TOWN OF FIRESTONE

Board of Trustees Regular Meeting Agenda

June 17, 2026
6:00 PM

9900 Park Avenue, Firestone, CO 80504

Board of Trustees Regular Meetings can be viewed live online at www.firestoneco.gov/Agendas

PRE-MEETING WORK SESSION 5:30 PM IN THE RICHARD E. HART TRAINING ROOM

THE AGENDA FOR THE PRE-MEETING WORK SESSION IS A DISCUSSION OF THE FOLLOWING REGULAR MEETING AGENDA

REGULAR MEETING 6:00 PM IN THE MUNICIPAL COURT AND BOARD ROOM

1. **Call to Order & Roll Call**
2. **Pledge of Allegiance**
3. **Approval of Agenda**
4. **Public Comment** *(maximum time permitted for all Public Comment is 30 minutes)
5. **Consent Agenda**
   - **a.** Approval of May 20, 2026, Board of Trustees Regular Meeting Minutes
   - **b.** **Resolution 26-50:** A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE COLORADO AUTHORIZING ASSIGNMENT TO THE COLORADO HOUSING AND FINANCE AUTHORITY OF A PRIVATE ACTIVITY BOND ALLOCATION OF THE TOWN OF FIRESTONE PURSUANT TO THE COLORADO PRIVATE ACTIVITY BOND CEILING ALLOCATION ACT
   - **c.** **Resolution 26-58**: A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO, APPROVING AN AMENDMENT TO THE BAREFOOT LAKES FILING 7B SUBDIVISION AGREEMENT
   - **d.** **Resolution 26-53:** A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO, APPROVING A FINAL SUBDIVISION PLAT AND ACCEPTING THE PROPERTY INTERESTS DEDICATED BY THE FINAL PLAT FOR BAREFOOT LAKES FILING NO. 7F; APPROVING THE VACATING OF A PERMANENT EASEMENT PERTAINING TO THE

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BAREFOOT LAKES FILING NO.7F SUBDIVISION; AND AUTHORIZING A SUBDIVISION DEVELOPMENT AGREEMENT PERTAINING TO THE BAREFOOT LAKES FILING NO. 7F SUBDIVISION

e. **Resolution 26-55:** A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO, APPROVING A SECOND AMENDMENT TO AN INTERGOVERNMENTAL AGREEMENT BETWEEN THE TOWN OF FIRESTONE AND THE SPRINGS METROPOLITAN DISTRICT

f. **Resolution 26-56:** A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO, APPROVING A SECOND AMENDMENT TO AN INTERGOVERNMENTAL AGREEMENT BETWEEN THE TOWN OF FIRESTONE AND THE SPRINGS SOUTH METROPOLITAN DISTRICT

g. **Resolution 26-52**: A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO, APPROVING CHANGE ORDER NO. 3 TO THE 2023 AGREEMENT FOR PROFESSIONAL SERVICES WITH SHORT ELLIOTT HENDRICKSON, INC. FOR THE TOWN OF FIRESTONE WCR 26 BRIDGE REPLACEMENT PROJECT

h. **Ordinance 1082:** AN ORDINANCE OF THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO, ACKNOWLEDGING THE AUTOMATIC REVERSION OF OWNERSHIP IN AND TO CERTAIN PROPERTY PREVIOUSLY CONVEYED BY QUITCLAIM DEED TO A FORMER TOWN BOARD MEMBER PURSUANT TO ORDINANCE NO. 1061

i. Appointment of David Plakorus as Planning and Zoning Commissioner and Nancy Trubee as Alternate Commissioner

6. Proclamation

a. Daughters of the American Revolution Proclamation

7. Presentation

a. Audit Presentation

8. Land Development

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a. **PUBLIC HEARING: Resolution 26-51:** A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO, MAKING CERTAIN FINDINGS OF FACT REGARDING THE PROPOSED ANNEXATION OF CERTAIN REAL PROPERTY LOCATED IN WELD COUNTY, COLORADO, KNOWN AS THE VARRA ESTATE ANNEXATION

b. **Ordinance 1079:** AN ORDINANCE OF THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO, ANNEXING THE PROPERTY KNOWN AS THE VARRA ESTATE ANNEXATION TO THE TOWN OF FIRESTONE, COLORADO; AND APPROVING THE ASSOCIATED ANNEXATION AGREEMENT

c. **PUBLIC HEARING: Ordinance 1080:** AN ORDINANCE OF THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO ZONING CERTAIN LAND, FULLY DESCRIBED HEREIN, KNOWN AS THE VARRA ESTATE ANNEXATION, TO TOWN OF FIRESTONE LOW-DENSITY RESIDENTIAL ZONING DISTRICT

9. Discussion/Action

a. **PUBLIC HEARING: Ordinance 1077:** AN ORDINANCE OF THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO, REPEALING AND REENACTING IN THEIR ENTIRETY CHAPTERS 15.04 (INTERNATIONAL BUILDING CODE), 15.06 (INTERNATIONAL RESIDENTIAL CODE), 15.08 (NATIONAL ELECTRIC CODE), 15.10 (INTERNATIONAL EXISTING BUILDING CODE), 15.12 (INTERNATIONAL FUEL GAS CODE), 15.14 (INTERNATIONAL MECHANICAL CODE), 15.16 (INTERNATIONAL PLUMBING CODE), 15.18 (INTERNATIONAL PROPERTY MAINTENANCE CODE), 15.20 (INTERNATIONAL SWIMMING POOL AND SPA CODE), 15.32 (INTERNATIONAL FIRE CODE) AND CHAPTER 15.36 (INTERNATIONAL ENERGY CONSERVATION CODE) OF THE FIRESTONE MUNICIPAL CODE; ENACTING A NEW CHAPTER 15.22 REGARDING THE ADOPTION OF THE COLORADO MODEL ELECTRIC READY AND SOLAR READY CODES; AND ENACTING A NEW CHAPTER 15.38 REGARDING THE COLORADO WILDFIRE RESILIENCY CODE

b. **Resolution 26-49:** A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO, ACTING BY AND THROUGH ITS WATER ACTIVITY ENTERPRISE APPROVING A PURCHASE AND SALE AGREEMENT WITH FIRESTONE EQUESTRIAN CENTER LLC; AND AUTHORIZING THE FILING OF A WATER COURT APPLICATION FOR CHANGE OF WATER RIGHTS PERTAINING THERETO

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c. **PUBLIC HEARING: Ordinance 1081:** AN ORDINANCE OF THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO, DISSOLVING THE FIRESTONE DOWNTOWN DEVELOPMENT AUTHORITY; PROVIDING THAT THE FIRESTONE DOWNTOWN DEVELOPMENT AUTHORITY PLAN OF DEVELOPMENT HAS NO FORCE AND EFFECT AS OF THE DATE OF THIS ORDINANCE; AND TERMINATING AN INTERGOVERNMENTAL AGREEMENT BETWEEN THE TOWN OF FIRESTONE AND THE FIRESTONE DOWNTOWN DEVELOPMENT AUTHORITY FOR SUPPORT SERVICES

d. **Resolution 26-54:** A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO, DECLARING A VACANCY ON THE BOARD OF TRUSTEES FOR A TRUSTEE SEAT

e. Discussion and direction regarding the process and next steps for filling the Board vacancy

f. **Resolution 26-57:** A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO APPROVING AN AGREEMENT FOR CONSTRUCTION CONTRACT SERVICES BETWEEN THE TOWN OF FIRESTONE AND RHINOTRAX CONSTRUCTION INC

g. Nomination and Appointment of PTROC Members

h. Appointment of a PTROC Liaison

i. Summer Hours Pilot Program Discussion

j. Northern Integrated Supply Project (NISP) Discussion

10. Public Comment *(maximum time permitted for all Public Comment is 30 minutes)

11. Reports

a. Staff

11.a.i. May Monthly Financial Report

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b. Mayor

c. Trustees

12. Adjournment

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AGENDA INFORMATION MEMORANDUM FIRESTONE BOARD OF TRUSTEES	**AIM No.:** 5.a **Consent Agenda** **Meeting Date:** June 17, 2026 **Initiated By:** **Department:** Town Clerk

AGENDA ITEM

Approval of May 20, 2026, Board of Trustees Regular Meeting Minutes

RECOMMENDATION

APPROVAL/DENIAL OPTIONS

SUMMARY

FINANCIAL CONSIDERATIONS

HISTORY AND PREVIOUS BOARD ACTION

BOARD STRATEGIC PLAN IMPACT

✓ This agenda item furthers the Board of Trustees' strategic goal:
N/A

ATTACHMENTS

1. 05-20-2026 Board of Trustees Regular Meeting_Minutes_Preview

TOWN OF FIRESTONE

Board of Trustees Regular Meeting

MINUTES
May 20, 2026

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1. Call to Order & Roll Call

The Board of Trustees for the Town of Firestone met for a Regular Meeting on May 20, 2026, at the Police Department & Municipal Court building, 9900 Park Avenue, Firestone, Colorado. Mayor Conyac called the meeting to order at 6:00 PM.

The following were present upon the call of the roll:

Mayor:	Don Conyac, Jr.
Mayor Pro-tem:	Frank A. Jimenez, **Excused**
Trustees:	John Damsma
	Bobby G. Matthews
	Matt Holcomb
	Sean Doherty

2. Pledge of Allegiance

Mayor Conyac led the pledge of allegiance.

3. Approval of Agenda

Motion by Trustee Damsma, **second** by Trustee Matthews, to amend the agenda to move item 10.b. *An executive session pursuant to C.R.S. 24-6-402 (4) (b) and C.R.S. Section 24-6-402(4)(e)(I), to receive legal advice from the Town Attorney regarding the Firestone/Monarch Casino Resort Group Booking Contract as well as to determine positions, develop strategy, and instruct negotiators accordingly* to discussion/action item 7.m. Furthermore, agenda item 7.m. 2026 Board Retreat Discussion becomes agenda item 7.n. All in Favor, **Motion carried**.

Motion by Trustee Damsma, **second** by Trustee Matthews, to Amend Agenda to add a discussion/action item 7.o. Downtown Development Authority Discussion. All in Favor, **Motion carried**.

Motion by Trustee Damsma, **second** by Trustee Matthews, for Approval of the agenda as amended. All in Favor, **Motion carried**.

4. Public Comment *(maximum time permitted for all Public Comment is 30 minutes)

Becky Duckworth, a Firestone resident, provided public comment regarding the 2026 board retreat and the Downtown Development Authority.

Valerie Miller, a Firestone resident, provided public comment regarding Central Park,

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the board retreat, and Ordinance 1076.

Sam Sears, a Firestone resident, provided public comment regarding the board agenda and the Downtown Development Authority.

5. Consent Agenda

Motion by Trustee Damsma, **second** by Trustee Doherty, to Approve the Consent Agenda
Roll Call Vote:
Yes: Trustee Holcomb, Trustee Doherty, Trustee Damsma, Trustee Matthews
No: None
Abstain: None
Motion carried.

a. Approval of May 13, 2026, Board of Trustees Special Meeting Minutes

b. Board of Trustees Expenses

c. **Ordinance 1076** AN ORDINANCE OF THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO, REPEALING AND RE-ENACTING IN ITS ENTIRETY CHAPTER 6.06 OF THE FIRESTONE MUNICIPAL CODE; AMENDING SECTIONS 6.01.010, 6.08.010, AND 6.08.040 OF THE FIRESTONE MUNICIPAL CODE; AND AMENDING CHAPTER 3 OF TITLE 16 (FIRESTONE DEVELOPMENT CODE) OF THE FIRESTONE MUNICIPAL CODE, PERTAINING TO DANGEROUS ANIMALS AND LIMITS ON HOUSEHOLD PETS

d. **Resolution 26-47:** A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO, APPROVING A REVOCABLE ENCROACHMENT LICENSE AGREEMENT BETWEEN THE TOWN OF FIRESTONE AND MR. TIMOTHY HUBACH

e. **Resolution 26-43**: A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO, ACCEPTING AN ACCESS AND UTILITY EASEMENT FROM VARRA COMPANIES, INC. PERTAINING TO THE BAREFOOT LAKES FILING 7A SUBDIVISION

f. **Resolution 26-37:** A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO, APPROVING A CONSTRUCTION CONTRACT BETWEEN THE TOWN OF FIRESTONE AND A-1 CHIPSEAL COMPANY PERTAINING TO STREET RESURFACING

g. **Resolution 26-38:** A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO, APPROVING A CONSTRUCTION CONTRACT BETWEEN THE TOWN OF FIRESTONE AND WESTERN PLAINS CONSTRUCTION PERTAINING TO STREET MILLING AND OVERLAY

h. **Resolution 26-42**: A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO, APPROVING AGREEMENTS TO ACQUIRE CERTAIN REAL PROPERTY INTERESTS FROM H&J PROPERTY, LLC AND 6856 CR 26, LLC NECESSARY TO CONSTRUCT THE WELD COUNTY ROAD 26 BRIDGE REPLACEMENT PROJECT

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6. Proclamation

a. Public Works Week Proclamation

b. Mental Health Month Proclamation

c. National Police Week Proclamation

7. Discussion/Action

a. Update regarding the Town Manager recruitment timeline

b. **Ordinance 1077:** AN ORDINANCE OF THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO, REPEALING AND REENACTING IN THEIR ENTIRETY CHAPTERS 15.04 (INTERNATIONAL BUILDING CODE), 15.06 (INTERNATIONAL RESIDENTIAL CODE), 15.08 (NATIONAL ELECTRIC CODE), 15.10 (INTERNATIONAL EXISTING BUILDING CODE), 15.12 (INTERNATIONAL FUEL GAS CODE), 15.14 (INTERNATIONAL MECHANICAL CODE), 15.16 (INTERNATIONAL PLUMBING CODE), 15.18 (INTERNATIONAL PROPERTY MAINTENANCE CODE), 15.20 (INTERNATIONAL SWIMMING POOL AND SPA CODE), 15.32 (INTERNATIONAL FIRE CODE) AND CHAPTER 15.36 (INTERNATIONAL ENERGY CONSERVATION CODE) OF THE FIRESTONE MUNICIPAL CODE; ENACTING A NEW CHAPTER 15.22 REGARDING THE ADOPTION OF THE COLORADO MODEL ELECTRIC READY AND SOLAR READY CODES; AND ENACTING A NEW CHAPTER 15.38 REGARDING THE COLORADO WILDFIRE RESILIENCY CODE

Ordinance first reading.

c. **Resolution 26-35:** A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO, APPROVING AN AGREEMENT BETWEEN THE TOWN OF FIRESTONE AND MCGRANE WATER ENGINEEERING LLC PERTAINING TO THE TOWN OF FIRESTONE BFL-VOGL-STINAR ALLUVIAL WELL PROJECT

Motion by Trustee Damsma, **second** by Trustee Doherty, to Approve **Resolution 26-35:** A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO, APPROVING AN AGREEMENT BETWEEN THE TOWN OF FIRESTONE AND MCGRANE WATER ENGINEEERING LLC PERTAINING TO THE TOWN OF FIRESTONE BFL-VOGL-STINAR ALLUVIAL WELL PROJECT
Roll Call Vote:
Yes: Trustee Holcomb, Trustee Doherty, Trustee Damsma, Trustee Matthews
No: None
Abstain: None
Motion carried.

d. **Resolution 26-46**: A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO, APPROVING A CONSTRUCTION CONTRACT BETWEEN THE TOWN OF FIRESTONE AND ALTITUDE

RECREATION INC. PERTAINING TO PLAYGROUND EQUIPMENT REPLACEMENT

Motion by Trustee Holcomb, **second** by Trustee Damsma, to Approve **Resolution 26-46**: A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO, APPROVING A CONSTRUCTION CONTRACT BETWEEN THE TOWN OF FIRESTONE AND ALTITUDE RECREATION INC. PERTAINING TO PLAYGROUND EQUIPMENT REPLACEMENT

Roll Call Vote:

Yes: Trustee Holcomb, Trustee Doherty, Trustee Damsma, Trustee Matthews

No: None

Abstain: None

Motion carried.

e. **Resolution 26-39:** A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO, APPROVING AN AGREEMENT BETWEEN THE TOWN OF FIRESTONE AND KIMLEY-HORN & ASSOCIATES, INC. FOR DESIGN AND CERTAIN CONSTRUCTION ADMINISTRATION SERVICES FOR THE TOWN OF FIRESTONE WATER TANK #2 AND DISTRIBUTION LINE PROJECT

Motion by Trustee Damsma, **second** by Trustee Matthews, to Approve **Resolution 26-39:** A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO, APPROVING AN AGREEMENT BETWEEN THE TOWN OF FIRESTONE AND KIMLEY-HORN & ASSOCIATES, INC. FOR DESIGN AND CERTAIN CONSTRUCTION ADMINISTRATION SERVICES FOR THE TOWN OF FIRESTONE WATER TANK #2 AND DISTRIBUTION LINE PROJECT

Roll Call Vote:

Yes: Trustee Holcomb, Trustee Doherty, Trustee Damsma, Trustee Matthews

No: None

Abstain: None

Motion carried.

f. **Resolution 26-36**: A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO, APPROVING AN AGREEMENT BETWEEN THE TOWN OF FIRESTONE AND J-U-B ENGINEERS, INC. FOR CONSTRUCTION ADMINISTRATION SERVICES PERTAINING TO THE WELD COUNTY ROAD 26 AND LAST CHANCE DITCH BRIDGE REPLACEMENT PROJECT

Motion by Trustee Matthews, **second** by Trustee Damsma, to Approve **Resolution 26-36**: A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO, APPROVING AN AGREEMENT BETWEEN THE TOWN OF FIRESTONE AND J-U-B ENGINEERS, INC. FOR CONSTRUCTION ADMINISTRATION SERVICES PERTAINING TO THE WELD COUNTY ROAD 26 AND LAST CHANCE DITCH BRIDGE REPLACEMENT PROJECT

Roll Call Vote:

Yes: Trustee Holcomb, Trustee Doherty, Trustee Damsma, Trustee Matthews

No: None

Abstain: None

Motion carried.

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g.

PUBLIC HEARING: Resolution 26-45:A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO, APPROVING SUPPLEMENTAL BUDGET APPROPRIATIONS IN FISCAL YEAR 2025 AND ADOPTING AN AMENDED BUDGET FOR THE BUDGET YEAR 2025.

Mayor Conyac opened the public hearing at 7:17 pm. Jessica Clanton, Finance Director, presented to the board.

The Board asked questions regarding resolution 26-45 and staff provided responses. Mayor Conyac opened the public comment portion of the hearing.

No members of the public came forward for public comment.

Mayor Conyac closed the public comment portion of the hearing.

Mayor Conyac closed the public hearing at 7:19 pm.

Jessica Clanton, answered the boards questions.

Motion by Trustee Matthews, **second** by Trustee Damsma, to Approve **PUBLIC HEARING: Resolution 26-45:**A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO, APPROVING SUPPLEMENTAL BUDGET APPROPRIATIONS IN FISCAL YEAR 2025 AND ADOPTING AN AMENDED BUDGET FOR THE BUDGET YEAR 2025.

Roll Call Vote:

Yes: Trustee Holcomb, Trustee Doherty, Trustee Damsma, Trustee Matthews

No: None

Abstain: None

Motion carried.

h.

PUBLIC HEARING: Resolution 26- 44: A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO, APPROVING SUPPLEMENTAL BUDGET APPROPRIATIONS IN FISCAL YEAR 2026 AND ADOPTING AN AMENDED BUDGET FOR THE BUDGET YEAR 2026.

Mayor Conyac opened the public hearing at 7:24 pm. Jessica Clantion, Finance Director, presented to the board.

The Board asked questions regarding resolution 26-44 and staff provided responses.

Mayor Conyac opened the public comment portion of the hearing.

No members of the public came forward for public comment.

Mayor Conyac closed the public comment portion of the hearing.

Mayor Conyac closed the public hearing at 7:24 pm.

Motion by Trustee Damsma, **second** by Trustee Matthews, to Approve **PUBLIC HEARING: Resolution 26- 44:** A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO, APPROVING SUPPLEMENTAL BUDGET APPROPRIATIONS IN FISCAL YEAR 2026 AND ADOPTING AN AMENDED BUDGET FOR THE BUDGET YEAR 2026.

Roll Call Vote:

Yes: Trustee Holcomb, Trustee Doherty, Trustee Damsma, Trustee Matthews

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No: None
Abstain: None
Motion carried.

i. **Resolution 26-41:** A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO, APPROVING A WIRELESS COMMUNICATIONS FACILITIES LEASE AGREEMENT WITH ANTHEMNET, INC.

Motion by Trustee Damsma, **second** by Trustee Matthews, to Approve **Resolution 26-41:** A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO, APPROVING A WIRELESS COMMUNICATIONS FACILITIES LEASE AGREEMENT WITH ANTHEMNET, INC.
Roll Call Vote:
Yes: Trustee Holcomb, Trustee Doherty, Trustee Damsma, Trustee Matthews
No: None
Abstain: None
Motion carried.

j. **Resolution 26-48:** A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO, DECLARING A VACANCY ON THE BOARD OF TRUSTEES FOR A TRUSTEE SEAT

Motion by Trustee Damsma, **second** by Trustee Matthews, to Approve **Resolution 26-48:** A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO, DECLARING A VACANCY ON THE BOARD OF TRUSTEES FOR A TRUSTEE SEAT
Roll Call Vote:
Yes: Trustee Holcomb, Trustee Doherty, Trustee Damsma, Trustee Matthews
No: None
Abstain: None
Motion carried.

k. Discussion and direction regarding the process and next steps for filling the Board vacancy

l. **Ordinance 1078**: AN ORDINANCE OF THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO, ACKNOWLEDGING THE AUTOMATIC REVERSION OF OWNERSHIP IN AND TO CERTAIN PROPERTY PREVIOUSLY CONVEYED BY QUITCLAIM DEED TO FORMER TOWN BOARD MEMBERS PURSUANT TO ORDINANCE NO. 1061

Motion by Trustee Damsma, **second** by Trustee Matthews, to Approve **Ordinance 1078**: AN ORDINANCE OF THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO, ACKNOWLEDGING THE AUTOMATIC REVERSION OF OWNERSHIP IN AND TO CERTAIN PROPERTY PREVIOUSLY CONVEYED BY QUITCLAIM DEED TO FORMER TOWN BOARD MEMBERS PURSUANT TO ORDINANCE NO. 1061
Roll Call Vote:
Yes: Trustee Holcomb, Trustee Doherty, Trustee Damsma, Trustee Matthews
No: None
Abstain: None

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Motion carried.

m. *An executive session pursuant to C.R.S. 24-6-402 (4) (b) and C.R.S. Section 24-6-402(4)(e)(I), to receive legal advice from the Town Attorney regarding the Firestone/Monarch Casino Resort Group Booking Contract as well as to determine positions, develop strategy, and instruct negotiators accordingly*.

Motion by Trustee Damsma, **second** by Trustee Doherty, to go into Executive Session, *An executive session pursuant to C.R.S. 24-6-402 (4) (b) and C.R.S. Section 24-6-402(4)(e)(I), to receive legal advice from the Town Attorney regarding the Firestone/Monarch Casino Resort Group Booking Contract as well as to determine positions, develop strategy, and instruct negotiators accordingly*. All in Favor, **Motion failed**.

The board deliberated.

Motion by Trustee Damsma, **second** by Trustee Doherty, to Go into Executive Session *An executive session pursuant to C.R.S. 24-6-402 (4) (b) and C.R.S. Section 24-6-402(4)(e)(I), to receive legal advice from the Town Attorney regarding the Firestone/Monarch Casino Resort Group Booking Contract as well as to determine positions, develop strategy, and instruct negotiators accordingly*. All in Favor, **Motion carried**.

n. 2026 Board Retreat Discussion

o. Downtown Development Authority Discussion

Motion by Trustee Damsma, **second** by Trustee Matthews, directing staff to proceed with the following actions: identify all active contracts, freeze funds, prepare a dissolution ordinance, and schedule a public hearing.
Roll Call Vote:
Yes: Trustee Holcomb, Trustee Doherty, Trustee Damsma, Trustee Matthews
No: None
Abstain: None
Motion carried.

8. Public Comment *(maximum time permitted for all Public Comment is 30 minutes)

Sam Sears, a Firestone resident, provided public comment regarding the Downtown Development Authority, board vacancy, the board retreat, and open space.

Diane Myers, a Firestone resident, provided public comment regarding Central Park development.

9. Reports

a. Staff

9.a.i. April Monthly Financial Report

b. Mayor

Mayor Conyac, reported on his conversations with town residents.

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c. Trustees

Trustee Matthews reported on data centers.

10. Executive Session

a. *An executive session pursuant to C.R.S. Section 24-6-402(4)(e)(I) to determine positions, develop strategy, and instruct negotiators regarding regional intergovernmental relations.*

Motion by Trustee Damsma, **second** by Trustee Doherty, to go into executive session, *An executive session pursuant to C.R.S. Section 24-6-402(4)(e)(I) to determine positions, develop strategy, and instruct negotiators regarding regional intergovernmental relations.* All in Favor, **Motion carried**.

11. Adjournment

Motion by Trustee Damsma, **second** by Trustee Doherty, to Adjourn. All in Favor, **Motion carried**.

Introduced and Approved the 17th Day of June, 2026.

TOWN OF FIRESTONE, COLORADO

ATTEST

Don Conyac, Jr., Mayor

Missy Carranco, Deputy Town Clerk

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AGENDA INFORMATION MEMORANDUM FIRESTONE BOARD OF TRUSTEES	**AIM No.:** 5.b **Consent Agenda** **Meeting Date:** June 17, 2026 **Initiated By:** Allison Trembly **Department:** Economic Development

AGENDA ITEM

Resolution 26-50: A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE COLORADO AUTHORIZING ASSIGNMENT TO THE COLORADO HOUSING AND FINANCE AUTHORITY OF A PRIVATE ACTIVITY BOND ALLOCATION OF THE TOWN OF FIRESTONE PURSUANT TO THE COLORADO PRIVATE ACTIVITY BOND CEILING ALLOCATION ACT

RECOMMENDATION

Staff recommends approval of Resolution No. 26-50, and authorizing the Mayor to sign the Assignment of Allocation between the Town and the Colorado Housing and Financing Authority (CHFA).

APPROVAL/DENIAL OPTIONS

Approval: The Board moves to approve the Resolution.
Approval with Conditions: The Board moves to approve the Resolution, listing the Board's conditions.
Denial: The Board moves to deny the Resolution.
No Action: The Board provides staff with specific instructions to modify the Resolution and return at a future date.

SUMMARY

The Town of Firestone will allocate its 2026 Private Activity Bond (PAB) cap of $1,277,624 to the Colorado Housing and Finance Authority (CHFA) to support affordable housing development for low - and moderate-income residents in Firestone and statewide.

PABs are federally tax-exempt bonds used to finance qualifying housing projects and must be applied to projects closing within the same calendar year.

FINANCIAL CONSIDERATIONS

N/A

HISTORY AND PREVIOUS BOARD ACTION

The 2026 PAB allocation marks the fourth consecutive year that the Town of Firestone has received and utilized this federal financing tool. In prior years, while Firestone did not directly allocate its own volume cap, the community still benefited from CHFA-administered programs, including first-time homebuyer education and down payment assistance, funded through allocations from other agencies and the State of Colorado.

BOARD STRATEGIC PLAN IMPACT

✓ This agenda item furthers the Board of Trustees' strategic goal:
- Design and Promote Livable Neighborhoods & Homes

ATTACHMENTS

1. Reso 26-50 CHFA PAB Assignment (2026) Final (Keith approved)
2. 2026-Assignment-of-Allocation-City

RESOLUTION NO. 26-50

A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO AUTHORIZING ASSIGNMENT TO THE COLORADO HOUSING AND FINANCE AUTHORITY OF THE TOWN OF FIRESTONE'S PRIVATE ACTIVITY BOND ALLOCATION FOR 2026 PURSUANT TO THE COLORADO PRIVATE ACTIVITY BOND CEILING ALLOCATION ACT; AND PROVIDING OTHER DETAILS IN CONNECTION THEREWITH

WHEREAS, the Town of Firestone is ("Town") authorized and empowered under the laws of the State of Colorado (the "State") to issue revenue bonds for the purpose of financing qualified residential rental projects for low- and moderate-income persons and families; and

WHEREAS, pursuant to the Colorado Private Activity Bond Ceiling Allocation Act, codified at Part 17 of Article 32 of Title 24, Colorado Revised Statutes (the "Allocation Act"), the Town has received a direct allocation of the State's Private Activity Bond Ceiling for the year 2026 (the "2026 Allocation"); and

WHEREAS, the Colorado Housing and Finance Authority (the "Authority") has requested the Town assign all its 2026 Allocation in an amount equal to $1,277,624 (the "Assigned Allocation") to the Authority pursuant to Section 24-32-1706 of the Allocation Act for the purpose of assisting in the financing of "projects" within the meaning of Title 29, Article 4, Part 5, Colorado Revised Statutes, as amended, in the County of Weld, Colorado; and

WHEREAS, the Town Board of Trustees ("Board") has determined that, in order to increase the availability of adequate affordable housing for low- and moderate-income persons and families within the Town of Firestone and elsewhere in the State, it is necessary or desirable to provide for the utilization of all or a portion of the Assigned Allocation by the Authority; and

WHEREAS, there has been presented to the Town Board a proposed assignment of the Town's 2026 Allocation between the Town of Firestone and the Authority (the "Assignment of Allocation").

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO:

Section 1. The Town Board authorizes the assignment of the Assigned Allocation to the Authority for the purposes described above and in the Assignment accompanying this Resolution.

Section 2. The form and substance of the Assignment of Allocation are approved; provided, however, that the Town Attorney shall be authorized to make such technical variations, additions or deletions in or to such Assignment of Allocation as may be necessary or appropriate and not inconsistent with the approval thereof by this resolution.

Section 3. The Town's Director of Economic Development & FURA is authorized to execute and deliver the Assignment of Allocation on behalf of the Town and to take such other steps or actions as may be necessary, useful or convenient to effect the aforesaid assignment in accordance with the intent of this resolution.

PASSED AND ADOPTED this ____ day of _____, 2026.

_____
Don Conyac Jr., Mayor

ATTEST:

_____
Miriam Granados Luna, CMC, Town Clerk

APPROVED AS TO FORM:

_____
Marshall Keith Martin, Town Attorney

assignment of allocation - city

Multifamily Housing Facility Bonds/Single Family Mortgage Revenue Bonds

This Assignment of Allocation (the "Assignment"), dated this 17____day of June_____, 2026, is between the Town of _____Firestone_____, Colorado (the "Assignor" or the "Jurisdiction") and Colorado Housing and Finance Authority (the "Assignee").

WITNESSETH:

WHEREAS, the Assignor and the Assignee are authorized and empowered under the laws of the State of Colorado (the "State") to issue revenue bonds for the purpose of providing single- family mortgage loans to low- and moderate-income persons and families; and

WHEREAS, the Internal Revenue Code of 1986, as amended (the "Code"), restricts the amount of tax-exempt bonds ("Private Activity Bonds") which may be issued in the State to finance such projects and for certain other purposes (the "State Ceiling"); and

WHEREAS, pursuant to the Code, the Colorado legislature adopted the Colorado Private Activity Bond Ceiling Allocation Act, Part 17 of Article 32 of Title 24, Colorado Revised Statutes (the "Allocation Act"), providing for the allocation of the State Ceiling among the Assignee and other governmental units in the State, and further providing for the assignment of allocations from such other governmental units to the Assignee; and

WHEREAS, pursuant to an allocation under Section 24-32-1706 of the Allocation Act, the Assignor has an allocation of the 2026 State Ceiling for the issuance of a specified principal amount of Private Activity Bonds prior to September 15, 2026, (the "2026 Allocation"); and

WHEREAS, the Assignor has determined that, in order to increase the availability of adequate affordable housing for low- and moderate-income persons and families within the Jurisdiction, Colorado and elsewhere in the State, it is necessary or desirable to provide for the utilization of all or a portion of the 2026 Allocation; and

WHEREAS, the Assignor has determined that the 2026 Allocation, or a portion thereof, can be utilized most efficiently by assigning it to the Assignee to issue Private Activity Bonds for the purpose of financing one or more multifamily rental housing projects for low- and moderate-income persons and families or to issue Private Activity Bonds for the purpose of providing single-family mortgage loans to low- and moderate-income persons and families ("Revenue Bonds"), and the Assignee has expressed its willingness to attempt to issue Revenue Bonds with respect to the 2026 Allocation assigned herein; and

WHEREAS, the Town Board/Council of the Assignor has determined to assign to the Assignee all or a portion of its 2026 Allocation, and the Assignee has agreed to accept such assignment, which is to be evidenced by this Assignment.

NOW, THEREFORE, in consideration of the premises and the mutual promises hereinafter set forth, the parties hereto agree as follows:

1. The Assignor hereby assigns to the Assignee $ 1,277,624_____of its 2026 Allocation (the "Assigned Allocation"), subject to the terms and conditions contained herein. The Assignor represents that it has received no monetary consideration for said assignment.

2. The Assignee hereby accepts the assignment to it by the Assignor of the Assigned Allocation, subject to the terms and conditions contained herein. The Assignee agrees to use its best efforts to issue and sell Revenue Bonds in an aggregate principal amount equal to or greater than the Assigned Allocation, in one or more series, and to make proceeds of such Revenue Bonds available from time to time for a period of one (1) year from the date of this Assignment to finance multi-family rental housing projects located in the Jurisdiction, or to issue Revenue Bonds for the purpose of providing single-family mortgage loans to low- and moderate income persons and families in the Jurisdiction.

3. The Assignor hereby consents to the election by the Assignee, if the Assignee in its discretion so decides, to treat all or any portion of the Assigned Allocation as an allocation for a project with a carryforward purpose or to make a mortgage credit certificate election, in lieu of issuing Revenue Bonds.

4. The Assignor and Assignee each agree that it will take such further action and adopt such further proceedings as may be required to implement the terms of this Assignment.

5. Nothing contained in this Assignment shall obligate the Assignee to finance any particular multi-family rental housing project located in the Jurisdiction or elsewhere or to finance single-family mortgage loans in any particular amount or at any particular interest rate or to use any particular percentage of the proceeds of its Revenue Bonds to provide mortgage loans or mortgage credit certificates to finance single-family housing facilities in the Jurisdiction, provided that any Revenue Bond proceeds attributable to the Assigned Allocation shall be subject to paragraph 2 above.

6. This Assignment is effective upon execution and is irrevocable.

7. Counterparts. This Assignment may be executed in one or more counterparts, each of which will be deemed an original, but all of which together will constitute one and the same instrument. Delivery of an executed counterpart of a signature page of this Assignment by electronic image scan transmission will be effective as delivery of a manually executed counterpart of the Assignment.

IN WITNESS WHEREOF, the parties hereto have duly executed this Assignment on the date first written above.

Town of Firestone, Colorado

By:_____

Name: Don Conyac Jr. _____

Title: Mayor _____

COLORADO HOUSING AND FINANCE AUTHORITY

By: _____

Name:_____

Title:_____

AGENDA INFORMATION MEMORANDUM FIRESTONE BOARD OF TRUSTEES	**AIM No.:** 5.c **Consent Agenda** **Meeting Date:** June 17, 2026 **Initiated By:** Kiran Bhusal **Department:** Engineering & Utilities

AGENDA ITEM

Resolution 26-58: A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO, APPROVING AN AMENDMENT TO THE BAREFOOT LAKES FILING 7B SUBDIVISION AGREEMENT

RECOMMENDATION

Staff recommends approval of the Resolution 26-58

APPROVAL/DENIAL OPTIONS

Approval: The Board moves to approve the Resolution 26-58.
Approval with Conditions: The Board moves to approve the Resolution 26-58, listing the Board's conditions.
Denial: The Board moves to deny the Resolution 26-58.
No Action: The Board provides staff with specific instructions to modify the Resolution 26-58 and return at a future date.

SUMMARY

Approval of the proposed resolution will amend the Barefoot Lakes Filing 7B Subdivision Agreement to address necessary roadway and drainage improvements.

The Barefoot Lakes Filing 7B plat includes 245 residential lots and 17 tracts located north-east of the intersection of Ronald Reagan Boulevard and Birch Street. The approved Subdivision Agreement for Filing 7B requires completion and initial acceptance of Birch Street from Ronald Reagan Boulevard to Gardner Street before issuance of building permits. During construction, it was identified that the existing tailwater ditch along the west side of Birch Street was not fully accounted for in the roadway design, creating challenges for completing the ultimate roadway improvements within the original schedule.

The developer, Brookfield Homes, has been coordinating with Town staff to finalize the roadway and drainage improvements necessary to advance the project and support the issuance of building permits for filing 7B. The proposed amendment incorporates these improvements and updates the agreement to reflect the revised project requirements and responsibilities.

FINANCIAL CONSIDERATIONS

N/A

HISTORY AND PREVIOUS BOARD ACTION

The Barefoot Lakes property was annexed and zoned by the Town on May 27, 2015. The Barefoot Lakes Filing 7B Final Plat was approved on May 14, 2025.

BOARD STRATEGIC PLAN IMPACT

✓ This agenda item furthers the Board of Trustees' strategic goal:

- Maintain a Safe, Clean & Beautiful Town
- Design and Promote Livable Neighborhoods & Homes
- Maintain Town Infrastructure & Facilities

ATTACHMENTS

1. Reso 26-58 Amendment to BFL 7B SA
2. Barefoot 7B SA -1st amend- Brookfield signed

RESOLUTION NO. 26-58

A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO, APPROVING AN AMENDMENT TO THE BAREFOOT LAKES FILING 7B SUBDIVISION AGREEMENT

WHEREAS, the Town of Firestone ("Town") and Barefoot, LLC ("Owner") entered into that certain Subdivision Agreement regarding the Barefoot Lakes Filing 7B subdivision, subsequently recorded with the Weld County Clerk and Recorder under Reception No. 5047146 on August 13, 2025 (the "Original Agreement"), in furtherance of the subdivision and residential development of approximately 61 acres, more or less, of real property, as more fully described in Exhibit A to the Original Agreement ("Property"); and

WHEREAS, the Town and Owner now desire to enter into an amendment to the Original Agreement to detail deadlines for acceptance of interim and final improvements to a section of Birch Street—that segment between Ronald Regan Boulevard and Gardner Street—as more fully set forth in the proposed Second Amendment to Barefoot Lakes Filing 7B Subdivision Agreement, attached hereto as **Exhibit A**.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO:

The First Amendment to Barefoot Lakes Filing 7B Subdivision Agreement between the Town of Firestone and Barefoot, LLC is approved in substantially the same form as the copy attached to this resolution. The Mayor is authorized to execute the agreement on behalf of the Town.

PASSED AND ADOPTED this 17th day of June, 2026.

_____
Don Conyac Jr., Mayor

ATTEST:

_____
Miriam Granados Luna, CMC Town Clerk

APPROVED AS TO FORM:

_____
Marshall Keith Martin, Town Attorney

EXHIBIT A

[First Amendment to Barefoot Lakes F7B Subdivision Agreement]

FIRST AMENDMENT TO BAREFOOT LAKES FILING 7B SUBDIVISION AGREEMENT

THIS FIRST AMENDMENT TO BAREFOOT LAKES FILING 7B SUBDIVISION AGREEMENT (this "Amendment") is executed this 17th day of June 2026, by and between **BAREFOOT, LLC**, a Delaware limited liability company, with an address of 6465 S. Greenwood Plaza Boulevard, Suite 700, Centennial, CO 80111 ("Owner"), and the **TOWN OF FIRESTONE**, a Colorado municipal corporation, with an address of 9950 Park Avenue, Firestone, CO 80504 ("Town"). Owner and the Town may be referred to in this Amendment collectively as the "Parties."

RECITALS

WHEREAS, the Owner and the Town entered into that certain Subdivision Agreement dated August 12, 2025, and recorded with the Weld County Clerk and Recorder under Reception No. 5047146 on August 13, 2025 (the "Agreement"), which agreement is incorporated herein by reference, to ensure the construction and completion of certain public improvements as further described in Exhibit "B" to the Agreement (the "Public Improvements"); and

WHEREAS, the Parties desire to amend the Agreement as provided in this Amendment, subject to the terms of the Agreement.

AGREEMENT

NOW, THEREFORE, in consideration of the mutual promises and agreements set forth herein and for other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. Amendment to Section IX(A)(1). Section IX(A)(1) of the Agreement is hereby deleted in its entirety and replaced with the following:

Filing 7A Public Improvements – Birch Street

Prior to the issuance of the first building permit in this Development (excluding building permits for 28 model homes), Developer shall have received Initial Acceptance from the Town for all street, storm, and drainage improvements included in the Barefoot Lakes Filing 7A Subdivision Street and Storm Construction Drawings, prepared by Redland, last revised March 25, 2025, and approved by the Town on April 24, 2025. Prior to the issuance of the fifty-first building permit in this Development (excluding building permits for 28 model homes), Developer must have received Town approval of plans for a permanent configuration of Birch Street from Gardner to Ronald Reagan Boulevard (the "Final Birch Street"). The Town shall not issue any building permit for any property

within Barefoot Lakes Filing 7C unless and until Developer has obtained Initial Acceptance from the Town for Final Birch Street.

2. Amendment Controls. In the event of any conflict between the Agreement and this Amendment, or between this Amendment and any other agreement, document, or written correspondence between the Parties relating to the subject matter of Section IX.A.1 (including, without limitation, the timing, construction, or acceptance of Birch Street improvements or the Barefoot Lakes Filing 7A Subdivision Agreement), the provisions of this Amendment shall govern and control.

3. Covenants to Run with Land/Successors and Assigns. The restrictions, covenants and conditions as set forth in the Agreement and this Amendment shall run with such land within the Development and the same and shall extend to, and be binding upon, the successors, legal representatives, and assigns of the Parties.

4. Severability. If any one or more of the provisions in the Agreement or this Amendment, or any application thereof, shall be invalid, illegal or unenforceable in any respect, the validity, legality and enforceability of the remaining provisions of the Agreement and this Amendment, and any other application thereof, shall not in any way be affected or impaired thereby and shall be enforced to the greatest extent permitted by law.

5. Integration and Amendment. This Amendment constitutes the entire agreement between the Parties relating to Section IX.A.1 of the Agreement, superseding all prior and contemporaneous negotiations, representations, communications, or agreements, whether written or oral, relating to such subject matter. No amendment or modification of this Amendment shall be effective unless in writing and signed by both the Town and Owner.

6. Counterpart Executions. This Amendment may be signed in multiple counterparts, with notarized facsimile signatures permitted, and each counterpart when taken with the other executed counterpart shall constitute a binding agreement among the Parties executed as of the date first written above.

7. Defined Terms. Except as otherwise defined herein, all capitalized terms in this Amendment shall be the same meaning that was given to such terms in the Agreement.

8. Agreement Remains in Effect. Except as expressly or by necessary implication amended or modified herein, the terms and conditions of the Agreement shall continue in full force and effect.

[***Remainder of Page Intentionally Left Blank***]

[***Signature pages follow***]

IN WITNESS WHEREOF, the Parties have executed this Amendment on the date first set forth above.

OWNER:

BAREFOOT LLC,
a Delaware limited liability company

By: _____
Name: BRETT PRICE
Title: VICE PRESIDENT

By: _____
Name: Ashley Tarulfelli
Title: Vice President

STATE OF COLORADO)
) ss:
COUNTY OF ARAPAHOE)

The foregoing instrument was acknowledged before me this 11 day of JUNE, 2026, by BRETT PRICE, as VICE PRESIDENT and by ASHLEY TARULFELLI, as VICE PRESIDENT of Barefoot LLC, a Delaware limited liability company.

Witness my hand and official seal.

My commission expires: 2/5/2027.

LORRIE ANN MCNAMEE
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19994033012
MY COMMISSION EXPIRES FEBRUARY 5, 2027

_____
Notary Public

TOWN:

TOWN OF FIRESTONE, COLORADO

_____

Don Conyac Jr., Mayor

ATTEST

_____

Miriam Granados Luna, CMC, Town Clerk

Approved as to form:

_____

Marshall Keith Martin, Town Attorney

AGENDA INFORMATION MEMORANDUM FIRESTONE BOARD OF TRUSTEES FIRESTONE COLORADO	**AIM No.:** 5.d **Consent Agenda** **Meeting Date:** June 17, 2026 **Initiated By:** Matt Thompson **Department:** Planning & Development

AGENDA ITEM

Resolution 26-53: A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO, APPROVING A FINAL SUBDIVISION PLAT AND ACCEPTING THE PROPERTY INTERESTS DEDICATED BY THE FINAL PLAT FOR BAREFOOT LAKES FILING NO. 7F; APPROVING THE VACATING OF A PERMANENT EASEMENT PERTAINING TO THE BAREFOOT LAKES FILING NO.7F SUBDIVISION; AND AUTHORIZING A SUBDIVISION DEVELOPMENT AGREEMENT PERTAINING TO THE BAREFOOT LAKES FILING NO. 7F SUBDIVISION

RECOMMENDATION

Town staff recommends the Board of Trustees approve draft Resolution 26-53, a resolution approving the Barefoot Lakes Filing No. 7F Final Plat and proposed utility easement vacation for a portion of a non-exclusive, utility easement held by St. Vrain Sanitation District application with the following conditions:

1. All minor, technical corrections to the Final Plat shall be made to the Town's satisfaction prior to recordation.
2. Final Construction Documents shall be approved by the Town Engineer prior to the start of construction activities and shall be in accordance with the Town's Standards and Specifications.
3. Applicant shall pay applicable fees incurred as a result of the application approval, including, but not limited to, utility, remapping, public land dedication, cash-in-lieu fees, legal notice and legal review, and recording fees.

APPROVAL/DENIAL OPTIONS

Approval: The Board moves to approve the Resolution.
Approval with Conditions: The Board moves to approve the Resolution, listing the Board's conditions.
Denial: The Board moves to deny the Resolution.
No Action: The Board provides staff with specific instructions to modify the Resolution and return at a future date.

SUMMARY

Approval of the proposed resolution approves a final plat for Barefoot Lakes Filing 7F, the Subdivision Development Agreement, the dedication of easements to the Town, and the partial vacation of a utility easement.

Brookfield LLC is proposing 27 lots totaling 4.174 acres, with a density of 6.47 DU/AC. There will be 2 open space tracts totaling 0.252 acres. The lots were designed as part of the 7A civil construction document, and utilities were installed with the 7A infrastructure that currently exists on-site.

The property is located generally north of Ronald Reagan Blvd and east of Barefoot Lakes Parkway, and is part of the overall Barefoot Lakes Filing 7.

St. Vrain Sanitation District has a Non-Exclusive Utility Easement Agreement, under Reception No. 4956551,

under which the District was granted a certain perpetual easement for municipal sanitation and sewer purposes. The Town of Firestone intends to construct a town road over a portion of the Barefoot Lakes Easement. The new Town right-of-way (ROW) will remove the District's need for a portion of the Barefoot Lakes Easement where the Town ROW will be built, and the District wishes to vacate the easement.

FINANCIAL CONSIDERATIONS

n/a

HISTORY AND PREVIOUS BOARD ACTION

Barefoot Lakes Filing No. 7A was approved by the Board of Trustees on July 10, 2025, by Resolution 24-68. The future development Tract I and Tract Q, Barefoot Lakes Filing No. 7A, reception number 5016965, were created with Filing 7A, which will now be proposed as Filing No. 7F.

BOARD STRATEGIC PLAN IMPACT

✓ This agenda item furthers the Board of Trustees' strategic goal:
N/A

ATTACHMENTS

1. Res 26-53 Barefoot Lakes F7F
2. Barefoot Lakes F7F Plat
3. Firestone, Town Partial Vacation of Easement 0416 2026 (rev.)
4. BFL F7F SA Town Draft

RESOLUTION NO. 26-53

A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO, APPROVING A FINAL SUBDIVISION PLAT AND ACCEPTING THE PROPERTY INTERESTS DEDICATED BY THE FINAL PLAT FOR BAREFOOT LAKES FILING NO. 7F; APPROVING THE VACATING OF A PERMANENT EASEMENT PERTAINING TO THE BAREFOOT LAKES FILING NO.7F SUBDIVISION; AND AUTHORIZING A SUBDIVISION DEVELOPMENT AGREEMENT PERTAINING TO THE BAREFOOT LAKES FILING NO. 7F SUBDIVISION

WHEREAS, Barefoot, LLC ("Applicant"), as the current owner of certain real property located within the Town of Firestone, Colorado (the "Property"), has submitted a proposed final plat for the Property, entitled "Barefoot Lakes Filing No. 7F" (the "Final Plat"), attached hereto as **Exhibit A**, to develop approximately 27 residential lots on the Property ("Project"); and

WHEREAS, Applicant, as part of the Final Plat, has submitted a proposed utility easement vacation for a portion of a non-exclusive, utility easement held by St. Vrain Sanitation District ("Barefoot Lakes Easement"), pursuant to the terms and conditions of a partial vacation of easement instrument, attached hereto as **Exhibit B** and exhibited on the illustration contained in said exhibit; and

WHEREAS, after reviewing the Final Plat at its regular meeting pursuant to Section 16.7.6.D of the Firestone Development Code, the Board of Trustees finds the proposed Final Plat substantially complies with the technical subdivision and platting requirements of the Firestone Development Code; and

WHEREAS, the Project is being developed in a manner that will result in the construction of new Town streets over a portion of the Barefoot Lakes Easement and, as a result, will remove the District's need for a portion of the Barefoot Lakes Easement so long as the District retains the ability to place its infrastructure within those streets after their completion; and

WHEREAS, the Board of Trustees of the Town of Firestone believes it is in the best interest of the Town and its citizens to approve the Barefoot Lakes Filing No. 7C Subdivision Development Agreement, attached hereto as **Exhibit C**, and to accept financial guarantees for improvements to be constructed by the Applicant; and

WHEREAS, the Board of Trustees believes there is a need to vacate the Barefoot Lakes Easement in accordance with the terms and conditions set forth in the Partial Vacation of Easement, attached hereto as **Exhibit B**.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO:

Section 1. The above Recitals and Findings of the Board of Trustees are hereby adopted as findings of the Board and incorporated into this resolution.

Section 2. The Board of Trustees hereby approves the final plat for Barefoot Lakes Filing No. 7F, attached hereto as **Exhibit A** and incorporated herein by this reference, subject to and contingent upon compliance with the following conditions:

(a) All minor, technical corrections to the Final Plat shall be made to the Town's satisfaction prior to recordation.

(b) Final Construction Documents shall be approved by the Town Engineer prior to the start of construction activities and shall be in accordance with the Town's Standards and Specifications.

(c) Applicant shall pay applicable fees incurred as a result of the application approval, including, but not limited to, utility, remapping, public land dedication, cash-in-lieu fees, legal notice and legal review, and recording fees.

Section 3. The Barefoot Lakes Filing No. 7F Subdivision Development Agreement between the Town of Firestone and Applicant is hereby approved in the form substantially similar to the form attached hereto as **Exhibit C**, with such revisions thereto as may be necessary for the Town's protection, and as approved by the Town Attorney's Office and the Town Manager. The Mayor is authorized to execute the Subdivision Development Agreement on behalf of the Town.

Section 4. The dedication of all easements and all other places designated for public use as shown upon the final plat Barefoot Lakes Filing No. 7F is hereby accepted by the Town of Firestone, subject however, to the condition that the Town shall not undertake maintenance of any easement or other place designated for public use until after construction of all necessary public improvements has been satisfactorily completed by the land owner and accepted in writing by the Town of Firestone.

Section 5. The Partial Vacation of Easement, attached hereto as **Exhibit B**, and the accompanying legal description of the easement to be vacated, are hereby approved, and the Mayor is authorized to execute the agreement on behalf of the Town.

Section 6. The Planning and Development Director or such person's designee is authorized to make any changes to the mylar form of the approved Final Plat to correct errors and to make such other changes that are expressly authorized or required pursuant to this Resolution.

Section 7. The Mayor and Town Clerk are hereby authorized and directed to certify upon the final subdivision plat the Town's approval and acceptance thereof. The Town Clerk is hereby authorized and directed to file the subdivision plat with Weld County Clerk and Recorder's office upon fulfillment of all conditions as indicated herein.

Section 8. Unless otherwise extended by resolution of the Board of Trustees, the approval of the Barefoot Lakes Filing No. 7F final plat shall be null and void if the conditions set forth in

Section 2 are not complied with within one hundred and eighty (180) days of the date of this Resolution.

PASSED AND ADOPTED this ____ day of _____, 2026.

_____
Don Conyac Jr., Mayor

ATTEST:

_____
Miriam Granados Luna, CMC, Town Clerk

APPROVED AS TO FORM:

_____
Marshall Keith Martin, Town Attorney

EXHIBIT A
Barefoot Lakes Filing No. 7F
Final Plat

EXHIBIT B
Barefoot Lakes Filing No. 7F
Partial Vacation of Easement

EXHIBIT C
Barefoot Lakes Filing No. 7F
Subdivision Development Agreement

FINAL PLAT

BAREFOOT LAKES FILING NO. 7F

SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO

27 RESIDENTIAL LOTS, 2 TRACTS

SHEET 1 OF 2

PROJECT NO. FP-25-031

CERTIFICATION OF OWNERSHIP AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT BAREFOOT LLC, A COLORADO LIMITED LIABILITY COMPANY BEING THE OWNERS OF THE LAND SHOWN IN THIS PLAT AND DESCRIBED AS FOLLOWS:

TRACT I AND TRACT Q, BAREFOOT LAKES FILING NO. 7A, RECEPTION NO. 5016965.

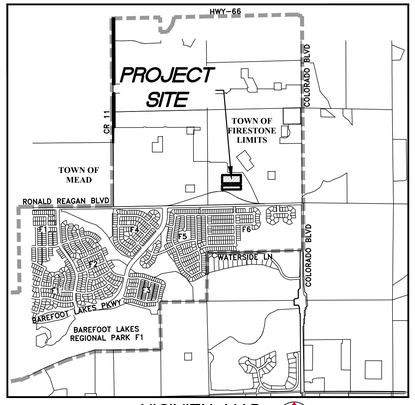
CONTAINING A TOTAL AREA OF 4.174 ACRES, (181,801 SQUARE FEET), MORE OR LESS.

HAVE LAID OUT, SUBDIVIDED AND PLATTED SAID LAND AS PER DRAWING HEREON CONTAINED UNDER THE NAME AND STYLE OF **BAREFOOT LAKES FILING NO. 7F**, A SUBDIVISION OF A PART OF THE TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO, AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE TOWN OF FIRESTONE THE STREETS, AVENUES AND OTHER PUBLIC PLACES, AS SHOWN ON THE ACCOMPANYING PLAT FOR THE PUBLIC USE THEREOF FOREVER AND DOES FURTHER DEDICATE TO THE USE OF THE TOWN OF FIRESTONE AND ALL SERVING PUBLIC UTILITIES (AND OTHER APPROPRIATE ENTITIES) THOSE PORTIONS OF SAID REAL PROPERTY WHICH ARE SO DESIGNATED AS EASEMENTS AS SHOWN.

IT IS EXPRESSLY UNDERSTOOD AND AGREED BY THE UNDERSIGNED THAT ALL EXPENSES AND COSTS INVOLVED IN CONSTRUCTING AND INSTALLING SANITARY SEWER SYSTEM WORKS AND LINES, WATER SYSTEM WORKS AND LINES, GAS SERVICE LINES, ELECTRICAL SERVICE WORKS AND LINES, LANDSCAPING, CURBS, GUTTERS, STREET PAVEMENT, SIDEWALKS, AND OTHER SUCH UTILITIES AND SERVICES SHALL BE GUARANTEED AND PAID FOR BY THE SUBDIVIDER OR ARRANGEMENTS MADE BY THE SUBDIVIDER THEREOF WHICH ARE APPROVED BY THE TOWN OF FIRESTONE, COLORADO, AND SUCH SUMS SHALL NOT BE PAID BY THE TOWN OF FIRESTONE, AND THAT ANY ITEM SO CONSTRUCTED OR INSTALLED WHEN ACCEPTED BY THE TOWN OF FIRESTONE SHALL BECOME THE SOLE PROPERTY OF SAID TOWN OF FIRESTONE, COLORADO, EXCEPT PRIVATE ROADWAYS CURBS, GUTTER AND PAVEMENT AND ITEMS OWNED BY MUNICIPALITY FRANCHISED UTILITIES, OTHER SERVING PUBLIC ENTITIES AND/OR CENTURY LINK, WHICH WHEN CONSTRUCTED OR INSTALLED SHALL REMAIN AND/OR BECOME THE PROPERTY OF SUCH MUNICIPALITY FRANCHISED UTILITIES, OTHER SERVING PUBLIC ENTITIES, AND/OR CENTURY LINK AND SHALL NOT BECOME THE PROPERTY OF THE TOWN OF FIRESTONE, COLORADO.

GENERAL NOTES

1. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, COLORADO REVISED STATUTE.
2. DISTANCES ON THIS PLAT ARE GROUND DISTANCES EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.
3. BASIS OF BEARINGS: BEARINGS ARE BASED ON THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN BEING NORTH 00°24'22" WEST, A DISTANCE OF 2664.73 FEET AND MONUMENTED AS SHOWN HEREON.
4. TITLE COMMITMENT: _____ ORDER NUMBER _____, DATED __/__/____ AT _:__ __M. WAS RELIED UPON FOR RECORD INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES. THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH BY AZTEC CONSULTANTS INC. TO DETERMINE OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF PUBLIC RECORD.
5. FLOODPLAIN: BASED ON A GRAPHICAL REPRESENTATION THE SUBJECT PROPERTY SHOWN HEREON LIES IN OTHER AREAS – ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP NUMBER 08123C1880E, WITH A REVISED DATE OF JANUARY 20, 2016.
6. OWNER HEREBY DEDICATES AND CONVEYS TO THE TOWN A PERPETUAL EASEMENT OVER AND ACROSS ALL STORM DRAINS, STORM SEWER PIPES, CONCRETE PANS, CHASE DRAINS, DRAINAGE SWALES, DRAINAGE CHANNELS, DETENTION PONDS AND ASSOCIATED INLET/OUTLET STRUCTURES INSTALLED UPON, ACROSS, OVER, AND WITHIN ANY TRACTS FOR THE PURPOSES DESCRIBED IN NOTE 7. THE TOWN'S ACCEPTANCE OF THE DRAINAGE EASEMENTS AS SHOWN ON THIS PLAT SHALL NOT OBLIGATE THE TOWN TO CONSTRUCT OR MAINTAIN ANY DRAINAGE IMPROVEMENTS, NOR RELIEVE THE OWNER(S) OF ANY LOT(S), TRACT(S), OR OUTLOT(S) OF ITS/THEIR OBLIGATION AND PRIMARY RESPONSIBILITY TO CONSTRUCT OR MAINTAIN ANY PRIVATE DRAINAGE IMPROVEMENTS OR FACILITIES REQUIRED TO SERVE THE SUBDIVISION OR A PARTICULAR LOT.
7. THE OWNER(S) OF EACH TRACT, OUTLOT AND LOT WILL MAINTAIN ANY AND ALL GRADING AND APPROVED PRIVATE DRAINAGE IMPROVEMENTS OR FACILITIES LOCATED WITHIN THEIR RESPECTIVE LOT OR OUTLOT. THE DRAINAGE EASEMENTS DEDICATED TO THE TOWN ACROSS SUCH AREAS ARE FOR USE, OPERATION AND MAINTENANCE OF ANY AND ALL DRAINAGE IMPROVEMENTS INSTALLED WITHIN SUCH AREAS AND FOR ACCESS, MAINTENANCE AND REPAIR SERVICES ONLY IN THE EVENT THAT THE OWNER(S) OF THE LOT(S), TRACT(S), OR OUTLOT(S) FAIL OR REFUSE TO PERFORM ANY MAINTENANCE OF PRIVATE DRAINAGE IMPROVEMENTS OR FACILITIES REQUIRED TO SERVE THE SUBDIVISION OR A PARTICULAR LOT. IN THE EVENT THAT THE OWNER(S) FAIL OR REFUSE TO PERFORM ANY REQUIRED MAINTENANCE, THE TOWN SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO ENTER SAID EASEMENT AND PERFORM ANY NECESSARY WORK, AND SHALL BILL THE OWNER(S) FOR THE COSTS OF ANY MAINTENANCE OR REPAIR WORK. IN THE EVENT THE TOWN IS NOT FULLY REIMBURSED FOR ALL SUCH COSTS INCURRED WITHIN 30 DAYS AFTER MAILING OF THE BILL, THE TOWN SHALL HAVE THE RIGHT TO PLACE LIENS AGAINST THE PROPERTY TO THE FULL EXTENT OF ALL COSTS INCURRED. THE TOWN'S ACCEPTANCE OF THE DRAINAGE EASEMENTS AS SHOWN ON THIS PLAT SHALL NOT OBLIGATE THE TOWN TO CONSTRUCT OR MAINTAIN ANY DRAINAGE IMPROVEMENTS, NOR RELIEVE THE OWNER(S) OF ANY LOT(S), TRACT(S), OR OUTLOT(S) OF ITS/THEIR OBLIGATION AND PRIMARY RESPONSIBILITY TO CONSTRUCT OR MAINTAIN ANY PRIVATE DRAINAGE IMPROVEMENTS OR FACILITIES REQUIRED TO SERVE THE SUBDIVISION OR EACH LOT.
8. ALLOWED USES IN UTILITY EASEMENTS INCLUDE FOR INSTALLATION AND MAINTENANCE OF ELECTRICAL, PHONE, FIBER OPTIC, CABLE TV, WATER, SEWER, GAS, POSTAL FACILITIES, DRAINAGE, SIGNAGE AND STORM DRAINS. SERVICE PROVIDERS FOR THE FACILITIES WITHIN THESE EASEMENTS WILL INCLUDE, BUT NOT LIMITED TO CENTURY LINK FOR CABLE AND TELEPHONE, UNITED POWER FOR ELECTRICAL AND SOURCE BLACK HILLS ENERGY FOR GAS.
9. OWNER HEREBY DEDICATES TO THE TOWN A PERPETUAL EASEMENT OVER AND ACROSS ALL SIDEWALKS, PEDESTRIAN PATHS, WALKWAYS, TRAILS, PARKS, PARK EQUIPMENT, PARK FACILITIES AND ASSOCIATED PARK ELEMENTS, INCLUDING VEHICULAR PARKING STALLS, INSTALLED UPON, ACROSS, OVER AND WITHIN ANY TRACTS FOR THE PURPOSE OF PUBLIC ACCESS TO AND USE OF SUCH IMPROVEMENTS FOR ACTIVE AND PASSIVE RECREATIONAL USES AT ANY TIME AND FROM TIME TO TIME, SUBJECT HOWEVER TO REASONABLE RULES AND REGULATIONS ADOPTED BY THE OWNER(S) OF SUCH TRACT(S).
10. IN THE EVENT UNITED POWER, INC. FACILITIES ARE PLACED BENEATH LANDSCAPED AREAS OR HARD SURFACES SUCH AS, BUT NOT LIMITED TO, ASPHALT OR CONCRETE AND THE FACIUTIES REQUIRE MAINTENANCE, REPLACEMENT, REPAIRS, ENLARGEMENT, RECONSTRUCTION, IMPROVEMENT, INSPECTION, AND/OR REMOVAL AT ANY TIME, UNITED POWER, INC. WILL NOT GE RESPONSIBLE FOR ANY COST ASSOCIATED WITH THE RESTORATION OP REPLACEMENT OF ANY HARD SURFACES OR LANDSCAPING.
11. ALL OR PORTIONS OF THE PROPERTY DESCRIBED HEREON MAY BE SUBJECT TO THE SUBDIVISION DEVELOPMENT AGREEMENT RECORDED CONTEMPORANEOUSLY HEREWITH IN THE OFFICE OF THE CLERK AND RECORDER OF WELD COUNTY, COLORADO. THE SUBDIVISION DEVELOPMENT AGREEMENT PROVIDES THAT BAREFOOT LLC SHALL FURNISH TO THE TOWN AN IMPROVEMENT GUARANTEE IN THE FORM OF A LETTER OF CREDIT FOR ALL PUBLIC IMPROVEMENTS AND COMMON FACILITIES FOR THE BAREFOOT LAKES FILING 7F FINAL PLAT. THE TOWN WILL NOT ISSUE INITIAL ACCEPTANCE OF, NOR RELEASE ANY SUCH IMPROVEMENT GUARANTEE FOR, ANY COMMON FACILITIES UNLESS AND UNTIL BAREFOOT LLC HAS FURNISHED TO THE TOWN: (A) PROOF OF CONVEYANCE OF BAREFOOT LLC'S OWNERSHIP INTEREST IN AND TO TRACTS A AND B TO THE ST. VRAIN LAKES METRO DISTRICT; OR (B) SUCH OTHER DOCUMENTATION ACCEPTABLE TO THE TOWN INDICATING THAT FEE SIMPLE TITLE TO TRACTS A-P IS HELD BY THE ST. VRAIN LAKES METRO DISTRICT. UPON ACCEPTANCE BY THE TOWN OF FIRESTONE, THE ABOVE-STATED PLAT RESTRICTION SHALL BE REMOVED.



VICINITY MAP

SCALE: 1" = 2000'

NORTH

OWNER:

BAREFOOT LLC
6465 S. GREENWOOD PLAZA BLVD., SUITE 700
CENTENNIAL, COLORADO 80111
303-790-6330
CONTACT: PETER LAUENER
PETER.LAUENER@BROOKFIELDPROPERTIESDEVELOPMENT.COM

DEVELOPER:

BAREFOOT LLC
6465 S. GREENWOOD PLAZA BLVD., SUITE 700
CENTENNIAL, COLORADO 80111
303-790-6305
CONTACT: CHRIS HAYES
CHRIS.HAYES@BROOKFIELDRP.COM

ENGINEER:

TERRACINA DESIGN
10200 E. GIRARD AVENUE
BUILDING A, SUITE 314
DENVER, COLORADO 80231
303-632-8867 EX. 105
CONTACT: DAVID BACCI, P.E.
DBACCI@TERRACINADESIGN.COM

SURVEYOR:

AZTEC CONSULTANTS, INC.
300 EAST MINERAL AVE., SUITE 1
LITTLETON, COLORADO 80122
303-713-1898
CONTACT: TONY PEALL
TPEALL@AZTECONSULTANTS.COM

OWNER:

BAREFOOT LLC, A COLORADO LIMITED LIABILITY COMPANY
6465 S. GREENWOOD PLAZA BLVD., STE. 700
CENTENNIAL, CO. 80111

BY: _____

NAME: _____

TITLE: _____

EXECUTED THIS ____ DAY OF _____, A.D., 2026.

STATE OF COLORADO)
) SS.
COUNTY OF_____)

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS _____DAY OF_____ 2026.,

BY _____ AS _____

OF BAREFOOT LLC, A COLORADO LIMITED LIABILITY COMPANY

MY COMMISSION EXPIRES _____

WITNESS MY HAND AND SEAL. _____
NOTARY PUBLIC

BY: _____

NAME: _____

TITLE: _____

EXECUTED THIS ____ DAY OF _____, A.D., 2026.

STATE OF COLORADO)
) SS.
COUNTY OF_____)

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS _____DAY OF_____ 2026.,

BY _____ AS _____

OF BAREFOOT LLC, A COLORADO LIMITED LIABILITY COMPANY

MY COMMISSION EXPIRES _____

WITNESS MY HAND AND SEAL. _____
NOTARY PUBLIC

SUBDIVISION DATA TABLE

	TOTALS
GROSS AREA	4.174 ACRES
GROSS DENSITY (RESIDENTIAL LOTS PER ACRE)	6.47 LOTS / ACRE
NUMBER OF SINGLE FAMILY DETACHED RESIDENTIAL LOTS	27
NUMBER OF SINGLE FAMILY ATTACHED RESIDENTIAL LOTS	0
TOTAL NUMBER OF SINGLE FAMILY RESIDENTIAL LOTS	27
NUMBER OF TRACTS	2
AREA OF TRACTS	0.252
AREA OF SINGLE FAMILY RESIDENTIAL LOTS	3.922 ACRES
DENSITY (SINGLE FAMILY RESIDENTIAL LOTS PER ACRE)	6.88 LOTS / ACRE
MINIMUM SINGLE FAMILY RESIDENTIAL LOT AREA	5,500 SQUARE FEET
MAXIMUM SINGLE FAMILY RESIDENTIAL LOT AREA	7,145 SQUARE FEET
AVERAGE SINGLE FAMILY RESIDENTIAL LOT AREA	6,322 SQUARE FEET

TRACT USE SUMMARY TABLE

TRACT	AREA (S.F. ±)	AREA (A.C. ±)	USE	OWNER	MAINTAINED BY
A	6,900	0.158	ACCESS/UTILITY	BAREFOOT LLC*	BAREFOOT LLC*
B	4,083	0.094	ACCESS/UTILITY	BAREFOOT LLC*	BAREFOOT LLC*
TOTAL	10,983	0.252			

* INDICATES TRACTS THAT WILL TRANSFER FROM BAREFOOT LLC TO ST. VRAIN LAKES METROPOLITAN DISTRICT (SVLMD) IN ACCORDANCE WITH THE PUBLIC IMPROVEMENT ACQUISITION AND REIMBURSEMENT AGREEMENT BETWEEN SVLMD AND BAREFOOT, LLC (PLEASE SEE NOTE 11)

SHEET INDEX

SHEET 1 – DEDICATION, APPROVALS, VICINITY MAP, LEGAL DESCRIPTION
GENERAL NOTES, SUBDIVISION DATA AND LINE/CURVE TABLES
SHEET 2 – OVERALL BOUNDARY, TRACTS, LOTS, BLOCKS AND GRAPHICS AND DIMENSIONS

TITLE VERIFICATION

WE, LAND TITLE GUARANTEE COMPANY, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE OF ALL LAND PLATTED HEREON AND THAT TITLE TO SUCH LAND IS IN THE DEDICATOR(S) FREE AND CLEAR OF ALL LIENS, AND MONETARY ENCUMBRANCES.

LAND TITLE GUARANTEE COMPANY

BY: _____

TITLE: _____

DATE: _____

STATE OF COLORADO)
)SS
COUNTY OF _____)

ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2026

BY _____ AS _____

OF LAND TITLE GUARANTEE COMPANY

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: _____

_____
NOTARY PUBLIC

SURVEYING CERTIFICATE:

I, ANTHONY K. PEALL, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY REPRESENTED BY THIS PLAT WAS MADE UNDER MY PERSONAL SUPERVISION AND CHECKING. I FURTHER CERTIFY THAT THE SURVEY AND THIS PLAT COMPLY WITH ALL APPLICABLE RULES, REGULATIONS AND LAWS OF THE STATE OF COLORADO, STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS, PROFESSIONAL ARCHITECTS AND PROFESSIONAL LAND SURVEYORS, AND THE TOWN OF FIRESTONE.

COLORADO L.S. 38636 PROFESSIONAL LAND SURVEYOR

FOR REVIEW DO NOT RECORD

BY: ANTHONY K. PEALL, P.L.S. NO. 38636
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.

NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

NOTICE: PER THE STATE OF COLORADO BOARD OF LICENSURE FOR ARCHITECTS, PROFESSIONAL ENGINEERS, AND PROFESSIONAL LAND SURVEYORS RULE 1.6.B.2 THE WORD "CERTIFY" AS USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED. THE SURVEY REPRESENTED HEREON HAS BEEN PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF.

TOWN APPROVAL

THIS IS TO CERTIFY THAT THIS PLAT FOR **BAREFOOT LAKES FILING NO. 7F** WAS APPROVED

ON THE _____ DAY OF _____, 2026, BY RESOLUTION

NO. _____, PASSED AND ADOPTED A THE REGULAR MEETING OF

THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, HELD ON THIS _____ DAY

OF _____, 2026, AND MAY BE FILED WITH THE CLERK AND RECORDER OF WELD COUNTY. ALL PUBLIC DEDICATIONS SHOWN THEREON ARE ACCEPTED BY THE TOWN, SUBJECT TO THE PROVISION THAT NEITHER APPROVAL NOR ACCEPTANCE OBLIGATES THE TOWN OF FIRESTONE FOR THE FINANCING OR CONSTRUCTION OF IMPROVEMENTS ON LAND OR EASEMENTS DEDICATED TO THE TOWN EXCEPT AS SPECIFICALLY AGREE TO BY THE BOARD OF TRUSTEES.

FIRESTONE INFORMATION BLOCK	
Name of Application	BAREFOOT LAKES
Type of Submittal	FINAL PLAT
Filing Number	FILING NO. 7F
Phase Number	N/A
Preparation Date	11/24/2025
Revision Date	02/27/2026
Revision Date	
Revision Date	
Revision Date	

COVER PAGE ~ SHEET 1 OF 2

AZTEC CONSULTANTS, INC.
300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com

AzTec Proj. No.: 81325-07 Drawn By: GLW

DEVELOPER
BAREFOOT LLC
6465 S. GREENWOOD PLAZA BLVD., SUITE 700
CENTENNIAL, COLORADO 80111
(303) 790-6604

DATE OF PREPARATION:	2025-11-24
SCALE:	N/A

SHEET 1 OF 2

FINAL PLAT

BAREFOOT LAKES FILING NO. 7F

SOUTHEAST QUARTER OF SECTION 25,
TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
27 RESIDENTIAL LOTS, 2 TRACTS
SHEET 2 OF 2
PROJECT NO. FP-25-031



MONUMENT SYMBOL LEGEND

○ SET NO. 5 REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC LS 38636"

LEGEND

U.E. = UTILITY EASEMENT

N

0' 15' 30' 60'
SCALE: 1" = 30'

COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR 38636

FOR REVIEW
DO NOT RECORD

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

FIRESTONE INFORMATION BLOCK	
Name of Application	BAREFOOT LAKES
Type of Submittal	FINAL PLAT
Filing Number	FILING NO. 7F
Phase Number	N/A
Preparation Date	11/24/2025
Revision Date	02/27/2026
Revision Date	
Revision Date	
Revision Date	

LOT DETAIL PAGE ~ SHEET 2 of 2

AZTEC CONSULTANTS, INC.
300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com

AzTec Proj. No.: 81325-07 Drawn By: GLW

DEVELOPER
BAREFOOT LLC
6465 S. GREENWOOD PLAZA BLVD., SUITE 700
CENTENNIAL, COLORADO 80111
(303) 790-6604

DATE OF PREPARATION:	2025-11-24
SCALE:	1" = 30'
SHEET 2 OF 2	

PARTIAL VACATION OF EASEMENT

This Partial Vacation of Easement is made by St. Vrain Sanitation District, a quasi-municipal corporation and political subdivision of the State of Colorado (the "District"), whose legal address is 4701 Falcon Place, Frederick CO 80504.

RECITALS

WHEREAS, pursuant to that certain Non-Exclusive Utility Easement Agreement dated March 15, 2024, between Barefoot LLC and the District, and recorded in the records of Weld County, Colorado on April 24, 2024, under Reception No. 4956551, the District was granted a certain perpetual easement for municipal sanitation and sewer purposes, as described on Exhibit A ("Barefoot Lakes Easement"); and

WHEREAS, the Town of Firestone, Colorado ("Firestone") intends to construct a town road over a portion of the Barefoot Lakes Easement ("Town ROW");

WHEREAS, the new Town ROW will remove the District's need for a portion of the Barefoot Lakes Easement where the Town ROW will be built and the District hereby wishes to vacate, abandon, and quit claim that certain portion of the Barefoot Lakes Easement described on Exhibit B ("Partial Vacated Easement"); and

WHEREAS, the District intends to retain and keep all remaining portions of the Barefoot Lakes Easement not expressly included and described on Exhibit B;

WHEREAS, Firestone grants the District the right and ability to place District infrastructure in the Town ROW after completion of said road, as and for consideration for the District's partial vacation of the Barefoot Lakes Easement;

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the District hereby vacates the Partial Vacated Easement, and further releases, relinquishes, and quit claims all of the rights, titles, and interests to the Partial Vacated Easement previously granted to the District under the Barefoot Lakes Easement. All remaining portions of the Barefoot Lakes Easement shall remain in full force and effect.

[Signature Page Follows]

IN WITNESS WHEREOF, the District has executed this Partial Vacation of Easement this _____ day of April, 2026.

St. Vrain Sanitation District

By: _____
Board President

STATE OF COLORADO)
)ss
COUNTY OF BOULDER)

Subscribed and sworn to before me this 16th day of April, 2026, by Ryan Freeman _____, as Board President of the St. Vrain Sanitation District.

My Commission Expires: May 20, ~~2025~~ 2028

_____
Notary Public

HEIDI ANN HURTADO
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20164019441
MY COMMISSION EXPIRES MAY 20, 2028

Town of Firestone

By: _____
Authorized Signer

STATE OF COLORADO)
)ss
COUNTY OF _____)

Subscribed and sworn to before me this _____ day of April, 2026, by _____ _____, as _____ of the Town of Firestone.

My Commission Expires: _____

_____
Notary Public

DocuSign Envelope ID: 7AF018EF-0055-432B-BD71-D3EC22FCBC3C

EXHIBIT A

4956551 04/24/2024 03:27 PM
Total Pages: 21 Rec Fee: $113.00
Carly Koppes - Clerk and Recorder, Weld County , CO

NON-EXCLUSIVE UTILITY EASEMENT AGREEMENT

THIS AGREEMENT is made this 15 day of March, 2024, between BAREFOOT LLC #7A ("Grantor"); and ST.VRAIN SANITATION DISTRICT, a quasi-municipal corporation and political subdivision of the State of Colorado (the "District"), whose legal address is 11307 Business Park Circle, Firestone, CO 80504,

FOR GOOD AND VALUABLE CONSIDERATION, including the payment for damage to crops, if any, the receipt and sufficiency whereof are acknowledged, Grantor hereby grants to the District, its successors and assigns, a permanent non-exclusive right ("Easement") to occupy and use certain portions of Grantor's properties situated in Section 25, Township 3 NORTH, Range 68 WEST of the 6th PM, Weld County, Colorado, (the "Property"), to construct, lay, install, inspect, monitor, maintain, repair, renew, substitute, change the size of, replace, remove, operate and use one or more underground sanitary sewer lines, and all underground and surface facilities and appurtenances thereto, including surface manholes, of such size and capacity as necessary or required by the District, in, though, over, under, and across the Property, together with the right of ingress and egress over Grantor's adjacent real property for the purposes for which the above-mentioned rights are granted, as described herein.

The Easement hereby granted shall be as described and located across the above-described real property as follows: See attached **Exhibit "A"** and shown on attached **Exhibit "B".**

IT IS HEREBY MUTUALLY COVENANTED AND AGREED by and between the parties as follows:

1. The District shall have and may exercise the right of ingress and egress in, to, over, through and across the Easement for any purpose needed for the full enjoyment of any other right of occupancy or use provided for herein.

2. Grantor shall neither cause, nor permit, the permanent parking or storage of goods or equipment, or the construction or placement of any structure or building, street light, power pole, yard light, within any part of the Easement which unreasonably interferes with the District's access to its facilities. Any prohibited use or installation located on the Easement as of or after the date of this Agreement, including installations not conforming to the conditions stated herein, may be removed by the District at Grantor's expense without liability to it for damages arising there from. Grantor shall neither cause nor permit the planting of any tree, the roots of which can be expected to extend more than the horizontal distance from the tree to the centerline of the sewer line.

3. All sewer pipelines installed within the Easement shall be laid not less than five (5) feet below the surface of the adjacent ground.

4. Grantor shall neither take nor permit any action which would cause the earth cover over any pipeline within the Easement to be less than three (3) feet or more than twenty (20) feet, measured vertically from the top of the pipeline. Grantor shall not modify the earth cover over a District pipeline without advance written authorization from the District, which shall provide for

EXHIBIT A

full payment or reimbursement to the District of all costs of adjusting District facilities made necessary by such modification.

5. After any construction or other operations by the District which disturb the surface of the Property, the District will restore the general surface of the ground, including paving and authorized appurtenances, as nearly as may reasonably be done to the grade and condition it was in immediately prior to construction, except as necessarily modified to accommodate District facilities. Topsoil shall be replaced in cultivated and agricultural areas, and any excess earth resulting from installations by the District shall be removed from the Property at the sole expense of the District. For a period of one (1) year following disturbance of the surface of the Property by the District, the District will maintain the surface elevation and quality of the soil by correcting any settling or subsiding that may occur as a result of the work done by the District. Seeding or sod replacement will be completed by the District as soon as is practical after completion of the installation and grading.

6. Grantor has the right to grant rights to other utilities (such as water, gas and electricity etc.) to utilize this Easement through and across the Easement granted herein, provided that such other grantees do not interfere with the District's rights herein granted. Public utilities which cross the District's lines shall cross at approximately right angles, and utilities which parallel the District's facilities shall not be located closer than ten (10) feet thereto. Except for utilities as herein authorized and for roadways, all surface and subsurface uses of the Easement, including fences, trails, bike paths, *etc.*, must be approved in writing by the District before installation.

7. Grantor retains the right to the undisturbed use and occupancy of the Easement insofar as such use and occupancy; (1) are consistent with and do not impair any grant or covenant herein contained; and (2) do not require the Grantee to undertake any actions or incur any expenses/costs that are beyond what is normal and customary under applicable industry standards for the installation, use, and operation of sanitary sewer facilities, such additional protective sheathing, increased depth, relocation, or other protective measures.

8. If the District, by written instrument, releases and relinquishes its easement rights herein granted and ceases to use the same, all right, title and interest of the District hereunder shall cease and terminate, and the Grantor or its successors in title shall hold the Property, as the same may then be, free from the rights so released and relinquished and shall own all material and structures of the District so released.

9. Grantor warrants that it has full right and lawful authority to make the grant herein contained, and promises and agrees to defend the District in the exercise of its rights hereunder against any defect in title or in Grantor's rights to make said grant, subject to general taxes for the year this instrument is recorded, and subject further to easements, encumbrances, exceptions, limitations, restrictions and reservations contained in instruments of record prior to the date this Agreement is recorded. District, may in its sole discretion, require Grantor to obtain such other consents and releases from mortgage holders.

10. Each and every one of the benefits and burdens of this Agreement shall inure to and be binding upon the respective legal representatives, heirs, executors, administrators, successors and assigns of the parties hereto.

EXHIBIT A

11. This writing constitutes the whole agreement between the parties and no additional or different oral representation, promise or agreement shall be binding on any of the parties hereto with respect to the subject matter of this instrument.

IN WITNESS WHEREOF, the parties hereto have executed this instrument as of the day and year first above written.

GRANTOR:

DocuSigned by:
Signature: Sandi Thomas
7D86200C831C4BB...
Print Name: Sandi Thomas

Address: 6465 S Greenwood Plaza Blvd #700
Centennial, CO 80125
Email: sandi.thomas@brookfieldpropertiesdevelop

STATE OF COLORADO)
) **ss.**
COUNTY OF Arapahoe)

The foregoing instrument was acknowledged before me by Sandi Thomas as Grantor, this 15 day of March, 2024.

My commission expires: 8-31-2024
Witness my hand and official seal.

JANELLE KELLEY
NOTARY PUBLIC · STATE OF COLORADO
Notary ID #20204030257
My Commission Expires 8/31/2024

Janelle Kelley
Notary Public

EXHIBIT A

ST. VRAIN SANITATION DISTRICT

By: _____
President
11307 Business Park Circle
Firestone, CO 80504

ATTESTED:

_____
District Engineer

Approved as to Form and Content:

_____
District Legal Counsel

STATE OF COLORADO)
) ss.
COUNTY OF WELD)

The foregoing instrument was acknowledged before me by Ryan March, as President of St. Vrain Sanitation District, this 15 day of April, 2024.

My commission expires: May 20, 2024

Witness my hand and official seal.

_____
Notary Public

EXHIBIT A

EXHIBIT A-1

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 3 NORTH, RANGE 68 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 25, AND CONSIDERING THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 25 TO BEAR NORTH 00°24'23" WEST, A DISTANCE OF 2664.60 FEET, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE TO;

THENCE NORTH 83°34'30" EAST A DISTANCE OF 696.94 FEET TO THE **POINT OF BEGINNING**.

THENCE NORTH 01°29'09" WEST, A DISTANCE OF 51.77 FEET;

THENCE SOUTH 88°35'04" WEST, A DISTANCE OF 7.42 FEET;

THENCE NORTH 01°29'09" WEST, A DISTANCE OF 30.00 FEET;

THENCE NORTH 88°35'04" EAST, A DISTANCE OF 7.42 FEET;

THENCE NORTH 01°29'09" WEST, A DISTANCE OF 33.33 FEET;

THENCE NORTH 14°47'02" EAST, A DISTANCE OF 400.36 FEET;

THENCE NORTH 00°12'43" WEST, A DISTANCE OF 292.14 FEET;

THENCE SOUTH 89°59'46" WEST, A DISTANCE OF 697.31 FEET;

THENCE NORTH 00°09'36" WEST, A DISTANCE OF 40.00 FEET;

THENCE NORTH 89°59'46" EAST, A DISTANCE OF 499.88 FEET;

THENCE NORTH 00°33'34" WEST, A DISTANCE OF 254.55 FEET;

THENCE SOUTH 89°47'05" WEST, A DISTANCE OF 528.33 FEET;

THENCE NORTH 00°12'55" WEST, A DISTANCE OF 30.00 FEET;

THENCE NORTH 89°47'05" EAST, A DISTANCE OF 558.15 FEET;

THENCE SOUTH 00°33'34" EAST, A DISTANCE OF 284.67 FEET;

THENCE NORTH 89°59'46" EAST, A DISTANCE OF 359.72 FEET;

THENCE SOUTH 19°10'30" EAST, A DISTANCE OF 256.18 FEET;

THENCE SOUTH 89°13'11" WEST, A DISTANCE OF 42.15 FEET;

THENCE NORTH 19°10'30" WEST, A DISTANCE OF 226.38 FEET;

THENCE SOUTH 89°37'40" WEST, A DISTANCE OF 129.86 FEET;

THENCE SOUTH 00°12'43" EAST, A DISTANCE OF 306.42 FEET;

THENCE SOUTH 14°47'02" WEST, A DISTANCE OF 400.01 FEET;

THENCE SOUTH 01°29'09" EAST, A DISTANCE OF 9.73 FEET;

THENCE SOUTH 24°31'03" EAST, A DISTANCE OF 47.95 FEET;

EXHIBIT A

THENCE SOUTH 01°42'32" EAST, A DISTANCE OF 56.94 FEET;

THENCE SOUTH 88°28'23" WEST, A DISTANCE OF 48.98 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 2.142 ACRES, (93,306 SQUARE FEET), MORE OR LESS.

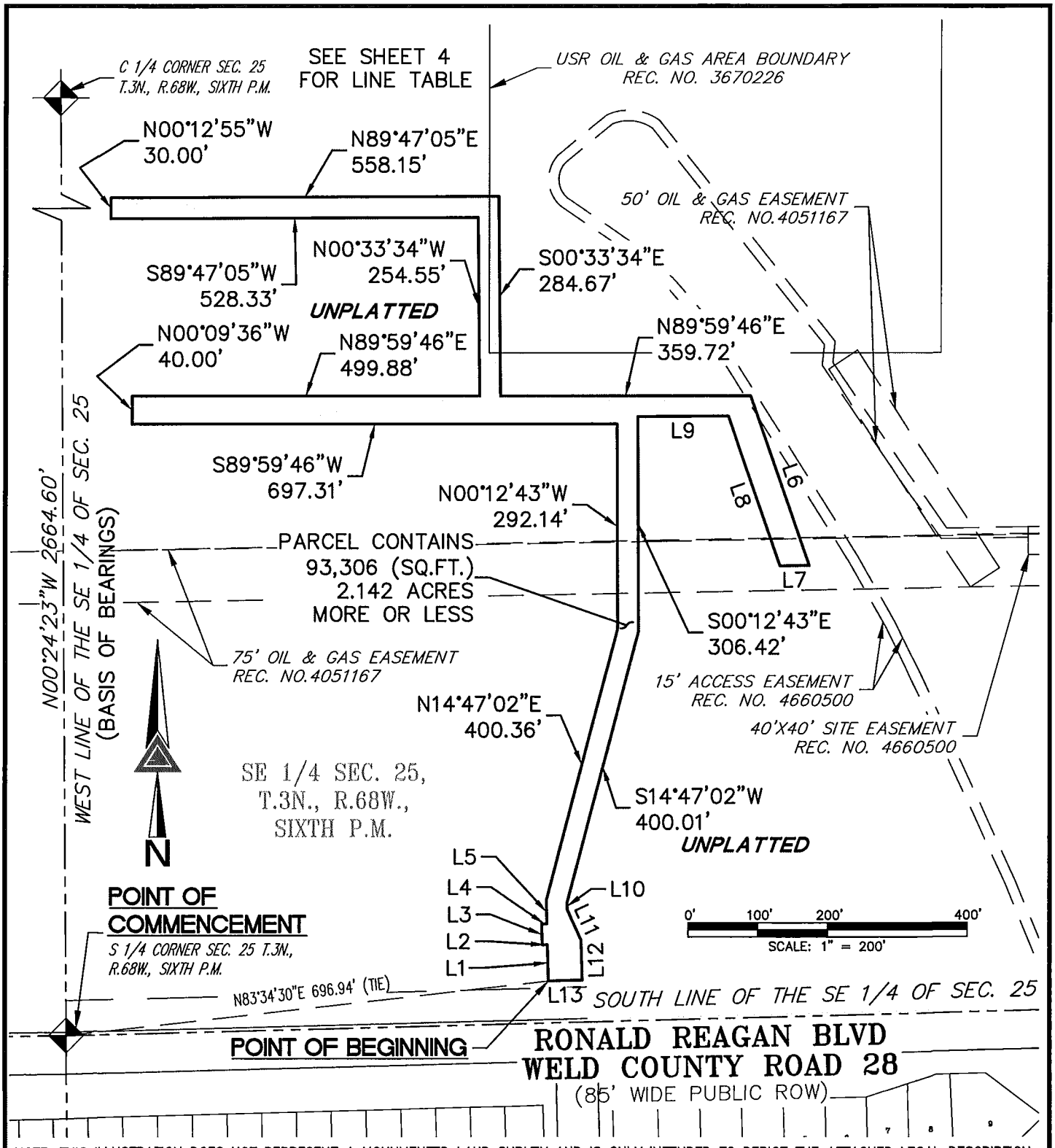
ILLUSTRATION ATTACHED AND MADE A PART HEREOF.



ANTHONY K. PEALL, PLS 38636
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 EAST MINERAL AVE., SUITE 1, LITTLETON, CO 80122
303-713-1898

EXHIBIT A

EXHIBIT B-1



NOTE: THIS ILLUSTRATION DOES NOT REPRESENT A MONUMENTED LAND SURVEY AND IS ONLY INTENDED TO DEPICT THE ATTACHED LEGAL DESCRIPTION.

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www.aztecconsultants.com

UTILITY EASEMENT
SE 1/4 SEC. 25, T.3N., R.68W., SIXTH P.M.
WELD COUNTY, COLORADO

PATH: Q:\54822-19 - BAREFOOT LAKES F7 PLAT\DWG\EXHIBITS\54822-19 - SANITARY EASEMENT 1.DWG
JOB NUMBER: 54822-19 DATE: 03/14/2024 DWG: NJN CHK: AKP 3 OF 4 SHEETS

EXHIBIT A

EXHIBIT B-1

LINE TABLE		
LINE	BEARING	LENGTH
L1	N01°29'09"W	51.77'
L2	S88°35'04"W	7.42'
L3	N01°29'09"W	30.00'
L4	N88°35'04"E	7.42'
L5	N01°29'09"W	33.33'
L6	S19°10'30"E	256.18'
L7	S89°13'11"W	42.15'
L8	N19°10'30"W	226.38'
L9	S89°37'40"W	129.86'
L10	S01°29'09"E	9.73'
L11	S24°31'03"E	47.95'
L12	S01°42'32"E	56.94'
L13	S88°28'23"W	48.98'

NOTE: THIS ILLUSTRATION DOES NOT REPRESENT A MONUMENTED LAND SURVEY AND IS ONLY INTENDED TO DEPICT THE ATTACHED LEGAL DESCRIPTION.

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WELD COUNTY, COLORADO

PATH: Q:\54822-19 - BAREFOOT LAKES F7 PLAT\DWG\EXHIBITS\54822-19 - SANITARY EASEMENT 1.DWG
JOB NUMBER: 54822-19 DATE: 03/14/2024 DWG: NJN CHK: AKP 4 OF 4 SHEETS

EXHIBIT A

EXHIBIT A-2

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 3 NORTH, RANGE 68 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 25, AND CONSIDERING THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 25 TO BEAR NORTH 00°12'43" WEST, A DISTANCE OF 2654.50 FEET, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE TO;

THENCE NORTH 59°47'42" EAST A DISTANCE OF 1800.57 FEET TO THE **POINT OF BEGINNING**.

THENCE NORTH 00°12'59" WEST, A DISTANCE OF 26.00 FEET;

THENCE NORTH 89°47'17" EAST, A DISTANCE OF 93.93 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 10.00 FEET;

THENCE NORTHEASTERLY ALONG SAID TANGENT CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 15.71 FEET;

THENCE TANGENT TO SAID CURVE, NORTH 00°12'43" WEST, A DISTANCE OF 435.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 10.00 FEET;

THENCE NORTHWESTERLY ALONG SAID TANGENT CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 15.71 FEET;

THENCE TANGENT TO SAID CURVE, SOUTH 89°47'17" WEST, A DISTANCE OF 94.00 FEET;

THENCE NORTH 00°12'43" WEST, A DISTANCE OF 26.00 FEET;

THENCE NORTH 89°47'17" EAST, A DISTANCE OF 220.00 FEET;

THENCE SOUTH 00°09'17" EAST, A DISTANCE OF 26.00 FEET;

THENCE SOUTH 89°47'17" WEST, A DISTANCE OF 79.97 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 10.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID TANGENT CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 15.71 FEET;

THENCE TANGENT TO SAID CURVE, SOUTH 00°12'43" EAST, A DISTANCE OF 435.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 10.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID TANGENT CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 15.71 FEET;

THENCE TANGENT TO SAID CURVE, NORTH 89°47'17" EAST, A DISTANCE OF 65.37 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 37.00 FEET;

THENCE EASTERLY ALONG SAID TANGENT CURVE THROUGH A CENTRAL ANGLE OF 39°13'16", AN ARC LENGTH OF 25.33 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 58.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 57°52'14" EAST;

THENCE SOUTHEASTERLY ALONG SAID TANGENT CURVE THROUGH A CENTRAL ANGLE OF 25°58'51", AN ARC LENGTH OF 26.30 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 63.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 41°47'01" WEST;

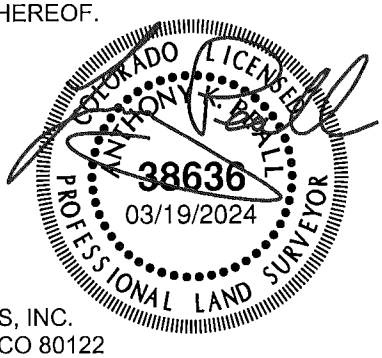
THENCE WESTERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 41°34'18", AN ARC LENGTH OF 45.71 FEET;

EXHIBIT A

THENCE TANGENT TO SAID CURVE, SOUTH 89°47'17" WEST, A DISTANCE OF 205.31 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 0.548 ACRES, (23,871 SQUARE FEET), MORE OR LESS.

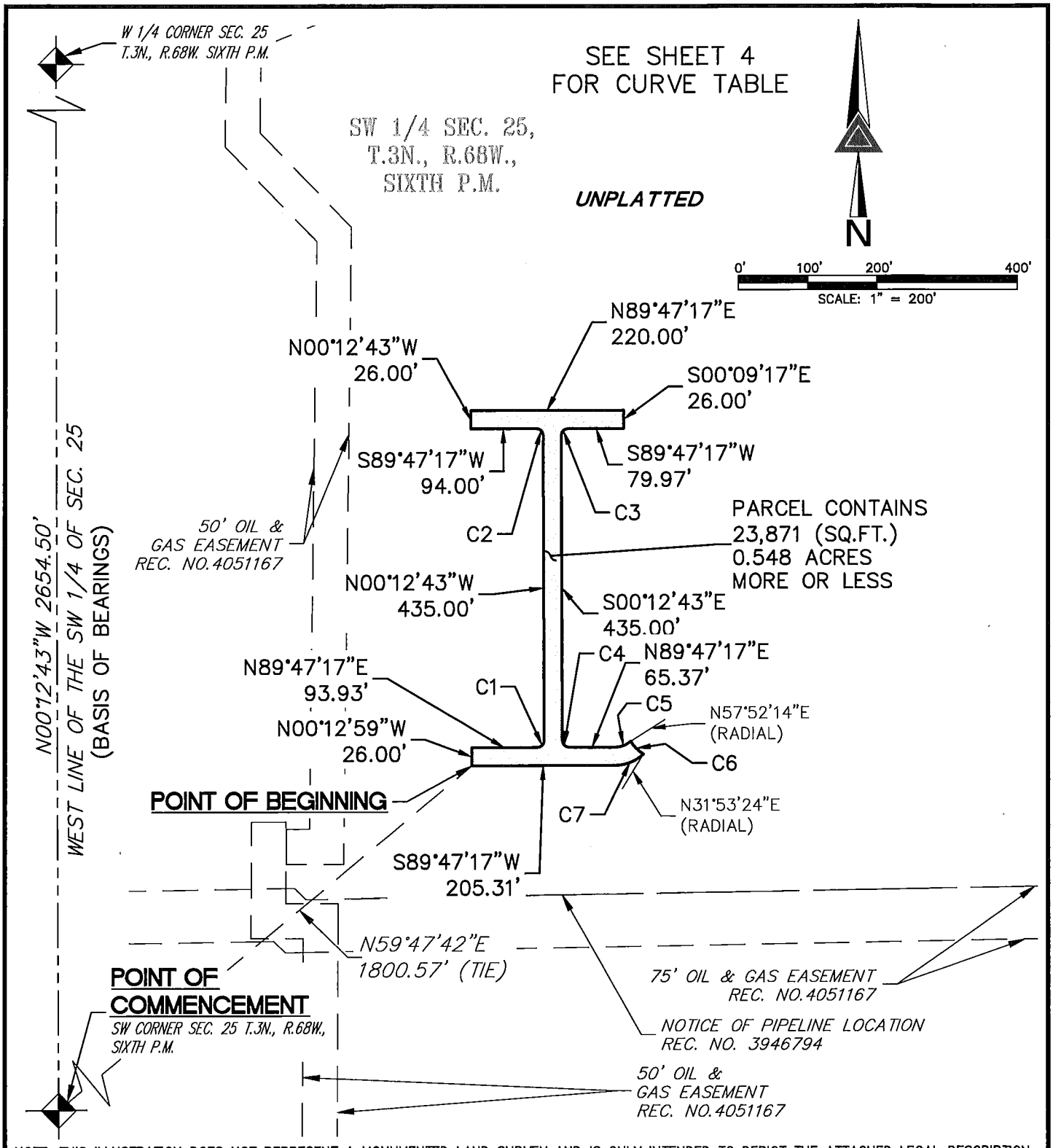
ILLUSTRATION ATTACHED AND MADE A PART HEREOF.



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FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 EAST MINERAL AVE., SUITE 1, LITTLETON, CO 80122
303-713-1898

EXHIBIT A

EXHIBIT B-2



NOTE: THIS ILLUSTRATION DOES NOT REPRESENT A MONUMENTED LAND SURVEY AND IS ONLY INTENDED TO DEPICT THE ATTACHED LEGAL DESCRIPTION.

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UTILITY EASEMENT
SW 1/4 SEC. 25, T.3N., R.68W., SIXTH P.M.
WELD COUNTY, COLORADO

PATH: Q:\54822-19 - BAREFOOT LAKES F7 PLAT\DWG\EXHIBITS\54822-19 - SANITARY EASEMENT 2.DWG
JOB NUMBER: 54822-19 DATE: 03/14/2024 DWG: NJN CHK: AKP 3 OF 4 SHEETS

EXHIBIT A

EXHIBIT B-2

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	90°00'00"	10.00'	15.71'
C2	90°00'00"	10.00'	15.71'
C3	90°00'00"	10.00'	15.71'
C4	90°00'00"	10.00'	15.71'
C5	39°13'16"	37.00'	25.33'
C6	25°58'51"	58.00'	26.30'
C7	41°34'18"	63.00'	45.71'

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WELD COUNTY, COLORADO

PATH: Q:\54822-19 - BAREFOOT LAKES F7 PLAT\DWG\EXHIBITS\54822-19 - SANITARY EASEMENT 2.DWG
JOB NUMBER: 54822-19 DATE:03/14/2024 DWG: NJN CHK: AKP 4 OF 4 SHEETS

EXHIBIT A

EXHIBIT A-3

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 3 NORTH, RANGE 68 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 25, AND CONSIDERING THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 25 TO BEAR NORTH 00°12'43" WEST, A DISTANCE OF 2654.50 FEET, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE TO;

THENCE NORTH 42°37'32" EAST A DISTANCE OF 2222.32 FEET TO THE **POINT OF BEGINNING**.

THENCE NORTH 00°12'43" WEST, A DISTANCE OF 26.00 FEET;

THENCE NORTH 89°47'17" EAST, A DISTANCE OF 70.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 10.00 FEET;

THENCE NORTHEASTERLY ALONG SAID TANGENT CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 15.71 FEET;

THENCE TANGENT TO SAID CURVE, NORTH 00°12'43" WEST, A DISTANCE OF 341.94 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 10.00 FEET;

THENCE NORTHWESTERLY ALONG SAID TANGENT CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 15.71 FEET;

THENCE TANGENT TO SAID CURVE, SOUTH 89°47'17" WEST, A DISTANCE OF 70.00 FEET;

THENCE NORTH 00°12'43" WEST, A DISTANCE OF 26.00 FEET;

THENCE NORTH 89°47'17" EAST, A DISTANCE OF 557.15 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 10.00 FEET;

THENCE NORTHEASTERLY ALONG SAID TANGENT CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 15.71 FEET;

THENCE TANGENT TO SAID CURVE, NORTH 00°12'43" WEST, A DISTANCE OF 68.56 FEET;

THENCE NORTH 89°47'17" EAST, A DISTANCE OF 26.00 FEET;

THENCE SOUTH 00°12'43" EAST, A DISTANCE OF 195.00 FEET;

THENCE SOUTH 89°47'17" WEST, A DISTANCE OF 26.00 FEET;

THENCE NORTH 00°12'43" WEST, A DISTANCE OF 80.44 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 10.00 FEET;

THENCE NORTHWESTERLY ALONG SAID TANGENT CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 15.71 FEET;

THENCE TANGENT TO SAID CURVE, SOUTH 89°47'17" WEST, A DISTANCE OF 441.15 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 10.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID TANGENT CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 15.71 FEET;

THENCE TANGENT TO SAID CURVE, SOUTH 00°12'43" EAST, A DISTANCE OF 341.94 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 10.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID TANGENT CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 15.71 FEET;

THENCE TANGENT TO SAID CURVE, NORTH 89°47'17" EAST, A DISTANCE OF 152.38 FEET;

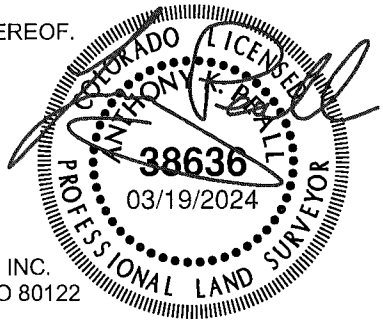
EXHIBIT A

THENCE SOUTH 00°12'43" EAST, A DISTANCE OF 26.00 FEET;

THENCE SOUTH 89°47'17" WEST, A DISTANCE OF 268.38 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 0.834 ACRES, (36,333 SQUARE FEET), MORE OR LESS.

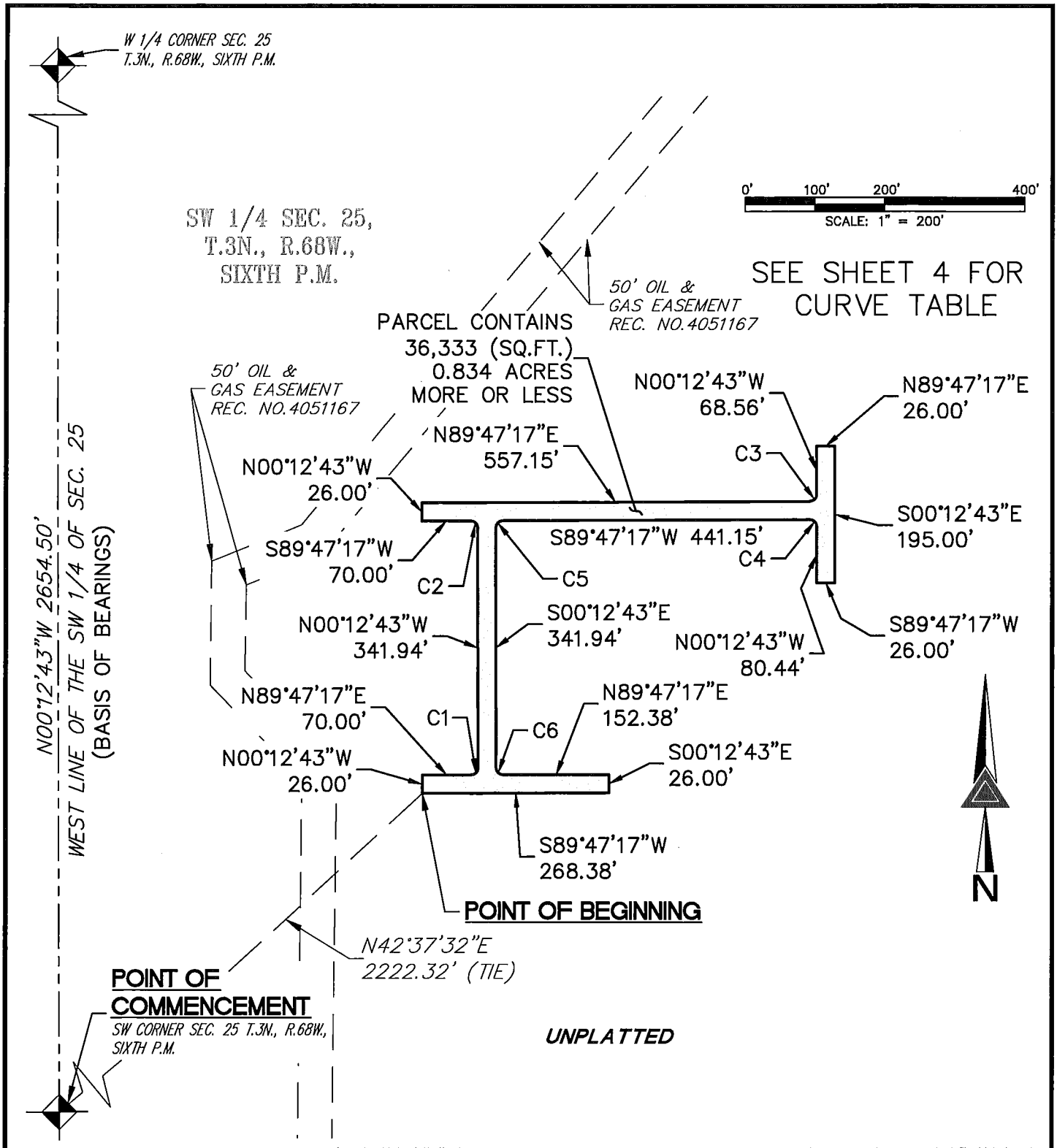
ILLUSTRATION ATTACHED AND MADE A PART HEREOF.



ANTHONY K. PEALL, PLS 38636
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
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303-713-1898

EXHIBIT A

EXHIBIT B-3



NOTE: THIS ILLUSTRATION DOES NOT REPRESENT A MONUMENTED LAND SURVEY AND IS ONLY INTENDED TO DEPICT THE ATTACHED LEGAL DESCRIPTION.

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UTILITY EASEMENT
SW 1/4 SEC. 25, T.3N., R.68W., SIXTH P.M.
WELD COUNTY, COLORADO

PATH: Q:\54822-19 - BAREFOOT LAKES F7 PLAT\DWG\EXHIBITS\54822-19 - SANITARY EASEMENT 4.DWG
JOB NUMBER: 54822-19 DATE: 03/14/2024 DWG: NJN CHK: AKP 3 OF 4 SHEETS

EXHIBIT A

EXHIBIT B-3

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	90°00'00"	10.00'	15.71'
C2	90°00'00"	10.00'	15.71'
C3	90°00'00"	10.00'	15.71'
C4	90°00'00"	10.00'	15.71'
C5	90°00'00"	10.00'	15.71'
C6	90°00'00"	10.00'	15.71'

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JOB NUMBER: 54822-19 DATE: 03/14/2024 DWG: NJN CHK: AKP 4 OF 4 SHEETS

EXHIBIT A

EXHIBIT A-4

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 3 NORTH, RANGE 68 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 25, AND CONSIDERING THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 25 TO BEAR SOUTH 00°12'43" EAST, A DISTANCE OF 2654.50 FEET, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE TO;

THENCE SOUTH 56°27'31" EAST A DISTANCE OF 1100.51 FEET TO THE **POINT OF BEGINNING**.

THENCE NORTH 89°47'17" EAST, A DISTANCE OF 360.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 10.00 FEET;

THENCE NORTHEASTERLY ALONG SAID TANGENT CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 15.71 FEET;

THENCE TANGENT TO SAID CURVE, NORTH 00°12'43" WEST, A DISTANCE OF 80.00 FEET;

THENCE NORTH 89°47'17" EAST, A DISTANCE OF 26.00 FEET;

THENCE SOUTH 00°12'43" EAST, A DISTANCE OF 291.51 FEET;

THENCE SOUTH 89°47'17" WEST, A DISTANCE OF 206.00 FEET;

THENCE NORTH 00°12'43" WEST, A DISTANCE OF 26.00 FEET;

THENCE NORTH 89°47'17" EAST, A DISTANCE OF 170.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 10.00 FEET;

THENCE NORTHEASTERLY ALONG SAID TANGENT CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 15.71 FEET;

THENCE TANGENT TO SAID CURVE NORTH 00°12'43" WEST, A DISTANCE OF 129.51 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 10.00 FEET;

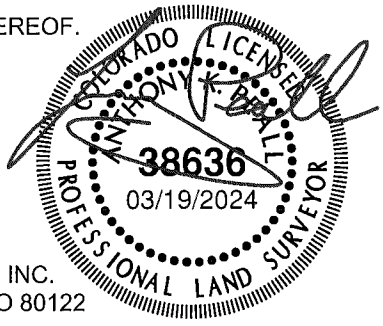
THENCE NORTHWESTERLY ALONG SAID TANGENT CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 15.71 FEET;

THENCE TANGENT TO SAID CURVE SOUTH 89°47'17" WEST, A DISTANCE OF 360.00 FEET;

THENCE NORTH 00°12'43" WEST, A DISTANCE OF 26.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 0.504 ACRES, (21,944 SQUARE FEET), MORE OR LESS.

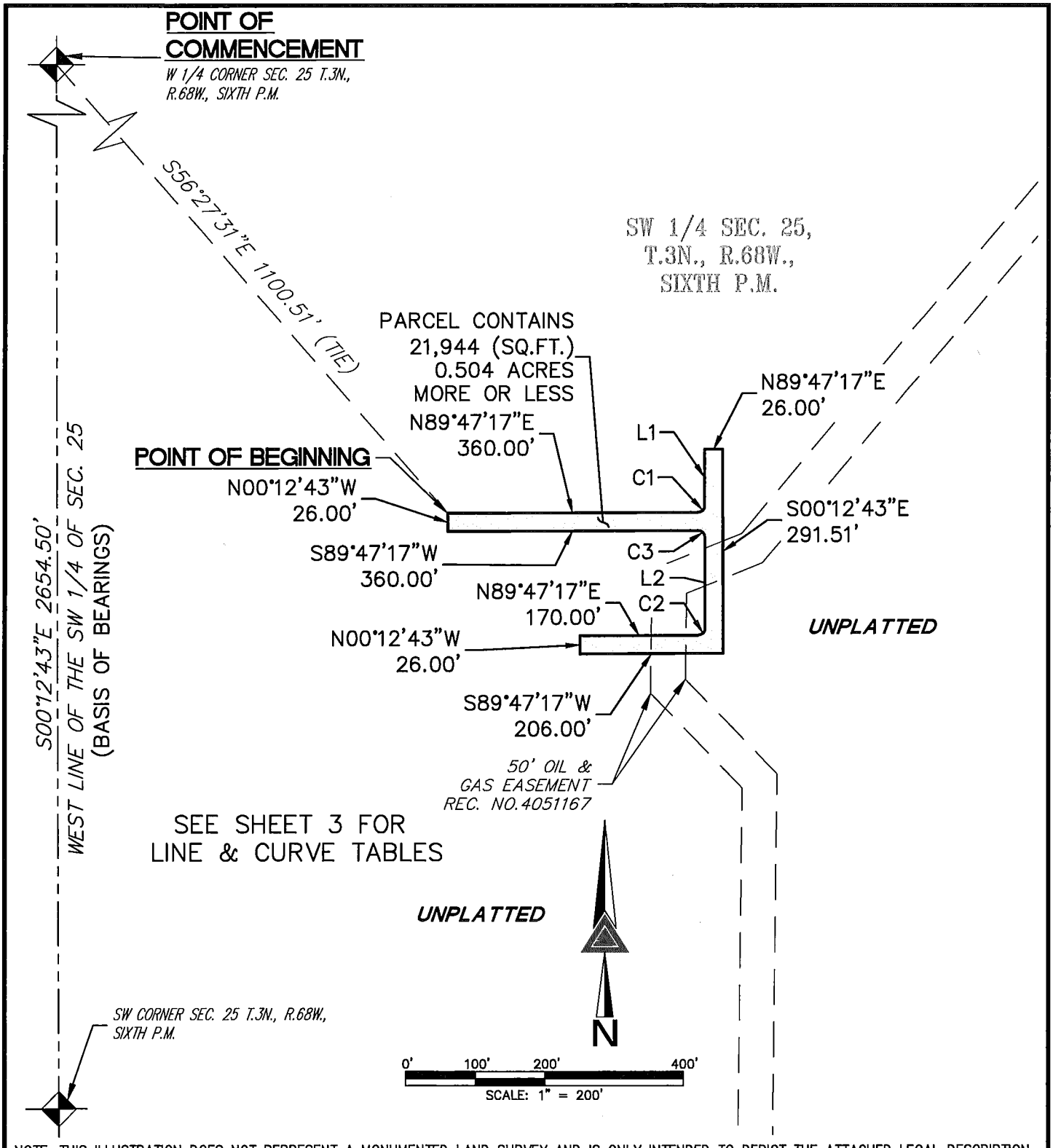
ILLUSTRATION ATTACHED AND MADE A PART HEREOF.



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EXHIBIT A

EXHIBIT B-4



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UTILITY EASEMENT
SW 1/4 SEC. 25, T.3N., R.68W., SIXTH P.M.
WELD COUNTY, COLORADO

PATH: Q:\54822-19 - BAREFOOT LAKES F7 PLAT\DWG\EXHIBITS\54822-19 - SANITARY EASEMENT 5.DWG
JOB NUMBER: 54822-19 DATE: 03/14/2024 DWG: NJN CHK: AKP 2 OF 3 SHEETS

EXHIBIT A

EXHIBIT B-4

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	90°00'00"	10.00'	15.71'
C2	90°00'00"	10.00'	15.71'
C3	90°00'00"	10.00'	15.71'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N00°12'43"W	80.00'
L2	N00°12'43"W	129.51'

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JOB NUMBER: 54822-19 DATE: 03/14/2024 DWG: NJN CHK: AKP 3 OF 3 SHEETS

EXHIBIT A

EXHIBIT A-5

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 3 NORTH, RANGE 68 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 25, AND CONSIDERING THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 25 TO BEAR SOUTH 00°12'43" EAST, A DISTANCE OF 2654.50 FEET, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE TO;

THENCE SOUTH 27°29'57" EAST A DISTANCE OF 586.76 FEET TO THE **POINT OF BEGINNING**.

THENCE NORTH 89°47'17" EAST, A DISTANCE OF 26.00 FEET;

THENCE SOUTH 00°12'43" EAST, A DISTANCE OF 80.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 10.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID TANGENT CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 15.71 FEET;

THENCE TANGENT TO SAID CURVE, NORTH 89°47'17" EAST, A DISTANCE OF 550.00 FEET;

THENCE SOUTH 00°12'43" EAST, A DISTANCE OF 26.00 FEET;

THENCE SOUTH 89°47'17" WEST, A DISTANCE OF 550.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 10.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID TANGENT CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 15.71 FEET;

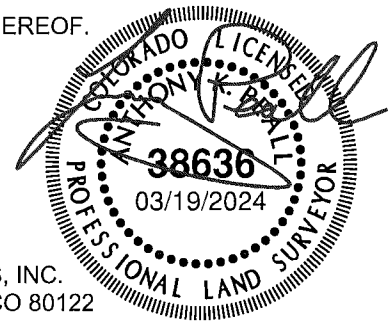
THENCE TANGENT TO SAID CURVE, SOUTH 00°12'43" EAST, A DISTANCE OF 80.00 FEET;

THENCE SOUTH 89°47'17" WEST, A DISTANCE OF 26.00 FEET;

THENCE NORTH 00°12'43" WEST, A DISTANCE OF 206.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 0.458 ACRES, (19,959 SQUARE FEET), MORE OR LESS.

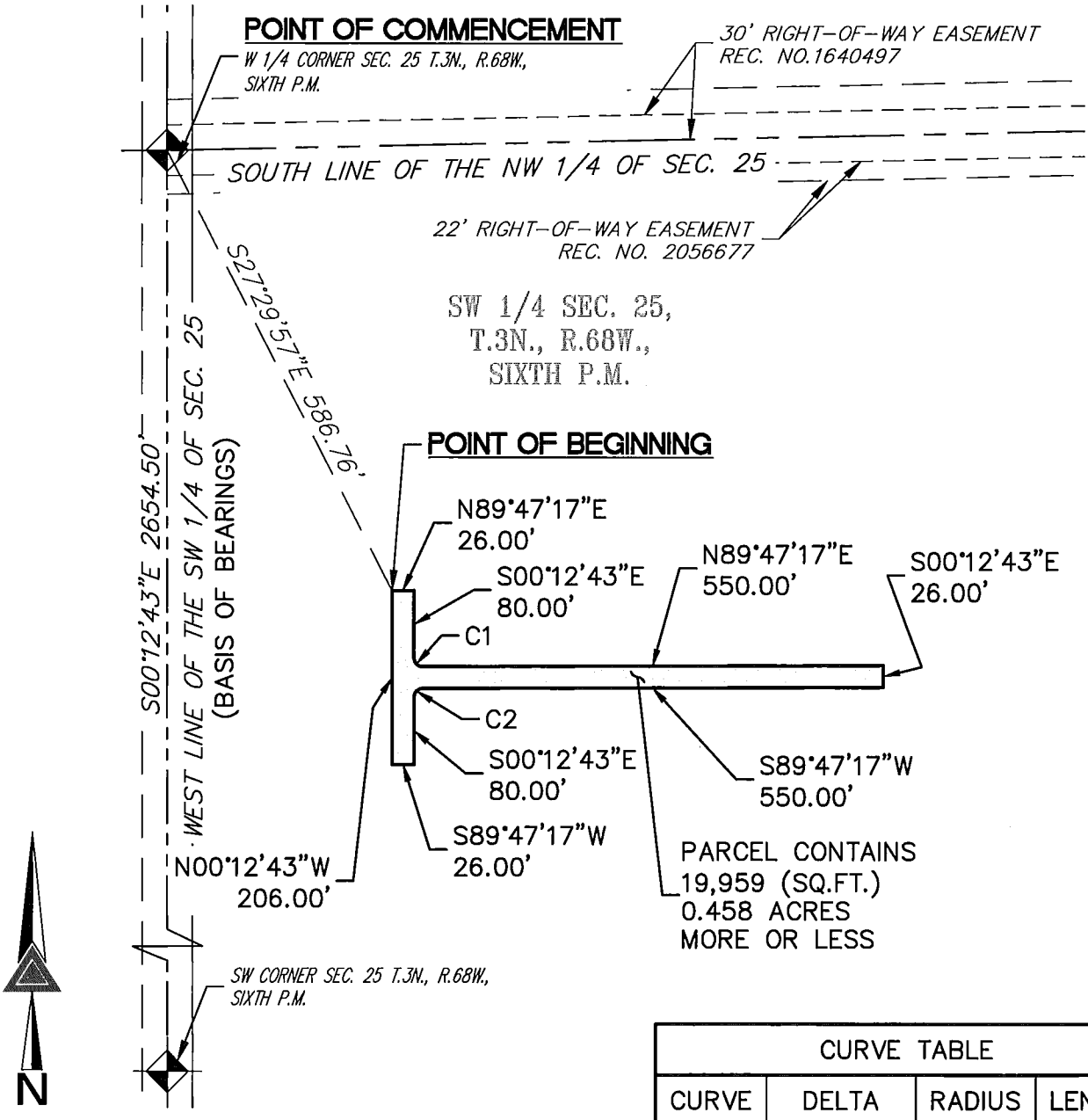
ILLUSTRATION ATTACHED AND MADE A PART HEREOF.



ANTHONY K. PEALL, PLS 38636
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 EAST MINERAL AVE., SUITE 1, LITTLETON, CO 80122
303-713-1898

EXHIBIT A

EXHIBIT B-5



CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	90°00'00"	10.00'	15.71'
C2	90°00'00"	10.00'	15.71'

NOTE: THIS ILLUSTRATION DOES NOT REPRESENT A MONUMENTED LAND SURVEY AND IS ONLY INTENDED TO DEPICT THE ATTACHED LEGAL DESCRIPTION.

AZTEC CONSULTANTS, INC.
300 East Mineral Ave,Suite 1
Littleton, Colorado 80122
Phone: (303)713-1898
Fax: (303)713-1897
www.aztecconsultants.com

UTILITY EASEMENT
SW 1/4 SEC. 25, T.3N., R.68W., SIXTH P.M.
WELD COUNTY, COLORADO

PATH: Q:\54822-19 - BAREFOOT LAKES F7 PLAT\DWG\EXHIBITS\54822-19 - SANITARY EASEMENT 6.DWG
JOB NUMBER: 54822-19 DATE: 03/14/2024 DWG: NJN CHK: AKP 2 OF 2 SHEETS

EXHIBIT B

LEGAL DESCRIPTION

A PORTION OF THAT PARCEL OF LAND DESCRIBED AS EXHIBIT A-1 IN NON-EXCLUSIVE UTILITY EASEMENT AGREEMENT RECORDED APRIL 24, 2024 AT RECEPTION NO. 4956551, IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER'S OFFICE OF WELD COUNTY, COLORADO, LOCATED IN GREEN THUMB AVENUE, HACKBERRY TRAIL AND DAYLILY LANE, ALL PUBLIC RIGHTS-OF-WAY, DEDICATED PER PLAT OF BAREFOOT LAKES FILING NO. 7A, RECORDED MARCH 18, 2025 AT RECEPTION NO. 5016965, IN SAID OFFICIAL RECORDS, LYING WITHIN THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF FIRESTONE, SAID COUNTY AND STATE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 25, AND CONSIDERING THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 25 TO BEAR NORTH 00°24'23" WEST, A DISTANCE OF 2,664.60 FEET, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE TO;

THENCE NORTH 36°37'27" EAST, A DISTANCE OF 1,086.88 FEET TO THE BOUNDARY OF SAID PARCEL DESCRIBED AS EXHIBIT A-1 AND THE **POINT OF BEGINNING**;

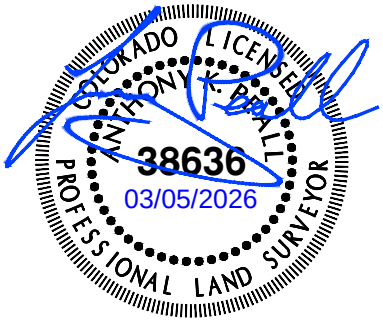
THENCE ALONG SAID BOUNDARY, THEREOF, THE FOLLOWING 9 COURSES:

1. SOUTH 89°59'46" WEST, A DISTANCE OF 555.04 FEET;
2. NORTH 00°09'36" WEST, A DISTANCE OF 40.00 FEET;
3. NORTH 89°59'46" EAST, A DISTANCE OF 499.88 FEET;
4. NORTH 00°33'34" WEST, A DISTANCE OF 254.55 FEET;
5. SOUTH 89°47'05" WEST, A DISTANCE OF 528.33 FEET;
6. NORTH 00°12'55" WEST, A DISTANCE OF 30.00 FEET;
7. NORTH 89°47'05" EAST, A DISTANCE OF 558.15 FEET;
8. SOUTH 00°33'34" EAST, A DISTANCE OF 284.67 FEET;
9. NORTH 89°59'46" EAST, A DISTANCE OF 25.12 FEET TO THE EASTERLY RIGHT-OF-WAY OF HACKBERRY TRAIL;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY, SOUTH 00°12'43" EAST, A DISTANCE OF 40.00 FEET TO THE **POINT OF BEGINNING**.

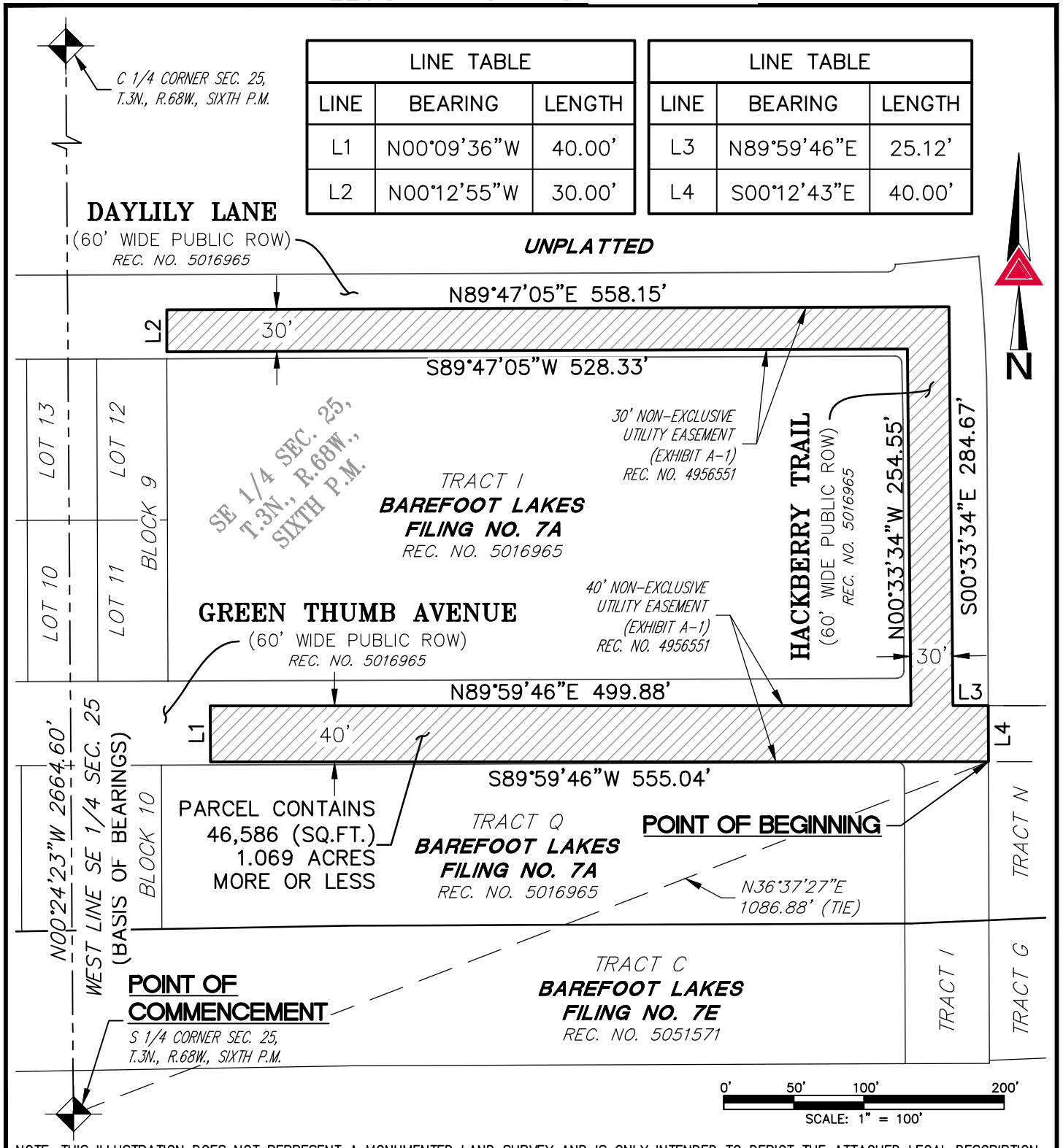
CONTAINING AN AREA OF 1.069 ACRES, (46,586 SQUARE FEET), MORE OR LESS.

ILLUSTRATION ATTACHED AND MADE A PART HEREOF.



ANTHONY K. PEALL, PLS 38636
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 EAST MINERAL AVE., SUITE 1, LITTLETON, CO 80122
303-713-1898

ILLUSTRATION TO EXHIBIT B



LINE TABLE		
LINE	BEARING	LENGTH
L1	N00°09'36"W	40.00'
L2	N00°12'55"W	30.00'

LINE TABLE		
LINE	BEARING	LENGTH
L3	N89°59'46"E	25.12'
L4	S00°12'43"E	40.00'

NOTE: THIS ILLUSTRATION DOES NOT REPRESENT A MONUMENTED LAND SURVEY AND IS ONLY INTENDED TO DEPICT THE ATTACHED LEGAL DESCRIPTION.

AZTEC CONSULTANTS, INC.
300 East Mineral Ave.Suite 1
Littleton, Colorado 80122
Phone: (303)713-1898
Fax: (303)713-1897
www.aztecconsultants.com

UTILITY EASEMENT (VACATION)
SE 1/4 SEC. 25, T.3N., R.68W., 6TH P.M.
WELD COUNTY, COLORADO

PATH: Q:\81325-07 - BAREFOOT LAKES F8 PLATS\DWG\EXHIBITS\F7F EXHIBITS\SANITARY EASEMENT 1-VACATION.DWG
JOB NUMBER: 81325-07 DATE: 03/05/2026 DWG: BAM CHK: DED 2 OF 2 SHEETS

{FINAL PLAT NAME}
SUBDIVISION AGREEMENT

THIS SUBDIVISION AGREEMENT ("Agreement") is made and entered into this ____ day of _____ 20___, by and between the **TOWN OF FIRESTONE, a Colorado municipal corporation**, 9950 Park Avenue, Firestone, Colorado, 80504, hereinafter referred to as "Firestone" or "Town," and **{OWNER NAME}, a {State} corporation**, {Address, City, State, Zip Code}, hereinafter referred to as "Owner;" and

WHEREAS, Owner has submitted a Final Plat for {Final Plat Name} ("Development") attached hereto as "Exhibit A" and incorporated herein by reference. Said Final Plat has been approved by Firestone; and

WHEREAS, The Town has reviewed its Water Supply Plan, which addresses the Town's existing water obligations and its present and future water supplies. The Town has also reviewed its Conservation Plan and its Municipal Code regarding water dedications, and has determined, at its sole discretion, that it will be able to provide an adequate water supply to serve the Properties water needs at full build out pursuant to Section 29-20-301 C.R.S. et seq. As a term and condition of providing said water, the Developer hereby agrees to comply with the Town's Municipal Code regarding water dedications and cash in lieu of water dedications; and

WHEREAS, the regulations of Firestone require that the Owner enter into an Agreement with Firestone relative to improvements related to the development; and

WHEREAS, this standard agreement has been modified by the parties as indicated by the addition of certain special provisions, if any, in Section IX.

NOW, THEREFORE, in consideration of the foregoing, the parties hereto promise, covenant and agree as follows:

I. TOWN ADMINISTRATIVE OFFICIAL

For the purposes of this Agreement, "Town Administrative Official" shall be defined as the Town Manager or his or her designee.

II. DEVELOPMENT OBLIGATION AND COORDINATION

Owner shall be responsible for performance of the covenants set forth herein. Unless specifically provided in this Agreement to the contrary, all submittals to Firestone and acceptances required of Firestone in connection with this Agreement shall be submitted to, or rendered by, the Town Administrative Official, who shall have general responsibility for coordinating development with Owner.

III. PUBLIC USE DEDICATION

Owner shall convey to Firestone certain lands as described as open space and park in "Exhibit A" attached hereto and incorporated herein by reference. Conveyance of these lands shall be by plat

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dedication in form and substance acceptable to Firestone. If not already conveyed, conveyance shall be made within thirty (30) days of the date of this Agreement. Owner shall also furnish at the time of conveyance, at its own expense, an ALTA title policy for all interest(s) so conveyed, subject to acceptance by the Town of Firestone. The property shall be free and clear of liens, taxes and encumbrances except for ad valorem real property taxes up to the date of dedication to the Town, but subject to all easements, rights-of-way, reservations, restrictions or other title burdens of record.

IV. PUBLIC AND COMMON FACILITIES IMPROVEMENTS

Owner agrees to design, construct and install according to Town accepted plans, all public improvements and common facilities specifically regulated necessary for the Development including, but not limited to, street, alley, curb, gutter, sidewalks, landscaping, irrigation, fencing, street lights, water, waste water, storm sewer and drainage improvements, trails and park improvements on and off of the Development (hereinafter, "Public Improvements" and "Common Facilities") and as described in "Exhibit B" attached hereto and made part hereof. Owner agrees to dedicate said improvements to Firestone, or others for the common facilities, and give a two (2) year guarantee for all improvements constructed.

A. Construction Standards

Owner shall construct all improvements required by this Agreement, and any other improvements constructed in relation to the Development, in accordance with plans and specifications accepted in writing by Firestone, and in full conformity with Firestone's current Design Standards and Construction Specifications for Public Improvements ("Standards and Specifications"), ordinances and regulations.

B. Engineering and Consulting Services

Owner agrees to furnish, at its expense, all necessary engineering and consulting services relating to the design and construction of the Development, including but not limited to, street, alleys, curb, gutter, sidewalks, landscaping, irrigation, fencing, street lights, signage, water, waste water, storm sewer and drainage improvements, trails and park improvements. Said engineering and consulting services shall conform to the standards and criteria for Public Improvements as established and accepted by Firestone. These services shall be performed by or under the supervision of a Registered Professional Engineer and/or Registered Land Surveyor, or other professionals as appropriate, licensed by the State of Colorado, and in accordance with applicable Colorado law. The design services shall include inspection services deemed necessary by Firestone.

C. Plan Submission and Acceptance

Owner shall furnish to the Town Administrative Official the required fees and complete plans for all improvements and development phases. Firestone shall issue its written acceptance or rejection of said plans as expeditiously as reasonably possible. Said acceptance or rejection shall be based upon the standards and criteria for Public Improvements as established by Firestone, and Firestone shall notify Owner of all deficiencies which must be corrected prior to acceptance. All deficiencies shall be corrected and said plans shall be resubmitted to and accepted by Firestone prior to

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construction. All acceptances required hereunder from Firestone shall be made by the Town Administrative Official.

D. Public Improvement Permits ("PIP")

Before the construction or installation of any improvements, Owner shall obtain a PIP from Firestone as provided in the Code. The PIP application, fees, plans, specifications and any other data filed by Owner will be reviewed by Firestone. If found to be complete and in accordance with Firestone's current Standards and Specifications and other pertinent requirements, Firestone will issue Owner the PIP. Owner shall reimburse Firestone for any additional expenses incurred by Firestone for the review of plans or inspection of construction work by consultants engaged by Firestone for that purpose. The Developer shall also apply and pay for a PIP for all common facilities.

E. Licensing of Contractors and/or Subcontractors

Owner shall ensure that all Contractors and subcontractors employed by the Owner shall be licensed by the Town before any work on the Improvements is commenced.

F. Testing and Inspection

Testing and inspection of the construction and materials shall be in accordance with Firestone's current Standards and Specifications. In addition, Owner shall employ, at its own expense, a licensed and registered testing company, to perform all testing of materials or construction that may be required by Firestone. Owner shall furnish copies of test results to the Town Administrative Official on a timely basis for review and acceptance prior to commencement or continuation of that particular phase of construction. At all times during said construction, Firestone shall have access to inspect the materials and workmanship of said construction and all materials and work not conforming to the accepted plans and specifications shall be repaired or removed and replaced at Owner's expense so as to conform to the accepted plans and specifications.

All work shown on the accepted plans requires inspection by the Engineering Division. Except Town of Firestone holidays, inspection services are provided Monday through Friday, from 8:00 a.m. to 4:00 p.m. During the hours listed above, inspections shall be scheduled a minimum of 24 hours in advance with the Engineering Division. Requests for inspection services beyond the hours listed above shall be submitted a minimum of 48 hours in advance in writing to the Town Engineer for acceptance. Owner shall reimburse the Town for all direct costs of the after-hours inspection services. If the request is denied, the work shall not proceed before or after the hours listed above.

Common Facilities shall have inspections performed by a professional consulting service acceptable to Firestone. At all times Firestone shall have access to inspect the materials and workmanship of the Common Facilities if deemed necessary by Firestone. Inspection services for landscaping will also include the selection and tagging of plant materials prior to delivery to the site. Landscape and irrigation inspection services shall conform to the Firestone's current Standards and Specifications or Development Code.

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G. Rights-of-way, Easements and Permits

Prior to commencement of construction of Public Improvements that require additional rights-of-way to be acquired, Owner shall acquire at its own expense and convey to Firestone, all necessary land, rights-of-way and easements required by Firestone for the construction of the proposed improvements related to the Development. Owner is only obligated to acquire that portion of land, rights-of-way and easements necessary for the construction of Public Improvements, roads and utilities required by this Agreement.

All such conveyances shall be free and clear of liens, taxes and encumbrances and shall be by Special Warranty Deed or easement in a form and substance acceptable to Firestone. All title documents shall be recorded by Firestone at Owner's expense. Owner shall also furnish, at its own expense, an ALTA title insurance policy for all interest(s) so conveyed, subject to acceptance by Firestone.

Owner shall be responsible for obtaining the following to the extent applicable:

1. All permits as required by the United States Corps of Engineers.

2. Colorado Department of Health and Environment ("CDPHE") "General Permit for Stormwater Discharges Associated with Construction Activity", required during construction.

3. Town of Firestone "Stormwater Quality Permit" per Firestone's current Standards and Specifications.

4. Air Quality Permit.

H. Street Improvements

Owner shall furnish and install, at its own expense, the street improvements in conformance with the drawings, plans and specifications accepted by Firestone and in accordance with the PIP.

I. Sidewalk Improvements

Owner shall furnish and install, at its own expense, all sidewalk improvements in conformance with the drawings, plans and specifications accepted by Firestone.

J. Street Signs, Traffic Signs, and Striping

Owner will furnish and install at Owners expense street name signs, striping, stop signs, speed limit and other signs on all streets, in accordance with the Manual of Uniform Traffic Control Devices, as from time to time amended, and other applicable legal requirements.

K. Street Lights

Owner shall furnish complete plans for street lighting to be reviewed and accepted by Firestone. The total cost of street light installation shall be Owner's obligation. Owner shall cause, at its own expense, United Power to install all required street lighting pursuant to

United Power plans and specifications as submitted to and accepted in writing by the Town Administrative Official. Said street lights shall be installed concurrently with the streets on which they are located. The type of street lights shall be accepted by Firestone. Street lights shall be operational before the streets are open to the public. Owner shall be responsible for payment of all utility billing for street lights prior to Final Acceptance.

L. Water Improvements

Owner shall furnish and install all water mains, lines, and appurtenances in conformance with the drawings, plans and specifications accepted by Firestone.

M. Wastewater Improvements

Owner shall furnish and install all sewer lines and appurtenances in conformance with the drawings, plans and specifications approved by the St. Vrain Sanitation District.

N. Drainage Improvements

1. Drainage improvements for the Development shall be constructed by Owner in accordance with drawings, plans and specifications accepted by Firestone. Unless otherwise approved by Town, over lot grading shall not be initiated by Owner until Firestone approves drainage improvement plans by the issuance of the PIP. Owner shall provide temporary erosion control during and after over lot grading until the site is stabilized.

2. Drainage improvements for the Development shall be constructed by the Owner in accordance with accepted construction plans.

3. Owner shall be responsible for obtaining a CDPHE "General Permit for Stormwater Discharges Associated with Construction Activity" required during construction. A copy of this permit shall be submitted to Firestone.

4. Owner agrees that all construction shall be in conformance with any and all National Pollutant Discharge Elimination Systems (NPDES) standards including compliance with and applicable NPDES and CDPHE permits issued to the Owner, applicable to the Development. The Owner further agrees that in the event there is any violation of such standards or permits issued, if the Town, as a result of the Owner's actions, is subject to or is given a monetary fine, penalty or any type of obligation is imposed; such circumstance will constitute a default under the terms of this Agreement. Failure of the Owner to cure the default by reimbursement to the Town, upon notice to cure as required by Section X.C herein, shall result in a default of this Agreement.

5. Owner shall be responsible for obtaining a Town of Firestone "Stormwater Quality Permit" per Firestone's current Standards and Specifications.

6. All drainage improvements not located on Town owned property shall be

maintained by the Owner, {HOA Name} ("HOA"), {Metro District Name}, maintenance district, or final property owner (the "Obligated Entity"). Drainage improvements may include, but are not limited to: landscaping, open areas, grass, shrubs, trees, retaining walls, sidewalks, ponds, pipes, underdrains, swales, drain pans, and inlet and outlet structures.

7. Owner shall include the Obligated Entity in the final inspection procedures for the drainage improvements and shall provide Firestone with the Obligated Entity's written acceptance of the maintenance responsibility for the drainage improvements prior to Final Acceptance.

O. Landscape Improvements

For public lands, common facilities, and rights-of-way, Owner shall furnish Firestone complete final landscape and irrigation plans for each phase and obtain acceptance by Firestone prior to commencement of construction. Owner shall construct landscape improvements as required in the landscape plan before the constructed improvements are accepted by Firestone. Landscape plans need not be provided for private landscaping on single-family residential lots. For all development and Common Facilities other than single-family detached development, Owner shall furnish final landscape and irrigation plans to the Town Administrative Official for acceptance prior to installation of landscape improvements.

P. Utility Coordination and Installation

Owner shall be responsible for coordination of and payment for installation of on-site and off-site electric, street lights, natural gas, telephone, cable television and other such utilities. All new and existing utilities shall be placed underground as required by the Firestone Municipal Code ("Code") prior to the issuance of any building permit for the Development. Necessary aboveground appurtenances (meters, transformers, etc.) shall be carefully located with maximum aesthetic considerations, and outside of any sight triangles. Any aboveground appurtenances that will be visible from the public rights-of-way shall be screened from view. Screening shall consist of landscaping and/or, low fencing shall be installed in accordance with the Firestone Development Code. Specifics of the screening requirements shall be reviewed with the Landscape Plans and as amended once utilities are installed.

Q. Underdrains

The Owner may choose to install foundation underdrains and a site wide underdrain collection system under the sanitary sewer system. The Town grants the use of Town owned right-of-way for these facilities but the Town assumes no maintenance responsibility for the facilities. These underdrain systems shall be maintained by the Obligated Entity.

The Owner shall install a curb underdrain system pursuant to the Standards and Specifications and as shown on the Town accepted construction plans. This system shall be maintained by the Town.

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R. Maintenance Definition

Maintenance is the process of preserving capital improvements, structures, development, or systems to meet its function or original intent of the facility. This is the preservation, conservation, keeping in good conditions, operating safely, operating efficiently, testing, inspection, servicing, repairing, grading, cleaning, picking up trash and debris, pest control, painting, mowing, pruning, and prolonging of these facilities. Maintenance also includes the provision of financial support to maintain the facilities. Facilities include but are not limited to: landscaping, open areas, grass, shrubs, trees, playgrounds, site furniture and fixtures, retaining walls, signs, sidewalks, drainage structures such as ponds, swales, drain pans, inlets, and outlet structures.

Maintenance may involve many different number and types of companies, services, individuals to look after the facility and the ability to coordinate these efforts. Maintenance includes both routinely scheduled activities, as well as non-routine repairs that may be required.

A maintenance plan should be prepared and submitted as part of the development review/approval process and be provided to the Obligated Entity responsible for maintenance activities.

V. IMPROVEMENT ACCEPTANCE

A. Initial Acceptance

No later than ten (10) days after Public Improvements and/or Common Facilities are substantially complete, Owner shall request of the Town Administrative Official an inspection by Firestone. If Owner does not request this inspection within ten (10) days of completion of the Public Improvements and/or Common Facilities, Firestone may conduct the inspection without the approval of Owner. Owner shall provide Firestone with complete "as-built" drawings in a form as defined in Firestone's current Standards and Specifications. If Owner has not completed appropriate Public Improvements and/or Common Facilities as provided for in this Agreement, Firestone may exercise its right to secure performance as provided in Section X.C of this Agreement. If Public Improvements and/or Common Facilities completed by Owner are satisfactory, the Town Administrative Official shall grant "Initial Acceptance," which shall be subject to "Final Acceptance" as set forth herein. If Public Improvements and/or Common Facilities are not satisfactory, the Town Administrative Official shall provide written notice to Owner of the repairs, replacements, construction or other work required to receive Initial Acceptance. Owner shall complete all needed repairs, replacements, construction or other work within thirty (30) days of said notice, weather permitting. After Owner completes the repairs, replacements, construction or other work required, Owner shall request of the Town Administrative Official a re-inspection of such work to determine if Initial Acceptance can be granted, and Firestone shall provide written notice to Owner of the acceptability or unacceptability of such work prior to proceeding to complete any such work at Owner's expense. If Owner does not complete the repairs, replacements, or other work required

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within thirty (30) days of said notice, Firestone may exercise its rights to secure performance as provided in Section X.C. of this Agreement. Firestone reserves the right to schedule re-inspections. No "Certificate of Occupancy" will be issued by Firestone prior to Initial Acceptance without written approval from the Town Administrative Official.

Additionally, for Common Facilities, the Owner shall include the Obligated Entity in the final inspection procedures and provide Firestone with written acceptance of the Common Facilities for maintenance from this final Obligated Entity.

B. Maintenance of Improvements

1. **Warranty**

   Owner shall provide Firestone with a warranty starting from the date of Initial Acceptance until the date of Final Acceptance. This warranty period shall be for a minimum of two (2) years or until eighty percent (80%) of the building permits have been issued for the phase, whichever occurs later, on all Public Improvements and shall provide a two (2) year Warranty to the Obligated Entity for the Common Facilities.

2. **Maintenance of Improvements**

   For the entire Warranty period, Owner shall, at its own expense, take all actions necessary to maintain said Public Improvements and make all needed repairs or replacements which, in the reasonable opinion of Firestone, shall become necessary, except that Firestone shall be responsible for snow removal on public streets. If within thirty (30) days after Owner's receipt of written notice from Firestone requesting such repairs or replacements, Owner has not completed such repairs, Firestone may exercise its rights to secure performance as provided in Section X.C of this Agreement. In the event that said repair is solely determined by the Town to be an emergency, the Town may immediately complete said repairs and invoice the Owner the Town's actual costs. The owner shall reimburse the Town within sixty (60) days after receipt of written notification or repair and supporting documentation from the Town Administrative Official. No acceptances shall be issued until Owner has made full payment for said repairs.

C. Final Acceptance

At least thirty (30) days before the Warranty period elapses from the issuance of Initial Acceptance, or as soon thereafter as weather permits, Owner shall request a Final Acceptance inspection in writing. The request shall be made to the Town Administrative Official. The Town Administrative Official shall inspect the Public Improvements and shall notify Owner in writing of all deficiencies and necessary repairs. After Owner has corrected all deficiencies and made all necessary repairs identified in said written notice, the Town Administrative Official shall issue to Owner a letter of Final Acceptance, as soon as reasonably possible thereafter. If Owner does not correct all deficiencies and make repairs identified in said inspection to Firestone's satisfaction within thirty (30) days after

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receipt of said notice, weather permitting, Firestone may exercise its rights to secure performance as is provided in Section X.C of this Agreement. If any mechanic's liens have been filed with respect to the Public Improvements, Firestone may retain all or a portion of the Improvement Guarantee up to the amount of such liens. If Owner fails to have Public Improvements finally accepted within two (2) years of the date of the issuance of Initial Acceptance or any Public Improvements are found not to conform to this Agreement, and Firestone's current Standards and Specifications, then the Owner shall be in default of the Agreement and Firestone may exercise its rights under Section X.C of this Agreement.

D. Reimbursement to Firestone

In the event it becomes necessary for Firestone to complete the Public Improvements and/or Common Facility improvements due to the failure of Owner to complete said Public Improvements and/or Common Facility improvements, Firestone may complete construction, repairs, replacements, or other work with funds other than the Improvement Guarantee, in which event Owner shall reimburse Firestone within sixty (60) days after receipt of written demand and supporting documentation from the Town Administrative Official. If Owner fails to so reimburse Firestone, then Owner shall be in default of this Agreement and Firestone may exercise its rights under Section X.C of this Agreement.

VI. IMPROVEMENT GUARANTEE

A. Public Improvement and Common Facilities Schedule

Owner has submitted the certified Public Improvement and Common Facilities Schedule shown as "Exhibit B" attached hereto and incorporated herein by reference. Said exhibit generally identifies those Public Improvements to be furnished, installed or constructed relative to the Development. Omission of any improvement from "Exhibit B" does not relieve Owner from responsibility for furnishing, installing or constructing such improvement. The Owner shall list all Common Facilities separately and subtotal separately on "Exhibit B."

B. Improvement Guarantee

Owner shall submit to the Town Administrative Official an Improvement Guarantee for all Public Improvements for the Final Plat prior to recordation of this agreement. Said guarantee may be in cash or a letter of credit in form and substance.

1. Said Improvement Guarantee shall include, but not be limited to, street, curb, gutter, sidewalks, landscaping, fencing, street lights, water, sewer, storm sewer and drainage improvements, trails and park improvements on or off the Development.

2. The total amount of the guarantee for the Development shall be calculated as a percentage of the total estimated cost including labor and materials of all Public Improvements to be constructed in the Development as described on "Exhibit B." The total minimum amounts are as follows:

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a) Prior to commencement of construction of Public Improvements and Common Facilities improvements: 115% of the amount(s) shown on "Exhibit B."

b) Upon Initial Acceptance of the Public Improvements in each phase through Final Acceptance: 25% of the amount(s) shown on "Exhibit B." The guarantees may be reduced on a phased basis as shown on "Exhibit D."

c) Upon Initial Acceptance of Common Facilities: 0%.

d) After Final Acceptance of Public Improvements: 0%. The guarantees may be released on a phased basis as shown on "Exhibit D."

3. In addition to any other remedies it may have, Firestone may, at any time prior to Final Acceptance, draw on any letter of credit or Improvement Guarantee received pursuant to this Agreement.

In the event that, a) the Owner fails to extend or replace the letter of credit at least sixty (60) days prior to expiration of such letter of credit, b) the letter of credit is set to expire, c) Firestone receives notice that the letter of credit will not be renewed, d) the entity issuing the letter of credit becomes non-qualifying, or e) the letter of credit, in the sole determination of Firestone, is at risk of being lost as a guarantee, then, in any of these events, the Owner shall be in default of this Agreement and Firestone may immediately draw on the letter of credit for the full amount of the letter of credit. In such event as identified herein, no notice or prior notice shall be required prior to drawing on the letter of credit.

The Town may hold the funds obtained from the letter of credit until the Public Improvements and Common Facilities as set forth on "Exhibit B" are completed and accepted by the Town. In the event the Public Improvements and Common Facilities are not completed by the Owner within the time period set forth in this Agreement or in the manner as required by this Agreement, the Town may, at its sole discretion, use any or all of the funds to complete some or all of the Public Improvements and Common Facilities. In any event, the Town shall have no obligation to complete any or all of the Public Improvements and Common Facilities. Owner is further subject to the provisions of Section X.C of this Agreement, as well as the suspension of development activities by Firestone including, but not limited to, the withholding of building permits and certificates of occupancy.

In the event that the cost of the Public Improvements and Common Facilities and construction is reasonably determined by Firestone to be

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greater than the amount of the security guarantee provided by the Owner to the Town, then Firestone shall furnish written notice to Owner of the condition, and within thirty (30) days of receipt of such notice Owner shall provide Firestone with a substituted qualifying Improvement Guarantee, or augment the deficient security as necessary to bring the security into compliance. If Owner fails to provide Firestone with a substituted qualifying Improvement Guarantee, or augment the deficient security as necessary to bring the security into compliance, then Owner is in default of this Agreement, without further notice, and is subject to the provisions of Section X.C of this Agreement, as well as the suspension of development activities by Firestone including, but not limited to, the withholding of building permits and certificates of occupancy.

4. If Firestone draws on the letter of credit to correct deficiencies or complete Public Improvements and Common Facilities, any portion of said guarantee not utilized in correcting the deficiencies and/or completing improvements shall be returned to Owner within thirty (30) days after Final Acceptance of said Public Improvements and Common Facilities.

5. **Building Permit Restrictions**
Owner agrees that the execution of this Agreement, the Town's approval of construction plans, or the Town's issuance of any type of permit for construction of the Public Improvements does not in any way, constitute an approval of building permit allocations or building permits.

a) Owner expressly understands and acknowledges that the expenditure of funds for the construction and installation of any Public Improvements prior to approval of building permit allocations or building permits is exclusively at the Owner's risk. The Town reserves the right, in exercise of its police power, to choose not to grant building permits, or otherwise restrict or condition the granting of building permits for the Development based on current or future resolutions or ordinances of the Town. Unless specifically restricted or conditioned by current or future resolutions or ordinances of the Town, building permits may be granted once all Public Improvements for the development or within each Phase of the development are operational as solely determined by the Town.

b) Upon written request of the Owner, at the sole discretion of the Town, the Owner may begin construction of the Public Improvements without furnishing an Improvement Guarantee, as provided in this Agreement, upon the following conditions:

i. The Owner has not transferred title to any portion of the Development.

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ii. The Owner shall be required to obtain Initial Acceptance of all Public Improvements for the development or within each Phase of the development prior to the issuance of a building permit.

iii. After the Owner begins construction of the Public Improvements, if the Public Improvements remain unfinished for a period of one (1) year from the date this Agreement becomes effective, the Town shall require an Improvement Guarantee in accordance with this Agreement in lieu of the building permit restriction required by this Subsection. The Owner will have fifteen (15) days to provide the Town such an Improvement Guarantee, or the Town may issue a stop work order to remain in effect until the Improvement Guarantee is provided to the Town. The Town Administrative Official, at their sole discretion, may grant a single extension of up to one (1) additional year.

iv. The Owner shall not transfer title to any portion of the Development prior to Initial Acceptance being granted by the Town or upon providing the Town an Improvement Guarantee in accordance with this Agreement.

c) Upon the Town's Initial Acceptance of the Public Improvements, which shall include receipt of the Improvement Guarantee as outlined in Section VI.B, this building permit restriction shall be removed.

VII. OVERSIZING AND REIMBURSEMENT

Firestone may require Owner to build utility lines and other infrastructure large enough to serve property other than Owner's (oversizing). Firestone may also require Owner to construct or participate in the construction of certain off-site Public Improvements. Certain such improvements qualify for reimbursement pursuant to the policies of Firestone.

A. Reimbursement due to Owner for Qualifying Public Improvements Constructed by Owner

Owner is entitled to reimbursement for the oversize part of utilities and other infrastructure and/or a pro-rata portion of the cost of off-site Public Improvements. At the time of final approval of a subdivision plat or other development plans for properties that use these utilities or Public Improvements, Firestone will require as a condition of approval, a proportional reimbursement to Owner as described in "Exhibit C," attached hereto and incorporated herein by this reference. Nothing contained in this Agreement shall operate to create an obligation on the part of Firestone to pay or reimburse any costs to Owner in the event such costs are not recovered by Firestone as contemplated herein, for any reason, from the properties or property owners that use the utilities or Public Improvements, so long as Firestone has made a good faith effort to recover such costs.

B. Reimbursement due from Owner for Qualifying Public Improvements Constructed by Others

Owner will be required to reimburse Firestone or others who have constructed oversized utilities and other infrastructure that will be utilized by Owner's property. The amount of the reimbursement due, if any, is described in "Exhibit C."

VIII. MISCELLANEOUS CONSTRUCTION STANDARDS

A. Trash, Debris, Mud

Owner agrees that during construction of the Development and improvements described herein, Owner will take appropriate steps necessary to control trash, debris and wind or water erosion in the Development. If Firestone determines that said trash, debris or wind or water erosion causes substantial damage or injury or creates a nuisance, Owner agrees to abate said nuisance in accordance with Town Ordinances but no later than twenty-four (24) hours after notification of said nuisance. If Owner does not abate said nuisance, Firestone may abate the nuisance and/or correct any drainage or injury without notice to Owner, at Owner's expense. Owner also agrees to take any and all reasonable steps necessary to prevent the transfer of mud or debris from the construction site onto public rights-of-way and to immediately remove such mud and debris from public rights-of-way after notification by Firestone. If Owner does not abate, or if an emergency exists as solely determined by the Town, Firestone may abate at Owner's expense. Owner is further subject to the provisions of Section X.C of this Agreement, as well as the suspension of development activities by Firestone including, but not limited to, the withholding of building permits and certificates of occupancy.

B. Operation of Construction Equipment

The operation of construction equipment outside an enclosed structure shall be prohibited on weekdays between the hours of 7:00 p.m. and 7:00 a.m. With the prior written approval of the Town Administrative Official, the operation of such equipment outside an enclosed structure may be permitted on weekend days and legal holidays between the hours of 8:00 a.m. and 4:00 p.m. The Town Administrative Official may alter the hours of operation for good cause. All construction activities shall operate in accordance with all Town codes, ordinances, and policies in regards to sound and noise. Failure to comply with this provision may result in the Owner to subjected to the provisions of Section X.C of this Agreement, as well as the suspension of development activities by Firestone including, but not limited to, the withholding of building permits and certificates of occupancy.

IX. SPECIAL PROVISIONS

A. Public Improvements:

Prior to the issuance of the first building permit in this Development, Developer shall have received Initial Acceptance from the Town for: (a) all street, storm, and drainage improvements included in the Barefoot Lakes Filing 7A Subdivision Street and Storm Construction Drawings, prepared by Redland, last revised on

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3/25/25 and approved by the Town on 4/24/25; (b) Birch Street and Ronald Reagan Blvd. Construction Drawings, prepared by Redland, last revised on 3/25/2025 and approved by the Town on 04/24/25; (c) intersection improvements at Colorado Boulevard and Ronald Reagan Boulevard; (d) all mast arm traffic signals shown in the Town accepted Barefoot Lakes Traffic Signal Plans dated April 18, 2025 (e) Traffic signals shown in the Town accepted Traffic Signal Design for Ronald Reagan Boulevard (WCR 28) at Weld County Road 9.5, prepared by Redland, last revised on 8/26/2025 and accepted by the Town on 10/03/2025.

B. Phasing Map ("Exhibit D")

This Development shall be constructed as a single phase.

C. Dedication of Parks and Open Space

Owner has satisfied the Open Space dedication requirements of the Barefoot PUD and Annexation Agreement, as shown on the Parks & Open Space Data Table on the recorded Final Plat.

D. Installation of Parks, Landscaping and Trails

Owner shall design and construct Landscape and Trail Improvements on Tracts A and B as shown on the accepted construction plans.

E. Maintenance of Parks, Trails, Open Space and Landscaping

Tracts A and B shall be maintained by the Obligated Entity.

F. Maintenance of Vacant Lots

Owner shall be responsible for maintenance, including weed control, on all lots until such time the lots are sold to a homeowner.

G. Fencing and Screening

Fencing within the Development shall be installed in accordance with Title 16 of the Code.

H. Utilities

Owner shall provide the Town with all necessary permanent and temporary drainage and utility easements prior to construction. Before Owner begins any construction of Little Thompson Water District (LTWD) water utility mains and other facilities, Owner shall provide written approval from LTWD of Final Construction Documents that are in accordance with the Town's Standards and Specifications including a minimum 10-foot horizontal separation of all water, storm, and sanitary sewer utilities, and all such work shall be inspected and approved by the Town. Owner shall furnish to the Town record drawings or "as-builts" and proof of LTWD's acceptance of all water lines prior to Initial Acceptance of all Public Improvements.

I. Impact Fees

1. Impact Fee Rates. The impact fees that will be applied to each platted lot within the Development are those impact fees set forth in Exhibit E of the Annexation Agreement, adjusted for inflation as therein provided. Payment of such fees shall not constitute a waiver of rights to pursue a credit or refund pursuant to Ordinance No. 1033 *An Ordinance of the Board of Trustees of The Town of Firestone, Colorado, Repealing and Reenacting, Chapter 3.20 of the Municipal Code of the Town of Firestone Pertaining to Development Impact Fees and Funds.*

2. New Impact Fees. Nothing in this Agreement shall be construed to limit or estop future legislative actions by the Town and, more specifically, legislatively creating new or different impact fees and imposing those fees upon all development within the Town, including this Development and any future development applications relating to the remainder of the Overall Barefoot Community, so long as such impact fees do not replace or apply to the same category of capital improvements related to the provision of necessary public services for which the impact fees set forth in Exhibit E of the Annexation Agreement would otherwise be utilized.

3. Future Subdivision Agreements. All future subdivision agreements within the Overall Barefoot Community will contain language substantially similar to the language of this Section IX(I). The Parties hereby agree to diligently process, timely review, and efficiently resubmit all current and future plats, subdivision agreements and construction documents within Filing 7 of the Overall Barefoot Community.

J. Disclosure Statements

1. The Metropolitan District Disclosure statement indicating the existence of a Title 32 Metropolitan District ("Exhibit F") shall be signed by the property owner purchasing a new home from a homebuilder with execution of the sales contract for the property.

2. The Oil and Gas Well Disclosure is evidenced by the recordation of the existing Surface Use Agreements and various Letter Agreements with the Oil and Gas companies. A statement indicating the existence of such documents ("Exhibit G") shall be signed by the property owner with the execution of the sales contract for the property.

K. **Ground Water Dedication**

This Development is located within the service area of the Little Thompson Water District. Notwithstanding the provisions of Section X.A., Owner shall not be obligated to convey any water rights to the Town.

X. MISCELLANEOUS TERMS

A. Ground Water Dedication

As provided by Firestone ordinances, all tributary and not non-tributary ground water rights not already transferred to Firestone shall be dedicated to Firestone at the time of Final Plat recordation. Transfer of the water rights shall be by Special Warranty Deed tendered to Firestone prior to signatures being affixed to this agreement.

B. Default

If Owner fails to fulfill the terms and conditions of this Agreement, Firestone, in its sole discretion, may declare Owner in default and may call the security and draw on the letter of credit provided for in Section VI, and may further exercise all remedies available to Firestone in law and equity. Firestone may also, withhold any additional building permits, certificates of occupancy, or provision of new utilities fixtures or services until the completion of the Public Improvements and Common Facilities and/or the default has been cured by Owner. Any costs incurred by Firestone, including, but not limited to, reasonable administrative costs and reasonable attorney's fees, in pursuit of any remedies due to the breach by Owner shall be paid by Owner. Firestone may deduct these costs from the Improvement Guarantee. Firestone shall have the right to enforce the Owner's obligations hereunder by an action for any equitable remedy, including injunction or specific performance, or an action to recover damages. No remedy or election hereunder shall be deemed exclusive but shall, whenever possible, be cumulative with all other remedies at law or in equity.

If Owner fails to fulfill the terms and conditions of Section VI of this Agreement, or any other monetary, security or surety default, Firestone, in its sole discretion, may declare Owner in default and may immediately call the security due and draw on the letter of credit provided for in Section VI without notice to Owner, and may further exercise all remedies available to Firestone in law and equity and as provided for herein.

C. Insurance and Safety

Owner shall, through contract requirements and other normal means, guarantee and furnish to Firestone proof thereof that all employees and contractors engaged in the construction of improvements are covered by adequate Workman's Compensation Insurance and Public Liability Insurance, and shall require the faithful compliance with all provisions of the Federal Occupational Safety and Health Act (OSHA).

D. Indemnification and Release of Liability

Owner agrees to indemnify and hold harmless Firestone, its officers, employees, agents, or servants, and to pay any and all judgments rendered against said persons on account of any suit, action, or claim caused by arising from, or on account of acts or omissions by Owner, its officers, employees, agents, consultants, contractors, and subcontractors, and/or suit,

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action, or claim resulting from mineral right disputes and/or Owner's failure to abide by the terms of this Agreement, and to pay to Firestone and said persons their reasonable expenses, including but not limited to, reasonable attorney's fees and reasonable expert witness fees, incurred in defending any such suit, action or claim. Owner's obligation herein shall not apply to the extent said suit, action or claim results from any acts or omissions of officers, employees, agents, or servants of Firestone or conformance with requirements imposed by Firestone, said obligation of Owner shall be limited to suits, actions, or claims based upon conduct prior to Final Acceptance by Firestone of the construction work. Owner acknowledges that Firestone's review and acceptance of plans for development of the Development is done in furtherance of the general public's health, safety and welfare and that no immunity is waived and no specific relationship with or duty of care to, Owner or third parties is assigned by such review acceptance.

E. Recording Agreement

Firestone shall record this Agreement at Owner's expense in the office of the Clerk and Recorder, County of Weld, State of Colorado, and Firestone shall retain the recorded Agreement.

F. Binding Effect of Agreement

This Agreement shall be binding upon and inure to the benefit of the parties, their successors in interest, or their legal representatives, including all developers, purchasers and subsequent owners of any lots or parcels within the Property, and shall constitute covenants running with the land. Owner shall not be released from its obligations hereunder until written notice to the Town Administrative Official of the assignment of said obligations to a successor, accompanied by written acceptance of such obligations by the successor, have been received by Firestone and consent to such assignment by Firestone as required by Paragraph X.H has been granted. This Agreement shall be recorded with the County Clerk & Recorder of Weld County, Colorado, at Owner's expense. Subject to the conditions precedent herein, this Agreement may be enforced in any court of competent jurisdiction.

G. Assignment, Delegation and Notice

Owner shall provide to the Town Administrative Official, for consent, written notice of: 1) any proposed transfer of title to all or any portion of the Development, 2) arrangements for delegation or transfer of the Improvement obligations hereunder to any successor, and 3) successor's written acceptance of such Improvement obligations. Notwithstanding the forgoing, Owner may sell developed lots or all of the multi-family tracts without Firestone's consent, provided that the purchaser deposits with Firestone all guaranties, security and sureties required under this Agreement. Until the Town Administrative Official provides written consent to the assignment, Owner and Owner's successors and assigns shall be jointly and severally liable for the assigned Improvement obligations. Firestone may withhold its consent in the event it reasonably determines that the Improvement obligations or any constituent element of this Agreement may not be fulfilled through assignment or that the benefit of Firestone's bargain under this Agreement may be materially and adversely impaired by such assignment.

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H. Modification and Waiver

No modification of the terms of this Agreement shall be valid unless in writing and executed with the same formality as this Agreement, and no waiver of the breach of the provisions of any sections of this Agreement shall be construed as a waiver of any subsequent breach of the same section or any other sections which are contained herein.

I. Addresses for Notice

Any notice or communication required or permitted thereunder shall be given in writing and shall be personally delivered, or sent by United States mail, postage, prepaid, registered or certified mail, return receipt requested, addressed as follows:

Firestone:	Owner:
Town of Firestone	{Owner Name}
Town Manager	{Owner's Contact Name & Title}
9950 Park Ave.	{Owner's Address}
Firestone, CO 80504	{Owner's City, State Zip Code}
Keith Martin	{Owner's Attorney Name}
Widner Juran LLP	{Owner's Attorney's Firm}
13133 E. Arapahoe Rd., Ste. 100	{Firm's Address}
Centennial, CO 80112	{Firm's City, State Zip Code}

With a copy to such other address or the attention of such other person(s) as hereafter designated in writing by the applicable parties in conformance with this procedure. Notices shall be effective upon mailing or personal delivery in compliance with this paragraph.

J. Force Majeure

Whenever Owner is required to complete construction, maintenance, repair, or replacement of improvements by an agreed upon deadline, Firestone shall grant a reasonable extension of time if the performance cannot, as a practical matter, be completed in a timely manner due to Acts of God or other circumstances constituting force majeure or beyond the reasonable control of Owner.

K. Approvals

Whenever approval or acceptance of a matter is required or requested of Firestone pursuant to any provisions of the Agreement, Firestone shall act reasonably in responding to such matter.

L. Previous Agreements

All previous written agreements between the parties, their successors, and assigns, including, but not limited to, any Annexation, Pre-Annexation Agreement, or Development Agreement shall remain in full force and effect and shall control this Development. If any prior agreements conflict with this Agreement, then this Agreement controls.

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M. Title and Authority

Owner warrants to Firestone that it is the record owner for the property within the Development. The undersigned further warrant having full power and authority to enter into this Agreement.

N. Severability

If any part, section, subsection, sentence, clause or phrase of this Agreement is for any reason held to be invalid, such invalidity shall not affect the validity of the remaining sections of the Agreement. The parties hereby declare that they would have ratified this Agreement including each part, section, subsection, sentence, clause or phrase thereof, irrespective of the fact that one or more parts, sections, subsections, sentence, clauses or phrases be declared invalid.

O. Legal Fees; Venue

In the event that either party finds it necessary to retain an attorney in connection with a default by the other as to any of the provisions contained in this agreement, the defaulting party shall pay the other's reasonable attorney's fees and costs incurred in enforcing the provisions of this Agreement. For the resolution of any dispute arising hereunder, venue shall be in the Courts of the County of Weld, State of Colorado.

P. Agreement Status After Final Acceptance

Upon Final Acceptance by Firestone of all improvements and compliance by Owner with all terms and conditions of this Agreement, and provided that no litigation or claim is pending relating to this Agreement, this Agreement, with the exception of any maintenance and reimbursement obligations, shall terminate and no longer be in effect.

Q. Enforceability

This Agreement is made only between the Owner and Firestone, or their successors and assigns, and is not intended to benefit, and may not be enforced by, any third parties.

[SIGNATURES ON FOLLOWING PAGE]

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IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first set forth above.

TOWN OF FIRESTONE, COLORADO

By: _____
Name: Don Conyac Jr.
Title: Mayor

ATTEST:

_____
, Town Clerk

APPROVED AS TO FORM:

_____
Keith Martin, Town Attorney

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OWNER:
{Owner Name}

By:_____
{Name}

Title: {Title}

ACKNOWLEDGMENT

STATE OF _____)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ___ day of _____, 202__, by {Name}, as {Title} of {Owner Name}.

Witness my hand and official seal.

My commission expires: _____

(SEAL)

_____
Notary Public

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EXHIBITS LIST

EXHIBIT A – {FINAL PLAT NAME} FINAL PLAT

EXHIBIT B – PUBLIC IMPROVEMENT SCHEDULE

EXHIBIT C – PUBLIC IMPROVEMENT REIMBURSEMENT SCHEDULE

EXHIBIT D – PHASING PLAN

EXHIBIT E – LANDSCAPE MAINTENANCE MAP

EXHIBIT F – METROPOLITAN DISTRICT DISCLOSURE

EXHIBIT G – OIL & GAS DISCLOSURE

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EXHIBIT A

{Final Plat Name} Final Plat

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EXHIBIT B

Public Improvement Schedule

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EXHIBIT C

Public Improvement Reimbursement and Fee In Lieu Schedule

Reimbursements due Owner:

1.

Reimbursements due Firestone:

1.

Reimbursements due Others:

1.

Fee In Lieu due Firestone:

1.

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EXHIBIT D

Phasing Plan

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EXHIBIT E

Landscape Maintenance Map

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EXHIBIT F

Metropolitan District Disclosure

The undersigned, being the purchasers identified in that certain _____ _____ ("Purchase Contract") dated _____, 20___, between _____, a _____, as seller, and the undersigned, as purchaser, with respect to Block ____, Lot ____, _____(name of subdivision)_____, Town of Firestone, County of Weld, State of Colorado (the "Lot") do hereby acknowledge and agree as follows, which acknowledgments and agreements are given in consideration of and as a condition to Seller's agreement to sell to the undersigned the Lot and the home to be constructed thereon:

Purchaser acknowledges that the Lot being purchased is within the boundaries of the _____ Metropolitan District, a special taxing district (the "District"). The District has issued or expects to issue general obligation bonds that are paid by revenues produced from annual ad valorem property tax levies imposed on all of the taxable real and personal property within the District. The Purchaser has been advised and hereby acknowledges that it has been advised that financing plans of the District are available and detail the proposed or existing ad valorem property tax mill levies of the District servicing such indebtedness, and the potential for an increase in such mill levies.

Purchaser acknowledges that the additional ad valorem property tax mill levies imposed by the District are in addition to other ad valorem taxes imposed by other taxing entities against said Lot.

The following examples compare the tax impacts between a property within the boundaries of a District levying an annual ad valorem property tax mill levy of 50 mills, and a property not within the boundaries of a District. This example is based on a single-family residence on a property with an Actual Value (as determined by the County Assessor) of $500,000.

PROPERTY WITHIN DISTRICT

TAXING AUTHORITY	MILL LEVY	TAX AMOUNT
COUNTY	25	597.00
SCHOOL DISTRICT	48	1146.24
TOWN	18	429.84
FIRE	12	286.56
LIBRARY	4	95.52
METROPOLITAN DISTRICT	50	1321.76
TOTAL	157	3876.92

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PROPERTY WITHOUT DISTRICT

TAXING AUTHORITY	MILL LEVY	TAX AMOUNT
COUNTY	25	597.00
SCHOOL DISTRICT	48	1146.24
TOWN	18	429.84
FIRE	12	286.56
LIBRARY	4	95.52
TOTAL	107	2555.16

IN WITNESS WHEREOF, the undersigned has/have executed this Metropolitan District Disclosure this ____ day of _____, 20___.

_____
Purchaser

_____
Purchaser

STATE OF COLORADO)
) ss.
COUNTY OF)

The foregoing instrument was acknowledged before me this ____ day of _____, 20___, by _____.

WITNESS my hand and official seal.

My commission expires:_____

_____
Notary Public

STATE OF COLORADO)
) ss.
COUNTY OF)

The foregoing instrument was acknowledged before me this ____ day of _____, 20___, by _____.

WITNESS my hand and official seal.

My commission expires:_____

_____
Notary Public

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EXHIBIT G

OIL AND GAS DISCLOSURE

The undersigned, being the purchaser(s) identified in that certain _____ ("Purchase Contract") dated _____, 20____, between _____, a _____, as seller, and the undersigned, as purchaser, with respect to Block ____, Lot ____, {Final Plat Name}, Town of Firestone, County of Weld, State of Colorado (the "Lot") do hereby acknowledge and agree as follows, which acknowledgements and agreements are given in consideration of and as a condition of Seller's agreement to sell the undersigned the Lot and the home to be constructed thereon:

The undersigned hereby acknowledges the current existence of oil and gas wells and related well facilities (and the possibility of additional future wells and facilities) located within the real property encompassed by the {Final Plat Name} subdivision plat(s) ("Plat"). The locations of the current and possible future oil and gas wells and related well facilities are identified on the {Final Plat Name}Final Plat, as amended from time to time. In addition to the foregoing, other oil and gas interests affecting the property may exist which may or may not be recorded in the real property records. The oil and gas leases and other interests generally permit certain surface activity on the premises which activity may include drill sites, gathering pipelines, production sites and facilities, and access roads, all as further described in the oil and gas leases and other documents affecting the premises.

The undersigned acknowledge that neither they nor Seller will own any interest in the oil and gas or mineral estate underlying the property comprising {Final Plat Name}. There may be ongoing oil and gas operation and production of oil and gas within {Final Plat Name}, including in the vicinity of the Lots, as well as the existence of pipeline easements and access routes across portions of {Final Plat Name}. Additional oil and gas wells may be drilled, and oil and gas operations and production will likely take place within {Final Plat Name}, including in the vicinity of the Lots, which oil and gas production will affect portions of the surface of the real property comprising {Final Plat Name}. Heavy drilling equipment will be used in connection with the operation and drilling of oil and gas wells within {Final Plat Name}and in conjunction with any production obtained from successor wells. Such operations may be conducted on a 24 hour/seven days a week basis. Owners of real property within {Final Plat Name}will be bound by the terms and provisions of surface use agreements entered into between the surface owners or developer of the land and certain oil and gas owners and/or operators. These surface use agreements contain waivers, including a waiver of surface damage payments, a waiver of setback and waivers of other requirements contained in the Rules and Regulations of the Colorado Oil and Gas Conservation Commission, as well as a waiver of the right by an owner of any portion of the surface of the real property within {Final Plat Name} to object in any forum to the use by oil and gas companies of a portion of the surface of the real property within {Final Plat Name}.

The undersigned acknowledges and recognizes the existence of such oil and gas leases and other interests, and the surface activity associated with such oil and gas leases, and the undersigned,

to the extent it owns or becomes the owner of real property in {Final Plat Name}, assume the risk of owning property near or adjacent to an oil and gas well operation. Such risks include, without limitation, injury or damage to person and/or property arising out of, or resulting from the drilling, operation and maintenance of an oil and gas well; noise associated with an oil and gas well operation; explosion and fire; leakage of oil and/or gas from drilling or production facilities; vehicles servicing the oil and gas site.

IN WITNESS WHEREOF, the undersigned has/have executed this Oil and Gas Well disclosure the ____day of _____, 20____.

_____
Purchaser

_____
Purchaser

STATE OF COLORADO)
) ss.
COUNTY OF)

The foregoing instrument was acknowledged before me this ____ day of _____, 20___, by _____.

Witness my hand and official seal.

My Commission expires _____.

_____
Notary Public

STATE OF COLORADO)
) ss.
COUNTY OF)

The foregoing instrument was acknowledged before me this ____ day of _____, 20___, by _____.

Witness my hand and official seal.

My Commission expires _____.

_____
Notary Public

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AGENDA INFORMATION MEMORANDUM FIRESTONE BOARD OF TRUSTEES	**AIM No.:** 5.e **Consent Agenda** **Meeting Date:** June 17, 2026 **Initiated By:** Pam Howard **Department:** Planning & Development

AGENDA ITEM

Resolution 26-55: A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO, APPROVING A SECOND AMENDMENT TO AN INTERGOVERNMENTAL AGREEMENT BETWEEN THE TOWN OF FIRESTONE AND THE SPRINGS METROPOLITAN DISTRICT

RECOMMENDATION

Staff recommends that the Board approve Resolution 26-55.

APPROVAL/DENIAL OPTIONS

Approval: The Board moves to approve the Resolution.
Approval with Conditions: The Board moves to approve the Resolution, listing the Board's conditions.
Denial: The Board moves to deny the Resolution.
No Action: The Board provides staff with specific instructions to modify the Resolution and return at a future date.

SUMMARY

The proposed resolution approves a Second Amendment to the Springs Metropolitan District's Intergovernmental Agreement (IGA), which was approved by the Board of Trustees on August 24, 2022, and amended on September 25, 2024.

The Service Plan, pursuant to Section V.A.21 therein, authorizes the district to establish one or more special improvement districts within its boundaries and may levy a special assessment with the special improvement district in order to finance all or part of the costs of any public improvements to be constructed or installed that the District is authorized to finance if authorized pursuant to an intergovernmental agreement with the Town. The proposed IGA amendment authorizes this and requires that the debt be paid in full prior to the transfer of properties to the end user.

FINANCIAL CONSIDERATIONS

n/a

HISTORY AND PREVIOUS BOARD ACTION

The Town of Firestone Board of Trustees approved the Springs South Metropolitan District's Amended and Restated Service Plan and form Intergovernmental Agreement (IGA) on August 24, 2022, and approved the First Amendment to the IGA on September 25, 2024.

BOARD STRATEGIC PLAN IMPACT

✓ This agenda item furthers the Board of Trustees' strategic goal:
- Design and Promote Livable Neighborhoods & Homes

ATTACHMENTS

1. Resolution 26-55
2. Second Amendment to IGA Springs MD

RESOLUTION NO. 26-55

A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO, APPROVING A SECOND AMENDMENT TO AN INTERGOVERNMENTAL AGREEMENT BETWEEN THE TOWN OF FIRESTONE AND THE SPRINGS METROPOLITAN DISTRICT

WHEREAS, the Town of Firestone ("**Town**") approved the Springs Metropolitan District's ("**District**") Amended and Restated Service Plan on August 24, 2022 (the "**Service Plan**"); and

WHEREAS, pursuant to Section V.A.21. of the Service Plan, the District may establish one or more special improvement districts within its boundaries and may levy a special assessment with the special improvement district in order to finance all or part of the costs of any public improvements to be constructed or installed that the District is authorized to finance if authorized pursuant to an intergovernmental agreement with the Town; and

WHEREAS, in connection with approval of the Service Plan, the Parties entered into an Intergovernmental Agreement dated as of August 24, 2022, as amended via the First Amendment to Intergovernmental Agreement, dated September 25, 2024 (the "**Prior Agreement**"), as amended by this Amendment (the "**Agreement**"); and

WHEREAS, the Parties have determined it is in the best interests of their respective taxpayers, residents and property owners to enter into this Amendment to amend the Prior Agreement in order to authorize the District to establish one or more special improvement districts and levy special assessment related thereto.

WHEREAS, the Board of Trustees finds that it is in the best interests of the public health, safety, and welfare to amend the Prior Agreement.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO:

The Board of Trustees hereby: (a) approves the Second Amendment to IGA in substantially the same form as the copy attached hereto as Exhibit A; and (b) authorizes the Mayor to execute the amendment on behalf of the Town.

INTRODUCED, READ AND ADOPTED this 17th day of June, 2026.

TOWN OF FIRESTONE, COLORADO

_____

Don Conyac Jr., Mayor

ATTEST:

_____

Miriam Granados Luna, CMC, Town Clerk

APPROVED AS TO FORM:

_____
Marshall Keith Martin, Town Attorney

SECOND AMENDMENT TO INTERGOVERNMENTAL AGREEMENT BETWEEN THE TOWN OF FIRESTONE, COLORADO AND THE SPRINGS METROPOLITAN DISTRICT

THIS SECOND AMENDMENT (this "**Amendment**") is made and entered into as of this ___ day of _____ 2026, by and between the TOWN OF FIRESTONE, a statutory town organized and existing under the laws of the State of Colorado ("**Town**"), and THE SPRINGS METROPOLITAN DISTRICT, quasi-municipal corporations and political subdivisions of the State of Colorado (the "**District**"). The Town and District are collectively referred to as the "**Parties**."

RECITALS

WHEREAS, the Town Board of Trustees of the Town or Firestone, Colorado approved the District's Amended and Restated Service Plan on August 24, 2022 (the "**Service Plan**"); and

WHEREAS, pursuant to Section V.A.21. of the Service Plan, the District may establish one or more special improvement districts within its boundaries and may levy a special assessment with the special improvement district in order to finance all or part of the costs of any public improvements to be constructed or installed that the District is authorized to finances if authorized pursuant to an intergovernmental agreement with the Town; and

WHEREAS, in connection with approval of the Service Plan, the Parties entered into an Intergovernmental Agreement dated as of August 24, 2022, as amended via the First Amendment to Intergovernmental Agreement, dated September 25, 2024 (the "**Prior Agreement**"), as amended by this Amendment (the "**Agreement**"); and

WHEREAS, the Parties have determined it is in the best interests of their respective taxpayers, residents and property owners to enter into this Amendment to amend the Prior Agreement in order to authorize the District to establish one or more special improvement districts and levy special assessment related thereto.

NOW, THEREFORE, in consideration of the covenants and mutual agreements herein contained, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereto agree as follows:

COVENANTS AND AGREEMENTS

1. Addition of Section 18. The following provision shall be added as Section 18 of the Agreement:

> Special Improvement Districts and Assessments. In accordance with the requirements of Section 32-1-1101.7, C.R.S., the District shall be authorized to: (a) establish one or more special improvement district(s) within its boundaries to finance public improvements authorized under the Service Plan; (b) levy special assessments on property specially benefitted by such improvements ("Assessments") and (c) upon establishment, each special improvement district

shall be authorized to issue debt secured and to be repaid by such Assessments. For avoidance of doubt, any debt issued by a special improvement district shall not be counted against the Total Debt Issuance Limitation. Assessments levied on property within a special improvement district are not to be an obligation of an End User (as defined in the District's Service Plan) and shall be satisfied and paid in full prior to transfer of such property to an End User.

2. Effective Date. This Amendment shall be in full force and effect and be legally binding upon final approval of the governing bodies of the Parties.

[Signature page follows]

IN WITNESS WHEREOF, this Amendment is executed by the Town and the District as of the date first above written.

TOWN OF FIRESTONE, COLORADO

By: _____
Mayor

Attest:

By: _____
Town Clerk

THE SPRINGS METROPOLITAN DISTRICT

By: _____
President

Attest:

By: _____
Secretary

AGENDA INFORMATION MEMORANDUM FIRESTONE BOARD OF TRUSTEES	**AIM No.:** 5.f **Consent Agenda** **Meeting Date:** June 17, 2026 **Initiated By:** Pam Howard **Department:** Planning & Development

AGENDA ITEM

Resolution 26-56: A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO, APPROVING A SECOND AMENDMENT TO AN INTERGOVERNMENTAL AGREEMENT BETWEEN THE TOWN OF FIRESTONE AND THE SPRINGS SOUTH METROPOLITAN DISTRICT

RECOMMENDATION

Staff recommends that the Board approve Resolution 26-56.

APPROVAL/DENIAL OPTIONS

Approval: The Board moves to approve the Resolution.
Approval with Conditions: The Board moves to approve the Resolution, listing the Board's conditions.
Denial: The Board moves to deny the Resolution.
No Action: The Board provides staff with specific instructions to modify the Resolution and return at a future date.

SUMMARY

The proposed resolution approves a Second Amendment to the Springs South Metropolitan District's Intergovernmental Agreement (IGA), which was approved by the Board of Trustees on August 24, 2022, and amended on September 25, 2024.

The Service Plan, pursuant to Section V.A.21 therein, authorizes the district to establish one or more special improvement districts within its boundaries and may levy a special assessment with the special improvement district in order to finance all or part of the costs of any public improvements to be constructed or installed that the District is authorized to finance if authorized pursuant to an intergovernmental agreement with the Town. The proposed IGA amendment authorizes this, and requires that the debt be paid in full prior to the transfer of properties to the end user.

FINANCIAL CONSIDERATIONS

n/a

HISTORY AND PREVIOUS BOARD ACTION

The Town of Firestone Board of Trustees approved the Springs South Metropolitan District's Amended and Restated Service Plan and form Intergovernmental Agreement (IGA) on August 24, 2022, and approved the First Amendment to the IGA on September 25, 2024.

BOARD STRATEGIC PLAN IMPACT

✓ This agenda item furthers the Board of Trustees' strategic goal:
- Design and Promote Livable Neighborhoods & Homes

ATTACHMENTS

1. Resolution 26-56
2. Second Amendment to IGA Springs South MD

RESOLUTION NO. 26-56

A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO, APPROVING A SECOND AMENDMENT TO AN INTERGOVERNMENTAL AGREEMENT BETWEEN THE TOWN OF FIRESTONE AND THE SPRINGS SOUTH METROPOLITAN DISTRICT

WHEREAS, the Town of Firestone ("**Town**") approved the Springs South Metropolitan District's ("**District**") Amended and Restated Service Plan on August 24, 2022 (the "**Service Plan**"); and

WHEREAS, pursuant to Section V.A.21. of the Service Plan, the District may establish one or more special improvement districts within its boundaries and may levy a special assessment with the special improvement district in order to finance all or part of the costs of any public improvements to be constructed or installed that the District is authorized to finance if authorized pursuant to an intergovernmental agreement with the Town; and

WHEREAS, in connection with approval of the Service Plan, the Parties entered into an Intergovernmental Agreement dated as of August 24, 2022, as amended via the First Amendment to Intergovernmental Agreement, dated September 25, 2024 (the "**Prior Agreement**"), as amended by this Amendment (the "**Agreement**"); and

WHEREAS, the Parties have determined it is in the best interests of their respective taxpayers, residents and property owners to enter into this Amendment to amend the Prior Agreement in order to authorize the District to establish one or more special improvement districts and levy special assessment related thereto.

WHEREAS, the Board of Trustees finds that it is in the best interests of the public health, safety, and welfare to amend the Prior Agreement.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO:

The Board of Trustees hereby: (a) approves the Second Amendment to IGA in substantially the same form as the copy attached hereto as Exhibit A; and (b) authorizes the Mayor to execute the amendment on behalf of the Town.

INTRODUCED, READ AND ADOPTED this 17th day of June, 2026.

TOWN OF FIRESTONE, COLORADO

_____

Don Conyac Jr., Mayor

ATTEST:

_____

Miriam Granados Luna, CMC, Town Clerk

APPROVED AS TO FORM:

_____
Marshall Keith Martin, Town Attorney

SECOND AMENDMENT TO INTERGOVERNMENTAL AGREEMENT BETWEEN THE TOWN OF FIRESTONE, COLORADO AND THE SPRINGS SOUTH METROPOLITAN DISTRICT

THIS SECOND AMENDMENT (this "**Amendment**") is made and entered into as of this ___ day of _____ 2026, by and between the TOWN OF FIRESTONE, a statutory town organized and existing under the laws of the State of Colorado ("**Town**"), and THE SPRINGS SOUTH METROPOLITAN DISTRICT, quasi-municipal corporations and political subdivisions of the State of Colorado (the "**District**"). The Town and District are collectively referred to as the "**Parties.**"

RECITALS

WHEREAS, the Town Board of Trustees of the Town or Firestone, Colorado approved the District's Amended and Restated Service Plan on August 24, 2022 (the "**Service Plan**"); and

WHEREAS, pursuant to Section V.A.21. of the Service Plan, the District may establish one or more special improvement districts within its boundaries and may levy a special assessment with the special improvement district in order to finance all or part of the costs of any public improvements to be constructed or installed that the District is authorized to finance, if authorized pursuant to an intergovernmental agreement with the Town; and

WHEREAS, in connection with approval of the Service Plan, the Parties entered into an Intergovernmental Agreement dated as of August 24, 2022, as amended via the First Amendment to Intergovernmental Agreement, dated September 25, 2024 (the "**Prior Agreement**"), as amended by this Amendment (the "**Agreement**"); and

WHEREAS, the Parties have determined it is in the best interests of their respective taxpayers, residents and property owners to enter into this Amendment to amend the Prior Agreement in order to authorize the District to establish one or more special improvement districts and levy special assessment related thereto.

NOW, THEREFORE, in consideration of the covenants and mutual agreements herein contained, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereto agree as follows:

COVENANTS AND AGREEMENTS

1. Addition of Section 18. The following provision shall be added as Section 18 of the Agreement:

> Special Improvement Districts and Assessments. In accordance with the requirements of Section 32-1-1101.7, C.R.S., the District shall be authorized to: (a) establish one or more special improvement district(s) within its boundaries to finance public improvements authorized under the Service Plan; (b) levy special assessments on property specially benefitted by such improvements ("Assessments") and (c) upon establishment, each special improvement district

shall be authorized to issue debt secured and to be repaid by such Assessments. For avoidance of doubt, any debt issued by a special improvement district shall not be counted against the Total Debt Issuance Limitation. Assessments levied on property within a special improvement district are not to be an obligation of an End User (as defined in the District's Service Plan) and shall be satisfied and paid in full prior to transfer of such property to an End User.

2. Effective Date. This Amendment shall be in full force and effect and be legally binding upon final approval of the governing bodies of the Parties.

[Signature page follows]

IN WITNESS WHEREOF, this Amendment is executed by the Town and the District as of the date first above written.

TOWN OF FIRESTONE, COLORADO

By: _____
Mayor

Attest:

By: _____
Town Clerk

THE SPRINGS SOUTH METROPOLITAN DISTRICT

By: _____
President

Attest:

By: _____
Secretary

AGENDA INFORMATION MEMORANDUM FIRESTONE BOARD OF TRUSTEES	**AIM No.:** 5.g **Consent Agenda** **Meeting Date:** June 17, 2026 **Initiated By:** Kiran Bhusal **Department:** Engineering & Utilities

AGENDA ITEM

Resolution 26-52: A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO, APPROVING CHANGE ORDER NO. 3 TO THE 2023 AGREEMENT FOR PROFESSIONAL SERVICES WITH SHORT ELLIOTT HENDRICKSON, INC. FOR THE TOWN OF FIRESTONE WCR 26 BRIDGE REPLACEMENT PROJECT

RECOMMENDATION

Staff recommends the Board approve Resolution 26-52, approving Change Order #3 to the agreement with Short Elliott Hendrickson Inc. and authorizing the expenditure of funds.

APPROVAL/DENIAL OPTIONS

Approval: The Board moves to approve the Resolution 26-52.
Approval with Conditions: The Board moves to approve the Resolution 26-52, listing the Board's conditions.
Denial: The Board moves to deny the Resolution 26-52.
No Action: The Board provides staff with specific instructions to modify the Resolution 26-52 and return at a future date.

SUMMARY

Change Order #3 for the WCR 26 Bridge Replacement Project provides compensation for additional right-of-way acquisition services associated with the project. This change order is necessary to complete the right-of-way acquisition effort and obtain the required CDOT clearances needed to advance the project.

The additional effort resulted from a significantly longer and more complex property acquisition process than originally anticipated. This included extensive coordination, meetings, correspondence, document preparation, postage, and other administrative activities necessary to address prolonged property owner negotiations, periods of non-responsiveness, and multiple changes in direction throughout the acquisition process.

FINANCIAL CONSIDERATIONS

The change order is for $5,762.00. This increases the contract to a maximum of $344,990.00. This is within the overall project budget previously approved by the Board.

HISTORY AND PREVIOUS BOARD ACTION

In March 2022, the bridge structure located at Weld County Road 26 (WCR 26) and Last Chance Ditch was inspected by CDOT and received a condition rating of Fair. After analyzing the structure in terms of maintenance and serviceability costs, the Town has decided to replace this bridge. The scope of work for this project encompasses the steps required to implement the design of the bridge replacement project.

A Request For Proposals (RFP) was posted on August 16, 2023, inviting engineering consultants to submit proposals for design services for the replacement of the bridge structure located at Weld County Road 26 (WCR 26) and Last Chance Ditch. The Town received proposals from three consultants. Engineering and Utilities staff reviewed the proposals and selected Short Elliott Hendrickson Inc. (SEH) as the top-ranked firm.

In December 2023, CDOT's Special Highway Committee awarded the Town a grant of $1,797,406.00. This grant includes $1,437,925.00 in federal funds with a $359,481.00 local match (80/20 split) to be used for the completion of the construction phase of the bridge replacement project.

On December 13, 2023, the Board of Trustees approved an agreement with SEH for a not-to-exceed amount of $249,884 to provide pre-construction and contract administration services for the Weld County Road 26 and Last Chance Ditch Bridge Replacement Project.

On February 28, 2024, the Board of Trustees approved an Intergovernmental Agreement with CDOT to define the project scope, project responsibilities, detailed funding amounts, and payment obligations for the Weld County Road 26 Bridge Replacement Project.

On July 24, 2024, the Board of Trustees approved Change Order #1 in the amount of $61,488.00, making the contract amount not to exceed amount of $311,372.

On February 18, 2024, the Board of Trustees approved Change Order #2 in the amount of $$27,856.00.

The Board approved the 2026 Budget, which included $1,100,000 for the project, including $75,000 carried over from the 2025 Budget.

BOARD STRATEGIC PLAN IMPACT

✓ This agenda item furthers the Board of Trustees' strategic goal:
- Maintain Town Infrastructure & Facilities
- Maintain a Safe, Clean & Beautiful Town

ATTACHMENTS

1. Reso 26-52 SEH PSA CO #3 (WCR 26 Bridge Replacement Design)
2. WCR 26 Bridge Replacement Design Change Order #3

RESOLUTION NO. 26-52

A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO, APPROVING CHANGE ORDER NO. 3 TO THE 2023 AGREEMENT FOR PROFESSIONAL SERVICES WITH SHORT ELLIOTT HENDRICKSON, INC. FOR THE TOWN OF FIRESTONE WCR 26 BRIDGE REPLACEMENT PROJECT

WHEREAS, the Town of Firestone entered into an Agreement for Professional Services ("Agreement") with Short Elliott Hendrickson, Inc. ("SEH").for certain pre-construction services, such as design, survey and data acquisition, and bidding, together with administration of the construction contract in connection with the Weld County Road 26 and Last Chance Ditch Bridge Replacement Project (the "Project"); and

WHEREAS, in addition to the work set forth in the Agreement, the Parties agree that the Project will require additional work to acquire certain real property interests necessary for its completion.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO:

Change Order No. 3 to the 2023 Agreement for Professional Services between the Town of Firestone and SEH is approved in substantially the same form as the copy attached hereto and made a part of this resolution, and the Mayor is authorized to execute the Change Order on behalf of the Town.

