



RCRBD
Record Set
TC
08/02/2021

Proudly Serving Rural Routt County * City of Steamboat Springs * Town of Hayden * Town of Oak Creek * Town of Yampa * Routt County School Districts

Date: 06/29/2021

Subject Property Address: 2305 Mount Werner Circle

PIN: 211077001

Permit Number: TB-21-745

Permit Applicant Name: Jon Gambrill

Design information:

Project: Kids Vacation Club

Occupancy Classification: E-Occupancy Per Plan: See Plan Review Question

Number of Stories: 9 Stories above grade 1 below grade

Type of Construction: IB: See Plan Review Question

Occupant Load: 583 total

Fire Sprinklers: Fully Sprinkled

Dear Owner/Applicant,

The following items below will require additional information or a re-submittal prior to the Permit being Approved and Issued. Please feel free to contact us by phone or email with any questions or concerns.

1. **Review Question:** On past projects this building has been a Type 1A Construction, when the building was originally constructed it was a Type IFR under the Uniform Codes, which we have always believed to be a Type IA in the ICC Codes. Please review and let us know if you found this information on some recent plans by chance, or maybe fire sprinkler updates allowed to go to a Type 1B, you can research and respond.
2. **Required Resubmittal Response:** The current floor plan is showing a room called "Two's" on the floor plans. The IBC has the below section when you have kids 2 ½ years or younger in age when you want to remain a E-Occupancy. We will need KVC to respond by a letter and signed stating they don't provide care for kids at 2 ½ or younger, or we may need a resubmittal as this room does not have direct exit access to the exterior, and this is not called out as an I-4 Occupancy but rather an E-Occupancy.
308.5.1 Classification as Group E.
A child day care facility that provides care for more than five but not more than 100 children 2½ years or less of age, where the rooms in which the children are cared for are located on a *level of exit discharge* serving such rooms and each of these child care rooms has an *exit door* directly to the exterior, shall be classified as Group E.

Resubmittal took care of items 1
and 2 above. TC 8/2/21

Routt County Regional Building Department

136 6th Street, Ste 201, Steamboat Springs, CO 80487 PH: 970-870-5566 Fax 970-870-5489 Email: Building@co.routt.co.us

3. **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. This also includes all Deferred submittal related door hardware and access security cards.
4. **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.
5. **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.

Reviewed by: Todd Carr

Date: 07/14/2021

RCRBD Note:

1. These plans must either be stamped by the Licensed Professionals who have done designs associated with these kitchen plans, or by letter accepting responsibility of review for code compliance by the Architect of Record, prior to any inspections being performed in accordance with these drawings.

