

REQUEST FOR INFORMATION

RFI: RFI-01245 Revision: 0

Project Name: KINDRED RESORT

Project #: 5002104

Hardscapes Snowmelt Insulation

Kindred Resort @ Keystone
RFI-01245 Revision 0
response issued_04/26/2024

RFI Date	Due Date	Status	Priority (days)	Subcontractor RFI #
4/22/2024	4/25/2024	Open	Urgent	

RFI Participants

Assigned to: Tim Ross OZ Architecture, Inc.
Initiated by: Elliot Weiland PCL Construction Services, Inc.
Coordinated by: Alia N. Ramirez PCL Construction Services, Inc.
Answered by: OZ Architecture, Inc.

Question

[Submitted: 4/22/2024 by Elliot Weiland, PCL Construction Services, Inc. Rev #0]
 Mechanical diagrams N & P for site snowmelt are shown on M-702 with underslab insulation required. Civil details on C-501 and C-502 do not typically show any foam under snowmelted pavement or curb and gutter.
 The snowmelt design was produced with 2" of rigid insulation.
 Insulation was assumed to be 25 PSI for pedestrian locations and 50 PSI for traffic rated locations per basis of GMP.
 1) Please confirm that 2" of rigid foam under all snowmelted concrete paving and snowmelted pavers is acceptable to Civil.
 2) Please confirm 25 PSI for pedestrian locations and 50 PSI for traffic-rated locations is acceptable.
 3) Please confirm that all top of grade at concrete paving and curb and gutter locations should be cut by an additional 2" to accommodate for the required foam.

Proposed Solution

[Proposed: 4/22/2024 by Elliot Weiland, PCL Construction Services, Inc. Rev #0]
 Additional costs will be incurred if rigid insulation is required to be greater than 25 PSI and 50 PSI as carried in the GMP. See attached page from GMP Submission.

Please see TT & BG's response below. OZ takes no exception to Civil's and MEP's comments.

Ruth Dejene, OZ Architecture 04/26/2024

Answered date:
Cost impact? Yes - Foam, grading
Schedule impact? Yes - Foam, grading

BG's response:
 Regarding item #1, we take no exception to Tetra Tech's response.
 Insulation is absolutely required below walking surfaces.

We always recommend insulation below driving surfaces, but insulation can be omitted under driving surfaces. The pros/cons of this are:

- Cons to insulation below driving surfaces:
 Traffic-rated insulation can be expensive
 Can make the roadway more amenable to potholes if insulation caves
 Snowmelt will still melt the snow, but will take longer to do so.
- Pros to insulation below driving surfaces
 Snowmelt will melt the snow much faster

- 1.The Civil plans include rigid insulation under the concrete sidewalks only, per detail 17/C-501. This was previously coordinated with the mechanical engineer during preparation of the construction documents. If the mechanical engineer has determined that the design of the snow melted pavement system should include rigid insulation under the concrete driveways and curbs subject to traffic loading, that insulation is required to be HI-100 (100 psi) rigid insulation. The Owner would need to review additional costs for any changes.
- 2.The rigid insulation under sidewalks indicated on detail 17/C-501 shall be HI-60 (60 psi) rigid insulation. This was previously reviewed and identified in submittal SUM-01727 by Tetra Tech on 4/11/24.
- 3.No changes to finish grade shall be allowed to accommodate additional rigid insulation. The subgrade would need to be lowered 2" to allow for the addition of new 2" rigid insulation.



THE FOLLOWING ARE ATTACHMENTS
AS PART OF THE **QUESTION**

WATER SUPPLY INFORMATION

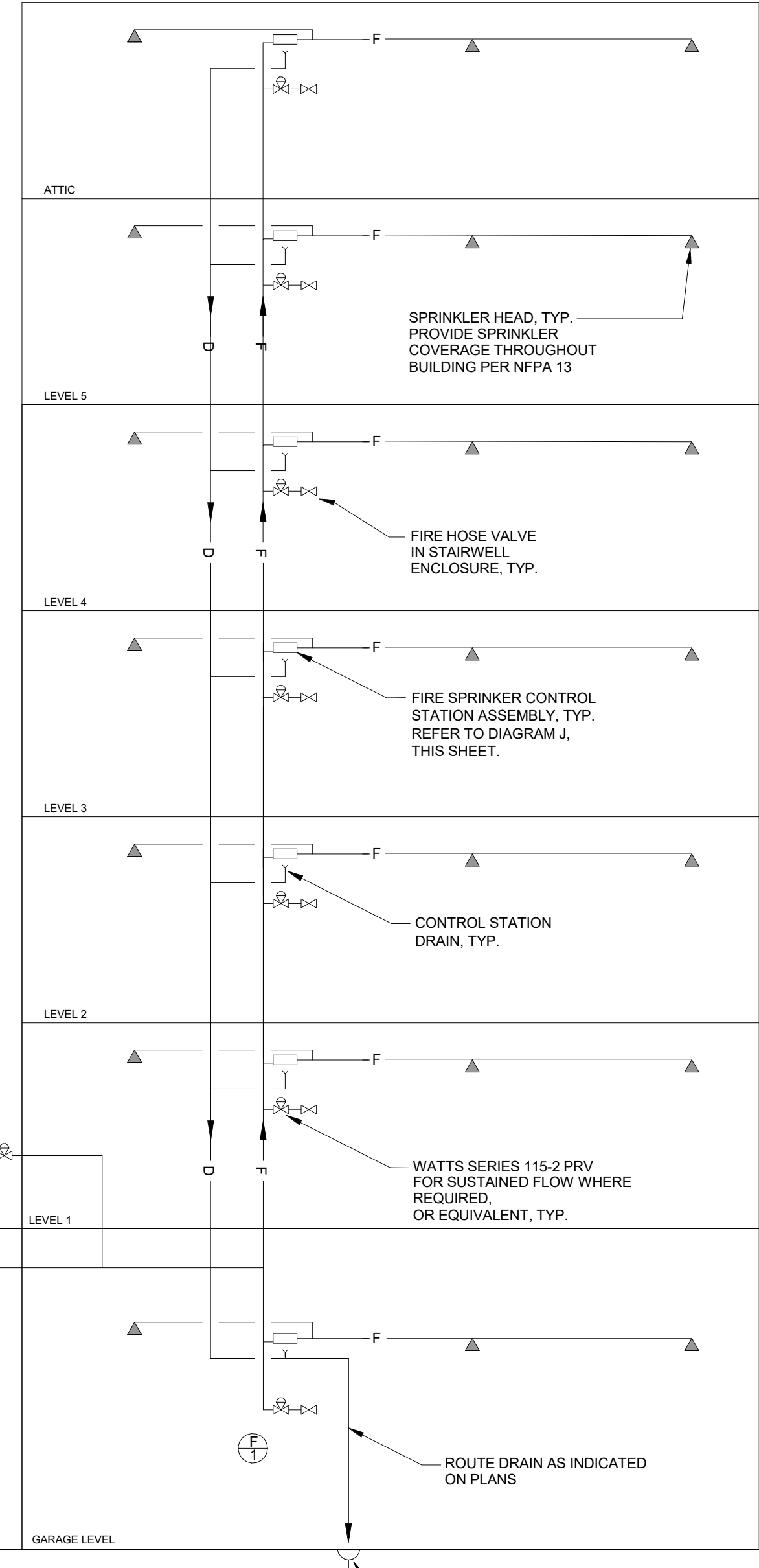
DESIGN IS BASED ON 72 PSI AVAILABLE PER REPORT FROM THE LOCAL WATER UTILITY DATED 11/28/18.
 SPRINKLER CONTRACTOR SHALL DETERMINE THE FLOW AND PRESSURE AVAILABLE AT THE SERVICE CONNECTION. THE SPRINKLER CONTRACTOR IS RESPONSIBLE TO VERIFY THE INFORMATION AND PROVIDE ALL TESTS REQUIRED. BASE ALL PIPE SIZING AND HYDRAULIC CALCULATIONS ON FLOW TEST DATA NO OLDER THAN 18 MONTHS.
 PIPE SIZING ON DRAWING FOR SERVICE ENTRANCE AND MAIN RISERS IS FOR COORDINATION PURPOSES ONLY. CONTRACTOR IS RESPONSIBLE FOR FINAL SIZING FROM HYDRAULIC CALCULATIONS.

NOTES:

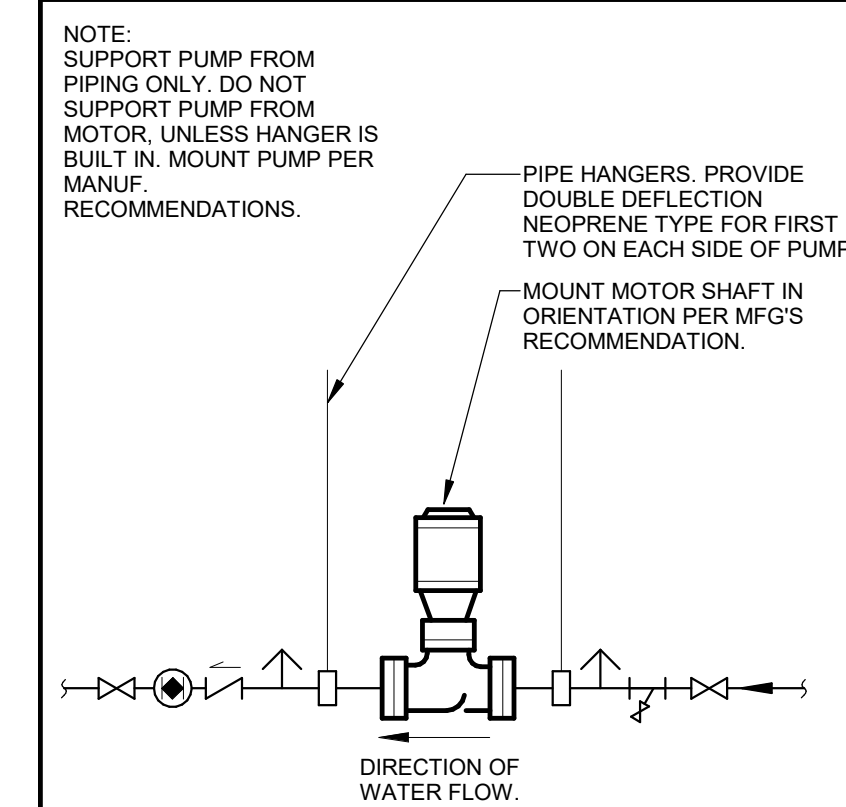
- EXACT VALVE ARRANGEMENT INSIDE PUMP PACKAGE MAY VARY. NOT ALL VALVES SHOWN. TAMPER SWITCHES ON VALVES AND CONTROLLERS(S) TO BE PROVIDED BY CONTRACTOR.
- FIRE PUMP CONTROLLER TO BE WIRED TO TWO POWER SOURCES BY E.C.
- LOCATE SPRINKLER HEAD 2'-0" FROM BOTTOM OF ALL ELEVATOR SHAFTS.
- PROVIDE COVERAGE IN ALL TRASH CHUTES. COORDINATE EXACT QUANTITY AND LOCATION OF SPRINKLERS IN CHUTE WITH G.C.
- ONE ELECTRIC BELL IS REQUIRED PER FDC LOCATION.
- PROVIDE SPRINKLERS UNDER STAIRS AS REQUIRED.
- INSTALL SIDEWALL SPRINKLERS IN ELECTRICAL AND TELECOM ROOMS. DO NOT ROUTE WET SPRINKLER PIPING IN ELECTRICAL ROOMS.

FIRE PROTECTION DESIGN/BUILD REQUIREMENTS:

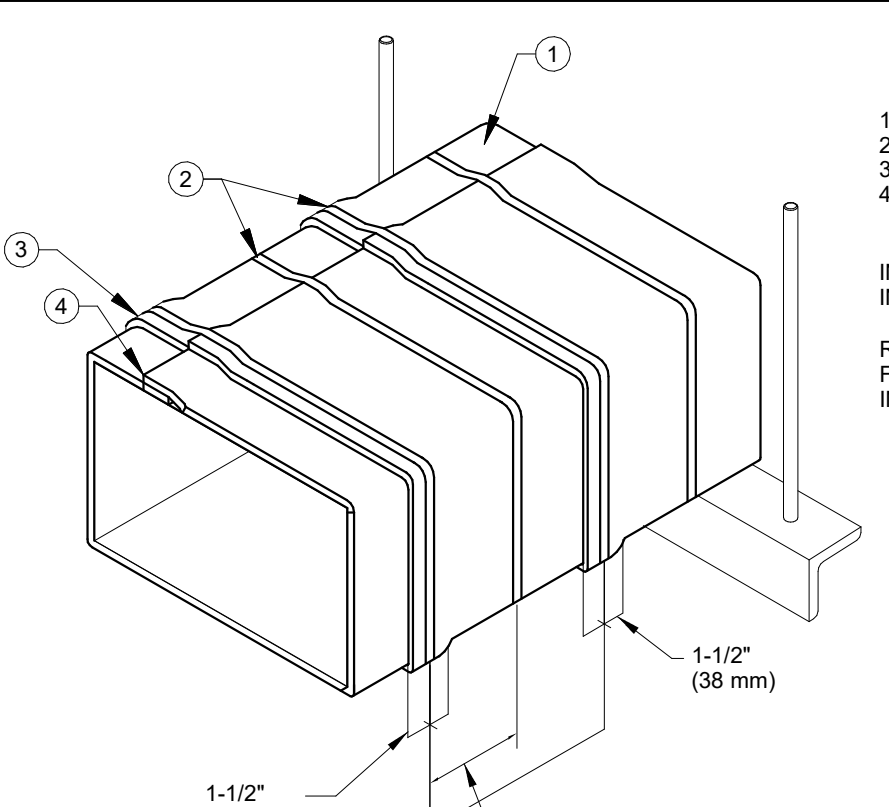
- PROVIDE AN AUTOMATIC SPRINKLER SYSTEM TO BE MONITORED BY A CENTRAL STATION MONITORING ALARM COMPANY. COMPLETE DRAWINGS, SPECIFICATIONS AND DETAILS SHALL BE SUBMITTED BY THE FIRE SPRINKLER DESIGN/BUILD CONTRACTOR.
- THE FIRE SPRINKLER CONTRACTOR SHALL SERVE AS THE ENGINEER OF RECORD FOR ALL WORK PERFORMED UNDER THIS DIVISION. IF REQUIRED BY THE AUTHORITY HAVING JURISDICTION, (A) SUBMIT COMPLETE FIRE SPRINKLER SYSTEM SHOP DRAWINGS AND HYDRAULIC CALCULATIONS, GENERATED BY CONTRACTOR. SHOP DRAWINGS SHALL BE A MINIMUM 1/8" SCALE AND SHALL SHOW DEVICE AND APPLIANCE LOCATIONS, BUILDING BACKGROUND INFORMATION, ROOM OCCUPANCY DESCRIPTIONS, DOOR SIZES, FIRE RATINGS AND FIRE PROTECTION SYSTEM LAYOUT AND DETAILS. SHOP DRAWINGS AND HYDRAULIC CALCULATIONS SHALL BE SEALED BY A PROFESSIONAL ENGINEER OR NCEIT III LICENSED TECHNICIAN REGISTERED IN THE STATE OF COLORADO. SUBMIT SHOP DRAWINGS AND HYDRAULIC CALCULATIONS TO THE BUILDING AND FIRE DEPARTMENTS AS A DEFERRED SUBMITTAL AND OBTAIN THEIR APPROVAL BEFORE SUBMISSION TO THE ARCHITECT.
- WHERE REQUIRED BY THE A.H.J. ALL SPRINKLER HEADS SHOULD HAVE THE CONNECTING MAIN AND BRANCH PIPE SIZES SHOWN.
- SHOW THE CONNECTING MAIN AND BRANCH PIPE SIZES FOR ALL SPRINKLER HEADS.
- CONFORM OCCUPANCY REQUIREMENTS OF NFPA 13.
- PROVIDE FLOW TEST INDICATING STATIC AND RESIDUAL PRESSURE DEVELOPED UNDER FIRE FLOW CONDITIONS AS REQUIRED BY A.H.J.
- SYSTEM SHALL BE INSTALLED COMPLETE AND OPERATIONAL, INCLUDING WATER FLOW INDICATOR, CONNECTIONS TO ALARM, DRAIN PIPING, IDENTIFICATION SIGNS, ETC.
- WORK SHALL BE PERFORMED BY A QUALIFIED FIRE SPRINKLER INSTALLER WITH A MINIMUM OF FIVE (5) YEARS EXPERIENCE IN SIMILAR INSTALLATIONS.
- COORDINATE ALL WORK WITH ALL OTHER TRADES PRIOR TO AND DURING INSTALLATION.
- PROVIDE AN EXTRA STOCK OF FIFTEEN (15) SPRINKLER HEADS, MINIMUM THREE (3) OF EACH TYPE, AND A SPRINKLER WRENCH.
- ALL SPRINKLERS IN PUBLIC SPACES SHALL BE CONCEALED TYPE. COVER PLATE COLOR SELECTION BY ARCHITECT.
- DIAGRAM SHOWN FOR REFERENCE ONLY. CONFIRM FINAL REQUIREMENTS WITH FIRE PROTECTION DESIGN BUILD CONTRACTOR AND ENGINEER OF RECORD.