PASSED AND ADOPTED this 17th day of June, 2026.

TOWN OF FIRESTONE, COLORADO

_____
Don Conyac, Jr., Mayor

ATTEST:

_____
Miriam Granados Luna, CMC, Town Clerk

APPROVED AS TO FORM:

_____
Marshall Keith Martin, Town Attorney

CHANGE ORDER

No.3

Date of Issuance: 06/17/2026 Effective Date: 06/17/2026

Project: WCR 26 and Last Chance Ditch Bridge Replacement Design	Owner: Town of Firestone	Owner's Contract No.: S2023-9237
		Date of Contract: 12/13/2023
Consultant: Short Elliott Hendrickson Inc. (SEH)		

The Contract Documents are modified as follows upon execution of this Change Order:

Description: The scope for this change order is for additional ROW acquisition services and expenses due to the more extensive property owner negotiation phase.

Attachments (list documents supporting change): Contract Change Order Request Proposal from SEH.

CHANGE IN CONTRACT PRICE:	CHANGE IN CONTRACT TIMES:
Original Contract Price: $249,884.00	Original Contract Times: ☐ Working days ☐ Calendar days Substantial completion (days or date): Ready for final payment (days or date):_____
Increase from previously approved Change Orders No. 1 to No. 2: $89,344.00	[Increase] [Decrease] from previously approved Change Orders No. _ to No. _: Substantial completion (days):_____ Ready for final payment (days):_____
Contract Price before this Change Order: $339,228.00	Contract Times prior to this Change Order: Substantial completion (days or date):_____ Ready for final payment (days or date):_____
[Increase] of this Change Order: $5,762.00	[Increase] [Decrease] of this Change Order: Substantial completion (days or date): _____ Ready for final payment (days or date):_____
Contract Price incorporating this Change Order: $344,990.00	Contract Times with all approved Change Orders: Substantial completion (days or date):_____ Ready for final payment (days or date): _____

RECOMMENDED:	ACCEPTED:	ACCEPTED:
By: Kiran Bhusal Digitally signed by Kiran Bhusal DN: C=US, E=kbhusal@firestoneco.gov, O=Town of Firestone, OU=Engineering and Utilities, CN=Kiran Bhusal	By: _____	By: _____
Engineering (Authorized Signature)	Mayor (Authorized Signature)	Consultant (Authorized Signature)
Date: 06.05.2026	Date: _____	Date: 06/03/26

Building a Better World for All of Us®

May 6, 2026

Kiran Busal, PE
Project Manager, Civil Engineer – Town of Firestone

RE: Proposal for addition professional services and budget extension for the WCR 26 over Last Chance Ditch structure replacement project – Additional ROW acquisition services and expenses

Dear Kiran:

Short Elliott Hendrickson Inc. (SEH) appreciates the opportunity to provide a proposal for additional professional services and budget extension to the current structure replacement design project for the WCR 26 structure over Last Chance Ditch. The scope included in this proposal is for additional ROW acquisition services and expenses due to a more extensive property owner negotiation phase than originally anticipated. This includes additional meetings, correspondence, coordination, postage expenses and associated efforts for the general non-responsiveness and change of direction from the multiple parties of the property owner.

Scope of Professional Services:

1. Project Management - SEH
    a. General coordination and correspondence related to additional services
    b. Subconsultant contracting, coordination, and management
2. ROW Acquisition – Western States Land Services (WSLS)
    a. See attached proposal from WSLS

Scope Assumptions and Exclusions:

1. Any item not explicitly included in the scope is explicitly excluded from the scope.
2. The scope assumes the project ROW acquisition will not require the eminent domain process. If eminent domain is required, additional scope/fee may be required.

Costs:

Our anticipated not-to-exceed fee, including labor and expenses for the services included in this proposal, are provided in the table below.

Task	SEH Hours	Task Total
1. Project Management	8	$1,762
2. ROW acquisition services and expenses - WSLS	0	$4,000
Scope Estimated Total	8	$5,762

Table below shows the current status of the total project budget.

Item:	Individual Amount	Cumulative Amount
Original Amount	$249,884	$249,884
Amendment – Initial ROW and SUE	$61,488	$311,372
Amendment – Schedule Extension	$27,856	$339,228
Requested Amendment	**$5,762**	**$344,990**

Schedule:

The services for this proposal do not change the previously determined project schedule.

Additional Services:

We will also furnish such Additional Services as you may request. Payment for additional services shall be based on the time required to perform the services and the billable rates for the employees engaged directly on the project, plus charges for expenses and equipment. Additional services will only be performed after receiving written authorization for such services from the Town.

SEH appreciates the opportunity to present this proposal to the Town of Firestone. If you have any questions, please contact Steve Kaye; email: skaye@sehinc.com or phone: 720-355-4642

Sincerely,

SHORT ELLIOTT HENDRICKSON INC.

Steve Kaye, PE (CO)
Principal

Attachment(s)

- WSLS Scope and Fee Proposal

Western States Land Services, LLC

Acquisition and Relocation Specialists
505 North Denver Avenue
Loveland, CO 80537
(970) 667-7602
Metro: (303) 938-1414
Wslsrow.com

RFC COST ESTIMATE – WCR 26 & LAST CHANCE DITCH – TOWN OF FIRESTONE

Please accept the following proposal for Western States Land Services, LLC (WSLS) to assist with acquisition services for the WCR 26 & Last Chance Ditch Bridge Project (the "Project"). This proposal is a request to amend the original proposal dated November 6, 2024.

Acquisition

For this RFC WSLS will provide continued acquisition services for 2 parcels including an in-house closing (exchange payment for signed conveyance forms), develop a CDOT clearance letter for the Town of Firestone and submit closing packages for both acquisitions to CDOT in accordance with CDOT's Uniform Act. Please see below estimate to provide said services:

Original contracted price:		$ 27,250.00
Project Manager/Senior Agent	30 hours x $115 per hour	$ 3,450.00
Clerical	3 hours x $80 per hour	$ 240.00
		$ 30,940.00
Expenses: mileage, copies, facsimiles, postage, telecom		$ 310.00
	Estimated WSLS Total	**$ 31,250.00**
	RFC Total	**$ 4,000.00**

The above estimate is for acquisition services through statutory negotiations and is based upon current information. As with all of our work, we note that the fee estimated above is not a fixed bid and we would only charge for the actual time and expenses incurred during the conduct of our acquisition services. This estimate is based on our 2024 fee schedule. If condemnation becomes necessary, we would need to request a change to this proposal and implement our updated fee schedule.

Thank you and should you have any questions regarding this RFC, please contact me at your earliest convenience.

Sincerely,
WESTERN STATES LAND SERVICES, LLC

Mitch Hauff

Mitch Hauff
Principal

AGENDA INFORMATION MEMORANDUM FIRESTONE BOARD OF TRUSTEES	**AIM No.:** 5.h **Consent Agenda** **Meeting Date:** June 17, 2026 **Initiated By:** Raelynn Ferrera **Department:** Administration

AGENDA ITEM

Ordinance 1082: AN ORDINANCE OF THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO, ACKNOWLEDGING THE AUTOMATIC REVERSION OF OWNERSHIP IN AND TO CERTAIN PROPERTY PREVIOUSLY CONVEYED BY QUITCLAIM DEED TO A FORMER TOWN BOARD MEMBER PURSUANT TO ORDINANCE NO. 1061

RECOMMENDATION

APPROVAL/DENIAL OPTIONS

SUMMARY

This ordinance formally acknowledges that ownership interests previously conveyed to former Trustee Sean Doherty under Ordinance No. 1061 have automatically reverted to the Town of Firestone, intended to document the automatic reversion contemplated under Ordinance No. 1061 and ensure that county property and tax records accurately reflect Town ownership.

Under Ordinance No. 1061, the Town conveyed limited property interests through quitclaim deeds that created a “fee simple determinable” estate. The deeds specifically stated that ownership would continue only “so long as Grantee is an elected official of the Town of Firestone.” Because this condition is no longer satisfied, the conveyed interests automatically reverted to the Town without the need for additional legal action.

FINANCIAL CONSIDERATIONS

HISTORY AND PREVIOUS BOARD ACTION

BOARD STRATEGIC PLAN IMPACT

✓ This agenda item furthers the Board of Trustees' strategic goal:
N/A

ATTACHMENTS

1. Ord 1082 Quitclaim Deed Reverter

ORDINANCE 1082

AN ORDINANCE OF THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO, ACKNOWLEDGING THE AUTOMATIC REVERSION OF OWNERSHIP IN AND TO CERTAIN PROPERTY PREVIOUSLY CONVEYED BY QUITCLAIM DEED TO A FORMER TOWN BOARD MEMBER PURSUANT TO ORDINANCE NO. 1061

WHEREAS, pursuant to Section 4of Ordinance No. 1061, adopted on March 26, 2025 by the Town of Firestone (the "Town") Board of Trustees (the "Town Board"), the Town conveyed to former Trustee Sean Doherty ("Grantee") a fee simple determinable interest in certain real property owned by the Town and identified in Ordinance No. 1061 as Parcel D (the "Property"), by separate quitclaim deed recorded at Reception No. 5029783 on May 16, 2025 in the records of the Weld County Clerk and Recorder ("Quitclaim Deed"); and

WHEREAS, as directed by Section 4 of Ordinance No. 1061, the Quitclaim Deed created a fee simple determinable estate through the use of the following durational language: "so long as Grantee is an elected official of the Town of Firestone"; and

WHEREAS, because the Quitclaim Deed conveyed only a fee simple determinable interest in the Property, the Town Board finds that no further action by the Town is required to restore absolute fee simple title to the Property once the stated condition is no longer satisfied; rather, upon the occurrence of that condition, Grantee's fee simple determinable interest in the Property automatically and immediately reverts to the Town pursuant to the Town's retained possibility of reverter; and

WHEREAS, the Town Board finds that Sean Doherty ceased to be an elected official of the Town upon his resignation from the Town Board on June 9, 2026; and

WHEREAS, based upon the foregoing findings and determinations, and in furtherance of the intent and purpose of Ordinance No. 1061, the Town Board hereby acknowledges the automatic reversion to the Town of all fee title interest in and to the Property, legally described below:

PARCEL C:

A PARCEL OF LAND SITUATED IN WELD COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS CAP PROPERLY MARKED & STAMPED "1952" IN A MONUMENT BOX IN THE NORTH QUARTER CORNER OF SECTION 30, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE 6m PRINCIPAL MERIDIAN, WELD COUNTY, COLORADO.

THENCE N 90°00'00" E, 660.20 FEET;

THENCE S 00°36'1 0" E, 30 FEET TO THE POINT OF BEGINNING;

THENCE S 00°36'10" E, 40.00 FEET TO A POINT;

THENCE N 90°00'00" E, 10.00 FEET TO A POINT;

THENCE N 00°36'1 O" W, I 0.00 FEET TO A POINT;

THENCE S 90°00'00" W, 10.00 FEET TO THE POINT OF TERMINATION,

CONTAINING 100 SQUARE FEET MORE OR LESS; and

WHEREAS, having determined that ownership of the Property has automatically reverted to the Town, the Town Board further desires to: (a) authorize written notice to Grantee confirming the automatic reversion of his ownership interest in the Property to the Town in accordance with the terms of the Quitclaim Deed; and (b) direct Town staff to record this Ordinance with the Weld County Clerk and Recorder, and to take any additional actions or file any additional documents necessary with the Weld County Assessor or any other appropriate county agency to remove the Grantee from the tax rolls associated with the Property.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO:

Section 1. Recitals Incorporated. The recitals contained above are incorporated herein by reference and are adopted as findings and determinations of the Board of Trustees.

Section 2. **Notice.** The Mayor, Town Clerk, Town Attorney, and appropriate Town staff are hereby authorized and directed to prepare, execute, and deliver written notice to Grantee of the automatic reversion of his ownership interest in and to the Property back to the Town in accordance with Section 4 of Ordinance No. 1061 and the Quitclaim Deed.

Section 3. **Direction to Staff.** The Town Board hereby directs: (a) the Town Clerk and appropriate Town staff to request that the Weld County Clerk and Recorder record one (1) certified copy of this Ordinance, and to provide one or more certified copies of this Ordinance to the Weld County Assessor and any other appropriate county agency; and (b) the Mayor and Town staff, in consultation with and assistance from the Town Attorney, to prepare, execute, record, and deliver any deeds, notices, affidavits, or other documents, and to take any additional actions deemed necessary or advisable to carry out the intent of this Ordinance and to confirm and establish the Town's absolute fee simple tile in and to the Property.

Section 4. If any article, section, paragraph, sentence, clause or phrase of this ordinance is held to be unconstitutional or invalid for any reason, such decision will not affect the validity or constitutionality of the remaining portions of this ordinance. The Board of Trustees hereby declares that it would have passed this ordinance and each part or parts hereof irrespective of the fact that any one part or parts was declared unconstitutional or invalid.

Section 5. All other ordinances or portions thereof inconsistent or conflicting with this ordinance or any portion hereof are hereby repealed to the extent of such inconsistency or conflict.

INTRODUCED, READ, ADOPTED, APPROVED, AND ORDERED PUBLISHED BY TITLE this 17th day of June, 2026.

TOWN OF FIRESTONE

By:_____
Don Conyac, Jr., Mayor

ATTEST:

_____
Miriam Granados Luna, CMC, Town Clerk

APPROVED AS TO FORM:

_____

Click or tap here to enter text.

Marshall Keith Martin, Town Attorney

Click or tap here to enter text.

AGENDA INFORMATION MEMORANDUM FIRESTONE BOARD OF TRUSTEES	**AIM No.:** 5.i **Consent Agenda** **Meeting Date:** June 17, 2026 **Initiated By:** **Department:** Town Clerk

AGENDA ITEM

Appointment of David Plakorus as Planning and Zoning Commissioner and Nancy Trubee as Alternate Commissioner

RECOMMENDATION

APPROVAL/DENIAL OPTIONS

SUMMARY

FINANCIAL CONSIDERATIONS

HISTORY AND PREVIOUS BOARD ACTION

BOARD STRATEGIC PLAN IMPACT

✓ This agenda item furthers the Board of Trustees' strategic goal:
N/A

ATTACHMENTS

None

AGENDA INFORMATION MEMORANDUM FIRESTONE BOARD OF TRUSTEES	**AIM No.:** 6.a **Proclamation** **Meeting Date:** June 17, 2026 **Initiated By:** **Department:** Town Clerk

AGENDA ITEM

Daughters of the American Revolution Proclamation

RECOMMENDATION

APPROVAL/DENIAL OPTIONS

SUMMARY

FINANCIAL CONSIDERATIONS

HISTORY AND PREVIOUS BOARD ACTION

BOARD STRATEGIC PLAN IMPACT

✓ This agenda item furthers the Board of Trustees' strategic goal:
N/A

ATTACHMENTS

None

AGENDA INFORMATION MEMORANDUM FIRESTONE BOARD OF TRUSTEES	**AIM No.:** 7.a **Presentation** **Meeting Date:** June 17, 2026 **Initiated By:** **Department:** Town Clerk

AGENDA ITEM
Audit Presentation

RECOMMENDATION

APPROVAL/DENIAL OPTIONS

SUMMARY

FINANCIAL CONSIDERATIONS

HISTORY AND PREVIOUS BOARD ACTION

BOARD STRATEGIC PLAN IMPACT
✓ This agenda item furthers the Board of Trustees' strategic goal:
N/A

ATTACHMENTS
None

AGENDA INFORMATION MEMORANDUM FIRESTONE BOARD OF TRUSTEES	**AIM No.:** 8.a **Land Development** **Meeting Date:** June 17, 2026 **Initiated By:** Matt Thompson **Department:** Planning & Development

AGENDA ITEM

PUBLIC HEARING: Resolution 26-51: A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO, MAKING CERTAIN FINDINGS OF FACT REGARDING THE PROPOSED ANNEXATION OF CERTAIN REAL PROPERTY LOCATED IN WELD COUNTY, COLORADO, KNOWN AS THE VARRA ESTATE ANNEXATION

RECOMMENDATION

Staff finds the application to be consistent with the approval criteria of Section 7.3 of the Firestone Development Code and C.R.S. 31-12-101, et. seq., as amended, and recommends the Board of Trustees approve draft Resolution 26-51, a resolution adopting Findings of Fact favorable to the Varra Estate Annexation application.

APPROVAL/DENIAL OPTIONS

Approval: The Board moves to approve the Resolution.
Approval with Conditions: The Board moves to approve the Resolution, listing the Board's conditions.
Denial: The Board moves to deny the Resolution.
No Action: The Board provides staff with specific instructions to modify the Resolution and return at a future date.

SUMMARY

This is a proposal to annex 33.29 +/- of land into the Town of Firestone. This is a Public Hearing regarding the next step in allowing for the proposed "Varra Estate Annexation" to occur. The Annexation application was processed in accordance with Section 7.3, Annexations, of the Firestone Development Code. Staff finds the application to be consistent with the Annexation approval criteria:

1. The Annexation is in compliance with the Municipal Annexation Act of 1965 (C.R.S. §31-12-101, et seq., as amended).

FINANCIAL CONSIDERATIONS

n/a

HISTORY AND PREVIOUS BOARD ACTION

On April 15, 2026, the Town of Firestone Board of Trustees adopted Resolution No. 26-21, accepting the petition for annexation and finding it to be in Substantial Compliance with the applicable requirements of C.R.S. 31-12-101 et seq., and establishing a public hearing date of May 20, 2026, to determine eligibility and adopt findings of fact. Due to a publication error, the board amended the resolution on May 13, 2026, rescheduling the hearing to June 17, 2026.

BOARD STRATEGIC PLAN IMPACT

✓ This agenda item furthers the Board of Trustees' strategic goal:
N/A

ATTACHMENTS

1. Resolution 26-51 Varra Estate Annexation Findings
2. SIGNED PETITION FOR ANNEXATION
3. Varra Estate Annexation Map

RESOLUTION NO. 26-51

A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO, MAKING CERTAIN FINDINGS OF FACT REGARDING THE PROPOSED ANNEXATION OF CERTAIN REAL PROPERTY LOCATED IN WELD COUNTY, COLORADO, KNOWN AS THE VARRA ESTATE ANNEXATION

WHEREAS, by Resolution No. 26-21, adopted on April 15, 2026, as amended by Resolution No. 26-40, adopted on May 13, 2026, the Town of Firestone ("Town") Board of Trustees ("Board") has found a petition for the annexation of parcels of land as described in the petition and as set forth on **Exhibit A** hereto, known as the Varra Estate Annexation ("Subject Property"), as filed with the Town ("Petition"), to be in substantial compliance with the requirements of C.R.S. § 31-12-107(a); and

WHEREAS, in compliance with the requirements of C.R.S. § 31-12-108, the Town Clerk has provided notice of public hearing on the proposed annexation of the Varra Estate Annexation by publication once per week for four successive weeks, and by registered mail to the Clerk of the Board of County Commissioners, the County Attorney, the school district and to any special district having territory in the area to be annexed; and

WHEREAS, the Town Board has completed a public hearing on June 17, 2026 to determine if the proposed annexation complies with Article II, Section 30 of the Colorado Constitution and C.R.S. §§ 31-12-104; -105, to establish eligibility for annexation, and wishes to make certain findings of fact and conclusions as more fully set forth herein.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO:

Section 1. That the foregoing recitals and findings are incorporated herein as findings and conclusions of the Town Board.

Section 2. In compliance with Section 31-12-110, C.R.S., the Town Board, having examined the Petition, annexation map, and related filings for the proposed annexation, hereby finds and concludes with regard to the annexation of the territory described in **Exhibit A**, attached hereto and incorporated herein, that:

(a) not less than one-sixth of the perimeter of the area proposed to be annexed is contiguous with the existing boundaries of the Town and, thus, because of such contiguity, a community of interest exits between the territory proposed to be annexed and the Town;

(b) the territory proposed to be annexed is urban or will be urbanized in the near future; and

(c) that the territory proposed to be annexed is integrated or is capable of being integrated with the Town.

Section 3. The Town Board further finds and determines that:

(a) in establishing the boundaries of the Subject Property, no land held in identical ownership, whether consisting of one tract or parcel of real estate or two or more contiguous tracts or parcels of real estate:

(i) has been divided into separate parts or parcels without the written consent of the landowners thereof unless such tracts or parcels are separated by a dedicated street, road or other public way; or

(ii) comprising twenty acres or more (which, together with the buildings and improvements situated thereon, has a valuation for assessment in excess of two hundred thousand dollars for ad valorem tax purposes for the year next preceding the annexation) is included without the written consent of the landowners;

(b) the Subject Property is not presently a part of any incorporated city, city and county, or town; no proceedings have been commenced for incorporation or annexation of part or all of the Subject Property to another municipality; nor has any election for annexation of the Subject Property or substantially the same territory to the Town been held within the twelve months immediately preceding the filing of the Petition;

(c) annexation of the Subject Property will not result in the detachment of area from any school district and the attachment of the same to another school district;

(d) except to the extent necessary to avoid dividing parcels within the Subject Property held in identical ownership, at least fifty percent of which are within the three-mile limit, annexation of the Subject Property will not have the effect of extending a municipal boundary more than three miles in any direction from any point of the Town boundary in any one year; and

(e) in establishing the boundaries of the Subject Property, if a portion of a platted street or alley is annexed, the entire width of said street or alley is included, and annexation of the Subject Property will not result in the denial of reasonable access to any landowner, owner of an easement, or owner of a franchise adjoining a platted street or alley which has been annexed by the Town but is not bounded on both sides by the Town.

Section 4. An election is not required under Section 30(1)(a) of Article II of the Colorado Constitution and C.R.S. § 31-12-107(2), and no additional terms or conditions are to be imposed upon the area to be annexed, except those to be set forth in an annexation and development agreement to be approved and entered into between the Town and the owner of the Subject Property in connection with the annexation, which shall not constitute additional terms and conditions within the meaning of C.R.S. §§ 31-12-110(2); -111; or -112(1).

Section 5. Based on the foregoing findings and conclusions, the Town Board finds that the proposed annexation complies with Article II, Section 30 of the Colorado Constitution and C.R.S. §§ 31-12-104; -105, and that the Subject Property is eligible for annexation to the Town of Firestone.

Section 6. This Resolution shall be effective immediately upon adoption.

PASSED AND ADOPTED this ____ day of _____, 2026.

_____
Don Conyac Jr., Mayor

ATTEST:

_____
Miriam Granados Luna, CMC, Town Clerk

APPROVED AS TO FORM:

_____
Marshall Keith Martin, Town Attorney

EXHIBIT A

VARRA ESTATE ANNEXATION
LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M., IN THE TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

CONSIDERING THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 1 TO BEAR NORTH 00°15'52" WEST, BEING MONUMENTED ON THE NORTH END BY A 2 1/2" ALUMINUM CAP, PLS 28656 IN MONUMENT BOX, AND ON THE SOUTH END BY A 2 1/2" ALUMINUM CAP, PLS 24307 IN MONUMENT BOX, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 1; THENCE SOUTH 43°57'55" WEST, A DISTANCE OF 43.01 FEET TO THE EXISTING MUNICIPAL BOUNDARY OF THE TOWN OF FIRESTONE, AS SHOWN ON THE PLAT OF FIRESTONE NORTH ANNEXATION RECORDED JANUARY 16, 2015 AS RECEPTION NO. 4076118 IN THE RECORDS OF THE CLERK AND RECORDER FOR WELD COUNTY, COLORADO AND THE TRUE POINT OF BEGINNING; THENCE SOUTH 00°15'52" EAST, COINCIDENT WITH THE WEST RIGHT-OF-WAY LINE OF COLORADO BOULEVARD AND THE EXISTING MUNICIPAL BOUNDARY OF THE TOWN OF FIRESTONE AS SHOWN ON THE PLAT OF BROOKS FARM SECOND ANNEXATION RECORDED JUNE 15, 2001 AS RECEPTION NO. 2857771 IN THE RECORDS OF THE CLERK AND RECORDER FOR WELD COUNTY, COLORADO; A DISTANCE OF 1289.98 FEET TO THE SOUTH LINE OF LOT B, RECORDED EXEMPTION NO. RE-1852, AS SHOWN ON THE PLAT RECORDED APRIL 8, 1996 AS RECEPTION NO. 2484545 IN THE RECORDS OF THE CLERK AND RECORDER FOR WELD COUNTY, COLORADO; THENCE SOUTH 88°12'30" WEST, COINCIDENT WITH SAID SOUTH LINE AND THE EXISTING MUNICIPAL BOUNDARY OF THE TOWN OF FIRESTONE, AS SHOWN ON THE PLAT OF THE SHORES ANNEXATION RECORDED JULY 29, 1998 AS RECEPTION NO. 2629149 IN THE RECORDS OF THE CLERK AND RECORDER FOR WELD COUNTY, COLORADO, A DISTANCE OF 1279.36 FEET TO THE SOUTHWEST CORNER OF SAID LOT B; THENCE NORTH 00°09'40" WEST, COINCIDENT WITH THE WEST LINE OF SAID LOT B, A DISTANCE OF 918.96 FEET TO THE SOUTHWEST CORNER OF LOT A OF SAID RE-1852; THENCE SOUTH 60°25'53" EAST, COINCIDENT WITH THE SOUTH LINE OF SAID LOT A, A DISTANCE OF 345.57 FEET; THENCE NORTH 88°11'34" EAST, COINCIDENT WITH THE SOUTH LINE OF SAID LOT A, A DISTANCE OF 116.45 FEET TO THE SOUTHEAST CORNER OF SAID LOT A; THENCE NORTH 01°48'19" WEST, COINCIDENT WITH THE EAST LINE OF SAID LOT A, A DISTANCE OF 550.54 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD 26; THENCE NORTH 88°11'41" EAST, COINCIDENT WITH SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 876.18 FEET TO THE TRUE POINT OF BEGINNING

SAID PARCEL CONTAINS 1,450,036 SQUARE FEET OR 33.29 ACRES, MORE OR LESS.

PETITION FOR ANNEXATION
TO
TOWN OF FIRESTONE, COLORADO

TO: THE TOWN CLERK AND THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO

RE: ANNEXATION OF APPROXIMATELY 33.29 ACRES IN WELD COUNTY, COLORADO, AS DESCRIBED ON EXHIBIT 1, ATTACHED HERETO

THE UNDERSIGNED PETITIONER, in accordance with Title 31, Article 12, Part 1, of the Colorado Revised Statutes, as amended (commonly known as the Municipal Annexation Act of 1965), hereby petitions the Town of Firestone, a statutory municipality of the State of Colorado (the "**Town**"), for annexation of the unincorporated areas more particularly described in **Exhibit 1, Legal Description of Boundary of Area to be Annexed** and as shown on **Exhibit 2,** the maps designated as "Varra Estate Annexation to the Town of Firestone," all attached hereto and incorporated herein by reference (collectively, the "**Property**"). In support of this Petition, the undersigned Petitioner alleges and states the following:

1. The legal description of the real property owned by Petitioner is legally described in **Exhibit 3, ,** attached hereto and incorporated herein by this reference, which is located within the Property proposed to be annexed.

2. That it is desirable and necessary that the Property be annexed to the Town.

3. That either (check one)

   a. _____ the undersigned Petitioner, together with all other signer(s) of the Petition, comprise more than fifty percent (50%) of all the landowners in the proposed annexation territory, who own more than fifty percent (50%) the Property described in **Exhibit ,** excluding of public streets, alleys and any land owned by the Town.

   OR

   b. __X___ the undersigned Petitioner is the owner of one hundred percent (100%) of the Property described in **Exhibit 1**, excluding public streets, alleys, and any land owned by the Town.

4. Petitioner, hereby consents to the establishment of the boundaries of the territory to be annexed as shown in **Exhibit 1.**

5. That all requirements of Section 31-12-104 and 31-12-105 of the Municipal Annexation Act of 1965, as amended, exist or have been met in that:

   a. Not less than one-sixth (1/6) of the perimeter of the Property is contiguous with the Town of Firestone, Colorado;

   b. Contiguity with the Town is not established by use of any boundary:

      i. of an area previously annexed to the Town that, at the time of its annexation, was not

contiguous at any point with the boundary of the Town, was not otherwise in compliance with Section 31-12-104(1)(a) of the Act, and was located more than three miles from the nearest boundary of the Town ("**Non-Contiguous Area**"); or

ii. of territory subsequently annexed directly to, or indirectly connected through subsequent annexations to, a Non-Contiguous Area;

c. A community of interest exists between the Property and the Town of Firestone;

d. The Property is urban or will be urbanized in the near future;

e. The Property is integrated or is capable of being integrated with the Town;

f. In establishing the boundaries of the Property, no land held in identical ownership, whether consisting of one tract or parcel of real estate or two or more contiguous tracts or parcels of real estate:

i. has been divided into separate parts or parcels without the written consent of the landowners thereof unless such tracts or parcels are separated by a dedicated street, road or other public way; or

ii. comprising 20 acres or more and having a valuation for assessment in excess of $200,000 for ad valorem tax purposes is included without the written consent of the landowners.

g. The Property is not presently part of any incorporated city, city and county, or town;

h. No annexation proceedings have been commenced for annexation of any part of the Property by any other municipality, nor has any election for annexation of the Property to the Town been held within the twelve (12) months immediately preceding the filing of this Petition;

i. The annexation of the Property will not result in the detachment of area from any school district or attachment of same to another school district;

j. Except to the extent necessary to avoid dividing parcels within the Property held in identical ownership, at least fifty percent of which are within the three-mile limit, annexing the Property will not have the effect of extending the boundary of the Town of Firestone more than three miles in any direction from any point of the boundary of the Town of Firestone in any one year;

k. The entire width of all streets and alleys to be included within the Property are included; and

l. Annexation by the Town of the Property will not have the effect of, and will not result in, the denial of reasonable access to landowners, owners of an easement, or owners of a franchise adjoining a platted street or alley, because annexation of the Property will not result in annexation of a platted street or alley which is not bounded on both sides by the Town.

6. The area proposed to be annexed is comprised of (check one): ____

_____ MORE THAN TEN ACRES AND THE BOARD OF COUNTY COMMISSIONERS OF ADAMS/WELD (circle appropriate jurisdiction) COUNTY HAS AGREED TO WAIVE

THE REQUIREMENT OF AN IMPACT REPORT AS PROVIDED FOR IN SECTION 31-12-108.5, C.R.S,. AS AMENDED. (Copy of resolution approving such waiver is provided.)

__X___ MORE THAN TEN ACRES AND AN IMPACT REPORT AS PROVIDED FOR IN SECTION 31-12-105.5, C.R.S., AS AMENDED, IS REQUIRED.

_____ TEN ACRES OR FEWER AND AN IMPACT REPORT AS PROVIDED FOR IN SECTION 31-12-105.5, C.R.S., AS AMENDED, IS NOT REQUIRED.

7. That accompanying this Petition are four (4) copies of an annexation map containing the following information:

   a. a written legal description of the Property;

   b. a map showing the boundary of the Property;

   c. with the annexation boundary map there is shown the location of each ownership tract in unplatted land, and if part or all of the area is platted, then the boundaries and the plat number of plots or of lots and blocks are shown; and

   d. next to the Property, a drawing of all contiguous municipal boundaries.

8. That the Property proposed to be annexed is located within special district(s) identified on **Exhibit 4** and no other(s) and the undersigned consents to the Property's inclusion into those special districts.

9. That, in connection with the processing of this Petition, Petitioner requests that the Town:

   a. Institute zoning approval processes for the Property in accordance with C.R.S. § 31-12–115 and Section 16.7.4 of the Firestone Development Code; and

   b. Undertake negotiations with respect to an annexation agreement between the Town and Petitioner in form and substance acceptable to the Town and Petitioner ("**Annexation Agreement**") prior to the effective date of this annexation, as provided for in Chapter 31-12-112(2), Colorado Revised Statutes, as amended.

10. Petitioner has filed this Petition subject to, and Petitioner's consent to annexation of the Property to the Town is conditioned upon satisfaction of, the following conditions, any one or more of which may be waived by Petitioner in Petitioner's sole discretion:

   a. Concurrently with approving annexation of the Property, the Board approves, in form and substance satisfactory to Petitioner, the following:

      i. zoning for the Property to the Low Density Residential (R-A) District;

      ii. execution of the Annexation Agreement on terms and conditions mutually acceptable to Petitioner and the Town; and

      iii. such ordinances and/or resolutions, if any, as may be required to implement provisions of the Annexation Agreement

   b. Petitioner reserves the sole, exclusive and unilateral right to withdraw this Petition by so notifying the Town Clerk in writing at any point prior to the later to occur of: (i) the latest

final, non-appealable approval of the final ordinances, resolutions and/or other final actions approving, as requested pursuant to this Petition, (A) annexation of the Property, and (B) any later date contemplated in the Annexation Agreement.

11. For purposes of this Petition, "Legal Challenge" means either: (i) any third party commences any legal proceeding or other action that directly or indirectly challenges the Approvals or any of the Town's resolutions or ordinances approving any of the Approvals; or (ii) any third party submits a petition for a referendum seeking to reverse or nullify any of the Approvals.

12. That, upon the annexation of the Property becoming effective, and subject to any terms and conditions to be set forth in an annexation agreement between the Town and Petitioner in form and substance acceptable to the Town and Petitioner ("Annexation Agreement"), the Property shall become subject to all ordinances, resolutions, rules and regulations of the Town, except as otherwise set forth in the Annexation Agreement, and except for general property taxes of the Town, which shall become effective on January 1 of the next succeeding year following adoption of the annexation ordinance.

13. That this Petition includes the signature of the Petitioner proposing the annexation, the mailing addresses of the Petitioner, the legal description of the land owned by the Petitioner, the date on which each Petitioner executed this Petition, and the circulator's affidavit required by Section 31-12-107(1)(c), C.R.S., certifying that the signatures on this Petition are the signature of each person whose name it purports to be and certifying the accuracy of the date of such signatures.

14. That the undersigned Petitioner(s) signed this Petition not more than one hundred and eighty (180) days prior to the date of the filing of this Petition with the Town Clerk.

THEREFORE, THE PETITIONER, respectfully requests that the Town Board of Trustees of the Town, approve the annexation of the Property. To that end, the undersigned Petitioner(s) does/do hereby consent to the annexation of said area into the Town.

PROPERTY OWNER/PETITIONERS SIGNATURES

The signatures affixed hereon represent property owners within the Property who desire annexation to the Town of Firestone, Colorado.

Page _1_ of _1_ pages of petitioner signatures

Note to Circulator(s): Please make copies of this page to collect signatures and necessary information, attach all signature sheets and note the quantity of pages of signature pages in the area provided above.)

Name of Petitioner (print):	Pasquale Varra Estate in care of Personal Representative Virginia A. Frazer-Abel
Address of parcel within Property proposed for annexation (no. street, city):	11979 County Rd. 13 Longmont, Colorado 80504
Legal description (lots, blocks and subdivision name or metes and bounds if unplatted):	See Exhibit 1
Signature of Petitioner:	
Mailing address of Petitioner:	4704 Harlan St., Suite250 Denver, CO 80212
Date of Signature:	
Circulator Initials:	
**********	**********
Name of Petitioner (print):	
Address of parcel within Property proposed for annexation (no. street, city):	
Legal description (lots, blocks and subdivision name or metes and bounds if unplatted):	See Exhibit 1
Signature of Petitioner:	
Mailing address of Petitioner:	
Date of Signature:	
Circulator Initials:	
**********	**********

AFFIDAVIT OF CIRCULATOR

Virginia A. Frazer-Abel, being first duly sworn upon oath, deposes and says that (he or she) was the circulator of this Petition for Annexation of lands to the Town of Firestone, Colorado, consisting of ten (10) pages including this affidavit, and further attests that each signature hereon was witnessed by your affiant, is that of the person whose name it purports to be, and that the dates of such signature is correct. (Each circulator shall attach a separate Affidavit). If no circulator is used the property owner shall sign below in the presence of a notary.

Page 1 of 1

By: _____

[INSERT NAME], {as duly authorized signatory for Petitioner [INSERT ENTITY NAME]}

Virginia A. Frazer-Abel, Personal Representative

STATE OF Colorado)
) ss.
COUNTY OF Jefferson)

The foregoing Affidavit of Circulator was subscribed and sworn to before me this 7th day of April, 2026 by Virginia A. Frazer-Abel.

Witness my hand and official seal.

_____
(Notary Public Official Signature)

Notary Public
(Title of office)

July 31, 2027
(Commission Expiration)

MATTHEW A. PATTERSON
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20194028613
MY COMMISSION EXPIRES JULY 31, 2027

EXHIBIT 1

LEGAL DESCRIPTION OF BOUNDARIES OF AREA TO BE ANNEXED

VARRA ESTATE ANNEXATION LEGAL DESCRIPTION
(Revised 4-23-25)

A PARCEL OF LAND LOCATED IN THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M., IN THE TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

CONSIDERING THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 1 TO BEAR NORTH 00°15'52" WEST, BEING MONUMENTED ON THE NORTH END BY A 2 1/2" ALUMINUM CAP, PLS 28656 IN MONUMENT BOX, AND ON THE SOUTH END BY A 2 1/2" ALUMINUM CAP, PLS 24307 IN MONUMENT BOX, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 1; THENCE SOUTH 43°57'55" WEST, A DISTANCE OF 43.01 FEET TO THE EXISTING MUNICIPAL BOUNDARY OF THE TOWN OF FIRESTONE, AS SHOWN ON THE PLAT OF FIRESTONE NORTH ANNEXATION RECORDED JANUARY 16, 2015 AS RECEPTION NO. 4076118 IN THE RECORDS OF THE CLERK AND RECORDER FOR WELD COUNTY, COLORADO AND THE TRUE POINT OF BEGINNING; THENCE SOUTH 00°15'52" EAST, COINCIDENT WITH THE WEST RIGHT-OF-WAY LINE OF COLORADO BOULEVARD AND THE EXISTING MUNICIPAL BOUNDARY OF THE TOWN OF FIRESTONE AS SHOWN ON THE PLAT OF BROOKS FARM SECOND ANNEXATION RECORDED JUNE 15, 2001 AS RECEPTION NO. 2857771 IN THE RECORDS OF THE CLERK AND RECORDER FOR WELD COUNTY, COLORADO; A DISTANCE OF 1289.98 FEET TO THE SOUTH LINE OF LOT B, RECORDED EXEMPTION NO. RE-1852, AS SHOWN ON THE PLAT RECORDED APRIL 8, 1996 AS RECEPTION NO. 2484545 IN THE RECORDS OF THE CLERK AND RECORDER FOR WELD COUNTY, COLORADO; THENCE SOUTH 88°12'30" WEST, COINCIDENT WITH SAID SOUTH LINE AND THE EXISTING MUNICIPAL BOUNDARY OF THE TOWN OF FIRESTONE, AS SHOWN ON THE PLAT OF THE SHORES ANNEXATION RECORDED JULY 29, 1998 AS RECEPTION NO. 2629149 IN THE RECORDS OF THE CLERK AND RECORDER FOR WELD COUNTY, COLORADO, A DISTANCE OF 1279.36 FEET TO THE SOUTHWEST CORNER OF SAID LOT B; THENCE NORTH 00°09'40" WEST, COINCIDENT WITH THE WEST LINE OF SAID LOT B, A DISTANCE OF 918.96 FEET TO THE SOUTHWEST CORNER OF LOT A OF SAID RE-1852; THENCE SOUTH 60°25'53" EAST, COINCIDENT WITH THE SOUTH LINE OF SAID LOT A, A DISTANCE OF 345.57 FEET; THENCE NORTH 88°11'34" EAST, COINCIDENT WITH THE SOUTH LINE OF SAID LOT A, A DISTANCE OF 116.45 FEET TO THE SOUTHEAST CORNER OF SAID LOT A; THENCE NORTH 01°48'19" WEST, COINCIDENT WITH THE EAST LINE OF SAID LOT A, A DISTANCE OF 550.54 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD 26; THENCE NORTH 88°11'41" EAST, COINCIDENT WITH SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 876.18 FEET TO THE TRUE POINT OF BEGINNING

SAID PARCEL CONTAINS 1,450,036 SQUARE FEET OR 33.29 ACRES, MORE OR LESS

EXHIBIT 2

(See Annexation Map Attached hereto.)

VARRA ESTATE ANNEXATON TO THE TOWN OF FIRESTONE

Part of the Northeast 1/4 of Section 1,
Township 2 North, Range 68 West of the 6th P.M.,
Town of Firestone, County of Weld, State of Colorado

Sheet 1 of 2

ANNEXATION PROPERTY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M., IN THE TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

CONSIDERING THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 1 TO BEAR NORTH 00°15'52" WEST, BEING MONUMENTED ON THE NORTH END BY A 2 1/2" ALUMINUM CAP, PLS 26658 IN MONUMENT BOX, AND ON THE SOUTH END BY A 2 1/2" ALUMINUM CAP, PLS 24307 IN MONUMENT BOX, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 1; THENCE SOUTH 43°57'55" WEST, A DISTANCE OF 43.01 FEET TO THE EXISTING MUNICIPAL BOUNDARY OF THE TOWN OF FIRESTONE, AS SHOWN ON THE PLAT OF FIRESTONE NORTH ANNEXATION RECORDED JANUARY 16, 2015 AS RECEPTION NO. 4076118 IN THE RECORDS OF THE CLERK AND RECORDER FOR WELD COUNTY, COLORADO AND THE TRUE POINT OF BEGINNING; THENCE SOUTH 00°15'52" EAST, COINCIDENT WITH THE WEST RIGHT-OF-WAY LINE OF COLORADO BOULEVARD AND THE EXISTING MUNICIPAL BOUNDARY OF THE TOWN OF FIRESTONE AS SHOWN ON THE PLAT OF BROOKS FARM SECOND ANNEXATION RECORDED JUNE 15, 2001 AS RECEPTION NO. 2857771 IN THE RECORDS OF THE CLERK AND RECORDER FOR WELD COUNTY, COLORADO; A DISTANCE OF 1289.98 FEET TO THE SOUTH LINE OF LOT B, RECORDED EXEMPTION NO. RE-1852, AS SHOWN ON THE PLAT RECORDED APRIL 8, 1996 AS RECEPTION NO. 2484545 IN THE RECORDS OF THE CLERK AND RECORDER FOR WELD COUNTY, COLORADO; THENCE SOUTH 88°12'30" WEST, COINCIDENT WITH SAID SOUTH LINE AND THE EXISTING MUNICIPAL BOUNDARY OF THE TOWN OF FIRESTONE, AS SHOWN ON THE PLAT OF THE SHORES ANNEXATION RECORDED JULY 29, 1998 AS RECEPTION NO. 2629149 IN THE RECORDS OF THE CLERK AND RECORDER FOR WELD COUNTY, COLORADO, A DISTANCE OF 1278.36 FEET TO THE SOUTHWEST CORNER OF SAID LOT B; THENCE NORTH 00°09'40" WEST, COINCIDENT WITH THE WEST LINE OF SAID LOT B, A DISTANCE OF 818.96 FEET TO THE SOUTH-WEST CORNER OF LOT A OF SAID RE-1852; THENCE SOUTH 60°25'53" EAST, COINCIDENT WITH THE SOUTH LINE OF SAID LOT A, A DISTANCE OF 345.57 FEET; THENCE NORTH 88°11'34" EAST, COINCIDENT WITH THE SOUTH LINE OF SAID LOT A, A DISTANCE OF 116.45 FEET TO THE SOUTH-EAST CORNER OF SAID LOT A; THENCE NORTH 01°48'19" WEST, COINCIDENT WITH THE EAST LINE OF SAID LOT A, A DISTANCE OF 550.54 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD 26; THENCE NORTH 88°11'41" EAST, COINCIDENT WITH SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 876.18 FEET TO THE TRUE POINT OF BEGINNING

SAID PARCEL CONTAINS 1,450,036 SQUARE FEET OR 33.29 ACRES, MORE OR LESS

NOTES

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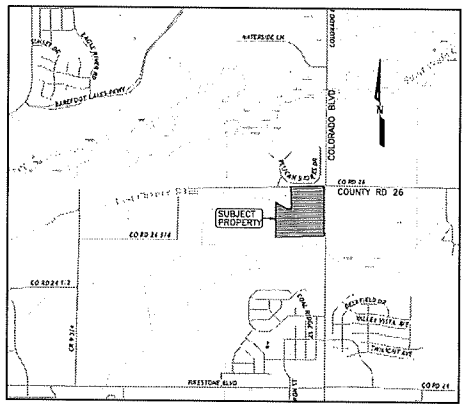
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4) ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTIONS BASED UPON A DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

5) THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY AMERICAN WEST LAND SURVEYING CO. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD.

6) DISTANCES ON THIS DRAWING ARE EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.



VICINITY MAP: 1" = 1500'

OWNER'S APPROVAL AND CERTIFICATE

THE UNDERSIGNED, BEING MORE THAN 50% OF THE LANDOWNER(S), OWNING MORE THAN 50% OF THE LAND DESCRIBED HEREIN, HAVE CAUSED SAID LAND TO BE LAID OUT AND ANNEXED UNDER THE NAME: VARRA ESTATE ANNEXATION.

IN WITNESS WHEREOF, I/WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS_____ DAY OF_____, 20____

VIRGINIA A. FRAZER-ABEL AS PERSONAL REPRESENTATIVE OF THE ESTATE OF PASQUALE VARRA

STATE OF COLORADO)
) SS
COUNTY OF WELD)

THE FOREGOING INSTRUVENT WAS ACKNOWLEDGED BEFORE ME ON THIS_____ DAY OF_____, 20____ BY: VIRGINIA A. FRAZER-ABEL AS PERSONAL REPRESENTATIVE OF THE ESTATE OF PASQUALE VARRA

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES_____

TOWN APPROVAL

THIS IS TO CERTIFY THAT THE VARRA ANNEXATION TO THE TOWN OF FIRESTONE WAS APPROVED ON THE_____ DAY OF_____, 20____ BY ORDINANCE NO._____ AND THAT THE MAYOR OF THE TOWN OF FIRESTONE ON BEHALF OF THE TOWN OF FIRESTONE, HEREBY ACKNOWLEDGES SAID ANNEXATION MAP UPON WHICH THIS CERTIFICATE IS ENDORSED FOR ALL PURPOSES INDICATED THEREON

_____
MAYOR

_____
ATTEST: TOWN CLERK

SURVEYOR'S CERTIFICATE

I, CURTIS D. HOOS, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ANNEXATION MAP SHOWN HEREON IS A CORRECT REPRESENTATION OF THE ABOVE DESCRIBED PARCEL, AND THAT AT LEAST ONE SIXTH (1/6) OF THE BOUNDARY OF SAID PARCEL IS CONTIGUOUS WITH THE EXISTING MUNICIPAL BOUNDARY OF THE TOWN OF FIRESTONE. I FURTHER CERTIFY THAT MAP WAS PREPARED BY ME AND IS BASED UPON A SURVEY PERFORMED BY ME, AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF

CURTIS D. HOOS, PLS 37971
FOR AND ON BEHALF OF:
AMERICAN WEST LAND SURVEYING CO.
BRIGHTON, CO 80601

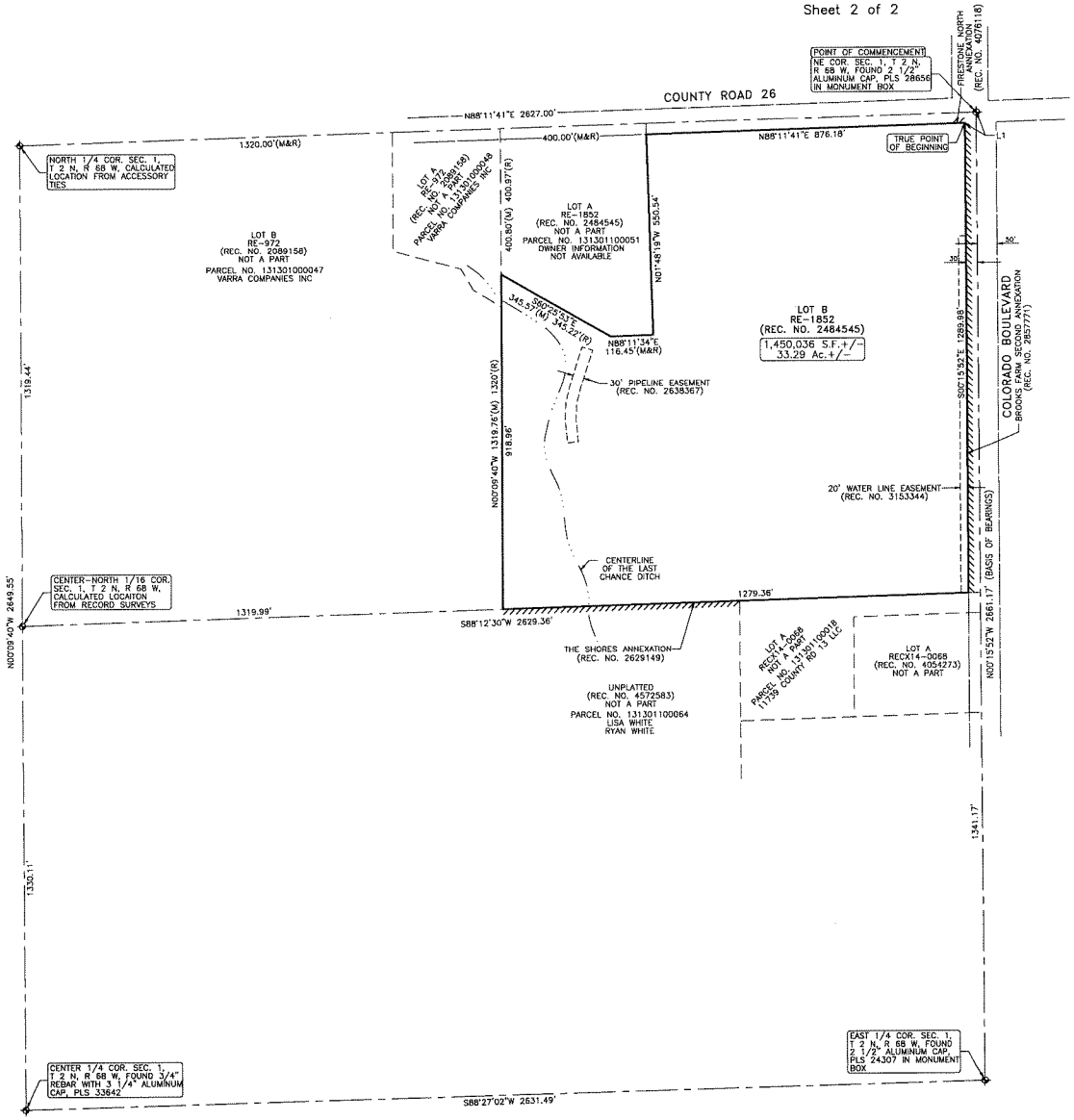
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Land Surveying Co.
A Colorado Corporation
PO Box 129, Brighton, CO 80601 • P:303-659-1532 F:303-655-0575 • amwestls.com

SCALE 1" = 150'	DRAWN BY: CDH	CHECKED BY: MJH	DATE: MARCH 2, 2026
REVISIONS:			
JOB NO. 26--	FILE: Z:\T1-2N\T2N_R68W\S1\LOT B_RE1852_ANNEX.prj		

VARRA ESTATE ANNEXATON TO THE TOWN OF FIRESTONE

Part of the Northeast 1/4 of Section 1,
Township 2 North, Range 68 West of the 6th P.M.,
Town of Firestone, County of Weld, State of Colorado

Sheet 2 of 2



LEGEND

◆ = ALIQUOT MONUMENT, AS NOTED

= CONTIGUOUS MUNICIPAL BOUNDARY, AS NOTED

CONTIGUITY TABLE

TOTAL PERIMETER OF AREA TO BE ANNEXED: 5437.87'

CONTIGUITY WITH EXISTING MUNICIPAL BOUNDARY: 2003.73'

REQUIRED 1/6 CONTIGUITY: 906.31'

LINE	BEARING	DISTANCE
L1	S43°57'55"W	43.01'

GRAPHIC SCALE 1"=150'

0 150 300 450

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SCALE 1" = 150' | DRAWN BY: CDH | CHECKED BY: MJH | DATE: MARCH 2, 2020

REVISIONS:

JOB NO: 26-- | FILE: Z:\T1-2N\T2N_R68W\S1\LOT B_RE1852_ANNEX.pro

EXHIBIT 3

LEGAL DESCRIPTION OF LAND OWNED BY PETITIONER

Property Within Varra Estate Annexation
Petitioner: Pasquale Varra Estate
Legal Description: (Revised 4-23-25)

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SAID PARCEL CONTAINS 1,450,036 SQUARE FEET OR 33.29 ACRES, MORE OR LESS

EXHIBIT 4
SPECIAL DISTRICTS WITH BOUNDARIES THAT INCLUDE PROPERTY PROPOSED TO BE INCLUDED

- Mountain View Fire Protection District
- St. Vrain Valley School District RE-1J, Longmont School District
- St. Vrain & Left Hand Water District
- Northern Colorado Water Municipal Subdistrict
- High Plains Library
- Longmont Conservation District

VARRA ESTATE ANNEXATON TO THE TOWN OF FIRESTONE

Part of the Northeast 1/4 of Section 1,
Township 2 North, Range 68 West of the 6th P.M.,
Town of Firestone, County of Weld, State of Colorado

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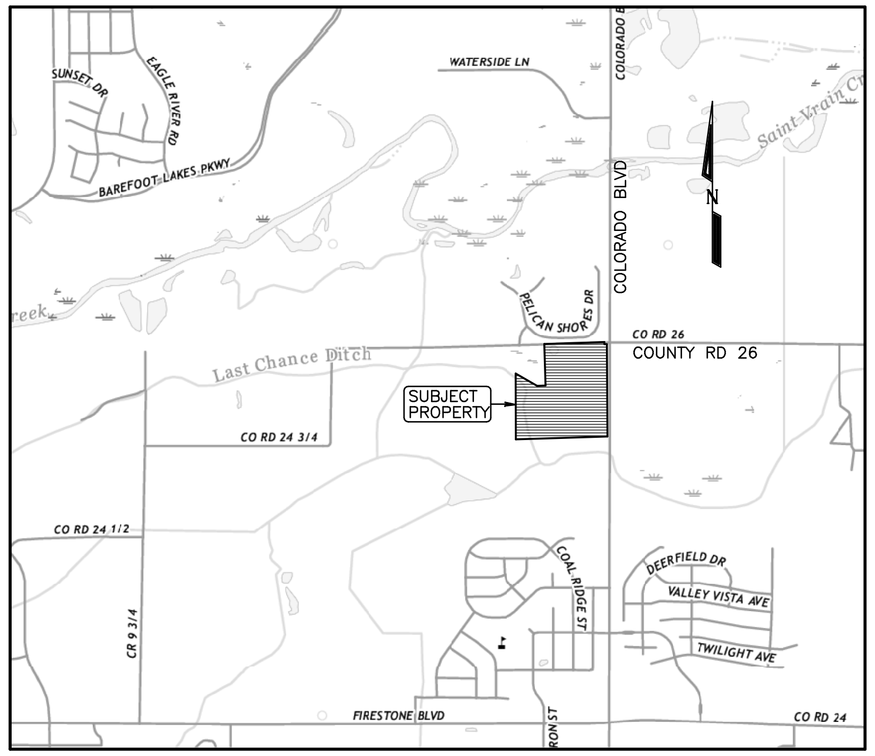
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VICINITY MAP: 1" = 1500'

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IN WITNESS WHEREOF, I/WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS_____ DAY

OF_____, 20_____

_____
VIRGINIA A. FRAZER-ABEL AS PERSONAL REPRESENTATIVE OF THE ESTATE OF PASQUALE VARRA

STATE OF COLORADO)
) SS
COUNTY OF WELD)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS_____

DAY OF_____, 20_____ BY: VIRGINIA A. FRAZER-ABEL AS PERSONAL REPRESENTATIVE OF THE ESTATE OF PASQUALE VARRA

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES_____

TOWN APPROVAL

THIS IS TO CERTIFY THAT THE VARRA ANNEXATION TO THE TOWN OF FIRESTONE WAS APPROVED

ON THE_____DAY OF_____, 20_____ BO ORDINANCE NO._____
AND THAT THE MAYOR OF THE TOWN OF FIRESTONE ON BEHALF OF THE TOWN OF FIRESTONE, HEREBY ACKNOWLEDGES SAID ANNEXATION MAP UPON WHICH THIS CERTIFICATE IS ENDORSED FOR ALL PURPOSES INDICATED THEREON

_____
MAYOR

_____
ATTEST: TOWN CLERK

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FOR AND ON BEHALF OF:
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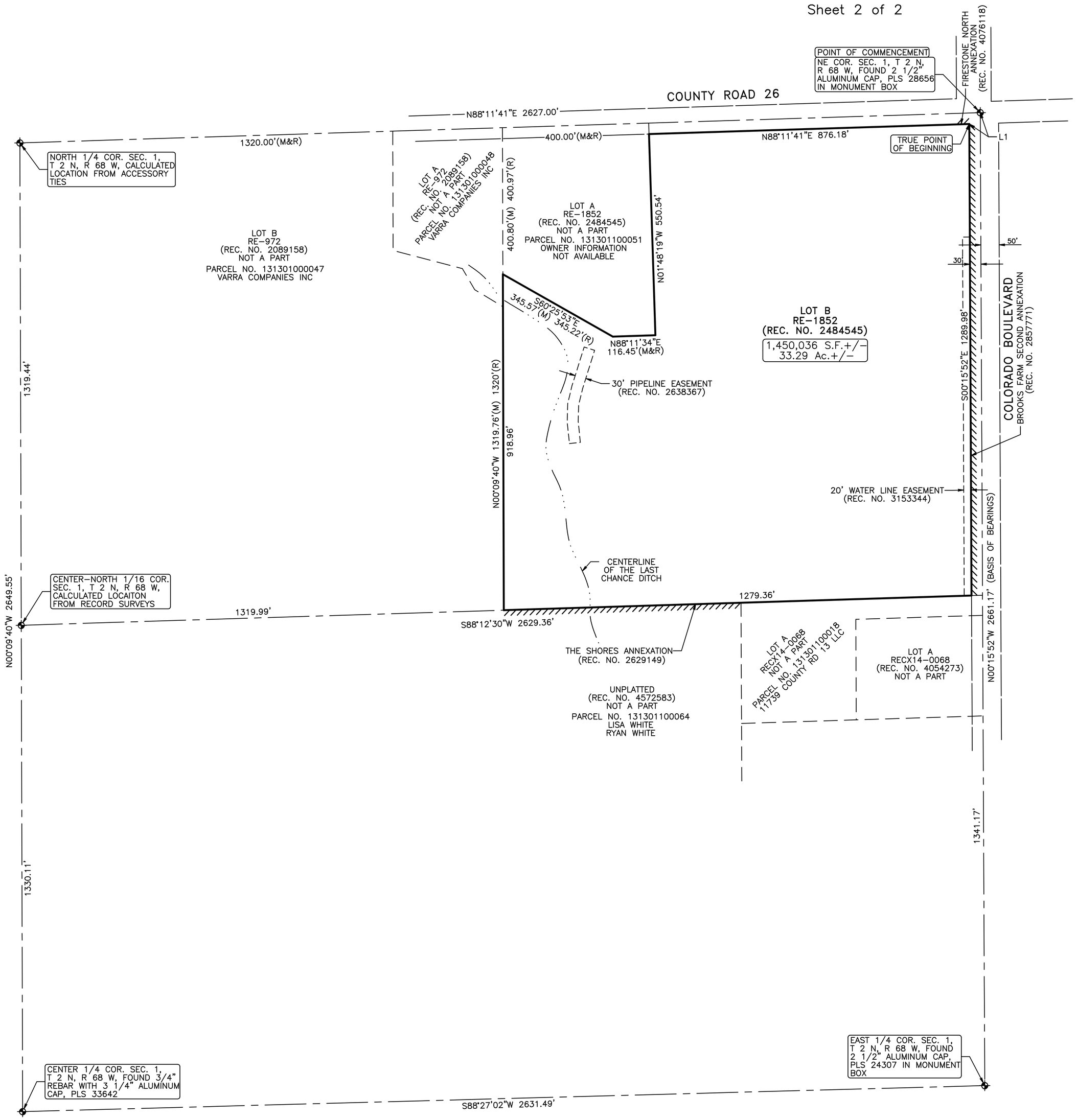
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SCALE 1" = 150'	DRAWN BY: CDH	CHECKED BY: MJH	DATE: MARCH 2, 2026
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Part of the Northeast 1/4 of Section 1,
Township 2 North, Range 68 West of the 6th P.M.,
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Sheet 2 of 2



LEGEND

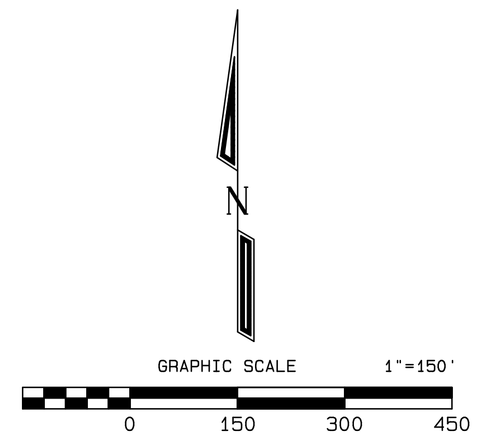
= ALIQUOT MONUMENT, AS NOTED

= CONTIGUOUS MUNICIPAL BOUNDARY, AS NOTED

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REQUIRED 1/6 CONTIGUITY:	906.31'

LINE	BEARING	DISTANCE
L1	S43°57'55"W	43.01'



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AGENDA INFORMATION MEMORANDUM FIRESTONE BOARD OF TRUSTEES	**AIM No.:** 8.b **Land Development** **Meeting Date:** June 17, 2026 **Initiated By:** Matt Thompson **Department:** Planning & Development

AGENDA ITEM

Ordinance 1079: AN ORDINANCE OF THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO, ANNEXING THE PROPERTY KNOWN AS THE VARRA ESTATE ANNEXATION TO THE TOWN OF FIRESTONE, COLORADO; AND APPROVING THE ASSOCIATED ANNEXATION AGREEMENT

RECOMMENDATION

Staff finds the application to be consistent with the approval criteria of Section 7.3 of the Firestone Development Code, and C.R.S. 31-12-101, et. seq., as amended, and recommends the Board of Trustees approve draft Ordinance 1079, an ordinance approving the Varra Estate Annexation application.

APPROVAL/DENIAL OPTIONS

Approval: The Board moves to approve the Ordinance.
Approval with Conditions: The Board moves to approve the Ordinance, listing the Board's conditions.
Denial: The Board moves to deny the Ordinance.
No Action: The Board provides staff with specific instructions to modify the Ordinance and return at a future date.

SUMMARY

This is a proposal to annex 33.29 +/- of land into the Town of Firestone. This is a Public Hearing regarding the next step in allowing for the proposed "Varra Estate Annexation" to occur. The draft ordinance annexes "Varra Estate Annexation" into the Town of Firestone. In the Annexation Agreement, the Town and the Varra Estate have come to an agreement on the terms and conditions upon which the parties agree the property should be annexed into the Town of Firestone. The Annexation application was processed in accordance with Section 7.3, Annexations, of the Firestone Development Code. Staff finds the application to be consistent with the Annexation approval criteria:

1. The Annexation is in compliance with the Municipal Annexation Act of 1965 (C.R.S. §31-12-101, et seq., as amended).

FINANCIAL CONSIDERATIONS

N/A

HISTORY AND PREVIOUS BOARD ACTION

On April 15, 2026, the Town of Firestone Board of Trustees adopted Resolution No. 26-21, accepting the petition for annexation and finding it to be in Substantial Compliance with the applicable requirements of C.R.S. 31-12-101 et seq., and establishing a public hearing date of May 20, 2026, to determine eligibility and adopt findings of fact. Due to a publication error, the board amended the resolution on May 13, 2026, rescheduling the hearing to June 17, 2026.

BOARD STRATEGIC PLAN IMPACT

✓ This agenda item furthers the Board of Trustees' strategic goal:
N/A

ATTACHMENTS

1. Ordinance 1079 Varra Estate Annexation
2. Varra Estate Annexation Map
3. SIGNED ANNEXATION AGREEMENT

ORDINANCE NO. 1079

AN ORDINANCE OF THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO, ANNEXING THE PROPERTY KNOWN AS THE VARRA ESTATE ANNEXATION TO THE TOWN OF FIRESTONE, COLORADO; AND APPROVING THE ASSOCIATED ANNEXATION AGREEMENT

WHEREAS, the Town of Firestone ("Town") Board of Trustees ("Board") previously adopted Resolution No. 26-21 on April 15, 2026, as amended by Resolution No. 26-40, adopted on May 13, 2026 ("Substantial Compliance Resolutions"), finding compliance and initiating annexation proceedings for the annexation of real property, as such property was described in the Varra Estate Annexation Petition for Annexation ("Property") filed with the Town; and

WHEREAS, the Town Board previously adopted Resolution 26-51 ("Eligibility Resolution"), setting forth findings of fact and determinations regarding the eligibility for annexation of the Property, as such Property description has been non-materially revised and/or updated as set forth in **Exhibit A** hereto ("Subject Property") and as presented to the Board before opening the public hearing for the Eligibility Resolution and this ordinance; and

WHEREAS, the Town Board of Trustees also finds that, pursuant to the findings set forth in Resolution No. 26-51:

(a) That the Subject Property, as serially annexed by this ordinance, meets the applicable requirements of Section 30 of Article II of the Colo. Constitution and §§ 31-12-104 and 31-12-105, C.R.S., and is eligible for annexation to the Town of Firestone;

(b) That an election is not required under the applicable requirements of Section 30(1)(a) of Article II of the Colo. Constitution and § 31-12-107(2), C.R.S.; and

(c) That no additional terms or conditions are imposed which would require an election under § 31-12-112(1), C.R.S.; and

WHEREAS, the landowner who submitted the Petition and the Town wish to agree to certain terms pertaining to the annexation of the Subject Property as set forth in a proposed Annexation Agreement in generally the form attached hereto as **Exhibit B**; and

WHEREAS, the Town Board finds that it is in the best interests of the Town to annex the Subject Property into the Town.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO:

Section 1. **Recitals Incorporated.** The recitals contained above are incorporated herein by reference and are adopted as findings and determinations of the Board of Trustees.

Section 2. **Eligibility Findings Incorporated.** The Board of Trustees hereby incorporates the findings of Resolution No. 26-21, Resolution No. 26-40 and Resolution No. 26-51; the Board of Trustees further finds that the annexation of the Subject Property complies with the Municipal Annexation Act of 1965 and that it is in the best interests of the Town to annex the Subject Property to the Town.

Section 3. **Annexation of Property.** The Subject Property, as more particularly described in **Exhibit A**, attached hereto and incorporated herein, is hereby annexed to the Town and made a part of the corporate limits of the Town, to be known as the Varra Estate Annexation, in the series and in the particular sequence as described and illustrated in **Exhibit B,** which annexation shall become effective upon completion of the conditions contained in C.R.S. § 31-12-113, including, without limitation, all required filings for recording with the Weld County Clerk and Recorder.

Section 4. **Approval of Annexation Agreement.** The Board of Trustees (a) approves the Annexation Agreement in substantially the same form as the copy attached hereto as **Exhibit C**, (b) authorizes the Mayor and the Town Attorney to make such non-material changes thereto as may be required or desirable that do not substantially increase the obligations of the Town, and (c) authorizes the Mayor to execute such Annexation Agreement on behalf of the Town.

Section 5. **Direction to Town Staff.** The Board of Trustees hereby directs Town staff to complete all necessary procedures required for annexation of said Subject Property to the Town including: (1) filing for recording three certified copies of this Annexation Ordinance and the maps of the annexed Subject Property containing a legal description of the Subject Property annexed hereby ("Annexation Map") with the Weld County Clerk and Recorder, and (2) filing the original of this Annexation Ordinance together with a copy of the Annexation Map with the Town Clerk of the Town of Firestone, Colorado (collectively, the "Ordinance and Map Filings").

Section 5. If any article, section, paragraph, sentence, clause or phrase of this ordinance is held to be unconstitutional or invalid for any reason, such decision will not affect the validity or constitutionality of the remaining portions of this ordinance. The Board of Trustees hereby declares that it would have passed this ordinance and each part or parts hereof irrespective of the fact that any one part or parts be declared unconstitutional or invalid.

Section 6. All other ordinances or portions thereof inconsistent or conflicting with this ordinance or any portion hereof are hereby repealed to the extent of such inconsistency or conflict.

INTRODUCED, READ, ADOPTED, APPROVED, AND ORDERED PUBLISHED BY TITLE this __ day of _____, 2026.

TOWN OF FIRESTONE, COLORADO

_____
Don Conyac Jr., Mayor

ATTEST:

_____
Miriam Granados Luna, CMC, Town Clerk

APPROVED AS TO FORM:

_____
Marshall Keith Martin, Town Attorney

EXHIBIT A

(Legal description of Subject Property – Varra Estate Annexation)

(AREA TO BE ANNEXED TO TOWN OF FIRESTONE)

A PARCEL OF LAND LOCATED IN THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M., IN THE TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

CONSIDERING THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 1 TO BEAR NORTH 00°15'52" WEST, BEING MONUMENTED ON THE NORTH END BY A 2 1/2" ALUMINUM CAP, PLS 28656 IN MONUMENT BOX, AND ON THE SOUTH END BY A 2 1/2" ALUMINUM CAP, PLS 24307 IN MONUMENT BOX, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 1; THENCE SOUTH 43°57'55" WEST, A DISTANCE OF 43.01 FEET TO THE EXISTING MUNICIPAL BOUNDARY OF THE TOWN OF FIRESTONE, AS SHOWN ON THE PLAT OF FIRESTONE NORTH ANNEXATION RECORDED JANUARY 16, 2015 AS RECEPTION NO. 4076118 IN THE RECORDS OF THE CLERK AND RECORDER FOR WELD COUNTY, COLORADO AND THE TRUE POINT OF BEGINNING; THENCE SOUTH 00°15'52" EAST, COINCIDENT WITH THE WEST RIGHT-OF-WAY LINE OF COLORADO BOULEVARD AND THE EXISTING MUNICIPAL BOUNDARY OF THE TOWN OF FIRESTONE AS SHOWN ON THE PLAT OF BROOKS FARM SECOND ANNEXATION RECORDED JUNE 15, 2001 AS RECEPTION NO. 2857771 IN THE RECORDS OF THE CLERK AND RECORDER FOR WELD COUNTY, COLORADO; A DISTANCE OF 1289.98 FEET TO THE SOUTH LINE OF LOT B, RECORDED EXEMPTION NO. RE-1852, AS SHOWN ON THE PLAT RECORDED APRIL 8, 1996 AS RECEPTION NO. 2484545 IN THE RECORDS OF THE CLERK AND RECORDER FOR WELD COUNTY, COLORADO; THENCE SOUTH 88°12'30" WEST, COINCIDENT WITH SAID SOUTH LINE AND THE EXISTING MUNICIPAL BOUNDARY OF THE TOWN OF FIRESTONE, AS SHOWN ON THE PLAT OF THE SHORES ANNEXATION RECORDED JULY 29, 1998 AS RECEPTION NO. 2629149 IN THE RECORDS OF THE CLERK AND RECORDER FOR WELD COUNTY, COLORADO, A DISTANCE OF 1279.36 FEET TO THE SOUTHWEST CORNER OF SAID LOT B; THENCE NORTH 00°09'40" WEST, COINCIDENT WITH THE WEST LINE OF SAID LOT B, A DISTANCE OF 918.96 FEET TO THE SOUTHWEST CORNER OF LOT A OF SAID RE-1852; THENCE SOUTH 60°25'53" EAST, COINCIDENT WITH THE SOUTH LINE OF SAID LOT A, A DISTANCE OF 345.57 FEET; THENCE NORTH 88°11'34" EAST, COINCIDENT WITH THE SOUTH LINE OF SAID LOT A, A DISTANCE OF 116.45 FEET TO THE SOUTHEAST CORNER OF SAID LOT A; THENCE NORTH 01°48'19" WEST, COINCIDENT WITH THE EAST LINE OF SAID LOT A, A DISTANCE OF 550.54 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD 26; THENCE NORTH 88°11'41" EAST, COINCIDENT WITH SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 876.18 FEET TO THE TRUE POINT OF BEGINNING

SAID PARCEL CONTAINS 1,450,036 SQUARE FEET OR 33.29 ACRES, MORE OR LESS

Exhibit B
(Annexation Map – Varra Estate Annexation)

EXHIBIT C
(Varr Estate Annexation Agreement)

VARRA ESTATE ANNEXATON TO THE TOWN OF FIRESTONE

Part of the Northeast 1/4 of Section 1,
Township 2 North, Range 68 West of the 6th P.M.,
Town of Firestone, County of Weld, State of Colorado

ANNEXATION PROPERTY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M., IN THE TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

CONSIDERING THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 1 TO BEAR NORTH 00°15'52" WEST, BEING MONUMENTED ON THE NORTH END BY A 2 1/2" ALUMINUM CAP, PLS 28656 IN MONUMENT BOX, AND ON THE SOUTH END BY A 2 1/2" ALUMINUM CAP, PLS 24307 IN MONUMENT BOX, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 1; THENCE SOUTH 43°57'55" WEST, A DISTANCE OF 43.01 FEET TO THE EXISTING MUNICIPAL BOUNDARY OF THE TOWN OF FIRESTONE, AS SHOWN ON THE PLAT OF FIRESTONE NORTH ANNEXATION RECORDED JANUARY 16, 2015 AS RECEPTION NO. 4076118 IN THE RECORDS OF THE CLERK AND RECORDER FOR WELD COUNTY, COLORADO AND THE TRUE POINT OF BEGINNING; THENCE SOUTH 00°15'52" EAST, COINCIDENT WITH THE WEST RIGHT-OF-WAY LINE OF COLORADO BOULEVARD AND THE EXISTING MUNICIPAL BOUNDARY OF THE TOWN OF FIRESTONE AS SHOWN ON THE PLAT OF BROOKS FARM SECOND ANNEXATION RECORDED JUNE 15, 2001 AS RECEPTION NO. 2857771 IN THE RECORDS OF THE CLERK AND RECORDER FOR WELD COUNTY, COLORADO; A DISTANCE OF 1289.98 FEET TO THE SOUTH LINE OF LOT B, RECORDED EXEMPTION NO. RE-1852, AS SHOWN ON THE PLAT RECORDED APRIL 8, 1996 AS RECEPTION NO. 2484545 IN THE RECORDS OF THE CLERK AND RECORDER FOR WELD COUNTY, COLORADO; THENCE SOUTH 88°12'30" WEST, COINCIDENT WITH SAID SOUTH LINE AND THE EXISTING MUNICIPAL BOUNDARY OF THE TOWN OF FIRESTONE, AS SHOWN ON THE PLAT OF THE SHORES ANNEXATION RECORDED JULY 29, 1998 AS RECEPTION NO. 2629149 IN THE RECORDS OF THE CLERK AND RECORDER FOR WELD COUNTY, COLORADO, A DISTANCE OF 1279.36 FEET TO THE SOUTHWEST CORNER OF SAID LOT B; THENCE NORTH 00°09'40" WEST, COINCIDENT WITH THE WEST LINE OF SAID LOT B, A DISTANCE OF 918.96 FEET TO THE SOUTH-WEST CORNER OF LOT A OF SAID RE-1852; THENCE SOUTH 60°25'53" EAST, COINCIDENT WITH THE SOUTH LINE OF SAID LOT A, A DISTANCE OF 345.57 FEET; THENCE NORTH 88°11'34" EAST, COINCIDENT WITH THE SOUTH LINE OF SAID LOT A, A DISTANCE OF 116.45 FEET TO THE SOUTH-EAST CORNER OF SAID LOT A; THENCE NORTH 01°48'19" WEST, COINCIDENT WITH THE EAST LINE OF SAID LOT A, A DISTANCE OF 550.54 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD 26; THENCE NORTH 88°11'41" EAST, COINCIDENT WITH SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 876.18 FEET TO THE TRUE POINT OF BEGINNING

SAID PARCEL CONTAINS 1,450,036 SQUARE FEET OR 33.29 ACRES, MORE OR LESS

NOTES

1) BASIS OF BEARINGS: THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M., IN WELD COUNTY, COLORADO IS ASSUMED TO BEAR NORTH 00°15'52" WEST, BEING MONUMENTED ON THE NORTH END BY A 2 1/2" ALUMINUM CAP, PLS 28656 IN MONUMENT BOX, AND ON THE SOUTH END BY A 2 1/2" ALUMINUM CAP, PLS 24307 IN MONUMENT BOX, WITH ALL BEARINGS SHOWN HEREON RELATIVE THERETO.

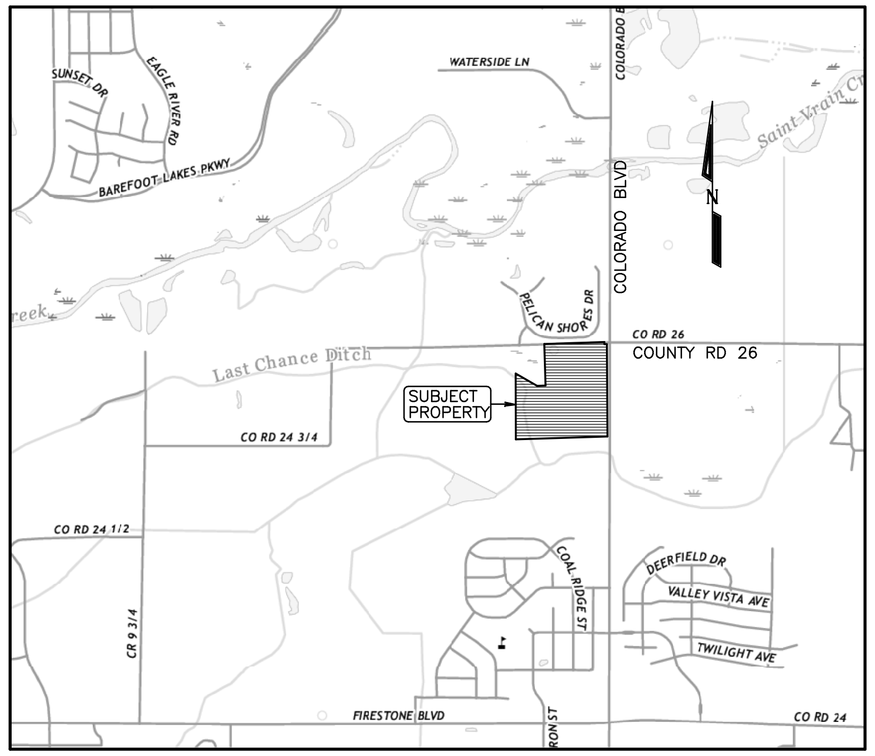
2) ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.

3) CERTIFICATION DEFINED: THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" BY A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE PRACTICE OF LAND SURVEYING, CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OF FINDINGS WHICH ARE SUBJECT OF THE CERTIFICATION, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESS OR IMPLIED.

4) ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTIONS BASED UPON A DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

5) THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY AMERICAN WEST LAND SURVEYING CO. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD.

6) DISTANCES ON THIS DRAWING ARE EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.



VICINITY MAP: 1" = 1500'

OWNER'S APPROVAL AND CERTIFICATE

THE UNDERSIGNED, BEING MORE THAN 50% OF THE LANDOWNER(S), OWNING MORE THAN 50% OF THE LAND DESCRIBED HEREIN, HAVE CAUSED SAID LAND TO BE LAID OUT AND ANNEXED UNDER THE NAME: VARRA ESTATE ANNEXATION.

IN WITNESS WHEREOF, I/WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS_____ DAY

OF_____, 20_____

_____
VIRGINIA A. FRAZER-ABEL AS PERSONAL REPRESENTATIVE OF THE ESTATE OF PASQUALE VARRA

STATE OF COLORADO)
) SS
COUNTY OF WELD)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS_____

DAY OF_____, 20_____ BY: VIRGINIA A. FRAZER-ABEL AS PERSONAL REPRESENTATIVE OF THE ESTATE OF PASQUALE VARRA

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES_____

TOWN APPROVAL

THIS IS TO CERTIFY THAT THE VARRA ANNEXATION TO THE TOWN OF FIRESTONE WAS APPROVED

ON THE_____DAY OF_____, 20_____ BO ORDINANCE NO._____
AND THAT THE MAYOR OF THE TOWN OF FIRESTONE ON BEHALF OF THE TOWN OF FIRESTONE, HEREBY ACKNOWLEDGES SAID ANNEXATION MAP UPON WHICH THIS CERTIFICATE IS ENDORSED FOR ALL PURPOSES INDICATED THEREON

_____
MAYOR

_____
ATTEST: TOWN CLERK

SURVEYOR'S CERTIFICATE

I, CURTIS D. HOOS, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ANNEXATION MAP SHOWN HEREON IS A CORRECT REPRESENTATION OF THE ABOVE DESCRIBED PARCEL, AND THAT AT LEAST ONE SIXTH (1/6) OF THE BOUNDARY OF SAID PARCEL IS CONTIGUOUS WITH THE EXISTING MUNICIPAL BOUNDARY OF THE TOWN OF FIRESTONE. I FURTHER CERTIFY THAT MAP WAS PREPARED BY ME AND IS BASED UPON A SURVEY PERFORMED BY ME, AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF

CURTIS D. HOOS, PLS 37971
FOR AND ON BEHALF OF:
AMERICAN WEST LAND SURVEYING CO.
BRIGHTON, CO 80601

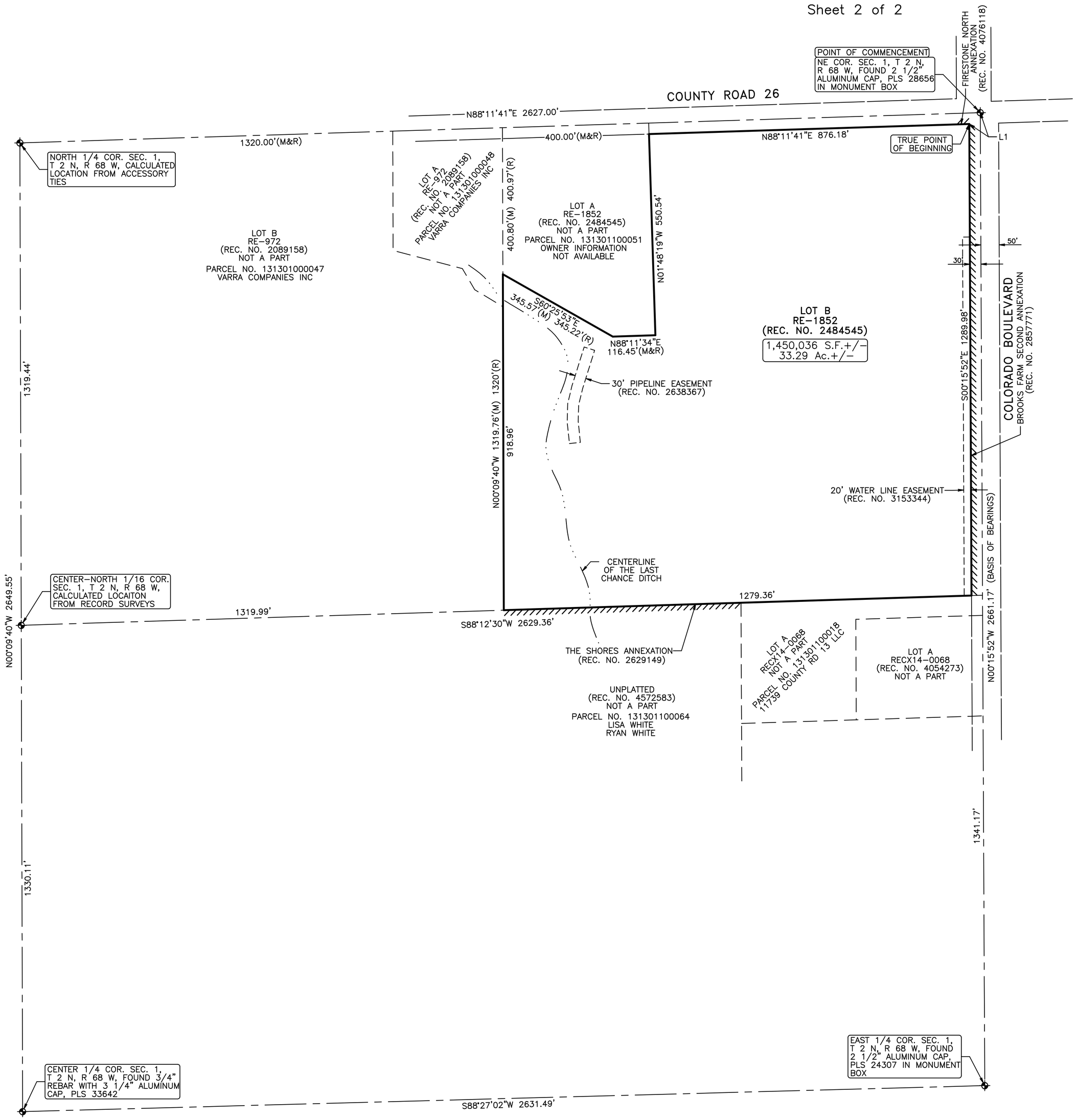
American West
Land Surveying Co.
A Colorado Corporation
PO Box 129, Brighton, CO 80601 * P:303-659-1532 F:303-655-0575 * amwestls.com

SCALE 1" = 150'	DRAWN BY: CDH	CHECKED BY: MJH	DATE: MARCH 2, 2026
REVISIONS:			
JOB NO: 26-	FILE: Z:\T1-2N\T2N_R68W\S1\LOT B_RE1852_ANNEX.pro		

VARRA ESTATE ANNEXATON TO THE TOWN OF FIRESTONE

Part of the Northeast 1/4 of Section 1,
Township 2 North, Range 68 West of the 6th P.M.,
Town of Firestone, County of Weld, State of Colorado

Sheet 2 of 2



LEGEND

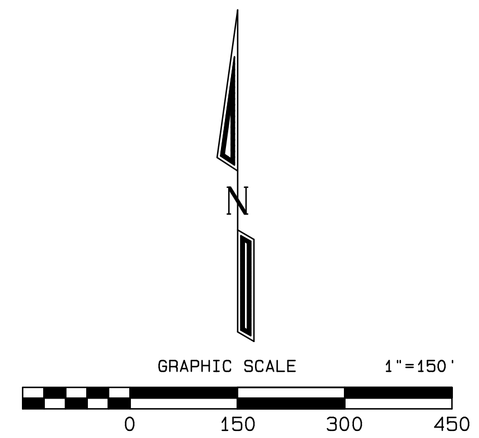
= ALIQUOT MONUMENT, AS NOTED

= CONTIGUOUS MUNICIPAL BOUNDARY, AS NOTED

CONTIGUITY TABLE

TOTAL PERIMETER OF AREA TO BE ANNEXED:	5437.87'
CONTIGUITY WITH EXISTING MUNICIPAL BOUNDARY:	2003.73'
REQUIRED 1/6 CONTIGUITY:	906.31'

LINE	BEARING	DISTANCE
L1	S43°57'55"W	43.01'



American West
Land Surveying Co.
A Colorado Corporation
PO Box 129, Brighton, CO 80601 * P:303-659-1532 F:303-655-0575 * amwestls.com

SCALE 1" = 150' | DRAWN BY: CDH | CHECKED BY: MJH | DATE: MARCH 2, 2026

REVISIONS:

JOB NO: 26- | FILE: Z:\T1-2N\T2N_R68W\S1\LOT B_RE1852_ANNEX.pro

FINAL VERSION– 2-6-26

ANNEXATION AGREEMENT
FOR
THE VARRA ESTATE ANNEXATION

by and between

THE TOWN OF FIRESTONE

and

THE ESTATE OF PASQUALE VARRA

By Virginia A. Frazer-Abel, Personal Representative

This ANNEXATION AGREEMENT ("**Agreement**") is made and entered into as of April 7th, 2026, by and between ESTATE OF PASQUALE VARRA, byVirginia A. Frazer-Abel, as Personal Representative for the Estate , ("**Annexor**"), and THE TOWN OF FIRESTONE a municipal corporation of State of Colorado (the "**Town**") (each a "**Party**" and together, the "**Parties**").

RECITALS

A. Annexor holds fee title to one hundred percent of the property to be annexed to the Town, totaling approximately 33.29 acres more or less, pursuant to the "Varra Estate Annexation" and as more particularly described in **Exhibit A**, attached hereto and incorporated herein by reference (collectively, the "**Annexation Property**" or "**Property**"; and

B. Annexor desires to have the Property annexed into and be subject to the jurisdiction of the Town, upon and subject to the terms and conditions set forth herein, all of which conditions are agreeable to Annexor.

C. Annexor has filed or intends to file a Petition to annex the Property to the Town.

D. The Parties desire to include in this Agreement certain provisions, understandings and agreements regarding the Property and its annexation.

E. The Town Board of Trustees has determined that it is in the best interest of the Town to annex the Property, to provide certain municipal services thereto, and to receive revenues from the Property upon the terms and conditions contained herein.

F. The Parties have determined that it is in their mutual interest to enter into this Agreement governing the development of the Property in conjunction with the concurrent approval of the annexation, zoning and minor subdivision plat of the Property.

THEREFORE, in consideration of the recitals, promises, mutual covenants and agreements herein contained, the parties agree as follows:

1. **Warranties of Parties**.

(a) Annexor.

(i) The Annexor is the legal and equitable owner of the Annexation Property, as more particularly described in **Exhibit A**.

(b) Town of Firestone.

(i) The Town of Firestone is a Colorado statutory municipality and has the power to take all actions required to authorize this Agreement and to carry out the obligations hereunder.

2. **Annexation**. The annexation of the Annexation Property shall be in accordance with the Colorado Municipal Annexation Act of 1965, as amended, the Firestone Municipal Code ("Code") and all applicable laws.

3. **Purpose**. The purpose of this Agreement is to set forth the terms and conditions for the annexation and the entitlement of the Property. Unless otherwise expressly provided to the contrary herein, all conditions contained herein are in addition to any and all requirements of the Code, as amended.

4. **Consent to Annexation**. Annexor hereby consents to the annexation of the Property subject to the terms of this Agreement.

5. **Zoning**. Zoning of the Property shall be considered simultaneously with the Petition for Annexation by the Town as allowed by the Colorado Municipal Annexation Act of 1965. Annexor consents to the zoning of the Property as follows:

(a) Annexor consents to the zoning of the Property to Low-Density Residential (R-A) District zoning in accordance with the Town's established zoning designation. If the Town fails to adopt an ordinance zoning the Property as described in this Section, then the petition for annexation will be deemed withdrawn and the annexation process and this Agreement will be terminated.

(b) Because the zoning of property in Colorado constitutes legislative action by a municipality, nothing in this Agreement shall be construed to be an agreement, commitment, or contract binding the Town to approval of any specific zoning. Nothing in this Paragraph shall constitute or be interpreted as a waiver or abrogation of the Town's legislative, governmental, or police powers to later rezone the Property to promote and protect the health, safety and general welfare of the Town or its inhabitants.

6. **Application of Town Laws**. Except as expressly provided herein, all Town ordinances, regulations, policies, and procedures, and all requirements contained in the Code, currently in effect and as the same may be amended from time to time and applied uniformly throughout the Town, shall be applicable to the use and development of the Property, upon annexation.

7. **Water Services**. The Town will provide water services to the Annexation Property, if Annexor or the then-current owner of the Annexation Property satisfies all requirements of the Code, as amended, including without limitation the dedication of water rights and/ or the payment of fees in lieu thereof in such amounts that will be sufficient to meet the projected water demands for all uses within the proposed subdivision and development of the Annexation Property, and the construction of water lines and facilities necessary to service all land uses proposed for the Annexation Property.

(a) No Vested Rights. IT IS EXPRESSLY UNDERSTOOD AND AGREED THAT ANNEXOR DOES NOT HAVE ANY CLAIM OR ENTITLEMENT TO RECEIVE WATER UTILITY SERVICES FROM THE TOWN TO SERVE THE POTENTIAL MAXIMUM DEVELOPMENT OF THE PROPERTY OR FUTURE SUBDIVISION PHASES UNDER THIS AGREEMENT OR RIGHT TO ANY PORTION OF THE SUPPLY OF WATER OR CAPACITY IN THE TOWN'S WATER SYSTEM TO SERVE THE POTENTIAL MAXIMUM DEVELOPMENT OF THE PROPERTY OR FUTURE SUBDIVISION PHASES UNDER THIS AGREEMENT. Annexor acknowledges and agrees that no vested property rights are granted by this Agreement. Further, Annexor hereby waives and releases any common law vested rights, whether known or unknown, suspected or unsuspected, contingent or fixed, relating to water treatment and conveyance capacity, which Annexor may or might hereafter have or acquire against the Town arising from or relating to the granting of any land-use approvals, building permits, certificates of occupancy, or the construction of public improvements.

(b) No Guarantee of Water. Nothing in this Agreement shall be construed to provide or warrant, and the Town specifically disclaims, that it is obligated under this Agreement to supply any guaranteed minimum or maximum volume or quantity of potable water to the Property at any time, or to furnish any specific level of service that would support or facilitate the potential maximum development of the Property or future subdivision phases, nor is the Town making any express or implied warranty, representation, or commitment of any kind regarding the available supply, flow rates or quantity of treated potable water to be furnished to the Property.

8. **Sewer Services**. The Town will not be providing wastewater utility services to the Annexation Property. Annexor is directed to St. Vrain Sanitation District for the provision of wastewater utility services to the Annexation Property. Annexor shall be responsible for satisfying all requirements of St. Vrain Sanitation District for the extension of service to the Annexation Property.

9. **Storm Water Drainage Services**. The Town will provide stormwater drainage utility services to the Annexation Property, if Annexor or the then-current owner of the Annexation Property satisfies all requirements of the Code, as amended.

10. **Other Services**. Upon annexation, the Town shall provide all customary public safety (except fire protection) and public roadway and maintenance services to the Annexation Property, to the same extent and upon the same terms and conditions as such services are provided to other properties throughout the Town.

11. **Special Districts**. The Town will allow the formation of a special district on the Property, or the inclusion of the Property to an existing special district, to finance the construction of public improvements, subject to the applicable provisions of the Code.

(a) Annexor shall submit a proposed service plan for the proposed special district, or a service plan amendment for the existing special district, and the Town shall review and timely act upon such service plan and the organization of the special district in accordance with C.R.S., § 32-1-204.5, and any other applicable state statutes.

12. **Special District Inclusion.** Upon annexation or upon thirty (30) days' written notice of the Town to Annexor, as determined by the Town, Annexor shall initiate an action necessary to assure inclusion of the Annexation Property into the Northern Colorado Water Conservancy District, the Municipal Subdistrict, the St. Vrain Sanitation District, Frederick-Firestone Fire Protection District, the Carbon Valley Recreation District (if the Property is not yet within one or more of these district), and any other special districts as determined by the Town.

13. **Special District Exclusion**.

(a) Upon annexation, Annexor will initiate and diligently pursue actions necessary to assure exclusion of the Annexation Property from any and all special districts that provide municipal services to the Annexation Property of a type described in sections 7 and 8; provided, however, that Annexor shall not be required to complete any such exclusion until such time that the Town is able to actually provide such services to the Annexation Property.

(b) Upon annexation, the Town may, at its option, initiate actions necessary to assure exclusion of the Property from any and all special districts that provide municipal services to the Annexation Property of a type described in sections 7 and 8. The Annexor shall bear the related costs and legal fees for said exclusion, including any amounts as may be required to pay to any special district to effectuate exclusion, if the exclusion proceedings are initiated within 12 months of the effective date of the annexation.

14. **Land Dedication**. Annexor further agrees as follows:

(a) Property Conveyance for Future Right-of-Way. Upon annexation , or upon sixty (60) days' written notice of the Town to Annexor or the then-current owner of the Property, as determined by the Town, Annexor or then-current owner of the Property shall convey to the Town, by special warranty deed, in fee simple absolute, free and clear of all liens and encumbrances, 60' of land from the center line of Colorado Boulevard. In connection with the further subdivision and development of the Annexation Property, the Town may require additional dedications of rights-of-way for public streets necessary to serve the subdivided or developed Annexation Property.

15. **Water Dedication**. Annexor represents that there are appurtenant to the Property certain surface and/or groundwater "water rights" owned by Annexor, as more particularly described on **Exhibit B**, attached hereto and made a part of this Agreement ("the Water Rights"), Annexor further represents that the Water Rights constitute all of the water rights appurtenant to the Property, and that the Water Rights are and will be used in connection with current uses of the Property until the Property is developed.

(a) Grant of Right of First Refusal. Annexor hereby agrees to grant to the Town a right of first refusal to acquire any portion of the Water Rights owned by Annexor.

(b) Exercise of Right of First Refusal. Annexor will not sell the Water Rights, or any part thereof, without first offering it to the Town for purchase. The right of first refusal granted to the Town shall be honored by Annexor and exercised in the following manner:

(1) If, at any time, Annexor elects to place the fee title interest in the Water Rights for sale to a third-party, or Annexor receives a bona fide third-party offer to purchase or otherwise acquire title to the Water Rights, or any part thereof, any contract which may be entered into between Annexor and such bona fide purchaser shall specifically provide that the transaction shall be subject to the right of first refusal set forth in this Agreement.

(2) In the event that Annexor enters into such contract with a bona fide third-party purchaser, the Town shall have the prior right to purchase and acquire title to the Water Rights, or the portion thereof described in such contract, upon the same terms and conditions as therein provided or, at Annexor's option, for cash, except in the event the Water Rights are to be conveyed or purchased in conjunction with a transfer of the Annexation Property; in such case where the fee title interest in the Water Rights is to be conveyed or purchased in conjunction with the sale or purchase of the fee title interest in the Annexation Property, the Town shall have the prior right to purchase and acquire title only to the Water Rights without having to acquire the Annexation Property with the Water Rights, and if the Town exercises the right of first refusal under such circumstances, Annexor shall be required to execute and deliver a Dry-Up covenant as part of the proposed sale and conveyance of the Water Rights to the Town.

(3) Annexor shall submit to the Town a duplicate original of an executed contract with the bona fide purchaser, together with duplicate originals executed by Annexor of a contract between Annexor and the town, containing the same terms and conditions as the purchase and sale contract with the third-party bona fide purchaser, except as provided in paragraph (2) above. If, after the receipt of such documents, the Town shall fail to exercise its right of first refusal by signing and returning to Annexor within 60 days of receipt, a signed copy of said contract, Annexor shall have the right to conclude the proposed sale and conveyance on the same terms and conditions, and no other, as in the contract with the bona fide third-party purchaser.

(4) The Town's failure to exercise its right of first refusal, or its written disclaimer of such right, shall be deemed a waiver and cancellation of such right of first refusal if the proposed sale and conveyance to the same bona fide third party purchaser is consummated. If the proposed sale and conveyance to the same bona fide third-party purchaser is not consummated, the right of first refusal herein set forth shall not be deemed waived or cancelled, but shall remain in full force and effect. The Town's failure to exercise, or disclaimer of, such right with respect to any transfer of less than all of the Water Rights shall not be deemed a waiver of such right with respect to that part of the Water Rights owned by Annexor after such transfer.

(5) This right of first refusal shall apply to all transactions involving a conveyance of title to the Water Rights, or any portion thereof, including but not limited to a purchase, an exchange, or any other transfer of an interest in the Water Rights for consideration.

(c) Non-Transferability. This right of first refusal shall be deemed a right extended solely and exclusively to the Town and to no third parties whether or not affiliated with the Town. The Town shall not convey or assign, in whole or in part, any of its rights associated with this Agreement to any person or third-party without Annexor's prior written consent, which shall not be unreasonably withheld.

16. **Special Provisions**.

(a) Conditions Precedent to Annexation. Annexation of the Property shall not become effective, and neither the Annexor nor the Town shall record or cause to be recorded the items described in C.R.S. § 31-12-113(2)(a)(II)(A), until all of the following conditions have been satisfied (it being acknowledged that the Town shall record the requisite documents to effect annexation of the Property upon satisfaction of the conditions precedent):

(1) The Town Board of Trustees approves Low-Density Residential (R-A) District zoning for the Property and, in the zoning ordinance, recognizes that the existing agricultural uses on Lot 1 and Lot 2 of the Minor Plat (defined below) shall be allowed to continue as a legal, nonconforming use; and

(2) The Town Board of Trustees approves a Minor Plat (defined below) for the Property; and

(3) The Town Board of Trustees approves vested property rights in accordance with Article 68 of Title 24 of the Colorado Revised Statutes and Section 16.7.21 of the Code with respect to the Minor Plat for a period of fifteen (15) years.

Sections (16)(a)(1)-(3) are collectively referred to as the "Approvals."

(b) Failure of Conditions. Annexor's consent to annexation of the Property to the Town is conditioned upon Petitioner receiving all Approvals, any one or more of which may be waived by Petitioner in Petitioner's sole discretion. Until all the Approvals have been obtained, this document shall constitute an offer by the Annexor and the Town to enter into this Agreement (notwithstanding the parties' mutual execution and delivery of this document), and the annexation of the Property to the Town shall not become effective. Annexor shall have the sole, exclusive, and unilateral right to withdraw its Petition:

(1) if one or more of the Approvals are not obtained; or

(2) at any point prior to the later to occur of:

(i) the latest final, non-appealable approval of the final ordinances, resolutions, and/or other final actions approving any of the Approvals; or

(ii) a final, non-appealable resolution or adjudication of any third-party legal proceeding or other action that would directly or indirectly challenge the Approvals or any of the Town's resolutions or ordinances approving any of the Approvals, including a petition for a referendum seeking to reverse or nullify any of the Approvals. Prior to expiration of the period described in Section 16(b)(2), without Petitioner having withdrawn the Petition, neither the Annexor nor the Town shall record or cause to be recorded this Agreement or the items described in C.R.S. §

31-12-113(2)(a)(II)(A). Upon Petitioner's withdrawal of the petition pursuant to this Section 16(b), the annexation process and this Agreement will be terminated.

(c) Access.

(1) Subject to the Town's legislative, governmental or police powers to promote and protect the health, safety and general welfare of the Town or its inhabitants, which includes without limitation, the right to restrict access from the Property to Colorado Boulevard or to modify access to a different turning movement, upon annexation Annexor shall be allowed to continue using and maintaining the existing driveway and historical access point allowing for pedestrian and vehicular ingress to and egress from the existing residential improvements located on the Property to Colorado Boulevard as of the Effective Date ("Historical Access"), but only to the extent necessary and suitable to accommodate existing agricultural and residential uses on the Property as of the Effective Date.

(2) No Vested Rights. IT IS EXPRESSLY UNDERSTOOD AND AGREED THAT ANNEXOR HAS NO CLAIM OR ENTITLEMENT TO RECEIVE ANY PARTICULAR ACCESS TO SERVE THE POTENTIAL MAXIMUM DEVELOPMENT OF THE PROPERTY UNDER THIS AGREEMENT OR WIDTH OF ACCESS FROM THE TOWN NOR ANY RIGHT OF ACCESS TO ABUTTING TOWN-OWNED OR TOWN-CONTROLLED RIGHTS-OF-WAY TO SERVE THE POTENTIAL MAXIMUM DEVELOPMENT OF THE PROPERTY UNDER THIS AGREEMENT.

(3) Historical Access shall be automatically terminated by the Town upon one or more of the following events occurring: (i) the Town grants any new permanent access to a Town street; (ii) any change in the frequency or intensity of use of the Historical Access by vehicular traffic as a result of a change in or expansion of the existing uses on the Property; (iii) upon new development or redevelopment of the Property; (iv) any change in the frequency or intensity of use of the Historical Access by vehicular traffic as a result of a change in the form, mode or types of vehicles predominantly accessing the Property; or (v) any modification of access in terms of size or shape or to accept different or additional turning movements.

(4) The Town agrees to work with any future developer(s) of the Annexation Property to determine the best access solution for a proposed development based on the plans for such development, the then-current legal and regulatory framework governing street access, traffic impacts, and other relevant factors, with the understanding that any proposed development must meet all applicable standards and go through all processes otherwise set forth in the Code.

(5) This section 16(c) shall survive termination of this Agreement.

(d) Minor Plat. Following execution of this Agreement and initiation of annexation proceedings for the Property, Annexor intends to file with the Town an application for subdivision approval, proposing to subdivide the Annexation Property into an approximate 2-acre platted residential lot (Lot 1) to accommodate the existing private residence and an approximate 32-acre lot (Lot 2) platted for future development (the "Minor Plat"), as described and depicted in **Exhibit C**, attached hereto and made a part of this Agreement. The Minor Plat application, if filed, shall be considered concurrently with annexation of the Property, as allowed by the Colorado Municipal Annexation Act of 1965.

(1) Submittal Requirements. In conjunction with the approval of the Minor Plat application, the Town will waive the following Minor Subdivision application submittal requirements:

i. Traffic Impact Study;

ii. Traffic Conformance Letter;

iii. Drainage Conformance Letter;

iv. Stormwater Management Plan;

v. Phase I Environmental Site Assessment;

vi. Wildlife/Threatened + Endangered Species/Habitat Report
Wetlands Report;

vii. Cultural/Archeological/Historic Resource Report;

viii. Mine Subsidence Report;

ix. Geotechnical Report;

x. Utility Report;

xi. Construction Plans; and

xii. Address Plat.

The incentives provided in this Section are personal to Annexor and shall only be available for the proposed Minor Plat.

(2) Upon future development of, or as a condition precedent to the approval of the future subdivision of or replatting of, all or a part of the Minor Plat property into platted, developable lots of record, the then-current owner, subdivider or developer of such tract shall design and construct the future Colorado Boulevard expansion on the land to be dedicated pursuant to Section 14(a) in accordance with (i) the terms and provisions of any future subdivision agreement; (ii) all applicable standards, rules and regulations of the Town, including the Town's Design

Standards and Construction Specifications for Public Improvements as adopted and existing on the date of approval of the future subdivision plat; and (iii) construction documents, plans and specifications all as approved by the Town Engineer.

(3) Existing Central Weld Connections. Annexor shall not be required under Section 13(a) to exclude the Annexation Property from the political boundaries of Central Weld County Water District nor will Annexor be obligated to change its existing water provider from Central Weld to the Town, upon annexation of the Annexation Property. However, as a condition precedent to any future subdivision, redevelopment, or replatting of all or a part of the Minor Plat property, Annexor shall: (i) terminate all existing water service connections from Central Weld County Water District to the Annexation Property; and (ii) take all necessary steps to transition water service for the Annexation Property to the Town, which shall include fulfilling any exclusion requirements under Section 13(a), unless the Town Board of Trustees, in its sole and absolute discretion, waives either of those requirements.

(e) Mandatory Connection. Notwithstanding Section 16(d)(3), Annexor shall connect to the Town's water utility system prior to the future approval of any subdivision, redevelopment, or replatting of all or a part of the Minor Plat property if and when municipal water facilities are available within Colorado Boulevard adjacent to the eastern side of the Property.

(f) Alternative Compliance. Annexor may fulfill the land dedication requirement under Section 14(a) by dedicating land in fee simple to the Town through the Minor Plat application review and approval process.

17. **Remedies**. The sole and exclusive remedies of Annexor against the Town for any breach of this Agreement shall be limited to breach of contract claims. The Town's remedies under this Agreement include, but are not limited to, the following:

(a) The refusal to issue any building permit or certificate of occupancy;

(b) The revocation of any building permit previously issued under which construction directly related to such building permit has not commenced, except a building permit previously issued to a third party;

(c) A demand that the security given for the completion of any public improvements be paid or honored; and

(d) Any other remedy available at law.

18. **Notices**. All notices, demands or other documents required or desired to be given to either Party under this Agreement shall be made in writing and shall be deemed effective upon receipt and shall be personally delivered or mailed by certified mail as follows:

If to the Town:

Town Manager
Town of Firestone
9950 Park Avenue
Firestone, Colorado 80504

With a required copy to:

Pam Howard, Planning Manager
Town of Firestone
9950 Park Avenue
Firestone, Colorado 80504

If to the Owner:

Virginia A. Frazer-Abel
Personal Representative of the Estate of Pasquale Varra
4704 Harlan St., Suite 250
Denver, CO 80212

With a required copy to:

Eric J. Kelly
Frazer-Abel Kelly LLC
4704 Harlan St., Suite 250
Denver, CO 80212

19. **Cooperation**. This Agreement is the product of the voluntary and cooperative effort of the Parties and shall not be construed or interpreted against either Party solely on the basis of that Party having drafted any portion of this Agreement. The Parties agree that they will cooperate with one another in accomplishing the terms, conditions, and provisions of this Agreement, and will execute such additional documents as necessary to effectuate the same.

20. **Future Acts**. Following execution of this Agreement, the parties covenant and agree that they will cooperate with each other in accomplishing the terms, conditions and provisions of the Agreement, and will execute such additional documents as necessary to effectuate the Agreement.

21. **Binding Effect of Agreement**. This Agreement shall inure to the benefit of and be binding upon the Parties, and the successors and the assigns of the respective Parties. The Parties' respective rights and obligations set forth in this Agreement shall constitute covenants that shall run with the land and will be binding upon all successors in ownership of the Property; if, however, Lot 1 or Lot 2 is ever split and platted into smaller residential lots in the future to build new residences, none of the end-users of any portion of those new lots upon which a new dwelling has been constructed and issued a certificate of occupancy will be deemed to be a successor to Annexor hereunder.

22. **Third Parties**. The covenants, stipulations and agreements contained in this Agreement are and shall be for the sole and exclusive benefit of the Parties hereto and their respective successors and assigns, and nothing in this Agreement, express or implied, is intended nor shall be construed of confer upon or give any other person any rights, remedy or claim under or by reason of the Agreement. The Town shall not be obligated or liable under the terms of this Agreement to any person or entity not a Party hereto. Further, the Town shall not be bound by any contracts or conditions that Annexor may negotiate with third parties related to matters set forth in this Agreement.

23. **Police Power**. Nothing contained in the Agreement shall constitute or be interpreted as a repeal of existing Codes or ordinances or as a waiver or release of the Town's legislative, governmental or police powers to promote and protect, the health, safety, morals or general welfare of the municipality or its inhabitants. This Agreement shall not prohibit the enactment by the Town of any tax, fee, ordinance, resolution, rule, or regulation which is of uniform and general application.

24. **No Partnership or Agency**. Notwithstanding any language in this Agreement, neither Party shall be deemed a member, partner or joint venture of each other and neither Party shall be responsible for the debts or liabilities of the other nor the other's contractor or agent.

25. **Venue.** This Agreement is being executed and delivered and is intended to be performed in the State of Colorado, and the laws of Colorado shall govern the validity, construction, enforcement, and interpretation of this Agreement. Exclusive jurisdiction and venue for resolution of any dispute arising hereunder shall be in the District Court for Weld County, Colorado.

26. **Attorney's Fees**. In the event that it is necessary to initiate legal proceedings to enforce the provisions of this Agreement, the non-prevailing Party shall be responsible for all reasonable legal expenses and costs incurred by the prevailing Party, including reasonable attorney's fees.

27. **Effective Date**. This Agreement shall be effective and binding upon the Parties immediately upon the date on which the Agreement is signed and delivered by the first of the two parties to sign and deliver, regardless of whether the Agreement is executed prior to the effective date of an ordinance annexing the Property.

28. **Entire Agreement**. This Agreement including the Exhibits and Recitals, which are incorporated herein, set forth the entire agreement of the Parties concerning the annexation. There are no promises, terms, conditions, or obligations other than those contained herein that exist with respect to the annexation. This Agreement shall supersede all other provisions, communications, representations, or agreements, either verbal or written, between the Parties with respect to the annexation and the economic incentives.

29. **Waiver Limitations**. A written waiver by either Party to this Agreement of the breach of any term or provision of this Agreement shall not operate or be construed as a waiver of any subsequent breach by another Party.

30. **Headings**. The headings of the sections or subsections of this Agreement are only for the convenience and reference of the Parties and are not intended to define, limit, or describe the scope or intent of this Agreement.

31. **Severability**. If any part, term or provision of this Agreement is held by any court of competent jurisdiction to be illegal, invalid or unenforceable, the validity of the remaining provisions shall not be affected, and the rights and obligations of the parties shall be construed and enforced as if the Agreement did not contain the particular part, term or provision held to be invalid, and the parties shall cooperate to cure any such defect.

32. **No Vested Property Rights**. .It is understood and agreed by the Parties that no vested property rights are granted by this Agreement. Annexor represents to the Town that there are no vested rights to the Annexation Property from the County of Weld or any other governmental entity. Annexor hereby waives and releases any prior vested rights which may have been so granted or acquired in Weld County so long as the Property remains annexed into the Town

33. **Disconnection**. No right or remedy of disconnection of the Annexation Property from the Town shall accrue from this Agreement, other than that provided by C.R.S. §§ 31-12-119 or -501. In the event the Annexation Property or any portion thereof is disconnected from the Town at the Annexor's request, the Town shall have no obligation to serve the disconnected Annexation Property.

34. **Referendum**. If the annexation of the Annexation Property or any portion thereof is challenged by a referendum, all provisions of the Agreement, together with the duties and obligations of each Party, shall be suspended pending the outcome of the referendum election. If the referendum challenge to the annexation results in disconnection of the Annexation Property from the Town, then this Annexation Agreement shall be null and void and of no further effect. If the referendum challenge fails, then the Annexor and the Town shall continue to be bound by this Annexation Agreement.

35. **Court Order**. In the event that the annexation of the Property or any portion thereof is voided by Final Action ("Final Action" means that no appeal can be made or the time to appeal has expired) of a court of proper jurisdiction (such Final Action not being associated with referendum or initiative matters), the Town and the Annexor shall cooperate to cure any legal defects cited by the court or that resulted in disconnection of the Annexation Property, and immediately upon such cure this Annexation Agreement shall be deemed to be an agreement to annex the Property to the Town pursuant to the Colorado Municipal Annexation Act of 1965. The Annexor or then-current owner of the Property shall reapply for annexation when the Initial Annexation Property becomes eligible for annexation as determined by the Town.

36. **Recordation**. This Agreement shall be recorded in the records of the Clerk and Recorder of Weld County, State of Colorado.

37. **Counterparts**. This Agreement may be executed by one or more Parties to this Agreement on any number of separate counterparts. Each counterpart shall be deemed to be an original, and all such counterparts taken together shall be deemed to constitute one and the same

instrument. Signature pages may be delivered by electronic mail to each Party as electronically imaged signatures such as .pdf files or by any other method which complies with the Uniform Electronic Transactions Act, C.R.S. §§ 24-71.3-101 et seq. (e.g., www.docusign.com).

IN WITNESS WHEREOF, the Parties have executed this Agreement on the 7th day of April, 2026.

[*Remainder of page left intentionally blank—Signature Pages to follow*]

ANNEXOR:

ESTATE OF PASQUALE VARRA,

By:_____
Virginia A. Frazer-Abel, Personal Representative of the Pasquale Varra Estate

STATE OF COLORADO)
)ss.
COUNTY OF Jefferson)

The foregoing Annexation Agreement was signed and sworn to before me by Virginia A. Frazer-Abel, Personal Representative of the Pasquale Varra Estate, as personal representative, of 4704 Harlan Street, Suite 250, Denver, CO 80212 this 7 day of April, 2026.

Witness my hand and official seal.

_____
(Notary Public Official Signature)

Notary Public
(Title of office)

July 31, 2027
(Commission Expiration)

MATTHEW A. PETERSON
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20194028613
MY COMMISSION EXPIRES JULY 31, 2027

TOWN OF FIRESTONE, a Colorado municipal corporation

By:_____
Don Conyac Jr., Mayor

ATTEST:

_____
Miriam Granados Luna, Town Clerk

APPROVED AS TO FORM:

_____
Town Attorney

EXHIBIT A
LEGAL DESCRIPTIONS FOR
THE ANNEXED PROPERTY
(Revised 4-23-25)

A PARCEL OF LAND LOCATED IN THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M., IN THE TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

CONSIDERING THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 1 TO BEAR NORTH 00°15'52" WEST, BEING MONUMENTED ON THE NORTH END BY A 2 1/2" ALUMINUM CAP, PLS 28656 IN MONUMENT BOX, AND ON THE SOUTH END BY A 2 1/2" ALUMINUM CAP, PLS 24307 IN MONUMENT BOX, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 1; THENCE SOUTH 43°57'55" WEST, A DISTANCE OF 43.01 FEET TO THE EXISTING MUNICIPAL BOUNDARY OF THE TOWN OF FIRESTONE, AS SHOWN ON THE PLAT OF FIRESTONE NORTH ANNEXATION RECORDED JANUARY 16, 2015 AS RECEPTION NO. 4076118 IN THE RECORDS OF THE CLERK AND RECORDER FOR WELD COUNTY, COLORADO AND THE TRUE POINT OF BEGINNING; THENCE SOUTH 00°15'52" EAST, COINCIDENT WITH THE WEST RIGHT-OF-WAY LINE OF COLORADO BOULEVARD AND THE EXISTING MUNICIPAL BOUNDARY OF THE TOWN OF FIRESTONE AS SHOWN ON THE PLAT OF BROOKS FARM SECOND ANNEXATION RECORDED JUNE 15, 2001 AS RECEPTION NO. 2857771 IN THE RECORDS OF THE CLERK AND RECORDER FOR WELD COUNTY, COLORADO; A DISTANCE OF 1289.98 FEET TO THE SOUTH LINE OF LOT B, RECORDED EXEMPTION NO. RE-1852, AS SHOWN ON THE PLAT RECORDED APRIL 8, 1996 AS RECEPTION NO. 2484545 IN THE RECORDS OF THE CLERK AND RECORDER FOR WELD COUNTY, COLORADO; THENCE SOUTH 88°12'30" WEST, COINCIDENT WITH SAID SOUTH LINE AND THE EXISTING MUNICIPAL BOUNDARY OF THE TOWN OF FIRESTONE, AS SHOWN ON THE PLAT OF THE SHORES ANNEXATION RECORDED JULY 29, 1998 AS RECEPTION NO. 2629149 IN THE RECORDS OF THE CLERK AND RECORDER FOR WELD COUNTY, COLORADO, A DISTANCE OF 1279.36 FEET TO THE SOUTHWEST CORNER OF SAID LOT B; THENCE NORTH 00°09'40" WEST, COINCIDENT WITH THE WEST LINE OF SAID LOT B, A DISTANCE OF 918.96 FEET TO THE SOUTHWEST CORNER OF LOT A OF SAID RE-1852; THENCE SOUTH 60°25'53" EAST, COINCIDENT WITH THE SOUTH LINE OF SAID LOT A, A DISTANCE OF 345.57 FEET; THENCE NORTH 88°11'34" EAST, COINCIDENT WITH THE SOUTH LINE OF SAID LOT A, A DISTANCE OF 116.45 FEET TO THE SOUTHEAST CORNER OF SAID LOT A; THENCE NORTH 01°48'19" WEST, COINCIDENT WITH THE EAST LINE OF SAID LOT A, A DISTANCE OF 550.54 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD 26; THENCE NORTH 88°11'41" EAST, COINCIDENT WITH SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 876.18 FEET TO THE TRUE POINT OF BEGINNING

SAID PARCEL CONTAINS 1,450,036 SQUARE FEET OR 33.29 ACRES, MORE OR LESS

EXHIBIT B
WATER RIGHTS APPURTENANT TO THE PROPERTY

There are no surface water rights associated with the property.

A permitted well is located on the property (Well Permit Number 20441-A). However, "The use of ground water from this well is limited to ordinary household purposes inside one (1) single family dwelling, the watering of livestock on a farm or ranch, the irrigation of not more than 10,890 square feet (1/4 acre) of home gardens and lawns and fire protection, per decree." See permit attached.

Form No. GWS-25

OFFICE OF THE STATE ENGINEER
COLORADO DIVISION OF WATER RESOURCES

818 Centennial Bldg., 1313 Sherman St., Denver, Colorado 80203
(303) 866-3581

857

WELL PERMIT NUMBER 20441- A

DIV. 1 CNTY. 62 WD 6 DES. BASIN MD

Lot: Block: Filing: Subdiv:

APPLICANT

FRANK SEWALD
11979 WCR 13
LONGMONT CO 80504-

(303)776-2161

APPROVED WELL LOCATION
WELD COUNTY

NE 1/4 NE 1/4 Section 1
Twp 2 N RANGE 68 W 6th P.M.

DISTANCES FROM SECTION LINES

150 Ft. from North Section Line
100 Ft. from East Section Line

PERMIT TO CONSTRUCT A WELL

ISSUANCE OF THIS PERMIT DOES NOT CONFER A WATER RIGHT

CONDITIONS OF APPROVAL

1) This well shall be used in such a way as to cause no material injury to existing water rights. The issuance of the permit does not assure the applicant that no injury will occur to another vested water right or preclude another owner of a vested water right from seeking relief in a civil court action.

2) The construction of this well shall be in compliance with the Water Well Construction Rules 2 CCR 402-2, unless approval of a variance has been granted by the State Board of Examiners of Water Well Construction and Pump Installation Contractors in accordance with Rule 18.

3) Approved pursuant to CRS 37-92-602(3)(c) for the relocation of an existing well, permit no. 20441 (decreed by the Division 1 Water Court as well no. LF-10 in case no. 82-CW-263. The old well must be plugged and sealed according to the Water Well Construction Rules within ninety (90) days of completion of the new well. The enclosed Well Abandonment Report form must be completed and submitted to affirm that the old well was properly plugged and sealed.

4) The use of ground water from this well is limited to ordinary household purposes inside one (1) single family dwelling, the watering of livestock on a farm or ranch, the irrigation of not more than 10,890 square feet (1/4 acre) of home gardens and lawns and fire protection, per decree.

5) The depth of this well shall not exceed 40 feet or the top of the Laramie Fox-Hills sandstone, whichever comes first and which corresponds to the base of the alluvial aquifer.

6) The maximum pumping rate shall not exceed 31 GPM.

7) This well shall be constructed not more than 200 feet from the location decreed for well no. LF-10 in case no. 82-CW-263.

RAN 3-11-99

APPROVED
RAN

State Engineer

By

Receipt No. 0442461 DATE ISSUED MAR 11 1999 EXPIRATION DATE MAR 11 2001

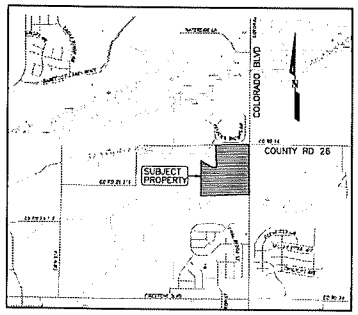
EXHIBIT C

MINOR PLAT – VARRA ESTATE SUBDIVISION

MINOR PLAT - VARRA ESTATE SUBDIVISON

Part of the Northeast 1/4 of Section 1,
Township 2 North, Range 68 West of the 6th P.M.,
Town of Firestone, County of Weld, State of Colorado

Sheet 1 of 1

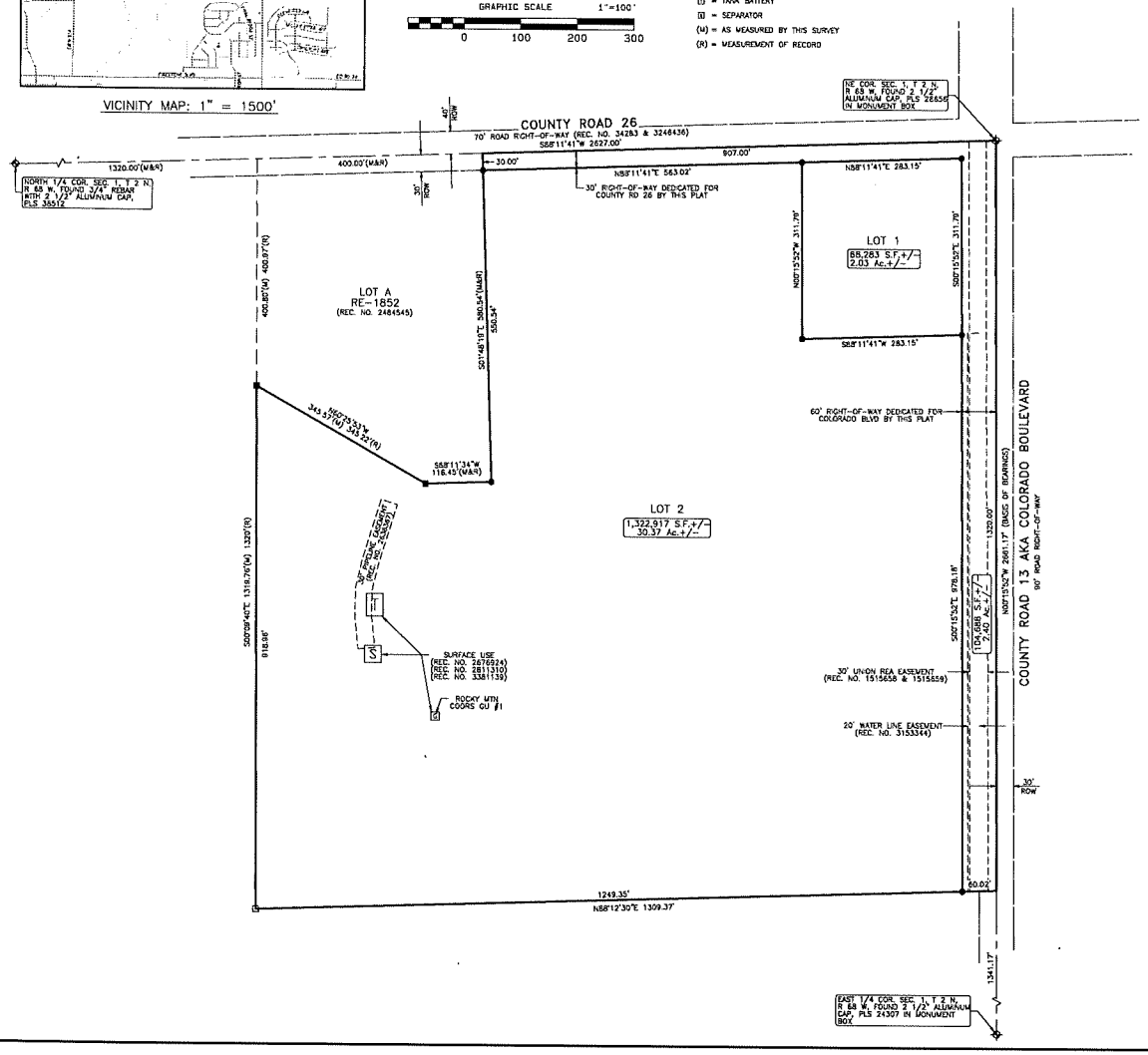


VICINITY MAP: 1" = 1500'

LEGEND

- ⌖ = ALIQUOT MONUMENT, AS NOTED
- ● = SET 5/8" X 24" REBAR WITH 2" ALUMINUM CAP, PLS 37971
- ■ = FOUND 1/2" REBAR WITH 1" YELLOW PLASTIC CAP, PLS 7242
- □ = FOUND 5/8" REBAR WITH 2" ALUMINUM CAP, PLS 24305
- ⊠ = OIL/GAS WELL
- Ⓣ = TANK BATTERY
- Ⓢ = SEPARATOR
- (M) = AS MEASURED BY THIS SURVEY
- (R) = MEASUREMENT OF RECORD

GRAPHIC SCALE 1"=100'
0 100 200 300



OWNER'S CERTIFICATE & DEDICATION

KNOW ALL MEN BY THESE PRESENTS, VIRGINIA A. FRAZER-ABEL AS PERSONAL REPRESENTATIVE OF THE ESTATE OF PASQUALE VARRA, BEING THE SOLE OWNERS OF THE LAND SHOWN ON THIS FINAL PLAT AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT B OF RECORDED EXEMPTION NO. 1313-01-1 RE-1852, BEING A PART OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M., AS SHOWN ON THE PLAT RECORDED APRIL 8, 1998 AS RECEPTION NO. 2484545 IN THE RECORDS OF THE CLERK AND RECORDER FOR WELD COUNTY, COLORADO

SAID PARCEL CONTAINS 1,515,868 SQUARE FEET OR 34.80 ACRES, MORE OR LESS

HAVE LAID OUT, SUBDIVIDED AND PLATTED SAID LAND UNDER THE NAME OF MINOR PLAT – VARRA ESTATE SUBDIVISION, A SUBDIVISION IN THE TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO, AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE TOWN OF FIRESTONE THE STREETS, AVENUES AND OTHER PUBLIC PLACES, AS SHOWN ON THE ACCOMPANYING PLAT FOR PUBLIC USE THEREOF FOREVER AND DOES FURTHER DEDICATE TO THE USE OF THE TOWN OF FIRESTONE AND ALL SERVING PUBLIC UTILITIES (AND OTHER APPROPRIATE ENTITIES) THOSE PORTIONS OF SAID REAL PROPERTY WHICH ARE DESIGNATED AS EASEMENTS AS SHOWN.

OWNER: VIRGINIA A. FRAZER-ABEL AS PERSONAL REPRESENTATIVE OF THE ESTATE OF PASQUALE VARRA

_____
VIRGINIA A. FRAZER-ABEL AS PERSONAL REPRESENTATIVE OF THE ESTATE OF PASQUALE VARRA

STATE OF COLORADO }
COUNTY OF WELD } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS____ DAY OF_____, 20____

BY: VIRGINIA A. FRAZER-ABEL AS PERSONAL REPRESENTATIVE OF THE ESTATE OF PASQUALE VARRA

WITNESS MY HAND AND OFFICIAL SEAL

_____
NOTARY PUBLIC

_____
MY COMMISSION EXPIRES

TOWN APPROVAL

THIS IS TO CERTIFY THAT THE PLAT OF MINOR PLAT – VARRA ESTATE SUBDIVISON

WAS APPROVED ON THIS____ DAY OF _____, 20____ BY RESOLUTION NO._____ AND THAT THE MAYOR OF THE TOWN OF FIRESTONE ON BEHALF OF THE TOWN OF FIRESTONE, HEREBY ACKNOWLEDGES SAID PLAT UPON WHICH THIS CERTIFICATE IS ENDORSED FOR ALL PURPOSES INDICATED THEREON

_____
MAYOR

ATTEST:_____
TOWN CLERK

APPROVAL OF THIS MINOR SUBDIVISION PLAT CREATES A VESTED PROPERTY RIGHT PURSUANT TO ARTICLE 68 OF TITLE 24, C.R.S., AS AMENDED; AND ANNEXATION AGREEMENT DATED _____, 202_ ; AND, THE FIRESTONE MUNICIPAL CODE.

NOTES

1) BASIS OF BEARINGS: THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M., IN WELD COUNTY, COLORADO IS ASSUMED TO BEAR NORTH 00°15'52" WEST, BEING MONUMENTED ON THE NORTH END BY A 2 1/2" ALUMINUM CAP, PLS 28656 IN MONUMENT BOX, AND ON THE SOUTH END BY A 2 1/2" ALUMINUM CAP, PLS 24307 IN MONUMENT BOX, WITH ALL BEARINGS SHOWN HEREON RELATIVE THERETO.

2) ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.

3) CERTIFICATION DEFINED: THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" BY A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE PRACTICE OF LAND SURVEYING, CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OF FINDINGS WHICH ARE SUBJECT OF THE CERTIFICATION, AND DO DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESS OR IMPLIED.

4) ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTIONS BASED UPON A DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

5) AMERICAN WEST LAND SURVEYING COMPANY RELIED UPON INFORMATIONAL BINDER PROVIDED BY LAND TITLE GUARANTEE COMPANY DATED FEBRUARY 19, 2025, ORDER NO. FCF25214563, FOR INFORMATION REGARDING EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

6) DISTANCES ON THIS DRAWING ARE EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.

SURVEYOR'S STATEMENT

I, CURTIS D. HOOS, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY REPRESENTED BY THIS PLAT WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THIS PLAT ACCURATELY REPRESENTS SAID SURVEY TO THE BEST OF MY KNOWLEDGE AND BELIEF.

CURTIS D. HOOS, PLS 37971
FOR AND ON BEHALF OF:
AMERICAN WEST LAND SURVEYING CO.
A COLORADO CORPORATION

FIRESTONE INFORMATION BLOCK	
NAME OF SUBMITTAL:	MINOR PLAT VARRA ESTATE SUBDIVISION
TYPE OF SUBMITTAL:	MINOR PLAT
FILING NUMBER:	
PHASE NUMBER:	
SHEET TITLE:	MINOR PLAT
PREPARATION DATE:	11/3/25
REVISION DATE:	1/6/26
REVISION DATE:	
REVISION DATE:	
REVISION DATE:	
REVISION DATE:	
SHEET 1 OF 1	

OWNER / APPLICANT

ESTATE OF PASQUALE VARRA
11878 COLORADO BLVD
FIRESTONE, CO 80504
C/o VIRGINIA A. FRAZER-ABEL

TECHNICAL CONSULTANT

AMERICAN WEST LAND SURVEYING CO.
P.O. BOX 129
BRIGHTON, CO 80601
C/o CURTIS HOOS
303-659-1532
EMAIL: CURTISAW@AOL.COM

American West Land Surveying Co.
A Colorado Corporation
PO Box 129, Brighton, CO 80601 * Ph.303-659-1532 F.303-655-0575 * amwestllc.com

SCALE 1" = 100' | DRAWN BY: CDH | CHECKED BY: MJH | DATE: JANUARY 6, 2026

JOB NO. 26-- | FILE: \\server\Surveys\T1-2N\T2N_R68W\S1\VARRA MINOR SUB.prj

AGENDA INFORMATION MEMORANDUM FIRESTONE BOARD OF TRUSTEES	**AIM No.:** 8.c **Land Development** **Meeting Date:** June 17, 2026 **Initiated By:** Matt Thompson **Department:** Planning & Development

AGENDA ITEM

PUBLIC HEARING: Ordinance 1080: AN ORDINANCE OF THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO ZONING CERTAIN LAND, FULLY DESCRIBED HEREIN, KNOWN AS THE VARRA ESTATE ANNEXATION, TO TOWN OF FIRESTONE LOW-DENSITY RESIDENTIAL ZONING DISTRICT

RECOMMENDATION

Staff recommends the Board of Trustees approve Ordinance No. 1080, which will zone the Property in the Town of Firestone Low-Density Residential zone district.

APPROVAL/DENIAL OPTIONS

Approval: The Board moves to approve the Ordinance.
Approval with Conditions: The Board moves to approve the Ordinance, listing the Board's conditions.
Denial: The Board moves to deny the Ordinance.
No Action: The Board provides staff with specific instructions to modify the Ordinance and return at a future date.

SUMMARY

The proposed initial zoning for the Varra Estate Annexation property is Low-Density Residential (R-A), which specifies the following Purpose:

Title 16 of the Firestone Development Code (FDC), Chapter 2. Zoning Districts, 16.2.2.C. Purpose: To provide area for residential uses of an urban character, at a gross density not to exceed five (5) dwelling units per acre.

The zone district classification of R-1 from the former Town zoning code and development regulations located outside the Old Town Firestone area is intended to be included in the R-A district.

FINANCIAL CONSIDERATIONS

N/A

HISTORY AND PREVIOUS BOARD ACTION

On April 15, 2026, the Town of Firestone Board of Trustees adopted Resolution No. 26-21, accepting the petition for annexation and finding it to be in Substantial Compliance with the applicable requirements of C.R.S. 31-12-101 et seq., and establishing a public hearing date of May 20, 2026, to determine eligibility and adopt findings of fact. Due to a publication error, the board amended the resolution on May 13, 2026, rescheduling the hearing to June 17, 2026. The findings of fact and annexation adoption preceded this item on this agenda.

BOARD STRATEGIC PLAN IMPACT

✓ This agenda item furthers the Board of Trustees' strategic goal:
N/A

ATTACHMENTS

1. Ordinance 1080 Varra Estate Annexation Initial Zoning
2. Varra Estate Zoning Map

ORDINANCE NO. 1080

AN ORDINANCE OF THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO ZONING CERTAIN LAND, FULLY DESCRIBED HEREIN, KNOWN AS THE VARRA ESTATE ANNEXATION, TO TOWN OF FIRESTONE LOW-DENSITY RESIDENTIAL ZONING DISTRICT

WHEREAS, Estate of Pasquale Varra, by Virigina A. Frazer-Abel, as Personal Representative for the Estate, who owns certain real property generally located in Section 1, Township 2 North, Range 68 West, County of Weld, State of Colorado and as legally described and depicted in **Exhibit A** ("Property"), attached hereto and incorporated herein, has submitted an application proposing to zone the Property to Town of Firestone Low-Density Residential zone district (the "Application"); and

WHEREAS, on June 17, 2026, the Town of Firestone Board of Trustees ("Town Board") conducted a public hearing on the Application; and

WHEREAS, after considering the testimony, evidence and argument presented at the Town Board public hearing, and the applicable requirements and standards set forth in Section 16.7.4.E.3 of the Firestone Development Code, the Town Board finds and determines that the Application is complete, that the Applicant has met the applicable requirements and standards set forth in Section 16.7.4.E.3 of the Firestone Development Code.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO:

Section 1. The Property legally described in **Exhibit A**, which is attached hereto and incorporated herein, and which consists of approximately 34.18 acres, more or less, shall be zoned Town of Firestone Low-Density Residential (R-A) Zone District.

Section 2. The Town Board certifies a change in the Zoning Map zoning the property described herein to Town of Firestone Low-Density Residential (R-A) Zone District.

Section 3. The Town Board directs that a certified copy of this Ordinance be filed with the Town Clerk and further, that the Town Clerk index, file and make the Ordinance available to the public.

Section 4. If any article, section, paragraph, sentence, clause or phrase of this ordinance is held to be unconstitutional or invalid for any reason, such decision will not affect the validity or constitutionality of the remaining portions of this ordinance. The Board of Trustees hereby declares that it would have passed this ordinance and each part or parts hereof irrespective of the fact that any one part or parts be declared unconstitutional or invalid.

Section 5. All other ordinances or portions thereof inconsistent or conflicting with this ordinance or any portion hereof are hereby repealed to the extent of such inconsistency or conflict.

INTRODUCED, READ, ADOPTED, APPROVED, AND ORDERED PUBLISHED BY TITLE this __ day of _____, 2026.

TOWN OF FIRESTONE, COLORADO

_____

Don Conyac Jr., Mayor

ATTEST:

_____
Miriam Granados Luna, CMC, Town Clerk

APPROVED AS TO FORM:

_____
Marshall Keith Martin, Town Attorney

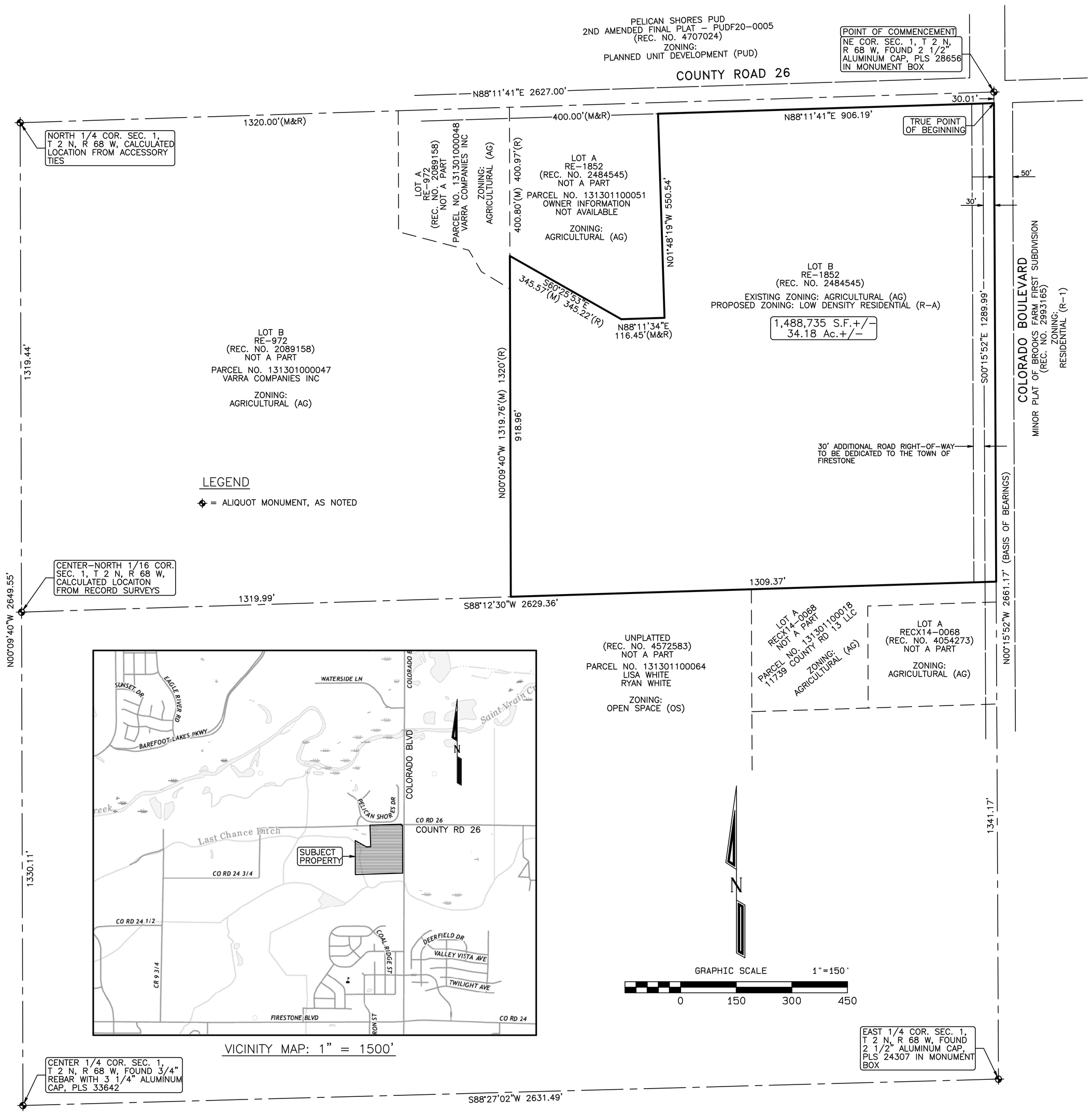
EXHIBIT A

(Zoning Map – Varra Estate Annexation)

VARRA ESTATE ZONING MAP

Part of the Northeast 1/4 of Section 1,
Township 2 North, Range 68 West of the 6th P.M.,
Town of Firestone, County of Weld, State of Colorado

Sheet 1 of 1



PROPERTY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M., IN THE TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

CONSIDERING THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 1 TO BEAR NORTH 00°15'52" WEST, BEING MONUMENTED ON THE NORTH END BY A 2 1/2" ALUMINUM CAP, PLS 28656 IN MONUMENT BOX, AND ON THE SOUTH END BY A 2 1/2" ALUMINUM CAP, PLS 24307 IN MONUMENT BOX, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 1; THENCE SOUTH 00°15'52" EAST, COINCIDENT WITH THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 30.01 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00°15'52" EAST, COINCIDENT WITH SAID EAST LINE, A DISTANCE OF 1289.99 FEET TO THE SOUTHEAST CORNER OF LOT B, RECORDED EXEMPTION NO. RE–1852, AS SHOWN ON THE PLAT RECORDED APRIL 8, 1996 AS RECEPTION NO. 2484545 IN THE RECORDS OF THE CLERK AND RECORDER FOR WELD COUNTY, COLORADO; THENCE SOUTH 88°12'30" WEST, COINCIDENT WITH SAID SOUTH LINE, A DISTANCE OF 1309.37 FEET TO THE SOUTHWEST CORNER OF SAID LOT B; THENCE NORTH 00°09'40" WEST, COINCIDENT WITH THE WEST LINE OF SAID LOT B, A DISTANCE OF 918.96 FEET TO THE SOUTHWEST CORNER OF LOT A OF SAID RE–1852; THENCE SOUTH 60°25'53" EAST, COINCIDENT WITH THE SOUTH LINE OF SAID LOT A, A DISTANCE OF 345.57 FEET; THENCE NORTH 88°11'34" EAST, COINCIDENT WITH THE SOUTH LINE OF SAID LOT A, A DISTANCE OF 116.45 FEET TO THE SOUTHEAST CORNER OF SAID LOT A; THENCE NORTH 01°48'19" WEST, COINCIDENT WITH THE EAST LINE OF SAID LOT A, A DISTANCE OF 550.54 FEET TO THE SOUTH RIGHT–OF–WAY LINE OF COUNTY ROAD 26; THENCE NORTH 88°11'41" EAST, COINCIDENT WITH SAID SOUTH RIGHT–OF–WAY LINE, A DISTANCE OF 906.19 FEET TO THE TRUE POINT OF BEGINNING

SAID PARCEL CONTAINS 1,488,735 S.F. OR 34.18 ACRES, MORE OR LESS

TOWN APPROVAL

THIS IS TO CERTIFY THAT THE ZONING CHANGE AS SHOWN AND DESCRIBED HEREON WAS APPROVED

ON THE_____DAY OF_____, 20_____ BY ORDINANCE NO._____
PASSED AND ADOPTED AT THE REGULAR MEETING OF THE BOARD OF TRUSTEES OF THE

TOWN OF FIRESTONE, HELD ON THE_____ DAY OF_____, 20_____

_____
MAYOR

_____
ATTEST: TOWN CLERK

SURVEYOR'S CERTIFICATE

I, CURTIS D. HOOS, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE REZONING MAP SHOWN HEREON IS A CORRECT REPRESENTATION OF THE ABOVE DESCRIBED PARCEL, AND THAT THIS MAP WAS PREPARED BY ME AND IS BASED UPON A SURVEY PERFORMED BY ME, AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF

CURTIS D. HOOS, PLS 37971
FOR AND ON BEHALF OF:
AMERICAN WEST LAND SURVEYING CO.
BRIGHTON, CO 80601

NOTES

1) BASIS OF BEARINGS: THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M., IN WELD COUNTY, COLORADO IS ASSUMED TO BEAR NORTH 00°15'52" WEST, BEING MONUMENTED ON THE NORTH END BY A 2 1/2" ALUMINUM CAP, PLS 28656 IN MONUMENT BOX, AND ON THE SOUTH END BY A 2 1/2" ALUMINUM CAP, PLS 24307 IN MONUMENT BOX, WITH ALL BEARINGS SHOWN HEREON RELATIVE THERETO.

2) ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18–4–508, C.R.S.

3) CERTIFICATION DEFINED: THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" BY A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE PRACTICE OF LAND SURVEYING, CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OF FINDINGS WHICH ARE SUBJECT OF THE CERTIFICATION, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESS OR IMPLIED.

4) ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTIONS BASED UPON A DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

5) THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY AMERICAN WEST LAND SURVEYING CO. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD.

6) DISTANCES ON THIS DRAWING ARE EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.

American West
Land Surveying Co.
A Colorado Corporation
PO Box 129, Brighton, CO 80601 * P:303–659–1532 F:303–655–0575 * amwestls.com

SCALE 1" = 150'	DRAWN BY: CDH	CHECKED BY: MJH	DATE: SEPT 23, 2025
REVISIONS:			
JOB NO: 25–	FILE: Z:\T1–2N\T2N_R68W\S1\LOT B_RE1852_REZONE.pro		

AGENDA INFORMATION MEMORANDUM FIRESTONE BOARD OF TRUSTEES	**AIM No.:** 9.a **Discussion/Action** **Meeting Date:** June 17, 2026 **Initiated By:** Pam Howard **Department:** Planning & Development

AGENDA ITEM

PUBLIC HEARING: Ordinance 1077: AN ORDINANCE OF THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO, REPEALING AND REENACTING IN THEIR ENTIRETY CHAPTERS 15.04 (INTERNATIONAL BUILDING CODE), 15.06 (INTERNATIONAL RESIDENTIAL CODE), 15.08 (NATIONAL ELECTRIC CODE), 15.10 (INTERNATIONAL EXISTING BUILDING CODE), 15.12 (INTERNATIONAL FUEL GAS CODE), 15.14 (INTERNATIONAL MECHANICAL CODE), 15.16 (INTERNATIONAL PLUMBING CODE), 15.18 (INTERNATIONAL PROPERTY MAINTENANCE CODE), 15.20 (INTERNATIONAL SWIMMING POOL AND SPA CODE), 15.32 (INTERNATIONAL FIRE CODE) AND CHAPTER 15.36 (INTERNATIONAL ENERGY CONSERVATION CODE) OF THE FIRESTONE MUNICIPAL CODE; ENACTING A NEW CHAPTER 15.22 REGARDING THE ADOPTION OF THE COLORADO MODEL ELECTRIC READY AND SOLAR READY CODES; AND ENACTING A NEW CHAPTER 15.38 REGARDING THE COLORADO WILDFIRE RESILIENCY CODE

RECOMMENDATION

Staff recommends that the Board approve Ordinance 1077.

APPROVAL/DENIAL OPTIONS

Approval: The Board moves to approve the Ordinance.
Approval with Conditions: The Board moves to approve the Ordinance, listing the Board's conditions.
Denial: The Board moves to deny the Ordinance.
No Action: The Board provides staff with specific instructions to modify the Ordinance and return at a future date.

SUMMARY

For the Board of Trustees' consideration at a public hearing is Ordinance 1077, which repeals and reenacts existing portions of Title 15 of the Firestone Municipal Code and adds a new section to Title 15 as they pertain to the Town's adopted building codes.

- Chapter 15.04 – International Building Code (2024)
- Chapter 15.06 – International Residential Code (2024)
- Chapter 15.08 – National Electric Code (current edition)
- Chapter 15.10 – International Existing Building Code (2024)
- Chapter 15.12 – International Fuel Gas Code (current edition)
- Chapter 15.14 – International Mechanical Code (2024)
- Chapter 15.16 – International Plumbing Code (current edition)
- Chapter 15.18 – International Property Maintenance Code (2024)
- Chapter 15.20 – International Swimming Pool and Spa Code (2024)
- Chapter 15.22 – Colorado Model Electric Ready and Solar Ready Codes (current edition)
- Chapter 15.32 – International Fire Code (2024)
- Chapter 15.36 – International Energy Conservation Code (2024)

- Chapter 15.38 – Colorado Wildfire Resiliency Code (current edition)

FINANCIAL CONSIDERATIONS

n/a

HISTORY AND PREVIOUS BOARD ACTION

The current building codes were approved by Ordinance 1029 at the June 21, 2023, Board meeting. The proposed amendments were discussed at the Special Meeting on May 13, 2026, and the First Reading was held at the May 20, 2026, Board meeting.

BOARD STRATEGIC PLAN IMPACT

✓ This agenda item furthers the Board of Trustees' strategic goal:
- Maintain a Safe, Clean & Beautiful Town
- Design and Promote Livable Neighborhoods & Homes

ATTACHMENTS

1. Ordinance 1077

ORDINANCE NO. 1077

AN ORDINANCE OF THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO, REPEALING AND REENACTING IN THEIR ENTIRETY CHAPTERS 15.04 (INTERNATIONAL BUILDING CODE), 15.06 (INTERNATIONAL RESIDENTIAL CODE), 15.08 (NATIONAL ELECTRIC CODE), 15.10 (INTERNATIONAL EXISTING BUILDING CODE), 15.12 (INTERNATIONAL FUEL GAS CODE), 15.14 (INTERNATIONAL MECHANICAL CODE), 15.16 (INTERNATIONAL PLUMBING CODE), 15.18 (INTERNATIONAL PROPERTY MAINTENANCE CODE), 15.20 (INTERNATIONAL SWIMMING POOL AND SPA CODE), 15.32 (INTERNATIONAL FIRE CODE) AND CHAPTER 15.36 (INTERNATIONAL ENERGY CONSERVATION CODE) OF THE FIRESTONE MUNICIPAL CODE; ENACTING A NEW CHAPTER 15.22 REGARDING THE ADOPTION OF THE COLORADO MODEL ELECTRIC READY AND SOLAR READY CODES; AND ENACTING A NEW CHAPTER 15.38 REGARDING THE COLORADO WILDFIRE RESILIENCY CODE

WHEREAS, C.R.S. § 31-16-202 permits the adoption by reference of standard codes; and

WHEREAS, the Town of Firestone ("Town") Board of Trustees ("Board") recognizes that the 2024 International Building Code; the 2024 International Residential Code; the 2024 International Existing Building Code, the 2024 International Mechanical Code; the 2024 International Property Maintenance Code; the 2024 International Fire Code; the 2024 International Energy Conservation Code, and the 2024 International Swimming Pool and Spa Code, all with their respective amendments ("I-Codes"); and the current editions of National Electric Code; the International Plumbing Code; the International Fuel Gas Code, as adopted by the State of Colorado, and the 2025 Colorado Wildfire Resiliency Code, all with their respective amendments ("State Codes") will improve the construction and maintenance of the built environment and will thereby promote the health, safety, resiliency, affordability, sustainability, and general welfare of our community; and

WHEREAS, the above-referenced revised editions of the I-Codes and the State codes represent national building and construction standards that are updated and amended from time to time to conform to the changing needs of the construction industry; and

WHEREAS, the Town Board recognizes that the Colorado Model Electric Ready and Solar Ready Codes, as adopted by the State of Colorado Energy Office and published by the State of Colorado Department of Local Affairs, with amendments, is essential for improving the energy performance of homes and buildings by preparing them for electric vehicles, rooftop solar, and high efficiency electric appliances; and

WHEREAS, the Town desires to adopt by reference the 2024 I-Codes, 2024 State Codes, and the Colorado Model Electric Ready and Solar Ready Codes with certain amendments as described in this ordinance; and

WHEREAS, the Town held a public hearing on June 17, 2026, with proper notice provided, to consider adoption of the 2024 I-Codes, the 2024 State Codes, and the Colorado Model Electric Ready and Solar Ready Codes as required by law.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO:

Section 1. Chapter 15.04, "International Building Code," of the Firestone Municipal Code is hereby repealed in its entirety and re-enacted to read as follows:

Chapter 15.04 International Building Code.

15.04.010 Adoption.

(a) The 2024 Edition of the International Building Code ("IBC"), published by the International Code Council, Inc., 4051 West Flossmoor Road, Country Club Hills, Illinois 60478, including Chapters 1 through 35 and Appendix Chapters H (Signs), I (Patio Covers), and N (Replicable Buildings), is hereby adopted by reference as if fully set forth herein. All local amendments to the IBC are set forth in the 2026 Firestone Building and Construction Code ("this code"), published by the Town of Firestone, Colorado, 9950 Park Avenue, Firestone, Colorado 80504, as filed with the Town Clerk on June 18, 2026, and attached hereto as Exhibit A. Exhibit A is hereby adopted in its entirety by reference as the official building code of the Town and may be cited as the "2026 Firestone Building and Construction Code

(b) This code and all amendments thereto will be maintained by the building official and may be inspected by any interested person between the hours of 8:30 a.m. and 5:00 p.m., Monday through Friday, holidays excepted.

Section 2. Chapter 15.06, "International Residential Code," of the Firestone Municipal Code is hereby repealed in its entirety and re-enacted to read as follows:

Chapter 15.06 International Residential Code

15.06.010 Adoption.

(a) The 2024 Edition of the International Residential Code for One- and Two-Family Dwellings ("IRC"), published by the International Code Council, Inc., 4051 West Flossmoor Road, Country Club Hills, Illinois 60478, including Chapters 1 through 33 and Appendix Chapters BE (Radon Control Methods) and BF (Patio Covers), is hereby adopted by reference as if fully set forth herein. All local amendments to the IRC are set forth in the 2026 Firestone Building and Construction Code ("this code"), published by the Town of Firestone, Colorado, 9950 Park Avenue, Firestone, Colorado 80504, as filed with the Town Clerk on June 18, 2026, and attached hereto as Exhibit A. Exhibit A is hereby adopted in its entirety by reference as the official building code of the Town and may be cited as the "2026 Firestone Building and Construction Code."

(b) This code and all amendments thereto will be maintained by the building official and may be inspected by any interested person between the hours of 8:30 a.m. and 5:00 p.m., Monday through Friday, holidays excepted.

Section 3. Chapter 15.08, "National Electric Code" of the Firestone Municipal Code is hereby repealed in its entirety and re-enacted to read as follows:

Chapter 15.08 National Electric Code.

15.08.010 Adoption.

(a) The current edition of the National Electrical Code ("NEC") (NFPA 70), as adopted and as may be amended from time to time by the State of Colorado, is hereby adopted by reference as if fully set forth herein. The NEC shall be deemed automatically updated to reflect any amendments, revisions, or re-adoptions by the State of Colorado, without further action by the Board of Trustees. All local amendments to the NEC are set forth in the 2026 Firestone Building and Construction Code ("this code"), published by the Town of Firestone, Colorado, 9950 Park Avenue, Firestone, Colorado 80504, as filed with the Town Clerk on June 18, 2026, and attached hereto as Exhibit A. Exhibit A is hereby adopted in its entirety by reference as the official building code of the Town and may be cited as the "2026 Firestone Building and Construction Code."

(b) This code and all amendments thereto will be maintained by the building official and may be inspected by any interested person between the hours of 8:30 a.m. and 5:00 p.m., Monday through Friday, holidays excepted.

Section 4. Chapter 15.10, "International Existing Building Code," of the Firestone Municipal Code is hereby repealed in its entirety and re-enacted to read as follows:

Chapter 15.10 International Existing Building Code.

15.10.010 Adoption.

(a) The 2024 Edition of the International Existing Building Code ("IEBC"), published by the International Code Council, Inc., 4051 West Flossmoor Road, Country Club Hills, Illinois 60478, including Chapters 1 through 16, is hereby adopted by reference as if fully set forth herein. All local amendments to the IEBC are set forth in the 2026 Firestone Building and Construction Code ("this code"), published by the Town of Firestone, Colorado, 9950 Park Avenue, Firestone, Colorado 80504, as filed with the Town Clerk on June 18, 2026, and attached hereto as Exhibit A. Exhibit A is hereby adopted in its entirety by reference as the official building code of the Town and may be cited as the "2026 Firestone Building and Construction Code."

(b) This code and all amendments thereto will be maintained by the building official and may be inspected by any interested person between the hours of 8:30 a.m. and 5:00 p.m., Monday through Friday, holidays excepted.

Section 5. Chapter 15.12, "International Fuel Gas Code," of the Firestone Municipal Code is hereby repealed in its entirety and re-enacted to read as follows:

Chapter 15.12 International Fuel Gas Code.

15.12.010 Adoption.

(a) The current edition of the International Fuel Gas Code ("IFGC"), as adopted and as may be amended from time to time by the State of Colorado, is hereby adopted by reference as if fully set forth herein. The IFGC shall be deemed automatically updated to reflect any amendments, revisions, or re-adoptions by the State of Colorado, without further action by the Board of Trustees. All local amendments to the IFGC are set forth in the 2026 Firestone Building and Construction Code ("this code"), published by the Town of Firestone, Colorado, 9950 Park Avenue, Firestone, Colorado 80504, as filed with the Town Clerk on June 18, 2026, and attached hereto as Exhibit A. Exhibit A is hereby adopted in its entirety by reference as the official building code of the Town and may be cited as the "2026 Firestone Building and Construction Code."

(b) This code and all amendments thereto will be maintained by the building official and may be inspected by any interested person between the hours of 8:30 a.m. and 5:00 p.m., Monday through Friday, holidays excepted.

Section 6. Chapter 15.14, "International Mechanical Code," of the Firestone Municipal Code is hereby repealed in its entirety and re-enacted to read as follows:

Chapter 15.14 International Mechanical Code.

15.14.010 Adoption.

(a) The 2024 Edition of the International Mechanical Code ("IMC"), published by the International Code Council, Inc., 4051 West Flossmoor Road, Country Club Hills, IL 60478, including Chapters 1 through 15, is hereby adopted by reference as if fully set forth herein. All local amendments to the IMC are set forth in the 2026 Firestone Building and Construction Code ("this code"), published by the Town of Firestone, Colorado, 9950 Park Avenue, Firestone, Colorado 80504, as filed with the Town Clerk on June 18, 2026, and attached hereto as Exhibit A. Exhibit A is hereby adopted in its entirety by reference as the official building code of the Town and may be cited as the "2026 Firestone Building and Construction Code."

(b) This code and all amendments thereto will be maintained by the building official and may be inspected by any interested person between the hours of 8:30 a.m. and 5:00 p.m., Monday through Friday, holidays excepted.

Section 7. Chapter 15.16, "International Plumbing Code," of the Firestone Municipal Code is hereby repealed in its entirety and re-enacted to read as follows:

Chapter 15.16 International Plumbing Code.

15.16.010 Adoption.

(a) The current edition of the International Plumbing Code ("IPC"), as adopted and as may be amended from time to time by the State of Colorado, is hereby adopted by reference as if fully set forth herein. The IPC shall be deemed automatically updated to reflect any amendments, revisions, or re-adoptions by the State of Colorado, without further action by the Board of Trustees. All local amendments to the IPC are set forth in the 2026 Firestone Building and Construction Code ("this code"), published by the Town of Firestone, Colorado, 9950 Park Avenue, Firestone, Colorado 80504, as filed with the Town Clerk on June 18, 2026, and attached hereto as Exhibit A. Exhibit A is hereby adopted in its entirety by reference as the official building code of the Town and may be cited as the "2026 Firestone Building and Construction Code."

(b) This code and all amendments thereto will be maintained by the building official and may be inspected by any interested person between the hours of 8:30 a.m. and 5:00 p.m., Monday through Friday, holidays excepted.

Section 8. Chapter 15.18, "International Property Maintenance Code," of the Firestone Municipal Code is hereby repealed in its entirety and re-enacted to read as follows:

Chapter 15.18 International Property Maintenance Code

15.18.010 Adoption.

(a) The 2024 Edition of the International Property Maintenance Code ("IPMC"), published by the International Code Council, 4051 West Flossmoor Road, Country Club Hills, IL 60478, including Chapters 1 through 8, is hereby adopted by reference as if fully set forth herein. All local amendments to the IPMC are set forth in the 2026 Firestone Building and Construction Code ("this code"), published by the Town of Firestone, Colorado, 9950 Park Avenue, Firestone, Colorado 80504, as filed with the Town Clerk on June 18, 2026, and attached hereto as Exhibit A. Exhibit A is hereby adopted in its entirety by reference as the official building code of the Town and may be cited as the "2026 Firestone Building and Construction Code."

(b) This code and all amendments thereto will be maintained by the building official and may be inspected by any interested person between the hours of 8:30 a.m. and 5:00 p.m., Monday through Friday, holidays excepted.

Section 9. Chapter 15.20, "International Swimming Pool and Spa Code," of the Firestone Municipal Code is hereby repealed in its entirety and re-enacted to read as follows:

Chapter 15.20 International Swimming Pool and Spa Code.

15.20.010 Adoption.

(a) The 2024 Edition of the International Swimming Pool and Space Code ("ISPSC"), published by the International Code Council, 4051 West Flossmoor Road, Country Club Hills, IL 60478, including Chapters 1 through 11, is hereby adopted by reference as if fully set forth herein. The IPC shall be deemed automatically updated to reflect any amendments, revisions, or re-adoptions by the State of Colorado, without further action by the Board of Trustees. All local amendments to the IPC are set forth in the 2026 Firestone Building and Construction Code ("this code"), published by the Town of Firestone, Colorado, 9950 Park Avenue, Firestone, Colorado 80504, as filed with the Town Clerk on June 18, 2026, and attached hereto as Exhibit A. Exhibit A is hereby adopted in its entirety by reference as the official building code of the Town and may be cited as the "2026 Firestone Building and Construction Code."

(b) This code and all amendments thereto will be maintained by the building official and may be inspected by any interested person between the hours of 8:30 a.m. and 5:00 p.m., Monday through Friday, holidays excepted.

Section 10. Title 15 of the Firestone Municipal Code is amended by the addition of a new Chapter 15.22, entitled "Colorado Model Electric Ready and Solar Ready Codes," to read as follows:

15.22.010 Adoption.

(a) The Colorado Model Electric Ready and Solar Ready Codea ("CMESRC"), as adopted and as may be amended from time to time by the State of Colorado, is hereby adopted by reference as if fully set forth herein. The CMESRC shall be deemed automatically updated to reflect any amendments, revisions, or re-adoptions by the State of Colorado, without further action by the Board of Trustees. All local amendments to the CMESRC are set forth in the 2026 Firestone Building and Construction Code ("this code"), published by the Town of Firestone, Colorado, 9950 Park Avenue, Firestone, Colorado 80504, as filed with the Town Clerk on June 18, 2026, and attached hereto as Exhibit A. Exhibit A is hereby adopted in its entirety by reference as the official building code of the Town and may be cited as the "2026 Firestone Building and Construction Code."

(b) This code and all amendments thereto will be maintained by the building official and may be inspected by any interested person between the hours of 8:30 a.m. and 5:00 p.m., Monday through Friday, holidays excepted.

Section 11. Chapter 15.32, "International Fire Code," of the Firestone Municipal Code is hereby repealed in its entirety and re-enacted to read as follows:

Chapter 15.32 International Fire Code.

15.32.010 Adoption.

(a) The 2024 International Fire Code ("IFC"), published by the International Code Council, Inc., 4051 West Flossmoor Road, Country Club Hills, IL 60478, including Chapters 1-80 and Appendices B-O, is hereby adopted by reference as if fully set forth herein. All local amendments to the IPMC are set forth in the 2026 Firestone Building and Construction Code ("this code"), published by the Town of Firestone, Colorado, 9950 Park Avenue, Firestone, Colorado 80504, as filed with the Town Clerk on June 18, 2026, and attached hereto as Exhibit A. Exhibit A is hereby adopted in its entirety by reference as the official building code of the Town and may be cited as the "2026 Firestone Building and Construction Code."

(b) This code and all amendments thereto will be maintained by the building official and may be inspected by any interested person between the hours of 8:30 a.m. and 5:00 p.m., Monday through Friday, holidays excepted.

15.32.015 Frederick-Firestone Fire Protection District IFC

(a) The Board of Trustees consents to the enforcement of the 2024 International Fire Code ("IFC"), as adopted and amended by the District and as approved by the Town, within those portions of the District that lie within the Town of Firestone pursuant to C.R.S. § 32-1-1002(d). The District's enforcement authority within the Town is limited to such adopted and approved provisions of the IFC.

(b) The IFC, as adopted and amended by the District, shall not supersede, amend, waive, or otherwise conflict with the 2026 Firestone Building and Construction Code or any other Town ordinance, code, or regulation. In the event of a conflict, the 2026 Firestone Building and Construction Code and any other Town code, ordinance, or regulation shall control.

(c) Any amendment to the IFC adopted by the District after the effective date of this section shall have no force or effect within the Town unless and until it is presented to and approved by the Board of Trustees

Section 12. Chapter 15.36, "International Energy Conservation Code," of the Firestone Municipal Code is hereby repealed in its entirety and re-enacted to read as follows:

Chapter 15.36 International Energy Conservation Code.

15.36.010 Adoption.

(a) The 2024 Edition of the International Energy Conservation Code ("IECC"), published by the International Code Council, Inc., 4051 West Flossmoor Road, Country Club Hills, IL 60478, including Chapters 1 through 6, is hereby adopted by reference as if fully set forth herein. All local amendments to the IECC are set

forth in the 2026 Firestone Building and Construction Code ("this code"), published by the Town of Firestone, Colorado, 9950 Park Avenue, Firestone, Colorado 80504, as filed with the Town Clerk on June 18, 2026, and attached hereto as Exhibit A. Exhibit A is hereby adopted in its entirety by reference as the official building code of the Town and may be cited as the "2026 Firestone Building and Construction Code."

(b) This code and all amendments thereto will be maintained by the building official and may be inspected by any interested person between the hours of 8:30 a.m. and 5:00 p.m., Monday through Friday, holidays excepted.

Section 13. Title 15 of the Firestone Municipal Code is amended by the addition of a new Chapter 15.38, entitled "Colorado Wildfire Resiliency Code," to read as follows:

Chapter 15.38 Colorado Wildfire Resiliency Code

15.38.010 Adoption.

(a) The 2025 Colorado Wildfire Resiliency Code ("CWRC"), as adopted and as may be amended from time to time by the State of Colorado, is hereby adopted by reference as if fully set forth herein. The CWRC shall be deemed automatically updated to reflect any amendments, revisions, or re-adoptions by the State of Colorado, without further action by the Board of Trustees. All local amendments to the CWRC are set forth in the 2026 Firestone Building and Construction Code ("this code"), published by the Town of Firestone, Colorado, 9950 Park Avenue, Firestone, Colorado 80504, as filed with the Town Clerk on June 18, 2026, and attached hereto as Exhibit A. Exhibit A is hereby adopted in its entirety by reference as the official building code of the Town and may be cited as the "2026 Firestone Building and Construction Code."

(b) This code and all amendments thereto will be maintained by the building official and may be inspected by any interested person between the hours of 8:30 a.m. and 5:00 p.m., Monday through Friday, holidays excepted

Section 14. Violations of this ordinance shall be punishable in accordance with Section 1.16.010 of the Municipal Code of the Town of Firestone, Colorado, which reads in its entirety as follows:

(a) No person shall violate any of the provisions of the ordinances of the Town. Except in cases where a different punishment is prescribed by any ordinance of the Town, any person, at least ten years of age but not yet eighteen years of age, who violates any of the provisions of the ordinances of the Town, shall be punished by a fine not exceeding, at the time of the commission of the offense, the maximum fine established by the state for municipal ordinance violations.

(b) No person shall violate any of the provisions of the ordinances of the Town. Except in cases where a different punishment is prescribed by any ordinance of the Town, any person eighteen years of age or older at the time of the violation, who violates any of the provisions of the ordinances of the Town, shall be punished by a fine not exceeding, at the time of the commission

of the offense, the maximum fine established by the state for municipal ordinance violations or by imprisonment not to exceed 364 days, or both such fine and imprisonment.

(c) Each such person shall be guilty of a separate offense for each and every day during any portion of which any violation of any provision of the ordinances of Firestone, Colorado, is committed, continued or permitted by any such person, and he or she shall be punished accordingly.

Section 15. All other ordinances or portions thereof inconsistent or conflicting with this ordinance or any portion hereof are hereby repealed to the extent of such inconsistency or conflict.

Section 16. Copies of the 2024 I-Codes, 2024 State Codes, the Colorado Model Electric Ready and Solar Ready Codes, and the 2026 Firestone Building and Construction Code, as referenced herein in this ordinance, shall be available for inspection at the Office of the Town Clerk.

Section 17. This ordinance is deemed necessary for the protection of the health, welfare and safety of the community.

Section 18. Residential Master Plan Transition.

(a) Any master plan for production of single-family residential construction having Town approval on or before the effective date of this Ordinance shall remain valid through December 31, 2026. Approval of a master plan under prior code editions shall not establish a vested right to obtain building permits after December 31, 2026, nor to have such permits reviewed under prior code editions.

(b) Building permit applications submitted on or before December 31, 2026, that rely on such previously approved master plans may be reviewed for compliance with the building codes in effect at the time of master plan approval, and shall not be required to comply with the 2024 I-Codes, the 2024 State Codes, the Colorado Model Electric Ready and Solar Ready Codes, or the 2026 Firestone Building and Construction Code, as referenced herein in this ordinance.

(c) Effective January 1, 2027, all building permit applications, including those associated with or utilizing previously approved master plans, shall comply with the 2024 I-Codes, the 2024 State Codes, the Colorado Model Electric Ready and Solar Ready Codes, and the 2026 Firestone Building and Construction Code, as referenced herein in this ordinance. Any master plan approved under prior code editions shall no longer be valid for permit issuance on or after that date. Thereafter, a new or revised master plan demonstrating compliance with 2024 I-Codes, the 2024 State Codes, the Colorado Model Electric Ready and Solar Ready Codes, and the 2026 Firestone Building and Construction Code, as referenced herein in this ordinance, shall be required prior to the issuance of any building permit.

(d) Phased developments, multi-lot developments, or similar projects shall not extend the validity of any previously approved master plan beyond December 31, 2026. Each building permit application shall independently comply with the requirements of this section.

(e) No extension, renewal, or administrative approval shall operate to extend the validity of any master plan approved under prior code editions beyond December 31, 2026, unless expressly authorized by ordinance of the Board of Trustees.

(f) For purposes of this section, a building permit application shall be deemed "submitted" only upon receipt by the Town of a complete application, as determined by the Chief Building Official or such person's designee.

INTRODUCED AND APPROVED ON FIRST READING this 20th day of May 2026.

READ, ADOPTED, AND APPROVED ON SECOND AND FINAL READING, AND ORDERED PUBLISHED IN FULL this 17th day of June 2026.

TOWN OF FIRESTONE, COLORADO

_____

Don Conyac Jr., Mayor

ATTEST:

_____

Miriam Granados Luna, CMC, Town Clerk

APPROVED AS TO FORM:

_____

Marshall Keith Martin, Town Attorney

EXHIBIT A

2026 Town of Firestone, Colorado Building Code

The Firestone, Colorado Building Code contains the administrative requirements of the Firestone Building Division as well as the amendments to the IBC, IRC, IFC, IEBC, IPC, IFGC, IMC, IECC, ISPSC, and IPMC published by the ICC. This code includes any amendments to the most recent edition of the NEC published by the NFPA adopted by the State of Colorado. This code also includes any amendments to the most recent edition of the IPC and IFGC published by the ICC, adopted by the State of Colorado. Any Section or article referenced in this code that is identical to a section referenced in any of the previously referenced codes shall be deemed to be replaced in its entirety or amended as described herein. Any Section or article that is not referenced in any of the previously referenced codes shall be deemed to be a section added to the referenced code, enforceable as described in the Section or article. Any section that is not replaced or amended in any of the previously referenced codes shall be deemed to be retained in its entirety.

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Article 1 – Reserved

Article 2 – Amendments to the 2024 International Building Code (IBC)

IBC Section 101.1.

IBC Section 101.1 (Title) is amended to read as follows:

These regulations shall be known as Firestone Building and Construction Code (FBCC), hereinafter referred to as "this code."

IBC Section 101.4.3.

IBC Section 101.4.3 (Plumbing) is amended to read as follows:

The provisions of the International Plumbing Code shall apply to the installation, alteration, repair and replacement of plumbing systems, including equipment, appliances, fixtures, fittings and appurtenances, and where connected to a water or sewage system and all aspects of a medical gas system.

IBC Section 101.4.5.

IBC Section 101.4.5 (Fire Prevention) is amended to read as follows:

The provisions of the International Fire Code, as adopted by the Town, shall apply to matters affecting or relating to structures, shall apply to matters affecting or relating to structures, processes and premises from the hazard of fire and explosion arising from the storage, handling or use of structures, materials or devices; from conditions hazardous to life, property or public welfare in the occupancy of structures or premises; and from the construction, extension, repair, alteration or removal of fire suppression, automatic sprinkler systems and alarm systems or fire hazards in the structure or on the premises from occupancy or operation.

IBC Section 103.1

IBC Section 103.1 (Creation of Enforcement Agency) is amended to read as follows:

The Building Division is hereby created and the official in charge thereof shall be known as the Building Official. The function of this agency shall be implementation, administration, and enforcement of the provisions of this code. Whenever the term or title "Administrative Authority," "Responsible Official," "Chief Inspector", ""Code Official," or similar designation is used in this Code or other adopted codes enforced by the Building Division, such term or title shall be construed to mean the Building Official as identified by this Section.

IBC Section 105.2.

IBC Section 105.2 (Work exempt from permit), item 2 of the Building portion of this Section (fences) is deleted in its entirety and items 14 and 15 of the Building portion of this Section are added to read as follows:

14. Shingle repair or replacement work not exceeding one square (100 square feet in area) of covering per building.
15. Siding repair or replacement work not exceeding one square (100 square feet in area) of covering per

building.

IBC Section 105.5.

IBC Section 105.5 (Expiration) is deleted in its entirety and replaced as follows:

Every permit issued shall expire and become null and void upon the occurrence of any one of the following events:

(a) A failure to commence work within one hundred and eighty days from the date of permit issuance; or

(b) A failure to request or arrange for a required inspection to be performed with respect to newly completed work within one hundred and eighty days from the date of permit issuance; or

(c) A period of 180 days has lapsed following a required inspection without obtaining a subsequent required inspection and approval for such work.

The Building Official is authorized to grant, in writing, one or more extensions of time, for periods not more than one hundred and eighty days each. The extension shall be requested in writing and justifiable cause demonstrated.

Permits that have expired must be re-applied for by the issuance of a new building permit, together with full payment of the following fees at the time of re-application:

(a) A reapplication fee set by duly adopted resolution of the Board of Trustees; and

(b) For expired permits of one year or less in duration, one-half the amount of the original permit fee paid or the full valuation of all uncompleted work, whichever is greater; provided, however, that no changes have been or will be made in the original plans and specifications for such work; or

(c) For expired permits of greater than one year in duration, the full amount required for a new permit for such work based on the current fee schedule adopted by the Town.

This fee is not refundable if the new permit expires or is withdrawn or cancelled.

IBC Section 105.5.1.

IBC Section 105.5 (Expiration) is amended by the addition of a new Subsection 105.5.1 (Completing Work and Final Inspection) to read as follows:

Permits, not otherwise voided by suspension, abandonment or failure to commence work, shall expire two years after the date of issuance, unless the permit has been extended as permitted by Section 105.5. If the building or work authorized by such permit has not received final inspection approval prior to the permit expiration date, all work shall stop until a new permit is obtained for the value of the work remaining unfinished. The building official may approve a period exceeding twenty-four months for completion of work when the permit holder can demonstrate that the complexity or size of the project makes completing the project within twenty-four months unreasonable. Any request shall be prior to expiration of the permit.

IBC Section 109.4.

IBC Section 109.4 (Work commencing before permit issuance) is deleted in its entirety and replaced as follows:

Any person who commences any work on a building, structure, electrical, gas, mechanical or plumbing system for which a permit is required by this code, without first obtaining the necessary permit, may be subject to and assessed an investigation fee and permit fee as established by duly adopted resolution of the Board of Trustees, before a permit may be issued for such work. The amount of the investigation fee shall be equal to such amount as set forth in this code. An investigation fee, in addition to the permit fee, shall be assessed and collected whether or not a permit is then or subsequently issued. The permit fee shall be twice the published permit fee as set forth in this code. The payment of such fees shall not exempt an applicant from compliance with all other provisions of either this code or other adopted laws and ordinances of the Town.

IBC Section 109.6.

IBC Section 109.6 (Refunds) is deleted in its entirety and replaced as follows:

The town may authorize refunding of any fee paid hereunder which was erroneously paid or collected. The town may authorize refunding of not more than 80 percent of the permit fee paid when no work has been done under a permit issued in accordance with this code. The town may authorize refunding of not more than 80 percent of the plan review fee paid when an application for a permit for which a plan review fee has been paid is withdrawn or cancelled before any plan reviewing is done. The town shall not authorize refunding of any fee paid except on written application filed by the original permittee not later than one hundred and eighty days after the date of fee payment.

IBC Section 109.7.

IBC Section 109 (Fees) is amended by the addition of a new Subsection 109.7, entitled "Re-Inspection Fee," to read as follows:

Re-inspection fee. Permit fees provide for customary inspections only. When inspections are requested for weekends, holidays, or anytime other than the regular working hours of the Building Official, an additional fee will be required as set forth, in the Firestone fee Schedule. A reinspection fee may be assessed for each inspection or re-inspection when such portion of work for which inspection is called is not complete or when corrections called for are not made. Re-inspection fees may also be assessed when the approved plans are not readily available to the inspector, for failure to provide access on the date for which inspection is requested, or for deviating from plans requiring the approval of the Building Official. When inspections are requested for weekends, holidays, or anytime other than the regular Building Division inspection hours, an additional fee will be required.

IBC Section 110.3.10

IBC Section 110.3.10 (Other inspections) is amended by the addition of a new Subsection 110.3.10.1, to read as follows:

Foundation Lot Certificate. A Foundation Lot Certificate ("FLC") with setback dimensions prepared and sealed by a Colorado Professional Land Surveyor shall be provided to the Firestone building department no less than three working days prior to requesting a rough inspection of any required building inspection

including rough building, mechanical, plumbing, and electrical.

IBC Section 110.3.10

IBC Section 110.3.10 (Other inspections) is amended by the addition of a new Subsection 110.3.10.2, to read as follows:

Improvement Location Certificate; Grading Certificate. A final Improvement Location Certificate ("ILC") and grading certificate shall be submitted to the Firestone building division no less than three working days prior to requesting a final building Inspection. Both the ILC and the final Grading Certificate shall not be older than forty-five days of the requested inspection. A grading certificate shall be based on the approved grading plan recorded by the town. An ILC shall be based on the approved plat recorded by the town an ILC and Grading certificate shall be prepared by a Colorado licensed Engineer or Surveyor and sealed.

IBC Section 111.3.1

IBC Section 111.3 (Temporary Occupancy) is amended by the addition of a new Subsection 111.3.1, entitled "Application," to read as follows:

Application. Application for a temporary certificate of occupancy shall be on a form supplied by the Planning & Development Department and shall include payment of a nonrefundable inspection fee as set forth in Firestone fee schedule. Issuance of a temporary certificate of occupancy shall be subject to the property owner and the permit holder agreeing in writing to compliance with all stipulations set forth by the Planning and Development Department.

IBC Section 111.3.2

IBC Section 111.3 (Temporary Occupancy) is amended by the addition of a new Subsection 111.3.2, entitled "Duration," to read as follows:

The maximum duration for Temporary Occupancy of a Building, or a portion thereof, shall be the expiration date of the permit under which the Temporary Certificate of Occupancy was issued, at which time all requirements of the Firestone Building Construction Code, Firestone Fire Code, and other applicable codes and ordinances shall have been completed.

IBC Section 113.1.

IBC Section 113.1 (General) is deleted in its entirety and replaced as follows:

In order to hear and decide appeals of orders, decisions or determinations made by the building official relative to the application and interpretation of this code, there shall be and is hereby created a Board of Appeals consisting of three members. This board shall be composed of a person appointed by the Town Manager, a person appointed by the appellant, and a person appointed by the two appointees. The building official shall be an ex officio member of and shall act as the secretary to the board but shall have no vote on any matter before the committee. The board members shall serve for the duration of the appeal. The board shall conform to the standard rules of procedure governing Town Boards and Commissions and shall render their decisions and findings in writing to the appellant, with a duplicate copy to the Building Official. A party

may appeal the board's decision to the Board of Trustees in accordance with the procedure set forth in Section 112.4 of this code.

IBC Section 113.3.

IBC Section 113.3 (Qualifications) is amended to read as follows:

The board of appeals shall consist of members who are qualified by experience and training, as verified by the Building Official, to pass on matters pertaining to building construction. The board members may not be employees of either the jurisdiction or the appellant. The board members may not be personally, financially, contractually, professionally, or otherwise indebted, obligated, or bound to the appellant in any manner, nor may they be in any position where they might receive benefit, either personally or professionally, from any decision rendered.

IBC Section 113.5.

IBC Section 113.5 (Board of Trustees review of decisions rendered by the Board of Appeals) is enacted to read as follows:

To appeal a decision of the Board of Appeals a party must, within fifteen calendar days of the board's decision, submit a request for review to the Town Clerk. After submittal of a request for review the Building Official shall, within fifteen calendar days, prepare a certified record. Within thirty calendar days of submittal of a request for review the Board of Trustees shall, based only upon its review of the record, decide to uphold, overturn or modify the decision of the Board of Appeals. The Board of Trustees shall provide the parties a copy of its decision within seven calendar days of making same.

IBC Section 202.

IBC Section 202 (Definitions) is amended by addition of the following:

Sleeping Room (Bedroom). A sleeping room (bedroom) is any enclosed habitable space within a dwelling unit, which complies with the minimum room dimension requirements of IBC Section 1207.3 and contains a closet, an area that is usable as a closet, or an area that is readily convertible for use as a closet. Living rooms, family rooms and other similar habitable areas that are so situated and designed so as to clearly indicate these intended uses, shall not be interpreted as sleeping rooms.

IBC Section 310.4.1.

IBC Section 310.4.1 (Care facilities within a dwelling) is deleted in its entirety and replaced as follows:

Care facilities within a dwelling. Care facilities for five or fewer persons receiving care that are within a single-family dwelling are permitted to comply with the Residential Building Code as adopted by the Town.

IBC Section 310.6

IBC Section 310 (Residential Group R) is amended by addition of the following:

IBC Section 310.6, Home occupation within a residence. Home occupations must meet all of the following requirements:

1. A home occupancy must comply with any requirement within the Firestone Municipal Code Section 16.3.3.4 and be reviewed and approved by the Planning department.
2. A home occupancy must comply with any code requirements within this code.
3. A home occupation shall use the same water, electric and gas meters as the residence.
4. No occupancy shall be permitted as defined in IBC 302.1 other than an R-3.

IBC Section 420.12

IBC Section 420 is amended by the addition of Section 420.12 (Radon) to read as follows:

420.12 (Radon) All new Group R (Residential) occupancies, as classified by Section 310, shall be provided with a radon system complying with IRC Appendix BE.

IBC Section 429

Chapter 4, "Special Detailed Requirements Based on Occupancy and Use," of the IBC is amended by the addition of a new IBC Section 429, to be entitled "Beverage Dispensing Applications," to read as follows:

429.1 Application. Insulated liquid carbon dioxide systems used in beverage dispensing applications. Insulated liquid carbon dioxide systems with more than 100 pounds (45.4 kg) of carbon dioxide used in beverage dispensing applications shall comply with the International Mechanical Code, the International Fire Code, and this Section.

429.2 Ventilation. Where insulated liquid carbon dioxide storage tanks, cylinders, piping, and equipment are located indoors, rooms or areas containing storage tanks, cylinders, piping and equipment, and other areas where a leak of carbon dioxide is expected to accumulate, shall be provided with mechanical ventilation in accordance with the International Mechanical Code. The exhaust system shall be designed to provide air movement across all portions of the floor or room to prevent the accumulation of vapors and maintain the room containing carbon dioxide at a negative pressure in relation to the surrounding area. Exhaust shall be taken from a point within 12 inches (305 mm) of the floor. Mechanical ventilation shall be at a rate of not less than 1 cubic foot per minute per square foot [0.00508 m3/(s x m2)] of floor area over the storage area and shall operate continuously unless alternative designs are approved. A manual shutoff control shall be provided outside of the room in a position adjacent to the access door to the room or in an approved location. The switch shall be a break-glass or other approved type and shall be labeled: "VENTILATION SYSTEM EMERGENCY SHUTOFF." Exception: A gas detection system complying with Section 429.2 shall be permitted in lieu of mechanical ventilation.

429.3 Gas detection system. Where ventilation is not provided in accordance with Section 429.1, a gas detection system shall be provided in rooms or indoor areas and in below-grade outdoor locations with insulated carbon dioxide systems. Carbon dioxide sensors shall be provided within 12 inches (305 mm) of the floor in the area where the gas is expected to accumulate or other approved locations. The system shall be designed as follows:

1. Activates an audible and visible supervisory alarm at a normally attended location upon detection of a carbon dioxide concentration of 5,000 ppm (9,000 mg/m3).

2. Activates an audible and visible alarm within the room or immediate area where the system is installed upon detection of a carbon dioxide concentration of 30,000 ppm (54,000 mg/m3).

IBC Section 915.2.1.

IBC Section 915.2.1 (Dwelling units) is deleted in its entirety and replaced as follows:

Dwelling units. Carbon monoxide detection shall be installed in dwelling units within fifteen feet of each separate sleeping area. Where a fuel-burning appliance is located within a bedroom or its attached bathroom, carbon monoxide detection shall be installed within the bedroom.

IBC Section 1013.2

IBC Section 1013.2 (Low-level exit signs in Group R-1) is amended to delete the exception.

IBC Section 1031.2

IBC Section 1031.1 (Where required) is deleted in its entirety and replaced as follows:

Where required. In addition to the means of egress required by this Chapter, emergency escape and rescue openings shall be provided in the following occupancies:

1. Group R-2 occupancies located in stories with only one exit or access to only one exit as permitted by Tables 1006.3.3(1) and 1006.3.3(2).
2. Group R-3 and R-4 occupancies.

Basements and sleeping rooms below the fourth story above grade plane shall have not fewer than one exterior emergency escape and rescue opening in accordance with this Section. Where basements contain one or more sleeping rooms, emergency escape and rescue openings shall be required in each sleeping room, but shall not be required in adjoining areas of the basement. Such openings shall open directly into a public way or to a yard or court that opens to a public way. In new construction, all windows and window wells in unfinished basements shall meet the requirements of Section 1030.1 through 1030.5.

Exceptions:

1. Basements with a ceiling height of less than 80 inches (2032 mm) shall not be required to have emergency escape and rescue openings.
2. Emergency escape and rescue openings are not required from basements or sleeping rooms that have an exit door or exit access door that opens directly into a public way or to a yard, court or exterior exit balcony that opens to a public way.
3. Basements without habitable spaces and having not more than 200 square feet (18.6 m2) in floor area shall not be required to have emergency escape and rescue openings.

IBC Section 1612.3.

IBC Section 1612.3 (Establishment of flood hazard areas) is amended to read as follows:

To establish flood hazard areas, the applicable governing authority shall adopt a flood hazard map and supporting data. The flood hazard map shall include, at a minimum, areas of special flood hazard as identified

by the Federal Emergency Management Agency in an engineering report entitled "The Flood Insurance Study for Town of Firestone," as amended or revised with the accompanying Flood Insurance Rate Map (FIRM) and Flood Boundary and Floodway Map (FBFM) and related supporting data along with any revisions thereto. The adopted flood hazard map and supporting data are hereby adopted by reference and declared to be part of this Section.

IBC Section 1804.4

IBC Section 1804.4 is amended with the addition of exception #3 to read as follows:

3. Impervious surfaces that are located within 10’ of a building or structure shall be permitted to be designed at less than 2% slope, but not less than 1.5% slope, where such surface is an accessible walking surface that is required to comply with Section 1009 or 1104 and when such condition affects the cross-slope of the walking surface.

IBC Section 2701.1.

IBC Section 2701.1 (Scope) is deleted in its entirety and replaced as follows:

The provisions of this Chapter and NFPA 70 shall govern the design, construction, erection and installation of the electrical components, appliances, equipment and systems used in buildings and structures covered by this code. The International Fire Code, the International Property Maintenance Code and NFPA 70 shall govern the use and maintenance of electrical components, appliances, equipment and systems. The International Existing Building Code and NFPA 70 shall govern the alteration, repair, relocation, replacement and addition of electrical components, appliances, or equipment and systems. Codes referenced shall refer to the adopted editions with Town of Firestone amendments. Emergency power systems (NFPA 70) Section 700 shall be as defined in the National Electrical Code (NFPA 70) Article 100 Definitions. Standby power systems (NFPA 70) Section 701 shall be as defined in the National Electrical Code (NFPA 70) Article 100 Definitions.

IBC Section 2701.2.

Section 2701 (General) is amended by the addition of a new Subsection 2701.2, entitled "Electrical equipment," to read as follows:

Oil-Insulated Transformers Installed Outdoors. Combustible material, combustible buildings, and parts of buildings, fire escapes, and door and window openings shall be safeguarded from fires originating in oil-insulated transformers installed on roofs, attached to or adjacent to a building or combustible material.

In cases where the transformer installation presents a fire hazard, one or more of the following safeguards shall be applied according to the degree of hazard involved:

1. Use Firestone Transformer, Outdoor Oil Insulated Guideline or any Nationally Recognized Standard approved by OSHA and acceptable to the AHJ. A commonly used standard of this type is the FM Global Property Loss Prevention Data Sheet 5-4 for transformers.
2. Space separations.
3. Fire-resistant barriers.

4. Automatic fire suppression systems.

5. Enclosures that confine the oil of a ruptured transformer tank.

Oil enclosures shall be permitted to consist of fire-resistant dikes, curbed areas or basins, or trenches filled with coarse, crushed stone. Oil enclosures shall be provided with trapped drains where the exposure and the quantity of oil involved are such that removal of oil is important.

IBC Section 2902.3.6

IBC Section 2902.3.6 (Door locking) is amended by deleting the exception.

Article 3 – Amendments to the 2024 International Residential Code (IRC)

IRC Section R101.1.

IRC Section R101.1 (Title) is amended to read as follows:

These provisions shall be known as the Firestone Residential Building Code (FRBC) and shall be cited as such and will be referred to herein as "this code."

IRC Section R102.6.

IRC Section R102.6 (Existing structures) is amended to read as follows:

The legal occupancy of any structure existing on the date of adoption of this code shall be permitted to continue without change, except as is specifically covered in this code, the International Fire Code, as adopted by the Town, or the International Existing Building Code, as adopted by the Town, or as is deemed necessary by the building official for the general safety and welfare of the occupants and the public.

IRC Section R105.2.

IRC Section R105.2 (Work exempt from Permit), item 2 of the Building portion of this Section is deleted in its entirety.

IRC Section R105.2.

IRC Section R105.2 (Work exempt from Permit), is amended by the addition of new items 11 and 12 of the Building portion of this Section, each to read as follows:

11. Shingle repair or replacement work not exceeding one square (100 square feet in area) of covering per building.
12. Siding repair or replacement work not exceeding one square (100 square feet in area) of covering per building.

IRC Section R105.5.

IRC Section R105.5 (Expiration) is deleted in its entirety and replaced as follows:

Every permit issued shall expire and become null and void upon the occurrence of any one of the following events:

(a) A failure to commence work within one hundred and eighty days from the date of permit issuance; or

(b) A failure to request or arrange for a required inspection to be performed with respect to newly completed work within one hundred and eighty days from the date of permit issuance; or

(c) A period of one hundred and eighty days has lapsed following a required inspection without obtaining a subsequent required inspection.

The Building Official is authorized to grant, in writing, one or more extensions of time, for periods not more than one hundred and eighty days each. The extension shall be requested in writing and justifiable cause demonstrated.

Permits that have expired must be re-applied for by the issuance of a new building permit, together with full payment of the following fees at the time of re-application:

(a) A reapplication fee set by duly adopted resolution of the Board of Trustees; and

(b) For expired permits of one year or less in duration, one-half the amount of the original permit fee paid or the full valuation of all uncompleted work, whichever is greater; provided, however, that no changes have been or will be made in the original plans and specifications for such work; or

(c) For expired permits of greater than one year in duration, the full amount required for a new permit for such work based on the current fee schedule adopted by the Town.

This fee is not refundable if the new permit expires or is withdrawn or cancelled.

IRC Section R105.5.1.

IRC Section R105.5 (Expiration) is amended by the addition of a new Subsection 105.5.1 (Completing Work and Final Inspection) to read as follows:

Permits, not otherwise voided by suspension, abandonment or failure to commence work, shall expire two years after the date of issuance, unless the permit has been extended as permitted by Section 105.5. If the building or work authorized by such permit has not received final inspection approval prior to the permit expiration date, all work shall stop until a new permit is obtained for the value of the work remaining unfinished. The Building Official may approve a period exceeding twenty-four months for completion of work when the permit holder can demonstrate that the complexity or size of the project makes completing the project within twenty-four months unreasonable. Any request shall be prior to expiration of the permit.

IRC Section R108.5.

IRC Section R108.5 (Refunds) is deleted in its entirety and replaced as follows:

The town may authorize refunding of any fee paid hereunder which was erroneously paid or collected. The town may authorize refunding of not more than 80 percent of the permit fee paid when no work has been done under a permit issued in accordance with this code. The town may authorize refunding of not more than 80 percent of the plan review fee paid when an application for a permit for which a plan review fee has been paid is withdrawn or cancelled before any plan reviewing is done. The town shall not authorize refunding of any fee paid except on written application filed by the original permittee not later than one hundred and eighty days after the date of fee payment.

IRC Section R108.6.

