Town of Superior Board of Trustees &
Superior Metropolitan District No. 1 Board of Directors
Regular Meeting September 23, 2024
(6:00 p.m.)

REVISED
Consideration of Ordinance Amending Town's Trash Code (Second Reading) has been taken off Consent and placed on the Regular agenda as item #6

The Board meeting will be held in-person and remotely, and members of the public wishing to attend may view the Meeting by visiting the Town's website: https://www.superiorcolorado.gov/home

The Board Meeting recording will be posted subsequently on the Town's website.

1. Call to Order Meeting of Board of Trustees (6:00 p.m.)

2. Preliminary Matters (6:05 p.m.)

    a. Pledge of Allegiance

    b. Roll Call

    c. Approval of Agenda

    d. Board Reports (6:15 p.m.)

    e. Public comment on Consent Agenda, Presentations, and Non-Agenda Items. Persons making public comment are asked to state your name and the city you live in (limit 5 min./person) (6:30 p.m.)

    f. Presentations:
        i. Mountain View Fire State of the District (6:45 p.m.)
        ii. Guardian Storage – Annexation and Expansion Concept Plan (7:15 p.m.)

3. Consent Agenda (7:45 p.m.)
    a. Approval of the Board of Trustees Meeting Minutes
    b. Acceptance of Committee Meeting Notes
    c. Consideration of Approval of Special Events Permit and Alcohol in Public Places Permit for Rock Creek HOA for Octoberfest (Purple Park)
    d. Airport Noise Report - August

4. Consideration of Resolution Approving Pre-Development Agreement – Kite Route Crossing (8:00 p.m.)

5. Consideration of Resolution Approving Downtown Superior Civic Space Construction Agreement (8:30 p.m.)

6. Consideration of Ordinance Amending Town's Trash Code – Second Reading (9:00 p.m.)

7. Adjournment (11:00 p.m.)

Public comment related to a Public Hearing item may be submitted by email as an alternative to speaking in person, and emailed comments must be received at townboard@superiorcolorado.gov by 12:00 noon on the calendar day before the Public Hearing (Sunday if the Public Hearing is on Monday).

Public comment submitted via e-mail regarding general Town Board agenda items that are not the subject of public hearings should be submitted with sufficient time before the meeting to allow Board Members an opportunity to review.

ITEM NO. 2f1

INFORMATION FOR MEETING
OF THE SUPERIOR BOARD OF TRUSTEES

AGENDA ITEM NAME: **Mtn. View Fire Rescue State of the District Presentation**

MEETING DATE: **September 23, 2024**

PRESENTED BY: **Matt Magley, Town Manager**

PRESENTED FOR: **Presentation**

BACKGROUND:
Sterling Folden, Deputy Fire Chief-Operations, and Rick Tillery, Public Information Officer, of the Mtn. View Fire Rescue District will be in attendance to give a presentation on the State of the District, and answer questions from the Town Board. In 2021, the Mtn. View Fire Rescue District merged with the Rocky Mtn. Fire Protection District. Prior to the merger the Town was served by Rocky Mtn. Fire. Mountain View Fire Rescue (MVFR) is a full-service fire department providing both fire and emergency medical services. MVFR serves 220 square miles including Boulder, Dacono, Erie, Mead, Niwot, Superior and unincorporated areas of Boulder and Weld counties. MVFR works diligently to be an economic partner and to create and build close, proactive relationships with their communities.

Mountain View Fire Rescue started in 1961 as the Longmont Fire Protection District. At its formation, the District was comprised of mostly volunteer personnel who protected the Town of Mead and unincorporated areas of Boulder and Weld County. Over time this has evolved to a predominately career organization providing greatly expanded services. The District grew to its present state through the inclusion and exclusion of other town's fire protection entities.

MVFR has one station located in Superior, Station 5, which is located in the south end of town off of Indiana Street. Station 5 was originally built in 1999. An expansion and renovation of Station 5 was completed in 2012. MVFR staffs Station 5 with a full crew. Mountain View Fire responds from ten fire stations throughout the District. Ten stations are staffed 24 hours a day, 7 days a week.

<u>Staff</u>

- Dave Beebe, Chief

- Jeff Webb, Deputy Fire Chief-Support Services
- Sterling Folden, Deputy Fire Chief-Operations

MVFR Board

Laura McConnell, President
Four-year term ending 2025
Lives in Longmont

Colleen Whitlow, Vice President
Four-year term ending May 2027
Lives in Mead

Suzanne Devenny, Treasurer
Four-year term ending May 2027
Lives in Superior

Cole Lathrop, Secretary
Three-year term ending May 2025
Lives in Longmont

Todd Venrick, Director
Four-year term ending May 2027

STATE OF THE DISTRICT



TRUST • TEAMWORK • PROFESSIONALISM

MOUNTAIN VIEW FIRE RESCUE COLORADO

Facilities

New Headquarters

Monarch Park Place - Niwot

Boulder Tech Center along Mineral Road (HWY 52) and Diagonal Highway (CO 119).

Timeline: Interior demolition is now underway.



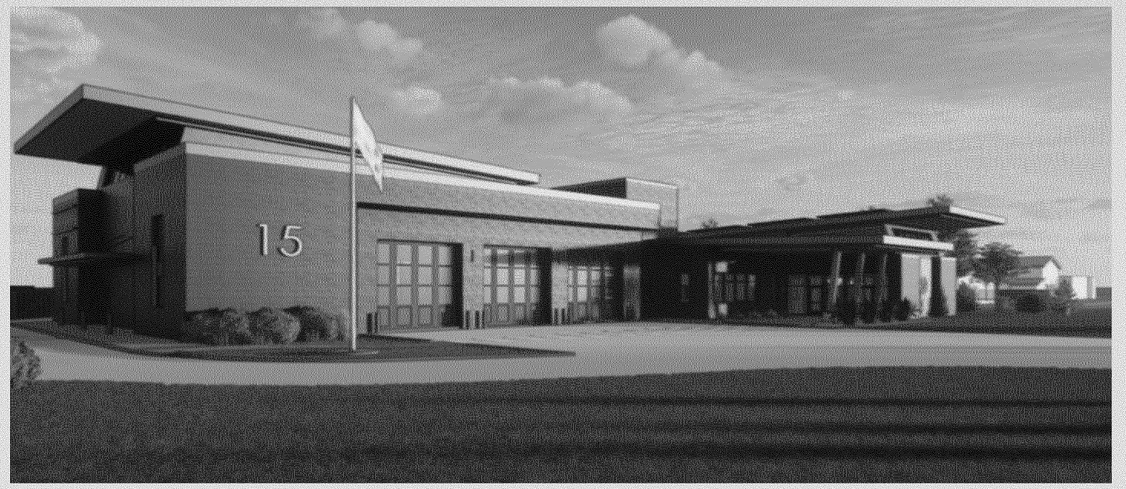
Station 4

Renovation is underway to allow for full staffing of both the Engine and the Ambulance simultaneously.

Station 15

New station on the west side of Erie.

Timeline: Currently awaiting issuance of permits.



Fleet



HAZMAT



Rescue Pumper

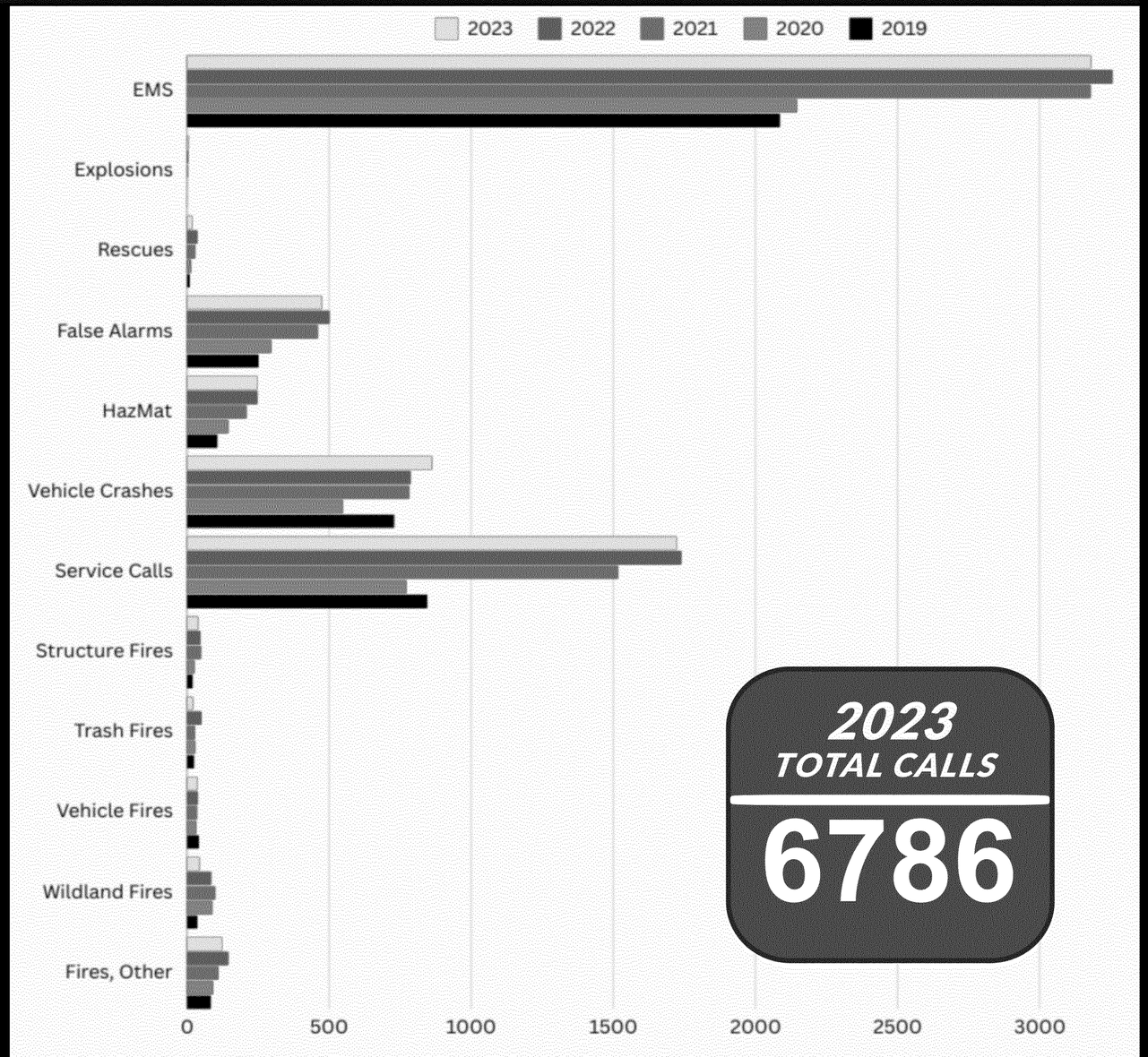


3 Ambulances



3 Brush Trucks

EMERGENCY RESPONSE STATISTICS



DISTRICT SPOTLIGHT

CALL TYPE	2020	2021	2022	2023
EMS	2147	3181	3258	3182
Service Calls	773	1518	1740	1724
Vehicle Crashes	549	783	788	863
Structure Fires	27	50	48	40
Wildland Fires	90	100	86	45

RECENT SUPERIOR STATISTICS *

EMS calls	265
FIRE calls	7
Other calls	159
Total calls	431

*2024 calendar year

Financials

Revenues

Oil & Gas - Weld	$17,205,091
Real Property Tax - Boulder	$17,180,470
Real Property Tax - Weld	$12,291,314
Miscellaneous Revenue	$4,859,027
CO EMS Supplemental Program	$1,613,780
EMS Transport Charges	$1,341,749
Specific Ownership Tax - Weld	$1,257,630
Specific Ownership Tax -Boulder	$805,035
Debt Service Revenues	$604,766
Wildland	$362,416
Grant Revenue	$182,940
Oil & Gas - Boulder	$79,296

Oil & Gas related revenue figures are unpredictable and entirely dependent on potentially volatile market production.

Expenses

Personnel	$28,322,514
Capital Purchases	$5,323,818
Purchased Services	$2,198,159
General Operating Supplies	$1,667,652
Repairs and Maintenance	$829,827
Debt Service Expenses	$639,079
Non-capital Equipment	$526,095
Utilities	$423,669
Training	$261,038

Totals subject to audit

Looking Ahead

Future Funding Challenges

- Oil & Gas
- New Property Tax Legislation

Staffing Levels

- Fall 2024 Hiring Cycle: 7 Recruits
  (currently in Fall Academy)
- Spring 2025 Hiring Cycle: 9 Recruits

Questions



ITEM NO. 2f2

INFORMATION FOR MEETING
OF THE SUPERIOR BOARD OF TRUSTEES

AGENDA ITEM:	**Consideration of Concept Plan to Expand the Guardian Storage Property Located on South 76th Street**
MEETING DATE:	**September 23, 2024**
PRESENTED BY:	**Matt Magley, Town Manager** **Geoffrey Weathers, Planner I**
PRESENTED FOR:	**Action**

Item:	Concept Plan
Applicant:	Guardian Storage
Existing Zoning:	Unannexed (Expansion Area) and Planned Development – Guardian Storage Solutions 76th
Location:	1599 S 76th Street
Request:	Guardian Storage proposes to expand its current operations onto the immediately adjacent lot at 1599 S 76th St to provide for-sale small business and personal flexible storage units.

VICINITY MAP:



SUMMARY:
The Applicant, Guardian Storage, requests feedback from the Town Board on a concept plan to expand its current operations onto the immediately adjacent lot at 1599 S 76th St.

BACKGROUND:
In 2009, the Town approved the Planned Development for Guardian Storage, and approved the Final Development Plan in 2012. The facility includes climate controlled, interior non-climate controlled, and drive up self-storage. The facility also offers many security features, such as electronically secured computerized gate access, individual door alarms, extensive video surveillance, and access to interior units via automated secured sliding doors with security keypads.

THE CONCEPT PLAN:
The concept plan proposes to expand the current Guardian Storage operation into the adjacent 4.57-acre lot to the south to provide 45-60 large, flexible, for-sale storage units, ranging in size from approximately 1,000-2,000 SF. Additionally, the plan contemplates several for-lease self-storage drive-up climate-controlled units.

CONCEPT PLANS IN THE TOWN CODE:
Section 16-2-80 of the Superior Municipal Code includes the following description of concept plan presentation:

Sec. 16-2-80. - *Concept plan presentation.*

(b) The presentation is intended to minimize development planning costs, avoid misunderstanding or misinterpretation and ensure compliance with this Chapter. The presentation is for information-sharing purposes only; applicants should not assume that the issues identified at this presentation will be the only issues to surface during the course of the review process. The Town reserves the right to address any relevant issues up to the final decision by the Town.

(c) Nothing in the presentation, including statements of any individual Town staff member or Town official, shall bind the Town, be construed as a final decision of the Town or limit the requirements or items reviewed by the Planning Commission, Board of Trustees or Board of Adjustment prior to final decision. The voluntary submission and presentation of a concept plan shall constitute a complete waiver of any and all legal claims that are based on, or arise from, Planning Commission or Board of Trustees review of, or comment upon, such concept plan.

(Ord. O-10 §1, 2010)

DEVLOPMENT PROCESS

The site of the proposed expansion is located in unincorporated Boulder County, not within Town of Superior boundary. Execution of the concept would require annexation of the site, amendment of the Guardian Storage Planned Development, platting, and a Final Development Plan, some or all of which could be pursued concurrently.

CURRENT TOWN PLANS

The Town's *2024 Three Mile Plan,* which serves as a guide for consideration of future annexations to the Town, recognizes that the Town's annexation opportunities are generally limited to the parcels of land currently within unincorporated Boulder County that lie west of 76th St, including the subject parcel. The most recent update of the Town's *2012 Comprehensive Plan* identifies the preferred land uses for this area as light industrial and flex space, however community-oriented uses (e.g.ball fields) or medium density residential uses may also be considered.

ANALYSIS

The proposed concept plan is consistent with the Town's *2024 Three Mile Plan* and *2012 Comprehensive Plan,* which taken together designate the site identified as eligible for annexation and appropriate for light industrial or flex space uses. However, Staff acknowledges that the Comprehensive Plan is 12 years old and that the Town Board may wish to wait for the adoption of the *2025 Comprehensive Plan* update before making any determinations with respect to land use applications.

ATTACHMENTS:

- Project Narrative
- Concept Plan Sheets
- Survey

GUARDIAN storage
Get more when you store.®

Project Description

The Project is located on 4.57 acres, located at 1599 S 76th Street, and is an expansion of the existing Guardian Storage property located immediately adjacent to the Project at 1555 S 76th Street.

The Guardian Storage located at 1555 S 76th Street has been offering state of the art storage solutions to the residential and business community since Superior February 2012, including climate controlled, interior non climate controlled and drive up self storage. Amenities at the Guardian Storage include electronically secured computerized gate access, individual door alarms, extensive video surveillance, access to interior units via automated secured sliding doors with security keypads, covered loading, a 4' loading dock and moving carts at each entrance for tenants to use to transport their items to their storage units.

Guardian Storage has been named the Independent Business of the Year in 2014 and Business of the Year in 2019 by the Superior Chamber of Commerce for its involvement in the community at large, and the local business community in particular. The proposed expansion is specifically targeted at fulfilling an undersupplied and needed product in the market: small business and personal flexible storage units. Unlike traditional storage options, these units may be owned, allowing owners to avoid rent increases and build equity while enjoying the privacy and convenience of their own functional, private, non-residential condominium space.

Boulder County has seen a surge in multifamily development in the last decade, particularly in locations that have previously been zoned to allow flexible storage space. This has left the small independent business owner and personal user with limited and expensive options for a place where they can store their inventory/tools, manage their business from or store recreational items. The proposed Project aim is to provide large, flexible storage units, ranging in size from approximately 1,000-2,000 SF. It is currently anticipated that the Project will consist of approximately 35-50 flex storage units, plus some traditional self storage drive-up climate controlled units for lease.

The flexible storage units are intended to accommodate a business, office, contracting, workshop, or distribution services-based business. They may also be used for the recreational user to store the largest of motor coaches or house a classic car collection. Outside storage will be prohibited.

Amenities are to be determined but may include:

- 14' to 20' wide overhead doors with opener, remotes and wireless keypads
- Insulated walls, ceilings and doors
- Climate Controlled
- Utilities (individually metered water, gas and electricity)
- Private Restrooms
- Custom Floor Finishes
- Mezzanine

There are currently utilities within the adjacent 76th Street and thus the Project will not place an undue burden on the Town's infrastructure. The Project will likely be accessed via a gated entrance off of 76th Street, south of and separate from the existing Guardian Storage entrance located at 1555 S 76th Street.

BUILDING SUMMARY			
BUILDING ID	SIZE (NET AND GROSS SF)	NUMBER OF UNITS	DESCRIPTION
S1	3,300	11	DRIVE UP SELF STORAGE (10'X30')
S2	4,800	24	DRIVE UP SELF STORAGE (10'X20')
S3	4,800	24	DRIVE UP SELF STORAGE (10'X20')
S4	4,800	24	DRIVE UP SELF STORAGE (10'X20')
S5	3,600	18	DRIVE UP SELF STORAGE (10'X20')
G1	15,000	12	GARAGE CONDOS (25'X50')
G2	15,000	12	GARAGE CONDOS (25'X50')
G3	15,000	12	GARAGE CONDOS (25'X50')

TOTAL SELF STORAGE	21,300	101
TOTAL GARAGE CONDOS	45,000	36

EXISTING HYDRANT

BUILDING S5
DRIVE UP STORAGE
10X20
3,600 SF

90.0'

40.0'

24.0'

30.0'

110.0'

BUILDING S1
DRIVE UP STORAGE
(11) 10X30
3,300 SF

15.0'
SETBACK

BUILDING S2
DRIVE UP STORAGE
(24) 10X20
4,800 SF

32.6'

33.0'

30.0'

BUILDING S3
DRIVE UP STORAGE
(24) 10X20
4,800 SF

BUILDING S4
DRIVE UP STORAGE
(24) 10X20
4,800 SF

120.0'
(TYP.)

40.0'
(TYP.)

15.0'
SETBACK

BUILDING G1
GARAGE CONDOS
15,000 SF
(12) 1,250 SF UNITS

150.0'
DEAD END
FIRE LANE

BUILDING G2
GARAGE CONDOS
15,000 SF
(12) 1,250 SF UNITS

100.0'
(TYP.)

BUILDING G3
GARAGE CONDOS
15,000 SF
(12) 1,250 SF UNITS

150.0'
(TYP.)

25.0'
(TYP.)

44.5'

STORMWATER
AREA

NORTH

0 20 40
(IN FEET)
1"=40'

811
Know what's below.
Call before you dig.

J:\GUARDIAN STORAGE - 231\231.001.09 SUPERIOR\DRAWINGS\EXHIBITS\SUPERIOR CSP3

CIVIL RESOURCES

8308 COLORADO BLVD
SUITE 200
FIRESTONE, CO 80530
303.833.1416
WWW.CIVILRESOURCES.COM

GUARDIAN STORAGE
SUPERIOR, COLORADO
SITE EXPANSION

REVISIONS

NO.	DESCRIPTION	DATE

DESIGNED BY: xxx
DRAWN BY: xxx
CHECKED BY: xxx
JOB NO.: ####
DWG NAME:SUPERIOR CSP3
DATE: 07/30/2024
SCALE: 1"=40'

CONCEPT SITE PLAN

SHEET:
CSP3

ALTA / NSPS LAND TITLE SURVEY
SUPERIOR HEIGHTS
SITUATED IN THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 1 SOUTH, RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN
COUNTY OF BOULDER, STATE OF COLORADO



VICINITY MAP
SCALE: NOT TO SCALE

LEGAL DESCRIPTION - PER TITLE COMMITMENT 2171380 12/04/2023
SUBJECT PROPERTY 1

PARCEL A: FEE

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 1 SOUTH, RANGE 70 WEST OF THE 6TH P.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH LIES 210 FEET NORTH OF THE SOUTH LINE AND 503 FEET WEST OF THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 13; THENCE NORTH AND PARALLEL WITH THE EAST LINE OF SAID SOUTHWEST QUARTER A DISTANCE OF 456.8 FEET; THENCE WEST AND PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST QUARTER A DISTANCE OF 218 FEET; THENCE SOUTH 59°25' WEST A DISTANCE OF 428 FEET TO A POINT ON THE EASTERLY LINE OF THE OLD RAILROAD RIGHT OF WAY; THENCE SOUTHEASTERLY ALONG THE EASTERLY RIGHT OF WAY LINE A DISTANCE OF 269 FEET MORE OR LESS, TO A POINT WHICH LIES 210 FEET NORTH OF THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 13; THENCE EAST AND PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST QUARTER A DISTANCE OF 510 FEET, MORE OF LESS TO THE POINT OF BEGINNING. COUNTY OF BOULDER, STATE OF COLORADO.

PARCEL B: EASEMENT

AN EASEMENT FOR ACCESS PURPOSED 40.00 FEET IN WIDTH LYING 20.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 1 SOUTH, RANGE 70 WEST OF THE 6TH P.M.; THENCE NORTH 0°05'20" WEST, 656.8 FEET ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 13 TO THE TRUE POINT OF BEGINNING; THENCE NORTH 88°28'30" WEST, 489.20 FEET; THENCE NORTH 88°04'20" WEST, 228.35 FEET; THENCE SOUTH 57°04'25" WEST, 424.97 FEET; THENCE 88°00'00" WEST, 100.00 FEET TO THE POINT OF TERMINATION. COUNTY OF BOULDER, STATE OF COLORADO.

LEGAL DESCRIPTION - PER TITLE COMMITMENT 2171753 12/04/2023
SUBJECT PROPERTY 2

THAT PORTION OF THE SOUTH-EAST ONE-QUARTER (SE1/4) OF THE SOUTHWEST ONE-QUARTER (SW1/4) OF SECTION 13, TOWNSHIP 1 SOUTH, RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN, BOULDER COUNTY, COLORADO, WHICH BEGINS AT THE SE CORNER OF SAID SE1/4 SW1/4 (THE SOUTH 1/4 CORNER OF SAID SECTION 13); THENCE WEST ALONG THE SOUTH LINE OF SAID SE1/4 SW1/4 A DISTANCE OF 930 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF AN ABANDONED RAILROAD; THENCE NORTHWESTERLY ALONG THE EASTERLY RIGHT OF WAY LINE OF SAID ABANDONED RAILROAD A DISTANCE OF 225.8 FEET; MORE OR LESS, TO A POINT WHICH LIES 210 FEET NORTH OF THE SOUTH LINE OF SAID SE1/4 OF THE SW1/4; THENCE EAST AND PARALLEL WITH THE SOUTH LINE OF SAID SE1/4 SW1/4 A DISTANCE OF 1013 FEET TO A POINT ON THE EAST LINE OF SAID SE1/4 SW1/4 OF SECTION 13; THENCE SOUTH ALONG THE EAST LINE OF SAID SE1/4 SW1/4 A DISTANCE OF 210 FEET TO THE POINT OF BEGINNING. EXCEPTING THEREFROM THE EAST 25 FEET THEREOF, IN USE AS A PUBLIC WAY, COUNTY OF BOULDER, STATE OF COLORADO.

GENERAL NOTES

1. UTILITY INFORMATION WAS OBTAINED FROM FIELD OBSERVATION, UTILITY LOCATE SERVICE, AND RECORD MAPS. THE LOCATION OF UNDERGROUND UTILITIES ARE SHOWN BASED ON VISIBLE EVIDENCE ONLY AND NO RESPONSIBILITY IS ACCEPTED FOR THEIR ACCURACY. THE LOCATIONS OF UNDERGROUND UTILITIES MUST BE FIELD VERIFIED PRIOR TO ANY DIGGING ON OR ADJACENT TO THE SUBJECT PROPERTY.
   UTILITY NOTIFICATION CENTER OF COLORADO 1-800-922-1987
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 STATUE 18-4-508, C.R.S.
3. THE SUBJECT PROPERTY IS NOT THE SAME AS THE PROPERTY DESCRIBED IN THAT CERTAIN TITLE COMMITMENT NO. 2171753 ISSUED BY STEWART TITLE GUARANTY COMPANY, WITH AN EFFECTIVE DATE OF SEPTEMBER 25, 2023, AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE ADJOINING SUBJECT PROPERTY OR OTHERWISE KNOWN TO ATWELL, LLC HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT, IF THEY AFFECT THE SUBJECT PROPERTY.
4. ALL ELEVATIONS SHOWN ARE TIED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND WERE ESTABLISHED BY HOLDING NGS MONUMENTS Q-453 RESET; BEING A SECOND ORDER; CLASS 1 MONUMENT WITH A PUBLISHED ELEVATION OF 5549.39; BEING AN ALUMINUM CAP ON A STAINLESS STEEL ROD STAMPED "Q-453 RESET, 2014". ALL BEARINGS SHOWN ARE BASED UPON STATE PLANE COORDINATE SYSTEM, COLORADO NORTH ZONE (501), NORTH AMERICAN DATUM OF 1983 (NAD83)(2011)(EPOCH:2010.000) AND WERE ESTABLISHED BY OPUS.
5. BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 1 SOUTH, RANGE 70 WEST OF THE SIXTH PRINCIPAL MERIDIAN AS MONUMENTED AT THE WEST END BY A 2-1/2" ALUMINUM CAP STAMPED "WM. STENGEL 2001 RLS 4846" AND AT THE EAST END BY A 1-1/2" ALUMINBUM CAP, ILLEGIBLE. SAID LINE BEARS SOUTH 88°46'28" WEST.
6. LINEAR DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET AT GROUND, THE HORIZONTAL SCALE FACTOR TO GET FROM GRID TO GROUND IS 1.00029514 AND WAS SCALED FROM N:1228004.804, E:3089857.190, ELEV.: 0.000
7. FLOOD NOTE: THE SUBJECT PARCEL LIES WITHIN ZONE "X" AREAS OF MINIMAL FLOOD HAZARD, PER FEDERAL FLOOD INSURANCE RATE MAP FOR BOULDER COUNTY, COLORADO, MAP NO. 08013C0583K, REVISED DATE: AUGUST 15, 2019.
8. THE CURRENT ZONING OF THE SUBJECT PROPERTY IS AGRICULTURAL PER THE BOULDER COUNTY PLANNING AND ZONING WEBSITE. A ZONING REPORT HAS NOT BEEN FURNISHED BY THE CLIENT.
9. SITE ADDRESS: 1503 S. 76TH STREET, LOUISVILLE, CO 80027.
10. SUBJECT PARCEL CONTAINS 222,669 SQUARE FEET OR 5.11 ACRES, MORE OR LESS.
11. THERE IS NO EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
12. OFFSITE EASEMENTS KNOWN TO ATWELL, LLC ARE SHOWN HEREON, IF PROVIDED BY THE TITLE COMMITMENT.

SURVEY CERTIFICATION

TO: JOSEPH HENRY TUMBULL
STEWART TITLE GUARANTY COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(a), 6(b), 8, 11(b), 13, 16, AND 18 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 12/10/2023.

DRAFT

COLORADO LICENSED
CHRISTOPHER RAYMOND DUDA
38145
PROFESSIONAL LAND SURVEYOR

CHRISTOPHER RAYMOND DUDA, PLS
COLORADO REG. NO. 38145
cduda@atwell-group.com
FOR AND ON BEHALF OF ATWELL, LLC

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 CERTIFICATE SHOWN HEREON.

INDEXING CERTIFICATE

DEPOSITED THIS _____ DAY OF _____, 20____ AT _____ __M.,

IN BOOK _____ AT PAGE _____ AS RECEPTION NO. _____

OF THE THE OFFICIAL RECORDS OF _____ COUNTY, COLORADO .

BY: _____
COUNTY CLERK AND RECORDER

811 Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS

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ATWELL
866.850.4200 www.atwell-group.com
143 UNION BOULEVARD, SUITE 700
LAKEWOOD, CO 80228
303.462.1100

COUNTY: BOULDER
SECTION: 13
TOWNSHIP: 1S
RANGE: 70W

ALTA / NSPS LAND TITLE SURVEY

PROJECT: SUPERIOR HEIGHTS
COUNTY OF BOULDER
STATE OF COLORADO

DATE 01/04/2024

SCALE

DR. TK | CH. CD
P.M. CD
CAD FILE: 23007295_ALTA - 2 PARCELS.DWG
JOB 23007295
SHEET NO. 1 OF 3

ALTA / NSPS LAND TITLE SURVEY
SUPERIOR HEIGHTS
SITUATED IN THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 1 SOUTH, RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN
COUNTY OF BOULDER, STATE OF COLORADO

TITLE COMMITMENT NOTES - SUBJECT PROPERTY 1

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY ATWELL, LLC, TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS–OF–WAY AND TITLE OF RECORD, ATWELL, LLC RELIED UPON TITLE COMMITMENT NO. 2171380, DATED DECEMBER 4, 2023 AT 8:00 A.M., PREPARED BY STEWART TITLE GUARANTY COMPANY.

THIS PROPERTY MAY BE SUBJECT TO THE TERMS, PROVISIONS, COVENANTS, CONDITIONS, RESTRICTIONS, OBLIGATIONS, AND RESERVATIONS CONTAINED IN THE FOLLOWING RECORDED INSTRUMENTS:

– INDICATES THE EXCEPTION NUMBER WITHIN SCHEDULE B–2 OF THE ABOVE MENTIONED TITLE COMMITMENT.

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2. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION, NOT SHOWN BY THE PUBLIC RECORDS.

3. EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS.
   ITEMS 1 THROUGH 3 ARE NOT SURVEY RELATED, AND WERE NOT ADDRESSED HEREIN.

4. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND NOT SHOWN BY THE PUBLIC RECORDS.
   ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE KNOWN TO ATWELL, LLC AT THE TIME OF THIS SURVEY IS ADDRESSED HEREIN.

5. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.

6. (A) UNPATENTED MINING CLAIMS; (B) RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF; (C) MINERALS OF WHATSOEVER KIND, SUBSURFACE AND SURFACE SUBSTANCES, IN, ON, UNDER AND THAT MAY BE PRODUCED FROM THE LAND, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO, WHETHER OR NOT THE MATTERS EXCEPTED UNDER (A), (B) OR (C) ARE SHOWN BY THE PUBLIC RECORDS OR LISTED IN SCHEDULE B.

7. WATER RIGHTS, CLAIMS OR TITLE TO WATER.

8. ANY AND ALL UNPAID TAXES AND ASSESSMENTS AND ANY UNREDEEMED TAX SALES.
   ITEMS 5 THROUGH 8 ARE NOT SURVEY RELATED, AND WERE NOT ADDRESSED HEREIN.

9. SUBJECT TO RESERVATIONS EXCLUDING AND EXCEPTING ALL MINERAL LANDS, SHOULD THE SAME BE FOUND, AS SET FORTH IN AS SET FORTH IN U.S. PATENT NO. 229422, AS RECEPTION NO. 229422, BLM SERIAL NO. COCOAA 039467, DOCUMENT NO. 17, ISSUED NOVEMBER 08, 1881 TO THE UNION PACIFIC RAILROAD COMPANY, AS POSTED IN THE BUREAU OF LAND MANAGEMENT, GENERAL LAND OFFICE RECORDS. NOTE: THE COMPANY MAKES NO REPRESENTATION AS TO THE PRESENT OWNERSHIP OF THIS INTEREST.
   THE AFOREMENTIONED DOCUMENT DOES NOT AFFECT THE SUBJECT PROPERTY. THE SUBJECT PROPERTY LIES OUTSIDE THE DESCRIBED PROPERTY CONTAINED THEREIN.

10. RIGHT OF THE UNION PACIFIC RAILROAD COMPANY, IN AND TO ANY PORTION OF THE LAND, IF ANY, LYING ADJACENT TO THE RAILROAD RIGHT–OF–WAY, AS MAY BE USED OR USEFUL IN CONNECTION WITH THE USE AND MAINTENANCE OF SAID RIGHT–OF–WAY.
    ITEM 10 MAY AFFECT THE SUBJECT PROPERTY. NO SUPPORTING DOCUMENTS WERE PROVIDED.

11. RESERVATIONS MADE BY THE UNION PACIFIC RAILWAY/LAND COMPANY OF (1) ALL OF THE COAL AND OTHER MINERALS UNDERLYING THE SUBJECT PROPERTY; (2) THE EXCLUSIVE RIGHT TO PROSPECT FOR, MINE AND REMOVE COAL AND OTHER MINERALS, AND (3) THE RIGHT OF INGRESS AND EGRESS AND REGRESS TO PROSPECT FOR, MINE AND REMOVE COAL AND OTHER MINERALS, AS CONTAINED AND DESCRIBED IN DEED RECORDED AUGUST 31, 1916 IN BOOK 395 AT PAGE 191 AND RECORDED JUNE 28, 1958 IN BOOK 1079 AT PAGE 110, AND ANY INTERESTS THEREIN OR RIGHTS THEREUNDER. NOTE: THE COMPANY MAKES NO REPRESENTATION AS TO THE PRESENT OWNERSHIP OF THIS INTEREST.

    NOTE: ALL RIGHTS OF THE UNION PACIFIC RAILROAD COMPANY PASSED TO THE UNION PACIFIC LAND RESOURCES CORPORATION BY DEED RECORDED APRIL 14, 1971 IN FILM 727 AT RECEPTION NO. 972843; AND BY MINERAL DEED RECORDED DECEMBER 06, 1972 IN FILM 798 AT RECEPTION NO. 046025. NOTE: THE COMPANY MAKES NO REPRESENTATION AS TO THE PRESENT OWNERSHIP OF THIS INTEREST.

    NOTE: REQUEST FOR NOTICE OF SURFACE DEVELOPMENT AS SET FORTH IN INSTRUMENT RECORDED MAY 17, 2002 AT RECEPTION NO. 2288492.
    THE AFOREMENTIONED DOCUMENTS AFFECT THE SUBJECT PROPERTY AND ARE BLANKET IN NATURE; NO PLOTTABLE RIGHTS ARE DESCRIBED THEREIN.

12. RIGHT OF WAY AGREEMENT FOR AN IRRIGATING DITCH OVER AND CROSS SAID LAND, BY AND BETWEEN LEONARD WATTELET AND JOHN PAPROCKI AND STANLEY STELMACH, AS SET FORTH IN INSTRUMENT RECORDED JUNE 6, 1928 IN BOOK 559 AT PAGE 340.
    THE AFOREMENTIONED DOCUMENT MAY AFFECT THE SUBJECT PROPERTY. NO DESCRIPTION OF THE LOCATION OF PROPERTY OR A DITCH IS PROVIDED THEREIN.

13. AGREEMENT BY AND BETWEEN WILLIAM E. RUSSELL COAL COMPANY AND THE UNION PACIFIC RAILROAD COMPANY, PROVIDING FOR THE REMOVAL OF ADJACENT AND SUBJECT SUPPORT OF SAID LAND BY THE MINING OF COAL WITHOUT LIABILITY THEREFOR, AS SET FORTH IN INSTRUMENT RECORDED APRIL 17, 1937 IN BOOK 641 AT PAGE 381. NOTE: THE COMPANY MAKES NO REPRESENTATION AS TO THE PRESENT OWNERSHIP OF THIS INTEREST.
    THE AFOREMENTIONED DOCUMENT AFFECTS THE SUBJECT PROPERTY AND IS BLANKET IN NATURE; NO PLOTTABLE RIGHTS ARE DESCRIBED THEREIN.

14. EASEMENT FOR INGRESS AND EGRESS AS SET FORTH IN DEED RECORDED SEPTEMBER 14, 1964 AS RECEPTION NO. 765614.
    THE AFOREMENTIONED DOCUMENT MAY AFFECT THE SUBJECT PROPERTY. NO EASEMENT IS DESCRIBED THEREIN.

15. THE EFFECT OF OIL AND GAS LEASE BY AND BETWEEN CHAMPLIN PETROLEUM COMPANY, A DELAWARE CORPORATION AND AMOCO PRODUCTION COMPANY, A DELAWARE CORPORATION, AS SET FORTH IN INSTRUMENT RECORDED JANUARY 27, 1978 AS RECEPTION NO. 262386.
    THE AFOREMENTIONED DOCUMENT AFFECTS THE SUBJECT PROPERTY AND IS BLANKET IN NATURE; NO PLOTTABLE RIGHTS ARE DESCRIBED THEREIN.

16. TERMS, AGREEMENTS, PROVISIONS CONDITIONS AND OBLIGATION OF ACCESS EASEMENT AGREEMENT BY AND BETWEEN ROBERT EARL TURNBULL, EDNA NADINE TURNBULL, B.D. COX, PHYLLIS COX, MARVIN E. BUSH, MILDRED N. BUSH, LAWRENCE PARKINSON AND HOLLY PARKINSON, AS SET FORTH IN INSTRUMENT RECORDED AUGUST 21, 1981 AS RECEPTION NO. 00460532.
    THE AFOREMENTIONED DOCUMENT AFFECTS THE SUBJECT PROPERTY, AND THE EASEMENT DESCRIBED THEREIN IS SHOWN HEREON.

17. THE EFFECT OF AGREEMENT REGARDING ACCESS RECORDED JUNE 11, 1982 AS RECEPTION NO. 498277.
    THE AFOREMENTIONED DOCUMENT AFFECTS THE SUBJECT PROPERTY AND IS BLANKET IN NATURE; NO PLOTTABLE RIGHTS ARE DESCRIBED THEREIN.

18. ANY TAX, FEE, LIEN OR ASSESSMENT BY REASON OF INCLUSION WITHIN THE NORTHERN COLORADO WATER CONSERVANCY DISTRICT AS SET FORTH IN INSTRUMENT RECORDED OCTOBER 20, 1997 AS RECEPTION NO. 1740443 AND RECORDED OCTOBER 18, 2002 AT RECEPTION NO. 2345200.
    THE AFOREMENTIONED DOCUMENT DOES NOT AFFECT THE SUBJECT PROPERTY. THE SUBJECT PROPERTY LIES OUTSIDE THE DESCRIBED PROPERTY CONTAINED THEREIN.

19. THE EFFECT OF DEED OF CONSERVATION EASEMENT IN GROSS BY AND BETWEEN THE COUNTY OF BOULDER, COLORADO AND THE CITY OF BROOMFIELD, COLORADO A HOME RULE MUNICIPAL CORPORATION RECORDED MAY 31, 1999 AS RECEPTION NO. 1910796.
    THE AFOREMENTIONED DOCUMENT AFFECTS THE SUBJECT PROPERTY, AND THE EASEMENT THAT AFFECTS THE SUBJECT PROPERTY CONTAINED THEREIN IS SHOWN HEREON.

20. THE EFFECT, IF ANY, OF DECREE OF QUIET TITLE RECORDED MAY 19, 2004 AS RECEPTION NO. 2567972.
    THE AFOREMENTIONED DOCUMENT AFFECTS THE SUBJECT PROPERTY, AND THE AREA DESCRIBED THEREIN IS SHOWN HEREON.

21. THE EFFECT OF QUIT CLAIM DEED RECORDED JANUARY 31, 2005 AT RECEPTION NO. 2661496.
    THE AFOREMENTIONED DOCUMENT AFFECTS THE SUBJECT PROPERTY, AND THE AREA DESCRIBED THEREIN IS SHOWN HEREON.

22. THE EFFECT OF BOUNDARY LINE AGREEMENT BY AND BETWEEN EVERETT J. WIEHE AND LORI ANN KELLY RECORDED MARCH 3, 2006 AS RECEPTION NO. 2760630.
    THE AFOREMENTIONED DOCUMENT AFFECTS THE SUBJECT PROPERTY, AND THE LINE DESCRIBED THEREIN IS SHOWN HEREON.

TITLE COMMITMENT NOTES - SUBJECT PROPERTY 2

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY ATWELL, LLC, TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS–OF–WAY AND TITLE OF RECORD, ATWELL, LLC RELIED UPON TITLE COMMITMENT NO. 2171753, DATED DECEMBER 4, 2023 AT 8:00 A.M., PREPARED BY STEWART TITLE GUARANTY COMPANY.

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7. WATER RIGHTS, CLAIMS OR TITLE TO WATER.

8. ANY AND ALL UNPAID TAXES AND ASSESSMENTS AND ANY UNREDEEMED TAX SALES.
   ITEMS 5 THROUGH 8 ARE NOT SURVEY RELATED AND WERE NOT ADDRESSED HEREIN.

9. AGREEMENT BETWEEN LEONARD WATTELET AND JOHN PAPROCKI AND STANLEY STOLMACH RECORDED JUNE 6, 1928 IN BOOK 559 AT PAGE 340 AS RECEPTION NO. 05590340.
   THE AFOREMENTIONED DOCUMENT MAY AFFECT THE SUBJECT PROPERTY. NO DESCRIPTION OF THE LOCATION OF PROPERTY OR A DITCH IS PROVIDED THEREIN.

10. MINERAL DEED FROM UNION PACIFIC LAND RESOURCES CORPORATION TO CHAMPLIN PETROLEUM COMPANY RECORDED JANUARY 18, 1978 AS RECEPTION NO. 00260997.
    THE AFOREMENTIONED DOCUMENT AFFECTS THE SUBJECT PROPERTY AND IS BLANKET IN NATURE; NO PLOTTABLE RIGHTS ARE DESCRIBED THEREIN.

11. ORDER AND DECREE CREATING DISTRICT RECORDED APRIL 27, 1978 AS RECEPTION NO. 00276131.
    THE AFOREMENTIONED DOCUMENT MAY AFFECT THE SUBJECT PROPERTY. THERE ARE NO DESCRIBED LOCATIONS OF DITCHES CONTAINED THEREIN.

12. NOTICE OF ORGANIZATION RECORDED APRIL 27, 1978 AS RECEPTION NO. 00276194.
    THE AFOREMENTIONED DOCUMENT MAY AFFECT THE SUBJECT PROPERTY. THERE ARE NO DESCRIBED LOCATIONS OF DITCHES CONTAINED THEREIN.

13. AGREEMENT REGARDING ACCESS AND CERTIFICATE OF OCCUPANCY RECORDED JUNE 11, 1982 AS RECEPTION NO. 00498277.
    THE AFOREMENTIONED DOCUMENT AFFECTS THE SUBJECT PROPERTY, AND THE STATIONING DESCRIBED IN THEREIN IS SHOWN IN AN APPROXIMATE WAY HEREON.

14. CORRECTED MINERAL DEED FROM THE UNION PACIFIC LAND RESOURCES CORPORATION TO CHAMPLIN PETROLEUM COMPANY RECORDED JULY 31, 1985 AS RECEPTION NO. 00702941.
    THE AFOREMENTIONED DOCUMENT AFFECTS THE SUBJECT PROPERTY AND IS BLANKET IN NATURE; NO PLOTTABLE RIGHTS ARE DESCRIBED THEREIN.

15. RELEASE AND QUITCLAIM DEED FROM UNION PACIFIC RAILROAD COMPANY TO UNION PACIFIC LAND RESOURCES CORPORATION RECORDED NOVEMBER 24, 1998 AS RECEPTION NO. 1874271.
    THE AFOREMENTIONED DOCUMENT AFFECTS THE SUBJECT PROPERTY AND IS BLANKET IN NATURE; NO PLOTTABLE RIGHTS ARE DESCRIBED THEREIN.

16. REQUEST FOR NOTIFICATION OF SURFACE DEVELOPMENT RECORDED MAY 17, 2002 AS RECEPTION NO. 2288492.
    THE AFOREMENTIONED DOCUMENT AFFECTS THE SUBJECT PROPERTY AND IS BLANKET IN NATURE; NO PLOTTABLE RIGHTS ARE DESCRIBED THEREIN.

17. ORDER FOR INCLUSION RECORDED OCTOBER 18, 2002 AS RECEPTION NO. 2345200.
    THE AFOREMENTIONED DOCUMENT DOES NOT AFFECT THE SUBJECT PROPERTY. THE SUBJECT PROPERTY LIES OUTSIDE THE DESCRIBED PROPERTY CONTAINED THEREIN.

DRAFT

811 Know what's **below.** **Call** before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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866.850.4200 www.atwell-group.com
143 UNION BOULEVARD, SUITE 700
LAKEWOOD, CO 80228
303.462.1100

COUNTY:	BOULDER	13	1S	70W
		SECTION:	TOWNSHIP:	RANGE:

PROJECT: ALTA / NSPS LAND TITLE SURVEY
SUPERIOR HEIGHTS
COUNTY OF BOULDER
STATE OF COLORADO

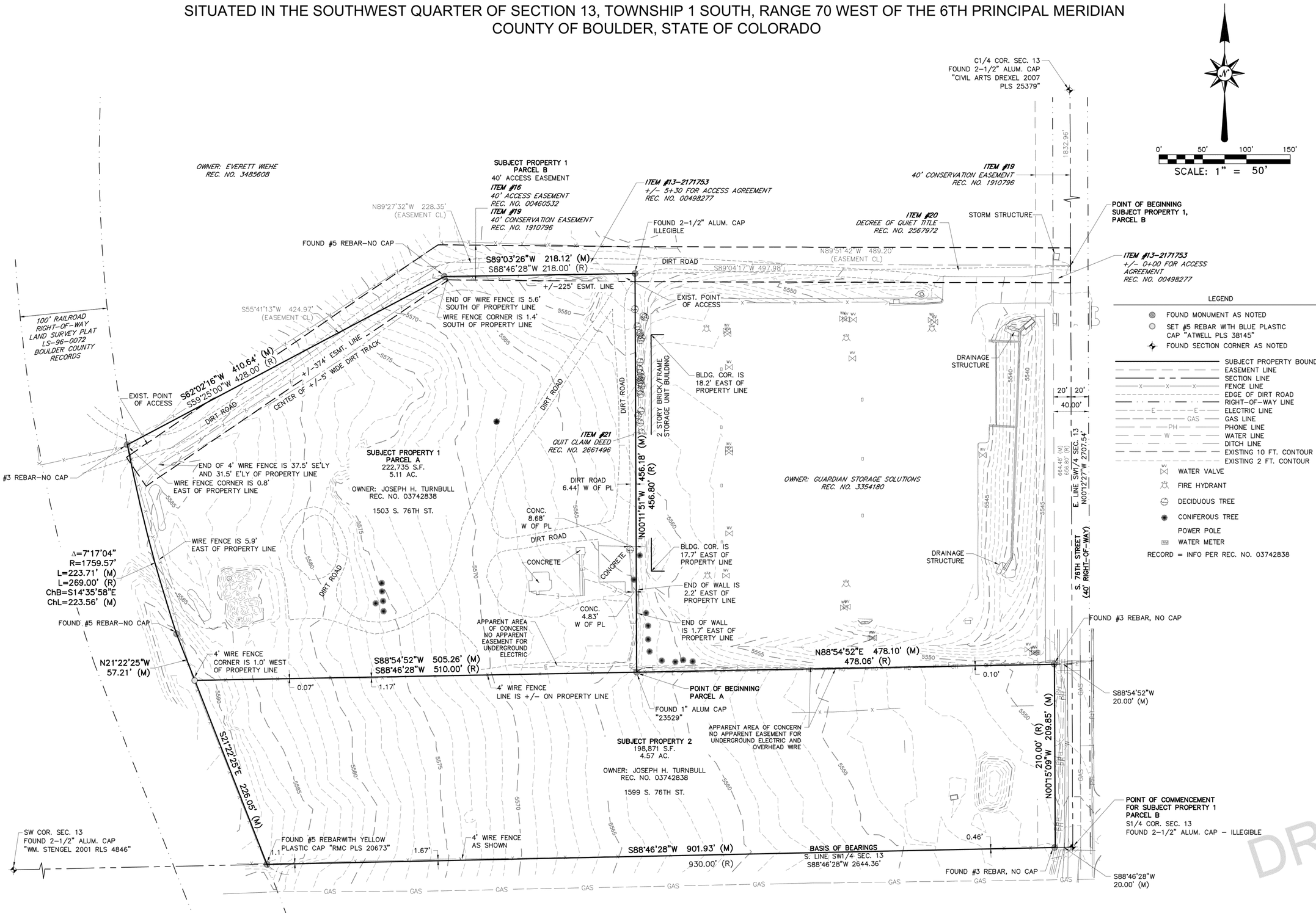
DATE 01/04/2024

COLORADO LICENSED
CHRIS DOYER RAYMOND
38145
PROFESSIONAL LAND SURVEYOR

SCALE

DR. TK	CH. CD
P.M. CD	
CAD FILE: 23007295_ALTA – 2 PARCELS.DWG	
JOB 23007295	
SHEET NO. 2 OF 3	

ALTA / NSPS LAND TITLE SURVEY
SUPERIOR HEIGHTS
SITUATED IN THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 1 SOUTH, RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN
COUNTY OF BOULDER, STATE OF COLORADO



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COUNTY:	BOULDER	SECTION:	13	TOWNSHIP:	1S	RANGE:	70W

ALTA / NSPS LAND TITLE SURVEY
PROJECT: SUPERIOR HEIGHTS
COUNTY OF BOULDER
STATE OF COLORADO

DATE 01/04/2024

COLORADO LICENSED
CHRISTOPHER RAYMOND TOTOSKA
38145
PROFESSIONAL LAND SURVEYOR

SCALE 0 25 50
1"=50 FEET

DR.	TK	CH.	CD

P.M. CD

CAD FILE: 23007295_ALTA - 2 PARCELS.DWG

JOB 23007295

SHEET NO.
3 OF 3

DRAFT

Town Board
Meeting Minutes

September 9, 2024
Town Hall, 124 E. Coal Creek Drive
Superior, CO 80027
6:00 P.M.

****REVISED****

Removed agenda item #6 - Resolution Approving Public Works and Parks, Recreation and Open Space (PROS) Operation & Maintenance Facility Project

Call to Order Meeting of Board of Trustees

Roll Call - Trustee Kaaoush attended via Zoom

Present:	***Mayor Mark Lacis***
	Mayor Pro Tem Neal Shah
	Trustee Jenn Kaaoush (Via Zoom)
	Trustee Stephanie Miller
	Trustee Bob McCool
	Trustee Jason Serbu
	Trustee Sandie Hammerly
Absent:	***None***
Others Present:	***Town Manager Matt Magley***
	Town Attorney Nick Hartman
	Town Clerk Lydia Yecke

Approval of Agenda

Striking agenda item 3f and pulling 3e

Motion: Mayor Pro Tem Neal Shah moved to approve Agenda, seconded by Trustee Jason Serbu. **Vote:** CARRIED. 7 – 0

DRAFT

Board Reports
The following Board members gave reports: Trustee Miller, Trustee Serbu, Trustee Hammerly, Trustee McCool, Trustee Kaaoush via Zoom, Mayor Pro-Tem Shah, Mayor Lacis and Town Manager Magley

Public comment on Consent Agenda, Presentations, and Non-Agenda Items.
The following residents gave public comment: David Harper, George Kupfner and Michelle Gazarik via zoom

Khandbari Sister City Presentation

Consent Agenda
Motion: Trustee Jason Serbu moved to approve Consent Agenda, seconded by Trustee Sandie Hammerly. **Vote:** CARRIED. 7 - 0

Consideration of Resolution Approving Agreement with SavATree for 2024 Holiday Lighting Decor

Motion: Mayor Pro Tem Neal Shah moved to approve as amended Resolution Approving Agreement with SavATree for 2024 Holiday Lighting Decor, seconded by Trustee Sandie Hammerly. **Vote:** CARRIED. 5 - 2

f. Pulled - Airport Noise Report – August

Consideration of Ordinance Amending Section 6-5-70 of the Superior Municipal Code to Update Town's Single Residential Waste Service Provider Area - First Reading
First Reading only, no action taken. Second reading will be scheduled for the September 23rd meeting.

Consideration of Ordinance Repealing and Reenacting Section 10-5-90 of the Superior Municipal Code to Prohibit Outdoor Fires – First Reading
First Reading only, no action taken. Second reading will be scheduled for a future meeting (TBD).

Adjournment - Mayor Lacis adjourned meeting at 8:57 p.m.

_____
Mark Lacis, Mayor

_____
Lydia Yecke, Town Clerk

MEETING NOTES
Advisory Committee for Environmental Sustainability (ACES)
September 12, 2024 @ 5:30 PM

1.Call Meeting to Order

5:31 pm

2.Roll Call

Present: Mike Foster, John Schallau, Michelle Gazarik, Miles Hoffman, Nikki Hewett, Lisa Barnes, Jim Zarske, Sarah Nick (James Lester-absent)
Staff: Alexis Bullen
Trustee Liaison: Neal Shah

3.Agenda Approval

Unanimously approved but added discussion on waste contract to this agenda regarding work session on Sep 16. Unanimously approved to added topic.

4.Public Comment (5:40 p.m.)

None

5.New Business and Updates (5:45 p.m.)

5.a. Town Board Liaison

Trustee Shah covered updates from the Board specifically about the trash hauler.

5.b. Town Staff

Alexis Bullen – received 3 trash hauler proposals. Work session on 9/16 with the Board. Board will make decision on 9/23. Louisville reaching out with doodle pole for meeting with ACES. Comprehensive Plan survey is live. Purchased municipal natural gas offsets – 100% of the Town's natural gas use. In process of making offer to new Sustainability Specialist.

5.c. Working Groups

Outreach – Working on forward looking document for events in Boulder County. Playbook to get people to attend our events.
Resources – did not meet
Operations – did not meet. Help with connecting volunteer groups to the Town's events.

6. Discussion Items

6. a. BIT feedback discussion

Nikkis is seeking feedback on the Behavior Insights Team (BIT) presentation from a previous ACES meeting and how they could be a resource to the Town. Questions: what project would we do with them and how would be pay for it (outside of the Town's budget). What would be the smallest

project and budget for Town our size. ACES recommend Nikki ask how much a pilot would cost and what that scope of work would include.

6. b. Leaf Bags

Motion to approve up to $500 for leaf bags. Unanimously approved.

6. c. Ecotoberfest

October 5, 2-6 pm in Louisville at Community Park. Nikki, Mike and Sarah could split duties representing ACES.

6. d. Chili Fest debrief

$100 Visa gift card was important to getting people to help out. 146 lbs of recycling collected. 18.2lbs of food scraps collected. Gave out every Bento box and light kits.

6. e. Committee name discussion

Discussed options to consider.

6. f. Digital banner discussion

Alexis provided an update on staff discussions based on ACES research. The message boards could either be mobile for events or less specific to sustainability in the Civic Space. Nikki and the outreach group can follow up and do some research on what this would look like.

6 g: Trash Hauler Discussion (added per vote)

ACES review packet when it comes out, try to attend work session on Monday 9/16 and provide feedback to Michelle.

7.Adjourn

7:08 pm.

MEETING NOTES
Parks and Recreation Advisory Committee (PARC)
September 18, 2024 @ 7:00 PM
SUPERIOR COMMUNITY CENTER

This meeting was held in-person, also with a virtual option.

1. Call Meeting to Order

2. Preliminary Matters

    a. Roll Call

- PARC members:

    Grace Batey: Present
    Lindsay Kerr: Present
    Tim Martin: Present
    Brent Hartman: Present
    Burton McKenzie: Present
    Robert Stephens: Present
    Martha J Siegmund: Present
    Saadia Aurakzai-Foster: Absent

- Town staff:

    Bryan Meyer
    Leslie Clark

- Trustee Liaison:

    Jenn Kaaousch

    b. Approval of Agenda

    c. Public Comment –

Comments from the public advocated to keep and provide the current and previously-planned new trail, bridge and access to Grasso Park, and its connection with the new Downtown Superior. The committee heard from numerous residents as to why they want to keep moving forward with the planned pedestrian bridge and path, as-is. Planned upgrades are in keeping with historic nature of the park, and will not impact state historic designation, and will provide the necessary ADA accessibility. Comments were strongly in favor of keeping the path and bridge, as well as the interconnectivity of the bike paths.

3. Discussion Item(s)

   a. 1st Avenue Pedestrian Bridge Update

   The committee heard from Town Staff about the plans to improve Grasso Park with trail and bridge connectivity, which have been in the works for a few years, albeit, have had numerous iterations over the past four years. Staff reviewed the engineer-approved construction drawings which will improve connectivity to the Coal Creek Regional Trail. The project is being planned in collaboration with Mile High Flood District, and also helps mitigate flood impact. MHFD proposed the pedestrian bridge to get people across Coal Creek with legal mandate to create ADA access, and also creek bank stabilization. The current trail is currently a steep bank, and engineers are proposing stairs with ADA access to increase safety. The path will be a new 8-foot wide concrete path, which will consequently reduce the overall area of the Park. The proposed improvements will not impact state historic designation, but it is unclear as to impact to Federal historical designation. There was no opposition to the planned improvements from any member of PARC.

   Lindsay made a motion for PARC to vote on sending support for the current planned improvements to Grasso Park as-is to the Town Board, and present members voted as such:

   Grace Batey : Yes
   Lindsay Kerr : Yes
   Tim Martin : Yes
   Brent Hartman : Yes
   Burton McKenzie : Yes
   Robert Stephens : Yes
   Martha J Siegmund : Yes

   b. Follow Up from Chili Fest booth and Block Party Trailer

Great attendance at Chili Fest, and the community loved hearing about, and seeing, the new block party trailer. PARC volunteers at Chili Fest discussed many kids their favorite town parks, and received comments about multiple parks throughout town. Some community members wanted to add shade to Community Park, and to add new structures and levels. Grace and Tim will bring ideas for Community Park upgrades to the next PARC meeting.

c. Review Chili Fest survey results for Community Park Playground

For those residents who completed the survey, comments were supportive of shade and expanded structures for Community Park Playground.

d. Big / Little Sagamore and Children's Park re-openings

Staff update: Invite-only grand opening and ribbon cutting is currently scheduled for October 13th at Big Sagamore from 11am to 1pm.

e. PARC Schwag Order

Ideas for schwag: Scavenger hunt and "passport" to stamp paper to visit different parks. The committee discussed the potential for more sustainable items that are inexpensive, such stickers with the art on the block party trailer, and the possibility for t-shirts with the block party trailer art/ logo.

f. Marshall Fire Memorial Subcommittee Update

No update yet. The next meeting will be on the following week, so will update PARC for next meeting.

4. New Business and Updates

a. Updates from Town staff and/or Trustee Liaison

Discussed potential pool upgrade cost estimates and drawings for both pools $3.5M-$14M. Likely range will be $3M-$6M for both pools, or no more than 25% of the potential $20M sales tax increase/bond measure, if passed. There are $35M unfunded cap. imp.projects.

5. Summary points of meeting

The committee heard public comments in favor of the planned infrastructure improvements at Grasso Park, including new ADA-accessible pathways to connect existing bike trails, a new bridge over Coal Creek, and a staircase. The committee heard from PARC members as to Chili Fest and the positive community comments from the

debut of the new block party trailer. Staff updated the committee on the invite-only grand opening and ribbon cutting currently scheduled for October 13th at Big Sagamore from 11am to 1pm. Then the committee discussed potential ideas to order new PARC schwag, and heard from staff updates on pools and potential costs to upgrade.

6. Adjourn

ITEM NO. 3c

INFORMATION FOR MEETING
OF THE SUPERIOR LIQUOR LICENSING AUTHORITY

AGENDA ITEM NAME: **Consideration for Approval of Alcohol in Public Places Permit, Purple Park – 1310 S. Pitkin Avenue**

MEETING DATE: **September 23, 2024**

PRESENTED BY: **Lydia Yecke, Town Clerk**

PRESENTED FOR: **Action**

BACKGROUND:
The Town has received a permit application to allow alcoholic beverages on public property. The applicant submitting an alcohol permit is Rock Creek HOA for Octoberfest/Outdoor BBQ on October 5, 2024 from 1:00 p.m. to 4:00 p.m. at Purple Park located at 1310 S Pitkin Avenue.

In May, 2007 the Board approved an ordinance allowing for the consumption of alcoholic beverages in certain public places with a permit. Section 10-8-40 of the Municipal Code reads as follows:

Sec. 10-8-40. Permit for possession and consumption of alcoholic beverages in public places.

(a) Upon approval by the Liquor Licensing Authority, the Town Clerk may issue a permit for the possession of open containers of and the consumption of fermented malt beverages, malt, vinous or spirituous liquors in the following public places within the Town:

- Asti Park
- Community Park
- Purple Park
- Founders Park
- Grasso Park
- Superior Commons (Downtown Superior Parks and Plaza)
- Wildflower Park

(b) Prior to issuance of a permit, the applicant shall demonstrate to the satisfaction of the Liquor Licensing Authority that:

(1) The application is filed at least thirty (30) days prior to the date of the event;
(2) The applicant is twenty-one (21) years of age or older;
(3) The alcoholic beverages will remain in the general area of the event;
(4) The alcoholic beverages will not be provided to or served to members of the general public or any persons who are not invitees of the event;
(5) The time, location and duration of the event will not interfere with public services;
(6) The number and concentration of participants at the event are not likely to result in crowds exceeding limitations in the Town's fire code, or other significant inconvenience to the residents of the surrounding neighborhoods;
(7) Underage persons and persons under the influence of alcohol will not obtain alcoholic beverages served at the event, and the precautions proposed are likely to secure and supervise the area and the participants during the event;
(8) The applicant agrees to be personally responsible for cleaning, trash disposal and any necessary repairs;
(9) The applicant agrees to indemnify and hold harmless the Town, its employees and agents for all liability claims arising out of the event;
(10) The applicant has an insurance policy currently in effect with coverage of not less than the maximum limits established by the Colorado Governmental Immunity Act, Title 24, Article 10, C.R.S., as amended, and the Town is named as an additional insured;
(11) The event is a wedding, corporate or club picnic, or similar special occasion of a social, fraternal, patriotic, political or athletic nature; and
(12) No alcoholic beverages will be sold.

(c) No permit shall be issued to any person who is not of good moral character as that term is used in C.R.S. § 12-47-307.

(d) No applicant shall be eligible to receive more than four (4) permits under this Section in any twelve (12) month period.

(e) The Liquor Licensing Authority may place reasonable conditions on any permit issued under this Section, including, but not limited to, location restrictions, time restrictions and requirements for the provision of private security at the applicant's expense.

(f) The Liquor Licensing Authority may deny the application on the following grounds:

(1) That approval would be detrimental to the public safety, health, morals, order or welfare by reason of the nature of the event, the likelihood that the event would create

a public nuisance or result in the consumption of alcoholic beverages by minors, or the failure of the applicant to conduct a past event in compliance with applicable laws and regulations;

(2) That another event has previously been scheduled for that location on the same day;

(3) That the event would unreasonably interfere with normal activities and customary and general use and enjoyment of the location; or

(4) That the applicant has failed to satisfy any of the requirements of subsection (a) hereof.

The applicant has provided assurances that all of these provisions are met. The Parks & Recreation Department has confirmed the applicant has reserved Purple Park on October 5, 2024.

RECOMMENDED ACTION:
Approve the Alcohol in Public Places Permit at Purple Park located at 1310 S Pitkin Avenue.

ATTACHMENTS

- Permit application (Confidential)

Summary of Measured Noise Levels

in the

Town of Superior, Colorado

due to

Rocky Mountain Metropolitan Airport Operations

August 2024



Prepared by:

Hankard Environmental, Inc.

Colorado, Wisconsin

HANKARD ENVIRONMENTAL

ACOUSTICS AND VIBRATION CONSULTING

Monthly Summary – August 2024 (Water Bladder Site)

The following summarizes the daytime noise levels measured at the Water Bladder measurement location located off S. Torreys Peak Dr. and aircraft operations detected over the Town of Superior for the month of August 2024. Additional information regarding the measurements follows.

- Over the entire month, a total of 14,158 aircraft operations[1] occurred within 1.25 miles of the measurement location (the distance within which aircraft are audible).
- Of these, 8,209 were touch and go (T&G) operations (58%).
- Over the entire month, aircraft operations were clearly noticeable (aircraft noise measured at approximately 5 dBA above the ambient sound level) for 8,539 minutes (142 hours).
- If T&G operations were not conducted at the airport, an analysis of the measurement data indicates that noticeable aircraft operations would decrease to 2,618 minutes (44 hours), which is a 69% reduction.
- The following summarizes the August 2024 noise survey results at the Water Bladder.

Table 1 - Summary of Daytime Measured Noise Levels and Aircraft Operations in August 2024 (Water Bladder)

Operations	Quantity	Audible aircraft operations	Aircraft noise above ambient (dBA)	Aircraft 5 dBA Above Ambient (minutes)	Aircraft 10 dBA Above Ambient (minutes)	Aircraft 20 dBA Above Ambient (minutes)
All	Total for month	14,158	---	8,539	5,537	877
	Daily average	457	17	294	191	30
Touch and Go Removed	Total for month	7,263	---	2,618	1,536	208
	Daily average	234	12	90	54	7

- Figure 1 shows the flight paths on August 22, a day with total operations close to the median for the month. Note the concentration of T&G operations over the Town of Superior and Boulder County.
- Figure 2 shows the measured noise levels and concurrent aircraft activity for this day. Maximum noise levels generated by individual aircraft operations exceeded the ambient sound level by at least the following levels for the durations noted:
  - 5 dBA (clearly noticeable), 329 minutes.
  - 10 dBA (significant increase), 224 minutes.
  - 20 dBA (much louder), 28 minutes.
- Table 2 shows the hourly average noise levels and operation counts for this day.
- Figure 3 shows an hour on this day, during which time the measured level rarely reached ambient conditions (37 dBA), meaning that aircraft noise was almost constantly present.
- Figure 4 shows the flight paths for the entire month of August 2024.

[1] This report counts each touch and go operation as a single operation. The Federal Aviation Administration counts each touch and go operation as two operations.