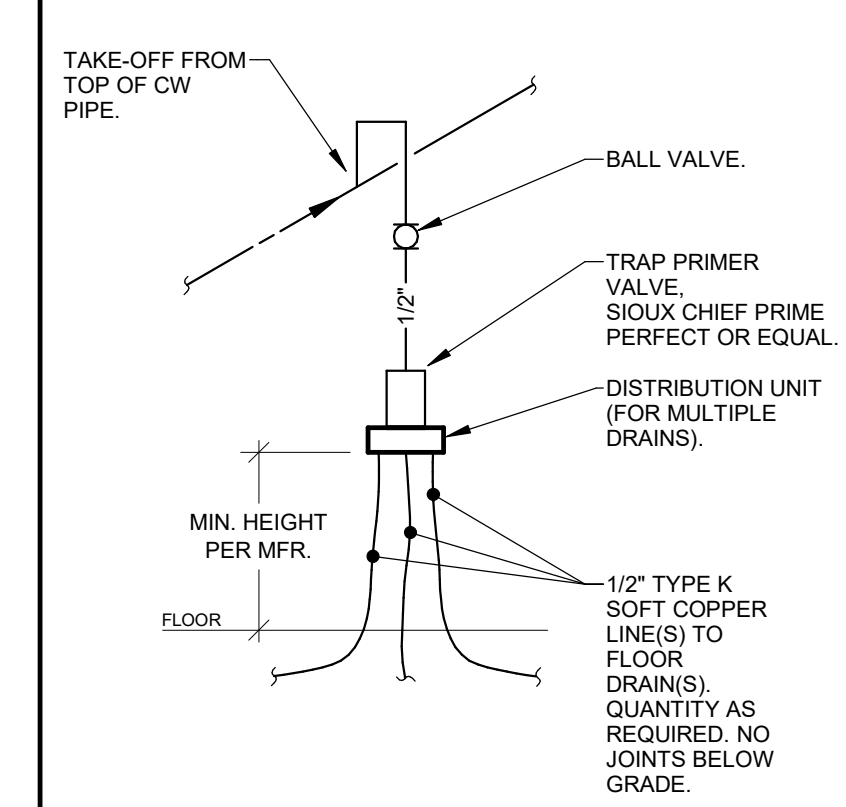
FIRE PROTECTION SYSTEM SCHEMATIC DIAGRAM
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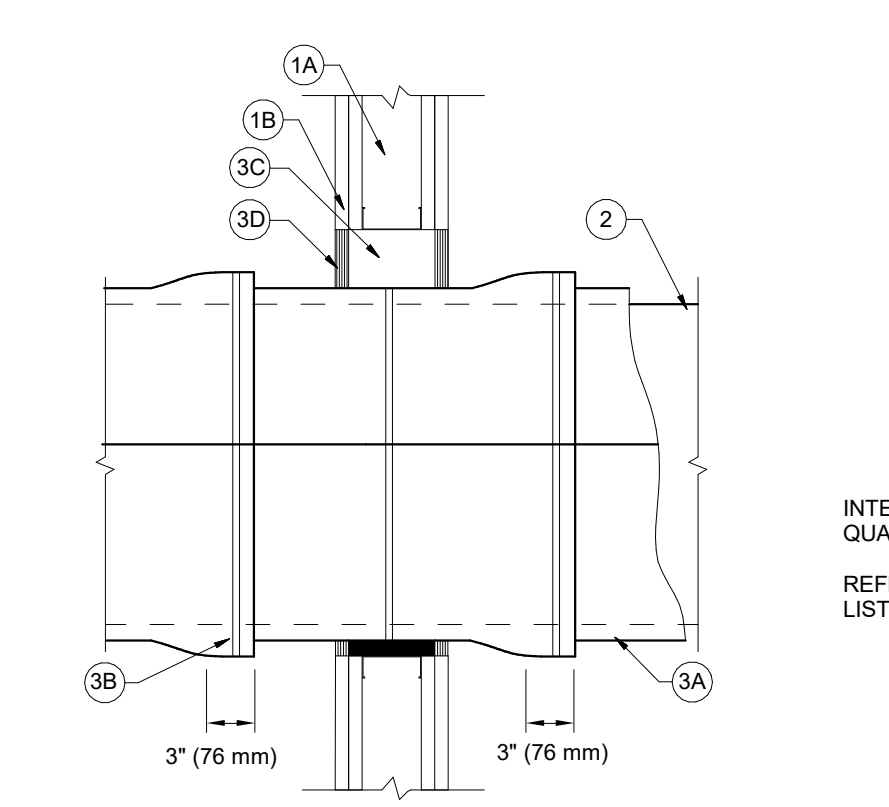
HORIZONTAL INLINE PUMP DIAGRAM
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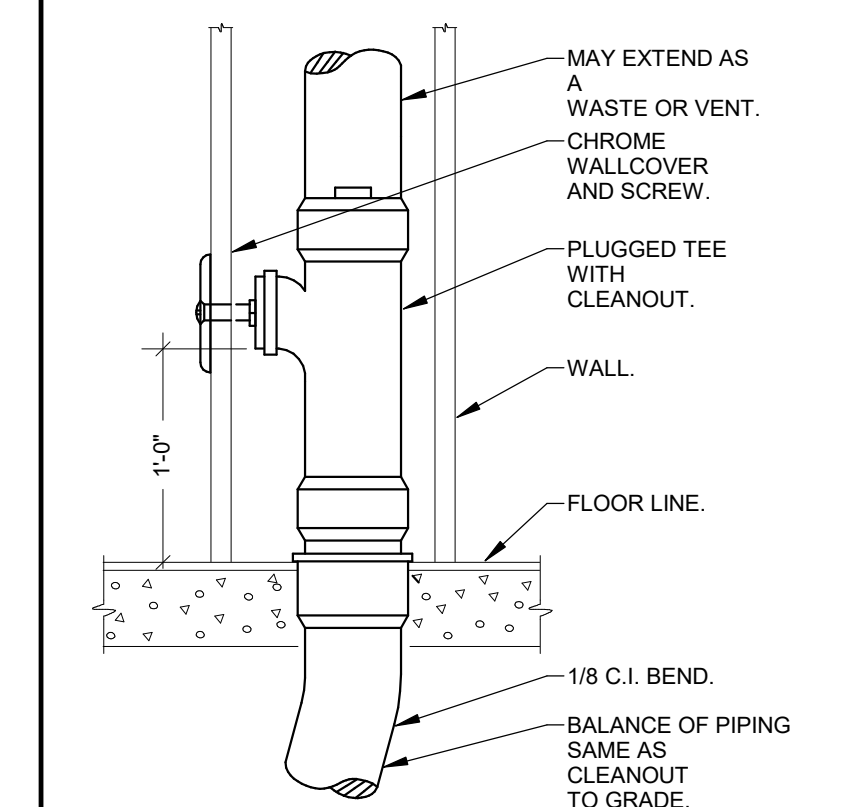
3M FIRE BARRIER 15A GREASE DUCT SYSTEM
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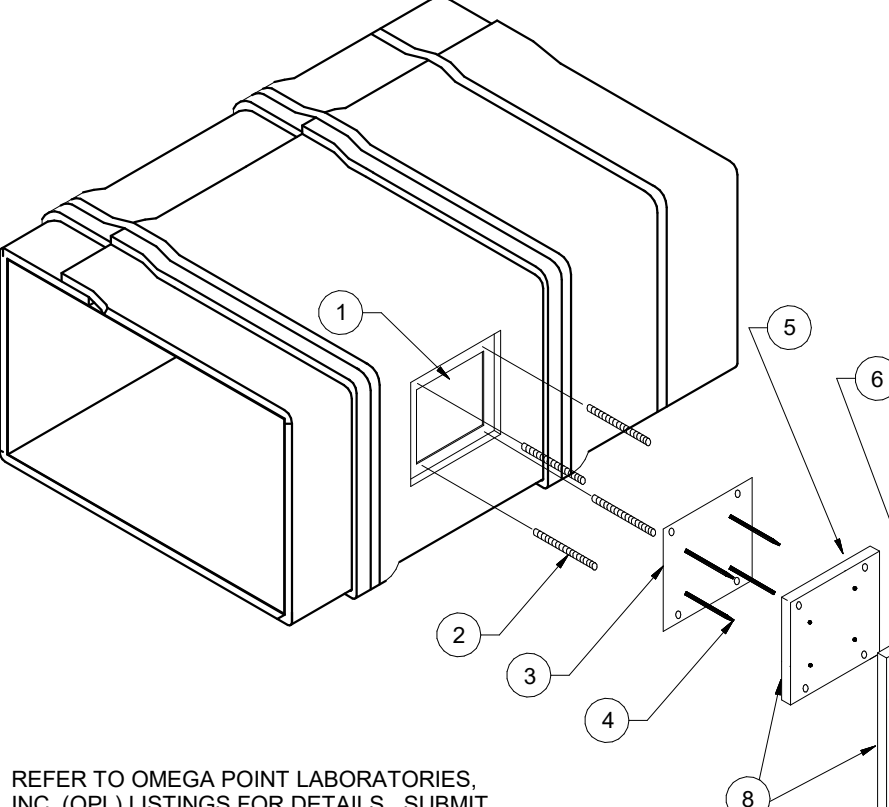
TRAP PRIMER CONNECTION DIAGRAM
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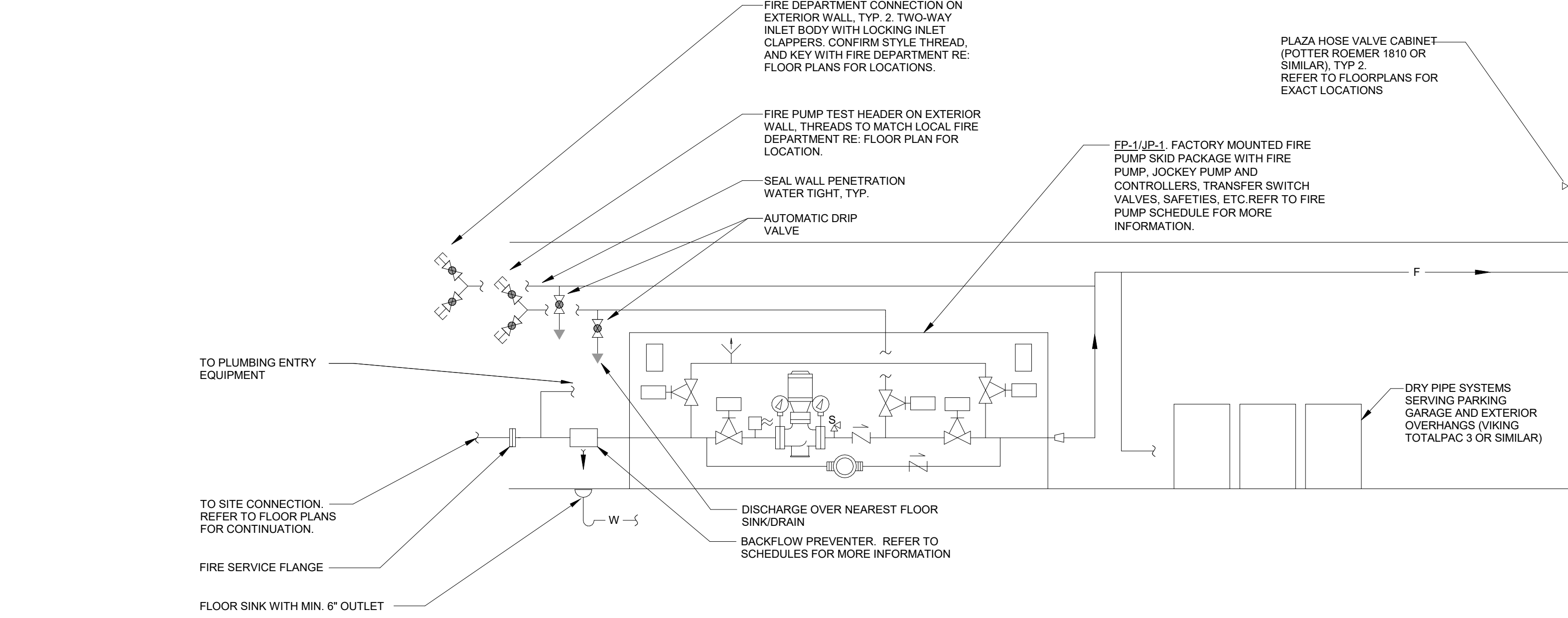
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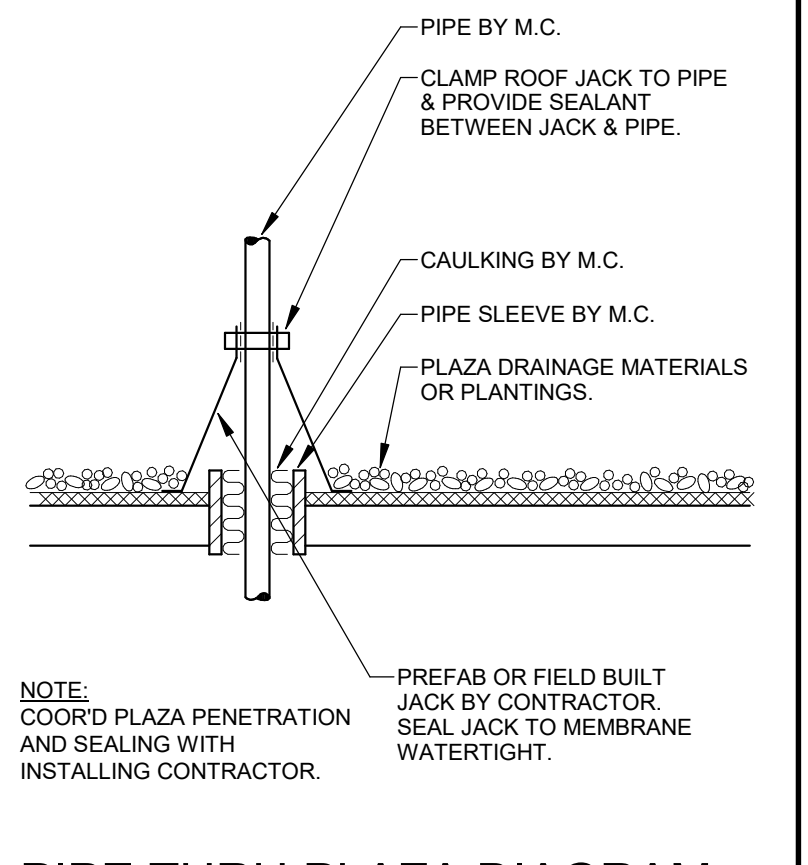
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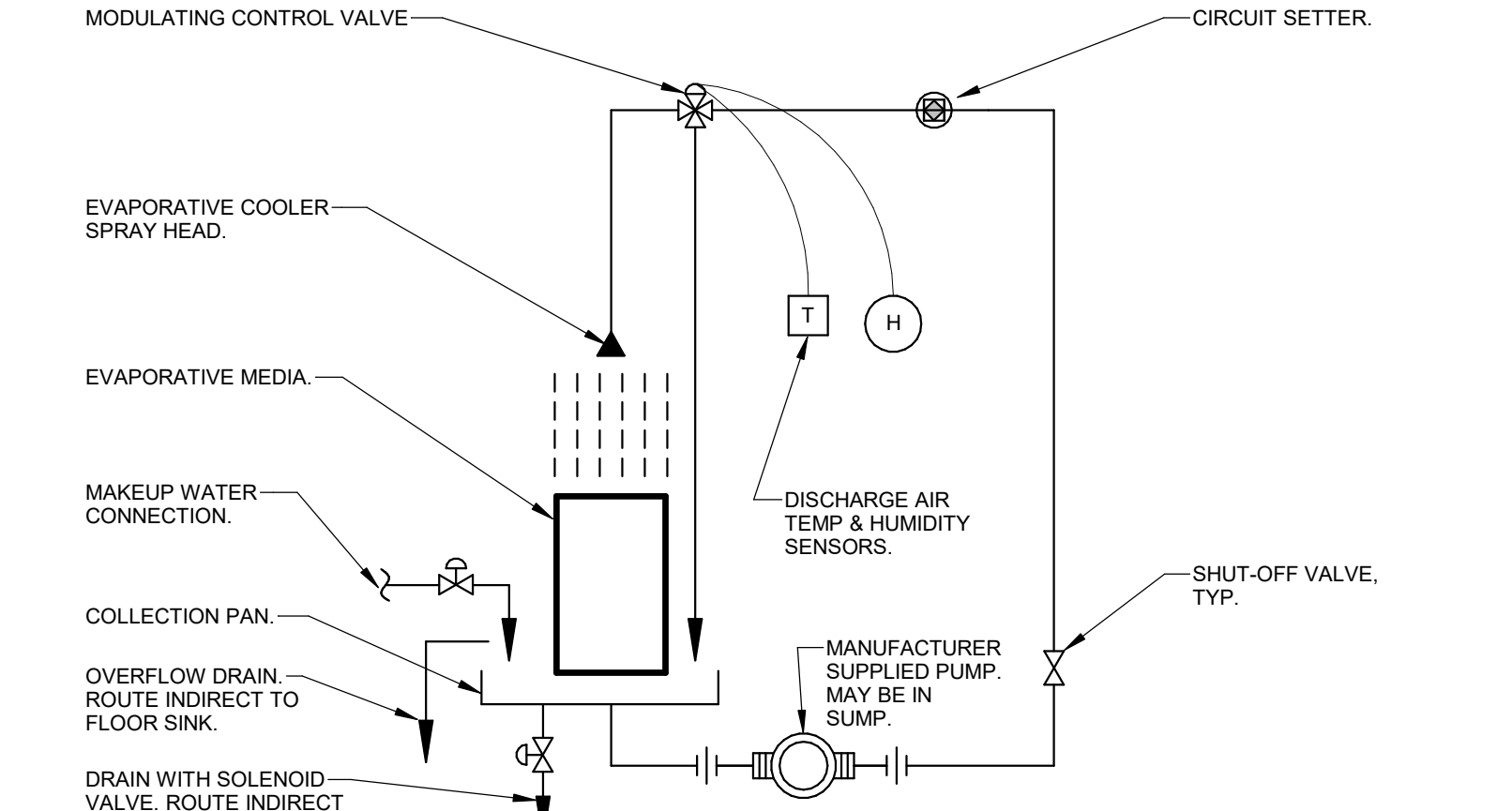
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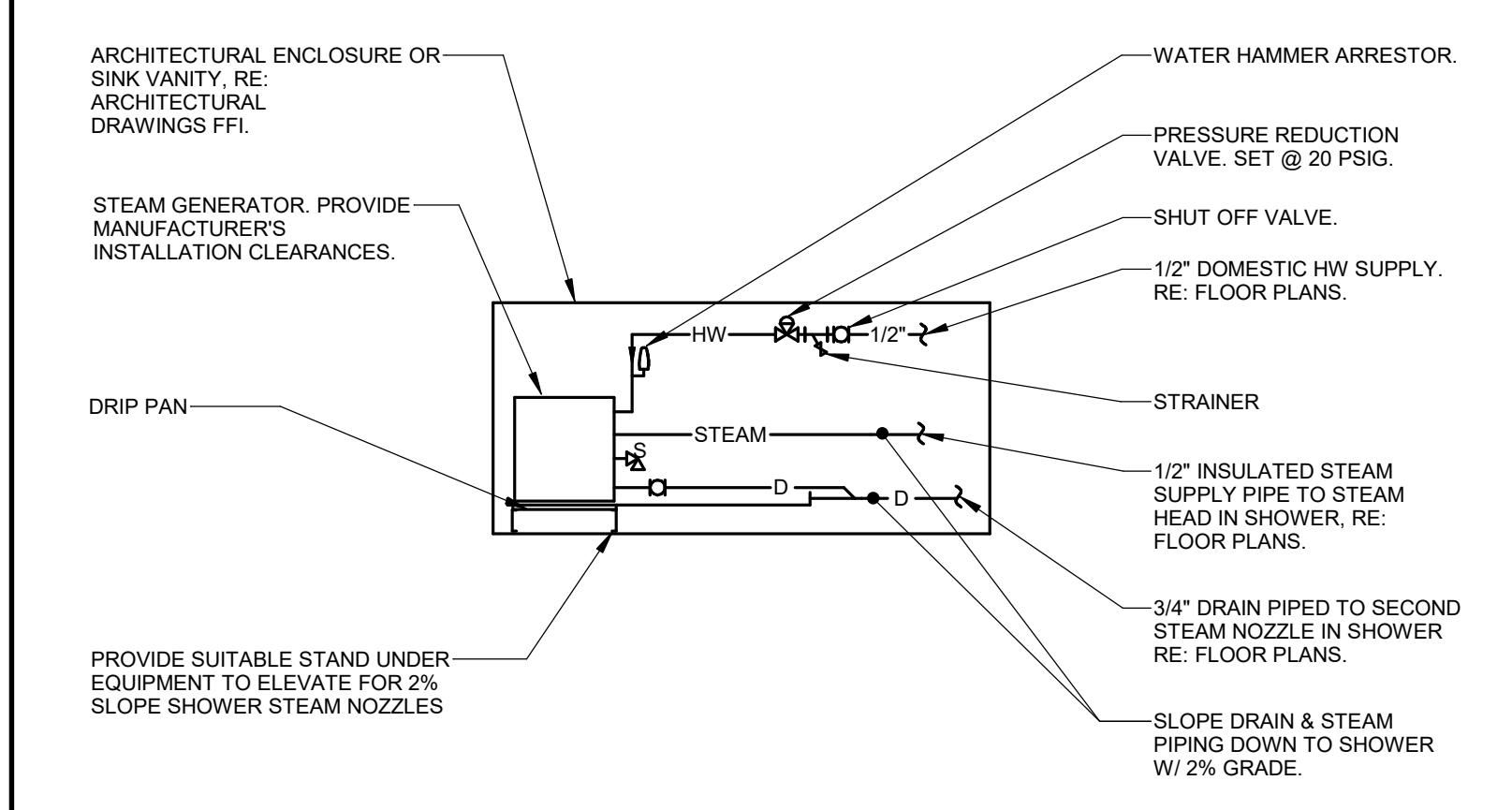
PIPE THRU PLAZA DIAGRAM
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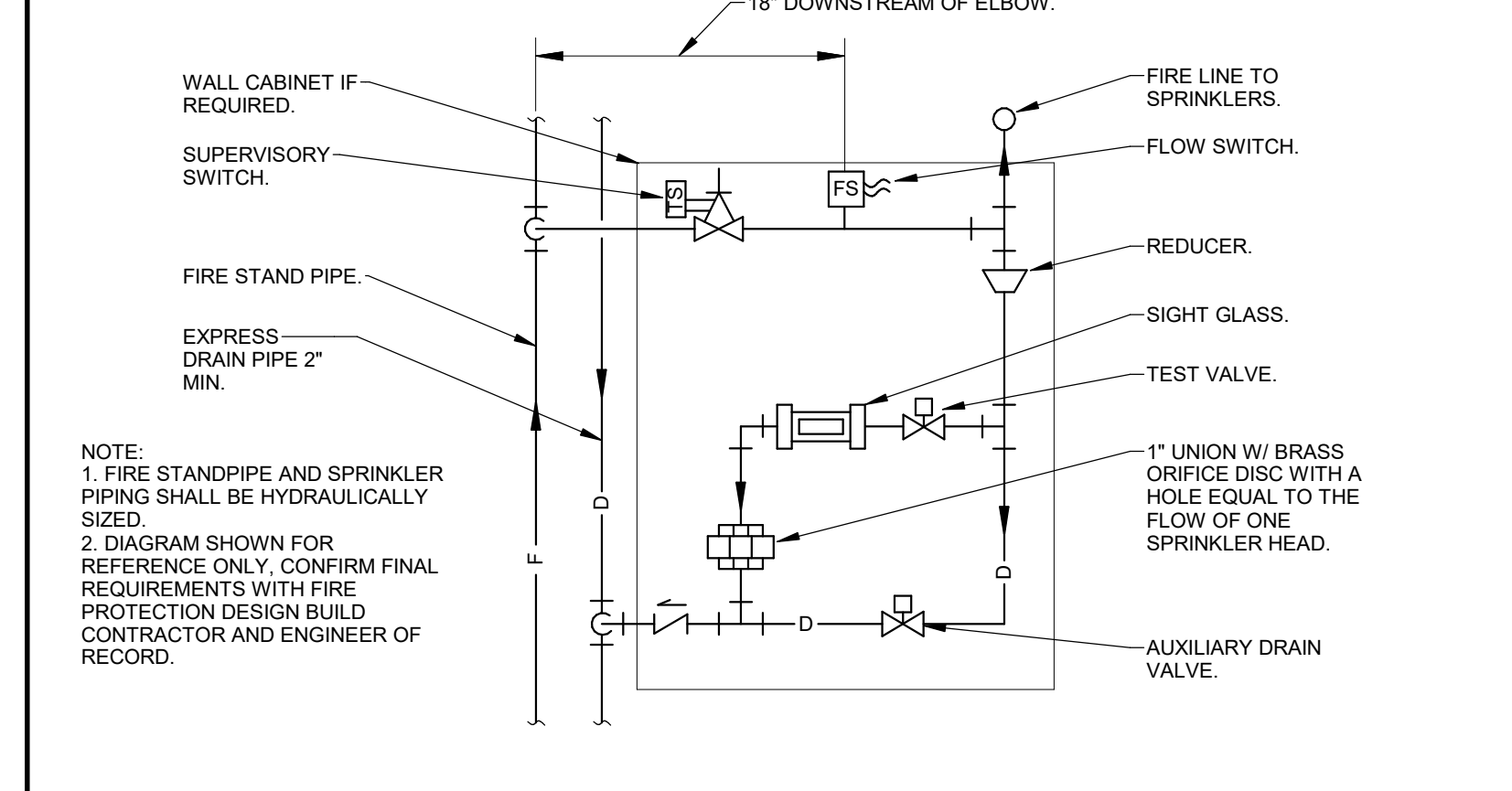
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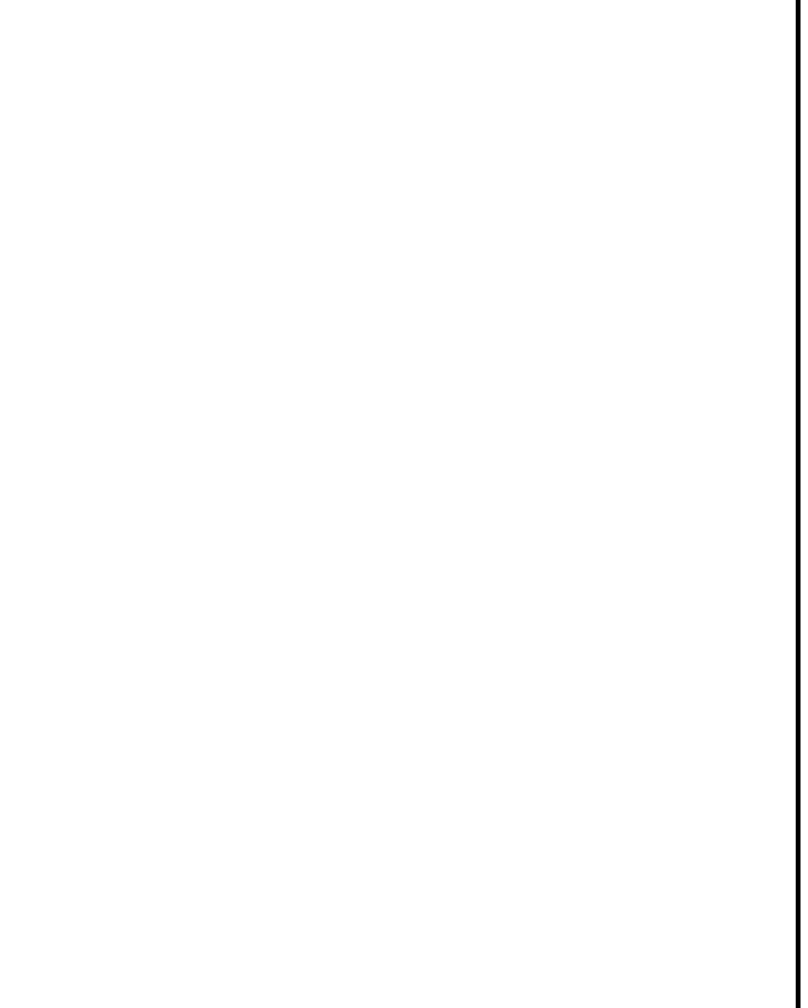
STEAM GENERATOR CONNECTION DIAGRAM