IRC Section R108.6 (Work commencing before permit issuance) is deleted in its entirety and replaced as follows:

Any person who commences any work on a building, structure, electrical, gas, mechanical or plumbing system for which a permit is required by this code, without first obtaining the necessary permit, may be subject to an investigation fee as established by duly adopted resolution of the Board of Trustees, before a permit may be issued for such work. The amount of the investigation fee may be equal to the permit fee that would be assessed for the specific type of construction activity. An investigation fee, in addition to the

permit fee, shall be collected whether or not a permit is then or subsequently issued. The payment of such investigation fee shall not exempt an applicant from compliance with all other provisions of either this code or other adopted laws and ordinances of the Town.

IRC Section R109.1.5.2.

IRC Section R109.1.5 (Other inspections) is amended by the addition of a new Subsection R109.1.5.2, to read as follows:

Insulation Inspection. Inspection of the structure shall be made following installation of the wall, ceiling and floor insulation and exterior windows and weather rated exterior envelope before insulation and wall coverings are installed.

Mid-Roof Inspection. A mid-roof inspection is required for all shingle re-roof and new roof inspections including the installation of the required ice barrier.

IRC Section R109.1.5.3.

IRC Section R109.1.5 (Other inspections) is amended by the addition of a new Subsection R109.1.5.3, to read as follows:

Foundation Lot Certificate. A Foundation Lot Certificate ("FLC") with setback dimensions prepared and sealed by a Colorado Professional Land Surveyor shall be provided to the Firestone building department no less than three working days prior to requesting a rough inspection of any required building inspection including rough building, mechanical, plumbing, and electrical. The FLC shall not be older than forty-five days of the requested inspection. The FLC shall be based on the approved plat recorded by the town an FLC certificate shall be prepared by a Colorado licensed Engineer or Surveyor and sealed.

IRC Section R109.1.5.4.

IRC Section R109.1.5 (Other inspections) is amended by the addition of a new Subsection R109.1.5.4, to read as follows:

Improvement Location Certificate; Grading Certificate. Improvement Location Certificate; Grading Certificate. A final Improvement Location Certificate ("ILC") and grading certificate shall be submitted to the Firestone building department no less than three working days prior to requesting a final building Inspection. Both the ILC and the final Grading Certificate shall not be older than forty-five days of the requested inspection. A grading certificate shall be based on the approved grading plan recorded by the town. An ILC shall be based on the approved plat recorded by the town. An ILC and Grading certificate shall be prepared by a Colorado licensed Engineer or Surveyor and sealed.

IRC Section R112.1.

IRC Section R112.1 (General) is deleted in its entirety and replaced as follows:

In order to hear and decide appeals of orders, decisions or determinations made by the Building Official relative to the application and interpretation of this code, there shall be and is hereby created a Board of Appeals consisting of three members. This board shall be composed of a person appointed by the Town

Manager, a person appointed by the appellant, and a person appointed by the two appointees. The Building Official shall be an ex officio member of and shall act as the secretary to the board but shall have no vote on any matter before the committee. The board members shall serve for the duration of the appeal. The board shall conform to the standard rules of procedure governing Town Boards and Commissions and shall render their decisions and findings in writing to the appellant, with a duplicate copy to the Building Official. A party may appeal the board's decision to the Board of Trustees in accordance with the procedure set forth in Section 112.4 of this code.

IRC Section R112.3.

IRC Section R112.3 (Qualifications) is amended to read as follows:

The board of appeals shall consist of members who are qualified by experience and training, as verified by the Building Official, to pass on matters pertaining to building construction. The board members may not be employees of either the jurisdiction or the appellant. The board members may not be personally, financially, contractually, professionally, or otherwise indebted, obligated, or bound to the appellant in any manner, nor may they be in any position where they might receive benefit, either personally or professionally, from any decision rendered.

IRC Section R112.5.

IRC Section 112.5 (Board of Trustees review of decisions rendered by the Board of Appeals) is enacted to read as follows:

To appeal a decision of the Board of Appeals a party must, within fifteen calendar days of the board's decision, submit a request for review to the Town Clerk. After submittal of a request for review the Building Official shall, within fifteen calendar days, prepare a certified record. Within thirty calendar days of submittal of a request for review the Board of Trustees shall, based only upon its review of the record, decide to uphold, overturn or modify the decision of the Board of Appeals. The Board of Trustees shall provide the parties a copy of its decision within seven calendar days of making same.

IRC Section R202.

IRC Section R202 (Definitions) is amended by addition of the following:

Sleeping Room (Bedroom). A sleeping room (bedroom) is any enclosed habitable space within a dwelling unit, which complies with the minimum room dimension requirements of IBC Section 1207.3 and contains a closet, an area that is usable as a closet, or an area that is readily convertible for use as a closet. Living rooms, family rooms and other similar habitable areas that are so situated and designed so as to clearly indicate these intended uses, shall not be interpreted as sleeping rooms.

IRC Table R301.2.

IRC Table R301.2 as amended is adopted to read as follows:

EXHIBIT A

Firestone IRC Table R301.2						
Ground Snow Load (psf)	**Seismic Design Category**	**Winter Design Tempe**	**Ice Barrier Underlayment Required**	**Flood Hazards**	**Air Freezing Index**	**Mean Annual Temp**
30	A	1°F	YES	2014	1000	45° F
Wind Design			**Subject to Damage From:**			
	Basic Wind Speed(V)	**Topographic Effects**		**Weathering**	**Frost Line Depth (inches)**	**Termite**
	107	NO		Severe	30	Slight to moderate

Table R301.2(1) Climatic and Geographic Design Criteria

Manual J Design Criteria	
Elevation	4,970 feet
Latitude	40.11° N
Winter heating	1° F
Summer cooling	92°F
Altitude correction factor	0.84
Indoor design temperature	70° F min. 72° F max.
Design temperature cooling	75° F
Heating temperature difference	69° F - 71° F
Cooling temperature difference	17° F
Wind velocity heating	15 mph
Wind velocity cooling	7.5 mph
Coincident wet bulb	60° F
Daily range	High
Winter humidity	30 percent
Summer humidity	50 percent

IRC Section R302.6

IRC Sections R302.6 (Dwelling-garage fire separation) is deleted in its entirety and replaced as follows:

The garage shall be separated as required by Table R302.6. Openings in garage walls shall comply with Section R302.5. Attachment of gypsum board shall comply with Table R702.3.5. The wall separation provisions of Table R302.6 shall not apply to garage walls that are perpendicular to the adjacent dwelling unit wall.

IRC Table R302.6.

IRC Table R302.6, as amended, is adopted to read as follows:

TABLE R302.6 DWELLING-GARAGE	
SEPARATION	**MATERIAL**
From the residence and attics	Not less than 5/8-inch Type X gypsum board or equivalent applied to the garage side
From habitable rooms above the garage	Not less than 5/8-inch Type X gypsum board or equivalent
Structure(s) supporting floor/ceiling assemblies used for separation required by this Section	Not less than 5/8 -inch Type X gypsum board or equivalent
Garages located less than 3 feet from a dwelling unit on the same lot	Not less than 5/8-inch Type X gypsum board or equivalent applied to the interior side of exterior walls that are within this area
For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm.	

IRC Section R309.2.

IRC Section R309.2 (One- and two-family dwellings automatic fire sprinkler systems) is deleted in its entirety and replaced as follows:

An automatic residential fire sprinkler system shall not be required to be installed in one- and two-family dwellings.

Exception: An automatic residential fire sprinkler system shall not be required for additions or alterations to existing buildings that are not already provided with an automatic residential sprinkler system.

R309.2.1 Design and installation.

Automatic residential fire sprinkler systems shall be designed and installed in accordance with Section P2904 or NFPA 13D.

IRC Section R310.3

IRC Section R310 (Smoke Alarms) is amended by the addition of a new Subsection R310.3, to read as follows:

R310.2.3 (Heat Detectors) Heat detectors/alarms shall be provided in accordance with this Section. When an attached garage has an Electric Vehicle Power Transfer System installed in compliance with NFPA 70 Article 625 Electric Vehicle Power Transfer System, a heat detector shall be installed within the garage and shall be wired to the home's smoke detector system. Heat detectors/alarms shall be listed and labeled in accordance with UL 521 or UL 539, and shall be installed in accordance with their listing and the manufacturer's instructions. When provisions are installed for future Electric Vehicle Power Transfer Systems in an attached garage, provisions shall also be installed for the future installation of an interconnected heat detection system. Such provisions shall include a junction box and all associated wiring necessary for the future installation and interconnection with the dwelling's smoke detection system.

IRC Section R311.3.

IRC Section R311.3 (Location) is deleted in its entirety and replaced as follows:

Carbon monoxide detection shall be installed in dwelling units within 15 feet of each separate sleeping area. Where a fuel-burning appliance is located within a bedroom or its attached bathroom, carbon monoxide

detection shall be installed within the bedroom.

IRC Section R319.1

IRC Section R319.1 (Emergency escape and rescue opening required) is deleted in its entirety and replaced as follows:

Emergency escape and rescue opening required. Basements, habitable attics, the room to which a sleeping loft is open, and every sleeping room shall have not less than one operable emergency escape and rescue opening. Where basements contain one or more sleeping rooms, an emergency escape and rescue opening shall be required in each sleeping room. Emergency escape and rescue openings shall open directly into a public way, or to a yard or court that opens to a public way. In new construction, windows and window wells located in unfinished portions of basements shall meet all the requirements of Section R319.1.1 through R319.4.4.

Exceptions:

1. Storm shelters and basements used only to house mechanical equipment not exceeding a total floor area of 200 square feet (18.58 m2).

IRC Section R319.4.2

IRC Section R319.4.2 (Ladder and steps) is amended to read as follows:

Window wells with a vertical depth greater than 44 inches (1,118 mm) shall be equipped with a permanently affixed ladder or steps that are usable with the window in the fully open position. Ladders or steps required by this Section shall not be required to comply with Section R318.7. Ladders or rungs shall have an inside width of not less than 12 inches (305 mm), shall project not less than 3 inches (76 mm) from the wall and shall be spaced not more than 18 inches (457 mm) on center vertically for the full height of the window well. All window wells shall be provided with a ladder in an unfinished basement.

IRC Section R329.4

IRC Section R329.4 (Rooftop-mounted photovoltaic systems) is amended by the addition of a new Subsection R329.4.4, to read as follows:

R329.4.4 All roof mounted PV systems shall have an array edge screen or critter guard to prevent birds or animals from accessing, making nests, or damaging conductors or cables below the PV array.

IRC Section R330

IRC Section R330 is amended by the addition of new subsections R330.9 through R330.11 to read as follows:

R330.9 (Ventilation). Indoor installations of ESS that product hydrogen or other flammable gases during charging shall be provided with mechanical ventilation in accordance with Section M1307.4.

R330.10 (Electric Vehicle Use). The temporary use of an owner or occupant's electric-powered vehicle to power a dwelling unit while parked in an attached or detached garage or outdoors shall comply with the

vehicle manufacturer's instructions and NFPA 70.

R330.11 (Documentation and Labeling). The following information shall be provided:

1. A copy of the manufacturer's installation, operation, maintenance and decommissioning instructions shall be provided to the owner or placed in a conspicuous location near the ESS equipment.
2. A label on the installed system containing the contact information for the qualified maintenance and service providers.

IRC Section R331

Chapter 3, "Building Planning," of the IRC is amended by the addition of a new Section R331, entitled "Home occupation," to read as follows:

R331.1 Home occupation within a residence. Home occupations must meet all of the following requirements:

1. A home occupancy must comply with any requirement within the Firestone Municipal Code Section 16.3.3.4 and be reviewed and approved by the Planning department.
2. A home occupancy must comply with any code requirements within this code.
3. A home occupation shall use the same water, electric and gas meters as the residence.
4. No occupancy shall be permitted as defined in IBC 302.1 other than an R-3.

IRC Section R401.2.

IRC Section R401.2 (Requirements) is amended to read as follows:

Foundation construction shall be capable of accommodating all loads in accordance with Section R301 and of transmitting the resulting loads to the supporting soil. Fill soils that support footings and foundations shall be designed, installed and tested in accordance with accepted engineering practice. Foundations for new dwellings or additions to existing dwellings shall be designed and the construction drawings stamped by a Colorado registered design professional. The foundation design must be based on an engineer's soils report. The drawings must be noted with the soils engineering firm’s name, project number, specific location for design, and soils report number. Soil conditions for additions to existing dwellings shall be permitted to verified by a Colorado registered design professional via an open hole observation prior to placing footing forms; the engineer must provide a sealed, signed, and dated observation report to the Building Department prior to rough inspections, confirming that the soil conditions match the requirements of the engineered foundation design. If the engineer's observation report is not provided, the permit may be subject to revocation by the Building Official. A site certification prepared by State of Colorado registered design professional is required for setback verification on all new Group R Division 3 occupancies.

IRC Section R405.1.

IRC Section R405.1 (Concrete or masonry foundations) is amended by the addition of the following provision, to read as follows:

All foundation drains shall be designed and inspected by a State of Colorado registered design professional.

IRC Section G2415.12.

IRC Section G2415.12 (Minimum burial depth) is amended by the addition of the following provision, to read as follows:

All plastic fuel gas piping shall be installed a minimum of 18 inches (457 mm) below grade.

IRC Section G2415.12.1.

IRC Section G2415.12.1 (Individual outside appliances) is deleted in its entirety.

IRC Section G2417.4.1.

IRC Section G2417.4.1 (Test pressure) is amended to read as follows:

The test pressure to be used shall be not less than one and one-half times the proposed maximum working pressure, but not less than 10psig (20 kPa gauge), irrespective of design pressure. Where the test pressure exceeds 125 psig (862 kPa gauge), the test pressure shall not exceed a value that produces a hoop stress in the piping greater than fifty percent of the specified minimum yield strength of the pipe.

IRC Section G2417.4.2.

IRC Section G2417.4.2 (Test duration) is amended to read as follows:

The test duration shall be not less than 15 minutes.

IRC Section G2420.5

IRC Section G2420.5 (Appliance shutoff valve) is amended to add the following subsection:

G2420.5.4 Outdoors gas appliance shutoff valve. The shutoff valve shall be within 6 feet (1829 mm) of the appliance and shall be installed upstream of the union, connector or quick disconnect device it serves. Such shutoff valves shall be provided with access. Shutoff valves serving movable appliances, such as cooking appliances, shall be considered to be provided with access where installed behind such appliances. Appliance shutoff valves located in the firebox of a fireplace shall be installed in accordance with the appliance manufacturer's instructions.

IRC Section G2427.2.1.1

IRC Section G2427.2.1 (Direct-vent appliances) is amended to add the following subsection:

G2427.2.1.1 Prohibited vent materials. Cellular core piping materials are prohibited for all direct vent appliance exhaust systems.

IRC Section P2503.5.1

IRC Section P2503.5.1 (Rough plumbing) is amended to read as follows:

DWV systems shall be tested on completion of the rough piping installation by water or, by air, without

evidence of leakage. Either test shall be applied to the drainage system in its entirety or in Sections after rough-in piping has been installed, as follows:

1. Water test. Each Section shall be filled with water to a point not less than 10 feet (3048 mm) above the highest fitting connection in that Section, or to the highest point in the completed system. Water shall be held in the Section under test for a period of fifteen minutes. The system shall prove leak free by visual inspection.
2. Air test. The portion under test shall be maintained at a gauge pressure of 5 pounds per square inch (psi) (34 kPa) or 10 inches of mercury column (34 kPa). This pressure shall be held without introduction of additional air for a period of fifteen minutes.
3. Vacuum test. The portion under test shall be evacuated of air by a vacuum-type pump to achieve a uniform gauge pressure of -5 pounds per square inch or a negative 10 inches of mercury column (-23 kPa). This pressure shall be held without the removal of additional air for a period of 15 minutes.

IRC Section P2603.5.1.

IRC Section P2603.5.1 (Sewer depth) is amended to read as follows:

Building sewers that connect to private sewage disposal systems shall be installed not less than 12 inches (305 mm) below grade at the point of septic tank connection. Building sewers shall be installed not less than 12 inches (305 mm) below grade.

IRC Section P2913.

IRC Section P2913 (Reclaimed water systems) is deleted in its entirety.

IRC Section P3103.1.1.

IRC Section P3103.1.1 (Roof extension) is amended to read as follows:

Open vent pipes that extend through a roof that do not meet the conditions of Section P3103.1.2 or P3103.1.3 shall terminate not less than 12 inches (300mm) above the roof or 12 inches (300mm) above the anticipated snow accumulation, whichever is greater.

IRC Appendix BE, Section BE103.1

IRC Appendix BE, Section BE103.1 is amended to read as follows:

The following construction techniques are intended to resist radon entry and prepare the building for post-construction radon mitigation. These techniques are required in all areas throughout the Town of Firestone. All new Single-Family Dwellings, Two-Family Dwellings, Townhouses, and other Group R occupancies as classified by IBC Section 310 shall be provided with a passive radon mitigation system installed in accordance with this Section. Testing shall be performed in accordance with Section BE104. Where the radon test results are 4 pCi/L or greater, a fan shall be installed on the radon vent pipe, and the Dwelling Unit or Sleeping Unit shall be retested until the test result is less than 4 pCi/L.

Article 4 – Amendments to the National Electrical Code (NEC)

NEC Section 450.27.

NEC Section 450.27 (Oil-Insulated Transformers Installed Outdoors) is amended to read as follows:

Combustible material, combustible buildings, and parts of buildings, fire escapes, and door and window openings shall be safeguarded from fires originating in oil-insulated transformers installed on roofs, attached to or adjacent to a building or combustible material.

In cases where the transformer installation presents a fire hazard, one or more of the following safeguards shall be applied according to the degree of hazard involved:

1. Use Firestone Transformer, Outdoor Oil Insulated Guideline or any Nationally Recognized Standard approved by OSHA and acceptable to the AHJ. A commonly used standard of this type is the FM Global Property Loss Prevention Data Sheet 5-4 for transformers.
2. Space separations.
3. Fire-resistant barriers.
4. Automatic fire suppression systems.
5. Enclosures that confine the oil of a ruptured transformer tank.

Oil enclosures shall be permitted to consist of fire-resistant dikes, curbed areas or basins, or trenches filled with coarse, crushed stone. Oil enclosures shall be provided with trapped drains where the exposure and the quantity of oil involved are such that removal of oil is important.

Article 5 – Amendments to the 2024 International Fire Code (IFC)

IFC Section 109.1.

IFC Section 109.1 (Board of appeals established) is deleted in its entirety and replaced as follows:

In order to hear and decide appeals of orders, decisions or determinations made by the fire code official in the application and interpretation of this code, there is hereby created a board of appeals. The three-member board of appeals shall be comprised of the Chief Building Official, the Fire Chief, and an independent fire safety engineer, architect, industrial hygienist or other qualified individual with expertise in interpreting and applying this code with respect to the specific issues being appealed, and who is mutually agreed upon by the Chief Building Official and the Fire Chief. The board of appeals may adopt rules of procedure for conducting its business, and shall render all decisions and findings in writing to the appellant with a copy to the fire code official.

IFC Section 109.3.

IFC Section 109.3 (Qualifications) is deleted in its entirety.

IFC Section 109.4.

IFC Section 109.4 (Board of Trustees review of decisions rendered by the board of appeals) is hereby created and enacted to read as follows:

To appeal a decision of the board of appeals, a party must, within fifteen calendar days of the board's decision, submit a request for review to the town clerk. After submittal of a request for review, the fire code official shall, within fifteen days, prepare a certified record. Within thirty calendar days of submittal of a request for review, city council shall, based only upon its review of the record, decide to uphold, overturn or modify the decision of the board of appeals. The Board of Trustees shall provide the parties a copy of its decision within seven calendar days of making same.

IFC Section 202.

IFC Section 202 (General definitions) is amended by changing the following general definitions:

(a) Educational Group E is amended to read as follows:

[BG] Educational Group E. Educational Group E occupancy includes, among others, the use of a building or structure, or a portion thereof, by seven or more persons at any one time for educational purposes through the 12^{th} grade.

[BG] Group E, day care facilities. This group includes buildings and structures or portions thereof occupied by more than six children who receive educational, supervision or personal care services for less than twenty-four hours per day.

[BG] Six or fewer children. A facility having six or fewer children receiving such care shall be classified as part of the primary occupancy.

[BG] Six or fewer children in a dwelling unit. A facility such as the above within a dwelling unit and having six or fewer children receiving such care shall be classified as a Group R-3 occupancy or shall comply with

the International Residential Code.

IFC Section 904.1.

IFC Section 904.1 (General) is amended to read as follows:

Automatic fire-extinguishing systems, other than automatic sprinkler systems, shall be designed, installed, inspected, tested and maintained in accordance with the provisions of this section and the applicable referenced standards. Alarms shall be required to indicate the operation of alternative automatic fire-extinguishing systems, distinctive audible, visible alarms and warning signs shall be provided to warn of pending agent discharge. All alternative automatic fire-extinguishing systems shall be monitored by a building fire alarm system in accordance with NFPA 72.

IFC Section 904.3.4.

IFC Section 904.3.4 (Alarms and warning signs) is amended to read as follows:

Alarms shall be required to indicate the operation of automatic fire-extinguishing systems, distinctive audible, visible alarms and warning signs shall be provided to warn of pending agent discharge. Where exposure to automatic-extinguishing agents poses a hazard to persons and a delay is required to ensure the evacuation of occupants before agent discharge, a separate warning signal shall be provided to alert occupants once agent discharge has begun. Audible signals shall be in accordance with Section 907.5.2.

IFC Section 904.3.5.

IFC Section 904.3.5 (Monitoring) is amended to read as follows:

An automatic fire-extinguishing system shall be monitored by a building fire alarm system in accordance with NFPA 72.

IFC Section 907.2.7.1.

IFC Section 907.2.7.1 (Occupation notification) is deleted in its entirety.

Appendix A (Board of Appeals) of the IFC.

Appendix A of the IFC (Board of Appeals) is deleted in its entirety and replaced as follows:

Appendix A - Board of Appeals

Section A101 - General.

A101.1 Scope. A board of appeals shall be established within the jurisdiction for the purpose of hearing applications for modification of the requirements of the International Fire Code pursuant to the provisions of Section 108. The board shall be established and operated in accordance with this Section, and shall be authorized to hear evidence from appellants, the fire code official, and other interested parties pertaining to the application and intent of this code for the purpose of issuing orders pursuant to these provisions.

A101.2 Membership. The three-member board shall consist of the Chief Building Official, the Fire Chief, and an independent fire safety engineer, architect, industrial hygienist or other qualified individual with expertise in

interpreting and applying this code with respect to the issues being appealed. The Fire Chief and the Chief Building Official shall mutually agree upon the individual to serve as the third board member.

A101.3 Quorum. All three members of the board are required for a quorum. In varying the application of any provisions of this code or in modifying an order of the fire code official, an affirmative vote of at least two of the three board members is required.

A101.4 Secretary of the Board. The Fire District's Administrative Assistant shall serve as the secretary of the board and shall keep a detailed record of all its proceedings, which shall set forth the reasons for its decisions, and the vote of each member.

A101.5 Meetings. The board shall meet within ten days after notice of appeal has been received, or as soon thereafter as practicable.

A101.6 Procedures. The board shall establish rules and regulations for its own procedures not inconsistent with the provisions of the Firestone Municipal Code and laws of the State of Colorado.

A101.7 Decisions. Every decision shall be promptly filed in writing in the office of the fire code official, the town administrator, and town clerk and shall be open to public inspection. A copy of such decision shall be kept publicly posted in the office of the fire code official for twenty-one days days after filing. A certified copy of the final board decision shall be sent by mail or otherwise to the appellant by the fire code official.

A101.8 Board of Trustees Review. The town board of trustees, at its discretion and by motion, may call up any decision of the board within twenty-one days after the date of issuance of the board's written decision. In the event of such call up, the following shall apply:

A101.8.1 The board of trustees shall consider the board's decision at a public hearing held subsequent to the meeting at which the decision was called up, and notice of such public hearing shall be provided to the appellant at least five days in advance of the public hearing.

A101.8.2 The board of trustees call up review shall be de novo; in addition to the information submitted at its public hearing, the board of trustees may receive and consider the board's minutes, any staff reports, and reviews and recommendations provided by town staff or fire district staff, and such other information as the board of trustees determines relevant to review of the decision subject to its call up.

A101.8.3. The board of trustees may uphold, reverse or modify the decision of the board subject to its call up. The board of trustees' decision shall be promptly filed in writing in the office of the fire code official and the town clerk and shall be open to public inspection. A copy of such board of trustee's decision shall be kept publicly posted in the office of the fire code official for twenty-one days days after filing. A certified copy of the final board of trustees' decision shall be sent by mail or otherwise to the appellant by the town clerk.

A101.8.4 Failure of the board of trustees to call up a decision of the board prior to the expiration of twenty-one days after the date of issuance of the board's written decision shall render the board's decision final for

purposes of judicial review.

Article 6 – Amendments to the 2024 International Existing Building Code (IEBC)

15.10.015 IEBC Section 101.1.

IFGC Section 101.1 (Title) is amended to read as follows:

These regulations shall be known as the Firestone Existing Building Code, hereinafter referred to as "this code."

15.10.020 IEBC Section 1401.2.

IEBC Section 1401.2 (Conformance) is deleted in its entirety and replaced as follows:

Structures moved into or within the jurisdiction shall comply with the provision of this code for new structures.

Article 7 – Amendments to the International Plumbing Code (IPC)

IPC Section 101.1.

IPC Section 101.1 (Title) is amended to read as follows:

These regulations shall be known as the Firestone Plumbing Code, hereinafter referred to as "this code."

IPC Sections 103, 104, 105, 106, 107, 108 and 109.

IPC Sections 103 (Department of Plumbing Inspection), 104 (Duties and powers of the code official), 105 (Approval), and 106 (Permits), 107 (Inspections and Testing), 108 (Violations), and 109 (Means of Appeals) are deleted in their entirety.

IPC Section 103.

IPC Section 103 (Administrative provisions) is enacted to read as follows:

Sections 103 through Section 116, inclusive, of the Building Code, as adopted and amended by the Town, shall serve to provide the administrative, organizational and enforcement rules and regulations for this code.

IPC Section 305.4.1.

IPC Section 305.4.1 (Sewer depth) is amended to read as follows:

Building sewers that connect to private sewage disposal systems shall be installed not less than 12 inches (304.8 mm) below finished grade at the point of septic tank connection. Building sewers shall be installed not less than 12 inches (304.8 mm) below grade.

IPC Section 312.3.

IPC Section 312.3 (Drainage and vent air test) is amended to read as follows:

An air test shall be made by forcing air into the system until there is a uniform gauge pressure of 5 psi (34.5 kPa) or sufficient to balance a 10-inch (254 mm) column of mercury. This pressure shall be held for a test period of not less than fifteen minutes. Any adjustments to the test pressure required because of changes in ambient temperatures or the seating of gaskets shall be made prior to the beginning of the test period.

IPC Section 403.3.6

IPC Section 403.3.6 (Door locking) is amended by deleting the exception.

IPC Section 903.1.

IPC Section 903.1.1 (Roof extension unprotected) is amended to read as follows:

Open vent pipes that extend through a roof shall be terminated not less than 12 inches (152.4 mm) above the roof. Where a roof is to be used for assembly or as a promenade, observation deck, sunbathing deck or similar purposes, open vent pipes shall terminate not less than 7 feet (2134 mm) above the roof.

IPC Section 1304.

IPC Section 1304 (Reclaimed water systems) is deleted in its entirety.

Article 8 – Amendments to the International Fuel Gas Code (IFGC)

IFGC Section 101.1.

IFGC Section 101.1 (Title) is amended to read as follows:

These regulations shall be known as the Firestone Fuel Gas Code, hereinafter referred to as "this code."

IFGC Section 404.12.

IFGC Section 404.12 (Minimum burial depth) is amended to read as follows:

Underground piping systems shall be installed a minimum depth of 12 inches (305 mm) below grade. All plastic fuel gas piping shall be installed a minimum of 18 inches (457 mm) below grade.

IFGC Section 404.12.1.

IFGC Section 404.12.1 (Individual outside appliances) is deleted in its entirety.

IFGC Section 406.4.1.

IFGC Section 406.4.1 (Test pressure) is amended to read as follows:

The test pressure to be used shall be not less than one and one-half times the proposed maximum working pressure, but not less than 10 psig (20 kPa gauge), irrespective of design pressure. Where the test pressure exceeds 125 psig (862 kPa gauge), the test pressure shall not exceed a value that produces a hoop stress in the piping greater than 50 percent of the specified minimum yield strength of the pipe.

IFGC Section 406.4.2.

IFGC Section 406.4.2 (Test duration) is amended to read as follows:

Test duration shall be not less than half an hour for each 500 cubic feet ($14m^3$) of pipe volume or fraction thereof. When testing a system having a volume less than 10 cubic feet ($0.28m^3$) or a system in a single-family dwelling, the test duration shall be not less than fifteen minutes. The duration of the test shall not be required to exceed twenty-four hours.

Article 9 – Amendments to the 2024 International Mechanical Code (IMC)

IMC Section 101.1.

IMC Section 101.1 (Title) is amended to read as follows:

These regulations shall be known as the Firestone Mechanical Code, hereinafter referred to as "this code."

Article 10 – Amendments to the 2024 International Energy Conservation Code (IECC)

IECC Section 101.1.

IECC Section 101.1 (Title) is amended to read as follows:

These regulations shall be known as the Firestone Energy Conservation Code, and shall be cited as such. It is referred to herein to as "this code."

IECC: Part-2 Administration and Enforcement.

IECC Part-2 Administration and Enforcement is enacted to read as follows:

Sections 103 through Section 116, inclusive, of the Building Code, as adopted and amended by the City, shall serve to provide the administrative, organizational and enforcement rules and regulations for this code.

Article 11 – Amendments to the 2024 International Swimming Pool and Spa Code (ISPSC)

ISPSC Section 101.1.

ISPSC Section 101.1 (Title) is amended to read as follows:

These regulations shall be known as the Firestone Swimming Pool and Spa Code, hereinafter referred to as "this code."

Article 12 – Amendments to the 2024 International Property Maintenance Code (IPMC)

IPMC Section 101.1.

IPMC Section 101.1 (Title) is amended to read as follows:

These regulations shall be known as the Firestone Property Maintenance Code, hereinafter referred to as "this code."

IPMC Section 102.3.

IPMC Section 102.3 (Application of other codes) is amended to read as follows:

Repairs, additions or alterations to a structure, or changes of occupancy, shall be done in accordance with the procedures and provisions of the International Building Code, International Existing Building Code, International Energy Conservation Code, International Fire Code, International Fuel Gas Code, International Mechanical Code, International Residential Code, International Plumbing Code and National Electric Code.

IPMC Section 103.5.

IPMC Section 103.5 (Fees) is deleted in its entirety.

IPMC Section 111.

IPMC Section 111 (Means of Appeal) is deleted in its entirety and replaced as follows:

Section 113 and Appendix Chapter K of the Building Code, as adopted and amended by the Town, shall serve to provide the administrative appeal procedural rules and regulations for this code.

AGENDA INFORMATION MEMORANDUM FIRESTONE BOARD OF TRUSTEES	**AIM No.:** 9.b **Discussion/Action** **Meeting Date:** June 17, 2026 **Initiated By:** Julie Pasillas **Department:** Water & Community Resources

AGENDA ITEM

Resolution 26-49: A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO, ACTING BY AND THROUGH ITS WATER ACTIVITY ENTERPRISE APPROVING A PURCHASE AND SALE AGREEMENT WITH FIRESTONE EQUESTRIAN CENTER LLC; AND AUTHORIZING THE FILING OF A WATER COURT APPLICATION FOR CHANGE OF WATER RIGHTS PERTAINING THERETO

RECOMMENDATION

Staff recommends approval of the resolution.

APPROVAL/DENIAL OPTIONS

Approval: The Board moves to approve the Resolution.
Approval with Conditions: The Board moves to approve the Resolution, listing the Board's conditions.
Denial: The Board moves to deny the Resolution.
No Action: The Board provides staff with specific instructions to modify the Resolution and return at a future date.

SUMMARY

The proposed resolution approves an agreement between the Town of Firestone and Firestone Equestrian Center LLC, for the purchase of eighteen (18) shares of the New Coal Ridge Ditch Company, for $210,000.00.

The Town's 2025-2055 Updated Water Action Plan identified the acquisition of additional water supplies as a priority.

FINANCIAL CONSIDERATIONS

The agreement includes a purchase price of $210,000.00 for the New Coal Ridge Ditch Company shares. The Town of Firestone Water Enterprise Fund will pay for the purchase.

HISTORY AND PREVIOUS BOARD ACTION

The Board of Trustees approved Resolution 20-39, adopting the Town of Firestone 2020-2050 Water Action Plan on March 25, 2020, and Resolution 25-107, adopting the 2025-2055 Water Action Plan Update on October 8, 2025. At several Board of Trustees meetings in 2021, 2022, 2023, 2024, and 2025, Town staff and the Board of Trustees discussed water rights in water retreats/special meetings, open sessions, and executive sessions, developing a strategy for negotiations and instructing negotiators on the acquisition of water rights. The Town's Water Team has been working to implement the 2020-2050 Water Action Plan and 2025-2055 Water Action Plan Update, which identifies the need to acquire additional water supplies and facilities. Previous efforts towards implementing the Water Action Plans are as follows.

- The Town has completed the infrastructure project at Firestone Reservoir No. 1 and completed the purchase of Firestone Reservoir No. 2, which was deliverable in late 2025.
- The Town has successfully purchased Firestone Reservoir No. 3, which will be delivered by the end of 2031.

- The Town has successfully purchased additional water shares of the New Consolidated Lower Boulder Reservoir and Ditch Company, Godding Ditch Company, Rural Ditch Company, New Coal Ridge Ditch Company, and Last Chance Ditch Company.

BOARD STRATEGIC PLAN IMPACT

✓ This agenda item furthers the Board of Trustees' strategic goal:

• Organizational Objectives

ATTACHMENTS

1. Res 26-49 Purchase and Sale Water Rights Agreement-Firestone Equestrian Center
2. Firestone Equestrian-PSA

RESOLUTION NO. 26-49

A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO, ACTING BY AND THROUGH ITS WATER ACTIVITY ENTERPRISE APPROVING A PURCHASE AND SALE AGREEMENT WITH FIRESTONE EQUESTRIAN CENTER LLC; AND AUTHORIZING THE FILING OF A WATER COURT APPLICATION FOR CHANGE OF WATER RIGHTS PERTAINING THERETO

WHEREAS, Firestone Equestrian Center LLC desires to convey certain Water Rights which the Town of Firestone ("Town"), acting by and through its Water Activity Enterprise, desires to purchase, subject to the terms and conditions set forth in a Purchase and Sale Agreement; and

WHEREAS, the Town Board of Trustees finds that the purchase of the Water Rights from the Firestone Equestrian Center LLC will be of benefit to both the Town and the community; and

WHEREAS, upon purchase of the Water Rights, the Town will need to go through the adjudicatory process in the State's Water Court to change the use of the water from irrigation to municipal use; and

WHEREAS, the Board of Trustees finds it in the best interest of Town of Firestone and its citizens to change the use and seek a decree confirming the change of Water Rights for use in the Town of Firestone's municipal water system, including by lease to other parties, by filing an application ("Application") with the Division One Water Court ("Water Court"); and

WHEREAS, prosecution of the aforementioned Application is consistent with the powers and authority of the Town of Firestone and the furtherance of the public interest.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO:

Section 1. The Purchase and Sale Agreement ("Agreement") between the Town of Firestone, acting by and through its Water Activity Enterprise ("Buyer"), and Firestone Equestrian Center LLC ("Seller") for Water Rights is approved in substantially the same form as the copy attached hereto and made a part of this resolution, and the Mayor is authorized to execute the Agreement.

Section 2. The Interim Town Manager and/or his or her designee are further authorized to execute and deliver all documents necessary in connection with the closing of the purchase of the Water Rights, and to do all things necessary on behalf of the Town to perform all obligations of the Town under the Agreement, including without limitation the execution and delivery of all documents necessary or required with closing.

Section 3. The Board of Trustees authorizes the filing of a Division One Water Court Application for the change of Water Rights, upon a successful closing.

Section 4. The Interim Town Manger or such person's designated Department

Director is further authorized to do all things necessary and desirable on behalf of the Town to file the Application and prosecute the same to completion, including any final settlement with parties or trial before the Water Court, except that Board of Trustees approval shall be required for any appeal of any final decision of the Water Court.

PASSED AND ADOPTED this 17th day of June, 2026.

TOWN OF FIRESTONE, COLORADO

_____
Don Conyac Jr, Mayor

ATTEST:

_____
Miriam Granados Luna, CMC, Town Clerk

APPROVED AS TO FORM:

_____
Marshall Keith Martin, Town Attorney

PURCHASE AND SALE AGREEMENT

(Water Rights)

THIS PURCHASE AND SALE AGREEMENT ("**Agreement**") is entered into this __ day of _____, 20__ by and between Firestone Equestrian Center LLC, ("**Seller**") and the Town of Firestone, acting by and through its Water Activity Enterprise ("**Buyer**"). Seller and Buyer may be referred to individually as a "Party" or collectively as "Parties."

RECITALS

WHEREAS, Seller owns and wishes to convey certain water rights as described below to Buyer; and

WHEREAS, Buyer desires to acquire said water rights pursuant to the terms and conditions contained hereafter.

NOW, THEREFORE, in consideration of mutual promises and covenants contained herein, the Parties hereby agree as follows:

1. Description of Water Rights. Seller is the owner of eighteen (18) Shares of the New Coal Ridge Ditch Company represented by Share Certificate No. ___ (the "**Coal Ridge Shares**"). Seller wishes to sell 15 of the 18 Coal Ridge Shares to the Town of Firestone. The Coal Ridge Shares were historically used for irrigation on the property located at SE 1/4 of Section 5, T2N, R67W of the 6th P.M. in Weld County (the "**Property**").

2. Historic Use and Transfer. As further consideration, Seller, or Seller's agent, agrees to provide Buyer any and all affidavits, prior to the time of closing specified in Paragraph 9, stating the manner in which the Coal Ridge Shares have been used by Seller or Seller's predecessors, the method of irrigation and what crops have been historically irrigated on the acreage with the Coal Ridge Shares. Seller agrees to cooperate and participate in good faith with any request made by Buyer to Seller concerning any change in use approval process of the New Coal Ridge Ditch Company or any related subsequent court proceedings as may be required to change the use of the shares.

3. Purchase Price. The Purchase Price for the 15 Coal Ridge Shares shall be two-hundred ten thousand dollars ($210,000.00) or fourteen thousand dollars per share ($14,000.00/share).

4. Warranty and Title. Seller warrants that the title to the Coal Ridge Shares will be conveyed free and clear of all liens, encumbrances, assessments, and leases of any kind. Seller agrees to warrant and forever defend the Buyer against all and every person claiming any interest

in the Coal Ridge Shares by and through Seller. This warranty shall survive the closing of the transaction specified in Paragraph 10 and continue in full force and effect subsequent to such closing. Subject to payment as above provided, and in compliance with the other terms and conditions by Buyer, Seller shall execute and deliver a Special Warranty Deed for the Coal Ridge shares to Buyer at the date of closing. If the title to the Coal Ridge Shares is not merchantable and notice of the defect(s) is given to the Buyer or Buyer's agent to Seller or Seller's agent on or before closing and such title shall not be rendered merchantable within 30 days of such notice, then this Agreement, at Buyer's option, shall be void and of no effect and each Party shall be released from all obligations hereunder.

5. Due Diligence. The "Effective Date" of this Agreement shall be the date the Agreement is signed by Buyer. Buyer shall have 60 days following the Effective Date ("**Due Diligence Period**") to terminate this Agreement if Buyer is dissatisfied with the Coal Ridge Shares to be acquired hereunder for any reason. If not provided by the Effective Date of this Agreement, Seller, within 7 days of the Effective Date shall deliver to Buyer the Due Diligence Materials, consisting of: copies of the original share certificates in Seller's possession, receipt of payment for all prior assessments and a showing that Seller and the Coal Ridge Shares in in Good Standing with the New Coal Ridge Ditch Company, all historical use information in Seller's possession, all liens and encumbrances on the Property and any other documents reasonably requested by Buyer. It shall be conclusively presumed that Buyer is satisfied with the Coal Ridge Shares if Buyer fails to send written notice to Seller to the contrary on or before the expiration of the Due Diligence Period. Buyer may terminate the Agreement at any time for any reason prior to the end of the Due Diligence Period.

6. Dry Up Covenants. Seller shall provide Buyer, at least 10 days before the Closing Date, an executed dry-up covenant in the form acceptable to Buyer, for the lands historically irrigated by the Water Rights. The Seller shall provide in the dry-up covenant a permanent restriction of irrigation of the historically irrigated acres served by the 15 Coal Ridge Shares, with the specific acreage to be identified by legal description and depicted on an exhibit attached to the dry-up covenant, all located in the SE 1/4 of Section 5, T2N, R67W in Weld County. Seller warrants that any and all liens or encumbrances on Property are subordinate to the provided dry-up covenant, and Seller shall be responsible for acquiring all necessary agreements to ensure any liens or encumbrances are subordinate to the dry-up covenant. Seller shall be responsible for any revegetation of the Property historically irrigated by the Water Rights.

7. Assessments. All assessments levied by the New Coal Ridge Ditch Company for year 2025 shall be paid by Seller, along with outstanding assessments from years prior to 2025, if any. The assessments for the year 2026 and in future years shall be paid by the Buyer.

8. Transfer and Escrow Fees. Any fees by New Coal Ridge Ditch Company to complete the transfer of the Coal Ridge Shares shall be paid by the Buyer. Seller and Buyers agree to equally pay any closing fees.

9. Delivery of the Stock Certificate. Possession of the original certificate evidencing ownership of the Coal Ridge Shares shall be delivered to the Buyer at the time of closing together with properly executed assignments, Special Warranty Deed and any and all other documents necessary to effectuate the transfer of the Coal Ridge Shares from Seller to Buyer.

10. Closing. The closing of the purchase and sale of the Coal Ridge Shares will take place within 10 business days after the completion of the Due Diligence Period or such other date as the Parties mutually agree upon. The Closing Date may be extended up to 30 days by mutual agreement of the Parties.

11. Default. Time is of the essence herein and if any payment or any other condition thereof is not made, tendered or performed by either Party, then this Agreement, at the option of the Party who is not in default, may be terminated and each Party shall be released from all obligations hereunder.

12. Contingencies; Delivery and Consumptive Use. This Agreement is contingent on a determination by Buyer, in its sole discretion, that there is adequate consumptive use transferable for the agreed price. This Agreement shall be contingent on any diversion structures, storage structures or other devices necessary for the delivery and use of this water being undamaged and in good working condition. Should any of the contingencies herein not be met between the Effective Date and Closing Date, this Agreement may, at the option of the Buyer, be declared null and void and each Party shall be released from all obligations hereunder.

13. Costs and Expenses. Each Party shall pay their own consulting, attorney, and brokerage fees and costs incurred as part of this transaction.

14. Notices. All notice and operational communications under this Agreement shall be in writing (including electronic form) except as otherwise provided for in this Agreement. All such notices and communications shall be deemed to have been duly given on the date of service, if delivered and served personally, or served via e-mail on the person to whom notice is given. All notices which are delivered by US Mail shall be addressed to the following address unless otherwise agreed upon by the Parties:

Buyer:

Town of Firestone
Attn: Julie Pasillas
9950 Park Ave.
Firestone, CO 80504

Seller:

Firestone Equestrian Center, LLC
Attn: Christina M. Trout
7589 County Road 24
Firestone, CO 80504

15. Entire Agreement. This agreement represents the complete agreement between the Parties and no oral modification shall be recognized. Any amendment or additions shall be made in writing and signed by both parties.

16. Survival of Closing. The representations, warranties, and indemnities made by the parties to this Agreement and the covenants and agreements to be performed or complied with by respective parties under this Agreement before the Closing Date shall be deemed to be continuing and shall survive the closing.

17. Binding Effect. This Agreement shall be binding upon and inure to the benefit of the Parties hereto and their respective heirs, administrators, successors, and assigns.

18. Jurisdiction and Venue. This Agreement shall be governed and its terms construed under the laws of the State of Colorado and venue shall be in the County of Weld.

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement on the date and year first above written.

BUYER:

SELLER

TOWN OF FIRESTONE

FIRESTONE EQUESTRIAN CENTER, LLC

_____	___Christina M Trout_____
By:	Christina M. Trout
_____	_____
Title:	Title: Member-Manager

AGENDA INFORMATION MEMORANDUM FIRESTONE BOARD OF TRUSTEES	**AIM No.:** 9.c **Discussion/Action** **Meeting Date:** June 17, 2026 **Initiated By:** Keith Martin **Department:** Legal

AGENDA ITEM

PUBLIC HEARING: Ordinance 1081: AN ORDINANCE OF THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO, DISSOLVING THE FIRESTONE DOWNTOWN DEVELOPMENT AUTHORITY; PROVIDING THAT THE FIRESTONE DOWNTOWN DEVELOPMENT AUTHORITY PLAN OF DEVELOPMENT HAS NO FORCE AND EFFECT AS OF THE DATE OF THIS ORDINANCE; AND TERMINATING AN INTERGOVERNMENTAL AGREEMENT BETWEEN THE TOWN OF FIRESTONE AND THE FIRESTONE DOWNTOWN DEVELOPMENT AUTHORITY FOR SUPPORT SERVICES

RECOMMENDATION

The DDA Act confers upon the Board the authority to dissolve a DDA "if there is no outstanding indebtedness of the authority." CRS § 31-25-803. If the Town Board finds that the FDDA has no assets, funds, liabilities, contractual obligations, taxes, assessments, pending litigation, or active development projects, then it has the legal authority under the DDA Act to adopt this ordinance, if it so chooses.

APPROVAL/DENIAL OPTIONS

Approval: The Board moves to approve Ordinance 1081.
Denial: The Board moves to deny adoption of Ordinance 1081.
No Action: The Board may continue the matter to a date certain or postpone the matter indefinitely.

SUMMARY

At its May 20th regular meeting, the Board adopted a motion directing the Town Attorney to prepare an ordinance dissolving the Firestone Downtown Development Authority (also known as the Central Firestone District).

Per the Board's direction, the proposed ordinance as drafted would dissolve the Central Firestone District, rendering its approved Plan of Development and related tax provisions void, terminating the existing intergovernmental agreement between the Town and Central Firestone District for support services, and directing Town staff to take necessary administrative actions to effectuate the dissolution and property ownership reversion to the Town as of the ordinance's effective date.

FINANCIAL CONSIDERATIONS

None.

HISTORY AND PREVIOUS BOARD ACTION

Pursuant to C.R.S. § 31-25-801 *et seq*. (the "DDA Act"), the Town established the Central Firestone District upon approval of the qualified electors, as defined in the DDA Act, at a special election on July 1, 2025.

BOARD STRATEGIC PLAN IMPACT

✓ This agenda item furthers the Board of Trustees' strategic goal:
N/A

ATTACHMENTS

1. Ord1081 DDA Dissolution

ORDINANCE 1081

AN ORDINANCE OF THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO, DISSOLVING THE FIRESTONE DOWNTOWN DEVELOPMENT AUTHORITY; PROVIDING THAT THE FIRESTONE DOWNTOWN DEVELOPMENT AUTHORITY PLAN OF DEVELOPMENT HAS NO FORCE AND EFFECT AS OF THE DATE OF THIS ORDINANCE; AND TERMINATING AN INTERGOVERNMENTAL AGREEMENT BETWEEN THE TOWN OF FIRESTONE AND THE FIRESTONE DOWNTOWN DEVELOPMENT AUTHORITY FOR SUPPORT SERVICES

WHEREAS, pursuant to C.R.S. § 31-25-801 *et seq*. (the "DDA Act"), the Town of Firestone (the "Town") established a downtown development authority, known as the Central Firestone District ("FDDA" or "CFD"), upon approval of the qualified electors, as defined in the DDA Act, at a special election on July 1, 2025, and the Town Board of Trustees (the "Town Board") subsequently appointed a five-member board to oversee it ("DDA Board"); and

WHEREAS, on or about August 13, 2025, the Town approved a proposed Plan of Development (the "Plan") pursuant to C.R.S. § 31-25-807(3)(a), which established the plan for development or redevelopment of the area within the FDDA boundaries (the "Plan Area"); and

WHEREAS, on or about October 22, 2025, the Town and CFD entered into an intergovernmental agreement regarding the coordination and staffing of services for CFD, providing CFD with enough funding to cover its operational and maintenance needs for the year of 2026 ("IGA"); and

WHEREAS, at an election held on November 4, 2025, the qualified electors of the CFD approved an ad valorem property tax not to exceed five (5) mills within the boundaries of the CFD; and

WHEREAS, on or about December 10, 2025, the Town Board established a zero mill tax levy for the 2025 fiscal year on properties within CFD, following the DDA Board's decision not to recommend any tax levy due to sufficient funding from the IGA for 2026 operations, with the tax levy certified at 0.000 mills to the Weld County Commissioners; and

WHEREAS, three original DDA Board members, Lorna Morton, Raymond Byrd, and Sean Doherty are no longer eligible to serve because they are no longer Town Board members and no longer own property or have other qualifying connections within the FDDA boundaries; and

WHEREAS, as a result, the Town Board finds the DDA Board presently has three vacancies; and

WHEREAS, because the DDA Board has less than five members, the Town Board also finds it no longer meets the minimum composition required by the DDA Act, nor can the DDA Board in its current composition form a quorum to conduct substantive business; and

WHEREAS, the Town Board further finds that the FDDA:

(a) is not currently a party to any suits, proceedings, or contracts;

(b) has no outstanding bonds, loans, advances, or indebtedness;

(c) has no outstanding assessments due to the Town;

(d) has no assets or property of its own;

(e) is not presently levying any ad valorem taxes on any taxable property within the FDDA's boundaries or Plan Area;

(f) has no funds of any kind from any sources—whether it be donations or proceeds of an ad valorem tax or sales tax; and

(g) has not undertaken any development project with the Plan Area; and

WHEREAS, based on the foregoing findings, the Town Board determines that:

(a) the FDDA is presently nonfunctional, inactive, and no longer serving any practical public purpose;

(b) the FDDA has no ongoing operations or financial obligations that would complicate dissolution; and

(c) preserving a legally impaired DDA with no funding, property, projects, employees, administration, or governing quorum would be inefficient and contrary to the community's best interests; and

WHEREAS, based on the foregoing findings and determinations, the Town Board concludes that it is in the best interest of the community to dissolve the DDA.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO:

Section 1. Recitals Incorporated. The recitals contained above are incorporated herein by reference and are adopted as findings and determinations of the Board of Trustees.

Section 2. **Dissolution.** Pursuant to C.R.S. §31-25-803, the Town Board dissolves the Firestone Downtown Development Authority as of the effective date of this Ordinance.

Section 3. **Plan of Development**. Because the Downtown Development Authority for the Town of Firestone is dissolved, the DDA Plan and its contents, including any financial plans and tax increment financing provisions, have no further force and effect as of the effective date of this Ordinance. Accordingly, any taxes levied after the effective date of this Ordinance shall revert proportionally to the respective taxing bodies.

Section 4. **Termination of IGA**. Because the Downtown Development Authority for the Town of Firestone is dissolved, the Town Board finds the public interest requires the immediate termination of the IGA. Accordingly, the Town Board terminates the IGA effective immediately.

Section 5. **Direction to Staff.** The Town Board hereby directs: (a) the Town Clerk to promptly send a certified copy of this Ordinance to the Colorado Department of Local Affairs; (b) the Town Clerk and appropriate Town staff to request that the Weld County Clerk and Recorder record one (1) certified copy of this Ordinance, and to provide one or more certified copies of this Ordinance to the Weld County Assessor and any other appropriate county or taxing agency; and

(c) the Mayor and Town staff, in consultation with and assistance from the Town Attorney, to prepare, execute, record, and deliver any notices, affidavits, or other documents, and to take any additional actions deemed necessary or advisable to carry out the intent of this Ordinance and to effectuate the dissolution of the DDA.

Section 6. If any article, section, paragraph, sentence, clause or phrase of this ordinance is held to be unconstitutional or invalid for any reason, such decision will not affect the validity or constitutionality of the remaining portions of this ordinance. The Board of Trustees hereby declares that it would have passed this ordinance and each part or parts hereof irrespective of the fact that any one part or parts was declared unconstitutional or invalid.

Section 7. All other ordinances or portions thereof inconsistent or conflicting with this ordinance or any portion hereof are hereby repealed to the extent of such inconsistency or conflict.

INTRODUCED, READ, ADOPTED, APPROVED, AND ORDERED PUBLISHED BY TITLE this 17th day of June, 2026.

TOWN OF FIRESTONE

By:_____
Don Conyac, Jr., Mayor

ATTEST:

_____
Missy Carranco, Deputy Town Clerk

APPROVED AS TO FORM:

_____
Marshall Keith Martin, Town Attorney

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AGENDA INFORMATION MEMORANDUM FIRESTONE BOARD OF TRUSTEES	**AIM No.:** 9.d **Discussion/Action** **Meeting Date:** June 17, 2026 **Initiated By:** Raelynn Ferrera **Department:** Town Clerk

AGENDA ITEM

Resolution 26-54: A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO, DECLARING A VACANCY ON THE BOARD OF TRUSTEES FOR A TRUSTEE SEAT

RECOMMENDATION

APPROVAL/DENIAL OPTIONS

SUMMARY

This resolution formally declares a vacancy on the Town of Firestone Board of Trustees following the resignation of Trustee Sean Doherty, effective June 9, 2026.

The resolution:

- Officially acknowledges the vacancy created by Trustee Doherty's resignation;
- Establishes the Board's intent to proceed with the vacancy process as required by Colorado law; and
- Serves as the formal action necessary to begin consideration of appointment or election options for filling the open Trustee seat.

FINANCIAL CONSIDERATIONS

HISTORY AND PREVIOUS BOARD ACTION

BOARD STRATEGIC PLAN IMPACT

✓ This agenda item furthers the Board of Trustees' strategic goal:
N/A

ATTACHMENTS

1. Reso 26-54 Declaring Vacancy (Doherty Seat) - R060926

RESOLUTION 26-54

A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO, DECLARING A VACANCY ON THE BOARD OF TRUSTEES FOR A TRUSTEE SEAT

WHEREAS, the Town of Firestone ("Town") Board of Trustees ("Board") member Sean Doherty voluntarily resigned from his seat on the Town Board and elective office as a Town Board Trustee effective June 9, 2026; and

WHEREAS, in accordance with C.R.S. § 31-4-303, the Town Board must fill the vacant seat by appointment or order a special election to fill the vacant seat once a vacancy occurs; and

WHEREAS, the Town Board desires to formally declare a vacancy on the Town Board for a Trustee member seat for purposes of providing public notice of the vacancy and initiating the process to fill the vacant seat in accordance with applicable state law.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO:

Section 1. The Town Board of Trustees formally declares that there is a vacancy on the Town Board for a Trustee member seat.

PASSED AND ADOPTED this 17th day of June, 2026.

_____
Don Conyac Jr., Mayor

ATTEST:

_____
Miriam Granados Luna, CMC, Town Clerk

APPROVED AS TO FORM:

_____
Marshall Keith Martin, Town Attorney

AGENDA INFORMATION MEMORANDUM FIRESTONE BOARD OF TRUSTEES	**AIM No.:** 9.e **Discussion/Action** **Meeting Date:** June 17, 2026 **Initiated By:** **Department:** Town Clerk

AGENDA ITEM

Discussion and direction regarding the process and next steps for filling the Board vacancy

RECOMMENDATION

APPROVAL/DENIAL OPTIONS

SUMMARY

FINANCIAL CONSIDERATIONS

HISTORY AND PREVIOUS BOARD ACTION

BOARD STRATEGIC PLAN IMPACT

✓ This agenda item furthers the Board of Trustees' strategic goal:
N/A

ATTACHMENTS

None

AGENDA INFORMATION MEMORANDUM FIRESTONE BOARD OF TRUSTEES	**AIM No.:** 9.f **Discussion/Action** **Meeting Date:** June 17, 2026 **Initiated By:** Julie Pasillas **Department:** Water & Community Resources

AGENDA ITEM

Resolution 26-57: A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO APPROVING AN AGREEMENT FOR CONSTRUCTION CONTRACT SERVICES BETWEEN THE TOWN OF FIRESTONE AND RHINOTRAX CONSTRUCTION INC

RECOMMENDATION

Staff recommends approval of the resolution.

APPROVAL/DENIAL OPTIONS

Approval: The Board moves to approve the Resolution.
Approval with Conditions: The Board moves to approve the Resolution, listing the Board's conditions.
Denial: The Board moves to deny the Resolution.
No Action: The Board provides staff with specific instructions to modify the Resolution and return at a future date.

SUMMARY

The proposed resolution approves a construction contract between the Town of Firestone and Rhinotrax Construction Inc. for the Firestone Regional Sports Complex Restroom Replacement Project. Following a competitive Invitation for Bid process, Town staff determined that Rhinotrax Construction Inc. submitted the most responsive and responsible bid and is qualified to perform the required construction services.

In 2025, the Board of Trustees approved a professional services agreement for the design of the replacement restroom facility. Completion of the design phase enabled the project to proceed to construction. The new facility is intended to replace the existing restroom building, which has exceeded 15 years of service and no longer meets current standards for safety, accessibility, and functionality. The replacement facility has been designed to comply with current building codes and accessibility requirements while providing a durable, modern amenity for Sports Complex users.

Construction is expected to be substantially complete within 180 days of execution of this agreement.

The resolution authorizes the Mayor to execute the construction contract and authorizes the Interim Town Manager, or designee, to approve and execute change orders necessary to complete the project up to a cumulative amount of $30,100. Any change orders exceeding that threshold will require approval by the Board of Trustees.

FINANCIAL CONSIDERATIONS

This contract is for an amount not to exceed $602,000.00, plus authorizes an additional amount not to exceed $30,100 for change orders to construct a new replacement restroom facility at the Firestone Regional Sports Complex. The Capital Improvements Fund will pay for the project, which was included in the 2026 budget.

HISTORY AND PREVIOUS BOARD ACTION

At the Board of Trustees work session in September 2024 and in October 2025, staff presented the restroom replacement project for the as part of the proposed CIP budget for 2025 and 2026.

BOARD STRATEGIC PLAN IMPACT

✓ This agenda item furthers the Board of Trustees' strategic goal:

- Maintain a Safe, Clean & Beautiful Town

ATTACHMENTS

1. Reso 26-57 Construction Contract-Sports Complex-Rhinotrac Construction
2. Construction Contract-Sports Complex-Signed

RESOLUTION NO. 26-57

A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO APPROVING AN AGREEMENT FOR CONSTRUCTION CONTRACT SERVICES BETWEEN THE TOWN OF FIRESTONE AND RHINOTRAX CONSTRUCTION INC

WHEREAS, the Town of Firestone ("Town") is in need of construction services for the Firestone Regional Sports Complex Replacement Restrooms Project (the "Project"); and

WHEREAS, the Town issued an invitation for bid ("IFB") proposals for such services for the Project; and

WHEREAS, the Town has evaluated the bids submitted in response to the IFB, and finds that Rhinotrax Construction Inc ("RC") is the responsible and responsive bidder whose bid is most advantageous to the Town; and

WHEREAS, the Town finds that RC has the expertise, qualifications, and experience to perform the work and duties required for the Project, and desires to select RC as the successful bidder for the IFB and to enter into a Construction Contract with RC to provide the construction services and perform the work as described in the Construction Contract, attached hereto as Exhibit A.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO:

Section 1. The Construction Contract between the Town of Firestone and Rhinotrax Construction Inc is approved in substantially the same form as the copy attached hereto and made a part of this resolution, and the Mayor is authorized to execute the Construction Contract on behalf of the Town.

Section 2. The Town Manager or such person's designee is authorized to approve, sign, execute and deliver any and all change orders on behalf of the Town as may be necessary to complete the Project or for the Town to perform under the Agreement up to and until such time as the total dollar amount of all such change orders equals or exceeds $30,100.00, at which time any such change order shall be subject to approval by the Board.

PASSED AND ADOPTED this 17th day of June, 2026.

_____
Don Conyac Jr., Mayor

ATTEST:

_____
Miriam Granados Luna, CMC, Town Clerk

APPROVED AS TO FORM:

Construction
_____
Marshall Keith Martin, Town Attorney

CONSTRUCTION CONTRACT

THIS CONSTRUCTION CONTRACT (the "Construction Contract" or "Agreement") is made and entered into this _____ day of _____, 2026 (the "Effective Date"), by and between the **TOWN OF FIRESTONE**, a Colorado municipal corporation with an address of 9950 Park Avenue, Firestone, Colorado 80504 (the "Town" or the "Owner"), and **RHINOTRAX CONSTRUCITON INC**, an independent contractor with a principal place of business at 1035 Coffman St., Longmont, Colorado 80501 ("Contractor") (each a "Party" and collectively the "Parties").

WHEREAS, the Town requires services; and

WHEREAS, the Town has found the Contractor to have the expertise and experience to perform the required services.

NOW THEREFORE, in consideration hereinafter set forth, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

I. SCOPE OF WORK

A. The Contractor shall complete all Work and perform all Services described or reasonably implied from the Scope of Work set forth in Exhibit A and the Contract Documents, attached hereto and incorporated herein by this reference and known as: **Firestone Regional Sports Complex Restroom Construction (P2026-9325).**.

B. A change in the Scope of Work shall not be effective unless authorized as a modification to this Agreement or change order in accordance with the Contract Documents. If the Contractor proceeds without such written authorization, the Contractor shall be deemed to have waived any claim for additional compensation, including a claim based on the theory of unjust enrichment, quantum merit or implied contract. Except as expressly provided herein, no agent, employee, or representative of the Town is authorized to modify any term of this Agreement, either directly or implied by a course of action.

C. Within ten days of the Effective Contract Date, the Contractor shall provide the performance bond, labor & material payment bond, and certificate of insurance required by the Contract Documents.

1.1. The successful Bidder shall furnish a Performance Bond and a Labor and Material Payment Bond, each in the amount of one hundred percent (100%) of the Contract Price. Bonds shall be issued by a surety authorized to conduct business in the State of Colorado and shall comply with Colorado Revised Statutes § 38-26-105.

II. DESIGN PROFESSIONAL

This Project has been designed by: EV Studio,

who is hereinafter called DESIGN PROFESSIONAL and who is to act as FIRESTONE's representative, assume all duties and responsibilities, and have the rights and authority assigned to

DESIGN PROFESSIONAL in the Contract Documents in connection with the completion of the Work in accordance with the Contract Documents.

III. CONTRACT TIMES; COMMENCEMENT AND COMPLETION OF WORK

A. The Work shall be substantially completed within ___180___ days of the Effective Date of this Agreement. It shall continue until the Contractor completes the Scope of Services to the Town's satisfaction, or until terminated as provided herein.

B. Either Party may terminate this Agreement upon 30 days advance written notice. The Town shall pay the Contractor for all Work previously authorized and satisfactorily completed prior to the date of termination. If, however, the Contractor has substantially or materially breached this Agreement, the Town shall have any remedy or right of set-off available at law and equity.

C. Should a delay in completion constitute a compensable inconvenience to the Town and its residents, the liquidated damages established in this Section shall be enforced. Such damages are not a penalty, and the parties recognize the delays, expenses, and difficulties involved in proving the actual loss suffered by the Town if the Work is not completed on time. Accordingly, instead of requiring such proof the Parties agree that as liquidated damages for each day that all or a portion of the Work is delayed beyond the deadlines set forth in Section III hereof, plus any extensions thereof allowed, the Contractor shall be assessed the amount of two hundred fifty dollars ($250) each day until the Work is complete.

IV. COMPENSATION

In consideration for the completion of the Work by Contractor, the Town shall pay Contractor, subject to all of the terms and conditions of the Contract Documents, an amount not to exceed **$_602,000**__ (the "Contract Price"). The Contract Price shall include all fees, costs, and expenses incurred by the Contractor, and no additional amounts shall be paid by the Town for such fees, costs, and expenses.

V. PAYMENT PROCEDURES

A. The Contractor may submit Applications for Payment for completed Work per the UNIT-PRICE BID FORM or the LUMP-SUM BID FORM. The Contractor may submit periodic invoices, which the Town shall pay within 30 days of receipt.

B. The Town may retain up to five percent (5%) of the calculated value of completed work from each application of payment up until the Construction Contract is completed satisfactorily and finally accepted by the Town.

C. Upon issuing a final acceptance of the Work for the Project, the Town shall pay to Contractor the remainder of the funds or monies previously withheld as retainage.

VI. RESPONSIBILITY

A. Contractor hereby warrants that it is qualified to assume the responsibilities and render the services described herein and has all requisite corporate authority and licenses in good standing, required by law.

B. The Work performed by Contractor shall be in accordance with generally accepted practices and the level of competency presently maintained by other practicing contractors in the same or similar type of Work in the applicable community.
C. The Work performed by the Contractor hereunder shall be done in compliance with applicable laws, ordinances, rules and regulations, including the Keep Jobs in Colorado Act, C.R.S. 8-17-101, et seq. (the "Act") and the rules adopted by the Division of Labor of the Colorado Department of Labor and Employment implementing the Act (the "Rules").
D. The Town's review, approval or acceptance of, or payment for any completed Work shall not be construed to operate as a waiver of any rights under this Construction Contract or of any cause of action arising out of the performance of this Construction Contract.
E. The Contractor hereby warrants to the Town that all materials and equipment used in the Work, and made a part of the Work, or placed permanently in the Work, shall be new unless otherwise specified in the Contract Documents. The Contractor further warrants that all equipment and materials shall be of good quality, conform to the requirements of the Contract Documents and will be free from defects. All Work, materials, or equipment not conforming to the Contract Documents shall be considered defective.
F. The Contractor shall warrant and guarantee all materials and equipment furnished under the Construction Contract and all Work performed for one year after the date of Substantial Completion. Under this warranty, Contractor agrees to repair or replace, at its own expense, any Work that is found to be defective. The expiration of the warranty period shall in no way limit the Town's legal or equitable remedies, or the period in which such remedies may be asserted, for Work negligently or defectively performed.

VII. OWNERSHIP

Any materials, items, and Work specified in the Scope of Work, and any and all related documentation and materials provided or developed by the Contractor shall be exclusively owned by the Town. The Contractor expressly acknowledges and agrees that all Work performed under the Scope of Work constitutes a "work made for hire." To the extent, if at all, that it does not constitute a "work made for hire," the Contractor hereby transfers, sells, and assigns to the Town all of its right, title, and interest in such Work. The Town may, with respect to all or any portion of such Work, use, publish, display, reproduce, distribute, destroy, alter, retouch, modify, adapt, translate, or change such Work without providing notice to or receiving consent from Contractor.

VIII. INDEPENDENT CONTRACTOR

The Contractor is an independent contractor. Notwithstanding any other provision of this Construction Contract, all personnel assigned by Contractor to perform Work under the terms of this Construction Contract shall be, and remain at all times, employees or agents of Contractor for all purposes. Contractor shall make no representation that it is a Town employee for any purposes.

IX. INSURANCE

A. Contractor agrees to procure and maintain, at its own cost, a policy or policies of insurance sufficient to insure against all liability, claims, demands, and other obligations assumed by Contractor pursuant to this Construction Contract. At a minimum, Contractor shall procure and maintain, and shall cause any subcontractor to procure and maintain, the insurance coverages listed below, with forms and insurers acceptable to the Town.
    1. Worker's Compensation insurance as required by law.
    2. Commercial General Liability insurance with minimum combined single limits of $1,000,000 each occurrence and $2,000,000 general aggregate. The policy shall be applicable to all premises and operations, and shall include coverage for bodily injury, broad form property damage, personal injury (including coverage for contractual and employee acts), blanket contractual, products, and completed operations. The policy shall contain a severability of interests provision, and shall include the Town and the Town's officers, employees, and contractors as additional insureds. No additional insured endorsement shall contain any exclusion for bodily injury or property damage arising from completed operations.

B. Such insurance shall be in addition to any other insurance requirements imposed by law. The coverages afforded under the policies shall not be canceled, terminated or materially changed without at least 30 days prior written notice to the Town. In the case of any claims-made policy, the necessary retroactive dates and extended reporting periods shall be procured to maintain such continuous coverage. Any insurance carried by the Town, its officers, its employees, or its contractors shall be excess and not contributory insurance to that provided by the Contractor. The Contractor shall be solely responsible for any deductible losses under any policy.

C. Contractor shall provide to the Town a certificate of insurance as evidence that the required policies are in full force and effect. The certificate shall identify this Construction Contract.

X. INDEMNIFICATION

The Contractor agrees to defend, indemnify and hold harmless the Town and its officers, insurers, volunteers, representative, agents, employees, heirs, and assigns from and against all claims, liability, damages, losses, expenses, and demands, including attorney fees, on account of injury, loss, or damage, including without limitation claims arising from bodily injury, personal injury, sickness, disease, death, property loss or damage, or any other loss of any kind whatsoever, which arise out of or are in any manner connected with this Construction Contract if such injury, loss, or damage is caused in whole or in part by, the act, omission, error, professional error, mistake, negligence, recklessness or other faults of the Contractor, any subcontractor of Contractor, or any officer, employee, representative, or agent of Contractor, or which arise out of a worker's compensation claim of any employee of Contractor or of any employee of any subcontractor of Contractor.

XI. CONTRACT DOCUMENTS

The Contract Documents, which comprise the entire Agreement between the Town and Contractor concerning the Scope of Services, consist of the following:

A. Exhibit to this Construction Contract:

1. Exhibit A: _Firestone Building Checklist_____.
2. Exhibit B: _EV Studio Design Dated: 2/6/2026

B. Performance Bond and Labor & Material Payment Bond.

C. Notice of Award.

D. Notice to Proceed.

E. "Specifications" bearing the title: _____.

F. "Drawings" consisting of _____

_____

_____

G. Addendum numbers:

1. Addendum #1: _____.
2. Addendum #2: _____.
3. Addendum #3: _____.
4. Addendum #4: _____.

H. The following which may be delivered or issued after the Effective Date of the Construction Contract and are attached hereto: All written amendments and other documents amending, modifying, or supplementing of the Contract Documents.

I. Security Addendum

There are no Contract Documents other than those listed above in this Section XII.

XII. CHANGE ORDERS

A. A Change Order is a written instrument issued after execution of the Agreement signed by Town and Contractor, stating their Agreement, as applicable, upon all of the following:
   1. The scope of the change in the Work;
   2. The amount of the adjustment to the Contract Price; and
   3. The extent of the adjustment to the Contract Times(s).

B. All changes in the Work authorized by applicable Change Order shall be performed under the applicable conditions of the Contract Documents. Town and Contractor shall negotiate in good faith and as expeditiously as possible the appropriate adjustment such changes.

XIII. MISCELLANEOUS

A. Governing Law and Venue. This Construction Contract shall be governed by the laws of the State of Colorado, and any legal action concerning the provisions hereof shall be brought in Weld County, Colorado.

B. No Waiver. Delays in enforcement or the waiver of any one or more defaults or breaches of this Construction Contract by the Town shall not constitute a waiver of any of the other terms or obligation of this Construction Contract.

C. Integration. This Construction Contract and any attached exhibits constitutes the entire Agreement between the Parties, superseding all prior oral or written communications.

D. Third Parties. There are no intended third-party beneficiaries to this Construction Contract.

E. Notice. Any notice under this Construction Contract shall be in writing and shall be deemed sufficient when personally presented or sent pre-paid, first class U.S. Mail to the Party at the address set forth on the first page of this Agreement.

F. Severability. If any provision of this Construction Contract is found by a court of competent jurisdiction to be unlawful or unenforceable for any reason, the remaining provisions hereof shall remain in full force and effect.

G. Modification. This Construction Contract may only be modified upon written Agreement of the Parties.

H. Assignment. Neither this Construction Contract nor any of the rights or obligations of the Parties shall be assigned by either Party without the written consent of the other.

I. Governmental Immunity. The Town and its officers, attorneys and employees, are relying on, and do not waive or intend to waive by any provision of this Agreement, the monetary limitations or any other rights, immunities, and protections provided by the Colorado Governmental Immunity Act, C.R.S. § 24-10-101, *et seq.*, as amended, or otherwise available to the Town and its officers, attorneys or employees.

J. Rights and Remedies. The rights and remedies of the Town under this Construction Contract are in addition to any other rights and remedies provided by law. The expiration of this Construction Contract shall in no way limit the Town's legal or equitable remedies, or the period in which such remedies may be asserted, for Work negligently or defectively performed.

K. Subject to Annual Appropriation. Nothing herein shall constitute a multiple fiscal year obligation pursuant to Article X, § 20 of the Colorado Constitution. Any financial obligation of the Town is subject to annual appropriation by its Board of Trustees. Any failure of a Board of Trustees to annually appropriate adequate monies to finance the Town's obligations under this Agreement shall terminate the Agreement upon expenditure of the appropriated funds. IN WITNESS WHEREOF, the Parties have executed this Construction Contract as of the Effective Date.

TOWN OF FIRESTONE, COLORADO

_____

Don Conyac Jr., Mayor

ATTEST:

_____

Miriam Granados Luna, CMC

APPROVED AS TO FORM:

_____

Marshall Keith Martin, Town Attorney

CONTRACTOR

By: _____

MICHELE KING, PRESIDENT

STATE OF COLORADO)

) ss.

COUNTY OF Boulder)

The foregoing instrument was subscribed, sworn to and acknowledged before me this 5th day of June, 2026 by Michele King as President of Rhinotrax Construction.

My commission expires: 09/03/28

(SEAL)

CATHLEEN REVOE PATRICK
Notary Public
State of Colorado
Notary ID # 20244033105
My Commission Expires 09-03-2028

_____

Notary Public

SCOPE OF WORK

Contractor's Duties

During the term of this Construction Contract, the Contractor shall perform the following duties, as directed by the Town:

The contractor shall complete all work shown on the construction drawings and specifications, including:

- Permitting: Must follow Town of Firestone Permitting Checklist
- Mobilization and site preparation
- Earthwork, excavation, and backfill
- Concrete foundations, slabs, and flatwork
- Building structure and architectural components
- Roofing, doors, windows, and exterior finishes
- Plumbing systems and fixtures
- Electrical systems, lighting, and power
- All Mechanical/ventilation systems
- Utility connections (water, sewer, electric)
- Site restoration and cleanup

Contractor's Deliverables

In performance of the duties described above, the Contractor shall deliver the following items to the Town, during the timeframes established by the Town:

Park Restroom Facility – Construction Phase

1. Pre-Construction Deliverables

- Construction schedule showing major milestones
- List of subcontractors and suppliers
- Project superintendent designation
- Construction logistics plan (staging, fencing, site access, pedestrian safety)
- Erosion and sediment control plan
- Permit acquisition and documentation
- Submittal schedule

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2. Submittals (For Review and Approval)

Contractor shall provide product data and shop drawings for all applicable materials and systems, including but not limited to:

- Concrete mix designs
- Reinforcing steel
- Masonry materials
- Structural components
- Roofing system
- Doors, frames, and hardware
- Restroom partitions and accessories
- Plumbing fixtures and piping
- Electrical panels, fixtures, and lighting
- HVAC or ventilation equipment
- Paint and coatings
- Site furnishings

All submittals must comply with the approved construction drawings and specifications.

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3. Construction Phase Deliverables

- Weekly progress reports
- Updated construction schedule
- Quality control inspections
- Coordination with utility providers
- Material delivery documentation
- Field test reports (compaction, concrete testing, etc.)
- Change order documentation (if applicable)

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4. Closeout Deliverables

Prior to final payment, contractor shall provide:

- As-built drawings (redlined and digital PDF format)
- Final inspection approvals
- Certificate of Occupancy (if required)
- Warranty documentation (minimum 1-year workmanship warranty unless otherwise specified)
- Manufacturer warranties for equipment and materials
- Operation & Maintenance (O&M) manuals
- Equipment start-up documentation
- Spare parts and attic stock
- Final lien waivers from contractor and subcontractors
- Final cleaning of facility and site

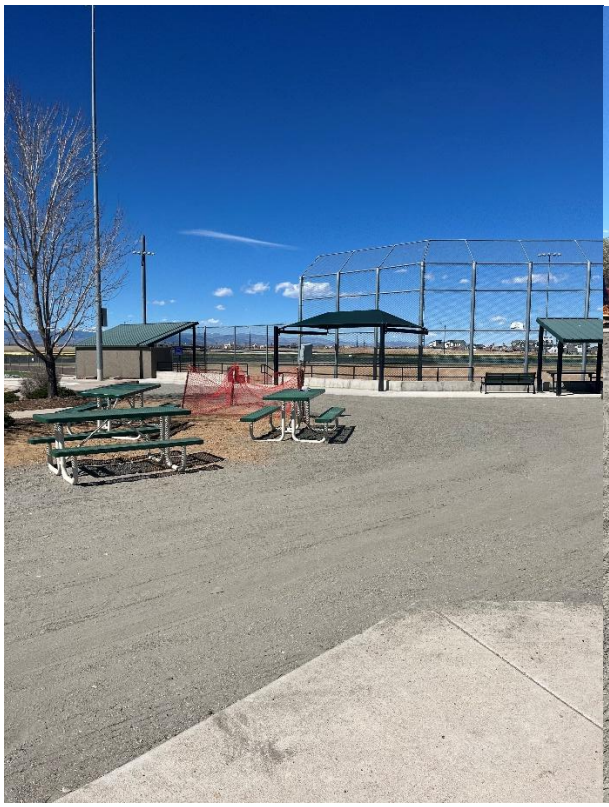
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5. Optional / Recommended Requirements

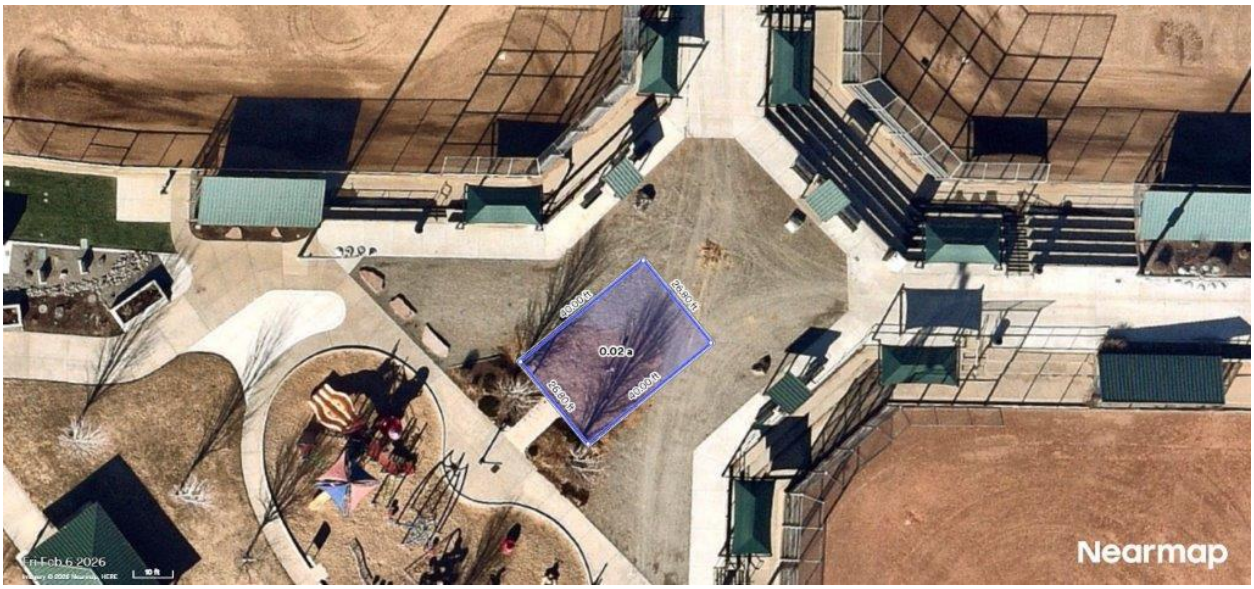
- One-year post-construction walkthrough
- Training session for Town maintenance staff
- Maintenance schedule and recommended service intervals










0.02 a
Fri Feb 6 2026
Nearmap

Firestone Building Checklist: Commercial Permit Submittal

PLAN SUBMITTAL REQUIREMENTS FOR COMMERCIAL BUILDINGS

THE FOLLOWING DOCUMENTS MUST BE PROVIDED FOR NEW COMMERCIAL BUILDINGS OR ADDITIONS THERETO. ALL PLANS MUST BE COMPLETE, LEGIBLE, AND TO SCALE. DUE TO THE WIDE ARRAY OF BUILDING TYPES AND PROJECT COMPLEXITIES, ADDITIONAL INFORMATION NOT INDICATED IN THIS GUIDE MAY BE REQUIRED AT THE TIME OF PLAN REVIEW.

All plans, specifications, calculations, etc., are to be stamped by their respective design professional(s) (Colorado Licensed Architect and Colorado Registered Engineers).

I. **SUBMITTAL DOCUMENTS**

1. Complete Permit Application Online - www.citizenserve.com/firestoneco
2. **All** General, Mechanical, Plumbing, Electrical, and Sub-Contractors shall be listed on the Permit Application and licensed with the Town of Firestone
3. The total building valuation must be provided in addition to the total electrical valuation. Note: detailed bids may be required if the Building Official deems the valuations to be inaccurate for the proposed scope of work.
4. Soils Report (Site Specific)
5. Complete project manual(s) from the design team
6. International Energy Conservation Code compliance path documentation prepared by the designing Architect.

If Applicable:

7. Stamped and signed receipt from St.Vrain Valley School District (New multi-family only)
8. Sewer tap receipt from St. Vrain Sanitation (New commercial and multi-family)
9. Receipt from Little Thompson Water District (New commercial and multi-family located in this district)
10. Receipt from Left Hand Water District (New commercial and multi-family located in this district)

II. **CIVIL PACKAGE**

1. Dimensioned site plans identifying the size and locations of all structures and their proximity to each other and the property lines.
2. Grading and drainage plans.
3. Utility plans.
4. Accessibility plans and details.

III. **STRUCTURAL**

A. Structural design criteria – ALL INFORMATION REQUIRED BY 2018 IBC 1603 MUST BE PROVIDED

1. Wind speed and exposure
2. Ground snow load
3. Roof snow load data
4. Live & dead loads
5. Risk category
6. Seismic design category, site class, etc.
7. Soil-bearing data (must be based on a site-specific soils report prepared by a geotechnical engineer)
8. Roof rain load data

9. Snow drifting plans
10. Etc.

B. Foundations
   1. Plan view and wall sections
   2. Cast-in-place components (hold downs, etc.)
   3. Dimensions of footings, foundation walls, grade beams, piers, etc.
   4. Overall foundation dimensions.
   5. Depth of footings below grade.
   6. Column footing size and locations.
   7. Beam size and bearing locations, beam pockets, etc.
   8. Reinforcing steel size and location
   9. Anchor bolt size and locations.
   10. Door and window opening sizes and locations.
   11. Material specifications (concrete, steel, etc.),
   12. Special requirements for slabs, drainage, void beneath grade beams, anchor bolts, bracing, etc.
   13. Under Drain Variance Application with the Engineer's design drawing. (if applicable)
   14. Complete Under-Drain Plan including under-drain connection details, type of sump pit, collection system design, sump pit location, type of termination, and exterior discharge location.

C. Framing:
   1. Plan views and wall sections
      - Floor framing
      - Roof framing
   2. Material specifications (concrete, steel, wood, etc.)
   3. The size and spacing of studs, joists, rafters, beams, etc., also show hips and valleys.
   4. Size and location of all structural components (beams, columns, and headers).
   5. Connection requirements for all structural components.
   6. Bracing details.
   7. Shop drawings and layout for trusses with the Engineer's Seal.
   8. Specific hold-downs/strapping types and locations.
   9. Uplift reactions.
   10. Shear wall locations, schedules, etc.
   11. Sections/details for all typical and special conditions.
   12. Etc.

IV. **ARCHITECTURAL**

A. Code analysis
   1. Occupancy classifications (IBC Ch. 3)
   2. Special conditions (IBC Ch. 4)
   3. Construction type (IBC Ch. 6)
   4. Sprinkler class and status (IBC sec. 903)
   5. Fire alarm status (IBC sec. 907)
   6. Maximum allowable quantities (IBC sec. 307, 414, etc.)
   7. Allowable height, stories, and area (IBC Ch. 5)
   8. Separate/nonseparated mixed occupancy requirements (IBC sec. 508)
   9. Fire and smoke protection features (IBC Ch. 7)
   10. Fire separation requirements based on Fire Separation Distances (IBC sec. 705, etc.)
   11. Interior finish requirements (IBC Ch. 8)
   12. Occupant loads (IBC Ch. 10)
   13. Means of egress systems, components, protection requirements, distances, etc. (IBC Ch. 10)

14. Accessible means of egress (IBC Ch. 1009)
15. Accessibility requirements (IBC Ch. 11)
16. Energy code compliance path
17. Deferred submittals (IBC sec. 107.3.4.1)
18. Plumbing fixture counts (IBC Ch. 29)
19. Elevator & machine room requirements (IBC Ch. 30)
20. Special construction (Ch. 31)
21. Etc.

B. Life safety and egress plans – IBC sec. 107.2.3
   1. Identify the occupant loads and egress requirements from all rooms and spaces.
   2. Identify the locations, ratings, and types of all rated walls (fire walls, fire barriers, fire partitions, smoke barriers, smoke partitions, etc.)

C. Typical plan information
   1. Floor plans for each floor level, including unfinished floor areas
   2. Reflected ceiling plans
   3. Interior finish plans
   4. Exterior elevations – front, rear, and each side
      - Include alternate/enhanced elevations. (If applicable)
   5. Wall sections and details
   6. Stair/ramp section details
   7. Rated component sections (exit enclosures, corridors, shafts, exit passageways, supporting construction, etc.)
   8. Roof plans
      - Note: Include roof ventilation calculations
   9. Door and window schedules
      - Include door sizes, ratings, hardware, etc. – All openings must be tagged on the floor plans
      - Identify all safety glazing locations.
      - Identify all rated glazing locations.
   10. Energy code details
      - Defined thermal boundaries
      - Type, R-value, and location of insulation.
      - Air Sealing Details- windows, doors, cantilevers, behind fireplaces, behind tubs/ showers, etc.
      - Explanation of the moisture management system.
   11. Crawlspace Ventilation/ Conditioning (If crawlspace)
   12. Radon Control Method (If applicable)
   13. Identify all interior and exterior wall assemblies. Details must be provided, and all walls must be tagged with their respective wall types.
   14. Etc.

V. **MECHANICAL**
   1. Equipment schedules
   2. Ventilation calculations
   3. Material requirements
   4. Duct and piping insulation requirements
   5. Exhaust termination and air intake locations
   6. Floor plans
      a. Identify all equipment locations
      b. Provide ductwork layout, sizes, etc.

c. Location and size of exhaust fans, makeup air, ventilation, or combustion air ducts.
d. Gas piping (provide adequate information to size the system per the IFGC)
e. Etc.

7. If Kitchen Hoods are a part of your project, provide the manufacturer's shop drawings for the hood(s), fan(s), MAU(s), etc.
8. Woodworking facilities - Engineered plans and calculations for the entire dust collection system are required.
9. Spray/Paint Booths – Occupancies using spray application of flammable finishes must have approved paint booths and mixing rooms. Engineered plans must be submitted to the Fire Dept. as well as the Building Dept. for review. All equipment must be listed. Provide the manufacturer(s) spec sheets as applicable.
10. Etc.

VI. **ELECTRICAL**

1. Electrical site plan
2. One-line diagram
    a. Feeders
    b. Grounding
    c. Transformer types and sizes
    d. Identify the utility provider
    e. Full fault current calculations
    f. Equipment sizes and ratings
    g. Load calculations
    h. Etc.
3. Floor plans for each floor level, including unfinished floor areas
    a. Locations of all equipment (panels, transformers, etc.).
    b. Electrical plan with outlets, switches, and fixture openings.
    c. Lighting plans
    d. Emergency lighting plans, including photometric
    e. Location of Ufer Ground.
    f. Hazardous locations and applicable requirements
    g. Etc.
4. Typical details
5. Electrical equipment schedules
6. Etc.

VII. **PLUMBING**

1. Equipment schedules
2. Material requirements
3. Pipe insulation requirements
4. Floor plans for each floor level, including unfinished floor areas
    - Sanitary drainage plans
    - Water piping plans
    - Gas piping (if designed by the plumbing engineer instead of the mechanical engineer)
    - Roof drainage plans
5. Riser diagrams
6. Typical details
7. Etc.

Additional Submittals – Please contact Districts for their submittal requirements:

Frederick Firestone Fire District and St. Vrain Sanitation District
Contact districts for submittal requirements

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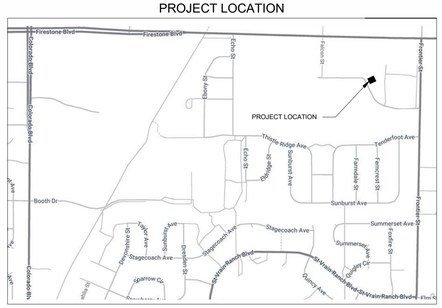
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FIRESTONE SPORTS COMPLEX

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CONTRACT COMPANY

TBD
TBD
TBD

TBD
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TBD

SHEET INDEX

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P601	PLUMBING SCHEDULES

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2/6/2026

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COVER SHEET

G000

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ABBREVIATIONS

A	
A.B	ANCHOR BOLT
A.C.	AIR CONDITIONING
ACCT	ACCENT
ACP	ACOUSTICAL CEILING PANEL
ADA	AMERICANS WITH DISABILITIES ACT
ADJ	ADJACENT
A.F.F.	ABOVE FINISH FLOOR
ALUM.	ALUMINUM
ALT.	ALTERNATE
A.P.C	ACRYLIC POLYMER COATING
APPROX.	APPROXIMATE
ARCH.	ARCHITECT/ARCHITECTURE
ASPH.	ASPHALT
AUTO	AUTOMATIC
AWI	AMERICAN WOODWORKING INST.
B	
BD.	BOARD
BITUM.	BITUMINOUS
BLDG.	BUILDING
BLK.	BLOCK
BLKG.	BLOCKING
B.M.	BENCH MARK
BM	BEAM
BO	BY OTHERS
B.O.	BOTTOM OF
BRG.	BEARING
BRK	BRICK
BSMT.	BASEMENT
C	
CAB.	CABINET
CBB	CEMENTITIOUS BACKER BOARD
CPT.	CARPET
CHNLS.	CHANNELS
C.J.	CONTROL JOINT
C.L.	CENTERLINE
CLG.	CEILING
CLR	CLEAR
C.I.P.	CAST IN PLACE
CMU	CONCRETE MASONRY UNIT
COL.	COLUMN
CONC.	CONCRETE
CONT.	CONTINUOUS
CONSTR.	CONSTRUCTION
COORD.	COORDINATE
CSI	CONSTRUCTION SPEC. INSTITUTE
CT	CERAMIC TILE
CTB	CERAMIC TILE BASE
CTP	CERAMIC TILE PAVERS
C.U.H.	CABINET UNIT HEATER
CWT	CERAMIC WALL TILE
D	
D	DRYER
DBL.	DOUBLE
DEMO	DEMOLISH, DEMOLITION
DEPT.	DEPARTMENT
D.F.	DRINKING FOUNTAIN
DIA.	DIAMETER
DIM	DIMENSION
DISP.	DISPENSER
DN.	DOWN
DR.	DOOR
DS.	DOWNSPOUT
DTL.	DETAIL
DW	DISHWASHER
DWG.	DRAWINGS
E	
(E)	EXISTING
E.W.	EACH WAY
EA.	EACH
E.I.F.S.	EXTERIOR INSULATION & FINISH SYSTEM
E.J.	EXPANSION JOINT
ELV/EL.	ELEVATION
ELEC.	ELECTRICAL
ENGR.	ENGINEERED

ENCL.	ENCLOSURE
EPOXY	EPOXY PAINT
EQ.	EQUAL
EQUIP.	EQUIPMENT
EQUIV.	EQUIVALENT
EX.	EXISTING
EXP.	EXPANSION
EXP.JT.	EXPANSION JOINT
EXH.	EXHAUST
EXT.	EXTERIOR
E.W.C.	ELECTRIC WATER COOLER
F	
FBGL.	FIBERGLASS
F.D.	FLOOR DRAIN
FDN.	FOUNDATION
F.E.	FIRE EXTINGUISHER
F.E.C.	FIRE EXTINGUISHER CABINET
F.F.	FINISHED FLOOR
F.F.&E.	FURNITURE, FIXTURES, & EQUIP
F.G.	FINISH GRADE
F.H.C.	FIRE HOSE CABINET
FIN.	FINISH(ED)
FIN. FLR.	FINISHED FLOOR
FIXT.	FIXTURE
FLD	FIELD
FLR.	FLOOR
FLRG.	FLOORING
F.O.	FACE OF
F.O.S.	FACE OF STUD
F.R.	FIRE RESISTIVE
F.R. PLY.	FIRE RESISTIVE PLYWOOD
FR.	FRAME
FRMG.	FRAMING
F.R.P.	FIBER REINFORCED PANEL
FT.	FOOT/FEET
FTG.	FOOTING
FUT.	FUTURE
G	
GA.	GAUGE
GAL.	GALLON
GALV.	GALVANIZED
G.C.	GENERAL CONTRACTOR
GHM	GALVANIZED HOLLOW METAL
GL.	GLASS
GLU LAM	GLUE LAMINATED WOOD
GMGU.	GLASS MESH GYPSUM UNIT
GR.	GRADE
GYP.	GYPSUM BOARD
H	
H.B.	HOSE BIB
H.C.	HOLLOW CORE
HC	HANDICAP HANDICAPPED
HDBD.	HARDBOARD
HDR	HEADER
HDWR	HARDWARE
HM	HOLLOW METAL
HORIZ.	HORIZONTAL
HT.	HEIGHT
HTR.	HEATER
HVAC	HEATING, VENTILATING, & AIR COND.
I	
IBC	INTERNATIONAL BUILDING CODE
I.D.	INSIDE DIMENSION
INSUL.	INSULATION
INT.	INTERIOR
J	
JAN	JANITOR
JT.	JOINT
JST.	JOIST
K	
KD	KNOCK DOWN
KIT.	KITCHEN
L	
LAM	LAMINATE(D)
LAV.	LAVATORY
L.F.	LINEAR FOOT

LVP	LAMINATE VINYL PLANK
LVT	LAMINATE VINYL TILE
M	
MAT.	MATERIAL
MAX.	MAXIMUM
MB	MARKER BOARD
MD	METAL DECK
MDF	MEDIUM DENSITY FIBERBOARD
M.H.	MANHOLE
MISC.	MISCELLANEOUS
MECH.	MECHANICAL
MIN.	MINIMUM
MIR.	MIRROR
MANUF	MANUFACTURER
M.O.	MASONRY OPENING
MTD.	MOUNTED
MTG.	MEETING
MTL.	METAL
N	
(N)	NEW
N	NORTH
NA	NOT APPLICABLE
NECE.	NECESSARY
N.I.C.	NOT IN CONTRACT
N.T.S.	NOT TO SCALE
NOM	NOMINAL
NON-COM	NON-COMBUSTIBLE
NO.	NUMBER
O	
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
O.F.C.I.	OWNER FURNISHED CONTRACTOR INSTALLED
O.H.	OPPOSITE HAND
OPG.	OPENING
OVHD.	OVERHEAD
P	
PT.	PAINT
P.C.	PRECAST CONCRETE
P.L.	PROPERTY LINE
PL	PLATE
PLG.	PLUMBING
PLAM	PLASTIC LAMINATE
PLY	PLYWOOD
PNL	PANEL
PR.	PAIR
PREFAB.	PREFABRICATED
PCT	PORCELAIN TILE
PTN.	PARTITION
PVC.	POLYVINYL CHLORIDE
Q	
Q.T.	QUARRY TILE
R	
R	RISER
RAD.	RADIUS
RB	RUBBER BASE
RCP	REFLECTED CEILING PLAN
R.D.	ROOF DRAIN
RE:	REFER/REFERENCE
REF	REFRIGERATOR
REINF	REINFORCED
REQ.	REQUIRED
RESIL.	RESILIENT
REV.	REVISION
RFG.	ROOFING
RM.	ROOM
R.O.	ROUGH OPENING
R.O.W	RIGHT OF WAY
RTU	ROOF TOP UNIT
S	
S.A.T.	SUSPENDED ACOUSTICAL TILE
S.C.	SOLID CORE
SCHED.	SCHEDULE
S-CONC	SEALED CONCRETE
SD	SOAP DISPENSER
SEAL.	SEALER

SECT	SECTION
S.F.	SQUARE FOOT/FEET
SHT.	SHEET
SHWR	SHOWER
SPEC.	SPECIFICATION(S)
SPRL.	SPANDREL
SQ.	SQUARE
S.S.	STAINLESS STEEL
STA.	STATION
STC	SOUND TRANSMISSION CLASS
STD.	STANDARD
ST	STAIN
SHTG	SHEATHING
STL.	STEEL
SUPPL.	SUPPLIED
SUSP.	SUSPENDED
STOR.	STORAGE
STR.	STRINGER
STRUCT.	STRUCTURE/STRUCTURAL
SYM.	SYMMETRICAL
SYST.	SYSTEM
SV	SHEET VINYL
T	
T	TREAD (IN PLAN)
T.	TEMPERED (ON WINDOW)
TB	TACK BOARD
TBB	TILE BACKER BOARD
TBD	TO BE DETERMINED
T.&B.	TOP AND BOTTOM
T.C.	TOP OF CURB
T. &G.	TONGUE & GROOVE
TEL.	TELEPHONE
TEMP.	TEMPERED
THK.	THICKNESS
THLD.	THRESHOLD
T.O.	TOP OF
T.O.B.	TOP OF BEAM
T.O.C.	TOP OF CONCRETE
T.O.F.	TOP OF FLOOR/FOOTING
T.O.M.	TOP OF MASONRY
T.O.STL	TOP OF SLAB/STEEL
TS	TUBE STEEL
T.V.	TELEVISION
TYP.	TYPICAL
TYPE 'X'	FIRE RATED GYPSUM BOARD
U	
UBC	UNIFORM BUILDNG CODE
U.L.	UNDERWRITERS LABORATORY
UNFIN.	UNFINISHED
U.O.N.	UNLESS OTHERWISE NOTED
V	
VAR	VARIES
VCT	VINYL COMPOSITION TILE
VERT.	VERTICAL
VEST.	VESTIBULE
VIF	VERIFY IN FIELD
VWC	VINYL WALL COVERING
W	
W	WASHER (IN PLAN)
W	WIRE GLASS (ON WINDOW)
w/	WITH
WD.	WOOD
WDW.	WINDOW
W.C.	WATER CLOSET
WF	WIDE FLANGE
W.H.	WATER HEATER
W.I.	WROUGHT IRON
W/O	WITHOUT
WP	WATERPROOF
WR	WATER RESISTANT
WRB	WEATHER RESISTANT BARRIER
WSCI	WAINSCOT
WT.	WEIGHT
W.W.F.	WELDED WIRE FABRIC

SYMBOLS

- XXXX — ELEVATION INDICATOR
- A — WINDOW INDICATOR
- VESTIBULE [101] — ROOM DESIGNATION
- W5 — WALL TYPE INDICATOR
- 100A — DOOR INDICATOR
- 26 — ACCESSORY INDICATOR
- CG — CORNER GUARD
- VCT / CPT — FLOOR MATERIAL TRANSITION INDIC.
- 13 / A1.1 — SECTION REFERENCE (DETAIL NUMBER; SHEET WHERE DRAWN)
- 13 / A1.1 — WALL SECTION REFERENCE (DETAIL NUMBER; SHEET WHERE DRAWN)
- 1 / RFI — REVISION INDICATOR
- F.E.C. SURFACE — SURFACE MOUNTED FIRE EXTINGUISHER CABINET
- F.E.C. SEMI-R — SEMI-RECESSED FIRE EXTINGUISHER CABINET
- F.E. BRACKET — WALL MOUNTED FIRE EXTINGUISHER BRACKET
- 1 / 4 A1.1 2 / 3 — EXTERIOR ELEVATION REFERENCE
- A100 (DETAIL NUMBER; SHEET WHERE DRAWN) — INTERIOR ELEVATION REFERENCE
- 13 / A1.1 (DETAIL NUMBER; SHEET WHERE DRAWN) — DETAIL REFERENCE
- 1 PLAN (DETAIL LOCATION ON SHEET; DRAWING TITLE; 1 1/2" = 1'-0" DRAWING SCALE) — DRAWING TITLE

MATERIALS

- DRIVEWAY
- EARTH
- OVERFRAME / OPENING / STEP DOWN
- COMPACT FILL
- GRAVEL/POROUS FILL
- CONCRETE (PRECAST OR CAST IN PLACE)
- SPRAY INSULATION
- STEEL
- ALUMINUM
- CONTINUOUS WOOD BLOCKING
- NON-CONTINUOUS WOOD BLOCKING
- WOOD FINISH
- PLYWOOD
- GYPSUM BOARD
- BATT/LOOSE FILL INSULATION
- RIGID INSULATION
- WOOD GLULAM
- MASONRY

REFER TO CONSTRUCTION SPECIFICATION INSTITUTE AND TO UNIFORM DRAWING SYSTEM FOR REFERENCE STANDARDS & ADDITIONAL ABBREVIATIONS

GENERAL NOTES

GENERAL REQUIREMENTS

1. ATTENTION ALL USERS OF THESE DRAWINGS, GENERAL CONTRACTORS, SUB-CONTRACTORS, MANUFACTURERS, SUPPLIERS: CAREFULLY AND THOROUGHLY REVIEW THESE GENERAL NOTES. IT IS YOUR RESPONSIBILITY TO KNOW AND ADHERE TO THESE REQUIREMENTS.

2. THESE DRAWINGS ARE "BUILDERS PLANS" INDICATING GENERAL DESIGN INTENT ONLY. IT IS THE BUILDER'S RESPONSIBILITY TO PROVIDE ANY ADDITIONAL CONSTRUCTION DETAILS REQUIRED AND TO DICTATE METHODS OF CONSTRUCTION. THE BUILDER SHALL VERIFY ALL DIMENSIONS OF MANUFACTURED COMPONENTS AND RELATIONSHIPS BETWEEN MATERIALS OR COMPONENTS. THE BUILDER SHALL VERIFY EXISTING CONDITIONS AND DIMENSIONS SHOWN INCLUDING ALL EXISTING GRADES.

3. THE DRAWINGS AND SPECIFICATIONS ARE SEPARATED INTO DISCIPLINES FOR THE CONVENIENCE OF THE ARCHITECT AND THE CONTRACTOR. THE SEPARATIONS USED HEREIN ARE USED ONLY FOR THE PURPOSES OF CONVENIENCE AND REFERENCE, AND IN NO WAY DO THEY DEFINE OR LIMIT THE SCOPE OR INTENT OF ANY PART OF THE DRAWINGS, OR OF THE DRAWINGS AND SPECIFICATIONS AS A WHOLE. THE FACT THAT THE DRAWINGS ARE SEPARATED IN NO WAY SUGGESTS THAT THE WORK IS NOT TO BE CONSTRUCTED AS A COMPLETE, INTEGRATED AND UNIFIED WHOLE.

4. EVERY EFFORT HAS BEEN MADE TO MAKE THESE DOCUMENTS CONCISE AND COORDINATED, TO DEFINE WORK IN THE MOST LOGICAL PLACE AND TO ELIMINATE REDUNDANCY. DO NOT PRESUME THAT YOUR SCOPE OF WORK IS SINGULARLY DEFINED. YOUR SCOPE OF WORK IS DEFINED THROUGHOUT THE ENTIRE SET OF DRAWINGS AND SPECIFICATIONS AND IS NOT CONTAINED IN JUST ONE SERIES OF DRAWINGS OR DIVISION OF SPECIFICATIONS. YOU MUST REVIEW THE ENTIRE SET OF CONTRACT DOCUMENTS TO DETERMINE YOUR SCOPE OF WORK.

5. THE DRAWINGS AND SPECIFICATIONS, INCLUDING DRAWINGS PREPARED BY SPECIFIC ENGINEERING DISCIPLINES (SUCH AS CIVIL, STRUCTURAL, MECHANICAL, ELECTRICAL, ETC.) ARE COMPLEMENTARY; ITEMS SHOWN IN ANY ONE LOCATION IN THE DRAWINGS SHALL BE CONSIDERED TO BE REQUIREMENTS OF THE CONTRACT FOR CONSTRUCTION. IN THE EVENT OF AN INCONSISTENCY BETWEEN THE DRAWINGS AND SPECIFICATIONS, OR WITHIN EITHER DOCUMENT, THE CONTRACTOR SHALL SEEK CLARIFICATION OR INTERPRETATION FROM THE ARCHITECT PRIOR TO BIDDING. WHERE INCONSISTENCIES ARE NOT CLARIFIED PRIOR TO BIDDING, AND WHERE THE ACTUAL SOLUTION OR INTENT CANNOT BE REASONABLY INFERRED, THE CONTRACTOR SHALL PROVIDE THE BETTER QUALITY OR GREATER QUANTITY OF WORK.

6. MECHANICAL AND ELECTRICAL DRAWINGS SHOW INFORMATION IN A DIAGRAMMATIC FASHION WITHOUT DIMENSIONING. THESE DISCIPLINES SHALL VERIFY DIMENSIONS OF ALL NECESSARY SPACES. THE GENERAL CONTRACTOR IS TO COORDINATE THE LOCATIONS OF ALL MECHANICAL & ELECTRICAL EQUIPMENT WITH RESPECT TO THE ARCHITECTURAL AND STRUCTURAL DETAILING OF SHAFTS, CHASES, AND SUCH.

7. THIS IS A CUSTOM DESIGN FOR A SPECIFIC SITE. THESE PLANS MAY NOT BE USED ON ANY OTHER SITE WITHOUT THE ARCHITECT'S PRIOR, WRITTEN APPROVAL.

8. THE CONTRACTOR AND ALL SUB-CONTRACTORS SHALL VISIT THE SITE AND BECOME FAMILIAR WITH SITE CONDITIONS AS THEY MAY AFFECT CARRYING OUT THE WORK AS DESCRIBED IN THESE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL INVESTIGATE, VERIFY, AND BE RESPONSIBLE FOR ALL CONDITIONS OF THE PROJECT, AND NOTIFY THE ARCHITECT OF ANY CONDITIONS THAT REQUIRE MODIFICATION BEFORE PROCEEDING WITH THE WORK.

9. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND PROTECTING ALL UTILITY LINES. LOCATIONS SHOWN ARE APPROXIMATE. REPAIR ALL DAMAGE TO UTILITY LINES CAUSED BY CONSTRUCTION OPERATIONS AT NO COST TO THE OWNER.

10. ALL PERSONS DIRECTLY OR INDIRECTLY ASSOCIATED WITH THE PROJECT SHALL BE FAMILIAR WITH THE RULES AND REGULATIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT, AND IMPLEMENT THOSE RULES AS THEY APPLY TO THIS PROJECT.

11. THE CONTRACTOR SHALL PROVIDE ALL MATERIALS, EQUIPMENT, LABOR, AND SERVICES NECESSARY TO COMPLETE THE WORK AND FOR INTENDED PURPOSE.

12. ALL WORK PERFORMED SHALL BE IN ACCORDANCE WITH THE BUILDING CODE & LOCAL AMENDMENTS. RE: CODE SHEET.

13. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF ALL TRADES AND THE PREVENTION OF CONFLICT BETWEEN ALL TRADES.

14. THE CONTRACTOR SHALL PLAN FOR 10 BUSINESS DAYS FOR RFIS AND SUBMITTAL REVIEWS FOR ALL WRITTEN REQUESTS UNLESS INFORMATION CANNOT REASONABLY BE ASCERTAINED WITHIN THAT TIMEFRAME.

15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DOCUMENT MANAGEMENT AS WELL AS DISTRIBUTION AND COORDINATION OF DOCUMENTS TO ALL CONTRACTORS, SUBCONTRACTORS AND AUTHORITIES HAVING JURISDICTION.

16. THE CONTRACTOR MAY REQUEST SPECIFIC FORMATTING OF DOCUMENTS, HOWEVER EVSTUDIO WILL REQUIRE OWNER APPROVAL FOR ADDITIONAL FEES FOR TIME REQUIRED TO CHANGE THE DOCUMENTS TO A REQUESTED FORMAT.

17. EVSTUDIO RESERVES THE RIGHT TO DISTINGUISH IN WRITING RFIS TO CLARIFY CONSTRUCTION DOCUMENTS SEPARATELY FROM RFIS GENERATED BY ISSUES NOT RESULTING FROM THE NEED TO CLARIFY INFORMATION IN THE DRAWINGS.

DRAWINGS AND DIMENSIONS

1. DO NOT SCALE THE DRAWINGS.

2. ALL DIMENSIONS ON PLANS ARE TO FACE OF BLOCK OR TO FACE OF STUD UNLESS NOTED OTHERWISE.

3. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE ARCHITECT IMMEDIATELY SHOULD ANY DISCREPANCIES BE FOUND IN THE DRAWINGS OR SPECIFICATIONS. FAILURE TO NOTIFY THE ARCHITECT SHALL CONSTITUTE ACCEPTANCE BY THE BUILDER AND OWNER OF THAT CHANGE.

4. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR CHECKING ALL FIELD CONDITIONS AND DIMENSIONS AS THEY RELATE TO THIS PROJECT. SHOULD DISCREPANCIES EXIST BETWEEN THE WORK INDICATED AND ACTUAL FIELD CONDITIONS NOTIFY THE ARCHITECT PRIOR TO PROCEEDING WITH THE WORK.

5. ACTUAL CONTRACT LIMITS ARE TO BE DETERMINED BY THE CONTRACTOR AND APPROVED BY THE OWNER BEFORE ACTUAL CONSTRUCTION WORK BEGINS. ANY INDICATION OF PROJECT LIMITS OR LINES OF DEMARCATION ARE SHOWN FOR THE CONVENIENCE OF THE CONTRACTOR, AND ARE NOT TO BE TAKEN LITERALLY.

6. SEE GENERAL NOTES ON ALL 'A' SERIES DRAWINGS FOR INFORMATION RELATED TO PLANS AND DETAILS ON THOSE SHEETS.

7. THE TERM "ALIGN" REFERS TO LOCATING DIFFERENT COMPONENTS OF CONSTRUCTION TO PROVIDE A FLUSH FINISH SURFACE.

8. CONTRACTORS AND ALL SUB-CONTRACTORS SHALL FIELD VERIFY ALL DIMENSIONS PRIOR TO FABRICATION AND/OR ORDERING OF MATERIALS.

9. USE OF THE WORD "VERIFY" POINTS OUT A SITUATION WHICH MUST BE CONFIRMED PRIOR TO PROCEEDING WITH THE WORK, FABRICATION OF EQUIPMENT, OR ORDERING MATERIAL. NOTIFY THE ARCHITECT OF ANY DISCREPANCY.

10. REFER TO THE ARCHITECTURAL REFLECTED CEILING PLAN(S) FOR EXACT LOCATIONS OF ALL CEILING FIXTURES. REFER TO MECHANICAL AND ELECTRICAL DRAWINGS FOR COMPLETE CONSTRUCTION REQUIREMENTS.

11. ARCHITECTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS SHOW WHERE EXPOSED DUCTWORK IS TO BE INSTALLED AT A SPECIFIC ELEVATION IN A CONTROLLED PATTERN. THE CONTRACTOR MUST RELY ON ALL OF THESE DISCIPLINES TO COMPLETE THE WORK AND SHOULD NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.

12. THE GENERAL CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES INSTALLING THEIR RESPECTIVE EQUIPMENT IN THE CEILING PLENUMS. MECHANICAL, ELECTRICAL, STRUCTURAL, AND FIRE SPRINKLER SYSTEMS ALL SHARE THIS SAME SPACE. EACH SUB CONTRACTOR IS TO REVIEW THE REQUIREMENTS OF THEIR WORK WITH THE AWARENESS OF THE OTHER TRADES THAT NEED TO SHARE THESE SPACES AND MUST NOT ASSUME THAT THEIR INSTALLATION HAS BEEN CONSIDERED IN THE DESIGN AND SHOP DRAWINGS OF THE OTHER TRADES.

CONSTRUCTION NOTES

1. DRAWINGS ARE PREPARED USING DIMENSIONS AND PRODUCT CONFIGURATIONS OR DETAILS OF SPECIFIC MANUFACTURERS (TYPICALLY THE FIRST MANUFACTURER LISTED UNDER "ACCEPTABLE MANUFACTURERS" IN THE SPECIFICATIONS). DIMENSIONS AND DETAILS FOR SPECIFIC PRODUCTS MAY CHANGE BEFORE THEY ARE ACTUALLY INCORPORATED INTO THE WORK, AND PRODUCTS BY OTHER MANUFACTURERS MAY ALSO BE ACCEPTABLE. THEREFORE, ACTUAL INSTALLATION DETAILS AND DIMENSIONS MAY DIFFER FROM THOSE SHOWN. CONTRACTOR SHALL VERIFY INSTALLATION REQUIREMENTS FOR ALL PRODUCTS TO BE INCORPORATED IN THE WORK (INCLUDING PARTITION THICKNESS FOR RECESSED OR SEMI-RECESSED PRODUCTS), AND IS RESPONSIBLE FOR ACCOMMODATING AND COORDINATING CHANGES TO OTHER MATERIALS OR PRODUCTS THAT ARE NECESSARY BECAUSE OF THESE DIFFERENCES.

2. PROVIDE & INSTALL SOLID BLOCKING WITHIN PARTITIONS AT ALL LOCATIONS WHERE ITEMS WILL BE MOUNTED ON PARTITIONS INCLUDING, BUT NOT LIMITED TO: ACCESSORIES, CASEWORK TRIM, FLASHING, WALL MOUNTED EQUIPMENT, TACK/BULLETIN/MARKER BOARDS, ETC.

3. ALL WOOD BLOCKING SHALL BE FIRE-RETARDANT WOOD.

4. MAINTAIN RATING AT ALL BLOCKOUTS FOR ALL FIRE EXTINGUISHERS AND TOILET ACCESSORIES THAT ARE TO BE INSTALLED IN RATED WALLS.

5. PROVIDE & INSTALL 24" X 24" ACCESS PANELS IN PARTITIONS WHERE REQUIRED FOR MECHANICAL EQUIPMENT EXCEPT WHERE SIZES ARE OTHERWISE NOTED.

6. PROVIDE & INSTALL GYPSUM BOARD CONTROL JOINTS IN PARTITIONS AND CEILINGS AT 30'-0" MAX. SPACING. COORDINATE TO MEET FIRE RESISTIVE RATINGS OF THE ASSEMBLY, FIRESTOP JOINTS AT RATED PARTITIONS. SUB-CONTRACTOR MUST PROVIDE A SUBMITTAL FOR JOINT MATERIAL.

7. CAULK ALL JOINTS OR CRACKS WHICH OCCUR WHERE DISSIMILAR MATERIALS INTERSECT PERPENDICULAR TO EACH OTHER AND WHERE THE INTERSECTION IS EXPOSED TO VIEW, UNLESS INDICATED OTHERWISE ON THE DRAWINGS.

8. FIREBLOCK ALL CONCEALED SPACES, SOFFITS, SHAFTS, CHASES AND CEILING AREAS PER REQUIREMENTS OF THE CODE ENFORCED BY THE AUTHORITY HAVING JURISDICTION (AHJ) AND THE LOCAL JURISDICTION'S AMENDMENTS.

9. PROVIDE & INSTALL SLIP JOINT CONNECTIONS AT PARTITIONS THAT EXTEND TO STRUCTURE ABOVE. PROVIDE BRACING ABOVE AS REQUIRED. REFER TO STRUCTURAL DRAWINGS AND TO SLIP JOINT DETAILS.

10. IT IS THE INTENT OF THE DESIGN THAT ALL STUD PARTITIONS BE OF SUFFICIENT WIDTH TO ADEQUATELY ENCLOSE PIPING, CONDUITS, AND RECESSED EQUIPMENT. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES WITH THIS INTENT.

11. ALL VERTICAL AND HORIZONTAL PIPES, CONDUITS, DUCTS, ETC. IN FINISHED ROOMS OR AREAS THROUGHOUT THE BUILDING SHALL BE FURRED IN TO MATCH THE ROOM FINISH, UNLESS OTHERWISE NOTED.

12. WHERE MECHANICAL WORK PENETRATES ANY COMPONENT OF A FIRE-RATED ASSEMBLY, PROVIDE & INSTALL THE APPROPRIATE FIRE AND/OR SMOKE DAMPERS. IF IT IS NOT CLEAR WHETHER DUCTWORK PENETRATES A PORTION OF THE RATED ASSEMBLY, OBTAIN CLARIFICATION FROM THE ARCHITECT PRIOR TO BIDDING. SEAL AROUND ALL PENETRATIONS THROUGH PROPOSED FIRE RATED PARTITIONS. PROVIDE UL APPROVED FIRESTOP SYSTEM TO MEET REQUIRED RATING.

13. THE FIRE ALARM SYSTEM WILL BE DESIGNED BY THE INSTALLING SUB-CONTRACTOR. THE GENERAL CONTRACTOR SHALL COORDINATE LAYOUT, CLEARANCES, AND LOCATION OF SYSTEM WITH THE STRUCTURE, MECHANICAL DUCTWORK, ELECTRICAL LIGHTING, DRAINAGE PIPING, AND THE ARCHITECTURAL REFLECTED CEILING PLANS. THE ALARM DESIGN MUST BE COORDINATED WITH THE PROVISIONS OF ALL ENGINEERING AND ARCHITECTURAL DOCUMENTS AND SHOULD NOT RELY SOLELY ON ONE SERIES OF DRAWINGS OR ONE DISCIPLINE. CONTRACTOR SHALL ADJUST OR ADD FIRE ALARM DEVICES TO ACCOMMODATE PARTITION LAYOUT. ALARM SPACING AND PLACEMENT SHALL MEET CODE REQUIREMENTS. SUB-CONTRACTOR SHALL COORDINATE ANY ALARM DEVICE LAYOUT CONFLICTS WITH THE ARCHITECT.

14. INTERIOR SIGNAGE TO BE DESIGN BUILD AND COMPLY WITH THE SFO, ANSI 117.1, THE ACCESSIBILITY CODE ENFORCED BY THE AUTHORITY HAVING JURISDICTION (AHJ) AND ADA.

15. PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY ("C OF O") OR FINAL APPROVAL ("FINAL") OF THE CONSTRUCTION PHASE OF DEVELOPMENT, THE PERMIT APPLICANT OR DESIGNEE SHALL PROVIDE THE PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT WITH AN ELECTRONIC COPY (PDF) OF THE SITE PLAN, LANDSCAPE PLAN, AND ELEVATIONS AS APPROVED IN THE CONSTRUCTION DOCUMENT SET.

16. THE OVERALL SITE IMPROVEMENTS MUST BE COMPLETED AND APPROVED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR ANY OF THE BUILDINGS ONSITE.

PROJECT DATA

LOCATION
6850 TILBURY AVE, FIRESTONE,
WELD COUNTY, STATE OF COLORADO

ADOPTED CODES
2018 INTERNATIONAL BUILDING CODE
2018 INTERNATIONAL PLUMBING CODE
2018 INTERNATIONAL MECHANICAL CODE
2018 INTERNATINAL ENERGY CONSERVATION CODE
2023 NATIONAL ELECTRICAL CODE

BUILDING TYPE
DESCRIPTION: SEASONALLY USED, WINTERIZED IN THE COLD MONTHS, 1 STORY, CMU FRAMED
RESTROOM & OUTDOOR PAVILION BUILDING
OCCUPANCY: B - BUSINESS
CONSTRUCTION TYPE: TYPE V-B
SPRINKLER SYSTEM - N/A

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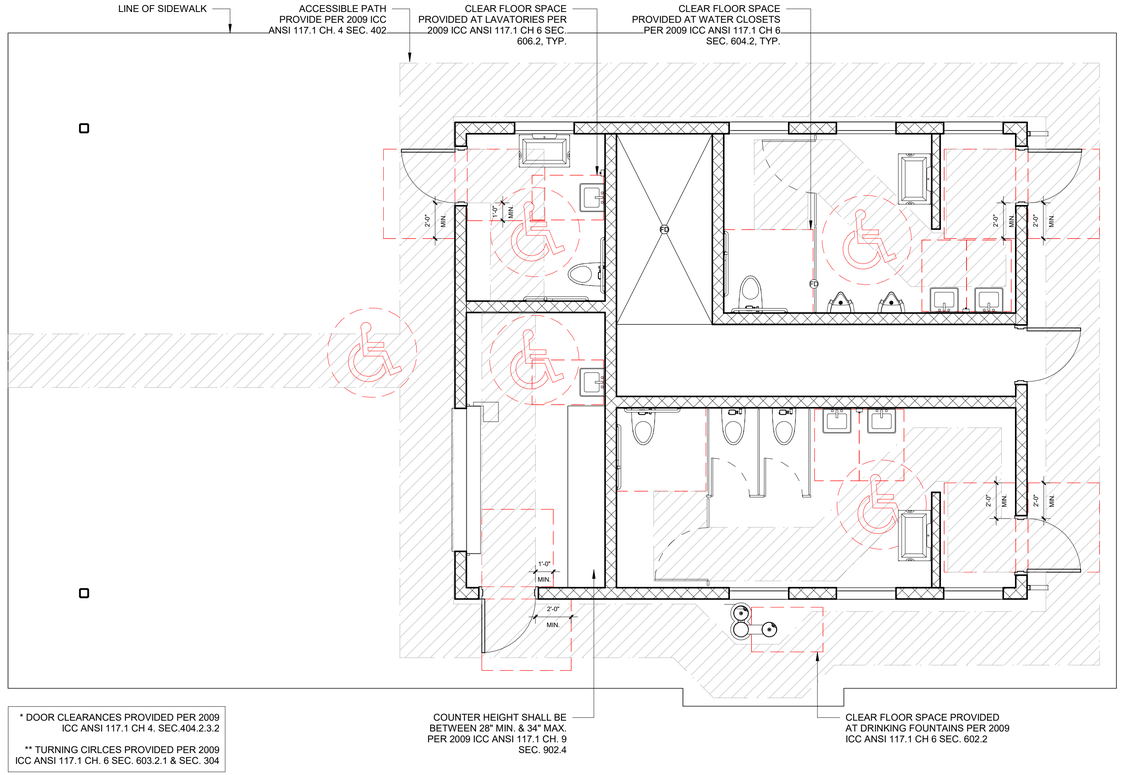
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GENERAL NOTES, LEGENDS & ABBREVIATIONS

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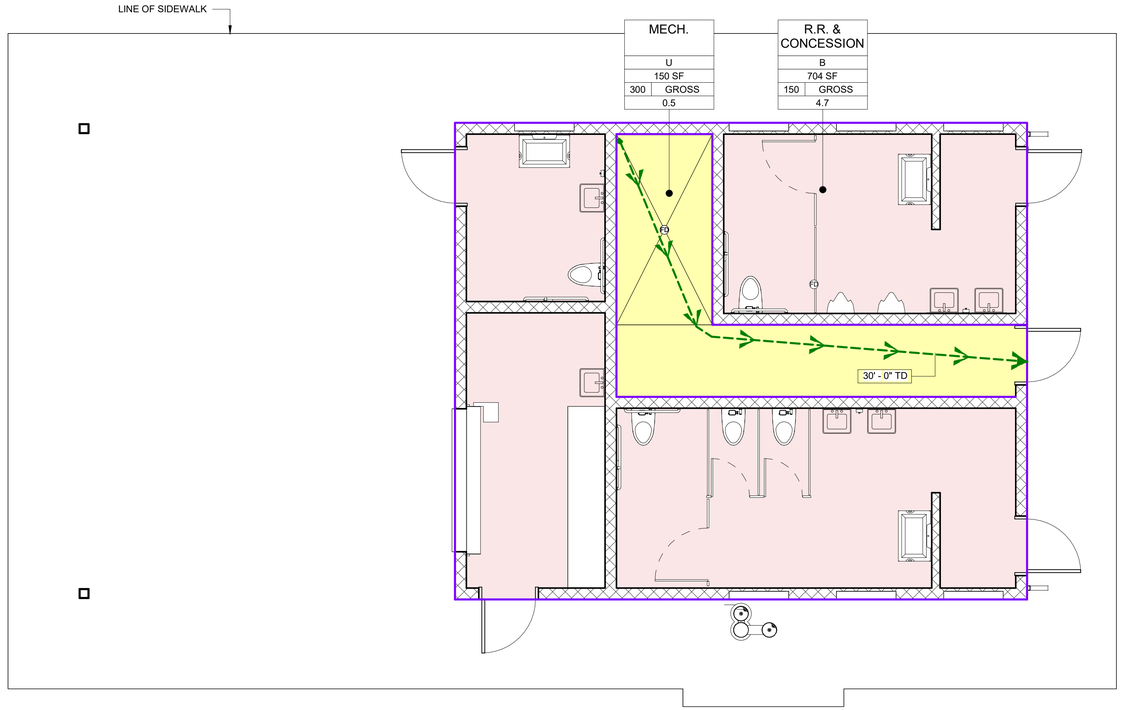
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* DOOR CLEARANCES PROVIDED PER 2009 ICC ANSI 117.1 CH 4. SEC.404.2.3.2

** TURNING CIRLCES PROVIDED PER 2009 ICC ANSI 117.1 CH. 6 SEC. 603.2.1 & SEC. 304

2 FLOOR PLAN - C.F.P.
1/4" = 1'-0"



1 FLOOR PLAN - LIFE SAFETY PLAN
1/4" = 1'-0"

PLUMBING REQUIREMENTS - R.R. & Concession

PLUMBING FIXTURES — TABLE 2902.1 (2018 IBC)

FUNCTION OF SPACE	OCCUPANT LOAD	WATER CLOSETS		LAVATORIES		SHOWERS	DRINKING FOUNTAINS	OTHER
		MALE	FEMALE	MALE	FEMALE			
(B) Business	5 TOTAL 3 MEN 2 WOMEN	1 PER 25 FOR THE FIRST 50		1 PER 40 FOR THE FIRST 80		-	1 PER 100	1 SERVICE SINK*
		0.10	0.10	0.06	0.06	n/a	0.05	0 Total
TOTAL REQUIRED		1	1	1	1	n/a	1	0
TOTAL PROVIDED		3	3	2	2	n/a	2	0

* FOR BUSINESS & MERCANTILE CLASSIFICATIONS WITH AN OCCUPANT LOAD OF 15 OR FEWER, A SERVICE SINK SHALL NOT BE REQUIRED (TABLE 2902.1 EXCEPTION E.)

LIFE SAFETY LEGEND

2018 IBC

EGRESS

- COMMON PATH OF EGRESS TRAVEL
- EXIT ACCESS TRAVEL DISTANCE
- 9' - 0" / 3 =3' - 0" — EXIT SEPARATION DISTANCE
- 100 — CUMULATIVE OCCUPANT LOAD

EXIT ANALYSIS TAG

EXIT TYPE	
# OCC.	50 — TOTAL OCCUPANTS AT EXIT
FACTOR	0.2 — WIDTH FACTOR PER EGRESS TYPE (STAIRWAYS = IBC 1005.3.2, OTHER EGRESS = IBC 1005.3.3)
REQ'D	32.00" — REQUIRED EGRESS WIDTH
ACTUAL	36.00" — PROVIDED EGRESS WIDTH

AREA ANALYSIS TAG

AREA NAME	
	OCCUPANCY CLASS PER IBC CH. 3
XX	SQUARE FOOTAGE
XX SF	
## NET/GROSS	OCCUPANT LOAD FACTOR PER IBC TABLE 1004.5
## OCC.	TOTAL OCCUPANTS

EGRESS NOTES

MEANS OF EGRESS DOORS SHALL MEET THE REQUIREMENTS OF IBC SECTION 1010.1

EXCEPT AS SPECIFICALLY PERMITTED BY IBC SECTION 1010.1, EGRESS DOORS SHALL BE READILY OPENABLE FROM EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. (IBC SECTION 1010.1.9)

OTHER EGRESS COMPONENTS

- EGRESS LIGHTING, RE: ELECTRICAL DRAWINGS FOR MORE INFO
- PH — PANIC HARDWARE, AS REQUIRED BY IBC SECTION 1010.1.10
- 9' - 0" DEAD END — DEAD END CORRIDOR, TO COMPLY WITH IBC SECTION 1020.4

EXIT & EXIT ACCESS TRAVEL DISTANCE

ONE EXIT OR EXIT ACCESS DOORWAY REQUIREMENTS PER 2018 IBC CH.10 SEC. 1006.3.3 & TABLE 1006.2.1:

OCCUPANCY CLASSIFICATION:	(B) BUSINESS		
MAX. OCC. LOAD:	49	ACTUAL OCC. LOAD:	5

MAX. EXIT ACCESS TRAVEL DISTANCE: (PER 2018 IBC CH. 10 SEC. 1017 & TABLE 1017.2)	300'
ACTUAL EXIT ACCESS TRAVEL DISTANCE:	30' 00"
MAX. COMMON PATH OF EGRESS TRAVEL DISTANCE: (PER 2018 IBC CH. 10 SEC. 1006.3.3 & TABLE 1006.2.1)	100'
ACTUAL COMMON PATH TRAVEL DISTANCE:	30' 00"

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JEFFREY J. SCOTT
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ARCHITECT
2/6/2026

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CODE PLANS

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SECTION 01 25 00 - SUBSTITUTION PROCEDURES

PART 1 - GENERAL

1.1 SUMMARY

A. Section includes administrative and procedural requirements for substitutions.

B. Related Requirements:

1. Division 01 Section "Product Requirements" for requirements for submitting comparable product submittals for products by listed manufacturers.
2. Sections of other Divisions for specific requirements and limitations for substitutions.

1.2 DEFINITIONS

A. Substitutions: Changes in products, materials, equipment, and methods of construction from those required by the Contract Documents and proposed by Contractor.

1. Substitutions for Cause: Changes proposed by Contractor that are required due to changed Project conditions, such as unavailability of product, regulatory changes, or unavailability of required warranty terms.
2. Substitutions for Convenience: Changes proposed by Contractor or Owner that are not required in order to meet other Project requirements but may offer advantage to Contractor or Owner.

1.3 ACTION SUBMITTALS

A. Substitution Requests: Submit one copy of each request for consideration. Identify product or fabrication or installation method to be replaced. Include Specification Section number and title and Drawing numbers and titles.

1. Documentation: Show compliance with requirements for substitutions and the following, as applicable:
   a. Statement indicating why specified product or fabrication or installation cannot be provided, if applicable.
   b. Coordination information, including a list of changes or revisions needed to other parts of the Work, that will be necessary to accommodate proposed substitution.
   c. Product Data, including drawings and descriptions of products and fabrication and installation procedures.
   d. Samples, where applicable or requested.
   e. Material test reports from a qualified testing agency indicating and interpreting test results for compliance with requirements indicated.
   f. Cost information, including a proposal of change, if any, in the Contract Sum.
   g. Contractor's certification that proposed substitution complies with requirements in the Contract Documents except as indicated in substitution request, is compatible with related materials, and is appropriate for applications indicated.
   h. Contractor's waiver of rights to additional payment or time that may subsequently become necessary because of failure of proposed substitution to produce indicated results.
2. Architect's Action: If necessary, Architect will request additional information or documentation for evaluation within seven days of receipt of a request for substitution. Architect will notify Contractor of acceptance or rejection of proposed substitution within 15 days of receipt of request, or seven days of receipt of additional information or documentation, whichever is later.
   a. Use product specified if Architect does not issue a decision on use of a proposed substitution within time allocated.

1.4 QUALITY ASSURANCE

A. Compatibility of Substitutions: Investigate and document compatibility of proposed substitution with related products and materials. Engage a qualified testing agency to perform compatibility tests recommended by manufacturers.

1.5 PROCEDURES

A. Coordination: Revise or adjust affected work as necessary to integrate work of the approved substitutions.

PART 2 - PRODUCTS

2.1 SUBSTITUTIONS

A. Substitutions for Cause: Submit requests for substitution immediately on discovery of need for change, but not later than 15 days prior to time required for preparation and review of related submittals.

1. Conditions: Architect will consider Contractor's request for substitution when the following conditions are satisfied. If the following conditions are not satisfied, Architect will return requests without action, except to record noncompliance with these requirements:
   a. Requested substitution is consistent with the Contract Documents and will produce indicated results.
   b. Substitution request is fully documented and properly submitted.
   c. Requested substitution will not adversely affect Contractor's construction schedule.
   d. Requested substitution has received necessary approvals of authorities having jurisdiction.
   e. Requested substitution is compatible with other portions of the Work.
   f. Requested substitution has been coordinated with other portions of the Work.
   g. Requested substitution provides specified warranty.

B. Substitutions for Convenience: Architect will consider requests for substitution if received within 15 days after commencement of the Work. Requests received after that time may be considered or rejected at discretion of Architect.

1. Conditions: Architect will consider Contractor's request for substitution when the following conditions are satisfied. If the following conditions are not satisfied, Architect will return requests without action, except to record noncompliance with these requirements:
   a. Requested substitution offers Owner a substantial advantage in cost, time, energy conservation, or other considerations, after deducting additional responsibilities Owner must assume. Owner's additional responsibilities may include compensation to Architect for redesign and evaluation services, increased cost of other construction by Owner, and similar considerations.
   b. Requested substitution does not require extensive revisions to the Contract Documents.
   c. Requested substitution is consistent with the Contract Documents and will produce indicated results.
   d. Substitution request is fully documented and properly submitted.
   e. Requested substitution will not adversely affect Contractor's construction schedule.
   f. Requested substitution has received necessary approvals of authorities having jurisdiction.
   g. Requested substitution is compatible with other portions of the Work.
   h. Requested substitution has been coordinated with other portions of the Work.
   i. Requested substitution provides specified warranty.

PART 3 - EXECUTION (Not Used)

END OF SECTION 01 25 00

SECTION 01 26 00 - CONTRACT MODIFICATION PROCEDURES

PART 1 - GENERAL

1.1 SUMMARY

A. Section includes administrative and procedural requirements for handling and processing Contract modifications.

B. Related Requirements:

1. Division 01 Section "Substitution Procedures" for administrative procedures for handling requests for substitutions made after the Contract award.

1.2 MINOR CHANGES IN THE WORK

A. Architect will issue supplemental instructions authorizing minor changes in the Work, not involving adjustment to the Contract Sum or the Contract Time, on AIA Document G710, "Architect's Supplemental Instructions." or equivalent document of the Architect's standard practice.

1.3 PROPOSAL REQUESTS

A. Owner-Initiated Proposal Requests: Architect will issue a detailed description of proposed changes in the Work that may require adjustment to the Contract Sum or the Contract Time. If necessary, the description will include supplemental or revised Drawings and Specifications.

1. Work Change Proposal Requests issued by Architect are not instructions either to stop work in progress or to execute the proposed change.
2. Within 10 days after receipt of Proposal Request, submit a quotation estimating cost adjustments to the Contract Sum and the Contract Time necessary to execute the change.
   a. Include a list of quantities of products required or eliminated and unit costs, with total amount of purchases and credits to be made. If requested, furnish survey data to substantiate quantities.
   b. Indicate applicable taxes, delivery charges, equipment rental, and amounts of trade discounts.
   c. Include costs of labor and supervision directly attributable to the change.
   d. Include an updated Contractor's construction schedule that indicates the effect of the change, including, but not limited to, changes in activity duration, start and finish times, and activity relationship. Use available total float before requesting an extension of the Contract Time.
   e. Quotation Form: Use forms acceptable to Architect.

B. Contractor-Initiated Proposals: If latent or changed conditions require modifications to the Contract, Contractor may initiate a claim by submitting a request for a change to Architect.

1. Include a statement outlining reasons for the change and the effect of the change on the Work. Provide a complete description of the proposed change. Indicate the effect of the proposed change on the Contract Sum and the Contract Time.
2. Include a list of quantities of products required or eliminated and unit costs, with total amount of purchases and credits to be made. If requested, furnish survey data to substantiate quantities.
3. Indicate applicable taxes, delivery charges, equipment rental, and amounts of trade discounts.
4. Include costs of labor and supervision directly attributable to the change.
5. Include an updated Contractor's construction schedule that indicates the effect of the change, including, but not limited to, changes in activity duration, start and finish times, and activity relationship. Use available total float before requesting an extension of the Contract Time.
6. Comply with requirements in Division 01 Section "Substitution Procedures" if the proposed change requires substitution of one product or system for product or system specified.
7. Proposal Request Form: Use form acceptable to Architect.

SECTION 01 26 00 - CONTRACT MODIFICATION PROCEDURES (Con't)

1.4 CHANGE ORDER PROCEDURES

A. On Owner's approval of a Work Changes Proposal Request, Architect will issue a Change Order for signatures of Owner and Contractor on AIA Document G701 or equivalent document of the Architect's standard practice.

1.5 CONSTRUCTION CHANGE DIRECTIVE

A. Construction Change Directive: Architect may issue a Construction Change Directive on AIA Document G714 or equivalent document of the Architect's standard practice. Construction Change Directive instructs Contractor to proceed with a change in the Work, for subsequent inclusion in a Change Order.

1. Construction Change Directive contains a complete description of change in the Work. It also designates method to be followed to determine change in the Contract Sum or the Contract Time.

B. Documentation: Maintain detailed records on a time and material basis of work required by the Construction Change Directive.

1. After completion of change, submit an itemized account and supporting data necessary to substantiate cost and time adjustments to the Contract.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION (Not Used)

END OF SECTION 01 26 00

SECTION 01 29 00 - PAYMENT PROCEDURES

PART 1 - GENERAL

1.1 SUMMARY

A. Section includes administrative and procedural requirements necessary to prepare and process Applications for Payment.

B. Related Requirements:

1. Division 01 Section "Contract Modification Procedures" for administrative procedures for handling changes to the Contract.
2. Division 01 Section "Construction Progress Documentation" for administrative requirements governing the preparation and submittal of the Contractor's construction schedule.

1.2 DEFINITIONS

A. Schedule of Values: A statement furnished by Contractor allocating portions of the Contract Sum to various portions of the Work and used as the basis for reviewing Contractor's Applications for Payment.

1.3 SCHEDULE OF VALUES

A. Coordination: Coordinate preparation of the schedule of values with preparation of Contractor's construction schedule.

1. Coordinate line items in the schedule of values with other required administrative forms and schedules, including the following:
   a. Application for Payment forms with continuation sheets.
   b. Submittal schedule.
   c. Items required to be indicated as separate activities in Contractor's construction schedule.
2. Submit the schedule of values to Owner at earliest possible date, but no later than seven days before the date scheduled for submittal of initial Applications for Payment.

B. Format and Content: Use Project Manual table of contents as a guide to establish line items for the schedule of values. Provide at least one line item for each Specification Section.

1. Identification: Include the following Project identification on the schedule of values:
   a. Project name and location.
   b. Name of Architect.
   c. Architect's project number.
   d. Contractor's name and address.
   e. Date of submittal.
2. Arrange the schedule of values in tabular form with separate columns to indicate the following for each item listed:
   a. Related Specification Section or Division.
   b. Description of the Work.
   c. Name of subcontractor.
   d. Name of manufacturer or fabricator.
   e. Name of supplier.
   f. Change Orders (numbers) that affect value.
   g. Dollar value of the following, as a percentage of the Contract Sum to nearest one-hundredth percent, adjusted to total 100 percent.
      1) Labor.
      2) Materials.
      3) Equipment.
3. Provide a breakdown of the Contract Sum in enough detail to facilitate continued evaluation of Applications for Payment and progress reports. Coordinate with Project Manual table of contents. Provide multiple line items for principal subcontract amounts in excess of five percent of the Contract Sum.
4. Round amounts to nearest whole dollar; total shall equal the Contract Sum.
5. Provide a separate line item in the schedule of values for each part of the Work where Applications for Payment may include materials or equipment purchased or fabricated and stored, but not yet installed.
   a. Differentiate between items stored on-site and items stored off-site. If required, include evidence of insurance.
6. Provide separate line items in the schedule of values for initial cost of materials, for each subsequent stage of completion, and for total installed value of that part of the Work.
7. Allowances: Provide a separate line item in the schedule of values for each allowance. Show line-item value of unit-cost allowances, as a product of the unit cost, multiplied by measured quantity. Use information indicated in the Contract Documents to determine quantities.
8. Each item in the schedule of values and Applications for Payment shall be complete. Include total cost and proportionate share of general overhead and profit for each item.
   a. Temporary facilities and other major cost items that are not direct cost of actual work-in-place may be shown either as separate line items in the schedule of values or distributed as general overhead expense, at Contractor's option.
9. Schedule Updating: Update and resubmit the schedule of values before the next Applications for Payment when Change Orders or Construction Change Directives result in a change in the Contract Sum.

1.4 APPLICATIONS FOR PAYMENT

A. Each Application for Payment following the initial Application for Payment shall be consistent with previous applications and payments as certified by Architect and paid for by Owner.

1. Initial Application for Payment, Application for Payment at time of Substantial Completion, and final Application for Payment involve additional requirements.

B. Payment Application Times: Submit Application for Payment to Architect by the last day of the month. The period covered by each Application for Payment is one month, ending on the last day of the month.

1. Submit draft copy of Application for Payment seven days prior to due date for review by Architect.

C. Application for Payment Forms: Use AIA Document G702 and AIA Document G703 as form for Applications for Payment.

D. Application Preparation: Complete every entry on form. Notarize and execute by a person authorized to sign legal documents on behalf of Contractor. Architect will return incomplete applications without action.

1. Entries shall match data on the schedule of values and Contractor's construction schedule. Use updated schedules if revisions were made.
2. Include amounts for work completed following previous Application for Payment, whether or not payment has been received. Include only amounts for work completed at time of Application for Payment.
3. Include amounts of Change Orders and Construction Change Directives issued before last day of construction period covered by application.
4. Indicate separate amounts for work being carried out under Owner-requested project acceleration.

E. Stored Materials: Include in Application for Payment amounts applied for materials or equipment purchased or fabricated and stored, but not yet installed. Differentiate between items stored on-site and items stored off-site.

1. Provide certificate of insurance, evidence of transfer of title to Owner, and consent of surety to payment, for stored materials.
2. Provide supporting documentation that verifies amount requested, such as paid invoices. Match amount requested with amounts indicated on documentation; do not include overhead and profit on stored materials.
3. Provide summary documentation for stored materials indicating the following:
   a. Value of materials previously stored and remaining stored as of date of previous Applications for Payment.
   b. Value of previously stored materials put in place after date of previous Application for Payment and on or before date of current Application for Payment.
   c. Value of materials stored since date of previous Application for Payment and remaining stored as of date of current Application for Payment.

F. Transmittal: Submit three signed and notarized original copies of each Application for Payment to Architect by a method ensuring receipt within 24 hours. One copy shall include waivers of lien and similar attachments if required.

1. Transmit each copy with a transmittal form listing attachments and recording appropriate information about application.

SECTION 01 29 00 - PAYMENT PROCEDURES (Con't)

G. Waivers of Mechanic's Lien: With each Application for Payment, submit waivers of mechanic's liens from subcontractors, sub-subcontractors, and suppliers for construction period covered by the previous application.

1. Submit partial waivers on each item for amount requested in previous application, after deduction for retainage, on each item.
2. When an application shows completion of an item, submit conditional final or full waivers.
3. Owner reserves the right to designate which entities involved in the Work must submit waivers.
4. Submit final Application for Payment with or preceded by conditional final waivers from every entity involved with performance of the Work covered by the application who is lawfully entitled to a lien.
5. Waiver Forms: Submit executed waivers of lien on forms, acceptable to Owner.

H. Initial Application for Payment: Administrative actions and submittals that must precede or coincide with submittal of first Application for Payment include the following:

1. List of subcontractors.
2. Schedule of values.
3. Contractor's construction schedule (preliminary if not final).
4. Products list (preliminary if not final).
5. Schedule of unit prices.
6. Submittal schedule (preliminary if not final).
7. List of Contractor's staff assignments.
8. List of Contractor's principal consultants.
9. Copies of building permits.
10. Copies of authorizations and licenses from authorities having jurisdiction for performance of the Work.
11. Initial progress report.
12. Report of preconstruction conference.
13. Certificates of insurance and insurance policies.
14. Performance and payment bonds.
15. Data needed to acquire Owner's insurance.

I. Application for Payment at Substantial Completion: After Architect issues the Certificate of Substantial Completion, submit an Application for Payment showing 100 percent completion for portion of the Work claimed as substantially complete.

1. Include documentation supporting claim that the Work is substantially complete and a statement showing an accounting of changes to the Contract Sum.
2. This application shall reflect Certificate(s) of Substantial Completion issued previously for Owner occupancy of designated portions of the Work.

J. Final Payment Application: After completing Project closeout requirements, submit final Application for Payment with releases and supporting documentation not previously submitted and accepted, including, but not limited, to the following:

1. Evidence of completion of Project closeout requirements.
2. Insurance certificates for products and completed operations where required and proof that taxes, fees, and similar obligations were paid.
3. Updated final statement, accounting for final changes to the Contract Sum.
4. AIA Document G706, "Contractor's Affidavit of Payment of Debts and Claims."
5. AIA Document G706A, "Contractor's Affidavit of Release of Liens."
6. AIA Document G707, "Consent of Surety to Final Payment."
7. Evidence that claims have been settled.
8. Final meter readings for utilities, a measured record of stored fuel, and similar data as of date of Substantial Completion or when Owner took possession of and assumed responsibility for corresponding elements of the Work.
9. Final liquidated damages settlement statement.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION (Not Used)

END OF SECTION 01 29 00

SECTION 01 31 00 - PROJECT MANAGEMENT AND COORDINATION

PART 1 - GENERAL

1.1 SUMMARY

A. Section includes administrative provisions for coordinating construction operations on Project including, but not limited to, the following:

1. General coordination procedures.
2. Coordination drawings.
3. Requests for Information (RFIs).
4. Project meetings.

B. Related Requirements:

1. Division 01 Section "Construction Progress Documentation" for preparing and submitting Contractor's construction schedule.
2. Division 01 Section "Execution" for procedures for coordinating general installation and field-engineering services, including establishment of benchmarks and control points.
3. Division 01 Section "Closeout Procedures" for coordinating closeout of the Contract.

1.2 DEFINITIONS

A. RFI: Request from Owner, Architect, or Contractor seeking information required by or clarifications of the Contract Documents.

1.3 INFORMATIONAL SUBMITTALS

A. Subcontract List: Prepare a written summary identifying individuals or firms proposed for each portion of the Work, including those who are to furnish products or equipment fabricated to a special design. Include the following information in tabular form:

1. Name, address, and telephone number of entity performing subcontract or supplying products.
2. Number and title of related Specification Section(s) covered by subcontract.
3. Drawing number and detail references, as appropriate, covered by subcontract.

B. Key Personnel Names: Within 15 days of starting construction operations, submit a list of key personnel assignments, including superintendent and other personnel in attendance at Project site. Identify individuals and their duties and responsibilities; list addresses and telephone numbers, including home, office, and cellular telephone numbers and e-mail addresses. Provide names, addresses, and telephone numbers of individuals assigned as alternates in the absence of individuals assigned to Project.

1. Post copies of list in project meeting room, in temporary field office, and by each temporary telephone. Keep list current at all times.

1.4 GENERAL COORDINATION PROCEDURES

A. Coordination: Coordinate construction operations included in different Sections of the Specifications to ensure efficient and orderly installation of each part of the Work. Coordinate construction operations, included in different Sections, that depend on each other for proper installation, connection, and operation.

1. Schedule construction operations in sequence required to obtain the best results where installation of one part of the Work depends on installation of other components, before or after its own installation.
2. Coordinate installation of different components to ensure maximum performance and accessibility for required maintenance, service, and repair.
3. Make adequate provisions to accommodate items scheduled for later installation.

B. Prepare memoranda for distribution to each party involved, outlining special procedures required for coordination. Include such items as required notices, reports, and list of attendees at meetings.

1. Prepare similar memoranda for Owner and separate contractors if coordination of their Work is required.

C. Administrative Procedures: Coordinate scheduling and timing of required administrative procedures with other construction activities to avoid conflicts and to ensure orderly progress of the Work. Such administrative activities include, but are not limited to, the following:

1. Preparation of Contractor's construction schedule.
2. Preparation of the schedule of values.
3. Installation and removal of temporary facilities and controls.
4. Delivery and processing of submittals.
5. Progress meetings.
6. Preinstallation conferences.
7. Project closeout activities.
8. Startup and adjustment of systems.

D. Conservation: Coordinate construction activities to ensure that operations are carried out with consideration given to conservation of energy, water, and materials. Coordinate use of temporary utilities to minimize waste.

1.5 COORDINATION DRAWINGS

A. Coordination Drawings, General: Within thirty (30) days of execution of contractor for construction, or date of Notice to Proceed, prepare coordination drawings according to requirements in individual Sections, as indicated on Construction Documents, and additionally where installation is not completely shown on Shop Drawings, where limited space availability necessitates coordination, or if coordination is required to facilitate integration of products and materials fabricated or installed by more than one entity.

1. Content: Project-specific information, drawn accurately to a scale large enough to indicate and resolve conflicts. Do not base coordination drawings on standard printed data. Include the following information, as applicable:
   a. Use applicable Drawings as a basis for preparation of coordination drawings. Prepare sections, elevations, and details as needed to describe relationship of various systems and components.
   b. Indicate functional and spatial relationships of components of architectural, structural, civil, mechanical, and electrical systems.
   c. Indicate space requirements for routine maintenance and for anticipated replacement of components during the life of the installation.

SECTION 01 31 00 - PROJECT MANAGEMENT AND COORDINATION (Con't)

   d. Show location and size of access doors required for access to concealed dampers, valves, and other controls.
   e. Indicate required installation sequences.
   f. Indicate dimensions shown on the Drawings. Specifically note dimensions that appear to be in conflict with submitted equipment and minimum clearance requirements. Provide alternate sketches to Architect indicating proposed resolution of such conflicts. Minor dimension changes and difficult installations will not be considered changes to the Contract.

B. Coordination Drawing Organization: Organize coordination drawings as follows:

1. Floor Plans and Reflected Ceiling Plans: Show architectural and structural elements, and mechanical, plumbing, fire-protection, fire-alarm, and electrical Work. Show locations of visible ceiling-mounted devices relative to acoustical ceiling grid. Supplement plan drawings with section drawings where required to adequately represent the Work.
2. Plenum Space: Indicate subframing for support of ceiling and wall systems, mechanical and electrical equipment, and related Work. Locate components within ceiling plenum to accommodate layout of light fixtures indicated on Drawings. Indicate areas of conflict between light fixtures and other components.
3. Mechanical Rooms: Provide coordination drawings for mechanical rooms showing plans and elevations of mechanical, plumbing, fire-protection, fire-alarm, and electrical equipment.
4. Structural Penetrations: Indicate penetrations and openings required for all disciplines.
5. Slab Edge and Embedded Items: Indicate slab edge locations and sizes and locations of embedded items for metal fabrications, sleeves, anchor bolts, bearing plates, angles, door floor closers, slab depressions for floor finishes, curbs and housekeeping pads, and similar items.
6. Mechanical and Plumbing Work: Show the following:
   a. Sizes and bottom elevations of ductwork, piping, and conduit runs, including insulation, bracing, flanges, and support systems.
   b. Dimensions of major components, such as dampers, valves, diffusers, access doors, cleanouts and electrical distribution equipment.
   c. Fire-rated enclosures around ductwork.
7. Electrical Work: Show the following:
   a. Runs of vertical and horizontal conduit 1-1/4 inches in diameter and larger.
   b. Light fixture, exit light, emergency battery pack, smoke detector, and other fire-alarm locations.
   c. Panel board, switch board, switchgear, transformer, busway, generator, and motor control center locations.
   d. Location of pull boxes and junction boxes, dimensioned from column center lines.
8. Fire-Protection System: Show the following:
   a. Locations of standpipes, mains piping, branch lines, pipe drops, and sprinkler heads.
9. Review: Architect will review coordination drawings to confirm that the Work is being coordinated, but not for the details of the coordination, which are Contractor's responsibility. If Architect determines that coordination drawings are not being prepared in sufficient scope or detail, or are otherwise deficient, Architect will so inform Contractor, who shall make changes as directed and resubmit.

C. Coordination Digital Data Files: Prepare coordination digital data files according to the following requirements:

1. File Preparation Format: Same digital data software program, version, and operating system as original Drawings.
2. File Submittal Format: Submit or post coordination drawing files using Portable Data File (PDF) format.
3. BIM File Incorporation: Develop and incorporate coordination drawing files into Building Information Model established for Project.
   a. Perform three-dimensional component conflict analysis as part of preparation of coordination drawings. Resolve component conflicts prior to submittal. Indicate where conflict resolution requires modification of design requirements by Architect.
4. Architect will furnish Contractor one set of digital data files of Drawings for use in preparing coordination digital data files.
   a. Architect makes no representations as to the accuracy or completeness of digital data files as they relate to Drawings.
   b. Digital Data Software Program: Drawings are available in Autodesk AutoCAD.
   c. Contractor shall execute a data licensing agreement in the form of Agreement form acceptable to Owner and Architect.

1.6 REQUESTS FOR INFORMATION (RFIs)

A. General: Immediately on discovery of the need for additional information or interpretation of the Contract Documents, Contractor shall prepare and submit an RFI in the form specified.

1. Architect will return RFIs submitted to Architect by other entities controlled by Contractor with no response.
2. Coordinate and submit RFIs in a prompt manner so as to avoid delays in Contractor's work or work of subcontractors.
3. RFIs submitted requesting information that is readily available and indicated on the construction documents shall be considered frivolous and the Contractor shall be responsible to pay the Architect's standard hourly rate for all time spent preparing a response to each frivolous RFI submitted.
   a. Contractor shall be responsible to pay to the Architect the Architect's standard hourly rate for the preparation of responses to frivolous RFIs as described above. Payment shall be made for total actual time spent or a minimum of one-half of one hour (30 minutes); whichever is greater.

B. Content of the RFI: Include a detailed, legible description of item needing information or interpretation and the following:

1. Project name.
2. Project number.
3. Date.
4. Name of Contractor.
5. Name of Architect.
6. RFI number, numbered sequentially.
7. RFI subject.
8. Specification Section number and title and related paragraphs, as appropriate.
9. Drawing number and detail references, as appropriate.
10. Field dimensions and conditions, as appropriate.
11. Contractor's suggested resolution. If Contractor's suggested resolution impacts the Contract Time or the Contract Sum, Contractor shall state impact in the RFI.
12. Contractor's signature.
13. Attachments: Include sketches, descriptions, measurements, photos, Product Data, Shop Drawings, coordination drawings, and other information necessary to fully describe items needing interpretation.
    a. Include dimensions, thicknesses, structural grid references, and details of affected materials, assemblies, and attachments on attached sketches.

C. RFI Forms: Software-generated form with substantially the same content as indicated above, acceptable to Architect.

1. Attachments shall be electronic files in Adobe Acrobat PDF format.

D. Architect's Action: Architect will review each RFI, determine action required, and respond. Allow five (5) working days for Architect's response for each RFI. RFIs received by Architect after 1:00 p.m. will be considered as received the following working day.

1. The following Contractor-generated RFIs will be returned without action:
   a. Requests for approval of submittals.
   b. Requests for approval of substitutions.
   c. Requests for approval of Contractor's means and methods.
   d. Requests for coordination information already indicated in the Contract Documents.
   e. Requests for adjustments in the Contract Time or the Contract Sum.
   f. Requests for interpretation of Architect's actions on submittals.
   g. Incomplete RFIs or inaccurately prepared RFIs.
2. Architect's action may include a request for additional information, in which case Architect's time for response will date from time of receipt of additional information.
3. Architect's action on RFIs that may result in a change to the Contract Time or the Contract Sum may be eligible for Contractor to submit Change Proposal according to Division 01 Section "Contract Modification Procedures."
   a. If Contractor believes the RFI response warrants change in the Contract Time or the Contract Sum, notify Architect in writing within 5 working days of receipt of the RFI response.

E. RFI Log: Prepare, maintain, and submit a tabular log of RFIs organized by the RFI number. Submit log weekly. Include the following:

1. Project name.
2. Name and address of Contractor.
3. Name and address of Architect.
4. RFI number including RFIs that were returned without action or withdrawn.
5. RFI description.
6. Date the RFI was submitted.
7. Date Architect's response was received.

F. On receipt of Architect's action, update the RFI log and immediately distribute the RFI response to affected parties. Review response and notify Architect within 5 working days if Contractor disagrees with response.

1. Identification of related Minor Change in the Work, Construction Change Directive, and Proposal Request, as appropriate.

SECTION 01 31 00 - PROJECT MANAGEMENT AND COORDINATION (Con't)

1.7 PROJECT MEETINGS

A. General: Schedule and conduct meetings and conferences at Project site unless otherwise indicated.

1. Attendees: Inform participants and others involved, and individuals whose presence is required, of date and time of each meeting. Notify Owner and Architect of scheduled meeting dates and times.
2. Agenda: Prepare the meeting agenda. Distribute the agenda to all invited attendees.
3. Minutes: Entity responsible for conducting meeting will record significant discussions and agreements achieved. Distribute the meeting minutes to everyone concerned, including Owner and Architect, within three days of the meeting.

B. Preconstruction Conference: Schedule and conduct a preconstruction conference before starting construction, at a time convenient to Owner and Architect, but no later than **15 days** after execution of the Agreement.

1. Conduct the conference to review responsibilities and personnel assignments.
2. Attendees: Authorized representatives of Owner, Architect, and their consultants; Contractor and its superintendent; major subcontractors; suppliers; and other concerned parties shall attend the conference. Participants at the conference shall be familiar with Project and authorized to conclude matters relating to the Work.
3. Agenda: Discuss items of significance that could affect progress, including the following:
   a. Tentative construction schedule.
   b. Critical work sequencing and long-lead items.
   c. Designation of key personnel and their duties.
   d. Lines of communications.
   e. Procedures for processing field decisions and Change Orders.
   f. Procedures for RFIs.
   g. Procedures for testing and inspecting.
   h. Procedures for processing Applications for Payment.
   i. Distribution of the Contract Documents.
   j. Submittal procedures.
   k. Preparation of record documents.
   l. Work restrictions.
   m. Working hours.
   n. Owner's occupancy requirements.
   o. Responsibility for temporary facilities and controls.
   p. Procedures for moisture and mold control.
   q. Procedures for disruptions and shutdowns.
   r. Construction waste management and recycling.
   s. Parking availability.
   t. Office, work, and storage areas.
   u. Equipment deliveries and priorities.
   v. First aid.
   w. Security.
   x. Progress cleaning.
4. Minutes: Entity responsible for conducting meeting will record and distribute meeting minutes.

C. Pre-installation Conference(s): Schedule and conduct pre-installation conferences for complex portions of the work as indicated on the Construction Documents and subject to the requirements of this section.

D. Project Closeout Conference: Schedule and conduct a project closeout conference, at a time convenient to Owner and Architect, but **no later than 90 days prior** to the scheduled date of Substantial Completion.

1. Conduct the conference to review requirements and responsibilities related to Project closeout.
2. Attendees: Authorized representatives of Owner, Architect, and their consultants; Contractor and its superintendent; major subcontractors; suppliers; and other concerned parties shall attend the meeting. Participants at the meeting shall be familiar with Project and authorized to conclude matters relating to the Work.
3. Agenda: Discuss items of significance that could affect or delay Project closeout, including the following:
   a. Preparation of record documents.
   b. Procedures required prior to inspection for Substantial Completion and for final inspection for acceptance.
   c. Submittal of written warranties.
   d. Requirements for preparing operations and maintenance data.
   e. Requirements for delivery of material samples, attic stock, and spare parts.
   f. Requirements for demonstration and training.
   g. Preparation of Contractor's punch list.
   h. Procedures for processing Applications for Payment at Substantial Completion and for final payment.
   i. Submittal procedures.
   j. Owner's partial occupancy requirements.
   k. Installation of Owner's furniture, fixtures, and equipment.
   l. Responsibility for removing temporary facilities and controls.
4. Minutes: Entity conducting meeting will record and distribute meeting minutes.

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SPECIFICATIONS

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DIVISION 03 - CONCRETE

SECTION 03 3512
CONCRETE FLOOR FINISHES

PART 1 – GENERAL

1.01 SCOPE

A. Provide a complete sealed concrete floor finish system for exposed interior concrete slabs, including cleaning, surface preparation, densification, and application of a penetrating sealer. The intent is to provide a durable, low-maintenance, dustproof, and non-slip finish suitable for small public restroom facilities at athletic fields.

B. Provide exposed cast-in-place concrete floors with a light broom finish suitable for wet conditions. Polished or burnished finishes are not permitted.

C. Work includes surface preparation, placement, finishing, curing, and protection.

1.02 SUBMITTALS

A. Refer to 016000 for Product Requirements

B. Submit product data and installation instructions for densifier and sealer systems.

1.03 PERFORMANCE REQUIREMENTS

A. Provide penetrating densifier to harden and dustproof slab surface.

B. Provide slip resistance suitable for wet restroom use. Floor shall achieve minimum Dynamic Coefficient of Friction (DCOF) ≥ 0.42 when tested per ANSI A326.3 under wet conditions.

C. Product shall comply with applicable VOC regulations.

PART 2 – PRODUCTS

2.01 MATERIALS

A. Refer to Structural Drawings & Specifications for concrete slab details.

B. Finish description: Concrete with penetrating liquid densifier and penetrating sealer; no film-forming or topical coatings.

C. Finish shall maintain natural, matte appearance consistent with broom finish texture.

2.02 CONCRETE DENSIFIER

A. Liquid penetrating densifier and hardener for concrete slabs.
   1. Product shall reduce dusting and improve durability of surface.
   2. Slip resistance: Slip resistance appropriate for intended use; comply with ANSI A326.3 where applicable.
   3. Coverage: Product shall achieve manufacturer's declared coverage (e.g., 500-1000 ft²/gal depending on substrate) for the specified finish condition.

2.03 CONCRETE SEALER

A. Penetrating silane, siloxane, or silane/siloxane sealer compatible with densifier and intended for exterior or wet restroom environments.

B. Apply per manufacturer's written instructions after concrete has cured sufficiently to accept treatment.

C. Apply at manufacturer's recommended coverage rate.

D. Do not use film-forming sealers, acrylic coatings, or glossy finishes.

2.04 SURFACE PREPARATION FOR APPLIED FINISHES

A. Remove curing compounds, laitance, and contaminants prior to application.

B. Prepare surface as required to ensure penetration of densifier and sealer. Do not acid-etch unless required by manufacturer.

C. Repair cracks and spalls prior to application

PART 3 – EXECUTION

3.01 PLACEMENT OF CONCRETE SLAB

A. Place and consolidate concrete per ACI guidelines

B. Minimum slope of 1/4" per foot.

C. Control/Expansion Joints:
   1. Refer to structural drawings and specs for spacing & dimensions.
   2. Tool or saw-cut joints within 6–12 hours after finishing.
   3. Provide isolation joints at walls and drains.
   4. Seal control and construction joints with moisture-resistant, flexible joint sealant suitable for restroom environments.

3.02 APPLICATION

A. Subgrade Preparation: Compact subgrade uniformly; install vapor barrier if indicated. Verify slab slope to drains.

B. Provide light broom finish perpendicular to primary path of travel.

C. Surface Treatment: Apply densifier and penetrating sealer per manufacturer instructions.

3.03 CURING

A. Cure per ACI 308 or per applied finish manufacturer recommendation. Begin curing as soon as troweling is complete and surface can support curing materials without damage.Use moist curing or a curing compound compatible with subsequent sealers or coatings, as applicable.

3.04 PROTECTION

A. Protect finished slab from contamination, staining, or premature drying

B. Follow applied finish manufacturer's installation and protection guidelines, if applicable.

3.05 ACCEPTANCE CRITERIA

A. Applied finish: uniform coverage, bonded without delamination, slip-resistant, color and texture per approved submittal.

DIVISION 04 - MASONRY

SECTION 04 2000
UNIT MASONRY

PRODUCTS

1.01 CONCRETE MASONRY UNITS

A. Concrete Block: Comply with referenced standards and as follows:
   1. Size: Standard units with nominal face dimensions of 16 by 8 inches and nominal depth of 8 inches UNO.
      a. Provide additional unit depths as required by structural drawings (6", 10", 12" CMU where indicated).
   2. Load-Bearing Units: ASTM C90, normal weight.
      a. Exposed Faces: Special color and texture where indicated, as follows: Ref: Architectural Elevations.
      b. Pattern: Ref: Architectural Elevations.
   3. Nonloadbearing Units: ASTM C129.
   4. Insulation: Refer to Div 07 for additional information regarding Inserts for Insulation.

1.02 MORTAR AND GROUT MATERIALS

A. Refer to structural drawings for masonry cement, hydrated lime, mortar mix, rebar, and grout types and details.
   1. Architect to select color from manufacturer's standard range of colors

1.03 FLASHINGS

A. Metal Flashing Materials:
   1. Stainless Steel Flashing: ASTM A666/A666M, Type 304, soft temper; 26 gauge, 0.0187 inch thick; finish 2B to 2D.
   2. Prefabricated Through-Wall Flashing: Stainless steel or flexible composite membrane compatible with adjacent air/water barrier. Coordinate with Division 07.

B. Factory-Fabricated Flashing Corners and End Dams: Stainless steel.

C. Flashing Sealant/Adhesives: Silicone, polyurethane, or silyl-terminated polyether/polyurethane or other type required or recommended by flashing manufacturer; type capable of adhering to type of flashing used.

D. Termination Bars: Stainless steel; compatible with membrane and adhesives.

E. Drip Edge: Stainless steel; angled drip with hemmed edge; compatible with membrane and adhesives.

F. Lap Sealants and Tapes: As recommended by flashing manufacturer; compatible with membrane and adhesives.

G. Provide through-wall flashing at:
   1. Base of walls
   2. Above openings (lintels)
   3. At shelf angles
   4. At roof-to-wall intersections

1.04 ACCESSORIES

A. Preformed Control Joints: Rubber material. Provide with corner and tee accessories, fused joints.
   1. Provide PVC or rubber control joint material with compatible sealant.

B. Joint Filler: Closed cell polyvinyl chloride; oversized 50 percent to joint width; self expanding; in maximum lengths available. Coordinate with sealant section.

C. Cavity Mortar Control: Semi-rigid polyethylene or polyester mesh panels, sized to thickness of wall cavity, and designed to prevent mortar droppings from clogging weeps and cavity vents and allow proper cavity drainage.

D. Weeps:
   1. Type: Cotton wick, polyester mesh, or cellular vent system.
   2. Color(s): As selected by Architect from manufacturer's full range.

E. Cavity Vents:
   1. Type: Cellular vent or open head joint vent system compatible with masonry.

F. Joint Reinforcement: ASTM A951 ladder-type galvanized steel joint reinforcement for CMU walls unless otherwise noted.

EXECUTION

2.01 COLD AND HOT WEATHER REQUIREMENTS

A. Comply with requirements of TMS 402/602 or applicable building code, whichever is more stringent.

2.02 COURSING

A. Establish lines, levels, and coursing indicated. Protect from displacement.

B. Maintain masonry courses to uniform dimension. Form vertical and horizontal joints of uniform thickness. Coursing pattern as indicated on Architectural Drawings.

2.03 WEEPS/CAVITY VENTS

A. Install weeps in veneer and cavity walls at 32 inches on center horizontally on top of through-wall flashing above shelf angles and lintels and at bottom of walls.

B. Install cavity vents in veneer and cavity walls at 24 inches to 32 inches on center horizontally below shelf angles and lintels and near top of walls.

2.04 CAVITY MORTAR CONTROL

A. Do not permit mortar to drop or accumulate into cavity air space or to plug weep/cavity vents.

2.05 CONTROL AND EXPANSION JOINTS

A. Do not continue horizontal joint reinforcement through control or expansion joints.

B. Install preformed control joint device in continuous lengths. Seal butt and corner joints in accordance with manufacturer's instructions.

C. Locate control joints in accordance with structural drawings and TMS 402 recommendations.

D. Seal control joints with sealant specified in Division 07.

2.06 PROTECTION

A. Without damaging completed work, provide protective boards at exposed external corners that are subject to damage by construction activities.

B. Protect masonry from rain, snow, and freezing during construction.

C. Clean exposed masonry in accordance with manufacturer's recommendations. Do not use acidic cleaners on architectural CMU without approval.

DIVISION 07 - THERMAL AND MOISTURE PROTECTION

SECTION 07 6100
SHEET METAL ROOFING

PART 1 GENERAL

1.01 SECTION INCLUDES

A. Sheet metal roofing

B. Soffit Panels

C. Gutters and Downspouts

D. Snow guards.

E. Integral fascias.

F. Sealants for joints within sheet metal fabrications.

G. Roof Underlayment

1.02 SUBMITTALS

A. See Section 01 3000 - Administrative Requirements for submittal procedures.

B. Product Data: Provide data on metal types, finishes, and characteristics.

C. Shop Drawings: Indicate material profile, jointing pattern, jointing details, fastening methods, flashings, terminations, and installation details.

D. Installation Samples: Submit samples illustrating metal roofing profile, seam configuration, and finish.

E. Color Samples: Submit two samples in size illustrating metal finish color.

1.03 QUALITY ASSURANCE

A. Perform work in accordance with SMACNA (ASMM) guidelines and manufacturer's published installation requirements except as otherwise noted.
   1. Maintain one copy on project site.

B. Installer Qualifications: Company specializing in performing work of the type specified and with at least three years of documented experience.

C. Standing seam metal roofing system shall be designed and installed to resist design wind and snow loads for project location, as required by code and structural design.

1.04 MOCK-UPS

A. Construct mock-up of sheet metal roofing illustrating associated attachments.

B. Locate where directed.

C. Mock-up may remain as part of work.

1.05 DELIVERY, STORAGE, AND HANDLING

A. See Section 01 7419 - Construction Waste Management and Disposal for packaging waste requirements.

B. Stack material to prevent twisting, bending, or abrasion, and to provide ventilation. Slope metal sheets to ensure drainage.

C. Prevent contact with materials that could cause discoloration or staining.

1.06 WARRANTY

A. See Section 01 7800 - Closeout Submittals for additional warranty requirements.

B. Correct defective installation workmanship within a 5-year period after Date of Substantial Completion.

C. Provide manufacturer's standard weathertightness warranty for standing seam metal roof system, minimum 20 years. Provide finish warranty minimum 20 years for PVDF coating performance, including resistance to chalking, fading, and film integrity.

PART 2 PRODUCTS

2.01 BASIS OF DESIGN MANUFACTURERS

A. Sheet Metal Roofing Manufacturers. Other manufacturers offering equivalent standing seam metal roofing systems meeting performance requirements are acceptable.
   1. McElroy Metal: https://www.mcelroymetal.com/
   2. Berridge: https://www.berridge.com/
   3. Or approved equal.

B. Gutter & Downspout Manufacturers:
   1. McElroy Metal: https://www.mcelroymetal.com/
   2. Berridge: https://www.berridge.com/
   3. Or approved equal

2.02 SHEET MATERIALS

A. Roof Panels, Standing Seam
   1. Standing seam metal roof system, manufacturer's standard mechanically seamed profile, double-lock type
   2. Panel Gauge: 24-gauge
   3. Trim Gauge: 24-gauge
   4. Panel & Trim Finish: Architect to select from manufacturer's standard range of colors.
   5. Fasteners: Concealed
   6. Seam Configuration: Mechanically seamed standing seam as required by manufacturer to meet wind uplift and weather resistance criteria.
   7. Substrate and attachment method as required by manufacturer and structural design.
   8. Minimum Slope: Standing seam metal roof system shall be manufacturer-approved for installation at 1:12 slope. Provide mechanically seamed double-lock profile suitable for low-slope applications. Snap-lock systems are not permitted at this slope unless specifically approved by manufacturer.

B. Gutters
   1. Sized and configured to accommodate design rainfall and snowmelt conditions.
   2. Gutter Style: Commercial
   3. Color: Architect to select from manufacturer's standard range of colors UNO drawings.

C. Downspout
   1. Sized and configured to accommodate design rainfall and snowmelt conditions.
   2. Color: Architect to select from manufacturer's standard range of colors UNO drawings.

2.03 FABRICATION

A. Fabricate sheet metal roofing, flashings, trim, and accessories in accordance with manufacturer's published details and SMACNA (ASMM) guidelines.

B. Fabrication shall allow for thermal movement, drainage, and weather resistance without oil-canning or distortion.

C. Fabricate components to integrate with roofing underlayment, snow guards, and drainage systems.

D. Fabricate vertical faces with hemmed drip edges to promote drainage and prevent staining of adjacent surfaces.

E. Fabricate snow guards as recommended by manufacturer and relevant standards.

2.04 ACCESSORIES

A. Underlayment:
   1. Provide high-temperature self-adhered ice and water shield underlayment complying with ASTM D1970, rated for use beneath standing seam metal roofing. Install over entire roof deck unless otherwise indicated.
   2. Install #30 asphalt-saturated felt underlayment above self-adhered membrane only where required by roofing manufacturer or where indicated on drawings. Do not install felt unless required for slip sheet or separation layer.
   3. Self-adhered membrane shall be high-temperature rated (minimum 250°F service temperature unless otherwise required by manufacturer).
   4. Self Sealability: Passing nail sealability test specified in ASTM D1970.
   5. Low Temperature Flexibility: Passing test specified in ASTM D1970.
   6. Layering Requirement:
      a. Install self-adhered membrane directly to roof deck. Install #30 felt above membrane only where required by manufacturer as slip sheet or separation layer.
   7. Edge Condition:
      a. Lap self-adhered membrane over metal drip edge at eaves. Install membrane under drip edge at rakes unless otherwise required by manufacturer. Install #30 felt shingle-style to shed water where used.
      b. Lap self-adhered membrane over metal drip edge at eaves. Install under drip edge at rakes unless otherwise required by manufacturer. Install #30 felt shingle-style to shed water.

B. Concealed Sealants: Non-curing butyl sealant or butyl tape. Compatible with metal roofing finish and system warranty.

C. Exposed Sealants: ASTM C920 elastomeric sealant, with minimum movement capability as recommended by manufacturer for sealed substrates; color to match adjacent material.

PART 3 EXECUTION

3.01 EXAMINATION

A. Inspect roof deck to verify deck is clean and smooth, free of depressions, waves, or projections, properly sloped to drains.

B. Verify deck is dry and free of snow or ice. Verify joints in wood deck are solidly supported and fastened.

C. Verify correct placement of wood nailers and insulation positioning between nailers.

D. Install eave and rake drip edge metal in accordance with manufacturer's requirements. Do not use roof cement unless specifically required by manufacturer. Coordinate drip edge and underlayment sequencing to ensure shingle-style water shedding.

E. Verify roofing termination and base flashings are in place, sealed, and secure.

3.02 PREPARATION

A. Install starter and edge strips, and cleats before starting installation.

B. Install surface-mounted reglets true to lines and levels, seal top of reglets with sealant.

C. Provide protective coating at concealed metal surfaces where required to prevent corrosion due to contact with dissimilar materials.

D. Place eave edge metal flashings tight with fascia boards. Weather lap joints 2 inches and seal with roof cement. Secure flange in accordance with manufacturer's requirements.

3.03 INSTALLATION

A. Roofing:
   1. Install self-adhered high-temperature ice and water shield directly over prepared roof deck. Install #30 felt only where required by manufacturer. Coordinate drip edge and underlayment sequencing to maintain positive drainage. Install standing seam panels in accordance with manufacturer's published requirements for 1:12 slope installations.
   2. Install snow guards upslope from eaves and valleys, distance as recommended by manufacturer.

B. Standing Seam Roofing:
   1. Comply with manufacturer's standard details and applicable industry guidelines.
   2. Space standing seams per manufacturer recommendation.
   3. Lay sheets with long dimension perpendicular to eaves. Apply pans beginning at eaves.
   4. Secure panels using manufacturer-approved attachment methods.
   5. Stagger transverse joints of roofing sheets.
   6. At eaves and gable ends, terminate roofing in accordance with manufacturer's standard edge details.

C. Oil Canning Expectations & Mitigation
   1. Oil Canning Expectations
   2. Oil canning is an inherent characteristic of standing seam metal roofing and is not a cause for rejection, provided the roofing system is fabricated and installed in accordance with manufacturer requirements and meets specified performance criteria.
   3. Oil Canning Mitigation Requirements
      a. Design, fabrication, and installation shall incorporate measures to minimize the visual effects of oil canning, including the following:
      b. Provide minimum 24-gauge metal panels, unless otherwise approved.
      c. Utilize manufacturer-approved panel profiles, stiffening ribs, striations, or embossing intended to reduce oil canning.
      d. Provide uniform and smooth substrate conditions, including properly aligned framing and planar decking.
      e. Allow for thermal movement of panels without restraint.
      f. Coordinate panel lengths, attachment methods, and clip spacing to minimize stresses due to temperature variation.
      g. Fabricate and install panels in accordance with manufacturer's published tolerances, recommendations, and best practices.
   4. Finish and Appearance Disclaimer
      a. Variations in surface flatness, reflectivity, and appearance resulting from lighting conditions, viewing angle, and normal thermal movement are inherent to metal roofing systems and shall not constitute defects.

DIVISION 08 - OPENINGS

SECTION 08 1113
HOLLOW METAL DOORS AND FRAMES

PART 1 GENERAL

1.01 SECTION INCLUDES

A. Non-fire-rated hollow metal doors and frames.

B. Thermally insulated hollow metal doors with frames.

1.02 SUBMITTALS

A. See Section 01 3000 - Administrative Requirements for submittal procedures.

B. Product Data: Materials and details of design and construction, hardware locations, reinforcement type and locations, anchorage and fastening methods, and finishes; and one copy of referenced standards/guidelines.

C. Manufacturer's Certificate: Certification that products meet or exceed specified requirements.

D. Door Schedule Compliance: Indicate door type, frame type, size, and hardware set corresponding to Door Schedule and Opening Details.

1.03 QUALITY ASSURANCE

A. Manufacturer Qualifications: Provide hollow metal doors and frames from SDI Certified manufacturer: https://steeldoor.org/sdi-certified/#sle.

B. Maintain at project site copies of reference standards relating to installation of products specified.

1.04 DELIVERY, STORAGE, AND HANDLING

A. Comply with NAAMM HMMA 840 or ANSI/SDI A250.8 (SDI-100) in accordance with specified requirements.

B. Protect with resilient packaging; avoid humidity build-up under coverings; prevent corrosion and adverse effects on factory applied painted finish.

PART 2 PRODUCTS

2.01 PERFORMANCE REQUIREMENTS

A. Requirements for Hollow Metal Doors and Frames:
   1. Steel Sheet: Comply with one or more of the following requirements; galvannealed steel complying with ASTM A653/A653M, cold-rolled steel complying with ASTM A1008/A1008M, or hot-rolled pickled and oiled (HRPO) steel complying with ASTM A1011/A1011M, commercial steel (CS) Type B, for each.
   2. Accessibility: Comply with ICC A117.1 and ADA Standards.
   3. Exterior hollow metal doors: Provide sealed top closures.
   4. Door Edge Profile: Manufacturer's standard for application indicated.
   5. Typical Door Face Sheets: Flush.

B. Combined Requirements: If a particular door and frame unit is indicated to comply with more than one type of requirement, comply with the specified requirements for each type; for instance, an exterior door that is also indicated as being sound-rated must comply with the requirements specified for exterior doors and for sound-rated doors; where two requirements conflict, comply with the most stringent.

C. Where doors occur in wall assemblies with required Sound Transmission Class (STC) ratings, provide door and frame assemblies with sound attenuation performance compatible with the required wall STC rating.

2.02 HOLLOW METAL DOORS

A. Exterior Doors (Where Indicated): Thermally insulated.
   1. Based on SDI Standards: ANSI/SDI A250.8 (SDI-100).
      a. Level 2 - Heavy-duty.
      b. Physical Performance Level B, 500,000 cycles; in accordance with ANSI/SDI A250.4.
      c. Door Types: Ref. door schedule & elevations
      d. Door Face Metal Thickness: 18 gauge, 0.042 inch, minimum.
   2. Door Core Material: Manufacturers standard core material/construction and in compliance with requirements.
      a. Foam Plastic Insulation: Manufacturer's standard board insulation with maximum flame spread index FSI ≤ 25, SDI ≤ 450 in accordance with ASTM E84 and completely enclosed within interior of door.
   3. Door Thickness: 1-3/4 inches, nominal.
   4. Weatherstripping: Refer to Section 08 7100.
   5. Door Finish: Factory primed and field finished, unless otherwise indicated. Colors as noted on plans.

B. Interior Doors, Non-Fire-Rated:
   1. Based on SDI Standards: ANSI/SDI A250.8 (SDI-100).
      a. Level 2 - Heavy-duty.
      b. Physical Performance Level B, 500,000 cycles; in accordance with ANSI/SDI A250.4.
      c. Door Types: Refer to Door Schedule and elevations.
      d. Door Face Metal Thickness: 18 gauge, 0.042 inch, minimum.
   2. Door Core Material: Manufacturers standard core material/construction and in compliance with requirements.
   3. Door Thickness: 1-3/4 inches, nominal.
   4. Door Finish: Factory primed and field finished. Colors as noted on plans.

2.03 HOLLOW METAL FRAMES

A. Comply with standards and/or custom guidelines as indicated for corresponding door in accordance with applicable door frame requirements.

B. Frame Finish: Factory primed and field finished. Colors as noted on plans.

C. Exterior Hollow Metal Door Frames: Knock-down type, where hollow metal doors are indicated
   1. Weatherstripping: Separate, see Section 08 7100.

D. Interior Door Frames, Non-Fire Rated: Full profile/continuously welded type. Reinforce frames at hardware locations in accordance with Door and Hardware Schedule.

E. Frames for Wood Doors: Provide hollow metal frames for flush wood doors, complying with frame requirements for corresponding door and hardware.

2.04 FINISHES

A. Primer: Rust-inhibiting, complying with ANSI/SDI A250.10, door manufacturer's standard.

2.05 ACCESSORIES

A. Astragals and Edges for Double Doors: Pairs of door astragals, and door edge sealing and protection devices. Provide astragals only where indicated on Door Schedule.
   1. Provide surface mounted astragal to cover or fill space for full door height between pair of doors or door and adjacent jamb.
   2. Astragal Type: Split, two parts, and with automatic locking, cutouts for other door hardware, and sealing gasket.
   3. Edge Type: Beveled edge
   4. Material: Aluminum.
   5. Provide non-corroding fasteners at exterior locations.

B. Silencers: Resilient rubber, fitted into drilled hole; provide three on strike side of single door, three on center mullion of pairs, and two on head of pairs without center mullions. Provide rubber jamb bumpers or silencers at all hollow metal frames, as indicated on drawings and Door Schedule.

C. Temporary Frame Spreaders: Provide for factory- or shop-assembled frames.

D. Provide perimeter gasketing and thresholds at doors in acoustically rated partitions to maintain sound isolation performance.

PART 3 EXECUTION

3.01 EXAMINATION

A. Verify existing conditions before starting work.

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Boise, ID
Austin, TX

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ARCHITECT
2/6/2026

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REVISION:

PERMIT
DATE: 02.06.2026
DRAWN BY: RS
CHECKED BY: JS

SPECIFICATIONS

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B. Verify that opening sizes and tolerances are acceptable.
C. Verify that finished walls are in plane to ensure proper door alignment.

3.02 INSTALLATION

A. Install doors and frames in accordance with manufacturer's instructions and related requirements of specified door and frame standards or custom guidelines indicated.
B. Coordinate frame anchor placement with wall construction.
C. Install door hardware in accordance with Hardware Sets indicated on Door and Hardware Schedule.

3.03 TOLERANCES

A. Clearances Between Door and Frame: Comply with related requirements of specified frame standards or custom guidelines indicated in accordance with SDI 117 or NAAMM HMMA 861.
B. Maximum Diagonal Distortion: 1/16 inch measured with straight edge, corner to corner.

3.04 ADJUSTING

A. Adjust for smooth and balanced door movement.

3.05 SCHEDULE

A. Refer to Door and Hardware Schedule on the drawings

SECTION 08 3313
COILING COUNTER DOORS

PART 1 GENERAL

1.01 SUMMARY

A. Section Includes
1. Manually operated coiling counter doors.
2. Aluminum curtain, guides, brackets, and hood.
3. Counterbalance mechanism.
4. Locking hardware.

PERFORMANCE REQUIREMENTS

A. Door Type: Counter-height, non-fire-rated, coiling door.
B. Curtain material: Extruded aluminum slats, interlocking.
C. Structural Performance:
1. Designed for interior service counter applications.
2. Deflection not to exceed L/180 of span under self-weight.
D. Cycle life: Minimum 10,000 cycles.
E. Operation Force: Manual lift force not to exceed 25 pounds.

2.02 SUBMITTALS

A. Product Data.
B. Shop Drawings indicating clearances and supports.
C. Operation and Maintenance Data.
D. Warranty documentation - minimum 2 year manufacturer warranty.

PART 2 PRODUCTS

3.01 DOOR CURTAIN

A. Slats
1. Extruded aluminum.
2. Minimum 0.050-inch thickness.
3. Approximate slat height: 1-1/4 inch.
B. Bottom Bar
1. Extruded aluminum.
2. Reinforced.
3. Provide vinyl astragal.
C. Finish
1. Clear anodized aluminum.
2. Powder coat finish selected by Architect.

3.02 GUIDES AND HOOD

A. Guides: Extruded aluminum with wear strips.
B. Hood: Aluminum hood enclosure to conceal coil.
C. Brackets: Steel or aluminum end brackets designed to support barrel assembly.

3.03 COUNTERBALANCE

A. Steel barrel with torsion spring assembly.
B. Designed for smooth manual operation.

3.04 OPERATION

A. Manual push-up operation with lift handle, UNO.
B. Spring-assisted.
C. Provide stop devices to prevent over-travel.

3.05 LOCKING

A. Bottom bar cylinder lock.
B. Interior thumbturn and exterior keyed cylinder.
C. Coordinate keying with Section 08 71 00.

PART 3 - EXECUTION

4.01 INSTALLATION

A. Install plumb, square, and in accordance with manufacturer's instructions.
B. Adjust spring tension and verify smooth operation.
C. Demonstrate operation to Owner.

SECTION 08 7100
DOOR HARDWARE

PART 1 GENERAL

1.01 REFER TO HARDWARE TYPES ON A101

A. Architect to select finishes from manufacturer's standard range.

1.02 SECTION INCLUDES

A. Hardware for hollow metal doors.
B. Thresholds.
C. Weatherstripping and gasketing.
D. Hinges, cylindrical locksets (storeroom and privacy function), closers, kick plates, door sweeps, door bottoms with drip, head drip, ADA-compliant thresholds, and exterior vinyl signage as indicated in Door and Hardware Schedule.

1.03 ADMINISTRATIVE REQUIREMENTS

A. Coordinate the manufacture, fabrication, and installation of products that door hardware is installed on.
B. Preinstallation Meeting: Convene a preinstallation meeting one week prior to commencing work of this section; attendance is required by affected installers and the following:
1. Architect.
2. Installer's Architectural Hardware Consultant (AHC).
3. Hardware Installer.
4. Owner representative, if applicable
5. Attendance required by Contractor and Hardware Supplier. Security Consultant not required unless directed by Owner.
C. Furnish templates for door and frame preparation to manufacturers and fabricators of products requiring internal reinforcement for door hardware.
D. Keying Requirements Meeting:
1. Schedule meeting prior to Contractor occupancy.
2. Attendance Required:
a. Contractor.
b. Owner.
c. Hardware Installer.
d. Owner's Security Consultant.
3. Agenda:
a. Establish keying requirements.
b. Verify locksets and locking hardware are functionally correct for project requirements.
c. Verify that keying and programming complies with project requirements.
d. Establish keying submittal schedule and update requirements.
4. Incorporate "Keying Requirements Meeting" decisions into keying submittal upon review of door hardware keying system including, but not limited to, the following:
a. Access control requirements.
b. Key control system requirements.
c. Schematic diagram of preliminary key system.
5. Record minutes and distribute copies within two days after meeting to participants, with two copies to Architect, Owner, participants, and those affected by decisions made.
6. Deliver established keying requirements to manufacturers.

1.04 SUBMITTALS

A. See Section 01 3000 - Administrative Requirements for submittal procedures.
B. Product Data: Manufacturer's catalog literature for each type of hardware, marked to clearly show products to be furnished for this project, and includes construction details, material descriptions, finishes, and dimensions and profiles of individual components.
C. Shop Drawings - Door Hardware Schedule: Submit detailed listing that includes each item of hardware to be installed on each door. Use door numbering scheme as included in Contract Documents.
1. Prepared by or under supervision of Architectural Hardware Consultant (AHC).
2. Provide complete description for each door listed.
3. Provide manufacturer name, product names, and catalog numbers; include functions, types, styles, sizes and finishes of each item.
4. Include account of abbreviations and symbols used in schedule.
D. Manufacturer's Installation Instructions: Indicate special procedures and perimeter conditions requiring special attention.
E. Keying Schedule:
1. Submit keying schedule for storeroom and exterior keyed locksets only. Privacy function locks do not require keying.
F. Installer's qualification statement.
G. Warranty: Submit manufacturer's warranty and ensure that forms have been completed in Owner's name and registered with manufacturer.

1.05 QUALITY ASSURANCE

A. Manufacturer Qualifications: Company specializing in manufacturing products specified in this section with minimum three years of documented experience.
B. Installer Qualifications: Company specializing in performing work of the type specified for commercial door hardware with at least three years of documented experience.
C. Supplier Qualifications: Company with certified Architectural Hardware Consultant (AHC) and Electrified Hardware Consultant (EHC) to assist in work of this section.

1.06 DELIVERY, STORAGE, AND HANDLING

A. Package hardware items individually; label and identify each package with door opening code to match door hardware schedule.

1.07 WARRANTY

A. See Section 01 7800 - Closeout Submittals for additional warranty requirements.
B. Warranty against defects in material and workmanship for period indicated, from Date of Substantial Completion.
1. Closers: Five years, minimum.
2. Exit Devices: Three years, minimum.
3. Locksets and Cylinders: Three years, minimum.
4. Other Hardware: Two years, minimum.

PART 2 PRODUCTS

2.01 DESIGN AND PERFORMANCE CRITERIA

A. Provide specified door hardware as required to make doors fully functional, compliant with applicable codes, and secure to extent indicated.
B. Use stainless steel hardware where required for exterior exposure or corrosion resistance.
C. Provide individual items of single type, of same model, and by same manufacturer.
D. Provide door hardware products that comply with the following requirements:
1. Applicable provisions of federal, state, and local codes.
2. Accessibility: ADA Standards and ICC A117.1.
3. Applicable egress and life safety requirements of the 2021 International Building Code.
4. Listed and certified compliant with specified standards by BHMA (CPD).
5. Hardware Preparation for Steel Doors and Steel Frames: BHMA A156.115.
E. Lock Function: Provide lock and latch function numbers and descriptions of manufacturer's series. See Door Hardware Schedule.
F. Fasteners:
1. Provide fasteners of proper type, size, quantity, and finish that comply with commercially recognized standards for proposed applications.
a. Provide phillips flat-head screws with heads finished to match door surface hardware unless otherwise indicated.

2.02 CONTINUOUS HINGES

A. Continuous hinges not required unless specifically noted in hardware schedule. Provide butt hinges only.
B. Standard: BHMA A156.26, Grade 1.
C. Material: Aluminum or stainless steel, as scheduled.
D. Provide continuous hinges where indicated in Door and Hardware Schedule.
E. Where continuous hinges are provided, butt hinges are not required.

2.03 HINGES

A. Hinges: Comply with BHMA A156.1, Grade 1.
1. Butt Hinges: Comply with BHMA A156.1 and BHMA A156.7 for templated hinges.
a. Provide hinge width required to clear surrounding trim.
2. Provide hinges on every swinging door.
3. Provide ball-bearing hinges at each door with closer.
4. Provide non-removable pins at all exterior outswinging doors.
5. Provide following quantity of butt hinges for each door:
a. Doors up to 60 inches High: Two hinges.
b. Doors From 60 inches High up to 90 inches High: Three hinges.
c. Doors 90 inches High up to 120 inches High: Four hinges.
d. Dutch Doors: Two hinges each leaf.

2.04 LOCK CYLINDERS

A. Lock Cylinders: Provide key access on outside of each lock, unless otherwise indicated.
1. Provide cylinders only at storeroom function locks (Set 1).
2. Privacy locksets (Set 2) shall be non-keyed privacy function with emergency release and occupancy indicator.
3. Provide cylinders from same manufacturer as locking device.
4. Provide cams and/or tailpieces as required for locking devices.

2.05 CYLINDRICAL LOCKS

A. Manufacturers:
1. Corbin Russwin, Sargent, or Yale; an Assa Abloy Group company: www.assaabloydss.com/#sle.
2. Best, dormakaba Group: www.bestaccess.com/#sle.
3. DORMA USA, Inc; C300 Series, C500 Series, C800 Series, CL700 Series, and CK700 Series: www.dorma.com/#sle.
4. Hager Companies: www.hagerco.com/#sle.
5. Pamex, Inc: www.pamexinc.com/#sle.
6. Schlage, an Allegion brand: www.allegion.com/us/#sle.
7. Stanley, dormakaba Group: www.stanleyhardwarefordoors.com/#sle.
B. Cylindrical Locks (Bored): Comply with BHMA A156.2, Grade 1, 4000 Series.
1. Bored Hole: 2-1/8 inch diameter.
2. Latchbolt Throw: 1/2 inch, minimum.
3. Backset: 2-3/4 inch unless otherwise indicated.
4. Strikes: Provide manufacturer's standard strike for each latchset or lockset with strike box and curved lip extending to protect frame in compliance with indicated requirements.
a. Finish: To match lock or latch.
C. Set 1 – Storeroom Function (F86 or equivalent):
1. Outside lever locked; key retracts latch.
D. Inside lever always free for egress.
E. Set 2 – Privacy Function with Indicator:
1. Push-button or thumbturn privacy lock.
2. Exterior emergency release.
3. Occupancy indicator required.
4. ADA-compliant lever design.

2.06 DOOR PULLS AND PUSH PLATES

A. Door Pulls and Push Plates: Comply with BHMA A156.6.
1. Pull Type: Straight, unless otherwise indicated.
2. Push Plate Type: Flat, with square corners, unless otherwise indicated.
a. Edges: Beveled, unless otherwise indicated.
3. Material: Aluminum, unless otherwise indicated.

2.07 CLOSERS

A. Manufacturers; Surface Mounted:
1. Corbin Russwin, Norton, Rixson, Sargent, or Yale; an Assa Abloy Group company: www.assaabloydss.com/#sle.
2. DORMA USA, Inc; 7400 Series, 8600 Series, 8900 Series, and TS93: www.dorma.com/#sle.
3. Hager Companies: www.hagerco.com/#sle.
4. LCN, an Allegion brand: www.allegion.com/us/#sle.
5. Pamex, Inc: www.pamexinc.com/#sle.
6. Stanley, dormakaba Group: www.stanleyhardwarefordoors.com/#sle.
B. Closers: Comply with BHMA A156.4, Grade 1.
1. Type: Surface mounted to door.
2. Provide door closers on exterior doors and other doors where indicated in Door Hardware Schedule.

2.08 OVERHEAD STOPS AND HOLDERS

A. Overhead Stops and Holders (Door Checks): Comply with BHMA A156.8, Grade 1.
1. Provide stop for every swinging door, unless otherwise indicated.
2. Floor stops permitted where wall construction does not allow wall stop installation.

2.09 KICK PLATES

A. Kick Plates: Provide along bottom edge of push side of every door with closer, except aluminum storefront and glass entry doors, unless otherwise indicated.
1. Size: 8 inch high by 2 inch less door width (LDW) on push side of door.
2. Material: Stainless steel at exterior doors.

2.10 FLOOR STOPS (AS APPLICABLE)

A. Floor Stops: Comply with BHMA A156.16, Grade 1 and Resilient Material Retention Test as described in this standard.
1. Type: Manual hold-open, with pencil floor stop.
2. Material: Aluminum housing with rubber insert.

2.11 WALL STOPS

A. Wall Stops: Comply with BHMA A156.16, Grade 1 and Resilient Material Retention Test as described in this standard.
1. Type: Bumper, concave, wall stop.
2. Material: Aluminum housing with rubber insert.

2.12 THRESHOLDS

A. Manufacturers:
1. Pemko; an Assa Abloy Group company: www.assaabloydss.com/#sle.
2. Hager Companies: www.hagerco.com/#sle.
3. National Guard Products, Inc: www.ngpinc.com/#sle.
B. Thresholds: Comply with BHMA A156.21.
1. Provide threshold at each exterior door, unless otherwise indicated.
2. Type: Flat surface.
3. Material: Aluminum.
4. Threshold Surface: Fluted horizontal grooves across full width.
5. Field cut threshold to profile of frame and width of door sill for tight fit.
6. Provide non-corroding fasteners at exterior locations.
7. Maximum height 1/2 inch in compliance with ADA.

