

**GENERAL:**

**PHASE 1:**

1. DEVELOPING 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 CLEARED OF SNOW AND TRAVERSED BY VEHICLES. FINAL PAVING TO BE COMPLETED AS PART OF PHASE 4
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 ALONG 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 1-6, 11-14 AND 16
7. REORIENTATION OF SKI INN CONDOMINIUMS PARKING LOT INCLUDING ADJACENT LANDSCAPING
8. RELOCATION OF THE EXISTING PEDESTAL POSTAL BOXES
9. BUILDING 7
10. DRIVEWAY CONNECTION FOR BUILDING 7
11. UTILITY SERVICE LINES FOR BUILDING 7
12. LANDSCAPING AROUND BUILDING 7
13. EXTERIOR CONCRETE STAIR FROM BUILDING 7 SOUTH TO GONDOLA LANE.



### PRINCIPLE: DUTY OF COOPERATION

Release of the plans contemplates further operation 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. Ambiguity or discrepancy discovered by the use of the plans by the contractor may result in misunderstanding. Failure to notify the architect compounds the misunderstanding and increases construction costs. A user to cooperate by a simple notice to the architect will relieve the architect from responsibility for the consequences. Changes made from the plans without the 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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Eric Smith Associates, P.C.

## REVISIONS

[illegible]

THE ASTRID  
SKI TRAIL LANE  
STEAMBOAT SPRINGS, CO 80487



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

Job Number:	22014.00
Date:	2023-07-28
Drawn By:	-
Checked By:	-

**Project Phase**  
ANNING SUBMITTAL

**Sheet Title**

Sheet Number

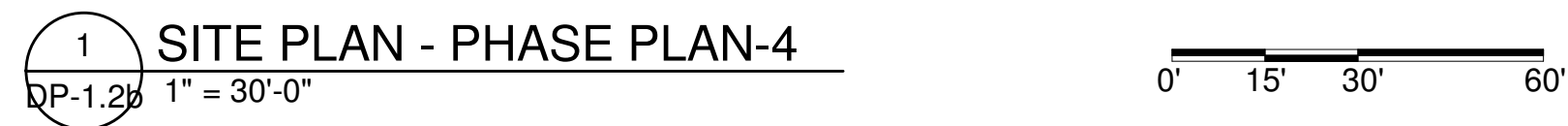
DP-1.2a



**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. 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, LD-1 & LD-2.

1. BUILDING 1 (INCLUDING ACCESS INTO THE P2 GARAGE LEVEL) & POOL BUILDING
2. OUTDOOR POOL & SPA, SURROUNDING POOL APRON / DECK
3. SITE WALLS 9A, 9B, 10A, 10B AND 10C
4. UTILITY SERVICE LINES FOR BUILDING 1 AND POOL
5. STAIRS ALONG THE SOUTH FACE OF THE POOL DECK
6. SIDEWALK ADJACENT TO GONDOLA LANE WITHIN THE AREA OF THE POOL BUILDING
7. GRADING, DRAINAGE AND LANDSCAPING AROUND BUILDING 1 AND POOL
8. REPAIRS TO ANY DAMAGED SECTION OF GONDOLA LANE & FINAL PAVING



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 these plans shall be reported immediately to the architect. Failure to do so may result in misunderstandings 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**

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<b>Project Phase</b> PLANNING SUBMITTAL
<b>Sheet Title</b> PHASING PLAN 2
<b>Sheet Number</b> DP-1.2b