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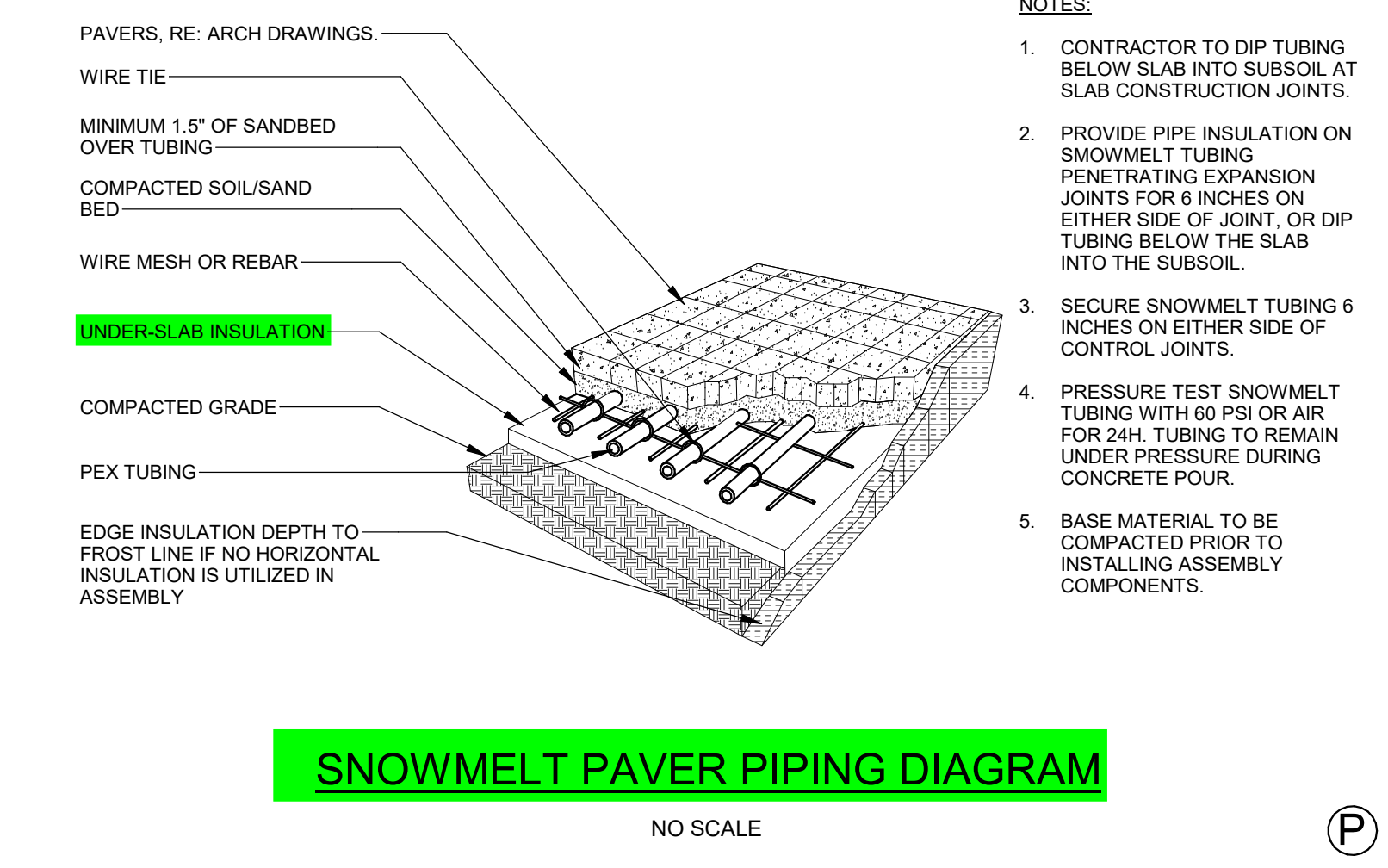
FIRE SPRINKLER CONTROL STATION DIAGRAM
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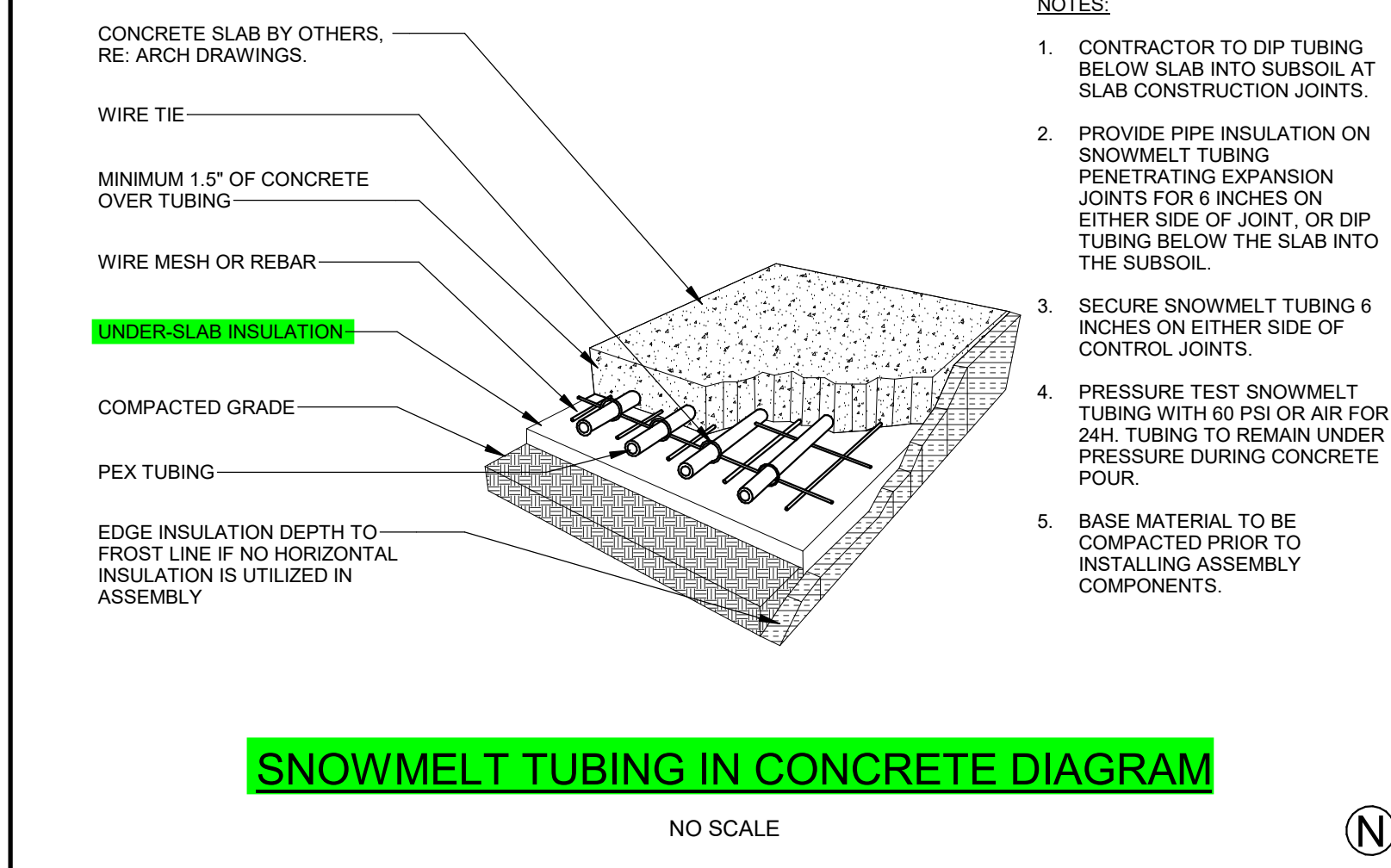
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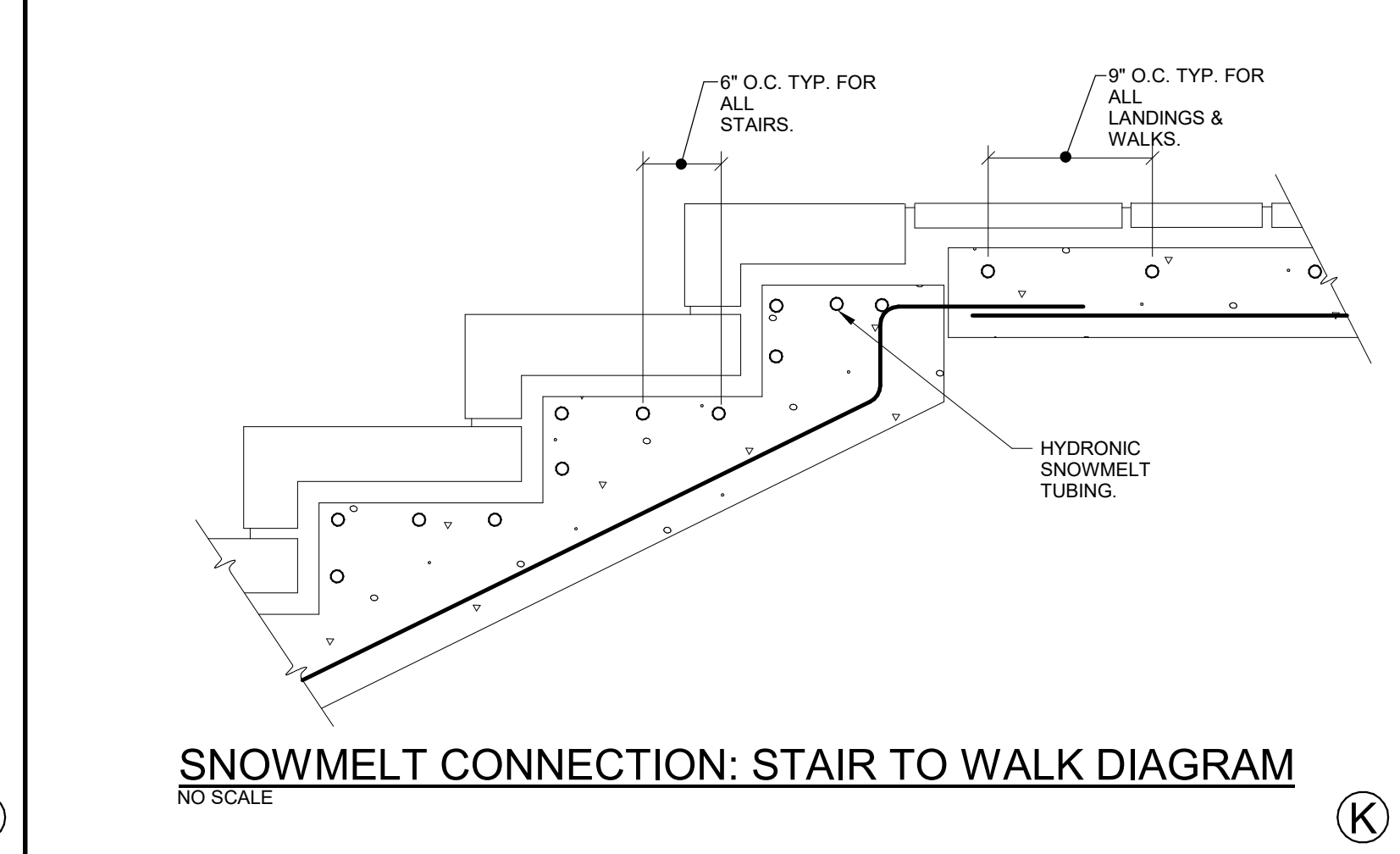
SNOWMELT PAVER PIPING DIAGRAM
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SNOWMELT TUBING IN CONCRETE DIAGRAM
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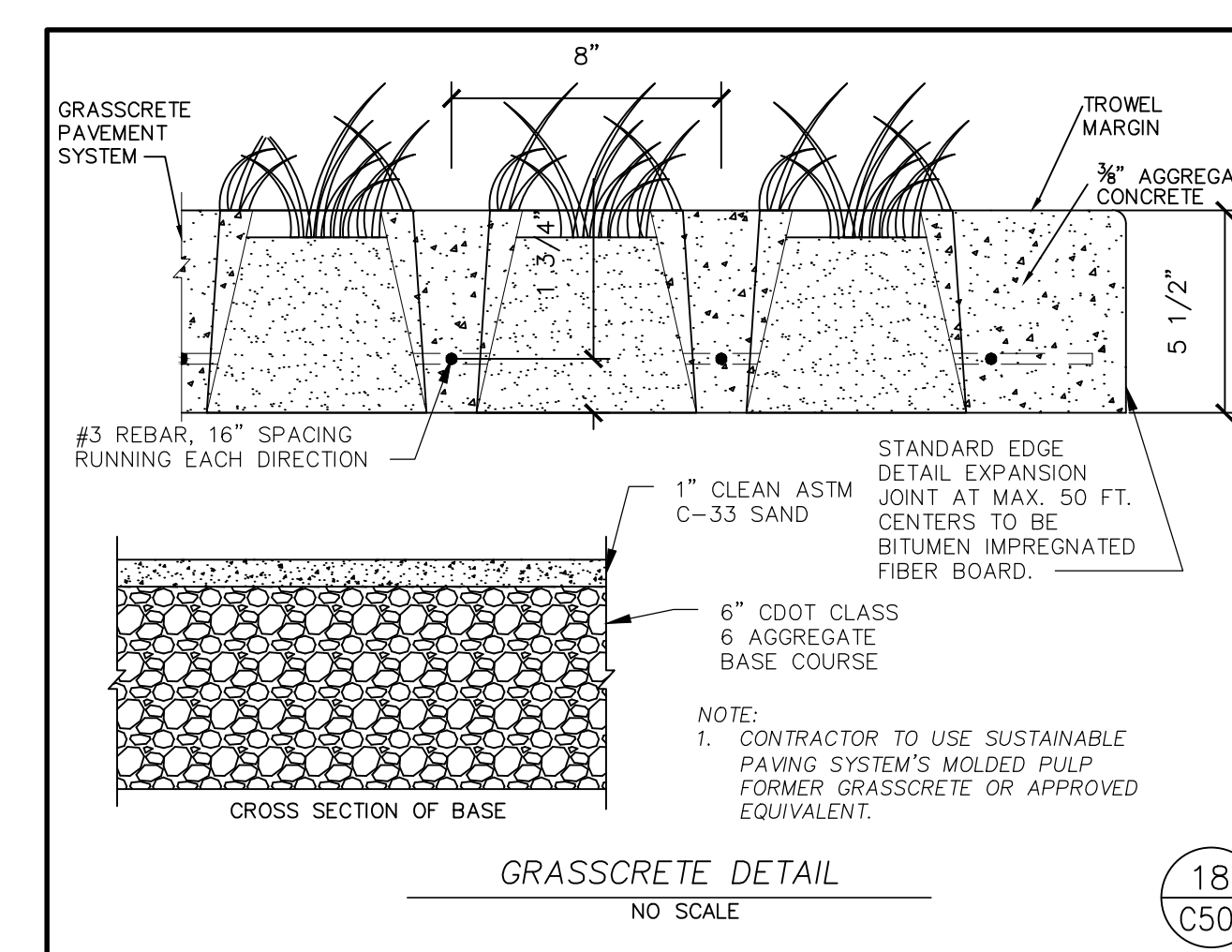
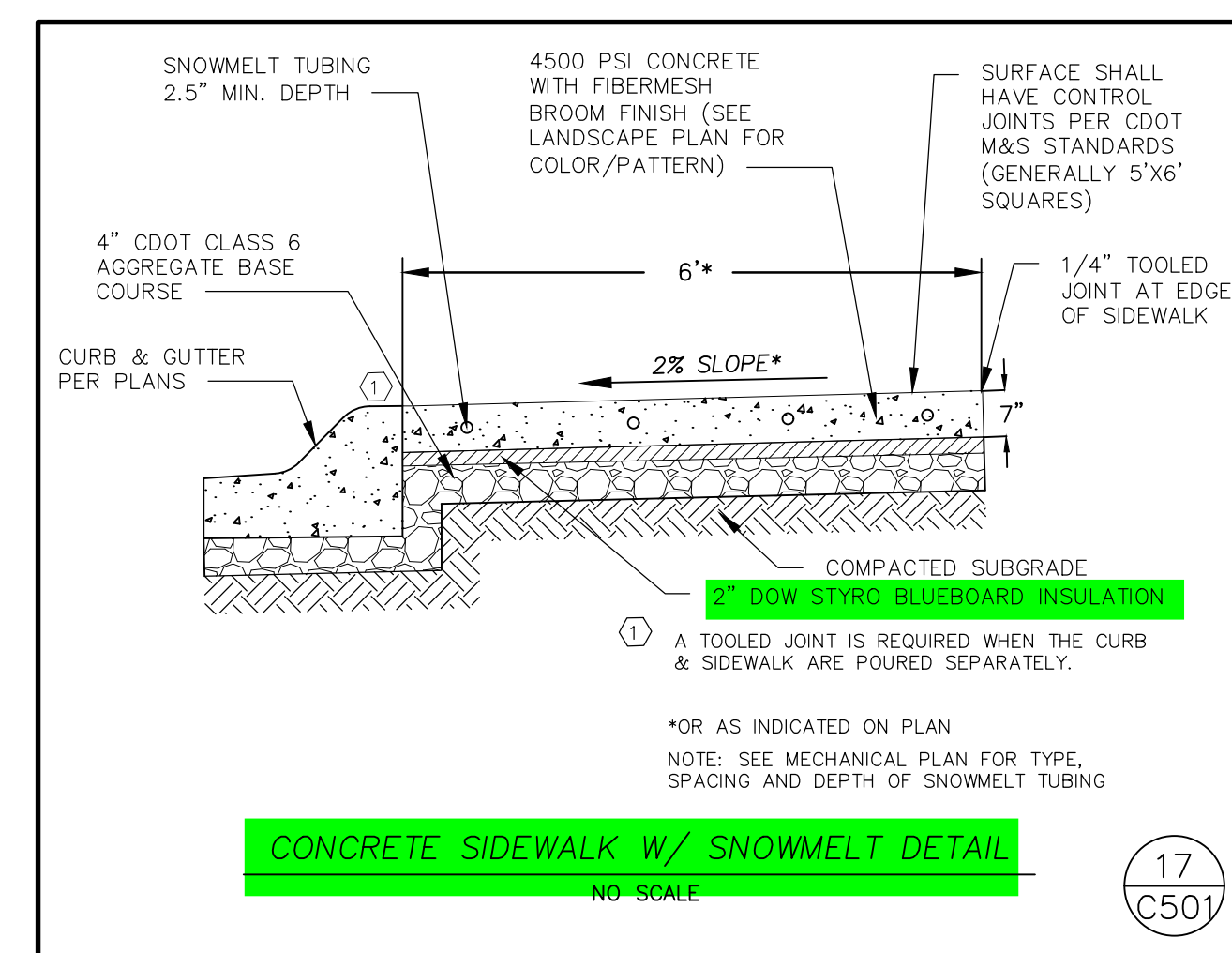
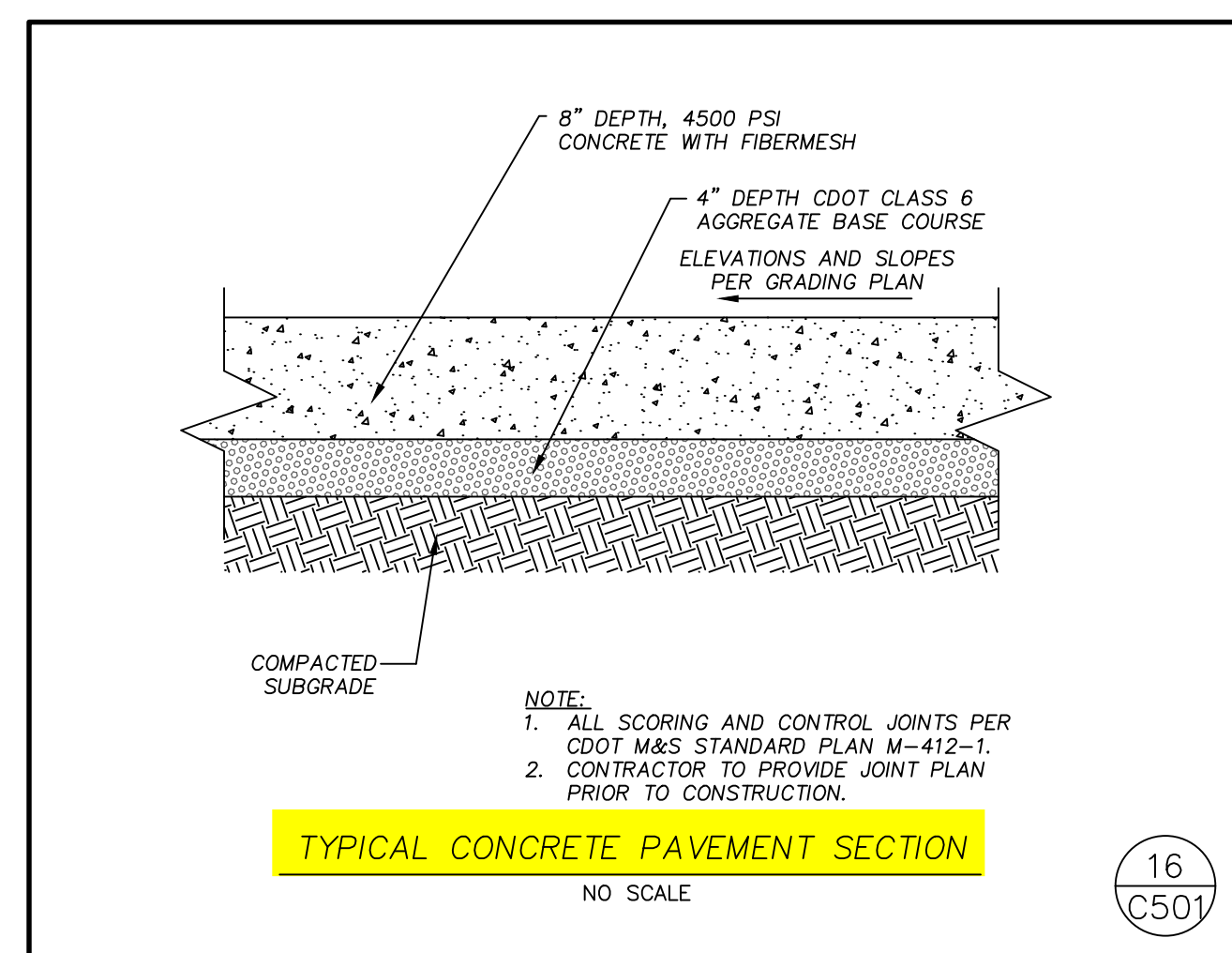
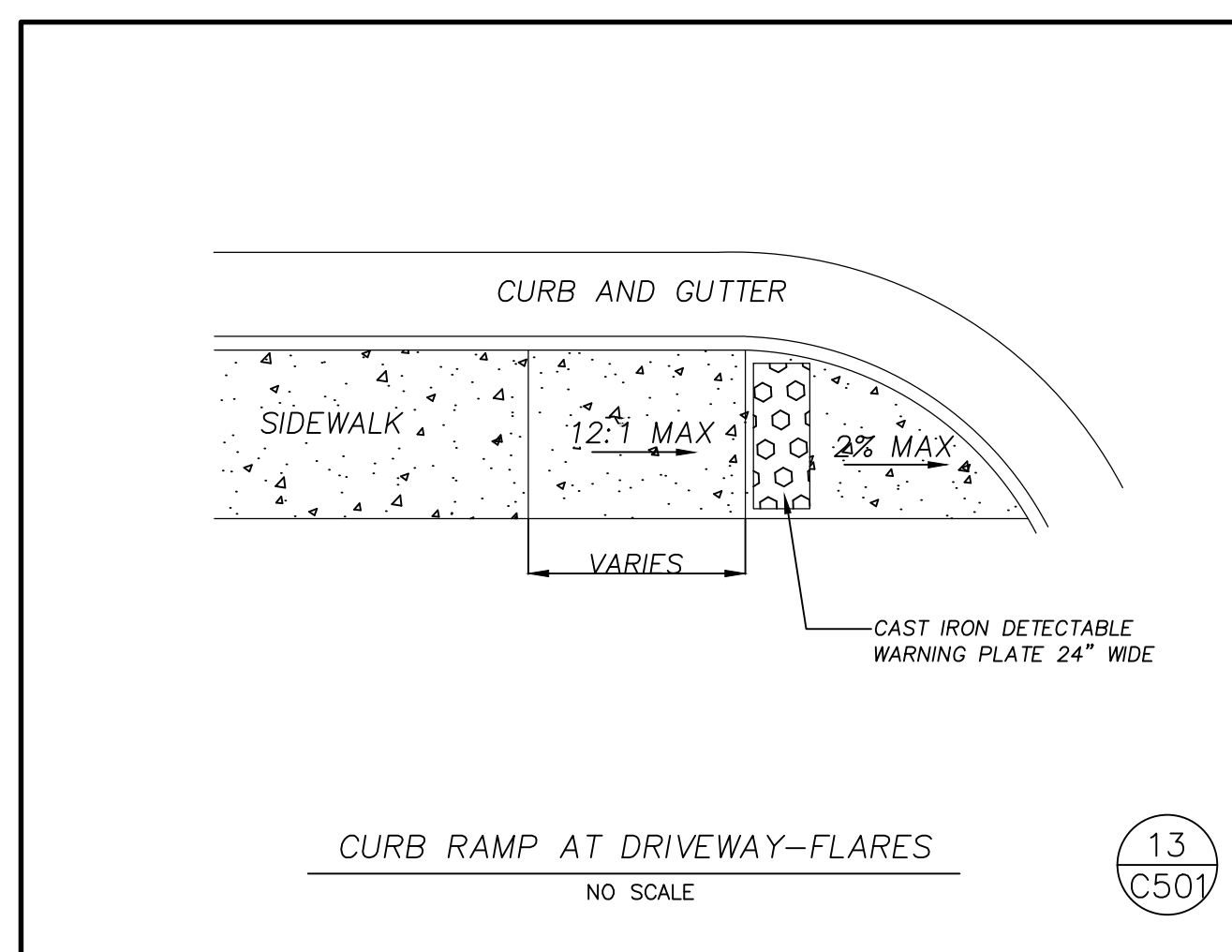
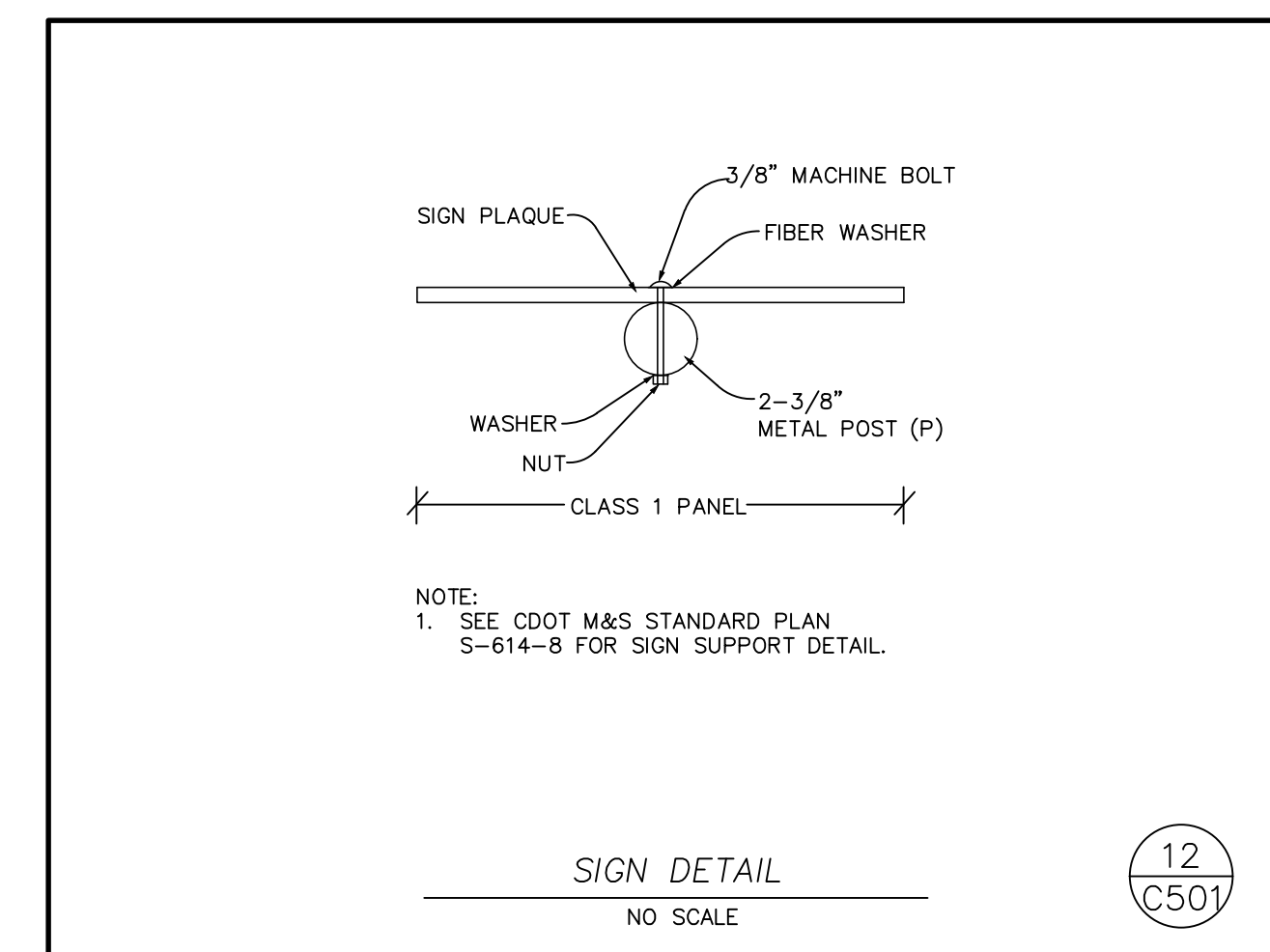
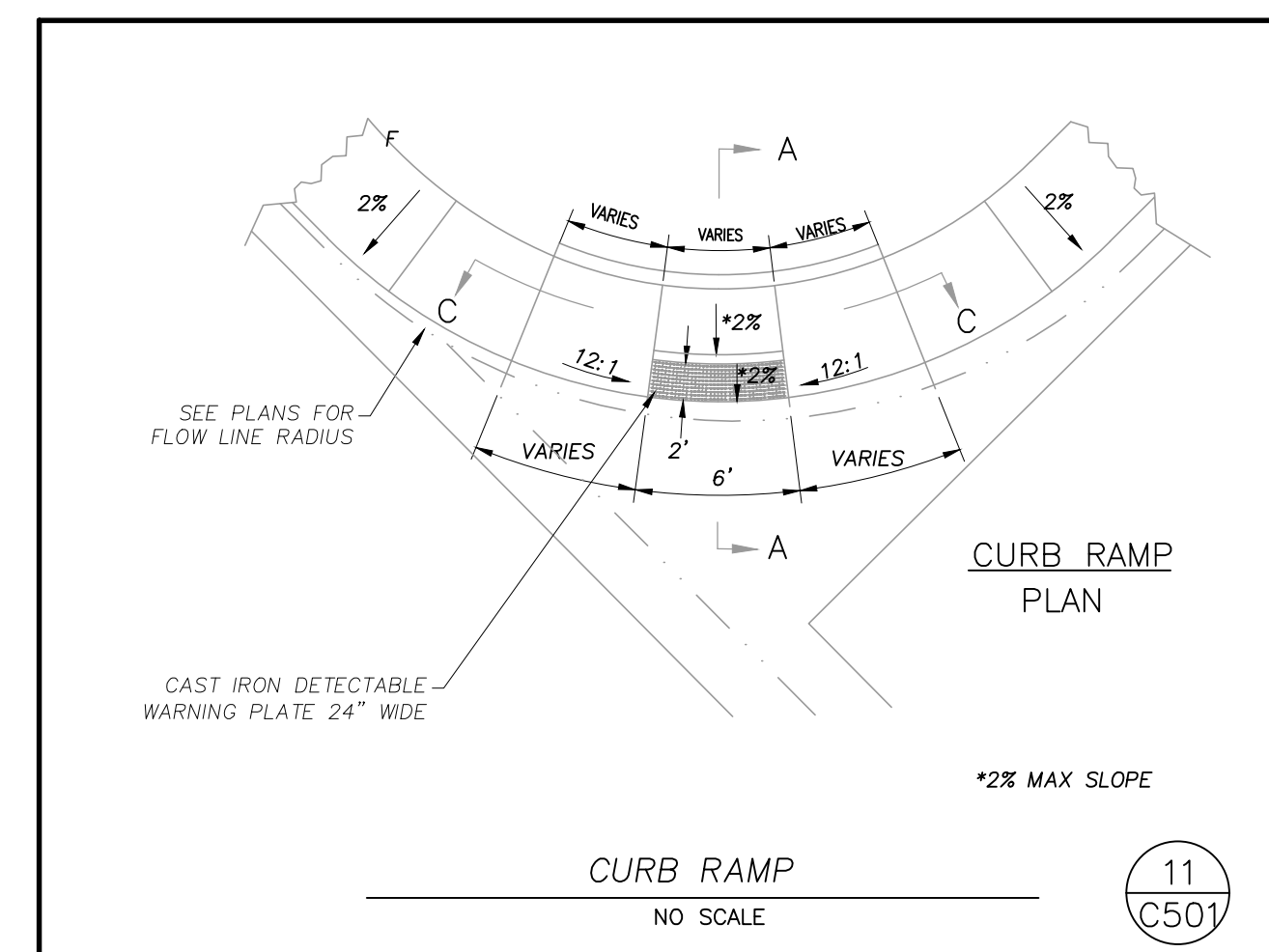
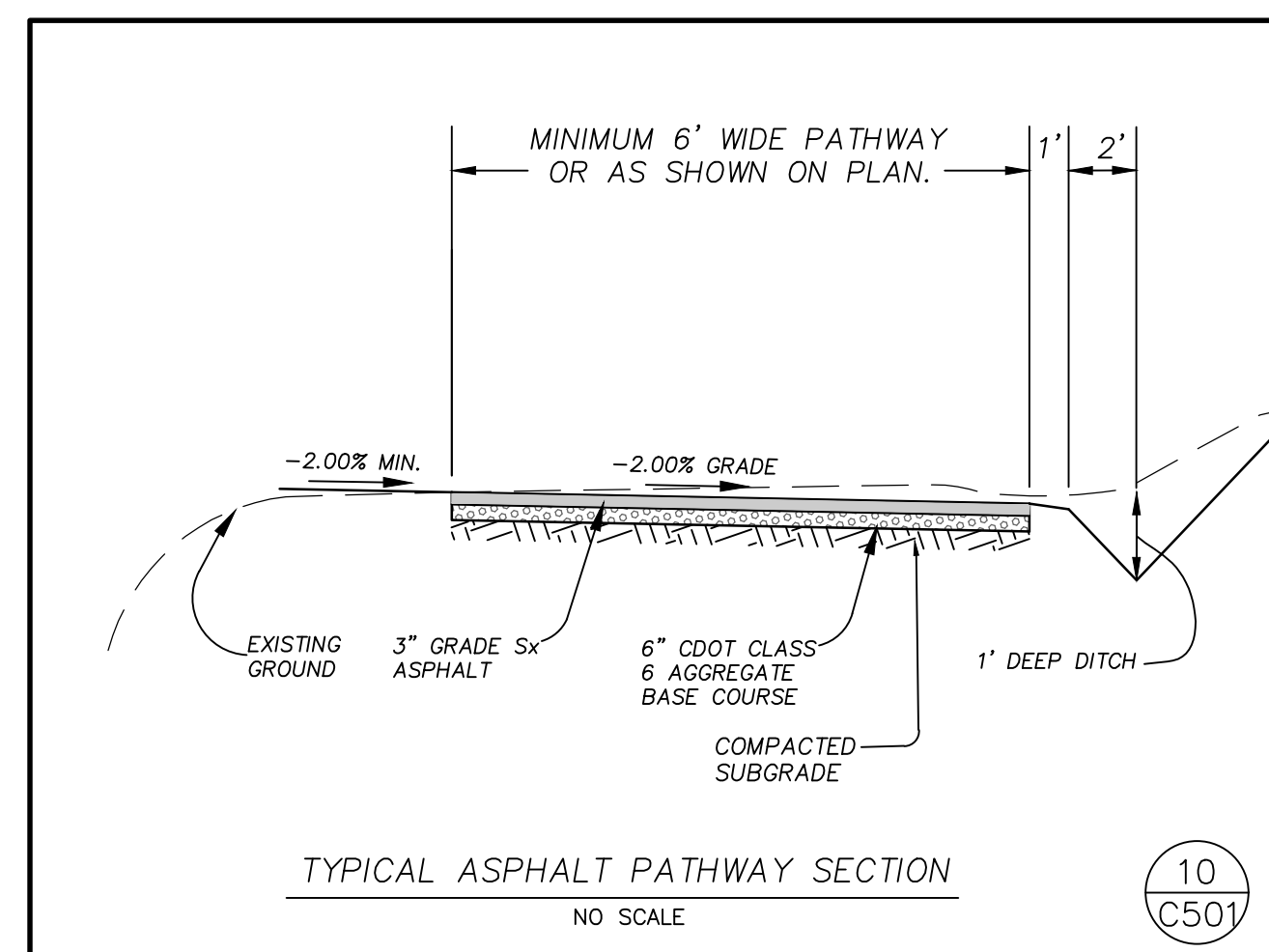
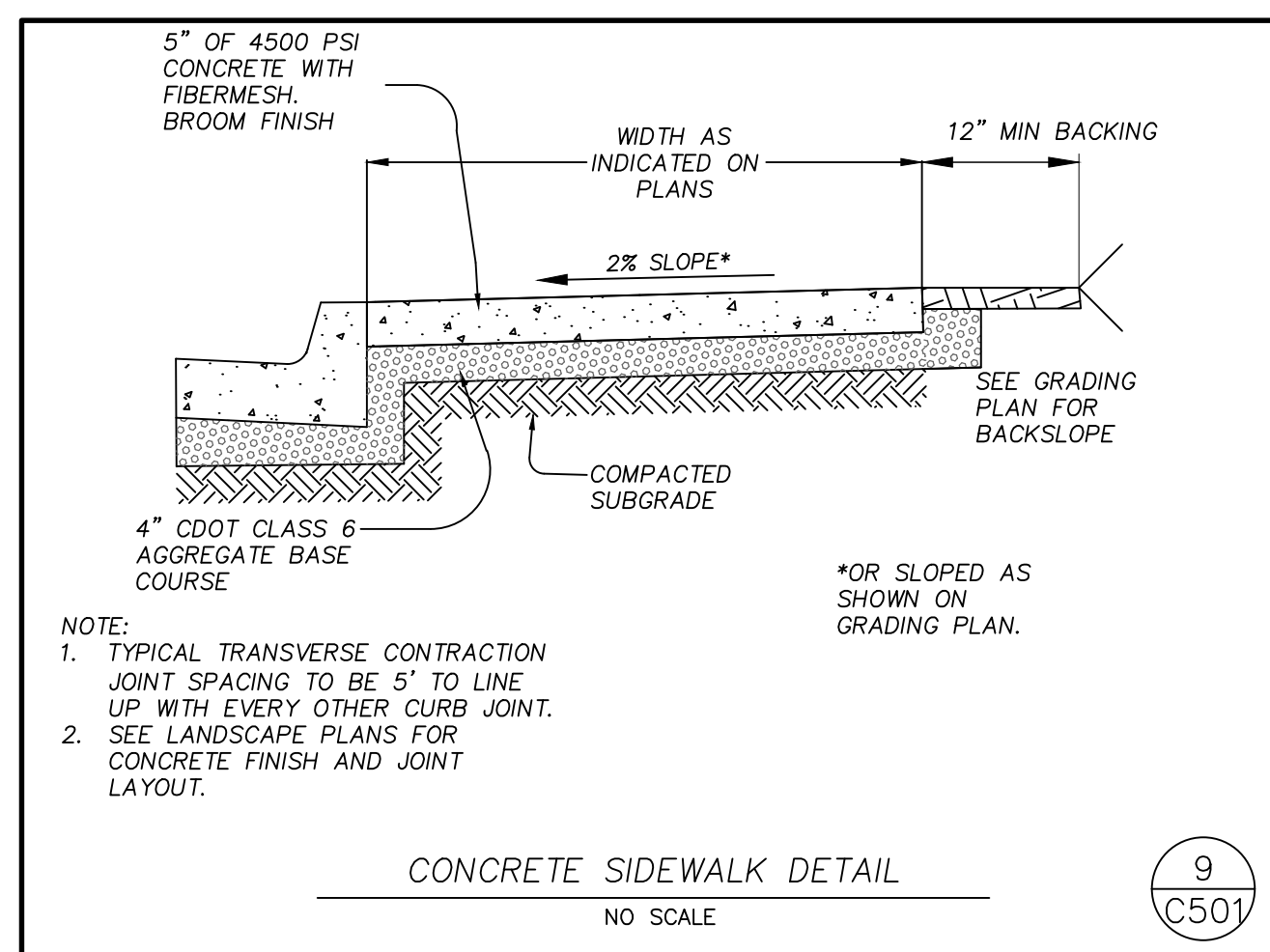
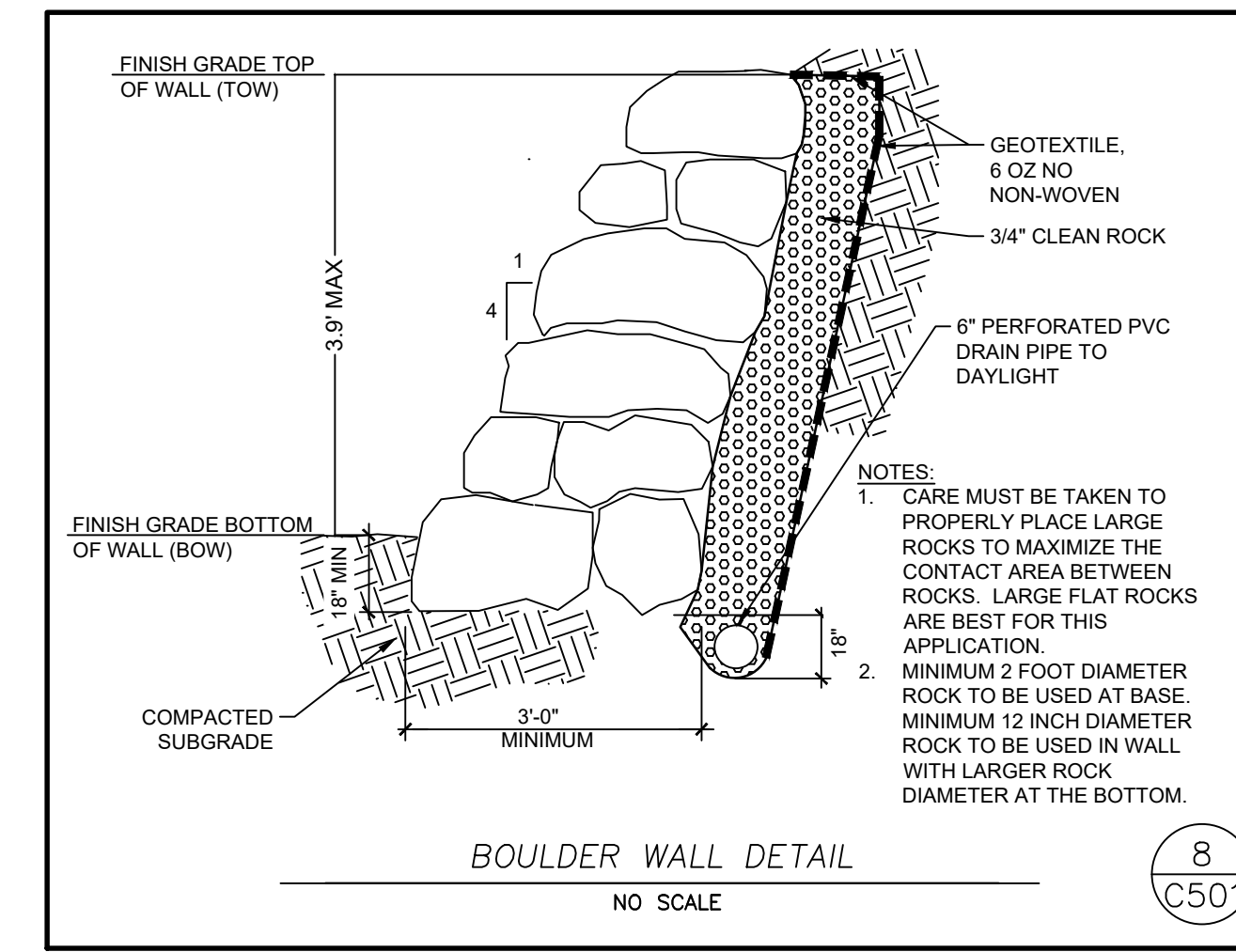
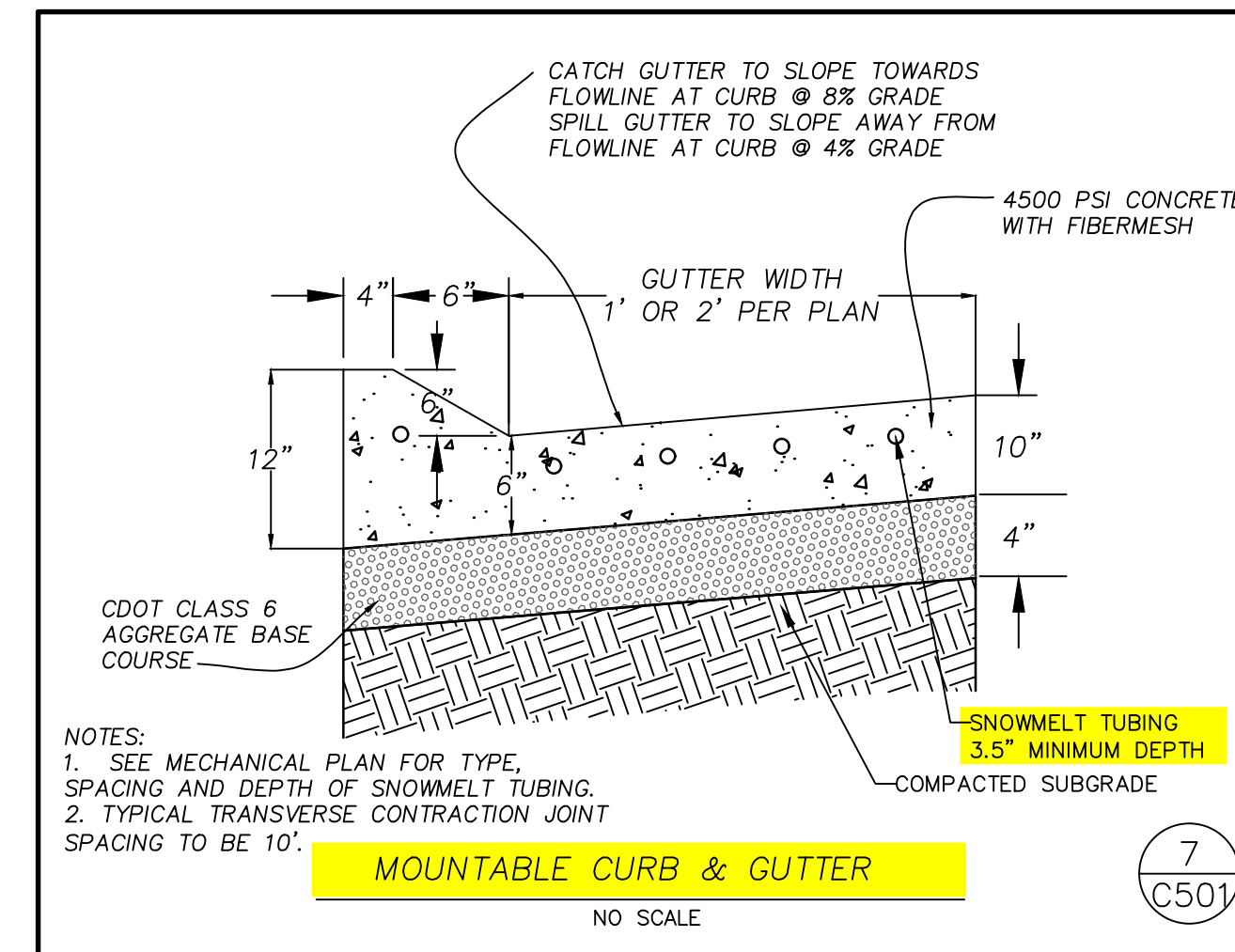
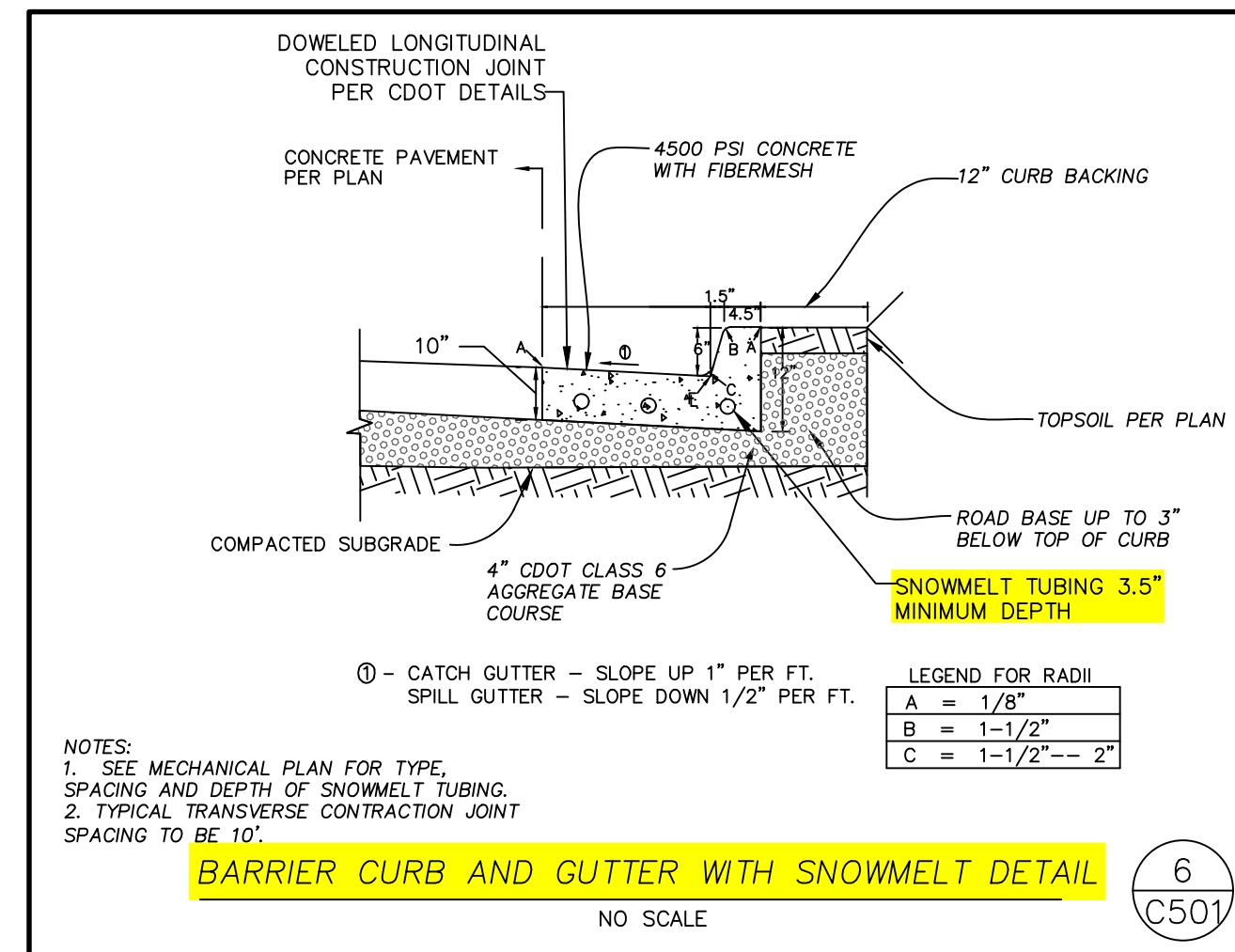
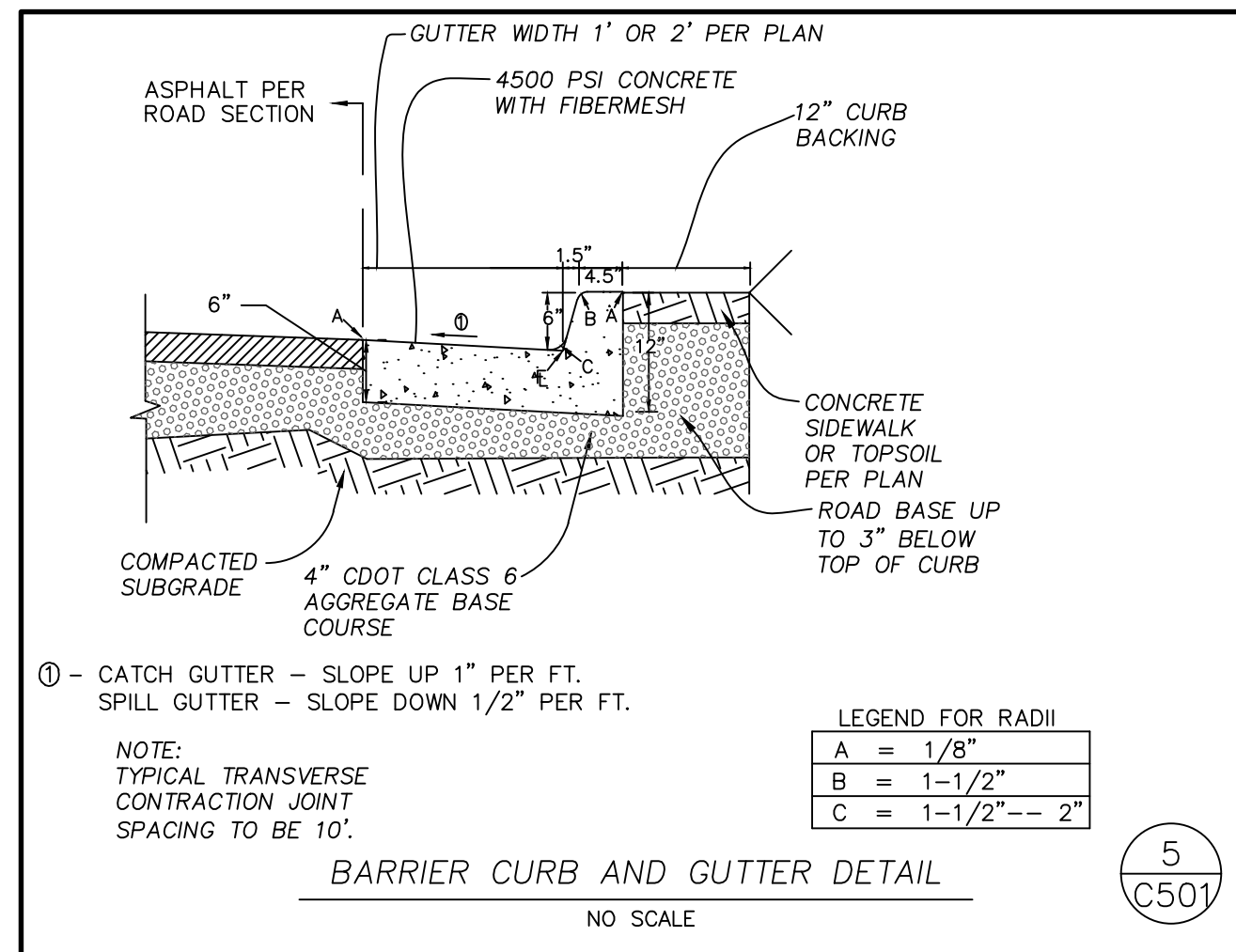
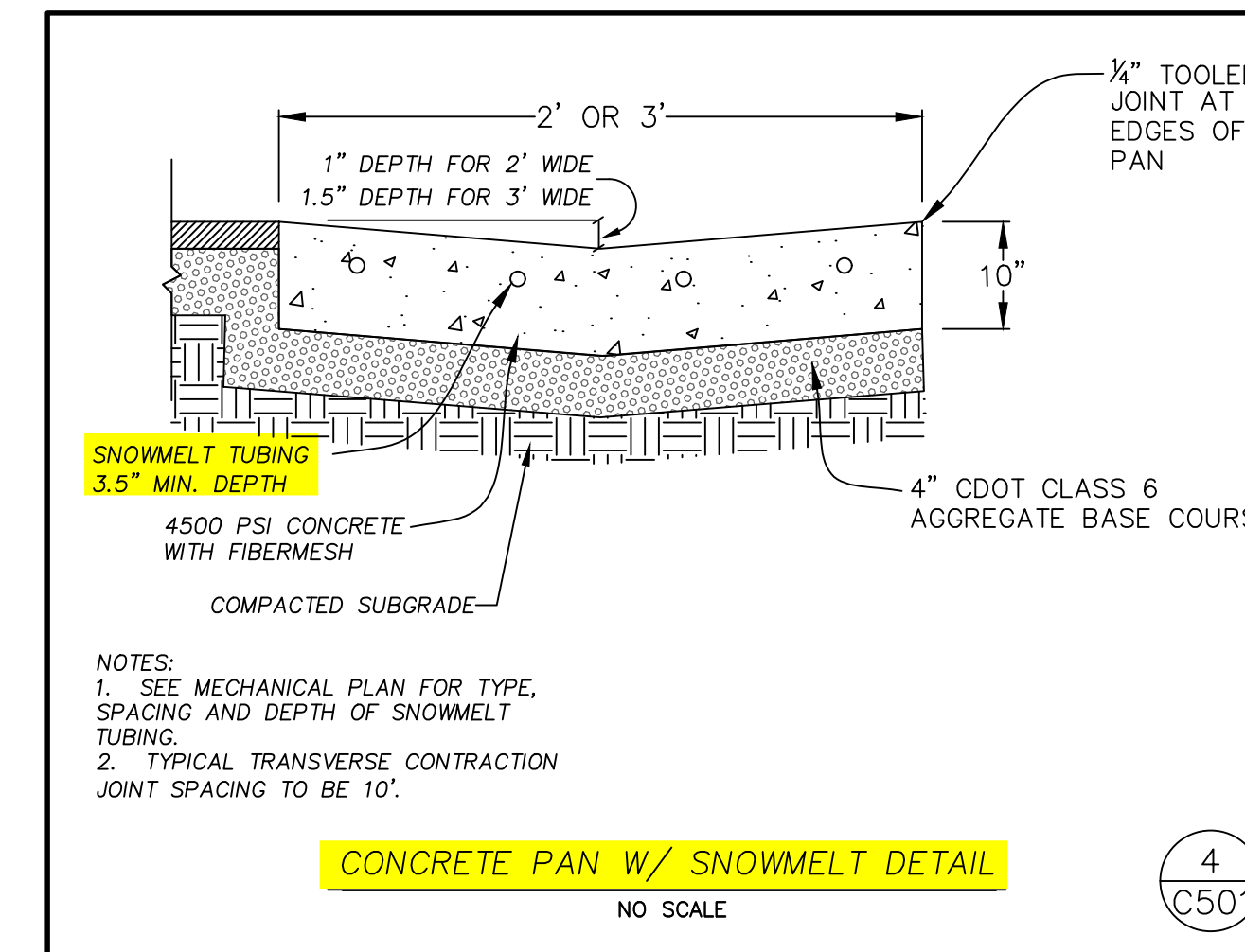
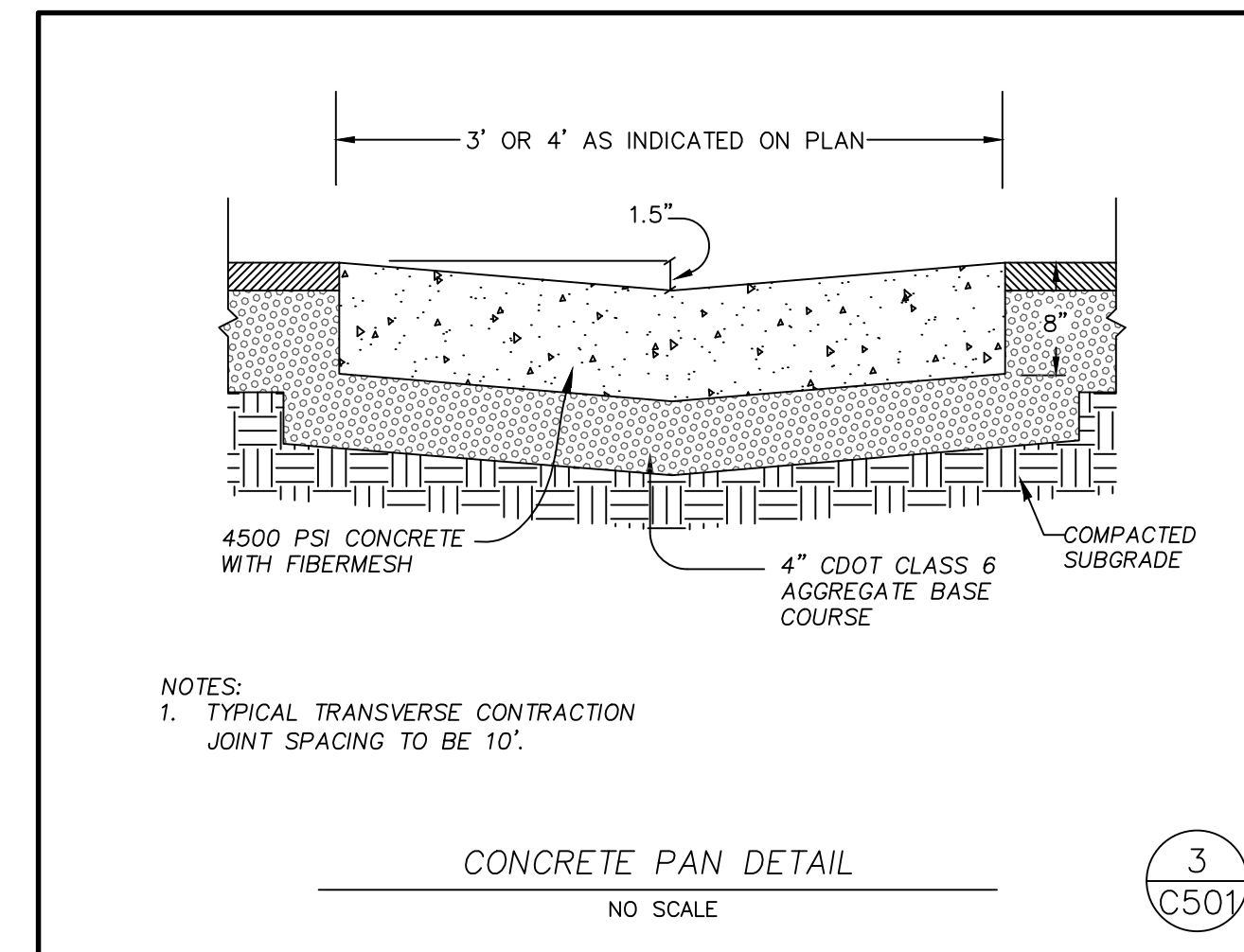
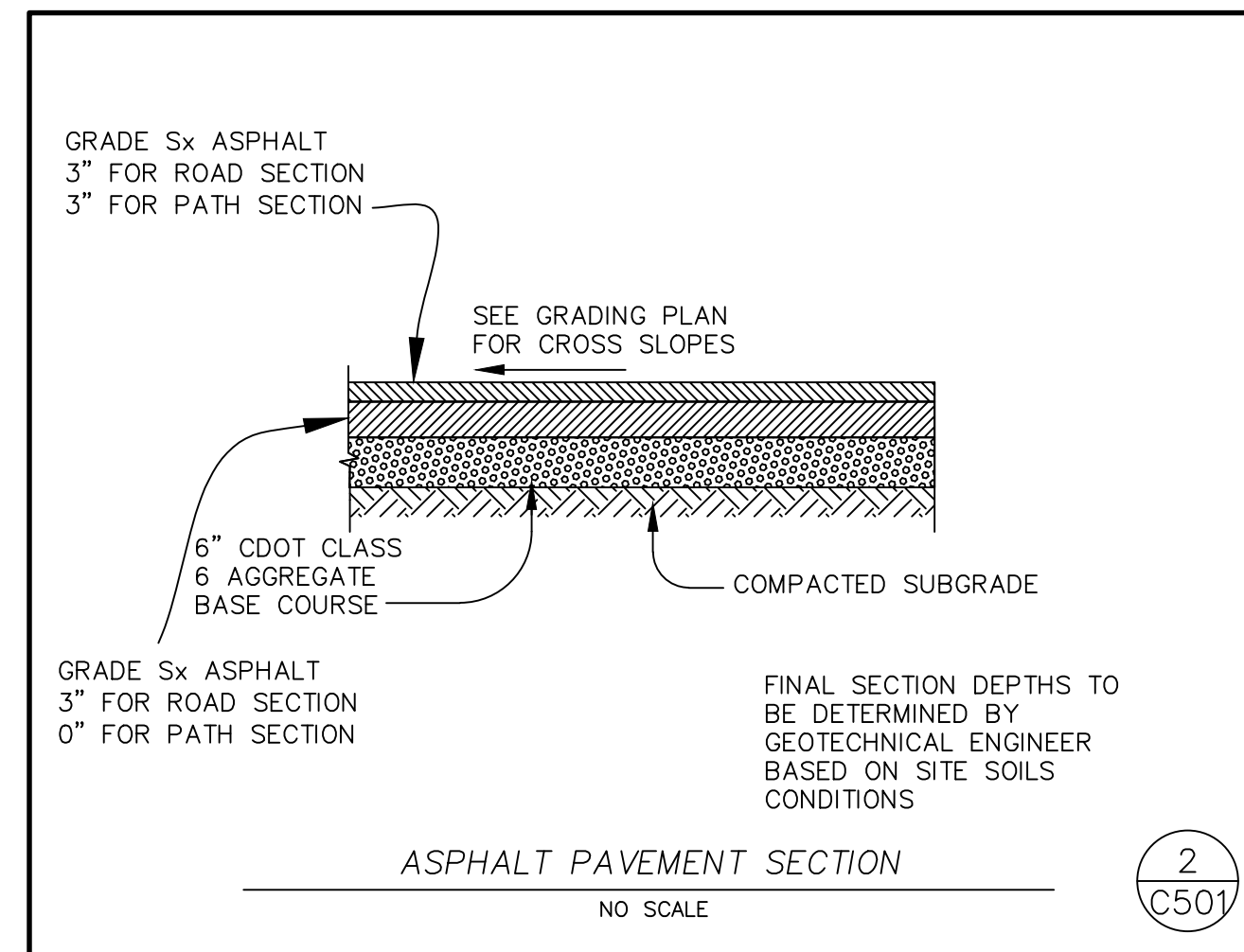
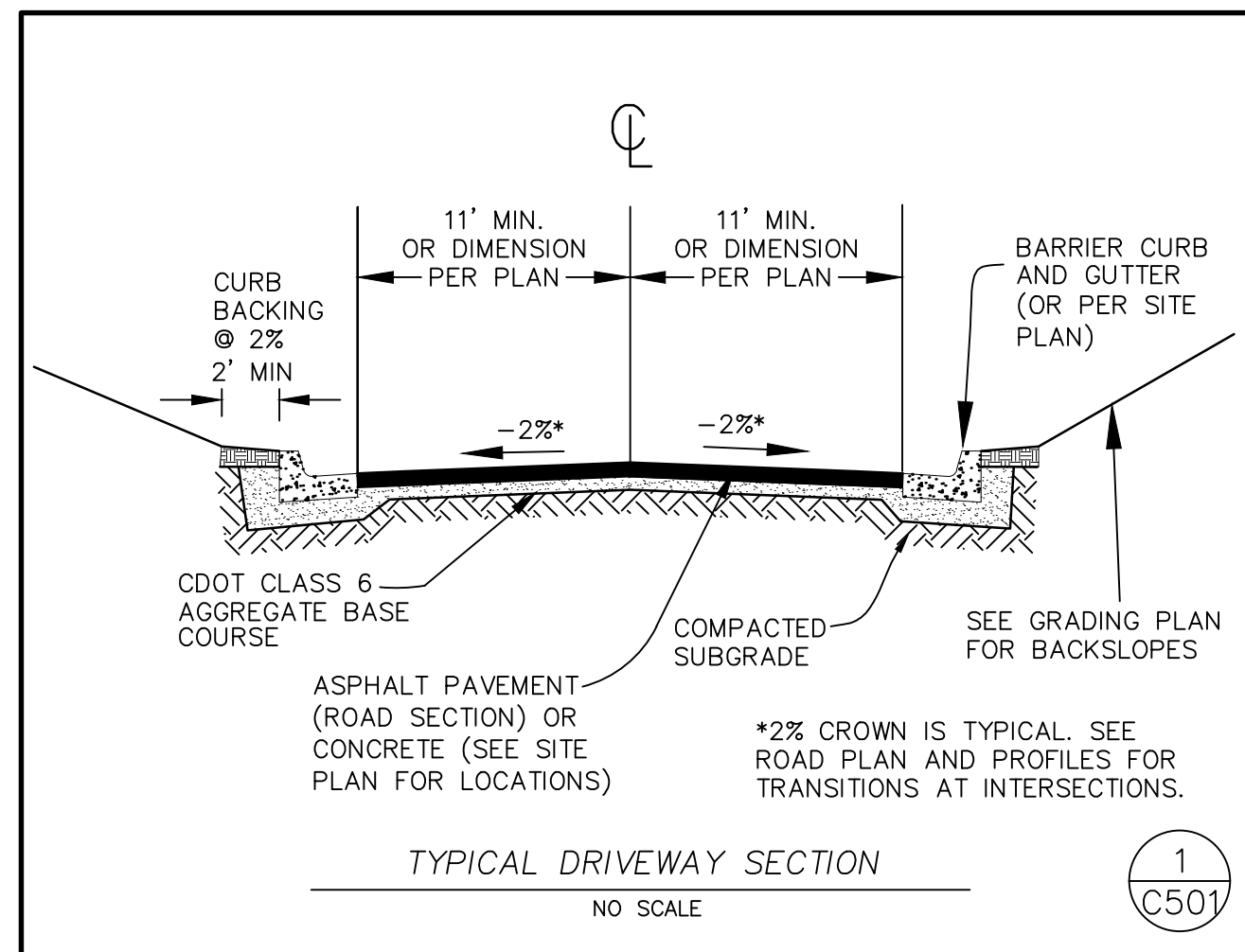