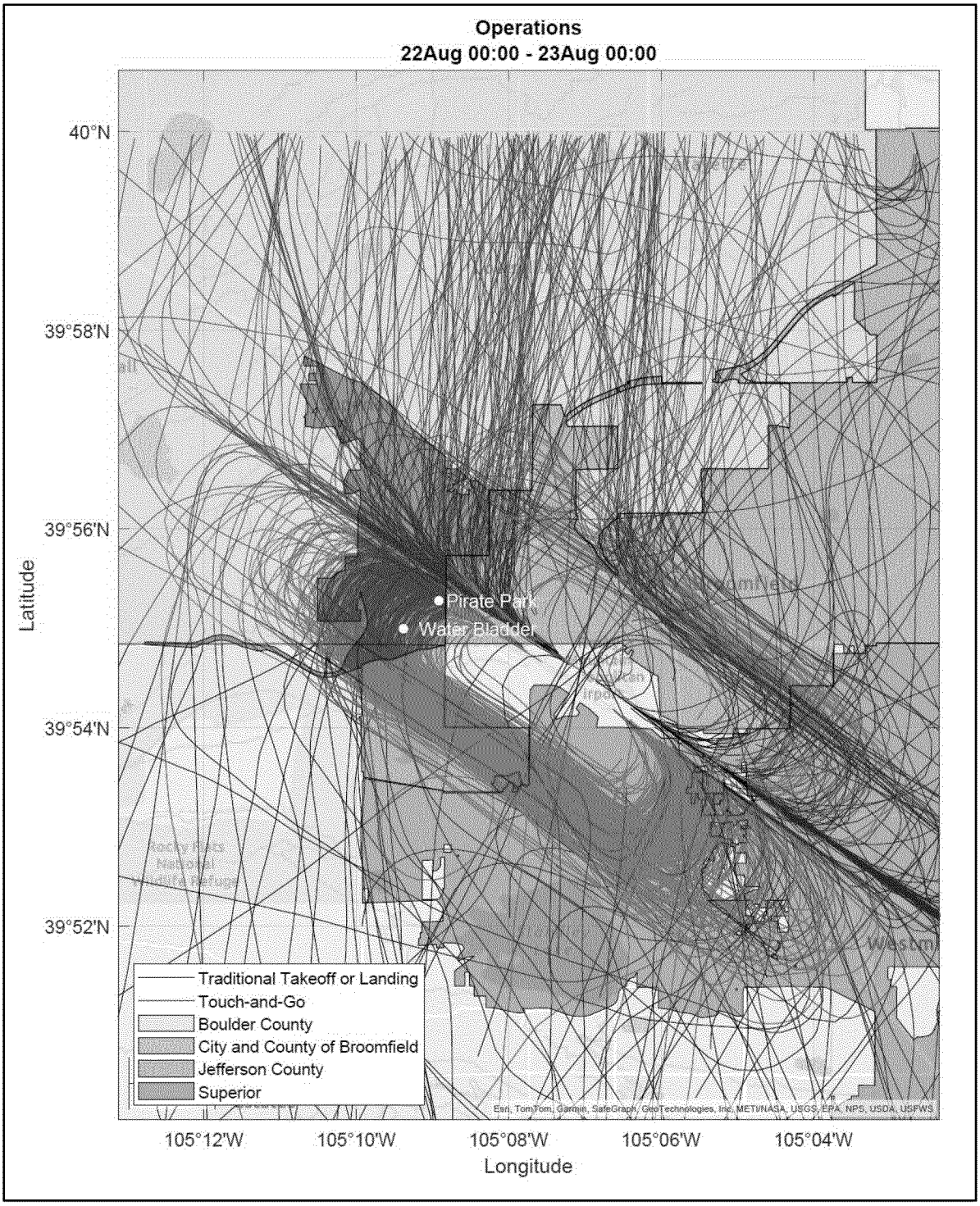

Figure 1 – Flight Paths on Median Day in August 2024 (708 Operations, 315 T&G)

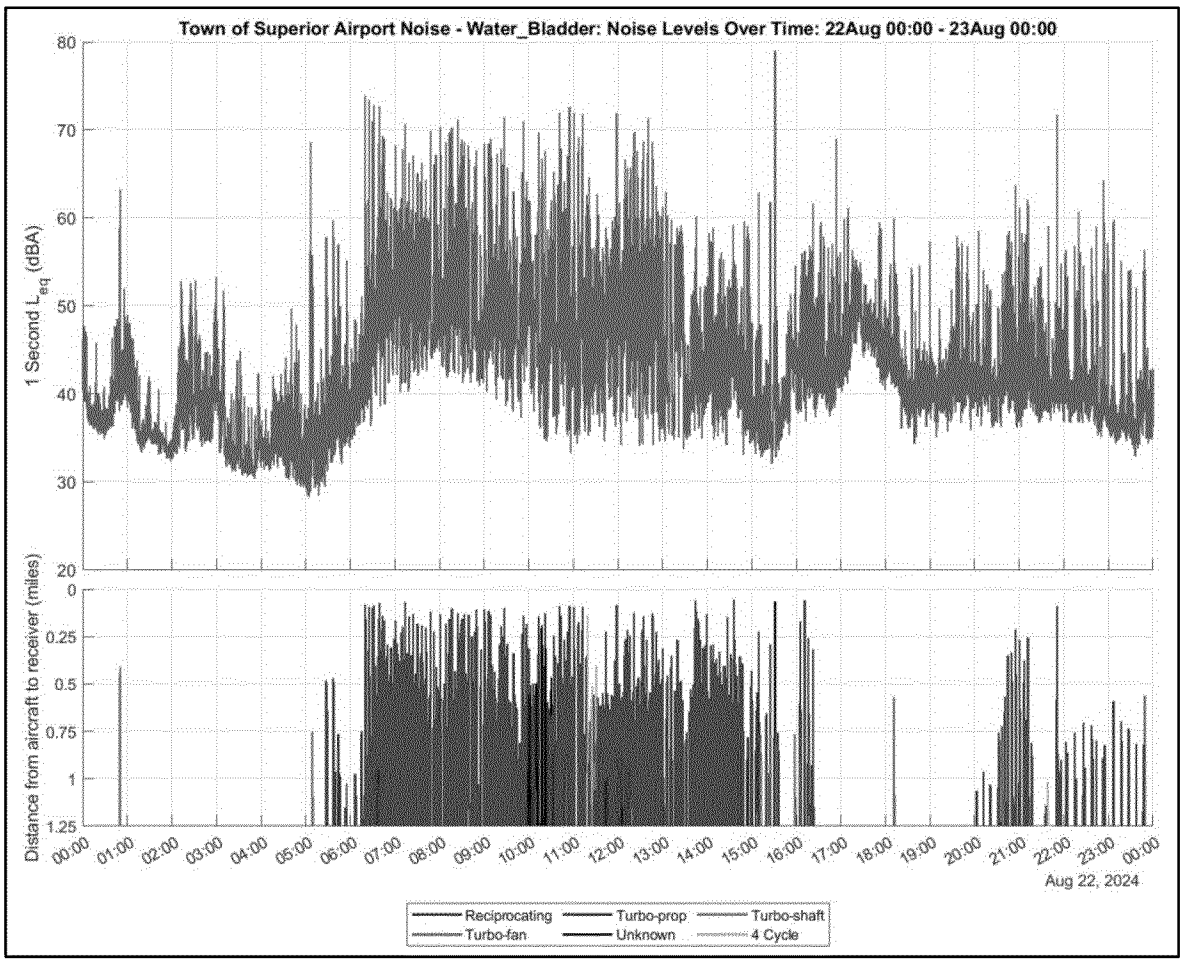

Figure 2 – Noise Levels and Aircraft Operations on Median Day (Water Bladder)

Table 2 – Hourly Noise Levels and Aircraft Operations on Median Day (Water Bladder)

Time	7 am	8 am	9 am	10 am	11 am	12 pm	1 pm	2 pm	3 pm	4 pm	5 pm	6 pm	7 pm	8 pm	9 pm
Average Noise Level (dBA)	54	55	54	55	53	54	48	46	50	47	48	44	44	46	48
Number of Operations	48	67	65	98	79	61	62	63	60	15	15	7	4	0	18

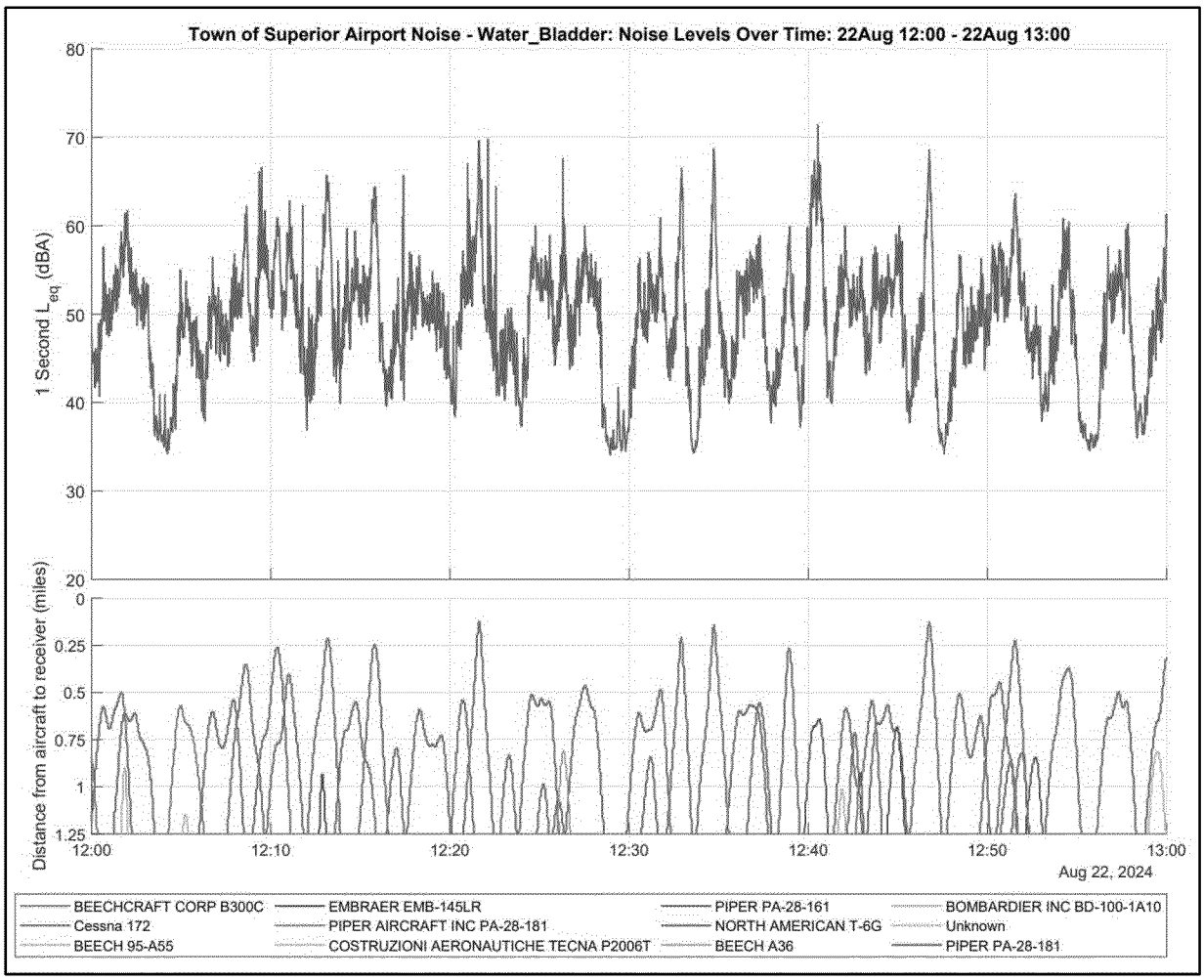

Figure 3 – Noise Levels and Aircraft Operations during an Example Hour on Median Day (Water Bladder)

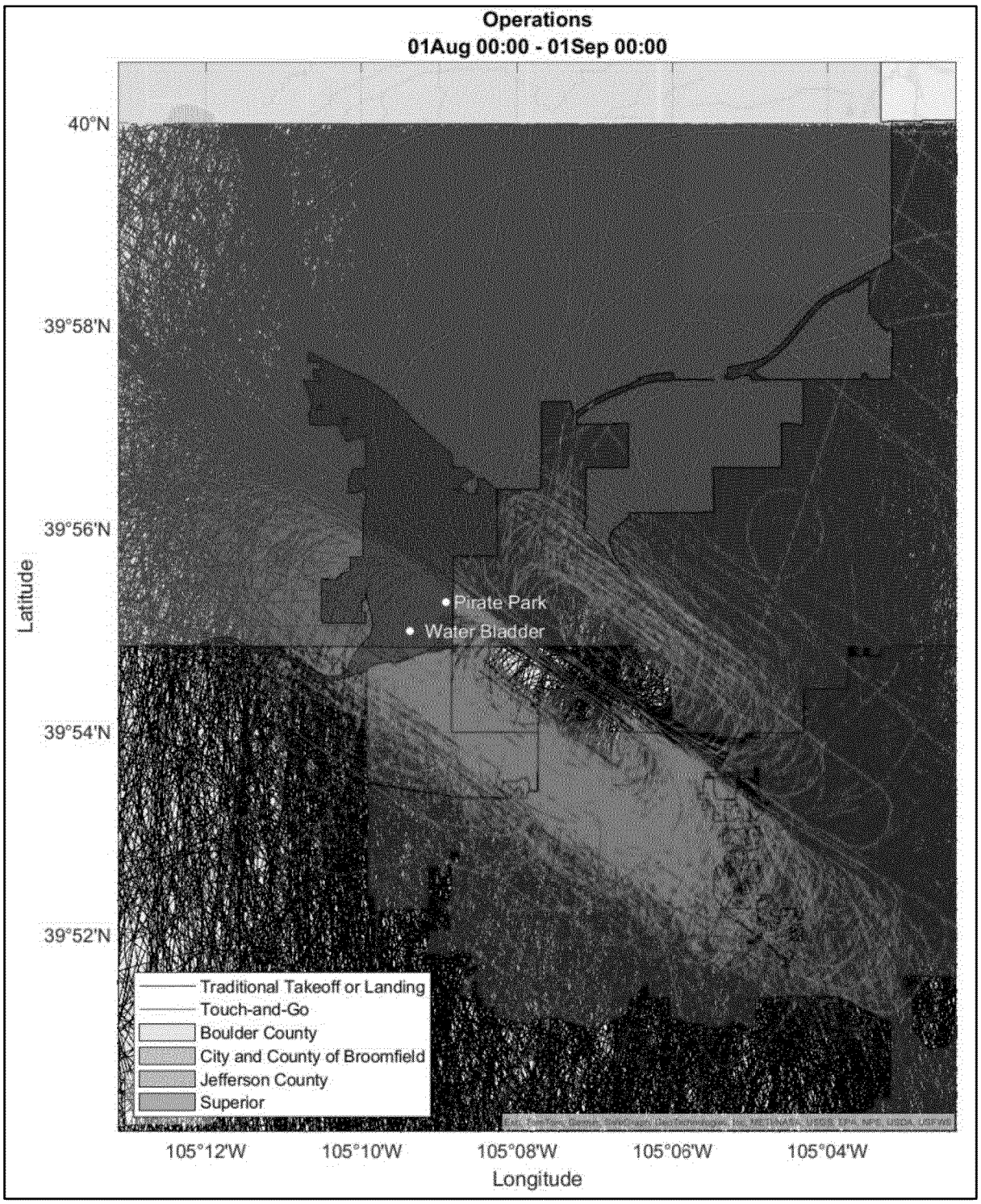

Figure 4 – All Flight Paths in August 2024 (20,823 Operations; 8,759 T&G)

Monthly Summary – August 2024 (Pirate Park Site)

The following summarizes the daytime noise levels measured at the Pirate Park measurement location located near Pirate Park off Yarrow Circle and aircraft operations detected over the Town of Superior for the month of August 2024. Additional information regarding the measurements follows.

- Over the entire month, a total of 14,712 aircraft operations[2] occurred within 1.25 miles of the measurement location (the distance within which aircraft are audible).
- Of these, 7,771 were touch and go (T&G) operations (53%).
- Over the entire month, aircraft operations were clearly noticeable (aircraft noise measured at approximately 5 dBA above the ambient sound level) for 7,016 minutes (117 hours).
- If T&G operations were not conducted at the airport, an analysis of the measurement data indicates that noticeable aircraft operations would decrease to 3,045 minutes (51 hours), which is a 57% reduction.
- Aircraft noise exceeds the ambient noise level by 20 dBA or more for a significant amount of time at this site (more than three-quarters of an hour per day).
- The following summarizes the August 2024 noise survey at Pirate Park. Note the minutes 20 dBA above ambient are much higher than at the Water Bladder due to the closer proximity to the runway and the lower, climbing, aircraft.

Table 3 - Summary of Daytime Measured Noise Levels and Aircraft Operations in August 2024 (Pirate Park)

Operations	Quantity	Audible aircraft operations	Aircraft noise above ambient (dBA)	Aircraft 5 dBA Above Ambient (minutes)	Aircraft 10 dBA Above Ambient (minutes)	Aircraft 20 dBA Above Ambient (minutes)
All	Total for month	14,712	---	7,016	4,633	1,342
	Daily average	475	19	251	165	48
Touch and Go Removed	Total for month	7,771	---	3,045	1,985	463
	Daily average	251	15	109	71	17

- Figure 5 shows the measured noise levels and concurrent aircraft activity for August 22, a day with total operations close to the median for the month. Maximum noise levels generated by individual aircraft operations exceeded the ambient sound level by at least the following levels for the durations noted:
  - 5 dBA (clearly noticeable), 294 minutes.
  - 10 dBA (significant increase), 200 minutes.
  - 20 dBA (much louder), 64 minutes.
- Table 4 shows the hourly average noise levels and operation counts for this day.
- Figure 6 shows an hour on this day, during which time the measured level rarely reached ambient conditions (39 dBA), meaning that aircraft noise was almost constantly present.

[2] This report counts each touch and go operation as a single operation. The Federal Aviation Administration counts each touch and go operation as two operations.

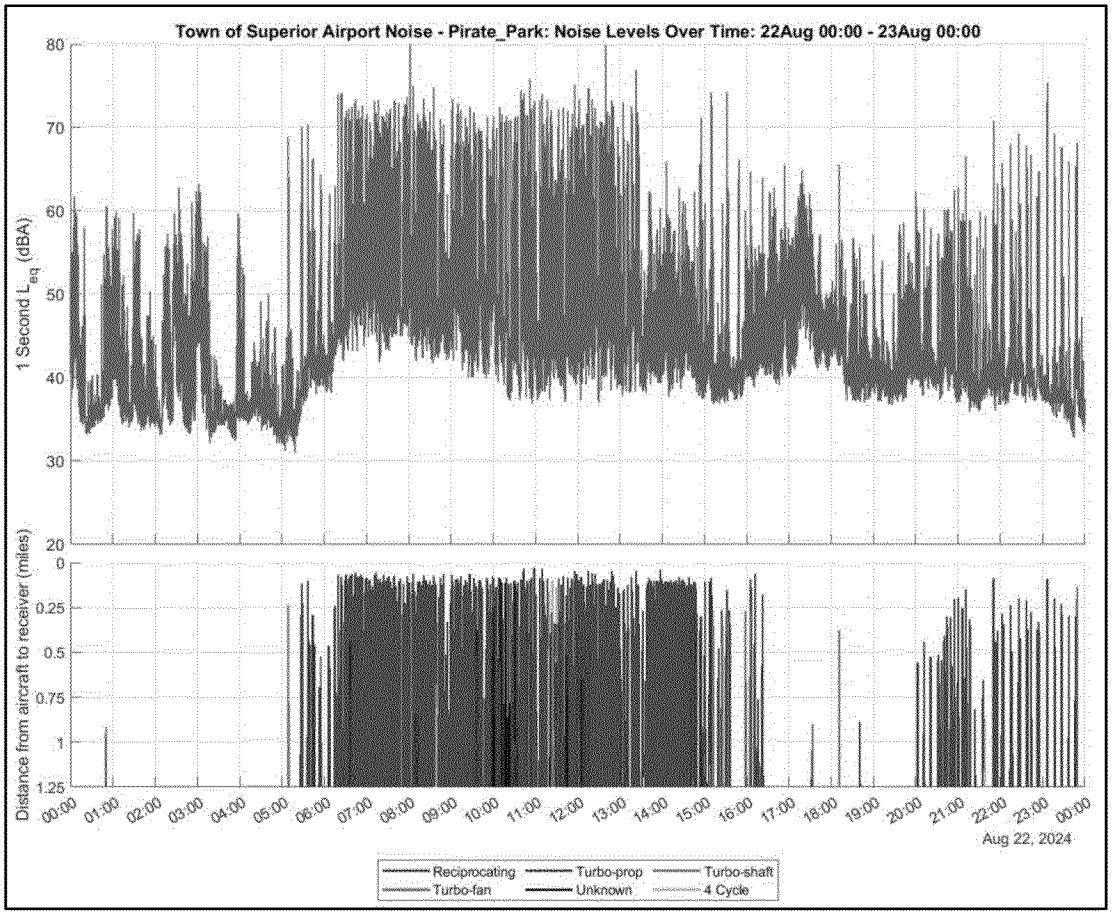

Figure 5 – Noise Levels and Aircraft Operations on Median Day (Pirate Park)

Table 4 – Hourly Noise Levels and Aircraft Operations on Median Day (Pirate Park)

Time	7 am	8 am	9 am	10 am	11 am	12 pm	1 pm	2 pm	3 pm	4 pm	5 pm	6 pm	7 pm	8 pm	9 pm
Average Noise Level (dBA)	59	60	59	59	57	59	54	50	50	49	52	56	44	48	49
Number of Operations	48	67	65	98	79	61	62	63	60	15	15	7	4	0	18

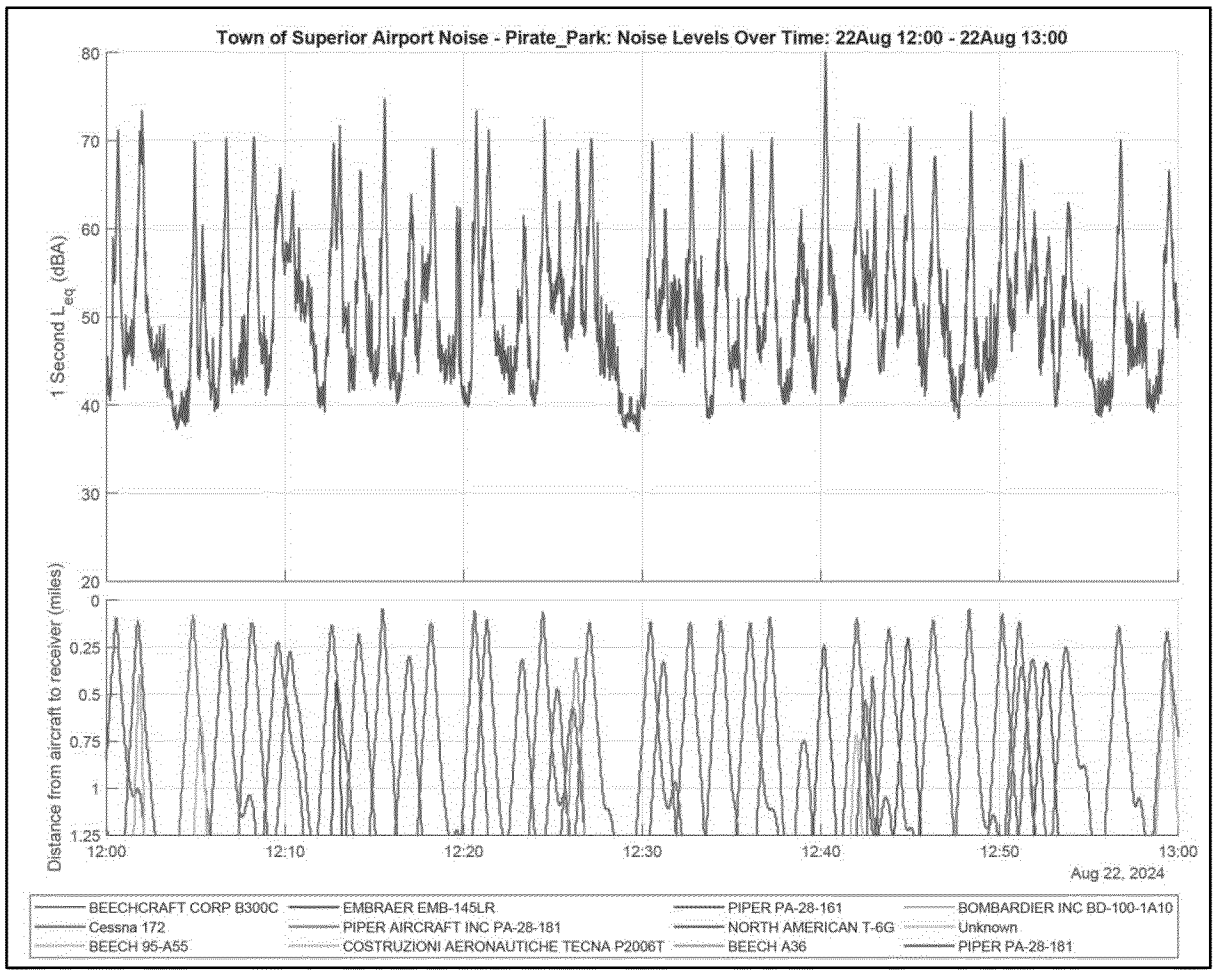

Figure 6 – Noise Levels and Aircraft Operations during an Example Hour on Median Day (Pirate Park)

Detailed Results

1. Measurement Locations and Flight Paths

Noise level monitors were placed at the locations shown in Figure 1-1 and configured to continually measure noise levels. The meters were in service for the entirety of August 2024. The selection of measurement locations considered proximity of Town of Superior residences, aircraft flight paths, and availability of public land. The Water Bladder location was chosen as it is removed from busy roads and in the flight path of touch and go operations. The Community Center location was chosen as it is directly in the flight path of runway 12 L. The Pirate Park location was chosen as it is directly in the flight path of runway 12 R while still being nearby to residences.

Aircraft flight paths are limited due to Denver International Airport airspace to the east and mountains to the west. This, along with prevailing wind patterns, pushes a majority of operations over the Town of Superior, as shown in Figures 1 and 4 (above).

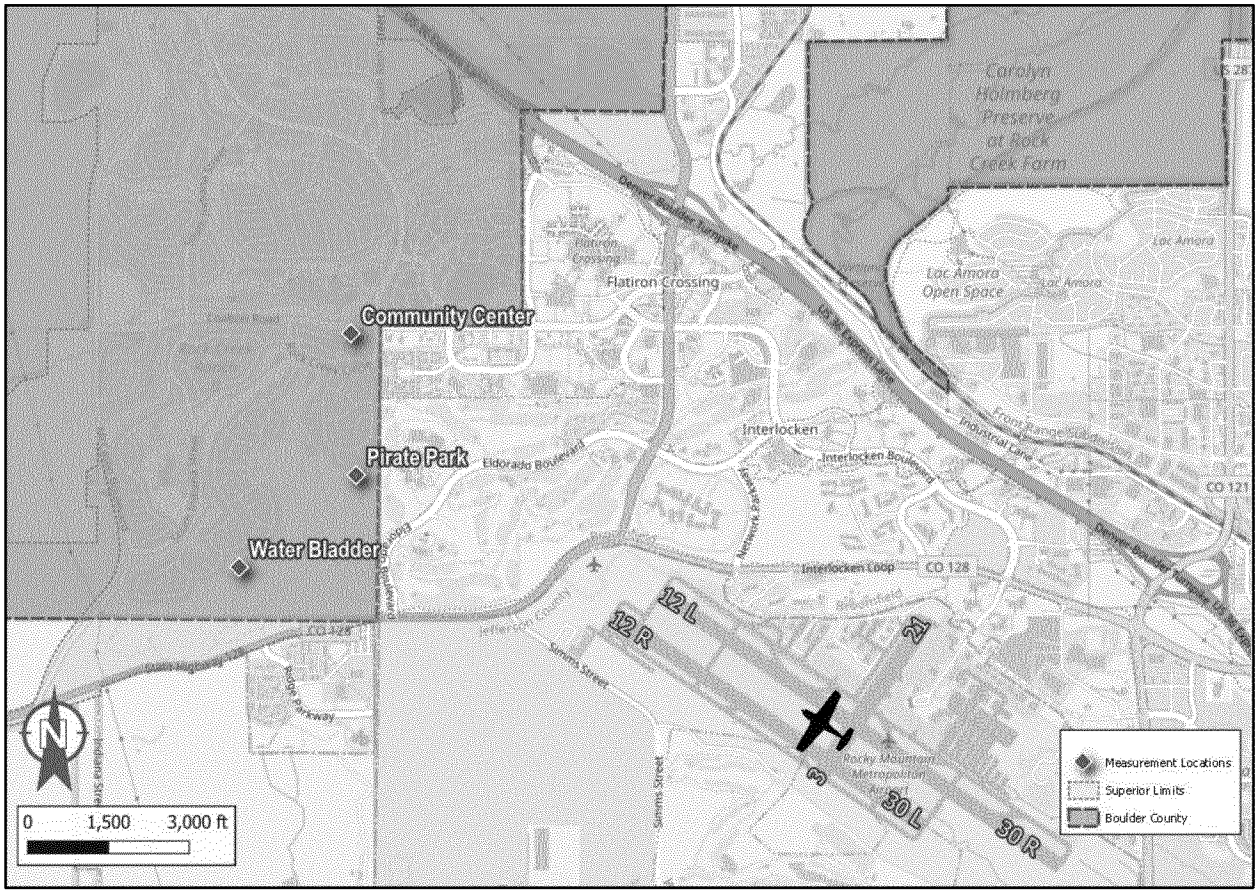

Figure 1-1. Measurement Locations and Airport

2. Noise and Aircraft Operations Measurement Procedures

Noise levels were measured in accordance with applicable acoustical standards as well as the author's experience in this specialized field. The following sections describe the acoustical standards followed, measurement equipment specifications and settings, measurement duration, ground wind measurement equipment, and aircraft operations data integration.

2.1 Applicable Noise Measurement and Analysis Standards

The measurements were executed in accordance with the relevant aspects of the following standards:

1. Noise measurement equipment meets the Type 1 specifications of American National Standards Institute (ANSI) standard S1.4-2014 (R2024) American National Standard Specification for Sound Level Meters.
2. ANSI S1.11-2004 (R2009), Electroacoustics - Octave-band and Fractional-octave-band Filters - Part 1: Specifications.
3. ANSI S1.40-2006 (R2016), American National Standard Specifications and Verification Procedures for Sound Calibrators.
4. The measurement and analysis procedures followed the applicable portions of ANSI S12.9-2013 Part 3 (R2018) Quantities and Procedures for Description and Measurement of Environmental Sound - Part 3: Short-Term Measurements with an Observer Present.
5. ANSI S12.18-1994 (R2019) Outdoor Measurement of Sound Pressure Level.
6. ANSI S1.13-2020 American National Standard Measurement of Sound Pressure Level in Air.

2.2 Noise Measurement Equipment

Noise levels were measured using Larson Davis Model 831 sound level meters with associated preamplifiers and ½ inch free-field precision microphones. All measurement and field calibration equipment were certified by a traceable laboratory within 18 months prior to the measurements. Field calibrations were conducted on August 5, 2024, and the drift in the measured noise level was well within tolerance (Water Bladder 0.28 dB, Pirate Park 0.12 dB, and Community Center -0.07 dB). Calibration certificates and records are available upon request. The microphones were mounted on steel poles and positioned five feet above the ground (per ANSI S12.9). The microphones were covered with hydrophobically treated 7-inch diameter, 80-pores-per-inch density windscreens (ACO Pacific Model WS7-80T). Audio from each sound level meter was recorded using Tascam DR-05X digital recorders. The sound level meters were configured to continuously measure and record 1-second and 1-hour averages of the following metrics: overall L_{eq}, L_{10}, L_{50}, and L_{90}, as well as one-third octave band L_{eq} levels (6.3 Hz to 20 kHz).

2.3 Aircraft Position Measurement Equipment

Aircraft position data is being collected in the area with an Automatic Dependent Surveillance-Broadcast (ADS-B) monitoring system that receives real-time data from each aircraft in the area, including location, speed, and a unique identifier (hex code). Aircraft position data is being logged on 1-second intervals and is combined with the Federal Aviation Administration (FAA) aircraft registration database to get additional information for each aircraft, including make/model, engine type, and owner. Aircraft from flight schools were identified based on the owner and listed registration numbers from the flight school websites. Altitude data from the aircraft is based on barometric pressure on the aircraft and is not corrected for barometric pressure on the ground. During data processing, the altitude data is corrected based on barometric pressure from the airport. Aircraft above 11,000 feet are filtered out of the database to eliminate from the analysis aircraft that are merely passing overhead and not using Rocky Mountain Metropolitan Airport.

2.4 Meteorological Data

Wind speeds and direction are being measured continuously at each monitoring site using Vaisala WXT530 series sonic anemometers, mounted on steel poles approximately 6.5 feet above the ground (per ANSI S12.18) and placed within approximately 10 feet of the microphones. Barometric pressure data was obtained from the airport's weather station.

2.5 Resulting Measurement Database

This report presents the results of measurements conducted throughout the month of August 2024. A total of 744 hours of continuous noise, aircraft, and ground wind data were collected. All data was organized into a single database and time synchronized through the cellular network.

Figure 2-1 shows noise levels versus time (top graph) and distance to the nearest aircraft over time (bottom graph) for an example one-hour period at Pirate Park. This example shows a single aircraft doing touch and go exercises, which involves landing the airplane and immediately taking off again, and results in the airplane circling over the microphone every few minutes. Note the ambient sound level, the level occurring with no aircraft present, is approximately 38 dBA during this example hour. With aircraft present levels are as high as 73 dBA, which is a 35 dBA increase over the ambient sound level.

Figure 2-2 shows the measured noise levels and aircraft operations for a representative hour with frequent aircraft operations. During this hour the ambient sound level for this day of 39 dBA is rarely reached because there was very little time when aircraft noise was not audible.

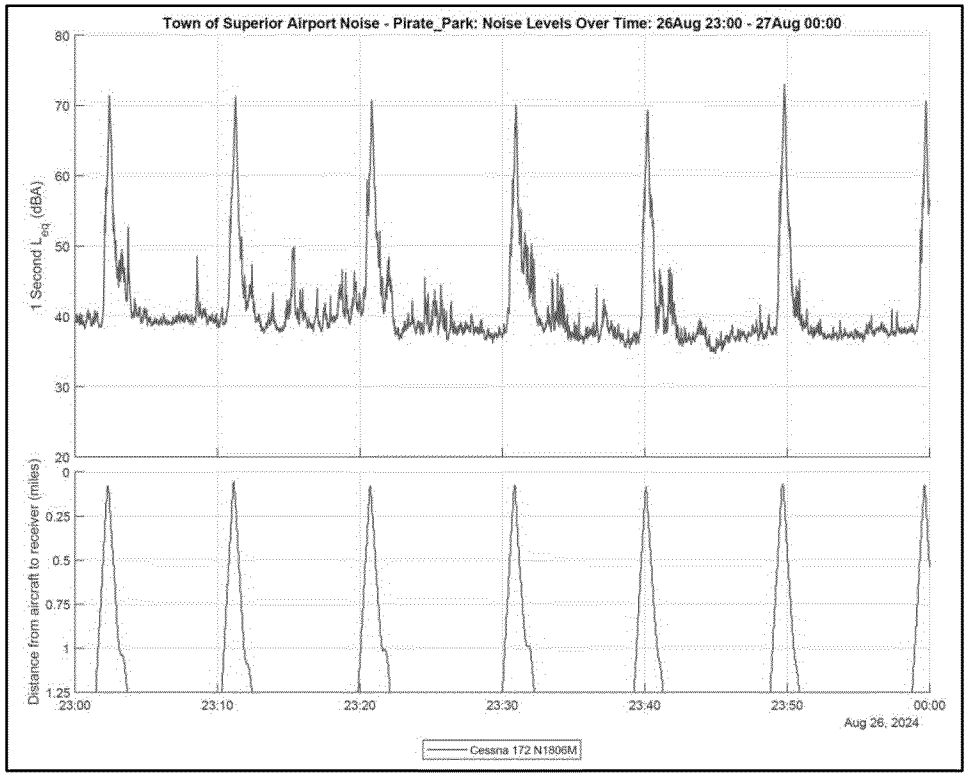

Figure 2-1. Example Time Plot of Measured Noise Levels - Touch and Go Operations

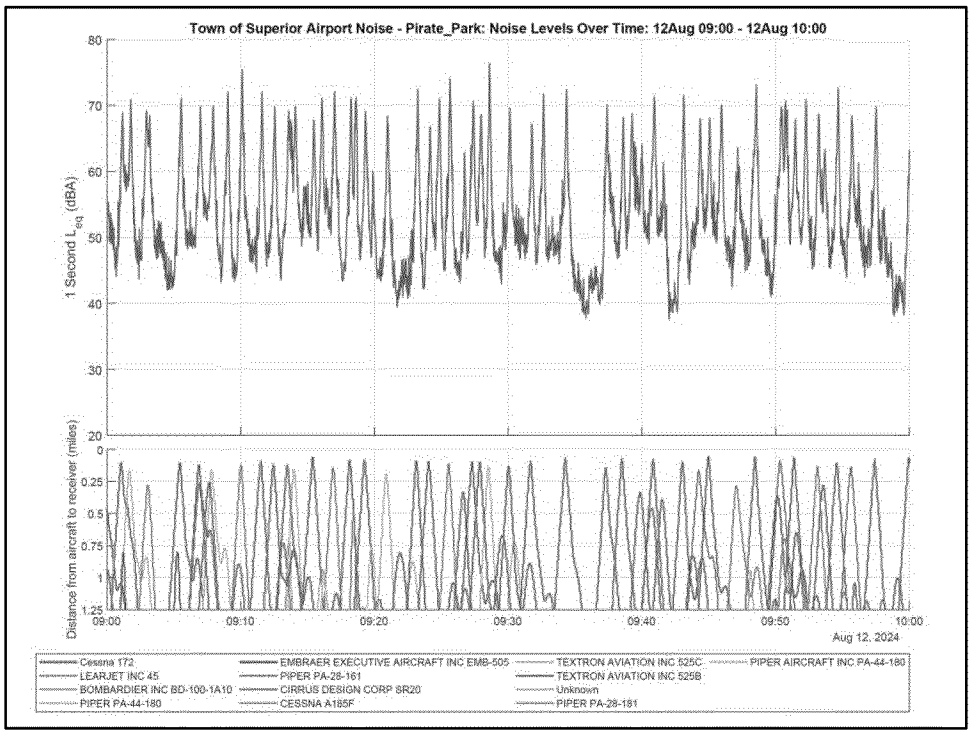

Figure 2-2. Example Time Plot During an Hour with Frequent Aircraft Operations

3. Data Analysis Procedures

The measured noise level and aircraft operations data was analyzed as follows.

3.1 Duration of Analysis Intervals

The measured data was recorded and analyzed in 1-second intervals. This interval was chosen because it provides sufficient resolution to capture changes in noise levels against aircraft proximity over time and follows the FAA's procedures. Results are summarized and presented herein in terms of daily averages of noise levels when aircraft are present versus ambient noise levels in the area (noise generated by non-aircraft sources, such as distant roadway traffic).

3.2 Aircraft Types and Operations

Each 1-second ADS-B sample was classified into one of five operational types: (1) on-the-ground, (2) flyover, (3) touch and go (T&G), (4) takeoff, and (5) landing. The number of operations per day for each operational type is shown in Table 3-1. Samples classified as on-the-ground were excluded from further analysis as planes would not be audible during these times, and samples for aircraft above 11,000 feet or classified as flyovers were excluded from further analysis as these operations were not generated by this airport.

Each aircraft detected in the month is analyzed separately. Each 1-second sample in which the individual aircraft's signal was detected is arranged into a table in chronological order. Each sample is labeled as on the ground (known from the positional information) or airborne. Airborne samples are then grouped into events, which include takeoff, landing, touch and go operation, and flyover. Starting with the first 1-second sample in time where the aircraft was detected as being airborne, the following logic is applied. This is also shown in the table below.

- If the previous sample was on the ground, and a sample within the next 20 minutes is on the ground, the entire window of samples when the aircraft was airborne is classified as touch and go.
- If the previous sample was on the ground, and no samples within the next 20 minutes are on the ground, the entire 20-minute window of samples is classified as takeoff.
- If the previous sample was not on the ground, and a sample within the next 20 minutes is on the ground, the entire window of samples when the aircraft was airborne is classified as landing.
- If the previous sample was not on the ground, and no samples within the next 20 minutes are on the ground, the entire 20-minute window of samples is classified as flyover.

	Is on the ground within the next 20 minutes	**Is not on the ground within the next 20 minutes**
Previous sample was on the ground	Touch and Go	Take-off
Previous sample was not on the ground	Landing	Flyover

Additionally, T&G operations were further classified as initial (the initial take off) or subsequent (subsequent touch and go landings and takeoffs) depending on whether or not the last operation of the aircraft was classified as a T&G operation. As described in more detail below, this was done to allow for the estimation of noise levels for a scenario where T&G operations occurred at another distant airfield.

Each ADS-B sample was also classified by aircraft engine type, as shown in Table 3-2. Aircraft engine type is identified from the aircraft registration "N Number" broadcast by the aircraft, and the FAA aircraft registration database, which provides details about each registered aircraft. Flight schools are identified based on the aircraft registered owner, a list of planes and N Numbers on each flight school's website, and observations of aircraft at the airport. Most aircraft are identified as piston engine (reciprocating or 4-cycle) and the majority of them are registered to flight schools.

3.3 Ambient Sound Levels

For the purposes of this analysis, the ambient daytime noise levels for each day are defined as the L_{90} dBA noise level measured during daytime hours. This is calculated by ordering all 1-second L_{eq} dBA noise level samples measured between 7:00 AM and 10:00 PM and determining the 90th percentile, which is the noise level exceeded 90 percent of the time. Noise level contributions from aircraft operations are effectively removed with the L_{90} metric.

3.4 Aircraft Noise Levels

Aircraft noise levels represent the 1-second measurement samples when any aircraft operations were audible. Noise levels are plotted against the concurrently measured distance from each aircraft to quantify the relationship between these two variables. The data indicates that at distances of 1 to 1.25 miles, aircraft begin to have an effect on noise levels and, at distances of 1 mile or less from the measurement location aircraft have a significant influence on measured noise levels. For the purposes of this analysis operations were considered audible if the aircraft came within 1.25 miles of a measurement site at any time during the operation.

3.5 Aircraft Noise Levels without T&G Operations

Aircraft noise levels without T&G operations represent the average of all 1-second samples taken when aircraft operations were audible, but with noise level during all times when an aircraft operation was classified as a subsequent T&G set to the ambient sound level for that day. This simulates what the average noise level would be if T&G operations took place elsewhere, i.e., a distant airfield. Initial T&G operations were not removed from the analysis because an aircraft would need to take off and land at the airport even if T&G operations were located elsewhere. This initial T&G operation represents the takeoff and landing.

Table 3-1. Aircraft Operations[3] by Type

Day	Operation Type			Total Operations	Percentage T&G	Total Number of Unique Aircraft
	T&G	Takeoff	Landing			
1-Aug-24	269	219	220	708	38%	169
2-Aug-24	348	228	208	784	44%	183
3-Aug-24	362	191	191	744	49%	152
4-Aug-24	220	132	141	493	45%	131
5-Aug-24	328	156	162	646	51%	138
6-Aug-24	361	201	193	755	48%	153
7-Aug-24	347	187	198	732	47%	156
8-Aug-24	4	93	86	183	2%	102
9-Aug-24	39	72	69	180	22%	80
10-Aug-24	114	86	89	289	39%	99
11-Aug-24	41	127	130	298	14%	130
12-Aug-24	453	218	223	894	51%	165
13-Aug-24	246	214	200	660	37%	182
14-Aug-24	258	220	220	698	37%	179
15-Aug-24	406	305	312	1,023	40%	185
16-Aug-24	299	249	239	787	38%	172
17-Aug-24	230	171	167	568	40%	135
18-Aug-24	187	148	167	502	37%	146
19-Aug-24	265	205	203	673	39%	172
20-Aug-24	397	260	253	910	44%	189
21-Aug-24	293	170	173	636	46%	154
22-Aug-24	315	190	203	708	44%	180
23-Aug-24	252	223	224	699	36%	182
24-Aug-24	335	183	167	685	49%	133
25-Aug-24	264	172	175	611	43%	137
26-Aug-24	424	237	229	890	48%	164
27-Aug-24	336	281	281	898	37%	167
28-Aug-24	414	250	247	911	45%	173
29-Aug-24	346	244	250	840	41%	195
30-Aug-24	293	247	236	776	38%	191
31-Aug-24	313	162	167	642	49%	127
Month Total	8,759	6,041	6,023	20,823	42%	-

[3] This report counts each touch and go operation as a single operation. The Federal Aviation Administration counts each touch and go operation as two operations.

Table 3-2. Aircraft Operations[4] by Aircraft Engine Type

	Engine Type					
Day	Piston	Turboprop	Turboshaft	Turbojet	Turbofan	Unknown
1-Aug-24	567	16	7	15	84	19
2-Aug-24	629	35	9	13	78	20
3-Aug-24	678	13	5	0	42	6
4-Aug-24	422	13	0	1	54	3
5-Aug-24	545	22	9	0	50	20
6-Aug-24	667	14	11	0	45	18
7-Aug-24	613	31	9	0	54	25
8-Aug-24	110	17	0	0	54	2
9-Aug-24	109	8	5	0	50	8
10-Aug-24	244	3	5	0	35	2
11-Aug-24	228	9	2	0	50	9
12-Aug-24	790	16	7	0	70	11
13-Aug-24	555	25	6	0	63	11
14-Aug-24	596	23	8	1	59	11
15-Aug-24	929	20	8	0	48	18
16-Aug-24	674	20	4	0	59	30
17-Aug-24	532	1	3	0	22	10
18-Aug-24	418	15	2	0	55	12
19-Aug-24	554	31	7	0	59	22
20-Aug-24	787	21	10	0	67	25
21-Aug-24	526	29	16	0	48	17
22-Aug-24	598	23	6	0	63	18
23-Aug-24	598	14	2	0	63	22
24-Aug-24	619	4	4	0	33	25
25-Aug-24	554	9	0	0	44	4
26-Aug-24	787	16	11	0	50	26
27-Aug-24	799	14	9	0	52	24
28-Aug-24	812	19	8	0	61	11
29-Aug-24	705	22	5	3	76	29
30-Aug-24	676	21	5	0	64	10
31-Aug-24	605	7	4	0	14	12
Month Total	17,926	531	187	33	1,666	480

[4] This report counts each touch and go operation as a single operation. The Federal Aviation Administration counts each touch and go operation as two operations.

4. Noise Measurement and Analysis Results

Tables 4-1 through 4-3 provide a summary of the noise levels and aircraft operations measured during each day of August 2024 at each of the three measurement locations. The tables provide the following information:

- The daily measured ambient (background) sound level (L_{90}).
- The number of audible aircraft operations each day. For the purposes of this analysis operations were considered audible if aircraft came within 1.25 miles of a measurement site, based on an analysis of measured noise level and aircraft distance data. This will exclude any takeoffs and landings to and from runways 30 L and 30 R.
- The average measured noise level with aircraft from the airport present (within 1.25 miles).
- The number of decibels that aircraft noise is above the daily ambient sound level.
- The number of minutes each day that aircraft were present, and the noise level they generated that exceeded the ambient sound level by at least 5, 10, and 20 dBA, respectively.
- This information is then repeated with T&G operations excluded from the analysis.

Table 4-1. Summary of Measured Noise Levels[5] and Aircraft Operations[6] – Water Bladder

Date	Ambient Noise Level (dBA)	Daytime - All Operations						Daytime - T&G Operation Removed					
		Number of Audible Operations	Average Noise Level with Aircraft (dBA)	Aircraft Noise Level Increase Above Ambient (dBA)	Duration of Aircraft Noise Levels			Number of Audible Operations	Average Noise Level with Aircraft (dBA)	Aircraft Noise Level Increase Above Ambient (dBA)	Duration of Aircraft Noise Levels		
					> 5 dBA	> 10 dBA	> 20 dBA				> 5dBA	> 10 dBA	> 20 dBA
1-Aug-24	-	483	-	-	-	-	-	283	-	-	-	-	-
2-Aug-24	36	532	51	15	273	142	18	259	47	10	79	42	5
3-Aug-24	35	527	53	18	321	193	40	253	45	10	82	46	7
4-Aug-24	-	345	-	-	-	-	-	172	-	-	-	-	-
5-Aug-24	37	487	50	13	251	132	7	232	45	7	60	29	2
6-Aug-24	37	522	51	14	269	139	16	244	45	9	63	31	4
7-Aug-24	38	510	54	16	295	186	23	241	47	9	95	54	4
8-Aug-24	34	80	51	17	29	22	3	78	51	17	29	22	3
9-Aug-24	35	95	51	16	52	33	5	66	47	12	26	17	2
10-Aug-24	33	165	53	19	133	91	20	86	46	13	38	25	5
11-Aug-24	36	137	51	15	74	38	5	115	49	14	51	25	3
12-Aug-24	37	672	54	17	462	315	50	299	47	10	106	64	9
13-Aug-24	38	422	53	15	282	185	14	240	48	10	87	51	5
14-Aug-24	38	419	55	17	288	185	28	223	49	11	109	61	6
15-Aug-24	38	682	54	16	439	283	36	354	47	10	140	79	7
16-Aug-24	36	526	53	17	352	227	34	287	48	12	119	70	8
17-Aug-24	34	404	52	18	240	151	26	243	48	14	105	61	9
18-Aug-24	36	306	55	19	239	174	34	154	47	11	74	46	6
19-Aug-24	38	455	55	17	311	204	32	243	49	11	115	65	8
20-Aug-24	36	641	53	17	406	273	40	323	47	11	107	64	8
21-Aug-24	37	429	54	17	259	162	27	187	49	11	68	37	5
22-Aug-24	38	488	54	16	329	224	28	234	49	11	88	55	8
23-Aug-24	36	449	56	20	367	285	60	241	51	14	106	74	13
24-Aug-24	35	491	56	20	340	241	64	218	50	15	91	58	13
25-Aug-24	35	431	54	18	318	203	36	215	48	13	94	60	10
26-Aug-24	38	644	55	17	474	330	43	292	49	12	126	76	9
27-Aug-24	37	611	53	15	344	190	23	346	49	11	127	63	9
28-Aug-24	37	645	54	16	372	238	32	304	48	11	97	56	7
29-Aug-24	37	577	55	18	368	263	49	305	49	12	117	71	12
30-Aug-24	35	524	52	17	310	189	30	312	48	13	124	75	13
31-Aug-24	36	459	54	19	344	239	54	214	48	13	95	61	11
Monthly Average	**36**	**457**	**53**	**17**	**294**	**191**	**30**	**234**	**48**	**12**	**90**	**53**	**7**
Monthly Total	**-**	**14,158**	**-**	**-**	**8,539**	**5,537**	**877**	**7,263**	**-**	**-**	**2,618**	**1,536**	**208**

[5] Noise data for August 1 and 4 was corrupted.

[6] This report counts each touch and go operation as a single operation. The Federal Aviation Administration counts each touch-and-go operation as two operations.

Table 4-2. Summary of Measured Noise Levels[7] and Aircraft Operations[8] – Community Center

Date	Ambient Noise Level (dBA)	Daytime - All Operations						Daytime - T&G Operation Removed					
		Number of Audible Operations	Average Noise Level with Aircraft (dBA)	Aircraft Noise Level Increase Above Ambient (dBA)	Duration of Aircraft Noise Levels			Number of Audible Operations	Average Noise Level with Aircraft (dBA)	Aircraft Noise Level Increase Above Ambient (dBA)	Duration of Aircraft Noise Levels		
					> 5 dBA	> 10 dBA	> 20 dBA				> 5dBA	> 10 dBA	> 20 dBA
1-Aug-24	46	490	57	12	156	58	9	290	56	10	102	41	7
2-Aug-24	45	537	57	11	130	39	8	266	56	11	77	29	7
3-Aug-24	46	541	56	10	158	57	7	267	55	9	98	39	6
4-Aug-24	44	348	56	12	145	67	8	176	55	11	81	36	6
5-Aug-24	45	498	57	12	155	59	9	238	56	11	87	37	8
6-Aug-24	45	527	56	11	133	44	6	249	55	9	79	28	5
7-Aug-24	46	530	59	14	205	96	13	259	58	13	126	67	12
8-Aug-24	45	92	61	16	53	26	6	90	61	16	52	26	6
9-Aug-24	45	107	59	14	61	25	5	78	58	14	50	23	4
10-Aug-24	43	185	57	14	92	39	7	103	55	13	56	27	5
11-Aug-24	42	152	57	14	80	31	5	129	57	14	72	29	5
12-Aug-24	46	693	60	14	49	29	4	317	58	12	21	13	5
13-Aug-24	-	447	-	-	-	-	-	265	-	-	-	-	-
14-Aug-24	46	453	58	12	122	56	5	256	57	11	74	37	5
15-Aug-24	47	707	58	11	257	116	12	378	56	10	157	71	9
16-Aug-24	46	550	57	11	191	86	8	311	56	10	118	54	8
17-Aug-24	46	415	56	10	127	44	5	251	55	9	89	33	5
18-Aug-24	45	324	57	13	157	68	9	173	56	11	88	39	7
19-Aug-24	46	462	62	17	240	123	26	250	61	16	147	83	22
20-Aug-24	46	648	57	12	224	95	10	330	56	11	126	57	9
21-Aug-24	46	448	57	11	154	55	6	205	56	10	85	35	5
22-Aug-24	45	502	57	12	211	96	10	247	56	11	114	57	9
23-Aug-24	46	468	59	13	206	101	12	260	58	12	119	64	11
24-Aug-24	45	507	62	17	179	77	10	235	62	17	101	46	9
25-Aug-24	44	445	60	16	154	66	12	229	60	16	93	45	11
26-Aug-24	45	662	61	16	273	131	14	311	61	15	133	68	12
27-Aug-24	46	623	57	11	163	65	9	358	56	11	114	48	8
28-Aug-24	46	662	57	11	220	92	10	321	56	10	123	55	9
29-Aug-24	46	586	58	12	215	93	12	315	57	11	131	61	11
30-Aug-24	45	546	56	11	191	69	10	333	56	11	129	52	9
31-Aug-24	45	467	57	12	194	83	9	224	56	11	104	48	8
Monthly Average	**45**	**472**	**58**	**13**	**163**	**69**	**9**	**249**	**57**	**12**	**98**	**45**	**8**
Monthly Total	**-**	**14,622**	**-**	**-**	**4,895**	**2,085**	**278**	**7,714**	**-**	**-**	**2,944**	**1,349**	**247**

[7] Noise meter malfunctioned August 13

[8] This report counts each touch and go operation as a single operation. The Federal Aviation Administration counts each touch-and-go operation as two operations.

Table 4-3. Summary of Measured Noise Levels[9] and Aircraft Operations[10] – Pirate Park

Date	Ambient Noise Level (dBA)	Daytime - All Operations						Daytime - T&G Operation Removed					
		Number of Audible Operations	Average Noise Level with Aircraft (dBA)	Aircraft Noise Level Increase Above Ambient (dBA)	Duration of Aircraft Noise Levels			Number of Audible Operations	Average Noise Level with Aircraft (dBA)	Aircraft Noise Level Increase Above Ambient (dBA)	Duration of Aircraft Noise Levels		
					> 5 dBA	> 10 dBA	> 20 dBA				> 5dBA	> 10 dBA	> 20 dBA
1-Aug-24	39	497	57	18	209	120	32	296	53	14	108	63	15
2-Aug-24	-	543	-	-	-	-	-	270	-	-	-	-	-
3-Aug-24	-	542	-	-	-	-	-	267	-	-	-	-	-
4-Aug-24	-	351	-	-	-	-	-	177	-	-	-	-	-
5-Aug-24	40	499	52	13	106	52	5	239	50	10	47	23	4
6-Aug-24	39	528	55	16	198	101	16	249	50	11	75	37	5
7-Aug-24	40	532	60	20	265	178	51	260	54	14	118	78	16
8-Aug-24	37	92	58	21	51	36	11	90	58	21	50	35	11
9-Aug-24	38	106	56	18	65	42	9	77	55	17	43	30	7
10-Aug-24	36	187	55	19	136	94	21	104	50	15	55	40	9
11-Aug-24	38	156	56	18	89	56	13	133	54	16	67	39	8
12-Aug-24	39	694	59	20	366	253	80	318	52	13	119	78	18
13-Aug-24	40	448	59	19	248	163	48	264	54	15	119	79	16
14-Aug-24	40	461	60	20	274	198	62	263	55	15	133	95	23
15-Aug-24	40	719	58	19	381	248	68	387	53	13	171	107	21
16-Aug-24	38	556	57	19	296	192	56	316	53	14	135	85	20
17-Aug-24	38	420	56	18	201	123	32	255	52	15	112	69	17
18-Aug-24	39	329	58	19	215	149	43	175	52	13	87	60	12
19-Aug-24	39	463	59	20	294	205	62	251	55	15	136	96	22
20-Aug-24	39	652	58	19	327	207	63	332	52	13	122	77	19
21-Aug-24	39	452	58	19	250	169	50	206	52	13	84	54	13
22-Aug-24	39	505	59	20	294	200	64	248	55	16	111	78	20
23-Aug-24	39	475	60	21	332	244	83	267	54	16	139	101	27
24-Aug-24	38	511	59	22	299	212	72	237	55	17	111	77	19
25-Aug-24	37	444	59	21	268	189	58	228	55	18	108	79	24
26-Aug-24	39	662	60	20	392	270	85	311	55	15	141	94	22
27-Aug-24	39	625	57	18	285	162	35	360	53	13	147	85	15
28-Aug-24	39	661	58	19	338	226	62	320	53	14	126	82	20
29-Aug-24	39	588	59	20	302	200	64	316	54	15	130	85	21
30-Aug-24	38	541	56	18	250	149	34	328	53	15	138	83	18
31-Aug-24	39	473	59	19	285	197	63	227	53	14	112	77	20
Monthly Average	**39**	**475**	**58**	**19**	**251**	**165**	**48**	**251**	**53**	**15**	**109**	**71**	**17**
Monthly Total	**-**	**14,712**	**-**	**-**	**7,016**	**4,633**	**1,342**	**7,771**	**-**	**-**	**3,045**	**1,985**	**463**

[9] Noise meter malfunctioned August 2 – August 4

[10] This report counts each touch and go operation as a single operation. The Federal Aviation Administration counts each touch-and-go operation as two operations.

ITEM NO. 4

INFORMATION FOR MEETING
OF THE SUPERIOR BOARD OF TRUSTEES

AGENDA ITEM NAME: **Pre-Development Agreement to Authorize Rebate of Development Costs for Kite Route Crossing**

MEETING DATE: **September 23, 2024**

PRESENTED BY: **Lisa Ritchie, AICP, Planning and Building Director**

PRESENTED FOR: **Discussion and Approval**

BACKGROUND:
Pennrose, LLC intends to construct a senior (persons aged 55+) affordable development on the northernmost lot in Discovery Office Park subdivision facing Old Rail Way (Lot 21, Block 1), adjacent to the Downtown Superior project. They currently have the property under contract, and have been pursuing development entitlements and gap funding over the past year. On April 8, 2024, the Board of Trustees approved a Planned Development (PD) Amendment to allow senior affordable housing as a use-by-right on this lot.

The approval of the PD Amendment demonstrated the Town's commitment to meeting its goals for Affordable Housing outlined below:

- In 2018, the Town signed on to the Boulder County Regional Housing Partnership's goal of having 12% of all housing units in the County be affordable by 2035.
- In 2020, the Town adopted an Inclusionary Housing Ordinance which requires 15% of units in new developments be affordable.
- In 2023, the Town opted in to Proposition 123 with the State of Colorado to become eligible for funding and other programs related to affordable housing. Part of the Town's commitment is that we issue building permits for at least 22 affordable units by 2027.

The Town's draft *Housing Strategies* contemplates development of a program to establish criteria and parameters for considering reductions in development-related fees for affordable housing, which will be considered later this year or in 2025.

By nature, affordable housing developments require additional funding sources beyond market rates to achieve affordability requirements. These funding sources typically include grants and

other funding through State and Federal programs. Reducing or eliminating fees related to development is a common way local governments can assist with lowering the cost of development of affordable housing. Some communities have formal policies and criteria in place, and others consider these incentives on a case-by-case basis. These incentives generally reflect the needs of each local community, the proposed development and associated costs and impacts, as well as level(s) of AMI and other household characteristics served. A table outlining what some other Colorado communities provide for affordable housing financial incentives is provided as an attachment.

Pennrose is actively pursuing multiple avenues of gap funding beyond what is proposed in this Pre-Development Agreement, and approval of this agreement will not entirely fill the affordability gap for this project.

PRE-DEVELOPMENT AGREEMENT DISCUSSION

This Pre-Development Agreement, if approved, would allow the Town to rebate development costs associated with construction of the Kite Route Crossing project. This is the first Pre-Development Agreement under consideration by the Board of Trustees to support the development of affordable housing, however the Board approved a similar agreement for Bigsby's Folly in 2023.

The draft Pre-Development Agreement included in the packet contemplates rebating the following fees and taxes, with estimated amounts noted below:

- **System Development Fees** – *These fees are fixed pursuant to the Superior Metropolitan District 1 Schedule of Rates and Fees. The numbers below are estimates based on current rates and anticipated project scope. Final amounts would be calculated following final approvals from the Town and applicable amounts at the time due.*
    - Water: $190,162
    - Sewer: $196,047
    - Storm: $56,498
    - Irrigation: $14,901
    - Tapping Fees: $2,525
        - Total: $460,133

- **Impact Fees** – *These fees are established in the Superior Municipal Code, and determined at the time of Subdivision. The property is already platted and the Park and School impact fees do not apply based on the current anticipated project scope. The agreement includes the possibility of rebating them if circumstances change as the project moves forward.*
    - School – N/A
    - Park – N/A

- **Public Improvement and Right-of-Way Fees** – Pursuant to the Town of Superior Fee Schedule, TBD

- **Building Permit Fees, Construction Use Taxes, Plan Review Fees and Inspection Fees**

- Building Permit and Plan Review Fee: $50,616.11 (47% of the total $107,693.85) – *The draft agreement proposes to rebate 47% of the permit and plan review fees, the retained amount covers the portion due to Safebuilt. This mirrors the Marshall Fire permit fee rebate structure.*
- Construction Use Tax: $213,977.96 (Town's portion)
- Inspection Fees: TBD

The draft agreement allows for rebating of actual amounts, determined at the time of required payment and does not include a not-to-exceed amount. The agreement will terminate on December 31, 2025 if the developer has not been issued a building permit by that date.

BUDGET IMPLICATIONS:
The incentive would rebate all of the applicable fees and taxes associated with the development of Kite Route Crossing, estimated at $724,727.07, plus applicable Public Improvement and Right-of-Way and Inspection fees which are determined following final plan approvals. The current and future budget revenue projections under consideration by the Board do not include revenue amounts associated with this development, in anticipation of approval of this Pre-Development Agreement.

RECOMMENDED ACTION:
Staff recommends approval of the Pre-Development Agreement, which would rebate the applicable fees and taxes of the estimated $724,727.07 to Pennrose following development of the project. The Agreement stipulates the amounts would be reimbursed to the developer after issuance of the Certificate of Occupancy.

ATTACHMENTS:
- Resolution
- Draft Pre-Development Agreement
- Letter of Request from Pennrose
- Example Community Affordable Housing Incentives Table

TOWN OF SUPERIOR
RESOLUTION NO. R-51
SERIES 2024

A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF SUPERIOR APPROVING A PRE-DEVELOPMENT AGREEMENT WITH PENNROSE, LLC, FOR THE KITE ROUTE CROSSING AFFORDABLE SENIOR HOUSING DEVELOPMENT

WHEREAS, Pennrose, LLC, (the "Developer") intends to develop affordable senior housing (the "Development") in the Town; and

WHEREAS, the Town desires to rebate certain school impact fees, park impact fees, public improvement and right-of-way fees, inspection fees, construction use taxes, building permit fees and building plan review fees to the Developer, subject to the Developer obtaining a building permit for the Development.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF SUPERIOR, as follows:

Section 1. The Pre-Development Agreement between the Town and the Developer is hereby approved in substantially the same form attached hereto, subject to final approval by the Town Attorney.

ADOPTED this 23rd day of September, 2024.

_____
Mark Lacis, Mayor

ATTEST:

_____
Lydia Yecke, Town Clerk

SUPERIOR METROPOLITAN DISTRICT NO. 1
RESOLUTION NO. SMD#1-4
SERIES 2024

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE SUPERIOR METROPOLITAN DISTRICT NO. 1 APPROVING A PRE-DEVELOPMENT AGREEMENT WITH PENNROSE, LLC, FOR THE KITE ROUTE CROSSING AFFORDABLE SENIOR HOUSING DEVELOPMENT

WHEREAS, Pennrose, LLC, (the "Developer") intends to develop affordable senior housing (the "Development") in the Town; and

WHEREAS, the Superior Metropolitan District No. 1 desires to rebate certain system development and tapping fees to the Developer, subject to the Developer obtaining a building permit for the Development.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF SUPERIOR METROPOLITAN DISTRICT NO. 1, as follows:

Section 1. The Pre-Development Agreement between the Superior Metropolitan District No. 1 and the Developer is hereby approved in substantially the same form attached hereto, subject to final approval by the District's General Counsel.

ADOPTED this 23rd day of September, 2024.

_____
Mark Lacis, President

ATTEST:

_____
Lydia Yecke, Secretary

PRE-DEVELOPMENT AGREEMENT

THIS PRE-DEVELOPMENT AGREEMENT (the "Agreement") is made and entered into on this ___ day of _____, 2024 (the "Effective Date"), by and among the Town of Superior, a Colorado municipal corporation with an address of 124 East Coal Creek Drive, Superior, CO 80027 (the "Town"), Superior Metropolitan District No. 1, a Colorado quasi-municipal corporation with an address of 124 East Coal Creek Drive, Superior, CO 80027 (the "District"), and Pennrose, LLC, a Colorado limited liability company with an address of 1800 Wazee Street, Suite 353, Denver, CO 80202 (the "Developer") (each a "Party" and collectively the "Parties").

WHEREAS, Developer owns certain real property more particularly described in **Exhibit A**, attached hereto and incorporated herein by this reference (the "Property");

WHEREAS, Developer desires to develop the Property into affordable senior housing (the "Development");

WHEREAS, as part of the Development, certain water, sewer and irrigation tapping fees and water, sewer, storm and irrigation system development fees will be due to the District, and certain school impact fees, park impact fees, public improvement and right-of-way fees, inspection fees, construction use taxes, building permit fees and building plan review fees will be due to the Town;

WHEREAS, the District desires to rebate 100% of the water, sewer and irrigation tapping fees and water, sewer, storm and irrigation system development fees, and the Town desires to rebate 100% of the school impact fees, park impact fees, public improvement and right-of-way fees, inspection fees, and construction use taxes, as well as 47% of the building permit fees and building plan review fees back to Developer if the Development moves forward;

WHEREAS, the Parties acknowledge that this Agreement and the District's financial obligation herein are subordinate to any outstanding District debt obligation that may have an existing lien on any of the District revenues desired to be rebated herein; and

WHEREAS, the Parties wish to set forth their expectations regarding the rebate of 100% of the water, sewer and irrigation tapping fees, water, sewer, storm and irrigation system development fees, school impact fees, park impact fees, public improvement and right-of-way fees, inspection fees and construction use taxes, and 47% of the building permit fees and building plan review fees.

NOW, THEREFORE, in consideration of the mutual covenants and agreements set forth herein, the sufficiency of which is hereby acknowledged, the Parties agree as follows:

I. PURPOSE

This Agreement establishes the terms of the rebate of 100% of the water, sewer and irrigation tapping fees, water, sewer, storm and irrigation system development fees, school impact fees, park impact fees, public improvement and right-of-way fees, inspection fees and construction use taxes, and 47% of the building permit fees and building plan review fees associated with the Property if the Development proceeds.

II. TERM AND TERMINATION

This Agreement shall commence on the Effective Date. Should Developer fail to meet the deadline set forth in Section III.B of this Agreement, this Agreement shall automatically terminate, without further action of the Parties, and no Party shall have any further obligation to another under this Agreement.

III. DEVELOPER'S OBLIGATIONS

A. Developer shall file all necessary development applications for the Development and shall be responsible for all related costs, taxes and fees through final approval of such applications.

B. Developer shall obtain a building permit for construction of the Development on or before December 31, 2025.

IV. THE DISTRICT'S OBLIGATIONS

Within 60 days of issuance of the final certificate of occupancy for the Development, the District shall rebate to Developer 100% of the water, sewer and irrigation tapping fees and water, sewer, storm and irrigation system development fees actually paid to the District by Developer; provided, however, that any financial obligation herein is and remains subordinate to any existing debt repayment obligation of the District.

V. THE TOWN'S OBLIGATIONS

Within 60 days of issuance of the final certificate of occupancy for the Development, the Town shall rebate to Developer 100% of the school impact fees, park impact fees, public improvement and right-of-way fees, inspection fees, and construction use taxes actually paid to the Town by Developer, as well as 47% of the building permit fees and building plan review fees actually paid to the Town by Developer.

VI. BREACH AND REMEDIES

A. *By the District.* If the District defaults on any obligation under this Agreement for any reason, Developer may seek actual damages, but Developer shall not be entitled to enforce this Agreement through an action for specific performance.

B. *By the Town.* If the Town defaults on any obligation under this Agreement for any reason, Developer may seek actual damages, but Developer shall not be entitled to enforce this Agreement through an action for specific performance.

C. *By Developer.* If Developer defaults on any obligation under this Agreement, the District and the Town may seek damages or withhold issuance of building permits or certificates of occupancy not yet issued until said default has been cured or waived. In addition to the specific remedies set forth herein, the District and the Town shall have all other remedies available at law or equity, and the exercise of one remedy shall not preclude the exercise of any other remedy.

VII. INDEMNIFICATION

Developer agrees to indemnify and hold harmless the District, the Town and their 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 Agreement if such injury, loss, or damage is caused in whole or in part by the act, omission, error, professional error, mistake, negligence or other fault of Developer, any subcontractor of Developer, or any officer, employee, representative, or agent of Developer, or which arise out of a worker's compensation claim of any employee of Developer or of any employee of any subcontractor of Developer.

VIII. INSURANCE

A. Developer 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 Developer pursuant to this Agreement. At a minimum, Developer shall procure and maintain, and shall cause any subcontractor to procure and maintain, the insurance coverages listed herein, with forms and insurers acceptable to the District and 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 District, the Town and their 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 District and 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 District or the Town, their officers, their employees, or their contractors shall be excess and not contributory insurance to that provided by Developer. Developer shall be solely responsible for any deductible losses under any policy.

C. Developer shall provide to the District and the Town a certificate of insurance as evidence that the required policies are in full force and effect. The certificate shall identify this Agreement.

IX. MISCELLANEOUS

A. *Governing Law and Venue*. This Agreement shall be governed by the laws of the State of Colorado, and any legal action concerning the provisions hereof shall be brought in Boulder County, Colorado.

B. *No Waiver*. Delays in enforcement or the waiver of any one or more defaults or breaches of this Agreement by the District or the Town shall not constitute a waiver of any other terms or obligations of this Agreement.

C. *Integration*. This Agreement 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 Agreement.

E. *Notice*. Any notice under this Agreement shall be in writing, and shall be deemed sufficient when directly 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 Agreement 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 Agreement may only be modified upon written agreement of the Parties.

