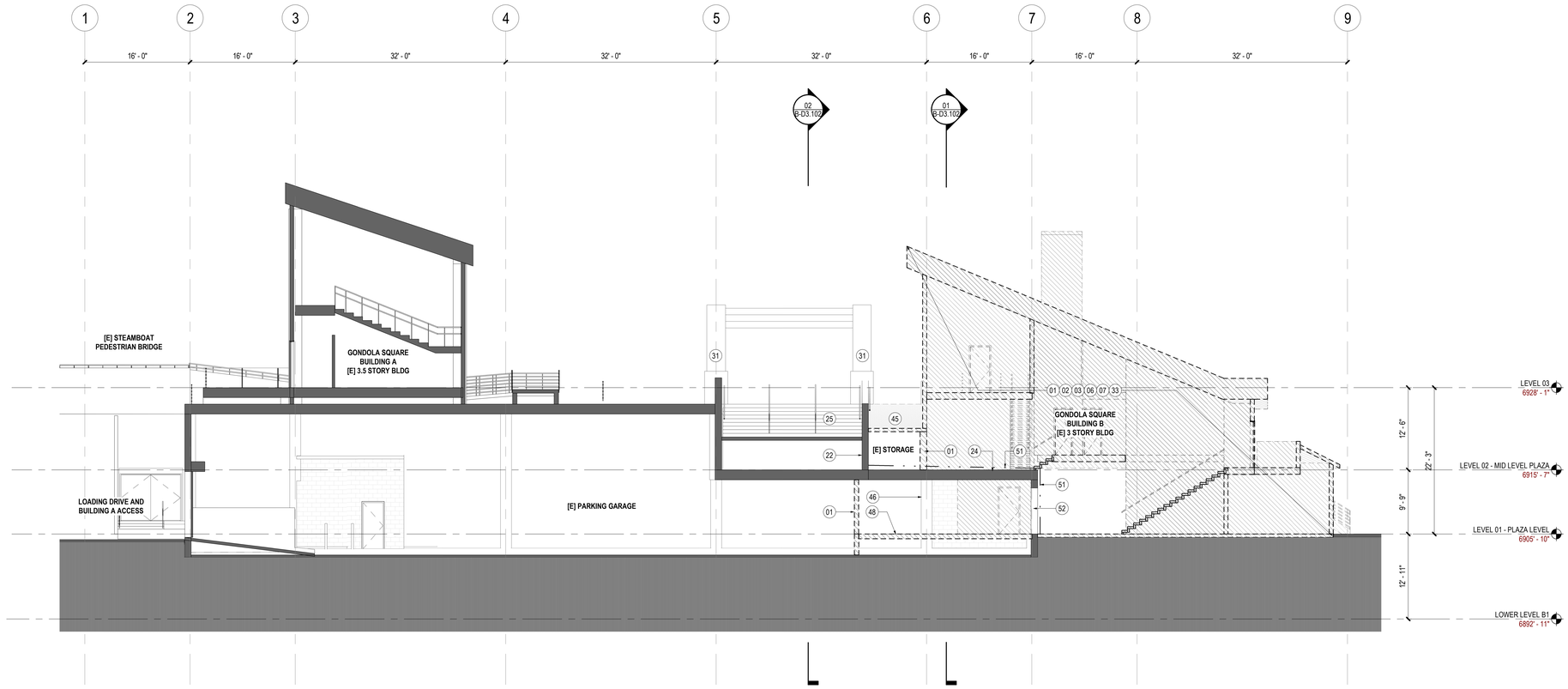
Scale
1/4" = 1'-0"

B-D2.100



01 DEMOLITION - SECTION EW - 0

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



02 DEMOLITION - SECTION EW - 1

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

SHEET NOTES

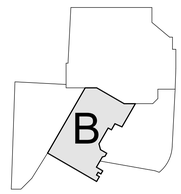
01 REMOVE [E] WALL
02 REMOVE [E] SLAB
03 REMOVE [E] FLOOR
06 REMOVE [E] STRUCTURE
07 REMOVE [E] ROOF
22 [E] TELECOM EQUIPMENT TO BE REPURPOSED. RE: BP1B DRAWINGS
24 [E] WALL TO REMAIN
25 [E] RETAINING WALL TO REMAIN
31 [E] LANDSCAPE TO REMAIN
33 DASHED LINE OF [E] STRUCTURE AND [E] PAVING TO BE REMOVED
45 DASHED LINE AND HATCHED AREA OF [E] RAMP, RAILING, AND STRUCTURE TO BE REMOVED UNLESS OTHERWISE NOTED
46 [E] STRUCTURAL COLUMNS TO REMAIN / BE MODIFIED. RE: STRUCTURAL SHEETS
48 REMOVE [E] WOOD FRAMED FLOOR IN IT'S ENTIRETY INCLUDING STRUCTURE AND FINISHES TO EXPOSE SLAB BELOW
49 REMOVE / CUT [E] SLAB AS REQUIRED TO ABANDON SEWER SERVICE AT MAIN, RE: CIVIL SHEETS FOR MORE INFORMATION
51 [E] WALL AND SLAB TO REMAIN. PROVIDE TEMPORARY WEATHER PROOF MEMBRANE OVER WALL. TIE TO WEATHERPROOFING MEMBRANE AT SLAB. ENTIRE ASSEMBLY TO PROVIDE WEATHER-TIGHT BARRIER FROM EXTERIOR TO INTERIOR PARKING GARAGE. WEATHERPROOFING MEMBRANE TO SLOPE TO DRAIN AT HORIZONTAL SLAB.
52 CONTRACTOR TO PROVIDE INFILL WALL AT WALL OPENING. PROVIDE WEATHERPROOF ENCLOSURE TIE TO SURROUNDING WALL AND SLAB WEATHERPROOFING MEMBRANE.

GENERAL NOTES

LEGEND

EXISTING TO REMAIN
TO BE DEMOLISHED
TO BE DEMOLISHED

KEY PLAN



Steamboat
ALTERRA MOUNTAIN COMPANY
east west partners

2305 Mount Werner Circle
Steamboat Springs, CO 80487

Gensler
1225 17th Street
Suite 150
Denver, CO 80202
United States
Tel 303.595.8585
Fax 303.825.6823

LANDMARK CONSULTANTS, INC.
141 9th Street
PO Box 774943
Steamboat Springs, CO 80477
Tel 970.871.9494

DESIGNWORKSHOP
1390 Lawrence Street
Suite 100
Denver, CO 80204
Tel 303.623.5186

MARTIN/MARTIN CONSULTING ENGINEERS
12499 West Colfax Ave.
Lakewood, CO 80215
United States
Tel 303.431.6100

me engineers
14143 Denver West Pkwy
Suite 300
Golden, CO
United States
Tel 303.421.6655

△	Date	Description
1	2021.02.26	BP2A: DEMOLITION-LGB, BLDG B, STAGE

Seal / Signature

STATE OF COLORADO
JON CHARLES CHMIEL
203617
LICENSED ARCHITECT
04.02.2021

Project Name

SSRC | BASE AREA IMPROVEMENTS

Project Number

003.7835.000

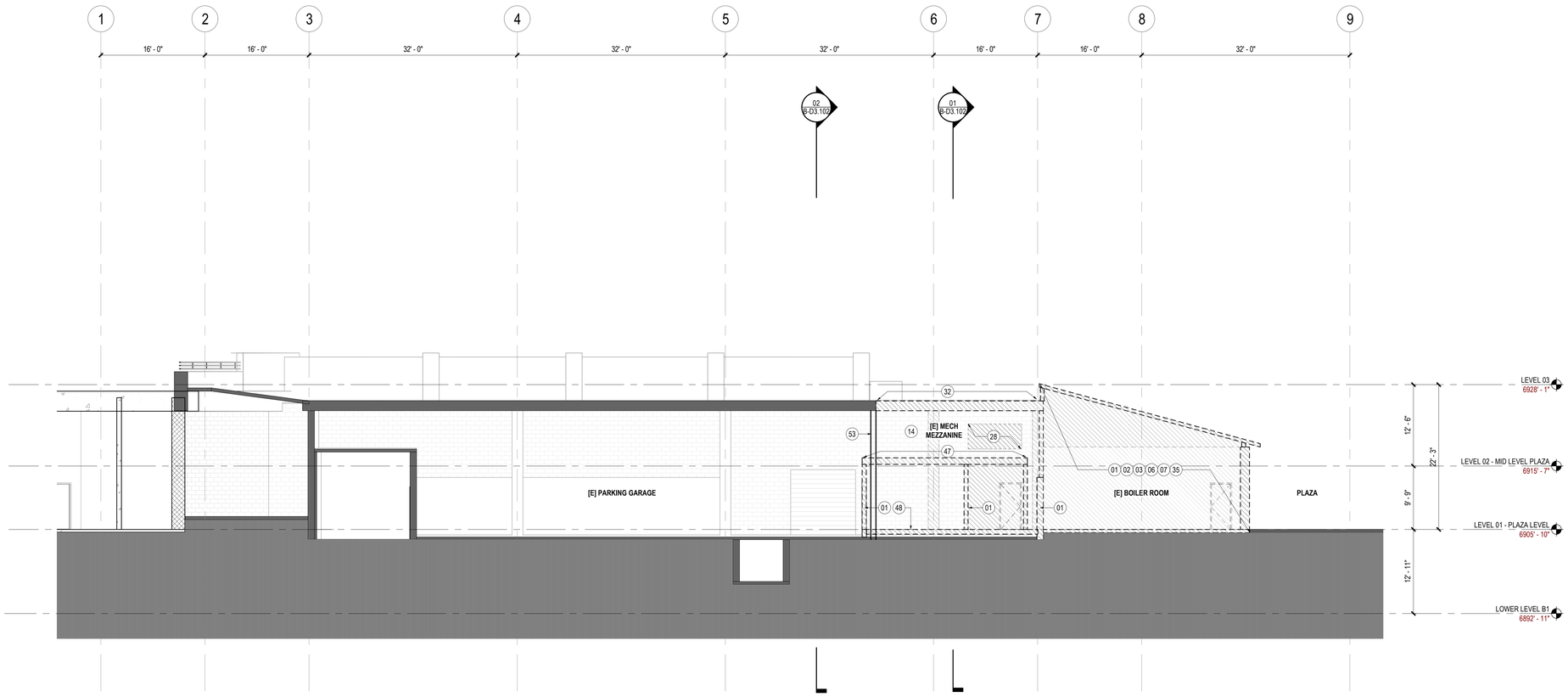
Description

DEMOLITION SECTIONS - BUILDING B - EW

Scale

As indicated

B-D3.100



01 DEMOLITION - SECTION EW - 3

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

SHEET NOTES

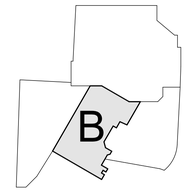
01 REMOVE [E] WALL
02 REMOVE [E] SLAB
03 REMOVE [E] FLOOR
06 REMOVE [E] STRUCTURE
07 REMOVE [E] ROOF
14 REMOVE [E] ELECTRICAL EQUIPMENT. RE: ELECTRICAL DRAWINGS
28 [E] DOOR TO REMAIN
32 [E] VERTICAL PORTAL ELEMENT TO REMAIN
35 DASHED LINE AND HATCHED AREA OF [E] LOWER GONDOLA BUILDING TO BE DEMOLISHED. REFER TO UTILITY PLANS FOR CUT AND MAKE SAFE EXTENTS OF UTILITIES
47 DASHED LINE AND HATCHED AREA OF [E] MEZZANINE AND EQUIPMENT TO BE DEMOLISHED. REFER TO UTILITY PLANS FOR CUT AND MAKE SAFE EXTENTS OF UTILITIES
48 REMOVE [E] WOOD FRAMED FLOOR IN IT'S ENTIRETY INCLUDING STRUCTURE AND FINISHES TO EXPOSE SLAB BELOW
53 CONTRACTOR TO PROVIDE TEMPORARY INFILL WALL. WALL TO PROVIDE INSULATED AND WEATHERPROOF ASSEMBLY FROM EXTERIOR TO INTERIOR PARKING GARAGE

GENERAL NOTES

LEGEND

- EXISTING TO REMAIN
- TO BE DEMOLISHED
- TO BE DEMOLISHED

KEY PLAN



Steamboat
ALTERRA MOUNTAIN COMPANY
east west partners

2305 Mount Werner Circle
Steamboat Springs, CO 80487

Gensler
1225 17th Street
Suite 150
Denver, CO 80202
United States
Tel 303.595.8585
Fax 303.825.6823

LANDMARK CONSULTANTS, INC.
141 9th Street
PO Box 774943
Steamboat Springs, CO 80477
Tel 970.871.9494

DESIGNWORKSHOP
1390 Lawrence Street
Suite 100
Denver, CO 80204
Tel 303.623.5186

MARTIN/MARTIN CONSULTING ENGINEERS
12499 West Colfax Ave.
Lakewood, CO 80215
United States
Tel 303.431.6100

me engineers
14143 Denver West Pkwy
Suite 300
Golden, CO
United States
Tel 303.421.6655

△	Date	Description
1	2021.02.26	BP2A: DEMOLITION-LGB, BLDG B, STAGE

Seal / Signature

STATE OF COLORADO · JON CHARLES CARROLL · 203617 · LICENSED ARCHITECT
04.02.2021

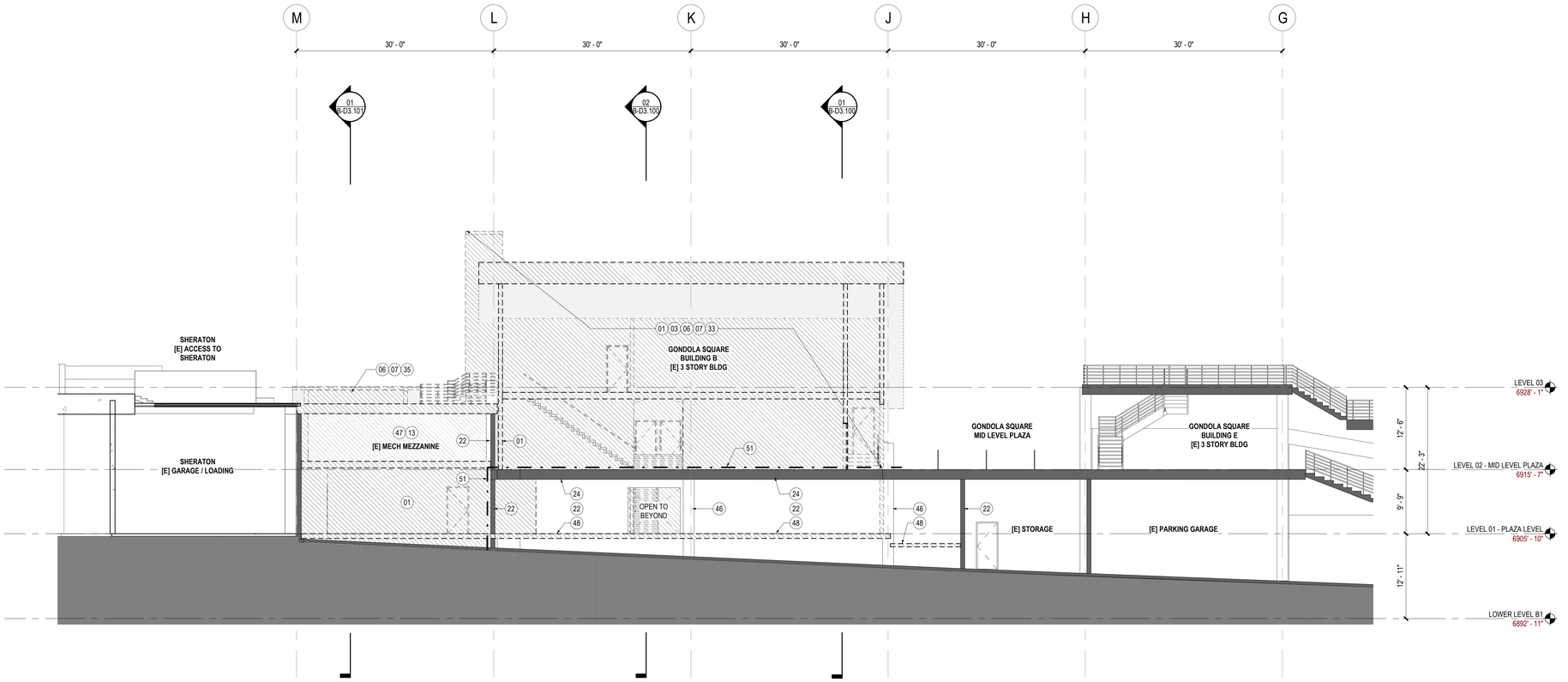
Project Name
SSRC | BASE AREA IMPROVEMENTS

Project Number
003.7835.000

Description
DEMOLITION SECTIONS - BUILDING B - EW

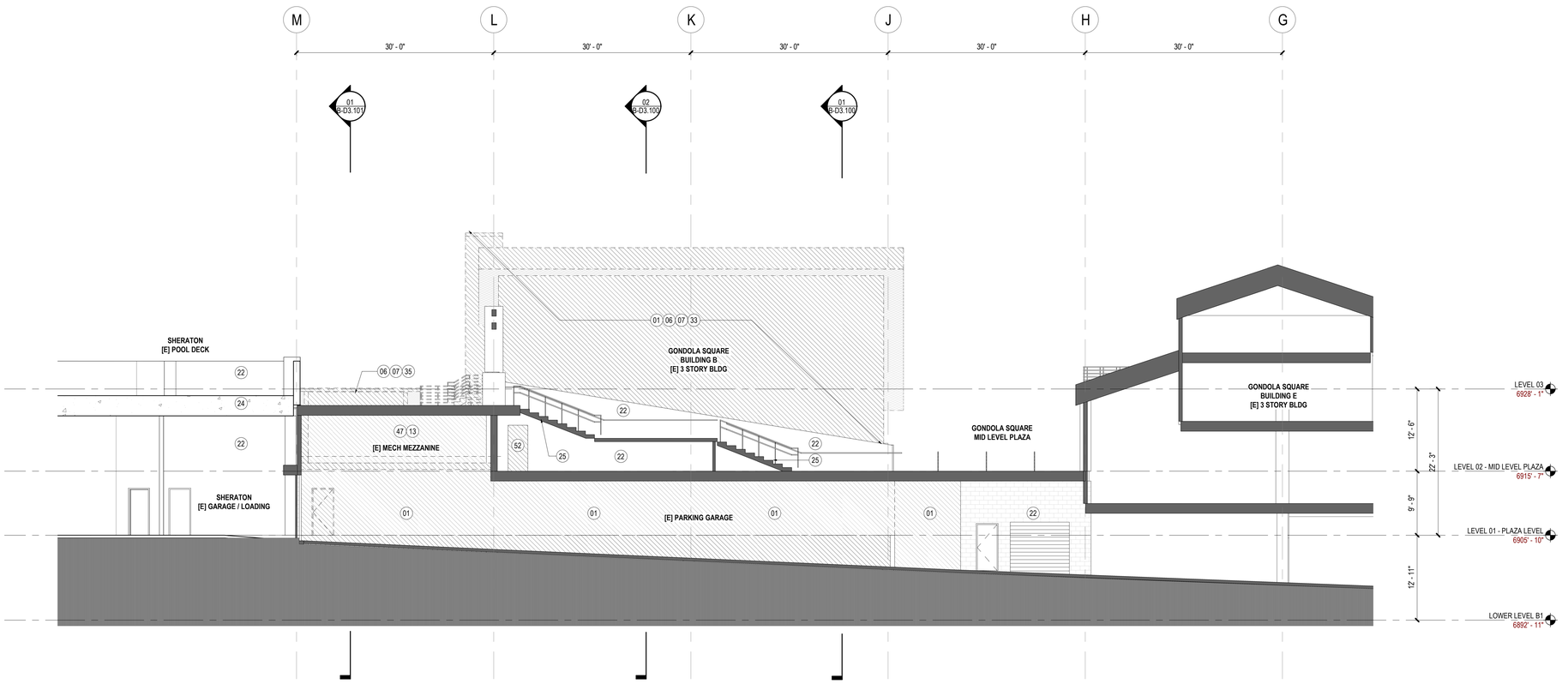
Scale
As indicated

B-D3.101



01 DEMOLITION - SECTION NS

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



02 DEMOLITION - SECTION NS1

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

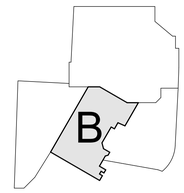
SHEET NOTES

01 REMOVE [E] WALL
03 REMOVE [E] FLOOR
06 REMOVE [E] STRUCTURE
07 REMOVE [E] ROOF
13 REMOVE [E] MECHANICAL EQUIPMENT. RE: MECHANICAL DRAWINGS
22 [E] TELECOM EQUIPMENT TO BE REPURPOSED, RE: BP1B DRAWINGS
24 [E] WALL TO REMAIN
25 [E] RETAINING WALL TO REMAIN
33 DASHED LINE OF [E] STRUCTURE AND [E] PAVING TO BE REMOVED
35 DASHED LINE AND HATCHED AREA OF [E] LOWER GONDOLA BUILDING TO BE DEMOLISHED. REFER TO UTILITY PLANS FOR CUT AND MAKE SAFE EXTENTS OF UTILITIES
46 [E] STRUCTURAL COLUMNS TO REMAIN / BE MODIFIED. RE: STRUCTURAL SHEETS
47 DASHED LINE AND HATCHED AREA OF [E] MEZZANINE AND EQUIPMENT TO BE DEMOLISHED. REFER TO UTILITY PLANS FOR CUT AND MAKE SAFE EXTENTS OF UTILITIES
48 REMOVE [E] WOOD FRAMED FLOOR IN IT'S ENTIRETY INCLUDING STRUCTURE AND FINISHES TO EXPOSE SLAB BELOW
51 [E] WALL AND SLAB TO REMAIN. PROVIDE TEMPORARY WEATHER PROOF MEMBRANE OVER WALL. TIE TO WEATHERPROOFING MEMBRANE AT SLAB. ENTIRE ASSEMBLY TO PROVIDE WEATHER-TIGHT BARRIER FROM EXTERIOR TO INTERIOR PARKING GARAGE. WEATHERPROOFING MEMBRANE TO SLOPE TO DRAIN AT HORIZONTAL SLAB.
52 CONTRACTOR TO PROVIDE INFILL WALL AT WALL OPENING. PROVIDE WEATHERPROOF ENCLOSURE TIE TO SURROUNDING WALL AND SLAB WEATHERPROOFING MEMBRANE.

GENERAL NOTES

LEGEND
- EXISTING TO REMAIN
- TO BE DEMOLISHED
- TO BE DEMOLISHED

KEY PLAN



Steamboat
ALTERRA MOUNTAIN COMPANY
east west partners
2305 Mount Werner Circle
Steamboat Springs, CO 80487

Gensler
1225 17th Street
Suite 150
Denver, CO 80202
United States
Tel 303.595.8585
Fax 303.825.6823

LANDMARK CONSULTANTS, INC.
141 9th Street
PO Box 774943
Steamboat Springs, CO 80477
Tel 970.871.9494

DESIGNWORKSHOP
1390 Lawrence Street
Suite 100
Denver, CO 80204
Tel 303.623.5186

MARTIN/MARTIN CONSULTING ENGINEERS
12499 West Colfax Ave.
Lakewood, CO 80215
United States
Tel 303.431.6100

me engineers
14143 Denver West Pkwy
Suite 300
Golden, CO
United States
Tel 303.421.6655

△	Date	Description
1	2021.02.26	BP2A: DEMOLITION-LGB, BLDG B, STAGE

Seal / Signature

STATE OF COLORADO
JON CHARLES CAMPBELL
203617
LICENSED ARCHITECT
04.02.2021

Project Name
SSRC | BASE AREA IMPROVEMENTS

Project Number
003.7835.000

Description
DEMOLITION SECTIONS - BUILDING B - NS

Scale
As indicated

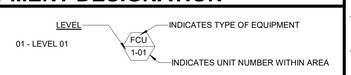
B-D3.102

MISCELLANEOUS

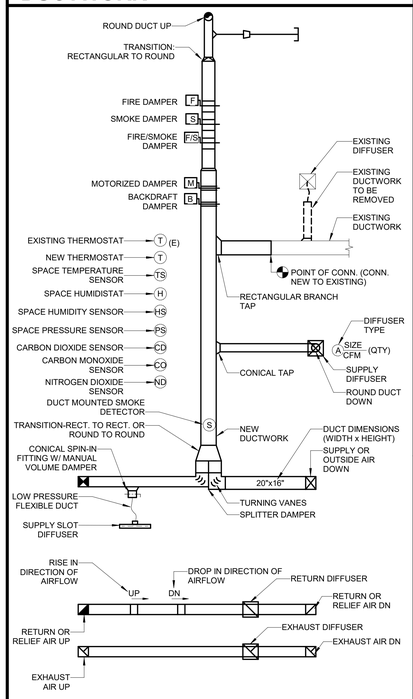
SYMBOL	DESCRIPTION
1 / A101 SIM	SECTION NO. / SECTION VIEW SHEET NO.
A / M1-01	DETAIL DESIGNATION
AHU / 1.01	POWERED EQUIPMENT DESIGNATION
VAV / 1.01	NON POWERED EQUIPMENT DESIGNATION
TYPE / LENGTH	BASEBOARD EQUIPMENT DESIGNATION
2" 1	SHEET KEY NOTES
	POINT OF DISCONNECTION
	ARROW INDICATES DIRECTION OF FLOW
	EXTERIOR WALL LOUVER (UNDER ARCH. SECTION)
UC	UNDERCUT DOOR (UNDER ARCH. SECTION)
D/L	DOOR LOUVER (UNDER ARCH. SECTION)
L/D	LOUVER DOOR FULL HEIGHT, (UNDER ARCH. SECTION)

SYMBOL	DESCRIPTION
	SUPPLY DIFFUSER-4-WAY THROW
	SUPPLY DIFFUSER-3-WAY THROW
	SUPPLY DIFFUSER-2-WAY THROW
	SUPPLY DIFFUSER-1-WAY THROW
	CEILING ACCESS PANEL
	RETURN DIFFUSER
	EXHAUST DIFFUSER
H MAX	HUMIDIFIER
	FLEXIBLE DUCT CONNECTION
	SUPPLY AIR FLOW SYMBOL
	RETURN/EXHAUST AIR FLOW SYMBOL
	HEAT TRACE

EQUIPMENT DESIGNATION



DUCTWORK



PIPING TYPES

DOUBLE LINE PIPING (2" AND ABOVE)	SINGLE LINE PIPING (UP TO 2")	PIPE TYPE
CHS	CHS	CHILLED WATER SUPPLY
CHR	CHR	CHILLED WATER RETURN
HWS	HWS	HEATING WATER SUPPLY
HWR	HWR	HEATING WATER RETURN
CWS	CWS	CONDENSER WATER SUPPLY
CWR	CWR	CONDENSER WATER RETURN
D	D	CONDENSATE DRAIN
HPS	HPS	HIGH PRESSURE STEAM SUPPLY
MPS	MPS	MEDIUM PRESSURE STEAM SUPPLY
LPS	LPS	LOW PRESSURE STEAM SUPPLY
HPR	HPR	HIGH PRESSURE CONDENSATE RETURN
MPR	MPR	MEDIUM PRESSURE CONDENSATE RETURN
LPR	LPR	LOW PRESSURE CONDENSATE RETURN
RS	RS	REFRIGERANT SUCTION
RL	RL	REFRIGERANT LIQUID
RHG	RHG	REFRIGERANT HOT GAS
A	A	CONTROL AIR (PNEUMATIC)
BD	BD	BOILER BLOW DOWN
BF	BF	BOILER FEED
BO	BO	BLOW OFF
CF	CF	CHEMICAL FEEDER
PCS/R	PCS/R	PROCESS COOLING WATER SUPPLY/RETURN
HTWS/R	HTWS/R	HIGH TEMP. HOT WATER SUPPLY/RETURN
PHWS/R	PHWS/R	PRIMARY OR DISTRICT HEATING WATER SUPPLY/RETURN
PCHS/R	PCHS/R	PRIMARY OR DISTRICT CHILLED WATER SUPPLY/RETURN
PR	PR	PUMPED CONDENSATE RETURN
(E)	(E)	EXISTING PIPING
(E)	(E)	EXISTING PIPING TO BE REMOVED

PIPING SYMBOLS

SYMBOL	ABBREVIATION	DESCRIPTION
FITTINGS:		
	P&T	PRESSURE/TEMPERATURE PORT TAPS
	CR	CONCENTRIC REDUCER
	ER	ECCENTRIC REDUCER
EJ	EJ	EXPANSION JOINT
	U	UNION
	T	THERMOMETER W/ THERMOWELL
	AV	AIR VENT
	FC	FLEXIBLE PIPE CONNECTOR
FS	FS	FLOW SWITCH
PS	PS	PRESSURE SWITCH
	PG	PRESSURE GAUGE W/ GAUGE COCK
		ELBOW UP
		ELBOW DOWN
		TEE UP
		TEE DOWN
		PIPE CAP OR PLUG
	IV	ISOLATION VALVE, RE: SPECS
	OS&Y	OUTSIDE STEM AND YOKE
	DV	DRAIN VALVE W/ HOSE END CONNECTION
		BALL VALVE W/ HOSE CONNECTION
	CV	CHECK VALVE WITH INDICATION OF FLOW DIRECTION
	PRV	PRESSURE REDUCING VALVE
S	SV	SOLENOID VALVE
F C	FCV	AUTO FLOW CONTROL VALVE W/ TEST PORTS
	CS,BV	CIRCUIT SETTER OR BALANCING VALVE
	GLV	GLOBE VALVE (STRAIGHT PATTERN)
	GLV	GLOBE VALVE (ANGLE PATTERN)
	BFV	BUTTERFLY VALVE
	BV	BALL VALVE
	TCV	AUTOMATIC TEMPERATURE CONTROL VALVE, 2-WAY
	TCV	AUTOMATIC TEMPERATURE CONTROL VALVE, 3-WAY
	BV	BALANCING VALVE
	TMP	TEMPERATURE/PRESSURE RELIEF VALVE
		VALVE IN RISER
	STR	STRAINER W/ BLOW-OFF & CAPPED HOSE END CONNECTION
	ST	STEAM TRAP

ABBREVIATIONS:

A

ABBREVIATION	DESCRIPTION
A	AIR (COMPRESSED)
ABV	ABOVE
A/C	AIR CONDITIONING
AC	ALTERNATING CURRENT
	AIR COMPRESSOR
ACCH	AIR COOLED CHILLER
ACCU	AIR COOLED CONDENSING UNIT
AD	ACCESS DOOR
	AREA DRAIN
ADJ	ADJUSTABLE
AF	AIR FILTER
AFC	ABOVE FINISHED CEILING
AFF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
AHU	AIR HANDLING UNIT
AL	ALUMINUM
AMB	AMBIENT
AP	ACCESS PANEL
APD	AIR PRESSURE DROP
ARI	AMERICAN REFRIGERANT INSTITUTE
ARCH	ARCHITECT
AS	AIR SEPARATOR
ASHRAE	AMERICAN SOCIETY OF HEATING AND REFRIGERATION ENGINEERS
ASME	AMERICAN SOCIETY OF MECHANICAL ENGINEERS
ASTM	AMERICAN SOCIETY OF TESTING AND MATERIALS
AV	ACID VENT
	AIR VENT
AVG	AVERAGE
AW	ACID WASTE
AWS	AMERICAN WELDING SOCIETY
AUX	AUXILIARY

B

ABBREVIATION	DESCRIPTION
B	BOILER
BC	BELOW COUNTER
B/C	BACK OF CURB
BFV	BUTTERFLY VALVE
BH	BOX HYDRANT
BHP	BRAKE HORSEPOWER
BLDG	BUILDING
BM	BENCHMARK
BOD	BOTTOM OF DUCT (AFF)
BOF	BOTTOM OF FOOTING
BOS	BOTTOM OF STRUCTURE
BT	BATH TUB
	BREAK TANK
BTU	BRITISH THERMAL UNIT
BV	BALL VALVE
BWV	BACK WATER VALVE

C

ABBREVIATION	DESCRIPTION
C	CELSIUS
CAB	CABINET
CAV	CONSTANT AIR VOLUME
CB	CATCH BASIN
CC	COOLING COIL
CD	CONDENSATE DRAIN LINE
CFH	CUBIC FEET PER HOUR
CFM	CUBIC FEET PER MINUTE
CFS	CUBIC FEET PER SECOND
CI	CAST IRON
CIRC	CIRCULATING
CL	CENTERLINE
CLG	CEILING
CLR	CLEAR
CMP	CORRIGATED METAL PIPE
CMU	CONCRETE MASONRY UNIT
CPI	CAST IRON PIPE INSTITUTE
CPVC	CHLORINATED POLYVINYL CHLORIDE
CO	CLEANOUT
COL	COLUMN
COMB	COMBINATION
COMP	COMPRESSOR
CON	CONVERTER
CONC	CONCRETE
	CONCENTRIC
COND	CONDENSER
	CONDENSATE
CONN	CONNECTION
CONT	CONTINUOUS
	CONTINUATION
CONTR	CONTROLLER
	CONTRACTOR
COP	COEFFICIENT OF PERFORMANCE
CRAC	COMPUTER ROOM A/C UNIT
CRT	CATHODE RAY TUBE
CRU	CONDENSATE RETURN UNIT
CT	COOLING TOWER
CTR	CENTER
CU	COPPER
CW	COLD WATER
CWP	CONDENSER WATER PUMP
CWR	CONDENSER WATER RETURN
CWS	CONDENSER WATER SUPPLY
CV	CONSTANT VOLUME

D

ABBREVIATION	DESCRIPTION
dB	DECIBEL
DB	DRY-BULB
DC	DOUBLE DUCT CONSTANT VOLUME
	DIRECT CURRENT
DDC	DIRECT DIGITAL CONTROL
DESIG	DESIGNATION
DEFL	DEFLECTION
DTL	DETAIL
DF	DRINKING FOUNTAIN
DIA	DIAMETER
DIFF	DIFFUSER
DIM	DIMENSION
DISC	DISCONNECT
DN	DOWN
DP	DISCHARGE PLENUM
DPR	DAMPER
DS	DOUNSPOUT
	DOUBLE SUCTION
DV	DOUBLE DUCT VAV
DW	DISHWASHER
DWG	DRAWING
DWH	DOMESTIC WATER HEATER
DWP	DOMESTIC WATER PUMP
DX	DIRECT EXPANSION

E

ABBREVIATION	DESCRIPTION
(E)	EXISTING
EA	EACH
EAT	ENTERING AIR TEMPERATURE
EC	ELECTRICAL CONTRACTOR
ECC	ECCENTRIC
EDB	ENTERING DRY BULB
EDF	ELECTRIC DRINKING FOUNTAIN
EDH	ELECTRIC DUCT HEATER
EDR	EFFECTIVE DIRECT RADIATION
EER	ENERGY EFFICIENCY RATIO
EF	EXHAUST FAN
EFF	EFFICIENCY
EJ	EXPANSION JOINT
EL	ELEVATION
EMRG	EMERGENCY
ENCL	ENCLOSURE
ENGR	ENGINEER
ENT	ENTERING
ES	END SUCTION
	EMERGENCY SHOWER
ESP	EXTERNAL STATIC PRESSURE
ET	EXPANSION TANK
ETR	EXISTING TO REMAIN
EVAP	EVAPORATOR
EWB	ENTERING WET BULB
EWT	ENTERING WATER TEMPERATURE
EX	EXPLOSION PROOF
EXT	EXTERNAL
EXTG	EXISTING

F

ABBREVIATION	DESCRIPTION
F	DEGREE FAHRENHEIT
FBO	FURNISHED BY OTHERS
FCO	FLOOR CLEAN OUT
FCS	FLOOR CONTROL SWITCH
FCU	FAN COIL UNIT
FD	FLOOR DRAIN
	FIRE DAMPER
FDS	FIRE DEPARTMENT SIAMESE
FDV	FIRE DEPARTMENT VALVE
FG	FIBERGLASS
FF	FINAL FILTER
FH	FIRE HYDRANT
FHC	FIRE HOSE CABINET
FHR	FIRE HOSE RACK
FIXT	FIXTURE
FLA	FULL LOAD AMPS
FLEX	FLEXIBLE
FL	FLOW LINES
FLR	FLOOR
FP	FAN POWERED MIXING BOX
	FIRE PUMP
FPI	FINS PER INCH
FPM	FEET PER MINUTE
FRIC	FRICTION
FRZR	FREEZER
FS	FLOW SWITCH
	FIRE SPRINKLER
FSK	FLOOR SINK
FT	FOOT
	FEET
FT WC	FEET, WATER COLUMN
FUT	FUTURE

G

ABBREVIATION	DESCRIPTION
G	GAS
GA	GAUGE
GAL	GALLON
GALV	GALVANIZED
GC	GENERAL CONTRACTOR
GLV	GLOBE VALVE
GND	GROUND
GPD	GALLONS PER DAY
GPM	GALLONS PER MINUTE
GSH	GRAND SENSIBLE HEAT
GV	GATE VALVE

H

ABBREVIATION	DESCRIPTION
HB	HOSE BIBB
HC	HEATING COIL
HD	HEAD
	HUB DRAIN
HF	HUMIDIFIER
HORIZ	HORIZONTAL
HP	HORSEPOWER
	HALON PANEL
HPU	HEAT PUMP UNIT
HKP	HOUSEKEEPING PAD
HSC	HORIZONTAL SPLIT CASE
HSTAT	HUMIDISTAT
HT	HEIGHT
HTG	HEATING
HTR	HEATER
HU	HUMIDIFIER SECTION
HW	HOT WATER
HWC	HOT WATER CIRCULATOR
HWP	HOT WATER PUMP
HWR	HOT WATER RETURN
HWS	HOT WATER SUPPLY
HX	HEAT EXCHANGER
HZ	HERTZ

I

ABBREVIATION	DESCRIPTION
ID	INSIDE DIAMTER
IE	INVERT ELEVATION
IH	INFRARED HEATER
IN	INCH
IN WC	INCH, WATER COLUMN
INSUL	INSULATION
INT	INTERNAL
	INTERIOR
IW	INDIRECT WASTE

J

ABBREVIATION	DESCRIPTION
JB	JUNCTION BOX
JP	JOCKEY PUMP

K

ABBREVIATION	DESCRIPTION
KEC	KITCHEN EQUIPMENT CONTRACTOR
KO	KNOCKOUT
KVA	KILOVOLT AMPS
KW	KILOWATT

L

ABBREVIATION	DESCRIPTION
L	LENGTH
LAT	LEAVING AIR TEMPERATURE
LAV	LAVATORY
LBS	POUNDS
LBS/HR	POUNDS PER HOUR
LF	LINEAR FEET
LP	LOW PRESSURE
LRA	LOCKED ROTOR AMPS
LVG	LEAVING
LVL	LEVEL
LWB	LEAVING WET BULB
LWCO	LOW WATER CUT OFF
LWT	LEAVING WATER TEMPERATURE

M

ABBREVIATION	DESCRIPTION
MA	MAKE-UP AIR
MAT	MIXED AIR TEMPERATURE
MAX	MAXIMUM
MBH	THOUSAND BTUH
MC	MECHANICAL CONTRACTOR
MCA	MINIMUM CIRCUIT AMPACITY
MCC	MOTOR CONTROL CENTER
MECH	MECHANICAL
MFR	MANUFACTURER
MH	MANHOLE
MI	MALLEABLE IRON
MIN	MINIMUM
MOCP	MAXIMUM OVER CURRENT PROTECTION
MP	MEDIUM PRESSURE
MS	MOP SINK
MTD	MOUNTED
MTL	METAL
MU	MAKE-UP
MUA	MAKE-UP AIR UNIT
MVD	MANUAL VOLUME DAMPER

N

ABBREVIATION	DESCRIPTION
(N)	NEW
NC	NORMALLY CLOSED
NFPA	NATIONAL FIRE PROTECTION ASSOCIATION
NIC	NOT IN CONTRACT
NO	NORMALLY OPEN
NO	NUMBER
NTS	NOT TO SCALE

O

ABBREVIATION	DESCRIPTION
OA	OUTSIDE AIR
OAF	OUTSIDE AIR FAN
OAHU	OUTSIDE AIR HANDLING UNIT
OBD	OPPOSED BLADE DAMPER
OC	ON CENTER
OD	OUTSIDE DIAMETER
	OVERFLOW DRAIN
OFCU	OUTSIDE AIR FAN COIL UNIT
OPG	OPENING
OS&Y	OPEN STEM AND YOLK

P

ABBREVIATION	DESCRIPTION
P	PUMP
	PLUMBING EQUIPMENT
PC	PLUMBING CONTRACTOR
PCR	PUMPED CONDENSATE RETURN
PD	PRESSURE DROP
	PLANTER DRAIN
PF	PRE-FILTER
PH	PHASE
	POST HYDRANT
PIV	POST INDICATOR VALVE
PLBG	PLUMBING
PNEU	PNEUMATIC
PNL	PANEL
PNTH	PENTHOUSE
PP	POLYPROPYLENE
PPM	PARTS PER MILLION
PRESS	PRESSURE
PRI	PRIMARY
PRS	PRIMARY REDUCING STATION
PRV	PRESSURE REDUCING VALVE
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PSIG	POUNDS PER SQUARE INCH, GAUGE
PT	PLUMBING TRIM
PV	PLUG VALVE
PVC	POLYVINYL CHLORIDE
PWL	SOUND POWER LEVEL

Q

ABBREVIATION	DESCRIPTION
QTY	QUANTITY

R

ABBREVIATION	DESCRIPTION
(R)	REMOVE
	RELOCATE
RA	RETURN AIR
RAD	REFRIGERATED AIR DRYER
RAF	RETURN AIR FAN
RAG	RETURN AIR GRILLE
RAT	RETURN AIR TEMPERATURE
RCP	REFLECTED CEILING PLAN
	REINFORCED CONCRETE PIPE
RD	ROOF DRAIN
RE	REFERENCE
	REFER
RECIRC	RECIRCULATE
RED	REDUCER
REFR	REFRIGERATOR
REG	REGISTER
REINF	REINFORCING
REQD	REQUIRED
REV	REVISION
	REVISE
RF	RETURN FAN
RH	RELATIVE HUMIDITY
RHG	REFRIGERANT HOT GAS
RKVA	RUNNING KILOVOLT AMPS
RKW	RUNNING KILOWATTS
RL	REFRIGERANT LIQUID
RLA	RUNNING LOAD AMPS
RM	ROOM
	REFRIGERANT MACHINE
RPM	REVOLUTIONS PER MINUTE
RS	REFRIGERANT SUCTION
RTU	ROOFTOP UNIT
RV	RELIEF VALVE

S

ABBREVIATION	DESCRIPTION
SA	SUPPLY AIR
SAF	SUPPLY AIR FAN
SAG	SUPPLY AIR GRILLE
SAN	SANITARY SEWER
SAR	SUPPLY AIR REGISTER
SCHED	SCHEDULE
SCFM	STANDARD AIR CUBIC FEET PER MINUTE
SCR	SILICON CONTROLLED RECTIFIER
SD	STORM DRAIN
SE	SEWAGE EJECTOR
SEC	SECONDARY
SECT	SECTION
SENS	SENSIBLE
SF	SQUARE FEET
SFCS	SPRINKLER FLOOR CONTROL STATION
SH	SHOWER
SHT	SHEET
SIM	SIMILAR
SK	SINK
SKVA	STARTING KILOVOLT AMPS
SKW	STARTING KILOWATTS
SM	SHEET METAL
SP	STATIC PRESSURE
	SUMP PUMP
SPEC	SPECIFICATION
SPR	SPRINKLER
SQ	SQUARE
SS	STAINLESS STEEL
	SERVICE SINK
SSD	SUBSURFACE DRAIN
SSFU	SANITARY SEWER FIXTURE UNITS
SSSC	SOLID STATE SPEED CONTROL
STD	STANDARD
STL	STEEL
STR	STRAINER
SURF	SURFACE
SUSP	SUSPEND
SV	SANITARY VENT
ST	SOUND TRAP

T

ABBREVIATION	DESCRIPTION
TC	TEMPERATURE CONTROL
TD	TRENCH DRAIN
TDH	TOTAL DYNAMIC HEAD
TF	TRANSFER FAN
TG	TRANSFER GRILLE
TH BLK	THRUST BLOCK
TOD	TOP OF DUCT (AFF)
TOP	TOP OF PIPE (AFF)
TP	TRAP PRIMER
TPD	TRAP PRIMER DEVICE
TSP	TOTAL STATIC PRESSURE
TSTAT	THERMOSTAT
TYP	TYPICAL

U

ABBREVIATION	DESCRIPTION
U	URINAL
U/F	UNDERFLOOR
U/S	UNDERSLAB
UCD	UNDERCUT DOOR
UG	UNDERGROUND
UH	UNIT HEATER
UL	UNDERWRITERS LABORATORIES
UNO	UNLESS NOTED OTHERWISE
UTR	UP THROUGH ROOF

V

ABBREVIATION	DESCRIPTION
V	VOLT, VENT
VA	VOLT-AMPERE
VAC	VACUUM
VAV	VARIABLE AIR VOLUME
VB	VALVE BOX
	VACUUM BREAKER
VCP	VITRIFIED CLAY PIPE
VD	VOLUME DAMPER
VEL	VELOCITY
VERT	VERTICAL
VFD	VARIABLE FREUENCY DRIVE
VIB	VALVE IN BOX
VOV	VALVE ON VERTICAL
VP	VACUUM PUMP
VR	VARIABLE AIR VOLUME REHEAT
VSD	VARIABLE SPEED DRIVE
VTR	VENT THROUGH ROOF

W

ABBREVIATION	DESCRIPTION
W	WATT, WASTE, WIDTH
W/	WITH
W/O	WITHOUT
WB	WETBULB
WC	WATER CLOSET
WCO	WALL CLEANOUT
WF	WATER FILTER
WH	WALL HYDRANT
WM	WATER METER
WP	WEATHERPROOF
WPD	WATER PRESSURE DROP
WWF	WELDED WIRE FABRIC
WT	WATER TIGHT
	WEIGHT

Y

ABBREVIATION	DESCRIPTION
Y	YARD HYDRANT

Z

ABBREVIATION	DESCRIPTION
Z	ZONE

Steamboat
ALTERRA MOUNTAIN COMPANY
east west partners

2305 Mount Werner Circle
Steamboat Springs, CO 80487

Gensler

1225 17th Street
Suite 150
Denver, CO 80202
United States
Tel 303.595.8585
Fax 303.825.6823

LANDMARK CONSULTANTS, INC.
141 9th Street
PO Box 774943
Steamboat Springs, CO 80477
Tel 970.871.9494

DESIGNWORKSHOP
1390 Lawrence Street
Suite 100
Denver, CO 80204
Tel 303.623.5186

MARTIN/MARTIN CONSULTING ENGINEERS
12499 West Colfax Ave.
Lakewood, CO 80215
United States
Tel 303.431.6100

me engineers
14143 Denver West Pkwy
Suite 300
Golden, CO
United States
Tel 303.421.6655

△	Date	Description
1	2021.02.26	BP2A: DEMOLITION-LGB, BLDG B, STAGE

RCRBD Record Set TC
04/14/2021

RCRBD Notes:
1. The Contractor is responsible for all Safeguards during the demolition work and adhering to all Temporary Life Safety Plans and Exiting Plans. This permit allows only demolition work only to be done in combination with temporary walls if needed to protect or isolate off areas from the demolition work. No new or permanent construction of any new floors, walls, ceilings or partitions is allowed under this permit.
2. Submit a Final Conformance Letter of Approval per the construction documents and specifications manual.
3. All new work related Electrical, Mechanical, Gas, or Plumbing with must be done under Issued Permits and Inspections must be called under these permits.

Seal / Signature

COLORADO LICENSED
MARREN E. EDWARDS
56806
PROFESSIONAL ENGINEER
04/01/2021

Project Name
SSRC | BASE AREA IMPROVEMENTS

Project Number
003.7835.000

Description
MECHANICAL LEGEND

Scale
1/8" = 1'-0"

M0.000

GENERAL MECHANICAL CONTRACT REQUIREMENTS:

GENERAL:

1. UNLESS OTHERWISE NOTED, THE WORK DESCRIBED ON THE PLANS AND SPECIFICATIONS SHALL INCLUDE THE FURNISHING AND INSTALLATION OF ALL LABOR AND MATERIALS NECESSARY FOR COMPLETE AND OPERATIONAL HVAC, FIRE PROTECTION AND PLUMBING SYSTEMS. CONTRACTOR SHALL FURNISH THESE EVEN IF ITEMS REQUIRED TO ACHIEVE THIS (I.E. OFFSETS, ISOLATION AND BALANCING DEVICES, MAINTENANCE CLEARANCES, ETC.) ARE NOT SPECIFICALLY SHOWN.

2. DATA GIVEN ON THE DRAWINGS IS AS EXACT AS COULD BE SECURED. ABSOLUTE ACCURACY IS NOT GUARANTEED AND THE CONTRACTOR SHALL OBTAIN AND VERIFY EXACT LOCATIONS, MEASUREMENTS, LEVELS, SPACE REQUIREMENTS, POTENTIAL CONFLICTS WITH OTHER TRADES, ETC. AT THE SITE AND SHALL SATISFACTORILY ADAPT HIS WORK TO THE ACTUAL CONDITIONS OF THE JOB.

3. THE DRAWINGS ARE DIAGRAMMATICAL IN NATURE AND SHALL NOT BE SCALED. THEY SHOW CERTAIN PHYSICAL RELATIONSHIPS WHICH MUST BE ESTABLISHED WITHIN THE DIVISION 21,22 AND 23 WORK AND ITS INTERFACE WITH OTHER WORK, ESTABLISHING THIS RELATIONSHIP IN THE FIELD IS THE EXCLUSIVE RESPONSIBILITY OF THE CONTRACTOR. THIS DIVISION SHALL COORDINATE ITS WORK WITH ALL DIVISIONS OF THE WORK AND ADJUST ITS WORK AS REQUIRED BY THE ACTUAL CONDITIONS OF THE PROJECT.

   A. THE CONTRACTOR SHALL VISIT THE SITE BEFORE SUBMITTING A BID TO BECOME THOROUGHLY FAMILAR WITH THE ACTUAL CONDITIONS OF THE PROJECT. NO EXTRAS WILL BE ALLOWED DUE TO LACK OF KNOWLEDGE OF EXISTING CONDITIONS.

   B. CERTAIN SYSTEMS REQUIRE ENGINEERING OF INSTALLATION DETAILS BY CONTRACTOR. UNLESS FULLY DETAILED IN THE CONTRACT DOCUMENTS, SUCH ENGINEERING IS THE EXCLUSIVE RESPONSIBILITY OF THE CONTRACTOR.

   C. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE WHERE CLEARANCES ARE LIMITED, AND WHERE INSTALLATION DRAWINGS OR SCHEMATICS, "CONSTRUCTION DRAWINGS", OR COORDINATION DRAWINGS MAY BE REQUIRED IN ACCORDANCE WITH, OR IN EXCESS OF, THOSE REQUIRED BY THE SPECIFICATIONS. THE CONTRACTOR SHALL PREPARE ALL SUCH COORDINATION DRAWINGS AS PART OF THE BASE CONTRACT. SUCH DRAWINGS MAY BE SUBMITTED TO THE ARCHITECT/ENGINEER FOR RECORD AND COMMENT. ANY WORK INSTALLED WITHOUT APPROVED COORDINATION DRAWINGS IS DONE AT THE CONTRACTOR'S RISK.

4. THESE NOTES ONLY SUPPLEMENT, AND DO NOT REPLACE, THE SPECIFICATIONS.

5. DEFINITIONS AND TERMINOLOGY

   A. THE DEFINITIONS OF DIVISION 1 AND THE GENERAL CONDITIONS OF THIS SPECIFICATION ALSO APPLY TO THE DIVISION 21,22 AND 23 CONTRACT DOCUMENTS.

   B. "CONTRACT DOCUMENTS" CONSTITUTE THE DRAWINGS, SPECIFICATIONS, GENERAL CONDITIONS, PROJECT MANUALS, ETC., PREPARED BY ENGINEER (OR OTHER DESIGN PROFESSIONAL IN ASSOCIATION WITH ENGINEER) FOR CONTRACTOR'S BID OR CONTRACTOR'S NEGOTIATIONS WITH THE OWNER. THE DIVISION 21,22 AND 23 DRAWINGS AND SPECIFICATIONS PREPARED BY THE ENGINEER ARE NOT CONSTRUCTION DOCUMENTS.

   C. "CONSTRUCTION DOCUMENTS", "CONSTRUCTION DRAWINGS", AND SIMILAR TERMS FOR DIVISION 21,22 AND 23 WORK REFER TO INSTALLATION DIAGRAMS, SHOP DRAWINGS AND COORDINATION DRAWINGS PREPARED BY THE CONTRACTOR USING THE DESIGN INTENT INDICATED ON THE ENGINEER'S CONTRACT DOCUMENTS. THESE SPECIFICATIONS DETAIL THE CONTRACTOR'S RESPONSIBILITY FOR "ENGINEERING BY CONTRACTOR" AND FOR PREPARATION OF CONSTRUCTION DOCUMENTS.

   D. "(N)" INDICATES "NEW" EQUIPMENT TO BE PROVIDED UNDER THIS CONTRACT.

   E. "(E)" INDICATES "EXISTING" EQUIPMENT ON SITE WHICH MAY OR MAY NOT NEED TO BE RELOCATED AS A PART OF THIS WORK.

   F. "(R)" INDICATES EXISTING EQUIPMENT TO BE RELOCATED AS PART OF THIS WORK.

   G. "FURNISH" MEANS TO "SUPPLY" AND USUALLY REFERS TO AN ITEM OF EQUIPMENT.

   H. "INSTALL" MEANS TO "SET IN PLACE, CONNECT AND PLACE IN FULL OPERATIONAL ORDER".

   I. "PROVIDE" MEANS TO "FURNISH AND INSTALL".

   J. "EQUIVALENT" MEANS "MEETS THE SPECIFICATIONS OF THE REFERENCE PRODUCT OR ITEM IN ALL SIGNIFICANT ASPECTS." SIGNIFICANT ASPECTS SHALL BE AS DETERMINED BY THE ARCHITECT/ENGINEER.

   K. "WORK BY OTHER(S) DIVISIONS": "RE: XX DIVISION", AND SIMILAR EXPRESSIONS MEANS WORK TO BE PERFORMED UNDER THE CONTRACT DOCUMENTS, BUT NOT NECESSARILY UNDER THE DIVISION OR SECTION OF THE WORK ON WHICH THE NOTE APPEARS. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO COORDINATE THE WORK OF THE CONTRACT BETWEEN HIS/HER SUPPLIERS, SUBCONTRACTORS AND EMPLOYEES. IF CLARIFICATION IS REQUIRED, CONSULT ARCHITECT/ENGINEER BEFORE SUBMITTING BID.

   L. BY INFERENCE, ANY REFERENCE TO A "CONTRACTOR" OR "SUB-CONTRACTOR" MEANS THE ENTITY WHICH HAS CONTRACTED WITH THE OWNER FOR THE WORK OF THE CONTRACT DOCUMENTS.

   M. "ENGINEER" MEANS THE DESIGN PROFESSIONAL FIRM WHICH HAS PREPARED THESE CONTRACT DOCUMENTS. ALL QUESTIONS, SUBMITTALS, ETC. OF THIS DIVISION SHALL BE ROUTED THROUGH THE ARCHITECT TO THE ENGINEER (THROUGH PROPER CONTRACTUAL CHANNELS).

EXISTING BUILDING:

1. THE CONTRACTOR'S ATTENTION IS CALLED TO THE FACT THAT THE EXISTING BUILDING WILL BE OCCUPIED BY THE OWNER DURING CONSTRUCTION. CONTINUED OPERATION OF THE FACILITY SHALL NOT BE HINDERED BY THIS WORK. THE CONTRACTOR SHALL ACCOUNT FOR ALL ADDITIONAL COSTS WHICH MAY BE INCURRED BY HIM DUE TO THE DIFFICULTY OF WORKING OVER AND AROUND EMPLOYEES, DESKS, EQUIPMENT, ETC.; AND DUE TO THE HOURS OF THE DAY IN WHICH AN AREA MAY BE AVAILABLE WHEN SUBMITTING HIS BID.

2. MAINTAIN A MARK-UP SET OF DRAWINGS WHICH INDICATE VARIATIONS IN THE ACTUAL INSTALLATION FROM THE ORIGINAL DESIGN. SURRENDER DRAWINGS TO OWNER UPON COMPLETION.

3. ALL CAPACITIES ARE SCHEDULED AT JOBSITE ALTITUDE OF 6700 FT. ABOVE SEA LEVEL.

4. COORDINATE ALL PENETRATIONS OF THE FLOOR SLAB AND CONCRETE WALL PRIOR TO COMMENCING WORK. UTILIZE X-RAY AND VISUAL INVESTIGATION OF EXISTING CONDITIONS AS REQUIRED PRIOR TO DRILLING OR CUTTING. COORDINATE ALL NEW PENETRATIONS WITH OTHER DIVISIONS OF THE WORK. ALL CONTRACTORS ARE INDIVIDUALLY RESPONSIBLE FOR ALL PENETRATIONS REQUIRED BY THEIR DIVISIONS.

GENERAL INSTALLATION REQUIREMENTS:

1. SUSPEND EACH TRADE'S WORK SEPARATELY FROM THE STRUCTURE.

2. INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY INDICATED OTHERWISE OR WHERE LOCAL CODES OR REGULATIONS TAKE PRECEDENCE.

3. PROVIDE FOR SAFE CONDUCT OF THE WORK, CAREFUL REMOVAL AND DISPOSITION OF MATERIALS AND PROTECTION OF PROPERTY WHICH IS TO REMAIN UNDISTURBED.

4. WARRANTY: AT A MINIMUM, THE ENTIRE MECHANICAL SYSTEM SHALL BE WARRANTED AGAINST DEFECTS IN MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE (1) YEAR AFTER ACCEPTANCE OF THE SYSTEM BY THE OWNER. REFER TO INDIVIDUAL SPECIFICATION SECTIONS FOR SPECIFIC WARRANTY REQUIREMENTS.

PIPE INSTALLATION:

1. ALL PIPING SHALL BE ADEQUATELY SUPPORTED FROM THE BUILDING STRUCTURE TO PREVENT SAGGING, POCKETING, SWAYING OR DISPLACEMENT BY MEANS OF HANGERS AND SUPPORTS. PIPING IS NOT TO BE SUPPORTED BY EQUIPMENT.

2. PROVIDE DIELECTRIC UNIONS BETWEEN DISSIMILAR MATERIALS.

3. WELD NATURAL GAS PIPE IN ACCORDANCE WITH APPLICABLE CODES AND STANDARDS.
   WELDERS SHALL BE CERTIFIED FOR TYPE OF WORK BEING PERFORMED.

CUTTING, PATCHING AND DEMOLITION:

1. KEEP DEMOLITION & CUTTING TO MINIMUM REQUIRED FOR PROPER EXECUTION OF WORK.

2. BE RESPONSIBLE FOR ALL CUTTING AND PATCHING NECESSARY FOR THE COMPLETION OF THE WORK.

3. NO CUTTING (NOT SHOWN ON THE CONTRACT DOCUMENTS) SHALL BE DONE WITHOUT THE APPROVAL OF THE ARCHITECT AS TO LOCATIONS, METHOD AND EXTENT OF THE CUTTING.

4. REPAIR ALL ACCIDENTAL OR INTENTIONAL DAMAGE TO MATCH EXISTING CONSTRUCTION WITH NO NOTICEABLE DIFFERENCE IN CONTINUITY, APPEARANCE OR FUNCTION.

5. ALL "CAPPED" SANITARY AND VENT LINES SHALL BE RECONNECTED OR RE-ROUTED AS NECESSARY TO PREVENT "DEAD-ENDS" IN THE PIPING. ALL PIPING SHALL DRAIN TO ACTIVE SANITARY WASTE LINES AND ALL BRANCHES WITH TRAPS SHALL BE ADEQUATELY VENTED.

GENERAL PLUMBING CONTRACT REQUIREMENTS:

1. PREPARE SHOP DRAWINGS OF ALL NEW WORK (INCLUDING SLEEVE LOCATIONS) TO VERIFY LOCATIONS AND COORDINATION OF WORK BETWEEN TRADES PRIOR TO INSTALLATION.

2. ALL REQUIRED OPENINGS IN CONCRETE BEAMS AND STRUCTURAL WALLS ARE TO BE ACCOMPLISHED USING SLEEVES PROPERLY SIZED FOR THE PIPE THEY SERVE. CORE DRILLING IN BEAMS IS NOT ALLOWED. CORE DRILLING IN PANS IS ALLOWED UPON PRIOR APPROVAL OF ARCHITECT AND STRUCTURAL ENGINEER.

3. NO GAS LINES SHALL BE LOCATED BELOW BUILDING SLAB.

4. ALL GAS PIPING SHALL BE SCHEDULE 40 BLACK STEEL WITH BUTT WELDED FITTINGS AND WELDED JOINTS.

5. GAS PIPING INSTALLATION: REMOVE CUTTING AND THREADING BURRS BEFORE ASSEMBLING PIPING. DO NOT INSTALL DEFECTIVE PIPING OR FITTINGS. DO NOT INSTALL ANY VALVES OR UNIONS INSIDE CONCEALED AREAS OR ABOVE CEILINGS.

6. PRIOR TO INITIAL OPERATION, TEST AND PURGE FUEL GAS PIPING IN ACCORDANCE WITH LOCAL CODE REQUIREMENTS OR THE INTERNATIONAL FUEL GAS CODE. TEST AT 65 PSIG MINIMUM. REPAIR OR REPLACE PIPING AS REQUIRED TO ELIMINATE LEAKS, AND RE-TEST.

STRUCTURE:

1. DO NOT PENETRATE STRUCTURAL MEMBERS. ALL EQUIPMENT SUPPORTS SHALL BE ATTACHED TO THE LOAD BEARING MEMBERS OF STRUCTURAL ELEMENTS. DO NOT OVER-STRESS ANY STRUCTURAL MEMBERS. CONTACT STRUCTURAL ENGINEER FOR ALLOWABLE LOADS FOR SPECIFIC MEMBERS.

2. DO NOT UTILIZE POWER DRIVEN ANCHORS FOR ANY LOCATIONS WHICH REQUIRE THE LOAD TO BE HELD IN TENSION. SEE STRUCTURAL DIVISION FOR ADDITIONAL RESTRICTIONS.

3. SEE ALSO STRUCTURAL DIVISION FOR ACCEPTABLE ANCHORING AND SUPPORT MEANS, METHODS, AND LOCATIONS.

4. PROVIDE FLEXIBLE CONNECTORS, EXPANSION LOOPS, EXPANSION JOINTS, ADDITIONAL FITTINGS OR EQUIVALENT TO ACCOMMODATE THE THERMAL EXPANSION OF THE BUILDING THROUGH STRUCTURAL EXPANSION JOINTS. PROVIDE SUCH FITTING AT EVERY PIPE, DUCT, CONDUIT, ETC. CROSSING OF A STRUCTURAL EXPANSION JOINT.

FIRE STOPPING:

1. FIRE STOPPING REQUIREMENT: PENETRATIONS THROUGH RATED WALLS AND FLOORS SHALL BE SEALED WITH A MATERIAL CAPABLE OF PREVENTING THE PASSAGE OF FLAMES AND HOT GASSES WHEN SUBJECTED TO THE REQUIREMENTS OF THE TEST STANDARD SPECIFIC FOR FIRE STOPS ASTM-E-814. ACCEPTANCE MATERIALS NCLUDE: DOW CORNING RTV FIRE STOP FOAM FOR BARE PIPE, METAL CONDUIT, AND ELECTRICAL CABLE; 3M FIRE DAM 21,22 AND 230 CAULK FOR BARE PIPE, METAL CONDUIT, AND BUILDING CONSTRUCTION; GAPS 3M FS-195 INTUMESCENT STRIPS FOR INSULATED PIPES, PLASTIC PIPE OR CONDUIT, AND ELECTRICAL CABLE.

Required Inspections: Please call RCRBD for inspections of fire stopping materials and products used during demolition work where these products or materials and methods will remain on a permanent basis.

Steamboat
ALTERRA MOUNTAIN COMPANY east west partners

2305 Mount Werner Circle
Steamboat Springs, CO 80487

Gensler
1225 17th Street
Suite 150
Denver, CO 80202
United States
Tel 303.595.8585
Fax 303.825.6823

LANDMARK CONSULTANTS, INC
141 9th Street
PO Box 774943
Steamboat Springs, CO
80477
Tel 970.871.9494

DESIGNWORKSHOP
1390 Lawrence Street
Suite 100
Denver, CO 80204
Tel 303.623.5186

MARTIN/MARTIN CONSULTING ENGINEERS
12499 West Colfax Ave.
Lakewood, CO 80215
United States
Tel 303.431.6100

me engineers
14143 Denver West Pkwy
Suite 300
Golden, CO
United States
Tel 303.421.6655

△	Date	Description
1	2021.02.26	BP2A: DEMOLITION-LGB, BLDG B, STAGE

RCRBD
Record Set
TC
04/14/2021

Seal / Signature

COLORADO LICENSED
ANTHEN E. EDWARDS
56806
PROFESSIONAL ENGINEER
04/01/2021

Project Name

SSRC | BASE AREA IMPROVEMENTS

Project Number

003.7835.000

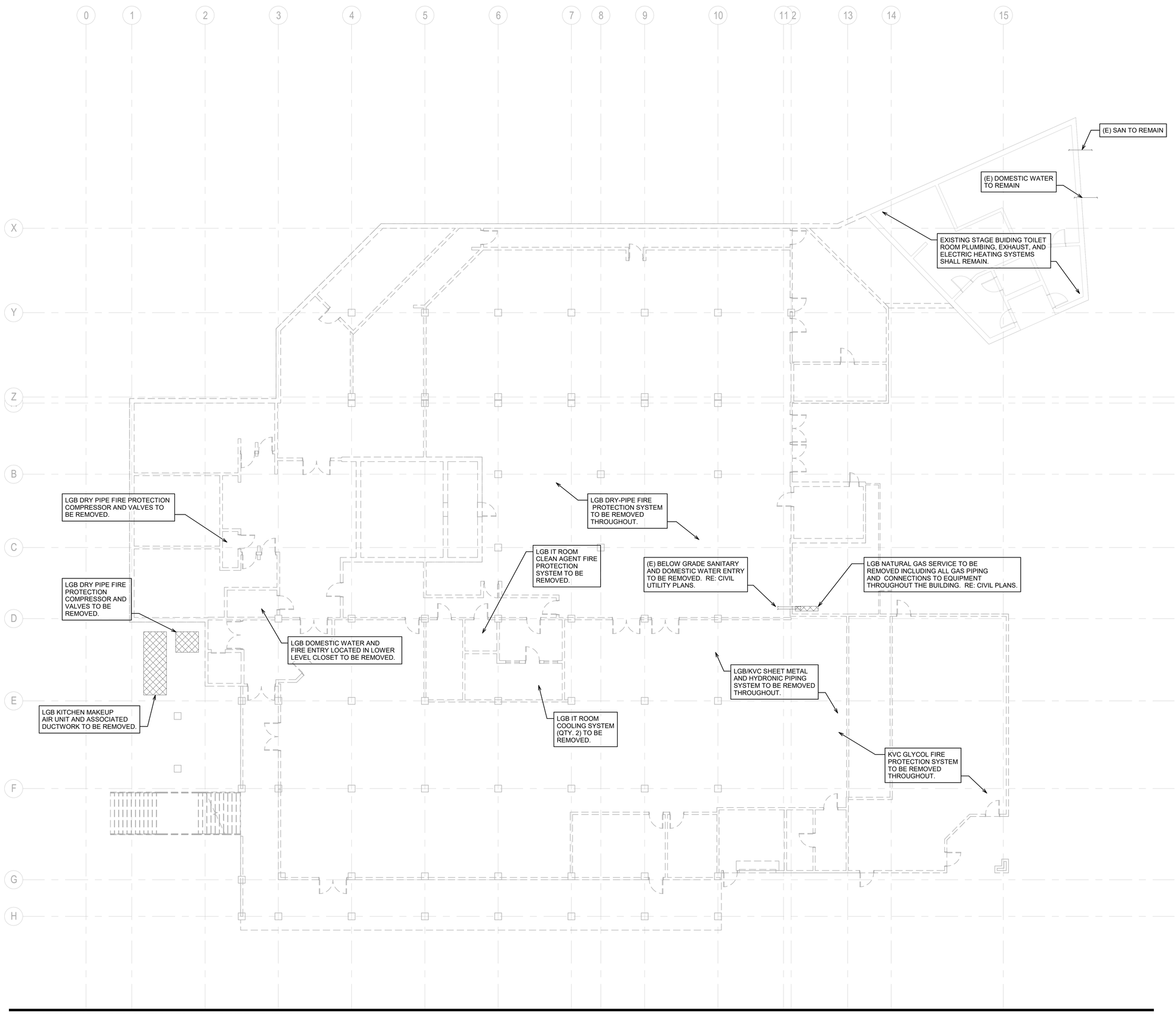
Description

MECHANICAL GENERAL NOTES

Scale

1/8" = 1'-0"

M0.001



1 MECHANICAL DEMOLITION PLAN - LOWER LEVEL 01
SCALE: 1/8" = 1'-0"

GENERAL NOTES:

1. EXISTING DUCTWORK, PIPING, EQUIPMENT, ETC. SHOWN HAS BEEN COMPILED FROM RECORD DRAWINGS AND PREVIOUS DESIGN PLANS. NEITHER THE ACCURACY OF THESE PLANS NOR THE EXTENT OF UNDOCUMENTED CHANGES SINCE HAS BEEN FIELD VERIFIED. THIS INFORMATION IS SHOWN TO HELP IDENTIFY THE "SCOPE OF WORK," BUT ANY PRICING EXERCISE OR BID SHOULD INVOLVE A THOROUGH REVIEW OF FIELD CONDITIONS PRIOR TO FINALIZING.