SNOWMELT CONNECTION: STAIR TO WALK DIAGRAM
 NO SCALE



SNOWMELT MANIFOLD PIPING DIAGRAM
 NO SCALE

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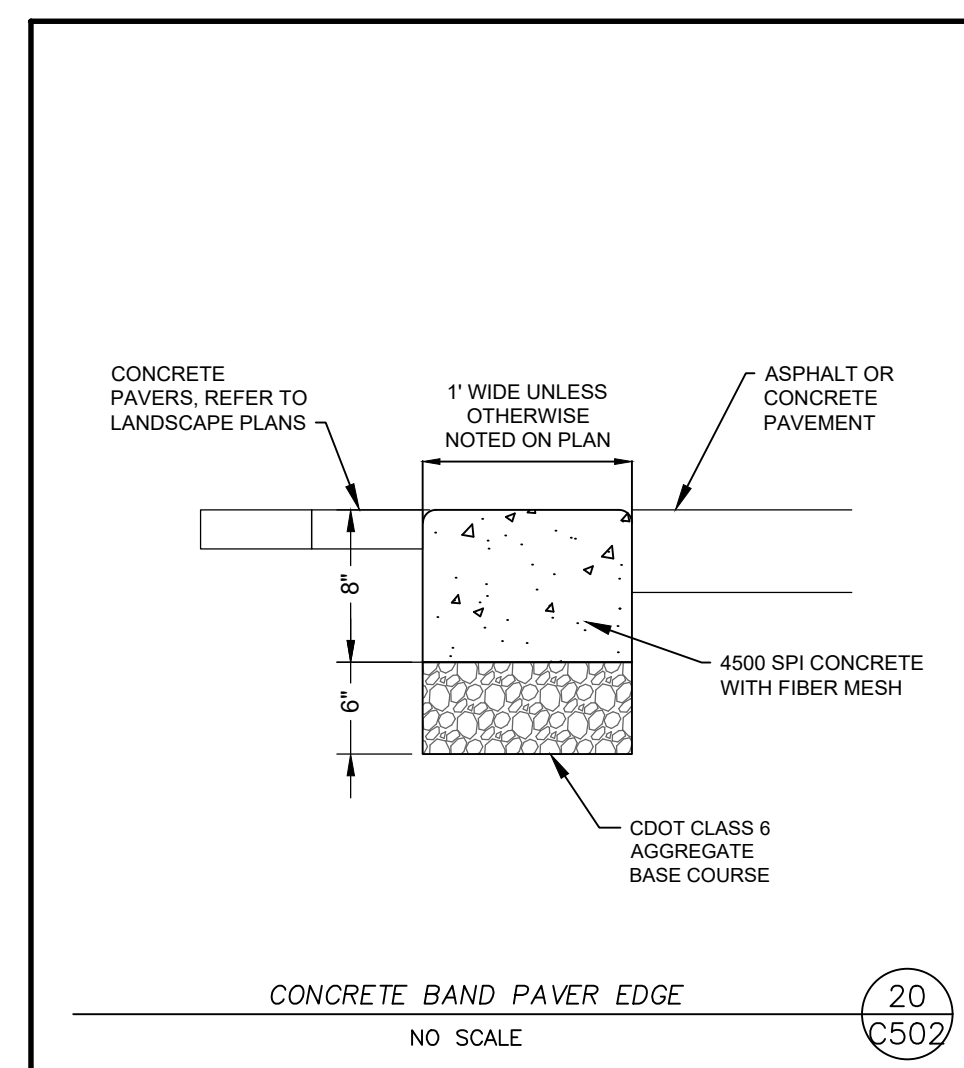
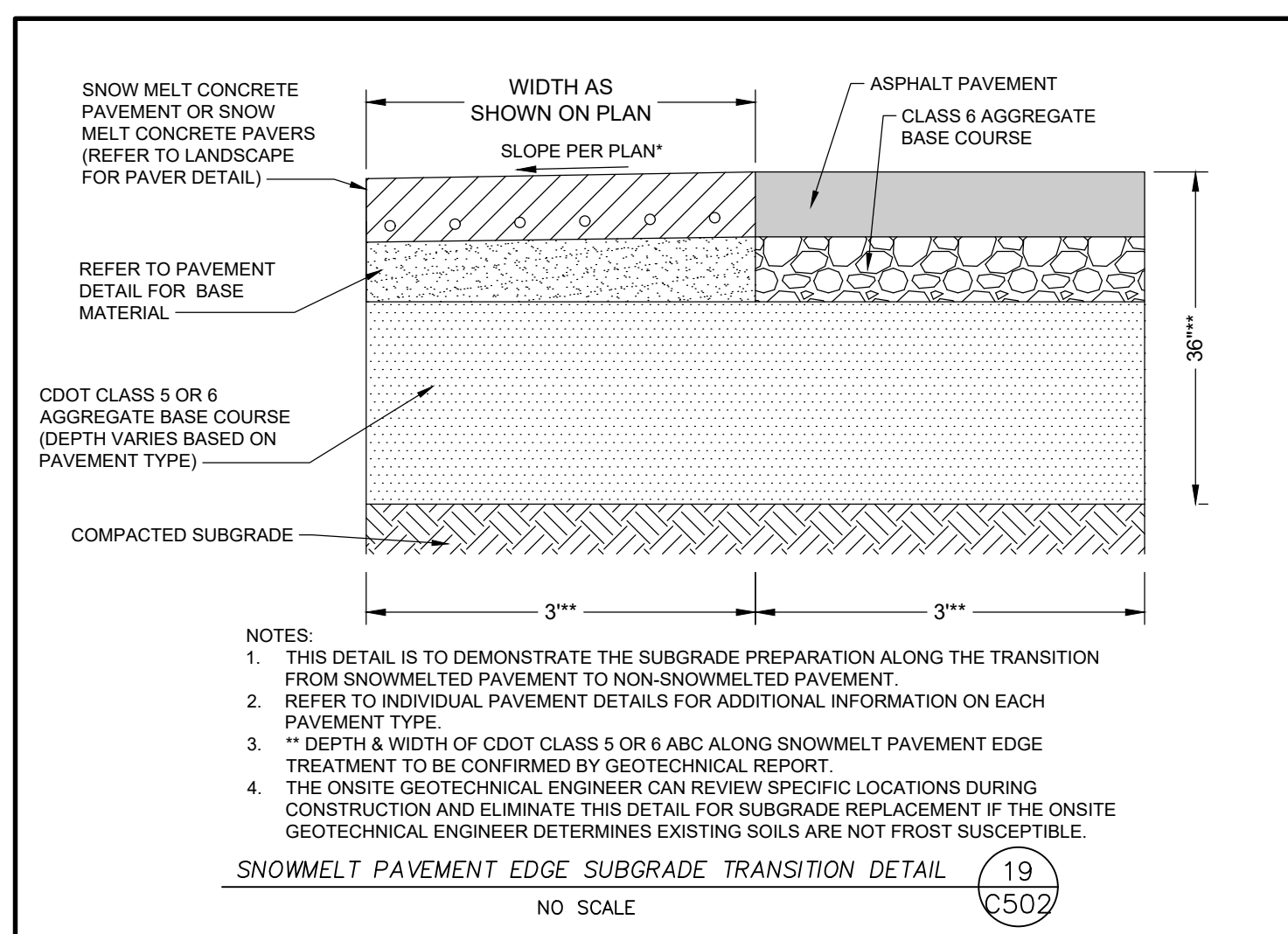
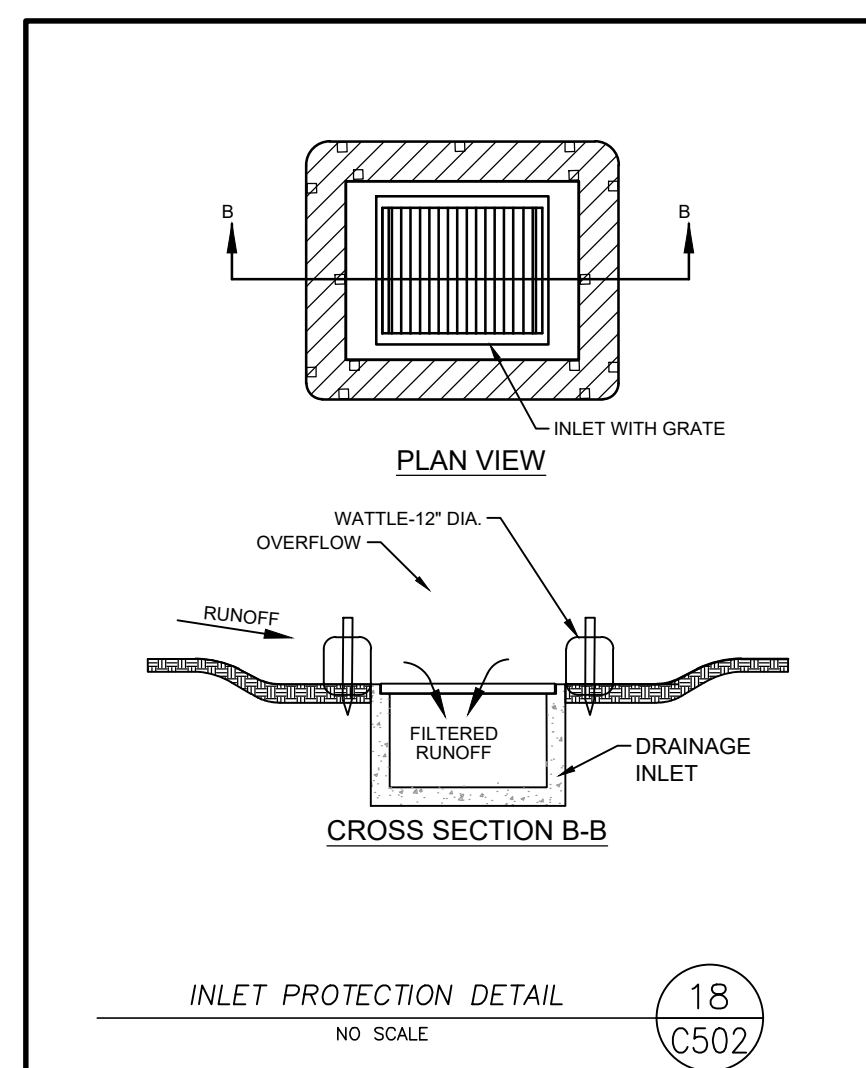
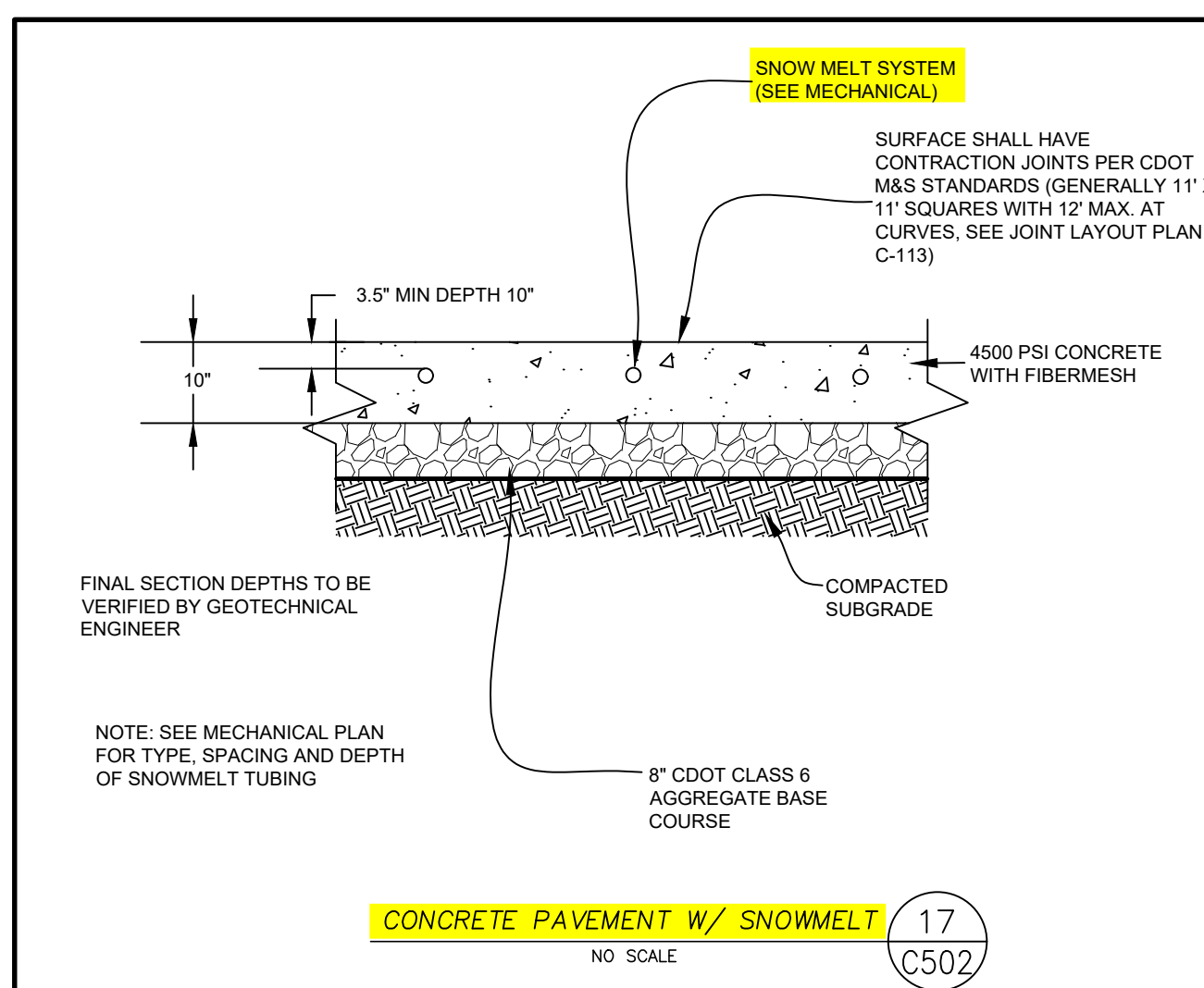
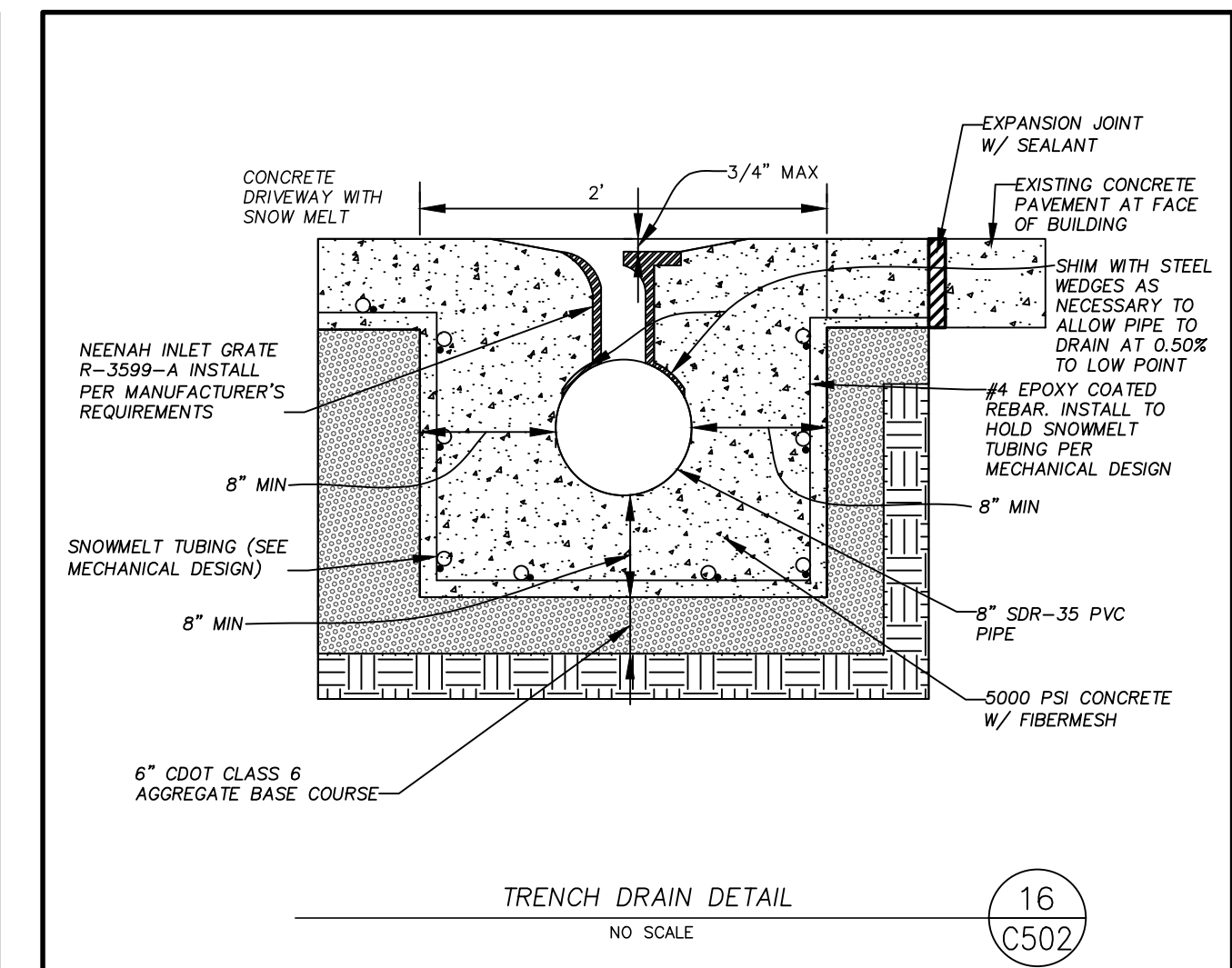
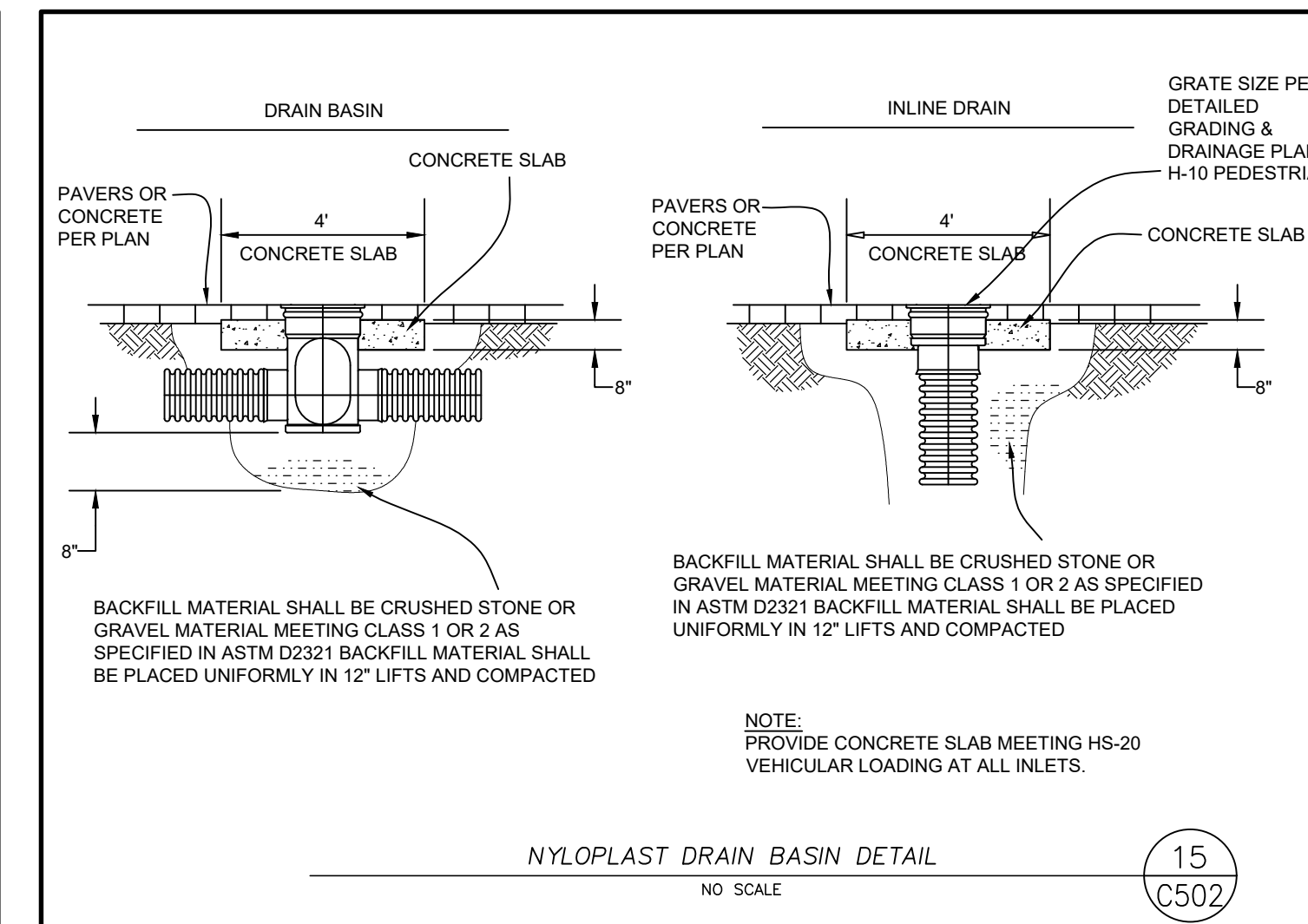
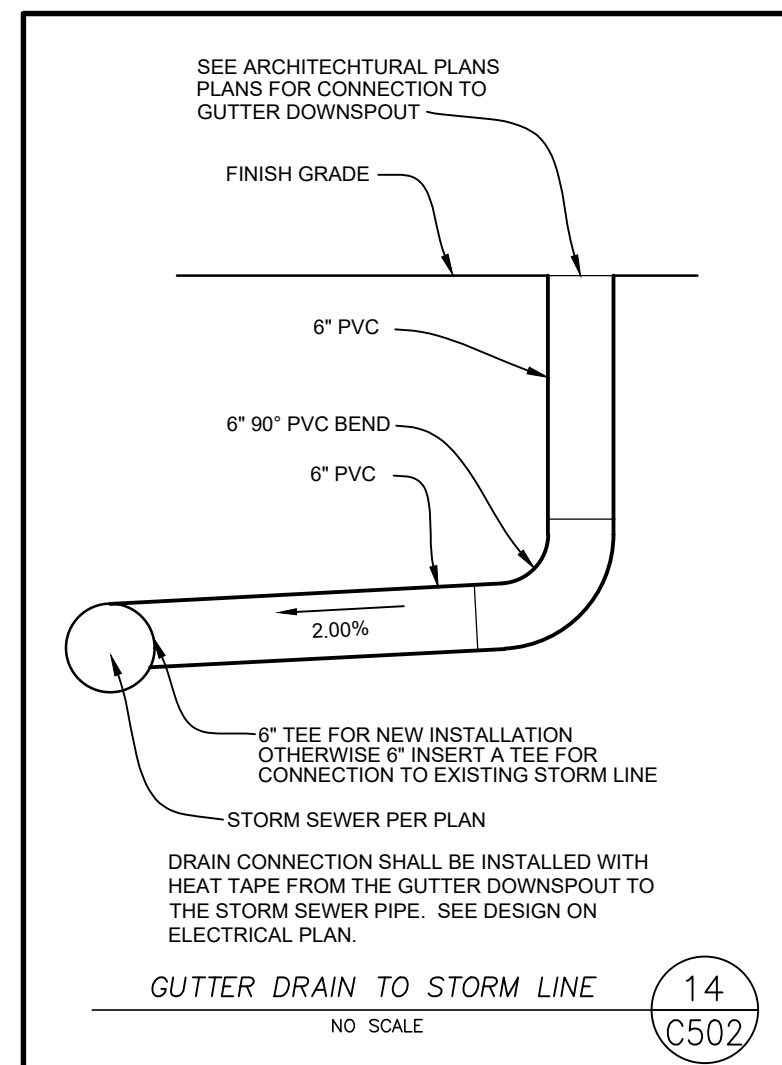
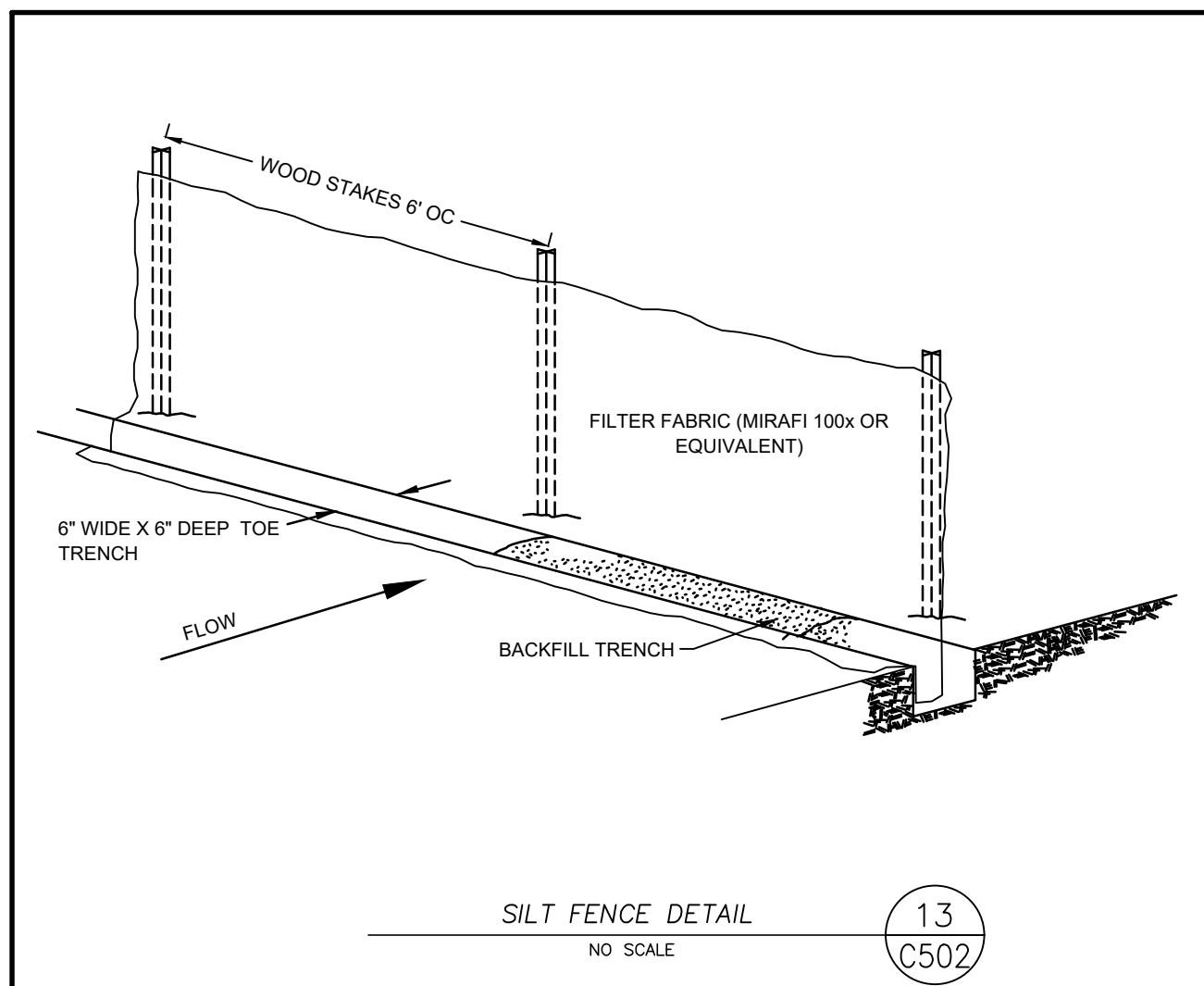
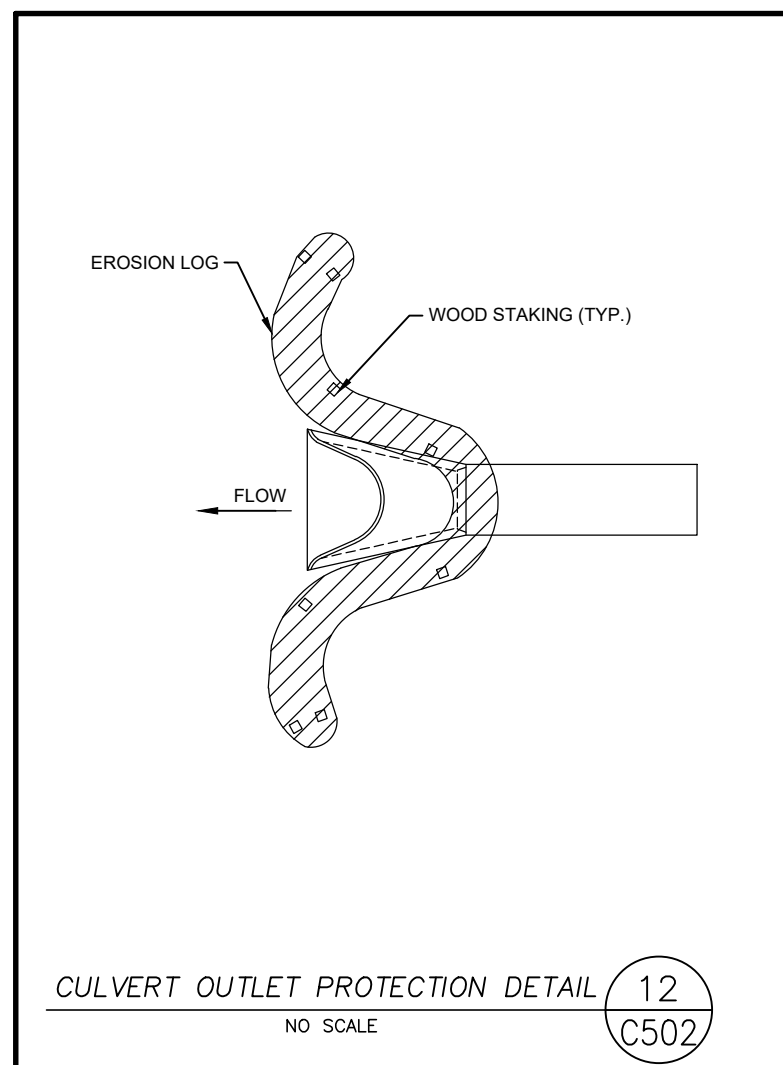
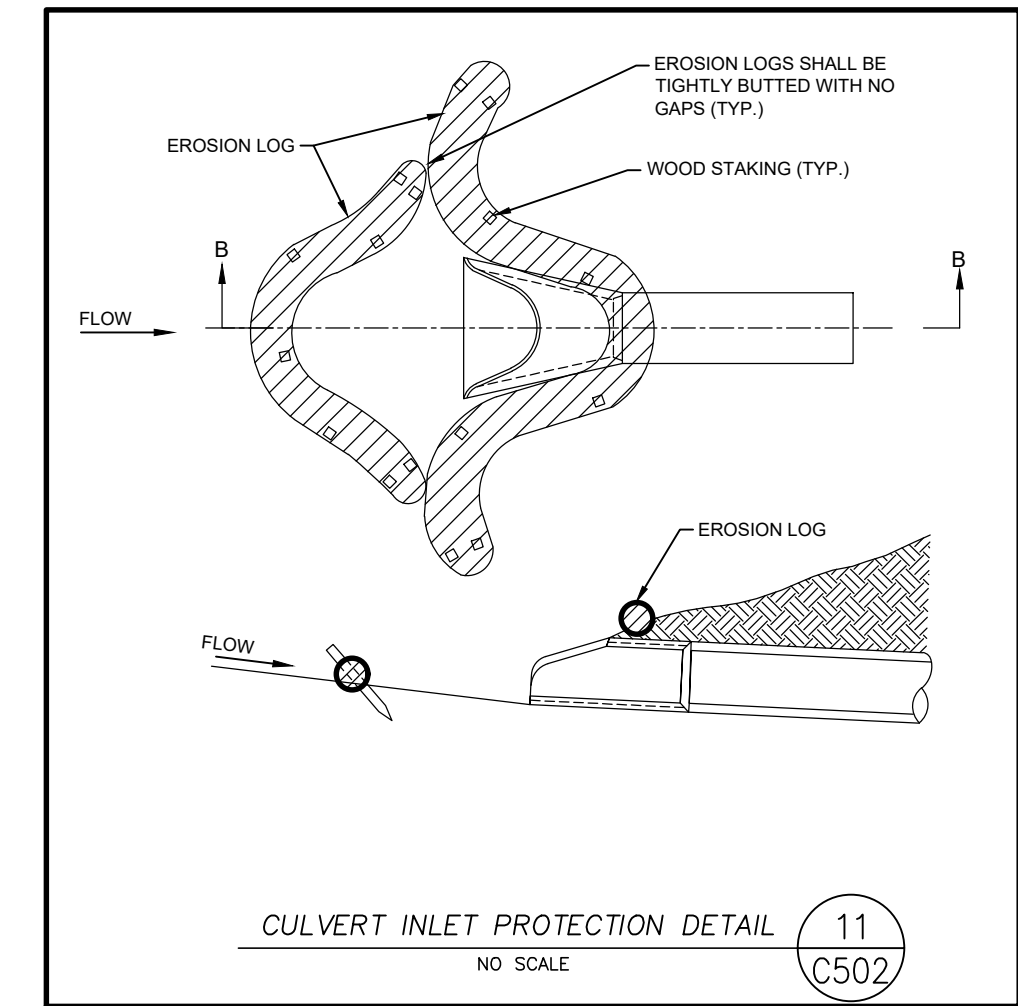
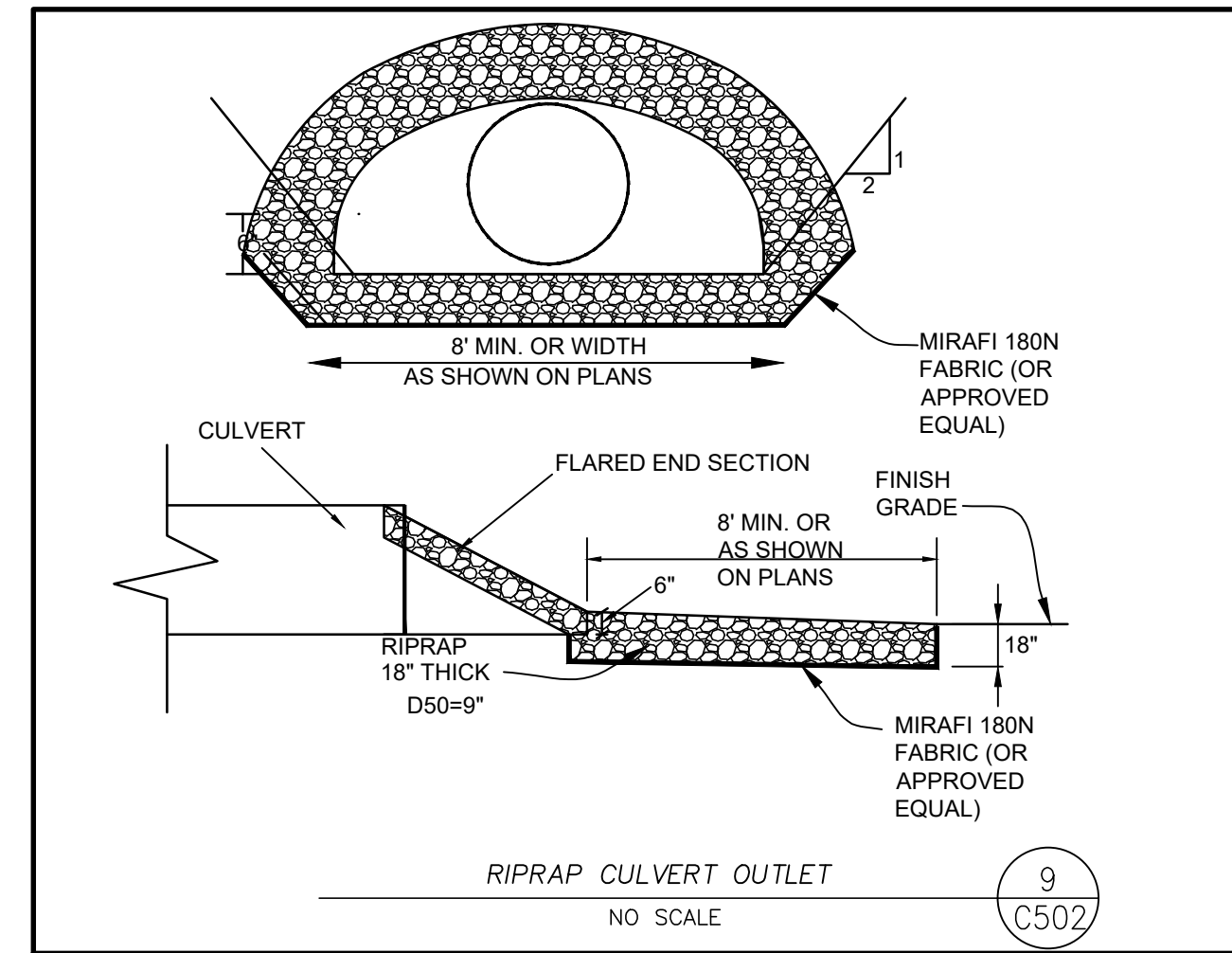
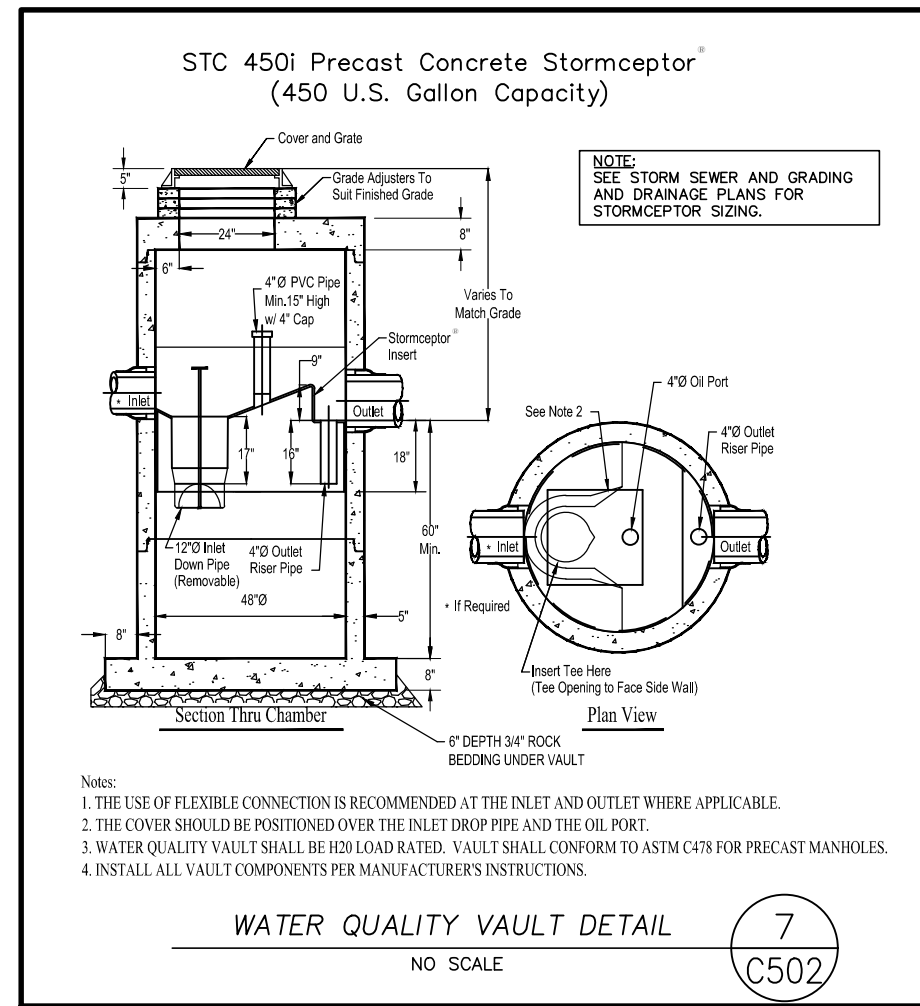
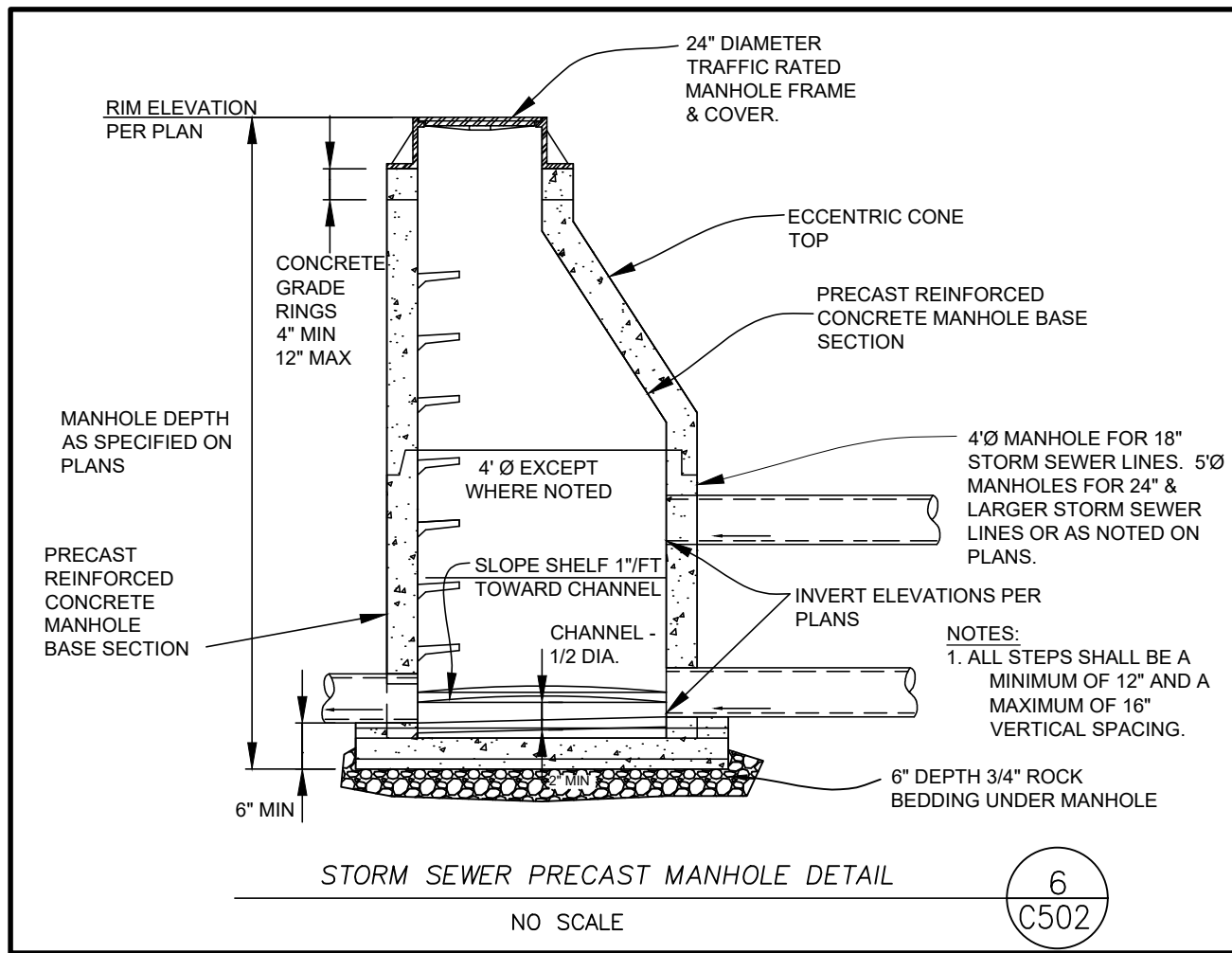
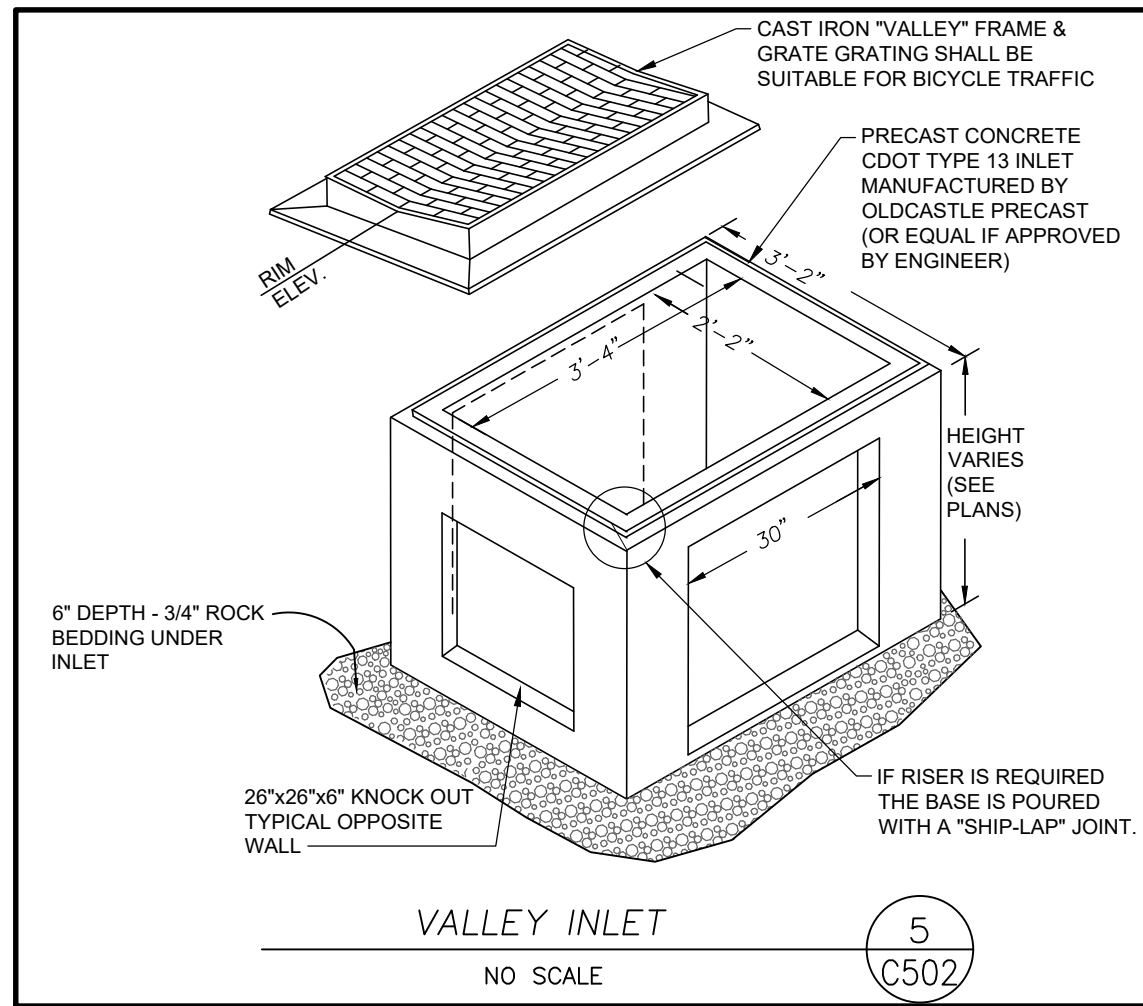
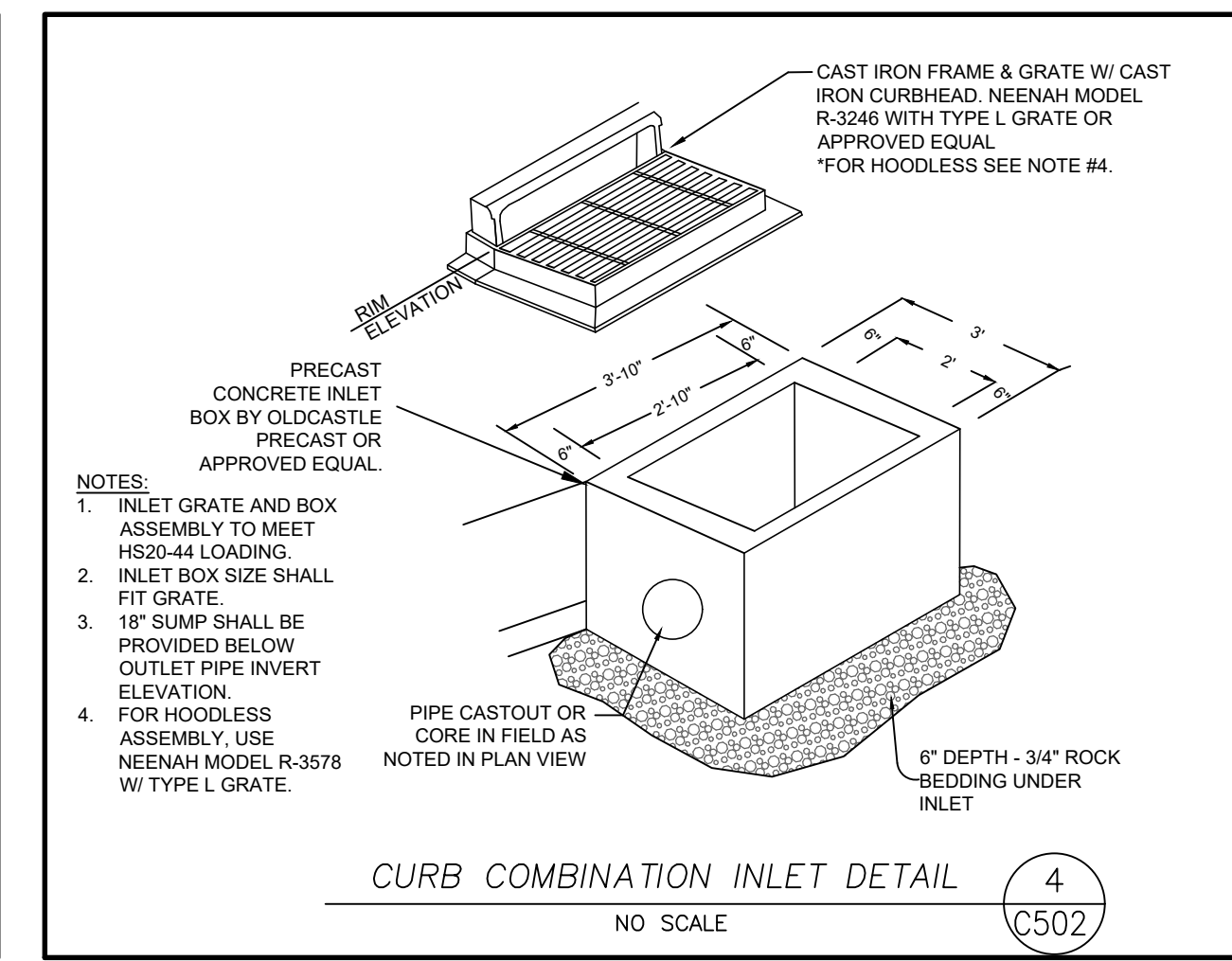
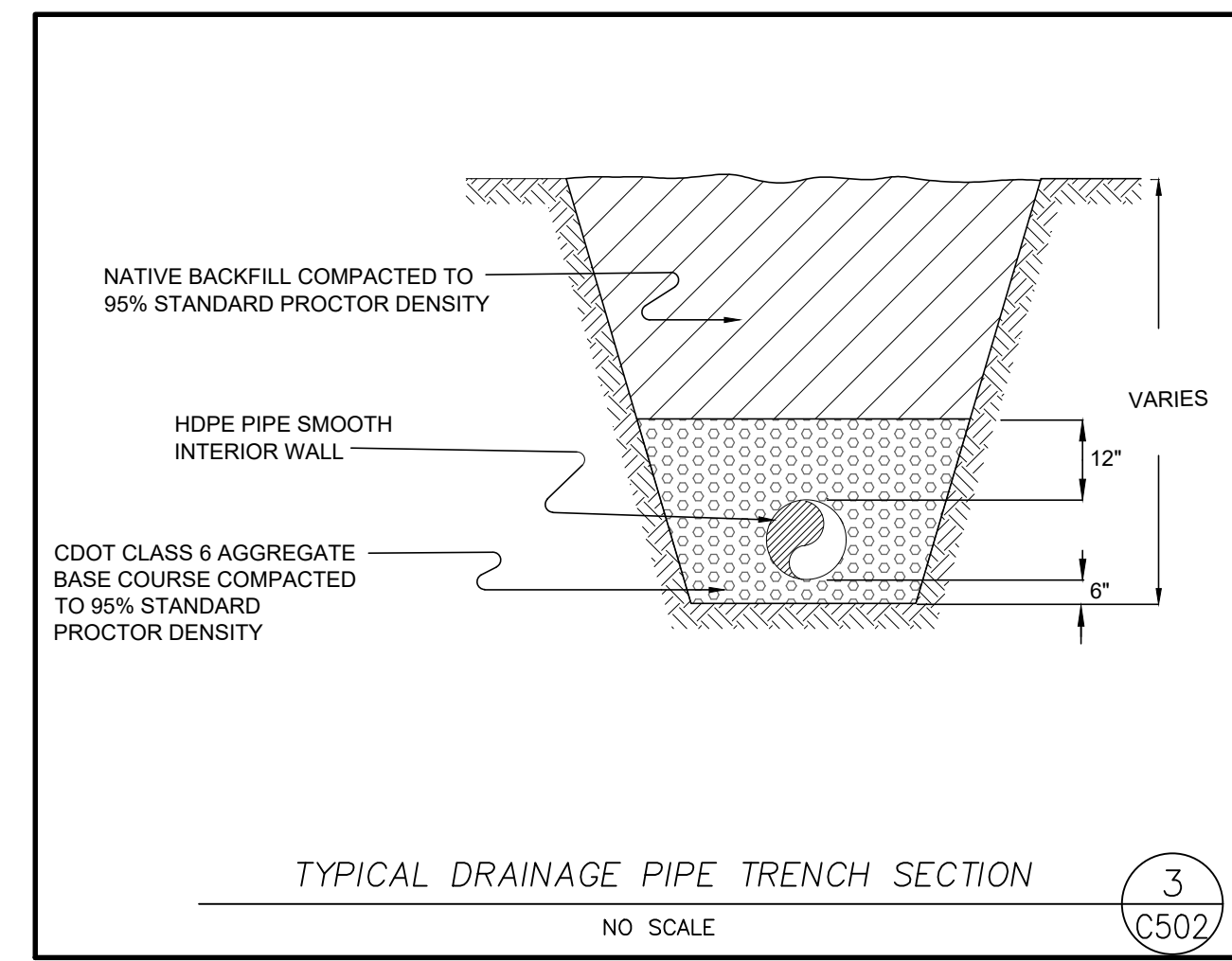
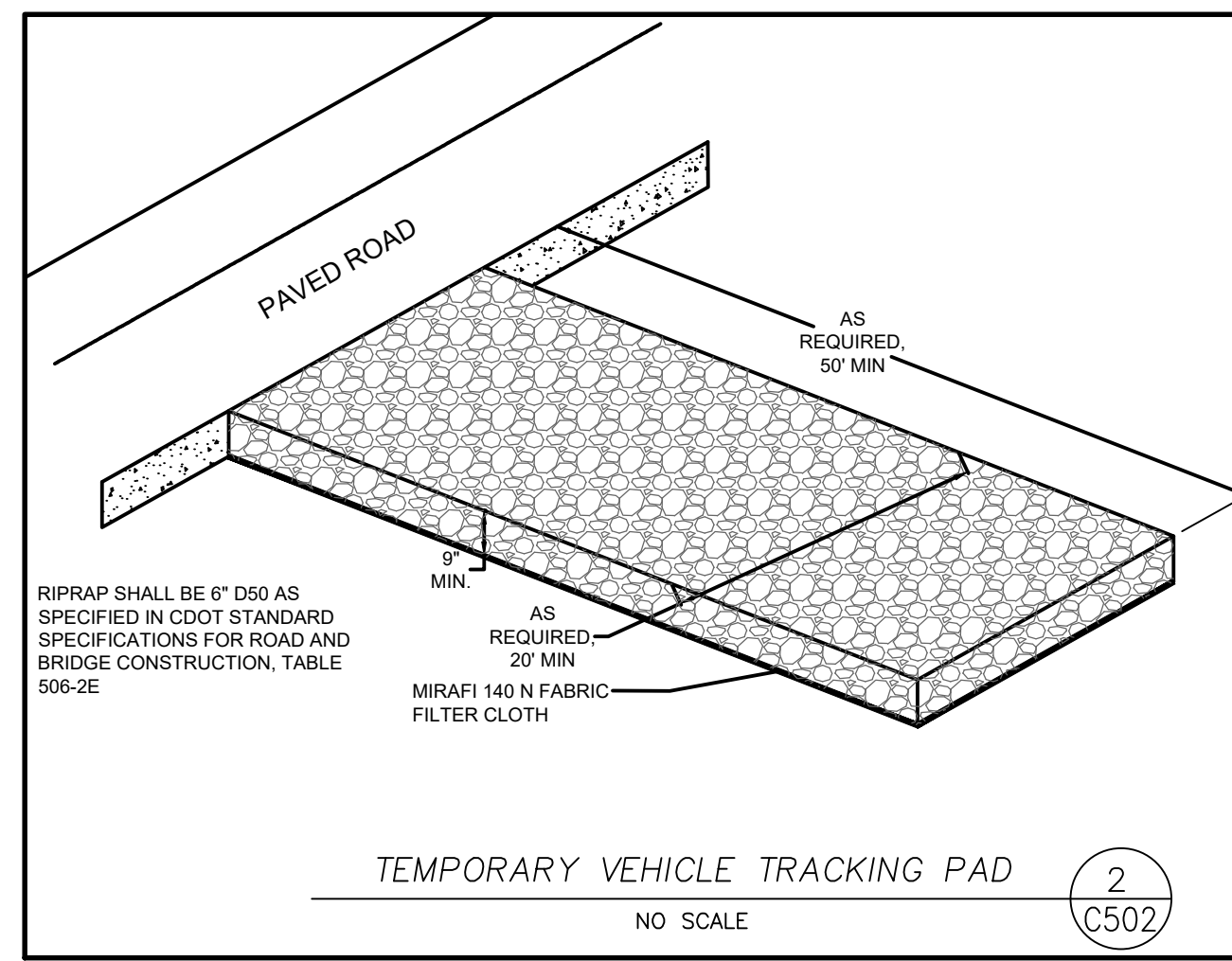
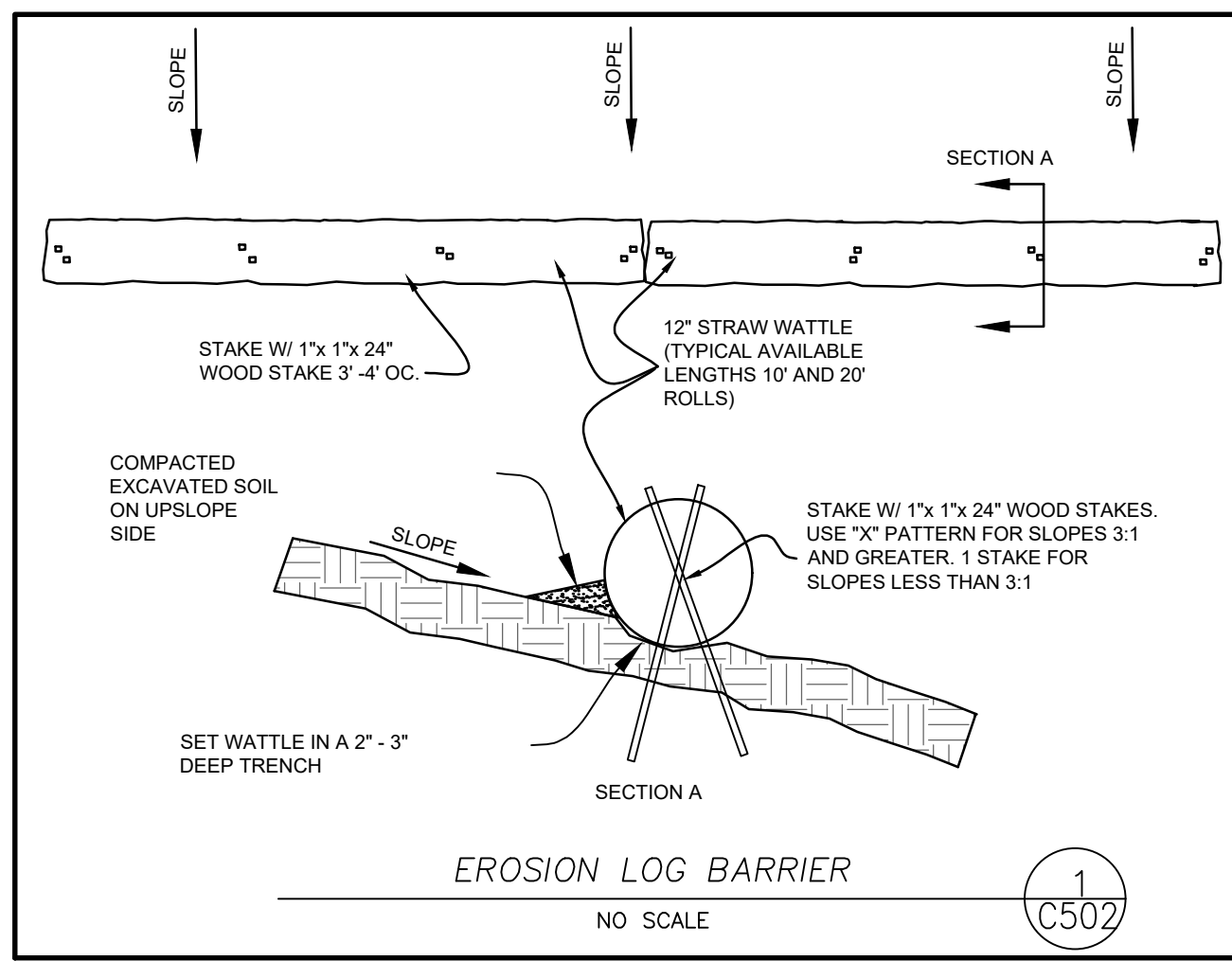
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phone 303.861.5704
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130 SKI HILL ROAD SUITE 140
BRECKENRIDGE, COLORADO 80424
PHONE: (970)453-6394

ONE RIVER RUN
75 HUNKI DORI CT.
KEYSTONE, CO 80435

PROJ. NO. 23526-20001
 DRAWN: KGS
 CHECKED: CDD
 APPROVED: CDD
 DATE: 2022/02/25

© OZ ARCHITECTURE
 ONE RIVER RUN
 ISSUED FOR:
 SITE PLAN AMENDMENT
 SHEET TITLE:
 CIVIL DETAILS
 SCALE: NTS
 SHEET NUMBER
C-501



OZ
ARCHITECTURE
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TETRA TECH
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BRECKENRIDGE, COLORADO 80424
PHONE: (970)453-6394

ONE RIVER RUN
75 HUNKI DORI CT.
KEYSTONE, CO 80435

PROJ. NO. 23526-20001
DRAWN: KGS
CHECKED: CDD
APPROVED: CDD
DATE: 2022/02/25

© OZ ARCHITECTURE

ONE RIVER RUN
ISSUED FOR:
SITE PLAN AMENDMENT

SHEET TITLE:
CIVIL DETAILS

SCALE: NTS
SHEET NUMBER

C-502

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CONSTRUCTION

▶ TOGETHER WE BUILD SUCCESS

Exhibit H

Kindred Resort at Keystone

Basis of Guaranteed Maximum Price

Exclusions:

1. Solid grouting of any unreinforced CMU walls
2. Additional structure or framing to support rammed earth wall.

Division 5 - Metals

Qualifications:

1. Steel masonry support lintels without size information are included as 3x3x1/4".
2. Pricing is based on no retention being withheld on the metal decking or RediCor material. Payment in full for metal decking and RediCor material will become due per Vulcraft terms.
3. Includes 18 ea. locations for roof tie-off anchor points.
4. Window fin material included as 1/4" bent plate as no material is called out in detail 14 & 15/A623.

Exclusions:

1. Architecturally exposed structural steel (AESS). None shown on drawings.
2. Stair nosings per spec 055000. None shown on drawings.
3. Clearance bars per spec 055000. None shown on drawings.

Division 6 - Woods and Plastics

Qualifications:

1. Includes 2x blocking at all perimeter eaves as it is known to be needed. Details do not consistently show 2x blocking at all perimeter eave conditions.
2. Wood casing and sill at all window locations is assumed to be the same material as the adjacent wood trim.
3. Employee Breakroom 010 – Island mentioned in A-406.3 Detail 7 not shown floor/finish plan.
4. Window Trim Detail - A-625/3. We assume the window trim ends at the first line shown on the drawings and does not wrap down the wall.

Exclusions:

1. FSC certified wood products

Division 7 - Thermal and Moisture Protection

Qualifications:

1. Contract is based on the use of a Tremco 260 damproofing system at locations called for in the drawings. A specification for damproofing was not provided.
2. Contract includes cementitious spray fireproofing at the steel beams and metal decking on S-101.1B above the ski restaurant 01/02 & retail 01, limits of lobby roof outside of the exterior wall, hotel restaurant and condo/hotel balconies. All HSS columns and beams are assumed to be wrapped with gypsum board.
3. Contract includes a budget for intumescent paint on the x-braces at the lobby and conference room trusses only. Once clarification on intumescent paint locations is issued, pricing may be revised to align with the revised requirements.
4. Pedestrian paver rigid insulation is included as 25 PSI and traffic-rated paver rigid insulation is included as 50 PSI at site snowmelt locations.

ASI-15 Revised Drawings Clarification

RFI Date	Due Date	Status	Priority (days)	Subcontractor RFI #
6/21/2024	6/28/2024	Open	High	

RFI Participants

Assigned to: Tim Ross OZ Architecture, Inc.
Initiated by: Ryan Bell PCL Construction Services, Inc.
Coordinated by: Ryan Bell PCL Construction Services, Inc.
Answered by: OZ Architecture, Inc.

Question

[Submitted: 6/21/2024 by Ryan Bell, PCL Construction Services, Inc. Rev #0]
 ASI-15 was issued with new air curtains, automatic sliding doors and electrical panel upgrades. In further correspondence with ownership, Vail Resorts intends to provide their own air curtains, panels and make electrical upgrades as needed under their TI permit. However, the added sliding doors in the Ski Restaurant 066 and Retail 02 area will still be in PCL's scope of work and therefore the added power to these doors (Identified on E-200B and E-200D) will need to remain in place. As a result of these changes please provide updated mechanical and electrical drawings that reflect the scope of work pertaining to PCL including removing the air curtain and panels from plan sheets and schedules.

Reason: Scope Clarification

Cost Impact: Cost impact for added power requirements and automatic sliding doors/

Pages to Revise: M-003, M-300D, E-001, E-003, E-004, E-005, E-006, E-008 and E-200D.

Proposed Solution

Answer

Answered date:

Cost impact? Yes - TBD

Schedule impact? No -

Attachments included:

Attachments included: RFI-1379 - ASI-15 Clarification.pdf

OZ RESPONSE:

Mechanical/Electrical EOR has re-issued five (5) sheets, which are attached for your use.

Also, ASI-015 is revised to incorporate these updated sheets and will be reissued as ASI-015r1 under separate cover to the AHJ.

TR OZ Architecture 2024-07-12



THE FOLLOWING ARE ATTACHMENTS
AS PART OF THE **QUESTION**

DRYER EXHAUST SCHEDULE table with columns: UNIT TYPE, SHEET NUMBER, EXHAUST LENGTH (FT), NUMBER OF 90 ELBOWS

NOTES: A. MAXIMUM RUN LENGTH IS DETERMINED BY THE MANUFACTURER... B. CONTRACTOR SHALL PROVIDE DRYER PLACE CARD... C. LENGTH IS THE SHOWN LENGTH MEASURED FROM THE DRYER OUTLET...

CONDO UNIT VENTILATION SCHEDULE table with columns: UNIT, NUMBER OF BEDROOMS, OCCUPANT AIRFLOW RATE, OCCUPANT DENSITY, VENTILATION (CFM)

AIR CURTAIN SCHEDULE (ELECTRIC) table with columns: MARK, SERVICE, TYPE, CFM, KW, FLA, MOCP, VOLTAGE / PHASE, MANUFACTURER & MODEL#, ACCESSORIES, REMARKS

Table continuation of AIR CURTAIN SCHEDULE (ELECTRIC) with columns: MARK, SERVICE, TYPE, CFM, KW, FLA, MOCP, VOLTAGE / PHASE, MANUFACTURER & MODEL#, ACCESSORIES, REMARKS

SINGLE ZONE VENTILATION SCHEDULE table with columns: SYSTEM NAME, SPACE NAME, SPACE TYPE, Rf, PEOPLE DENSITY, Pz, Vp, Vv, VvA, Ez, VpC

Table continuation of SINGLE ZONE VENTILATION SCHEDULE with columns: SYSTEM NAME, SPACE NAME, SPACE TYPE, Rf, PEOPLE DENSITY, Pz, Vp, Vv, VvA, Ez, VpC

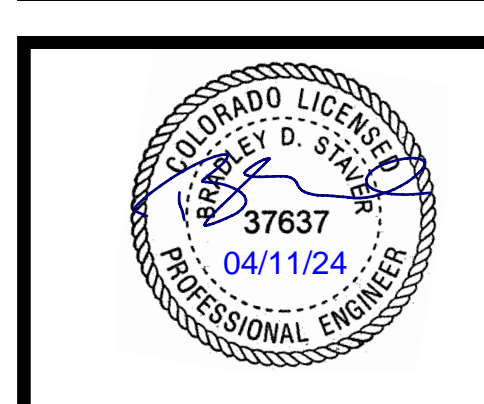
SCHEDULE NOTES: 1. REFER TO MECHANICAL EQUIPMENT WIRING SCHEDULE... 2. NOT ALL EQUIPMENT REQUIRED UNDER THIS CONTRACT... 3. MECHANICAL EQUIPMENT THAT IS NOT COVERED BY THE U.S. NATIONAL APPLIANCE ENERGY CONSERVATION ACT...