H. *Assignment*. Neither this Agreement 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 District, the Town and their 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 District, the Town and their officers, attorneys or employees.

J. *Rights and Remedies*. The rights and remedies of the District and the Town under this Agreement are in addition to any other rights and remedies provided by law. The expiration of this Agreement shall in no way limit the District's or the Town's legal or equitable remedies or the period in which such remedies may be asserted.

K. *Subject to Annual Appropriation*. Consistent with Article X, § 20 of the Colorado Constitution, any financial obligation of the District or the Town not performed during the current fiscal year is subject to annual appropriation, shall extend only to monies currently appropriated, and shall not constitute a mandatory charge, requirement, debt or liability beyond the current fiscal year.

L. *Subordinate to Outstanding District Debt Obligations.* This Agreement and any financial obligation of the District herein are subordinate to any outstanding District debt obligation that may have an existing lien on any of the District revenues discussed herein.

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the Effective Date.

TOWN OF SUPERIOR, COLORADO

_____
Mark Lacis, Mayor

ATTEST:

_____
Lydia Yecke, Town Clerk

SUPERIOR METROPOLITAN DISTRICT NO. 1

By: _____
Mark Lacis, President

ATTEST:

_____
Lydia Yecke, Secretary

PENNROSE, LLC, A COLORADO LIMITED LIABILITY COMPANY

By: _____

STATE OF COLORADO)
) ss.
COUNTY OF _____)

The foregoing instrument was subscribed, sworn to and acknowledged before me this ___ day of _____, 2024, by _____ as _____ of _____.

My commission expires:

(S E A L)

_____
Notary Public

EXHIBIT A
Legal Descriptions

PENNROSE
Bricks & Mortar | Heart & Sou

Shannon Cox Baker
Pennrose, LLC
1800 Wazee St, Ste 300
Denver, CO 80202

September 18, 2024

Town of Superior Board of Trustees
Superior Town Hall
124 E. Coal Creek Drive
Superior, CO 80027

Hon. Board Members:

Pennrose is grateful for the opportunity to develop Kite Route Crossing, the Town of Superior's first Low Income Housing Tax Credit (LIHTC) community, where low- and moderate-income households will have the ability to live in a new, energy efficient community in the heart of downtown Superior. We have had the pleasure of working with the Town's planning staff and with this Board on approving a Planned Development Amendment ensuring that the community we build will further the Town's Downtown Superior planning vision while having minimal impact on surrounding homes and their view planes.

This letter is to request the Board's approval of a Pre-Development Agreement that would authorize the Town of Superior to reduce the financial burden of a variety of development, utility, and impact fees on the project. In addition to the directly reducing the financial gap that the development has (more detail below), it also signals to the Colorado Housing & Finance Authority (CHFA) and other allocators of competitive affordable housing funds that the Town is supportive of and committed to the development. In highly competitive, oversubscribed application rounds like CHFA's 9% LIHTC, this dramatically increases Kite Route Crossing's chances of an award.

In terms of financial need, Pennrose estimates that the Total Development Cost for the project will be $25.4 million. Between anticipated financing from LIHTC, Colorado State Affordable Housing Tax Credit, energy-related credits, bank mortgage proceeds, and deferred developer fee, Pennrose has identified funding sources of approximately $22.3 million (see table below), leaving a financial gap of roughly $3.1 million necessary to complete the development. Fee waivers and rebates from the Town of Superior will dramatically reduce that number. See below for a breakdown:

Sources		**Uses**	
LIHTC Equity	$12,468,753	Land Acquisition	$ 1,663,000
AHTC Equity	$ 4,620,000	Hard Construction Costs	$15,130,633
Permanent Debt	$ 4,071,183	Soft Costs	$ 2,987,151
Energy Credit Equity	$ 214,979	Financing Fees	$ 1,228,200
Deferred Developer Fee	$ 900,000	Contingencies/Reserves	$ 1,356,121
Financing Gap	**$ 3,139,318**	Developer Fee	$ 3,049,127
TOTAL	**$25,414,233**		**$25,414,233**

PENNROSE
Bricks & Mortar | Heart & Sou

By supporting the development through permit and impact fee reductions, the Town of Superior can help ensure that Kite Route Crossing becomes a reality, which in turn will provide age- and rent-restricted homes to vulnerable Superior households for decades to come. Pennrose therefore humbly requests that the Board of Directors authorize the Pre-Development Agreement as drafted at its scheduled meeting on Monday, September 23.

On behalf of Pennrose, thank you to the Board and to the Town staff, for supporting this exciting, first of its kind, development in Superior. Please feel free to contact me at any time should you have questions or would like to discuss anything in further detail.

Sincerely,

Shannon Cox Baker

Shannon Cox Baker
Regional Vice President
sbaker@pennrose.com

Community	Eligible Projects	Form of Economic Incentive	Amount of Incentive
Boulder	Any project that 100% of the units are affordable	Financial contribution, case-by-case amount	The City will cover any remaining financial gap in an eligible project, typ $80-130k/unit
Crested Butte	Any deed-restricted unit	Waiver and reduction, depending on fee type	All planning and review fees; taps fees waived or reduced by 2/3
Denver	Project eligibility depends on what type of "market area" in which the development is located. Requirements range from 8-15% of units and 60-70% AMI for rentals and 80-90% for ownership units.	Fee reduction	$6,500 or $10,000 per affordable unit, depending on market area. Overall subsidy cannot exceed 50% of the total building permit fee.
Durango	Rental units at 80% AMI and below; ownership units at 100% AMI or below.	Fee offset/refund	Standard offset is $15,000 for rental units and $18,000 for ownership units.
Fort Collins	Units affordable at 30% AMI and below	Fee credit that can be applied to any payment the developer owes the city	$14,000/unit for newbuilds; $5,500/unit for adaptive reuse
Lafayette	Units affordable at 120% AMI and below	Fee reduction or waiver and use tax exemption	Amount of reduction or waiver is determined by City Council based on 7 factors outlined in their code
Longmont	Rental units affordable at 50% AMi or below; ownership units affordable at 80% AMI and below; some reductions possible for "attainable" units (80-120% for ownership)	Fee deferrals, waivers and offsets	Fee waivers: 50%-100% for for-sale units and 20%-50% for rental units
Loveland	Varying options based on for-rent/for-sale, AMI served, and who develops (non-profit, LIHTC, etc)	Fee waiver or reduction, based on project specifics	Varies between 70%-100%, based on AMI served

ITEM NO. 5

INFORMATION FOR MEETING
OF THE SUPERIOR BOARD OF TRUSTEES

ITEM NAME: **Civic Space Tenant Finishes Construction Agreement**

MEETING DATE: **September 23, 2024**

PRESENTED BY: **Leslie Clark, PROS Director**
Kaylyn Charlesworth, Collab Architecture
Hunter Crizer, Dohn Construction

PRESENTED FOR: **Approval**

BACKGROUND:
The Town engaged Collab Architecture in July of 2023, to work with residents, the Park and Recreation Advisory Committee (PARC), the Cultural Art and Public Spaces (CAPS) advisory committee, Superior Youth Leadership Council (SYLC), the Town Board and staff on the design for the interior of the Civic Space facility in Downtown Superior. A public survey was conducted through Shape Superior in February of 2024. Highlights from the survey included:

- Larger meeting, event, performance space
- Library Services
- Maker Space/Studio Space
- Exhibit Space
- Flexible Space
- Co-working Space

The Town Board provided feedback on several design concepts at the September 18, 2023 Work Session, with guidance to keep the spaces flexible and to maximize the larger event space on the second floor. The Board also questioned the need for additional library or co-working space.

The RFB for construction of the Civic Space Tenant Finishes was posted in May of 2024, with proposals due in June. Over 40 firms attended the mandatory pre-bid site walk and proposals were received from 11 qualified vendors in late June. Staff conducted interviews with the 4 most

qualified and responsive bidders and after careful evaluation staff would like to recommend Dohn Construction for the Civic Space Tenant Finishes. Dohn Construction bid the project with a bid price of $1,690,980. Staff conducted value engineering meetings with Collab Architecture and Dohn Construction to reduce the cost to conduct the tenant finishes. Alternates for a mezzanine on the second floor of the Civic Space and for a separate reception desk renovation at the Community Center were dropped from the project. After value engineering, the updated bid price from Dohn is $ 1,174,615.

CIVIC SPACE TENANT FINISHES:

The Civic Space Tenant Finishes include floor and ceiling finishes, lighting, acoustical applications, construction of interior walls, windows and doors, and subsequent changes to mechanical and plumbing systems. The resulting floorplan will offer general open space for gathering, seating areas, a children's area, maker/activity/classroom space, a large event space upstairs that can be divided with an operable wall, catering staging area, storage, conference room, staff offices and reception area. Furniture and fixtures will be sourced by staff including tables, chairs, desks, audio and visual equipment, security cameras and equipment for programming, staff and catering needs.

Staff interviewed the four most qualified vendors and are recommending Dohn Construction as our top recommendation. Dohn Construction has the most relevant experience with similar projects, has a strong staff team and is committed to meet the budgetary goals of the project while maintaining the functionality and quality the Town desires.

BUDGET IMPACT:

Cost to complete the project is $1,174,615. Funding includes CIP budget in the amount of $1,400,000. This will allow for $225,385 for furniture, fixtures and equipment.

Bid Tab

Contractor	BASE BID TOTAL	Atl #1 - SCC Reception	Alt #2 - Mezzanine	Total Including Alts
Bristlecone Construction	**$2,019,721.00**	$115,202.41	$204,919.92	$2,339,843.34
Rhinotrax Construction	**$1,993,534.40**	$97,567.88	$259,695.88	$2,350,798.16
FH Construction Group	**$1,962,617.00**	$136,258.73	$245,525.62	$2,344,401.35
KR Construction Group	**$1,544,135.61**	$20,976.16	$128,612.81	$1,693,724.58
Schneider Building Co	**$2,199,138.00**	$99,310.00	$280,186.00	$2,578,634.00
Golden Triangle - GTC	**$1,823,733.00**	$77,168.64	$192,799.80	$2,093,701.44
DS Constructors	**$2,064,215.00**	$124,279.00	$196,088.00	$2,384,582.00
WCC Construction	**$1,782,702.00**	$163,150.00	$202,693.00	$2,148,545.00
Mark Young Construction - MYC	**$1,812,035.31**	$128,411.44	$227,246.80	$2,167,693.55
Dohn Construction	**$1,690,980.00**	$93,929.80	$183,677.92	$1,968,587.72
Spire Construction	**$1,712,500.00**	$109,500.00	$190,600.00	$2,012,600.00

RECOMMENDED ACTION: Staff recommends approval of the contract with Dohn Construction for the Civic Space Tenant Improvement Project in the amount of $1,174,615.

ATTACHEMENTS

- Resolution
- Contract
- Construction Drawings
- Civic Space Renderings
- Project Schedule

TOWN OF SUPERIOR
RESOLUTION NO. R-52
SERIES 2024

A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF SUPERIOR APPROVING THE CONSTRUCTION CONTRACT WITH DOHN CONSTRUCTION, INC., FOR THE SUPERIOR CIVIC SPACE

WHEREAS, the Town desires to conduct tenant finish construction at the Superior Civic Space at 2250 Main Street, Suite 1001, Superior, CO 80027 (the "Civic Space"); and

WHEREAS, the Board of Trustees finds it is in the best interest of the public health, safety and welfare to contract with Dohn Construction, Inc., to perform the Civic Space tenant finish construction.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF SUPERIOR, as follows:

Section 1. The Construction Contract between the Town and Dohn Construction, Inc., is hereby approved in substantially the same form as attached hereto, subject to final approval by the Town Attorney.

ADOPTED this 23rd day of September, 2024.

_____
Mark Lacis, Mayor

ATTEST:

_____
Lydia Yecke, Town Clerk ss

CONTRACT DOCUMENTS

For the construction of

SUPERIOR CIVIC SPACE
TENANT FINISH

9/13/2024

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CONSTRUCTION CONTRACT

THIS CONSTRUCTION CONTRACT (the "Contract") is made and entered into this _____ day of September, 2024 (the "Effective Date"), by and between the Town of Superior, 124 East Coal Creek Drive, Superior, CO 80027, a Colorado municipal corporation (the "Town"), and Dohn Construction, Inc. an independent contractor with a principal place of business at 2642 Midpoint Drive, Fort Collins, CO 80525 ("Contractor") (each a "Party" and collectively the "Parties").

For the consideration hereinafter set forth, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. Scope of Work. Contractor shall perform the following described work (the "Work"), in accordance with this Contract and the Contract Documents, attached hereto and incorporated herein by this reference:

> Tenant finish of the new Superior Civic Space at 2250 Main Street, Suite 1001. Scope shall include the furnishing of all construction administration, management, supervision and coordination experience and expertise, as well as all construction services, work effort, labor, tools, supplies, manufactured components, equipment, materials, and everything else necessary and required to complete the construction of the Project.

2. Bonds. Within 10 days of the date of this Contract, Contractor shall provide the payment and performance bond and certificate of insurance required by the Contract Documents.

3. Commencement and Completion of Work. Contractor shall commence the Work within 10 days of date of the Notice to Proceed. Substantial Completion of the Work shall be accomplished by February 10, 2024, unless the period for completion is extended otherwise in accordance with the Contract Documents. Final Completion of the Work shall be accomplished within 30 days of the date of Substantial Completion.

4. Compensation/Contract Price. The Town agrees to pay Contractor, subject to all of the terms and conditions of the Contract Documents, for the Work, an amount not to exceed $1,174,615. The Town shall pay Contractor in the manner and at such times as set forth in the General Provisions such amounts as required by the Contract Documents.

5. Keep Jobs In Colorado Act. Pursuant to 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"), Contractor shall employ Colorado labor to perform at least 80% of the work under this Contract and shall obtain and maintain the records required by the Act and the Rules. For purposes of this Section, "Colorado labor" means a person who is a resident of the state of Colorado at the time of this Contract, without discrimination as to race, color, creed, sex, sexual orientation, marital status, national origin, ancestry, age, or religion except when sex or age is a *bona fide* qualification. A resident of the state of Colorado is a person with a valid Colorado driver's license, a valid Colorado state-issued photo identification, or documentation that he or she has resided in Colorado for the last 30 days. Contractor represents that it is familiar with the requirements of the Act and the Rules and will fully comply with same. This Section shall not apply to any project for which appropriation or expenditure of moneys may be reasonably expected not to exceed $500,000 in the aggregate for any fiscal year.

6. Governing Law and Venue. This Contract shall be governed by the laws of the State of Colorado, and any legal action concerning the provisions hereof shall be brought in Boulder County, Colorado.

7. No Waiver. Delays in enforcement or the waiver of any one or more defaults or breaches of this Contract by the Town shall not constitute a waiver of any of the other terms or obligation of this Contract.

8. Integration. This Contract and any attached exhibits constitute the entire Contract between Contractor and the Town, superseding all prior oral or written communications.

9. Third Parties. There are no intended third-party beneficiaries to this Contract.

10. Notice. Any notice under this Contract shall be in writing, and shall be deemed sufficient when directly presented or sent pre-paid, first class United States Mail, addressed to:

The Town: Jordan Hayes
Town of Superior
124 East Coal Creek Drive
Superior, CO 80027

Contractor: Douglas A. Dohn
Dohn Construction
2642 Midpoint Drive
Fort Collins, CO 80525

11. Severability. If any provision of this 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.

12. Modification. This Contract may only be modified upon written agreement of the Parties.

13. Assignment. Neither this Contract nor any of the rights or obligations of the Parties shall be assigned by either party without the written consent of the other.

14. 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 Contract, 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.

15. Rights and Remedies. The rights and remedies of the Town under this Contract are in addition to any other rights and remedies provided by law. The expiration of this 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.

16. Subject to Annual Appropriation. Consistent with Article X, § 20 of the Colorado Constitution, any financial obligation of the Town not performed during the current fiscal year is subject to annual appropriation, shall extend only to monies currently appropriated, and shall not constitute a mandatory charge, requirement or liability beyond the current fiscal year.

IN WITNESS WHEREOF, this Construction Contract has been executed by the Parties as of the Effective Date.

TOWN OF SUPERIOR, COLORADO

_____
Mark Lacis, Mayor

ATTEST:

_____
Lydia Yecke, Town Clerk

CONTRACTOR

By: _____
Constance M. Dohn

STATE OF COLORADO)
) ss.
COUNTY OF _____)

The foregoing instrument was subscribed, sworn to and acknowledged before me this ___ day of _____, 20__, by _____ as _____ of _____.

My commission expires: _____

(S E A L)

_____
Notary Public

CERTIFICATE OF INSURANCE

STATE OF _____)
) ss.
COUNTY OF _____)

I, _____, being first duly sworn, state and affirm, under penalty of law, that I am familiar with the insurance coverages maintained by the Insured, _____, and the coverage requirements set forth in the foregoing Certificate of Insurance, that I have completed or caused to be completed and subsequently reviewed the foregoing Certificate of Insurance and that the information provided contained therein is true and correct to the best of my knowledge. I further understand that the Town of Superior shall rely on the information provided.

This information is provided for the Town of Superior, Work No. _____.

By: _____

Title: _____

Agency: _____

STATE OF COLORADO)
) ss.
COUNTY OF _____)

The foregoing instrument was subscribed, sworn to and acknowledged before me this ___ day of _____, 20__, by _____, as _____ of _____.

My commission expires: _____

(S E A L)

_____
Notary Public

NOTICE OF AWARD

Date: _____

_____
Contractor Name

_____
Address

_____

_____

RE: _____

Dear _____:

Thank you for submitting a Bid for the _____.

Your firm submitted the most qualified Bid and you have been selected as the successful Contractor. Accordingly, this is your Notice of Award for the _____.

Enclosed please find an original and duplicate original Construction Contract. Please review and sign both, then, within 10 days of receipt of this letter, return both to me along with your certification of insurance, payment and performance bond, each in the full amount of the Contract Price, and appropriate powers of attorney. When dating the above documents, please make sure that all dates, on all documents, are the same and that the insurance policy reflects the requirements of the Contract Documents. Please return all of the documents at the same time, in the same envelope.

Upon receipt of the signed Contracts, the Town will execute both and return one fully executed original to you.

Should you have any questions, please call me at _____.

Sincerely,

_____
_____, Project Manager

NOTICE TO PROCEED

Date: _____

_____
Contractor Name

_____
Address

_____

_____

RE: _____

Dear _____:

This letter is your Notice to Proceed, effective as of the date cited below. This notice is in reference to the Construction Contract between you and the Town of Superior concerning the _____.

Please note that in accordance with the Construction Contract, Work must commence within ten days of the date of this Notice, and all Work must be substantially completed within _____ (_____) days of the date of this Notice, which shall be the ___ day of _____, 20__, and finally completed within _____ days of the date of this Notice, which shall be the ___ day of _____, 20_.

If you have any questions, please call me at _____.

Sincerely,

_____
_____, Project Manager

_____
Date

BID BOND

KNOW ALL MEN BY THESE PRESENTS

THAT _____, as PRINCIPAL, and _____ as SURETY, are held and firmly bound unto the Town of Superior, Colorado, hereinafter called OWNER, as Obligee, in the penal sum of _____ dollars ($_____), for the payment of which sum in lawful money of the United States, well and truly to be made, said PRINCIPAL and SURETY bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

WHEREAS, the PRINCIPAL has submitted a Bid to OWNER for certain Work or services generally described as follows: _____

_____

NOW, THEREFORE, (a) if said Bid shall be rejected, or (b) if said Bid shall be accepted and the PRINCIPAL is awarded the Contract and, within the time and manner specified in the Contract Documents, enters into a written Contract in the prescribed form and shall give such bond or bonds as may be specified in the Contract Documents to guarantee faithful performance of such Contract and to guarantee prompt payment of labor and materials furnished in the prosecution thereof, and shall provide to OWNER a Certificate of Insurance as required by the Contract Documents, and shall in all other respects perform the Contract created by the acceptance of said Bid, or (c) in the event of the failure of the PRINCIPAL to enter such Contract and to give such bond or bonds, and Certificate of Insurance, if the PRINCIPAL shall pay to OWNER the difference not to exceed the penalty hereof between the amount specified in said Bid and such larger amount for which the OWNER may in good faith contract with another party to perform the Work covered by said Bid, then this obligation shall be null and void, otherwise it shall be and remain in full force and effect.

The SURETY, for value received, hereby stipulates and agrees that the obligations of said SURETY hereunder shall be in no way impaired or affected by any alteration or irregularities in the bid or in the bidding procedure or by any extension of time within which OWNER may accept such Bid, and does hereby waive notice of same.

Dated this _____ day of___, 20__.

_____	_____
(SURETY)	(PRINCIPAL)
By: _____	By: _____
Title: _____	Title: _____

(ACKNOWLEDGMENTS AND POWER OF ATTORNEY TO BE ATTACHED)
CORPORATE SEAL MUST BE AFFIXED IF PRINCIPAL IS A CORPORATION.

PAYMENT AND PERFORMANCE BOND

Bond No._____

KNOW ALL MEN BY THESE PRESENTS: that

(Firm)_____

(Address)_____
(an Individual), (a Partnership), (a Corporation), hereinafter referred to as "the Principal", and

(Firm)_____

(Address)_____

hereinafter referred to as "the Surety", are held and firmly bound unto the Town of Superior, Colorado, a Municipal Corporation, hereinafter referred to as "the Owner", in the penal sum of _____ Dollars in lawful money of the United States, for the payment of which sum well and truly to be made, we bind ourselves, successors and assigns, jointly and severally, firmly by these presents.

THE CONDITIONS OF THIS OBLIGATION are such that whereas the Principal entered into a certain Contract with the Owner, dated the ____ day of _____,20____, a copy of which is hereto attached and made a part hereof for the performance of the Work, _____.

NOW, THEREFORE, if the Principal shall well, truly and faithfully perform its duties, all the undertakings, covenants, terms, conditions and agreements of said Contract during the original term thereof, and any extensions thereof which may be granted by the Owner, with or without Notice to the Surety and during the life of the guaranty or warranty period, and shall satisfy all claims and demands incurred under such Contract, and shall fully indemnify and save harmless the Owner from all cost and damages which it may suffer by the Principal's failure to do so, and shall reimburse and repay the Owner all outlay and expense which the Owner may incur in making good any default, and make payment to all persons, firms, subcontractors and corporations furnishing materials for or performing labor in the prosecution of the work provided for in such Contract, and any authorized extension or modification thereof, including all amounts due for materials, lubricants, repairs on machinery, equipment and tools, consumed, rented or used in connection with the construction of such work, and all insurance premiums on said work, and for all labor performed in such work, whether by subcontractor or otherwise, then this obligation shall be void; otherwise it shall remain in full force and effect.

PROVIDED, FURTHER, that the said Surety, for value received, hereby stipulates and agrees that no change, extension of time, alteration or addition to the terms of the Contract or to the Work to be performed thereunder or the specifications accompanying the same shall in any way affect its obligation on this Bond; and it does hereby waive notice of any such change, extension of time, alteration or addition to the terms of the Contract or to the Work or to the Specifications.

PROVIDED, FURTHER, that no final settlement between the Owner and the Principal shall abridge the right of any beneficiary hereunder whose claim may be unsatisfied.

IN WITNESS WHEREOF, this instrument is executed in 5 counterparts, each one of which shall be deemed an original, this _____ day of _____, 20_____.

ATTEST:

By: _____

Title: _____

PRINCIPAL

By :_____

Title: _____

Address: _____

_____

(Corporate Seal)

SURETY

ATTEST:

By: _____

Attorney-in-Fact: _____

Surety: _____

By: _____

Title: _____

Address: _____

_____

(Surety Seal)

NOTE: Date of Bond must not be prior to date of Contract and Surety must be authorized to transact business in the State of Colorado and be acceptable to the Town.

CERTIFICATE OF FINAL PAYMENT

With reference to Contract Number _____ dated _____, 20__, between the undersigned Contractor and the Town of Superior, for: _____ at Superior, Colorado

The undersigned hereby certifies that all costs, charges and expenses incurred by it on its behalf for work, labor, services, materials and equipment supplied to the foregoing premises, and/or used in connection with its Work under the Contract have been duly paid.

The undersigned further certifies that to its best knowledge and belief (based upon reasonable investigation) each of its subcontractors and material men have duly paid all costs, charges and expenses incurred by them or on their behalf for work, labor, services, materials and equipment supplied to the foregoing premises and/or used by them in connection with the Undersigned's Work under the Contract.

In consideration of _____ dollars ($_____) representing final payment under the Contract, the undersigned hereby releases and discharges the Owner and Owner's property from all claims, liens and obligations of every nature arising out of or in connection with the performance of the Work.

As additional consideration for the final payment, and to the fullest extent permitted by law, the undersigned agrees to indemnify and hold harmless Owner from and against all costs, losses, damages, claims, causes of action, judgments and expenses arising out of or in connection with claims against Owner which may be asserted by the undersigned or any suppliers, subcontractors of any tier or any of their representatives, officers, agents and employees for the costs, losses, damages, claims, causes of action, judgments and expenses and expenses that are attributable to the act, omission, error, professional error, mistake, negligence or other fault of the undersigned.

The foregoing shall not relieve the Undersigned of its obligations under the provisions of the Contract as amended, which by their nature survive completion of the Work including, without limitation, warranties, guarantees and indemnities.

Executed this _____ day of _____, 20__.

_____
Contractor

CERTIFICATE OF FINAL ACCEPTANCE

Date: _____

TO: _____ Project No.: _____

Project Title: _____

This is to advise you that a final inspection of the referenced Work has been made and all work and material was found to be satisfactory. Therefore, the Work is considered to be complete in accordance with the approved plans, specifications and contract documents.

In accordance with the Contract, all Warranty periods shall begin as of the date of this letter.

TOWN OF SUPERIOR

By: _____

Title: _____

GENERAL PROVISIONS

PART 1. DEFINITIONS

1.01 CONTRACT DOCUMENTS:

A. Bid Form (Including Bid Summary);
B. Bid Schedule;
C. Bidder's Qualification Statement;
D. Construction Contract;
E. General Provisions
F. Special Provisions;
G. Technical Specifications;
H. Construction Drawings;
I. Certificate of Insurance Verification;
J. Notice of Award;
K. Notice to Proceed;
L. Bid Bond;
M. Payment and Performance Bond;
N. Certificate of Final Payment;
O. Final Acceptance Form;
P. Documentation submitted by Contractor prior to Notice of Award; and
Q. Addenda ___ through ____.

1.02 CHANGE ORDER:

A written order issued by the Town after execution of the Contract authorizing an addition, deletion or revision in the Work, or an adjustment in the Contract Price or the Contract Time.

1.03 TOWN:

The Town of Superior, Colorado.

1.04 CONTRACT:

The entire written agreement covering the performance of the Work described in the Contract Documents including all supplemental agreements thereto and all general and special provisions pertaining to the Work and materials therefor.

1.05 CONTRACT PRICE:

The amount set forth in Paragraph 4 of the Construction Contract.

1.06 CONTRACT TIME:

The time for completion of the Work as set forth in Paragraph 3 of the Construction Contract.

1.07 DAY:

Calendar day, unless otherwise specified. When the last day for the occurrence of an event falls on a Sunday or legal holiday as recognized by the Town, the time for performance shall be automatically extended to the next business day.

1.08 FINAL COMPLETION:

The date as certified by the Project Manager when all of the Work is completed and final payment may be made.

1.09 PROJECT MANAGER:

The Town's duly authorized representative in connection with the Work.

1.10 SUBCONTRACTOR:

Any person, firm or corporation with a direct contract with Contractor who acts for or on behalf of Contractor in executing any part of the Contract, excluding one who merely furnishes material.

1.11 SUBSTANTIAL COMPLETION:

The date as certified by the Project Manager when the Town occupies or takes possession of all or substantially all of the Work, or when the Town may occupy or take possession of all or substantially all of the Work and put it to beneficial use for its intended purposes.

1.12 WORK:

All the work specified, indicated, shown or contemplated in the Contract Documents, including all alterations, amendments or extensions thereto made by supplemental agreements or written orders of the Project Manager.

PART 2. TIME

2.01 TIME OF THE ESSENCE:

All times stated in the Contract Documents are of the essence.

2.02 FINAL ACCEPTANCE:

Upon Final Completion, the Project Manager will issue final acceptance.

2.03 CHANGES IN THE WORK:

The Town reserves the right to order changes in the Work, in the nature of additions, deletions or modifications, without invalidating the Contract, and to make corresponding adjustments in the Contract Price and the Contract Time. All changes shall be authorized by a written Change Order signed by the Project Manager. The Change Order shall include appropriate changes in the Contract Documents and the Contract Time. The Work shall be changed and the Contract Price and Contract Time modified only as set forth in the written Change Order. Any adjustment in the Contract Price resulting in a credit or a charge to the Town shall be determined by mutual agreement of the parties before the work set forth in the Change Order is commenced. If a Change Order results in an increase in the Contract Price, approval of the Superior Board of Trustees shall be required, and if such approval is not obtained, the Town shall have no payment obligation regardless of whether the Work pursuant to the Change Order has been performed.

2.04 DELAYS:

A. If Contractor is delayed in the progress of the Work by fire, unusual delay in transportation, unanticipated adverse weather conditions, or other unavoidable casualties beyond Contractor's control other than unanticipated adverse weather conditions, the Contract Time shall be extended for a reasonable period of time. "Weather" means precipitation, temperature, or wind, and an "adverse weather condition" means weather that on any calendar day varies from the average weather conditions for that day by more than 100% as measured by the National Oceanic and Atmospheric Administration. The term "unanticipated adverse weather conditions" means the number of days in excess of the anticipated adverse weather days per month as set forth below:

MONTHLY ANTICIPATED ADVERSE WEATHER DAYS

JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
7	4	4	4	6	3	4	2	3	3	2	5

By reason of example only, if in March there are two days when the snowfall exceeds the average snowfall for that day by 100%, those two days will have experienced an adverse weather condition. However, there will have been no unanticipated adverse weather condition in March, because there are four anticipated adverse weather days in March, which should be accounted for in the schedule. If, however, there are five days in which the snowfall exceeds the average snowfall by 100%, an unanticipated adverse weather condition will have occurred, and Contractor shall be entitled to request an extension of time.

B. Any request for extension of the Contract Time shall be made in writing to the Project Manager not more than 7 days after commencement of the delay; otherwise it shall be waived. Any such request shall contain an estimate of the probable effect of such delay on the progress of the Work.

C. Contractor shall not be entitled to any increase in the Contract Price, or to damages, or to additional compensation as a consequence of any such delays.

2.05 NO DAMAGES FOR DELAY:

In strict accordance with C.R.S. § 24-91-103.5, the Town shall not amend the Contract Price to provide for additional compensation for any delays in performance which are not the result of acts or omissions of the Town or persons acting on behalf of the Town.

PART 3. CONTRACTOR'S RESPONSIBILITIES

3.01 COMPLETION/SUPERVISION OF WORK:

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. The services performed by Contractor shall be in accordance with generally accepted professional practices and the level of competency presently maintained by others in the same or similar type of work, and in compliance with applicable laws, ordinances, rules and regulations. Contractor shall be responsible for completion of all Work in a timely and workmanlike manner in accordance with the terms and specifications of the Contract Documents, including the techniques, sequences, procedures and means. Contractor shall be responsible for the coordination of all Work. Contractor shall supervise and direct the Work and give it all attention necessary for proper supervision and direction. Contractor shall maintain a supervisor on site at all times when Contractor or any subcontractor is performing Work.

3.02 DUTY TO INSPECT:

Contractor shall inspect all Contract Documents, tests and reports, including soil tests and engineering tests, if applicable, and shall conduct a site or field review prior to executing the Contract. Contractor assumes the risk of all conditions which are disclosed, or which are reasonably suggested by any such tests or reports, or which would be disclosed by a field or site review. Contractor shall have the affirmative duty to advise the Town of any concerns which Contractor may have regarding construction conditions prior to executing the Contract.

3.03 FURNISHING OF LABOR AND MATERIALS:

A. Contractor shall provide and pay for all labor, materials and equipment, including: tools; construction equipment and machinery; utilities, including water; transportation; and all other facilities and services necessary for the proper completion of the Work.

B. In all purchases of supplies, materials and provisions to be incorporated or otherwise used by Contractor in the Work, Contractor shall use supplies, materials and provisions produced, manufactured or grown in Colorado if such supplies, materials and provisions are not of inferior quality to those offered by competitors outside of Colorado.

C. While engaged in the performance of the Work, Contractor shall maintain employment practices that do not violate the provisions of the Colorado Antidiscrimination Act of 1957, C.R.S. § 24-34-301, *et seq*.

3.04 EMPLOYEES AND SAFETY:

A. Contractor shall maintain at all times strict discipline of its employees, and Contractor shall not employ on the Work any person unfit or without sufficient knowledge, skill, and experience to perform properly the job for which the employee was hired.

B. Contractor shall be responsible to the Town for the acts, negligence and omissions of all direct and indirect employees and subcontractors. The Contract Documents shall not be construed as creating any contractual relation between any subcontractor and the Town.

C. Contractor shall provide for and oversee all safety orders and precautions necessary for the safe performance of the Work. Contractor shall take reasonable precautions for the safety of all employees and others whom the Work might affect, all work and materials incorporated into the Work, and all property and improvements on the work site and adjacent property.

3.05 CLEANUP:

A. Contractor shall keep the work site and adjoining ways free of waste material and rubbish caused by its employees or subcontractors. Contractor shall remove all such waste material and rubbish daily during construction, together with all tools, equipment, machinery and surplus materials. Contractor shall, upon termination of its Work, conduct general cleanup operations on the work site, including the cleaning of all surfaces, paved streets and walks, and steps. Contractor shall also conduct such general cleanup operations on adjacent properties which were disturbed by the Work.

B. If Contractor fails to perform the cleanup required by this Section, after written notice, the Town may cause the cleanup to be performed at Contractor's expense. Upon receipt of a statement for such cleanup, Contractor shall pay to the Town the costs incurred by the Town for such cleanup, or the Town shall have the right to withhold said amount from any final payment due to Contractor.

3.06 PAYMENT OF ROYALTIES AND LICENSE FEES:

Contractor agrees to pay all royalties and license fees necessary for the Work, and to defend against all actions for infringement of copyright or patent rights, and to save and hold the Town harmless from such actions.

3.07 TAXES, LICENSES AND PERMITS:

Contractor shall pay all taxes imposed by law in connection with the Work, except the Town of Superior Sales Tax, for purchases within the Town, and shall procure all permits and licenses necessary for the prosecution of the Work. Contractor shall obtain a Town tax-exempt number for the sales tax exemption.

3.08 SAMPLES AND SHOP DRAWINGS:

Contractor shall furnish, upon the request of the Project Manager, samples and shop drawings to the Project Manager, who shall review them for conformance with the Contract Documents. All Work shall comply with approved samples and drawings.

3.09 COMPLIANCE WITH LAWS AND REGULATIONS:

Contractor shall comply with all federal, state and local laws, ordinances, rules, regulations and orders in any manner relating to the Work. If any provision of the Contract Documents is at variance therewith, Contractor shall notify the Project Manager promptly.

3.10 SUBCONTRACTORS:

A. Contractor shall furnish to the Project Manager at the time the Construction Contract is executed, a list of names of subcontractors to whom Contractor proposes to award the portions of the Work to be subcontracted by Contractor.

B. Contractor shall not employ a subcontractor to whose employment the Town reasonably objects, nor shall Contractor be required to hire a subcontractor to whose employment Contractor reasonably objects.

C. All contracts between Contractor and subcontractor shall conform to the provisions of the Contract Documents, and shall incorporate the relevant provisions of the Contract Documents.

3.11 CORRECTIVE WORK:

When any Work does not conform to the Contract Documents, Contractor shall make the necessary corrections so that the Work will so conform. Such corrections shall be accomplished within the time period approved by the Project Manager. Failure to complete such required corrections within the time period required shall constitute a breach of the Contract. The Town's review, approval or acceptance of, or payment for any work shall not be construed as a waiver of any rights under this Contract or any cause of action arising out of the performance of this Contract.

3.12 OTHER CONTRACTS:

The Town reserves the right to let other contracts in connection with the Work. Contractor shall cooperate with all other contractors so that their work is not impeded by the Work, and Contractor shall give other contractors access to the work site necessary to perform their contracts.

3.13 COMMUNICATION:

Contractor shall direct all communications to the Town regarding the Work to the attention of the Project Manager.

PART 4. TERMINATION

4.01 LABOR DISPUTES:

Notwithstanding any other provision contained in this Contract, in the event of any picket or other form of labor dispute at the construction site, Contractor shall continue to perform the Work without interruption or delay. If Contractor ceases performance of the Work because of such picket or other form of labor dispute, the Town may terminate the services of Contractor after giving 48 hours' written notice of its intent to do so.

4.02 DEFAULT:

The Town may terminate this Contract upon thirty days' written notice to Contractor if Contractor defaults in the timely performance of any provision of the Contract Documents, or otherwise fails to perform the Work, or any part thereof, in accordance with the Contract Documents. Termination of the Contract by the Town shall not be the Town's exclusive remedy, and the Town may pursue such other remedies and actions lawfully available to the Town including, but not limited to, an action at law for damages against Contractor or any bonding agency issuing a bond hereunder, or an action in equity for injunctive relief.

PART 5. WARRANTIES:

5.01 WARRANTY OF FITNESS OF EQUIPMENT AND MATERIALS:

Contractor represents and warrants to the Town that all equipment and materials 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. All equipment and materials used shall be of good quality, free of defects and in conformity with the Contract Documents. All equipment and materials not in conformity with the Contract Documents shall be considered defective.

5.02 GENERAL WARRANTY:

Contractor shall warrant and guarantee all material furnished and work performed by Contractor for a period of two years from the date of final acceptance of the Work by the Project Manager. Under this warranty, Contractor agrees to repair or replace, at its own expense and under the direction of the Project Manager, any portion of the Work which fails or is defective, unsound, unsatisfactory because of materials or workmanship, or which is not in conformity with the provisions of the Contract. Should Contractor fail to perform any such work within the warranty period after a request by the Town, the Town may withdraw from the Payment and Performance Bond any and all amounts necessary to complete the required work. 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.

PART 6. BONDS, INSURANCE AND INDEMNIFICATION

6.01 INDEMNIFICATION:

A. Contractor agrees to indemnify and hold harmless the Town and its officers, insurers, volunteers, representatives, 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 Contract or the Contract Documents, to the extent that such injury, loss or damage is attributable to the act,

omission, error, professional error, mistake, negligence or other fault of Contractor, any subcontractor of Contractor, or any officer, employee, representative, or agent of Contractor or of any subcontractor of Contractor, or which arise out of any worker's compensation claim of any employee of Contractor or of any employee of any subcontractor of Contractor.

B. Contractor, to the fullest extent permitted by law, shall defend, investigate, handle, respond and provide defense for and defend against any such liability, claims, damages, losses, expenses or demands at the sole expense of Contractor, or at the option of the Town, Contractor agrees to pay the Town or reimburse the Town for defense costs incurred by the Town in connection with any such liability, claims, damages, losses, expenses or demands. Contractor, to the fullest extent permitted by law, shall defend and bear all other costs and expenses related thereto, including court costs and attorney fees, whether or not such liability, claims or demands alleged are groundless, false or fraudulent.

C. This indemnification provision is intended to comply with C.R.S. § 13-21-111.5(6) and shall be read as broadly as permitted to satisfy that intent. Contractor's liability under this provision shall be to the fullest extent of, but shall not exceed, that amount represented by the degree or percentage of negligence or fault attributable to Contractor, any subcontractor of Contractor, or any officer, employee, representative, or agent of Contractor or of any subcontractor of Contractor. If Contractor is providing architectural, engineering, surveying or other design services under this Agreement, the extent of Contractor's obligation to defend, indemnify and hold harmless the Town may be determined only after Contractor's liability or fault has been determined by adjudication, alternative dispute resolution or otherwise resolved by mutual agreement of the Parties, as provided by C.R.S. § 13-50.5-102(8)(c).

6.02 NOTICE OF CLAIM:

If Contractor receives any claim arising from the performance of the Work, Contractor shall notify the Town in writing of the nature of the claim within 24 hours of receipt of the claim by Contractor. In this notice, Contractor shall provide evidence that Contractor has notified Contractor's insurer of the claim. Contractor shall keep the Town apprised of the disposition of the claim, and Contractor shall take all necessary action to resolve the claim and make restitution, if required, as quickly as possible.

6.03 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 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 Contractor. 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 Contract.

6.04 PERFORMANCE AND PAYMENT BOND:

Contractor shall furnish a Payment and Performance Bond in the full amount of the Contract Price, as security for the faithful performance and payment of all Contractor's obligations under the Contract Documents, including the warranty. This bond shall remain in effect at least until two years after the date of Final Completion.

PART 7. PAYMENT

7.01 PROGRESS PAYMENTS:

A. The Town shall make periodic progress payments to Contractor within 30 days following the Project Manager's approval of the Work completed. A progress payment shall be made only after Contractor has submitted an application for a progress payment on a form approved by the Project Manager, and if requested by the Project Manager, Contractor shall submit copies of invoices from subcontractors or supplies and partial waivers executed by each.

B. Progress payments shall be in an amount equal to 95% of the Work actually completed. Completed Work shall include materials and equipment not incorporated in the Work but delivered to the work site and suitably stored.

C. If Contractor fails to complete any required Work within the time period agreed between Contractor and the Project Manager, or within any time period set forth in the Contract Documents, as modified or extended, the Town is expressly authorized to withhold any progress payment for such Work until such Work is completed.

7.02 FINAL PAYMENT:

Upon final acceptance of the Work, the Town shall make final payment to Contractor pursuant to C.R.S. § 38-26-107.

7.03 LIQUIDATED DAMAGES:

A. Because time is of the essence and delayed performance constitutes 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. For each day Final Completion is delayed after the Final Completion date stated in the Construction Contract, as modified through approved change orders, Contractor shall be assessed the following amounts:

Contract Price	Amount per day
$0-$50,000	$350
$50,000-$100,000	$380
$100,000-$250,000	$440
$250,000-$500,000	$520
$500,000-$1,000,000	$640
$1,000,000-$2,000,000	$820
$2,000,000-$4,000,000	$1,080
$4,000,000-$8,000,000	$1,450
$8,000,000-$12,000,000	$1,820
$12,000,000 or greater	$2,250

B. Allowing Contractor to continue and finish the Work or any part thereof after the Final Completion date shall not operate as a waiver on the part of the Town of any of its rights under the Contract Documents. Any liquidated damages assessed shall not relieve Contractor from liability for any damages or costs of other contractors caused by a failure of Contractor to complete the Work in the Contract Time. Liquidated damages may be deducted from any payment due Contractor or the retainage. If the liquidated damages exceed the amount owed to Contractor, Contractor shall reimburse the Town.

7.04 ORAL AGREEMENTS PROHIBITED:

This Contract is expressly subject to the provisions of C.R.S. § 29-1-110(1), and Contractor acknowledges that neither the Town nor any employee or agent thereof is authorized to expend or contract for the expenditure of any monies in excess of those appropriated by the Superior Board of Trustees. The Town acknowledges that sufficient funds have been appropriated to pay the Contract Price, but Contractor shall not rely upon the appropriation of any funds in addition to those already appropriated unless and until the same are lawfully appropriated by the Superior Board of Trustees.

7.05 ITEMS NOT INCLUDED IN BID:

No additional compensation shall be paid for any costs or services listed in the Contract Documents but not specifically listed in the Bid as a Bid item.

7.06 CHANGES IN QUANTITY:

A. Except as provided in Section 7.07, the unit Bid price shown in the Bid Schedule shall be used to determine the payment owed Contractor for any changes in quantity.

B. The actual quantity placed, as determined by the Project Manager, shall be used to calculate the payment due to Contractor.

C. Prior to any Work being performed in excess of any of the Bid Schedule quantities, Contractor shall notify the Town, in writing, of every quantity that will exceed 105% of the quantity listed on the Bid Schedule.

D. Except as provided in Section 7.08, Contractor shall not be entitled to compensation for any increased expense, loss of expected reimbursement or loss of anticipated profits, directly or indirectly caused by any changes in quantity.

7.07 BID PRICE ADJUSTMENTS:

A. When a major item is increased to more than 125% or decreased below 75% of the original quantity stated on the Bid Schedule, the unit Bid price shall be modified by written

change order. Payment for major items shall be calculated by multiplying the actual quantity placed by the modified Bid price.

B. For purposes of this Section, a major item is any item having a Bid value, determined by multiplying the Bid quantity by the unit Bid price, that exceeds 10% of the original Contract Price.

7.08 ELIMINATED ITEMS:

Should any items contained in the Bid Schedule be found unnecessary for completion of the Work, the items shall be eliminated. The Contract Price shall be modified through written change order, and the amount of the change order shall be the eliminated quantity multiplied by the unit Bid price stated in the Bid Schedule, minus any reasonable costs incurred by Contractor for the eliminated items. Reasonable costs shall be determined by the Project Manager based on information provided by Contractor, and may include mobilization of eliminated materials and equipment mobilization costs, if the sole purpose of the equipment was to place the eliminated material. In no case shall the costs exceed the amount of the eliminated items.

7.09 MATERIALS STORED BUT NOT INCORPORATED:

Payments may be made to Contractor for materials stored on the work site but not incorporated into the Work as evidenced by invoices or cost analyses of material produced if the material has been fabricated or processed and is ready for installation into the Work and conforms with the Contract Documents. Payments shall not exceed 85% of the price shown in the Bid Schedule or 100% of the certified invoice cost of the stockpiled material, whichever is less. Payment for stockpiled materials shall not relieve Contractor of responsibility for loss or damage to the material. Payment for living plant materials or perishable materials shall not be made until the living or perishable material is made an integral part of the finished Work.

7.10 COST RECORDS:

Contractor shall make cost records available to the Town if the Town deems it necessary to determine the validity and amount of any item claimed.

PART 8. MISCELLANEOUS

8.01 PUBLICATIONS:

Any and all publications relating to the Work and authored by Contractor or any of its subcontractors shall be submitted to the Town for its prior written approval of the content of the publication. If the Town disapproves of the content of the publication, the author shall withdraw it from publication. The term "publication" as used herein shall include articles or letters to be published in any newspaper, magazine, trade journal or other periodical.

8.02 CONFIDENTIALITY:

Any and all reports, information, date, statistics, forms, designs, plans, procedures, systems, studies and any other communication form of knowledge given to or prepared or assembled by Contractor under this Contract shall, to the extent authorized and permitted by law, be kept as confidential and not be made available by Contractor to any individual, company or organization without the prior written consent of the Town. Notwithstanding the foregoing, Contractor shall not be restricted from releasing information in response to a subpoena, court order, or legal process, but Contractor shall notify the Town in writing before responding.

8.03 INDEPENDENT CONTRACTOR:

Contractor, for all purposes arising out of this Contract, is an independent contractor and not an employee of the Town. It is expressly understood and agreed that Contractor shall not be entitled to any benefits to which the Town's employees are entitled, such as overtime, retirement benefits, worker's compensation, injury leave or other leave benefits.

8.04 CONFLICTS:

Should any conflict arise in the Contract Documents, the order of precedence is as follows:

1. Construction Contract.
2. Special Provisions.
3. General Provisions.
4. Supplemental Specifications.
5. Detailed Plans (Calculated dimensions will govern over scaled dimensions).

SPECIAL PROVISIONS

1. General.

   A. All labor, services, material, and other work necessary for the construction of Superior Civic Space Tenant Finish shall be provided by Contractor. Contractor's responsibilities shall include, but not be limited to: managing the budget; scheduling and coordinating work meetings; conducting field tests and geotechnical studies; preparing exhibits and participating in formal and informal public meetings at locations provided by the Town; and timely processing field orders, change orders and notices of substantial completion.

   B. Contractor shall carefully examine all Work, and shall be solely responsible for the character, quality, and quantities of Work, materials, and compliance with the Contract Documents.

   C. Contractor shall identify any and all necessary easements for construction and maintenance of the Work.

2. Other Regulations.

   A. Contractor shall ensure that the Work is in compliance with the Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual, CDOT Specifications, AASHTO Specifications, International Building Code, Uniform Plumbing Code, Uniform Mechanical Code, National Electrical Code, Americans with Disabilities Act, and other applicable codes and specifications.

   B. In case of any discrepancy between any of the requirements set forth in the Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual, CDOT Specifications, AASHTO Specifications, International Building Code, Uniform Plumbing Code, Uniform Mechanical Code, National Electrical Code, Americans with Disabilities Act, and these Contract Documents, the more stringent requirement shall apply. If any questions arise as to which requirement is more stringent than another, the Project Manager shall be authorized to determine which is more stringent, and the Project Manager's decision shall be final.

3. Representatives. Contractor shall have at the work site at all times as its agent, a competent superintendent capable of reading and thoroughly understanding the Contract Documents and being thoroughly experienced in the type of work being performed. The Town shall have a representative on the job site to observe work for conformance with the Contract Documents.

4. Work Administration. The Town shall administer the Work, including the finalization of any change orders, pay estimates and payments of such, acceptance of work, and other matters as stipulated in the Contract Documents.

5. Inspections and Testing.

   A. Contractor shall be responsible for performing materials testing. In addition to the materials testing performed by Contractor, the Town may conduct Quality Assurance testing at its own discretion.

   B. Contractor shall coordinate its construction schedule with the testing agency and Town so that key inspection points may be observed. If Contractor fails to provide reasonably adequate notice or proceeds without the required inspection, the subject work shall be re-exposed or redone in its entirety, while the inspector is present. No extra compensation shall

be awarded to Contractor for extra work due to Contractor's failure to coordinate inspections with the testing agency or the Town. All costs associated with Contractor's failure to coordinate inspections shall be borne by Contractor.

C. Contractor shall perform construction inspections. Contractor shall attend any pre-construction meeting(s) and be available to provide technical assistance during the course of construction as necessary. Contractor shall provide site visits and reviews upon request from the Town during the construction phase to ensure compliance with the intent of the plans and to resolve any potential conflicts. Contractor shall provide a written summary after each site visit.

D. Contractor shall be responsible for scheduling the final inspection with the Town.

6. Construction Schedule.

A. At the time of the Pre-construction Conference, Contractor shall prepare and submit to the Town for review a construction schedule including: proposed daily construction hours; details of all construction items; start and finish dates; confirmation and dates for coordinating all utility relocation and/or interruptions; and the same information for all subcontractor(s). The schedule shall not be changed without prior notification and review by the Town. The schedule shall be in the form of a chart of suitable scale to indicate approximately the percentage of Work scheduled for completion at any time. Contractor shall enter on the chart the actual progress at the end of each 2-week interval as directed by the Town and shall deliver to the Town 3 copies thereof on a biweekly basis.

B. Contractor shall also prepare and submit a schedule of the anticipated manpower by title and duty. The manpower proposed shall be adequate for orderly flow of work and completion within the time specified in the Contract Documents.

C. All construction activities shall be coordinated with the Project Manager.

7. Saturday, Sunday, Holiday and Night Work.

A. Work shall normally not be performed on Saturdays, Sundays, observed holidays, or outside of the daytime working hours of 7:00 a.m. to 7:00 p.m., or as indicated on the construction schedule. Lane closures are restricted to 8:30 a.m. to 3:30 p.m. on arterial and collector streets, except for such work as may be necessary for proper care, maintenance, and protection of Work already completed, or in cases where the Work would be endangered or if hazards to life or property would result.

B. If Contractor believes it necessary to work on Saturdays, Sundays, holidays, or at night, Contractor shall make prior arrangements with the Town and receive written approval at least 48 hours before such time so that inspection and engineering services can be provided. Such approval may be revoked by the Town if Contractor fails to maintain adequate equipment and lighting at night for the proper prosecution, control, and inspection of the work. If Work is performed without the Town's prior approval, and as a result the Town had not assigned inspectors to the work, the Town may declare Work performed during this period of time defective, solely on the grounds that it was not properly inspected.

C. Any Work performed on a Saturday, Sunday, holiday, or night shall be at Contractor's risk in terms of extra costs, extra work, or unforeseen conditions.

8. Progress Reports.

A. Progress reports and progress/manpower schedules shall be updated and submitted to the Project Manager at the end of each 2-week period, or at such other times as the Project Manager may request. Contractor shall also forward to the Project Manager, at the end of each month, an itemized report of the delivery status of major and critical items of purchased equipment and material, including shop drawings and the status of shop and field fabricated work.

B. If the completion of any part of the Work or the delivery of materials is behind the approved schedule, Contractor shall submit a plan acceptable to the Project Manager for bringing the Work up to schedule. The Town shall have the right to withhold progress payments for the work if Contractor fails to update and submit the progress/manpower schedule and reports as specified.

9. Pre-construction Conference.

A. Contractor shall coordinate the Pre-construction Conference. Contractor's designated supervisor(s) assigned to the Work shall attend this meeting.

B. Prior to mobilizing construction equipment, a Pre-construction Conference will be held. Contractor's designated superintendent(s) or supervisor(s) assigned to the Work shall attend this meeting. Contractor shall, at a minimum, provide the following to the Town at the Pre-construction Conference:

(1) The construction schedules;

(2) A detailed estimate of partial payments for the Work;

(3) The traffic control plan;

(4) A detailed plan showing site access and staging areas; and

(5) A subcontractor submittal, including names and contact phone numbers.

10. Fees and Permits.

A. Prior to commencing any Work, Contractor shall secure, at its own expense, all necessary fees and permits required for the performance of the Work, including an Army Corps of Engineers 404 permit, if necessary. The cost of compliance with this Section (including fees) is included in the Contract Price, and no additional compensation shall be provided.

B. All fees for permits issued by the Town shall be waived.

11. Existing Utilities.

A. The Work shall be coordinated with all impacted utility companies, districts, associations, agencies, and residents located in the work site. Contractor shall conduct the meeting and provide summary minutes.

B. Contractor shall determine the actual location of all existing utilities prior to starting any Work. Contractor shall contact utility companies for field locations prior to the start of Construction Work, and shall contact all utilities at least 48 hours prior to beginning excavation and/or grading. If the exact location and depth of existing underground utilities are unknown, Contractor shall perform all necessary exploratory excavation to locate these facilities which may affect the Work prior to beginning construction. Contractor shall obtain required locates and Contractor shall include the information on the plans. Contractor shall

resolve any utility discrepancies. Contractor shall be liable for all damage done to existing utilities in the performance of the Work.

C. If Contractor requests that utility companies relocate utilities for Contractor's convenience, such relocation shall be at Contractor's expense.

D. The time of performance under the Contract shall not be extended to account for repair of utilities which are damaged by Contractor.

12. Water and Electricity. Contractor shall provide and maintain, at its own expense, an adequate supply of water and electricity required for the Work. Contractor shall install and maintain supply connections and lines satisfactory to the Project Manager, and prior to Final Completion, Contractor shall remove the supply lines at its expense.

13. Dust Control. Contractor shall use measures to prevent and control dust within the area affected by the Work. No additional compensation shall be paid to Contractor for dust control. Contractor shall clean any soil, dirt, or debris tracked onto any adjacent streets. Within 24 hours of notification by the Town that any adjacent streets require cleaning, Contractor shall clean such streets or the Town may have the streets cleaned and deduct the cost of such cleaning from the Contract Price.

14. Construction Staging Areas. All construction staging areas shall be located within the work site. The boundaries of construction staging areas shall be approved by the Town. Construction staging areas shall be used for material storage, parking for equipment, and employees' vehicles. A construction trailer shall not be required, but may be used if the location of the trailer is approved by the Town. Upon Final Completion, all staging areas shall be clean and restored to their original condition. No additional compensation shall be provided to Contractor for cleaning of construction staging areas.

15. Sanitary Facilities.

A. Sanitary convenience for the use of all persons employed on the work, properly screened from public observation, shall be provided in sufficient numbers and in such a manner and at such points as approved by the Town. The contents shall be removed and disposed of in a satisfactory manner.

B. The sanitary conveniences specified above shall be the obligation and responsibility of Contractor. The facilities shall be made available to all other contractors, subcontractors, and inspection personnel in the work site.

C. Contractor shall supply sufficient drinking water from approved sources to all of its employees.

D. Full compensation for compliance with this Section is included in the Contract Price, and no additional compensation shall be provided.

16. Soils Investigations and Foundation Engineering. Contractor shall be responsible for all geotechnical investigations necessary to design and perform the Work.

17. Lines and Grades. Contractor shall lay out the Work and shall be responsible for all measurements in connection therewith. Contractor shall, at its own expense, furnish all stakes, templates, platforms, equipment, and labor, including surveyors, that may be required in setting and cutting or laying out any part of the Work. Contractor shall be responsible for the proper execution of the Work to such lines and grades.

18. Traffic Control.

A. Contractor shall furnish all necessary flagpersons; erect and maintain warning lights, advance warning signs, detour signs, barricades, temporary fence, and sufficient safeguards around all excavations, embankments, obstructions; and perform any other work necessary for the protection of all work being performed, and for the safety of the public and pedestrian traffic, as well as motor vehicles. All signs and barricades shall conform to the current Manual on Uniform Traffic Control Devices.

B. At the Pre-construction Conference, Contractor shall submit 5 copies of a traffic control plan for review by the Town. The plan shall discuss the traffic control measures proposed for the safety of vehicular and pedestrian traffic through the work site.

C. Contractor shall at all times take proper precautions for the protection of and replacement or restoration of landscaping, driveway culverts, street intersection culverts or aprons, irrigation crossings and systems, mailboxes, driveway approaches, signs, existing utilities, and all other public and private installations that may be encountered during the Work.

D. No driveway or private alley shall be blocked without prior written permission from the resident who would be affected by such blocking, with a copy to the Town.

E. No road shall be closed at any time.

F. Contractor shall advise the Police Department, school districts, trash services, and homeowners of any lane closures, including dates and times.

G. It is anticipated that a large number of employees will use automobiles for transportation to and from the work site. It shall be Contractor's responsibility to: maintain, protect, and control traffic in the vicinity of and in the work site; restrict parking on streets near the work site; and provide necessary parking areas for all employees in suitable locations as approved by the Town.

19. Archaeological and Historical Discoveries.

A. Contractor shall inform the Town of any evidence which might suggest to a layperson that archaeological or historical materials may be present in the work site. Upon making such a discovery, Contractor shall do whatever is necessary to avoid disturbing the work site. This may require that Contractor's activities be redirected or stopped until the Town determines how to proceed.

B. As a result of Contractor's efforts to preserve the potential discovery at the work site, if Contractor's activities are delayed for longer than 8 normal work hours, Contractor shall prepare accounting information to support an adjustment to the Contract Price.

20. Water Control.

A. Contractor shall take such precautions as necessary to construct the Work in a dry condition, and Contractor shall provide for drainage, dewatering, and control of all surface and subsurface water and shall erect any necessary temporary structures or other facilities at its own expense.

B. Contractor, at its own expense, shall furnish all necessary equipment and materials required to control the surface and subsurface water in all the areas from the commencement of Work through Final Completion.

C. Contractor shall be responsible for furnishing, transporting, and installing all materials and equipment, well points, pumping, channelization, diversion, damming, or other means of controlling surface water and ground waters.

21. Disposal Site

A. Contractor shall be responsible for the removal of all excess excavation, debris, deleterious material, muck, asphalt, concrete, trees, stumps, remains from clearing and grubbing, and all other materials not used for the construction of the improvements. Costs of disposal are included in the Contract Price and shall not entitle Contractor to additional compensation. Contractor shall designate in writing a disposal site located outside the Town limits and acceptable to the Town.

B. Contractor's cost for loading, hauling, daily cleaning of streets, disposal of the earthwork (excavation) materials, together with the construction, maintaining and watering of haul roads, and dump fees and permits are included in the Contract Price and shall not entitle Contractor to additional compensation.

22. Video Prior to Construction. Contractor shall provide the Town with a video of the entire work site prior to beginning construction, including all adjacent areas, at Contractor's own expense. One copy of the video shall be provided to the Town and become the property of the Town prior to the commencement of any Work.

23. Existing Improvements and Restoration.

A. Contractor has field inspected the work site and fully understands that existing landscaping and improvements are present within the work site. Such existing improvements shall be protected. Any damage or disruption in the public right-of-way, drainage easements, Town property, or private property related to the Work shall be restored to pre-existing or better condition.

B. Contractor shall be responsible for replacing all existing improvements, including irrigation systems and landscaping, damaged during Contractor's activities, except as otherwise provided in the Contract Documents.

24. Erosion Control. Contractor shall provide an erosion/sediment control plan for use during construction. The plan shall include site specific details showing the type, location, and quantity of BMP's to be used. The erosion/sediment control plan shall be designed to prevent sediment from leaving the construction area. Special attention shall be given to prevent sediment from entering into any wetland area. .

25. Vandalism. Contractor shall take all necessary steps to protect the work site from vandalism. Contractor shall be solely responsible to repair any damage caused by vandalism, including the removal of graffiti, at Contractor's own cost. The Contract Price shall not be increased to reimburse Contractor for such costs.

