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2021-0708

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Bob Keenan AICP, CFM  
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City of Steamboat Springs.  
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Subject: SSRC Goldwalk Base Area Improvements – Gold Walk Plan Review Re-submittal  
Responses to Routt County Regional Building Department Review Comments  
Responses to City of Steamboat Springs Department of Planning & Community Development review comments.  
Permit Number: TB-21-625  
Gensler Project Number: 003.7835.000

Dear Todd & Bob,

In response to the 06/29/2021 review comments received, we offer the following responses to the written comments of the drawings:

**Routt County Regional Building Department Comments:**

- 1) *Submittal Required Prior to Permit Issuance: Please provide us a Site Plan for all new proposed structures including roof projections that display property lines as it relates to distances from walls, and roof projections for all new structures being proposed for us to review.*

**Gensler Response:**

- a. A new site plan sheet has been included in the set to address property lines, projections, and new structures.  
REF: 1B-A1.000 – Architectural Site Plan.
- 2) *Required Deferred Submittal: RCRBD requests that all deferred submittal per the plans received for Architectural, Structural, Electrical, Mechanical, and Plumbing be submitted throughout the project in advance of work moving being done beyond the required submittal. This allows RCRBD and other Departments or Agencies time to review and approve these submittals to avoid conflicts or corrections in the field.*

Gensler Response:

a. Acknowledged and will comply.

- 3) *Required Special Inspection Reports: RCRBD requests that all special inspection reports are done per the plans and in accordance with Chapter 17 of the 2018 IBC, and these reports should first be reviewed by the applicable design professional and then uploaded to View Permit under your building permit for review and acceptance by RCRBD. Special Inspection reports should be submitted to RCRBD prior to calling for inspections that may be pending approval of special inspections first.*

Gensler Response:

a. Acknowledged and will comply.

- 4) *Required Deferred Submittal: All other Permits and Final Inspection results from other State Agencies and Divisions shall be submitted to RCRBD upon completion for verification prior to us approving a Certificate of Approval on this project.*

Gensler Response:

a. Acknowledged and will comply.

**City of Steamboat Springs Department of Planning and Community Development Comments:**

- 1) *Demonstrate compliance with the Conditions of Approval from the Development Plan. See attached.*

Gensler Response

a. Public and private easements agreements have been filed with the City and are awaiting final signatures per previous updates. In addition to the Construction Management Plans submitted with the permit documents to Routt County, attached is the formal Public Outreach Plan.

REF: RE: SBT Community Engagement and Outreach Plan

- 2) *Are the lighting fixtures shown in the proposed permit drawings? If so, please indicate where. I did not see them in my review.*

a. The lighting fixtures were scheduled and reference in the permit drawings. An updated photometric plan has been since included for reference only.

REF: 2021-0701\_BP3 Goldwalk Bulletin 03 – Electrical Drawings

REF: 2021\_0701 BP3 Goldwalk Bulletin 03- Photometrics (reference only)

- 3) *Depict the plaza improvements that replace building B as proposed in the approved development plan.*

a. The permit drawings have been revised to depict the plaza improvements that replace Building B.

REF: 20210701\_BP3 Goldwalk Bulletin 03- Arch dwgs

REF: 20210701 BP3 Goldwalk Bulletin 03-Landscape Drawings  
REF: 20210701 BP3 Goldwalk Bulletin 03-Electrical Drawings  
REF: 20210701 BP3-Goldwalk Bulletin 03-Photometrics (ref only)

## Attachments

*The following sheets have been modified and included as part of this permit resubmittal as a response to the review comments received.*