2.13 WEATHERSTRIPPING AND GASKETING

A. Manufacturers:
1. Pemko; an Assa Abloy Group company: www.assaabloydss.com/#sle.
2. Hager Companies: www.hagerco.com/#sle.
3. National Guard Products, Inc: www.ngpinc.com/#sle.
B. Weatherstripping and Gasketing: Comply with BHMA A156.22.
1. Head and Jamb Type: Adjustable.
2. Door Sweep Type: Encased in retainer.
3. Material: Aluminum with compression or brush-type weatherstripping, as required for application
4. Provide weatherstripping on each exterior door at head, jambs, and meeting stiles of door pairs, unless otherwise indicated.
5. Provide door bottom sweep on each exterior door, unless otherwise indicated.
6. Weatherstripping shall provide a continuous seal to limit air infiltration at exterior doors.

2.14 SIGNAGE

A. See Section 101423 for additional signage requirements.

2.15 SILENCERS

A. Manufacturers:
1. Ives, an Allegion brand: www.allegion.com/us/#sle.
2. Rockwood; an Assa Abloy Group company: www.assaabloydss.com/#sle.
B. Silencers: Provide at equal locations on door frame to mute sound of door's impact upon closing.
1. Single Door: Provide three on strike jamb of frame.
2. Pair of Doors: Provide two on head of frame, one for each door at latch side.
3. Material: Rubber, gray color.

2.16 FINISHES

A. Finishes: REF: 099000 for additional finish information
1. Exceptions:
a. Where base material metal is specified to be different, provide finish that is an equivalent appearance in accordance with BHMA A156.18.
b. Door Closer Covers and Arms: Color as selected by Architect from manufacturer's standard colors unless otherwise indicated.
c. Where noted on drawings, hardware finishes shall match existing finishes, verify in field (VIF).

PART 3 EXECUTION

3.01 EXAMINATION

A. Verify that doors and frames are ready to receive this work; doors and frames are properly installed, and dimensions are as indicated on shop drawings.

3.02 INSTALLATION

A. Install hardware in accordance with manufacturer's instructions and applicable codes. Locks and latches shall comply with 2021 International Building Code Section 1010.1.9.4.
B. Use templates provided by hardware item manufacturer.
C. Door Hardware Mounting Heights: Distance from finished floor to center line of hardware item. As indicated in following list; unless noted otherwise in Door Hardware Schedule or on drawings.
1. Mounting heights in compliance with ADA Standards:
a. Locksets: 40-5/16 inch.
b. Deadlocks (Deadbolts): 48 inch.
c. Exit Devices: 40-5/16 inch.
d. Door Viewer: 43 inch; standard height 60 inch.
D. Set exterior door thresholds with full-width bead of elastomeric sealant at each point of contact with floor providing a continuous weather seal; anchor thresholds with stainless steel countersunk screws.
E. Install hardware in strict accordance with Door and Hardware Schedule, including hardware sets, mounting heights, and locations.
F. Verify door swing prior to hardware installation to ensure weatherstripping and drip edges are correctly oriented for exterior exposure.

3.03 FIELD QUALITY CONTROL

A. Perform field inspection and testing under provisions of Section 01 4000 - Quality Requirements.

3.04 ADJUSTING

A. Adjust work under provisions of Section 01 7000 - Execution and Closeout Requirements.
B. Adjust hardware for smooth operation.
C. Adjust gasketing for complete, continuous seal; replace if unable to make complete seal.

3.05 CLEANING

A. Clean finished hardware in accordance with manufacturer's written instructions after final adjustments have been made.
B. Clean adjacent surfaces soiled by hardware installation.
C. Replace items that cannot be cleaned to manufacturer's level of finish quality at no additional cost.

3.06 PROTECTION

A. Protect finished Work under provisions of Section 01 7000 - Execution and Closeout Requirements.
B. Do not permit adjacent work to damage hardware or finish.

SECTION 08 8000
GLAZING

PART 1 PRODUCTS

1.01 SUMMARY

1.02

A. Safety glazing.
B. Glazing accessories.
C. Exterior glazing in hollow metal frames and aluminum storefront systems.

1.03 SUBMITTALS

A. Product Data: Manufacturer data for each glass type and glazing accessory.
B. Shop Drawings: Indicate glass types, thicknesses, locations of safety glazing, and privacy glazing.
C. Samples: 12-inch square sample of each glass type upon request.
D. Warranty: Manufacturer's insulating glass seal warranty.

PART 2 PERFORMANCE

2.01 PERFORMANCE REQUIREMENTS - EXTERIOR GLAZING ASSEMBLIES

A. Provide type and thickness of exterior glazing assemblies to support assembly dead loads, and to withstand live loads caused by positive and negative wind pressure acting normal to plane of glass.
1. Comply with ASTM E1300 for design load resistance of glass type, thickness, dimensions, and maximum lateral deflection of supported glass.
2. Provide glass edge support system sufficiently stiff to limit the lateral deflection of supported glass edges to less than 1/175 of their lengths under specified design load.
3. Glass thicknesses listed are minimum.
4. Provide safety glazing complying with CPSC 16 CFR 1201 Category II at hazardous locations in accordance with 2021 IBC Section 2406.
B. Weather-Resistive Barrier Seals: Provide completed assemblies that maintain continuity of building enclosure water-resistive barrier, vapor retarder, and/or air barrier.
C. Thermal and Optical Performance: Provide exterior glazing products meeting minimum prescriptive energy performance requirements of the 2021 IECC for Climate Zone applicable to project location.
1. Solar Optical Properties: Comply with NFRC 300 test method.
2. U-Factor and SHGC shall comply with project energy code requirements.

2.02 INSULATING GLASS UNITS - GLASS TRANSOM

A. Manufacturers:
1. AGC Glass North America, Inc: www.agcglass.com/#sle.
2. Guardian Glass, LLC: www.guardianglass.com/#sle.
3. Pilkington North America Inc: www.pilkington.com/na/#sle.
4. Viracon, Apogee Enterprises, Inc: www.viracon.com/#sle.
5. Vitro Architectural Glass (formerly PPG Glass): www.vitroglazings.com/#sle.
B. Fabricator: Certified by glass manufacturer for type of glass, coating, and treatment involved and capable of providing specified warranty.

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SPECIFICATIONS

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1. Insulating Glass Units:
2. Durability: Certified by an independent testing agency to comply with ASTM E2190.
3. Coated Glass: Comply with requirements of ASTM C1376 for pyrolytic (hard-coat) or magnetic sputter vapor deposition (soft-coat) type coatings on flat glass; coated vision glass, Kind CV;
4. Spacer Color: Black.
5. Edge Seal:
   a. Dual-Sealed System: Provide polyisobutylene sealant as primary seal applied between spacer and glass panes, and silicone, polysulfide, or polyurethane sealant as secondary seal applied around perimeter.
   b. Color: Black.
6. Purge interpane space with dry air, hermetically sealed. Provide argon gas fill unless otherwise indicated.
7. Capillary Tubes: Provide tubes from air space for insulating glass units without inert type gas that have a change of altitude greater than 2500 feet between point of fabrication and point of installation to permit pressure equalization of air space.
   a. Capillary Tubes: Tubes to remain open and be of length and material type in accordance with insulating glass fabricator's requirements.

C. Type IG-1 - Insulating Glass Units: Vision glass, double glazed, frosted.
1. Applications: Exterior glazing unless otherwise indicated.
2. Space between lites filled with air.
3. Outboard Lite: Annealed float glass, 1/4 inch thick, minimum.
   a. Tint: Clear.
   b. Coating: Low-E (passive type), on #2 surface.
4. Inboard Lite: Annealed float glass, 1/4 inch thick, minimum.

D. Framing: Coordinate with Sections 08 11 13 (Hollow Metal Frames).
1. Tint: Clear.

PART 3 INSTALLATION

3.01

A. Install glazing in accordance with manufacturer's written instructions and GANA Glazing Manual.

B. Set glass with proper clearances to prevent edge contact.

C. Install glazing gaskets, sealants, and setting blocks as recommended by manufacturer.

D. Install safety glazing at all hazardous locations as required by IBC 2406.

E. Install frosted glazing with privacy orientation toward interior.

3.02 3.03 FIELD QUALITY CONTROL [ADDED]

A. Inspect installed glass for edge damage, scratches, distortion, or seal failure.

B. Replace damaged or defective glass.

3.03 3.04 CLEANING AND PROTECTION [ADDED]

A. Clean glass surfaces after installation.

B. Protect installed glazing from damage during construction.

C. Remove protective labels after Substantial Completion.

DIVISION 09 - FINISHES

SECTION 09 2116
GYPSUM BOARD ASSEMBLIES

PRODUCTS

1.01 GYPSUM BOARD ASSEMBLIES

A. Provide completed assemblies complying with ASTM C840 and GA-216.

1.02 METAL FRAMING MATERIALS

A. Manufacturers - Metal Framing, Connectors, and Accessories:
1. ClarkDietrich: www.clarkdietrich.com/#sle.
2. Jaimes Industries: www.jaimesind.com/#sle.
3. R-stud, LLC: www.rstud.com/#sle.
4. Phillips Manufacturing Co: www.phillipsmfg.com/#sle.
5. SCAFCO Corporation: www.scafco.com/#sle.
6. Steel Construction Systems: www.steelconsystems.com/#sle.
7. Supreme Steel Framing System Association; Supreme Stud: www.ssfsa.com//#sle.

B. Non-structural Framing System Components: ASTM C645; galvanized sheet steel, of size and properties necessary to comply with ASTM C754 for the spacing indicated, with maximum deflection of wall framing of L/120 at 5 psf.
1. Studs: C-shaped with knurled or embossed faces.
2. Runners: U shaped, sized to match studs.

1.03 BOARD MATERIALS

A. Manufacturers - Gypsum-Based Board:
1. American Gypsum Company: www.americangypsum.com/#sle.
2. CertainTeed Corporation: www.certainteed.com/#sle.
3. Georgia-Pacific Gypsum: www.gpgypsum.com/#sle.
4. National Gypsum Company: www.nationalgypsum.com/#sle.
5. USG Corporation: www.usg.com/#sle.
6. Substitutions: See Section 01 6000 - Product Requirements.

B. Ceiling Board: Special sag resistant gypsum ceiling board as defined in ASTM C1396/C1396M; sizes to minimize joints in place; ends square cut.
1. Application: Ceilings, unless otherwise indicated.
2. Basis of Design: USG Fiberrock Abuse Resistant Gyp Board
3. Thickness: 5/8" UNO.
4. Thickness: 5/8 inch.
5. Edges: Tapered.

1.04 GYPSUM BOARD ACCESSORIES

A. Beads, Joint Accessories, and Other Trim: ASTM C1047, rigid plastic, galvanized steel, or rolled zinc, unless noted otherwise.
1. Corner Beads: Low profile, for 90 degree outside corners.
   a. Products:
      1) CertainTeed Corporation; No-Coat Drywall Corner: www.certainteed.com/#sle.
      2) ClarkDietrich; Strait-Flex Big-Stick: www.clarkdietrich.com/#sle.
      3) Phillips Manufacturing Co; Everlast Corner Bead: www.phillipsmfg.com/#sle.
      4) Trim-Tex, Inc: www.trim-tex.com/#sle.

B. Joint Materials: ASTM C475/C475M and as recommended by gypsum board manufacturer for project conditions.
1. Fiberglass Tape: 2 inch wide, coated glass fiber tape for joints and corners, except as otherwise indicated.
2. Joint Compound: Drying type, vinyl-based, ready-mixed.
3. Joint Compound: Setting type, field-mixed.

C. Screws for Fastening of Gypsum Panel Products to Cold-Formed Steel Studs Less than 0.033 inches in Thickness and Wood Members: ASTM C1002; self-piercing tapping screws, corrosion-resistant.

D. Screws for Fastening of Gypsum Panel Products to Steel Members from 0.033 to 0.112 inch in Thickness: ASTM C954; steel drill screws, corrosion-resistant.

SECTION 09 9723
CONCRETE AND MASONRY COATINGS

PART 1 GENERAL

1.01 SECTION INCLUDES

A. Clear anti-graffiti coating for exterior exposed masonry surfaces.

B. Protection of concrete masonry units (CMU) and cast-in-place concrete as indicated

1.02 SUBMITTALS

A. Product Data: Manufacturer's technical data including surface preparation, application instructions, coverage rates, and maintenance procedures.

B. Samples: 6 by 6 inch sample applied to masonry substrate.

C. Maintenance Data: Cleaning procedures and recoating requirements.

1.03 QUALITY ASSURANCE

A. Manufacturer shall have minimum 5 years documented experience producing anti-graffiti coatings.

B. Installer shall have minimum 3 years experience applying masonry protective coatings.

C. Apply mockup of minimum 10 square feet for review prior to full installation.

1.04 WARRANTY

A. Provide manufacturer's written warranty for minimum 5 years against:
1. Peeling.
2. Excessive yellowing.
3. Loss of graffiti resistance performance.

PART 2 PRODUCTS

2.01 MANUFACTURERS

A. Basis of Design:

B. PROSOCO Graffiti Control II.

C. Sherwin-Williams Anti-Graffiti Coating.

D. W.R. Meadows Permaguard AG.

E. Tnemec Series 1074 Fluoronar (high-performance system).

F. Approved equal.

2.02 MATERIALS

A. Coatings - General: Provide complete systems formulated and recommended by manufacturer for the applications indicated, in the thicknesses indicated.

B. Type:
1. Clear, breathable, UV-resistant anti-graffiti coating suitable for masonry.

C. Performance Requirements:
1. Vapor permeable; minimum 10 perms when tested in accordance with ASTM E96.
2. Resistant to spray paint, permanent marker, lipstick, and common staining agents.
3. Non-yellowing and UV stable.
4. Compatible with integrally colored CMU and split-face masonry.
5. Low gloss or matte finish.

D. VOC Content:
1. Comply with applicable state and federal air quality regulations.

E. System Type:
1. Sacrificial system requiring reapplication after graffiti removal.
2. OR
3. Non-sacrificial permanent system allowing repeated cleaning without recoating.

PART 3

3.01 EXAMINATION

A. Verify masonry has cured minimum 28 days prior to application.

B. Do not apply to damp, dirty, or contaminated surfaces.

3.02 PREPARATION

A. Clean surfaces of dust, efflorescence, laitance, oils, and loose material.

B. Repair cracks and mortar deficiencies prior to coating application.

3.03 APPLICATION

A. Apply in accordance with manufacturer's written instructions.

B. Apply evenly at manufacturer's recommended coverage rate.

C. Protect adjacent surfaces from overspray and drips.

D. Do not apply when ambient temperature is below 40°F or when rain is expected during curing period.

3.04 CLEANING AND PROTECTION

A. Remove graffiti using manufacturer-approved cleaning products.

B. Reapply sacrificial coating as required following graffiti removal.

C. Protect coated surfaces from construction damage.

DIVISION 10 - SPECIALTIES

SECTION 10 2800
TOILET, BATH, AND LAUNDRY ACCESSORIES

PRODUCTS

1.01 MANUFACTURERS

A. Commercial Toilet, Shower, and Bath Accessories:
1. Bobrick: https://www.bobrick.com/#sle.
2. AJW Architectural Products: www.ajw.com/#sle.
3. American Specialties, Inc: www.americanspecialties.com/#sle.
4. Bradley Corporation: www.bradleycorp.com/#sle.
5. Georgia-Pacific Professional: www.blue-connect.com/#sle.
6. Or approved equal.

1.02 FINISHES

A. Stainless Steel: Satin finish, unless otherwise noted.

1.03 COMMERCIAL TOILET & UTILITY ACCESSORIES

A. Basis of Design Products, or approved equal:
1. Toilet Paper Dispenser: Single roll, surface mounted bracket type, stainless steel.
   a. Basis of Design: Bobrick B-2888 or approved equal.

B. Manual Soap Dispenser: Liquid soap dispenser, wall-mounted, with stainless steel cover and window to gauge soap level.
1. Basis of Design: Bobrick B-2111 Commercial Liquid Soap Dispenser, Surface-Mounted, Manual-Push, Stainless Steel - 40 Oz, or approved equal.
2. Minimum Capacity: 48 ounces.
3. Basis of Design: Bobrick B-2111

C. Sanitary Napkin Disposal:
1. Wall-mounted sanitary napkin disposal, surface-mounted, with stainless steel cover, self-closing door, and removable leak-proof receptacle. Unit to be fully enclosed with tight-fitting lid and designed for hygienic, hands-free operation where possible.
2. Basis of Design: Bobrick Washroom Equipment, Inc. B-270 Commercial Sanitary Napkin Disposal, Surface-Mounted, Stainless Steel, or approved equal.
3. Minimum Capacity: 1.2-gallon (4.5 L) removable receptacle minimum.
4. Alternate Basis of Design (Recessed Option if Required): Bobrick Washroom Equipment, Inc. B-2706 Recessed Sanitary Napkin Disposal, or approved equal.

D. Mirrors: Stainless steel framed, 1/4 inch thick annealed float glass; ASTM C1036.
1. 24" W x 36" H UNO.
2. Frame: 0.05 inchangle shapes, with mitered and welded and ground corners, and tamperproof hanging system; satin finish.
3. Backing: Full-mirror sized, minimum 0.03 inch galvanized steel sheet and nonabsorptive filler material.

E. Robe-Hook (if applicable)
1. Basis of Design: Bobrick B-7671
   a. Horizontal Position: Centered on the width of the door
   b. Height: 65 to 70 inches (1650 to 1780 mm) above finished floor (AFF)

F. Baby Changing Station
1. Horizontal, wall-mounted baby changing station constructed of heavy-gauge stainless steel exterior with tamper-resistant hardware, concealed hinge mechanism, controlled opening/closing device, and integral child safety strap. Unit to be surface-mounted with internal steel mounting chassis and designed for high-abuse public facilities. Comply with ADA reach requirements and ASTM F2285.
2. Basis of Design: Koala Kare Products KB300-SSRE Stainless Steel Horizontal Baby Changing Station (Recessed), or approved equal.
3. Minimum Load Capacity: 200 lbs static load minimum.
4. Material: 18-gauge stainless steel exterior with welded seams; internal steel mounting frame; concealed mounting fasteners.

G. Paper Towel Dispenser:
1. Wall-mounted, surface-mounted paper towel dispenser constructed of heavy-gauge stainless steel with tumbler lock, viewing window to gauge towel supply, and capacity for standard C-fold, multifold, or universal roll towels. Unit to be vandal-resistant and designed for high-traffic public facilities.
2. Basis of Design: Bobrick Washroom Equipment, Inc. B-262 Commercial Surface-Mounted Paper Towel Dispenser, Stainless Steel, or approved equal.
3. Minimum Capacity: 400 C-fold or 525 multifold towels minimum.
4. Material: 18-gauge stainless steel with satin finish; concealed mounting; keyed lock.

H. Grab Bars: Stainless steel, smooth surface.
1. Standard Duty Grab Bars:
   a. Push/Pull Point Load: 250 pound-force, minimum.
   b. Dimensions: 1-1/4 inch outside diameter, minimum 0.05 inch wall thickness, exposed flange mounting, 1-1/2 inch clearance between wall and inside of grab bar.
   c. Finish: Satin.
   d. Length and Configuration: As indicated on drawings.
   e. Basis of Design: Bobrick
      1) B-6806X42
      2) B-6806X18
      3) B-6806X36

1.04 TOILET PARTITIONS:

A. Floor-mounted, overhead-braced toilet compartments constructed of solid high-density polyethylene (HDPE), 1" thick panels and doors, with continuous heavy-duty extruded aluminum headrail, stainless steel hardware, and tamper-resistant fasteners. Provide rigid wall brackets at top and bottom of end panels and reinforced pilaster anchorage to slab for long-term durability in high-abuse public facilities.

B. Basis of Design: Bradley Corporation Euro Style Partitions – Loft Series, Floor-Mounted, Overhead-Braced, Solid HDPE, or approved equal.

C. Mounting: Floor-mounted with continuous overhead bracing (headrail) at all compartments.

D. Material: 1" thick solid HDPE panels and doors; extruded aluminum headrail; stainless steel hinges, latches, and fasteners; stainless steel pilaster shoes.

E. Minimum Pilaster Width: 3 inches.

F. Hardware: Heavy-duty gravity hinges (self-closing type), stainless steel latch with occupancy indicator, and door stop/keeper combination.

G. Color & Finish: Architect to select from manufacturer's standard range.

1.05 UNDER-LAVATORY PIPE AND SUPPLY COVERS

A. Under-Lavatory Pipe and Supply Covers:
1. Description: Protective cover kit for exposed under-sink drain and supply piping.
2. Compliance: ADA and ANSI A117.1 compliant; meets ASTM E84 for flame spread and smoke development.
3. Material: Molded vinyl, PVC, or antimicrobial polypropylene; flame-retardant and flexible.
4. Finish: Color as selected by Architect.
5. Insulate exposed drainage piping, including hot, cold, and tempered water supplies under lavatories or sinks to comply with ADA Standards.
6. Exterior Surfaces: Smooth non-absorbent, non-abrasive surfaces.
7. Construction: 1/8 inch flexible PVC.
   a. Surface Burning Characteristics: Flame spread index of 25 or less and smoke developed index of 450 or less, when tested in accordance with ASTM E84.
   b. Microbial and Fungal Resistance: Comply with ASTM G21.
8. Color: White.
9. Fasteners: Reusable, snap-locking fasteners with no sharp or abrasive external surfaces.
10. Products:
   a. Plumberex Specialty Products, Inc; Plumberex Handy-Shield Maxx: www.plumberex.com/#sle.

1.06 ELECTRIC HAND/HAIR DRYERS, AS APPLICABLE.

A. Electric Hand Dryers: Traditional fan-in-case type, with downward fixed nozzle.
1. Operation: Automatic, sensor-operated on and off.
2. Mounting: Surface mounted.
3. Cover: Plastic.
4. Depth: Max 4", ensure compliance with ADA clearances as indicated on drawings.
5. Type: Wall-mounted, automatic sensor-activated.
6. Performance: ≤15 sec drying time; ≤80 dB noise; ≤1.6 kW power.
7. Material: Die-cast aluminum or stainless steel; finish as selected.
8. Features: Vandal-resistant; HEPA filter preferred; adjustable heat/speed optional.
9. Compliance: ADA, UL-listed, energy-efficient.
10. Install: Per ADA height and manufacturer's instructions.
11. Approved Products: XLERATOR, Dyson Airblade, World Dryer, or approved equal.
   a. Tamper-resistant screw attachment of cover to mounting plate.

DIVISION 12 - FURNISHINGS

SECTION 12 3600
COUNTERTOPS

PART 1 GENERAL

1.01 SECTION INCLUDES

A. Stainless steel countertops.

B. Integral stainless steel backsplashes.

C. Underside reinforcement and supports.

D. Field seams and trim.

1.02 SUBMITTALS

A.

B. Shop Drawings: Indicate dimensions, supports, edge profiles, backsplash details, seams, and cutouts.

C. Samples: 6 by 6 inch stainless steel sample showing finish.

D. Maintenance Data: Cleaning and care instructions.

1.03 QUALITY ASSURANCE

A. Fabricator shall have minimum 5 years documented experience fabricating commercial stainless steel counters.

B. Welding shall comply with AWS D1.6 Structural Welding Code – Stainless Steel.

1.04 WARRANTY

A. Provide manufacturer's standard 1-year warranty against defects in materials and workmanship.

PART 2 PRODUCTS

2.01 MATERIALS

A. Stainless Steel Sheet:

B. Type 304, ASTM A240.

C. Minimum 16 gauge (0.0625 inch) for public/institutional use. 14 gauge if freestanding or unsupported.

D. Finish: No. 4 satin finish.

2.02 FABRICATION

A. Countertops shall be fabricated from single sheets where possible.

B. Corners shall be continuously welded, ground smooth, and polished to match adjacent finish.

C. Provide minimum 1-1/2 inch turndown edge at front.

D. Provide hemmed edges at exposed ends.

E. Backsplash:
1.
2. Welded and ground smooth at corners.

F. Reinforcement:
1. Underside reinforced with minimum 3/4 inch exterior-grade plywood substrate fully adhered.
2. Provide stainless steel hat channels or structural reinforcement as required to prevent deflection.
3. Maximum deflection: L/240.

G. Cutouts:
1. Shop-cut for sinks and faucets.
2. Reinforce cutout openings to prevent distortion.

2.03 ACCESSORIES

A. A. Mounting Brackets:
1. Heavy-duty concealed steel brackets or wall-mounted stainless steel support brackets.

B. Fasteners:
1. Stainless steel.

C. Sealant:
1. Silicone sealant compatible with stainless steel and adjacent wall finishes.

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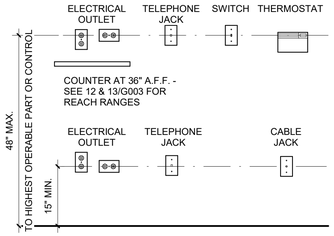
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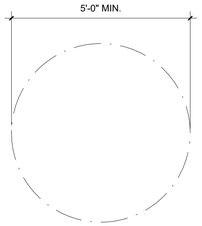
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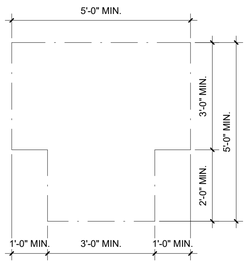
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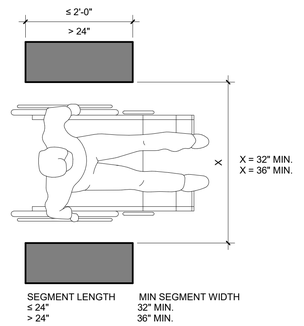
306 KNEE AND TOE CLEARANCE

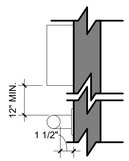
306.1 GENERAL. WHERE SPACE BENEATH AN ELEMENT IS INCLUDED AS PART OF CLEAR FLOOR OR GROUND SPACE AT AN ELEMENT, OR A WHEELCHAIR TURNING SPACE, THE SPACE SHALL COMPLY WITH SECTION 306. ADDITIONAL SPACE BEYOND KNEE SPACE SHALL BE PERMITTED BENEATH ELEMENTS.
306.2 TOE CLEARANCE.
306.2.1 GENERAL. SPACE UNDER AN ELEMENT BETWEEN THE FLOOR AND 9" ABOVE THE FLOOR SHALL BE CONSIDERED TOE CLEARANCE AND SHALL COMPLY WITH SECTION 306.2.
306.2.2 MAXIMUM DEPTH. TOE CLEARANCE SHALL BE PERMITTED TO EXTEND 25" MAXIMUM UNDER AN ELEMENT.
306.2.3 MINIMUM DEPTH. WHERE TOE CLEARANCE IS REQUIRED AS PART OF A CLEAR FLOOR SPACE, THE TOE CLEARANCE SHALL EXTEND 17" MINIMUM BENEATH THE ELEMENT.
306.2.4 ADDITIONAL CLEARANCES. SPACE EXTENDING GREATER THAN 6" BEYOND THE AVAILABLE KNEE CLEARANCE AT 9" ABOVE THE FLOOR SHALL NOT BE CONSIDERED TOE CLEARANCE.
306.2.5 WIDTH. TOE CLEARANCE SHALL BE 30" WIDE MINIMUM.
306.3 KNEE CLEARANCE.
306.3.1 GENERAL. SPACE UNDER AN ELEMENT BETWEEN 9" AND 27" ABOVE THE FLOOR SHALL BE CONSIDERED KNEE CLEARANCE AND SHALL COMPLY WITH SECTION 306.3.
306.3.2 MAXIMUM DEPTH. KNEE CLEARANCE SHALL BE PERMITTED TO EXTEND 25" MAXIMUM UNDER AN ELEMENT AT 9" ABOVE THE FLOOR.
306.3.3 MINIMUM DEPTH. WHERE KNEE CLEARANCE IS REQUIRED BENEATH AN ELEMENT AS PART OF A CLEAR FLOOR SPACE, THE KNEE CLEARANCE SHALL BE 11" DEEP MINIMUM AT 9" ABOVE THE FLOOR, AND 8" DEEP MINIMUM AT 27" ABOVE THE FLOOR.
306.3.4 CLEARANCE REDUCTION. BETWEEN 9" AND 27" ABOVE THE FLOOR, THE KNEE CLEARANCE SHALL BE PERMITTED TO BE REDUCED AT A RATE OF 1" FOR EACH 6" IN HEIGHT.
306.3.5 WIDTH. KNEE CLEARANCE SHALL BE 30" WIDE MINIMUM.



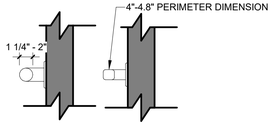




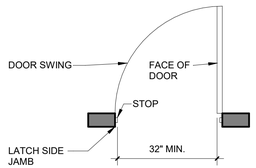


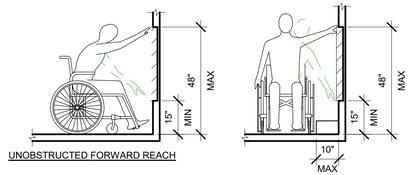


SPACING OF GRAB BARS

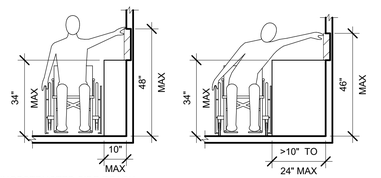


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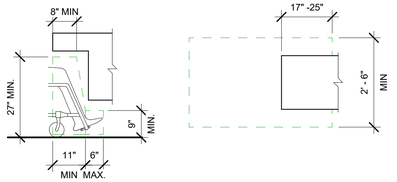




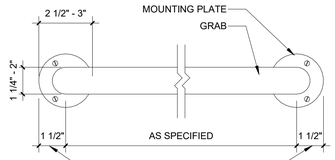
UNOBSTRUCTED FORWARD REACH

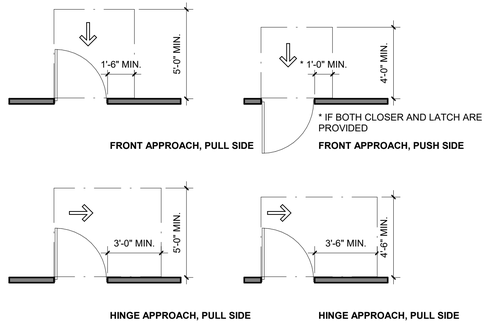


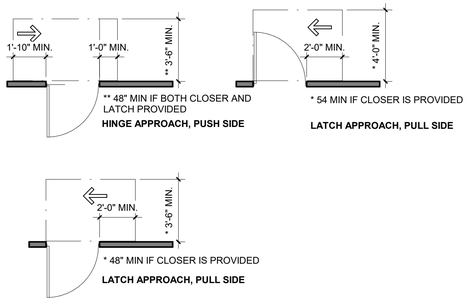
UNOBSTRUCTED SIDE REACH

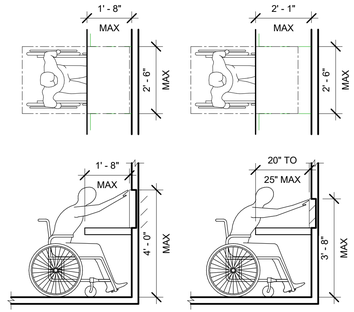


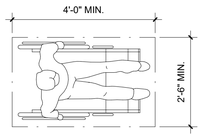
(A) ELEVATION (B) PLAN

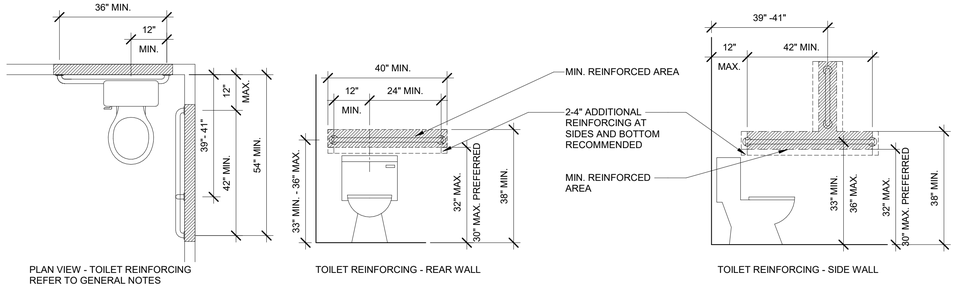












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ACCESSIBILITY DETAILS

A020

2/6/2026 1:27:27 PM

GENERAL NOTES

1. PROPERTY LINES, EASEMENTS, AND ALL METES & BOUNDS INFORMATION PROVIDED BY **XXX**.

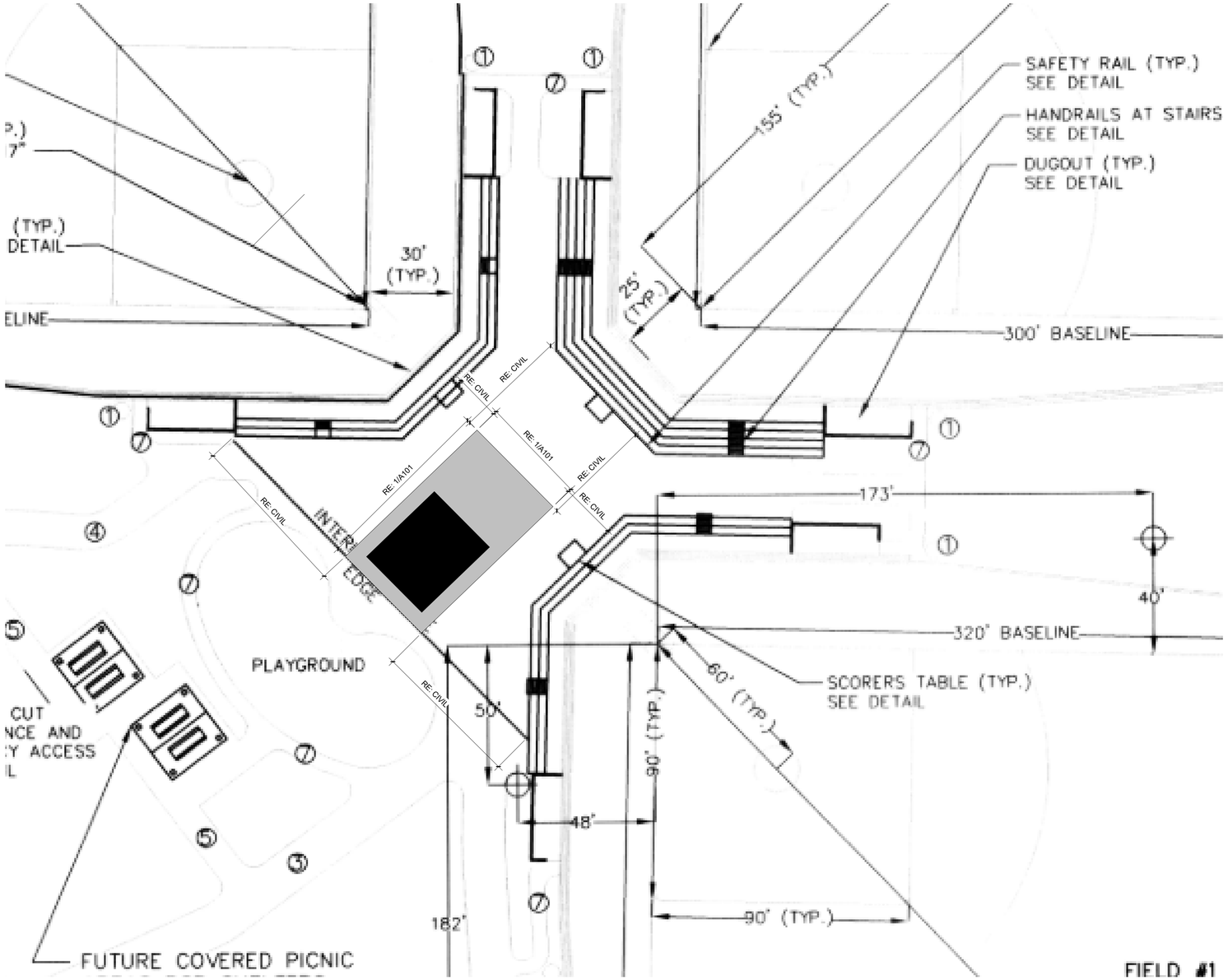
2. BUILDER SHALL COORDINATE ALL UTILITY DESIGN INSTALLATION AND SERVICES.

3. BUILDER SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM STRUCTURE AND ACROSS SITE. NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO FOUNDATION INSTALLATION.

4. BUILDER SHALL PROVIDE PROPER COMPACTION OF ALL EXCAVATED & TRENCHED AREAS AT TIME OF BACKFILL.

SITE DATA

MUNICIPALITY		XXX	
ZONING		XXX	
		PER CODE	**PROPOSED**
LOT SIZE		XXX	XXX
BLDG. SIZE		XXX	XXX
COVERAGE		XXX	XXX
SETBACK	FRONT	XXX	XXX
	REAR	XXX	XXX
	SIDE	XXX	
BLDG. HEIGHT		XXX	XXX
LANDSCAPING		XXX	XXX
PARKING	OFFICE	XXX	XXX
	WHS	XXX	XXX



1 SITE
1" = 20'-0"

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SITE PLAN

A100

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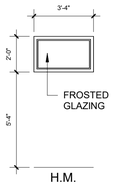
EV DOOR SCHEDULE

		DOOR							FRAME							
		SIZE										DETAILS				
Door Number	Type	Width	Height	Thickness	Material	Finish	Under Cut	Fire Rating	Type	Material	Finish	Head	Jamb	Sill	Hardware	Comments
101A	A	3' - 0"	7' - 0"	0' - 2"	HM	PT	-	-	A	HM	PT	-	-	0' - 0"	SET 1	
101B	B	8' - 0"	4' - 8"		MTL	-	-	-	-	-		-	-	0' - 0"	-	
102	A	3' - 0"	7' - 0"	0' - 2"	HM	PT	-	-	A	HM	PT	-	-	0' - 0"	SET 2	
103	A	3' - 0"	7' - 0"	0' - 2"	HM	PT	-	-	A	HM	PT	-	-	0' - 0"	SET 1	
104	A	3' - 0"	7' - 0"	0' - 2"	HM	PT	-	-	A	HM	PT	-	-	0' - 0"	SET 1	
105	A	3' - 0"	7' - 0"	0' - 2"	HM	PT	-	-	A	HM	PT	-	-	0' - 0"	SET 1	

WALL SCHEDULE

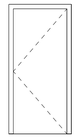
		Description					
TYPE	WIDTH	WALL STRUCTURE	WALL FINISH	FIRE RATING	SOUND ATTENUATION	FULL HEIGHT	COMMENTS
W1	0' - 7 5/8"	7 5/8" CMU	SPLITFACE ON EXT. SIDE, SEALER WITH GRAFFITI RESISTANT SYSTEM				3'-4" TO T.O. SPLITFACE CMU
W2	0' - 7 5/8"	7 5/8" CMU	SMOOTH FINISH BOTH SIDE,SEALER & GRAPFFITI RESISTANT SYSTEM				
W3	0' - 7 5/8"	7 5/8" CMU	SEALER W/ GRAFFITI RESISTANT SYSTEM				HT. 6" ABOVE CEILING
W4	0' - 5 5/8"	5-5/8" CMU	SEALER W/ GRAFFITI RESISTANT SYSTEM				HT. 6" ABOVE CEILING

WINDOW TYPES

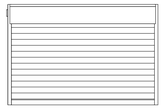


H.M.

DOOR TYPES

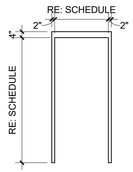


TYPE A



TYPE B

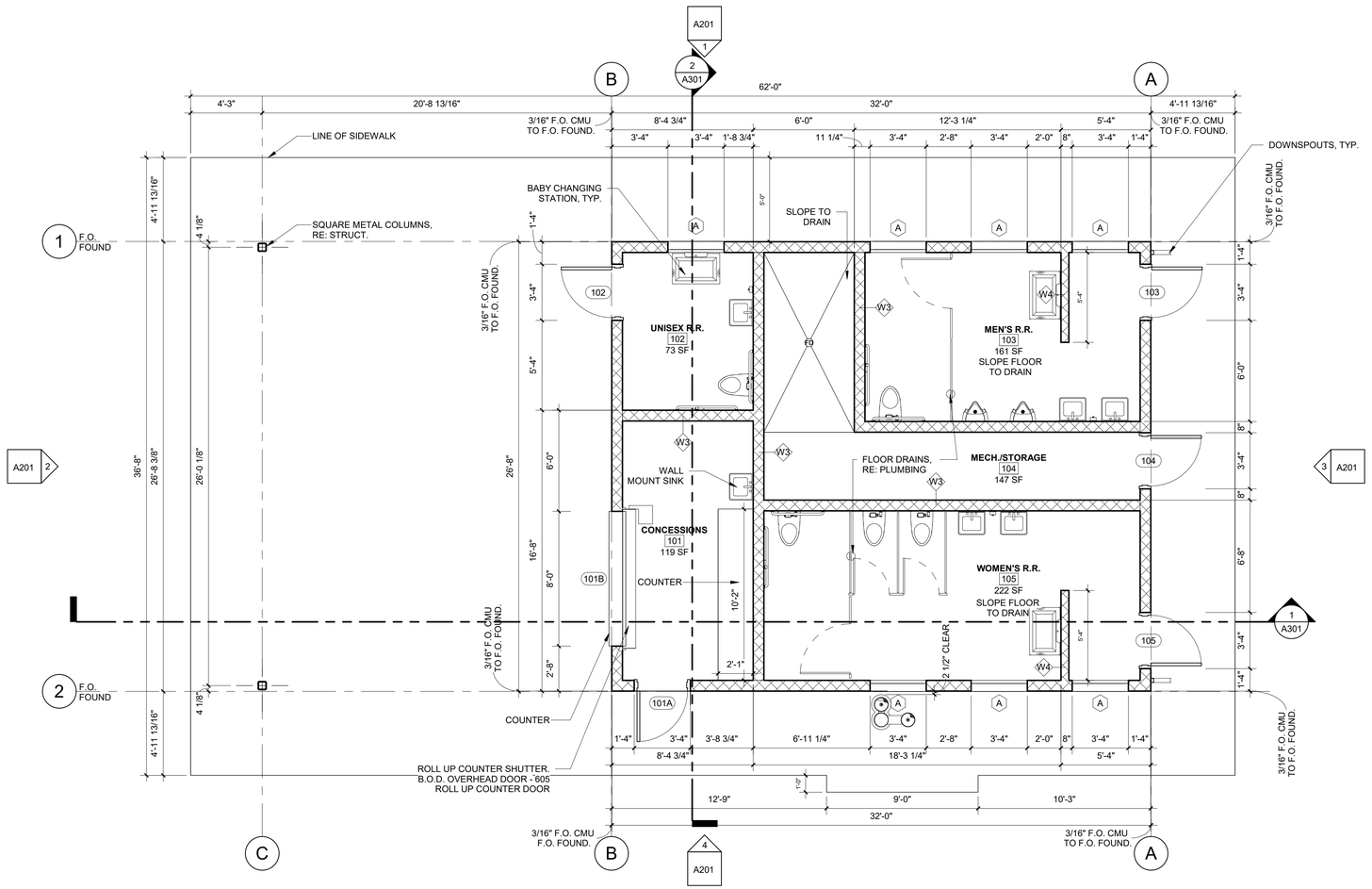
FRAME TYPES



TYPE H.M.

HARDWARE TYPES

	SET 1		SET 2
	STORAGE/RESTROOM DOOR		UNISEX RESTROOM DOOR
3	HD HINGES	3	HD HINGES
1	STOREROOM LOCKET	1	PRIVACY LOCKETSET (RESTROOM SIDE) W/ PRIVACY INDICATOR
1	KICKPLATE ON PUSH SIDE	1	KICKPLATE ON PUSH SIDE
1	WEATHER STRIPPING KIT	1	WEATHER STRIPPING KIT
1	DOOR SWEEP	1	DOOR SWEEP
1	DOOR BOTTOM W/ RAIN DRIP	1	DOOR BOTTOM W/ RAIN DRIP
1	DRIP AT HEAD	1	DRIP AT HEAD
1	ADA THRESHOLD	1	ADA THRESHOLD
1	CLOSER W/ SPRING STOP	1	CLOSER W/ SPRING STOP
1	EXTERIOR VINYL DOOR SIGN	1	EXTERIOR VINYL DOOR SIGN



1 FLOOR PLAN
1/4" = 1'-0"

GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE OF STUD OR FACE OF MASONRY U.N.O.
2. SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION REGARDING CMU TYPE, SIZE & SPACING AND SHEAR WALL LOCATIONS.
3. SEE BUILDING ELEVATIONS ON A20- SERIES SHEETS AND WALL SECTIONS ON A31- SERIES SHEETS FOR EXTERIOR WALL ASSEMBLY INFORMATION.
4. SEE WALL SECTIONS ON A31- SERIES SHEETS FOR HORIZONTAL ASSEMBLY INFORMATION.
5. INTERIOR DOOR FRAMES SHALL BE LOCATED 8-INCHES FROM FINISHED FACE OF ROOM CORNER TO FACE OF OPENING U.N.O.
6. VERIFY ALL FLOOR DRAINS & SINKS WITH PLUMBING DRAWINGS BEFORE INSTALL.

DOOR GENERAL NOTES

1. ALL DOOR HARDWARE MUST BE COMMERCIAL QUALITY WITH LEVER HANDLES COMPLIANT WITH ACCESSIBILITY CODE.
2. REINFORCE FRAMES AT HARDWARE LOCATIONS
3. DOOR HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERATING DEVICES SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST TO OPERATE. DEVICES SHALL BE INSTALLED 34" MINIMUM AND 48" MAXIMUM A.F.F. LOCKS USED ONLY FOR SECURITY PURPOSES AND NOT USED FOR NORMAL OPERATION ARE PERMITTED AT ANY HEIGHT.
4. ALL HM FRAMES SHALL HAVE RUBBER JAMB BUMPERS
5. DOOR LOCKS AND LATCHES SHALL MEET THE REQUIREMENTS OF THE IFC / IBC SECTION 1010.1.9.4
6. PROVIDE IN FIELD APPLIED UV FILM AT ALL SOUTH AND WEST ORIENTED GLAZING
7. ALL DIMENSIONS & OPENINGS SHALL BE VERIFIED IN FIELD
8. DO NOT SCALE THESE DRAWINGS

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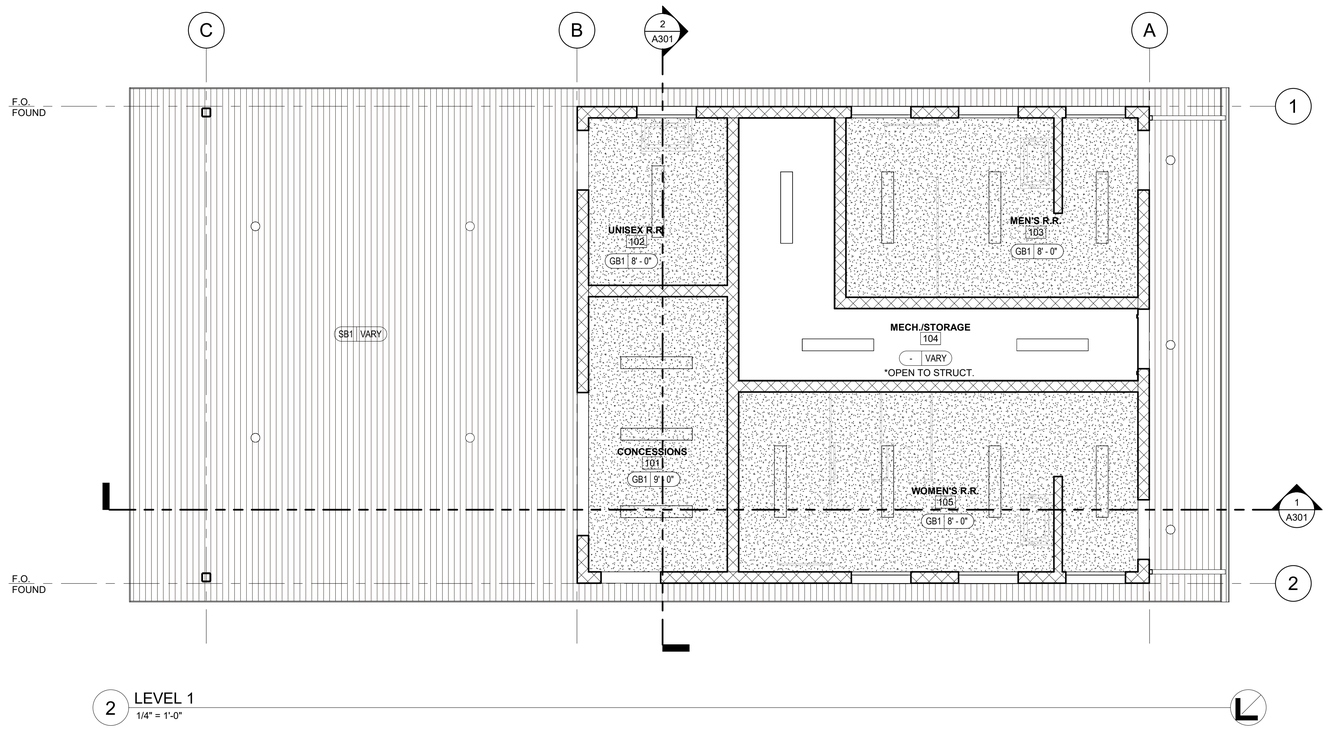
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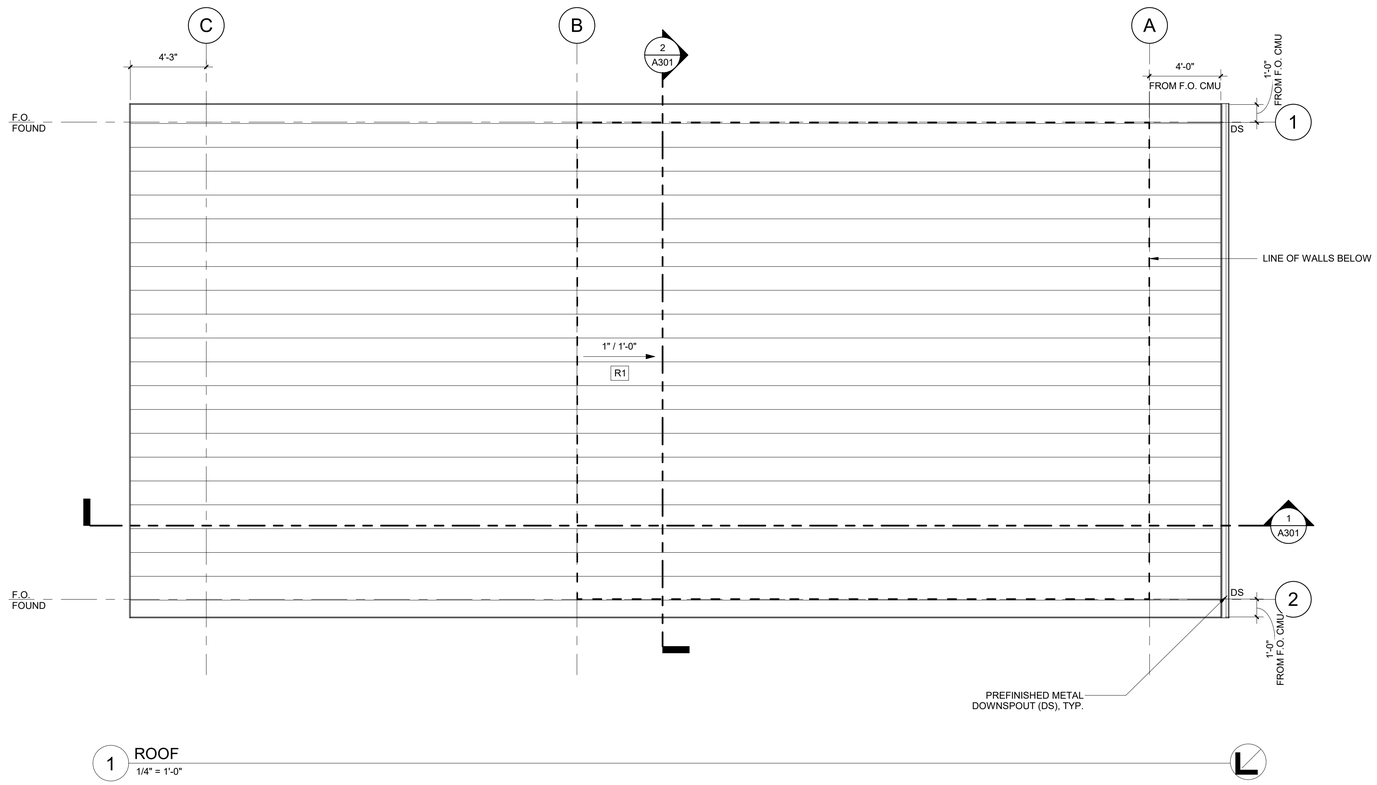
LEVEL 1 FLOOR PLAN

A101

2/6/2026 1:27:30 PM



2 LEVEL 1
1/4" = 1'-0"



1 ROOF
1/4" = 1'-0"

GENERAL NOTES

1. NO ROOF SLOPE OF FLAT ROOF TO BE LESS THAN 1/4" PER FOOT

2. CENTER LIGHT FIXTURES IN GYPSUM BOARD CEILINGS, U.N.O.

LEGEND

DS PREFINISHED DOWNSPOUT
GT PREFINISHED GUTTER

ROOF TYPES

R1 TYPE:
ROOF OVER UNHEATED SPACE:
PREFINISHED STANDING SEAM METAL ROOF OVER 16" TJI JOISTS ON CMU.
B.O.D.:
MANUFACTURER: BERRIDGE
PRODUCT: TEE-PANEL
COLOR: EVERGREEN

CEILING LEGEND

GB1 TYPE:
5/8" GYP. BD. CEILING
PAINT

SB1 TYPE:
SOFFIT BOARD
MANUFACTURER: BERRIDGE
PRODUCT: VEE-PANEL
COLOR: EVERGREEN

SURFACE MOUNT BOX LIGHT
RE: ELECT.

SURFACE MOUNT DOWN LIGHT
RE: ELECT.

ACT1 10' - 0" CEILING TYPE & HEIGHT, ABOVE FINISH FLOOR

101 ROOM NUMBER

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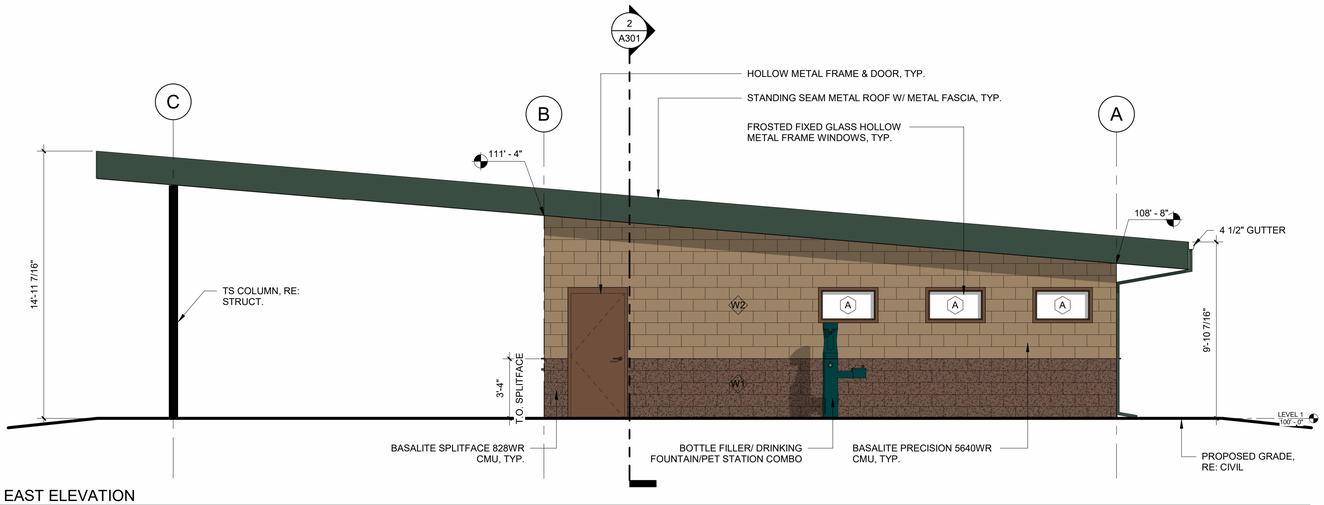
ROOF & REFLECTED CEILING PLAN

A103

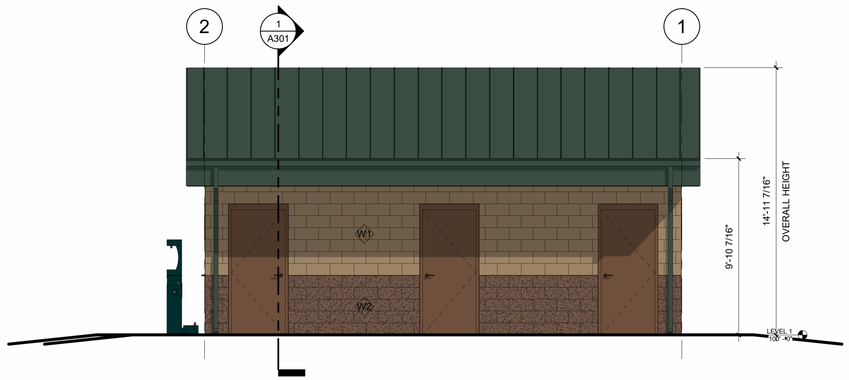
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GENERAL NOTES

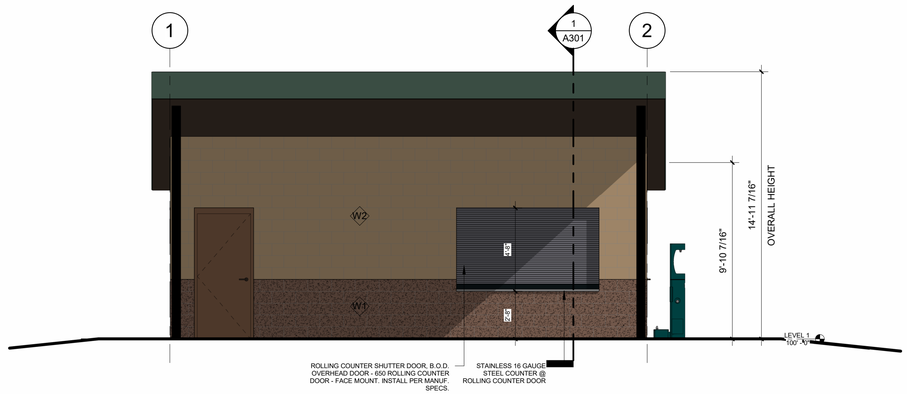
1. SEE ROOF FRAMING PLANS FOR ROOF PITCHES AND OVERHANG DEPTHS.
2. CONTRACTOR TO PROVIDE FLASHING AND/OR CAULKING AS PER MANUFACTURERS SPECIFICATIONS AT ALL DOORS AND WINDOWS.
3. CONTRACTOR TO PROVIDE FLASHING, CAULKING OR OTHER MEANS NECESSARY TO PREVENT MOISTURE PENETRATION AT ALL MATERIAL TRANSITIONS.
4. GUTTERS & DOWNSPOUTS SHOWN FOR INFORMATION ONLY. CONTRACTOR TO COORDINATE SIZE & LOCATION TO ASSURE POSITIVE DRAINAGE AWAY FROM STRUCTURE.



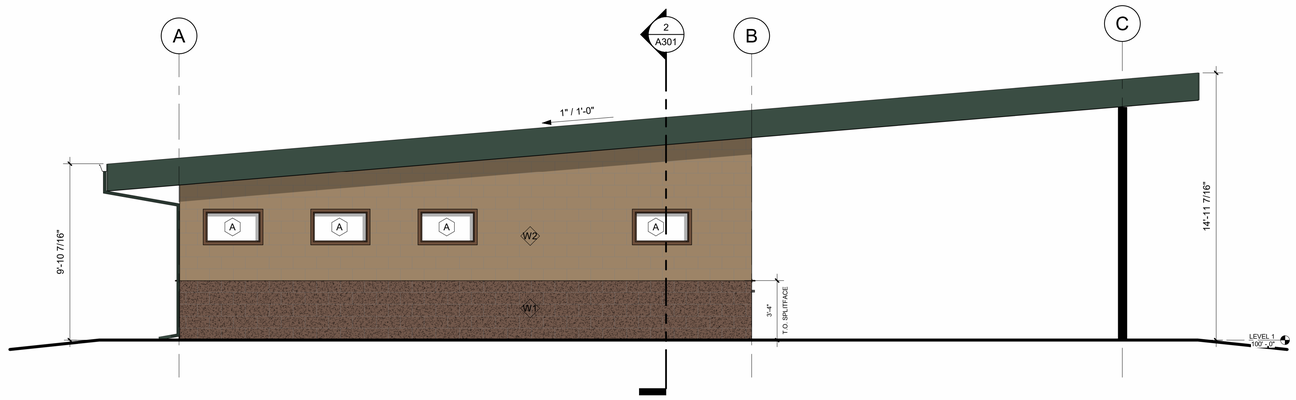
4 EAST ELEVATION
1/4" = 1'-0"



3 SOUTH ELEVATION
1/4" = 1'-0"



2 NORTH ELEVATION
1/4" = 1'-0"



1 WEST ELEVATION
1/4" = 1'-0"

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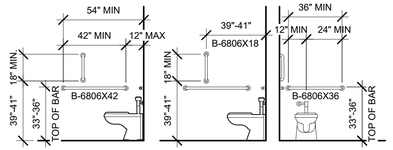
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ELEVATIONS

A201

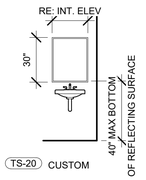
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GRAB BARS



TS-10 B-6806X36 B-6806X42 B-6806X18

MIRRORS



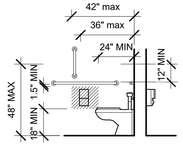
TS-20 CUSTOM

SOAP DISPENSER



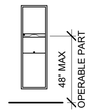
TS-30

TOILET PAPER DISPENSER



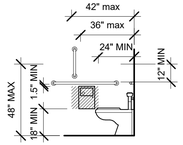
TS-40

PAPER TOWEL DISPENSER / WASTE RECEPTACLE



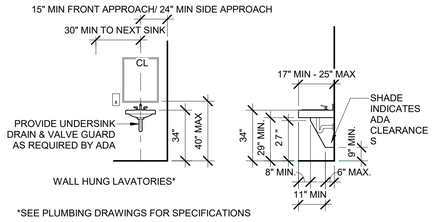
TR-50

SANITARY DISPOSAL



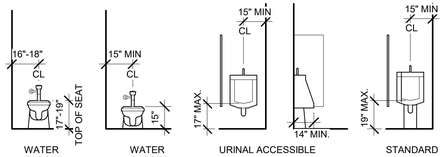
TS-60

LAVATORY



*SEE PLUMBING DRAWINGS FOR SPECIFICATIONS

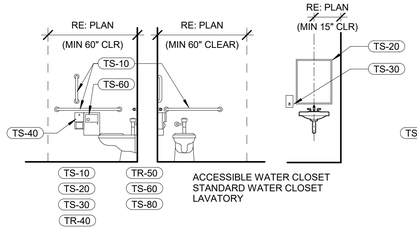
TOILET



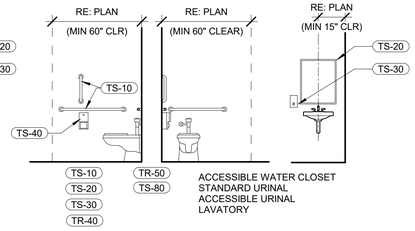
URINAL

TOILET GROUPS

TG-1 ACCESSIBLE WOMEN TOILET GROUP

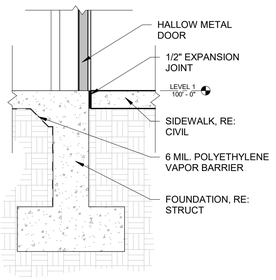


TG-2 ACCESSIBLE MEN TOILET GROUP



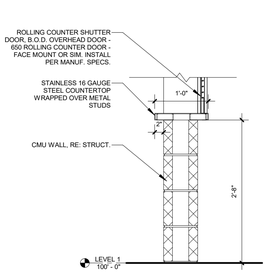
7 TOILET ACCESSORIES

1/4" = 1'-0"



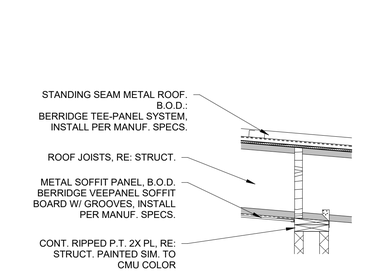
6 FOUNDATION @ DOOR

3/4" = 1'-0"



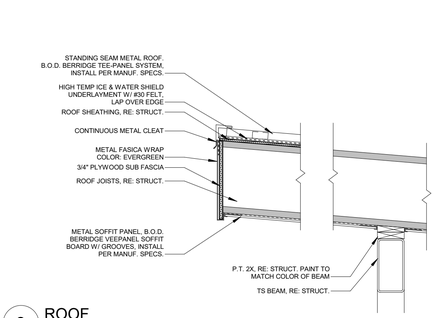
5 CMU TO CONCESSIONS OPENING SILL

3/4" = 1'-0"



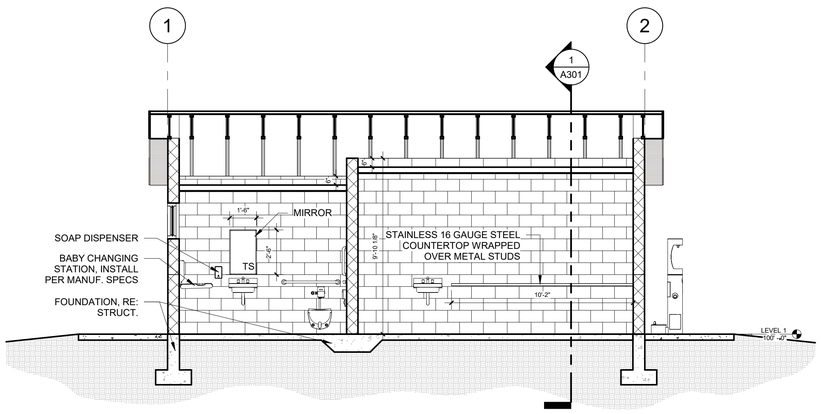
4 ROOF @ CMU WALL

3/4" = 1'-0"



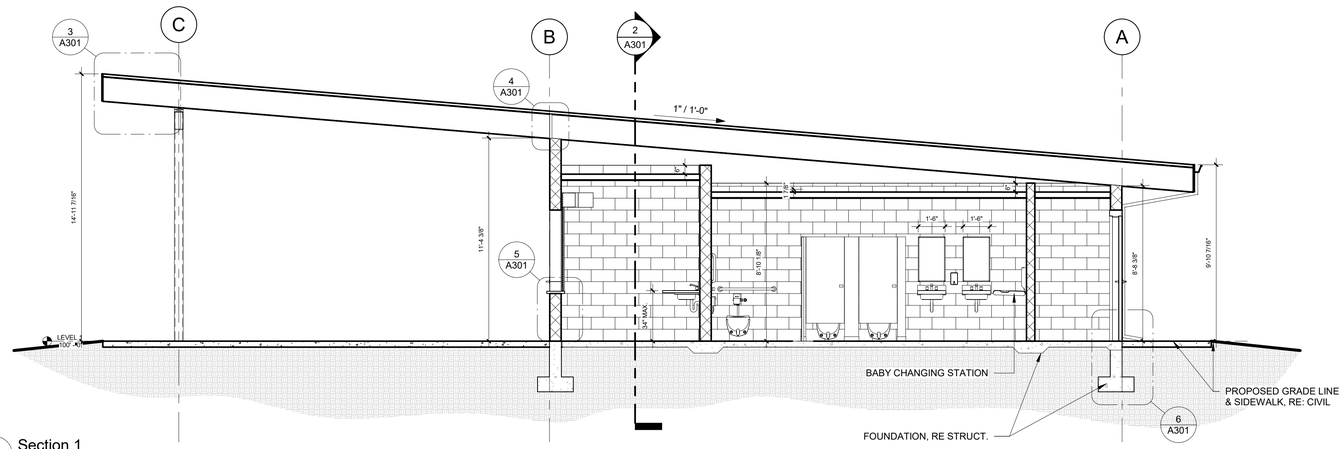
3 ROOF

3/4" = 1'-0"



2 Section 2

1/4" = 1'-0"



1 Section 1

1/4" = 1'-0"

GENERAL NOTES

1. CONTRACTOR TO IMMEDIATELY NOTIFY THE ARCHITECT OF ANY DISCREPANCIES, ERRORS, OR CONFLICTS DISCOVERED IN THE DRAWINGS
2. ACCESSORIES SHOWN MAY NOT ALL BE APPLICABLE TO THE PROJECT. REFER TO ENLARGED RESTROOM PLANS & INTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION.
3. CONTRACTOR TO FURNISH AND INSTALL ALL TOILET ACCESSORIES.
4. ALL TOILET ACCESSORIES SHALL BE TYPE 304 STAINLESS STEEL WITH SATIN FINISH.
5. ALL ACCESSORIES SPECIFIED ARE OPEN TO APPROVED EQUIVALENTS.
6. REFER TO PLANS FOR LOCATIONS AND QUANTITIES OF ACCESSORIES AND PLUMBING.
7. REFER TO PLUMBING SCHEDULE FOR MORE INFORMATION ON PLUMBING FIXTURES.
8. RECESSED OR SEMI-RECESSED ACCESSORIES WHERE INDICATED ARE PREFERRED. NOTIFY ARCHITECT IF FIELD CONDITIONS PREVENT RECESSED INSTALLATION.
9. PROVIDE ACCESSIBLE RESTROOM SIGN AT ALL RESTROOM DOORS
10. PROVIDE REQ'D REINFORCEMENT BEHIND GRAB BARS & SOLID BLOCKING BEHIND ALL WALL MOUNTED FIXTURES
11. MOUNT ALL ADA TOILET ACCESSORIES PER ADA GUIDELINES AND ALL OTHER ACCESSORIES PER MANUFACTURERS RECOMMENDATION

LEGEND

TS SURFACE MOUNTED

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COLORADO LICENSED
JEFFREY J. SCOTT
406544
ARCHITECT
2/6/2026

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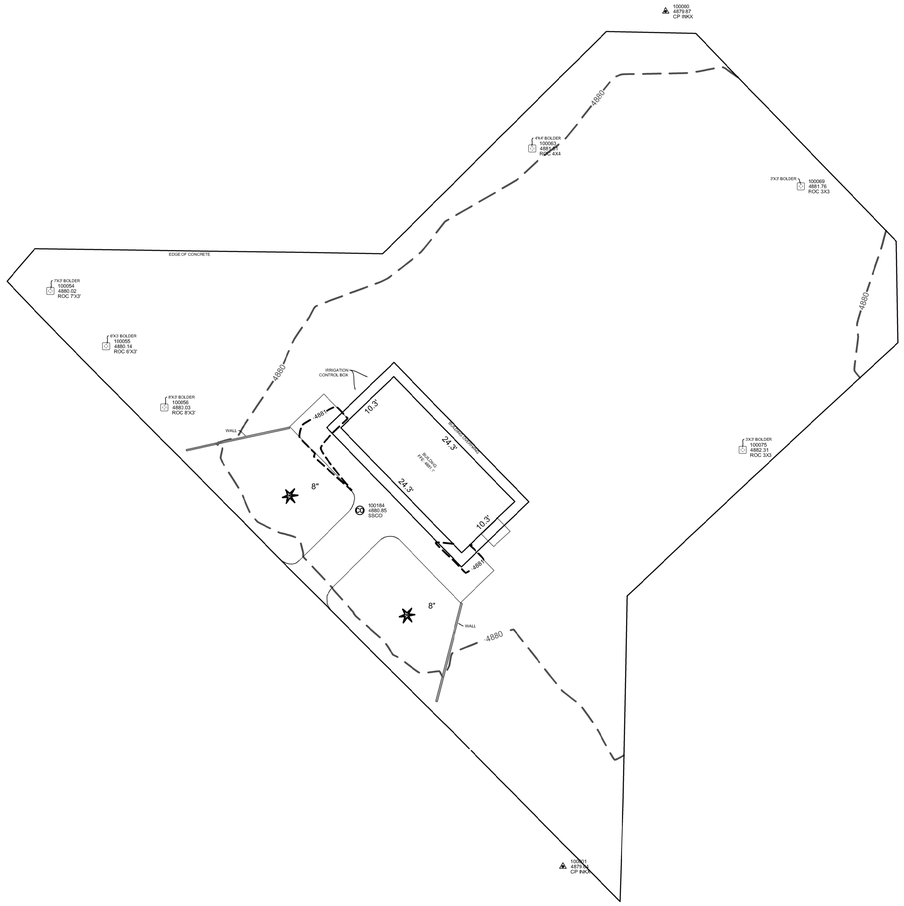
BUILDING SECTIONS & DETAILS

A301

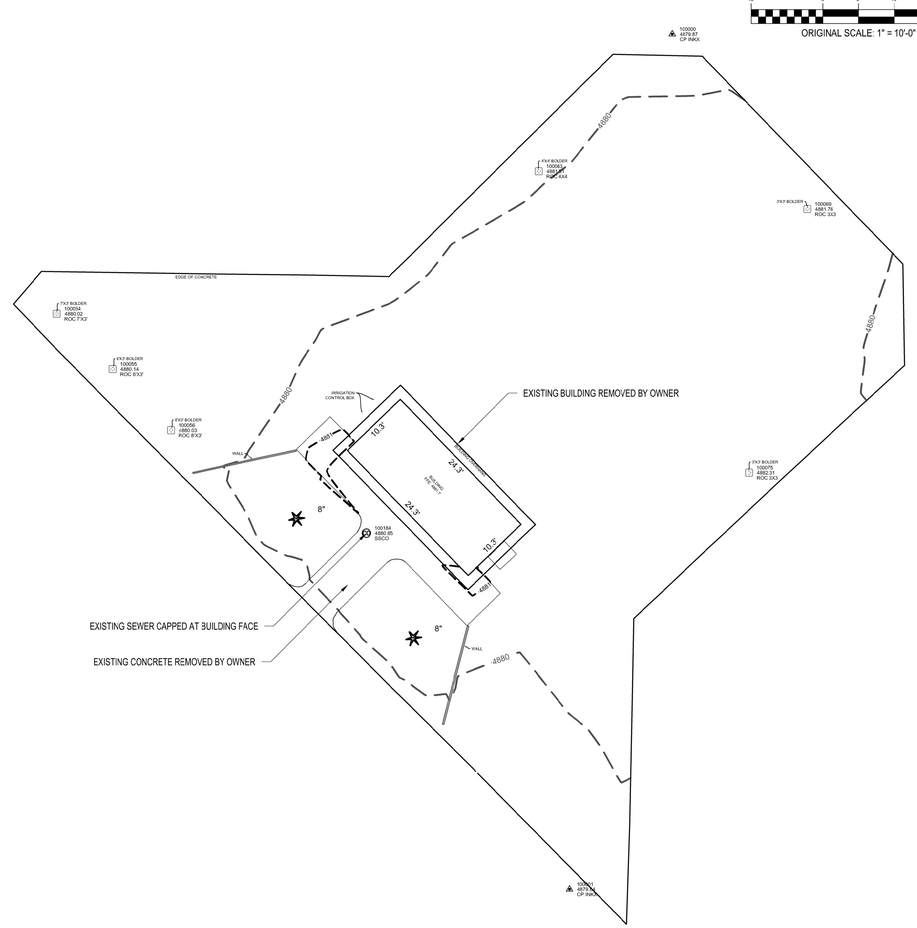
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FIRESTONE SPORTS COMPLEX
CONSTRUCTION DOCUMENTS

SITE ADDRESS: 6850 TILBURY AVE, FIRESTONE, CO, 80504



EXISTING PLAN



REMOVALS PLAN

N

W E

S

10' 0 5' 10' 20'

ORIGINAL SCALE: 1" = 10'-0"

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UTILITY NOTIFICATION CENTER

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FOR MARKING OF UNDERGROUND MEMBER UTILITIES.

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BRIAN M. WELCH
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02-06-26
PROFESSIONAL ENGINEER

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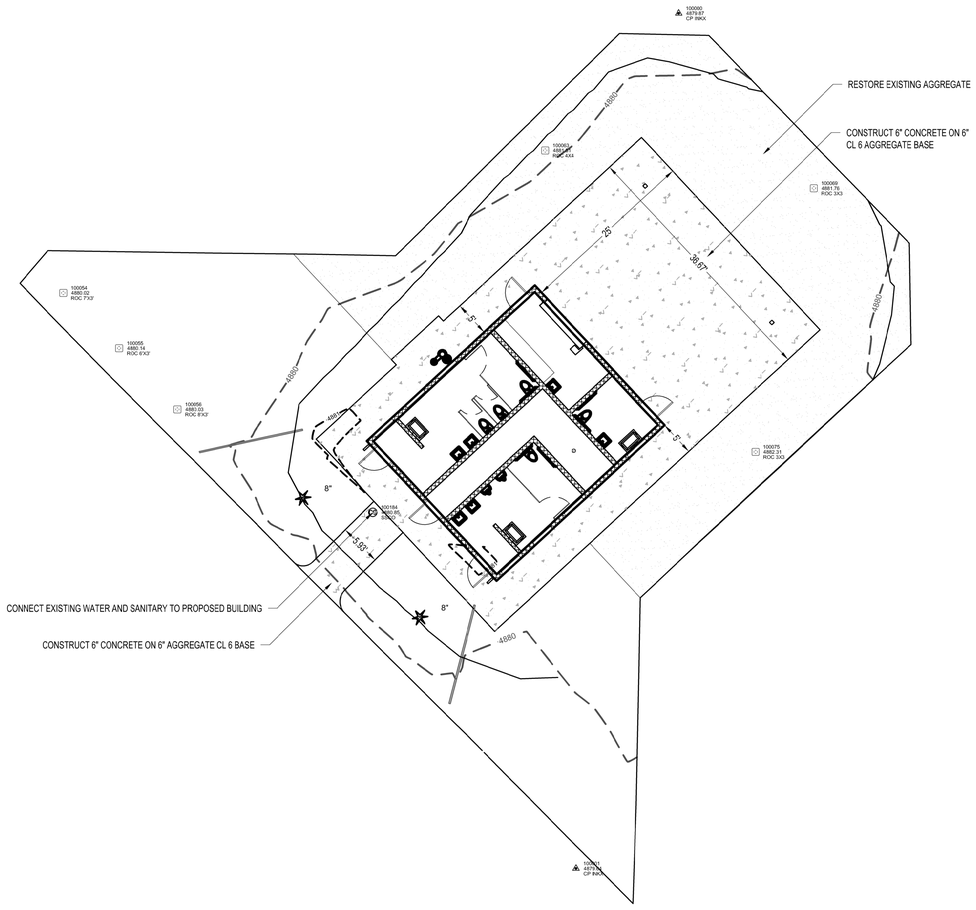
EXISTING AND REMOVALS PLAN

C1

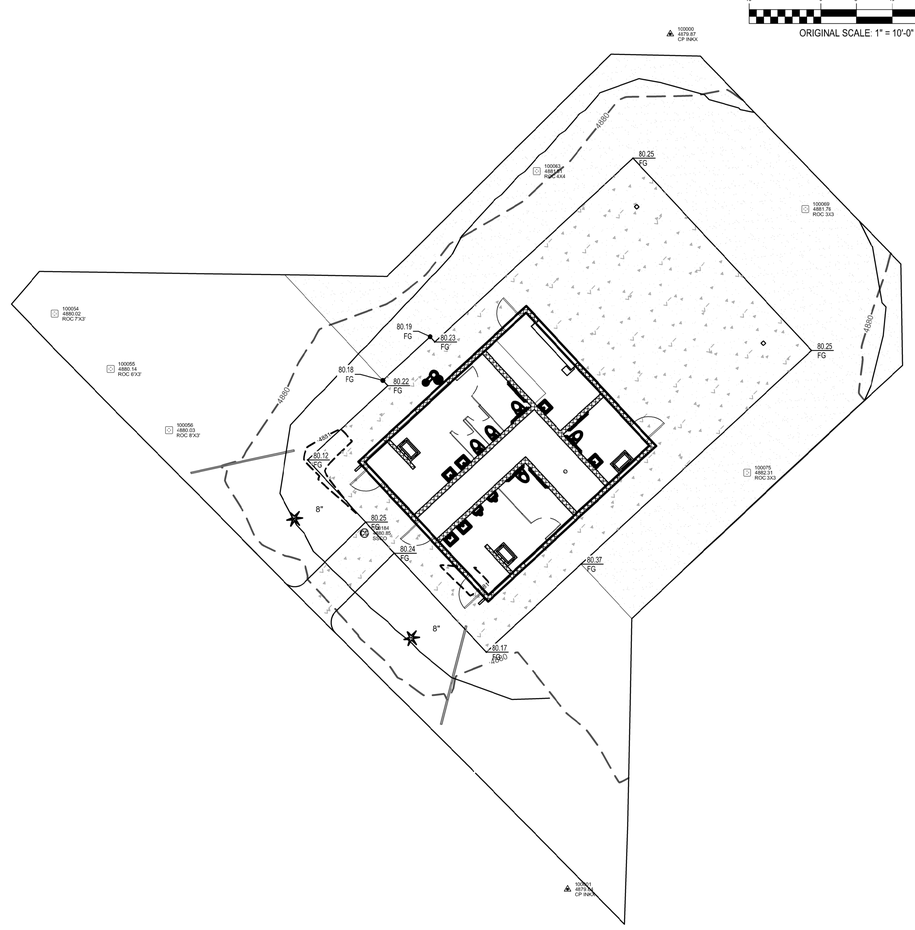
FIRESTONE SPORTS COMPLEX
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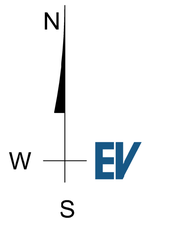
- PROVIDE ALL NECESSARY BMP'S TO CONTROL SITE RUNOFF
- ALL CONCRETE TO MEET CDOT SPECIFICATIONS, 4000 PSI MINIMUM
- ALL GRAVEL BASE TO BE CLASS 6 BASE MATERIAL
- ALL UTILITY CONNECTIONS MUST MEET FIRESTONE CITY REQUIREMENTS



SITE AND UTILITY PLAN



GRADING PLAN





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FOR MARKING OF UNDERGROUND MEMBER UTILITIES.

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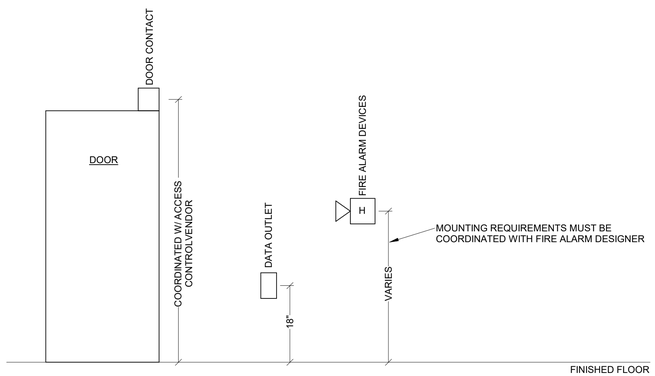
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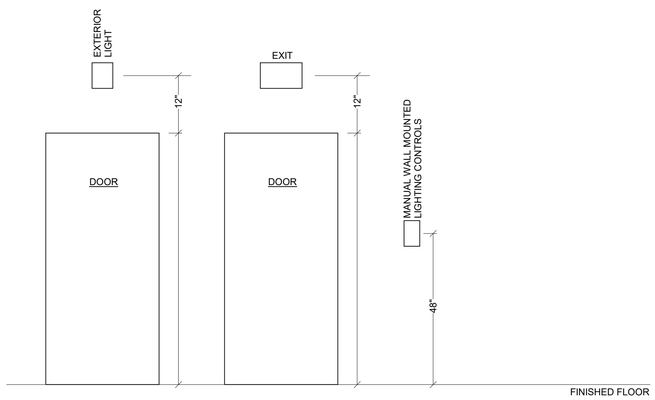
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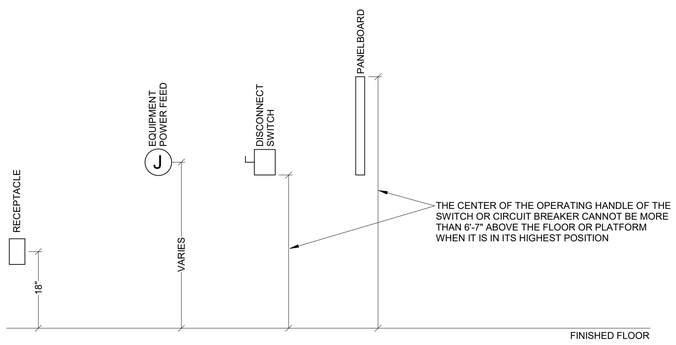
SITE, UTILITY, AND GRADING PLAN

C2

DEVICE MOUNTING REQUIREMENTS







NOTES:

1. MOUNTING HEIGHTS SHOWN ON ARCHITECTURAL ELEVATIONS SHALL GOVERN OVER THOSE SHOWN ABOVE.
2. CONTRACTOR SHALL ENSURE THAT ALL MOUNTING HEIGHTS COMPLY WITH CURRENT ADA REQUIREMENTS.
3. WHERE EVER DEVICES ARE INDICATED TO BE ABOVE DOORS, DEVICE SHALL BE CENTERED BETWEEN TOP OF DOOR TRIM AND CEILING LINE OR +12" ABOVE TOP OF DOOR TRIM WHERE DISTANCE TO CEILING IS GREATER THAN 24".
4. ALL ABOVE COUNTER (DESIGNATED BY "AC") SHALL BE MOUNTED 8" ABOVE COUNTER OR MAXIMUM HEIGHT OF 44" TO TOP OF DEVICE. VERIFY HEIGHTS WITH ARCHITECT.
5. FOR CEILINGS BELOW 7'-4", FIRE ALARM STROBE OR HORN/STROBES SHALL BE WALL MOUNTED 6" BELOW FINISHED CEILING.
6. IN LOCATIONS WHERE SIMILAR DEVICES ARE MOUNTED AT THE SAME HEIGHT, DEVICES SHALL BE PROPERLY "GANGED" AND SHALL HAVE A SINGLE COVERPLATE.
7. IN LOCATIONS WHERE DIFFERENT DEVICES ARE MOUNTED AT DIFFERENT HEIGHTS WITHIN FOUR FEET OF ONE ANOTHER, DEVICES SHALL BE MOUNTED SUCH THAT THEY HAVE A COMMON CENTERLINE. IF THERE ARE THREE OR MORE DEVICES, THE CONTRACTOR SHALL REQUEST A DETAIL FROM THE ARCHITECT.

LABELING REQUIREMENTS

ALL ELECTRICAL LABELS SHALL COMPLY WITH LATEST NATIONAL ELECTRICAL CODE REQUIREMENTS. GENERAL LABELING REQUIREMENTS NOTED BELOW MAY NOT BE COMPLETE OR COVER ALL INSTALLATIONS.

WIRING DEVICES:
PANEL NAME - CIRCUIT NAME
PROVIDE BLACK LETTERING ON CLEAR LABEL FOR NORMAL CIRCUITS AND RED LETTERING ON CLEAR LABEL FOR EMERGENCY/STANDBY CIRCUITS.

STARTERS / DISCONNECTS / VFDs:
EQUIPMENT ID
VOLTAGE / PHASE / WIRES
INDICATE FUSE SIZE, IF APPLICABLE
FED FROM CIRCUIT NAME
FEEDING TO CIRCUIT NAME

ARC FLASH LABELS PER NFPA-70E & NEC INDICATING:
1. DANGER OR WARNING HEADER
2. INCIDENT ENERGY
3. MINIMUM ARC RATING
4. ARC FLASH BOUNDARY
5. PERSONAL PROTECTIVE EQUIPMENT (PPE)
6. LIMITED APPROACH
7. RESTRICTED APPROACH
8. SHOCK RISK
9. DATE LABEL WAS APPLIED

SWITCHBOARDS, TRANSFORMERS, HARMONIC FILTERS, ELECTRICAL PANELS:
EQUIPMENT NAME
EQUIPMENT RATING
FED FROM XXXX
VOLTAGE / PHASE / AMPS
PRIMARY DISCONNECT LOCATION AND NAME, WHERE APPLICABLE

COLORED - CONDUITS AND JUNCTION BOX REQUIREMENTS:
RED-COLORED - FIRE ALARM
BLUE-COLORED - TEMPERATURE CONTROLS

MAXIMUM AVAILABLE FAULT CURRENT:
SERVICE EQUIPMENT SHALL BE LEGIBLY MARKED IN THE FIELD WITH THE MAXIMUM AVAILABLE FAULT CURRENT. THE FIELD MARKING SHALL INCLUDE THE DATE. THE FAULT CURRENT CALCULATION WAS PERFORMED AND BE OF SUFFICIENT DURABILITY TO WITHSTAND THE ENVIRONMENT INVOLVED.

APPLICABLE CODES

2018 BUILDING CODE
2018 PLUMBING CODE
2018 MECHANICAL CODE
2018 ENERGY CONSERVATIONCODE
2018 FIRE CODE; NFPA 13R
2023 NATIONAL ELECTRICAL CODE

ELECTRICAL SYMBOL LIST

POWER

- DUPLEX RECEPTACLE, MOUNTED +18" O.C. UNO
  AC = MOUNTED +8" O.C. ABOVE COUNTER — EWC = GFI RECEPTACLE FOR WATER COOLER
  GFI = GROUND FAULT CIRCUIT INTERRUPTER — T = TAMPER RESISTANT PER NEC 406.12(A)
  WP = GFCI WITH WEATHERPROOF IN-USE COVER PER NEC 406.9(B)(1)
- DUPLEX RECEPTACLE LISTED FOR USE IN COUNTERTOPS, PROTECTED BY UPSTREAM GFCI
- DUPLEX RECEPTACLE, FLUSH MOUNTED IN FLOOR BOX
- QUADRUPLEX RECEPTACLE, MOUNTED +18" O.C. UNO
  AC = MOUNTED +8" O.C. ABOVE COUNTER — GFCI = GROUND FAULT CIRCUIT INTERRUPTER
  T = TAMPER RESISTANT PER NEC 406.12 — WP = GFCI WITH WEATHERPROOF IN-USE COVER
- QUADRUPLEX RECEPTACLE, FLUSH MOUNTED IN FLOOR BOX
- SPECIAL RECEPTACLE, COORDINATE INSTALLATION WITH EQUIPMENT SUPPLIED
  ED = ELECTRIC DRYER, PROVIDE 208V/1, 30A-2P 4-WIRE CONNECTION.
  ER = ELECTRIC RANGE, PROVIDE 208V/1, 50A-2P 4-WIRE CONNECTION.
- COUNTER-MOUNTED AIR SWITCH FOR GARBAGE DISPOSAL. COORDINATE WITH MILLWORK VENDOR.
- MOTOR CONNECTION, COORDINATE INSTALLATION WITH EQUIPMENT SUPPLIED
  G = GARAGE DOOR MOTOR ASSEMBLY WITH INTEGRAL LIGHTING COMPONENT
- (J) JUNCTION BOX SIZE PER NEC 314, PROVIDE COVER PLATE TO CONCEAL WIRING WITHIN
- PANELBOARD INSTALLED PER NEC 110.26 AND 240.24 REQUIREMENTS TO SUIT THE APPLICATION
- ELECTRICAL BRANCH CIRCUIT - PROTECTED PER NEC 240.4(D) REQUIREMENTS
- (F) DISCONNECT SWITCH (F = FUSIBLE)
- (M) UTILITY COMPANY METER

LIGHTING

- ROUND LUMINAIRE (HALF SHADE = UNSWITCHED) - REFER TO LUMINAIRE SCHEDULE
- ROUND EMERGENCY DOWNLIGHT - REFER TO LUMINAIRE SCHEDULE
- WALL MOUNTED LUMINAIRE - REFER TO LUMINAIRE SCHEDULE
- LINEAR WALL MOUNTED LUMINAIRE - REFER TO LUMINAIRE SCHEDULE
- TRACK LIGHTING (# OF HEADS SHOWN) - REFER TO LUMINAIRE SCHEDULE
- LINEAR LUMINAIRE - REFER TO LUMINAIRE SCHEDULE
- LINEAR EMERGENCY LUMINAIRE - REFER TO LUMINAIRE SCHEDULE
- 2'x4' RECESSED TROFFER LUMINAIRE - REFER TO LUMINAIRE SCHEDULE
- 2'x2' RECESSED TROFFER LUMINAIRE - REFER TO LUMINAIRE SCHEDULE
- EXIT SIGN - CEILING MOUNTED (SHADE = FACE, ARROW = DIRECTION), CONNECT AHEAD OF LIGHT SWITCH - REFER TO LUMINAIRE SCHEDULE
- EXIT SIGN - BACK MOUNTED (SHADE = FACE, ARROW = DIRECTION), CONNECT AHEAD OF LIGHT SWITCH - REFER TO LUMINAIRE SCHEDULE
- POLE MOUNTED LUMINAIRE (CIRCLE INDICATES POLE, BOXES INDICATE HEADS) - REFER TO LUMINAIRE SCHEDULE
- $ TOGGLE SWITCH, MOUNTED +48" O.C. UNO
  2 = TWO POLE — 3 = THREE WAY
  4 = FOUR WAY — D = DIMMER (SIZED TO MATCH LOAD SERVED)
  K = KEYED SWITCH — M = MOMENTARY CONTACT SWITCH
  OC = OCC. SENSOR SWITCH — DR = DOOR ACTIVATED
  P = SWITCH WITH PILOT LIGHT — T = TIMER
  LV = LOW VOLTAGE — CB = CIRCUIT BREAKER
- OS OCCUPANCY SENSOR - CEILING MOUNTED, DUAL TECHNOLOGY

COMMUNICATIONS

- DUPLEX DATA RECEPTACLE, MOUNTED +18" O.C. UNO AC = MOUNTED +8" O.C. ABOVE COUNTER
- DUPLEX DATA RECEPTACLE, FLUSH MOUNTED IN FLOOR BOX
- SIMPLEX TELEPHONE RECEPTACLE, MOUNTED +18" O.C. UNO
  AC = MOUNTED +8" O.C. ABOVE COUNTER
  W = MOUNTED +54" O.C. ABOVE FINISHED FLOOR FOR WALL MOUNTING PHONE
- COMBINATION TEL/DATA RECEPTACLE, FLUSH MOUNTED IN FLOOR BOX -- PROVIDE (1) DATA AND (1) TELEPHONE JACK UNO
- CABLE TELEVISION OUTLET, COORDINATE MOUNTING HEIGHT WITH OWNER
- TV CATV OUTLET. PROVIDE BACKBOX, COAX/CAT 5 CABLE, DEVICE JACK AS DIRECTED BY OWNERS AUTHORIZED REPRESENTATIVE. REFER TO PLANS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.

FIRE ALARM SYSTEM

- (S) UL LISTED COMBINATION CARBON MONOXIDE/SMOKE ALARM PER IFC 908.7.4.1- PROVIDE HARDWIRED 120V POWER AND BACK-UP BATTERY POWER. WHERE MORE THAN ONE ALARM IS LOCATED IN A SINGLE DWELLING UNIT, LINK OPERATION IN ACCORDANCE WITH 101-9.6.2.9.3. PROVIDE SYSTEM DETECTORS FOR NON-DWELLING UNIT AREA PROTECTION PER LIFE SAFETY SYSTEM DESIGN BY OTHERS - REFER TO GENERAL NOTE 24 THIS SHEET.
- F FIRE ALARM - HORN
- S FIRE ALARM - STROBE
- S FIRE ALARM - HORN AND STROBE
- FACP FIRE ALARM CONTROL PANEL
- FAA FIRE ALARM REMOTE ANNUNCIATOR PANEL
- RTS REMOTE TEST STATION

ABBREVIATIONS

A	AMP
AC	ABOVE COUNTER
AFC	ABOVE FINISHED CEILING
AFF	ABOVE FINISHED FLOOR
AFI	ARC FAULT INTERRUPTER
AHJ	AUTHORITY HAVING JURISDICTION
AHU	AIR HANDLING UNIT
AIC	AMPS INTERRUPTING CAPACITY
AL	ALUMINUM
AWG	AMERICAN WIRE GAUGE
AV	AUDIO/VISUAL
BLDG	BUILDING
C	CONDUIT
CATV	CABLE TELEVISION SYSTEM
CCTV	CLOSED CIRCUIT TELEVISION
CKT	CIRCUIT
CL	CENTERLINE
CU	COPPER
DWG	DRAWING
(E)	EXISTING
EF	EXHAUST FAN
EMT	ELECTRIC METALLIC TUBING
EM	EMERGENCY
EPO	EMERGENCY POWER OFF
FLA	FULL LOAD AMPS
GD	GARBAGE DISPOSAL
GR	GROUND
GC	GENERAL CONTRACTOR
GFI/GFCI	GROUND FAULT CIRCUIT INTERRUPTER
HACR	HACR (HEATING, AC & REFRIGERATION) RATED
HP	HORSE POWER
IAHJ	INSPECTION AUTHORITY HAVING JURISDICTION
IG	ISOLATED GROUND
IP	INTERNET PROTOCOL
JB	JUNCTION BOX
KCMIL	1000 CIRCULAR MILS
KV	KILOVOLT
KVA	KILOVOLT AMPERES
KW	KILOWATT
KWH	KILOWATT HOUR
LAN	LOCAL AREA NETWORK
LCP	LIGHTING CONTROL PANEL
LRA	LOCKED ROTOR AMPS
LSIGA	L(LONG) S (SHORT) I (INSTANTANEOUS) G (GROUND FAULT) A (ARC ENERGY REDUCTION)
LTFC	LIQUID TIGHT FLEXIBLE CONDUIT
MC	MECHANICAL CONTRACTOR
MCA	MINIMUM CIRCUIT AMPACITY
MCB	MAIN CIRCUIT BREAKER
MCC	MOTOR CONTROL CENTER
MDP	MAIN DISTRIBUTION PANEL
MFR	MANUFACTURER
MLO	MAIN LUG ONLY
MSB	MAIN SWITCH BOARD
(N)	NEW
N.C.	NORMALLY CLOSED
N.O.	NORMALLY OPEN
NF	NON-FUSED
NL	NIGHT LIGHT
NIC	NOT IN CONTRACT
OAR	OWNERS AUTHORIZED REPRESENTATIVE
P	POLE
PC	PLUMBING CONTRACTOR
PH	PHASE
PPE	PERSONAL PROTECTION EQUIPMENT
PVC	POLYVINYL CHLORIDE CONDUIT
QTY	QUANTITY
RCP	REFLECTED CEILING PLAN
RLA	RUNNING LOAD AMPS
RMC	RIGID METAL CONDUIT
RNC	RIGID NON-METALLIC CONDUIT
SPDT	SINGLE POLE, DOUBLE THROW
SPST	SINGLE POLE, SINGLE THROW
ST	SHUNT TRIP
TL	TWISTLOCK
TR	TAMPER RESISTANT
TYP	TYPICAL
UL	UNDERWRITERS LABORATORIES, INC.
UNO	UNLESS NOTED OTHERWISE
USP	UNINTERRUPTIBLE POWER SUPPLY
V	VOLT
W	WIRE
WP	WEATHER PROOF
WPI	WEATHER PROTECTED IN-USE
XFMR	TRANSFORMER
XP	EXPOSION PROOF

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ELECTRICAL LEGEND & NOTES

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ELECTRICAL SPECIFICATIONS

GENERAL REQUIREMENTS

1. ALL CONSTRUCTION SHALL CONFORM TO THE LATEST EDITIONS OF THE NATIONAL ELECTRICAL CODE (NEC), INTERNATIONAL BUILDING CODE (IBC), AND ALL LOCAL BUILDING AND FIRE CODES. IN THE EVENT OF A CONFLICT BETWEEN THE CONSTRUCTION DOCUMENTS AND THE DOCUMENTS LISTED ABOVE, THE CONTRACTOR SHALL CONSULT THE ENGINEER OF RECORD PRIOR TO PROCEEDING WITH THE INSTALLATION IN QUESTION.
2. ALL WORK SHALL BE COORDINATED WITH THE OTHER TRADES BEFORE INSTALLATION. MATERIALS INSTALLED IN AN ARBITRARY MANNER OR CREATES AN UNFAIR CONDITION OR HARDSHIP FOR ANOTHER TRADE WILL NOT BE ACCEPTED.
3. ALL ELECTRICAL WORK PERFORMED SHALL BE BY A DULY LICENSED COLORADO ELECTRICAL CONTRACTOR AND DULY LICENSED ELECTRICIANS.
4. THE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, EQUIPMENT AND TESTING FOR THE ELECTRICAL DISTRIBUTION SYSTEM DEPICTED ON THESE DRAWINGS.
5. ELECTRICAL DRAWINGS ARE DIAGRAMMATIC IN NATURE AND INDICATE THE GENERAL ARRANGEMENT OF ELECTRICAL WORK. DO NOT SCALE DRAWINGS. ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE EXACT FITTING OF ALL MATERIALS, EQUIPMENT, ETC. VERIFY DIMENSIONS ON ARCHITECTURAL DRAWINGS AND IN FIELD PRIOR TO COMMENCEMENT OF WORK.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD-COORDINATING ALL CIRCUIT REQUIREMENTS AND SHALL PROVIDE ALL INFRASTRUCTURE REQUIRED FOR A COMPLETE AND FUNCTIONAL SYSTEM.
7. "PROVIDE" SHALL BE UNDERSTOOD TO MEAN "FURNISH" AND "INSTALL".
8. ALL DEVICES AND EQUIPMENT SHALL BE NEW AND UL LISTED.
9. ALL SMALL BRANCH CIRCUIT WIRING SHALL BE PROTECTED IN ACCORDANCE WITH NEC 240.4(D) REQUIREMENTS.
10. FIELD VERIFY EXISTING EQUIPMENT OR CIRCUITS THAT ARE REMAINING TO BE RECONNECTED TO NEW OR EXISTING SWITCHBOARDS/PANELBOARDS. PROVIDE SWITCHES, RECEPTACLES, CONDUIT, WIRE, ETC. AS REQUIRED TO RESTORE CONTINUITY OF CIRCUIT(S).
11. PROVIDE ELECTRICAL DEMOLITION REQUIRED. REFER TO ARCHITECTURAL DEMOLITION DRAWINGS FOR LOCATION AND EXTENT OF DEMOLITION REQUIRED. CONTRACTOR SHALL VISIT SITE PRIOR TO BID TO DETERMINE EXTENT OF WORK INVOLVED. PROVIDE LABOR AND MATERIALS AS REQUIRED TO MAINTAIN AND/OR RESTORE CONTINUITY OF SERVICE TO EXISTING CIRCUITS.
12. PROVIDE ALL NECESSARY DEMOLITION TO REMOVE EXISTING UNUSED CONDUIT, WIRE, CABLE, J-BOXES, RECEPTACLES, SWITCHES, LIGHTS, FIRE ALARM DEVICES, ETC. COMPLETE WITH ASSOCIATED CIRCUITING TO SOURCE. WHERE IT IS NOT FEASIBLE TO REMOVE THE ABOVE OUTLET SHALL BE ABANDONED, WIRE REMOVED AND BLANK COVER PLATES PROVIDED.
13. UPON COMPLETION OF THE PROJECT, THE CONTRACTOR SHALL PROVIDE ACCURATE DIRECTORIES FOR ALL PANELBOARDS PER NEC 408.4 REQUIREMENTS. DIRECTORIES SHALL BE COMPUTER GENERATED. EACH CIRCUIT SHALL BE IDENTIFIED AS TO ITS SPECIFIC PURPOSE OR USE. THE IDENTIFICATION SHALL BE SUFFICIENTLY DETAILED TO DISTINGUISH EACH CIRCUIT FROM ALL OTHERS.
14. ALL NEW DEVICES INSTALLED IN UNFINISHED SPACES SHALL BE SURFACE MOUNTED WITH A STEEL COVER PLATE. ALL NEW DEVICES INSTALLED IN FINISHED SPACES SHALL BE FLUSH MOUNTED IN WALL WITH A WHITE NYLON COVER PLATE. ALL NEW DEVICES SHALL BE WHITE BODIED. PROVIDE TYPEWRITTEN LABELS ON ALL COMMON SPACE DEVICE COVER PLATES IDENTIFYING THE BRANCH CIRCUIT(S) CONTAINED WITHIN, INCLUDING THE SOURCE PANELBOARD NAME.
15. ALL ELECTRICAL BOXES FOR LIGHTING, SWITCHING, AND POWER SHALL BE REVIEWED AND APPROVED BY OWNER PRIOR TO PULLING WIRE. COORDINATE BOX WALK WITH GENERAL CONTRACTOR PRIOR TO INSTALLING ANY WIRING. COORDINATE DEVICES ABOVE/BELOW/WITHIN MILLWORK WITH MILLWORK AND APPLIANCE PACKAGE SHOP DRAWINGS AND LOCATE ALL DEVICES/ELECTRICAL SERVICE AS REQUIRED FOR SPECIFIC LOCATION/APPLIANCE, TYPICAL.
16. COORDINATE MOUNTING HEIGHTS AND LOCATIONS OF ALL ELECTRICAL DEVICES LOCATED WITHIN, ABOVE, OR NEAR MILLWORK WITH ARCHITECTURAL DRAWINGS, APPROVED "SHOP DRAWINGS", AND MILLWORK CONTRACTOR. MAINTAIN CONSISTENT MOUNTING PRACTICES FOR A UNIFORM APPEARANCE. VERIFY ALL OUTLET REQUIREMENTS PRIOR TO ROUGH IN.
17. CONTRACTOR WILL BE RESPONSIBLE TO COORDINATE NEW SERVICES FOR BUILDING WITH THE NECESSARY UTILITY CONTACTS. PROVIDE APPROPRIATE SERVICE APPLICATIONS FOR ALL SERVICES AS REQUIRED. COORDINATE EXACT REQUIREMENTS WITH OWNERS AUTHORIZED REPRESENTATIVE PRIOR TO BID AND INCLUDE ALL COSTS FOR ALL SYSTEMS AS DIRECTED FOR A COMPLETE AND OPERABLE INSTALLATION. COORDINATE ALL NEW SERVICES TO BUILDING WITH AUTHORIZED UTILITY COMPANY SERVICE REPRESENTATIVE PRIOR TO ANY INSTALLATION. PROVIDE ALL EQUIPMENT AND RACEWAYS AS DIRECTED FOR A COMPLETE AND OPERABLE INSTALLATION.
18. ELECTRICAL CONTRACTOR SHALL KEEP AND MAINTAIN AN ACCURATE AND UP-TO-DATE (INCLUDING ALL OFFICIAL ADDENDUMS, ASI's. AND RFI CHANGES ISSUED) AS-BUILT SET OF CONSTRUCTION DOCUMENTS DETAILING ALL AS-BUILT CONDITIONS. SUBMIT TO ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE AT PROJECT COMPLETION.
19. ELECTRICAL SYSTEMS AND COMPONENTS INSTALLED WITHIN OR PENETETRATING RATED ASSEMBLIES SHALL COMPLY WITH ALL APPLICABLE CODES INCLUDING:
    A. ALL ELECTRICAL BOXES INSTALLED IN FIREWALLS SHALL BE LISTED FOR THE INSTALLATION IN RATED FIREWALLS. PROVIDE SUITABLE OUTLET BOXES TO MEET THE SPACING REQUIREMENTS SET BY THE UL CERTIFICATIONS DIRECTORY FOR OUTLET BOXES AND FITTINGS CERTIFIED FOR FIRE RESISTANCE. RATED ASSEMBLY LOCATIONS SHALL BE COORDINATED WITH ARCHITECTURAL DRAWINGS PRIOR TO ANY INSTALLATION.
    B. THE CONTRACTOR SHALL PROVIDE APPROPRIATE FIRESTOPPING FOR ALL FIRE RATED ASSEMBLY PENETRATIONS. FIRESTOPPING SYSTEM SHALL BE UL LISTED AND TESTED IN ACCORDANCE WITH ASTM E814 OR ASTM E119 WITH AN F RATING EQUAL TO THE FIRE RATING OF PENETRATED ASSEMBLY.
21. MECHANICAL EQUIPMENT ELECTRICAL REQUIREMENTS SHALL BE COORDINATED WITH GENERAL CONTRACTOR & MECHANICAL CONTRACTOR AS REQUIRED PRIOR TO BID:
    A. COORDINATE ELECTRICAL CONNECTION & CONTROL REQUIREMENTS FOR ALL MECHANICAL EQUIPMENT WITH MECHANICAL CONTRACTOR'S SHOP DRAWINGS. PROVIDE ALL EQUIPMENT FOR A COMPLETE AND OPERABLE INSTALLATION. VERIFY EXACT LOCATION OF EQUIPMENT WITH MECHANICAL CONTRACTOR PRIOR TO ANY INSTALLATION AND LOCATE SERVICE AND DISCONNECT SWITCH AS REQUIRED. PROVIDE 120V CONNECTION TO ALL MOTORIZED DAMPERS PER EQUIPMENT VENDOR SPECIFICATIONS WHERE REQUIRED. COORDINATE WITH MECHANICAL CONTRACTOR PRIOR TO ANY INSTALLATION AND PROVIDE ALL CONNECTIONS AS REQUIRED.
    B. PROVIDE FUSIBLE DISCONNECT SWITCH WITH FUSES FOR ALL MECHANICAL EQUIPMENT PER EQUIPMENT MANUFACTURER SPECIFICATIONS IF NOT PROVIDED WITH EQUIPMENT. COORDINATE WITH MECHANICAL CONTRACTOR AND INCLUDE ALL COSTS IN BASE BID PROPOSAL FOR A COMPLETE AND OPERABLE INSTALLATION.
    C. REFER TO MECHANICAL DRAWINGS FOR LOCATION OF LINE VOLTAGE EQUIPMENT (THERMOSTATS AND DAMPERS) THAT REQUIRE ELECTRICAL CONNECTIONS. FURNISH CONDUIT, CONDUCTORS, DISCONNECT SWITCHES AND TERMINATIONS AS NECESSARY.

22. COORDINATE ALL FLOOR PENETRATIONS THROUGH PODIUM STRUCTURE FOR ALL POWER, COMMUNICATIONS, LOW VOLTAGE CONDUIT WITH STRUCTURAL AND G.C. PRIOR TO DRILLING TO AVOID DAMAGE TO SLAB TENDONS. COORDINATE SLEEVE LOCATIONS PRIOR TO CONCRETE POUR WHERE EVER POSSIBLE TO AVOID CORE DRILLING.

23. PRIOR TO SUBMITTING BIDS, THE ELECTRICAL CONTRACTOR SHALL VISIT THE SITE TO VERIFY EXISTING ELECTRICAL EQUIPMENT CONDITIONS AND DIFFICULTIES THAT WILL AFFECT EXECUTION OF THE WORK. NOTIFY THE ARCHITECT AND ENGINEER OF ANY EXISTING CONDITIONS, WHICH MODIFY THE SCOPE OF WORK AS SHOWN ON THE CONSTRUCTION DOCUMENTS. SUBMISSION OF A BID PROPOSAL WILL BE CONSTRUED AS EVIDENCE THAT SUCH AN EXAMINATION HAS BEEN MADE AND LATER CLAIMS FOR MOBILIZATION, LABOR, EQUIPMENT, AND/OR MATERIALS REQUIRED BECAUSE OF DIFFICULTIES ENCOUNTERED WILL NOT BE RECOGNIZED.

24. REFER TO ARCHITECTURAL AND MECHANICAL EQUIPMENT DRAWINGS FOR EXACT LOCATIONS OF ELECTRICAL DEVICES AND LIGHT FIXTURES. DO NOT SCALE FROM THE ELECTRICAL PLANS. ADDITIONAL ELECTRICAL REQUIREMENTS ON ARCHITECTURAL PLANS, KITCHEN EQUIPMENT PLANS, AND MECHANICAL PLANS SHALL BE INCLUDED IN THE ELECTRICAL CONTRACTOR'S BID.

EQUIPMENT REQUIREMENTS

1. ALL NEW PANELBOARDS ARE BASED ON SQUARE D NQOD, NF, OR I-LINE SERIES. LOAD CENTERS SHALL NOT BE USED IN LIEU OF PANELBOARDS WITH THE EXCEPTION OF DWELLING UNIT PANELS. BUS BARS SHALL BE ALUMINUM AND LUGS SHALL BE ALUMINUM SUITABLE FOR LANDING COPPER OR ALUMINUM CONDUCTORS. OTHER ACCEPTABLE MANUFACTURERS INCLUDE SIEMENS, CUTLER-HAMMER, EATON, AND GE. ALL NEW PANELBOARDS SHALL BE BY THE SAME MANUFACTURER. PANEL HEIGHT SHALL BE COMPLIANT WITH NEC 240.24 REQUIREMENTS SUBJECT TO APPROVAL BY THE IAHJ. PANELS IN ADA UNITS SHALL BE COORDINATED WITH ADA CONSULTANT/ARCHITECT/OWNERS AUTHORIZED REPRESENTATIVE PRIOR TO ANY INSTALLATION.
2. CIRCUIT BREAKERS IN OTHER THAN DWELLING UNIT PANELS SHALL BE BOLT-ON TYPE UON.
3. CONTRACTOR SHALL PROVIDE A TYPEWRITTEN PANELBOARD CIRCUIT DIRECTORY PER NEC 408.4 TO INDICATE ALL LOADS SERVED BY THE PANELBOARD. DIRECTORY SHALL SPECIFICALLY LIST THE NATURE OF THE LOAD (LIGHTING, RECEPTACLES, AHU-1, ETC.) AS WELL AS THE LOCATION (EX. ROOM #, NORTH CORRIDOR, EXTERIOR, SOUTH STAIRWELL, ETC.). HANDWRITTEN DIRECTORIES ARE NOT ACCEPTABLE.
4. FILLER PLATES SHALL BE PROVIDED FOR ALL UNUSED SPACES IN PANELBOARDS AND SWITCHBOARDS. CONTRACTOR SHALL MINIMIZE ANY UNUSED SPACES.
5. WIRING IN PANELBOARD GUTTERS SHALL BE NEATLY ARRANGED, GROUPED AND BUNDLED WITH WIRE TIES.
6. PERFORM LOAD-BALANCING CIRCUIT CHANGES AS REQUIRED. DIFFERENCE EXCEEDING 20 PERCENT BETWEEN PHASE LOADS, WITHIN A PANELBOARD, IS NOT ACCEPTABLE. REBALANCE AND RECHECK AS NECESSARY TO MEET MINIMUM REQUIREMENTS. RECORD ALL LOAD READINGS BEFORE AND AFTER CHANGES AND SUBMIT TEST RECORDS.
7. MINIMUM WORKING CLEARANCES PER THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE SHALL BE PROVIDED AROUND AND IN FRONT OF ALL ELECTRICAL EQUIPMENT.
8. ALL CIRCUIT BREAKER LUGS SHALL BE RATED FOR A MINIMUM OF 75 DEGREE CELSIUS.
9. ALL NEW AND MODIFIED ELECTRICAL EQUIPMENT, SUCH AS SWITCHBOARDS, PANELBOARDS, INDUSTRIAL CONTROL PANELS, METER SOCKET ENCLOSURES, AND MOTOR CONTROL CENTERS, THAT ARE IN OTHER THAN DWELLING OCCUPANCIES, AND ARE LIKELY TO REQUIRE EXAMINATION, ADJUSTMENT, SERVICING, OR MAINTENANCE WHILE ENERGIZED SHALL BE FIELD MARKED TO WARNQUALIFIED PERSONS OF POTENTIAL ELECTRIC ARC FLASH HAZARDS. THE MARKING SHALL BE LOCATED SO AS TO BE CLEARLY VISIBLE TO QUALIFIED PERSONS BEFORE EXAMINATION, ADJUSTMENT, SERVICING, OR MAINTENANCE OF THE EQUIPMENT PER NEC 2011, ARTICLE 110.16.

POWER REQUIREMENTS

1. UNLESS NOTED OTHERWISE, ALL NEW BRANCH CIRCUIT AND FEEDER CONDUCTORS 8AWG AND LARGER SHALL BE STRANDED COPPER WITH THHN/THWN INSULATION, SIZED PER NEC 220 REQUIREMENTS. EACH NEW CIRCUIT SHALL BE PROVIDED WITH EQUIPMENT GROUND CONDUCTORS SIZED PER NEC 250.122 REQUIREMENTS.
2. FOR 120/208V, THREE PHASE SYSTEMS, PHASE CONDUCTORS SHALL BE RED, BLACK, AND BLUE JACKETED. THE NEUTRAL CONDUCTOR SHALL BE WHITE JACKETED AND GROUND CONDUCTOR SHALL BE GREEN JACKETED. COLOR CODING SHALL BE CONSISTENT THROUGHOUT THE ENTIRE PROJECT.
3. UNLESS NOTED OTHERWISE, ALL NEW CONDUIT SHALL BE ELECTRICAL METALLIC TUBING (EMT), SIZED PER NEC REQUIREMENTS. LIQUIDTIGHT FLEXIBLE METAL CONDUIT (LFMC) SHALL BE USED FOR NO MORE THAN THE LAST SIX FEET OF ALL MOTOR CONNECTIONS. MINIMUM CONDUIT SIZE SHALL BE 3/4". WIRING METHODS MAY BE AS ALLOWED BY LEGALLY ADOPTED AND ENFORCED CODES AND THE INSPECTING AUTHORITY HAVING JURISDICTION.
4. WHERE STRANDED WIRE IS USED, WIRING DEVICES SHALL HAVE TERMINALS DESIGNED AND LISTED FOR TERMINATING STRANDED WIRE OR BY THE USE OF A LISTED CONNECTOR.
5. RECEPTACLES SHALL BE STRAIGHT BLADE, DUPLEX, NEMA 5-20R, COMMERCIAL GRADE AND SHALL COMPLY WITH NEMA WD 1, NEMA WD 6, DSCC W-C-596G, AND UL 498. COLOR AS DIRECTED BY ARCHITECT TO BE COMPATIBLE WITH INTERIOR COLOR SCHEME. ALL DEVICES INSTALLED IN DWELLING UNITS SHALL BE TAMPER RESISTANT PER NEC 406.12 REQUIREMENTS.
6. GFI RECEPTACLES SHALL BE STRAIGHT BLADE, HEAVY DUTY GRADE, NEMA 5-20R, AND SHALL COMPLY WITH UL943. COLOR AS DIRECTED BY ARCHITECT TO BE COMPATIBLE WITH INTERIOR COLOR SCHEME. ALL DEVICES IN DWELLING UNITS SHALL BE TAMPER RESISTANT PER NEC 210.52 AND 406.12(1) REQUIREMENTS.
7. TOGGLE SWITCHES SHALL BE HEAVY DUTY GRADE, QUIET TYPE, AND SHALL COMPLY WITH DSCC W-C-896F AND UL 20. COLOR AS DIRECTED BY ARCHITECT TO BE COMPATIBLE WITH INTERIOR COLOR SCHEME.
8. DIMMER SWITCHES SHALL BE SLIDE TYPE AND SHALL BE FULLY RATED FOR THE WATTAGE OF THE LIGHTING CIRCUIT TO BE CONTROLLED. DIMMER SWITCHES SHALL BE COMPATIBLE WITH THE DIMMING BALLAST OR DRIVER PROVIDED. COLOR AS DIRECTED BY ARCHITECT TO BE COMPATIBLE WITH INTERIOR COLOR SCHEME.
9. WALL PLATES IN FINISHED SPACES SHALL BE STAINLESS STEEL TYPE WITH BRUSHED FINISH UON.
10. WALL PLATES IN UNFINISHED SPACES SHALL BE GALVANIZED STEEL TYPE.
11. ALL 15 AMPERE AND 20 AMPERE, 125 VOLT AND 250 VOLT NON-LOCKING RECEPTACLES INSTALLED IN DAMP OR WET LOCATIONS SHALL BE LISTED AS WEATHER-RESISTANT PER 2020 NEC, ARTICLE 406.9 (A) AND (B). ALL RECEPTACLES MOUNTED IN WET LOCATIONS AS REFERENCED ABOVE SHALL HAVE AN "IN-USE" WEATHERPROOF COVER.
12. ALL 125 VOLT, SINGLE PHASE, 15 AND 20 AMPERE RECEPTACLES INSTALLED IN OTHER THAN DWELLING UNITS SHALL HAVE GFCI PROTECTION FOR PERSONNEL IN THE FOLLOWING AREAS: BATHROOMS, KITCHENS (AREAS WITH A SINK AND PERMANENT FACILITIES FOR FOOD PREPARATION AND COOKING), ROOFTOPS, OUTDOORS AND WITHIN 6 FEET FROM THE OUTSIDE EDGE OF SINKS, PER 2020 NEC 210.8 (B).
13. IN ALL DWELLING UNIT AREAS SPECIFIED IN 2020 NEC 210.52, ALL 125 VOLT, 15 AND 20-AMPERE RECEPTACLES SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES PER 2020 NEC 406.12.
14. ALL BRANCH CIRCUITING SUPPLYING OUTLETS IN AREAS SPECIFIED IN 2020 NEC 210.12 (A) SHALL BE ARC-FAULT CIRCUIT INTERRUPTER, COMBINATION TYPE, INSTALLED TO PROVIDE PROTECTION OF A BRANCH CIRCUIT.
15. VERIFY ALL SPECIFIC KITCHEN EQUIPMENT REQUIREMENTS WITH EQUIPMENT SUPPLIER PRIOR TO ROUGH IN. COORDINATION SHALL INCLUDE MOUNTING HEIGHTS, CONNECTION TYPE AND POWER REQUIREMENTS. ALL CONNECTIONS FOR KITCHEN EQUIPMENT SHALL BE IN ACCORDANCE WITH EQUIPMENT MANUFACTURER'S AND SUPPLIER'S RECOMMENDATIONS.

LIGHTING REQUIREMENTS

1. PROVIDE LIGHT FIXTURE TYPES AND QUANTITIES AS INDICATED ON THE DRAWINGS.
2. LIGHT FIXTURES: PER UL1598 (LUMINAIRES), NEMA ANSLG 078.81, LED LAMPS: ANSI C78.377, UL 8750.
3. FIXTURES RECESSED IN CEILING SHALL NOT DEPEND ON CEILING GRID, TILE OR PLASTER FOR SUPPORT. PROVIDE TIE WIRES ATTACHED WITHIN 6 INCHES OF EACH CORNER TO SUPPORT WEIGHT OF EACH FIXTURE FROM THE STRUCTURE.
4. ALL NEW EMERGENCY LUMINAIRES SHALL MEET UL924, AS WELL AS ALL APPLICABLE NFPA 101, NEC, AND OSHA ILLUMINATION STANDARDS.
5. ALL LIGHT FIXTURES SHALL BE SUPPORTED INDEPENDENTLY FROM STRUCTURE. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS OF LIGHT FIXTURES AND ELECTRICAL DEVICES.
6. ALL LUMINAIRE INSTALLATIONS SHALL COMPLY WITH APPLICABLE CODES; SEE LUMINAIRE SCHEDULES, DETAILS, AND PLANS FOR ADDITIONAL REQUIREMENTS:
    A. COORDINATE ALL DECORATIVE LIGHTING FIXTURE LOCATIONS AND MOUNTING HEIGHTS WITH ARCHITECTURAL DRAWINGS AND DETAILS PRIOR TO ANY INSTALLATION. DO NOT LOCATE ANY DECORATIVE SURFACE MOUNTED LIGHTS PER THESE DRAWINGS. CONFIRM WITH ARCHITECT ALL REQUIREMENTS PRIOR TO ROUGH-IN.
    B. REFER TO ARCHITECTURAL REFLECTED CEILING PLAN (RCP) FOR ADDITIONAL INFORMATION AND REQUIREMENTS. COORDINATE INSTALLATION OF ALL LIGHTING WITH RCP AND OTHER TRADES TO ENSURE MINIMAL CONFLICTS DURING INSTALLATION.
    C. RECESSED LIGHTING INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO LIMIT AIR LEAKAGE BETWEEN CONDITIONED AND UNCONDITIONED SPACES. ALL RECESSED LUMINAIRES SHALL BE IC-RATED AND LABELED AS MEETING ASTM E 283 IECC REQUIREMENTS OR LOCAL AMENDMENTS.

LOW-VOLTAGE SYSTEM

1. TELECOMMUNICATION, CABLE TELEVISION, SECURITY, A/V, ACCESS CONTROL, INTERCOM, AND OTHER LOW VOLTAGES SYSTEMS SHALL BE DESIGNED BY OTHERS. ALTHOUGH DRAWINGS MAY INDICATE KEY DEVICES AND PIECES OF EQUIPMENT FOR THESE SYSTEMS, THEY ARE NOT INTENDED TO BE COMPREHENSIVE. CONTRACTOR SHALL PROVIDE ELECTRICAL CONNECTIONS TO ALL LINE VOLTAGE EQUIPMENT SERVING THESE SYSTEMS TO INCLUDE CONDUIT, CONDUCTORS, AND TERMINATIONS AS NECESSARY. CONTRACTOR SHALL COORDINATE WITH APPROPRIATE LOW VOLTAGE SYSTEM CONSULTANT TO PROVIDE A COMPLETE AND FUNCTIONAL SYSTEM. PROVIDE SEPARATE LINE ITEM PRICING FOR EACH SYSTEM TO OWNERS AUTHORIZED REPRESENTATIVE FOR CONSIDERATION. PROVIDE COMPLETE TURN-KEY SYSTEM INCLUDING ALL DESIGN AND INSTALLATION FOR ALL LOW VOLTAGE SYSTEMS AS DIRECTED BY OWNERS AUTHORIZED REPRESENTATIVE.
2. PROVIDE 4" SQUARE (DOUBLE GANG) JUNCTION BOX WITH SINGLE GANG PLASTER RING FOR ALL NEW COMBINATION TELEPHONE/DATA OUTLETS. STUB 3/4" EMPTY CONDUIT UP TO 6" ABOVE ACCESSIBLE CEILING WITH PULL WIRE IN CONDUIT AND PLASTIC BUSHINGS ON CONDUIT ENDS. ALL COMMUNICATION DEVICES AND WIRING FOR THE TENANT'S COMMUNICATION SYSTEM SHALL BE INSTALLED BY THE TENANT'S VENDOR UNDER SEPARATE CONTRACT. COORDINATE EXACT REQUIREMENTS AND OUTLET LOCATIONS WITH ARCHITECTURAL PLANS PRIOR TO ROUGH IN,TYPICAL.

FIRE ALARM SYSTEM

1. OCCUPANCY TYPES ARE INDICATED ON ARCHITECTURAL CODE SUMMARY SHEETS. ALTHOUGH DRAWINGS MAY INDICATE KEY DEVICES AND PIECES OF EQUIPMENT FOR THE FIRE ALARM SYSTEM, THEY ARE NOT INTENDED TO BE COMPREHENSIVE. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS AND SYSTEM APPROVAL BY LOCAL FIRE PREVENTION AUTHORITIES. REFER TO PROJECT SPECIFICATIONS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
2. FIRE ALARM SYSTEM SHALL BE DESIGN-BUILD IN COMPLIANCE WITH APPLICABLE INTERNATIONAL BUILDING CODE, NFPA 72, AND ALL LOCAL FIRE CODES AND SUBMITTED AS A DELEGATED DESIGN BY OTHERS. ALTHOUGH DRAWINGS MAY INDICATE KEY DEVICES AND PIECES OF EQUIPMENT FOR THE FIRE ALARM SYSTEM, THEY ARE NOT INTENDED TO BE COMPREHENSIVE. DELEGATED DESIGN SUBMITTAL DOCUMENTS SHALL ALSO INCLUDE DESIGN AND SPECIFICATIONS FOR A 2-WAY COMMUNICATION SYSTEM AT ACCESSIBLE ELEVATOR LANDINGS PER IBC 1007.8.1 AS APPROVED BY LOCAL FIRE DEPARTMENT. FIRE ALARM CONTRACTOR SHALL PROVIDE COMPLETE ENGINEERED SHOP DRAWINGS SUBMITTAL FOR OWNER AND ENGINEER'S REVIEW INCLUDING ALL PLANS AND SYSTEM INFORMATION REQUIRED FOR REVIEW AND APPROVAL BY LOCAL FIRE PREVENTION AGENCY AS A DELEGATED DESIGN SUBMITTAL. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS AND SYSTEM APPROVAL BY LOCAL FIRE PREVENTION AUTHORITIES. COORDINATE ALL REQUIREMENT FOR ELEVATOR EMERGENCY OPERATION AND CONTROL PER INSPECTING AUTHORITY HAVING JURISDICTION.
3. THE ELECTRICAL CONTRACTOR SHALL PROVIDE FULLY ENGINEERED FIRE ALARM SHOP DRAWINGS FOR REVIEW BY THE LOCAL BUILDING AND FIRE DEPARTMENT. THE FIRE ALARM SHOP DRAWINGS SHALL BE SIGNED AND SEALED BY A REGISTERED PROFESSIONAL ENGINEER IN THE PROJECT'S STATE.

ELECTRICAL SYSTEM COMMISSIONING REQUIREMENTS

GENERAL
COMPLETE SYSTEM COMMISSIONING IS TO BE PROVIDED BY CERTIFIED COMMISSIONING AUTHORITY (CxA) INCLUDING ELECTRICAL POWER AND LIGHTING SYSTEMS PER IECC C408 REQUIREMENTS.

COMMISSIONING PLAN
THE CxA SHALL PROVIDE A COMMISSIONING PLAN INCLUDING THE FOLLOWING ITEMS:
1. A NARRATIVE DESCRIPTION OF THE ACTIVITIES THAT WILL BE ACCOMPLISHED DURING EACH PHASE OF COMMISSIONING, INCLUDING THE PERSONNEL INTENDED TO ACCOMPLISH EACH OF THE ACTIVITIES.
2. A LISTING OF THE SPECIFIC EQUIPMENT, APPLIANCES, OR SYSTEMS TO BE TESTED AND A DESCRIPTION OF THE TESTS TO BE PERFORMED.
3. FUNCTIONS TO BE TESTED INCLUDING, BUT NOT LIMITED TO, CALIBRATIONS AND ECONOMIZER CONTROLS.
4. CONDITIONS UNDER WHICH THE TEST WILL BE PERFORMED. TESTING SHALL AFFIRM WINTER AND SUMMER DESIGN CONDITIONS AND FULL OUTSIDE AIR CONDITIONS.
5. MEASURABLE CRITERIA OF PERFORMANCE.

FUNCTIONAL TESTING
PRIOR TO PASSING FINAL INSPECTION, THE CxA SHALL PROVIDE EVIDENCE THAT THE LIGHTING CONTROL SYSTEMS HAVE BEEN TESTED TO ENSURE THAT CONTROL HARDWARE AND SOFTWARE ARE CALIBRATED, ADJUSTED, PROGRAMMED AND IN PROPER WORKING CONDITION IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS AND ANUFACTURER'S INSTRUCTIONS. FUNCTIONAL TESTING FOR THE APPLICABLE CONTROL TYPE SHALL BE AS FOLOWS:
OCCUPANT SENSOR CONTROLS: WHERE OCCUPANT SENSOR CONTROLS ARE PROVIDED, THE FOLLOWING PROCEDURES SHALL BE PERFORMED:
1. CERTIFY THAT THE OCCUPANT SENSOR HAS BEEN LOCATED AND AIMED IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS.
2. FOR PROJECTS WITH SEVEN OR FEWER OCCUPANT SENSORS, EACH SENSOR SHALL BE TESTED.
3. FOR PROJECTS WITH MORE THAN SEVEN OCCUPANT SENSORS OR OCCUPANT SENSOR CONTROLS TO BE TESTED, VERIFY THE FOLLOWING:
A. WHERE OCCUPANT SENSOR CONTROLS INCLUDE STATUS INDICATORS, VERIFY CORRECT OPERATION.
B. THE CONTROLLED LIGHTS TURN OFF OR DOWN TO THE PERMITTED LEVEL WITHIN THE REQUIRED TIME.
C. FOR AUTO-ON OCCUPANT SENSOR CONTROLS, THE LIGHTS TURN ON TO THE PERMITTED LEVEL WHEN AN OCCUPANT ENTERS THE SPACE.
D. FOR MANUAL-ON OCCUPANT SENSOR CONTROLS, THE LIGHTS TURN ON ONLY WHEN ANUALLY ACTIVATED.
E. THE LIGHTS ARE NOT INCORRECTLY TURNED ON BY MOVEMENT IN ADJACENT AREAS OR BY HVAC OPERATION.

TIME-SWITCH CONTROLS
WHERE TIME-SWITCH CONTROLS ARE PROVIDED, THE FOLLOWING PROCEDURES SHALL BE PERFORMED:
A. CONFIRM THAT THE TIME-SWITCH CONTROL IS PROGRAMMED WITH ACCURATE WEEKDAY, WEEKEND, AND HOLIDAY SCHEDULES.
B. PROVIDE DOCUMENTATION TO THE OWNER OF TIME-SWITCH CONTROLS PROGRAMMING INCLUDING WEEKDAY, WEEKEND, HOLIDAY SCHEDULES, AND SET-UP AND PREFERENCE PROGRAM SETTINGS.
C. VERIFY THE CORRECT TIME AND DATE IN THE TIME SWITCH.
D. VERIFY THAT ANY BACK-UP EQUIPMENT IS INSTALLED AND ENERGIZED.
E. VERIFY THAT THE OVERRIDE TIME LIMIT IS SET TO NOT MORE THAN 2 HOURS.
F. SIMULATE OCCUPIED CONDITION. VERIFY AND DOCUMENT THE FOLLOWING:
a. ALL LIGHTS CAN BE TURNED ON AND OFF BY THE RESPECTIVE AREA CONTROL SWITCH.
b. THE SWITCH ONLY OPERATES LIGHTING IN THE ENCLOSED SPACE IN WHICH THE SWITCH IS LOCATED.
G. SIMULATE UNOCCUPIED CONDITION. VERIFY AND DOCUMENT THE FOLLOWING:
a. NONEXEMPT LIGHTING TURNS OFF.
b. MANUAL OVERRIDE SWITCH ALLOWS ONLY THE LIGHTS IN THE ENCLOSED SPACE WHERE THE OVERRIDE SWITCH IS LOCATED TO TURN ON UNTIL THE NEXT SCHEDULED SHUTOFF OCCURS.
H. ADDITIONAL TESTING AS SPECIFIED THE COMMISSIONING AGENT.

DAYLIGHT RESPONSIVE CONTROLS
WHERE DAYLIGHT RESPONSIVE CONTROLS ARE PROVIDED, THE FOLLOWING SHALL BE VERIFIED:
A. CONTROL DEVICES HAVE BEEN PROPERLY LOCATED, FIELD CALIBRATED AND SET FOR ACCURATE SETPOINTS AND THRESHOLD LIGHT LEVELS.
B. DAYLIGHT CONTROLLED LIGHTING LOADS ADJUST TO LIGHT LEVEL SET POINTS IN RESPONSE TO AVAILABLE DAYLIGHT.
C. THE LOCATIONS OF CALIBRATION ADJUSTMENT EQUIPMENT ARE READILY ACCESSIBLE ONLY TO AUTHORIZED PESONNEL.

DOCUMENTATION REQUIREMENTS
THE CONSTRUCTION DOCUEMENTS SHALL SPECIFY THAT DOCUMENTS CERTIFYING THAT THE INSTALLED LIGHTING CONTROLS MEET DOCUMENTED PERFORMANCE CRITERIA OF IECC SECTION C405 ARE TO BE PROVIDED TO THE BUILDING OWNER WITHIN 90 DAYS FROM THE DATE OF RECEIPT OF CERTIFICATE OF OCCUPANCY.

MANUALS: AN OPERATING AND MAINTENANCE MANUAL SHALL BE PROVIDED AND INCLUDE ALL OF THE FOLLOWING:
A. SUBMITTAL DATA INDICATED ALL SELECTED OPTIONS FOR EACH PIECE OF LIGHTING EQUIPMENT AND LIGHTING CONTROLS.
B. OPERATIONS AND MAINTENANCE MANUALS FOR EACH PIECE OF LIGHTING EQUIPMENT. REQUIRED ROUTINE MAINTENANCE ACTIONS, CLEANING AND RECOMMENDED RELAMPING SHALL BE CLEARLY IDENTIFIED.
C. A SCHEDULE FOR INSPECTING AND RECALIBRATING ALL LIGHTING CONTROLS.
D. A NARRATIVE OF HOW EACH SYSTEM IS INTENDED TO OPERATE, INCLUDING RECOMMENDED SET POINTS.

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1 ELECTRICAL SITE PLAN
1" = 20'-0"

KEYED NOTES (X)

1 APPROXIMATE ROUTING OF UNDERGROUND ELECTRICAL FEED TO NEW BUILDING. COORDINATE FINAL ROUTE AND LOCATION WITH OWNER. SEE ONE-LINE DIAGRAM FOR MORE INFORMATION

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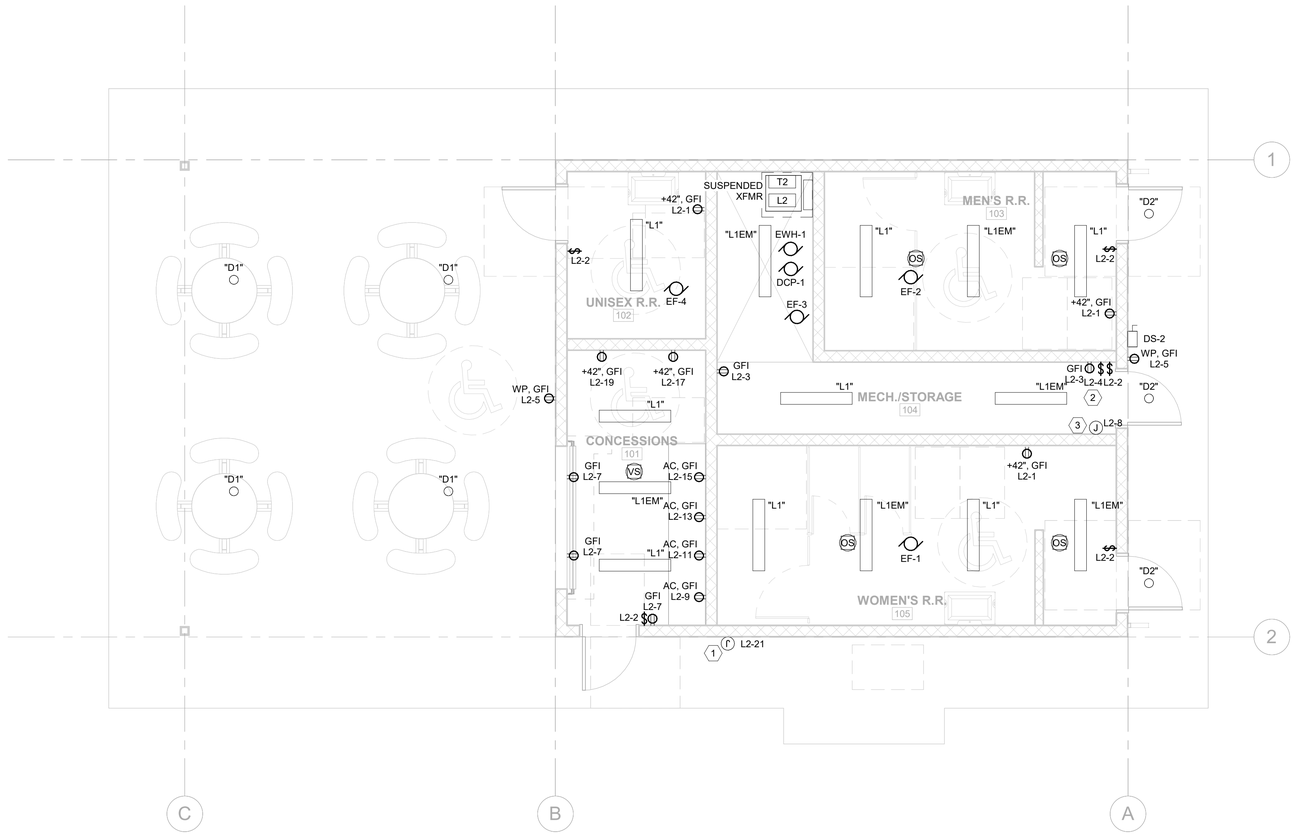
ELECTRICAL SITE PLAN

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KEYED NOTES (X)

1. EC SHALL PROVIDE 120V 20A CONNECTION TO AED, CONNECT USING 2#12, 1#12G, IN 3/4"C. COORDINATE FINAL LOCATION WITH OWNER AND ARCHITECT.
2. EC SHALL PROVIDE 7 DAY PROGRAMMABLE SWITCH AND PHOTOCELL FOR EXTERIOR LIGHTS, TORK SS720Z OR APPROVED EQUAL. COORDINATE FINAL LOCATION WITH OWNER. LIGHTS TO BE PROGRAMMED TO COME ON VIA PHOTOCELL AT SUNSET TURN OFF 30 MINUTES AFTER BUISNESS CLOSE AND COME ON 30 MINUTES BEFORE BUSINESS OPENING AND OFF VIA PHOTOCELL.
3. IRRIGATION CONTROLLER, CONNECT USING 2#12, 1#12G IN 3/4"C. COORDINATE FINAL LOCATION AND CONNECTIONS WITH IRRIGATION VENDOR.



1 ELECTRICAL PLAN
1/4" = 1'-0"

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ELECTRICAL FLOOR PLAN

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SHORT CIRCUIT CALCULATIONS

PROJECT: **FIRESTONE SPORTS COMPLEX** PROJ. NO.: **AB25038**

LOCATION: **6850 TILBURY AVE. FIRESTONE, CO, 80504** DATE: **1/23/2026**

TRANSFORMERS

F#	FAULT LOCATION	TRANS. KVA	PHASE	PRI. VOLT. L-L	SEC. VOLT. L-L	XFMR %Z	SEC. FLA	XFMR. PRI. Isc**	XFMR. SEC. Isc	*MOTOR CONTRIB.	TOTAL CONTRIB. Isc
F0	UTILITY XFMR	300	3	12470	480	1.60	361	100000...	22500		**22500**
F5	T2 SECONDARY	30	3	480	208.00	2.50	83	6640	2736		**2736**

FEEDERS

	FAULT LOCATION	CKT LEN. FT.	PHASE	COND... AI/ Cu	COND... SIZE	COND... NO./ PH.	COND... MAG=1 NON=2	CKT VOLT. L-L	CIRCUIT " C "	BEGINNI... Isc	FAULT Isc
F1	MDB	25	3	AL	350	3	2	480	50436	22500	21630
F2	PANEL H	5	3	AL	350	3	1	480	46452	21630	21449
F3	DS-2	185	3	CU	#6	3	2	480	7290	21449	7236
F4	T2 PRIMARY	25	3	CU	#6	3	1	480	7275	7236	6640
F6	PANEL L2	5	3	AL	#1	3	1	208	13935	6640	6511

1. *Transformer short circuit rating based on 2025 Xcel Energy Standard for Electric Installation and Use Guide Tables IA, IB, II, III, IV, and V.*
2. *All service and distribution equipment is existing, previously reviewed and approved and shall remain as is unless noted otherwise.*
3. *All new distribution equipment is indicated in BOLD text, typical.*

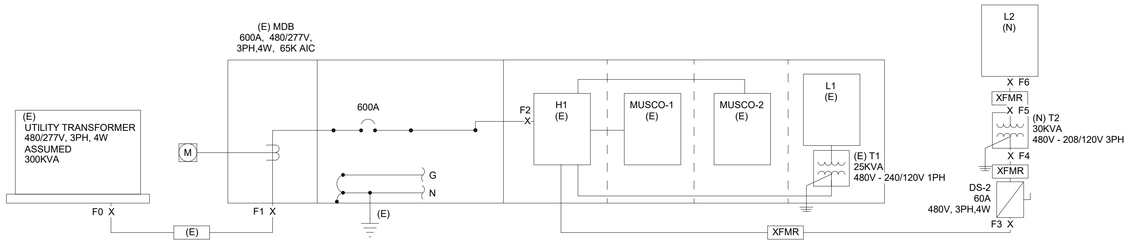
* MULTIPLY THE TOTAL MOTOR LOAD CURRENT BY 4

** FOR INFINITE BUS USE 100,000,000

ALL CALCULATIONS BASED ON BUSSMAN POINT-TO-POINT METHOD FOR 3 PHASE CIRCUITS.

ONE-LINE DIAGRAM GENERAL NOTES

1. ALL SERVICE EQUIPMENT SHALL BE INSTALLED PER NEC REQUIREMENTS AND UTILITY PROVIDER'S SERVICE STANDARDS.
2. ALL DISTRIBUTION EQUIPMENT AND OVERCURRENT DEVICES INDICATED SHALL BE NEW AND IDENTIFIED AS A UL LISTED SERIES TESTED COMBINATION WITH UPSTREAM FUSE PER NEC 240.86(B) WHERE REQUIRED FOR SCCR RATING INDICATED. PROVIDE ALL EQUIPMENT LABELING PER NEC 110.22(C). PROVIDE SUBMITTAL DATA FOR REVIEW AND APPROVAL BY ARCHITECT/ENGINEER PRIOR TO ORDERING OR PURCHASING ANY EQUIPMENT.
3. UTILITY SERVICE EQUIPMENT SHALL BE SHALL BE GROUNDED AND BONDED IN ACCORDANCE WITH NEC 250.80 AND 250.84 REQUIREMENTS.
4. ALL SERVICE EQUIPMENT SHALL BE GROUNDED AND BONDED IN ACCORDANCE WITH NEC 250.24 AND 250.92 REQUIREMENTS.
5. CONTRACTOR'S SERVICE EQUIPMENT VENDOR SHALL PROVIDE ALL REQUIRED ARC FLASH SYSTEM ANALYSIS, DOCUMENTATION AND EQUIPMENT LABELING PER NEC 110.16, 110.21, 110.22 AND 240.87 REQUIREMENTS TO THE SATISFACTION OF THE INSPECTING AUTHORITY HAVING JURISDICTION.
6. CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE ALL NEW ELECTRICAL SERVICE INSTALLATION REQUIREMENTS WITH UTILITY AUTHORIZED SERVICE REPRESENTATIVE. COORDINATE EXACT LOCATION OF ALL SITE UTILITIES AND EQUIPMENT WITH FINAL APPROVED UTILITY SERVICE PLAN. PROVIDE INSTALLATION OF ALL RACEWAY SYSTEMS AND EQUIPMENT AS REQUIRED FOR NEW SERVICE TO BUILDING PER UTILITY SERVICE STANDARDS AND FINAL APPROVED SERVICE PLAN.
7. ALL SITEWORK AND UNDERGROUND CONDUIT SHALL BE PER UTILITY PROVIDER'S GUIDE FOR CUSTOMER INSTALLED UNDERGROUND CONDUITS AND VAULTS PRIMARY INSTALLATION AND LATEST ELECTRIC SERVICE CONSTRUCTION STANDARDS (ESCS). VERIFY EXACT REQUIREMENTS PRIOR TO BID.
8. CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE WITH SERVING UTILITIES FOR ALL LOW VOLTAGE SYSTEM SERVICES TO THE BUILDING INCLUDING, BUT NOT LIMITED TO, TELEPHONE, CATV, SECURITY SYSTEMS, ETC. PROVIDE ALL RACEWAYS AND STRUCTURES AS REQUIRED BY SERVING UTILITY COMPANIES FOR RESPECTIVE SYSTEMS IN BASE BID PROPOSAL.
9. CONTRACTOR SHALL SUBMIT FOR REVIEW AND APPROVAL EQUIPMENT SHOP DRAWINGS FOR ALL SERVICE ENTRANCE EQUIPMENT, DISTRIBUTION EQUIPMENT, PANELBOARDS, OR OTHER RELATED EQUIPMENT.
10. ALL ELECTRICAL SERVICE AND DISTRIBUTION EQUIPMENT EXPOSED TO WEATHER SHALL BE NEMA 3R RATED WEATHERPROOF.
11. ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING APPLICABLE WIRING MEANS AND METHODS TO SUIT SPECIFIC FIELD CONDITIONS TO SUIT THE INTENDED APPLICATION. PROVIDE ALL RACEWAYS AND EQUIPMENT PER APPLICABLE CODE REQUIREMENTS. WHERE RACEWAY TYPES ARE INDICATED HEREON, THEY ARE FOR REFERENCE USE ONLY AND DO NOT NECESSARILY INDICATE THE SPECIFIC RACEWAY TYPE REQUIRED FOR THE SPECIFIC APPLICATION IN ALL AREAS.
12. PROVIDE SUPPORT FOR ALL CONDUCTORS IN VERTICAL RACEWAYS AS REQUIRED PER NEC 300.19 TO THE SATISFACTION OF THE INSPECTING AUTHORITY HAVING JURISDICTION.



1 ELECTRICAL ONE-LINE DIAGRAM

PANEL: H1

LOCATION:
SUPPLY FROM: MDB
MOUNTING: RECESSED
ENCLOSURE: NEMA 1

VOLTS: 480/277 Wye
PHASES: 3
WIRES: 4

A.I.C. RATING: 35K
MAINS TYPE: MLO
MAINS RATING: 600 A
MCB RATING: 0 A

NOTES:
EXISTING PANEL

CKT	LOAD TYPE	DESCRIPTION	CB RTG (A)	CB TYP	A		B		C		CB TYP	CB RTG (A)	DESCRIPTION	LOAD TYPE	CKT
1	--	A1	30	--	4320	4320					--	30	A2	--	2
3	--	--	--	--			4320	4320			--	--	--	--	4
5	--	B1	40	--					5760	5760	--	40	B2	--	6
7	--	--	--	--	5760	5760					--	--	--	--	8
9	--	C1	30	--			4320	4320			--	30	C2	--	10
11	--	--	--	--					4320	4320	--	--	--	--	12
13	--	A2	30	--	4320	4320					--	30	A3	--	14
15	--	--	--	--			4320	4320			--	--	--	--	16
17	--	B2	40	--					5760	5760	--	40	B3	--	18
19	--	--	--	--	5760	5760					--	--	--	--	20
21	--	C3	30	--			4320	4320			--	30	C4	--	22
23	--	--	--	--					4320	4320	--	--	--	--	24
25	--	BOLLARDS	20	--	1200	0					--	40	SPD	--	26
27	--	SPARE	70	--			0	0			--	--	--	--	28
29	--	--	--	--					0	0	--	--	--	--	30
31	--	SPARE	20	--	0	4320					--	30	A4	--	32
33	--	--	--	--			0	4320			--	--	--	--	34
35	--	B4	40	--					5760	5760	--	40	B5	--	36
37	--	--	--	--	5760	5760					--	--	--	--	38
39	--	C5	30	--			4320	4320			--	30	C6	--	40
41	--	--	--	--					4320	4320	--	--	--	--	42
43	--	A6	20	--	2880	4320					--	30	B6	--	44
45	--	--	--	--			2880	4320			--	--	--	--	46
47	--	SPACE	--	--					--	--	--	--	SPACE	--	48
49	--	SPACE	--	--	--	3942						45	PANEL 'L2' (1)	L; R; E;...	50
51	--	PANEL 'L1'	70	--			3500	5976			--	--	--	--	52
53	--	--	--	--					3350	6630	--	--	--	--	54
				Total Load:	68502 VA		64196 VA		70460 VA						
				Total Amps:	250 A		232 A		257 A						

LEGEND:

LOAD CLASSIFICATION	CONNECTED LOAD	DEMAND FACTOR	ESTIMATED DEMAND	PANEL TOTALS	
EQUIPMENT	8170 VA	100.00%	8170 VA		
KITCHEN EQUIPMENT	6000 VA	65.00%	3900 VA	**TOTAL CONNECTED LOAD:**	203158 VA
LIGHTING	578 VA	125.00%	723 VA	**TOTAL ESTIMATED LOAD:**	201203 VA
RECEPTACLE	1800 VA	100.00%	1800 VA	**TOTAL CONNECTED:**	244 A
Spare	186610 VA	100.00%	186610 VA	**TOTAL ESTIMATED DEMAND**	242 A

NOTES:
(1) NEW BREAKER FOR NEW CIRCUIT IN PANEL. MATCH EXISTING PANEL MANUFACTURER AND AIC RATING.

PANEL: L2

LOCATION: MECH./STORAGE 104
SUPPLY FROM: T2
MOUNTING: SURFACE
ENCLOSURE: NEMA 1

VOLTS: 120/208 Wye
PHASES: 3
WIRES: 4

A.I.C. RATING: 10K
MAINS TYPE: MLO
MAINS RATING: 100 A
MCB RATING: 100 A

NOTES:
NEW PANEL

CKT	LOAD TYPE	DESCRIPTION	CB RTG (A)	CB TYP	A		B		C		CB TYP	CB RTG (A)	DESCRIPTION	LOAD TYPE	CKT
1	R	RCPTS - RESTROOM	20		540	462						20	LIGHTING - INTERIOR	L	2
3	R	RCPTS - MECH RM	20				360	116				20	LIGHTING - EXTERIOR	L	4
5	R	RCPTS - EXTERIOR	20						360	0	--	20	SPARE	--	6
7	R	RCPTS - CONCESSIONS	20		540	200						20	IRRIGATION CONTROLLER	E	8
9	KE	AC RCPT - CONCESSIONS	20				1000	--			--	--	SPACE	--	10
11	KE	AC RCPT - CONCESSIONS	20						1000	--	--	--	SPACE	--	12
13	KE	AC RCPT - CONCESSIONS	20		1000	--					--	--	SPACE	--	14
15	KE	AC RCPT - CONCESSIONS	20				1000	--			--	--	SPACE	--	16
17	KE	RCPT - CONCESSIONS	20						1000	--	--	--	SPACE	--	18
19	KE	RCPT - CONCESSIONS	20		1000	--					--	--	SPACE	--	20
21	E	AED	20	GFCI			500	--			--	--	SPACE	--	22
23	E	GARAGE (1)	20	GFCI					1000	270		20	EF-1,2,3,4	E	24
25	--	SPARE	20	--	0	200						20	DCP-1	E	26
27	--	SPARE	20	--			0	3000				40	EWH-1	E	28
29	--	SPARE	20	--					0	3000	--	--	--	--	30
				Total Load:	3942 VA		5976 VA		6630 VA						
				Total Amps:	33 A		52 A		58 A						

LEGEND:

LOAD CLASSIFICATION	CONNECTED LOAD	DEMAND FACTOR	ESTIMATED DEMAND	PANEL TOTALS	
EQUIPMENT	8170 VA	100.00%	8170 VA		
KITCHEN EQUIPMENT	6000 VA	65.00%	3900 VA	**TOTAL CONNECTED LOAD:**	16548 VA
LIGHTING	578 VA	125.00%	723 VA	**TOTAL ESTIMATED LOAD:**	14593 VA
RECEPTACLE	1800 VA	100.00%	1800 VA	**TOTAL CONNECTED:**	46 A
				TOTAL ESTIMATED DEMAND	41 A

NOTES:
(1) EC SHALL RECIRCUIT EXISTING GARAGE CIRCUIT TO NEW PANEL. EXTEND EXISTING CONDUCTORS AND CONDUIT AS NEEDED FOR NEW CONNECTION.

TRANSFORMER FEEDER & CONNECTION SCHEDULE

KVA RATING	PRIMARY FLA	PRIMARY OCPD	PRIMARY FEEDER	SECONDARY FLA	SECONDARY OCPD	SECONDARY FEEDER	GROUNDING ELECTRODE CONDUCTOR (GEC)	NOTES
30	36.1	45A/3P	3#6 CU, 1#10 CU G, 1"C	83.3	100A/3P	4#1 AL, 1#6 AL G, 1-1/2"C	1#6 AL	

GENERAL NOTES:

A. ALL TRANSFORMERS ARE 480 VOLT, 3 PHASE DELTA PRIMARY AND 208Y/120 VOLT, 3 PHASE SECONDARY.
B. ALL TRANSFORMERS TO BE ALUMINUM WINDING, UNLESS OTHERWISE NOTED.
C. ALL CONDUCTORS ARE THWN AND ALUMINUM TYPE, UNLESS OTHERWISE NOTED OR INCREASED DUE TO VOLTAGE DROP.
D. INSTALL BONDING AND GROUNDING CONDUCTORS PER NEC 250.30, FOR GROUNDING SEPARATELY DRIVED ALTERNATING CURRENT SYSTEMS.

EVstudio
Denver, CO
Evergreen, CO
Boise, ID
Austin, TX

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ELECTRICAL ONE-LINE SCHEDULES

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LUMINAIRE SCHEDULE

MARK	DESCRIPTION	MANUFACTURER	MODEL	MOUNTING	FINISH	VOLTAGE	CCT	CRI	LUMENS	TOTAL WATTAGE	NOTES
D1	6" ROUND LED DOWNLIGHT	BEGA	B24430-K35-BLK	SURFACE	BLACK	120-277V	3500 K	90	2134	20	
D2	6" ROUND LED DOWNLIGHT	BEGA	B24404-K35-BLK	SURFACE	BLACK	120-277V	3500 K	90	978	12	
L1	4' LINEAR LED	COLUMBIA	LXEM4-40LW-RFA-EU-TP	SURFACE	WHITE	120-277V	4000 K	80	4000	33	
L1EM	4' LINEAR LED	COLUMBIA	LXEM4-40LW-RFA-EU-TP-ELL14	SURFACE	WHITE	120-277V	4000 K	80	4000	33	

LUMINAIRE SCHEDULE GENERAL NOTES:

A. LUMINAIRES INDICATED ABOVE WERE USED AS A BASIS OF DESIGN; ALTERNATE MANUFACTURERS WILL BE CONSIDERED WITH ARCHITECT'S AND OWNER'S APPROVAL.EC SHALL PROVIDE FINAL FLEXIBLE CONNECTION TO ALL EQUIPMENT PER MANUFACTURER'S (MFR'S) SPECIFICATIONS TO SUIT THE SPECIFIC APPLICATION.
B. CATALOG NUMBERS INDICATE BASIC LUMINAIRE TYPES REQUIRED FOR THIS PROJECT. CONTRACTOR SHALL BE RESPONSIBLE TO INCLUDE ALL ACCESSORIES AND HARDWARE REQUIRED FOR FINAL INSTALLATION.
C. ELECTRICAL CONTRACTORS SHALL BE RESPONSIBLE FOR VERIFYING LUMINAIRE LOCATIONS AND MOUNTING REQUIREMENTS PRIOR TO PURCHASE. INCLUDE ALL MOUNTING HARDWARE AS REQUIRED FOR A COMPLETE INSTALLATION.
D. FINAL FINISH OF ALL FIXTURES SHALL BE APPROVED IN WRITING BY ARCHITECT.
E. MOUNTING HEIGHTS SHALL BE COORDINATED WITH ARCHITECT'S ELEVATIONS.
F. THE SCHEDULE DOES NOT NECESSARILY LIST ALL ACCESSORIES AND HARDWARE NECESSARY FOR THE COMPLETE INSTALLATION, NOR DOES IT DETAIL THE CEILING CONSTRUCTION TO BE ENCOUNTERED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROPERLY DETERMINE AND PROVIDE CORRECT HARDWARE FOR A COMPLETE INSTALLATION.
G. FIXTURES AND TRACKS SHALL BE MOUNTED TO / FROM STRUCTURE IN A MANNER RECOMMENDED BY THE MANUFACTURER WITHOUT COMPROMISING THE INTEGRITY OF THE STRUCTURE. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MATERIALS REQUIRED TO INSURE A SAFE AND PROPER INSTALLATION.
H. REMOTE TRANSFORMERS, POWER SUPPLIES, OR DRIVERS SHALL BE LOCATED IN NEARBY ACCESSIBLE, CONCEALED-FROM-VIEW LOCATION WITH MANUFACTURER'S RECOMMENDED VENTILATION. CONTRACTOR SHALL SUPPLY MANUFACTURER'S TRANSFORMERS, POWER SUPPLIES, OR DRIVERS OF PROPER CAPACITY FOR A COMPLETE INSTALLATION.

SPECIFIC NOTES:

1. XX

MECHANICAL EQUIPMENT

MARK	TYPE	LOAD	ELECTRICAL DATA	FEEDER	DISCONNECT	PANEL	CIRCUIT	NOTES
DCP-1	CIRCULATION PUMP	1/12 HP	120 V/1-200 VA	2#12, 1#12G, 3/4"C	STO	L2	26	
EF-1	EXHAUST FAN	.03 HP	120 V/1-82 VA	2#12, 1#12G, 3/4"C	STO	L2	24	1
EF-2	EXHAUST FAN	.03 HP	120 V/1-82 VA	2#12, 1#12G, 3/4"C	STO	L2	24	1
EF-3	EXHAUST FAN	.03 HP	120 V/1-82 VA	2#12, 1#12G, 3/4"C	STO	L2	24	1
EF-4	EXHAUST FAN	.01 HP	120 V/1-24 VA	2#12, 1#12G, 3/4"C	STO	L2	24	1
EWH-1	ELECTRIC WATER HEATER	6 KW	208 V/2-6000 VA	2#6, 1#10G, 1"C	60A/2P	L2	28,30	

MECHANICAL EQUIPMENT SCHEDULE GENERAL NOTES:

A. ELECTRICAL CONTRACTOR (EC) SHALL BE SOLELY RESPONSIBLE TO DETERMINE AND PROVIDE ALL REQUIRED WIRING MEANS AND METHODS FOR A COMPLETE AND OPERABLE INSTALLATION ACCEPTABLE TO THE INSPECTING AUTHORITY HAVING JURISDICTION (AHJ). BRANCH CIRCUITING INDICATED IS FOR PLAN REVIEW PURPOSES ONLY AND SHALL BE CONFIRMED BY EC PRIOR TO ANY INSTALLATION TO SUIT THE ACTUAL INSTALLATION REQUIREMENTS AND ENVIRONMENT, TYPICAL
B. EC SHALL PROVIDE FINAL FLEXIBLE CONNECTION TO ALL EQUIPMENT PER MANUFACTURER'S (MFR'S) SPECIFICATIONS TO SUIT THE SPECIFIC APPLICATION.
C. PROVIDE MOCP/MFS FUSE PER EQUIPMENT MFR NAMEPLATE DATA AND UL LISTING REQUIREMENTS, TYPICAL FOR ALL EQUIPMENT AS APPLICABLE.
D. PROVIDE FIELD MARKING OF ALL DISCONNECTS PER NEC 110.22. WHERE REQUIRED, DISCONNECTING MEANS SHALL COMPLY WITH NEC 110.25 TO THE SATISFACTION OF THE AHJ.
E. EC SHALL BE RESPONSIBLE TO LOCATE AND INSTALL ALL EQUIPMENT TO PROVIDE REQUIRED WORKING CLEARANCES AND ACCESS PER NEC 110.26 TO THE SATISFACTION OF THE AHJ.

SPECIFIC NOTES:

1. EC SHALL PROVIDE TIME CLOCK FOR CONTROL OF FANS. COORDINATE FINAL LOCATION AND CONTROLS WITH MECHANICAL.

COMcheck Software Version COMcheckWeb

Exterior Lighting Compliance Certificate

Project Information

Energy Code: 2018 IECC
Project Title: AB25038
Project Type: New Construction
Exterior Lighting Zone 1 (Developed rural area (LZ1))

Construction Site:
6850 TILBURY AVE.
LONGMONT, Colorado 80504

Owner/Agent:

Designer/Contractor:
Bernard Lennon
EVstudio
5335 W 48th Ave.
Denver, Colorado 80212

Allowed Exterior Lighting Power

A Area/Surface Category	B Quantity	C Allowed Watts /	D Tradable Wattage	E Allowed Watts (B X C)
Entry canopy	288 ft2	0.2	Yes	58
Free standing/attached sales canopy	863 ft2	0.4	Yes	345
			Total Tradable Watts (a) =	403
			Total Allowed Watts =	403
			Total Allowed Supplemental Watts (b) =	350

(a) Wattage tradeoffs are only allowed between tradable areas/surfaces.
(b) A supplemental allowance equal to 350 watts may be applied toward compliance of both non-tradable and tradable areas/surfaces.

Proposed Exterior Lighting Power

A Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	B Lamps/ Fixture	C # of Fixture	D Fixture Watt.	E (C X D)
Entry canopy (288 ft2): Tradable Wattage				
LED: D2: DOWNLIGHT: Other:	1	9	12	108
Free standing/attached sales canopy (863 ft2): Tradable Wattage				
LED: D1: DOWNLIGHT: Other:	1	4	20	80
			Total Tradable Proposed Watts =	188

Exterior Lighting PASSES: Design 75% better than code

Exterior Lighting Compliance Statement

Compliance Statement: The proposed exterior lighting design represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed exterior lighting systems have been designed to meet the 2018 IECC requirements in COMcheck Version COMcheckWeb and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

Bernard Lennon - Senior Electrical Designer — Name - Title
Signature
02/05/2026 — Date

COMcheck Software Version COMcheckWeb

Interior Lighting Compliance Certificate

Project Information

Energy Code: 2018 IECC
Project Title: AB25038
Project Type: New Construction

Construction Site:
6850 TILBURY AVE.
LONGMONT, Colorado 80504

Owner/Agent:

Designer/Contractor:
Bernard Lennon
EVstudio
5335 W 48th Ave.
Denver, Colorado 80212

Additional Efficiency Package(s)

Credits: 1.0 Required 1.0 Proposed
Reduced Lighting Power, 1.0 credit

Allowed Interior Lighting Power

A Area Category	B Floor Area (ft2)	C Allowed Watts / ft2	D Allowed Watts
1-Concessions (Common Space Types:Food Preparation)	119	0.95	113
2-Restrooms (Common Space Types:Restrooms)	456	0.77	351
3-Mech/Storage (Common Space Types:Storage >=50 - <=1000 sq.ft.)	147	0.41	60
		Total Allowed Watts =	524

Proposed Interior Lighting Power

A Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	B Lamps/ Fixture	C # of Fixture	D Fixture Watt.	E (C X D)
1-Concessions (Common Space Types:Food Preparation)				
LED: L1: 4' LINEAR LED: Other:	1	3	33	99
2-Restrooms (Common Space Types:Restrooms)				
LED: L1: 4' LINEAR LED: Other:	1	8	33	264
3-Mech/Storage (Common Space Types:Storage >=50 - <=1000 sq.ft.)				
LED: L1: 4' LINEAR LED: Other:	1	3	33	99
			Total Proposed Watts =	462

Interior Lighting PASSES: Design 12% better than code

Interior Lighting Compliance Statement

Compliance Statement: The proposed interior lighting design represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed interior lighting systems have been designed to meet the 2018 IECC requirements in COMcheck Version COMcheckWeb and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

Bernard Lennon - Senior Electrical Designer — Name - Title
Signature
02/05/2026 — Date

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ELECTRICAL SCHEDULES

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MECHANICAL SYMBOLS

PIPING SYSTEMS

- HHWS — HEATING HOT WATER SUPPLY PIPING
- HHWR — HEATING HOT WATER RETURN PIPING
- CHWS — CHILLED WATER SUPPLY PIPING
- CHWR — CHILLED WATER RETURN PIPING
- RS — REFRIGERANT SUCTION LINE
- RL — REFRIGERANT LIQUID LINE
- RG — REFRIGERANT HOT GAS LINE
- CS — CONDENSER WATER SUPPLY PIPING
- CR — CONDENSER WATER RETURN PIPING
- HPWS — HEAT PUMP WATER SUPPLY PIPING
- HPWR — HEAT PUMP WATER RETURN PIPING
- HPS — HIGH PRESSURE STEAM PIPING
- HPC — HIGH PRESSURE CONDENSATE PIPING
- MPS — MEDIUM PRESSURE STEAM PIPING
- MPC — MEDIUM PRESSURE CONDENSATE PIPING
- LPS — LOW PRESSURE STEAM PIPING
- LPC — LOW PRESSURE CONDENSATE PIPING

GENERAL PIPING

- NEW LINEWORK
- EXISTING LINEWORK
- DEMOLITION LINEWORK

PIPE VALVES & SYMBOLS

- DIRECTION OF FLOW IN PIPING
- BALL VALVE
- CHECK VALVE
- BUTTERFLY VALVE
- BALANCING VALVE
- GATE VALVE
- GLOBE VALVE
- TWO WAY CONTROL VALVE
- THREE WAY CONTROL VALVE
- SOLENOID VALVE
- STRAINER
- STRAINER WITH BLOWOFF
- RELIEF / SAFETY VALVE
- PRESSURE REDUCING VALVE
- VACUUM BREAKER
- CONTROL VALVE
- HOSE END BALL VALVE
- UNION
- TRIPLE DUTY VALVE
- THERMOMETER
- PRESSURE GAUGE
- PRESSURE / TEMPERATURE PORT
- AUTOMATIC AIR VENT
- MANUAL AIR VENT
- PIPING ELBOW UP
- PIPING ELBOW DOWN
- PIPING TEE UP
- PIPING TEE DOWN
- PIPE CAP
- PIPING REDUCER
- PRESSURE SWITCH
- TEMPERATURE SWITCH
- DIFFERENTIAL PRESSURE SWITCH

SHEET LIST

M000	MECHANICAL LEGEND & NOTES
M001	MECHANICAL SPECIFICATIONS
M101	MECHANICAL FLOOR PLAN
M501	MECHANICAL DETAILS & SCHEDULES

HVAC & DUCT SYMBOLS

- LINEAR SLOT DIFFUSER
- INSULATED FLEXIBLE DUCT
- BRANCH DUCT WTIH 45° TP AND MANUAL BALANCING DAMPER
- BRANCH DUCT WITH CONICAL FITTING AND MANUAL BALANCING DAMPER
- ELBOW WITH TURNING VANES
- SUPPLY OR OUTSIDE AIR DUCT UP
- SUPPLY OR OUTSIDE AIR DUCT DOWN
- RETURN OR TRANSFER AIR DUCT UP
- RETURN OR TRANSFER AIR DUCT DOWN
- EXHAUST AIR DUCT UP
- EXHAUST AIR DUCT DOWN
- SUPPLY DIFFUSER
- RETURN GRILLE
- EXHAUST REGISTER
- AIR DEVICE DESIGNATION — B — 230 — CFM
- MANUAL BALANCING DAMPER
- SQUARE TO ROUND TRANSITION
- 18x10 — RECTANGULAR DUCT (PLAN DIMENSION FIRST)
- 18"ø — ROUND DUCT
- 18x10 — OVAL DUCT (PLAN DIMENSTION FIRST)
- FLEXIBLE DUCT
- TRANSITION IN DUCT SIZE (SINGLE LINE DUCT)
- ROUND OR OVAL DUCT RISER
- F — FIRE DAMPER
- FS — FIRE / SMOKE DAMPER
- S — SMOKE DAMPER
- H — HUMIDISTAT
- T — THERMOSTAT
- CO — CARBON MONOXIDE SENSOR
- CO2 — CARBON DIOXIDE SENSOR
- TS — TEMPERATURE SENSOR
- HS — HUMIDITY SENSOR
- PS — PRESSURE SENSOR
- S — EMERGENCY SHUT DOWN SWITCH
- M — MOTORIZED DAMPER

GENERAL SYMBOLS

- X — KEY NOTE REFERENCE
- CONNECTION POINT OF NEW TO EXISTING
- EXTENT OF DEMOLITION SYMBOL
- X — RISER DIAGRAM REFERENCE
- Name / Elevation — ELEVATION MARK
- 1 / A-101 — SIM — SECTION CUT: UPPER NUMBER INDICATES DETAIL, LOWER NUMBER INDICATES SHEET
- 1 / A-101 — SIM — DETAIL REFERENCE: UPPER NUMBER INDICATES DETAIL, LOWER NUMBER INDICATES SHEET
- GRAPHIC SCALE

APPLICABLE CODES

LOCAL AHJ: FIRESTONE, CO

2018 INTERNATIONAL BUILDING CODE
2018 INTERNATIONAL MECHANICAL CODE
2018 INTERNATIONAL PLUMBING CODE
2018 INTERNATIONAL ENERGY CONSERVATION CODE
2023 NATIONAL ELECTRICAL CODE

ABBREVIATIONS

A/C	AIR CONDITIONING(ER)
AAV	AUTOMATIC AIR VENT
ACCU	AIR COOLED CONDENSING UNIT
ADJ	ADJUSTABLE
AF	AIR FILTER
AFF	ABOVE FINISHED FLOOR
AHRI	AIR-CONDITIONING HEATING AND REFRIGERATION INSTITUTE
AHU	AIR HANDLING UNIT
AMB	AMBIENT
AP	ACCESS PANEL
AS	AIR SEPARATOR
AV	ACID VENT
B	BOILER
BAS	BUILDING AUTOMATION SYSTEM
BDD	BACKDRAFT DAMPER
BFF	BELOW FINISHED FLOOR
BOD	BOTTOM OF DUCT
BOG	BOTTOM OF GRILLE
BTU	BRITISH THERMAL UNIT
BV	BALL VALVE
CD	CONDENSATE DRAIN
CF	CUBIC FEET
CFH	CUBIC FEET PER HOUR
CFM	CUBIC FEET PER MINUTE
CH	CHILLER
CHWP	CHILLED WATER PUMP
CHWR	CHILLED WATER RETURN
CHWS	CHILLED WATER SUPPLY
CLG	CEILING
CONC	CONCENTRIC
CR	CONDENSER WATER RETURN
CRAC	COMPUTER ROOM AIR CONDITIONER
CS	CONDENSER WATER SUPPLY
CT	COOLING TOWER
CU	CONDENSING UNIT
CUH	CABINET UNIT HEATER
CV	CHECK VALVE
CWP	CONDERSER WATER PUMP
DB	DRY BULB
DDC	DIRECT DIGITAL CONTROLS
DIFF	DIFFUSER
DN	DOWN
DP	DEW POINT
DPR	DAMPER
DT	DRAW THROUGH
DX	DIRECT EXPANSION
(E)	EXISTING
E/A	EXHAUST AIR
EAG	EXHAUST AIR GRILLE
EAT	ENTERING AIR TEMPERATURE
ECC	ECCENTRIC
EDB	ENTERING DRY BULB
EF	EXHAUST FAN
ELEC	ELECTRICAL
ERV	ENERGY RECOVERY VENTILATOR
ES	EQUAL SPLIT
ESP	EXTERNAL STATIC PRESSURE
EUH	ELECTRIC UNIT HEATER
EWB	ENTERING WET BULB
EWT	ENTERING WATER TEMPERATURE
EXH	EXHAUST
FCU	FAN COIL UNIT
FDPR	FIRE DAMPER
FPM	FEET PER MINUTE
FR	FROM
FSD	FIRE/SMOKE DAMPER
FT	FEET
FTR	FLUE THRU ROOF
G	NATURAL GAS
GC	GENERAL CONTRACTOR
GFU	GAS FURNACE UNIT
GPH	GALLONS PER HOUR
GPM	GALLONS PER MINUTE
GR	GRILLE
GUH	GAS UNIT HEATER
HD	HEAD
HHWP	HEATING HOT WATER PUMP
HHWR	HEATING HOT WATER RETURN
HHWS	HEATING HOT WATER SUPPLY
HP	HORSEPOWER, HEAT PUMP
HSTAT	HUMIDISTAT
HTG	HEATING
HVU	HEATING AND VENTILATING UNIT
IN	INCHES
IN WC	INCHES OF WATER COLUMN
KW	KILOWATTS
LAT	LEAVING AIR TEMPERATURE
LD	LINEAR DIFFUSER
LRA	LOCKED ROTOR AMPS
LWT	LEAVING WATER TEMPERATURE
MAU	MAKE UP AIR UNIT
MAX	MAXIMUM
MBH	1000 BTU PER HOUR
MC	MECHANICAL CONTRACTOR
MCA	MINIMUM CIRCUIT AMPACITY
MFR	MANUFACTURER
MIN	MINIMUM
MMBH	1,000,000 BTU PER HOUR
MTD	MOUNTED
MTZ	MOTORIZED
MVD	MANUAL VOLUME DAMPER
(N)	NEW
N/A	NOT APPLICABLE
NC	NOISE CRITERIA, NORMALLY CLOSED
ND	NECK DIAMETER
NIC	NOT IN CONTRACT
NO	NORMALLY OPEN
O/A	OUTSIDE AIR
OC	ON CENTER
OR	ON ROOF
OS&Y	OUTSIDE SCREW & YOKE

ABBREVIATIONS CONT...

OSD	OPEN SIGHT DRAIN
OV	OUTSIDE VELOCITY
PD	PRESSURE DROP
PH	PHASE
PRV	PRESSURE REDUCING VALVE
PSI	POUNDS PER SQUARE INCH
(R)	RELOCATED EXISTING
R/A	RETURN AIR
RAG	RETURN AIR GRILL
RAO	RETURN AIR OPENING
RAR	RETURN AIR REGISTER
REC	RECOVERY
REG	REGISTER
RH	RELATIVE HUMIDITY
RLA	RUNNING LOAD AMPS
RPM	REVOLUTIONS PER MINUTE
RTU	ROOF TOP UNIT
S/A	SUPPLY AIR
SAG	SUPPLY AIR GRILL
SAR	SUPPLY AIR REGISTER
SDPR	SMOKE DAMPER
SF	SQUARE FEET, SUPPLY FAN
SO	SHUT OFF
SP	STATIC PRESSURE
SS	STAINLESS STEEL
ST	SOUND TRAP, STEAM TRAP
STM	STEAM
TAO	TRANSFER AIR OPENING
TD	TRANSFER DUCT, TEMP, DIFFERENCE
TDH	TOTAL DYNAMIC HEAD
TG	TRANSFER GRILL
THERM	THERMOMETER
TSTAT	THERMOSTAT
TYP	TYPICAL
UC	UNDER CUT
UF	UNDER FLOOR
UG	UNDER GROUND
UNO	UNLESS NOTED OTHERWISE
UV	ULTRAVIOLET
VAC	VACUUM
VAV	VARIABLE AIR VOLUME
VEL	VELOCITY
VF	VENTILATION FAN
VFD	VARIABLE FREQUENCY DRIVE
W	WATT
W/	WITH
W/O	WITHOUT
WB	WET BULB
WC	WATER COLUMN
WG	WATER GAUGE
WPD	WATER PRESSURE DROP

GENERAL NOTES

1. THE MECHANICAL INSTALLATION SHALL COMPLY WITH THE CURRENT LOCAL MECHANICAL CODE.
2. CONNECTION TO EQUIPMENT SHALL BE VERIFIED WITH MANUFACTURER'S CERTIFIED DRAWINGS. TRANSITIONS TO ALL EQUIPMENT SHALL BE VERIFIED AND PROVIDED FOR EQUIPMENT FURNISHED.
3. DIMENSIONS SHALL BE VERIFIED AND COORDINATED PRIOR TO PROCUREMENT OR FABRICATION. COORDINATE THE WORK WITH OTHER TRADES INVOLVED. FIELD MODIFICATIONS SUCH AS OFFSETS IN PIPING OR DUCTWORK NEEDED DUE TO OBSTRUCTIONS OR INTERFERENCES SHALL BE PROVIDED AT NO ADDITIONAL COST.
4. SEE SPECIFICATIONS FOR DUCT PRESSURE CLASS.
5. PROVIDE AIR TURNING VANES IN ALL 90 DEGREE RECTANGULAR ELBOWS.
6. COORDINATE DIFFUSER, GRILLE AND REGISTER LOCATIONS WITH ARCHITECTURAL REFLECTED CEILING PLANS, EQUIPMENT, FURNITURE AND DOOR SWINGS.
7. DUCT CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE SMACNA HVAC DUCT CONSTRUCTION STANDARD.
8. LOCATE THERMOSTATS, TEMPERATURE SENSORS, HUMIDISTATS, CO2 SENSORS AND HUMIDITY SENSORS AT 48" ABOVE FINISHED FLOOR UNLESS NOTES OTHERWISE. COORDINATE LOCATIONS WITH OTHER EQUIPMENT, FURNITURE, DOOR SWINGS AND LIGHT SWITCHES.
9. ALL DUCT SIZES SHOWN ARE INSIDE DIMENSIONS.
10. DAMPERS AND INTERIOR OF DUCT VISIBLE THROUGH AIR DEVICES SHALL BE PAINTED FLAT BLACK.
11. ACCESS PANELS IN DUCT WORK AND CEILINGS SHALL BE PROVIDED WHERE REQUIRED FOR OPERATION, BALANCING, OR MAINTENANCE OF ALL MECHANICAL EQUIPMENT.
12. ALL DUCTWORK AND PIPING IS SHOWN SCHEMATICALLY. PROVIDE ALL TRANSITIONS, TURNING VANES, ELBOWS, FITTINGS, ETC. TO ALLOW SMOOTH FLOWS. ALL DUCT SPLITS SHALL TRANSITION TO FULL SIZE OF THE SUM OF BOTH BRANCHES, UPSTREAM OF SPLIT.
13. VERIFY FINISHES WITH ARCHITECT PRIOR TO PURCHASING GRILLES, REGISTERS, DIFFUSERS, LOUVERS AND OTHER AIR DISTRIBUTION DEVICES.
14. PROVIDE DUCT FLEX CONNECTIONS ON ALL DUCTWORK CONNECTING TO EACH FAN, AIR HANDLING UNIT, AND FAN COIL UNIT.
15. PROVIDE TRANSITIONS AT DIFFUSER NECKS AS REQUIRED TO MATCH SIZES OF FLEX DUCTS TO BE CONNECTED.
16. SLEEVE AND/OR FIRESTOP ALL PENETRATIONS THROUGH RATED WALLS, CEILINGS, AND FLOORS WITH UL LISTED ASSEMBLIES. FIRESTOP ASSEMBLIES SHALL BE EQUAL TO OR EXCEED THE RATING OF THE WALL, CEILING OR FLOOR. SEE ARCHITECTURAL DRAWINGS FOR FINAL FINISHES. ALL FIRESTOP MATERIAL TO BE PROVIDED BY A SINGLE MANUFACTURER.
17. MAINTAIN A MINIMUM CLEARANCE OF 6" BETWEEN DUCTWORK, PIPING, EQUIPMENT, ETC. AND ALL FIRE RATED AND FIRE/SMOKE RATED ASSEMBLIES TO ALLOW FOR INSPECTION OF ASSEMBLY.
18. SLEEVE AND SEAL ALL PIPING PENETRATIONS THROUGH BUILDING PARTITIONS AND MAINTAIN STC RATINGS. SEE ARCHITECTURAL DRAWINGS FOR PARTITION RATINGS.
19. ANY DEVIATIONS IN ELECTRICAL REQUIREMENTS FROM THE BASIS OF DESIGN FOR MECHANICAL EQUIPMENT SHALL BE THE RESPONSIBILITY OF THE MECHANICAL CONTRACTOR TO ENSURE COORDINATION WITH THE ELECTRICAL CONTRACTOR FOR PROPER WIRE SIZE, CONDUITS, DISCONNECTS, FUSES, STARTERS, VFD'S, ETC. AT NO ADDITIONAL COST.
20. THESE CONTRACT DOCUMENTS HAVE BEEN SUBMITTED FOR CONTRACTOR DEVELOPMENT OF THE CONSTRUCTION WORK PLAN. COORDINATION BETWEEN THE CONTRACTOR AND SUBCONTRACTORS IS THE RESPONSIBILITY OF THE CONTRACTOR. CHANGES TO THESE DRAWINGS AS A RESULT OF THE CONSTRUCTION COORDINATION AND THE DEVELOPMENT OF THE CONSTRUCTION WORK PLAN ARE THE RESPONSIBILITY OF THE CONTRACTOR.
21. THESE CONTRACT DOCUMENTS DETAIL THE CONCEPT OF THE WORK. COORDINATION OF CONCEPTUALLY EQUAL BUT NOMINALLY DIFFERENT SYSTEMS OR PRODUCTS SELECTED BY CONTRACTOR ARE THE RESPONSIBILITY OF THE CONTRACTOR.
22. EXISTING CONDITIONS SHALL BE VERIFIED BY CONTRACTOR BEFORE ANY EQUIPMENT IS ORDERED OR DELIVERED. ANY UNKNOWN CONDITIONS ARE THE RESPONSIBILITY OF THE CONTRACTOR; IF CONDITIONS ARE FOUND THAT GO AGAINST WHAT IS SHOWN IN THESE DRAWINGS THEN AN OFFICIAL RFI SHALL BE SUBMITTED TO THE ENGINEER AND OWNER UPON FINDING THE DISCREPANCY.

PIPE INSULATION REQUIREMENTS

FLUID OPERATING TEMPERATURE RANGE AND USAGE(°F)	INSULATION CONDUCTIVITY		NOMINAL PIPE OR TUBE SIZE (INCHES)				
	CONDUCTIVITY BTU *IN.(H *SF *(°F)	MEAN RATING TEMPERATURE (°F)	< 1"	1" TO <1-1/2"	1-1/2" TO < 4"	4" TO < 8"	> 8"
> 350	0.32 - 0.34	250	4.5	5.0	5.0	5.0	5.0
251-350	0.29 - 0.32	200	3.0	4.0	4.5	4.5	4.5
201 - 250	0.27 - 0.30	150	2.5	2.5	2.5	3.0	3.0
141 - 200	0.25 - 0.29	125	1.5	1.5	2.0	2.0	2.0
105 - 140	0.21 - 0.28	100	1.0	1.0	1.5	1.5	1.5
40 - 60	0.21 - 0.27	75	0.5	0.5	1.0	1.0	1.0
< 40	0.20 - 0.26	50	0.5	1.0	1.0	1.0	1.5

GENERAL NOTES:

A. FOR PIPING SMALLER THAN 1-1/2" LOCATED IN PARTITIONS IN CONDITIONED SPACE, INSULATION CAN BE REDUCED BY 1", BUT NOT LESS THAN 1" IN THICKNESS.

DUCT INSULATION REQUIREMENTS

LOCATION / DUCT SYSTEM	MINIMUM INSULATION R-VALUE
EXTERIOR, OUTDOOR DUCTWORK / SUPPLY, RETURN, OUTSIDE AIR	R-12
UNCONDITIONED OUTSIDE INSULATED ENVELOPE / SUPPLY, RETURN, OUTSIDE AIR	R-12
UNCONDITIONED WITHIN INSULATED ENVELOPE / SUPPLY, RETURN, OUTSIDE AIR	R-6
INDIRECTLY CONDITIONED RETURN AIR PLENUM / SUPPLY, RETURN, OUTSIDE AIR	R-4.2
DESCRIPTION / TYPE	**MINIMUM THICKNESS**
EXHAUST DUCTWORK (INTERIOR) - LINED WITHIN 10 FT OF FAN	1.0"
LOUVER BLANK-OFF SECTIONS (MAINTAIN VAPOR BARRIER)	1.0"
TERMINAL UNIT (VAV BOX) INLET DUCTWORK - DUCT WRAP	1.5"
TERMINAL UNIT (VAV BOX) OUTLET DUCTWORK - LINED, 5 FT MIN.	1.0"
TRANSFER AIR AND RETURN AIR DUCTS - ACOUSTICAL LINER	1.0"
OUTSIDE AIR PLENUMS AND DUCTWORK - DUCT WRAP	1.0"

GENERAL NOTES:

A. OUTDOOR DUCTWORK SHALL BE DOUBLE-WALL, GASKETED, AND INSULATED BETWEEN INNER AND OUTER LAYER OF DUCTS. DUCTWORK SHALL BE SLOPED OR CAPPED, TO PREVENT STANDING WATER, WITH GALVANIZED SHEET METAL CONSTRUCTED WITH WATERPROOF SEAMS AND JOINTS AND SECURED WITH STAINLESS STEEL STRAPS.

B. INSULATION/LINER SHALL MEET FLAME/SMOKE SPREAD RATINGS OF 25/50 PER ASTM E84, UL 723, AND NFPA 255.

C. EXPOSED DUCTWORK IN CONDITIONED SPACE IS NOT REQUIRED TO BE INSULATED UNLESS NOTED OTHERWISE ON PLANS.

D. DUCT SIZES INDICATED ON DRAWINGS ARE "INSIDE CLEAR" DIMENSIONS. ACTUAL SHEET METAL SIZE SHALL ACCOUNT FOR DUCT WRAP OR LINER THICKNESS

PROJECT SPECIFIC INFORMATION

DESIGN CRITERIA	
DESCRIPTION	**VALUE**
CITY, STATE	FIRESTONE, CO
COUNTY	WELD
ALTITUDE (FT)	5,000
CLIMATE ZONE	5B
SUMMER / COOLING	**TEMPERATURE**
OUTDOOR DRY BULB (DB), ASHRAE 0.4%	94°F
OUTDOOR WET BULB (WB), ASHRAE 0.4%	61°F
WINTER / HEATING	**TEMPERATURE**
OUTDOOR DRY BULB (DB), ASHRAE 99.6%	-1°F
INDOOR DESIGN TEMPERATURE (DB) - STANDARD	70°F

GENERAL NOTES:

A. NO SPECIFIC HUMIDITY REQUIREMENTS UNLESS NOTED OTHERWISE.

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MECHANICAL LEGEND & NOTES

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DIVISION 23 - HEATING, VENTILATION AND AIR CONDITIONING SPECIFICATIONS

SECTION 23 05 00 – COMMON WORK RESULTS FOR HVAC

GENERAL

A. THE CONTRACTOR SHALL FURNISH AND INSTALL EQUIPMENT AS INDICATED ON THE DRAWINGS. ITEMS NOT LISTED OR DETAILED, BUT REQUIRED FOR INSTALLATION OF A COMPLETE, FULLY FUNCTIONAL HEATING, AIR CONDITIONING AND VENTILATION SYSTEM SHALL BE FURNISHED AND INSTALLED BY THIS CONTRACTOR.

B. THE EXTENT OF THE MECHANICAL WORK IS INDICATED ON THESE DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING FACTORY PROVIDED ACCESSORIES.

C. THE ENTIRE INSTALLATION SHALL BE IN ACCORDANCE WITH THE DRAWINGS, SPECIFICATIONS, APPLICABLE REQUIREMENTS OF THE MANUFACTURERS OF THE EQUIPMENT, IN ACCORDANCE WITH SMACNA STANDARDS, AND THE LATEST EDITIONS OF THE STATE AND LOCAL BUILDING CODES, NFPA-90A, AND NFPA-101.

SUBMITTALS/SHOP DRAWINGS

A. PROVIDE COMPLETE PRODUCT AND WARRANTY DATA FOR ALL MECHANICAL EQUIPMENT, DUCTWORK, PIPING, INSULATION, HANGARS & SUPPORTS, CONTROLS, TAB, IDENTIFICATION, AND ALL COMPONENTS AND MATERIALS OF THE MECHANICAL SYSTEM.

B. PROVIDE SITE-RATED PERFORMANCE DATA AND PRODUCT INFORMATION FOR ENGINEER'S EVALUATION AND CONFIRMATION OF SCHEDULED PERFORMANCE.

C. WHERE SUBMITTED EQUIPMENT DIFFERS FROM THE BASIS-OF-DESIGN AND REQUIRES DIFFERENT CONNECTIONS OR ARRANGEMENT FROM THOSE SHOWN, THE CONTRACTOR IS RESPONSIBLE FOR ENSURING ALL THE EQUIPMENT WILL OPERATE PROPERLY AND PER THE ORIGINAL INTENT OF THE DRAWINGS. THE CONTRACTOR SHALL COORDINATE ALL NECESSARY CHANGES WITH OTHER TRADES, INCLUDING BUT NOT LIMITED TO; ELECTRICAL WIRING, CONDUIT, CIRCUIT BREAKERS, SUPPORTS, INSULATION, ETC. AND ALL CHANGES SHALL BE MADE AT NO ADDITIONAL COST TO THE OWNER OR OTHER TRADES.

D. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUPERVISION OF ALL WIRING (INCLUDING CONTROL WIRING) OF EQUIPMENT INCLUDED IN THIS SECTION AND SHALL FURNISH ALL NECESSARY DIAGRAMS REQUIRED, INCLUDING CONTROL WIRING DIAGRAMS. THE CONTRACTOR SHALL MOUNT OR SUPERVISE MOUNTING OF ALL CONTROL DEVICES.

SYSTEM REQUIREMENTS

A. NOISE AND VIBRATION: EQUIPMENT SHALL OPERATE QUIETLY AND THE DESIGN OF THE SUPPORTS SHALL BE SUCH THAT THE OPERATIONS FOR THE EQUIPMENT SHALL CAUSE NO PERCEPTIBLE VIBRATION IN THE FLOORING ADJACENT TO THE EQUIPMENT, NOR CAUSE, DIRECTLY OR INDIRECTLY, VIBRATION OR OBJECTIONABLE NOISE IN ANY OTHER PORTION OF THE BUILDING AND/OR IN THE BUILDING STRUCTURE ITSELF.

B. FLASHING: ALL FLASHING REQUIRED FOR PENETRATION OF ROOF SURFACES BY HVAC SYSTEM, VENTS, PIPE CURBS, ETC., SHALL BE INCLUDED UNDER THE GENERAL CONTRACTOR'S SCOPE OF WORK AND SHALL BE IN ACCORDANCE WITH RECOMMENDATIONS OF THE ROOFING MANUFACTURER.

C. FOUNDATIONS: FURNISH ALL FOUNDATIONS FOR EQUIPMENT COVERED IN THE SPECIFICATIONS, AS A PART OF THIS SECTION, UNLESS OTHERWISE INDICATED ON THE DRAWINGS.

INSTALLATION REQUIREMENTS

A. INSTALL EQUIPMENT TO ALLOW MAXIMUM POSSIBLE HEADROOM UNLESS SPECIFIC MOUNTING HEIGHTS ARE NOT INDICATED.

B. INSTALL EQUIPMENT LEVEL AND PLUMB, PARALLEL AND PERPENDICULAR TO OTHER BUILDING SYSTEMS AND COMPONENTS IN EXPOSED INTERIOR SPACES, UNLESS OTHERWISE INDICATED.

C. INSTALL HVAC EQUIPMENT TO FACILITATE SERVICE, MAINTENANCE, AND REPAIR OR REPLACEMENT OF COMPONENTS. CONNECT EQUIPMENT FOR EASE OF DISCONNECTING, WITH MINIMUM INTERFERENCE TO OTHER INSTALLATIONS. EXTEND GREASE FITTINGS TO ACCESSIBLE LOCATIONS.

D. INSTALL EQUIPMENT TO ALLOW RIGHT OF WAY FOR PIPING INSTALLED AT REQUIRED SLOPE.

PAINTING

A. EXCEPT AS SPECIFIED HEREIN, ALL PAINTING WILL BE DONE BY OTHERS. LEAVE WORK FREE FROM RUST, DIRT, GREASE AND PLASTER.

B. EQUIPMENT WITH A FACTORY APPLIED FINISH SHALL HAVE SCRATCHES, CHIPS, ETC. PRIMED AND TOUCHED UP WITH MATERIALS WHICH WILL PROTECT THE SURFACE AND MATCH THE ADJACENT AREAS.

C. INTERIOR OF SHEET METAL DUCT WHICH IS VISIBLE THROUGH REGISTERS OR GRILLES SHALL BE PAINTED FLAT BLACK BY THIS CONTRACTOR.

OPERATION & MAINTENANCE MANUALS:

A. THE BUILDING OPERATIONS AND MAINTENANCE DOCUMENTS SHALL BE PROVIDED TO THE OWNER AND SHALL CONSIST OF MANUFACTURERS' INFORMATION, SPECIFICATIONS AND RECOMMENDATIONS; PROGRAMMING PROCEDURES AND DATA POINTS; NARRATIVES; AND OTHER MEANS OF ILLUSTRATING TO THE OWNER HOW THE BUILDING, EQUIPMENT AND SYSTEMS ARE INTENDED TO BE INSTALLED, MAINTAINED AND OPERATED. REQUIRED REGULAR MAINTENANCE ACTIONS FOR EQUIPMENT AND SYSTEMS SHALL BE CLEARLY STATED ON A READILY VISIBLE LABEL. THE LABEL SHALL INCLUDE THE TITLE OR PUBLICATION NUMBER FOR THE OPERATION AND MAINTENANCE MANUAL FOR THAT PARTICULAR MODEL AND TYPE OF PRODUCT.