CONSTRUCTION DRAWINGS & TECHNICAL SPECIFICATIONS

SYMBOL LEGEND

BUILDING GRID
EXIST. BLDG GRID
LEVEL (NAME / ELEVATION)
EXIST. LEVEL (NAME / ELEVATION)
SECTION (SIM / 1 / A101)
EXTERIOR ELEVATION (1 / A101)
INTERIOR ELEVATION (1 / A101)
STOREFRONT/ CURTAIN WALL ELEVATION (1 / A101)
DETAIL CALLOUT (SIM / 1 / A1.01)
VIEW TITLE (1 / A1.01 TITLE 1/8" = 1'-0")

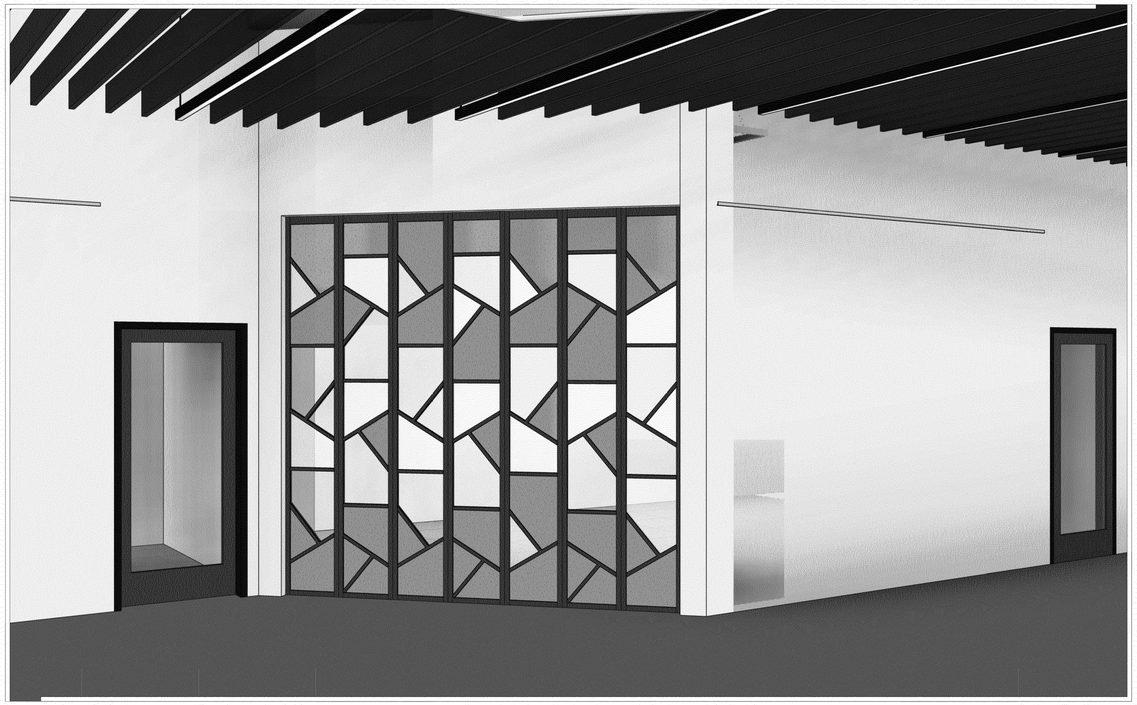
ROOM NAME AND NUMBER (ROOM 101)
DOOR NUMBER (101A)
WINDOW TAG (A)
EXTERIOR WALL TYPE TAG (WALL ASSEMBLY P3 / WALL FINISH A)
INTERIOR WALL TYPE TAG (PARTITION ASSEMBLY P3 / PARTITION TYPE A)
ROOF TAG (R1)
CEILING TAG (CJ / ELEVATION)
SPOT ELEVATION TAG (ELEVATION)
EQUIPMENT TAG (1t)
FIXTURE TAG (1)
EXTERIOR FINISH TAG (RC-1)
INTERIOR FINISH TAG (IP-1)
FLOOR FINISH TAG (CPT-1 / RB-1)
TRASITION STRIP (TS-1)
REVISION TAG AND NUMBER (1)

ABBREVIATIONS

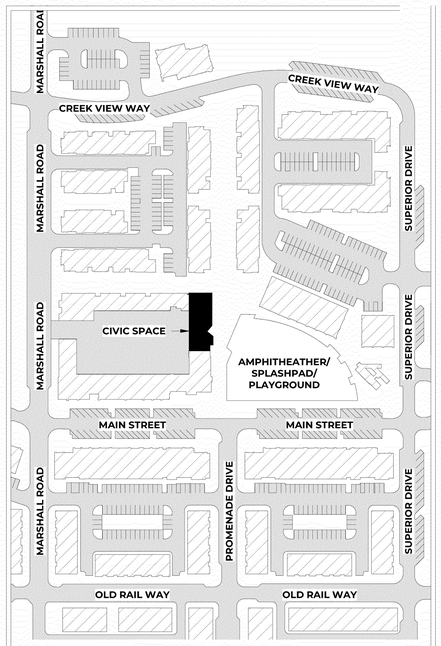
A/C	AIR CONDITIONING
ACT	ACOUSTICAL CEILING TILE
AFF	ABOVE FINISHED FLOOR
AHU	AIR HANDLING UNIT
ALT	ALTERNATE
ALUM	ALUMINUM
APPROX	APPROXIMATELY
ARCH	ARCHITECT/ARCHITECTURAL
B.O.	BOTTOM OF
BLDG	BUILDING
CAB	CABINET
CG	CORNER GUARD
CJ	CONTROL JOINT
CLG	CEILING
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
CONC	CONCRETE
CONT	CONTINUOUS
CPT	CARPET
CT	CERAMIC TILE
CUH	CABINET UNIT HEATER
CW	COLD WATER
DF	DRINKING FOUNTAIN
DIA	DIAMETER
DIM	DIMENSION
DN	DOWN
DR	DOOR
DS	DOWNSPOUT
DW	DISHWASHER
E	EAST
EA	EACH
EIFS	EXTERIOR INSULATION FINISH SYSTEM
EJ	EXPANSION JOINT
ELEC	ELECTIRCAL
EP	ELECTIRAL PANEL
EPDM	ETHYLENE PROPYLENE DIENE MONOMER
EQ	EQUAL
EQUIP	EQUIPMENT
EXH	EXHAUST
EXIST	EXISTING
EXP	EXPANSION
EXT	EXTERIOR
FA	FIRE ALARM
FD	FLOOR DRAIN
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FF	FINISHED FLOOR
FIXT	FIXTURE
FP	FIREPROOF
FRP	FIBER RIENFORCED PLASTIC
FS	FLOOR SINK
FT	FOOT/FEET
FTG	FOOTING
GA	GAUGE
GALV	GALVANIZED
GD	GARBAGE DISPOSAL
GFI/GFCI	GROUND FAUL CIRCUIT INTERRUPTER
GYP	GYPSUM
GYP BD	GYPSUM BOARD
HB	HOSE BIB
HDWR	HARDWARE
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HVAC	HEATING, VENTILATION AND AIR CONDITIONING
HW	HOT WATER
IN	INCH
JT	JOINT
LAM	LAMINATED
LAV	LAVATORY
LF	LINEAR FEET
LH	LEFT HAND
MECH	MECHANICAL
MW	MICROWAVE
N	NORTH
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
OC	ON CENTER(S)
OLF	OCCUPANT LOAD FACTOR
ORD	OVERFLOW ROOF DRAIN
PLAM	PLASTIC LAMINATE
PLAS	PLASTER
PROJ	PROJECT
PT	PAINT/PAINTED
QT	QUARRY TILE
QTY	QUANTITY
RB	RUBBER BASE
RCP	REFLECTED CEILING PLAN
RD	ROOF DRAIN
REF/RE	REFERENCE/REFER TO
RFR	REFRIGERATOR
RH	RIGHT HAND
RO	ROUGH OPENING
ROW	RIGHT OF WAY
RR	RESTROOM
RTU	ROOF TOP UNIT
S	SOUTH
SCHED	SCHEDULE
SD	STORM DRAIN
SF	SQUARE FEET
SHT	SHEET
SIM	SIMILAR
SPEC	SPECIFICATIONS
SS	SOLID SURFACE
SSTL	STAINLESS STEEL
STL	STEEL
STOR	STORAGE
STRUCT	STRUCTURAL
SYM	SYMMETRICAL
T&G	TONGUE AND GROOVE
T.O.	TOP OF
TEL/TELE	TELEPHONE
THRES	THRESHOLD
TP	TOILET PARTITION
TRANS	TRANSFORMER
TS	TRANSITION STRIP
TV	TELEVISION
TYP	TYPICAL
UH	UNIT HEATER
UNO	UNLESS NOTED OTHERWISE
VCT	VINYL COMPOSITE TILE
VIF	VERIFY IN FIELD
W	WEST
W/	WITH
W/O	WITHOUT
WC	WATER CLOSET
WD	WOOD
WH	WATER HEATER

SUPERIOR CIVIC CENTER TENANT FINISH

2250 MAIN STREET, STE 1001, SUPERIOR, CO 80027



VICINITY MAP



LEGAL DESCRIPTION:
CIVIC UNIT 2 WRAP BUILDING NO 6-01 PLANNED COMMUNITY

PROJECT TEAM

PROJECT OWNER
TOWN OF SUPERIOR
1500 COALTON RD.
SUPERIOR, CO 80027
303.499.3675 x 119
LESLIEC@SUPERIORCOLORADO.GOV
LESLIE CLARK

ARCHITECT OF RECORD
COLLAB ARCHITECTURE
9217 EASTMAN PARK DRIVE, UNIT 3
WINDSOR, CO 80550
970.215.9907
KAYLYN@COLLABARCHITECTS.COM
KAYLYN CHARLESWORTH

GENERAL CONTRACTOR
DOHN CONSTRUCTION
2642 MIDPOINT DRIVE, UNIT A
FORT COLLINS, CO 80525
970.490.1855
DDOHN@DOHNCONSTRUCTION.COM
DOUG DOHN

MECHANICAL ENGINEER
JORDAN & SKALA ENGINEERS
555 17TH ST, SUITE 700
DENVER, CO 80202
303.586.2375 x 18123
BJACOBSEN@JORDANSKALA.COM
BRAD JACOBSEN

PLUMBING ENGINEER
JORDAN & SKALA ENGINEERS
555 17TH ST, SUITE 700
DENVER, CO 80202
303.586.2375 x 18133
FGONZALEZ@JORDANSKALA.COM
FRANK GONZALEZ

ELECTRICAL ENGINEER
JORDAN & SKALA ENGINEERS
555 17TH ST, SUITE 700
DENVER, CO 80202
303.586.2375 x 18104
SLINGEN@JORDANSKALA.COM
STEPHEN LINGEN

STRUCTURAL ENGINEER
DCI ENGINEERS
1331 17TH STREET, SUITE 605
DENVER, CO 80202
720.439.4700
HJONES@DCI-ENGINEERS.COM
HARRY JONES

DEFERRED SUBMITTALS

THE FOLLOWING ELEMENTS ARE DESIGNATED AS DEFERRED SUBMITTALS. THEY ARE TO BE SUBMITTED FOR APPROVAL AT A LATER STAGE BY THE APPROPRIATE SUB-CONTRACTOR OR THIRD-PARTY DESIGNER/ENGINEER/INSTALLER:

- FIRE ALARM SYSTEM
- FIRE SPRINKLER SYSTEM

PROJECT INFORMATION

PROJECT INFORMATION

EXISTING OCCUPANCY CLASSIFICATION	A-3 COMMUNITY HALL/LIBRARY - NO CHANGE PROPOSED
EXISTING TYPE OF CONSTRUCTION	V-A, SPRINKLERED - NO CHANGE PROPOSED
EXISTING BUILDING HEIGHT (REMODEL AREA ONLY)	38 FT - NO CHANGE PROPOSED
EXISTING NUMBER OF STORIES (REMODEL AREA ONLY)	2 STORIES - NO CHANGE PROPOSED
REMODEL AREA	10,367 SF
OCCUPANT LOAD (2)	1,127 OCCUPANTS

APPLICABLE CODES

CONSTRUCTION TO COMPLY WITH THE FOLLOWING CODES AS LOCALLY AMENDED

2018	INTERNATIONAL BUILDING CODE (IBC)
2018	INTERNATIONAL EXISTING BUILDING CODE (IEBC)
2021	INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
2018	INTERNATIONAL MECHANICAL CODE (IMC)
2018	INTERNATIONAL PLUMBING CODE (IPC)
2018	INTERNATIONAL FIRE CODE (IFC)
2018	INTERNATIONAL FUEL GAS CODE (IFGC)
2020	NATIONAL ELECTRICAL CODE (NEC)
2017	ICC/ANSI A117.1 ACCESSIBILITY STANDARDS
CRS 9-5	COLORADO STATE ACCESSIBILITY

ALTERNATES

(2)
NONE

DRAWING INDEX

SEE NEXT SHEET

COLLAB ARCHITECTURE
9217 EASTMAN PARK DRIVE, UNIT 3
WINDSOR, COLORADO 80550

JSE

DCI ENGINEERS

SUPERIOR CIVIC CENTER TENANT FINISH
TOWN OF SUPERIOR
2250 MAIN STREET, STE 1001, SUPERIOR, CO 80027

SD:	2/22/2024	PERMIT:	4/25/2024
DD:	4/25/2024	CD:	5/23/2024

REV. #	DESCRIPTION	DATE
2	OWNER VE	9/4/2024

C2023.016A

COVER SHEET

DRAWN BY: KRC | CHECKED BY: KRC

G0.01

DRAWING INDEX

2

GENERAL		STRUCTURAL	
G0.01	COVER SHEET	S0.101	STRUCTURAL GENERAL NOTES, LEGEND & ABBREVS
G0.02	DRAWING INDEX	S0.102	STRUCTURAL SPECIAL INSPECTIONS
G1.01	SPECIFICATIONS	S1.121	STRUCTURAL REFLECTED CEILING FRAMING PLAN
G1.02	SPECIFICATIONS	S1.122	STRUCTURAL LEVEL 2 OPERABLE PARTITION FRAMING PLAN
G1.03	SPECIFICATIONS	S2.102	STRUCTURAL DETAILS
G1.11	SYSTEM NOTES		
G2.01	CODE PLANS, CODE ANALYSIS	MECHANICAL	
G2.02	CODE PLANS, CODE ANALYSIS	M0.00	MECHANICAL TITLE SHEET
G3.01	TYPICAL ACCESSIBILITY DETAILS	M0.01	MECHANICAL NOTES
		M0.02	MECHANICAL SCHEDULES
ARCHITECTURAL		M0.03	CALCULATIONS & SCHEDULES
A1.11	DEMOLITION PLANS	M0.04	MECHANICAL DETAILS
A1.21	OVERALL FLOOR PLANS	M0.05	MECHANICAL DETAILS
A1.22	LOWER LEVEL ENLARGED FLOOR PLANS	M1.11	DEMOLITION PLANS
A1.23	LOWER LEVEL ENLARGED FLOOR PLANS	M1.22	LOWER LEVEL ENLARGED FLOOR PLANS
A1.24	UPPER LEVEL ENLARGED FLOOR PLANS	M1.23	LOWER LEVEL ENLARGED FLOOR PLANS
A1.25	UPPER LEVEL ENLARGED FLOOR PLANS	M1.24	UPPER LEVEL ENLARGED FLOOR PLANS
A1.31	OVERALL REFLECTED CEILING PLANS	M1.25	UPPER LEVEL ENLARGED FLOOR PLANS
A1.32	LOWER LEVEL ENLARGED RCP'S		
A1.33	LOWER LEVEL ENLARGED RCP'S	PLUMBING	
A1.34	UPPER LEVEL ENLARGED RCP'S	P000	PLUMBING TITLE SHEET
A1.35	UPPER LEVEL ENLARGED RCP'S	P001	PLUMBING SCHEDULES & DETAILS
A4.11	ENLARGED PLANS	P1.10	DEMOLITION PLANS
A4.21	ENLARGED RCP'S	P1.11	DEMOLITION PLANS
A4.22	ENLARGED RCP'S	P1.22	UNDERFLOOR ENLARGED FLOOR PLANS
A4.31	ENLARGED SECTIONS	P1.23	LOWER LEVEL ENLARGED FLOOR PLANS
A5.11	ARCHITECTURAL DETAILS	P1.24	LOWER LEVEL ENLARGED FLOOR PLANS
A5.12	ARCHITECTURAL DETAILS	P1.25	UPPER LEVEL ENLARGED FLOOR PLANS
A6.11	DOOR SCHEDULE, DOOR DIAGRAMS, HARDWARE, DOOR DETAILS	P1.26	UPPER LEVEL ENLARGED FLOOR PLANS
A7.01	FINISH SCHEDULES		
A7.11	OVERALL FINISH PLANS	ELECTRICAL	
A7.12	LOWER LEVEL ENLARGED FINISH PLANS	E0.00	ELECTRICAL TITLE SHEET
A7.13	LOWER LEVEL ENLARGED FINISH PLANS	E0.01	ELECTRICAL SHORT SPECIFICATIONS
A7.14	UPPER LEVEL ENLARGED FINISH PLANS	E0.02	LIGHT FIXTURE SCHEDULE & NOTES
A7.15	UPPER LEVEL ENLARGED FINISH PLANS	E0.03	DETAILS
A7.31	INTERIOR FINISH ELEVATIONS	E0.04	RISER DIAGRAM & PANEL SCHEDULES
A7.32	INTERIOR FINISH ELEVATIONS	E0.05	EQUIPMENT CONNECTION SCHEDULE & NOTES
A7.33	INTERIOR FINISH ELEVATIONS	E1.22	LOWER LEVEL ENLARGED FLOOR PLANS
A7.34	INTERIOR FINISH ELEVATIONS	E1.23	LOWER LEVEL ENLARGED FLOOR PLANS
A7.35	INTERIOR FINISH ELEVATIONS	E1.24	UPPER LEVEL ENLARGED FLOOR PLANS
A7.41	INTERIOR FINISH DETAILS	E1.25	UPPER LEVEL ENLARGED FLOOR PLANS
		E1.32	LOWER LEVEL ENLARGED REFLECED CEILING PLANS
		E1.33	LOWER LEVEL ENLARGED REFLECED CEILING PLANS
		E1.34	UPPER LEVEL ENLARGED REFLECED CEILING PLANS
		E1.35	UPPER LEVEL ENLARGED REFLECED CEILING PLANS

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C2023.016A

DRAWING INDEX

DRAWN BY: KRC | CHECKED BY: KRC

G0.02

DIVISION 01 - GENERAL REQUIREMENTS

01 1000 - SUMMARY

1. SCOPE OF WORK
   A. 2-STORY, INTERIOR TENANT FINISH OF AN EXISTING SHELL SPACE WITHIN A MIXED USE BUILDING. THE TOWN OF SUPERIOR WILL BE OCCUPYING THE SPACE WHICH WILL CATER TO EVERY-DAY USERS, TOWN PROGRAMS AND COMMUNITY EVENTS. SCOPE OF WORK INCLUDES FULL BUILD OUT OF THE SHELL, INCLUDING OFFICES, ACTIVITY SPACES, A LIBRARY, WORK/LOUNGE SPACES AND AN EVENT SPACE.
2. OWNER-FURNISHED/CONTRACTOR-INSTALLED PRODUCTS
   A. OWNER'S RESPONSIBILITIES:
      a. FURNISH PRODUCTS INDICATED ON THE DRAWINGS
      b. COORDINATE DELIVERY OF OWNER-FURNISHED PRODUCTS TO PROJECT SITE.
   B. CONTRACTOR'S RESPONSIBILITIES:
      a. COORDINATE DELIVERY OF OWNER-FURNISHED PRODUCTS TO PROJECT SITE.
      b. RECEIVE, UNLOAD, HANDLE, STORE, PROTECT, AND INSTALL OWNER-FURNISHED PRODUCTS.
      c. MAKE BUILDING SERVICES CONNECTIONS FOR OWNER-FURNISHED PRODUCTS.
      d. REPAIR OR REPLACE OWNER-FURNISHED PRODUCTS IF DAMAGED FOLLOWING RECEIPT.
3. CONTRACTOR'S USE OF SITE AND PREMISES
   A. THE CONTRACTOR WILL HAVE LIMITED USE OF THE PROJECT SITE FOR CONSTRUCTION OPERATIONS DUE TO OCCUPIED PORTIONS OF THE BUILDING AND SIMULTANEOUS WORK IN THE VICINITY. THE CONTRACTOR'S USE OF THE PROJECT SITE WILL BE DETERMINED DURING THE PRE-CONSTRUCTION CONFERENCE.
4. WORK RESTRICTIONS
   A. RESTRICTIONS ON CONSTRUCTION OPERATIONS, WORK HOURS, UTILITY INTERRUPTIONS, CONSTRUCTION NUISANCES, SITE ACCESS, AND OTHER WORK RESTRICTIONS WILL BE DETERMINED DURING THE PRE-CONSTRUCTION CONFERENCE.

01 2300 - ALTERNATES ⚠2
NOT USED

01 2500 - SUBSTITUTION PROCEDURES

1. SUBMIT SUBSTITUTION REQUESTS FOR CONSIDERATION.
   A. REQUESTS TO INCLUDE IDENTIFICATION OF PRODUCT, FABRICATION OR INSTALLATION METHOD TO BE REPLACED, IDENTIFICATION OF DRAWINGS AND/OR SPECIFICATION SECTION TO BE MODIFIED, STATEMENT OF WHY SPECIFIC SUBSTITUTION IS BEING PROPOSED, COORDINATION OF INFORMATION INCLUDING LIST OF CHANGES OR REVISIONS NEEDED TO OTHER PARTS OF WORK THAT ARE NECESSARY TO ACCOMMODATE PROPOSED SUBSTITUTION, COMPARISON OF SIGNIFICANT QUALITIES, COMPARISON OF COST (INCLUDING OTHER AREAS OF WORK NEEDING TO BE MODIFIED), COMPARISON OF CONSTRUCTION SCHEDULE
2. ARCHITECT TO PROVIDE FORMAL ACCEPTANCE OR REJECTION TO THE CONTRACTOR UPON CONSULTATION OF THE OWNER AS WELL AS CONSIDERATION OF THE DESIGN INTENT AND CONFORMANCE WITH APPLICABLE CODES.
   a. FORMS OF ACCEPTANCE: CHANGE ORDER, CONSTRUCTION CHANGE DIRECTIVE OR ARCHITECT'S SUPPLEMENTAL INSTRUCTIONS

01 2300 - CONTRACT MODIFICATION PROCEDURES

1. MINOR CHANGES IN THE WORK: ISSUED BY THE ARCHITECT VIA ARCHITECT'S SUPPLEMENTAL INSTRUCTIONS.
2. OWNER-INITIATED WORK CHANGE PROPOSAL REQUESTS: ISSUED BY THE GENERAL CONTRACTOR, SUBMIT TO ARCHITECT.
3. CONTRACTOR-INITIATED WORK CHANGE PROPOSALS: ISSUED BY THE GENERAL CONTRACTOR, SUBMIT TO ARCHITECT.
4. CHANGE ORDERS: ISSUED BY THE GENERAL CONTRACTOR FOR SIGNATURES OF THE OWNER AND ARCHITECT.
5. CONSTRUCTION CHANGE DIRECTIVE: ISSUED BY THE ARCHITECT.

01 3100 - PROJECT MANAGEMENT AND COORDINATION

1. REQUESTS FOR INFORMATION (RFI'S)
   A. PREPARE AND SUBMIT RFI'S IN PDF FORMAT VIA EMAIL OR TO WEB-BASED PROJECT MANAGEMENT SOFTWARE
   B. ARCHITECT'S ACTION: ALLOW FIVE BUSINESS DAYS FOR ARCHITECT'S RESPONSE FOR EACH RFI. ALLOW 10 BUSINESS DAYS FOR ARCHITECT'S RESPONSE FOR EACH RFI REQUIRING SUBCONSULTANT COORDINATION/RESPONSE.
   C. RFI LOG: MAINTAIN A TABULAR LOG OF RFI'S SUBMITTED WEEKLY, OR LOG TO BE AVAILABLE THROUGH CONSTRUCTION MANAGEMENT SOFTWARE.
2. WEB-BASED PROJECT MANAGEMENT SOFTWARE PACKAGE
   A. USE GENERAL CONTRACTOR'S WEB-BASED PROJECT MANAGEMENT SOFTWARE SITE FOR PROJECT COMMUNICATION AND DOCUMENTATION.
3. PROJECT MEETINGS
   A. GENERAL CONTRACTOR WILL SCHEDULE AND CONDUCT MEETINGS.
   B. PRE-CONSTRUCTION CONFERENCE
   C. PRE-INSTALLATION CONFERENCES: PRIOR TO EACH CONSTRUCTION ACTIVITY AND REQUIRES COORDINATION
   D. PROJECT CLOSEOUT CONFERENCE: NO LATER THAN 30 DAYS PRIOR TO THE SCHEDULED DATE OF SUBSTANTIAL COMPLETION
   E. PROGRESS MEETINGS: REGULAR INTERVALS TO BE DETERMINED DURING PRECONSTRUCTION CONFERENCE

01 3300 - SUBMITTAL PROCEDURES

1. CONTRACTOR TO PROVIDE SUBMITTAL SCHEDULE
2. PREPARE AND SUBMIT SUBMITTALS IN PDF FORMAT VIA EMAIL OR TO WEB-BASED PROJECT MANAGEMENT SOFTWARE.
3. ARCHITECT'S ACTION: ALLOW 10 BUSINESS DAYS FOR ARCHITECT'S RESPONSE FOR EACH SUBMITTAL. ALLOW 15 BUSINESS DAYS FOR ARCHITECT'S RESPONSE FOR EACH SUBMITTAL REQUIRING SUBCONSULTANT COORDINATION/RESPONSE.
4. RFI LOG: MAINTAIN A TABULAR LOG OF RFI'S SUBMITTED WEEKLY, OR LOG TO BE AVAILABLE THROUGH CONSTRUCTION MANAGEMENT SOFTWARE.
5. CONTRACTOR'S SUBMITTAL REVIEW: MARK WITH APPROVAL STAMP PRIOR TO SUBMITTING TO ARCHITECT.

01 4000 - QUALITY REQUIREMENTS

1. QUALITY ASSURANCE
   A. QUALITY-ASSURANCE SERVICES: ACTIVITIES, ACTIONS, AND PROCEDURES PERFORMED BEFORE AND DURING EXECUTION OF THE WORK TO GUARD AGAINST DEFECTS AND DEFICIENCIES AND SUBSTANTIATE THAT PROPOSED CONSTRUCTION WILL COMPLY WITH REQUIREMENTS.
   B. DELEGATED DESIGN SERVICES: FOR PRODUCTS AND SYSTEMS ASSIGNED TO CONTRACTOR TO BE DESIGNED AND CERTIFIED BY CONTRACTOR'S DESIGN PROFESSIONAL TO BE IN COMPLIANCE WITH PERFORMANCE AND DESIGN CRITERIA.
2. QUALITY CONTROL
   A. QUALITY-CONTROL SERVICES: TESTS, INSPECTIONS, PROCEDURES, AND RELATED ACTIONS DURING AND AFTER EXECUTION OF THE WORK TO EVALUATE THAT ACTUAL PRODUCTS INCORPORATED INTO THE WORK AND COMPLETED CONSTRUCTION COMPLY WITH REQUIREMENTS.
   B. OWNER RESPONSIBILITIES: WHERE INDICATED AS OWNER'S RESPONSIBILITY, OWNER WILL ENGAGE A QUALIFIED TESTING AGENCY TO PERFORM THESE SERVICES.
   C. CONTRACTOR RESPONSIBILITIES: TESTS AND INSPECTIONS NOT EXPLICITLY ASSIGNED TO OWNER ARE CONTRACTOR'S RESPONSIBILITY.
   D. REPAIR AND PROTECTION: CONTRACTOR'S RESPONSIBILITY, REGARDLESS OF THE ASSIGNMENT OF RESPONSIBILITY FOR QUALITY-CONTROL SERVICES.

DIVISION 01 - GENERAL REQUIREMENTS, CONTINUED

01 5000 - TEMPORARY FACILITIES AND CONTROLS

1. OWNER TO PAY ANY USE CHARGES REQUIRED FOR TEMPORARY SERVICES.
2. ANY TEMPORARY FACILITIES REQUIRED WILL BE DETERMINED DURING THE PRE-CONSTRUCTION CONFERENCE.
3. ANY TEMPORARY EQUIPMENT REQUIRED WILL BE DETERMINED DURING THE PRE-CONSTRUCTION CONFERENCE.
4. SUPPORT, SECURITY AND PROTECTION FACILITIES REQUIRED WILL BE DETERMINED DURING THE PRE-CONSTRUCTION CONFERENCE.

01 6000 - PRODUCT REQUIREMENTS

1. PRODUCT DELIVERY, STORAGE AND HANDLING
   A. USE MEANS AND METHODS THAT WILL PREVENT DAMAGE, DETERIORATION, AND LOSS, INCLUDING THEFT.
   B. STORE PRODUCTS TO ALLOW FOR INSPECTION AND MEASUREMENT OR COUNTING OF UNITS.
   C. PROVIDE FOR STORAGE OF MATERIALS AND EQUIPMENT BY OWNER.
2. PRODUCT WARRANTIES
   A. MANUFACTURER'S DISCLAIMERS AND LIMITATIONS ON PRODUCT WARRANTIES DO NOT RELIEVE CONTRACTOR OF OBLIGATIONS UNDER REQUIREMENTS OF THE CONTRACT DOCUMENTS.
   B. SPECIAL WARRANTIES: PREPARE A WRITTEN DOCUMENT THAT CONTAINS APPROPRIATE TERMS AND IDENTIFICATION, READY FOR EXECUTION.
3. PRODUCT SELECTION PROCEDURES
   A. SOLE PRODUCT: PRODUCT NAMED THAT COMPLIES WITH REQUIREMENTS.
   B. LIMITED LIST OF PRODUCTS: ONE OF THE PRODUCTS LISTED THAT COMPLIES WITH REQUIREMENTS. COMPARABLE PRODUCTS WILL BE CONSIDERED.
   C. BASIS-OF-DESIGN PRODUCT: EITHER THE SPECIFIED PRODUCT OR A COMPARABLE PRODUCT BY ANOTHER MANUFACTURER, APPROVED BY ARCHITECT PRIOR TO NORMAL PROJECT SUBMITTAL.
   D. VISUAL MATCHING SPECIFICATION: PRODUCT THAT MATCHES ARCHITECT'S SAMPLE. ARCHITECT'S DECISION WILL BE FINAL.
   E. VISUAL SELECTION SPECIFICATION: PRODUCT (AND MANUFACTURER) THAT COMPLIES WITH OTHER SPECIFIED REQUIREMENTS. ARCHITECT WILL SELECT COLOR, GLOSS, PATTERN, DENSITY, OR TEXTURE FROM MANUFACTURER'S PRODUCT LINE THAT INCLUDES BOTH STANDARD AND PREMIUM ITEMS.
4. COMPARABLE PRODUCTS
   A. CONDITIONS FOR CONSIDERATION:
      a. PRODUCT DOES NOT REQUIRE REVISIONS TO THE CONTRACT DOCUMENTS, IS CONSISTENT WITH THE CONTRACT DOCUMENTS AND WILL PRODUCE THE INDICATED RESULTS, AND IS COMPATIBLE WITH OTHER PORTIONS OF THE WORK.
      b. COMPARISON OF PROPOSED PRODUCT WITH THOSE NAMED IN THE SPECIFICATIONS.
      c. PRODUCT PROVIDES SPECIFIED WARRANTY.
      d. SIMILAR INSTALLATIONS, IF REQUESTED.
      e. SAMPLES, IF REQUESTED.

01 7300 - EXECUTION

1. EXECUTION
   A. EXISTING CONDITIONS: EXISTENCE AND LOCATION OF CONSTRUCTION AFFECTING THE WORK MUST BE INVESTIGATED AND VERIFIED.
   B. REVIEW OF THE CONTRACT DOCUMENTS AND FIELD CONDITIONS.
   C. INSTALLATION: COMPLY WITH MANUFACTURER'S WRITTEN INSTRUCTIONS.
2. CUTTING AND PATCHING
   A. PROVIDE TEMPORARY SUPPORT.
   B. PROTECT IN-PLACE CONSTRUCTION.
   C. PROTECT ADJACENT OCCUPIED AREAS.
   D. EXISTING UTILITY SERVICES AND MECHANICAL/ELECTRICAL SYSTEMS: PREVENT INTERRUPTION TO OCCUPIED AREAS.
   E. CUTTING: IN GENERAL, USE HAND OR SMALL POWER TOOLS. CUT HOLES AND SLOTS NEATLY TO MINIMUM SIZE REQUIRED. TEMPORARILY COVER OPENINGS WHEN NOT IN USE.
   F. PATCHING: PATCH WITH DURABLE SEAMS THAT ARE AS INVISIBLE AS PRACTICABLE.
   G. FINISHES: RESTORE EXPOSED FINISHES. EXTEND NEW FINISHES TO PERIMETER OF PATCHED SURFACE. LEAVE PATCHED WORK INDISTINGUISHABLE FROM EXISTING UNDISTURBED WORK.
3. COORDINATION OF OWNER'S PORTION OF WORK
   A. COORDINATE THE WORK WITH WORK PERFORMED BY OWNER'S CONSTRUCTION PERSONNEL AND OWNER'S SEPARATE CONTRACTORS.
   B. PROVIDE TEMPORARY FACILITIES FOR OWNER-FURNISHED, CONTRACTOR-INSTALLED AND OWNER-FURNISHED, OWNER-INSTALLED PRODUCTS.
   C. PROVIDE ACCESS TO PROJECT SITE FOR OWNER'S PERSONNEL.
   D. INFORM OWNER OF CONTRACTOR'S PREFERRED CONSTRUCTION SCHEDULE FOR OWNER'S PORTION OF THE WORK. ADJUST CONSTRUCTION SCHEDULE BASED ON A MUTUALLY AGREEABLE TIMETABLE.
   E. INCLUDE OWNER'S PERSONNEL AT PREINSTALLATION CONFERENCES.
4. PROGRESS CLEANING
   A. CLEAN PROJECT SITE AND WORK AREAS DAILY. DISPOSE OF MATERIALS LAWFULLY.
   B. KEEP INSTALLED WORK CLEAN.
   C. REMOVE DEBRIS FROM CONCEALED SPACES.
5. STARTING AND ADJUSTING
   A. START EQUIPMENT AND OPERATING COMPONENTS TO CONFIRM PROPER OPERATION.
   B. ADJUST EQUIPMENT FOR PROPER OPERATION.
6. PROTECTION OF INSTALLED CONSTRUCTION
   A. PROVIDE FINAL PROTECTION AND MAINTAIN CONDITIONS THAT ENSURE WORK IS WITHOUT DAMAGE.
7. CORRECTION OF THE WORK
   A. REPAIR OR REMOVE AND REPLACE DAMAGED, DEFECTIVE, OR NONCONFORMING WORK. RESTORE DAMAGED SUBSTRATES AND FINISHES.

01 7700 CLOSEOUT PROCEDURES

1. PREPARE AND SUBMIT CONTRACTOR'S LIST OF INCOMPLETE ITEMS (PUNCH LIST) IN PDF FORMAT VIA EMAIL OR TO WEB-BASED PROJECT MANAGEMENT SOFTWARE.
2. SUBMIT CLOSEOUT ITEMS AS REQUIRED IN OTHER SECTIONS
3. SUBMIT PROJECT WARRANTIES
4. COMPLETE FINAL CLEANING
5. CLEAN DUCTS, BLOWERS, AND COILS IF UNITS WERE OPERATED WITHOUT FILTERS DURING CONSTRUCTION OR THAT DISPLAY CONTAMINATION WITH PARTICULATE MATTER ON INSPECTION.
6. TOUCH UP AND/OR REPAIR FINISHES

01 7839 - PROJECT RECORD DOCUMENTS

1. RECORD DRAWINGS: ONE PAPER-COPY SET AND PDF ELECTRONIC FILES.
2. RECORD PRODUCT DATA: ONE PAPER COPY SET AND PDF ELECTRONIC FILES WITH ANNOTATED DIRECTORIES

END OF DIVISION

DIVISION 02 - EXISTING CONDITIONS

02 4119 - SELECTIVE DEMOLITION

1. OWNER WILL NOT OCCUPY PORTIONS OF BUILDING ADJACENT TO SELECTIVE DEMOLITION AREA.
2. OTHER TENANTS MAY OCCUPY PORTIONS OF THE BUILDING, AREAS OUTSIDE OF SCOPE, ADJACENT TO SELECTIVE DEMOLITION AREA.
3. DISPOSE OF DEMOLISHED MATERIALS IN AN EPA-APPROVED LANDFILL.
4. REUSE DEMOLISHED MATERIALS WHERE NOTED IN THE CONSTRUCTION DOCUMENTS.
5. BUILDING CONCRETE TO BE X-RAYED FOR CONCRETE TENSIONING/REINFORCEMENT LOCATIONS PRIOR TO ANY SAW CUTTING, CONCRETE CORING OR REMOVAL/PENETRATION OF ANY KIND.

END OF DIVISION

DIVISION 05 - METALS

05 1200 - STRUCTURAL STEEL FRAMING

1. REFER TO STRUCTURAL GENERAL NOTES/SPECIFICATIONS FOR REQUIREMENTS

05 4000 - COLD-FORMED METAL FRAMING

1. REFER TO STRUCTURAL GENERAL NOTES/SPECIFICATIONS FOR REQUIREMENTS

DIVISION 05 - METALS, CONTINUED

05 5000 - METAL FABRICATIONS

1. SECTION INCLUDES
   A. MISCELLANEOUS FRAMING AND SUPPORTS (RECEPTION DESK GUARD)
2. SUBMITTALS
   A. PROVIDE PRODUCT DATA FOR ALL PRODUCTS.
   B. PROVIDE SHOP DRAWINGS FOR ALL PRODUCTS, SHOP DRAWINGS TO SHOW FABRICATION AND INSTALLATION METHODS/DETAILS.
3. PRODUCTS
   A. UTILIZE STANDARD STEEL SHAPES AND PLATES TO THE GREATEST EXTENT POSSIBLE.
4. FABRICATION
   A. PREASSEMBLE ITEMS IN SHOP TO THE GREATEST EXTENT POSSIBLE.
   B. WELD CORNERS AND SEAMS CONTINUOUSLY. EXPOSED WELDS AND SURFACES TO BE SMOOTH AND BLENDED.
5. INSTALLATION
   A. SET METAL FABRICATIONS ACCURATELY IN LOCATION, ALIGNMENT AND ELEVATION WITH EDGES AND SURFACES LEVEL, PLUMB, TRUE AND FREE OF RACK.
   B. PROVIDE ANCHORAGE DEVICES AND FASTENERS WHERE METAL FABRICATIONS ARE TO BE FASTENED TO IN-PLACE CONSTRUCTION.
6. FINISHES
   A. METAL SURFACES TO BE PRIMED AND PAINTED WITH COMPATIBLE PRODUCTS.
7. REFER TO STRUCTURAL GENERAL NOTES/SPECIFICATIONS FOR ADDITIONAL PRODUCTS AND REQUIREMENTS

END OF DIVISION

DIVISION 06 - WOOD, PLASTICS, AND COMPOSITES

06 4116 - PLASTIC-LAMINATE-CLAD ARCHITECTURAL CABINETS ⚠2
NOT USED

06 4216 - PLASTIC-LAMINATE-FACED WOOD PANELING

1. SECTION INCLUDES
   A. PLASTIC-LAMINATE FACED WOOD PANELING
2. SUBMITTALS
   A. PROVIDE PRODUCT DATA FOR ALL PRODUCTS.
   B. PROVIDE SHOP DRAWINGS FOR ALL PRODUCTS. SHOP DRAWINGS TO SHOW PLANS, ELEVATIONS, SECTIONS AND ATTACHMENT DETAILS.
   C. SAMPLES FOR EACH EXPOSED PRODUCT FOR EACH COLOR AND TEXTURE SPECIFIED.
3. PRODUCTS
   A. COMPLY WITH THE ARCHITECTURAL WOODWORK STANDARDS
   B. ARCHITECTURAL WOODWORK STANDARDS GRADE: CUSTOM
   C. FACES: PLASTIC LAMINATE GRADE: HGS

END OF DIVISION

DIVISION 08 - OPENINGS

08 1213 - HOLLOW METAL FRAMES

1. SECTION INCLUDES
   A. HOLLOW METAL FRAMES
2. SUBMITTALS
   A. PROVIDE PRODUCT DATA FOR ALL PRODUCTS.
   B. PROVIDE SHOP DRAWINGS FOR ALL PRODUCTS, SHOP DRAWINGS TO INCLUDE ELEVATIONS, FRAME PROFILES, METAL THICKNESS AND WALL OPENING CONDITIONS.
   C. INCLUDE FRAMES IN DOOR SCHEDULE, USING SAME REFERENCE NUMBERS AS THOSE ON DRAWINGS
3. PRODUCTS
   A. STANDARD STEEL FRAMES: INTERIOR SDI A250.8
      a. MATERIALS: UNCOATED STEEL SHEET
      b. CONSTRUCTION: KNOCKED DOWN OR WELDED FRAMES ALLOWED ⚠2
      c. EXPOSED FINISH: PRIME
4. FABRICATION
   A. DRILL STOPS IN FRAMES TO RECEIVE DOOR SILENCERS
   B. FACTORY PREPARE FRAMES TO RECEIVE TEMPLATED HARDWARE
5. INSTALLATION
   A. INSTALL FRAMES PLUMB, RIGID, PROPERLY ALIGNED AND SECURELY FASTENED IN PLACE.
6. FINISHES
   A. FRAMES TO BE PAINTED WITH COMPATIBLE PRODUCTS BY PAINTING SUB-CONTRACTOR

08 1416 - FLUSH WOOD DOORS

1. SECTION INCLUDES
   A. FLUSH WOOD VENEER DOORS
2. SUBMITTALS
   A. PROVIDE PRODUCT DATA FOR ALL PRODUCTS.
   B. PROVIDE SHOP DRAWINGS FOR ALL PRODUCTS, SHOP DRAWINGS TO INCLUDE ELEVATIONS
   C. PROVIDE DOOR SCHEDULE, USING SAME REFERENCE NUMBERS AS THOSE ON DRAWINGS
3. PRODUCTS
   A. MANUFACTURER: VT INDUSTRIES, OR APPROVED EQUAL
   B. GLAZING: AS SPECIFIED IN SECTION 08 8000 "GLAZING"
   C. DOOR THICKNESS: 1 3/4"
   D. STC RATING: NOT REQUIRED ⚠2
   E. CORE: PARTICLEBOARD
   F. VENEER: BOOK MATCHED, SPECIES AS SPECIFIED IN FINISH SCHEDULE
4. FABRICATION
   A. PREFIT AND BEVEL DOORS AT FACTORY TO FIT OPENINGS
   B. FACTORY-MACHINE DOORS FOR MORTISED HARDWARE
5. FINISHES
   A. FACTORY FINISH AS SPECIFIED IN FINISH SCHEDULE
6. INSTALLATION
   A. INSTALLED DOORS IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS
   B. INSTALLED DOORS PLUMB, LEVEL AND SQUARE

08 3613 - SECTIONAL DOORS ⚠2
NOT USED

DIVISION 08 - OPENINGS, CONTINUED

08 7100 - DOOR HARDWARE

1. SECTION INCLUDES
   A. HINGES, MECHANICAL LOCKS, EXIT DEVICES, KEYING, COORDINATORS, SURFACE CLOSERS, DOOR GASKETING, THRESHOLDS
2. SUBMITTALS
   A. PROVIDE PRODUCT DATA FOR ALL PRODUCTS.
   B. INCLUDE DOOR HARDWARE IN DOOR SCHEDULE, USING SAME REFERENCE NUMBERS AS THOSE ON DRAWINGS
3. PRODUCTS
   A. OBTAIN EACH TYPE OF DOOR HARDWARE FROM SINGLE MANUFACTURER
   B. ACCESSIBILITY REQUIREMENTS: DOOR HARDWARE ON DOOR IN AN ACCESSIBLE ROUTE, COMPLY WITH ICC/ANSI A117.1 ACCESSIBILITY STANDARDS
   C. HINGES: ANSI/BHNA A156.1. PROVIDE TEMPLATE-PRODUCED HINGES FOR HINGES INSTALLED ON HOLLOW-METAL FRAMES
   D. MECHANICAL LOCKS: LOCK FUNCTIONS AS INDICATED IN DOOR HARDWARE SCHEDULE
   E. MORTISE LOCKS: ANSI/BHMA A156.13. OPERATIONAL GRADE 1
   F. EXIT DEVICES: ANSI/BHMA A156.3.
   G. KEYING: TO BE DETERMINED AT PRE-CONSTRUCTION CONFERENCE
   H. COORDINATORS: ANSI/BHMA A156.3 PREVENT INACTIVE LEAF FROM OPENING BEFORE ACTIVE LEAF
   I. SURFACE CLOSERS: ANSI/BHMA A156.4. RACK AND PINION HYDRAULIC TYPE WITH ADJUSTABLE SWEEP AND LATCH SPEEDS
   J. DOOR GASKETING: ANSI/BHMA A156.22. RESILIENT OR FLEXIBLE SEAL STRIPS APPLIED TO HEAD AND JAMBS
   K. THRESHOLDS: ANSI/BHMA A156.21. FULL WIDTH OF DOOR OPENING
4. FINISHES
   A. EXPOSED HARDWARE: BLACK
5. INSTALLATION
   A. MOUNT DOOR HARDWARE AT HEIGHTS TO COMPLY WITH ICC/ANSI A117.1 ACCESSIBILITY STANDARDS
   B. PROVIDE FLOOR STOPS FOR DOORS IN FULLY OPEN POSITION. DO NOT PLACE FLOOR STOPS WHERE THEY MAY CAUSE A HAZARD FOR USERS.

08 8000 - GLAZING

1. SECTION INCLUDES
   A. GLASS PRODUCTS, MISCELLANEOUS GLAZING ACCESSORIES
2. SUBMITTALS
   A. PROVIDE PRODUCT DATA FOR ALL PRODUCTS.
3. PRODUCTS
   A. WHERE SAFETY GLAZING IS INDICATED, GLAZING TO COMPLY WITH 16 CFR 1201, CATEGORY II.
   B. FOR DOORS:
      a. FULLY TEMPERED FLOAT GLASS
      b. MIN. 1/4" THICKNESS
   C. FOR OTHER FABRICATIONS: FULLY TEMPERED FLOAT GLASS
      a. MIN. 1/2" THICKNESS
4. INSTALLATION
   A. FOR FRAMELESS GLASS, PROVIDE GLASS CLIPS FOR INSTALLATION

END OF DIVISION

DIVISION 09 - FINISHES

09 2216 - NON-STRUCTURAL METAL FRAMING

1. SECTION INCLUDES
   A. FRAMING SYSTEMS
   B. SUSPENSION SYSTEMS
2. SUBMITTALS
   A. PROVIDE PRODUCT DATA FOR ALL PRODUCTS.
3. PRODUCTS
   A. FRAMING MEMBERS, GENERAL: COMPLY WITH AISI S220
   B. STUDS AND TRACK: AISI S220
      a. THICKNESS: AS REQUIRED BY PERFORMANCE REQUIREMENTS FOR HORIZONTAL DEFLECTION
      b. DEPTH: AS INDICATED ON DRAWINGS
   C. SLIP-TYPE HEAD JOINTS: DEFLECTION TRACK
   D. TIE WIRE: ASTM A614/A641M, CLASS 1 ZINC COATING
   E. HANGER ATTACHMENTS TO CONCRETE:
      a. POST-INSTALLED ANCHORS: FASTENER SYSTEMS WITH AN EVALUATION REPORT ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION
   F. WIRE HANGERS: ASTM A614/A641M, CLASS 1 ZINC COATING
4. INSTALLATION
   A. INSTALL FRAMING AND ACCESSORIES PLUMB, SQUARE, AND TRUE TO LINE, WITH CONNECTIONS SECURELY FASTENED.
   B. INSTALL SUPPLEMENTARY FRAMING, AND BLOCKING TO SUPPORT FIXTURES, EQUIPMENT SERVICES, RIM, FURNISHINGS, OR SIMILAR CONSTRUCTION.
   C. DO NOT BRIDGE BUILDING CONTROL AND EXPANSION JOINTS WITH NON-LOAD-BEARING STEEL FRAMING MEMBERS. FRAME BOTH SIDES OF JOINTS INDEPENDENTLY.
   D. FRAMING MEMBER SPACING: AS INDICATED ON DRAWINGS
   E. PROVIDE ISOLATION STRIP BETWEEN STUDS AND EXTERIOR WALLS
   F. SUSPENSION MEMBER SPACING: AS REQUIRED BY MANUFACTURER

09 2900 - GYPSUM BOARD

1. SECTION INCLUDES
   A. INTERIOR GYPSUM BOARD, GYPSUM BOARD ACCESSORIES
2. SUBMITTALS
   A. PROVIDE PRODUCT DATA FOR ALL PRODUCTS.
3. PRODUCTS
   A. FOR EXISTING FIRE-RESISTANCE-RATED ASSEMBLIES, MAINTAIN FIRE RESISTANCE-RATINGS NOTED ON CODE PLANS
   B. GYPSUM BOARD, GENERAL
      a. PROVIDE MAXIMUM LENGTHS AND WIDTHS AVAILABLE TO MINIMIZE JOINTS
   C. GYPSUM WALL BOARD (ASTM C1396/C1396M)
      a. TYPICAL WALL APPLICATION
      b. THICKNESS: 5/8"
      c. LONG EDGES: TAPERED
   D. GYPSUM BOARD, TYPE X (ASTM C1396/C1396M)
      a. WHERE REQUIRED FOR MAINTAINING FIRE-RESISTANCE-RATINGS
      b. THICKNESS: 5/8"
      c. LONG EDGES: TAPERED
   E. GYPSUM CEILING BOARD (ASTM C1396/C1396M)
      a. TYPICAL CEILING APPLICATION
      b. THICKNESS: 5/8"
      c. LONG EDGES: TAPERED
   F. TILE BACKING GYPSUM BOARD
      a. CEMENTITIOUS BACKER UNITS (ANSI A118.9 & ASTM C1288)
      b. THICKNESS: 5/8"
      c. PROVIDE TYPE X WHERE REQUIRED FOR MAINTAINING FIRE-RESISTANCE-RATINGS
      d. MANUFACTURER'S STANDARD EDGES
   G. TRIM AND ACCESSORIES
      a. GALVANIZED OR ALUMINUM-COATED STEEL SHEET, ROLLED ZINC, PLASTIC, OR PAPER-FACED GALVANIZED-STEEL SHEET
      b. SHAPES: CORNER BEAD, J-BEAD, L-BEAD, J-TRIM, PARTITION END CAPS, EXPANSION (CONTROL) JOINT
   H. JOINT TAPE
      a. INTERIOR GYPSUM BOARD: PAPER
      b. GLASS-MAT GYPSUM SHEATHING BOARD: 10-BY-10 GLASS MESH
      c. TILE BACKING PANELS: AS RECOMMENDED BY PANEL MANUFACTURER
   I. PRIMER: AS RECOMMENDED BY TEXTURED FINISH MANUFACTURER
4. INSTALLATION
   A. PREFILL OPEN JOINTS
   B. APPLY JOINT TAPE OVER JOINTS
5. FINISHES
   A. LEVEL 1: CEILING PLENUM AREAS, CONCEALED AREAS
   B. LEVEL 2: PANELS THAT ARE SUBSTRATE FOR TILE OR AS ACCORDING TO MANUFACTURER'S INSTRUCTIONS
   C. LEVEL 4: AT ALL PANELS THAT ARE EXPOSED TO VIEW, UNLESS OTHERWISE INDICATED

DIVISION CONTINUES, NEXT SHEET

COLAB ARCHITECTURE
9217 EASTMAN PARK DRIVE, UNIT 3
WINDSOR, COLORADO 80550

JSE

DCI ENGINEERS

SUPERIOR CIVIC CENTER
TENANT FINISH

TOWN OF SUPERIOR
2250 MAIN STREET, STE 1001, SUPERIOR, CO 80027

SD:	2/22/2024	PERMIT:	4/25/2024
DD:	4/25/2024	CD:	5/23/2024

REV. #	DESCRIPTION	DATE
2	OWNER VE	9/4/2024

C2023.016A

SPECIFICATIONS

DRAWN BY: KRC | CHECKED BY: KRC

G1.01

DIVISION 09 - FINISHES, CONTINUED

09 3013 - CERAMIC TILING
NOT USED

09 5123 - ACOUSTICAL TILE CEILINGS
1. SECTION INCLUDES
   A. ACOUSTICAL TILES, METAL SUSPENSION SYSTEM, ACCESSORIES, METAL EDGE MOLDING AND TRIM
2. SUBMITTALS
   A. PROVIDE PRODUCT DATA FOR ALL PRODUCTS.
3. PRODUCTS
   A. ENGAGE QUALIFIED PROFESSIONAL ENGINEER TO DESIGN SEISMIC RESTRAINTS FOR CEILING SYSTEMS
   B. ACOUSTICAL TILES (ACT-1)
      a. MANUFACTURER'S STANDARD THAT COMPLY WITH ASTM E1264
      b. ARMSTRONG, SAND PEBBLE
         - COLOR: WHITE
         - SIZE: 24" X 24"
         - THICKNESS: 5/8"
         - EDGE DETAIL: TEGULAR EDGE
         - SOUND ABSORPTION: NRC 0.50
         - SOUND BLOCKING: CAC 39
   C. ACOUSTICAL TILES (ACT-2)
      a. MANUFACTURER'S STANDARD THAT COMPLY WITH ASTM E1264
      b. MPS ACOUSTICS, GRADI
         - COLOR: BISCUIT
         - SIZE: 24" X 24"
         - THICKNESS: (NOM.) 2", 4", 6" AND 8" (PROVIDE APPROXIMATELY 25% OF EACH THICKNESS. REFER TO REFLECTED CEILING PLANS FOR COUNTS).
         - EDGE DETAIL: REGULAR EDGE
   D. METAL SUSPENSION SYSTEM
      a. MANUFACTURER'S STANDARD, DIRECT-HUNG, FULLY CONCEALED SYSTEM THAT COMPLIES WITH ASTM C635/C635M
   E. METAL EDGE MOLDING AND TRIM
      a. MANUFACTURER'S STANDARD MOLDINGS AND TRIM
4. INSTALLATION
   A. INSTALL EDGES AND TRIM AT PERIMETER OF CEILING, AT PENETRATIONS, AND TO CONCEAL EDGES OF ACOUSTICAL TILES
   B. ARRANGE ACOUSTICAL TILES AS INDICATED ON REFLECTED CEILING PLANS.

09 5423 - LINEAR METAL CEILINGS
NOT USED

09 6513 - RESILIENT BASE AND ACCESSORIES
1. SECTION INCLUDES
   A. RESILIENT WALL BASE, RUBBER STAIR ACCESSORIES
2. SUBMITTALS
   A. PROVIDE PRODUCT DATA FOR ALL PRODUCTS.
   B. PROVIDE SAMPLES FOR ALL PRODUCTS
3. PRODUCTS
   A. RESILIENT WALL BASE
      a. JOHNSONITE A TARKETT COMPANY, TRANDITIONAL VINYL BASE W/ TOE
      b. HEIGHT: 4"
      c. COLOR: PEPPERCORN (1181)
      d. ADHESIVES: AS PER MANUFACTURER
   B. RUBBER STAIR ACCESSORIES
      a. NOT USED
4. INSTALLATION
   A. COMPLY WITH TARKETT'S WRITTEN INSTRUCTIONS FOR INSTALLING RESILIENT BASE
      a. APPLY RESILIENT BASE TO ALL WALLS AND COLUMNS
         - BASE NOT REQUIRED AT MILLWORK AND/OR CASEWORK

DIVISION 09 - FINISHES, CONTINUED

09 6519 - RESILIENT TILE FLOORING
1. SECTION INCLUDES
   A. LUXURY VINYL TILE (LVT), RESILIENT FLOOR TILE, ADHESIVES
2. SUBMITTALS
   A. PROVIDE PRODUCT DATA FOR ALL PRODUCTS.
   B. PROVIDE SAMPLES FOR ALL PRODUCTS
3. PRODUCTS
   A. LUXURY VINYL TILE TYPE LVT-1
      a. MOHAWK GROUP, GROWN UP C0075
      b. COLOR: JACKSON 358
      c. SIZE: AS PER MANUFACTURER
   B. LUXURY VINYL TILE TYPE LVT-2
      a. NOT USED
   C. RESILIENT FLOOR TILE TYPE RFT-1
      a. GERFLOR, TECHNICAL TILES, ATTRACTION
      b. COLOR: TAO (4003)
      c. SIZE: AS PER MANUFACTURER
   D. ADHESIVES: AS PER MANUFACTURER
4. INSTALLATION
   A. COMPLY WITH MOHAWK GROUP'S WRITTEN INSTRUCTIONS FOR INSTALLING LVT FLOORING
   B. COMPLY WITH GERFLOR'S WRITTEN INSTRUCTIONS FOR INSTALLING RESILIENT FLOOR TILE
   C. LAY OUT FLOOR TILES FROM CENTER MARKS ESTABLISHED WITH PRINCIPAL WALLS, DISCOUNTING MINOR OFFSETS, SO TILES AT OPPOSITE EDGES OF ROOM ARE OF EQUAL WIDTH. ADJUST AS NECESSARY TO AVOID USING CUT WIDTHS THAT EQUAL LESS THAN ONE-HALF TILE AT PERIMETER.
      a. LAY TILES SQUARE WITH ROOM AXIS
   D. INSTALLATION PATTERN:
      a. LVT-1: LINEAR RANDOM
      b. LVT-2: NOT USED
      c. RFT-1: ORDS STANDARD
   E. EXTEND FLOOR TILES IN TOE SPACES, DOOR REVEALS, CLOSETS AND SIMILAR OPENINGS.
   F. EXTEND FLOOR TILES TO CENTER OF DOOR OPENINGS

09 6813 - TILE CARPETING
1. SECTION INCLUDES
   A. CARPET TILE
2. SUBMITTALS
   A. PROVIDE PRODUCT DATA FOR ALL PRODUCTS.
   B. PROVIDE SAMPLES FOR ALL PRODUCTS
3. PRODUCTS
   A. CARPET TILE TYPE CPT-1
      a. SHAW CONTRACT, CENTERED TILE (5T492)
      b. COLOR: CONFIDENT (90486)
      c. SIZE: 18" X 36"
4. INSTALLATION
   A. COMPLY WITH SHAW CONTRACT'S WRITTEN INSTRUCTIONS FOR INSTALLING CARPET TILE FLOORING
   B. LAY OUT FLOOR TILES FROM CENTER MARKS ESTABLISHED WITH PRINCIPAL WALLS, DISCOUNTING MINOR OFFSETS, SO TILES AT OPPOSITE EDGES OF ROOM ARE OF EQUAL WIDTH. ADJUST AS NECESSARY TO AVOID USING CUT WIDTHS THAT EQUAL LESS THAN ONE-HALF TILE AT PERIMETER.
   C. INSTALLATION PATTERN:
      a. CPT-1: AHSLAR
   D. EXTEND FLOOR TILES IN TOE SPACES, DOOR REVEALS, CLOSETS AND SIMILAR OPENINGS.
   E. EXTEND FLOOR TILES TO CENTER OF DOOR OPENINGS

09 8000 - ACOUSTICAL BATT INSULATION
1. SECTION INCLUDES
   A. GLASS FIBER ACOUSTICAL INSULATION FOR INTERIOR WALLS FLOOR AND CEILINGS
2. SUBMITTALS
   A. PROVIDE PRODUCT DATA FOR ALL PRODUCTS.
3. PRODUCTS
   A. GLASS FIBER ACOUSTICAL INSULATION
      a. UNFACED GLASS FIBER INSULATION COMPLYING WITH ASMT C 665 AND ASTM E 136
4. INSTALLATION
   A. COMPLY WITH MANUFACTURER'S WRITTEN INSTRUCTIONS FOR INSTALLING ACOUSTICAL INSULATION

09 8433 - SOUND-ABSORBING WALL UNITS
1. SECTION INCLUDES
   A. OWNER-PROVIDED SOUND-ABSORBING WALL UNITS
2. SUBMITTALS
   A. PROVIDE SHOP DRAWINGS FOR ALL PRODUCTS, SHOP DRAWINGS TO SHOW INSTALLATION METHODS/DETAILS.
3. PRODUCTS
   A. OWNER-PROVIDED SOUND-ABSORBING WALL UNITS
      a. ABSTRACTA, TRILINE WALL PANEL
4. INSTALLATION
   A. COMPLY WITH MANUFACTURER'S WRITTEN INSTRUCTIONS FOR INSTALLING SOUND-ABSORBING WALL UNITS

09 8436 - SOUND-ABSORBING CEILING UNITS
1. SECTION INCLUDES
   A. SHOP-FABRICATED SOUND-ABSORBING ACOUSTICAL BAFFLES
2. SUBMITTALS
   A. PROVIDE PRODUCT DATA FOR ALL PRODUCTS.
   B. PROVIDE SHOP DRAWINGS FOR ALL PRODUCTS, SHOP DRAWINGS TO SHOW FABRICATION AND INSTALLATION METHODS/DETAILS.
   C. PROVIDE SAMPLES FOR ALL PRODUCTS
3. PRODUCTS
   A. SOUND-ABSORBING ACOUSTICAL BAFFLES (ACB-1)
      a. ENGAGE QUALIFIED PROFESSIONAL ENGINEER TO DESIGN SEISMIC RESTRAINTS FOR CEILING SYSTEMS
      b. MANUFACTURER: MSP ACOUSTICS
      c. PRODUCT: SLIM
      d. EDGE PROFILE: SQUARE
      e. CORNER PROFILE: SQUARE
      f. SIZE: AS INDICATED ON DRAWINGS
      g. FINISH: DARK WALNUT WOODGRAIN
      h. MOUNTING: SUSPENSION SYSTEM
4. FABRICATION
   A. USE MANUFACTURER'S STANDARD CONSTRUCTION UNLESS OTHERWISE INDICATED, WITH FACING MATERIAL APPLIED TO FACES AND EDGES OF DIMENSIONALLY STABLE CORE AND WITH RIGID EDGES TO REINFORCE PANEL PERIMETER AGAINST WARPING AND DAMAGE.
5. INSTALLATION
   A. INDIVIDUALLY SUSPENDED EACH BAFFLE, OR PROVIDE PANELIZED INSTALLATION OF MULTIPLE BAFFLES AT SPACING INDICATED ON DRAWINGS.
   B. COMPLY WITH MANUFACTURER'S WRITTEN INSTRUCTIONS FOR INSTALLATION OF UNITS USING TYPE OF MOUNTING DEVICES INDICATED. MOUNT UNITS SECURELY TO SUPPORTING SUBSTRATE.
   C. INSTALL UNITS IN LOCATIONS INDICATED ON DRAWINGS.

DIVISION 09 - FINISHES, CONTINUED

09 9123 - INTERIOR PAINTING
1. SECTION INCLUDES
   A. PRIMERS, FINISH COATINGS
2. SUBMITTALS
   A. PROVIDE PRODUCT DATA FOR ALL PRODUCTS.
   B. PROVIDE SAMPLES FOR ALL PRODUCTS.
3. PRODUCTS
   A. INTERIOR PAINTING SCHEDULE:
      a. CONCRETE SUBSTRATES, NON-TRAFFIC SURFACES
         - LOW-ODOR/LOW VOC LATEX SYSTEM
      b. STEEL SUBSTRATES:
         - LOW-ODOR/LOW VOC LATEX SYSTEM OVER ALKYD PRIMER
         - LOW-ODOR/LOW VOC LATEX SYSTEM OVER SHOP APPLIED PRIMER
      c. GALVANIZED-METAL SUBSTRATES:
         - LOW-ODOR/LOW VOC LATEX SYSTEM OVER ALKYD PRIMER
      d. GYPSUM BOARD SUBSTRATES:
         - HIGH-PERFORMANCE
         - LOW-ODOR/LOW VOC LATEX SYSTEM
4. INSTALLATION
   A. PREPARATION:
      a. GENERAL:
         - PROTECT ADJACENT SURFACES
      b. CONCRETE SUBSTRATES, NON-TRAFFIC SURFACES
         - REMOVE DIRT, LOOSE MORTAR, SALT, SCALE AND OTHER FOREIGN MATTER
         - REMOVE OIL AND GREASE
      c. STEEL SUBSTRATES:
         - REMOVE DIRT, OIL AND GREASE
      d. GALVANIZED-METAL SUBSTRATES:
         - REMOVE DIRT, OIL AND GREASE
      e. GYPSUM BOARD SUBSTRATES:
         - FILL MINOR DEFECTS WITH FILLER COMPOUND
         - APPLY TEXTURE AS SPECIFIED
5. FINISHES
   A. COLORS AND SHEENS AS INDICATED ON DRAWINGS.

END OF DIVISION

DIVISION 10 - SPECIALTIES

10 1423 - PANEL SIGNAGE AND ROOM-IDENTIFICATION PANEL SIGNAGE
NOT USED

10 2219 - DEMOUNTABLE PARTITIONS
1. SECTION INCLUDES
   A. DEMOUNTABLE PARTITIONS, FRAMES, INFILL PANEL MATERIALS
2. SUBMITTALS
   A. PROVIDE PRODUCT DATA FOR ALL PRODUCTS.
   B. PROVIDE SHOP DRAWINGS FOR ALL PRODUCTS, SHOP DRAWINGS TO SHOW FABRICATION AND INSTALLATION METHODS/DETAILS.
   C. PROVIDE SAMPLES FOR ALL PRODUCTS.
   D. PROVIDE PANEL MOCKUP
3. PRODUCTS
   A. DEMOUNTABLE PARTITION FRAME
      a. PRIMARY FRAME/PERIMETER FRAME AL-1
         - TRANQUIL SYSTEMS INTERNATIONAL, ADAPT
         - MATERIAL: EXTRUDED ALUMINUM
         - COLOR: POWDER COAT BLACK OR ANODIZED BLACK
         - SIZE: AS PER MANUFACTURER
      b. SECONDARY FRAME/INFILL FRAME AL-2
         - MERGEWORKS
         - MATERIAL: EXTRUDED ALUMINUM
         - COLOR: POWDER COAT BLACK OR ANODIZED BLACK
         - SIZE: AS PER MANUFACTURER
   B. INFILL PANEL MATERIALS
      a. ACRYLIC AC-1
         - MERGEWORKS
         - CLEAR ACRYLIC
         - SIZE: 1/4" THICK, CUSTOM SHAPES
      b. FROSTED ACRYLIC AC-2
         - MERGEWORKS
         - DOUBLE SIDED FROSTED ACRYLIC
         - SIZE: 1/4" THICK, CUSTOM SHAPES
      c. PET FELT ACOUSTIC PANEL
         - MERGEWORKS, ECHOSCAPE
         - COLOR: ARCTIC (P127)
         - SIZE: AS PER MANUFACTURER, CUSTOM SHAPES
4. FABRICATION
   A. PREASSEMBLE ITEMS IN SHOP TO THE GREATEST EXTENT POSSIBLE.
5. INSTALLATION
   A. SET DEMOUNTABLE PARTITIONS ACCURATELY IN LOCATION, ALIGNMENT AND ELEVATION WITH EDGES AND SURFACES LEVEL, PLUMB, TRUE AND FREE OF RACK.
6. CONTACT:
   MATT BRUNK
   WORKPLACE PARTNERS
   970.219.6900
   MATT@WORKPLACE-PARTNER.COM

DIVISION 10 - SPECIALTIES, CONTINUED

10 2226 - OPERABLE PARTITIONS
1. SECTION INCLUDES
   A. OPERABLE PARTITIONS, ACCESSORIES, INTEGRAL DOORS
2. SUBMITTALS
   A. PROVIDE PRODUCT DATA FOR ALL PRODUCTS.
   B. PROVIDE SHOP DRAWINGS FOR ALL PRODUCTS, SHOP DRAWINGS TO SHOW FABRICATION AND INSTALLATION METHODS/DETAILS.
   C. PROVIDE SAMPLES FOR ALL FINISH PRODUCTS.
3. PRODUCTS
   A. ENGAGE QUALIFIED PROFESSIONAL ENGINEER TO DESIGN SEISMIC BRACING OF TRACKS TO STRUCTURE ABOVE
   B. OPERABLE PANELS:
      a. MODERNFOLD, ACOUSTI-SEAL ENCORE, SINGLE PANEL
      b. PANEL CONSTRUCTION: AS PER MANUFACTURER
      c. OPERATION: MANUAL, INDIVIDUAL
      d. DIMENSIONS: TO BE VERIFIED IN FIELD, AND AS PER DRAWINGS, TO BE REVIEWED UPON SHOP DRAWINGS/SUBMITTALS
      e. PANEL MATERIALS: TO BE DETERMINED UPON SHOP DRAWINGS/SUBMITTALS
      f. PANEL CLOSURE: MANUFACTURER'S STANDARD
      g. HARDWARE: MANUFACTURER'S STANDARD
   C. PANELS WITH INTEGRAL DOORS
      a. MODERNFOLD, ACOUSTI-SEAL ENCORE, SINGLE PANEL
      b. PANEL CONSTRUCTION: AS PER MANUFACTURER
      c. OPERATION: MANUAL, INDIVIDUAL
      d. DIMENSIONS: TO BE VERIFIED IN FIELD, AND AS PER DRAWINGS, TO BE REVIEWED UPON SHOP DRAWINGS/SUBMITTALS
      e. PANEL MATERIALS: TO BE DETERMINED UPON SHOP DRAWINGS/SUBMITTALS
      f. DOOR CLOSURE: MANUFACTURER'S STANDARD
      g. HARDWARE: MANUFACTURER'S STANDARD
   D. SEALS: MANUFACTURER'S STANDARD
4. INSTALLATION
   A. INSTALL AS PER MANUFACTURER'S WRITTEN INSTRUCTIONS
   B. INSTALL OPERABLE PANEL PARTITIONS AND ACCESSORIES AFTER OTHER FINISHING OPERATIONS, INCLUDING PAINTING, HAVE BEEN COMPLETED IN AREA OF PARTITION INSTALLATION.
   C. ADJUST DOORS TO OPERATE SMOOTHLY AND EASILY, WITHOUT BINDING OR WARPING.
   D. VERIFY THAT SAFETY DEVICES ARE PROPERLY FUNCTIONING.

10 2600 - WALL AND DOOR PROTECTION
1. SECTION INCLUDES
   A. CORNER GUARDS
2. SUBMITTALS
   A. PROVIDE PRODUCT DATA FOR ALL PRODUCTS.
   B. PROVIDE SAMPLES FOR ALL PRODUCTS.
3. PRODUCTS
   A. SURFACE-MOUNTED, POLYCARBONATE CORNER GUARDS CG-1
      a. MANUFACTURER'S STANDARD ASSEMBLY
      b. COLOR: SELECT FROM MANUFACTURER'S STANDARD COLORS, TO BE DETERMINED UPON SUBMITTAL
      c. TEXTURE: SELECT FROM MANUFACTURER'S STANDARD TEXTURES, SMOOTH
      d. SIZE: SELECT FROM MANUFACTURER'S STANDARD SIZES, 2" LEG
4. INSTALLATION
   A. INSTALL WALL PROTECTION ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS, LEVEL, PLUMB, AND TRUE TO LINE WITHOUT DISTORTIONS. DO NOT USE MATERIALS WITH CHIPS, CRACKS, VOIDS, STAINS, OR OTHER DEFECTS THAT MIGHT BE VISIBLE IN THE FINISHED WORK.

10 4413 - FIRE PROTECTION CABINETS
1. SECTION INCLUDES
   A. FIRE PROTECTION CABINETS FOR PORTABLE FIRE EXTINGUISHERS
2. SUBMITTALS
   A. PROVIDE PRODUCT DATA FOR ALL PRODUCTS.
   B. PROVIDE SHOP DRAWINGS FOR ALL PRODUCTS, SHOP DRAWINGS TO SHOW FABRICATION AND INSTALLATION METHODS/DETAILS.
3. PRODUCTS
   A. FIRE PROTECTION CABINET
      a. SUITABLE FOR FIRE EXTINGUISHER
      b. CABINET CONSTRUCTION: NON RATED
      c. SEMI-RECESSED CABINET
         - ONE-PIECE COMBINATION TRIM AND PERIMETER DOOR FRAME OVERLAPPING SURROUNDING WALL SURFACE, WITH EXPOSED TRIM FACE AND WALL RETURN AT OUTER EDGE (BACKBEND).
      d. CABINET MATERIAL: COLD-ROLLED STEEL SHEET
      e. DOOR MATERIAL: STEEL SHEET
      f. DOOR STYLE: FULLY GLAZED PANEL WITH FRAME
         - DOOR GLAZING: TEMPERED FLOAT GLASS (CLEAR)
      g. DOOR HARDWARE: MANUFACTURERS' STANDARD
4. INSTALLATION
   A. PREPARE RECESSES FOR SEMI-RECESSED FIRE-PROTECTION CABINETS AS REQUIRED BY TYPE AND SIZE OF CABINET AND TRIM STYLE.
   B. INSTALL FIRE-PROTECTION CABINETS IN LOCATIONS INDICATED AND AT MOUNTING HEIGHTS INDICATED ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION.
   C. FASTEN CABINETS TO STRUCTURE, SQUARE AND PLUMB.
   D. IDENTIFICATION: APPLY DECALS OR VINYL LETTERING AT LOCATIONS REQUIRED.
   E. ADJUST FIRE-PROTECTION CABINET DOORS TO OPERATE EASILY WITHOUT BINDING. VERIFY THAT INTEGRAL LOCKING DEVICES OPERATE PROPERLY.

10 4416 - FIRE EXTINGUISHERS
1. SECTION INCLUDES
   A. PORTABLE, HAND-CARRIED FIRE EXTINGUISHERS
2. SUBMITTALS
   A. PROVIDE PRODUCT DATA FOR ALL PRODUCTS.
3. PRODUCTS
   A. FIRE EXTINGUISHER
      a. FABRICATE AND LABEL FIRE EXTINGUISHERS TO COMPLY WITH NFPA 10, "PORTABLE FIRE EXTINGUISHERS."
      b. LISTED AND LABELED FOR TYPE, RATING, AND CLASSIFICATION BY AN INDEPENDENT TESTING AGENCY ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION.
4. INSTALLATION
   A. INSTALL FIRE EXTINGUISHERS WITHIN FIRE PROTECTION CABINETS IN LOCATIONS INDICATED AND IN COMPLIANCE WITH REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION.

10 5113 - METAL LOCKERS
NOT USED

END OF DIVISION

CO LAB ARCHITECTURE
9217 EASTMAN PARK DRIVE, UNIT 3
WINDSOR, COLORADO 80550

JSE

DCI ENGINEERS

SUPERIOR CIVIC CENTER TENANT FINISH

TOWN OF SUPERIOR
2250 MAIN STREET, STE 1001, SUPERIOR, CO 80027

SD:	2/22/2024	PERMIT:	4/25/2024
DD:	4/25/2024	CD:	5/23/2024

REV. #	DESCRIPTION	DATE
1	ADDENDUM 4	6/18/2024
2	OWNER VE	9/4/2024

C2023.016A

SPECIFICATIONS

DRAWN BY: KRC | CHECKED BY: KRC

G1.02

DIVISION 11 - EQUIPMENT

11 3013 - RESIDENTIAL APPLIANCES

1. SECTION INCLUDES
   A. OWNER-PROVIDED, FUTURE INSTALLATION, APPLIANCES
      a. DISHWASHER, REFRIGERATOR/FREEZER, ICE MAKER, WARMING OVEN, MICROWAVE OVEN
2. COORDINATION
   A. PROVIDE ROUGH-IN OF THE PROPER BUILDING SYSTEM SUPPORT FOR EACH APPLIANCE IN THE LOCATIONS INDICATED.