- Landscape Sheets
  - Sheet 1B-L0-01
    - Area south of proposed escalator and stair revised to match approved development plan.
  - Sheet 1B-L0-03
    - Area south of proposed escalator and stair revised to match approved development plan.
  - Sheet 1B-3-01
    - Area south of proposed escalator and stair revised to match approved development plan.
    - Includes lighting, paving, landscape pots, tables, and chairs in area south of proposed escalator and stair.
  - Sheet 1B-4-01
    - Northings and Eastings added to area south of proposed escalator and stair to show pole locations.
  - Sheet 1B-4-02
    - Northings and Eastings added to area south of proposed escalator and stair to show pavement transitions.
  - Sheet 1B-L6-01
    - Includes lighting in area south of proposed escalator and stair.
- Architectural Sheets
  - Sheet 1B-A1.000
    - New site plan sheet
  - Sheet 1-A1.102
    - Area south of proposed escalator and stair revised to match approved development plan.
  - Sheet 1-A1.103
    - Area south of proposed escalator and stair revised to match approved development plan.
  - Sheet 1-A1.104
    - Area south of proposed escalator and stair revised to match approved development plan.
  - Sheet 1B-A1.101
    - Revised wall finishes at Plaza level. Updated Sheet Note 06 and removed sheet note 34. Updated sections and elevations.
  - Sheet 1B-A1.102

- Revised wall finishes at Upper Plaza level. Updated Sheet Note 06 and removed Sheet Note 34. Added Sheet Note 05 to upper plaza terrace and new guardrail Sheet Note 24. Updated sections and elevations.
  - Sheet 1B-A1.103
    - Revised wall finishes at Gold Walk level. Removed Sheet Note 34. Added Sheet Note 05 to upper plaza terrace and new guardrail Sheet Note 24. Updated sections and elevations.
  - Sheet 1B-A2.000
    - Detail 02 & 04 - Revised wall finishes and added guardrail. Removed Sheet Note 39 and revised Sheet Note 40 & 41. Updated section.
  - Sheet 1B-A2.001
    - Detail 02 – Revised wall finishes and added guardrail. Removed sheet note 39.
  - Sheet 1B-A3.000
    - Detail 01 – Revised wall finishes for stair south wall, added handrail GR2 and wall lighting F5. Removed Sheet Note 39.
  - Sheet 1B-A3.001
    - Detail 01, 02, & 03 – Revised wall finishes. Removed Sheet Note 39. Updated wall section.
  - Sheet 1B-A3.002
    - Detail 02 - Revised to show new finishes at upper plaza floor, walls, and guardrail. Modified Sheet Note 8.
  - Sheet 1B-A4.000
    - Detail 04 – Revised wall section to show new wall finishes ST1, stone cap ST2, stair handrail, and recessed wall lighting.
  - Sheet 1B-A4.001
    - Detail 02 – Revised wall section to show new wall finishes ST1, stone cap ST2, stair handrail, and recessed wall lighting.
  - Sheet 1B-A4.002
    - Detail 03 & 04 – Revised wall finishes to show ST1, ST2, GR2, and new recessed wall lighting.
  - Sheet 1B-A4.010
    - Detail 01 & 02 – Revised axonometric views to reflect new finishes.
  - Sheet 1B-A5.000
    - Detail 01 & 02 – Revised plans to show new wall finishes, stone cap, and handrail
  - Sheet 1B-A5.001
    - Detail 01 – Revised plan to show new wall finishes, stone cap
- Electrical Sheets
  - Sheet 1B-E0.002
    - Modified light fixture type S3 to align with conversations had with planning and zoning department about beam control of up-lighting at canopy.
  - Sheet 1B-E1.000
    - Modified site lighting layout to align with landscape lighting changes per permit responses comments for planning and zoning.

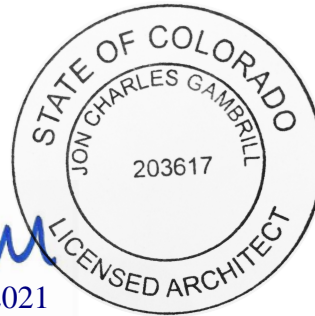


- Added lighting control zone for added site lighting in plaza area (future building B footprint) per permit responses comments for planning and zoning.

Sincerely,  
Jon Gambrill,  
Managing Principal, Principal In Charge.



07.08.2021



cc: Geoffrey Brooksher, Associate, Technical Director