DRAWING INDEX					
DRAWING NUMBER	DRAWING NAME	CURRENT ISSUE	CURRENT ISSUE DATE	CURRENT ISSUE DESCRIPTION	
01 - GENERAL					
G0.101.	DRAWING INDEX, PROJECT INFORMATION, & GENERAL NOTES	1	2021.07.30	BULLETIN 1	
G0.300	ADA RESTROOM REQUIREMENTS & DETAILS	-	2021.06.04	BP4C - KVC INTERIORS - ISSUE FOR PERMIT AND CONSTRUCTION	
G0.301	TYPICAL MOUNTING LOCATIONS & ADA REQUIREMENTS	-	2021.06.04	BP4C - KVC INTERIORS - ISSUE FOR PERMIT AND CONSTRUCTION	
G0.401	CODE ANALYSIS, EGRESS, AND OCCUPANCY PLAN	1	2021.07.30	BULLETIN 1	
G0.500	FINISH MATERIALS SCHEDULE	-	2021.06.04	BP4C - KVC INTERIORS - ISSUE FOR PERMIT AND CONSTRUCTION	
G0.501	FINISH MATERIALS SCHEDULE (CONT)	-	2021.06.04	BP4C - KVC INTERIORS - ISSUE FOR PERMIT AND CONSTRUCTION	
G0.550	EQUIPMENT SCHEDULE	1	2021.07.30	BULLETIN 1	
G0.551	EQUIPMENT SCHEDULE (CONT)	-	2021.06.04	BP4C - KVC INTERIORS - ISSUE FOR PERMIT AND CONSTRUCTION	
G0.600	DOOR SCHEDULE & TYPES	-	2021.06.04	BP4C - KVC INTERIORS - ISSUE FOR PERMIT AND CONSTRUCTION	
G0.650	DOOR DETAILS	-	2021.06.04	BP4C - KVC INTERIORS - ISSUE FOR PERMIT AND CONSTRUCTION	
G0.700	PARTITION TYPES & DETAILS	-	2021.06.04	BP4C - KVC INTERIORS - ISSUE FOR PERMIT AND CONSTRUCTION	
G0.800	UL DESIGN SHEET	-	2021.06.04	BP4C - KVC INTERIORS - ISSUE FOR PERMIT AND CONSTRUCTION	
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06 - INTERIOR ARCHITECTURE					
1C-I1.101	COMPOSITE PLAN - SHERATON PLAZA LEVEL	--	2021.06.04	BP4C - KVC INTERIORS - ISSUE FOR PERMIT AND CONSTRUCTION	
1C-I1.201	CONSTRUCTION PLAN - LEVEL 01	1	2021.07.30	BULLETIN 1	
1C-I1.202	CONSTRUCTION PLAN - ROOF / LEVEL 02	-	2021.06.04	BP4C - KVC INTERIORS - ISSUE FOR PERMIT AND CONSTRUCTION	
1C-I1.401	REFLECTED CEILING PLAN - LEVEL 01	1	2021.07.30	BULLETIN 1	
1C-I1.501	FINISH PLAN - LEVEL 01	-	2021.06.04	BP4C - KVC INTERIORS - ISSUE FOR PERMIT AND CONSTRUCTION	
1C-I1.601	FURNITURE PLAN - LEVEL 01	-	2021.06.04	BP4C - KVC INTERIORS - ISSUE FOR PERMIT AND CONSTRUCTION	
1C-I2.100	ENLARGED PLANS - RESTROOMS	-	2021.06.04	BP4C - KVC INTERIORS - ISSUE FOR PERMIT AND CONSTRUCTION	
1C-I2.101	ENLARGED PLANS - RESTROOMS	-	2021.06.04	BP4C - KVC INTERIORS - ISSUE FOR PERMIT AND CONSTRUCTION	
1C-I2.102	ENLARGED PLAN - CHECK-IN DESK	-	2021.06.04	BP4C - KVC INTERIORS - ISSUE FOR PERMIT AND CONSTRUCTION	
1C-I3.100	INTERIOR ELEVATIONS	1	2021.07.30	BULLETIN 1	
1C-I3.101	INTERIOR ELEVATIONS	-	2021.06.04	BP4C - KVC INTERIORS - ISSUE FOR PERMIT AND CONSTRUCTION	
1C-I5.100	CONSTRUCTION DETAILS	-	2021.06.04	BP4C - KVC INTERIORS - ISSUE FOR PERMIT AND CONSTRUCTION	
1C-I5.200	CEILING DETAILS	-	2021.06.04	BP4C - KVC INTERIORS - ISSUE FOR PERMIT AND CONSTRUCTION	
1C-I5.300	FLOOR, BASE & TRANSITION DETAILS	-	2021.06.04	BP4C - KVC INTERIORS - ISSUE FOR PERMIT AND CONSTRUCTION	
1C-I5.400	MILLWORK DETAILS	-	2021.06.04	BP4C - KVC INTERIORS - ISSUE FOR PERMIT AND CONSTRUCTION	
1C-I5.401	MILLWORK DETAILS	-	2021.06.04	BP4C - KVC INTERIORS - ISSUE FOR PERMIT AND CONSTRUCTION	
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07 - FOOD SERVICE					
FS-1.0	EQUIPMENT FLOOR PLAN	-	2021.06.04	BP4C - KVC INTERIORS - ISSUE FOR PERMIT AND CONSTRUCTION	
FS-2.0	EQUIPMENT SCHEDULE	-	2021.06.04	BP4C - KVC INTERIORS - ISSUE FOR PERMIT AND CONSTRUCTION	
FS-3.0	PLUMBING PLAN	-	2021.06.04	BP4C - KVC INTERIORS - ISSUE FOR PERMIT AND CONSTRUCTION	
FS-4.0	ELECTRICAL PLAN	-	2021.06.04	BP4C - KVC INTERIORS - ISSUE FOR PERMIT AND CONSTRUCTION	
FS-5.0	BUILDING WORKS PLAN	-	2021.06.04	BP4C - KVC INTERIORS - ISSUE FOR PERMIT AND CONSTRUCTION	
FS-6.0	EXHAUST HOOD PLAN	-	2021.06.04	BP4C - KVC INTERIORS - ISSUE FOR PERMIT AND CONSTRUCTION	
FS-6.1	EXHAUST HOOD PLAN	-	2021.06.04	BP4C - KVC INTERIORS - ISSUE FOR PERMIT AND CONSTRUCTION	
FS-6.2	EXHAUST HOOD PLAN	-	2021.06.04	BP4C - KVC INTERIORS - ISSUE FOR PERMIT AND CONSTRUCTION	
FS-6.3	EXHAUST HOOD PLAN	-	2021.06.04	BP4C - KVC INTERIORS - ISSUE FOR PERMIT AND CONSTRUCTION	
FS-6.4	EXHAUST HOOD PLAN	-	2021.06.04	BP4C - KVC INTERIORS - ISSUE FOR PERMIT AND CONSTRUCTION	
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08 - MECHANICAL					
1C-M0.000	MECHANICAL LEGEND	-	2021.06.04	BP4C - KVC INTERIORS - ISSUE FOR PERMIT AND CONSTRUCTION	
1C-M0.001	MECHANICAL GENERAL NOTES	-	2021.06.04	BP4C - KVC INTERIORS - ISSUE FOR PERMIT AND CONSTRUCTION	