GRILLES, DIFFUSER, AND LOUVERS SCHEDULE table with columns: MARK, USE, PATTERN, FINISH, MANUFACTURER & MODEL#, REMARKS

SNOWMELT MANIFOLD SCHEDULE table with columns: ZONE, SERVICE, INSTALLATION, APPROX. AREA, ZONE MBH, ZONE GPM, ESTIMATED # OF LOOPS, MAX LOOP PRESSURE LOSS, REMARKS

EQUIPMENT SOUND DATA table with columns: MARK, LOCATION, SOUND POWER LEVEL (dB re 10-12 WATT), OVERALL dBA, REMARKS

OZ ARCHITECTURE logo and contact information: 3003 Larimer Street, Denver, Colorado 80205



BG BUILDINGWORKS logo and contact information: systems fulfilled, 303.278.3828

ONE RIVER RUN 75 HUNKI DORIC CT. KEYSTONE, CO 80435

PROJ. NO. 117033.00 DRAWN: ANS CHECKED: RSD APPROVED: BDS DATE: 2023-02-17

ONE RIVER RUN ISSUED FOR: GMP/PERMIT SHEET TITLE: MECHANICAL SCHEDULES SCALE: 1/8" = 1'-0" SHEET NUMBER: M-003



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Denver, Colorado 80205
phone 303.861.5704
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303.278.3620 www.bgbuildingworks.com
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ONE RIVER RUN
75 HUNKI DORI CT.
KEystone, CO 80435

PROJ. NO. 117033.00
DRAWN: ANS
CHECKED: RSD
APPROVED: BDS
DATE: 2023-02-17

1	11/12/21	BUILDING PERMIT RESUBMITTAL
8	11/18/22	ADDENDUM #3
24	04/05/2023	ASI-008
26	04/11/2023	RFI-034
ASI-015	04/11/2024	ASI-015

ONE RIVER RUN
ISSUED FOR:
GMP/PERMIT

SHEET TITLE:
GARAGE MECHANICAL
PLAN - AREA D

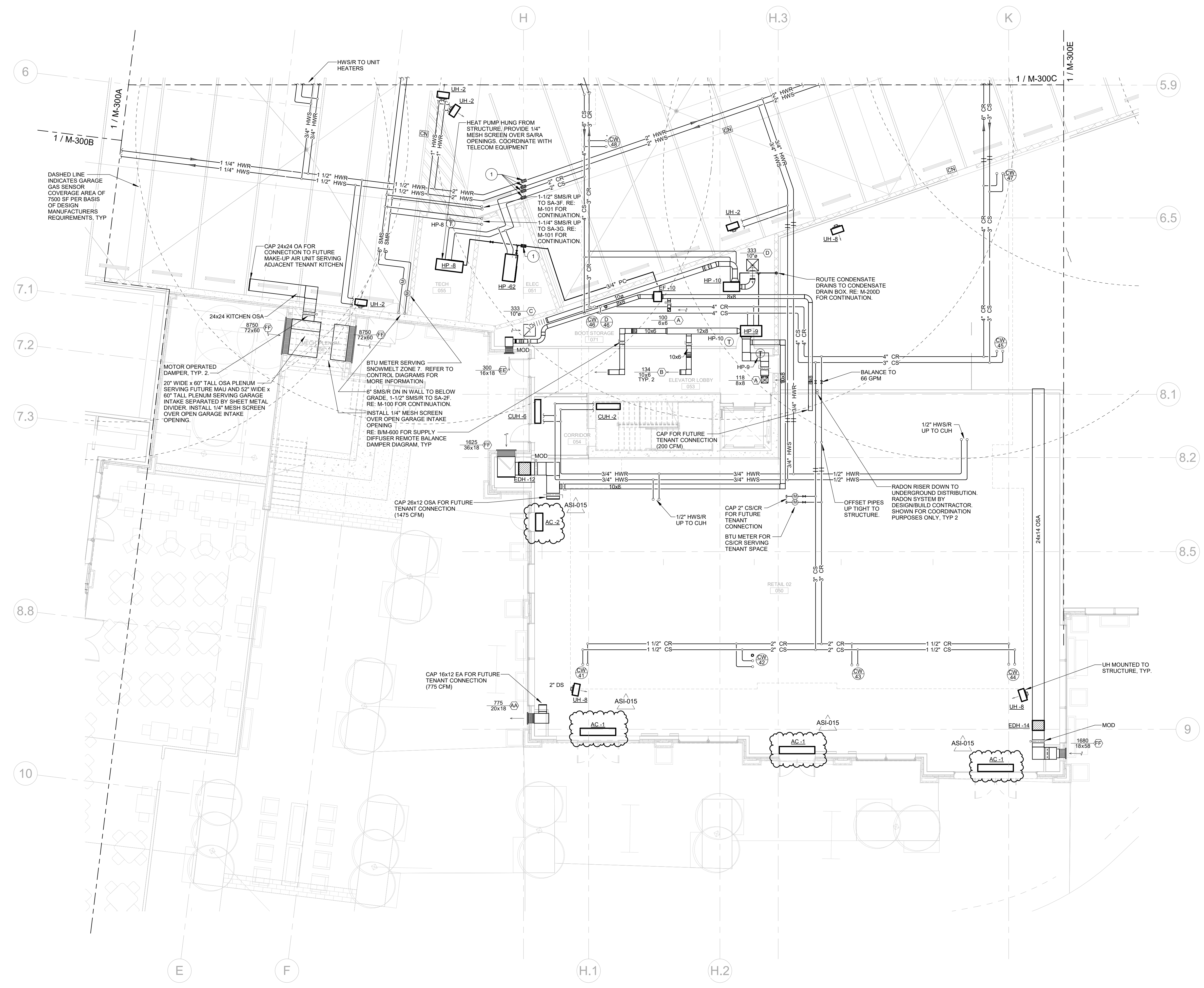
SCALE: 1/8" = 1'-0"
SHEET NUMBER
M-300D

NOTES:

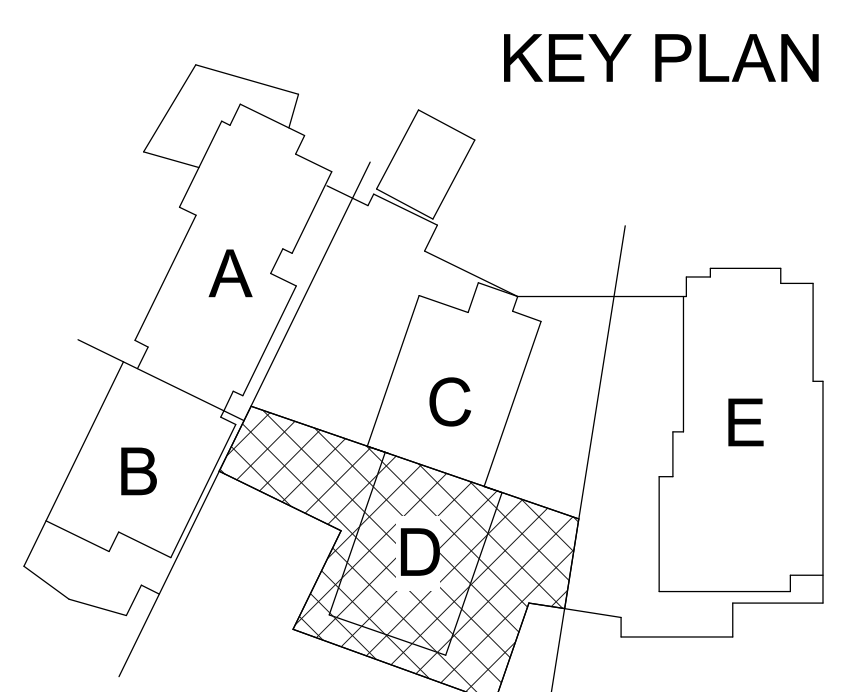
- RE: M-300 SERIES FOR MECHANICAL DIAGRAM.
- CONTRACTOR TO MAINTAIN 8'-2" CLEAR HEAD HEIGHT IN GARAGE AND INFORM THE ENGINEER AND ARCHITECT OF ANY AREAS THAT MAY NOT MEET 8'-2" PRIOR TO INSTALLATION.
- PIPING ON EXTERIOR WALLS OR PRE-CAST CONCRETE WALLS TO BE ROUTED IN FRAMED WALL ON INTERIOR SIDE OF INSULATION.
- PROTECT PIPING ROUTED ALONG COLUMNS, WALLS, ETC. FROM DAMAGE AS NECESSARY WITH CAGES. COORDINATE WITH ARCHITECT.
- ALL BRANCH HEATING WATER PIPING TO CABINET UNIT HEATERS AND UNIT HEATERS SHALL BE 3/4" UNDO. ALL BRANCH HEATING WATER PIPING TO FIN-TUBES SHALL BE 3/4".
- COORDINATE ALL THERMOSTAT LOCATIONS WITH LIGHT SWITCHES IN LIGHTING DESIGNER DRAWINGS. EQUIPMENT CONNECTED TO EACH THERMOSTAT IS DESIGNATED BY TEXT NEXT TO THERMOSTAT.
- ALL DUCT PENETRATIONS SHALL BE IN COMPLIANCE WITH SECTIONS 714.5 THROUGH 714.4.3 OF THE INTERNATIONAL BUILDING CODE. SEAL ALL DUCT AND PIPING PENETRATIONS OF ACUSTIC PARTITIONS PER THE ACUSTICAL SPECIFICATIONS.
- REFER TO ARCHITECTURAL ELEVATIONS FOR EXACT LOCATION OF LOUVERS.
- REFER TO M-600 SERIES DRAWINGS FOR CONDENSER WATER/CONDENSATE RISER DIAGRAMS.

FLAG NOTES:

- PIPING EXPANSION LOOP FITTING AT BUILDING EXPANSION.

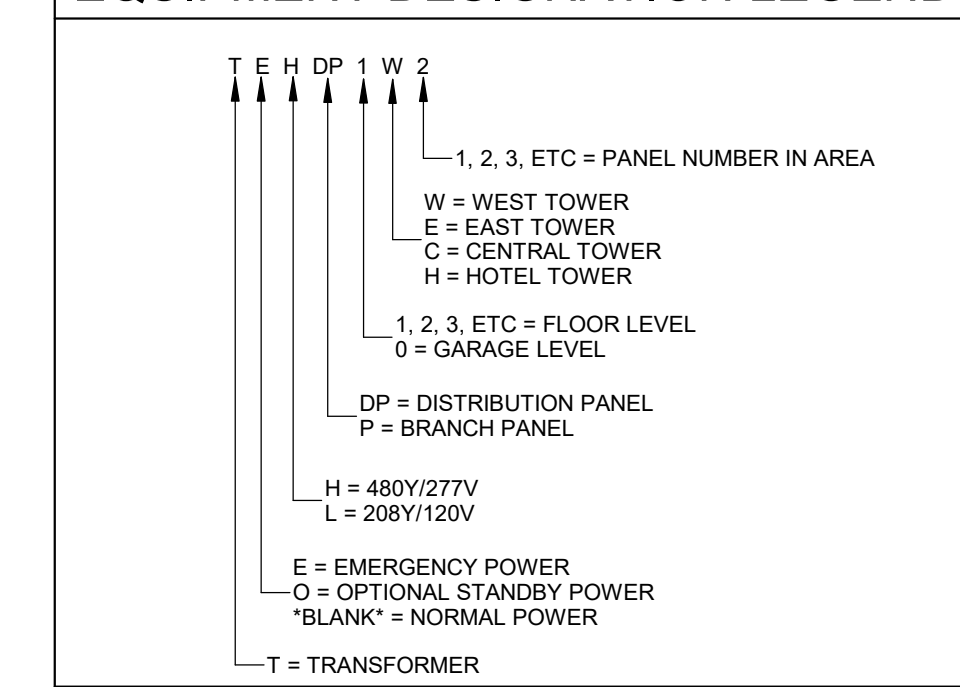


1 GARAGE MECHANICAL PLANS - AREA D
SCALE: 1/8" = 1'-0"



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EQUIPMENT DESIGNATION LEGEND

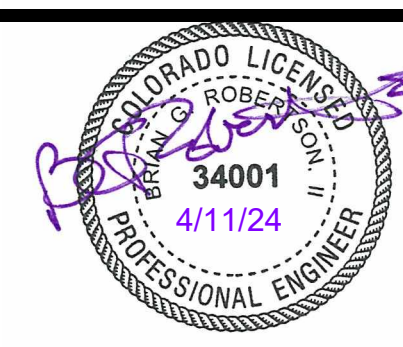


FLAG NOTES

- PROVIDE ARC FLASH REDUCTION METHOD.
- REFERENCE MECHANICAL EQUIPMENT SCHEDULE FOR CONNECTION REQUIREMENTS FOR MECHANICAL EQUIPMENT IDENTIFIED ON THIS SHEET.
- REFERENCE PANEL SCHEDULES FOR PANEL CONFIGURATIONS AND DEMAND LOAD CALCULATIONS.
- REFERENCE TRANSFORMER SCHEDULE FOR FEEDERS, GROUNDING, AND OVERCURRENT PROTECTION SIZES FOR DRY-TYPE TRANSFORMERS.
- PROVIDE ARC ENERGY REDUCTION METHOD OR SWITCH IN COMPLIANCE WITH NEC 240.87 FOR ALL CIRCUIT BREAKERS FRAME RATED FOR 1200A AND LARGER.
- ELEVATOR EQUIPMENT AND CONTROLLER, VERIFY ELECTRICAL REQUIREMENTS WITH APPROVED SHOP DRAWINGS AND A JUST ELECTRICAL COMPONENT SIZES AS REQUIRED. REFERENCE FLOOR PLANS FOR ADDITIONAL ELEVATOR SYSTEM REQUIREMENTS.
- SMOKE AND HEAT DETECTOR AT TOP OF SHAFT, CONNECTED TO ELEVATOR POWER SHUNT TRIP. COORDINATE WITH FIRE ALARM DESIGNER OR CONTRACTOR.
- PROVIDE PATHWAY FOR LOW VOLTAGE CABLING BACK TO METER STACK. COORDINATE CONNECTION REQUIREMENTS AND ALL NECESSARY COMPONENTS FOR A COMPLETE SYSTEM PRIOR TO ROUGH-IN.
- EQUIPMENT SHOWN WITH DASHED LINES REPRESENT FUTURE SCOPE TO BE DETAILED AND INSTALLED UNDER A SEPARATE PERMIT.

GENERAL NOTES:

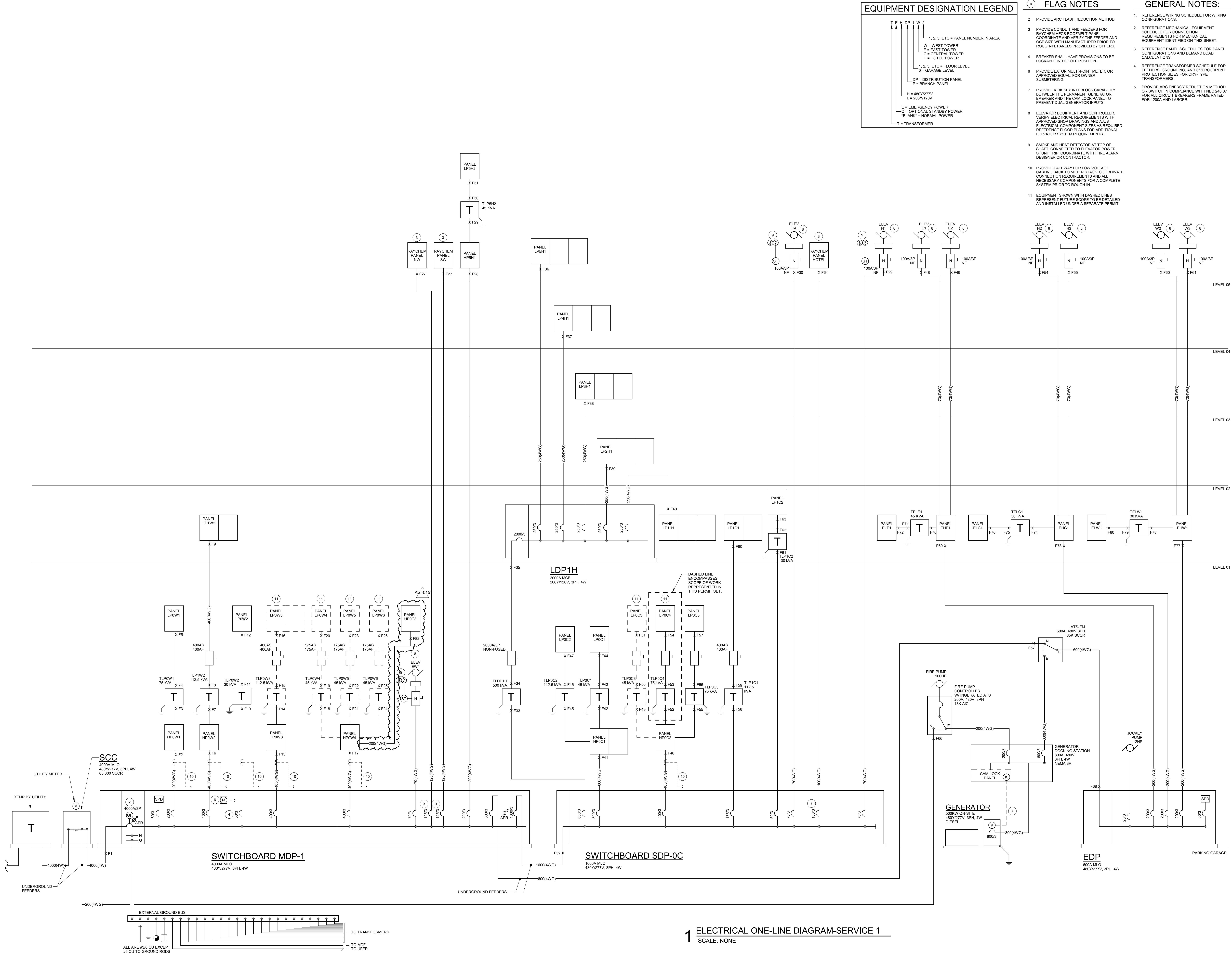
- REFERENCE WIRING SCHEDULE FOR WIRING CONFIGURATIONS.
- REFERENCE MECHANICAL EQUIPMENT SCHEDULE FOR CONNECTION REQUIREMENTS FOR MECHANICAL EQUIPMENT IDENTIFIED ON THIS SHEET.
- REFERENCE PANEL SCHEDULES FOR PANEL CONFIGURATIONS AND DEMAND LOAD CALCULATIONS.
- REFERENCE TRANSFORMER SCHEDULE FOR FEEDERS, GROUNDING, AND OVERCURRENT PROTECTION SIZES FOR DRY-TYPE TRANSFORMERS.
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- EQUIPMENT SHOWN WITH DASHED LINES REPRESENT FUTURE SCOPE TO BE DETAILED AND INSTALLED UNDER A SEPARATE PERMIT.



ONE RIVER RUN
75 HUNKI DORI CT.
KEYSTONE, CO 80435

PROJ. NO: 117033.00
 DRAWN: CMT
 CHECKED: MAS
 APPROVED: BGR
 DATE: 2023-02-17

ONE RIVER RUN
 ISSUED FOR:
 GMP/PERMIT
 SHEET TITLE:
 ELECTRICAL ONE-LINE
 DIAGRAM
 SCALE: 1/8" = 1'-0"
 SHEET NUMBER
E-001



1 ELECTRICAL ONE-LINE DIAGRAM-SERVICE 1
 SCALE: NONE

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Branch Panel: HP5H1. Location: MDP-1. Phases: 3. Wires: 4. A.I.C. Rating: 10,000. Bus Rating: 200A. MCB Rating: 200A. Enclosure: Type 1. Table with columns: NO., LOAD DESCRIPTION, TYPE, POLE, TRIP, A, B, C, TRIP POLE TYPE, LOAD DESCRIPTION, NO.

Branch Panel: LPOW2. Location: TLP0W2. Phases: 3. Wires: 4. A.I.C. Rating: 10,000. Bus Rating: 150A. MLO or MCB: MCB. MCB Rating: 150A. Enclosure: Type 1. Table with columns: NO., LOAD DESCRIPTION, TYPE, POLE, TRIP, A, B, C, TRIP POLE TYPE, LOAD DESCRIPTION, NO.

SWITCHBOARD: MDP-1. LOCATION: ELEC 001. MINIMUM BUS: 4000 A. SUPPLY FROM: PHASES: 3. ENCL: 110 A. WIRES: 4. A.I.C. RATING: 65,000. VOLTS: 480/277 Vye. Table with columns: PANEL NAME OR EQUIPMENT TAG, LIGHTING, RECEPTACLE, MOTORS, EQUIPMENT, APPLIANCES, TOTAL LOAD CONNECTED, REMARKS.

Branch Panel: LP5H2. Location: ELEC/TELE H513. Phases: 3. Wires: 4. A.I.C. Rating: 10,000. Bus Rating: 200A. MLO or MCB: MCB. MCB Rating: 150 A. Enclosure: Type 1. Table with columns: NO., LOAD DESCRIPTION, TYPE, POLE, TRIP, A, B, C, TRIP POLE TYPE, LOAD DESCRIPTION, NO.

Branch Panel: HP0W2. Location: ELEC 001. Phases: 3. Wires: 4. A.I.C. Rating: 65,000. Bus Rating: 400A. MLO or MCB: MCB. MCB Rating: 400 A. Enclosure: Type 1. Table with columns: NO., LOAD DESCRIPTION, TYPE, POLE, TRIP, A, B, C, TRIP POLE TYPE, LOAD DESCRIPTION, NO.

Branch Panel: HP0W1. Location: MDP-1. Phases: 3. Wires: 4. A.I.C. Rating: 65,000. Bus Rating: 200A. MLO or MCB: MCB. MCB Rating: 200 A. Enclosure: Type 1. Table with columns: NO., LOAD DESCRIPTION, TYPE, POLE, TRIP, A, B, C, TRIP POLE TYPE, LOAD DESCRIPTION, NO.

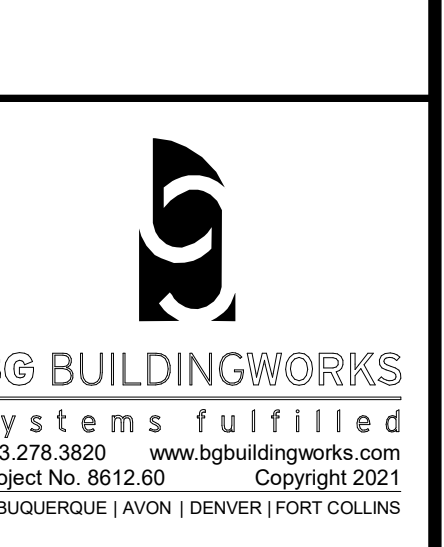
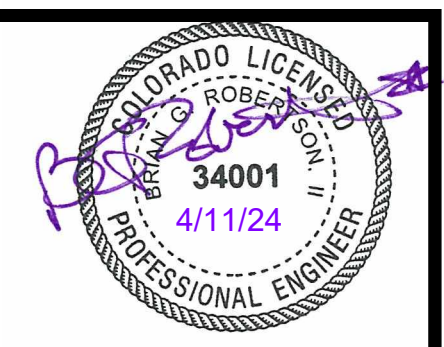
Branch Panel: LP1W2. Location: Space 84. Phases: 3. Wires: 4. A.I.C. Rating: 10,000. Bus Rating: 400A. MLO or MCB: MCB. MCB Rating: 400A. Enclosure: Type 1. Table with columns: NO., LOAD DESCRIPTION, TYPE, POLE, TRIP, A, B, C, TRIP POLE TYPE, LOAD DESCRIPTION, NO.

Branch Panel: LP0W1. Location: TLP0W1. Phases: 3. Wires: 4. A.I.C. Rating: 10,000. Bus Rating: 400A. MLO or MCB: MCB. MCB Rating: 300 A. Enclosure: Type 1. Table with columns: NO., LOAD DESCRIPTION, TYPE, POLE, TRIP, A, B, C, TRIP POLE TYPE, LOAD DESCRIPTION, NO.

Branch Panel: LP0W1. Location: TLP0W1. Phases: 3. Wires: 4. A.I.C. Rating: 10,000. Bus Rating: 400A. MLO or MCB: MCB. MCB Rating: 300 A. Enclosure: Type 1. Table with columns: NO., LOAD DESCRIPTION, TYPE, POLE, TRIP, A, B, C, TRIP POLE TYPE, LOAD DESCRIPTION, NO.



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ONE RIVER RUN
75 HUNKI DORI CT.
KEYSTONE, CO 80435

PROJ. NO. 117033.00
DRAWN: CMT
CHECKED: MAS
APPROVED: BGR
DATE: 2023-02-17

8 11/18/22 ADDENDUM #3
24 04/03/2024 ASI-009
ASI-012 11/07/2024 ASI-012
ASI-015 04/11/2024 ASI-015

ISSUED FOR:
GMP/PERMIT

SHEET TITLE:
WEST ELECTRICAL
PANEL SCHEDULES

SCALE:
SHEET NUMBER

E-005

Branch Panel: HP0W4													
Location:			Volts: 480/277 Wye			A.I.C. Rating: 42,000							
Supply From: MDP-1			Phases: 3			Bus Rating: 400A							
Mounting: Surface			Wires: 4			MLO or MCB: MLO							
Enclosure: Type 1													
NO.	LOAD DESCRIPTION	TYPE	POLE	TRIP	A	B	C	TRIP	POLE	TYPE	LOAD DESCRIPTION	NO.	
1												2	
3	TLPOW4	L,R	3	70 A	15404	1000			20 A	3	E	EDH-18	4
5						15333	1000					6	
7							15333	1000				8	
9	TLPOW5	L,R	3	70 A	15404	0						10	
11						15333	--					12	
13							15333	--				14	
15	TLPOW6	L,R	3	70 A	17211	--						16	
17						17000	--					18	
19	Space	--	1	--	--	--	--					20	
21	Space	--	1	--	--	--	--					22	
23	Space	--	1	--	--	--	--					24	
25	Space	--	1	--	--	--	--					26	
27	Space	--	1	--	--	--	--					28	
29	Space	--	1	--	--	--	--					30	
31	Space	--	1	--	--	--	--					32	
33	Space	--	1	--	--	--	--					34	
35	Space	--	1	--	--	--	--					36	
37	Space	--	1	--	--	26080	--					38	
39	Space	--	1	--	--	--	26080					40	
41	Space	--	1	--	--	--	--					42	
					A	B	C						
Total Load:					75098 VA	74746 VA	74746 VA						
Total Amps:					271 A	270 A	270 A						
LOAD CLASSIFICATION	FEEDER SUBTOTAL	DEMAND FACTOR	FEEDER TOTAL	PANEL TOTALS									
Lighting	370 VA	125%	463 VA	TOTAL LOAD: 266.0 KVA									
Receptacles	143000 VA	Per Nec 220	178750 VA										
Motors	78238 VA	Per NEC 430.24	83828 VA										
Equipment	3000 VA	100%	3000 VA										
Appliances	0 VA	Per NEC 220.56	0 VA	TOTAL CURRENT: 320 A									
Notes:							ASI-015						
EQUIPMENT TO BE FULLY RATED TO LISTED A.I.C. RATING.													

Branch Panel: HP0W3												
Location:			Volts: 480/277 Wye			A.I.C. Rating: 22,000						
Supply From: MDP-1			Phases: 3			Bus Rating: 400A						
Mounting: Surface			Wires: 4			MLO or MCB: MLO						
Enclosure: Type 1												
NO.	LOAD DESCRIPTION	TYPE	POLE	TRIP	A	B	C	TRIP	POLE	TYPE	LOAD DESCRIPTION	NO.
1												2
3	TLPOW3	L	3	175 A	74	66200	0	66200				4
5							0	66200				6
7	Spare	--	1	20 A	0	0		0	66200			8
9	Spare	--	1	20 A	0	0		0	0	20 A	1	10
11	Spare	--	1	20 A				0	0	20 A	1	12
13	Spare	--	1	20 A	0	0				20 A	1	14
15	Spare	--	1	20 A				0	0	20 A	1	16
17	Spare	--	1	20 A						20 A	1	18
19	Space	--	1	--	--	--	--					20
21	Space	--	1	--	--	--	--					22
23	Space	--	1	--	--	--	--					24
					A	B	C					
Total Load:					66270 VA	66200 VA	66200 VA					
Total Amps:					239 A	239 A	239 A					
LOAD CLASSIFICATION	FEEDER SUBTOTAL	DEMAND FACTOR	FEEDER TOTAL	PANEL TOTALS								
Lighting	74 VA	125%	93 VA	TOTAL LOAD: 248.3 KVA								
Receptacles	196600 VA	Per Nec 220	248250 VA									
Motors	0 VA	Per NEC 430.24	0 VA									
Equipment	0 VA	100%	0 VA									
Appliances	0 VA	Per NEC 220.56	0 VA	TOTAL CURRENT: 299 A								
Notes:												
EQUIPMENT TO BE FULLY RATED TO LISTED A.I.C. RATING.												



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ONE RIVER RUN
75 HUNKI DORI CT.
KEYSTONE, CO 80435

PROJ. NO. 117033.00
DRAWN: CMT
CHECKED: MAS
APPROVED: BGR
DATE: 2023-02-17

ONE RIVER RUN
ISSUED FOR:
GMP/PERMIT

SHEET TITLE:
WEST ELECTRICAL
PANEL SCHEDULES

SCALE:
SHEET NUMBER

E-006

Branch Panel: LPOC5. Location: ELEC 051. Supply From: TLPOC5. Mounting: Surface. Enclosure: Type 1. Voltage: 120/208 Wye. Phases: 3. Wires: 4. A.I.C. Rating: 42,000. Bus Rating: 400A. MLO or MCB: MCB. MCB Rating: 300 A. Table with columns: NO., LOAD DESCRIPTION, TYPE, POLE, TRIP, A, B, C, TRIP POLE TYPE, LOAD DESCRIPTION, NO. Includes lighting, receptacles, motors, and equipment loads.

LOAD CLASSIFICATION, FEEDER SUBTOTAL, DEMAND FACTOR, FEEDER TOTAL. PANEL TOTALS: TOTAL LOAD: 176.6 KVA, TOTAL CURRENT: 212 A.

Notes: EQUIPMENT TO BE FULLY RATED TO LISTED A.I.C. RATING.

Branch Panel: LPIC1. Location: Space 208. Supply From: TLPI1C. Mounting: Surface. Enclosure: Type 1. Voltage: 120/208 Wye. Phases: 3. Wires: 4. A.I.C. Rating: 10,000. Bus Rating: 400A. MLO or MCB: MLO. MCB Rating: 400 A. Table with columns: NO., LOAD DESCRIPTION, TYPE, POLE, TRIP, A, B, C, TRIP POLE TYPE, LOAD DESCRIPTION, NO. Includes lighting, receptacles, motors, and equipment loads.

LOAD CLASSIFICATION, FEEDER SUBTOTAL, DEMAND FACTOR, FEEDER TOTAL. PANEL TOTALS: TOTAL LOAD: 82.3 KVA, TOTAL CURRENT: 228 A.

Notes: EQUIPMENT TO BE FULLY RATED TO LISTED A.I.C. RATING.

Branch Panel: HP0C2. Location: ELEC 051. Supply From: SDP-OC. Mounting: Surface. Enclosure: Type 1. Voltage: 480/277 Wye. Phases: 3. Wires: 4. A.I.C. Rating: 22,000. Bus Rating: 400A. MLO or MCB: MCB. MCB Rating: 300 A. Table with columns: NO., LOAD DESCRIPTION, TYPE, POLE, TRIP, A, B, C, TRIP POLE TYPE, LOAD DESCRIPTION, NO. Includes lighting, receptacles, motors, and equipment loads.

LOAD CLASSIFICATION, FEEDER SUBTOTAL, DEMAND FACTOR, FEEDER TOTAL. PANEL TOTALS: TOTAL LOAD: 176.6 KVA, TOTAL CURRENT: 212 A.

Notes: EQUIPMENT TO BE FULLY RATED TO LISTED A.I.C. RATING.

Branch Panel: LP0C4. Location: ELEC 051. Supply From: TLPOC4. Mounting: Surface. Enclosure: Type 1. Voltage: 120/208 Wye. Phases: 3. Wires: 4. A.I.C. Rating: 10,000. Bus Rating: 400A. MLO or MCB: MCB. MCB Rating: 300 A. Table with columns: NO., LOAD DESCRIPTION, TYPE, POLE, TRIP, A, B, C, TRIP POLE TYPE, LOAD DESCRIPTION, NO. Includes lighting, receptacles, motors, and equipment loads.

LOAD CLASSIFICATION, FEEDER SUBTOTAL, DEMAND FACTOR, FEEDER TOTAL. PANEL TOTALS: TOTAL LOAD: 82.3 KVA, TOTAL CURRENT: 228 A.

Notes: EQUIPMENT TO BE FULLY RATED TO LISTED A.I.C. RATING.

Branch Panel: EHC1. Location: Space 208. Supply From: TLPOC5. Mounting: Surface. Enclosure: Type 1. Voltage: 480/277 Wye. Phases: 3. Wires: 4. A.I.C. Rating: 10,000. Bus Rating: 200A. MLO or MCB: MCB. MCB Rating: 100 A. Table with columns: NO., LOAD DESCRIPTION, TYPE, POLE, TRIP, A, B, C, TRIP POLE TYPE, LOAD DESCRIPTION, NO. Includes elevator and lighting loads.

LOAD CLASSIFICATION, FEEDER SUBTOTAL, DEMAND FACTOR, FEEDER TOTAL. PANEL TOTALS: TOTAL LOAD: 86.1 KVA, TOTAL CURRENT: 104 A.

Notes: EQUIPMENT TO BE FULLY RATED TO LISTED A.I.C. RATING.

Branch Panel: ELC1. Location: Space 208. Supply From: TLPOC4. Mounting: Surface. Enclosure: Type 1. Voltage: 120/208 Wye. Phases: 3. Wires: 4. A.I.C. Rating: 10,000. Bus Rating: 125A. MLO or MCB: MCB. MCB Rating: 100 A. Table with columns: NO., LOAD DESCRIPTION, TYPE, POLE, TRIP, A, B, C, TRIP POLE TYPE, LOAD DESCRIPTION, NO. Includes lighting, receptacles, motors, and equipment loads.

LOAD CLASSIFICATION, FEEDER SUBTOTAL, DEMAND FACTOR, FEEDER TOTAL. PANEL TOTALS: TOTAL LOAD: 30.1 KVA, TOTAL CURRENT: 84 A.

Notes: EQUIPMENT TO BE FULLY RATED TO LISTED A.I.C. RATING.

SWITCHBOARD: EDC. LOCATION: ELEC 001. MINIMUM BUS: 800 A. SUPPLY FROM: MCB-1. ENCLOSURE: Type 1. Voltage: 480/277 Wye. Phases: 3. Wires: 4. A.I.C. Rating: 65,000. Bus Rating: 200A. MLO or MCB: MCB. MCB Rating: 100 A. Table with columns: PANEL NAME OR TRIP TAG, LIGHTING CONNECTED, RECEPTACLE & CONNECTED, MOTORS CONNECTED, EQUIPMENT CONNECTED, APPLIANCES CONNECTED, TOTAL LOAD CONNECTED, REMARKS. Includes elevator and lighting loads.

LOAD CLASSIFICATION, FEEDER SUBTOTAL, DEMAND FACTOR, FEEDER TOTAL. PANEL TOTALS: TOTAL LOAD: 86.1 KVA, TOTAL CURRENT: 104 A.

Notes: EQUIPMENT TO BE FULLY RATED TO LISTED A.I.C. RATING.

Branch Panel: EHW1. Location: Space 357. Supply From: EDP. Mounting: Surface. Enclosure: Type 1. Voltage: 480/277 Wye. Phases: 3. Wires: 4. A.I.C. Rating: 22,000. Bus Rating: 200A. MLO or MCB: MLO. MCB Rating: 100 A. Table with columns: NO., LOAD DESCRIPTION, TYPE, POLE, TRIP, A, B, C, TRIP POLE TYPE, LOAD DESCRIPTION, NO. Includes elevator and lighting loads.

LOAD CLASSIFICATION, FEEDER SUBTOTAL, DEMAND FACTOR, FEEDER TOTAL. PANEL TOTALS: TOTAL LOAD: 125.5 KVA, TOTAL CURRENT: 151 A.

Notes: EQUIPMENT TO BE FULLY RATED TO LISTED A.I.C. RATING.

Branch Panel: EHC1. Location: Space 290. Supply From: EDP. Mounting: Surface. Enclosure: Type 1. Voltage: 480/277 Wye. Phases: 3. Wires: 4. A.I.C. Rating: 10,000. Bus Rating: 200A. MLO or MCB: MCB. MCB Rating: 100 A. Table with columns: NO., LOAD DESCRIPTION, TYPE, POLE, TRIP, A, B, C, TRIP POLE TYPE, LOAD DESCRIPTION, NO. Includes elevator and lighting loads.

LOAD CLASSIFICATION, FEEDER SUBTOTAL, DEMAND FACTOR, FEEDER TOTAL. PANEL TOTALS: TOTAL LOAD: 71.1 KVA, TOTAL CURRENT: 197 A.

Notes: EQUIPMENT TO BE FULLY RATED TO LISTED A.I.C. RATING.

Branch Panel: ELW1. Location: Space 357. Supply From: TLW1. Mounting: Surface. Enclosure: Type 1. Voltage: 120/208 Wye. Phases: 3. Wires: 4. A.I.C. Rating: 10,000. Bus Rating: 125A. MLO or MCB: MCB. MCB Rating: 110 A. Table with columns: NO., LOAD DESCRIPTION, TYPE, POLE, TRIP, A, B, C, TRIP POLE TYPE, LOAD DESCRIPTION, NO. Includes lighting, receptacles, motors, and equipment loads.

LOAD CLASSIFICATION, FEEDER SUBTOTAL, DEMAND FACTOR, FEEDER TOTAL. PANEL TOTALS: TOTAL LOAD: 21.5 KVA, TOTAL CURRENT: 60 A.

Notes: EQUIPMENT TO BE FULLY RATED TO LISTED A.I.C. RATING.

Branch Panel: LP1C2. Location: Space 208. Supply From: TLPI1C2. Mounting: Surface. Enclosure: Type 1. Voltage: 120/208 Wye. Phases: 3. Wires: 4. A.I.C. Rating: 10,000. Bus Rating: 100A. MLO or MCB: MCB. MCB Rating: 100 A. Table with columns: NO., LOAD DESCRIPTION, TYPE, POLE, TRIP, A, B, C, TRIP POLE TYPE, LOAD DESCRIPTION, NO. Includes lighting, receptacles, motors, and equipment loads.

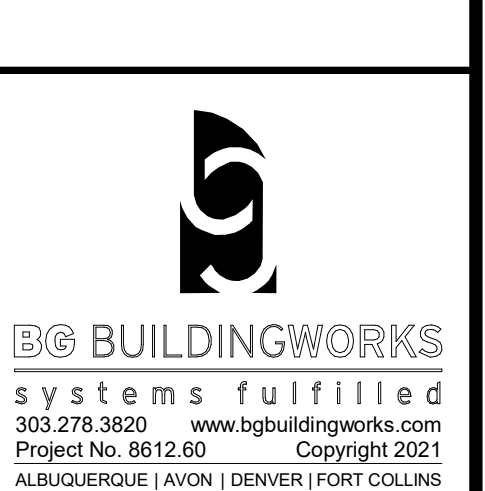
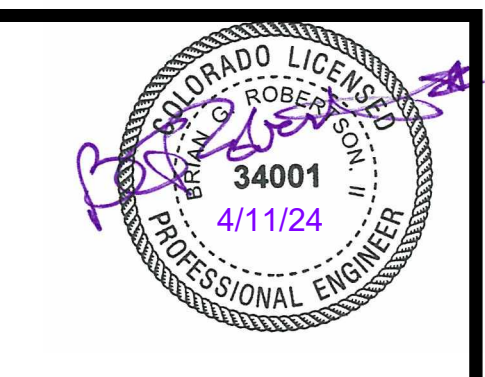
LOAD CLASSIFICATION, FEEDER SUBTOTAL, DEMAND FACTOR, FEEDER TOTAL. PANEL TOTALS: TOTAL LOAD: 24.0 KVA, TOTAL CURRENT: 66 A.

Notes: EQUIPMENT TO BE FULLY RATED TO LISTED A.I.C. RATING.

Branch Panel: ELE1. Location: Space 290. Supply From: TELE1. Mounting: Surface. Enclosure: Type 1. Voltage: 120/208 Wye. Phases: 3. Wires: 4. A.I.C. Rating: 10,000. Bus Rating: 200A. MLO or MCB: MCB. MCB Rating: 175 A. Table with columns: NO., LOAD DESCRIPTION, TYPE, POLE, TRIP, A, B, C, TRIP POLE TYPE, LOAD DESCRIPTION, NO. Includes lighting, receptacles, motors, and equipment loads.

LOAD CLASSIFICATION, FEEDER SUBTOTAL, DEMAND FACTOR, FEEDER TOTAL. PANEL TOTALS: TOTAL LOAD: 28.8 KVA, TOTAL CURRENT: 80 A.

Notes: EQUIPMENT TO BE FULLY RATED TO LISTED A.I.C. RATING.



PROJ. NO: 117033.00
DRAWN: CMT
CHECKED: MAS
APPROVED: BGR
DATE: 2023-02-17

5 08/12/22 ASI-002
8 1 11/19/22 ADDITIONAL #3
30 07/11/23 RF1-603
ASI-008R1 07/11/23 ASI-008R1
ASI-013 12/18/23 ASI-013
RF1-1071 02/06/24 RF1-1071
ASI-015 04/11/24 ASI-015

ISSUED FOR: GMP/PERMIT

SHEET TITLE: CENTRAL ELECTRICAL PANEL SCHEDULES
SCALE: SHEET NUMBER
E-008



3003 Larimer Street
Denver, Colorado 80205
phone 303.861.5704
www.ozarch.com



ONE RIVER RUN
75 HUNKI DORI CT.
KEystone, CO 80435

PROJ. NO: 117033.00
DRAWN: CMT
CHECKED: MAS
APPROVED: BGR
DATE: 2023-02-17

ASI-015 04/11/2024 ASI-015

ONE RIVER RUN

ISSUED FOR:
GMP/PERMIT

SHEET TITLE:
GARAGE LEVEL
ELECTRICAL PLAN -
AREA D
SCALE: 1/8" = 1'-0"
SHEET NUMBER

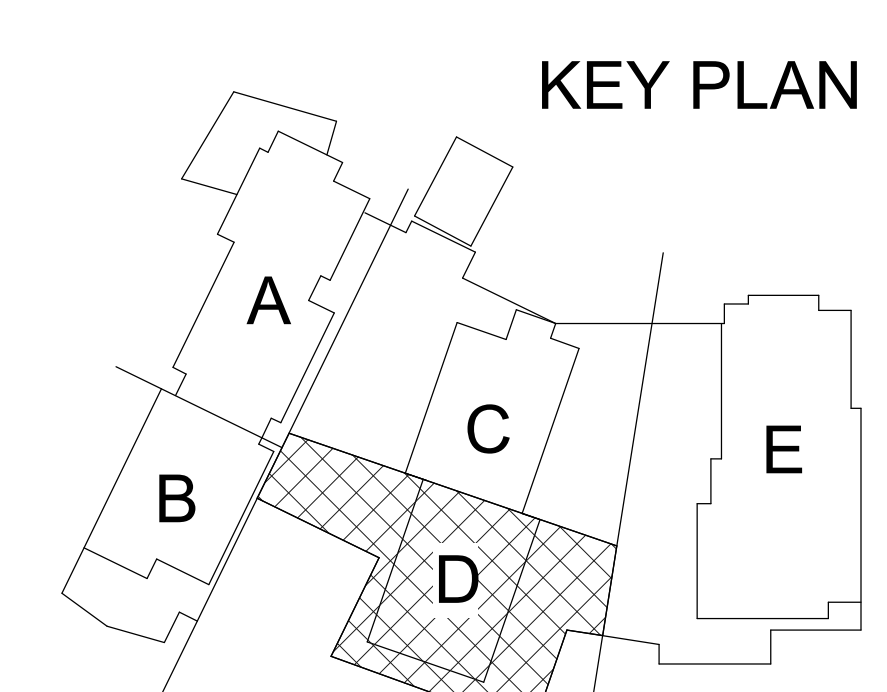
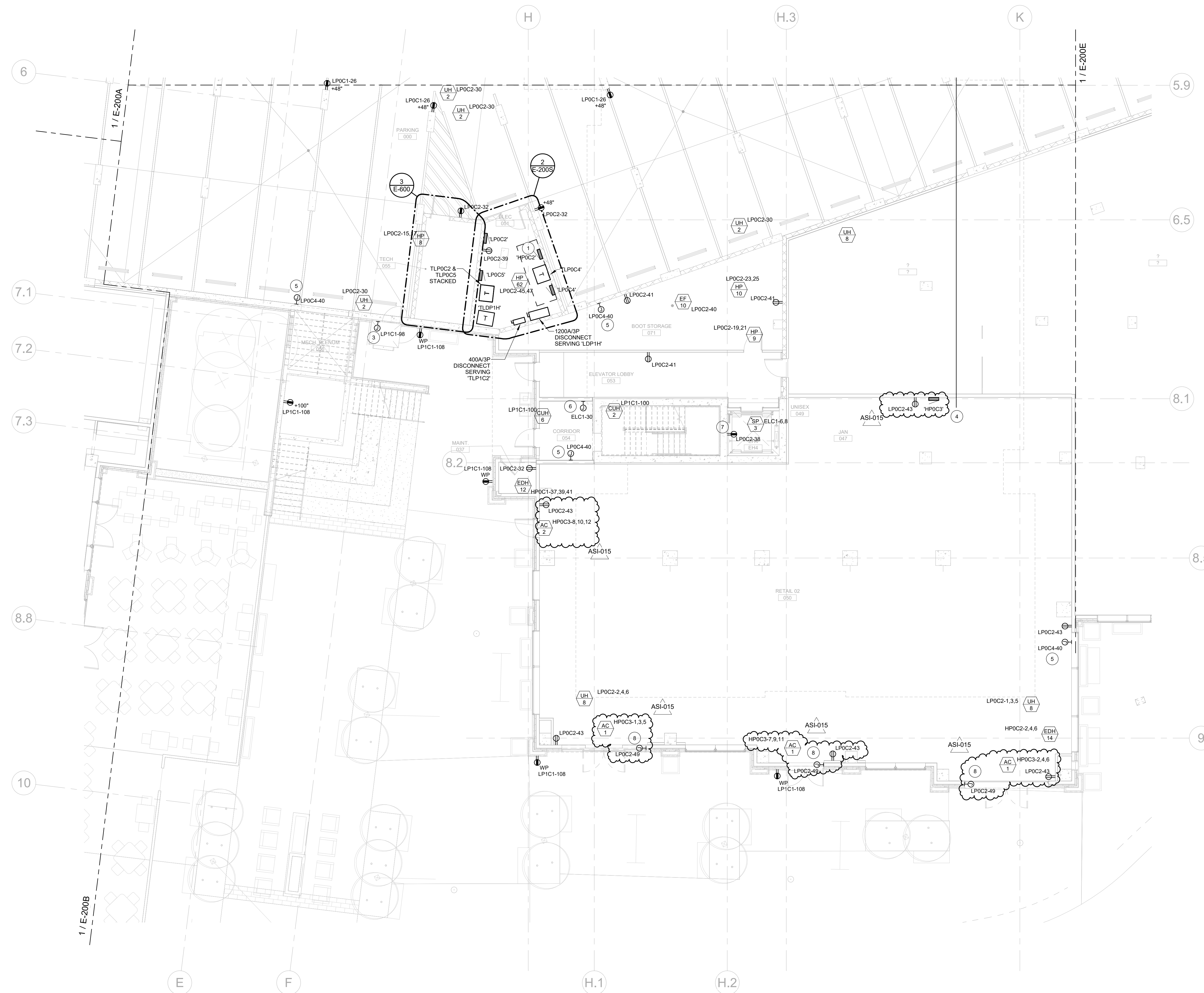
E-200D

FLAG NOTES:

- SPACE RESERVED FOR FUTURE TENANT TRANSFORMERS AND PANELBOARDS SERVING SKI SCHOOL/TENANT SPACES.
- PROVIDE 208V/2P, 20A POWER FOR CONNECTION TO HAND DRYERS. COORDINATE EXACT LOCATION WITH ARCHITECT AND REQUIREMENTS WITH APPROVED SHOP DRAWINGS PRIOR TO ROUGH-IN.
- PROVIDE 120V/1P, 30A ELECTRICAL CONNECTION FOR ACCESSIBLE LIFT. COORDINATE EXACT LOCATION WITH ARCHITECT PRIOR TO INSTALLATION.
- PROVIDE (1) 2" CONDUIT AND PULL STRING STUBBED IN TO FUTURE TENANT SPACE.
- PROVIDE JUNCTION BOX WITH 120V POWER CONNECTION TO MOTOR OPERATED DAMPER. COORDINATE EXACT LOCATION WITH MECHANICAL DRAWINGS AND CONTRACTOR IN FIELD PRIOR TO ROUGH-IN.
- PROVIDE 2#12, 3/4" CONDUIT FOR 120V POWER CONNECTION FOR FIRE SMOKE DAMPERS IN AREA. COORDINATE EXACT LOCATION WITH MECHANICAL DRAWINGS PRIOR TO ROUGH-IN.
- PROVIDE RECEPTACLE IN ELEVATOR PIT.
- PROVIDE JUNCTION BOX AND 120V, 20A CIRCUIT FOR MOTORIZED DOOR. COORDINATE EXACT LOCATION AND INSTALLATION REQUIREMENTS WITH ARCHITECT AND APPROVED SHOP DRAWINGS PRIOR TO ROUGH-IN.