11 5213 - PROJECTION SCREENS

1. SECTION INCLUDES
   A. OWNER-PROVIDED/CONTRACTOR INSTALLED PROJECTOR SCREEN AND PROJECTOR
2. SUBMITTALS
   A. OWNER TO PROVIDE PRODUCT DATA FOR ALL PRODUCTS.
   B. PROVIDE SHOP DRAWINGS FOR ALL PRODUCTS, SHOP DRAWINGS TO SHOW INSTALLATION METHODS/DETAILS.
3. PRODUCTS
   A. OWNER-PROVIDED/CONTRACTOR INSTALLED PROJECTOR SCREEN
   B. OWNER-PROVIDED/CONTRACTOR INSTALLED PROJECTOR
4. INSTALLATION
   A. COMPLY WITH MANUFACTURER'S WRITTEN INSTRUCTIONS FOR INSTALLING/PLACING UNITS
   B. PROVIDE BLOCKING AS REQUIRED FOR INSTALLATION

END OF DIVISION

DIVISION 12 - FURNISHINGS

12 3661.19 - QUARTZ AGGLOMERATE COUNTERTOPS

1. SECTION INCLUDES
   A. QUARTZ AGGLOMERATE COUNTERTOPS, QUARTZ AGGLOMERATE BACKSPLASHES, COUNTERTOP SUPPORTS
2. SUBMITTALS
   A. PROVIDE PRODUCT DATA FOR ALL PRODUCTS.
   B. PROVIDE SHOP DRAWINGS FOR ALL PRODUCTS, SHOP DRAWINGS TO SHOW FABRICATION AND INSTALLATION METHODS/DETAILS.
   C. PROVIDE SAMPLES FOR ALL PRODUCTS.
3. PRODUCTS
   A. QUARTZ COUNTERTOP TYPE QZ-1
      a. SILESTONE, ETERNAL
      b. SOLID SHEETS
      c. COLOR: BIANCO CLACATTA
      d. CONFIGURATION:
         - COUNTERTOPS: 2CM THICK
         - FRONT/APRON: 2CM THICK, 2" APRON DEPTH, MITERED EDGES, STRAIGHT, SLIGHTLY EASED AT CORNER
         - BACKSPLASH: 2 CM THICK, STRAIGHT, SLIGHTLY EASED AT CORNER
         - CORNERS: MITERED (WATERFALL) EDGES, STRAIGHT, SLIGHTLY EASED AT CORNER WHERE HORIZONTALLY PLACED COUNTERTOP ADJOINS VERTICALLY PLACED COUNTERTOP
      e. SUBTOP PARTICLEBOARD OR PLYWOOD AS RECOMMENDED BY THE MANUFACTURER.
   B. COUNTERTOP SUPPORTS
      a. CONSTRUCTION: STEEL
      b. COLOR: POWDER COAT OR PRIMED AND PAINTED BLACK
      c. SIZE: AS RECOMMENDED BY COUNTERTOP AND BRACKET MANUFACTURER
4. FABRICATION
   A. FABRICATE COUNTERTOPS ACCORDING TO QUARTZ AGGLOMERATE MANUFACTURER'S WRITTEN INSTRUCTIONS AND THE AWI/AWMAC/WI'S "ARCHITECTURAL WOODWORK STANDARDS."
   B. FABRICATE COUNTERTOPS WITHOUT JOINTS.
   C. CUTOUTS AND HOLES: MAKE CUTOUTS FOR FIXTURES IN SHOP USING TEMPLATE OR PATTERN FURNISHED BY FIXTURE MANUFACTURER. FORM CUTOUTS TO SMOOTH, EVEN CURVES.
5. INSTALLATION
   A. FOR COUNTERTOPS OVER BASE UNITS:
      a. FASTEN COUNTERTOPS BY SCREWING THROUGH CORNER BLOCKS OF BASE UNITS INTO UNDERSIDE OF COUNTERTOP. PREDRILL HOLES FOR SCREWS AS RECOMMENDED BY MANUFACTURER.
   B. FOR COUNTERTOPS OVER WALL OR OTHER SUPPORTS:
      a. FASTEN SUBTOPS TO CABINETS BY SCREWING THROUGH SUBTOPS INTO CORNERBLOCKS OF BASE CABINETS. SHIM AS NEEDED TO ALIGN SUBTOPS IN A LEVEL PLANE.
      b. SECURE COUNTERTOPS TO SUBTOPS WITH ADHESIVE ACCORDING TO QUARTZ AGGLOMERATE MANUFACTURER'S WRITTEN INSTRUCTIONS.
   C. BOND JOINTS WITH ADHESIVE AND DRAW TIGHT AS COUNTERTOPS ARE SET. MASK AREAS OF COUNTERTOPS ADJACENT TO JOINTS TO PREVENT ADHESIVE SMEARS.
   D. INSTALL BACKSPLASHES AND END SPLASHES BY ADHERING TO WALL AND COUNTERTOPS WITH ADHESIVE.
   E. INSTALL APRONS TO BACKING AND COUNTERTOPS WITH ADHESIVE.
   F. COMPLETE CUTOUTS NOT FINISHED IN SHOP. MASK AREAS OF COUNTERTOPS ADJACENT TO CUTOUTS TO PREVENT DAMAGE WHILE CUTTING. MAKE CUTOUTS TO ACCURATELY FIT ITEMS TO BE INSTALLED, AND AT RIGHT ANGLES TO FINISHED SURFACES UNLESS BEVELING IS REQUIRED FOR CLEARANCE. EASE EDGES SLIGHTLY TO PREVENT SNIPPING.
   G. APPLY SEALANT TO CAPS AT WALLS

12 4816 - ENTRANCE FLOOR GRILLES
NOT USED

END OF DIVISION

DIVISION 22 - PLUMBING

REFER TO PLUMBING GENERAL NOTES/SPECIFICATIONS FOR REQUIREMENTS

DIVISION 23 - HEATING, VENTILATING AND AIR CONDITIONING

REFER TO MECHANICAL GENERAL NOTES/SPECIFICATIONS FOR REQUIREMENTS

DIVISION 26 - ELECTRICAL

REFER TO ELECTRICAL GENERAL NOTES/SPECIFICATIONS FOR REQUIREMENTS

COLAB ARCHITECTURE
9217 EASTMAN PARK DRIVE, UNIT 3
WINDSOR, COLORADO 80550

JSE

DCI ENGINEERS

SUPERIOR CIVIC CENTER
TENANT FINISH

TOWN OF SUPERIOR
2250 MAIN STREET, STE 1001, SUPERIOR, CO 80027

SD:	2/22/2024	PERMIT:	4/25/2024
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REV. #	DESCRIPTION	DATE
2	OWNER VE	9/4/2024

C2023.016A

SPECIFICATIONS

DRAWN BY: KRC | CHECKED BY: KRC

G1.03

SYSTEM NOTES - WALLS

INTERIOR PARTITION ASSEMBLIES

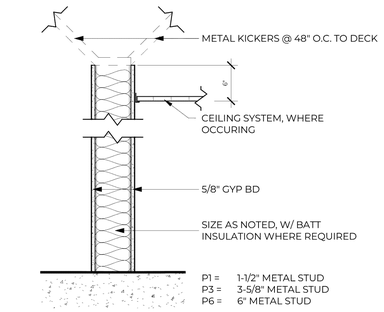
P2	2-1/2" METAL STUD FRAMING @ 16" O.C.
P3	3-5/8" METAL SUD FRAMING @ 16" O.C.
P6	6" METAL STUD FRAMING @ 16" O.C. U.N.O.
P6W	2X6 WOOD STUD FRAMING @ 16" O.C. WITH FIRE STOPPING. ASSEMBLY TO MATCH AND ALIGN WITH EXISTING CONSTRUCTION, V.I.F.

INTERIOR PARTITION TYPES

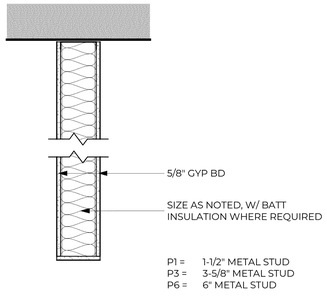
A	STANDARD WALL, 1x LAYER 5/8" GYP. BD. ON EACH SIDE OF STUD FRAMING. TERMINATE FRAMING AND GYP. BD. 6" ABOVE HIGHEST ADJACENT FINISHED CEILING. LATERALLY BRACE FRAMING AT 4'-0" MIN. O.C. AND AT ENDS. COORDINATE BRACE FRAMING LOCATIONS WITH OVERHEAD DOORS AND TRACKS TO AVOID INTERFERENCE WITH DOOR OPERATION. PROVIDE SOUND BATT INSULATION FULL HEIGHT.
AS	STANDARD SOFFIT/BULKHEAD, 1x LAYER 5/8" GYP. BD. ON EACH SIDE OF STUD FRAMING. EXTEND FRAMING AND GYP. BD. FROM B.O. CEILING ELEVATION (REFER TO RCP'S) TO UNDERSIDE OF DECK.
B	ONE-SIDE FINISHED, 1x LAYER 5/8" GYP. BD. ON ONE SIDE OF STUD FRAMING ONLY. TERMINATE FRAMING AND GYP. BD. 6" ABOVE HIGHEST ADJACENT FINISHED CEILING. LATERALLY BRACE FRAMING AT 4'-0" MIN. O.C. AND AT ENDS. COORDINATE BRACE FRAMING LOCATIONS WITH OVERHEAD DOORS AND TRACKS TO AVOID INTERFERENCE WITH DOOR OPERATION. PROVIDE SOUND BATT INSULATION FULL HEIGHT.
BS	ONE-SIDE FINISHED SOFFIT/BULKHEAD, 1x LAYER 5/8" GYP. BD. ON ONE SIDE OF STUD FRAMING ONLY. EXTEND FRAMING AND GYP. BD. FROM B.O. CEILING ELEVATION (REFER TO RCP'S) TO UNDERSIDE OF DECK.
D	DEMISING WALL, 1x LAYER 5/8" GYP. BD. EACH SIDE OF STUD FRAMING. EXTEND FRAMING FULL HEIGHT AND ATTACH TO DECK ABOVE W/ SLIP TRACK. TERMINATE GYP. BD. AT 6" ABOVE HIGHEST ADJACENT FINISHED CEILING, OR IF AREA IS EXPOSED TO DECK, EXTEND GYP. BD. TO BOTTOM OF DECK. PROVIDE SOUND BATT INSULATION FULL HEIGHT TO DECK.
FP1	1 HOUR FIRE PARTITION, ON INTERIOR SIDE: APPLY 1x LAYER 5/8" TYPE "X" GYP. BD. OVER PLYWOOD SHEAR PANEL TO MATCH EXISTING. ON CORRIDOR SIDE: APPLY 1x LAYER 5/8" TYPE "X" GYP.BD. OVER RESILIENT CHANNELS TO MATCH EXISTING, OVER WOOD STUDS. FILL CAVITY WITH MINERAL WOOL OR FIBERGLASS BATT INSULATION. VERIFY ASSEMBLY IN FIELD AND MATCH CONDITIONS.

INTERIOR PARITION NOTES

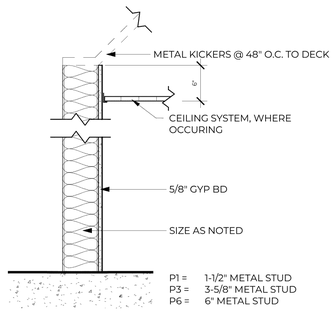
1. ALL DIMENSIONS ARE TO GRID LINES, FACE OF STUD FRAMING OR NOMINAL FACE OF MASONRY WALLS UNLESS NOTED OTHERWISE.
2. PROVIDE GYP. BOARD CONTROL JOINTS AT WALLS OVER 25'-0" IN LENGTH
3. FRAME DOOR OPENINGS 5" FROM FACE OF PERPENDICULAR WALL ON HINGE SIDE AND 1'-7" FROM FACE OF PERP. WALL ON LATCH SIDE UNLESS NOTED OTHERWISE.
4. ALL ANGLED WALLS ARE A MULTIPLE OF 45° U.N.O.
5. PROVIDE WOOD BLOCK OR METAL STRAP BACKING IN PARTITIONS AS NEEDED TO PROVIDE FOR WALL MOUNTED EQUIPMENT, CABINETS, ACCESSORIES, ETC. IT SHALL BE THE RESPONSIBILITY OF THE GC TO COORDINATE THE REQUIRED LOCATIONS FOR BACKING.



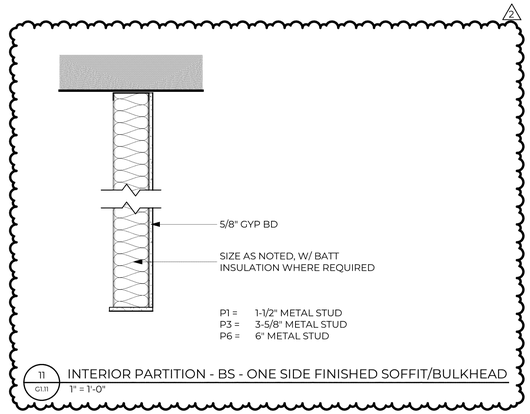
1 G1.11 INTERIOR PARTITION - A - STANDARD WALL
1" = 1'-0"



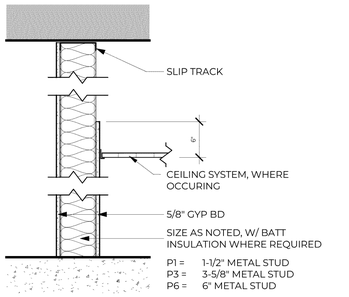
2 G1.11 INTERIOR PARTITION - AS - STANDARD SOFFIT/BULKHEAD
1" = 1'-0"



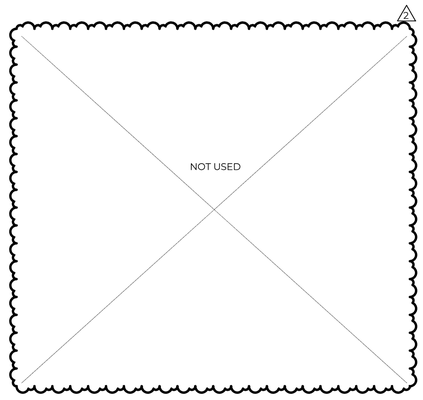
3 G1.11 INTERIOR PARTITION - B - ONE SIDE FINISHED
1" = 1'-0"

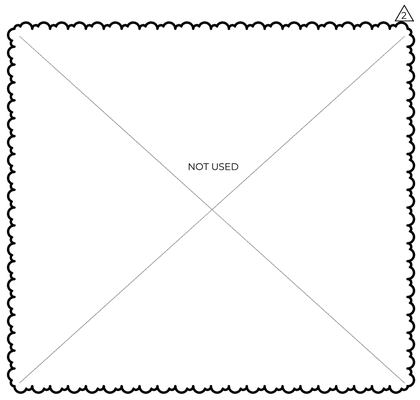


11 G1.11 INTERIOR PARTITION - BS - ONE SIDE FINISHED SOFFIT/BULKHEAD
1" = 1'-0"



4 G1.11 INTERIOR PARTITION - D - DEMISING WALL
1" = 1'-0"





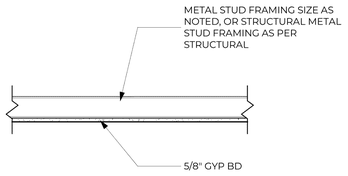
SYSTEM NOTES - CEILINGS

CEILING ASSEMBLIES

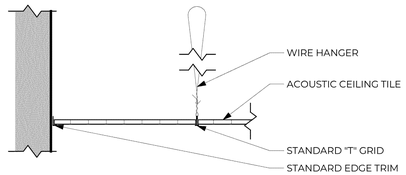
C1	UNDERSIDE OF EXPOSED STRUCTURE/DECK.
C2	UNDERSIDE OF EXPOSED STRUCTURE/DECK. PAINT IP-3 PER FINISH SCHEDULE.
C3	5/8" GYPSUM BOARD OVER 3-5/8" METAL STUD FRAMING @ 24" O.C.
C4	5/8" GYPSUM BOARD OVER 8" METAL STUD FRAMING (AS PER STRUCTURAL) @ 24" O.C.
C5	2' X 2' ACOUSTICAL CEILING TILE (ACT) SYSTEM WITH STANDARD T-GRID. CEILING TILES TO BE ACT-1, UNO, REFER TO FINISH SCHEDULES.
C6	WOOD-LOOK ACOUSTIC BAFFLE CEILING SYSTEM. BAFFLES TO BE MPS SLIM BAFFLES WITH DARK WALNUT WOODGRAIN FINISH.
C7	2' X 2' ACOUSTICAL CEILING TILE (ACT) SYSTEM WITH STANDARD T-GRID. CEILING TILES TO BE MPS GRADI FELT CEILING TILES WITH VARIABLE DEPTHS (ACT-2). REFER TO ENLARGED CEILING PLANS AND FINISH SCHEDULES.

CEILING NOTES

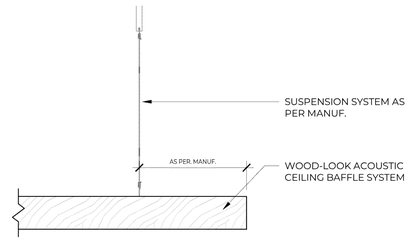
1. ACT CEILINGS TO BE STANDARD 15/16" WHITE METAL TEE GRID, UNO.
2. PROVIDE 3-1/2" SOUND BATTS OVER CEILINGS OF ENTIRE ROOM AT ALL CONFERENCE ROOMS, OFFICES, AND STORAGE ROOMS WITH ACT CEILINGS.
3. REFERENCE INTERIOR ELEVATIONS FOR GYPSUM BOARD SOFFITS ABOVE CASEWORK.
4. SEE INTERIOR ELEVATIONS AND/OR SECTIONS FOR MOUNTING HEIGHTS OF ALL WALL MOUNTED FIXTURES.



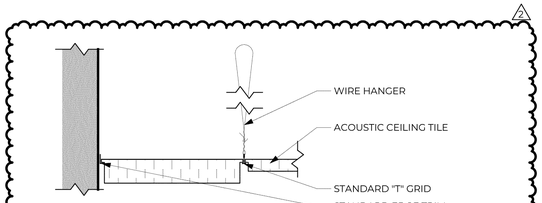
7 G1.11 CEILING TYPE C3, C4 - GYP. BD. FRAMED CEILING
1" = 1'-0"



8 G1.11 CEILING TYPE C5 - SUSPENDED ACT
1" = 1'-0"



9 G1.11 CEILING TYPE C6 - SUSPENDED WOOD SLAT CEILING BAFFLES
1" = 1'-0"



10 G1.11 CEILING TYPE C7 - SUSPENDED ACET W/ VARIABLE DEPTH FELT TILES
1" = 1'-0"

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REV. #	DESCRIPTION	DATE
2	OWNER VE	9/4/2024

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SYSTEM NOTES

DRAWN BY: KRC | CHECKED BY: KRC

G1.11

PROJECT INFORMATION

PROJECT INFORMATION

EXISTING OCCUPANCY CLASSIFICATION	A-3 COMMUNITY HALL/LIBRARY - NO CHANGE PROPOSED
EXISTING TYPE OF CONSTRUCTION	V-A, SPRINKLERED - NO CHANGE PROPOSED
EXISTING BUILDING HEIGHT (REMODEL AREA ONLY)	38 FT - NO CHANGE PROPOSED
EXISTING NUMBER OF STORIES (REMODEL AREA ONLY)	2 STORIES - NO CHANGE PROPOSED
REMODEL AREA	10,367 SF
OCCUPANT LOAD	1,127 OCCUPANTS (2)

APPLICABLE CODES

CONSTRUCTION TO COMPLY WITH THE FOLLOWING CODES AS LOCALLY AMENDED

2018	INTERNATIONAL BUILDING CODE (IBC)
2018	INTERNATIONAL EXISTING BUILDING CODE (IEBC)
2021	INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
2018	INTERNATIONAL MECHANICAL CODE (IMC)
2018	INTERNATIONAL PLUMBING CODE (IPC)
2018	INTERNATIONAL FIRE CODE (IFC)
2018	INTERNATIONAL FUEL GAS CODE (IFGC)
2020	NATIONAL ELECTRICAL CODE (NEC)
2017	ICC/ANSI A117.1 ACCESSIBILITY STANDARDS
CRS 9-5	COLORADO STATE ACCESSIBILITY

PROJECT NARRATIVE

INTERIOR TENANT FINISH OF AN EXISTING SHELL SPACE WITHIN A MIXED USE BUILDING. THE TOWN OF SUPERIOR WILL BE OCCUPYING THE SPACE WHICH WILL CATER TO EVERY-DAY USERS, TOWN PROGRAMS AND COMMUNITY EVENTS. SCOPE OF WORK INCLUDES FULL BUILD OUT OF THE SHELL, INCLUDING OFFICES, ACTIVITY SPACES, A LIBRARY, WORK/LOUNGE SPACES AND AN EVENT SPACE.

CODE PLAN LEGEND

- EXIT SEPARATION DISTANCE
- MAXIMUM DIAGONAL DISTANCE
- COMMON PATH OF EGRESS TRAVEL
- EXIT ACCESS PATH OF TRAVEL
- 1 HOUR FIRE PARTITION (EXISTING TO BE MAINTAINED)
- 2 HOUR FIRE WALL (EXISTING TO BE MAINTAINED)
- 2 HOUR SHAFT ENCLOSURE (EXISTING TO BE MAINTAINED)
- PANIC HARDWARE REQUIRED
- WALL MOUNTED FIRE EXTINGUISHER CABINET (FEC)
- RECESSED FIRE EXTINGUISHER CABINET (FEC)
- EXIT SIGNAGE REQUIRED
- OCCUPANCY GROUP
- NOMINAL SQ. FT.
- NUMBER OF EXITS REQUIRED
- OCCUPANT LOAD FACTOR
- NUMBER OF OCCUPANTS

AREA: E 13085 / B55 1 20 2

CODE ANALYSIS, CONTINUED

CHAPTER 3 OCCUPANCY CLASSIFICATION AND USE

303 ASSEMBLY GROUP A (A-3)
- COMMUNITY HALLS

CHAPTER 5 GENERAL BUILDING HEIGHTS AND AREAS

504 BUILDING HEIGHT AND NUMBER OF STORIES
- ALLOWABLE BUILDING HEIGHT (A-3, SPRINKLERED, TYPE V-A EXISTING): 70 FT
  - ACTUAL BUILDING HEIGHT: **38 FT**
  - **NO CHANGES TO HEIGHT PROPOSED**
- ALLOWABLE NUMBER OF STORIES (A-3, SPRINKLERED, TYPE V-A EXISTING): 3 STORIES
  - ACTUAL NUMBER OF STORIES: **2 STORIES**
  - **NO CHANGES TO NUMBER OF STORIES PROPOSED**

506 BUILDING AREA
- ALLOWABLE AREA FACTOR (A-3, SPRINKLERED, TYPE V-A EXISTING): 34,500 SF
  - ACTUAL AREA: **10,367 SF**
  - **NO CHANGES TO BUILDING AREA PROPOSED**

CHAPTER 6 TYPES OF CONSTRUCTION

601 GENERAL
- TABLE 601: FIRE RESISTANCE RATING FOR BUILDING ELEMENTS

PRIMARY STRUCTURAL FRAME	1 HR (EXISTING)
BEARING WALLS - EXTERIOR	1 HR (EXISTING)
BEARING WALLS - INTERIOR	1 HR (EXISTING)
NONBEARING WALLS - EXTERIOR	TABLE 602: 1 HR X<30', O HR X>30' (EXISTING)
NONBEARING WALLS - INTERIOR	0 HR (NEW AND EXISTING)
FLOOR CONSTRUCTION	1 HR (EXISTING)
ROOF CONSTRUCTION	1 HR (EXISTING)

CHAPTER 7 FIRE AND SMOKE PROTECTION FEATURES

714 PENETRATIONS
- PENETRATIONS INTO OR THROUGH FIRE WALLS, FIRE BARRIERS, SMOKE BARRIER WALLS AND FIRE PARTITIONS:
  - THROUGH PENETRATIONS SHALL BE PROTECTED USING SYSTEMS TESTED/APPROVED FIRE-RESISTANCE-RATED ASSEMBLY
  - THROUGH PENETRATIONS SHALL BE PROTECTED BY AN APPROVED FIRESTOP SYSTEM AND SHALL HAVE A RATING NOT LESS THAN THAT REQUIRED OF THE WALL
- PENETRATIONS OF A FIRE-RESISTANCE-RATED FLOOR, FLOOR/CEILING ASSEMBLY, NOT REQUIRED TO BE ENCLOSED IN A SHAFT:
  - THROUGH PENETRATIONS SHALL BE PROTECTED USING SYSTEMS TESTED/APPROVED FIRE-RESISTANCE-RATED ASSEMBLY
  - THROUGH PENETRATIONS SHALL BE PROTECTED BY AN APPROVED FIRESTOP SYSTEM AND SHALL HAVE A RATING NOT LESS THAN THAT REQUIRED OF THE WALL

CHAPTER 10 MEANS OF EGRESS

1004 OCCUPANT LOAD
- SEE TABLE AND PLAN ON FOLLOWING SHEET FOR OCCUPANT LOAD COUNT
- OCCUPANT LOAD OF SEATING BOOTHS TO BE CALCULATED AT 1 PERSON PER 24" LENGTH OF BOOTH SEATING

1005 MEANS OF EGRESS SIZING
- REQUIRED WIDTH (WHERE EQUIPPED THROUGHOUT WITH AUTOMATIC SPRINKLER SYSTEM AND EMERGENCY VOICE/ALARM COMMUNICATION SYSTEM):
  - STAIRWAYS 0.2" PER OCCUPANT
  - ALL OTHER 0.15" PER OCCUPANT
- DOORS IN FULLY OPEN POSITION MAY NOT REDUCE THE REQUIRED EGRESS WIDTH BY MORE THAN 7"
- DOORS IN ANY POSITION MAY NOT REDUCE THE REQUIRED EGRESS WIDTH BY MORE THAN 1/2

1006 NUMBER OF EXITS AND EXIT ACCESS DOORWAYS
- MORE THAN ONE EXIT OR EXIT ACCESS DOORWAY TO BE PROVIDED IF:
  - OCCUPANT LOAD EXCEEDS: 49 OCCUPANTS
  - COMMON PATH OF EGRESS TRAVEL DISTANCE EXCEEDS: 75 FT

1007 EXIT AND EXIT ACCESS DOORWAY CONFIGURATION
- WHERE TWO EXITS ARE REQUIRED, THEY SHALL BE SEPARATED BY AT LEAST 1/3 THE DIAGONAL DISTANCE OF THE AREA SERVED (WHERE EQUIPPED THROUGHOUT WITH AUTOMATIC SPRINKLER SYSTEM)

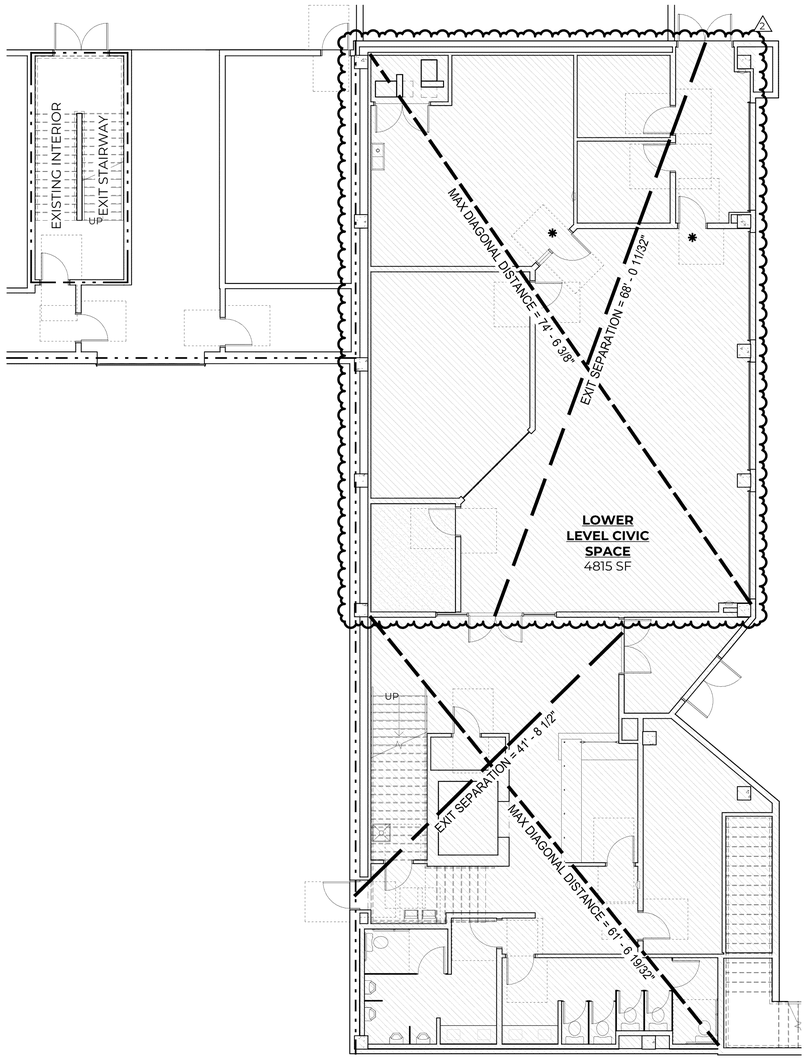
1017 EXIT ACCESS TRAVEL DISTANCE
- FOR A OCCUPANCIES, WITH SPRINKLER SYSTEM:
  - EXIT ACCESS TRAVEL DISTANCE MAY NOT EXCEED 250 FT

1029 ASSEMBLY
- ASSEMBLY MAIN EXIT: A SPACE USED FOR ASSEMBLY PURPOSES WITH AN OCCUPANT LOAD GREATER THAN 300 AND PROVIDED WITH A MAIN EXIT, THE MAIN EXIT SHALL BE SUFFICIENT IN ACCOMODATING 1/2 THE OCCUPANT LOAD, BUT NOT LESS THAN THE TOTAL REQUIRED CAPACITY AT THE EXIT
- ASSEMBLY OTHER EXITS: IN ADDITION TO PROVIDING A MAIN EXIT, AN ADDITIONAL MEANS OF EGRESS SHALL BE PROVIDED AND SHALL BE SUFFICIENT IN ACCOMODATING 1/2 THE OCCUPANT LOAD

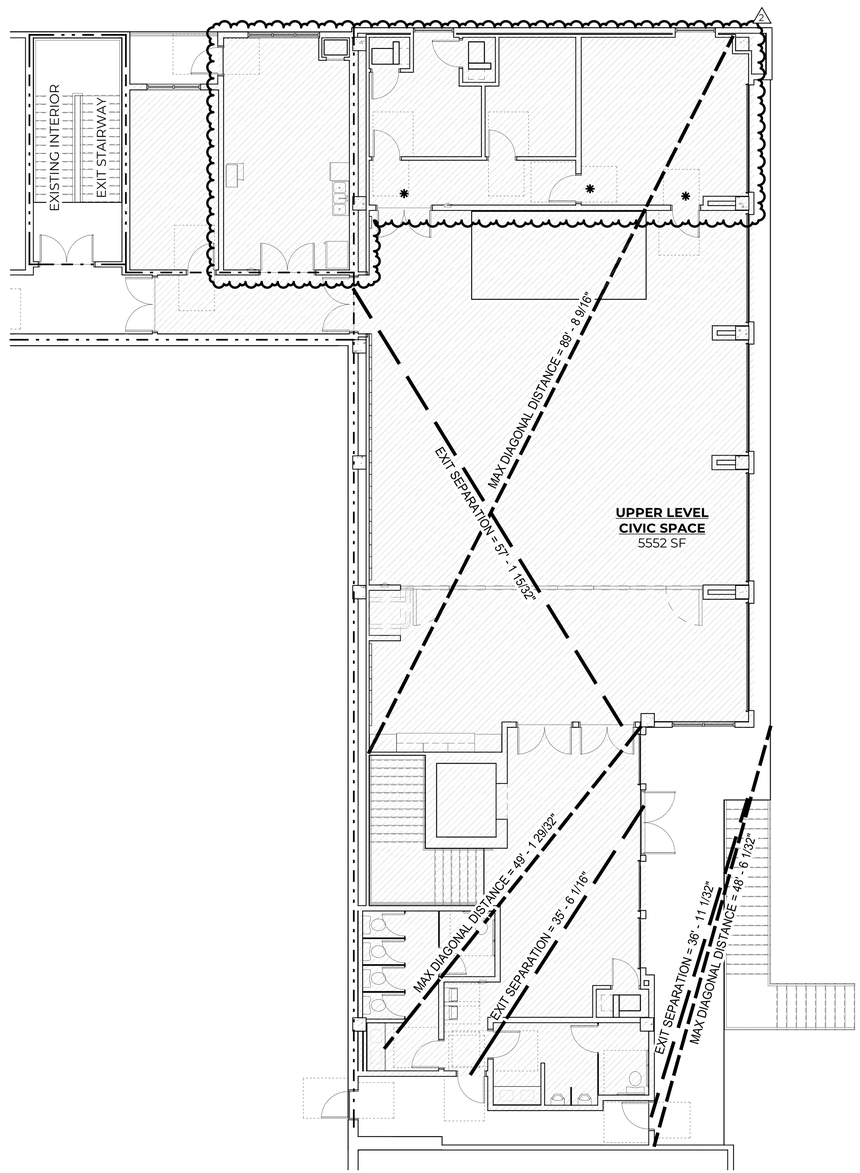
CHAPTER 29 PLUMBING SYSTEMS

2902 MINIMUM PLUMBING FACILITIES (2)

OCCUPANCY CLASS	NUMBER OF OCCUPANTS	WATER CLOSETS/URINALS MALE	WATER CLOSETS/URINALS FEMALE	LAVATORIES MALE	LAVATORIES FEMALE	DRINKING FOUNTAINS	SERVICE SINK
ASSEMBLY	1,127	563.5 1/125 = 4.51	563.5 1/65 = 8.67	563.5 1/200 = 2.82	563.5 1/200 = 2.82	1,127 1/500 = 2.25	1
TOTAL REQUIRED		5	9	3	3	3	1
FIXTURES PROVIDED		8 (2 WC + 6 UR)	10 WC	4 LAV	6 LAV	4 DF	1 SS



4 G2.01 LOWER LEVEL CODE PLAN - EXIT CONFIGURATION
1/8" = 1'-0"



1 G2.01 SECOND LEVEL CODE PLAN - EXIT CONFIGURATION
1/8" = 1'-0"

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CODE PLANS, CODE ANALYSIS

DRAWN BY: KRC | CHECKED BY: KRC

G2.01

CODE PLAN LEGEND

- EXIT SEPARATION DISTANCE
- MAXIMUM DIAGONAL DISTANCE
- COMMON PATH OF EGRESS TRAVEL
- EXIT ACCESS PATH OF TRAVEL
- 1 HOUR FIRE PARTITION (EXISTING TO BE MAINTAINED)
- 2 HOUR FIRE WALL (EXISTING TO BE MAINTAINED)
- 2 HOUR SHAFT ENCLOSURE (EXISTING TO BE MAINTAINED)
- PANIC HARDWARE REQUIRED
- WALL MOUNTED FIRE EXTINGUISHER CABINET (FEC)
- RECESSED FIRE EXTINGUISHER CABINET (FEC)
- EXIT SIGNAGE REQUIRED
- OCCUPANCY GROUP
- NOMINAL SQ. FT.
- NUMBER OF EXITS REQUIRED
- OCCUPANT LOAD FACTOR
- NUMBER OF OCCUPANTS

AREA: E 113085 / B55 20 | 2

FUNCTION OF SPACE (TABLE 1004.5)

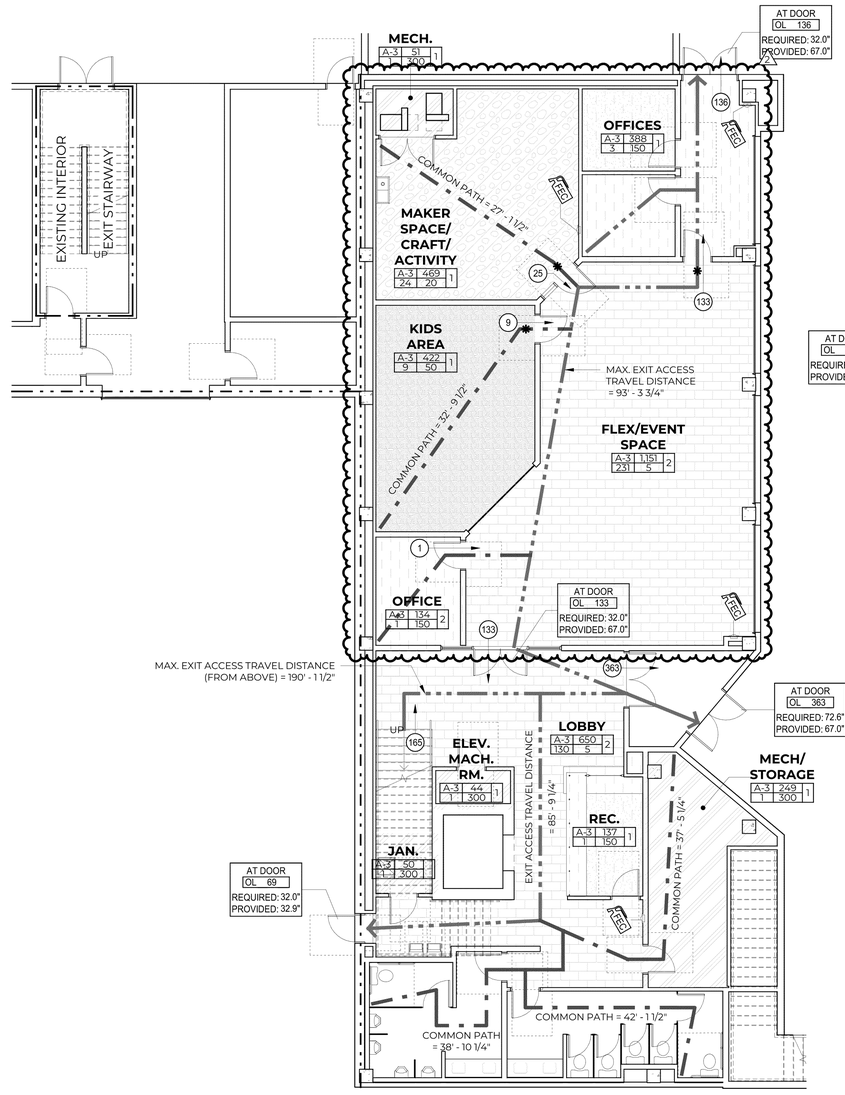
- ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM
- ASSEMBLY W/ FIXED SEATS - BOOTH SEATING
- ASSEMBLY W/O FIXED SEATS - STANDING
- ASSEMBLY W/O FIXED SEATS - UNCONCENTRATED (TABLES AND CHAIRS)
- BUSINESS AREAS
- CLASSROOM AREA
- EDUCATIONAL - CLASSROOM AREA
- KITCHENS, COMMERCIAL
- LIBRARY, READING ROOMS

CODE - OCCUPANT LOADS

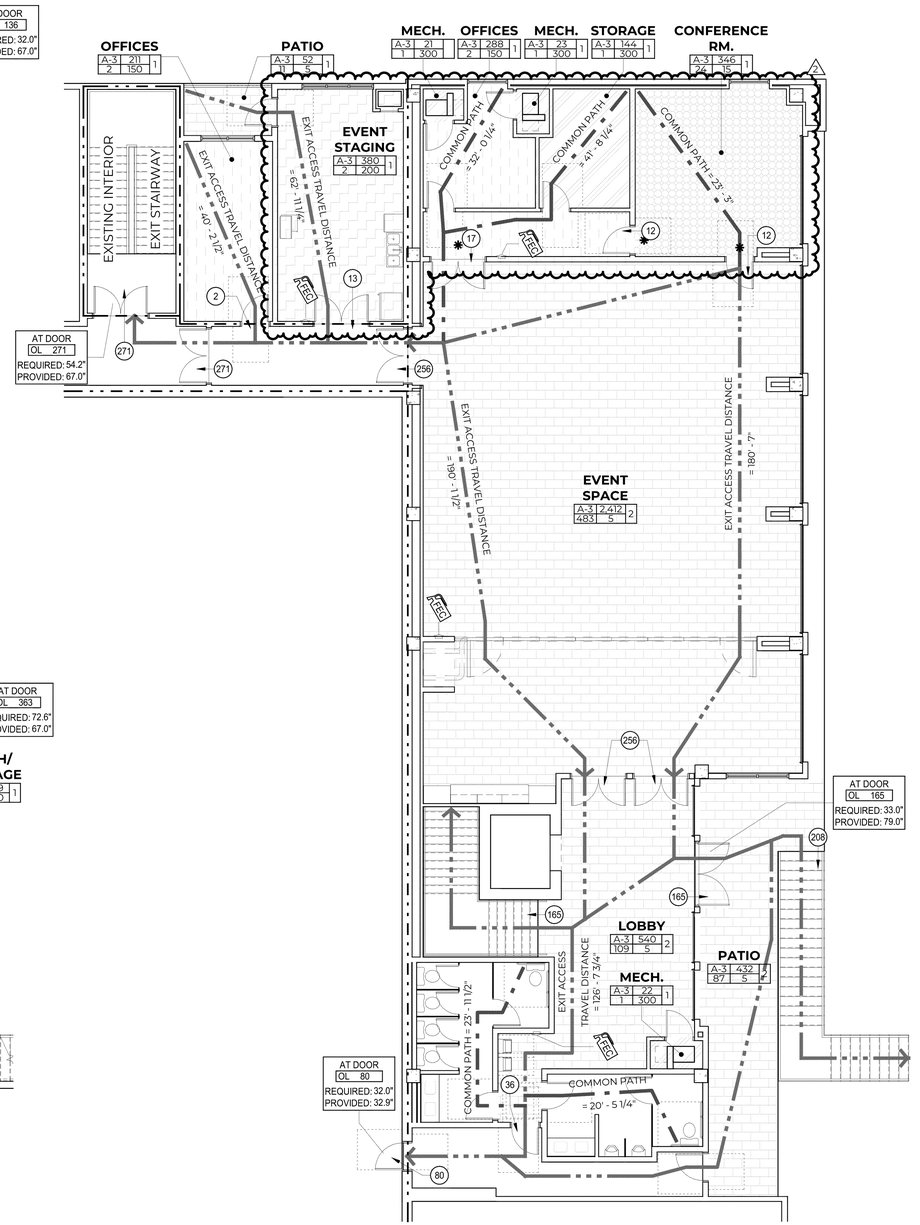
NAME	OCC TYPE	FUNCTION OF SPACE (1004.5)	GROSS/ NET AREA	LOAD FACTOR	FACTOR TYPE	OCC. LOAD
LOWER FLOOR						
ELEV. MACH. RM.	A-3	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	44 SF	300	GROSS	1
MECH/ STORAGE	A-3	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	249 SF	300	GROSS	1
JAN.	A-3	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	50 SF	300	GROSS	1
MECH.	A-3	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	51 SF	300	GROSS	1
LOBBY	A-3	ASSEMBLY W/O FIXED SEATS - STANDING	650 SF	5	NET	130
FLEX/EVENT SPACE	A-3	ASSEMBLY W/O FIXED SEATS - STANDING	1,151 SF	5	NET	231
OFFICES	A-3	BUSINESS AREAS	388 SF	150	GROSS	3
REC.	A-3	BUSINESS AREAS	137 SF	150	GROSS	1
OFFICE	A-3	BUSINESS AREAS	134 SF	150	GROSS	1
MAKER SPACE/ CRAFT/ ACTIVITY	A-3	EDUCATIONAL - CLASSROOM AREA	469 SF	20	NET	24
KIDS AREA	A-3	LIBRARY, READING ROOMS	422 SF	50	NET	9
						403

CODE - OCCUPANT LOADS

NAME	OCC TYPE	FUNCTION OF SPACE (1004.5)	GROSS/ NET AREA	LOAD FACTOR	FACTOR TYPE	OCC. LOAD
SECOND FLOOR						
STORAGE	A-3	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	144 SF	300	GROSS	1
MECH.	A-3	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	21 SF	300	GROSS	1
MECH.	A-3	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	23 SF	300	GROSS	1
MECH.	A-3	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	22 SF	300	GROSS	1
EVENT SPACE	A-3	ASSEMBLY W/O FIXED SEATS - STANDING	2,412 SF	5	NET	483
LOBBY	A-3	ASSEMBLY W/O FIXED SEATS - STANDING	540 SF	5	NET	109
PATIO	A-3	ASSEMBLY W/O FIXED SEATS - STANDING	432 SF	5	NET	87
PATIO	A-3	ASSEMBLY W/O FIXED SEATS - STANDING	52 SF	5	NET	11
CONFERENCE RM.	A-3	ASSEMBLY W/O FIXED SEATS - UNCONCENTRATED (TABLES AND CHAIRS)	346 SF	15	NET	24
OFFICES	A-3	BUSINESS AREAS	288 SF	150	GROSS	2
OFFICES	A-3	BUSINESS AREAS	211 SF	150	GROSS	2
EVENT STAGING	A-3	KITCHENS, COMMERCIAL	380 SF	200	GROSS	2
						724
						1127



2 G2.02 LOWER LEVEL CODE PLAN - EGRESSING & OCCUPANCY
1/8" = 1'-0"



3 G2.02 SECOND LEVEL CODE PLAN - EGRESSING & OCCUPANCY
1/8" = 1'-0"

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CODE PLANS, CODE ANALYSIS

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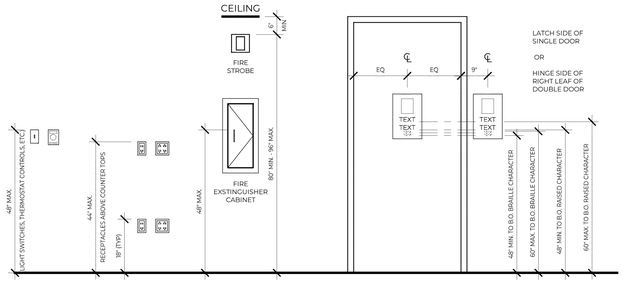
G2.02



ELECTRICAL/FIRE/ALARMS

A117.1, 2017: 308
NFPA 72

SIGNAGE

A117.1, 2017: 703.3, 703.4

NOT USED

NOT USED

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TYPICAL ACCESSIBILITY DETAILS

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G3.01

DEMOLITION NOTES

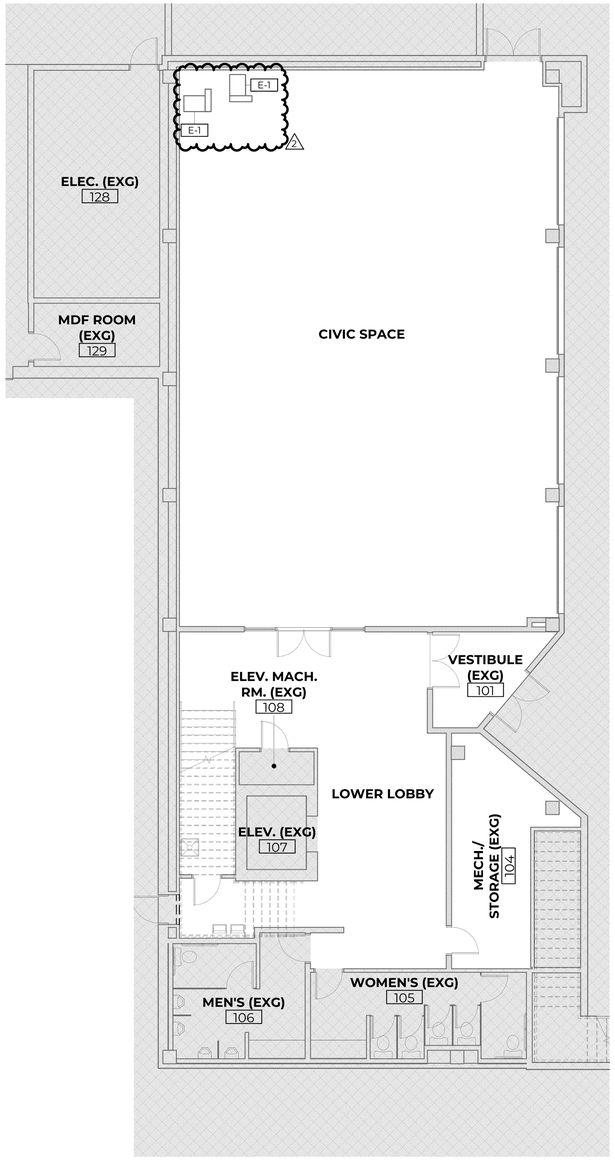
D-1 REMOVE EXISTING DOOR AND FRAME ASSEMBLY. RETAIN FOR REINSTALLATION IN NEW LOCATION. REFER TO FLOOR PLANS FOR DOOR/FRAME PLACEMENT FOR NEW WORK.

D-2 DEMOLISH EXISTING WALL ASSEMBLY AS REQUIRED FOR NEW WORK.

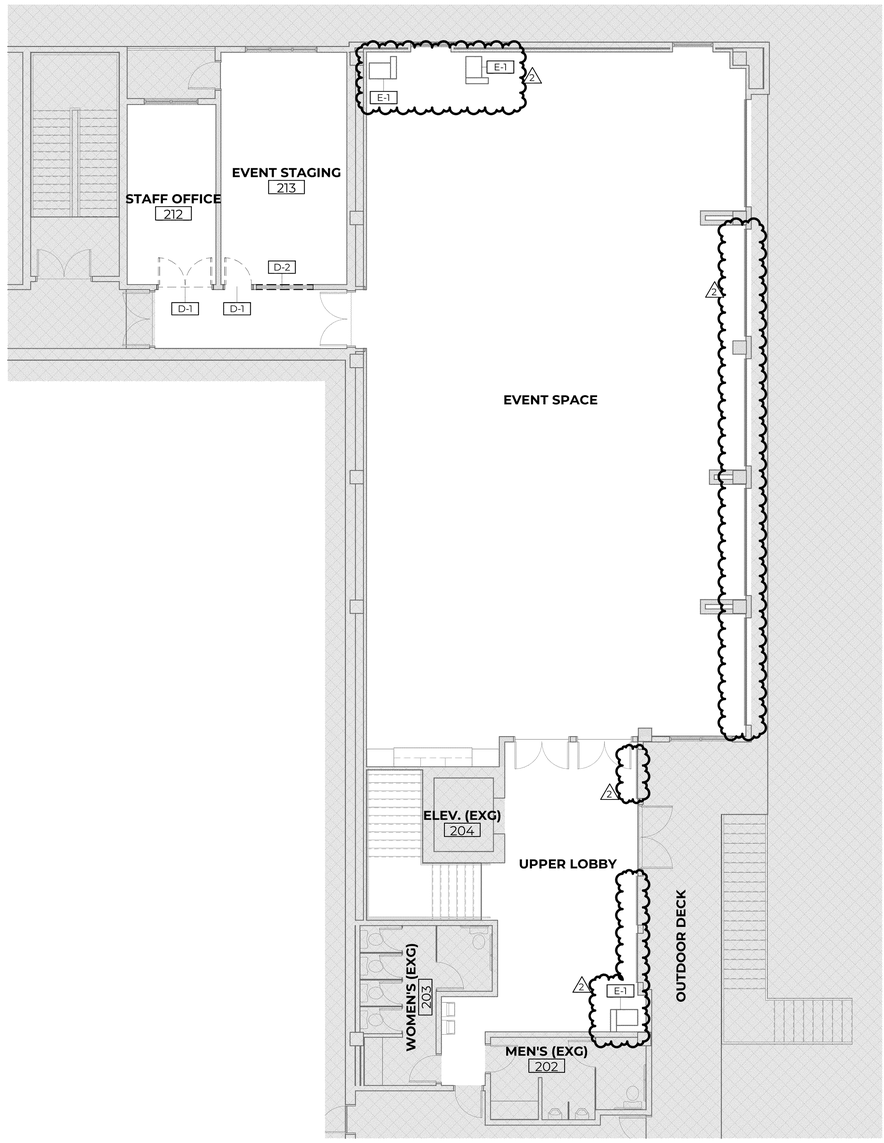
E-1 EXISTING MECHANICAL UNITS TO REMAIN. REFER TO MECHANICAL. 2

PLAN LEGEND

- EXISTING CONSTRUCTION TO REMAIN
- EXISTING CONSTRUCTION TO BE DEMOLISHED
- NEW CONSTRUCTION
- AREA NOT IN CONTRACT/SCOPE (NIC)



1 A1.11 LOWER LEVEL DEMOLITION PLAN
1/8" = 1'-0"



2 A1.11 UPPER LEVEL DEMOLITION PLAN
1/8" = 1'-0"

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DEMOLITION PLANS

DRAWN BY: KRC | CHECKED BY: KRC

A1.11

SYSTEM NOTES - WALLS

INTERIOR PARTITION ASSEMBLIES

P2	2-1/2" METAL STUD FRAMING @ 16" O.C.
P3	3-5/8" METAL SUD FRAMING @ 16" O.C.
P6	6" METAL STUD FRAMING @ 16" O.C. U.N.O.
P6W	2X6 WOOD STUD FRAMING @ 16" O.C. WITH FIRE STOPPING. ASSEMBLY TO MATCH AND ALIGN WITH EXISTING CONSTRUCTION, V.I.F.

INTERIOR PARTITION TYPES

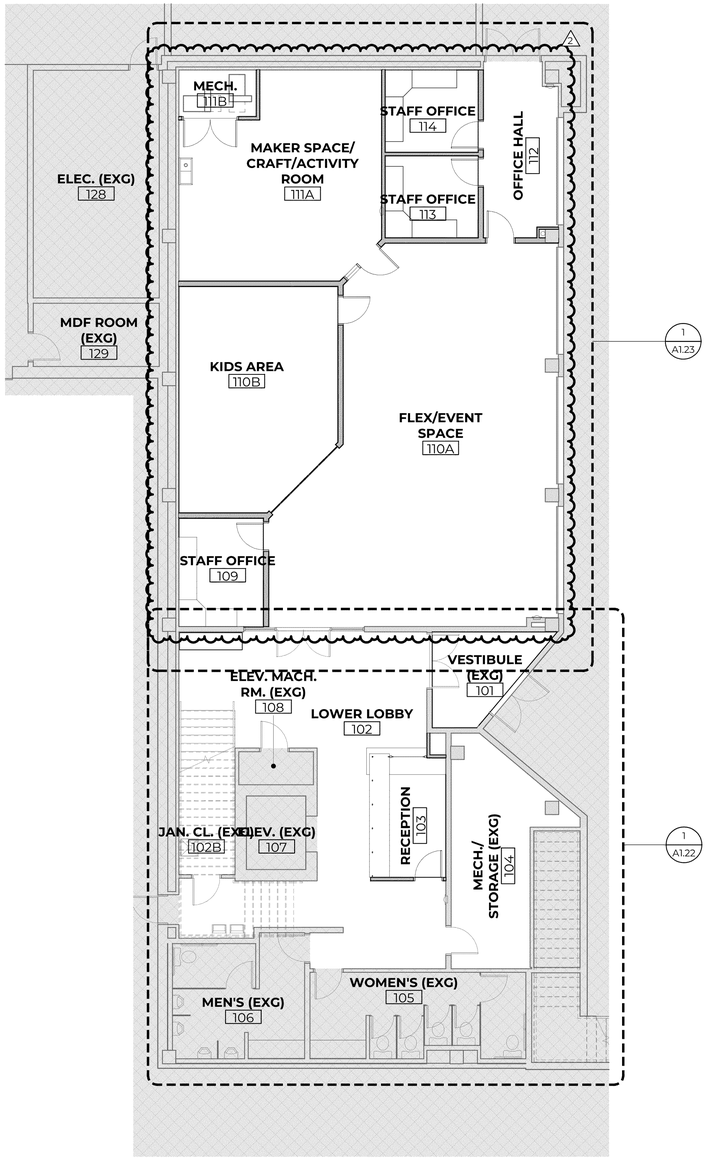
A	STANDARD WALL, 1x LAYER 5/8" GYP. BD. ON EACH SIDE OF STUD FRAMING. TERMINATE FRAMING AND GYP. BD. 6" ABOVE HIGHEST ADJACENT FINISHED CEILING. LATERALLY BRACE FRAMING AT 4'-0" MIN. O.C. AND AT ENDS. COORDINATE BRACE FRAMING LOCATIONS WITH OVERHEAD DOORS AND TRACKS TO AVOID INTERFERENCE WITH DOOR OPERATION. PROVIDE SOUND BATT INSULATION FULL HEIGHT.
AS	STANDARD SOFFIT/BULKHEAD, 1x LAYER 5/8" GYP. BD. ON EACH SIDE OF STUD FRAMING. EXTEND FRAMING AND GYP. BD. FROM B.O. CEILING ELEVATION (REFER TO RCP'S) TO UNDERSIDE OF DECK.
B	ONE-SIDE FINISHED, 1x LAYER 5/8" GYP. BD. ON ONE SIDE OF STUD FRAMING ONLY. TERMINATE FRAMING AND GYP. BD. 6" ABOVE HIGHEST ADJACENT FINISHED CEILING. LATERALLY BRACE FRAMING AT 4'-0" MIN. O.C. AND AT ENDS. COORDINATE BRACE FRAMING LOCATIONS WITH OVERHEAD DOORS AND TRACKS TO AVOID INTERFERENCE WITH DOOR OPERATION. PROVIDE SOUND BATT INSULATION FULL HEIGHT.
BS	ONE-SIDE FINISHED SOFFIT/BULKHEAD, 1x LAYER 5/8" GYP. BD. ON ONE SIDE OF STUD FRAMING ONLY. EXTEND FRAMING AND GYP. BD. FROM B.O. CEILING ELEVATION (REFER TO RCP'S) TO UNDERSIDE OF DECK.
D	DEMISING WALL, 1x LAYER 5/8" GYP. BD. EACH SIDE OF STUD FRAMING. EXTEND FRAMING FULL HEIGHT AND ATTACH TO DECK ABOVE W/ SLIP TRACK. TERMINATE GYP. BD. AT 6" ABOVE HIGHEST ADJACENT FINISHED CEILING, OR IF AREA IS EXPOSED TO DECK, EXTEND GYP. BD. TO BOTTOM OF DECK. PROVIDE SOUND BATT INSULATION FULL HEIGHT TO DECK.
FP1	1 HOUR FIRE PARTITION, ON INTERIOR SIDE: APPLY 1x LAYER 5/8" TYPE "X" GYP. BD. OVER PLYWOOD SHEAR PANEL TO MATCH EXISTING. ON CORRIDOR SIDE: APPLY 1x LAYER 5/8" TYPE "X" GYP.BD. OVER RESILIENT CHANNELS TO MATCH EXISTING, OVER WOOD STUDS. FILL CAVITY WITH MINERAL WOOL OR FIBERGLASS BATT INSULATION. VERIFY ASSEMBLY IN FIELD AND MATCH CONDITIONS.

INTERIOR PARITION NOTES

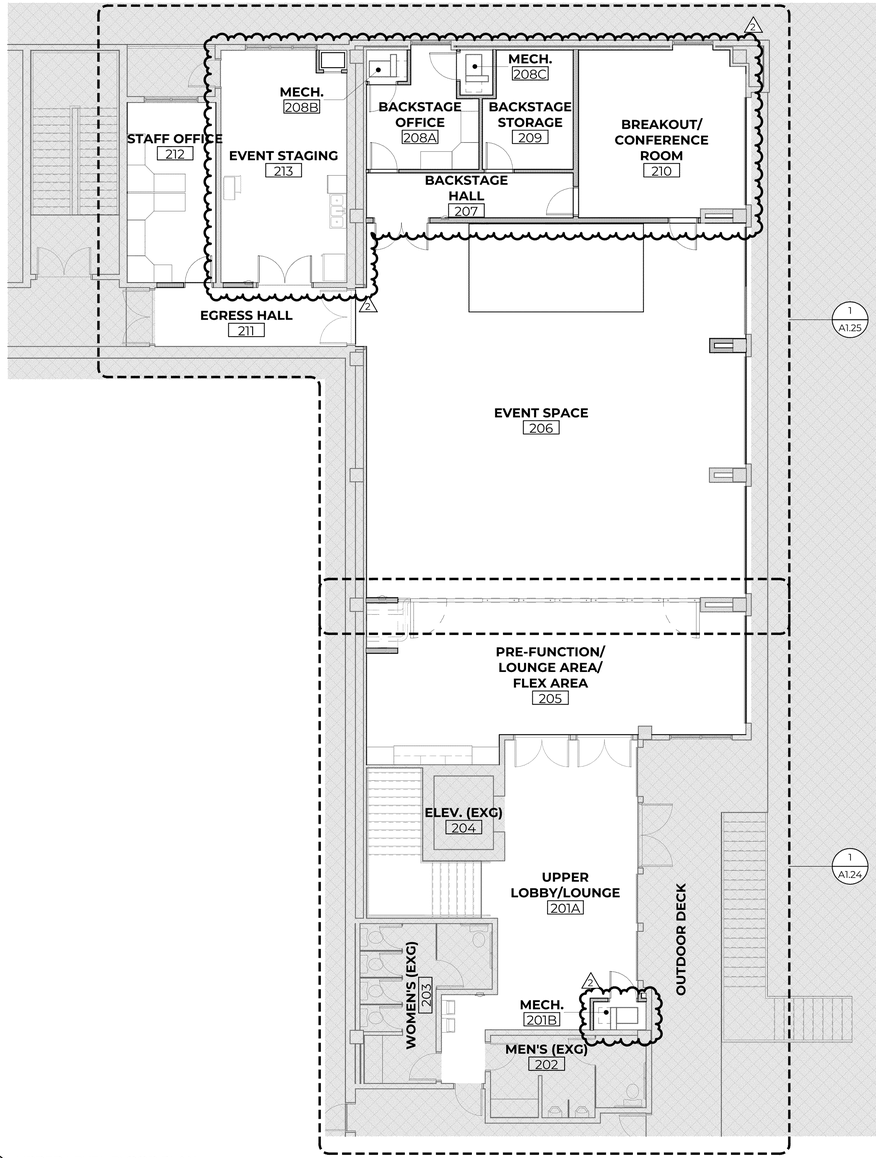
1. ALL DIMENSIONS ARE TO GRID LINES, FACE OF STUD FRAMING OR NOMINAL FACE OF MASONRY WALLS UNLESS NOTED OTHERWISE.
2. PROVIDE GYP. BOARD CONTROL JOINTS AT WALLS OVER 25'-0" IN LENGTH
3. FRAME DOOR OPENINGS 5" FROM FACE OF PERPENDICULAR WALL ON HINGE SIDE AND 1'-7" FROM FACE OF PERP. WALL ON LATCH SIDE UNLESS NOTED OTHERWISE.
4. ALL ANGLED WALLS ARE A MULTIPLE OF 45° U.N.O.
5. PROVIDE WOOD BLOCK OR METAL STRAP BACKING IN PARTITIONS AS NEEDED TO PROVIDE FOR WALL MOUNTED EQUIPMENT, CABINETS, ACCESSORIES, ETC. IT SHALL BE THE RESPONSIBILITY OF THE GC TO COORDINATE THE REQUIRED LOCATIONS FOR BACKING.

PLAN LEGEND

- EXISTING CONSTRUCTION TO REMAIN
- NEW CONSTRUCTION
- AREA NOT IN CONTRACT/SCOPE (NIC)



1 A1.21 LOWER LEVEL FLOOR PLAN
1/8" = 1'-0"



2 A1.21 UPPER LEVEL FLOOR PLAN
1/8" = 1'-0"

COLAB ARCHITECTURE
9217 EASTMAN PARK DRIVE, UNIT 3
WINDSOR, COLORADO 80550

JSE

DCI ENGINEERS

SUPERIOR CIVIC CENTER TENANT FINISH

TOWN OF SUPERIOR
2250 MAIN STREET, STE 1001, SUPERIOR, CO 80027

SD:	2/22/2024	PERMIT:	4/25/2024
DD:	4/25/2024	CD:	5/23/2024

REV. #	DESCRIPTION	DATE
2	OWNER VE	9/4/2024

C2023.016A

OVERALL FLOOR PLANS

DRAWN BY: KRC | CHECKED BY: KRC

A1.21

SYSTEM NOTES - WALLS

INTERIOR PARTITION ASSEMBLIES

P2	2-1/2" METAL STUD FRAMING @ 16" O.C.
P3	3-5/8" METAL STUD FRAMING @ 16" O.C.
P6	6" METAL STUD FRAMING @ 16" O.C., U.N.O.
P6W	2X6 WOOD STUD FRAMING @ 16" O.C. WITH FIRE STOPPING. ASSEMBLY TO MATCH AND ALIGN WITH EXISTING CONSTRUCTION, V.I.F.

INTERIOR PARTITION TYPES

A	STANDARD WALL, 1x LAYER 5/8" GYP. BD. ON EACH SIDE OF STUD FRAMING. TERMINATE FRAMING AND GYP. BD. 6" ABOVE HIGHEST ADJACENT FINISHED CEILING. LATERALLY BRACE FRAMING AT 4'-0" MIN. O.C. AND AT ENDS. COORDINATE BRACE FRAMING LOCATIONS WITH OVERHEAD DOORS AND TRACKS TO AVOID INTERFERENCE WITH DOOR OPERATION. PROVIDE SOUND BATT INSULATION FULL HEIGHT.
AS	STANDARD SOFFIT/BULKHEAD, 1x LAYER 5/8" GYP. BD. ON EACH SIDE OF STUD FRAMING. EXTEND FRAMING AND GYP. BD. FROM B.O. CEILING ELEVATION (REFER TO RCP'S) TO UNDERSIDE OF DECK.
B	ONE-SIDE FINISHED, 1x LAYER 5/8" GYP. BD. ON ONE SIDE OF STUD FRAMING ONLY. TERMINATE FRAMING AND GYP. BD. 6" ABOVE HIGHEST ADJACENT FINISHED CEILING. LATERALLY BRACE FRAMING AT 4'-0" MIN. O.C. AND AT ENDS. COORDINATE BRACE FRAMING LOCATIONS WITH OVERHEAD DOORS AND TRACKS TO AVOID INTERFERENCE WITH DOOR OPERATION. PROVIDE SOUND BATT INSULATION FULL HEIGHT.
BS	ONE-SIDE FINISHED SOFFIT/BULKHEAD, 1x LAYER 5/8" GYP. BD. ON ONE SIDE OF STUD FRAMING ONLY. EXTEND FRAMING AND GYP. BD. FROM B.O. CEILING ELEVATION (REFER TO RCP'S) TO UNDERSIDE OF DECK.
D	DEMISING WALL, 1x LAYER 5/8" GYP. BD. EACH SIDE OF STUD FRAMING. EXTEND FRAMING FULL HEIGHT AND ATTACH TO DECK ABOVE W/ SLIP TRACK. TERMINATE GYP. BD. AT 6" ABOVE HIGHEST ADJACENT FINISHED CEILING, OR IF AREA IS EXPOSED TO DECK, EXTEND GYP. BD. TO BOTTOM OF DECK. PROVIDE SOUND BATT INSULATION FULL HEIGHT TO DECK.
FP1	1 HOUR FIRE PARTITION, ON INTERIOR SIDE: APPLY 1x LAYER 5/8" TYPE "X" GYP. BD. OVER PLYWOOD SHEAR PANEL TO MATCH EXISTING. ON CORRIDOR SIDE: APPLY 1x LAYER 5/8" TYPE "X" GYP.BD. OVER RESILIENT CHANNELS TO MATCH EXISTING, OVER WOOD STUDS. FILL CAVITY WITH MINERAL WOOL OR FIBERGLASS BATT INSULATION. VERIFY ASSEMBLY IN FIELD AND MATCH CONDITIONS.

INTERIOR PARITION NOTES

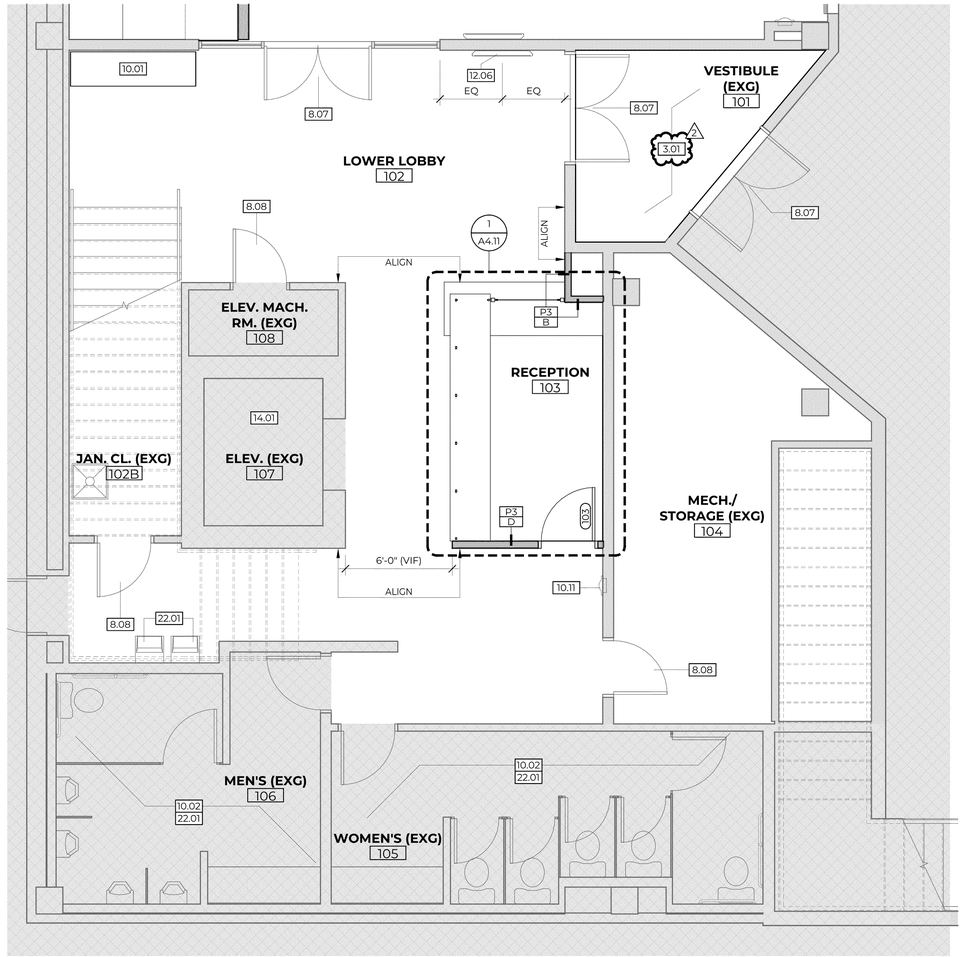
1. ALL DIMENSIONS ARE TO GRID LINES, FACE OF STUD FRAMING OR NOMINAL FACE OF MASONRY WALLS UNLESS NOTED OTHERWISE.
2. PROVIDE GYP. BOARD CONTROL JOINTS AT WALLS OVER 25'-0" IN LENGTH
3. FRAME DOOR OPENINGS 5" FROM FACE OF PERPENDICULAR WALL ON HINGE SIDE AND 1'-7" FROM FACE OF PERP. WALL ON LATCH SIDE UNLESS NOTED OTHERWISE.
4. ALL ANGLED WALLS ARE A MULTIPLE OF 45° U.N.O.
5. PROVIDE WOOD BLOCK OR METAL STRAP BACKING IN PARTITIONS AS NEEDED TO PROVIDE FOR WALL MOUNTED EQUIPMENT, CABINETS, ACCESSORIES, ETC. IT SHALL BE THE RESPONSIBILITY OF THE GC TO COORDINATE THE REQUIRED LOCATIONS FOR BACKING.