CLOSE-OUT AND WARRANTY

A. THE CONTRACTOR SHALL PROVIDE MARKED AS-BUILT DRAWINGS WHERE EXISTING DUCTWORK, PIPING, EQUIPMENT, AND OTHER COMPONENTS OF THE MECHANICAL SYSTEM, DEVIATE FROM THE ORIGINAL DESIGN DOCUMENTS. THE CONTRACTOR SHALL PROVIDE THE AS-BUILTS WITHIN 90 DAYS OF SUBSTANTIAL COMPLETION.

B. THE CONTRACTOR SHALL PROVIDE A ONE (1) YEAR WARRANTY FOR ALL CONTROLS, MATERIAL, EQUIPMENT, AND LABOR. FIVE (5) YEAR WARRANTY FOR ALL COMPRESSORS AND TEN (10) YEAR WARRANTY FOR COMPRESSORS.

C. UPON COMPLETION OF WORK, CLEAN, OIL AND GREASE ALL FANS, MOTORS, OTHER RUNNING EQUIPMENT AND APPARATUS AND MAKE CERTAIN THAT ALL SUCH APPARATUS AND MECHANISMS ARE IN PROPER WORKING ORDER AND MADE READY FOR TEST.

D. PROVIDE THREE COMPLETE SETS OF FILTERS FOR ALL EQUIPMENT: (1) SET FOR CONSTRUCTION USE, (1) REPLACEMENT SET PRIOR TO BALANCING, (1) REPLACEMENT SET TO OWNER.

SECTION 23 05 17 - SLEEVES, SEALS AND ESCUTCHEONS

A. INSTALL SLEEVES WHERE PIPES PASS THROUGH WALLS, COLUMNS, BEAMS, OR FLOORS. SLEEVES: GALVANIZED STEEL OR WROUGHT IRON PIPE. CUT SLEEVES PASSING THROUGH WALLS AND FLOORS ABOVE GRADE FLUSH WITH THE WALL. INSTALL SLEEVES OF SUFFICIENT DIAMETER TO ALLOW FOR EXPANSION AND CONTRACTION AND PIPE COVERING.

B. PROVIDE NICKEL-PLATED CAST IRON ESCUTCHEONS WHERE PIPES PASS THROUGH FLOORS, CEILINGS OR WALLS IN FINISHED AREAS.

SECTION 23 05 53 - HVAC IDENTIFICATION

A. FURNISH AND INSTALL NAMEPLATES ON ALL HVAC EQUIPMENT PROVIDED BY OWNER AND CONTRACTOR. NAMEPLATES SHALL BE MADE FROM WHITE ENGRAVING STOCK WITH BLACK LETTERS AND BLACK FOUR EDGE BEVEL. WORDING SHALL DESCRIBE ITEMS USING SAME DESIGNATION AS THE ELECTRICAL PANEL SCHEDULE, AND NAMEPLATES SHALL BE ATTACHED USING PROPER SIZE AND TYPE STAINLESS-STEEL BOLTS OR SELF-DRILLING SCREWS.

B. GLUE-ON, TAPE-ON OR TAPE TYPE NAMEPLATES ARE NOT ACCEPTABLE.

C. PROVIDE OWNER WITH ALL ORIGINAL EQUIPMENT MANUALS INCLUDING INSTALLED EQUIPMENT SPECIFICATIONS, REQUIRED MAINTENANCE ACTIONS, AND SYSTEM CONTROL MAINTENANCE PER IECC REQUIREMENTS.

D. PROVIDE MARKERS ON CEILING GRID, WHERE VAV IS LOCATED ABOVE CEILING.

SECTION 23 05 93 – TESTING, ADJUSTING, AND BALANCING FOR HVAC

A. PERFORM TESTING AND BALANCING PROCEDURES ON EACH SYSTEM.

B. CUT INSTALLATION AND DUCTS FOR INSTALLATION OF TEST PROBES TO THE MINIMUM EXTENT NECESSARY TO ALLOW ADEQUATE PERFORMANCE OF PROCEDURES. AFTER TESTING AND BALANCING, CLOSE PROBE HOLES AND PATCH INSULATION WITH NEW MATERIALS IDENTICAL TO THOSE REMOVED. RESTORE VAPOR BARRIER AND FINISH ACCORDING TO THE INSULATION SPECIFICATIONS FOR THIS PROJECT.

C. MARK EQUIPMENT SETTINGS WITH PAINT OR OTHER SUITABLE, PERMANENT IDENTIFICATION MATERIAL, INCLUDING DAMPER CONTROL POSITIONS, VALVE INDICATORS, FAN-SPEED-CONTROL LEVERS, AND SIMILAR CONTROLS AND DEVICES TO SHOW FINAL SETTINGS.

D. MAKE ANY CHANGES IN THE PULLEYS, BELTS AND DAMPERS AS REQUIRED FOR CORRECT BALANCE AS RECOMMENDED BY THE TEST AND BALANCE AGENCY AT NO ADDITIONAL COST TO THE OWNER.

E. TAB REPORTS: SUBMIT TESTING, ADJUSTING AND BALANCING REPORTS TO BUILDING OWNER, ENGINEER OF RECORD, AND BUILDING DEPARTMENT INSPECTOR. THE REPORTS SHALL BE CERTIFIED PROOF THAT THE SYSTEM HAS BEEN TESTED, ADJUSTED AND BALANCED; ARE ACCURATE REPRESENTATION OF HOW THE SYSTEM HAS BEEN INSTALLED; ARE A TRUE REPRESENTATION OF HOW THE SYSTEMS ARE OPERATING AT THE COMPLETION OF THE TESTING, ADJUSTING, AND BALANCING PROCEDURES; AND ARE AN ACCURATE RECORD OF ALL FINAL QUANTITIES MEASURED, TO ESTABLISH NOMINAL OPERATING VALUES OF THE SYSTEMS.

SECTION 23 31 13 – DUCTS

NOTE: THE INSTALLATION OF THE HVAC SYSTEM, INCLUDING BUT NOT LIMITED TO, RETURN AND SUPPLY DROPS, TRUNK LINES, BRANCH LINES AND DIFFUSERS SHALL BE COMPLETED IN SUCH A MANNER TO PRESENT A SYSTEM SUITABLE FOR THE INTENDED PURPOSE. ANY PART OF THE SYSTEM NOT CONFORMING TO THE ABOVE PURPOSE SHALL BE REMOVED AND REPLACED BY THIS CONTRACTOR.

A. SUPPLY GALVANIZED SHEET METAL WORK IN ACCORDANCE WITH ASHRAE OR SMACNA STANDARDS. SIZE OF DUCT INDICATED ON DRAWINGS IS FINISHED INSIDE DIMENSION.

B. PROVIDE OFFSETS, ELBOWS, AND TRANSITIONS IN DUCTWORK WHERE NECESSARY, WHETHER OR NOT SHOWN.

C. USE WEIGHTS, BRACING, JOINTS, AND ALL DETAILS IN ACCORDANCE WITH SMACNA.

D. RECTANGULAR DUCTS OVER 12 INCHES WIDE SHALL BE CROSS BROKEN EXCEPT WHERE DUCTWORK IS TO BE INSULATED.

E. MAKE INTERIOR OF DUCT SMOOTH AND JOINTS AIR TIGHT. TO ENSURE TIGHTNESS, CAULK ALL JOINTS. MAKE THE ENTIRE INSTALLATION RIGID WITH DUCTWORK FREE FROM RATTLES AND AIR NOISES WHEN IN OPERATION.

F. MAKE ELBOWS WITH INSIDE RADIUS EQUAL TO THE WIDTH OF THE DUCT EXCEPT WHERE OTHERWISE SPECIFIED OR NECESSITATED BY UNAVOIDABLE SPACE CONDITIONS. WHERE INSIDE RADIUS IS LESS THAN 3/4 (THREE FOURTHS) THE DUCT WIDTH, MULTIPLE TURNING VANES SHALL BE PROVIDED. PROVIDE SQUARE ELBOWS WITH DOUBLE THICKNESS VANES.

G. INCLUDE ANGLE OF DIVERGENCE FOR ENLARGEMENT NOT TO EXCEED 15 DEGREES WHERE SPACE CONDITIONS PERMIT. INCLUDE ANGLE OF CONVERGENCE FOR CONTRACTING NOT TO EXCEED 30 DEGREES.

H. PROVIDE FLEXIBLE DUCT CONNECTIONS AT CONNECTION POINTS TO A/C UNITS FOR BOTH SUPPLY AND RETURN DUCTS, AND AT OTHER LOCATIONS INDICATED ON THE DRAWINGS. FLEXIBLE CONNECTIONS ARE TO BE MADE WITH WOVEN CANVAS COLLARS NOT LESS THAN TWO INCHES (2") LONG. SECURE COLLARS TO THE DUCT AND FAN CONNECTIONS BY GALVANIZED CHANNELS. PROVIDE A BRAIDED COPPER BRIDGE STRAP ACROSS FLEXIBLE CONNECTIONS. PROVIDE FLEXIBLE CONNECTIONS AT CONNECTION TO EACH FAN.

I. INSTALL REGISTERS, GRILLES AND DIFFUSERS AS INDICATED.

J. ALL TAPS INTO MAIN DUCT FOR BRANCH LINES SHALL BE MADE WITH CONICAL SPIN-IN FITTINGS WITH DAMPERS.

K. INSULATED FLEXIBLE DUCT MAY BE USED IN MAXIMUM LENGTHS OF 5'-0" PER BRANCH RUN. THE BALANCE OF THE RUN SHALL BE HARD PIPE WITH 1" INSULATED SLEEVE. FLEXIBLE DUCT SHALL BE THERMAFLEX M-KC. FLEX DUCT SHALL HAVE A MINIMUM R-VALUE OF 8.0.

SECTION 23 33 00 - AIR DUCT ACCESSORIES

A. PROVIDE MANUAL LOUVER DAMPERS WHERE SHOWN ON THE PLANS AND WHERE NECESSARY FOR THE PROPER REGULATION OF THE AIR HANDLING SYSTEM, AND LOCATE AS TO BE ACCESSIBLE AFTER THE BUILDING IS COMPLETED, I.E., BUT REMOVING A MARKED TILE, ACCESS PANEL, OR OTHER APPROVED METHOD. DAMPERS SHALL BE RUSKIN CD-35.

B. WHERE LOUVER DAMPERS OR SPLITTER DAMPERS ARE LOCATED IN CONCEALED LOCATIONS, PROVIDE WITH MODEL 301, 302, 900, 901, OR 914 OPERATORS, AS REQUIRED. MANUFACTURER: YOUNG REGULATOR COMPANY.

C. FOR ALL OTHER MANUAL DAMPERS, PROVIDE A HAND LEVEL WITH A QUADRANT AND SET SCREW. PROVIDE BEARINGS AT BOTH ENDS OF THE SHAFT. CLEARLY MARK ALL DAMPER OPERATORS TO INDICATE "OPEN" AND "CLOSED POSITIONS.

D. INSTALL NFPA APPROVED AND U.L. LABELED FIRE, SMOKE, OR COMBINATION DAMPERS IN ALL LOCATIONS INDICATED OR REQUIRED BY LOCAL AND OTHER ORDINANCES AND CODES AND REQUIREMENTS. APPROVAL OF OWNER FOR ACCESS DOOR LOCATION REQUIRED.

E. OUTDOOR AIR INTAKE AND EXHAUST OPENING DAMPERS SHALL BE PROVIDED WITH CLASS 1 MOTORIZED DAMPER. THE DAMPERS SHALL HAVE A MAXIMUM LEAKAGE RATE OF 4 CFM PER SQUARE FOOT AT 1.0" WATER GAUGE WHEN TESTED IN ACCORDANCE WITH AMCA 500D.

SECTION 23 34 23 - HVAC POWER VENTILATORS

A. MANUFACTURERS:
   a. GREENHECK
   b. COOK
   c. TWIN CITY

B. STATIC AND DYNAMICALLY BALANCED: COMPLY WITH AMCA 204.

C. PERFORMANCE RATINGS: COMPLY WITH AMCA 210, BEARING CERTIFIED RATING SEAL.

D. SOUND RATINGS: COMPLY WITH AMCA 301, TESTED TO AMCA 300, BEARING CERTIFIED SOUND RATINGS SEAL.

E. FABRICATION: COMPLY WITH AMCA 99.

F. UL COMPLIANCE: UL 705, LISTED, LABELED, DESIGNED, MANUFACTURED, AND TESTED.

G. ELECTRICAL COMPONENTS: LISTED AND CLASSIFIED BY UNDERWRITERS LABORATORIES INC. AS SUITABLE FOR THE PURPOSE SPECIFIED AND INDICATED.

H. ENCLOSED SAFETY SWITCHES: COMPLY WITH NEMA 250.

I. FAN UNIT: V-BELT OR DIRECT DRIVEN AS INDICATED, WITH SPUN ALUMINUM HOUSING; RESILIENT MOUNTED MOTOR; 1/2 INCH MESH, 0.62 INCH THICK ALUMINUM WIRE BIRDSCREEN;DISCONNECT SWITCH: FACTORY WIRED, NONFUSIBLE, IN HOUSING FOR THERMAL OVERLOAD PROTECTED MOTOR AND WALL MOUNTED MULTIPLE SPEED SWITCH.

J. BACKDRAFT DAMPER: GRAVITY ACTUATED, ALUMINUM MULTIPLE BLADE CONSTRUCTION, FELT EDGED WITH OFFSET HINGE PIN, NYLON BEARINGS, BLADES LINKED, AND LINE VOLTAGE MOTOR DRIVE, POWER OPEN, SPRING RETURN.

K. SHEAVES: CAST IRON OR STEEL, DYNAMICALLY BALANCED, BORED TO FIT SHAFTS AND KEYED; VARIABLE AND ADJUSTABLE PITCH MOTOR SHEAVE SELECTED SO REQUIRED RPM GETS ATTAINED WITH SHEAVES SET AT MID-POSITION; FAN SHAFT WITH SELF-ALIGNING PRE-LUBRICATED BALL BEARINGS.

L. INSTALL IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

M. SECURE ROOF EXHAUSTERS WITH CADMIUM PLATED STEEL LAG SCREWS TO ROOF CURB.

N. EXTEND DUCTS TO ROOF EXHAUSTERS INTO ROOF CURB. COUNTERFLASH DUCT TO ROOF OPENING.

O. PROVIDE SHEAVES REQUIRED FOR FINAL AIR BALANCE.

P. INSTALL BACKDRAFT DAMPERS ON INLET TO ROOF EXHAUSTERS.

SECTION 23 37 00 - AIR INLETS AND OUTLETS

A. ALL SUPPLY DIFFUSERS AND RETURN GRILLES SHALL BE AS SCHEDULED ON DRAWINGS, WITH OWNER / ARCHITECT APPROVED COLOR AND BAKED ON ENAMEL FINISH.

B. ALL EXHAUST GRILLES SHALL BE AS SCHEDULED ON DRAWINGS, WITH OWNER / ARCHITECT APPROVED COLOR, AND BAKED ON ENAMEL FINISH.

C. CONTRACTOR SHALL INSULATE BACKS OF ALL SUPPLY DIFFUSERS.

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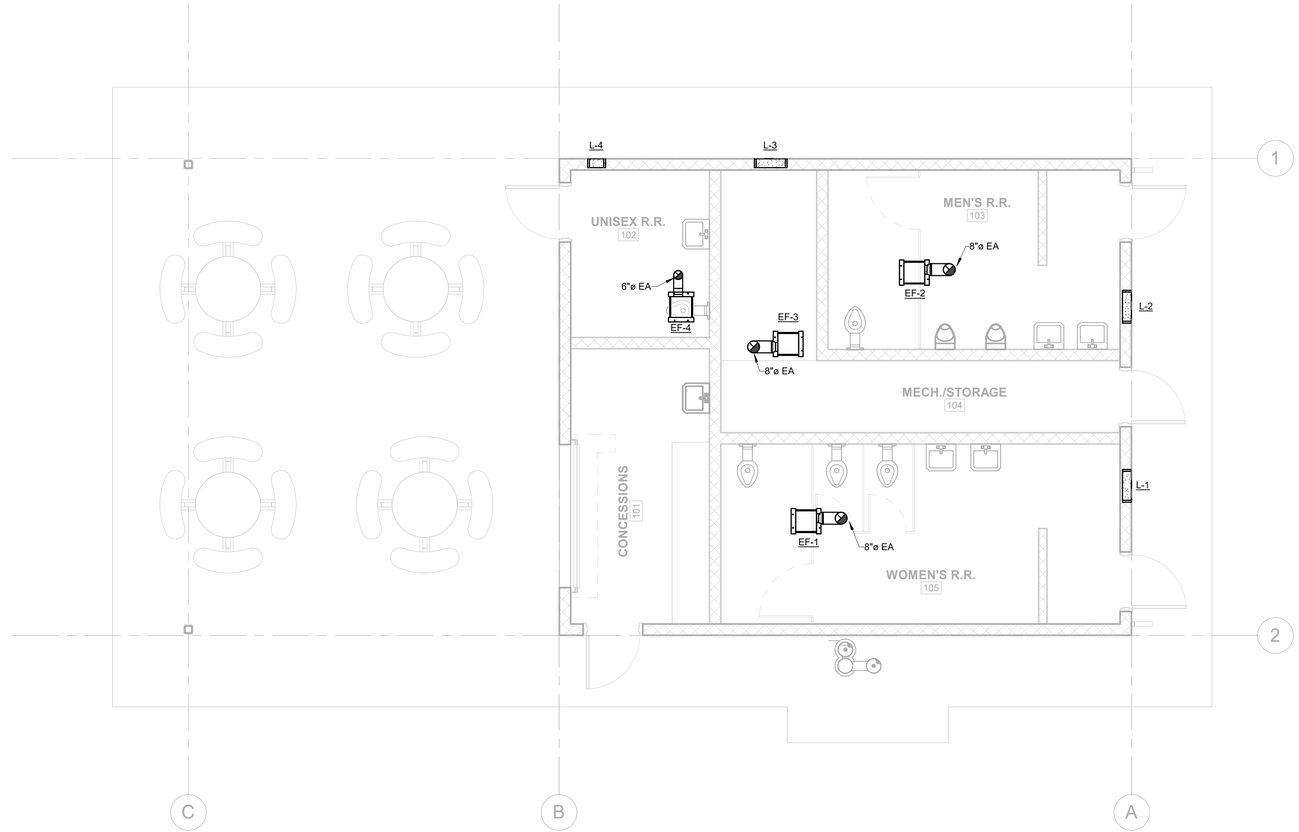
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MECHANICAL SPECIFICATIONS

M001

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THIS OUTDOOR RESTROOM FACILITY HAS BEEN DESIGNED FOR NATURAL VENTILATION ONLY. NO MECHANICAL, HEATING, FREEZE PROTECTION, OR CONDITIONED SPACE IS PROVIDED AS PART OF THE DESIGN. THE DOMESTIC WATER PLUMBING SYSTEM SHALL BE FULLY DRAINED AND WINTERIZED, AND PLACED OUT OF SERVICE DURING PERIODS OF COLD WEATHER OR WHEN FREEZING CONDITIONS MAY OCCUR. THE OWNER/CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING ALL REQUIRED WINTERIZATION PROCEDURES TO PROTECT PLUMBING COMPONENTS FROM FREEZING DAMAGE.



1 MECHANICAL FLOOR PLAN
1/4" = 1'-0"

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MECHANICAL FLOOR PLAN

M101

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FAN SCHEDULE

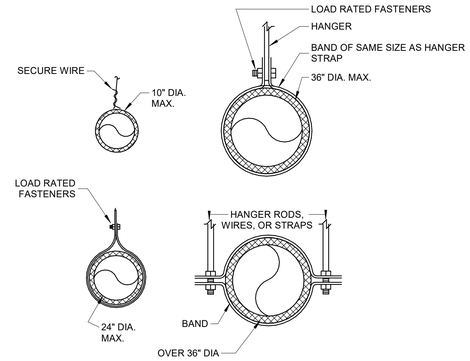
MARK	DESCRIPTION	LOCATION	CFM	STATIC PRESSURE	POWER (HP)	FAN RPM	ELECTRICAL DATA			WEIGHT (LBS)	BASIS OF DESIGN	REMARKS
							VOLT/PHASE	MCA	MOCP			
EF-1	CEILING EXHAUST FAN	WOMEN'S R.R.	250	0.20	0.04	1054	115/1	1.9	15	24	GREENHECK / SP-A390-VG	1-4
EF-2	CEILING EXHAUST FAN	MEN'S R.R.	250	0.20	0.04	1054	115/1	1.9	15	24	GREENHECK / SP-A390-VG	1-4
EF-3	CEILING EXHAUST FAN	MECH./STORAGE	150	0.20	0.02	901	115/1	1.9	15	24	GREENHECK / SP-A390-VG	1-4
EF-4	CEILING EXHAUST FAN	UNISEX R.R.	100	0.21	0.02	901	115/1	1.9	15	24	GREENHECK / SP-A390-VG	1-4

1. FAN SHALL OPERATE ON A TIMECLOCK.
2. PROVIDE FAN SPEED CONTROLLER.
3. PROVIDE BACKDRAFT DAMPER.
4. PROVIDE DISCONNECT SWITCH.

LOUVER SCHEDULE

MARK	DESCRIPTION	SIZE	P.D.	CFM	FREE AREA (SQ.FT.)	FACE VELOCITY (FPM)	BASIS OF DESIGN	REMARKS
L-1	ADJUSTABLE OPERABLE LOUVER	22"x12"	0.03	250	0.5	500	GREENHECK / EAD-632W	1,2
L-2	ADJUSTABLE OPERABLE LOUVER	22"x12"	0.03	250	0.5	500	GREENHECK / EAD-632W	1,2
L-3	ADJUSTABLE OPERABLE LOUVER	22"x12"	0.03	150	0.5	500	GREENHECK / EAD-632W	1,2
L-4	ADJUSTABLE OPERABLE LOUVER	12"x12"	0.02	100	0.2	454	GREENHECK / EAD-635	1,2

1. COORDINATE COLOR AND FINISH WITH ARCHITECT
2. PROVIDE INSECT SCREEN.



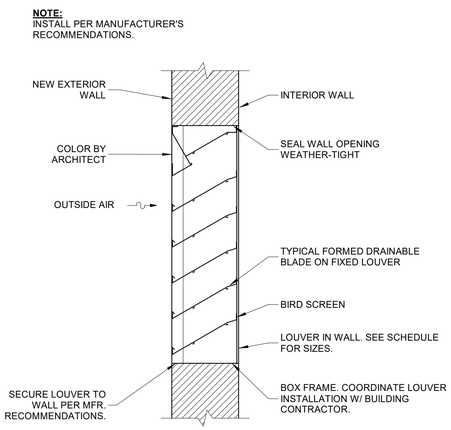
MINIMUM HANGER SIZES FOR ROUND DUCT

DIA.	MAX. SPACING	WIRE DIAMETER	ROD	STRAP
10" DN	12'	(1) 12 GA.	1/4"	1"x22 GA.
11-18"	12'	(2)12 GA. OR (1)8 GA.	1/4"	1"x22 GA.
19-24"	12'	(2) 10 GA.	1/4"	1"x22 GA.
25-36"	12'	(2) 8 GA.	3/8"	1"x20 GA.
37-50"	12'	---	(2)3/8"	(2)1"x20 GA.
51-60"	12'	---	(2)3/8"	(2)1"x18 GA.
61-84"	12'	---	(2)3/8"	(2)1"x16 GA.

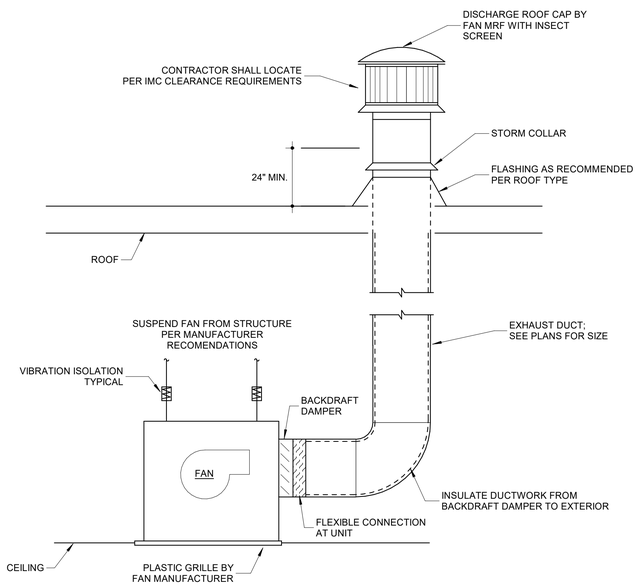
NOTES:

1. STRAPS ARE GALVANIZED STEEL; RODS ARE UNCOATED OR GALVANIZED STEEL; WIRE IS BLACK ANNEALED, BRIGHT BASIC OR GALVANIZED STEEL; ALL ARE ALTERNATIVES.
2. TABULATED DATA FROM 2006 SMACNA STANDARDS ALLOW FOR DUCT REINFORCING AND INSULATION, BUT NOT EXTERNAL.
3. HANGERS MUST NOT DEFORM DUCT SHAPE.

2 ROUND DUCT HANGERS



3 TYPICAL LOUVER DETAIL



1 CEILING EXHAUST FAN DETAIL

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MECHANICAL DETAILS & SCHEDULES

M501

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MECHANICAL SYMBOLS

PIPING SYSTEMS

- HHWS — HEATING HOT WATER SUPPLY PIPING
- HHWR — HEATING HOT WATER RETURN PIPING
- CHWS — CHILLED WATER SUPPLY PIPING
- CHWR — CHILLED WATER RETURN PIPING
- RS — REFRIGERANT SUCTION LINE
- RL — REFRIGERANT LIQUID LINE
- RG — REFRIGERANT HOT GAS LINE
- CS — CONDENSER WATER SUPPLY PIPING
- CR — CONDENSER WATER RETURN PIPING
- HPWS — HEAT PUMP WATER SUPPLY PIPING
- HPWR — HEAT PUMP WATER RETURN PIPING
- HPS — HIGH PRESSURE STEAM PIPING
- HPC — HIGH PRESSURE CONDENSATE PIPING
- MPS — MEDIUM PRESSURE STEAM PIPING
- MPC — MEDIUM PRESSURE CONDENSATE PIPING
- LPS — LOW PRESSURE STEAM PIPING
- LPC — LOW PRESSURE CONDENSATE PIPING

GENERAL PIPING

- NEW LINEWORK
- EXISTING LINEWORK
- DEMOLITION LINEWORK

PIPE VALVES & SYMBOLS

- DIRECTION OF FLOW IN PIPING
- BALL VALVE
- CHECK VALVE
- BUTTERFLY VALVE
- BALANCING VALVE
- GATE VALVE
- GLOBE VALVE
- TWO WAY CONTROL VALVE
- THREE WAY CONTROL VALVE
- SOLENOID VALVE
- STRAINER
- STRAINER WITH BLOWOFF
- RELIEF / SAFETY VALVE
- PRESSURE REDUCING VALVE
- VACUUM BREAKER
- CONTROL VALVE
- HOSE END BALL VALVE
- UNION
- TRIPLE DUTY VALVE
- THERMOMETER
- PRESSURE GAUGE
- PRESSURE / TEMPERATURE PORT
- AUTOMATIC AIR VENT
- MANUAL AIR VENT
- PIPING ELBOW UP
- PIPING ELBOW DOWN
- PIPING TEE UP
- PIPING TEE DOWN
- PIPE CAP
- PIPING REDUCER
- PRESSURE SWITCH
- TEMPERATURE SWITCH
- DIFFERENTIAL PRESSURE SWITCH

SHEET LIST

M000 MECHANICAL LEGEND & NOTES
M001 MECHANICAL SPECIFICATIONS
M101 MECHANICAL FLOOR PLAN
M501 MECHANICAL DETAILS & SCHEDULES

HVAC & DUCT SYMBOLS

- LINEAR SLOT DIFFUSER
- INSULATED FLEXIBLE DUCT
- BRANCH DUCT WTIH 45° TP AND MANUAL BALANCING DAMPER
- BRANCH DUCT WITH CONICAL FITTING AND MANUAL BALANCING DAMPER
- ELBOW WITH TURNING VANES
- SUPPLY OR OUTSIDE AIR DUCT UP
- SUPPLY OR OUTSIDE AIR DUCT DOWN
- RETURN OR TRANSFER AIR DUCT UP
- RETURN OR TRANSFER AIR DUCT DOWN
- EXHAUST AIR DUCT UP
- EXHAUST AIR DUCT DOWN
- SUPPLY DIFFUSER
- RETURN GRILLE
- EXHAUST REGISTER
- AIR DEVICE DESIGNATION — B — 230 — CFM
- MANUAL BALANCING DAMPER
- SQUARE TO ROUND TRANSITION
- 18x10 — RECTANGULAR DUCT (PLAN DIMENSION FIRST)
- 18"ø — ROUND DUCT
- 18x10 — OVAL DUCT (PLAN DIMENSTION FIRST)
- FLEXIBLE DUCT
- TRANSITION IN DUCT SIZE (SINGLE LINE DUCT)
- ROUND OR OVAL DUCT RISER
- F — FIRE DAMPER
- FS — FIRE / SMOKE DAMPER
- S — SMOKE DAMPER
- H — HUMIDISTAT
- T — THERMOSTAT
- CO — CARBON MONOXIDE SENSOR
- CO2 — CARBON DIOXIDE SENSOR
- TS — TEMPERATURE SENSOR
- HS — HUMIDITY SENSOR
- PS — PRESSURE SENSOR
- S — EMERGENCY SHUT DOWN SWITCH
- M — MOTORIZED DAMPER

GENERAL SYMBOLS

- X — KEY NOTE REFERENCE
- CONNECTION POINT OF NEW TO EXISTING
- EXTENT OF DEMOLITION SYMBOL
- X — RISER DIAGRAM REFERENCE
- Name / Elevation — ELEVATION MARK
- 1 / A-101 — SIM — SECTION CUT: UPPER NUMBER INDICATES DETAIL, LOWER NUMBER INDICATES SHEET
- 1 / A-101 — SIM — DETAIL REFERENCE: UPPER NUMBER INDICATES DETAIL, LOWER NUMBER INDICATES SHEET
- GRAPHIC SCALE

APPLICABLE CODES

LOCAL AHJ: FIRESTONE, CO

2018 INTERNATIONAL BUILDING CODE
2018 INTERNATIONAL MECHANICAL CODE
2018 INTERNATIONAL PLUMBING CODE
2018 INTERNATIONAL ENERGY CONSERVATION CODE
2023 NATIONAL ELECTRICAL CODE

ABBREVIATIONS

A/C	AIR CONDITIONING(ER)
AAV	AUTOMATIC AIR VENT
ACCU	AIR COOLED CONDENSING UNIT
ADJ	ADJUSTABLE
AF	AIR FILTER
AFF	ABOVE FINISHED FLOOR
AHRI	AIR-CONDITIONING HEATING AND REFRIGERATION INSTITUTE
AHU	AIR HANDLING UNIT
AMB	AMBIENT
AP	ACCESS PANEL
AS	AIR SEPARATOR
AV	ACID VENT
B	BOILER
BAS	BUILDING AUTOMATION SYSTEM
BDD	BACKDRAFT DAMPER
BFF	BELOW FINISHED FLOOR
BOD	BOTTOM OF DUCT
BOG	BOTTOM OF GRILLE
BTU	BRITISH THERMAL UNIT
BV	BALL VALVE
CD	CONDENSATE DRAIN
CF	CUBIC FEET
CFH	CUBIC FEET PER HOUR
CFM	CUBIC FEET PER MINUTE
CH	CHILLER
CHWP	CHILLED WATER PUMP
CHWR	CHILLED WATER RETURN
CHWS	CHILLED WATER SUPPLY
CLG	CEILING
CONC	CONCENTRIC
CR	CONDENSER WATER RETURN
CRAC	COMPUTER ROOM AIR CONDITIONER
CS	CONDENSER WATER SUPPLY
CT	COOLING TOWER
CU	CONDENSING UNIT
CUH	CABINET UNIT HEATER
CV	CHECK VALVE
CWP	CONDERSER WATER PUMP
DB	DRY BULB
DDC	DIRECT DIGITAL CONTROLS
DIFF	DIFFUSER
DN	DOWN
DP	DEW POINT
DPR	DAMPER
DT	DRAW THROUGH
DX	DIRECT EXPANSION
(E)	EXISTING
E/A	EXHAUST AIR
EAG	EXHAUST AIR GRILLE
EAT	ENTERING AIR TEMPERATURE
ECC	ECCENTRIC
EDB	ENTERING DRY BULB
EF	EXHAUST FAN
ELEC	ELECTRICAL
ERV	ENERGY RECOVERY VENTILATOR
ES	EQUAL SPLIT
ESP	EXTERNAL STATIC PRESSURE
EUH	ELECTRIC UNIT HEATER
EWB	ENTERING WET BULB
EWT	ENTERING WATER TEMPERATURE
EXH	EXHAUST
FCU	FAN COIL UNIT
FDPR	FIRE DAMPER
FPM	FEET PER MINUTE
FR	FROM
FSD	FIRE/SMOKE DAMPER
FT	FEET
FTR	FLUE THRU ROOF
G	NATURAL GAS
GC	GENERAL CONTRACTOR
GFU	GAS FURNACE UNIT
GPH	GALLONS PER HOUR
GPM	GALLONS PER MINUTE
GR	GRILLE
GUH	GAS UNIT HEATER
HD	HEAD
HHWP	HEATING HOT WATER PUMP
HHWR	HEATING HOT WATER RETURN
HHWS	HEATING HOT WATER SUPPLY
HP	HORSEPOWER, HEAT PUMP
HSTAT	HUMIDISTAT
HTG	HEATING
HVU	HEATING AND VENTILATING UNIT
IN	INCHES
IN WC	INCHES OF WATER COLUMN
KW	KILOWATTS
LAT	LEAVING AIR TEMPERATURE
LD	LINEAR DIFFUSER
LRA	LOCKED ROTOR AMPS
LWT	LEAVING WATER TEMPERATURE
MAU	MAKE UP AIR UNIT
MAX	MAXIMUM
MBH	1000 BTU PER HOUR
MC	MECHANICAL CONTRACTOR
MCA	MINIMUM CIRCUIT AMPACITY
MFR	MANUFACTURER
MIN	MINIMUM
MMBH	1,000,000 BTU PER HOUR
MTD	MOUNTED
MTZ	MOTORIZED
MVD	MANUAL VOLUME DAMPER
(N)	NEW
N/A	NOT APPLICABLE
NC	NOISE CRITERIA, NORMALLY CLOSED
ND	NECK DIAMETER
NIC	NOT IN CONTRACT
NO	NORMALLY OPEN
O/A	OUTSIDE AIR
OC	ON CENTER
OR	ON ROOF
OS&Y	OUTSIDE SCREW & YOKE

ABBREVIATIONS CONT...

OSD	OPEN SIGHT DRAIN
OV	OUTSIDE VELOCITY
PD	PRESSURE DROP
PH	PHASE
PRV	PRESSURE REDUCING VALVE
PSI	POUNDS PER SQUARE INCH
(R)	RELOCATED EXISTING
R/A	RETURN AIR
RAG	RETURN AIR GRILL
RAO	RETURN AIR OPENING
RAR	RETURN AIR REGISTER
REC	RECOVERY
REG	REGISTER
RH	RELATIVE HUMIDITY
RLA	RUNNING LOAD AMPS
RPM	REVOLUTIONS PER MINUTE
RTU	ROOF TOP UNIT
S/A	SUPPLY AIR
SAG	SUPPLY AIR GRILL
SAR	SUPPLY AIR REGISTER
SDPR	SMOKE DAMPER
SF	SQUARE FEET, SUPPLY FAN
SO	SHUT OFF
SP	STATIC PRESSURE
SS	STAINLESS STEEL
ST	SOUND TRAP, STEAM TRAP
STM	STEAM
TAO	TRANSFER AIR OPENING
TD	TRANSFER DUCT, TEMP, DIFFERENCE
TDH	TOTAL DYNAMIC HEAD
TG	TRANSFER GRILL
THERM	THERMOMETER
TSTAT	THERMOSTAT
TYP	TYPICAL
UC	UNDER CUT
UF	UNDER FLOOR
UG	UNDER GROUND
UNO	UNLESS NOTED OTHERWISE
UV	ULTRAVIOLET
VAC	VACUUM
VAV	VARIABLE AIR VOLUME
VEL	VELOCITY
VF	VENTILATION FAN
VFD	VARIABLE FREQUENCY DRIVE
W	WATT
W/	WITH
W/O	WITHOUT
WB	WET BULB
WC	WATER COLUMN
WG	WATER GAUGE
WPD	WATER PRESSURE DROP

GENERAL NOTES

1. THE MECHANICAL INSTALLATION SHALL COMPLY WITH THE CURRENT LOCAL MECHANICAL CODE.
2. CONNECTION TO EQUIPMENT SHALL BE VERIFIED WITH MANUFACTURER'S CERTIFIED DRAWINGS. TRANSITIONS TO ALL EQUIPMENT SHALL BE VERIFIED AND PROVIDED FOR EQUIPMENT FURNISHED.
3. DIMENSIONS SHALL BE VERIFIED AND COORDINATED PRIOR TO PROCUREMENT OR FABRICATION. COORDINATE THE WORK WITH OTHER TRADES INVOLVED. FIELD MODIFICATIONS SUCH AS OFFSETS IN PIPING OR DUCTWORK NEEDED DUE TO OBSTRUCTIONS OR INTERFERENCES SHALL BE PROVIDED AT NO ADDITIONAL COST.
4. SEE SPECIFICATIONS FOR DUCT PRESSURE CLASS.
5. PROVIDE AIR TURNING VANES IN ALL 90 DEGREE RECTANGULAR ELBOWS.
6. COORDINATE DIFFUSER, GRILLE AND REGISTER LOCATIONS WITH ARCHITECTURAL REFLECTED CEILING PLANS, EQUIPMENT, FURNITURE AND DOOR SWINGS.
7. DUCT CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE SMACNA HVAC DUCT CONSTRUCTION STANDARD.
8. LOCATE THERMOSTATS, TEMPERATURE SENSORS, HUMIDISTATS, CO2 SENSORS AND HUMIDITY SENSORS AT 48" ABOVE FINISHED FLOOR UNLESS NOTES OTHERWISE. COORDINATE LOCATIONS WITH OTHER EQUIPMENT, FURNITURE, DOOR SWINGS AND LIGHT SWITCHES.
9. ALL DUCT SIZES SHOWN ARE INSIDE DIMENSIONS.
10. DAMPERS AND INTERIOR OF DUCT VISIBLE THROUGH AIR DEVICES SHALL BE PAINTED FLAT BLACK.
11. ACCESS PANELS IN DUCT WORK AND CEILINGS SHALL BE PROVIDED WHERE REQUIRED FOR OPERATION, BALANCING, OR MAINTENANCE OF ALL MECHANICAL EQUIPMENT.
12. ALL DUCTWORK AND PIPING IS SHOWN SCHEMATICALLY. PROVIDE ALL TRANSITIONS, TURNING VANES, ELBOWS, FITTINGS, ETC. TO ALLOW SMOOTH FLOWS. ALL DUCT SPLITS SHALL TRANSITION TO FULL SIZE OF THE SUM OF BOTH BRANCHES, UPSTREAM OF SPLIT.
13. VERIFY FINISHES WITH ARCHITECT PRIOR TO PURCHASING GRILLES, REGISTERS, DIFFUSERS, LOUVERS AND OTHER AIR DISTRIBUTION DEVICES.
14. PROVIDE DUCT FLEX CONNECTIONS ON ALL DUCTWORK CONNECTING TO EACH FAN, AIR HANDLING UNIT, AND FAN COIL UNIT.
15. PROVIDE TRANSITIONS AT DIFFUSER NECKS AS REQUIRED TO MATCH SIZES OF FLEX DUCTS TO BE CONNECTED.
16. SLEEVE AND/OR FIRESTOP ALL PENETRATIONS THROUGH RATED WALLS, CEILINGS, AND FLOORS WITH UL LISTED ASSEMBLIES. FIRESTOP ASSEMBLIES SHALL BE EQUAL TO OR EXCEED THE RATING OF THE WALL, CEILING OR FLOOR. SEE ARCHITECTURAL DRAWINGS FOR FINAL FINISHES. ALL FIRESTOP MATERIAL TO BE PROVIDED BY A SINGLE MANUFACTURER.
17. MAINTAIN A MINIMUM CLEARANCE OF 6" BETWEEN DUCTWORK, PIPING, EQUIPMENT, ETC. AND ALL FIRE RATED AND FIRE/SMOKE RATED ASSEMBLIES TO ALLOW FOR INSPECTION OF ASSEMBLY.
18. SLEEVE AND SEAL ALL PIPING PENETRATIONS THROUGH BUILDING PARTITIONS AND MAINTAIN STC RATINGS. SEE ARCHITECTURAL DRAWINGS FOR PARTITION RATINGS.
19. ANY DEVIATIONS IN ELECTRICAL REQUIREMENTS FROM THE BASIS OF DESIGN FOR MECHANICAL EQUIPMENT SHALL BE THE RESPONSIBILITY OF THE MECHANICAL CONTRACTOR TO ENSURE COORDINATION WITH THE ELECTRICAL CONTRACTOR FOR PROPER WIRE SIZE, CONDUITS, DISCONNECTS, FUSES, STARTERS, VFD'S, ETC. AT NO ADDITIONAL COST.
20. THESE CONTRACT DOCUMENTS HAVE BEEN SUBMITTED FOR CONTRACTOR DEVELOPMENT OF THE CONSTRUCTION WORK PLAN. COORDINATION BETWEEN THE CONTRACTOR AND SUBCONTRACTORS IS THE RESPONSIBILITY OF THE CONTRACTOR. CHANGES TO THESE DRAWINGS AS A RESULT OF THE CONSTRUCTION COORDINATION AND THE DEVELOPMENT OF THE CONSTRUCTION WORK PLAN ARE THE RESPONSIBILITY OF THE CONTRACTOR.
21. THESE CONTRACT DOCUMENTS DETAIL THE CONCEPT OF THE WORK. COORDINATION OF CONCEPTUALLY EQUAL BUT NOMINALLY DIFFERENT SYSTEMS OR PRODUCTS SELECTED BY CONTRACTOR ARE THE RESPONSIBILITY OF THE CONTRACTOR.
22. EXISTING CONDITIONS SHALL BE VERIFIED BY CONTRACTOR BEFORE ANY EQUIPMENT IS ORDERED OR DELIVERED. ANY UNKNOWN CONDITIONS ARE THE RESPONSIBILITY OF THE CONTRACTOR; IF CONDITIONS ARE FOUND THAT GO AGAINST WHAT IS SHOWN IN THESE DRAWINGS THEN AN OFFICIAL RFI SHALL BE SUBMITTED TO THE ENGINEER AND OWNER UPON FINDING THE DISCREPANCY.

PIPE INSULATION REQUIREMENTS

FLUID OPERATING TEMPERATURE RANGE AND USAGE(°F)	INSULATION CONDUCTIVITY		NOMINAL PIPE OR TUBE SIZE (INCHES)				
	CONDUCTIVITY BTU *IN.(H *SF *(°F)	MEAN RATING TEMPERATURE (°F)	< 1"	1" TO <1-1/2"	1-1/2" TO < 4"	4" TO < 8"	> 8"
> 350	0.32 - 0.34	250	4.5	5.0	5.0	5.0	5.0
251-350	0.29 - 0.32	200	3.0	4.0	4.5	4.5	4.5
201 - 250	0.27 - 0.30	150	2.5	2.5	2.5	3.0	3.0
141 - 200	0.25 - 0.29	125	1.5	1.5	2.0	2.0	2.0
105 - 140	0.21 - 0.28	100	1.0	1.0	1.5	1.5	1.5
40 - 60	0.21 - 0.27	75	0.5	0.5	1.0	1.0	1.0
< 40	0.20 - 0.26	50	0.5	1.0	1.0	1.0	1.5

GENERAL NOTES:

A. FOR PIPING SMALLER THAN 1-1/2" LOCATED IN PARTITIONS IN CONDITIONED SPACE, INSULATION CAN BE REDUCED BY 1", BUT NOT LESS THAN 1" IN THICKNESS.

DUCT INSULATION REQUIREMENTS

LOCATION / DUCT SYSTEM	MINIMUM INSULATION R-VALUE
EXTERIOR, OUTDOOR DUCTWORK / SUPPLY, RETURN, OUTSIDE AIR	R-12
UNCONDITIONED OUTSIDE INSULATED ENVELOPE / SUPPLY, RETURN, OUTSIDE AIR	R-12
UNCONDITIONED WITHIN INSULATED ENVELOPE / SUPPLY, RETURN, OUTSIDE AIR	R-6
INDIRECTLY CONDITIONED RETURN AIR PLENUM / SUPPLY, RETURN, OUTSIDE AIR	R-4.2
DESCRIPTION / TYPE	**MINIMUM THICKNESS**
EXHAUST DUCTWORK (INTERIOR) - LINED WITHIN 10 FT OF FAN	1.0"
LOUVER BLANK-OFF SECTIONS (MAINTAIN VAPOR BARRIER)	1.0"
TERMINAL UNIT (VAV BOX) INLET DUCTWORK - DUCT WRAP	1.5"
TERMINAL UNIT (VAV BOX) OUTLET DUCTWORK - LINED, 5 FT MIN.	1.0"
TRANSFER AIR AND RETURN AIR DUCTS - ACOUSTICAL LINER	1.0"
OUTSIDE AIR PLENUMS AND DUCTWORK - DUCT WRAP	1.0"

GENERAL NOTES:

A. OUTDOOR DUCTWORK SHALL BE DOUBLE-WALL, GASKETED, AND INSULATED BETWEEN INNER AND OUTER LAYER OF DUCTS. DUCTWORK SHALL BE SLOPED OR CAPPED, TO PREVENT STANDING WATER, WITH GALVANIZED SHEET METAL CONSTRUCTED WITH WATERPROOF SEAMS AND JOINTS AND SECURED WITH STAINLESS STEEL STRAPS.

B. INSULATION/LINER SHALL MEET FLAME/SMOKE SPREAD RATINGS OF 25/50 PER ASTM E84, UL 723, AND NFPA 255.

C. EXPOSED DUCTWORK IN CONDITIONED SPACE IS NOT REQUIRED TO BE INSULATED UNLESS NOTED OTHERWISE ON PLANS.

D. DUCT SIZES INDICATED ON DRAWINGS ARE "INSIDE CLEAR" DIMENSIONS. ACTUAL SHEET METAL SIZE SHALL ACCOUNT FOR DUCT WRAP OR LINER THICKNESS

PROJECT SPECIFIC INFORMATION

DESIGN CRITERIA	
DESCRIPTION	**VALUE**
CITY, STATE	FIRESTONE, CO
COUNTY	WELD
ALTITUDE (FT)	5,000
CLIMATE ZONE	5B
SUMMER / COOLING	**TEMPERATURE**
OUTDOOR DRY BULB (DB), ASHRAE 0.4%	94°F
OUTDOOR WET BULB (WB), ASHRAE 0.4%	61°F
WINTER / HEATING	**TEMPERATURE**
OUTDOOR DRY BULB (DB), ASHRAE 99.6%	-1°F
INDOOR DESIGN TEMPERATURE (DB) - STANDARD	70°F

GENERAL NOTES:

A. NO SPECIFIC HUMIDITY REQUIREMENTS UNLESS NOTED OTHERWISE.

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COLORADO LICENSED 0049641 PROFESSIONAL ENGINEER — JOSEPH A. ANDERSON — 2/6/26

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MECHANICAL LEGEND & NOTES

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DIVISION 23 - HEATING, VENTILATION AND AIR CONDITIONING SPECIFICATIONS

SECTION 23 05 00 – COMMON WORK RESULTS FOR HVAC

GENERAL

A. THE CONTRACTOR SHALL FURNISH AND INSTALL EQUIPMENT AS INDICATED ON THE DRAWINGS. ITEMS NOT LISTED OR DETAILED, BUT REQUIRED FOR INSTALLATION OF A COMPLETE, FULLY FUNCTIONAL HEATING, AIR CONDITIONING AND VENTILATION SYSTEM SHALL BE FURNISHED AND INSTALLED BY THIS CONTRACTOR.

B. THE EXTENT OF THE MECHANICAL WORK IS INDICATED ON THESE DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING FACTORY PROVIDED ACCESSORIES.

C. THE ENTIRE INSTALLATION SHALL BE IN ACCORDANCE WITH THE DRAWINGS, SPECIFICATIONS, APPLICABLE REQUIREMENTS OF THE MANUFACTURERS OF THE EQUIPMENT, IN ACCORDANCE WITH SMACNA STANDARDS, AND THE LATEST EDITIONS OF THE STATE AND LOCAL BUILDING CODES, NFPA-90A, AND NFPA-101.

SUBMITTALS/SHOP DRAWINGS

A. PROVIDE COMPLETE PRODUCT AND WARRANTY DATA FOR ALL MECHANICAL EQUIPMENT, DUCTWORK, PIPING, INSULATION, HANGARS & SUPPORTS, CONTROLS, TAB, IDENTIFICATION, AND ALL COMPONENTS AND MATERIALS OF THE MECHANICAL SYSTEM.

B. PROVIDE SITE-RATED PERFORMANCE DATA AND PRODUCT INFORMATION FOR ENGINEER'S EVALUATION AND CONFIRMATION OF SCHEDULED PERFORMANCE.

C. WHERE SUBMITTED EQUIPMENT DIFFERS FROM THE BASIS-OF-DESIGN AND REQUIRES DIFFERENT CONNECTIONS OR ARRANGEMENT FROM THOSE SHOWN, THE CONTRACTOR IS RESPONSIBLE FOR ENSURING ALL THE EQUIPMENT WILL OPERATE PROPERLY AND PER THE ORIGINAL INTENT OF THE DRAWINGS. THE CONTRACTOR SHALL COORDINATE ALL NECESSARY CHANGES WITH OTHER TRADES, INCLUDING BUT NOT LIMITED TO; ELECTRICAL WIRING, CONDUIT, CIRCUIT BREAKERS, SUPPORTS, INSULATION, ETC. AND ALL CHANGES SHALL BE MADE AT NO ADDITIONAL COST TO THE OWNER OR OTHER TRADES.

D. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUPERVISION OF ALL WIRING (INCLUDING CONTROL WIRING) OF EQUIPMENT INCLUDED IN THIS SECTION AND SHALL FURNISH ALL NECESSARY DIAGRAMS REQUIRED, INCLUDING CONTROL WIRING DIAGRAMS. THE CONTRACTOR SHALL MOUNT OR SUPERVISE MOUNTING OF ALL CONTROL DEVICES.

SYSTEM REQUIREMENTS

A. NOISE AND VIBRATION: EQUIPMENT SHALL OPERATE QUIETLY AND THE DESIGN OF THE SUPPORTS SHALL BE SUCH THAT THE OPERATIONS FOR THE EQUIPMENT SHALL CAUSE NO PERCEPTIBLE VIBRATION IN THE FLOORING ADJACENT TO THE EQUIPMENT, NOR CAUSE, DIRECTLY OR INDIRECTLY, VIBRATION OR OBJECTIONABLE NOISE IN ANY OTHER PORTION OF THE BUILDING AND/OR IN THE BUILDING STRUCTURE ITSELF.

B. FLASHING: ALL FLASHING REQUIRED FOR PENETRATION OF ROOF SURFACES BY HVAC SYSTEM, VENTS, PIPE CURBS, ETC., SHALL BE INCLUDED UNDER THE GENERAL CONTRACTOR'S SCOPE OF WORK AND SHALL BE IN ACCORDANCE WITH RECOMMENDATIONS OF THE ROOFING MANUFACTURER.

C. FOUNDATIONS: FURNISH ALL FOUNDATIONS FOR EQUIPMENT COVERED IN THE SPECIFICATIONS, AS A PART OF THIS SECTION, UNLESS OTHERWISE INDICATED ON THE DRAWINGS.

INSTALLATION REQUIREMENTS

A. INSTALL EQUIPMENT TO ALLOW MAXIMUM POSSIBLE HEADROOM UNLESS SPECIFIC MOUNTING HEIGHTS ARE NOT INDICATED.

B. INSTALL EQUIPMENT LEVEL AND PLUMB, PARALLEL AND PERPENDICULAR TO OTHER BUILDING SYSTEMS AND COMPONENTS IN EXPOSED INTERIOR SPACES, UNLESS OTHERWISE INDICATED.

C. INSTALL HVAC EQUIPMENT TO FACILITATE SERVICE, MAINTENANCE, AND REPAIR OR REPLACEMENT OF COMPONENTS. CONNECT EQUIPMENT FOR EASE OF DISCONNECTING, WITH MINIMUM INTERFERENCE TO OTHER INSTALLATIONS. EXTEND GREASE FITTINGS TO ACCESSIBLE LOCATIONS.

D. INSTALL EQUIPMENT TO ALLOW RIGHT OF WAY FOR PIPING INSTALLED AT REQUIRED SLOPE.

PAINTING

A. EXCEPT AS SPECIFIED HEREIN, ALL PAINTING WILL BE DONE BY OTHERS. LEAVE WORK FREE FROM RUST, DIRT, GREASE AND PLASTER.

B. EQUIPMENT WITH A FACTORY APPLIED FINISH SHALL HAVE SCRATCHES, CHIPS, ETC. PRIMED AND TOUCHED UP WITH MATERIALS WHICH WILL PROTECT THE SURFACE AND MATCH THE ADJACENT AREAS.

C. INTERIOR OF SHEET METAL DUCT WHICH IS VISIBLE THROUGH REGISTERS OR GRILLES SHALL BE PAINTED FLAT BLACK BY THIS CONTRACTOR.

OPERATION & MAINTENANCE MANUALS:

A. THE BUILDING OPERATIONS AND MAINTENANCE DOCUMENTS SHALL BE PROVIDED TO THE OWNER AND SHALL CONSIST OF MANUFACTURERS' INFORMATION, SPECIFICATIONS AND RECOMMENDATIONS; PROGRAMMING PROCEDURES AND DATA POINTS; NARRATIVES; AND OTHER MEANS OF ILLUSTRATING TO THE OWNER HOW THE BUILDING, EQUIPMENT AND SYSTEMS ARE INTENDED TO BE INSTALLED, MAINTAINED AND OPERATED. REQUIRED REGULAR MAINTENANCE ACTIONS FOR EQUIPMENT AND SYSTEMS SHALL BE CLEARLY STATED ON A READILY VISIBLE LABEL. THE LABEL SHALL INCLUDE THE TITLE OR PUBLICATION NUMBER FOR THE OPERATION AND MAINTENANCE MANUAL FOR THAT PARTICULAR MODEL AND TYPE OF PRODUCT.

CLOSE-OUT AND WARRANTY

A. THE CONTRACTOR SHALL PROVIDE MARKED AS-BUILT DRAWINGS WHERE EXISTING DUCTWORK, PIPING, EQUIPMENT, AND OTHER COMPONENTS OF THE MECHANICAL SYSTEM, DEVIATE FROM THE ORIGINAL DESIGN DOCUMENTS. THE CONTRACTOR SHALL PROVIDE THE AS-BUILTS WITHIN 90 DAYS OF SUBSTANTIAL COMPLETION.

B. THE CONTRACTOR SHALL PROVIDE A ONE (1) YEAR WARRANTY FOR ALL CONTROLS, MATERIAL, EQUIPMENT, AND LABOR. FIVE (5) YEAR WARRANTY FOR ALL COMPRESSORS AND TEN (10) YEAR WARRANTY FOR COMPRESSORS.

C. UPON COMPLETION OF WORK, CLEAN, OIL AND GREASE ALL FANS, MOTORS, OTHER RUNNING EQUIPMENT AND APPARATUS AND MAKE CERTAIN THAT ALL SUCH APPARATUS AND MECHANISMS ARE IN PROPER WORKING ORDER AND MADE READY FOR TEST.

D. PROVIDE THREE COMPLETE SETS OF FILTERS FOR ALL EQUIPMENT: (1) SET FOR CONSTRUCTION USE, (1) REPLACEMENT SET PRIOR TO BALANCING, (1) REPLACEMENT SET TO OWNER.

SECTION 23 05 17 - SLEEVES, SEALS AND ESCUTCHEONS

A. INSTALL SLEEVES WHERE PIPES PASS THROUGH WALLS, COLUMNS, BEAMS, OR FLOORS. SLEEVES: GALVANIZED STEEL OR WROUGHT IRON PIPE. CUT SLEEVES PASSING THROUGH WALLS AND FLOORS ABOVE GRADE FLUSH WITH THE WALL. INSTALL SLEEVES OF SUFFICIENT DIAMETER TO ALLOW FOR EXPANSION AND CONTRACTION AND PIPE COVERING.

B. PROVIDE NICKEL-PLATED CAST IRON ESCUTCHEONS WHERE PIPES PASS THROUGH FLOORS, CEILINGS OR WALLS IN FINISHED AREAS.

SECTION 23 05 53 - HVAC IDENTIFICATION

A. FURNISH AND INSTALL NAMEPLATES ON ALL HVAC EQUIPMENT PROVIDED BY OWNER AND CONTRACTOR. NAMEPLATES SHALL BE MADE FROM WHITE ENGRAVING STOCK WITH BLACK LETTERS AND BLACK FOUR EDGE BEVEL. WORDING SHALL DESCRIBE ITEMS USING SAME DESIGNATION AS THE ELECTRICAL PANEL SCHEDULE, AND NAMEPLATES SHALL BE ATTACHED USING PROPER SIZE AND TYPE STAINLESS-STEEL BOLTS OR SELF-DRILLING SCREWS.

B. GLUE-ON, TAPE-ON OR TAPE TYPE NAMEPLATES ARE NOT ACCEPTABLE.

C. PROVIDE OWNER WITH ALL ORIGINAL EQUIPMENT MANUALS INCLUDING INSTALLED EQUIPMENT SPECIFICATIONS, REQUIRED MAINTENANCE ACTIONS, AND SYSTEM CONTROL MAINTENANCE PER IECC REQUIREMENTS.

D. PROVIDE MARKERS ON CEILING GRID, WHERE VAV IS LOCATED ABOVE CEILING.

SECTION 23 05 93 – TESTING, ADJUSTING, AND BALANCING FOR HVAC

A. PERFORM TESTING AND BALANCING PROCEDURES ON EACH SYSTEM.

B. CUT INSTALLATION AND DUCTS FOR INSTALLATION OF TEST PROBES TO THE MINIMUM EXTENT NECESSARY TO ALLOW ADEQUATE PERFORMANCE OF PROCEDURES. AFTER TESTING AND BALANCING, CLOSE PROBE HOLES AND PATCH INSULATION WITH NEW MATERIALS IDENTICAL TO THOSE REMOVED. RESTORE VAPOR BARRIER AND FINISH ACCORDING TO THE INSULATION SPECIFICATIONS FOR THIS PROJECT.

C. MARK EQUIPMENT SETTINGS WITH PAINT OR OTHER SUITABLE, PERMANENT IDENTIFICATION MATERIAL, INCLUDING DAMPER CONTROL POSITIONS, VALVE INDICATORS, FAN-SPEED-CONTROL LEVERS, AND SIMILAR CONTROLS AND DEVICES TO SHOW FINAL SETTINGS.

D. MAKE ANY CHANGES IN THE PULLEYS, BELTS AND DAMPERS AS REQUIRED FOR CORRECT BALANCE AS RECOMMENDED BY THE TEST AND BALANCE AGENCY AT NO ADDITIONAL COST TO THE OWNER.

E. TAB REPORTS: SUBMIT TESTING, ADJUSTING AND BALANCING REPORTS TO BUILDING OWNER, ENGINEER OF RECORD, AND BUILDING DEPARTMENT INSPECTOR. THE REPORTS SHALL BE CERTIFIED PROOF THAT THE SYSTEM HAS BEEN TESTED, ADJUSTED AND BALANCED; ARE ACCURATE REPRESENTATION OF HOW THE SYSTEM HAS BEEN INSTALLED; ARE A TRUE REPRESENTATION OF HOW THE SYSTEMS ARE OPERATING AT THE COMPLETION OF THE TESTING, ADJUSTING, AND BALANCING PROCEDURES; AND ARE AN ACCURATE RECORD OF ALL FINAL QUANTITIES MEASURED, TO ESTABLISH NOMINAL OPERATING VALUES OF THE SYSTEMS.

SECTION 23 31 13 – DUCTS

NOTE: THE INSTALLATION OF THE HVAC SYSTEM, INCLUDING BUT NOT LIMITED TO, RETURN AND SUPPLY DROPS, TRUNK LINES, BRANCH LINES AND DIFFUSERS SHALL BE COMPLETED IN SUCH A MANNER TO PRESENT A SYSTEM SUITABLE FOR THE INTENDED PURPOSE. ANY PART OF THE SYSTEM NOT CONFORMING TO THE ABOVE PURPOSE SHALL BE REMOVED AND REPLACED BY THIS CONTRACTOR.

A. SUPPLY GALVANIZED SHEET METAL WORK IN ACCORDANCE WITH ASHRAE OR SMACNA STANDARDS. SIZE OF DUCT INDICATED ON DRAWINGS IS FINISHED INSIDE DIMENSION.

B. PROVIDE OFFSETS, ELBOWS, AND TRANSITIONS IN DUCTWORK WHERE NECESSARY, WHETHER OR NOT SHOWN.

C. USE WEIGHTS, BRACING, JOINTS, AND ALL DETAILS IN ACCORDANCE WITH SMACNA.

D. RECTANGULAR DUCTS OVER 12 INCHES WIDE SHALL BE CROSS BROKEN EXCEPT WHERE DUCTWORK IS TO BE INSULATED.

E. MAKE INTERIOR OF DUCT SMOOTH AND JOINTS AIR TIGHT. TO ENSURE TIGHTNESS, CAULK ALL JOINTS. MAKE THE ENTIRE INSTALLATION RIGID WITH DUCTWORK FREE FROM RATTLES AND AIR NOISES WHEN IN OPERATION.

F. MAKE ELBOWS WITH INSIDE RADIUS EQUAL TO THE WIDTH OF THE DUCT EXCEPT WHERE OTHERWISE SPECIFIED OR NECESSITATED BY UNAVOIDABLE SPACE CONDITIONS. WHERE INSIDE RADIUS IS LESS THAN 3/4 (THREE FOURTHS) THE DUCT WIDTH, MULTIPLE TURNING VANES SHALL BE PROVIDED. PROVIDE SQUARE ELBOWS WITH DOUBLE THICKNESS VANES.

G. INCLUDE ANGLE OF DIVERGENCE FOR ENLARGEMENT NOT TO EXCEED 15 DEGREES WHERE SPACE CONDITIONS PERMIT. INCLUDE ANGLE OF CONVERGENCE FOR CONTRACTING NOT TO EXCEED 30 DEGREES.

H. PROVIDE FLEXIBLE DUCT CONNECTIONS AT CONNECTION POINTS TO A/C UNITS FOR BOTH SUPPLY AND RETURN DUCTS, AND AT OTHER LOCATIONS INDICATED ON THE DRAWINGS. FLEXIBLE CONNECTIONS ARE TO BE MADE WITH WOVEN CANVAS COLLARS NOT LESS THAN TWO INCHES (2") LONG. SECURE COLLARS TO THE DUCT AND FAN CONNECTIONS BY GALVANIZED CHANNELS. PROVIDE A BRAIDED COPPER BRIDGE STRAP ACROSS FLEXIBLE CONNECTIONS. PROVIDE FLEXIBLE CONNECTIONS AT CONNECTION TO EACH FAN.

I. INSTALL REGISTERS, GRILLES AND DIFFUSERS AS INDICATED.

J. ALL TAPS INTO MAIN DUCT FOR BRANCH LINES SHALL BE MADE WITH CONICAL SPIN-IN FITTINGS WITH DAMPERS.

K. INSULATED FLEXIBLE DUCT MAY BE USED IN MAXIMUM LENGTHS OF 5'-0" PER BRANCH RUN. THE BALANCE OF THE RUN SHALL BE HARD PIPE WITH 1" INSULATED SLEEVE. FLEXIBLE DUCT SHALL BE THERMAFLEX M-KC. FLEX DUCT SHALL HAVE A MINIMUM R-VALUE OF 8.0.

SECTION 23 33 00 - AIR DUCT ACCESSORIES

A. PROVIDE MANUAL LOUVER DAMPERS WHERE SHOWN ON THE PLANS AND WHERE NECESSARY FOR THE PROPER REGULATION OF THE AIR HANDLING SYSTEM, AND LOCATE AS TO BE ACCESSIBLE AFTER THE BUILDING IS COMPLETED, I.E., BUT REMOVING A MARKED TILE, ACCESS PANEL, OR OTHER APPROVED METHOD. DAMPERS SHALL BE RUSKIN CD-35.

B. WHERE LOUVER DAMPERS OR SPLITTER DAMPERS ARE LOCATED IN CONCEALED LOCATIONS, PROVIDE WITH MODEL 301, 302, 900, 901, OR 914 OPERATORS, AS REQUIRED. MANUFACTURER: YOUNG REGULATOR COMPANY.

C. FOR ALL OTHER MANUAL DAMPERS, PROVIDE A HAND LEVEL WITH A QUADRANT AND SET SCREW. PROVIDE BEARINGS AT BOTH ENDS OF THE SHAFT. CLEARLY MARK ALL DAMPER OPERATORS TO INDICATE "OPEN" AND "CLOSED POSITIONS.

D. INSTALL NFPA APPROVED AND U.L. LABELED FIRE, SMOKE, OR COMBINATION DAMPERS IN ALL LOCATIONS INDICATED OR REQUIRED BY LOCAL AND OTHER ORDINANCES AND CODES AND REQUIREMENTS. APPROVAL OF OWNER FOR ACCESS DOOR LOCATION REQUIRED.

E. OUTDOOR AIR INTAKE AND EXHAUST OPENING DAMPERS SHALL BE PROVIDED WITH CLASS 1 MOTORIZED DAMPER. THE DAMPERS SHALL HAVE A MAXIMUM LEAKAGE RATE OF 4 CFM PER SQUARE FOOT AT 1.0" WATER GAUGE WHEN TESTED IN ACCORDANCE WITH AMCA 500D.

SECTION 23 34 23 - HVAC POWER VENTILATORS

A. MANUFACTURERS:
   a. GREENHECK
   b. COOK
   c. TWIN CITY

B. STATIC AND DYNAMICALLY BALANCED: COMPLY WITH AMCA 204.

C. PERFORMANCE RATINGS: COMPLY WITH AMCA 210, BEARING CERTIFIED RATING SEAL.

D. SOUND RATINGS: COMPLY WITH AMCA 301, TESTED TO AMCA 300, BEARING CERTIFIED SOUND RATINGS SEAL.

E. FABRICATION: COMPLY WITH AMCA 99.

F. UL COMPLIANCE: UL 705, LISTED, LABELED, DESIGNED, MANUFACTURED, AND TESTED.

G. ELECTRICAL COMPONENTS: LISTED AND CLASSIFIED BY UNDERWRITERS LABORATORIES INC. AS SUITABLE FOR THE PURPOSE SPECIFIED AND INDICATED.

H. ENCLOSED SAFETY SWITCHES: COMPLY WITH NEMA 250.

I. FAN UNIT: V-BELT OR DIRECT DRIVEN AS INDICATED, WITH SPUN ALUMINUM HOUSING; RESILIENT MOUNTED MOTOR; 1/2 INCH MESH, 0.62 INCH THICK ALUMINUM WIRE BIRDSCREEN;DISCONNECT SWITCH: FACTORY WIRED, NONFUSIBLE, IN HOUSING FOR THERMAL OVERLOAD PROTECTED MOTOR AND WALL MOUNTED MULTIPLE SPEED SWITCH.

J. BACKDRAFT DAMPER: GRAVITY ACTUATED, ALUMINUM MULTIPLE BLADE CONSTRUCTION, FELT EDGED WITH OFFSET HINGE PIN, NYLON BEARINGS, BLADES LINKED, AND LINE VOLTAGE MOTOR DRIVE, POWER OPEN, SPRING RETURN.

K. SHEAVES: CAST IRON OR STEEL, DYNAMICALLY BALANCED, BORED TO FIT SHAFTS AND KEYED; VARIABLE AND ADJUSTABLE PITCH MOTOR SHEAVE SELECTED SO REQUIRED RPM GETS ATTAINED WITH SHEAVES SET AT MID-POSITION; FAN SHAFT WITH SELF-ALIGNING PRE-LUBRICATED BALL BEARINGS.

L. INSTALL IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

M. SECURE ROOF EXHAUSTERS WITH CADMIUM PLATED STEEL LAG SCREWS TO ROOF CURB.

N. EXTEND DUCTS TO ROOF EXHAUSTERS INTO ROOF CURB. COUNTERFLASH DUCT TO ROOF OPENING.

O. PROVIDE SHEAVES REQUIRED FOR FINAL AIR BALANCE.

P. INSTALL BACKDRAFT DAMPERS ON INLET TO ROOF EXHAUSTERS.

SECTION 23 37 00 - AIR INLETS AND OUTLETS

A. ALL SUPPLY DIFFUSERS AND RETURN GRILLES SHALL BE AS SCHEDULED ON DRAWINGS, WITH OWNER / ARCHITECT APPROVED COLOR AND BAKED ON ENAMEL FINISH.

B. ALL EXHAUST GRILLES SHALL BE AS SCHEDULED ON DRAWINGS, WITH OWNER / ARCHITECT APPROVED COLOR, AND BAKED ON ENAMEL FINISH.

C. CONTRACTOR SHALL INSULATE BACKS OF ALL SUPPLY DIFFUSERS.

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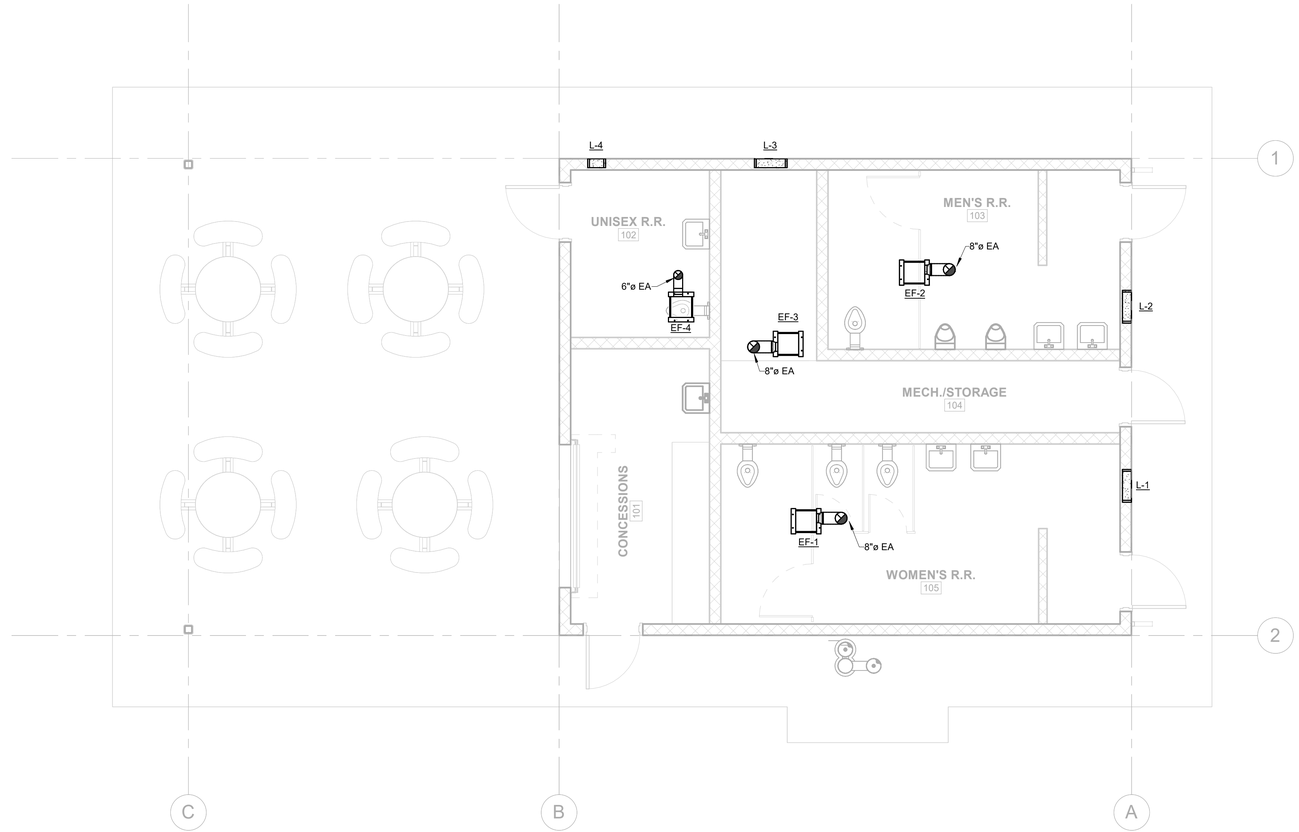
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MECHANICAL SPECIFICATIONS

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THIS OUTDOOR RESTROOM FACILITY HAS BEEN DESIGNED FOR NATURAL VENTILATION ONLY. NO MECHANICAL, HEATING, FREEZE PROTECTION, OR CONDITIONED SPACE IS PROVIDED AS PART OF THE DESIGN. THE DOMESTIC WATER PLUMBING SYSTEM SHALL BE FULLY DRAINED AND WINTERIZED, AND PLACED OUT OF SERVICE DURING PERIODS OF COLD WEATHER OR WHEN FREEZING CONDITIONS MAY OCCUR. THE OWNER/CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING ALL REQUIRED WINTERIZATION PROCEDURES TO PROTECT PLUMBING COMPONENTS FROM FREEZING DAMAGE.



1 MECHANICAL FLOOR PLAN
1/4" = 1'-0"

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MECHANICAL FLOOR PLAN

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FAN SCHEDULE

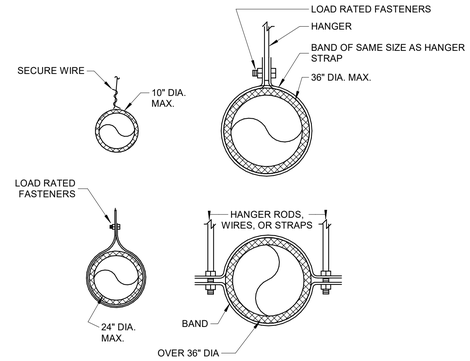
MARK	DESCRIPTION	LOCATION	CFM	STATIC PRESSURE	POWER (HP)	FAN RPM	ELECTRICAL DATA			WEIGHT (LBS)	BASIS OF DESIGN	REMARKS
							VOLT/PHASE	MCA	MOCP			
EF-1	CEILING EXHAUST FAN	WOMEN'S R.R.	250	0.20	0.04	1054	115/1	1.9	15	24	GREENHECK / SP-A390-VG	1-4
EF-2	CEILING EXHAUST FAN	MEN'S R.R.	250	0.20	0.04	1054	115/1	1.9	15	24	GREENHECK / SP-A390-VG	1-4
EF-3	CEILING EXHAUST FAN	MECH./STORAGE	150	0.20	0.02	901	115/1	1.9	15	24	GREENHECK / SP-A390-VG	1-4
EF-4	CEILING EXHAUST FAN	UNISEX R.R.	100	0.21	0.02	901	115/1	1.9	15	24	GREENHECK / SP-A390-VG	1-4

1. FAN SHALL OPERATE ON A TIMECLOCK.
2. PROVIDE FAN SPEED CONTROLLER.
3. PROVIDE BACKDRAFT DAMPER.
4. PROVIDE DISCONNECT SWITCH.

LOUVER SCHEDULE

MARK	DESCRIPTION	SIZE	P.D.	CFM	FREE AREA (SQ.FT.)	FACE VELOCITY (FPM)	BASIS OF DESIGN	REMARKS
L-1	ADJUSTABLE OPERABLE LOUVER	22"x12"	0.03	250	0.5	500	GREENHECK / EAD-632W	1,2
L-2	ADJUSTABLE OPERABLE LOUVER	22"x12"	0.03	250	0.5	500	GREENHECK / EAD-632W	1,2
L-3	ADJUSTABLE OPERABLE LOUVER	22"x12"	0.03	150	0.5	500	GREENHECK / EAD-632W	1,2
L-4	ADJUSTABLE OPERABLE LOUVER	12"x12"	0.02	100	0.2	454	GREENHECK / EAD-635	1,2

1. COORDINATE COLOR AND FINISH WITH ARCHITECT
2. PROVIDE INSECT SCREEN.



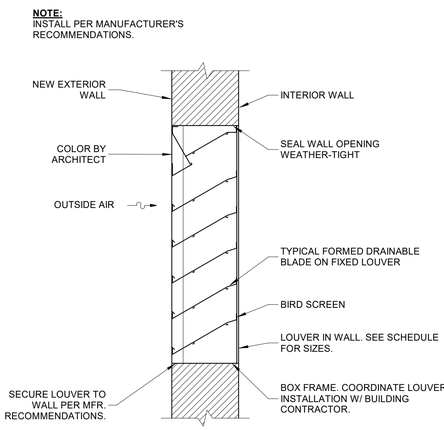
MINIMUM HANGER SIZES FOR ROUND DUCT

DIA.	MAX. SPACING	WIRE DIAMETER	ROD	STRAP
10" DN	12'	(1) 12 GA.	1/4"	1"x22 GA.
11-18"	12'	(2)12 GA. OR (1)8 GA.	1/4"	1"x22 GA.
19-24"	12'	(2) 10 GA.	1/4"	1"x22 GA.
25-36"	12'	(2) 8 GA.	3/8"	1"x20 GA.
37-50"	12'	---	(2)3/8"	(2)1"x20 GA.
51-60"	12'	---	(2)3/8"	(2)1"x18 GA.
61-84"	12'	---	(2)3/8"	(2)1"x16 GA.

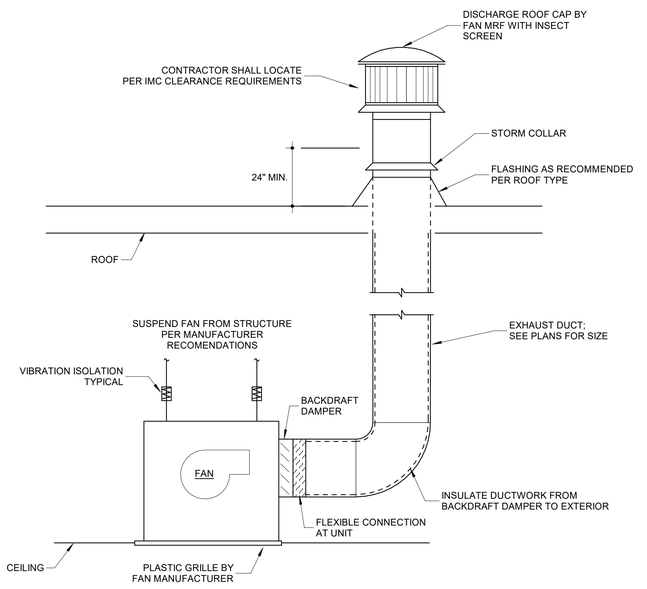
NOTES:

1. STRAPS ARE GALVANIZED STEEL; RODS ARE UNCOATED OR GALVANIZED STEEL; WIRE IS BLACK ANNEALED, BRIGHT BASIC OR GALVANIZED STEEL; ALL ARE ALTERNATIVES.
2. TABULATED DATA FROM 2006 SMACNA STANDARDS ALLOW FOR DUCT REINFORCING AND INSULATION, BUT NOT EXTERNAL.
3. HANGERS MUST NOT DEFORM DUCT SHAPE.

2 ROUND DUCT HANGERS



3 TYPICAL LOUVER DETAIL



1 CEILING EXHAUST FAN DETAIL

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AB25038

COLORADO LICENSED JONATHAN DAVID ARNOLD 0049641 2/6/26 PROFESSIONAL ENGINEER

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MECHANICAL DETAILS & SCHEDULES

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PLUMBING SYMBOLS

PIPING SYSTEMS

- DOMESTIC COLD WATER PIPING
- DOMESTIC HOT WATER PIPING
- DOMESTIC HOT WATER RECIRCULATION PIPING
- SAN — SANITARY PIPING
- V — VENT PIPING
- ST — STORM PIPING
- OST — OVERFLOW STORM PIPING
- CD — CONDENSATE DRAIN PIPING

GENERAL PIPING

- NEW LINEWORK

PIPE VALVES & SYMBOLS

- DIRECTION OF FLOW IN PIPING
- BALL VALVE
- CHECK VALVE
- BUTTERFLY VALVE
- BALANCING VALVE
- GATE VALVE
- DOUBLE CHECK VALVE
- THERMOSTATIC MIXING VALVE
- STRAINER
- STRAINER WITH BLOWOFF
- RELIEF / SAFETY VALVE
- VACUUM BREAKER
- HOSE END BALL VALVE
- UNION
- AQUASTAT
- THERMOMETER
- SHOCK ARRESTOR
- PIPING ELBOW UP
- PIPING ELBOW DOWN
- PIPING TEE UP
- PIPING TEE DOWN
- PIPE CAP
- PIPING REDUCER
- LINE CLEANOUT / WALL CLEANOUT
- HOSE BIBB / WALL HYDRANT
- VENT THRU ROOF
- GARBAGE DISPOSAL UNIT
- 3"FD-1 — FLOOR DRAIN, SIZE AND TYPE
- 3"FCO / 3"GCO — FLOOR / GRADE CLEANOUT, SIZE

SHEET LIST

P000	PLUMBING LEGEND & NOTES
P001	PLUMBING SPECIFICATIONS
P100	PLUMBING BELOW FLOOR PLAN
P101	WASTE & VENT PLUMBING FLOOR PLAN
P102	DOMESTIC WATER PLUMBING FLOOR PLAN
P501	PLUMBING DETAILS
P601	PLUMBING SCHEDULES

ABBREVIATIONS

AAV	AIR ADMITTANCE VALVE
AD	AREA DRAIN
AFF	ABOVE FINISHED FLOOR
BFP	BACKFLOW PREVENTER
BT	BATH TUB
BTU	BRITISH THERMAL UNIT
CB	CATCH BASIN
CD	CONDENSATE DRAIN
CO	CLEANOUT
CP	CIRCULATION PUMP
CW	COLD WATER
DEG,°	DEGREES
DN	DOWN
EWH	ELECTRICAL WATER HEATER
FCO	FLOOR CLEANOUT
FD	FLOOR DRAIN
FFE	FINISHED FLOOR ELEVATION
FS	FLOOR SINK
GCO	GRADE CLEANOUT
GD	GARBAGE DISPOSAL
GPM	GALLONS PER MINUTE
HB	HOSE BIBB
HD	HEAD
HW	HOT WATER
HWC	HOT WATER CIRCULATION
HZ	HERTZ
IE	INVERT ELEVATION
IMB	ICE MAKER BOX
IN W.C.	INCHES OF WATER COLUMN
KW	KILOWATT
L	LAVATORY
LBS	POUNDS
LS	LAUNDRY SINK
LWT	LEAVING WATER TEMPERATURE
MBH	1000 BTU PER HOUR
MFR	MANUFACTURER
MSB	MOP SINK BASIN
N/A	NOT APPLICABLE
NC	NORMALLY CLOSED
NO	NORMALLY OPEN
OD	OVERFLOW DRAIN
PH,ø	PHASE
PIV	POST INDICATOR VALVE
PRV	PRESSURE REDUCING VALVE
QTY	QUANTITY
RPM	REVOLUTIONS PER MINUTE
S	SINK
SA	SHOCK ARRESTOR
SAN	SANITARY
SP	SUMP PUMP
ST	STORAGE TANK
SV	SHOWER VALVE
TDH	TOTAL DYNAMIC HEAD
TEA	THERMAL EXPANSION ABSORBER
TMV	THERMOSTATIC MIXING VALVE
U/F	UNDERFLOOR
U/G	UNDERGROUND
U/S	UNDERSLAB
V	VENT
VTR	VENT THROUGH ROOF
WB	WASHER BOX
WC	WATER CLOSET
WCO	WALL CLEANOUT
WH	WALL HYDRANT

GENERAL NOTES

1. THE PLANS ARE, TO A GREAT EXTENT, DIAGRAMMATIC IN NATURE. DRAWING SCALES SHOULD BE VERIFIED FROM DIMENSIONS ON ARCH. PLANS. THE INFORMATION PRESENTED IS AS EXACT AS COULD BE SECURED.

2. ALL WORK SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES, LAWS, ACTS AND ORDINANCES, AND ALL AUTHORITIES HAVING JURISDICTION.

3. THE COMPLETED INSTALLATION SHALL BE IN ACCORDANCE WITH ALL ENGINEERING REQUIREMENTS, THE OWNER'S DESIGN CRITERIA, UTILITY COMPANY REQUIREMENTS, APPLICABLE INDUSTRY STANDARDS OF GOOD PRACTICE AND SAFETY, AND THE MANUFACTURER'S STRICTEST RECOMMENDATIONS FOR EQUIPMENT AND PRODUCT APPLICATION AND INSTALLATION.

4. RECORD DRAWINGS - PREPARE AND SUBMIT TO THE OWNER RECORD DRAWINGS INDICATING THE EXACT LOCATION OF ALL EQUIPMENT INCLUDING THE EQUIPMENT'S "AS INSTALLED" SIZE(S), MANUFACTURER, MODEL NUMBERS, AND PERFORMANCE RATINGS.

5. SUPPORTS - EQUIPMENT, PIPING, OR ANY OTHER ACCESSORY SHALL NOT BE SUPPORTED FROM OTHER PIPING, DUCTWORK, METAL ROOF DECK, LATERAL BRACING BRIDGING, OR CONDUIT. ITEMS SHALL ONLY BE SUPPORTED FROM BUILDING STRUCTURE.

6. COORDINATE EXACT LOCATION OF ALL PIPING AND EQUIPMENT WITH STRUCTURAL, ARCHITECTURAL, ELECTRICAL, AND OTHER MECHANICAL SYSTEMS.

7. WHERE MOUNTING HEIGHTS ARE NOT DETAILED OR DIMENSIONED, INSTALL MECHANICAL SERVICES AND OVERHEAD EQUIPMENT TO PROVIDE THE MAXIMUM HEADROOM POSSIBLE.

8. ALL PIPING TO VIBRATING EQUIPMENT SHALL HAVE FLEXIBLE CONNECTORS.

9. COORDINATE ALL ROOF AND CHASE PENETRATIONS WITH STRUCTURAL DRAWINGS AND ROOF INSTALLER.

10. ALL TESTS SHALL BE COMPLETED BEFORE ANY MECHANICAL EQUIPMENT OR PIPING INSULATION IS APPLIED.

11. ACCESS PANELS ARE REQUIRED (MIN. 18"X18") FOR ACCESS TO EVERY VALVE AND CONTROL SENSOR IF NOT OTHERWISE ACCESSIBLE. ACCESS PANEL SHALL BE APPROVED BY ARCHITECT/ENGINEER. COORDINATE PANEL LOCATIONS WITH THE ARCHITECT PRIOR TO INSTALLATION.

12. PROVIDE SHUTOFF VALVES IN ALL DOMESTIC WATER PIPING SYSTEM BRANCHES IN WHICH BRANCH PIPING SERVES TWO OR MORE FIXTURES.

13. ROUTE ALL PIPING PARALLEL TO BUILDING WALLS, STRUCTURE AND FEATURES, AS HIGH AS POSSIBLE, AND OFFSET AS NECESSARY TO AVOID STRUCTURAL MEMBERS, MECHANICAL EQUIPMENT AND THE LIKE.

14. REFER TO ARCHITECTURAL DRAWINGS FOR MOUNTING HEIGHTS OF STANDARD AND ACCESSIBLE PLUMBING FIXTURES.

15. SLOPE ALL SANITARY WASTE PIPE SIZES 2-1/2" AND UNDER AT 1/4 INCH PER FOOT.

16. SLOPE ALL SANITARY WASTE PIPE SIZES 3" AND ABOVE AT 1/8 INCH PER FOOT.

17. SLOPE ALL CONDENSATE DRAINAGE PIPING AT 1/8 INCH PER FOOT.

18. ALL QUICK-CLOSING DOMESTIC WATER VALVES SHALL BE PROVIDED WITH WATER HAMMER ARRESTORS, CONFORMING TO ASSE 1010, INSTALLED PER PDI-WH102, AS NECESARY TO PREVENT WATER HAMMER FROM OCCURING. INCLUDING BUT NOT LIMITED TO CLOTHES WASHERS, DISHWASHERS, FLUSH VALVES, ICE MAKERS, AND COFFEE MAKERS.

APPLICABLE CODES

LOCAL AHJ: FIRESTONE, CO

2018 INTERNATIONAL BUILDING CODE
2018 INTERNATIONAL MECHANICAL CODE
2018 INTERNATIONAL PLUMBING CODE
2018 INTERNATIONAL ENERGY CONSERVATION CODE
2023 NATIONAL ELECTRICAL CODE

GENERAL SYMBOLS

- (X) — KEY NOTE REFERENCE
- (X) — RISER DIAGRAM REFERENCE
- Name / Elevation — ELEVATION MARK
- 1 / A-101 SIM — SECTION CUT: UPPER NUMBER INDICATES DETAIL, LOWER NUMBER INDICATES SHEET
- 1 / A-101 SIM — DETAIL REFERENCE: UPPER NUMBER INDICATES DETAIL, LOWER NUMBER INDICATES SHEET
- NOT IN SCOPE AREA

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PLUMBING LEGEND & NOTES

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DIVISION 22 00 00 - PLUMBING SPECIFICATIONS

PART 1 - GENERAL

I. CODES

A. ALL EQUIPMENT AND THE ENTIRE INSTALLATION SHALL BE IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF THE LATEST EDITION OF THE INTERNATIONAL PLUMBING CODE, O.S.H.A. REQUIREMENTS, LIFE SAFETY CODE AND ALL APPLICABLE LOCAL AND STATE LAWS AND ORDINANCES.
B. THE CONTRACTOR SHALL PAY ALL INSPECTION FEES AND PURCHASE ALL PERMITS REQUIRED FOR THIS WORK.

II. LOCATION OF EQUIPMENT

A. THE CONTRACTOR SHALL NOTE THAT THE PLUMBING DRAWINGS ARE INTENDED TO INDICATE ONLY THE EXTENT DIAGRAMMATICALLY, GENERAL CHARACTER AND LOCATION OF THE WORK. WORK INTENDED, BUT HAVING MINOR DETAILS OBVIOUSLY OMITTED, SHALL BE FURNISHED AND INSTALLED COMPLETE BY THIS CONTRACTOR AT HIS EXPENSE.

III. ROUGH-IN

A. VERIFY FINAL LOCATIONS FOR ROUGH-INS WITH SHOP DRAWINGS, FIELD MEASUREMENTS AND WITH THE REQUIREMENTS OF THE ACTUAL EQUIPMENT TO BE CONNECTED PRIOR TO ROUGH-IN.
B. REFER TO EQUIPMENT SPECIFICATIONS IN DIVISIONS 1 THROUGH 15 FOR ROUGH-IN REQUIREMENTS.
C. OBTAIN FROM OWNER AND GENERAL CONTRACTOR COPIES OF "EQUIPMENT BROCHURE" AND A SET OF SHOP DRAWINGS OF EQUIPMENT BEFORE ROUGHING IN ANY WATER, WASTE, CONNECTIONS, ETC. CHANGES RESULTING FROM FAILURE TO OBTAIN THIS INFORMATION WILL NOT RESULT IN ADDITIONAL COST.

IV. WARRANTIES

A. GUARANTEE ALL PLUMBING SYSTEM MATERIALS AND WORKMANSHIP TO BE FREE FROM DEFECTS FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE AND PROPERLY CORRECT LATENT DEFECTS ARISING WITHIN THIS PERIOD UPON NOTIFICATION BY THE OWNER'S REPRESENTATIVE WITHOUT ADDITIONAL COMPENSATION.

V. CHANGES

A. THE DRAWINGS INDICATE GENERALLY THE LOCATIONS OF PLUMBING FIXTURES, APPARATUS, PIPING, ETC., BUT IF, BEFORE INSTALLATION, IT IS FOUND NECESSARY TO CHANGE THE LOCATION OF SAME TO ACCOMMODATE THE CONDITIONS AT THE BUILDING, SUCH CHANGES SHALL BE MADE WITHOUT ADDITIONAL COST TO THE OWNER AND AS DIRECTED BY THE OWNER.

VI. PLUMBING SUBMITTALS

A. SUBMITTAL ARE REQUIRED ON THE ITEMS LISTED BELOW. PROVIDE ALL ITEMS AS LISTED ON SCHEDULES OR AN EQUAL APPROVED ALTERNATE.

1. PIPING
   a. WASTE AND VENT CAST IRON; TYLER, AB&I, CHARLOTTE
   b. WASTE AND VENT PVC; CHARLOTTE, JM EAGLE, CRESLINE
   c. DOMESTIC WATER COPPER; MULLER, CERRO, STREAMLINE

B. LOW FLOW REQUIREMENTS

1. 1.6 GPF WATER CLOSETS
2. 0.5 GPF URINALS
3. 0.5 GPM LAVATORY FAUCETS
4. 1.5 GPM KITCHEN FAUCETS

VII. AS BUILT DRAWINGS

A. FURNISH THE OWNER TWO (2) HARD COPIES AND ONE (1) SOFT COPY OF AS-BUILT DRAWINGS AND O&M MANUALS UPON COMPLETION OF THE WORK.

PART 2 - PRODUCTS

I. PIPING

A. SANITARY DRAIN LINES AND BRANCHES SHALL BE SOLID-CORE SCHEDULE 40 PVC (FOAM-CORE PVC WILL NOT BE ACCEPTED) WITH GLUED JOINTS, CONFORMING TO ASTM D 2665, DWV, INSTALLED TO ASTM D2321 STANDARD CAST-IRON PIPE AND FITTINGS (CISPI 310) CONFORMING TO ASTM A 888 OR CISPI 301 (WITH "CI" CISPI COLLECTIVE TRADEMARK) FOR ABOVE GRADE SANITARY AND VENT PIPING SHALL BE PROVIDED AS A PRICING OPTION FOR THE OWNER'S APPROVAL.
B. HOT AND COLD WATER PIPE ABOVE CEILING SHALL BE ASTM B88 TYPE "L" HARD DRAWN, NSF/ANSI 61, COPPER WITH ASME B16.22 WROUGHT COPPER FITTINGS, 100% LEAD-FREE SOLDER JOINTS; APPLY ASTM B 813 WATER WASHABLE FLUX TO END OF TUBE, JOIN COPPER TUBE AND FITTINGS ACCORDING TO ASTM B 828 OR CDA'S "COPPER TUBE HANDBOOK."
C. ALL WATER PIPING BELOW GRADE SHALL BE ASTM B88 TYPE "K" SOFT COPPER WITH NO JOINTS, OR PEX PIPING WITH OWNER'S APPROVAL.
D. BRASS, COPPER AND CHROME PLATED MANUFACTURERD PIPE NIPPLES SHALL BE CONFORM TO ASTM B 687. STEEL MANUFACTURED PIPE NIPPLES SHALL CONFORM TO ASTM A 733.
E. EXPOSED PIPE IN RESTROOMS SHALL BE CHROME PLATED BRASS WITH CHROME PLATED WALL PLATES. AMERICAN BRASS CO. OR EQUIVALENT.
F. ALTERNATIVE PIPE MATERIALS, SUCH AS PROPRESS OR PEX FOR DOMESTIC WATER, SHALL BE ALLOWED WITH ACCEPTANCE FROM OWNER AND ENGINEER ONLY. MODIFICATIONS TO DESIGN AND LAYOUT OF PIPING SYSTEMS TO ACCOMODATE ALTERNATIVE MATERIALS SHALL BE THE CONTRACTOR'S RESPONSIBILITY.

II. CLEANOUTS

A. WALL CLEANOUTS SHALL BE CAST IRON TEE WITH COUNTERSUNK BRASS PLUG AND STAINLESS STEEL ACCESS COVER WITH STAINLESS STEEL SCREW. THEY SHALL BE OF STANDARD PIPE SIZES.
B. FLOOR CLEANOUTS SHALL HAVE CAST IRON BODY, NICKEL BRONZE SCORIATED TOP AND RUBBER GASKETED CONNECTION, AS SCHEDULE OF APPROVED EQUAL.

III. VALVES

A. BALL VALVES SHALL BE 125 POUND, SCREWED, ALL BRONZE, TWO PIECE, FULL PORT DESIGN. NIBCO T-580 OR EQUIVALENT. NSF/ANSI 61 COMPLIANT.
B. BALANCING VALVES SHALL BE LEAD FREE, CALIBRATED TYPE, SUITABLE FOR POTABLE WATER SYSTEMS, MEETING NSF-61. BELL AND GOSSETT CIRCUIT SETTER OR THERMOMEGATECH CIRCUIT SOLVER UNION ASEMBLY.

IV. P-TRAPS

A. FLOOR DRAINS SHALL HAVE CAST IRON DEEP SEAL TRAPS WITH PROSET TRAP GUARDS, NOT TO BE INTEGRAL WITH DRAINS.
B. SINKS AND LAVATORIES SHALL HAVE CHROME PLATED COPPER P-TRAPS, 17 GA. MINIMUM.

V. ESCUTCHEON PLATES

A. CHROME PLATED ESCUTCHEON PLATES FOR ALL EXPOSED PIPE PASSING THROUGH WALLS, FLOORS, OR CEILINGS.

VI. FLOOR DRAINS AND FLOOR SINKS

A. FLOOR DRAINS SHALL BE AS SCHEDULED OR APPROVED EQUAL, 5" ROUND STRAINER.
B. FLOOR RECEPTOR SHALL BE AS SCHEDULED OR APPROVED EQUAL, WITH 1/2 GRATE.

VII. PIPE INSULATION

A. PROVIDE RIGID FIBERGLASS PIPE INSULATION WITH INTEGRAL VAPOR BARRIER. INSULATE HOT AND COLD WATER PIPING IN ACCORDANCE WITH 2018 IECC TABLE C403.11.3:

FLUID OPERATING TEMPERATURE RANGE AND USAGE(°F)	INSULATION CONDUCTIVITY		NOMINAL PIPE OR TUBE SIZE (INCHES)				
	CONDUCTIVITY BTU *IN.(H *SF *(°F)	MEAN RATING TEMPERATURE (°F)	< 1"	1" TO <1-1/2"	1-1/2" TO < 4"	4" TO < 8"	> 8"
> 350	0.32 - 0.34	250	4.5	5.0	5.0	5.0	5.0
251-350	0.29 - 0.32	200	3.0	4.0	4.5	4.5	4.5
201 - 250	0.27 - 0.30	150	2.5	2.5	2.5	3.0	3.0
141 - 200	0.25 - 0.29	125	1.5	1.5	2.0	2.0	2.0
105 - 140	0.21 - 0.28	100	1.0	1.0	1.5	1.5	1.5
40 - 60	0.21 - 0.27	75	0.5	0.5	1.0	1.0	1.0
< 40	0.20 - 0.26	50	0.5	1.0	1.0	1.0	1.5

GENERAL NOTES:

A. FOR PIPING SMALLER THAN 1-1/2" LOCATED IN PARTITIONS IN CONDITIONED SPACE, INSULATION CAN BE REDUCED BY 1", BUT NOT LESS THAN 1" IN THICKNESS.

PART 3 - EXECUTION

I. INSTALLATION OF PIPING

A. ALL BELOW GRADE PIPE INSTALLATION SHALL BE IN ACCORDANCE WITH IPC SECTION 306, TRENCHING, EXCAVATION AND BACKFILL.
B. ON VERTICAL SANITARY DRAIN LINES, CONNECT ALL SOIL AND WASTE INLETS THROUGH SANITARY TEES, WYES, OR WYES AND EIGHT BENDS. SHORT RADIUS FITTINGS MAY BE USED FOR VENT PIPING. ON HORIZONTAL LINES, CONNECT ALL WASTE AND SOIL CONNECTIONS THROUGH WYES, OR WYES AND EIGHTH BENDS. DOUBLE BRANCH FITTINGS MAY BE USED ON VERTICAL LINES AND HORIZONTAL RUNS PROVIDING PROPER GRADES CAN BE MAINTAINED.
C. MAKE SCREW JOINTS BETWEEN CAST IRON PIPES AND OTHER PIPES WATER-TIGHT WITH APPROVED COMPOUND. JOIN BELL & SPIGOT PIPING WITH THE USE OF AN APPROVED NEOPRENE RUBBER GASKET CONFORMING TO ASTM C 564.
D. LAY HORIZONTAL DRAIN PIPES TO UNIFORM GRADE; RISER PIPES, VERTICAL. MAKE CHANGES IN DIRECTIONS OF DRAIN PIPES WITH LONG BENDS. NO SCREWED JOINTS PERMITTED IN DRAIN PIPES, EXCEPT AS DESCRIBED HEREIN BEFORE.
E. PITCH ALL HORIZONTAL DRAINS 1/8" PER FOOT MINIMUM, OR AS PER LOCAL CODE.
F. PROVIDE CLEANOUTS AT EVERY CHANGE IN DIRECTION OF MORE THAN FORTY-FIVE DEGREES AND EVERY FIFTY FEET AS REQUIRED BY LOCAL CODES.
G. CUT BRASS AND COPPER PIPE BY MEANS OF A TUBING CUTTER. REMOVE ALL BURRS AND METAL CHIPS, DIRT, ETC., BEFORE JOINING PIPE. CHROME PLATED PIPE SHALL SHOW NO WRENCH MARKS AFTER INSTALLATION; NO THREADS SHALL SHOW.
H. ADEQUATELY SUPPORT ALL PIPING ABOVE FLOORS, INSIDE THE BUILDING FROM OR ON THE BUILDING STRUCTURE. SUPPORT PIPING SUSPENDED FROM THE BUILDING STRUCTURE BY MEANS OF THE SPECIFIED PIPE HANGERS AND RODS. MAKE MAXIMUM SPACING BETWEEN PIPE SUPPORTS AS FOLLOWS:

PIPING MATERIAL	MAXIMUM HORIZONTAL SPACING	MAXIMUM VERTICAL SPACING
CAST IRON	5 FEET	15 FEET
COPPER TUBE	12 FEET	10 FEET
COPPER TUBE 1-1/2" AND LARGER	10 FEET	10 FEET
COPPER TUBE 1-1/4" AND SMALLER	6 FEET	10 FEET
PEX PIPE	2.67 FEET / 32 INCH	10 FEET
PVC / ABS	4 FEET	10 FEET
SUPPORT ALL VERTICAL PIPING AT BASE		

II. INSTALLATION OF VALVES

A. ISOLATE ALL MAJOR ASSEMBLIES AS SHOWN ON THE DRAWINGS AND AS REQUIRED FOR PROPER OPERATION AND MAINTENANCE. ALL VALVES SHALL BE ACCESSIBLE. PROVIDE VALVE BOXES AND ACCESS PANELS WHERE REQUIRED FOR ACCESSIBILITY.

III. INSTALLATION OF TRAPS

A. TRAP EACH FIXTURE BY WATER SEALING TRAP PLACED AS NEAR THE FIXTURE AS POSSIBLE.
B. VENT ALL TRAPS AS PER LOCAL PLUMBING CODE REQUIREMENTS.

IV. INSTALLATION OF PIPE SLEEVES

A. INSTALL PIPE SLEEVES AT ALL LOCATIONS WHERE PIPE PASSES THROUGH WALLS, FLOORS, OR CEILINGS ABOVE OR BELOW GRADE.
B. WHERE SUBJECT TO MOISTURE, SEAL SLEEVES WITH WATER-TIGHT SEALANT.

V. INSTALLATION OF AIR CHAMBERS

A. INSTALL A WATER HAMMER ARRESTOR AT EACH FIXTURE, OR GROUP OF FIXTURES. WATER HAMMER ARRESTERS, SHALL BE ZURN SHOKTROL SIZED AND INSTALLED PER MANUFACTURER'S RECOMMENDATION.

VI. INSTALLATION OF FIXTURE TRIM AND FITTINGS

A. INSTALL THE FIXTURE TRIM AND FITTINGS SPECIFIED, TAKING CARE TO PROPERLY ANCHOR EACH FIXTURE.
B. WHEN THE USE OF A WRENCH IS NECESSARY ON CHROMIUM PLATED PIPING, PROTECT THE PIPE FROM MARRING BY USE OF FELT OF CLOTH WRAPPING BENEATH WRENCH JAWS.
C. FLEXIBLE SUPPLIES TO FIXTURES SHALL COMPLY WITH ASME A112.18, AND ACCESS SHALL BE PROVIDED PER IPC.

VII. INSTALLATION OF PIPE INSULATION

A. INSULATE ALL WATER PIPING AND CONDENSATE DRAINAGE PIPING. ALSO INSULATE ALL DRAIN LINES FROM ICE BINS.

VII. TESTS AND INSPECTIONS

A. MAKE ALL WATER, AIR AND GAS TESTS OF THE PIPING SYSTEMS IN THE PRESENCE OF AND TO THE SATISFACTION OF THE OWNER OR HIS DESIGNATED REPRESENTATIVE, AND LOCAL OFFICIALS. CONDUCT THESE TESTS AT SUCH PLACES AND WITH TIMING TO PERMIT WORK TO PROCEED WITH AS LITTLE INTERRUPTION AS POSSIBLE. MAKE TEST BEFORE WORK IS CONCEALED.
B. TEST WATER PIPING TO HYDROSTATIC PRESSURE OF 150 PSI AND HOLD FOR 4 HOURS WITH LESS THAN 2 PSI LOSS IN PRESSURE.
C. AFTER THE INSTALLATION OF SANITARY PIPING AND BEFORE THE PIPE IS CONCEALED OR THE FIXTURES ARE INSTALLED, CAP OR PLUG THE ENDS OF THE SYSTEM AND FILL ALL LINES WITH WATER TO TOP OF VENTS (BUT NOT LESS THAN 10' OF HEAD), ALLOW TO STAND UNTIL A THOROUGH INSPECTION HAS BEEN MADE. SHOULD LEAKS APPEAR, MAKE NECESSARY CORRECTIONS AND REPEAT THE TESTS UNTIL THE SYSTEM IS TIGHT.
D. DO NOT USE RESIN, CANDLE WAX, OR ANY OTHER SUCH SUBSTANCE FOR STOPPING LEADS IN CAST IRON SOIL, WASTE OR VENT LINES. CAULKING OF SCREW JOINTS TO STOP LEAKS WILL NOT BE PERMITTED.
E. LABEL ALL VALVES IN EQUIPMENT ROOM AS TO SERVICE AND FUNCTION WITH BRASS TAGS. PLACE ON VALVES WITH STEEL RINGS. LABEL COLD WATER PIPING, HOT WATER (140°F & 110°F) PIPING, HOT WATER RETURN PIPING AND GAS PIPING WITH SELF ADHESIVE (WITH DIRECTION ARROW) PIPE MARKERS. VALVE LABELS AND PIPE MARKERS SHALL BE SET ON NAME PLATE.

IX. STERILIZATION

A. THE STERILIZATION PROCESS SHALL COMPLY WITH ALL GOVERNING REGULATIONS AND WITH THE STERILIZATION PROCEDURES RECOMMENDED BY THE AMERICAN WATER WORKS ASSOCIATION. THE CHLORINATION PROCESS MAY BE SIMPLIFIED BY FIRST FLUSHING THE SYSTEM THOROUGHLY CLEAN, THEN CHARGING WITH WATER CONTAINING A MINIMUM OF 50 PARTS PER MILLION OF CHLORINE, ALLOWING THIS TO STAND FOR 24 HOURS, THEN THOROUGHLY FLUSHING. AFTER STERILIZATION AND FINAL FLUSHING, THE LOCAL HEALTH AUTHORITY IS TO BE NOTIFIED, AND THEIR FINAL APPROVAL OBTAINED IN WRITING.

END OF SECTION 22 00 00

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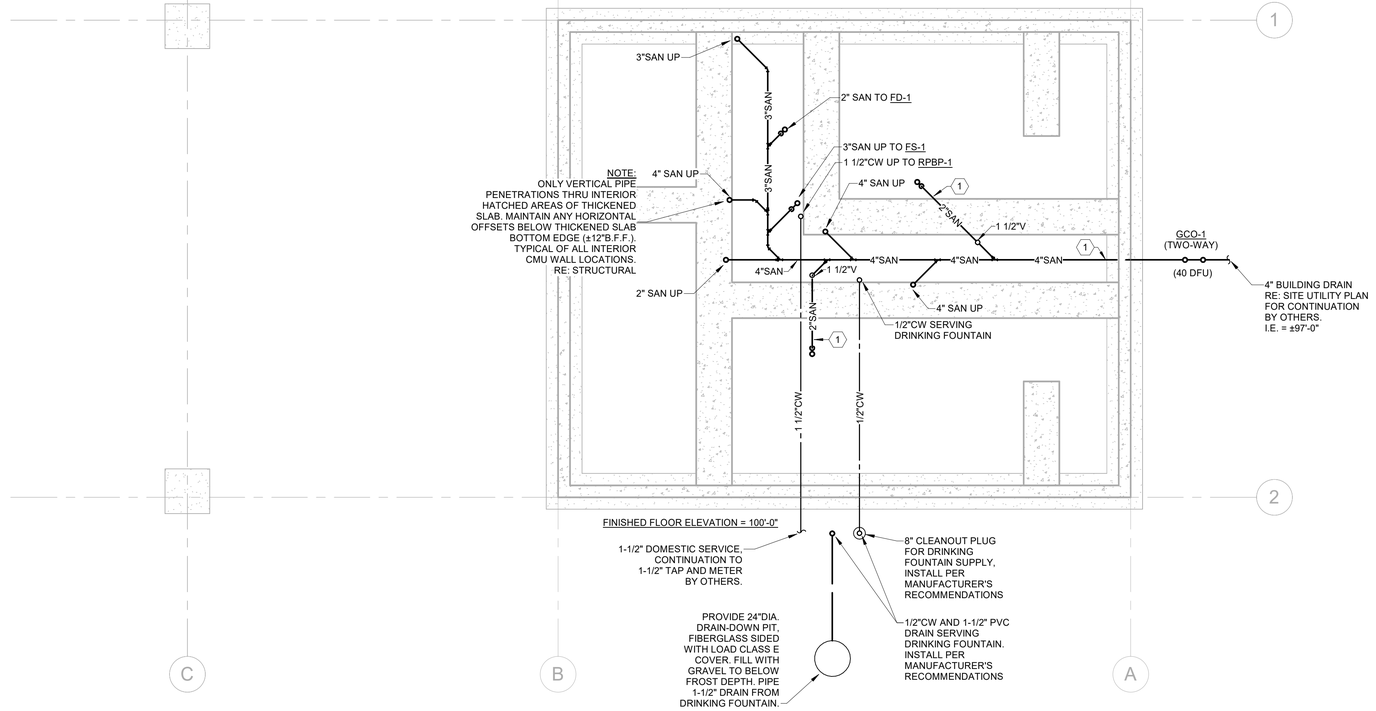
PLUMBING SPECIFICATIONS

P001

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KEYED NOTES

1 PIPING TO RUN UNDER FOOTINGS. RE: STRUCTURE.



1 PLUMBING BELOW FLOOR PLAN
1/4" = 1'-0"

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PLUMBING BELOW FLOOR PLAN

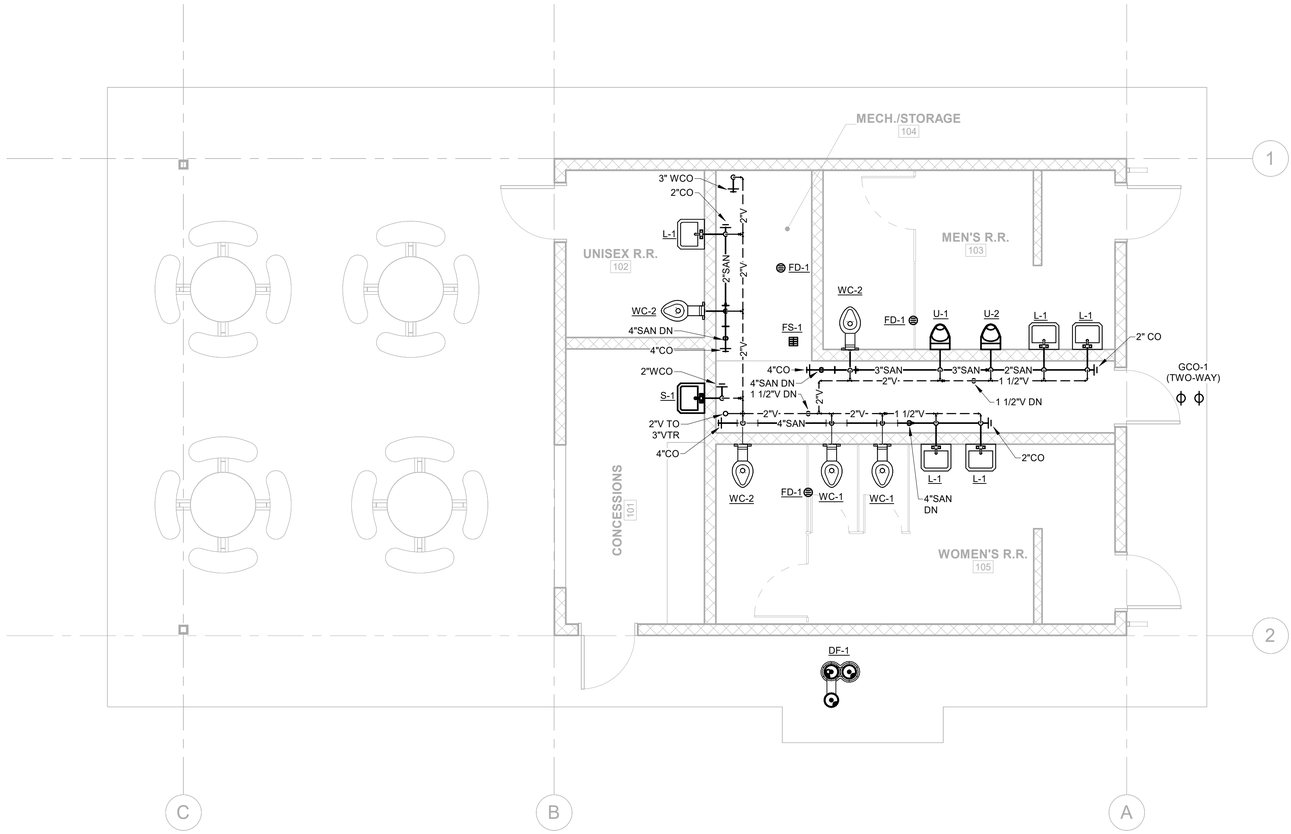
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GENERAL NOTES:

1. ALL VENT PIPING MAINS TO PROVIDE MAXIMUM HEADROOM POSSIBLE. ALL FIXTURE BRANCHES TO BE TIGHT TO WALLS.

THIS OUTDOOR RESTROOM FACILITY HAS BEEN DESIGNED FOR NATURAL VENTILATION ONLY. NO MECHANICAL, HEATING, FREEZE PROTECTION, OR CONDITIONED SPACE IS PROVIDED AS PART OF THE DESIGN. THE DOMESTIC WATER PLUMBING SYSTEM SHALL BE FULLY DRAINED AND WINTERIZED, AND PLACED OUT OF SERVICE DURING PERIODS OF COLD WEATHER OR WHEN FREEZING CONDITIONS MAY OCCUR. THE OWNER/CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING ALL REQUIRED WINTERIZATION PROCEDURES TO PROTECT PLUMBING COMPONENTS FROM FREEZING DAMAGE.



1 WASTE & VENT PLUMBING FLOOR PLAN
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WASTE & VENT PLUMBING FLOOR PLAN

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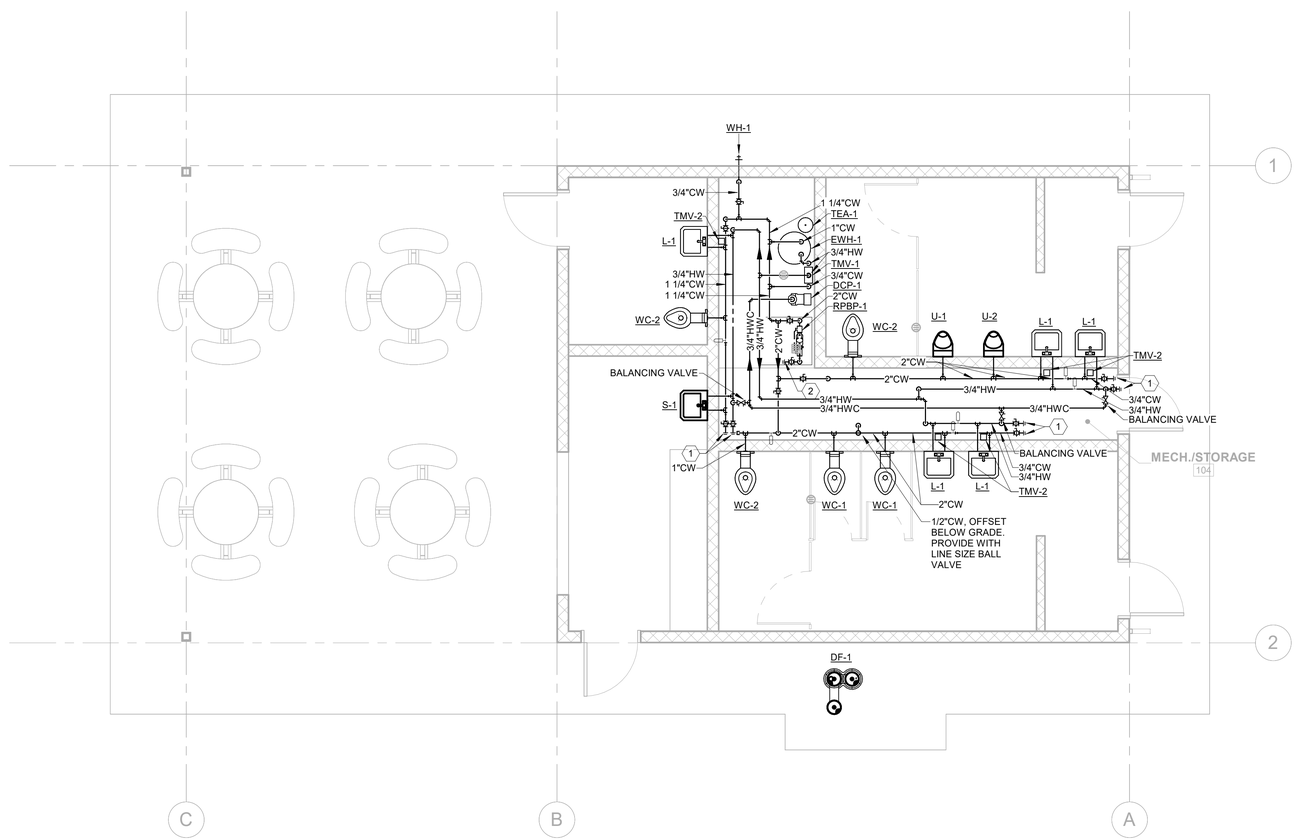
GENERAL NOTES:

1. ESTIMATED STREET PRESSURE - 90 PSI.
2. ESTIMATED PRESSURE AT THE BUILDING - 40 PSI
3. ALL FLUSH VALVES TO WC-1, WC-2, U-1 & U-2 TO BE INSTALLED IN MECH./STORAGE.
4. ALL HW/CW CONNECTIONS TO BE DONE THROUGH MECH./STORAGE
5. INSTALL ALL HW/CW/HWC MAIN RUNS TO PROVIDE THE MAXIMUM HEADROOM POSSIBLE. ALL FIXTURE BRANCHES SHALL DROP TO FIXTURE LEVEL TIGHT TO WALL.
6. ALL DOMESTIC WATER PIPING TO HAVE DRAINDOWN CAPABILITY (WINTERIZATION). NO TRAPS ALLOWED.
7. ALL COLD WATER HAMMER ARRESTORS TO BE 'SIZE B'.
8. ALL HOT WATER HAMMER ARRESTORS TO BE 'SIZE A'.

KEYED NOTES

1 SLOPE PIPING TOWARD THE END OF THE RUN AND PROVIDE HOSE END FULL SIZE, BALL VALVE (WITH CAP) FOR WINTERIZATION.

2 PROVIDE HOSE END FULL SIZE, BALL VALVE (WITH CAP) ON WATER ENTRY FOR WINTERIZATION BLOW OUT.



1 DOMESTIC WATER PLUMBING FLOOR PLAN
1/4" = 1'-0"

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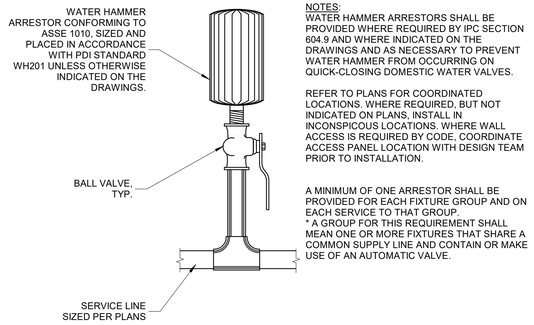
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DOMESTIC WATER PLUMBING FLOOR PLAN

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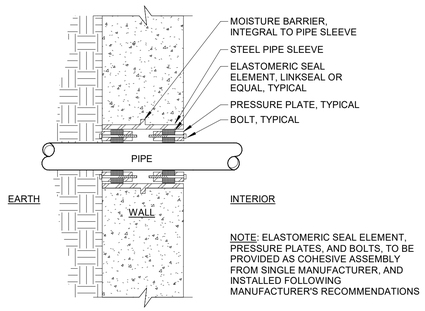


NOTES:
WATER HAMMER ARRESTORS SHALL BE PROVIDED WHERE REQUIRED BY IPC SECTION 604.9 AND WHERE INDICATED ON THE DRAWINGS AND AS NECESSARY TO PREVENT WATER HAMMER FROM OCCURRING ON QUICK-CLOSING DOMESTIC WATER VALVES.

REFER TO PLANS FOR COORDINATED LOCATIONS. WHERE REQUIRED, BUT NOT INDICATED ON PLANS, INSTALL IN INCONSPICUOUS LOCATIONS. WHERE WALL ACCESS IS REQUIRED BY CODE, COORDINATE ACCESS PANEL LOCATION WITH DESIGN TEAM PRIOR TO INSTALLATION.

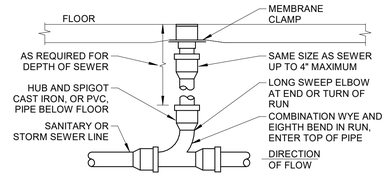
A MINIMUM OF ONE ARRESTOR SHALL BE PROVIDED FOR EACH FIXTURE GROUP AND ON EACH SERVICE TO THAT GROUP.
* A GROUP FOR THIS REQUIREMENT SHALL MEAN ONE OR MORE FIXTURES THAT SHARE A COMMON SUPPLY LINE AND CONTAIN OR MAKE USE OF AN AUTOMATIC VALVE.

9 WATER HAMMER ARRESTOR DETAIL

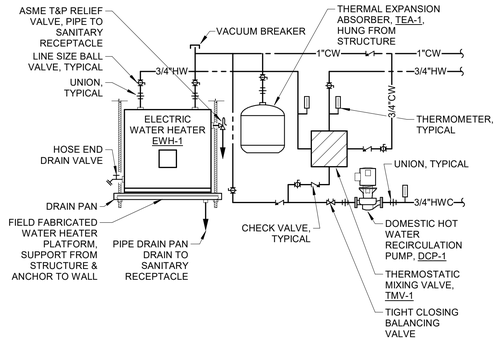


NOTE: ELASTOMERIC SEAL ELEMENT, PRESSURE PLATES, AND BOLTS, TO BE PROVIDED AS COHESIVE ASSEMBLY FROM SINGLE MANUFACTURER, AND INSTALLED FOLLOWING MANUFACTURER'S RECOMMENDATIONS

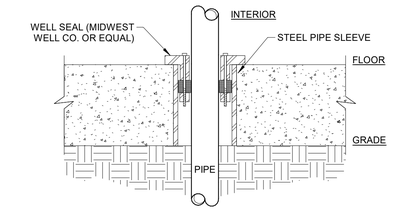
6 PIPE SEAL THRU WALL DETAIL



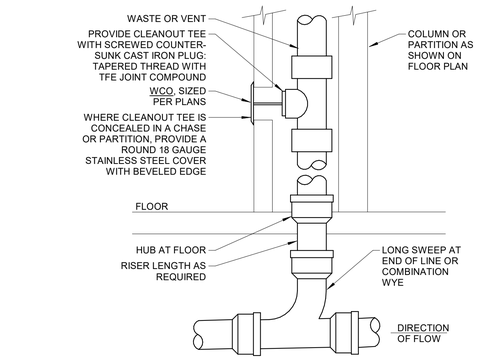
3 TYPICAL FLOOR/GRADE CLEANOUT DETAIL



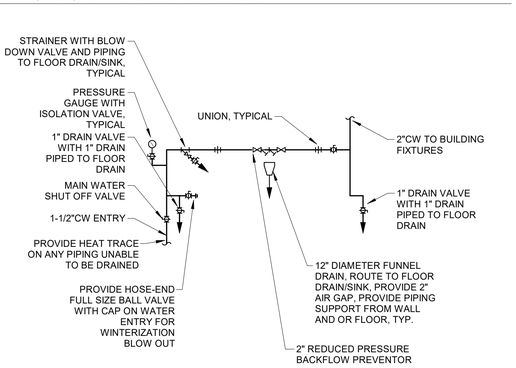
8 ELECTRIC WATER HEATER DETAIL



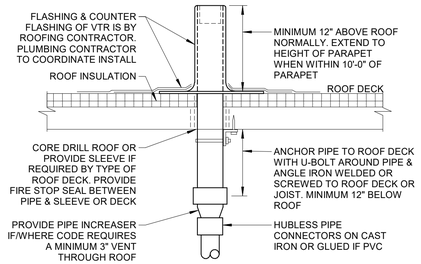
5 SLEEVE/SEAL THRU FLOOR DETAIL



2 TYPICAL WALL CLEANOUT DETAIL

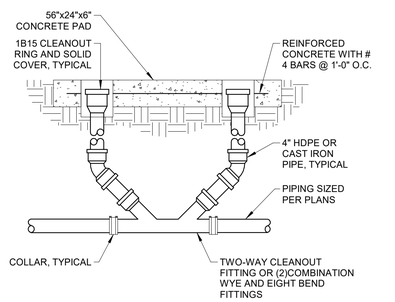


7 DOMESTIC CW ENTRY DETAIL



REFER TO PLANS FOR VTR PIPE SIZES AND LOCATIONS. LOCATE VTR MINIMUM THREE FEET FROM PROPERTY LINE, OR FIFTEEN FEET HORIZONTAL OR THREE FEET VERTICAL ABOVE ANY BUILDING OPENING OR FRESH AIR INTAKE, OR ONE FOOT FROM ANY VERTICAL SURFACE. LOCATE VTR MINIMUM 18" FROM PARAPET, EXPANSION JOINT, EQUIPMENT CURB, ETC. OFFSET IN CELING SPACE WHERE REQUIRED TO MEET THESE CONDITIONS

4 VENT THRU ROOF DETAIL



1 TWO-WAY GRADE CLEANOUT DETAIL

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PLUMBING DETAILS

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PLUMBING FIXTURE SCHEDULE

PLAN CODE	DESCRIPTION	FIXTURE BASIS OF DESIGN		ACCESSORIES		REMARKS	FLOW GPF/GPM	ADA	WASTE	VENT	CW	HW
		MANUFACTURER	MODEL	COMPONENT	MANUFACTURER							
DF-1	OUTDOOR DRINKING FOUNTAIN	ELKAY	LK4420BF1UDB	-	-	OUTDOOR BI-LEVEL PEDESTAL TYPE FOUNTAIN WITH BOTTLE FILLING AND PET STATION. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.	1.0	YES	1-1/2"	-	1/2"	-
L-1	LAVATORY	ACORN	MERIDIAN 3701	FAUCET	ACORN -DMP	STAINLESS STEEL, WALL HUNG, PROVIDE WITH CARRIER, COORDINATE WITH WALL THICKNESS. DECK MOUNTED PUSHBUTTON OPERATED FAUCET, W/ BEHIND THE WALL TMV-2 SET TO 105°F. PROVIDE GRID DRAIN, 17 GAUGE P-TRAP, ANGLE SUPPLIES W/L.K. STOPS,	0.5	YES	2"	1-1/2"	1/2"	1/2"
S-1	SINK	ACORN	DURA-WARE 1955	FAUCET	ACORN -CSG	16"x12"x5" STAINLESS STEEL, WALL HUNG, PROVIDE MOUNTING BRACES. 4" CENTERS WITH GOOSENECK SPOUT. PROVIDE GRID DRAIN, 17 GAUGE P-TRAP, ANGLE SUPPLIES W/L.K. STOPS, INSULATION KIT	1.2	YES	2"	1-1/2"	1/2"	1/2"
U-1	URINAL	ACORN	PENAL-WARE 1709 HEU	FLUSH VALVE	ACORN -MTPPFV	STAINLESS STEEL URINAL. PROVIDE WITH ELECTRONIC PIEZO BUTTON BEHIND THE WALL FLUSH VALVE. PROVIDE WITH CARRIER, COORDINATE WITH WALL THICKNESS. RIM HEIGHT OF 24" A.F.F..	0.5	NO	2"	1-1/2"	3/4"	-
U-2	URINAL	ACORN	PENAL-WARE 1709 HEU	FLUSH VALVE	ACORN -MTPPFV	STAINLESS STEEL URINAL. PROVIDE WITH ELECTRONIC PIEZO BUTTON BEHIND THE WALL FLUSH VALVE. PROVIDE WITH CARRIER, COORDINATE WITH WALL THICKNESS. RIM HEIGHT OF 16" A.F.F..	0.5	YES	2"	1-1/2"	3/4"	-
WC-1	WATER CLOSET	ACORN	DURA-WARE 2105	FLUSH VALVE	ACORN -MVCFV	STAINLESS STEEL, SIPHON JET, OFF FLOOR, ELONGATED WATER CLOSET. OPEN FRONT, LESS COVER SEAT (HS-OFLC). PUSH BOTTON PIEZO, BEHIND WALL FLUSH VALVE WITH MVCFV TIMER. PROVIDE FLOOR MOUNTED SUPPORT CARRIER, COORDINATE WALL THICKNESS. SEAT HEIGHT 15" A.F.F.	1.28	NO	4"	2"	1"	-
WC-2	WATER CLOSET	ACORN	DURA-WARE 2105	FLUSH VALVE	ACORN -MVCFV	STAINLESS STEEL, SIPHON JET, OFF FLOOR, ELONGATED WATER CLOSET. OPEN FRONT, LESS COVER SEAT (HS-OFLC), PUSH BOTTON PIEZO, BEHIND WALL FLUSH VALVE WITH MVCFV TIMER. PROVIDE FLOOR MOUNTED SUPPORT CARRIER, COORDINATE WALL THICKNESS. SEAT HEIGHT 18" A.F.F.	1.28	YES	4"	2"	1"	-

PLUMBING ACCESSORY SCHEDULE

PLAN CODE	DESCRIPTION	MANUFACTURER	MODEL	REMARKS	WASTE	VENT	CW	HW
FD-1	FLOOR DRAIN	JOSAM	30000-A	TWO-PIECE STRAINER WITH DOUBLE FLANGE, CLAMP RING, ROUND ADJUSTABLE NIKALOY STRAINER.	2"	1-1/2"	-	-
FS-1	FLOOR SINK	JOSAM	49320A	SQUARE CAST IRON BODY, ACID RESISTANT INTERIOR, DOUBLE FLANGE WITH WEEPHOLES; BOTTOM OUTLET, INTERNAL ALUMINUM DOME STRAINER AND CAST IRON, ACID RESISTANT ANTI-TILTING NON-TRAFFIC GRATE.	3"	1-1/2"	-	-
GCO-1	GRADE CLEANOUT	JOSAM	57000-Z	COATED CAST IRON WITH FLANGE, BOTTOM CONNECTION, INTERNAL COUNTERSUNK PLUG AND SCORIATED ROUND TOP.	4"	-	-	-
RPBP-1	REDUCED PRESSURE ZONE BACKFLOW ASSEMBLY	WATTS	LF909M1-QT-S	BRONZE BODIED VALVE WITH STAINLESS STEEL CHECK ASSEMBLIES, WITH 1/4 TURN BALL VALVES, PROVIDE WITH STRAINER AND FUNNEL DRAIN. 60GPM AT 10 PSI LOSS MAX.	-	-	2"	-
TEA-1	THERMAL EXPANSION ABSORBER	AMTROL	ST-5C	2.1 GALLON CAPACITY, EXPANSION TANK, STEEL SHELL WITH POLYPROPYLENE LINER.	-	-	3/4"	-
TMV-1	THERMOSTATIC MIXING VALVE	LEONARD	TA-LF-F	0.5 GPM MINIMUM FLOW, 4 GPM @ 10 PSI LOSS MAX, TRANSISTION TO VALVE INLET AND OUTLET SIZE AS REQUIRED, MOUNT ON WALL WITH ACCESS FOR SERVICE AND ADJUSTMENT, SET TO 120°F	-	-	3/4"	3/4"
TMV-2	THERMOSTATIC MIXING VALVE	LEONARD	170D-LF	0.25 GPM MINIMUM FLOW, 0.5 GPM @ 2.5 PSI LOSS MAX, TRANSISTION TO VALVE INLET AND OUTLET SIZE AS REQUIRED, MOUNT ON WALL WITH ACCESS FOR SERVICE AND ADJUSTMENT, SET TO 105°F	-	-	1/2"	1/2"
WH-1	WALL HYDRANT	WOODFORD	B65	RECESSED HOSE BOX WITH WALL FLANGE, LOCKABLE DOOR WITH KEY, REMOVABLE KEY HANDLE, VACUUM BREAKER, COORDINATE ROD DEPTH WITH WALL THICKNESS.	-	-	3/4"	-

ELECTRIC WATER HEATER SCHEDULE

PLAN CODE	MANUFACTURER & MODEL	SERVES	GPH RECOVERY @ 100F RISE	CAPACITY (GAL)	HEATING CAPACITY (KW)	VOLTAGE	PHASE	HEIGHT	WIDTH	DEPTH	WEIGHT (LBS)	NOTES
EWH-1	AO SMITH / DEL-20	ENTIRE BUILDING	49	19	6	208	1	22-1/4"	21-3/4"	21-3/4"	232	1-2

1. PROVIDE WITH T&P RELIEF VALVE PIPED TO FLOOR DRAIN.
2. PROVIDE VACUUM BREAKER ON CW INLET, LOCATED ABOVE TOP OF UNIT.

PLUMBING PUMP SCHEDULE

PLAN CODE	MANUFACTURER & MODEL	LOCATION	SERVES	TYPE	GPM	HEAD (FT.)	MOTOR/ELECTRICAL					VIBRATION ISOLATION	CONTROL	WEIGHT (LBS)	NOTES
							RPM	HP	VOLTS	PHASE	FLA				
DCP-1	GRUNDFOS / ALPHA 15-29	MECH/STORAGE	HWC	INLINE	2	5	1750	1/12	115	1	-	-	TEMP	5	1-2

1. 24-HOUR TIME CLOCK, ADJUSTABLE BY OWNER, PROVIDE WITH AQUASTAT SET TO 7°F LESS THAN TMV-1 OUTPUT.
2. PROVIDE TEST AND BALANCING REPORT FOR DOMESTIC HOT WATER RECIRCULATION LOOP.

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PLUMBING SCHEDULES

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PLUMBING SYMBOLS

PIPING SYSTEMS

- DOMESTIC COLD WATER PIPING
- DOMESTIC HOT WATER PIPING
- DOMESTIC HOT WATER RECIRCULATION PIPING
- SAN — SANITARY PIPING
- V — VENT PIPING
- ST — STORM PIPING
- OST — OVERFLOW STORM PIPING
- CD — CONDENSATE DRAIN PIPING

GENERAL PIPING

- NEW LINEWORK

PIPE VALVES & SYMBOLS

- DIRECTION OF FLOW IN PIPING
- BALL VALVE
- CHECK VALVE
- BUTTERFLY VALVE
- BALANCING VALVE
- GATE VALVE
- DOUBLE CHECK VALVE
- THERMOSTATIC MIXING VALVE
- STRAINER
- STRAINER WITH BLOWOFF
- RELIEF / SAFETY VALVE
- VACUUM BREAKER
- HOSE END BALL VALVE
- UNION
- AQUASTAT
- THERMOMETER
- SHOCK ARRESTOR
- PIPING ELBOW UP
- PIPING ELBOW DOWN
- PIPING TEE UP
- PIPING TEE DOWN
- PIPE CAP
- PIPING REDUCER
- LINE CLEANOUT / WALL CLEANOUT
- HOSE BIBB / WALL HYDRANT
- VENT THRU ROOF
- GARBAGE DISPOSAL UNIT
- 3"FD-1 — FLOOR DRAIN, SIZE AND TYPE
- 3"FCO / 3"GCO — FLOOR / GRADE CLEANOUT, SIZE

SHEET LIST

P000	PLUMBING LEGEND & NOTES
P001	PLUMBING SPECIFICATIONS
P100	PLUMBING BELOW FLOOR PLAN
P101	WASTE & VENT PLUMBING FLOOR PLAN
P102	DOMESTIC WATER PLUMBING FLOOR PLAN
P501	PLUMBING DETAILS
P601	PLUMBING SCHEDULES

ABBREVIATIONS

AAV	AIR ADMITTANCE VALVE
AD	AREA DRAIN
AFF	ABOVE FINISHED FLOOR
BFP	BACKFLOW PREVENTER
BT	BATH TUB
BTU	BRITISH THERMAL UNIT
CB	CATCH BASIN
CD	CONDENSATE DRAIN
CO	CLEANOUT
CP	CIRCULATION PUMP
CW	COLD WATER
DEG,°	DEGREES
DN	DOWN
EWH	ELECTRICAL WATER HEATER
FCO	FLOOR CLEANOUT
FD	FLOOR DRAIN
FFE	FINISHED FLOOR ELEVATION
FS	FLOOR SINK
GCO	GRADE CLEANOUT
GD	GARBAGE DISPOSAL
GPM	GALLONS PER MINUTE
HB	HOSE BIBB
HD	HEAD
HW	HOT WATER
HWC	HOT WATER CIRCULATION
HZ	HERTZ
IE	INVERT ELEVATION
IMB	ICE MAKER BOX
IN W.C.	INCHES OF WATER COLUMN
KW	KILOWATT
L	LAVATORY
LBS	POUNDS
LS	LAUNDRY SINK
LWT	LEAVING WATER TEMPERATURE
MBH	1000 BTU PER HOUR
MFR	MANUFACTURER
MSB	MOP SINK BASIN
N/A	NOT APPLICABLE
NC	NORMALLY CLOSED
NO	NORMALLY OPEN
OD	OVERFLOW DRAIN
PH,ø	PHASE
PIV	POST INDICATOR VALVE
PRV	PRESSURE REDUCING VALVE
QTY	QUANTITY
RPM	REVOLUTIONS PER MINUTE
S	SINK
SA	SHOCK ARRESTOR
SAN	SANITARY
SP	SUMP PUMP
ST	STORAGE TANK
SV	SHOWER VALVE
TDH	TOTAL DYNAMIC HEAD
TEA	THERMAL EXPANSION ABSORBER
TMV	THERMOSTATIC MIXING VALVE
U/F	UNDERFLOOR
U/G	UNDERGROUND
U/S	UNDERSLAB
V	VENT
VTR	VENT THROUGH ROOF
WB	WASHER BOX
WC	WATER CLOSET
WCO	WALL CLEANOUT
WH	WALL HYDRANT

GENERAL NOTES

1. THE PLANS ARE, TO A GREAT EXTENT, DIAGRAMMATIC IN NATURE. DRAWING SCALES SHOULD BE VERIFIED FROM DIMENSIONS ON ARCH. PLANS. THE INFORMATION PRESENTED IS AS EXACT AS COULD BE SECURED.

2. ALL WORK SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES, LAWS, ACTS AND ORDINANCES, AND ALL AUTHORITIES HAVING JURISDICTION.

3. THE COMPLETED INSTALLATION SHALL BE IN ACCORDANCE WITH ALL ENGINEERING REQUIREMENTS, THE OWNER'S DESIGN CRITERIA, UTILITY COMPANY REQUIREMENTS, APPLICABLE INDUSTRY STANDARDS OF GOOD PRACTICE AND SAFETY, AND THE MANUFACTURER'S STRICTEST RECOMMENDATIONS FOR EQUIPMENT AND PRODUCT APPLICATION AND INSTALLATION.

4. RECORD DRAWINGS - PREPARE AND SUBMIT TO THE OWNER RECORD DRAWINGS INDICATING THE EXACT LOCATION OF ALL EQUIPMENT INCLUDING THE EQUIPMENT'S "AS INSTALLED" SIZE(S), MANUFACTURER, MODEL NUMBERS, AND PERFORMANCE RATINGS.

5. SUPPORTS - EQUIPMENT, PIPING, OR ANY OTHER ACCESSORY SHALL NOT BE SUPPORTED FROM OTHER PIPING, DUCTWORK, METAL ROOF DECK, LATERAL BRACING BRIDGING, OR CONDUIT. ITEMS SHALL ONLY BE SUPPORTED FROM BUILDING STRUCTURE.

6. COORDINATE EXACT LOCATION OF ALL PIPING AND EQUIPMENT WITH STRUCTURAL, ARCHITECTURAL, ELECTRICAL, AND OTHER MECHANICAL SYSTEMS.

7. WHERE MOUNTING HEIGHTS ARE NOT DETAILED OR DIMENSIONED, INSTALL MECHANICAL SERVICES AND OVERHEAD EQUIPMENT TO PROVIDE THE MAXIMUM HEADROOM POSSIBLE.

8. ALL PIPING TO VIBRATING EQUIPMENT SHALL HAVE FLEXIBLE CONNECTORS.

9. COORDINATE ALL ROOF AND CHASE PENETRATIONS WITH STRUCTURAL DRAWINGS AND ROOF INSTALLER.

10. ALL TESTS SHALL BE COMPLETED BEFORE ANY MECHANICAL EQUIPMENT OR PIPING INSULATION IS APPLIED.

11. ACCESS PANELS ARE REQUIRED (MIN. 18"X18") FOR ACCESS TO EVERY VALVE AND CONTROL SENSOR IF NOT OTHERWISE ACCESSIBLE. ACCESS PANEL SHALL BE APPROVED BY ARCHITECT/ENGINEER. COORDINATE PANEL LOCATIONS WITH THE ARCHITECT PRIOR TO INSTALLATION.

12. PROVIDE SHUTOFF VALVES IN ALL DOMESTIC WATER PIPING SYSTEM BRANCHES IN WHICH BRANCH PIPING SERVES TWO OR MORE FIXTURES.

13. ROUTE ALL PIPING PARALLEL TO BUILDING WALLS, STRUCTURE AND FEATURES, AS HIGH AS POSSIBLE, AND OFFSET AS NECESSARY TO AVOID STRUCTURAL MEMBERS, MECHANICAL EQUIPMENT AND THE LIKE.

14. REFER TO ARCHITECTURAL DRAWINGS FOR MOUNTING HEIGHTS OF STANDARD AND ACCESSIBLE PLUMBING FIXTURES.

15. SLOPE ALL SANITARY WASTE PIPE SIZES 2-1/2" AND UNDER AT 1/4 INCH PER FOOT.

16. SLOPE ALL SANITARY WASTE PIPE SIZES 3" AND ABOVE AT 1/8 INCH PER FOOT.

17. SLOPE ALL CONDENSATE DRAINAGE PIPING AT 1/8 INCH PER FOOT.

18. ALL QUICK-CLOSING DOMESTIC WATER VALVES SHALL BE PROVIDED WITH WATER HAMMER ARRESTORS, CONFORMING TO ASSE 1010, INSTALLED PER PDI-WH102, AS NECESARY TO PREVENT WATER HAMMER FROM OCCURING. INCLUDING BUT NOT LIMITED TO CLOTHES WASHERS, DISHWASHERS, FLUSH VALVES, ICE MAKERS, AND COFFEE MAKERS.

APPLICABLE CODES

LOCAL AHJ: FIRESTONE, CO

2018 INTERNATIONAL BUILDING CODE
2018 INTERNATIONAL MECHANICAL CODE
2018 INTERNATIONAL PLUMBING CODE
2018 INTERNATIONAL ENERGY CONSERVATION CODE
2023 NATIONAL ELECTRICAL CODE

GENERAL SYMBOLS

- X — KEY NOTE REFERENCE
- X — RISER DIAGRAM REFERENCE
- Name / Elevation — ELEVATION MARK
- 1 / A-101 SIM — SECTION CUT: UPPER NUMBER INDICATES DETAIL, LOWER NUMBER INDICATES SHEET
- 1 / A-101 SIM — DETAIL REFERENCE: UPPER NUMBER INDICATES DETAIL, LOWER NUMBER INDICATES SHEET
- NOT IN SCOPE AREA

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PLUMBING LEGEND & NOTES

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DIVISION 22 00 00 - PLUMBING SPECIFICATIONS

PART 1 - GENERAL

I. CODES

A. ALL EQUIPMENT AND THE ENTIRE INSTALLATION SHALL BE IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF THE LATEST EDITION OF THE INTERNATIONAL PLUMBING CODE, O.S.H.A. REQUIREMENTS, LIFE SAFETY CODE AND ALL APPLICABLE LOCAL AND STATE LAWS AND ORDINANCES.
B. THE CONTRACTOR SHALL PAY ALL INSPECTION FEES AND PURCHASE ALL PERMITS REQUIRED FOR THIS WORK.

II. LOCATION OF EQUIPMENT

A. THE CONTRACTOR SHALL NOTE THAT THE PLUMBING DRAWINGS ARE INTENDED TO INDICATE ONLY THE EXTENT DIAGRAMMATICALLY, GENERAL CHARACTER AND LOCATION OF THE WORK. WORK INTENDED, BUT HAVING MINOR DETAILS OBVIOUSLY OMITTED, SHALL BE FURNISHED AND INSTALLED COMPLETE BY THIS CONTRACTOR AT HIS EXPENSE.

III. ROUGH-IN

A. VERIFY FINAL LOCATIONS FOR ROUGH-INS WITH SHOP DRAWINGS, FIELD MEASUREMENTS AND WITH THE REQUIREMENTS OF THE ACTUAL EQUIPMENT TO BE CONNECTED PRIOR TO ROUGH-IN.
B. REFER TO EQUIPMENT SPECIFICATIONS IN DIVISIONS 1 THROUGH 15 FOR ROUGH-IN REQUIREMENTS.
C. OBTAIN FROM OWNER AND GENERAL CONTRACTOR COPIES OF "EQUIPMENT BROCHURE" AND A SET OF SHOP DRAWINGS OF EQUIPMENT BEFORE ROUGHING IN ANY WATER, WASTE, CONNECTIONS, ETC. CHANGES RESULTING FROM FAILURE TO OBTAIN THIS INFORMATION WILL NOT RESULT IN ADDITIONAL COST.

IV. WARRANTIES

A. GUARANTEE ALL PLUMBING SYSTEM MATERIALS AND WORKMANSHIP TO BE FREE FROM DEFECTS FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE AND PROPERLY CORRECT LATENT DEFECTS ARISING WITHIN THIS PERIOD UPON NOTIFICATION BY THE OWNER'S REPRESENTATIVE WITHOUT ADDITIONAL COMPENSATION.

V. CHANGES

A. THE DRAWINGS INDICATE GENERALLY THE LOCATIONS OF PLUMBING FIXTURES, APPARATUS, PIPING, ETC., BUT IF, BEFORE INSTALLATION, IT IS FOUND NECESSARY TO CHANGE THE LOCATION OF SAME TO ACCOMMODATE THE CONDITIONS AT THE BUILDING, SUCH CHANGES SHALL BE MADE WITHOUT ADDITIONAL COST TO THE OWNER AND AS DIRECTED BY THE OWNER.

VI. PLUMBING SUBMITTALS

A. SUBMITTAL ARE REQUIRED ON THE ITEMS LISTED BELOW. PROVIDE ALL ITEMS AS LISTED ON SCHEDULES OR AN EQUAL APPROVED ALTERNATE.

1. PIPING
   a. WASTE AND VENT CAST IRON; TYLER, AB&I, CHARLOTTE
   b. WASTE AND VENT PVC; CHARLOTTE, JM EAGLE, CRESLINE
   c. DOMESTIC WATER COPPER; MULLER, CERRO, STREAMLINE

B. LOW FLOW REQUIREMENTS

1. 1.6 GPF WATER CLOSETS
2. 0.5 GPF URINALS
3. 0.5 GPM LAVATORY FAUCETS
4. 1.5 GPM KITCHEN FAUCETS

VII. AS BUILT DRAWINGS

A. FURNISH THE OWNER TWO (2) HARD COPIES AND ONE (1) SOFT COPY OF AS-BUILT DRAWINGS AND O&M MANUALS UPON COMPLETION OF THE WORK.

PART 2 - PRODUCTS

I. PIPING

A. SANITARY DRAIN LINES AND BRANCHES SHALL BE SOLID-CORE SCHEDULE 40 PVC (FOAM-CORE PVC WILL NOT BE ACCEPTED) WITH GLUED JOINTS, CONFORMING TO ASTM D 2665, DWV, INSTALLED TO ASTM D2321 STANDARD CAST-IRON PIPE AND FITTINGS (CISPI 310) CONFORMING TO ASTM A 888 OR CISPI 301 (WITH "CI" CISPI COLLECTIVE TRADEMARK) FOR ABOVE GRADE SANITARY AND VENT PIPING SHALL BE PROVIDED AS A PRICING OPTION FOR THE OWNER'S APPROVAL.
B. HOT AND COLD WATER PIPE ABOVE CEILING SHALL BE ASTM B88 TYPE "L" HARD DRAWN, NSF/ANSI 61, COPPER WITH ASME B16.22 WROUGHT COPPER FITTINGS, 100% LEAD-FREE SOLDER JOINTS; APPLY ASTM B 813 WATER WASHABLE FLUX TO END OF TUBE, JOIN COPPER TUBE AND FITTINGS ACCORDING TO ASTM B 828 OR CDA'S "COPPER TUBE HANDBOOK."
C. ALL WATER PIPING BELOW GRADE SHALL BE ASTM B88 TYPE "K" SOFT COPPER WITH NO JOINTS, OR PEX PIPING WITH OWNER'S APPROVAL.
D. BRASS, COPPER AND CHROME PLATED MANUFACTURERD PIPE NIPPLES SHALL BE CONFORM TO ASTM B 687. STEEL MANUFACTURED PIPE NIPPLES SHALL CONFORM TO ASTM A 733.
E. EXPOSED PIPE IN RESTROOMS SHALL BE CHROME PLATED BRASS WITH CHROME PLATED WALL PLATES. AMERICAN BRASS CO. OR EQUIVALENT.
F. ALTERNATIVE PIPE MATERIALS, SUCH AS PROPRESS OR PEX FOR DOMESTIC WATER, SHALL BE ALLOWED WITH ACCEPTANCE FROM OWNER AND ENGINEER ONLY. MODIFICATIONS TO DESIGN AND LAYOUT OF PIPING SYSTEMS TO ACCOMODATE ALTERNATIVE MATERIALS SHALL BE THE CONTRACTOR'S RESPONSIBILITY.

II. CLEANOUTS

A. WALL CLEANOUTS SHALL BE CAST IRON TEE WITH COUNTERSUNK BRASS PLUG AND STAINLESS STEEL ACCESS COVER WITH STAINLESS STEEL SCREW. THEY SHALL BE OF STANDARD PIPE SIZES.
B. FLOOR CLEANOUTS SHALL HAVE CAST IRON BODY, NICKEL BRONZE SCORIATED TOP AND RUBBER GASKETED CONNECTION, AS SCHEDULE OF APPROVED EQUAL.

III. VALVES

A. BALL VALVES SHALL BE 125 POUND, SCREWED, ALL BRONZE, TWO PIECE, FULL PORT DESIGN. NIBCO T-580 OR EQUIVALENT. NSF/ANSI 61 COMPLIANT.
B. BALANCING VALVES SHALL BE LEAD FREE, CALIBRATED TYPE, SUITABLE FOR POTABLE WATER SYSTEMS, MEETING NSF-61. BELL AND GOSSETT CIRCUIT SETTER OR THERMOMEGATECH CIRCUIT SOLVER UNION ASEMBLY.

IV. P-TRAPS

A. FLOOR DRAINS SHALL HAVE CAST IRON DEEP SEAL TRAPS WITH PROSET TRAP GUARDS, NOT TO BE INTEGRAL WITH DRAINS.
B. SINKS AND LAVATORIES SHALL HAVE CHROME PLATED COPPER P-TRAPS, 17 GA. MINIMUM.

V. ESCUTCHEON PLATES

A. CHROME PLATED ESCUTCHEON PLATES FOR ALL EXPOSED PIPE PASSING THROUGH WALLS, FLOORS, OR CEILINGS.

VI. FLOOR DRAINS AND FLOOR SINKS

A. FLOOR DRAINS SHALL BE AS SCHEDULED OR APPROVED EQUAL, 5" ROUND STRAINER.
B. FLOOR RECEPTOR SHALL BE AS SCHEDULED OR APPROVED EQUAL, WITH 1/2 GRATE.

VII. PIPE INSULATION

A. PROVIDE RIGID FIBERGLASS PIPE INSULATION WITH INTEGRAL VAPOR BARRIER. INSULATE HOT AND COLD WATER PIPING IN ACCORDANCE WITH 2018 IECC TABLE C403.11.3:

FLUID OPERATING TEMPERATURE RANGE AND USAGE(°F)	INSULATION CONDUCTIVITY		NOMINAL PIPE OR TUBE SIZE (INCHES)				
	CONDUCTIVITY BTU *IN.(H *SF *(°F)	MEAN RATING TEMPERATURE (°F)	< 1"	1" TO <1-1/2"	1-1/2" TO < 4"	4" TO < 8"	> 8"
> 350	0.32 - 0.34	250	4.5	5.0	5.0	5.0	5.0
251-350	0.29 - 0.32	200	3.0	4.0	4.5	4.5	4.5
201 - 250	0.27 - 0.30	150	2.5	2.5	2.5	3.0	3.0
141 - 200	0.25 - 0.29	125	1.5	1.5	2.0	2.0	2.0
105 - 140	0.21 - 0.28	100	1.0	1.0	1.5	1.5	1.5
40 - 60	0.21 - 0.27	75	0.5	0.5	1.0	1.0	1.0
< 40	0.20 - 0.26	50	0.5	1.0	1.0	1.0	1.5

GENERAL NOTES:

A. FOR PIPING SMALLER THAN 1-1/2" LOCATED IN PARTITIONS IN CONDITIONED SPACE, INSULATION CAN BE REDUCED BY 1", BUT NOT LESS THAN 1" IN THICKNESS.

PART 3 - EXECUTION

I. INSTALLATION OF PIPING

A. ALL BELOW GRADE PIPE INSTALLATION SHALL BE IN ACCORDANCE WITH IPC SECTION 306, TRENCHING, EXCAVATION AND BACKFILL.
B. ON VERTICAL SANITARY DRAIN LINES, CONNECT ALL SOIL AND WASTE INLETS THROUGH SANITARY TEES, WYES, OR WYES AND EIGHT BENDS. SHORT RADIUS FITTINGS MAY BE USED FOR VENT PIPING. ON HORIZONTAL LINES, CONNECT ALL WASTE AND SOIL CONNECTIONS THROUGH WYES, OR WYES AND EIGHTH BENDS. DOUBLE BRANCH FITTINGS MAY BE USED ON VERTICAL LINES AND HORIZONTAL RUNS PROVIDING PROPER GRADES CAN BE MAINTAINED.
C. MAKE SCREW JOINTS BETWEEN CAST IRON PIPES AND OTHER PIPES WATER-TIGHT WITH APPROVED COMPOUND. JOIN BELL & SPIGOT PIPING WITH THE USE OF AN APPROVED NEOPRENE RUBBER GASKET CONFORMING TO ASTM C 564.
D. LAY HORIZONTAL DRAIN PIPES TO UNIFORM GRADE; RISER PIPES, VERTICAL. MAKE CHANGES IN DIRECTIONS OF DRAIN PIPES WITH LONG BENDS. NO SCREWED JOINTS PERMITTED IN DRAIN PIPES, EXCEPT AS DESCRIBED HEREIN BEFORE.
E. PITCH ALL HORIZONTAL DRAINS 1/8" PER FOOT MINIMUM, OR AS PER LOCAL CODE.
F. PROVIDE CLEANOUTS AT EVERY CHANGE IN DIRECTION OF MORE THAN FORTY-FIVE DEGREES AND EVERY FIFTY FEET AS REQUIRED BY LOCAL CODES.
G. CUT BRASS AND COPPER PIPE BY MEANS OF A TUBING CUTTER. REMOVE ALL BURRS AND METAL CHIPS, DIRT, ETC., BEFORE JOINING PIPE. CHROME PLATED PIPE SHALL SHOW NO WRENCH MARKS AFTER INSTALLATION; NO THREADS SHALL SHOW.
H. ADEQUATELY SUPPORT ALL PIPING ABOVE FLOORS, INSIDE THE BUILDING FROM OR ON THE BUILDING STRUCTURE. SUPPORT PIPING SUSPENDED FROM THE BUILDING STRUCTURE BY MEANS OF THE SPECIFIED PIPE HANGERS AND RODS. MAKE MAXIMUM SPACING BETWEEN PIPE SUPPORTS AS FOLLOWS:

PIPING MATERIAL	MAXIMUM HORIZONTAL SPACING	MAXIMUM VERTICAL SPACING
CAST IRON	5 FEET	15 FEET
COPPER TUBE	12 FEET	10 FEET
COPPER TUBE 1-1/2" AND LARGER	10 FEET	10 FEET
COPPER TUBE 1-1/4" AND SMALLER	6 FEET	10 FEET
PEX PIPE	2.67 FEET / 32 INCH	10 FEET
PVC / ABS	4 FEET	10 FEET
SUPPORT ALL VERTICAL PIPING AT BASE		

II. INSTALLATION OF VALVES

A. ISOLATE ALL MAJOR ASSEMBLIES AS SHOWN ON THE DRAWINGS AND AS REQUIRED FOR PROPER OPERATION AND MAINTENANCE. ALL VALVES SHALL BE ACCESSIBLE. PROVIDE VALVE BOXES AND ACCESS PANELS WHERE REQUIRED FOR ACCESSIBILITY.

III. INSTALLATION OF TRAPS

A. TRAP EACH FIXTURE BY WATER SEALING TRAP PLACED AS NEAR THE FIXTURE AS POSSIBLE.
B. VENT ALL TRAPS AS PER LOCAL PLUMBING CODE REQUIREMENTS.

IV. INSTALLATION OF PIPE SLEEVES

A. INSTALL PIPE SLEEVES AT ALL LOCATIONS WHERE PIPE PASSES THROUGH WALLS, FLOORS, OR CEILINGS ABOVE OR BELOW GRADE.
B. WHERE SUBJECT TO MOISTURE, SEAL SLEEVES WITH WATER-TIGHT SEALANT.

V. INSTALLATION OF AIR CHAMBERS

A. INSTALL A WATER HAMMER ARRESTOR AT EACH FIXTURE, OR GROUP OF FIXTURES. WATER HAMMER ARRESTERS, SHALL BE ZURN SHOKTROL SIZED AND INSTALLED PER MANUFACTURER'S RECOMMENDATION.

VI. INSTALLATION OF FIXTURE TRIM AND FITTINGS

A. INSTALL THE FIXTURE TRIM AND FITTINGS SPECIFIED, TAKING CARE TO PROPERLY ANCHOR EACH FIXTURE.
B. WHEN THE USE OF A WRENCH IS NECESSARY ON CHROMIUM PLATED PIPING, PROTECT THE PIPE FROM MARRING BY USE OF FELT OF CLOTH WRAPPING BENEATH WRENCH JAWS.
C. FLEXIBLE SUPPLIES TO FIXTURES SHALL COMPLY WITH ASME A112.18, AND ACCESS SHALL BE PROVIDED PER IPC.

VII. INSTALLATION OF PIPE INSULATION

A. INSULATE ALL WATER PIPING AND CONDENSATE DRAINAGE PIPING. ALSO INSULATE ALL DRAIN LINES FROM ICE BINS.

VII. TESTS AND INSPECTIONS

A. MAKE ALL WATER, AIR AND GAS TESTS OF THE PIPING SYSTEMS IN THE PRESENCE OF AND TO THE SATISFACTION OF THE OWNER OR HIS DESIGNATED REPRESENTATIVE, AND LOCAL OFFICIALS. CONDUCT THESE TESTS AT SUCH PLACES AND WITH TIMING TO PERMIT WORK TO PROCEED WITH AS LITTLE INTERRUPTION AS POSSIBLE. MAKE TEST BEFORE WORK IS CONCEALED.
B. TEST WATER PIPING TO HYDROSTATIC PRESSURE OF 150 PSI AND HOLD FOR 4 HOURS WITH LESS THAN 2 PSI LOSS IN PRESSURE.
C. AFTER THE INSTALLATION OF SANITARY PIPING AND BEFORE THE PIPE IS CONCEALED OR THE FIXTURES ARE INSTALLED, CAP OR PLUG THE ENDS OF THE SYSTEM AND FILL ALL LINES WITH WATER TO TOP OF VENTS (BUT NOT LESS THAN 10' OF HEAD), ALLOW TO STAND UNTIL A THOROUGH INSPECTION HAS BEEN MADE. SHOULD LEAKS APPEAR, MAKE NECESSARY CORRECTIONS AND REPEAT THE TESTS UNTIL THE SYSTEM IS TIGHT.
D. DO NOT USE RESIN, CANDLE WAX, OR ANY OTHER SUCH SUBSTANCE FOR STOPPING LEADS IN CAST IRON SOIL, WASTE OR VENT LINES. CAULKING OF SCREW JOINTS TO STOP LEAKS WILL NOT BE PERMITTED.
E. LABEL ALL VALVES IN EQUIPMENT ROOM AS TO SERVICE AND FUNCTION WITH BRASS TAGS. PLACE ON VALVES WITH STEEL RINGS. LABEL COLD WATER PIPING, HOT WATER (140°F & 110°F) PIPING, HOT WATER RETURN PIPING AND GAS PIPING WITH SELF ADHESIVE (WITH DIRECTION ARROW) PIPE MARKERS. VALVE LABELS AND PIPE MARKERS SHALL BE SET ON NAME PLATE.

IX. STERILIZATION

A. THE STERILIZATION PROCESS SHALL COMPLY WITH ALL GOVERNING REGULATIONS AND WITH THE STERILIZATION PROCEDURES RECOMMENDED BY THE AMERICAN WATER WORKS ASSOCIATION. THE CHLORINATION PROCESS MAY BE SIMPLIFIED BY FIRST FLUSHING THE SYSTEM THOROUGHLY CLEAN, THEN CHARGING WITH WATER CONTAINING A MINIMUM OF 50 PARTS PER MILLION OF CHLORINE; ALLOWING THIS TO STAND FOR 24 HOURS, THEN THOROUGHLY FLUSHING. AFTER STERILIZATION AND FINAL FLUSHING, THE LOCAL HEALTH AUTHORITY IS TO BE NOTIFIED, AND THEIR FINAL APPROVAL OBTAINED IN WRITING.

END OF SECTION 22 00 00

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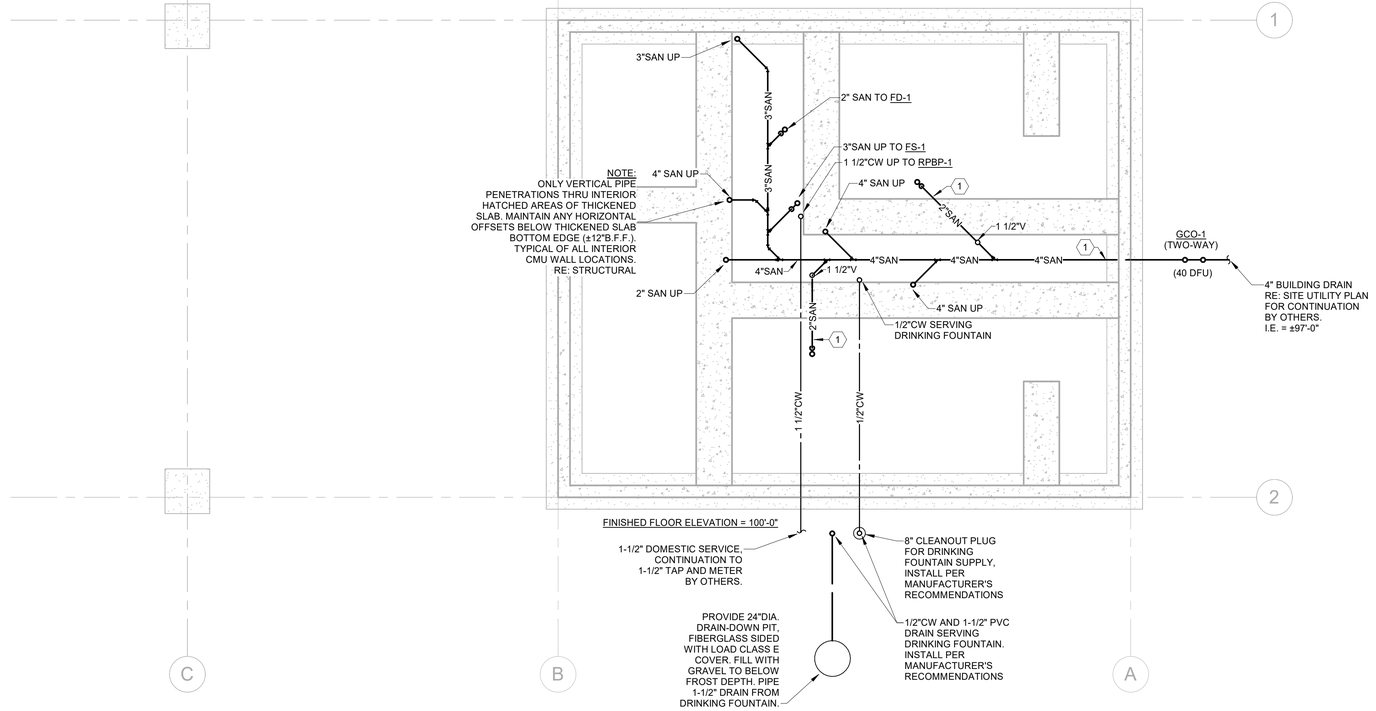
PLUMBING SPECIFICATIONS

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KEYED NOTES

1 PIPING TO RUN UNDER FOOTINGS. RE: STRUCTURE.



1 PLUMBING BELOW FLOOR PLAN
1/4" = 1'-0"

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PLUMBING BELOW FLOOR PLAN

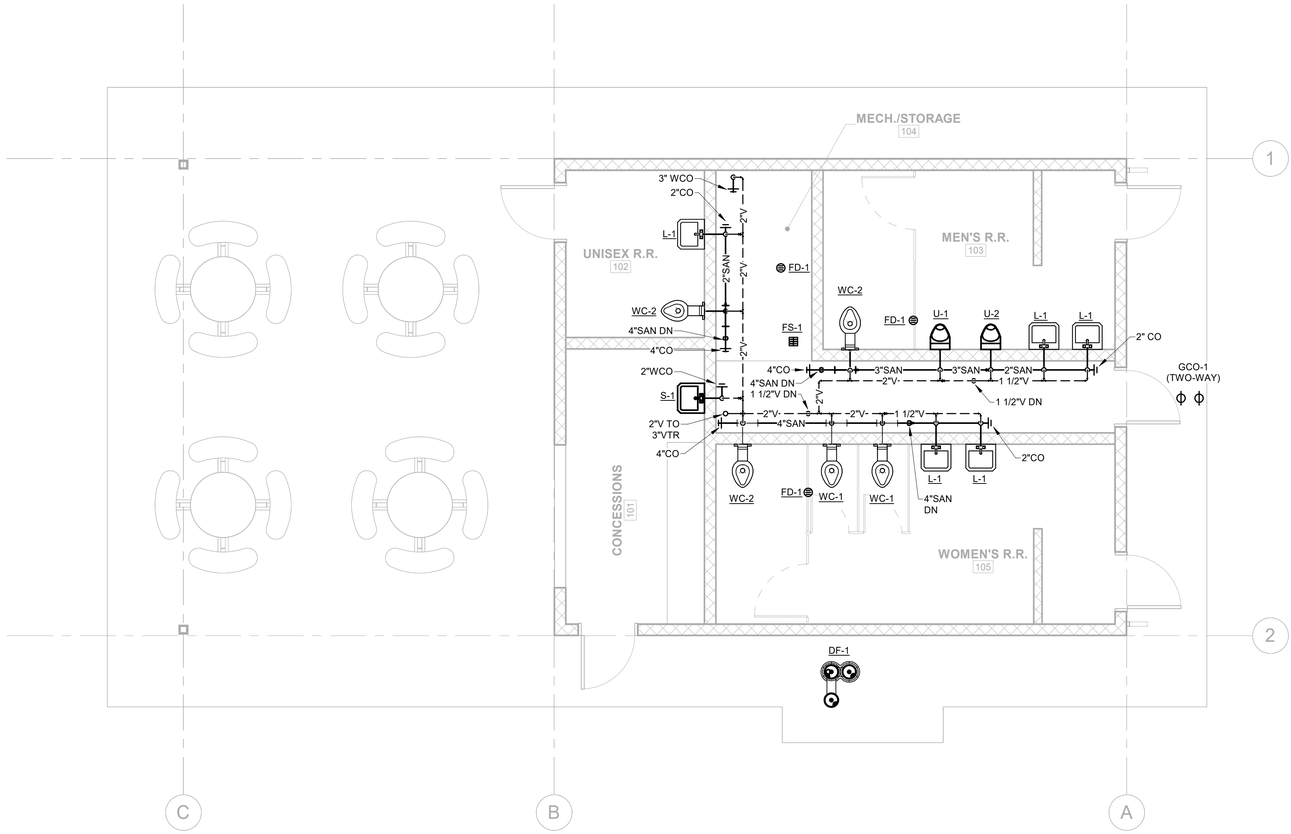
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GENERAL NOTES:

1. ALL VENT PIPING MAINS TO PROVIDE MAXIMUM HEADROOM POSSIBLE. ALL FIXTURE BRANCHES TO BE TIGHT TO WALLS.

THIS OUTDOOR RESTROOM FACILITY HAS BEEN DESIGNED FOR NATURAL VENTILATION ONLY. NO MECHANICAL, HEATING, FREEZE PROTECTION, OR CONDITIONED SPACE IS PROVIDED AS PART OF THE DESIGN. THE DOMESTIC WATER PLUMBING SYSTEM SHALL BE FULLY DRAINED AND WINTERIZED, AND PLACED OUT OF SERVICE DURING PERIODS OF COLD WEATHER OR WHEN FREEZING CONDITIONS MAY OCCUR. THE OWNER/CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING ALL REQUIRED WINTERIZATION PROCEDURES TO PROTECT PLUMBING COMPONENTS FROM FREEZING DAMAGE.



1 WASTE & VENT PLUMBING FLOOR PLAN
1/4" = 1'-0"

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WASTE & VENT PLUMBING FLOOR PLAN

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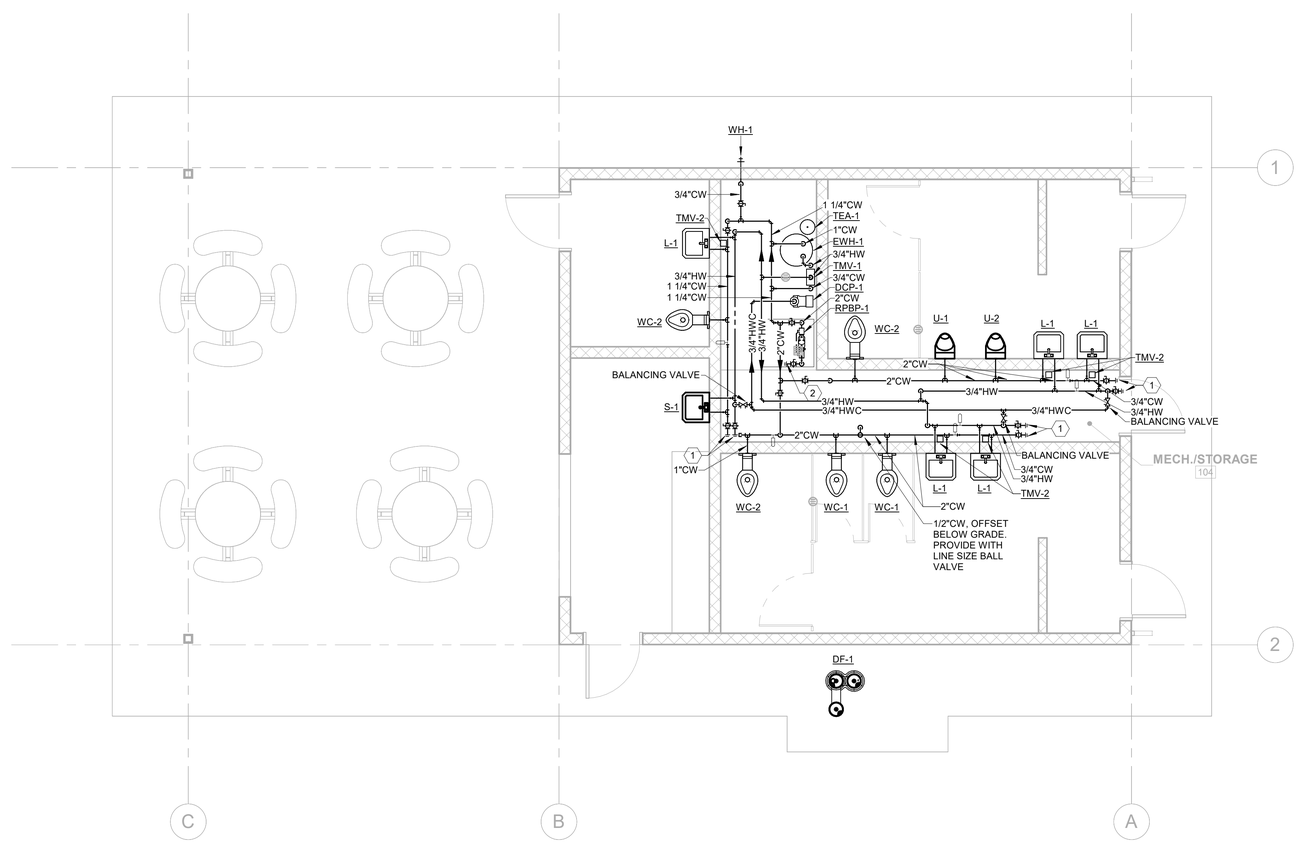
GENERAL NOTES:

1. ESTIMATED STREET PRESSURE - 90 PSI.
2. ESTIMATED PRESSURE AT THE BUILDING - 40 PSI
3. ALL FLUSH VALVES TO WC-1, WC-2, U-1 & U-2 TO BE INSTALLED IN MECH./STORAGE.
4. ALL HW/CW CONNECTIONS TO BE DONE THROUGH MECH./STORAGE
5. INSTALL ALL HW/CW/HWC MAIN RUNS TO PROVIDE THE MAXIMUM HEADROOM POSSIBLE. ALL FIXTURE BRANCHES SHALL DROP TO FIXTURE LEVEL TIGHT TO WALL.
6. ALL DOMESTIC WATER PIPING TO HAVE DRAINDOWN CAPABILITY (WINTERIZATION). NO TRAPS ALLOWED.
7. ALL COLD WATER HAMMER ARRESTORS TO BE 'SIZE B'.
8. ALL HOT WATER HAMMER ARRESTORS TO BE 'SIZE A'.

KEYED NOTES

1 SLOPE PIPING TOWARD THE END OF THE RUN AND PROVIDE HOSE END FULL SIZE, BALL VALVE (WITH CAP) FOR WINTERIZATION.

2 PROVIDE HOSE END FULL SIZE, BALL VALVE (WITH CAP) ON WATER ENTRY FOR WINTERIZATION BLOW OUT.



1 DOMESTIC WATER PLUMBING FLOOR PLAN
1/4" = 1'-0"

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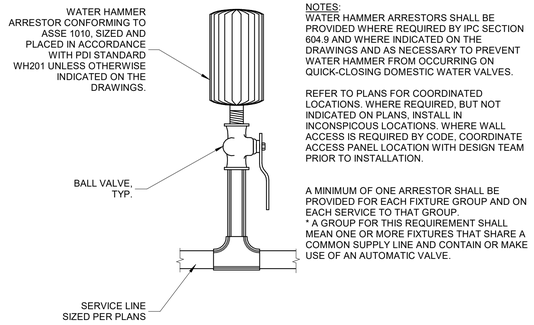
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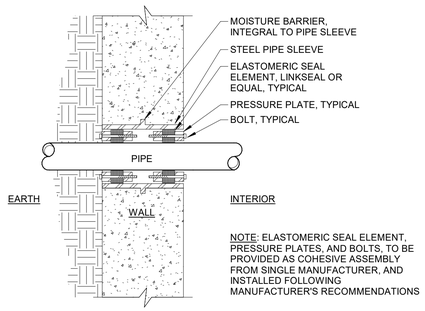
DOMESTIC WATER PLUMBING FLOOR PLAN

P102

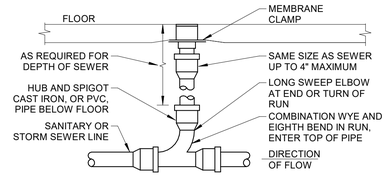
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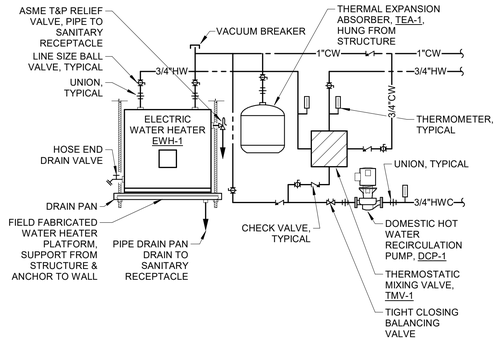
9 WATER HAMMER ARRESTOR DETAIL



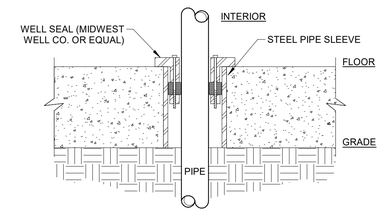
6 PIPE SEAL THRU WALL DETAIL



3 TYPICAL FLOOR/GRADE CLEANOUT DETAIL

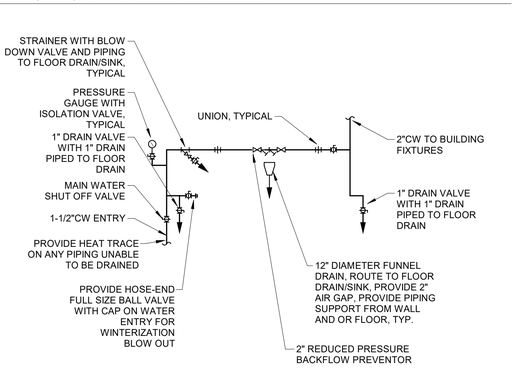


8 ELECTRIC WATER HEATER DETAIL

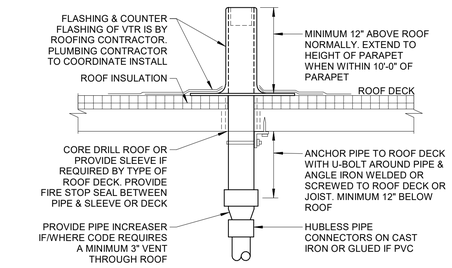


5 SLEEVE/SEAL THRU FLOOR DETAIL

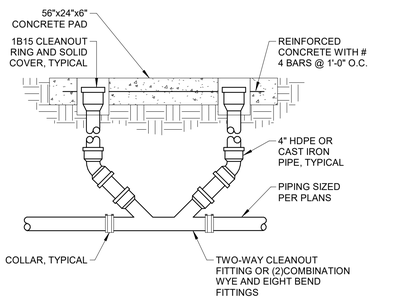
2 TYPICAL WALL CLEANOUT DETAIL



7 DOMESTIC CW ENTRY DETAIL



4 VENT THRU ROOF DETAIL



1 TWO-WAY GRADE CLEANOUT DETAIL

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COLORADO LICENSED ANTHONY DAVID BERGER 0049641 PROFESSIONAL ENGINEER 2/11/26

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PLUMBING DETAILS

P501

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PLUMBING FIXTURE SCHEDULE

PLAN CODE	DESCRIPTION	FIXTURE BASIS OF DESIGN		ACCESSORIES		REMARKS	FLOW GPF/GPM	ADA	WASTE	VENT	CW	HW
		MANUFACTURER	MODEL	COMPONENT	MANUFACTURER							
DF-1	OUTDOOR DRINKING FOUNTAIN	ELKAY	LK4420BF1UDB	-	-	OUTDOOR BI-LEVEL PEDESTAL TYPE FOUNTAIN WITH BOTTLE FILLING AND PET STATION. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.	1.0	YES	1-1/2"	-	1/2"	-
L-1	LAVATORY	ACORN	MERIDIAN 3701	FAUCET	ACORN -DMP	STAINLESS STEEL, WALL HUNG, PROVIDE WITH CARRIER, COORDINATE WITH WALL THICKNESS. DECK MOUNTED PUSHBUTTON OPERATED FAUCET, W/ BEHIND THE WALL TMV-2 SET TO 105°F. PROVIDE GRID DRAIN, 17 GAUGE P-TRAP, ANGLE SUPPLIES W/L.K. STOPS,	0.5	YES	2"	1-1/2"	1/2"	1/2"
S-1	SINK	ACORN	DURA-WARE 1955	FAUCET	ACORN -CSG	16"x12"x5" STAINLESS STEEL, WALL HUNG, PROVIDE MOUNTING BRACES. 4" CENTERS WITH GOOSENECK SPOUT. PROVIDE GRID DRAIN, 17 GAUGE P-TRAP, ANGLE SUPPLIES W/L.K. STOPS, INSULATION KIT	1.2	YES	2"	1-1/2"	1/2"	1/2"
U-1	URINAL	ACORN	PENAL-WARE 1709 HEU	FLUSH VALVE	ACORN -MTPPFV	STAINLESS STEEL URINAL. PROVIDE WITH ELECTRONIC PIEZO BUTTON BEHIND THE WALL FLUSH VALVE. PROVIDE WITH CARRIER, COORDINATE WITH WALL THICKNESS. RIM HEIGHT OF 24" A.F.F..	0.5	NO	2"	1-1/2"	3/4"	-
U-2	URINAL	ACORN	PENAL-WARE 1709 HEU	FLUSH VALVE	ACORN -MTPPFV	STAINLESS STEEL URINAL. PROVIDE WITH ELECTRONIC PIEZO BUTTON BEHIND THE WALL FLUSH VALVE. PROVIDE WITH CARRIER, COORDINATE WITH WALL THICKNESS. RIM HEIGHT OF 16" A.F.F..	0.5	YES	2"	1-1/2"	3/4"	-
WC-1	WATER CLOSET	ACORN	DURA-WARE 2105	FLUSH VALVE	ACORN -MVCFV	STAINLESS STEEL, SIPHON JET, OFF FLOOR, ELONGATED WATER CLOSET, OPEN FRONT, LESS COVER SEAT (HS-OFLC), PUSH BOTTON PIEZO, BEHIND WALL FLUSH VALVE WITH MVCFV TIMER. PROVIDE FLOOR MOUNTED SUPPORT CARRIER, COORDINATE WALL THICKNESS. SEAT HEIGHT 15" A.F.F.	1.28	NO	4"	2"	1"	-
WC-2	WATER CLOSET	ACORN	DURA-WARE 2105	FLUSH VALVE	ACORN -MVCFV	STAINLESS STEEL, SIPHON JET, OFF FLOOR, ELONGATED WATER CLOSET, OPEN FRONT, LESS COVER SEAT (HS-OFLC), PUSH BOTTON PIEZO, BEHIND WALL FLUSH VALVE WITH MVCFV TIMER. PROVIDE FLOOR MOUNTED SUPPORT CARRIER, COORDINATE WALL THICKNESS. SEAT HEIGHT 18" A.F.F.	1.28	YES	4"	2"	1"	-

PLUMBING ACCESSORY SCHEDULE

PLAN CODE	DESCRIPTION	MANUFACTURER	MODEL	REMARKS	WASTE	VENT	CW	HW
FD-1	FLOOR DRAIN	JOSAM	30000-A	TWO-PIECE STRAINER WITH DOUBLE FLANGE, CLAMP RING, ROUND ADJUSTABLE NIKALOY STRAINER.	2"	1-1/2"	-	-
FS-1	FLOOR SINK	JOSAM	49320A	SQUARE CAST IRON BODY, ACID RESISTANT INTERIOR, DOUBLE FLANGE WITH WEEPHOLES; BOTTOM OUTLET, INTERNAL ALUMINUM DOME STRAINER AND CAST IRON, ACID RESISTANT ANTI-TILTING NON-TRAFFIC GRATE.	3"	1-1/2"	-	-
GCO-1	GRADE CLEANOUT	JOSAM	57000-Z	COATED CAST IRON WITH FLANGE, BOTTOM CONNECTION, INTERNAL COUNTERSUNK PLUG AND SCORIATED ROUND TOP.	4"	-	-	-
RPBP-1	REDUCED PRESSURE ZONE BACKFLOW ASSEMBLY	WATTS	LF909M1-QT-S	BRONZE BODIED VALVE WITH STAINLESS STEEL CHECK ASSEMBLIES, WITH 1/4 TURN BALL VALVES, PROVIDE WITH STRAINER AND FUNNEL DRAIN. 60GPM AT 10 PSI LOSS MAX.	-	-	2"	-
TEA-1	THERMAL EXPANSION ABSORBER	AMTROL	ST-5C	2.1 GALLON CAPACITY, EXPANSION TANK, STEEL SHELL WITH POLYPROPYLENE LINER.	-	-	3/4"	-
TMV-1	THERMOSTATIC MIXING VALVE	LEONARD	TA-LF-F	0.5 GPM MINIMUM FLOW, 4 GPM @ 10 PSI LOSS MAX, TRANSISTION TO VALVE INLET AND OUTLET SIZE AS REQUIRED, MOUNT ON WALL WITH ACCESS FOR SERVICE AND ADJUSTMENT, SET TO 120°F	-	-	3/4"	3/4"
TMV-2	THERMOSTATIC MIXING VALVE	LEONARD	170D-LF	0.25 GPM MINIMUM FLOW, 0.5 GPM @ 2.5 PSI LOSS MAX, TRANSISTION TO VALVE INLET AND OUTLET SIZE AS REQUIRED, MOUNT ON WALL WITH ACCESS FOR SERVICE AND ADJUSTMENT, SET TO 105°F	-	-	1/2"	1/2"
WH-1	WALL HYDRANT	WOODFORD	B65	RECESSED HOSE BOX WITH WALL FLANGE, LOCKABLE DOOR WITH KEY, REMOVABLE KEY HANDLE, VACUUM BREAKER, COORDINATE ROD DEPTH WITH WALL THICKNESS.	-	-	3/4"	-

ELECTRIC WATER HEATER SCHEDULE

PLAN CODE	MANUFACTURER & MODEL	SERVES	GPH RECOVERY @ 100F RISE	CAPACITY (GAL)	HEATING CAPACITY (KW)	VOLTAGE	PHASE	HEIGHT	WIDTH	DEPTH	WEIGHT (LBS)	NOTES
EWH-1	AO SMITH / DEL-20	ENTIRE BUILDING	49	19	6	208	1	22-1/4"	21-3/4"	21-3/4"	232	1-2

1. PROVIDE WITH T&P RELIEF VALVE PIPED TO FLOOR DRAIN.
2. PROVIDE VACUUM BREAKER ON CW INLET, LOCATED ABOVE TOP OF UNIT.

PLUMBING PUMP SCHEDULE

PLAN CODE	MANUFACTURER & MODEL	LOCATION	SERVES	TYPE	GPM	HEAD (FT.)	MOTOR/ELECTRICAL					VIBRATION ISOLATION	CONTROL	WEIGHT (LBS)	NOTES
							RPM	HP	VOLTS	PHASE	FLA				
DCP-1	GRUNDFOS / ALPHA 15-29	MECH/STORAGE	HWC	INLINE	2	5	1750	1/12	115	1	-	-	TEMP	5	1-2

1. 24-HOUR TIME CLOCK, ADJUSTABLE BY OWNER, PROVIDE WITH AQUASTAT SET TO 7°F LESS THAN TMV-1 OUTPUT.
2. PROVIDE TEST AND BALANCING REPORT FOR DOMESTIC HOT WATER RECIRCULATION LOOP.

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2/17/26

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PLUMBING SCHEDULES

P601

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Calculation Package

For

FIRESTONE SPORTS COMPLEX

Firestone, CO

AB25038

Prepared By

Katelyn Wager, PE



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PROJECT DESCRIPTION

The project consists of a CMU building that houses bathrooms and a small room that may be used to sell concessions. The roof extends over a covered picnic area.

