

GENERAL:

1. HATCHED AREAS SHOWN ARE A GENERAL REPRESENTATION OF THE PHASED AREAS. EXACT EXTENT OF EACH PHASE WILL BE DETERMINED IN THE FIELD DURING THE COURSE OF CONSTRUCTION.
2. ALL DISTURBED AREAS OF THE SITE WILL BE REVEGETATED FOR EACH PHASE
3. THE CONTRACTOR'S MEANS, METHODS AND SEQUENCING MAY REQUIRE MINOR REVISIONS TO THE PHASING PLAN DURING CONSTRUCTION.
4. LANDSCAPE SHOWN ON PHASE PLAN IS BASED ON THE LANDSCAPE PLANS SHEETS LP-1, LP-2, LP-3, LD1 & LD2.

PHASE 1:

1. BUILDING 7 INCLUDING BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY
2. DRIVEWAY CONNECTION FOR BUILDING 7
3. UTILITY SERVICE LINES FOR BUILDING 7
4. LANDSCAPING AROUND BUILDING 7

NOTICE: DUTY OF COOPERATION

Release of these plans contemplates further cooperation among the owner, his contractor and the architect. Design and construction are complex. Although the architect and his consultants have performed their services with due care and diligence, they cannot guarantee perfection. Communication is imperfect and every contingency cannot be anticipated. Any ambiguity or discrepancy discovered by the use of the plans should be brought to the attention of the architect. Failure to notify the architect compounds misunderstanding and increases construction costs. A failure to cooperate by a simple notice to the architect shall relieve the architect from responsibility for the consequences. Changes made from the plans without consent of the architect are unauthorized and shall relieve the architect of responsibility for all consequences arising out of such changes.

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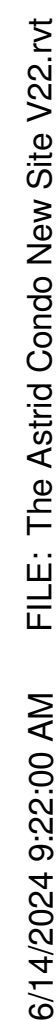
ESA

ERIC SMITH ASSOCIATES, P.C.
1919 SEVENTH STREET
BOULDER, COLORADO, 80302
(303) 442-5458, (303) 442-4745 FAX

Job Number:	22014.00
Date:	11/14/23
Drawn By:	-
Checked By:	-

Project Phase
CONSTRUCTION
ADMINISTRATION

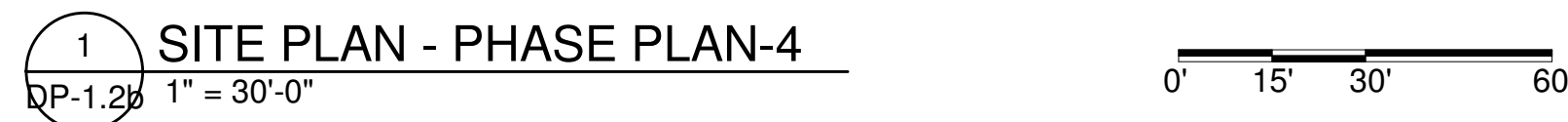
Sheet Title PHASING PLAN I
Sheet Number DP-1.2a



GENERAL:

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2. ALL DISTURBED AREAS OF THE SITE WILL BE REVEGETATED FOR EACH PHASE.
3. THE PROPOSED CONSTRUCTION MEANS, METHODS AND SEQUENCING MAY REQUIRE MINOR REVISIONS TO THE PHASING PLAN DURING CONSTRUCTION.
4. LANDSCAPE SHOWN ON PHASE PLAN IS BASED ON THE LANDSCAPE PLANS SHEETS LP-1, LP-2, LP-3, LD1 & LD2.