2. THE DRAWINGS IS DIAGRAMMATIC IN NATURE. DEMOLISHED WORK IS SHOWN BOLD AND DASHED TO REFLECT THE GENERAL DEMOLITION SCOPE. UTILIZE THE ARCHITECTURAL DRAWINGS AND MECHANICAL PLANS TO FURTHER DEFINE THE LIMITS OF DEMOLITION WORK.

3. REFER TO CIVIL DRAWINGS FOR REQUIRED POINTS OF UTILITY DISCONNECTION AND CUT-CAP-MAKE-SAFE REQUIREMENTS.

4. CAP OR COVER DUCT OPENINGS DURING DEMOLITION AND CONSTRUCTION (TYPICAL).

5. CONTRACTOR TO COORDINATE ALL NEW WORK WITH EXISTING SYSTEMS, RELOCATING AS NECESSARY.

6. REBALANCE ALL AFFECTED (E) EXHAUST FAN SYSTEMS, WHERE DEMO/REWORK IS SHOWN ON THE DRAWINGS, REFER TO PLANS FOR LOCATIONS.

7. MAINTAIN SYSTEM CONTINUITY FOR ALL SYSTEMS THAT PASS THROUGH DEMO SCOPE AREA AND SERVE OTHER AREAS OUTSIDE THE SCOPE OF WORK.

KEYNOTES

Steamboat
ALTERRA MOUNTAIN COMPANY east west partners

2305 Mount Werner Circle
Steamboat Springs, CO 80487

Gensler

1225 17th Street
Suite 150
Denver, CO 80202
United States
Tel 303.595.8585
Fax 303.825.6823

LANDMARK CONSULTANTS, INC.
141 9th Street
PO Box 774943
Steamboat Springs, CO
80477
Tel 970.871.9494

DESIGNWORKSHOP
1390 Lawrence Street
Suite 100
Denver, CO 80204
Tel 303.623.5186

MARTIN/MARTIN CONSULTING ENGINEERS
12499 West Colfax Ave.
Lakewood, CO 80215
United States
Tel 303.431.6100

me engineers
14143 Denver West Pkwy
Suite 300
Golden, CO
United States
Tel 303.421.6655

△	Date	Description
1	2021.02.26	BP2A: DEMOLITION-LGB, BLDG B, STAGE

RCRBD
Record Set
TC
04/14/2021

Seal / Signature

COLORADO LICENSED
MATHEW E. EDWARDS
56806
PROFESSIONAL ENGINEER
04/01/2021

Project Name
SSRC | BASE AREA IMPROVEMENTS

Project Number
003.7835.000

Description
MECHANICAL DEMOLITION PLAN - LOWER GONDOLA BUILDING - LOWER LEVEL 01

Scale
1/8" = 1'-0"

A-DM1.100

GENERAL NOTES:

1. EXISTING DUCTWORK, PIPING, EQUIPMENT, ETC. SHOWN HAS BEEN COMPILED FROM RECORD DRAWINGS AND PREVIOUS DESIGN PLANS. NEITHER THE ACCURACY OF THESE PLANS NOR THE EXTENT OF UNDOCUMENTED CHANGES SINCE HAS BEEN FIELD VERIFIED. THIS INFORMATION IS SHOWN TO HELP IDENTIFY THE "SCOPE OF WORK," BUT ANY PRICING EXERCISE OR BID SHOULD INVOLVE A THOROUGH REVIEW OF FIELD CONDITIONS PRIOR TO FINALIZING.

2. THE DRAWINGS IS DIAGRAMMATIC IN NATURE. DEMOLISHED WORK IS SHOWN BOLD AND DASHED TO REFLECT THE GENERAL DEMOLITION SCOPE. UTILIZE THE ARCHITECTURAL DRAWINGS AND MECHANICAL PLANS TO FURTHER DEFINE THE LIMITS OF DEMOLITION WORK.

3. REFER TO CIVIL DRAWINGS FOR REQUIRED POINTS OF UTILITY DISCONNECTION AND CUT-CAP-MAKE-SAFE REQUIREMENTS.

4. CAP OR COVER DUCT OPENINGS DURING DEMOLITION AND CONSTRUCTION (TYPICAL).

5. CONTRACTOR TO COORDINATE ALL NEW WORK WITH EXISTING SYSTEMS, RELOCATING AS NECESSARY.

6. REBALANCE ALL AFFECTED (E) EXHAUST FAN SYSTEMS, WHERE DEMO/REWORK IS SHOWN ON THE DRAWINGS, REFER TO PLANS FOR LOCATIONS.

7. MAINTAIN SYSTEM CONTINUITY FOR ALL SYSTEMS THAT PASS THROUGH DEMO SCOPE AREA AND SERVE OTHER AREAS OUTSIDE THE SCOPE OF WORK.

KEYNOTES

1 MECHANICAL DEMOLITION PLAN - LEVEL 01
SCALE: 1/8" = 1'-0"

Steamboat
ALTERRA MOUNTAIN COMPANY east west partners

2305 Mount Werner Circle
Steamboat Springs, CO 80487

Gensler
1225 17th Street
Suite 150
Denver, CO 80202
United States
Tel 303.595.8585
Fax 303.825.6823

LANDMARK CONSULTANTS, INC.
141 9th Street
PO Box 774943
Steamboat Springs, CO 80477
Tel 970.871.9494

DESIGNWORKSHOP
1390 Lawrence Street
Suite 100
Denver, CO 80204
Tel 303.623.5186

MARTIN/MARTIN CONSULTING ENGINEERS
12499 West Colfax Ave.
Lakewood, CO 80215
United States
Tel 303.431.6100

me engineers
14143 Denver West Pkwy
Suite 300
Golden, CO
United States
Tel 303.421.6655

△	Date	Description
1	2021.02.26	BP2A: DEMOLITION-LGB, BLDG B, STAGE

RCRBD
Record Set
TC
04/14/2021

Seal / Signature

COLORADO LICENSED
KATHRYN E. EDWARDS
56806
PROFESSIONAL ENGINEER
04/01/2021

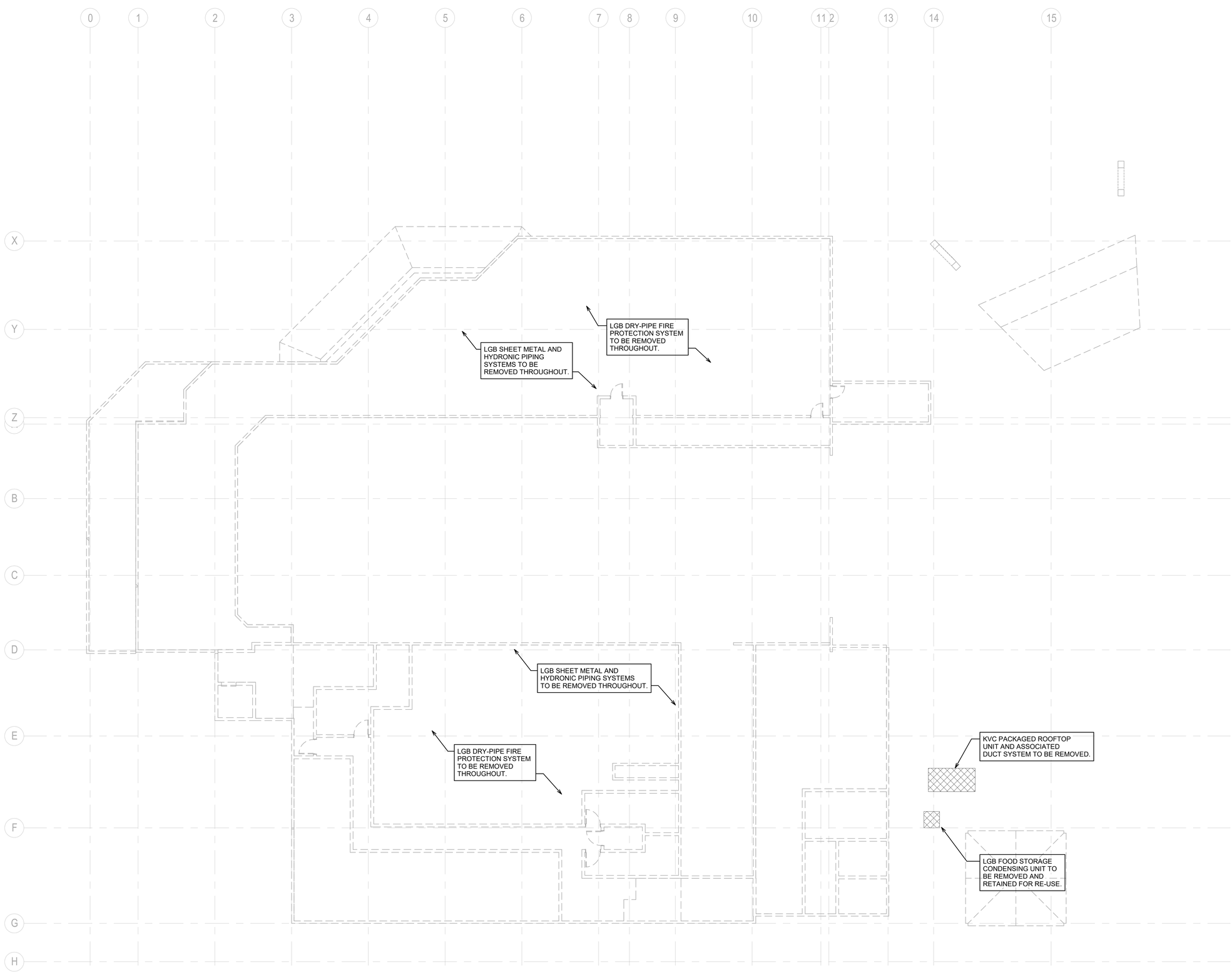
Project Name
SSRC | BASE AREA IMPROVEMENTS

Project Number
003.7835.000

Description
MECHANICAL DEMOLITION PLAN - LOWER GONDOLA BUILDING - LEVEL 01

Scale
1/8" = 1'-0"

A-DM1.101



1 MECHANICAL DEMOLITION PLAN - LEVEL 02
SCALE: 1/8" = 1'-0"

GENERAL NOTES:

1. EXISTING DUCTWORK, PIPING, EQUIPMENT, ETC. SHOWN HAS BEEN COMPILED FROM RECORD DRAWINGS AND PREVIOUS DESIGN PLANS. NEITHER THE ACCURACY OF THESE PLANS NOR THE EXTENT OF UNDOCUMENTED CHANGES SINCE HAS BEEN FIELD VERIFIED. THIS INFORMATION IS SHOWN TO HELP IDENTIFY THE "SCOPE OF WORK," BUT ANY PRICING EXERCISE OR BID SHOULD INVOLVE A THOROUGH REVIEW OF FIELD CONDITIONS PRIOR TO FINALIZING.

2. THE DRAWINGS IS DIAGRAMMATIC IN NATURE. DEMOLISHED WORK IS SHOWN BOLD AND DASHED TO REFLECT THE GENERAL DEMOLITION SCOPE. UTILIZE THE ARCHITECTURAL DRAWINGS AND MECHANICAL PLANS TO FURTHER DEFINE THE LIMITS OF DEMOLITION WORK.

3. REFER TO CIVIL DRAWINGS FOR REQUIRED POINTS OF UTILITY DISCONNECTION AND CUT-CAP-MAKE-SAFE REQUIREMENTS.

4. CAP OR COVER DUCT OPENINGS DURING DEMOLITION AND CONSTRUCTION (TYPICAL).

5. CONTRACTOR TO COORDINATE ALL NEW WORK WITH EXISTING SYSTEMS, RELOCATING AS NECESSARY.

6. REBALANCE ALL AFFECTED (E) EXHAUST FAN SYSTEMS, WHERE DEMO/REWORK IS SHOWN ON THE DRAWINGS, REFER TO PLANS FOR LOCATIONS.

7. MAINTAIN SYSTEM CONTINUITY FOR ALL SYSTEMS THAT PASS THROUGH DEMO SCOPE AREA AND SERVE OTHER AREAS OUTSIDE THE SCOPE OF WORK.

KEYNOTES

Steamboat
ALTERRA MOUNTAIN COMPANY east west partners

2305 Mount Werner Circle
Steamboat Springs, CO 80487

Gensler
1225 17th Street
Suite 150
Denver, CO 80202
United States
Tel 303.595.8585
Fax 303.825.6823

LANDMARK CONSULTANTS, INC.
141 9th Street
PO Box 774943
Steamboat Springs, CO 80477
Tel 970.871.9494

DESIGNWORKSHOP
1390 Lawrence Street
Suite 100
Denver, CO 80204
Tel 303.623.5186

MARTIN/MARTIN CONSULTING ENGINEERS
12499 West Colfax Ave.
Lakewood, CO 80215
United States
Tel 303.431.6100

me engineers
14143 Denver West Pkwy
Suite 300
Golden, CO
United States
Tel 303.421.6655

△	Date	Description
1	2021.02.26	BP2A: DEMOLITION-LGB, BLDG B, STAGE

RCRBD
Record Set
TC
04/14/2021

Seal / Signature

COLORADO LICENSED
ANTHONY E. EDWARDS
56806
PROFESSIONAL ENGINEER
04/01/2021

Project Name
SSRC | BASE AREA IMPROVEMENTS

Project Number
003.7835.000

Description
MECHANICAL DEMOLITION PLAN - LOWER GONDOLA BUILDING - LEVEL 02

Scale
1/8" = 1'-0"

A-DM1.102

1 MECHANICAL DEMOLITION PLAN - LEVEL 03
SCALE: 1/8" = 1'-0"

GENERAL NOTES:

1. EXISTING DUCTWORK, PIPING, EQUIPMENT, ETC. SHOWN HAS BEEN COMPILED FROM RECORD DRAWINGS AND PREVIOUS DESIGN PLANS. NEITHER THE ACCURACY OF THESE PLANS NOR THE EXTENT OF UNDOCUMENTED CHANGES SINCE HAS BEEN FIELD VERIFIED. THIS INFORMATION IS SHOWN TO HELP IDENTIFY THE "SCOPE OF WORK," BUT ANY PRICING EXERCISE OR BID SHOULD INVOLVE A THOROUGH REVIEW OF FIELD CONDITIONS PRIOR TO FINALIZING.

2. THE DRAWINGS IS DIAGRAMMATIC IN NATURE. DEMOLISHED WORK IS SHOWN BOLD AND DASHED TO REFLECT THE GENERAL DEMOLITION SCOPE. UTILIZE THE ARCHITECTURAL DRAWINGS AND MECHANICAL PLANS TO FURTHER DEFINE THE LIMITS OF DEMOLITION WORK.

3. REFER TO CIVIL DRAWINGS FOR REQUIRED POINTS OF UTILITY DISCONNECTION AND CUT-CAP-MAKE-SAFE REQUIREMENTS.

4. CAP OR COVER DUCT OPENINGS DURING DEMOLITION AND CONSTRUCTION (TYPICAL).

5. CONTRACTOR TO COORDINATE ALL NEW WORK WITH EXISTING SYSTEMS, RELOCATING AS NECESSARY.

6. REBALANCE ALL AFFECTED (E) EXHAUST FAN SYSTEMS, WHERE DEMO/REWORK IS SHOWN ON THE DRAWINGS, REFER TO PLANS FOR LOCATIONS.

7. MAINTAIN SYSTEM CONTINUITY FOR ALL SYSTEMS THAT PASS THROUGH DEMO SCOPE AREA AND SERVE OTHER AREAS OUTSIDE THE SCOPE OF WORK.

KEYNOTES

Steamboat
ALTERRA MOUNTAIN COMPANY east west partners

2305 Mount Werner Circle
Steamboat Springs, CO 80487

Gensler
1225 17th Street
Suite 150
Denver, CO 80202
United States
Tel 303.595.8585
Fax 303.825.6823

LANDMARK CONSULTANTS, INC.
141 9th Street
PO Box 774943
Steamboat Springs, CO 80477
Tel 970.871.9494

DESIGNWORKSHOP
1390 Lawrence Street
Suite 100
Denver, CO 80204
Tel 303.623.5186

MARTIN/MARTIN CONSULTING ENGINEERS
12499 West Colfax Ave.
Lakewood, CO 80215
United States
Tel 303.431.6100

me engineers
14143 Denver West Pkwy
Suite 300
Golden, CO
United States
Tel 303.421.6655

△	Date	Description
1	2021.02.26	BP2A: DEMOLITION-LGB, BLDG B, STAGE

RCRBD
Record Set
TC
04/14/2021

Seal / Signature

COLORADO LICENSED
RAYMOND E. EDWARDS
56806
PROFESSIONAL ENGINEER
04/01/2021

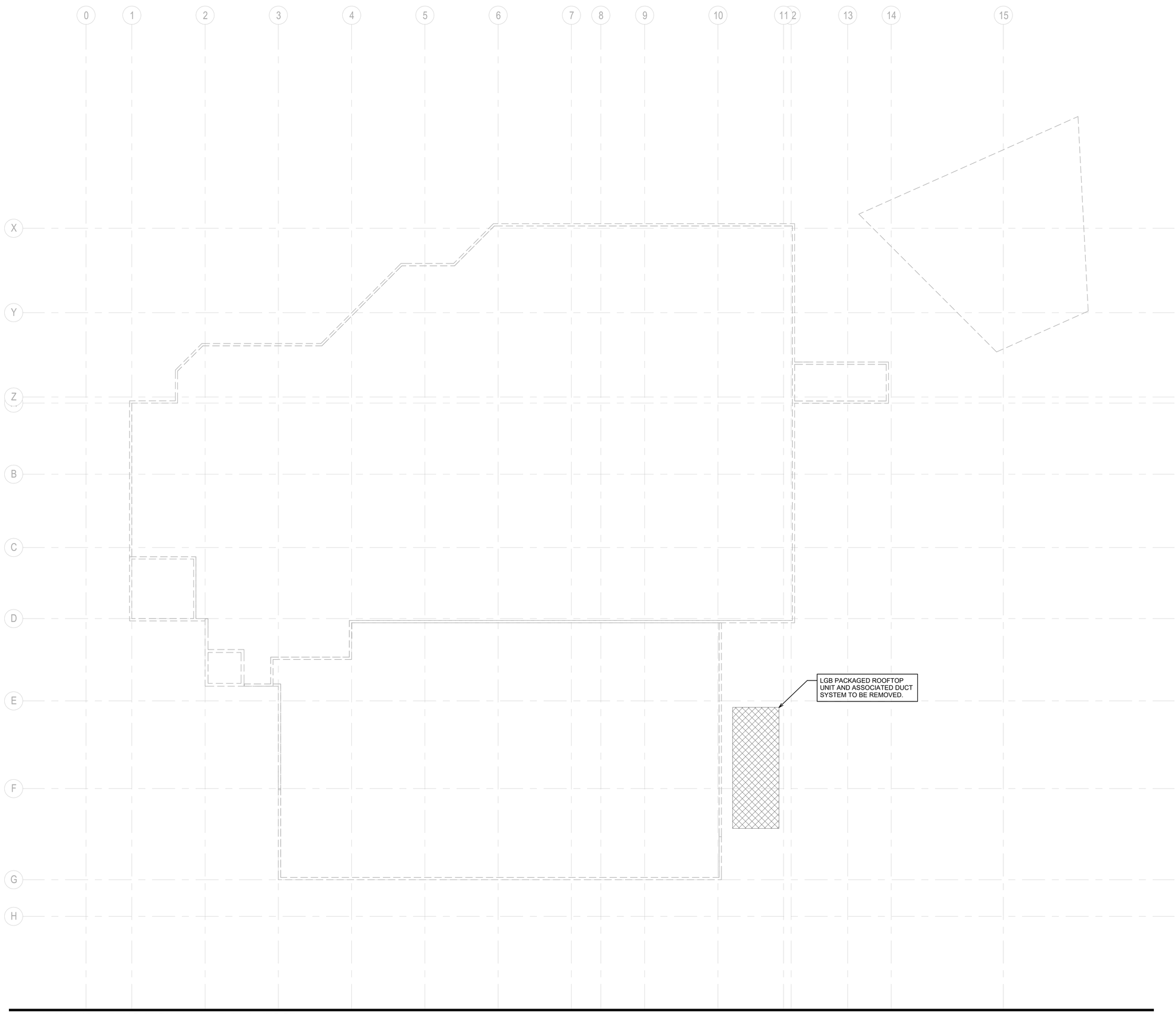
Project Name
SSRC | BASE AREA IMPROVEMENTS

Project Number
003.7835.000

Description
MECHANICAL DEMOLITION PLAN - LOWER GONDOLA BUILDING - LEVEL 03

Scale
1/8" = 1'-0"

A-DM1.103



GENERAL NOTES:

1. EXISTING DUCTWORK, PIPING, EQUIPMENT, ETC. SHOWN HAS BEEN COMPILED FROM RECORD DRAWINGS AND PREVIOUS DESIGN PLANS. NEITHER THE ACCURACY OF THESE PLANS NOR THE EXTENT OF UNDOCUMENTED CHANGES SINCE HAS BEEN FIELD VERIFIED. THIS INFORMATION IS SHOWN TO HELP IDENTIFY THE "SCOPE OF WORK," BUT ANY PRICING EXERCISE OR BID SHOULD INVOLVE A THOROUGH REVIEW OF FIELD CONDITIONS PRIOR TO FINALIZING.

2. THE DRAWINGS IS DIAGRAMMATIC IN NATURE. DEMOLISHED WORK IS SHOWN BOLD AND DASHED TO REFLECT THE GENERAL DEMOLITION SCOPE. UTILIZE THE ARCHITECTURAL DRAWINGS AND MECHANICAL PLANS TO FURTHER DEFINE THE LIMITS OF DEMOLITION WORK.

3. REFER TO CIVIL DRAWINGS FOR REQUIRED POINTS OF UTILITY DISCONNECTION AND CUT-CAP-MAKE-SAFE REQUIREMENTS.

4. CAP OR COVER DUCT OPENINGS DURING DEMOLITION AND CONSTRUCTION (TYPICAL).

5. CONTRACTOR TO COORDINATE ALL NEW WORK WITH EXISTING SYSTEMS, RELOCATING AS NECESSARY.

6. REBALANCE ALL AFFECTED (E) EXHAUST FAN SYSTEMS, WHERE DEMO/REWORK IS SHOWN ON THE DRAWINGS, REFER TO PLANS FOR LOCATIONS.

7. MAINTAIN SYSTEM CONTINUITY FOR ALL SYSTEMS THAT PASS THROUGH DEMO SCOPE AREA AND SERVE OTHER AREAS OUTSIDE THE SCOPE OF WORK.

KEYNOTES

1 MECHANICAL DEMOLITION PLAN - LEVEL 04 (ROOF)
SCALE: 1/8" = 1'-0"

Steamboat
ALTERRA MOUNTAIN COMPANY east west partners

2305 Mount Werner Circle
Steamboat Springs, CO 80487

Gensler
1225 17th Street
Suite 150
Denver, CO 80202
United States
Tel 303.595.8585
Fax 303.825.6823

LANDMARK CONSULTANTS, INC.
141 9th Street
PO Box 774943
Steamboat Springs, CO 80477
Tel 970.871.9494

DESIGNWORKSHOP
1390 Lawrence Street
Suite 100
Denver, CO 80204
Tel 303.623.5186

MARTIN/MARTIN CONSULTING ENGINEERS
12499 West Colfax Ave.
Lakewood, CO 80215
United States
Tel 303.431.6100

me engineers
14143 Denver West Pkwy
Suite 300
Golden, CO
United States
Tel 303.421.6655

△	Date	Description
1	2021.02.26	BP2A: DEMOLITION-LGB, BLDG B, STAGE

RCRBD
Record Set
TC
04/14/2021

Seal / Signature

COLORADO LICENSED
KATHRYN E. EDWARDS
56806
PROFESSIONAL ENGINEER
04/01/2021

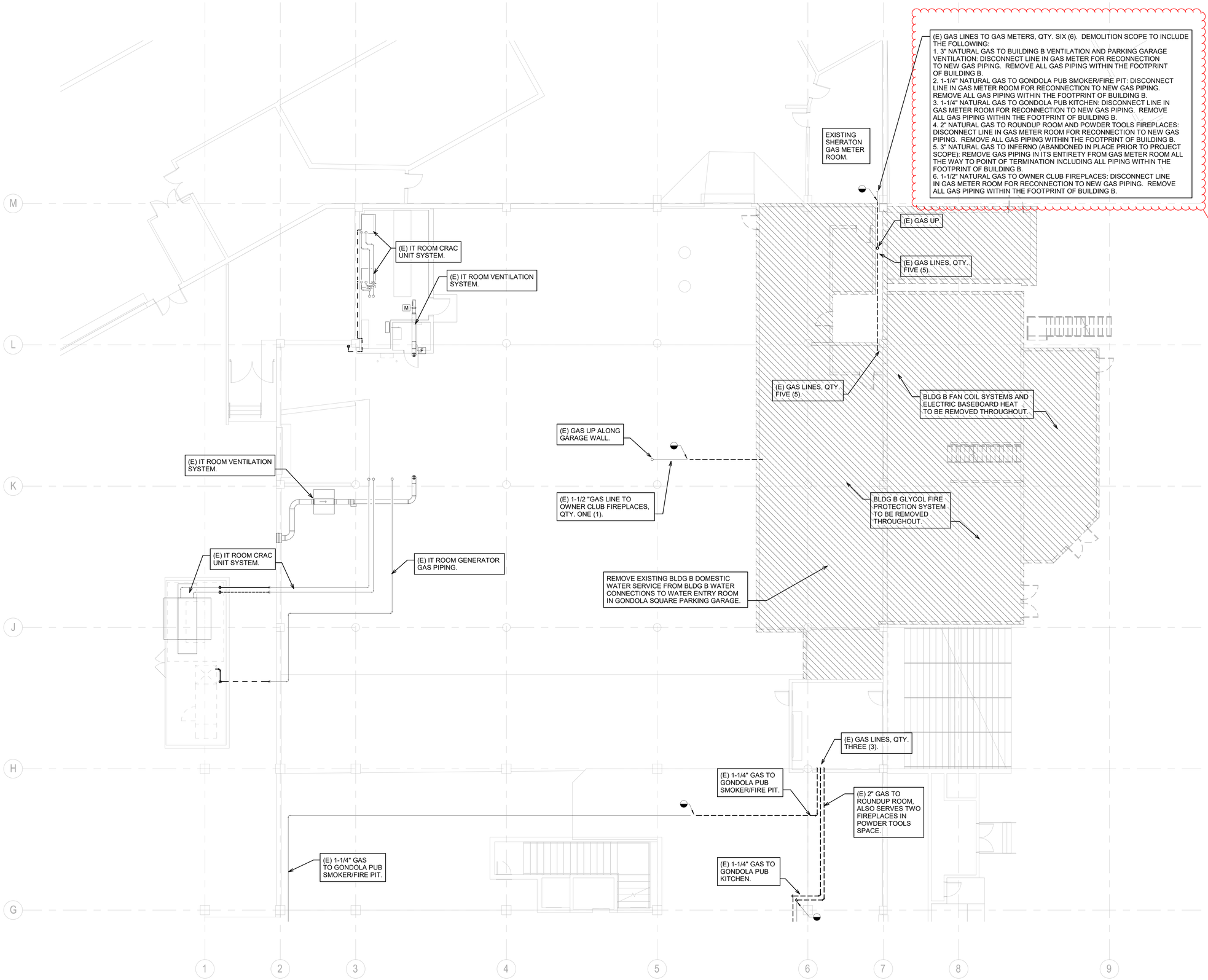
Project Name
SSRC | BASE AREA IMPROVEMENTS

Project Number
003.7835.000

Description
MECHANICAL DEMOLITION PLAN - LOWER GONDOLA BUILDING - LEVEL 04 (ROOF)

Scale
1/8" = 1'-0"

A-DM1.104



GENERAL NOTES:

1. EXISTING DUCTWORK, PIPING, EQUIPMENT, ETC. SHOWN HAS BEEN COMPILED FROM RECORD DRAWINGS AND PREVIOUS DESIGN PLANS. NEITHER THE ACCURACY OF THESE PLANS NOR THE EXTENT OF UNDOCUMENTED CHANGES SINCE HAS BEEN FIELD VERIFIED. THIS INFORMATION IS SHOWN TO HELP IDENTIFY THE "SCOPE OF WORK," BUT ANY PRICING EXERCISE OR BID SHOULD INVOLVE A THOROUGH REVIEW OF FIELD CONDITIONS PRIOR TO FINALIZING.

2. THE DRAWINGS IS DIAGRAMMATIC IN NATURE. DEMOLISHED WORK IS SHOWN BOLD AND DASHED TO REFLECT THE GENERAL DEMOLITION SCOPE. UTILIZE THE ARCHITECTURAL DRAWINGS AND MECHANICAL PLANS TO FURTHER DEFINE THE LIMITS OF DEMOLITION WORK.

3. SOME NOTES AND CALLOUTS ARE FROM RECORD DRAWINGS AND REFLECT EXISTING DUCTWORK, PIPING, AND EQUIPMENT FOR CLARITY.

4. CAP ALL EXISTING PIPING TO REMAIN AT ALL POINTS OF DISCONNECTION NOT OTHERWISE
BEING RECONNECTED WITH NEW WORK.

5. CONTRACTOR TO COORDINATE ALL NEW WORK WITH EXISTING SYSTEMS, RELOCATING AS NECESSARY.

6. DEMO GRDs IN ALL LOCATIONS WHERE CEILINGS ARE TO BE DEMOLISHED, RE: ARCHITECTURAL DEMO PLANS.

7. MAINTAIN SYSTEM CONTINUITY FOR ALL SYSTEMS THAT PASS THROUGH DEMO SCOPE AREA AND SERVE OTHER AREAS OUTSIDE THE SCOPE OF WORK.

KEYNOTES

1 MECHANICAL DEMOLITION PLAN - LEVEL 01 - NORTH

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

Steamboat
ALTERRA MOUNTAIN COMPANY east west partners

2305 Mount Werner Circle
Steamboat Springs, CO 80487

Gensler

1225 17th Street
Suite 150
Denver, CO 80202
United States
Tel 303.595.8585
Fax 303.825.6823

LANDMARK CONSULTANTS, INC.
141 9th Street
PO Box 774943
Steamboat Springs, CO
80477
Tel 970.871.9494

DESIGNWORKSHOP
1390 Lawrence Street
Suite 100
Denver, CO 80204
Tel 303.623.5186

MARTIN/MARTIN CONSULTING ENGINEERS
12499 West Colfax Ave.
Lakewood, CO 80215
United States
Tel 303.431.6100

me engineers
14143 Denver West Pkwy
Suite 300
Golden, CO
United States
Tel 303.421.6655

△	Date	Description
1	2021.02.26	BP2A: DEMOLITION-LGB, BLDG B, STAGE

RCRBD
Record Set
TC
04/14/2021

RCRBD Note: All new gas piping work must be done by first applying for a Gas Permit, and call in for required inspections under the Gas Permit.

Seal / Signature

COLORADO LICENSED
MARREN E. EDWARDS
56806
PROFESSIONAL ENGINEER
04/01/2021

Project Name

SSRC | BASE AREA IMPROVEMENTS

Project Number

003.7835.000

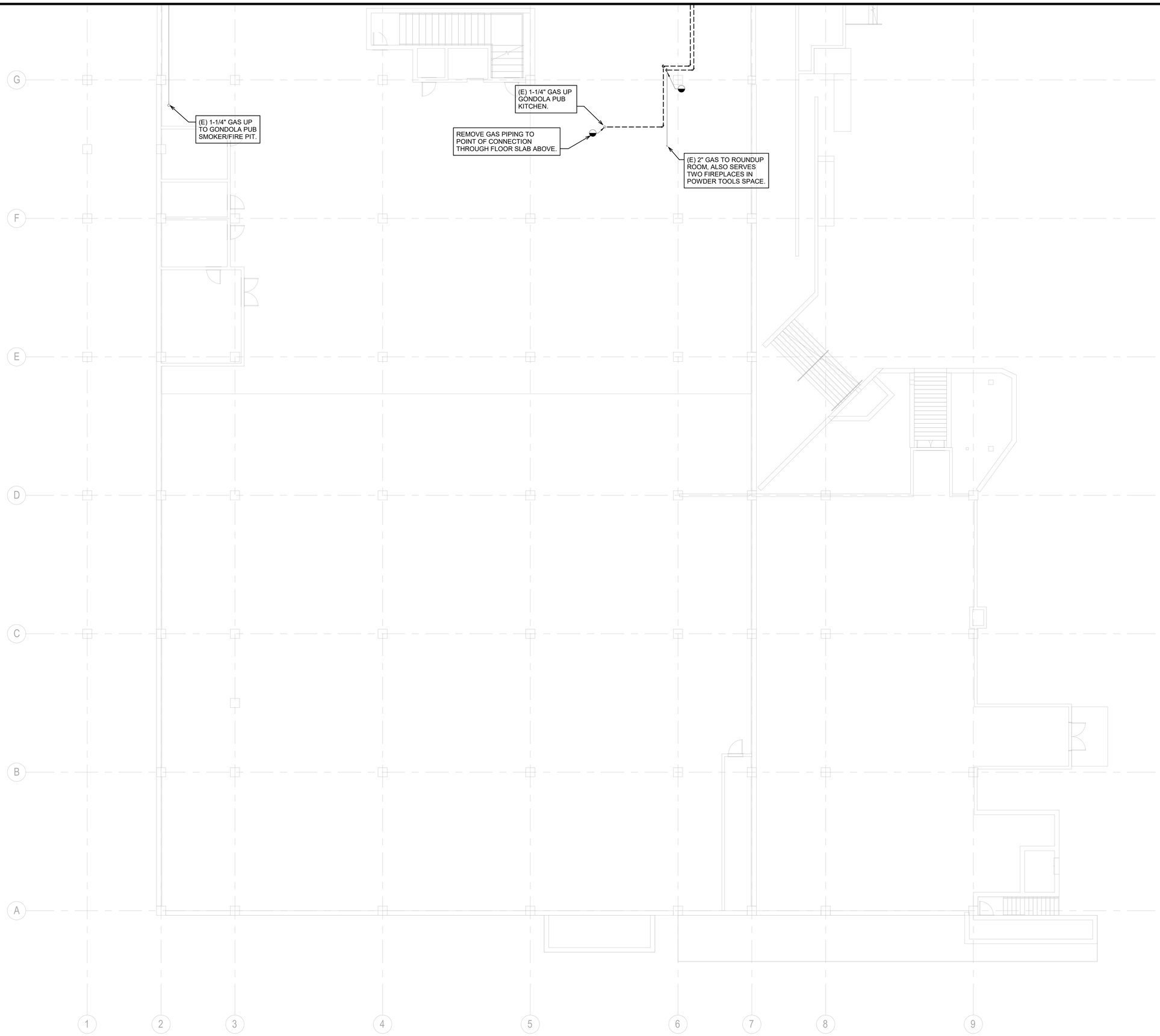
Description

MECHANICAL DEMOLITION PLAN - BUILDING B - LEVEL 01 - NORTH

Scale

1/8" = 1'-0"

B-DM1.101A



1 MECHANICAL DEMOLITION PLAN - LEVEL 01 - SOUTH
SCALE: 1/8" = 1'-0"

GENERAL NOTES:

1. EXISTING DUCTWORK, PIPING, EQUIPMENT, ETC. SHOWN HAS BEEN COMPILED FROM RECORD DRAWINGS AND PREVIOUS DESIGN PLANS. NEITHER THE ACCURACY OF THESE PLANS NOR THE EXTENT OF UNDOCUMENTED CHANGES SINCE HAS BEEN FIELD VERIFIED. THIS INFORMATION IS SHOWN TO HELP IDENTIFY THE "SCOPE OF WORK," BUT ANY PRICING EXERCISE OR BID SHOULD INVOLVE A THOROUGH REVIEW OF FIELD CONDITIONS PRIOR TO FINALIZING.

2. THE DRAWINGS IS DIAGRAMMATIC IN NATURE. DEMOLISHED WORK IS SHOWN BOLD AND DASHED TO REFLECT THE GENERAL DEMOLITION SCOPE. UTILIZE THE ARCHITECTURAL DRAWINGS AND MECHANICAL PLANS TO FURTHER DEFINE THE LIMITS OF DEMOLITION WORK.

3. SOME NOTES AND CALLOUTS ARE FROM RECORD DRAWINGS AND REFLECT EXISTING DUCTWORK, PIPING, AND EQUIPMENT FOR CLARITY.

4. CAP ALL EXISTING PIPING TO REMAIN AT ALL POINTS OF DISCONNECTION NOT OTHERWISE
BEING RECONNECTED WITH NEW WORK.

5. CONTRACTOR TO COORDINATE ALL NEW WORK WITH EXISTING SYSTEMS, RELOCATING AS NECESSARY.

6. DEMO GRDs IN ALL LOCATIONS WHERE CEILINGS ARE TO BE DEMOLISHED, RE: ARCHITECTURAL DEMO PLANS.

7. MAINTAIN SYSTEM CONTINUITY FOR ALL SYSTEMS THAT PASS THROUGH DEMO SCOPE AREA AND SERVE OTHER AREAS OUTSIDE THE SCOPE OF WORK.

KEYNOTES

Steamboat
ALTERRA MOUNTAIN COMPANY east west partners

2305 Mount Werner Circle
Steamboat Springs, CO 80487

Gensler
1225 17th Street
Suite 150
Denver, CO 80202
United States
Tel 303.595.8585
Fax 303.825.6823

LANDMARK CONSULTANTS, INC.
141 9th Street
PO Box 774943
Steamboat Springs, CO
80477
Tel 970.871.9494

DESIGNWORKSHOP
1390 Lawrence Street
Suite 100
Denver, CO 80204
Tel 303.623.5186

MARTIN/MARTIN CONSULTING ENGINEERS
12499 West Colfax Ave.
Lakewood, CO 80215
United States
Tel 303.431.6100

me engineers
14143 Denver West Pkwy
Suite 300
Golden, CO
United States
Tel 303.421.6655

△	Date	Description
1	2021.02.26	BP2A: DEMOLITION-LGB, BLDG B, STAGE

RCRBD
Record Set
TC
04/14/2021

Seal / Signature

COLORADO LICENSED
MAUREEN E. EDWARDS
56806
PROFESSIONAL ENGINEER
04/01/2021

Project Name
SSRC | BASE AREA IMPROVEMENTS

Project Number
003.7835.000

Description
MECHANICAL DEMOLITION PLAN - BUILDING B - LEVEL 01 - SOUTH

Scale
1/8" = 1'-0"

B-DM1.101B

RCRBD Note: Future Building permit must be applied for, reviewed and approved prior to wall infill work taken place.

INFILL WALL BETWEEN GONDOLA SQUARE GARAGE AND SHERATON GAS METER ROOM.

EXISTING SHERATON GAS METER ROOM.

PARKING GARAGE HEATING AND VENTILATION SYSTEM AND ASSOCIATED DUCTWORK TO BE REMOVED. REMOVE GAS PIPING CONNECTION TO EQUIPMENT.

Parking Garage Ventilation and heating equipment re-connections and installation work overlay with portions of the current building permit for the IT Room/Generator Permit, call in inspections for all new work under these permits, or apply for new permits if overlap does not exist.

SNOWMELT BOILER ROOM DEMOLITION TO BE CONDUCTED UNDER SEPARATE PACKAGE.

(E) GAS DN

(E) GAS LINE TO GARAGE MAKEUP AIR SYSTEM, QTY. ONE (1).

BLDG B HEATING AND VENTILATION SYSTEM AND ASSOCIATED DUCTWORK TO BE REMOVED. REMOVE GAS PIPING CONNECTION TO EQUIPMENT.

(E) IT ROOM CRAC UNIT SYSTEM.

(E) IT ROOM GENERATOR GAS PIPING.

(E) GARAGE MAKEUP AIR UNIT.

(E) 1-1/2" GAS LINE TO OWNER CLUB FIREPLACES, QTY. ONE (1).

BLDG B GLYCOL FIRE PROTECTION SYSTEM TO BE REMOVED THROUGHOUT.

(E) IT ROOM VENTILATION SYSTEM.

(E) GAS DN ALONG GARAGE WALL.

BLDG B FAN COIL SYSTEMS AND ELECTRIC BASEBOARD HEAT TO BE REMOVED THROUGHOUT.

M L K J H G

1 2 3 4 5 6 7 8 9

1 MECHANICAL DEMOLITION PLAN - LEVEL 02 - NORTH

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

GENERAL NOTES:

1. EXISTING DUCTWORK, PIPING, EQUIPMENT, ETC. SHOWN HAS BEEN COMPILED FROM RECORD DRAWINGS AND PREVIOUS DESIGN PLANS. NEITHER THE ACCURACY OF THESE PLANS NOR THE EXTENT OF UNDOCUMENTED CHANGES SINCE HAS BEEN FIELD VERIFIED. THIS INFORMATION IS SHOWN TO HELP IDENTIFY THE "SCOPE OF WORK," BUT ANY PRICING EXERCISE OR BID SHOULD INVOLVE A THOROUGH REVIEW OF FIELD CONDITIONS PRIOR TO FINALIZING.

2. THE DRAWINGS IS DIAGRAMMATIC IN NATURE. DEMOLISHED WORK IS SHOWN BOLD AND DASHED TO REFLECT THE GENERAL DEMOLITION SCOPE. UTILIZE THE ARCHITECTURAL DRAWINGS AND MECHANICAL PLANS TO FURTHER DEFINE THE LIMITS OF DEMOLITION WORK.

3. SOME NOTES AND CALLOUTS ARE FROM RECORD DRAWINGS AND REFLECT EXISTING DUCTWORK, PIPING, AND EQUIPMENT FOR CLARITY.

4. CAP ALL EXISTING PIPING TO REMAIN AT ALL POINTS OF DISCONNECTION NOT OTHERWISE BEING RECONNECTED WITH NEW WORK.

5. CONTRACTOR TO COORDINATE ALL NEW WORK WITH EXISTING SYSTEMS, RELOCATING AS NECESSARY.

6. DEMO GRDs IN ALL LOCATIONS WHERE CEILINGS ARE TO BE DEMOLISHED, RE: ARCHITECTURAL DEMO PLANS.

7. MAINTAIN SYSTEM CONTINUITY FOR ALL SYSTEMS THAT PASS THROUGH DEMO SCOPE AREA AND SERVE OTHER AREAS OUTSIDE THE SCOPE OF WORK.

KEYNOTES

Steamboat
ALTERRA MOUNTAIN COMPANY east west partners

2305 Mount Werner Circle
Steamboat Springs, CO 80487

Gensler

1225 17th Street
Suite 150
Denver, CO 80202
United States
Tel 303.595.8585
Fax 303.825.6823

LANDMARK CONSULTANTS, INC.
141 9th Street
PO Box 774943
Steamboat Springs, CO 80477
Tel 970.871.9494

DESIGNWORKSHOP
1390 Lawrence Street
Suite 100
Denver, CO 80204
Tel 303.623.5186

MARTIN/MARTIN CONSULTING ENGINEERS
12499 West Colfax Ave.
Lakewood, CO 80215
United States
Tel 303.431.6100

me engineers
14143 Denver West Pkwy
Suite 300
Golden, CO
United States
Tel 303.421.6655

△	Date	Description
1	2021.02.26	BP2A: DEMOLITION-LGB, BLDG B, STAGE

RCRBD Record Set TC 04/14/2021

Seal / Signature

COLORADO LICENSED MAXINE E. EDWARDS 56806 PROFESSIONAL ENGINEER 04/01/2021

Project Name

SSRC | BASE AREA IMPROVEMENTS

Project Number

003.7835.000

Description

MECHANICAL DEMOLITION PLAN - BUILDING B - LEVEL 02 - NORTH

Scale

1/8" = 1'-0"

B-DM1.102A

GENERAL NOTES:

1. EXISTING DUCTWORK, PIPING, EQUIPMENT, ETC. SHOWN HAS BEEN COMPILED FROM RECORD DRAWINGS AND PREVIOUS DESIGN PLANS. NEITHER THE ACCURACY OF THESE PLANS NOR THE EXTENT OF UNDOCUMENTED CHANGES SINCE HAS BEEN FIELD VERIFIED. THIS INFORMATION IS SHOWN TO HELP IDENTIFY THE "SCOPE OF WORK," BUT ANY PRICING EXERCISE OR BID SHOULD INVOLVE A THOROUGH REVIEW OF FIELD CONDITIONS PRIOR TO FINALIZING.

2. THE DRAWINGS IS DIAGRAMMATIC IN NATURE. DEMOLISHED WORK IS SHOWN BOLD AND DASHED TO REFLECT THE GENERAL DEMOLITION SCOPE. UTILIZE THE ARCHITECTURAL DRAWINGS AND MECHANICAL PLANS TO FURTHER DEFINE THE LIMITS OF DEMOLITION WORK.

3. SOME NOTES AND CALLOUTS ARE FROM RECORD DRAWINGS AND REFLECT EXISTING DUCTWORK, PIPING, AND EQUIPMENT FOR CLARITY.

4. CAP ALL EXISTING PIPING TO REMAIN AT ALL POINTS OF DISCONNECTION NOT OTHERWISE
BEING RECONNECTED WITH NEW WORK.

5. CONTRACTOR TO COORDINATE ALL NEW WORK WITH EXISTING SYSTEMS, RELOCATING AS NECESSARY.

6. DEMO GRDs IN ALL LOCATIONS WHERE CEILINGS ARE TO BE DEMOLISHED, RE: ARCHITECTURAL DEMO PLANS.

7. MAINTAIN SYSTEM CONTINUITY FOR ALL SYSTEMS THAT PASS THROUGH DEMO SCOPE AREA AND SERVE OTHER AREAS OUTSIDE THE SCOPE OF WORK.

KEYNOTES

Steamboat
ALTERRA MOUNTAIN COMPANY east west partners

2305 Mount Werner Circle
Steamboat Springs, CO 80487

Gensler

1225 17th Street
Suite 150
Denver, CO 80202
United States
Tel 303.595.8585
Fax 303.825.6823

LANDMARK CONSULTANTS, INC.
141 9th Street
PO Box 774943
Steamboat Springs, CO
80477
Tel 970.871.9494

DESIGNWORKSHOP
1390 Lawrence Street
Suite 100
Denver, CO 80204
Tel 303.623.5186

MARTIN/MARTIN CONSULTING ENGINEERS
12499 West Colfax Ave.
Lakewood, CO 80215
United States
Tel 303.431.6100

me engineers
14143 Denver West Pkwy
Suite 300
Golden, CO
United States
Tel 303.421.6655

△	Date	Description
1	2021.02.26	BP2A: DEMOLITION-LGB, BLDG B, STAGE

RCRBD
Record Set
TC
04/14/2021

Seal / Signature

COLORADO LICENSED
RAYMOND E. EDWARDS
56806
PROFESSIONAL ENGINEER
04/01/2021

Project Name

SSRC | BASE AREA IMPROVEMENTS

Project Number

003.7835.000

Description

MECHANICAL DEMOLITION PLAN - BUILDING B - LEVEL 02 - SOUTH

Scale

1/8" = 1'-0"

B-DM1.102B

1 MECHANICAL DEMOLITION PLAN - LEVEL 02 - SOUTH
SCALE: 1/8" = 1'-0"

1 MECHANICAL DEMOLITION PLAN - LEVEL 03
SCALE: 1/8" = 1'-0"

GENERAL NOTES:

1. EXISTING DUCTWORK, PIPING, EQUIPMENT, ETC. SHOWN HAS BEEN COMPILED FROM RECORD DRAWINGS AND PREVIOUS DESIGN PLANS. NEITHER THE ACCURACY OF THESE PLANS NOR THE EXTENT OF UNDOCUMENTED CHANGES SINCE HAS BEEN FIELD VERIFIED. THIS INFORMATION IS SHOWN TO HELP IDENTIFY THE "SCOPE OF WORK," BUT ANY PRICING EXERCISE OR BID SHOULD INVOLVE A THOROUGH REVIEW OF FIELD CONDITIONS PRIOR TO FINALIZING.

2. THE DRAWINGS IS DIAGRAMMATIC IN NATURE. DEMOLISHED WORK IS SHOWN BOLD AND DASHED TO REFLECT THE GENERAL DEMOLITION SCOPE. UTILIZE THE ARCHITECTURAL DRAWINGS AND MECHANICAL PLANS TO FURTHER DEFINE THE LIMITS OF DEMOLITION WORK.

3. SOME NOTES AND CALLOUTS ARE FROM RECORD DRAWINGS AND REFLECT EXISTING DUCTWORK, PIPING, AND EQUIPMENT FOR CLARITY.

4. CAP ALL EXISTING PIPING TO REMAIN AT ALL POINTS OF DISCONNECTION NOT OTHERWISE
BEING RECONNECTED WITH NEW WORK.

5. CONTRACTOR TO COORDINATE ALL NEW WORK WITH EXISTING SYSTEMS, RELOCATING AS NECESSARY.

6. DEMO GRDs IN ALL LOCATIONS WHERE CEILINGS ARE TO BE DEMOLISHED, RE: ARCHITECTURAL DEMO PLANS.

7. MAINTAIN SYSTEM CONTINUITY FOR ALL SYSTEMS THAT PASS THROUGH DEMO SCOPE AREA AND SERVE OTHER AREAS OUTSIDE THE SCOPE OF WORK.

KEYNOTES

Steamboat
ALTERRA MOUNTAIN COMPANY east west partners

2305 Mount Werner Circle
Steamboat Springs, CO 80487

Gensler
1225 17th Street
Suite 150
Denver, CO 80202
United States
Tel 303.595.8585
Fax 303.825.6823

LANDMARK CONSULTANTS, INC.
141 9th Street
PO Box 774943
Steamboat Springs, CO 80477
Tel 970.871.9494

DESIGNWORKSHOP
1390 Lawrence Street
Suite 100
Denver, CO 80204
Tel 303.623.5186

MARTIN/MARTIN CONSULTING ENGINEERS
12499 West Colfax Ave.
Lakewood, CO 80215
United States
Tel 303.431.6100

me engineers
14143 Denver West Pkwy
Suite 300
Golden, CO
United States
Tel 303.421.6655

△	Date	Description
1	2021.02.26	BP2A: DEMOLITION-LGB, BLDG B, STAGE

RCRBD
Record Set
TC
04/14/2021

Seal / Signature

COLORADO LICENSED
KATHRYN E. EDWARDS
56806
PROFESSIONAL ENGINEER
04/01/2021

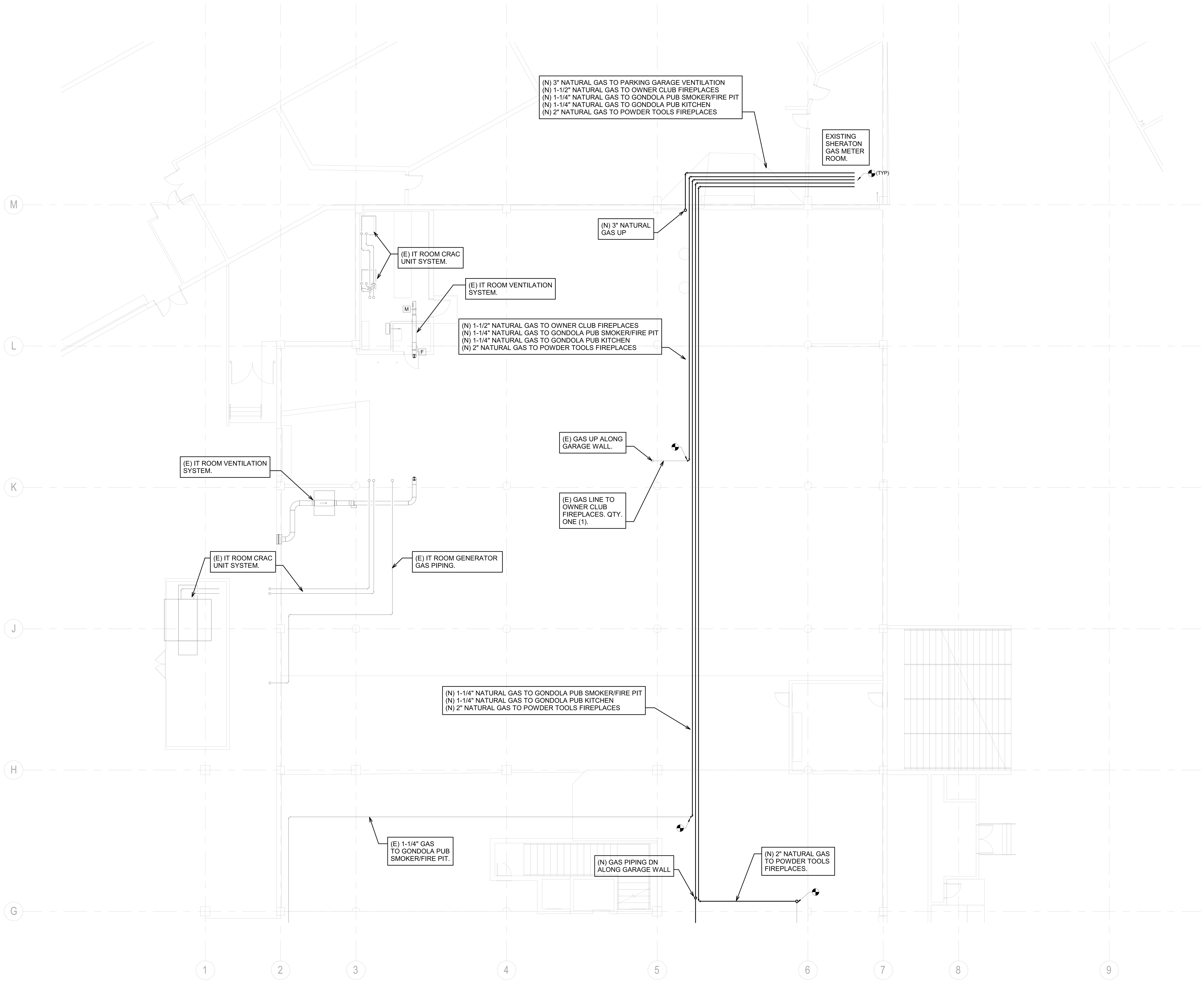
Project Name
SSRC | BASE AREA IMPROVEMENTS

Project Number
003.7835.000

Description
MECHANICAL DEMOLITION PLAN - BUILDING B - LEVEL 03

Scale
1/8" = 1'-0"

B-DM1.103



1 MECHANICAL PLAN - LEVEL 01 - NORTH

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

GENERAL NOTES:

1. THE DRAWINGS ARE DIAGRAMMATIC IN NATURE. THE CONTRACTOR IS RESPONSIBLE FOR ALL OFFSETS, TRANSITIONS, ELBOWS, ETC. AS REQUIRED IN DUCTWORK, PIPING, SUPPORTS, ETC. TO COMPLETE THE WORK IN A CLEAN FUNCTIONAL INSTALLATION THAT IS FULLY COORDINATED WITH ALL OTHER TRADES. ANY PRICING EFFORT SHALL TAKE THESE FACTORS INTO ACCOUNT.

2. MAINTAIN CODE REQUIRED AREA OF SEPARATION FROM OUTSIDE AIR INTAKES TO TERMINATIONS OF EXHAUST, COMBUSTION AIR, PLUMBING VENTS, ETC.

3. PROVIDE MANUAL BALANCE DAMPERS IN ALL SUPPLY DUCT BRANCH TAPS DOWNSTREAM OF DOWNSTREAM OF VENTILATION FAN.

4. PROVIDE THROUGH FACE BALANCING FOR ALL DIFFUSERS, REGISTERS, AND GRILLES ABOVE INACCESSIBLE AREAS.

5. INSTALL EXPOSED DUCTWORK AS HIGH AS POSSIBLE.

6. ALL DUCT/PIPE PENETRATIONS THROUGH FIRE RATED/SMOKE RATED PARTITIONS SHALL BE CAULKED AND SEALED TO MEET THE RATING REQUIRED. REFER TO LIFE SAFETY DRAWINGS FOR FIRE/SMOKE RATING REQUIREMENTS.

KEYNOTES

Steamboat
ALTERRA MOUNTAIN COMPANY
east west partners

2305 Mount Werner Circle
Steamboat Springs, CO 80487

Gensler
1225 17th Street
Suite 150
Denver, CO 80202
United States
Tel 303.595.8585
Fax 303.825.6823

LANDMARK CONSULTANTS, INC.
141 9th Street
PO Box 774943
Steamboat Springs, CO 80477
Tel 970.871.9494

DESIGNWORKSHOP
1390 Lawrence Street
Suite 100
Denver, CO 80204
Tel 303.623.5186

MARTIN/MARTIN CONSULTING ENGINEERS
12499 West Colfax Ave.
Lakewood, CO 80215
United States
Tel 303.431.6100

me engineers
14143 Denver West Pkwy
Suite 300
Golden, CO
United States
Tel 303.421.6655

△	Date	Description
1	2021.02.26	BP2A: DEMOLITION-LGB, BLDG B, STAGE

RCRBD
Record Set
TC
04/14/2021

Seal / Signature

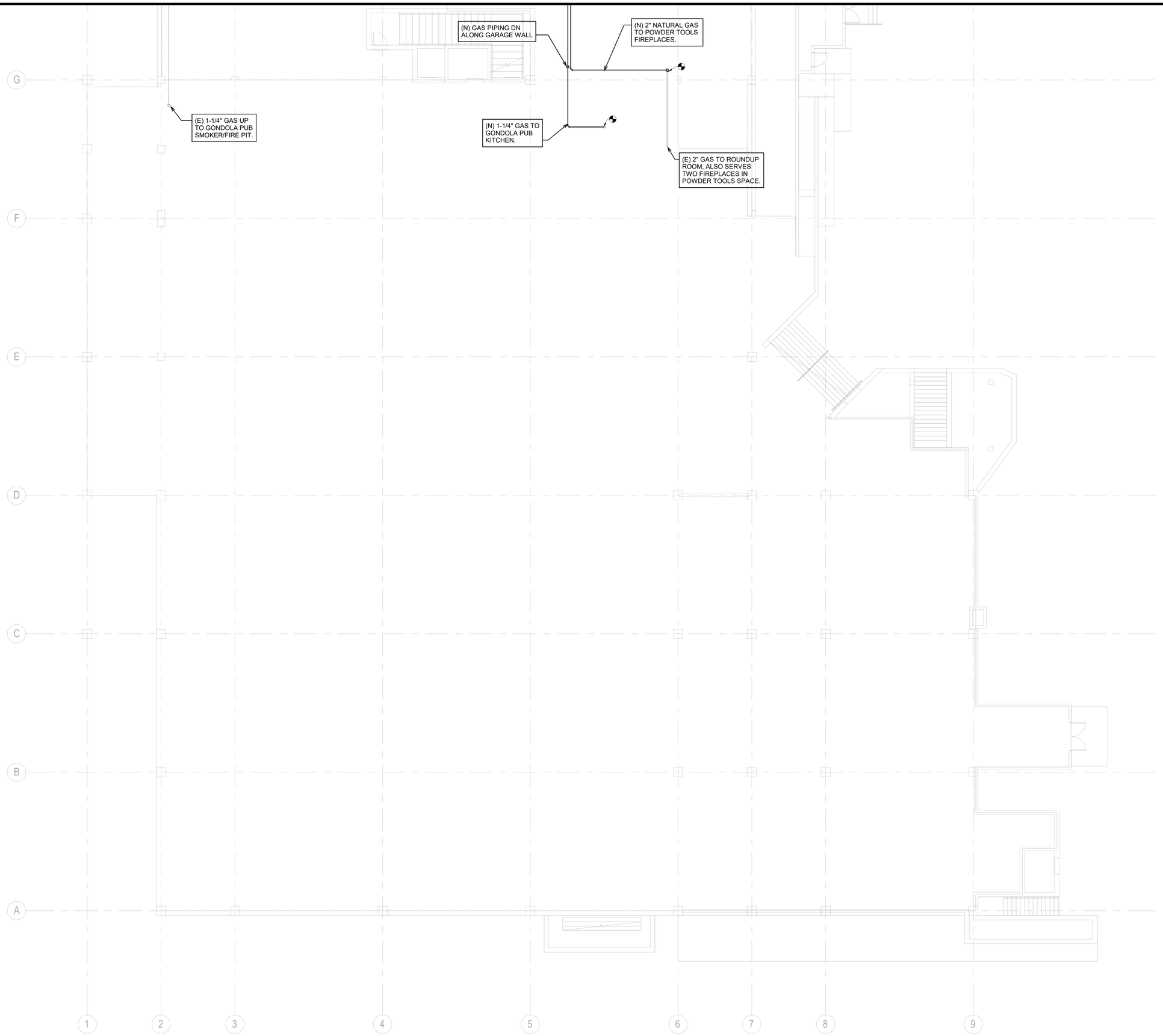
Project Name
SSRC | BASE AREA IMPROVEMENTS

Project Number
003.7835.000

Description
MECHANICAL PLAN - BUILDING B - LEVEL 01 - NORTH

Scale
1/8" = 1'-0"

B-M1.101A



GENERAL NOTES:

1. THE DRAWINGS ARE DIAGRAMMATIC IN NATURE. THE CONTRACTOR IS RESPONSIBLE FOR ALL OFFSETS, TRANSITIONS, ELBOWS, ETC. AS REQUIRED IN DUCTWORK, PIPING, SUPPORTS, ETC. TO COMPLETE THE WORK IN A CLEAN FUNCTIONAL INSTALLATION THAT IS FULLY COORDINATED WITH ALL OTHER TRADES. ANY PRICING EFFORT SHALL TAKE THESE FACTORS INTO ACCOUNT.

2. MAINTAIN CODE REQUIRED AREA OF SEPARATION FROM OUTSIDE AIR INTAKES TO TERMINATIONS OF EXHAUST, COMBUSTION AIR, PLUMBING VENTS, ETC.

3. PROVIDE MANUAL BALANCE DAMPERS IN ALL SUPPLY DUCT BRANCH TAPS DOWNSTREAM OF DOWNSTREAM OF VENTILATION FAN.

4. PROVIDE THROUGH FACE BALANCING FOR ALL DIFFUSERS, REGISTERS, AND GRILLES ABOVE INACCESSIBLE AREAS.

5. INSTALL EXPOSED DUCTWORK AS HIGH AS POSSIBLE.

6. ALL DUCT/PIPE PENETRATIONS THROUGH FIRE RATED/SMOKE RATED PARTITIONS SHALL BE CAULKED AND SEALED TO MEET THE RATING REQUIRED. REFER TO LIFE SAFETY DRAWINGS FOR FIRE/SMOKE RATING REQUIREMENTS.

KEYNOTES

1 MECHANICAL PLAN - LEVEL 01 - SOUTH
SCALE: 1/8" = 1'-0"

Steamboat
ALTERRA MOUNTAIN COMPANY
east west partners

2305 Mount Werner Circle
Steamboat Springs, CO 80487

Gensler
1225 17th Street
Suite 150
Denver, CO 80202
United States
Tel 303.595.8585
Fax 303.825.6823

LANDMARK CONSULTANTS, INC.
141 9th Street
PO Box 774943
Steamboat Springs, CO 80477
Tel 970.871.9494

DESIGNWORKSHOP
1390 Lawrence Street
Suite 100
Denver, CO 80204
Tel 303.623.5186

MARTIN/MARTIN CONSULTING ENGINEERS
12499 West Colfax Ave.
Lakewood, CO 80215
United States
Tel 303.431.6100

me engineers
14143 Denver West Pkwy
Suite 300
Golden, CO
United States
Tel 303.421.6655

△	Date	Description
1	2021.02.26	BP2A: DEMOLITION-LGB, BLDG B, STAGE

RCRBD
Record Set
TC
04/14/2021

Seal / Signature

COLORADO LICENSED
WAYNE E. EDWARDS
56806
PROFESSIONAL ENGINEER
04/01/2021

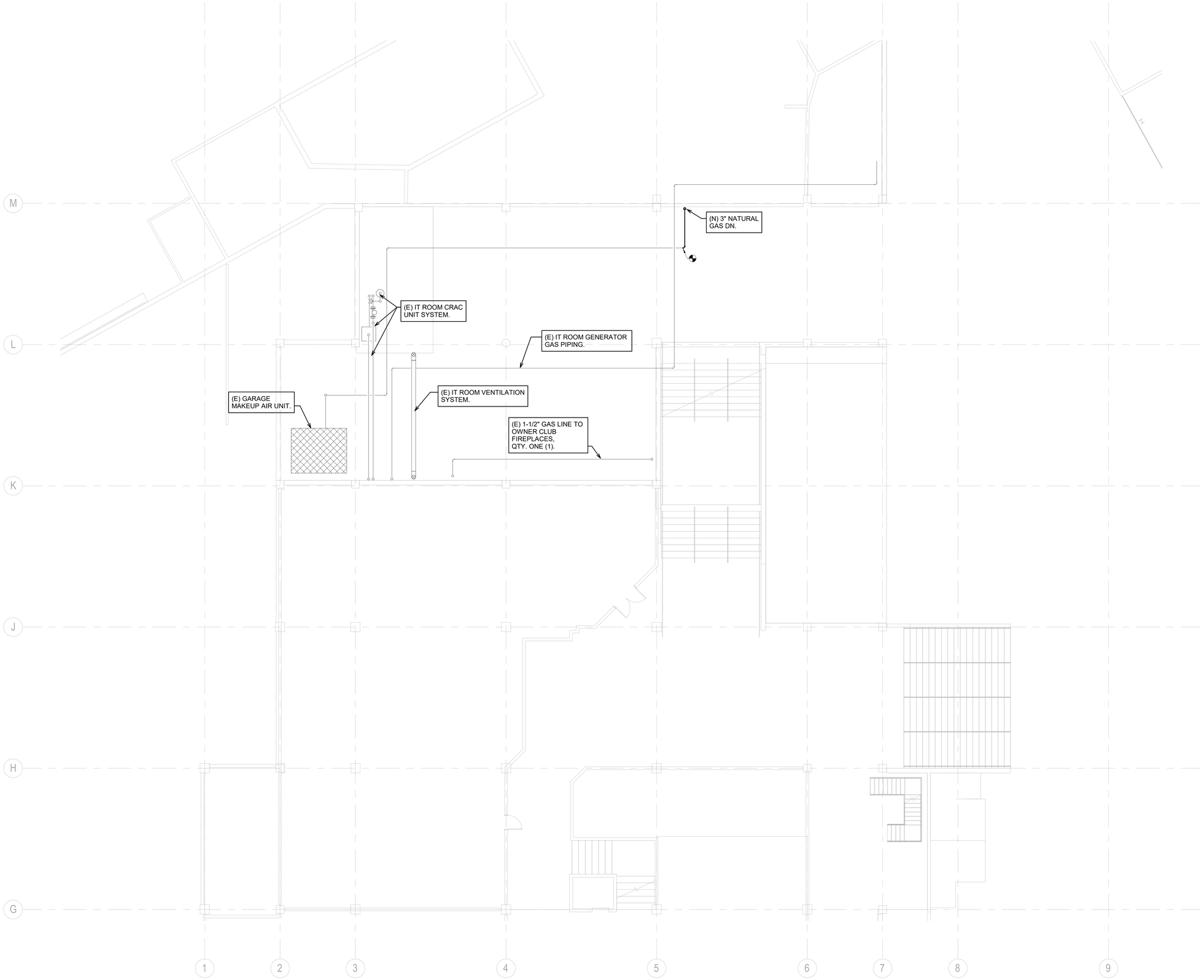
Project Name
SSRC | BASE AREA IMPROVEMENTS

Project Number
003.7835.000

Description
MECHANICAL PLAN - BUILDING B - LEVEL 01 - SOUTH

Scale
1/8" = 1'-0"

B-M1.101B



GENERAL NOTES:

1. THE DRAWINGS ARE DIAGRAMMATIC IN NATURE. THE CONTRACTOR IS RESPONSIBLE FOR ALL OFFSETS, TRANSITIONS, ELBOWS, ETC. AS REQUIRED IN DUCTWORK, PIPING, SUPPORTS, ETC. TO COMPLETE THE WORK IN A CLEAN FUNCTIONAL INSTALLATION THAT IS FULLY COORDINATED WITH ALL OTHER TRADES. ANY PRICING EFFORT SHALL TAKE THESE FACTORS INTO ACCOUNT.

2. MAINTAIN CODE REQUIRED AREA OF SEPARATION FROM OUTSIDE AIR INTAKES TO TERMINATIONS OF EXHAUST, COMBUSTION AIR, PLUMBING VENTS, ETC.

3. PROVIDE MANUAL BALANCE DAMPERS IN ALL SUPPLY DUCT BRANCH TAPS DOWNSTREAM OF DOWNSTREAM OF VENTILATION FAN.

4. PROVIDE THROUGH FACE BALANCING FOR ALL DIFFUSERS, REGISTERS, AND GRILLES ABOVE INACCESSIBLE AREAS.

5. INSTALL EXPOSED DUCTWORK AS HIGH AS POSSIBLE.

6. ALL DUCT/PIPE PENETRATIONS THROUGH FIRE RATED/SMOKE RATED PARTITIONS SHALL BE CAULKED AND SEALED TO MEET THE RATING REQUIRED. REFER TO LIFE SAFETY DRAWINGS FOR FIRE/SMOKE RATING REQUIREMENTS.

KEYNOTES

1 MECHANICAL PLAN - LEVEL 02 - NORTH
SCALE: 1/8" = 1'-0"

Steamboat
ALTERRA MOUNTAIN COMPANY east west partners

2305 Mount Werner Circle
Steamboat Springs, CO 80487

Gensler
1225 17th Street
Suite 150
Denver, CO 80202
United States
Tel 303.595.8585
Fax 303.825.6823

LANDMARK CONSULTANTS, INC.
141 9th Street
PO Box 774943
Steamboat Springs, CO 80477
Tel 970.871.9494

DESIGNWORKSHOP
1390 Lawrence Street
Suite 100
Denver, CO 80204
Tel 303.623.5186

MARTIN/MARTIN CONSULTING ENGINEERS
12499 West Colfax Ave.
Lakewood, CO 80215
United States
Tel 303.431.6100

me engineers
14143 Denver West Pkwy
Suite 300
Golden, CO
United States
Tel 303.421.6655

△	Date	Description
1	2021.02.26	BP2A: DEMOLITION-LGB, BLDG B, STAGE

RCRBD
Record Set
TC
04/14/2021

Seal / Signature

COLORADO LICENSED
MATTHEW E. EDWARDS
56806
PROFESSIONAL ENGINEER
04/01/2021

Project Name
SSRC | BASE AREA IMPROVEMENTS

Project Number
003.7835.000

Description
MECHANICAL PLAN - BUILDING B - LEVEL 02 - NORTH

Scale
1/8" = 1'-0"

B-M1.102A

DEMOLITION NOTES

1. MAINTAIN EXISTING UTILITY SERVICES. WHERE NECESSARY TO CUT EXISTING CONDUITS, WIRES, CABLES, ETC. OF UTILITY SERVICES OR FIRE PROTECTION SYSTEMS, THEY SHALL BE CUT AND CAPPED AT SUITABLE PLACES OR WHERE DIRECTED BY THE OWNER'S REPRESENTATIVE.

2. THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE IN WRITING OF ANY PLANNED UTILITY INTERRUPTIONS INCLUDING INTERRUPTIONS OF POWER TO COMMUNICATIONS AND FIRE PROTECTION SYSTEMS AT LEAST 48 HOURS IN ADVANCE OR AS OTHERWISE SPECIFIED. THE REQUEST SHALL STATE THE REASON, DATE, BEGINNING TIME, AND EXPECTED DURATION OF SUCH INTERRUPTIONS. NO INTERRUPTIONS SHALL BE MADE WITHOUT THE OWNER'S WRITTEN CONCURRENCE AND SUCH INTERRUPTIONS SHALL BE COORDINATED WITH THE OWNER TO CAUSE THE LEAST INCONVENIENCE TO THE OWNER'S OPERATIONS. SERVICE INTERRUPTIONS WHICH CANNOT WAIT FOR WRITTEN APPROVAL MAY BE GRANTED WITH VERBAL APPROVAL FROM THE OWNER'S REPRESENTATIVE. AFTER VERBAL APPROVAL IS GRANTED, WRITTEN CONFIRMATION SHALL BE ISSUED BY THE CONTRACTOR AS SOON AS PRACTICAL.

3. CONTRACTOR SHALL PATCH AND FILL OPENINGS IN FLOORS, WALLS AND CEILINGS FOR REMOVED EQUIPMENT OR PIPING WITH THE SAME MATERIAL, FIRE AND STRUCTURAL INTEGRITY THAT WOULD HAVE EXISTED PRIOR TO THE PENETRATION INCLUDING CONCRETE, BLOCK, GYP WALLBOARD, EXTERIOR WALLS, ROOF MEMBRANES, ETC. EXCEPT FOR STEEL AND WOOD BEAMS WHICH SHALL HAVE THE OPENINGS CAPPED WITH SIMILAR MATERIAL.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING UTILITIES OR LOCATING SERVICES AND OBTAINING LOCATIONS OF ALL UNDERGROUND SERVICES IN THE GENERAL AREA OF DEMOLITION WORK.

5. THE CONTRACTOR SHALL PROVIDE ALL EQUIPMENT AND MATERIALS NECESSARY FOR THE REMOVAL OR RELOCATION OF ELECTRICAL EQUIPMENT.

6. MATERIALS USED IN RESTORATION OR REPAIRING WORK RELATED TO DEMOLITION AND RELOCATION SHALL CONFORM IN TYPE, QUALITY, AND FUNCTION TO THAT OF THE ORIGINAL EXISTING CONSTRUCTION OR AS OTHERWISE INDICATED.

7. MATERIALS AND EQUIPMENT RESULTING FROM WORK AND REMOVED FROM THE BUILDING OR STRUCTURES, OR PARTS THEREOF, SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR EXCEPT AS FOLLOWS:
   A. LIGHT FIXTURES, LAMPS, AND BALLASTS.
   B. FIRE, HEAT, AND SMOKE DETECTION DEVICES.
   C. TELEPHONES AND TELEPHONE EQUIPMENT OTHER THAN OUTLET DEVICES.
   D. FIRE ALARM NOTIFICATION DEVICES AND PULL STATIONS.
   E. PAGING SPEAKERS, CLOCKS, AND INTERCOM CALL STATIONS.

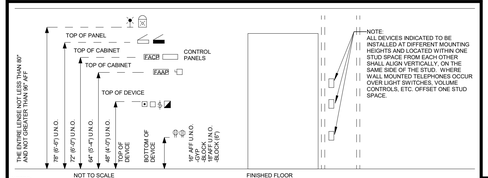
8. ITEMS REMOVED OR NOTED TO BE RETAINED BY THE OWNER BUT WHICH ARE DECLINED TO BE RETAINED BY THE OWNER SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR.

9.WHEREVER ELECTRICAL MATERIALS HAVE BEEN REMOVED FROM SURFACES OF THE BUILDING OR STRUCTURE, THOSE SURFACES SHALL BE PATCHED AND REPAIRED.

10. ALL HAZARD WASTE SHALL BE PROPERLY DISPOSED OF BY A LICENSED HAZARD WASTE DISPOSAL FACILITY. ITEMS SHALL INCLUDE BUT NOT LIMITED TO FLUORESCENT LAMPS, SMOKE DETECTORS, ETC.

11. PRIOR TO DEMOLITION START, CONTRACTOR SHALL DE-ENERGIZE ALL ELECTRICAL SERVICES THAT ARE BEING DEMOLISHED AS A PART OF THIS DEMOLITION SCOPE. DURING THIS DE-ENERGIZE, CONTRACTOR AND OWNER SHALL WALK THE SITE TO DETERMINE WHAT EXTERNAL SYSTEMS LOSE POWER THAT MAY NEED TO BE TEMPORARILY REFED DURING DEMOLITION AND CONSTRUCTION TO MAINTAIN REGULAR BASE VILLAGE OPERATIONS.

TYPICAL DEVICE MOUNTING HEIGHTS



NOTES:

1. MOUNTING HEIGHTS SHOWN ON ARCHITECTURAL ELEVATIONS SHALL GOVERN OVER THOSE SHOWN ABOVE.
2. CONTRACTOR SHALL ENSURE THAT ALL MOUNTING HEIGHTS COMPLY WITH CURRENT ADA AND A117.1 REQUIREMENTS.
3. WHERE EVER DEVICES ARE INDICATED TO BE ABOVE DOORS, DEVICE SHALL BE CENTERED BETWEEN TOP OF DOOR TRIM AND CEILING LINE.
4. ALL ABOVE COUNTER (DESIGNATED BY "AC") SHALL BE MOUNTED 8" ABOVE COUNTER OR MAXIMUM HEIGHT OF 44" TO TOP OF DEVICE. VERIFY HEIGHTS WITH ARCHITECT.
5. FOR CEILINGS BELOW 7'-4", FIRE ALARM STROBE OR HORN/STROBES SHALL BE WALL MOUNTED 6" BELOW FINISHED CEILING.
6. RESIDENTIAL LOAD CENTER TO BE INSTALLED WITH BREAKERS BETWEEN 15" AND 48" ABOVE FINISHED FLOOR.
7. SWITCH TO BE MOUNTED ON LATCH SIDE OF THE DOOR WITHIN 12" OF THE DOOR.
8. DEVICES AT SAME HEIGHT LOCATED NEXT TO EACH OTHER TO BE ALIGNED VERTICALLY TO THE BOTTOM OF THE DEVICE.

CODES AND STANDARDS

DESIGNED UNDER THE FOLLOWING CODES AND STANDARDS:
2020 NATIONAL ELECTRICAL CODE
2018 INTERNATIONAL BUILDING CODE
2018 STEAMBOAT SPRINGS AMENDMENTS TO THE 2018 INTERNATIONAL BUILDING CODES
2018 INTERNATIONAL ENERGY CONSERVATION CODE
2018 INTERNATIONAL FIRE CODE
2009 ANSI A117.1, ACCESSIBILITY REQUIREMENTS
ANSI/ASME A17.1, SAFETY CODE FOR ELEVATORS
NFPA 72 NATIONAL FIRE ALARM CODE

ABBREVIATIONS

A

A/AMP	AMPERE
AC	ABOVE COUNTER
AF	AMPERE FUSE/FRAME
AFF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
AHU	AIR HANDLING UNIT
AIC	AVAILABLE INTERRUPT CURRENT
AL	ALUMINUM
AM	AMMETER
ANN	ANNUNCIATOR
ANT	ANTENNA
ASC	AVAILABLE SHORT-CIRCUIT CURRENT
ATS	AUTOMATIC TRANSFER SWITCH
AUTO	AUTOMATIC
AUX	AUXILIARY
AWG	AMERICAN WIRE GAUGE

B

BCST	BROADCAST
BFC	BELOW FINISHED CEILING
BFG	BELOW FINISHED GRADE
BKR	BREAKER
BOH	BACK OF HOUSE
BW	BUS-WAY

C

C	CONDUIT
CAB	CABINET
CAM	CAMERA
CB	CIRCUIT BREAKER
CCTV	CLOSED CIRCUIT TELEVISION
CKT	CIRCUIT
CO	CONDUIT ONLY
COMB	COMBINATION
COMP	COMPUTER
COND	CONDUCTOR
CT	CURRENT TRANSFORMER
CU	COPPER

D

D	DEMOLISH
DAS	DISTRIBUTED ANTENNA SYSTEM
dB	DECIBEL
DEMARC	DEMARCATION
DISC	DISCONNECT
DL	DAMP LABEL
DP	DISTRIBUTION PANEL
DPDT	DOUBLE POLE, DOUBLE THROW
DWG	DRAWING
DVR	DIGITAL VIDEO RECORDER

E

E/EX	EXISTING
EA	EACH
EC	ELECTRICAL CONTRACTOR
EF	EXHAUST FAN
EG	EQUIPMENT GROUND
EHC	ELECTRIC HEATING COIL
ELEC	ELECTRIC OR ELECTRICAL
ELEV	ELEVATOR
EM	EMERGENCY
EMT	ELECTRIC METALLIC TUBING
ENG	ELECTRONIC NEWS GATHERING
EOL	E/A END OF LINE RESISTOR
EQP	EQUIPMENT
ER	EXISTING TO BE REMOVED/RELOCATED
EV	ELECTRIC VEHICLE
EWC	ELECTRIC WATER COOLER
EWH	ELECTRIC WATER HEATER
EXH	EXHAUST

F

F	FUSE
F/A	FIRE ALARM
FACP	FIRE ALARM CONTROL PANEL
FAAP	FIRE ALARM POWER SUPPLY
FATC	FIRE ALARM TERMINAL CABINET
FBO	FURNISHED BY OTHERS
FC	FOOTCANDLES
FDR	FEEDER
FCU	FAN COIL UNIT
FLA	FULL LOAD AMPS
FLEX	FLEXIBLE
FLR	FLOOR
FPB	FAN POWERED BOX
FUT	FUTURE

G

GALV	GALVANIZED
GB	GROUNDING BUS
GEN	GENERATOR
GFCI	GROUND FAULT CIRCUIT INTERRUPTER
GND	GROUND

H

HC	HORIZONTAL CROSS CONNECT
HD	HEAVY DUTY
HH	HAND HOLE
HOA	HAND-OFF-AUTO
HP	HORSEPOWER
HPF	HIGH POWER FACTOR
HTR	HEATER

I

IC	INTERMEDIATE CROSS CONNECT
ID	INSIDE DIAMETER
IDF	INTERMEDIATE DISTRIBUTION FRAME
IMC	INTERMEDIATE GRADE METALLIC CONDUIT

J

J-BOX	JUNCTION BOX
JBA	AUDIO CONNECTION BOX
JBC	COACHES JUNCTION BOX
JBE	ENG BROADCAST BOX
JBT	NETWORK BROADCAST CONNECTION BOX

K

KCML/MCM	THOUSAND OF CIRCULAR MILLS
KVA	KILOVOLT AMPERE
KW	KILOWATT
KWH	KILOWATT HOUR

L

LA	LIGHTNING ARRESTOR
LAN	LOCAL AREA NETWORK
LCP	LIGHTING CONTROL PANEL
LED	LIGHT EMITTING DIODE
LFC	LIQUID TIGHT FLEXIBLE CONDUIT
LT	LOW TEMPERATURE RATED DEVICES OR SIMILAR
LTG	LIGHTING
LV	LOW VOLTAGE

M

MA	MILLIAMPERE
MAX	MAXIMUM
MB	MAIN BREAKERS
MC	MECHANICAL CONTRACTOR OR METAL CLAD
MCC	MOTOR CONTROL CENTER
MCP	MOTOR CIRCUIT PROTECTOR
MDF	MAIN DISTRIBUTION FRAME
MDP	MAIN DISTRIBUTION PANEL
MECH	MECHANICAL
MFR	MANUFACTURER
MH	MANHOLE
MIN	MINIMUM
MLO	MAIN LUGS ONLY
MOCP	MAXIMUM OVERCURRENT PROTECTION
MOV	MOTOR OPERATED VALVE
MPOE	MAIN POINT OF ENTRY
MTG	MOUNTING HEIGHT
MTS	MANUAL TRANSFER SWITCH
MS	MOTOR STARTER
MSB	MAIN SWITCHBOARD
MTD	MOUNTED
MTG	MOUNTING
MTGB	MAIN TELECOMMUNICATIONS GROUND BUS
MTR	MAIN TELECOM ROOM
MV	MEDIUM VOLTAGE

N

N	NEUTRAL
NEC	NATIONAL ELECTRICAL CODE
NEMA	NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION
NF	NON FUSED
NIC	NOT IN CONTRACT
NC	NORMALLY CLOSED
NL	NIGHT LIGHT
NO	NORMALLY OPEN
NTS	NOT TO SCALE

O

OC	ON CENTER
OCP	OVERCURRENT PROTECTION
OD	OUTSIDE DIAMETER
OH	OVERHEAD

P

P	POLE
PA	PUBLIC ADDRESS
PB	PUSH BUTTON
PE	PHOTOELECTRIC
PF	POWER FACTOR
PH	PHASE
PNL	PANEL
PR	PAIR
PRI	PRIMARY
PT	POTENTIAL TRANSFORMER
PV	PHOTOVOLTAIC
PVC	POLYVINYL CHLORIDE
PWR	POWER

Q

QE	QUADRANT ELECTRICAL (ARENA SPECIFIC)
QT	QUADRANT TELECOM (ARENA SPECIFIC)

R

R	EXISTING TO RELOCATE
REC	RECEPTACLE
RGS	RIGID GALVANIZED STEEL
RM	ROOM
RPM	REVOLUTIONS PER MINUTE

S

SCP	SECURITY CONTROL PANEL
SEC	SECONDARY/SECOND
SECT	SECTION
SHT	SHEET
SIC	SECONDARY CONNECTION CABINET
SMPOE	SECONDARY MAIN POINT OF ENTRY
SP	SERVICE PROVIDER
SPD	SURGE PROTECTIVE DEVICE
SPDT	SINGLE POLE, DOUBLE THROW
ST	SHUNT TRIP
STD	STANDARD
SW	SWITCH
SWBD	SWITCHBOARD
SWGR	SWITCHEAR

T

T	TWIST LOCK
TBB	TELECOMMUNICATIONS BONDING BACKBONE
TBD	TO BE DETERMINED
TC	TIME CLOCK
TEL	TELEPHONE
TELCO	TELEPHONE COMPANY
TELCOM	TELECOMMUNICATIONS
TEMP	TEMPERATURE
TGB	TELECOMMUNICATIONS GROUND BUS
TO	THERMAL OVERLOAD
TR	TAMPER RESISTANT
TYP	TYPICAL

U

UC	UNDER COUNTER
UG	UNDERGROUND
UGP	UNDERGROUND PRIMARY
UGS	UNDERGROUND SECONDARY
UH	UNIT HEATER
UL	UNDERWRITER LABORATORIES
UNO	UNLESS NOTED OTHERWISE
UPS	UNINTERRUPTIBLE POWER SUPPLY
USB	UNIVERSAL SERIAL BUS

SYMBOLS

LIGHTING

- STRIP LIGHT
- WALL MOUNTED STRIP LIGHT
- WALL MOUNTED LINEAR
- RECESSED LINEAR
- RECESSED LIGHTING FIXTURE W/DOWNLIGHTS
- RECESSED 2'X2'
- RECESSED 2'X4'
- SURFACE MOUNTED 2'X4'
- SURFACE MOUNTED 2'X2'
- SURFACE MOUNTED 1'X4'
- RECESSED WALL / STEP LIGHT
- WALL MOUNTED FLOODLIGHT
- WALL MOUNTED SCONCE
- SURFACE MOUNTED DOWN LIGHT
- SURFACE MOUNTED WALL WASH
- RECESSED DOWN LIGHT
- RECESSED WALL WASH
- RECESSED 1X4 WALL WASH
- LINEAR PENDANT
- LINEAR PENDANT W/DOWNLIGHTS
- PENDANT LIGHT
- MONOPOINT TRACKHEAD
- LINEAR LIGHT
- TRACK WITH TRACKHEADS
- BURIAL FIXTURE
- POLE MOUNTED LIGHT WITH ARM
- POLE MOUNTED LIGHT POST TOP MOUNTING/BOLLARD
- CEILING MOUNTED EXIT SIGN
- EXIT SIGN WITH DIRECTIONAL
- WALL MOUNTED EXIT SIGN ARROWS (CHEVRONS)
- EMERGENCY LIGHTING UNIT
- UL924 EMERGENCY AUTOMATIC TRANSFER DEVICE
- POWER SUPPLY
- OCCUPANCY SENSOR - CEILING MOUNTED
- DAYLIGHT SENSOR - CEILING MOUNTED
- OCCUPANCY SENSOR - 180°
- OCCUPANCY SENSOR - WALL SWITCH
- DIMMER SWITCH / STATION
- DIMMER / OCCUPANCY SENSOR COMBINATION SWITCH
- DIMMER SWITCH LOW VOLTAGE OVERRIDE
- SCENE CONTROL STATION
- TOUCH PANEL CONTROL STATION
- SINGLE POLE SWITCH
- 3-WAY SWITCH
- 4-WAY SWITCH

SHADED SYMBOLS DENOTE EMERGENCY FIXTURES

POWER

- WALL SIMPLEX RECEPTACLE
- WALL DUPLEX RECEPTACLE
- WALL DUPLEX WITH USB
- WALL DUPLEX WITH CONTROL OF ONE OUTLET
- WALL DUPLEX RECEPTACLE (EMERGENCY)
- WALL FOURPLEX RECEPTACLE
- WALL FOURPLEX RECEPTACLE (EMERGENCY)
- WALL SPECIAL RECEPTACLE (FOR "X" SEE RECEPTACLE MODIFER TAGS TABLE)
- WALL SPECIAL RECEPTACLE (EMERGENCY) (FOR "X" SEE RECEPTACLE MODIFER TAGS TABLE)
- FLAT PANEL BACK BOX - POWER MOUNTED WITHIN AV BACK BOX
- WALL COMBINATION TV / POWER OUTLET
- WALL CLOCK RECEPTACLE
- WALL JUNCTION BOX
- WALL FURNITURE FEED
- FLOOR DUPLEX RECEPTACLE
- FLOOR FOURPLEX RECEPTACLE (POWER/DATA/COMBO DEVICE. REFER TO TECHNOLOGY DRAWINGS)
- FLOOR FOURPLEX RECEPTACLE WITH AV (POWER/DATA/AV COMBO DEVICE. REFER TO TECH. DRAWINGS)
- CONVENTION CENTER FLOOR BOX.
- JUNCTION BOX
- FLOOR FURNITURE FEED
- CEILING RECEPTACLE
- CEILING DUPLEX RECEPTACLE
- CEILING FOURPLEX RECEPTACLE
- CEILING / FLOOR SPECIAL RECEPTACLE (FOR "X" SEE RECEPTACLE MODIFER TAGS TABLE)
- CEILING JUNCTION BOX
- CEILING TV OUTLET
- POWER POLE
- SINGLE TOGGLE SWITCH
- PLUGMOLD
- EMERGENCY POWER OFF
- SINGLE PUSH BUTTON
- DUPLEX PUSH BUTTON

DEVICE GENERAL NOTES:

1. REFER TO SPECIFICATION SECTION 26 27 26 FOR SPECIFIC FLOOR DEVICE PRODUCT INFORMATION.
2. REFER TO TECHNOLOGY AND/OR AV LEGEND AND FLOOR PLANS TO CONFIRM ALL LOCATIONS THAT HAVE DATA OR DATA/AV REQUIREMENTS COMBINED WITH POWER IN FLOOR BOXES.
3. REFER TO TECHNOLOGY (AND/OR AV) DRAWINGS FOR DEDICATED LOW VOLTAGE CONDUIT AND FLOOR BOX DEVICE MOUNTING PLATE REQUIREMENTS. LOW VOLTAGE CONDUIT REQUIREMENTS ARE NOT DOCUMENTED ON POWER DRAWINGS.
4. REFER TO ARCHITECTURAL ELEVATIONS FOR MOUNTING HEIGHTS OF TVS. MOUNT BEHIND TV DISPLAY OR ON TV MOUNTING BRACKET/SUPPORT.

EQUIPMENT

- MOTOR
- MOTOR AND DISCONNECT
- MOTOR AND FUSED DISCONNECT
- MOTOR AND CIRCUIT BREAKER DISCONNECT
- VARIABLE FREQUENCY DRIVE/MOTOR CONTROLLER
- NON-FUSED DISCONNECT
- FUSED DISCONNECT
- CIRCUIT BREAKER
- BRANCH CIRCUIT OR POWER PANEL
- LIGHTING CONTROL PANEL
- ELECTRICAL EQUIPMENT FREESTANDING OR WALL MOUNT
- METER
- CURRENT TRANSFORMER
- GROUND
- DELTA/WYE WITH GROUND
- POWER TRANSFORMER
- FUSE & SWITCH
- CIRCUIT BREAKER
- DRAWOUT CIRCUIT BREAKER
- KIRK-KEY INTERLOCK
- GROUND FAULT INTERRUPTER BREAKER
- CIRCUIT MONITORING DEVICE
- MECHANICAL EQUIPMENT IDENTIFICATION TAG
- SHORT CIRCUIT FAULT CALCULATION TAG REFER TO TABLE ON ONE-LINE DIAGRAM
- SURGE PROTECTION DEVICE
- THERMAL OVERLOAD
- MOTOR AND THERMAL OVERLOAD
- COMPANY SWITCH OR CAM-LOK PANEL
- AUTOMATIC TRANSFER SWITCH
- GENERATOR DOCKING STATION
- ELECTRICAL PLANEL (NUMBER OF SECTIONS)
- EQUIPMENT IDENTIFICATION TAG REFER TO ELECTRICAL EQUIPMENT SCHEDULE

FIRE ALARM

- SMOKE DETECTOR
- WALL SMOKE DETECTOR
- SMOKE/CARBON MONOXIDE DETECTOR
- WALL SMOKE/CARBON MONOXIDE DETECTOR
- HEAT DETECTOR
- DUCT DETECTOR
- BEAM DETECTOR RECEIVER
- BEAM DETECTOR TRANSMITTER
- VOICE EVAC PANEL
- ELEVATOR STATUS PANEL
- CEILING MOUNTED HORN [SPEAKER]
- WALL MOUNTED HORN [SPEAKER]
- CEILING MOUNTED HORN [SPEAKER]/STROBE
- WALL MOUNTED HORN [SPEAKER]/STROBE
- WALL MOUNTED SILENTONE
- FIRE SERVICE PHONE
- FIREMAN'S PHONE JACK
- ROTATING BEACON
- MANUAL PULL STATION
- MAGNETIC DOOR HOLD OPEN DEVICE
- TAMPER SWITCH
- FLOW SWITCH
- CEILING MOUNTED REMOTE INDICATOR LIGHT
- WALL MOUNTED REMOTE INDICATOR LIGHT
- WALL MOUNTED ADA STROBE
- CEILING MOUNTED STROBE
- ADDRESSABLE INPUT MODULE
- FIRE ALARM ADDRESSABLE RELAY
- ALARM BELL
- FIRE SMOKE DAMPER
- SMOKE CONTROL DAMPER
- CARBON MONOXIDE DETECTOR
- FIRE ALARM ANNUNCIATOR PANEL
- FIRE ALARM CONTROL PANEL
- TWO-WAY COMMUNICATION / AREA OF RESCUE ASSISTANCE CALL BUTTON
- TWO-WAY COMMUNICATION / AREA OF RESCUE ASSISTANCE (BASE STATION)

RACEWAY LEGEND

- BRANCH CIRCUIT HOMERUN TO PANELBOARD. NUMBER OF ARROWS INDICATES NUMBER OF CIRCUITS, NUMERICAL INDICATES CIRCUIT NUMBER.
- BRANCH CIRCUIT HOMERUN CONTROLLED BY LIGHTING CONTROL SYSTEM. FIRST HEXAGON LETTER CORRESPONDS TO FIRST CIRCUIT NUMBER. (ie. CIRCUIT #2 IS ON ZONE A). REFER TO LIGHTING CONTROL MATRIX FOR LIGHTING ZONES.
- MOTOR CONNECTION
- UNDERGROUND FEEDER
- UNDERGROUND BRANCH CIRCUIT HOMERUN
- CONDUIT UP
- CONDUIT DOWN
- CONDUIT RUNS UNDERFLOOR OR BELOW GRADE
- CONDUIT RUN CONCEALED IN WALLS OR CEILING, OR EXPOSED WHEN CEILING ARE NOT PRESENT.

V

V	VOLT
VA	VOLT-AMPERE
VAV	VARIABLE AIR VOLUME
VFD	VARIABLE FREQUENCY DRIVE
VM	VOLTMETER

W

W	WATT
W/	WITH
W/O	WITHOUT
WH	WATT HOUR
WHM	WATT HOUR METER
WLAN	WIRELESS-LOCAL AREA NETWORK
WP	WEATHERPROOF
WPL	WEATHER PROOF LOCKABLE ENCLOSURE.
WT	WATERTIGHT

X

XFMR	TRANSFORMER
XP	EXPLOSION PROOF

RECEPTACLE MODIFIER TAGS

TAG	OUTLET RATING	NEMA/CAT NO	FEEDER (NOTE 1)	WIRING NOTES
A	NOT USED	-	-	-
B	NON-LOCKING, 30A, 125V, 1PH	5-30R	2#10,#10G,3/4"C (60FT)	HOT-NEUT-GND
C	NON-LOCKING, 20A, 250V, 1PH	6-20R	2#12,#12G,3/4"C (100FT)	HOT-HOT-GND
D	NON-LOCKING, 30A, 250V, 1PH	6-30R	2#10,#10G,3/4"C (120FT)	HOT-HOT-GND
E	NON-LOCKING, 50A, 250V, 1PH	6-50R	2#6,#10G,3/4"C (150FT)	HOT-HOT-GND
F	NOT USED	-	-	-
G	NON-LOCKING, 20A, 125/250V, 1PH	14-20R	3#12,#12G,3/4"C (100FT)	HOT-HOT-NEUT-GND
H	NOT USED	-	-	-
I	NOT USED	-	-	-
J	LOCKING, 20A, 125V, 1PH	L5-20R	2#12,#12G,3/4"C (50FT)	HOT-NEUT-GND
K	LOCKING, 30A, 125V, 1PH	L5-30R	2#10,#10G,3/4"C (60FT)	HOT-NEUT-GND
L	LOCKING, 20A, 250V, 1PH	L6-20R	2#12,#12G,3/4"C (100FT)	HOT-HOT-GND
M	LOCKING, 30A, 250V, 1PH	L6-30R	2#10,#10G,3/4"C (120FT)	HOT-HOT-GND
N	NOT USED	-	-	-
O	NOT USED	-	-	-
P	LOCKING, 20A, 125/250V, 1PH	L14-20R	3#12,#12G,3/4"C (100FT)	HOT-HOT-NEUT-GND
Q	LOCKING, 30A, 125/250V, 1PH	L14-30R	3#10,#10G,3/4"C (120FT)	HOT-HOT-NEUT-GND
R	NOT USED	-	-	-
S	LOCKING, 20A, 208Y/120V, 3PH	L21-20R	4#12,#12G,3/4"C (120FT)	HOT-HOT-HOT-NEUT-GND
T	LOCKING, 30A, 208Y/120V, 3PH	L21-30R	4#10,#10G,3/4"C (130FT)	HOT-HOT-HOT-NEUT-GND
V	LOCKING, 50A, 250V, 3PH	HBL CS8369	3#6,#10G,1"C (175FT)	HOT-HOT-HOT-GND
W	PIN & SLEEVE, 60A, 208Y/120V, 3PH	HBL 560R9W	4#4,#10G,1-1/4"C (200FT)	HOT-HOT-HOT-NEUT-GND
X	PIN & SLEEVE, 100A, 208Y/120V, 3PH	HBL 5100R9W	4#1,#8G,1-1/2"C (250FT)	HOT-HOT-HOT-NEUT-GND
Y	NOT USED	-	-	-
Z	NOT USED	-	-	-

NOTE: DISTANCE NOTED IS MAXIMUM RUN LENGTH FOR WIRE SIZE. INCREASE PER NEC, INCLUDING GROUND, FOR LONGER RUNS OR FOR DERATING FACTORS (AMB TEMP, EXTERIOR, ETC.)

Steamboat
ALTERRA MOUNTAIN COMPANY east west partners
2305 Mount Werner Circle
Steamboat Springs, CO 80487

Gensler
1225 17th Street
Suite 150
Denver, CO 80202
United States
Tel 303.595.8585
Fax 303.825.6823

LANDMARK CONSULTANTS, INC.
141 9th Street
PO Box 774943
Steamboat Springs, CO 80477
Tel 970.871.9494

DESIGNWORKSHOP
1390 Lawrence Street
Suite 100
Denver, CO 80204
Tel 303.623.5186

MARTIN/MARTIN CONSULTING ENGINEERS
12499 West Colfax Ave.
Lakewood, CO 80215
United States
Tel 303.431.6100

me engineers
14143 Denver West Pkwy
Suite 300
Golden, CO
United States
Tel 303.421.6655

Date	Description
1 2021/02/26	BP2A: DEMOLITION - LOWER GONDOLA BUILDING, BUILDING B, STAGE

RCRBD Record Set TC 04/14/2021

Seal / Signature

COLORADO LICENSED MATTHEW JOHN GOETTLE 52253 PROFESSIONAL ENGINEER 04/14/2021

Project Name

SSRC | BASE AREA IMPROVEMENTS

Project Number

003.7835.000

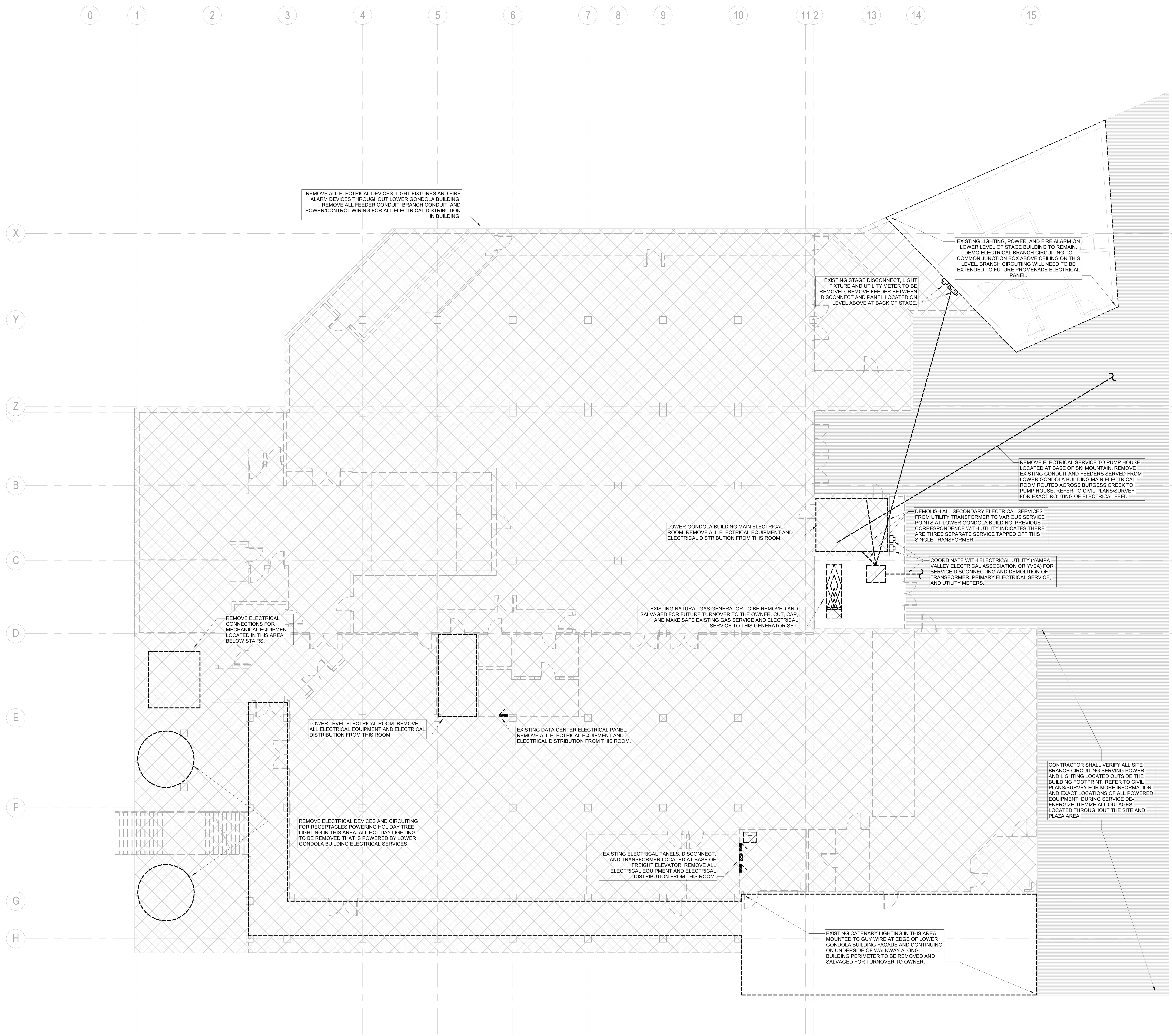
Description

ELECTRICAL LEGEND

Scale

1/8" = 1'-0"

A-DE0.000



GENERAL NOTES:

1. THE LOCATION OF EXISTING EQUIPMENT AND DEVICES ARE SHOWN FOR THE CONVENIENCE OF THE CONTRACTOR. ACCURACY OF THE INFORMATION SHOWN IS NOT GUARANTEED. THE CONTRACTOR IS RESPONSIBLE FOR THE VERIFICATION OF ALL EXISTING CONDITIONS PRIOR TO SUBMITTING THE PROJECT BID. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR CHANGES WHICH OCCUR AFTER BIDS ARE SUBMITTED WHICH ARE A RESULT OF EXISTING CONDITIONS. SITE VISITS PRIOR TO SUBMISSION OF BIDS MUST BE FULLY COORDINATED WITH THE OWNER.

2. DURING DEMOLITION AND NEW CONSTRUCTION THE CONTINUATION OF BUILDING SYSTEMS MAY BE NECESSARY. TRACE AND IDENTIFY EXISTING ELECTRICAL SYSTEM (POWER, LIGHTING AND FIRE ALARM) WIRING IN AREAS PRIOR TO DEMOLITION. ELECTRICAL CONTRACTOR SHALL DISCONNECT ALL NECESSARY EQUIPMENT TO MAKE IT SAFE FOR DEMOLITION. WHERE LIVE BRANCH CIRCUITS OR FEEDERS PASS THROUGH A REMODEL AREA, CONTRACTOR SHALL MAINTAIN ELECTRIC CONTINUITY TO AND PROTECT BRANCH CIRCUITS AND/OR FEEDERS PASSING THROUGH. WHERE FEEDERS AND/OR BRANCH CIRCUITS FEED BOTH LOADS IN A REMODELED AREA AND OUTSIDE OF A REMODELED AREA, CONTRACTOR SHALL DISCONNECT AND REMOVE PORTIONS OF THE ELECTRICAL BRANCH CIRCUITS AND/OR FEEDERS WITHIN THE REMODELED AREA AND REWORK BRANCH CIRCUITS AND/OR FEEDERS TO MAINTAIN ELECTRICAL CONTINUITY TO LOADS OUTSIDE OF THE REMODELED AREA.

3. DEVICES AND EQUIPMENT TO BE DEMOLISHED SHALL BE REMOVED, INCLUDING ALL RELATED CONDUCTORS, RACEWAY, JUNCTION AND SPLICE BOXES UP TO THE PANELBOARD/ SWITCHBOARD. ALL CONDUITS AND BOXES THAT ARE SURFACE MOUNTED AND NO LONGER REQUIRE ACTIVE CIRCUITS SHALL BE COMPLETELY REMOVED. THE CONTRACTOR SHALL IDENTIFY ALL DEMOLISHED AND ABANDONED BRANCH CIRCUITS. THESE SHALL BE NOTED AS SPARE ON PANELBOARD DIRECTORIES. THIS INCLUDES IDENTIFYING EXISTING ABANDONED AND SPARE CIRCUITS THAT ARE CURRENTLY IDENTIFIED AS USED. THE CONTRACTOR SHALL FURNISH NEW TYPED DIRECTORIES FOR ALL PANELBOARDS.

4. THE OWNER HAS THE RIGHT TO RETAIN ALL SALVAGEABLE MATERIAL. ANY MATERIAL THE OWNER CHOOSES NOT TO ACCEPT SHALL BE REMOVED FROM THE SITE AND DISPOSED OF BY THE CONTRACTOR.

5. FULLY COORDINATE MECHANICAL EQUIPMENT ELECTRICAL CONNECTION REMOVAL AND RELOCATION WITH THE MECHANICAL CONTRACTOR.

6. REFER TO ARCHITECTURAL, STRUCTURAL, MECHANICAL, PLUMBING DEMOLITION DRAWINGS FOR ADDITIONAL DEMOLITION INFORMATION.

8. WHERE DEVICES OR EQUIPMENT IS TO BE RELOCATED, CONTRACTOR SHALL EXTEND EXISTING CIRCUITING TO NEW LOCATION. ENSURE CIRCUIT CONTINUITY FOR OTHER DEVICES OR EQUIPMENT ON THE SAME BRANCH CIRCUIT.

9. WHERE BEAMS OR COLUMNS ARE BEING REMOVED AND/OR REPLACED, CONTRACTOR SHALL PROTECT ELECTRICAL FEEDERS AND BRANCH CIRCUITS WHICH ARE TO REMAIN UNTIL DEMOLITION IN FUTURE PHASING WHILE STRUCTURAL WORK IS PERFORMED. PROVIDE ALL NECESSARY LABOR AND MATERIALS TO PERFORM WORK AS COORDINATED WITH THE CONSTRUCTION MANAGER.

10.WHEREVER ELECTRICAL MATERIALS HAVE BEEN REMOVED FROM SURFACES OF THE BUILDING OR STRUCTURE, THOSE SURFACES SHALL BE PATCHED AND REPAIRED.

11. ALL HAZARD WASTE SHALL BE PROPERLY DISPOSED OF BY A LICENSED HAZARD WASTE DISPOSAL FACILITY. ITEMS SHALL INCLUDE BUT NOT LIMITED TO FLUORESCENT LAMPS, SMOKE DETECTORS, ETC.

12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING UTILITIES OR LOCATING SERVICES AND OBTAINING LOCATIONS OF ALL UNDERGROUND SERVICES IN THE GENERAL AREA OF DEMOLITION WORK.

13. THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE OF ANY PLANNED UTILITY INTERRUPTIONS INCLUDING INTERRUPTIONS OF POWER TO COMMUNICATIONS AND FIRE PROTECTION SYSTEMS AT LEAST 48 HOURS IN ADVANCE. REQUEST SHALL STATE THE REASON, DATE, BEGINNING TIME, AND EXPECTED DURATION OF INTERRUPTIONS. NO INTERRUPTIONS SHALL BE MADE WITHOUT THE OWNER'S WRITTEN CONCURRENCE AND INTERRUPTIONS SHALL BE COORDINATED WITH THE OWNER TO CAUSE THE LEAST IMPACT TO THE OWNER'S OPERATIONS.

14. CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE OF ANY SYSTEMS THAT WILL LOSE POWER OUTSIDE THE CONSTRUCTION /DEMOLITION FENCING DUE TO LOSS OF ELECTRICAL SERVICE DURING DEMOLITION OF THE EXISTING BUILDING.

KEYNOTES

Steamboat

ALTERRA MOUNTAIN COMPANY

east west partners

2305 Mount Werner Circle
Steamboat Springs, CO 80487

Gensler

1225 17th Street
Suite 150
Denver, CO 80202
United States
Tel 303.595.8585
Fax 303.825.6823

LANDMARK CONSULTANTS, INC.

141 9th Street
PO Box 774943
Steamboat Springs, CO 80477
Tel 970.871.9494

DESIGNWORKSHOP

1390 Lawrence Street
Suite 100
Denver, CO 80204
Tel 303.623.5186

MARTIN/MARTIN CONSULTING ENGINEERS

12499 West Colfax Ave.
Lakewood, CO 80215
United States
Tel 303.431.6100

me engineers

14143 Denver West Pkwy
Suite 300
Golden, CO
United States
Tel 303.421.6655

△	Date	Description
1	2021/02/26	BP2A: DEMOLITION - LOWER GONDOLA BUILDING, BUILDING B, STAGE

RCRBD
Record Set
TC
04/14/2021

Seal / Signature

COLORADO LICENSED 52253

Project Name

SSRC | BASE AREA IMPROVEMENTS

Project Number

003.7835.000

Description

ELECTRICAL DEMOLITION PLAN - LOWER GONDOLA BUILDING - LOWER LEVEL 01

Scale

1/8" = 1'-0"

A-DE1.100

GENERAL NOTES:

1. THE LOCATION OF EXISTING EQUIPMENT AND DEVICES ARE SHOWN FOR THE CONVENIENCE OF THE CONTRACTOR. ACCURACY OF THE INFORMATION SHOWN IS NOT GUARANTEED. THE CONTRACTOR IS RESPONSIBLE FOR THE VERIFICATION OF ALL EXISTING CONDITIONS PRIOR TO SUBMITTING THE PROJECT BID. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR CHANGES WHICH OCCUR AFTER BIDS ARE SUBMITTED WHICH ARE A RESULT OF EXISTING CONDITIONS. SITE VISITS PRIOR TO SUBMISSION OF BIDS MUST BE FULLY COORDINATED WITH THE OWNER.

2. DURING DEMOLITION AND NEW CONSTRUCTION THE CONTINUATION OF BUILDING SYSTEMS MAY BE NECESSARY. TRACE AND IDENTIFY EXISTING ELECTRICAL SYSTEM (POWER, LIGHTING AND FIRE ALARM) WIRING IN AREAS PRIOR TO DEMOLITION. ELECTRICAL CONTRACTOR SHALL DISCONNECT ALL NECESSARY EQUIPMENT TO MAKE IT SAFE FOR DEMOLITION. WHERE LIVE BRANCH CIRCUITS OR FEEDERS PASS THROUGH A REMODEL AREA, CONTRACTOR SHALL MAINTAIN ELECTRIC CONTINUITY TO AND PROTECT BRANCH CIRCUITS AND/OR FEEDERS PASSING THROUGH. WHERE FEEDERS AND/OR BRANCH CIRCUITS FEED BOTH LOADS IN A REMODELED AREA AND OUTSIDE OF A REMODELED AREA, CONTRACTOR SHALL DISCONNECT AND REMOVE PORTIONS OF THE ELECTRICAL BRANCH CIRCUITS AND/OR FEEDERS WITHIN THE REMODELED AREA AND REWORK BRANCH CIRCUITS AND/OR FEEDERS TO MAINTAIN ELECTRICAL CONTINUITY TO LOADS OUTSIDE OF THE REMODELED AREA.

3. DEVICES AND EQUIPMENT TO BE DEMOLISHED SHALL BE REMOVED, INCLUDING ALL RELATED CONDUCTORS, RACEWAY, JUNCTION AND SPLICE BOXES UP TO THE PANELBOARD/ SWITCHBOARD. ALL CONDUITS AND BOXES THAT ARE SURFACE MOUNTED AND NO LONGER REQUIRE ACTIVE CIRCUITS SHALL BE COMPLETELY REMOVED. THE CONTRACTOR SHALL IDENTIFY ALL DEMOLISHED AND ABANDONED BRANCH CIRCUITS. THESE SHALL BE NOTED AS SPARE ON PANELBOARD DIRECTORIES. THIS INCLUDES IDENTIFYING EXISTING ABANDONED AND SPARE CIRCUITS THAT ARE CURRENTLY IDENTIFIED AS USED. THE CONTRACTOR SHALL FURNISH NEW TYPED DIRECTORIES FOR ALL PANELBOARDS.

4. THE OWNER HAS THE RIGHT TO RETAIN ALL SALVAGEABLE MATERIAL. ANY MATERIAL THE OWNER CHOOSES NOT TO ACCEPT SHALL BE REMOVED FROM THE SITE AND DISPOSED OF BY THE CONTRACTOR.

5. FULLY COORDINATE MECHANICAL EQUIPMENT ELECTRICAL CONNECTION REMOVAL AND RELOCATION WITH THE MECHANICAL CONTRACTOR.

6. REFER TO ARCHITECTURAL, STRUCTURAL, MECHANICAL, PLUMBING DEMOLITION DRAWINGS FOR ADDITIONAL DEMOLITION INFORMATION.

8. WHERE DEVICES OR EQUIPMENT IS TO BE RELOCATED, CONTRACTOR SHALL EXTEND EXISTING CIRCUITING TO NEW LOCATION. ENSURE CIRCUIT CONTINUITY FOR OTHER DEVICES OR EQUIPMENT ON THE SAME BRANCH CIRCUIT.

9. WHERE BEAMS OR COLUMNS ARE BEING REMOVED AND/OR REPLACED, CONTRACTOR SHALL PROTECT ELECTRICAL FEEDERS AND BRANCH CIRCUITS WHICH ARE TO REMAIN UNTIL DEMOLITION IN FUTURE PHASING WHILE STRUCTURAL WORK IS PERFORMED. PROVIDE ALL NECESSARY LABOR AND MATERIALS TO PERFORM WORK AS COORDINATED WITH THE CONSTRUCTION MANAGER.

10.WHEREVER ELECTRICAL MATERIALS HAVE BEEN REMOVED FROM SURFACES OF THE BUILDING OR STRUCTURE, THOSE SURFACES SHALL BE PATCHED AND REPAIRED.

11. ALL HAZARD WASTE SHALL BE PROPERLY DISPOSED OF BY A LICENSED HAZARD WASTE DISPOSAL FACILITY. ITEMS SHALL INCLUDE BUT NOT LIMITED TO FLUORESCENT LAMPS, SMOKE DETECTORS, ETC.

12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING UTILITIES OR LOCATING SERVICES AND OBTAINING LOCATIONS OF ALL UNDERGROUND SERVICES IN THE GENERAL AREA OF DEMOLITION WORK.

13. THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE OF ANY PLANNED UTILITY INTERRUPTIONS INCLUDING INTERRUPTIONS OF POWER TO COMMUNICATIONS AND FIRE PROTECTION SYSTEMS AT LEAST 48 HOURS IN ADVANCE. REQUEST SHALL STATE THE REASON, DATE, BEGINNING TIME, AND EXPECTED DURATION OF INTERRUPTIONS. NO INTERRUPTIONS SHALL BE MADE WITHOUT THE OWNER'S WRITTEN CONCURRENCE AND INTERRUPTIONS SHALL BE COORDINATED WITH THE OWNER TO CAUSE THE LEAST IMPACT TO THE OWNER'S OPERATIONS.

14. CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE OF ANY SYSTEMS THAT WILL LOSE POWER OUTSIDE THE CONSTRUCTION /DEMOLITION FENCING DUE TO LOSS OF ELECTRICAL SERVICE DURING DEMOLITION OF THE EXISTING BUILDING.

KEYNOTES

Steamboat
ALTERRA MOUNTAIN COMPANY
east west partners

2305 Mount Werner Circle
Steamboat Springs, CO 80487

Gensler
1225 17th Street
Suite 150
Denver, CO 80202
United States
Tel 303.595.8585
Fax 303.825.6823

LANDMARK CONSULTANTS, INC.
141 9th Street
PO Box 774943
Steamboat Springs, CO
80477
Tel 970.871.9494

DESIGNWORKSHOP
1390 Lawrence Street
Suite 100
Denver, CO 80204
Tel 303.623.5186

MARTIN/MARTIN CONSULTING ENGINEERS
12499 West Colfax Ave.
Lakewood, CO 80215
United States
Tel 303.431.6100

me engineers
14143 Denver West Pkwy
Suite 300
Golden, CO
United States
Tel 303.421.6655

△	Date	Description
1	2021/02/26	BP2A: DEMOLITION - LOWER GONDOLA BUILDING, BUILDING B, STAGE

RCRBD
Record Set
TC
04/14/2021

Seal / Signature

COLORADO LICENSED
MATTHEW JOHN DE BOER
52253
PROFESSIONAL ENGINEER
Not for Construction

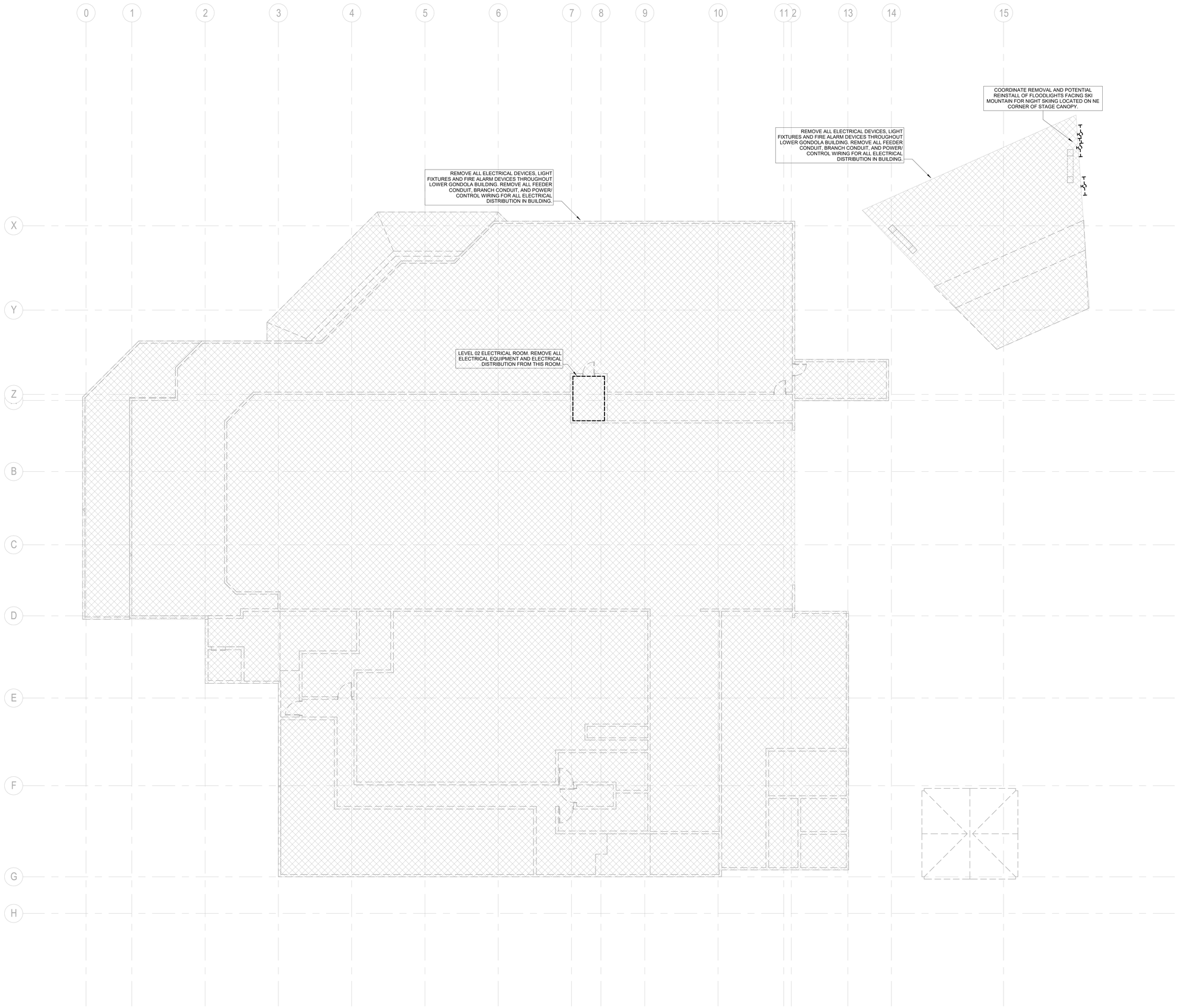
Project Name
SSRC | BASE AREA IMPROVEMENTS

Project Number
003.7835.000

Description
ELECTRICAL DEMOLITION PLAN - LOWER GONDOLA BUILDING - LEVEL 01

Scale
1/8" = 1'-0"

A-DE1.101



GENERAL NOTES:

1. THE LOCATION OF EXISTING EQUIPMENT AND DEVICES ARE SHOWN FOR THE CONVENIENCE OF THE CONTRACTOR. ACCURACY OF THE INFORMATION SHOWN IS NOT GUARANTEED. THE CONTRACTOR IS RESPONSIBLE FOR THE VERIFICATION OF ALL EXISTING CONDITIONS PRIOR TO SUBMITTING THE PROJECT BID. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR CHANGES WHICH OCCUR AFTER BIDS ARE SUBMITTED WHICH ARE A RESULT OF EXISTING CONDITIONS. SITE VISITS PRIOR TO SUBMISSION OF BIDS MUST BE FULLY COORDINATED WITH THE OWNER.

2. DURING DEMOLITION AND NEW CONSTRUCTION THE CONTINUATION OF BUILDING SYSTEMS MAY BE NECESSARY. TRACE AND IDENTIFY EXISTING ELECTRICAL SYSTEM (POWER, LIGHTING AND FIRE ALARM) WIRING IN AREAS PRIOR TO DEMOLITION. ELECTRICAL CONTRACTOR SHALL DISCONNECT ALL NECESSARY EQUIPMENT TO MAKE IT SAFE FOR DEMOLITION. WHERE LIVE BRANCH CIRCUITS OR FEEDERS PASS THROUGH A REMODEL AREA, CONTRACTOR SHALL MAINTAIN ELECTRIC CONTINUITY TO AND PROTECT BRANCH CIRCUITS AND/OR FEEDERS PASSING THROUGH. WHERE FEEDERS AND/OR BRANCH CIRCUITS FEED BOTH LOADS IN A REMODELED AREA AND OUTSIDE OF A REMODELED AREA, CONTRACTOR SHALL DISCONNECT AND REMOVE PORTIONS OF THE ELECTRICAL BRANCH CIRCUITS AND/OR FEEDERS WITHIN THE REMODELED AREA AND REWORK BRANCH CIRCUITS AND/OR FEEDERS TO MAINTAIN ELECTRICAL CONTINUITY TO LOADS OUTSIDE OF THE REMODELED AREA.

3. DEVICES AND EQUIPMENT TO BE DEMOLISHED SHALL BE REMOVED, INCLUDING ALL RELATED CONDUCTORS, RACEWAY, JUNCTION AND SPLICE BOXES UP TO THE PANELBOARD/ SWITCHBOARD. ALL CONDUITS AND BOXES THAT ARE SURFACE MOUNTED AND NO LONGER REQUIRE ACTIVE CIRCUITS SHALL BE COMPLETELY REMOVED. THE CONTRACTOR SHALL IDENTIFY ALL DEMOLISHED AND ABANDONED BRANCH CIRCUITS. THESE SHALL BE NOTED AS SPARE ON PANELBOARD DIRECTORIES. THIS INCLUDES IDENTIFYING EXISTING ABANDONED AND SPARE CIRCUITS THAT ARE CURRENTLY IDENTIFIED AS USED. THE CONTRACTOR SHALL FURNISH NEW TYPED DIRECTORIES FOR ALL PANELBOARDS.

4. THE OWNER HAS THE RIGHT TO RETAIN ALL SALVAGEABLE MATERIAL. ANY MATERIAL THE OWNER CHOOSES NOT TO ACCEPT SHALL BE REMOVED FROM THE SITE AND DISPOSED OF BY THE CONTRACTOR.

5. FULLY COORDINATE MECHANICAL EQUIPMENT ELECTRICAL CONNECTION REMOVAL AND RELOCATION WITH THE MECHANICAL CONTRACTOR.

6. REFER TO ARCHITECTURAL, STRUCTURAL, MECHANICAL, PLUMBING DEMOLITION DRAWINGS FOR ADDITIONAL DEMOLITION INFORMATION.

8. WHERE DEVICES OR EQUIPMENT IS TO BE RELOCATED, CONTRACTOR SHALL EXTEND EXISTING CIRCUITING TO NEW LOCATION. ENSURE CIRCUIT CONTINUITY FOR OTHER DEVICES OR EQUIPMENT ON THE SAME BRANCH CIRCUIT.

9. WHERE BEAMS OR COLUMNS ARE BEING REMOVED AND/OR REPLACED, CONTRACTOR SHALL PROTECT ELECTRICAL FEEDERS AND BRANCH CIRCUITS WHICH ARE TO REMAIN UNTIL DEMOLITION IN FUTURE PHASING WHILE STRUCTURAL WORK IS PERFORMED. PROVIDE ALL NECESSARY LABOR AND MATERIALS TO PERFORM WORK AS COORDINATED WITH THE CONSTRUCTION MANAGER.

10.WHEREVER ELECTRICAL MATERIALS HAVE BEEN REMOVED FROM SURFACES OF THE BUILDING OR STRUCTURE, THOSE SURFACES SHALL BE PATCHED AND REPAIRED.

11. ALL HAZARD WASTE SHALL BE PROPERLY DISPOSED OF BY A LICENSED HAZARD WASTE DISPOSAL FACILITY. ITEMS SHALL INCLUDE BUT NOT LIMITED TO FLUORESCENT LAMPS, SMOKE DETECTORS, ETC.

12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING UTILITIES OR LOCATING SERVICES AND OBTAINING LOCATIONS OF ALL UNDERGROUND SERVICES IN THE GENERAL AREA OF DEMOLITION WORK.

13. THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE OF ANY PLANNED UTILITY INTERRUPTIONS INCLUDING INTERRUPTIONS OF POWER TO COMMUNICATIONS AND FIRE PROTECTION SYSTEMS AT LEAST 48 HOURS IN ADVANCE. REQUEST SHALL STATE THE REASON, DATE, BEGINNING TIME, AND EXPECTED DURATION OF INTERRUPTIONS. NO INTERRUPTIONS SHALL BE MADE WITHOUT THE OWNER'S WRITTEN CONCURRENCE AND INTERRUPTIONS SHALL BE COORDINATED WITH THE OWNER TO CAUSE THE LEAST IMPACT TO THE OWNER'S OPERATIONS.

14. CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE OF ANY SYSTEMS THAT WILL LOSE POWER OUTSIDE THE CONSTRUCTION /DEMOLITION FENCING DUE TO LOSS OF ELECTRICAL SERVICE DURING DEMOLITION OF THE EXISTING BUILDING.

KEYNOTES

Steamboat
ALTERRA MOUNTAIN COMPANY
east west partners

2305 Mount Werner Circle
Steamboat Springs, CO 80487

Gensler
1225 17th Street
Suite 150
Denver, CO 80202
United States
Tel 303.595.8585
Fax 303.825.6823

LANDMARK CONSULTANTS, INC.
141 9th Street
PO Box 774943
Steamboat Springs, CO
80477
Tel 970.871.9494

DESIGNWORKSHOP
1390 Lawrence Street
Suite 100
Denver, CO 80204
Tel 303.623.5186

MARTIN/MARTIN CONSULTING ENGINEERS
12499 West Colfax Ave.
Lakewood, CO 80215
United States
Tel 303.431.6100

me engineers
14143 Denver West Pkwy
Suite 300
Golden, CO
United States
Tel 303.421.6655

△	Date	Description
1	2021/02/26	BP2A: DEMOLITION - LOWER GONDOLA BUILDING, BUILDING B, STAGE

RCRBD
Record Set
TC
04/14/2021

Seal / Signature

COLORADO LICENSED
MATTHEW JOHN DEBATE
52253
PROFESSIONAL ENGINEER
Not Valid Until Signed
Original

Project Name

SSRC | BASE AREA IMPROVEMENTS

Project Number

003.7835.000

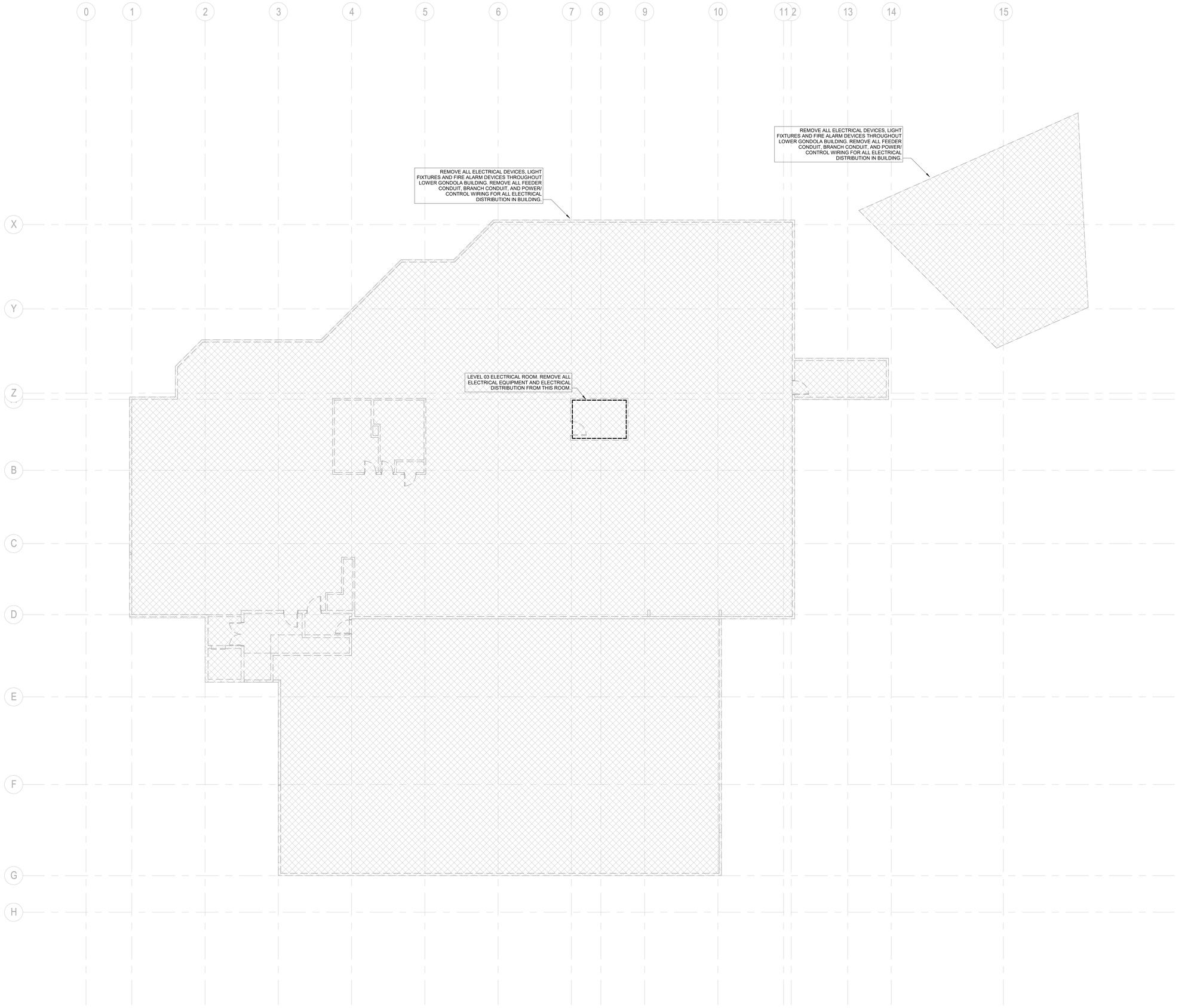
Description

ELECTRICAL DEMOLITION PLAN - LOWER GONDOLA BUILDING - LEVEL 02

Scale

1/8" = 1'-0"

A-DE1.102



GENERAL NOTES:

1. THE LOCATION OF EXISTING EQUIPMENT AND DEVICES ARE SHOWN FOR THE CONVENIENCE OF THE CONTRACTOR. ACCURACY OF THE INFORMATION SHOWN IS NOT GUARANTEED. THE CONTRACTOR IS RESPONSIBLE FOR THE VERIFICATION OF ALL EXISTING CONDITIONS PRIOR TO SUBMITTING THE PROJECT BID. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR CHANGES WHICH OCCUR AFTER BIDS ARE SUBMITTED WHICH ARE A RESULT OF EXISTING CONDITIONS. SITE VISITS PRIOR TO SUBMISSION OF BIDS MUST BE FULLY COORDINATED WITH THE OWNER.

2. DURING DEMOLITION AND NEW CONSTRUCTION THE CONTINUATION OF BUILDING SYSTEMS MAY BE NECESSARY. TRACE AND IDENTIFY EXISTING ELECTRICAL SYSTEM (POWER, LIGHTING AND FIRE ALARM) WIRING IN AREAS PRIOR TO DEMOLITION. ELECTRICAL CONTRACTOR SHALL DISCONNECT ALL NECESSARY EQUIPMENT TO MAKE IT SAFE FOR DEMOLITION. WHERE LIVE BRANCH CIRCUITS OR FEEDERS PASS THROUGH A REMODEL AREA, CONTRACTOR SHALL MAINTAIN ELECTRIC CONTINUITY TO AND PROTECT BRANCH CIRCUITS AND/OR FEEDERS PASSING THROUGH. WHERE FEEDERS AND/OR BRANCH CIRCUITS FEED BOTH LOADS IN A REMODELED AREA AND OUTSIDE OF A REMODELED AREA, CONTRACTOR SHALL DISCONNECT AND REMOVE PORTIONS OF THE ELECTRICAL BRANCH CIRCUITS AND/OR FEEDERS WITHIN THE REMODELED AREA AND REWORK BRANCH CIRCUITS AND/OR FEEDERS TO MAINTAIN ELECTRICAL CONTINUITY TO LOADS OUTSIDE OF THE REMODELED AREA.

3. DEVICES AND EQUIPMENT TO BE DEMOLISHED SHALL BE REMOVED, INCLUDING ALL RELATED CONDUCTORS, RACEWAY, JUNCTION AND SPLICE BOXES UP TO THE PANELBOARD/ SWITCHBOARD. ALL CONDUITS AND BOXES THAT ARE SURFACE MOUNTED AND NO LONGER REQUIRE ACTIVE CIRCUITS SHALL BE COMPLETELY REMOVED. THE CONTRACTOR SHALL IDENTIFY ALL DEMOLISHED AND ABANDONED BRANCH CIRCUITS. THESE SHALL BE NOTED AS SPARE ON PANELBOARD DIRECTORIES. THIS INCLUDES IDENTIFYING EXISTING ABANDONED AND SPARE CIRCUITS THAT ARE CURRENTLY IDENTIFIED AS USED. THE CONTRACTOR SHALL FURNISH NEW TYPED DIRECTORIES FOR ALL PANELBOARDS.

4. THE OWNER HAS THE RIGHT TO RETAIN ALL SALVAGEABLE MATERIAL. ANY MATERIAL THE OWNER CHOOSES NOT TO ACCEPT SHALL BE REMOVED FROM THE SITE AND DISPOSED OF BY THE CONTRACTOR.

5. FULLY COORDINATE MECHANICAL EQUIPMENT ELECTRICAL CONNECTION REMOVAL AND RELOCATION WITH THE MECHANICAL CONTRACTOR.

6. REFER TO ARCHITECTURAL, STRUCTURAL, MECHANICAL, PLUMBING DEMOLITION DRAWINGS FOR ADDITIONAL DEMOLITION INFORMATION.

8. WHERE DEVICES OR EQUIPMENT IS TO BE RELOCATED, CONTRACTOR SHALL EXTEND EXISTING CIRCUITING TO NEW LOCATION. ENSURE CIRCUIT CONTINUITY FOR OTHER DEVICES OR EQUIPMENT ON THE SAME BRANCH CIRCUIT.

9. WHERE BEAMS OR COLUMNS ARE BEING REMOVED AND/OR REPLACED, CONTRACTOR SHALL PROTECT ELECTRICAL FEEDERS AND BRANCH CIRCUITS WHICH ARE TO REMAIN UNTIL DEMOLITION IN FUTURE PHASING WHILE STRUCTURAL WORK IS PERFORMED. PROVIDE ALL NECESSARY LABOR AND MATERIALS TO PERFORM WORK AS COORDINATED WITH THE CONSTRUCTION MANAGER.

10.WHEREVER ELECTRICAL MATERIALS HAVE BEEN REMOVED FROM SURFACES OF THE BUILDING OR STRUCTURE, THOSE SURFACES SHALL BE PATCHED AND REPAIRED.

11. ALL HAZARD WASTE SHALL BE PROPERLY DISPOSED OF BY A LICENSED HAZARD WASTE DISPOSAL FACILITY. ITEMS SHALL INCLUDE BUT NOT LIMITED TO FLUORESCENT LAMPS, SMOKE DETECTORS, ETC.

12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING UTILITIES OR LOCATING SERVICES AND OBTAINING LOCATIONS OF ALL UNDERGROUND SERVICES IN THE GENERAL AREA OF DEMOLITION WORK.

13. THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE OF ANY PLANNED UTILITY INTERRUPTIONS INCLUDING INTERRUPTIONS OF POWER TO COMMUNICATIONS AND FIRE PROTECTION SYSTEMS AT LEAST 48 HOURS IN ADVANCE. REQUEST SHALL STATE THE REASON, DATE, BEGINNING TIME, AND EXPECTED DURATION OF INTERRUPTIONS. NO INTERRUPTIONS SHALL BE MADE WITHOUT THE OWNER'S WRITTEN CONCURRENCE AND INTERRUPTIONS SHALL BE COORDINATED WITH THE OWNER TO CAUSE THE LEAST IMPACT TO THE OWNER'S OPERATIONS.

14. CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE OF ANY SYSTEMS THAT WILL LOSE POWER OUTSIDE THE CONSTRUCTION /DEMOLITION FENCING DUE TO LOSS OF ELECTRICAL SERVICE DURING DEMOLITION OF THE EXISTING BUILDING.

KEYNOTES

Steamboat
ALTERRA MOUNTAIN COMPANY
east west partners

2305 Mount Werner Circle
Steamboat Springs, CO 80487

Gensler
1225 17th Street
Suite 150
Denver, CO 80202
United States
Tel 303.595.8585
Fax 303.825.6823

LANDMARK CONSULTANTS, INC.
141 9th Street
PO Box 774943
Steamboat Springs, CO
80477
Tel 970.871.9494

DESIGNWORKSHOP
1390 Lawrence Street
Suite 100
Denver, CO 80204
Tel 303.623.5186

MARTIN/MARTIN CONSULTING ENGINEERS
12499 West Colfax Ave.
Lakewood, CO 80215
United States
Tel 303.431.6100

me engineers
14143 Denver West Pkwy
Suite 300
Golden, CO
United States
Tel 303.421.6655

△	Date	Description
1	2021/02/26	BP2A: DEMOLITION - LOWER GONDOLA BUILDING, BUILDING B, STAGE

RCRBD
Record Set
TC
04/14/2021

Seal / Signature

COLORADO LICENSED
MATTHEW JOHN O'BRIEN
52253
PROFESSIONAL ENGINEER
Electrical

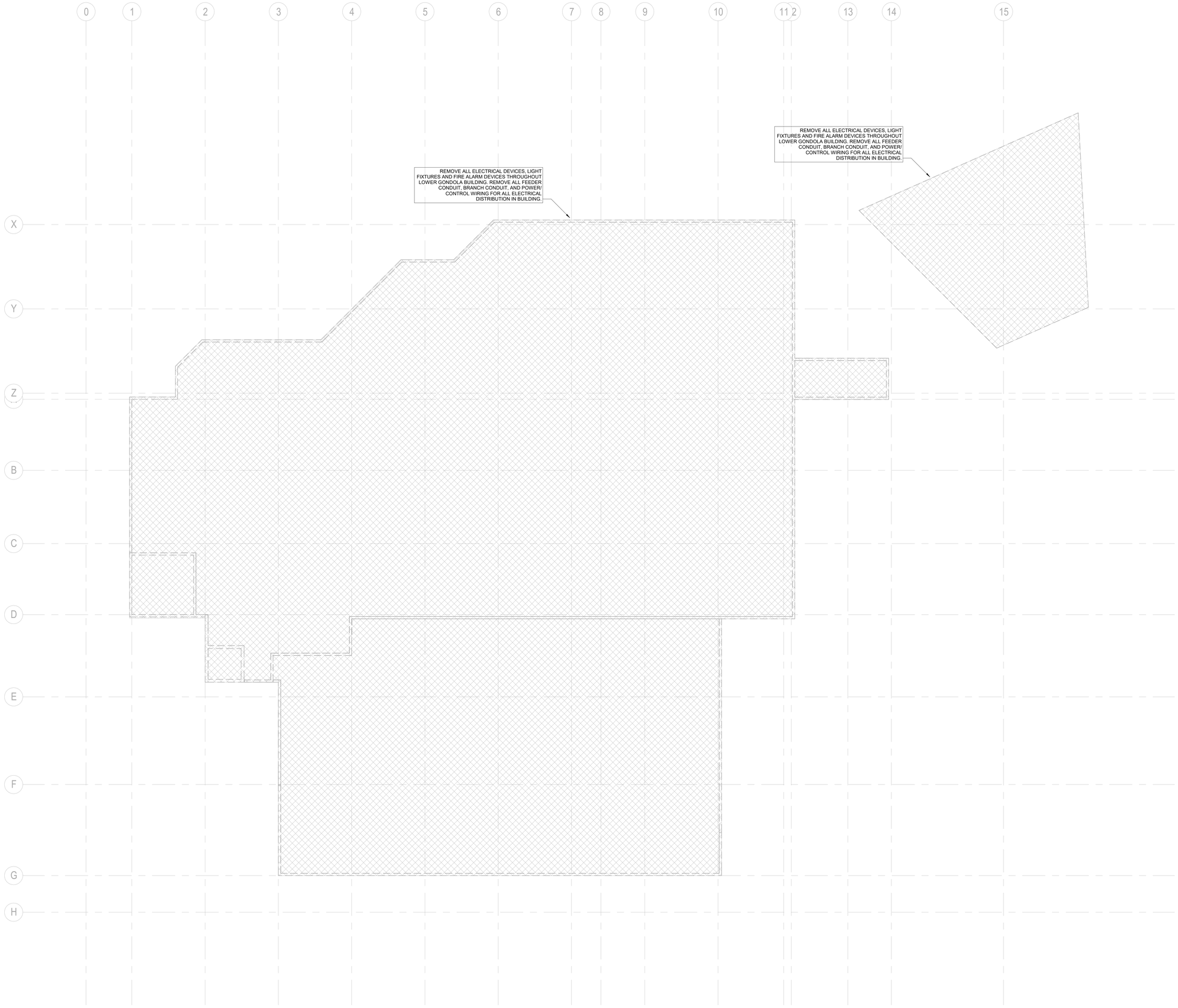
Project Name
SSRC | BASE AREA IMPROVEMENTS

Project Number
003.7835.000

Description
ELECTRICAL DEMOLITION PLAN - LOWER GONDOLA BUILDING - LEVEL 03

Scale
1/8" = 1'-0"

A-DE1.103



GENERAL NOTES:

1. THE LOCATION OF EXISTING EQUIPMENT AND DEVICES ARE SHOWN FOR THE CONVENIENCE OF THE CONTRACTOR. ACCURACY OF THE INFORMATION SHOWN IS NOT GUARANTEED. THE CONTRACTOR IS RESPONSIBLE FOR THE VERIFICATION OF ALL EXISTING CONDITIONS PRIOR TO SUBMITTING THE PROJECT BID. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR CHANGES WHICH OCCUR AFTER BIDS ARE SUBMITTED WHICH ARE A RESULT OF EXISTING CONDITIONS. SITE VISITS PRIOR TO SUBMISSION OF BIDS MUST BE FULLY COORDINATED WITH THE OWNER.

2. DURING DEMOLITION AND NEW CONSTRUCTION THE CONTINUATION OF BUILDING SYSTEMS MAY BE NECESSARY. TRACE AND IDENTIFY EXISTING ELECTRICAL SYSTEM (POWER, LIGHTING AND FIRE ALARM) WIRING IN AREAS PRIOR TO DEMOLITION. ELECTRICAL CONTRACTOR SHALL DISCONNECT ALL NECESSARY EQUIPMENT TO MAKE IT SAFE FOR DEMOLITION. WHERE LIVE BRANCH CIRCUITS OR FEEDERS PASS THROUGH A REMODEL AREA, CONTRACTOR SHALL MAINTAIN ELECTRIC CONTINUITY TO AND PROTECT BRANCH CIRCUITS AND/OR FEEDERS PASSING THROUGH. WHERE FEEDERS AND/OR BRANCH CIRCUITS FEED BOTH LOADS IN A REMODELED AREA AND OUTSIDE OF A REMODELED AREA, CONTRACTOR SHALL DISCONNECT AND REMOVE PORTIONS OF THE ELECTRICAL BRANCH CIRCUITS AND/OR FEEDERS WITHIN THE REMODELED AREA AND REWORK BRANCH CIRCUITS AND/OR FEEDERS TO MAINTAIN ELECTRICAL CONTINUITY TO LOADS OUTSIDE OF THE REMODELED AREA.

3. DEVICES AND EQUIPMENT TO BE DEMOLISHED SHALL BE REMOVED, INCLUDING ALL RELATED CONDUCTORS, RACEWAY, JUNCTION AND SPLICE BOXES UP TO THE PANELBOARD/ SWITCHBOARD. ALL CONDUITS AND BOXES THAT ARE SURFACE MOUNTED AND NO LONGER REQUIRE ACTIVE CIRCUITS SHALL BE COMPLETELY REMOVED. THE CONTRACTOR SHALL IDENTIFY ALL DEMOLISHED AND ABANDONED BRANCH CIRCUITS. THESE SHALL BE NOTED AS SPARE ON PANELBOARD DIRECTORIES. THIS INCLUDES IDENTIFYING EXISTING ABANDONED AND SPARE CIRCUITS THAT ARE CURRENTLY IDENTIFIED AS USED. THE CONTRACTOR SHALL FURNISH NEW TYPED DIRECTORIES FOR ALL PANELBOARDS.

4. THE OWNER HAS THE RIGHT TO RETAIN ALL SALVAGEABLE MATERIAL. ANY MATERIAL THE OWNER CHOOSES NOT TO ACCEPT SHALL BE REMOVED FROM THE SITE AND DISPOSED OF BY THE CONTRACTOR.

5. FULLY COORDINATE MECHANICAL EQUIPMENT ELECTRICAL CONNECTION REMOVAL AND RELOCATION WITH THE MECHANICAL CONTRACTOR.

6. REFER TO ARCHITECTURAL, STRUCTURAL, MECHANICAL, PLUMBING DEMOLITION DRAWINGS FOR ADDITIONAL DEMOLITION INFORMATION.

8. WHERE DEVICES OR EQUIPMENT IS TO BE RELOCATED, CONTRACTOR SHALL EXTEND EXISTING CIRCUITING TO NEW LOCATION. ENSURE CIRCUIT CONTINUITY FOR OTHER DEVICES OR EQUIPMENT ON THE SAME BRANCH CIRCUIT.

9. WHERE BEAMS OR COLUMNS ARE BEING REMOVED AND/OR REPLACED, CONTRACTOR SHALL PROTECT ELECTRICAL FEEDERS AND BRANCH CIRCUITS WHICH ARE TO REMAIN UNTIL DEMOLITION IN FUTURE PHASING WHILE STRUCTURAL WORK IS PERFORMED. PROVIDE ALL NECESSARY LABOR AND MATERIALS TO PERFORM WORK AS COORDINATED WITH THE CONSTRUCTION MANAGER.

10.WHEREVER ELECTRICAL MATERIALS HAVE BEEN REMOVED FROM SURFACES OF THE BUILDING OR STRUCTURE, THOSE SURFACES SHALL BE PATCHED AND REPAIRED.

11. ALL HAZARD WASTE SHALL BE PROPERLY DISPOSED OF BY A LICENSED HAZARD WASTE DISPOSAL FACILITY. ITEMS SHALL INCLUDE BUT NOT LIMITED TO FLUORESCENT LAMPS, SMOKE DETECTORS, ETC.

12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING UTILITIES OR LOCATING SERVICES AND OBTAINING LOCATIONS OF ALL UNDERGROUND SERVICES IN THE GENERAL AREA OF DEMOLITION WORK.

13. THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE OF ANY PLANNED UTILITY INTERRUPTIONS INCLUDING INTERRUPTIONS OF POWER TO COMMUNICATIONS AND FIRE PROTECTION SYSTEMS AT LEAST 48 HOURS IN ADVANCE. REQUEST SHALL STATE THE REASON, DATE, BEGINNING TIME, AND EXPECTED DURATION OF INTERRUPTIONS. NO INTERRUPTIONS SHALL BE MADE WITHOUT THE OWNER'S WRITTEN CONCURRENCE AND INTERRUPTIONS SHALL BE COORDINATED WITH THE OWNER TO CAUSE THE LEAST IMPACT TO THE OWNER'S OPERATIONS.

14. CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE OF ANY SYSTEMS THAT WILL LOSE POWER OUTSIDE THE CONSTRUCTION /DEMOLITION FENCING DUE TO LOSS OF ELECTRICAL SERVICE DURING DEMOLITION OF THE EXISTING BUILDING.

KEYNOTES

Steamboat
ALTERRA MOUNTAIN COMPANY east west partners

2305 Mount Werner Circle
Steamboat Springs, CO 80487

Gensler
1225 17th Street
Suite 150
Denver, CO 80202
United States
Tel 303.595.8585
Fax 303.825.6823

LANDMARK CONSULTANTS, INC.
141 9th Street
PO Box 774943
Steamboat Springs, CO
80477
Tel 970.871.9494

DESIGNWORKSHOP
1390 Lawrence Street
Suite 100
Denver, CO 80204
Tel 303.623.5186

MARTIN/MARTIN CONSULTING ENGINEERS
12499 West Colfax Ave.
Lakewood, CO 80215
United States
Tel 303.431.6100

me engineers
14143 Denver West Pkwy
Suite 300
Golden, CO
United States
Tel 303.421.6655

△	Date	Description
1	2021/02/26	BP2A: DEMOLITION - LOWER GONDOLA BUILDING, BUILDING B, STAGE

RCRBD
Record Set
TC
04/14/2021

Seal / Signature

COLORADO LICENSED
MATTHEW JOHN O'BRYNE
52253
PROFESSIONAL ENGINEER
04/14/2021

Project Name
SSRC | BASE AREA IMPROVEMENTS

Project Number
003.7835.000

Description
ELECTRICAL DEMOLITION PLAN - LOWER GONDOLA BUILDING - LEVEL 04 (ROOF)

Scale
1/8" = 1'-0"

A-DE1.104

NOTES

1. MAINTAIN EXISTING UTILITY SERVICES. WHERE NECESSARY TO CUT EXISTING CONDUITS, WIRES, CABLES, ETC. OF UTILITY SERVICES OR FIRE PROTECTION SYSTEMS, THEY SHALL BE CUT AND CAPPED AT SUITABLE PLACES OR WHERE DIRECTED BY THE OWNER'S REPRESENTATIVE.

2. THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE IN WRITING OF ANY PLANNED UTILITY INTERRUPTIONS INCLUDING INTERRUPTIONS OF POWER TO COMMUNICATIONS AND FIRE PROTECTION SYSTEMS AT LEAST 48 HOURS IN ADVANCE OR AS OTHERWISE SPECIFIED. THE REQUEST SHALL STATE THE REASON, DATE, BEGINNING TIME, AND EXPECTED DURATION OF SUCH INTERRUPTIONS. NO INTERRUPTIONS SHALL BE MADE WITHOUT THE OWNER'S WRITTEN CONCURRENCE AND SUCH INTERRUPTIONS SHALL BE COORDINATED WITH THE OWNER TO CAUSE THE LEAST INCONVENIENCE TO THE OWNER'S OPERATIONS. SERVICE INTERRUPTIONS WHICH CANNOT WAIT FOR WRITTEN APPROVAL MAY BE GRANTED WITH VERBAL APPROVAL FROM THE OWNER'S REPRESENTATIVE. AFTER VERBAL APPROVAL IS GRANTED, WRITTEN CONFIRMATION SHALL BE ISSUED BY THE CONTRACTOR AS SOON AS PRACTICAL.

3. CONTRACTOR SHALL PATCH AND FILL OPENINGS IN FLOORS, WALLS AND CEILINGS FOR REMOVED EQUIPMENT OR PIPING WITH THE SAME MATERIAL, FIRE AND STRUCTURAL INTEGRITY THAT WOULD HAVE EXISTED PRIOR TO THE PENETRATION INCLUDING CONCRETE, BLOCK, GYP WALLBOARD, EXTERIOR WALLS, ROOF MEMBRANES, ETC. EXCEPT FOR STEEL AND WOOD BEAMS WHICH SHALL HAVE THE OPENINGS CAPPED WITH SIMILAR MATERIAL.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING UTILITIES OR LOCATING SERVICES AND OBTAINING LOCATIONS OF ALL UNDERGROUND SERVICES IN THE GENERAL AREA OF DEMOLITION WORK.

5. THE CONTRACTOR SHALL PROVIDE ALL EQUIPMENT AND MATERIALS NECESSARY FOR THE REMOVAL OR RELOCATION OF ELECTRICAL EQUIPMENT.

6. MATERIALS USED IN RESTORATION OR REPAIRING WORK RELATED TO DEMOLITION AND RELOCATION SHALL CONFORM IN TYPE, QUALITY, AND FUNCTION TO THAT OF THE ORIGINAL EXISTING CONSTRUCTION OR AS OTHERWISE INDICATED.

7. MATERIALS AND EQUIPMENT RESULTING FROM WORK AND REMOVED FROM THE BUILDING OR STRUCTURES, OR PARTS THEREOF, SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR EXCEPT AS FOLLOWS:
   A. LIGHT FIXTURES, LAMPS, AND BALLASTS.
   B. FIRE, HEAT, AND SMOKE DETECTION DEVICES.
   C. TELEPHONES AND TELEPHONE EQUIPMENT OTHER THAN OUTLET DEVICES.
   D. FIRE ALARM NOTIFICATION DEVICES AND PULL STATIONS.
   E. PAGING SPEAKERS, CLOCKS, AND INTERCOM CALL STATIONS.

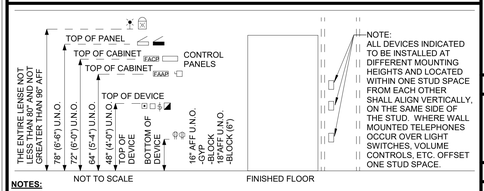
8. ITEMS REMOVED OR NOTED TO BE RETAINED BY THE OWNER BUT WHICH ARE DECLINED TO BE RETAINED BY THE OWNER SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR.

9.WHEREVER ELECTRICAL MATERIALS HAVE BEEN REMOVED FROM SURFACES OF THE BUILDING OR STRUCTURE, THOSE SURFACES SHALL BE PATCHED AND REPAIRED.

10. ALL HAZARD WASTE SHALL BE PROPERLY DISPOSED OF BY A LICENSED HAZARD WASTE DISPOSAL FACILITY. ITEMS SHALL INCLUDE BUT NOT LIMITED TO FLUORESCENT LAMPS, SMOKE DETECTORS, ETC.

11. PRIOR TO DEMOLITION START, CONTRACTOR SHALL DE-ENERGIZE ALL ELECTRICAL DISTRIBUTION PANEL THAT IS BEING DEMOLISHED AS A PART OF THIS DEMOLITION SCOPE. DURING THIS DE-ENERGIZE, CONTRACTOR AND OWNER SHALL WALK THE SITE TO DETERMINE WHAT EXTERNAL SYSTEMS LOSE POWER THAT MAY NEED TO BE TEMPORARILY REFED DURING DEMOLITION AND CONSTRUCTION TO MAINTAIN REGULAR BASE VILLAGE OPERATIONS.

TYPICAL DEVICE MOUNTING HEIGHTS



NOTES:

1. MOUNTING HEIGHTS SHOWN ON ARCHITECTURAL ELEVATIONS SHALL GOVERN OVER THOSE SHOWN ABOVE.
2. CONTRACTOR SHALL ENSURE THAT ALL MOUNTING HEIGHTS COMPLY WITH CURRENT ADA AND A117.1 REQUIREMENTS.
3. WHERE EVER DEVICES ARE INDICATED TO BE ABOVE DOORS, DEVICE SHALL BE CENTERED BETWEEN TOP OF DOOR TRIM AND CEILING LINE.
4. ALL ABOVE COUNTER (DESIGNATED BY "AC") SHALL BE MOUNTED 8" ABOVE COUNTER OR MAXIMUM HEIGHT OF 44" TO TOP OF DEVICE. VERIFY HEIGHTS WITH ARCHITECT.
5. FOR CEILINGS BELOW 7'-4", FIRE ALARM STROBE OR HORN/STROBES SHALL BE WALL MOUNTED 6" BELOW FINISHED CEILING.
6. RESIDENTIAL LOAD CENTER TO BE INSTALLED WITH BREAKERS BETWEEN 15" AND 48" ABOVE FINISHED FLOOR.
7. SWITCH TO BE MOUNTED ON LATCH SIDE OF THE DOOR WITHIN 12" OF THE DOOR.
8. DEVICES AT SAME HEIGHT LOCATED NEXT TO EACH OTHER TO BE ALIGNED VERTICALLY TO THE BOTTOM OF THE DEVICE.

CODES AND STANDARDS

DESIGNED UNDER THE FOLLOWING CODES AND STANDARDS:
2020 NATIONAL ELECTRICAL CODE
2018 INTERNATIONAL BUILDING CODE
2018 STEAMBOAT SPRINGS AMENDMENTS TO THE 2018 INTERNATIONAL BUILDING CODES
2018 INTERNATIONAL ENERGY CONSERVATION CODE
2018 INTERNATIONAL FIRE CODE
2009 ANSI A117.1, ACCESSIBILITY REQUIREMENTS
ANSI/ASME A17.1, SAFETY CODE FOR ELEVATORS
NFPA 72 NATIONAL FIRE ALARM CODE

ABBREVIATIONS

A

A/AMP	AMPERE
AC	ABOVE COUNTER
AF	AMPERE FUSE/FRAME
AFF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
AHU	AIR HANDLING UNIT
AIC	AVAILABLE INTERRUPT CURRENT
AL	ALUMINUM
AM	AMMETER
ANN	ANNUNCIATOR
ANT	ANTENNA
ASC	AVAILABLE SHORT-CIRCUIT CURRENT
ATS	AUTOMATIC TRANSFER SWITCH
AUTO	AUTOMATIC
AUX	AUXILIARY
AWG	AMERICAN WIRE GAUGE

B

BCST	BROADCAST
BFC	BELOW FINISHED CEILING
BFG	BELOW FINISHED GRADE
BKR	BREAKER
BOH	BACK OF HOUSE
BW	BUS-WAY

C

C	CONDUIT
CAB	CABINET
CAM	CAMERA
CB	CIRCUIT BREAKER
CCTV	CLOSED CIRCUIT TELEVISION
CKT	CIRCUIT
CO	CONDUIT ONLY
COMB	COMBINATION
COMP	COMPUTER
COND	CONDUCTOR
CT	CURRENT TRANSFORMER
CU	COPPER

D

D	DEMOLISH
DAS	DISTRIBUTED ANTENNA SYSTEM
dB	DECIBEL
DEMARC	DEMARCATION
DISC	DISCONNECT
DL	DAMP LABEL
DP	DISTRIBUTION PANEL
DPDT	DOUBLE POLE, DOUBLE THROW
DWG	DRAWING
DVR	DIGITAL VIDEO RECORDER

E

E/EX	EXISTING
EA	EACH
EC	ELECTRICAL CONTRACTOR
EF	EXHAUST FAN
EG	EQUIPMENT GROUND
EHC	ELECTRIC HEATING COIL
ELEC	ELECTRIC OR ELECTRICAL
ELEV	ELEVATOR
EM	EMERGENCY
EMT	ELECTRIC METALLIC TUBING
ENG	ELECTRONIC NEWS GATHERING
EOL	F/A END OF LINE RESISTOR
EQP	EQUIPMENT
ER	EXISTING TO BE REMOVED/RELOCATED
EV	ELECTRIC VEHICLE
EWC	ELECTRIC WATER COOLER
EWH	ELECTRIC WATER HEATER
EXH	EXHAUST

F

F	FUSE
F/A	FIRE ALARM
FACP	FIRE ALARM CONTROL PANEL
FAPS	FIRE ALARM POWER SUPPLY
FATC	FIRE ALARM TERMINAL CABINET
FBO	FURNISHED BY OTHERS
FC	FOOTCANDLES
FDR	FEEDER
FCU	FAN COIL UNIT
FLA	FULL LOAD AMPS
FLEX	FLEXIBLE
FLR	FLOOR
FPB	FAN POWERED BOX
FUT	FUTURE

G

GALV	GALVANIZED
GB	GROUNDING BUS
GEN	GENERATOR
GFCI	GROUND FAULT CIRCUIT INTERRUPTER
GND	GROUND

H

HC	HORIZONTAL CROSS CONNECT
HD	HEAVY DUTY
HH	HAND HOLE
HOA	HAND-OFF-AUTO
HP	HORSEPOWER
HPF	HIGH POWER FACTOR
HTR	HEATER

I

IC	INTERMEDIATE CROSS CONNECT
ID	INSIDE DIAMETER
IDF	INTERMEDIATE DISTRIBUTION FRAME
IMC	INTERMEDIATE GRADE METALLIC CONDUIT

J

J-BOX	JUNCTION BOX
JBA	AUDIO CONNECTION BOX
JBC	COACHES JUNCTION BOX
JBE	ENG BROADCAST BOX
JBT	NETWORK BROADCAST CONNECTION BOX

K

KCMIL/MCM	THOUSAND OF CIRCULAR MILLS
KVA	KILOVOLT AMPERE
KW	KILOWATT
KWH	KILOWATT HOUR

L

LA	LIGHTNING ARRESTOR
LAN	LOCAL AREA NETWORK
LCP	LIGHTING CONTROL PANEL
LED	LIGHT EMITTING DIODE
LFC	LIQUID TIGHT FLEXIBLE CONDUIT
LT	LOW TEMPERATURE RATED DEVICES OR SIMILAR
LTG	LIGHTING
LV	LOW VOLTAGE

M

MA	MILLIAMPERE
MAX	MAXIMUM
MB	MAIN BREAKERS
MC	MECHANICAL CONTRACTOR OR METAL CLAD
MCC	MOTOR CONTROL CENTER
MCP	MOTOR CIRCUIT PROTECTOR
MDF	MAIN DISTRIBUTION FRAME
MDP	MAIN DISTRIBUTION PANEL
MECH	MECHANICAL
MFR	MANUFACTURER
MH	MANHOLE
MIN	MINIMUM
MLO	MAIN LUGS ONLY
MOCP	MAXIMUM OVERCURRENT PROTECTION
MOV	MOTOR OPERATED VALVE
MPOE	MAIN POINT OF ENTRY
MTG	MOUNTING HEIGHT
MTS	MANUAL TRANSFER SWITCH
MS	MOTOR STARTER
MSB	MAIN SWITCHBOARD
MTD	MOUNTED
MTG	MOUNTING
MTGB	MAIN TELECOMMUNICATIONS GROUND BUS
MTR	MAIN TELECOM ROOM
MV	MEDIUM VOLTAGE

N

N	NEUTRAL
NEC	NATIONAL ELECTRICAL CODE
NEMA	NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION
NF	NON FUSED
NIC	NOT IN CONTRACT
NC	NORMALLY CLOSED
NL	NIGHT LIGHT
NO	NORMALLY OPEN
NTS	NOT TO SCALE

O

OC	ON CENTER
OCP	OVERCURRENT PROTECTION
OD	OUTSIDE DIAMETER
OH	OVERHEAD

P

P	POLE
PA	PUBLIC ADDRESS
PB	PUSH BUTTON
PE	PHOTOELECTRIC
PF	POWER FACTOR
PH	PHASE
PNL	PANEL
PR	PAIR
PRI	PRIMARY
PT	POTENTIAL TRANSFORMER
PV	PHOTOVOLTAIC
PVC	POLYVINYL CHLORIDE
PWR	POWER

Q

QE	QUADRANT ELECTRICAL (ARENA SPECIFIC)
QT	QUADRANT TELECOM (ARENA SPECIFIC)

R

R	EXISTING TO RELOCATE
REC	RECEPTACLE
RGS	RIGID GALVANIZED STEEL
RM	ROOM
RPM	REVOLUTIONS PER MINUTE

S

SCP	SECURITY CONTROL PANEL
SEC	SECONDARY/SECOND
SECT	SECTION
SHT	SHEET
SEC	SECONDARY CONNECTION CABINET
SMPOE	SECONDARY MAIN POINT OF ENTRY
SP	SERVICE PROVIDER
SPD	SURGE PROTECTIVE DEVICE
SPDT	SINGLE POLE, DOUBLE THROW
ST	SHUNT TRIP
STD	STANDARD
SW	SWITCH
SWBD	SWITCHBOARD
SWGR	SWITCHEAR

T

T	TWIST LOCK
TBB	TELECOMMUNICATIONS BONDING BACKBONE
TBD	TO BE DETERMINED
TC	TIME CLOCK
TEL	TELEPHONE
TELCO	TELEPHONE COMPANY
TELCOM	TELECOMMUNICATIONS
TEMP	TEMPERATURE
TGB	TELECOMMUNICATIONS GROUND BUS
TO	THERMAL OVERLOAD
TR	TAMPER RESISTANT
TYP	TYPICAL

U

UC	UNDER COUNTER
UG	UNDERGROUND
UGP	UNDERGROUND PRIMARY
UGS	UNDERGROUND SECONDARY
UH	UNIT HEATER
UL	UNDERWRITER LABORATORIES
UNO	UNLESS NOTED OTHERWISE
UPS	UNINTERRUPTIBLE POWER SUPPLY
USB	UNIVERSAL SERIAL BUS

V

V	VOLT
VA	VOLT-AMPERE
VAV	VARIABLE AIR VOLUME
VFD	VARIABLE FREQUENCY DRIVE
VM	VOLTMETER

W

W	WATT
W/	WITH
W/O	WITHOUT
WH	WATT HOUR
WHM	WATT HOUR METER
WLAN	WIRELESS-LOCAL AREA NETWORK
WP	WEATHERPROOF
WPL	WEATHER PROOF LOCKABLE ENCLOSURE.
WT	WATERTIGHT

X

XFMR	TRANSFORMER
XP	EXPLOSION PROOF

SYMBOLS

LIGHTING

- STRIP LIGHT
- WALL MOUNTED STRIP LIGHT
- WALL MOUNTED LINEAR
- RECESSED LINEAR
- RECESSED LIGHTING FIXTURE W/DOWNLIGHTS
- RECESSED 2'X2'
- RECESSED 2'X4'
- SURFACE MOUNTED 2'X4'
- SURFACE MOUNTED 2'X2'
- SURFACE MOUNTED 1'X4'
- RECESSED WALL / STEP LIGHT
- WALL MOUNTED FLOODLIGHT
- WALL MOUNTED SCONCE
- SURFACE MOUNTED DOWN LIGHT
- SURFACE MOUNTED WALL WASH
- RECESSED DOWN LIGHT
- RECESSED WALL WASH
- RECESSED 1X4 WALL WASH
- LINEAR PENDANT
- LINEAR PENDANT W/DOWNLIGHTS
- PENDANT LIGHT
- MONOPOINT TRACKHEAD
- LINEAR LIGHT
- TRACK WITH TRACKHEADS
- BURIAL FIXTURE
- POLE MOUNTED LIGHT WITH ARM
- POLE MOUNTED LIGHT POST TOP MOUNTING/BOLLARD
- CEILING MOUNTED EXIT SIGN
- EXIT SIGN WITH DIRECTIONAL
- WALL MOUNTED EXIT SIGN ARROWS (CHEVRONS)
- EMERGENCY LIGHTING UNIT
- UL924 EMERGENCY AUTOMATIC TRANSFER DEVICE
- POWER SUPPLY
- OCCUPANCY SENSOR - CEILING MOUNTED
- DAYLIGHT SENSOR - CEILING MOUNTED
- OCCUPANCY SENSOR - 180°
- OCCUPANCY SENSOR - WALL SWITCH
- DIMMER SWITCH / STATION
- DIMMER / OCCUPANCY SENSOR COMBINATION SWITCH
- DIMMER SWITCH LOW VOLTAGE OVERRIDE
- SCENE CONTROL STATION
- TOUCH PANEL CONTROL STATION
- SINGLE POLE SWITCH
- 3-WAY SWITCH
- 4-WAY SWITCH
- SHADED SYMBOLS DENOTE EMERGENCY FIXTURES

FIRE ALARM

- SMOKE DETECTOR
- WALL SMOKE DETECTOR
- SMOKE/CARBON MONOXIDE DETECTOR
- WALL SMOKE/CARBON MONOXIDE DETECTOR
- HEAT DETECTOR
- DUCT DETECTOR
- BEAM DETECTOR RECEIVER
- BEAM DETECTOR TRANSMITTER
- VOICE EVAC PANEL
- ELEVATOR STATUS PANEL
- CEILING MOUNTED HORN [SPEAKER]
- WALL MOUNTED HORN [SPEAKER]
- CEILING MOUNTED HORN [SPEAKER]/STROBE
- WALL MOUNTED HORN [SPEAKER]/STROBE
- WALL MOUNTED SILENTONE
- FIRE SERVICE PHONE
- FIREMAN'S PHONE JACK
- ROTATING BEACON
- MANUAL PULL STATION
- MAGNETIC DOOR HOLD OPEN DEVICE
- TAMPER SWITCH
- FLOW SWITCH
- CEILING MOUNTED REMOTE INDICATOR LIGHT
- WALL MOUNTED REMOTE INDICATOR LIGHT
- WALL MOUNTED ADA STROBE
- CEILING MOUNTED STROBE
- ADDRESSABLE INPUT MODULE
- FIRE ALARM ADDRESSABLE RELAY
- ALARM BELL
- FIRE SMOKE DAMPER
- SMOKE CONTROL DAMPER
- CARBON MONOXIDE DETECTOR
- FIRE ALARM ANNUNCIATOR PANEL
- FIRE ALARM CONTROL PANEL
- TWO-WAY COMMUNICATION / AREA OF RESCUE ASSISTANCE CALL BUTTON
- TWO-WAY COMMUNICATION / AREA OF RESCUE ASSISTANCE (BASE STATION)

POWER

- WALL SIMPLEX RECEPTACLE
- WALL DUPLEX RECEPTACLE
- WALL DUPLEX WITH USB
- WALL DUPLEX WITH CONTROL OF ONE OUTLET
- WALL DUPLEX RECEPTACLE (EMERGENCY)
- WALL FOURPLEX RECEPTACLE
- WALL FOURPLEX RECEPTACLE (EMERGENCY)
- WALL SPECIAL RECEPTACLE (FOR "X" SEE RECEPTACLE MODIFER TAGS TABLE)
- WALL SPECIAL RECEPTACLE (EMERGENCY) (FOR "X" SEE RECEPTACLE MODIFER TAGS TABLE)
- FLAT PANEL BACK BOX - POWER MOUNTED WITHIN AV BACK BOX
- WALL COMBINATION TV / POWER OUTLET
- WALL CLOCK RECEPTACLE
- WALL JUNCTION BOX
- WALL FURNITURE FEED
- FLOOR DUPLEX RECEPTACLE
- FLOOR FOURPLEX RECEPTACLE (POWER/DATA/COMBO DEVICE. REFER TO TECHNOLOGY DRAWINGS)
- FLOOR FOURPLEX RECEPTACLE WITH AV (POWER/DATA/AV COMBO DEVICE. REFER TO TECH. DRAWINGS)
- CONVENTION CENTER FLOOR BOX.
- JUNCTION BOX
- FLOOR FURNITURE FEED
- CEILING RECEPTACLE
- CEILING DUPLEX RECEPTACLE
- CEILING FOURPLEX RECEPTACLE
- CEILING / FLOOR SPECIAL RECEPTACLE (FOR "X" SEE RECEPTACLE MODIFER TAGS TABLE)
- CEILING JUNCTION BOX
- CEILING TV OUTLET
- POWER POLE
- SINGLE TOGGLE SWITCH
- PLUGMOLD
- EMERGENCY POWER OFF
- SINGLE PUSH BUTTON
- DUPLEX PUSH BUTTON

DEVICE GENERAL NOTES:

1. REFER TO SPECIFICATION SECTION 26 27 26 FOR SPECIFIC FLOOR DEVICE PRODUCT INFORMATION.
2. REFER TO TECHNOLOGY AND/OR AV LEGEND AND FLOOR PLANS TO CONFIRM ALL LOCATIONS THAT HAVE DATA OR DATA/AV REQUIREMENTS COMBINED WITH POWER IN FLOOR BOXES.
3. REFER TO TECHNOLOGY (AND/OR AV) DRAWINGS FOR DEDICATED LOW VOLTAGE CONDUIT AND FLOOR BOX DEVICE MOUNTING PLATE REQUIREMENTS. LOW VOLTAGE CONDUIT REQUIREMENTS ARE NOT DOCUMENTED ON POWER DRAWINGS.
4. REFER TO ARCHITECTURAL ELEVATIONS FOR MOUNTING HEIGHTS OF TVS. MOUNT BEHIND TV DISPLAY OR ON TV MOUNTING BRACKET/SUPPORT"

EQUIPMENT

- MOTOR
- MOTOR AND DISCONNECT
- MOTOR AND FUSED DISCONNECT
- MOTOR AND CIRCUIT BREAKER DISCONNECT
- VARIABLE FREQUENCY DRIVE/MOTOR CONTROLLER
- NON-FUSED DISCONNECT
- FUSED DISCONNECT
- CIRCUIT BREAKER
- BRANCH CIRCUIT OR POWER PANEL
- LIGHTING CONTROL PANEL
- ELECTRICAL EQUIPMENT FREESTANDING OR WALL MOUNT
- METER
- CURRENT TRANSFORMER
- GROUND
- DELTA/WYE WITH GROUND
- POWER TRANSFORMER
- FUSE & SWITCH
- CIRCUIT BREAKER
- DRAWOUT CIRCUIT BREAKER
- KIRK-KEY INTERLOCK
- GROUND FAULT INTERRUPTER BREAKER
- CIRCUIT MONITORING DEVICE
- MECHANICAL EQUIPMENT IDENTIFICATION TAG
- SHORT CIRCUIT FAULT CALCULATION TAG REFER TO TABLE ON ONE-LINE DIAGRAM
- SURGE PROTECTION DEVICE
- THERMAL OVERLOAD
- MOTOR AND THERMAL OVERLOAD
- COMPANY SWITCH OR CAM-LOK PANEL
- AUTOMATIC TRANSFER SWITCH
- GENERATOR DOCKING STATION
- ELECTRICAL PLANEL (NUMBER OF SECTIONS)
- EQUIPMENT IDENTIFICATION TAG REFER TO ELECTRICAL EQUIPMENT SCHEDULE

RACEWAY LEGEND

- BRANCH CIRCUIT HOMERUN TO PANELBOARD. NUMBER OF ARROWS INDICATES NUMBER OF CIRCUITS. NUMERICAL INDICATES CIRCUIT NUMBER.
- BRANCH CIRCUIT HOMERUN CONTROLLED BY LIGHTING CONTROL SYSTEM. FIRST HEXAGON LETTER CORRESPONDS TO FIRST CIRCUIT NUMBER. (ie. CIRCUIT #2 IS ON ZONE A). REFER TO LIGHTING CONTROL MATRIX FOR LIGHTING ZONES.
- MOTOR CONNECTION
- UNDERGROUND FEEDER
- UNDERGROUND BRANCH CIRCUIT HOMERUN
- CONDUIT UP
- CONDUIT DOWN
- CONDUIT RUNS UNDERFLOOR OR BELOW GRADE
- CONDUIT RUN CONCEALED IN WALLS OR CEILING, OR EXPOSED WHEN CEILING ARE NOT PRESENT.

RECEPTACLE MODIFIER TAGS

TAG	OUTLET RATING	NEMA/CAT NO	FEEDER (NOTE 1)	WIRING NOTES
A	NOT USED	-	-	-
B	NON-LOCKING, 30A, 125V, 1PH	5-30R	2#10,#10G,3/4"C (60FT)	HOT-NEUT-GND
C	NON-LOCKING, 20A, 250V, 1PH	6-20R	2#12,#12G,3/4"C (100FT)	HOT-HOT-GND
D	NON-LOCKING, 30A, 250V, 1PH	6-30R	2#10,#10G,3/4"C (120FT)	HOT-HOT-GND
E	NON-LOCKING, 50A, 250V, 1PH	6-50R	2#6,#10G,3/4"C (150FT)	HOT-HOT-GND
F	NOT USED	-	-	-
G	NON-LOCKING, 20A, 125/250V, 1PH	14-20R	3#12,#12G,3/4"C (100FT)	HOT-HOT-NEUT-GND
H	NOT USED	-	-	-
I	NOT USED	-	-	-
J	LOCKING, 20A, 125V, 1PH	L5-20R	2#12,#12G,3/4"C (50FT)	HOT-NEUT-GND
K	LOCKING, 30A, 125V, 1PH	L5-30R	2#10,#10G,3/4"C (60FT)	HOT-NEUT-GND
L	LOCKING, 20A, 250V, 1PH	L6-20R	2#12,#12G,3/4"C (100FT)	HOT-HOT-GND
M	LOCKING, 30A, 250V, 1PH	L6-30R	2#10,#10G,3/4"C (120FT)	HOT-HOT-GND
N	NOT USED	-	-	-
O	NOT USED	-	-	-
P	LOCKING, 20A, 125/250V, 1PH	L14-20R	3#12,#12G,3/4"C (100FT)	HOT-HOT-NEUT-GND
Q	LOCKING, 30A, 125/250V, 1PH	L14-30R	3#10,#10G,3/4"C (120FT)	HOT-HOT-NEUT-GND
R	NOT USED	-	-	-
S	LOCKING, 20A, 208Y/120V, 3PH	L21-20R	4#12,#12G,3/4"C (120FT)	HOT-HOT-HOT-NEUT-GND
T	LOCKING, 30A, 208Y/120V, 3PH	L21-30R	4#10,#10G,3/4"C (130FT)	HOT-HOT-HOT-NEUT-GND
V	LOCKING, 50A, 250V, 3PH	HBL CS8369	3#6,#10G,1"C (175FT)	HOT-HOT-HOT-GND
W	PIN & SLEEVE, 60A, 208Y/120V, 3PH	HBL 560R9W	4#4,#10G,1-1/4"C (200FT)	HOT-HOT-HOT-NEUT-GND
X	PIN & SLEEVE, 100A, 208Y/120V, 3PH	HBL 5100R9W	4#1,#8G,1-1/2"C (250FT)	HOT-HOT-HOT-NEUT-GND
Y	NOT USED	-	-	-
Z	NOT USED	-	-	-

NOTE: DISTANCE NOTED IS MAXIMUM RUN LENGTH FOR WIRE SIZE. INCREASE PER NEC, INCLUDING GROUND, FOR LONGER RUNS OR FOR DERATING FACTORS (AMB TEMP, EXTERIOR, ETC.)

Steamboat
ALTERRA MOUNTAIN COMPANY
east west partners
2305 Mount Werner Circle
Steamboat Springs, CO 80487

Gensler
1225 17th Street
Suite 150
Denver, CO 80202
United States
Tel 303.595.8585
Fax 303.825.6823

LANDMARK CONSULTANTS, INC.
141 9th Street
PO Box 774943
Steamboat Springs, CO 80477
Tel 970.871.9494

DESIGNWORKSHOP
1390 Lawrence Street
Suite 100
Denver, CO 80204
Tel 303.623.5186

MARTIN/MARTIN CONSULTING ENGINEERS
12499 West Colfax Ave.
Lakewood, CO 80215
United States
Tel 303.431.6100

me engineers
14143 Denver West Pkwy
Suite 300
Golden, CO
United States
Tel 303.421.6655

Date	Description
1 2021/02/26	BP2A: DEMOLITION - LOWER GONDOLA BUILDING, BUILDING B, STAGE

RCRBD Record Set TC 04/14/2021

Seal / Signature

COLORADO LICENSED MATTHEW JOHN OBERLE 52253 PROFESSIONAL ENGINEER 04/14/2021

Project Name
SSRC | BASE AREA IMPROVEMENTS

Project Number
003.7835.000

Description
ELECTRICAL LEGEND

Scale
1/8" = 1'-0"

B-DE0.000

GENERAL NOTES:

1. THE LOCATION OF EXISTING EQUIPMENT AND DEVICES ARE SHOWN FOR THE CONVENIENCE OF THE CONTRACTOR. ACCURACY OF THE INFORMATION SHOWN IS NOT GUARANTEED. THE CONTRACTOR IS RESPONSIBLE FOR THE VERIFICATION OF ALL EXISTING CONDITIONS PRIOR TO SUBMITTING THE PROJECT BID. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR CHANGES WHICH OCCUR AFTER BIDS ARE SUBMITTED WHICH ARE A RESULT OF EXISTING CONDITIONS. SITE VISITS PRIOR TO SUBMISSION OF BIDS MUST BE FULLY COORDINATED WITH THE OWNER.

2. DURING DEMOLITION AND NEW CONSTRUCTION THE CONTINUATION OF BUILDING SYSTEMS MAY BE NECESSARY. TRACE AND IDENTIFY EXISTING ELECTRICAL SYSTEM (POWER, LIGHTING AND FIRE ALARM) WIRING IN AREAS PRIOR TO DEMOLITION. ELECTRICAL CONTRACTOR SHALL DISCONNECT ALL NECESSARY EQUIPMENT TO MAKE IT SAFE FOR DEMOLITION. WHERE LIVE BRANCH CIRCUITS OR FEEDERS PASS THROUGH A REMODEL AREA, CONTRACTOR SHALL MAINTAIN ELECTRIC CONTINUITY TO AND PROTECT BRANCH CIRCUITS AND/OR FEEDERS PASSING THROUGH. WHERE FEEDERS AND/OR BRANCH CIRCUITS FEED BOTH LOADS IN A REMODELED AREA AND OUTSIDE OF A REMODELED AREA, CONTRACTOR SHALL DISCONNECT AND REMOVE PORTIONS OF THE ELECTRICAL BRANCH CIRCUITS AND/OR FEEDERS WITHIN THE REMODELED AREA AND REWORK BRANCH CIRCUITS AND/OR FEEDERS TO MAINTAIN ELECTRICAL CONTINUITY TO LOADS OUTSIDE OF THE REMODELED AREA.

3. DEVICES AND EQUIPMENT TO BE DEMOLISHED SHALL BE REMOVED, INCLUDING ALL RELATED CONDUCTORS, RACEWAY, JUNCTION AND SPLICE BOXES UP TO THE PANELBOARD/ SWITCHBOARD. ALL CONDUITS AND BOXES THAT ARE SURFACE MOUNTED AND NO LONGER REQUIRE ACTIVE CIRCUITS SHALL BE COMPLETELY REMOVED. THE CONTRACTOR SHALL IDENTIFY ALL DEMOLISHED AND ABANDONED BRANCH CIRCUITS. THESE SHALL BE NOTED AS SPARE ON PANELBOARD DIRECTORIES. THIS INCLUDES IDENTIFYING EXISTING ABANDONED AND SPARE CIRCUITS THAT ARE CURRENTLY IDENTIFIED AS USED. THE CONTRACTOR SHALL FURNISH NEW TYPED DIRECTORIES FOR ALL PANELBOARDS.

4. THE OWNER HAS THE RIGHT TO RETAIN ALL SALVAGEABLE MATERIAL. ANY MATERIAL THE OWNER CHOOSES NOT TO ACCEPT SHALL BE REMOVED FROM THE SITE AND DISPOSED OF BY THE CONTRACTOR.

5. FULLY COORDINATE MECHANICAL EQUIPMENT ELECTRICAL CONNECTION REMOVAL AND RELOCATION WITH THE MECHANICAL CONTRACTOR.

6. REFER TO ARCHITECTURAL, STRUCTURAL, MECHANICAL, PLUMBING DEMOLITION DRAWINGS FOR ADDITIONAL DEMOLITION INFORMATION.

8. WHERE DEVICES OR EQUIPMENT IS TO BE RELOCATED, CONTRACTOR SHALL EXTEND EXISTING CIRCUITING TO NEW LOCATION. ENSURE CIRCUIT CONTINUITY FOR OTHER DEVICES OR EQUIPMENT ON THE SAME BRANCH CIRCUIT.

9. WHERE BEAMS OR COLUMNS ARE BEING REMOVED AND/OR REPLACED, CONTRACTOR SHALL PROTECT ELECTRICAL FEEDERS AND BRANCH CIRCUITS WHICH ARE TO REMAIN UNTIL DEMOLITION IN FUTURE PHASING WHILE STRUCTURAL WORK IS PERFORMED. PROVIDE ALL NECESSARY LABOR AND MATERIALS TO PERFORM WORK AS COORDINATED WITH THE CONSTRUCTION MANAGER.

10.WHEREVER ELECTRICAL MATERIALS HAVE BEEN REMOVED FROM SURFACES OF THE BUILDING OR STRUCTURE, THOSE SURFACES SHALL BE PATCHED AND REPAIRED.

11. ALL HAZARD WASTE SHALL BE PROPERLY DISPOSED OF BY A LICENSED HAZARD WASTE DISPOSAL FACILITY. ITEMS SHALL INCLUDE BUT NOT LIMITED TO FLUORESCENT LAMPS, SMOKE DETECTORS, ETC.

12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING UTILITIES OR LOCATING SERVICES AND OBTAINING LOCATIONS OF ALL UNDERGROUND SERVICES IN THE GENERAL AREA OF DEMOLITION WORK.

13. THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE OF ANY PLANNED UTILITY INTERRUPTIONS INCLUDING INTERRUPTIONS OF POWER TO COMMUNICATIONS AND FIRE PROTECTION SYSTEMS AT LEAST 48 HOURS IN ADVANCE. REQUEST SHALL STATE THE REASON, DATE, BEGINNING TIME, AND EXPECTED DURATION OF INTERRUPTIONS. NO INTERRUPTIONS SHALL BE MADE WITHOUT THE OWNER'S WRITTEN CONCURRENCE AND INTERRUPTIONS SHALL BE COORDINATED WITH THE OWNER TO CAUSE THE LEAST IMPACT TO THE OWNER'S OPERATIONS.

14. CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE OF ANY SYSTEMS THAT WILL LOSE POWER OUTSIDE THE CONSTRUCTION /DEMOLITION FENCING DUE TO LOSS OF ELECTRICAL SERVICE DURING DEMOLITION OF THE EXISTING BUILDING.

KEYNOTES

1 ELECTRICAL DEMOLITION PLAN - LEVEL 01 - NORTH (Summer 2021)
SCALE: 1/8" = 1'-0"

Steamboat
ALTERRA MOUNTAIN COMPANY east west partners

2305 Mount Werner Circle
Steamboat Springs, CO 80487

Gensler
1225 17th Street
Suite 150
Denver, CO 80202
United States
Tel 303.595.8585
Fax 303.825.6823

LANDMARK CONSULTANTS, INC.
141 9th Street
PO Box 774943
Steamboat Springs, CO 80477
Tel 970.871.9494

DESIGNWORKSHOP
1390 Lawrence Street
Suite 100
Denver, CO 80204
Tel 303.623.5186

MARTIN/MARTIN CONSULTING ENGINEERS
12499 West Colfax Ave.
Lakewood, CO 80215
United States
Tel 303.431.6100

me engineers
14143 Denver West Pkwy
Suite 300
Golden, CO
United States
Tel 303.421.6655

△	Date	Description
1	2021/02/26	BP2A: DEMOLITION - LOWER GONDOLA BUILDING, BUILDING B, STAGE

RCRBD
Record Set
TC
04/14/2021

Seal / Signature

COLORADO LICENSED
MATTHEW JOHN O'BOYLE
52253
PROFESSIONAL ENGINEER
ELECTRICAL

Project Name
SSRC | BASE AREA IMPROVEMENTS

Project Number
003.7835.000

Description
ELECTRICAL DEMOLITION PLAN - BUILDING B - LEVEL 01 - NORTH

Scale
1/8" = 1'-0"

B-DE1.101

1 ELECTRICAL DEMOLITION PLAN - LEVEL 02 - NORTH (Summer 2021)
SCALE: 1/8" = 1'-0"

GENERAL NOTES:

1. THE LOCATION OF EXISTING EQUIPMENT AND DEVICES ARE SHOWN FOR THE CONVENIENCE OF THE CONTRACTOR. ACCURACY OF THE INFORMATION SHOWN IS NOT GUARANTEED. THE CONTRACTOR IS RESPONSIBLE FOR THE VERIFICATION OF ALL EXISTING CONDITIONS PRIOR TO SUBMITTING THE PROJECT BID. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR CHANGES WHICH OCCUR AFTER BIDS ARE SUBMITTED WHICH ARE A RESULT OF EXISTING CONDITIONS. SITE VISITS PRIOR TO SUBMISSION OF BIDS MUST BE FULLY COORDINATED WITH THE OWNER.

2. DURING DEMOLITION AND NEW CONSTRUCTION THE CONTINUATION OF BUILDING SYSTEMS MAY BE NECESSARY. TRACE AND IDENTIFY EXISTING ELECTRICAL SYSTEM (POWER, LIGHTING AND FIRE ALARM) WIRING IN AREAS PRIOR TO DEMOLITION. ELECTRICAL CONTRACTOR SHALL DISCONNECT ALL NECESSARY EQUIPMENT TO MAKE IT SAFE FOR DEMOLITION. WHERE LIVE BRANCH CIRCUITS OR FEEDERS PASS THROUGH A REMODEL AREA, CONTRACTOR SHALL MAINTAIN ELECTRIC CONTINUITY TO AND PROTECT BRANCH CIRCUITS AND/OR FEEDERS PASSING THROUGH. WHERE FEEDERS AND/OR BRANCH CIRCUITS FEED BOTH LOADS IN A REMODELED AREA AND OUTSIDE OF A REMODELED AREA, CONTRACTOR SHALL DISCONNECT AND REMOVE PORTIONS OF THE ELECTRICAL BRANCH CIRCUITS AND/OR FEEDERS WITHIN THE REMODELED AREA AND REWORK BRANCH CIRCUITS AND/OR FEEDERS TO MAINTAIN ELECTRICAL CONTINUITY TO LOADS OUTSIDE OF THE REMODELED AREA.

3. DEVICES AND EQUIPMENT TO BE DEMOLISHED SHALL BE REMOVED, INCLUDING ALL RELATED CONDUCTORS, RACEWAY, JUNCTION AND SPLICE BOXES UP TO THE PANELBOARD/ SWITCHBOARD. ALL CONDUITS AND BOXES THAT ARE SURFACE MOUNTED AND NO LONGER REQUIRE ACTIVE CIRCUITS SHALL BE COMPLETELY REMOVED. THE CONTRACTOR SHALL IDENTIFY ALL DEMOLISHED AND ABANDONED BRANCH CIRCUITS. THESE SHALL BE NOTED AS SPARE ON PANELBOARD DIRECTORIES. THIS INCLUDES IDENTIFYING EXISTING ABANDONED AND SPARE CIRCUITS THAT ARE CURRENTLY IDENTIFIED AS USED. THE CONTRACTOR SHALL FURNISH NEW TYPED DIRECTORIES FOR ALL PANELBOARDS.

4. THE OWNER HAS THE RIGHT TO RETAIN ALL SALVAGEABLE MATERIAL. ANY MATERIAL THE OWNER CHOOSES NOT TO ACCEPT SHALL BE REMOVED FROM THE SITE AND DISPOSED OF BY THE CONTRACTOR.

5. FULLY COORDINATE MECHANICAL EQUIPMENT ELECTRICAL CONNECTION REMOVAL AND RELOCATION WITH THE MECHANICAL CONTRACTOR.

6. REFER TO ARCHITECTURAL, STRUCTURAL, MECHANICAL, PLUMBING DEMOLITION DRAWINGS FOR ADDITIONAL DEMOLITION INFORMATION.

8. WHERE DEVICES OR EQUIPMENT IS TO BE RELOCATED, CONTRACTOR SHALL EXTEND EXISTING CIRCUITING TO NEW LOCATION. ENSURE CIRCUIT CONTINUITY FOR OTHER DEVICES OR EQUIPMENT ON THE SAME BRANCH CIRCUIT.

9. WHERE BEAMS OR COLUMNS ARE BEING REMOVED AND/OR REPLACED, CONTRACTOR SHALL PROTECT ELECTRICAL FEEDERS AND BRANCH CIRCUITS WHICH ARE TO REMAIN UNTIL DEMOLITION IN FUTURE PHASING WHILE STRUCTURAL WORK IS PERFORMED. PROVIDE ALL NECESSARY LABOR AND MATERIALS TO PERFORM WORK AS COORDINATED WITH THE CONSTRUCTION MANAGER.

10.WHEREVER ELECTRICAL MATERIALS HAVE BEEN REMOVED FROM SURFACES OF THE BUILDING OR STRUCTURE, THOSE SURFACES SHALL BE PATCHED AND REPAIRED.

11. ALL HAZARD WASTE SHALL BE PROPERLY DISPOSED OF BY A LICENSED HAZARD WASTE DISPOSAL FACILITY. ITEMS SHALL INCLUDE BUT NOT LIMITED TO FLUORESCENT LAMPS, SMOKE DETECTORS, ETC.

12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING UTILITIES OR LOCATING SERVICES AND OBTAINING LOCATIONS OF ALL UNDERGROUND SERVICES IN THE GENERAL AREA OF DEMOLITION WORK.

13. THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE OF ANY PLANNED UTILITY INTERRUPTIONS INCLUDING INTERRUPTIONS OF POWER TO COMMUNICATIONS AND FIRE PROTECTION SYSTEMS AT LEAST 48 HOURS IN ADVANCE. REQUEST SHALL STATE THE REASON, DATE, BEGINNING TIME, AND EXPECTED DURATION OF INTERRUPTIONS. NO INTERRUPTIONS SHALL BE MADE WITHOUT THE OWNER'S WRITTEN CONCURRENCE AND INTERRUPTIONS SHALL BE COORDINATED WITH THE OWNER TO CAUSE THE LEAST IMPACT TO THE OWNER'S OPERATIONS.

14. CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE OF ANY SYSTEMS THAT WILL LOSE POWER OUTSIDE THE CONSTRUCTION /DEMOLITION FENCING DUE TO LOSS OF ELECTRICAL SERVICE DURING DEMOLITION OF THE EXISTING BUILDING.

KEYNOTES

Steamboat
ALTERRA MOUNTAIN COMPANY east west partners

2305 Mount Werner Circle
Steamboat Springs, CO 80487

Gensler
1225 17th Street
Suite 150
Denver, CO 80202
United States
Tel 303.595.8585
Fax 303.825.6823

LANDMARK CONSULTANTS, INC.
141 9th Street
PO Box 774943
Steamboat Springs, CO 80477
Tel 970.871.9494

DESIGNWORKSHOP
1390 Lawrence Street
Suite 100
Denver, CO 80204
Tel 303.623.5186

MARTIN/MARTIN CONSULTING ENGINEERS
12499 West Colfax Ave.
Lakewood, CO 80215
United States
Tel 303.431.6100

me engineers
14143 Denver West Pkwy
Suite 300
Golden, CO
United States
Tel 303.421.6655

△	Date	Description
1	2021/02/26	BP2A: DEMOLITION - LOWER GONDOLA BUILDING, BUILDING B, STAGE

RCRBD
Record Set
TC
04/14/2021

Seal / Signature

COLORADO LICENSED
MATTHEW JOHN OBERTEUFFER
52253
PROFESSIONAL ENGINEER
Preliminary Not for Construction

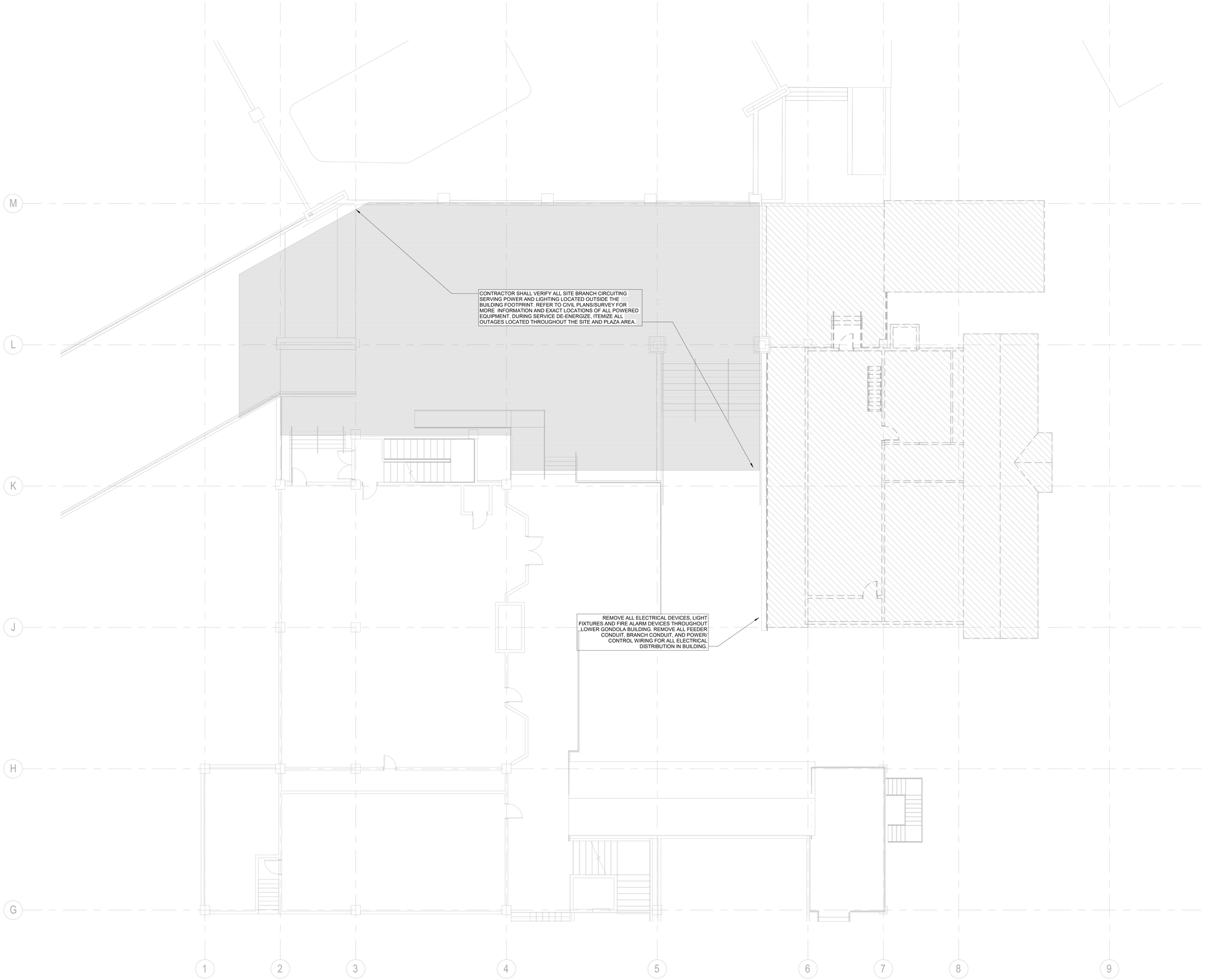
Project Name
SSRC | BASE AREA IMPROVEMENTS

Project Number
003.7835.000

Description
ELECTRICAL DEMOLITION PLAN - BUILDING B - LEVEL 02 - NORTH

Scale
1/8" = 1'-0"

B-DE1.102



1 ELECTRICAL DEMOLITION PLAN - LEVEL 03 (Summer 2021)
SCALE: 1/8" = 1'-0"

GENERAL NOTES:

1. THE LOCATION OF EXISTING EQUIPMENT AND DEVICES ARE SHOWN FOR THE CONVENIENCE OF THE CONTRACTOR. ACCURACY OF THE INFORMATION SHOWN IS NOT GUARANTEED. THE CONTRACTOR IS RESPONSIBLE FOR THE VERIFICATION OF ALL EXISTING CONDITIONS PRIOR TO SUBMITTING THE PROJECT BID. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR CHANGES WHICH OCCUR AFTER BIDS ARE SUBMITTED WHICH ARE A RESULT OF EXISTING CONDITIONS. SITE VISITS PRIOR TO SUBMISSION OF BIDS MUST BE FULLY COORDINATED WITH THE OWNER.

2. DURING DEMOLITION AND NEW CONSTRUCTION THE CONTINUATION OF BUILDING SYSTEMS MAY BE NECESSARY. TRACE AND IDENTIFY EXISTING ELECTRICAL SYSTEM (POWER, LIGHTING AND FIRE ALARM) WIRING IN AREAS PRIOR TO DEMOLITION. ELECTRICAL CONTRACTOR SHALL DISCONNECT ALL NECESSARY EQUIPMENT TO MAKE IT SAFE FOR DEMOLITION. WHERE LIVE BRANCH CIRCUITS OR FEEDERS PASS THROUGH A REMODEL AREA, CONTRACTOR SHALL MAINTAIN ELECTRIC CONTINUITY TO AND PROTECT BRANCH CIRCUITS AND/OR FEEDERS PASSING THROUGH. WHERE FEEDERS AND/OR BRANCH CIRCUITS FEED BOTH LOADS IN A REMODELED AREA AND OUTSIDE OF A REMODELED AREA, CONTRACTOR SHALL DISCONNECT AND REMOVE PORTIONS OF THE ELECTRICAL BRANCH CIRCUITS AND/OR FEEDERS WITHIN THE REMODELED AREA AND REWORK BRANCH CIRCUITS AND/OR FEEDERS TO MAINTAIN ELECTRICAL CONTINUITY TO LOADS OUTSIDE OF THE REMODELED AREA.

3. DEVICES AND EQUIPMENT TO BE DEMOLISHED SHALL BE REMOVED, INCLUDING ALL RELATED CONDUCTORS, RACEWAY, JUNCTION AND SPLICE BOXES UP TO THE PANELBOARD/ SWITCHBOARD. ALL CONDUITS AND BOXES THAT ARE SURFACE MOUNTED AND NO LONGER REQUIRE ACTIVE CIRCUITS SHALL BE COMPLETELY REMOVED. THE CONTRACTOR SHALL IDENTIFY ALL DEMOLISHED AND ABANDONED BRANCH CIRCUITS. THESE SHALL BE NOTED AS SPARE ON PANELBOARD DIRECTORIES. THIS INCLUDES IDENTIFYING EXISTING ABANDONED AND SPARE CIRCUITS THAT ARE CURRENTLY IDENTIFIED AS USED. THE CONTRACTOR SHALL FURNISH NEW TYPED DIRECTORIES FOR ALL PANELBOARDS.

4. THE OWNER HAS THE RIGHT TO RETAIN ALL SALVAGEABLE MATERIAL. ANY MATERIAL THE OWNER CHOOSES NOT TO ACCEPT SHALL BE REMOVED FROM THE SITE AND DISPOSED OF BY THE CONTRACTOR.

5. FULLY COORDINATE MECHANICAL EQUIPMENT ELECTRICAL CONNECTION REMOVAL AND RELOCATION WITH THE MECHANICAL CONTRACTOR.

6. REFER TO ARCHITECTURAL, STRUCTURAL, MECHANICAL, PLUMBING DEMOLITION DRAWINGS FOR ADDITIONAL DEMOLITION INFORMATION.

8. WHERE DEVICES OR EQUIPMENT IS TO BE RELOCATED, CONTRACTOR SHALL EXTEND EXISTING CIRCUITING TO NEW LOCATION. ENSURE CIRCUIT CONTINUITY FOR OTHER DEVICES OR EQUIPMENT ON THE SAME BRANCH CIRCUIT.

9. WHERE BEAMS OR COLUMNS ARE BEING REMOVED AND/OR REPLACED, CONTRACTOR SHALL PROTECT ELECTRICAL FEEDERS AND BRANCH CIRCUITS WHICH ARE TO REMAIN UNTIL DEMOLITION IN FUTURE PHASING WHILE STRUCTURAL WORK IS PERFORMED. PROVIDE ALL NECESSARY LABOR AND MATERIALS TO PERFORM WORK AS COORDINATED WITH THE CONSTRUCTION MANAGER.

10.WHEREVER ELECTRICAL MATERIALS HAVE BEEN REMOVED FROM SURFACES OF THE BUILDING OR STRUCTURE, THOSE SURFACES SHALL BE PATCHED AND REPAIRED.

11. ALL HAZARD WASTE SHALL BE PROPERLY DISPOSED OF BY A LICENSED HAZARD WASTE DISPOSAL FACILITY. ITEMS SHALL INCLUDE BUT NOT LIMITED TO FLUORESCENT LAMPS, SMOKE DETECTORS, ETC.

12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING UTILITIES OR LOCATING SERVICES AND OBTAINING LOCATIONS OF ALL UNDERGROUND SERVICES IN THE GENERAL AREA OF DEMOLITION WORK.

13. THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE OF ANY PLANNED UTILITY INTERRUPTIONS INCLUDING INTERRUPTIONS OF POWER TO COMMUNICATIONS AND FIRE PROTECTION SYSTEMS AT LEAST 48 HOURS IN ADVANCE. REQUEST SHALL STATE THE REASON, DATE, BEGINNING TIME, AND EXPECTED DURATION OF INTERRUPTIONS. NO INTERRUPTIONS SHALL BE MADE WITHOUT THE OWNER'S WRITTEN CONCURRENCE AND INTERRUPTIONS SHALL BE COORDINATED WITH THE OWNER TO CAUSE THE LEAST IMPACT TO THE OWNER'S OPERATIONS.

14. CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE OF ANY SYSTEMS THAT WILL LOSE POWER OUTSIDE THE CONSTRUCTION /DEMOLITION FENCING DUE TO LOSS OF ELECTRICAL SERVICE DURING DEMOLITION OF THE EXISTING BUILDING.