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DESIGN CRITERIA

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SNOW LOADING

In accordance with ASCE7-16

Tedds calculation version 1.0.12

Building details

Roof type	Monopitch	Width of roof	b = **52.5** ft
Slope of roof 1	α = **4.67** deg		

Ground snow load

Ground snow load	p_g = **30** lb/ft^2	Density of snow	γ = **17.9** lb/ft^3
Surface roughness category	B	Exposure condition	Fully exposed
Exposure factor	C_e = **0.9**	Thermal condition	Unheated structures
Thermal factor	C_t = **1.2**	Importance category	II
Importance factor	I_s = **1**	Min snow load	p_{f_min} = **20** lb/ft^2
Flat roof snow load	p_f = **22.68** lb/ft^2		

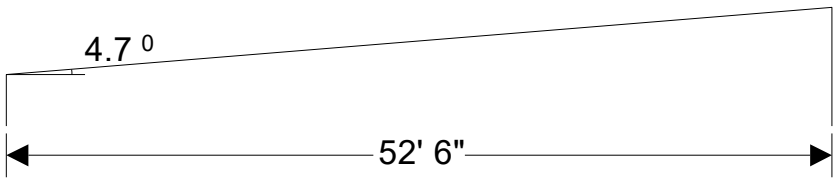
Cold roof slope factor (C_t > 1.0)

Roof surface type	Slippery	Ventilation	Ventilated
Thermal resistance (R-value)	R = **30.00** °F h ft^2 / Btu	Roof slope factor	C_s = **1.00**

Monoslope

Sloped roof snow load p_s = **22.68** lb/ft^2

Balanced load 22.7 psf



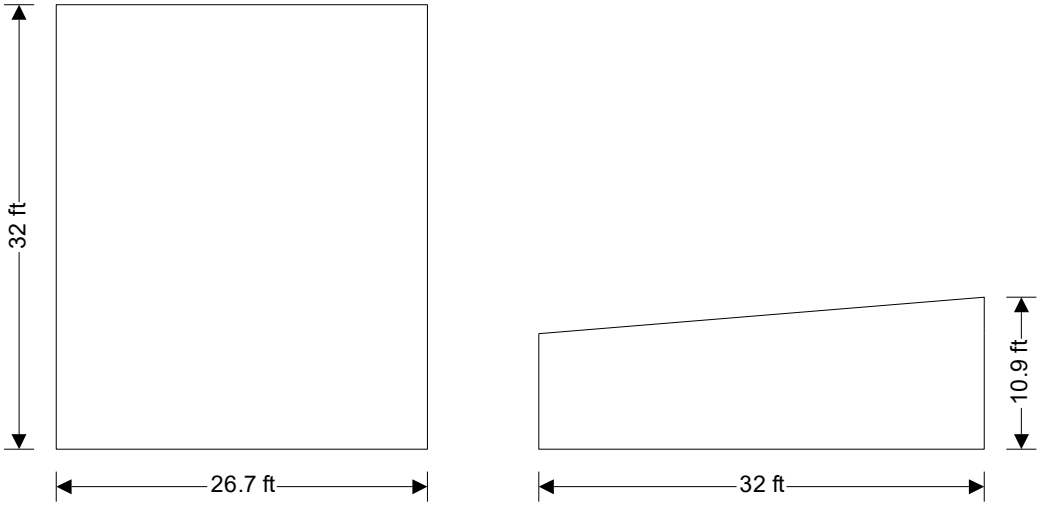
Roof elevation

WIND LOADING

In accordance with ASCE7-16

Using the directional design method

Tedds calculation version 2.1.14



Building data

Type of roof	Monoslope
Length of building	b = **26.67** ft
Width of building	d = **32.00** ft
Height to eaves	H = **8.33** ft
Pitch of roof	α_0 = **4.7** deg
Mean height	h = **8.33** ft

General wind load requirements

Basic wind speed	V = **115.0** mph
Risk category	II
Velocity pressure exponent coef (Table 26.6-1)	K_d = **0.85**
Ground elevation above sea level	z_{gl} = **4970** ft
Ground elevation factor	$K_e = \exp(-0.0000362 \times z_{gl}/1ft)$ = **0.84**
Exposure category (cl 26.7.3)	C
Enclosure classification (cl.26.12)	Partially enclosed buildings
Internal pressure coef +ve (Table 26.13-1)	GC_{pi_p} = **0.55**
Internal pressure coef –ve (Table 26.13-1)	GC_{pi_n} = **-0.55**
Gust effect factor	G_f = **0.85**
Minimum design wind loading (cl.27.1.5)	p_{min_r} = **8** lb/ft^2

Topography

Topography factor not significant	K_{zt} = 1.0
Velocity pressure equation	$q = 0.00256 \times K_z \times K_{zt} \times K_d \times V^2 \times 1psf/mph^2$

Velocity pressures table

z (ft)	K_z (Table 26.10-1)	q_z (psf)
8.33	0.85	20.43
8.33	0.85	20.43
10.95	0.85	20.43

Peak velocity pressure for internal pressure

Peak velocity pressure – internal (as roof press.) q_i = **20.43** psf

Pressures and forces

Net pressure $p = q \times G_f \times C_{pe} - q_i \times GC_{pi}$

Net force $F_w = p \times A_{ref}$

Roof load case 1 - Wind 0, GC_{pi} 0.55, $-c_{pe}$

Zone	Ref. height (ft)	Ext pressure coefficient c_{pe}	Peak velocity pressure q_p (psf)	Net pressure p (psf)	Area A_{ref} (ft^2)	Net force F_w (kips)
A (-ve)	8.33	-0.90	20.43	-26.87	111.48	-3.00
B (-ve)	8.33	-0.90	20.43	-26.87	111.48	-3.00
C (-ve)	8.33	-0.50	20.43	-19.92	222.96	-4.44
D (-ve)	8.33	-0.30	20.43	-16.45	410.25	-6.75

Total vertical net force $F_{w,v}$ = **-17.12** kips

Total horizontal net force $F_{w,h}$ = **-1.40** kips

Walls load case 1 - Wind 0, GC_{pi} 0.55, $-c_{pe}$

Zone	Ref. height (ft)	Ext pressure coefficient c_{pe}	Peak velocity pressure q_p (psf)	Net pressure p (psf)	Area A_{ref} (ft^2)	Net force F_w (kips)
A	8.33	0.80	20.43	2.66	222.13	0.59
B	8.33	-0.46	20.43	-19.23	291.93	-5.61
C	8.33	-0.70	20.43	-23.40	308.49	-7.22
D	8.33	-0.70	20.43	-23.40	308.49	-7.22

Overall loading

Projected vertical plan area of wall $A_{vert_w_0} = b \times H$ = **222.22** ft^2

Projected vertical area of roof $A_{vert_r_0} = b \times d \times \tan(\alpha_0)$ = **69.71** ft^2

Minimum overall horizontal loading $F_{w,total_min} = p_{min_w} \times A_{vert_w_0} + p_{min_r} \times A_{vert_r_0}$ = **4.11** kips

Leeward net force $F_l = F_{w,wB}$ = **-5.6** kips

Windward net force $F_w = F_{w,wA}$ = **0.6** kips

Overall horizontal loading $F_{w,total} = \max(F_w - F_l + F_{w,h}, F_{w,total_min})$ = **4.8** kips

Roof load case 2 - Wind 0, GC_{pi} -0.55, $-1c_{pe}$

Zone	Ref. height (ft)	Ext pressure coefficient c_{pe}	Peak velocity pressure q_p (psf)	Net pressure p (psf)	Area A_{ref} (ft^2)	Net force F_w (kips)
A (+ve)	8.33	-0.18	20.43	8.11	111.48	0.90
B (+ve)	8.33	-0.18	20.43	8.11	111.48	0.90

Zone	Ref. height (ft)	Ext pressure coefficient c_{pe}	Peak velocity pressure q_p (psf)	Net pressure p (psf)	Area A_{ref} (ft^2)	Net force F_w (kips)
C (+ve)	8.33	-0.18	20.43	8.11	222.96	1.81
D (+ve)	8.33	-0.18	20.43	8.11	410.25	3.33

Total vertical net force $F_{w,v}$ = **6.92** kips

Total horizontal net force $F_{w,h}$ = **0.57** kips

Walls load case 2 - Wind 0, GC_{pi} -0.55, -1c_{pe}

Zone	Ref. height (ft)	Ext pressure coefficient c_{pe}	Peak velocity pressure q_p (psf)	Net pressure p (psf)	Area A_{ref} (ft^2)	Net force F_w (kips)
A	8.33	0.80	20.43	25.13	222.13	5.58
B	8.33	-0.46	20.43	3.25	291.93	0.95
C	8.33	-0.70	20.43	-0.92	308.49	-0.28
D	8.33	-0.70	20.43	-0.92	308.49	-0.28

Overall loading

Projected vertical plan area of wall $A_{vert_w_0} = b \times H$ = **222.22** ft^2

Projected vertical area of roof $A_{vert_r_0} = b \times d \times \tan(\alpha_0)$ = **69.71** ft^2

Minimum overall horizontal loading $F_{w,total_min} = p_{min_w} \times A_{vert_w_0} + p_{min_r} \times A_{vert_r_0}$ = **4.11** kips

Leeward net force $F_l = F_{w,wB}$ = **0.9** kips

Windward net force $F_w = F_{w,wA}$ = **5.6** kips

Overall horizontal loading $F_{w,total} = \max(F_w - F_l + F_{w,h}, F_{w,total_min})$ = **5.2** kips

Roof load case 3 - Wind 90, GC_{pi} 0.55, -c_{pe}

Zone	Ref. height (ft)	Ext pressure coefficient c_{pe}	Peak velocity pressure q_p (psf)	Net pressure p (psf)	Area A_{ref} (ft^2)	Net force F_w (kips)
A (-ve)	8.33	-0.90	20.43	-26.87	133.78	-3.59
B (-ve)	8.33	-0.90	20.43	-26.87	133.78	-3.59
C (-ve)	8.33	-0.50	20.43	-19.92	267.55	-5.33
D (-ve)	8.33	-0.30	20.43	-16.45	321.07	-5.28

Total vertical net force $F_{w,v}$ = **-17.74** kips

Total horizontal net force $F_{w,h}$ = **0.00** kips

Walls load case 3 - Wind 90, GC_{pi} 0.55, -c_{pe}

22.58 psf

Zone	Ref. height (ft)	Ext pressure coefficient c_{pe}	Peak velocity pressure q_p (psf)	Net pressure p (psf)	Area A_{ref} (ft^2)	Net force F_w (kips)
A	10.95	0.80	20.43	2.66	308.53	0.82
B	8.33	-0.50	20.43	-19.92	308.49	-6.15
C	8.33	-0.70	20.43	-23.40	222.22	-5.20
D	8.33	-0.70	20.43	-23.40	291.93	-6.83

Overall loading

Projected vertical plan area of wall $A_{vert_w_90} = d \times (H + d \times \tan(\alpha_0) / 2)$ = **308.49** ft^2

Projected vertical area of roof $A_{vert_r_90}$ = **0.00** ft²

Minimum overall horizontal loading $F_{w,total_min} = p_{min_w} \times A_{vert_w_90} + p_{min_r} \times A_{vert_r_90}$ = **4.94** kips

Leeward net force $F_l = F_{w,wB}$ = **-6.1** kips

Windward net force $F_w = F_{w,wA}$ = **0.8** kips

Overall horizontal loading $F_{w,total} = \max(F_w - F_l + F_{w,h}, F_{w,total_min})$ = **7.0** kips

Roof load case 4 - Wind 90, GC_{pi} -0.55, $+c_{pe}$

Zone	Ref. height (ft)	Ext pressure coefficient c_{pe}	Peak velocity pressure q_p (psf)	Net pressure p (psf)	Area A_{ref} (ft²)	Net force F_w (kips)
A (+ve)	8.33	-0.18	20.43	8.11	133.78	1.09
B (+ve)	8.33	-0.18	20.43	8.11	133.78	1.09
C (+ve)	8.33	-0.18	20.43	8.11	267.55	2.17
D (+ve)	8.33	-0.18	20.43	8.11	321.07	2.60

Total vertical net force $F_{w,v}$ = **6.92** kips

Total horizontal net force $F_{w,h}$ = **0.00** kips

Walls load case 4 - Wind 90, GC_{pi} -0.55, $+c_{pe}$

Zone	Ref. height (ft)	Ext pressure coefficient c_{pe}	Peak velocity pressure q_p (psf)	Net pressure p (psf)	Area A_{ref} (ft²)	Net force F_w (kips)
A	10.95	0.80	20.43	25.13	308.53	7.75
B	8.33	-0.50	20.43	2.55	308.49	0.79
C	8.33	-0.70	20.43	-0.92	222.22	-0.20
D	8.33	-0.70	20.43	-0.92	291.93	-0.27

Overall loading

Projected vertical plan area of wall $A_{vert_w_90} = d \times (H + d \times \tan(\alpha_0) / 2)$ = **308.49** ft²

Projected vertical area of roof $A_{vert_r_90}$ = **0.00** ft²

Minimum overall horizontal loading $F_{w,total_min} = p_{min_w} \times A_{vert_w_90} + p_{min_r} \times A_{vert_r_90}$ = **4.94** kips

Leeward net force $F_l = F_{w,wB}$ = **0.8** kips

Windward net force $F_w = F_{w,wA}$ = **7.8** kips

Overall horizontal loading $F_{w,total} = \max(F_w - F_l + F_{w,h}, F_{w,total_min})$ = **7.0** kips

Roof load case 5 - Wind 180, GC_{pi} 0.55, $-c_{pe}$

Zone	Ref. height (ft)	Ext pressure coefficient c_{pe}	Peak velocity pressure q_p (psf)	Net pressure p (psf)	Area A_{ref} (ft²)	Net force F_w (kips)
A (-ve)	8.33	-0.90	20.43	-26.87	111.48	-3.00
B (-ve)	8.33	-0.90	20.43	-26.87	111.48	-3.00
C (-ve)	8.33	-0.50	20.43	-19.92	222.96	-4.44
D (-ve)	8.33	-0.30	20.43	-16.45	410.25	-6.75

Total vertical net force $F_{w,v}$ = **-17.12** kips

Total horizontal net force $F_{w,h}$ = **-1.40** kips

Walls load case 5 - Wind 180, GC_{pi} 0.55, $-c_{pe}$

Zone	Ref. height (ft)	Ext pressure coefficient c_{pe}	Peak velocity pressure q_p (psf)	Net pressure p (psf)	Area A_{ref} (ft^2)	Net force F_w (kips)
A	10.95	0.80	20.43	2.66	291.96	0.78
B	8.33	-0.46	20.43	-19.23	222.22	-4.27
C	8.33	-0.70	20.43	-23.40	308.49	-7.22
D	8.33	-0.70	20.43	-23.40	308.49	-7.22

Overall loading

Projected vertical plan area of wall — $A_{vert_w_180} = b \times (H + d \times \tan(\alpha_0)) =$ **291.93** ft^2

Projected vertical area of roof — $A_{vert_r_180} = b \times d \times \tan(\alpha_0) =$ **69.71** ft^2

Minimum overall horizontal loading — $F_{w,total_min} = p_{min_w} \times A_{vert_w_180} + p_{min_r} \times A_{vert_r_180} =$ **5.23** kips

Leeward net force — $F_l = F_{w,wB} =$ **-4.3** kips

Windward net force — $F_w = F_{w,wA} =$ **0.8** kips

Overall horizontal loading — $F_{w,total} = \max(F_w - F_l - F_{w,h}, F_{w,total_min}) =$ **6.4** kips

Roof load case 6 - Wind 180, GC_{pi} -0.55, $-c_{pe}$

Zone	Ref. height (ft)	Ext pressure coefficient c_{pe}	Peak velocity pressure q_p (psf)	Net pressure p (psf)	Area A_{ref} (ft^2)	Net force F_w (kips)
A (+ve)	8.33	-0.18	20.43	8.11	111.48	0.90
B (+ve)	8.33	-0.18	20.43	8.11	111.48	0.90
C (+ve)	8.33	-0.18	20.43	8.11	222.96	1.81
D (+ve)	8.33	-0.18	20.43	8.11	410.25	3.33

Total vertical net force — $F_{w,v} =$ **6.92** kips

Total horizontal net force — $F_{w,h} =$ **0.57** kips

21.88 psf

Walls load case 6 - Wind 180, GC_{pi} -0.55, $-c_{pe}$

Zone	Ref. height (ft)	Ext pressure coefficient c_{pe}	Peak velocity pressure q_p (psf)	Net pressure p (psf)	Area A_{ref} (ft^2)	Net force F_w (kips)
A	10.95	0.80	20.43	25.13	291.96	7.34
B	8.33	-0.46	20.43	3.25	222.22	0.72
C	8.33	-0.70	20.43	-0.92	308.49	-0.28
D	8.33	-0.70	20.43	-0.92	308.49	-0.28

Overall loading

Projected vertical plan area of wall — $A_{vert_w_180} = b \times (H + d \times \tan(\alpha_0)) =$ **291.93** ft^2

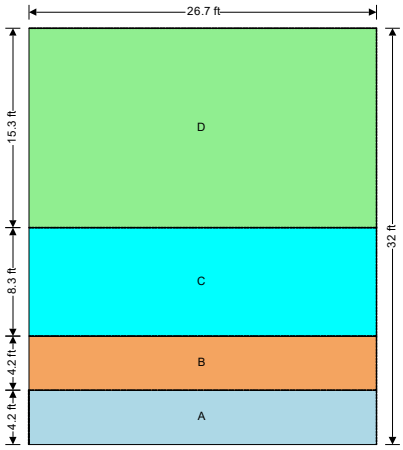
Projected vertical area of roof — $A_{vert_r_180} = b \times d \times \tan(\alpha_0) =$ **69.71** ft^2

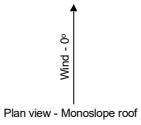
Minimum overall horizontal loading — $F_{w,total_min} = p_{min_w} \times A_{vert_w_180} + p_{min_r} \times A_{vert_r_180} =$ **5.23** kips

Leeward net force — $F_l = F_{w,wB} =$ **0.7** kips

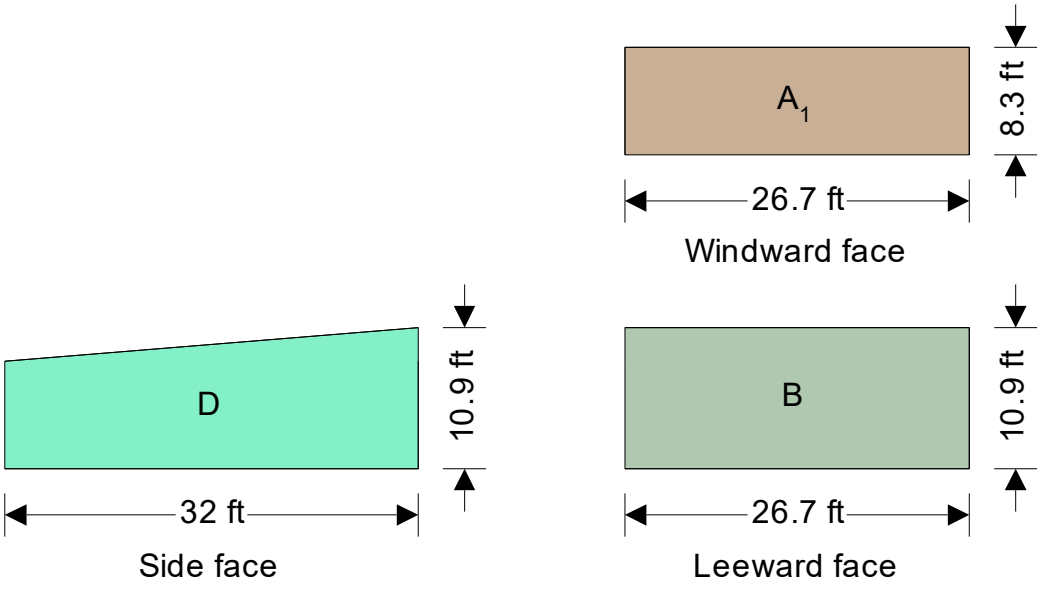
Windward net force — $F_w = F_{w,wA} =$ **7.3** kips

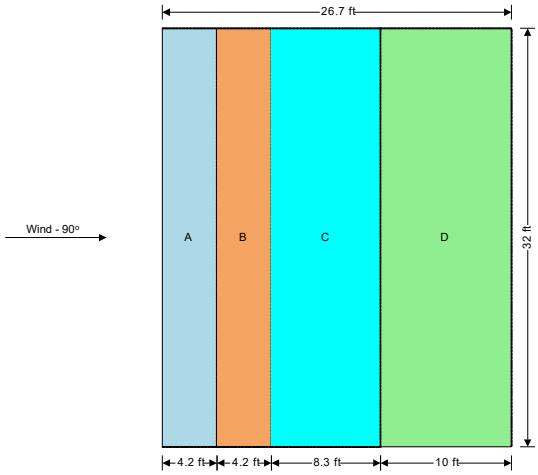
Overall horizontal loading — $F_{w,total} = \max(F_w - F_l - F_{w,h}, F_{w,total_min}) =$ **6.1** kips



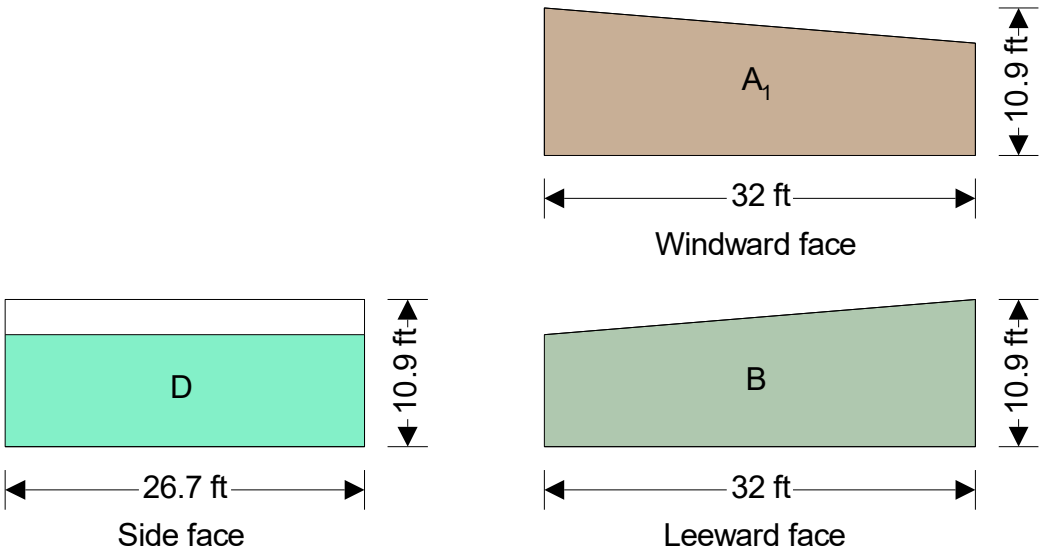


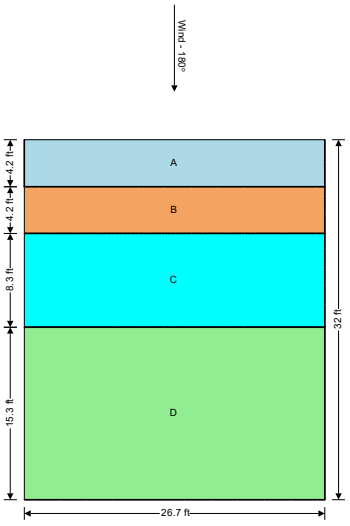
Plan view - Monoslope roof



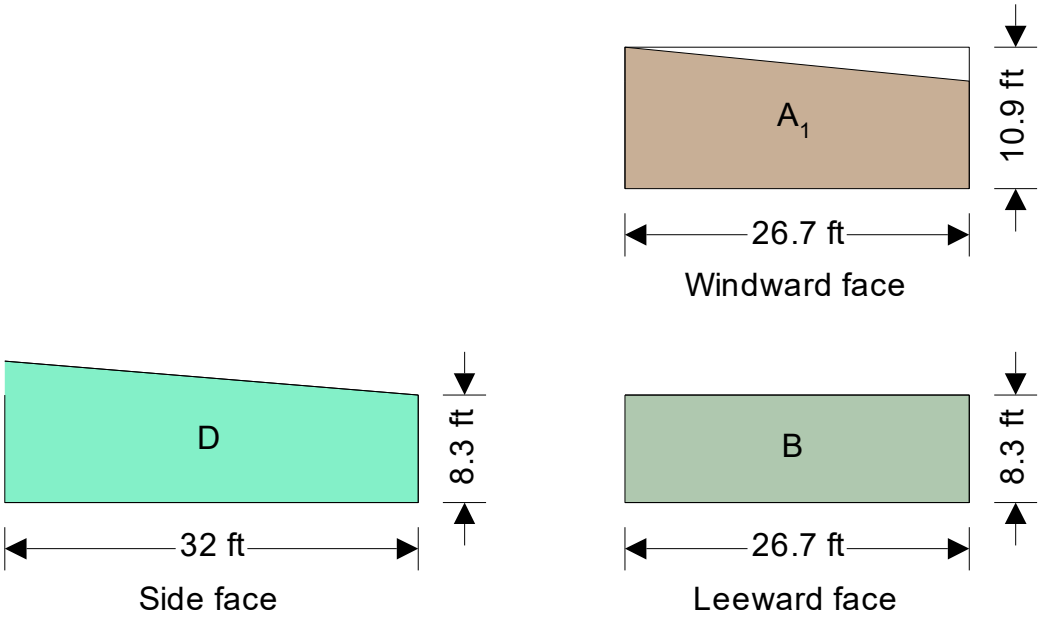


Plan view - Monoslope roof



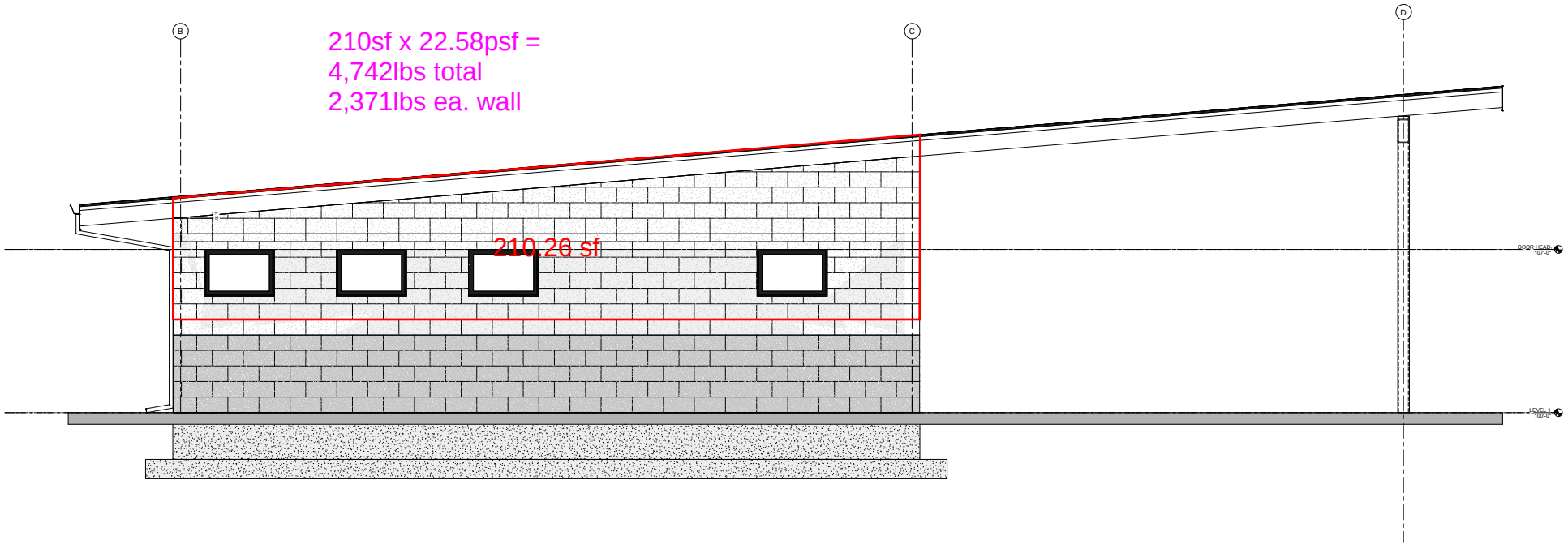


Plan view - Monoslope roof



Wind in 90 degree direction

210sf x 22.58psf =
4,742lbs total
2,371lbs ea. wall



Wind in 0 vs 180 degree

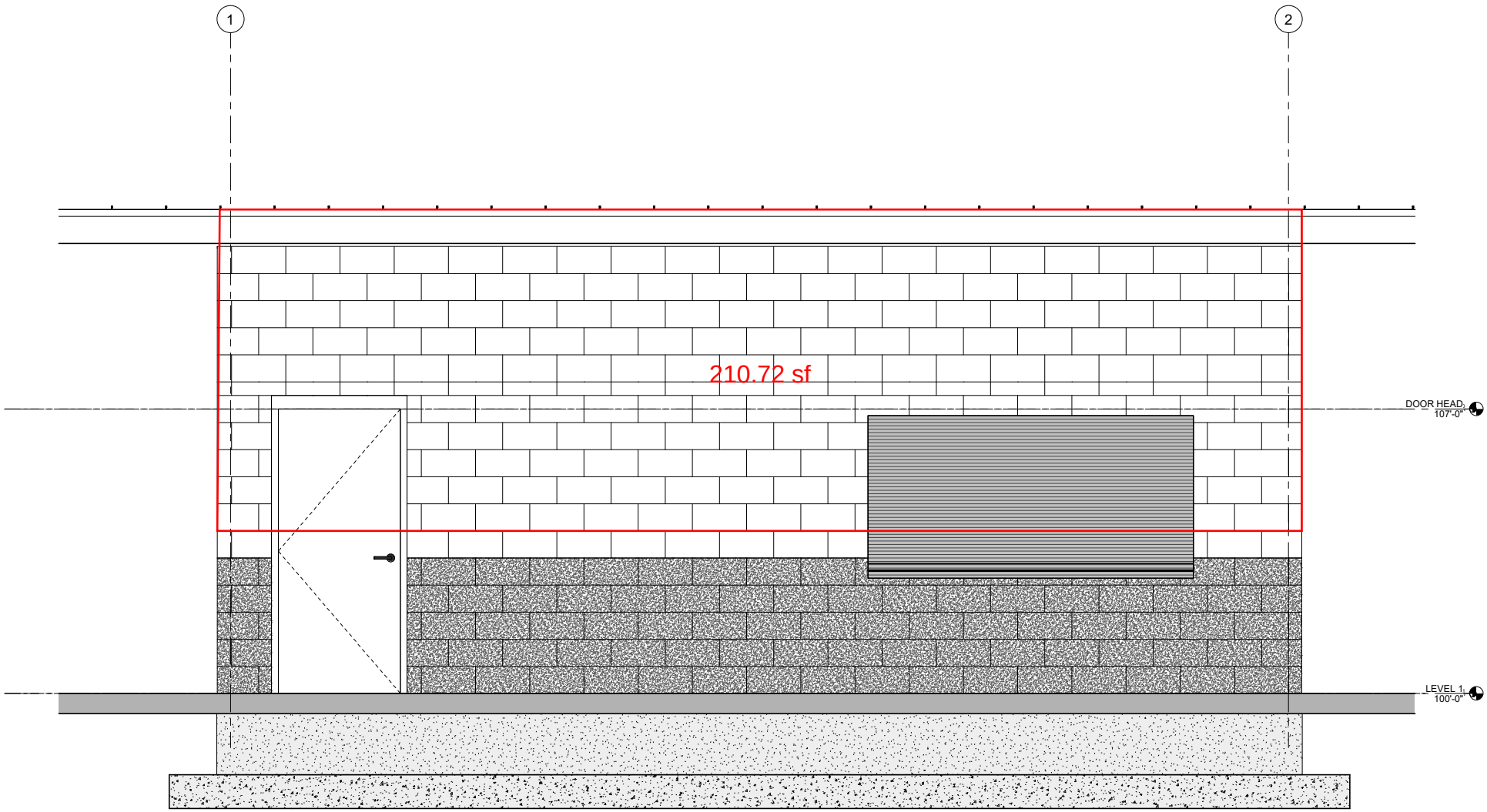
		Area (sf)	Pressure (psf)	Force (lbs)
Wind Case 1	Windward (A)	135	2.66	359
	Leeward (B)	210	19.23	4038
	Total			4397

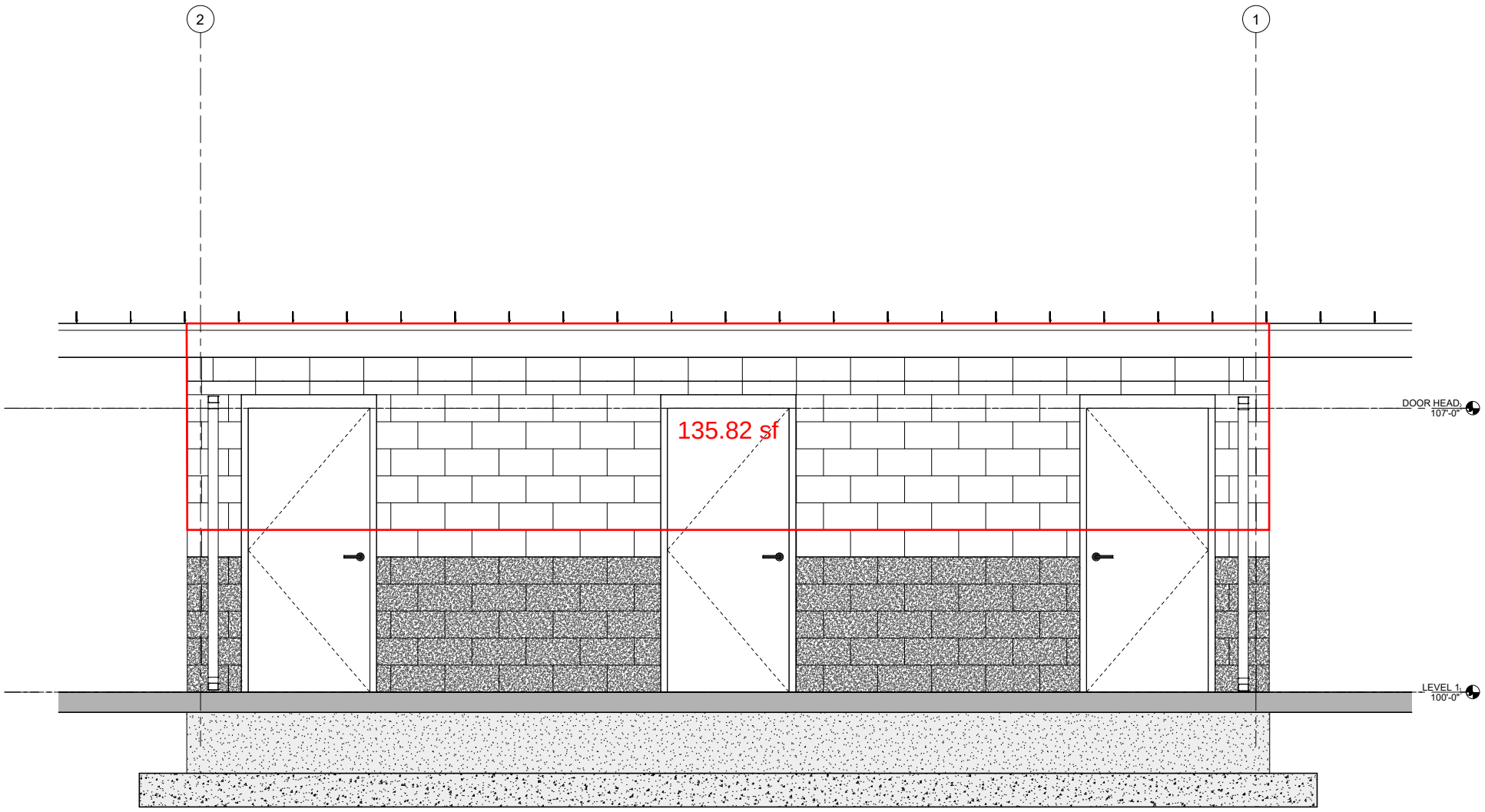
		Area (sf)	Pressure (psf)	Force (lbs)
Wind Case 2	Windward (A)	135	25.13	3393
	Leeward (B)	210	-3.25	-683
	Total			2710

		Area (sf)	Pressure (psf)	Force (lbs)
Wind Case 5	Windward (A)	210	2.66	559
	Leeward (B)	135	19.23	2596
	Total			3155

		Area (sf)	Pressure (psf)	Force (lbs)	
Wind Case 6	Windward (A)	210	25.13	5277	
	Leeward (B)	135	-3.25	-439	
	Total			**4839**	Worst Case

2,420lbs ea. wall


1
2
210.72 sf
DOOR HEAD
107'-0"
LEVEL 1
100'-0"

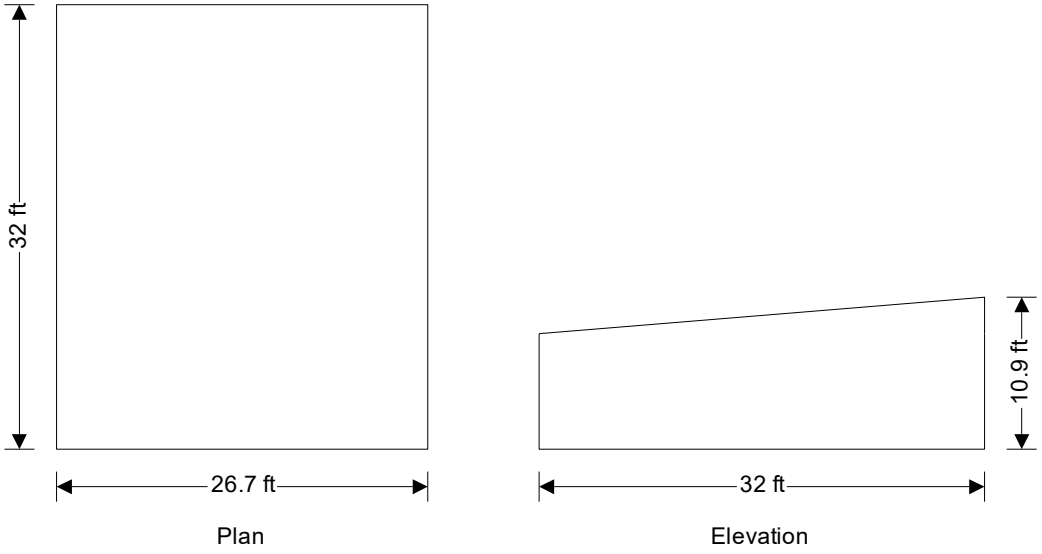

2
1
135.82 sf
DOOR HEAD
107'-0"
LEVEL 1
100'-0"

WIND LOADING

In accordance with ASCE7-16

Using the components and cladding design method

Tedds calculation version 2.1.14



Building data

Type of roof	Monoslope
Length of building	b = **26.67** ft
Width of building	d = **32.00** ft
Height to eaves	H = **8.33** ft
Pitch of roof	α_0 = **4.7** deg
Mean height	h = **8.33** ft
End zone width	a = max(min(0.1×min(b, d), 0.4×h), 0.04×min(b, d), 3ft) = **3.00** ft

General wind load requirements

Basic wind speed	V = **115.0** mph
Risk category	II
Velocity pressure exponent coef (Table 26.6-1)	K_d = **0.85**
Ground elevation above sea level	z_{gl} = **4970** ft
Ground elevation factor	K_e = exp(-0.0000362 × z_{gl}/1ft) = **0.84**
Exposure category (cl 26.7.3)	C
Enclosure classification (cl.26.12)	Partially enclosed buildings
Internal pressure coef +ve (Table 26.13-1)	GC_{pi_p} = **0.55**
Internal pressure coef –ve (Table 26.13-1)	GC_{pi_n} = **-0.55**
Gust effect factor	G_f = **0.85**

Topography

Topography factor not significant	K_{zt} = 1.0

Velocity pressure

Velocity pressure coefficient (Table 26.10-1)	K_z = **0.85**

Velocity pressure $q_h = 0.00256 \times K_z \times K_{zt} \times K_d \times K_e \times V^2 \times 1psf/mph^2 =$ **20.4** psf

Peak velocity pressure for internal pressure

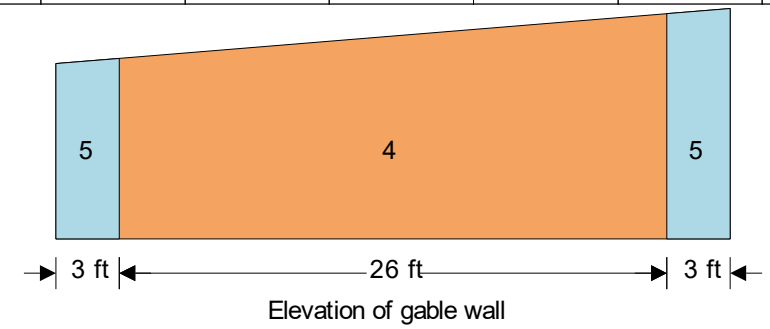
Peak velocity pressure – internal (as roof press.) $q_i =$ **20.43** psf

Equations used in tables

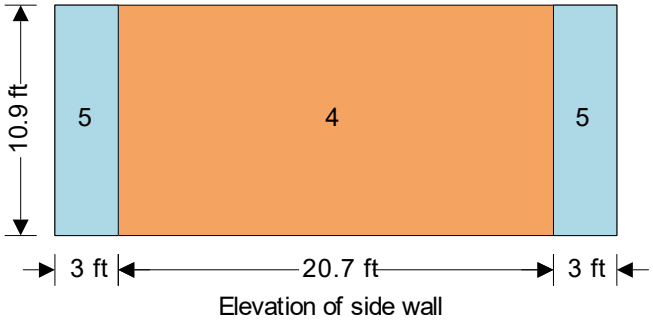
Net pressure $p = q_h \times [GC_p - GC_{pi}]$

Components and cladding pressures - Wall (Table 30.3-1)

Component	Zone	Length (ft)	Width (ft)	Eff. area (ft^2)	$+GC_p$	$-GC_p$	Pres (+ve) (psf)	Pres (-ve) (psf)
<=10 sf	4	-	-	10.0	0.90	-0.99	29.6	-31.5
50 sf	4	-	-	50.0	0.79	-0.88	27.4	-29.2
200 sf	4	-	-	200.0	0.69	-0.78	25.4	-27.2
>500 sf	4	-	-	500.1	0.63	-0.72	24.1	-26.0
<=10 sf	5	-	-	10.0	0.90	-1.26	29.6	-37.0
50 sf	5	-	-	50.0	0.79	-1.04	27.4	-32.4
200 sf	5	-	-	200.0	0.69	-0.85	25.4	-28.5
>500 sf	5	-	-	500.1	0.63	-0.72	24.1	-26.0



Elevation of gable wall



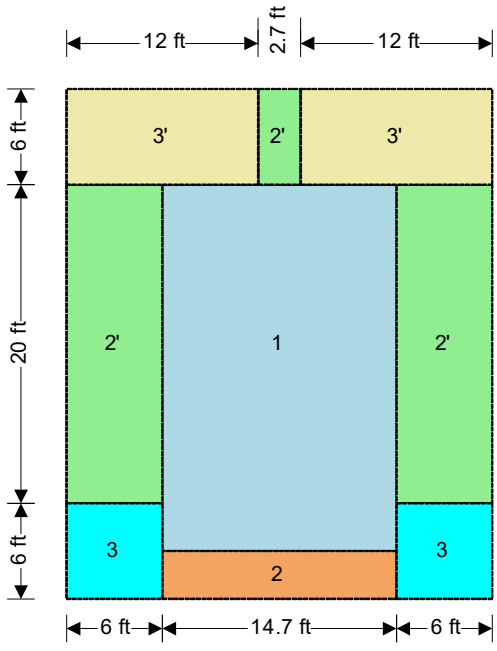
Elevation of side wall

Components and cladding pressures - Roof (Figure 30.3-5A)

Component	Zone	Length (ft)	Width (ft)	Eff. area (ft^2)	$+GC_p$	$-GC_p$	Pres (+ve) (psf)	Pres (-ve) (psf)
<=10 sf	1	-	-	10.0	0.30	-1.10	17.4	-33.7
20 sf	1	-	-	20.0	0.27	-1.10	16.8	-33.7
50 sf	1	-	-	50.0	0.23	-1.10	15.9 #	-33.7

Component	Zone	Length (ft)	Width (ft)	Eff. area (ft^2)	$+GC_p$	$-GC_p$	Pres (+ve) (psf)	Pres (-ve) (psf)
>100 sf	1	-	-	100.1	0.20	-1.10	15.3 #	-33.7
<=10 sf	2	-	-	10.0	0.30	-1.30	17.4	-37.8
20 sf	2	-	-	20.0	0.27	-1.27	16.8	-37.2
50 sf	2	-	-	50.0	0.23	-1.23	15.9 #	-36.4
>100 sf	2	-	-	100.1	0.20	-1.20	15.3 #	-35.8
<=10 sf	2'	-	-	10.0	0.30	-1.60	17.4	-43.9
20 sf	2'	-	-	20.0	0.27	-1.57	16.8	-43.3
50 sf	2'	-	-	50.0	0.23	-1.53	15.9 #	-42.5
>100 sf	2'	-	-	100.1	0.20	-1.50	15.3 #	-41.9
<=10 sf	3	-	-	10.0	0.30	-1.80	17.4	-48.0
20 sf	3	-	-	20.0	0.27	-1.62	16.8	-44.3
50 sf	3	-	-	50.0	0.23	-1.38	15.9 #	-39.4
>100 sf	3	-	-	100.1	0.20	-1.20	15.3 #	-35.8
<=10 sf	3'	-	-	10.0	0.30	-2.60	17.4	-64.4
20 sf	3'	-	-	20.0	0.27	-2.30	16.8	-58.2
50 sf	3'	-	-	50.0	0.23	-1.90	15.9 #	-50.1
>100 sf	3'	-	-	100.1	0.20	-1.60	15.3 #	-43.9

The final net design wind pressure, including all permitted reductions, used in the design shall not be less than 16psf acting in either direction



Plan on roof

EVstudio
architecture : engineering : planning

Seismic Mass - RidgeGate Station Building 1

Level	A_{ROOF} (SF)	ROOF WEIGHT (KIPS)	PERM (FT)	PARTITION (FT)	H_{WALL} (FT)	WALL WEIGHT (KIPS)	W (KIPS)	NOTES
Roof	2115	31.7	117.3	63	6	71.7	103.4	weight at roof diaphragm
							103	total above foundation

Dead Loads

DEAD LOAD ROOF	15	psf	ROOF
PERM WALL WT	75	psf	8" CMU GROUTED
PARITION WEIGHT AT ROOF	50	psf	8" CMU UNGROUTED

SEISMIC FORCES

In accordance with ASCE 7-16

Tedds calculation version 3.1.04

Site parameters

Site class	D
Mapped acceleration parameters (Section 11.4.2)	
at short period	S_S = **0.18**
at 1 sec period	S_1 = **0.054**
Site coefficientat short period (Table 11.4-1)	F_a = **1.600**
at 1 sec period (Table 11.4-2)	F_v = **2.400**

Spectral response acceleration parameters

at short period (Eq. 11.4-1)	$S_{MS} = F_a \times S_S$ = **0.288**
at 1 sec period (Eq. 11.4-2)	$S_{M1} = F_v \times S_1$ = **0.130**

Design spectral acceleration parameters (Sect 11.4.4)

at short period (Eq. 11.4-3)	$S_{DS} = 2 / 3 \times S_{MS}$ = **0.192**
at 1 sec period (Eq. 11.4-4)	$S_{D1} = 2 / 3 \times S_{M1}$ = **0.086**

Seismic design category

Occupancy category (Table 1-1)	II
Seismic design category based on short period response acceleration (Table 11.6-1)	B
Seismic design category based on 1 sec period response acceleration (Table 11.6-2)	B
Seismic design category	B

Approximate fundamental period

Height above base to highest level of building	h_n = **12** ft
From Table 12.8-2:	
Structure type	All other systems
Building period parameter C_t	C_t = **0.02**
Building period parameter x	x = **0.75**
Approximate fundamental period (Eq 12.8-7)	$T_a = C_t \times (h_n)^x \times 1\text{sec} / (1\text{ft})^x$= **0.129** sec
Building fundamental period (Sect 12.8.2)	$T = T_a$ = **0.129** sec
Long-period transition period	T_L = **4** sec

Seismic response coefficient

Seismic force-resisting system (Table 12.2-1)	B_BUILDING_FRAME_SYSTEMS 18. Ordinary reinforced masonry shear walls
Response modification factor (Table 12.2-1)	R = **2**
Seismic importance factor (Table 1.5-2)	I_e = **1.000**
Seismic response coefficient (Sect 12.8.1.1)	
Calculated (Eq 12.8-2)	$C_{s_calc} = S_{DS} / (R / I_e)$ = **0.0960**
Maximum (Eq 12.8-3)	$C_{s_max} = S_{D1} / ((T / 1\text{ sec}) \times (R / I_e))$ = **0.3350**

Minimum (Eq.12.8-5)	$C_{s_min} = \max(0.044 \times S_{DS} \times I_e, 0.01) =$ **0.0100**
Seismic response coefficient	$C_s =$ **0.0960**

Seismic base shear (Sect 12.8.1)

Effective seismic weight of the structure	W = **103.0** kips
Seismic response coefficient	$C_s =$ **0.0960**
Seismic base shear (Eq 12.8-1)	$V = C_s \times W =$ **9.9** kips

wind controls

WOOD DESIGNS

5335 W 48th Ave
Denver, CO 80212

4602 Plettner Lane, #4D
Evergreen, CO 80439

303.670.7242 ph
303.679.1862 fax

www.evstudio.com

design@evstudio.com

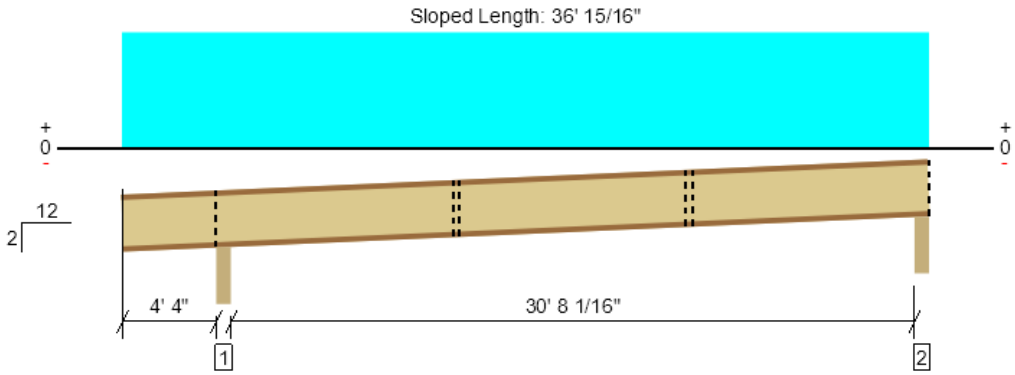
FORTEWEB®

MEMBER REPORT

PASSED

Roof, Roof: Joist

1 piece(s) 16" TJI® 360 @ 24" OC



Drawing is Conceptual. All locations are measured from the outside face of left support (or left cantilever end). All dimensions are horizontal (typ.).

Design Results	Actual @ Location	Allowed	Result	LDF	Load: Combination (Pattern)
Member Reaction (lbs)	1241 @ 35' 4 9/16"	1731 (3.50")	Passed (72%)	1.15	1.0 D + 1.0 S (Alt Spans)
Shear (lbs)	1218 @ 35' 3 9/16"	2519	Passed (48%)	1.15	1.0 D + 1.0 S (Alt Spans)
Moment (Ft-lbs)	9321 @ 20' 1 13/16"	9666	Passed (96%)	1.15	1.0 D + 1.0 S (Alt Spans)
Live Load Defl. (in)	1.317 @ 19' 11 13/16"	1.566	Passed (L/285)	--	1.0 D + 1.0 S (Alt Spans)
Total Load Defl. (in)	2.099 @ 20' 1/16"	2.088	Passed (L/179)	--	1.0 D + 1.0 S (Alt Spans)

Member Length : 36' 3 9/16"
System : Roof
Member Type : Joist
Building Use : Residential
Building Code : IBC 2018
Design Methodology : ASD
Member Pitch : 2/12

- Deflection criteria: LL (L/240) and TL (L/180).
- Overhang deflection criteria: LL (2L/240) and TL (2L/180).
- Upward deflection on left cantilever exceeds overhang deflection criteria.
- Allowed moment does not reflect the adjustment for the beam stability factor.
- Upward deflection on left cantilever exceeds 0.4".
- Permanent bracing at third points in the back span or a direct applied ceiling over the entire back span length is required at the left span of the member. See literature detail (PB1) For clarification.

Supports	Bearing Length			Loads to Supports (lbs)			Accessories	Details
	Total	Available	Required	Dead	Snow	Factored		
1 - Beveled Plate - HF	3.50"	3.50"	3.50"	616	1013	1629	Blocking	R1
2 - Beveled Plate - HF	3.50"	3.50"	1.75"	466	775	1241	Blocking	R1

• Blocking Panels are assumed to carry no loads applied directly above them and the full load is applied to the member being designed.

Lateral Bracing	Bracing Intervals	Comments
Top Edge (Lu)	3' 4" o/c	
Bottom Edge (Lu)	9' 7" o/c	

•TJI joists are only analyzed using Maximum Allowable bracing solutions.
•Maximum allowable bracing intervals based on applied load.
•Dimensions for lateral bracing intervals are measured along the length of the member for sloped conditions.

Vertical Load	Location	Spacing	Dead (0.90)	Snow (1.15)	Comments
1 - Uniform (PSF)	0 to 35' 7 1/16"	24"	15.0	25.0	Default Load

Weyerhaeuser Notes

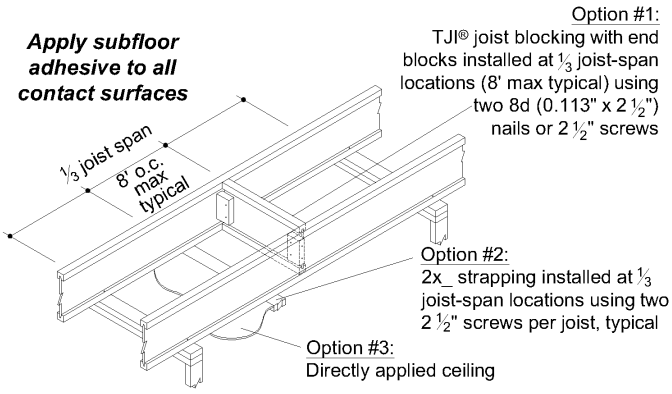
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The product application, input design loads, dimensions and support information have been provided by ForteWEB Software Operator

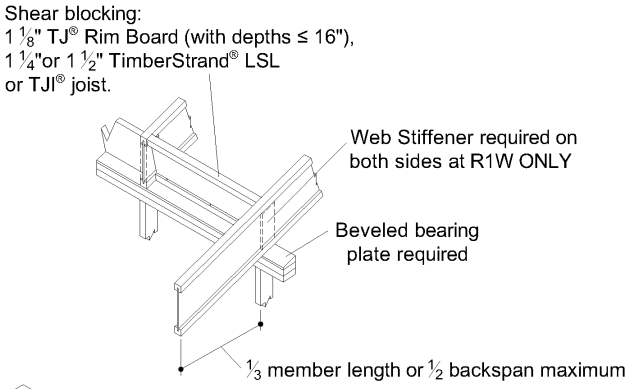
ForteWEB Software Operator	Job Notes
Katelyn Wager EVstudio (303) 670-7242 katelyn@evstudio.com	

Weyerhaeuser

1/14/2026 8:55:25 PM UTC
ForteWEB v4.0, Engine: V8.4.4.42, Data: V25.26.55.57
File Name: AB25038-Firestone Sports Complex



PB1 ***When specified on the layout, one of the bracing options above is required***



R1 R1W

ForteWEB Software Operator	Job Notes
Katelyn Wager EVstudio (303) 670-7242 katelyn@evstudio.com	

Weyerhaeuser

1/14/2026 10:50:42 PM UTC
ForteWEB v4.0
File Name: AB25038-Firestone Sports Complex

CMU WALL DESIGNS

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RAM Elements

Current Date: 1/14/2026 3:19 PM
Units system: English
File name: C:\Users\katelyn.wager\EVstudio\AB-Commercial Studio - Documents\AB25038 Firestone Sports Complex New\01Design\03-Struct\01-Calcs\Member Design\Front CMU Wall Design.msw

Design Results
Masonry wall

General Information

Global status : Warnings in design

Design code	:	TMS 402-22 ASD

Materials:

Material	:	CMU 1.5-60
Mortar type	:	Port/Mort - M/S
Grouting type	:	Partial grouting
Mortar bed type	:	Full bed
Masonry compression strength (F`m)	:	1.5 [Kip/in2]
Steel tension strength (fy)	:	60 [Kip/in2]
Steel allowable tension strength (Fs)	:	32 [Kip/in2]
Steel elasticity modulus (Es)	:	29000 [Kip/in2]
Masonry elasticity modulus (Em)	:	1350 [Kip/in2]
Masonry unit weight	:	0.135 [Kip/ft3]

Geometry

Total height	:	11.00 [ft]
Total length	:	26.67 [ft]
Foundation type	:	Continuous
Wall bottom restraint	:	Pinned
Column bottom restraint	:	Fixed
Rigidity elements	:	None

Number of stories: 1

Story	Story height [ft]	Wall thickness [in]	Effective unit weight [Kip/ft3]
1	11.00	7.63	0.08

Openings:

Reference	X Coordinate [ft]	Y Coordinate [ft]	Width [ft]	Height [ft]
Lower left	1.33	0.00	3.33	7.33
Lower left	16.00	2.83	8.00	4.00

Load Conditions

ID	Comb.	Category	Description
DL	No	DL	Dead Load
SL	No	SNOW	Snow Load
WL	No	WIND	Wind Load
EQ	No	EQ	Seismic Load
SM1	Yes		DL
DM1	Yes		DL
D1	Yes		DL
D2	Yes		DL+SL
D3	Yes		DL+0.75SL
D4	Yes		DL+0.6WL
D5	Yes		DL+0.45WL+0.75SL
D6	Yes		0.6DL+0.6WL
D7	Yes		DL+0.7EQ
D8	Yes		DL+0.525EQ
D9	Yes		DL+0.75SL
D10	Yes		DL+0.525EQ+0.75SL
D11	Yes		0.6DL+0.7EQ

Loads

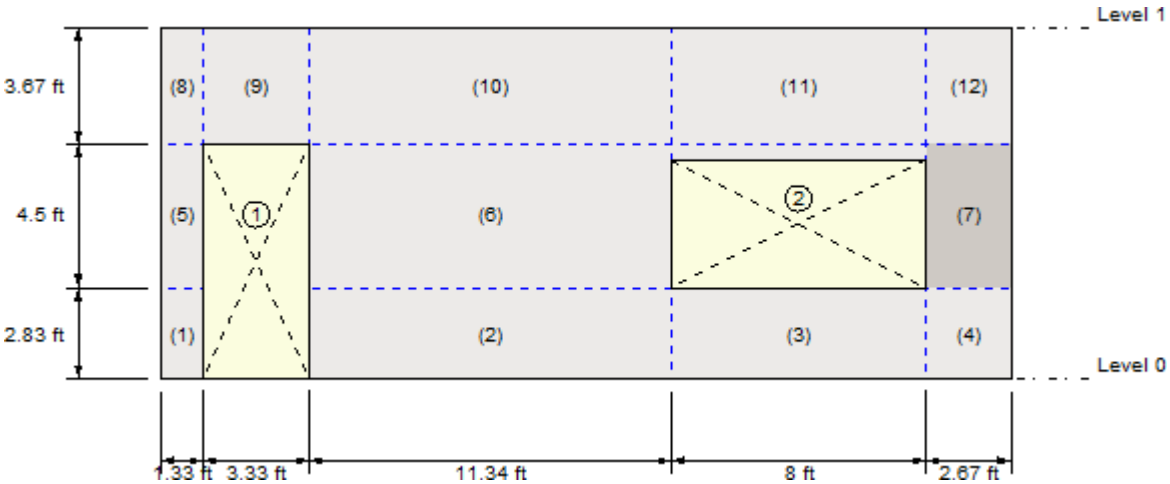
Distributed loads:

Consider self weight : DL

Story	Condition	Direction	Magnitude [Kip/ft]	Eccentricity [ft]
1	DL	Vertical	0.39	0.00
1	SL	Vertical	0.65	0.00
1	WL	Horizontal	0.10	0.00
1	EQ	Horizontal	0.19	0.00

Bearing Wall Design

Status : OK



Geometry

Level	Segment	X Coordinate [ft]	Y Coordinate [ft]	Width [ft]	Height [ft]
0	1	0.00	0.00	1.33	2.83
	2	4.66	0.00	11.34	2.83
	3	16.00	0.00	8.00	2.83
	4	24.00	0.00	2.67	2.83
	5	0.00	2.83	1.33	4.50
	6	4.66	2.83	11.34	4.50
	7	24.00	2.83	2.67	4.50
	8	0.00	7.33	1.33	3.67
	9	1.33	7.33	3.33	3.67
	10	4.66	7.33	11.34	3.67
	11	16.00	7.33	8.00	3.67
	12	24.00	7.33	2.67	3.67

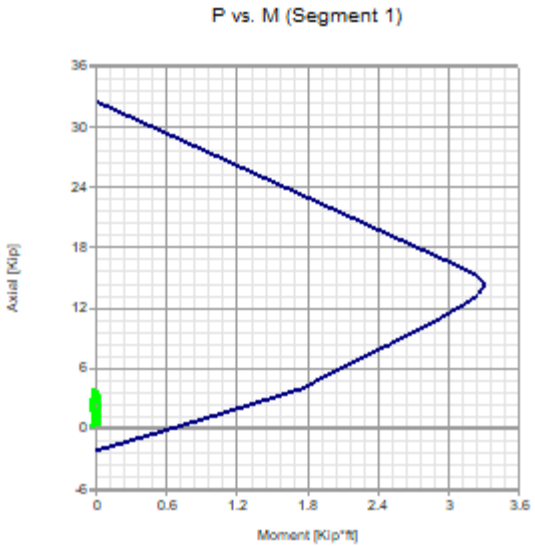
Vertical reinforcement

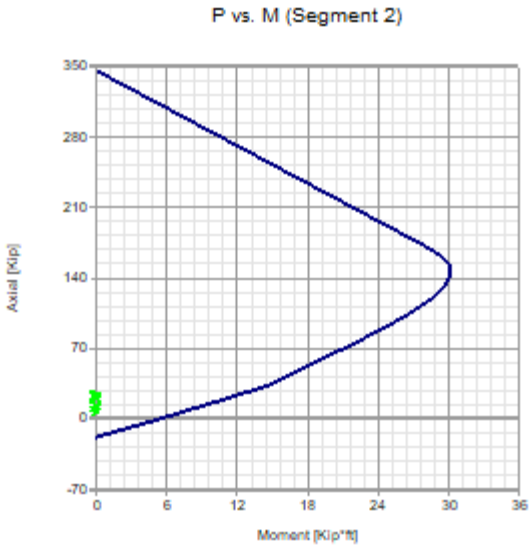
Segment	Bars	Spacing [in]	Ld [in]
1	1-#4	48.00	25.17
2	3-#4	48.00	25.17
3	2-#4	48.00	25.17
4	1-#4	48.00	25.17
5	1-#4	48.00	25.17
6	3-#4	48.00	25.17
7	1-#4	48.00	25.17
8	1-#4	48.00	25.17
9	1-#4	48.00	25.17
10	3-#4	48.00	25.17
11	2-#4	48.00	25.17
12	1-#4	48.00	25.17

Combined axial flexure

Segment	Condition	P [Kip]	M [Kip*ft]	Ma [Kip*ft]	Ratio
1	DM1(Top)	1.75	0.00	1.13	0.00
2	DM1(Top)	12.17	0.00	8.84	0.00
3	DM1(Top)	1.06	0.00	4.10	0.00
4	DM1(Top)	3.97	0.00	2.39	0.00
5	DM1(Top)	1.38	0.00	1.02	0.00
6	DM1(Top)	9.07	0.00	7.97	0.00
7	DM1(Top)	2.59	0.00	2.00	0.00
8	DM1(Top)	0.72	0.00	0.84	0.00
9	DM1(Top)	1.30	0.00	1.95	0.00
10	DM1(Top)	4.94	0.00	6.80	0.00
11	DM1(Top)	3.34	0.00	4.76	0.00
12	DM1(Top)	1.18	0.00	1.60	0.00

Interaction diagrams, P vs. M





Axial compression

Segment	Condition	P [Kip]	Pa [Kip]	Ratio
1	D2(Bottom)	3.65	19.99	0.18
2	D2(Bottom)	24.01	212.63	0.11
3	D10(Bottom)	3.40	150.00	0.02
4	D2(Bottom)	7.83	40.08	0.20
5	D2(Bottom)	3.44	19.99	0.17
6	D2(Bottom)	23.91	212.63	0.11
7	D2(Bottom)	8.17	40.08	0.20
8	D2(Bottom)	2.92	19.99	0.15
9	D2(Top)	3.30	50.05	0.07
10	D2(Bottom)	19.03	212.63	0.09
11	D2(Top)	8.55	150.00	0.06
12	D2(Bottom)	5.52	40.08	0.14

Axial tension

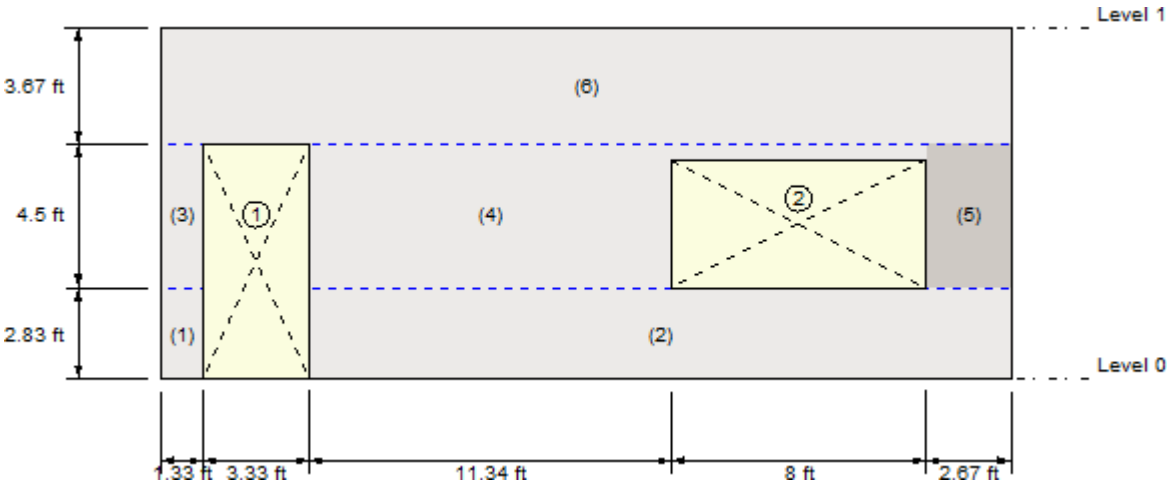
Segment	Condition	ft [Kip/in2]	Fs [Kip/in2]	Ratio
1	DM1(Top)	0.00	32.00	0.00
2	DM1(Top)	0.00	32.00	0.00
3	DM1(Top)	0.00	32.00	0.00
4	DM1(Top)	0.00	32.00	0.00
5	DM1(Top)	0.00	32.00	0.00
6	DM1(Top)	0.00	32.00	0.00
7	DM1(Top)	0.00	32.00	0.00
8	DM1(Top)	0.00	32.00	0.00
9	DM1(Top)	0.00	32.00	0.00
10	DM1(Top)	0.00	32.00	0.00
11	DM1(Top)	0.00	32.00	0.00
12	DM1(Top)	0.00	32.00	0.00

Shear

Segment	Condition	fv [Kip/in2]	Fv [Kip/in2]	Ratio	
1	DM1(Top)	0.000	0.083	0.00	
2	DM1(Top)	0.000	0.082	0.00	
3	DM1(Top)	0.000	0.078	0.00	
4	DM1(Top)	0.000	0.084	0.00	
5	DM1(Top)	0.000	0.082	0.00	
6	DM1(Top)	0.000	0.081	0.00	
7	DM1(Top)	0.000	0.082	0.00	
8	DM1(Top)	0.000	0.080	0.00	
9	DM1(Top)	0.000	0.079	0.00	
10	DM1(Top)	0.000	0.079	0.00	
11	DM1(Top)	0.000	0.079	0.00	
12	DM1(Top)	0.000	0.079	0.00	

Shear Wall Design

Status : OK



Geometry

Level	Segment	X Coordinate [ft]	Y Coordinate [ft]	Width [ft]	Height [ft]
0	1	0.00	0.00	1.33	2.83
	2	4.66	0.00	22.01	2.83
	3	0.00	2.83	1.33	4.50
	4	4.66	2.83	11.34	4.50
	5	24.00	2.83	2.67	4.50
	6	0.00	7.33	26.67	3.67

Reinforcement

	Vertical reinforcement			Horizontal reinforcement		
Segment	Bars	Spacing [in]	Ld [in]	Bars	Spacing [in]	Ld [in]
1	1-#4	48.00	25.17	--	0.00	0.00
2	3-#4	48.00	25.17	--	0.00	0.00
	2-#4	48.00	25.17	--	0.00	0.00
	1-#4	48.00	25.17	--	0.00	0.00

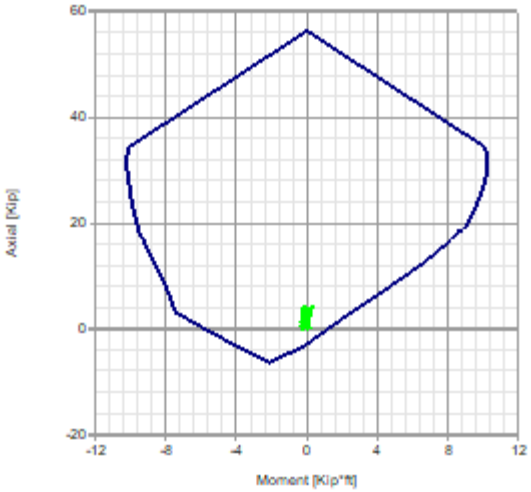
3	1-#4	48.00	25.17	--	0.00	0.00
4	3-#4	48.00	25.17	--	0.00	0.00
5	1-#4	48.00	25.17	--	0.00	0.00
6	1-#4	48.00	25.17	--	0.00	0.00
	1-#4	48.00	25.17	--	0.00	0.00
	3-#4	48.00	25.17	--	0.00	0.00
	2-#4	48.00	25.17	--	0.00	0.00
	1-#4	48.00	25.17	--	0.00	0.00

Combined axial flexure

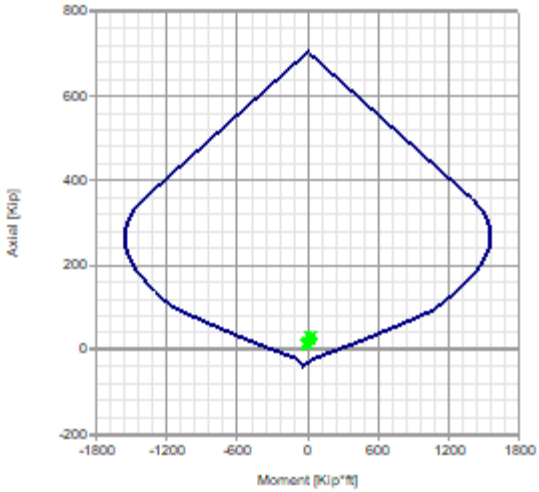
Segment	Condition	P [Kip]	M [Kip*ft]	Ma [Kip*ft]	Ratio
1	D2(Max)	3.62	0.10	2.78	0.04
2	D2(Top)	32.53	36.38	552.20	0.07
3	D11(Top)	0.32	0.08	1.35	0.06
4	D7(Max)	11.93	-16.36	153.25	0.11
5	D10(Max)	7.93	3.71	9.99	0.37
6	D7(Max)	14.59	-17.31	699.53	0.02

Interaction diagrams, P vs. M

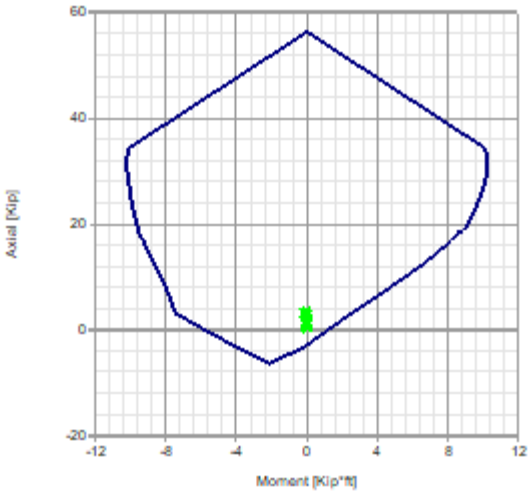
P vs. M (Segment 1)



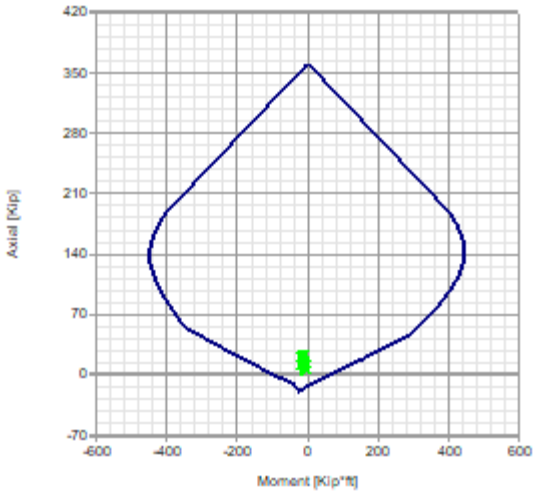
P vs. M (Segment 2)



P vs. M (Segment 3)



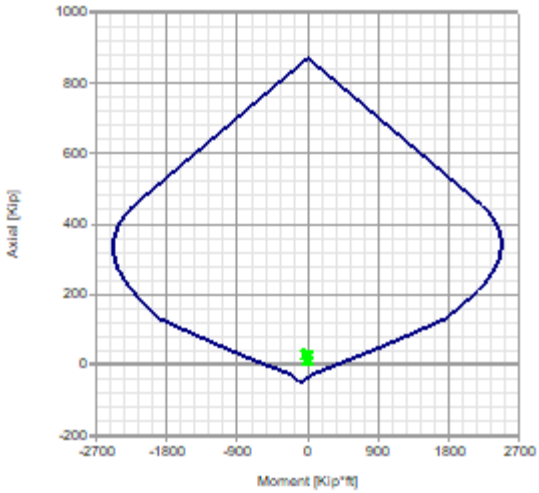
P vs. M (Segment 4)



P vs. M (Segment 5)



P vs. M (Segment 6)



Axial compression

Segment	Condition	P [Kip]	Pa [Kip]	Ratio
1	D2(Bottom)	3.65	32.07	0.11
2	D2(Max)	35.26	412.79	0.09
3	D2(Bottom)	3.44	32.07	0.11
4	D2(Max)	24.17	211.60	0.11
5	D2(Max)	8.41	53.46	0.16
6	D2(Bottom)	33.06	509.32	0.06

Axial tension

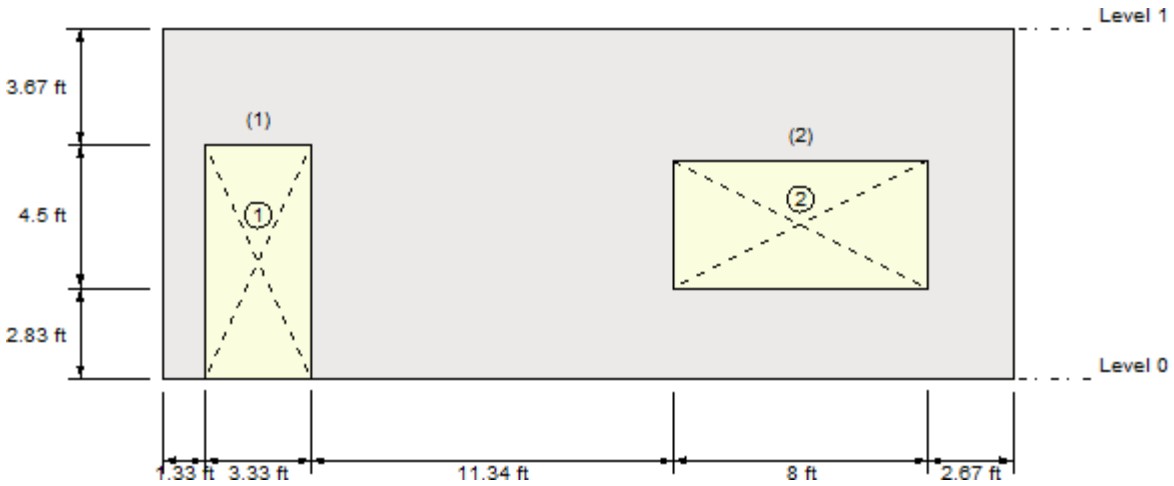
Segment	Condition	ft [Kip/in2]	Fs [Kip/in2]	Ratio
1	DM1(Top)	0.00	32.00	0.00
2	DM1(Top)	0.00	32.00	0.00
3	DM1(Top)	0.00	32.00	0.00
4	DM1(Top)	0.00	32.00	0.00
5	DM1(Top)	0.00	32.00	0.00
6	DM1(Top)	0.00	32.00	0.00

Shear

Segment	Condition	fv [Kip/in2]	Fv [Kip/in2]	Ratio
1	D2(Max)	0.001	0.037	0.02
2	D11(Max)	0.003	0.052	0.07
3	D2(Max)	0.001	0.037	0.04
4	D11(Max)	0.006	0.046	0.12
5	D10(Max)	0.013	0.041	0.30
6	D7(Max)	0.003	0.051	0.05

Lintel Design

Status : Warnings in design
- Insufficient development length, TMS 402-22 ASD, 6.1.6.1 (Lintel 1)



Geometry

Lintel	X Coordinate [ft]	Y Coordinate [ft]	Length [ft]	Depth [in]
1	1.33	0.00	3.33	16.00
2	16.00	2.83	8.00	16.00

Reinforcement

Lintel	Top long. reinforcement Bars	Top long. reinforcement Extent [in]	Bottom long. reinforcement Bars	Bottom long. reinforcement Extent [in]	Transverse reinforcement Bars	Transverse reinforcement Spacing [in]	Ld [in]
1	2-#5	0.00	2-#5	15.50	--	0.00	0.00
2	1-#4	7.00	1-#5	0.00	--	0.00	0.00

Bending

Lintel	Condition	M [Kip*ft]	Ma [Kip*ft]	Ratio
1	D2(Bottom)	-0.38	13.74	0.03
2	D2(Top)	7.32	10.19	0.72

Shear

Lintel	Condition	fv [Kip/in2]	Fv [Kip/in2]	Ratio
1	D10(Top)	0.011	0.044	0.26
2	D2(Top)	0.043	0.044	0.98

Deflection

Lintel	Condition	δs [in]	δmax [in]	Ratio	
1		0.00	0.00	0.00	
2		0.00	0.00	0.00	

Notes

* P = Axial load
* Pa = Allowable compressive force due to axial load.
* M = Moment at the section under consideration.
* Ma = Wall allowable moment due to axial force or lintel pure flexure allowable moment
* fa = Calculated compressive stress due to axial load only
* fb = Calculated compressive stress due to axial flexure only
* ft = Calculated axial tension
* Fa = Allowable compressive stress due to axial load only
* Fb = Allowable compressive stress due to axial flexure only
* fv = Calculated shear stress
* Fs = Allowable tensile or compressive stress
* Fv = Allowable shear stress
* ld = Embedment length
* As = Effective cross sectional area of reinforcement
* δs = Calculated deflection
* δmax = Maximum allowable deflection

RAM Elements

Current Date: 1/14/2026 3:21 PM
Units system: English
File name: C:\Users\katelyn.wager\EVstudio\AB-Commercial Studio - Documents\AB25038 Firestone Sports Complex New\01Design\03-Struct\01-Calcs\Member Design\Rear CMU Wall Design.msw

Design Results
Masonry wall

General Information

Global status : Warnings in design

Design code	:	TMS 402-22 ASD

Materials:

Material	:	CMU 1.5-60
Mortar type	:	Port/Mort - M/S
Grouting type	:	Partial grouting
Mortar bed type	:	Full bed
Masonry compression strength (F`m)	:	1.5 [Kip/in2]
Steel tension strength (fy)	:	60 [Kip/in2]
Steel allowable tension strength (Fs)	:	32 [Kip/in2]
Steel elasticity modulus (Es)	:	29000 [Kip/in2]
Masonry elasticity modulus (Em)	:	1350 [Kip/in2]
Masonry unit weight	:	0.135 [Kip/ft3]

Geometry

Total height	:	8.83 [ft]
Total length	:	26.67 [ft]
Foundation type	:	Continuous
Wall bottom restraint	:	Pinned
Column bottom restraint	:	Fixed
Rigidity elements	:	None

Number of stories: 1

Story	Story height [ft]	Wall thickness [in]	Effective unit weight [Kip/ft3]
1	8.83	7.63	0.08

Openings:

Reference	X Coordinate [ft]	Y Coordinate [ft]	Width [ft]	Height [ft]
Lower left	1.33	0.00	3.33	7.33
Lower left	11.67	0.00	3.33	7.33
Lower left	22.00	0.00	3.33	7.33

Load Conditions

ID	Comb.	Category	Description
DL	No	DL	Dead Load
SL	No	SNOW	Snow Load
WL	No	WIND	Wind Load
EQ	No	EQ	Seismic Load
SM1	Yes		DL
DM1	Yes		DL
D1	Yes		DL
D2	Yes		DL+SL
D3	Yes		DL+0.75SL
D4	Yes		DL+0.6WL
D5	Yes		DL+0.45WL+0.75SL
D6	Yes		0.6DL+0.6WL
D7	Yes		DL+0.7EQ
D8	Yes		DL+0.525EQ
D9	Yes		DL+0.75SL
D10	Yes		DL+0.525EQ+0.75SL
D11	Yes		0.6DL+0.7EQ

Loads

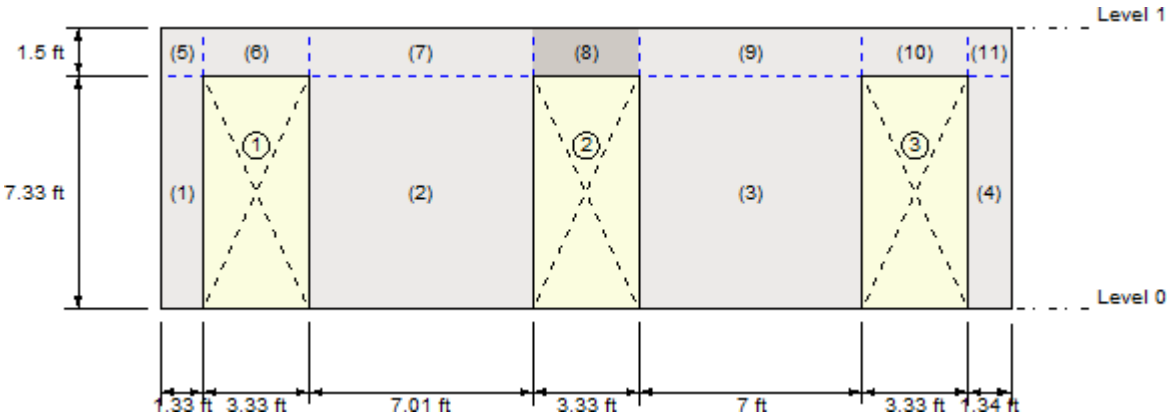
Distributed loads:

Consider self weight : DL

Story	Condition	Direction	Magnitude [Kip/ft]	Eccentricity [ft]
1	DL	Vertical	0.28	0.00
1	SL	Vertical	0.48	0.00
1	WL	Horizontal	0.10	0.00
1	EQ	Horizontal	0.19	0.00

Bearing Wall Design

Status : OK



Geometry

Level	Segment	X Coordinate [ft]	Y Coordinate [ft]	Width [ft]	Height [ft]
0	1	0.00	0.00	1.33	7.33
	2	4.66	0.00	7.01	7.33
	3	15.00	0.00	7.00	7.33
	4	25.33	0.00	1.34	7.33
	5	0.00	7.33	1.33	1.50
	6	1.33	7.33	3.33	1.50
	7	4.66	7.33	7.01	1.50
	8	11.67	7.33	3.33	1.50
	9	15.00	7.33	7.00	1.50
	10	22.00	7.33	3.33	1.50
	11	25.33	7.33	1.34	1.50

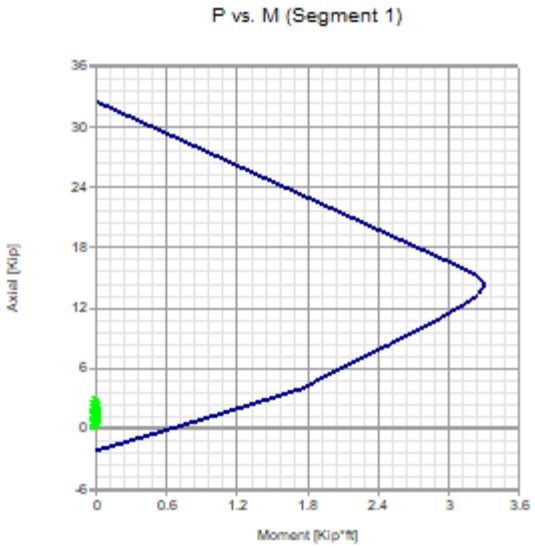
Vertical reinforcement

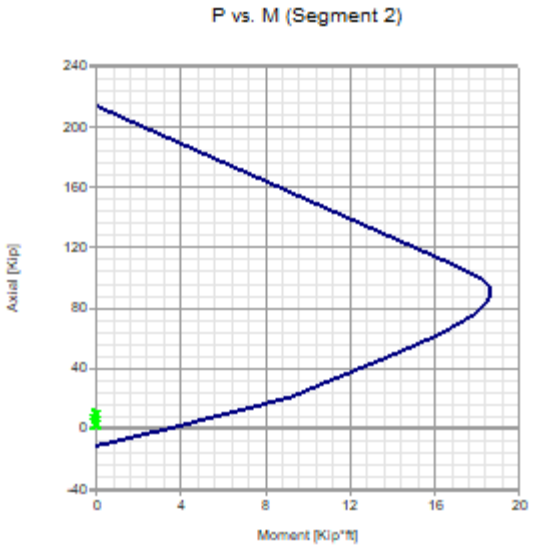
Segment	Bars	Spacing [in]	Ld [in]
1	1-#4	48.00	25.17
2	2-#4	48.00	25.17
3	2-#4	48.00	25.17
4	1-#4	48.00	25.17
5	1-#4	48.00	25.17
6	1-#4	48.00	25.17
7	2-#4	48.00	25.17
8	1-#4	48.00	25.17
9	2-#4	48.00	25.17
10	1-#4	48.00	25.17
11	1-#4	48.00	25.17

Combined axial flexure

Segment	Condition	P [Kip]	M [Kip*ft]	Ma [Kip*ft]	Ratio
1	DM1(Top)	0.80	0.00	0.86	0.00
2	DM1(Top)	3.03	0.00	4.20	0.00
3	DM1(Top)	3.00	0.00	4.18	0.00
4	DM1(Top)	0.79	0.00	0.86	0.00
5	DM1(Top)	0.67	0.00	0.82	0.00
6	DM1(Top)	0.63	0.00	1.76	0.00
7	DM1(Top)	2.27	0.00	3.98	0.00
8	DM1(Top)	0.72	0.00	1.79	0.00
9	DM1(Top)	2.18	0.00	3.95	0.00
10	DM1(Top)	0.72	0.00	1.79	0.00
11	DM1(Top)	0.52	0.00	0.78	0.00

Interaction diagrams, P vs. M





Axial compression

Segment	Condition	P [Kip]	Pa [Kip]	Ratio
1	D2(Bottom)	2.79	20.97	0.13
2	D2(Bottom)	11.21	137.90	0.08
3	D2(Bottom)	11.21	137.71	0.08
4	D2(Bottom)	2.80	21.08	0.13
5	D2(Bottom)	1.77	20.97	0.08
6	D2(Top)	1.70	52.51	0.03
7	D2(Bottom)	6.99	137.90	0.05
8	D2(Top)	1.91	52.51	0.04
9	D2(Bottom)	6.89	137.71	0.05
10	D2(Top)	1.90	52.51	0.04
11	D2(Bottom)	1.79	21.08	0.08

Axial tension

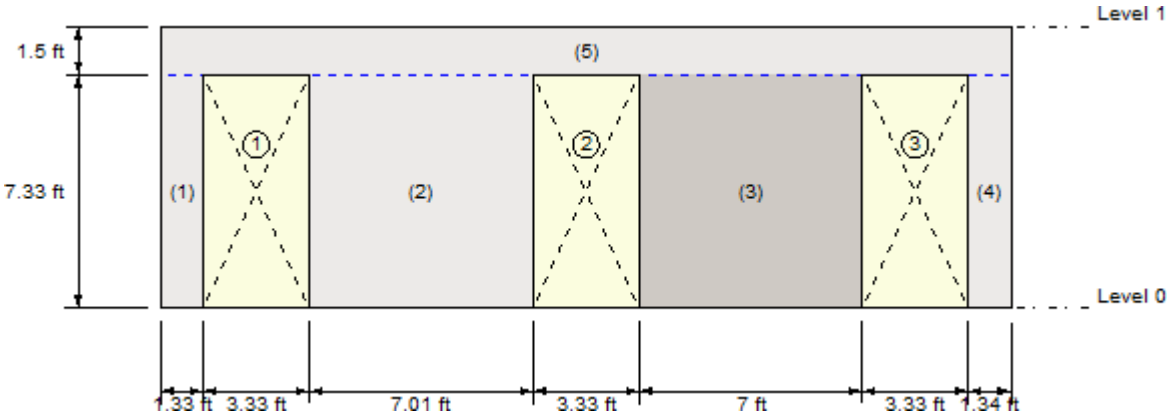
Segment	Condition	ft [Kip/in2]	Fs [Kip/in2]	Ratio
1	DM1(Top)	0.00	32.00	0.00
2	DM1(Top)	0.00	32.00	0.00
3	DM1(Top)	0.00	32.00	0.00
4	DM1(Top)	0.00	32.00	0.00
5	DM1(Top)	0.00	32.00	0.00
6	D11(Max)	1.10	32.00	0.03
7	DM1(Top)	0.00	32.00	0.00
8	D11(Max)	5.18	32.00	0.16
9	DM1(Top)	0.00	32.00	0.00
10	D11(Max)	1.98	32.00	0.06
11	DM1(Top)	0.00	32.00	0.00

Shear

Segment	Condition	fv [Kip/in2]	Fv [Kip/in2]	Ratio	
1	DM1(Top)	0.000	0.080	0.00	
2	DM1(Top)	0.000	0.079	0.00	
3	DM1(Top)	0.000	0.079	0.00	
4	DM1(Top)	0.000	0.080	0.00	
5	DM1(Top)	0.000	0.080	0.00	
6	DM1(Top)	0.000	0.078	0.00	
7	DM1(Top)	0.000	0.079	0.00	
8	DM1(Top)	0.000	0.078	0.00	
9	DM1(Top)	0.000	0.079	0.00	
10	DM1(Top)	0.000	0.078	0.00	
11	DM1(Top)	0.000	0.079	0.00	

Shear Wall Design

Status : OK



Geometry

Level	Segment	X Coordinate [ft]	Y Coordinate [ft]	Width [ft]	Height [ft]
0	1	0.00	0.00	1.33	7.33
	2	4.66	0.00	7.01	7.33
	3	15.00	0.00	7.00	7.33
	4	25.33	0.00	1.34	7.33
	5	0.00	7.33	26.67	1.50

Reinforcement

	Vertical reinforcement			Horizontal reinforcement		
Segment	Bars	Spacing [in]	Ld [in]	Bars	Spacing [in]	Ld [in]
1	1-#4	48.00	25.17	--	0.00	0.00
2	2-#4	48.00	25.17	--	0.00	0.00
3	2-#4	48.00	25.17	--	0.00	0.00
4	1-#4	48.00	25.17	--	0.00	0.00
5	1-#4	48.00	25.17	--	0.00	0.00
	1-#4	48.00	25.17	--	0.00	0.00
	2-#4	48.00	25.17	--	0.00	0.00
	1-#4	48.00	25.17	--	0.00	0.00
	2-#4	48.00	25.17	--	0.00	0.00

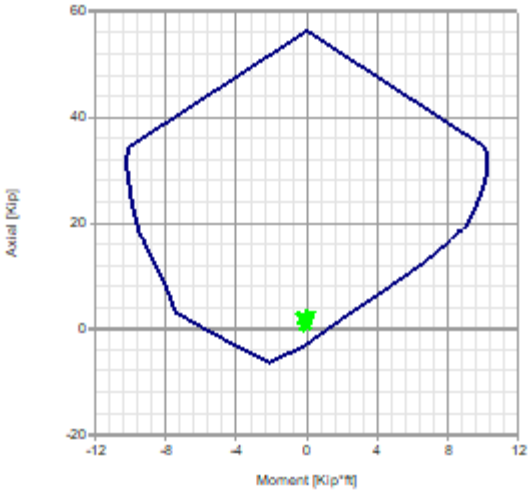
1-#4	48.00	25.17	--	0.00	0.00
1-#4	48.00	25.17	--	0.00	0.00

Combined axial flexure

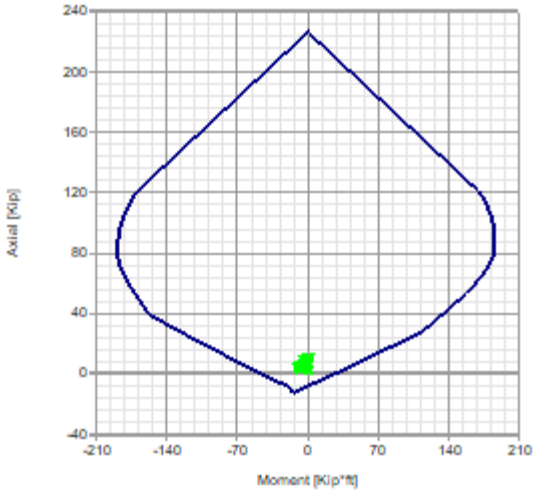
Segment	Condition	P [Kip]	M [Kip*ft]	Ma [Kip*ft]	Ratio
1	D2(Bottom)	2.79	0.25	2.42	0.10
2	D11(Bottom)	3.56	-9.17	56.47	0.16
3	D11(Bottom)	3.90	-9.84	57.37	0.17
4	D10(Max)	2.38	0.31	2.25	0.14
5	D2(Top)	19.78	8.80	672.75	0.01

Interaction diagrams, P vs. M

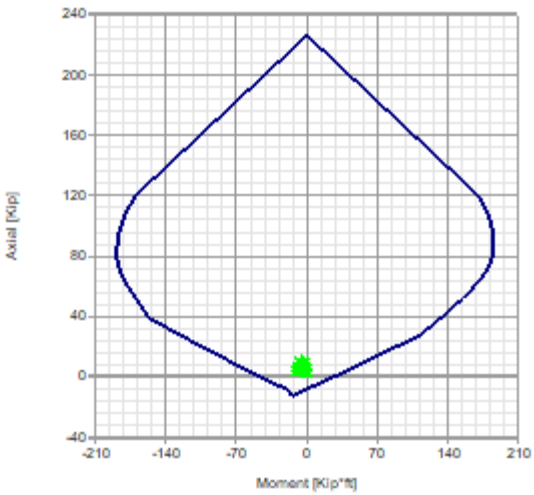
P vs. M (Segment 1)



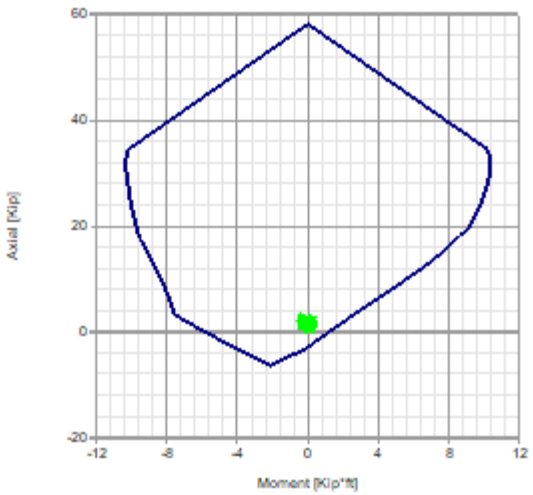
P vs. M (Segment 2)



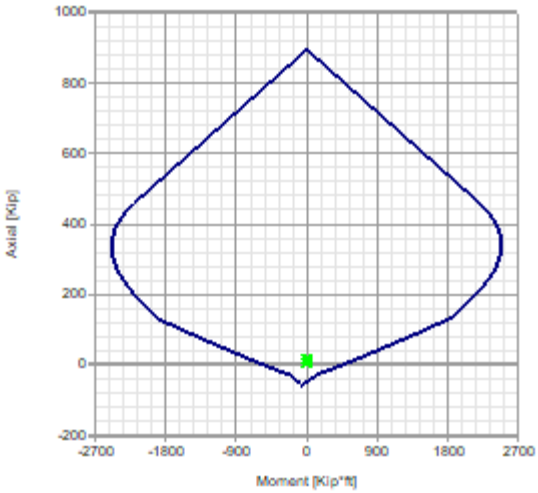
P vs. M (Segment 3)



P vs. M (Segment 4)



P vs. M (Segment 5)



Axial compression

Segment	Condition	P [Kip]	Pa [Kip]	Ratio
1	D2(Bottom)	2.79	34.03	0.08
2	D2(Bottom)	11.21	139.12	0.08
3	D2(Bottom)	11.21	138.99	0.08
4	D2(Bottom)	2.80	35.09	0.08
5	D2(Top)	19.78	548.66	0.04

Axial tension

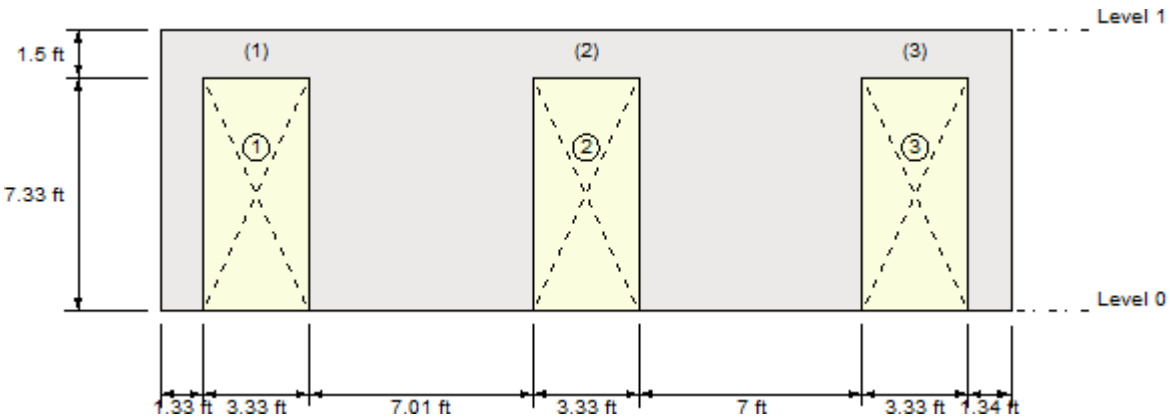
Segment	Condition	ft [Kip/in2]	Fs [Kip/in2]	Ratio
1	DM1(Top)	0.00	32.00	0.00
2	DM1(Top)	0.00	32.00	0.00
3	DM1(Top)	0.00	32.00	0.00
4	DM1(Top)	0.00	32.00	0.00
5	DM1(Top)	0.00	32.00	0.00

Shear

Segment	Condition	fv [Kip/in2]	Fv [Kip/in2]	Ratio
1	D2(Max)	0.002	0.035	0.05
2	D11(Bottom)	0.005	0.037	0.14
3	D11(Bottom)	0.006	0.037	0.15
4	D10(Top)	0.002	0.034	0.07
5	D11(Max)	0.003	0.054	0.06

Lintel Design

Status : Warnings in design
- Insufficient development length, TMS 402-22 ASD, 6.1.6.1 (Lintel 2)



Geometry

Lintel	X Coordinate [ft]	Y Coordinate [ft]	Length [ft]	Depth [in]
1	1.33	0.00	3.33	16.00
2	11.67	0.00	3.33	16.00
3	22.00	0.00	3.33	16.00

Reinforcement

Lintel	Top long. reinforcement		Bottom long. reinforcement		Transverse reinforcement		
	Bars	Extent [in]	Bars	Extent [in]	Bars	Spacing [in]	Ld [in]
1	1-#4	0.00	1-#4	2.00	--	0.00	0.00
2	1-#4	1.00	1-#4	1.50	--	0.00	0.00
3	1-#4	0.50	1-#4	0.50	--	0.00	0.00

Bending

Lintel	Condition	M [Kip*ft]	Ma [Kip*ft]	Ratio
1	D2(Top)	0.77	6.73	0.11
2	D10(Top)	0.62	6.73	0.09
3	D10(Top)	0.68	6.73	0.10

Shear

Lintel	Condition	fv [Kip/in2]	Fv [Kip/in2]	Ratio
1	D10(Bottom)	0.011	0.044	0.25
2	D10(Top)	0.012	0.044	0.26
3	D2(Top)	0.015	0.044	0.34

Deflection

Lintel	Condition	δs [in]	δmax [in]	Ratio
1		0.00	0.00	0.00
2		0.00	0.00	0.00
3		0.00	0.00	0.00

Notes

* P = Axial load
* Pa = Allowable compressive force due to axial load.
* M = Moment at the section under consideration.
* Ma = Wall allowable moment due to axial force or lintel pure flexure allowable moment
* fa = Calculated compressive stress due to axial load only
* fb = Calculated compressive stress due to axial flexure only
* ft = Calculated axial tension
* Fa = Allowable compressive stress due to axial load only

* Fb = Allowable compressive stress due to axial flexure only
* fv = Calculated shear stress
* Fs = Allowable tensile or compressive stress
* Fv = Allowable shear stress
* ld = Embedment length
* As = Effective cross sectional area of reinforcement
* δs = Calculated deflection
* δmax = Maximum allowable deflection

RAM Elements

Current Date: 1/14/2026 3:27 PM
Units system: English
File name: C:\Users\katelyn.wager\EVstudio\AB-Commercial Studio - Documents\AB25038 Firestone Sports Complex New\01Design\03-Struct\01-Calcs\Member Design\Side CMU Wall Design.msw

Design Results
Masonry wall

General Information

Global status : OK

Design code	:	TMS 402-22 ASD

Materials:

Material	:	CMU 1.5-60
Mortar type	:	Port/Mort - M/S
Grouting type	:	Partial grouting
Mortar bed type	:	Full bed
Masonry compression strength (F`m)	:	1.5 [Kip/in2]
Steel tension strength (fy)	:	60 [Kip/in2]
Steel allowable tension strength (Fs)	:	32 [Kip/in2]
Steel elasticity modulus (Es)	:	29000 [Kip/in2]
Masonry elasticity modulus (Em)	:	1350 [Kip/in2]
Masonry unit weight	:	0.135 [Kip/ft3]

Geometry

Total height	:	8.83 [ft]
Total length	:	32.00 [ft]
Foundation type	:	Continuous
Wall bottom restraint	:	Pinned
Column bottom restraint	:	Fixed
Rigidity elements	:	None

Number of stories: 1

Story	Story height [ft]	Wall thickness [in]	Effective unit weight [Kip/ft3]
1	8.83	7.63	0.08

Openings:

Reference	X Coordinate [ft]	Y Coordinate [ft]	Width [ft]	Height [ft]
Lower left	1.33	0.00	3.33	7.33
Lower left	16.33	5.00	3.00	2.00
Lower left	22.00	5.00	3.00	2.00
Lower left	27.75	5.00	3.00	2.00

Load Conditions

ID	Comb.	Category	Description
DL	No	DL	Dead Load
SL	No	SNOW	Snow Load
WL	No	WIND	Wind Load
EQ	No	EQ	Seismic Load
SM1	Yes		DL
DM1	Yes		DL
D1	Yes		DL
D2	Yes		DL+SL
D3	Yes		DL+0.75SL
D4	Yes		DL+0.6WL
D5	Yes		DL+0.45WL+0.75SL
D6	Yes		0.6DL+0.6WL
D7	Yes		DL+0.7EQ
D8	Yes		DL+0.525EQ
D9	Yes		DL+0.75SL
D10	Yes		DL+0.525EQ+0.75SL
D11	Yes		0.6DL+0.7EQ

Loads

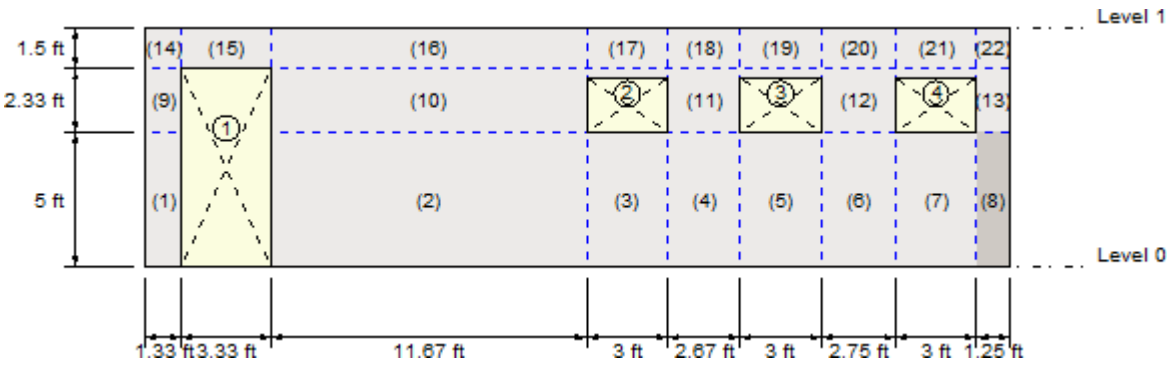
Distributed loads:

Consider self weight : DL

Story	Condition	Direction	Magnitude [Kip/ft]	Eccentricity [ft]
1	DL	Vertical	0.03	0.00
1	SL	Vertical	0.02	0.00
1	WL	Horizontal	0.08	0.00
1	EQ	Horizontal	0.15	0.00

Bearing Wall Design

Status : OK



Geometry

Level	Segment	X Coordinate [ft]	Y Coordinate [ft]	Width [ft]	Height [ft]
0	1	0.00	0.00	1.33	5.00
	2	4.66	0.00	11.67	5.00
	3	16.33	0.00	3.00	5.00
	4	19.33	0.00	2.67	5.00
	5	22.00	0.00	3.00	5.00
	6	25.00	0.00	2.75	5.00
	7	27.75	0.00	3.00	5.00
	8	30.75	0.00	1.25	5.00
	9	0.00	5.00	1.33	2.33
	10	4.66	5.00	11.67	2.33
	11	19.33	5.00	2.67	2.33
	12	25.00	5.00	2.75	2.33
	13	30.75	5.00	1.25	2.33
	14	0.00	7.33	1.33	1.50
	15	1.33	7.33	3.33	1.50
	16	4.66	7.33	11.67	1.50
	17	16.33	7.33	3.00	1.50
	18	19.33	7.33	2.67	1.50
	19	22.00	7.33	3.00	1.50
	20	25.00	7.33	2.75	1.50
	21	27.75	7.33	3.00	1.50
	22	30.75	7.33	1.25	1.50

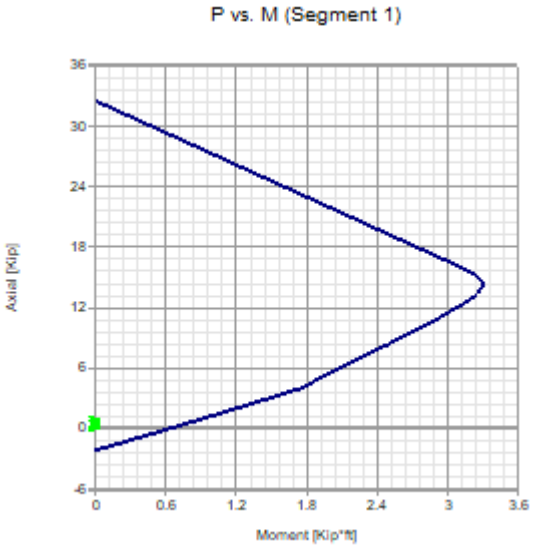
Vertical reinforcement

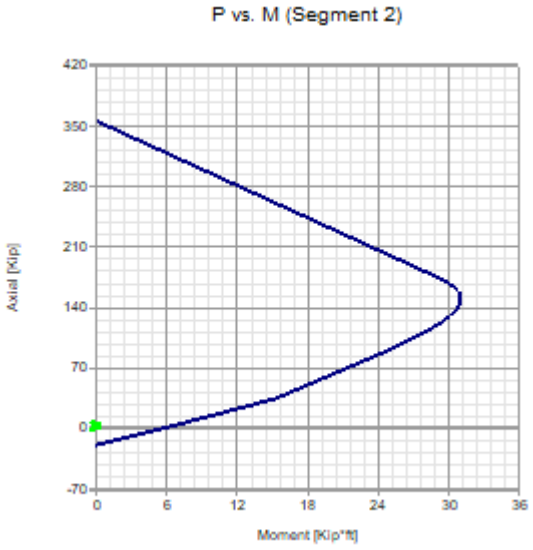
Segment	Bars	Spacing [in]	Ld [in]
1	1-#4	48.00	25.17
2	3-#4	48.00	25.17
3	1-#4	48.00	25.17
4	1-#4	48.00	25.17
5	1-#4	48.00	25.17
6	1-#4	48.00	25.17
7	1-#4	48.00	25.17
8	1-#4	48.00	25.17
9	1-#4	48.00	25.17
10	3-#4	48.00	25.17
11	1-#4	48.00	25.17
12	1-#4	48.00	25.17
13	1-#4	48.00	25.17
14	1-#4	48.00	25.17
15	1-#4	48.00	25.17
16	3-#4	48.00	25.17
17	1-#4	48.00	25.17
18	1-#4	48.00	25.17
19	1-#4	48.00	25.17
20	1-#4	48.00	25.17
21	1-#4	48.00	25.17
22	1-#4	48.00	25.17

Combined axial flexure

Segment	Condition	P [Kip]	M [Kip*ft]	Ma [Kip*ft]	Ratio
1	DM1(Top)	0.46	0.00	0.76	0.00
2	DM1(Top)	2.92	0.00	6.38	0.00
3	DM1(Top)	0.26	0.00	1.50	0.00
4	DM1(Top)	0.83	0.00	1.51	0.00
5	DM1(Top)	0.31	0.00	1.51	0.00
6	DM1(Top)	0.76	0.00	1.52	0.00
7	DM1(Top)	0.27	0.00	1.50	0.00
8	DM1(Top)	0.35	0.00	0.69	0.00
9	DM1(Top)	0.25	0.00	0.70	0.00
10	DM1(Top)	1.49	0.00	5.97	0.00
11	DM1(Top)	0.43	0.00	1.39	0.00
12	DM1(Top)	0.43	0.00	1.43	0.00
13	DM1(Top)	0.17	0.00	0.64	0.00
14	DM1(Top)	0.15	0.00	0.68	0.00
15	DM1(Top)	0.21	0.00	1.64	0.00
16	DM1(Top)	0.77	0.00	5.77	0.00
17	DM1(Top)	0.12	0.00	1.46	0.00
18	DM1(Top)	0.19	0.00	1.32	0.00
19	DM1(Top)	0.11	0.00	1.46	0.00
20	DM1(Top)	0.20	0.00	1.36	0.00
21	DM1(Top)	0.12	0.00	1.46	0.00
22	DM1(Top)	0.06	0.00	0.61	0.00

Interaction diagrams, P vs. M





Axial compression

Segment	Condition	P [Kip]	Pa [Kip]	Ratio
1	D2(Bottom)	0.79	20.97	0.04
2	D2(Bottom)	5.53	229.58	0.02
3	D7(Bottom)	1.25	47.30	0.03
4	D10(Bottom)	1.07	42.10	0.03
5	D2(Bottom)	1.20	47.30	0.03
6	D10(Bottom)	1.15	43.36	0.03

7	D7(Bottom)	1.58	47.30	0.03
8	D7(Bottom)	0.96	19.71	0.05
9	D2(Bottom)	0.50	20.97	0.02
10	D2(Bottom)	3.14	229.58	0.01
11	D2(Bottom)	0.89	42.10	0.02
12	D10(Bottom)	1.00	43.36	0.02
13	D7(Bottom)	0.63	19.71	0.03
14	D7(Top)	0.43	20.97	0.02
15	D2(Top)	0.27	52.51	0.01
16	D2(Bottom)	1.66	229.58	0.01
17	D10(Bottom)	0.21	47.30	0.00
18	D2(Bottom)	0.48	42.10	0.01
19	D2(Bottom)	0.18	47.30	0.00
20	D10(Bottom)	0.54	43.36	0.01
21	D2(Bottom)	0.20	47.30	0.00
22	D7(Bottom)	0.36	19.71	0.02

Axial tension

Segment	Condition	ft [Kip/in2]	Fs [Kip/in2]	Ratio
1	DM1(Top)	0.00	32.00	0.00
2	DM1(Top)	0.00	32.00	0.00
3	DM1(Top)	0.00	32.00	0.00
4	DM1(Top)	0.00	32.00	0.00
5	DM1(Top)	0.00	32.00	0.00
6	DM1(Top)	0.00	32.00	0.00
7	DM1(Top)	0.00	32.00	0.00
8	DM1(Top)	0.00	32.00	0.00
9	DM1(Top)	0.00	32.00	0.00
10	DM1(Top)	0.00	32.00	0.00
11	DM1(Top)	0.00	32.00	0.00
12	DM1(Top)	0.00	32.00	0.00
13	DM1(Top)	0.00	32.00	0.00
14	DM1(Top)	0.00	32.00	0.00
15	D11(Max)	1.31	32.00	0.04
16	DM1(Top)	0.00	32.00	0.00
17	DM1(Top)	0.00	32.00	0.00
18	DM1(Top)	0.00	32.00	0.00
19	D11(Max)	0.29	32.00	0.01
20	DM1(Top)	0.00	32.00	0.00
21	D11(Top)	0.59	32.00	0.02
22	DM1(Top)	0.00	32.00	0.00

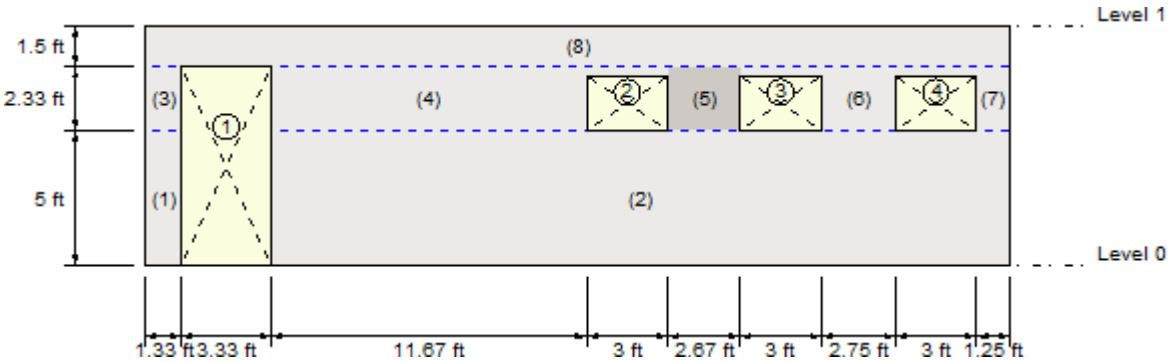
Shear

Segment	Condition	fv [Kip/in2]	Fv [Kip/in2]	Ratio
1	DM1(Top)	0.000	0.079	0.00
2	DM1(Top)	0.000	0.079	0.00
3	DM1(Top)	0.000	0.078	0.00
4	DM1(Top)	0.000	0.079	0.00
5	DM1(Top)	0.000	0.078	0.00
6	DM1(Top)	0.000	0.079	0.00
7	DM1(Top)	0.000	0.078	0.00
8	DM1(Top)	0.000	0.079	0.00
9	DM1(Top)	0.000	0.078	0.00

10	DM1(Top)	0.000	0.078	0.00	
11	DM1(Top)	0.000	0.078	0.00	
12	DM1(Top)	0.000	0.078	0.00	
13	DM1(Top)	0.000	0.078	0.00	
14	DM1(Top)	0.000	0.078	0.00	
15	DM1(Top)	0.000	0.078	0.00	
16	DM1(Top)	0.000	0.078	0.00	
17	DM1(Top)	0.000	0.078	0.00	
18	DM1(Top)	0.000	0.078	0.00	
19	DM1(Top)	0.000	0.078	0.00	
20	DM1(Top)	0.000	0.078	0.00	
21	DM1(Top)	0.000	0.078	0.00	
22	DM1(Top)	0.000	0.078	0.00	

Shear Wall Design

Status : OK



Geometry

Level	Segment	X Coordinate [ft]	Y Coordinate [ft]	Width [ft]	Height [ft]
0	1	0.00	0.00	1.33	5.00
	2	4.66	0.00	27.34	5.00
	3	0.00	5.00	1.33	2.33
	4	4.66	5.00	11.67	2.33
	5	19.33	5.00	2.67	2.33
	6	25.00	5.00	2.75	2.33
	7	30.75	5.00	1.25	2.33
	8	0.00	7.33	32.00	1.50

Reinforcement

	Vertical reinforcement			Horizontal reinforcement		
Segment	Bars	Spacing [in]	Ld [in]	Bars	Spacing [in]	Ld [in]
1	1-#4	48.00	25.17	--	0.00	0.00
2	3-#4	48.00	25.17	--	0.00	0.00
	1-#4	48.00	25.17	--	0.00	0.00
	1-#4	48.00	25.17	--	0.00	0.00
	1-#4	48.00	25.17	--	0.00	0.00
	1-#4	48.00	25.17	--	0.00	0.00
	1-#4	48.00	25.17	--	0.00	0.00
	1-#4	48.00	25.17	--	0.00	0.00
3	1-#4	48.00	25.17	--	0.00	0.00

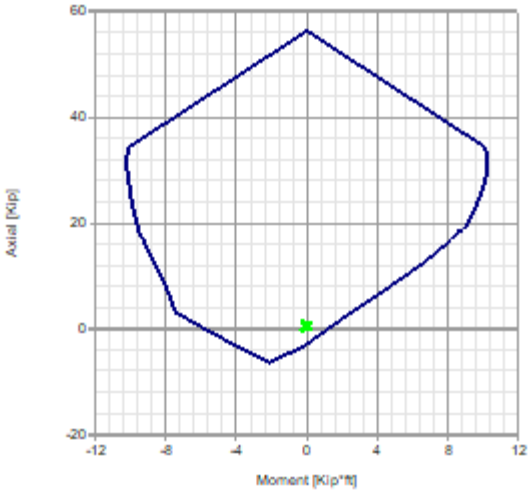
4	3-#4	48.00	25.17	--	0.00	0.00
5	1-#4	48.00	25.17	--	0.00	0.00
6	1-#4	48.00	25.17	--	0.00	0.00
7	1-#4	48.00	25.17	--	0.00	0.00
8	1-#4	48.00	25.17	--	0.00	0.00
	1-#4	48.00	25.17	--	0.00	0.00
	3-#4	48.00	25.17	--	0.00	0.00
	1-#4	48.00	25.17	--	0.00	0.00
	1-#4	48.00	25.17	--	0.00	0.00
	1-#4	48.00	25.17	--	0.00	0.00
	1-#4	48.00	25.17	--	0.00	0.00
	1-#4	48.00	25.17	--	0.00	0.00
	1-#4	48.00	25.17	--	0.00	0.00

Combined axial flexure

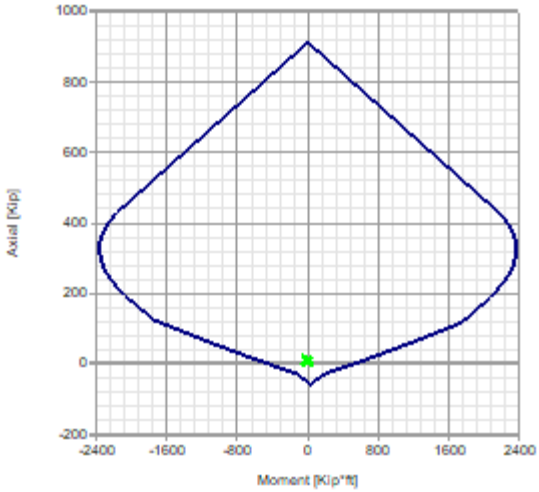
Segment	Condition	P [Kip]	M [Kip*ft]	Ma [Kip*ft]	Ratio
1	D2(Max)	0.79	0.04	1.55	0.03
2	D11(Bottom)	7.01	-19.44	531.45	0.04
3	D11(Max)	0.02	0.06	1.23	0.05
4	D11(Max)	1.51	-2.26	107.78	0.02
5	D11(Top)	0.27	0.14	1.54	0.09
6	D11(Top)	0.34	0.10	1.64	0.06
7	D7(Max)	0.56	0.10	1.43	0.07
8	D7(Max)	2.22	-10.17	766.77	0.01

Interaction diagrams, P vs. M

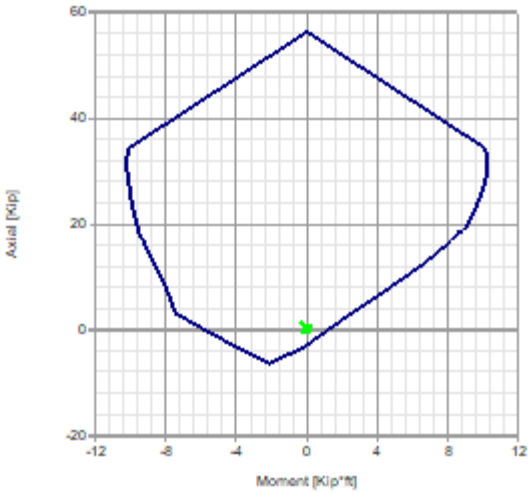
P vs. M (Segment 1)



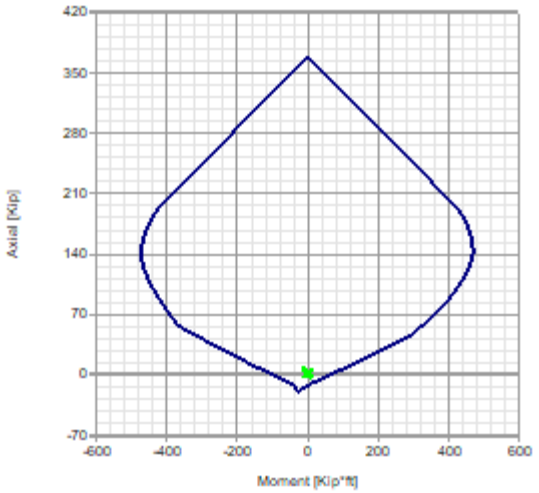
P vs. M (Segment 2)



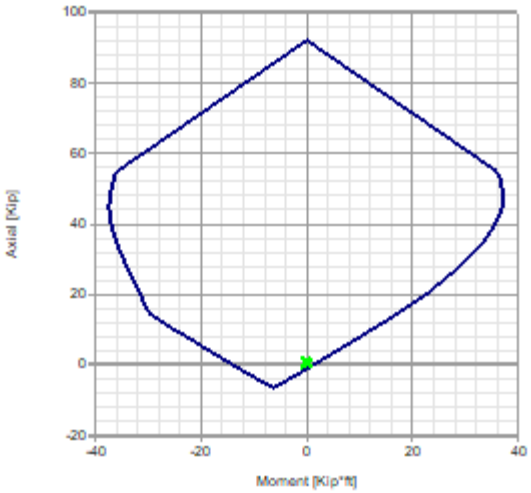
P vs. M (Segment 3)



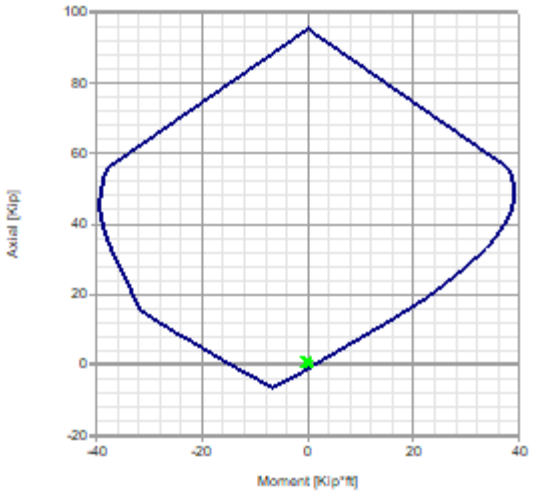
P vs. M (Segment 4)

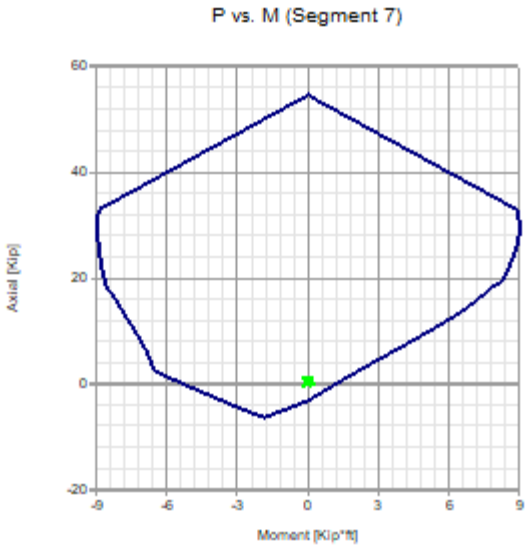


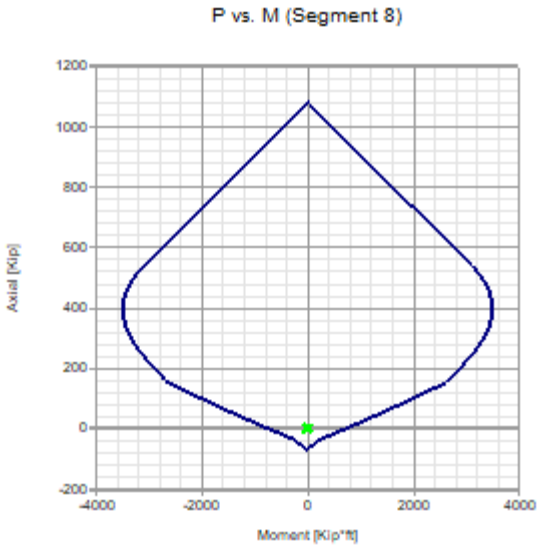
P vs. M (Segment 5)



P vs. M (Segment 6)







Axial compression

Segment	Condition	P [Kip]	Pa [Kip]	Ratio
1	D2(Bottom)	0.79	34.03	0.02
2	D10(Max)	11.87	559.50	0.02
3	D2(Bottom)	0.50	34.03	0.01
4	D2(Bottom)	3.14	227.05	0.01
5	D10(Max)	0.91	56.37	0.02
6	D10(Max)	1.05	58.32	0.02
7	D7(Bottom)	0.63	32.90	0.02
8	D2(Bottom)	3.65	661.16	0.01

Axial tension

Segment	Condition	ft [Kip/in2]	Fs [Kip/in2]	Ratio
1	DM1(Top)	0.00	32.00	0.00
2	DM1(Top)	0.00	32.00	0.00
3	DM1(Top)	0.00	32.00	0.00
4	DM1(Top)	0.00	32.00	0.00
5	DM1(Top)	0.00	32.00	0.00
6	DM1(Top)	0.00	32.00	0.00
7	DM1(Top)	0.00	32.00	0.00
8	DM1(Top)	0.00	32.00	0.00

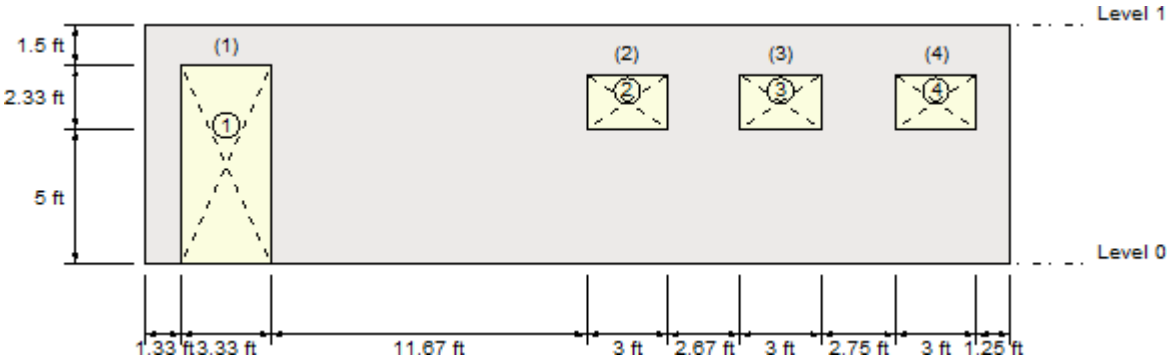
Shear

Segment	Condition	fv [Kip/in2]	Fv [Kip/in2]	Ratio
1	D11(Max)	0.000	0.031	0.01
2	D11(Max)	0.003	0.050	0.05
3	D11(Max)	0.001	0.034	0.02
4	D11(Max)	0.004	0.052	0.07
5	D11(Max)	0.006	0.052	0.11

6	D11(Bottom)	0.006	0.051	0.11
7	D7(Max)	0.002	0.043	0.05
8	D7(Max)	0.002	0.052	0.04

Lintel Design

Status : OK



Geometry

Lintel	X Coordinate [ft]	Y Coordinate [ft]	Length [ft]	Depth [in]
1	1.33	0.00	3.33	16.00
2	16.33	5.00	3.00	16.00
3	22.00	5.00	3.00	16.00
4	27.75	5.00	3.00	16.00

Reinforcement

Lintel	Top long. reinforcement Bars	Extent [in]	Bottom long. reinforcement Bars	Extent [in]	Transverse reinforcement Bars	Spacing [in]	Ld [in]
1	1-#4	0.50	1-#4	0.50	--	0.00	0.00
2	1-#4	1.00	1-#4	0.00	--	0.00	0.00
3	1-#4	0.50	1-#4	0.00	--	0.00	0.00
4	1-#4	0.50	1-#4	0.50	--	0.00	0.00

Bending

Lintel	Condition	M [Kip*ft]	Ma [Kip*ft]	Ratio
1	D10(Top)	0.13	6.73	0.02
2	D7(Top)	0.10	6.73	0.02
3	D11(Bottom)	-0.12	6.73	0.02
4	D7(Top)	0.10	6.73	0.01

Shear

Lintel	Condition	fv [Kip/in2]	Fv [Kip/in2]	Ratio
1	D7(Top)	0.003	0.044	0.07
2	D7(Top)	0.003	0.044	0.07
3	D7(Bottom)	0.003	0.044	0.08
4	D7(Bottom)	0.003	0.044	0.06

Deflection

Lintel	Condition	δs [in]	δmax [in]	Ratio
1		0.00	0.00	0.00
2		0.00	0.00	0.00
3		0.00	0.00	0.00
4		0.00	0.00	0.00

Notes

* P = Axial load
* Pa = Allowable compressive force due to axial load.
* M = Moment at the section under consideration.
* Ma = Wall allowable moment due to axial force or lintel pure flexure allowable moment
* fa = Calculated compressive stress due to axial load only
* fb = Calculated compressive stress due to axial flexure only
* ft = Calculated axial tension
* Fa = Allowable compressive stress due to axial load only
* Fb = Allowable compressive stress due to axial flexure only
* fv = Calculated shear stress
* Fs = Allowable tensile or compressive stress
* Fv = Allowable shear stress
* ld = Embedment length
* As = Effective cross sectional area of reinforcement
* δs = Calculated deflection
* δmax = Maximum allowable deflection

STEEL FRAME DESIGNS

5335 W 48th Ave
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RAM Elements

Current Date: 2/2/2026 3:21 PM
Units system: English
File name: C:\Users\katelyn.wager\EVstudio\AB-Commercial Studio - Documents\AB25038 Firestone Sports Complex New\01Design\03-Struct\01-Calcs\Member Design

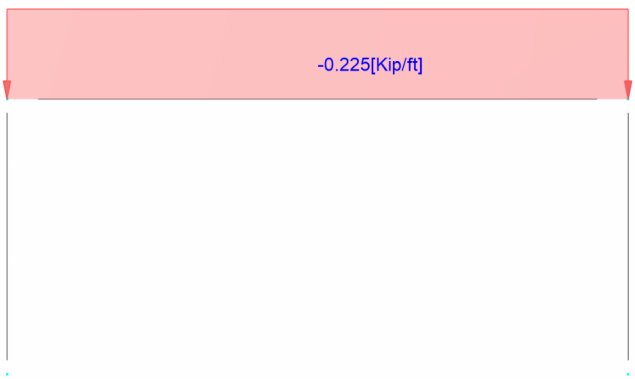



N 3
3
HSS_RECT 12X6X3_8
N 4
1
HSS_SQR 5X5X3_8
2
HSS_SQR 5X5X3_8
N 1
N 2


Y
Z
X

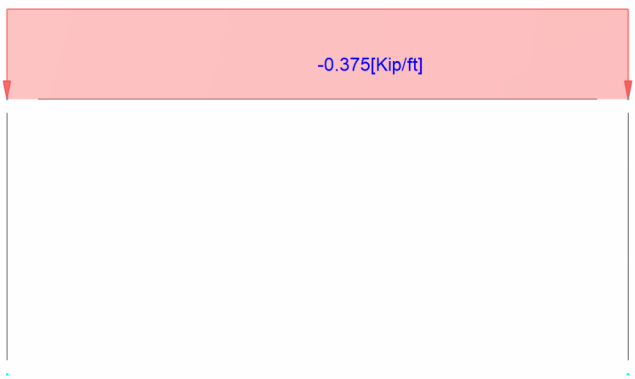
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Units system: English
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Load condition: DL=Dead Load



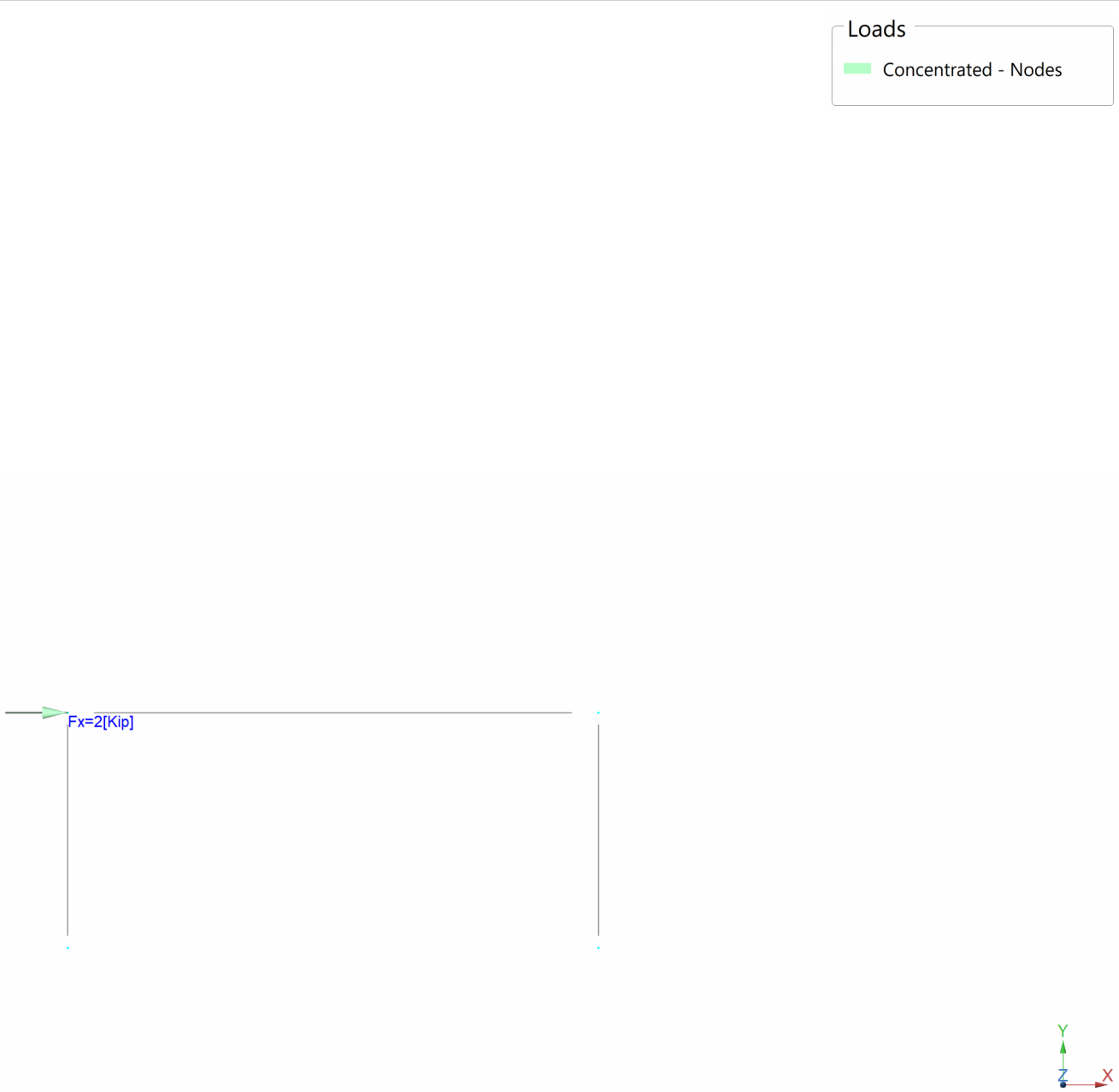
RAM Elements

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Units system: English
File name: C:\Users\katelyn.wager\EVstudio\AB-Commercial Studio - Documents\AB25038 Firestone Sports Complex New\01Design\03-Struct\01-Calcs\Member Design
Load condition: SL=Snow Load



RAM Elements

Current Date: 2/2/2026 3:23 PM
Units system: English
File name: C:\Users\katelyn.wager\EVstudio\AB-Commercial Studio - Documents\AB25038 Firestone Sports Complex New\01Design\03-Struct\01-Calcs\Member Design
Load condition: EQx=Seismic in X



RAM Elements

Current Date: 2/2/2026 3:23 PM
Units system: English
File name: C:\Users\katelyn.wager\EVstudio\AB-Commercial Studio - Documents\AB25038 Firestone Sports Complex New\01Design\03-Struct\01-Calcs\Member Design\Steel Frame Design.retx

Steel Code Check
Summary - For all selected load condi

Load conditions to be included in design :

D1=DL
D2=DL+SL
D4=DL+0.6Wx
D5=DL+0.75SL+0.45Wx
D6=0.6DL+0.6Wx
D7=DL+0.7EQx
D8=DL+0.525EQx
D10=DL+0.75SL+0.525EQx
D11=0.6DL+0.7EQx

Description	Section	Member	Ctrl Eq.	Ratio	Status	Reference
	HSS_RECT 12X6X3_8	**3**	D1 at 50.00%	0.17	OK	
			D10 at 43.75%	0.35	OK	
			D11 at 37.50%	0.11	OK	
			D2 at 50.00%	**0.41**	**OK**	
			D4 at 50.00%	0.17	OK	
			D5 at 50.00%	0.35	OK	
			D6 at 50.00%	0.10	OK	
			D7 at 43.75%	0.18	OK	
			D8 at 43.75%	0.17	OK	
	HSS_SQR 5X5X3_8	**1**	D1 at 100.00%	0.18	OK	
			D10 at 0.00%	0.16	OK	
			D11 at 100.00%	0.24	OK	
			D2 at 100.00%	**0.44**	**OK**	
			D4 at 100.00%	0.18	OK	
			D5 at 100.00%	0.38	OK	
			D6 at 100.00%	0.11	OK	
			D7 at 100.00%	0.19	OK	
			D8 at 100.00%	0.12	OK	
		2	D1 at 100.00%	0.18	OK	
			D10 at 100.00%	**0.61**	**OK**	
			D11 at 100.00%	0.42	OK	
			D2 at 100.00%	0.44	OK	
			D4 at 100.00%	0.18	OK	
			D5 at 100.00%	0.38	OK	
			D6 at 100.00%	0.11	OK	
			D7 at 100.00%	0.50	OK	
			D8 at 100.00%	0.42	OK	

FOUNDATION DESIGNS

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architecture : engineering : planning

Bearing Pressure 2000 psf

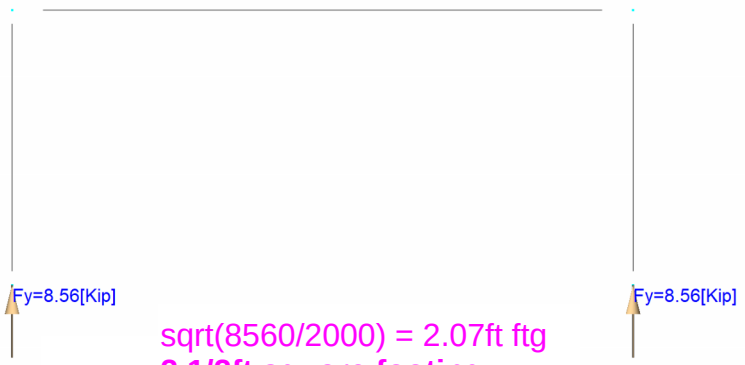
Grid A							
	Trib (ft)	DL		SL (psf)	Load (plf)	Footing Width (ft)	
Roof	19	15	psf	25	760		
CMU	8.5	75	psf	0	637.5		
8" Grade Beam	2	100	psf	0	200		
12" Thk Ftg	2	150	psf	0	300		
Total					1898	0.95	2ft FTG OK

Grid B							
	Trib (ft)	DL		SL (psf)	Load (plf)	Footing Width (ft)	
Roof	26	15	psf	25	1040		
CMU	11	75	psf	0	825		
8" Grade Beam	2	100	psf	0	200		
12" Thk Ftg	2	150	psf	0	300		
Total					2365	1.18	2ft FTG OK

Grids 1 & 2							
	Trib (ft)	DL		SL (psf)	Load (plf)	Footing Width (ft)	
Roof	2	15	psf	25	80		
CMU	11	75	psf	0	825		
8" Grade Beam	2	100	psf	0	200		
12" Thk Ftg	2	150	psf	0	300		
Total					1405	0.70	2ft FTG OK

RAM Elements

Current Date: 2/2/2026 3:26 PM
Units system: English
File name: C:\Users\katelyn.wager\EVstudio\AB-Commercial Studio - Documents\AB25038 Firestone Sports Complex New\01Design\03-Struct\01-Calcs\Member Design
Load condition: D2=DL+SL



sqrt(8560/2000) = 2.07ft ftg
2 1/2ft square footing



DESIGN PARAMETERS

1. JURISDICTION = **THE CITY OF FIRESTONE, COLORADO**
2. BUILDING CODE
   - A. **2018** INTERNATIONAL BUILDING CODE
   - B. LOCAL AMENDMENTS
   - C. ASCE 7-16
3. DESIGN LOADS
   - A. DEAD LOADS
     - ***a.*** **15 PSF**
   - B. FLOOR LIVE LOADS
     - a. **100 PSF**
   - C. ROOF SNOW LOAD
     - a. GROUND SNOW LOAD, P_g = **30** PSF
     - b. FLAT ROOF SNOW LOAD, P_f = **23** PSF
     - c. FLAT ROOF SNOW LOAD USED FOR DESIGN, P_{fd} = **23** PSF
     - d. SNOW EXPOSURE FACTOR, C_s = **0.9**
     - e. SNOW LOAD IMPORTANCE FACTOR, I_s = **1.0**
     - f. THERMAL FACTOR, C_t = **1.5**
   - D. WIND DESIGN DATA
     - a. ULTIMATE WIND SPEED, V_{ult} = **115** MPH (3 SECOND GUST)
     - b. RISK CATEGORY II
     - c. WIND EXPOSURE '**C**'
     - d. INTERNAL PRESSURE COEFFICIENT **+/- 0.55 (PARTIALLY ENCLOSED)**
     - e. COMPONENT AND CLADDING WIND PRESSURE
       - ZONE 1 (TYPICAL ROOF): 17.4/-33.7 PSF
       - ZONE 2 (ROOF EDGE): 17.4/-37.8 PSF
       - ZONE 3 (ROOF CORNER): 17.4/-48.0 PSF
       - ZONE 4 (TYPICAL WALL): 29.6/-31.5 PSF
       - ZONE 5 (WALL CORNER): 29.6/-37.0 PSF
     - f. C&C WIN PRESSURE NOTES:
       - POSITVE VALUES INDICATE PRESSURES ACTING TOWARDS THE BUILDING AND NEGATIVE VALUES INDICATE SUCTION ACTING AWAY FROM THE BUILDING.
       - PRESSURES/SUCTIONS ARE BASED ON ULTIMATE WIND SPEED LISTED ABOVE AND ARE BASED ON 10 SQ FT OF EFFECTIVE WIND AREA. COMPONENT DESIGNER MAY REDUCE VALUES IN ACCORDANCE WITH ASCE7
       - ALL FORCES AND DESIGN VALUES ARE THE RESPONSIBILITY OF THE COMPONENT DESIGNER AND SUBCONTRACTOR.
   - E. EARTHQUAKE DESIGN DATA
     1. RISK CATEGORY II
     2. SEISMIC IMPORTANCE FACTOR, I_e = 1.**0**
     3. MAPPED SPECTRAL RESPONSE ACCELERATION PARAMETERS
        - S_S = **18**%
        - S_1 = **5.4**%
     4. SITE CLASS **D**
     5. DESIGN SPECTRAL RESPONSE ACCELERATION PARAMETERS
        - S_{DS} = **19.2**%
        - S_{D1} = **8.6**%
     6. SEISMIC DESIGN CATEGORY '**B**'
     7. BASIC SEISMIC FORCE RESISTING SYSTEM
        - **ORDINARY REINFORCED MASONRY SHEAR WALLS**
     8. DESIGN BASE SHEAR, V = **9.9** KIPS
     9. SEISMIC RESPONSE COEFFICIENT, C_S = **0.096**
     10. RESPONSE MODIFICATION COEFFICIENT, R = **2**

FOUNDATIONS

1. FOUNDATION DESIGN BASED ON GEOTECHNICAL ENGINEERING REPORT **XXX** PREPARED BY **XXX** DATED **XXX**.
2. SPREAD FOOTING CRITERIA
   - A. ALLOWABLE BEARING PRESSURE = **X,XXX** PSF
   - B. MINIMUM DEAD LOAD PRESSURE = **X,XXX** PSF
   - C. MINIMUM FROST DEPTH = **3'-0"**

CONCRETE

1. CONCRETE HAS BEEN DESIGNED IN ACCORDANCE WITH ACI-318 AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH ACI-301 & SP-066 WITH TOLERANCES GIVEN IN ACI 117.
2. PROVIDE CONTROL JOINTS IN CONCRETE WALLS AT 25' MAXIMUM SPACING. RE: 2/ S501
3. PROVIDE CONTROL JOINTS IN CONCRETE SLABS-ON-GRADE AT 12' MAXIMUM SPACING. RE: 5/ S501
4. LOCATE CONSTRUCTION JOINTS AND CONTROL JOINT LOCATIONS WHERE POSSIBLE. SLABS AND BEAMS SHALL NOT HAVE A HORIZONTAL CONSTRUCTION JOINTS. VERTICAL CONSTRUCTION JOINTS SHALL BE LOCATED AT THIRD POINT OF SPAN AND SHALL BE MADE WITH VERTICAL BULKHEADS AND HORIZONTAL KEYS. ALL REINFORCING SHALL BE CONTINUOUS THROUGH CONSTRUCTION JOINTS. PROVIDE BONDING COMPOUND BETWEEN ADJACENT POURS.
5. PROPERLY CONSOLIDATE ALL CONCRETE DURING PLACEMENT. PROVIDE SPECIAL CONSOLIDATION EFFORTS TO WORK AROUND REINFORCING AND EMBEDDED ITEMS AND ALSO CORNERS OF FORMS FOLLOWING ACI RECOMMENDATIONS.
6. CURING SHALL BE IN ACCORDANCE WITH ACI 301 AND 308.1. DURING HOT OR COLD WEATHER, CURING SHALL BE IN ACCORDANCE WITH ACI 305 AND ACI 306. INTERIOR SLABS THAT RECEIVE FLOOR FINISHES SHALL BE CURED USING MOISTURE-COVER CURING ONLY. ALL OTHER CONCRETE MAY BE CURED BY WET CURING, MOISTURE COVER CURING, OR LIQUID MEMBRANE CURING.
7. EMBEDMENTS IN CONCRETE INCLUDING ANCHOR BOLTS AND EMBED PLATES SHALL BE INSTALLED PRIOR TO POURING CONCRETE AND SECURELY TIED IN PLACE
8. GENERAL CONTRACTOR IS RESPONSIBLE FOR DESIGN AND CONSTRUCTION OF ALL FORMWORK. FORMWORK SHALL BE SUFFICIENT TO SUPPORT THE WET WEIGHT OF CONCRETE PLUS A CONSTRUCTION LIVE LOAD OF 50 PSF.
9. SHORING DURATION TO BE COORDINATED WITH G.C., SHORING DESIGNER, AND S.E.O.R.
10. LOADS SHALL NOT BE PLACED ON CONCRETE MEMBERS SUCH AS SLABS UNTIL THE CONCRETE HAS REACHED 75% DESIGN STRENGTH OR A MINIMUM OF 7 DAYS, WHICHEVER IS LONGER
11. CONTRACTOR SHALL MAKE ALLOWANCES FOR LEVELING COMPOUNDS OR ADDITIONAL CONCRETE MATERIAL NEEDED TO ENSURE A LEVEL SURFACE
12. CONCRETE SHALL NOT BE CORED WITHOUT PRIOR APPROVAL BY S.E.O.R.
    A. REBAR, TENDONS, OR OTHER EMBEDDED ITEMS SHALL NOT BE DAMAGED BY CORING. CONTRACTOR SHALL BE REPSONSIBLE FOR SCANNING THE SLAB BY GPR OR OTHER APPROVED METHODS IN ORDER TO AVOID CONFLICTS.
13. ANCHOR BOLT TEMPLATES SHALL BE USED FOR BASEPLATES TO PROPERLY LOCATE ANCHORS.

CONCRETE MIX DESIGN						
USAGE	CEMENT	f'_c (PSI)	MAX. W/C	MAX AGG	AIR	EXPOSURE CLASS
FOOTINGS	---	4,500	0.45	3/4"	5%	F1, S0
WALLS	---	4,500	0.45	3/4"	5%	F2, S0
SLAB ON GRADE	---	4,500	0.45	3/4"	5%	F3, S0

NOTES:
1. ALL CONCRETE SHALL BE MADE WITH NORMAL WEIGHT STONE AGGREGATE CONFORMING TO ASTM C33.
2. PORTLAND CEMENT SHALL CONFORM TO ASTM C150.
3. FLY ASH SHALL CONFORM TO ASTM C618, CLASS F OR C. FLY ASH MAY BE SUBSTITUTED FOR CEMENT UP TO 20% BY WEIGHT OF THE TOTAL CEMENTITIOUS MATERIAL.
4. AIR ENTRAINING AGENT SHALL CONFORM TO ASTM C260.
5. WATER REDUCING ADMIXTURE SHALL CONFORM TO ASTM C494, TYPE A. HIGH RANGE WATER REDUCING ADMIXTURE SHALL CONFORM TO ASTM C494, TYPE F OR G.
6. ACCELERATOR SHALL CONFORM TO ASTM C494, TYPE E.
7. RETARDING ADMIXURE SHALL CONFORM TO ASTM C494, TYPE D.
8. LIGHTWEIGHT AGGREGATE SHALL CONFORM TO ASTM C330
9. $F'c$ REFERS TO 28 DAY CONCRETE STRENGTH
10. THE GC, OWNER, AND PARTY RESPONSIBLE FOR ORDERING CONCRETE MIXES SHALL REVIEW THE GEOTECH REPORT FOR SULFATE EXPOSURE REQUIREMENTS.
    A. THE PARTY RESPONSIBLE FOR ORDERING CONCRETE SHALL COORDINATE THE CONCRETE MIX WITH THE CONCRETE SUPPLIER FOR THE REQUIRED SULFATE EXPOSURE RESISTANCE. STRENGTHS PROVIDED ABOVE ARE MINIMUMS AND MAY NEED TO BE INCRESED BASED ON SULFATE EXPOSURE.
    B. ALTERNATIVE CONCRETE MIXES FOR SULFATE EXPOSURE RESISTANCE MAY BE PERMITTED PROVIDED THAT ASTM C1012 TEST DATA MEETS THE APPLICABLE ACI 318 REQUIREMENTS. TEST DATA MUST BE PROVIDED WITH THE CONCRETE MIX SUBMITTAL.

TESTING

1. ALL TESTING SHALL BE DONE BY AN APPROVED TESTING LABORATORY SELECTED AND PAID FOR BY THE OWNER.
2. CAST IN PLACE CONCRETE TESTING SHALL BE AS FOLLOWS:
   - A. TEST CYLINDERS SHALL BE OBTAINED IN ACCORDANCE WITH ASTM C172.
   - B. MAKING, CURING, AND HANDLING OF TEST CYLINDERS SHALL BE IN ACCORDANCE WITH ASTM C31.
   - C. TESTING OF CYLINDERS SHALL BE IN ACCORDANCE WITH ASTM C39. TEST THE CYLINDERS AS FOLLOWS:
     - a. ONE CYLINDER 3 DAYS (POST-TENSIONED SLAB ONLY)
     - b. ONE CYLINDER AT 7 DAYS
     - c. TWO CYLINDERS AT 28 DAYS
     - d. ONE CYLINDER AT 56 DAYS, IF NECESSARY.
   - D. INDEPENDENT TESTING AGENCY SHALL TAKE AT LEAST ONE SET OF FOUR CYLINDERS FOR EACH 100 CUBIC YARDS OF CONCRETE OF EACH CLASS OF CONCRETE. TAKE FIVE CYLINDERS FOR POST-TENSIONED CONCRETE SLABS
   - E. SAMPLES FOR EACH SET OF TEST CYLINDERS SHALL BE TESTED FOR AIR CONTENT, TEMPERATURE, AND SLUMP. SLUMP AND AIR CONTENT MUST MEET PROJECT SPECIFICATIONS OR SHALL BE REJECTED PRIOR TO PLACEMENT.
   - F. SAMPLES SHALL BE COLLECTED AT POINT OF PLACEMENT.
   - G. TEST REPORTS SHALL BE SUBMITTED TO THE GENERAL CONTRACTOR AND EVSTUDIO AS SOON AS POSSIBLE, WITHIN FIVE DAYS OF LABORATORY TESTING

MASONRY

1. CONCRETE MASONRY WORK SHALL BE IN ACCORDANCE WITH ACI-530.
2. CONCRETE MASONRY BLOCKS SHALL CONFORM TO ASTM C90 (LIGHTWEIGHT).
3. MORTAR SHALL CONFORM TO ASTM C270. THE FOLLOWING MASONRY TYPES SHALL BE USED:
   - A. TYPE S FOR INTERIOR BEARING WALLS
   - B. TYPE N FOR INTERIOR NON-LOAD BEARING WALLS
   - C. TYPE S FOR EXTERIOR WALLS
   - D. TYPE M FOR WALLS EXPOSED TO EARTH
4. GROUT SHALL CONFORM TO ASTM C476 AND SHALL DEVELOP 3,000 PSI 28 DAY COMPRSSIVE STRENGTH.
5. MASONRY SHALL DEVELOP 28 DAY CONCRETE STRENGTH (F'_m) OF 2,000 PSI.
6. REFER TO ARCHITECTURAL, MECHANICAL AND PLUMBING DRAWINGS FOR LOCATIONS OF OPENINGS IN NON-STRUCTURAL MASONRY WALLS. PROVIDE LOOSE LINTEL OR BOND BEAM OVER OPENINGS GREATER THAN 1'-4" WIDE.
7. REFER TO ARCHITECTURAL DRAWINGS FOR CONTROL JOINTS IN MASONRY WALLS. CONTROL JOINTS SHALL BE AT 25'-4" MAXIMUM IN EXTERIOR WALLS 12' MAXIMUM IN INTERIOR WALLS.
8. MASONRY WALL GROUTING SHALL BE AS FOLLOWS:
   - A. FILL ALL REINFORCED CELLS
   - B. FILL ALL VOIDS AND CELLS 24" BELOW AND 16" EACH SIDE OF ALL BEAM AND LINTEL REACTIONS OR OTHER CONCENTRATED LOADS
   - C. FILL ALL VOIDS AND CELLS SUPPORTING SLABS ON ROOF DECK FOR 8" MINIMUM BELOW BEARING ELEVATION.
   - D. FILL ALL CELLS WITH ANCHORS OR EMBED PLATES
   - E. FILL ALL CELLS BELOW GRADE
9. MASONRY CONSTRUCTION SHALL BE RUNNING BOND.
10. MAINTAIN SUPPORT OF MASONRY LINTELS FOR AT LEAST SEVEN DAYS OR UNTIL MASONRY HAS REACHED FULL DESIGN STRENGTH.

CMU LAP SPLICE F'M = 2000 ACI 530	
BAR SIZE	LAP SPLICE (IN.)
#3	18
#4	24
#5	34
#6	50

REINFORCING

1. REINFORCING SHALL CONFORM TO ASTM A615, GRADE 60, U.N.O.
2. WELDING OF REINFORCING IS NOT ALLOWED UNLESS DETAILED IN THE DRAWINGS. WELDABLE REINFORCING SHALL CONFORM TO ASTM A706, GRADE 40 OR 60. WELDING OF REINFORCING SHALL CONFIRM TO AWS D1.4
3. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A1064
4. ALL REINFORCING BAR BENDS SHALL BE MADE IN THE FABRICATORS SHOP UNLESS APPROVED BY THE ENGINEER.
5. REBAR DOWELS FOR WALLS, BEAMS, COLUMNS, AND FOUNDATIONS SHALL NOT BE "WET-SET" AND SHALL BE INSTALLED PRIOR TO PLACING CONCRETE AND SECURELY TIED IN PLACE
6. REINFORCING FOR STRUCTURAL CONCRETE SHALL BE AS FOLLOWS:
   - A. ALL REINFORCING STEEL AND ACCESSORIES SHALL BE DETAILED, FABRICATED, AND PLACED IN ACCORDANCE WITH ACI.
   - B. REBAR INSTALLER SHALL USE THE STRUCTURAL DRAWINGS AND APPROVED SHOP DRAWINGS FOR PLACEMENT OF REINFORCING.
   - C. REINFORCING COVER SHALL BE AS FOLLOWS:
     - a. CONCRETE PLACED AGAINST EARTH = 3"
     - b. CONCRETE PLACED IN FORMS BUT EXPOSED TO EARTH OR WEATHER
       - #5 BARS AND SMALLER = 1-1/2"
       - BARS LARGER THAN #5 = 2"
     - c. COLUMNS, GIRDERS, BEAMS, GRADE BEAMS = 1-1/2"
     - d. SLABS AND WALLS = 3/4"
   - D. PROVIDE CORNER BARS TO MATCH THE SIZE AND SPACING OF ALL HORIZONTAL REINFORCING IN WALLS AND BEAMS.
   - E. PROVIDE DEVELOPMENT LENGTH AND LAP SPLICES FOR REINFORCING PER THE SCHEDULE ON TYPICAL FOUNDATIONS DETAILS. WELDED WIRE FABRIC SHALL HAVE A MINIMUM LAP SPLICE OF ONE FULL MESH + 2" (8" MINIMUM). SPLICES SHALL BE WIRE TIED.
   - F. SPLICE OF TOP BARS SHALL BE AT MID-SPAN AND BOTTOM BARS SHALL BE AT SUPPORTS FOR ALL BEAMS, ELEVATED SLABS AND FOR GRADE BEAMS AND FOUNDATION WALLS WITH ISOLATED (I.E. NON-CONTINUOUS) FOUNDATIONS.
   - G. PROVIDE (2)#5 BARS (ONE EACH FACE) ALL SIDES AROUND OPENINGS IN SLABS AND WALLS. EXTEND BARS A DEVELOPMENT LENGTH PAST FACE OF OPENING.
   - H. DOWELS BETWEEN FOOTINGS AND WALLS SHALL MATCH SIZE AND SPACING OF REBAR IN WALL U.N.O. DOWELS SHALL BE FULLY LAPPED TO REBAR IN WALL U.N.O. PROVIDE STD HOOK AT BOTTOM OF DOWEL AT BOTTOM FOOTING U.N.O.
7. GENERAL CONTRACTOR SHALL PROVIDE AN ALLOWANCE FOR DRILLED PIER REINFORCING LENGTHS TO ANTICIPATE BEDROCK BEING LOWER THAN ANTICIPATED EITHER BY INCREASING BAR LENGTH OR PROVIDING SPLICE BARS. IF SPLICE BARS ARE TO BE USED, SPLICES MUST OCCUR IN THE BOTTOM OF THE DRILLED PIER. PIER MUST BE REINFORCED FULL LENGTH.
8. CUTTING OR OMITTING OF REINFORCING DUE TO CONFLICTS SHALL NOT BE ALLOWED UNLESS APPROVED BY S.EO.R.
9. REINFORCING FOR MASONRY SHALL BE AS FOLLOWS:
   - A. ALL REINFORCING STEEL AND ACCESSORIES SHALL BE DETAILED, FABRICATED, AND PLACED IN ACCORDANCE WITH ACI.
   - B. HORIZONTAL JOINT REINFORCING SHALL CONFORM TO ASTM A951 (LADDER) WITH #9 SIDE RODS AND CROSS WIRES AT 16" O.C. PROVIDE PRE-FABRICATED JOINT REINFORCING ASSEMBLIES FOR CORNERS AND INTERSECTIONS. LAP JOINT REINFORCING 8" KEEPING CELLS CLEAR OF ANY CROSS WIRES. HORIZONTAL JOINT REINFORCING SHALL BE PROVIDED AT 16" O.C., UNO.
   - C. PROVIDE CORNER BARS TO MATCH THE SIZE AND SPACING OF ALL HORIZONTAL REINFORCING IN WALLS AND BEAMS.
   - D. UNLESS OTHERWISE SHOWN, ALL WALLS SHALL HAVE #5 AT 48" OC, VERTICAL.
   - E. PROVIDE #5 BAR AT ALL CORNERS, ENDS OF WALLS, EACH SIDE OF OPENINGS, AND EACH SIDE OF CONTROL JOINTS.
   - F. UNLESS NOTED OTHERWISE, PROVIDE BOND BEAMS WITH (2)#5xCONT IN THE FOLLOWING LOCATIONS:
     - a. AT TOP COURSE OF PARAPETS
     - b. IN ONE OF UPPER THREE COURSES OF ALL WALLS
     - c. OVER OPENINGS GREATER THAN 24"

STEEL

1. STRUCTURAL STEEL SHALL BE DETAILED, FABRICATED, AND ERECTED IN ACCORDANCE WITH THE AISC MANUAL OF STEEL CONSTRUCTION AND CODE OF STANDARD PRACTICE AND AISC DETAILING FOR STEEL CONSTRUCTION .
2. STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING SPECIFICATIONS, UNLESS NOTED OTHERWISE
   - A. WIDE FLANGES SHALL BE ASTM A992, GRADE 50.
   - B. ANGLES AND CHANNELS SHALL BE ASTM A36.
   - C. PLATES AND BARS SHALL BE ASTM A36 UNLESS NOTED OTHERWISE IN DETAILS
   - D. SQUARE AND RECTANGULAR HSS SHALL BE ASTM A500, GRADE C (F_y = 50 KSI)
   - E. ROUND HSS SHALL BE ASTM A500, GRADE C (F_y = 46 KSI)
   - F. ROUND PIPE SHALL BE A53, GRADE B (F_y = 35 KSI)
   - G. BOLTS SHALL BE ASTM A325, TYPE N U.N.O.
   - H. ANCHOR BOLTS SHALL BE ASTM F1554, GRADE 55
   - I. HEADED ANCHOR STUDS SHALL BE ASTM A108, TYPE B
3. ALL WELDS SHALL BE MADE IN ACCORDANCE WITH AWS, D1.1. WELDERS SHALL HAVE EVIDENCE OF PASSING THE STANDARD QUALIFICATION TESTS.
   - A. WELDS UNLESS STATED OTHERWISE SHALL BE 3/16" MIN CONTINUOUS
   - B. WELDS SIZES STATED ON THE DRAWINGS ARE MINIMUMS AND SHALL BE INCREASED TO ACCOMMODATE IN FIELD CONDITIONS SUCH AS GAPS.
   - C. WELD LENGTHS SHOWN ARE NET EFFECTIVE LEGNTH. WHERE WELD LENGTHS ARE NOT SPECIFIED, WELDS ARE ASSUMED TO BE ACROSS THE ENTIRE LENGTH OF CONNECTING MEMBER OR PIECES.
4. ALL STEEL PERMANENTLY EXPOSED TO WEATHER SHALL BE GALVANIZED PER ASTM A123 OR PAINTED WITH ZINC RICH PAINT OR ALTERNATIVE PROTECTION METHOD AS APPROVED BY ARCHITECT/ EOR.
   - A. STEEL GALVANIZATION AND PAINT THA T IS DAMAGED SHALL BE TOUCHED UP IN THE FIELD AS NEEDED PER APPLICABLE SPECIFICATIONS
5. STEEL LINTELS SUPPORTING VENEER SHALL BE GALVANIZED.
6. STRUCTURAL STEEL SHALL NOT BE FIELD MODIFIED WITHOUT ENGINEERS APPROVAL.
7. SPLICES NOT SHOWN ON PLANS SHALL BE SUBMITTED TO S.E.O.R. FOR APPROVAL.
8. THE STEEL SUPPLIER SHALL PROVIDE ALL MISCELLANEOUS STRUCTURAL STEEL ITEMS NECESSARY TO FULFILL THE INTENT SHOWN IN THE DRAWINGS.
   - A. CONTRACTOR SHALL MAKE AN ALLOWANCE FOR NON - STRUCTURAL STEEL ITEMS SPECIFIED IN OTHER DISCIPLINES CONTRACT DRAWINGS. DESIGN AND SPECIFICATION OF THESE ITEMS IS OUT OF OF THE SCOPE OF THE STRUCTURAL CONTRACT DRAWINGS.
9. ALL STEEL EXPOSED TO VIEW SHALL MEET ARCHITECTURE SPECIFICATIONS FOR EXPOSED STEEL
   - A. G.C. SHALL COORDINATE WITH ARCHITECTURE, STEEL FABRICATOR AND EOR BEFORE RELEASING SHOP DRAWINGS.
10. STEEL BOLTS SHALL BE INSTALLED AND PRETENSIONED ACCORDING TO AISC SPECIFICATIONS.
11. REFER TO ARCHITECTURAL SPECIFICATIONS FOR FIRE PROOFING REQUIREMENTS AT ALL STEEL
12. GROUT UNDER BASEPLATES OR BEARING PLATES SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 10,000 PSI.

WOOD

GENERAL WOOD INFORMATION

1. ALL WOOD FOR STRUCTURAL FRAMING SHALL BE HEM-FIR #2 OR DOUGLAS-FIR #2, UNLESS NOTED OTHERWISE, AND SHALL BE VISUALLY GRADED PER "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION" BY THE AMERICAN WOOD COUNCIL. ALL DIMENSIONAL LUMBER SHALL BE S4S USED AT MOISTURE CONTENT = 19% MAX KILN DRIED. ALL LUMBER TO BE PROTECTED FROM MOISTURE DURING CONSTRUCTION. FINGER JOINTED MATERIAL WILL NOT BE PERMITTED WITHOUT DOCUMENTATION MATERIAL MEETS OR EXCEEDS STANDARD 2x FRAMING MATERIALS SPECIFIED.
2. ALL FASTENERS AND HANGERS IN CONTACT WITH PRESSURE TREATED WOOD SHALL BE GALVANIZED G90 OR STAINLESS STEEL OR APPROVED ALTERNATIVE COATING PER MANUFACTURER RECOMMENDATIONS.
3. TIMBER CONNECTORS CALLED FOR ON THE DRAWINGS ARE AS MANUFACTURED BY SIMPSON COMPANY. CONNECTIONS BY OTHER MANUFACTURERS MAY BE USED IF THE LOAD CAPACITY IS EQUAL TO OR GREATER THAN THE CONNECTOR SPECIFIED. USE MANUFACTURER'S FURNISHED NAILS AND BOLTS.
   - A. ALL MANUFACTURER PRODUCTS SHALL BE FASTNENED WITH MAX NAILING/SCREWS U.N.O. AS LISTED IN MANUFACTURER SPECIFICATIONS AND CATALOGS.
4. FASTEN ALL WOOD MEMBERS WITH COMMON NAILS ACCORDING TO IBC TABLE 2304.10.1.
5. THE CONTRACTOR IS PERMITTED TO SUBSTITUTE THE NAILS DESCRIBED IN THE DETAILS WITH A NAIL PRODUCED BY THEIR SPECIFIC NAIL GUN MANUFACTURER. THE SUBSTITUTE NAIL MUST BE A CODE EQUIVALENT PRODUCT.
6. ALL NAILS SPECIFIED IN THE DRAWINGS ARE COMMON NAILS U.N.O. REFER TO TABLE SHOWN BELOW FOR MINIMUM PROPERTIES OF COMMMON NAILS.
7. NOTIFY S.E.O.R. BEFORE CUTTING OR DRILLING STUDS/PLATES & RIMS FOR MEP PENETRATIONS. RE TYPICAL WOOD DETAIL SHEET FOR TYPICAL CRITERIA
8. PROVIDE SHEAHTING EDGE NAILING ALONG ALL BEAMS AND GIRDER TRUSSES
9. REFER TO THE TYPICAL WOOD DETAIL SHEET(s) FOR ALL TYPICAL WOOD DETAILS NOT REFERENCED ON PLANS OR BUILDING SPECIFIC DETAILS. FRAMER SHALL APPLY THESE DETAILS AS NEEDED UNLESS MORE STRINGENT REQUIREMENTS ARE SPECIFICALLY SHOWN ELSEWHERE.

COMMON NAIL DIMENSIONS		
COMMON NAIL DESIGNATION	MINIMUM DIAMETER (IN)	MINIMUM LENGTH (IN)
6D	0.113	2
8D	0.131	2-1/2
10D	0.148	3
12D	0.148	3-1/4
16D	0.162	3-1/2
20D	0.192	4

ROOF SHEATHING

1. ROOF SHEATHING SHALL BE 15/32" APA, EXPOSURE 1, PLYWOOD WITH 32/16 SPAN RATING. NAIL WITH 10D COMMON NAILS @ 6" O.C. PANEL EDGES AND 12" O.C. AT INTERMEDIATE JOINT U.N.O. STAGGER END JOINTS
2. ALL SHEATHING NAILS SHALL HAVE MINIMUM 1-1/2" PENETRATION INTO MAIN WOOD MEMBER
3. GENERAL SHEATHING LAYOUT SHALL CONFORM TO THE FOLLOWING SPECIFICATIONS
   - A. LONG DIMENSIONED OF FLOOR AND ROOF SHEATHING SHALL BE ORIENTED PERPENDICULAR TO FRAMING MEMBERS
   - B. ALL PANEL EDGES SHALL BE SUPPORTED BY 2X4 FLAT BLOCKING MINIMUM
   - C. END JOINTS SHALL BE STAGGERED 4 FT
   - D. MINIMUM PANEL WIDTH OF 12"
   - E. PROVIDE 1/8" GAP AT ALL SHEATHING JOINTS FOR FLOORS AND WALL

SUBMITTALS

1. THE CONTRACTOR SHALL SUBMIT THE FOLLOWING SUBMITTALS FOR STRUCTURAL ENGINEER'S REVIEW PRIOR TO FABRICATION OF SPECIFIC ELEMENTS:
   - A. CONCRETE MIX DESIGNS. MIX DESIGN SUBMITTAL SHALL INCLUDE THE FOLLOWING:
     - a. UNIQUE MIX IDENTIFICATION DESIGNATION FOR EACH MIX SUBMITTED.
     - b. STATEMENT OF INTENDED USE
     - c. MIX PROPORTIONS INCLUDING ALL ADMIXTURES USED
     - d. MANUFACTURERS DATA FOR ALL ADMIXTURES USED
     - e. WET AND DRY UNIT WEIGHT
     - f. ENTRAINED AIR CONTENT
     - g. DESIGN SLUMP
     - h. REQUIRED AVERAGE STRENGTH
     - i. STRENGTH TEST DATA
   - B. CAST-IN PLACE CONCRETE REINFORCING SHOP DRAWINGS INDICATING BAR SIZE, SPACING, LOCATIONS, QUANTITIES, AND BEND SCHEDULES.
   - C. CONCRETE CONTROL JOINT PLAN
   - D. MASONRY REINFORCING SHOP DRAWINGS INDICATING BAR SIZE, SPACING, LOCATIONS, QUANTITIES, CONTROL JOINTS, AND BEND SCHEDULES.
   - E. STEEL
     - a. STRUCTURAL STEEL
2. THE CONTRACTOR SHALL SUBMIT THE FOLLOWING DEFERRED SUBMITTALS TO THE BUILDING DEPARTMENT AFTER REVIEW BY THE ARCHITECT AND ENGINEERS OF RECORD. THE CONTRACTOR SHALL PROVIDE COMPLETE DRAWINGS AND CALCULATIONS FOR DEFERRED SUBMITTALS AND THESE DRAWINGS AND CALCULATIONS MUST BE PERFORMED BY, OR UNDER THE DIRECT SUPERVISION OF, A LICENSED ENGINEER IN THE PROJECT JURISDICTION AND SHALL BE SUBMITTED BEARING AN ENGINEERS SEAL AND SIGNATURE.
   - A. PRE-ENGINEERED WOOD TRUSSES
3. SUBMITTALS SHALL BE PROVIDED IN A TIMELY FASHION AS TO ALLOW 10 WORKING DAY REVIEW TIME BY THE DESIGN TEAM.
4. PRIOR TO SUBMITTAL TO THE DESIGN TEAM, THE GENERAL CONTRACTOR SHALL REVIEW ALL SUBMITTALS FROM THE SUBCONTRACTORS AND STAMP THEM ACCORDINGLY.
5. REPRODUCTION OF THE CONTRACT DOCUMENTS FOR SHOP DRAWINGS IS NOT PERMITTED.

GENERAL

1. THE ARCHITECT, STRUCTURAL ENGINEER AND OTHER DESIGN DISCIPLINES SHALL BE NOTIFIED OF ANY DISCREPANCIES OR INCONSISTENCIES WITHIN THE DRAWINGS PRIOR TO PROCEEDING WITH THE WORK.
2. CONFLICTS WITHIN THE STRUCTURAL DRAWINGS SHALL BE REPORTED TO THE STRUCTURAL ENGINEER PRIOR TO PROCEEDING WITH THE WORK.
3. THE SIZE, WEIGHT AND LOCATIONS OF ALL EQUIPMENT, PADS, AND PENETRATIONS FOR MECHANICAL, ELECTRICAL, AND PLUMBING WORK SHOWN ON THE STRUCTURAL DRAWINGS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO PROCEEDING WITH THE WORK.
4. THE STRUCTURAL DRAWINGS HAVE BEEN PREPARED USING AVAILABLE INFORMATION OF EXISTING CONDITIONS. DURING CONSTRUCTION, THE CONTRACTOR MAY ENCOUNTER EXISTING CONDITIONS WHICH WERE UNKNOWN DURING DESIGN. SUCH CONDITIONS MAY INTERFERE WITH NEW CONSTRUCTION OR REQUIRE PROTECTION AND/OR SUPPORT OF EXISTING WORK. THE CONTRACTOR SHALL VERIFY SITE CONDITIONS PRIOR TO STARTING THE WORK AND SHALL NOTIFY THE ENGINEER OF ALL DISCOVERIES NOT SHOWN WITHING THE STRUCTURAL DRAWINGS THAT MAY JEOPARDIZE THE EXISTING STRUCTURE OR INTERFERE WITH PROPER EXECUTION OF THE NEW CONSTRUCTION.
5. REFER TO THE ARCHITECTURAL DRAWINGS FOR DIMENSIONS NOT SHOWN IN THE STRUCTURAL DRAWINGS. DO NOT SCALE THE STRUCTURAL DRAWINGS.
6. THE STRUCTURE IS DESIGNED TO FUNCTION AS A UNIT UPON COMPLETION. THE CONTRACTOR IS RESPONSIBLE FOR FURNISHING ALL TEMPORARY BRACING AND/OR SUPPORT THAT MAY BE REQUIRED AS THE RESULT OF THE CONTRACTOR'S CONSTRUCTION MEANS, METHODS, AND SEQUENCING. THE DESIGN AND INSTALLATION OF ANY REQUIRED TEMPORARY BRACING SHALL BE BY THE CONTRACTOR.
7. ANY CONTRACTOR INDUCED CONSTRUCTION LOADING, INCLUDING BUT NOT LIMITED TO STOCKPILING OF MATERIAL OR EQUIPMENT, SHALL NOT EXCEED THE DESIGN LOADS LISTED IN THE DRAWINGS.
8. DO NOT PLACE BACKFILL AGAINST FOUNDATION WALLS UNTIL THE TOP AND BOTTOM OF WALLS ARE ADEQUATELY BRACED, EITHER BY PERMANENT STRUCTURAL FLOORS OR TEMPORARY BRACING PROVIDED BY THE CONTRACTOR.
9. ELECTRICAL CONDUIT CAST IN CONCRETE SLABS SHALL BE 1" (MAXIMUM) DIAMETER. CONDUIT RUNS CAN BE GROUPED WITH A MAXIMUM OF 3 PER GROUP AND ADJACENT GROUPS SHALL BE SPACED 12" O.C. MINIMUM. CONDUIT SHALL BE PLACED AT MID-DEPTH OF SLAB. NO MORE THAN TWO LAYERS OF CONDUIT CAN CROSS AT ANY LOCATION.
10. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT AND STRUCTURAL ENGINEER OF ELEVATED CONCRETE SLAB POURS AT LEAST 5 BUSINESS DAYS IN ADVANCE OF POUR.
11. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL CONSTRUCTION DOCUMENTS PRIOR TO CONSTRUCTION
12. REFER TO ARCHITECTURAL DRAWINGS FOR FIRE PROTECTION REQUIREMENTS OF STRUCTURAL MEMBERS..
13. PROVIDE BITUMASTIC COATING AT ALL BELOW GRADE STEEL AND WOOD MEMBERS.
14. G.C. SHALL PROVIDE SLEEVES AT ALL PLUMBING PENERATIONS IN CONCRETE AND SHALL BE COORDINATED PRIOR TO CONSTRUCTION.
15. G.C. SHALL MAKE OWNERS AWARE OF ANTICIPATED MOVEMENT OF GROUND FLOOR SLAB ON GRADE PER THE GEOTECHNCIAL REPORT. ANY ADVERSE AFFECTS TO THE BUILDING DUE TO ACCEPTED SLAB MOVEMENT SHALL BE AT THE OWNERS RISK.

PRECONSRUCTION MEETINGS

1. THE GENERAL CONTRACTOR SHALL CONDUCT THE FOLLOWING PRECONSTRUCTION MEETINGS:
   - A. CAST-IN-PLACE CONCRETE CONSTRUCTION
   - B. WOOD FRAMING
2. REQUIRED ATTENDEES FOR ALL PRECONSTRUCTION MEETINGS INCLUDE THE FOLLOWING:
   - A. GENERAL CONTRACTOR
   - B. SUBCONTRACTOR PERFORMING THE WORK
   - C. STRUCTURAL ENGINEER
   - D. INDEPENDENT TESTING AGENCY
3. OPTIONAL ATTENDEES FOR ALL PRECONSTRUCTION MEETINGS INCLUDE THE FOLLOWING:
   - A. OWNER AND/OR OWNERS REPRESENTATIVE
   - B. ARCHITECT

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TMS 402-16 TABLE 3.1-MINIMUM SPECIAL INSPECTION REQUIREMENTS		
DESIGNED IN ACCORDANCE WITH	RISK CATEGORY I, II, III	RISK CATEGORY IV
PART 3 OR APPENDIX B OR APPENDIX C	LEVEL 2	LEVEL 3
PART 4	LEVEL 1	LEVEL 2
APPENDIX A	LEVEL 1	NOT PERMITTED

TMS 602-16 TABLE 4- MINIMUM SPECIAL INSPECTION REQUIREMENTS					
INSPECTION TASK	FREQUENCY (a)			REFERENCE FOR CRITERIA	
	LEVEL 1	LEVEL 2	LEVEL 3	TMS 402	TMS 602
1. AS MASONRY CONSTRUCTION BEGINS, VERIFY THAT THE FOLLOWING ARE IN COMPLIANCE:					
A. PROPORTIONS OF SITE-PREPARED MORTAR	NR	P	P		ART. 2.1, 2.6 A, & 2.6C
B. GRADE AND SIZE OF PRESTRESSING TENDONS AND ANCHORAGES	NR	P	P		ART. 2.4 B & 2.4 H
C. GRADE, TYPE AND SIZE OF REINFORCEMENT, CONNECTORS, ANCHOR BOLTS, AND PRESTRESSING TENDONS AND ANCHORAGES	NR	P	P		ART. 3.4 & 3.6 A
D. PRESTRESSING TECHNIQUE	NR	P	P		ART. 3.6 B
E. PROPERTIES OF THIN-BED MORTAR FOR AAC MASONRY	NR	C (b) / P (c)	C		ART. 2.1 C.1
F. SAMPLE PANEL CONSTRUCTION	NR	P	C		ART. 1.6 D
2. PRIOR TO GROUTING, VERIFY THAT THE FOLLOWING ARE IN COMPLIANCE:					
A. GROUT SPACE	NR	P	C		ART. 3.2 D & 3.2 F
B. PLACEMENT OF PRESTRESSING TENDONS AND ANCHORAGES	NR	P	P	SEC. 10.8 & 10.9	ART. 2.4 & 3.6
C. PLACEMENT OF REINFORCEMENT, CONNECTORS, AND ANCHOR BOLTS	NR	P	C	SEC. 6.1, 6.3.1, 6.3.6, & 6.3.7	ART. 3.2 E & 3.4
D. PROPORTIONS OF SITE-PREPARED GROUT AND PRESTRESSING GROUT FOR BONDED TENDONS	NR	P	P		ART. 2.6 B & 2.4 G.1.B
3. VERIFY COMPLIANCE OF THE FOLLOWING DURING CONSTRUCTION:					
A. MATERIALS AND PROCEDURES WITH THE APPROVED SUBMITTALS	NR	P	P		ART. 1.5
B. PLACEMENT OF MASONRY UNITS AND MORTAR JOINT CONSTRUCTION	NR	P	P		ART. 3.3 B
C. SIZE AND LOCATION OF STRUCTURAL MEMBERS	NR	P	P		ART. 3.3 F
D. TYPE, SIZE, AND LOCATION OF ANCHORS, INCLUDING OTHER DETAILS OF ANCHORAGE OF MASONRY TO STRUCTURAL MEMBERS, FRAMES, OR OTHER CONSTRUCTION	NR	P	C	SEC. 1.2.1 (E), 6.2.1, & 6.3.1	
E. WELDING OF REINFORCEMENT	NR	C	C	SEC. 6.1.6.1.2	
F. PREPARATION, CONSTRUCTION, AND PROTECTION OF MASONRY DURING COLD WEATHER (TEMPERATURE BELOW 40°F) OR HOT WEATHER (TEMPERATURE ABOVE 90°F)	NR	P	P		ART. 1.8 C & 1.8 D
G. APPLICATION AND MEASUREMENT OF PRESTRESSING FORCE	NR	C	C		ART. 3.6 B
H. PLACEMENT OF GROUT AND PRESTRESSING GROUT FOR BONDED TENDONS IS IN COMPLIANCE	NR	C	C		ART. 3.5 & 3.6 C
I. PLACEMENT OF AAC MASONRY UNITS AND CONSTRUCTION OF THIN-BED MORTAR JOINTS	NR	C (b) / P (c)	C		ART. 3.3 B.9 & 3.3 F.1.B
4. OBSERVE PREPARATION OF GROUT SPECIMENS, MORTAR SPECIMENS, AND/OR PRISMS	NR	P	C		ART. 1.4 B.2.A.3, 1.4 B.2.B.3, 1.4 B.2.C.3, 1.4 B.3, & 1.4 B.4

a) FREQUENCY REFERS TO THE FREQUENCY OF SPECIAL INSPECTION, WHICH MAY BE CONTINUOUS DURING THE TASK LISTED OR PERIODIC DURING THE LISTED TASK, AS DEFINED IN THE TABLE.
NR=NOT REQUIRED, P= PERIODIC, C=CONTINUOUS
b) REQUIRED FOR THE FIRST 5000 SQUARE FEET OF AAC MASONRY
c) REQUIRED FOR THE FIRST 5000 SQUARE FEET OF AAC MASONRY

WOOD FRAMING SPECIAL INSPECTIONS		
TYPE	CONTINUOUS SPECIAL INSPECTION	PERIODIC SPECIAL INSPECTION
1. JOIST AND BEAM FRAMING	-	X
2. EXTERIOR WALL FRAMING (STUD SIZE, SPACING, OSB NAILING)	-	X
3. INTERIOR BEARING AND SHEAR WALLS (STUD SIZE, STUD SPACING, OSB NAILING, GYPSUM BOARD NAILING)	-	X
4. ANCHOR AND HOLDDOWNS	-	X
5. DRAG STRUTS AND COLLECTORS	-	X
6. ROOF AND FLOOR SHEATHING AND NAILING	-	X
7. HANGERS AND CONNECTORS	-	X
8. MEP PENETRATIONS	-	X

TABLE 1705.6 REQUIRED SPECIAL INSPECTIONS AND TESTS OF SOILS		
TYPE	CONTINUOUS SPECIAL INSPECTION	PERIODIC SPECIAL INSPECTION
1. VERIFY MATERIALS BELOW SHALLOW FOUNDATIONS ARE ADEQUATE TO ACHIEVE THE DESIGN BEARING CAPACITY.	-	X
2. VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND HAVE REACHED PROPER MATERIAL.	-	X
3. PERFORM CLASSIFICATION AND TESTING OF COMPACTED FILL MATERIALS.	-	X
4. VERIFY USE OF PROPER MATERIALS, DENSITIES AND LIFT THICKNESSES DURING PLACEMENT AND COMPACTION OF COMPACTED FILL.	X	-
5. PRIOR TO PLACEMENT OF COMPACTED FILL, INSPECT SUBGRADE AND VERIFY THAT SITE HAS BEEN PREPARED PROPERLY.	-	X

TABLE 1705.3 REQUIRED SPECIAL INSPECTIONS AND TESTS OF CONCRETE CONSTRUCTION				
TYPE	CONTINUOUS SPECIAL INSPECTION	PERIODIC SPECIAL INSPECTION	REFERENCED STANDARD (a)	IBC REFERENCE
1. INSPECT REINFORCEMENT, INCLUDING PRESTRESSING TENDONS, AND VERIFY PLACEMENT.	-	X	ACI 318 CH. 20, 25.2, 25.3, 26.6.1-26.6.3	1908.4
2. REINFORCING BAR WELDING:			AWS D1.4 ACI318: 26.6.4	-
A. VERIFY WELDABILITY OF REINFORCING BARS OTHER THAN ASTM A706;	-	X		
B. INSPECT SINGLE-PASS FILLET WELDS, MAXIMUM 5/16"; AND	-	X		
C. INSPECT ALL OTHER WELDS.	X	-		
3. INSPECT ANCHORS CAST IN CONCRETE.	-	X	ACI 318: 17.8.2	-
4. INSPECT ANCHORS POST-INSTALLED IN HARDENED CONCRETE MEMBERS. (b)			ACI 318: 17.8.2.4 ACI 318: 17.8.2	-
A. ADHESIVE ANCHORS INSTALLED IN HORIZONTALLY OR UPWARDLY INCLINED ORIENTATIONS TO RESIST SUSTAINED TENSION LOADS.	X	-		
B. MECHANICAL ANCHORS AND ADHESIVE ANCHORS NOT DEFINED IN 4.A.	-	X		
5. VERIFY USE OF REQUIRED DESIGN MIX.	-	X	ACI 318: CH. 19, 26.4.3, 26.4.4	1904.1, 1904.2, 1908.2, 1908.3
6. PRIOR TO CONCRETE PLACEMENT, FABRICATE SPECIMENS FOR STRENGTH TESTS, PERFORM SLUMP AND AIR CONTENT TESTS, AND DETERMINE THE TEMPERATURE OF CONCRETE.	X	-	ASTM C172 ASTM C31 ACI 318: 26.5, 26.12	1908.1
7. INSPECT CONCRETE AND SHOTCRETE PLACEMENT FOR PROPER APPLICATION TECHNIQUES.	X	-	ACI 318: 26.5	1908.6, 1908.7, 1908.8
8. VERIFY MAINTENANCE OF SPECIFIED CURING TEMPERATURE AND TECHNIQUES.	-	X	ACI 318: 26.5.3-26.5.5	1908.9
9. INSPECT PRESTRESSED CONCRETE FOR:			ACI 318: 26.10	-
A. APPLICATION OF PRESTRESSING FORCES; AND	X	-		
B. GROUTING OF BONDED PRESTRESSING TENDONS.	X	-		
10. INSPECT ERECTION OF PRECAST CONRETE MEMBERS.	-	X	ACI 318: CH. 26.9	-
11. VERIFY IN-SITU CONCRETE STRENGTH, PRIOR TO STRESSING OF TENDONS IN POST-TENSIONED CONCRETE AND PRIOR TO REMOVAL OF SHORES AND FORMS FROM BEAMS AND STRUCTURAL SLABS.	-	X	ACI 318: 26.11.2	-
12. INSPECT FORMWORK FOR SHAPE, LOCATION AND DIMENSIONS OF CONCRETE MEMBER BEING FORMED.	-	X	ACI 318: 26.11.2 (b)	-

a) WHERE APPLICABLE, SEE ALSO SECTION 1705.12, SPECIAL INSPECTIONS FOR SEISMIC RESISTANCE.
b) SPECIFIC REQUIREMENTS FOR SPECIAL INSPECTION SHALL BE INCLUDED IN THE RESEARCH REPORT FOR THE ANCHOR ISSUED BY AN APPROVED SOURCE IN ACCORDANCE WITH 17.8.2 IN ACI 318, OR OTHER QUALIFICATION PROCEDURES. WHERE SPECIFIC REQUIREMENTS ARE NOT PROVIDED, SPECIAL INSPECTION REQUIREMENTS SHALL BE SPECIFIED BY THE REGISTERED DESIGN PROFESSIONAL AND SHALL BE APPROVED BY THE BUILDING OFFICIAL PRIOR TO THE COMMENCEMENT OF THE WORK.

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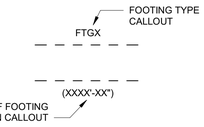
STATEMENT OF SPECIAL INSPECTIONS 2018

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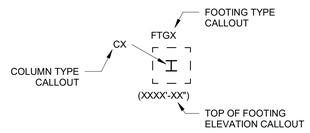
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FOUNDATION PLAN NOTES
1. 100'-0" = USGS *XXXX.XX. (G.C. TO VERIFY WITH CIVIL)*
2. TOS PER PLAN.
3. INTERIOR SLABS ON GRADE SHALL BE *4" THICK NORMAL WEIGHT CONCRETE REINFORCED WITH 4x4-W2.9xW2.9* WELDED WIRE FABRIC AT MID-DEPTH.
4. TOP OF FOOTING NOTED (XXXX'-XX") ON PLAN. ALL TOP OF FOOTINGS ARE AT ELEVATION = *(97'-10")* U.N.O. ON PLAN.
5. TOP OF CONCRETE WALL NOTED XXXX'-XX" ON PLAN. ALL TOP OF WALLS ARE AT ELEVATION = *100'-0"* U.N.O. ON PLAN.
6. ALL WALLS ARE 8" WIDE U.N.O. ON PLAN OR IN DETAILS.
7. ALL FOOTINGS SHALL BE CENTERED UNDER WALLS, COLUMNS AND PILATERS U.N.O.
8. FTG-X REFERS TO FOOTING TYPE. RE: SPREAD FOOTING AND STRIP FOOTING SCHEDULE.
   A. ALL STRIP FOOTINGS ARE TYPE "*2'-0" X CONT*" U.N.O. ON PLAN.
9. RE: 5/S501 FOR TYPICAL SLAB ON GRADE JOINT DETAIL.
10. SEE 2/S501 FOR CONCRETE WALL JOINT DETAILS AND 1/S501 FOR TYPICAL CONCRETE WALL INTERSECTIONS.
11. RE: 4/S501 FOR PLUMBING PENETRATIONS IN FOUNDATION WALLS.
    A. PENETRATIONS NOT PERMITTED IN FOOTINGS. FOOTING ELEVATIONS SHOWN ARE MINIMUM DEPTHS. GC TO COORDINATE PLUMBING AND LOWER FOOTING ELEVATIONS AS NEEDED TO AVOID CONFLICTS WITH FOOTINGS.
12. RE: 3/S501 FOR WALL STEP DETAIL.

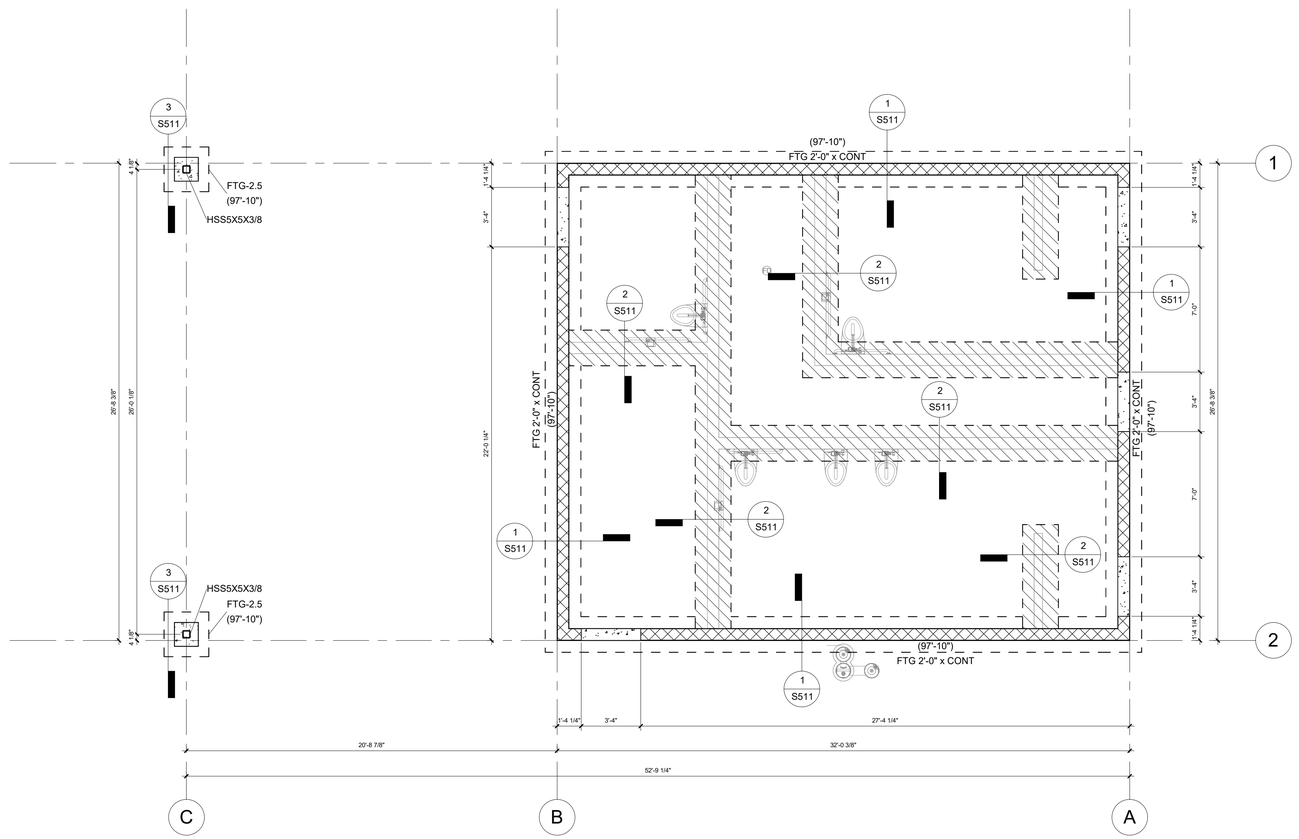
MASONRY PLAN NOTES
1. STRUCTURAL CMU WALL REINFORCING SHALL BE #5'S @ 24" O.C., 9 GA. HORIZONTAL LADDER REINFROCING @ 16" O.C.
2. NON-STRUCTURAL CMU WALL REINFORCING SHAL BE #5'S @ 48" O.C., 9 GA. HORIZONTAL LADDER REINFROCING @ 16" O.C.
   A. PROVIDE CONTROL JOINTS @ NON-STRUCTURAL CMU WALL TO EXTERIOR CMU WALLS. DISCONTINUE ALL HORIZONTAL REINFORCING & BOND BEAMS REINFORCING



STRIP FOOTING SCHEDULE					
DESIGNATION	WIDTH	THICKNESS	TRANSVERSE REINFORCING	LONGITUDINAL REINFORCING	NOTES
FTG 2'-0" X CONT	2'-0"	10"	#5 @ 18" O.C. BOT	(2) #5 BOT	



ISOLATED SPREAD FOOTING SCHEDULE				
DESIGNATION	SIZE	THICKNESS	REINFORCING	NOTES
FTG- 2.5	2'-6" X 2'-6"	10"	(3) #5 EA WAY @ BOT	PROVIDE STD HOOK @ REINF



1 FOUNDATION PLAN
1/4" = 1'-0"

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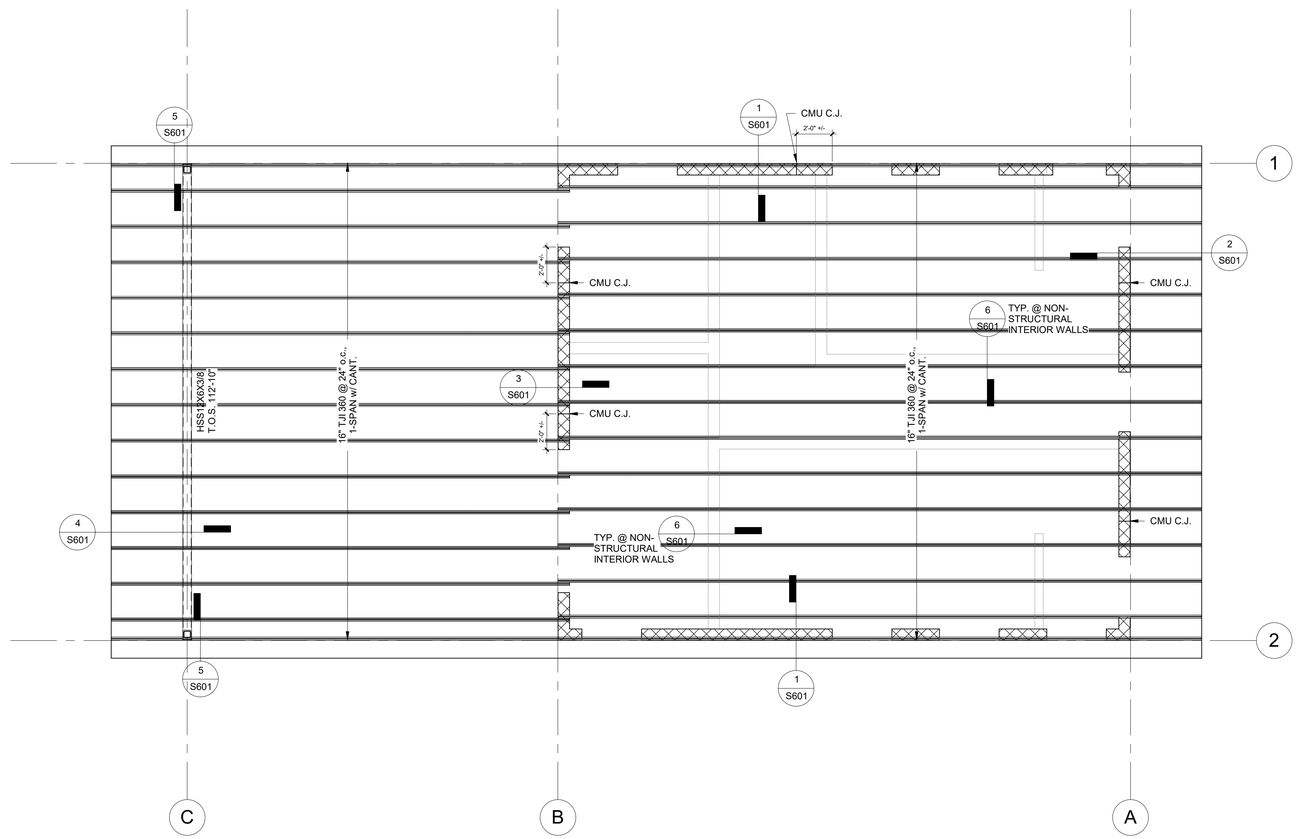
FOUNDATION PLAN

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ROOF FRAMING PLAN NOTES (WOOD)
1. ROOF CONSTRUCTION SHALL BE PLYWOOD SHEATHING ON 16" TJI 360 JOISTS SPACED @ 24" O.C. U.N.O. ON PLAN.
2. RE: GENERAL NOTES FOR ALL APPLICABLE LOADING.
3. RE: GENERAL NOTES FOR ROOF SHEATHING INFO AND NAILING REQUIREMENTS.
4. STRUCTURAL WALLS ARE DENOTED BY:
5. ALL WALLS SHOWN ON THIS PLAN REFER TO WALLS BELOW THE ROOF FRAMING.
6. RE: S801 FOR MASON REINFORC. REQUIREMENTS

MASONRY PLAN NOTES
1. STRUCTURAL CMU WALL REINFORCING SHALL BE #5'S @ 24" O.C., 9 GA. HORIZONTAL LADDER REINFROCING @ 16" O.C.
2. NON-STRUCTURAL CMU WALL REINFORCING SHAL BE #5'S @ 48" O.C., 9 GA. HORIZONTAL LADDER REINFROCING @ 16" O.C.
   A. PROVIDE CONTROL JOINTS @ NON-STRUCTURAL CMU WALL TO EXTERIOR CMU WALLS. DISCONTINUE ALL HORIZONTAL REINFORCING & BOND BEAMS REINFORCING



1 ROOF FRAMING PLAN
1/4" = 1'-0"

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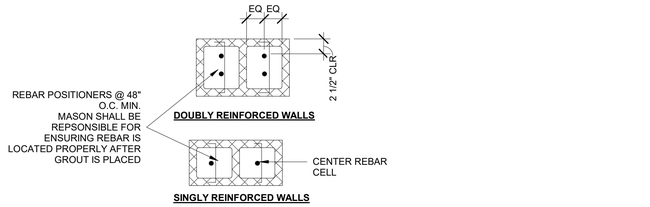
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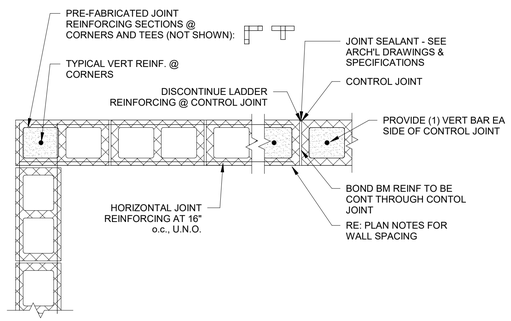
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ROOF FRAMING PLAN

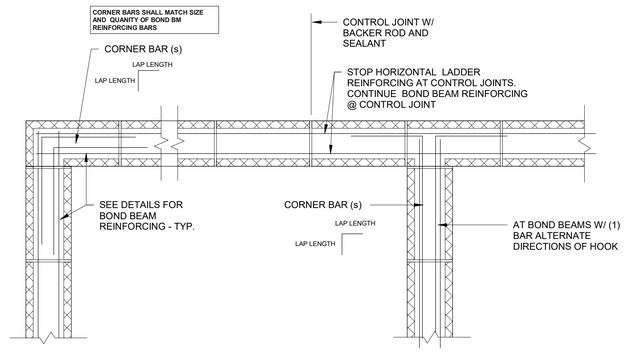
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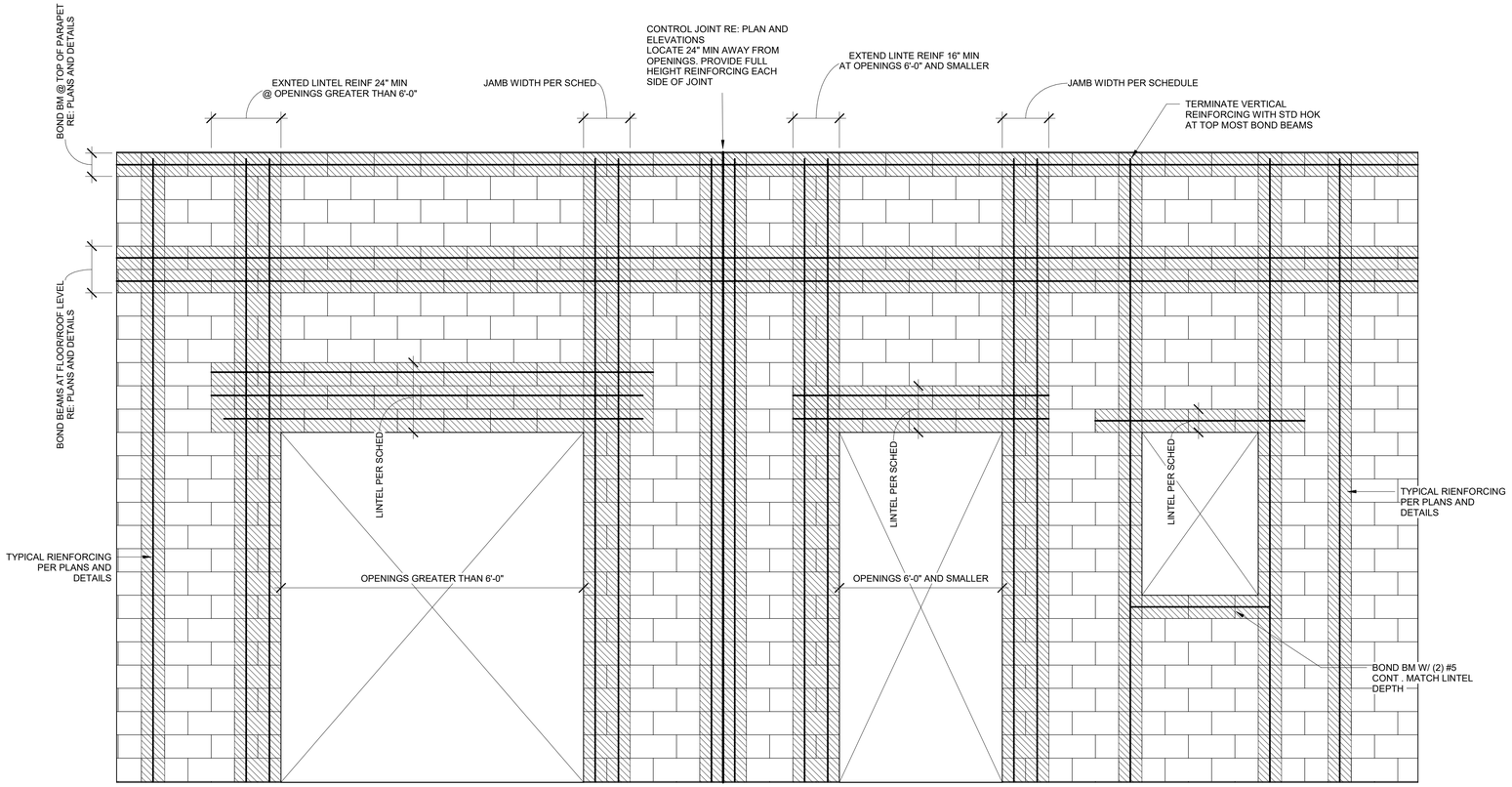




2 TYPICAL CMU BAR PLACEMENT DETAIL
1" = 1'-0"

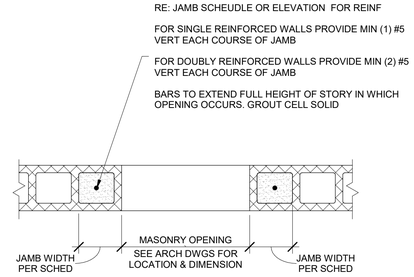


3 TYPICAL CORNER BARS AT BOND BEAMS DETAIL
1" = 1'-0"



4 CMU WALL ELEVATION
1/2" = 1'-0"

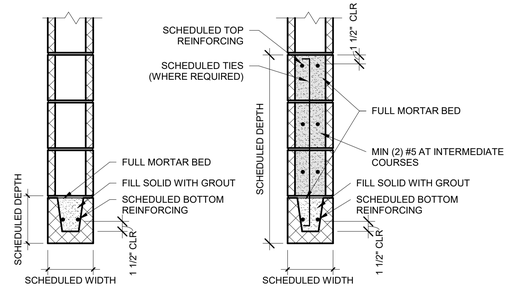
CMU LAP SPLICE F'M = 2000 PSI		
BAR SIZE	LAP SPLICE (IN.)	
	SINGLY REINFORCED WALLS	DOUBLY REINFORCED WALLS
#3	18	18
#4	24	24
#5	30	30
#6	40	57
#7	42	80



PLAN VIEW

TYPICAL JAMB REINFORCING FOR OPENING IN EXTERIOR MASONRY WALL DETAIL

REINFORCED CMU LINTEL SCHEDULE				
MASONRY OPENING WIDTH	NOMINAL CMU WIDTH		MINIMUM JAMB WIDTH	STIRRUP SIZE AND SPACING
	8"			
	NOMINAL DEPTH	REINFORCING		
UP TO 4'-0"	16"	(2) #5 B & T	8"	N/A
UP TO 6'-0"	24"	(2) #5 B & T	8"	N/A
UP TO 8'-0"	32"	(2) #5 B & T	16"	N/A



REINFORCED CMU SCHEDULE NOTES:

1. MASONRY DIMENSIONS INDICATED ARE NOMINAL RATHER THAN ACTUAL DIMENSIONS
2. MINIMUM MASONRY STRENGTH SHALL BE 2500 PSI UNO.
3. SEE ARCHITECTURAL DRAWINGS FOR SIZE AND LOCATIONS OF OPENINGS IN MASONRY WALLS REQUIRING LINTELS.