1C-DM1.101	MECHANICAL DEMOLITION PLAN - LEVEL 01	-	2021.06.04	BP4C - KVC INTERIORS - ISSUE FOR PERMIT AND CONSTRUCTION	
1C-DM1.102	MECHANICAL PIPING DEMOLITION PLAN - LEVEL 01	-	2021.06.04	BP4C - KVC INTERIORS - ISSUE FOR PERMIT AND CONSTRUCTION	
1C-M1.201	MECHANICAL PLAN - LEVEL 01	-	2021.06.04	BP4C - KVC INTERIORS - ISSUE FOR PERMIT AND CONSTRUCTION	
1C-M1.202	MECHANICAL PLAN - LEVEL 02	-	2021.06.04	BP4C - KVC INTERIORS - ISSUE FOR PERMIT AND CONSTRUCTION	
1C-M1.301	MECHANICAL PIPING PLAN - LEVEL 01	-	2021.06.04	BP4C - KVC INTERIORS - ISSUE FOR PERMIT AND CONSTRUCTION	
1C-M7.000	MECHANICAL CONTROLS	-	2021.06.04	BP4C - KVC INTERIORS - ISSUE FOR PERMIT AND CONSTRUCTION	
1C-M7.001	MECHANICAL CONTROLS	-	2021.06.04	BP4C - KVC INTERIORS - ISSUE FOR PERMIT AND CONSTRUCTION	
1C-M8.000	MECHANICAL DETAILS	-	2021.06.04	BP4C - KVC INTERIORS - ISSUE FOR PERMIT AND CONSTRUCTION	
1C-M8.001	MECHANICAL DETAILS	-	2021.06.04	BP4C - KVC INTERIORS - ISSUE FOR PERMIT AND CONSTRUCTION	
1C-MEP0.000	MECHANICAL SCHEDULES	-	2021.06.04	BP4C - KVC INTERIORS - ISSUE FOR PERMIT AND CONSTRUCTION	
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09 - PLUMBING					
1C-P0.000	PLUMBING LEGEND	-	2021.06.04	BP4C - KVC INTERIORS - ISSUE FOR PERMIT AND CONSTRUCTION	
1C-P0.001	PLUMBING SCHEDULES	-	2021.06.04	BP4C - KVC INTERIORS - ISSUE FOR PERMIT AND CONSTRUCTION	
1C-DP1.101	PLUMBING DEMOLITION PLAN - LEVEL 01	-	2021.06.04	BP4C - KVC INTERIORS - ISSUE FOR PERMIT AND CONSTRUCTION	
1C-P1.101	PLUMBING PLAN - LEVEL 01	-	2021.06.04	BP4C - KVC INTERIORS - ISSUE FOR PERMIT AND CONSTRUCTION	
1C-P1.100	PLUMBING PLAN - LEVEL 01 UNDERFLOOR	-	2021.06.04	BP4C - KVC INTERIORS - ISSUE FOR PERMIT AND CONSTRUCTION	
1C-P4.000	PLUMBING ENLARGED PLANS	-	2021.06.04	BP4C - KVC INTERIORS - ISSUE FOR PERMIT AND CONSTRUCTION	
1C-P4.001	PLUMBING ENLARGED PLANS	-	2021.06.04	BP4C - KVC INTERIORS - ISSUE FOR PERMIT AND CONSTRUCTION	
1C-P6.000	PLUMBING ISOMETRICS	-	2021.06.04	BP4C - KVC INTERIORS - ISSUE FOR PERMIT AND CONSTRUCTION	
1C-P6.001	PLUMBING ISOMETRICS	-	2021.06.04	BP4C - KVC INTERIORS - ISSUE FOR PERMIT AND CONSTRUCTION	
1C-P8.000	PLUMBING DETAILS	-	2021.06.04	BP4C - KVC INTERIORS - ISSUE FOR PERMIT AND CONSTRUCTION	
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10 - ELECTRICAL					
1C-E0.000	ELECTRICAL LEGEND	-	2021.06.04	BP4C - KVC INTERIORS - ISSUE FOR PERMIT AND CONSTRUCTION	
1C-DE0.001	ELECTRICAL DEMO ONE LINES	-	2021.06.04	BP4C - KVC INTERIORS - ISSUE FOR PERMIT AND CONSTRUCTION	
1C-DE1.101	ELECTRICAL DEMOLITION PLAN - LEVEL 01	-	2021.06.04	BP4C - KVC INTERIORS - ISSUE FOR PERMIT AND CONSTRUCTION	
1C-DE1.102	LIGHTING DEMOLITION PLAN - LEVEL 01	-	2021.06.04	BP4C - KVC INTERIORS - ISSUE FOR PERMIT AND CONSTRUCTION	
1C-E0.001	ELECTRICAL ONE LINES	-	2021.06.04	BP4C - KVC INTERIORS - ISSUE FOR PERMIT AND CONSTRUCTION	
1C-E0.002	ELECTRICAL PANEL SCHEDULES	-	2021.06.04	BP4C - KVC INTERIORS - ISSUE FOR PERMIT AND CONSTRUCTION	
1C-E0.004	ELECTRICAL CONNECTION AND LIGHT FIXTURE SCHEDULES	-	2021.06.04	BP4C - KVC INTERIORS - ISSUE FOR PERMIT AND CONSTRUCTION	
1C-E1.201	ELECTRICAL PLAN - LEVEL 01	-	2021.06.04	BP4C - KVC INTERIORS - ISSUE FOR PERMIT AND CONSTRUCTION	
1C-E1.202	ELECTRICAL PLAN - LEVEL 02	-	2021.06.04	BP4C - KVC INTERIORS - ISSUE FOR PERMIT AND CONSTRUCTION	
1C-E1.301	LIGHTING PLAN - LEVEL 01	-	2021.06.04	BP4C - KVC INTERIORS - ISSUE FOR PERMIT AND CONSTRUCTION	
1C-E1.401	ELECTRICAL ENLARGED PLANS	-	2021.06.04	BP4C - KVC INTERIORS - ISSUE FOR PERMIT AND CONSTRUCTION	
1C-E8.000	ELECTRICAL DETAILS	-	2021.06.04	BP4C - KVC INTERIORS - ISSUE FOR PERMIT AND CONSTRUCTION	
1C-E8.001	ELECTRICAL DETAILS	-	2021.06.04	BP4C - KVC INTERIORS - ISSUE FOR PERMIT AND CONSTRUCTION	
1C-E8.002	ELECTRICAL DETAILS	-	2021.06.04	BP4C - KVC INTERIORS - ISSUE FOR PERMIT AND CONSTRUCTION	
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16 - DATA/TELECOM					
1C-T0.000	TECHNOLOGY LEGEND	-	2021.06.04	BP4C - KVC INTERIORS - ISSUE FOR PERMIT AND CONSTRUCTION	
1C-T0.001	TECHNOLOGY GENERAL NOTES & ABBREVIATIONS	-	2021.06.04	BP4C - KVC INTERIORS - ISSUE FOR PERMIT AND CONSTRUCTION	
1C-T1.201	TECHNOLOGY PLAN - LEVEL 01	-	2021.06.04	BP4C - KVC INTERIORS - ISSUE FOR PERMIT AND CONSTRUCTION	
1C-T8.000	TECHNOLOGY DETAILS	-	2021.06.04	BP4C - KVC INTERIORS - ISSUE FOR PERMIT AND CONSTRUCTION	
4					
GRAND TOTAL: 78					