KEYNOTES

Steamboat
ALTERRA MOUNTAIN COMPANY east west partners

2305 Mount Werner Circle
Steamboat Springs, CO 80487

Gensler
1225 17th Street
Suite 150
Denver, CO 80202
United States
Tel 303.595.8585
Fax 303.825.6823

LANDMARK CONSULTANTS, INC.
141 9th Street
PO Box 774943
Steamboat Springs, CO 80477
Tel 970.871.9494

DESIGNWORKSHOP
1390 Lawrence Street
Suite 100
Denver, CO 80204
Tel 303.623.5186

MARTIN/MARTIN CONSULTING ENGINEERS
12499 West Colfax Ave.
Lakewood, CO 80215
United States
Tel 303.431.6100

me engineers
14143 Denver West Pkwy
Suite 300
Golden, CO
United States
Tel 303.421.6655

△	Date	Description
1	2021/02/26	BP2A: DEMOLITION - LOWER GONDOLA BUILDING, BUILDING B, STAGE

RCRBD
Record Set
TC
04/14/2021

Seal / Signature

COLORADO LICENSED
MATTHEW JOHN O'BRIEN
52253
PROFESSIONAL ENGINEER
02/26/2021

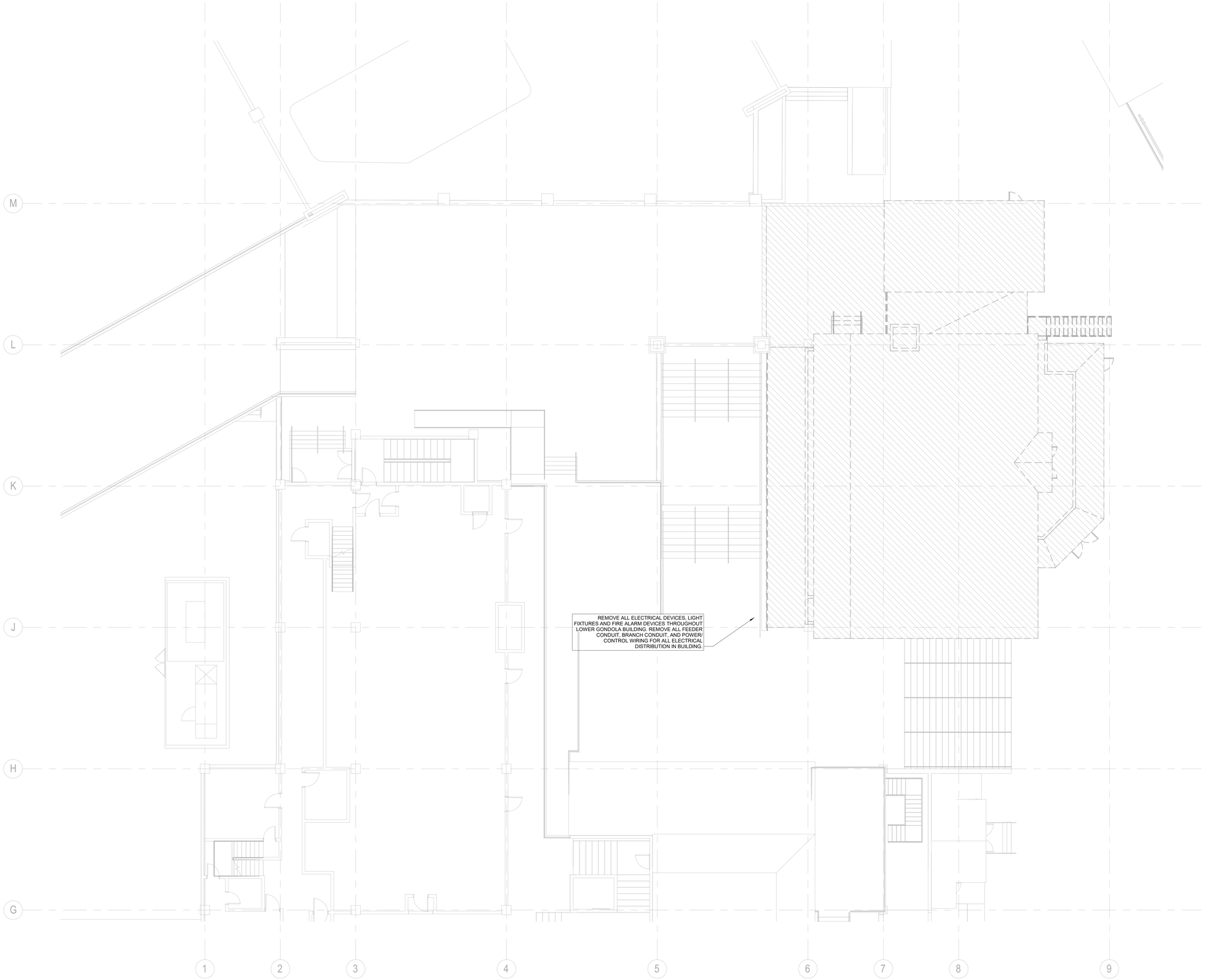
Project Name
SSRC | BASE AREA IMPROVEMENTS

Project Number
003.7835.000

Description
ELECTRICAL DEMOLITION PLAN - BUILDING B - LEVEL 03

Scale
1/8" = 1'-0"

B-DE1.103



GENERAL NOTES:

1. THE LOCATION OF EXISTING EQUIPMENT AND DEVICES ARE SHOWN FOR THE CONVENIENCE OF THE CONTRACTOR. ACCURACY OF THE INFORMATION SHOWN IS NOT GUARANTEED. THE CONTRACTOR IS RESPONSIBLE FOR THE VERIFICATION OF ALL EXISTING CONDITIONS PRIOR TO SUBMITTING THE PROJECT BID. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR CHANGES WHICH OCCUR AFTER BIDS ARE SUBMITTED WHICH ARE A RESULT OF EXISTING CONDITIONS. SITE VISITS PRIOR TO SUBMISSION OF BIDS MUST BE FULLY COORDINATED WITH THE OWNER.

2. DURING DEMOLITION AND NEW CONSTRUCTION THE CONTINUATION OF BUILDING SYSTEMS MAY BE NECESSARY. TRACE AND IDENTIFY EXISTING ELECTRICAL SYSTEM (POWER, LIGHTING AND FIRE ALARM) WIRING IN AREAS PRIOR TO DEMOLITION. ELECTRICAL CONTRACTOR SHALL DISCONNECT ALL NECESSARY EQUIPMENT TO MAKE IT SAFE FOR DEMOLITION. WHERE LIVE BRANCH CIRCUITS OR FEEDERS PASS THROUGH A REMODEL AREA, CONTRACTOR SHALL MAINTAIN ELECTRIC CONTINUITY TO AND PROTECT BRANCH CIRCUITS AND/OR FEEDERS PASSING THROUGH. WHERE FEEDERS AND/OR BRANCH CIRCUITS FEED BOTH LOADS IN A REMODELED AREA AND OUTSIDE OF A REMODELED AREA, CONTRACTOR SHALL DISCONNECT AND REMOVE PORTIONS OF THE ELECTRICAL BRANCH CIRCUITS AND/OR FEEDERS WITHIN THE REMODELED AREA AND REWORK BRANCH CIRCUITS AND/OR FEEDERS TO MAINTAIN ELECTRICAL CONTINUITY TO LOADS OUTSIDE OF THE REMODELED AREA.

3. DEVICES AND EQUIPMENT TO BE DEMOLISHED SHALL BE REMOVED, INCLUDING ALL RELATED CONDUCTORS, RACEWAY, JUNCTION AND SPLICE BOXES UP TO THE PANELBOARD/ SWITCHBOARD. ALL CONDUITS AND BOXES THAT ARE SURFACE MOUNTED AND NO LONGER REQUIRE ACTIVE CIRCUITS SHALL BE COMPLETELY REMOVED. THE CONTRACTOR SHALL IDENTIFY ALL DEMOLISHED AND ABANDONED BRANCH CIRCUITS. THESE SHALL BE NOTED AS SPARE ON PANELBOARD DIRECTORIES. THIS INCLUDES IDENTIFYING EXISTING ABANDONED AND SPARE CIRCUITS THAT ARE CURRENTLY IDENTIFIED AS USED. THE CONTRACTOR SHALL FURNISH NEW TYPED DIRECTORIES FOR ALL PANELBOARDS.

4. THE OWNER HAS THE RIGHT TO RETAIN ALL SALVAGEABLE MATERIAL. ANY MATERIAL THE OWNER CHOOSES NOT TO ACCEPT SHALL BE REMOVED FROM THE SITE AND DISPOSED OF BY THE CONTRACTOR.

5. FULLY COORDINATE MECHANICAL EQUIPMENT ELECTRICAL CONNECTION REMOVAL AND RELOCATION WITH THE MECHANICAL CONTRACTOR.

6. REFER TO ARCHITECTURAL, STRUCTURAL, MECHANICAL, PLUMBING DEMOLITION DRAWINGS FOR ADDITIONAL DEMOLITION INFORMATION.

8. WHERE DEVICES OR EQUIPMENT IS TO BE RELOCATED, CONTRACTOR SHALL EXTEND EXISTING CIRCUITING TO NEW LOCATION. ENSURE CIRCUIT CONTINUITY FOR OTHER DEVICES OR EQUIPMENT ON THE SAME BRANCH CIRCUIT.

9. WHERE BEAMS OR COLUMNS ARE BEING REMOVED AND/OR REPLACED, CONTRACTOR SHALL PROTECT ELECTRICAL FEEDERS AND BRANCH CIRCUITS WHICH ARE TO REMAIN UNTIL DEMOLITION IN FUTURE PHASING WHILE STRUCTURAL WORK IS PERFORMED. PROVIDE ALL NECESSARY LABOR AND MATERIALS TO PERFORM WORK AS COORDINATED WITH THE CONSTRUCTION MANAGER.

10.WHEREVER ELECTRICAL MATERIALS HAVE BEEN REMOVED FROM SURFACES OF THE BUILDING OR STRUCTURE, THOSE SURFACES SHALL BE PATCHED AND REPAIRED.

11. ALL HAZARD WASTE SHALL BE PROPERLY DISPOSED OF BY A LICENSED HAZARD WASTE DISPOSAL FACILITY. ITEMS SHALL INCLUDE BUT NOT LIMITED TO FLUORESCENT LAMPS, SMOKE DETECTORS, ETC.

12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING UTILITIES OR LOCATING SERVICES AND OBTAINING LOCATIONS OF ALL UNDERGROUND SERVICES IN THE GENERAL AREA OF DEMOLITION WORK.

13. THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE OF ANY PLANNED UTILITY INTERRUPTIONS INCLUDING INTERRUPTIONS OF POWER TO COMMUNICATIONS AND FIRE PROTECTION SYSTEMS AT LEAST 48 HOURS IN ADVANCE. REQUEST SHALL STATE THE REASON, DATE, BEGINNING TIME, AND EXPECTED DURATION OF INTERRUPTIONS. NO INTERRUPTIONS SHALL BE MADE WITHOUT THE OWNER'S WRITTEN CONCURRENCE AND INTERRUPTIONS SHALL BE COORDINATED WITH THE OWNER TO CAUSE THE LEAST IMPACT TO THE OWNER'S OPERATIONS.

14. CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE OF ANY SYSTEMS THAT WILL LOSE POWER OUTSIDE THE CONSTRUCTION /DEMOLITION FENCING DUE TO LOSS OF ELECTRICAL SERVICE DURING DEMOLITION OF THE EXISTING BUILDING.

KEYNOTES

1 ELECTRICAL DEMOLITION PLAN - ROOF (Summer 2021)
SCALE: 1/8" = 1'-0"

Steamboat
ALTERRA MOUNTAIN COMPANY east west partners

2305 Mount Werner Circle
Steamboat Springs, CO 80487

Gensler
1225 17th Street
Suite 150
Denver, CO 80202
United States
Tel 303.595.8585
Fax 303.825.6823

LANDMARK CONSULTANTS, INC.
141 9th Street
PO Box 774943
Steamboat Springs, CO 80477
Tel 970.871.9494

DESIGNWORKSHOP
1390 Lawrence Street
Suite 100
Denver, CO 80204
Tel 303.623.5186

MARTIN/MARTIN CONSULTING ENGINEERS
12499 West Colfax Ave.
Lakewood, CO 80215
United States
Tel 303.431.6100

me engineers
14143 Denver West Pkwy
Suite 300
Golden, CO
United States
Tel 303.421.6655

△	Date	Description
1	2021/02/26	BP2A: DEMOLITION - LOWER GONDOLA BUILDING, BUILDING B, STAGE

RCRBD
Record Set
TC
04/14/2021

Seal / Signature

COLORADO LICENSED
MATTHEW JOHN O'BRIEN
52253
PROFESSIONAL ENGINEER
04/14/2021

Project Name
SSRC | BASE AREA IMPROVEMENTS

Project Number
003.7835.000

Description
ELECTRICAL DEMOLITION PLAN - BUILDING B - ROOF

Scale
1/8" = 1'-0"

B-DE1.104

Construction Site Management Plan Checklist

Prior to the approval of a building/ROW permit, any commercial, multi-family, or applicable single family/duplex project must complete an approved Construction Site Management Plan (CSMP). Below are the required items to be included in the CSMP. Please check "yes" if the item is included, "no" if it is not, and "N/A" if not-applicable. Please provide an explanation for any "No" answers at the bottom of the checklist.

Project Name: Steamboat Base Village - Demo Gondola Building and Demo Building B **Date:** 4/5/2021

Estimated Construction Start Date: 6/8/2021 **End Date:** 11/1/2021

Individual responsible for CSMP monitoring and compliance

Name: Reno Romagnoli **Phone # (local):** 845-420-8910

	Yes	No	N/A
1. General			
a. CSMP is shown on the proposed site plan	✔		
b. Schedule Pre-Construction Meeting *(required only for commercial, industrial, & multifamily projects)*	✔		
c. Right of Way permit (i.e. work or obstruction within ROW). *If required, describe below and include estimated start and stop dates.*			✔
2. Erosion and Sedimentation Control Plan showing			
a. Topographic Information – including sufficient detail to characterize the site		✔	
b. Areas and extent of soil disturbance (show any phasing)	✔		
c. Location of all on site and adjacent water bodies, wetlands, drainages, and storm water systems	✔		
d. Vehicle tracking control measures (vehicle track pad, vehicle wash station, etc.)	✔		
e. Inlet protection	✔		
f. Perimeter Control Measures (BMPs)	✔		
g. Standard details for all proposed control measures	✔		
3. Site Construction Facilities (Identify the following):			
a. Staging areas	✔		
b. Stockpile areas	✔		
c. Dumpsters and trash receptacles	✔		
d. Sanitary facilities	✔		
e. Loading/Unloading areas	✔		
f. Trailers and field offices (show access)			✔
4. Parking:			
a. Location and number of onsite and any offsite stabilized parking areas	✔		
b. Is project located downtown or at ski resort base area? *If so, describe below where contractor parking will occur:* Contractor Parking located at Upper Knoll Lot. Contractor Trucks only allowed on site to drop of materials or deliveries.	✔		

5. External Traffic Control Plan showing:			
a. Show/label all traffic control devices (MUTCD compliant)	✔		
b. Site access points; show existing adjacent streets and driveways; identify any changes and associated signage	✔		
c. Sidewalks and trails; identify any changes and associated signage	✔		
d. Use of the public Right of Way (ROW) - generally not permitted (for constrained sites show any proposed use of ROW)		✔	✔
e. Crane use details, including but not limited to, ROW encroachment, swing radius, loading locations (Crane will require ROW permit from the City)		✔	✔
6. Internal Access Control showing			
a. Emergency access- 24' wide all weather surface for emergency access thru site (to be maintained at all times)	✔		
7. CSMP Standard Notes:			
a. Standard CSMP notes included on the site plan or Civil Plan Sheets	✔		
8. Dust Control			

Provide narrative describing efforts to reduce fugitive dust from construction activities:

Fire Hose for Damping water during excavation activities. Street Sweeping as necessary

Provide explanation for any "No" or "N/A" answers:

- This site is adjacent / Shared with other current construction project of new Gondola Terminal.
- No ROM work planned.
- No Planned Crane Work

**** Plans shall be phased and updated as the project evolves and site conditions change.**

**** Please notify adjacent property owners prior to mobilization.**

**** Refer to chapter 36 of the Community Development Code for more information.**

SAUNDERS

Steamboat Logistics

Phase 1 - 2021

Approximately 40’ of fods pads will be used. A high pressure sprayer will be located as well to blast off mud prior to street use with BMPS in place. Link to fods product data/information is listed (https://getfods.com/contractor)

Actual Routing

Stop Signs and Flagging Personal at Public Crossings

Saunders is working with Safway on an engineered scaffolding system for permitting and public use. This breeze way apart of the Gondola building demo scope of work and we will have the engineered plan submitted under that permit.

Stop Signs and Flagging Personal at Public Crossings

Current plan with SSRC is to isolate vales near the pedestrian bridge/Billy Kid statue so that creek does not flow south through the construction perimeter. Everything north of this cut off will be accessible to the public.

Permit for On Mountain New Gondola Terminal

Permit for Base Village Existing Gondola Demo

Construction Area

The pedestrian breeze way is only access able from the ADA ramp near Christy sports, guests coming from One Steamboat Place will have to go around. Saunders is working with SSRC to develop way finding graphics to indicate access points around the project.

Saunders is working with Safway on an engineered scaffolding system for permitting and public use. This breeze way apart of the Gondola building demo scope of work and we will have the engineered plan submitted under that permit.

Legend:

- Site Fencing
- Gate
- Emergency Access / hydrant
- Construction Haul Route
- Pedestrian Breezeway
- Pedestrian Fence
- Public Crossing
- Public Mountain Access
- Public Wayfinding Signage
- Construction Track Track Out
- Slow Zone / Construction Flaging
- Speed Regulated Sigange
- Area of Known Weight Restrictions

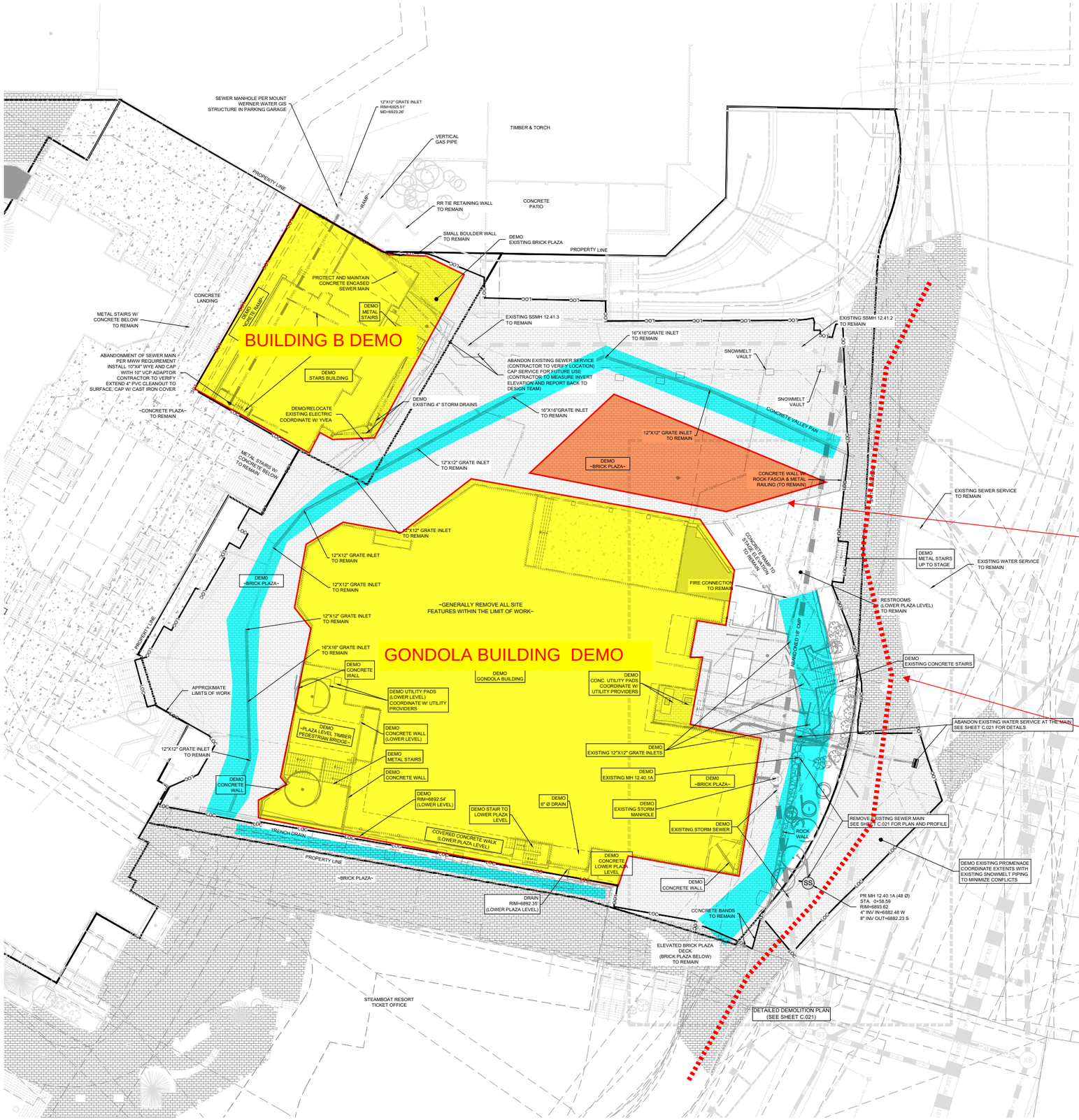
Equipment Utilizing Haul Route: Large Excavators, Dump Trucks, Tractor Trailers.

Tandem dump trucks (standard) will be used.

Haul route is currently rated for 72,000lbs. With placement of old conveyor belting to protect pavers we will be within design loading. We are aware of the loading restrictions and will regulate as needed.

Pedestrian Breezeway

N



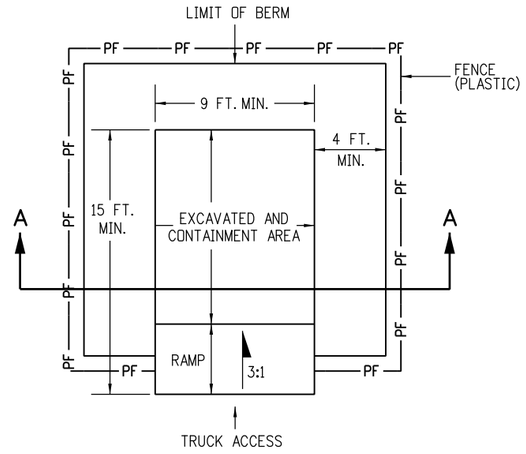
Standard Notes for Construction Site Management Plans:

1. This plan shall be kept on site at all times and updated to reflect any changes.
2. Clearing or grading shall not begin until all control measures have been installed.
3. Contractor is responsible for installing and maintaining temporary erosion and sediment control measures during construction and establishing any required permanent control measures to prevent release of pollutants from the project site.
4. Control measures shall be used, modified, and maintained whenever necessary to reflect current conditions. Control measures shall be inspected weekly and after every precipitation event. Accumulated sediment shall be removed from control measures when the sediment level reaches ½ the height of the control measure.
5. The contractor shall promptly remove all sediment, mud, and construction debris that may accumulate in the right of way, private property, or water ways as a result of the construction activities.
6. All ingress and egress access points on to the disturbed site must be stabilized with a vehicle tracking control pad. Access shall only be via approved locations as shown on approved CSMP.
7. Temporary soil stabilization measures shall be implemented where ground disturbances have temporarily or permanently ceased for 14 days or for areas of land disturbance within one growing season.
8. Concrete waste and washout water from mixing trucks shall be contained on site, removed from the site, and properly disposed. Materials shall not be allowed to enter state waters.
9. Contractor is responsible for complying with all local, state, and federal laws. In addition contractor must obtain required permits.
10. Emergency access must be kept obstacle free and passable at all times.
11. For any work to be done in the Right of Way, coordinate with the City ROW Manager regarding special permitting. No work shall be conducted in the ROW between November 1 and May 1 without prior approval from the director of Public Works.
12. Where required as part of the ROW permit or where site work affects the pedestrian or vehicle travel way, traffic control shall be installed. All traffic control shall be in accordance with the Manual on Uniform Traffic Control Devices, latest edition.
13. Sidewalks adjacent to construction sites shall be maintained, for public use, by the contractor. In areas where construction is taking place next to the sidewalk and overhead hazards are possible, site is responsible for installing and maintaining sidewalk protection.

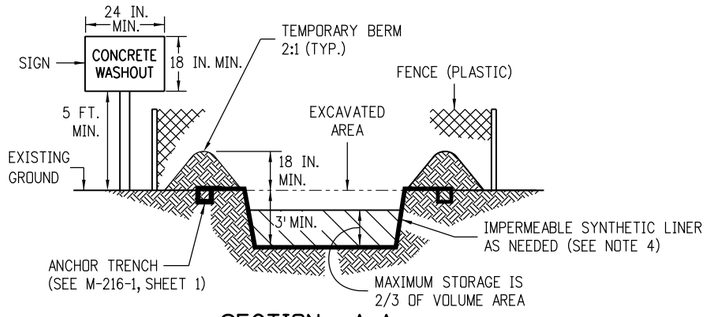
Dumpsters / Staging

Inlet Protection Measures as necessary. Potentially avoid silt fence at site fencing if confirmed perimeter drain protects all areas of construction

Haul route, reference previous sheet.
Includes Emergency Vehicle Access
VCT
Traffic Control
Pedestrian Walkway



PLAN VIEW

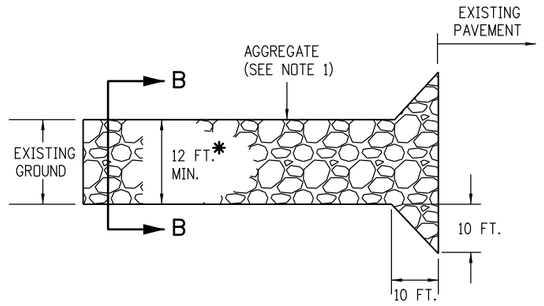


SECTION A-A

NOTES:

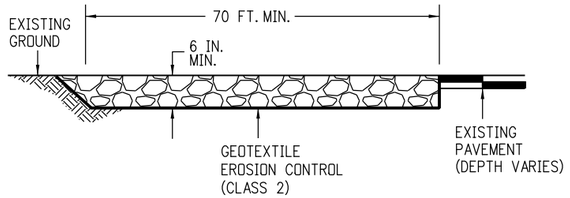
1. A FENCE (PLASTIC) CONFORMING TO SECTION 607 SHALL BE INSTALLED AROUND THE CONCRETE WASHOUT AREA, EXCEPT AT THE OPENING.
2. THE CONCRETE WASHOUT SIGN SHALL HAVE LETTERS AT LEAST 3 INCHES HIGH AND CONFORM TO SUBSECTION 630.02.
3. ALL MATERIALS AND LABOR TO COMPLETE THE CONCRETE WASHOUT STRUCTURE SHALL BE INCLUDED IN THE COST OF WORK AND NOT PAID FOR SEPARATELY.
4. THE BOTTOM OF EXCAVATION SHALL BE A MINIMUM OF FIVE FEET ABOVE GROUND WATER. IF NOT, THE BOTTOM OF EXCAVATION SHALL BE IN ACCORDANCE WITH 208.02 (j).
5. THE PAY ITEM NUMBER FOR CONCRETE WASHOUT STRUCTURE (EACH) IS 208-00045.

CONCRETE WASHOUT STRUCTURE

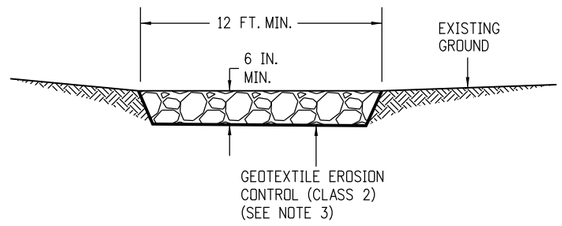


PLAN VIEW

* SHALL EXTEND FULL WIDTH OF INGRESS AND EGRESS OPERATION.



ELEVATION SECTION



SECTION B-B

NOTES:

1. AGGREGATE SHALL CONFORM TO SUBSECTION 208.02 (I).
2. THE CONTRACTOR SHALL PROTECT CURB AND GUTTER THAT CROSSES THE ENTRANCE FROM DAMAGE, WHILE NOT BLOCKING FLOW OF WATER THRU STRUCTURE. PROTECTION OF THE CURB AND GUTTER SHALL BE INCLUDED IN THE COST OF WORK AND NOT PAID FOR SEPARATELY.
3. GEOTEXTILE SHALL CONFORM TO SUBSECTION 712.08.
4. ALL MATERIALS AND LABOR TO COMPLETE THE VEHICLE TRACKING PAD SHALL BE INCLUDED IN THE COST OF WORK AND NOT PAID FOR SEPARATELY.
5. THE PAY ITEM NUMBER FOR VEHICLE TRACKING PAD (EACH) IS 208-00070.

VEHICLE TRACKING PAD

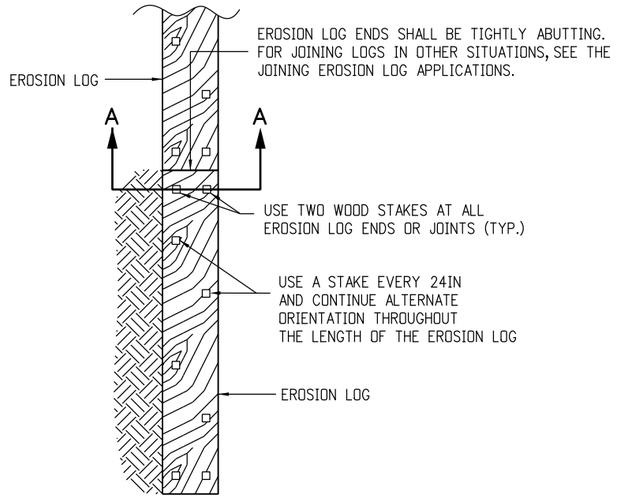
Computer File Information		Sheet Revisions	
Creation Date: 07/31/19		Date:	Comments
Designer Initials: JBK	(R-X)		
Last Modification Date: 07/31/19	(R-X)		
Detailer Initials: LTA	(R-X)		
CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English	(R-X)		

Colorado Department of Transportation
2829 West Howard Place
CDOT HQ, 3rd Floor
Denver, CO 80204
Phone: 303-757-9021 FAX: 303-757-9868
Project Development Branch JBK

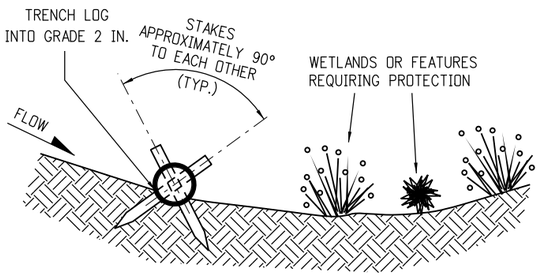
TEMPORARY EROSION CONTROL

Issued by the Project Development Branch: July 31, 2019

STANDARD PLAN NO.
M-208-1
Standard Sheet No. 1 of 11
Project Sheet Number:



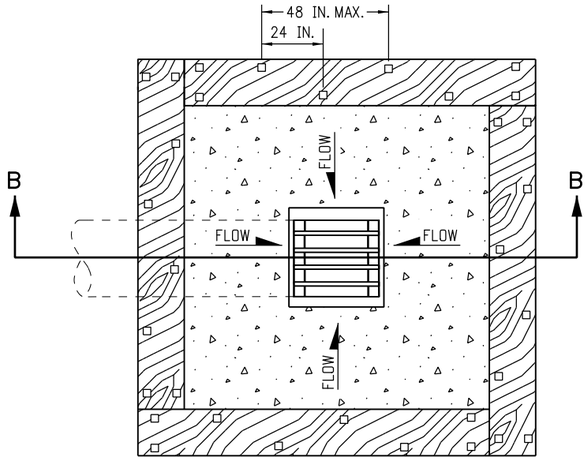
PLAN VIEW



SECTION A-A

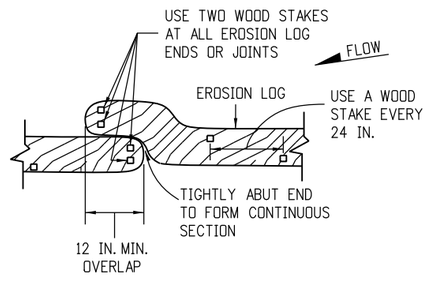
TYPICAL STAKE INSTALLATION

EROSION LOGS PAY ITEMS	
NUMBER	DESCRIPTION
208-00012	TYPE 1 (9 IN.)
208-00002	TYPE 1 (12 IN.)
208-00013	TYPE 1 (20 IN.)
208-00007	TYPE 2 (8 IN.)
208-00008	TYPE 2 (12 IN.)
208-00009	TYPE 2 (18 IN.)
208-00022	TYPE 3 (9 IN.)
208-00023	TYPE 3 (12 IN.)
208-00024	TYPE 3 (20 IN.)

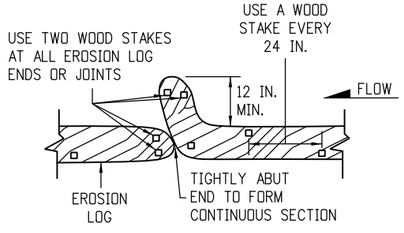


PLAN VIEW

NOTE: THE TOPS OF ALL STAKES SHALL NOT EXTEND MORE THAN 2 INCHES ABOVE THE TOPS OF EROSION LOGS.

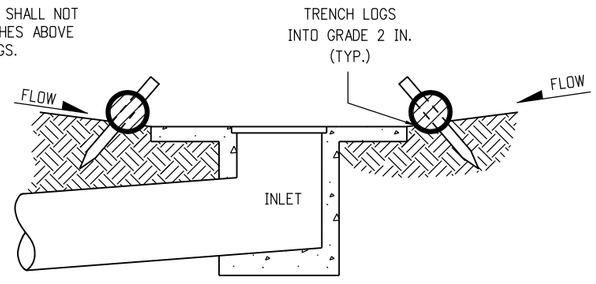


OVERLAP JOINING DETAIL



J-HOOK JOINING DETAIL

JOINING EROSION LOG APPLICATIONS



SECTION B-B

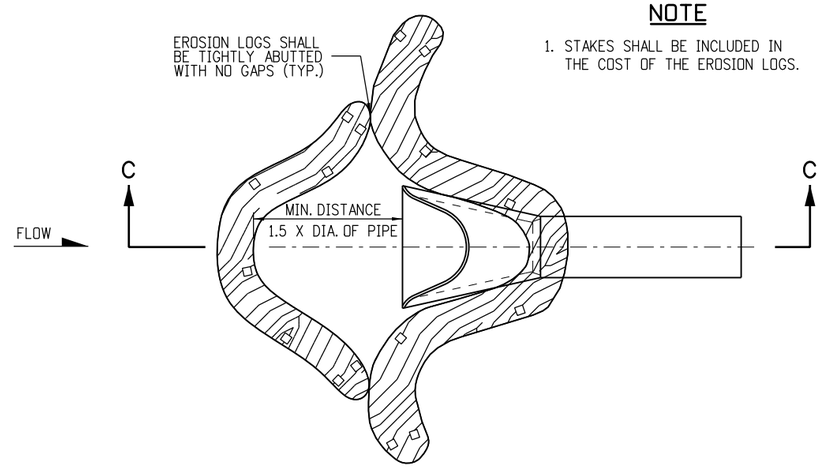
NOTE: LOCATE EROSION LOGS AT THE OUTSIDE EDGE OF THE CONCRETE APRON.

EROSION LOG FILTER AT DROP INLET

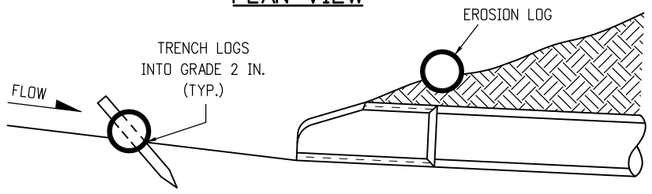
EROSION LOG APPLICATIONS

NOTE

1. STAKES SHALL BE INCLUDED IN THE COST OF THE EROSION LOGS.



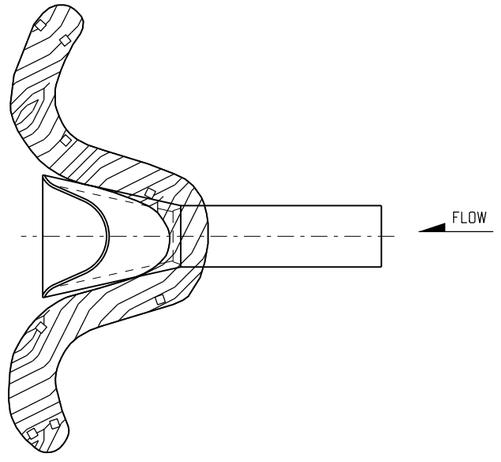
PLAN VIEW



SECTION C-C
(NOT ALL LOGS SHOWN)

NOTE: TOP OF STAKE SHALL NOT EXTEND PAST TOP OF EROSION LOG MORE THAN 2 IN.

EROSION LOG CULVERT INLET PROTECTION



EROSION LOG CULVERT OUTLET PROTECTION

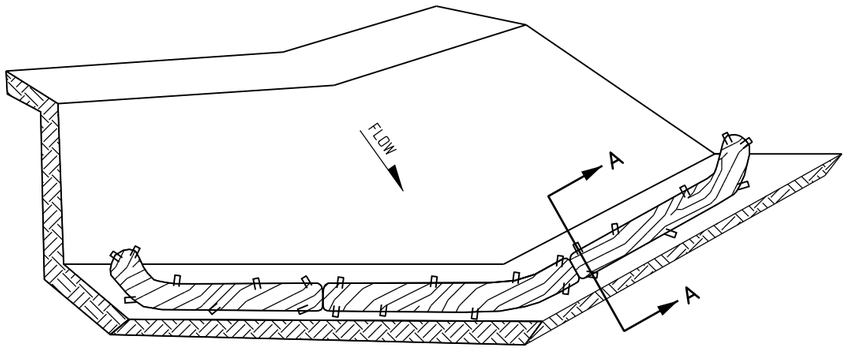
Computer File Information		Sheet Revisions	
		Date:	Comments
Creation Date: 07/31/19			
Designer Initials: JBK	(R-X)		
Last Modification Date: 07/31/19	(R-X)		
Detailer Initials: LTA	(R-X)		
CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English	(R-X)		

Colorado Department of Transportation
2829 West Howard Place
CDOT HQ, 3rd Floor
Denver, CO 80204
Phone: 303-757-9021 FAX: 303-757-9868
Project Development Branch JBK

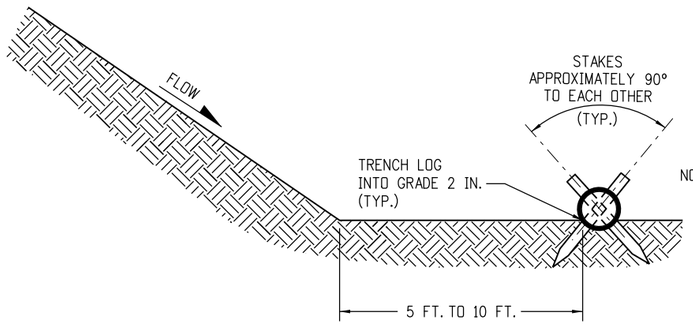
TEMPORARY EROSION CONTROL

Issued by the Project Development Branch: July 31, 2019

STANDARD PLAN NO.
M-208-1
Standard Sheet No. 2 of 11
Project Sheet Number:



ISOMETRIC VIEW



NOTE: THE TOPS OF ALL STAKES SHALL NOT EXTEND MORE THAN 2 INCHES ABOVE THE TOPS OF EROSION LOGS.

SECTION A-A

NOTES:

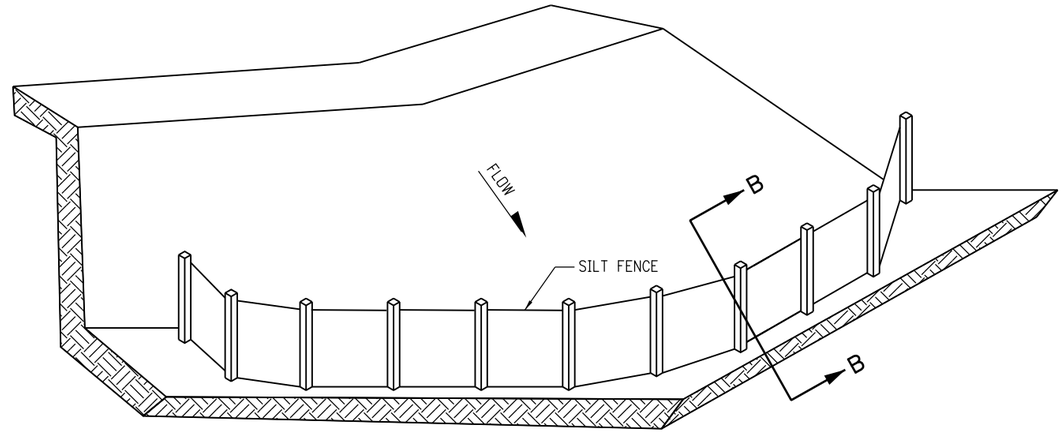
1. EROSION LOGS USED AT TOE OF SLOPE SHALL BE PLACED 5 TO 10 FEET BEYOND TOE OF SLOPE TO PROVIDE STORAGE CAPACITY.
2. EROSION LOGS SHALL BE PLACED ON THE CONTOUR WITH ENDS FLARED UP SLOPE.
3. SEE SHEET 2 OF 11 FOR JOINING LOGS DETAIL.

EROSION LOGS PAY ITEMS	
NUMBER	DESCRIPTION
208-00012	TYPE 1 (9 IN.)
208-00002	TYPE 1 (12 IN.)
208-00013	TYPE 1 (20 IN.)
208-00007	TYPE 2 (8 IN.)
208-00008	TYPE 2 (12 IN.)
208-00009	TYPE 2 (18 IN.)
208-00022	TYPE 3 (9 IN.)
208-00023	TYPE 3 (12 IN.)
208-00024	TYPE 3 (20 IN.)

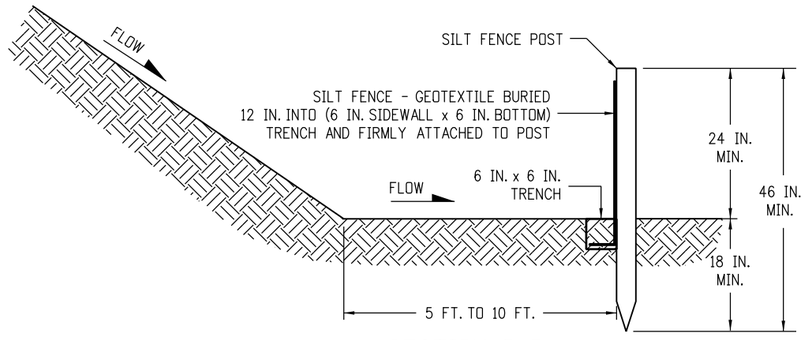
EROSION LOG TOE OF SLOPE PROTECTION

NOTES

1. SILT FENCE SHALL HAVE A MAXIMUM DRAINAGE AREA OF ONE-QUARTER ACRE PER 100 FEET OF SILT FENCE LENGTH; MAXIMUM SLOPE LENGTH BEHIND BARRIER IS 100 FEET.
2. SILT FENCE USED AT TOE OF SLOPE SHALL BE PLACED 5 TO 10 FEET BEYOND TOE OF SLOPE TO PROVIDE STORAGE CAPACITY.
3. SILT FENCE SHALL BE PLACED PARALLEL TO THE CONTOUR WITH ENDS FLARED UP SLOPE.
4. THE MAXIMUM LENGTH OF EROSION LOGS OR SILT FENCES WITHOUT A FLARED END TURNING UPSLOPE IS 150 FEET.



ISOMETRIC VIEW



SECTION B-B

SILT FENCE TOE OF SLOPE PROTECTION

NOTE: THE PAY ITEM NUMBER FOR SILT FENCE (LF) IS 208-00020.

TOE OF SLOPE PROTECTION APPLICATIONS

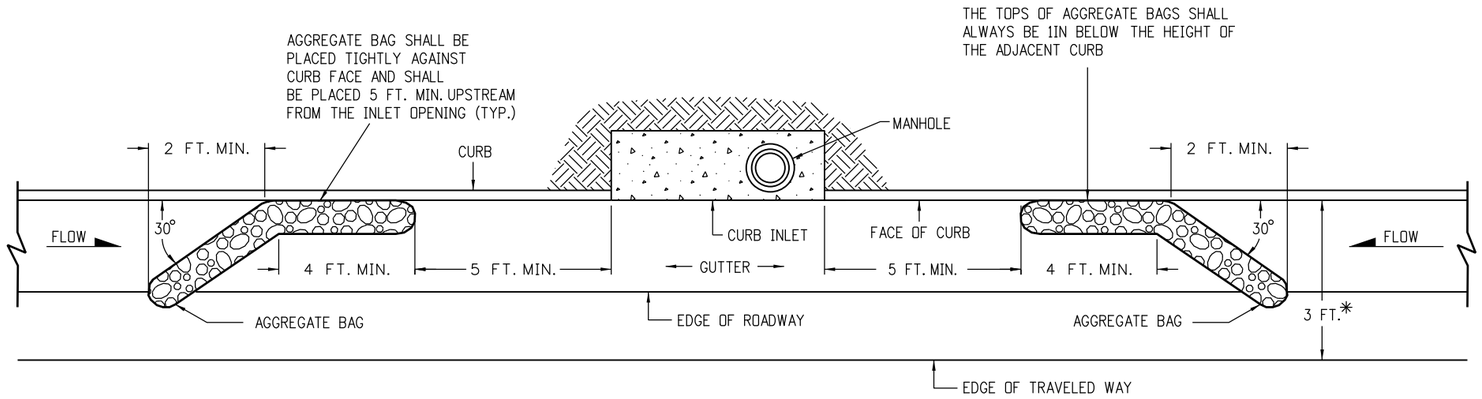
Computer File Information		Sheet Revisions	
		Date:	Comments
Creation Date: 07/31/19			
Designer Initials: JBK	(R-X)		
Last Modification Date: 07/31/19	(R-X)		
Detailer Initials: LTA	(R-X)		
CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English	(R-X)		

Colorado Department of Transportation
2829 West Howard Place
CDOT HQ, 3rd Floor
Denver, CO 80204
Phone: 303-757-9021 FAX: 303-757-9868
Project Development Branch JBK

TEMPORARY EROSION CONTROL

Issued by the Project Development Branch: July 31, 2019

STANDARD PLAN NO.
M-208-1
Standard Sheet No. 3 of 11
Project Sheet Number:

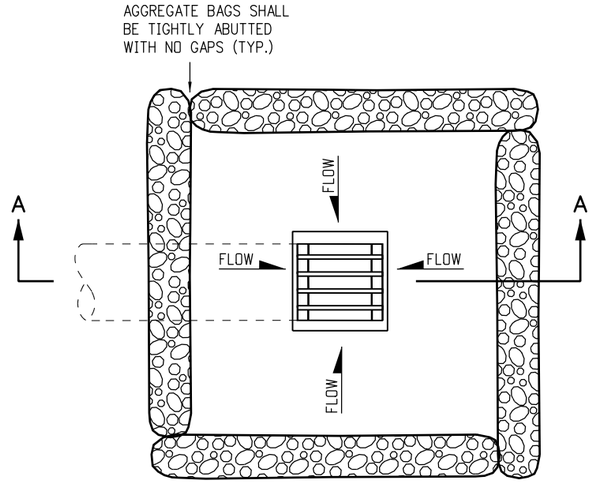


PLAN VIEW

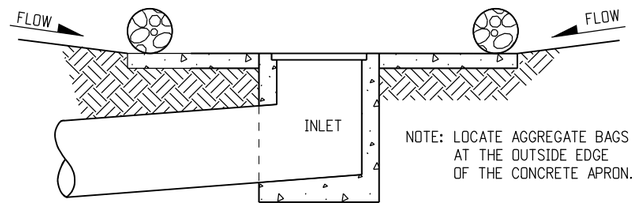
* NOTE: USE AGGREGATE BAGS ONLY WHEN THERE IS A MINIMUM CLEARANCE OF 3 FEET FROM THE EDGE OF THE TRAVELED WAY (INCLUDING CONDITIONS DURING DETOURS) TO THE FACE OF CURB.

LENGTH (L) OF INLET FT.	NUMBER OF AGGREGATE BAGS UPSTREAM OF INLET
0 - 5	1
6 - 10	2
L > 10	3

AGGREGATE BAGS AT STORM DRAIN INLET (TYPE I)



PLAN VIEW



SECTION A-A

AGGREGATE BAGS AT DROP INLET

AGGREGATE BAG APPLICATIONS

NOTE: THE PAY ITEM NUMBER FOR AGGREGATE BAG (LF) IS 208-00035

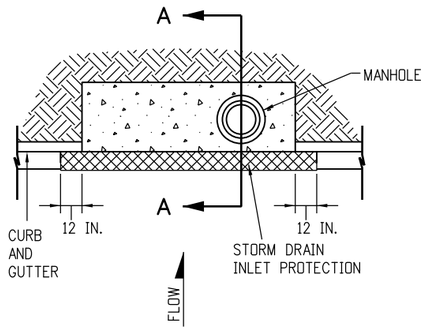
Computer File Information		Sheet Revisions	
Creation Date: 07/31/19		Date:	Comments
Designer Initials: JBK	(R-X)		
Last Modification Date: 07/31/19	(R-X)		
Detailer Initials: LTA	(R-X)		
CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English	(R-X)		

Colorado Department of Transportation
2829 West Howard Place
CDOT HQ, 3rd Floor
Denver, CO 80204
Phone: 303-757-9021 FAX: 303-757-9868
Project Development Branch JBK

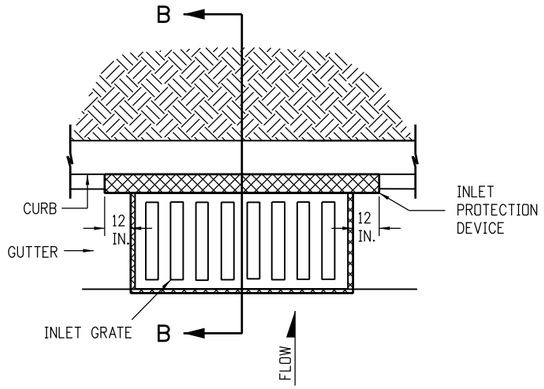
TEMPORARY EROSION CONTROL

Issued by the Project Development Branch: July 31, 2019

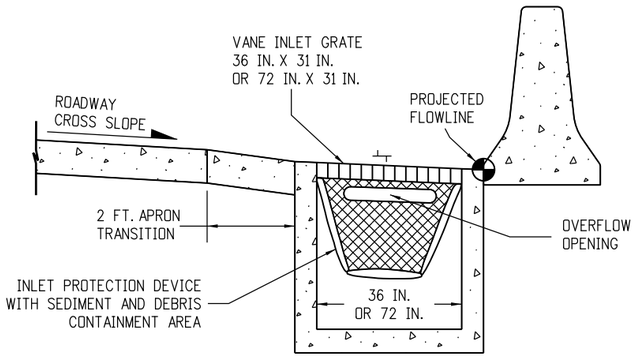
STANDARD PLAN NO.
M-208-1
Standard Sheet No. 4 of 11
Project Sheet Number:



PLAN VIEW

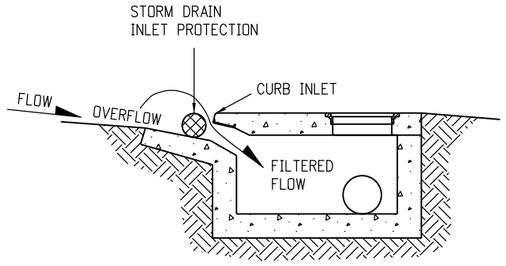


PLAN VIEW



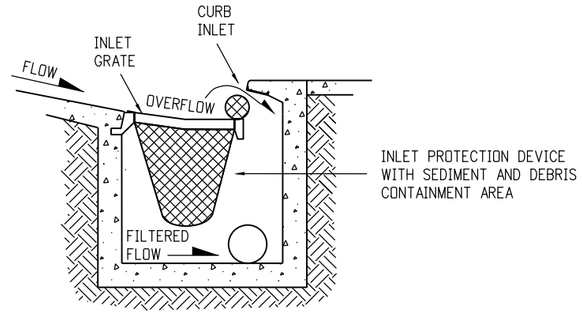
OPTION A

STORM DRAIN INLET PROTECTION (TYPE III)



SECTION A-A

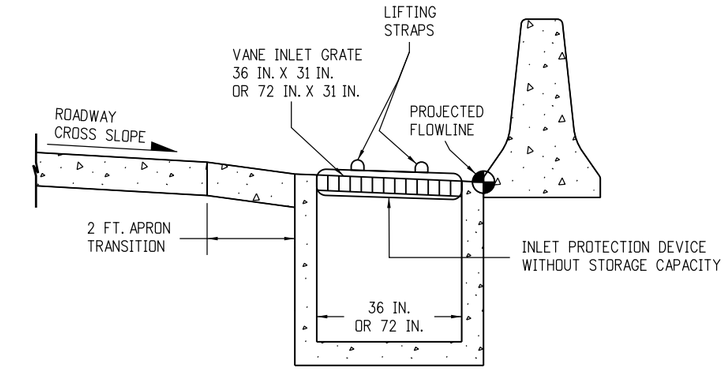
STORM DRAIN INLET PROTECTION (TYPE I)



SECTION B-B

OPTION A

STORM DRAIN INLET PROTECTION (TYPE II)



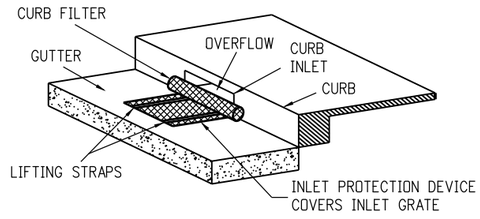
OPTION B

STORM DRAIN INLET PROTECTION (TYPE III)

NOTE: THE PAY ITEM NUMBER FOR STORM DRAIN INLET PROTECTION (TYPE III) (EACH) IS 208-00056.

NOTES:

1. INLET PROTECTION DEVICE SHALL EXTEND 12 INCHES PAST EACH END OF THE INLET.
2. THE PAY ITEM NUMBERS FOR STORM DRAIN INLET PROTECTION (TYPE I) ARE 208-00051 (LF), 208-00053 84 INCHES (EACH), 208-00057 144 INCHES (EACH), AND 208-00058 204 INCHES (EACH).
3. FOR STORM DRAIN INLET TYPES I AND II, IF THERE IS A MINIMUM CLEARANCE OF 3 FEET FROM THE EDGE OF THE TRAVELED WAY TO THE FACE OF CURB, USE THE AGGREGATE BAGS AT STORM DRAIN INLET (TYPE I) DETAIL ON SHEET 4 INSTEAD.



ISOMETRIC VIEW

OPTION B

STORM DRAIN INLET PROTECTION (TYPE II)

NOTE: THE PAY ITEM NUMBERS FOR STORM DRAIN INLET PROTECTION (TYPE II) ARE 208-00054 (EACH).

STORM DRAIN INLET PROTECTION TYPES

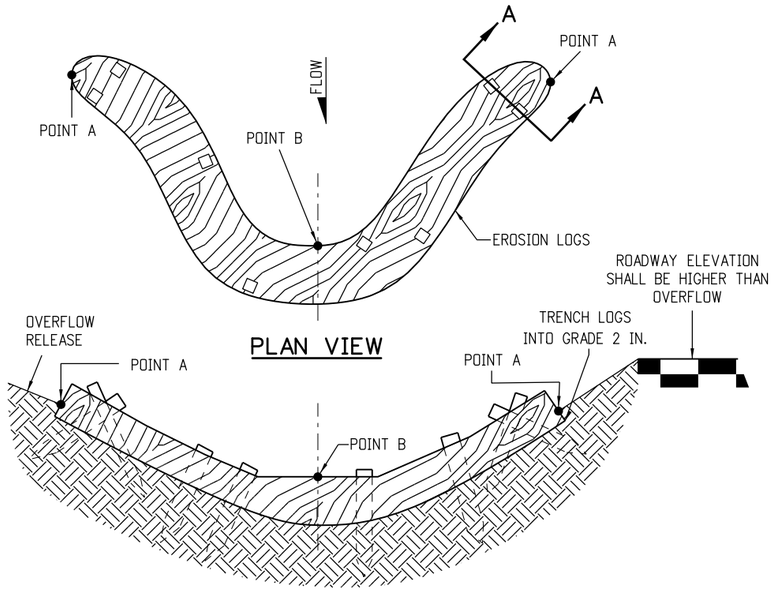
Computer File Information		Sheet Revisions	
		Date:	Comments
Creation Date: 07/31/19			
Designer Initials: JBK	(R-X)		
Last Modification Date: 07/31/19	(R-X)		
Detailer Initials: LTA	(R-X)		
CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English	(R-X)		

Colorado Department of Transportation
2829 West Howard Place
CDOT HQ, 3rd Floor
Denver, CO 80204
Phone: 303-757-9021 FAX: 303-757-9868
Project Development Branch JBK

TEMPORARY EROSION CONTROL

Issued by the Project Development Branch: July 31, 2019

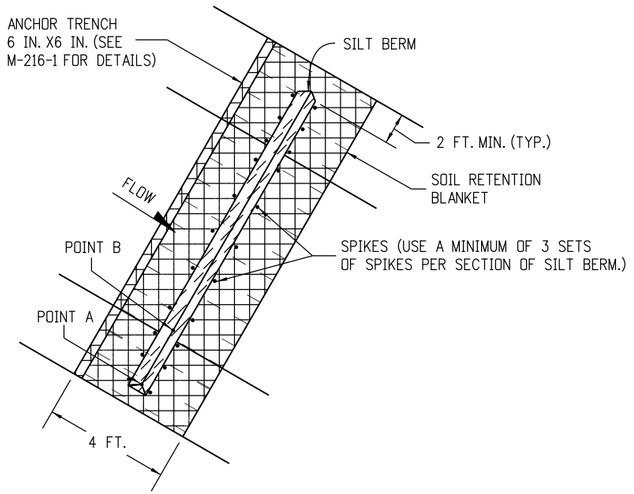
STANDARD PLAN NO.
M-208-1
Standard Sheet No. 5 of 11
Project Sheet Number:



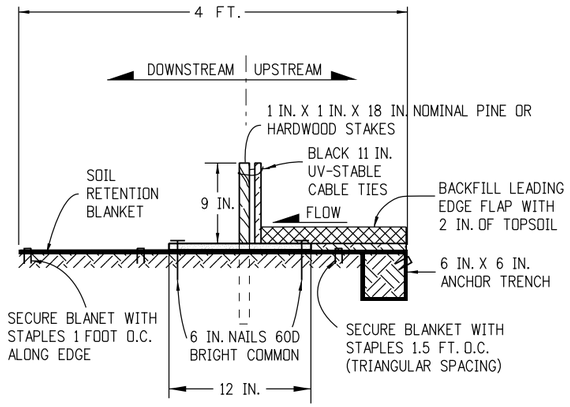
PLAN VIEW

NOTE: POINTS "A" SHALL BE A MINIMUM 4 IN. HIGHER THAN POINT "B".

ELEVATION

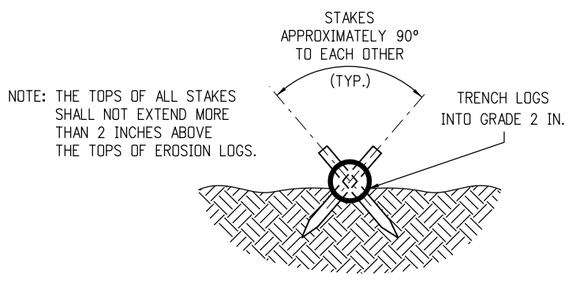


PLAN VIEW



NOTES:
1. MINIMUM 4 NAILS PER SEGMENT (UPSTREAM).
2. MINIMUM 2 NAILS PER SEGMENT (DOWNSTREAM).
3. MINIMUM 2 WOOD STAKES PER SEGMENT.

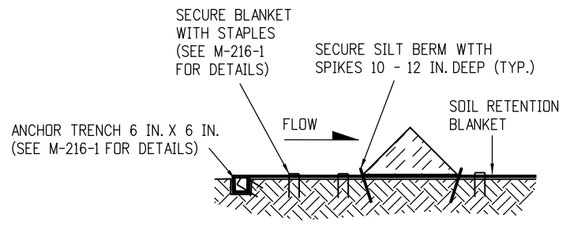
SILT BERM (2) SECTION VIEW



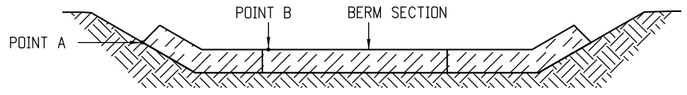
SECTION A-A

NOTES:
1. EROSION LOGS SHALL BE EMBEDDED 2 INCHES INTO THE SOIL.
2. EROSION LOGS SHALL BE TIGHTLY ABUTTED WITH NO GAPS.
3. V-SHAPED TEMPORARY DITCHES SHALL NOT BE USED. DITCHES SHAL BE GRADED IN A PARABOLIC OR TRAPEZOIDAL SHAPE.

EROSION LOG INSTALLATION



SILT BERM (1) SECTION VIEW



POINT "A" SHALL BE HIGHER THAN POINT "B" TO ENSURE THAT WATER FLOWS OVER THE BERM AND NOT AROUND THE ENDS.

FRONT VIEW

NOTES
1. ANCHOR SOIL RETENTION BLANKET INTO TRENCH WITH 8 INCHES MIN. STAPLES PLACED AT 1 FOOT INTERVALS ALONG EDGE.
2. FILL AND COMPACT TRENCH.
3. SECTIONS OF THE SILT BERM SHALL BE OVERLAPPED WITH NO GAPS.
4. FOR SLOPE AND CHANNEL SPACING SEE THE "SECTION VIEW ALONG DITCH FLOWLINE" DETAIL ON SHEET 11 OF 11.
5. SOIL RETENTION BLANKET SHALL ALWAYS BE REQUIRED.
6. THE PAY ITEM NUMBER FOR SILT BERM (LF) IS 208-00004.

SILT BERM INSTALLATION

DRAINAGE DITCH APPLICATIONS

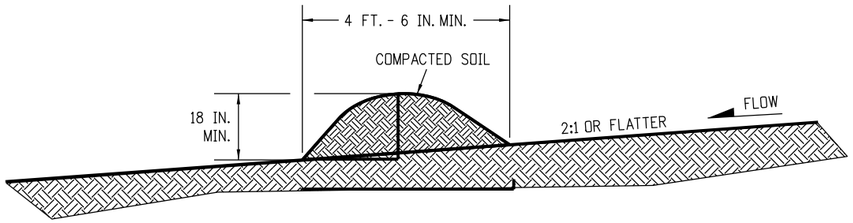
Computer File Information		Sheet Revisions	
		Date:	Comments
Creation Date: 07/31/19			
Designer Initials: JBK	(R-X)		
Last Modification Date: 07/31/19	(R-X)		
Detailer Initials: LTA	(R-X)		
CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English	(R-X)		

Colorado Department of Transportation
2829 West Howard Place
CDOT HQ, 3rd Floor
Denver, CO 80204
Phone: 303-757-9021 FAX: 303-757-9868
Project Development Branch JBK

TEMPORARY EROSION CONTROL

Issued by the Project Development Branch: July 31, 2019

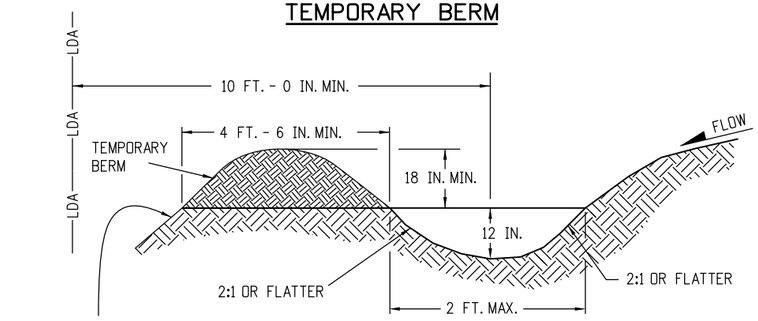
STANDARD PLAN NO.
M-208-1
Standard Sheet No. 6 of 11
Project Sheet Number:



NOTES:

1. BERMS SHALL HAVE A HEIGHT OF 18 INCHES, SIDE SLOPES OF 2:1 OR FLATTER AND A MINIMUM BASE WIDTH OF 4 FT. -6 IN.
2. BERMS SHALL BE USED TO INTERCEPT AND DIVERT DRAINAGE TO A DESIGNATED OUTLET.
3. BERMS SHALL NOT BE USED WHERE DRAINAGE AREA EXCEEDS 10 ACRES.
4. BERMS SHALL BE CONSTRUCTED OUT OF ACCEPTABLE MATERIAL THAT CAN BE COMPACTED AND RECEIVE AT A MINIMUM HEAVY EQUIPMENT WHEEL ROLLED COMPACTION.
5. TEMPORARY BERMS SHALL BE CONSTRUCTED OUT OF EMBANKMENT (SUBSOIL) AND IN NO CIRCUMSTANCE CONSTRUCTED OUT OF SALVAGED TOPSOIL.
6. THE PAY ITEM NUMBER FOR TEMPORARY BERM (LF) IS 208-00300.

TEMPORARY BERM

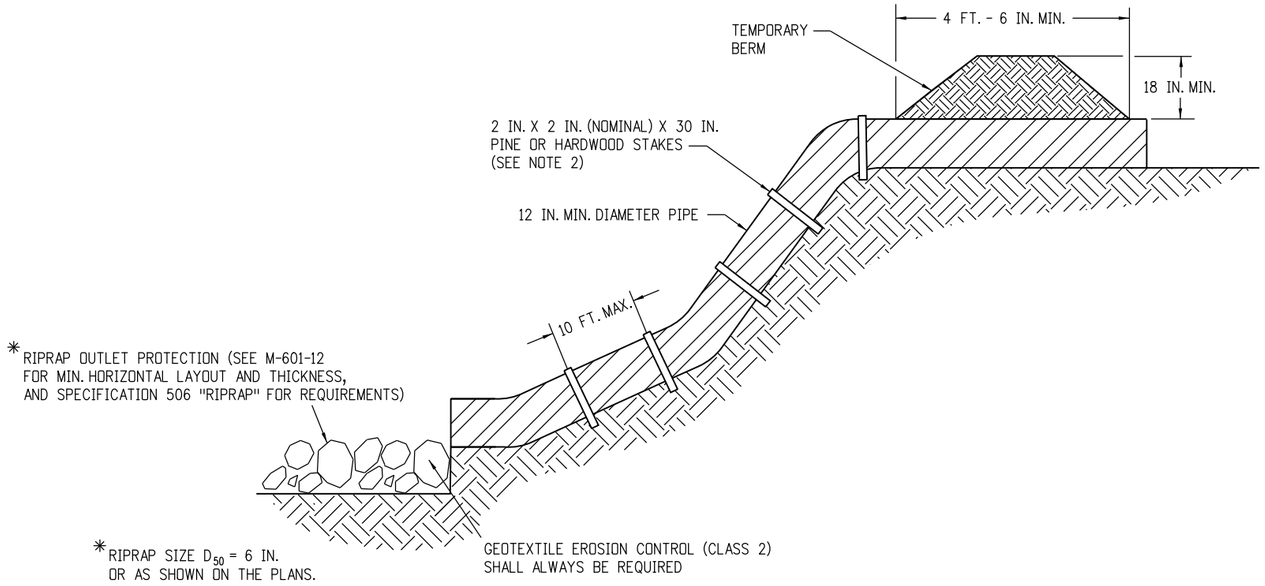


FOR BERMS TALLER THAN 2 FT.,
INSTALL TOE OF SLOPE CONTOL MEASURES.
SEE SHEET 3 OF 11 FOR DETAILS.

NOTES:

1. TEMPORARY DIVERSION DITCHES SHALL BE CONSTRUCTED ACROSS THE SLOPE TO INTERCEPT RUNOFF AND DIRECT IT TO A STABLE OUTLET OR SEDIMENT TRAP.
2. USE THE TEMPORARY DIVERSION DITCH IMMEDIATELY ABOVE A NEW CUT, FILL SLOPE, OR AROUND THE PERIMETER OF A DISTURBED AREA.
3. THE GRADIENT ALONG THE FLOW PATH SHALL HAVE A POSITIVE GRADE TO ASSURE DRAINAGE, BUT SHALL NOT BE SO STEEP AS TO RESULT IN EROSION DUE TO HIGH VELOCITY.
4. THE DIVERSION FLOWLINE SHALL ALWAYS BE LOCATED A MINIMUM 10 FEET FROM THE OUTSIDE LIMITS OF DISTURBED AREA BOUNDARY.
6. DIVERSION BERMS SHALL BE CONSTRUCTED OUT OF EMBANKMENT (SUBSOIL) AND IN NO CIRCUMSTANCE CONSTRUCTED OUT OF SALVAGED TOPSOIL.
5. THE PAY ITEM NUMBER FOR TEMPORARY DIVERSION (LF) IS 208-00301.

TEMPORARY DIVERSION



NOTES:

1. ANCHOR SIZE VARIES ACCORDING TO PIPE SIZE
2. TO SECURE THE PIPE, DRIVE STAKES INTO GROUND, THEN TIE A 12 GUAGE WIRE BETWEEN THEM ABOVE AND ACROSS THE PIPE'S WIDTH.
3. THE OUTLET SHALL BE ALIGNED WITH THE FLOW DIRECTION OF THE EXISTING GRADE. PERPENDICULAR DISCHARGE TO A CHANNEL SHALL NOT BE ACCEPTABLE.
4. THE GRADE AROUND THE INLET TO THE PIPE SHALL BE COMPACTED.
5. THE PAY ITEM NUMBER FOR TEMPORARY SLOPE DRAINS (LF) IS 208-00060.