NOTES:

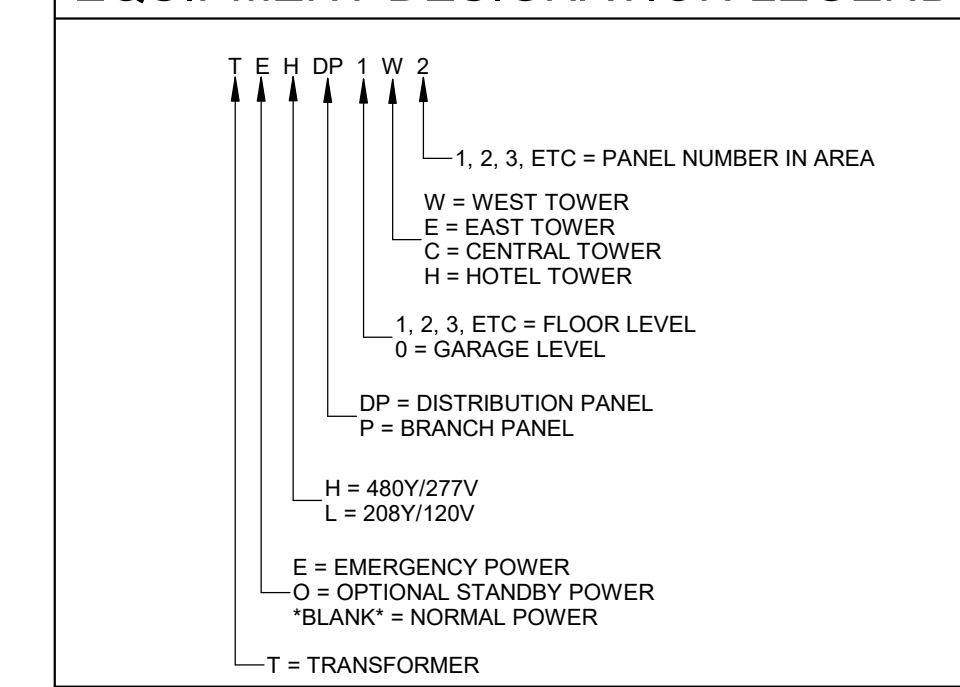
- REFER TO ARCHITECTURAL PLANS AND INTERIOR ELEVATIONS FOR FINAL RECEPTACLE AND DEVICE PLACEMENT. COORDINATE ALL RECEPTACLE MOUNTING LOCATIONS WITH FIXTURES, APPLIANCES, FURNITURE, CABINETS, AND OTHER EQUIPMENT PRIOR TO ROUGH-IN.
- REFER TO MECHANICAL EQUIPMENT SCHEDULE FOR CIRCUIT, DISCONNECT, AND CONDUCTORS FOR MECHANICAL EQUIPMENT.
- ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR FIELD COORDINATING THE LOCATION OF ELECTRICAL EQUIPMENT, JUNCTION BOXES, DISCONNECTS, ETC. EC SHALL BE RESPONSIBLE FOR COORDINATION AND THE ROUTING OF FEEDERS, AND BRANCH CIRCUITS.
- COORDINATE POWER CONNECTIONS FOR OWNER PROVIDED EQUIPMENT AND APPLIANCES, AND ALL OTHER EQUIPMENT PROVIDED BY OTHER DIVISIONS WITH SUBMITTAL DATA CUT SHEETS, WIRING DIAGRAMS, AND MANUFACTURER'S WRITTEN INSTALLATION INSTRUCTIONS. FIELD COORDINATE FINAL LOCATIONS OF EQUIPMENT AND POWER CONNECTIONS WITH GENERAL CONTRACTOR AND OTHER DIVISIONS/CONTRACTORS PRIOR TO ROUGH-IN.



1 GARAGE POWER PLAN - AREA D
SCALE: 1/8" = 1'-0"

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4/11/2024 4:25:17 PM

EQUIPMENT DESIGNATION LEGEND



FLAG NOTES

- PROVIDE ARC FLASH REDUCTION METHOD.
- PROVIDE CONDUIT AND FEEDERS FOR RAYCHEM HECS ROOM/ELT PANEL. COORDINATE AND VERIFY THE FEEDER AND OCP SIZE WITH MANUFACTURER PRIOR TO ROUGH-IN. PANELS PROVIDED BY OTHERS.
- BREAKER SHALL HAVE PROVISIONS TO BE LOCKABLE IN THE OFF POSITION.
- PROVIDE EATON MULTI-POINT METER, OR APPROVED EQUAL, FOR OWNER SUBMETERING.
- PROVIDE NIK KEY INTERLOCK CAPABILITY BETWEEN THE PERMANENT GENERATOR BREAKER AND THE CAM-LOCK PANEL TO PREVENT DUAL GENERATOR INPUTS.
- ELEVATOR EQUIPMENT AND CONTROLLER, VERIFY ELECTRICAL REQUIREMENTS WITH APPROVED SHOP DRAWINGS AND A JUST ELECTRICAL COMPONENT SIZES AS REQUIRED. REFERENCE FLOOR PLANS FOR ADDITIONAL ELEVATOR SYSTEM REQUIREMENTS.
- SMOKE AND HEAT DETECTOR AT TOP OF SHAFT, CONNECTED TO ELEVATOR POWER SHUNT TRIP. COORDINATE WITH FIRE ALARM DESIGNER OR CONTRACTOR.
- PROVIDE PATHWAY FOR LOW VOLTAGE CABLING BACK TO METER STACK. COORDINATE CONNECTION REQUIREMENTS AND ALL NECESSARY COMPONENTS FOR A COMPLETE SYSTEM PRIOR TO ROUGH-IN.
- EQUIPMENT SHOWN WITH DASHED LINES REPRESENT FUTURE SCOPE TO BE DETAILED AND INSTALLED UNDER A SEPARATE PERMIT.

GENERAL NOTES:

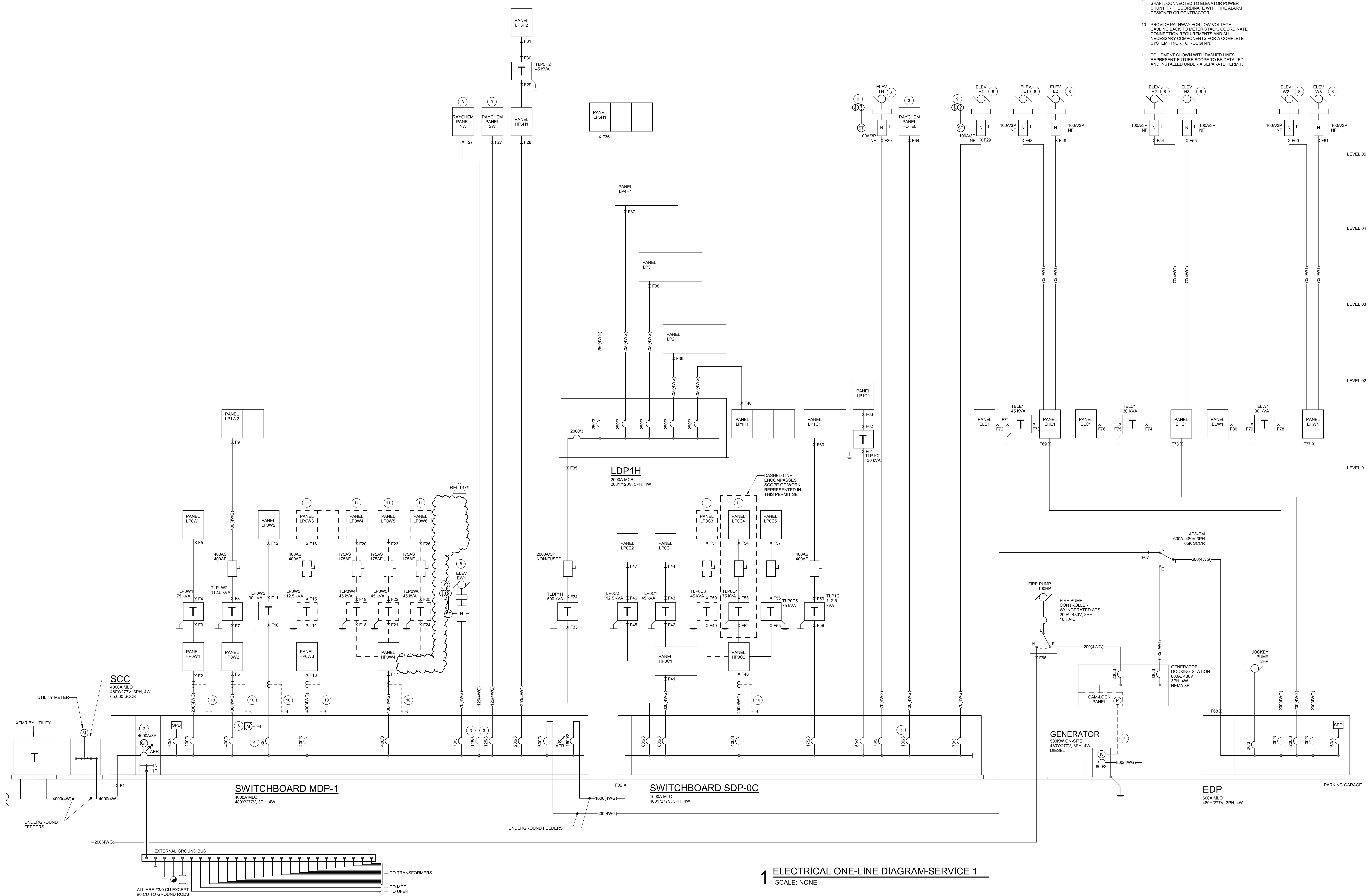
- REFERENCE WIRING SCHEDULE FOR WIRING CONFIGURATIONS.
- REFERENCE MECHANICAL EQUIPMENT SCHEDULE FOR CONNECTION REQUIREMENTS FOR MECHANICAL EQUIPMENT IDENTIFIED ON THIS SHEET.
- REFERENCE PANEL SCHEDULES FOR PANEL CONFIGURATIONS AND DEMAND LOAD CALCULATIONS.
- REFERENCE TRANSFORMER SCHEDULE FOR FEEDERS, GROUNDING, AND OVERCURRENT PROTECTION SIZES FOR DRY-TYPE TRANSFORMERS.
- PROVIDE ARC ENERGY REDUCTION METHOD OR SWITCH IN COMPLIANCE WITH NEC 240.87 FOR ALL CIRCUIT BREAKERS FRAME RATED FOR 1200A AND LARGER.



ONE RIVER RUN
75 HUNKI DORI CT.
KEYSTONE, CO 80435

PROJ. NO: 117033.00
 DRAWN: CMT
 CHECKED: MAS
 APPROVED: BGR
 DATE: 2023-02-17
 ASI-012 1107/2024 ASI-012
 ASI-015 0411/2024 ASI-015
 RFI 07/08/2024 RFI-1379
 18GRF1
 180

ONE RIVER RUN
 ISSUED FOR:
 GMP/PERMIT
 SHEET TITLE:
 ELECTRICAL ONE-LINE
 DIAGRAM
 SCALE: 1/8" = 1'-0"
 SHEET NUMBER
E-001

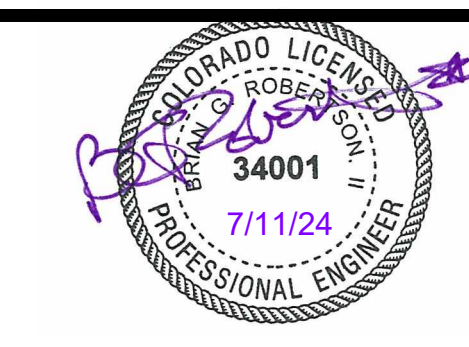


1 ELECTRICAL ONE-LINE DIAGRAM-SERVICE 1
 SCALE: NONE

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Branch Panel: HP0W4													
Location:			Volts: 480/277 Wye			A.I.C. Rating: 42,000							
Supply From: MDP-1			Phases: 3			Bus Rating 400A							
Mounting: Surface			Wires: 4			MLO or MCB: MLO							
Enclosure: Type 1													
NO.	LOAD DESCRIPTION	TYPE	POLE	TRIP	A	B	C	TRIP	POLE	TYPE	LOAD DESCRIPTION	NO.	
1												2	
3	TLPOW4	L,R	3	70 A	15404	1000			20 A	3	E	EDH-18	4
5						15333	1000					6	
7							15333	1000				8	
9	TLPOW5	L	3	70 A	15404	0				1	--	Spare	10
11		Spare	R			15333	--			1	--	Space	12
13							15333	--		1	--	Space	14
15	TLPOW6	L,R	3	70 A	17211	--				1	--	Space	16
17						17000	--			1	--	Space	18
19	Space	--	1	--	--	--	--			1	--	Space	20
21	Space	--	1	--	--	--	--			1	--	Space	22
23	Space	--	1	--	--	--	--			1	--	Space	24
25	Space	--	1	--	--	--	--			1	--	Space	26
27	Space	--	1	--	--	--	--			1	--	Space	28
29	Space	--	1	--	--	--	--			1	--	Space	30
31	Space	--	1	--	--	--	--			1	--	Space	32
33	Space	--	1	--	--	--	--			1	--	Space	34
35	Space	--	1	--	--	--	--			1	--	Space	36
37	Space	--	1	--	--	--	--			1	--	Space	38
39	Space	--	1	--	--	--	--			1	--	Space	40
41	Space	--	1	--	--	--	--			1	--	Space	42
					A	B	C						
Total Load:					49019 VA	48667 VA	48667 VA						
Total Amps:					177 A	176 A	176 A						
RFI-1379													
LOAD CLASSIFICATION				FEEDER SUBTOTAL	DEMAND FACTOR	FEEDER TOTAL	PANEL TOTALS						
Lighting				370 VA	125%	463 VA							
Receptacles				143000 VA	Per Nec 220	178750 VA							
Motors				0 VA	Per NEC 430.24	0 VA							
Equipment				3000 VA	100%	3000 VA							
Appliances				0 VA	Per NEC 220.56	0 VA							
Notes:							EQUIPMENT TO BE FULLY RATED TO LISTED A.I.C. RATING.						

Branch Panel: HP0W3													
Location:			Volts: 480/277 Wye			A.I.C. Rating: 22,000							
Supply From: MDP-1			Phases: 3			Bus Rating 400A							
Mounting: Surface			Wires: 4			MLO or MCB: MLO							
Enclosure: Type 1													
NO.	LOAD DESCRIPTION	TYPE	POLE	TRIP	A	B	C	TRIP	POLE	TYPE	LOAD DESCRIPTION	NO.	
1												2	
3	TLPOW3	L	3	175 A	74	66200	0	66200				4	
5							0	66200				6	
7	Space	--	1	20 A	0	0		0	66200			8	
9	Space	--	1	20 A	0	0		0	0	20 A	1	Space	10
11	Space	--	1	20 A				0	0	20 A	1	Space	12
13	Space	--	1	20 A	0	0				20 A	1	Space	14
15	Space	--	1	20 A				0	0	20 A	1	Space	16
17	Space	--	1	20 A						20 A	1	Space	18
19	Space	--	1	--	--	--	--			--	1	Space	20
21	Space	--	1	--	--	--	--			--	1	Space	22
23	Space	--	1	--	--	--	--			--	1	Space	24
					A	B	C						
Total Load:					66270 VA	66200 VA	66200 VA						
Total Amps:					239 A	239 A	239 A						
LOAD CLASSIFICATION				FEEDER SUBTOTAL	DEMAND FACTOR	FEEDER TOTAL	PANEL TOTALS						
Lighting				74 VA	125%	93 VA							
Receptacles				196600 VA	Per Nec 220	248250 VA							
Motors				0 VA	Per NEC 430.24	0 VA							
Equipment				0 VA	100%	0 VA							
Appliances				0 VA	Per NEC 220.56	0 VA							
Notes:							EQUIPMENT TO BE FULLY RATED TO LISTED A.I.C. RATING.						



ONE RIVER RUN
75 HUNKI DORI CT.
KEYSTONE, CO 80435

PROJ. NO. 117033.00
DRAWN: CMT
CHECKED: MAS
APPROVED: BGR
DATE: 2023-02-17

8 11/19/22 ADDENDUM #3
ASJ-015 04/11/2024 ASJ-015
RFI 07/08/2024 RFI-1379
10GRFI
160

ONE RIVER RUN
ISSUED FOR:
GMP/PERMIT

SHEET TITLE:
WEST ELECTRICAL
PANEL SCHEDULES

SCALE:
SHEET NUMBER

E-006



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Denver, Colorado 80205
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ONE RIVER RUN
75 HUNKI DORI CT.
KEystone, CO 80435

PROJ. NO: 117033.00
DRAWN: CMT
CHECKED: MAS
APPROVED: BGR
DATE: 2023-02-17

ASI-015 04/11/2024 ASI-015
RFI 07/08/2024 RFI-1379
18URFI
180

ONE RIVER RUN

ISSUED FOR:
GMP/PERMIT

SHEET TITLE:
GARAGE LEVEL
ELECTRICAL PLAN -
AREA D
SCALE: 1/8" = 1'-0"
SHEET NUMBER

E-200D

FLAG NOTES:

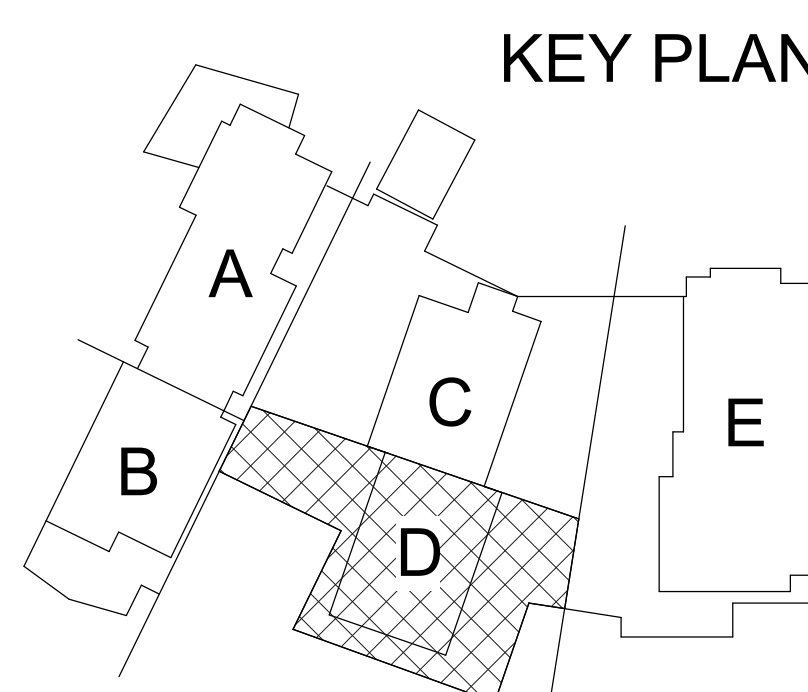
- SPACE RESERVED FOR FUTURE TENANT TRANSFORMERS AND PANELBOARDS SERVING SKI SCHOOL/TENANT SPACES.
- PROVIDE 208V/3P, 20A POWER FOR CONNECTION TO HAND DRYERS. COORDINATE EXACT LOCATION WITH ARCHITECT AND REQUIREMENTS WITH APPROVED SHOP DRAWINGS PRIOR TO ROUGH-IN.
- PROVIDE 120V/1P, 30A ELECTRICAL CONNECTION FOR ACCESSIBLE LIFT. COORDINATE EXACT LOCATION WITH ARCHITECT PRIOR TO INSTALLATION.
- PROVIDE (1) 2" CONDUIT AND PULL STRING STUBBED IN TO FUTURE TENANT SPACE.
- PROVIDE JUNCTION BOX WITH 120V POWER CONNECTION TO MOTOR OPERATED DAMPER. COORDINATE EXACT LOCATION WITH MECHANICAL DRAWINGS AND CONTRACTOR IN FIELD PRIOR TO ROUGH-IN.
- PROVIDE 2#12, 3/4" CONDUIT FOR 120V POWER CONNECTION FOR FIRE SMOKE DAMPERS IN AREA. COORDINATE EXACT LOCATION WITH MECHANICAL DRAWINGS PRIOR TO ROUGH-IN.
- PROVIDE RECEPTACLE IN ELEVATOR PIT.
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NOTES:

- REFER TO ARCHITECTURAL PLANS AND INTERIOR ELEVATIONS FOR FINAL RECEPTACLE AND DEVICE PLACEMENT. COORDINATE ALL RECEPTACLE MOUNTING LOCATIONS WITH FIXTURES, APPLIANCES, FURNITURE, CABINETS, AND OTHER EQUIPMENT PRIOR TO ROUGH-IN.
- REFER TO MECHANICAL EQUIPMENT SCHEDULE FOR CIRCUIT, DISCONNECT, AND CONDUCTORS FOR MECHANICAL EQUIPMENT.
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- COORDINATE POWER CONNECTIONS FOR OWNER PROVIDED EQUIPMENT AND APPLIANCES, AND ALL OTHER EQUIPMENT PROVIDED BY OTHER DIVISIONS WITH SUBMITTAL DATA CUT SHEETS, WIRING DIAGRAMS, AND MANUFACTURER'S WRITTEN INSTALLATION INSTRUCTIONS. FIELD COORDINATE FINAL LOCATIONS OF EQUIPMENT AND POWER CONNECTIONS WITH GENERAL CONTRACTOR AND OTHER DIVISIONS/CONTRACTORS PRIOR TO ROUGH-IN.



1 GARAGE POWER PLAN - AREA D
SCALE: 1/8" = 1'-0"





3003 Larimer Street
Denver, Colorado 80205
phone 303.861.5704
www.ozarch.com



ONE RIVER RUN
75 HUNKI DORI CT.
KEYSTONE, CO 80435

PROJ. NO. 117033.00
DRAWN: ANS
CHECKED: RSD
APPROVED: BDS
DATE: 2023-02-17

1	11/12/21	BUILDING PERMIT RESUBMITTAL
8	11/18/22	ADDENDUM #3
24	04/05/2023	ASH-008
26	04/11/2023	RFI-034
ASH-015	04/11/2024	ASH-015
RFI	07/06/2024	RFI-1379
180		180

ONE RIVER RUN

ISSUED FOR:
GMP/PERMIT

SHEET TITLE:
GARAGE MECHANICAL
PLAN - AREA D

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

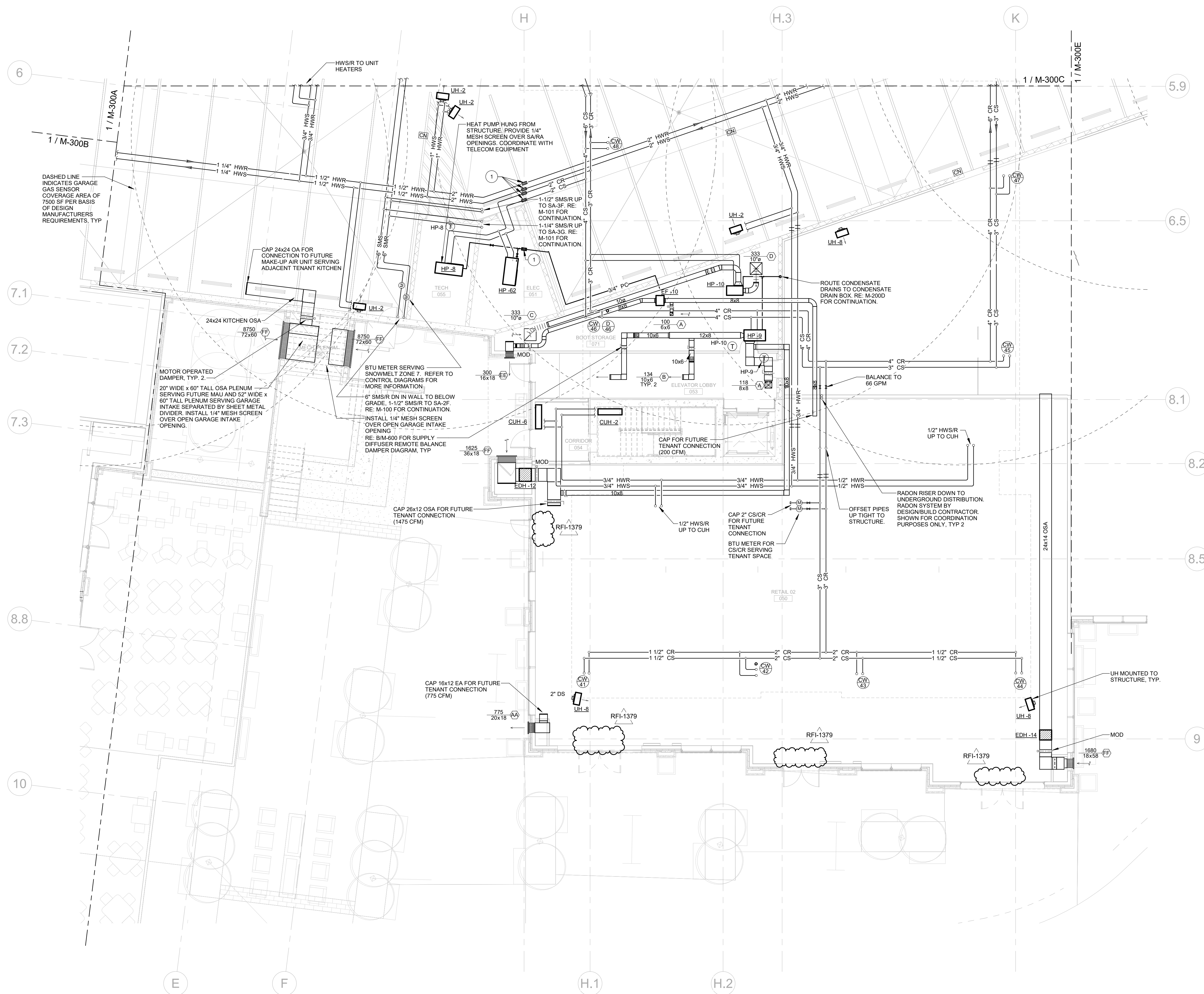
M-300D

NOTES:

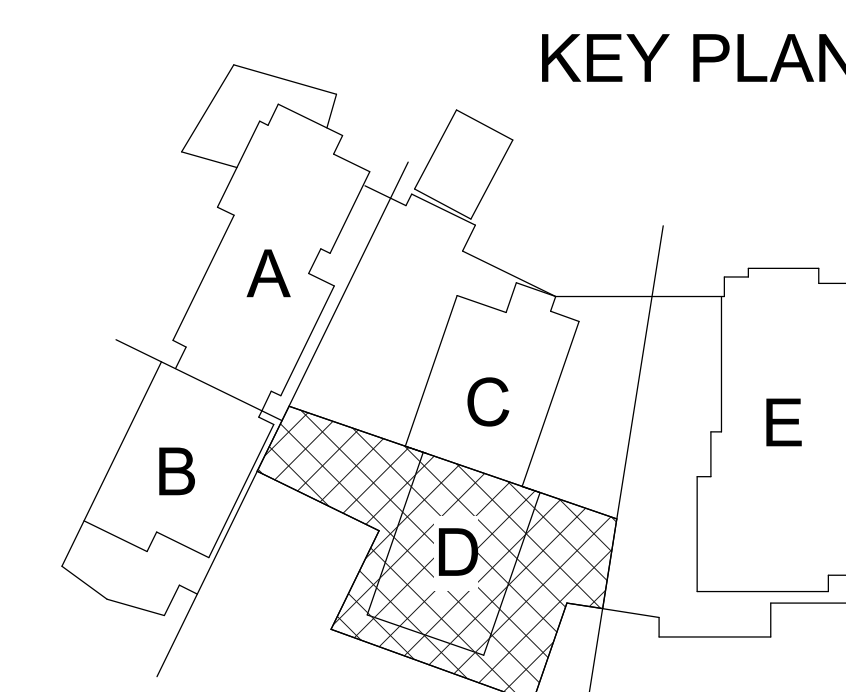
- RE: M-300 SERIES FOR MECHANICAL DIAGRAM.
- CONTRACTOR TO MAINTAIN 8'-2" CLEAR HEAD HEIGHT IN GARAGE AND INFORM THE ENGINEER AND ARCHITECT OF ANY AREAS THAT MAY NOT MEET 8'-2" PRIOR TO INSTALLATION.
- PIPING ON EXTERIOR WALLS OR PRE-CAST CONCRETE WALLS TO BE ROUTED IN FRAMED WALL ON INTERIOR SIDE OF INSULATION.
- PROTECT PIPING ROUTED ALONG COLUMNS, WALLS, ETC. FROM DAMAGE AS NECESSARY WITH CAGES. COORDINATE WITH ARCHITECT.
- ALL BRANCH HEATING WATER PIPING TO CABINET UNIT HEATERS AND UNIT HEATERS SHALL BE 3/4" UNDO. ALL BRANCH HEATING WATER PIPING TO FIN-TUBES SHALL BE 3/4".
- COORDINATE ALL THERMOSTAT LOCATIONS WITH LIGHT SWITCHES IN LIGHTING DESIGNER DRAWINGS. EQUIPMENT CONNECTED TO EACH THERMOSTAT IS DESIGNATED BY TEXT NEXT TO THERMOSTAT.
- ALL DUCT PENETRATIONS SHALL BE IN COMPLIANCE WITH SECTIONS 714.5 THROUGH 714.4.3 OF THE INTERNATIONAL BUILDING CODE. SEAL ALL DUCT AND PIPING PENETRATIONS OF ACOUSTIC PARTITIONS PER THE ACOUSTICAL SPECIFICATIONS.
- REFER TO ARCHITECTURAL ELEVATIONS FOR EXACT LOCATION OF LOUVERS.
- REFER TO M-600 SERIES DRAWINGS FOR CONDENSER WATER/CONDENSATE RISER DIAGRAMS.

FLAG NOTES:

- PIPING EXPANSION LOOP FITTING AT BUILDING EXPANSION.



1 GARAGE MECHANICAL PLANS - AREA D
SCALE: 1/8" = 1'-0"



Note that we see the date of issue there, but Norris did not receive this RFI until August 2 at 2:06 pm.

Returned by OZ on 8/9/2024 (BS)

REQUEST FOR INFORMATION

RFI: RFI-01442 Revision: 1

Project Name: KINDRED RESORT

Project #: 5002104

Irrigation and Landscaping Conflicts

RFI Date	Due Date	Status	Priority (days)	Subcontractor RFI #
7/22/2024	8/1/2024	Open	B (3)	

RFI Participants

Assigned to: Tim Ross OZ Architecture, Inc.
Initiated by: Aaron Payne PCL Construction Services, Inc.
Coordinated by: Aaron Payne PCL Construction Services, Inc.
Answered by: OZ Architecture, Inc.

Question

[Submitted: 7/29/2024 by Aaron Payne, PCL Construction Services, Inc. Rev #1]

1. Landscaping sleeving is called out to be 3" PVC on Drawing I-001. The irrigation drawings call for the mainline to be 1" class 200 BE PVC pipe per detail I-302/1. Several 3" PVC sleeves were required to have 90-degree bends to accommodate site conditions. In order to accommodate the 90-degree sleeving, please confirm if it is acceptable to change the mainline piping to 1" polyethylene piping.
2. RFI 00059.2 provided the water quality vault location and elevation near the southeast corner of the site. Within the response it is noted that the site plan submittal will need to be updated showing revised planting locations since the quantity of planting may not be reduced. No other landscaping information was provided. The Landscape Plan L-302 shows shrubs, grasses and trees being planted in this location. Please confirm if the planting materials in this location are to be removed. If so, please provide an updated landscaping plan.

See attached markup showing where 90-degree sleeves were installed. An urgent response is requested to continue with subsequent activities for the irrigation scope.

[Submitted: 7/22/2024 by Aaron Payne, PCL Construction Services, Inc. Rev #0]

1. Landscaping sleeving is called out to be 3" PVC on Drawing I-001. The irrigation drawings call for the mainline to be 1" class 200 BE PVC pipe per detail I-302/1. Several 3" PVC sleeves were required to have 90-degree bends to accommodate site conditions. In order to accommodate the 90-degree sleeving, please confirm if it is acceptable to change the mainline piping to 1" polyethylene piping.
2. RFI 00059.2 provided the water quality vault location and elevation near the southeast corner of the site. Within the response it is noted that the site plan submittal will need to be updated showing revised planting locations since the quantity of planting may not be reduced. No other landscaping information was provided. The Landscape Plan L-302 shows shrubs, grasses and trees being planted in this location. Please confirm if the planting materials in this location are to be removed. If so, please provide an updated landscaping plan.

An urgent response is requested to continue with subsequent activities for the irrigation scope.

Proposed Solution

Answer

[Answered: 7/29/2024 by Ruth Dejene, OZ Architecture, Inc. Rev #0]

Revision answered below and submitted by OZ 8/9/2024

REQUEST FOR INFORMATION

RFI: RFI-01442 Revision: 1

Project Name: KINDRED RESORT

Project #: 5002104

Additional clarification needed:

Please provide a markup on the irrigation plan that indicates where 90 degree sleeve bends are needed.

Brandi Rice, Norris Design

Answered date:

Cost impact? No -

Schedule impact? No -

Attachments included:

Attachments included: RFI 01442 Attachment.pdf

8/6/2024 - OZ Response

See Landscape revised sheets and details attached.

AOR takes no exception.

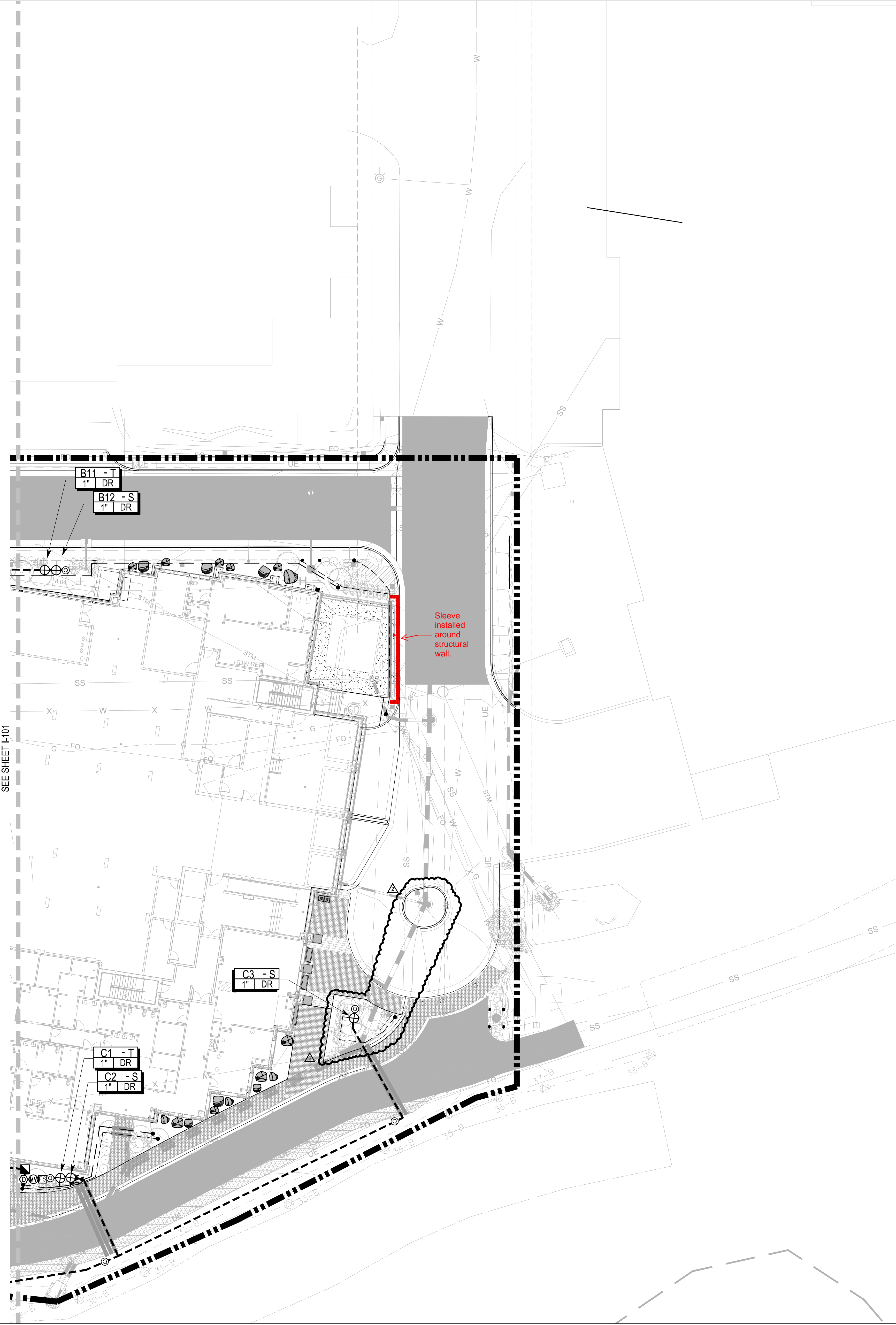
7/29/2024 - Norris response

1. The irrigation lines in question/noted on the markup are 3/4" polyethylene drip laterals and do not require a substitution. If 90 degree sleeves are required, they should be sweep elbows.

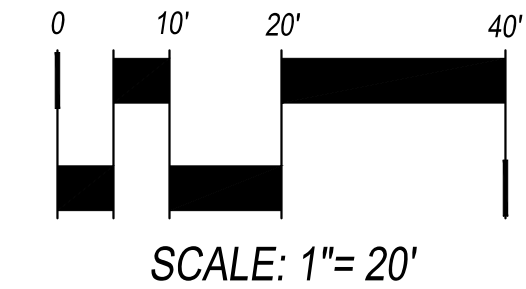
2. Please see revised sheets L-102, L-301, and L-302 for relocation of landscape materials to accommodate the vault.