1. DEVELOPMENT ACCESS ROAD (GONDOLA LANE) STARTING AT SKI TRAIL LANE AND STOPPING AT A POINT NEAR BUILDING 1 (TO A POINT WHERE THE FIRE DEPARTMENT CAN ACCESS THE END OF THE LANE & TURN AROUND). GONDOLA LANE TO BE SURFACED TO A LEVEL WHICH CAN BE TRAVELED IN SNOW AND TRAVERSED BY VEHICLES. FINAL PAVING TO BE COMPLETED AS PART OF PHASE 5.
2. SIDEWALK ALONG GONDOLA LANE STARTING AT THE INTERSECTION OF SKI TRAIL LANE TO THE OUTLOT PROPERTY LINE.
3. SIDEWALK AROUND THE DETENTION POND TO THE EAST OF BUILDING 5
4. LANDSCAPING AROUND ANY SECTION OF GONDOLA LANE WHICH WILL NOT BE DAMAGED BY THE CONSTRUCTION OF PHASES 2-4.
5. WATER MAINS, SANITARY SEWER MAINS, DRY UTILITY MAINS STORM SEWER AND PERMANENT STORMWATER TREATMENT FACILITIES
6. SITE WALLS 1-B, 11-14 AND 16
7. REORIENTATION OF SKI INN CONDOMINIUMS PARKING LOT INCLUDING ADJACENT LANDSCAPING
8. RELOCATION OF THE EXISTING PEDESTAL POSTAL BOXES
9. EXTERIOR CONCRETE STAIR FROM BUILDING 7 SOUTH TO GONDOLA LANE.
10. BUILDING 1 (INCLUDING ACCESS FROM BUILDING 7) TO GARAGE (LEVEL) & POOL BUILDING
11. OUTDOOR POOL & SPA, SURROUNDING POOL APRON / DECK
12. SITE WALLS 9A, 9B, 10A, 10B AND 10C
13. UTILITY SERVICE LINES FOR BUILDING 1 AND POOL
14. STAIRS ALONG THE SOUTH FACE OF THE POOL DECK
15. SIDEWALK ADJACENT TO GONDOLA LANE WITHIN THE AREA OF THE POOL BUILDING
16. GRADING, DRAINAGE AND LANDSCAPING AROUND BUILDING 1 AND POOL
17. REPAIRS TO ANY DAMAGED SECTION OF GONDOLA LANE & FINAL PAVING



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Eric Smith Associates, P.C.

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1919 SEVENTH STREET
BOULDER, COLORADO, 80302
(303) 442-5458. (303) 442-4745 FAX