TEMPORARY SLOPE DRAINS

GRADING APPLICATIONS

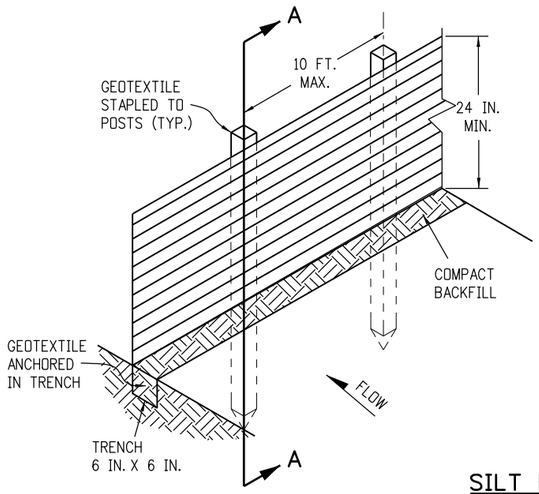
Computer File Information		Sheet Revisions	
Creation Date: 07/31/19		Date:	Comments
Designer Initials: JBK	(R-X)		
Last Modification Date: 07/31/19	(R-X)		
Detailer Initials: LTA	(R-X)		
CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English	(R-X)		

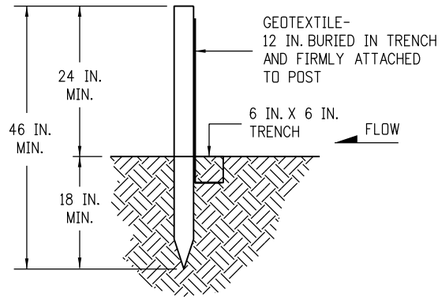
Colorado Department of Transportation
2829 West Howard Place
CDOT HQ, 3rd Floor
Denver, CO 80204
Phone: 303-757-9021 FAX: 303-757-9868
Project Development Branch JBK

TEMPORARY EROSION CONTROL

Issued by the Project Development Branch: July 31, 2019

STANDARD PLAN NO.
M-208-1
Standard Sheet No. 7 of 11
Project Sheet Number:



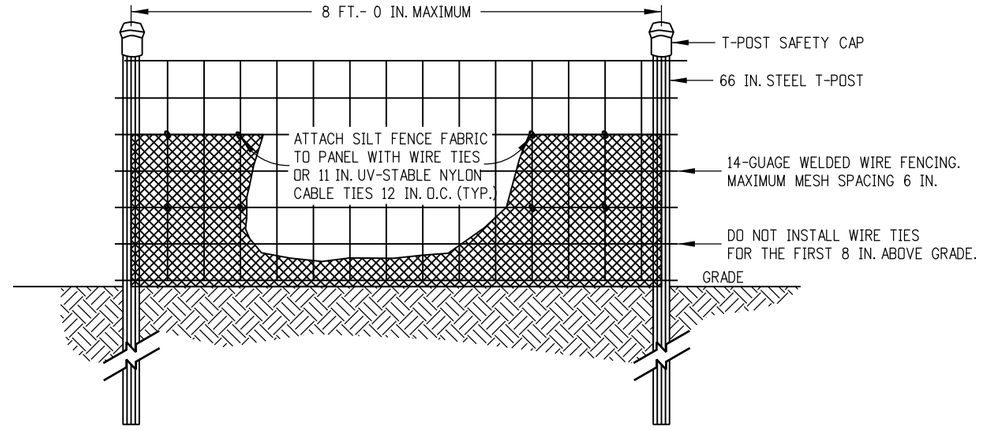


SECTION A-A

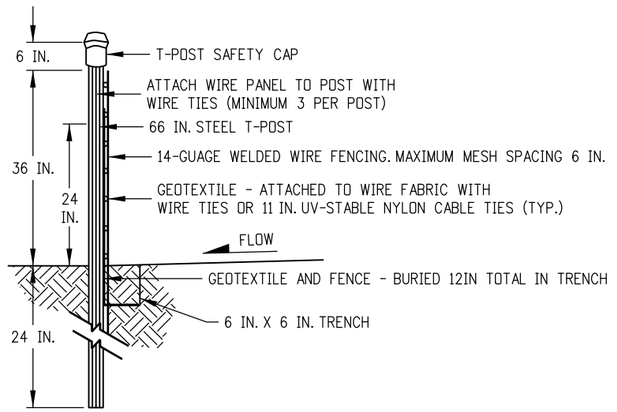
SILT FENCE

NOTES:

1. GEOTEXTILE SHALL BE ATTACHED TO WOOD POSTS WITH THREE OR MORE STAPLES PER POST. STAPLES SHALL BE HEAVY DUTY WIRE AND AT LEAST 1 INCH LONG.
2. WOOD POST SHALL BE 1 IN. X 1 IN. NOMINAL.
3. THE PAY ITEM NUMBER FOR SILT FENCE (LF) IS 208-00020.
4. THE SILT FENCE SHALL BE PLACED ON THE CONTOUR (AT THE SAME ELEVATION ±6 IN.). THE ENDS SHALL BE FLARED UP SLOPE (MINIMUM ELEVATION GAIN OF 18 IN.).



ELEVATION VIEW

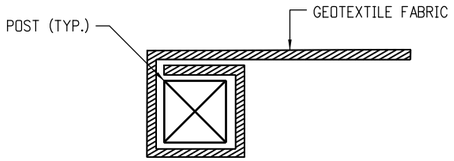


SIDE VIEW

NOTES:

1. THE ENDS OF THE SILT FENCE FABRIC SHALL BE JOINED TOGETHER BY WRAPPING APPROX. 6 INCHES OF EACH END AROUND A STEEL T-POST, THEN SECURED ALONG THE POST WITH WIRE TIES (MINIMUM 3 PER POST).
2. POSTS SHALL BE TIGHTLY ABUTTED WITH NO GAPS TO PREVENT POTENTIAL FLOW-THROUGH OF SEDIMENT AT JOINT.
3. SILT FENCES SHALL NOT BE USED FOR CHECK DAMS.
4. THE PAY ITEM NUMBER FOR SILT FENCE (REINFORCED) (LF) IS 208-00021.

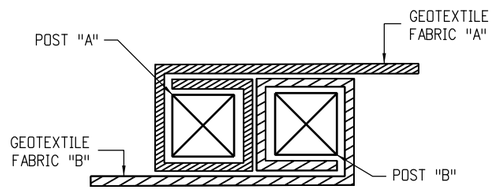
SILT FENCE (REINFORCED)



END SECTION DETAIL (PLAN VIEW)

NOTE:

1. THE END OF THE SILT FENCE FABRIC SHALL BE WRAPPED APPROX. 6 INCHES AROUND A WOODEN POST ONE FULL TURN, THEN SECURED ALONG THE POST WITH 6 HEAVY DUTY WIRE STAPLES AT LEAST 1 INCH LONG.



JOINING SECTION DETAIL (PLAN VIEW)

NOTES:

1. THE ENDS OF THE SILT FENCE FABRIC SHALL BE JOINED TOGETHER BY WRAPPING APPROX. 6 INCHES OF EACH END AROUND A WOODEN POST ONE FULL TURN, THEN SECURED ALONG THE POST WITH 6 HEAVY DUTY WIRE STAPLES AT LEAST 1 INCH LONG.
2. POSTS SHALL BE TIGHTLY ABUTTED WITH NO GAPS TO PREVENT POTENTIAL FLOW-THROUGH OF SEDIMENT AT JOINT.

SILT FENCE APPLICATIONS

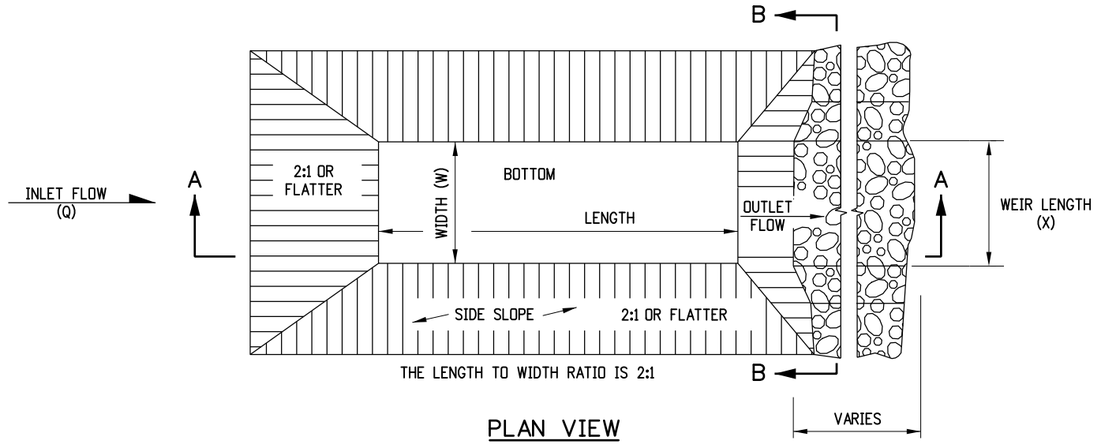
Computer File Information		Sheet Revisions	
Creation Date: 07/31/19		Date:	Comments
Designer Initials: JBK	(R-X)		
Last Modification Date: 07/31/19	(R-X)		
Detailer Initials: LTA	(R-X)		
CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English	(R-X)		

Colorado Department of Transportation
2829 West Howard Place
CDOT HQ, 3rd Floor
Denver, CO 80204
Phone: 303-757-9021 FAX: 303-757-9868
Project Development Branch JBK

TEMPORARY EROSION CONTROL

Issued by the Project Development Branch: July 31, 2019

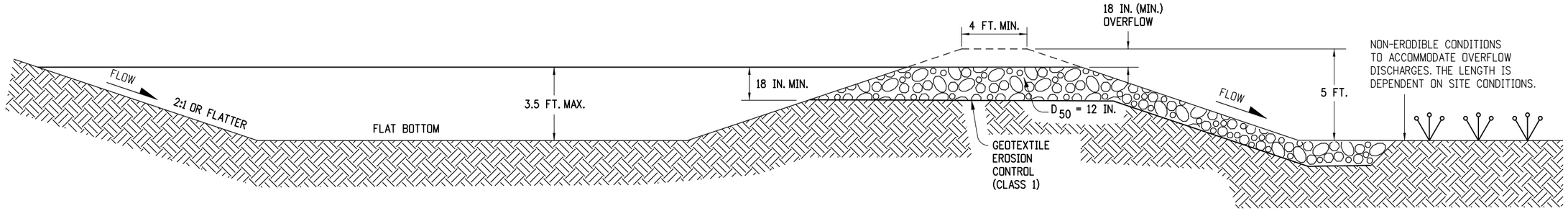
STANDARD PLAN NO.
M-208-1
Standard Sheet No. 8 of 11
Project Sheet Number:



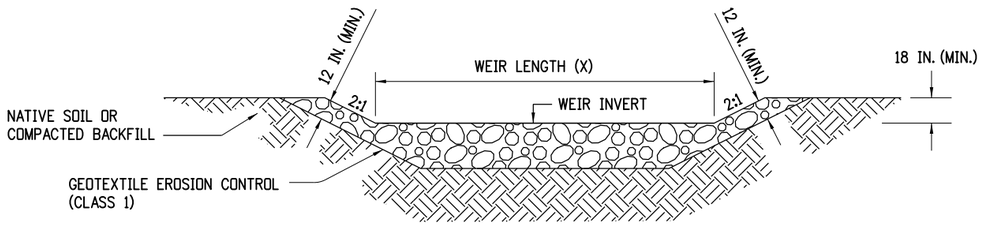
PLAN VIEW

NOTES

1. THE MAXIMUM DRAINAGE AREA IS 5 ACRES.
2. THE MAXIMUM STRUCTURE LIFE IS 2 YEARS.
3. THE STORAGE AREA IS 1800 CUBIC FEET PER ACRE.
4. THE MAXIMUM EMBANKMENT HEIGHT SHALL BE 5 FT. MEASURED ON THE DOWNSTREAM SIDE.
5. THE LENGTH/WIDTH RATIO MAY BE ADJUSTED TO MEET SITE CONDITIONS WHEN APPROVED BY THE ENGINEER.
6. WIDTH (W) OF SEDIMENT TRAP IS APPROXIMATELY EQUAL TO THE WEIR LENGTH (X).
7. SEDIMENT TRAP DESIGN SHALL BE APPROVED BY THE ENGINEER.
8. THE DOWN GRADE FROM WEIR SHALL BE STABLE AND NON-ERODIABLE.
9. THE PAY ITEM NUMBER FOR SEDIMENT TRAP (LF) IS 208-00033.



SECTION A-A



SECTION B-B

DRAINAGE AREA (ACRES)	WEIR LENGTH (FEET)
1	4
2	6
3	8
4	10
5	12

WEIR LENGTH TABLE

SEDIMENT TRAP

Computer File Information	
Creation Date: 07/31/19	
Designer Initials: JBK	(R-X)
Last Modification Date: 07/31/19	(R-X)
Detailer Initials: LTA	(R-X)
CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English	(R-X)

Sheet Revisions	
Date:	Comments

Colorado Department of Transportation
2829 West Howard Place
CDOT HQ, 3rd Floor
Denver, CO 80204
Phone: 303-757-9021 FAX: 303-757-9868
Project Development Branch JBK

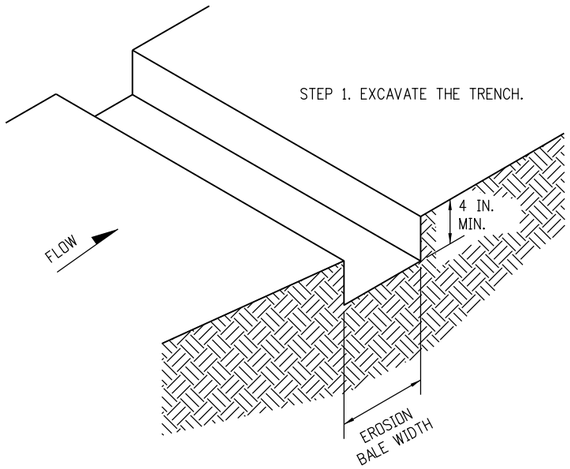
TEMPORARY EROSION CONTROL

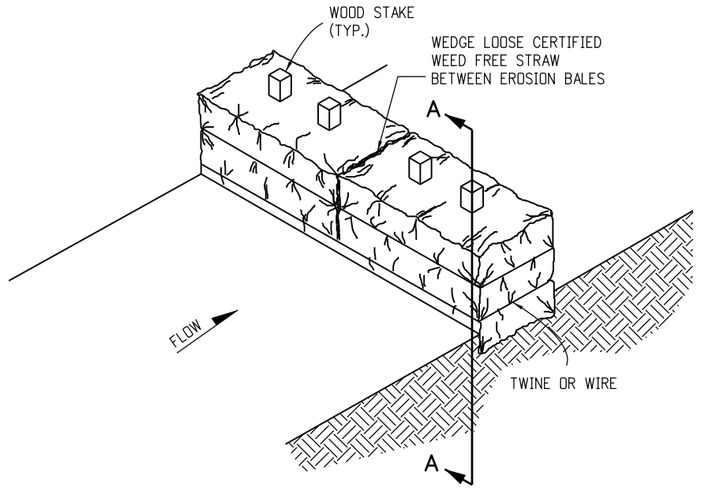
Issued by the Project Development Branch: July 31, 2019

STANDARD PLAN NO.
M-208-1
Standard Sheet No. 9 of 11
Project Sheet Number:

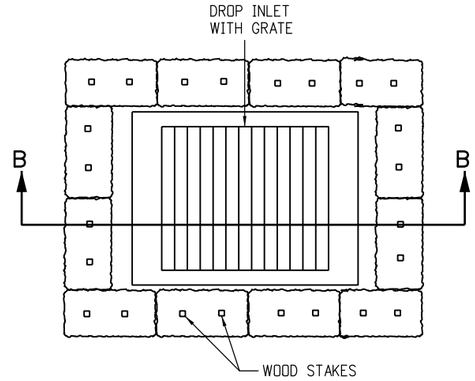
NOTES

1. STAKES SHALL BE WOOD AND SHALL BE 2 IN. X 2 IN. X 30 IN. NOMINAL.
2. EROSION BALES SHALL BE 18 IN. X 18 IN. X 36 IN.
3. EROSION BALES SHALL BE ENTRENCHED 4 IN. MINIMUM INTO THE SOIL, THIGHTLY ABUTTED WITH NO GAPS, STAKED, AND BACKFILLED AROUND THE ENTIRE OUTSIDE PERIMETER.
4. EROSION BALES CANNOT BE USED FOR CHECK DAMS.
5. EROSION BALE FILTER SHALL BE LOWER THAN BERM ELEVATION OR USED IN A SUMP CONDITION.
6. THE PAY ITEM NUMBER FOR EROSION BALES (WEED FREE) (EA) IS 208-00011.

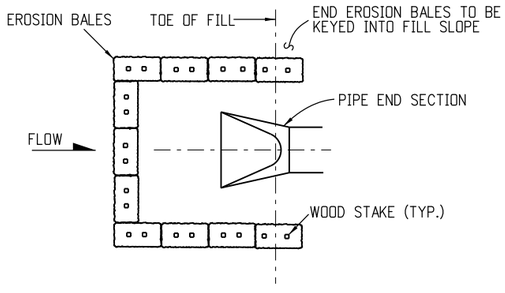




WOOD STAKE (TYP.)

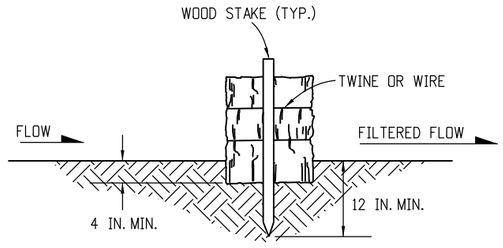


PLAN VIEW



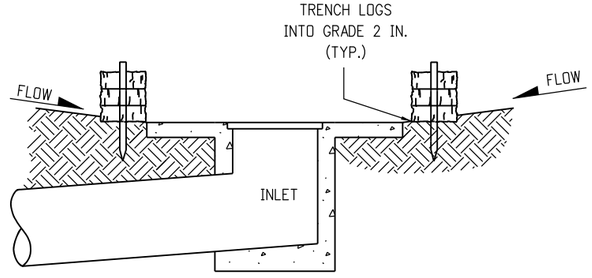
PLAN VIEW

EROSION BALE CULVERT INLET PROTECTION



SECTION A-A

EROSION BALE TRENCHING AND STAKING



SECTION B-B

NOTE: LOCATE EROSION BALES AT THE OUTSIDE EDGE OF THE CONCRETE APRON.

EROSION LOG FILTER AT DROP INLET

EROSION BALE APPLICATIONS

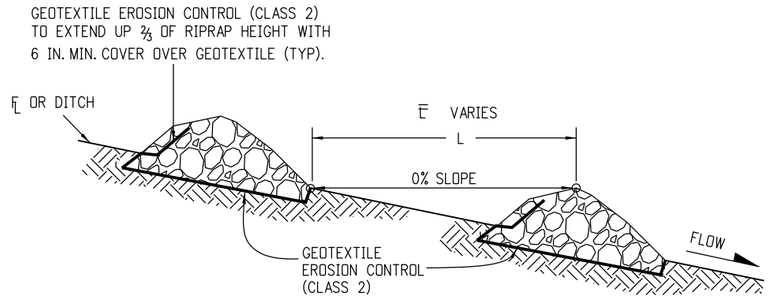
Computer File Information		Sheet Revisions	
Creation Date: 07/31/19		Date:	Comments
Designer Initials: JBK	(R-X)		
Last Modification Date: 07/31/19	(R-X)		
Detailer Initials: LTA	(R-X)		
CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English	(R-X)		

Colorado Department of Transportation
2829 West Howard Place
CDOT HQ, 3rd Floor
Denver, CO 80204
Phone: 303-757-9021 FAX: 303-757-9868
Project Development Branch JBK

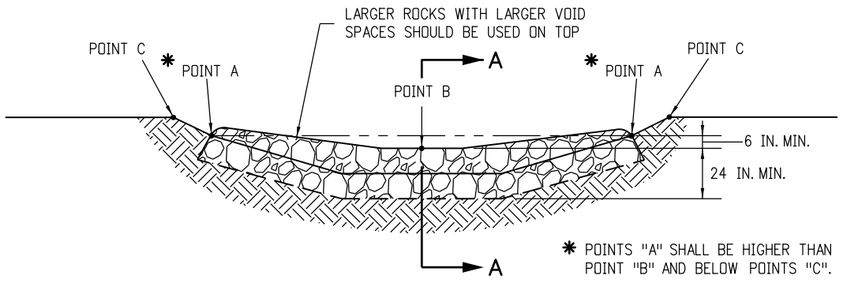
TEMPORARY EROSION CONTROL

Issued by the Project Development Branch: July 31, 2019

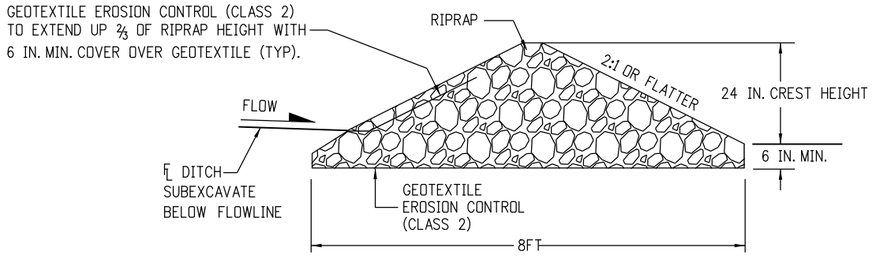
STANDARD PLAN NO.
M-208-1
Standard Sheet No. 10 of 11
Project Sheet Number:



SECTION VIEW ALONG DITCH FLOWLINE



TYPICAL SECTION VIEW



SECTION A-A

NOTES:

1. RIPRAP SIZE D_{50} = 6IN OR AS SHOWN ON THE PLANS.
2. THE GEOTEXTILE EROSION CONTROL SHALL BE CLASS 2 AND CONFORM TO THE REQUIREMENTS OF SUBSECTION 712.08.
3. THE ENDS OF RIPRAP CHECK DAM SHALL BE A MINIMUM OF 6 IN. HIGHER THAN CENTER OF CHECK DAM.
4. FOR USE AS TEMPORARY CHECK DAMS ONLY AND NOT FOR PERMANENT INSTALLATIONS.
5. THE PAY ITEM NUMBER FOR ROCK CHECK DAM (EA) IS 208-00041.

NOTE: ALL MATERIALS AND LABOR TO COMPLETE THE ROCK CHECK DAM SHALL BE INCLUDED IN THE COST OF WORK.

ROCK CHECK DAM

Computer File Information		Sheet Revisions	
Creation Date: 07/31/19		Date:	Comments
Designer Initials: JBK	(R-X)		
Last Modification Date: 07/31/19	(R-X)		
Detailer Initials: LTA	(R-X)		
CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English	(R-X)		

Colorado Department of Transportation
2829 West Howard Place
CDOT HQ, 3rd Floor
Denver, CO 80204
Phone: 303-757-9021 FAX: 303-757-9868
Project Development Branch JBK

TEMPORARY EROSION CONTROL

Issued by the Project Development Branch: July 31, 2019

STANDARD PLAN NO.
M-208-1
Standard Sheet No. 11 of 11
Project Sheet Number:

RCRBD
Record Set
TC
04/14/2021

ROUTT COUNTY
REGIONAL BUILDING DEPARTMENT

Proudly Serving Rural Routt County * City of Steamboat Springs * Town of Hayden * Town of Oak Creek * Town of Yampa * Routt County School Districts

De-Construction Permit Application and Policy

Plan Review Timeframe: 3 Working Days Unless Historical Review Required

Requirements Below:

1. **Permit Application Work Description: Please provide a complete work description in View Permit and on the Site Plan showing all Buildings, Signs, Fences, Retaining Walls, and all other Structures that are being proposed to be removed or De-Constructed.**
2. Possible Historical Review may be needed and permission granted prior to Permit Approval.
3. Proper Removal/Disconnection of Utilities and Approvals from AHJ
4. Construction Site management Plan Showing:
   A. Fencing
   B. Hazards
   C. Sanitation location
   D. Ingress / egress to public way
   E. Existing Utility Connections and Removal Location
5. Debris removal plan by letter or shown dumpster location on site management plan
6. Proof of liability insurance
   A. $300,000 minimum liability (may be handled by the homeowner's policy).
7. Administration fee of $30.00 for permits with no pending construction permit. Demolition permits in the Steamboat Springs Rural Fire Protection District will be an additional $25.00 for fire review fee.
8. In buildings where the demolition is preparatory to an interior remodel or where a portion of building is being removed that is connected to an existing building that will remain, an engineer's review with signed and sealed documentation that the demolition will not be detrimental to the structure or fire resistivity of the building will be required. This statement will include vertical, lateral, and seismic load considerations, as well as fire resistive assembly requirements based on Type of Construction.

9. In buildings where the demolition is preparatory to an interior remodel or where a portion of building is being removed that is connected to an existing building that will remain, the applicant must provide a Fire Management Plan with this application describing how all Fire Sprinkler or Alarm Systems will remain in service, out of service, or how fire watch will be utilized.
10. Sign the owner/agent asbestos statement on the next page and submit with your De-Construction Permit Online through View Permit.

Think Smart During De-Construction

Re-Use, Recycle, and Re-Claim as much as possible with all Materials to Divert Landfill Trips, Fees, and Waste

“Thank You”

RCRBD
Record Set
TC
04/14/2021

OWNER / AGENT ASBESTOS STATEMENT

Under Colorado Regulation No. 8, Part B – Asbestos, Emissions Standards for Asbestos, The Colorado Department of Public Health and Environment ("CDPHE") requires all buildings be thoroughly inspected for asbestos in accordance with paragraphs IV.C.1., IV.D. and IV.F.by a Colorado certified asbestos Building Inspector prior to commencing renovation or demolition activities. Both the building owner and contractor performing the renovation or demolition work can be held liable for failing to comply with these asbestos regulations.

Please be aware that testing for the presence of asbestos and issuance of a permit by the state may require significant lead times as there are state and federal requirements that the application for demolition (or renovation if trigger levels of asbestos will be disturbed) must be postmarked or hand delivered at least 10 working days prior to the commencement of the project. Issuance of a building permit by Routt County Regional Building Department does not assure compliance with the State and Federal regulations.

More information and applications are available at the CDPHE website: http://www.cdphe.state.co.us/ap/asbestos/index.html or by calling the Colorado Department of Public Health and Environment at (800) 866-7689 or (303) 692-3150.

I have read and understand the above information and agree to these requirements

Owner / Agent Signature: _____

Date: 4/5/2021

Address: 2305 Mt. Werner Circle, Steamboat Springs, CO 80487 Permit number:_____

RCRBD
Record Set
TC
04/14/2021

City of Steamboat Springs

Department of Planning and Community Development

NOTICE REGARDING DEMOLITION PERMITS

In accordance with Section 709.A.2 a Final Development Plan (FDP) is required prior to issuance of a Demolition Permit in the following zone districts:

CN – Commercial Neighborhood

CO – Commercial Old Town

CY – Yampa Street Commercial

SAUNDERS

RCRBD
Record Set
TC
04/14/2021

Routt County
De-Construction Permit Application

April 5, 2021

Project: Steamboat Base Village Redevelopment
RE: BP2A Demolition Gondola Building and Building B

Fire Management Plan

Complete Building Demolition of (2) structures located at Steamboat Base Village.

Before Demolition

Locate identify, disconnect and seal or cap off indicated utility services and mechanical/electrical systems serving areas to be selectively demolished. Arrange utility shut offs with utility companies. If removal, relocation, or abandonment of utility services will affect adjacent occupied buildings, temporary utilities will be provided that bypass buildings and structures to be demolished to maintain continuity of service to other buildings and structures. For any utility services that are to remain they are to be protected and visually identified as "live" during demolition operations.

During Demolition

Within limits of demolition, contractor will provide portable fire extinguishers within 75 foot travel distance from all portions of the building area on each floor of demolition.
Existing fire alarm circuits to be demolished back from the panel to devices located within area of demo. Upon completion of fire alarm demo and electrical make safe, written notice to be provided to release structural demolition. Any activity prone to generate sparks will be required to adhere to a "hot-work" permit with additional fire preventive measures.

- No cutting torches until work area is cleared of flammable materials.
- Maintain fire watch during and for at least 24hours after flame cutting operations.
- Maintain adequate ventilation when using cutting torches.
- There will be no burning of demo'd materials.

After Demolition

Installation of the new appropriate fire/life safety system is expected to immediately follow demo. The new plans and submittal will obtain approval from the Fire Department AHJ as applicable prior to installation.

Josh Boh
Project Manager, Saunders Construction
J.boh@saundersinc.com

MARTIN/MARTIN
CONSULTING ENGINEERS

April 1, 2021

RCRBD
Record Set
TC
04/14/2021

Geoffrey Brooksher
Gensler
1225 17th Street, Suite 150
Denver, CO 80202

Re: Steamboat Base Village Redevelopment – Gondola Building Demolition
Martin/Martin Project No.: 20.1411

Mr. Brooksher:

We have developed the near total structural demolition drawings for the existing Gondola Building, located at 2305 Mount Werner Circle, that includes the demolition of most of the existing building except for a below grade pit that contains the counterweight to remain. Using the existing building documentation provided by the Owner, the remaining structure has been analyzed for temporary stability for gravity and lateral loads from both seismic and wind and it meets all basic stability requirements.

Please feel free to contact me with any questions or comments on our analysis.

Sincerely,

Kelly Knowles, PE
Principal

G:\PROJECTS\20.1411.S.01-Steamboat Base Village\Letters & Memos\Gondola Builidng Partial Demo Stability.docx

MARTIN/MARTIN, INC.
12499 West Colfax Avenue
Lakewood, Colorado 80215
303.431.6100
martinmartin.com

Avon, CO | Fort Collins, CO | Bay Area, CA | Northwest Arkansas | Albuquerque, NM | Cheyenne, WY
mmwyo.com

RCRBD
Record Set
TC
04/14/2021

PROJECT MANUAL

Divisions 00-33

Steamboat Base Village Redevelopment

2305 Mount Warner Circle
Steamboat Springs, Co. 80487

BP2A- DEMOLITON LOWER GONDOLA TERMINAL BUILDING, BUILDING B, AND STAGE
FEBRUARY 29, 2021

Project Number: 003.7835.000

Prepared by
Gensler
1225 17th Street
Suite 150
Denver, Colorado 80202
Tel 303.595.8585

TABLE OF CONTENTS

NOT APPLICABLE

DIVISION 42 - PROCESS HEATING, COOLING, AND DRYING EQUIPMENT

NOT APPLICABLE

DIVISION 43 - PROCESS GAS AND LIQUID HANDLING, PURIFICATION AND STORAGE EQUIPMENT

NOT APPLICABLE

DIVISION 44 - POLLUTION CONTROL EQUIPMENT

NOT APPLICABLE

DIVISION 45 - INDUSTRY-SPECIFIC MANUFACTURING EQUIPMENT

NOT APPLICABLE

DIVISION 46 - WATER AND WASTEWATER EQUIPMENT

NOT APPLICABLE

DIVISION 48 - ELECTRICAL POWER GENERATION

NOT APPLICABLE

ARCHITECT
Gensler
1225 17th St.
Suite 150
Denver, CO. 80202
303.595.8585

Civil Engineer
Landmark Consultants Inc
141 9th St.
PO. Box 77493
Steamboat Springs, CO. 80477
907.871.9494

April 1, 2021

Structural Engineer
Martin/ Martin
12499 West Colfax Ave.
Lakewood, CO. 80215
303.431.6100

SECTION 01 10 00 - SUMMARY

PART 1 - GENERAL

1.1 SUMMARY

A. Section Includes:

1. Project information.
2. Work covered by Contract Documents.
3. Work under separate contracts.
4. Specification and drawing conventions.
5. Miscellaneous provisions.

1.2 RELATED DOCUMENTS

A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 01 Specification Sections, apply to the Work of all Sections in the Specifications. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all.

B. Conflicts or discrepancies among the Contract Documents shall be resolved in the following order of priority:

1. Contract modifications (such as Change Orders and Bulletins) of later date take precedence over those of earlier date.
2. the Agreement.
3. Addenda of later date take precedence over those of earlier date.
4. the Supplementary Conditions.
5. The General Conditions.
6. Drawings and Specifications; Drawings govern Specifications for quantity and location. Specifications govern Drawings for quality and performance. In the event of ambiguity or conflicts, the greater quantity and the better quality shall govern.

1.3 PROJECT INFORMATION

A. Project Identification: Steamboat Base Village Redevelopment BP2A -Demolition Lower Gondola Building and Building B.

1. Project Location: 2305 Mount Werner Circle, Steamboat Springs, CO. 80487.

B. Owner: Alterra Mountain Company

1. Owner's Representative: Mike Schmidt, Vice President of Development, MSchmidt@alterramtnco.com, 303.749.8262,

C. Architect: Jon Gambrill, Principal in Charge, jon_gambrill@gensler.com, 303.595.8585.

1. Design Workshop, landscape architect, Becky Zimmerman, President, bzimmerman@designworkshop.com, 303.625.5186

D. Project Web Site: A project Web site administered by Contractor will be used for purposes of managing communication and documents during the construction stage.

1. See Section 01 31 00 "Project Management and Coordination" for requirements for establishing, administering, and using the Project Web site.

1.4 WORK COVERED BY CONTRACT DOCUMENTS

A. The Work of Project is defined by the Contract Documents and consists of the demolition of the Lower Gondola Terminal Building (LGB) and the Gondola Square Building B. The work includes underground utilities demolition, cut cap, and make safe work. Gas line relocation at demolished Building B. Mechanical, electrical, plumbing, and structural demolition work.

B. .

1. Project is designed to comply with the U.S. Green Building Council's "Leadership in Energy & Environmental Design (LEED) Rating System" certification level as specified in Section 01 81 13 "Sustainable Design Requirements."

C. Type of Contract:

1. Project will be constructed under a single prime contract.

1.5 WORK UNDER SEPARATE CONTRACTS

A. General: Cooperate fully with separate contractors so work on those contracts may be carried out smoothly, without interfering with or delaying work under this Contract or other contracts. Coordinate the Work of this Contract with work performed under separate contracts.

B. Preceding Work: Owner will award separate contract(s) for the following construction operations at Project site. Those operations are scheduled to be substantially complete before work under this Contract begins.

1. Gondola system deconstruction and removal from site.

1.6 SPECIFICATION AND DRAWING CONVENTIONS

A. Specification Content: The Specifications use certain conventions for the style of language and the intended meaning of certain terms, words, and phrases when used in particular situations. These conventions are as follows:

1. Imperative mood and streamlined language are generally used in the Specifications. The words "shall," "shall be," or "shall comply with," depending on the context, are implied where a colon (:) is used within a sentence or phrase.
2. Specification requirements are to be performed by Contractor unless specifically stated otherwise.

B. Drawing Coordination: Requirements for materials and products identified on Drawings are described in detail in the Specifications. One or more of the following are used on Drawings to identify materials and products:

1. Terminology: Materials and products are identified by the typical generic terms used in the individual Specifications Sections.
2. Abbreviations: Materials and products are identified by abbreviations published as part of the U.S. National CAD Standard and scheduled on Drawings.
3. Keynoting: Materials and products are identified by reference keynotes referencing Specification Section numbers found in this Project Manual.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION (Not Used)

END OF SECTION 01 10 00

SECTION 01 14 00 - WORK RESTRICTIONS

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

A. Section Includes:

1. Existing utility interruptions.
2. Use of premises.
3. Occupancy requirements during construction.
4. Occupancy requirements prior to Substantial Completion.
5. Miscellaneous restrictions.

1.3 EXISTING UTILITY INTERRUPTIONS

A. Do not interrupt utilities serving facilities occupied by Owner or others unless permitted under the following conditions and then only after providing temporary utility services according to requirements indicated:

1. Notify Owner not less than 5 days in advance of proposed utility interruptions.
2. Obtain Owner's written permission before proceeding with utility interruptions.

1.4 USE OF PREMISES

A. Access: At all times, provide the Architect and the Owner's representatives, easy and safe access to the Work wherever it is in preparation and progress. Provide such access so Architect may perform its functions. Provide access to any testing agencies to perform required testing.

B. Property Manager's Rules: Conform at all times to the Owner’s requirements for protection of plant, materials, equipment, and noise levels. A copy of the owner’s rules will be furnished from the Owner upon written request.

C. Contractor shall have limited use of Project site for construction operations as indicated on Drawings by the Contract limits and as indicated by requirements of this Section.

D. Use of Site: Confine operations at the site to areas permitted by law, ordinances, permits, and the Contract Documents. Do not unreasonably encumber the Site with any materials or equipment. Coordinate loading on floor or roof with Architect and/or Structural Engineer to assure that no surfaces exceed carrying capacity.

1. Coordinate with Owner for secured storage within the building, if applicable.
2. Protect and maintain common areas of the building that are in the path of travel for construction personnel and used for transporting materials and equipment to and from the construction site.
3. Limits: Confine constructions operations to Contract Limits.

    a. Limit site disturbance, including earthwork and clearing of vegetation, to 40 feet beyond building perimeter; 10 feet beyond surface walkways, patios, surface parking, and utilities; less than 12 inches in diameter; 15 feet beyond primary roadway curbs and main utility branch trenches; and 25 feet beyond constructed areas with permeable surfaces (such as pervious paving areas, stormwater detention facilities, and playing fields) that require staging areas in order to limit compaction in the constructed area.

4. Driveways and Entrances: Keep driveways, parking lots, loading areas, and entrances serving premises clear and available to Owner, Owner's employees, and emergency vehicles at all times. Do not use these areas for parking or storage of materials.

    a. Schedule deliveries to minimize use of driveways and entrances.
    b. Schedule deliveries to minimize space and time requirements for storage of materials and equipment on-site.

5. Do not block entrances, fire exits or lanes, or delivery routes.
6. Limit use of driveways and entrances to the following times:

    a. Work hours as defined by Owner.

E. On-Site Work Hours: Limit work in the existing building to normal business working hours, Monday through Friday, as defined by Owner, unless otherwise indicated.

1. Hours for Noise-Generating, Odor-Generating, and Dust-Generating Activities and Demolition: After business hours, or at such times as approved by the Owner.

    a. Noise- and Odor-Generating activities include, but are not limited to, sprinkler work, concrete saw cutting, core drilling, spray painting, hammering, nailing, and similar work, which may cause noise, dust, or odors, thereby disturbing occupants.

F. Condition in Existing Building: Maintain portions of existing building affected by construction operations in a weathertight condition throughout construction period. Repair damage caused by construction operations. Protect building and its occupants during construction period.

1.5 OCCUPANCY REQUIREMENTS DURING CONSTRUCTION

A. Partial Owner Occupancy: Owner will occupy the premises during entire construction period, with the exception of areas under construction. Cooperate with Owner during construction operations to minimize conflicts and facilitate Owner usage. Perform the Work so as not to interfere with Owner's operations. Maintain existing exits unless otherwise indicated.

1. Maintain access to existing walkways, corridors, and other adjacent occupied or used facilities. Do not close or obstruct walkways, corridors, or other occupied or used facilities without written permission from Owner and approval of authorities having jurisdiction.
2. Notify Owner not less than 72 hours in advance of activities that will affect Owner's operations.
3. Schedule use of premises for Work and coordinate construction operations with the Owner to allow for Owner occupancy.
4. Schedule use of premises for Work and coordinate construction operations with the Owner to allow for use of site and premises by the public.
5. Keep premises orderly, clean and with a minimum of obstruction and inconvenience to the tenants and the public.
6. Relocate any stored products that interfere with public access, operations of the Owner or separate contractor. If necessary, obtain and pay for additional storage or work areas needed for operations.

1.6 OCCUPANCY REQUIREMENTS PRIOR TO SUBSTANTIAL COMPLETION

A. Owner Limited Occupancy of Completed Areas of Construction: Owner reserves the right to occupy and to place and install equipment in completed portions of the Work, prior to Substantial Completion of the Work, provided such occupancy does not interfere with completion of the Work. Such placement of equipment and partial occupancy shall not constitute acceptance of the total Work.

1. Architect will prepare a Certificate of Substantial Completion for each specific portion of the Work to be occupied prior Owner acceptance of the completed Work.
2. Obtain a Certificate of Occupancy from authorities having jurisdiction before Owner occupancy.
3. Before limited Owner occupancy, mechanical and electrical systems shall be fully operational, and required tests and inspections shall be successfully completed. On occupancy, Owner will provide, operate, and maintain mechanical and electrical systems serving occupied portions of Work.
4. On occupancy, Owner will assume responsibility for maintenance and custodial service for occupied portions of Work.

1.7 MISCELLANEOUS RESTRICTIONS

A. Noise, Vibration, and Odors: Coordinate operations that may result in high levels of noise and vibration, odors, or other disruption to Owner occupancy with Owner.

1. Notify Owner not less than 5 days in advance of proposed disruptive operations.
2. Obtain Owner's written permission before proceeding with disruptive operations.

B. Controlled Substances: Use of tobacco products and other controlled substances within the existing building on Project site is not permitted.

C. Employee Identification: Provide identification tags for Contractor personnel working on Project site. Require personnel to use identification tags at all times.

D. Employee Screening: Comply with Owner's requirements for drug and background screening of Contractor personnel working on Project site.

1. Maintain list of approved screened personnel with Owner's representative.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION (Not Used)

END OF SECTION 01 14 00

SECTION 01 25 00 - SUBSTITUTION PROCEDURES

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

A. Section includes administrative and procedural requirements for substitutions.

B. Related Sections:

1. Section 01 60 00 "Product Requirements" for requirements for submitting comparable product submittals for products by listed manufacturers.
2. Divisions 02 through 49 Sections for specific requirements and limitations for substitutions.

1.3 DEFINITIONS

A. Substitutions: Changes in products, materials, equipment, and methods of construction from those required by the Contract Documents and proposed by Contractor.

1. Substitutions for Cause: Changes proposed by Contractor that are required due to changed Project conditions, such as unavailability of product, regulatory changes, or unavailability of required warranty terms.
2. Substitutions for Convenience: Changes proposed by Contractor or Owner that are not required in order to meet other Project requirements but may offer advantage to Contractor or Owner.

1.4 ACTION SUBMITTALS

A. Substitution Requests: Submit three copies of each request for consideration. Identify product or fabrication or installation method to be replaced. Include Specification Section number and title and Drawing numbers and titles.

1. Substitution Request Form: Use facsimile of "Substitution Request" form provided in Document 00 60 00 "Forms."

2. Documentation: Show compliance with requirements for substitutions and the following, as applicable:

    a. Statement indicating why specified product or fabrication, or installation cannot be provided, if applicable.
    b. Coordination information, including a list of changes or modifications needed to other parts of the Work and to construction performed by Owner and separate contractors, necessary to accommodate proposed substitution.
    c. Detailed comparison of significant qualities of proposed substitution with those of the Work specified. Include annotated copy of applicable Specification Section. Significant qualities may include attributes such as performance, weight, size, durability, visual effect, sustainable design characteristics, warranties, and specific features and requirements indicated. Indicate deviations, if any, from the Work specified.
    d. Product Data, including drawings and descriptions of products and fabrication and installation procedures.
    e. Samples, where applicable or requested.
    f. Certificates and qualification data, where applicable or requested.
    g. List of similar installations for completed projects with project names and addresses and names and addresses of architects and owners.
    h. Material test reports from a qualified testing agency indicating and interpreting test results for compliance with requirements indicated.
    i. Research reports evidencing compliance with building code in effect for Project, from ICC-ES and local regulations.
    j. Detailed comparison of Contractor's construction schedule using proposed substitution with products specified for the Work, including effect on the overall Contract Time. If specified product or method of construction cannot be provided within the Contract Time, include letter from manufacturer, on manufacturer's letterhead, stating date of receipt of purchase order, lack of availability, or delays in delivery.
    k. Cost information, including a proposal of change, if any, in the Contract Sum.
    l. Contractor's certification that proposed substitution complies with requirements in the Contract Documents except as indicated in substitution request, is compatible with related materials, and is appropriate for applications indicated.
    m. Contractor's waiver of rights to additional payment or time that may subsequently become necessary because of failure of proposed substitution to produce indicated results.

3. Architect's Action: If necessary, Architect will request additional information or documentation for evaluation within seven days of receipt of a request for substitution. Architect will notify Contractor of acceptance or rejection of proposed substitution within 10 working days of receipt of request, or seven days of receipt of additional information or documentation, whichever is later.

    a. Forms of Acceptance: Change Order, Construction Change Directive, or Bulletin for minor changes in the Work.

b. Use product specified if Architect does not issue a decision on use of a proposed substitution within time allocated.

1.5 QUALITY ASSURANCE

A. Compatibility of Substitutions: Investigate and document compatibility of proposed substitution with related products and materials. Engage qualified testing agency to perform compatibility tests recommended by manufacturers.

1.6 PROCEDURES

A. Coordination: Modify or adjust affected work as necessary to integrate work of the approved substitutions.

PART 2 - PRODUCTS

2.1 SUBSTITUTIONS

A. Substitutions for Cause: Submit requests for substitution immediately upon discovery of need for change, but not later than 15 days prior to time required for preparation and review of related submittals.

1. Conditions: Architect will consider Contractor's request for substitution when the following conditions are satisfied. If the following conditions are not satisfied, Architect will return requests without action, except to record noncompliance with these requirements:

    a. Requested substitution is consistent with the Contract Documents and will produce indicated results.
    b. Requested substitution provides sustainable design characteristics that specified product provided.
    c. Substitution request is fully documented and properly submitted.
    d. Requested substitution will not adversely affect Contractor's construction schedule.
    e. Requested substitution has received necessary approvals of authorities having jurisdiction.
    f. Requested substitution is compatible with other portions of the Work.
    g. Requested substitution has been coordinated with other portions of the Work.
    h. Requested substitution provides specified warranty.
    i. If requested substitution involves more than one contractor, requested substitution has been coordinated with other portions of the Work, is uniform and consistent, is compatible with other products, and is acceptable to all contractors involved.

B. Substitutions for Convenience: Not allowed, unless otherwise indicated.

PART 3 - EXECUTION (Not Used)

END OF SECTION 01 25 00

SECTION 01 26 00 - CONTRACT MODIFICATION PROCEDURES

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

A. Section includes administrative and procedural requirements for handling and processing Contract modifications.

B. Related Requirements:

1. Section 01 25 00 "Substitution Procedures" for administrative procedures for handling requests for substitutions made after the Contract award.

1.3 MINOR CHANGES IN THE WORK

A. Architect may issue supplemental instructions authorizing minor changes in the Work, not involving adjustment to the Contract Sum or the Contract Time, on "Bulletin" form included in Document 00 60 00 "Forms."

1.4 PROPOSAL REQUESTS

A. Owner-Initiated Proposal Requests: Architect will issue a detailed description of proposed changes in the Work that may require adjustment to the Contract Sum or the Contract Time. If necessary, the description will include supplemental or revised Drawings and Specifications.

1. Bulletins with "Architect's Request for Contractor's Proposal" indicated, issued by Architect are not instructions either to stop work in progress or to execute the proposed change.
2. Within time specified in Bulletin after receipt of Bulletin, submit a quotation estimating cost adjustments to the Contract Sum and the Contract Time necessary to execute the change.

a. Include a list of quantities of products required or eliminated and unit costs, with total amount of purchases and credits to be made. If requested, furnish survey data to substantiate quantities.

b. Indicate applicable taxes, delivery charges, equipment rental, and amounts of trade discounts.
c. Include costs of labor and supervision directly attributable to the change.
d. Include an updated Contractor's construction schedule that indicates the effect of the change, including, but not limited to, changes in activity duration, start and finish times, and activity relationship. Use available total float before requesting an extension of the Contract Time.
e. Quotation Form: Use forms acceptable to Architect.

B. Contractor-Initiated Proposals (Change Order Request): If latent or changed conditions require modifications to the Contract, Contractor may initiate a claim by submitting a request for a change to Architect.

1. Include a statement outlining reasons for the change and the effect of the change on the Work. Provide a complete description of the proposed change. Indicate the effect of the proposed change on the Contract Sum and the Contract Time.
2. Include a list of quantities of products required or eliminated and unit costs, with total amount of purchases and credits to be made. If requested, furnish survey data to substantiate quantities.
3. Indicate applicable taxes, delivery charges, equipment rental, and amounts of trade discounts.
4. Include costs of labor and supervision directly attributable to the change.
5. Include an updated Contractor's construction schedule that indicates the effect of the change, including, but not limited to, changes in activity duration, start and finish times, and activity relationship. Use available total float before requesting an extension of the Contract Time.
6. Comply with requirements in Section 01 25 00 "Substitution Procedures" if the proposed change requires substitution of one product or system for product or system specified.
7. Proposal Request Form: Use form acceptable to Architect.

1.5 CHANGE ORDER PROCEDURES

A. On Owner's approval of a Work Changes Proposal Request, Architect will issue a Change Order for signatures of Owner and Contractor on AIA Document G701.

1.6 CONSTRUCTION CHANGE DIRECTIVE

A. Construction Change Directive: Architect may issue a Construction Change Directive on AIA Document G714. Construction Change Directive instructs Contractor to proceed with a change in the Work, for subsequent inclusion in a Change Order. Construction Change Directive contains a complete description of change in the Work. It also designates method to be followed to determine change in the Contract Sum or the Contract Time.

B. Documentation: Maintain detailed records on a time and material basis of work required by the Construction Change Directive. After completion of change, submit an itemized account and supporting data necessary to substantiate cost and time adjustments to the Contract.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION (Not Used)

END OF SECTION 01 26 00

SECTION 01 29 00 - PAYMENT PROCEDURES

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

A. This Section specifies administrative and procedural requirements necessary to prepare and process Applications for Payment.

B. Related Sections include the following:

1. Section 01 26 00 "Contract Modification Procedures" for administrative procedures for handling changes to the Contract.
2. Section 01 32 00 "Construction Progress Documentation" for administrative requirements governing preparation and submittal of Contractor's Construction Schedule.

1.3 DEFINITIONS

A. Site Visit: Architect's visits to the site at intervals necessary in the judgment of Architect to become generally familiar with the progress and quality of the Work completed and to determine in general if the Work completed is in accordance with the Contract Documents. Architect will not be required to make exhaustive or continuous on-site inspections to check the quality or quantity of the Work.

B. Schedule of Values: A statement furnished by Contractor allocating portions of the Contract Sum to various portions of the Work and used as the basis for reviewing Contractor's Applications for Payment.

1.4 SCHEDULE OF VALUES

A. Coordination: Coordinate preparation of the Schedule of Values with preparation of Contractor's Construction Schedule.

1. Correlate line items in the Schedule of Values with other required administrative forms and schedules, including the following:

a. Application for Payment forms with Continuation Sheets.
b. Submittals Schedule.
c. Items required to be indicated as separate activities in Contractor's Construction Schedule.

2. Submit the Schedule of Values to Architect at earliest possible date but no later than seven days before the date scheduled for submittal of initial Applications for Payment.
3. Sub schedules for Phased Work: Where the Work is separated into phases requiring separately phased payments, provide sub schedules showing values correlated with each phase of payment.
4. Sub schedules for Separate Elements of Work: Where the Contractor's construction schedule defines separate elements of the Work, provide sub schedules showing values correlated with each element.

B. Format and Content: Use the Project Manual table of contents as a guide to establish line items for the Schedule of Values. Provide at least one-line item for each Specification Section.

1. Identification: Include the following Project identification on the Schedule of Values:

a. Project name and location.
b. Name of Architect.
c. Architect's project number.
d. Project Manager's name and address.
e. Contractor's name and address.
f. Date of submittal.

2. Arrange schedule of values consistent with format of AIA Document G703.
3. Arrange the Schedule of Values in tabular form with separate columns to indicate the following for each item listed:

a. Related Specification Section or Division.
b. Description of the Work.
c. Name of subcontractor.
d. Name of manufacturer or fabricator.
e. Name of supplier.
f. Change Orders (numbers) that affect value.
g. Dollar value of the following, as a percentage of the Contract Sum to nearest one-hundredth percent, adjusted to total 100 percent.

1) Labor.
2) Materials.
3) Equipment.

4. Provide a breakdown of the Contract Sum in enough detail to facilitate continued evaluation of Applications for Payment and progress reports. Coordinate with the Project Manual table of contents. Provide multiple line items for principal subcontract amounts in excess of five percent of Contract Sum. Break down principal subcontract amounts into separate labor and materials items. Breakdown of subcontractor's schedule of values must be true and accurate.
5. Round amounts to nearest whole dollar; total shall equal the Contract Sum.
6. Provide a separate line item in the Schedule of Values for each part of the Work where Applications for Payment may include materials or equipment purchased or fabricated and stored, but not yet installed.

    a. Differentiate between items stored on-site and items stored off-site. Include evidence of insurance or bonded warehousing if required.

7. Provide separate line items in the Schedule of Values for initial cost of materials, for each subsequent stage of completion, and for total installed value of that part of the Work.
8. Include separate line items under Contractor and principal subcontracts Project closeout requirements in an amount totaling five percent of the Contract Sum and subcontract amount.
9. Each item in the Schedule of Values and Applications for Payment shall be complete. Include total cost and proportionate share of general overhead and profit for each item.

    a. Temporary facilities and other major cost items that are not direct cost of actual work-in-place may be shown either as separate line items in the Schedule of Values or distributed as general overhead expense, at Contractor's option.

10. Schedule Updating: Update and resubmit the Schedule of Values before the next Applications for Payment when Change Orders or Construction Change Directives result in a change in the Contract Sum.

1.5 APPLICATIONS FOR PAYMENT

A. Each Application for Payment following the initial Application for Payment shall be consistent with previous applications and payments as certified by Architect and paid for by Owner.

    1. Initial Application for Payment, Application for Payment at time of Substantial Completion, and final Application for Payment involve additional requirements.

B. Payment Application Times: The date of each progress payment is indicated in the Agreement between Owner and Contractor. The period of construction work covered by each Application for Payment is the period indicated in the Agreement.

C. Payment Application Forms: Use AIA Document G702 and AIA Document G703 as form for Applications for Payment.

D. Application Preparation: Complete every entry on form. Notarize and execute by a person authorized to sign legal documents on behalf of Contractor. Architect will return incomplete applications without action.

1. Entries shall match data on the Schedule of Values and Contractor's Construction Schedule. Use updated schedules if revisions were made.
2. Include amounts of work completed following previous Application for Payment, whether or not payment has been received. Include only amounts for work completed at time of Application for Payment.
3. Include amounts of Change Orders and Construction Change Directives issued before last day of construction period covered by application.
4. Indicate separate amounts for work being carried out under Owner-requested project acceleration, if any.

E. Stored Materials: Include in Application for Payment amounts applied for materials or equipment purchased or fabricated and stored, but not yet installed. Differentiate between items stored on-site and off-site.

1. Provide description of item(s) being stored.
2. Location of the bonded warehouse(s) where materials or equipment is stored.
3. Bill of sale made to Owner stating there will be no additional cost for transportation and delivery of the stored item(s).
4. Statement certifying that item, or any part thereof will not be installed in any construction other than Work under this Contract.
5. Provide certificate of insurance, evidence of transfer of title to Owner, and consent of surety to payment, for stored materials.
6. Provide supporting documentation that verifies amount requested, such as paid invoices. Match amount requested with amounts indicated on documentation; do not include overhead and profit on stored materials.
7. Provide summary documentation for stored materials indicating the following:

    a. Materials previously stored and included in previous Applications for Payment.
    b. Work completed for this Application utilizing previously stored materials.
    c. Additional materials stored with this Application.
    d. Total materials remaining stored, including materials with this application.

F. Transmittal: Submit three signed and notarized original copies of each Application for Payment to Architect by a method ensuring receipt within 24 hours. One copy shall include waivers of lien and similar attachments if required.

1. Transmit each copy with a transmittal form listing attachments and recording appropriate information about application.

G. Waivers of Mechanic's Lien: With each Application for Payment, submit notarized waivers of mechanic's lien from every entity who is lawfully entitled to file a mechanic's lien arising out of the Contract and related to the Work covered by the payment.

1. Submit partial waivers on each item for amount requested, before deduction for retainage, on each item.
2. When an application shows completion of an item, submit final or full waivers.
3. Owner reserves the right to designate which entities involved in the Work must submit waivers.
4. Submit final Application for Payment with or preceded by final waivers from every entity involved with performance of the Work covered by the application who is lawfully entitled to a lien.
5. Waiver Forms: Submit waivers of lien on forms, executed in a manner acceptable to Owner.

H. Initial Application for Payment: Administrative actions and submittals that must precede or coincide with submittal of first Application for Payment include the following:

1. List of subcontractors, principal suppliers, and fabricators.
2. Schedule of Values.
3. Combined Contractor's construction schedule (preliminary if not final) incorporating Work of multiple contracts, with indication of acceptance of schedule by each Contractor.
4. Products list (preliminary if not final).
5. Submittals Schedule (preliminary if not final).
6. List of Contractor's staff assignments.
7. List of Contractor's principal consultants.
8. Copies of building permits.
9. Copies of authorizations and licenses from authorities having jurisdiction for performance of the Work.
10. Initial progress report.
11. Report of preconstruction conference.
12. Certificates of insurance and insurance policies.
13. Performance and payment bonds.
14. Data needed to acquire Owner's insurance.
15. Initial settlement survey and damage report if required.
16. Construction waste management program.

I. Application for Payment at Substantial Completion: After issuance of the Certificate of Substantial Completion, apply for Payment showing 100 percent completion for portion of the Work claimed as substantially complete.

1. Include documentation supporting claim that the Work is substantially complete and a statement showing an accounting of changes to the Contract Sum.
2. This application shall reflect Certificates of Partial Substantial Completion issued previously for Owner occupancy of designated portions of the Work.

J. Final Payment Application: Submit final Application for Payment with releases and supporting documentation not previously submitted and accepted, including, but not limited, to the following:

1. Evidence of completion of Project closeout requirements, including, but not limited to:

    a. Transmittal of required Project Record Documents to Owner.
    b. Evidence of completion of demonstration and training.

2. Insurance certificates for products and completed operations where required and proof that taxes, fees, and similar obligations were paid.
3. Updated final statement, accounting for final changes to the Contract Sum.
4. AIA Document G706, "Contractor's Affidavit of Payment of Debts and Claims."
5. AIA Document G706A, "Contractor's Affidavit of Release of Liens."
6. AIA Document G707, "Consent of Surety to Final Payment."
7. Evidence that claims have been settled.
8. Final meter readings for utilities, a measured record of stored fuel, and similar data as of date of Substantial Completion or when Owner took possession of and assumed responsibility for corresponding elements of the Work.
9. Final liquidated damages settlement statement.
10. Occupancy permits and similar approvals or certifications by governing authorities and franchised services, assuring Owner's full access and use of completed work.

1.6 REVIEW OF APPLICATION FOR PAYMENT

A. Draft Copy: Submit draft (pencil) copy of the Application for Payment ten days prior to due date for review by Architect.

B. Upon receipt of the official Application for Payment and other documentation as required by the Architect, including the updated Schedule of Values and the updated Contractor's Construction Schedule if required, the Architect shall review the documents received to determine if they correspond to the agreements reached during the draft copy review meeting.

C. The Architect will rely on the accuracy and completeness of the information furnished by the Contractor. Issuance of a Certificate of Payment will not be deemed to represent that the Architect performed audits of the supporting data.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION (Not Used)

END OF SECTION 01 29 00

SECTION 01 31 00 - PROJECT MANAGEMENT AND COORDINATION

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 01 Specification Sections, apply to this Section.

B. Related Sections

1. Section 23 05 01 / 26 05 01 'Mechanical Electrical Coordination" for additional requirements for coordination drawings and procedures.

1.2 SUMMARY

A. This Section includes administrative provisions for coordinating construction operations on Project including, but not limited to, the following:

1. General project coordination procedures.
2. Coordination Drawings.
3. Project Web site.
4. Administrative and supervisory personnel.
5. Project meetings.

B. Related Sections: The following Sections contain requirements that relate to this Section:

1. Section 01 32 00 "Construction Progress Documentation" for preparing and submitting the Contractor's Construction Schedule.
2. Section 01 73 00 "Execution" for procedures for coordinating general installation and field-engineering services, including establishment of benchmarks and control points.
3. Section 01 77 00 "Closeout Procedures" for coordinating Contract closeout.

1.3 INFORMATIONAL SUBMITTALS

A. Coordination Drawings: Prepare Coordination Drawings if limited space availability necessitates maximum utilization of space for efficient installation of different components or if coordination is required for installation of products and materials fabricated by separate entities or as specified in individual Sections.

1. Indicate relationship of components shown on separate Shop Drawings.

2. Indicate required installation sequences.

B. Subcontract List: Prepare a written summary identifying individuals or firms proposed for each portion of the Work, including those who are to furnish products or equipment fabricated to a special design. Use CSI Form 1.5A in Document 00 60 00 "Forms." Include the following information in tabular form:

1. Name, address, and telephone number of entities performing subcontract or supplying products.
2. Number and title of related Specification Section(s) covered by subcontract.
3. Drawing number and detail references, as appropriate, covered by subcontract.

C. Key Personnel Names: Within 15 days of starting construction operations, submit a list of key personnel assignments, including superintendent and other personnel in attendance at Project site. Identify individuals and their duties and responsibilities; list addresses and telephone numbers, including home, office, and cellular telephone numbers and e-mail addresses. Provide names, addresses, and telephone numbers of individuals assigned as alternates in the absence of individuals assigned to Project.

1. Post copies of list in project meeting room, in temporary field office, on Project Web site, and by each temporary telephone. Keep list current at all times.

1.4 GENERAL COORDINATION PROCEDURES

A. Coordination: Coordinate construction operations included in various Sections of the Specifications to ensure efficient and orderly installation of each part of the Work. Coordinate construction operations, included in different Sections that depend on each other for proper installation, connection, and operation.

1. Schedule construction operations in sequence required to obtain the best results where installation of one part of the Work depends on installation of other components, before or after its own installation.
2. Coordinate installation of different components to ensure maximum performance and accessibility for required maintenance, service, and repair.
3. Make adequate provisions to accommodate items scheduled for later installation.
4. Arrange pipes, ducts, conduits, and other overhead systems in an orderly manner when indicated to remain exposed.

B. If necessary, prepare memoranda for distribution to each party involved, outlining special procedures required for coordination. Include such items as required notices, reports, and list of attendees at meetings.

C. Administrative Procedures: Coordinate scheduling and timing of required administrative procedures with other construction activities to avoid conflicts and to ensure orderly progress of the Work. Such administrative activities include, but are not limited to, the following:

1. Preparation of Contractor's Construction Schedule.
2. Preparation of the Schedule of Values.
3. Installation and removal of temporary facilities and controls.
4. Delivery and processing of submittals.
5. Progress meetings.
6. Preinstallation conferences.
7. Project closeout activities.
8. Startup and adjustment of systems.

1.5 COORDINATION DRAWINGS

A. Coordination Drawings, General: Prepare coordination drawings according to requirements in individual Sections, and additionally where installation is not completely shown on Shop Drawings, where limited space availability necessitates coordination, or if coordination is required to facilitate integration of products and materials fabricated or installed by more than one entity.

1. Content: Project-specific information, drawn accurately to a scale large enough to indicate and resolve conflicts. Do not base coordination drawings on standard printed data. Include the following information, as applicable:

    a. Use applicable Drawings as a basis for preparation of coordination drawings. Prepare sections, elevations, and details as needed to describe relationship of various systems and components.
    b. Coordinate the addition of trade-specific information to the coordination drawings by multiple contractors in a sequence that best provides for coordination of the information and resolution of conflicts between installed components before submitting for review.
    c. Indicate functional and spatial relationships of components of architectural, structural, civil, mechanical, and electrical systems.
    d. Indicate space requirements for routine maintenance and for anticipated replacement of components during the life of the installation.
    e. Show location and size of access doors required for access to concealed dampers, valves, and other controls.
    f. Indicate required installation sequences.
    g. Indicate dimensions shown on the Drawings. Specifically note dimensions that appear to be in conflict with submitted equipment and minimum clearance requirements. Provide alternate sketches to Architect indicating proposed resolution of such conflicts. Minor dimension changes and difficult installations will not be considered changes to the Contract.

B. Coordination Drawing Organization: Organize coordination drawings as follows:

1. Floor Plans and Reflected Ceiling Plans: Show architectural and structural elements, and mechanical, plumbing, fire-protection, fire-alarm, and electrical Work. Show locations of visible ceiling-mounted devices relative to acoustical ceiling grid. Supplement plan drawings with section drawings where required to adequately represent the Work.
2. Plenum Space: Indicate subframing for support of ceiling and wall systems, mechanical and electrical equipment, and related Work. Locate components within ceiling plenum to accommodate layout of light fixtures indicated on Drawings. Indicate areas of conflict between light fixtures and other components.
3. Mechanical Rooms: Provide coordination drawings for mechanical rooms showing plans and elevations of mechanical, plumbing, fire-protection, fire-alarm, and electrical equipment.
4. Structural Penetrations: Indicate penetrations and openings required for all disciplines.
5. Slab Edge and Embedded Items: Indicate slab edge locations and sizes and locations of embedded items for metal fabrications, sleeves, anchor bolts, bearing plates, angles, door floor closers, slab depressions for floor finishes, curbs and housekeeping pads, and similar items.
6. Mechanical and Plumbing Work: Show the following:

    a. Sizes and bottom elevations of ductwork, piping, and conduit runs, including insulation, bracing, flanges, and support systems.
    b. Dimensions of major components, such as dampers, valves, diffusers, access doors, cleanouts, and electrical distribution equipment.
    c. Fire-rated enclosures around ductwork.

7. Electrical Work: Show the following:

    a. Runs of vertical and horizontal conduit 1-1/4 inches in diameter and larger.
    b. Light fixture, exit light, emergency battery pack, smoke detector, and other fire-alarm locations.
    c. Panel board, switch board, switchgear, transformer, busway, generator, and motor control center locations.
    d. Location of pull boxes and junction boxes dimensioned from column center lines.

8. Fire-Protection System: Show the following:

    a. Locations of standpipes, mains piping, branch lines, pipe drops, and sprinkler heads.

9. Review: Architect will review coordination drawings to confirm that the Work is being coordinated, but not for the details of the coordination, which are Contractor's responsibility. If Architect determines that coordination drawings are not being prepared in sufficient scope or detail, or are otherwise deficient, Architect will so inform Contractor, who shall make changes as directed and resubmit.
10. Coordination Drawing Prints: Prepare coordination drawing prints according to requirements in Section 01 33 00 "Submittal Procedures."

C. Coordination Digital Data Files: Prepare coordination digital data files according to the following requirements:

1. File Preparation Format: Same digital data software program, version, and operating system as original Drawings.
2. File Submittal Format: Submit or post coordination drawing files using format same as file preparation format.
3. Architect will furnish Contractor one set of digital data files of Drawings for use in preparing coordination digital data files.

    a. Architect makes no representations as to the accuracy or completeness of digital data files as they relate to Drawings.
    b. Digital data files will be provided in the software and format that is used to prepare the Contract Documents. Translations to different programs or modifications to the drawing setup will be the responsibility of the Contractor.
    c. Contractor shall execute a data licensing agreement in using the "Gensler Data Transfer Agreement".

1.6 PROJECT WEB SITE

A. The Contractor shall provide, administer, and use a Project Web site for purposes of hosting and managing project communication and documentation until Final Completion. Project Web site shall include the following functions:

1. Project directory.
2. Project correspondence.
3. Meeting minutes.
4. Contract modifications forms and logs.
5. RFI forms and logs.
6. Task and issue management.
7. Photo documentation.
8. Schedule and calendar management.
9. Submittals forms and logs.
10. Payment application forms.
11. Drawing and specification document hosting, viewing, and updating.
12. Online document collaboration.
13. Reminder and tracking functions.
14. Archiving Function

B. Provide Project Web site user licenses for use of the Owner, Owner's Commissioning Authority, Architect, and Architect's consultants. Provide eight hours of software training online for Project Web site users.

C. On completion of Project, provide one complete archive copy of Project Web site files to Owner and to Architect in a digital storage format acceptable to Architect.

D. Provide one of the following Project Web site software packages under their current published licensing agreements:

1. Autodesk, BIM 360 Docs.
2. Procore Technologies.
3. Contractor specific web site software that meets the listed requirements.

E. Contractor, subcontractors, and other parties granted access by Contractor to Project Web site shall execute a data licensing agreement in the form of Agreement acceptable to Owner and Architect.

1.7 PROJECT MEETINGS

A. General: General Contractor will schedule and conduct meetings and conferences at Project site, unless otherwise indicated.

1. Attendees: Inform participants and others involved, and individuals whose presence is required, of date and time of each meeting. Notify Owner and Architect of scheduled meeting dates and times.
2. Agenda: Prepare the meeting agenda. Distribute the agenda to all invited attendees.
3. Minutes: Record significant discussions and agreements achieved. Distribute the meeting minutes to everyone concerned, including Owner and Architect, within three days of the meeting.
4. Notification: Inform participants three days prior to meetings not regularly scheduled.

B. Preconstruction Conference: a preconstruction conference before starting construction, at a time convenient to Owner, Construction Manager, if one is retained by Owner, and Architect, but no later than 15 days after execution of the Agreement.

1. Attendees: Authorized representatives of Owner, Owner's Commissioning Authority, Architect, and their consultants; Contractor and its superintendent; major subcontractors; manufacturers; suppliers; testing laboratory representatives; and other concerned parties shall attend the conference. All participants at the conference shall be familiar with Project and authorized to conclude matters relating to the Work.
2. Agenda: Discuss items of significance that could affect progress, including the following:

    a. Requirements in individual Specification Sections for preconstruction responsibilities.
    b. Tentative construction schedule.
    c. Project coordination
    d. Critical work sequencing and long-lead items.
    e. Designation of key personnel and their duties.
    f. Lines of communication.
    g. Procedures for processing Requests for Interpretation (RFIs.)

h. Procedures for processing Bulletins.
i. Procedures for processing submittals.
j. Procedures for processing substitution requests.
k. Procedures for processing field decisions, proposal requests and Change Orders.
l. Procedures for testing and inspecting.
m. Procedures for processing Applications for Payment.
n. Distribution of the Contract Documents.
o. Preparation of Record Documents.
p. Use of the premises and existing building.
q. Work restrictions.
r. Working hours.
s. Owner's occupancy requirements.
t. Responsibility for temporary facilities and controls.
u. Procedures for moisture and mold control.
v. Procedures for disruptions and shutdowns.
w. Construction waste management and recycling.
x. Office, work, and storage areas.
y. Equipment deliveries and priorities.
z. First aid.
aa. Security.
bb. Progress cleaning.

3. Minutes: Entity responsible for conducting meeting will record and distribute meeting minutes.

C. Preinstallation Conferences: Conduct a preinstallation conference at Project site before each construction activity that requires coordination with other construction.