ELECT, LIGHTING & FIRE ALARM DEMO GENERAL NOTES

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

TECHNOLOGY DEMO GENERAL NOTES

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

MECHANICAL & PLUMBING DEMO GENERAL NOTES

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

PLUMBING DEMO GENERAL NOTES

- AS PART OF PLUMBING DEMOLITION SCOPE OF WORK, COMPLETELY REMOVE ALL TOILET ROOM PLUMBING FIXTURES AND ASSOCIATED CARRIERS IN MAIN WOMEN'S AND MEN'S TOILET ROOMS (LOCATED BETWEEN COLUMN LINES P-5 & R-5 AND 24' & 29') INCLUDING LAVATORIES, URINALS, AND WATER CLOSETS. CAP PIPING IN WET WALL FOR REUSE.
- EXISTING COMMERCIAL DISHWASHER (LOCATED BETWEEN 34 & 36 AND R-5 & P) SHALL BE REMOVED. CAP DOMESTIC WATER FOR FUTURE REUSE.
- EXISTING KITCHEN SINK AND PREP TABLE (LOCATED BETWEEN 37 & 37.5 AND R-5 & P) SHALL BE REMOVED. CAP DOMESTIC WATER FOR FUTURE REUSE.
- EXISTING LOBBY BAR (BETWEEN K & L AND 8 & 27) SHALL BE REMOVED. REMOVE ALL EQUIPMENT SINKS, INSTANTANEOUS WATER HEATERS, AND DOMESTIC HOT/COLD PIPING. CAP DOMESTIC WATER PIPING FOR REUSE.
- EXISTING FLOOR SINKS IN KITCHEN AND BAR AREAS SHALL BE EXISTING TO REMAIN.
- EXISTING DOMESTIC WATER AND STORM PIPING WITHIN THE BALLROOM AREA SHALL BE EXISTING TO REMAIN.
- EXISTING EXTERIOR HOSE BIBB AT SOUTH EXTERIOR WALL SHALL BE EXISTING TO REMAIN.

FIRE PROTECTION GENERAL NOTES

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

POWER & COMMUNICATION GENERAL NOTES

- ALL SCREENED AREAS INDICATE EXISTING CONSTRUCTION TO REMAIN AND AREAS NOT IN CONTRACT, U.N.O.
- REFER TO 'G' SERIES DRAWINGS FOR SCHEDULES, LEGENDS, SYMBOLS, ABBREVIATIONS, AND TYPICAL MOUNTING HEIGHTS APPLICABLE TO THIS PLAN.
- RE: ELECTRICAL DRAWINGS FOR MORE INFORMATION REGARDING POWER DEVICES, AND RE: TECHNOLOGY DRAWINGS FOR MORE INFORMATION REGARDING DATA AND AV DEVICES.
- REFER TO SHEET G0.800 FOR FIRESAFING DETAILS AT FLOOR CORES.
- ARCHITECTURAL DRAWINGS GOVERN WHERE DEVICE MOUNTING HEIGHTS AND LOCATIONS DIFFER FROM ELECTRICAL AND TECHNOLOGY DRAWINGS.
- FURNITURE IS SHOWN FOR REFERENCE ONLY. VERIFY WITH TENANT'S FURNITURE VENDOR FOR SPECIFIC INFORMATION REGARDING FURNITURE AND ITS EXACT LOCATION.
- ALL NEW DATA/VOICE, ELECTRICAL, AND SWITCH FACE PLATES ARE TO BE WHITE, U.N.O. PROVIDE MATCHING COVER PLATES.
- COORDINATE WITH AV VENDOR FOR ALL POWER REQUIREMENTS FOR ALL COMPONENTS ASSOCIATED WITH THE AV SYSTEM. ALL AV EQUIPMENT IS PROVIDED AND INSTALLED BY TENANT'S AV VENDOR. U.N.O. COORDINATE BLOCKING REQUIREMENTS, MOUNTING LOCATION, AND CONDUIT SIZES WITH AV VENDOR PRIOR TO ROUGH-IN.
- X-RAY SLAB PRIOR TO CORING. REVIEW FINDINGS AND LOCATIONS WITH OWNER AND TENANT'S FURNITURE VENDOR.
- INDICATED DIMENSIONS ARE TO THE CENTERLINE OF OUTLET/SWITCH, OR CLUSTER OF OUTLETS/SWITCHES, U.N.O.
- INSTALL OUTLETS ON OPPOSITE SIDES OF PARTITIONS IN SEPARATE STUD CAVITIES. DO NOT INSTALL BACK-TO-BACK.
- G.C. TO COORDINATE INSTALLATION OF TELECOMM, DATA, AND SECURITY SYSTEMS.
- PROVIDE ONE-PIECE TYPE GANG COVER PLATES WHERE SWITCHES CAN BE GROUPED TOGETHER.
- IDENTIFY DEDICATED OR ISOLATED GROUNDING OUTLETS WITH A RED DOT.
- VERIFY EQUIPMENT SPECIFICATIONS, POWER, AND INSTALLATION REQUIREMENTS WITH MANUFACTURER TO ENSURE PROPER FIT AND FUNCTION.
- G.C. TO COORDINATE INSTALLATION OF ALL ELECTRICAL, POWER, AND LIGHTING SYSTEMS AND THEIR ASSOCIATED COMPONENTS WITH ARCHITECTURAL DETAILS, FINISHES, ETC. AND ALL OTHER TRADES.
- WHERE ELECTRICAL WORK IS SPECIFIED IN CONJUNCTION WITH MILLWORK, THE WORK SHALL BE PROVIDED BY ELECTRICAL CONTRACTOR. CUTOUTS FOR SWITCHES AND DEVICES ARE TO BE PROVIDED BY MILLWORK CONTRACTOR AND COORDINATED BY G.C. WITH ARCHITECT.
- VERIFY WITH ARCHITECT THE LOCATION OF PANELS, T-STATS, SWITCHES, ALARMS, OR ANY DEVICES EXPOSED TO VIEW AND NOT SHOWN ON THE ARCHITECTURAL DRAWINGS. INSTALLER SHALL SUBMIT CATALOG CUT SHEET OF DEVICES TO ARCHITECT FOR AESTHETIC REVIEW.
- G.C. SHALL COORDINATE LOCATION OF WHIPS AND BOXES FOR ELECTRICAL SERVICE AT MILLWORK FOR TASK LIGHTING, EQUIPMENT, DEVICES, ETC WITH ALL OTHER TRADES, TYP. WHIPS MUST NOT BE EXPOSED TO VIEW OR HANG BELOW MILLWORK.