1 CMU REINFORCEMENT DETAILS
1" = 1'-0"

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CMU DETAILS

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REINFORCING LAP SCHEDULE (INCHES) (3000 PSI NORMAL WEIGHT CONCRETE)						
BAR SIZE	DEVELOPMENT LENGTH, ld		CLASS B LAP SPLICE LENGTH,ls		HOOK DEVELOPMENT LENGTH, ldh	COMPRESSION SPLICE, lc
	TOP HOR.	OTHER	TOP HOR.	OTHER		
3	21	16	28	21	8	15
4	28	22	37	28	11	20
5	36	27	46	36	14	25
6	43	33	56	43	16	30
7	62	48	81	62	19	35
8	71	55	93	71	22	40
9	80	62	104	80	25	45
10	90	70	118	90	28	50

NOTE: Fy = 60,000 PSI
USE CLASS B SPLICE

REINFORCING LAP SCHEDULE (INCHES) (4000 PSI NORMAL WEIGHT CONCRETE)						
BAR SIZE	DEVELOPMENT LENGTH, ld		CLASS B LAP SPLICE LENGTH,ls		HOOK DEVELOPMENT LENGTH, ldh	COMPRESSION SPLICE, lc
	TOP HOR.	OTHER	TOP HOR.	OTHER		
3	18	14	24	18	7	12
4	25	19	32	25	9	15
5	31	24	40	31	12	19
6	37	28	48	37	14	23
7	54	42	70	54	17	26
8	62	47	80	62	19	30
9	70	54	90	70	21	34
10	78	60	102	78	24	38

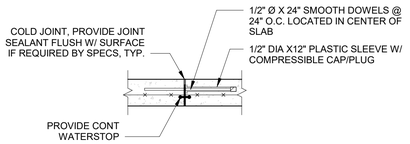
NOTE: Fy = 60,000 PSI
USE CLASS B SPLICE

REINFORCING LAP SCHEDULE (INCHES) (5000 PSI NORMAL WEIGHT CONCRETE)						
BAR SIZE	DEVELOPMENT LENGTH, ld		CLASS B LAP SPLICE LENGTH,ls		HOOK DEVELOPMENT LENGTH, ldh	COMPRESSION SPLICE, lc
	TOP BAR	OTHER	TOP BAR	OTHER		
3	17	13	22	17	6	12
4	23	17	30	23	8	15
5	29	22	36	29	11	19
6	34	26	44	34	13	23
7	49	38	64	49	15	26
8	56	43	73	56	17	30
9	63	48	82	63	19	34
10	71	54	92	71	22	38

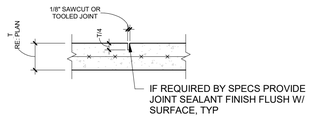
NOTE: Fy = 60,000 PSI
USE CLASS B SPLICE

LAP SPLICE NOTES
1. ALL SPLICES SHALL BE WIRED IN CONTACT, STACKED VERTICAL.
2. ALL SPLICES ARE "ls" UNLESS OTHERWISE NOTED.
3. LAP LENGTHS SPECIFICALLY DETAILED ON DRAWINGS SHALL GOVERN IN LIEU OF LAP LENGTHS SCHEDULE.
4. "TOP BARS" REFER TO ALL HORIZONTAL BARS WITH 12 INCHES OR MORE OF FRESH CONCRETE POURED BELOW THE BAR. CONTRACTOR AND REBAR DETAILER SHALL DEFAULT TO "TOP BAR" CONDITION IF QUANITY OF CONCRETE IS UNABLE TO BE VERIFIED.
5. BUNDLED BAR SPLICES
   A. INDIVIDUAL BARS SPLICES WITHIN THE BUNDLE SHALL BE STAGGERED.
   B. INCREASE LAP LENGTH 20% FOR A 3 BAR BUNDLE.
   C. INCREASE LAP LENGTH 33% FOR A 4 BAR BUNDLE

ADJUSTMENTS TO GIVEN LAP LENGTHS
1. IF REINFORCING IS SPECIFIED AS EPOXY COATED, INCREASE SCHEDULED LAP LENGTHS BY 50%.
2. IF LIGHTWEIGHT AGGREGATE IS SPECIFIED, INCREASE SCHEDULED LAP LENGTHS BY 30%.
3. SCHEDULED LAP LENGTHS ASSUME:
   A. CLEAR COVER IS GREATER THAN BAR DIAMETER AND NOT LESS THAN 3/4"
   B. CLEAR SPACING BETWEEN BARS IS GREATER THAN 2 BAR DIAMETERS.
   C. IF EITHER CONDITION A OR B IS NOT MET, INCREASE LAP LENGTHS BY 50%.

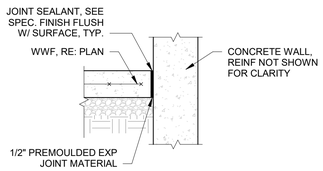


CONSTRUCTION JOINT



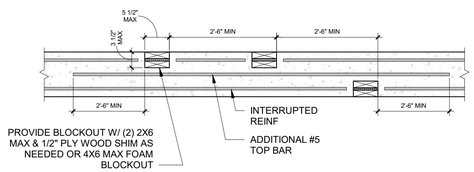
JOINT SHALL BE SAWCUT BETWEEN 4 AND 12 HOURS AFTER CONCRETE IS PLACED

CRACK CONTROL JOINT AT INTERIOR (CCJ)

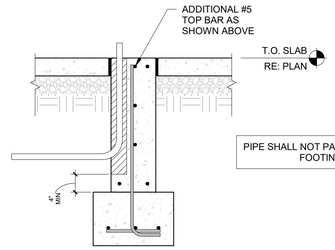


CRACK CONTROL JOINT AT EDGE (CCJ)

5 TYPICAL SOG JOINT DETAIL
3/4" = 1'-0"



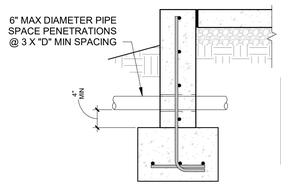
PLAN VIEW



PIPE SHALL NOT PASS THROUGH FOOTING

SECTION VIEW

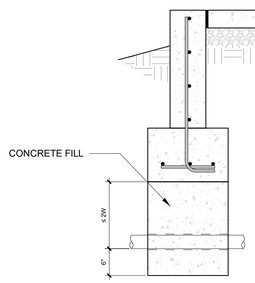
VERTICAL PIPE THROUGH FOUNDATION WALL



PROVIDE PVC SLEEVE TWO SIZES LARGER THAN PIPE THROUGH CONCRETE WALL AND FILL VOID W/ COMPRESSIBLE MATERIAL. PLACE SLEEVE TO AVOID REBAR AND PROVIDE 2" CLEAR BETWEEN SLEEVE & REBAR

PIPE SHALL NOT PASS THROUGH FOOTING

HORIZONTAL PIPE THROUGH FOUNDATION WALL



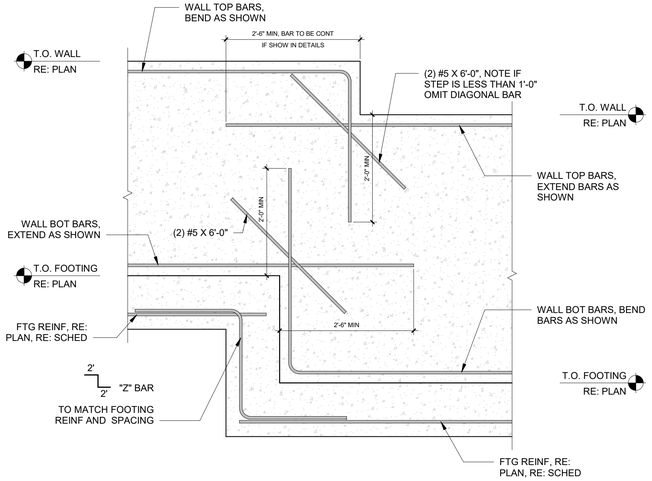
PROVIDE PVC SLEEVE TWO SIZES LARGER THAN PIPE THROUGH CONCRETE FILL AND FILL VOID W/ COMPRESSIBLE MATERIAL. CONCRETE FILL SHALL EXTEND 6" BELOW BOT OF PIPE

IF PIPE IS MORE THAN 2W BELOW FOOTING BACK FILL AND COMPACT THE SOIL BETWEEN THE PIPE AND FOOTING PER THE SOILS REPORT

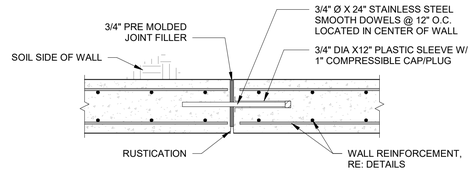
PIPE SHALL NOT PASS THROUGH FOOTING

PIPE BENEATH FOOTING

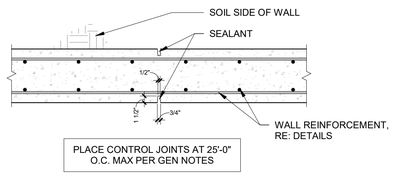
4 FND FOOTING WITH PIPE PENETRATION
3/4" = 1'-0"



3 TYPICAL FOUNDATION WALL STEPS
3/4" = 1'-0"

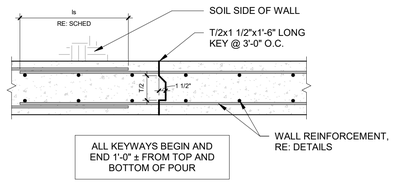


EXPANSION JOINT



PLACE CONTROL JOINTS AT 25'-0" O.C. MAX PER GEN NOTES

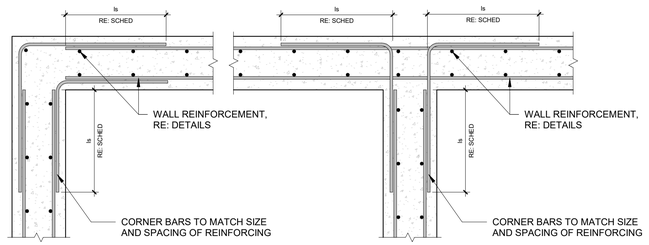
CONTROL JOINT



ALL KEYWAYS BEGIN AND END 1'-0" ± FROM TOP AND BOTTOM OF POUR

CONSTRUCTION JOINT

2 TYPICAL CONCRETE WALL JOINT DETAIL
3/4" = 1'-0"



1 TYPICAL CONCRETE WALL AND FOOTING INTERSECTIONS
3/4" = 1'-0"

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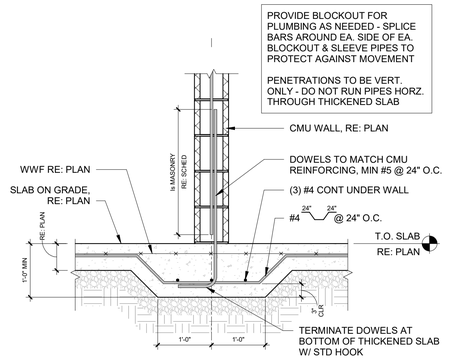
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TYPICAL FOUNDATION DETAILS

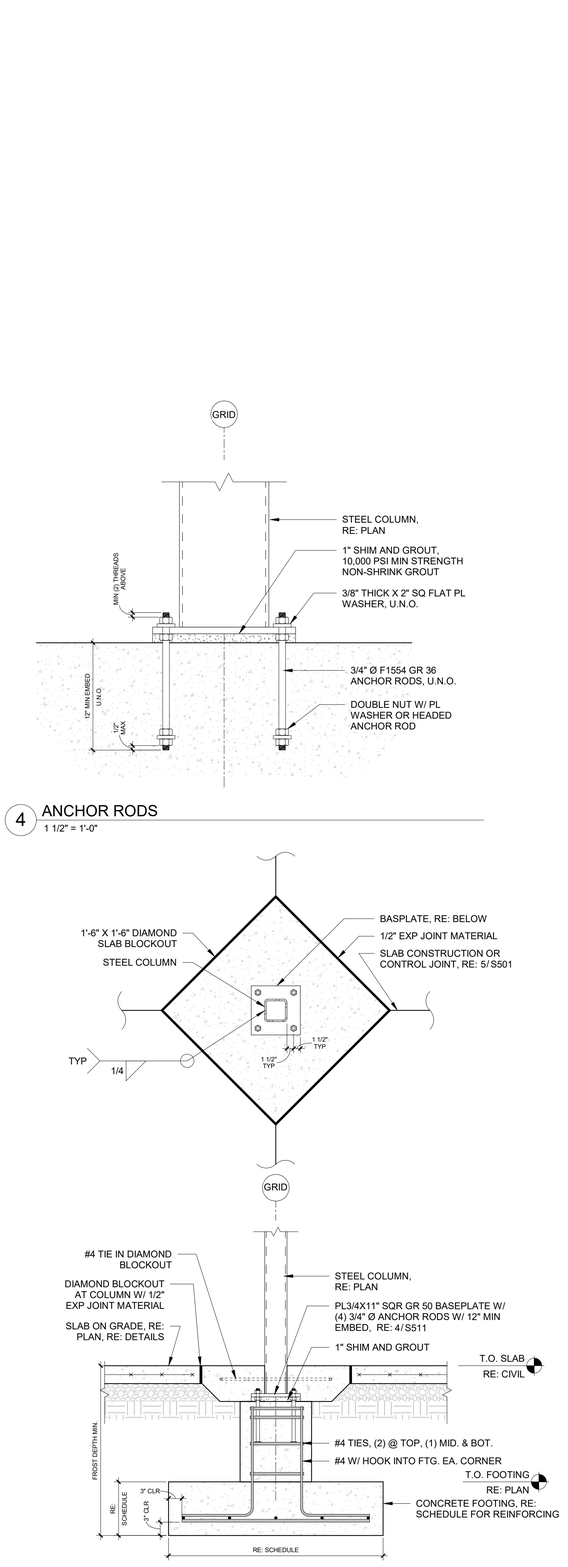
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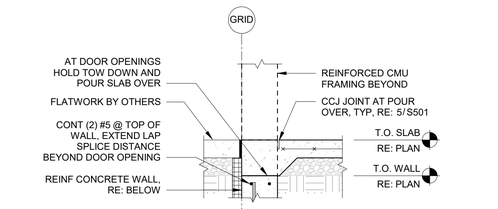
4 ANCHOR RODS
1 1/2" = 1'-0"



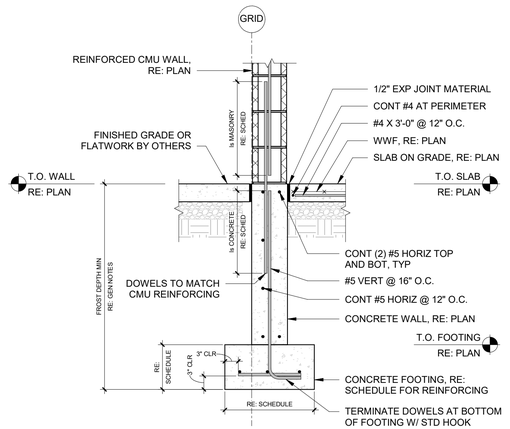
2 THICKENED SLAB AT CMU WALL
3/4" = 1'-0"



3 STEEL COLUMN AT ISOLATED FOOTING FOUNDATION
3/4" = 1'-0"



SLAB POUR OVER AT DOOR OPENING



1 EXTERIOR FOOTING FOUNDATION AT CMU WALL
3/4" = 1'-0"

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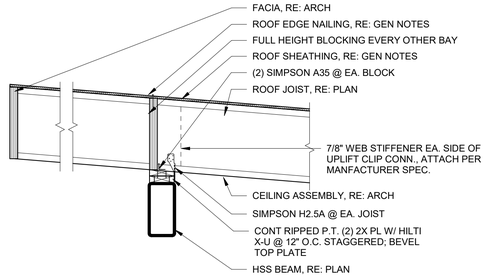
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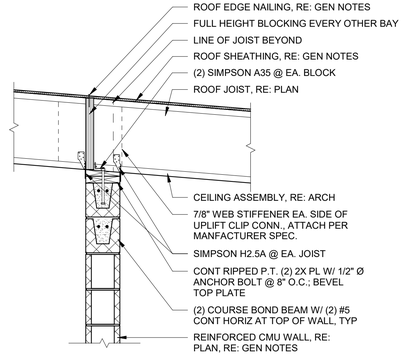
FOUNDATION DETAILS

S511

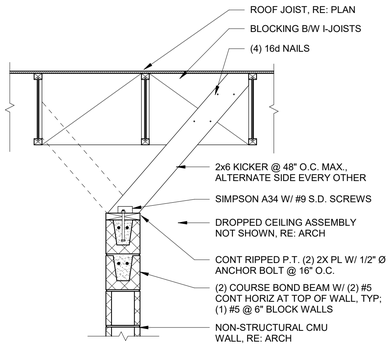
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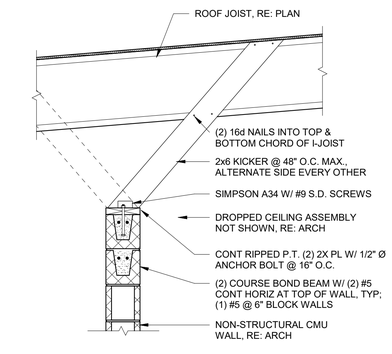
4 TJI JOIST AT DROPPED STEEL HSS
3/4" = 1'-0"



3 TJI JOIST AT CMU WALL (PERP)
3/4" = 1'-0"

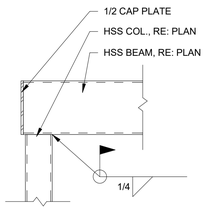


WALL PAR. TO I-JOISTS

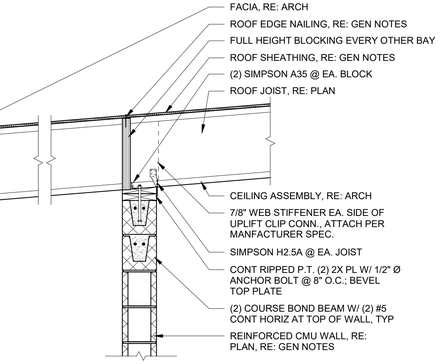


WALL PERP. TO I-JOISTS

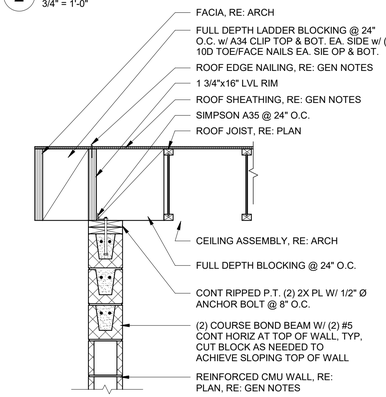
6 BRACING @ TOP OF NON-BEARING WALL
3/4" = 1'-0"



5 STEEL CONNECTION
3/4" = 1'-0"



2 TJI JOIST AT CMU WALL AT FACIA (PERP)
3/4" = 1'-0"



1 TJI JOIST AT CMU WALL (PARALLEL)
3/4" = 1'-0"

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FRAMING DETAILS

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DESIGN PARAMETERS

1. JURISDICTION = **THE CITY OF FIRESTONE, COLORADO**
2. BUILDING CODE
   - A. **2018** INTERNATIONAL BUILDING CODE
   - B. LOCAL AMENDMENTS
   - C. ASCE 7-16
3. DESIGN LOADS
   - A. DEAD LOADS
     - ***a.*** **15 PSF**
   - B. FLOOR LIVE LOADS
     - a. **100 PSF**
   - C. ROOF SNOW LOAD
     - a. GROUND SNOW LOAD, P_g = **30** PSF
     - b. FLAT ROOF SNOW LOAD, P_f = **23** PSF
     - c. FLAT ROOF SNOW LOAD USED FOR DESIGN, P_{fd} = **23** PSF
     - d. SNOW EXPOSURE FACTOR, C_s = **0.9**
     - e. SNOW LOAD IMPORTANCE FACTOR, I_s = **1.0**
     - f. THERMAL FACTOR, C_t = **1.5**
   - D. WIND DESIGN DATA
     - a. ULTIMATE WIND SPEED, V_{ult} = **115** MPH (3 SECOND GUST)
     - b. RISK CATEGORY II
     - c. WIND EXPOSURE '**C**'
     - d. INTERNAL PRESSURE COEFFICIENT **+/- 0.55 (PARTIALLY ENCLOSED)**
     - e. COMPONENT AND CLADDING WIND PRESSURE
       - ZONE 1 (TYPICAL ROOF): 17.4/-33.7 PSF
       - ZONE 2 (ROOF EDGE): 17.4/-37.8 PSF
       - ZONE 3 (ROOF CORNER): 17.4/-48.0 PSF
       - ZONE 4 (TYPICAL WALL): 29.6/-31.5 PSF
       - ZONE 5 (WALL CORNER): 29.6/-37.0 PSF
     - f. C&C WIN PRESSURE NOTES:
       - POSITVE VALUES INDICATE PRESSURES ACTING TOWARDS THE BUILDING AND NEGATIVE VALUES INDICATE SUCTION ACTING AWAY FROM THE BUILDING.
       - PRESSURES/SUCTIONS ARE BASED ON ULTIMATE WIND SPEED LISTED ABOVE AND ARE BASED ON 10 SQ FT OF EFFECTIVE WIND AREA. COMPONENT DESIGNER MAY REDUCE VALUES IN ACCORDANCE WITH ASCE7
       - ALL FORCES AND DESIGN VALUES ARE THE RESPONSIBILITY OF THE COMPONENT DESIGNER AND SUBCONTRACTOR.
   - E. EARTHQUAKE DESIGN DATA
     1. RISK CATEGORY II
     2. SEISMIC IMPORTANCE FACTOR, I_e = 1.**0**
     3. MAPPED SPECTRAL RESPONSE ACCELERATION PARAMETERS
        - S_S = **18**%
        - S_1 = **5.4**%
     4. SITE CLASS **D**
     5. DESIGN SPECTRAL RESPONSE ACCELERATION PARAMETERS
        - S_{DS} = **19.2**%
        - S_{D1} = **8.6**%
     6. SEISMIC DESIGN CATEGORY '**B**'
     7. BASIC SEISMIC FORCE RESISTING SYSTEM
        - **ORDINARY REINFORCED MASONRY SHEAR WALLS**
     8. DESIGN BASE SHEAR, V = **9.9** KIPS
     9. SEISMIC RESPONSE COEFFICIENT, C_S = **0.096**
     10. RESPONSE MODIFICATION COEFFICIENT, R = **2**

FOUNDATIONS

1. FOUNDATION DESIGN BASED ON GEOTECHNICAL ENGINEERING REPORT **XXX** PREPARED BY **XXX** DATED **XXX**.
2. SPREAD FOOTING CRITERIA
   - A. ALLOWABLE BEARING PRESSURE = **X,XXX** PSF
   - B. MINIMUM DEAD LOAD PRESSURE = **X,XXX** PSF
   - C. MINIMUM FROST DEPTH = **3'-0"**

CONCRETE

1. CONCRETE HAS BEEN DESIGNED IN ACCORDANCE WITH ACI-318 AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH ACI-301 & SP-066 WITH TOLERANCES GIVEN IN ACI 117.
2. PROVIDE CONTROL JOINTS IN CONCRETE WALLS AT 25' MAXIMUM SPACING. RE: 2/ S501
3. PROVIDE CONTROL JOINTS IN CONCRETE SLABS-ON-GRADE AT 12' MAXIMUM SPACING. RE: 5/ S501
4. LOCATE CONSTRUCTION JOINTS AND CONTROL JOINT LOCATIONS WHERE POSSIBLE. SLABS AND BEAMS SHALL NOT HAVE A HORIZONTAL CONSTRUCTION JOINTS. VERTICAL CONSTRUCTION JOINTS SHALL BE LOCATED AT THIRD POINT OF SPAN AND SHALL BE MADE WITH VERTICAL BULKHEADS AND HORIZONTAL KEYS. ALL REINFORCING SHALL BE CONTINUOUS THROUGH CONSTRUCTION JOINTS. PROVIDE BONDING COMPOUND BETWEEN ADJACENT POURS.
5. PROPERLY CONSOLIDATE ALL CONCRETE DURING PLACEMENT. PROVIDE SPECIAL CONSOLIDATION EFFORTS TO WORK AROUND REINFORCING AND EMBEDDED ITEMS AND ALSO CORNERS OF FORMS FOLLOWING ACI RECOMMENDATIONS.
6. CURING SHALL BE IN ACCORDANCE WITH ACI 301 AND 308.1. DURING HOT OR COLD WEATHER, CURING SHALL BE IN ACCORDANCE WITH ACI 305 AND ACI 306. INTERIOR SLABS THAT RECEIVE FLOOR FINISHES SHALL BE CURED USING MOISTURE-COVER CURING ONLY. ALL OTHER CONCRETE MAY BE CURED BY WET CURING, MOISTURE COVER CURING, OR LIQUID MEMBRANE CURING.
7. EMBEDMENTS IN CONCRETE INCLUDING ANCHOR BOLTS AND EMBED PLATES SHALL BE INSTALLED PRIOR TO POURING CONCRETE AND SECURELY TIED IN PLACE
8. GENERAL CONTRACTOR IS RESPONSIBLE FOR DESIGN AND CONSTRUCTION OF ALL FORMWORK. FORMWORK SHALL BE SUFFICIENT TO SUPPORT THE WET WEIGHT OF CONCRETE PLUS A CONSTRUCTION LIVE LOAD OF 50 PSF.
9. SHORING DURATION TO BE COORDINATED WITH G.C., SHORING DESIGNER, AND S.E.O.R.
10. LOADS SHALL NOT BE PLACED ON CONCRETE MEMBERS SUCH AS SLABS UNTIL THE CONCRETE HAS REACHED 75% DESIGN STRENGTH OR A MINIMUM OF 7 DAYS, WHICHEVER IS LONGER
11. CONTRACTOR SHALL MAKE ALLOWANCES FOR LEVELING COMPOUNDS OR ADDITIONAL CONCRETE MATERIAL NEEDED TO ENSURE A LEVEL SURFACE
12. CONCRETE SHALL NOT BE CORED WITHOUT PRIOR APPROVAL BY S.E.O.R.
    A. REBAR, TENDONS, OR OTHER EMBEDDED ITEMS SHALL NOT BE DAMAGED BY CORING. CONTRACTOR SHALL BE REPSONSIBLE FOR SCANNING THE SLAB BY GPR OR OTHER APPROVED METHODS IN ORDER TO AVOID CONFLICTS.
13. ANCHOR BOLT TEMPLATES SHALL BE USED FOR BASEPLATES TO PROPERLY LOCATE ANCHORS.

CONCRETE MIX DESIGN						
USAGE	CEMENT	f'_c (PSI)	MAX. W/C	MAX AGG	AIR	EXPOSURE CLASS
FOOTINGS	---	4,500	0.45	3/4"	5%	F1, S0
WALLS	---	4,500	0.45	3/4"	5%	F2, S0
SLAB ON GRADE	---	4,500	0.45	3/4"	5%	F3, S0

NOTES:
1. ALL CONCRETE SHALL BE MADE WITH NORMAL WEIGHT STONE AGGREGATE CONFORMING TO ASTM C33.
2. PORTLAND CEMENT SHALL CONFORM TO ASTM C150.
3. FLY ASH SHALL CONFORM TO ASTM C618, CLASS F OR C. FLY ASH MAY BE SUBSTITUTED FOR CEMENT UP TO 20% BY WEIGHT OF THE TOTAL CEMENTITIOUS MATERIAL.
4. AIR ENTRAINING AGENT SHALL CONFORM TO ASTM C260.
5. WATER REDUCING ADMIXTURE SHALL CONFORM TO ASTM C494, TYPE A. HIGH RANGE WATER REDUCING ADMIXTURE SHALL CONFORM TO ASTM C494, TYPE F OR G.
6. ACCELERATOR SHALL CONFORM TO ASTM C494, TYPE E.
7. RETARDING ADMIXURE SHALL CONFORM TO ASTM C494, TYPE D.
8. LIGHTWEIGHT AGGREGATE SHALL CONFORM TO ASTM C330
9. $F'c$ REFERS TO 28 DAY CONCRETE STRENGTH
10. THE GC, OWNER, AND PARTY RESPONSIBLE FOR ORDERING CONCRETE MIXES SHALL REVIEW THE GEOTECH REPORT FOR SULFATE EXPOSURE REQUIREMENTS.
    A. THE PARTY RESPONSIBLE FOR ORDERING CONCRETE SHALL COORDINATE THE CONCRETE MIX WITH THE CONCRETE SUPPLIER FOR THE REQUIRED SULFATE EXPOSURE RESISTANCE. STRENGTHS PROVIDED ABOVE ARE MINIMUMS AND MAY NEED TO BE INCRESED BASED ON SULFATE EXPOSURE.
    B. ALTERNATIVE CONCRETE MIXES FOR SULFATE EXPOSURE RESISTANCE MAY BE PERMITTED PROVIDED THAT ASTM C1012 TEST DATA MEETS THE APPLICABLE ACI 318 REQUIREMENTS. TEST DATA MUST BE PROVIDED WITH THE CONCRETE MIX SUBMITTAL.

TESTING

1. ALL TESTING SHALL BE DONE BY AN APPROVED TESTING LABORATORY SELECTED AND PAID FOR BY THE OWNER.
2. CAST IN PLACE CONCRETE TESTING SHALL BE AS FOLLOWS:
   - A. TEST CYLINDERS SHALL BE OBTAINED IN ACCORDANCE WITH ASTM C172.
   - B. MAKING, CURING, AND HANDLING OF TEST CYLINDERS SHALL BE IN ACCORDANCE WITH ASTM C31.
   - C. TESTING OF CYLINDERS SHALL BE IN ACCORDANCE WITH ASTM C39. TEST THE CYLINDERS AS FOLLOWS:
     - a. ONE CYLINDER 3 DAYS (POST-TENSIONED SLAB ONLY)
     - b. ONE CYLINDER AT 7 DAYS
     - c. TWO CYLINDERS AT 28 DAYS
     - d. ONE CYLINDER AT 56 DAYS, IF NECESSARY.
   - D. INDEPENDENT TESTING AGENCY SHALL TAKE AT LEAST ONE SET OF FOUR CYLINDERS FOR EACH 100 CUBIC YARDS OF CONCRETE OF EACH CLASS OF CONCRETE. TAKE FIVE CYLINDERS FOR POST-TENSIONED CONCRETE SLABS
   - E. SAMPLES FOR EACH SET OF TEST CYLINDERS SHALL BE TESTED FOR AIR CONTENT, TEMPERATURE, AND SLUMP. SLUMP AND AIR CONTENT MUST MEET PROJECT SPECIFICATIONS OR SHALL BE REJECTED PRIOR TO PLACEMENT.
   - F. SAMPLES SHALL BE COLLECTED AT POINT OF PLACEMENT.
   - G. TEST REPORTS SHALL BE SUBMITTED TO THE GENERAL CONTRACTOR AND EVSTUDIO AS SOON AS POSSIBLE, WITHIN FIVE DAYS OF LABORATORY TESTING

MASONRY

1. CONCRETE MASONRY WORK SHALL BE IN ACCORDANCE WITH ACI-530.
2. CONCRETE MASONRY BLOCKS SHALL CONFORM TO ASTM C90 (LIGHTWEIGHT).
3. MORTAR SHALL CONFORM TO ASTM C270. THE FOLLOWING MASONRY TYPES SHALL BE USED:
   - A. TYPE S FOR INTERIOR BEARING WALLS
   - B. TYPE N FOR INTERIOR NON-LOAD BEARING WALLS
   - C. TYPE S FOR EXTERIOR WALLS
   - D. TYPE M FOR WALLS EXPOSED TO EARTH
4. GROUT SHALL CONFORM TO ASTM C476 AND SHALL DEVELOP 3,000 PSI 28 DAY COMPRSSIVE STRENGTH.
5. MASONRY SHALL DEVELOP 28 DAY CONCRETE STRENGTH (F'_m) OF 2,000 PSI.
6. REFER TO ARCHITECTURAL, MECHANICAL AND PLUMBING DRAWINGS FOR LOCATIONS OF OPENINGS IN NON-STRUCTURAL MASONRY WALLS. PROVIDE LOOSE LINTEL OR BOND BEAM OVER OPENINGS GREATER THAN 1'-4" WIDE.
7. REFER TO ARCHITECTURAL DRAWINGS FOR CONTROL JOINTS IN MASONRY WALLS. CONTROL JOINTS SHALL BE AT 25'-4" MAXIMUM IN EXTERIOR WALLS 12' MAXIMUM IN INTERIOR WALLS.
8. MASONRY WALL GROUTING SHALL BE AS FOLLOWS:
   - A. FILL ALL REINFORCED CELLS
   - B. FILL ALL VOIDS AND CELLS 24" BELOW AND 16" EACH SIDE OF ALL BEAM AND LINTEL REACTIONS OR OTHER CONCENTRATED LOADS
   - C. FILL ALL VOIDS AND CELLS SUPPORTING SLABS ON ROOF DECK FOR 8" MINIMUM BELOW BEARING ELEVATION.
   - D. FILL ALL CELLS WITH ANCHORS OR EMBED PLATES
   - E. FILL ALL CELLS BELOW GRADE
9. MASONRY CONSTRUCTION SHALL BE RUNNING BOND.
10. MAINTAIN SUPPORT OF MASONRY LINTELS FOR AT LEAST SEVEN DAYS OR UNTIL MASONRY HAS REACHED FULL DESIGN STRENGTH.

CMU LAP SPLICE F'M = 2000 ACI 530	
BAR SIZE	LAP SPLICE (IN.)
#3	18
#4	24
#5	34
#6	50

REINFORCING

1. REINFORCING SHALL CONFORM TO ASTM A615, GRADE 60, U.N.O.
2. WELDING OF REINFORCING IS NOT ALLOWED UNLESS DETAILED IN THE DRAWINGS. WELDABLE REINFORCING SHALL CONFORM TO ASTM A706, GRADE 40 OR 60. WELDING OF REINFORCING SHALL CONFIRM TO AWS D1.4
3. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A1064
4. ALL REINFORCING BAR BENDS SHALL BE MADE IN THE FABRICATORS SHOP UNLESS APPROVED BY THE ENGINEER.
5. REBAR DOWELS FOR WALLS, BEAMS, COLUMNS, AND FOUNDATIONS SHALL NOT BE "WET-SET" AND SHALL BE INSTALLED PRIOR TO PLACING CONCRETE AND SECURELY TIED IN PLACE
6. REINFORCING FOR STRUCTURAL CONCRETE SHALL BE AS FOLLOWS:
   - A. ALL REINFORCING STEEL AND ACCESSORIES SHALL BE DETAILED, FABRICATED, AND PLACED IN ACCORDANCE WITH ACI.
   - B. REBAR INSTALLER SHALL USE THE STRUCTURAL DRAWINGS AND APPROVED SHOP DRAWINGS FOR PLACEMENT OF REINFORCING.
   - C. REINFORCING COVER SHALL BE AS FOLLOWS:
     - a. CONCRETE PLACED AGAINST EARTH = 3"
     - b. CONCRETE PLACED IN FORMS BUT EXPOSED TO EARTH OR WEATHER
       - #5 BARS AND SMALLER = 1-1/2"
       - BARS LARGER THAN #5 = 2"
     - c. COLUMNS, GIRDERS, BEAMS, GRADE BEAMS = 1-1/2"
     - d. SLABS AND WALLS = 3/4"
   - D. PROVIDE CORNER BARS TO MATCH THE SIZE AND SPACING OF ALL HORIZONTAL REINFORCING IN WALLS AND BEAMS.
   - E. PROVIDE DEVELOPMENT LENGTH AND LAP SPLICES FOR REINFORCING PER THE SCHEDULE ON TYPICAL FOUNDATIONS DETAILS. WELDED WIRE FABRIC SHALL HAVE A MINIMUM LAP SPLICE OF ONE FULL MESH + 2" (8" MINIMUM). SPLICES SHALL BE WIRE TIED.
   - F. SPLICE OF TOP BARS SHALL BE AT MID-SPAN AND BOTTOM BARS SHALL BE AT SUPPORTS FOR ALL BEAMS, ELEVATED SLABS AND FOR GRADE BEAMS AND FOUNDATION WALLS WITH ISOLATED (I.E. NON-CONTINUOUS) FOUNDATIONS.
   - G. PROVIDE (2)#5 BARS (ONE EACH FACE) ALL SIDES AROUND OPENINGS IN SLABS AND WALLS. EXTEND BARS A DEVELOPMENT LENGTH PAST FACE OF OPENING.
   - H. DOWELS BETWEEN FOOTINGS AND WALLS SHALL MATCH SIZE AND SPACING OF REBAR IN WALL U.N.O. DOWELS SHALL BE FULLY LAPPED TO REBAR IN WALL U.N.O. PROVIDE STD HOOK AT BOTTOM OF DOWEL AT BOTTOM FOOTING U.N.O.
7. GENERAL CONTRACTOR SHALL PROVIDE AN ALLOWANCE FOR DRILLED PIER REINFORCING LENGTHS TO ANTICIPATE BEDROCK BEING LOWER THAN ANTICIPATED EITHER BY INCREASING BAR LENGTH OR PROVIDING SPLICE BARS. IF SPLICE BARS ARE TO BE USED, SPLICES MUST OCCUR IN THE BOTTOM OF THE DRILLED PIER. PIER MUST BE REINFORCED FULL LENGTH.
8. CUTTING OR OMITTING OF REINFORCING DUE TO CONFLICTS SHALL NOT BE ALLOWED UNLESS APPROVED BY S.EO.R.
9. REINFORCING FOR MASONRY SHALL BE AS FOLLOWS:
   - A. ALL REINFORCING STEEL AND ACCESSORIES SHALL BE DETAILED, FABRICATED, AND PLACED IN ACCORDANCE WITH ACI.
   - B. HORIZONTAL JOINT REINFORCING SHALL CONFORM TO ASTM A951 (LADDER) WITH #9 SIDE RODS AND CROSS WIRES AT 16" O.C. PROVIDE PRE-FABRICATED JOINT REINFORCING ASSEMBLIES FOR CORNERS AND INTERSECTIONS. LAP JOINT REINFORCING 8" KEEPING CELLS CLEAR OF ANY CROSS WIRES. HORIZONTAL JOINT REINFORCING SHALL BE PROVIDED AT 16" O.C., UNO.
   - C. PROVIDE CORNER BARS TO MATCH THE SIZE AND SPACING OF ALL HORIZONTAL REINFORCING IN WALLS AND BEAMS.
   - D. UNLESS OTHERWISE SHOWN, ALL WALLS SHALL HAVE #5 AT 48" OC, VERTICAL.
   - E. PROVIDE #5 BAR AT ALL CORNERS, ENDS OF WALLS, EACH SIDE OF OPENINGS, AND EACH SIDE OF CONTROL JOINTS.
   - F. UNLESS NOTED OTHERWISE, PROVIDE BOND BEAMS WITH (2)#5xCONT IN THE FOLLOWING LOCATIONS:
     - a. AT TOP COURSE OF PARAPETS
     - b. IN ONE OF UPPER THREE COURSES OF ALL WALLS
     - c. OVER OPENINGS GREATER THAN 24"

STEEL

1. STRUCTURAL STEEL SHALL BE DETAILED, FABRICATED, AND ERECTED IN ACCORDANCE WITH THE AISC MANUAL OF STEEL CONSTRUCTION AND CODE OF STANDARD PRACTICE AND AISC DETAILING FOR STEEL CONSTRUCTION .
2. STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING SPECIFICATIONS, UNLESS NOTED OTHERWISE
   - A. WIDE FLANGES SHALL BE ASTM A992, GRADE 50.
   - B. ANGLES AND CHANNELS SHALL BE ASTM A36.
   - C. PLATES AND BARS SHALL BE ASTM A36 UNLESS NOTED OTHERWISE IN DETAILS
   - D. SQUARE AND RECTANGULAR HSS SHALL BE ASTM A500, GRADE C (F_y = 50 KSI)
   - E. ROUND HSS SHALL BE ASTM A500, GRADE C (F_y = 46 KSI)
   - F. ROUND PIPE SHALL BE A53, GRADE B (F_y = 35 KSI)
   - G. BOLTS SHALL BE ASTM A325, TYPE N U.N.O.
   - H. ANCHOR BOLTS SHALL BE ASTM F1554, GRADE 55
   - I. HEADED ANCHOR STUDS SHALL BE ASTM A108, TYPE B
3. ALL WELDS SHALL BE MADE IN ACCORDANCE WITH AWS, D1.1. WELDERS SHALL HAVE EVIDENCE OF PASSING THE STANDARD QUALIFICATION TESTS.
   - A. WELDS UNLESS STATED OTHERWISE SHALL BE 3/16" MIN CONTINUOUS
   - B. WELDS SIZES STATED ON THE DRAWINGS ARE MINIMUMS AND SHALL BE INCREASED TO ACCOMMODATE IN FIELD CONDITIONS SUCH AS GAPS.
   - C. WELD LENGTHS SHOWN ARE NET EFFECTIVE LEGNTH. WHERE WELD LENGTHS ARE NOT SPECIFIED, WELDS ARE ASSUMED TO BE ACROSS THE ENTIRE LENGTH OF CONNECTING MEMBER OR PIECES.
4. ALL STEEL PERMANENTLY EXPOSED TO WEATHER SHALL BE GALVANIZED PER ASTM A123 OR PAINTED WITH ZINC RICH PAINT OR ALTERNATIVE PROTECTION METHOD AS APPROVED BY ARCHITECT/ EOR.
   - A. STEEL GALVANIZATION AND PAINT THA T IS DAMAGED SHALL BE TOUCHED UP IN THE FIELD AS NEEDED PER APPLICABLE SPECIFICATIONS
5. STEEL LINTELS SUPPORTING VENEER SHALL BE GALVANIZED.
6. STRUCTURAL STEEL SHALL NOT BE FIELD MODIFIED WITHOUT ENGINEERS APPROVAL.
7. SPLICES NOT SHOWN ON PLANS SHALL BE SUBMITTED TO S.E.O.R. FOR APPROVAL.
8. THE STEEL SUPPLIER SHALL PROVIDE ALL MISCELLANEOUS STRUCTURAL STEEL ITEMS NECESSARY TO FULFILL THE INTENT SHOWN IN THE DRAWINGS.
   - A. CONTRACTOR SHALL MAKE AN ALLOWANCE FOR NON - STRUCTURAL STEEL ITEMS SPECIFIED IN OTHER DISCIPLINES CONTRACT DRAWINGS. DESIGN AND SPECIFICATION OF THESE ITEMS IS OUT OF OF THE SCOPE OF THE STRUCTURAL CONTRACT DRAWINGS.
9. ALL STEEL EXPOSED TO VIEW SHALL MEET ARCHITECTURE SPECIFICATIONS FOR EXPOSED STEEL
   - A. G.C. SHALL COORDINATE WITH ARCHITECTURE, STEEL FABRICATOR AND EOR BEFORE RELEASING SHOP DRAWINGS.
10. STEEL BOLTS SHALL BE INSTALLED AND PRETENSIONED ACCORDING TO AISC SPECIFICATIONS.
11. REFER TO ARCHITECTURAL SPECIFICATIONS FOR FIRE PROOFING REQUIREMENTS AT ALL STEEL
12. GROUT UNDER BASEPLATES OR BEARING PLATES SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 10,000 PSI.

WOOD

GENERAL WOOD INFORMATION

1. ALL WOOD FOR STRUCTURAL FRAMING SHALL BE HEM-FIR #2 OR DOUGLAS-FIR #2, UNLESS NOTED OTHERWISE, AND SHALL BE VISUALLY GRADED PER "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION" BY THE AMERICAN WOOD COUNCIL. ALL DIMENSIONAL LUMBER SHALL BE S4S USED AT MOISTURE CONTENT = 19% MAX KILN DRIED. ALL LUMBER TO BE PROTECTED FROM MOISTURE DURING CONSTRUCTION. FINGER JOINTED MATERIAL WILL NOT BE PERMITTED WITHOUT DOCUMENTATION MATERIAL MEETS OR EXCEEDS STANDARD 2x FRAMING MATERIALS SPECIFIED.
2. ALL FASTENERS AND HANGERS IN CONTACT WITH PRESSURE TREATED WOOD SHALL BE GALVANIZED G90 OR STAINLESS STEEL OR APPROVED ALTERNATIVE COATING PER MANUFACTURER RECOMMENDATIONS.
3. TIMBER CONNECTORS CALLED FOR ON THE DRAWINGS ARE AS MANUFACTURED BY SIMPSON COMPANY. CONNECTIONS BY OTHER MANUFACTURERS MAY BE USED IF THE LOAD CAPACITY IS EQUAL TO OR GREATER THAN THE CONNECTOR SPECIFIED. USE MANUFACTURER'S FURNISHED NAILS AND BOLTS.
   - A. ALL MANUFACTURER PRODUCTS SHALL BE FASTNENED WITH MAX NAILING/SCREWS U.N.O. AS LISTED IN MANUFACTURER SPECIFICATIONS AND CATALOGS.
4. FASTEN ALL WOOD MEMBERS WITH COMMON NAILS ACCORDING TO IBC TABLE 2304.10.1.
5. THE CONTRACTOR IS PERMITTED TO SUBSTITUTE THE NAILS DESCRIBED IN THE DETAILS WITH A NAIL PRODUCED BY THEIR SPECIFIC NAIL GUN MANUFACTURER. THE SUBSTITUTE NAIL MUST BE A CODE EQUIVALENT PRODUCT.
6. ALL NAILS SPECIFIED IN THE DRAWINGS ARE COMMON NAILS U.N.O. REFER TO TABLE SHOWN BELOW FOR MINIMUM PROPERTIES OF COMMMON NAILS.
7. NOTIFY S.E.O.R. BEFORE CUTTING OR DRILLING STUDS/PLATES & RIMS FOR MEP PENETRATIONS. RE TYPICAL WOOD DETAIL SHEET FOR TYPICAL CRITERIA
8. PROVIDE SHEAHTING EDGE NAILING ALONG ALL BEAMS AND GIRDER TRUSSES
9. REFER TO THE TYPICAL WOOD DETAIL SHEET(s) FOR ALL TYPICAL WOOD DETAILS NOT REFERENCED ON PLANS OR BUILDING SPECIFIC DETAILS. FRAMER SHALL APPLY THESE DETAILS AS NEEDED UNLESS MORE STRINGENT REQUIREMENTS ARE SPECIFICALLY SHOWN ELSEWHERE.

COMMON NAIL DIMENSIONS		
COMMON NAIL DESIGNATION	MINIMUM DIAMETER (IN)	MINIMUM LENGTH (IN)
6D	0.113	2
8D	0.131	2-1/2
10D	0.148	3
12D	0.148	3-1/4
16D	0.162	3-1/2
20D	0.192	4

ROOF SHEATHING

1. ROOF SHEATHING SHALL BE 15/32" APA, EXPOSURE 1, PLYWOOD WITH 32/16 SPAN RATING. NAIL WITH 10D COMMON NAILS @ 6" O.C. PANEL EDGES AND 12" O.C. AT INTERMEDIATE JOINT U.N.O. STAGGER END JOINTS
2. ALL SHEATHING NAILS SHALL HAVE MINIMUM 1-1/2" PENETRATION INTO MAIN WOOD MEMBER
3. GENERAL SHEATHING LAYOUT SHALL CONFORM TO THE FOLLOWING SPECIFICATIONS
   - A. LONG DIMENSIONED OF FLOOR AND ROOF SHEATHING SHALL BE ORIENTED PERPENDICULAR TO FRAMING MEMBERS
   - B. ALL PANEL EDGES SHALL BE SUPPORTED BY 2X4 FLAT BLOCKING MINIMUM
   - C. END JOINTS SHALL BE STAGGERED 4 FT
   - D. MINIMUM PANEL WIDTH OF 12"
   - E. PROVIDE 1/8" GAP AT ALL SHEATHING JOINTS FOR FLOORS AND WALL

SUBMITTALS

1. THE CONTRACTOR SHALL SUBMIT THE FOLLOWING SUBMITTALS FOR STRUCTURAL ENGINEER'S REVIEW PRIOR TO FABRICATION OF SPECIFIC ELEMENTS:
   - A. CONCRETE MIX DESIGNS. MIX DESIGN SUBMITTAL SHALL INCLUDE THE FOLLOWING:
     - a. UNIQUE MIX IDENTIFICATION DESIGNATION FOR EACH MIX SUBMITTED.
     - b. STATEMENT OF INTENDED USE
     - c. MIX PROPORTIONS INCLUDING ALL ADMIXTURES USED
     - d. MANUFACTURERS DATA FOR ALL ADMIXTURES USED
     - e. WET AND DRY UNIT WEIGHT
     - f. ENTRAINED AIR CONTENT
     - g. DESIGN SLUMP
     - h. REQUIRED AVERAGE STRENGTH
     - i. STRENGTH TEST DATA
   - B. CAST-IN PLACE CONCRETE REINFORCING SHOP DRAWINGS INDICATING BAR SIZE, SPACING, LOCATIONS, QUANTITIES, AND BEND SCHEDULES.
   - C. CONCRETE CONTROL JOINT PLAN
   - D. MASONRY REINFORCING SHOP DRAWINGS INDICATING BAR SIZE, SPACING, LOCATIONS, QUANTITIES, CONTROL JOINTS, AND BEND SCHEDULES.
   - E. STEEL
     - a. STRUCTURAL STEEL
2. THE CONTRACTOR SHALL SUBMIT THE FOLLOWING DEFERRED SUBMITTALS TO THE BUILDING DEPARTMENT AFTER REVIEW BY THE ARCHITECT AND ENGINEERS OF RECORD. THE CONTRACTOR SHALL PROVIDE COMPLETE DRAWINGS AND CALCULATIONS FOR DEFERRED SUBMITTALS AND THESE DRAWINGS AND CALCULATIONS MUST BE PERFORMED BY, OR UNDER THE DIRECT SUPERVISION OF, A LICENSED ENGINEER IN THE PROJECT JURISDICTION AND SHALL BE SUBMITTED BEARING AN ENGINEERS SEAL AND SIGNATURE.
   - A. PRE-ENGINEERED WOOD TRUSSES
3. SUBMITTALS SHALL BE PROVIDED IN A TIMELY FASHION AS TO ALLOW 10 WORKING DAY REVIEW TIME BY THE DESIGN TEAM.
4. PRIOR TO SUBMITTAL TO THE DESIGN TEAM, THE GENERAL CONTRACTOR SHALL REVIEW ALL SUBMITTALS FROM THE SUBCONTRACTORS AND STAMP THEM ACCORDINGLY.
5. REPRODUCTION OF THE CONTRACT DOCUMENTS FOR SHOP DRAWINGS IS NOT PERMITTED.

GENERAL

1. THE ARCHITECT, STRUCTURAL ENGINEER AND OTHER DESIGN DISCIPLINES SHALL BE NOTIFIED OF ANY DISCREPANCIES OR INCONSISTENCIES WITHIN THE DRAWINGS PRIOR TO PROCEEDING WITH THE WORK.
2. CONFLICTS WITHIN THE STRUCTURAL DRAWINGS SHALL BE REPORTED TO THE STRUCTURAL ENGINEER PRIOR TO PROCEEDING WITH THE WORK.
3. THE SIZE, WEIGHT AND LOCATIONS OF ALL EQUIPMENT, PADS, AND PENETRATIONS FOR MECHANICAL, ELECTRICAL, AND PLUMBING WORK SHOWN ON THE STRUCTURAL DRAWINGS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO PROCEEDING WITH THE WORK.
4. THE STRUCTURAL DRAWINGS HAVE BEEN PREPARED USING AVAILABLE INFORMATION OF EXISTING CONDITIONS. DURING CONSTRUCTION, THE CONTRACTOR MAY ENCOUNTER EXISTING CONDITIONS WHICH WERE UNKNOWN DURING DESIGN. SUCH CONDITIONS MAY INTERFERE WITH NEW CONSTRUCTION OR REQUIRE PROTECTION AND/OR SUPPORT OF EXISTING WORK. THE CONTRACTOR SHALL VERIFY SITE CONDITIONS PRIOR TO STARTING THE WORK AND SHALL NOTIFY THE ENGINEER OF ALL DISCOVERIES NOT SHOWN WITHING THE STRUCTURAL DRAWINGS THAT MAY JEOPARDIZE THE EXISTING STRUCTURE OR INTERFERE WITH PROPER EXECUTION OF THE NEW CONSTRUCTION.
5. REFER TO THE ARCHITECTURAL DRAWINGS FOR DIMENSIONS NOT SHOWN IN THE STRUCTURAL DRAWINGS. DO NOT SCALE THE STRUCTURAL DRAWINGS.
6. THE STRUCTURE IS DESIGNED TO FUNCTION AS A UNIT UPON COMPLETION. THE CONTRACTOR IS RESPONSIBLE FOR FURNISHING ALL TEMPORARY BRACING AND/OR SUPPORT THAT MAY BE REQUIRED AS THE RESULT OF THE CONTRACTOR'S CONSTRUCTION MEANS, METHODS, AND SEQUENCING. THE DESIGN AND INSTALLATION OF ANY REQUIRED TEMPORARY BRACING SHALL BE BY THE CONTRACTOR.
7. ANY CONTRACTOR INDUCED CONSTRUCTION LOADING, INCLUDING BUT NOT LIMITED TO STOCKPILING OF MATERIAL OR EQUIPMENT, SHALL NOT EXCEED THE DESIGN LOADS LISTED IN THE DRAWINGS.
8. DO NOT PLACE BACKFILL AGAINST FOUNDATION WALLS UNTIL THE TOP AND BOTTOM OF WALLS ARE ADEQUATELY BRACED, EITHER BY PERMANENT STRUCTURAL FLOORS OR TEMPORARY BRACING PROVIDED BY THE CONTRACTOR.
9. ELECTRICAL CONDUIT CAST IN CONCRETE SLABS SHALL BE 1" (MAXIMUM) DIAMETER. CONDUIT RUNS CAN BE GROUPED WITH A MAXIMUM OF 3 PER GROUP AND ADJACENT GROUPS SHALL BE SPACED 12" O.C. MINIMUM. CONDUIT SHALL BE PLACED AT MID-DEPTH OF SLAB. NO MORE THAN TWO LAYERS OF CONDUIT CAN CROSS AT ANY LOCATION.
10. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT AND STRUCTURAL ENGINEER OF ELEVATED CONCRETE SLAB POURS AT LEAST 5 BUSINESS DAYS IN ADVANCE OF POUR.
11. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL CONSTRUCTION DOCUMENTS PRIOR TO CONSTRUCTION
12. REFER TO ARCHITECTURAL DRAWINGS FOR FIRE PROTECTION REQUIREMENTS OF STRUCTURAL MEMBERS..
13. PROVIDE BITUMASTIC COATING AT ALL BELOW GRADE STEEL AND WOOD MEMBERS.
14. G.C. SHALL PROVIDE SLEEVES AT ALL PLUMBING PENERATIONS IN CONCRETE AND SHALL BE COORDINATED PRIOR TO CONSTRUCTION.
15. G.C. SHALL MAKE OWNERS AWARE OF ANTICIPATED MOVEMENT OF GROUND FLOOR SLAB ON GRADE PER THE GEOTECHNCIAL REPORT. ANY ADVERSE AFFECTS TO THE BUILDING DUE TO ACCEPTED SLAB MOVEMENT SHALL BE AT THE OWNERS RISK.

PRECONSRUCTION MEETINGS

1. THE GENERAL CONTRACTOR SHALL CONDUCT THE FOLLOWING PRECONSTRUCTION MEETINGS:
   - A. CAST-IN-PLACE CONCRETE CONSTRUCTION
   - B. WOOD FRAMING
2. REQUIRED ATTENDEES FOR ALL PRECONSTRUCTION MEETINGS INCLUDE THE FOLLOWING:
   - A. GENERAL CONTRACTOR
   - B. SUBCONTRACTOR PERFORMING THE WORK
   - C. STRUCTURAL ENGINEER
   - D. INDEPENDENT TESTING AGENCY
3. OPTIONAL ATTENDEES FOR ALL PRECONSTRUCTION MEETINGS INCLUDE THE FOLLOWING:
   - A. OWNER AND/OR OWNERS REPRESENTATIVE
   - B. ARCHITECT

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TMS 402-16 TABLE 3.1-MINIMUM SPECIAL INSPECTION REQUIREMENTS		
DESIGNED IN ACCORDANCE WITH	RISK CATEGORY I, II, III	RISK CATEGORY IV
PART 3 OR APPENDIX B OR APPENDIX C	LEVEL 2	LEVEL 3
PART 4	LEVEL 1	LEVEL 2
APPENDIX A	LEVEL 1	NOT PERMITTED

TMS 602-16 TABLE 4- MINIMUM SPECIAL INSPECTION REQUIREMENTS					
INSPECTION TASK	FREQUENCY (a)			REFERENCE FOR CRITERIA	
	LEVEL 1	LEVEL 2	LEVEL 3	TMS 402	TMS 602
1. AS MASONRY CONSTRUCTION BEGINS, VERIFY THAT THE FOLLOWING ARE IN COMPLIANCE:					
A. PROPORTIONS OF SITE-PREPARED MORTAR	NR	P	P		ART. 2.1, 2.6 A, & 2.6C
B. GRADE AND SIZE OF PRESTRESSING TENDONS AND ANCHORAGES	NR	P	P		ART. 2.4 B & 2.4 H
C. GRADE, TYPE AND SIZE OF REINFORCEMENT, CONNECTORS, ANCHOR BOLTS, AND PRESTRESSING TENDONS AND ANCHORAGES	NR	P	P		ART. 3.4 & 3.6 A
D. PRESTRESSING TECHNIQUE	NR	P	P		ART. 3.6 B
E. PROPERTIES OF THIN-BED MORTAR FOR AAC MASONRY	NR	C (b) / P (c)	C		ART. 2.1 C.1
F. SAMPLE PANEL CONSTRUCTION	NR	P	C		ART. 1.6 D
2. PRIOR TO GROUTING, VERIFY THAT THE FOLLOWING ARE IN COMPLIANCE:					
A. GROUT SPACE	NR	P	C		ART. 3.2 D & 3.2 F
B. PLACEMENT OF PRESTRESSING TENDONS AND ANCHORAGES	NR	P	P	SEC. 10.8 & 10.9	ART. 2.4 & 3.6
C. PLACEMENT OF REINFORCEMENT, CONNECTORS, AND ANCHOR BOLTS	NR	P	C	SEC. 6.1, 6.3.1, 6.3.6, & 6.3.7	ART. 3.2 E & 3.4
D. PROPORTIONS OF SITE-PREPARED GROUT AND PRESTRESSING GROUT FOR BONDED TENDONS	NR	P	P		ART. 2.6 B & 2.4 G.1.B
3. VERIFY COMPLIANCE OF THE FOLLOWING DURING CONSTRUCTION:					
A. MATERIALS AND PROCEDURES WITH THE APPROVED SUBMITTALS	NR	P	P		ART. 1.5
B. PLACEMENT OF MASONRY UNITS AND MORTAR JOINT CONSTRUCTION	NR	P	P		ART. 3.3 B
C. SIZE AND LOCATION OF STRUCTURAL MEMBERS	NR	P	P		ART. 3.3 F
D. TYPE, SIZE, AND LOCATION OF ANCHORS, INCLUDING OTHER DETAILS OF ANCHORAGE OF MASONRY TO STRUCTURAL MEMBERS, FRAMES, OR OTHER CONSTRUCTION	NR	P	C	SEC. 1.2.1 (E), 6.2.1, & 6.3.1	
E. WELDING OF REINFORCEMENT	NR	C	C	SEC. 6.1.6.1.2	
F. PREPARATION, CONSTRUCTION, AND PROTECTION OF MASONRY DURING COLD WEATHER (TEMPERATURE BELOW 40°F) OR HOT WEATHER (TEMPERATURE ABOVE 90°F)	NR	P	P		ART. 1.8 C & 1.8 D
G. APPLICATION AND MEASUREMENT OF PRESTRESSING FORCE	NR	C	C		ART. 3.6 B
H. PLACEMENT OF GROUT AND PRESTRESSING GROUT FOR BONDED TENDONS IS IN COMPLIANCE	NR	C	C		ART. 3.5 & 3.6 C
I. PLACEMENT OF AAC MASONRY UNITS AND CONSTRUCTION OF THIN-BED MORTAR JOINTS	NR	C (b) / P (c)	C		ART. 3.3 B.9 & 3.3 F.1.B
4. OBSERVE PREPARATION OF GROUT SPECIMENS, MORTAR SPECIMENS, AND/OR PRISMS	NR	P	C		ART. 1.4 B.2.A.3, 1.4 B.2.B.3, 1.4 B.2.C.3, 1.4 B.3, & 1.4 B.4

a) FREQUENCY REFERS TO THE FREQUENCY OF SPECIAL INSPECTION, WHICH MAY BE CONTINUOUS DURING THE TASK LISTED OR PERIODIC DURING THE LISTED TASK, AS DEFINED IN THE TABLE.
NR=NOT REQUIRED, P= PERIODIC, C=CONTINUOUS
b) REQUIRED FOR THE FIRST 5000 SQUARE FEET OF AAC MASONRY
c) REQUIRED FOR THE FIRST 5000 SQUARE FEET OF AAC MASONRY

WOOD FRAMING SPECIAL INSPECTIONS		
TYPE	CONTINUOUS SPECIAL INSPECTION	PERIODIC SPECIAL INSPECTION
1. JOIST AND BEAM FRAMING	-	X
2. EXTERIOR WALL FRAMING (STUD SIZE, SPACING, OSB NAILING)	-	X
3. INTERIOR BEARING AND SHEAR WALLS (STUD SIZE, STUD SPACING, OSB NAILING, GYPSUM BOARD NAILING)	-	X
4. ANCHOR AND HOLDDOWNS	-	X
5. DRAG STRUTS AND COLLECTORS	-	X
6. ROOF AND FLOOR SHEATHING AND NAILING	-	X
7. HANGERS AND CONNECTORS	-	X
8. MEP PENETRATIONS	-	X

TABLE 1705.6 REQUIRED SPECIAL INSPECTIONS AND TESTS OF SOILS		
TYPE	CONTINUOUS SPECIAL INSPECTION	PERIODIC SPECIAL INSPECTION
1. VERIFY MATERIALS BELOW SHALLOW FOUNDATIONS ARE ADEQUATE TO ACHIEVE THE DESIGN BEARING CAPACITY.	-	X
2. VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND HAVE REACHED PROPER MATERIAL.	-	X
3. PERFORM CLASSIFICATION AND TESTING OF COMPACTED FILL MATERIALS.	-	X
4. VERIFY USE OF PROPER MATERIALS, DENSITIES AND LIFT THICKNESSES DURING PLACEMENT AND COMPACTION OF COMPACTED FILL.	X	-
5. PRIOR TO PLACEMENT OF COMPACTED FILL, INSPECT SUBGRADE AND VERIFY THAT SITE HAS BEEN PREPARED PROPERLY.	-	X

TABLE 1705.3 REQUIRED SPECIAL INSPECTIONS AND TESTS OF CONCRETE CONSTRUCTION				
TYPE	CONTINUOUS SPECIAL INSPECTION	PERIODIC SPECIAL INSPECTION	REFERENCED STANDARD (a)	IBC REFERENCE
1. INSPECT REINFORCEMENT, INCLUDING PRESTRESSING TENDONS, AND VERIFY PLACEMENT.	-	X	ACI 318 CH. 20, 25.2, 25.3, 26.6.1-26.6.3	1908.4
2. REINFORCING BAR WELDING:			AWS D1.4 ACI318: 26.6.4	-
A. VERIFY WELDABILITY OF REINFORCING BARS OTHER THAN ASTM A706;	-	X		
B. INSPECT SINGLE-PASS FILLET WELDS, MAXIMUM 5/16"; AND	-	X		
C. INSPECT ALL OTHER WELDS.	X	-		
3. INSPECT ANCHORS CAST IN CONCRETE.	-	X	ACI 318: 17.8.2	-
4. INSPECT ANCHORS POST-INSTALLED IN HARDENED CONCRETE MEMBERS. (b)			ACI 318: 17.8.2.4 ACI 318: 17.8.2	-
A. ADHESIVE ANCHORS INSTALLED IN HORIZONTALLY OR UPWARDLY INCLINED ORIENTATIONS TO RESIST SUSTAINED TENSION LOADS.	X	-		
B. MECHANICAL ANCHORS AND ADHESIVE ANCHORS NOT DEFINED IN 4.A.	-	X		
5. VERIFY USE OF REQUIRED DESIGN MIX.	-	X	ACI 318: CH. 19, 26.4.3, 26.4.4	1904.1, 1904.2, 1908.2, 1908.3
6. PRIOR TO CONCRETE PLACEMENT, FABRICATE SPECIMENS FOR STRENGTH TESTS, PERFORM SLUMP AND AIR CONTENT TESTS, AND DETERMINE THE TEMPERATURE OF CONCRETE.	X	-	ASTM C172 ASTM C31 ACI 318: 26.5, 26.12	1908.1
7. INSPECT CONCRETE AND SHOTCRETE PLACEMENT FOR PROPER APPLICATION TECHNIQUES.	X	-	ACI 318: 26.5	1908.6, 1908.7, 1908.8
8. VERIFY MAINTENANCE OF SPECIFIED CURING TEMPERATURE AND TECHNIQUES.	-	X	ACI 318: 26.5.3-26.5.5	1908.9
9. INSPECT PRESTRESSED CONCRETE FOR:			ACI 318: 26.10	-
A. APPLICATION OF PRESTRESSING FORCES; AND	X	-		
B. GROUTING OF BONDED PRESTRESSING TENDONS.	X	-		
10. INSPECT ERECTION OF PRECAST CONRETE MEMBERS.	-	X	ACI 318: CH. 26.9	-
11. VERIFY IN-SITU CONCRETE STRENGTH, PRIOR TO STRESSING OF TENDONS IN POST-TENSIONED CONCRETE AND PRIOR TO REMOVAL OF SHORES AND FORMS FROM BEAMS AND STRUCTURAL SLABS.	-	X	ACI 318: 26.11.2	-
12. INSPECT FORMWORK FOR SHAPE, LOCATION AND DIMENSIONS OF CONCRETE MEMBER BEING FORMED.	-	X	ACI 318: 26.11.2 (b)	-

a) WHERE APPLICABLE, SEE ALSO SECTION 1705.12, SPECIAL INSPECTIONS FOR SEISMIC RESISTANCE.
b) SPECIFIC REQUIREMENTS FOR SPECIAL INSPECTION SHALL BE INCLUDED IN THE RESEARCH REPORT FOR THE ANCHOR ISSUED BY AN APPROVED SOURCE IN ACCORDANCE WITH 17.8.2 IN ACI 318, OR OTHER QUALIFICATION PROCEDURES. WHERE SPECIFIC REQUIREMENTS ARE NOT PROVIDED, SPECIAL INSPECTION REQUIREMENTS SHALL BE SPECIFIED BY THE REGISTERED DESIGN PROFESSIONAL AND SHALL BE APPROVED BY THE BUILDING OFFICIAL PRIOR TO THE COMMENCEMENT OF THE WORK.

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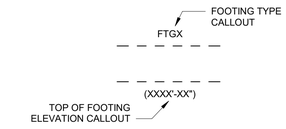
STATEMENT OF SPECIAL INSPECTIONS 2018

S001

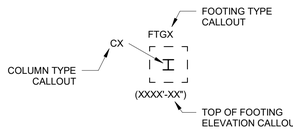
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FOUNDATION PLAN NOTES
1. 100'-0" = USGS *XXXX.XX. (G.C. TO VERIFY WITH CIVIL)*
2. TOS PER PLAN.
3. INTERIOR SLABS ON GRADE SHALL BE *4" THICK NORMAL WEIGHT CONCRETE REINFORCED WITH 4x4-W2.9xW2.9* WELDED WIRE FABRIC AT MID-DEPTH.
4. TOP OF FOOTING NOTED (XXXX'-XX") ON PLAN. ALL TOP OF FOOTINGS ARE AT ELEVATION = *(97'-10")* U.N.O. ON PLAN.
5. TOP OF CONCRETE WALL NOTED XXXX'-XX" ON PLAN. ALL TOP OF WALLS ARE AT ELEVATION = *100'-0"* U.N.O. ON PLAN.
6. ALL WALLS ARE 8" WIDE U.N.O. ON PLAN OR IN DETAILS.
7. ALL FOOTINGS SHALL BE CENTERED UNDER WALLS, COLUMNS AND PILATERS U.N.O.
8. FTG-X REFERS TO FOOTING TYPE. RE: SPREAD FOOTING AND STRIP FOOTING SCHEDULE.
   A. ALL STRIP FOOTINGS ARE TYPE "*2'-0" X CONT*" U.N.O. ON PLAN.
9. RE: 5/S501 FOR TYPICAL SLAB ON GRADE JOINT DETAIL.
10. SEE 2/S501 FOR CONCRETE WALL JOINT DETAILS AND 1/S501 FOR TYPICAL CONCRETE WALL INTERSECTIONS.
11. RE: 4/S501 FOR PLUMBING PENETRATIONS IN FOUNDATION WALLS.
    A. PENETRATIONS NOT PERMITTED IN FOOTINGS. FOOTING ELEVATIONS SHOWN ARE MINIMUM DEPTHS. GC TO COORDINATE PLUMBING AND LOWER FOOTING ELEVATIONS AS NEEDED TO AVOID CONFLICTS WITH FOOTINGS.
12. RE: 3/S501 FOR WALL STEP DETAIL.

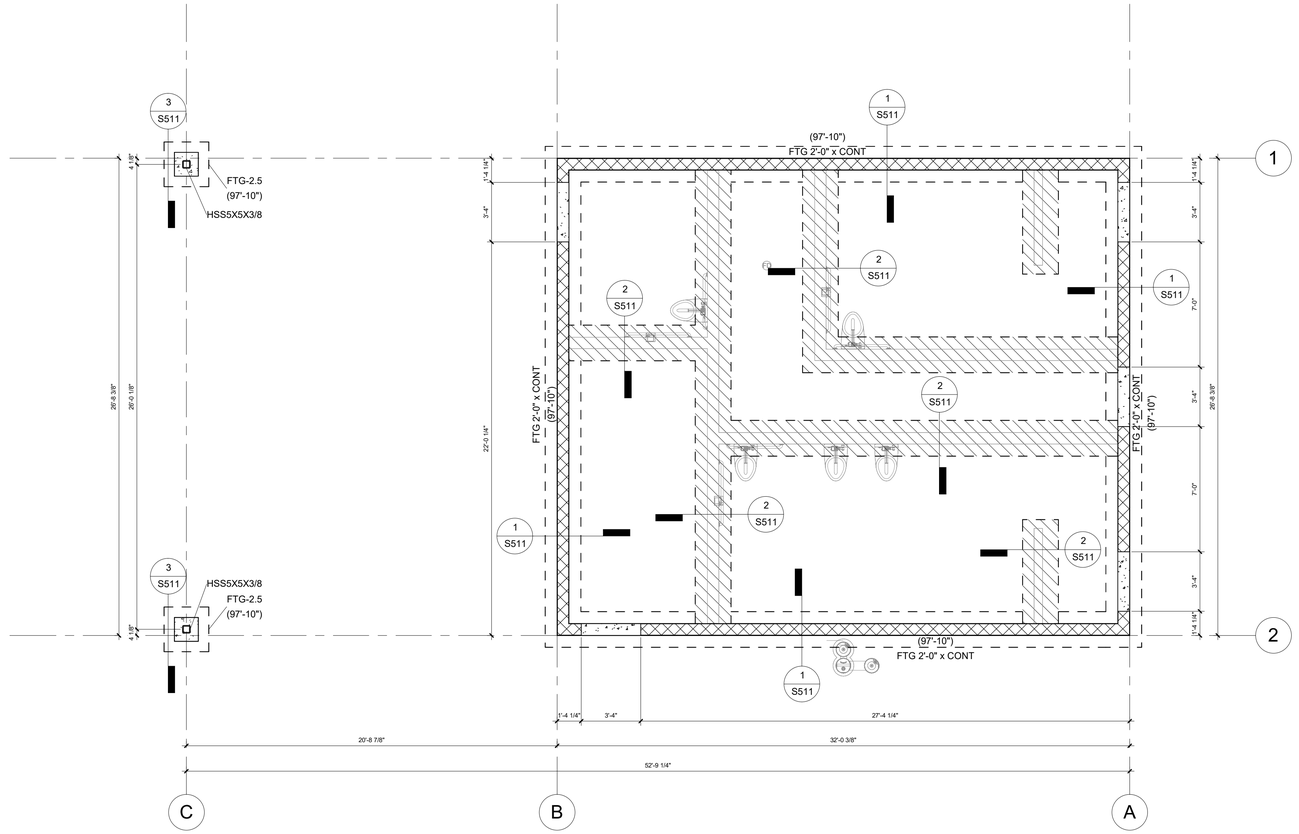
MASONRY PLAN NOTES
1. STRUCTURAL CMU WALL REINFORCING SHALL BE #5'S @ 24" O.C., 9 GA. HORIZONTAL LADDER REINFROCING @ 16" O.C.
2. NON-STRUCTURAL CMU WALL REINFORCING SHAL BE #5'S @ 48" O.C., 9 GA. HORIZONTAL LADDER REINFROCING @ 16" O.C.
   A. PROVIDE CONTROL JOINTS @ NON-STRUCTURAL CMU WALL TO EXTERIOR CMU WALLS. DISCONTINUE ALL HORIZONTAL REINFORCING & BOND BEAMS REINFORCING



STRIP FOOTING SCHEDULE					
DESIGNATION	WIDTH	THICKNESS	TRANSVERSE REINFORCING	LONGITUDINAL REINFORCING	NOTES
FTG 2'-0" X CONT	2'-0"	10"	#5 @ 18" O.C. BOT	(2) #5 BOT	



ISOLATED SPREAD FOOTING SCHEDULE				
DESIGNATION	SIZE	THICKNESS	REINFORCING	NOTES
FTG- 2.5	2'-6" X 2'-6"	10"	(3) #5 EA WAY @ BOT	PROVIDE STD HOOK @ REINF



1 FOUNDATION PLAN
1/4" = 1'-0"

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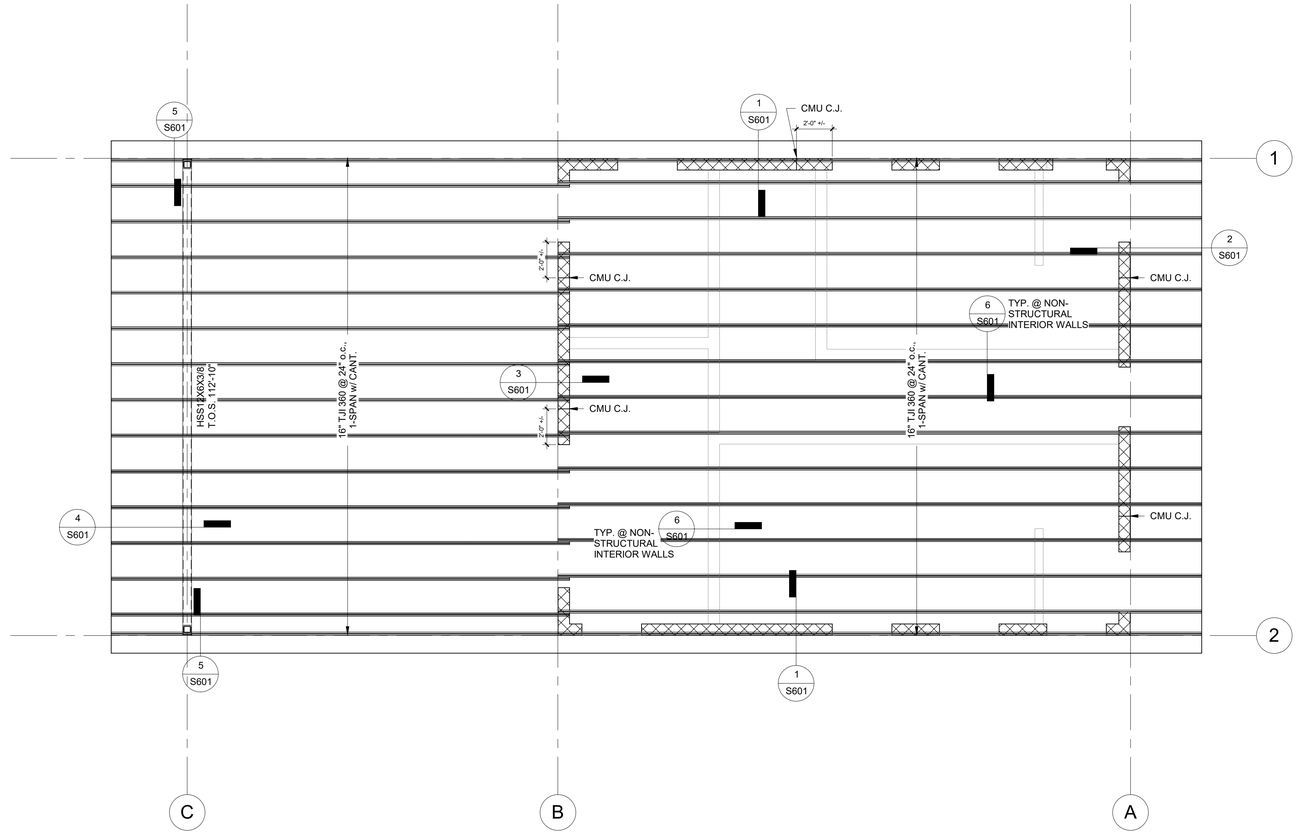
FOUNDATION PLAN

S101

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ROOF FRAMING PLAN NOTES (WOOD)
1. ROOF CONSTRUCTION SHALL BE PLYWOOD SHEATHING ON 16" TJI 360 JOISTS SPACED @ 24" O.C. U.N.O. ON PLAN.
2. RE: GENERAL NOTES FOR ALL APPLICABLE LOADING.
3. RE: GENERAL NOTES FOR ROOF SHEATHING INFO AND NAILING REQUIREMENTS.
4. STRUCTURAL WALLS ARE DENOTED BY:
5. ALL WALLS SHOWN ON THIS PLAN REFER TO WALLS BELOW THE ROOF FRAMING.
6. RE: S801 FOR MASON REINFORC. REQUIREMENTS

MASONRY PLAN NOTES
1. STRUCTURAL CMU WALL REINFORCING SHALL BE #5'S @ 24" O.C., 9 GA. HORIZONTAL LADDER REINFROCING @ 16" O.C.
2. NON-STRUCTURAL CMU WALL REINFORCING SHAL BE #5'S @ 48" O.C., 9 GA. HORIZONTAL LADDER REINFROCING @ 16" O.C.
   A. PROVIDE CONTROL JOINTS @ NON-STRUCTURAL CMU WALL TO EXTERIOR CMU WALLS. DISCONTINUE ALL HORIZONTAL REINFORCING & BOND BEAMS REINFORCING



1 ROOF FRAMING PLAN
1/4" = 1'-0"

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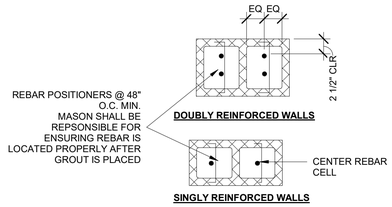
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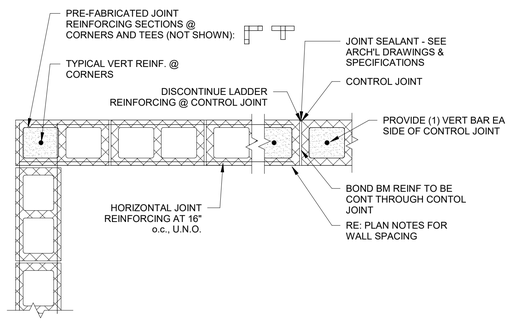
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ROOF FRAMING PLAN

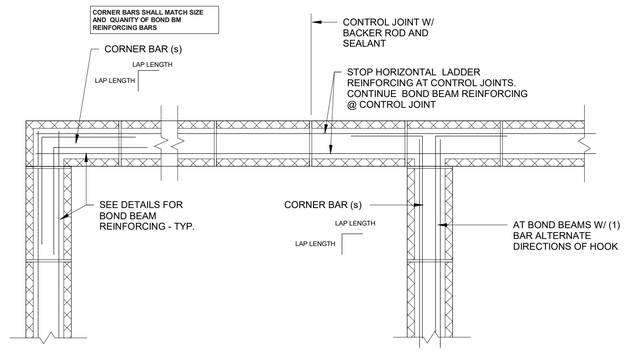
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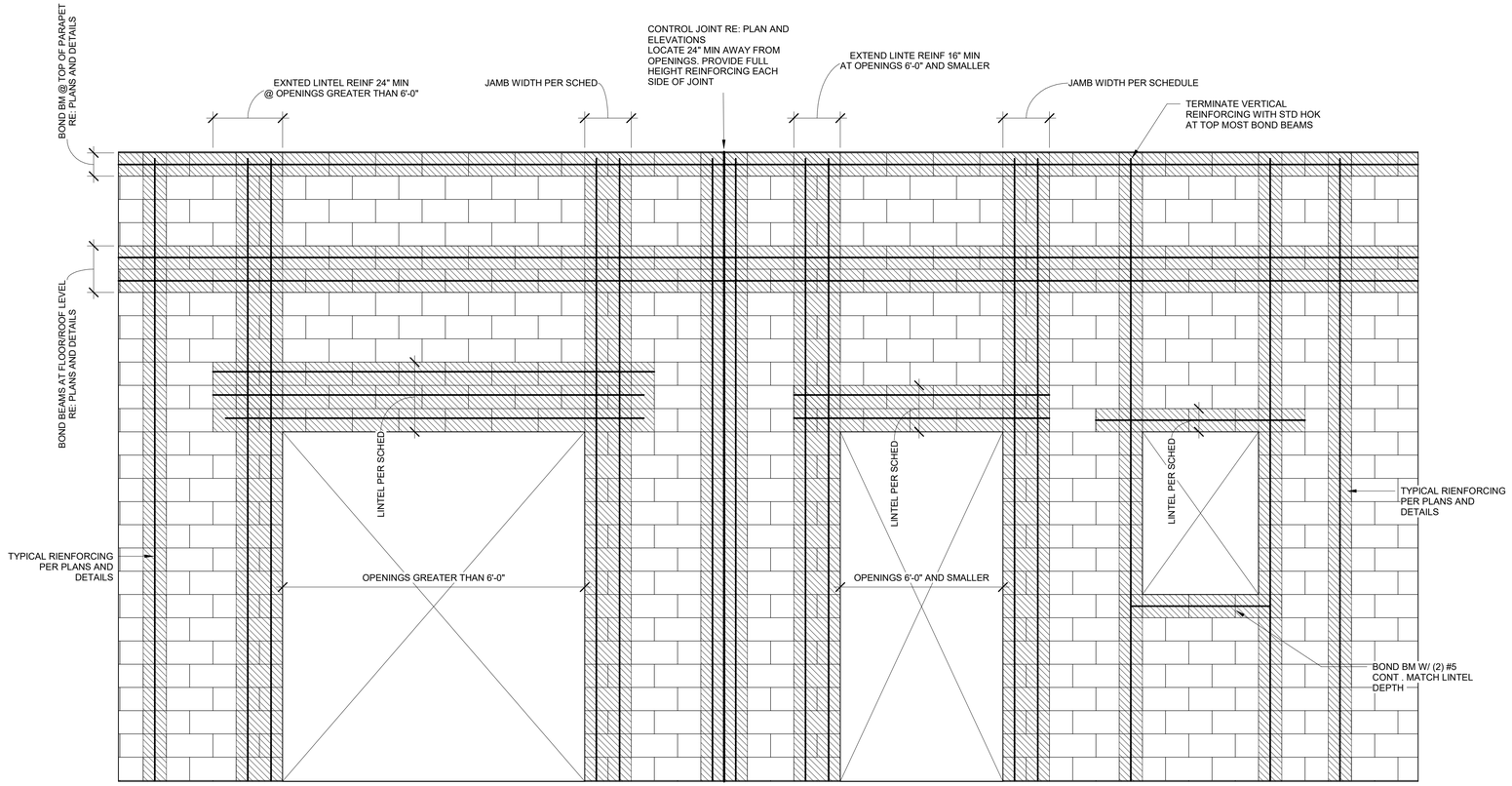




2 TYPICAL CMU BAR PLACEMENT DETAIL
1" = 1'-0"

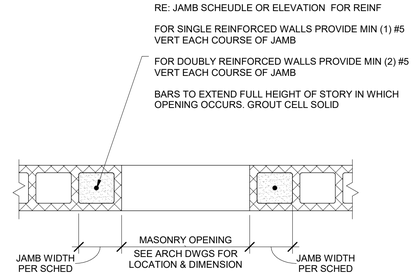


3 TYPICAL CORNER BARS AT BOND BEAMS DETAIL
1" = 1'-0"



4 CMU WALL ELEVATION
1/2" = 1'-0"

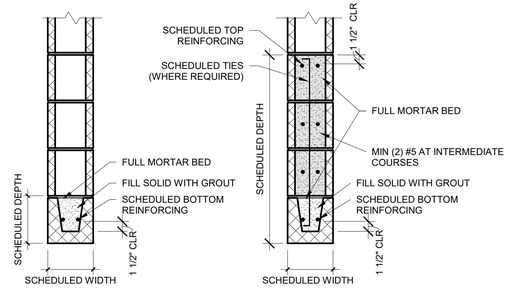
CMU LAP SPLICE F'M = 2000 PSI		
BAR SIZE	LAP SPLICE (IN.)	
	SINGLY REINFORCED WALLS	DOUBLY REINFORCED WALLS
#3	18	18
#4	24	24
#5	30	30
#6	40	57
#7	42	80



PLAN VIEW

TYPICAL JAMB REINFORCING FOR OPENING IN EXTERIOR MASONRY WALL DETAIL

REINFORCED CMU LINTEL SCHEDULE				
MASONRY OPENING WIDTH	NOMINAL CMU WIDTH		MINIMUM JAMB WIDTH	STIRRUP SIZE AND SPACING
	8"			
	NOMINAL DEPTH	REINFORCING		
UP TO 4'-0"	16"	(2) #5 B & T	8"	N/A
UP TO 6'-0"	24"	(2) #5 B & T	8"	N/A
UP TO 8'-0"	32"	(2) #5 B & T	16"	N/A



REINFORCED CMU SCHEDULE NOTES:

1. MASONRY DIMENSIONS INDICATED ARE NOMINAL RATHER THAN ACTUAL DIMENSIONS
2. MINIMUM MASONRY STRENGTH SHALL BE 2500 PSI UNO.
3. SEE ARCHITECTURAL DRAWINGS FOR SIZE AND LOCATIONS OF OPENINGS IN MASONRY WALLS REQUIRING LINTELS.

1 CMU REINFORCEMENT DETAILS
1" = 1'-0"

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CMU DETAILS

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REINFORCING LAP SCHEDULE (INCHES)
(3000 PSI NORMAL WEIGHT CONCRETE)

BAR SIZE	DEVELOPMENT LENGTH, ld		CLASS B LAP SPLICE LENGTH,ls		HOOK DEVELOPMENT LENGTH, ldh	COMPRESSION SPLICE, lc
	TOP HOR.	OTHER	TOP HOR.	OTHER		
3	21	16	28	21	8	15
4	28	22	37	28	11	20
5	36	27	46	36	14	25
6	43	33	56	43	16	30
7	62	48	81	62	19	35
8	71	55	93	71	22	40
9	80	62	104	80	25	45
10	90	70	118	90	28	50

NOTE: Fy = 60,000 PSI
USE CLASS B SPLICE

REINFORCING LAP SCHEDULE (INCHES)
(4000 PSI NORMAL WEIGHT CONCRETE)

BAR SIZE	DEVELOPMENT LENGTH, ld		CLASS B LAP SPLICE LENGTH,ls		HOOK DEVELOPMENT LENGTH, ldh	COMPRESSION SPLICE, lc
	TOP HOR.	OTHER	TOP HOR.	OTHER		
3	18	14	24	18	7	12
4	25	19	32	25	9	15
5	31	24	40	31	12	19
6	37	28	48	37	14	23
7	54	42	70	54	17	26
8	62	47	80	62	19	30
9	70	54	90	70	21	34
10	78	60	102	78	24	38

NOTE: Fy = 60,000 PSI
USE CLASS B SPLICE

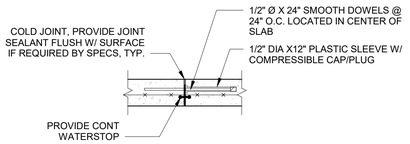
REINFORCING LAP SCHEDULE (INCHES)
(5000 PSI NORMAL WEIGHT CONCRETE)

BAR SIZE	DEVELOPMENT LENGTH, ld		CLASS B LAP SPLICE LENGTH,ls		HOOK DEVELOPMENT LENGTH, ldh	COMPRESSION SPLICE, lc
	TOP BAR	OTHER	TOP BAR	OTHER		
3	17	13	22	17	6	12
4	23	17	30	23	8	15
5	29	22	36	29	11	19
6	34	26	44	34	13	23
7	49	38	64	49	15	26
8	56	43	73	56	17	30
9	63	48	82	63	19	34
10	71	54	92	71	22	38

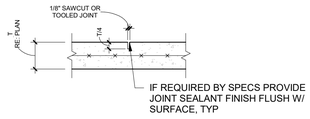
NOTE: Fy = 60,000 PSI
USE CLASS B SPLICE

LAP SPLICE NOTES
1. ALL SPLICES SHALL BE WIRED IN CONTACT, STACKED VERTICAL.
2. ALL SPLICES ARE "ls" UNLESS OTHERWISE NOTED.
3. LAP LENGTHS SPECIFICALLY DETAILED ON DRAWINGS SHALL GOVERN IN LIEU OF LAP LENGTHS SCHEDULE.
4. "TOP BARS" REFER TO ALL HORIZONTAL BARS WITH 12 INCHES OR MORE OF FRESH CONCRETE POURED BELOW THE BAR. CONTRACTOR AND REBAR DETAILER SHALL DEFAULT TO "TOP BAR" CONDITION IF QUANITY OF CONCRETE IS UNABLE TO BE VERIFIED.
5. BUNDLED BAR SPLICES
   A. INDIVIDUAL BARS SPLICES WITHIN THE BUNDLE SHALL BE STAGGERED.
   B. INCREASE LAP LENGTH 20% FOR A 3 BAR BUNDLE.
   C. INCREASE LAP LENGTH 33% FOR A 4 BAR BUNDLE

ADJUSTMENTS TO GIVEN LAP LENGTHS
1. IF REINFORCING IS SPECIFIED AS EPOXY COATED, INCREASE SCHEDULED LAP LENGTHS BY 50%.
2. IF LIGHTWEIGHT AGGREGATE IS SPECIFIED, INCREASE SCHEDULED LAP LENGTHS BY 30%.
3. SCHEDULED LAP LENGTHS ASSUME:
   A. CLEAR COVER IS GREATER THAN BAR DIAMETER AND NOT LESS THAN 3/4"
   B. CLEAR SPACING BETWEEN BARS IS GREATER THAN 2 BAR DIAMETERS.
   C. IF EITHER CONDITION A OR B IS NOT MET, INCREASE LAP LENGTHS BY 50%.

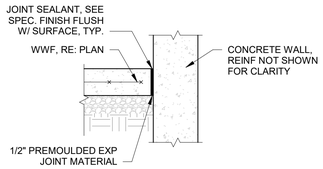


CONSTRUCTION JOINT



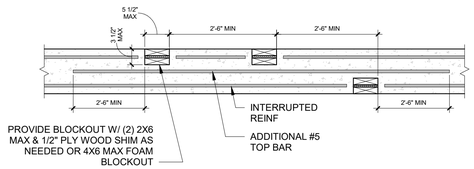
JOINT SHALL BE SAWCUT BETWEEN 4 AND 12 HOURS AFTER CONCRETE IS PLACED

CRACK CONTROL JOINT AT INTERIOR (CCJ)

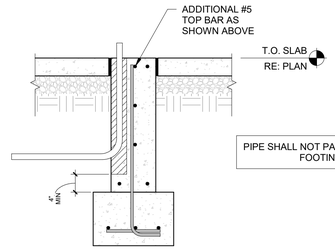


CRACK CONTROL JOINT AT EDGE (CCJ)

5 TYPICAL SOG JOINT DETAIL
3/4" = 1'-0"



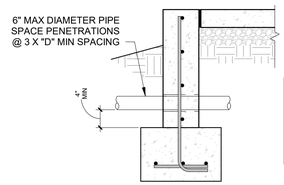
PLAN VIEW



PIPE SHALL NOT PASS THROUGH FOOTING

SECTION VIEW

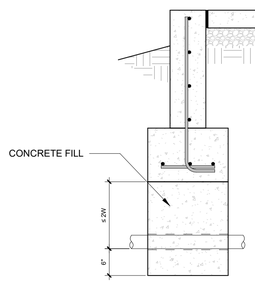
VERTICAL PIPE THROUGH FOUNDATION WALL



PROVIDE PVC SLEEVE TWO SIZES LARGER THAN PIPE THROUGH CONCRETE WALL AND FILL VOID W/ COMPRESSIBLE MATERIAL. PLACE SLEEVE TO AVOID REBAR AND PROVIDE 2" CLEAR BETWEEN SLEEVE & REBAR

PIPE SHALL NOT PASS THROUGH FOOTING

HORIZONTAL PIPE THROUGH FOUNDATION WALL



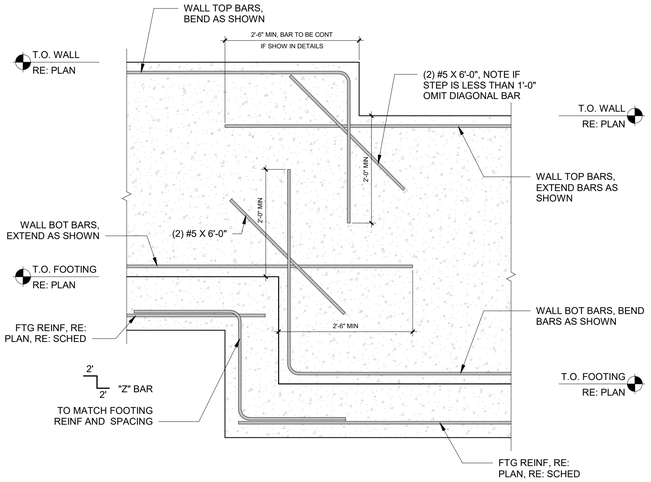
PROVIDE PVC SLEEVE TWO SIZES LARGER THAN PIPE THROUGH CONCRETE FILL AND FILL VOID W/ COMPRESSIBLE MATERIAL. CONCRETE FILL SHALL EXTEND 6" BELOW BOT OF PIPE

IF PIPE IS MORE THAN 2W BELOW FOOTING BACK FILL AND COMPACT THE SOIL BETWEEN THE PIPE AND FOOTING PER THE SOILS REPORT

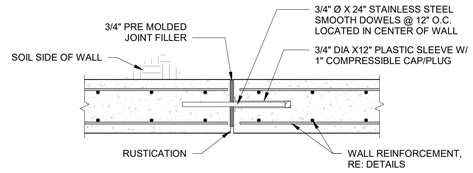
PIPE SHALL NOT PASS THROUGH FOOTING

PIPE BENEATH FOOTING

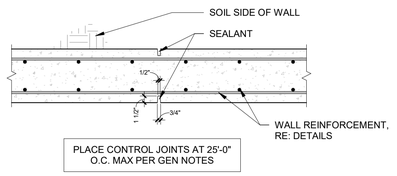
4 FND FOOTING WITH PIPE PENETRATION
3/4" = 1'-0"



3 TYPICAL FOUNDATION WALL STEPS
3/4" = 1'-0"

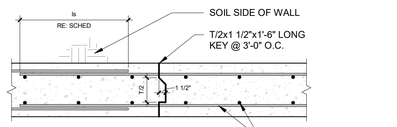


EXPANSION JOINT



PLACE CONTROL JOINTS AT 25'-0" O.C. MAX PER GEN NOTES

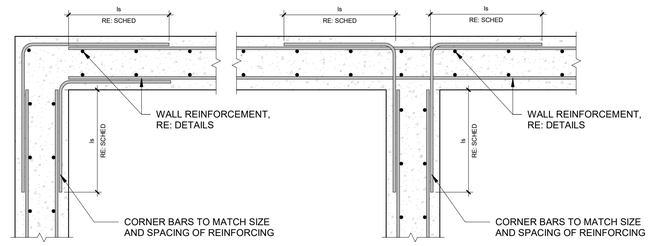
CONTROL JOINT



ALL KEYWAYS BEGIN AND END 1'-0" ± FROM TOP AND BOTTOM OF POUR

CONSTRUCTION JOINT

2 TYPICAL CONCRETE WALL JOINT DETAIL
3/4" = 1'-0"



1 TYPICAL CONCRETE WALL AND FOOTING INTERSECTIONS
3/4" = 1'-0"

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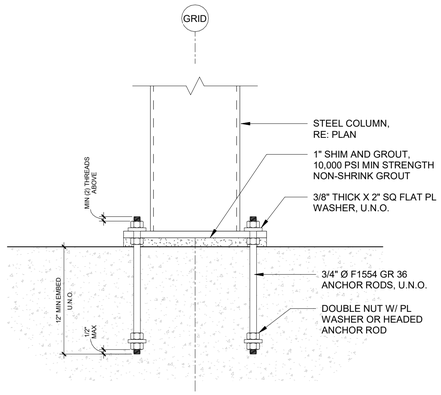
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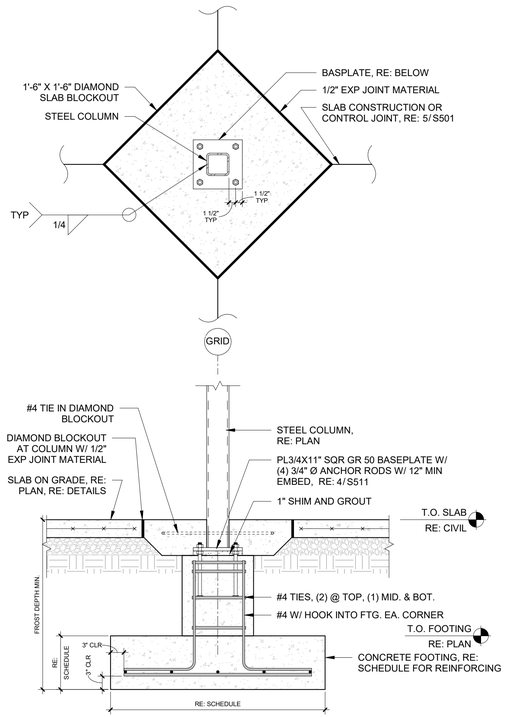
TYPICAL FOUNDATION DETAILS

S501

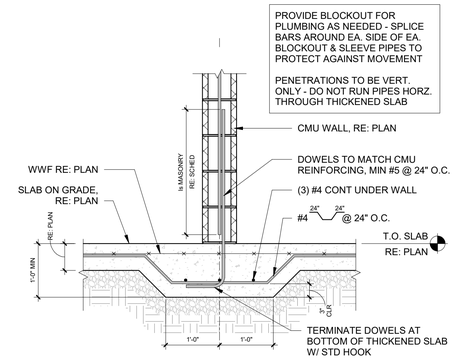
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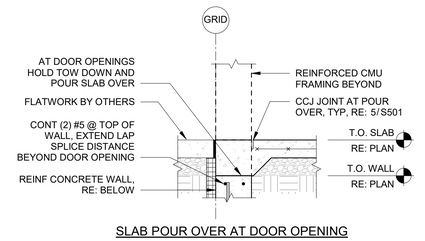
4 ANCHOR RODS
1 1/2" = 1'-0"



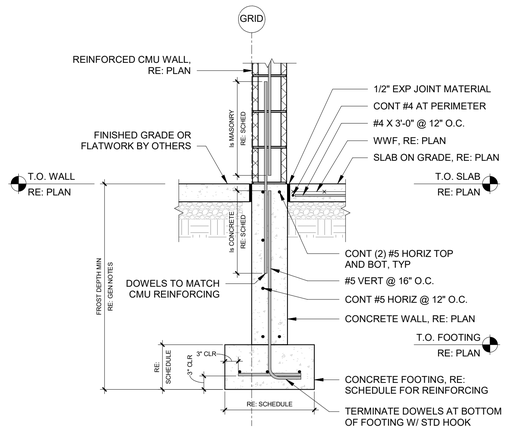
3 STEEL COLUMN AT ISOLATED FOOTING FOUNDATION
3/4" = 1'-0"



2 THICKENED SLAB AT CMU WALL
3/4" = 1'-0"



SLAB POUR OVER AT DOOR OPENING



1 EXTERIOR FOOTING FOUNDATION AT CMU WALL
3/4" = 1'-0"

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AB25038

COLORADO LICENSED KATELYN ANN WAGER PROFESSIONAL ENGINEER
54327
02/05/2026

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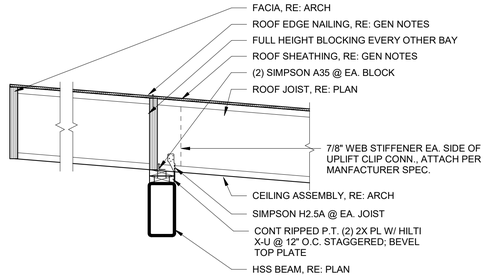
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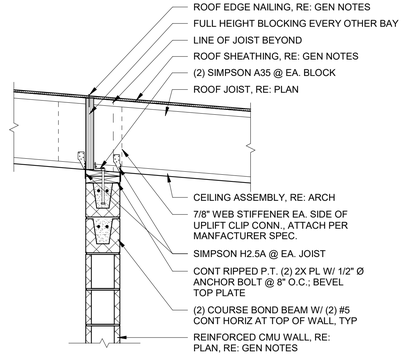
FOUNDATION DETAILS

S511

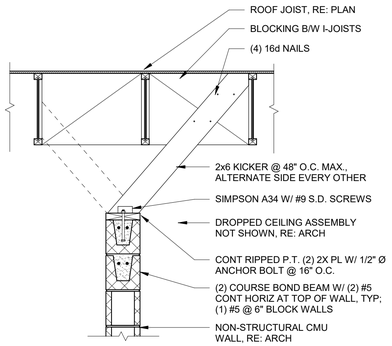
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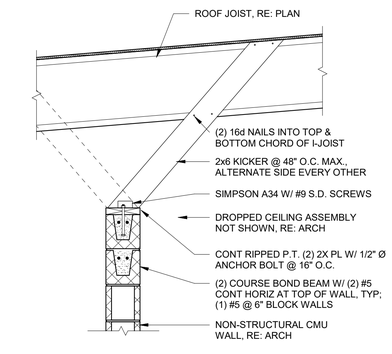
4 TJI JOIST AT DROPPED STEEL HSS
3/4" = 1'-0"



3 TJI JOIST AT CMU WALL (PERP)
3/4" = 1'-0"

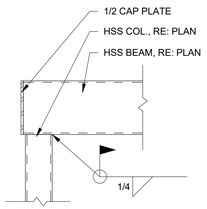


WALL PAR. TO I-JOISTS

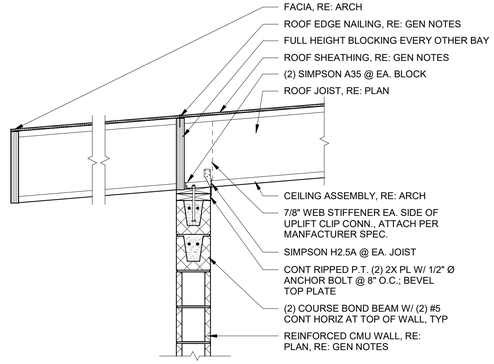


WALL PERP. TO I-JOISTS

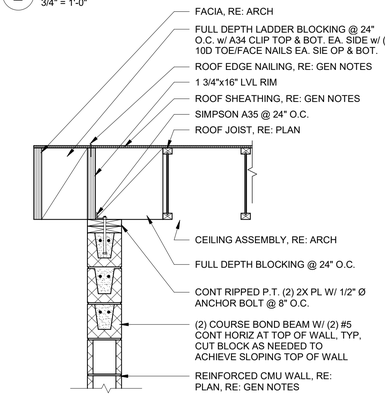
6 BRACING @ TOP OF NON-BEARING WALL
3/4" = 1'-0"



5 STEEL CONNECTION
3/4" = 1'-0"



2 TJI JOIST AT CMU WALL AT FACIA (PERP)
3/4" = 1'-0"



1 TJI JOIST AT CMU WALL (PARALLEL)
3/4" = 1'-0"

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COLORADO LICENSED
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FRAMING DETAILS

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DESIGN PARAMETERS

1. JURISDICTION = **THE CITY OF FIRESTONE, COLORADO**
2. BUILDING CODE
   - A. **2018** INTERNATIONAL BUILDING CODE
   - B. LOCAL AMENDMENTS
   - C. ASCE 7-16
3. DESIGN LOADS
   - A. DEAD LOADS
     - ***a.*** **15 PSF**
   - B. FLOOR LIVE LOADS
     - a. **100 PSF**
   - C. ROOF SNOW LOAD
     - a. GROUND SNOW LOAD, P_g = **30** PSF
     - b. FLAT ROOF SNOW LOAD, P_f = **23** PSF
     - c. FLAT ROOF SNOW LOAD USED FOR DESIGN, P_{fd} = **23** PSF
     - d. SNOW EXPOSURE FACTOR, C_s = **0.9**
     - e. SNOW LOAD IMPORTANCE FACTOR, I_s = **1.0**
     - f. THERMAL FACTOR, C_t = **1.5**
   - D. WIND DESIGN DATA
     - a. ULTIMATE WIND SPEED, V_{ult} = **115** MPH (3 SECOND GUST)
     - b. RISK CATEGORY II
     - c. WIND EXPOSURE '**C**'
     - d. INTERNAL PRESSURE COEFFICIENT **+/- 0.55 (PARTIALLY ENCLOSED)**
     - e. COMPONENT AND CLADDING WIND PRESSURE
       - ZONE 1 (TYPICAL ROOF): 17.4/-33.7 PSF
       - ZONE 2 (ROOF EDGE): 17.4/-37.8 PSF
       - ZONE 3 (ROOF CORNER): 17.4/-48.0 PSF
       - ZONE 4 (TYPICAL WALL): 29.6/-31.5 PSF
       - ZONE 5 (WALL CORNER): 29.6/-37.0 PSF
     - f. C&C WIN PRESSURE NOTES:
       - POSITVE VALUES INDICATE PRESSURES ACTING TOWARDS THE BUILDING AND NEGATIVE VALUES INDICATE SUCTION ACTING AWAY FROM THE BUILDING.
       - PRESSURES/SUCTIONS ARE BASED ON ULTIMATE WIND SPEED LISTED ABOVE AND ARE BASED ON 10 SQ FT OF EFFECTIVE WIND AREA. COMPONENT DESIGNER MAY REDUCE VALUES IN ACCORDANCE WITH ASCE7
       - ALL FORCES AND DESIGN VALUES ARE THE RESPONSIBILITY OF THE COMPONENT DESIGNER AND SUBCONTRACTOR.
   - E. EARTHQUAKE DESIGN DATA
     1. RISK CATEGORY II
     2. SEISMIC IMPORTANCE FACTOR, I_e = 1.**0**
     3. MAPPED SPECTRAL RESPONSE ACCELERATION PARAMETERS
        - S_S = **18**%
        - S_1 = **5.4**%
     4. SITE CLASS **D**
     5. DESIGN SPECTRAL RESPONSE ACCELERATION PARAMETERS
        - S_{DS} = **19.2**%
        - S_{D1} = **8.6**%
     6. SEISMIC DESIGN CATEGORY '**B**'
     7. BASIC SEISMIC FORCE RESISTING SYSTEM
        - **ORDINARY REINFORCED MASONRY SHEAR WALLS**
     8. DESIGN BASE SHEAR, V = **9.9** KIPS
     9. SEISMIC RESPONSE COEFFICIENT, C_S = **0.096**
     10. RESPONSE MODIFICATION COEFFICIENT, R = **2**

FOUNDATIONS

1. FOUNDATION DESIGN BASED ON GEOTECHNICAL ENGINEERING REPORT NO. 256637 PREPARED BY AGW DATED FEBRUARY 27, 2026.
2. SPREAD FOOTING CRITERIA
   - A. ALLOWABLE BEARING PRESSURE = 2,000 PSF
   - B. MINIMUM FROST DEPTH = 3'-0"

CONCRETE

1. CONCRETE HAS BEEN DESIGNED IN ACCORDANCE WITH ACI-318 AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH ACI-301 & SP-066 WITH TOLERANCES GIVEN IN ACI 117.
2. PROVIDE CONTROL JOINTS IN CONCRETE WALLS AT 25' MAXIMUM SPACING. RE: 2/ S501
3. PROVIDE CONTROL JOINTS IN CONCRETE SLABS-ON-GRADE AT 12' MAXIMUM SPACING. RE: 5/ S501
4. LOCATE CONSTRUCTION JOINTS AND CONTROL JOINT LOCATIONS WHERE POSSIBLE. SLABS AND BEAMS SHALL NOT HAVE A HORIZONTAL CONSTRUCTION JOINTS. VERTICAL CONSTRUCTION JOINTS SHALL BE LOCATED AT THIRD POINT OF SPAN AND SHALL BE MADE WITH VERTICAL BULKHEADS AND HORIZONTAL KEYS. ALL REINFORCING SHALL BE CONTINUOUS THROUGH CONSTRUCTION JOINTS. PROVIDE BONDING COMPOUND BETWEEN ADJACENT POURS.
5. PROPERLY CONSOLIDATE ALL CONCRETE DURING PLACEMENT. PROVIDE SPECIAL CONSOLIDATION EFFORTS TO WORK AROUND REINFORCING AND EMBEDDED ITEMS AND ALSO CORNERS OF FORMS FOLLOWING ACI RECOMMENDATIONS.
6. CURING SHALL BE IN ACCORDANCE WITH ACI 301 AND 308.1. DURING HOT OR COLD WEATHER, CURING SHALL BE IN ACCORDANCE WITH ACI 305 AND ACI 306. INTERIOR SLABS THAT RECEIVE FLOOR FINISHES SHALL BE CURED USING MOISTURE-COVER CURING ONLY. ALL OTHER CONCRETE MAY BE CURED BY WET CURING, MOISTURE COVER CURING, OR LIQUID MEMBRANE CURING.
7. EMBEDMENTS IN CONCRETE INCLUDING ANCHOR BOLTS AND EMBED PLATES SHALL BE INSTALLED PRIOR TO POURING CONCRETE AND SECURELY TIED IN PLACE
8. GENERAL CONTRACTOR IS RESPONSIBLE FOR DESIGN AND CONSTRUCTION OF ALL FORMWORK. FORMWORK SHALL BE SUFFICIENT TO SUPPORT THE WET WEIGHT OF CONCRETE PLUS A CONSTRUCTION LIVE LOAD OF 50 PSF.
9. SHORING DURATION TO BE COORDINATED WITH G.C., SHORING DESIGNER, AND S.E.O.R.
10. LOADS SHALL NOT BE PLACED ON CONCRETE MEMBERS SUCH AS SLABS UNTIL THE CONCRETE HAS REACHED 75% DESIGN STRENGTH OR A MINIMUM OF 7 DAYS, WHICHEVER IS LONGER
11. CONTRACTOR SHALL MAKE ALLOWANCES FOR LEVELING COMPOUNDS OR ADDITIONAL CONCRETE MATERIAL NEEDED TO ENSURE A LEVEL SURFACE
12. CONCRETE SHALL NOT BE CORED WITHOUT PRIOR APPROVAL BY S.E.O.R.
    A. REBAR, TENDONS, OR OTHER EMBEDDED ITEMS SHALL NOT BE DAMAGED BY CORING. CONTRACTOR SHALL BE REPSONSIBLE FOR SCANNING THE SLAB BY GPR OR OTHER APPROVED METHODS IN ORDER TO AVOID CONFLICTS.
13. ANCHOR BOLT TEMPLATES SHALL BE USED FOR BASEPLATES TO PROPERLY LOCATE ANCHORS.

CONCRETE MIX DESIGN						
USAGE	CEMENT	f'_c (PSI)	MAX. W/C	MAX AGG	AIR	EXPOSURE CLASS
FOOTINGS	---	4,500	0.45	3/4"	5%	F1, S0
WALLS	---	4,500	0.45	3/4"	5%	F2, S0
SLAB ON GRADE	---	4,500	0.45	3/4"	5%	F3, S0

NOTES:
1. ALL CONCRETE SHALL BE MADE WITH NORMAL WEIGHT STONE AGGREGATE CONFORMING TO ASTM C33.
2. PORTLAND CEMENT SHALL CONFORM TO ASTM C150.
3. FLY ASH SHALL CONFORM TO ASTM C618, CLASS F OR C. FLY ASH MAY BE SUBSTITUTED FOR CEMENT UP TO 20% BY WEIGHT OF THE TOTAL CEMENTITIOUS MATERIAL.
4. AIR ENTRAINING AGENT SHALL CONFORM TO ASTM C260.
5. WATER REDUCING ADMIXTURE SHALL CONFORM TO ASTM C494, TYPE A. HIGH RANGE WATER REDUCING ADMIXTURE SHALL CONFORM TO ASTM C494, TYPE F OR G.
6. ACCELERATOR SHALL CONFORM TO ASTM C494, TYPE E.
7. RETARDING ADMIXURE SHALL CONFORM TO ASTM C494, TYPE D.
8. LIGHTWEIGHT AGGREGATE SHALL CONFORM TO ASTM C330
9. $F'c$ REFERS TO 28 DAY CONCRETE STRENGTH
10. THE GC, OWNER, AND PARTY RESPONSIBLE FOR ORDERING CONCRETE MIXES SHALL REVIEW THE GEOTECH REPORT FOR SULFATE EXPOSURE REQUIREMENTS.
    A. THE PARTY RESPONSIBLE FOR ORDERING CONCRETE SHALL COORDINATE THE CONCRETE MIX WITH THE CONCRETE SUPPLIER FOR THE REQUIRED SULFATE EXPOSURE RESISTANCE. STRENGTHS PROVIDED ABOVE ARE MINIMUMS AND MAY NEED TO BE INCRESED BASED ON SULFATE EXPOSURE.
    B. ALTERNATIVE CONCRETE MIXES FOR SULFATE EXPOSURE RESISTANCE MAY BE PERMITTED PROVIDED THAT ASTM C1012 TEST DATA MEETS THE APPLICABLE ACI 318 REQUIREMENTS. TEST DATA MUST BE PROVIDED WITH THE CONCRETE MIX SUBMITTAL.

TESTING

1. ALL TESTING SHALL BE DONE BY AN APPROVED TESTING LABORATORY SELECTED AND PAID FOR BY THE OWNER.
2. CAST IN PLACE CONCRETE TESTING SHALL BE AS FOLLOWS:
   - A. TEST CYLINDERS SHALL BE OBTAINED IN ACCORDANCE WITH ASTM C172.
   - B. MAKING, CURING, AND HANDLING OF TEST CYLINDERS SHALL BE IN ACCORDANCE WITH ASTM C31.
   - C. TESTING OF CYLINDERS SHALL BE IN ACCORDANCE WITH ASTM C39. TEST THE CYLINDERS AS FOLLOWS:
     - a. ONE CYLINDER 3 DAYS (POST-TENSIONED SLAB ONLY)
     - b. ONE CYLINDER AT 7 DAYS
     - c. TWO CYLINDERS AT 28 DAYS
     - d. ONE CYLINDER AT 56 DAYS, IF NECESSARY.
   - D. INDEPENDENT TESTING AGENCY SHALL TAKE AT LEAST ONE SET OF FOUR CYLINDERS FOR EACH 100 CUBIC YARDS OF CONCRETE OF EACH CLASS OF CONCRETE. TAKE FIVE CYLINDERS FOR POST-TENSIONED CONCRETE SLABS
   - E. SAMPLES FOR EACH SET OF TEST CYLINDERS SHALL BE TESTED FOR AIR CONTENT, TEMPERATURE, AND SLUMP. SLUMP AND AIR CONTENT MUST MEET PROJECT SPECIFICATIONS OR SHALL BE REJECTED PRIOR TO PLACEMENT.
   - F. SAMPLES SHALL BE COLLECTED AT POINT OF PLACEMENT.
   - G. TEST REPORTS SHALL BE SUBMITTED TO THE GENERAL CONTRACTOR AND EVSTUDIO AS SOON AS POSSIBLE, WITHIN FIVE DAYS OF LABORATORY TESTING

MASONRY

1. CONCRETE MASONRY WORK SHALL BE IN ACCORDANCE WITH ACI-530.
2. CONCRETE MASONRY BLOCKS SHALL CONFORM TO ASTM C90 (LIGHTWEIGHT).
3. MORTAR SHALL CONFORM TO ASTM C270. THE FOLLOWING MASONRY TYPES SHALL BE USED:
   - A. TYPE S FOR INTERIOR BEARING WALLS
   - B. TYPE N FOR INTERIOR NON-LOAD BEARING WALLS
   - C. TYPE S FOR EXTERIOR WALLS
   - D. TYPE M FOR WALLS EXPOSED TO EARTH
4. GROUT SHALL CONFORM TO ASTM C476 AND SHALL DEVELOP 3,000 PSI 28 DAY COMPRSSIVE STRENGTH.
5. MASONRY SHALL DEVELOP 28 DAY CONCRETE STRENGTH (F'_m) OF 2,000 PSI.
6. REFER TO ARCHITECTURAL, MECHANICAL AND PLUMBING DRAWINGS FOR LOCATIONS OF OPENINGS IN NON-STRUCTURAL MASONRY WALLS. PROVIDE LOOSE LINTEL OR BOND BEAM OVER OPENINGS GREATER THAN 1'-4" WIDE.
7. REFER TO ARCHITECTURAL DRAWINGS FOR CONTROL JOINTS IN MASONRY WALLS. CONTROL JOINTS SHALL BE AT 25'-4" MAXIMUM IN EXTERIOR WALLS 12' MAXIMUM IN INTERIOR WALLS.
8. MASONRY WALL GROUTING SHALL BE AS FOLLOWS:
   - A. FILL ALL REINFORCED CELLS
   - B. FILL ALL VOIDS AND CELLS 24" BELOW AND 16" EACH SIDE OF ALL BEAM AND LINTEL REACTIONS OR OTHER CONCENTRATED LOADS
   - C. FILL ALL VOIDS AND CELLS SUPPORTING SLABS ON ROOF DECK FOR 8" MINIMUM BELOW BEARING ELEVATION.
   - D. FILL ALL CELLS WITH ANCHORS OR EMBED PLATES
   - E. FILL ALL CELLS BELOW GRADE
9. MASONRY CONSTRUCTION SHALL BE RUNNING BOND.
10. MAINTAIN SUPPORT OF MASONRY LINTELS FOR AT LEAST SEVEN DAYS OR UNTIL MASONRY HAS REACHED FULL DESIGN STRENGTH.

CMU LAP SPLICE F'M = 2000 ACI 530	
BAR SIZE	LAP SPLICE (IN.)
#3	18
#4	24
#5	34
#6	50

REINFORCING

1. REINFORCING SHALL CONFORM TO ASTM A615, GRADE 60, U.N.O.
2. WELDING OF REINFORCING IS NOT ALLOWED UNLESS DETAILED IN THE DRAWINGS. WELDABLE REINFORCING SHALL CONFORM TO ASTM A706, GRADE 40 OR 60. WELDING OF REINFORCING SHALL CONFIRM TO AWS D1.4
3. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A1064
4. ALL REINFORCING BAR BENDS SHALL BE MADE IN THE FABRICATORS SHOP UNLESS APPROVED BY THE ENGINEER.
5. REBAR DOWELS FOR WALLS, BEAMS, COLUMNS, AND FOUNDATIONS SHALL NOT BE "WET-SET" AND SHALL BE INSTALLED PRIOR TO PLACING CONCRETE AND SECURELY TIED IN PLACE
6. REINFORCING FOR STRUCTURAL CONCRETE SHALL BE AS FOLLOWS:
   - A. ALL REINFORCING STEEL AND ACCESSORIES SHALL BE DETAILED, FABRICATED, AND PLACED IN ACCORDANCE WITH ACI.
   - B. REBAR INSTALLER SHALL USE THE STRUCTURAL DRAWINGS AND APPROVED SHOP DRAWINGS FOR PLACEMENT OF REINFORCING.
   - C. REINFORCING COVER SHALL BE AS FOLLOWS:
     - a. CONCRETE PLACED AGAINST EARTH = 3"
     - b. CONCRETE PLACED IN FORMS BUT EXPOSED TO EARTH OR WEATHER
       - #5 BARS AND SMALLER = 1-1/2"
       - BARS LARGER THAN #5 = 2"
     - c. COLUMNS, GIRDERS, BEAMS, GRADE BEAMS = 1-1/2"
     - d. SLABS AND WALLS = 3/4"
   - D. PROVIDE CORNER BARS TO MATCH THE SIZE AND SPACING OF ALL HORIZONTAL REINFORCING IN WALLS AND BEAMS.
   - E. PROVIDE DEVELOPMENT LENGTH AND LAP SPLICES FOR REINFORCING PER THE SCHEDULE ON TYPICAL FOUNDATIONS DETAILS. WELDED WIRE FABRIC SHALL HAVE A MINIMUM LAP SPLICE OF ONE FULL MESH + 2" (8" MINIMUM). SPLICES SHALL BE WIRE TIED.
   - F. SPLICE OF TOP BARS SHALL BE AT MID-SPAN AND BOTTOM BARS SHALL BE AT SUPPORTS FOR ALL BEAMS, ELEVATED SLABS AND FOR GRADE BEAMS AND FOUNDATION WALLS WITH ISOLATED (I.E. NON-CONTINUOUS) FOUNDATIONS.
   - G. PROVIDE (2)#5 BARS (ONE EACH FACE) ALL SIDES AROUND OPENINGS IN SLABS AND WALLS. EXTEND BARS A DEVELOPMENT LENGTH PAST FACE OF OPENING.
   - H. DOWELS BETWEEN FOOTINGS AND WALLS SHALL MATCH SIZE AND SPACING OF REBAR IN WALL U.N.O. DOWELS SHALL BE FULLY LAPPED TO REBAR IN WALL U.N.O. PROVIDE STD HOOK AT BOTTOM OF DOWEL AT BOTTOM FOOTING U.N.O.
7. GENERAL CONTRACTOR SHALL PROVIDE AN ALLOWANCE FOR DRILLED PIER REINFORCING LENGTHS TO ANTICIPATE BEDROCK BEING LOWER THAN ANTICIPATED EITHER BY INCREASING BAR LENGTH OR PROVIDING SPLICE BARS. IF SPLICE BARS ARE TO BE USED, SPLICES MUST OCCUR IN THE BOTTOM OF THE DRILLED PIER. PIER MUST BE REINFORCED FULL LENGTH.
8. CUTTING OR OMITTING OF REINFORCING DUE TO CONFLICTS SHALL NOT BE ALLOWED UNLESS APPROVED BY S.EO.R.
9. REINFORCING FOR MASONRY SHALL BE AS FOLLOWS:
   - A. ALL REINFORCING STEEL AND ACCESSORIES SHALL BE DETAILED, FABRICATED, AND PLACED IN ACCORDANCE WITH ACI.
   - B. HORIZONTAL JOINT REINFORCING SHALL CONFORM TO ASTM A951 (LADDER) WITH #9 SIDE RODS AND CROSS WIRES AT 16" O.C. PROVIDE PRE-FABRICATED JOINT REINFORCING ASSEMBLIES FOR CORNERS AND INTERSECTIONS. LAP JOINT REINFORCING 8" KEEPING CELLS CLEAR OF ANY CROSS WIRES. HORIZONTAL JOINT REINFORCING SHALL BE PROVIDED AT 16" O.C., UNO.
   - C. PROVIDE CORNER BARS TO MATCH THE SIZE AND SPACING OF ALL HORIZONTAL REINFORCING IN WALLS AND BEAMS.
   - D. UNLESS OTHERWISE SHOWN, ALL WALLS SHALL HAVE #5 AT 48" OC, VERTICAL.
   - E. PROVIDE #5 BAR AT ALL CORNERS, ENDS OF WALLS, EACH SIDE OF OPENINGS, AND EACH SIDE OF CONTROL JOINTS.
   - F. UNLESS NOTED OTHERWISE, PROVIDE BOND BEAMS WITH (2)#5xCONT IN THE FOLLOWING LOCATIONS:
     - a. AT TOP COURSE OF PARAPETS
     - b. IN ONE OF UPPER THREE COURSES OF ALL WALLS
     - c. OVER OPENINGS GREATER THAN 24"

STEEL

1. STRUCTURAL STEEL SHALL BE DETAILED, FABRICATED, AND ERECTED IN ACCORDANCE WITH THE AISC MANUAL OF STEEL CONSTRUCTION AND CODE OF STANDARD PRACTICE AND AISC DETAILING FOR STEEL CONSTRUCTION .
2. STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING SPECIFICATIONS, UNLESS NOTED OTHERWISE
   - A. WIDE FLANGES SHALL BE ASTM A992, GRADE 50.
   - B. ANGLES AND CHANNELS SHALL BE ASTM A36.
   - C. PLATES AND BARS SHALL BE ASTM A36 UNLESS NOTED OTHERWISE IN DETAILS
   - D. SQUARE AND RECTANGULAR HSS SHALL BE ASTM A500, GRADE C (F_y = 50 KSI)
   - E. ROUND HSS SHALL BE ASTM A500, GRADE C (F_y = 46 KSI)
   - F. ROUND PIPE SHALL BE A53, GRADE B (F_y = 35 KSI)
   - G. BOLTS SHALL BE ASTM A325, TYPE N U.N.O.
   - H. ANCHOR BOLTS SHALL BE ASTM F1554, GRADE 55
   - I. HEADED ANCHOR STUDS SHALL BE ASTM A108, TYPE B
3. ALL WELDS SHALL BE MADE IN ACCORDANCE WITH AWS, D1.1. WELDERS SHALL HAVE EVIDENCE OF PASSING THE STANDARD QUALIFICATION TESTS.
   - A. WELDS UNLESS STATED OTHERWISE SHALL BE 3/16" MIN CONTINUOUS
   - B. WELDS SIZES STATED ON THE DRAWINGS ARE MINIMUMS AND SHALL BE INCREASED TO ACCOMMODATE IN FIELD CONDITIONS SUCH AS GAPS.
   - C. WELD LENGTHS SHOWN ARE NET EFFECTIVE LEGNTH. WHERE WELD LENGTHS ARE NOT SPECIFIED, WELDS ARE ASSUMED TO BE ACROSS THE ENTIRE LENGTH OF CONNECTING MEMBER OR PIECES.
4. ALL STEEL PERMANENTLY EXPOSED TO WEATHER SHALL BE GALVANIZED PER ASTM A123 OR PAINTED WITH ZINC RICH PAINT OR ALTERNATIVE PROTECTION METHOD AS APPROVED BY ARCHITECT/ EOR.
   - A. STEEL GALVANIZATION AND PAINT THA T IS DAMAGED SHALL BE TOUCHED UP IN THE FIELD AS NEEDED PER APPLICABLE SPECIFICATIONS
5. STEEL LINTELS SUPPORTING VENEER SHALL BE GALVANIZED.
6. STRUCTURAL STEEL SHALL NOT BE FIELD MODIFIED WITHOUT ENGINEERS APPROVAL.
7. SPLICES NOT SHOWN ON PLANS SHALL BE SUBMITTED TO S.E.O.R. FOR APPROVAL.
8. THE STEEL SUPPLIER SHALL PROVIDE ALL MISCELLANEOUS STRUCTURAL STEEL ITEMS NECESSARY TO FULFILL THE INTENT SHOWN IN THE DRAWINGS.
   - A. CONTRACTOR SHALL MAKE AN ALLOWANCE FOR NON - STRUCTURAL STEEL ITEMS SPECIFIED IN OTHER DISCIPLINES CONTRACT DRAWINGS. DESIGN AND SPECIFICATION OF THESE ITEMS IS OUT OF OF THE SCOPE OF THE STRUCTURAL CONTRACT DRAWINGS.
9. ALL STEEL EXPOSED TO VIEW SHALL MEET ARCHITECTURE SPECIFICATIONS FOR EXPOSED STEEL
   - A. G.C. SHALL COORDINATE WITH ARCHITECTURE, STEEL FABRICATOR AND EOR BEFORE RELEASING SHOP DRAWINGS.
10. STEEL BOLTS SHALL BE INSTALLED AND PRETENSIONED ACCORDING TO AISC SPECIFICATIONS.
11. REFER TO ARCHITECTURAL SPECIFICATIONS FOR FIRE PROOFING REQUIREMENTS AT ALL STEEL
12. GROUT UNDER BASEPLATES OR BEARING PLATES SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 10,000 PSI.

WOOD

GENERAL WOOD INFORMATION

1. ALL WOOD FOR STRUCTURAL FRAMING SHALL BE HEM-FIR #2 OR DOUGLAS-FIR #2, UNLESS NOTED OTHERWISE, AND SHALL BE VISUALLY GRADED PER "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION" BY THE AMERICAN WOOD COUNCIL. ALL DIMENSIONAL LUMBER SHALL BE S4S USED AT MOISTURE CONTENT = 19% MAX KILN DRIED. ALL LUMBER TO BE PROTECTED FROM MOISTURE DURING CONSTRUCTION. FINGER JOINTED MATERIAL WILL NOT BE PERMITTED WITHOUT DOCUMENTATION MATERIAL MEETS OR EXCEEDS STANDARD 2x FRAMING MATERIALS SPECIFIED.
2. ALL FASTENERS AND HANGERS IN CONTACT WITH PRESSURE TREATED WOOD SHALL BE GALVANIZED G90 OR STAINLESS STEEL OR APPROVED ALTERNATIVE COATING PER MANUFACTURER RECOMMENDATIONS.
3. TIMBER CONNECTORS CALLED FOR ON THE DRAWINGS ARE AS MANUFACTURED BY SIMPSON COMPANY. CONNECTIONS BY OTHER MANUFACTURERS MAY BE USED IF THE LOAD CAPACITY IS EQUAL TO OR GREATER THAN THE CONNECTOR SPECIFIED. USE MANUFACTURER'S FURNISHED NAILS AND BOLTS.
   - A. ALL MANUFACTURER PRODUCTS SHALL BE FASTNENED WITH MAX NAILING/SCREWS U.N.O. AS LISTED IN MANUFACTURER SPECIFICATIONS AND CATALOGS.
4. FASTEN ALL WOOD MEMBERS WITH COMMON NAILS ACCORDING TO IBC TABLE 2304.10.1.
5. THE CONTRACTOR IS PERMITTED TO SUBSTITUTE THE NAILS DESCRIBED IN THE DETAILS WITH A NAIL PRODUCED BY THEIR SPECIFIC NAIL GUN MANUFACTURER. THE SUBSTITUTE NAIL MUST BE A CODE EQUIVALENT PRODUCT.
6. ALL NAILS SPECIFIED IN THE DRAWINGS ARE COMMON NAILS U.N.O. REFER TO TABLE SHOWN BELOW FOR MINIMUM PROPERTIES OF COMMMON NAILS.
7. NOTIFY S.E.O.R. BEFORE CUTTING OR DRILLING STUDS/PLATES & RIMS FOR MEP PENETRATIONS. RE TYPICAL WOOD DETAIL SHEET FOR TYPICAL CRITERIA
8. PROVIDE SHEAHTING EDGE NAILING ALONG ALL BEAMS AND GIRDER TRUSSES
9. REFER TO THE TYPICAL WOOD DETAIL SHEET(s) FOR ALL TYPICAL WOOD DETAILS NOT REFERENCED ON PLANS OR BUILDING SPECIFIC DETAILS. FRAMER SHALL APPLY THESE DETAILS AS NEEDED UNLESS MORE STRINGENT REQUIREMENTS ARE SPECIFICALLY SHOWN ELSEWHERE.

COMMON NAIL DIMENSIONS		
COMMON NAIL DESIGNATION	MINIMUM DIAMETER (IN)	MINIMUM LENGTH (IN)
6D	0.113	2
8D	0.131	2-1/2
10D	0.148	3
12D	0.148	3-1/4
16D	0.162	3-1/2
20D	0.192	4

ROOF SHEATHING

1. ROOF SHEATHING SHALL BE 15/32" APA, EXPOSURE 1, PLYWOOD WITH 32/16 SPAN RATING. NAIL WITH 10D COMMON NAILS @ 6" O.C. PANEL EDGES AND 12" O.C. AT INTERMEDIATE JOINT U.N.O. STAGGER END JOINTS
2. ALL SHEATHING NAILS SHALL HAVE MINIMUM 1-1/2" PENETRATION INTO MAIN WOOD MEMBER
3. GENERAL SHEATHING LAYOUT SHALL CONFORM TO THE FOLLOWING SPECIFICATIONS
   - A. LONG DIMENSIONED OF FLOOR AND ROOF SHEATHING SHALL BE ORIENTED PERPENDICULAR TO FRAMING MEMBERS
   - B. ALL PANEL EDGES SHALL BE SUPPORTED BY 2X4 FLAT BLOCKING MINIMUM
   - C. END JOINTS SHALL BE STAGGERED 4 FT
   - D. MINIMUM PANEL WIDTH OF 12"
   - E. PROVIDE 1/8" GAP AT ALL SHEATHING JOINTS FOR FLOORS AND WALL

SUBMITTALS

1. THE CONTRACTOR SHALL SUBMIT THE FOLLOWING SUBMITTALS FOR STRUCTURAL ENGINEER'S REVIEW PRIOR TO FABRICATION OF SPECIFIC ELEMENTS:
   - A. CONCRETE MIX DESIGNS. MIX DESIGN SUBMITTAL SHALL INCLUDE THE FOLLOWING:
     - a. UNIQUE MIX IDENTIFICATION DESIGNATION FOR EACH MIX SUBMITTED.
     - b. STATEMENT OF INTENDED USE
     - c. MIX PROPORTIONS INCLUDING ALL ADMIXTURES USED
     - d. MANUFACTURERS DATA FOR ALL ADMIXTURES USED
     - e. WET AND DRY UNIT WEIGHT
     - f. ENTRAINED AIR CONTENT
     - g. DESIGN SLUMP
     - h. REQUIRED AVERAGE STRENGTH
     - i. STRENGTH TEST DATA
   - B. CAST-IN PLACE CONCRETE REINFORCING SHOP DRAWINGS INDICATING BAR SIZE, SPACING, LOCATIONS, QUANTITIES, AND BEND SCHEDULES.
   - C. CONCRETE CONTROL JOINT PLAN
   - D. MASONRY REINFORCING SHOP DRAWINGS INDICATING BAR SIZE, SPACING, LOCATIONS, QUANTITIES, CONTROL JOINTS, AND BEND SCHEDULES.
   - E. STEEL
     - a. STRUCTURAL STEEL
2. THE CONTRACTOR SHALL SUBMIT THE FOLLOWING DEFERRED SUBMITTALS TO THE BUILDING DEPARTMENT AFTER REVIEW BY THE ARCHITECT AND ENGINEERS OF RECORD. THE CONTRACTOR SHALL PROVIDE COMPLETE DRAWINGS AND CALCULATIONS FOR DEFERRED SUBMITTALS AND THESE DRAWINGS AND CALCULATIONS MUST BE PERFORMED BY, OR UNDER THE DIRECT SUPERVISION OF, A LICENSED ENGINEER IN THE PROJECT JURISDICTION AND SHALL BE SUBMITTED BEARING AN ENGINEERS SEAL AND SIGNATURE.
   - A. PRE-ENGINEERED WOOD TRUSSES
3. SUBMITTALS SHALL BE PROVIDED IN A TIMELY FASHION AS TO ALLOW 10 WORKING DAY REVIEW TIME BY THE DESIGN TEAM.
4. PRIOR TO SUBMITTAL TO THE DESIGN TEAM, THE GENERAL CONTRACTOR SHALL REVIEW ALL SUBMITTALS FROM THE SUBCONTRACTORS AND STAMP THEM ACCORDINGLY.
5. REPRODUCTION OF THE CONTRACT DOCUMENTS FOR SHOP DRAWINGS IS NOT PERMITTED.

GENERAL

1. THE ARCHITECT, STRUCTURAL ENGINEER AND OTHER DESIGN DISCIPLINES SHALL BE NOTIFIED OF ANY DISCREPANCIES OR INCONSISTENCIES WITHIN THE DRAWINGS PRIOR TO PROCEEDING WITH THE WORK.
2. CONFLICTS WITHIN THE STRUCTURAL DRAWINGS SHALL BE REPORTED TO THE STRUCTURAL ENGINEER PRIOR TO PROCEEDING WITH THE WORK.
3. THE SIZE, WEIGHT AND LOCATIONS OF ALL EQUIPMENT, PADS, AND PENETRATIONS FOR MECHANICAL, ELECTRICAL, AND PLUMBING WORK SHOWN ON THE STRUCTURAL DRAWINGS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO PROCEEDING WITH THE WORK.
4. THE STRUCTURAL DRAWINGS HAVE BEEN PREPARED USING AVAILABLE INFORMATION OF EXISTING CONDITIONS. DURING CONSTRUCTION, THE CONTRACTOR MAY ENCOUNTER EXISTING CONDITIONS WHICH WERE UNKNOWN DURING DESIGN. SUCH CONDITIONS MAY INTERFERE WITH NEW CONSTRUCTION OR REQUIRE PROTECTION AND/OR SUPPORT OF EXISTING WORK. THE CONTRACTOR SHALL VERIFY SITE CONDITIONS PRIOR TO STARTING THE WORK AND SHALL NOTIFY THE ENGINEER OF ALL DISCOVERIES NOT SHOWN WITHING THE STRUCTURAL DRAWINGS THAT MAY JEOPARDIZE THE EXISTING STRUCTURE OR INTERFERE WITH PROPER EXECUTION OF THE NEW CONSTRUCTION.
5. REFER TO THE ARCHITECTURAL DRAWINGS FOR DIMENSIONS NOT SHOWN IN THE STRUCTURAL DRAWINGS. DO NOT SCALE THE STRUCTURAL DRAWINGS.
6. THE STRUCTURE IS DESIGNED TO FUNCTION AS A UNIT UPON COMPLETION. THE CONTRACTOR IS RESPONSIBLE FOR FURNISHING ALL TEMPORARY BRACING AND/OR SUPPORT THAT MAY BE REQUIRED AS THE RESULT OF THE CONTRACTOR'S CONSTRUCTION MEANS, METHODS, AND SEQUENCING. THE DESIGN AND INSTALLATION OF ANY REQUIRED TEMPORARY BRACING SHALL BE BY THE CONTRACTOR.
7. ANY CONTRACTOR INDUCED CONSTRUCTION LOADING, INCLUDING BUT NOT LIMITED TO STOCKPILING OF MATERIAL OR EQUIPMENT, SHALL NOT EXCEED THE DESIGN LOADS LISTED IN THE DRAWINGS.
8. DO NOT PLACE BACKFILL AGAINST FOUNDATION WALLS UNTIL THE TOP AND BOTTOM OF WALLS ARE ADEQUATELY BRACED, EITHER BY PERMANENT STRUCTURAL FLOORS OR TEMPORARY BRACING PROVIDED BY THE CONTRACTOR.
9. ELECTRICAL CONDUIT CAST IN CONCRETE SLABS SHALL BE 1" (MAXIMUM) DIAMETER. CONDUIT RUNS CAN BE GROUPED WITH A MAXIMUM OF 3 PER GROUP AND ADJACENT GROUPS SHALL BE SPACED 12" O.C. MINIMUM. CONDUIT SHALL BE PLACED AT MID-DEPTH OF SLAB. NO MORE THAN TWO LAYERS OF CONDUIT CAN CROSS AT ANY LOCATION.
10. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT AND STRUCTURAL ENGINEER OF ELEVATED CONCRETE SLAB POURS AT LEAST 5 BUSINESS DAYS IN ADVANCE OF POUR.
11. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL CONSTRUCTION DOCUMENTS PRIOR TO CONSTRUCTION
12. REFER TO ARCHITECTURAL DRAWINGS FOR FIRE PROTECTION REQUIREMENTS OF STRUCTURAL MEMBERS..
13. PROVIDE BITUMASTIC COATING AT ALL BELOW GRADE STEEL AND WOOD MEMBERS.
14. G.C. SHALL PROVIDE SLEEVES AT ALL PLUMBING PENERATIONS IN CONCRETE AND SHALL BE COORDINATED PRIOR TO CONSTRUCTION.
15. G.C. SHALL MAKE OWNERS AWARE OF ANTICIPATED MOVEMENT OF GROUND FLOOR SLAB ON GRADE PER THE GEOTECHNCIAL REPORT. ANY ADVERSE AFFECTS TO THE BUILDING DUE TO ACCEPTED SLAB MOVEMENT SHALL BE AT THE OWNERS RISK.

PRECONSRUCTION MEETINGS

1. THE GENERAL CONTRACTOR SHALL CONDUCT THE FOLLOWING PRECONSTRUCTION MEETINGS:
   - A. CAST-IN-PLACE CONCRETE CONSTRUCTION
   - B. WOOD FRAMING
2. REQUIRED ATTENDEES FOR ALL PRECONSTRUCTION MEETINGS INCLUDE THE FOLLOWING:
   - A. GENERAL CONTRACTOR
   - B. SUBCONTRACTOR PERFORMING THE WORK
   - C. STRUCTURAL ENGINEER
   - D. INDEPENDENT TESTING AGENCY
3. OPTIONAL ATTENDEES FOR ALL PRECONSTRUCTION MEETINGS INCLUDE THE FOLLOWING:
   - A. OWNER AND/OR OWNERS REPRESENTATIVE
   - B. ARCHITECT

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TMS 402-16 TABLE 3.1-MINIMUM SPECIAL INSPECTION REQUIREMENTS		
DESIGNED IN ACCORDANCE WITH	RISK CATEGORY I, II, III	RISK CATEGORY IV
PART 3 OR APPENDIX B OR APPENDIX C	LEVEL 2	LEVEL 3
PART 4	LEVEL 1	LEVEL 2
APPENDIX A	LEVEL 1	NOT PERMITTED

TMS 602-16 TABLE 4- MINIMUM SPECIAL INSPECTION REQUIREMENTS					
INSPECTION TASK	FREQUENCY (a)			REFERENCE FOR CRITERIA	
	LEVEL 1	LEVEL 2	LEVEL 3	TMS 402	TMS 602
1. AS MASONRY CONSTRUCTION BEGINS, VERIFY THAT THE FOLLOWING ARE IN COMPLIANCE:					
A. PROPORTIONS OF SITE-PREPARED MORTAR	NR	P	P		ART. 2.1, 2.6 A, & 2.6C
B. GRADE AND SIZE OF PRESTRESSING TENDONS AND ANCHORAGES	NR	P	P		ART. 2.4 B & 2.4 H
C. GRADE, TYPE AND SIZE OF REINFORCEMENT, CONNECTORS, ANCHOR BOLTS, AND PRESTRESSING TENDONS AND ANCHORAGES	NR	P	P		ART. 3.4 & 3.6 A
D. PRESTRESSING TECHNIQUE	NR	P	P		ART. 3.6 B
E. PROPERTIES OF THIN-BED MORTAR FOR AAC MASONRY	NR	C (b) / P (c)	C		ART. 2.1 C.1
F. SAMPLE PANEL CONSTRUCTION	NR	P	C		ART. 1.6 D
2. PRIOR TO GROUTING, VERIFY THAT THE FOLLOWING ARE IN COMPLIANCE:					
A. GROUT SPACE	NR	P	C		ART. 3.2 D & 3.2 F
B. PLACEMENT OF PRESTRESSING TENDONS AND ANCHORAGES	NR	P	P	SEC. 10.8 & 10.9	ART. 2.4 & 3.6
C. PLACEMENT OF REINFORCEMENT, CONNECTORS, AND ANCHOR BOLTS	NR	P	C	SEC. 6.1, 6.3.1, 6.3.6, & 6.3.7	ART. 3.2 E & 3.4
D. PROPORTIONS OF SITE-PREPARED GROUT AND PRESTRESSING GROUT FOR BONDED TENDONS	NR	P	P		ART. 2.6 B & 2.4 G.1.B
3. VERIFY COMPLIANCE OF THE FOLLOWING DURING CONSTRUCTION:					
A. MATERIALS AND PROCEDURES WITH THE APPROVED SUBMITTALS	NR	P	P		ART. 1.5
B. PLACEMENT OF MASONRY UNITS AND MORTAR JOINT CONSTRUCTION	NR	P	P		ART. 3.3 B
C. SIZE AND LOCATION OF STRUCTURAL MEMBERS	NR	P	P		ART. 3.3 F
D. TYPE, SIZE, AND LOCATION OF ANCHORS, INCLUDING OTHER DETAILS OF ANCHORAGE OF MASONRY TO STRUCTURAL MEMBERS, FRAMES, OR OTHER CONSTRUCTION	NR	P	C	SEC. 1.2.1 (E), 6.2.1, & 6.3.1	
E. WELDING OF REINFORCEMENT	NR	C	C	SEC. 6.1.6.1.2	
F. PREPARATION, CONSTRUCTION, AND PROTECTION OF MASONRY DURING COLD WEATHER (TEMPERATURE BELOW 40°F) OR HOT WEATHER (TEMPERATURE ABOVE 90°F)	NR	P	P		ART. 1.8 C & 1.8 D
G. APPLICATION AND MEASUREMENT OF PRESTRESSING FORCE	NR	C	C		ART. 3.6 B
H. PLACEMENT OF GROUT AND PRESTRESSING GROUT FOR BONDED TENDONS IS IN COMPLIANCE	NR	C	C		ART. 3.5 & 3.6 C
I. PLACEMENT OF AAC MASONRY UNITS AND CONSTRUCTION OF THIN-BED MORTAR JOINTS	NR	C (b) / P (c)	C		ART. 3.3 B.9 & 3.3 F.1.B
4. OBSERVE PREPARATION OF GROUT SPECIMENS, MORTAR SPECIMENS, AND/OR PRISMS	NR	P	C		ART. 1.4 B.2.A.3, 1.4 B.2.B.3, 1.4 B.2.C.3, 1.4 B.3, & 1.4 B.4

a) FREQUENCY REFERS TO THE FREQUENCY OF SPECIAL INSPECTION, WHICH MAY BE CONTINUOUS DURING THE TASK LISTED OR PERIODIC DURING THE LISTED TASK, AS DEFINED IN THE TABLE.
NR=NOT REQUIRED, P= PERIODIC, C=CONTINUOUS
b) REQUIRED FOR THE FIRST 5000 SQUARE FEET OF AAC MASONRY
c) REQUIRED FOR THE FIRST 5000 SQUARE FEET OF AAC MASONRY

WOOD FRAMING SPECIAL INSPECTIONS		
TYPE	CONTINUOUS SPECIAL INSPECTION	PERIODIC SPECIAL INSPECTION
1. JOIST AND BEAM FRAMING	-	X
2. EXTERIOR WALL FRAMING (STUD SIZE, SPACING, OSB NAILING)	-	X
3. INTERIOR BEARING AND SHEAR WALLS (STUD SIZE, STUD SPACING, OSB NAILING, GYPSUM BOARD NAILING)	-	X
4. ANCHOR AND HOLDDOWNS	-	X
5. DRAG STRUTS AND COLLECTORS	-	X
6. ROOF AND FLOOR SHEATHING AND NAILING	-	X
7. HANGERS AND CONNECTORS	-	X
8. MEP PENETRATIONS	-	X

TABLE 1705.6 REQUIRED SPECIAL INSPECTIONS AND TESTS OF SOILS		
TYPE	CONTINUOUS SPECIAL INSPECTION	PERIODIC SPECIAL INSPECTION
1. VERIFY MATERIALS BELOW SHALLOW FOUNDATIONS ARE ADEQUATE TO ACHIEVE THE DESIGN BEARING CAPACITY.	-	X
2. VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND HAVE REACHED PROPER MATERIAL.	-	X
3. PERFORM CLASSIFICATION AND TESTING OF COMPACTED FILL MATERIALS.	-	X
4. VERIFY USE OF PROPER MATERIALS, DENSITIES AND LIFT THICKNESSES DURING PLACEMENT AND COMPACTION OF COMPACTED FILL.	X	-
5. PRIOR TO PLACEMENT OF COMPACTED FILL, INSPECT SUBGRADE AND VERIFY THAT SITE HAS BEEN PREPARED PROPERLY.	-	X

TABLE 1705.3 REQUIRED SPECIAL INSPECTIONS AND TESTS OF CONCRETE CONSTRUCTION				
TYPE	CONTINUOUS SPECIAL INSPECTION	PERIODIC SPECIAL INSPECTION	REFERENCED STANDARD (a)	IBC REFERENCE
1. INSPECT REINFORCEMENT, INCLUDING PRESTRESSING TENDONS, AND VERIFY PLACEMENT.	-	X	ACI 318 CH. 20, 25.2, 25.3, 26.6.1-26.6.3	1908.4
2. REINFORCING BAR WELDING:			AWS D1.4 ACI318: 26.6.4	-
A. VERIFY WELDABILITY OF REINFORCING BARS OTHER THAN ASTM A706;	-	X		
B. INSPECT SINGLE-PASS FILLET WELDS, MAXIMUM 5/16"; AND	-	X		
C. INSPECT ALL OTHER WELDS.	X	-		
3. INSPECT ANCHORS CAST IN CONCRETE.	-	X	ACI 318: 17.8.2	-
4. INSPECT ANCHORS POST-INSTALLED IN HARDENED CONCRETE MEMBERS. (b)			ACI 318: 17.8.2.4 ACI 318: 17.8.2	-
A. ADHESIVE ANCHORS INSTALLED IN HORIZONTALLY OR UPWARDLY INCLINED ORIENTATIONS TO RESIST SUSTAINED TENSION LOADS.	X	-		
B. MECHANICAL ANCHORS AND ADHESIVE ANCHORS NOT DEFINED IN 4.A.	-	X		
5. VERIFY USE OF REQUIRED DESIGN MIX.	-	X	ACI 318: CH. 19, 26.4.3, 26.4.4	1904.1, 1904.2, 1908.2, 1908.3
6. PRIOR TO CONCRETE PLACEMENT, FABRICATE SPECIMENS FOR STRENGTH TESTS, PERFORM SLUMP AND AIR CONTENT TESTS, AND DETERMINE THE TEMPERATURE OF CONCRETE.	X	-	ASTM C172 ASTM C31 ACI 318: 26.5, 26.12	1908.1
7. INSPECT CONCRETE AND SHOTCRETE PLACEMENT FOR PROPER APPLICATION TECHNIQUES.	X	-	ACI 318: 26.5	1908.6, 1908.7, 1908.8
8. VERIFY MAINTENANCE OF SPECIFIED CURING TEMPERATURE AND TECHNIQUES.	-	X	ACI 318: 26.5.3-26.5.5	1908.9
9. INSPECT PRESTRESSED CONCRETE FOR:			ACI 318: 26.10	-
A. APPLICATION OF PRESTRESSING FORCES; AND	X	-		
B. GROUTING OF BONDED PRESTRESSING TENDONS.	X	-		
10. INSPECT ERECTION OF PRECAST CONRETE MEMBERS.	-	X	ACI 318: CH. 26.9	-
11. VERIFY IN-SITU CONCRETE STRENGTH, PRIOR TO STRESSING OF TENDONS IN POST-TENSIONED CONCRETE AND PRIOR TO REMOVAL OF SHORES AND FORMS FROM BEAMS AND STRUCTURAL SLABS.	-	X	ACI 318: 26.11.2	-
12. INSPECT FORMWORK FOR SHAPE, LOCATION AND DIMENSIONS OF CONCRETE MEMBER BEING FORMED.	-	X	ACI 318: 26.11.2 (b)	-

a) WHERE APPLICABLE, SEE ALSO SECTION 1705.12, SPECIAL INSPECTIONS FOR SEISMIC RESISTANCE.
b) SPECIFIC REQUIREMENTS FOR SPECIAL INSPECTION SHALL BE INCLUDED IN THE RESEARCH REPORT FOR THE ANCHOR ISSUED BY AN APPROVED SOURCE IN ACCORDANCE WITH 17.8.2 IN ACI 318, OR OTHER QUALIFICATION PROCEDURES. WHERE SPECIFIC REQUIREMENTS ARE NOT PROVIDED, SPECIAL INSPECTION REQUIREMENTS SHALL BE SPECIFIED BY THE REGISTERED DESIGN PROFESSIONAL AND SHALL BE APPROVED BY THE BUILDING OFFICIAL PRIOR TO THE COMMENCEMENT OF THE WORK.

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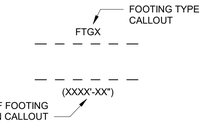
STATEMENT OF SPECIAL INSPECTIONS 2018

S001

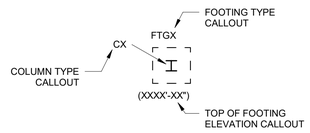
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FOUNDATION PLAN NOTES
1. 100'-0" = USGS *XXXX.XX. (G.C. TO VERIFY WITH CIVIL)*
2. TOS PER PLAN.
3. INTERIOR SLABS ON GRADE SHALL BE *4" THICK NORMAL WEIGHT CONCRETE REINFORCED WITH 4x4-W2.9xW2.9* WELDED WIRE FABRIC AT MID-DEPTH.
4. TOP OF FOOTING NOTED (XXXX'-XX") ON PLAN. ALL TOP OF FOOTINGS ARE AT ELEVATION = *(97'-10")* U.N.O. ON PLAN.
5. TOP OF CONCRETE WALL NOTED XXXX'-XX" ON PLAN. ALL TOP OF WALLS ARE AT ELEVATION = *100'-0"* U.N.O. ON PLAN.
6. ALL WALLS ARE 8" WIDE U.N.O. ON PLAN OR IN DETAILS.
7. ALL FOOTINGS SHALL BE CENTERED UNDER WALLS, COLUMNS AND PILATERS U.N.O.
8. FTG-X REFERS TO FOOTING TYPE. RE: SPREAD FOOTING AND STRIP FOOTING SCHEDULE.
   A. ALL STRIP FOOTINGS ARE TYPE "*2'-0" X CONT*" U.N.O. ON PLAN.
9. RE: 5/S501 FOR TYPICAL SLAB ON GRADE JOINT DETAIL.
10. SEE 2/S501 FOR CONCRETE WALL JOINT DETAILS AND 1/S501 FOR TYPICAL CONCRETE WALL INTERSECTIONS.
11. RE: 4/S501 FOR PLUMBING PENETRATIONS IN FOUNDATION WALLS.
    A. PENETRATIONS NOT PERMITTED IN FOOTINGS. FOOTING ELEVATIONS SHOWN ARE MINIMUM DEPTHS. GC TO COORDINATE PLUMBING AND LOWER FOOTING ELEVATIONS AS NEEDED TO AVOID CONFLICTS WITH FOOTINGS.
12. RE: 3/S501 FOR WALL STEP DETAIL.

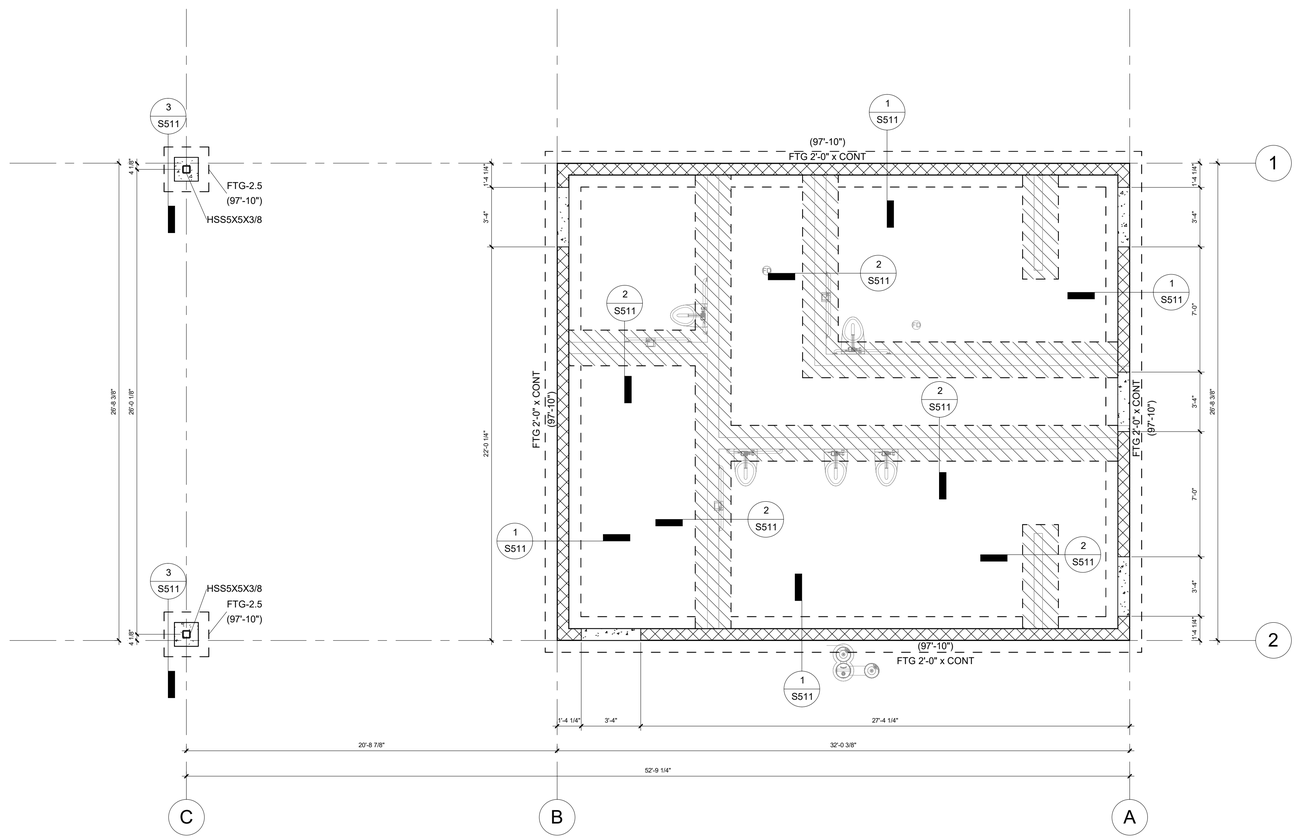
MASONRY PLAN NOTES
1. STRUCTURAL CMU WALL REINFORCING SHALL BE #5'S @ 24" O.C., 9 GA. HORIZONTAL LADDER REINFROCING @ 16" O.C.
2. NON-STRUCTURAL CMU WALL REINFORCING SHAL BE #5'S @ 48" O.C., 9 GA. HORIZONTAL LADDER REINFROCING @ 16" O.C.
   A. PROVIDE CONTROL JOINTS @ NON-STRUCTURAL CMU WALL TO EXTERIOR CMU WALLS. DISCONTINUE ALL HORIZONTAL REINFORCING & BOND BEAMS REINFORCING



STRIP FOOTING SCHEDULE					
DESIGNATION	WIDTH	THICKNESS	TRANSVERSE REINFORCING	LONGITUDINAL REINFORCING	NOTES
FTG 2'-0" X CONT	2'-0"	10"	#5 @ 18" O.C. BOT	(2) #5 BOT	



ISOLATED SPREAD FOOTING SCHEDULE				
DESIGNATION	SIZE	THICKNESS	REINFORCING	NOTES
FTG- 2.5	2'-6" X 2'-6"	10"	(3) #5 EA WAY @ BOT	PROVIDE STD HOOK @ REINF



1 FOUNDATION PLAN
1/4" = 1'-0"

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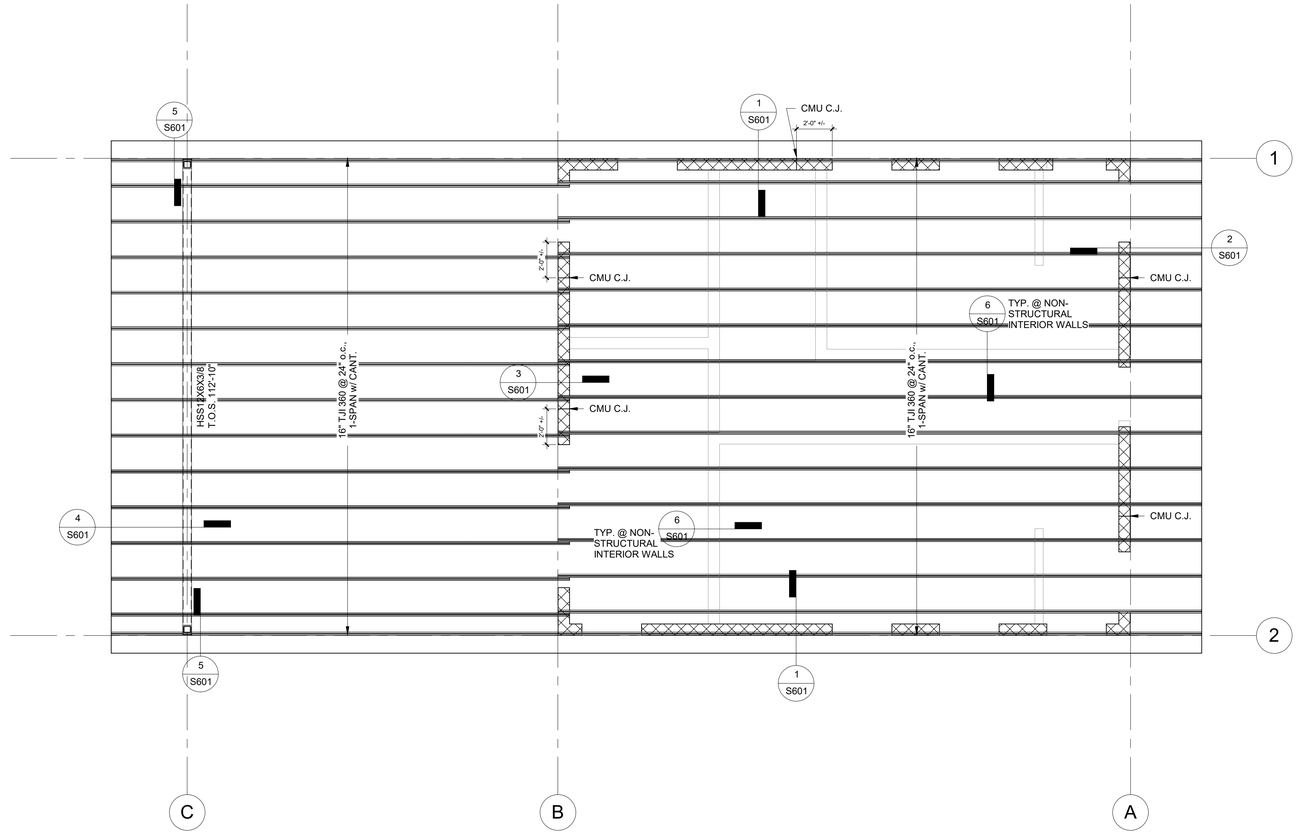
FOUNDATION PLAN

S101

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ROOF FRAMING PLAN NOTES (WOOD)
1. ROOF CONSTRUCTION SHALL BE PLYWOOD SHEATHING ON 16" TJI 360 JOISTS SPACED @ 24" O.C. U.N.O. ON PLAN.
2. RE: GENERAL NOTES FOR ALL APPLICABLE LOADING.
3. RE: GENERAL NOTES FOR ROOF SHEATHING INFO AND NAILING REQUIREMENTS.
4. STRUCTURAL WALLS ARE DENOTED BY:
5. ALL WALLS SHOWN ON THIS PLAN REFER TO WALLS BELOW THE ROOF FRAMING.
6. RE: S801 FOR MASON REINFORC. REQUIREMENTS

MASONRY PLAN NOTES
1. STRUCTURAL CMU WALL REINFORCING SHALL BE #5'S @ 24" O.C., 9 GA. HORIZONTAL LADDER REINFROCING @ 16" O.C.
2. NON-STRUCTURAL CMU WALL REINFORCING SHAL BE #5'S @ 48" O.C., 9 GA. HORIZONTAL LADDER REINFROCING @ 16" O.C.
   A. PROVIDE CONTROL JOINTS @ NON-STRUCTURAL CMU WALL TO EXTERIOR CMU WALLS. DISCONTINUE ALL HORIZONTAL REINFORCING & BOND BEAMS REINFORCING



1 ROOF FRAMING PLAN
1/4" = 1'-0"

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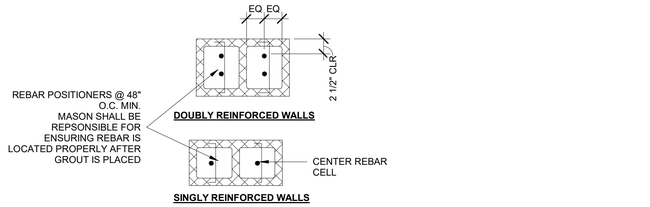
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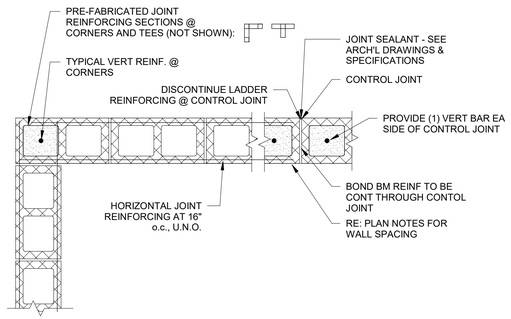
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ROOF FRAMING PLAN

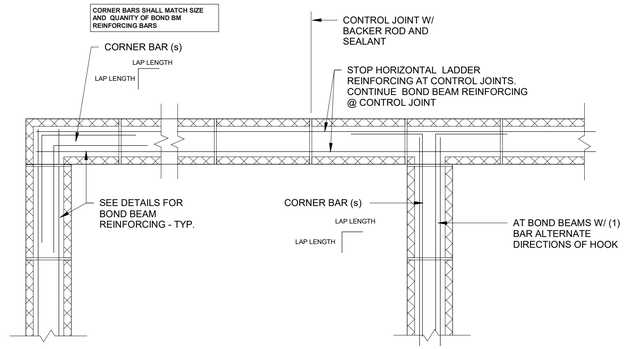
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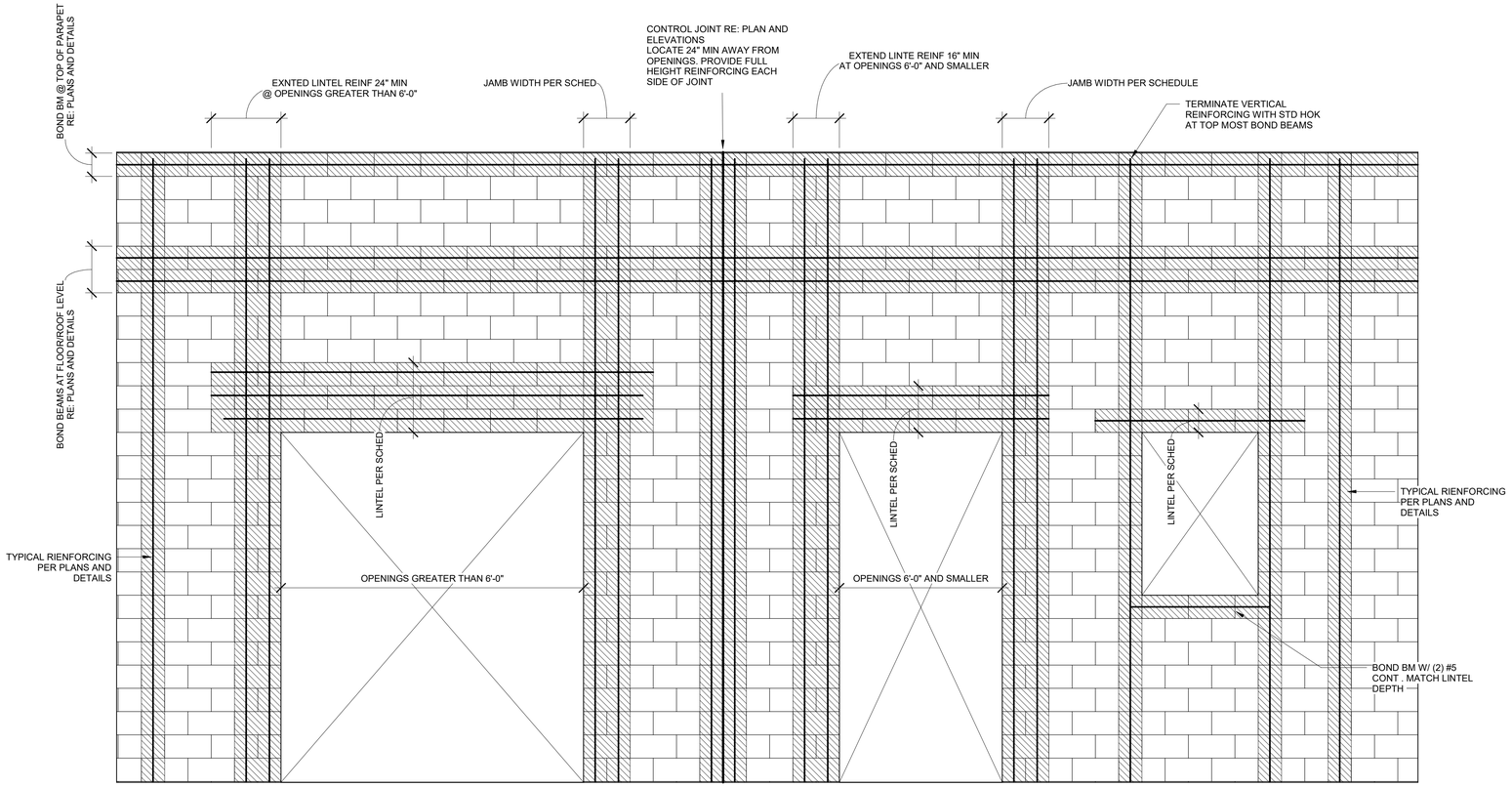




2 TYPICAL CMU BAR PLACEMENT DETAIL
1" = 1'-0"

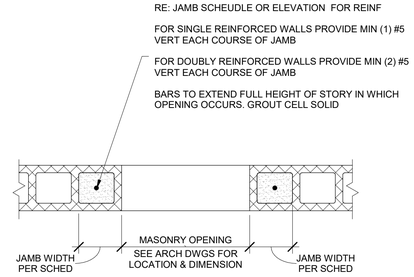


3 TYPICAL CORNER BARS AT BOND BEAMS DETAIL
1" = 1'-0"



4 CMU WALL ELEVATION
1/2" = 1'-0"

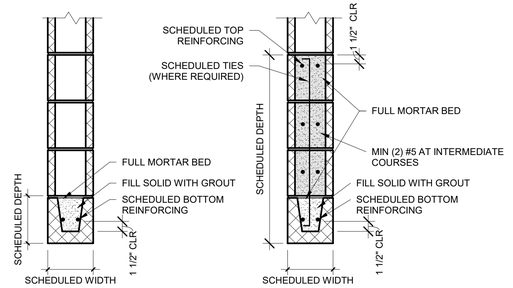
CMU LAP SPLICE F'M = 2000 PSI		
BAR SIZE	LAP SPLICE (IN.)	
	SINGLY REINFORCED WALLS	DOUBLY REINFORCED WALLS
#3	18	18
#4	24	24
#5	30	30
#6	40	57
#7	42	80



PLAN VIEW

TYPICAL JAMB REINFORCING FOR OPENING IN EXTERIOR MASONRY WALL DETAIL

REINFORCED CMU LINTEL SCHEDULE				
MASONRY OPENING WIDTH	NOMINAL CMU WIDTH		MINIMUM JAMB WIDTH	STIRRUP SIZE AND SPACING
	8"			
	NOMINAL DEPTH	REINFORCING		
UP TO 4'-0"	16"	(2) #5 B & T	8"	N/A
UP TO 6'-0"	24"	(2) #5 B & T	8"	N/A
UP TO 8'-0"	32"	(2) #5 B & T	16"	N/A



REINFORCED CMU SCHEDULE NOTES:

1. MASONRY DIMENSIONS INDICATED ARE NOMINAL RATHER THAN ACTUAL DIMENSIONS
2. MINIMUM MASONRY STRENGTH SHALL BE 2500 PSI UNO.
3. SEE ARCHITECTURAL DRAWINGS FOR SIZE AND LOCATIONS OF OPENINGS IN MASONRY WALLS REQUIRING LINTELS.

1 CMU REINFORCEMENT DETAILS
1" = 1'-0"

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CMU DETAILS

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REINFORCING LAP SCHEDULE (INCHES) (3000 PSI NORMAL WEIGHT CONCRETE)						
BAR SIZE	DEVELOPMENT LENGTH, ld		CLASS B LAP SPLICE LENGTH,ls		HOOK DEVELOPMENT LENGTH, ldh	COMPRESSION SPLICE, lc
	TOP HOR.	OTHER	TOP HOR.	OTHER		
3	21	16	28	21	8	15
4	28	22	37	28	11	20
5	36	27	46	36	14	25
6	43	33	56	43	16	30
7	62	48	81	62	19	35
8	71	55	93	71	22	40
9	80	62	104	80	25	45
10	90	70	118	90	28	50

NOTE: Fy = 60,000 PSI
USE CLASS B SPLICE

REINFORCING LAP SCHEDULE (INCHES) (4000 PSI NORMAL WEIGHT CONCRETE)						
BAR SIZE	DEVELOPMENT LENGTH, ld		CLASS B LAP SPLICE LENGTH,ls		HOOK DEVELOPMENT LENGTH, ldh	COMPRESSION SPLICE, lc
	TOP HOR.	OTHER	TOP HOR.	OTHER		
3	18	14	24	18	7	12
4	25	19	32	25	9	15
5	31	24	40	31	12	19
6	37	28	48	37	14	23
7	54	42	70	54	17	26
8	62	47	80	62	19	30
9	70	54	90	70	21	34
10	78	60	102	78	24	38

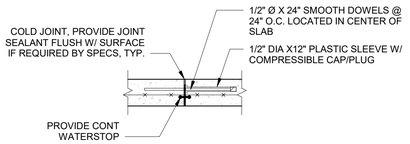
NOTE: Fy = 60,000 PSI
USE CLASS B SPLICE

REINFORCING LAP SCHEDULE (INCHES) (5000 PSI NORMAL WEIGHT CONCRETE)						
BAR SIZE	DEVELOPMENT LENGTH, ld		CLASS B LAP SPLICE LENGTH,ls		HOOK DEVELOPMENT LENGTH, ldh	COMPRESSION SPLICE, lc
	TOP BAR	OTHER	TOP BAR	OTHER		
3	17	13	22	17	6	12
4	23	17	30	23	8	15
5	29	22	36	29	11	19
6	34	26	44	34	13	23
7	49	38	64	49	15	26
8	56	43	73	56	17	30
9	63	48	82	63	19	34
10	71	54	92	71	22	38

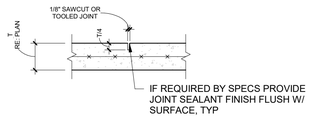
NOTE: Fy = 60,000 PSI
USE CLASS B SPLICE

LAP SPLICE NOTES
1. ALL SPLICES SHALL BE WIRED IN CONTACT, STACKED VERTICAL.
2. ALL SPLICES ARE "ls" UNLESS OTHERWISE NOTED.
3. LAP LENGTHS SPECIFICALLY DETAILED ON DRAWINGS SHALL GOVERN IN LIEU OF LAP LENGTHS SCHEDULE.
4. "TOP BARS" REFER TO ALL HORIZONTAL BARS WITH 12 INCHES OR MORE OF FRESH CONCRETE POURED BELOW THE BAR. CONTRACTOR AND REBAR DETAILER SHALL DEFAULT TO "TOP BAR" CONDITION IF QUANITY OF CONCRETE IS UNABLE TO BE VERIFIED.
5. BUNDLED BAR SPLICES
   A. INDIVIDUAL BARS SPLICES WITHIN THE BUNDLE SHALL BE STAGGERED.
   B. INCREASE LAP LENGTH 20% FOR A 3 BAR BUNDLE.
   C. INCREASE LAP LENGTH 33% FOR A 4 BAR BUNDLE

ADJUSTMENTS TO GIVEN LAP LENGTHS
1. IF REINFORCING IS SPECIFIED AS EPOXY COATED, INCREASE SCHEDULED LAP LENGTHS BY 50%.
2. IF LIGHTWEIGHT AGGREGATE IS SPECIFIED, INCREASE SCHEDULED LAP LENGTHS BY 30%.
3. SCHEDULED LAP LENGTHS ASSUME:
   A. CLEAR COVER IS GREATER THAN BAR DIAMETER AND NOT LESS THAN 3/4"
   B. CLEAR SPACING BETWEEN BARS IS GREATER THAN 2 BAR DIAMETERS.
   C. IF EITHER CONDITION A OR B IS NOT MET, INCREASE LAP LENGTHS BY 50%.

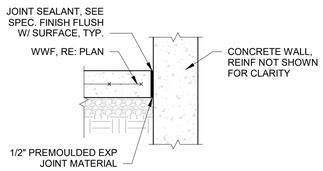


CONSTRUCTION JOINT



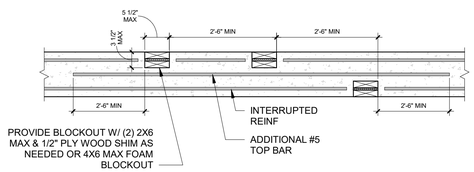
JOINT SHALL BE SAWCUT BETWEEN 4 AND 12 HOURS AFTER CONCRETE IS PLACED

CRACK CONTROL JOINT AT INTERIOR (CCJ)

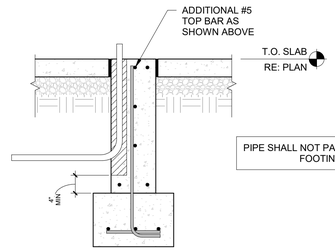


CRACK CONTROL JOINT AT EDGE (CCJ)

5 TYPICAL SOG JOINT DETAIL
3/4" = 1'-0"



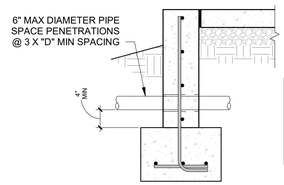
PLAN VIEW



PIPE SHALL NOT PASS THROUGH FOOTING

SECTION VIEW

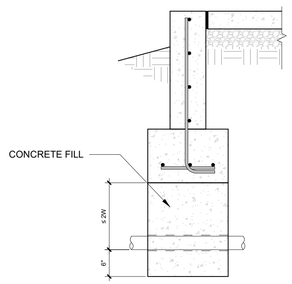
VERTICAL PIPE THROUGH FOUNDATION WALL



PROVIDE PVC SLEEVE TWO SIZES LARGER THAN PIPE THROUGH CONCRETE WALL AND FILL VOID W/ COMPRESSIBLE MATERIAL. PLACE SLEEVE TO AVOID REBAR AND PROVIDE 2" CLEAR BETWEEN SLEEVE & REBAR

PIPE SHALL NOT PASS THROUGH FOOTING

HORIZONTAL PIPE THROUGH FOUNDATION WALL



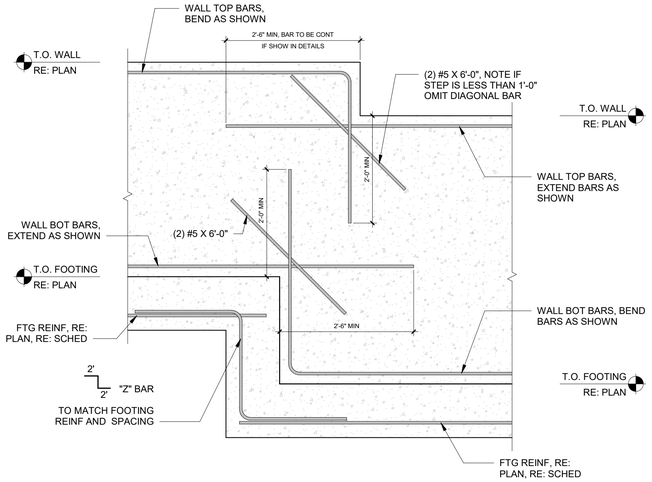
PROVIDE PVC SLEEVE TWO SIZES LARGER THAN PIPE THROUGH CONCRETE FILL AND FILL VOID W/ COMPRESSIBLE MATERIAL. CONCRETE FILL SHALL EXTEND 6" BELOW BOT OF PIPE

IF PIPE IS MORE THAN 2W BELOW FOOTING BACK FILL AND COMPACT THE SOIL BETWEEN THE PIPE AND FOOTING PER THE SOILS REPORT

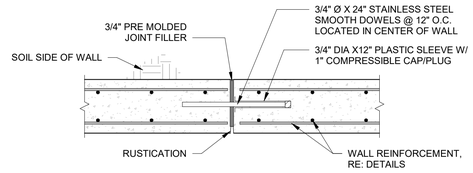
PIPE SHALL NOT PASS THROUGH FOOTING

PIPE BENEATH FOOTING

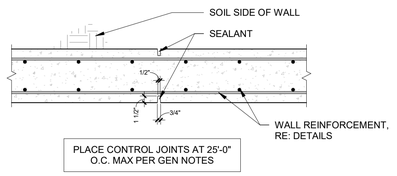
4 FND FOOTING WITH PIPE PENETRATION
3/4" = 1'-0"



3 TYPICAL FOUNDATION WALL STEPS
3/4" = 1'-0"

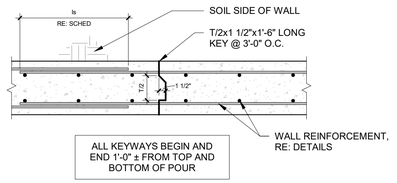


EXPANSION JOINT



PLACE CONTROL JOINTS AT 25'-0" O.C. MAX PER GEN NOTES

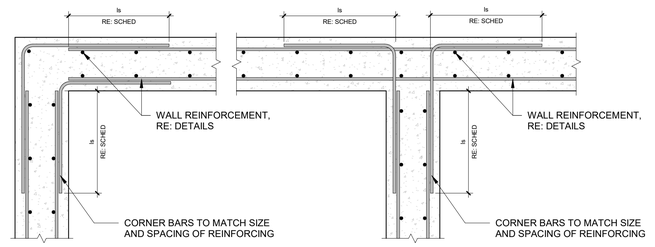
CONTROL JOINT



ALL KEYWAYS BEGIN AND END 1'-0" ± FROM TOP AND BOTTOM OF POUR

CONSTRUCTION JOINT

2 TYPICAL CONCRETE WALL JOINT DETAIL
3/4" = 1'-0"



1 TYPICAL CONCRETE WALL AND FOOTING INTERSECTIONS
3/4" = 1'-0"

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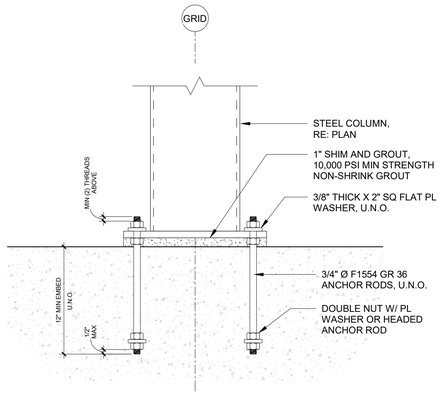
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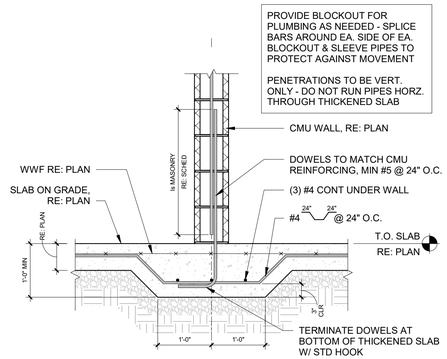
TYPICAL FOUNDATION DETAILS

S501

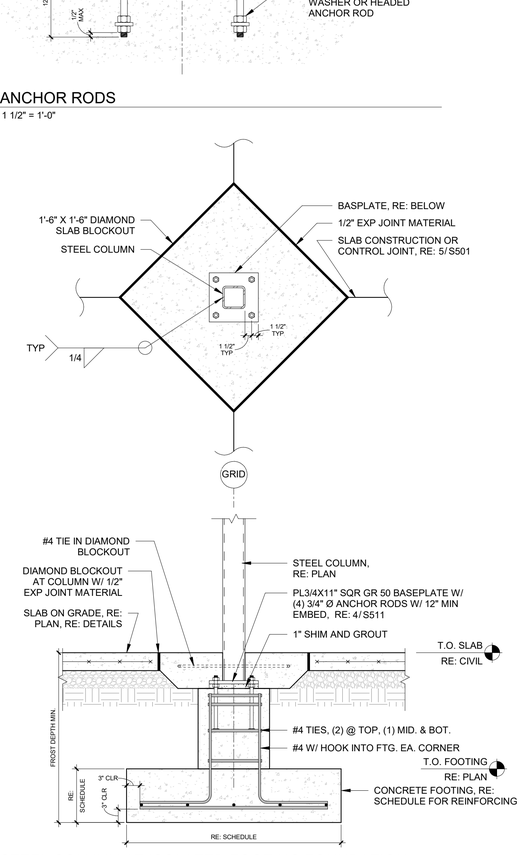
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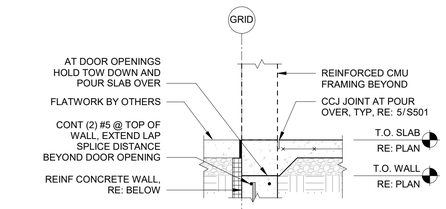
4 ANCHOR RODS
1 1/2" = 1'-0"



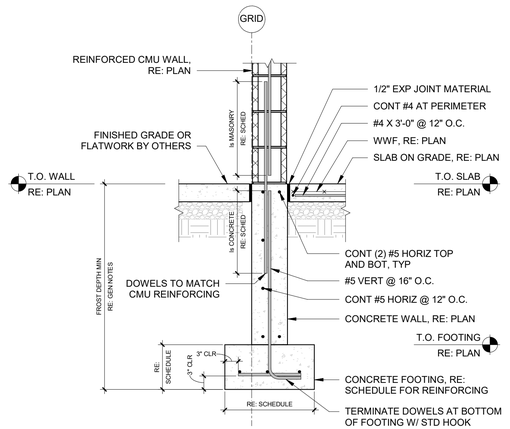
2 THICKENED SLAB AT CMU WALL
3/4" = 1'-0"



3 STEEL COLUMN AT ISOLATED FOOTING FOUNDATION
3/4" = 1'-0"



SLAB POUR OVER AT DOOR OPENING



1 EXTERIOR FOOTING FOUNDATION AT CMU WALL
3/4" = 1'-0"

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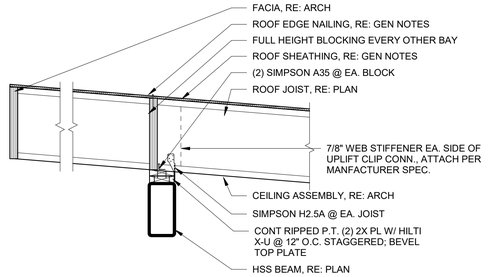
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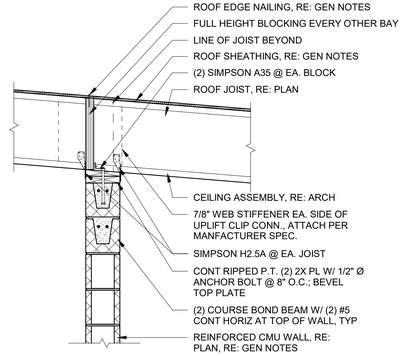
FOUNDATION DETAILS

S511

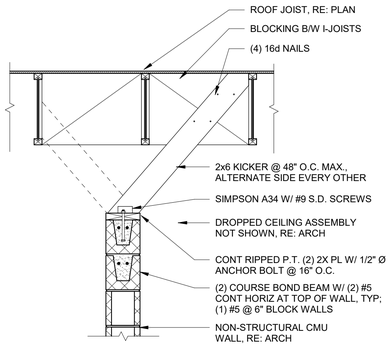
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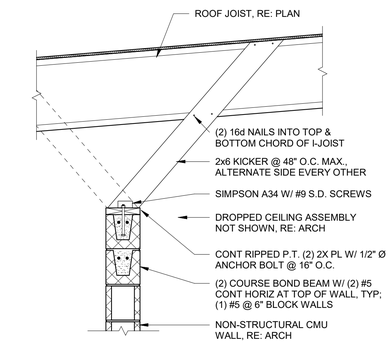
4 TJI JOIST AT DROPPED STEEL HSS
3/4" = 1'-0"



3 TJI JOIST AT CMU WALL (PERP)
3/4" = 1'-0"

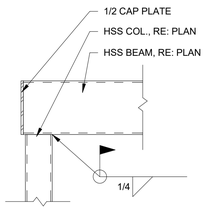


WALL PAR. TO I-JOISTS

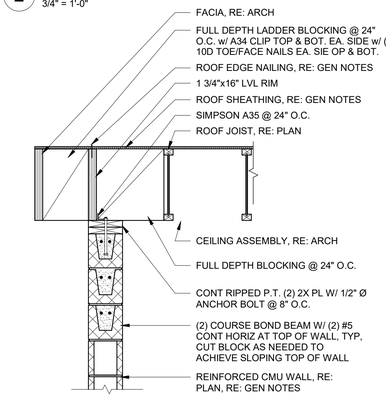


WALL PERP. TO I-JOISTS

6 BRACING @ TOP OF NON-BEARING WALL
3/4" = 1'-0"



5 STEEL CONNECTION
3/4" = 1'-0"



2 TJI JOIST AT CMU WALL AT FACIA (PERP)
3/4" = 1'-0"

1 TJI JOIST AT CMU WALL (PARALLEL)
3/4" = 1'-0"

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FIRESTONE SPORTS COMPLEX

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AB25038

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FRAMING DETAILS

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DESIGN PARAMETERS

1. JURISDICTION = **THE CITY OF FIRESTONE, COLORADO**
2. BUILDING CODE
   - A. **2018** INTERNATIONAL BUILDING CODE
   - B. LOCAL AMENDMENTS
   - C. ASCE 7-16
3. DESIGN LOADS
   - A. DEAD LOADS
     - ***a.*** **15 PSF**
   - B. FLOOR LIVE LOADS
     - a. **100 PSF**
   - C. ROOF SNOW LOAD
     - a. GROUND SNOW LOAD, P_g = **30** PSF
     - b. FLAT ROOF SNOW LOAD, P_f = **23** PSF
     - c. FLAT ROOF SNOW LOAD USED FOR DESIGN, P_{fd} = **23** PSF
     - d. SNOW EXPOSURE FACTOR, C_s = **0.9**
     - e. SNOW LOAD IMPORTANCE FACTOR, I_s = **1.0**
     - f. THERMAL FACTOR, C_t = **1.5**
   - D. WIND DESIGN DATA
     - a. ULTIMATE WIND SPEED, V_{ult} = **115** MPH (3 SECOND GUST)
     - b. RISK CATEGORY II
     - c. WIND EXPOSURE '**C**'
     - d. INTERNAL PRESSURE COEFFICIENT **+/- 0.55 (PARTIALLY ENCLOSED)**
     - e. COMPONENT AND CLADDING WIND PRESSURE
       - ZONE 1 (TYPICAL ROOF): 17.4/-33.7 PSF
       - ZONE 2 (ROOF EDGE): 17.4/-37.8 PSF
       - ZONE 3 (ROOF CORNER): 17.4/-48.0 PSF
       - ZONE 4 (TYPICAL WALL): 29.6/-31.5 PSF
       - ZONE 5 (WALL CORNER): 29.6/-37.0 PSF
     - f. C&C WIN PRESSURE NOTES:
       - POSITVE VALUES INDICATE PRESSURES ACTING TOWARDS THE BUILDING AND NEGATIVE VALUES INDICATE SUCTION ACTING AWAY FROM THE BUILDING.
       - PRESSURES/SUCTIONS ARE BASED ON ULTIMATE WIND SPEED LISTED ABOVE AND ARE BASED ON 10 SQ FT OF EFFECTIVE WIND AREA. COMPONENT DESIGNER MAY REDUCE VALUES IN ACCORDANCE WITH ASCE7
       - ALL FORCES AND DESIGN VALUES ARE THE RESPONSIBILITY OF THE COMPONENT DESIGNER AND SUBCONTRACTOR.
   - E. EARTHQUAKE DESIGN DATA
     1. RISK CATEGORY II
     2. SEISMIC IMPORTANCE FACTOR, I_e = 1.**0**
     3. MAPPED SPECTRAL RESPONSE ACCELERATION PARAMETERS
        - S_S = **18**%
        - S_1 = **5.4**%
     4. SITE CLASS **D**
     5. DESIGN SPECTRAL RESPONSE ACCELERATION PARAMETERS
        - S_{DS} = **19.2**%
        - S_{D1} = **8.6**%
     6. SEISMIC DESIGN CATEGORY '**B**'
     7. BASIC SEISMIC FORCE RESISTING SYSTEM
        - **ORDINARY REINFORCED MASONRY SHEAR WALLS**
     8. DESIGN BASE SHEAR, V = **9.9** KIPS
     9. SEISMIC RESPONSE COEFFICIENT, C_S = **0.096**
     10. RESPONSE MODIFICATION COEFFICIENT, R = **2**

FOUNDATIONS

1. FOUNDATION DESIGN BASED ON GEOTECHNICAL ENGINEERING REPORT NO. 256637 PREPARED BY AGW DATED FEBRUARY 27, 2026.
2. SPREAD FOOTING CRITERIA
   - A. ALLOWABLE BEARING PRESSURE = 2,000 PSF
   - B. MINIMUM FROST DEPTH = 3'-0"

CONCRETE

1. CONCRETE HAS BEEN DESIGNED IN ACCORDANCE WITH ACI-318 AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH ACI-301 & SP-066 WITH TOLERANCES GIVEN IN ACI 117.
2. PROVIDE CONTROL JOINTS IN CONCRETE WALLS AT 25' MAXIMUM SPACING. RE: 2/ S501
3. PROVIDE CONTROL JOINTS IN CONCRETE SLABS-ON-GRADE AT 12' MAXIMUM SPACING. RE: 5/ S501
4. LOCATE CONSTRUCTION JOINTS AND CONTROL JOINT LOCATIONS WHERE POSSIBLE. SLABS AND BEAMS SHALL NOT HAVE A HORIZONTAL CONSTRUCTION JOINTS. VERTICAL CONSTRUCTION JOINTS SHALL BE LOCATED AT THIRD POINT OF SPAN AND SHALL BE MADE WITH VERTICAL BULKHEADS AND HORIZONTAL KEYS. ALL REINFORCING SHALL BE CONTINUOUS THROUGH CONSTRUCTION JOINTS. PROVIDE BONDING COMPOUND BETWEEN ADJACENT POURS.
5. PROPERLY CONSOLIDATE ALL CONCRETE DURING PLACEMENT. PROVIDE SPECIAL CONSOLIDATION EFFORTS TO WORK AROUND REINFORCING AND EMBEDDED ITEMS AND ALSO CORNERS OF FORMS FOLLOWING ACI RECOMMENDATIONS.
6. CURING SHALL BE IN ACCORDANCE WITH ACI 301 AND 308.1. DURING HOT OR COLD WEATHER, CURING SHALL BE IN ACCORDANCE WITH ACI 305 AND ACI 306. INTERIOR SLABS THAT RECEIVE FLOOR FINISHES SHALL BE CURED USING MOISTURE-COVER CURING ONLY. ALL OTHER CONCRETE MAY BE CURED BY WET CURING, MOISTURE COVER CURING, OR LIQUID MEMBRANE CURING.
7. EMBEDMENTS IN CONCRETE INCLUDING ANCHOR BOLTS AND EMBED PLATES SHALL BE INSTALLED PRIOR TO POURING CONCRETE AND SECURELY TIED IN PLACE
8. GENERAL CONTRACTOR IS RESPONSIBLE FOR DESIGN AND CONSTRUCTION OF ALL FORMWORK. FORMWORK SHALL BE SUFFICIENT TO SUPPORT THE WET WEIGHT OF CONCRETE PLUS A CONSTRUCTION LIVE LOAD OF 50 PSF.
9. SHORING DURATION TO BE COORDINATED WITH G.C., SHORING DESIGNER, AND S.E.O.R.
10. LOADS SHALL NOT BE PLACED ON CONCRETE MEMBERS SUCH AS SLABS UNTIL THE CONCRETE HAS REACHED 75% DESIGN STRENGTH OR A MINIMUM OF 7 DAYS, WHICHEVER IS LONGER
11. CONTRACTOR SHALL MAKE ALLOWANCES FOR LEVELING COMPOUNDS OR ADDITIONAL CONCRETE MATERIAL NEEDED TO ENSURE A LEVEL SURFACE
12. CONCRETE SHALL NOT BE CORED WITHOUT PRIOR APPROVAL BY S.E.O.R.
    A. REBAR, TENDONS, OR OTHER EMBEDDED ITEMS SHALL NOT BE DAMAGED BY CORING. CONTRACTOR SHALL BE REPSONSIBLE FOR SCANNING THE SLAB BY GPR OR OTHER APPROVED METHODS IN ORDER TO AVOID CONFLICTS.
13. ANCHOR BOLT TEMPLATES SHALL BE USED FOR BASEPLATES TO PROPERLY LOCATE ANCHORS.