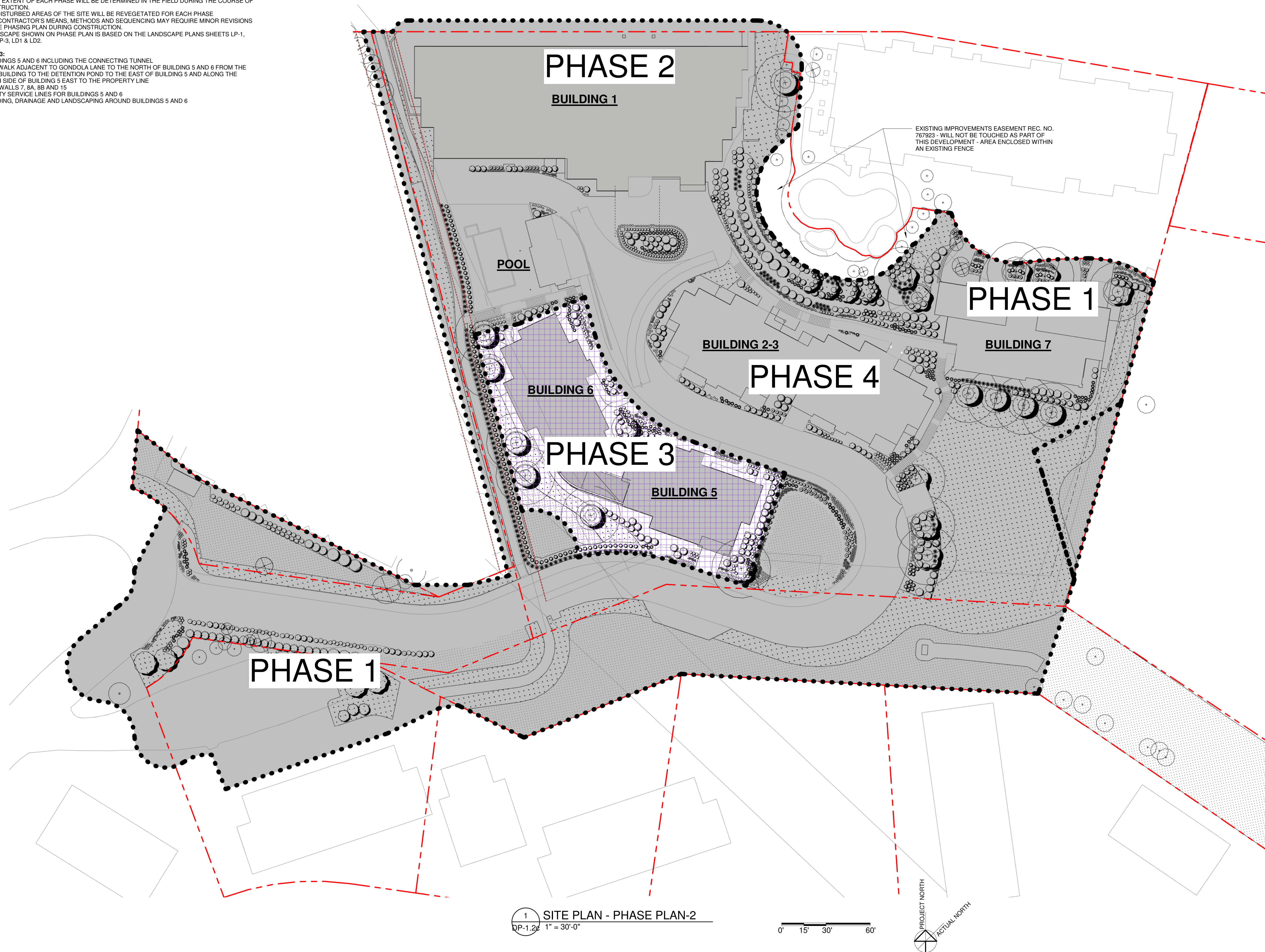


**GENERAL:**

- 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 CONSTRUCTION AND MAINTENANCE OF THE PHASED AREAS 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 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



### PRINCIPLE: 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 perfect and every contingency cannot be anticipated. Any ambiguity or discrepancy discovered by the use of these plans shall be the responsibility 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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## REVISIONS

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Job Number:	22014.00
Date:	2023-07-28
Drawn By:	Author
Checked By:	Checker

### Project Phase

PLANNING SUBMITTAL

Sheet Title  
LIFTING PLAN 3  $\Delta$

Sheet Number

# DP-1.2c



**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 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. 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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<b>Project Phase</b> PLANNING SUBMITTAL
<b>Sheet Title</b> PHASING PLAN 4 
<b>Sheet Number</b> <b>DP-1.2d</b>