GENERAL NOTES

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

FIRE PREVENTION NOTES

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

ACCESSIBILITY NOTES

- ABRUPT CHANGES IN LEVEL ALONG ACCESSIBLE ROUTES SHALL NOT EXCEED 1/2" IN HEIGHT. CHANGES BETWEEN 1/4" AND 1/2" SHALL BE BEVELED WITH A SLOPE NO STEEPER THAN 1:2 (HEIGHT/LENGTH). LEVEL CHANGES NOT EXCEEDING 1/4" MAY BE VERTICAL.
- FLOOR AREAS ON EACH SIDE OF DOORS SHALL BE LEVEL AND CLEAR. THE DIMENSIONS OF THE LEVEL AREAS ARE DESIGNED TO MEET ANSI

PLUMBING FIXTURE REQUIREMENTS - LEVEL 01 STAFF SUPPORT & LOCKERS									
OCCUPANCY TOTALS		'A'	107	'B'	35	'B' - LOCKERS	70	'S'	5
FIXTURE QUANTITIES		REQUIRED 'A'	REQUIRED 'B'	REQUIRED 'L'	REQUIRED 'S'	TOTAL REQ'D	PROVIDED		
WATER CLOSETS	MEN	54/125 = .43	0 + (18/25) = .72	1 + (10/25) = 1.4	3/100 = .03	3 (2.58)	4.5*		
	WOMEN	54/65 = .83	0 + (18/25) = .72	1 + (10/25) = 1.4	3/100 = .03	3 (2.98)	4.5*		
LAVATORIES	MEN	54/200 = .27	0 + (18/40) = .45	0 + (35/40) = .9	3/100 = .03	2 (1.65)	3.5*		
	WOMEN	54/200 = .27	0 + (18/40) = .45	0 + (35/40) = .9	3/100 = .03	2 (1.65)	3.5*		
DRINKING FOUNTAINS		107/500 = .21	35/100 = .35	70/100 = .7	5/1000 = .005	2 (1.26)	2**		

FIXTURES WITHIN THE SKI SCHOOL SUITE WILL BE FITTED WITH CHILD SIZE WATER CLOSETS AND LAVATORIES, WITH THE EXCEPTION OF TWO SINGLE-USER ADA ACCESSIBLE RESTROOMS. THESE SINGLE-USER RESTROOMS WILL BE USED ONLY BY THE ADULT SUPERVISERS IN THE SPACE. THE KITCHEN HAS LESS THAN 15 OCC. SO ONE RESTROOM IS NEEDED. THIS RESTROOM IS INCLUDED IN THE TWO SINGLE-USER RESTROOMS FOR ADULT SUPERVISERS. ADULT SUPERVISERS WILL ALSO HAVE ACCESS TO THE RESTROOMS WITHIN THE BUSINESS USE AREA.

LIFE SAFETY - OCCUPANCY TABULATION - STAFF SUPPORT & LOCKERS			
OCCUPANCY TYPE	AREA	SQFT PER OCCUPANT	OCCUPANT LOAD
ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM (IBC)	390 SF	300	4
ASSEMBLY (UNCONCENTRATED - TABLES/CHAIRS) (IBC)	1,584 SF	15	107
BUSINESS AREAS - CONCENTRATED (IBC)	628 SF	50	13
BUSINESS AREAS - GENERAL (IBC)	3,123 SF	150	22
LOCKER ROOMS (IBC)	3,473 SF	50	70
Grand total	9,197 SF		215

LIFE SAFETY - OCCUPANCY TABULATION - SKI SCHOOL AREA			
OCCUPANCY TYPE	AREA	SOFT PER OCCUPANT	OCCUPANT LOAD
ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM (IBC)	751 SF	300	4
BUSINESS AREAS - GENERAL (IBC)	334 SF	150	3
DAYCARE (IBC)	975 SF	35	29
EDUCATIONAL - CLASSROOM (IBC)	6,111 SF	20	307
KITCHENS - COMMERCIAL (IBC)	1,699 SF	200	9
Grand total	9,869 SF		352