PLAN LEGEND

- EXISTING CONSTRUCTION TO REMAIN
- NEW CONSTRUCTION
- AREA NOT IN CONTRACT/SCOPE (NIC)

KEYNOTES

3.01	INFILL AREA WITH CEMENTITIOUS SELF-LEVING FLOOR COMPOUND TO BE FLUSH WITH EXISTING CONCRETE FLOOR.
8.07	PROVIDE HARDWARE FOR EXISTING DOOR AS PER HARDWARE SCHEDULE IF HARDWARE COMPONENTS VARY OR ARE NOT PRESENT. HARDWARE GROUP 7 (HW 7).
8.08	PROVIDE HARDWARE FOR EXISTING DOOR AS PER HARDWARE SCHEDULE IF HARDWARE COMPONENTS VARY OR ARE NOT PRESENT. HARDWARE GROUP 8 (HW 8).
10.01	BOOK LOCKER - BY OWNER.
10.02	TOILET PARTITIONS AND OTHER TOILET ACCESSORIES TO REMAIN UNALTERED.
10.11	SEMI-RECESSED FIRE EXTINGUISHER CABINET.
12.06	TV/MONITOR DISPLAY. BY OWNER. COORDINATE WITH ELECTRICAL DRAWINGS.
14.01	ELEVATOR AND EQUIPMENT TO REMAIN UNALTERED.
22.01	PLUMBING FIXTURES TO REMAIN UNALTERED.



1 / A1.22 LOWER LEVEL ENLARGED FLOOR PLAN - SOUTH
1/4" = 1'-0"

COLAB ARCHITECTURE
9217 EASTMAN PARK DRIVE, UNIT 3
WINDSOR, COLORADO 80550

JSE

DCI ENGINEERS

SUPERIOR CIVIC CENTER TENANT FINISH

TOWN OF SUPERIOR
2250 MAIN STREET, STE 1001, SUPERIOR, CO 80027

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REV. #	DESCRIPTION	DATE
2	OWNER VE	9/4/2024

C2023.016A

LOWER LEVEL ENLARGED FLOOR PLANS

DRAWN BY: KRC | CHECKED BY: KRC

A1.22

SYSTEM NOTES - WALLS

INTERIOR PARTITION ASSEMBLIES

P2	2-1/2" METAL STUD FRAMING @ 16" O.C.
P3	3-5/8" METAL SUD FRAMING @ 16" O.C.
P6	6" METAL STUD FRAMING @ 16" O.C. U.N.O.
P6W	2X6 WOOD STUD FRAMING @ 16" O.C. WITH FIRE STOPPING. ASSEMBLY TO MATCH AND ALIGN WITH EXISTING CONSTRUCTION, V.I.F.

INTERIOR PARTITION TYPES

A	STANDARD WALL, 1x LAYER 5/8" GYP. BD. ON EACH SIDE OF STUD FRAMING. TERMINATE FRAMING AND GYP. BD. 6" ABOVE HIGHEST ADJACENT FINISHED CEILING. LATERALLY BRACE FRAMING AT 4'-0" MIN. O.C. AND AT ENDS. COORDINATE BRACE FRAMING LOCATIONS WITH OVERHEAD DOORS AND TRACKS TO AVOID INTERFERENCE WITH DOOR OPERATION. PROVIDE SOUND BATT INSULATION FULL HEIGHT.
AS	STANDARD SOFFIT/BULKHEAD, 1x LAYER 5/8" GYP. BD. ON EACH SIDE OF STUD FRAMING. EXTEND FRAMING AND GYP. BD. FROM B.O. CEILING ELEVATION (REFER TO RCP'S) TO UNDERSIDE OF DECK.
B	ONE-SIDE FINISHED, 1x LAYER 5/8" GYP. BD. ON ONE SIDE OF STUD FRAMING ONLY. TERMINATE FRAMING AND GYP. BD. 6" ABOVE HIGHEST ADJACENT FINISHED CEILING. LATERALLY BRACE FRAMING AT 4'-0" MIN. O.C. AND AT ENDS. COORDINATE BRACE FRAMING LOCATIONS WITH OVERHEAD DOORS AND TRACKS TO AVOID INTERFERENCE WITH DOOR OPERATION. PROVIDE SOUND BATT INSULATION FULL HEIGHT.
BS	ONE-SIDE FINISHED SOFFIT/BULKHEAD, 1x LAYER 5/8" GYP. BD. ON ONE SIDE OF STUD FRAMING ONLY. EXTEND FRAMING AND GYP. BD. FROM B.O. CEILING ELEVATION (REFER TO RCP'S) TO UNDERSIDE OF DECK.
D	DEMISING WALL, 1x LAYER 5/8" GYP. BD. EACH SIDE OF STUD FRAMING. EXTEND FRAMING FULL HEIGHT AND ATTACH TO DECK ABOVE W/ SLIP TRACK. TERMINATE GYP. BD. AT 6" ABOVE HIGHEST ADJACENT FINISHED CEILING, OR IF AREA IS EXPOSED TO DECK, EXTEND GYP. BD. TO BOTTOM OF DECK. PROVIDE SOUND BATT INSULATION FULL HEIGHT TO DECK.
FP1	1 HOUR FIRE PARTITION, ON INTERIOR SIDE: APPLY 1x LAYER 5/8" TYPE "X" GYP. BD. OVER PLYWOOD SHEAR PANEL TO MATCH EXISTING. ON CORRIDOR SIDE: APPLY 1x LAYER 5/8" TYPE "X" GYP.BD. OVER RESILIENT CHANNELS TO MATCH EXISTING, OVER WOOD STUDS. FILL CAVITY WITH MINERAL WOOL OR FIBERGLASS BATT INSULATION. VERIFY ASSEMBLY IN FIELD AND MATCH CONDITIONS.

INTERIOR PARITION NOTES

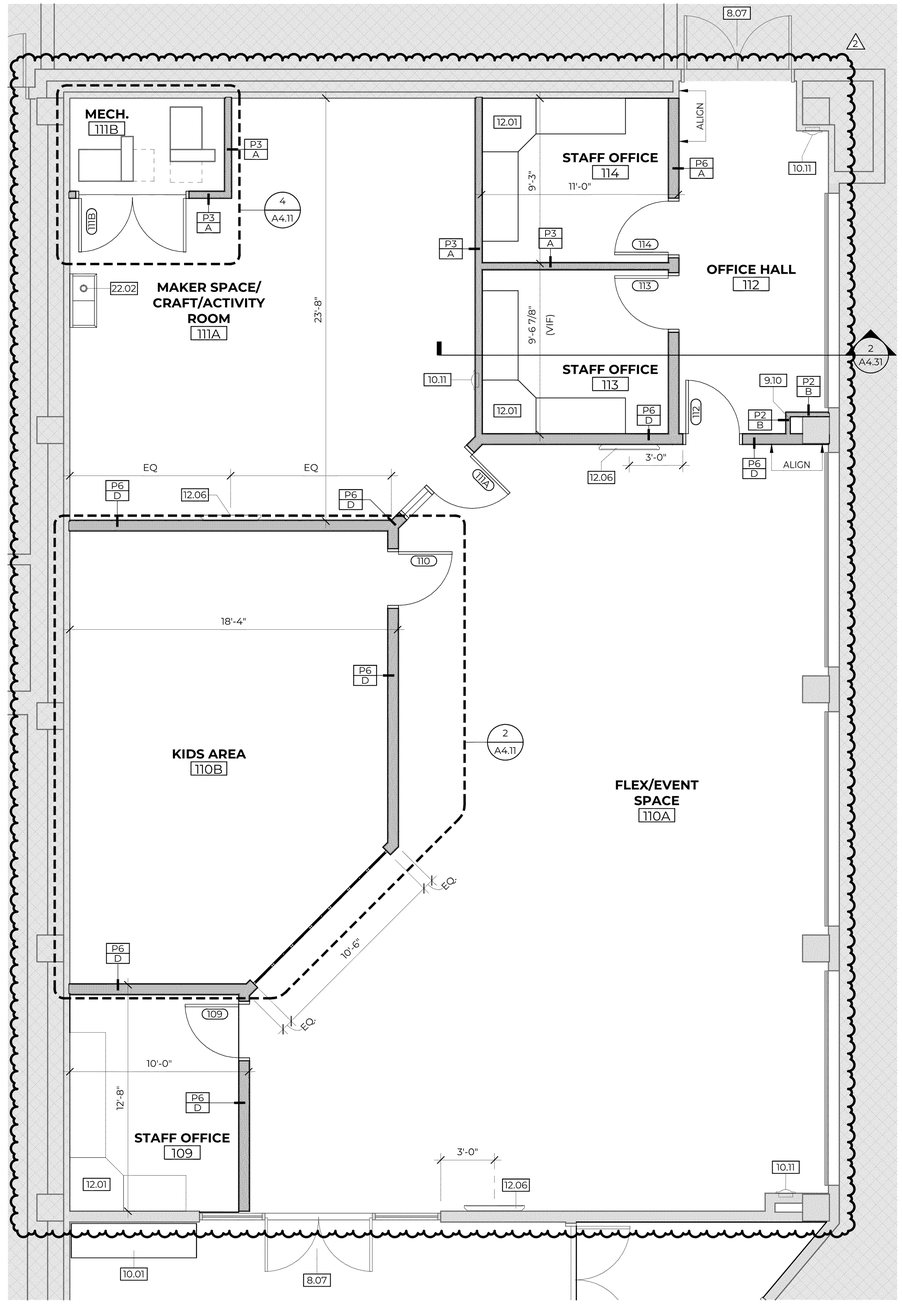
1. ALL DIMENSIONS ARE TO GRID LINES, FACE OF STUD FRAMING OR NOMINAL FACE OF MASONRY WALLS UNLESS NOTED OTHERWISE.
2. PROVIDE GYP. BOARD CONTROL JOINTS AT WALLS OVER 25'-0" IN LENGTH
3. FRAME DOOR OPENINGS 5" FROM FACE OF PERPENDICULAR WALL ON HINGE SIDE AND 1'-7" FROM FACE OF PERP. WALL ON LATCH SIDE UNLESS NOTED OTHERWISE.
4. ALL ANGLED WALLS ARE A MULTIPLE OF 45° U.N.O.
5. PROVIDE WOOD BLOCK OR METAL STRAP BACKING IN PARTITIONS AS NEEDED TO PROVIDE FOR WALL MOUNTED EQUIPMENT, CABINETS, ACCESSORIES, ETC. IT SHALL BE THE RESPONSIBILITY OF THE GC TO COORDINATE THE REQUIRED LOCATIONS FOR BACKING.

KEYNOTES

8.07	PROVIDE HARDWARE FOR EXISTING DOOR AS PER HARDWARE SCHEDULE IF HARDWARE COMPONENTS VARY OR ARE NOT PRESENT. HARDWARE GROUP 7 (HW.7)
9.10	FURR-OUT WALL TO CONCEAL FLOOR IMPERFECTIONS AND EXISTING ROOF DRAIN
10.01	BOOK LOCKER - BY OWNER.
10.11	SEMI-RECESSED FIRE EXTINGUISHER CABINET.
12.01	OFFICE FURNITURE - BY OWNER.
12.06	TV/MONITOR DISPLAY. BY OWNER. COORDINATE WITH ELECTRICAL DRAWINGS.
22.02	UTILITY SINK WITH SINGLE DRAINBOARD. REFER TO PLUMBING DRAWINGS.

PLAN LEGEND

- EXISTING CONSTRUCTION TO REMAIN
- NEW CONSTRUCTION
- AREA NOT IN CONTRACT/SCOPE (NIC)



1 A1.23 LOWER LEVEL ENLARGED FLOOR PLAN - NORTH
1/4" = 1'-0"

COLAB ARCHITECTURE
9217 EASTMAN PARK DRIVE, UNIT 3
WINDSOR, COLORADO 80550

JSE

DCI ENGINEERS

SUPERIOR CIVIC CENTER TENANT FINISH

TOWN OF SUPERIOR
2250 MAIN STREET, STE 1001, SUPERIOR, CO 80027

SD:	2/22/2024	PERMIT:	4/25/2024
DD:	4/25/2024	CD:	5/23/2024

REV. #	DESCRIPTION	DATE
2	OWNER VE	9/4/2024

C2023.016A

LOWER LEVEL ENLARGED FLOOR PLANS

DRAWN BY: KRC | CHECKED BY: KRC

A1.23

SYSTEM NOTES - WALLS

INTERIOR PARTITION ASSEMBLIES

P2	2-1/2" METAL STUD FRAMING @ 16" O.C.
P3	3-5/8" METAL SUD FRAMING @ 16" O.C.
P6	6" METAL STUD FRAMING @ 16" O.C. U.N.O.
P6W	2X6 WOOD STUD FRAMING @ 16" O.C. WITH FIRE STOPPING. ASSEMBLY TO MATCH AND ALIGN WITH EXISTING CONSTRUCTION, V.I.F.

INTERIOR PARTITION TYPES

A	STANDARD WALL, 1x LAYER 5/8" GYP. BD. ON EACH SIDE OF STUD FRAMING. TERMINATE FRAMING AND GYP. BD. 6" ABOVE HIGHEST ADJACENT FINISHED CEILING. LATERALLY BRACE FRAMING AT 4'-0" MIN. O.C. AND AT ENDS. COORDINATE BRACE FRAMING LOCATIONS WITH OVERHEAD DOORS AND TRACKS TO AVOID INTERFERENCE WITH DOOR OPERATION. PROVIDE SOUND BATT INSULATION FULL HEIGHT.
AS	STANDARD SOFFIT/BULKHEAD, 1x LAYER 5/8" GYP. BD. ON EACH SIDE OF STUD FRAMING. EXTEND FRAMING AND GYP. BD. FROM B.O. CEILING ELEVATION (REFER TO RCP'S) TO UNDERSIDE OF DECK.
B	ONE-SIDE FINISHED, 1x LAYER 5/8" GYP. BD. ON ONE SIDE OF STUD FRAMING ONLY. TERMINATE FRAMING AND GYP. BD. 6" ABOVE HIGHEST ADJACENT FINISHED CEILING. LATERALLY BRACE FRAMING AT 4'-0" MIN. O.C. AND AT ENDS. COORDINATE BRACE FRAMING LOCATIONS WITH OVERHEAD DOORS AND TRACKS TO AVOID INTERFERENCE WITH DOOR OPERATION. PROVIDE SOUND BATT INSULATION FULL HEIGHT.
BS	ONE-SIDE FINISHED SOFFIT/BULKHEAD, 1x LAYER 5/8" GYP. BD. ON ONE SIDE OF STUD FRAMING ONLY. EXTEND FRAMING AND GYP. BD. FROM B.O. CEILING ELEVATION (REFER TO RCP'S) TO UNDERSIDE OF DECK.
D	DEMISING WALL, 1x LAYER 5/8" GYP. BD. EACH SIDE OF STUD FRAMING. EXTEND FRAMING FULL HEIGHT AND ATTACH TO DECK ABOVE W/ SLIP TRACK. TERMINATE GYP. BD. AT 6" ABOVE HIGHEST ADJACENT FINISHED CEILING, OR IF AREA IS EXPOSED TO DECK, EXTEND GYP. BD. TO BOTTOM OF DECK. PROVIDE SOUND BATT INSULATION FULL HEIGHT TO DECK.
FP1	1 HOUR FIRE PARTITION, ON INTERIOR SIDE: APPLY 1x LAYER 5/8" TYPE "X" GYP. BD. OVER PLYWOOD SHEAR PANEL TO MATCH EXISTING. ON CORRIDOR SIDE: APPLY 1x LAYER 5/8" TYPE "X" GYP.BD. OVER RESILIENT CHANNELS TO MATCH EXISTING, OVER WOOD STUDS. FILL CAVITY WITH MINERAL WOOL OR FIBERGLASS BATT INSULATION. VERIFY ASSEMBLY IN FIELD AND MATCH CONDITIONS.

INTERIOR PARITION NOTES

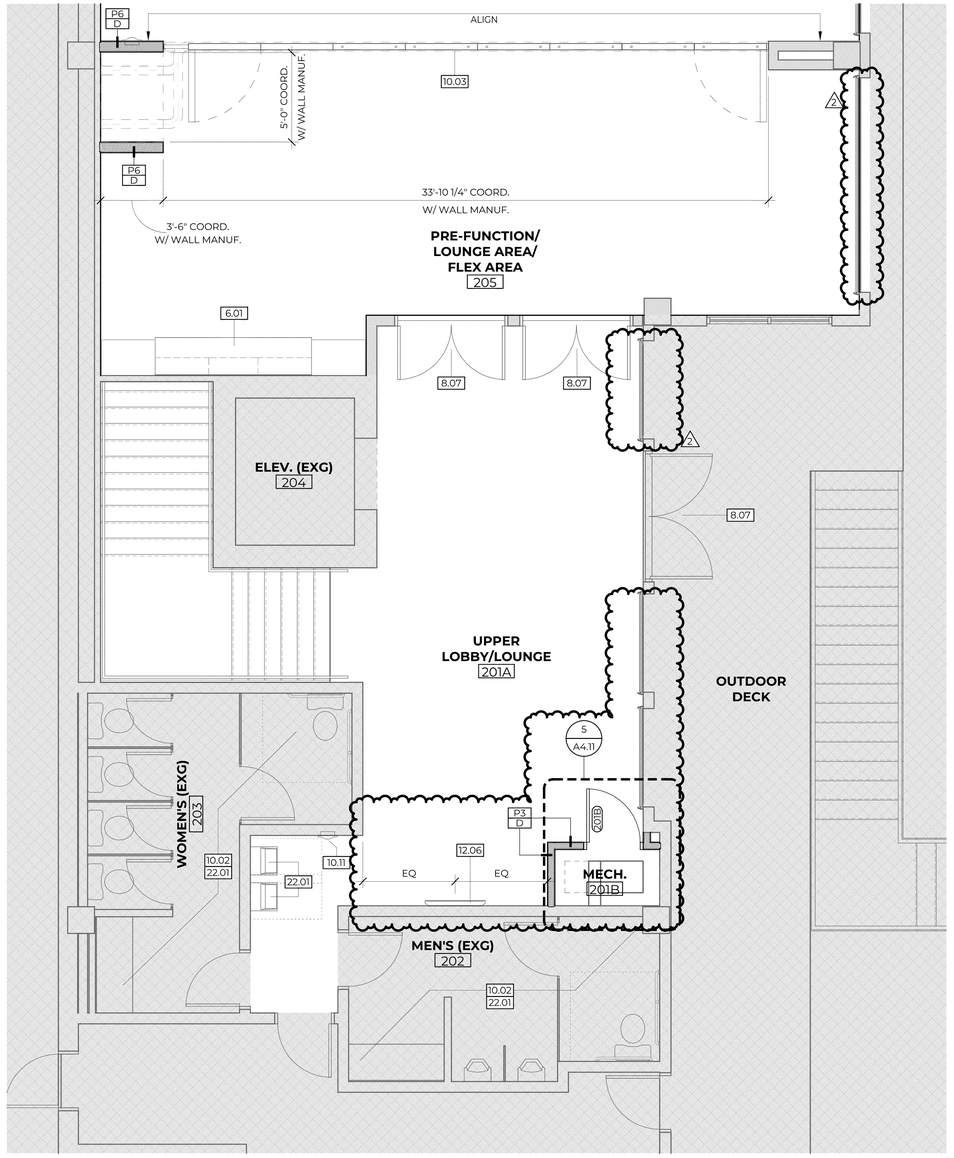
1	ALL DIMENSIONS ARE TO GRID LINES, FACE OF STUD FRAMING OR NOMINAL FACE OF MASONRY WALLS UNLESS NOTED OTHERWISE.
2	PROVIDE GYP. BOARD CONTROL JOINTS AT WALLS OVER 25'-0" IN LENGTH
3	FRAME DOOR OPENINGS 5" FROM FACE OF PERPENDICULAR WALL ON HINGE SIDE AND 1'-7" FROM FACE OF PERP. WALL ON LATCH SIDE UNLESS NOTED OTHERWISE.
4	ALL ANGLED WALLS ARE A MULTIPLE OF 45° U.N.O.
5	PROVIDE WOOD BLOCK OR METAL STRAP BACKING IN PARTITIONS AS NEEDED TO PROVIDE FOR WALL MOUNTED EQUIPMENT, CABINETS, ACCESSORIES, ETC. IT SHALL BE THE RESPONSIBILITY OF THE GC TO COORDINATE THE REQUIRED LOCATIONS FOR BACKING.

KEYNOTES

6.01	EXISTING CASEWORK TO REMAIN.
8.07	PROVIDE HARDWARE FOR EXISTING DOOR AS PER HARDWARE SCHEDULE IF HARDWARE COMPONENTS VARY OR ARE NOT PRESENT. HARDWARE GROUP 7 (HW 7).
10.02	TOILET PARTITIONS AND OTHER TOILET ACCESSORIES TO REMAIN UNALTERED.
10.03	MANUALLY OPERATED, INDIVIDUAL PANEL, OPERABLE PARTITION WITH OFFSET REMOTE STACK. BASIS OF DESIGN: MODERN FOLD: ACOUSTI-SEAL LEGACY. COORDINATE REQUIREMENTS WITH MANUFACTURER.
10.11	SEMI-RECESSED FIRE EXTINGUISHER CABINET.
12.06	TV/MONITOR DISPLAY. BY OWNER. COORDINATE WITH ELECTRICAL DRAWINGS.
22.01	PLUMBING FIXTURES TO REMAIN UNALTERED.

PLAN LEGEND

- EXISTING CONSTRUCTION TO REMAIN
- NEW CONSTRUCTION
- AREA NOT IN CONTRACT/SCOPE (NIC)



1 A1.24 UPPER LEVEL ENLARGED FLOOR PLAN - SOUTH
1/4" = 1'-0"

COLAB ARCHITECTURE
9217 EASTMAN PARK DRIVE, UNIT 3
WINDSOR, COLORADO 80550

JSE

DCI ENGINEERS

SUPERIOR CIVIC CENTER TENANT FINISH

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REV. #	DESCRIPTION	DATE
2	OWNER VE	9/4/2024

C2023.016A

UPPER LEVEL ENLARGED FLOOR PLANS

DRAWN BY:	KRC	CHECKED BY:	KRC

A1.24

SYSTEM NOTES - WALLS

INTERIOR PARTITION ASSEMBLIES

P2	2-1/2" METAL STUD FRAMING @ 16" O.C.
P3	3-5/8" METAL SUD FRAMING @ 16" O.C.
P6	6" METAL STUD FRAMING @ 16" O.C., U.N.O.
P6W	2X6 WOOD STUD FRAMING @ 16" O.C. WITH FIRE STOPPING. ASSEMBLY TO MATCH AND ALIGN WITH EXISTING CONSTRUCTION, VIF.

INTERIOR PARTITION TYPES

A	STANDARD WALL, 1x LAYER 5/8" GYP. BD. ON EACH SIDE OF STUD FRAMING. TERMINATE FRAMING AND GYP. BD. 6" ABOVE HIGHEST ADJACENT FINISHED CEILING. LATERALLY BRACE FRAMING AT 4'-0" MIN. O.C. AND AT ENDS. COORDINATE BRACE FRAMING LOCATIONS WITH OVERHEAD DOORS AND TRACKS TO AVOID INTERFERENCE WITH DOOR OPERATION. PROVIDE SOUND BATT INSULATION FULL HEIGHT.
AS	STANDARD SOFFIT/BULKHEAD, 1x LAYER 5/8" GYP. BD. ON EACH SIDE OF STUD FRAMING. EXTEND FRAMING AND GYP. BD. FROM B.O. CEILING ELEVATION (REFER TO RCP'S) TO UNDERSIDE OF DECK.
B	ONE-SIDE FINISHED, 1x LAYER 5/8" GYP. BD. ON ONE SIDE OF STUD FRAMING ONLY. TERMINATE FRAMING AND GYP. BD. 6" ABOVE HIGHEST ADJACENT FINISHED CEILING. LATERALLY BRACE FRAMING AT 4'-0" MIN. O.C. AND AT ENDS. COORDINATE BRACE FRAMING LOCATIONS WITH OVERHEAD DOORS AND TRACKS TO AVOID INTERFERENCE WITH DOOR OPERATION. PROVIDE SOUND BATT INSULATION FULL HEIGHT.
BS	ONE-SIDE FINISHED SOFFIT/BULKHEAD, 1x LAYER 5/8" GYP. BD. ON ONE SIDE OF STUD FRAMING ONLY. EXTEND FRAMING AND GYP. BD. FROM B.O. CEILING ELEVATION (REFER TO RCP'S) TO UNDERSIDE OF DECK.
D	DEMISING WALL, 1x LAYER 5/8" GYP. BD. EACH SIDE OF STUD FRAMING. EXTEND FRAMING FULL HEIGHT AND ATTACH TO DECK ABOVE W/ SLIP TRACK. TERMINATE GYP. BD. AT 6" ABOVE HIGHEST ADJACENT FINISHED CEILING, OR IF AREA IS EXPOSED TO DECK, EXTEND GYP. BD. TO BOTTOM OF DECK. PROVIDE SOUND BATT INSULATION FULL HEIGHT TO DECK.
FP1	1 HOUR FIRE PARTITION, ON INTERIOR SIDE: APPLY 1x LAYER 5/8" TYPE "X" GYP. BD. OVER PLYWOOD SHEAR PANEL TO MATCH EXISTING. ON CORRIDOR SIDE: APPLY 1x LAYER 5/8" TYPE "X" GYP.BD. OVER RESILIENT CHANNELS TO MATCH EXISTING, OVER WOOD STUDS. FILL CAVITY WITH MINERAL WOOL OR FIBERGLASS BATT INSULATION. VERIFY ASSEMBLY IN FIELD AND MATCH CONDITIONS.

INTERIOR PARITION NOTES

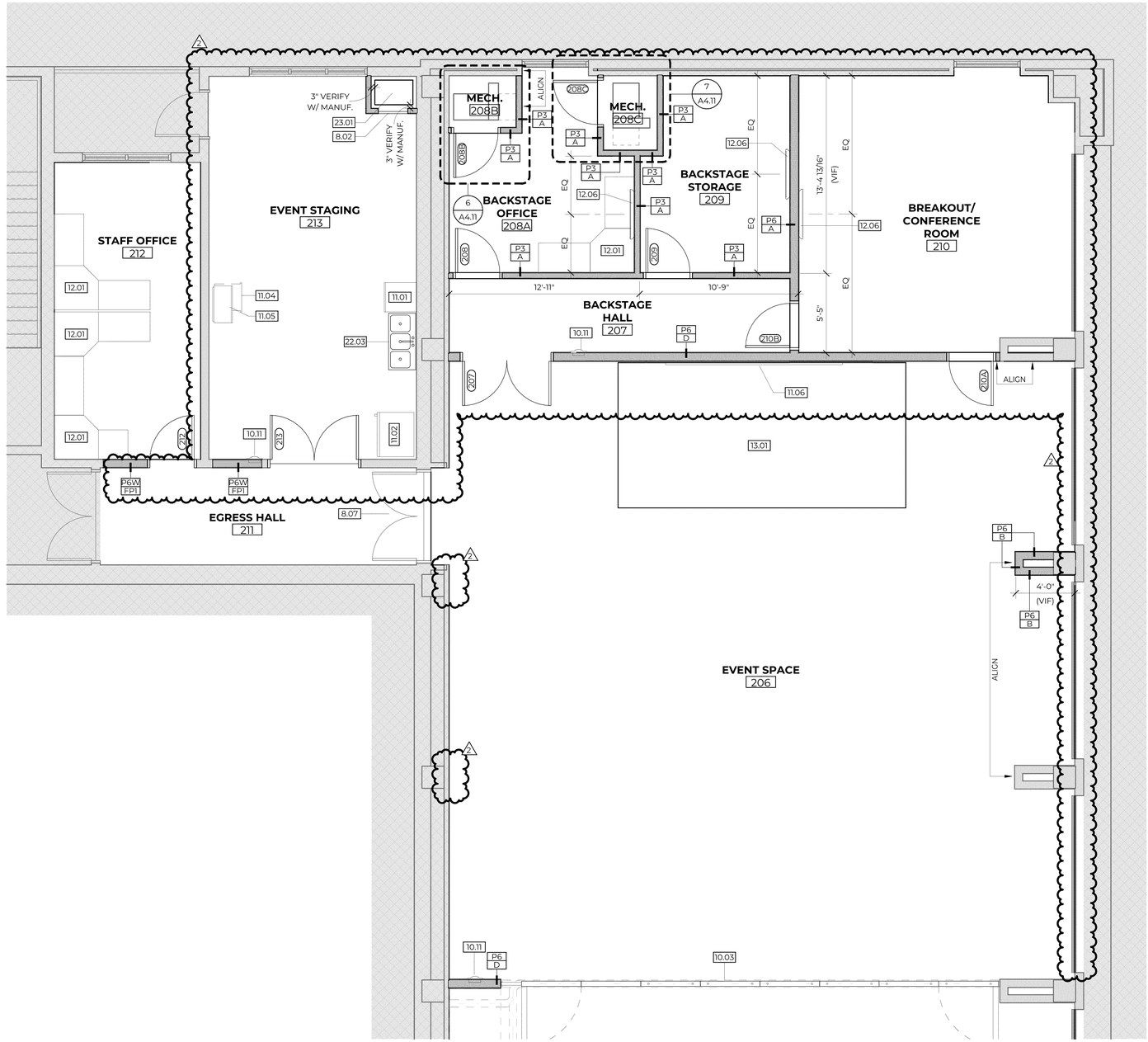
1. ALL DIMENSIONS ARE TO GRID LINES, FACE OF STUD FRAMING OR NOMINAL FACE OF MASONRY WALLS UNLESS NOTED OTHERWISE.
2. PROVIDE GYP. BOARD CONTROL JOINTS AT WALLS OVER 25'-0" IN LENGTH
3. FRAME DOOR OPENINGS 5" FROM FACE OF PERPENDICULAR WALL ON HINGE SIDE AND 1'-7" FROM FACE OF PERP. WALL ON LATCH SIDE UNLESS NOTED OTHERWISE.
4. ALL ANGLED WALLS ARE A MULTIPLE OF 45° U.N.O.
5. PROVIDE WOOD BLOCK OR METAL STRAP BACKING IN PARTITIONS AS NEEDED TO PROVIDE FOR WALL MOUNTED EQUIPMENT, CABINETS, ACCESSORIES, ETC. IT SHALL BE THE RESPONSIBILITY OF THE GC TO COORDINATE THE REQUIRED LOCATIONS FOR BACKING.

KEYNOTES

8.02	ACCESS PANEL FOR MECHANICAL EQUIPMENT. COORDINATE WITH MANUFACTURER FOR REQUIREMENTS.
8.07	PROVIDE HARDWARE FOR EXISTING DOOR AS PER HARDWARE SCHEDULE IF HARDWARE COMPONENTS VARY OR ARE NOT PRESENT. HARDWARE GROUP 7 (HW-7)
10.03	MANUALLY OPERATED, INDIVIDUAL PANEL, OPERABLE PARTITION WITH OFFSET REMOTE STACK. BASIS OF DESIGN: MODERN FOLD: ACOUSTI-SEAL LEGACY. COORDINATE REQUIREMENTS WITH MANUFACTURER.
10.11	SEMI-RECESSED FIRE EXTINGUISHER CABINET
11.01	FUTURE DISHWASHER: OWNER-PROVIDED. GC TO PROVIDE ROUGH-IN ONLY. COORDINATE WITH PLUMING AND ELECTRICAL.
11.02	FUTURE REFRIGERATOR/FREEZER: OWNER-PROVIDED. GC TO PROVIDE POWER IN APPROXIMATE LOCATION. COORDINATE WITH ELECTRICAL.
11.04	FUTURE WARMING OVEN: OWNER-PROVIDED. GC TO PROVIDE ROUGH-IN ONLY. COORDINATE WITH ELECTRICAL.
11.05	FUTURE MICROWAVE OVEN: OWNER-PROVIDED. GC TO PROVIDE POWER IN APPROXIMATE LOCATION. COORDINATE WITH ELECTRICAL.
11.06	WALL MOUNTED MOTORIZED PROJECTOR SCREEN, PROVIDED BY OWNER. COORDINATE WITH ELECTRICAL DRAWINGS. COORDINATE WITH OWNER/AV FOR INSTALLATION HEIGHT.
12.01	OFFICE FURNITURE - BY OWNER.
12.06	TV/MONITOR DISPLAY. BY OWNER. COORDINATE WITH ELECTRICAL DRAWINGS.
13.01	SITE-ASSEMBLED STAGE/PLATFORM. NOT IN CONTRACT. FOR REFERENCE ONLY.
22.03	3-BASIN KITCHEN SINK. GC TO PROVIDE ROUGH-IN ONLY. COORDINATE WITH PLUMBING DRAWINGS.
23.01	NEW MECHANICAL EQUIPMENT. REFER TO MECHANICAL DRAWINGS.

PLAN LEGEND

- EXISTING CONSTRUCTION TO REMAIN
- NEW CONSTRUCTION
- AREA NOT IN CONTRACT/SCOPE (NIC)



1 A1.25 UPPER LEVEL ENLARGED FLOOR PLAN - NORTH
1/4" = 1'-0"

COLAB ARCHITECTURE
9217 EASTMAN PARK DRIVE, UNIT 3
WINDSOR, COLORADO 80550

JSE

DCI ENGINEERS

SUPERIOR CIVIC CENTER TENANT FINISH

TOWN OF SUPERIOR
2250 MAIN STREET, STE 1001, SUPERIOR, CO 80027

SD:	2/22/2024	PERMIT:	4/25/2024
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REV. #	DESCRIPTION	DATE
2	OWNER VE	9/4/2024

C2023.016A

UPPER LEVEL ENLARGED FLOOR PLANS

DRAWN BY:	KRC	CHECKED BY:	KRC

A1.25

SYSTEM NOTES - CEILINGS

CEILING ASSEMBLIES

C1 UNDERSIDE OF EXPOSED STRUCTURE/DECK.

C2 UNDERSIDE OF EXPOSED STRUCTURE/DECK. PAINT IP-3 PER FINISH SCHEDULE.

C3 5/8" GYPSUM BOARD OVER 3-5/8" METAL STUD FRAMING @ 24" O.C.

C4 5/8" GYPSUM BOARD OVER 8" METAL STUD FRAMING (AS PER STRUCTURAL) @ 24" O.C.

C5 2' X 2' ACOUSTICAL CEILING TILE (ACT) SYSTEM WITH STANDARD T-GRID. CEILING TILES TO BE ACT-1, UNO, REFER TO FINISH SCHEDULES.

C6 WOOD-LOOK ACOUSTIC BAFFLE CEILING SYSTEM. BAFFLES TO BE MPS SLIM BAFFLES WITH DARK WALNUT WOODGRAIN FINISH.

C7 2' X 2' ACOUSTICAL CEILING TILE (ACT) SYSTEM WITH STANDARD T-GRID. CEILING TILES TO BE MPS GRADI FELT CEILING TILES WITH VARIABLE DEPTHS (ACT-2). REFER TO ENLARGED CEILING PLANS AND FINISH SCHEDULES.

CEILING NOTES

1 ACT CEILINGS TO BE STANDARD 15/16" WHITE METAL TEE GRID, UNO.

2 PROVIDE 3-1/2" SOUND BATTS OVER CEILINGS OF ENTIRE ROOM AT ALL CONFERENCE ROOMS, OFFICES, AND STORAGE ROOMS WITH ACT CEILINGS.

3 REFERENCE INTERIOR ELEVATIONS FOR GYPSUM BOARD SOFFITS ABOVE CASEWORK.

4 SEE INTERIOR ELEVATIONS AND/OR SECTIONS FOR MOUNTING HEIGHTS OF ALL WALL MOUNTED FIXTURES.

PLAN LEGEND

EXISTING CONSTRUCTION TO REMAIN

NEW CONSTRUCTION

AREA NOT IN CONTRACT/SCOPE (NIC)

CEILING FIXTURE LEGEND

CEILING TYPE / CEILING HEIGHT — CEILING TYPE AND ELEVATION IDENTIFICATION

2' x 2' LAY-IN LED LIGHT FIXTURE

RECESSED CAN LIGHT FIXTURE

SURFACE/CEILING MOUNT LIGHT FIXTURE

PENDANT LINEAR LIGHT FIXTURE

PENDANT CAN LIGHT FIXTURE

WALL MOUNTED LIGHT FIXTURE

SPECIALTY PENDANT LIGHT FIXTURE (2)

SPECIALTY PENDANT LIGHT FIXTURE

SPECIALTY PENDANT LIGHT FIXTURE

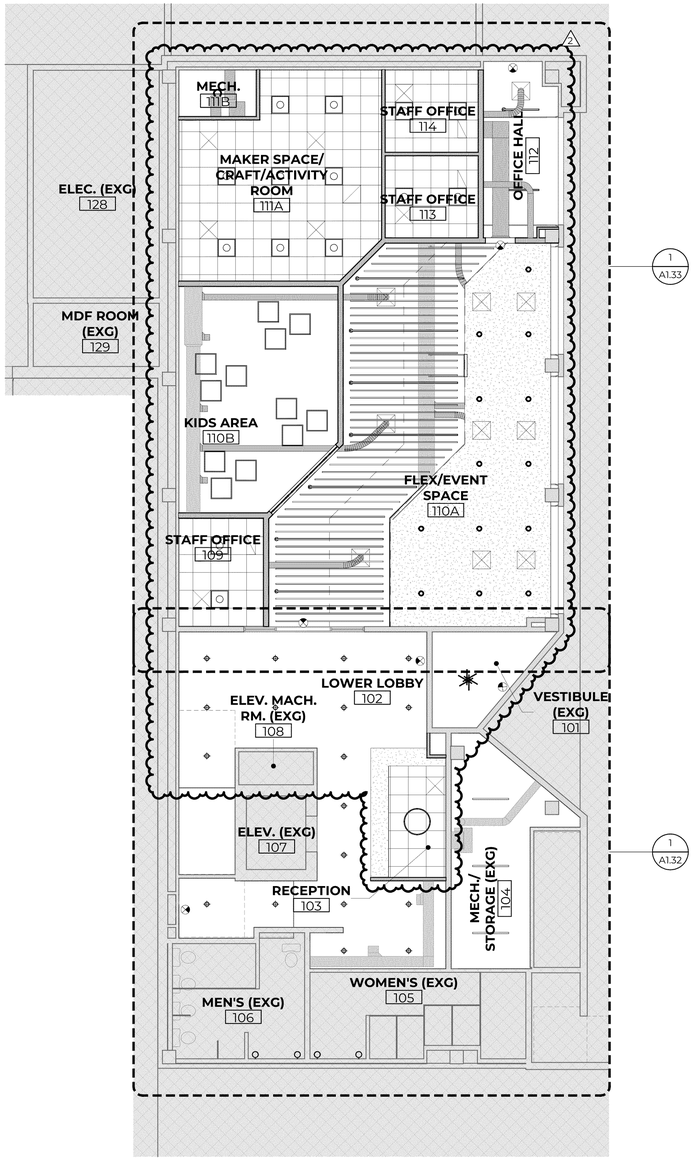
EXIT LIGHT

SUPPLY DIFFUSER

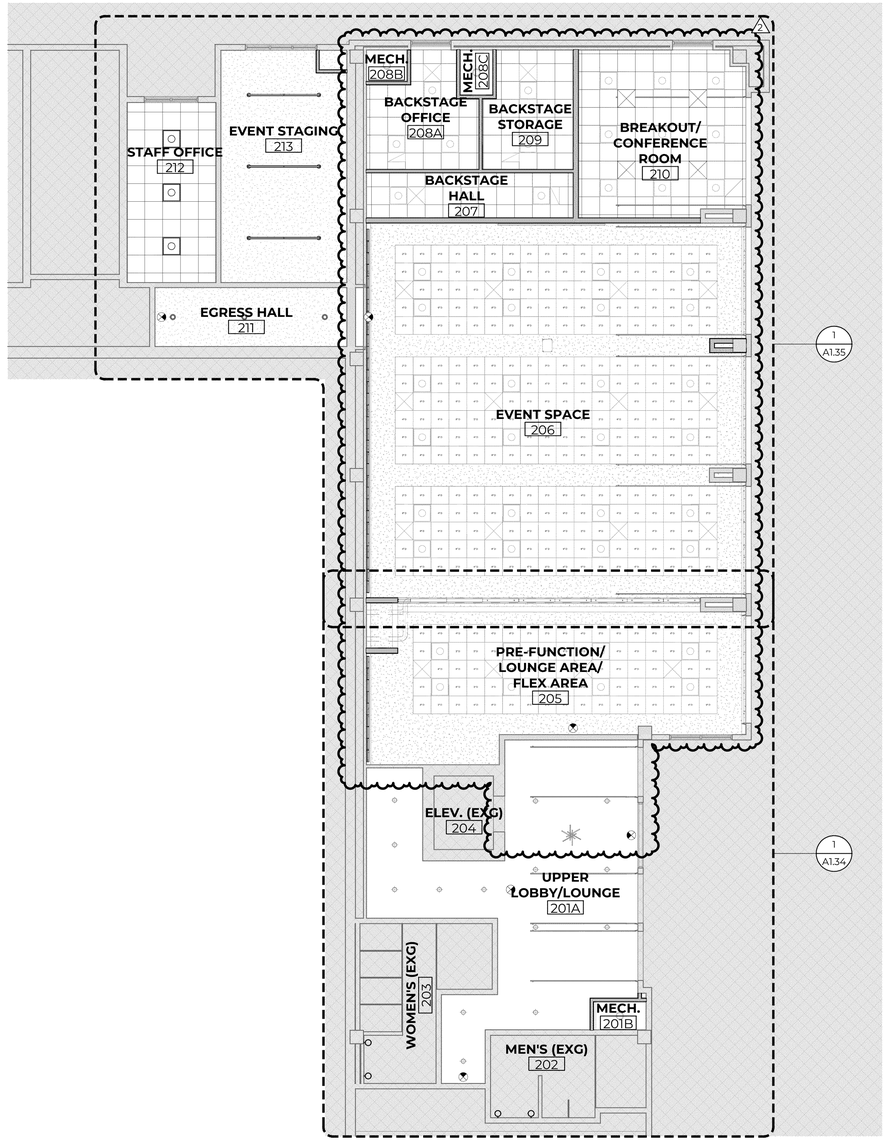
RETURN DIFFUSER

EXISTING EXPOSED DUCTWORK (2)

NEW EXPOSED DUCTWORK



1 A1.31 LOWER LEVEL RCP
1/8" = 1'-0"



2 A1.31 UPPER LEVEL RCP
1/8" = 1'-0"

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OVERALL REFLECTED CEILING PLANS

DRAWN BY: KRC | CHECKED BY: KRC

A1.31

SYSTEM NOTES - CEILINGS

CEILING ASSEMBLIES

C1 UNDERSIDE OF EXPOSED STRUCTURE/DECK.

C2 UNDERSIDE OF EXPOSED STRUCTURE/DECK. PAINT IP-3 PER FINISH SCHEDULE.

C3 5/8" GYPSUM BOARD OVER 3-5/8" METAL STUD FRAMING @ 24" O.C.

C4 5/8" GYPSUM BOARD OVER 8" METAL STUD FRAMING (AS PER STRUCTURAL) @ 24" O.C.

C5 2' X 2' ACOUSTICAL CEILING TILE (ACT) SYSTEM WITH STANDARD T-GRID. CEILING TILES TO BE ACT-1, UNO, REFER TO FINISH SCHEDULES.

C6 WOOD-LOOK ACOUSTIC BAFFLE CEILING SYSTEM. BAFFLES TO BE MPS SLIM BAFFLES WITH DARK WALNUT WOODGRAIN FINISH.

C7 2' X 2' ACOUSTICAL CEILING TILE (ACT) SYSTEM WITH STANDARD T-GRID. CEILING TILES TO BE MPS GRADI FELT CEILING TILES WITH VARIABLE DEPTHS (ACT-2). REFER TO ENLARGED CEILING PLANS AND FINISH SCHEDULES.

CEILING NOTES

1 ACT CEILINGS TO BE STANDARD 15/16" WHITE METAL TEE GRID, UNO.

2 PROVIDE 3-1/2" SOUND BATTS OVER CEILINGS OF ENTIRE ROOM AT ALL CONFERENCE ROOMS, OFFICES, AND STORAGE ROOMS WITH ACT CEILINGS.

3 REFERENCE INTERIOR ELEVATIONS FOR GYPSUM BOARD SOFFITS ABOVE CASEWORK.

4 SEE INTERIOR ELEVATIONS AND/OR SECTIONS FOR MOUNTING HEIGHTS OF ALL WALL MOUNTED FIXTURES.

KEYNOTES

23.02 EXISTING EXPOSED DUCTWORK, REFER TO MECHANICAL DRAWINGS.

26.01 EXISTING LIGHT FIXTURES IN THIS AREA TO REMAIN.

26.20 EXISTING FLEXIBLE CONDUIT TO BE REPLACED WITH RIGID CONDUIT WHERE EXISTING STRUCTURE/DECK IS EXPOSED.

26.21 WALL MOUNTED LIGHT FIXTURE TO BE INSTALLED IN PLACE OF EXISTING JUNCTION BOX, INSTALL VERTICALLY. ELECTRICAL CONTRACTOR TO VERIFY PANEL CONNECTION.

PLAN LEGEND

EXISTING CONSTRUCTION TO REMAIN

NEW CONSTRUCTION

AREA NOT IN CONTRACT/SCOPE (NIC)

CEILING FIXTURE LEGEND

CEILING TYPE / CEILING HEIGHT — CEILING TYPE AND ELEVATION IDENTIFICATION

2' x 2' LAY-IN LED LIGHT FIXTURE

RECESSED CAN LIGHT FIXTURE

SURFACE/CEILING MOUNT LIGHT FIXTURE

PENDANT LINEAR LIGHT FIXTURE

PENDANT CAN LIGHT FIXTURE

WALL MOUNTED LIGHT FIXTURE

SPECIALTY PENDANT LIGHT FIXTURE (2)

SPECIALTY PENDANT LIGHT FIXTURE

SPECIALTY PENDANT LIGHT FIXTURE

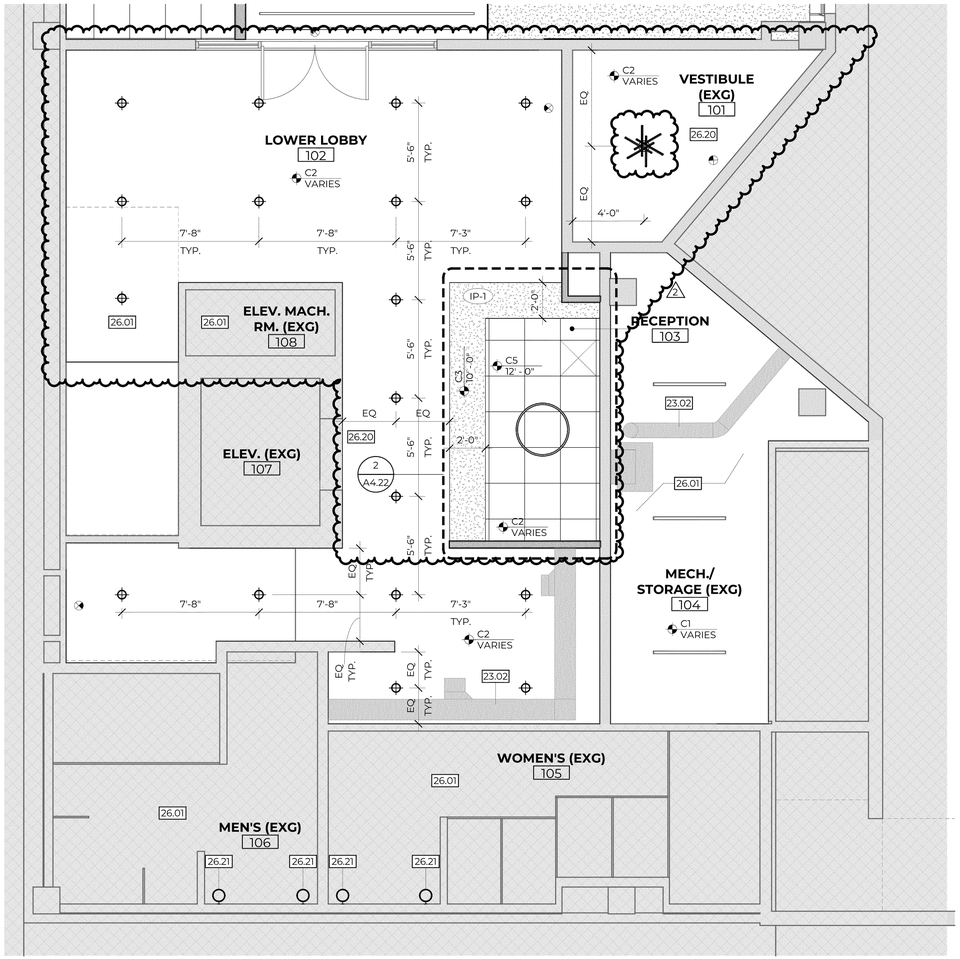
EXIT LIGHT

SUPPLY DIFFUSER

RETURN DIFFUSER

EXISTING EXPOSED DUCTWORK (2)

NEW EXPOSED DUCTWORK



1 / A1.32 LOWER LEVEL ENLARGED RCP - SOUTH
1/4" = 1'-0"

CO LAB ARCHITECTURE
9217 EASTMAN PARK DRIVE, UNIT 3
WINDSOR, COLORADO 80550

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LOWER LEVEL ENLARGED RCP'S

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A1.32

SYSTEM NOTES - CEILINGS

CEILING ASSEMBLIES

C1	UNDERSIDE OF EXPOSED STRUCTURE/DECK.
C2	UNDERSIDE OF EXPOSED STRUCTURE/DECK. PAINT IP-3 PER FINISH SCHEDULE.
C3	5/8" GYPSUM BOARD OVER 3-5/8" METAL STUD FRAMING @ 24" O.C.
C4	5/8" GYPSUM BOARD OVER 8" METAL STUD FRAMING (AS PER STRUCTURAL) @ 24" O.C.
C5	2' X 2' ACOUSTICAL CEILING TILE (ACT) SYSTEM WITH STANDARD T-GRID. CEILING TILES TO BE ACT-1, UNO, REFER TO FINISH SCHEDULES.
C6	WOOD-LOOK ACOUSTIC BAFFLE CEILING SYSTEM. BAFFLES TO BE MPS SLIM BAFFLES WITH DARK WALNUT WOODGRAIN FINISH.
C7	2' X 2' ACOUSTICAL CEILING TILE (ACT) SYSTEM WITH STANDARD T-GRID. CEILING TILES TO BE MPS GRADI FELT CEILING TILES WITH VARIABLE DEPTHS (ACT-2). REFER TO ENLARGED CEILING PLANS AND FINISH SCHEDULES.

CEILING NOTES

1	ACT CEILINGS TO BE STANDARD 15/16" WHITE METAL TEE GRID, UNO.
2	PROVIDE 3-1/2" SOUND BATTS OVER CEILINGS OF ENTIRE ROOM AT ALL CONFERENCE ROOMS, OFFICES, AND STORAGE ROOMS WITH ACT CEILINGS.
3	REFERENCE INTERIOR ELEVATIONS FOR GYPSUM BOARD SOFFITS ABOVE CASEWORK.
4	SEE INTERIOR ELEVATIONS AND/OR SECTIONS FOR MOUNTING HEIGHTS OF ALL WALL MOUNTED FIXTURES.

KEYNOTES

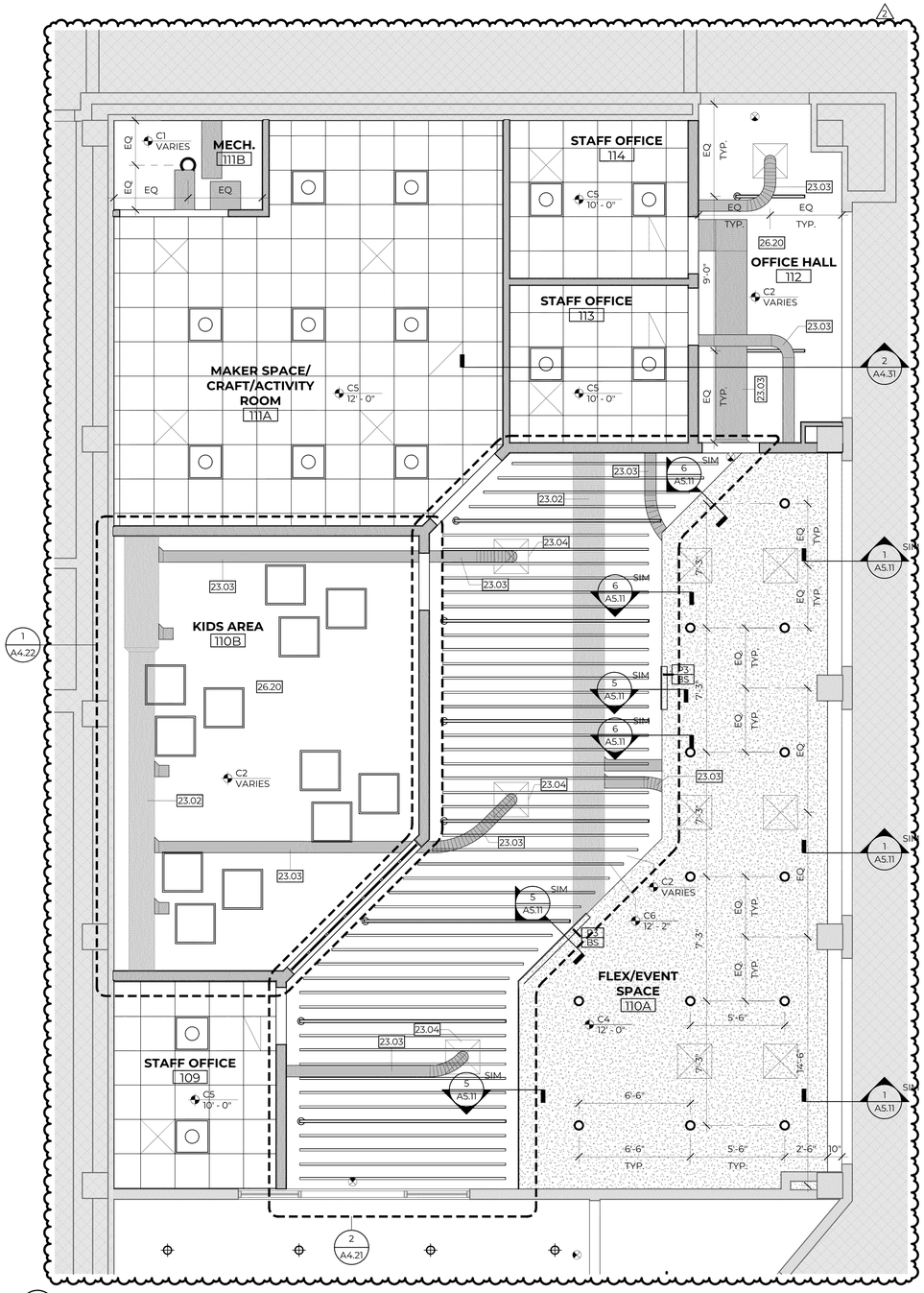
23.02	EXISTING EXPOSED DUCTWORK, REFER TO MECHANICAL DRAWINGS.
23.03	NEW EXPOSED DUCTWORK, REFER TO MECHANICAL DRAWINGS.
23.04	DIFFUSER TO BE ABOVE BAFFLES, CENTERED ON OPENINGS IN BAFFLES FOR MAX. AMOUNT OF AIRFLOW.
26.20	EXISTING FLEXIBLE CONDUIT TO BE REPLACED WITH RIGID CONDUIT WHERE EXISTING STRUCTURE/DECK IS EXPOSED.

PLAN LEGEND

- EXISTING CONSTRUCTION TO REMAIN
- NEW CONSTRUCTION
- AREA NOT IN CONTRACT/SCOPE (NIC)

CEILING FIXTURE LEGEND

- CEILING TYPE / CEILING HEIGHT — CEILING TYPE AND ELEVATION IDENTIFICATION
- 2' x 2' LAY-IN LED LIGHT FIXTURE
- RECESSED CAN LIGHT FIXTURE
- SURFACE/CEILING MOUNT LIGHT FIXTURE
- PENDANT LINEAR LIGHT FIXTURE
- PENDANT CAN LIGHT FIXTURE
- WALL MOUNTED LIGHT FIXTURE
- SPECIALTY PENDANT LIGHT FIXTURE (2)
- SPECIALTY PENDANT LIGHT FIXTURE
- SPECIALTY PENDANT LIGHT FIXTURE
- EXIT LIGHT
- SUPPLY DIFFUSER
- RETURN DIFFUSER
- EXISTING EXPOSED DUCTWORK (2)
- NEW EXPOSED DUCTWORK



1 A1.32 LOWER LEVEL ENLARGED RCP - NORTH
1/4" = 1'-0"

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LOWER LEVEL ENLARGED RCP'S

DRAWN BY: KRC | CHECKED BY: KRC

A1.33

SYSTEM NOTES - CEILINGS

CEILING ASSEMBLIES

C1 UNDERSIDE OF EXPOSED STRUCTURE/DECK.

C2 UNDERSIDE OF EXPOSED STRUCTURE/DECK. PAINT IP-3 PER FINISH SCHEDULE.

C3 5/8" GYPSUM BOARD OVER 3-5/8" METAL STUD FRAMING @ 24" O.C.

C4 5/8" GYPSUM BOARD OVER 8" METAL STUD FRAMING (AS PER STRUCTURAL) @ 24" O.C.

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3 REFERENCE INTERIOR ELEVATIONS FOR GYPSUM BOARD SOFFITS ABOVE CASEWORK.

4 SEE INTERIOR ELEVATIONS AND/OR SECTIONS FOR MOUNTING HEIGHTS OF ALL WALL MOUNTED FIXTURES.

KEYNOTES

23.02 EXISTING EXPOSED DUCTWORK, REFER TO MECHANICAL DRAWINGS.

26.01 EXISTING LIGHT FIXTURES IN THIS AREA TO REMAIN.

26.20 EXISTING FLEXIBLE CONDUIT TO BE REPLACED WITH RIGID CONDUIT WHERE EXISTING STRUCTURE/DECK IS EXPOSED.

26.21 WALL MOUNTED LIGHT FIXTURE TO BE INSTALLED IN PLACE OF EXISTING JUNCTION BOX, INSTALL VERTICALLY. ELECTRICAL CONTRACTOR TO VERIFY PANEL CONNECTION.

PLAN LEGEND

EXISTING CONSTRUCTION TO REMAIN

NEW CONSTRUCTION

AREA NOT IN CONTRACT/SCOPE (NIC)

CEILING FIXTURE LEGEND

CEILING TYPE / CEILING HEIGHT — CEILING TYPE AND ELEVATION IDENTIFICATION

2' x 2' LAY-IN LED LIGHT FIXTURE

RECESSED CAN LIGHT FIXTURE

SURFACE/CEILING MOUNT LIGHT FIXTURE

PENDANT LINEAR LIGHT FIXTURE

PENDANT CAN LIGHT FIXTURE

WALL MOUNTED LIGHT FIXTURE

SPECIALTY PENDANT LIGHT FIXTURE (2)

SPECIALTY PENDANT LIGHT FIXTURE

SPECIALTY PENDANT LIGHT FIXTURE

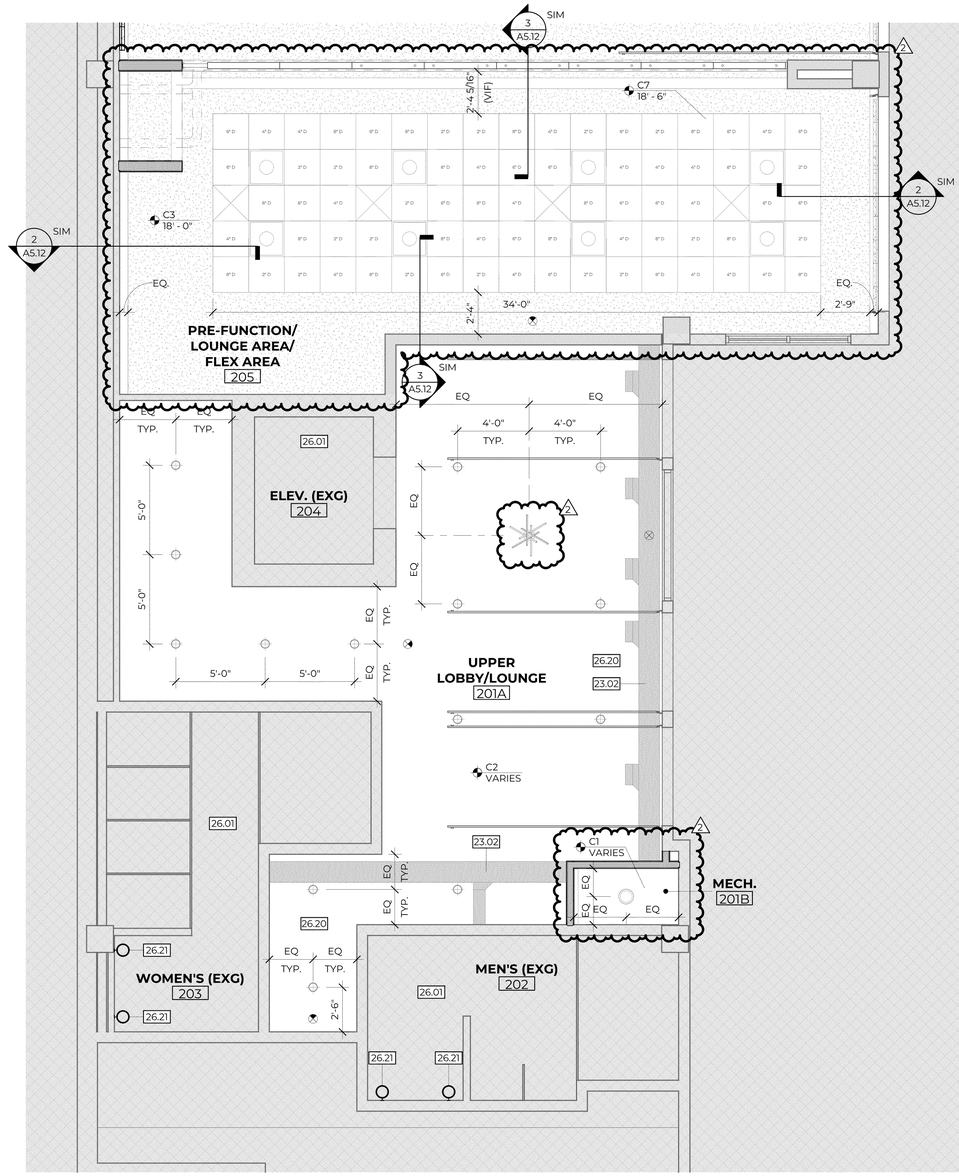
EXIT LIGHT

SUPPLY DIFFUSER

RETURN DIFFUSER

EXISTING EXPOSED DUCTWORK (2)

NEW EXPOSED DUCTWORK



1 A1.34 UPPER LEVEL ENLARGED RCP - SOUTH
1/4" = 1'-0"

CO LAB ARCHITECTURE
9217 EASTMAN PARK DRIVE, UNIT 3
WINDSOR, COLORADO 80550

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UPPER LEVEL ENLARGED RCP'S

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A1.34

SYSTEM NOTES - CEILINGS

CEILING ASSEMBLIES

C1 UNDERSIDE OF EXPOSED STRUCTURE/DECK.

C2 UNDERSIDE OF EXPOSED STRUCTURE/DECK. PAINT IP-3 PER FINISH SCHEDULE.

C3 5/8" GYPSUM BOARD OVER 3-5/8" METAL STUD FRAMING @ 24" O.C.

C4 5/8" GYPSUM BOARD OVER 8" METAL STUD FRAMING (AS PER STRUCTURAL) @ 24" O.C.

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C7 2' X 2' ACOUSTICAL CEILING TILE (ACT) SYSTEM WITH STANDARD T-GRID. CEILING TILES TO BE MPS GRADI FELT CEILING TILES WITH VARIABLE DEPTHS (ACT-2). REFER TO ENLARGED CEILING PLANS AND FINISH SCHEDULES.

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3 REFERENCE INTERIOR ELEVATIONS FOR GYPSUM BOARD SOFFITS ABOVE CASEWORK.

4 SEE INTERIOR ELEVATIONS AND/OR SECTIONS FOR MOUNTING HEIGHTS OF ALL WALL MOUNTED FIXTURES.

KEYNOTES

9.02 EXISTING GYPSUM BOARD CEILING TO REMAIN. REPAIR AS REQUIRED.

11.06 WALL MOUNTED MOTORIZED PROJECTOR SCREEN, PROVIDED BY OWNER. COORDINATE WITH ELECTRICAL DRAWINGS. COORDINATE WITH OWNER/AV FOR INSTALLATION HEIGHT.

12.08 CEILING MOUNTED PROJECTOR, PROVIDED BY OWNER. COORDINATE WITH ELECTRICAL DRAWINGS. COORDINATE WITH OWNER/AV FOR INSTALLATION LOCATOIN.

26.01 EXISTING LIGHT FIXTURES IN THIS AREA TO REMAIN.

PLAN LEGEND

EXISTING CONSTRUCTION TO REMAIN

NEW CONSTRUCTION

AREA NOT IN CONTRACT/SCOPE (NIC)

CEILING FIXTURE LEGEND

CEILING TYPE / CEILING HEIGHT — CEILING TYPE AND ELEVATION IDENTIFICATION

2' x 2' LAY-IN LED LIGHT FIXTURE

RECESSED CAN LIGHT FIXTURE

SURFACE/CEILING MOUNT LIGHT FIXTURE

PENDANT LINEAR LIGHT FIXTURE

PENDANT CAN LIGHT FIXTURE

WALL MOUNTED LIGHT FIXTURE

SPECIALTY PENDANT LIGHT FIXTURE

SPECIALTY PENDANT LIGHT FIXTURE

SPECIALTY PENDANT LIGHT FIXTURE

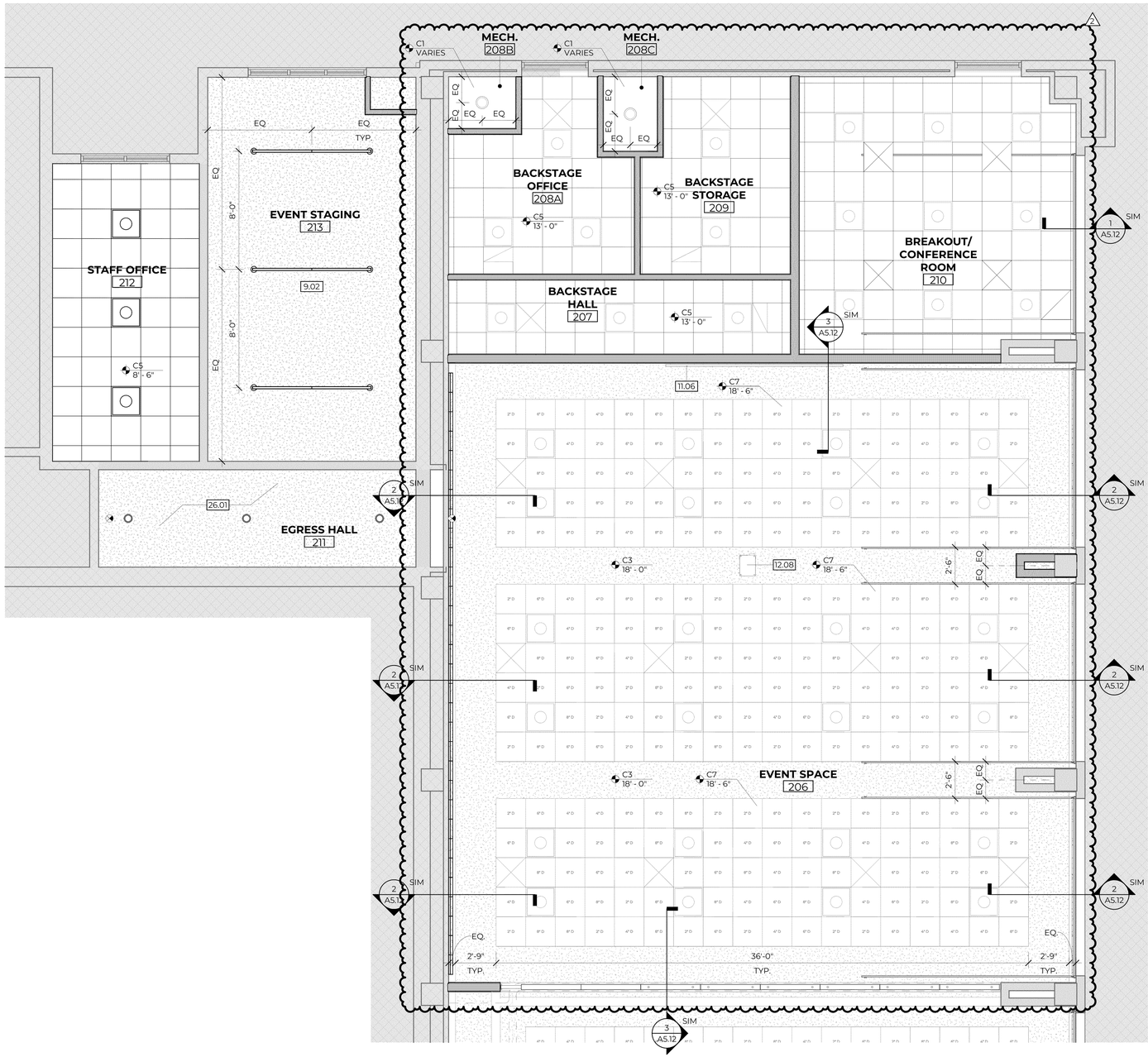
EXIT LIGHT

SUPPLY DIFFUSER

RETURN DIFFUSER

EXISTING EXPOSED DUCTWORK

NEW EXPOSED DUCTWORK



1 A1.35 UPPER LEVEL ENLARGED RCP - NORTH
1/4" = 1'-0"

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UPPER LEVEL ENLARGED RCP'S

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A1.35

SYSTEM NOTES - WALLS

INTERIOR PARTITION ASSEMBLIES

P2	2-1/2" METAL STUD FRAMING @ 16" O.C.
P3	3-5/8" METAL SUD FRAMING @ 16" O.C.
P6	6" METAL STUD FRAMING @ 16" O.C., U.N.O.
P6W	2X6 WOOD STUD FRAMING @ 16" O.C. WITH FIRE STOPPING. ASSEMBLY TO MATCH AND ALIGN WITH EXISTING CONSTRUCTION, VIF.