CONCRETE MIX DESIGN						
USAGE	CEMENT	f'_c (PSI)	MAX. W/C	MAX AGG	AIR	EXPOSURE CLASS
FOOTINGS	---	4,500	0.45	3/4"	5%	F1, S0
WALLS	---	4,500	0.45	3/4"	5%	F2, S0
SLAB ON GRADE	---	4,500	0.45	3/4"	5%	F3, S0

NOTES:
1. ALL CONCRETE SHALL BE MADE WITH NORMAL WEIGHT STONE AGGREGATE CONFORMING TO ASTM C33.
2. PORTLAND CEMENT SHALL CONFORM TO ASTM C150.
3. FLY ASH SHALL CONFORM TO ASTM C618, CLASS F OR C. FLY ASH MAY BE SUBSTITUTED FOR CEMENT UP TO 20% BY WEIGHT OF THE TOTAL CEMENTITIOUS MATERIAL.
4. AIR ENTRAINING AGENT SHALL CONFORM TO ASTM C260.
5. WATER REDUCING ADMIXTURE SHALL CONFORM TO ASTM C494, TYPE A. HIGH RANGE WATER REDUCING ADMIXTURE SHALL CONFORM TO ASTM C494, TYPE F OR G.
6. ACCELERATOR SHALL CONFORM TO ASTM C494, TYPE E.
7. RETARDING ADMIXURE SHALL CONFORM TO ASTM C494, TYPE D.
8. LIGHTWEIGHT AGGREGATE SHALL CONFORM TO ASTM C330
9. $F'c$ REFERS TO 28 DAY CONCRETE STRENGTH
10. THE GC, OWNER, AND PARTY RESPONSIBLE FOR ORDERING CONCRETE MIXES SHALL REVIEW THE GEOTECH REPORT FOR SULFATE EXPOSURE REQUIREMENTS.
    A. THE PARTY RESPONSIBLE FOR ORDERING CONCRETE SHALL COORDINATE THE CONCRETE MIX WITH THE CONCRETE SUPPLIER FOR THE REQUIRED SULFATE EXPOSURE RESISTANCE. STRENGTHS PROVIDED ABOVE ARE MINIMUMS AND MAY NEED TO BE INCRESED BASED ON SULFATE EXPOSURE.
    B. ALTERNATIVE CONCRETE MIXES FOR SULFATE EXPOSURE RESISTANCE MAY BE PERMITTED PROVIDED THAT ASTM C1012 TEST DATA MEETS THE APPLICABLE ACI 318 REQUIREMENTS. TEST DATA MUST BE PROVIDED WITH THE CONCRETE MIX SUBMITTAL.

TESTING

1. ALL TESTING SHALL BE DONE BY AN APPROVED TESTING LABORATORY SELECTED AND PAID FOR BY THE OWNER.
2. CAST IN PLACE CONCRETE TESTING SHALL BE AS FOLLOWS:
   - A. TEST CYLINDERS SHALL BE OBTAINED IN ACCORDANCE WITH ASTM C172.
   - B. MAKING, CURING, AND HANDLING OF TEST CYLINDERS SHALL BE IN ACCORDANCE WITH ASTM C31.
   - C. TESTING OF CYLINDERS SHALL BE IN ACCORDANCE WITH ASTM C39. TEST THE CYLINDERS AS FOLLOWS:
     - a. ONE CYLINDER 3 DAYS (POST-TENSIONED SLAB ONLY)
     - b. ONE CYLINDER AT 7 DAYS
     - c. TWO CYLINDERS AT 28 DAYS
     - d. ONE CYLINDER AT 56 DAYS, IF NECESSARY.
   - D. INDEPENDENT TESTING AGENCY SHALL TAKE AT LEAST ONE SET OF FOUR CYLINDERS FOR EACH 100 CUBIC YARDS OF CONCRETE OF EACH CLASS OF CONCRETE. TAKE FIVE CYLINDERS FOR POST-TENSIONED CONCRETE SLABS
   - E. SAMPLES FOR EACH SET OF TEST CYLINDERS SHALL BE TESTED FOR AIR CONTENT, TEMPERATURE, AND SLUMP. SLUMP AND AIR CONTENT MUST MEET PROJECT SPECIFICATIONS OR SHALL BE REJECTED PRIOR TO PLACEMENT.
   - F. SAMPLES SHALL BE COLLECTED AT POINT OF PLACEMENT.
   - G. TEST REPORTS SHALL BE SUBMITTED TO THE GENERAL CONTRACTOR AND EVSTUDIO AS SOON AS POSSIBLE, WITHIN FIVE DAYS OF LABORATORY TESTING

MASONRY

1. CONCRETE MASONRY WORK SHALL BE IN ACCORDANCE WITH ACI-530.
2. CONCRETE MASONRY BLOCKS SHALL CONFORM TO ASTM C90 (LIGHTWEIGHT).
3. MORTAR SHALL CONFORM TO ASTM C270. THE FOLLOWING MASONRY TYPES SHALL BE USED:
   - A. TYPE S FOR INTERIOR BEARING WALLS
   - B. TYPE N FOR INTERIOR NON-LOAD BEARING WALLS
   - C. TYPE S FOR EXTERIOR WALLS
   - D. TYPE M FOR WALLS EXPOSED TO EARTH
4. GROUT SHALL CONFORM TO ASTM C476 AND SHALL DEVELOP 3,000 PSI 28 DAY COMPRSSIVE STRENGTH.
5. MASONRY SHALL DEVELOP 28 DAY CONCRETE STRENGTH (F'_m) OF 2,000 PSI.
6. REFER TO ARCHITECTURAL, MECHANICAL AND PLUMBING DRAWINGS FOR LOCATIONS OF OPENINGS IN NON-STRUCTURAL MASONRY WALLS. PROVIDE LOOSE LINTEL OR BOND BEAM OVER OPENINGS GREATER THAN 1'-4" WIDE.
7. REFER TO ARCHITECTURAL DRAWINGS FOR CONTROL JOINTS IN MASONRY WALLS. CONTROL JOINTS SHALL BE AT 25'-4" MAXIMUM IN EXTERIOR WALLS 12' MAXIMUM IN INTERIOR WALLS.
8. MASONRY WALL GROUTING SHALL BE AS FOLLOWS:
   - A. FILL ALL REINFORCED CELLS
   - B. FILL ALL VOIDS AND CELLS 24" BELOW AND 16" EACH SIDE OF ALL BEAM AND LINTEL REACTIONS OR OTHER CONCENTRATED LOADS
   - C. FILL ALL VOIDS AND CELLS SUPPORTING SLABS ON ROOF DECK FOR 8" MINIMUM BELOW BEARING ELEVATION.
   - D. FILL ALL CELLS WITH ANCHORS OR EMBED PLATES
   - E. FILL ALL CELLS BELOW GRADE
9. MASONRY CONSTRUCTION SHALL BE RUNNING BOND.
10. MAINTAIN SUPPORT OF MASONRY LINTELS FOR AT LEAST SEVEN DAYS OR UNTIL MASONRY HAS REACHED FULL DESIGN STRENGTH.

CMU LAP SPLICE F'M = 2000 ACI 530	
BAR SIZE	LAP SPLICE (IN.)
#3	18
#4	24
#5	34
#6	50

REINFORCING

1. REINFORCING SHALL CONFORM TO ASTM A615, GRADE 60, U.N.O.
2. WELDING OF REINFORCING IS NOT ALLOWED UNLESS DETAILED IN THE DRAWINGS. WELDABLE REINFORCING SHALL CONFORM TO ASTM A706, GRADE 40 OR 60. WELDING OF REINFORCING SHALL CONFIRM TO AWS D1.4
3. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A1064
4. ALL REINFORCING BAR BENDS SHALL BE MADE IN THE FABRICATORS SHOP UNLESS APPROVED BY THE ENGINEER.
5. REBAR DOWELS FOR WALLS, BEAMS, COLUMNS, AND FOUNDATIONS SHALL NOT BE "WET-SET" AND SHALL BE INSTALLED PRIOR TO PLACING CONCRETE AND SECURELY TIED IN PLACE
6. REINFORCING FOR STRUCTURAL CONCRETE SHALL BE AS FOLLOWS:
   - A. ALL REINFORCING STEEL AND ACCESSORIES SHALL BE DETAILED, FABRICATED, AND PLACED IN ACCORDANCE WITH ACI.
   - B. REBAR INSTALLER SHALL USE THE STRUCTURAL DRAWINGS AND APPROVED SHOP DRAWINGS FOR PLACEMENT OF REINFORCING.
   - C. REINFORCING COVER SHALL BE AS FOLLOWS:
     - a. CONCRETE PLACED AGAINST EARTH = 3"
     - b. CONCRETE PLACED IN FORMS BUT EXPOSED TO EARTH OR WEATHER
       - #5 BARS AND SMALLER = 1-1/2"
       - BARS LARGER THAN #5 = 2"
     - c. COLUMNS, GIRDERS, BEAMS, GRADE BEAMS = 1-1/2"
     - d. SLABS AND WALLS = 3/4"
   - D. PROVIDE CORNER BARS TO MATCH THE SIZE AND SPACING OF ALL HORIZONTAL REINFORCING IN WALLS AND BEAMS.
   - E. PROVIDE DEVELOPMENT LENGTH AND LAP SPLICES FOR REINFORCING PER THE SCHEDULE ON TYPICAL FOUNDATIONS DETAILS. WELDED WIRE FABRIC SHALL HAVE A MINIMUM LAP SPLICE OF ONE FULL MESH + 2" (8" MINIMUM). SPLICES SHALL BE WIRE TIED.
   - F. SPLICE OF TOP BARS SHALL BE AT MID-SPAN AND BOTTOM BARS SHALL BE AT SUPPORTS FOR ALL BEAMS, ELEVATED SLABS AND FOR GRADE BEAMS AND FOUNDATION WALLS WITH ISOLATED (I.E. NON-CONTINUOUS) FOUNDATIONS.
   - G. PROVIDE (2)#5 BARS (ONE EACH FACE) ALL SIDES AROUND OPENINGS IN SLABS AND WALLS. EXTEND BARS A DEVELOPMENT LENGTH PAST FACE OF OPENING.
   - H. DOWELS BETWEEN FOOTINGS AND WALLS SHALL MATCH SIZE AND SPACING OF REBAR IN WALL U.N.O. DOWELS SHALL BE FULLY LAPPED TO REBAR IN WALL U.N.O. PROVIDE STD HOOK AT BOTTOM OF DOWEL AT BOTTOM FOOTING U.N.O.
7. GENERAL CONTRACTOR SHALL PROVIDE AN ALLOWANCE FOR DRILLED PIER REINFORCING LENGTHS TO ANTICIPATE BEDROCK BEING LOWER THAN ANTICIPATED EITHER BY INCREASING BAR LENGTH OR PROVIDING SPLICE BARS. IF SPLICE BARS ARE TO BE USED, SPLICES MUST OCCUR IN THE BOTTOM OF THE DRILLED PIER. PIER MUST BE REINFORCED FULL LENGTH.
8. CUTTING OR OMITTING OF REINFORCING DUE TO CONFLICTS SHALL NOT BE ALLOWED UNLESS APPROVED BY S.EO.R.
9. REINFORCING FOR MASONRY SHALL BE AS FOLLOWS:
   - A. ALL REINFORCING STEEL AND ACCESSORIES SHALL BE DETAILED, FABRICATED, AND PLACED IN ACCORDANCE WITH ACI.
   - B. HORIZONTAL JOINT REINFORCING SHALL CONFORM TO ASTM A951 (LADDER) WITH #9 SIDE RODS AND CROSS WIRES AT 16" O.C. PROVIDE PRE-FABRICATED JOINT REINFORCING ASSEMBLIES FOR CORNERS AND INTERSECTIONS. LAP JONT REINFORCING 8" KEEPING CELLS CLEAR OF ANY CROSS WIRES. HORIZONTAL JOINT REINFORCING SHALL BE PROVIDED AT 16" O.C., UNO.
   - C. PROVIDE CORNER BARS TO MATCH THE SIZE AND SPACING OF ALL HORIZONTAL REINFORCING IN WALLS AND BEAMS.
   - D. UNLESS OTHERWISE SHOWN, ALL WALLS SHALL HAVE #5 AT 48" OC, VERTICAL.
   - E. PROVIDE #5 BAR AT ALL CORNERS, ENDS OF WALLS, EACH SIDE OF OPENINGS, AND EACH SIDE OF CONTROL JOINTS.
   - F. UNLESS NOTED OTHERWISE, PROVIDE BOND BEAMS WITH (2)#5xCONT IN THE FOLLOWING LOCATIONS:
     - a. AT TOP COURSE OF PARAPETS
     - b. IN ONE OF UPPER THREE COURSES OF ALL WALLS
     - c. OVER OPENINGS GREATER THAN 24"

STEEL

1. STRUCTURAL STEEL SHALL BE DETAILED, FABRICATED, AND ERECTED IN ACCORDANCE WITH THE AISC MANUAL OF STEEL CONSTRUCTION AND CODE OF STANDARD PRACTICE AND AISC DETAILING FOR STEEL CONSTRUCTION .
2. STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING SPECIFICATIONS, UNLESS NOTED OTHERWISE
   - A. WIDE FLANGES SHALL BE ASTM A992, GRADE 50.
   - B. ANGLES AND CHANNELS SHALL BE ASTM A36.
   - C. PLATES AND BARS SHALL BE ASTM A36 UNLESS NOTED OTHERWISE IN DETAILS
   - D. SQUARE AND RECTANGULAR HSS SHALL BE ASTM A500, GRADE C (F_y = 50 KSI)
   - E. ROUND HSS SHALL BE ASTM A500, GRADE C (F_y = 46 KSI)
   - F. ROUND PIPE SHALL BE A53, GRADE B (F_y = 35 KSI)
   - G. BOLTS SHALL BE ASTM A325, TYPE N U.N.O.
   - H. ANCHOR BOLTS SHALL BE ASTM F1554, GRADE 55
   - I. HEADED ANCHOR STUDS SHALL BE ASTM A108, TYPE B
3. ALL WELDS SHALL BE MADE IN ACCORDANCE WITH AWS, D1.1. WELDERS SHALL HAVE EVIDENCE OF PASSING THE STANDARD QUALIFICATION TESTS.
   - A. WELDS UNLESS STATED OTHERWISE SHALL BE 3/16" MIN CONTINUOUS
   - B. WELDS SIZES STATED ON THE DRAWINGS ARE MINIMUMS AND SHALL BE INCREASED TO ACCOMMODATE IN FIELD CONDITIONS SUCH AS GAPS.
   - C. WELD LENGTHS SHOWN ARE NET EFFECTIVE LEGNTH. WHERE WELD LENGTHS ARE NOT SPECIFIED, WELDS ARE ASSUMED TO BE ACROSS THE ENTIRE LENGTH OF CONNECTING MEMBER OR PIECES.
4. ALL STEEL PERMANENTLY EXPOSED TO WEATHER SHALL BE GALVANIZED PER ASTM A123 OR PAINTED WITH ZINC RICH PAINT OR ALTERNATIVE PROTECTION METHOD AS APPROVED BY ARCHITECT/ EOR.
   - A. STEEL GALVANIZATION AND PAINT THA T IS DAMAGED SHALL BE TOUCHED UP IN THE FIELD AS NEEDED PER APPLICABLE SPECIFICATIONS
5. STEEL LINTELS SUPPORTING VENEER SHALL BE GALVANIZED.
6. STRUCTURAL STEEL SHALL NOT BE FIELD MODIFIED WITHOUT ENGINEERS APPROVAL.
7. SPLICES NOT SHOWN ON PLAN SHALL BE SUBMITTED TO S.E.O.R. FOR APPROVAL.
8. THE STEEL SUPPLIER SHALL PROVIDE ALL MISCELLANEOUS STRUCTURAL STEEL ITEMS NECESSARY TO FULFILL THE INTENT SHOWN IN THE DRAWINGS.
   - A. CONTRACTOR SHALL MAKE AN ALLOWANCE FOR NON - STRUCTURAL STEEL ITEMS SPECIFIED IN OTHER DISCIPLINES CONTRACT DRAWINGS. DESIGN AND SPECIFICATION OF THESE ITEMS IS OUT OF OF THE SCOPE OF THE STRUCTURAL CONTRACT DRAWINGS.
9. ALL STEEL EXPOSED TO VIEW SHALL MEET ARCHITECTURE SPECIFICATIONS FOR EXPOSED STEEL
   - A. G.C. SHALL COORDINATE WITH ARCHITECTURE, STEEL FABRICATOR AND EOR BEFORE RELEASING SHOP DRAWINGS.
10. STEEL BOLTS SHALL BE INSTALLED AND PRETENSIONED ACCORDING TO AISC SPECIFICATIONS.
11. REFER TO ARCHITECTURAL SPECIFICATIONS FOR FIRE PROOFING REQUIREMENTS AT ALL STEEL
12. GROUT UNDER BASEPLATES OR BEARING PLATES SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 10,000 PSI.

WOOD

GENERAL WOOD INFORMATION

1. ALL WOOD FOR STRUCTURAL FRAMING SHALL BE HEM-FIR #2 OR DOUGLAS-FIR #2, UNLESS NOTED OTHERWISE, AND SHALL BE VISUALLY GRADED PER "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION" BY THE AMERICAN WOOD COUNCIL. ALL DIMENSIONAL LUMBER SHALL BE S4S USED AT MOISTURE CONTENT = 19% MAX KILN DRIED. ALL LUMBER TO BE PROTECTED FROM MOISTURE DURING CONSTRUCTION. FINGER JOINTED MATERIAL WILL NOT BE PERMITTED WITHOUT DOCUMENTATION MATERIAL MEETS OR EXCEEDS STANDARD 2x FRAMING MATERIALS SPECIFIED.
2. ALL FASTENERS AND HANGERS IN CONTACT WITH PRESSURE TREATED WOOD SHALL BE GALVANIZED G90 OR STAINLESS STEEL OR APPROVED ALTERNATIVE COATING PER MANUFACTURER RECOMMENDATIONS.
3. TIMBER CONNECTORS CALLED FOR ON THE DRAWINGS ARE AS MANUFACTURED BY SIMPSON COMPANY. CONNECTIONS BY OTHER MANUFACTURERS MAY BE USED IF THE LOAD CAPACITY IS EQUAL TO OR GREATER THAN THE CONNECTOR SPECIFIED. USE MANUFACTURER'S FURNISHED NAILS AND BOLTS.
   - A. ALL MANUFACTURER PRODUCTS SHALL BE FASTNENED WITH MAX NAILING/SCREWS U.N.O. AS LISTED IN MANUFACTURER SPECIFICATIONS AND CATALOGS.
4. FASTEN ALL WOOD MEMBERS WITH COMMON NAILS ACCORDING TO IBC TABLE 2304.10.1.
5. THE CONTRACTOR IS PERMITTED TO SUBSTITUTE THE NAILS DESCRIBED IN THE DETAILS WITH A NAIL PRODUCED BY THEIR SPECIFIC NAIL GUN MANUFACTURER. THE SUBSTITUTE NAIL MUST BE A CODE EQUIVALENT PRODUCT.
6. ALL NAILS SPECIFIED IN THE DRAWINGS ARE COMMON NAILS U.N.O. REFER TO TABLE SHOWN BELOW FOR MINIMUM PROPERTIES OF COMMMON NAILS.
7. NOTIFY S.E.O.R. BEFORE CUTTING OR DRILLING STUDS/PLATES & RIMS FOR MEP PENETRATIONS. RE TYPICAL WOOD DETAIL SHEET FOR TYPICAL CRITERIA
8. PROVIDE SHEAHTING EDGE NAILING ALONG ALL BEAMS AND GIRDER TRUSSES
9. REFER TO THE TYPICAL WOOD DETAIL SHEET(s) FOR ALL TYPICAL WOOD DETAILS NOT REFERENCED ON PLANS OR BUILDING SPECIFIC DETAILS. FRAMER SHALL APPLY THESE DETAILS AS NEEDED UNLESS MORE STRINGENT REQUIREMENTS ARE SPECIFICALLY SHOWN ELSEWHERE.

COMMON NAIL DIMENSIONS		
COMMON NAIL DESIGNATION	MINIMUM DIAMETER (IN)	MINIMUM LENGTH (IN)
6D	0.113	2
8D	0.131	2-1/2
10D	0.148	3
12D	0.148	3-1/4
16D	0.162	3-1/2
20D	0.192	4

ROOF SHEATHING

1. ROOF SHEATHING SHALL BE 15/32" APA, EXPOSURE 1, PLYWOOD WITH 32/16 SPAN RATING. NAIL WITH 10D COMMON NAILS @ 6" O.C. PANEL EDGES AND 12" O.C. AT INTERMEDIATE JOINT U.N.O. STAGGER END JOINTS
2. ALL SHEATHING NAILS SHALL HAVE MINIMUM 1-1/2" PENETRATION INTO MAIN WOOD MEMBER
3. GENERAL SHEATHING LAYOUT SHALL CONFORM TO THE FOLLOWING SPECIFICATIONS
   - A. LONG DIMENSIONED OF FLOOR AND ROOF SHEATHING SHALL BE ORIENTED PERPENDICULAR TO FRAMING MEMBERS
   - B. ALL PANEL EDGES SHALL BE SUPPORTED BY 2X4 FLAT BLOCKING MINIMUM
   - C. END JOINTS SHALL BE STAGGERED 4 FT
   - D. MINIMUM PANEL WIDTH OF 12"
   - E. PROVIDE 1/8" GAP AT ALL SHEATHING JOINTS FOR FLOORS AND WALL

SUBMITTALS

1. THE CONTRACTOR SHALL SUBMIT THE FOLLOWING SUBMITTALS FOR STRUCTURAL ENGINEER'S REVIEW PRIOR TO FABRICATION OF SPECIFIC ELEMENTS:
   - A. CONCRETE MIX DESIGNS. MIX DESIGN SUBMITTAL SHALL INCLUDE THE FOLLOWING:
     - a. UNIQUE MIX IDENTIFICATION DESIGNATION FOR EACH MIX SUBMITTED.
     - b. STATEMENT OF INTENDED USE
     - c. MIX PROPORTIONS INCLUDING ALL ADMIXTURES USED
     - d. MANUFACTURERS DATA FOR ALL ADMIXTURES USED
     - e. WET AND DRY UNIT WEIGHT
     - f. ENTRAINED AIR CONTENT
     - g. DESIGN SLUMP
     - h. REQUIRED AVERAGE STRENGTH
     - i. STRENGTH TEST DATA
   - B. CAST-IN PLACE CONCRETE REINFORCING SHOP DRAWINGS INDICATING BAR SIZE, SPACING, LOCATIONS, QUANTITIES, AND BEND SCHEDULES.
   - C. CONCRETE CONTROL JOINT PLAN
   - D. MASONRY REINFORCING SHOP DRAWINGS INDICATING BAR SIZE, SPACING, LOCATIONS, QUANTITIES, CONTROL JOINTS, AND BEND SCHEDULES.
   - E. STEEL
     - a. STRUCTURAL STEEL
2. THE CONTRACTOR SHALL SUBMIT THE FOLLOWING DEFERRED SUBMITTALS TO THE BUILDING DEPARTMENT AFTER REVIEW BY THE ARCHITECT AND ENGINEERS OF RECORD. THE CONTRACTOR SHALL PROVIDE COMPLETE DRAWINGS AND CALCULATIONS FOR DEFERRED SUBMITTALS AND THESE DRAWINGS AND CALCULATIONS MUST BE PERFORMED BY, OR UNDER THE DIRECT SUPERVISION OF, A LICENSED ENGINEER IN THE PROJECT JURISDICTION AND SHALL BE SUBMITTED BEARING AN ENGINEERS SEAL AND SIGNATURE.
   - A. PRE-ENGINEERED WOOD TRUSSES
3. SUBMITTALS SHALL BE PROVIDED IN A TIMELY FASHION AS TO ALLOW 10 WORKING DAY REVIEW TIME BY THE DESIGN TEAM.
4. PRIOR TO SUBMITTAL TO THE DESIGN TEAM, THE GENERAL CONTRACTOR SHALL REVIEW ALL SUBMITTALS FROM THE SUBCONTRACTORS AND STAMP THEM ACCORDINGLY.
5. REPRODUCTION OF THE CONTRACT DOCUMENTS FOR SHOP DRAWINGS IS NOT PERMITTED.

GENERAL

1. THE ARCHITECT, STRUCTURAL ENGINEER AND OTHER DESIGN DISCIPLINES SHALL BE NOTIFIED OF ANY DISCREPANCIES OR INCONSISTENCIES WITHIN THE DRAWINGS PRIOR TO PROCEEDING WITH THE WORK.
2. CONFLICTS WITHIN THE STRUCTURAL DRAWINGS SHALL BE REPORTED TO THE STRUCTURAL ENGINEER PRIOR TO PROCEEDING WITH THE WORK.
3. THE SIZE, WEIGHT AND LOCATIONS OF ALL EQUIPMENT, PADS, AND PENETRATIONS FOR MECHANICAL, ELECTRICAL, AND PLUMBING WORK SHOWN ON THE STRUCTURAL DRAWINGS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO PROCEEDING WITH THE WORK.
4. THE STRUCTURAL DRAWINGS HAVE BEEN PREPARED USING AVAILABLE INFORMATION OF EXISTING CONDITIONS. DURING CONSTRUCTION, THE CONTRACTOR MAY ENCOUNTER EXISTING CONDITIONS WHICH WERE UNKNOWN DURING DESIGN. SUCH CONDITIONS MAY INTERFERE WITH NEW CONSTRUCTION OR REQUIRE PROTECTION AND/OR SUPPORT OF EXISTING WORK. THE CONTRACTOR SHALL VERIFY SITE CONDITIONS PRIOR TO STARTING THE WORK AND SHALL NOTIFY THE ENGINEER OF ALL DISCOVERIES NOT SHOWN WITHING THE STRUCTURAL DRAWINGS THAT MAY JEOPARDIZE THE EXISTING STRUCTURE OR INTERFERE WITH PROPER EXECUTION OF THE NEW CONSTRUCTION.
5. REFER TO THE ARCHITECTURAL DRAWINGS FOR DIMENSIONS NOT SHOWN IN THE STRUCTURAL DRAWINGS. DO NOT SCALE THE STRUCTURAL DRAWINGS.
6. THE STRUCTURE IS DESIGNED TO FUNCTION AS A UNIT UPON COMPLETION. THE CONTRACTOR IS RESPONSIBLE FOR FURNISHING ALL TEMPORARY BRACING AND/OR SUPPORT THAT MAY BE REQUIRED AS THE RESULT OF THE CONTRACTOR'S CONSTRUCTION MEANS, METHODS, AND SEQUENCING. THE DESIGN AND INSTALLATION OF ANY REQUIRED TEMPORARY BRACING SHALL BE BY THE CONTRACTOR.
7. ANY CONTRACTOR INDUCED CONSTRUCTION LOADING, INCLUDING BUT NOT LIMITED TO STOCKPILING OF MATERIAL OR EQUIPMENT, SHALL NOT EXCEED THE DESIGN LOADS LISTED IN THE DRAWINGS.
8. DO NOT PLACE BACKFILL AGAINST FOUNDATION WALLS UNTIL THE TOP AND BOTTOM OF WALLS ARE ADEQUATELY BRACED, EITHER BY PERMANENT STRUCTURAL FLOORS OR TEMPORARY BRACING PROVIDED BY THE CONTRACTOR.
9. ELECTRICAL CONDUIT CAST IN CONCRETE SLABS SHALL BE 1" (MAXIMUM) DIAMETER. CONDUIT RUNS CAN BE GROUPED WITH A MAXIMUM OF 3 PER GROUP AND ADJACENT GROUPS SHALL BE SPACED 12" O.C. MINIMUM. CONDUIT SHALL BE PLACED AT MID-DEPTH OF SLAB. NO MORE THAN TWO LAYERS OF CONDUIT CAN CROSS AT ANY LOCATION.
10. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT AND STRUCTURAL ENGINEER OF ELEVATED CONCRETE SLAB POURS AT LEAST 5 BUSINESS DAYS IN ADVANCE OF POUR.
11. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL CONSTRUCTION DOCUMENTS PRIOR TO CONSTRUCTION
12. REFER TO ARCHITECTURAL DRAWINGS FOR FIRE PROTECTION REQUIREMENTS OF STRUCTURAL MEMBERS..
13. PROVIDE BITUMASTIC COATING AT ALL BELOW GRADE STEEL AND WOOD MEMBERS.
14. G.C. SHALL PROVIDE SLEEVES AT ALL PLUMBING PENERATIONS IN CONCRETE AND SHALL BE COORDINATED PRIOR TO CONSTRUCTION.
15. G.C. SHALL MAKE OWNERS AWARE OF ANTICIPATED MOVEMENT OF GROUND FLOOR SLAB ON GRADE PER THE GEOTECHNCIAL REPORT. ANY ADVERSE AFFECTS TO THE BUILDING DUE TO ACCEPTED SLAB MOVEMENT SHALL BE AT THE OWNERS RISK.

PRECONSRUCTION MEETINGS

1. THE GENERAL CONTRACTOR SHALL CONDUCT THE FOLLOWING PRECONSTRUCTION MEETINGS:
   - A. CAST-IN-PLACE CONCRETE CONSTRUCTION
   - B. WOOD FRAMING
2. REQUIRED ATTENDEES FOR ALL PRECONSTRUCTION MEETINGS INCLUDE THE FOLLOWING:
   - A. GENERAL CONTRACTOR
   - B. SUBCONTRACTOR PERFORMING THE WORK
   - C. STRUCTURAL ENGINEER
   - D. INDEPENDENT TESTING AGENCY
3. OPTIONAL ATTENDEES FOR ALL PRECONSTRUCTION MEETINGS INCLUDE THE FOLLOWING:
   - A. OWNER AND/OR OWNERS REPRESENTATIVE
   - B. ARCHITECT

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TMS 402-16 TABLE 3.1-MINIMUM SPECIAL INSPECTION REQUIREMENTS		
DESIGNED IN ACCORDANCE WITH	RISK CATEGORY I, II, III	RISK CATEGORY IV
PART 3 OR APPENDIX B OR APPENDIX C	LEVEL 2	LEVEL 3
PART 4	LEVEL 1	LEVEL 2
APPENDIX A	LEVEL 1	NOT PERMITTED

TMS 602-16 TABLE 4- MINIMUM SPECIAL INSPECTION REQUIREMENTS					
INSPECTION TASK	FREQUENCY (a)			REFERENCE FOR CRITERIA	
	LEVEL 1	LEVEL 2	LEVEL 3	TMS 402	TMS 602
1. AS MASONRY CONSTRUCTION BEGINS, VERIFY THAT THE FOLLOWING ARE IN COMPLIANCE:					
A. PROPORTIONS OF SITE-PREPARED MORTAR	NR	P	P		ART. 2.1, 2.6 A, & 2.6C
B. GRADE AND SIZE OF PRESTRESSING TENDONS AND ANCHORAGES	NR	P	P		ART. 2.4 B & 2.4 H
C. GRADE, TYPE AND SIZE OF REINFORCEMENT, CONNECTORS, ANCHOR BOLTS, AND PRESTRESSING TENDONS AND ANCHORAGES	NR	P	P		ART. 3.4 & 3.6 A
D. PRESTRESSING TECHNIQUE	NR	P	P		ART. 3.6 B
E. PROPERTIES OF THIN-BED MORTAR FOR AAC MASONRY	NR	C (b) / P (c)	C		ART. 2.1 C.1
F. SAMPLE PANEL CONSTRUCTION	NR	P	C		ART. 1.6 D
2. PRIOR TO GROUTING, VERIFY THAT THE FOLLOWING ARE IN COMPLIANCE:					
A. GROUT SPACE	NR	P	C		ART. 3.2 D & 3.2 F
B. PLACEMENT OF PRESTRESSING TENDONS AND ANCHORAGES	NR	P	P	SEC. 10.8 & 10.9	ART. 2.4 & 3.6
C. PLACEMENT OF REINFORCEMENT, CONNECTORS, AND ANCHOR BOLTS	NR	P	C	SEC. 6.1, 6.3.1, 6.3.6, & 6.3.7	ART. 3.2 E & 3.4
D. PROPORTIONS OF SITE-PREPARED GROUT AND PRESTRESSING GROUT FOR BONDED TENDONS	NR	P	P		ART. 2.6 B & 2.4 G.1.B
3. VERIFY COMPLIANCE OF THE FOLLOWING DURING CONSTRUCTION:					
A. MATERIALS AND PROCEDURES WITH THE APPROVED SUBMITTALS	NR	P	P		ART. 1.5
B. PLACEMENT OF MASONRY UNITS AND MORTAR JOINT CONSTRUCTION	NR	P	P		ART. 3.3 B
C. SIZE AND LOCATION OF STRUCTURAL MEMBERS	NR	P	P		ART. 3.3 F
D. TYPE, SIZE, AND LOCATION OF ANCHORS, INCLUDING OTHER DETAILS OF ANCHORAGE OF MASONRY TO STRUCTURAL MEMBERS, FRAMES, OR OTHER CONSTRUCTION	NR	P	C	SEC. 1.2.1 (E), 6.2.1, & 6.3.1	
E. WELDING OF REINFORCEMENT	NR	C	C	SEC. 6.1.6.1.2	
F. PREPARATION, CONSTRUCTION, AND PROTECTION OF MASONRY DURING COLD WEATHER (TEMPERATURE BELOW 40°F) OR HOT WEATHER (TEMPERATURE ABOVE 90°F)	NR	P	P		ART. 1.8 C & 1.8 D
G. APPLICATION AND MEASUREMENT OF PRESTRESSING FORCE	NR	C	C		ART. 3.6 B
H. PLACEMENT OF GROUT AND PRESTRESSING GROUT FOR BONDED TENDONS IS IN COMPLIANCE	NR	C	C		ART. 3.5 & 3.6 C
I. PLACEMENT OF AAC MASONRY UNITS AND CONSTRUCTION OF THIN-BED MORTAR JOINTS	NR	C (b) / P (c)	C		ART. 3.3 B.9 & 3.3 F.1.B
4. OBSERVE PREPARATION OF GROUT SPECIMENS, MORTAR SPECIMENS, AND/OR PRISMS	NR	P	C		ART. 1.4 B.2.A.3, 1.4 B.2.B.3, 1.4 B.2.C.3, 1.4 B.3, & 1.4 B.4

a) FREQUENCY REFERS TO THE FREQUENCY OF SPECIAL INSPECTION, WHICH MAY BE CONTINUOUS DURING THE TASK LISTED OR PERIODIC DURING THE LISTED TASK, AS DEFINED IN THE TABLE.
NR=NOT REQUIRED, P= PERIODIC, C=CONTINUOUS
b) REQUIRED FOR THE FIRST 5000 SQUARE FEET OF AAC MASONRY
c) REQUIRED FOR THE FIRST 5000 SQUARE FEET OF AAC MASONRY

WOOD FRAMING SPECIAL INSPECTIONS		
TYPE	CONTINUOUS SPECIAL INSPECTION	PERIODIC SPECIAL INSPECTION
1. JOIST AND BEAM FRAMING	-	X
2. EXTERIOR WALL FRAMING (STUD SIZE, SPACING, OSB NAILING)	-	X
3. INTERIOR BEARING AND SHEAR WALLS (STUD SIZE, STUD SPACING, OSB NAILING, GYPSUM BOARD NAILING)	-	X
4. ANCHOR AND HOLDDOWNS	-	X
5. DRAG STRUTS AND COLLECTORS	-	X
6. ROOF AND FLOOR SHEATHING AND NAILING	-	X
7. HANGERS AND CONNECTORS	-	X
8. MEP PENETRATIONS	-	X

TABLE 1705.6 REQUIRED SPECIAL INSPECTIONS AND TESTS OF SOILS		
TYPE	CONTINUOUS SPECIAL INSPECTION	PERIODIC SPECIAL INSPECTION
1. VERIFY MATERIALS BELOW SHALLOW FOUNDATIONS ARE ADEQUATE TO ACHIEVE THE DESIGN BEARING CAPACITY.	-	X
2. VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND HAVE REACHED PROPER MATERIAL.	-	X
3. PERFORM CLASSIFICATION AND TESTING OF COMPACTED FILL MATERIALS.	-	X
4. VERIFY USE OF PROPER MATERIALS, DENSITIES AND LIFT THICKNESSES DURING PLACEMENT AND COMPACTION OF COMPACTED FILL.	X	-
5. PRIOR TO PLACEMENT OF COMPACTED FILL, INSPECT SUBGRADE AND VERIFY THAT SITE HAS BEEN PREPARED PROPERLY.	-	X

TABLE 1705.3 REQUIRED SPECIAL INSPECTIONS AND TESTS OF CONCRETE CONSTRUCTION				
TYPE	CONTINUOUS SPECIAL INSPECTION	PERIODIC SPECIAL INSPECTION	REFERENCED STANDARD (a)	IBC REFERENCE
1. INSPECT REINFORCEMENT, INCLUDING PRESTRESSING TENDONS, AND VERIFY PLACEMENT.	-	X	ACI 318 CH. 20, 25.2, 25.3, 26.6.1-26.6.3	1908.4
2. REINFORCING BAR WELDING:			AWS D1.4 ACI318: 26.6.4	-
A. VERIFY WELDABILITY OF REINFORCING BARS OTHER THAN ASTM A706;	-	X		
B. INSPECT SINGLE-PASS FILLET WELDS, MAXIMUM 5/16"; AND	-	X		
C. INSPECT ALL OTHER WELDS.	X	-		
3. INSPECT ANCHORS CAST IN CONCRETE.	-	X	ACI 318: 17.8.2	-
4. INSPECT ANCHORS POST-INSTALLED IN HARDENED CONCRETE MEMBERS. (b)			ACI 318: 17.8.2.4 ACI 318: 17.8.2	-
A. ADHESIVE ANCHORS INSTALLED IN HORIZONTALLY OR UPWARDLY INCLINED ORIENTATIONS TO RESIST SUSTAINED TENSION LOADS.	X	-		
B. MECHANICAL ANCHORS AND ADHESIVE ANCHORS NOT DEFINED IN 4.A.	-	X		
5. VERIFY USE OF REQUIRED DESIGN MIX.	-	X	ACI 318: CH. 19, 26.4.3, 26.4.4	1904.1, 1904.2, 1908.2, 1908.3
6. PRIOR TO CONCRETE PLACEMENT, FABRICATE SPECIMENS FOR STRENGTH TESTS, PERFORM SLUMP AND AIR CONTENT TESTS, AND DETERMINE THE TEMPERATURE OF CONCRETE.	X	-	ASTM C172 ASTM C31 ACI 318: 26.5, 26.12	1908.1
7. INSPECT CONCRETE AND SHOTCRETE PLACEMENT FOR PROPER APPLICATION TECHNIQUES.	X	-	ACI 318: 26.5	1908.6, 1908.7, 1908.8
8. VERIFY MAINTENANCE OF SPECIFIED CURING TEMPERATURE AND TECHNIQUES.	-	X	ACI 318: 26.5.3-26.5.5	1908.9
9. INSPECT PRESTRESSED CONCRETE FOR:			ACI 318: 26.10	-
A. APPLICATION OF PRESTRESSING FORCES; AND	X	-		
B. GROUTING OF BONDED PRESTRESSING TENDONS.	X	-		
10. INSPECT ERECTION OF PRECAST CONRETE MEMBERS.	-	X	ACI 318: CH. 26.9	-
11. VERIFY IN-SITU CONCRETE STRENGTH, PRIOR TO STRESSING OF TENDONS IN POST-TENSIONED CONCRETE AND PRIOR TO REMOVAL OF SHORES AND FORMS FROM BEAMS AND STRUCTURAL SLABS.	-	X	ACI 318: 26.11.2	-
12. INSPECT FORMWORK FOR SHAPE, LOCATION AND DIMENSIONS OF CONCRETE MEMBER BEING FORMED.	-	X	ACI 318: 26.11.2 (b)	-

a) WHERE APPLICABLE, SEE ALSO SECTION 1705.12, SPECIAL INSPECTIONS FOR SEISMIC RESISTANCE.
b) SPECIFIC REQUIREMENTS FOR SPECIAL INSPECTION SHALL BE INCLUDED IN THE RESEARCH REPORT FOR THE ANCHOR ISSUED BY AN APPROVED SOURCE IN ACCORDANCE WITH 17.8.2 IN ACI 318, OR OTHER QUALIFICATION PROCEDURES. WHERE SPECIFIC REQUIREMENTS ARE NOT PROVIDED, SPECIAL INSPECTION REQUIREMENTS SHALL BE SPECIFIED BY THE REGISTERED DESIGN PROFESSIONAL AND SHALL BE APPROVED BY THE BUILDING OFFICIAL PRIOR TO THE COMMENCEMENT OF THE WORK.

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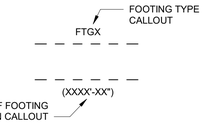
STATEMENT OF SPECIAL INSPECTIONS 2018

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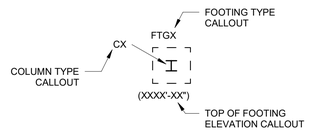
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FOUNDATION PLAN NOTES
1. 100'-0" = USGS *XXXX.XX. (G.C. TO VERIFY WITH CIVIL)*
2. TOS PER PLAN.
3. INTERIOR SLABS ON GRADE SHALL BE *4" THICK NORMAL WEIGHT CONCRETE REINFORCED WITH 4x4-W2.9xW2.9* WELDED WIRE FABRIC AT MID-DEPTH.
4. TOP OF FOOTING NOTED (XXXX'-XX") ON PLAN. ALL TOP OF FOOTINGS ARE AT ELEVATION = *(97'-10")* U.N.O. ON PLAN.
5. TOP OF CONCRETE WALL NOTED XXXX'-XX" ON PLAN. ALL TOP OF WALLS ARE AT ELEVATION = *100'-0"* U.N.O. ON PLAN.
6. ALL WALLS ARE 8" WIDE U.N.O. ON PLAN OR IN DETAILS.
7. ALL FOOTINGS SHALL BE CENTERED UNDER WALLS, COLUMNS AND PILATERS U.N.O.
8. FTG-X REFERS TO FOOTING TYPE. RE: SPREAD FOOTING AND STRIP FOOTING SCHEDULE.
   A. ALL STRIP FOOTINGS ARE TYPE "*2'-0" X CONT*" U.N.O. ON PLAN.
9. RE: 5/S501 FOR TYPICAL SLAB ON GRADE JOINT DETAIL.
10. SEE 2/S501 FOR CONCRETE WALL JOINT DETAILS AND 1/S501 FOR TYPICAL CONCRETE WALL INTERSECTIONS.
11. RE: 4/S501 FOR PLUMBING PENETRATIONS IN FOUNDATION WALLS.
    A. PENETRATIONS NOT PERMITTED IN FOOTINGS. FOOTING ELEVATIONS SHOWN ARE MINIMUM DEPTHS. GC TO COORDINATE PLUMBING AND LOWER FOOTING ELEVATIONS AS NEEDED TO AVOID CONFLICTS WITH FOOTINGS.
12. RE: 3/S501 FOR WALL STEP DETAIL.

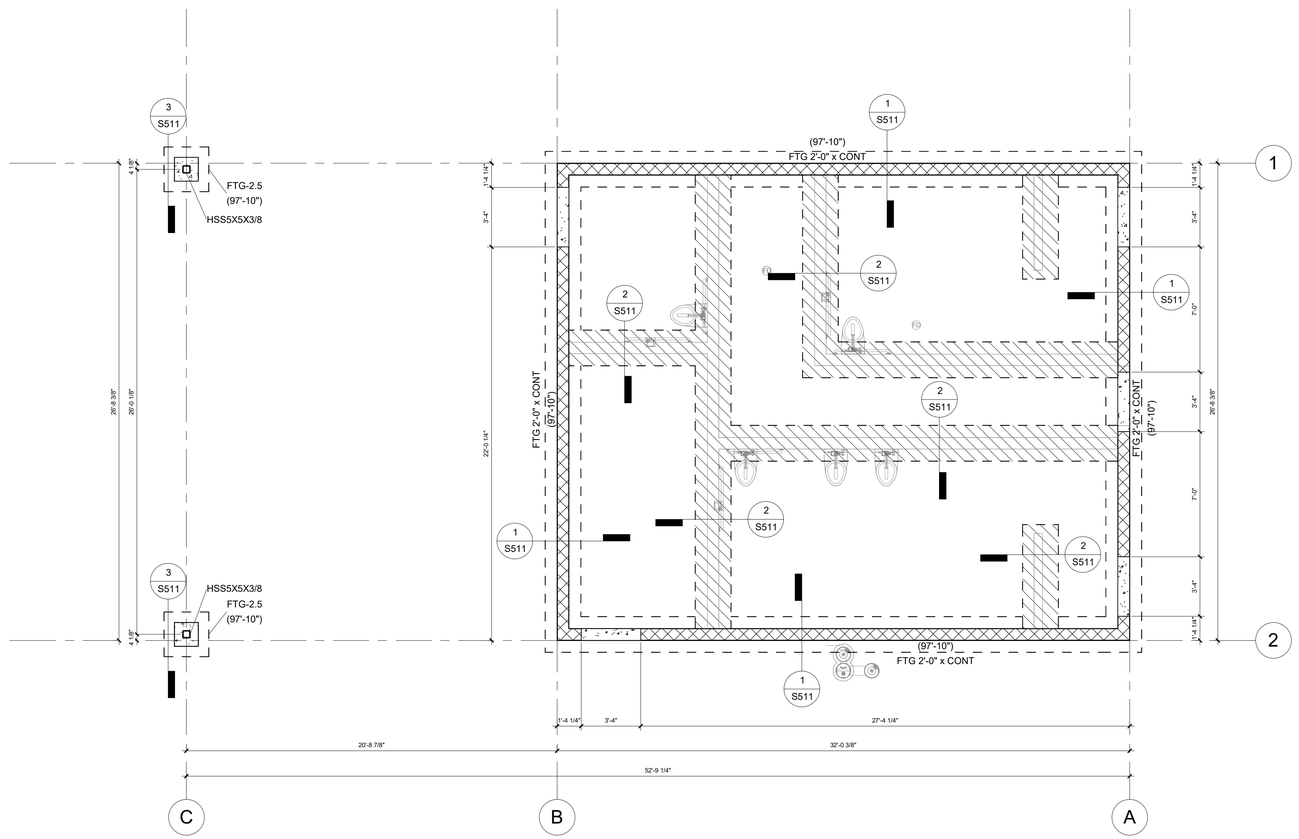
MASONRY PLAN NOTES
1. STRUCTURAL CMU WALL REINFORCING SHALL BE #5'S @ 24" O.C., 9 GA. HORIZONTAL LADDER REINFROCING @ 16" O.C.
2. NON-STRUCTURAL CMU WALL REINFORCING SHAL BE #5'S @ 48" O.C., 9 GA. HORIZONTAL LADDER REINFROCING @ 16" O.C.
   A. PROVIDE CONTROL JOINTS @ NON-STRUCTURAL CMU WALL TO EXTERIOR CMU WALLS. DISCONTINUE ALL HORIZONTAL REINFORCING & BOND BEAMS REINFORCING



STRIP FOOTING SCHEDULE					
DESIGNATION	WIDTH	THICKNESS	TRANSVERSE REINFORCING	LONGITUDINAL REINFORCING	NOTES
FTG 2'-0" X CONT	2'-0"	10"	#5 @ 18" O.C. BOT	(2) #5 BOT	



ISOLATED SPREAD FOOTING SCHEDULE				
DESIGNATION	SIZE	THICKNESS	REINFORCING	NOTES
FTG- 2.5	2'-6" X 2'-6"	10"	(3) #5 EA WAY @ BOT	PROVIDE STD HOOK @ REINF



1 FOUNDATION PLAN
1/4" = 1'-0"

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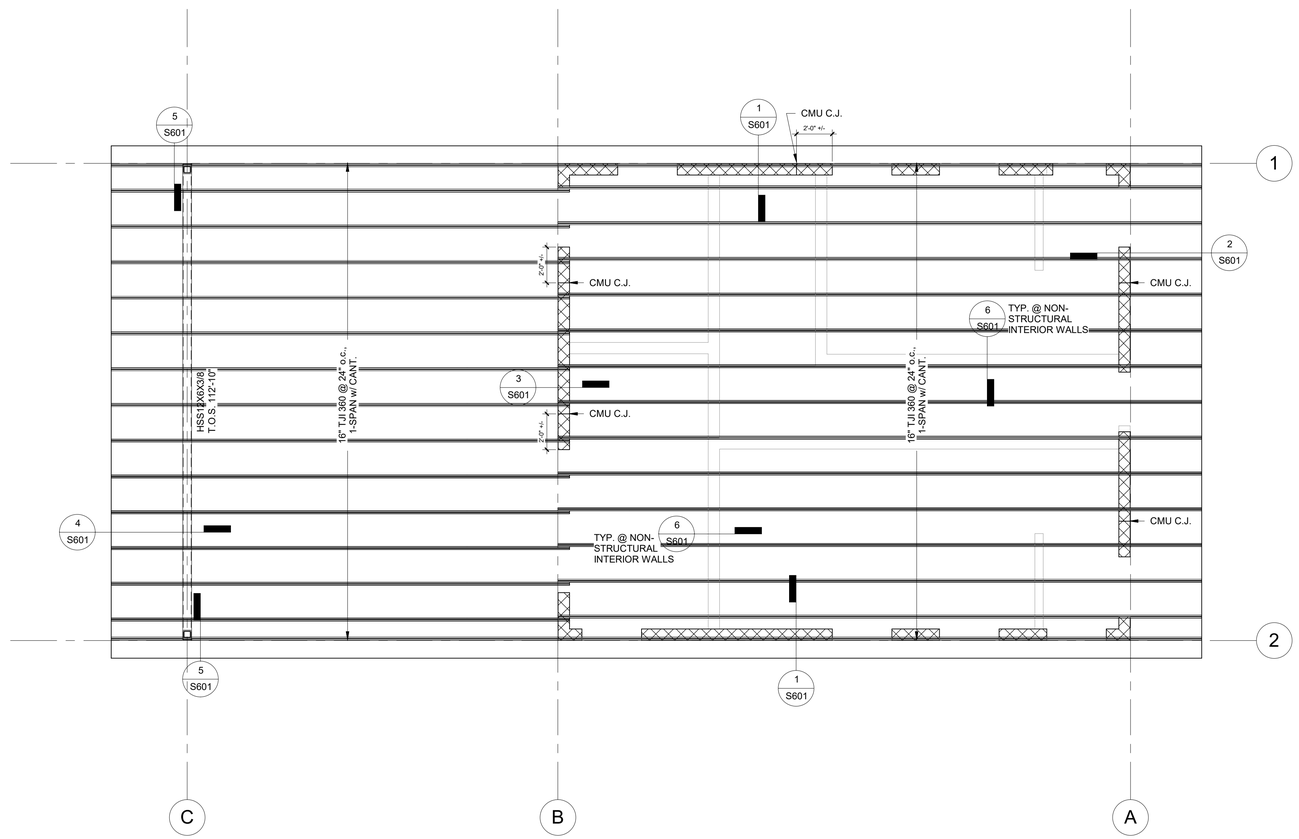
FOUNDATION PLAN

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ROOF FRAMING PLAN NOTES (WOOD)
1. ROOF CONSTRUCTION SHALL BE PLYWOOD SHEATHING ON 16" TJI 360 JOISTS SPACED @ 24" O.C. U.N.O. ON PLAN.
2. RE: GENERAL NOTES FOR ALL APPLICABLE LOADING.
3. RE: GENERAL NOTES FOR ROOF SHEATHING INFO AND NAILING REQUIREMENTS.
4. STRUCTURAL WALLS ARE DENOTED BY:
5. ALL WALLS SHOWN ON THIS PLAN REFER TO WALLS BELOW THE ROOF FRAMING.
6. RE: S801 FOR MASON REINFORC. REQUIREMENTS

MASONRY PLAN NOTES
1. STRUCTURAL CMU WALL REINFORCING SHALL BE #5'S @ 24" O.C., 9 GA. HORIZONTAL LADDER REINFROCING @ 16" O.C.
2. NON-STRUCTURAL CMU WALL REINFORCING SHAL BE #5'S @ 48" O.C., 9 GA. HORIZONTAL LADDER REINFROCING @ 16" O.C.
   A. PROVIDE CONTROL JOINTS @ NON-STRUCTURAL CMU WALL TO EXTERIOR CMU WALLS. DISCONTINUE ALL HORIZONTAL REINFORCING & BOND BEAMS REINFORCING



1 ROOF FRAMING PLAN
1/4" = 1'-0"

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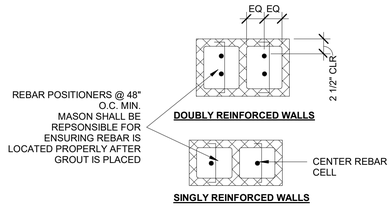
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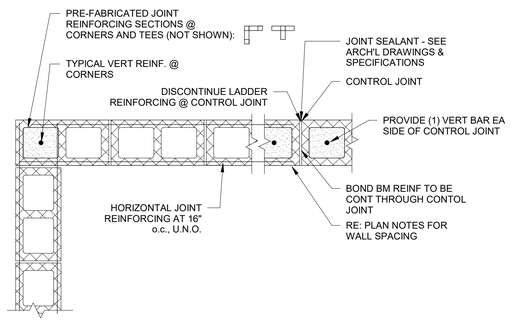
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ROOF FRAMING PLAN

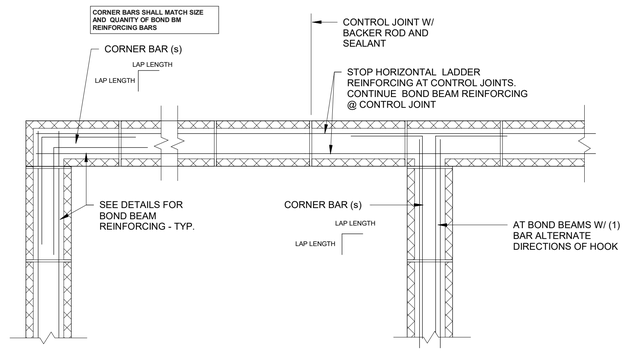
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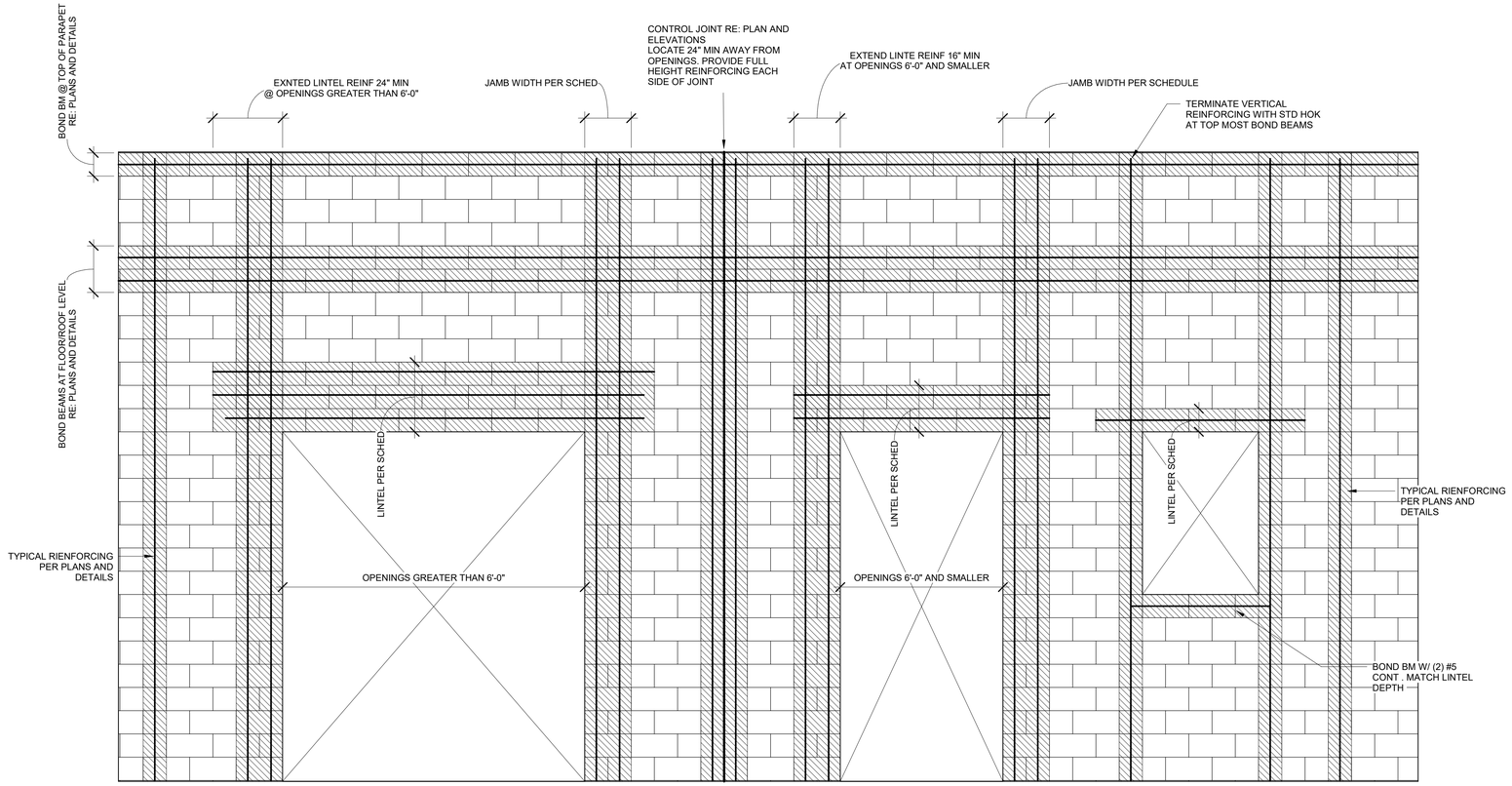




2 TYPICAL CMU BAR PLACEMENT DETAIL
1" = 1'-0"

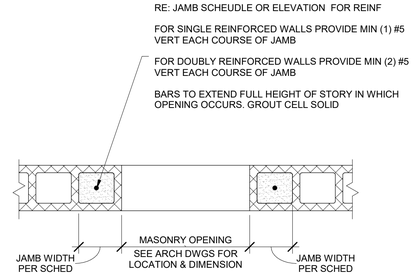


3 TYPICAL CORNER BARS AT BOND BEAMS DETAIL
1" = 1'-0"



4 CMU WALL ELEVATION
1/2" = 1'-0"

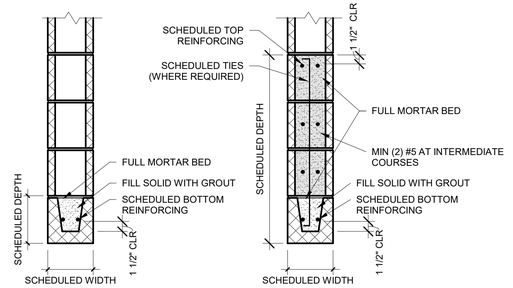
CMU LAP SPLICE F'M = 2000 PSI		
BAR SIZE	LAP SPLICE (IN.)	
	SINGLY REINFORCED WALLS	DOUBLY REINFORCED WALLS
#3	18	18
#4	24	24
#5	30	30
#6	40	57
#7	42	80



PLAN VIEW

TYPICAL JAMB REINFORCING FOR OPENING IN EXTERIOR MASONRY WALL DETAIL

REINFORCED CMU LINTEL SCHEDULE				
MASONRY OPENING WIDTH	NOMINAL CMU WIDTH		MINIMUM JAMB WIDTH	STIRRUP SIZE AND SPACING
	8"			
	NOMINAL DEPTH	REINFORCING		
UP TO 4'-0"	16"	(2) #5 B & T	8"	N/A
UP TO 6'-0"	24"	(2) #5 B & T	8"	N/A
UP TO 8'-0"	32"	(2) #5 B & T	16"	N/A



REINFORCED CMU SCHEDULE NOTES:

1. MASONRY DIMENSIONS INDICATED ARE NOMINAL RATHER THAN ACTUAL DIMENSIONS
2. MINIMUM MASONRY STRENGTH SHALL BE 2500 PSI UNO.
3. SEE ARCHITECTURAL DRAWINGS FOR SIZE AND LOCATIONS OF OPENINGS IN MASONRY WALLS REQUIRING LINTELS.

1 CMU REINFORCEMENT DETAILS
1" = 1'-0"

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03/09/2026

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CMU DETAILS

S103

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REINFORCING LAP SCHEDULE (INCHES) (3000 PSI NORMAL WEIGHT CONCRETE)						
BAR SIZE	DEVELOPMENT LENGTH, ld		CLASS B LAP SPLICE LENGTH,ls		HOOK DEVELOPMENT LENGTH, ldh	COMPRESSION SPLICE, lc
	TOP HOR.	OTHER	TOP HOR.	OTHER		
3	21	16	28	21	8	15
4	28	22	37	28	11	20
5	36	27	46	36	14	25
6	43	33	56	43	16	30
7	62	48	81	62	19	35
8	71	55	93	71	22	40
9	80	62	104	80	25	45
10	90	70	118	90	28	50

NOTE: Fy = 60,000 PSI
USE CLASS B SPLICE

REINFORCING LAP SCHEDULE (INCHES) (4000 PSI NORMAL WEIGHT CONCRETE)						
BAR SIZE	DEVELOPMENT LENGTH, ld		CLASS B LAP SPLICE LENGTH,ls		HOOK DEVELOPMENT LENGTH, ldh	COMPRESSION SPLICE, lc
	TOP HOR.	OTHER	TOP HOR.	OTHER		
3	18	14	24	18	7	12
4	25	19	32	25	9	15
5	31	24	40	31	12	19
6	37	28	48	37	14	23
7	54	42	70	54	17	26
8	62	47	80	62	19	30
9	70	54	90	70	21	34
10	78	60	102	78	24	38

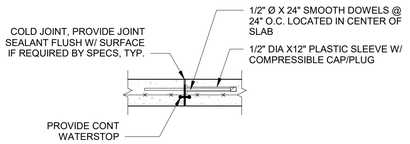
NOTE: Fy = 60,000 PSI
USE CLASS B SPLICE

REINFORCING LAP SCHEDULE (INCHES) (5000 PSI NORMAL WEIGHT CONCRETE)						
BAR SIZE	DEVELOPMENT LENGTH, ld		CLASS B LAP SPLICE LENGTH,ls		HOOK DEVELOPMENT LENGTH, ldh	COMPRESSION SPLICE, lc
	TOP BAR	OTHER	TOP BAR	OTHER		
3	17	13	22	17	6	12
4	23	17	30	23	8	15
5	29	22	36	29	11	19
6	34	26	44	34	13	23
7	49	38	64	49	15	26
8	56	43	73	56	17	30
9	63	48	82	63	19	34
10	71	54	92	71	22	38

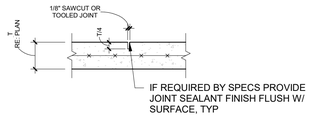
NOTE: Fy = 60,000 PSI
USE CLASS B SPLICE

LAP SPLICE NOTES
1. ALL SPLICES SHALL BE WIRED IN CONTACT, STACKED VERTICAL.
2. ALL SPLICES ARE "ls" UNLESS OTHERWISE NOTED.
3. LAP LENGTHS SPECIFICALLY DETAILED ON DRAWINGS SHALL GOVERN IN LIEU OF LAP LENGTHS SCHEDULE.
4. "TOP BARS" REFER TO ALL HORIZONTAL BARS WITH 12 INCHES OR MORE OF FRESH CONCRETE POURED BELOW THE BAR. CONTRACTOR AND REBAR DETAILER SHALL DEFAULT TO "TOP BAR" CONDITION IF QUANITY OF CONCRETE IS UNABLE TO BE VERIFIED.
5. BUNDLED BAR SPLICES
   A. INDIVIDUAL BARS SPLICES WITHIN THE BUNDLE SHALL BE STAGGERED.
   B. INCREASE LAP LENGTH 20% FOR A 3 BAR BUNDLE.
   C. INCREASE LAP LENGTH 33% FOR A 4 BAR BUNDLE

ADJUSTMENTS TO GIVEN LAP LENGTHS
1. IF REINFORCING IS SPECIFIED AS EPOXY COATED, INCREASE SCHEDULED LAP LENGTHS BY 50%.
2. IF LIGHTWEIGHT AGGREGATE IS SPECIFIED, INCREASE SCHEDULED LAP LENGTHS BY 30%.
3. SCHEDULED LAP LENGTHS ASSUME:
   A. CLEAR COVER IS GREATER THAN BAR DIAMETER AND NOT LESS THAN 3/4"
   B. CLEAR SPACING BETWEEN BARS IS GREATER THAN 2 BAR DIAMETERS.
   C. IF EITHER CONDITION A OR B IS NOT MET, INCREASE LAP LENGTHS BY 50%.

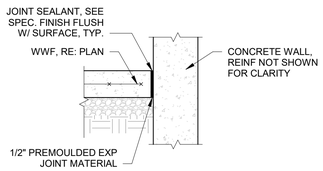


CONSTRUCTION JOINT



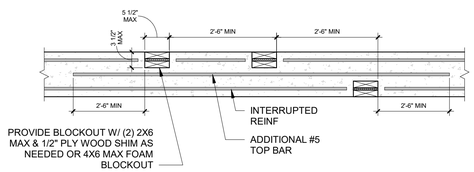
JOINT SHALL BE SAWCUT BETWEEN 4 AND 12 HOURS AFTER CONCRETE IS PLACED

CRACK CONTROL JOINT AT INTERIOR (CCJ)

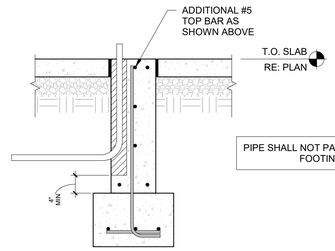


CRACK CONTROL JOINT AT EDGE (CCJ)

5 TYPICAL SOG JOINT DETAIL
3/4" = 1'-0"



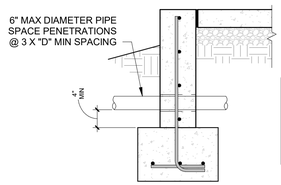
PLAN VIEW



PIPE SHALL NOT PASS THROUGH FOOTING

SECTION VIEW

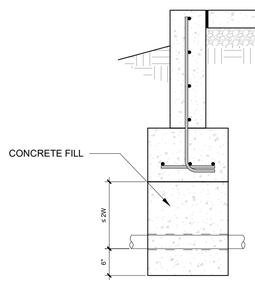
VERTICAL PIPE THROUGH FOUNDATION WALL



PROVIDE PVC SLEEVE TWO SIZES LARGER THAN PIPE THROUGH CONCRETE WALL AND FILL VOID W/ COMPRESSIBLE MATERIAL. PLACE SLEEVE TO AVOID REBAR AND PROVIDE 2" CLEAR BETWEEN SLEEVE & REBAR

PIPE SHALL NOT PASS THROUGH FOOTING

HORIZONTAL PIPE THROUGH FOUNDATION WALL



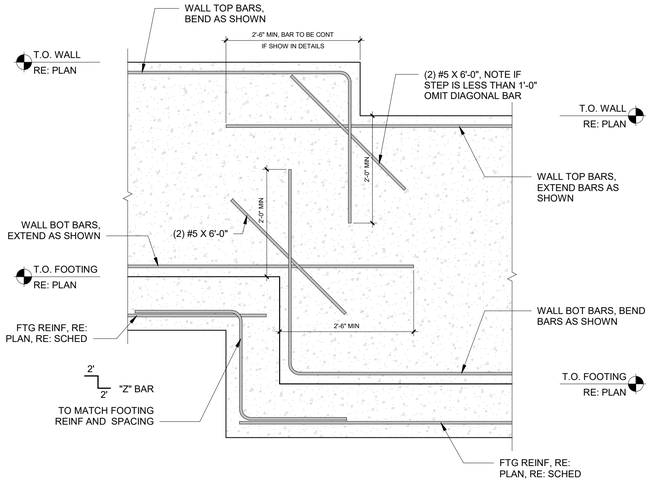
PROVIDE PVC SLEEVE TWO SIZES LARGER THAN PIPE THROUGH CONCRETE FILL AND FILL VOID W/ COMPRESSIBLE MATERIAL. CONCRETE FILL SHALL EXTEND 6" BELOW BOT OF PIPE

IF PIPE IS MORE THAN 2W BELOW FOOTING BACK FILL AND COMPACT THE SOIL BETWEEN THE PIPE AND FOOTING PER THE SOILS REPORT

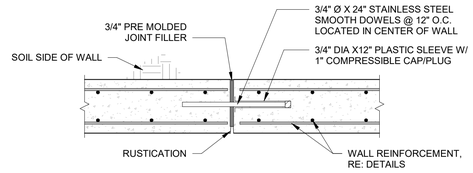
PIPE SHALL NOT PASS THROUGH FOOTING

PIPE BENEATH FOOTING

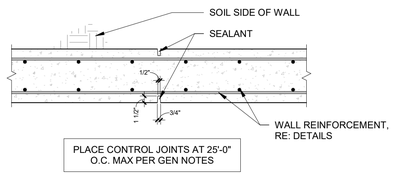
4 FND FOOTING WITH PIPE PENETRATION
3/4" = 1'-0"



3 TYPICAL FOUNDATION WALL STEPS
3/4" = 1'-0"

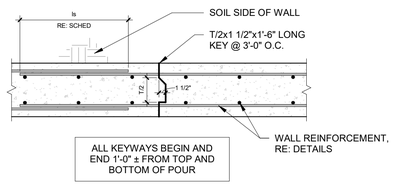


EXPANSION JOINT



PLACE CONTROL JOINTS AT 25'-0" O.C. MAX PER GEN NOTES

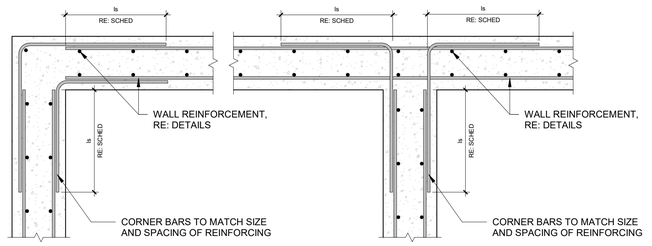
CONTROL JOINT



ALL KEYWAYS BEGIN AND END 1'-0" ± FROM TOP AND BOTTOM OF POUR

CONSTRUCTION JOINT

2 TYPICAL CONCRETE WALL JOINT DETAIL
3/4" = 1'-0"



1 TYPICAL CONCRETE WALL AND FOOTING INTERSECTIONS
3/4" = 1'-0"

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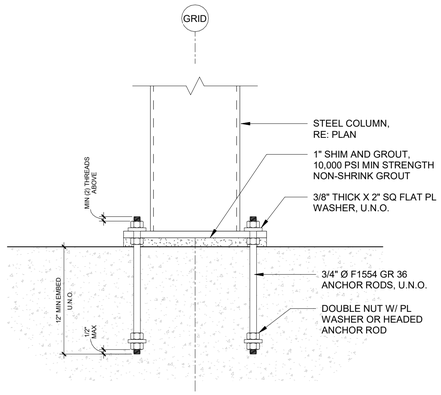
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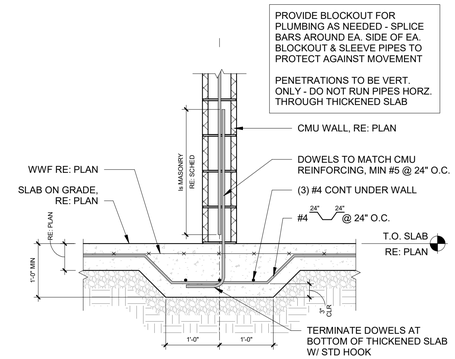
TYPICAL FOUNDATION DETAILS

S501

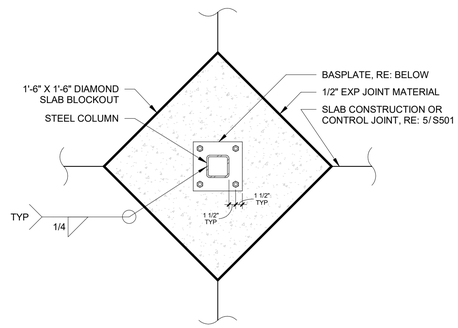
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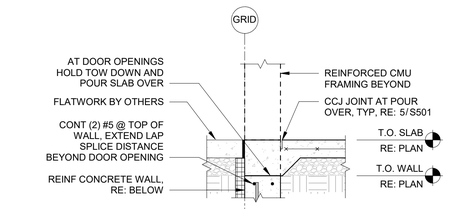
4 ANCHOR RODS
1 1/2" = 1'-0"



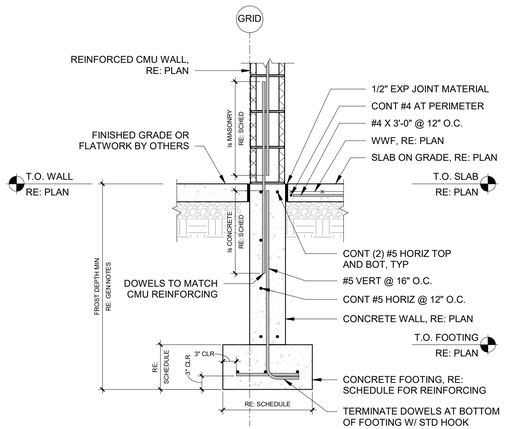
2 THICKENED SLAB AT CMU WALL
3/4" = 1'-0"



3 STEEL COLUMN AT ISOLATED FOOTING FOUNDATION
3/4" = 1'-0"



SLAB POUR OVER AT DOOR OPENING



1 EXTERIOR FOOTING FOUNDATION AT CMU WALL
3/4" = 1'-0"

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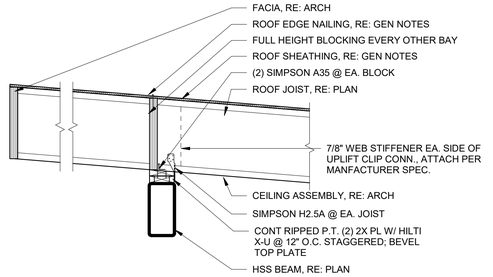
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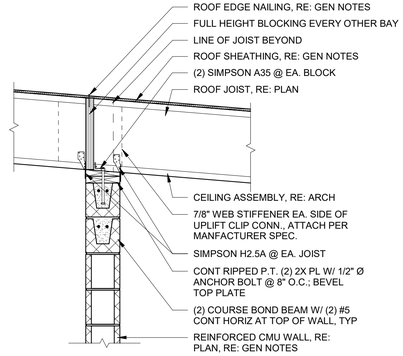
FOUNDATION DETAILS

S511

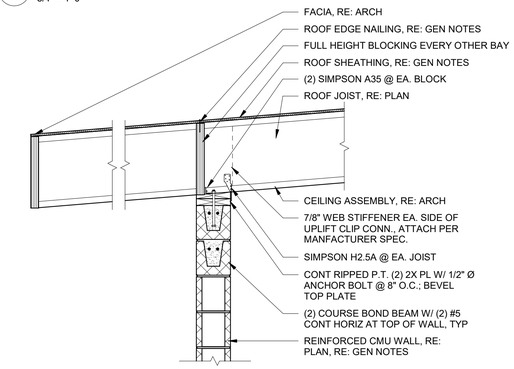
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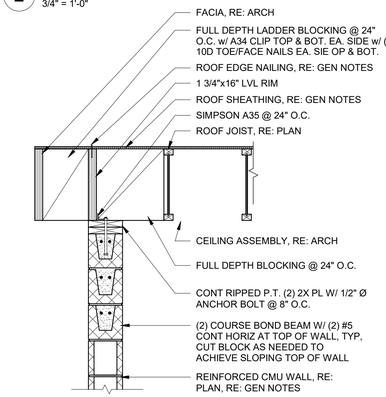
4 TJI JOIST AT DROPPED STEEL HSS
3/4" = 1'-0"



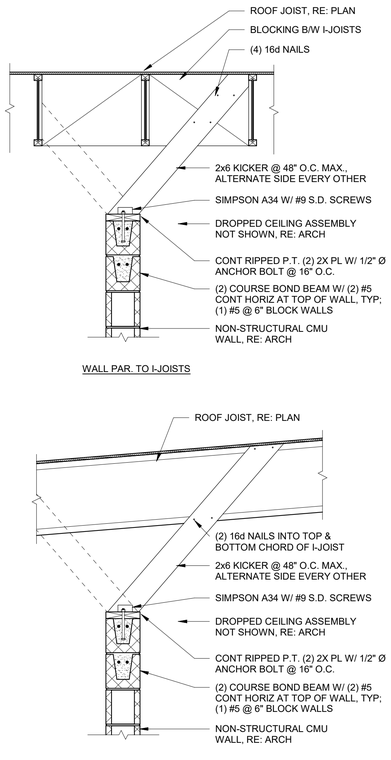
3 TJI JOIST AT CMU WALL (PERP)
3/4" = 1'-0"



2 TJI JOIST AT CMU WALL AT FACIA (PERP)
3/4" = 1'-0"



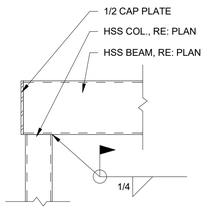
1 TJI JOIST AT CMU WALL (PARALLEL)
3/4" = 1'-0"



WALL PAR. TO I-JOISTS

WALL PERP. TO I-JOISTS

6 BRACING @ TOP OF NON-BEARING WALL
3/4" = 1'-0"



5 STEEL CONNECTION
3/4" = 1'-0"

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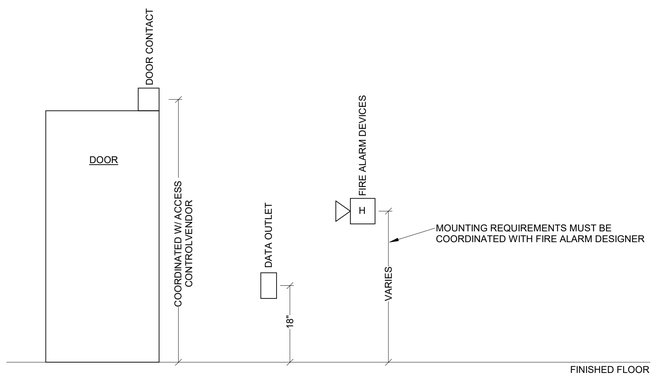
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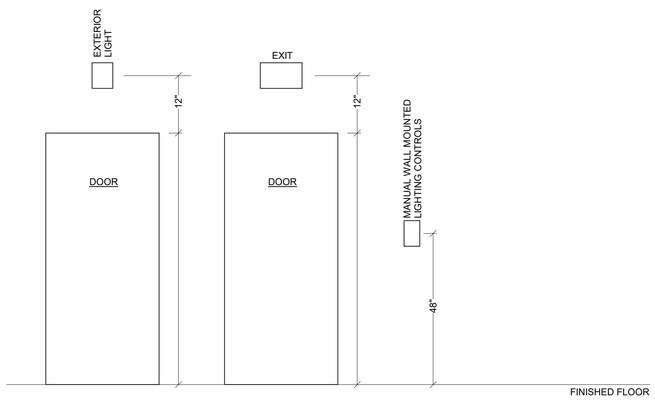
FRAMING DETAILS

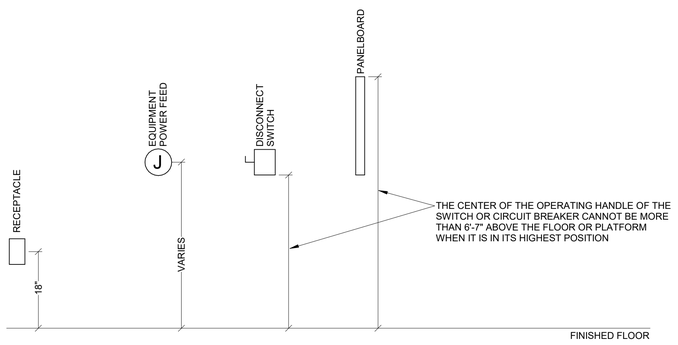
S601

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DEVICE MOUNTING REQUIREMENTS







NOTES:

1. MOUNTING HEIGHTS SHOWN ON ARCHITECTURAL ELEVATIONS SHALL GOVERN OVER THOSE SHOWN ABOVE.
2. CONTRACTOR SHALL ENSURE THAT ALL MOUNTING HEIGHTS COMPLY WITH CURRENT ADA REQUIREMENTS.
3. WHERE EVER DEVICES ARE INDICATED TO BE ABOVE DOORS, DEVICE SHALL BE CENTERED BETWEEN TOP OF DOOR TRIM AND CEILING LINE OR +12" ABOVE TOP OF DOOR TRIM WHERE DISTANCE TO CEILING IS GREATER THAN 24".
4. ALL ABOVE COUNTER (DESIGNATED BY "AC") SHALL BE MOUNTED 8" ABOVE COUNTER OR MAXIMUM HEIGHT OF 44" TO TOP OF DEVICE. VERIFY HEIGHTS WITH ARCHITECT.
5. FOR CEILINGS BELOW 7'-4", FIRE ALARM STROBE OR HORN/STROBES SHALL BE WALL MOUNTED 6" BELOW FINISHED CEILING.
6. IN LOCATIONS WHERE SIMILAR DEVICES ARE MOUNTED AT THE SAME HEIGHT, DEVICES SHALL BE PROPERLY "GANGED" AND SHALL HAVE A SINGLE COVERPLATE.
7. IN LOCATIONS WHERE DIFFERENT DEVICES ARE MOUNTED AT DIFFERENT HEIGHTS WITHIN FOUR FEET OF ONE ANOTHER, DEVICES SHALL BE MOUNTED SUCH THAT THEY HAVE A COMMON CENTERLINE. IF THERE ARE THREE OR MORE DEVICES, THE CONTRACTOR SHALL REQUEST A DETAIL FROM THE ARCHITECT.

LABELING REQUIREMENTS

ALL ELECTRICAL LABELS SHALL COMPLY WITH LATEST NATIONAL ELECTRICAL CODE REQUIREMENTS. GENERAL LABELING REQUIREMENTS NOTED BELOW MAY NOT BE COMPLETE OR COVER ALL INSTALLATIONS.

WIRING DEVICES:
PANEL NAME - CIRCUIT NAME
PROVIDE BLACK LETTERING ON CLEAR LABEL FOR NORMAL CIRCUITS AND RED LETTERING ON CLEAR LABEL FOR EMERGENCY/STANDBY CIRCUITS.

STARTERS / DISCONNECTS / VFDs:
EQUIPMENT ID
VOLTAGE / PHASE / WIRES
INDICATE FUSE SIZE, IF APPLICABLE
FED FROM CIRCUIT NAME
FEEDING TO CIRCUIT NAME

ARC FLASH LABELS PER NFPA-70E & NEC INDICATING:
1. DANGER OR WARNING HEADER
2. INCIDENT ENERGY
3. MINIMUM ARC RATING
4. ARC FLASH BOUNDARY
5. PERSONAL PROTECTIVE EQUIPMENT (PPE)
6. LIMITED APPROACH
7. RESTRICTED APPROACH
8. SHOCK RISK
9. DATE LABEL WAS APPLIED

SWITCHBOARDS, TRANSFORMERS, HARMONIC FILTERS, ELECTRICAL PANELS:
EQUIPMENT NAME
EQUIPMENT RATING
FED FROM XXXX
VOLTAGE / PHASE / AMPS
PRIMARY DISCONNECT LOCATION AND NAME, WHERE APPLICABLE

COLORED - CONDUITS AND JUNCTION BOX REQUIREMENTS:
RED-COLORED - FIRE ALARM
BLUE-COLORED - TEMPERATURE CONTROLS

MAXIMUM AVAILABLE FAULT CURRENT:
SERVICE EQUIPMENT SHALL BE LEGIBLY MARKED IN THE FIELD WITH THE MAXIMUM AVAILABLE FAULT CURRENT. THE FIELD MARKING SHALL INCLUDE THE DATE. THE FAULT CURRENT CALCULATION WAS PERFORMED AND BE OF SUFFICIENT DURABILITY TO WITHSTAND THE ENVIRONMENT INVOLVED.

APPLICABLE CODES

2018 BUILDING CODE
2018 PLUMBING CODE
2018 MECHANICAL CODE
2018 ENERGY CONSERVATIONCODE
2018 FIRE CODE; NFPA 13R
2023 NATIONAL ELECTRICAL CODE

ELECTRICAL SYMBOL LIST

POWER

- DUPLEX RECEPTACLE, MOUNTED +18" O.C. UNO
  AC = MOUNTED +8" O.C. ABOVE COUNTER EWC = GFI RECEPTACLE FOR WATER COOLER
  GFI = GROUND FAULT CIRCUIT INTERRUPTER T = TAMPER RESISTANT PER NEC 406.12(A)
  WP = GFCI WITH WEATHERPROOF IN-USE COVER PER NEC 406.9(B)(1)
- DUPLEX RECEPTACLE LISTED FOR USE IN COUNTERTOPS, PROTECTED BY UPSTREAM GFCI
- DUPLEX RECEPTACLE, FLUSH MOUNTED IN FLOOR BOX
- QUADRUPLEX RECEPTACLE, MOUNTED +18" O.C. UNO
  AC = MOUNTED +8" O.C. ABOVE COUNTER GFCI = GROUND FAULT CIRCUIT INTERRUPTER
  T = TAMPER RESISTANT PER NEC 406.12 WP = GFCI WITH WEATHERPROOF IN-USE COVER
- QUADRUPLEX RECEPTACLE, FLUSH MOUNTED IN FLOOR BOX
- SPECIAL RECEPTACLE, COORDINATE INSTALLATION WITH EQUIPMENT SUPPLIED
  ED = ELECTRIC DRYER, PROVIDE 208V/1, 30A-2P 4-WIRE CONNECTION.
  ER = ELECTRIC RANGE, PROVIDE 208V/1, 50A-2P 4-WIRE CONNECTION.
- COUNTER-MOUNTED AIR SWITCH FOR GARBAGE DISPOSAL. COORDINATE WITH MILLWORK VENDOR.
- MOTOR CONNECTION, COORDINATE INSTALLATION WITH EQUIPMENT SUPPLIED
  G = GARAGE DOOR MOTOR ASSEMBLY WITH INTEGRAL LIGHTING COMPONENT
- (J) JUNCTION BOX SIZE PER NEC 314, PROVIDE COVER PLATE TO CONCEAL WIRING WITHIN
- PANELBOARD INSTALLED PER NEC 110.26 AND 240.24 REQUIREMENTS TO SUIT THE APPLICATION
- ELECTRICAL BRANCH CIRCUIT - PROTECTED PER NEC 240.4(D) REQUIREMENTS
- (F) DISCONNECT SWITCH (F = FUSIBLE)
- (M) UTILITY COMPANY METER

LIGHTING

- ROUND LUMINAIRE (HALF SHADE = UNSWITCHED) - REFER TO LUMINAIRE SCHEDULE
- ROUND EMERGENCY DOWNLIGHT - REFER TO LUMINAIRE SCHEDULE
- WALL MOUNTED LUMINAIRE - REFER TO LUMINAIRE SCHEDULE
- LINEAR WALL MOUNTED LUMINAIRE - REFER TO LUMINAIRE SCHEDULE
- TRACK LIGHTING (# OF HEADS SHOWN) - REFER TO LUMINAIRE SCHEDULE
- LINEAR LUMINAIRE - REFER TO LUMINAIRE SCHEDULE
- LINEAR EMERGENCY LUMINAIRE - REFER TO LUMINAIRE SCHEDULE
- 2'x4' RECESSED TROFFER LUMINAIRE - REFER TO LUMINAIRE SCHEDULE
- 2'x2' RECESSED TROFFER LUMINAIRE - REFER TO LUMINAIRE SCHEDULE
- EXIT SIGN - CEILING MOUNTED (SHADE = FACE, ARROW = DIRECTION), CONNECT AHEAD OF LIGHT SWITCH - REFER TO LUMINAIRE SCHEDULE
- EXIT SIGN - BACK MOUNTED (SHADE = FACE, ARROW = DIRECTION), CONNECT AHEAD OF LIGHT SWITCH - REFER TO LUMINAIRE SCHEDULE
- POLE MOUNTED LUMINAIRE (CIRCLE INDICATES POLE, BOXES INDICATE HEADS) - REFER TO LUMINAIRE SCHEDULE
- $ TOGGLE SWITCH, MOUNTED +48" O.C. UNO
  2 = TWO POLE 3 = THREE WAY
  4 = FOUR WAY D = DIMMER (SIZED TO MATCH LOAD SERVED)
  K = KEYED SWITCH M = MOMENTARY CONTACT SWITCH
  OC = OCC. SENSOR SWITCH DR = DOOR ACTIVATED
  P = SWITCH WITH PILOT LIGHT T = TIMER
  LV = LOW VOLTAGE CB = CIRCUIT BREAKER
- OS OCCUPANCY SENSOR - CEILING MOUNTED, DUAL TECHNOLOGY

COMMUNICATIONS

- DUPLEX DATA RECEPTACLE, MOUNTED +18" O.C. UNO AC = MOUNTED +8" O.C. ABOVE COUNTER
- DUPLEX DATA RECEPTACLE, FLUSH MOUNTED IN FLOOR BOX
- SIMPLEX TELEPHONE RECEPTACLE, MOUNTED +18" O.C. UNO
  AC = MOUNTED +8" O.C. ABOVE COUNTER
  W = MOUNTED +54" O.C. ABOVE FINISHED FLOOR FOR WALL MOUNTING PHONE
- COMBINATION TEL/DATA RECEPTACLE, FLUSH MOUNTED IN FLOOR BOX --
  PROVIDE (1) DATA AND (1) TELEPHONE JACK UNO
- CABLE TELEVISION OUTLET, COORDINATE MOUNTING HEIGHT WITH OWNER
- TV CATV OUTLET. PROVIDE BACKBOX, COAX/CAT 5 CABLE, DEVICE JACK AS DIRECTED BY OWNERS AUTHORIZED REPRESENTATIVE. REFER TO PLANS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.

FIRE ALARM SYSTEM

- (S) UL LISTED COMBINATION CARBON MONOXIDE/SMOKE ALARM PER IFC 908.7.4.1- PROVIDE HARDWIRED 120V POWER AND BACK-UP BATTERY POWER. WHERE MORE THAN ONE ALARM IS LOCATED IN A SINGLE DWELLING UNIT, LINK OPERATION IN ACCORDANCE WITH 101-9.6.2.9.3. PROVIDE SYSTEM DETECTORS FOR NON-DWELLING UNIT AREA PROTECTION PER LIFE SAFETY SYSTEM DESIGN BY OTHERS - REFER TO GENERAL NOTE 24 THIS SHEET.
- F FIRE ALARM - HORN
- S FIRE ALARM - STROBE
- S FIRE ALARM - HORN AND STROBE
- FACP FIRE ALARM CONTROL PANEL
- FAA FIRE ALARM REMOTE ANNUNCIATOR PANEL
- RTS REMOTE TEST STATION

ABBREVIATIONS

A	AMP
AC	ABOVE COUNTER
AFC	ABOVE FINISHED CEILING
AFF	ABOVE FINISHED FLOOR
AFI	ARC FAULT INTERRUPTER
AHJ	AUTHORITY HAVING JURISDICTION
AHU	AIR HANDLING UNIT
AIC	AMPS INTERRUPTING CAPACITY
AL	ALUMINUM
AWG	AMERICAN WIRE GAUGE
AV	AUDIO/VISUAL
BLDG	BUILDING
C	CONDUIT
CATV	CABLE TELEVISION SYSTEM
CCTV	CLOSED CIRCUIT TELEVISION
CKT	CIRCUIT
CL	CENTERLINE
CU	COPPER
DWG	DRAWING
(E)	EXISTING
EF	EXHAUST FAN
EMT	ELECTRIC METALLIC TUBING
EM	EMERGENCY
EPO	EMERGENCY POWER OFF
FLA	FULL LOAD AMPS
GD	GARBAGE DISPOSAL
GR	GROUND
GC	GENERAL CONTRACTOR
GFI/GFCI	GROUND FAULT CIRCUIT INTERRUPTER
HACR	HACR (HEATING, AC & REFRIGERATION) RATED
HP	HORSE POWER
IAHJ	INSPECTION AUTHORITY HAVING JURISDICTION
IG	ISOLATED GROUND
IP	INTERNET PROTOCOL
JB	JUNCTION BOX
KCMIL	1000 CIRCULAR MILS
KV	KILOVOLT
KVA	KILOVOLT AMPERES
KW	KILOWATT
KWH	KILOWATT HOUR
LAN	LOCAL AREA NETWORK
LCP	LIGHTING CONTROL PANEL
LRA	LOCKED ROTOR AMPS
LSIGA	L(LONG) S (SHORT) I (INSTANTANEOUS) G (GROUND FAULT) A (ARC ENERGY REDUCTION)
LTFC	LIQUID TIGHT FLEXIBLE CONDUIT
MC	MECHANICAL CONTRACTOR
MCA	MINIMUM CIRCUIT AMPACITY
MCB	MAIN CIRCUIT BREAKER
MCC	MOTOR CONTROL CENTER
MDP	MAIN DISTRIBUTION PANEL
MFR	MANUFACTURER
MLO	MAIN LUG ONLY
MSB	MAIN SWITCH BOARD
(N)	NEW
N.C.	NORMALLY CLOSED
N.O.	NORMALLY OPEN
NF	NON-FUSED
NL	NIGHT LIGHT
NIC	NOT IN CONTRACT
OAR	OWNERS AUTHORIZED REPRESENTATIVE
P	POLE
PC	PLUMBING CONTRACTOR
PH	PHASE
PPE	PERSONAL PROTECTION EQUIPMENT
PVC	POLYVINYL CHLORIDE CONDUIT
QTY	QUANTITY
RCP	REFLECTED CEILING PLAN
RLA	RUNNING LOAD AMPS
RMC	RIGID METAL CONDUIT
RNC	RIGID NON-METALLIC CONDUIT
SPDT	SINGLE POLE, DOUBLE THROW
SPST	SINGLE POLE, SINGLE THROW
ST	SHUNT TRIP
TL	TWISTLOCK
TR	TAMPER RESISTANT
TYP	TYPICAL
UL	UNDERWRITERS LABORATORIES, INC.
UNO	UNLESS NOTED OTHERWISE
USP	UNINTERRUPTIBLE POWER SUPPLY
V	VOLT
W	WIRE
WP	WEATHER PROOF
WPI	WEATHER PROTECTED IN-USE
XFMR	TRANSFORMER
XP	EXPOSION PROOF

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ELECTRICAL LEGEND & NOTES

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ELECTRICAL SPECIFICATIONS

GENERAL REQUIREMENTS

1. ALL CONSTRUCTION SHALL CONFORM TO THE LATEST EDITIONS OF THE NATIONAL ELECTRICAL CODE (NEC), INTERNATIONAL BUILDING CODE (IBC), AND ALL LOCAL BUILDING AND FIRE CODES. IN THE EVENT OF A CONFLICT BETWEEN THE CONSTRUCTION DOCUMENTS AND THE DOCUMENTS LISTED ABOVE, THE CONTRACTOR SHALL CONSULT THE ENGINEER OF RECORD PRIOR TO PROCEEDING WITH THE INSTALLATION IN QUESTION.
2. ALL WORK SHALL BE COORDINATED WITH THE OTHER TRADES BEFORE INSTALLATION. MATERIALS INSTALLED IN AN ARBITRARY MANNER OR CREATES AN UNFAIR CONDITION OR HARDSHIP FOR ANOTHER TRADE WILL NOT BE ACCEPTED.
3. ALL ELECTRICAL WORK PERFORMED SHALL BE BY A DULY LICENSED COLORADO ELECTRICAL CONTRACTOR AND DULY LICENSED ELECTRICIANS.
4. THE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, EQUIPMENT AND TESTING FOR THE ELECTRICAL DISTRIBUTION SYSTEM DEPICTED ON THESE DRAWINGS.
5. ELECTRICAL DRAWINGS ARE DIAGRAMMATIC IN NATURE AND INDICATE THE GENERAL ARRANGEMENT OF ELECTRICAL WORK. DO NOT SCALE DRAWINGS. ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE EXACT FITTING OF ALL MATERIALS, EQUIPMENT, ETC. VERIFY DIMENSIONS ON ARCHITECTURAL DRAWINGS AND IN FIELD PRIOR TO COMMENCEMENT OF WORK.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD-COORDINATING ALL CIRCUIT REQUIREMENTS AND SHALL PROVIDE ALL INFRASTRUCTURE REQUIRED FOR A COMPLETE AND FUNCTIONAL SYSTEM.
7. "PROVIDE" SHALL BE UNDERSTOOD TO MEAN "FURNISH" AND "INSTALL".
8. ALL DEVICES AND EQUIPMENT SHALL BE NEW AND UL LISTED.
9. ALL SMALL BRANCH CIRCUIT WIRING SHALL BE PROTECTED IN ACCORDANCE WITH NEC 240.4(D) REQUIREMENTS.
10. FIELD VERIFY EXISTING EQUIPMENT OR CIRCUITS THAT ARE REMAINING TO BE RECONNECTED TO NEW OR EXISTING SWITCHBOARDS/PANELBOARDS. PROVIDE SWITCHES, RECEPTACLES, CONDUIT, WIRE, ETC. AS REQUIRED TO RESTORE CONTINUITY OF CIRCUIT(S).
11. PROVIDE ELECTRICAL DEMOLITION REQUIRED. REFER TO ARCHITECTURAL DEMOLITION DRAWINGS FOR LOCATION AND EXTENT OF DEMOLITION REQUIRED. CONTRACTOR SHALL VISIT SITE PRIOR TO BID TO DETERMINE EXTENT OF WORK INVOLVED. PROVIDE LABOR AND MATERIALS AS REQUIRED TO MAINTAIN AND/OR RESTORE CONTINUITY OF SERVICE TO EXISTING CIRCUITS.
12. PROVIDE ALL NECESSARY DEMOLITION TO REMOVE EXISTING UNUSED CONDUIT, WIRE, CABLE, J-BOXES, RECEPTACLES, SWITCHES, LIGHTS, FIRE ALARM DEVICES, ETC. COMPLETE WITH ASSOCIATED CIRCUITING TO SOURCE. WHERE IT IS NOT FEASIBLE TO REMOVE THE ABOVE OUTLET SHALL BE ABANDONED, WIRE REMOVED AND BLANK COVER PLATES PROVIDED.
13. UPON COMPLETION OF THE PROJECT, THE CONTRACTOR SHALL PROVIDE ACCURATE DIRECTORIES FOR ALL PANELBOARDS PER NEC 408.4 REQUIREMENTS. DIRECTORIES SHALL BE COMPUTER GENERATED. EACH CIRCUIT SHALL BE IDENTIFIED AS TO ITS SPECIFIC PURPOSE OR USE. THE IDENTIFICATION SHALL BE SUFFICIENTLY DETAILED TO DISTINGUISH EACH CIRCUIT FROM ALL OTHERS.
14. ALL NEW DEVICES INSTALLED IN UNFINISHED SPACES SHALL BE SURFACE MOUNTED WITH A STEEL COVER PLATE. ALL NEW DEVICES INSTALLED IN FINISHED SPACES SHALL BE FLUSH MOUNTED IN WALL WITH A WHITE NYLON COVER PLATE. ALL NEW DEVICES SHALL BE WHITE BODIED. PROVIDE TYPEWRITTEN LABELS ON ALL COMMON SPACE DEVICE COVER PLATES IDENTIFYING THE BRANCH CIRCUIT(S) CONTAINED WITHIN, INCLUDING THE SOURCE PANELBOARD NAME.
15. ALL ELECTRICAL BOXES FOR LIGHTING, SWITCHING, AND POWER SHALL BE REVIEWED AND APPROVED BY OWNER PRIOR TO PULLING WIRE. COORDINATE BOX WALK WITH GENERAL CONTRACTOR PRIOR TO INSTALLING ANY WIRING. COORDINATE DEVICES ABOVE/BELOW/WITHIN MILLWORK WITH MILLWORK AND APPLIANCE PACKAGE SHOP DRAWINGS AND LOCATE ALL DEVICES/ELECTRICAL SERVICE AS REQUIRED FOR SPECIFIC LOCATION/APPLIANCE, TYPICAL.
16. COORDINATE MOUNTING HEIGHTS AND LOCATIONS OF ALL ELECTRICAL DEVICES LOCATED WITHIN, ABOVE, OR NEAR MILLWORK WITH ARCHITECTURAL DRAWINGS, APPROVED "SHOP DRAWINGS", AND MILLWORK CONTRACTOR. MAINTAIN CONSISTENT MOUNTING PRACTICES FOR A UNIFORM APPEARANCE. VERIFY ALL OUTLET REQUIREMENTS PRIOR TO ROUGH IN.
17. CONTRACTOR WILL BE RESPONSIBLE TO COORDINATE NEW SERVICES FOR BUILDING WITH THE NECESSARY UTILITY CONTACTS. PROVIDE APPROPRIATE SERVICE APPLICATIONS FOR ALL SERVICES AS REQUIRED. COORDINATE EXACT REQUIREMENTS WITH OWNERS AUTHORIZED REPRESENTATIVE PRIOR TO BID AND INCLUDE ALL COSTS FOR ALL SYSTEMS AS DIRECTED FOR A COMPLETE AND OPERABLE INSTALLATION. COORDINATE ALL NEW SERVICES TO BUILDING WITH AUTHORIZED UTILITY COMPANY SERVICE REPRESENTATIVE PRIOR TO ANY INSTALLATION. PROVIDE ALL EQUIPMENT AND RACEWAYS AS DIRECTED FOR A COMPLETE AND OPERABLE INSTALLATION.
18. ELECTRICAL CONTRACTOR SHALL KEEP AND MAINTAIN AN ACCURATE AND UP-TO-DATE (INCLUDING ALL OFFICIAL ADDENDUMS, ASI's. AND RFI CHANGES ISSUED) AS-BUILT SET OF CONSTRUCTION DOCUMENTS DETAILING ALL AS-BUILT CONDITIONS. SUBMIT TO ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE AT PROJECT COMPLETION.
19. ELECTRICAL SYSTEMS AND COMPONENTS INSTALLED WITHIN OR PENETETRATING RATED ASSEMBLIES SHALL COMPLY WITH ALL APPLICABLE CODES INCLUDING:
    A. ALL ELECTRICAL BOXES INSTALLED IN FIREWALLS SHALL BE LISTED FOR THE INSTALLATION IN RATED FIREWALLS. PROVIDE SUITABLE OUTLET BOXES TO MEET THE SPACING REQUIREMENTS SET BY THE UL CERTIFICATIONS DIRECTORY FOR OUTLET BOXES AND FITTINGS CERTIFIED FOR FIRE RESISTANCE. RATED ASSEMBLY LOCATIONS SHALL BE COORDINATED WITH ARCHITECTURAL DRAWINGS PRIOR TO ANY INSTALLATION.
    B. THE CONTRACTOR SHALL PROVIDE APPROPRIATE FIRESTOPPING FOR ALL FIRE RATED ASSEMBLY PENETRATIONS. FIRESTOPPING SYSTEM SHALL BE UL LISTED AND TESTED IN ACCORDANCE WITH ASTM E814 OR ASTM E119 WITH AN F RATING EQUAL TO THE FIRE RATING OF PENETRATED ASSEMBLY.
21. MECHANICAL EQUIPMENT ELECTRICAL REQUIREMENTS SHALL BE COORDINATED WITH GENERAL CONTRACTOR & MECHANICAL CONTRACTOR AS REQUIRED PRIOR TO BID:
    A. COORDINATE ELECTRICAL CONNECTION & CONTROL REQUIREMENTS FOR ALL MECHANICAL EQUIPMENT WITH MECHANICAL CONTRACTOR'S SHOP DRAWINGS. PROVIDE ALL EQUIPMENT FOR A COMPLETE AND OPERABLE INSTALLATION. VERIFY EXACT LOCATION OF EQUIPMENT WITH MECHANICAL CONTRACTOR PRIOR TO ANY INSTALLATION AND LOCATE SERVICE AND DISCONNECT SWITCH AS REQUIRED. PROVIDE 120V CONNECTION TO ALL MOTORIZED DAMPERS PER EQUIPMENT VENDOR SPECIFICATIONS WHERE REQUIRED. COORDINATE WITH MECHANICAL CONTRACTOR PRIOR TO ANY INSTALLATION AND PROVIDE ALL CONNECTIONS AS REQUIRED.
    B. PROVIDE FUSIBLE DISCONNECT SWITCH WITH FUSES FOR ALL MECHANICAL EQUIPMENT PER EQUIPMENT MANUFACTURER SPECIFICATIONS IF NOT PROVIDED WITH EQUIPMENT. COORDINATE WITH MECHANICAL CONTRACTOR AND INCLUDE ALL COSTS IN BASE BID PROPOSAL FOR A COMPLETE AND OPERABLE INSTALLATION.
    C. REFER TO MECHANICAL DRAWINGS FOR LOCATION OF LINE VOLTAGE EQUIPMENT (THERMOSTATS AND DAMPERS) THAT REQUIRE ELECTRICAL CONNECTIONS. FURNISH CONDUIT, CONDUCTORS, DISCONNECT SWITCHES AND TERMINATIONS AS NECESSARY.

22. COORDINATE ALL FLOOR PENETRATIONS THROUGH PODIUM STRUCTURE FOR ALL POWER, COMMUNICATIONS, LOW VOLTAGE CONDUIT WITH STRUCTURAL AND G.C. PRIOR TO DRILLING TO AVOID DAMAGE TO SLAB TENDONS. COORDINATE SLEEVE LOCATIONS PRIOR TO CONCRETE POUR WHERE EVER POSSIBLE TO AVOID CORE DRILLING.

23. PRIOR TO SUBMITTING BIDS, THE ELECTRICAL CONTRACTOR SHALL VISIT THE SITE TO VERIFY EXISTING ELECTRICAL EQUIPMENT CONDITIONS AND DIFFICULTIES THAT WILL AFFECT EXECUTION OF THE WORK. NOTIFY THE ARCHITECT AND ENGINEER OF ANY EXISTING CONDITIONS, WHICH MODIFY THE SCOPE OF WORK AS SHOWN ON THE CONSTRUCTION DOCUMENTS. SUBMISSION OF A BID PROPOSAL WILL BE CONSTRUED AS EVIDENCE THAT SUCH AN EXAMINATION HAS BEEN MADE AND LATER CLAIMS FOR MOBILIZATION, LABOR, EQUIPMENT, AND/OR MATERIALS REQUIRED BECAUSE OF DIFFICULTIES ENCOUNTERED WILL NOT BE RECOGNIZED.

24. REFER TO ARCHITECTURAL AND MECHANICAL EQUIPMENT DRAWINGS FOR EXACT LOCATIONS OF ELECTRICAL DEVICES AND LIGHT FIXTURES. DO NOT SCALE FROM THE ELECTRICAL PLANS. ADDITIONAL ELECTRICAL REQUIREMENTS ON ARCHITECTURAL PLANS, KITCHEN EQUIPMENT PLANS, AND MECHANICAL PLANS SHALL BE INCLUDED IN THE ELECTRICAL CONTRACTOR'S BID.

EQUIPMENT REQUIREMENTS

1. ALL NEW PANELBOARDS ARE BASED ON SQUARE D NQOD, NF, OR I-LINE SERIES. LOAD CENTERS SHALL NOT BE USED IN LIEU OF PANELBOARDS WITH THE EXCEPTION OF DWELLING UNIT PANELS. BUS BARS SHALL BE ALUMINUM AND LUGS SHALL BE ALUMINUM SUITABLE FOR LANDING COPPER OR ALUMINUM CONDUCTORS. OTHER ACCEPTABLE MANUFACTURERS INCLUDE SIEMENS, CUTLER-HAMMER, EATON, AND GE. ALL NEW PANELBOARDS SHALL BE BY THE SAME MANUFACTURER. PANEL HEIGHT SHALL BE COMPLIANT WITH NEC 240.24 REQUIREMENTS SUBJECT TO APPROVAL BY THE IAHJ. PANELS IN ADA UNITS SHALL BE COORDINATED WITH ADA CONSULTANT/ARCHITECT/OWNERS AUTHORIZED REPRESENTATIVE PRIOR TO ANY INSTALLATION.
2. CIRCUIT BREAKERS IN OTHER THAN DWELLING UNIT PANELS SHALL BE BOLT-ON TYPE UON.
3. CONTRACTOR SHALL PROVIDE A TYPEWRITTEN PANELBOARD CIRCUIT DIRECTORY PER NEC 408.4 TO INDICATE ALL LOADS SERVED BY THE PANELBOARD. DIRECTORY SHALL SPECIFICALLY LIST THE NATURE OF THE LOAD (LIGHTING, RECEPTACLES, AHU-1, ETC.) AS WELL AS THE LOCATION (EX. ROOM #, NORTH CORRIDOR, EXTERIOR, SOUTH STAIRWELL, ETC.). HANDWRITTEN DIRECTORIES ARE NOT ACCEPTABLE.
4. FILLER PLATES SHALL BE PROVIDED FOR ALL UNUSED SPACES IN PANELBOARDS AND SWITCHBOARDS. CONTRACTOR SHALL MINIMIZE ANY UNUSED SPACES.
5. WIRING IN PANELBOARD GUTTERS SHALL BE NEATLY ARRANGED, GROUPED AND BUNDLED WITH WIRE TIES.
6. PERFORM LOAD-BALANCING CIRCUIT CHANGES AS REQUIRED. DIFFERENCE EXCEEDING 20 PERCENT BETWEEN PHASE LOADS, WITHIN A PANELBOARD, IS NOT ACCEPTABLE. REBALANCE AND RECHECK AS NECESSARY TO MEET MINIMUM REQUIREMENTS. RECORD ALL LOAD READINGS BEFORE AND AFTER CHANGES AND SUBMIT TEST RECORDS.
7. MINIMUM WORKING CLEARANCES PER THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE SHALL BE PROVIDED AROUND AND IN FRONT OF ALL ELECTRICAL EQUIPMENT.
8. ALL CIRCUIT BREAKER LUGS SHALL BE RATED FOR A MINIMUM OF 75 DEGREE CELSIUS.
9. ALL NEW AND MODIFIED ELECTRICAL EQUIPMENT, SUCH AS SWITCHBOARDS, PANELBOARDS, INDUSTRIAL CONTROL PANELS, METER SOCKET ENCLOSURES, AND MOTOR CONTROL CENTERS, THAT ARE IN OTHER THAN DWELLING OCCUPANCIES, AND ARE LIKELY TO REQUIRE EXAMINATION, ADJUSTMENT, SERVICING, OR MAINTENANCE WHILE ENERGIZED SHALL BE FIELD MARKED TO WARNQUALIFIED PERSONS OF POTENTIAL ELECTRIC ARC FLASH HAZARDS. THE MARKING SHALL BE LOCATED SO AS TO BE CLEARLY VISIBLE TO QUALIFIED PERSONS BEFORE EXAMINATION, ADJUSTMENT, SERVICING, OR MAINTENANCE OF THE EQUIPMENT PER NEC 2011, ARTICLE 110.16.

POWER REQUIREMENTS

1. UNLESS NOTED OTHERWISE, ALL NEW BRANCH CIRCUIT AND FEEDER CONDUCTORS 8AWG AND LARGER SHALL BE STRANDED COPPER WITH THHN/THWN INSULATION, SIZED PER NEC 220 REQUIREMENTS. EACH NEW CIRCUIT SHALL BE PROVIDED WITH EQUIPMENT GROUND CONDUCTORS SIZED PER NEC 250.122 REQUIREMENTS.
2. FOR 120/208V, THREE PHASE SYSTEMS, PHASE CONDUCTORS SHALL BE RED, BLACK, AND BLUE JACKETED. THE NEUTRAL CONDUCTOR SHALL BE WHITE JACKETED AND GROUND CONDUCTOR SHALL BE GREEN JACKETED. COLOR CODING SHALL BE CONSISTENT THROUGHOUT THE ENTIRE PROJECT.
3. UNLESS NOTED OTHERWISE, ALL NEW CONDUIT SHALL BE ELECTRICAL METALLIC TUBING (EMT), SIZED PER NEC REQUIREMENTS. LIQUIDTIGHT FLEXIBLE METAL CONDUIT (LFMC) SHALL BE USED FOR NO MORE THAN THE LAST SIX FEET OF ALL MOTOR CONNECTIONS. MINIMUM CONDUIT SIZE SHALL BE 3/4". WIRING METHODS MAY BE AS ALLOWED BY LEGALLY ADOPTED AND ENFORCED CODES AND THE INSPECTING AUTHORITY HAVING JURISDICTION.
4. WHERE STRANDED WIRE IS USED, WIRING DEVICES SHALL HAVE TERMINALS DESIGNED AND LISTED FOR TERMINATING STRANDED WIRE OR BY THE USE OF A LISTED CONNECTOR.
5. RECEPTACLES SHALL BE STRAIGHT BLADE, DUPLEX, NEMA 5-20R, COMMERCIAL GRADE AND SHALL COMPLY WITH NEMA WD 1, NEMA WD 6, DSCC W-C-596G, AND UL 498. COLOR AS DIRECTED BY ARCHITECT TO BE COMPATIBLE WITH INTERIOR COLOR SCHEME. ALL DEVICES INSTALLED IN DWELLING UNITS SHALL BE TAMPER RESISTANT PER NEC 406.12 REQUIREMENTS.
6. GFI RECEPTACLES SHALL BE STRAIGHT BLADE, HEAVY DUTY GRADE, NEMA 5-20R, AND SHALL COMPLY WITH UL943. COLOR AS DIRECTED BY ARCHITECT TO BE COMPATIBLE WITH INTERIOR COLOR SCHEME. ALL DEVICES IN DWELLING UNITS SHALL BE TAMPER RESISTANT PER NEC 210.52 AND 406.12(1) REQUIREMENTS.
7. TOGGLE SWITCHES SHALL BE HEAVY DUTY GRADE, QUIET TYPE, AND SHALL COMPLY WITH DSCC W-C-896F AND UL 20. COLOR AS DIRECTED BY ARCHITECT TO BE COMPATIBLE WITH INTERIOR COLOR SCHEME.
8. DIMMER SWITCHES SHALL BE SLIDE TYPE AND SHALL BE FULLY RATED FOR THE WATTAGE OF THE LIGHTING CIRCUIT TO BE CONTROLLED. DIMMER SWITCHES SHALL BE COMPATIBLE WITH THE DIMMING BALLAST OR DRIVER PROVIDED. COLOR AS DIRECTED BY ARCHITECT TO BE COMPATIBLE WITH INTERIOR COLOR SCHEME.
9. WALL PLATES IN FINISHED SPACES SHALL BE STAINLESS STEEL TYPE WITH BRUSHED FINISH UON.
10. WALL PLATES IN UNFINISHED SPACES SHALL BE GALVANIZED STEEL TYPE.
11. ALL 15 AMPERE AND 20 AMPERE, 125 VOLT AND 250 VOLT NON-LOCKING RECEPTACLES INSTALLED IN DAMP OR WET LOCATIONS SHALL BE LISTED AS WEATHER-RESISTANT PER 2020 NEC, ARTICLE 406.9 (A) AND (B). ALL RECEPTACLES MOUNTED IN WET LOCATIONS AS REFERENCED ABOVE SHALL HAVE AN "IN-USE" WEATHERPROOF COVER.
12. ALL 125 VOLT, SINGLE PHASE, 15 AND 20 AMPERE RECEPTACLES INSTALLED IN OTHER THAN DWELLING UNITS SHALL HAVE GFCI PROTECTION FOR PERSONNEL IN THE FOLLOWING AREAS: BATHROOMS, KITCHENS (AREAS WITH A SINK AND PERMANENT FACILITIES FOR FOOD PREPARATION AND COOKING), ROOFTOPS, OUTDOORS AND WITHIN 6 FEET FROM THE OUTSIDE EDGE OF SINKS, PER 2020 NEC 210.8 (B).
13. IN ALL DWELLING UNIT AREAS SPECIFIED IN 2020 NEC 210.52, ALL 125 VOLT, 15 AND 20-AMPERE RECEPTACLES SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES PER 2020 NEC 406.12.
14. ALL BRANCH CIRCUITING SUPPLYING OUTLETS IN AREAS SPECIFIED IN 2020 NEC 210.12 (A) SHALL BE ARC-FAULT CIRCUIT INTERRUPTER, COMBINATION TYPE, INSTALLED TO PROVIDE PROTECTION OF A BRANCH CIRCUIT.
15. VERIFY ALL SPECIFIC KITCHEN EQUIPMENT REQUIREMENTS WITH EQUIPMENT SUPPLIER PRIOR TO ROUGH IN. COORDINATION SHALL INCLUDE MOUNTING HEIGHTS, CONNECTION TYPE AND POWER REQUIREMENTS. ALL CONNECTIONS FOR KITCHEN EQUIPMENT SHALL BE IN ACCORDANCE WITH EQUIPMENT MANUFACTURER'S AND SUPPLIER'S RECOMMENDATIONS.

LIGHTING REQUIREMENTS

1. PROVIDE LIGHT FIXTURE TYPES AND QUANTITIES AS INDICATED ON THE DRAWINGS.
2. LIGHT FIXTURES: PER UL1598 (LUMINAIRES), NEMA ANSLG 078.81, LED LAMPS: ANSI C78.377, UL 8750.
3. FIXTURES RECESSED IN CEILING SHALL NOT DEPEND ON CEILING GRID, TILE OR PLASTER FOR SUPPORT. PROVIDE TIE WIRES ATTACHED WITHIN 6 INCHES OF EACH CORNER TO SUPPORT WEIGHT OF EACH FIXTURE FROM THE STRUCTURE.
4. ALL NEW EMERGENCY LUMINAIRES SHALL MEET UL924, AS WELL AS ALL APPLICABLE NFPA 101, NEC, AND OSHA ILLUMINATION STANDARDS.
5. ALL LIGHT FIXTURES SHALL BE SUPPORTED INDEPENDENTLY FROM STRUCTURE. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS OF LIGHT FIXTURES AND ELECTRICAL DEVICES.
6. ALL LUMINAIRE INSTALLATIONS SHALL COMPLY WITH APPLICABLE CODES; SEE LUMINAIRE SCHEDULES, DETAILS, AND PLANS FOR ADDITIONAL REQUIREMENTS:
    A. COORDINATE ALL DECORATIVE LIGHTING FIXTURE LOCATIONS AND MOUNTING HEIGHTS WITH ARCHITECTURAL DRAWINGS AND DETAILS PRIOR TO ANY INSTALLATION. DO NOT LOCATE ANY DECORATIVE SURFACE MOUNTED LIGHTS PER THESE DRAWINGS. CONFIRM WITH ARCHITECT ALL REQUIREMENTS PRIOR TO ROUGH-IN.
    B. REFER TO ARCHITECTURAL REFLECTED CEILING PLAN (RCP) FOR ADDITIONAL INFORMATION AND REQUIREMENTS. COORDINATE INSTALLATION OF ALL LIGHTING WITH RCP AND OTHER TRADES TO ENSURE MINIMAL CONFLICTS DURING INSTALLATION.
    C. RECESSED LIGHTING INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO LIMIT AIR LEAKAGE BETWEEN CONDITIONED AND UNCONDITIONED SPACES. ALL RECESSED LUMINAIRES SHALL BE IC-RATED AND LABELED AS MEETING ASTM E 283 IECC REQUIREMENTS OR LOCAL AMENDMENTS.

LOW-VOLTAGE SYSTEM

1. TELECOMMUNICATION, CABLE TELEVISION, SECURITY, A/V, ACCESS CONTROL, INTERCOM, AND OTHER LOW VOLTAGES SYSTEMS SHALL BE DESIGNED BY OTHERS. ALTHOUGH DRAWINGS MAY INDICATE KEY DEVICES AND PIECES OF EQUIPMENT FOR THESE SYSTEMS, THEY ARE NOT INTENDED TO BE COMPREHENSIVE. CONTRACTOR SHALL PROVIDE ELECTRICAL CONNECTIONS TO ALL LINE VOLTAGE EQUIPMENT SERVING THESE SYSTEMS TO INCLUDE CONDUIT, CONDUCTORS, AND TERMINATIONS AS NECESSARY. CONTRACTOR SHALL COORDINATE WITH APPROPRIATE LOW VOLTAGE SYSTEM CONSULTANT TO PROVIDE A COMPLETE AND FUNCTIONAL SYSTEM. PROVIDE SEPARATE LINE ITEM PRICING FOR EACH SYSTEM TO OWNERS AUTHORIZED REPRESENTATIVE FOR CONSIDERATION. PROVIDE COMPLETE TURN-KEY SYSTEM INCLUDING ALL DESIGN AND INSTALLATION FOR ALL LOW VOLTAGE SYSTEMS AS DIRECTED BY OWNERS AUTHORIZED REPRESENTATIVE.
2. PROVIDE 4" SQUARE (DOUBLE GANG) JUNCTION BOX WITH SINGLE GANG PLASTER RING FOR ALL NEW COMBINATION TELEPHONE/DATA OUTLETS. STUB 3/4" EMPTY CONDUIT UP TO 6" ABOVE ACCESSIBLE CEILING WITH PULL WIRE IN CONDUIT AND PLASTIC BUSHINGS ON CONDUIT ENDS. ALL COMMUNICATION DEVICES AND WIRING FOR THE TENANT'S COMMUNICATION SYSTEM SHALL BE INSTALLED BY THE TENANT'S VENDOR UNDER SEPARATE CONTRACT. COORDINATE EXACT REQUIREMENTS AND OUTLET LOCATIONS WITH ARCHITECTURAL PLANS PRIOR TO ROUGH IN,TYPICAL.

FIRE ALARM SYSTEM

1. OCCUPANCY TYPES ARE INDICATED ON ARCHITECTURAL CODE SUMMARY SHEETS. ALTHOUGH DRAWINGS MAY INDICATE KEY DEVICES AND PIECES OF EQUIPMENT FOR THE FIRE ALARM SYSTEM, THEY ARE NOT INTENDED TO BE COMPREHENSIVE. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS AND SYSTEM APPROVAL BY LOCAL FIRE PREVENTION AUTHORITIES. REFER TO PROJECT SPECIFICATIONS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
2. FIRE ALARM SYSTEM SHALL BE DESIGN-BUILD IN COMPLIANCE WITH APPLICABLE INTERNATIONAL BUILDING CODE, NFPA 72, AND ALL LOCAL FIRE CODES AND SUBMITTED AS A DELEGATED DESIGN BY OTHERS. ALTHOUGH DRAWINGS MAY INDICATE KEY DEVICES AND PIECES OF EQUIPMENT FOR THE FIRE ALARM SYSTEM, THEY ARE NOT INTENDED TO BE COMPREHENSIVE. DELEGATED DESIGN SUBMITTAL DOCUMENTS SHALL ALSO INCLUDE DESIGN AND SPECIFICATIONS FOR A 2-WAY COMMUNICATION SYSTEM AT ACCESSIBLE ELEVATOR LANDINGS PER IBC 1007.8.1 AS APPROVED BY LOCAL FIRE DEPARTMENT. FIRE ALARM CONTRACTOR SHALL PROVIDE COMPLETE ENGINEERED SHOP DRAWINGS SUBMITTAL FOR OWNER AND ENGINEER'S REVIEW INCLUDING ALL PLANS AND SYSTEM INFORMATION REQUIRED FOR REVIEW AND APPROVAL BY LOCAL FIRE PREVENTION AGENCY AS A DELEGATED DESIGN SUBMITTAL. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS AND SYSTEM APPROVAL BY LOCAL FIRE PREVENTION AUTHORITIES. COORDINATE ALL REQUIREMENT FOR ELEVATOR EMERGENCY OPERATION AND CONTROL PER INSPECTING AUTHORITY HAVING JURISDICTION.
3. THE ELECTRICAL CONTRACTOR SHALL PROVIDE FULLY ENGINEERED FIRE ALARM SHOP DRAWINGS FOR REVIEW BY THE LOCAL BUILDING AND FIRE DEPARTMENT. THE FIRE ALARM SHOP DRAWINGS SHALL BE SIGNED AND SEALED BY A REGISTERED PROFESSIONAL ENGINEER IN THE PROJECT'S STATE.

ELECTRICAL SYSTEM COMMISSIONING REQUIREMENTS

GENERAL
COMPLETE SYSTEM COMMISSIONING IS TO BE PROVIDED BY CERTIFIED COMMISSIONING AUTHORITY (CxA) INCLUDING ELECTRICAL POWER AND LIGHTING SYSTEMS PER IECC C408 REQUIREMENTS.

COMMISSIONING PLAN
THE CxA SHALL PROVIDE A COMMISSIONING PLAN INCLUDING THE FOLLOWING ITEMS:
1. A NARRATIVE DESCRIPTION OF THE ACTIVITIES THAT WILL BE ACCOMPLISHED DURING EACH PHASE OF COMMISSIONING, INCLUDING THE PERSONNEL INTENDED TO ACCOMPLISH EACH OF THE ACTIVITIES.
2. A LISTING OF THE SPECIFIC EQUIPMENT, APPLIANCES, OR SYSTEMS TO BE TESTED AND A DESCRIPTION OF THE TESTS TO BE PERFORMED.
3. FUNCTIONS TO BE TESTED INCLUDING, BUT NOT LIMITED TO, CALIBRATIONS AND ECONOMIZER CONTROLS.
4. CONDITIONS UNDER WHICH THE TEST WILL BE PERFORMED. TESTING SHALL AFFIRM WINTER AND SUMMER DESIGN CONDITIONS AND FULL OUTSIDE AIR CONDITIONS.
5. MEASURABLE CRITERIA OF PERFORMANCE.

FUNCTIONAL TESTING
PRIOR TO PASSING FINAL INSPECTION, THE CxA SHALL PROVIDE EVIDENCE THAT THE LIGHTING CONTROL SYSTEMS HAVE BEEN TESTED TO ENSURE THAT CONTROL HARDWARE AND SOFTWARE ARE CALIBRATED, ADJUSTED, PROGRAMMED AND IN PROPER WORKING CONDITION IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS AND ANUFACTURER'S INSTRUCTIONS. FUNCTIONAL TESTING FOR THE APPLICABLE CONTROL TYPE SHALL BE AS FOLOWS:
OCCUPANT SENSOR CONTROLS: WHERE OCCUPANT SENSOR CONTROLS ARE PROVIDED, THE FOLLOWING PROCEDURES SHALL BE PERFORMED:
1. CERTIFY THAT THE OCCUPANT SENSOR HAS BEEN LOCATED AND AIMED IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS.
2. FOR PROJECTS WITH SEVEN OR FEWER OCCUPANT SENSORS, EACH SENSOR SHALL BE TESTED.
3. FOR PROJECTS WITH MORE THAN SEVEN OCCUPANT SENSORS OR OCCUPANT SENSOR CONTROLS TO BE TESTED, VERIFY THE FOLLOWING:
A. WHERE OCCUPANT SENSOR CONTROLS INCLUDE STATUS INDICATORS, VERIFY CORRECT OPERATION.
B. THE CONTROLLED LIGHTS TURN OFF OR DOWN TO THE PERMITTED LEVEL WITHIN THE REQUIRED TIME.
C. FOR AUTO-ON OCCUPANT SENSOR CONTROLS, THE LIGHTS TURN ON TO THE PERMITTED LEVEL WHEN AN OCCUPANT ENTERS THE SPACE.
D. FOR MANUAL-ON OCCUPANT SENSOR CONTROLS, THE LIGHTS TURN ON ONLY WHEN ANUALLY ACTIVATED.
E. THE LIGHTS ARE NOT INCORRECTLY TURNED ON BY MOVEMENT IN ADJACENT AREAS OR BY HVAC OPERATION.

TIME-SWITCH CONTROLS
WHERE TIME-SWITCH CONTROLS ARE PROVIDED, THE FOLLOWING PROCEDURES SHALL BE PERFORMED:
A. CONFIRM THAT THE TIME-SWITCH CONTROL IS PROGRAMMED WITH ACCURATE WEEKDAY, WEEKEND, AND HOLIDAY SCHEDULES.
B. PROVIDE DOCUMENTATION TO THE OWNER OF TIME-SWITCH CONTROLS PROGRAMMING INCLUDING WEEKDAY, WEEKEND, HOLIDAY SCHEDULES, AND SET-UP AND PREFERENCE PROGRAM SETTINGS.
C. VERIFY THE CORRECT TIME AND DATE IN THE TIME SWITCH.
D. VERIFY THAT ANY BACK-UP EQUIPMENT IS INSTALLED AND ENERGIZED.
E. VERIFY THAT THE OVERRIDE TIME LIMIT IS SET TO NOT MORE THAN 2 HOURS.
F. SIMULATE OCCUPIED CONDITION. VERIFY AND DOCUMENT THE FOLLOWING:
a. ALL LIGHTS CAN BE TURNED ON AND OFF BY THE RESPECTIVE AREA CONTROL SWITCH.
b. THE SWITCH ONLY OPERATES LIGHTING IN THE ENCLOSED SPACE IN WHICH THE SWITCH IS LOCATED.
G. SIMULATE UNOCCUPIED CONDITION. VERIFY AND DOCUMENT THE FOLLOWING:
a. NONEXEMPT LIGHTING TURNS OFF.
b. MANUAL OVERRIDE SWITCH ALLOWS ONLY THE LIGHTS IN THE ENCLOSED SPACE WHERE THE OVERRIDE SWITCH IS LOCATED TO TURN ON UNTIL THE NEXT SCHEDULED SHUTOFF OCCURS.
H. ADDITIONAL TESTING AS SPECIFIED THE COMMISSIONING AGENT.

DAYLIGHT RESPONSIVE CONTROLS
WHERE DAYLIGHT RESPONSIVE CONTROLS ARE PROVIDED, THE FOLLOWING SHALL BE VERIFIED:
A. CONTROL DEVICES HAVE BEEN PROPERLY LOCATED, FIELD CALIBRATED AND SET FOR ACCURATE SETPOINTS AND THRESHOLD LIGHT LEVELS.
B. DAYLIGHT CONTROLLED LIGHTING LOADS ADJUST TO LIGHT LEVEL SET POINTS IN RESPONSE TO AVAILABLE DAYLIGHT.
C. THE LOCATIONS OF CALIBRATION ADJUSTMENT EQUIPMENT ARE READILY ACCESSIBLE ONLY TO AUTHORIZED PESONNEL.

DOCUMENTATION REQUIREMENTS
THE CONSTRUCTION DOCUEMENTS SHALL SPECIFY THAT DOCUMENTS CERTIFYING THAT THE INSTALLED LIGHTING CONTROLS MEET DOCUMENTED PERFORMANCE CRITERIA OF IECC SECTION C405 ARE TO BE PROVIDED TO THE BUILDING OWNER WITHIN 90 DAYS FROM THE DATE OF RECEIPT OF CERTIFICATE OF OCCUPANCY.

MANUALS: AN OPERATING AND MAINTENANCE MANUAL SHALL BE PROVIDED AND INCLUDE ALL OF THE FOLLOWING:
A. SUBMITTAL DATA INDICATED ALL SELECTED OPTIONS FOR EACH PIECE OF LIGHTING EQUIPMENT AND LIGHTING CONTROLS.
B. OPERATIONS AND MAINTENANCE MANUALS FOR EACH PIECE OF LIGHTING EQUIPMENT. REQUIRED ROUTINE MAINTENANCE ACTIONS, CLEANING AND RECOMMENDED RELAMPING SHALL BE CLEARLY IDENTIFIED.
C. A SCHEDULE FOR INSPECTING AND RECALIBRATING ALL LIGHTING CONTROLS.
D. A NARRATIVE OF HOW EACH SYSTEM IS INTENDED TO OPERATE, INCLUDING RECOMMENDED SET POINTS.

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FIRESTONE SPORTS COMPLEX

6850 TILB



1 ELECTRICAL SITE PLAN
1" = 20'-0"

KEYED NOTES (X)

1 APPROXIMATE ROUTING OF UNDERGROUND ELECTRICAL FEED TO NEW BUILDING. COORDINATE FINAL ROUTE AND LOCATION WITH OWNER. SEE ONE-LINE DIAGRAM FOR MORE INFORMATION

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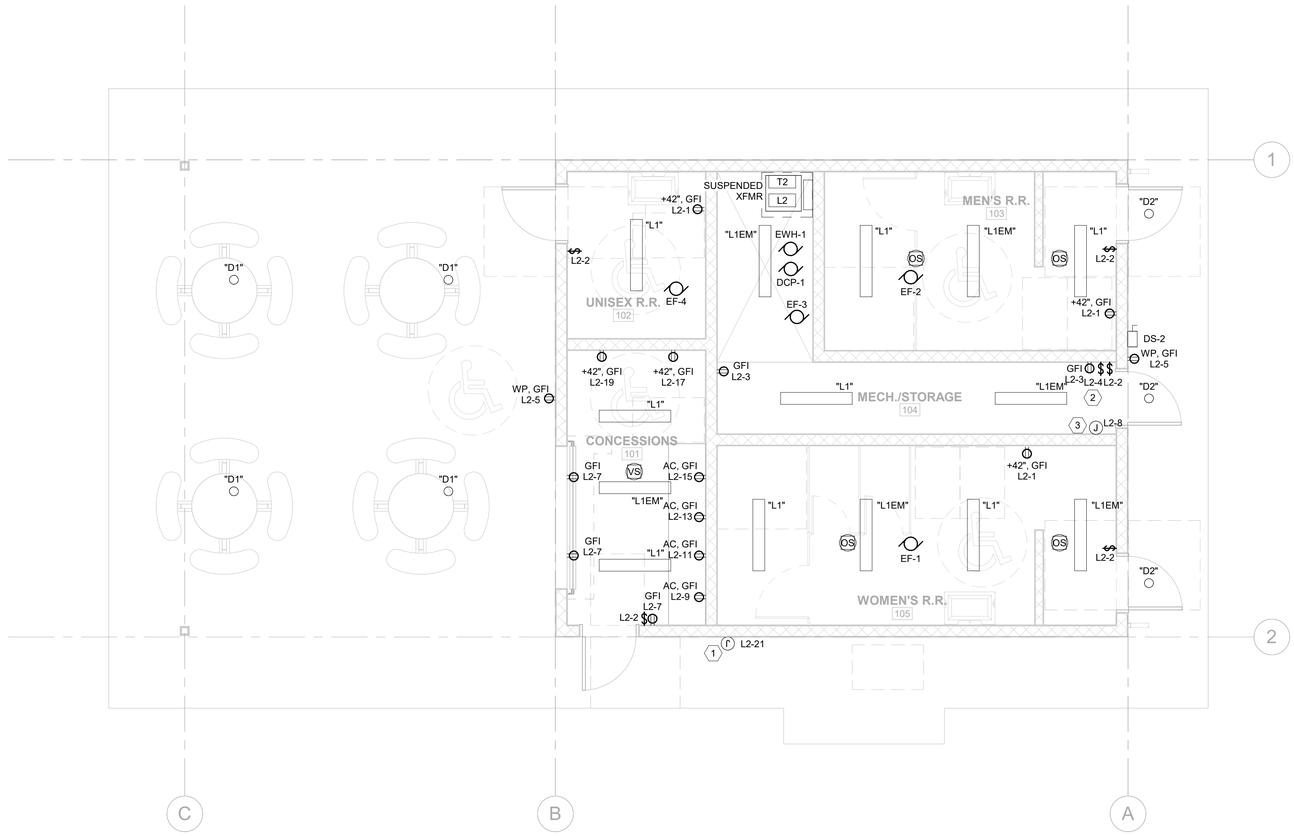
ELECTRICAL SITE PLAN

E002

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KEYED NOTES (X)

1. EC SHALL PROVIDE 120V 20A CONNECTION TO AED. CONNECT USING 2#12, 1#12G, IN 3/4"C. COORDINATE FINAL LOCATION WITH OWNER AND ARCHITECT.
2. EC SHALL PROVIDE 7 DAY PROGRAMMABLE SWITCH AND PHOTOCELL FOR EXTERIOR LIGHTS, TORK SS720Z OR APPROVED EQUAL. COORDINATE FINAL LOCATION WITH OWNER. LIGHTS TO BE PROGRAMMED TO COME ON VIA PHOTOCELL AT SUNSET TURN OFF 30 MINUTES AFTER BUISNESS CLOSE AND COME ON 30 MINUTES BEFORE BUSINESS OPENING AND OFF VIA PHOTOCELL.
3. IRRIGATION CONTROLLER, CONNECT USING 2#12, 1#12G IN 3/4"C. COORDINATE FINAL LOCATION AND CONNECTIONS WITH IRRIGATION VENDOR.



1 ELECTRICAL PLAN
1/4" = 1'-0"

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ELECTRICAL FLOOR PLAN

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SHORT CIRCUIT CALCULATIONS

PROJECT: **FIRESTONE SPORTS COMPLEX** PROJ. NO.: **AB25038**

LOCATION: **6850 TILBURY AVE. LONGMONT CO, 80504** DATE: **1/23/2026**

TRANSFORMERS

F#	FAULT LOCATION	TRANS. KVA	PHASE	PRI. VOLT. L-L	SEC. VOLT. L-L	XFMR %Z	SEC. FLA	XFMR. PRI. Isc**	XFMR. SEC. Isc	*MOTOR CONTRIB.	TOTAL CONTRIB. Isc
F0	UTILITY XFMR	300	3	12470	480	1.60	361	100000...	22500		**22500**
F5	T2 SECONDARY	30	3	480	208.00	2.50	83	6640	2736		**2736**

FEEDERS

	FAULT LOCATION	CKT LEN. FT.	PHASE	COND... Al/ Cu	COND... SIZE	NO./ PH.	COND... MAG=1 NON=2	CKT VOLT. L-L	CIRCUIT " C "	BEGINNI... Isc	FAULT Isc
F1	MDB	25	3	AL	350	3	2	480	50436	22500	21630
F2	PANEL H	5	3	AL	350	3	1	480	46452	21630	21449
F3	DS-2	185	3	CU	#6	3	2	480	7290	21449	7236
F4	T2 PRIMARY	25	3	CU	#6	3	1	480	7275	7236	6640
F6	PANEL L2	5	3	AL	#1	3	1	208	13935	6640	6511

1. *Transformer short circuit rating based on United Powers Service Installation Guide values of an 'Infinite Bus' calculation.*
2. *All service and distribution equipment is existing, previously reviewed and approved and shall remain as is unless noted otherwise.*
3. *All new distribution equipment is indicated in BOLD text, typical.*

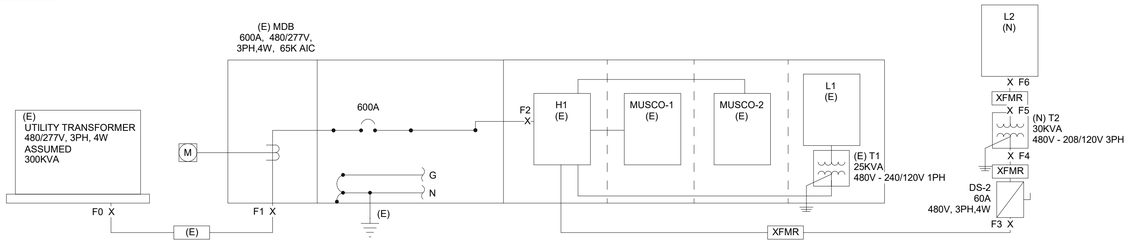
* MULTIPLY THE TOTAL MOTOR LOAD CURRENT BY 4

** FOR INFINITE BUS USE 100,000,000

ALL CALCULATIONS BASED ON BUSSMAN POINT-TO-POINT METHOD FOR 3 PHASE CIRCUITS.

ONE-LINE DIAGRAM GENERAL NOTES

1. ALL SERVICE EQUIPMENT SHALL BE INSTALLED PER NEC REQUIREMENTS AND UTILITY PROVIDER'S SERVICE STANDARDS.
2. ALL DISTRIBUTION EQUIPMENT AND OVERCURRENT DEVICES INDICATED SHALL BE NEW AND IDENTIFIED AS A UL LISTED SERIES TESTED COMBINATION WITH UPSTREAM FUSE PER NEC 240.86(B) WHERE REQUIRED FOR SCCR RATING INDICATED. PROVIDE ALL EQUIPMENT LABELING PER NEC 110.22(C). PROVIDE SUBMITTAL DATA FOR REVIEW AND APPROVAL BY ARCHITECT/ENGINEER PRIOR TO ORDERING OR PURCHASING ANY EQUIPMENT.
3. UTILITY SERVICE EQUIPMENT SHALL BE SHALL BE GROUNDED AND BONDED IN ACCORDANCE WITH NEC 250.80 AND 250.84 REQUIREMENTS.
4. ALL SERVICE EQUIPMENT SHALL BE GROUNDED AND BONDED IN ACCORDANCE WITH NEC 250.24 AND 250.92 REQUIREMENTS.
5. CONTRACTOR'S SERVICE EQUIPMENT VENDOR SHALL PROVIDE ALL REQUIRED ARC FLASH SYSTEM ANALYSIS, DOCUMENTATION AND EQUIPMENT LABELING PER NEC 110.16, 110.21, 110.22 AND 240.87 REQUIREMENTS TO THE SATISFACTION OF THE INSPECTING AUTHORITY HAVING JURISDICTION.
6. CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE ALL NEW ELECTRICAL SERVICE INSTALLATION REQUIREMENTS WITH UTILITY AUTHORIZED SERVICE REPRESENTATIVE. COORDINATE EXACT LOCATION OF ALL SITE UTILITIES AND EQUIPMENT WITH FINAL APPROVED UTILITY SERVICE PLAN. PROVIDE INSTALLATION OF ALL RACEWAY SYSTEMS AND EQUIPMENT AS REQUIRED FOR NEW SERVICE TO BUILDING PER UTILITY SERVICE STANDARDS AND FINAL APPROVED SERVICE PLAN.
7. ALL SITEWORK AND UNDERGROUND CONDUIT SHALL BE PER UTILITY PROVIDER'S GUIDE FOR CUSTOMER INSTALLED UNDERGROUND CONDUITS AND VAULTS PRIMARY INSTALLATION AND LATEST ELECTRIC SERVICE CONSTRUCTION STANDARDS (ESCS). VERIFY EXACT REQUIREMENTS PRIOR TO BID.
8. CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE WITH SERVING UTILITIES FOR ALL LOW VOLTAGE SYSTEM SERVICES TO THE BUILDING INCLUDING, BUT NOT LIMITED TO, TELEPHONE, CATV, SECURITY SYSTEMS, ETC. PROVIDE ALL RACEWAYS AND STRUCTURES AS REQUIRED BY SERVING UTILITY COMPANIES FOR RESPECTIVE SYSTEMS IN BASE BID PROPOSAL.
9. CONTRACTOR SHALL SUBMIT FOR REVIEW AND APPROVAL EQUIPMENT SHOP DRAWINGS FOR ALL SERVICE ENTRANCE EQUIPMENT, DISTRIBUTION EQUIPMENT, PANELBOARDS, OR OTHER RELATED EQUIPMENT.
10. ALL ELECTRICAL SERVICE AND DISTRIBUTION EQUIPMENT EXPOSED TO WEATHER SHALL BE NEMA 3R RATED WEATHERPROOF.
11. ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING APPLICABLE WIRING MEANS AND METHODS TO SUIT SPECIFIC FIELD CONDITIONS TO SUIT THE INTENDED APPLICATION. PROVIDE ALL RACEWAYS AND EQUIPMENT PER APPLICABLE CODE REQUIREMENTS. WHERE RACEWAY TYPES ARE INDICATED HEREON, THEY ARE FOR REFERENCE USE ONLY AND DO NOT NECESSARILY INDICATE THE SPECIFIC RACEWAY TYPE REQUIRED FOR THE SPECIFIC APPLICATION IN ALL AREAS.
12. PROVIDE SUPPORT FOR ALL CONDUCTORS IN VERTICAL RACEWAYS AS REQUIRED PER NEC 300.19 TO THE SATISFACTION OF THE INSPECTING AUTHORITY HAVING JURISDICTION.



1 ELECTRICAL ONE-LINE DIAGRAM

PANEL: H1

LOCATION:
SUPPLY FROM: MDB
MOUNTING: RECESSED
ENCLOSURE: NEMA 1

VOLTS: 480/277 Wye
PHASES: 3
WIRES: 4

A.I.C. RATING: 35K
MAINS TYPE: MLO
MAINS RATING: 600 A
MCB RATING: 0 A

NOTES:
EXISTING PANEL

CKT	LOAD TYPE	DESCRIPTION	CB RTG (A)	CB TYP	A		B		C		CB TYP	CB RTG (A)	DESCRIPTION	LOAD TYPE	CKT
1	--	A1	30	--	4320	4320					--	30	A2	--	2
3	--	--	--	--			4320	4320			--	--	--	--	4
5	--	B1	40	--					5760	5760	--	40	B2	--	6
7	--	--	--	--	5760	5760					--	--	--	--	8
9	--	C1	30	--			4320	4320			--	30	C2	--	10
11	--	--	--	--					4320	4320	--	--	--	--	12
13	--	A2	30	--	4320	4320					--	30	A3	--	14
15	--	--	--	--			4320	4320			--	--	--	--	16
17	--	B2	40	--					5760	5760	--	40	B3	--	18
19	--	--	--	--	5760	5760					--	--	--	--	20
21	--	C3	30	--			4320	4320			--	30	C4	--	22
23	--	--	--	--					4320	4320	--	--	--	--	24
25	--	BOLLARDS	20	--	1200	0					--	40	SPD	--	26
27	--	SPARE	70	--			0	0			--	--	--	--	28
29	--	--	--	--					0	0	--	--	--	--	30
31	--	SPARE	20	--	0	4320					--	30	A4	--	32
33	--	--	--	--			0	4320			--	--	--	--	34
35	--	B4	40	--					5760	5760	--	40	B5	--	36
37	--	--	--	--	5760	5760					--	--	--	--	38
39	--	C5	30	--			4320	4320			--	30	C6	--	40
41	--	--	--	--					4320	4320	--	--	--	--	42
43	--	A6	20	--	2880	4320					--	30	B6	--	44
45	--	--	--	--			2880	4320			--	--	--	--	46
47	--	SPACE	--	--					--	--	--	--	SPACE	--	48
49	--	SPACE	--	--	--	3942						45	PANEL 'L2' (1)	L; R; E;...	50
51	--	PANEL 'L1'	70	--			3500	5976			--	--	--	--	52
53	--	--	--	--					3350	6630	--	--	--	--	54
				Total Load:	68502 VA		64196 VA		70460 VA						
				Total Amps:	250 A		232 A		257 A						

LEGEND:

LOAD CLASSIFICATION	CONNECTED LOAD	DEMAND FACTOR	ESTIMATED DEMAND	PANEL TOTALS	
EQUIPMENT	8170 VA	100.00%	8170 VA		
KITCHEN EQUIPMENT	6000 VA	65.00%	3900 VA	**TOTAL CONNECTED LOAD:**	203158 VA
LIGHTING	578 VA	125.00%	723 VA	**TOTAL ESTIMATED LOAD:**	201203 VA
RECEPTACLE	1800 VA	100.00%	1800 VA	**TOTAL CONNECTED:**	244 A
Spare	186610 VA	100.00%	186610 VA	**TOTAL ESTIMATED DEMAND**	242 A

NOTES:
(1) NEW BREAKER FOR NEW CIRCUIT IN PANEL. MATCH EXISTING PANEL MANUFACTURER AND AIC RATING.

PANEL: L2

LOCATION: MECH./STORAGE 104
SUPPLY FROM: T2
MOUNTING: SURFACE
ENCLOSURE: NEMA 1

VOLTS: 120/208 Wye
PHASES: 3
WIRES: 4

A.I.C. RATING: 10K
MAINS TYPE: MLO
MAINS RATING: 100 A
MCB RATING: 100 A

NOTES:
NEW PANEL

CKT	LOAD TYPE	DESCRIPTION	CB RTG (A)	CB TYP	A		B		C		CB TYP	CB RTG (A)	DESCRIPTION	LOAD TYPE	CKT
1	R	RCPTS - RESTROOM	20		540	462						20	LIGHTING - INTERIOR	L	2
3	R	RCPTS - MECH RM	20				360	116				20	LIGHTING - EXTERIOR	L	4
5	R	RCPTS - EXTERIOR	20						360	0	--	20	SPARE	--	6
7	R	RCPTS - CONCESSIONS	20		540	200						20	IRRIGATION CONTROLLER	E	8
9	KE	AC RCPT - CONCESSIONS	20				1000	--			--	--	SPACE	--	10
11	KE	AC RCPT - CONCESSIONS	20						1000	--	--	--	SPACE	--	12
13	KE	AC RCPT - CONCESSIONS	20		1000	--					--	--	SPACE	--	14
15	KE	AC RCPT - CONCESSIONS	20				1000	--			--	--	SPACE	--	16
17	KE	RCPT - CONCESSIONS	20						1000	--	--	--	SPACE	--	18
19	KE	RCPT - CONCESSIONS	20		1000	--					--	--	SPACE	--	20
21	E	AED	20	GFCI			500	--			--	--	SPACE	--	22
23	E	GARAGE (1)	20	GFCI					1000	270		20	EF-1,2,3,4	E	24
25	--	SPARE	20	--	0	200						20	DCP-1	E	26
27	--	SPARE	20	--			0	3000				40	EWH-1	E	28
29	--	SPARE	20	--					0	3000	--	--	--	--	30
				Total Load:	3942 VA		5976 VA		6630 VA						
				Total Amps:	33 A		52 A		58 A						

LEGEND:

LOAD CLASSIFICATION	CONNECTED LOAD	DEMAND FACTOR	ESTIMATED DEMAND	PANEL TOTALS	
EQUIPMENT	8170 VA	100.00%	8170 VA		
KITCHEN EQUIPMENT	6000 VA	65.00%	3900 VA	**TOTAL CONNECTED LOAD:**	16548 VA
LIGHTING	578 VA	125.00%	723 VA	**TOTAL ESTIMATED LOAD:**	14593 VA
RECEPTACLE	1800 VA	100.00%	1800 VA	**TOTAL CONNECTED:**	46 A
				TOTAL ESTIMATED DEMAND	41 A

NOTES:
(1) EC SHALL RECIRCUIT EXISTING GARAGE CIRCUIT TO NEW PANEL. EXTEND EXISTING CONDUCTORS AND CONDUIT AS NEEDED FOR NEW CONNECTION.

TRANSFORMER FEEDER & CONNECTION SCHEDULE

KVA RATING	PRIMARY FLA	PRIMARY OCPD	PRIMARY FEEDER	SECONDARY FLA	SECONDARY OCPD	SECONDARY FEEDER	GROUNDING ELECTRODE CONDUCTOR (GEC)	NOTES
30	36.1	45A/3P	3#6 CU, 1#10 CU G, 1"C	83.3	100A/3P	4#1 AL, 1#6 AL G, 1-1/2"C	1#6 AL	

GENERAL NOTES:

A. ALL TRANSFORMERS ARE 480 VOLT, 3 PHASE DELTA PRIMARY AND 208Y/120 VOLT, 3 PHASE SECONDARY.
B. ALL TRANSFORMERS TO BE ALUMINUM WINDING, UNLESS OTHERWISE NOTED.
C. ALL CONDUCTORS ARE THWN AND ALUMINUM TYPE, UNLESS OTHERWISE NOTED OR INCREASED DUE TO VOLTAGE DROP.
D. INSTALL BONDING AND GROUNDING CONDUCTORS PER NEC 250.30, FOR GROUNDING SEPARATELY DRIVED ALTERNATING CURRENT SYSTEMS.

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ELECTRICAL ONE-LINE SCHEDULES

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LUMINAIRE SCHEDULE

MARK	DESCRIPTION	MANUFACTURER	MODEL	MOUNTING	FINISH	VOLTAGE	CCT	CRI	LUMENS	TOTAL WATTAGE	NOTES
D1	6" ROUND LED DOWNLIGHT	BEGA	B24430-K35-BLK	SURFACE	BLACK	120-277V	3500 K	90	2134	20	
D2	6" ROUND LED DOWNLIGHT	BEGA	B24404-K35-BLK	SURFACE	BLACK	120-277V	3500 K	90	978	12	
L1	4' LINEAR LED	COLUMBIA	LXEM4-40LW-RFA-EU-TP	SURFACE	WHITE	120-277V	4000 K	80	4000	33	
L1EM	4' LINEAR LED	COLUMBIA	LXEM4-40LW-RFA-EU-TP-ELL14	SURFACE	WHITE	120-277V	4000 K	80	4000	33	

LUMINAIRE SCHEDULE GENERAL NOTES:

A. LUMINAIRES INDICATED ABOVE WERE USED AS A BASIS OF DESIGN; ALTERNATE MANUFACTURERS WILL BE CONSIDERED WITH ARCHITECT'S AND OWNER'S APPROVAL.EC SHALL PROVIDE FINAL FLEXIBLE CONNECTION TO ALL EQUIPMENT PER MANUFACTURER'S (MFR'S) SPECIFICATIONS TO SUIT THE SPECIFIC APPLICATION.
B. CATALOG NUMBERS INDICATE BASIC LUMINAIRE TYPES REQUIRED FOR THIS PROJECT. CONTRACTOR SHALL BE RESPONSIBLE TO INCLUDE ALL ACCESSORIES AND HARDWARE REQUIRED FOR FINAL INSTALLATION.
C. ELECTRICAL CONTRACTORS SHALL BE RESPONSIBLE FOR VERIFYING LUMINAIRE LOCATIONS AND MOUNTING REQUIREMENTS PRIOR TO PURCHASE. INCLUDE ALL MOUNTING HARDWARE AS REQUIRED FOR A COMPLETE INSTALLATION.
D. FINAL FINISH OF ALL FIXTURES SHALL BE APPROVED IN WRITING BY ARCHITECT.
E. MOUNTING HEIGHTS SHALL BE COORDINATED WITH ARCHITECT'S ELEVATIONS.
F. THE SCHEDULE DOES NOT NECESSARILY LIST ALL ACCESSORIES AND HARDWARE NECESSARY FOR THE COMPLETE INSTALLATION, NOR DOES IT DETAIL THE CEILING CONSTRUCTION TO BE ENCOUNTERED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROPERLY DETERMINE AND PROVIDE CORRECT HARDWARE FOR A COMPLETE INSTALLATION.
G. FIXTURES AND TRACKS SHALL BE MOUNTED TO / FROM STRUCTURE IN A MANNER RECOMMENDED BY THE MANUFACTURER WITHOUT COMPROMISING THE INTEGRITY OF THE STRUCTURE. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MATERIALS REQUIRED TO INSURE A SAFE AND PROPER INSTALLATION.
H. REMOTE TRANSFORMERS, POWER SUPPLIES, OR DRIVERS SHALL BE LOCATED IN NEARBY ACCESSIBLE, CONCEALED-FROM-VIEW LOCATION WITH MANUFACTURER'S RECOMMENDED VENTILATION. CONTRACTOR SHALL SUPPLY MANUFACTURER'S TRANSFORMERS, POWER SUPPLIES, OR DRIVERS OF PROPER CAPACITY FOR A COMPLETE INSTALLATION.

SPECIFIC NOTES:

1. XX

MECHANICAL EQUIPMENT

MARK	TYPE	LOAD	ELECTRICAL DATA	FEEDER	DISCONNECT	PANEL	CIRCUIT	NOTES
DCP-1	CIRCULATION PUMP	1/12 HP	120 V/1-200 VA	2#12, 1#12G, 3/4"C	STO	L2	26	
EF-1	EXHAUST FAN	.03 HP	120 V/1-82 VA	2#12, 1#12G, 3/4"C	STO	L2	24	1
EF-2	EXHAUST FAN	.03 HP	120 V/1-82 VA	2#12, 1#12G, 3/4"C	STO	L2	24	1
EF-3	EXHAUST FAN	.03 HP	120 V/1-82 VA	2#12, 1#12G, 3/4"C	STO	L2	24	1
EF-4	EXHAUST FAN	.01 HP	120 V/1-24 VA	2#12, 1#12G, 3/4"C	STO	L2	24	1
EWH-1	ELECTRIC WATER HEATER	6 KW	208 V/2-6000 VA	2#6, 1#10G, 1"C	60A/2P	L2	28,30	

MECHANICAL EQUIPMENT SCHEDULE GENERAL NOTES:

A. ELECTRICAL CONTRACTOR (EC) SHALL BE SOLELY RESPONSIBLE TO DETERMINE AND PROVIDE ALL REQUIRED WIRING MEANS AND METHODS FOR A COMPLETE AND OPERABLE INSTALLATION ACCEPTABLE TO THE INSPECTING AUTHORITY HAVING JURISDICTION (AHJ). BRANCH CIRCUITING INDICATED IS FOR PLAN REVIEW PURPOSES ONLY AND SHALL BE CONFIRMED BY EC PRIOR TO ANY INSTALLATION TO SUIT THE ACTUAL INSTALLATION REQUIREMENTS AND ENVIRONMENT, TYPICAL
B. EC SHALL PROVIDE FINAL FLEXIBLE CONNECTION TO ALL EQUIPMENT PER MANUFACTURER'S (MFRS) SPECIFICATIONS TO SUIT THE SPECIFIC APPLICATION.
C. PROVIDE MOCP/MFS FUSE PER EQUIPMENT MFR NAMEPLATE DATA AND UL LISTING REQUIREMENTS, TYPICAL FOR ALL EQUIPMENT AS APPLICABLE.
D. PROVIDE FIELD MARKING OF ALL DISCONNECTS PER NEC 110.22. WHERE REQUIRED, DISCONNECTING MEANS SHALL COMPLY WITH NEC 110.25 TO THE SATISFACTION OF THE AHJ.
E. EC SHALL BE RESPONSIBLE TO LOCATE AND INSTALL ALL EQUIPMENT TO PROVIDE REQUIRED WORKING CLEARANCES AND ACCESS PER NEC 110.26 TO THE SATISFACTION OF THE AHJ.

SPECIFIC NOTES:

1. EC SHALL PROVIDE TIME CLOCK FOR CONTROL OF FANS. COORDINATE FINAL LOCATION AND CONTROLS WITH MECHANICAL.

EVstudio
Denver, CO
Evergreen, CO
Boise, ID
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Contact:

FIRESTONE SPORTS COMPLEX

6850 TILBURY AVE. LONGMONT, CO, 80504

AB25038



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REVISION:

PERMIT SET
DATE: 02/06/2026
DRAWN BY: BJLV
CHECKED BY: JA

ELECTRICAL SCHEDULES

E601

2/6/2026 1:52:50 PM

COMcheck Software Version COMcheckWeb
Exterior Lighting Compliance Certificate

Project Information

Energy Code: 2018 IECC
Project Title: AB25038
Project Type: New Construction
Exterior Lighting Zone 1 (Developed rural area (LZ1))

Construction Site:
6850 TILBURY AVE.
FIRESTONE, Colorado 80504

Owner/Agent:

Designer/Contractor:
Bernard Lennon
EVstudio
5335 W 48th Ave.
Denver, Colorado 80212

Allowed Exterior Lighting Power

A Area/Surface Category	B Quantity	C Allowed Watts /	D Tradable Wattage	E Allowed Watts (B X C)
Entry canopy	288 ft2	0.2	Yes	58
Free standing/attached sales canopy	863 ft2	0.4	Yes	345
			Total Tradable Watts (a) =	403
			Total Allowed Watts =	403
			Total Allowed Supplemental Watts (b) =	350

(a) Wattage tradeoffs are only allowed between tradable areas/surfaces.
(b) A supplemental allowance equal to 350 watts may be applied toward compliance of both non-tradable and tradable areas/surfaces.

Proposed Exterior Lighting Power

A Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	B Lamps/ Fixture	C # of Fixture	D Fixture Watt.	E (C X D)
Entry canopy (288 ft2): Tradable Wattage				
LED: D2: DOWNLIGHT: Other:	1	9	12	108
Free standing/attached sales canopy (863 ft2): Tradable Wattage				
LED: D1: DOWNLIGHT: Other:	1	4	20	80
			Total Tradable Proposed Watts =	188

Exterior Lighting PASSES: Design 75% better than code

Exterior Lighting Compliance Statement

Compliance Statement: The proposed exterior lighting design represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed exterior lighting systems have been designed to meet the 2018 IECC requirements in COMcheck Version COMcheckWeb and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

Bernard Lennon - Senior Electrical Designer — Name - Title
Signature
02/05/2026 — Date

Project Title: AB25038 — Report date: 02/05/26
Data filename: — Page 2 of 6

COMcheck Software Version COMcheckWeb
Interior Lighting Compliance Certificate

Project Information

Energy Code: 2018 IECC
Project Title: AB25038
Project Type: New Construction

Construction Site:
6850 TILBURY AVE.
FIRESTONE, Colorado 80504

Owner/Agent:

Designer/Contractor:
Bernard Lennon
EVstudio
5335 W 48th Ave.
Denver, Colorado 80212

Additional Efficiency Package(s)

Credits: 1.0 Required 1.0 Proposed
Reduced Lighting Power, 1.0 credit

Allowed Interior Lighting Power

A Area Category	B Floor Area (ft2)	C Allowed Watts / ft2	D Allowed Watts
1-Concessions (Common Space Types:Food Preparation)	119	0.95	113
2-Restrooms (Common Space Types:Restrooms)	456	0.77	351
3-Mech/Storage (Common Space Types:Storage >=50 - <=1000 sq.ft.)	147	0.41	60
		Total Allowed Watts =	524

Proposed Interior Lighting Power

A Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	B Lamps/ Fixture	C # of Fixture	D Fixture Watt.	E (C X D)
1-Concessions (Common Space Types:Food Preparation)				
LED: L1: 4' LINEAR LED: Other:	1	3	33	99
2-Restrooms (Common Space Types:Restrooms)				
LED: L1: 4' LINEAR LED: Other:	1	8	33	264
3-Mech/Storage (Common Space Types:Storage >=50 - <=1000 sq.ft.)				
LED: L1: 4' LINEAR LED: Other:	1	3	33	99
			Total Proposed Watts =	462

Interior Lighting PASSES: Design 12% better than code

Interior Lighting Compliance Statement

Compliance Statement: The proposed interior lighting design represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed interior lighting systems have been designed to meet the 2018 IECC requirements in COMcheck Version COMcheckWeb and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

Bernard Lennon - Senior Electrical Designer — Name - Title
Signature
02/05/2026 — Date

Project Title: AB25038 — Report date: 02/05/26
Data filename: — Page 1 of 6

AGENDA INFORMATION MEMORANDUM FIRESTONE BOARD OF TRUSTEES	**AIM No.:** 9.g **Discussion/Action** **Meeting Date:** June 17, 2026 **Initiated By:** **Department:** Town Clerk

AGENDA ITEM
Nomination and Appointment of PTROC Members

RECOMMENDATION

APPROVAL/DENIAL OPTIONS

SUMMARY

FINANCIAL CONSIDERATIONS

HISTORY AND PREVIOUS BOARD ACTION

BOARD STRATEGIC PLAN IMPACT
✓ This agenda item furthers the Board of Trustees' strategic goal:
N/A

ATTACHMENTS
None

AGENDA INFORMATION MEMORANDUM FIRESTONE BOARD OF TRUSTEES	**AIM No.:** 9.h **Discussion/Action** **Meeting Date:** June 17, 2026 **Initiated By:** **Department:** Town Clerk

AGENDA ITEM
Appointment of a PTROC Liaison

RECOMMENDATION

APPROVAL/DENIAL OPTIONS

SUMMARY
The Board will appoint a trustee to act as the Board Liaison to the Parks, Trails, Recreation, and Open Space Commission.

FINANCIAL CONSIDERATIONS

HISTORY AND PREVIOUS BOARD ACTION

BOARD STRATEGIC PLAN IMPACT
✓ This agenda item furthers the Board of Trustees' strategic goal:
N/A

ATTACHMENTS
None

AGENDA INFORMATION MEMORANDUM FIRESTONE BOARD OF TRUSTEES	**AIM No.:** 9.i **Discussion/Action** **Meeting Date:** June 17, 2026 **Initiated By:** **Department:** Administration

AGENDA ITEM

Summer Hours Pilot Program Discussion

RECOMMENDATION

APPROVAL/DENIAL OPTIONS

SUMMARY

Policy Background and Considerations:

- Operating Hours have been a topic of conversation for many years – extending hours, shortening hours, and alternative schedules to continue to provide a high level of service residents need, AND to address the changing "working" climate since the pandemic.
- Throughout 2024, the Town logged the number of walk-in visitors to Town Hall – the average number of visitors on Friday afternoons was 0.8 (visitors were almost always attending a scheduled meeting).
- In a highly competitive job market, a policy like this is used as a retention and recruitment tool – alternative schedules and flexibility set us apart as an employer.
- Many tools and resources have been implemented that give customers (residents, contractors, and business owners) access to most services online, providing flexibility to interact with us when it is convenient for them.

2026 Pilot Program Impacts:

- Effective June 5 – August 28 (44 total business hours affected)
    - Schedule includes two holidays:
        - July 3rd (Independence Day)
        - June 19th (Juneteenth)

Neighboring Municipalities Summer Schedules:

- Dacono: Mon-Thurs 7:30 a.m. – 5 p.m. and Fri 8 a.m. – 12 p.m. [42 hrs/week]
- Brighton: Mon-Thurs 8 a.m. – 5 p.m. and Fri from 8 a.m. – 12 p.m. [40 hrs/week]
- Wellington: Mon-Thurs 7:30 a.m. – 5 p.m. and Fri 8 a.m. – 12 p.m. (year-round) [42 hrs/week]
- Golden has a compressed, 32-hour workweek, operating on the 100-80-100 model (100% pay for 80% of work time) (year-round)
- Lochbuie: Mon-Thurs 7 a.m. – 6 p.m., closed Friday (year-round) [44 hrs/week]
- Breckenridge: Mon-Thurs 8 a.m. – 5 p.m. and Fri 8 a.m. – 12 p.m. [40 hrs/week]

FINANCIAL CONSIDERATIONS

HISTORY AND PREVIOUS BOARD ACTION

During the 2025 Community Survey, one of the custom questions that was drafted with the recommendation from the BOT, was:
Firestone is considering adjusting Town Hall business hours. When would you prefer to conduct business at Town Hall or interact with Town staff? (Select all that apply.)

- Regular business hours (Monday–Friday, 8:00 AM – 5:00 PM) | 52%
- Late business hours (5:00 PM – 7:00 PM) | 40%
- Early business hours (7:00 AM – 8:00 AM) | 7%
- No Preference | 38%

During the 2025 Board Retreat, the survey results were discussed, including these results. The sentiment was that the results indicated an indifference to opening earlier or extending hours.

BOARD STRATEGIC PLAN IMPACT

✓ This agenda item furthers the Board of Trustees' strategic goal:
N/A

ATTACHMENTS

None

AGENDA INFORMATION MEMORANDUM FIRESTONE BOARD OF TRUSTEES FIRESTONE COLORADO	**AIM No.:** 9.j **Discussion/Action** **Meeting Date:** June 17, 2026 **Initiated By:** **Department:** Administration

AGENDA ITEM

Northern Integrated Supply Project (NISP) Discussion

RECOMMENDATION

APPROVAL/DENIAL OPTIONS

SUMMARY

The purpose of this agenda item is to provide the Board of Trustees with an opportunity to publicly discuss and clarify the Town's current status regarding the Northern Integrated Supply Project (NISP). Following recent questions and comments from residents, including those raised after a recent Times-Call article, staff believe it is important to provide additional background and context in a public meeting setting.

This discussion is intended to provide information on the Town's historical involvement with NISP, the actions taken by the Board, the recent communications from Northern Water, and the Town's current position. The goal is to provide transparency, address questions that have arisen within the community, and reaffirm how NISP has been evaluated as one of several potential components of Firestone's long-term water planning strategy.

FINANCIAL CONSIDERATIONS

HISTORY AND PREVIOUS BOARD ACTION

The Town of Firestone has been involved in discussions related to the Northern Integrated Supply Project (NISP) for several years as part of its ongoing evaluation of future water supply options. Throughout that time, the Board of Trustees has periodically reviewed the Town's participation and the potential benefits, costs, and obligations associated with the project.

Water Action Plan and NISP Evaluation

During the September 24, 2025, Board of Trustees Regular Meeting, Firestone staff and water consultants presented an updated Water Action Plan to the Board. Originally adopted in 2020, the Water Action Plan was developed to ensure the Town remains proactive in meeting both raw and treated water demands for the next 50 years and beyond. Like many Front Range communities, Firestone must continually evaluate future water needs, supply reliability, infrastructure requirements, and long-term growth projections.

Following the September presentation and discussion, the Board of Trustees formally adopted the updated 2025 Water Action Plan on October 8, 2025.

As part of the Water Action Plan update, staff and consultants evaluated numerous water supply alternatives, including the Northern Integrated Supply Project (NISP). Section 6.4 of the plan discusses NISP as one of

several potential future water supply options considered by the Town. In addition, Section 7, Water Supply and Demand Accounting, specifically Section 7.3.1, "Future Augmentation Needs without NISP," analyzes the Town's projected water demands and identifies strategies available to Firestone should the Town not ultimately receive water through NISP.

In early March 2026, Northern Water's legal counsel distributed correspondence to participating entities regarding a proposed 2026 NISP budget and the development of a new interim agreement. The letter requested responses by March 30, 2026, so Northern Water could determine which communities wished to continue moving forward in discussions regarding the project.

The correspondence stated that some entities may choose not to proceed while others wished to continue toward construction and water delivery. Northern Water indicated its intention to move forward with communities willing to sign the next interim agreement and explore opportunities to add new participants.

The topic was also discussed during a special NISP Participants Meeting held on March 11, 2026. Two members of the Firestone Board of Trustees attended that meeting. Discussion centered primarily on the proposed 2026 budget, the next interim agreement, participation levels, and the need for entities to indicate whether they intended to continue involvement in the process.

Following receipt of Northern Water's request, the Board held an executive session to receive legal advice and discuss how the Town should respond.

The purpose of the executive session was to discuss whether the Town wished to continue participating in negotiations regarding a potential future allotment agreement.

Following that discussion, staff was directed to inform Northern Water that the Town was not interested in continuing those negotiations.

BOARD STRATEGIC PLAN IMPACT

✓ This agenda item furthers the Board of Trustees' strategic goal:
N/A

ATTACHMENTS

None

Payroll Board Report - May 2026

Pay Dates: 05/01/2026-05/31/2026

TOWN OF FIRESTONE (6207725)

Total

# of EE's - 134 / # of Statements - 262

Pay Type	Hrs	Amt
BERVMNT	68.00	$3,392.01
BONUSDAY	20.00	$1,075.40
CALLOUT	12.00	$546.50
CMPTMOFF	34.63	$1,446.04
CPS		$300.00
CPTO	4.00	$323.08
DOCP	42.00	$2,274.70
EIB		
ELR		$1,118.73
EPL	269.35	$12,773.25
FLHOL	28.00	$1,573.60
FTOPAY		
GTL		$2,305.73
HOLTMOFF	123.25	$6,813.86
HOLWK		
JURYDUTY		
OCCOP	0.75	$35.82
OT	743.75	$49,052.23
PDG	4.00	$322.62
PDINVDOCP	28.00	$997.36
PSS	20.00	$1,500.00
PTO	1414.17	$69,011.13
RETROPAY		$1,036.10
Regular	12624.50	$538,985.98
STANDBY		
Salary		$350,168.79
OBBBA Qualified	719.75	$16,090.37
Totals:	15436.40	$1,045,052.93

Deductions	EE Amt	ER Amt
ACCINS	$1,022.78	
BASICLIFE		$2,461.72
CIE	$733.10	
CIS	$451.60	
Dental		$10,640.56
EQP	$1,299.48	
FPPA	$36,154.84	$33,144.84
FPPA457	$2,543.71	
FPPA457Roth	$1,300.00	
FPPADD		$12,052.56
FSA Medical	$3,258.38	
FSALIMITED	$641.68	
FSDEPCARE	$4,025.00	
GARN	$593.06	
HOSPINS	$1,160.44	
HSA	$2,736.64	
HSA ER Contribut		$4,825.00
HSA Pre Tax Fami	$22,557.06	
LTD		$2,237.35
MBHSA		$71,065.06
MCHSA	$10,138.56	$74,344.64
MOAP	$6,919.22	$39,208.70
MS401a	$150.00	
MS457B	$250.00	
MSROTH	$100.00	
NLLE	$305.80	
NLLP	$239.86	
PERA	$64,059.15	$112,459.36
PERA - ROTH	$2,270.57	
PERA401K	$3,650.44	
PERA401KROTH	$500.00	
PERA457	$3,523.32	
PERALFINS	$46.50	
STD		$2,840.51
VOLLFINSC	$70.40	
VOLLFINSE	$1,703.10	
VOLLFINSS	$502.72	
Vision		$1,835.48
Totals:	$172,907.41	$367,115.78

Taxes	Amt
FIT	$96,184.23
MEDI	$14,424.27
SIT:CO	$39,574.00
(3P) FIT	
(3P) MEDI	
(3P) SIT:CO	
Totals:	$150,182.50
MEDI	$14,424.27
SUTA_SC:CO	
Colorado Su	
SUTA:CO	$521.53
ER Totals:	$14,945.80
All Totals:	$165,128.30

Net Pay	Amt
Direct Deposit	$719,657.29
Check	
Totals:	$719,657.29

Name	Total Paid
Total 24K Cleaning Services:	825.00
Total 4 RIVERS EQUIPMENT LLC:	913.52
Total A Bedder World:	1,875.00
Total ADAMSON POLICE PRODUCTS:	4,310.00
Total Adiona Transportation Solutions LLC:	7,220.00
Total AGFINITY-MEAD:	1,165.04
Total AIRGAS INC:	293.16
Total ALAN PLUMMER AND ASSOCIATES INC:	147,558.32
Total AMAZON CAPITAL SERVICES:	3,104.23
Total AMERICAN CONSERVATION & BILLING SOLUTION:	200.00
Total ANGEL ARMOR LLC:	461.15
Total April L Palmer:	178.25
Total ARROWHEAD SCIENTIFIC INC:	332.00
Total Atlas OT:	18,146.85
Total AUSMUS LAW FIRM PC:	2,400.00
Total Axe Me Out:	850.00
Total B K TIRE INC:	5,345.33
Total Backflow Solutions Inc:	995.00
Total Barco Products LLC:	3,642.38
Total BAREFOOT RESIDENTIAL LLC:	314.49
Total BC INTERIORS:	1,965.13
Total BEACON COMMUNICATIONS LLC:	248.00
Total BINFORD SUPPLY LLC:	22.54
Total BIZWEST:	1,468.50
Total Black Label Services Inc:	2,282.14
Total BOBCAT OF THE ROCKIES:	79,327.79
Total BOHANNAN HUSTON INC:	107.25
Total BRENNTAG PACIFIC INC:	4,386.65
Total BUCKEY INTERNATIONAL INC:	1,140.33
Total CARBON VALLEY HALF MARATHON:	2,500.00
Total CARBON VALLEY RECREATION DISTRICT-FURA:	16,372.22
Total CASI - Asphalt:	511.70
Total CELEGANS LABS INC:	19,515.75
Total CENTRAL COLORADO WATER CONSV DSTR (FURA):	22.68
Total CENTRAL COLORADO WATER SUBDISTRCT (FURA):	33.84
Total CENTRAL WELD COUNTY WATER DISTRICT:	37.12
Total CENTRAL WELD COUNTY WATER DISTRICT-TAPS:	30,000.00
Total CENTRAL WELD COUNTY WATER DISTRICT-TREA:	463,994.34
Total CENTURY LINK:	571.40

Name	Total Paid
Total CHASE PAYMENTNET:	107,577.02
Total CHECK-IT CODE CONSULTING LLC:	14,748.03
Total CHICAGO TITLE (TUFTS):	38.01
Total Chief Leadership:	8,000.00
Total CIGNA HEALTH & LIFE INSURANCE CO:	265,753.74
Total CINTAS FIRST AID & SAFETY:	1,409.21
Total CIRSA:	9,034.00
Total CIVIC PLUS INC:	320.30
Total Civil Resources LLC:	25,817.00
Total Clarence W Buchholz:	224.75
Total Colliers Engineering & Design Inc:	4,497.50
Total COLORADO CIVIL GROUP INC:	87,145.14
Total Colorado Department of Labor and Employ:	230.00
Total COLORADO GEOLOGICAL SURVEY:	725.76
Total COLORADO JUMPS DBA AIRBOUND:	1,250.00
Total COLORADO MATERIALS INC:	239.79
Total COLORADO STORMWATER COUNCIL:	544.49
Total COMCAST:	955.81
Total Comprehensive Building Code Services LLC:	5,002.50
Total Condit Exhibits LLC:	37,723.93
Total CONTECH ENGINEERED SOLUTIONS INC:	1,603.07
Total CORE & MAIN LP:	25,180.19
Total CorKat Data Solutions LLC:	2,666.35
Total COTTONWOOD HOLLOW COMMERCIAL METRO DISTR:	160.35
Total COTTONWOOD HOLLOW RESIDENTIAL METRO DIST:	88,233.16
Total CPP Engineering Inc:	13,700.00
Total CROSBIE REAL ESTATE GROUP LLC:	1,000.00
Total DataShield Corporation:	51.75
Total DBC IRRIGATION SUPPLY:	13,619.56
Total DELTA DENTAL OF COLORADO INC:	21,227.87
Total DITESCO LLC:	1,388.00
Total Division One Photography LLC:	2,789.00
Total Economic & Planning Systems Inc:	1,360.00
Total Eleanor Coe:	220.87
Total EMPLOYEE REIMBURSEMENTS & PER DIEMS:	8,131.50
Total E-Z EXCAVATING INC:	563.34
Total FASTENAL COMPANY:	33.91
Total FERGUSON WATERWORKS #1116:	163.00
Total FIDELITY NATIONAL TITLE-LONGMONT:	35.47

Name	Total Paid
Total FIRST AMERICAN TITLE (GRLY):	156.55
Total Flock Group Inc:	42,000.00
Total Fortiline Waterworks:	2,887.72
Total FREDERICK-FIRESTONE FIRE-FURA:	59,076.96
Total FRONTIER BUSINESS PRODUCTS:	546.87
Total FRONTIER COMPUTER CORP:	7,940.52
Total FRONTIER FIRE PROTECTION LLC:	1,150.00
Total Funflicks of Colorado:	1,550.00
Total FUZION FIELD SERVICES LLC:	32,279.31
Total Gen Digital Inc:	1,684.46
Total GOLF & SPORT SOLUTIONS:	1,331.17
Total GRAINGER:	753.50
Total GREEN GIRL RECYCLING SERVICES:	7,186.05
Total Green Spot Inc:	300.05
Total GROUND ENGINEERING CONSULTANTS INC:	11,500.00
Total HARDLINE EQUIPMENT LLC:	656.90
Total HARRELL'S INC:	240.00
Total HAYNIE & COMPANY:	14,500.00
Total HD SUPPLY INC:	813.41
Total High Plains Library District - FURA:	11,561.87
Total INTERSTATE BATTERY OF THE ROCKIES:	623.32
Total JAIME BROWER PSYCHOLOGICAL SERVICES:	150.00
Total JK Wash Enterprises LLC:	834.00
Total J-U-B Engineers Inc:	1,249.20
Total KATHERINE A SALAZ:	329.37
Total Kenyon P Jordan:	700.00
Total KG CLEAN INC:	11,000.56
Total KINSCO LLC:	110.00
Total KMML Consulting LLC:	2,498.80
Total KRISTA LYNN KUHN:	870.00
Total Kronos SaaShr Inc:	2,787.32
Total LAND TITLE - BRIGHTON:	7.99
Total LAND TITLE-DENVER-2:	124.97
Total LANGUAGELINE SOLUTIONS:	50.26
Total LAST CHANCE DITCH COMPANY:	55.00
Total LAWRENCE CUSTER GRASMICK JONES & DONOVAN:	34,494.00
Total LIFE STORIES:	300.00
Total Liliana Mercado:	440.00
Total LINX Multimedia LLLP:	8,702.25

Name	Total Paid
Total LITTLE THOMPSON WATER DISTRICT:	642.00
Total Longmont Digital Printing:	3,142.35
Total LONGMONT HUMANE SOCIETY:	6,274.75
Total MAC EQUIPMENT INC LONGMONT:	8,466.43
Total MAIN STREET MAT COMPANY INC:	1,155.18
Total Mardy Kemmer:	170.50
Total MATRIX DESIGN GROUP INC:	10,025.00
Total MCGRANE WATER ENGINEERING LLC:	38,640.50
Total MDI TRUCKS OF NORTHERN COLORADO:	297.59
Total MEDICINE FOR BUSINESS INDUSTRY:	86.00
Total Merlos Party Rentals LLC:	800.00
Total Mike Maroone Chevrolet GMC Longmont:	2,216.24
Total MINDSHARE HDV LLC:	16,000.00
Total Minuteman Press Boulder:	1,529.95
Total MISC VENDOR:	58,213.22
Total MTECH MECHANICAL TECHNOLOGIES GROUP:	7,869.89
Total MUTUAL OF OMAHA INSURANCE CO:	26,564.99
Total NEIGHBORS POINT METRO DISTRICT:	3,109.09
Total NEW IPT INC:	6,231.25
Total Next Phase Engineering LLC:	525.00
Total Northern Colorado Water Cons Dist - FURA:	3,798.25
Total NP125 Metropolitan District - FURA:	5,353.56
Total ODP BUSINESS SOLUTIONS LLC:	162.10
Total O'REILLY AUTO PARTS:	1,763.63
Total ORKIN PEST CONTROL INC:	1,230.31
Total PINNACOL ASSURANCE:	46,004.50
Total PIONEER ATHLETICS:	188.75
Total PIRTEK NOCO:	319.68
Total POO FREE PARKS:	1,549.80
Total PRAIRIE MOUNTAIN PUBLISHING:	228.52
Total PRESTIGE DODGE INC:	590.07
Total Print Experts:	7,334.40
Total PUREWATER DYNAMICS INC:	1,687.50
Total QUADIENT LEASING USA INC:	500.00
Total Quandary Consultants LLC:	3,661.90
Total RAMEY ENVIRONMENTAL COMPLIANCE INC:	6,314.11
Total RESTITUTION / COURT REFUNDS:	4,291.96
Total Rhonda L Swetnam:	186.00
Total RICHMOND AMERICAN HOMES:	2,696.07

Name	Total Paid
Total ROAD SAFE TRAFFIC SYSTEMS:	11,212.07
Total ROCKY MOUNTAIN RESERVE LLC:	886.90
Total SAFETY AND CONSTRUCTION SUPPLY/TOOL ZONE:	289.50
Total SGR LLC:	1,625.00
Total Short-Elliott-Hendrickson Inc:	13,709.75
Total Spheros Environmental Group Parent Inc:	36,718.46
Total ST VRAIN & LEFT HAND WATER CONSERVANCY:	1,584.50
Total ST VRAIN LAKES METRO DISTRICT #2 - FURA:	73,601.73
Total ST VRAIN LAKES METRO DISTRICT #3 - FURA:	7.61
Total St Vrain Sanitation District - FURA:	25,998.52
Total ST VRAIN VALLEY SCHOOL DIST RE-1J:	99,211.30
Total Statewide Internet Portal Authority:	2,814.00
Total Stay Mobile LLC:	1,000.00
Total STEPHEN JONES:	3,000.00
Total STEVE BALCEROVICH:	2,500.00
Total Super Trees Colorado LLC:	6,800.00
Total SYMBOL ARTS:	162.50
Total THE GREENS METRO DISTRICT:	5,776.26
Total THE SPRINGS METROPOLITAN DISTRICT:	209.65
Total Theresa D Maynard:	178.25
Total TIMBER LINE ELECTRIC & CONTROL CORP:	786.40
Total Timothy Miller:	100.00
Total Tires to Green Recycling LLC:	663.00
Total TLTC DISTRIBUTING LLC:	1,145.00
Total TOP NOTCH ELECTRIC LLC:	5,666.62
Total TOWN OF FREDERICK:	22,500.00
Total TRAFFIC SIGNAL CONTROLS INC:	13,948.00
Total TWX Colorado LLC:	472,471.10
Total UME CUSTOM EMBROIDERY:	1,079.60
Total UNITED POWER-BRIGHTON:	5,727.75
Total UNIVERSITY AUTO PARTS INC:	3,538.15
Total UTILITY REFUNDS -1:	16,832.54
Total VALLI INFORMATION SYSTEMS:	7,197.75
Total VANCE BROTHERS LLC:	274.97
Total VANGUARD REAL ESTATE SOLUTIONS LLC:	25.00
Total VECTOR DISEASE CONTROL INTERNATIONAL LLC:	9,615.90
Total VELOCITY ASSET MANAGEMENT LLC:	.00
Total VELOCITY POWER LLC:	1,809.00
Total Verizon Connect NWF INC:	1,030.07

Name	Total Paid
Total VIA MOBILITY SERVICES:	37,400.00
Total VISION SERVICE PLAN - VSP:	3,660.33
Total WAGNER EQUIPMENT CO.:	248.64
Total WELD COUNTY ACCOUNTING DEPT-FURA:	30,302.44
Total WELD COUNTY DEPT OF PUBLIC HEALTH & ADMI:	1,519.50
Total WESTWATER RESEARCH LLC:	10,000.00
Total Whispering Waters Irrigation District:	417.67
Total WHITESIDE'S BOOTS & CLOTHING 2 - BRIGHTO:	256.97
Total Widner Juran LLP:	7,573.95
Total Willard Law LLC:	200.00
Total WROBOTRONIC ENTERTAINMENT:	600.00
Total XPRESS BILL PAY / XPRESS SOLUTIONS:	1,091.15
Total Zachary Brake:	2,000.00
Grand Totals:	3,068,232.39

Name	Total Paid
MISC VENDOR	
Total ALL TRAFFIC DATA SERVICES:	301.76
Total Alpine Credit Inc:	593.06
Total AMAZING GATES OF COLORADO:	4,643.58
Total Black Hills Energy:	237.48
Total Blue River Forestry & Tree Car:	230.00
Total Colorado Siteworks Inc:	304.75
Total DCP Operating Company LP:	364.55
Total Denny Compton:	596.43
Total Dobbs Excavating Inc:	312.23
Total Elevated Excavating Inc:	2,024.00
Total Evergreen industrial Ltd:	400.00
Total Hydrodig Denver LLC:	370.75
Total JOURNEY HOMES:	21,667.50
Total Jurassic Fireworks:	250.00
Total Landmark EPC:	720.00
Total MEARS GROUP INC:	624.45
Total Merlin Farmer:	453.32
Total MISC VENDOR:	.00
Total Nelson Pipeline Constructors LLC:	250.00
Total Pauley Construction:	885.34
Total Personalized Engineering Solution LLC:	2,998.74
Total Ricardo Morales Barron:	1,075.00
Total Sage Telecommunications:	3,672.22
Total SEFNCO:	3,718.20
Total Shark's Excavation:	400.00
Total Sitewise LLC:	1,000.00
Total Snelson Company:	5,000.00
Total Tak Communications:	210.00
Total The Elite Pipe MD:	870.00
Total TRENCH RIGHT:	1,800.00
Total Trench Right SPV LLC:	454.25
Total Ulteig:	759.00
Total Zak Dirt Inc:	1,026.61
Grand Totals:	58,213.22