Project Phase
CONSTRUCTION
ADMINISTRATION

Sheet Title
PHASING PLAN 2

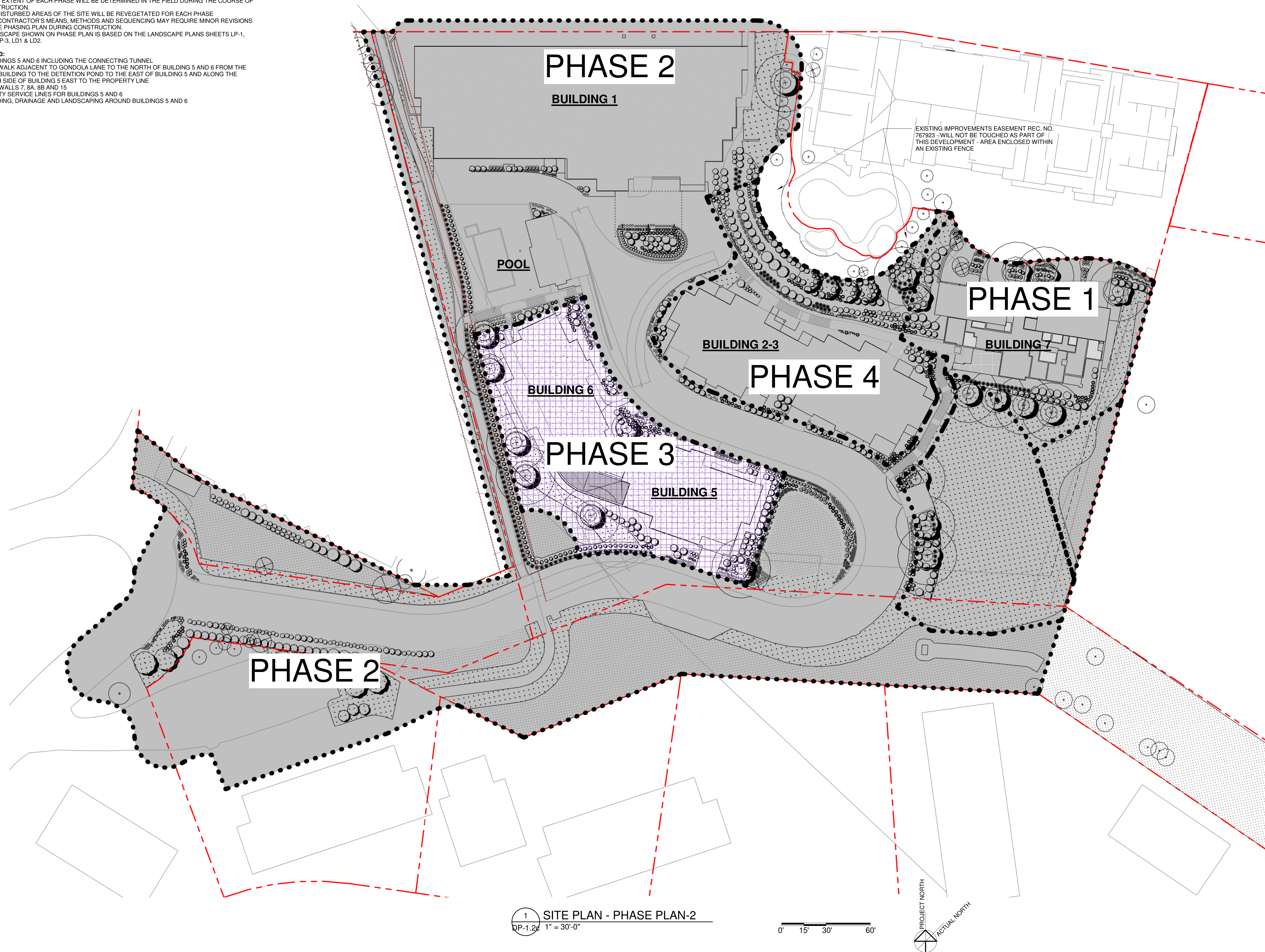
Sheet Number
DP-1.2b

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- 2. ALL DISTURBED AREAS OF THE SITE WILL BE REVEGETATED FOR EACH PHASE.
- 3. THE CONSTRUCTION AND MAINTENANCE OF THE PHASED AREAS MAY REQUIRE MINOR REVISIONS TO THE PHASING PLAN DURING CONSTRUCTION.
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PHASE 3:

1. BUILDINGS 5 AND 6 INCLUDING THE CONNECTING TUNNEL
2. SIDEWALK ADJACENT TO GONDOLA LANE TO THE NORTH OF BUILDING 5 AND 6 FROM THE POOL BUILDING TO THE DETENTION POND TO THE EAST OF BUILDING 5 AND ALONG THE SOUTH SIDE OF BUILDING 5 EAST TO THE PROPERTY LINE
3. SITE WALLS 7, 8A, 8B AND 15
4. UTILITY SERVICE LINES FOR BUILDINGS 5 AND 6
5. GRADING, DRAINAGE AND LANDSCAPING AROUND BUILDINGS 5 AND 6



NOTICE: DUTY OF COOPERATION

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Design and construction are complex. Although the architect and his consultants have performed their services with due care and diligence, they cannot guarantee perfection. Communication is imperfect and every contingency cannot be anticipated. Any ambiguity or discrepancy in these plans or these documents shall be notified immediately to the architect. Failure to notify the architect compounds misunderstanding and increases construction costs. A failure to cooperate by a simple notice to the architect shall relieve the architect from responsibility for the consequences. Changes made without the architect's consent are unauthorized and shall relieve the architect of responsibility for all consequences arising out of such changes.

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REVISIONS

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THE ASTRID
SKI TRAIL LANE
STEAMBOAT SPRINGS, CO 80487



Job Number:	22014.00
Date:	11/14/23
Drawn By:	Author
Checked By:	Checker

Project Phase
CONSTRUCTION
ADMINISTRATION

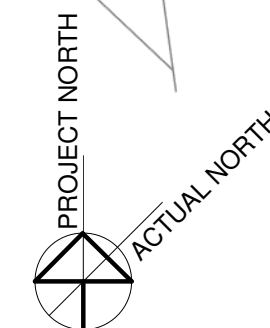
Sheet Title
PHASING PLAN 3

Sheet Number
DP-1.2c

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3. THE CONTRACTOR'S MEANS, METHODS AND SEQUENCING MAY REQUIRE MINOR REVISIONS TO THE PHASING PLAN DURING CONSTRUCTION.
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1. BUILDING 2-3
2. SIDEWALK AND DRIVEWAY CONNECTION FOR BUILDING 2-3
3. SIDEWALK FROM BUILDINGS 7 TO 1 (BETWEEN BUILDING 2-3 AND SITE WALL 11)
4. FINAL GRADING OF THE OF THE LOT TO THE SOUTHEAST OF BUILDING 2-3
5. UTILITY SERVICE LINES FOR BUILDING 2-3
6. GRADING, DRAINAGE AND LANDSCAPING AROUND BUILDING 2-3



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THE ASTRID
SKI TRAIL LANE
STEAMBOAT SPRINGS, CO 80487



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BOULDER, COLORADO, 80302
(303) 442-5458, (303) 442-4745 FAX**

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Project Phase
CONSTRUCTION
ADMINISTRATION

Sheet Title
HASING PLAN 4  

Sheet Number

DP-1.2d