THE FOLLOWING ARE ATTACHMENTS
AS PART OF THE **QUESTION**



SEE SHEET I-101



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 Frisco, CO 80443
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 www.norris-design.com

ONE RIVER RUN
 75 HUNKI DORI CT.
 KEYSTONE, CO 80435

PROJ. NO. 117033.00
 DRAWN: ND/TA
 CHECKED: ES/BR
 APPROVED:
 DATE: 2022/08/12



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ONE RIVER RUN

ISSUED FOR:
 BUILDING PERMIT
 RESUBMITTAL AD-02

SHEET TITLE:
 IRRIGATION PLAN:
 PLAZA LEVEL EAST

SCALE:
 SHEET NUMBER

I-102



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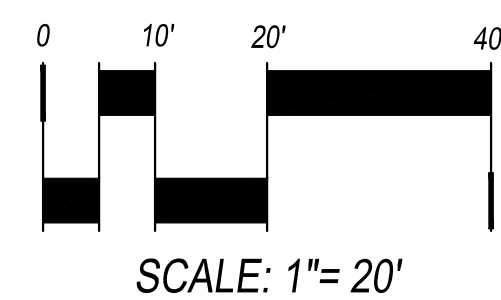
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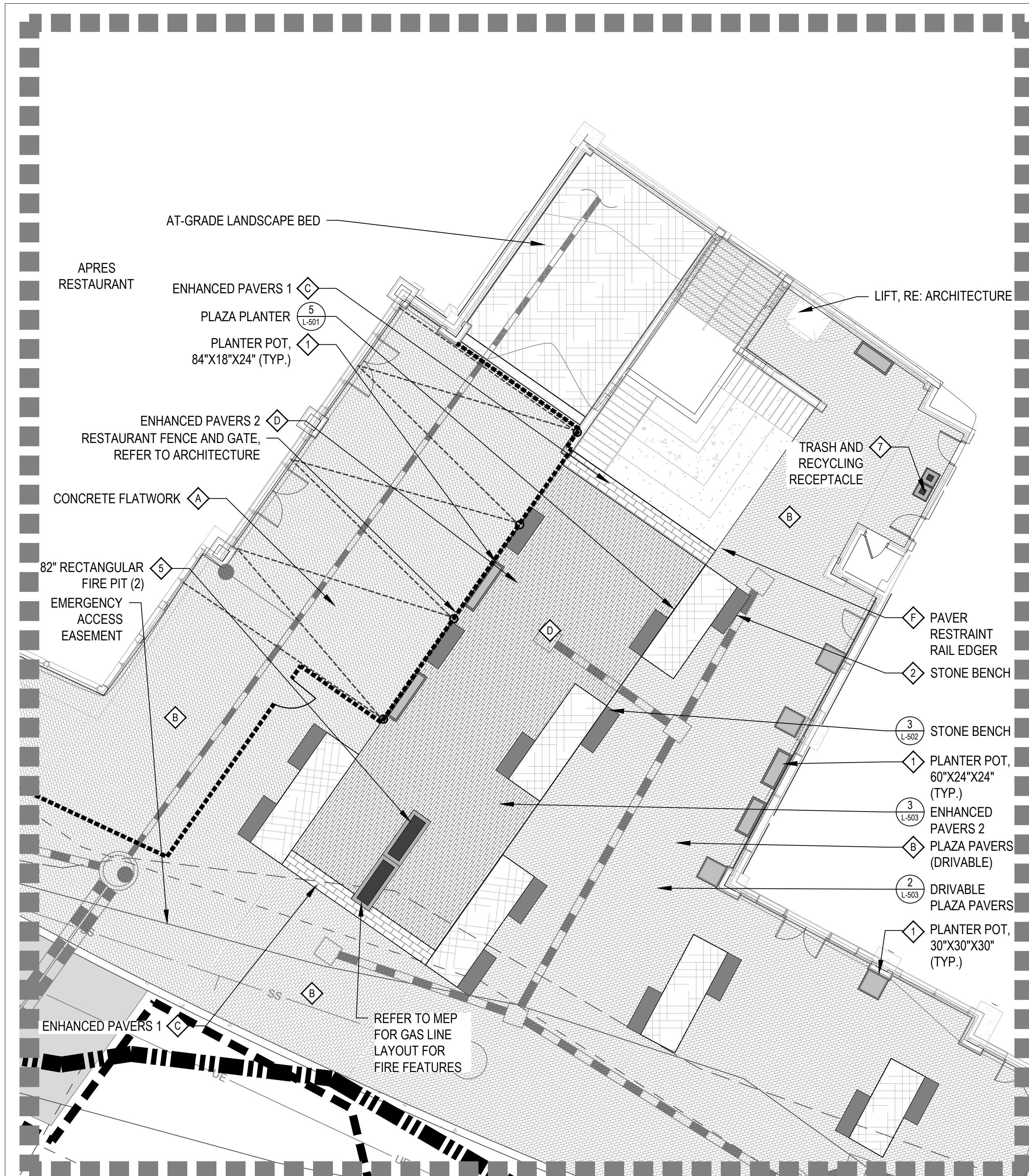
ONE RIVER RUN
 ISSUED FOR:
 BUILDING PERMIT
 RESUBMITTAL AD-02

SHEET TITLE:
 IRRIGATION PLAN:
 LOBBY LEVEL

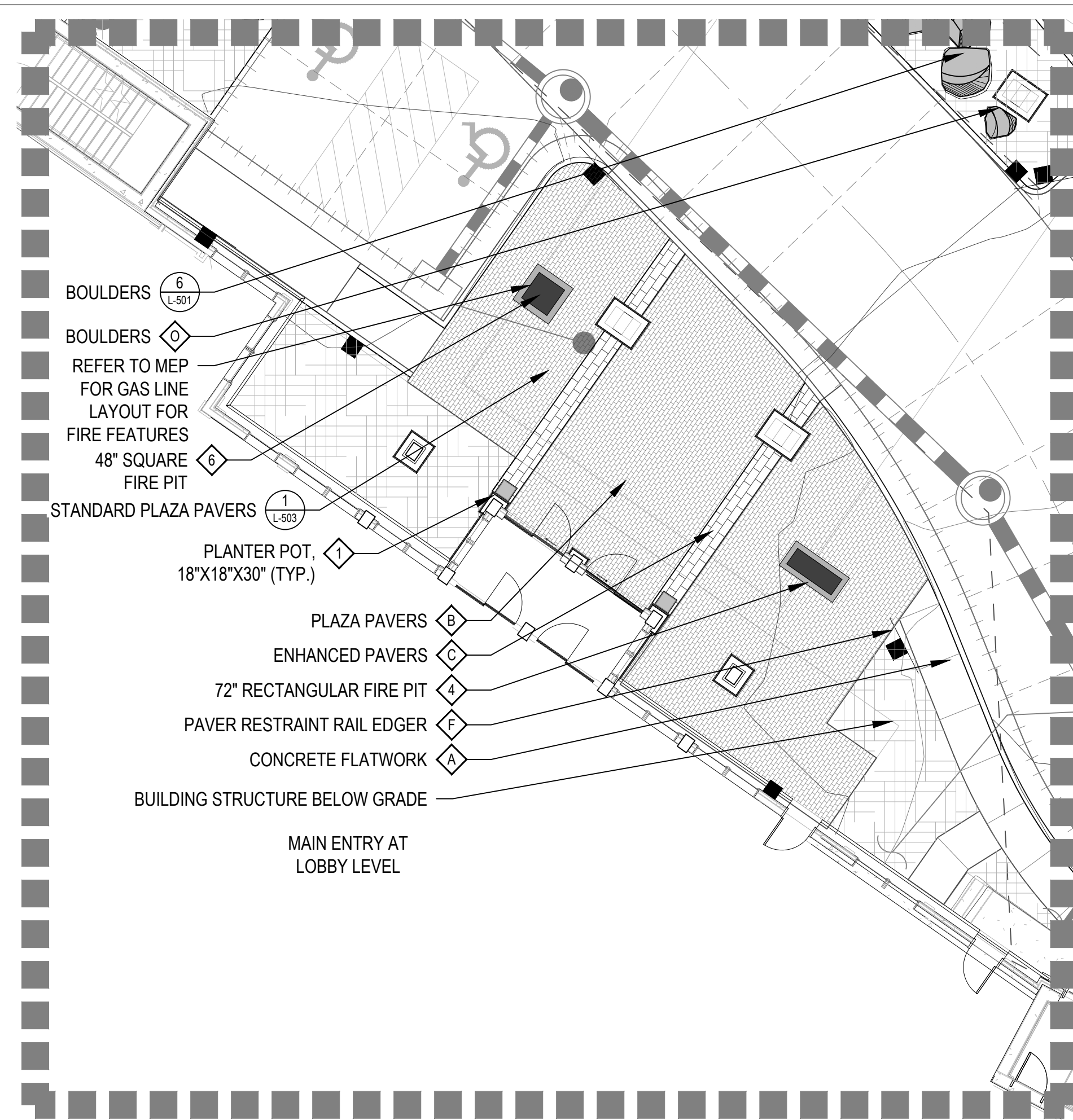
SCALE:
 SHEET NUMBER

I-201

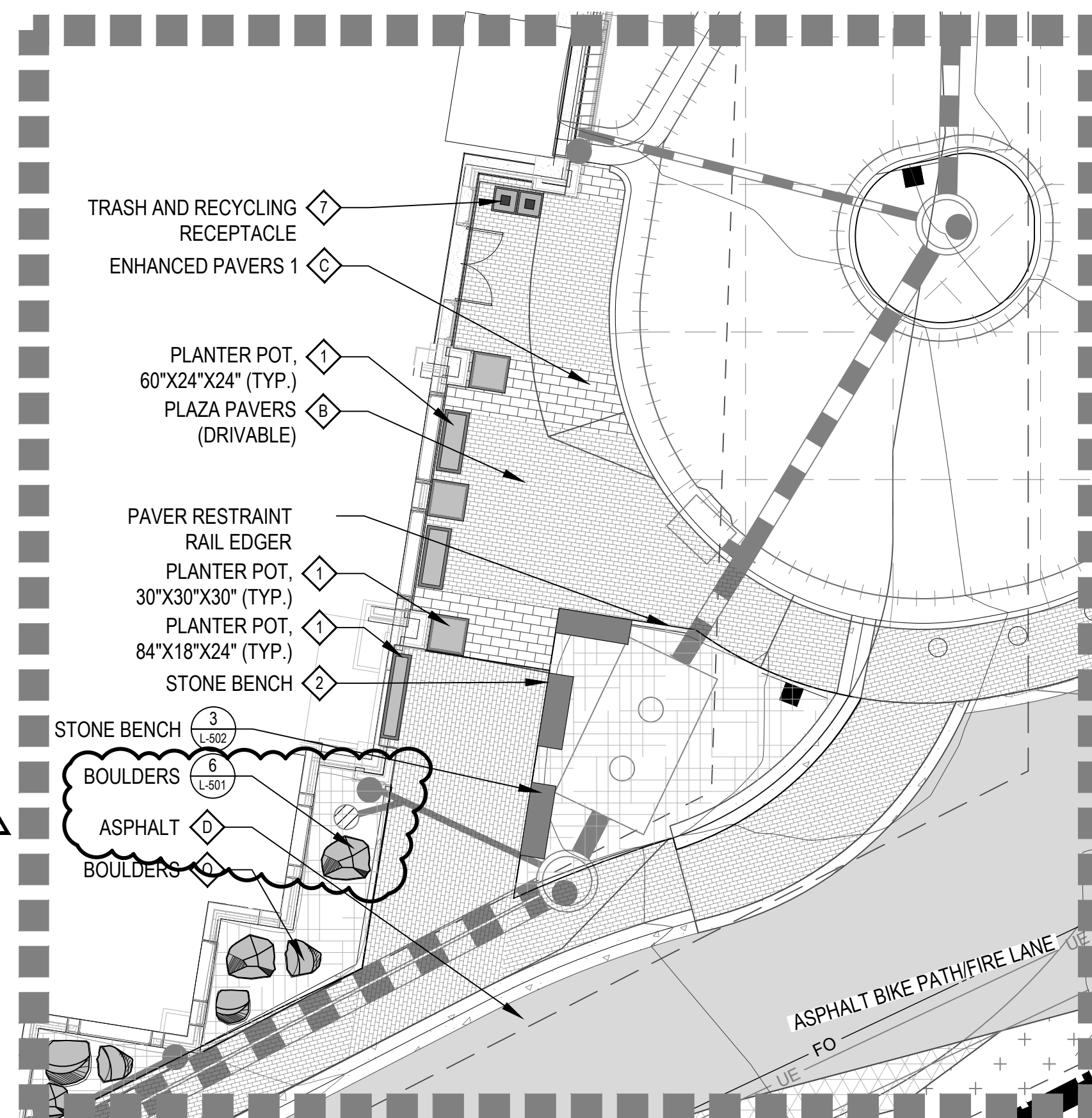




HARDSCAPE ENLARGEMENT - A

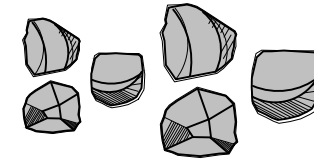










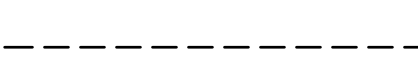

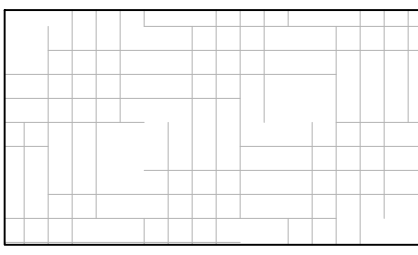
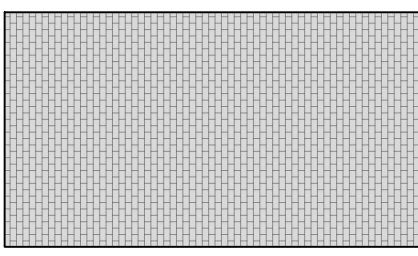
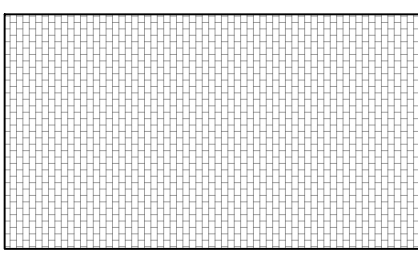
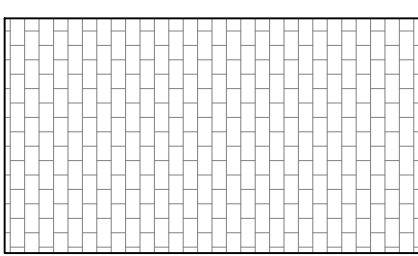
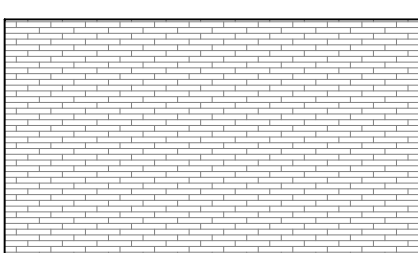
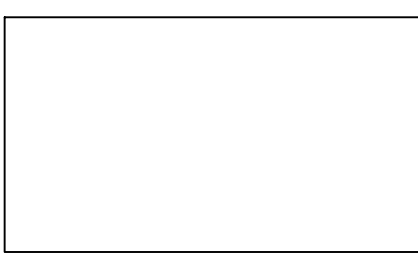

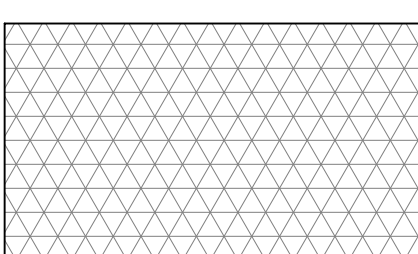


HARDSCAPE ENLARGEMENT - B



HARDSCAPE ENLARGEMENT - C

LEGEND

-  BOULDERS (MATERIAL SCHEDULE O, L-002 & DETAIL 6, L-501)
-  STONE BENCH (AMENITY SCHEDULE 2, L-002 & DETAIL 3, L-502)
-  TRASH AND RECYCLING RECEPTACLE (AMENITY SCHEDULE 7, L-002)
-  PLANTER POT, 30"x30"x30" SQUARE (AMENITY SCHEDULE 1, L-002 & DETAIL 2, L-502)
-  PLANTER POT, 60"x24"x24" RECTANGLE (AMENITY SCHEDULE 1, L-002 & DETAIL 2, L-502)
-  PLANTER POT, 84"x18"x24" RECTANGLE (AMENITY SCHEDULE 1, L-002 & DETAIL 2, L-502)
-  72" RECTANGULAR FIRE PIT (AMENITY SCHEDULE 4, L-002)
-  82" RECTANGULAR FIRE PIT (AMENITY SCHEDULE 5, L-002)
-  62" SQUARE FIRE PIT (AMENITY SCHEDULE 6, L-002)
-  PROPERTY LINE
-  RESTAURANT FENCE AND GATE (RE: ARCHITECTURE)
-  SPADE CUT EDGER (DETAIL 7, L-501)
-  STRING LIGHTING (RE: LIGHTING AND ELECTRICAL)
-  PLANTING BED (MATERIAL SCHEDULE N, L-002)
-  PLAZA PAVERS (MATERIAL SCHEDULE B, L-002)
-  PLAZA PAVERS - DRIVABLE (MATERIAL SCHEDULE B, L-002)
-  ENHANCED PAVERS 1 (MATERIAL SCHEDULE C, L-002)
-  ENHANCED PAVERS 2 (MATERIAL SCHEDULE D, L-002)
-  CONCRETE FLATWORK (MATERIAL SCHEDULE A, L-002)
NOTE: SCORING TO BE ON AN 8'X8' GRID
-  ASPHALT (MATERIAL SCHEDULE D, L-002, RE: CIVIL)
-  GRASS PAVERS, RE: CIVIL, SEED WITH SPECIFIED SHORT DRY GRASS SEED MIXTURE



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APPROVED:
DATE: 2024/08/06



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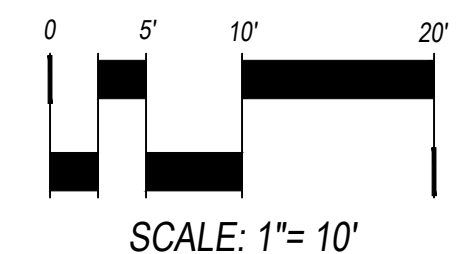
ONE RIVER RUN

ISSUED FOR:
RFI #-01442.0 

SHEET TITLE:
Hardscape Enlargement
Plans: Plaza Level

SCALE:
SHEET NUMBER

L-102

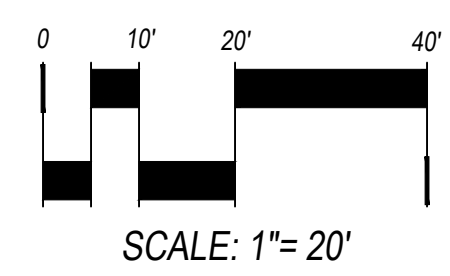




LEGEND

- EXISTING TREES TO REMAIN
- EVERGREEN TREES (DETAIL 1, L-501)
- DECIDUOUS TREES (DETAIL 1, L-501)
- DECIDUOUS SHRUBS (DETAIL 2, L-501)
- EVERGREEN SHRUBS (DETAIL 2, L-501)
- ORNAMENTAL GRASSES (DETAIL 3, L-501)
- BOULDERS (MATERIAL SCHEDULE O, L-002 & DETAIL 6, L-501)
- STONE BENCH (AMENITY SCHEDULE 2, L-002 & DETAIL 3, L-502)
- TRASH AND RECYCLING RECEPTACLE (AMENITY SCHEDULE 7, L-002)
- PLANTER POTS (AMENITY SCHEDULE 1, L-002 & DETAIL 2, L-502)
- PROPERTY LINE
- RESTAURANT FENCE AND GATE (RE: ARCHITECTURE)
- SPADE CUT EDGER (DETAIL 7, L-501)
- STRING LIGHTING (RE: LIGHTING AND ELECTRICAL)
- SHORT DRY GRASS SEED MIXTURE, FOR RE-SEED OR MATCH EXISTING GROUND TREATMENT
- ANNUALS
- SNOW STORAGE, RE: CIVIL
- GRASS PAVERS, RE: CIVIL, SEED WITH SPECIFIED SHORT DRY GRASS SEED MIXTURE

SEE SHEET L-302



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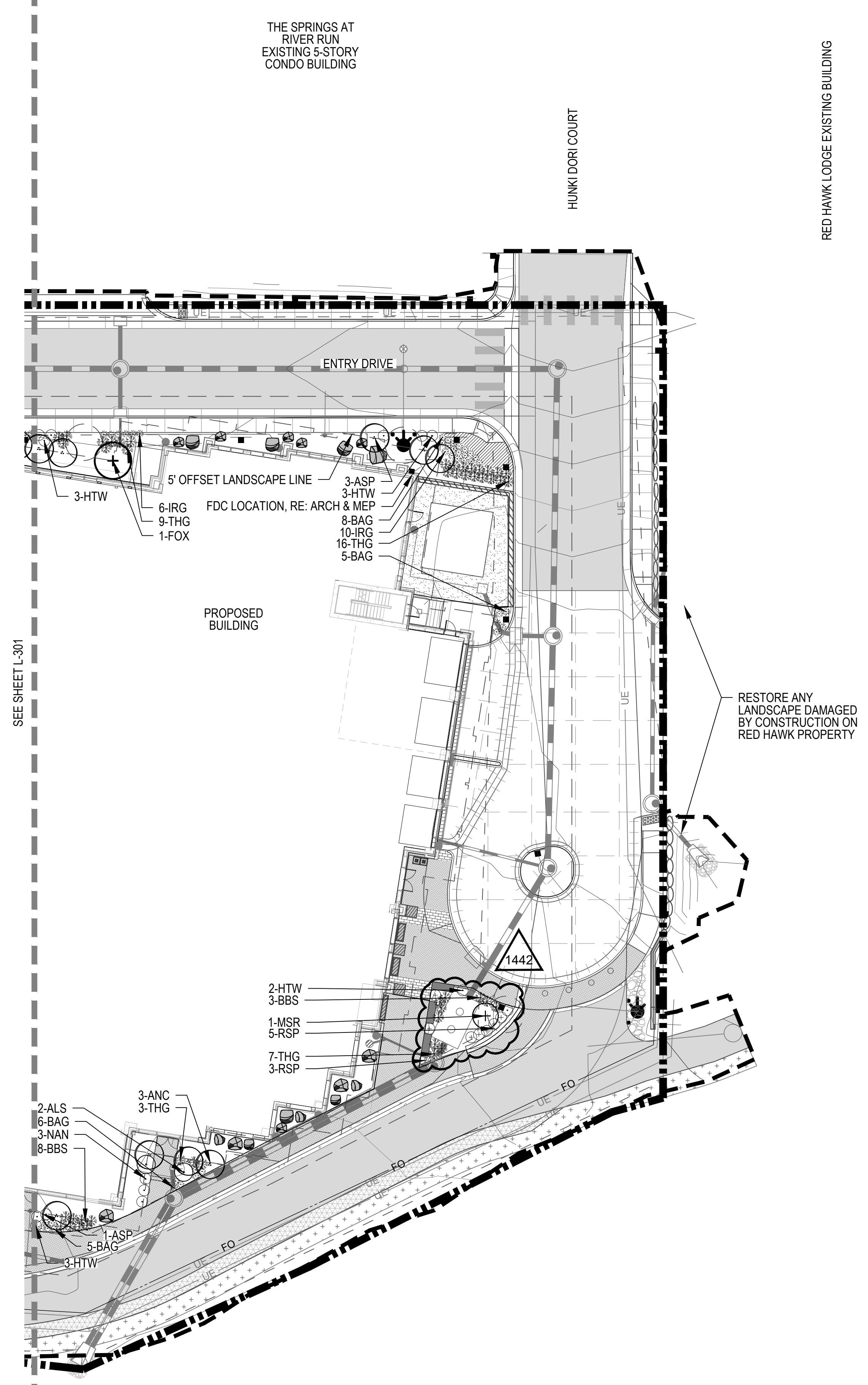


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ONE RIVER RUN
ISSUED FOR:
RF1 #-01442.0 1442


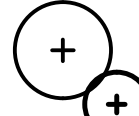
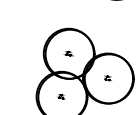
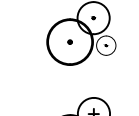
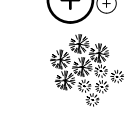
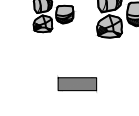
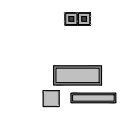

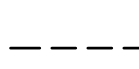
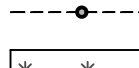
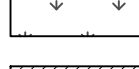







SHEET TITLE:
Landscape Planting
Plan: Plaza Level West

SCALE:
SHEET NUMBER
L-301




SEE SHEET L-301

LEGEND

-  EXISTING TREES TO REMAIN
-  EVERGREEN TREES (DETAIL 1, L-501)
-  DECIDUOUS TREES (DETAIL 1, L-501)
-  DECIDUOUS SHRUBS (DETAIL 2, L-501)
-  EVERGREEN SHRUBS (DETAIL 2, L-501)
-  ORNAMENTAL GRASSES (DETAIL 3, L-501)
-  BOULDERS (MATERIAL SCHEDULE 0, L-002 & DETAIL 6, L-501)
-  STONE BENCH (AMENITY SCHEDULE 2, L-002 & DETAIL 3, L-502)
-  TRASH AND RECYCLING RECEPTACLE (AMENITY SCHEDULE 7, L-002)
-  PLANTER POTS (AMENITY SCHEDULE 1, L-002 & DETAIL 2, L-502)
-  PROPERTY LINE
-  RESTAURANT FENCE AND GATE (RE: ARCHITECTURE)
-  SPADE CUT EDGER (DETAIL 7, L-501)
-  STRING LIGHTING (RE: LIGHTING AND ELECTRICAL)
-  SHORT DRY GRASS SEED MIXTURE, FOR RE-SEED OR MATCH EXISTING GROUND TREATMENT
-  ANNUALS
-  SNOW STORAGE, RE: CIVIL
-  GRASS PAVERS, RE: CIVIL, SEED WITH SPECIFIED SHORT DRY GRASS SEED MIXTURE



ARCHITECTURE
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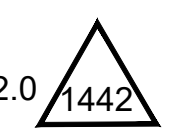
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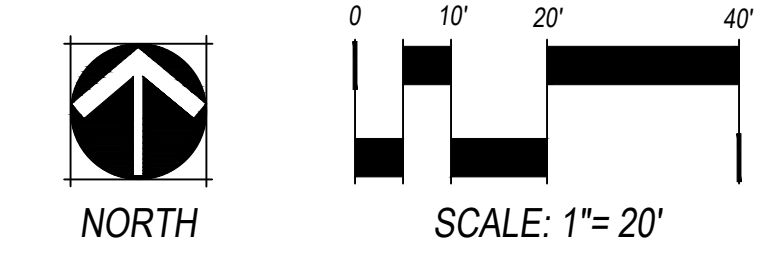
ONE RIVER RUN
75 HUNKI DORI CT.
KEYSTONE, CO 80435

PROJ. NO. 117033.00
 DRAWN: ND/TA
 CHECKED: ES/BR
 APPROVED:
 DATE: 2024/08/06



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ONE RIVER RUN
 ISSUED FOR: 
 RFI #01442.0
 SHEET TITLE:
 Landscape Planting
 Plan: Plaza Level East



SCALE:
 SHEET NUMBER
L-302

Underground Gas Piping Bedding and Crossing Details

RFI Date	Due Date	Status	Priority (days)	Subcontractor RFI #
7/25/2024	8/1/2024	Open	High	

RFI Participants

Assigned to:	Tim Ross	OZ Architecture, Inc.
Initiated by:	Ryan Bell	PCL Construction Services, Inc.
Coordinated by:	Ryan Bell	PCL Construction Services, Inc.
Answered by:		OZ Architecture, Inc.

Question

[Submitted: 7/25/2024 by Ryan Bell, PCL Construction Services, Inc. Rev #0]

Per the civil and mechanical detail sheets there are no specific details outlining the bedding requirements for natural gas piping. Per ASI-13, gas piping is to be installed underground to the relocated gas meter. As a result of this relocation, the gas piping will be installed roughly 5.5'-6' below finish grade and will require bedding and backfill in the trench. In addition to the above, the gas lines will also be crossing under other utilities such as the storm sewer and gas line. Please advise as follows...

- 1) Please provide a backfill and bedding detail as it relates to the gas lines now being installed underground to the gas meter.
- 2) Please advise if there are any specific measures that need to be put in place at these crossing locations.

Reason: Design Clarification

Proposed Solution

Answer

1. Mechanical is designing the gas piping and therefore should provide the bedding requirement.

2. Flowfill encase gas line at water, sewer, and storm sewer crossing if separation in less than 1'. See detail.

Keaton Scanlon - Tetra Tech 8/6/24

Answered date:

Cost impact? No -

Schedule impact? No -

Attachments included:

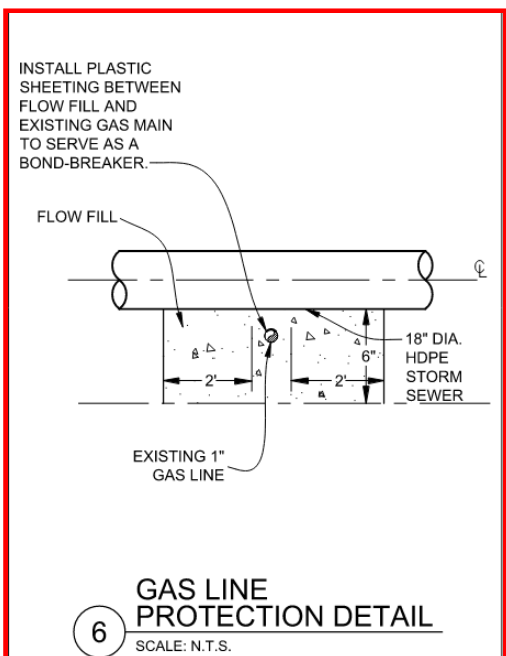
Attachments included: RFI-1452 Markup.pdf

OZ RESPONSE:

Per email from Ryan Selchert received 8/20/24, Xcel recommends ¾" class 6 aggregate to fill the trench (24" Min. Depth) and at least 6" below the bottom of the pipe. See civil response in red for additional clarifications.

TR OZ Architecture 8/21/24

Printed on: 7/25/2024

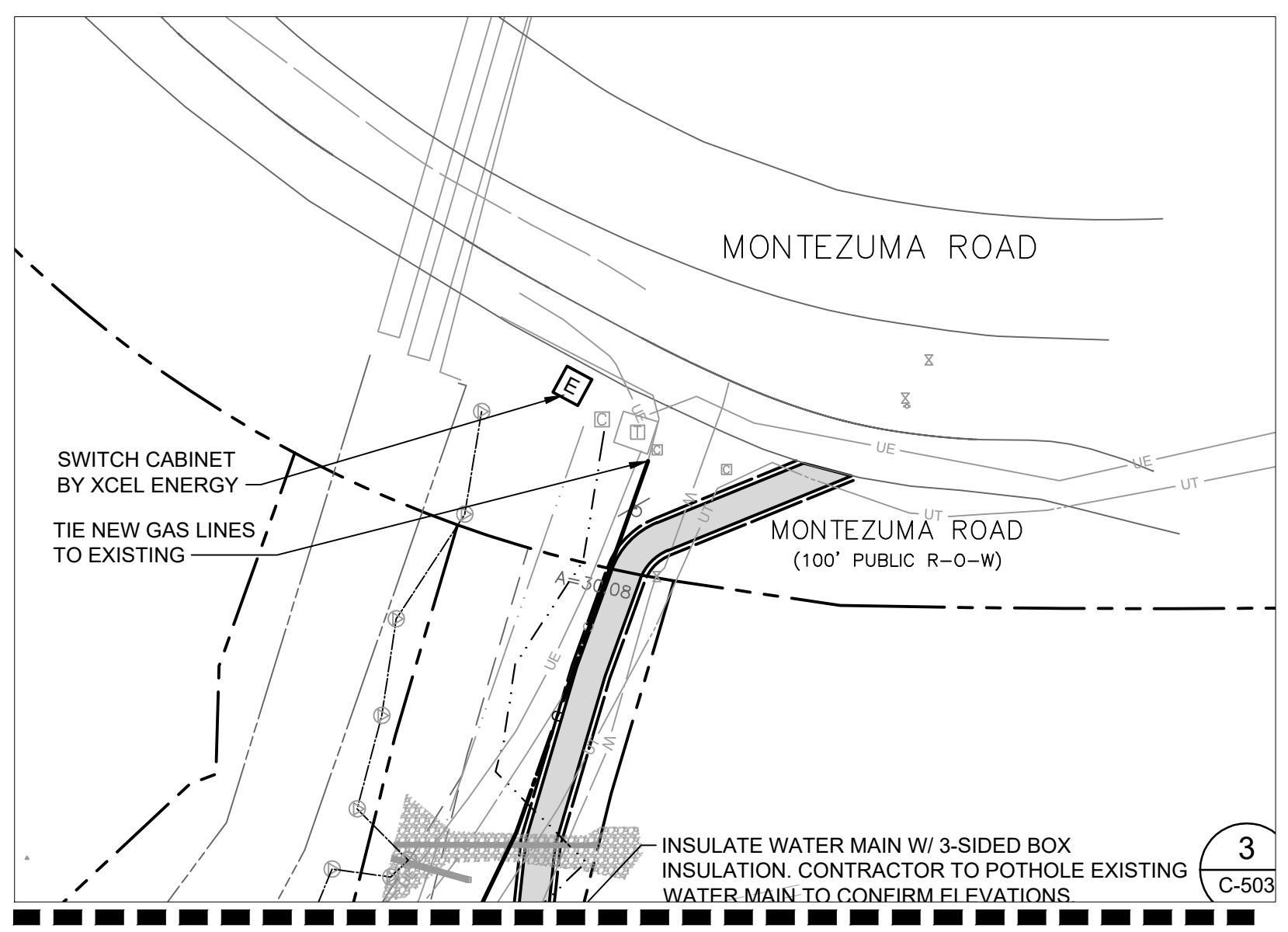
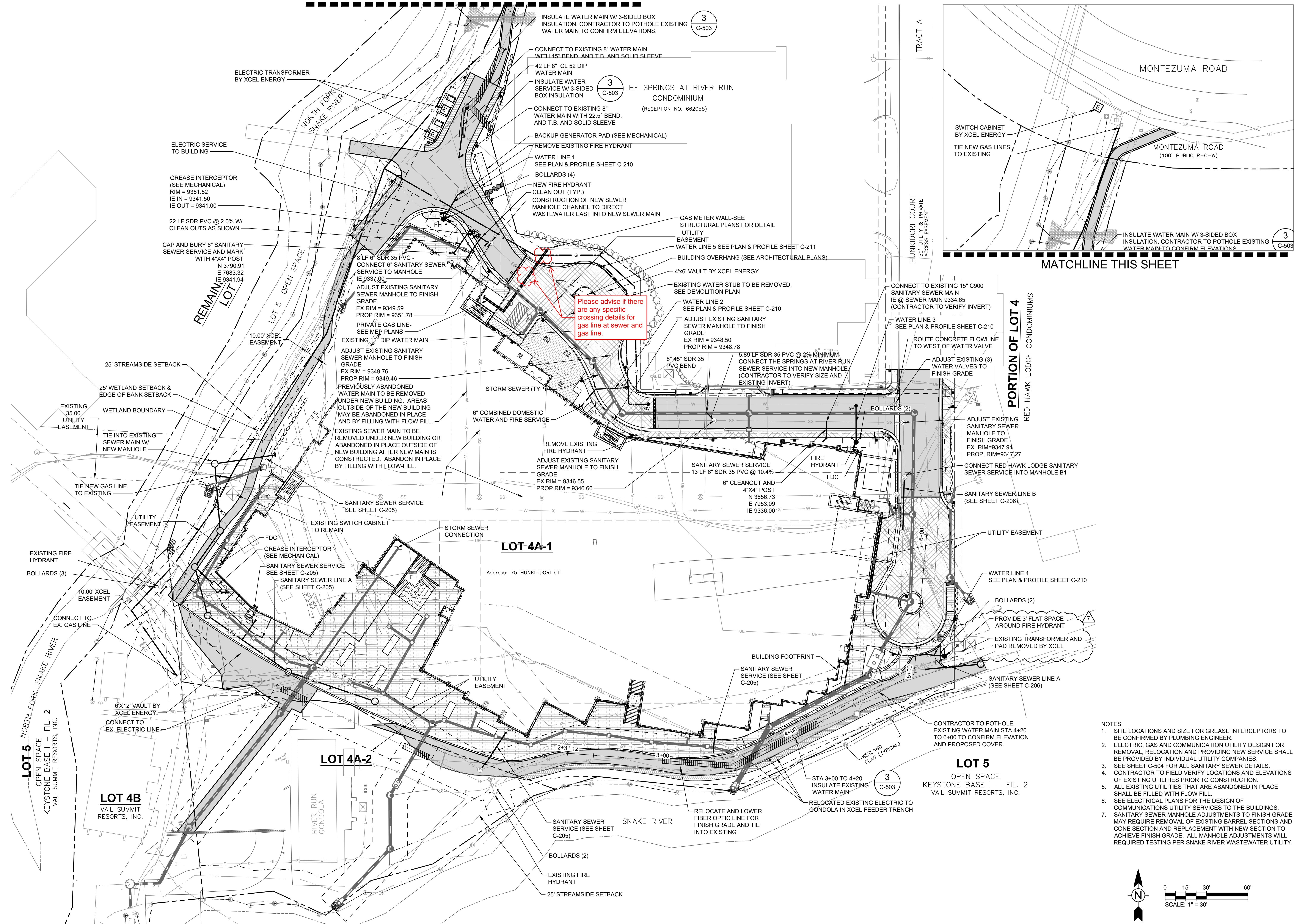




THE FOLLOWING ARE ATTACHMENTS
AS PART OF THE **QUESTION**

7/16/2024 10:04:42 AM - O:\PROJECTS\BRECKENRIDGE\23526\2001\CAD\SHEETFILES\C106 COMPOSITE UTILITY PLAN.DWG - SCANLAN, KEATON

MATCHLINE THIS SHEET



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PROFESSIONAL ENGINEER
 55897
 7/16/2024

TETRA TECH
 130 SKI HILL ROAD SUITE 140
 BRECKENRIDGE, COLORADO 80424
 PHONE: (970)453-6394

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75 HUNKIDORI CT.
KEYSTONE, CO 80435

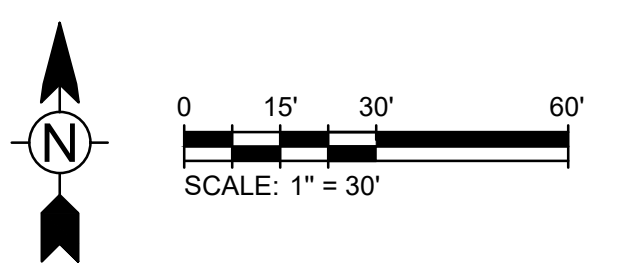
PROJ. NO. 23526-20001
 DRAWN: KGS
 CHECKED: CDD
 APPROVED: CDD
 DATE: 2021-12-17

07/16/24 - TRANSFORMER REMOVAL
 Issued in ASI 22.1
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ONE RIVER RUN
 ISSUED FOR:
 GMP/BUILDING PERMIT
 RESUBMITTAL
 SHEET TITLE:
 COMPOSITE UTILITY PLAN

SCALE: 1" = 30'
 SHEET NUMBER
C-109

- NOTES:
1. SITE LOCATIONS AND SIZE FOR GREASE INTERCEPTORS TO BE CONFIRMED BY PLUMBING ENGINEER.
 2. ELECTRIC, GAS AND COMMUNICATION UTILITY DESIGN FOR REMOVAL, RELOCATION AND PROVIDING NEW SERVICE SHALL BE PROVIDED BY INDIVIDUAL UTILITY COMPANIES.
 3. SEE SHEET C-504 FOR ALL SANITARY SEWER DETAILS.
 4. CONTRACTOR TO FIELD VERIFY LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
 5. ALL EXISTING UTILITIES THAT ARE ABANDONED IN PLACE SHALL BE FILLED WITH FLOW FILL.
 6. SEE ELECTRICAL PLANS FOR THE DESIGN OF COMMUNICATIONS UTILITY SERVICES TO THE BUILDINGS.
 7. SANITARY SEWER MANHOLE ADJUSTMENTS TO FINISH GRADE MAY REQUIRE REMOVAL OF EXISTING BARREL SECTIONS AND CONE SECTION AND REPLACEMENT WITH NEW SECTION TO ACHIEVE FINISH GRADE. ALL MANHOLE ADJUSTMENTS WILL REQUIRE TESTING PER SNAKE RIVER WASTEWATER UTILITY.



REQUEST FOR INFORMATION
Consultant Response Package
RFI: RFI-01526 Revision: 0

Project Name: KINDRED RESORT
Project #: 5002104

REQUEST FOR INFORMATION
Consultant Response Package
RFI: RFI-01526 Revision: 0

Project Name: KINDRED RESORT

Project #: 5002104

Northwest Hardscape Conflict w/Existing Trees

RFI Date	Due Date	Status	Priority (days)	Subcontractor RFI #
8/27/2024	8/28/2024	In PCL Review	Critical	

RFI Participants

Assigned to:	Tim Ross	OZ Architecture, Inc.
Initiated by:	Elliot Weiland	PCL Construction Services, Inc.
Coordinated by:	Elliot Weiland	PCL Construction Services, Inc.
Answered by:	Ruth Dejene	OZ Architecture, Inc.

Question

[Submitted: 8/27/2024 by Elliot Weiland, PCL Construction Services, Inc. Rev #0]
 Sheet C-102 requires the removal of all trees within the limit of disturbance. Sheet L-101 shows existing trees on the west side of the Springs building. There are (4) trees existing, as depicted in the attached, rather than the (2) trees as shown on L-101. All (4) of the existing trees' driplines conflict with the boulder wall and/or grasscrete, but the trees are outside of the limit of disturbance. The finish grade is about 4' lower than the existing grade at the trees. If the boulder wall is reconfigured as shown in red, the furthest south tree might not be impacted. Please confirm the (4) trees that are outside of the limit of disturbance in this area should be removed. Please confirm if the boulder wall should be reconfigured, and if so, please confirm the furthest south tree should remain.

Reason: Design conflict with existing conditions

Cost: Added cost to remove trees

Schedule: Asphalt paving schedule impacts

Proposed Solution

Answer

[Answered: 8/28/2024 by Ruth Dejene, OZ Architecture, Inc. Rev #0]

OZ takes no exception to TT & ND responses below.

[Answered: 8/27/2024 by Brandi Rice, Norris Design Rev #0]

Norris Design takes no exception to reconfiguring the boulder wall to save the tree. Please see attachment for further notes.

[Answered: 8/27/2024 by Keaton Scanlan, Tetra Tech RMC, INC. Rev #0]

Tetra Tech takes no exceptions in reconfiguring the boulder wall as show to save the 1 tree.

Answered date: 8/28/2024

Cost impact? Yes

**REQUEST FOR INFORMATION
Consultant Response Package
RFI: RFI-01526 Revision: 0**

Project Name: KINDRED RESORT

Project #: 5002104

Schedule impact? Yes

Attachments included:

Attachments included: RFI 1526 Attachment.pdf

Attachments included:

Attachments included: RFI-01526 - Northwest Hardscape Conflict wExisting Trees - 0 - Open.pdf

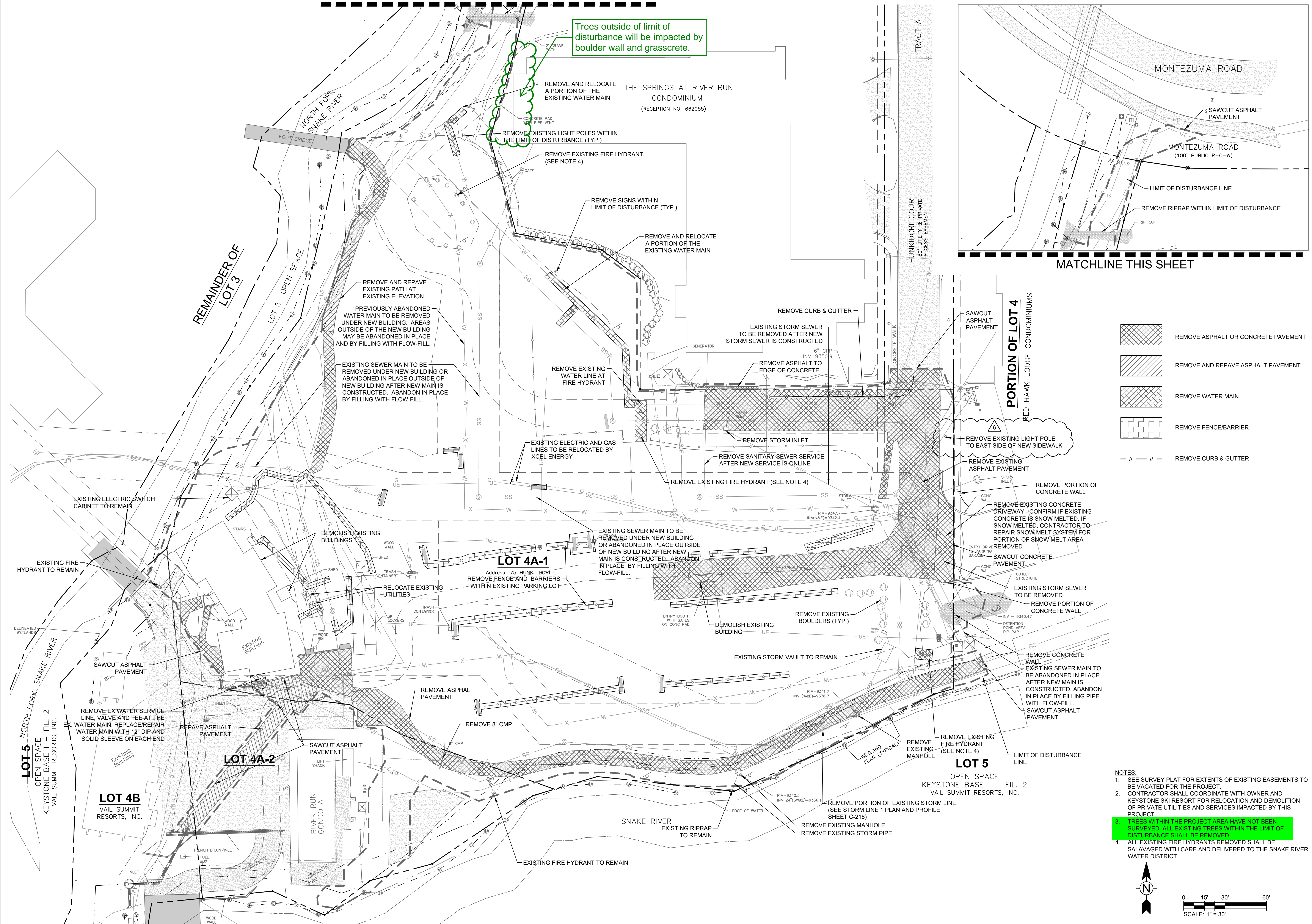
Attachments included: RFI 1526 Attachment - ND Response.pdf



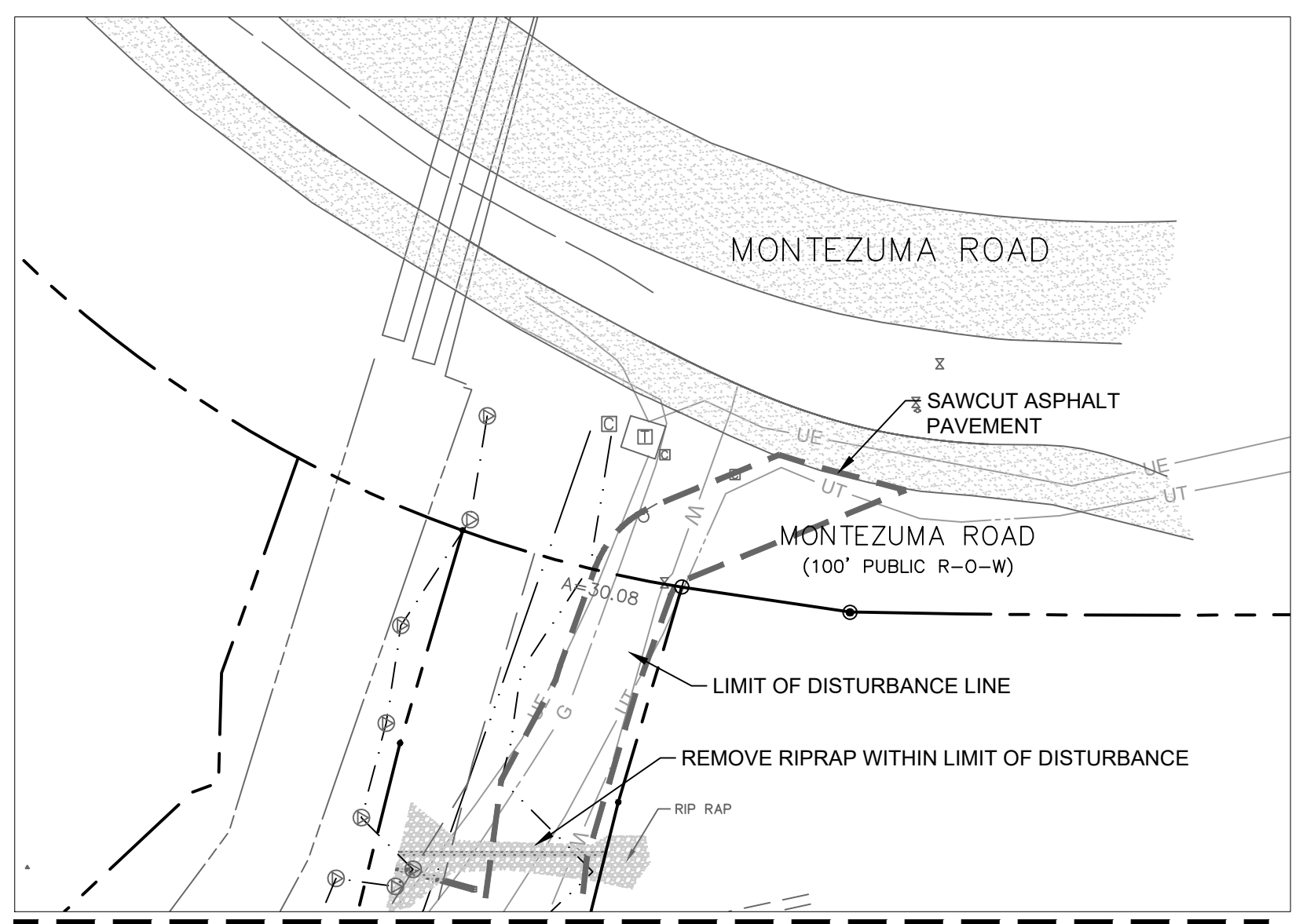
THE FOLLOWING ARE ATTACHMENTS
AS PART OF THE **QUESTION**

5/24/2024 3:32:36 PM - O:\PROJECTS\BRECKENRIDGE\23526-2000-23526-20001\CAD\SHETS\FILES\C102 DEMOLITION PLAN.DWG - KONDO, ETHAN






MATCHLINE THIS SHEET



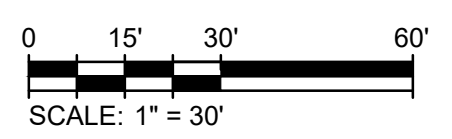
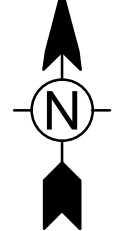
Trees outside of limit of disturbance will be impacted by boulder wall and grasscrete.