TRAVEL DISTANCE	
TRAVEL PATH	TOTAL DISTANCE
COMMON PATH A	39' - 1 1/4"
COMMON PATH B	40' - 8 1/4"
COMMON PATH C	64' - 9 1/4"
COMMON PATH E	37' - 7"
COMMON PATH F	39' - 4"
EXIT ROUTE A	63' - 6"
EXIT ROUTE B	218' - 8"
EXIT ROUTE C	129' - 2 1/4"
EXIT ROUTE D	121' - 1 1/2"
EXIT ROUTE E	188' - 7 3/4"
EXIT ROUTE F	77' - 7 1/4"

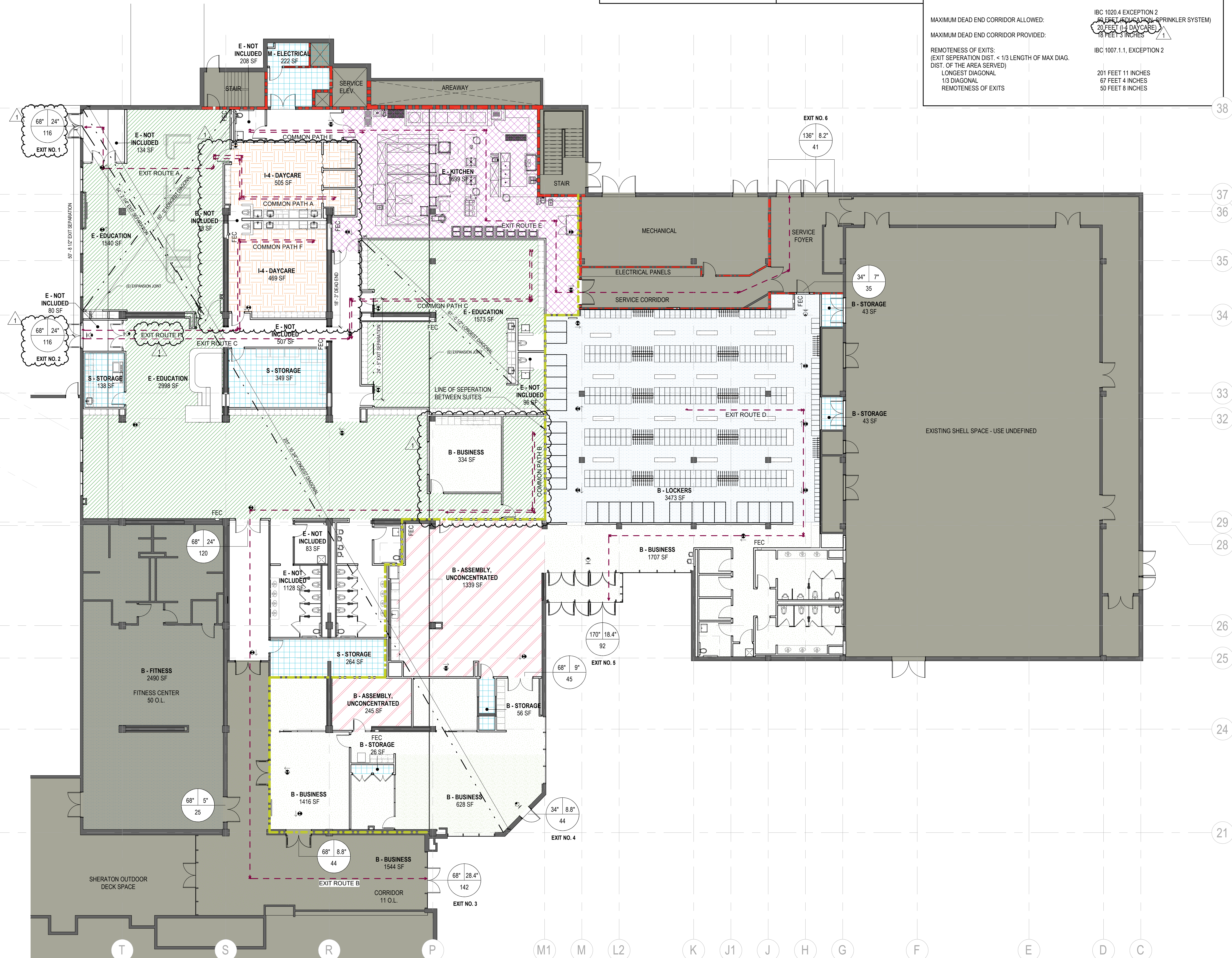
FIRE RATING REQUIREMENTS FOR BUILDING ELEMENTS, TABLE 601
EXISTING BUILDING CONSTRUCTION TYPE: 1B
PRIMARY STRUCTURAL FRAME: 2 HR RATING
BEARING WALLS:
 EXTERIOR 2 HR RATING
 INTERIOR 2 HR RATING
FLOOR CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS: 2 HR RATING
ROOF CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS: 2 HR RATING





















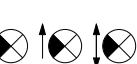


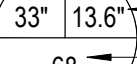




NOTE: EXISTING CONSTRUCTION, STRUCTURAL SYSTEM COMPLIANCE BASED ON STRUCTURAL SYSTEMS AS SHOWN ON AS BUILT DOCUMENTS AND REVIEW OF EQUIVALENCY RATINGS PER TABLE 721.1 (3)

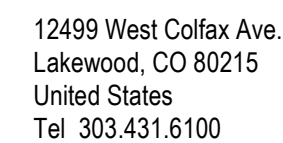
NOTE: EXISTING CONSTRUCTION, STRUCTURAL SYSTEM COMPLIANCE BASED ON STRUCTURAL SYSTEMS AS SHOWN ON AS BUILT DOCUMENTS AND REVIEW OF EQUIVALANCY RATINGS PER TABLE 721.1 (3)