1. Attendees: Installer and representatives of manufacturers and fabricators involved in or affected by the installation and its coordination or integration with other materials and installations that have preceded or will follow, shall attend the meeting. Advise Architect of scheduled meeting dates.
2. Agenda: Review progress of other construction activities and preparations for the particular activity under consideration, including requirements for the following:

a. Contract Documents.
b. Options.
c. Related RFI.
d. Related Change Orders.
e. Purchases.
f. Deliveries.
g. Submittals.
h. Review of mockups.
i. Possible conflicts.
j. Compatibility requirements.
k. Time schedules.

l. Weather limitations.
m. Manufacturer's written instructions.
n. Warranty requirements.
o. Compatibility of materials.
p. Acceptability of substrates.
q. Temporary facilities and controls.
r. Space and access limitations.
s. Regulations of authorities having jurisdiction.
t. Testing and inspecting requirements.
u. Installation procedures.
v. Coordination with other work.
w. Required performance results.
x. Protection of adjacent work.
y. Protection of construction and personnel.

3. Record significant conference discussions, agreements, and disagreements, including required corrective measures and actions.
4. Reporting: Distribute minutes of the meeting to each party present and to other parties requiring information.
5. Do not proceed with installation if the conference cannot be successfully concluded. Initiate whatever actions are necessary to resolve impediments to performance of the Work and reconvene the conference at earliest feasible date.

D. Project Closeout Conference: a project closeout conference, at a time convenient to Owner and Architect, but no later than 30 days prior to the scheduled date of Substantial Completion.

1. Conduct the conference to review requirements and responsibilities related to Project closeout.
2. Attendees: Authorized representatives of Owner, Owner's Commissioning Authority, Architect, and their consultants; Contractor and its superintendent; major subcontractors; suppliers; and other concerned parties shall attend the meeting. Participants at the meeting shall be familiar with Project and authorized to conclude matters relating to the Work.
3. Agenda: Discuss items of significance that could affect or delay Project closeout, including the following:

a. Preparation of record documents.
b. Procedures required prior to inspection for Substantial Completion and for final inspection for acceptance.
c. Submittal of written warranties.
d. Requirements for preparing operations and maintenance data.
e. Requirements for delivery of material samples, attic stock, and spare parts.
f. Requirements for demonstration and training.
g. Preparation of Contractor's punch list.
h. Procedures for processing Applications for Payment at Substantial Completion and for final payment.

i. Submittal procedures for closeout documents.
j. Owner's partial occupancy requirements.
k. Installation of Owner's furniture, fixtures, and equipment.
l. Responsibility for removing temporary facilities and controls.

E. Progress Meetings: progress meetings at weekly intervals.

1. Coordinate dates of meetings with preparation of payment requests.
2. Attendees: In addition to representatives of Owner, Owner's Commissioning Authority and Architect, each contractor, subcontractor, supplier, and other entity concerned with current progress or involved in planning, coordination, or performance of future activities shall be represented at these meetings. All participants at the conference shall be familiar with Project and authorized to conclude matters relating to the Work.
3. Agenda: Review and correct or approve minutes of previous progress meeting. Review other items of significance that could affect progress. Include topics for discussion as appropriate to status of Project.

a. Contractor's Construction Schedule: Review progress since the last meeting. Determine whether each activity is on time, ahead of schedule, or behind schedule, in relation to Contractor's Construction Schedule. Determine how construction behind schedule will be expedited; secure commitments from parties involved to do so. Discuss whether schedule revisions are required to ensure that current and subsequent activities will be completed within the Contract Time.

1) Review schedule for next period.

b. Review present and future needs of each entity present, including the following:

1) Interface requirements.
2) Sequence of operations.
3) Resolution of BIM component conflicts.
4) Status of submittals.
5) Deliveries.
6) Off-site fabrication.
7) Access.
8) Site utilization.
9) Temporary facilities and controls.
10) Work hours.
11) Hazards and risks.
12) Progress cleaning.
13) Quality and work standards.
14) Pending changes
15) Status of Change Orders.
16) Pending claims and disputes.
17) Documentation of information for payment requests.
18) Testing and inspection requirements.

19) Status of Request for Information.
20) Other business relating to the Work.

4. Reporting: Distribute minutes of the meeting to each party present and to parties who should have been present. Include a brief summary, in narrative form, of progress since the previous meeting and report.

    a. Schedule Updating: Revise Contractor's Construction Schedule after each progress meeting where revisions to the schedule have been made or recognized. Issue revised schedule concurrently with the report of each meeting.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION (Not Used)

END OF SECTION 01 31 00

SECTION 01 32 00 - CONSTRUCTION PROGRESS DOCUMENTATION

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

A. Section includes administrative and procedural requirements for documenting the progress of construction during performance of the Work, including the following:

1. Contractor's construction schedule.
2. Daily construction reports.
3. Material location reports.
4. Site condition reports.
5. Special reports.

B. Related Sections include the following:

1. Section 01 29 00 "Payment Procedures" for submitting the Schedule of Values.
2. Section 01 31 00 "Project Management and Coordination" for submitting and distributing meeting and conference minutes.
3. Section 01 33 00 "Submittal Procedures" for submitting schedules and reports.
4. Section 01 40 00 "Quality Requirements" for submitting a schedule of tests and inspections.

1.3 DEFINITIONS

A. Activity: A discrete part of a project that can be identified for planning, scheduling, monitoring, and controlling the construction project. Activities included in a construction schedule consume time and resources.

1. Critical activities are activities on the critical path. They must start and finish on the planned early start and finish times.
2. Predecessor activity is an activity that must be completed before a given activity can be started.
3. Successor Activity: An activity that follows another activity in the network.

B. Cost Loading: The allocation of the schedule of values for the completion of an activity as scheduled. The sum of costs for all activities must equal the total Contract Sum unless otherwise approved by Architect.

C. CPM: Critical path method, which is a method of planning and scheduling a construction project where activities are arranged based on activity relationships. Network calculations determine when activities can be performed and the critical path of Project.

D. Critical Path: The longest continuous chain of activities through the network schedule that establishes the minimum overall Project duration and contains no float.

E. Event: The starting or ending point of an activity.

F. Float: The measure of leeway in starting and completing an activity.

1. Float time is not for the exclusive use or benefit of either Owner or Contractor, but is a jointly owned, expiring Project resource available to both parties as needed to meet schedule milestones and Contract completion date.
2. Free float is the amount of time an activity can be delayed without adversely affecting the early start of the following activity.
3. Total float is the measure of leeway in starting or completing an activity without adversely affecting the planned Project completion date.

G. Fragnet: A partial or fragmentary network that breaks down activities into smaller activities for greater detail.

H. Major Area: A story of construction, a separate building, or a similar significant construction element.

I. Milestone: A key or critical point in time for reference or measurement.

J. Network Diagram: A graphic diagram of a network schedule, showing activities and activity relationships.

K. Resource Loading: The allocation of manpower and equipment necessary for the completion of an activity as scheduled.

1.4 INFORMATIONAL SUBMITTALS

A. Format for Submittals: Submit required submittals in the following format, unless indicated otherwise:

1. PDF electronic file.

B. Contractor's Construction Schedule: Initial schedule, of size required to display entire schedule for entire construction period.

C. Construction Schedule Updating Reports: Submit with each Application for Payment.

D. Site Condition Reports: Submit at time of discovery of differing conditions.

E. Special Reports: Submit at time of unusual event.

1.5 COORDINATION

A. Coordinate preparation and processing of schedules and reports with performance of construction activities and with scheduling and reporting of separate contractors.

B. Coordinate Contractor's construction schedule with the schedule of values, list of subcontracts, submittal schedule, progress reports, payment requests, and other required schedules and reports.

1. Secure time commitments for performing critical elements of the Work from parties involved.
2. Coordinate each construction activity in the network with other activities and schedule them in proper sequence.

C. Coordinate Contractor's construction schedule with Owner's construction schedule for Owner's own forces. Revise Contractor's construction schedule, if necessary, after a joint review and mutual agreement. The construction schedule shall then constitute the schedule to be used by Contractor, separate contractors, and Owner until subsequently revised.

PART 2 - PRODUCTS

2.1 CONTRACTOR'S CONSTRUCTION SCHEDULE, GENERAL

A. Time Frame: Extend schedule from date established for commencement of the Work to date of Final completion.

1. Contract completion date shall not be changed by submission of a schedule that shows an early completion date, unless specifically authorized by Change Order.

B. Constraints: Include constraints and work restrictions indicated in the Contract Documents and as follows in schedule and show how the sequence of the Work is affected.

1. Products Ordered in Advance: Include a separate activity for each product. Include delivery date indicated in Section 01 10 00 "Summary." Delivery dates indicated stipulate the earliest possible delivery date.

C. Milestones: Include milestones indicated in the Contract Documents in schedule, including, but not limited to, the Notice to Proceed, Substantial Completion, and final completion

1. .

D. Upcoming Work Summary: Prepare summary report indicating activities scheduled to occur or commence prior to submittal of next schedule update. Summarize the following issues:

1. Unresolved issues.
2. Unanswered RFI.
3. Rejected or unreturned submittals.
4. Notations on returned submittals.
5. Pending modifications affecting the Work and Contract Time.

E. Recovery Schedule: When periodic update indicates the Work is 10 or more calendar days behind the current approved schedule, submit a separate recovery schedule indicating means by which Contractor intends to regain compliance with the schedule. Indicate changes to working hours, working days, crew sizes, and equipment required to achieve compliance, and date by which recovery will be accomplished.

F. Computer Scheduling Software: Prepare schedules using current version of a program that has been developed specifically to manage construction schedules. Coordinate with Architect regarding which project management software will be used on the Project.

2.2 CONTRACTOR'S CONSTRUCTION SCHEDULE (CPM SCHEDULE)

A. General: Prepare network diagrams using AON (activity-on-node) format.

B. Startup Network Diagram: Submit diagram within 14 days of date established for commencement of the Work. Outline significant construction activities for the first 60 days of construction. Include skeleton diagram for the remainder of the Work and a cash requirement prediction based on indicated activities.

C. CPM Schedule: Prepare Contractor's Construction Schedule using a time-scaled CPM network analysis diagram for the Work.

1. Develop network diagram in sufficient time to submit CPM schedule so it can be accepted for use no later than 30 days after date established for commencement of the Work.

a. Failure to include any work item required for performance of this Contract shall not excuse Contractor from completing all work within applicable completion dates, regardless of Architect's approval of the schedule.

2. Conduct educational workshops to train and inform key Project personnel, including subcontractors' personnel, in proper methods of providing data and using CPM schedule information.
3. Establish procedures for monitoring and updating CPM schedule and for reporting progress. Coordinate procedures with progress meeting and payment request dates.
4. Use "one workday" as the unit of time for individual activities. Indicate nonworking days and holidays incorporated into the schedule in order to coordinate with the Contract Time.

D. CPM Schedule Preparation: Prepare a list of all activities required to complete the Work. Using the preliminary network diagram, prepare a skeleton network to identify probable critical paths.

1. Activities: Indicate the estimated time duration, sequence requirements, and relationship of each activity in relation to other activities. Include estimated time frames for the following activities:

a. Preparation and processing of submittals.
b. Mobilization and demobilization.
c. Purchase of materials.
d. Delivery.
e. Fabrication.
f. Utility interruptions.
g. Installation.
h. Work by Owner that may affect or be affected by Contractor's activities.
i. Testing and commissioning.
j. Punch list and final completion.
k. Activities occurring following final completion.

2. Critical Path Activities: Identify critical path activities, including those for interim completion dates. Scheduled start and completion dates shall be consistent with Contract milestone dates.
3. Processing: Process data to produce output data or a computer-drawn, time-scaled network. Revise data, reorganize activity sequences, and reproduce as often as necessary to produce the CPM schedule within the limitations of the Contract Time.
4. Format: Mark the critical path. Locate the critical path near center of network; locate paths with most float near the edges.

a. Subnetworks on separate sheets are permissible for activities clearly off the critical path.

E. Contract Modifications: For each proposed contract modification and concurrent with its submission, prepare a time-impact analysis using a network fragment to demonstrate the effect of the proposed change on the overall project schedule.

F. Initial Issue of Schedule: Prepare initial network diagram from a list of straight "early start-total float" sort. Identify critical activities. Prepare tabulated reports showing the following:

1. Contractor or subcontractor and the Work or activity.
2. Description of activity.
3. Principal events of activity.
4. Immediately preceding and succeeding activities.
5. Early and late start dates.
6. Early and late finish dates.
7. Activity duration in workdays.
8. Total float or slack time.
9. Average size of workforce.
10. Dollar value of activity (coordinated with the Schedule of Values).

G. Schedule Updating: Concurrent with making revisions to schedule, prepare tabulated reports showing the following:

1. Identification of activities that have changed.
2. Changes in early and late start dates.
3. Changes in early and late finish dates.
4. Changes in activity durations in workdays.
5. Changes in the critical path.
6. Changes in total float or slack time.
7. Changes in the Contract Time.

2.3 REPORTS

A. Daily Construction Reports: Prepare a daily construction report recording the following information concerning events at Project site:

1. List of subcontractors at Project site.
2. Approximate count of personnel at Project site.
3. Equipment at Project site.
4. Material deliveries.
5. High and low temperatures and general weather conditions, including rain or snow accumulation.
6. Accidents.
7. Meetings and significant decisions.
8. Unusual events (refer to special reports).
9. Stoppages, delays, shortages, and losses.
10. Meter readings and similar recordings.

11. Tests and inspections, including name(s) of testing and inspection agency(ies).
12. Emergency procedures.
13. Orders and requests of authorities having jurisdiction.
14. Change Orders received and implemented.
15. Construction Change Directives received and implemented.
16. Services connected and disconnected.
17. Equipment or system tests and startups.
18. Partial Completions and occupancies.
19. Substantial Completions authorized.

B. Material Location Reports: At weekly intervals, prepare a comprehensive list of materials delivered to and stored at Project site. List shall be cumulative, showing materials previously reported plus items recently delivered. Include with list a statement of progress on and delivery dates for materials or items of equipment fabricated or stored away from Project site. Indicate the following categories for stored materials:

1. Material stored prior to previous report and remaining in storage.
2. Material stored prior to previous report and since removed from storage and installed.
3. Material stored following previous report and remaining in storage.

C. Site Condition Reports: Immediately on discovery of a difference between site conditions and the Contract Documents, prepare a detailed report. Submit with a Request for Interpretation (RFI). Include a detailed description of the differing conditions, together with recommendations for changing the Contract Documents.

2.4 SPECIAL REPORTS

A. General: Submit special reports directly to Owner within one day of an occurrence. Distribute copies of report to parties affected by the occurrence.

B. Reporting Unusual Events: When an event of an unusual and significant nature occurs at Project site, whether or not related directly to the Work, prepare, and submit a special report. List chain of events, persons participating, response by Contractor's personnel, evaluation of results or effects, and similar pertinent information. Advise Owner in advance when these events are known or predictable.

PART 3 - EXECUTION

3.1 CONTRACTOR'S CONSTRUCTION SCHEDULE

A. Contractor's Construction Schedule Updating: At monthly intervals, update schedule to reflect actual construction progress and activities. Issue schedule one week before each regularly scheduled progress meeting.

1. Revise schedule immediately after each meeting or other activity where revisions have been recognized or made. Issue updated schedule concurrently with the report of each such meeting.
2. Include a report with updated schedule that indicates every change, including, but not limited to, changes in logic, durations, actual starts and finishes, and activity durations.
3. As the Work progresses, indicate Actual Completion percentage for each activity.
4. Notify Owner and Architect a minimum of one week prior to issuance of updated schedule of all anticipated significant revisions to the Construction Schedule.

B. Distribution: Distribute copies of approved schedule to Architect, Owner, separate contractors, testing and inspecting agencies, and other parties identified by Contractor with a need-to-know schedule responsibility.

1. Post electronic copies of the updated project schedule on the project website.
2. Post copies in Project meeting rooms and temporary field offices.
3. When revisions are made, distribute updated schedules to the same parties and post in the same locations. Delete parties from distribution when they have completed their assigned portion of the Work and are no longer involved in performance of construction activities.

END OF SECTION 01 32 00

SECTION 01 33 00 - SUBMITTAL PROCEDURES

PART 1 - GENERAL

1.1 SUMMARY

A. Section includes requirements for the submittal schedule and administrative and procedural requirements for submitting Shop Drawings, Product Data, Samples, and other submittals.

1.2 DEFINITIONS

A. Action Submittals: Written and graphic information and physical samples that require Architect's and Commissioning Agent's responsive action. Action submittals are those submittals indicated in individual Specification Sections as action submittals.

B. Informational Submittals: Written and graphic information and physical samples that do not require Architect's and Commissioning Agent's responsive action. Submittals may be rejected for not complying with requirements. Informational submittals are those submittals indicated in individual Specification Sections as informational submittals.

C. File Transfer Protocol (FTP): Communications protocol that enables transfer of files to and from another computer over a network and that serves as the basis for standard Internet protocols. An FTP site is a portion of a network located outside of network firewalls within which internal and external users are able to access files.

D. Portable Document Format (PDF): An open standard file format licensed by Adobe Systems used for representing documents in a device-independent and display resolution-independent fixed-layout document format.

1.3 ACTION SUBMITTALS

A. Submittal Schedule: Submit a schedule of submittals, arranged in chronological order by dates required by construction schedule. Include time required for review, ordering, manufacturing, fabrication, and delivery when establishing dates. Include additional time required for making corrections or modifications to submittals noted by the Architect and additional time for handling and reviewing submittals required by those corrections.

1. Coordinate submittal schedule with list of subcontracts, the schedule of values, and Contractor's construction schedule.
2. Final Submittal: Submit concurrently with the first complete submittal of Contractor's construction schedule.

a. Submit revised submittal schedule to reflect changes in current status and timing for submittals.

3. Format: Arrange the following information in a tabular format:

a. Scheduled date for first submittal.
b. Specification Section number and title.
c. Submittal category: Action, informational.
d. Name of subcontractor.
e. Description of the Work covered.
f. Scheduled date for Architect's final release or approval.
g. Scheduled dates for purchasing.
h. Scheduled dates for installation.
i. Activity or event number.

4. Architect reserves the right to withhold 10 percent of each payment request, in addition to retainage fee if any, until the submittal schedule is received and accepted by the Architect.

1.4 SUBMITTAL ADMINISTRATIVE REQUIREMENTS

A. Architect's Digital Data Files: Electronic copies of Drawings of the Contract Drawings and Project Manual will not be provided by Architect.

B. Architect's Digital Data Files: At Contractor's written request, electronic copies of Drawings of the Contract Drawings and Project Manual will be provided by Architect for Contractor's use in preparing submittals and Project record documents.

1. Architect makes no representations as to the accuracy or completeness of digital data drawing files as they relate to the Contract Drawings.
2. Execute and submit the Data Transfer Agreement form included in Document 00 60 00 "Project Forms." Do not distribute digital data drawing files prior to transmitting to Architect copies of Data Transfer Agreement signed by each entity requesting the files.

C. Coordination: Coordinate preparation and processing of submittals with performance of construction activities.

1. Coordinate each submittal with fabrication, purchasing, testing, delivery, other submittals, and related activities that require sequential activity.
2. Submit all Action and Informational submittal items required for each Specification Section concurrently unless partial submittals for portions of the Work are indicated on approved submittal schedule.

a. Exception: Where samples for initial selection and samples for verification are both required, submit samples for verification after initial selection has been returned by Architect.

3. Submit action submittals and informational submittals required by the same Specification Section as separate packages under separate transmittals.
4. Coordinate transmittal of different types of submittals for related parts of the Work so processing will not be delayed because of need to review submittals concurrently for coordination.

a. Architect reserves the right to withhold action on a submittal requiring coordination with other submittals until related submittals are received.

D. Processing Time: Allow time for submittal review, including time for resubmittals, as follows. Time for review shall commence on Architect's receipt of submittal. Architect will document on submittal the date of receipt. Submittals received by Architect after 1:00 p.m. will be considered as received the following working day. No extension of the Contract Time will be authorized because of failure to transmit submittals enough in advance of the Work to permit processing, including resubmittals.

1. Initial Review: Allow 10 working days for initial review of each submittal. Allow additional time if coordination with subsequent submittals is required. Architect will advise Contractor when a submittal being processed must be delayed for coordination. Delaying submittals to facilitate coordination between submittals shall not constitute a delay of the Work nor shall it be the basis for an extension of time.
2. Concurrent Consultant Review: Transmit submittals directly to Architect's consultants, provide duplicate copy of transmittal to Architect. Allow 15 days for initial review of each submittal. Submittal will be returned to Architect before being returned to Contractor. Concurrent review of submittals is limited to the following:
3. If intermediate submittal is necessary, process it in same manner as initial submittal.
4. Allow 15 days for review of each resubmittal.

E. Electronic Submittals: Identify and incorporate information in each electronic submittal file as follows:

1. Assemble complete submittal package into a single indexed file with links enabling navigation to each item.

a. Unique identifier, including revision number. Submittals shall be numbered with the Section number, followed by a dash, followed by a three-digit number, followed by a dash, and ending with a sequential submission number as indicated below. The numbering system shall be retained throughout all revisions.

1) Section Number: Section number where submittal is specified.
2) Three-Digit Number: Sequential number, beginning with "001," for each submittal transmitted to Architect for each Section.

3) Submission Number: Use "0" for initial submittal, "1" for first resubmittal, "2" for second resubmittal, and so forth.
4) Example: 061000-001-0 (Section 06 10 00, first submission of the Section, initial submittal).

2. Provide means for insertion to permanently record Contractor's review and approval markings and action taken by Architect and Construction Manager.
3. Scanned Copies: Legible scanned PDF files of paper originals are acceptable. Scanned submittals that are not legible will be rejected.
4. Sheet Orientation: Orient PDF sheets to a "Ready-to-Read" orientation with majority of text horizontal to the sheet with no additional adjustments or formatting required by the viewer.
5. File Security: Do not set any permissions on the file. Protected documents will not be accepted.
6. Transmittal Form for Electronic Submittals: Use software-generated form from electronic project management software.
7. Metadata: Include the following information in the electronic submittal file metadata:

    a. Title: Project title
    b. Author: Contractor's name.
    c. Subject: Submittal type (product data, shop drawing, report, etc.)
    d. Keywords: Number and title of appropriate Specification Section; manufacturer name; product name/model number.

8. File Size: Limit file size of each submittal as follows. Break larger PDF files into multiple packages where necessary to meet delivery restrictions. Identify split packages as "1 of #" and "2 of #" in the subject line.

    a. Email Delivery: 2 Megabytes.
    b. FTP Delivery: 100 Megabytes.

F. Options: Identify options requiring selection by Architect.

G. Deviations and Additional Information: On an attached separate document, prepared on Contractor's letterhead, record relevant information, requests for data, revisions other than those requested by Architect on previous submittals, and deviations from requirements in the Contract Documents, including minor variations and limitations. Include same identification information as related submittal.

H. Resubmittals: Make resubmittals in same form and number of copies as initial submittal.

1. Note date and content of previous submittal.
2. Note date and content of revision in label or title block and clearly indicate extent of revision.
3. Resubmit submittals until they are stamped with Architect's action stamp marked "NO EXCEPTIONS TAKEN" or "MAKE CORRECTIONS NOTED

4. Costs of compensation for Architect's additional services and expenses made necessary for review of submittals exceeding the limits set forth below shall be at the Contractor's expense.

    a. Reviews of Each Submittal: Two, including initial review.

I. Distribution: Furnish copies of final submittals to manufacturers, subcontractors, suppliers, fabricators, installers, authorities having jurisdiction, and others as necessary for performance of construction activities. Show distribution on transmittal forms.

J. Use for Construction: Retain complete copies of submittals on Project site. Use only final action submittals with Architect's action stamp marked "NO EXCEPTIONS TAKEN" or "MAKE CORRECTIONS AS NOTED

K. The Contractor shall perform no portion of the Work for which the Contract Documents require submittal and review of Shop Drawings, Product Data, Samples or similar submittals until the respective submittal has been reviewed by Architect and returned to Contractor with Architect's action stamp marked "NO EXCEPTIONS TAKEN" or "MAKE CORRECTIONS AS NOTED

PART 2 - PRODUCTS

2.1 SUBMITTAL PROCEDURES

A. General Submittal Procedure Requirements: Prepare and submit submittals required by individual Specification Sections. Types of submittals are indicated in individual Specification Sections.

1. Post electronic submittals as PDF electronic files directly to Project Web site specifically established for Project. Do not post zipped files.

    a. Architect will return annotated file. Annotate and retain one copy of file as an electronic Project record document file.

2. Submit electronic submittals via email as PDF electronic files. Do not post zipped files.

    a. Architect, through Construction Manager, will return annotated file. Annotate and retain one copy of file as an electronic Project record document file.

3. Closeout Submittals and Maintenance Material Submittals: Comply with requirements specified in Section 01 77 00 "Closeout Procedures."
4. Certificates and Certifications Submittals: Provide a statement that includes signature of entity responsible for preparing certification. Certificates and certifications shall be signed by an officer or other individual authorized to sign documents on behalf of that entity.

a. Provide a digital signature with digital certificate on electronically submitted certificates and certifications where indicated.
b. Provide a notarized statement on original paper copy certificates and certifications where indicated.

5. Systems Submittals: Identify submittals for systems such as fire alarms and fire protection systems, on the transmittal and act upon the system singularly as a combined submittal. If resubmission is required, resubmit entire system submittal,

B. Product Data: Collect information into a single submittal for each element of construction and type of product or equipment.

1. If information must be specially prepared for submittal because standard printed data are not suitable for use, submit as Shop Drawings, not as Product Data.
2. Mark each copy of each submittal to show which products and options are applicable.
3. Include the following information, as applicable:

a. Manufacturer's catalog cuts.
b. Manufacturer's written recommendations.
c. Manufacturer's product specifications.
d. Standard color charts.
e. Mill reports.
f. Standard product operating and maintenance manuals.
g. Compliance with recognized trade association standards.
h. Compliance with recognized testing agency standards.
i. Application of testing agency labels and seals.
j. Notation of coordination requirements.
k. Availability and delivery time information.

4. For equipment, include the following in addition to the above, as applicable:

a. Wiring diagrams showing factory-installed wiring.
b. Printed performance curves.
c. Operational range diagrams.
d. Clearances required to other construction, if not indicated on accompanying Shop Drawings.

5. Submit Product Data before or concurrent with Samples.
6. Submit Product Data in the following format:

a. PDF electronic file.
b. Paper copies.

C. LEED Submittals: Information required to document LEED credits as defined in other Division 01 Sections and in individual Specification Sections. Include "LEED Criteria Worksheet" in Document 00 60 00 "Forms" for every submittal for the Project.

1. Submit Product Data in the following format:

    a. PDF electronic file.

D. Shop Drawings: Prepare and submit Project-specific information, drawn accurately to scale. Do not reproduce, digitally or otherwise, the Contract Documents and submit as Shop Drawings. Do not use, copy, or reproduce title blocks, dimensions, notes, keynotes, symbols schedules or details from Contract Drawings, digital or otherwise. Use of the Contract Drawings shall be limited to reproduction, digitally or otherwise, of the exterior wall layout, interior partition layout, grid lines, doors, and windows. Do not base Shop Drawings on standard printed data.

1. Preparation: Fully illustrate requirements in the Contract Documents. Include the following information, as applicable:

    a. Identification of products.
    b. Fabrication and installation drawings.
    c. Roughing-in and setting diagrams.
    d. Wiring diagrams showing field-installed wiring, including power, signal, and control wiring. Differentiate between manufacturer-installed and field-installed wiring.
    e. Shopwork manufacturing instructions.
    f. Templates and patterns.
    g. Schedules.
    h. Design calculations.
    i. Compliance with specified standards.
    j. Notation of coordination requirements.
    k. Notation of dimensions established by field measurement.
    l. Relationship and attachment to adjoining construction clearly indicated.
    m. Seal and signature of professional engineer if specified.
2. Submit Shop Drawings in the following format:

    a. PDF electronic file.

E. Samples: Submit physical units of materials or products for review of kind, color, pattern, and texture for a check of these characteristics with other elements and for a comparison of these characteristics between submittal and actual component as delivered and installed.

1. Transmit Samples that contain multiple, related components such as accessories together in one submittal package.
2. Refer to individual Specification Sections for requirements for Samples that illustrate workmanship, fabrication techniques, details of assembly, connections, operation, and similar construction characteristics.
3. Identification: Attach label on unexposed side of Samples that includes the following:

    a. Generic description of Sample.

b. Product name and name of manufacturer.
c. Sample source.
d. Number and title of applicable Specification Section.
e. Specification paragraph number and generic name of each item.

4. Submit corresponding electronic submittal of Sample transmittal, digital image file illustrating Sample characteristics, and identification information for record.
5. Disposition: Maintain sets of approved Samples at Project site, available for quality-control comparisons throughout the course of construction activity. Sample sets may be used to determine final acceptance of construction associated with each set.

    a. Samples that may be incorporated into the Work are indicated in individual Specification Sections. Such Samples must be in an undamaged condition at time of use.
    b. Samples not incorporated into the Work, or otherwise designated as Owner's property, are the property of Contractor.

6. Samples for Initial Selection: Submit manufacturer's color charts consisting of units or sections of units showing the full range of colors, textures, and patterns available.

    a. Number of Samples: Submit one full set of available choices where color, pattern, texture, or similar characteristics are required to be selected from manufacturer's product line.
    b. Architect will return submittal with options selected.

7. Samples for Verification: Submit full-size units or Samples of size indicated, prepared from the same material to be used for the Work, cured and finished in manner specified, and physically identical with the product proposed for use, and that show full range of color and texture variations expected. Samples include, but are not limited to, the following: partial sections of manufactured or fabricated components; small cuts or containers of materials; complete units of repetitively used materials; swatches showing color, texture, and pattern; color range sets; and components used for independent testing and inspection.

    a. Number of Samples:

        1) Submit three sets of Samples.
        2) Submit a single Sample where assembly details, workmanship, fabrication techniques, connections, operation, and other similar characteristics are to be demonstrated.
        3) Submit at least three sets of paired units that show approximate limits of variations if variation in color, pattern, texture, or other characteristic is inherent in material or product represented by a Sample.

    b. Architect will retain one Sample set; remainder will be returned. Mark up and retain one returned Sample set as a Project record sample.

8. Preparation: Mount, display, or package Samples in manner specified to facilitate review of qualities indicated. Prepare Samples to match Architect's sample where so indicated. Attach label on unexposed side that includes the following:

    a. Generic description of Sample.
    b. Product name or name of manufacturer.
    c. Sample source.

9. Submit Samples for review of kind, color, pattern, and texture for a final check of these characteristics with other elements and for a comparison of these characteristics between final submittal and actual component as delivered and installed.

    a. Transmit Samples that contain multiple, related components such as accessories together in one submittal package.
    b. Refer to individual Specification Sections for requirements for Samples that illustrate workmanship, fabrication techniques, details of assembly, connections, operation, and similar construction characteristics.

F. Product Schedule or List: Prepare and submit a written summary indicating types of products required for the Work and their intended location. Include the following information in tabular form:

1. Type of product. Include unique identifier for each product indicated in the Contract Documents or assigned by Contractor if none is indicated.
2. Manufacturer and product name, and model number if applicable.
3. Number and name of room or space.
4. Location within room or space.
5. Submit product schedule in the following format:

    a. PDF electronic file.

G. Application for Payment and Schedule of Values: Comply with requirements specified in Section 01 29 00 "Payment Procedures."

H. Coordination Drawing Submittals: Comply with requirements specified in Section 01 31 00 "Project Management and Coordination."

I. Subcontract List: Prepare and submit a written summary identifying individuals or firms proposed for each portion of the Work, including those who are to furnish products or equipment fabricated to a special design. Submit on the form included in Document 00 60 00 "Forms," "Subcontractors and Major Material Suppliers List."

1. Submit subcontract list in the following format:

    a. PDF electronic file.

J. Contractor's Construction Schedule: Comply with requirements specified in Section 01 32 00 "Construction Progress Documentation" for action required.

K. Construction Photographs and Videos: Comply with requirements in Section 01 32 00 "Construction Progress Documentation."

L. Daily Construction Reports: Comply with requirements specified in Section 01 32 00 "Construction Progress Documentation."

M. Test and Inspection Reports and Schedule of Tests and Inspections Submittals: Comply with requirements specified in Section 01 40 00 "Quality Requirements."

N. Certified Surveys: Comply with requirements specified in Section 01 73 00 "Execution."

O. Closeout Submittals: Comply with requirements specified in Section 01 77 00 "Closeout Procedures."

P. Operation and Maintenance Data: Submit written and graphic instructions and procedures for operation and normal maintenance of products and equipment. Comply with requirements specified in Section 01 77 00 "Closeout Procedures." Section 01 78 23 "Operation and Maintenance Data."

Q. Qualification Data: Submit written information that demonstrates capabilities and experience of firm or person. Include lists of completed projects with project names and addresses, names, and addresses of architects and owners, and other information specified.

R. Welding Certificates: Prepare and submit written certification that welding procedures and personnel comply with requirements. Submit record of Welding Procedure Specification (WPS) and Procedure Qualification Record (PQR) on AWS forms. Include names of firms and personnel certified.

S. Installer Certificates: Submit written statements on manufacturer's letterhead certifying that Installer complies with requirements and, where required, where required, is authorized by manufacturer for this specific Project.

T. Manufacturer Certificates: Submit written statements on manufacturer's letterhead certifying that manufacturer complies with requirements. Include evidence of manufacturing experience where required.

U. Product Certificates: Submit written statements on manufacturer's letterhead certifying that product complies with requirements.

V. Material Certificates: Submit written statements on manufacturer's letterhead certifying that material complies with requirements.

W. Material Test Reports: Submit reports written by a qualified testing agency, on testing agency's standard form, indicating and interpreting test results of material for compliance with requirements.

X. Product Test Reports: Submit written reports indicating that current product produced by manufacturer complies with requirements in the Contract Documents. Base reports on evaluation of tests performed by manufacturer and witnessed by a qualified testing agency, or on comprehensive tests performed by a qualified testing agency.

Y. Research Reports: Submit written evidence, from a model code organization acceptable to authorities having jurisdiction, that product complies with building code in effect for Project. Include the following information:

1. Name of evaluation organization.
2. Date of evaluation.
3. Time period when report is in effect.
4. Product and manufacturers' names.
5. Description of product.
6. Test procedures and results.
7. Limitations of use.

Z. Preconstruction Test Reports: Prepare and submit reports written by a qualified testing agency, on testing agency's standard form, indicating and interpreting results of tests performed before installation of product, for compliance with performance requirements.

AA. Compatibility Test Reports: Prepare and submit reports written by a qualified testing agency, on testing agency's standard form, indicating and interpreting results of compatibility tests performed before installation of product. Include written recommendations for primers and substrate preparation needed for adhesion.

BB. Field Test Reports: Prepare and submit reports, written by a qualified testing agency, on testing agency's standard form, indicating and interpreting results of field tests performed either during installation of product or after product is installed in its final location, for compliance with requirements.

CC. Manufacturer's Field Reports: Prepare and submit written information documenting factory-authorized service representative's tests and inspections. Include the following, as applicable:

1. Name, address, and telephone number of factory-authorized service representative making report.
2. Statement on condition of substrates and their acceptability for installation of product.
3. Statement that products at Project site comply with requirements.
4. Summary of installation procedures being followed, whether they comply with requirements and, if not, what corrective action was taken.
5. Results of operational and other tests and a statement of whether observed performance complies with requirements.

6. Statement whether conditions, products, and installation will affect warranty.
7. Other required items indicated in individual Specification Sections.

DD. Manufacturer's Instructions: Submit written or published information that documents manufacturer's recommendations, guidelines, and procedures for installing or operating a product or equipment. Include name of product and name, address, and telephone number of manufacturer. Include the following, as applicable:

1. Preparation of substrates.
2. Required substrate tolerances.
3. Sequence of installation or erection.
4. Required installation tolerances.
5. Required adjustments.
6. Recommendations for cleaning and protection.

EE. Insurance Certificates and Bonds: Prepare and submit written information indicating current status of insurance or bonding coverage. Include name of entity covered by insurance or bond, limits of coverage, amounts of deductibles, if any, and term of the coverage.

FF. Material Maintenance Submittals: Comply with requirements specified in individual Sections for quantity and disposition of delivery of extra stock.

GG. Design Data: Prepare and submit written and graphic information, including, but not limited to, performance and design criteria, list of applicable codes and regulations, and calculations. Include list of assumptions and other performance and design criteria and a summary of loads. Include load diagrams if applicable. Provide name and version of software, if any, used for calculations. Include page numbers.

2.2 DELEGATED-DESIGN SERVICES

A. Performance and Design Criteria: Where professional design services or certifications by a design professional are specifically required of Contractor by the Contract Documents, provide products and systems complying with specific performance and design criteria indicated.

1. If criteria indicated are not sufficient to perform services or certification required, submit a written request for additional information to Architect.

B. Delegated-Design Services Certification: In addition to Shop Drawings, Product Data, and other required submittals, submit [**digitally-signed PDF electronic file**] [**and**] [**three**] paper copies of certificate, signed and sealed by the responsible design professional, for each product and system specifically assigned to Contractor to be designed or certified by a design professional.

1. Indicate that products and systems comply with performance and design criteria in the Contract Documents. Include list of codes, loads, and other factors used in performing these services.

PART 3 - EXECUTION

3.1 CONTRACTOR'S REVIEW

A. Action and Informational Submittals: Review each submittal and check for coordination with other Work of the Contract and for compliance with the Contract Documents. Note corrections and field dimensions. Mark with approval stamp before submitting to Architect.

B. Project Closeout and Maintenance/Material Submittals: Refer to requirements in Section 01 77 00 "Closeout Procedures."

C. Approval Stamp: Stamp each submittal with a uniform, approval stamp. Include Project name and location, submittal number, Specification Section title and number, name of reviewer, date of Contractor's approval, and statement certifying that submittal has been reviewed, coordinated, checked, and approved for compliance with the Contract Documents.

3.2 ARCHITECT'S [AND CONSTRUCTION MANAGER'S] ACTION

A. General: Architect will not review submittals that have not been properly transmitted, reviewed by Contractor, or do not bear Contractor's approval stamp and will return them without action.

B. Action Submittals: Architect will review submittal, make marks to indicate corrections or revisions required, and return it to Contractor. Architect will stamp each submittal with an action stamp as illustrated at the end of this Section, and will mark stamp appropriately to indicate action, as follows:

1. "NO EXCEPTIONS TAKEN": No further review of Submittal required.
2. "MAKE CORRECTIONS AS NOTED. Resubmittal not required unless Contractor cannot comply with corrections noted.": Incorporate corrections in Work. If Contractor cannot comply with corrections as noted, revise to respond to exceptions and resubmit.
3. "REVISE AS NOTED AND RESUBMIT": Revise as noted and resubmit for further review.
4. "RESUBMIT PROPERLY Submittal not reviewed for reasons noted."
5. "NOT REVIEWED Submittal not required by Contract Documents.": Remove from submittal log.
6. "RECEIVED FOR CLIENT'S RECORD ONLY. Submittal not reviewed."

C. Informational Submittals: Architect will review each submittal and will not return it or will return it if it does not comply with requirements. Architect will forward each submittal to appropriate party.

D. Partial submittals prepared for a portion of the Work will be reviewed when use of partial submittals has received prior approval from Architect.

E. Incomplete submittals are unacceptable, will be considered nonresponsive, and will be returned for resubmittal without review.

F. Submittals not required by the Contract Documents will not be reviewed and may be discarded or returned marked "NOT REVIEWED."

G. Substitution items received as product data, shop drawing, or sample submittals required by individual Sections will be returned to Contractor without review. Comply with requirements in Section 01 25 00 "Substitution Procedures" for submission of substitution request.

H. Submittals will not be considered complete without the required LEED supporting documentation that is required for the submission of the Project to USGBC and LEED Criteria Worksheet.

1. Architect reserves the right to reject any submittal that is missing the required LEED-related documentation.
2. Adjustments to the Construction Schedule will not be allowed for failure of the Contractor to submit all required LEED-related documentation as part of the first submission, or in an otherwise timely manner.
3. Increase of the Contract Sum will not be allowed in order to meet the specified LEED-related requirements.

END OF SECTION 01 33 00

SECTION 01 42 00 - REFERENCES

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 01 Specification Sections, apply to this Section.

1.2 DEFINITIONS

A. General: Basic Contract definitions are included in the Conditions of the Contract.

B. "Approved": When used to convey Architect's action on Contractor's submittals, applications, and requests, "approved" is limited to Architect's duties and responsibilities as stated in the Conditions of the Contract.

C. "Directed": A command or instruction by Architect. Other terms including "requested," "authorized," "selected," "approved," "required," and "permitted" have the same meaning as "directed."

D. "Indicated": Requirements expressed by graphic representations or in written form on Drawings, in Specifications, and in other Contract Documents. Other terms including "shown," "noted," "scheduled," and "specified" have the same meaning as "indicated."

E. "Regulations": Laws, ordinances, statutes, and lawful orders issued by authorities having jurisdiction, and rules, conventions, and agreements within the construction industry that control performance of the Work.

F. "Furnish": Supply and deliver to Project site, ready for unloading, unpacking, assembly, installation, and similar operations.

G. "Install": Operations at Project site including unloading, temporarily storing, unpacking, assembling, erecting, placing, anchoring, applying, working to dimension, finishing, curing, protecting, cleaning, and similar operations.

H. "Provide": Furnish and install, complete and ready for the intended use.

I. "As Required": As required by regulatory bodies, by referenced standards, by existing conditions, by generally accepted construction practice or by the Contract Documents. In the event of ambiguity or conflicts, the most stringent requirements shall apply.

J. "By Others" refers to work that is not a part of the Contract.

K. "Project Site": Space available for performing construction activities. The extent of Project site is shown on Drawings and may or may not be identical with the description of the land on which Project is to be built.

L. "NIC": "Not in Contract" means the work or the item indicated is not a part of the Contract and will be provided by the Owner.

M. "Day": Unless stated otherwise, "day" means a calendar day.

1.3 INDUSTRY STANDARDS

A. Applicability of Standards: Unless the Contract Documents include more stringent requirements, applicable construction industry standards have the same force and effect as if bound or copied directly into the Contract Documents to the extent referenced. Such standards are made a part of the Contract Documents by reference.

B. Publication Dates: Comply with standards in effect as of date of the Contract Documents, except comply with standards having different revision dates as referenced in the codes as indicated on Drawings.

C. Copies of Standards: Each entity engaged in construction on Project must be familiar with industry standards applicable to its construction activity. Copies of applicable standards are not bound with the Contract Documents.

1. Where copies of standards are needed to perform a required construction activity, obtain copies directly from publication source and make them available on request.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION (Not Used)

END OF SECTION 01 42 00

SECTION 01 73 00 - EXECUTION

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

A. This Section includes general procedural requirements governing execution of the Work including, but not limited to, the following:

1. Construction layout.
2. Field engineering and surveying.
3. Installation of the Work.
4. Cutting and patching.
5. Coordination of Owner-installed products.
6. Progress cleaning.
7. Starting and adjusting.
8. Protection of installed construction.

B. Related Sections include the following:

1. Section 01 31 00 "Project Management and Coordination" for procedures for coordinating field engineering with other construction activities.
2. Section 01 33 00 "Submittal Procedures" for submitting surveys.
3. Section 01 77 00 "Closeout Procedures" for submitting final property survey with Project Record Documents, recording of Owner-accepted deviations from indicated lines and levels, and final cleaning.
4. Section 02 41 19 "Selective Demolition" for demolition and removal of selected portions of the building.

1.3 DEFINITIONS

A. Cutting: Removal of in-place construction necessary to permit installation or performance of other work.

B. Patching: Fitting and repair work required to restore construction to original conditions after installation of other work.

1.4 QUALITY ASSURANCE

A. Cutting and Patching: Comply with requirements for and limitations on cutting and patching of construction elements.

1. Structural Elements: When cutting and patching structural elements, notify Architect of locations and details of cutting and await directions from Architect before proceeding. Shore, brace, and support structural elements during cutting and patching. Do not cut and patch structural elements in a manner that could change their load-carrying capacity or increase deflection
2. Operational Elements: Do not cut and patch operating elements and related components in a manner that results in reducing their capacity to perform as intended or that results in increased maintenance or decreased operational life or safety.
3. Other Construction Elements: Do not cut and patch other construction elements or components in a manner that could change their load-carrying capacity, that results in reducing their capacity to perform as intended, or that results in increased maintenance or decreased operational life or safety. Other construction elements include but are not limited to the following:

    a. Water, moisture, or vapor barriers.
    b. Membranes and flashings.
    c. Exterior curtain-wall construction.
    d. Sprayed fire-resistive material.
    e. Equipment supports.
    f. Piping, ductwork, vessels, and equipment.
    g. Noise- and vibration-control elements and systems.
    h. .

4. Visual Elements: Do not cut and patch construction in a manner that results in visual evidence of cutting and patching. Do not cut and patch exposed construction in a manner that would, in Architect's opinion, reduce the building's aesthetic qualities. Remove and replace construction that has been cut and patched in a visually unsatisfactory manner.

PART 2 - PRODUCTS

2.1 MATERIALS

A. General: Comply with requirements specified in other Sections.

1. For projects requiring compliance with sustainable design and construction practices and procedures, use products for patching that comply with requirements in Section 01 81 13 "Sustainable Design Requirements."

B. In-Place Materials: Use materials for patching identical to in-place materials. For exposed surfaces, use materials that visually match in-place adjacent surfaces to the fullest extent possible.

1. If identical materials are unavailable or cannot be used, use materials that, when installed, will provide a match acceptable to Architect for the visual and functional performance of in-place materials.

PART 3 - EXECUTION

3.1 EXAMINATION

A. Existing Conditions: The existence and location of utilities, and other construction indicated as existing are not guaranteed. Before beginning work, investigate and verify the existence and location of mechanical and electrical systems and other construction affecting the Work.

1. Before construction, verify the location and points of connection of utility services.

B. Existing Conditions: The existence and location of underground and other utilities and construction indicated as existing are not guaranteed. Before beginning sitework, investigate and verify the existence and location of underground utilities and other construction affecting the Work.

1. Before construction, verify the location and invert elevation at points of connection of sanitary sewer, storm sewer, and water-service piping, and underground electrical services.
2. Furnish location data for work related to Project that must be performed by public utilities serving Project site.

C. Examination and Acceptance of Conditions: Before proceeding with each component of the Work, examine substrates, areas, and conditions, with Installer or Applicator present where indicated, for compliance with requirements for installation tolerances and other conditions affecting performance. Record observations.

1. Examine roughing-in for mechanical and electrical systems to verify actual locations of connections before equipment and fixture installation.
2. Examine walls, floors, and roofs for suitable conditions where products and systems are to be installed.
3. Verify compatibility with and suitability of substrates, including compatibility with existing finishes or primers.

D. Written Report: Where a written report listing conditions detrimental to performance of the Work is required by other Sections, include the following:

1. Description of the Work.
2. List of detrimental conditions, including substrates.
3. List of unacceptable installation tolerances.
4. Recommended corrections.

E. Proceed with installation only after unsatisfactory conditions have been corrected. Proceeding with the Work indicates acceptance of surfaces and conditions.

3.2 PREPARATION

A. Existing Utility Information: Furnish information to local utility Owner that is necessary to adjust, move, or relocate existing utility structures, utility poles, lines, services, or other utility appurtenances located in or affected by construction. Coordinate with authorities having jurisdiction.

B. Field Measurements: Take field measurements as required to fit the Work properly. Recheck measurements before installing each product. Where portions of the Work are indicated to fit to other construction, verify dimensions of other construction by field measurements before fabrication. Coordinate fabrication schedule with construction progress to avoid delaying the Work.

C. Space Requirements: Verify space requirements and dimensions of items shown diagrammatically on Drawings.

D. Review of Contract Documents and Field Conditions: Immediately on discovery of the need for clarification of the Contract Documents caused by differing field conditions outside the control of Contractor, submit a request for interpretation to Architect according to Section 01 26 13 "Request for Interpretation."

3.3 CONSTRUCTION LAYOUT

A. Verification: Before proceeding to lay out the Work, verify layout information shown on Drawings, in relation to the property survey and existing benchmarks. If discrepancies are discovered, notify Architect [and Construction Manager] promptly.

B. General: Engage a land surveyor professional engineer to lay out the Work using accepted surveying practices.

1. Establish benchmarks and control points to set lines and levels at each story of construction and elsewhere as needed to locate each element of Project.
2. Establish limits on use of Project site.
3. Establish dimensions within tolerances indicated. Do not scale Drawings to obtain required dimensions.
4. Inform installers of lines and levels to which they must comply.

5. Check the location, level and plumb, of every major element as the Work progresses.
6. Notify Architect when deviations from required lines and levels exceed allowable tolerances.
7. Close site surveys with an error of closure equal to or less than the standard established by authorities having jurisdiction.

C. Site Improvements: Locate and lay out site improvements, including pavements, grading, fill and topsoil placement, utility slopes, and invert elevations.

D. Building Lines and Levels: Locate and lay out control lines and levels for structures, building foundations, column grids, and floor levels, including those required for mechanical and electrical work. Transfer survey markings and elevations for use with control lines and levels. Level foundations and piers from two or more locations.

E. Record Log: Maintain a log of layout control work. Record deviations from required lines and levels. Include beginning and ending dates and times of surveys, weather conditions, name and duty of each survey party member, and types of instruments and tapes used. Make the log available for reference by Architect [and Construction Manager].

3.4 FIELD ENGINEERING

A. Reference Points: Locate existing permanent benchmarks, control points, and similar reference points before beginning the Work. Preserve and protect permanent benchmarks and control points during construction operations.

1. Do not change or relocate existing benchmarks or control points without prior written approval of Architect. Report lost or destroyed permanent benchmarks or control points promptly. Report the need to relocate permanent benchmarks or control points to Architect [and Construction Manager] before proceeding.
2. Replace lost or destroyed permanent benchmarks and control points promptly. Base replacements on the original survey control points.

B. Benchmarks: Establish and maintain a minimum of [two] <Insert number> permanent benchmarks on Project site, referenced to data established by survey control points. Comply with authorities having jurisdiction for type and size of benchmark.

1. Record benchmark locations, with horizontal and vertical data, on Project Record Documents.
2. Where the actual location or elevation of layout points cannot be marked, provide temporary reference points sufficient to locate the Work.
3. Remove temporary reference points when no longer needed. Restore marked construction to its original condition.

3.5 INSTALLATION

A. General: Locate the Work and components of the Work accurately, in correct alignment and elevation, as indicated.

1. Make vertical work plumb and make horizontal work level.
2. Where space is limited, install components to maximize space available for maintenance and ease of removal for replacement.
3. Conceal pipes, ducts, and wiring in finished areas, unless otherwise indicated. Where indicated to remain exposed, arrange overhead systems in an orderly manner.
4. Maintain minimum headroom clearance of 96 inches in occupied spaces and 90 inches in unoccupied spaces.

B. Comply with manufacturer's written instructions and recommendations for installing products in applications indicated.

C. Install products at the time and under conditions that will ensure the best possible results. Maintain conditions required for product performance until Substantial Completion.

D. Conduct construction operations so no part of the Work is subjected to damaging operations or loading in excess of that expected during normal conditions of occupancy.

E. Sequence the Work and allow adequate clearances to accommodate movement of construction items on site and placement in permanent locations.

F. Tools and Equipment: Do not use tools or equipment that produces harmful noise levels.

G. Templates: Obtain and distribute to the parties involved templates for work specified to be factory prepared and field installed. Check Shop Drawings of other work to confirm that adequate provisions are made for locating and installing products to comply with indicated requirements.

H. Attachment: Provide blocking and attachment plates and anchors and fasteners of adequate size and number to securely anchor each component in place, accurately located and aligned with other portions of the Work. Where size and type of attachments are not indicated, verify size and type required for load conditions

1. Mounting Heights: Where mounting heights are not indicated, mount components at heights directed by Architect.
2. Allow for building movement, including thermal expansion and contraction.
3. Coordinate installation of anchorages. Furnish setting drawings, templates, and directions for installing anchorages, including sleeves, concrete inserts, anchor bolts, and items with integral anchors, that are to be embedded in concrete or masonry. Deliver such items to Project site in time for installation.

I. Joints: Make joints of uniform width. Where joint locations in exposed work are not indicated, arrange joints for the best visual effect. Fit exposed connections together to form hairline joints.

J. Hazardous Materials: Use products, cleaners, and installation materials that are not considered hazardous.

K. Protect adjacent property and adjoining work, including sealant bond surfaces, from spillage or blow-over of coatings, paints, sprayed fire-resistive material, and other spray-applied products. Cover adjoining and nearby surfaces, including live plants and grass, if there is possibility of spray-applied products being deposited on surfaces.

3.6 CUTTING AND PATCHING

A. Cutting and Patching, General: Employ skilled workers to perform cutting and patching. Proceed with cutting and patching at the earliest feasible time, and complete without delay.

1. Cut in-place construction to provide for installation of other components or performance of other construction, and subsequently patch as required to restore surfaces to their original condition.

B. Existing Warranties: Remove, replace, patch, and repair materials and surfaces cut or damaged during installation or cutting and patching operations, by methods and with materials so as not to void existing warranties.

C. Temporary Support: Provide temporary support of work to be cut.

D. Protection: Protect in-place construction during cutting and patching to prevent damage. Provide protection from adverse weather conditions for portions of Project that might be exposed during cutting and patching operations.

E. Adjacent Occupied Areas: Where interference with use of adjoining areas or interruption of free passage to adjoining areas is unavoidable, coordinate cutting and patching according to requirements in Section 01 14 00 "Work Restrictions."

F. Existing Utility Services and Mechanical/Electrical Systems: Where existing services/systems are required to be removed, relocated, or abandoned, bypass such services/systems before cutting to minimize interruption to occupied areas.

G. Cutting: Cut in-place construction by sawing, drilling, breaking, chipping, grinding, and similar operations, including excavation, using methods least likely to damage elements retained or adjoining construction. If possible, review proposed procedures with original Installer; comply with original Installer's written recommendations.

1. In general, use hand or small power tools designed for sawing and grinding, not hammering and chopping. Cut holes and slots neatly to minimum size required, and with minimum disturbance of adjacent surfaces. Temporarily cover openings when not in use.
2. Finished Surfaces: Cut or drill from the exposed or finished side into concealed surfaces.
3. Concrete and Masonry: Cut using a cutting machine, such as an abrasive saw or a diamond-core drill. Avoid cutting steel reinforcement.

    a. Locate steel reinforcement using Ground Penetrating Radar or Ferroscan prior to cutting or drilling reinforced concrete and masonry. If existing steel reinforcement is in proposed cut or hole location, contact Architect before proceeding with the Work.

4. Excavating and Backfilling: Comply with requirements in applicable Division 31 Sections where required by cutting and patching operations.
5. Mechanical and Electrical Services: Cut off pipe or conduit in walls or partitions to be removed. Cap, valve, or plug and seal remaining portion of pipe or conduit to prevent entrance of moisture or other foreign matter after cutting.
6. Proceed with patching after construction operations requiring cutting are complete.

H. Patching: Patch construction by filling, repairing, refinishing, closing up, and similar operations following performance of other work. Patch with durable seams that are as invisible as practicable. Provide materials and comply with installation requirements specified in other Sections, where applicable.

1. Inspection: Where feasible, test and inspect patched areas after completion to demonstrate physical integrity of installation.
2. Exposed Finishes: Restore exposed finishes of patched areas and extend finish restoration into retained adjoining construction in a manner that will minimize evidence of patching and refinishing.

    a. Clean piping, conduit, and similar features before applying paint or other finishing materials.
    b. Restore damaged pipe covering to its original condition.

3. Floors and Walls: Where walls or partitions that are removed extend one finished area into another, patch and repair floor and wall surfaces in the new space. Provide an even surface of uniform finish, color, texture, and appearance. Remove in-place floor and wall coverings and replace with new materials, if necessary, to achieve uniform color and appearance.

    a. Where patching occurs in a painted surface, prepare substrate, and apply primer and intermediate paint coats appropriate for substrate over the patch, and apply final paint coat over entire unbroken surface containing the patch. Provide additional coats until patch blends with adjacent surfaces.

4. Ceilings: Patch, repair, or rehang in-place ceilings as necessary to provide an even-plane surface of uniform appearance.
5. Ceramic Tile: Provide ceramic tile and grout to match existing. Remove and replace tile damaged as a result of Work of this Contract. Comply with TCNA's "Handbook for Ceramic Tile Installation" for installation method to match existing. Lay tile in grid pattern to match existing. Make joints between existing and new tile same width so patches are not apparent in finished work.
6. Exterior Building Enclosure: Patch components in a manner that restores enclosure to a weathertight condition and ensures thermal and moisture integrity of building enclosure.

I. Cleaning: Clean areas and spaces where cutting and patching are performed. Remove paint, mortar, oils, putty, and similar materials from adjacent finished surfaces.

3.7 PROGRESS CLEANING

A. General: Clean Project site and work areas daily, including common areas. Coordinate progress cleaning for joint-use areas where more than one installer has worked. Enforce requirements strictly. Dispose of materials lawfully.

1. Comply with requirements in NFPA 241 for removal of combustible waste materials and debris.
2. Do not hold materials more than 7 days during normal weather or 3 days if the temperature is expected to rise above 80 deg F.
3. Containerize hazardous and unsanitary waste materials separately from other waste. Mark containers appropriately and dispose of legally, according to regulations.
4. Coordinate progress cleaning for joint-use areas where Contractor and other contractors are working concurrently.

B. Site: Maintain Project site free of waste materials and debris.

C. Work Areas: Clean areas where work is in progress to the level of cleanliness necessary for proper execution of the Work.

1. Remove liquid spills promptly.
2. Where dust would impair proper execution of the Work, broom-clean or vacuum the entire work area, as appropriate.

D. Installed Work: Keep installed work clean. Clean installed surfaces according to written instructions of manufacturer or fabricator of product installed, using only cleaning materials specifically recommended. If specific cleaning materials are not recommended, use cleaning materials that are not hazardous to health or property and that will not damage exposed surfaces.

E. Concealed Spaces: Remove debris from concealed spaces before enclosing the space.

F. Exposed Surfaces: Clean exposed surfaces and protect as necessary to ensure freedom from damage and deterioration at time of Substantial Completion.

G. Waste Disposal: Burying or burning waste materials on-site will not be permitted. Washing waste materials down sewers or into waterways will not be permitted. Comply with Section 01 74 19 "Construction Waste Management and Disposal."

H. During handling and installation, clean and protect construction in progress and adjoining materials already in place. Apply protective covering where required to ensure protection from damage or deterioration at Substantial Completion.

I. Clean and provide maintenance on completed construction as frequently as necessary through the remainder of the construction period. Adjust and lubricate operable components to ensure operability without damaging effects.

J. Limiting Exposures: Supervise construction operations to assure that no part of the construction, completed or in progress, is subject to harmful, dangerous, damaging, or otherwise deleterious exposure during the construction period.

3.8 STARTING AND ADJUSTING

A. Start equipment and operating components to confirm proper operation. Remove malfunctioning units, replace with new units, and retest.

B. Adjust operating components for proper operation without binding. Adjust equipment for proper operation.

C. Test each piece of equipment to verify proper operation. Test and adjust controls and safeties. Replace damaged and malfunctioning controls and equipment.

3.9 PROTECTION OF INSTALLED CONSTRUCTION

A. Provide final protection and maintain conditions that ensure installed Work is without damage or deterioration at time of Substantial Completion.

B. Comply with manufacturer's written instructions for temperature and relative humidity.

END OF SECTION 01 73 00

SECTION 01 74 19 - CONSTRUCTION WASTE MANAGEMENT AND DISPOSAL

PART 1 - GENERAL

1.1 SUMMARY

A. Section includes administrative and procedural requirements for the following:

1. Salvaging nonhazardous demolition and construction waste.
2. Recycling nonhazardous demolition and construction waste.
3. Disposing of nonhazardous demolition and construction waste.

B. Related Requirements:

1. Section 02 41 16 "Structure Demolition" for disposition of waste resulting from demolition of buildings, structures, and site improvements.
2. Section 02 41 19 "Selective Demolition" for disposition of waste resulting from partial demolition of buildings, structures, and site improvements, and for disposition of hazardous waste.
3. Section 04 20 00 "Unit Masonry" for disposal requirements for masonry waste.

1.2 DEFINITIONS

A. Construction Waste: Building and site improvement materials and other solid waste resulting from construction, remodeling, renovation, or repair operations. Construction waste includes packaging.

B. Demolition Waste: Building and site improvement materials resulting from demolition or selective demolition operations.

C. Disposal: Removal off-site of demolition and construction waste and subsequent sale, recycling, reuse, or deposit in landfill or incinerator acceptable to authorities having jurisdiction.

D. Recycle: Recovery of demolition or construction waste for subsequent processing in preparation for reuse.

E. Salvage: Recovery of demolition or construction waste and subsequent sale or reuse in another facility.

F. Salvage and Reuse: Recovery of demolition or construction waste and subsequent incorporation into the Work.

1.3 PERFORMANCE REQUIREMENTS

A. General: Achieve end-of-Project rates for salvage/recycling of 50 percent by weight of total non-hazardous solid waste generated by the Work. Practice efficient waste management in the use of materials in the course of the Work. Use all reasonable means to divert construction and demolition waste from landfills and incinerators. Facilitate recycling and salvage of materials, including the following:

1. Demolition Waste:

a. Asphalt paving.
b. Concrete.
c. Concrete reinforcing steel.
d. Brick.
e. Concrete masonry units.
f. Wood studs.
g. Wood joists.
h. Plywood and oriented strand board.
i. Wood paneling.
j. Wood trim.
k. Structural and miscellaneous steel.
l. Rough hardware.
m. Roofing.
n. Insulation.
o. Doors and frames.
p. Door hardware.
q. Windows.
r. Glazing.
s. Metal studs.
t. Gypsum board.
u. Acoustical tile and panels.
v. Carpet.
w. Carpet pad.
x. Demountable partitions.
y. Equipment.
z. Cabinets.
aa. Plumbing fixtures.
bb. Piping.
cc. Supports and hangers.
dd. Valves.
ee. Sprinklers.
ff. Mechanical equipment.
gg. Refrigerants.
hh. Electrical conduit.
ii. Copper wiring.
jj. Lighting fixtures.

kk. Lamps.
ll. Ballasts.
mm. Electrical devices.
nn. Switchgear and panelboards.
oo. Transformers.

2. Construction Waste:

a. Masonry and CMU.
b. Lumber.
c. Wood sheet materials.
d. Wood trim.
e. Metals.
f. Roofing.
g. Insulation.
h. Carpet and pad.
i. Gypsum board.
j. Piping.
k. Electrical conduit.
l. Packaging: Regardless of salvage/recycle goal indicated in "General" Paragraph above, salvage or recycle 100 percent of the following uncontaminated packaging materials:

1) Paper.
2) Cardboard.
3) Boxes.
4) Plastic sheet and film.
5) Polystyrene packaging.
6) Wood crates.
7) Plastic pails.

1.4 ACTION SUBMITTALS

A. Waste Management Plan: Submit plan within 10 days of date established for commencement of the Work.

1.5 INFORMATIONAL SUBMITTALS

A. Waste Reduction Progress Reports: Concurrent with each Application for Payment, submit report. Use Form CWM-7 for construction waste and Form CWM-8 for demolition waste. Include the following information:

1. Material category.
2. Generation points of waste.

3. Total quantity of waste in tons.
4. Quantity of waste salvaged, both estimated and actual in tons.
5. Quantity of waste recycled, both estimated and actual in tons.
6. Total quantity of waste recovered (salvaged plus recycled) in tons.
7. Total quantity of waste recovered (salvaged plus recycled) as a percentage of total waste.

B. Waste Reduction Calculations: Before request for Substantial Completion, submit calculated end-of-Project rates for salvage, recycling, and disposal as a percentage of total waste generated by the Work.

C. Records of Donations: Indicate receipt and acceptance of salvageable waste donated to individuals and organizations. Indicate whether organization is tax exempt.

D. Records of Sales: Indicate receipt and acceptance of salvageable waste sold to individuals and organizations. Indicate whether organization is tax exempt.

E. Recycling and Processing Facility Records: Indicate receipt and acceptance of recyclable waste by recycling and processing facilities licensed to accept them. Include manifests, weight tickets, receipts, and invoices.

F. Landfill and Incinerator Disposal Records: Indicate receipt and acceptance of waste by landfills and incinerator facilities licensed to accept them. Include manifests, weight tickets, receipts, and invoices.

G. Statement of Refrigerant Recovery: Signed by refrigerant recovery technician responsible for recovering refrigerant, stating that all refrigerant that was present was recovered and that recovery was performed according to EPA regulations. Include name and address of technician and date refrigerant was recovered.

1.6 QUALITY ASSURANCE

A. Regulatory Requirements: Comply with hauling and disposal regulations of authorities having jurisdiction.

B. Waste Management Conference: Conduct conference at Project site to comply with requirements in Section 01 31 00 "Project Management and Coordination." Review methods and procedures related to waste management including, but not limited to, the following:

1. Review and discuss waste management plan including responsibilities of waste management coordinator.
2. Review requirements for documenting quantities of each type of waste and its disposition.
3. Review and finalize procedures for materials separation and verify availability of containers and bins needed to avoid delays.

4. Review procedures for periodic waste collection and transportation to recycling and disposal facilities.
5. Review waste management requirements for each trade.

1.7 WASTE MANAGEMENT PLAN

A. General: Develop a waste management plan according to ASTM E 1609 and requirements in this Section. Plan shall consist of waste identification, waste reduction work plan, and cost/revenue analysis. Distinguish between demolition and construction waste. Indicate quantities by weight or volume but use same units of measure throughout waste management plan.

B. Waste Identification: Indicate anticipated types and quantities of demolition site-clearing and waste generated by the Work. Use Form CWM-1 for construction waste and Form CWM-2 for demolition waste. Include estimated quantities and assumptions for estimates.

C. Waste Reduction Work Plan: List each type of waste and whether it will be salvaged, recycled, or disposed of in landfill or incinerator. Use Form CWM-3 for construction waste and Form CWM-4 for demolition waste. Include points of waste generation, total quantity of each type of waste, quantity for each means of recovery, and handling and transportation procedures.

1. Salvaged Materials for Reuse: For materials that will be salvaged and reused in this Project, describe methods for preparing salvaged materials before incorporation into the Work.
2. Salvaged Materials for Sale: For materials that will be sold to individuals and organizations, include list of their names, addresses, and telephone numbers.
3. Salvaged Materials for Donation: For materials that will be donated to individuals and organizations, include list of their names, addresses, and telephone numbers.
4. Recycled Materials: Include list of local receivers and processors and type of recycled materials each will accept. Include names, addresses, and telephone numbers.
5. Disposed Materials: Indicate how and where materials will be disposed of. Include name, address, and telephone number of each landfill and incinerator facility.
6. Handling and Transportation Procedures: Include method that will be used for separating recyclable waste including sizes of containers, container labeling, and designated location where materials separation will be performed.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

A. Reclamation Programs: Research and prepare a plan to work with manufacturers who have programs to receive used materials. Known reclamation programs are available from, but not limited to, the following manufacturers:

1. Carpet:

    a. Reentry Program by Interface.
    b. Antron, In vista.
    c. CON-tinuum by Constantine & Covanta.
    d. Local carpet and carpet cushion reclamation centers may be found on http://www.carpetrecovery.org/.

2. Ceiling Panels: Armstrong World Industries, Inc.
3. Resilient Flooring: ReUse Program by Tarkett.

PART 3 - EXECUTION

3.1 PLAN IMPLEMENTATION

A. General: Implement approved waste management plan. Provide handling, containers, storage, signage, transportation, and other items as required to implement waste management plan during the entire duration of the Contract.

1. Comply with operation, termination, and removal requirements in Section 01 50 00 "Temporary Facilities and Controls."

B. Site Access and Temporary Controls: Conduct waste management operations to ensure minimum interference with roads, streets, walks, walkways, and other adjacent occupied and used facilities.

1. Designate and label specific areas on Project site necessary for separating materials that are to be salvaged, recycled, reused, donated, and sold.
2. Comply with Section 01 50 00 "Temporary Facilities and Controls" for controlling dust and dirt, environmental protection, and noise control.

3.2 SALVAGING DEMOLITION WASTE

A. Doors and Hardware: Brace open end of door frames. Except for removing door closers, leave door hardware attached to doors.

B. Equipment: Drain tanks, piping, and fixtures. Seal openings with caps or plugs. Protect equipment from exposure to weather.

C. Plumbing Fixtures: Separate by type and size.

D. Lighting Fixtures: Separate lamps by type and protect from breakage.

E. Electrical Devices: Separate switches, receptacles, switchgear, transformers, meters, panelboards, circuit breakers, and other devices by type.

3.3 RECYCLING DEMOLITION AND CONSTRUCTION WASTE, GENERAL

A. General: Recycle paper and beverage containers used by on-site workers.

B. Recycling Incentives: Revenues, savings, rebates, tax credits, and other incentives received for recycling waste materials shall accrue to Contractor.

C. Preparation of Waste: Prepare and maintain recyclable waste materials according to recycling or reuse facility requirements. Maintain materials free of dirt, adhesives, solvents, petroleum contamination, and other substances deleterious to the recycling process.

D. Procedures: Separate recyclable waste from other waste materials, trash, and debris. Separate recyclable waste by type at Project site to the maximum extent practical according to approved construction waste management plan.

1. Provide appropriately marked containers or bins for controlling recyclable waste until removed from Project site. Include list of acceptable and unacceptable materials at each container and bin.

    a. Inspect containers and bins for contamination and remove contaminated materials if found.

2. Stockpile processed materials on-site without intermixing with other materials. Place, grade, and shape stockpiles to drain surface water. Cover to prevent windblown dust.
3. Stockpile materials away from construction area. Do not store within drip line of remaining trees.
4. Store components off the ground and protect from the weather.
5. Remove recyclable waste from Owner's property and transport to recycling receiver or processor.

3.4 RECYCLING DEMOLITION WASTE

A. Asphalt Paving: Grind asphalt to maximum 4-inch size.

B. Masonry: Remove metal reinforcement, anchors, and ties from masonry and sort with other metals.

1. Pulverize masonry to maximum 1-1/2-inch 4-inch size.

C. Wood Materials: Sort and stack members according to size, type, and length. Separate lumber, engineered wood products, panel products, and treated wood materials.