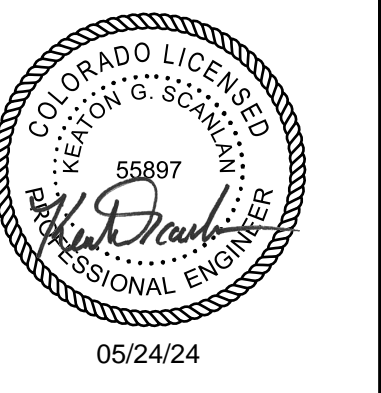
MATCHLINE THIS SHEET

-  REMOVE ASPHALT OR CONCRETE PAVEMENT
-  REMOVE AND REPAVE ASPHALT PAVEMENT
-  REMOVE WATER MAIN
-  REMOVE FENCE/BARRIER
-  REMOVE CURB & GUTTER

- NOTES:
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ONE RIVER RUN
 75 HUNKIDORI CT.
 KEYSTONE, CO 80435

PROJ. NO. 23526-20001
 DRAWN: KGS
 CHECKED: CDD
 APPROVED: CDD
 DATE: 2021-12-17
 05/24/24 - ASI - 023

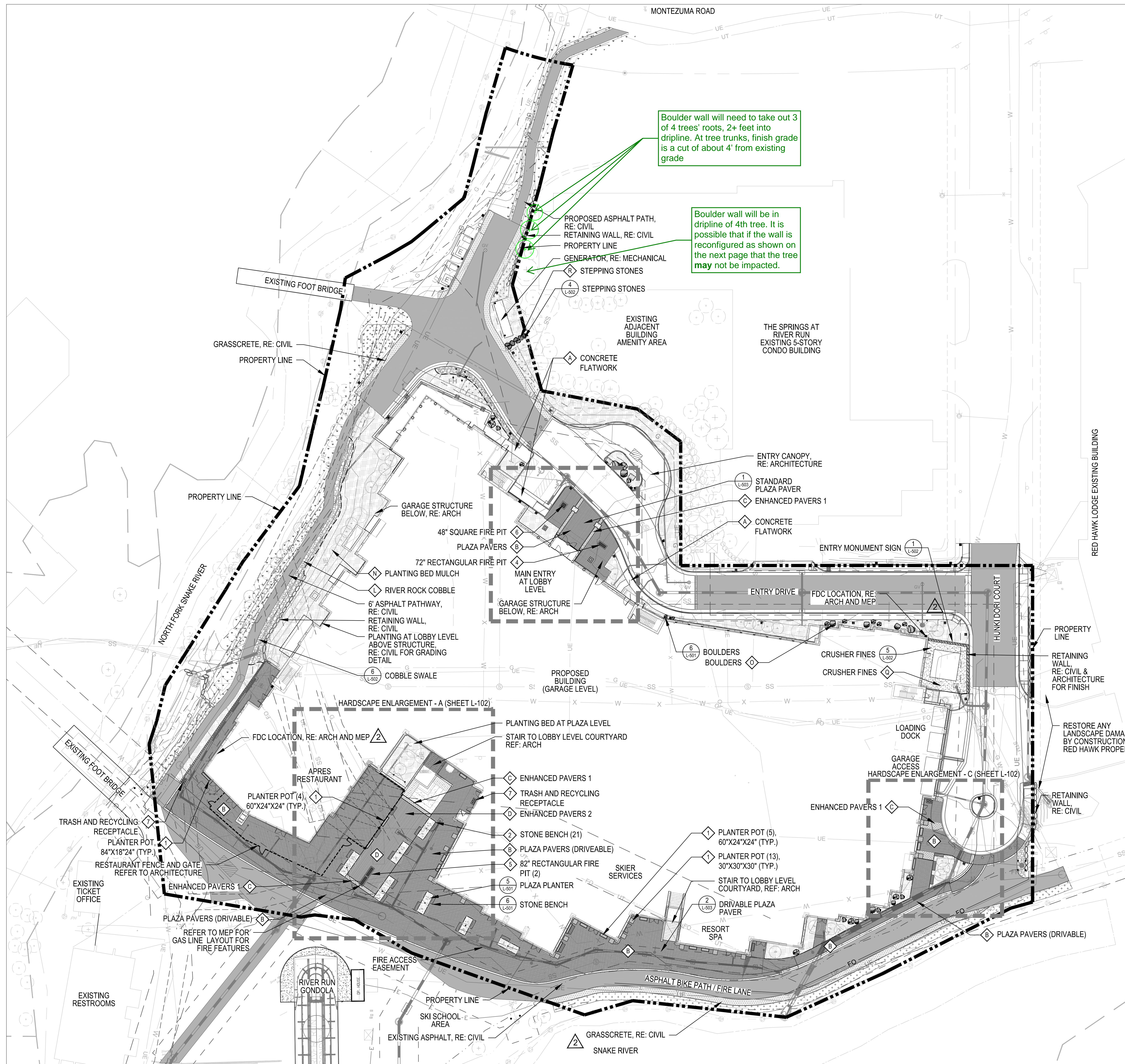
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ONE RIVER RUN
 ISSUED FOR:
 GMP/BUILDING PERMIT
 RESUBMITTAL

SHEET TITLE:
 DEMOLITION PLAN

SCALE: 1" = 30'
 SHEET NUMBER

C-102



Boulder wall will need to take out 3 of 4 trees' roots, 2+ feet into dripline. At tree trunks, finish grade is a cut of about 4' from existing grade

Boulder wall will be in dripline of 4th tree. It is possible that if the wall is reconfigured as shown on the next page that the tree may not be impacted.

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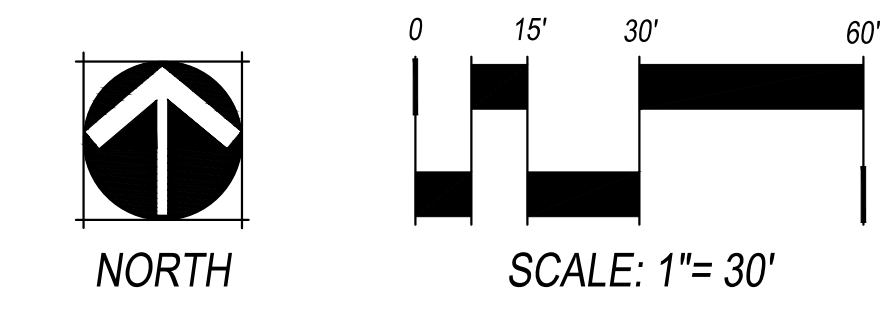
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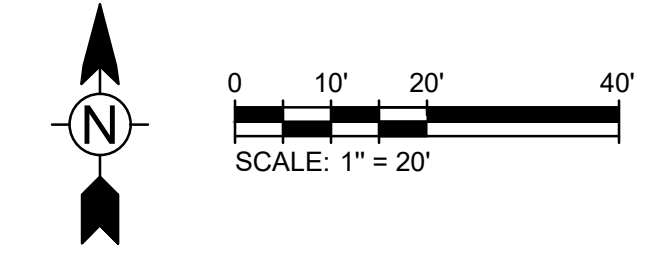
SHEET TITLE:
Hardscape Layout
Plan: Plaza Level

SCALE:
SHEET NUMBER
L-101



12/28/2023 3:09:08 PM - O:\PROJECTS\BRECKENRIDGE\25526-20001\CAD\DWG\C-106 DETAILED GRADING AND DRAINAGE PLAN.DWG - SCANLAN, KEATON

- NOTES:
1. ARCHITECTURAL ELEVATION 98'-6" IS EQUAL TO FFE 9351.50
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▲ - 11/18/22 - ADDENDUM 3
▲ - 12/20/23 - ASI-013

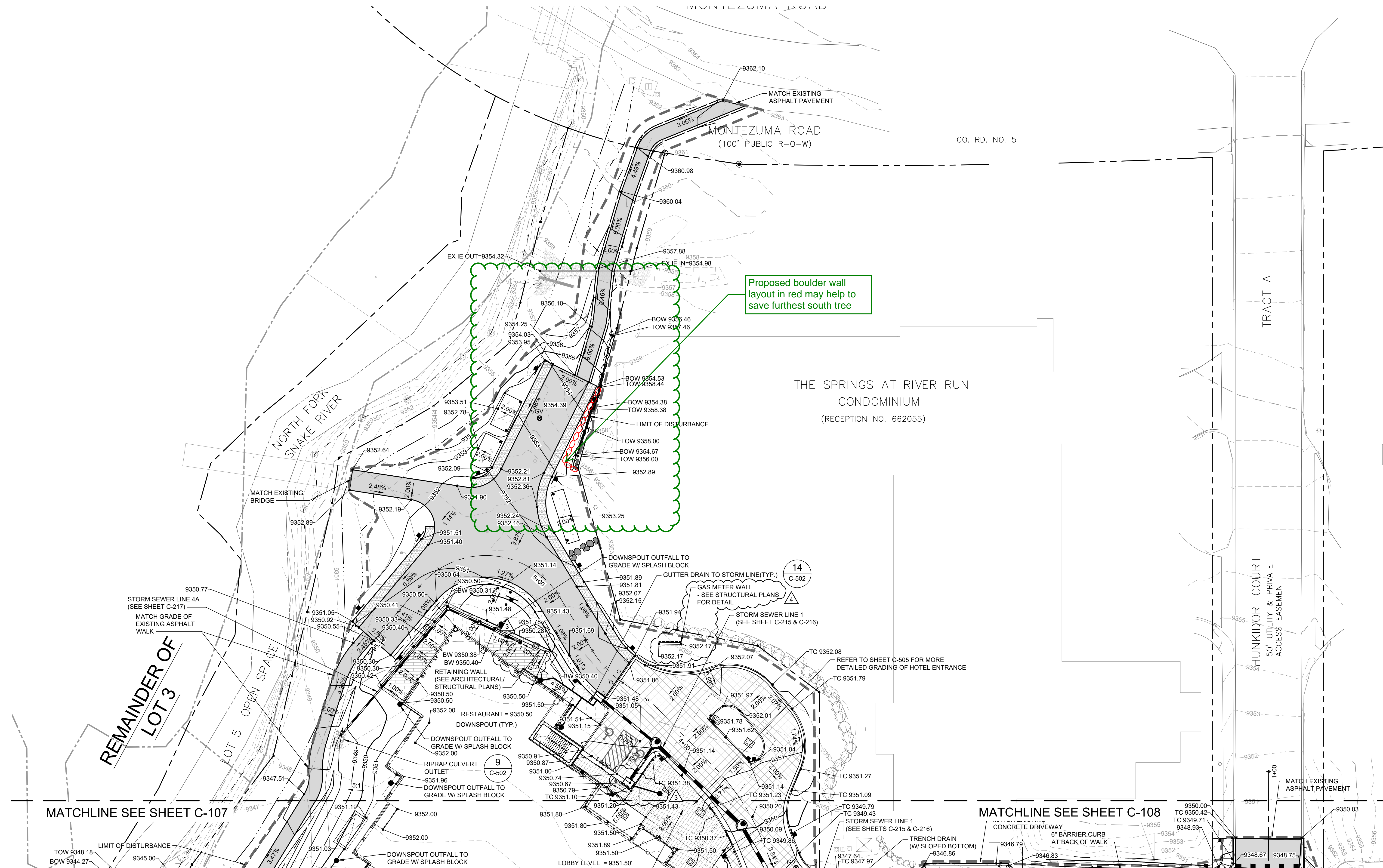
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ONE RIVER RUN
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GMP/BUILDING PERMIT
RESUBMITTAL

SHEET TITLE:
DETAILED GRADING
AND DRAINAGE PLAN

SCALE: 1" = 20'
SHEET NUMBER

C-106





THE FOLLOWING ARE ATTACHMENTS
AS PART OF THE **ANSWER**

REQUEST FOR INFORMATION
RFI: RFI-01526 Revision: 0

Project Name: KINDRED RESORT
Project #: 5002104

Northwest Hardscape Conflict w/Existing Trees

RFI Date	Due Date	Status	Priority (days)	Subcontractor RFI #
8/23/2024	8/28/2024	Open	Critical	

RFI Participants

Assigned to:	Tim Ross	OZ Architecture, Inc.
Initiated by:	Elliot Weiland	PCL Construction Services, Inc.
Coordinated by:	Elliot Weiland	PCL Construction Services, Inc.
Answered by:		OZ Architecture, Inc.

Question

[Submitted: 8/27/2024 by Elliot Weiland, PCL Construction Services, Inc. Rev #0]
Sheet C-102 requires the removal of all trees within the limit of disturbance. Sheet L-101 shows existing trees on the west side of the Springs building. There are (4) trees existing, as depicted in the attached, rather than the (2) trees as shown on L-101. All (4) of the existing trees' driplines conflict with the boulder wall and/or grasscrete, but the trees are outside of the limit of disturbance. The finish grade is about 4' lower than the existing grade at the trees. If the boulder wall is reconfigured as shown in red, the furthest south tree might not be impacted. Please confirm the (4) trees that are outside of the limit of disturbance in this area should be removed. Please confirm if the boulder wall should be reconfigured, and if so, please confirm the furthest south tree should remain.

Reason: Design conflict with existing conditions

Cost: Added cost to remove trees

Schedule: Asphalt paving schedule impacts

Proposed Solution

Answer

Tetra Tech takes no exceptions in reconfiguring the boulder wall as shown to save the 1 tree.

Answered date:

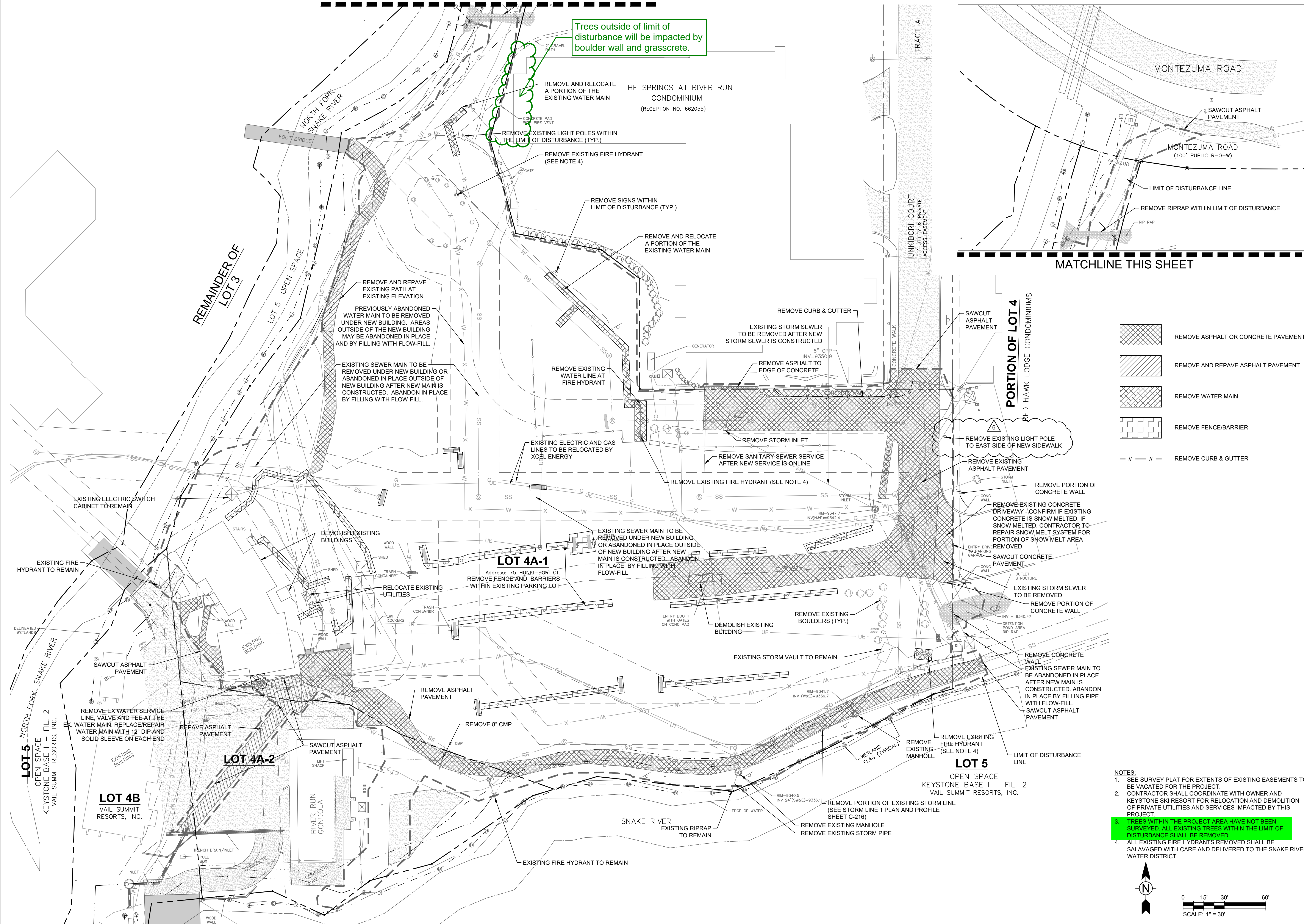
Cost impact? Yes - Removal of trees

Schedule impact? Yes - Asphalt Paving/Hardscapes Concrete

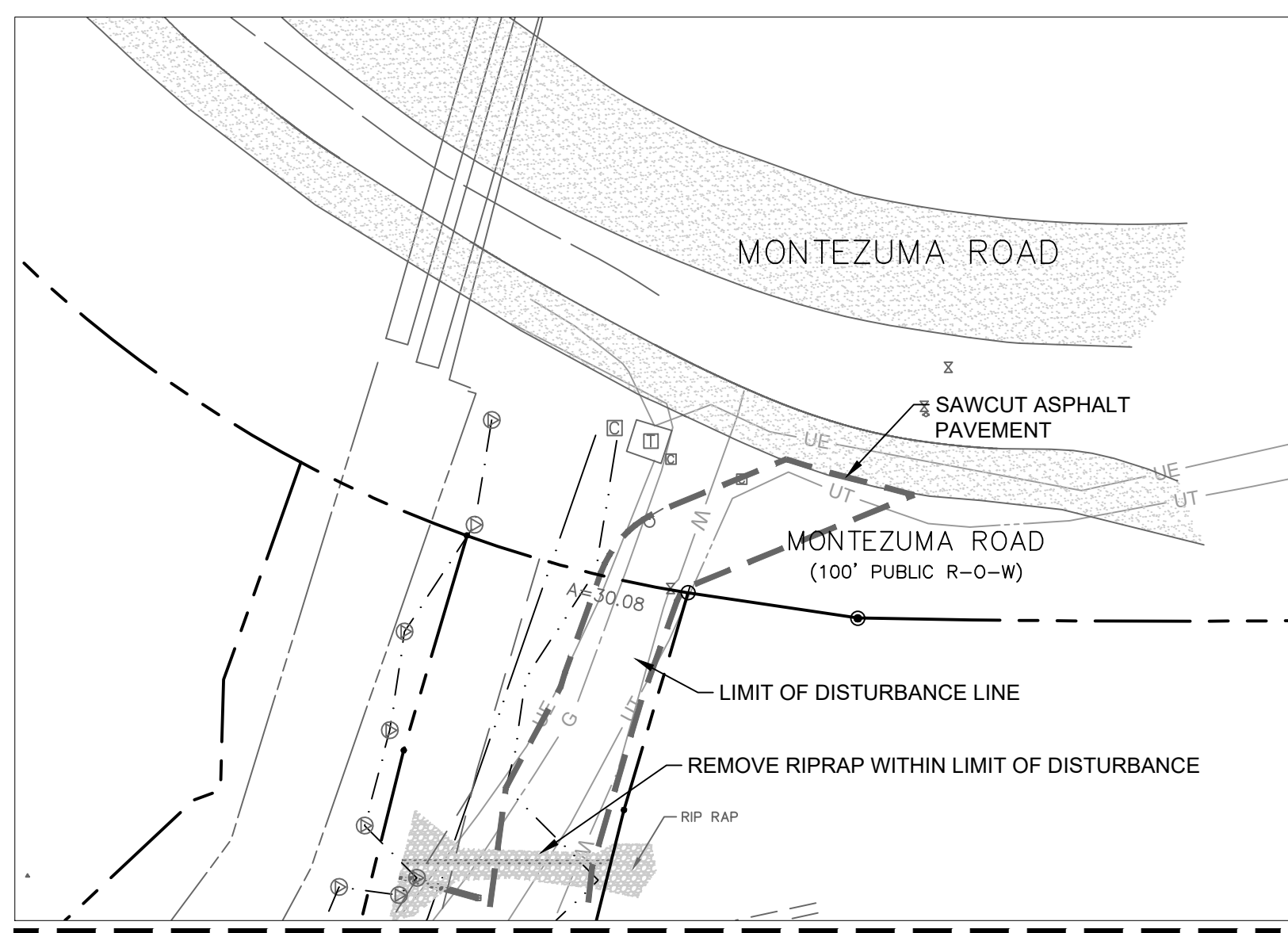
Attachments included: RFI 1526 Attachment.pdf

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MATCHLINE THIS SHEET



Trees outside of limit of disturbance will be impacted by boulder wall and grasscrete.



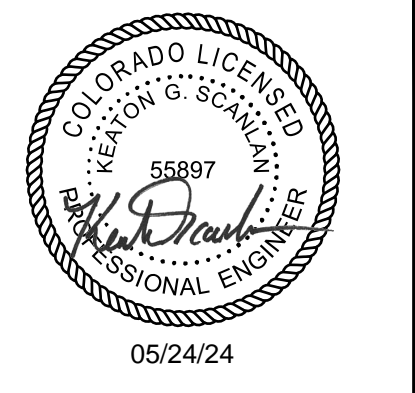
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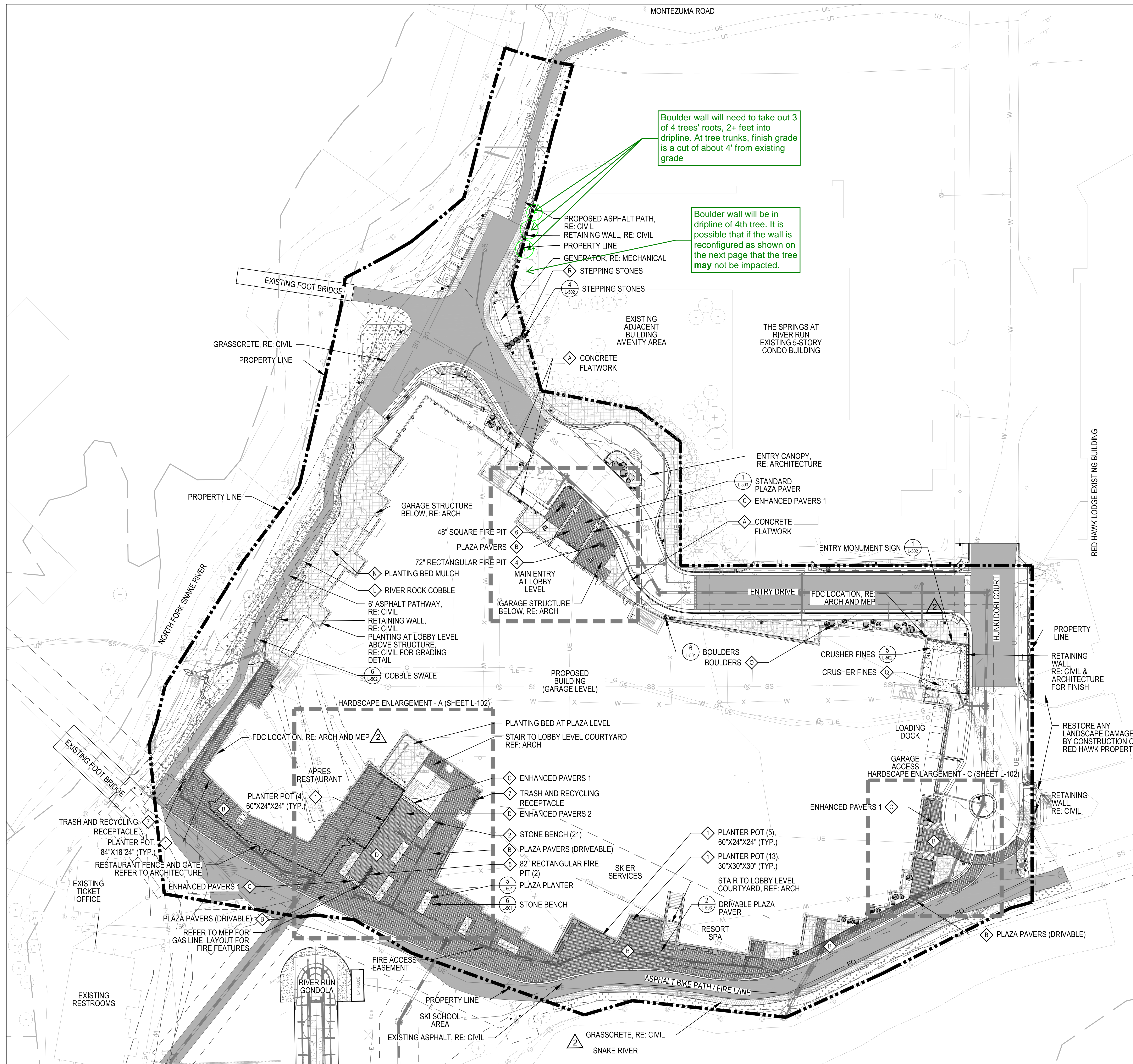
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GMP/BUILDING PERMIT
RESUBMITTAL

SHEET TITLE:
DEMOLITION PLAN

SCALE: 1" = 30'
SHEET NUMBER

C-102



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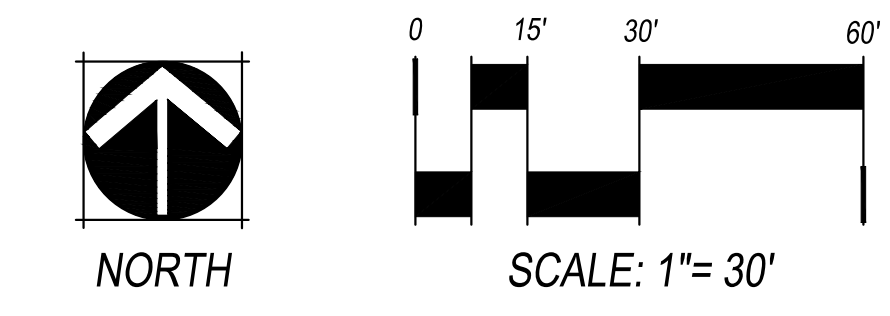
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ONE RIVER RUN

ISSUED FOR:
BUILDING PERMIT
RESUBMITTAL AD-02

SHEET TITLE:
Hardscape Layout
Plan: Plaza Level

SCALE:
SHEET NUMBER
L-101



12/28/2023 3:09:08 PM - O:\PROJECTS\BRECKENRIDGE\25526-2000\1\CAD\DWG\C-106 DETAILED GRADING AND DRAINAGE PLAN.DWG - SCANLAN, KEATON

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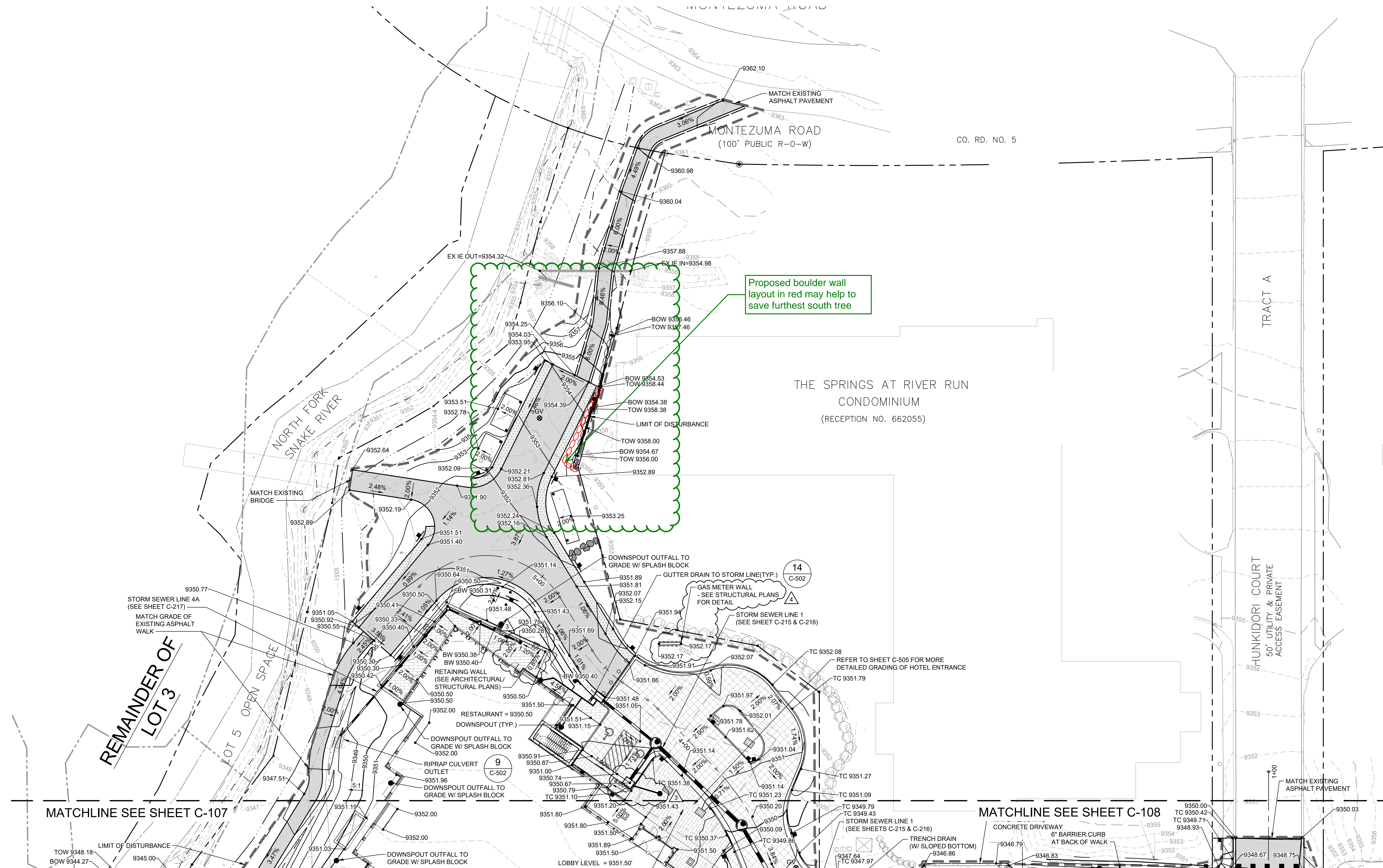
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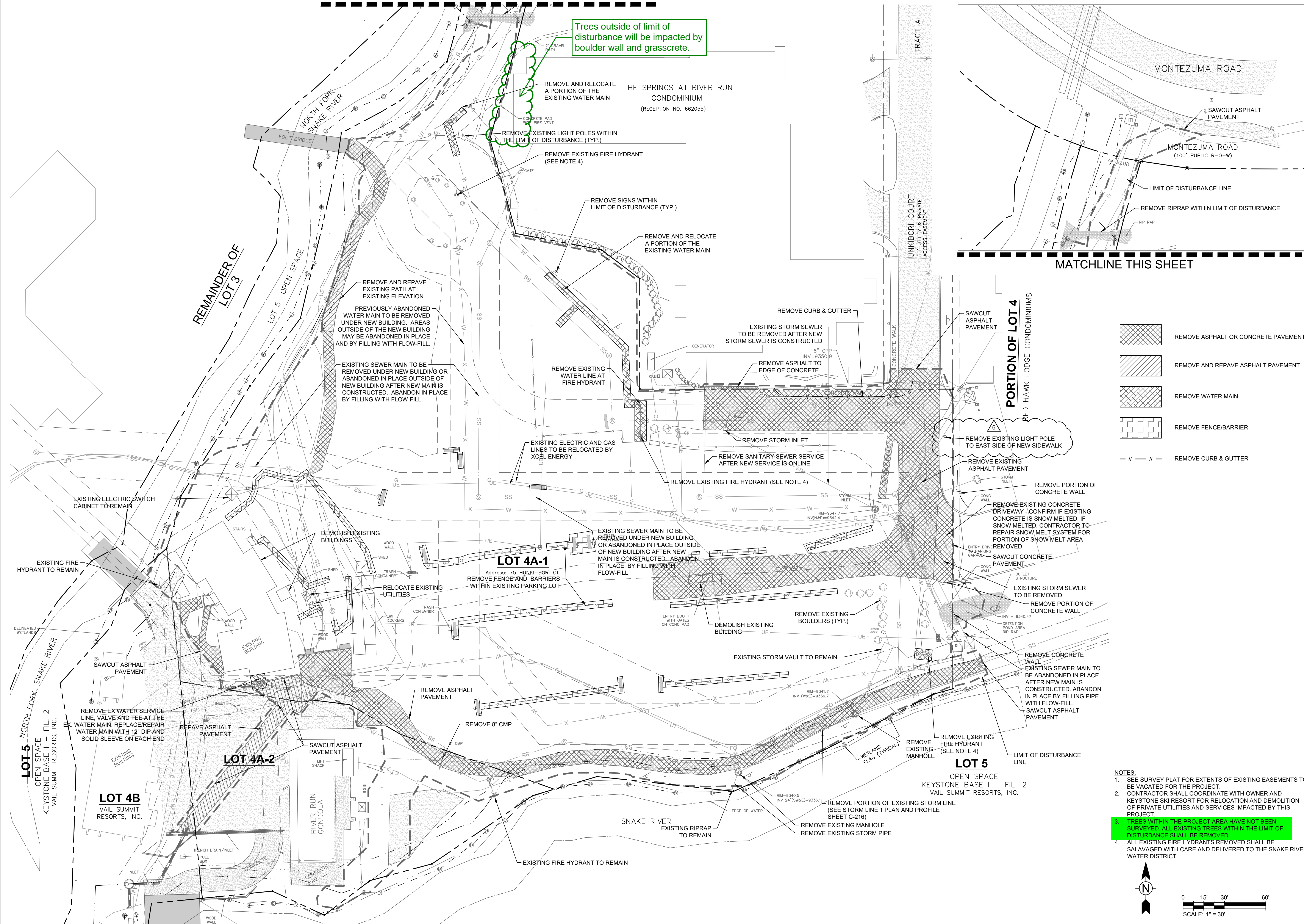
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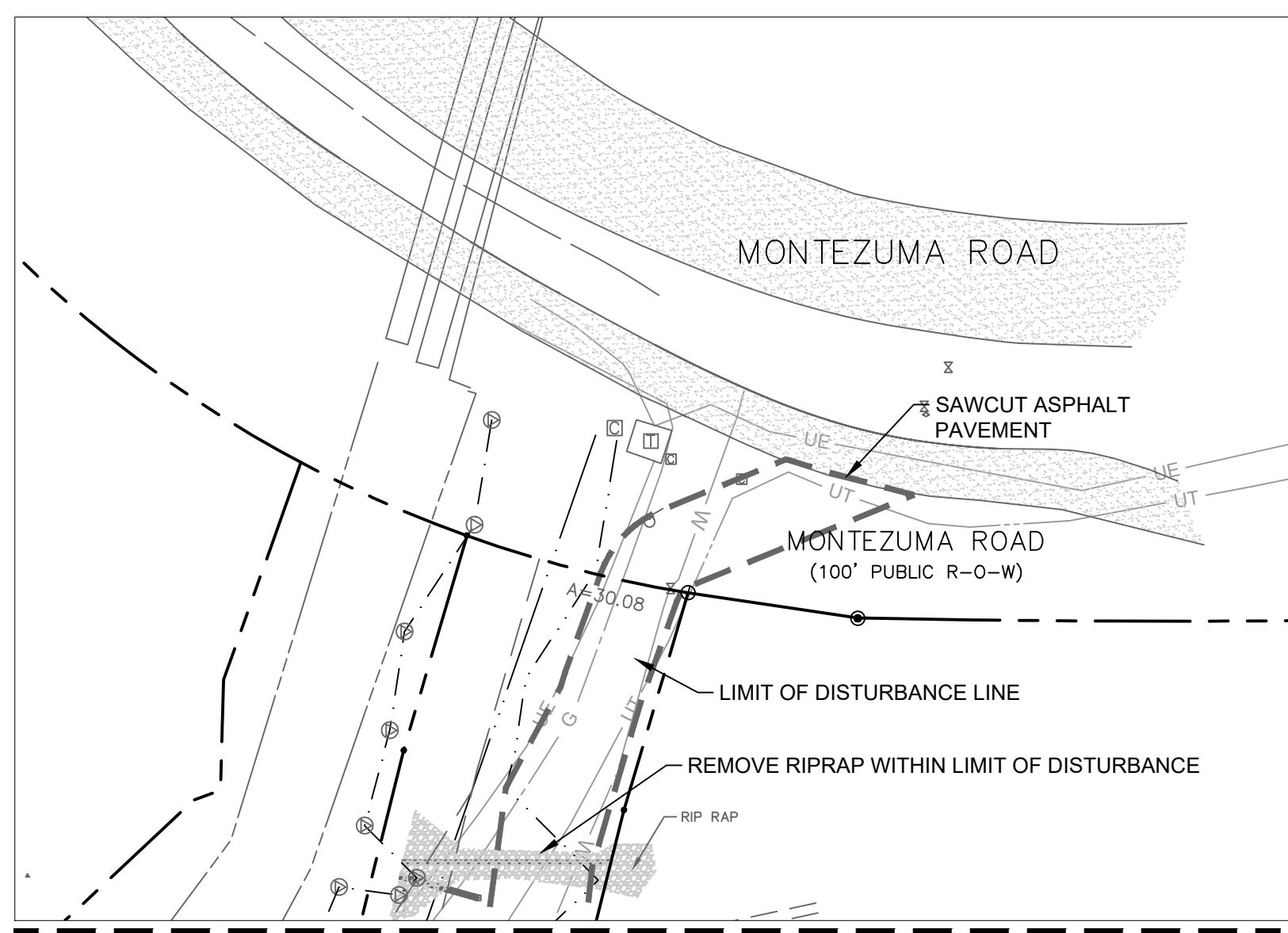
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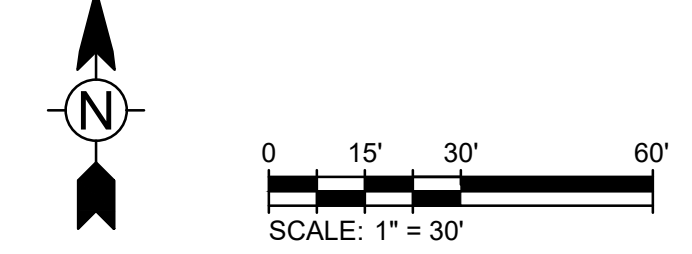
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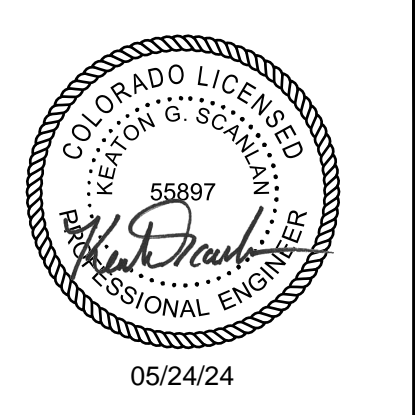
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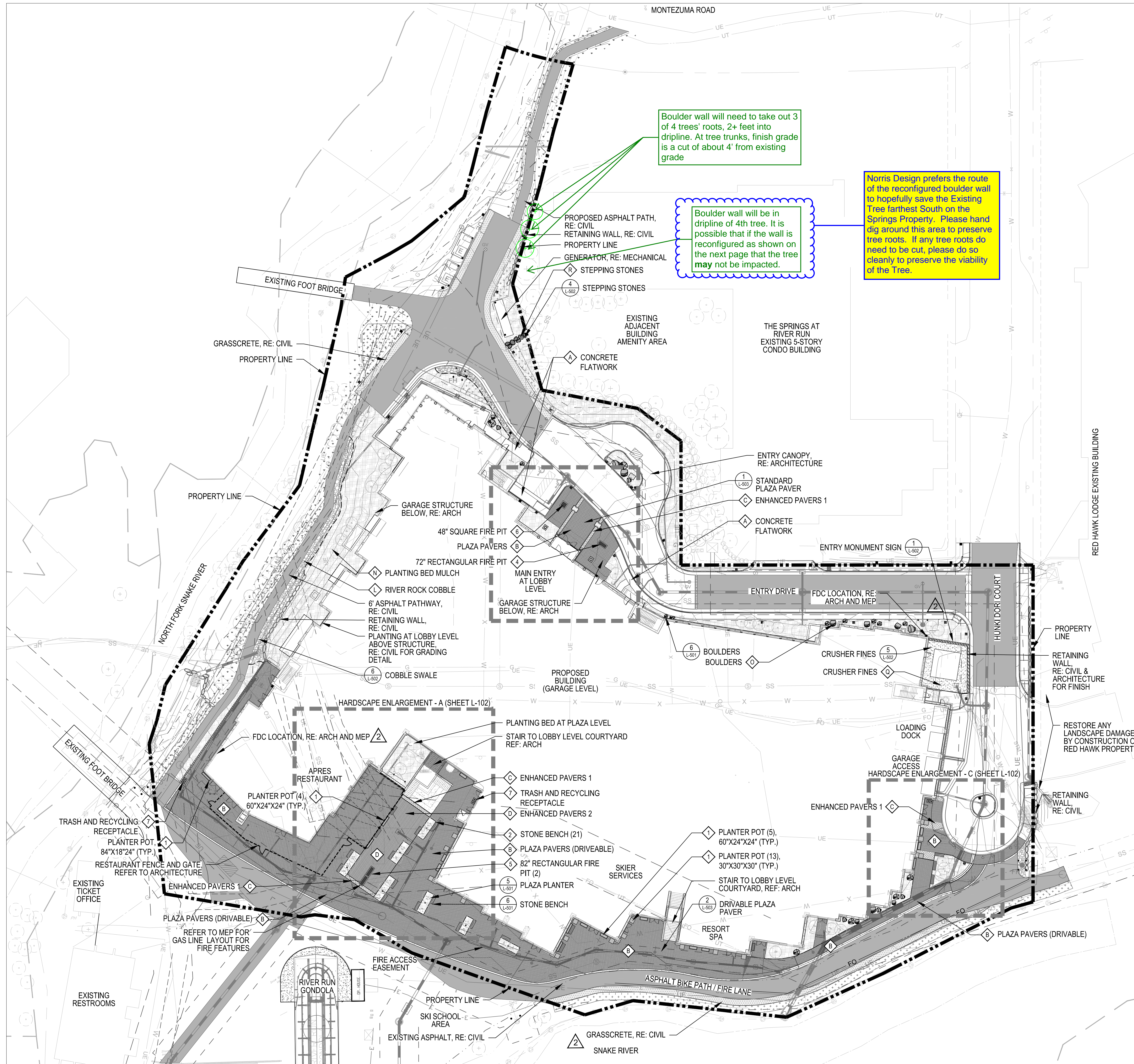
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SCALE: 1" = 30"
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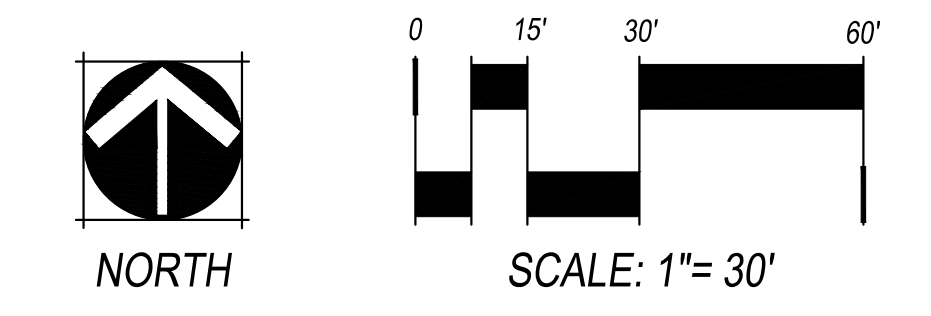
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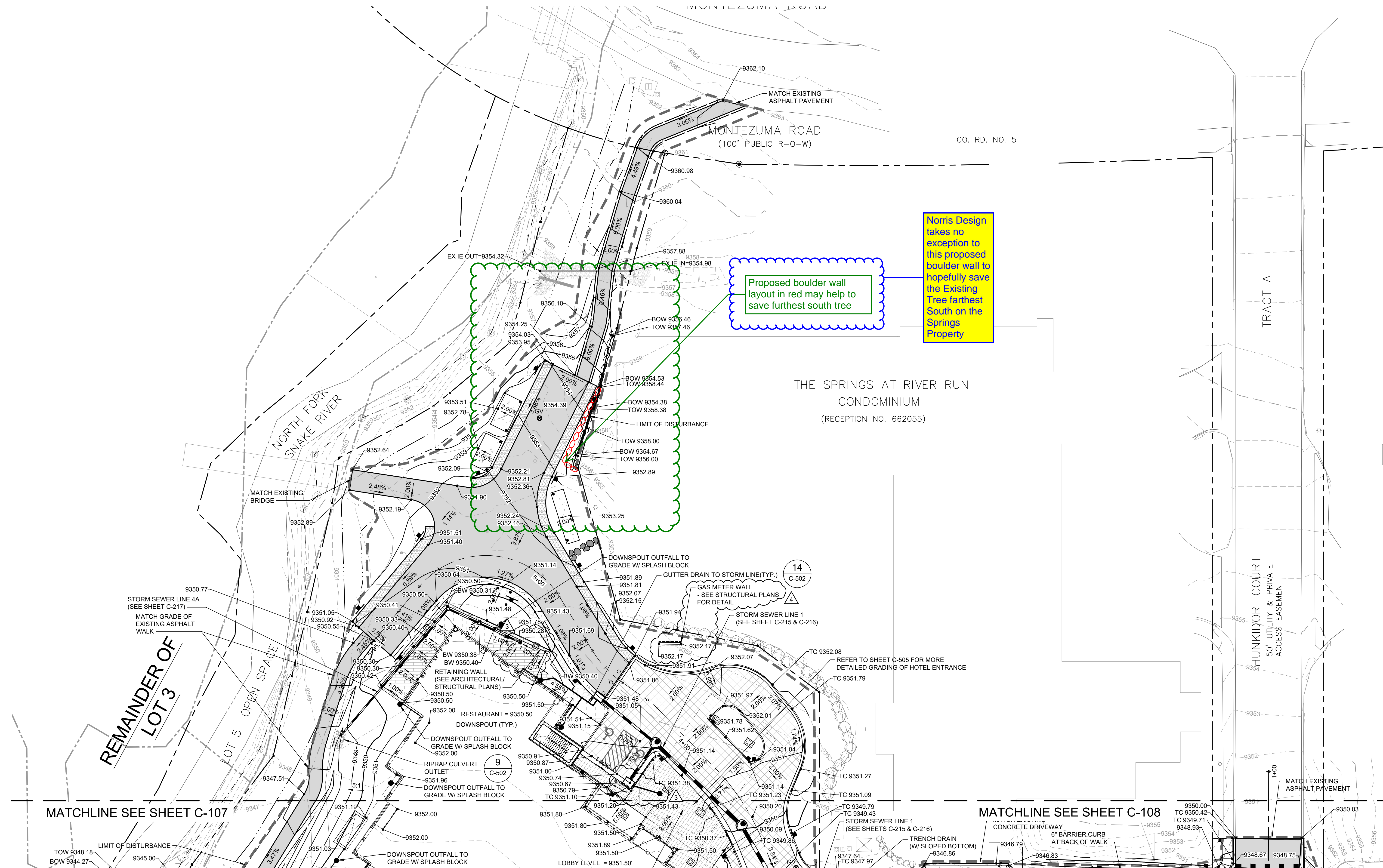
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MATCHLINE SEE SHEET C-107

MATCHLINE SEE SHEET C-108

C-106