PLUMBING FIXTURE REQUIREMENTS - LEVEL 01 SKI SCHOOL AREA							
OCCUPANCY TOTALS		B'	E'	E' - KITCHEN	1-4' - DAYCARE	S'	
		3	307	5	23		4

FIXTURE QUANTITIES		REQUIRED 'B'	REQUIRED 'E'	REQUIRED 'K'	REQUIRED 1-4'	REQUIRED 'S'	TOTAL REQ'D	PROVIDED
WATER CLOSETS	MEN	0 + (2/25) = .08	154/50 = 3.08	5/50 = .10	15/15 = 1	4/100 = .04	5 (4.3)	8*
	WOMEN	0 + (2/25) = .08	154/50 = 3.08	5/50 = .10	15/15 = 1	4/100 = .04	5 (4.3)	8*
LAVATORIES	MEN	0 + (2/40) = .05	154/80 = 1.93	5/80 = .06	15/15 = 1	4/100 = .04	4 (3.08)	7*
	WOMEN	0 + (2/40) = .05	154/80 = 1.93	5/80 = .06	15/15 = 1	4/100 = .04	4 (3.08)	7*
DRINKING FOUNTAINS		3/100 = .04	307/100 = 3.07	9/100 = .09	15/100 = .15	4/1000 = .004	4 (3.354)	4**



OCCUPANCY TYPE DESIGNATION LEGEND	GRAPHIC SYMBOLS LEGEND	EGRESS REQUIREMENTS - PLAZA LEVEL (TENANT AREA IN SCOPE ONLY)
 (none)  Assembly without fixed seats - Unconcentrated (tables and chairs)  Business areas  Business areas, concentrated  Educational - Classroom area  Institutional - Daycare   Kitchens, commercial  Locker rooms  Accessory storage areas, mechanical equipment room	 EGRESS ROUTE  COMMON PATH OF TRAVEL  LONGEST DIAGONAL  SECURITY LOCATION  SECURITY CARD READER  ROOM OCCUPANT LOAD  1-HR FIRE RATING  2-HR FIRE RATING  3-HR FIRE RATING  SUITE DESIGNATION  EGRESS EXIT SIGNAGE  DOOR EGRESS WIDTH  WIDTH PROVIDED  WIDTH REQUIRED  OCCUPANTS SERVED	<p>TOTAL AREA IN SCOPE: APPROX. 21,793 SF</p> <p>TENANT OCCUPANT LOADS: EDUCATION (20 NSF/PERSON): IBC TABLE 1004.1.2 KITCHEN (200 NSF/PERSON): 351 OCCUPANTS LOCKERS (50 NSF/PERSON): 9 OCCUPANTS ASSEMBLY (15 NSF/PERSON): 70 OCCUPANTS STORAGE/MECH (300 NSF/PERSON): 107 OCCUPANTS BUSINESS (100 NSF/PERSON): 8 OCCUPANTS TOTAL: 583 OCCUPANTS</p> <p>TENANT EGRESS WIDTH REQUIREMENTS: OTHER EGRESS COMPONENTS: IBC 1005 REQUIRED (0.2 IN/OCCUPANT): 117 INCHES PROVIDED AT EXIT DOORS: 544 INCHES</p> <p>MINIMUM WIDTH OF EGRESS CORRIDOR REQUIRED: IBC 1005.1 and 1024.2 MINIMUM WIDTH OF EGRESS CORRIDOR PROVIDED: 44 INCHES 120 INCHES</p> <p>IBC TABLE 1006.3.1 MINIMUM NUMBER OF EXITS REQUIRED: 2 EXITS NUMBER OF EXITS PROVIDED: 6 EXITS</p> <p>IBC TABLE 1017.2 MAXIMUM LENGTH OF EGRESS TRAVEL ALLOWED: 20 FEET EDUCATION, SPRINKLER SYSTEM 20 FEET 8 INCHES DAYCARE, SPRINKLER SYSTEM </p> <p>MAXIMUM LENGTH OF EGRESS TRAVEL PROVIDED: 20 FEET 8 INCHES</p> <p>IBC TABLE 1026.2.1  MAXIMUM COMMON PATH OF TRAVEL ALLOWED: 75 FEET EDUCATION, SPRINKLER SYSTEM MAXIMUM COMMON PATH OF TRAVEL PROVIDED: 36 FEET 1 INCH</p> <p>IBC 1020.4 EXCEPTION 2 MAXIMUM DEAD END CORRIDOR ALLOWED: 36 FEET EDUCATION, SPRINKLER SYSTEM MAXIMUM DEAD END CORRIDOR PROVIDED: 20 FEET (1-1 DAYCARE)  18 FEET 3 INCHES</p> <p>REMOTENESS OF EXITS: (EXIT SEPARATION DIST. < 1/3 LENGTH OF MAX. DIAG. DIST. OF THE AREA SERVED) LONGEST DIAGONAL IBC 1007.1.1, EXCEPTION 2 REMOTENESS OF EXITS 201 FEET 11 INCHES 67 FEET 4 INCHES 50 FEET 8 INCHES</p>



△	Date	Description
-	2021.06.04	BP4C - KVC INTERIORS - ISSUE FOR PERMIT AND CONSTRUCTION
1	2021.07.30	BULLETIN 1

Seal / Signature

Project Name

Steamboat Base Village Redevelopment

Project Number

	Description
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3	1.0000
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100	1.0000

CODE ANALYSIS, EGRESS, AND OCCUPANCY PLAN

Scale

As indicated

1225 17th Street
Suite 150
Denver CO 80202
USA

Tel 303.595.8585
Fax 303.825.6823

RCRBD
Record Set
TC
08/02/2021



2021-0730

Todd Carr,
Building Official
Routt County Regional Building Department
tcarr@co.routt.co.us