D. Metals: Separate metals by type.

1. Structural Steel: Stack members according to size, type of member, and length.
2. Remove and dispose of bolts, nuts, washers, and other rough hardware.

E. Asphalt Shingle Roofing: Separate organic and glass-fiber asphalt shingles and felts. Remove and dispose of nails, staples, and accessories.

F. Acoustical Ceiling Panels and Tile: Stack large clean pieces on wood pallets and store in a dry location.

G. Metal Suspension System: Separate metal members including trim, and other metals from acoustical panels and tile and sort with other metals.

H. Carpet and Pad: Roll large pieces tightly after removing debris, trash, adhesive, and tack strips.

1. Store clean, dry carpet and pad in a closed container or trailer provided by Carpet Reclamation Agency or carpet recycler.

I. Carpet Tile: Remove debris, trash, and adhesive.

1. Stack tile on pallet and store clean, dry carpet in a closed container or trailer provided by Carpet Reclamation Agency or carpet recycler.

J. Piping: Reduce piping to straight lengths and store by type and size. Separate supports, hangers, valves, sprinklers, and other components by type and size.

K. Conduit: Reduce conduit to straight lengths and store by type and size.

3.5 RECYCLING CONSTRUCTION WASTE

A. Packaging:

1. Cardboard and Boxes: Break down packaging into flat sheets. Bundle and store in a dry location.
2. Polystyrene Packaging: Separate and bag materials.
3. Pallets: As much as possible, require deliveries using pallets to remove pallets from Project site. For pallets that remain on-site, break down pallets into component wood pieces and comply with requirements for recycling wood.
4. Crates: Break down crates into component wood pieces and comply with requirements for recycling wood.

B. Wood Materials:

1. Clean Cut-Offs of Lumber: Grind or chip into small pieces.

2. Clean Sawdust: Bag sawdust that does not contain painted or treated wood.

C. Gypsum Board: Stack large clean pieces on wood pallets or in container and store in a dry location.

3.6 DISPOSAL OF WASTE

A. General: Except for items or materials to be salvaged, recycled, or otherwise reused, remove waste materials from Project site and legally dispose of them in a landfill or incinerator acceptable to authorities having jurisdiction.

1. Except as otherwise specified, do not allow waste materials that are to be disposed of accumulate on-site.
2. Remove and transport debris in a manner that will prevent spillage on adjacent surfaces and areas.

B. Burning: Do not burn waste materials.

C. Disposal: Remove waste materials from Owner's property and legally dispose of them.

3.7 ATTACHMENTS

A. Form CWM-1 for construction waste identification.

B. Form CWM-2 for demolition waste identification.

C. Form CWM-3 for construction waste reduction work plan.

D. Form CWM-4 for demolition waste reduction work plan.

E. Form CWM-7 for construction waste

F. Form CWM-8 for demolition waste.

END OF SECTION 01 74 19

SECTION 01 77 00 - CLOSEOUT PROCEDURES

PART 1 - GENERAL

1.1 SUMMARY

A. Section includes administrative and procedural requirements for contract closeout.

1.2 ACTION SUBMITTALS

A. Contractor's List of Incomplete Items (Punch List): Initial submittal at Substantial Completion.

B. Certified List of Incomplete Items: Final submittal at Final Completion.

1.3 CLOSEOUT SUBMITTALS

A. Certificate of Insurance: For continuing coverage.

B. Project Record Documents:

1. Record Drawings.
2. Record Specifications.
3. Record product data.
4. Miscellaneous record submittals.

C. Operation and maintenance manual(s).

D. Warranties.

1.4 MAINTENANCE MATERIAL SUBMITTALS

A. Schedule of Maintenance Material Items: For maintenance material submittal items specified in other Sections.

1.5 SUBSTANTIAL COMPLETION PROCEDURES

A. Submittals Prior to Substantial Completion: Complete the following a minimum of 5 days prior to requesting inspection for determining date of Substantial Completion. List items below that are incomplete at time of request.

1. Prepare and submit a list of incomplete items (punch list), indicating the value of items on the list, and reasons why the Work is not complete.
2. Submit closeout submittals specified in individual Sections, including specific warranties, workmanship bonds, final certifications, and similar documents.
3. Obtain and submit releases permitting Owner unrestricted use of the Work and access to services and utilities. Include occupancy permits, operating certificates, and similar releases.
4. Prepare and submit Project Record Documents, operation and maintenance manuals, and similar final record information.
5. Submit maintenance material submittals specified in individual Sections, including tools, spare parts, extra materials, and similar items, and deliver to location designated by Owner. Label with manufacturer's name and model number where applicable.

    a. Schedule of Maintenance Material Items: Prepare and submit schedule of maintenance material submittal items, including name and quantity of each item and name and number of related Specification Section. Obtain Owner's signature for receipt of submittals.

6. Submit test/adjust/balance records.

B. Procedures Prior to Substantial Completion: Complete the following prior to requesting inspection for determining date of Substantial Completion. List items below that are incomplete at time of request

1. Advise Owner of pending insurance changeover requirements.
2. Make final changeover of permanent locks and deliver keys to Owner. Advise Owner's personnel of changeover in security provisions
3. Complete startup and testing of systems and equipment.
4. Perform preventive maintenance on equipment used prior to Substantial Completion.
5. Instruct Owner's personnel in operation, adjustment, and maintenance of products, equipment and systems. Submit demonstration and training video recordings specified in Section 01 79 00 "Demonstration and Training."
6. Advise Owner of changeover in utility services.
7. Participate with Owner in conducting inspection and walkthrough with local emergency responders.
8. Terminate and remove temporary facilities from Project sire, along with mockups, construction tools, and similar elements.
9. Complete final cleaning requirements.
10. Touch up paint and otherwise repair and restore marred exposed finishes to eliminate visual defects.

C. Inspection: Submit a written request for inspection for Substantial Completion a minimum of 10 days prior to date the work will be completed and ready for final inspection and tests. On receipt of request, Architect will either proceed with inspection or notify Contractor of unfulfilled requirements. Architect will prepare the Certificate of Substantial Completion after inspection or will notify Contractor of items, either on Contractor's list or additional items identified by Architect, that must be completed or corrected before certificate will be issued.

1. Reinspection: Request reinspection when the Work identified in previous inspections as incomplete is completed or corrected.
2. Results of completed inspection will form the basis of requirements for Final Completion.

1.6 FINAL COMPLETION PROCEDURES

A. Preliminary Procedures: Before requesting final inspection for determining date of Final Completion, complete the following:

1. Submit a final Application for Payment.
2. Submit copy of Contractor's original Substantial Completion inspection list with Architect's annotations of items to be completed or corrected (punch list), endorsed and dated by Architect. Copy shall be certified by Contractor and state that each item has been completed or otherwise resolved for acceptance.

B. Inspection: Submit a written request for final inspection for acceptance a minimum of 5 days prior to date the work will be completed and ready for final inspection and tests. On receipt of request, Architect will either proceed with inspection or notify Contractor of unfulfilled requirements. Architect will prepare a final Certificate for Payment after inspection or will notify Contractor of construction that must be completed or corrected before certificate will be issued.

1. Reinspection: Request reinspection when the Work identified in previous inspections as incomplete is completed or corrected.

1.7 LIST OF INCOMPLETE ITEMS (PUNCH LIST)

A. Preparation: Include name and identification of each space and area affected by construction operations for incomplete items and items needing correction including, if necessary, areas disturbed by Contractor that are outside the limits of construction.

1. Organize list of spaces in sequential order, proceeding from lowest floor to highest floor.
2. Organize items applying to each space by major element, including categories for ceiling, individual walls, floors, equipment, and building systems.
3. Include the following information at the top of each page:

a. Project name.
b. Date.
c. Name of Architect.
d. Name of Contractor.
e. Page number.

B. Submit list of incomplete items in MS Excel electronic file. Architect will return annotated electronic file.

1.8 PROJECT RECORD DOCUMENTS

A. General: Do not use Project Record Documents for construction purposes. Protect Project Record Documents from deterioration and loss. Provide access to Project Record Documents for Architect's reference during normal working hours.

B. Record Drawings: Maintain and submit one set of blue- or black-line white prints of Contract Drawings and Shop Drawings.

1. Mark record prints to show the actual installation where installation varies from that shown originally. Require individual or entity who obtained record data, whether individual or entity is Installer, subcontractor, or similar entity, to prepare the marked-up record prints.

a. Give particular attention to information on concealed elements that cannot be readily identified and recorded later, and the locations of those items that need to be located for servicing.
b. Accurately record information in a readily understandable drawing technique.
c. Record data as soon as possible after obtaining it. Record and check the markup before enclosing concealed installations.
d. Mark record prints completely and accurately.
e. Mark important additional information that was either shown schematically or omitted from original Drawings.
f. Note Change Order numbers, alternate numbers, and similar identification where applicable.

C. Record Specifications: Submit one copy of Project's Specifications, including addenda and contract modifications. Clearly mark copy to indicate the actual product installation where installation varies from that indicated in Specifications, addenda, and contract modifications.

1. Give particular attention to information on concealed products and installations that cannot be readily identified and recorded later.
2. Mark copy with the proprietary name and model number of products, materials, and equipment furnished, including substitutions and product options selected.
3. Note related Change Orders, Record Drawings, and Product Data, where applicable.

D. Record Product Data: Submit one copy of each Product Data submittal. Mark one set to indicate the actual product installation where installation varies substantially from that indicated in Product Data.

1. Give particular attention to information on concealed products and installations that cannot be readily identified and recorded later.
2. Include significant changes in the product delivered to Project site and changes in manufacturer's written instructions for installation.
3. Note related Change Orders, Record Drawings, where applicable.

E. Miscellaneous Record Submittals: Assemble miscellaneous records required by other Specification Sections such as tests and inspections, and inspections by authorities having jurisdiction. Bind or file miscellaneous records and identify each, ready for continued use and reference.

1.9 OPERATION AND MAINTENANCE MANUALS

A. Assemble a complete set of operation and maintenance data indicating the operation and maintenance of each system, subsystem, and piece of equipment not part of a system. Include operation and maintenance data required in individual Specification Sections and as follows:

1. Operation Data:

a. Emergency instructions and procedures.
b. System, subsystem, and equipment descriptions, including operating standards.
c. Operating procedures, including startup, shutdown, seasonal, and weekend operations.
d. Description of controls and sequence of operations.
e. Piping diagrams.
f. Noise and vibration adjustments.
g. Effective energy utilization.

2. Maintenance Data:

a. Manufacturer's information, including list of spare parts.
b. Name, address, and telephone number of Installer or supplier.
c. Maintenance procedures.
d. Maintenance and service schedules for preventive and routine maintenance.
e. Maintenance record forms.
f. Sources of spare parts and maintenance materials.
g. Copies of maintenance service agreements.
h. Copies of warranties and bonds.
i. Cleaning.
j. Control sequence.
k. Fuels, lubricants, tool, and other related items.

l. Identification systems.

B. Organize operation and maintenance manuals into suitable sets of manageable size. Bind and index data in heavy-duty, 3-ring, vinyl-covered, loose-leaf binders, in thickness necessary to accommodate contents, with pocket inside the covers to receive folded oversized sheets. Identify each binder on front and spine with the printed title "OPERATION AND MAINTENANCE MANUAL," Project name, and subject matter of contents.

1.10 SUBMITTAL OF PROJECT WARRANTIES

A. Time of Submittal: Submit written warranties on request of Architect for designated portions of the Work where commencement of warranties other than date of Substantial Completion is indicated, or when delay in submittal of warranties might limit Owner's rights under warranty.

B. Partial Occupancy: Submit properly executed warranties within 15 days of completion of designated portions of the Work that are completed and occupied or used by Owner during construction period.

C. Organize warranty documents into an orderly sequence based on the table of contents of Project Manual. Bind warranties and bonds in heavy-duty, three-ring, vinyl-covered, loose-leaf binders. Identify each binder on the front and spine with the typed or printed title "WARRANTIES," Project name, and name of Contractor.

D. Provide additional copies of each warranty to include in operation and maintenance manuals.

PART 2 - PRODUCTS

PART 3 - EXECUTION

END OF SECTION 01 77 00

SECTION 02 41 16 - STRUCTURE DEMOLITION

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

A. Section Includes:

1. Demolition and removal of buildings and site improvements.
2. Removing below-grade construction.
3. Disconnecting, capping, or sealing, and abandoning in-place or removing site utilities.
4. Salvaging items for reuse by Owner.

B. Related Requirements:

1. Section 011000 "Summary" for use of the premises and phasing requirements.
2. Section 013200 "Construction Progress Documentation" for preconstruction photographs taken before building demolition.
3. Section 024119 "Selective Demolition" for partial demolition of buildings, structures, and site improvements.
4. Section 311000 "Site Clearing" for site clearing and removal of above- and below-grade site improvements not part of building demolition.

1.3 DEFINITIONS

A. Remove: Detach items from existing construction and dispose of them off-site unless indicated to be salvaged.

B. Remove and Salvage: Detach items from existing construction, in a manner to prevent damage, and deliver to Owner ready for reuse. Include fasteners or brackets needed for reattachment elsewhere.

1.4 MATERIALS OWNERSHIP

A. Unless otherwise indicated, demolition waste becomes property of Contractor.

B. Historic items, relics, antiques, and similar objects including, but not limited to, cornerstones and their contents, commemorative plaques and tablets, and other items of interest or value to Owner that may be uncovered during demolition remain the property of Owner.

1. Carefully salvage in a manner to prevent damage and promptly return to Owner.

1.5 PREINSTALLATION MEETINGS

A. Predemolition Conference: Conduct conference at Project Site.

1. Inspect and discuss condition of construction to be demolished.
2. Review structural load limitations of existing structures.
3. Review and finalize building demolition schedule and verify availability of demolition personnel, equipment, and facilities needed to make progress and avoid delays.
4. Review and finalize protection requirements.
5. Review procedures for noise control and dust control.
6. Review procedures for protection of adjacent buildings.
7. Review items to be salvaged and returned to Owner.

1.6 INFORMATIONAL SUBMITTALS

A. Qualification Data: For refrigerant recovery technician.

B. Proposed Protection Measures: Submit report, including Drawings, that indicates the measures proposed for protecting individuals and property, for environmental protection, for dust control and for noise control. Indicate proposed locations and construction of barriers.

1. Adjacent Buildings: Detail special measures proposed to protect adjacent buildings to remain including means of egress from those buildings.

C. Schedule of Building Demolition Activities: Indicate the following:

1. Detailed sequence of demolition work, with starting and ending dates for each activity.
2. Temporary interruption of utility services.
3. Shutoff and capping or re-routing of utility services.

D. Predemolition Photographs or Video: Show existing conditions of adjoining construction and site improvements, including finish surfaces, that might be misconstrued as damage caused by salvage and demolition operations. Comply with Section 013233 "Photographic Documentation." Submit before the Work begins.

E. Statement of Refrigerant Recovery: Signed by refrigerant recovery technician responsible for recovering refrigerant, stating that all refrigerant that was present was recovered and that recovery was performed according to EPA regulations. Include name and address of technician and date refrigerant was recovered.

1.7 CLOSEOUT SUBMITTALS

A. Inventory: Submit a list of items that have been removed and salvaged.

1.8 QUALITY ASSURANCE

A. Refrigerant Recovery Technician Qualifications: Certified by EPA-approved certification program.

1.9 FIELD CONDITIONS

A. Buildings to be demolished will be vacated and their use discontinued before start of the Work.

B. Buildings immediately adjacent to demolition area will be occupied. Conduct building demolition so operations of occupied buildings will not be disrupted.

1. Provide not less than 72 hours' notice of activities that will affect operations of adjacent occupied buildings.
2. Maintain access to existing walkways, exits, and other facilities used by occupants of adjacent buildings.

    a. Do not close or obstruct walkways, exits, or other facilities used by occupants of adjacent buildings without written permission from authorities having jurisdiction.

C. Conditions existing at time of inspection for bidding purpose will be maintained by Owner as far as practical.

1. Before building demolition, Owner will remove items they deem as having value.

D. Hazardous Materials: It is not expected that hazardous materials will be encountered in the Work.

1. Hazardous materials will be removed by Owner before start of the Work.
2. If materials suspected of containing hazardous materials are encountered, do not disturb; immediately notify Architect and Owner. Hazardous materials will be removed by Owner under a separate contract.

E. Hazardous Materials: Present in buildings and structures to be demolished. A report on the presence of hazardous materials is on file for review and use. Examine report to become aware of locations where hazardous materials are present.

1. Hazardous material remediation is specified elsewhere in the Contract Documents.
2. Do not disturb hazardous materials or items suspected of containing hazardous materials except under procedures specified elsewhere in the Contract Documents.

3. Owner will provide material safety data sheets for materials that are known to be present in buildings and structures to be demolished because of building operations or processes performed there.

F. On-site storage or sale of removed items or materials is not permitted.

1.10 COORDINATION

A. Arrange demolition schedule so as not to interfere with Owner's on-site operations or operations of adjacent occupied buildings.

PART 2 - PRODUCTS

2.1 PERFORMANCE REQUIREMENTS

A. Regulatory Requirements: Comply with governing EPA notification regulations before beginning demolition. Comply with hauling and disposal regulations of authorities having jurisdiction.

B. Standards: Comply with ANSI/ASSE A10.6 and NFPA 241.

2.2 SOIL MATERIALS

A. Satisfactory Soils: Comply with requirements in Section 312000 "Earth Moving."

PART 3 - EXECUTION

3.1 EXAMINATION

A. Verify that utilities have been disconnected and capped before starting demolition operations.

B. Review Project Record Documents of existing construction or other existing condition and hazardous material information provided by Owner. Owner does not guarantee that existing conditions are same as those indicated in Project Record Documents.

C. Engage a professional engineer to perform an engineering survey of condition of building to determine whether removing any element might result in structural deficiency or unplanned collapse of any portion of structure or adjacent structures during building demolition operations.

D. Steel Tendons: Locate tensioned steel tendons and include recommendations for de-tensioning.

E. Verify that hazardous materials have been remediated before proceeding with building demolition operations.

F. Inventory and record the condition of items to be removed and salvaged.

3.2 PREPARATION

A. Refrigerant: Before starting demolition, remove refrigerant from mechanical equipment according to 40 CFR 82 and regulations of authorities having jurisdiction.

B. Salvaged Items: Comply with the following:

1. Clean salvaged items of dirt and demolition debris.
2. Pack or crate items after cleaning. Identify contents of containers.
3. Store items in a secure area until delivery to Owner.
4. Transport items to storage area indicated on Drawings.
5. Protect items from damage during transport and storage.

3.3 UTILITY SERVICES AND MECHANICAL/ELECTRICAL SYSTEMS

A. Existing Utilities to be Disconnected: Locate, identify, disconnect, and seal or cap off utilities serving buildings and structures to be demolished.

1. Owner will arrange to shut off utilities when requested by Contractor.
2. Arrange to shut off utilities with utility companies.
3. If removal, relocation, or abandonment of utility services will affect adjacent occupied buildings, then provide temporary utilities that bypass buildings and structures to be demolished and that maintain continuity of service to other buildings and structures.
4. Cut off pipe or conduit a minimum of 24 inches below grade. Cap, valve, or plug and seal remaining portion of pipe or conduit after bypassing according to requirements of authorities having jurisdiction.
5. Do not start demolition work until utility disconnecting and sealing have been completed and verified in writing.

3.4 PROTECTION

A. Existing Facilities: Protect adjacent walkways, loading docks, building entries, and other building facilities during demolition operations. Maintain exits from existing buildings.

B. Temporary Shoring: Provide and maintain interior and exterior shoring, bracing, or structural support to preserve stability and prevent unexpected movement or collapse of construction being demolished.

1. Strengthen or add new supports when required during progress of demolition.

C. Existing Utilities to Remain: Maintain utility services to remain and protect from damage during demolition operations.

1. Do not interrupt existing utilities serving adjacent occupied or operating facilities unless authorized in writing by Owner and authorities having jurisdiction.
2. Provide temporary services during interruptions to existing utilities, as acceptable to Owner and authorities having jurisdiction.

    a. Provide at least 72 hours' notice to occupants of affected buildings if shutdown of service is required during changeover.

D. Temporary Protection: Erect temporary protection, such as walks, fences, railings, canopies, and covered passageways, where required by authorities having jurisdiction and as indicated. Comply with requirements in Section 015000 "Temporary Facilities and Controls."

1. Protect adjacent buildings and facilities from damage due to demolition activities.
2. Protect existing site improvements, appurtenances, and landscaping to remain.
3. Erect a plainly visible fence around drip line of individual trees or around perimeter drip line of groups of trees to remain.
4. Provide temporary barricades and other protection required to prevent injury to people and damage to adjacent buildings and facilities to remain.
5. Provide protection to ensure safe passage of people around building demolition area and to and from occupied portions of adjacent buildings and structures.
6. Protect walls, windows, roofs, and other adjacent exterior construction that are to remain and that are exposed to building demolition operations.
7. Erect and maintain dustproof partitions and temporary enclosures to limit dust, noise, and dirt migration to occupied portions of adjacent buildings.

E. Remove temporary barriers and protections where hazards no longer exist. Where open excavations or other hazardous conditions remain, leave temporary barriers and protections in place.

3.5 DEMOLITION, GENERAL

A. General: Demolish indicated buildings and site improvements completely. Use methods required to complete the Work within limitations of governing regulations and as follows:

1. Do not use cutting torches until work area is cleared of flammable materials. Maintain portable fire-suppression devices during flame-cutting operations.
2. Maintain fire watch during and for at least 24 hours after flame-cutting operations.
3. Maintain adequate ventilation when using cutting torches.
4. Locate building demolition equipment and remove debris and materials so as not to impose excessive loads on supporting walls, floors, or framing.

B. Site Access and Temporary Controls: Conduct building demolition and debris-removal operations to ensure minimum interference with roads, streets, walks, walkways, and other adjacent occupied and used facilities.

1. Do not close or obstruct streets, walks, walkways, or other adjacent occupied or used facilities without permission from Owner and authorities having jurisdiction. Provide alternate routes around closed or obstructed trafficways if required by authorities having jurisdiction.
2. Use water mist and other suitable methods to limit spread of dust and dirt. Comply with governing environmental-protection regulations. Do not use water when it may damage adjacent construction or create hazardous or objectionable conditions, such as ice, flooding, and pollution.

C. Explosives: Use of explosives is not permitted.

3.6 DEMOLITION BY MECHANICAL MEANS

A. Proceed with demolition of structural framing members systematically, from higher to lower level. Complete building demolition operations above each floor or tier before disturbing supporting members on the next lower level.

B. Remove debris from elevated portions of the building by chute, hoist, or other device that will convey debris to grade level in a controlled descent.

1. Remove structural framing members and lower to ground by method suitable to minimize ground impact and dust generation.

C. Below-Grade Construction: Abandon foundation walls and other below-grade construction. Cut below-grade construction flush with grade unless otherwise indicated on the drawings.

D. Below-Grade Construction: Demolish foundation walls and other below-grade construction that are within footprint of new construction and extending 5 feet outside footprint indicated for new construction. Abandon below-grade construction outside this area.

1. Remove below-grade construction, including basements, foundation walls, and footings, to at least 12 inches below grade.

E. Existing Utilities: Abandon existing utilities and below-grade utility structures. Cut utilities flush with grade.

F. Existing Utilities: Demolish existing utilities and below-grade utility structures that are within 5 feet outside footprint indicated for new construction. Abandon utilities outside this area.

1. Fill abandoned utility structures with satisfactory soil materials or recycled pulverized concrete according to backfill requirements in Section 312000 "Earth Moving."

G. Existing Utilities: Demolish and remove existing utilities and below-grade utility structures.

H. Hydraulic Elevator Systems: Demolish and remove elevator system, including cylinder, plunger, well assembly, steel well casing and liner, oil supply lines, and tanks.

3.7 SITE RESTORATION

A. Below-Grade Areas: Rough grade below-grade areas ready for further excavation or new construction.

B. Below-Grade Areas: Completely fill below-grade areas and voids resulting from building demolition operations with satisfactory soil materials or recycled pulverized concrete according to backfill requirements in Section 312000 "Earth Moving."

C. Site Grading: Uniformly rough grade area of demolished construction to a smooth surface, free from irregular surface changes. Provide a smooth transition between adjacent existing grades and new grades.

3.8 REPAIRS

A. Promptly repair damage to adjacent buildings caused by demolition operations.

3.9 DISPOSAL OF DEMOLISHED MATERIALS

A. Remove demolition waste materials from Project site and recycle or dispose of them according to Section 017419 "Construction Waste Management and Disposal."

1. Do not allow demolished materials to accumulate on-site.
2. Remove and transport debris in a manner that will prevent spillage on adjacent surfaces and areas.

B. Do not burn demolished materials.

3.10 CLEANING

A. Clean adjacent structures and improvements of dust, dirt, and debris caused by building demolition operations. Return adjacent areas to condition existing before building demolition operations began.

1. Clean roadways of debris caused by debris transport.

END OF SECTION 02 41 16

SECTION 02 41 19 - SELECTIVE DEMOLITION

PART 1 - GENERAL

1.1 SUMMARY

A. Section Include

1. Demolition and removal of selected portions of building or structure.
2. Demolition and removal of selected site elements.
3. Salvage of existing items to be reused or recycled.

B. Related Requirements:

1. Section 01 10 00 "Summary" for use of the premises and Owner occupancy requirements.
2. Section 01 14 00 "Work Restrictions" for restrictions on use of the premises due to Owner or tenant occupancy.
3. Section 01 32 00 "Construction Progress Documentation" for preconstruction photographs taken before selective demolition.
4. Section 01 50 00 "Temporary Facilities and Controls" for temporary construction and environmental-protection measures for selective demolition operations.
5. Section 01 73 00 "Execution" for cutting and patching procedures.
6. Section 01 74 19 "Construction Waste Management and Disposal" for disposal of demolished materials.
7. Section 017300 "Execution" for cutting and patching procedures.
8. Section 013516 "Alteration Project Procedures" for general protection and work procedures for alteration projects.
9. Section 311000 "Site Clearing" for site clearing and removal of above- and below-grade improvements not part of selective demolition.

1.2 DEFINITIONS

A. Remove: Detach items from existing construction and legally dispose of them off-site unless indicated to be removed and salvaged or removed and reinstalled.

B. Remove and Salvage: Carefully detach from existing construction, in a manner to prevent damage.

C. Remove and Reinstall: Detach items from existing construction, prepare for reuse, and reinstall where indicated.

D. Existing to Remain: Existing items of construction that are not to be permanently removed and that are not otherwise indicated to be removed, removed, and salvaged, or removed and reinstalled.

E. Dismantle: To remove by disassembling or detaching an item from a surface, using gentle methods and equipment to prevent damage to the item and surfaces; disposing of items unless indicated to be salvaged or reinstalled.

1.3 MATERIALS OWNERSHIP

A. Unless otherwise indicated, demolition waste becomes property of Contractor.

1.4 PREINSTALLATION MEETINGS

A. Predemolition Conference: Conduct conference at Project site.

1. Inspect and discuss condition of construction to be selectively demolished.
2. Review structural load limitations of existing structure.
3. Review and finalize selective demolition schedule and verify availability of materials, demolition personnel, equipment, and facilities needed to make progress and avoid delays.
4. Review requirements of work performed by other trades that rely on substrates exposed by selective demolition operations.
5. Review areas where existing construction is to remain and requires protection.

1.5 INFORMATIONAL SUBMITTALS

A. Engineering Survey: Submit engineering survey of condition of building including items identified in the structural drawings to be field verified.

B. Proposed Protection Measures: Submit report, including drawings, that indicates the measures proposed for protecting individuals and property for dust control and for noise control. Indicate proposed locations and construction of barriers.

C. Schedule of Selective Demolition Activities: Indicate the following:

1. Detailed sequence of selective demolition and removal work, with starting and ending dates for each activity. Ensure Owner's [Building Manager's] [and] [other tenants'] on-site operations are uninterrupted.
2. Interruption of utility services. Indicate how long utility services will be interrupted.
3. Coordination for shutoff, capping, and continuation of utility services.
4. Use of elevator, stairs, entrances, and loading docks.

5. Coordination of Owner's continuing occupancy of portions of existing building and of Owner's partial occupancy of completed Work.

D. Predemolition Photographs or Video: Show existing conditions of adjoining construction, including finish surfaces, that might be misconstrued as damage caused by demolition operations. Submit before Work begins.

E. Statement of Refrigerant Recovery: Signed by refrigerant recovery technician responsible for recovering refrigerant, stating that all refrigerant that was present was recovered and that recovery was performed according to EPA regulations. Include name and address of technician and date refrigerant was recovered.

1.6 QUALITY ASSURANCE

A. Refrigerant Recovery Technician Qualifications: Certified by an EPA-approved certification program.

1.7 FIELD CONDITIONS

A. Owner will occupy portions of building immediately adjacent to selective demolition area. Conduct selective demolition so Owner's operations will not be disrupted.

B. Conditions existing at time of inspection for bidding purpose will be maintained by Owner as far as practical.

1. Before selective demolition, Owner will remove all items of value to owner.

C. Notify Architect of discrepancies between existing conditions and Drawings before proceeding with selective demolition.

D. Hazardous Materials: It is not expected that hazardous materials will be encountered in the Work.

1. Hazardous materials will be removed by Owner before start of the Work.
2. If suspected hazardous materials are encountered, do not disturb; immediately notify Architect and Owner. Hazardous materials will be removed by Owner under a separate contract.

E. Storage or sale of removed items or materials on-site is not permitted.

F. Utility Service: Maintain existing utilities indicated to remain in service and protect them against damage during selective demolition operations.

1. Maintain fire-protection facilities in service during selective demolition operations.

1.8 COORDINATION

A. Arrange selective demolition schedule so as not to interfere with Owner's operations.

PART 2 - PRODUCTS

2.1 PERFORMANCE REQUIREMENTS

A. Regulatory Requirements: Comply with governing EPA notification regulations before beginning selective demolition. Comply with hauling and disposal regulations of authorities having jurisdiction.

B. Standards: Comply with ANSI/ASSE A10.6 and NFPA 241.

PART 3 - EXECUTION

3.1 EXAMINATION

A. Verify that utilities have been disconnected and capped before starting selective demolition operations.

B. If available, review record documents of existing construction provided by Owner. Owner does not guarantee that existing conditions are same as those indicated in record documents.

C. Survey existing conditions and correlate with requirements indicated to determine extent of selective demolition required.

D. When unanticipated mechanical, electrical, or structural elements that conflict with intended function or design are encountered, investigate, and measure the nature and extent of conflict. Promptly submit a written report to Architect.

E. Perform an engineering survey of condition of building to determine whether removing any element might result in structural deficiency or unplanned collapse of any portion of structure or adjacent structures during selective building demolition operations.

1. Perform surveys as the Work progresses to detect hazards resulting from selective demolition activities.
2. Steel Tendons: Locate tensioned steel tendons and include recommendations for de-tensioning.

F. Survey of Existing Conditions: Record existing conditions by use of preconstruction photographs or video.

3.2 PREPARATION

A. Refrigerant: Before starting demolition, remove refrigerant from mechanical equipment according to 40 CFR 82 and regulations of authorities having jurisdiction.

3.3 UTILITY SERVICES AND MECHANICAL/ELECTRICAL SYSTEMS

A. Existing Services/Systems to Remain: Maintain services/systems indicated to remain and protect them against damage.

1. Comply with requirements for existing services/systems interruptions specified in Section 01 14 00 "Work Restrictions."

B. Existing Services/Systems to be Removed, Relocated, or Abandoned: Locate, identify, disconnect, and seal or cap off indicated utility services and mechanical/electrical systems serving areas to be selectively demolished.

1. Arrange to shut off indicated utilities with utility companies.
2. If services/systems are required to be removed, relocated, or abandoned, provide temporary services/systems that bypass area of selective demolition and that maintain continuity of services/systems to other parts of building.
3. Disconnect, demolish, and remove fire-suppression systems, plumbing, and HVAC systems, equipment, and components indicated to be removed.

    a. Piping to be Removed: Remove portion of piping indicated to be removed and cap or plug remaining piping with same or compatible piping material.
    b. Piping to be Abandoned in Place: Drain piping and cap or plug piping with same or compatible piping material.
    c. Equipment to be Removed: Disconnect and cap services and remove equipment.
    d. Equipment to be Removed and Reinstalled: Disconnect and cap services and remove, clean, and store equipment; when appropriate, reinstall, reconnect, and make equipment operational.
    e. Equipment to be Removed and Salvaged: Disconnect and cap services and remove equipment and deliver to Owner.
    f. Ducts to be Removed: Remove portion of ducts indicated to be removed and plug remaining ducts with same or compatible ductwork material.
    g. Ducts to be Abandoned in Place: Cap or plug ducts with same or compatible ductwork material.
    h. Fire Suppression System Partial or Complete Removal: Arrange for bypass of area to be removed so that overall building fire suppression system remains in operation. If continuous operation is not possible, coordinate with local Fire authorities; maintain Firewatch during removal operations and until system can be restored to working order. Maintain fire extinguishers on the site.

C. Ballasts: If ballast is not labeled "No PCBs," or if the label is illegible, contact a ballast recycler for disposal.

D. Mercury-Containing Devices: Mercury-containing devices include thermostats, silent switches, mechanical switches and relays or contacts. Dispose of these devices with an appropriate recycler.

E. Nickel-Cadmium and Lead-Acid Batteries: Exit signs, emergency lighting units, alarm systems, smoke detectors and carbon-monoxide detectors may contain nickel-cadmium or lead-acid. Arrange with an appropriate recycler for disposal.

3.4 PROTECTION

A. Temporary Protection: Provide temporary barricades and other protection required to prevent injury to people and damage to adjacent buildings and facilities to remain.

1. Provide protection to ensure safe passage of people around selective demolition area and to and from occupied portions of building.
2. Provide temporary weather protection, during interval between selective demolition of existing construction on exterior surfaces and new construction, to prevent water leakage and damage to structure and interior areas.
3. Protect walls, ceilings, floors, and other existing finish work that are to remain or that are exposed during selective demolition operations.
4. Cover and protect furniture, furnishings, and equipment that have not been removed.
5. Comply with requirements for temporary enclosures, dust control, heating, and cooling specified in Section 01 50 00 "Temporary Facilities and Controls."

3.5 SELECTIVE DEMOLITION, GENERAL

A. General: Demolish and remove existing construction only to the extent required by new construction and as indicated. Use methods required to complete the Work within limitations of governing regulations and as follows:

1. Proceed with selective demolition systematically, from higher to lower level. Complete selective demolition operations above each floor or tier before disturbing supporting members on the next lower level.
2. Neatly cut openings and holes plumb, square, and true to dimensions required. Use cutting methods least likely to damage construction to remain or adjoining construction. Use hand tools or small power tools designed for sawing or grinding, not hammering and chopping, to minimize disturbance of adjacent surfaces. Temporarily cover openings to remain.
3. Cut or drill from the exposed or finished side into concealed surfaces to avoid marring existing finished surfaces.

4. Do not use cutting torches until work area is cleared of flammable materials. At concealed spaces, such as duct and pipe interiors, verify condition and contents of hidden space before starting flame-cutting operations. Maintain fire watch and portable fire-suppression devices during flame-cutting operations, and for duration required by Authorities Having Jurisdiction hours after completion of flame cutting operations and other "hot work" as defined by NFPA 51B.
5. Maintain adequate ventilation when using cutting torches.
6. Remove decayed, vermin-infested, or otherwise dangerous or unsuitable materials and promptly dispose of off-site.
7. Locate selective demolition equipment and remove debris and materials so as not to impose excessive loads on supporting walls, floors, or framing.
8. When cutting concrete, masonry, wallboard, and any other dust-producing materials, provide temporary barriers to prevent spread of dust into the rest of the building. Provide filters for mechanical systems and air ducts.
9. Dispose of demolished items and materials promptly. Comply with requirements in Section 01 74 19 "Construction Waste Management and Disposal."

B. Removed and Salvaged Items:

1. Clean salvaged items.
2. Pack or crate items after cleaning. Identify contents of containers.
3. Store items in a secure area.

C. Existing Items to Remain: Protect construction indicated to remain against damage and soiling during selective demolition. When permitted by Architect, items may be removed to a suitable, protected storage location during selective demolition and cleaned and reinstalled in their original locations after selective demolition operations are complete.

3.6 SELECTIVE DEMOLITION PROCEDURES FOR SPECIFIC MATERIALS

A. Concrete: Demolish in sections. Cut concrete full depth at junctures with construction to remain and at regular intervals using power-driven saw, then remove concrete between saw cuts.

B. Masonry: Demolish in small sections. Cut masonry at junctures with construction to remain, using power-driven saw, then remove masonry between saw cuts.

C. Concrete Slabs-on-Grade: Saw-cut perimeter of area to be demolished, then break up and remove.

D. Resilient Floor Covering and Glued-down carpets: Remove floor coverings and adhesive according to recommendations in RFCI's "Recommended Work Practices for the Removal of Resilient Floor Coverings." Do not use methods requiring solvent-based adhesive strippers.

3.7 DISPOSAL OF DEMOLISHED MATERIALS

A. Remove demolition waste materials from Project site and dispose of them in an EPA-approved construction and demolition waste landfill acceptable to authorities having jurisdiction. and recycle or dispose of them according to Section 01 74 19 "Construction Waste Management and Disposal."

1. Do not allow demolished materials to accumulate on-site.
2. Remove and transport debris in a manner that will prevent spillage on adjacent surfaces and areas.
3. Remove debris from elevated portions of building by chute, hoist, or other device that will convey debris to grade level in a controlled descent.
4. Comply with requirements specified in Section 01 74 19 "Construction Waste Management and Disposal."

B. Burning: Do not burn demolished materials.

3.8 CLEANING

A. Refer to Section 01 73 00 "Execution" for progress cleaning.

END OF SECTION 02 41 19

SECTION 06 10 53 - MISCELLANEOUS ROUGH CARPENTRY

PART 1 - GENERAL

1.1 SUMMARY

A. Section includes miscellaneous carpentry.

1.2 ACTION SUBMITTALS

A. Product Data: Submit product data for each type of process and factory-fabricated product indicated.

1. Include data for fire-retardant treatment from chemical treatment manufacturer and certification by treating plant that materials comply with requirements.

1.3 DELIVERY, STORAGE, AND HANDLING

A. Stack lumber, plywood, and other panels; for lumber and plywood pressure treated with waterborne chemicals, place spacers between each bundle to provide air circulation.

PART 2 - PRODUCTS

2.1 WOOD PRODUCTS, GENERAL

A. Regional Materials: Dimension lumber, except treated materials, shall be manufactured within 100 miles of Project site from materials that have been extracted, harvested, or recovered, as well as manufactured, within 100 miles of Project site.

B. Lumber: Comply with DOC PS 20 "American Softwood Lumber Standard" and applicable rules of lumber grading agencies certified by the American Lumber Standards Committee Board of Review.

1. Factory mark each piece of lumber with grade stamp of grading agency.
2. Where nominal sizes are indicated, provide actual sizes required by DOC PS 20 for moisture content specified. Where actual sizes are indicated, they are minimum dressed sizes for dry lumber.
3. Provide dressed lumber, S4S, unless otherwise indicated.
4. Provide dry lumber with 19 percent maximum moisture content at time of dressing for 2-inch nominal thickness or less, unless otherwise indicated.

5. Thickness: As needed to comply with requirements specified but not less than thickness indicated.

2.2 FIRE-RETARDANT-TREATED MATERIALS

A. General: Provide chemical fire-retardant process tested and labeled by UL with flame spread and smoke developed ratings of 25 or less. Comply with performance requirements in AWPA U1, Use Category UCFA as a minimum for pressure treatment. Size wood before treatment so that minimum cutting will be required after treatment. Kiln dry lumber to a maximum 19 percent moisture content, kiln dry plywood to a maximum 15 percent moisture content, after treatment. Treat indicated items and the following:

1. Wood members required to be treated by Building Code having jurisdiction at the site and wood members specified as fire-retardant-treated.

B. Identify fire-retardant-treated wood with appropriate classification marking of UL.

2.3 MISCELLANEOUS LUMBER

A. Provide miscellaneous lumber for support or attachment of other construction, including blocking, nailers, and similar members.

B. For concealed boards, provide lumber with 19 percent maximum moisture content and the following species and grades:

1. Mixed southern pine, No. 2 grade; SPIB.
2. Western Woods; WCLIB or WWPA, No. 2 Grade.

2.4 PANEL PRODUCTS

2.5 FASTENERS

A. General: Provide fasteners of size and type indicated that comply with requirements specified in this Article for material and manufacture.

B. Power-Driven Fasteners: NES NER-272.

C. Nails, Wire, Brads, and Staples: Select material, type, size, and finish required for each use.

1. ASTM F 1667 for driven fasteners such as nails, spikes, and staples.
2. ASTM F 547 for nails used with wood and wood-based products.

D. Wood Screws: Select material, type, size, and finish required for each use. Comply with ASME B18.6.1.

E. Screws for Fastening to Cold-Formed Metal Framing: ASTM C 954, except with wafer heads and reamer wings, length as recommended by screw manufacturer for material being fastened.

F. Bolts: Steel bolts complying with ASTM A 307, Grade A; with ASTM A 563 hex nuts and, where indicated, flat washers.

G. Expansion Anchors: Anchor bolt and sleeve assembly of material indicated below with capability to sustain, without failure, a load equal to 4 times the load imposed when installed in concrete as determined by testing per ASTM E 488 conducted by a qualified independent testing and inspecting agency.

1. Material: Carbon-steel components, zinc plated to comply with ASTM B 633, Class Fe/Zn 5.

PART 3 - EXECUTION

3.1 INSTALLATION

A. Set carpentry to required levels and lines, with members plumb, true to line, cut, and fitted. Fit carpentry to other construction; scribe and cope as needed for accurate fit. Locate nailers, blocking, and similar supports to comply with requirements for attaching other construction.

B. Securely attach carpentry work as indicated and according to applicable codes and recognized standards.

C. Use fasteners of appropriate type and length. Predrill members when necessary to avoid splitting wood.

3.2 WOOD BLOCKING AND NAILER INSTALLATION

A. Install where indicated and where required for attaching other work. Form to shapes indicated and cut as required for true line and level of attached work. Coordinate locations with other work involved.

B. Attach items to substrates to support applied loading. Recess bolts and nuts flush with surfaces, unless otherwise indicated.

END OF SECTION 06 10 53

SECTION 31 11 00 - SITE CLEARING

PART 1 - GENERAL

1.1 SUMMARY

A. Provide all labor, material, and equipment required to complete, in every respect, site clearing, and grubbing required by the Contract Documents. Site Clearing shall include, but not be limited to:

1. Protecting existing site improvements, trees, and vegetation to remain
2. Removing trees and other vegetation
3. Clearing and grubbing
4. Removing site improvements indicated on plans and as necessary to facilitate proposed construction

B. This section does not apply to building demolition, asbestos abatement, or any other hazardous material removal.

1.2 DEFINITIONS

A. Definitions: Words shall have the same meaning as defined in the General Conditions unless modified below; all other words shall have their plain trade meaning.
1. Geotechnical Study – site-specific geotechnical study prepared by a professional engineer that includes compaction, slope, pavement, utility, subsurface drainage, and remediation recommendations.

1.3 SUBMITTALS

A. Informational submittals shall be submitted when they are available:
1. All permits and licenses required to complete the Work
2. Contractor’s site management plan

1.4 MATERIALS OWNERSHIP

A. Except for materials indicated to be stockpiled or to remain Owner's property, cleared materials shall become Contractor's property upon commencement of the Work, and shall be appropriately removed from the site.

1.5 PROJECT CONDITIONS

A. Thoroughly investigate the site prior to beginning Work under this Section including utility locations and potholing, grade checks, and detailed review of information and requirements of the contract documents to verify that site clearing may be accomplished in compliance with the Contract Documents. Start of Work under this Section implies acceptance by the Contractor of all conditions that would be discovered during such a review of project conditions.

B. Coordinate Work under this Section with all other Contractors, governing agencies, and entities with access to the site to confirm the Work can be completed in accordance with all requirements of this Section.

C. Notify the Engineer if the topsoil depths or any subsurface conditions are different than anticipated in enough time for the Engineer to verify conditions.

D. Obtain and follow all applicable federal, state, and local codes and laws. Obtain necessary permits prior to the start of Work.

E. Environmental Requirements:
   1. Employ jack hammering and other loud noises and methods sparingly; comply with applicable noise abatement ordinances or regulations.
   2. Onsite burning is not allowed.

F. Protect all project benchmarks and survey monuments. Have any damaged monuments replaced by a Professional Land Surveyor at no additional cost to the Owner.

PART 2 - PRODUCTS – NOT USED

PART 3 - EXECUTION

3.1 PREPARATION

A. Contractor will not be entitled to time extensions due to the failure to appropriately schedule the project surveyor or testing agency.

B. Protect adjacent properties, streets, and storm sewers from erosion and sediment deposition during the construction process with appropriate erosion control measures prior to beginning Work under this Section. Monitor, clean, and otherwise maintain erosion control measures throughout construction of the project.

C. Locate and clearly flag site improvements, trees, and vegetation to remain or to be relocated.

D. Protect existing site improvements to remain from damage during construction. Restore damaged improvements to their original condition or better, at no additional cost to Owner.

3.2 TREE PROTECTION

A. Erect and maintain a temporary fence around drip line of individual trees or around perimeter drip line of groups of trees to remain when adjacent to Work. Remove fence when construction is complete.

B. Do not excavate within drip line of existing trees to remain, unless otherwise indicated.

C. Where excavation for new construction is required within drip line of existing trees to remain, hand clear and excavate to minimize damage to root systems. Use narrow-tine spading forks, comb soil to expose roots, and cleanly cut roots as close to excavation as possible.

D. Repair or replace, to original condition or better, trees and vegetation indicated to remain that are damaged by construction operations, at no additional cost to Owner.

3.3 CLEARING AND GRUBBING

A. Remove obstructions, trees, shrubs, grass, and other vegetation to permit installation of new construction. Removal includes digging out stumps and obstructions and grubbing roots to a depth of two-feet below finished subgrade elevation in paved areas and two-feet below finished surfaces in unpaved areas.

B. Fill depressions caused by clearing and grubbing operations with satisfactory soil material unless further excavation or earthwork is indicated.

3.4 SITE IMPROVEMENTS

A. Remove existing above- and below-grade improvements as indicated and as necessary to facilitate new construction.

3.5 DISPOSAL

A. Remove surplus soil material, unsuitable topsoil, obstructions, demolished materials, and waste materials, including trash and debris, and legally transport and dispose of them off Owner's property.

END OF SECTION 31 11 00

INTENTIONALLY LEFT BLANK

SECTION 31 20 00 - EARTHMOVING

PART 1 - GENERAL

1.1 SUMMARY

A. Provide all labor, material, and equipment required to complete, in every respect, earthwork required by the drawings. Earthwork includes, but is not limited to, the following:
   1. Excavation and embankment
   2. Preparing subgrades
   3. Excavating and backfilling for utility trenches
   4. Topsoil placement

B. This Section does not apply to soils requirements beneath, adjacent to or within the influence zone of Structures.

C. This Section does not apply to materials or work within the Pipe Zone of utilities.

D. Requirements for earthwork found in governing agencies regulations, specifications, and details shall take precedence over this Section for only the work specifically covered by those documents and under such jurisdiction and when they are more stringent.

1.2 DEFINITIONS

A. Definitions: Words shall have the same meaning as defined in the General Conditions unless modified below; all other words shall have their plain trade meaning.
   1. Additional Excavation – Excavation below subgrade elevations as directed by Engineer.
   2. Backfill – Suitable soil materials used to fill an excavation.
   3. Blasting – Use of any explosives to reduce material.
   4. Embankment – Suitable soil materials used to raise existing grades.
   5. Excavation – Shall include all soils and loose, broken, and laminated ledge rock or stones and boulders which can be reasonably ripped, broken, and removed with skillfully operated, suitably powered excavating equipment in good operating condition having a bucket capacity of ¾ cubic yard.
   6. Fill - Suitable soil materials used to raise existing grades.
   7. Geotechnical Study – site-specific geotechnical study prepared by a professional engineer that includes compaction, slope, pavement, utility, subsurface drainage, and remediation recommendations.
   8. Governing Agency – All public and private agencies having jurisdiction over any part of the Work.
   9. Import - Suitable soil procured and transported to the site and compacted in-place as embankment.

10. Muck Excavation - the removal and disposal of mixtures of soils and organic matter not suitable for foundation or embankment material.
11. Overexcavation –Excavation and conditioning below subgrade required by the drawings to provide a suitable bearing subgrade.
12. Pavements – Improved surface treatment, which includes but is not limited to roadways, parking lots, curbs, gutters, and walks.
13. Pipe Zone - The portion of the trench from the bottom of the trench to 1.0 foot over the top of the pipe where bedding is placed.
14. Proofroll – Testing subgrade in the presence of the Engineer by slowly driving a fully-loaded pneumatic-tired truck (or other approved equipment) over the area to be paved or filled.
15. Remediation – Work beyond the scope of the drawings required to correct unsuitable soils.
16. Rock Excavation – Shall include all solid rock masses which cannot be excavated as specified under "Earth excavation" and isolated boulders exceeding 1 cubic yard in size.
17. Structures - Buildings, footings, foundations, slabs, tanks, retaining walls, mechanical & electrical appurtenances, or other manmade stationary features.
18. Subgrade - Surface or elevation remaining after completing excavation, or top surface of a fill or backfill immediately below subbase, drainage fill, or topsoil materials.
19. Topsoil – the fertile upper zone of soil which contains organic matter and is usually darker in color and loose.
20. Unauthorized Excavation - Excavation below subgrade elevations or beyond indicated dimensions without direction by Engineer.
21. Waste Material – Any extra, contaminated or otherwise unsuitable material.
22. Suitable Soils: Soil or soil-rock material free of debris, waste, frozen materials, vegetation, and other deleterious matter and shall contain no rocks or lumps larger than 6-inches in any dimension.

    (Materials generated on-site that exceed the maximum 6-inch dimension requirement but are less than 12-inches in any dimension may be used for embankment construction within areas that will allow placement of the oversized materials at least 18-inches from any final subgrade surface, when approved by Engineer.)

1.3 SUBMITTALS

A. The following action submittals shall be approved by the Engineer prior to use.
   1. All material sources and properties
   2. Geotextiles
   3. Reinforcing Grids

B. The following informational submittals shall be submitted to the Engineer when they are available.
   1. Point file from construction staking indicating existing grade elevation at all points staked
   2. Test results

1.4 PROJECT CONDITIONS

A. Thoroughly investigate the site prior to beginning Work under this Section including utility locations and potholing, grade checks, and detailed review of information and requirements of the drawings to verify that earthwork may be executed in compliance with the drawings. Start of Work under this Section implies acceptance by the Contractor of conditions that would be discovered during such a review of project conditions.

B. Notify the Engineer if any subsurface conditions are different than anticipated by the drawings in enough time for the Engineer to verify conditions or prior to construction.

C. Coordinate Work under this Section with other Contractors, governing agencies, and entities with access to the site to confirm the Work can be completed in accordance with requirements of this Section.

D. Existing Utilities: Do not interrupt utilities serving facilities occupied by Owner or others unless permitted in writing by Owner or utility provider and then only after arranging to provide temporary utility services according to requirements indicated.

E. Blasting is not permitted unless approved in writing by the Engineer and it is employed in accordance with the proper permits and licenses.

F. Onsite burning is not allowed.

G. Obtain and follow applicable federal, state, and local codes and laws. Permits must be obtained prior to the start of Work.

1.5 QUALITY ASSURANCE

A. Make necessary arrangements with the testing agency prior to beginning Work under this Section.

B. Provide assistance, coordination, access, materials (for testing), information, and staging area required by the Owner and his agents (owner's employees, engineer, surveyor, testing agencies, governing agencies, inspectors, etc.) to safely perform their Work.

C. The Contractor is responsible for quality control, including workmanship and materials furnished by subcontractors and suppliers. Inspection and testing does not relieve the Contractor of his responsibility to perform the Work in accordance with the drawings.

D. Protect the materials included in the Section before, during, and after the installation of the Work included under this Section from all other Work.

E. Protect project benchmarks and survey monuments. Have any damaged monuments replaced by a Professional Land Surveyor at no additional cost to the Owner.

F. Maintain clean streets adjacent to the project site at no additional cost to Owner.

PART 2 - PRODUCTS

2.1 BORROW SOIL MATERIALS

A. Provide borrow soil materials when sufficient suitable soil materials are not available from excavations.

2.2 TOPSOIL

A. Topsoil shall be reasonably free of subsoil, clay lumps, weeds, non-soil materials, and other litter or contamination. Topsoil shall not contain roots, stumps, and stones larger than 3-inches.

B. Obtain topsoil from naturally well-drained areas where topsoil occurs at a minimum depth of 4-inches and has similar characteristics to that found at the placement site. Do not obtain topsoil from areas infected with a growth of, or reproductive parts of any noxious weeds.

C. Do not obtain topsoil from any source that has been stockpiled for more than 4-years.

2.3 WARNING TAPE

A. Detectable polyethylene plastic tape, 6-inches wide by 4-mils thick, solid color as appropriate to the type of utility with continuously printed caption in black letters “CAUTION – LINE BURIED BELOW.”

PART 3 - EXECUTION

3.1 PREPARATION

A. Protect existing Structures, utilities, sidewalks, pavements, and other facilities from damage caused by settlement, lateral movement, undermining, washout, freezing temperatures or frost, and other hazards created by earthwork operations. Provide protective insulating materials as necessary.

B. Protect adjacent properties, streets, and storm sewers from erosion and sediment deposition during the construction process with appropriate erosion control measures prior to beginning Work under this Section. Monitor, clean, and otherwise maintain erosion control measures throughout construction of the project.

C. All means and methods of construction and safety measures for excavation including, but not limited to temporary slopes, shoring, and trench excavation are the Contractor's responsibility.

D. Prevent water from entering excavations, from ponding on or adjacent to prepared subgrades, and from flooding Project site and surrounding area.

3.2 EXCAVATION

A. Excavate to subgrade elevations and dimensions regardless of the character of surface and subsurface conditions encountered, including rock, soil materials, and obstructions. If excavated materials intended for fill or backfill include unsuitable soil materials and rock, separate and replace with suitable soil materials.

B. Excavate for pavements, and walks to indicated lines, elevations, cross-sections, and dimensions. Extend excavations for placing and removing concrete formwork, for installing services and other construction, and for inspections. Trim bottoms to required lines and grades to leave solid base to receive other work.

C. Remove or otherwise correct; saturated, unsanitary, or otherwise unsuitable soil. Remove, transport, and properly dispose contaminated or unsuitable material from under site features, conduits, and paved areas.

D. Proofroll subgrades in presence of Engineer before placing embankment, or placing aggregate courses, with heavy pneumatic-tired equipment. Do not proof roll wet or saturated subgrades. Correct any areas of observed deficiencies at no additional cost to Owner, unless the unstable condition is a result of groundwater present near the subgrade surface that causes excessive moisture content which require remediation.

E. Verify quantities of Rock Excavation with Engineer prior to removal or reduction.

F. Reconstruct subgrades damaged by freezing temperatures, frost, rain, accumulated water, or construction activities.

G. Stockpile borrow materials and suitable soil materials, without intermixing, in shaped, graded, and drained stockpiles. Stockpile soil materials away from edge of excavations and outside drip line of remaining trees.

3.3 TRENCHING

A. Trenches shall not be left open longer than necessary and in no case longer than 48-hours; however, trenches shall not be backfilled before the necessary inspection and testing has been performed.

B. Barricade and sign trenches to be left open overnight.

C. Excavate trenches to uniform width of minimum dimension that still allows sufficient working room to properly joint and compact bedding on both sides of pipe haunches and bells. Excavate trench walls vertically from trench bottom to 12-inches higher than top of pipe or conduit.

D. Grade trench bottom to provide a smooth, firm, unyielding, stable, and rock-free foundation, throughout the length of the pipe to depth indicated or required to establish indicated slope and invert elevations.

1. Where rock is encountered, carry excavation 6-inches below required elevation and backfill with a 6-inch layer of approved foundation material prior to installation of pipe.
2. Remove unstable, soft, and unsuitable materials at the surface upon which pipes are to be laid and backfill with bedding material to indicated level.
3. Shape bottom of trench to fit bottom of pipe. Fill unevenness with tamped bedding material. Hand dig bell holes at each pipe joint to relieve the bells of all loads and to ensure continuous bearing of the pipe barrel on the foundation.

3.4 EMBANKMENTS

A. Where existing slopes are steeper than 4H:1V bench into competent material. The bench under the toe of a fill on a slope steeper than 4H:1V shall be at least 10-feet wide.

B. Scarify and recompact top 12-inches of existing subgrade and proofroll prior to placing embankment.

C. Detrimental amounts of organic material shall not be permitted in embankments. No rock or similar irreducible material with a maximum dimension greater than 12-inches shall be placed in fills, unless approved by the Engineer.

D. When authorized by the Engineer, place rock in a relative uniform gradation to prevent large voids from occurring. No rock fill shall occur within 2-vertical feet of subgrade.

E. Uniformly moisten or aerate, as necessary, subgrade and each subsequent embankment layer before compaction as required. Remove and replace, or scarify and air dry, otherwise suitable soil material that exceeds optimum moisture content tolerances or is too wet to compact to specified dry unit weight, at no additional cost to the Owner.

F. Place embankment materials in layers appropriate for the equipment used to achieve uniform full-depth compaction. In no case, shall the depth of the layers exceed 8-inches.

G. Compact soil to required percentage of maximum dry density according to ASTM D 698 (standard proctor) as required by the drawings or recommended in Geotechnical Study but no less than the 95-percent and within 2-percentage points of the optimum moisture content.

H. No fill shall be placed when air temperature or ground temperature is below 35-degrees Fahrenheit, or when ice is observable in the material.

I. Uniformly grade areas to a smooth surface, free from irregular surface changes. Examine site grading to confirm that adequate slopes are provided to ensure that water is directed away from structures and to prevent areas of ponding

3.5 UTILITY TRENCH BACKFILL

A. Place and compact final backfill of suitable soil material to final subgrade after pipe zone materials have been constructed.

B. Compact to degree specified based on the location of the utility trench.

C. Place plastic underground warning tapes (when required) for the entire length of construction, 12-inches below the subgrade.

D. Carefully compact initial backfill under pipe haunches and compact evenly up on both sides and along the full length of utility piping or conduit to avoid damage or displacement of piping or conduit. Coordinate backfilling with utilities testing.

E. Place and compact final backfill of suitable soil to final subgrade elevation.

3.6 OVEREXCAVATION

A. Excavate, re-condition and replace material below subgrade as required by the drawings and described in the Geotechnical Study.

3.7 REMEDIATION

A. All remedial measures for unsuitable soils shall be directed by the Engineer.
   1. The areas of unstable subgrade may be over-excavated to a reasonable depth and then filled with suitable material, preferably from on-site sources as approved, or otherwise from imported suitable material.
   2. Geotextile may be utilized to “bridge” unstable subgrade areas with approval from the project testing agency. All installation of geotextiles is to be in accordance with manufacturer’s recommendations.

B. Remediation, transportation, and disposal for contaminated soils shall be per applicable federal, state, and local laws, codes and permits.

3.8 TOPSOIL PLACEMENT

A. For areas to be seeded or sodded, scarify, or plow existing material to a minimum depth of 4-inches below final grade, or as indicated on the drawings. Remove vegetation and foreign inorganic material. Place topsoil on loosened material and roll lightly with an appropriate lawn roller to consolidate topsoil. Remove spilled topsoil from curbs, gutters, and, paved areas and dispose of excess topsoil.

3.9 FIELD QUALITY CONTROL

A. Tolerances: Areas shall drain as intended by the drawings and shall not have areas of ponding.
   1. Landscape areas shall be within 0.2-feet of design elevation
   2. Subgrade for pavements shall be within 0.05-feet of design elevation

B. Testing Frequency: Intervals and quantities of tests required shall be established by the Owner's testing agency, or as required by Governing Agencies and approved by the Engineer but no less than:
   1. Test roadway areas at a minimum of 300-foot intervals along the length of the road, and for each 8-inch vertical lift of placed fill material. Tests for successive lifts of embankment material shall not be conducted in the same location at each interval cross section and shall alternate randomly at the direction of the testing agency to include centerline, travel lanes, and shoulders.
   2. Test overlot areas at a minimum frequency of one density test per 2,000 square feet of area and for each 8-inch vertical lift of placed fill material. Tests for successive lifts of embankment material shall not be conducted in the same location and shall alternate randomly at the direction of the testing agency.
   3. Test around each utility appurtenance located in the road or overlot platform.
   4. Test trench backfill at one test per type of material placed per 100-lineal feet of trench for every other vertical foot of material placed. Take additional tests near manholes, valve boxes and key fill areas at the direction of the testing agency.
   5. No less than 90-percent of all compaction tests shall be passing.

C. When testing agency reports that subgrades, fills, or backfills have not achieved degree of compaction specified, scarify and moisten or aerate, or remove and replace soil to depth required; recompact and retest until specified compaction is obtained at no additional cost to the Owner.

3.10 SUBGRADE INSPECTION

A. Proof-roll subgrades to receive pavements or base courses with heavy pneumatic-tired equipment to identify soft pockets and areas of excess yielding. Do not proof-roll wet or saturated subgrades.

B. Reconstruct subgrades damaged by freezing temperatures, frost, rain, accumulated water, or construction activities, as directed by Engineer without additional compensation.

3.11 PROTECTION AND DISPOSAL

A. Protect newly graded areas from traffic, freezing, and erosion. Keep free of trash and debris.

B. Repair and re-establish grades to specified tolerances where completed or partially completed surfaces become eroded, rutted, settled, or where they lose compaction.

C. Where settling occurs before warranty period elapses, remove finished surfacing, backfill with additional soil material, compact, and reconstruct surfacing.
   1. Restore appearance, quality, and condition of finished surfacing to match adjacent work, and eliminate evidence of restoration to greatest extent possible.

D. Remove surplus suitable soil and waste material, including unsuitable soil, trash, and debris, and legally dispose of it off Owner's property. Such waste material shall become the property of the Contractor when Work commences on said soils or a surplus exists at the completion of grading.

END OF SECTION **31 20 00**

INTENTIONALLY LEFT BLANK

SECTION 31 23 19 - DEWATERING

PART 1 - GENERAL

1.1 SUMMARY

A. Provide all labor, material, and equipment required to complete, in every respect, dewatering required by the drawings. Dewatering shall include, but not be limited to:
   1. Construction dewatering
   2. Temporary watercourse diversions

B. This Section does not cover dewatering requirements beneath, adjacent to or within the influence zone of Structures, or for permanent drainage systems.

1.2 SUBMITTALS

A. The following action submittals shall be approved by the Engineer prior to use:
   1. Methods, calculations, and details of temporary watercourse diversions if any

B. Informational submittals shall be submitted no later than 24-hours prior to start of work:
   1. Copies of permits and licenses required to complete the Work

1.3 DEFINITIONS

A. Definitions: Words have the same meaning as defined in the General Conditions unless modified below, all other words have their plain trade meaning.
   1. Structures – Buildings, footings, foundations, slabs, tanks, retaining walls, mechanical & electrical appurtenances, or other man-made stationary features.
   2. Watercourse – A body of water flowing in a reasonably definite channel with bed and banks.

1.4 PERFORMANCE REQUIREMENTS

A. Dewatering Performance: Design, furnish, install, test, operate, monitor, and maintain dewatering system of sufficient scope, size, and capacity to control ground-water flow into excavations and permit construction to proceed on dry, stable subgrades.

B. Temporary Watercourse Diversions: Design, furnish, install, test, operate, monitor, and maintain diversion throughout construction. Diversions must be appropriate for the level of risk associated with failure of the system and probability of maximum streamflow with consideration of the season of construction and local climatology.

1.5 QUALITY ASSURANCE

A. Regulatory Requirements: Comply with water disposal requirements of authorities having jurisdiction.

B. Follow applicable federal, state, and local codes and laws. Obtain necessary permits prior to the start of Work.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION

3.1 PREPARATION

A. Protect Structures, utilities, sidewalks, pavements, and other facilities from damage caused by settlement, lateral movement, undermining, washout, and other hazards created by dewatering operations.

B. Prevent surface water and subsurface or ground water from entering excavations, from ponding on prepared subgrades, and from flooding site and surrounding area.

C. Provide standby equipment on-site, installed, and available for immediate operation, to maintain the watercourse diversion on continuous basis, if any part of system becomes inadequate or fails. If temporary watercourse diversion requirements are not satisfied due to inadequacy or failure of the system, repair any damage at no additional expense to Owner.

3.2 CONSTRUCTION DEWATERING

A. Install dewatering system utilizing wells, well points, or similar methods complete with pump equipment, standby power and pumps, filter material gradation, valves, appurtenances, water disposal, surface-water controls, and any other means necessary.

B. Before excavating below ground-water level, place system into operation to lower water to specified levels. Operate system continuously until all facilities requiring dewatering have been constructed and fill materials have been placed, or until dewatering is no longer required.

C. Provide an adequate system to lower and control ground water to permit excavation, construction, and placement of fill materials on dry subgrades. Install sufficient dewatering equipment to drain water-bearing strata above and below bottom of, drains, sewers, and other excavations. Do not permit activities that lead to loss of fines, soil piping, subgrade softening, and slope instability.

D. Reduce hydrostatic head in water-bearing strata below subgrade elevations of foundations, drains, sewers, and other excavations. Maintain piezometric water level a minimum of 24 inches below surface of excavation.

E. Dispose of water removed by dewatering in a manner that does not endanger public health, wildlife, property, and portions of work under construction or completed. Dispose of water in a manner that avoids inconvenience to others. Provide sumps, sedimentation tanks, and other flow-control devices as required by authorities having jurisdiction.

F. Remove dewatering system from Project site on completion of dewatering. Plug or fill well holes with sand or cut off and cap wells a minimum of 36 inches below overlying construction.

G. Damages: Promptly repair damages to adjacent facilities caused by dewatering operations at no additional expense to Owner.

3.3 TEMPORARY WATERCOURSE DIVERSIONS

A. Temporary watercourse diversions are the responsibility of the contractor subject to the approval of the Engineer.

B. Methods of diversions must also consider downstream environmental impacts and a minimum flow may be required.

C. Methods of diversion shall include, but not be limited to:
1. Temporary upstream dam and pump station
2. Constructed flume or temporary culvert
3. Siphons

END OF SECTION 31 23 19

INTENTIONALLY LEFT BLANK

SECTION 33 11 00 - WATER DISTRIBUTION PIPING

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

A. All Work on the Water Distribution Piping required by the Contract Documents shall be performed in accordance with the Mount Werner Water Standard Specifications for Water and Wastewater Utilities, dated March 1, 2018 (or latest edition).

B. A copy of the Mount Werner Water Standard Specifications for Water and Wastewater is required to be on site while Work under this section is being performed. It can be downloaded from:

1. https://www.mwwater.com/wp-content/uploads/2018-StandardSpecfications.pdf

C. This section does NOT apply to potable water facilities located within a building or structure.

D. This section does NOT apply to irrigation systems.

1.3 DEFINITIONS

A. Water Distribution – Water distribution piping, valves, fittings, and other related appurtenances to include flushing, testing, and disinfection for potable water facilities not located within a building or structure.

PART 2 - PRODUCTS

2.1 REFERENCE

A. Mount Werner Water Standard Specifications for Water and Wastewater Utilities, dated March 1, 2018 (or latest edition).

PART 3 - EXECUTION

3.1 REFERENCE

A. Mount Werner Water Standard Specifications for Water and Wastewater Utilities, dated March 1, 2018 (or latest edition).

END OF SECTION 33 11 00

SECTION **33 30 00 - SANITARY SEWERS**

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

A. All Work on the Sanitary Sewerage system required by the Contract Documents shall be performed in accordance with the Mount Werner Water Standard Specifications for Water and Wastewater Utilities, dated March 1, 2018 (or latest edition.

B. A copy of the Mount Werner Water Standard Specifications for Water and Wastewater is required to be on site while Work under this section is being performed. It can be downloaded from:

1. https://www.mwwater.com/wp-content/uploads/2018-StandardSpecfications.pdf

C. This section does NOT apply to sanitary sewer facilities located within a building or structure.

1.3 DEFINITIONS

A. Sanitary Sewers – Wastewater collection main lines, manholes, laterals, services and other related appurtenances to include flushing and testing.

PART 2 - PRODUCTS

2.1 REFERENCE

A. Mount Werner Water Standard Specifications for Water and Wastewater Utilities, dated March 1, 2018 (or latest edition).

PART 3 - EXECUTION

3.1 REFERENCE

A. Mount Werner Water Standard Specifications for Water and Wastewater Utilities, dated March 1, 2018 (or latest edition).

END OF SECTION 333000

Community Engagement and Outreach Plan

Type of Engagement/Outreach	Update Frequency	Notes
Website	Weekly	Construction updates and information on impacts to traffic, neighbors, and guests.
Wayfinding signage and base area map	In progress to debut before we open in June. Will update as needed through summer and fall.	Will guide guests on access to base area activities and areas to avoid due to construction.
Coordinated communications with City	As needed	Will work with City Communications Manager to coordinate communication on construction activities that will have a larger impact to traffic or neighbors.
Coordinated communications with City – Mt Werner Project	Bi-Weekly	Will coordinate with the City of Steamboat / Mt Werner construction team to join their bi-weekly calls with updates on the progress for the resort.
Communication with Community Stakeholders	Regular	At the initial announcement of redevelopment, the project team contacted local stakeholders (nonprofits, community groups and businesses) that would be impacted by summer construction. We will continue regular communications with these stakeholders on changes as the base that might impact their events, work, or regular summer activities.
Community Town Halls and engagement events	2 to 3 times this summer	We currently have a virtual Town Hall scheduled in partnership with Routt County riders to update locals on the status and access to trails and the Steamboat Bike Park through the summer. We are currently discussing other town halls for specific stakeholders and events for the community to learn more about the construction project and future plans for the base area.
Social media photo/video content	1-2 times per month	Will share photos of project milestones on our social media channels as they occur.
Press Releases		For critical information such as traffic impacts, particularly heavy traffic associate with truck hauling.