INTERIOR PARTITION TYPES

A	STANDARD WALL, 1x LAYER 5/8" GYP. BD. ON EACH SIDE OF STUD FRAMING. TERMINATE FRAMING AND GYP. BD. 6" ABOVE HIGHEST ADJACENT FINISHED CEILING. LATERALLY BRACE FRAMING AT 4'-0" MIN. O.C. AND AT ENDS. COORDINATE BRACE FRAMING LOCATIONS WITH OVERHEAD DOORS AND TRACKS TO AVOID INTERFERENCE WITH DOOR OPERATION. PROVIDE SOUND BATT INSULATION FULL HEIGHT.
AS	STANDARD SOFFIT/BULKHEAD, 1x LAYER 5/8" GYP. BD. ON EACH SIDE OF STUD FRAMING. EXTEND FRAMING AND GYP. BD. FROM B.O. CEILING ELEVATION (REFER TO RCP'S) TO UNDERSIDE OF DECK.
B	ONE-SIDE FINISHED, 1x LAYER 5/8" GYP. BD. ON ONE SIDE OF STUD FRAMING ONLY. TERMINATE FRAMING AND GYP. BD. 6" ABOVE HIGHEST ADJACENT FINISHED CEILING. LATERALLY BRACE FRAMING AT 4'-0" MIN. O.C. AND AT ENDS. COORDINATE BRACE FRAMING LOCATIONS WITH OVERHEAD DOORS AND TRACKS TO AVOID INTERFERENCE WITH DOOR OPERATION. PROVIDE SOUND BATT INSULATION FULL HEIGHT.
BS	ONE-SIDE FINISHED SOFFIT/BULKHEAD, 1x LAYER 5/8" GYP. BD. ON ONE SIDE OF STUD FRAMING ONLY. EXTEND FRAMING AND GYP. BD. FROM B.O. CEILING ELEVATION (REFER TO RCP'S) TO UNDERSIDE OF DECK.
D	DEMISING WALL, 1x LAYER 5/8" GYP. BD. EACH SIDE OF STUD FRAMING. EXTEND FRAMING FULL HEIGHT AND ATTACH TO DECK ABOVE W/ SLIP TRACK. TERMINATE GYP. BD. AT 6" ABOVE HIGHEST ADJACENT FINISHED CEILING, OR IF AREA IS EXPOSED TO DECK, EXTEND GYP. BD. TO BOTTOM OF DECK. PROVIDE SOUND BATT INSULATION FULL HEIGHT TO DECK.
FP1	1 HOUR FIRE PARTITION, ON INTERIOR SIDE: APPLY 1x LAYER 5/8" TYPE "X" GYP. BD. OVER PLYWOOD SHEAR PANEL TO MATCH EXISTING. ON CORRIDOR SIDE: APPLY 1x LAYER 5/8" TYPE "X" GYP.BD. OVER RESILIENT CHANNELS TO MATCH EXISTING, OVER WOOD STUDS. FILL CAVITY WITH MINERAL WOOL OR FIBERGLASS BATT INSULATION. VERIFY ASSEMBLY IN FIELD AND MATCH CONDITIONS.

INTERIOR PARITION NOTES

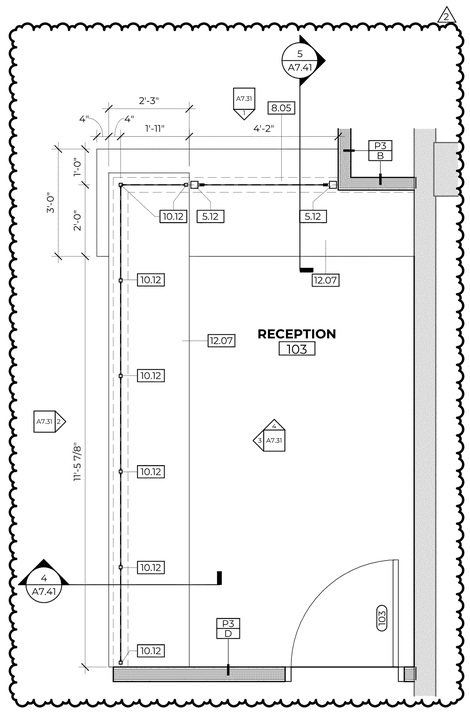
1. ALL DIMENSIONS ARE TO GRID LINES, FACE OF STUD FRAMING OR NOMINAL FACE OF MASONRY WALLS UNLESS NOTED OTHERWISE.
2. PROVIDE GYP. BOARD CONTROL JOINTS AT WALLS OVER 25'-0" IN LENGTH
3. FRAME DOOR OPENINGS 5" FROM FACE OF PERPENDICULAR WALL ON HINGE SIDE AND 1'-7" FROM FACE OF PERP. WALL ON LATCH SIDE UNLESS NOTED OTHERWISE.
4. ALL ANGLED WALLS ARE A MULTIPLE OF 45° U.N.O.
5. PROVIDE WOOD BLOCK OR METAL STRAP BACKING IN PARTITIONS AS NEEDED TO PROVIDE FOR WALL MOUNTED EQUIPMENT, CABINETS, ACCESSORIES, ETC. IT SHALL BE THE RESPONSIBILITY OF THE GC TO COORDINATE THE REQUIRED LOCATIONS FOR BACKING.

PLAN LEGEND

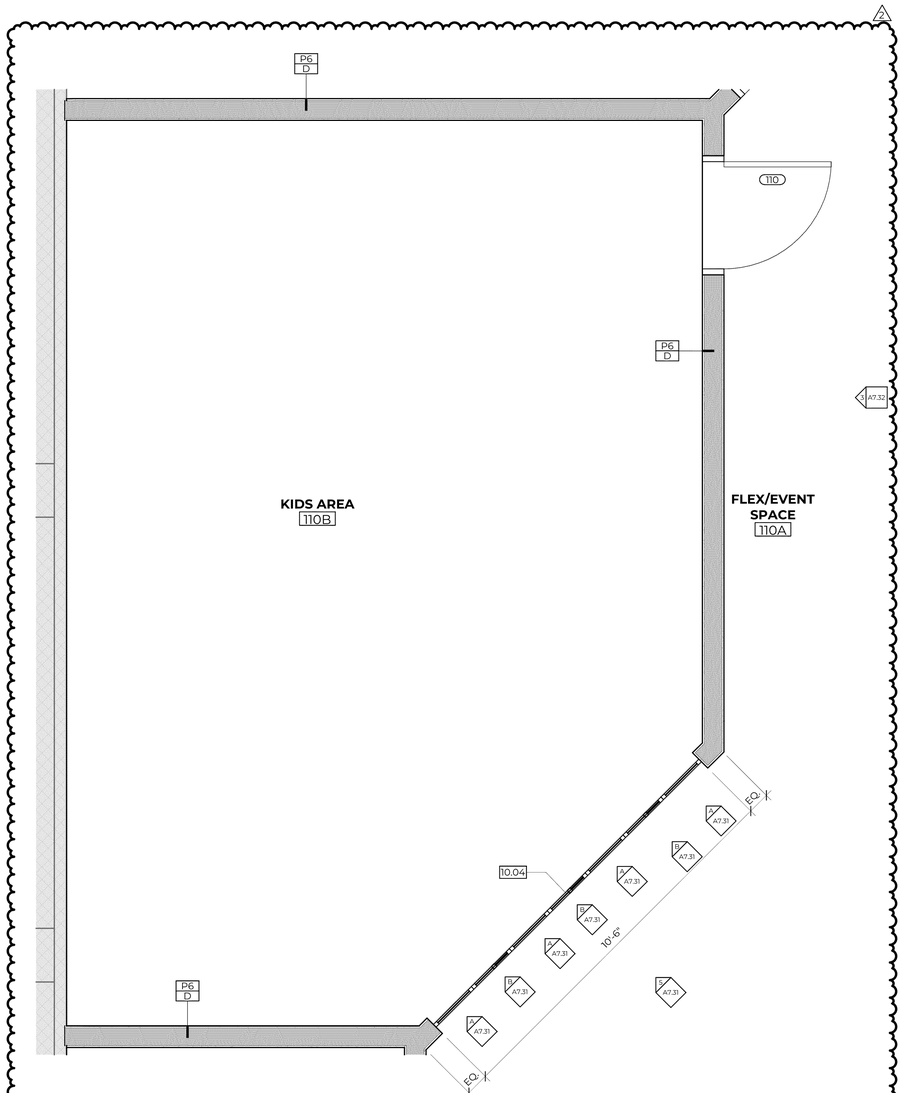
- EXISTING CONSTRUCTION TO REMAIN
- NEW CONSTRUCTION
- AREA NOT IN CONTRACT/SCOPE (NIC)

KEYNOTES

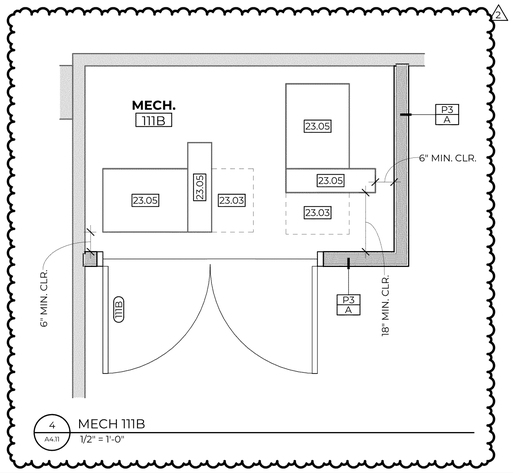
5.12	2" SQUARE STEEL OR ALUMINUM PARTITION POST, MATTE BLACK, TYP.
8.05	1/4" THICK FRAMELESS GLASS PARTITION PANEL, TYP.
10.04	FEATURE WALL, DEMOUNTABLE WALL SYSTEM. SEE ELEVATIONS/DETAILS FOR ADDITIONAL INFORMATION. CONTACT: MATT BRUNK, WORKPLACE PARTNERS 970.219.6900.
10.12	CRL 30" TALL SQUARE PARTITION POST, MATTE BLACK
12.07	QUARTZ COUNTERTOP. SEE FINISH PLANS AND SCHEDULES FOR ADDITIONAL INFORMATION.
23.03	NEW EXPOSED DUCTWORK, REFER TO MECHANICAL DRAWINGS.
23.05	EXISTING MECHANICAL EQUIPMENT. REFER TO MECHANICAL DRAWINGS.



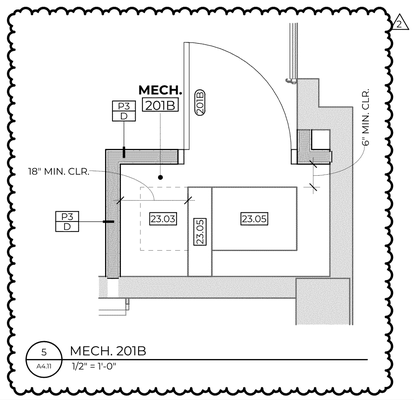
1 A4.11 RECEPTION DESK ENLARGED PLAN
1/2" = 1'-0"



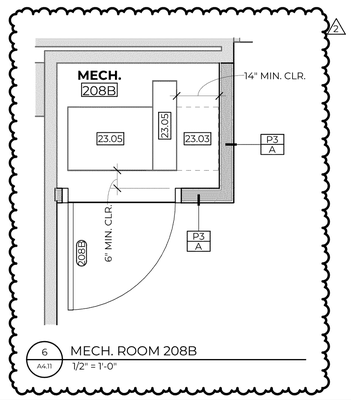
2 A4.11 KID'S AREA ENLARGED PLAN
1/2" = 1'-0"



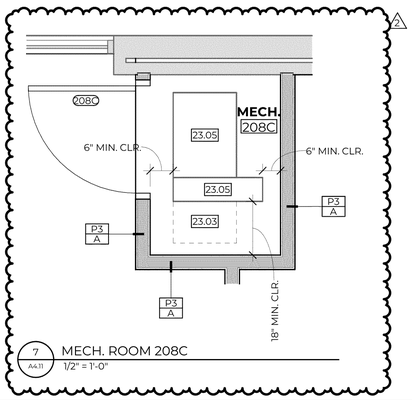
4 A4.11 MECH 111B
1/2" = 1'-0"



5 A4.11 MECH. 201B
1/2" = 1'-0"



6 A4.11 MECH. ROOM 208B
1/2" = 1'-0"



7 A4.11 MECH. ROOM 208C
1/2" = 1'-0"

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ENLARGED PLANS

DRAWN BY:	KRC	CHECKED BY:	KRC

A4.11

SYSTEM NOTES - CEILINGS

CEILING ASSEMBLIES

C1 UNDERSIDE OF EXPOSED STRUCTURE/DECK.

C2 UNDERSIDE OF EXPOSED STRUCTURE/DECK. PAINT IP-3 PER FINISH SCHEDULE.

C3 5/8" GYPSUM BOARD OVER 3-5/8" METAL STUD FRAMING @ 24" O.C.

C4 5/8" GYPSUM BOARD OVER 8" METAL STUD FRAMING (AS PER STRUCTURAL) @ 24" O.C.

C5 2' X 2' ACOUSTICAL CEILING TILE (ACT) SYSTEM WITH STANDARD T-GRID. CEILING TILES TO BE ACT-1, UNO, REFER TO FINISH SCHEDULES.

C6 WOOD-LOOK ACOUSTIC BAFFLE CEILING SYSTEM. BAFFLES TO BE MPS SLIM BAFFLES WITH DARK WALNUT WOODGRAIN FINISH.

C7 2' X 2' ACOUSTICAL CEILING TILE (ACT) SYSTEM WITH STANDARD T-GRID. CEILING TILES TO BE MPS GRADI FELT CEILING TILES WITH VARIABLE DEPTHS (ACT-2). REFER TO ENLARGED CEILING PLANS AND FINISH SCHEDULES.

CEILING NOTES

1 ACT CEILINGS TO BE STANDARD 15/16" WHITE METAL TEE GRID, UNO.

2 PROVIDE 3-1/2" SOUND BATTS OVER CEILINGS OF ENTIRE ROOM AT ALL CONFERENCE ROOMS, OFFICES, AND STORAGE ROOMS WITH ACT CEILINGS.

3 REFERENCE INTERIOR ELEVATIONS FOR GYPSUM BOARD SOFFITS ABOVE CASEWORK.

4 SEE INTERIOR ELEVATIONS AND/OR SECTIONS FOR MOUNTING HEIGHTS OF ALL WALL MOUNTED FIXTURES.

KEYNOTES

9.03 (2) 72" WOOD-LOOK ACOUSTIC BAFFLE TO BE ABUTTED END-TO-END AND CENTERED BETWEEN SOFFIT FACES. SEE ELEVATIONS/DETAILS FOR ADDITIONAL INFORMATION.

23.04 DIFFUSER TO BE ABOVE BAFFLES, CENTERED ON OPENINGS IN BAFFLES FOR MAX. AMOUNT OF AIRFLOW.

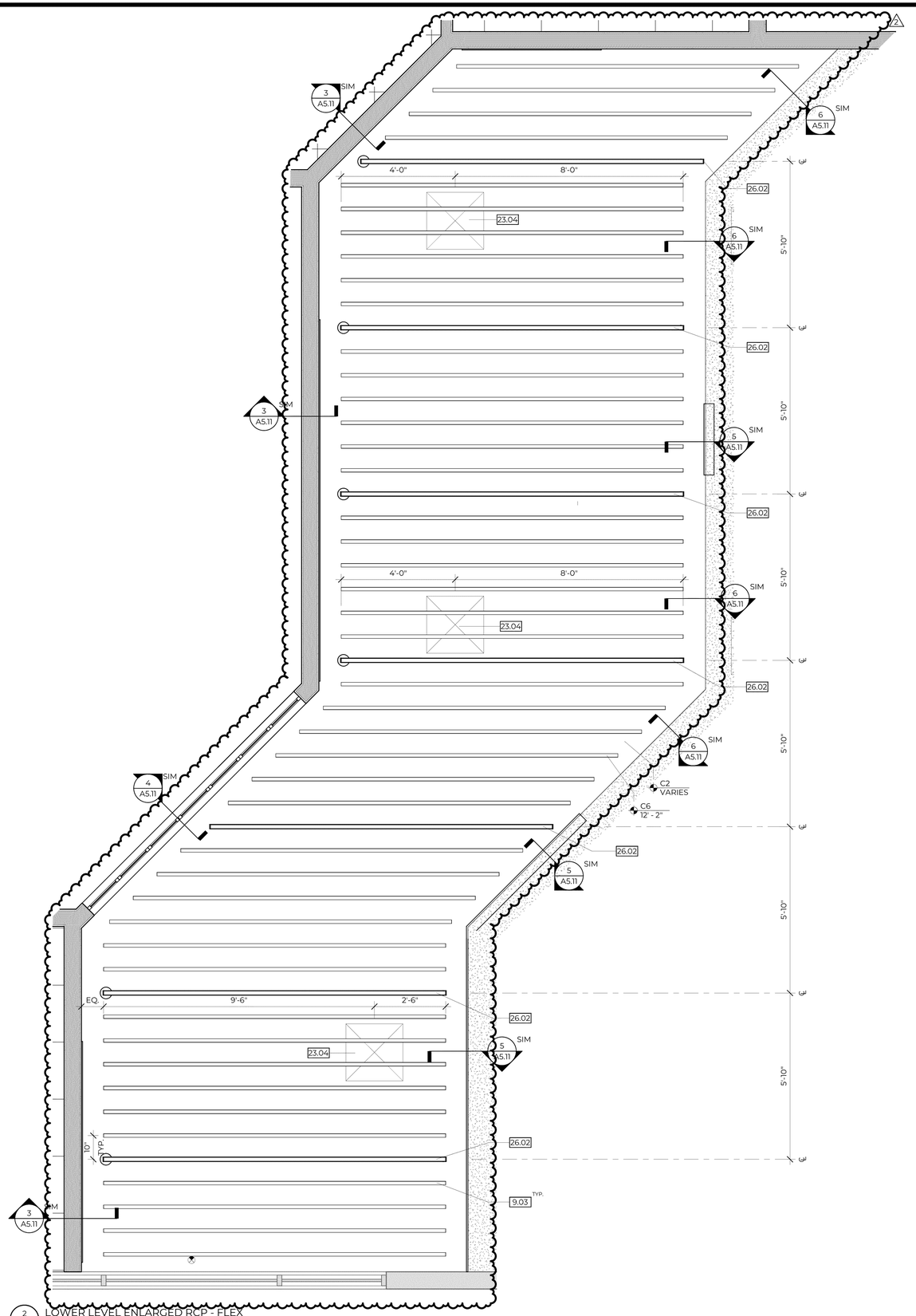
26.02 SUSPENDED LINEAR LIGHT FIXTURES TO ALIGN WITH ACOUSTIC BAFFLES. LIGHT FIXTURES TO BE CENTERED BETWEEN SOFFIT FACES. BOTTOM OF LIGHT FIXTURE AT 12'-2" A.F.F.

PLAN LEGEND

- EXISTING CONSTRUCTION TO REMAIN
- NEW CONSTRUCTION
- AREA NOT IN CONTRACT/SCOPE (NIC)

CEILING FIXTURE LEGEND

- CEILING TYPE / CEILING HEIGHT — CEILING TYPE AND ELEVATION IDENTIFICATION
- 2' x 2' LAY-IN LED LIGHT FIXTURE
- RECESSED CAN LIGHT FIXTURE
- SURFACE/CEILING MOUNT LIGHT FIXTURE
- PENDANT LINEAR LIGHT FIXTURE
- PENDANT CAN LIGHT FIXTURE
- WALL MOUNTED LIGHT FIXTURE
- SPECIALTY PENDANT LIGHT FIXTURE
- SPECIALTY PENDANT LIGHT FIXTURE
- SPECIALTY PENDANT LIGHT FIXTURE
- EXIT LIGHT
- SUPPLY DIFFUSER
- RETURN DIFFUSER
- EXISTING EXPOSED DUCTWORK
- NEW EXPOSED DUCTWORK



2 A4.21 LOWER LEVEL ENLARGED RCP - FLEX
1/2" = 1'-0"

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ENLARGED RCP'S

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A4.21

SYSTEM NOTES - CEILINGS

CEILING ASSEMBLIES

C1 UNDERSIDE OF EXPOSED STRUCTURE/DECK.

C2 UNDERSIDE OF EXPOSED STRUCTURE/DECK. PAINT IP-3 PER FINISH SCHEDULE.

C3 5/8" GYPSUM BOARD OVER 3-5/8" METAL STUD FRAMING @ 24" O.C.

C4 5/8" GYPSUM BOARD OVER 8" METAL STUD FRAMING (AS PER STRUCTURAL) @ 24" O.C.

C5 2' X 2' ACOUSTICAL CEILING TILE (ACT) SYSTEM WITH STANDARD T-GRID. CEILING TILES TO BE ACT-1, UNO, REFER TO FINISH SCHEDULES.

C6 WOOD-LOOK ACOUSTIC BAFFLE CEILING SYSTEM. BAFFLES TO BE MPS SLIM BAFFLES WITH DARK WALNUT WOODGRAIN FINISH.

C7 2' X 2' ACOUSTICAL CEILING TILE (ACT) SYSTEM WITH STANDARD T-GRID. CEILING TILES TO BE MPS GRADI FELT CEILING TILES WITH VARIABLE DEPTHS (ACT-2). REFER TO ENLARGED CEILING PLANS AND FINISH SCHEDULES.

CEILING NOTES

1 ACT CEILINGS TO BE STANDARD 15/16" WHITE METAL TEE GRID, UNO.

2 PROVIDE 3-1/2" SOUND BATTS OVER CEILINGS OF ENTIRE ROOM AT ALL CONFERENCE ROOMS, OFFICES, AND STORAGE ROOMS WITH ACT CEILINGS.

3 REFERENCE INTERIOR ELEVATIONS FOR GYPSUM BOARD SOFFITS ABOVE CASEWORK.

4 SEE INTERIOR ELEVATIONS AND/OR SECTIONS FOR MOUNTING HEIGHTS OF ALL WALL MOUNTED FIXTURES.

KEYNOTES

23.02 EXISTING EXPOSED DUCTWORK, REFER TO MECHANICAL DRAWINGS.

23.03 NEW EXPOSED DUCTWORK, REFER TO MECHANICAL DRAWINGS.

26.03 SPECIALTY PENDANT LIGHT FIXTURE. REFER TO ELECTRICAL DRAWINGS AND REFLECTED CEILING PLANS.

26.11 BOTTOM OF LIGHT FIXTURE AT 12'-3" A.F.F.

26.12 BOTTOM OF LIGHT FIXTURE AT 13'-0" A.F.F.

26.13 BOTTOM OF LIGHT FIXTURE AT 11'-6" A.F.F.

26.15 BOTTOM OF LIGHT FIXTURE AT 9'-0" A.F.F.

PLAN LEGEND

EXISTING CONSTRUCTION TO REMAIN

NEW CONSTRUCTION

AREA NOT IN CONTRACT/SCOPE (NIC)

CEILING FIXTURE LEGEND

CEILING TYPE / CEILING HEIGHT — CEILING TYPE AND ELEVATION IDENTIFICATION

2' x 2' LAY-IN LED LIGHT FIXTURE

RECESSED CAN LIGHT FIXTURE

SURFACE/CEILING MOUNT LIGHT FIXTURE

PENDANT LINEAR LIGHT FIXTURE

PENDANT CAN LIGHT FIXTURE

WALL MOUNTED LIGHT FIXTURE

SPECIALTY PENDANT LIGHT FIXTURE

SPECIALTY PENDANT LIGHT FIXTURE

SPECIALTY PENDANT LIGHT FIXTURE

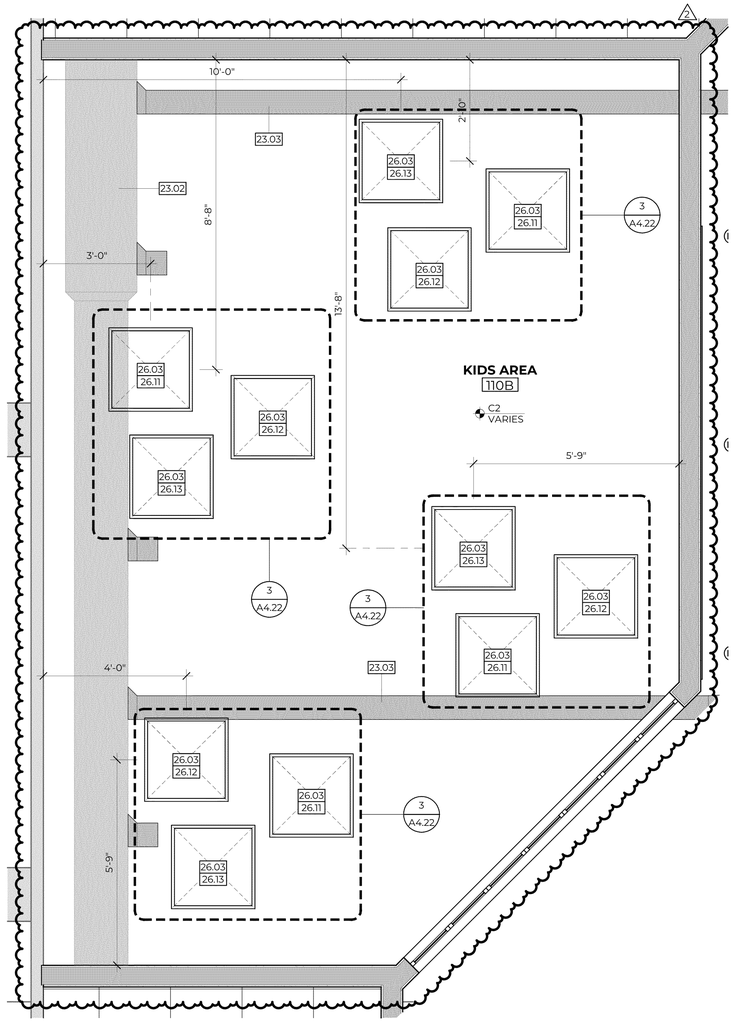
EXIT LIGHT

SUPPLY DIFFUSER

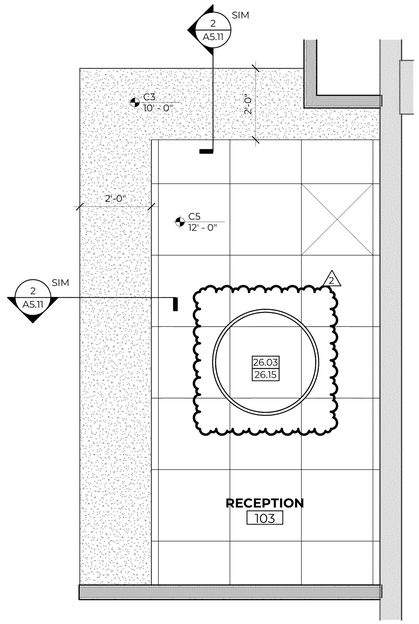
RETURN DIFFUSER

EXISTING EXPOSED DUCTWORK

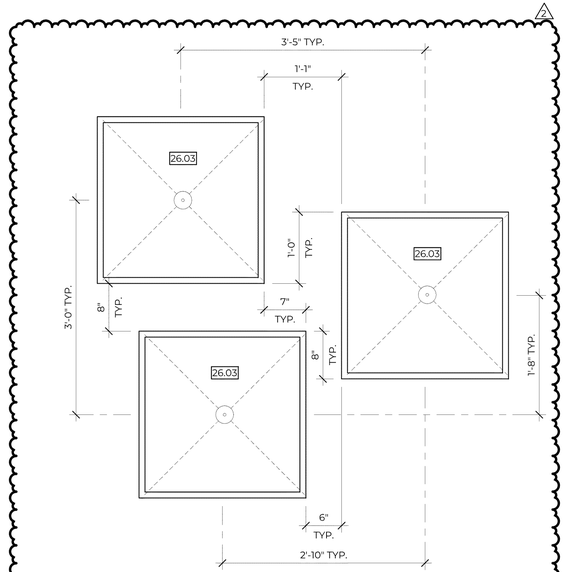
NEW EXPOSED DUCTWORK



1 A4.22 LOWER LEVEL ENLARGED RCP - KIDS AREA
1/2" = 1'-0"



2 A4.22 LOWER LEVEL ENLARGED RCP - RECEPTION
1/2" = 1'-0"



3 A4.22 KIDS AREA - TYPICAL LIGHTING CLUSTER
1" = 1'-0"

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ENLARGED RCP'S

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SYSTEM NOTES - WALLS

INTERIOR PARTITION ASSEMBLIES

- P2 2-1/2" METAL STUD FRAMING @ 16" O.C. 2
- P3 3-5/8" METAL STUD FRAMING @ 16" O.C.
- P6 6" METAL STUD FRAMING @ 16" O.C. U.N.O.
- P6W 2X6 WOOD STUD FRAMING @ 16" O.C. WITH FIRE STOPPING. 2 ASSEMBLY TO MATCH AND ALIGN WITH EXISTING CONSTRUCTION, V.I.F.

INTERIOR PARTITION TYPES

- A STANDARD WALL, 1x LAYER 5/8" GYP. BD. ON EACH SIDE OF STUD FRAMING. TERMINATE FRAMING AND GYP. BD. 6" ABOVE HIGHEST ADJACENT FINISHED CEILING. LATERALLY BRACE FRAMING AT 4'-0" MIN. O.C. AND AT ENDS. COORDINATE BRACE FRAMING LOCATIONS WITH OVERHEAD DOORS AND TRACKS TO AVOID INTERFERENCE WITH DOOR OPERATION. PROVIDE SOUND BATT INSULATION FULL HEIGHT.
- AS STANDARD SOFFIT/BULKHEAD, 1x LAYER 5/8" GYP. BD. ON EACH SIDE OF STUD FRAMING. EXTEND FRAMING AND GYP. BD. FROM B.O. CEILING ELEVATION (REFER TO RCP'S) TO UNDERSIDE OF DECK.
- B ONE-SIDE FINISHED, 1x LAYER 5/8" GYP. BD. ON ONE SIDE OF STUD FRAMING ONLY. TERMINATE FRAMING AND GYP. BD. 6" ABOVE HIGHEST ADJACENT FINISHED CEILING. LATERALLY BRACE FRAMING AT 4'-0" MIN. O.C. AND AT ENDS. COORDINATE BRACE FRAMING LOCATIONS WITH OVERHEAD DOORS AND TRACKS TO AVOID INTERFERENCE WITH DOOR OPERATION. PROVIDE SOUND BATT INSULATION FULL HEIGHT. 2
- BS ONE-SIDE FINISHED SOFFIT/BULKHEAD, 1x LAYER 5/8" GYP. BD. ON ONE SIDE OF STUD FRAMING ONLY. EXTEND FRAMING AND GYP. BD. FROM B.O. CEILING ELEVATION (REFER TO RCP'S) TO UNDERSIDE OF DECK.
- D DEMISING WALL, 1x LAYER 5/8" GYP. BD. EACH SIDE OF STUD FRAMING. EXTEND FRAMING FULL HEIGHT AND ATTACH TO DECK ABOVE W/ SLIP TRACK. TERMINATE GYP. BD. AT 6" ABOVE HIGHEST ADJACENT FINISHED CEILING, OR IF AREA IS EXPOSED TO DECK, EXTEND GYP. BD. TO BOTTOM OF DECK. PROVIDE SOUND BATT INSULATION FULL HEIGHT TO DECK. 2
- FP1 1 HOUR FIRE PARTITION, ON INTERIOR SIDE: APPLY 1x LAYER 5/8" TYPE "X" GYP. BD. OVER PLYWOOD SHEAR PANEL TO MATCH EXISTING. ON CORRIDOR SIDE: APPLY 1x LAYER 5/8" TYPE "X" GYP.BD. OVER RESILIENT CHANNELS TO MATCH EXISTING, OVER WOOD STUDS. FILL CAVITY WITH MINERAL WOOL OR FIBERGLASS BATT INSULATION. VERIFY ASSEMBLY IN FIELD AND MATCH CONDITIONS.

INTERIOR PARITION NOTES

1. ALL DIMENSIONS ARE TO GRID LINES, FACE OF STUD FRAMING OR NOMINAL FACE OF MASONRY WALLS UNLESS NOTED OTHERWISE.
2. PROVIDE GYP. BOARD CONTROL JOINTS AT WALLS OVER 25'-0" IN LENGTH
3. FRAME DOOR OPENINGS 5" FROM FACE OF PERPENDICULAR WALL ON HINGE SIDE AND 1'-7" FROM FACE OF PERP. WALL ON LATCH SIDE UNLESS NOTED OTHERWISE.
4. ALL ANGLED WALLS ARE A MULTIPLE OF 45° U.N.O.
5. PROVIDE WOOD BLOCK OR METAL STRAP BACKING IN PARTITIONS AS NEEDED TO PROVIDE FOR WALL MOUNTED EQUIPMENT, CABINETS, ACCESSORIES, ETC. IT SHALL BE THE RESPONSIBILITY OF THE GC TO COORDINATE THE REQUIRED LOCATIONS FOR BACKING.

SYSTEM NOTES - CEILINGS

CEILING ASSEMBLIES

- C1 UNDERSIDE OF EXPOSED STRUCTURE/DECK.
- C2 UNDERSIDE OF EXPOSED STRUCTURE/DECK. PAINT IP-3 PER FINISH SCHEDULE.
- C3 5/8" GYPSUM BOARD OVER 3-5/8" METAL STUD FRAMING @ 24" O.C.
- C4 5/8" GYPSUM BOARD OVER 8" METAL STUD FRAMING (AS PER STRUCTURAL) @ 24" O.C.
- C5 2' X 2' ACOUSTICAL CEILING TILE (ACT) SYSTEM WITH STANDARD T-GRID. CEILING TILES TO BE ACT-1, UNO, REFER TO FINISH SCHEDULES. 2
- C6 WOOD-LOOK ACOUSTIC BAFFLE CEILING SYSTEM. BAFFLES TO BE MPS SLIM BAFFLES WITH DARK WALNUT WOODGRAIN FINISH.
- C7 2' X 2' ACOUSTICAL CEILING TILE (ACT) SYSTEM WITH STANDARD T-GRID. CEILING TILES TO BE MPS GRADI FELT CEILING TILES WITH VARIABLE DEPTHS (ACT-2). REFER TO ENLARGED CEILING PLANS AND FINISH SCHEDULES.

CEILING NOTES

1. ACT CEILINGS TO BE STANDARD 15/16" WHITE METAL TEE GRID, UNO.
2. PROVIDE 3-1/2" SOUND BATTS OVER CEILINGS OF ENTIRE ROOM AT ALL CONFERENCE ROOMS, OFFICES, AND STORAGE ROOMS WITH ACT CEILINGS.
3. REFERENCE INTERIOR ELEVATIONS FOR GYPSUM BOARD SOFFITS ABOVE CASEWORK.
4. SEE INTERIOR ELEVATIONS AND/OR SECTIONS FOR MOUNTING HEIGHTS OF ALL WALL MOUNTED FIXTURES.

PLAN LEGEND

- EXISTING CONSTRUCTION TO REMAIN
- NEW CONSTRUCTION
- AREA NOT IN CONTRACT/SCOPE (NIC)

KEYNOTES

- 8.03 EXISTING OVERHEAD DOOR TO REMAIN. COORDINATE STRUCTURE-MOUNTED/HUNG EQUIPMENT/FIXTURES AND CEILING SYSTEMS WITH TRACK LOCATIONS. ENSURE DOOR AND TRACK REMAIN FULLY OPERABLE.
- 26.04 LINEAR PENDANT LIGHT FIXTURE. REFER TO ELECTRICAL DRAWINGS AND REFLECTED CEILING PLANS.
- 26.05 MAINTAIN MIN. 6" CLEARANCE FROM B.O. LIGHT FIXTURE TO OVERHEAD DOOR IN OPEN POSITION.
- 26.06 LAY-IN LED LIGHT FIXTURE. REFER TO ELECTRICAL DRAWINGS AND REFLECTED CEILING PLANS.

2 A4.31 STAFF OFFICE/OFFICE HALL SECTION
1/2" = 1'-0"

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ENLARGED SECTIONS

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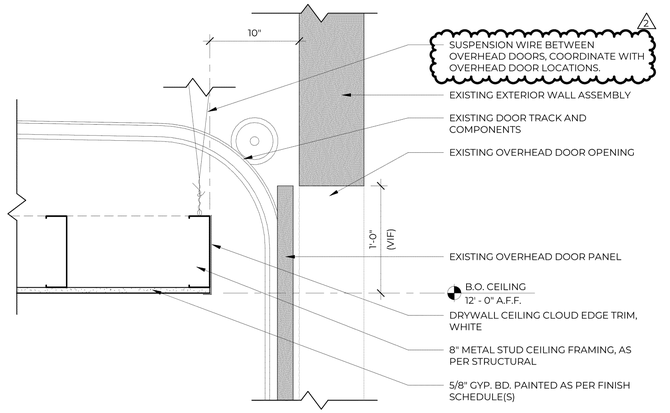
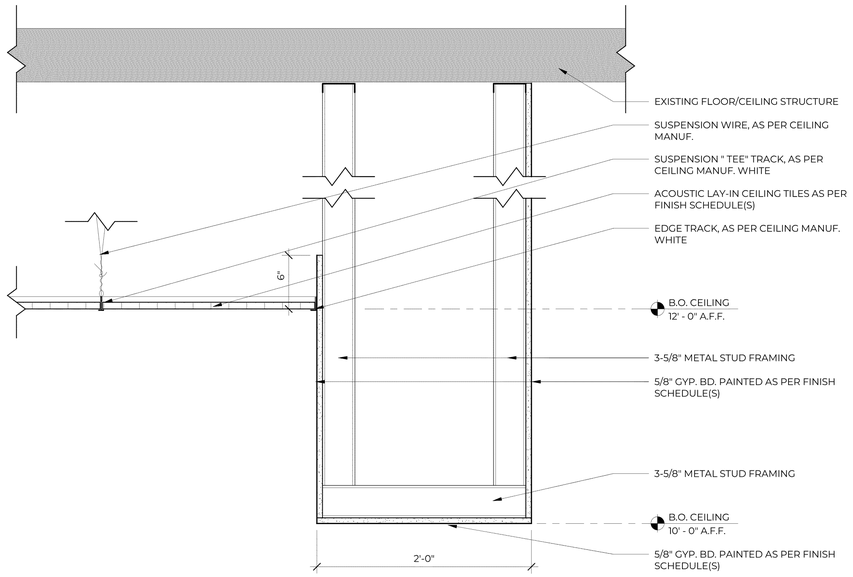
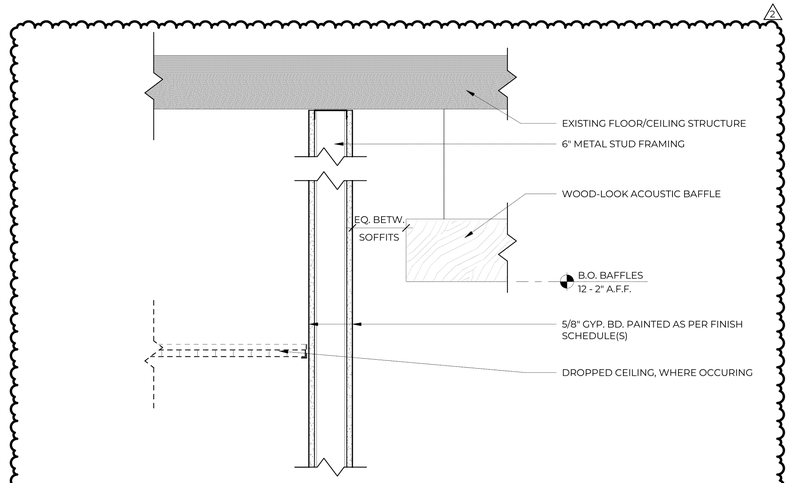


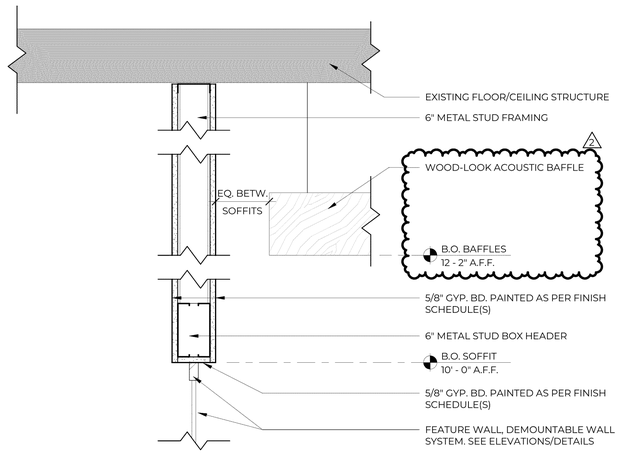
1 AS.11 FRAMED CEILING AT OH DOORS - LOWER LEVEL
1 1/2" = 1'-0"



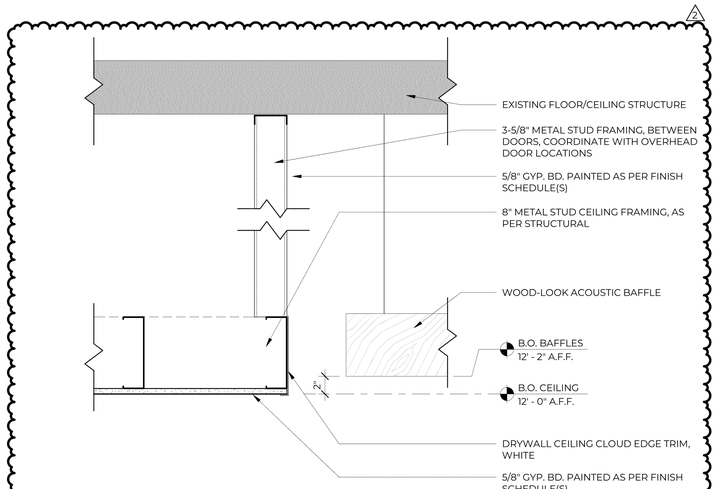
2 AS.11 RECEPTION DESK SOFFIT
1 1/2" = 1'-0"



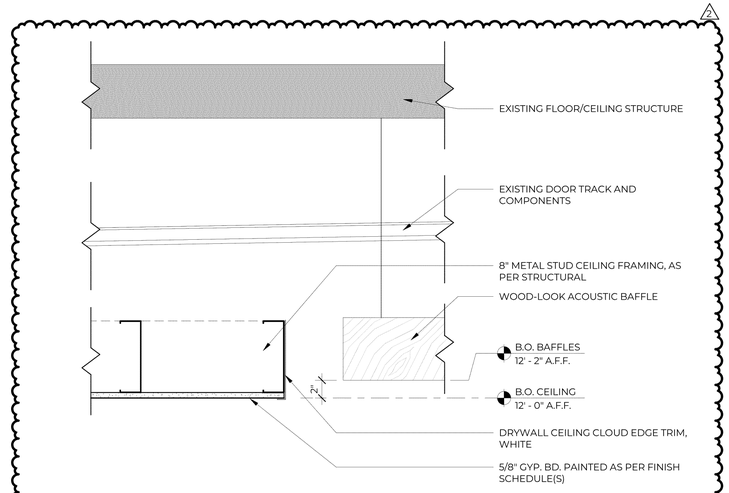
3 AS.11 PARTITION AT BAFFLES - LOWER LEVEL
1 1/2" = 1'-0"



4 AS.11 BULKHEAD AT BAFFLES (FEATURE WALL) - LOWER LEVEL
1 1/2" = 1'-0"



5 AS.11 FRAMED CEILING AT SOFFIT EDGE & BAFFLES - LOWER LEVEL - BETWEEN OH DOORS
1 1/2" = 1'-0"



6 AS.11 FRAMED CEILING AT SOFFIT EDGE & BAFFLES - LOWER LEVEL - AT OH DOORS
1 1/2" = 1'-0"

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ARCHITECTURAL DETAILS

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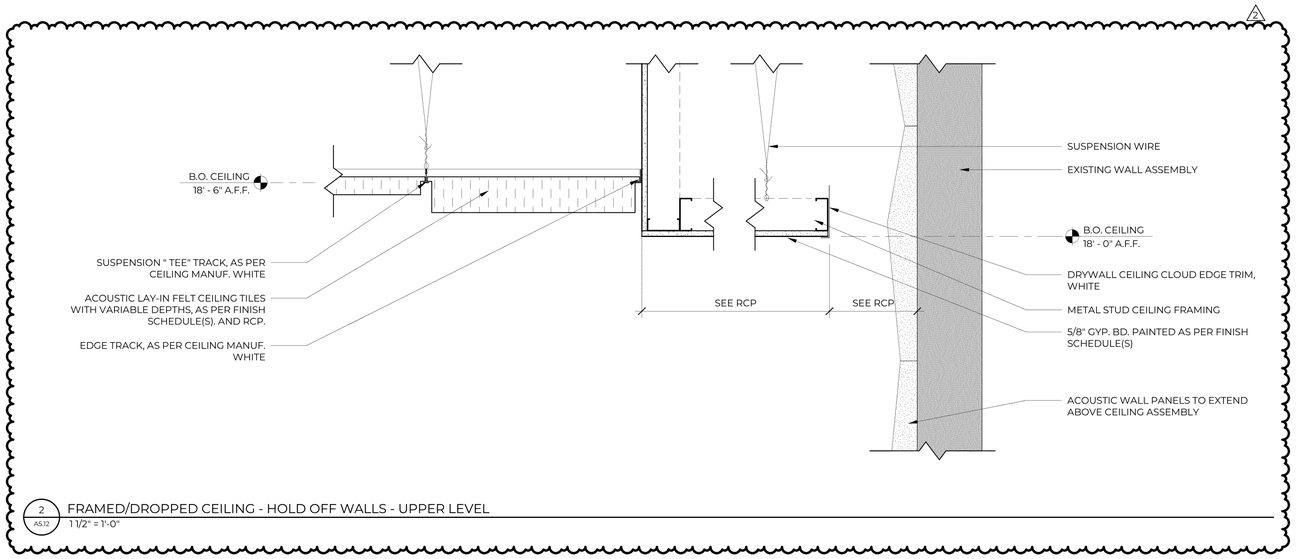
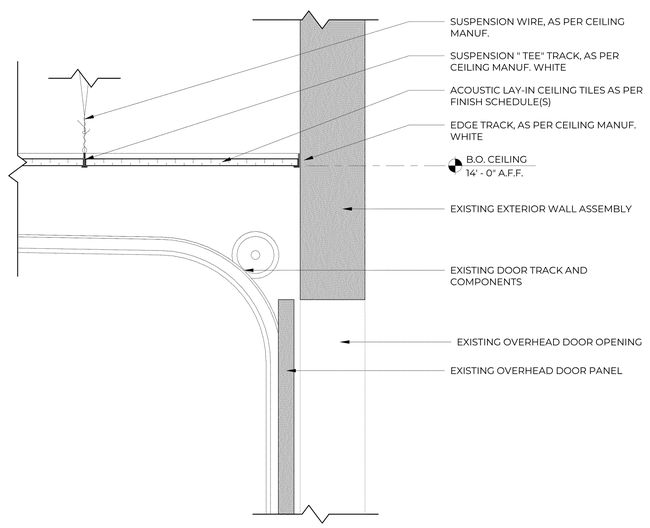
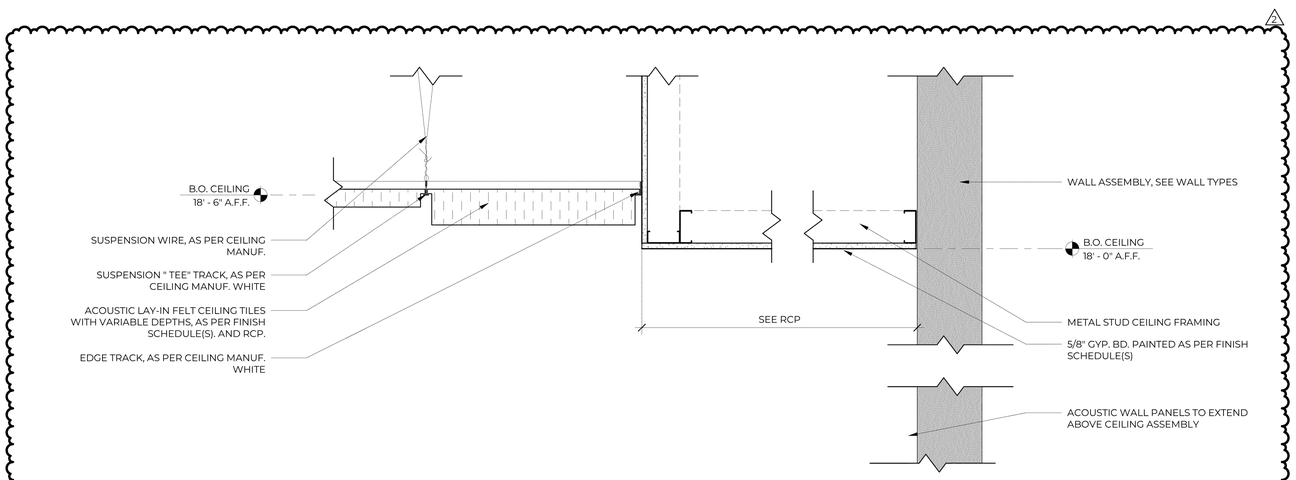


2 A5.12 FRAMED/DROPPED CEILING - HOLD OFF WALLS - UPPER LEVEL
1 1/2" = 1'-0"



1 A5.12 GRID CEILING AT OH DOOR - UPPER LEVEL
1 1/2" = 1'-0"



3 A5.12 FRAMED/DROPPED CEILING - ADJACENT TO PARTITION - UPPER LEVEL
1 1/2" = 1'-0"

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2250 MAIN STREET, STE 1001, SUPERIOR, CO 80027

SD:	2/22/2024	PERMIT:	4/25/2024
DD:	4/25/2024	CD:	5/23/2024

REV. #	DESCRIPTION	DATE
2	OWNER VE	9/4/2024

C2023.016A

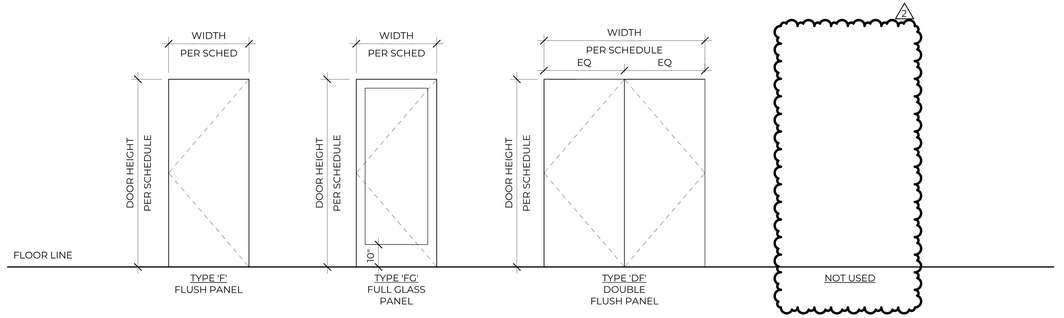
ARCHITECTURAL DETAILS

DRAWN BY: KRC | CHECKED BY: KRC

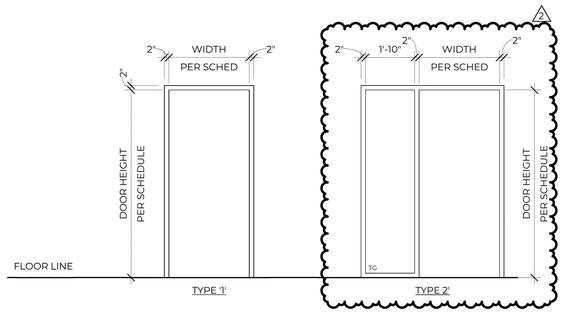
A5.12

DOOR AND FRAME SCHEDULE

MARK	DOOR PANEL(S) WIDTH	HEIGHT	THICK	TYPE	MAT'L	FINISH	COLOR	DOOR FRAME MAT'L	FINISH	COLOR	TYPE	HDWR SET	FIRE RATING (MIN.)	GLASS TYPE	PANIC HDWR	COMMENTS
103	3' - 0"	7' - 0"	0' - 1 3/4"	FG	WOOD/GLZ	PRE-FIN	WD-1	HM	PAINTED	IP-5	1	HW 1			No	
109	3' - 0"	7' - 0"	0' - 1 3/4"	FG	WOOD/GLZ	PRE-FIN	WD-1	HM	PAINTED	IP-5	1	HW 1			No	
110	3' - 0"	7' - 0"	0' - 1 3/4"	FG	WOOD/GLZ	PRE-FIN	WD-1	HM	PAINTED	IP-5	1	HW 2			Yes	
111A	3' - 0"	7' - 0"	0' - 1 3/4"	FG	WOOD/GLZ	PRE-FIN	WD-1	HM	PAINTED	IP-5	2	HW 2			Yes	
111B	6' - 0"	7' - 0"	0' - 1 3/4"	DF	WOOD	PRE-FIN	WD-1	HM	PAINTED	IP-5	1	HW 9			No	
112	3' - 0"	7' - 0"	0' - 1 3/4"	FG	WOOD/GLZ	PRE-FIN	WD-1	HM	PAINTED	IP-5	1	HW 3			Yes	
113	3' - 0"	7' - 0"	0' - 1 3/4"	FG	WOOD/GLZ	PRE-FIN	WD-1	HM	PAINTED	IP-5	1	HW 1			No	
114	3' - 0"	7' - 0"	0' - 1 3/4"	FG	WOOD/GLZ	PRE-FIN	WD-1	HM	PAINTED	IP-5	1	HW 1			No	
201B	3' - 0"	7' - 0"	0' - 1 3/4"	F	WOOD	PRE-FIN	WD-1	HM	PAINTED	IP-5	1	HW 8			No	
207	6' - 0"	7' - 0"	0' - 1 3/4"	DF	WOOD	PRE-FIN	WD-1	HM	PAINTED	IP-5	1	HW 4			Yes	
208	3' - 0"	7' - 0"	0' - 1 3/4"	FG	WOOD/GLZ	PRE-FIN	WD-1	HM	PAINTED	IP-5	1	HW 1			No	
208B	3' - 0"	7' - 0"	0' - 1 3/4"	F	WOOD	PRE-FIN	WD-1	HM	PAINTED	IP-5	1	HW 8			No	
208C	3' - 0"	7' - 0"	0' - 1 3/4"	F	WOOD	PRE-FIN	WD-1	HM	PAINTED	IP-5	1	HW 8			No	
209	3' - 0"	7' - 0"	0' - 1 3/4"	FG	WOOD/GLZ	PRE-FIN	WD-1	HM	PAINTED	IP-5	1	HW 1			No	
210A	3' - 0"	7' - 0"	0' - 1 3/4"	F	WOOD	PRE-FIN	WD-1	HM	PAINTED	IP-5	1	HW 2			Yes	
210B	3' - 0"	7' - 0"	0' - 1 3/4"	FG	WOOD/GLZ	PRE-FIN	WD-1	HM	PAINTED	IP-5	1	HW 2			Yes	
212	3' - 0"	7' - 0"	0' - 1 3/4"	F	WOOD	PRE-FIN	WD-1	HM	PAINTED	IP-5	1	HW 1			No	EXISTING DOOR TO BE REMOVED (RE: DEMO PLANS) AND REPLACED IN NEW LOCATION SHOWN.
213	6' - 0"	7' - 0"	0' - 1 3/4"	DF	WOOD	PRE-FIN	WD-1	HM	PAINTED	IP-5	1	HW 5			No	EXISTING DOOR TO BE REMOVED (RE: DEMO PLANS) AND REPLACED IN NEW LOCATION SHOWN.



DOOR ELEVATIONS
3/8" = 1'-0"



DOOR FRAME ELEVATIONS
3/8" = 1'-0"

GENERAL HARDWARE NOTES:
- WHERE DOORS ABUT A WALL AT 90° PROVIDE FLOOR MOUNTED DOOR STOP.

(HW 1) HARDWARE GROUP 1 - OFFICE
1 EA. OFFICE LEVER LOCKSET
3 EA. HINGES
DOOR SILENCER
DOOR SWEEP
PERIMETER SOUND SEAL

(HW 2) HARDWARE GROUP 2 - ACTIVITY ROOMS
1 EA. OFFICE LEVER LOCKSET
3 EA. HINGES
DOOR CLOSER
DOOR SILENCER
DOOR SWEEP
PERIMETER SOUND SEAL
PANIC EXIT DEVICE (IN DIRECTION OF SWING/TRAVEL)

(HW 3) HARDWARE GROUP 3 - HALLWAY
1 EA. PASSAGE LEVER LOCKSET
3 EA. HINGES
DOOR CLOSER
DOOR SILENCER
DOOR SWEEP
PERIMETER SOUND SEAL
PANIC EXIT DEVICE (IN DIRECTION OF SWING/TRAVEL)

(HW 4) HARDWARE GROUP 4 - HALLWAY - DOOR PAIR
1 EA. LEAF: PASSAGE LEVER LOCKSET FOR DOOR PAIR
2 EA. LEAF: HINGES
DOOR COORDINATOR
DOOR CLOSERS
DOOR SILENCERS
DOOR SWEEPS
PERIMETER SOUND SEAL
2 EA. LEAF: PANIC EXIT DEVICE (IN DIRECTION OF SWING/TRAVEL)

(HW 5) HARDWARE GROUP 5 - BREAK/KITCHEN - DOOR PAIR
1 EA. LEAF: STOREROOM LEVER LOCKSET FOR DOOR PAIR
2 EA. LEAF: HINGES
DOOR COORDINATOR
DOOR CLOSERS
DOOR SILENCERS
DOOR SWEEPS
PERIMETER SOUND SEAL
(HW 6) NOT USED

(HW 7) HARDWARE GROUP 7 - EXISTING ENTRANCE - DOOR PAIR
1 EA. LEAF: ENTRANCE LOCKSET FOR DOOR PAIR
1 EA. LEAF: VERTICAL DOOR PULL (EXTERIOR SIDE)
1 EA. LEAF: SURFACE MOUNTED DEADBOLT (INTERIOR SIDE)
3 EA. LEAF: HINGES (NOTE: DOOR IS EXISTING, EXISTING HINGES MAY REMAIN)
DOOR CLOSER
DOOR SILENCER
DOOR SWEEP
PERIMETER SOUND SEAL

(HW 8) HARDWARE GROUP 8 - ROOM (INCLUDES DOOR PAIRS)
1 EA. LEAF: STOREROOM LEVER LOCKSET FOR DOOR PAIR
3 EA. LEAF: HINGES (NOTE: DOOR IS EXISTING, EXISTING HINGES MAY REMAIN)
DOOR CLOSER
DOOR SWEEP
PERIMETER SOUND SEAL

(HW 9) HARDWARE GROUP 9 - STORAGE/MECH. - DOOR PAIR
1 EA. STOREROOM LEVER LOCKSET FOR DOOR PAIR
3 EA. LEAF: HINGES
DOOR SILENCER
DOOR SWEEP
PERIMETER SOUND SEAL

DOOR HARDWARE SCHEDULE
1/4" = 1'-0"

COLAB ARCHITECTURE
9217 EASTMAN PARK DRIVE, UNIT 3
WINDSOR, COLORADO 80550

JSE

DCI ENGINEERS

SUPERIOR CIVIC CENTER
TENANT FINISH

TOWN OF SUPERIOR
2250 MAIN STREET, STE 1001, SUPERIOR, CO 80027

SD:	2/22/2024	PERMIT:	4/25/2024
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REV. #	DESCRIPTION	DATE
2	OWNER VE	9/4/2024

C2023.016A

DOOR SCHEDULE, DOOR DIAGRAMS, HARDWARE, DOOR DETAILS

DRAWN BY: KRC | CHECKED BY: KRC

A6.11

GENERAL FINISH NOTES

WALL AND CEILING FINISH NOTES

1. ALL WALLS ARE TO BE PAINTED (IP-1) OVER LEVEL 4 DRYWALL FINISH WITH SMOOTH TEXTURE, UNO.
2. DRYWALL CEILINGS TO BE PAINTED (IP-2), UNO.
3. INFILL AREAS (WALLS) TO BE TEXTURED AND PAINTED TO MATCH ADJACENT.
4. REFER TO FLOOR PLANS AND INTERIOR ELEVATIONS FOR LOCATIONS OF CONTROL JOINTS IN DRYWALL WALLS.
5. EXPOSED CEILINGS AND BUILDING SYSTEMS TO BE PAINTED (IP-2), UNO.
6. REFER TO INTERIOR ELEVATIONS AND ROOM FINISH SCHEDULE FOR LOCATION OF UPPER WALLS TO BE PAINTED (IP-3).
7. NOT USED.
8. NOT USED.

FLOORING FINISH NOTES

1. CARPET SEAMS, TRANSITIONS AND THRESHOLDS TO BE LOCATED AT CENTERLINE OF DOOR WHEN IN CLOSED POSITION, UNO.
2. METAL DOOR THRESHOLDS TO BE PROVIDED IN ALL LOCATIONS WHERE ONE MATERIAL TRANSITIONS TO ANOTHER MATERIAL.
3. FLOORING TRANSITIONS TO ALIGN WITH FINISH BASE EXCEPT AT DOORS, UNO.
4. CARPET TILE AND LVT FLOORS TO BE CENTERED WITHIN SPACE WITH FULL TILE STARTING AT CENTER OF THE SPACE.
5. NOT USED.
6. NOT USED.

DOOR, WINDOW AND ARCHITECTURAL METAL FINISH NOTES

1. INTERIOR WOOD DOORS TO BE PRE-FINISHED (WD-1), UNO.
2. INTERIOR HOLLOW METAL DOOR FRAMES TO BE PAINTED (IP-5), UNO.
3. EXPOSED ARCHITECTURAL METALS TO BE PAINTED (IP-4), UNO.

MISCELLANEOUS FINISH NOTES

1. MECHANICAL (INCLUDING THERMOSTATS), ELECTRICAL (INCLUDING SWITCH PLATES, OUTLETS AND OUTLET COVERS) AND FIRE DEVICES (INCLUDING HORNS AND STROBES) TO BE WHITE, UNO.

CASEWORK NOTES

1. VERIFY ALL CASEWORK AND SHELVING DIMENSIONS IN THE FIELD.
2. COUNTERTOPS TO HAVE SQUARED EDGES AT EXPOSED CORNERS, UNO.
3. QUARTZ COUNTERTOPS TO HAVE WATERFALL (MITERED) CORNERS AT HORIZONTAL-VERTICAL TRANSITION, WHERE NOTED.
4. ALL PLASTIC LAMINATE WORK SURFACES, COUNTERS & TRANSACTION TOPS TO HAVE 3 MM PVC EDGE BANDING TO MATCH LAMINATE, UNO.
5. PROVIDE FINISHED END PANEL AT EXPOSED CASEWORK ENDS AND BACKS AS NEEDED. PANEL TO MATCH ADJACENT CASEWORK PLASTIC LAMINATE. ALL FINISHED END PANELS TO BE SCRIBED TO THE FLOOR, UNO.
6. PROVIDE BLACK GROMMETS, TO BE LOCATED IN THE FIELD WITH OWNER, ARCHITECT AND SUPERINTENDENT AT ALL WORK SURFACE LOCATIONS.
7. CASEWORK SUBCONTRACTOR TO PROVIDE CAULKING AS FOLLOWS:
   a. AT WALL/CASEWORK TRANSITION, PROVIDE WHITE, PAINTABLE CAULKING.
8. INTERIORS OF OPEN CASEWORK TO BE PLASTIC LAMINATE TO MATCH ADJACENT, UNO.
9. BLACK METAL BRACE SUPPORT TO OCCUR EVERY 36"-48", UNO.
10. WOOD GRAIN TO RUN HORIZONTALLY AT RECEPTION CASEWORK IN ACCORDANCE WITH CUSTOM GRADE AWS, 2009 EDITION 1., UNO.

HARDWARE NOTES

1. GROMMETS - 2 ½" INTERIOR DIAMETER; BLACK PLASTIC
2. COUNTER SUPPORT - HEAVY-DUTY UTILITY L-BRACKET TO EXCEED 1,000 LB LOAD LIMIT. BLACK FINISH, UNO. SUBMIT SAMPLE AND PRODUCT DATA FOR APPROVAL.
3. FRAMELESS GLASS CLAMPS - 2" SQUARE MATTE BLACK STAINLESS STEEL CLAMPS. RE: INTERIOR ELEVATIONS FOR SPACING.

FINISH LEGEND

CPT-1 / RB-1 — FLOOR FINISH / BASE FINISH

IP-1 — WALL & OTHER MATERIAL FINISHES

TS-1 — TRANSITION STRIP

DT-1 — DOOR THRESHOLD

FLOORS & BASE FINISHES

NO.	MATERIAL	MANUFACTURER	PRODUCT NAME/#	COLOR NAME/#	GROUT COLOR	SIZE/PATTERN	REMARKS
C-1	CEMENTITIOUS SELF LEVELING FLOOR COMPOUND	TBD					OVER EXISTING CONCRETE WHERE INFILL IS REQUIRED FOR FLUSH FLOOR CONDITIONS
CPT-1	CARPET TILE	SHAW CONTRACT	CENTERED TILE/ 51492	CONFIDENT/ 00486		19"X36" ASHLAR	
LVT-1	LUXURY VYNIL TILE	MOHAWK GROUP	GROWN UP C0075	JACKSON 358		LINEAR, RANDOM	
RB-1	RUBBER BASE	JOHNSONITE/TARKETT	1/8" TRADITIONAL VINYL W/ TOE	PEPPERCORN TB1		4"	
RFT-1	RESILIENT FLOOR TILE	GERFLOR	TECHNICAL TILES: ATTRACTION	TAO 4003			
SC-1	CONCRETE SEALER	TBD		CLEAR			OVER EXISTING CONCRETE

WALLS & CEILING FINISHES

NO.	MATERIAL	MANUFACTURER	PRODUCT NAME	COLOR NAME	SIZE/PATTERN	REMARKS
ACB-1	ACOUSTIC CEILING BAFFLE	MPS ACOUSTICS	SLIM	DARK WALNUT WOODGRAIN FINISH	72" L x 7" H x 2-1/8" W	TWO 72" BAFFLES TO BE ABUTTED END-TO-END TO CREATE 12' UNINTERRUPTED LENGTH
ACT-1	ACOUSTIC CEILING TILE	ARMSTRONG	SAND PERF E	WHITE	24X24 TEGULAR FD-E	
ACT-2	FELT ACOUSTIC CEILING TILE	MPS ACOUSTICS	GRADI	BISCUIT	24X24 AS PER MANUF., DEPTHS VARY	PROVIDE 25% 2" DEPTH, 25% 4" DEPTH, 25% 6" DEPTH, 25% 8" DEPTH (AS PER DET)
CG-1	CORNER GUARD	TBD	TBD	WHITE		PROVIDE AT ALL OUTSIDE EXPOSED CORNERS FROM BASE UP TO 48" A.F.F.
IP-1	INTERIOR LATEX PAINT	SHERWIN WILLAIMS		SW 9166 DRIFT OF MIST - SEMI-GLOSS		TYPICAL WALL PAINT, UNO.
IP-2	INTERIOR LATEX PAINT	SHERWIN WILLAIMS		SW 7757 HIGH REFLECTIVE WHITE - FLAT/MATTE		TYPICAL CEILING PAINT FOR GYP. BD. CEILINGS, UNO.
IP-3	INTERIOR LATEX PAINT	SHERWIN WILLIAMS		SW 6258 TRICORN BLACK - FLAT/MATTE		TYPICAL CEILING PAINT FOR EXPOSED STRUCTURE, UNO.