Subject: SSRC Base Area Improvements – BP4C-KVC Plan Review
Responses to Routt County Regional Building Department Review
Comments
Subject Property Address: 2305 Mount Werner Circle
PIN: 211077001
Permit Number: TB-21-745
Gensler Project Number: 003.7835.000

Dear Todd,

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) *Review Question: On past projects this building has been a Type 1A Construction when the building was originally constructed it was a Type IFR under the Uniform Codes, which we have always believed to be a Type 1A in the ICC Codes. Please review and let us know if you found this information on some recent plans by chance, or maybe fire sprinkler updates allowed to go to a Type 1B, you can research and respond.*

Gensler Response:

The existing Sheraton Building, West Tower, is indeed Type IA. This construction type was confirmed by review of the WEST TOWER LEVEL 2 B RENOVATION PROJECT, executed in 2017. The construction Type has been updated on sheet G0.101. REF: G0.101, DRAWING INDEXZ, PROJECT INFORMATION, & GENERAL NOTES.

- 2) *Required Resubmittal Response: The current floor plan is showing a room called "Two's" on the floor plans. The IBC has the below section when you have kids 2 ½ years or younger in age when you want to remain a E-Occupancy. We will need KVC to respond by a letter and signed stating they don't provide care for kids at 2 ½ or younger, or we may need a resubmittal as this room does not have direct exit access to the exterior, and this is not called out as an I-4 Occupancy but rather an E-Occupancy.*
308.5.1 Classification as Group E.



A child day care facility that provides care for more than five but not more than 100 children 2½ years or less of age, where the rooms in which the children are cared for are located on a level of exit discharge serving such rooms and each of these childcare rooms has an exit door directly to the exterior, shall be classified as Group E.

Gensler Response:

The KVC will indeed provide care for children less than 2 ½ years of age. Rooms K104 – TODDLER, AND K.110 TWOS, are designed for children of this age.

Rooms K-104 and K-110 have been reclassified as I-4 occupancy. As the building is type IA construction the addition of I-4 occupancy does not change the non separated mixed occupancy strategy. No occupancy separation is needed.

The egress requirements for these rooms meets all the requirements for a I-4 rooms. Occupancy Loads and loads on egress elements have been updated accordingly.

The plumbing fixture calculations have been updated to accommodate the new I-4 Classification/ "Adult day care and child day care" per IBC 2018, table 2902.1 as well. Water closets, and lavatories, and drinking fountains have been provided as required. However, the project is not providing the 1 bathtub or shower.

The project ownership Steamboat Ski and Resort Corporation, SSRC, is requesting an exception for the '1 bathtub or shower' requirement. Per IBC section 104.1 Duties and powers of building official, the building official has "the authority to render interpretations of this code."

The Kids Vacation Center, KVC, is not an overnight facility. The kids will be in the center for a short time. The facility operators will use sinks placed within the rooms for any cleaning that is needed. Additionally, The Code of Colorado Regulations, section 7.702.75, do not require a shower for this type of facility.

SSRC and Gensler request approval of not providing the shower.

REF: Drawings G0.401, CODE ANALYSIS, EGRESS, AND OCCUPANCY PLAN G0.100 – DRAWING INDEX, PROJECT INFORMATION, & GENERAL NOTES

Attachments

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

Gensler

- Architectural Sheets
 - Sheet G0.100 DRAWING INDEX, PROJECT INFORMATION, AND GENERAL NOTES.
 - Sheet G0.401, CODE ANALYSIS, EGRESS AND OCCUPANCY PLAN

Sincerely,


07.30.2021

Jon Gambrill,
Managing Principal,



cc: Geoffrey Brooksher, Associate, Technical Director

1225 17th Street
Suite 150
Denver CO 80202
USA

Tel 303.595.8585
Fax 303.825.6823

**RCRBD
Record Set
TC
08/02/2021**

Gensler

2021-0730

Todd Carr,
Building Official
Routt County Regional Building Department
tcarr@co.routt.co.us

Subject: SSRC Base Area Improvements – KVC
Code Exception Request
Subject Property Address: 2305 Mount Werner Circle
PIN: 211077001
Permit Number: TB-21-745
Gensler Project Number: 003.7835.000

Dear Todd,

As a part of our Kids Vacation Club (KVC) remodel within the interior of the Sheraton space at the 2305 Mount Werner Circle, the project ownership, Steamboat Ski and Resort Corporation, SSRC, is requesting an exception for the '1 bathtub or shower' requirement as outlined per table 2902.1 Minimum Number of Required Plumbing Fixtures for a No.5 Institutional Use.

The use of the KVC facility does not include overnight stays and will be limited to daytime hours. Also, the facility operators will use sinks placed within the rooms for any cleaning that is needed. Additionally, The Code of Colorado Regulations, section 7.702.75, for childcare facilities do not require a shower for this type of facility.

SSRC and Gensler request approval of not providing the shower. Per IBC section 104.1 Duties and powers of building official, the building official has "the authority to render interpretations of this code.", we are requesting an exception to not include the 1 bathtub or shower required for an institutional use as outlined per IBC Table 2902.1 referenced above.

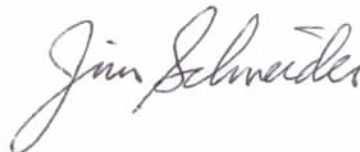
Sincerely,


07.30.2021

Jon Gambrill,
Managing Principal



Sincerely



Jim Schneider
VP Skier Services, Planning & Development
Steamboat Ski and Resort Corporation

cc: Geoffrey Brooksher, Associate, Technical Director