OTHER FINISHES

NO.	MATERIAL	MANUFACTURER	PRODUCT NAME	COLOR NAME	SIZE/PATTERN	REMARKS
IP-4	INTERIOR LATEX PAINT	SHERWIN WILLIAMS		SW 7063 IRON ORE - SEMI-GLOSS		ARCHITECTURAL METALS
IP-5	INTERIOR LATEX PAINT	SHERWIN WILLIAMS		SW 7063 IRON ORE - SEMI-GLOSS		DOORS FRAMES
PL-1	HIGH-PRESSURE LAMINTE	WILSONART		MONTANA WALNUT 7110		
QZ-1	QUARTZ COUNTERTOP	SILESTONE	ETERNAL	BIANCO CALACATTA		
WD-1	WOOD VENEER DOORS	VT INDUSTRIES	HERITAGE COLLECTION	WHITE OAK - CHOCOLATE CH18		
DEMOUNTABLE WALL MATERIALS						
AC-1	ACRYLIC	MERGEWORKS		CLEAR	1/4" ACRYLIC	CONTACT: MATT BRUNK, WORKPLACE PARTNERS 970.219.6900
AC-2	FROSTED ACRYLIC	MERGEWORKS		FROSTED	1/4" DOUBLE-SIDED FROSTED ACRYLIC	CONTACT: MATT BRUNK, WORKPLACE PARTNERS 970.219.6900
AL-1	ALUMINUM (PERIMETER) EXTRUSION FRAMING	TRANQUIL SYSTEMS INT.	ADAPT	POWDER COAT BLACK: RAL 9004 FLAT		CONTACT: MATT BRUNK, WORKPLACE PARTNERS 970.219.6900
AL-2	ALUMINUM (INFILL) EXTRUSION FRAMING	MERGEWORKS		POWDER COAT BLACK: RAL 9004 FLAT		CONTACT: MATT BRUNK, WORKPLACE PARTNERS 970.219.6900
PET-1	PET FELT ACOUSTIC PANEL	MERGEWORKS	ECHOSCAPE	ARCTIC P127		CONTACT: MATT BRUNK, WORKPLACE PARTNERS 970.219.6900

ROOM FINISH SCHEDULE

NO.	ROOM NAME	FLOOR FINISH	BASE FINISH	WALL FINISH	UPPER WALL FINISH	CEILING FINISH(ES)
LOWER FLOOR						
101	VESTIBULE (EXG)	C-1	RB-1	IP-1	IP-3 (FROM 12' A.F.F TO STRUCTURE ABOVE)	IP-3
102	LOWER LOBBY	SC-1	RB-1	IP-1	IP-3 (FROM 12' A.F.F TO STRUCTURE ABOVE, EXCEPT WHERE WALL ADJACENT TO STAIR SPANS BOTH LEVELS)	IP-3
102B	JAN. CL. (EXG)	SC-1	RB-1	IP-1		IP-2
103	RECEPTION	CPT-1	RB-1	IP-1		IP-1
104	MECH./ STORAGE (EXG)	(EXG)	(EXG)	(EXG)		(EXG)
105	WOMEN'S (EXG)	(EXG)	(EXG)	(EXG)		(EXG)
106	MEN'S (EXG)	(EXG)	(EXG)	(EXG)		(EXG)
107	ELEV. (EXG)	(EXG)	(EXG)	(EXG)		(EXG)
108	ELEV. MACH. RM. (EXG)	(EXG)	(EXG)	(EXG)		(EXG)
109	STAFF OFFICE	CPT-1	RB-1	IP-1		ACT-1
110A	FLEX/EVENT SPACE	SC-1	RB-1	IP-1	IP-3 (FROM 12' A.F.F TO STRUCTURE ABOVE)	ACB-1 IP-3 (ABOVE BAFFLES) IP-2 (GYP. BD. CEILING)
110B	KIDS AREA	RFT-1	RB-1	IP-1	IP-3 (FROM 12' A.F.F TO STRUCTURE ABOVE)	IP-3
111A	MAKER SPACE/ CRAFT/ACTIVITY ROOM	SC-1	RB-1	IP-1		ACT-1
111B	MECH.	SC-1	RB-1	IP-1		NO FINISH
112	OFFICE HALL	SC-1	RB-1	IP-1	IP-3 (FROM 12' A.F.F TO STRUCTURE ABOVE)	IP-3
113	STAFF OFFICE	CPT-1	RB-1	IP-1		ACT-1
114	STAFF OFFICE	CPT-1	RB-1	IP-1		ACT-1
SECOND FLOOR						
201A	UPPER LOBBY/LOUNGE	SC-1	RB-1	IP-1	IP-3 (FROM 18' A.F.F. TO STRUCTURE ABOVE)	IP-3
201B	MECH.	SC-1	RB-1	IP-1		NO FINISH
202	MEN'S (EXG)	(EXG)	(EXG)	(EXG)		(EXG)
203	WOMEN'S (EXG)	(EXG)	(EXG)	(EXG)		(EXG)
204	ELEV. (EXG)	(EXG)	(EXG)	(EXG)		(EXG)
205	PRE-FUNCTION/ LOUNGE AREA/ FLEX AREA	LVT-1	RB-1	IP-1	IP-3 (FROM 18' A.F.F. TO STRUCTURE ABOVE)	ACT-2 IP-2 (GYP. BD. CEILING)
206	EVENT SPACE	LVT-1	RB-1	IP-1	IP-3 (FROM 18' A.F.F. TO STRUCTURE ABOVE)	ACT-2 IP-2 (GYP. BD. CEILING)
207	BACKSTAGE HALL	LVT-1	RB-1	IP-1		ACT-1
208A	BACKSTAGE OFFICE	CPT-1	RB-1	IP-1		ACT-1
208B	MECH.	SC-1	RB-1	IP-1		NO FINISH
208C	MECH.	SC-1	RB-1	IP-1		NO FINISH
209	BACKSTAGE STORAGE	CPT-1	RB-1	IP-1		ACT-1
210	BREAKOUT/ CONFERENCE ROOM	CPT-1	RB-1	IP-1		ACT-1
211	EGRESS HALL	(EXG)	RB-1	(EXG)		(EXG)
212	STAFF OFFICE	CPT-1	RB-1	IP-1		ACT-1
213	EVENT STAGING	SC-1	RB-1	IP-1		IP-2

COLAB ARCHITECTURE
9217 EASTMAN PARK DRIVE, UNIT 3
WINDSOR, COLORADO 80550

JSE

DCI ENGINEERS

SUPERIOR CIVIC CENTER
TENANT FINISH

TOWN OF SUPERIOR
2250 MAIN STREET, STE 1001, SUPERIOR, CO 80027

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REV. #	DESCRIPTION	DATE
2	OWNER VE	9/4/2024

C2023.016A

FINISH SCHEDULES

DRAWN BY: KRC | CHECKED BY: KRC

A7.01

GENERAL FINISH NOTES

WALL AND CEILING FINISH NOTES

1. ALL WALLS ARE TO BE PAINTED (IP-1) OVER LEVEL 4 DRYWALL FINISH WITH SMOOTH TEXTURE, UNO.
2. DRYWALL CEILINGS TO BE PAINTED (IP-2), UNO.
3. INFILL AREAS (WALLS) TO BE TEXTURED AND PAINTED TO MATCH ADJACENT.
4. REFER TO FLOOR PLANS AND INTERIOR ELEVATIONS FOR LOCATIONS OF CONTROL JOINTS IN DRYWALL WALLS.
5. EXPOSED CEILINGS AND BUILDING SYSTEMS TO BE PAINTED (IP-2), UNO.
6. REFER TO INTERIOR ELEVATIONS AND ROOM FINISH SCHEDULE FOR LOCATION OF UPPER WALLS TO BE PAINTED (IP-3).
7. NOT USED.
8. NOT USED.

FLOORING FINISH NOTES

1. CARPET SEAMS, TRANSITIONS AND THRESHOLDS TO BE LOCATED AT CENTERLINE OF DOOR WHEN IN CLOSED POSITION, UNO.
2. METAL DOOR THRESHOLDS TO BE PROVIDED IN ALL LOCATIONS WHERE ONE MATERIAL TRANSITIONS TO ANOTHER MATERIAL.
3. FLOORING TRANSITIONS TO ALIGN WITH FINISH BASE EXCEPT AT DOORS, UNO.
4. CARPET TILE AND LVT FLOORS TO BE CENTERED WITHIN SPACE WITH FULL TILE STARTING AT CENTER OF THE SPACE.
5. NOT USED.
6. NOT USED.

DOOR, WINDOW AND ARCHITECTURAL METAL FINISH NOTES

1. INTERIOR WOOD DOORS TO BE PRE-FINISHED (WD-1), UNO.
2. INTERIOR HOLLOW METAL DOOR FRAMES TO BE PAINTED (IP-5), UNO.
3. EXPOSED ARCHITECTURAL METALS TO BE PAINTED (IP-4), UNO.

MISCELLANEOUS FINISH NOTES

1. MECHANICAL (INCLUDING THERMOSTATS), ELECTRICAL (INCLUDING SWITCH PLATES, OUTLETS AND OUTLET COVERS) AND FIRE DEVICES (INCLUDING HORNS AND STROBES) TO BE WHITE, UNO.

CASEWORK NOTES

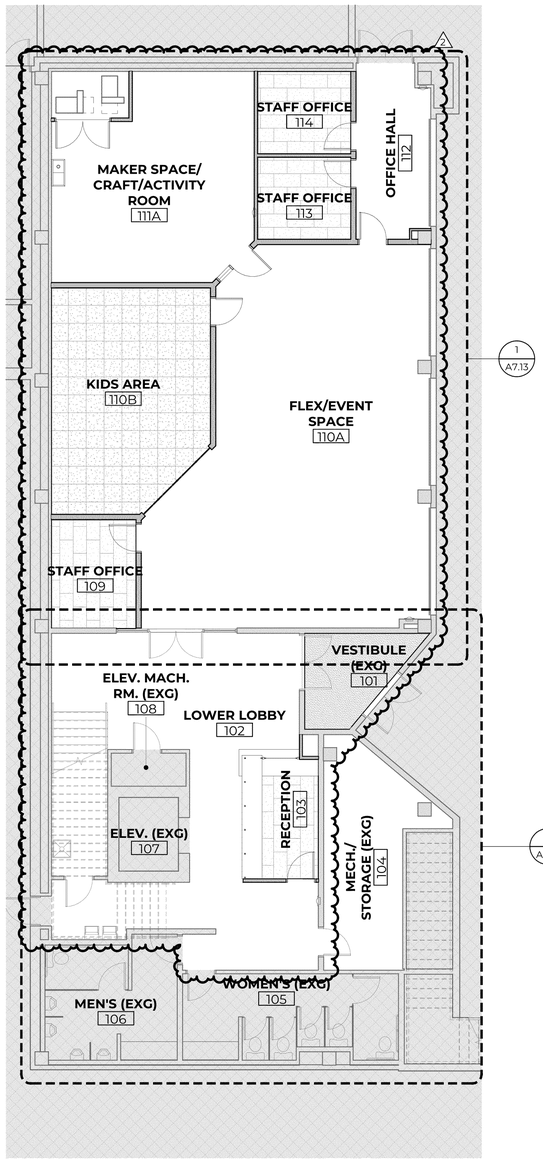
1. VERIFY ALL CASEWORK AND SHELVING DIMENSIONS IN THE FIELD.
2. COUNTERTOPS TO HAVE SQUARED EDGES AT EXPOSED CORNERS, UNO.
3. QUARTZ COUNTERTOPS TO HAVE WATERFALL (MITERED) CORNERS AT HORIZONTAL-VERTICAL TRANSITION, WHERE NOTED.
4. ALL PLASTIC LAMINATE WORK SURFACES, COUNTERS & TRANSACTION TOPS TO HAVE 3 MM PVC EDGE BANDING TO MATCH LAMINATE, UNO.
5. PROVIDE FINISHED END PANEL AT EXPOSED CASEWORK ENDS AND BACKS AS NEEDED. PANEL TO MATCH ADJACENT CASEWORK PLASTIC LAMINATE. ALL FINISHED END PANELS TO BE SCRIBED TO THE FLOOR, UNO.
6. PROVIDE BLACK GROMMETS, TO BE LOCATED IN THE FIELD WITH OWNER, ARCHITECT AND SUPERINTENDENT AT ALL WORK SURFACE LOCATIONS.
7. CASEWORK SUBCONTRACTOR TO PROVIDE CAULKING AS FOLLOWS:
   a. AT WALL/CASEWORK TRANSITION, PROVIDE WHITE, PAINTABLE CAULKING.
8. INTERIORS OF OPEN CASEWORK TO BE PLASTIC LAMINATE TO MATCH ADJACENT, UNO.
9. BLACK METAL BRACE SUPPORT TO OCCUR EVERY 36"-48", UNO.
10. WOOD GRAIN TO RUN HORIZONTALLY AT RECEPTION CASEWORK IN ACCORDANCE WITH CUSTOM GRADE AWS, 2009 EDITION 1, UNO.

HARDWARE NOTES

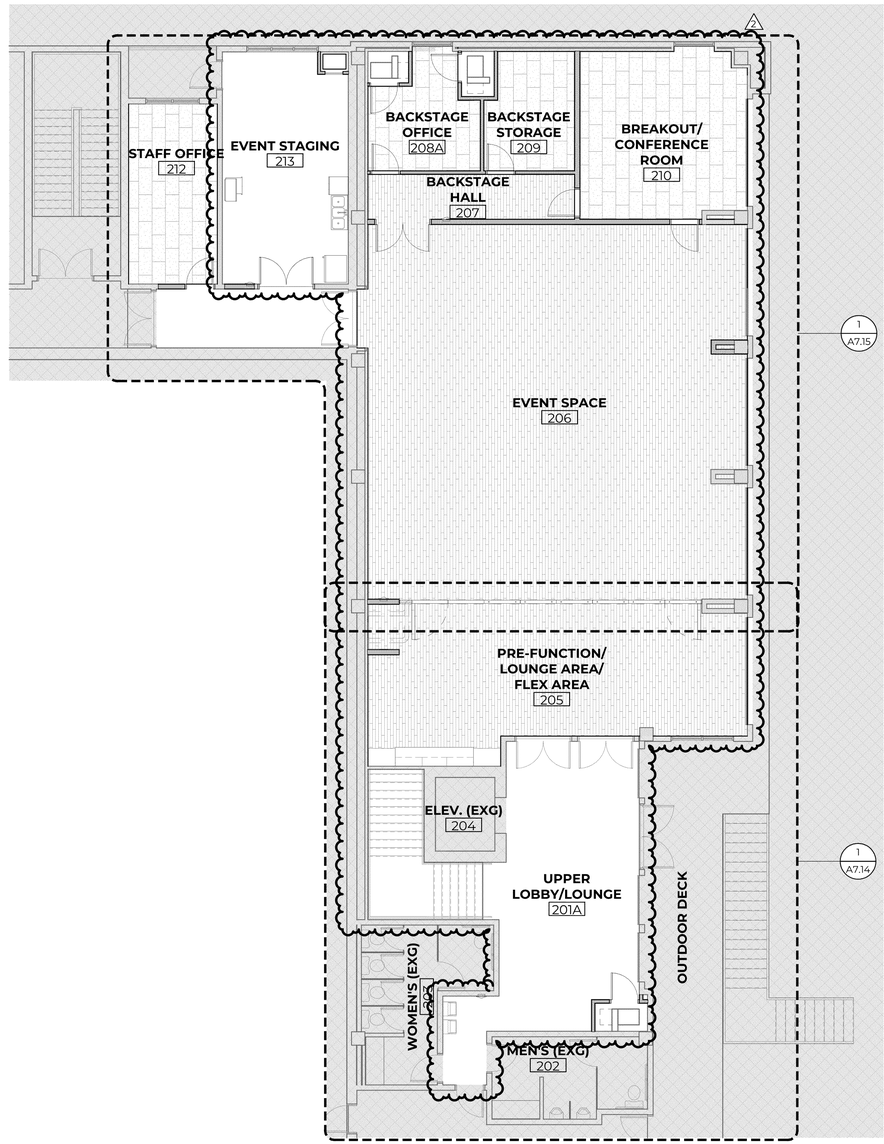
1. GROMMETS - 2 ½" INTERIOR DIAMETER; BLACK PLASTIC
2. COUNTER SUPPORT - HEAVY-DUTY UTILITY L-BRACKET TO EXCEED 1,000 LB LOAD LIMIT. BLACK FINISH, UNO. SUBMIT SAMPLE AND PRODUCT DATA FOR APPROVAL.
3. FRAMELESS GLASS CLAMPS - 2" SQUARE MATTE BLACK STAINLESS STEEL CLAMPS. RE: INTERIOR ELEVATIONS FOR SPACING.

FINISH LEGEND

CPT-1 / RB-1	FLOOR FINISH / BASE FINISH	TS-1	TRANSITION STRIP
IP-1	WALL & OTHER MATERIAL FINISHES	DT-1	DOOR THRESHOLD



1 / A7.11 LOWER LEVEL FINISH PLAN
1/8" = 1'-0"



2 / A7.11 UPPER LEVEL FINISH PLAN
1/8" = 1'-0"

COLAB ARCHITECTURE
9217 EASTMAN PARK DRIVE, UNIT 3
WINDSOR, COLORADO 80550

JSE

DCI ENGINEERS

SUPERIOR CIVIC CENTER TENANT FINISH

TOWN OF SUPERIOR
2250 MAIN STREET, STE 1001, SUPERIOR, CO 80027

SD:	2/22/2024	PERMIT:	4/25/2024
DD:	4/25/2024	CD:	5/23/2024

REV. #	DESCRIPTION	DATE
2	OWNER VE	9/4/2024

C2023.016A

OVERALL FINISH PLANS

DRAWN BY: KRC | CHECKED BY: KRC

A7.11

GENERAL FINISH NOTES

WALL AND CEILING FINISH NOTES

1. ALL WALLS ARE TO BE PAINTED (IP-1) OVER LEVEL 4 DRYWALL FINISH WITH SMOOTH TEXTURE, UNO.
2. DRYWALL CEILINGS TO BE PAINTED (IP-2), UNO.
3. INFILL AREAS (WALLS) TO BE TEXTURED AND PAINTED TO MATCH ADJACENT.
4. REFER TO FLOOR PLANS AND INTERIOR ELEVATIONS FOR LOCATIONS OF CONTROL JOINTS IN DRYWALL WALLS.
5. EXPOSED CEILINGS AND BUILDING SYSTEMS TO BE PAINTED (IP-2), UNO.
6. REFER TO INTERIOR ELEVATIONS AND ROOM FINISH SCHEDULE FOR LOCATION OF UPPER WALLS TO BE PAINTED (IP-3).
7. NOT USED.
8. NOT USED.

FLOORING FINISH NOTES

1. CARPET SEAMS, TRANSITIONS AND THRESHOLDS TO BE LOCATED AT CENTERLINE OF DOOR WHEN IN CLOSED POSITION, UNO.
2. METAL DOOR THRESHOLDS TO BE PROVIDED IN ALL LOCATIONS WHERE ONE MATERIAL TRANSITIONS TO ANOTHER MATERIAL.
3. FLOORING TRANSITIONS TO ALIGN WITH FINISH BASE EXCEPT AT DOORS, UNO.
4. CARPET TILE AND LVT FLOORS TO BE CENTERED WITHIN SPACE WITH FULL TILE STARTING AT CENTER OF THE SPACE.
5. NOT USED.
6. NOT USED.

DOOR, WINDOW AND ARCHITECTURAL METAL FINISH NOTES

1. INTERIOR WOOD DOORS TO BE PRE-FINISHED (WD-1), UNO.
2. INTERIOR HOLLOW METAL DOOR FRAMES TO BE PAINTED (IP-5), UNO.
3. EXPOSED ARCHITECTURAL METALS TO BE PAINTED (IP-4), UNO.

MISCELLANEOUS FINISH NOTES

1. MECHANICAL (INCLUDING THERMOSTATS), ELECTRICAL (INCLUDING SWITCH PLATES, OUTLETS AND OUTLET COVERS) AND FIRE DEVICES (INCLUDING HORNS AND STROBES) TO BE WHITE, UNO.

CASEWORK NOTES

1. VERIFY ALL CASEWORK AND SHELVING DIMENSIONS IN THE FIELD.
2. COUNTERTOPS TO HAVE SQUARED EDGES AT EXPOSED CORNERS, UNO.
3. QUARTZ COUNTERTOPS TO HAVE WATERFALL (MITERED) CORNERS AT HORIZONTAL-VERTICAL TRANSITION, WHERE NOTED.
4. ALL PLASTIC LAMINATE WORK SURFACES, COUNTERS & TRANSACTION TOPS TO HAVE 3 MM PVC EDGE BANDING TO MATCH LAMINATE, UNO.
5. PROVIDE FINISHED END PANEL AT EXPOSED CASEWORK ENDS AND BACKS AS NEEDED. PANEL TO MATCH ADJACENT CASEWORK PLASTIC LAMINATE. ALL FINISHED END PANELS TO BE SCRIBED TO THE FLOOR, UNO.
6. PROVIDE BLACK GROMMETS, TO BE LOCATED IN THE FIELD WITH OWNER, ARCHITECT AND SUPERINTENDENT AT ALL WORK SURFACE LOCATIONS.
7. CASEWORK SUBCONTRACTOR TO PROVIDE CAULKING AS FOLLOWS:
   a. AT WALL/CASEWORK TRANSITION, PROVIDE WHITE, PAINTABLE CAULKING.
8. INTERIORS OF OPEN CASEWORK TO BE PLASTIC LAMINATE TO MATCH ADJACENT, UNO.
9. BLACK METAL BRACE SUPPORT TO OCCUR EVERY 36"-48", UNO.
10. WOOD GRAIN TO RUN HORIZONTALLY AT RECEPTION CASEWORK IN ACCORDANCE WITH CUSTOM GRADE AWS, 2009 EDITION 1., UNO.

HARDWARE NOTES

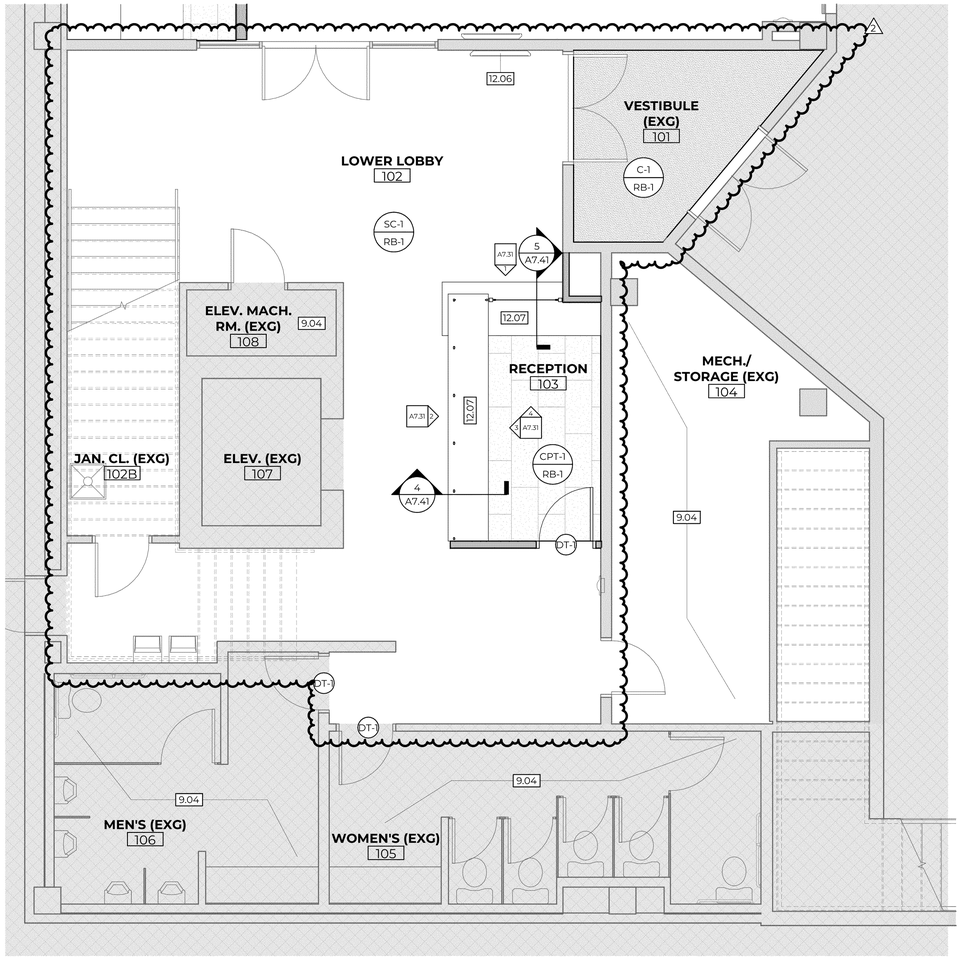
1. GROMMETS - 2 ½" INTERIOR DIAMETER; BLACK PLASTIC
2. COUNTER SUPPORT - HEAVY-DUTY UTILITY L-BRACKET TO EXCEED 1,000 LB LOAD LIMIT. BLACK FINISH, UNO. SUBMIT SAMPLE AND PRODUCT DATA FOR APPROVAL.
3. FRAMELESS GLASS CLAMPS - 2" SQUARE MATTE BLACK STAINLESS STEEL CLAMPS. RE: INTERIOR ELEVATIONS FOR SPACING.

FINISH LEGEND

CPT-1 / RB-1	FLOOR FINISH BASE FINISH	TS-1	TRANSITION STRIP
IP-1	WALL & OTHER MATERIAL FINISHES	DT-1	DOOR THRESHOLD

KEYNOTES

9.04	FLOOR, WALL, WALL BASE AND CEILING FINISHES TO REMAIN UNALTERED IN THIS AREA.
12.06	TV/MONITOR DISPLAY. BY OWNER. COORDINATE WITH ELECTRICAL DRAWINGS.
12.07	QUARTZ COUNTERTOP. SEE FINISH PLANS AND SCHEDULES FOR ADDITIONAL INFORMATION.



1 A7.12 LOWER LEVEL ENLARGED FINISH PLAN - SOUTH
1/4" = 1'-0"

COLAB ARCHITECTURE
9217 EASTMAN PARK DRIVE, UNIT 3
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DCI ENGINEERS

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C2023.016A

LOWER LEVEL ENLARGED FINISH PLANS

DRAWN BY:	KRC	CHECKED BY:	KRC

A7.12

GENERAL FINISH NOTES

WALL AND CEILING FINISH NOTES

1. ALL WALLS ARE TO BE PAINTED (IP-1) OVER LEVEL 4 DRYWALL FINISH WITH SMOOTH TEXTURE, UNO.
2. DRYWALL CEILINGS TO BE PAINTED (IP-2), UNO.
3. INFILL AREAS (WALLS) TO BE TEXTURED AND PAINTED TO MATCH ADJACENT.
4. REFER TO FLOOR PLANS AND INTERIOR ELEVATIONS FOR LOCATIONS OF CONTROL JOINTS IN DRYWALL WALLS.
5. EXPOSED CEILINGS AND BUILDING SYSTEMS TO BE PAINTED (IP-2), UNO. 2
6. REFER TO INTERIOR ELEVATIONS AND ROOM FINISH SCHEDULE FOR LOCATION OF UPPER WALLS TO BE PAINTED (IP-3).
7. NOT USED.
8. NOT USED.

FLOORING FINISH NOTES

1. CARPET SEAMS, TRANSITIONS AND THRESHOLDS TO BE LOCATED AT CENTERLINE OF DOOR WHEN IN CLOSED POSITION, UNO.
2. METAL DOOR THRESHOLDS TO BE PROVIDED IN ALL LOCATIONS WHERE ONE MATERIAL TRANSITIONS TO ANOTHER MATERIAL.
3. FLOORING TRANSITIONS TO ALIGN WITH FINISH BASE EXCEPT AT DOORS, UNO.
4. CARPET TILE AND LVT FLOORS TO BE CENTERED WITHIN SPACE WITH FULL TILE STARTING AT CENTER OF THE SPACE.
5. NOT USED.
6. NOT USED. 2

DOOR, WINDOW AND ARCHITECTURAL METAL FINISH NOTES

1. INTERIOR WOOD DOORS TO BE PRE-FINISHED (WD-1), UNO.
2. INTERIOR HOLLOW METAL DOOR FRAMES TO BE PAINTED (IP-5), UNO.
3. EXPOSED ARCHITECTURAL METALS TO BE PAINTED (IP-4), UNO.

MISCELLANEOUS FINISH NOTES

1. MECHANICAL (INCLUDING THERMOSTATS), ELECTRICAL (INCLUDING SWITCH PLATES, OUTLETS AND OUTLET COVERS) AND FIRE DEVICES (INCLUDING HORNS AND STROBES) TO BE WHITE, UNO.

CASEWORK NOTES

1. VERIFY ALL CASEWORK AND SHELVING DIMENSIONS IN THE FIELD.
2. COUNTERTOPS TO HAVE SQUARED EDGES AT EXPOSED CORNERS, UNO.
3. QUARTZ COUNTERTOPS TO HAVE WATERFALL (MITERED) CORNERS AT HORIZONTAL-VERTICAL TRANSITION, WHERE NOTED.
4. ALL PLASTIC LAMINATE WORK SURFACES, COUNTERS & TRANSACTION TOPS TO HAVE 3 MM PVC EDGE BANDING TO MATCH LAMINATE, UNO.
5. PROVIDE FINISHED END PANEL AT EXPOSED CASEWORK ENDS AND BACKS AS NEEDED. PANEL TO MATCH ADJACENT CASEWORK PLASTIC LAMINATE. ALL FINISHED END PANELS TO BE SCRIBED TO THE FLOOR, UNO.
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7. CASEWORK SUBCONTRACTOR TO PROVIDE CAULKING AS FOLLOWS:
   a. AT WALL/CASEWORK TRANSITION, PROVIDE WHITE, PAINTABLE CAULKING.
8. INTERIORS OF OPEN CASEWORK TO BE PLASTIC LAMINATE TO MATCH ADJACENT, UNO.
9. BLACK METAL BRACE SUPPORT TO OCCUR EVERY 36"-48", UNO.
10. WOOD GRAIN TO RUN HORIZONTALLY AT RECEPTION CASEWORK IN ACCORDANCE WITH CUSTOM GRADE AWS, 2009 EDITION 1., UNO.

HARDWARE NOTES

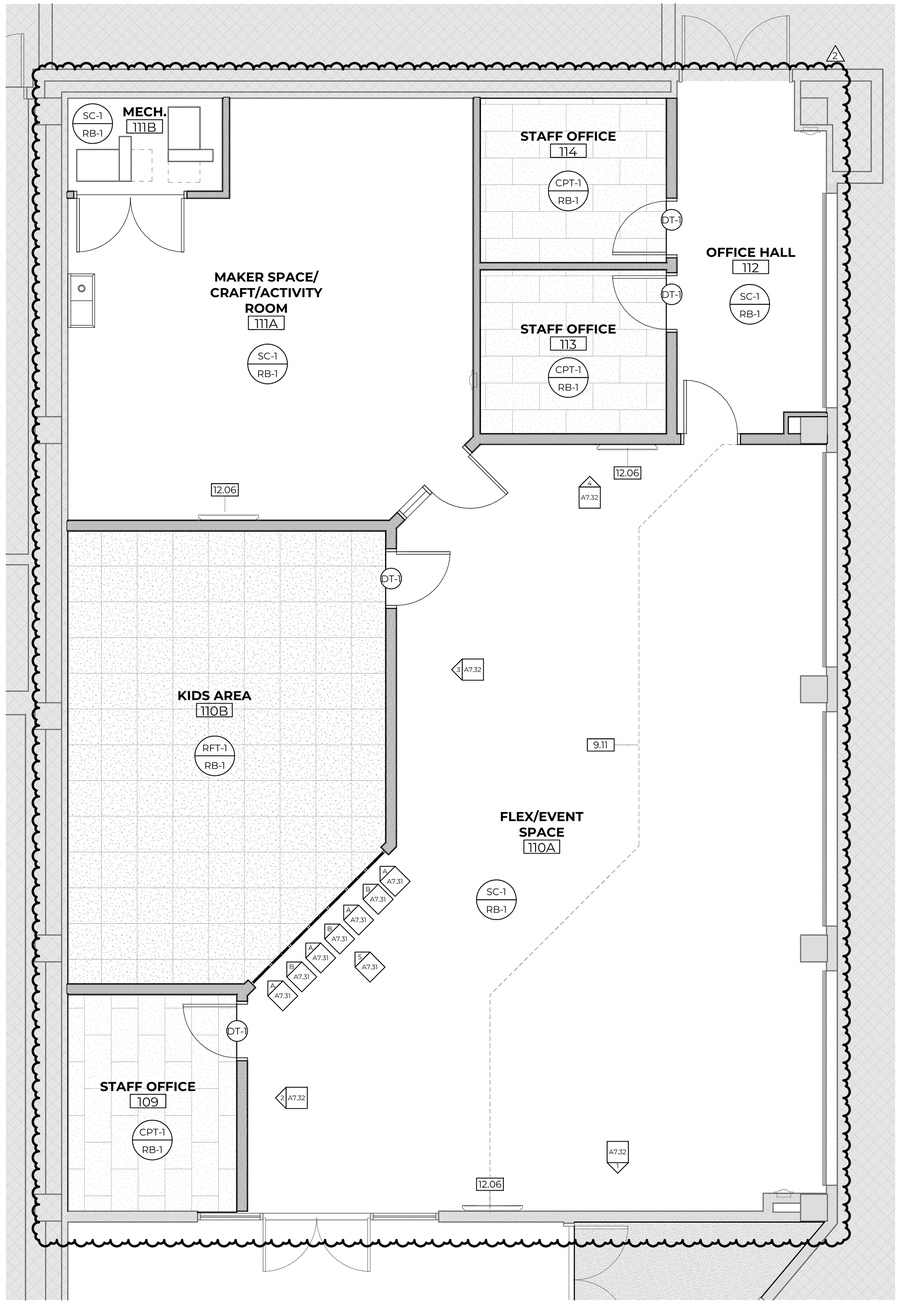
1. GROMMETS - 2 ½" INTERIOR DIAMETER; BLACK PLASTIC
2. COUNTER SUPPORT - HEAVY-DUTY UTILITY L-BRACKET TO EXCEED 1,000 LB LOAD LIMIT. BLACK FINISH, UNO. SUBMIT SAMPLE AND PRODUCT DATA FOR APPROVAL.
3. FRAMELESS GLASS CLAMPS - 2" SQUARE MATTE BLACK STAINLESS STEEL CLAMPS. RE: INTERIOR ELEVATIONS FOR SPACING.

FINISH LEGEND

CPT-1 / RB-1	FLOOR FINISH BASE FINISH	TS-1	TRANSITION STRIP
IP-1	WALL & OTHER MATERIAL FINISHES	DT-1	DOOR THRESHOLD

KEYNOTES

9.11	EDGE OF CEILING ABOVE. 2
12.06	TV/MONITOR DISPLAY. BY OWNER. COORDINATE WITH ELECTRICAL DRAWINGS.



1 / A7.13 LOWER LEVEL ENLARGED FINISH PLAN - NORTH
1/4" = 1'-0"

COLAB ARCHITECTURE
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C2023.016A

LOWER LEVEL ENLARGED FINISH PLANS

DRAWN BY:	KRC	CHECKED BY:	KRC

A7.13

GENERAL FINISH NOTES

WALL AND CEILING FINISH NOTES

1. ALL WALLS ARE TO BE PAINTED (IP-1) OVER LEVEL 4 DRYWALL FINISH WITH SMOOTH TEXTURE, UNO.
2. DRYWALL CEILINGS TO BE PAINTED (IP-2), UNO.
3. INFILL AREAS (WALLS) TO BE TEXTURED AND PAINTED TO MATCH ADJACENT.
4. REFER TO FLOOR PLANS AND INTERIOR ELEVATIONS FOR LOCATIONS OF CONTROL JOINTS IN DRYWALL WALLS.
5. EXPOSED CEILINGS AND BUILDING SYSTEMS TO BE PAINTED (IP-2), UNO. 2
6. REFER TO INTERIOR ELEVATIONS AND ROOM FINISH SCHEDULE FOR LOCATION OF UPPER WALLS TO BE PAINTED (IP-3).
7. NOT USED.
8. NOT USED.

FLOORING FINISH NOTES

1. CARPET SEAMS, TRANSITIONS AND THRESHOLDS TO BE LOCATED AT CENTERLINE OF DOOR WHEN IN CLOSED POSITION, UNO.
2. METAL DOOR THRESHOLDS TO BE PROVIDED IN ALL LOCATIONS WHERE ONE MATERIAL TRANSITIONS TO ANOTHER MATERIAL.
3. FLOORING TRANSITIONS TO ALIGN WITH FINISH BASE EXCEPT AT DOORS, UNO.
4. CARPET TILE AND LVT FLOORS TO BE CENTERED WITHIN SPACE WITH FULL TILE STARTING AT CENTER OF THE SPACE.
5. NOT USED.
6. NOT USED. 2

DOOR, WINDOW AND ARCHITECTURAL METAL FINISH NOTES

1. INTERIOR WOOD DOORS TO BE PRE-FINISHED (WD-1), UNO.
2. INTERIOR HOLLOW METAL DOOR FRAMES TO BE PAINTED (IP-5), UNO.
3. EXPOSED ARCHITECTURAL METALS TO BE PAINTED (IP-4), UNO.

MISCELLANEOUS FINISH NOTES

1. MECHANICAL (INCLUDING THERMOSTATS), ELECTRICAL (INCLUDING SWITCH PLATES, OUTLETS AND OUTLET COVERS) AND FIRE DEVICES (INCLUDING HORNS AND STROBES) TO BE WHITE, UNO.

CASEWORK NOTES

1. VERIFY ALL CASEWORK AND SHELVING DIMENSIONS IN THE FIELD.
2. COUNTERTOPS TO HAVE SQUARED EDGES AT EXPOSED CORNERS, UNO.
3. QUARTZ COUNTERTOPS TO HAVE WATERFALL (MITERED) CORNERS AT HORIZONTAL-VERTICAL TRANSITION, WHERE NOTED.
4. ALL PLASTIC LAMINATE WORK SURFACES, COUNTERS & TRANSACTION TOPS TO HAVE 3 MM PVC EDGE BANDING TO MATCH LAMINATE, UNO.
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9. BLACK METAL BRACE SUPPORT TO OCCUR EVERY 36"-48", UNO.
10. WOOD GRAIN TO RUN HORIZONTALLY AT RECEPTION CASEWORK IN ACCORDANCE WITH CUSTOM GRADE AWS, 2009 EDITION 1., UNO.

HARDWARE NOTES

1. GROMMETS - 2 ½" INTERIOR DIAMETER; BLACK PLASTIC
2. COUNTER SUPPORT - HEAVY-DUTY UTILITY L-BRACKET TO EXCEED 1,000 LB LOAD LIMIT. BLACK FINISH, UNO. SUBMIT SAMPLE AND PRODUCT DATA FOR APPROVAL.
3. FRAMELESS GLASS CLAMPS - 2" SQUARE MATTE BLACK STAINLESS STEEL CLAMPS. RE: INTERIOR ELEVATIONS FOR SPACING.

FINISH LEGEND

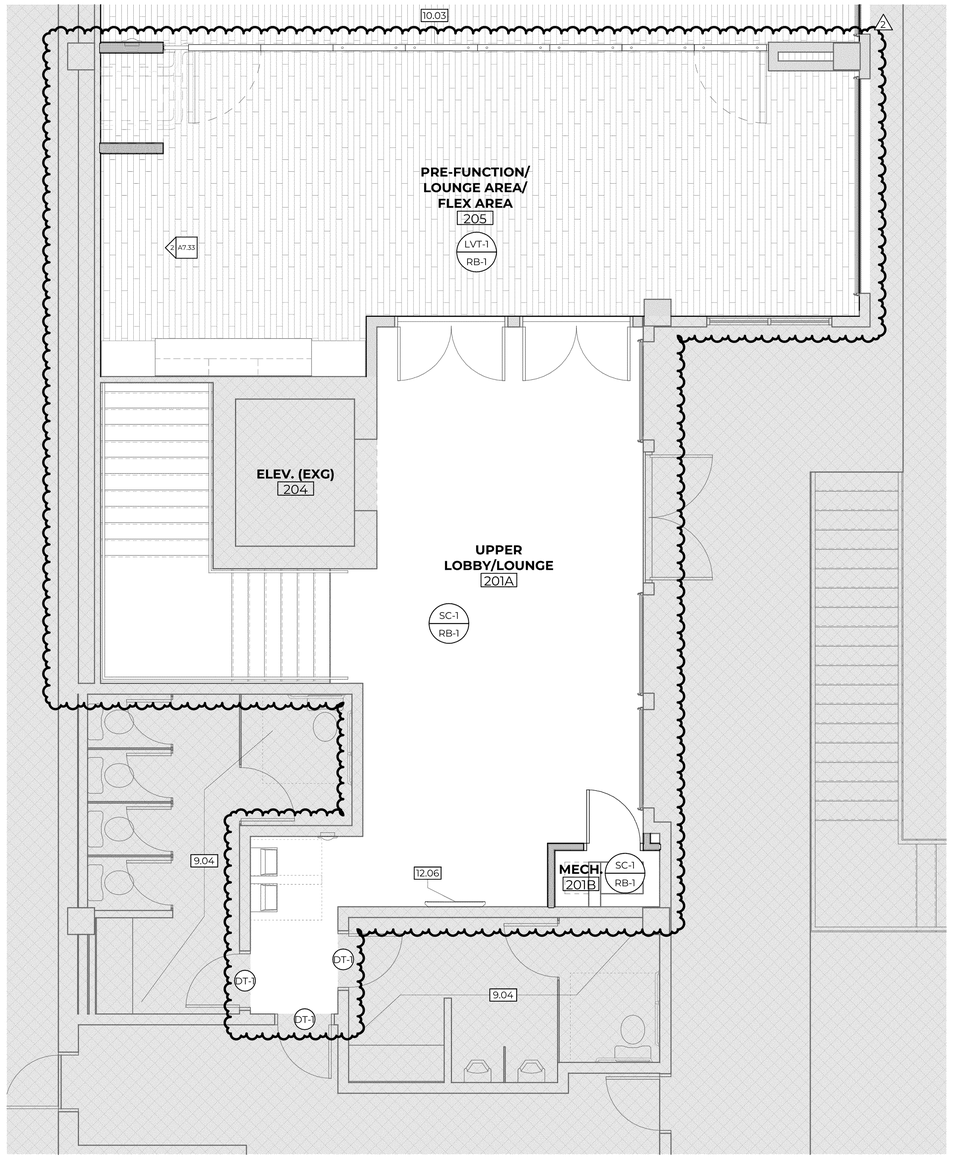
CPT-1 / RB-1	FLOOR FINISH BASE FINISH	TS-1	TRANSITION STRIP
IP-1	WALL & OTHER MATERIAL FINISHES	DT-1	DOOR THRESHOLD

KEYNOTES

9.04 FLOOR, WALL, WALL BASE AND CEILING FINISHES TO REMAIN UNALTERED IN THIS AREA.

10.03 MANUALLY OPERATED, INDIVIDUAL PANEL, OPERABLE PARTITION WITH OFFSET REMOTE STACK. BASIS OF DESIGN: MODERN FOLD: ACOUSTI-SEAL LEGACY. COORDINATE REQUIREMENTS WITH MANUFACTURER. 2

12.06 TV/MONITOR DISPLAY. BY OWNER. COORDINATE WITH ELECTRICAL DRAWINGS.



1 / A7.14 UPPER LEVEL ENLARGED FINISH PLAN - SOUTH
1/4" = 1'-0"

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DCI ENGINEERS

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C2023.016A

UPPER LEVEL ENLARGED FINISH PLANS

DRAWN BY:	KRC	CHECKED BY:	KRC

A7.14

GENERAL FINISH NOTES

WALL AND CEILING FINISH NOTES

1. ALL WALLS ARE TO BE PAINTED (IP-1) OVER LEVEL 4 DRYWALL FINISH WITH SMOOTH TEXTURE, UNO.
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6. REFER TO INTERIOR ELEVATIONS AND ROOM FINISH SCHEDULE FOR LOCATION OF UPPER WALLS TO BE PAINTED (IP-3).
7. NOT USED.
8. NOT USED.

FLOORING FINISH NOTES

1. CARPET SEAMS, TRANSITIONS AND THRESHOLDS TO BE LOCATED AT CENTERLINE OF DOOR WHEN IN CLOSED POSITION, UNO.
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DOOR, WINDOW AND ARCHITECTURAL METAL FINISH NOTES

1. INTERIOR WOOD DOORS TO BE PRE-FINISHED (WD-1), UNO.
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MISCELLANEOUS FINISH NOTES

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HARDWARE NOTES

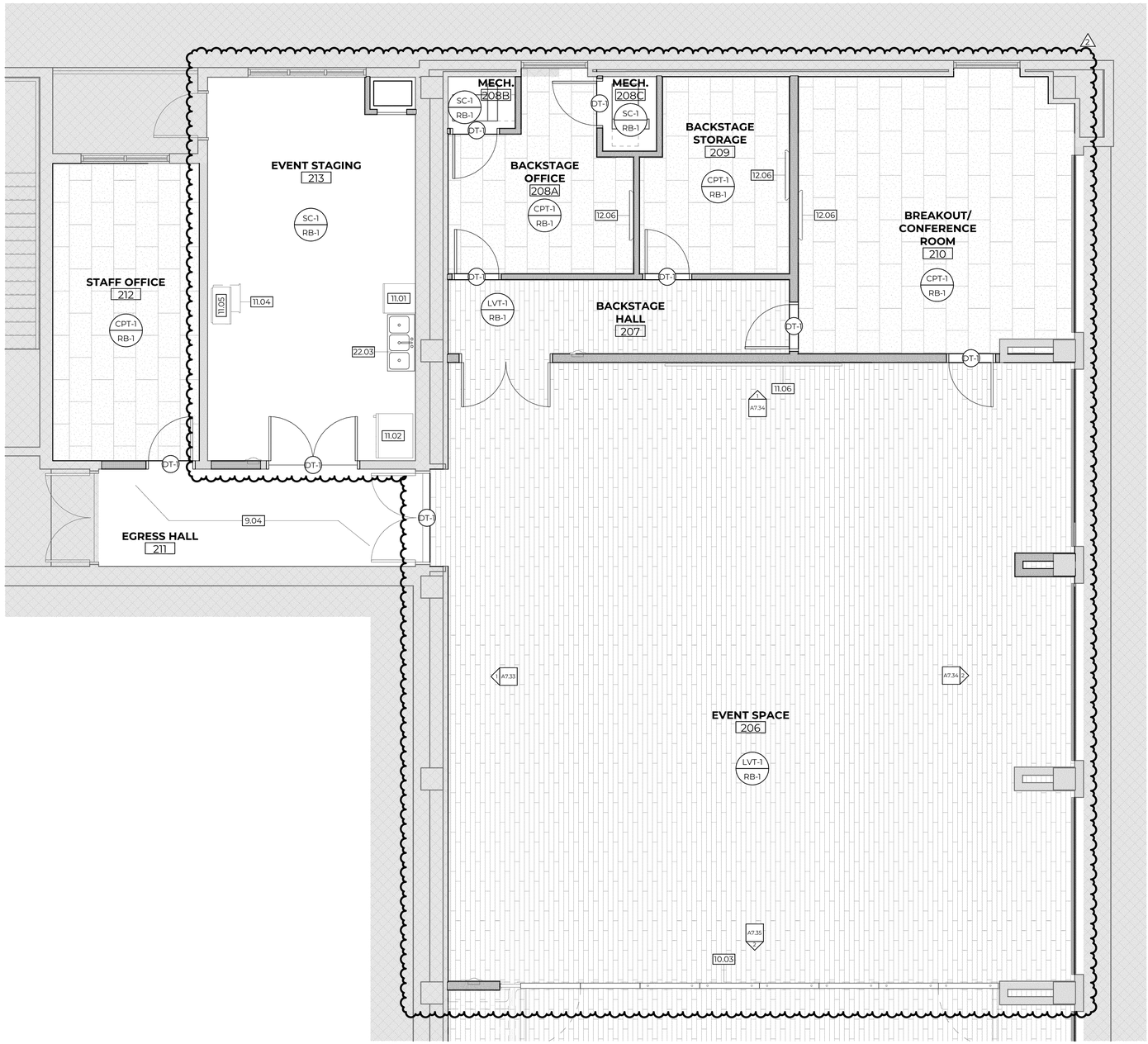
1. GROMMETS - 2 ½" INTERIOR DIAMETER; BLACK PLASTIC
2. COUNTER SUPPORT - HEAVY-DUTY UTILITY L-BRACKET TO EXCEED 1,000 LB LOAD LIMIT. BLACK FINISH, UNO. SUBMIT SAMPLE AND PRODUCT DATA FOR APPROVAL.
3. FRAMELESS GLASS CLAMPS - 2" SQUARE MATTE BLACK STAINLESS STEEL CLAMPS. RE: INTERIOR ELEVATIONS FOR SPACING.

FINISH LEGEND

CPT-1 / RB-1	FLOOR FINISH / BASE FINISH	TS-1	TRANSITION STRIP
IP-1	WALL & OTHER MATERIAL FINISHES	DT-1	DOOR THRESHOLD

KEYNOTES

9.04	FLOOR, WALL, WALL BASE AND CEILING FINISHES TO REMAIN UNALTERED IN THIS AREA.
10.03	MANUALLY OPERATED, INDIVIDUAL PANEL, OPERABLE PARTITION WITH OFFSET REMOTE STACK. BASIS OF DESIGN: MODERN FOLD: ACOUSTI-SEAL LEGACY. COORDINATE REQUIREMENTS WITH MANUFACTURER. 2
11.01	FUTURE DISHWASHER: OWNER-PROVIDED. GC TO PROVIDE ROUGH-IN ONLY. COORDINATE WITH PLUMING AND ELECTRICAL.
11.02	FUTURE REFRIGERATOR/FREEZER: OWNER-PROVIDED. GC TO PROVIDE POWER IN APPROXIMATE LOCATION. COORDINATE WITH ELECTRICAL.
11.04	FUTURE WARMING OVEN: OWNER-PROVIDED. GC TO PROVIDE ROUGH-IN ONLY. COORDINATE WITH ELECTRICAL.
11.05	FUTURE MICROWAVE OVEN: OWNER-PROVIDED. GC TO PROVIDE POWER IN APPROXIMATE LOCATION. COORDINATE WITH ELECTRICAL.
11.06	WALL MOUNTED MOTORIZED PROJECTOR SCREEN, PROVIDED BY OWNER. COORDINATE WITH ELECTRICAL DRAWINGS. COORDINATE WITH OWNER/AV FOR INSTALLATION HEIGHT.
12.06	TV/MONITOR DISPLAY. BY OWNER. COORDINATE WITH ELECTRICAL DRAWINGS.
22.03	3-BASIN KITCHEN SINK. GC TO PROVIDE ROUGH-IN ONLY. COORDINATE WITH PLUMBING DRAWINGS.



1 / A7.15 UPPER LEVEL ENLARGED FINISH PLAN - NORTH
1/4" = 1'-0"

COLAB ARCHITECTURE
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DCI ENGINEERS

SUPERIOR CIVIC CENTER
TENANT FINISH

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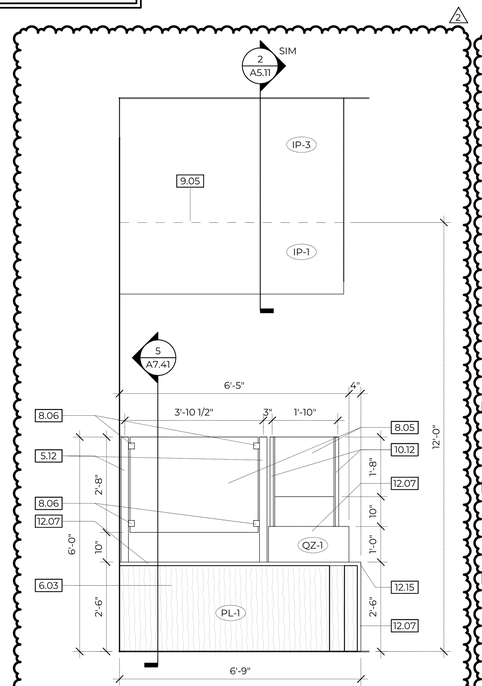
UPPER LEVEL ENLARGED FINISH PLANS

DRAWN BY: KRC | CHECKED BY: KRC

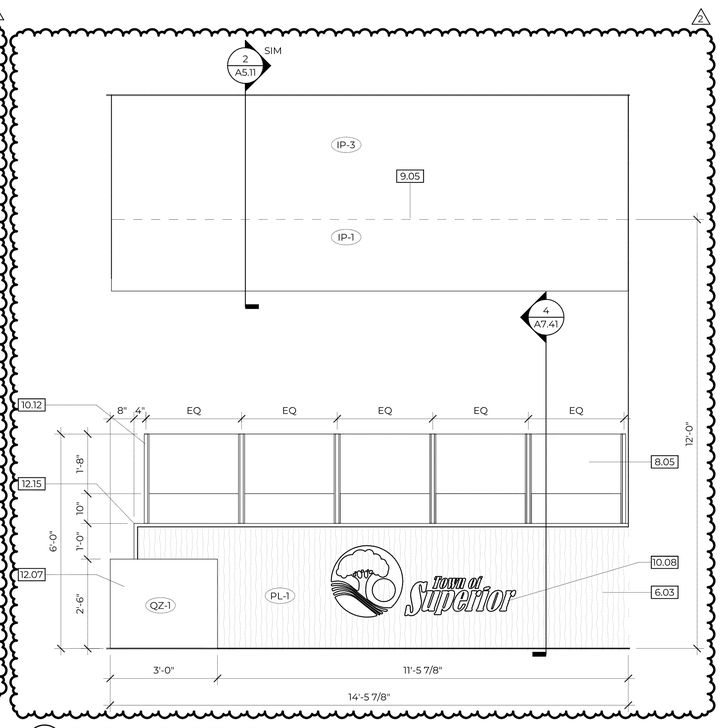
A7.15

KEYNOTES

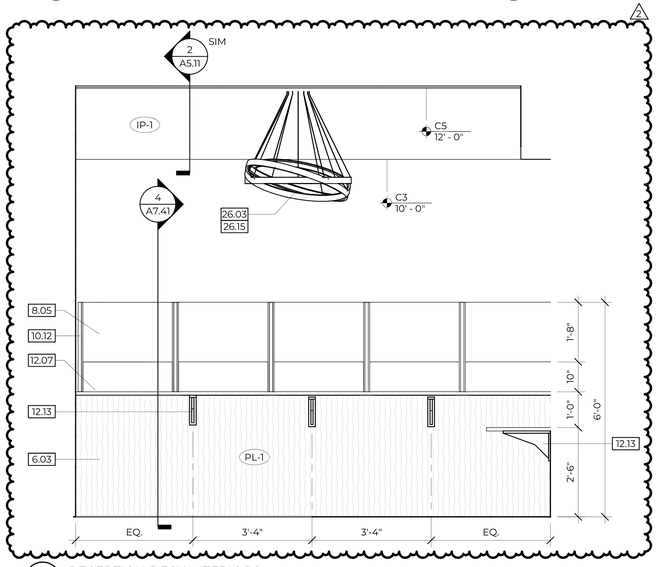
5.12	2" SQUARE STEEL OR ALUMINUM PARTITION POST, MATTE BLACK, TYP.
6.03	3/4" THICK HIGH PRESSURE LAMINATE FACE PANEL
8.05	1/4" THICK FRAMELESS GLASS PARTITION PANEL, TYP.
8.06	2" SQUARE GLASS CLAMPS, MATTE BLACK, TYP.
9.05	PAINT TRANSITION LINE. PAINT COLOR ABOVE THIS LINE TO MATCH PAINTED EXPOSED CEILING.
10.08	SIGNAGE BY OWNER SELECTED VENDOR
10.12	GB 36" TALL SQUARE PARTITION POST, MATTE BLACK
12.07	QUARTZ COUNTERTOP. SEE FINISH PLANS AND SCHEDULES FOR ADDITIONAL INFORMATION.
12.13	STEEL COUNTERTOP BRACKET.
12.15	MITERED (WATERFALL) EDGE AT COUNTERTOP TRANSITION.
26.03	SPECIALTY PENDANT LIGHT FIXTURE. REFER TO ELECTRICAL DRAWINGS AND REFLECTED CEILING PLANS.
26.15	BOTTOM OF LIGHT FIXTURE AT 9'-0" A.F.F.



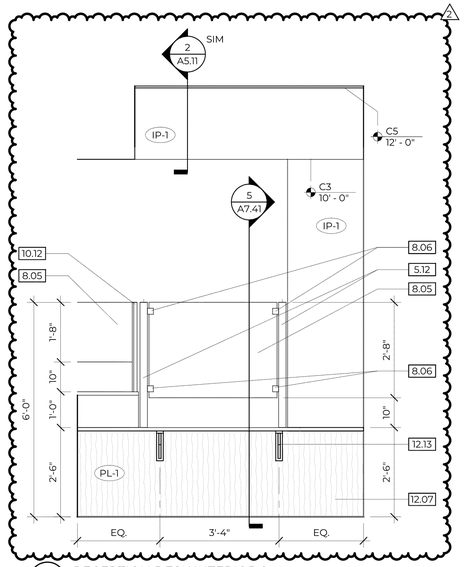
1 A7.31 RECEPTION DESK EXTERIOR 1
1/2" = 1'-0"



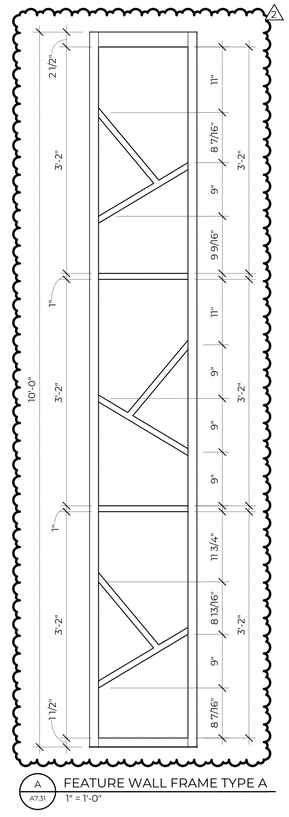
2 A7.31 RECEPTION DESK EXTERIOR 2
1/2" = 1'-0"



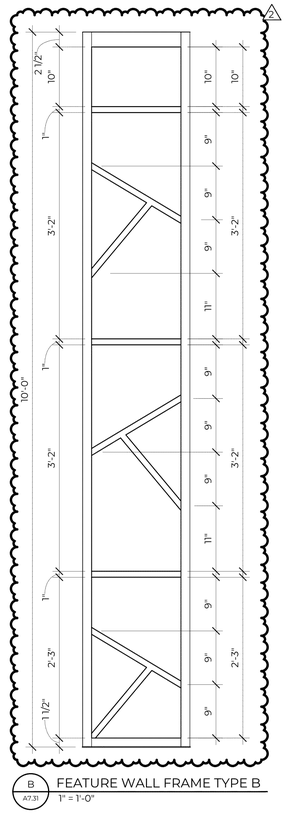
3 A7.31 RECEPTION DESK INTERIOR 1
1/2" = 1'-0"



4 A7.31 RECEPTION DESK INTERIOR 2
1/2" = 1'-0"

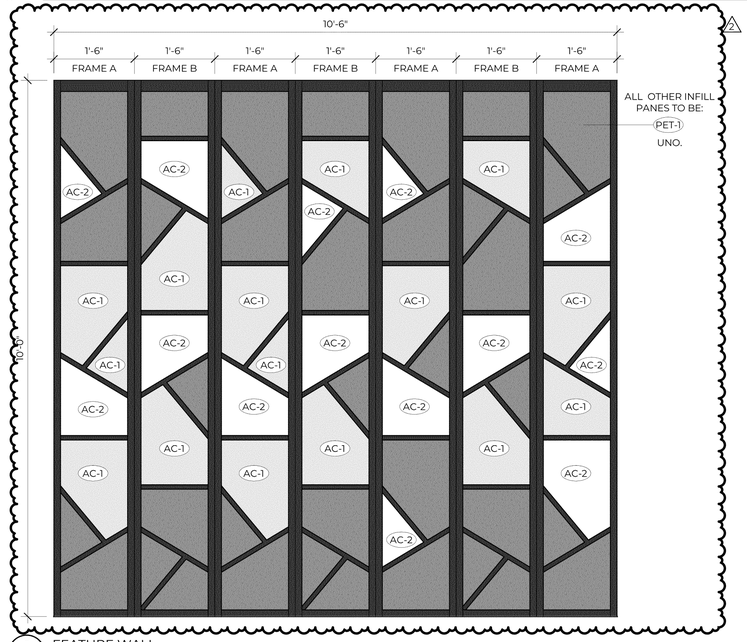


A A7.31 FEATURE WALL FRAME TYPE A
1" = 1'-0"



B A7.31 FEATURE WALL FRAME TYPE B
1" = 1'-0"

NOTE: REFER TO OVERALL FEATURE WALL ELEVATION FOR INFILL MATERIALS BETWEEN FRAME MEMBERS



5 A7.31 FEATURE WALL
3/4" = 1'-0"

NOTE: THIS ELEVATION TO BE VIEWED/PRINTED IN COLOR. COLORS SHOW ARE FOR DIAGRAMATIC PURPOSES ONLY. REFER TO FINISH SCHEDULE FOR COLOR SELECTIONS.

COLAB ARCHITECTURE
9217 EASTMAN PARK DRIVE, UNIT 3
WINDSOR, COLORADO 80550

JSE

DCI ENGINEERS

SUPERIOR CIVIC CENTER TENANT FINISH

TOWN OF SUPERIOR
2250 MAIN STREET, STE 1001, SUPERIOR, CO 80027

SD:	2/22/2024	PERMIT:	4/25/2024
DD:	4/25/2024	CD:	5/23/2024

REV. #	DESCRIPTION	DATE
2	OWNER VE	9/4/2024

C2023.016A

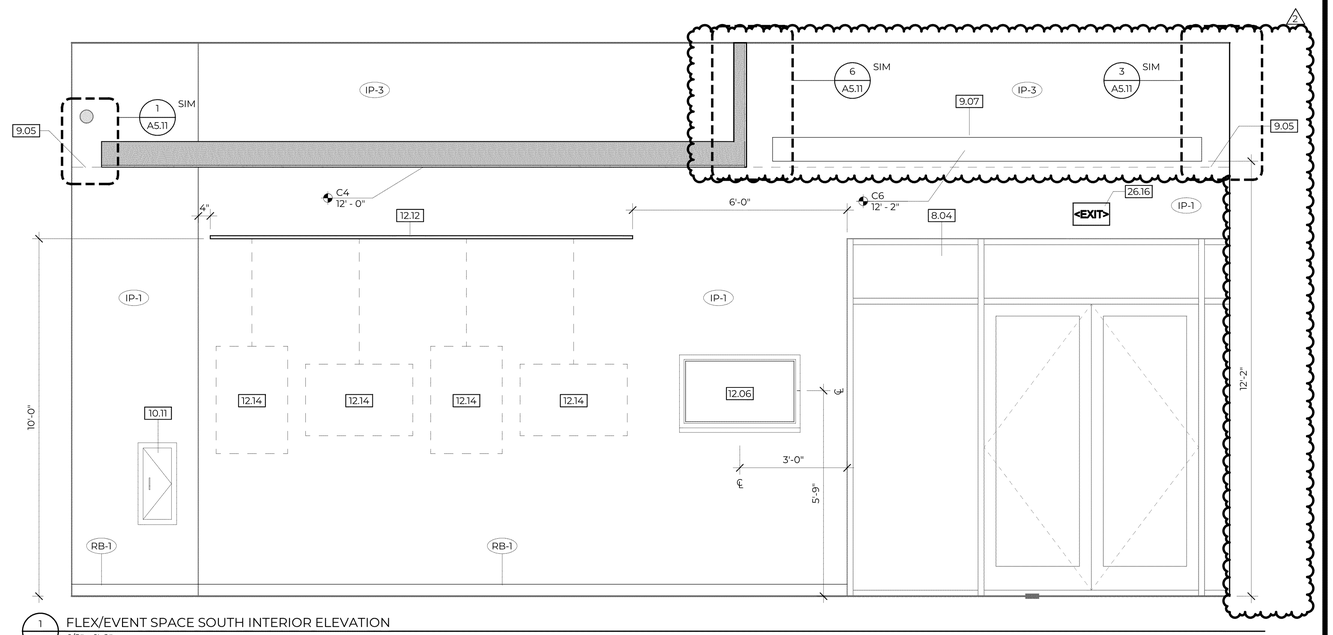
INTERIOR FINISH ELEVATIONS

DRAWN BY:	KRC	CHECKED BY:	KRC

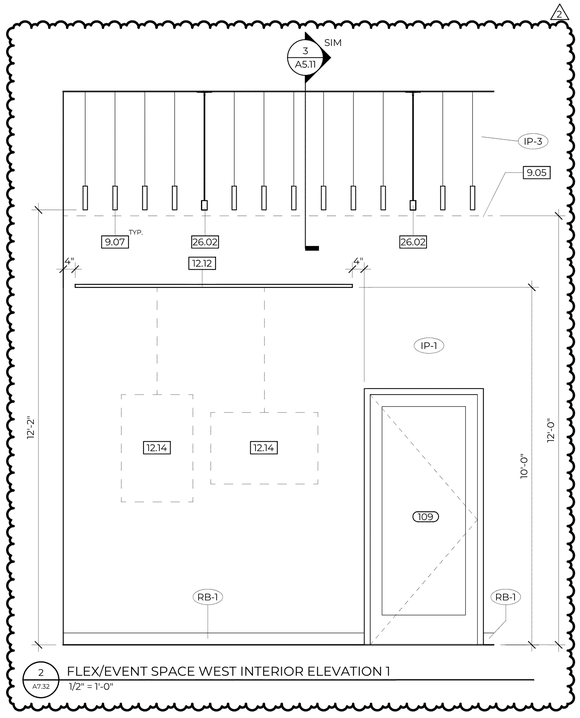
A7.31

KEYNOTES

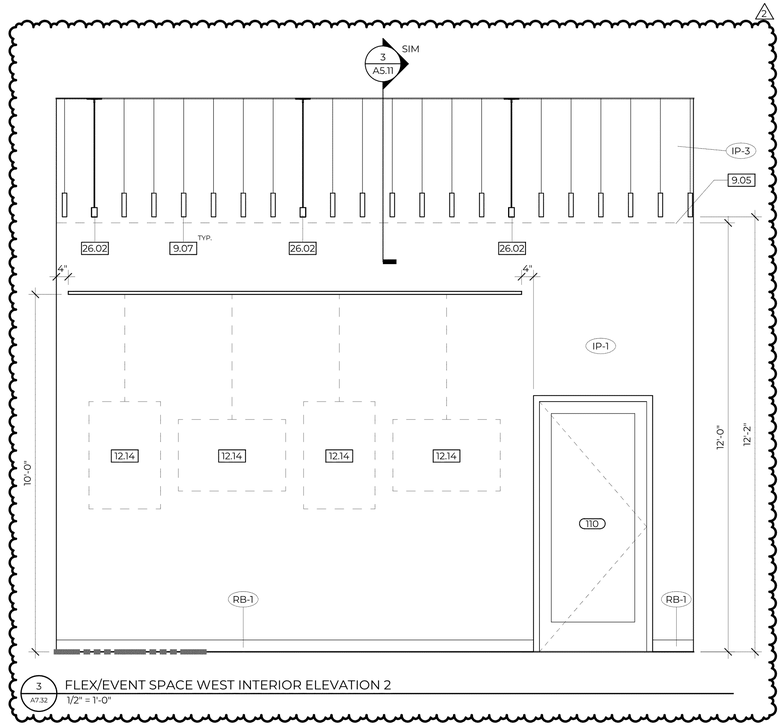
8.04	EXISTING STOREFRONT ASSEMBLY TO REMAIN.
9.05	PAINT TRANSITION LINE. PAINT COLOR ABOVE THIS LINE TO MATCH PAINTED EXPOSED CEILING.
9.07	12' WOOD-LOOK ACOUSTIC BAFFLE TO BE CENTERED BETWEEN SOFFIT FACES. SEE REFLECTED CEILING PLANS AND ELEVATIONS FOR ADDITIONAL INFORMATION.
10.11	SEMI-RECESSED FIRE EXTINGUISHER CABINET.
12.06	TV/MONITOR DISPLAY. BY OWNER. COORDINATE WITH ELECTRICAL DRAWINGS.
12.12	ALUMINUM ART RAIL.
12.14	HANGING ART, BY OWNER. NOT IN CONTRACT. FOR REFERENCE ONLY.
26.02	SUSPENDED LINEAR LIGHT FIXTURES TO ALIGN WITH ACOUSTIC BAFFLES. LIGHT FIXTURES TO BE CENTERED BETWEEN SOFFIT FACES. BOTTOM OF LIGHT FIXTURE AT 12'-2" A.F.F.
26.16	EXIT LIGHT. REFER TO ELECTRICAL DRAWINGS AND REFLECTED CEILING PLANS.



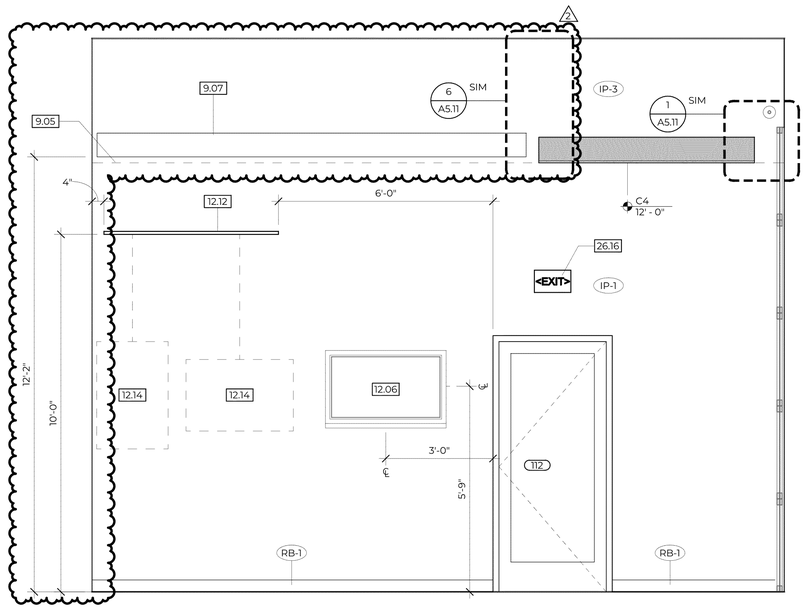
1 A7.32 FLEX/EVENT SPACE SOUTH INTERIOR ELEVATION
1/2" = 1'-0"



2 A7.32 FLEX/EVENT SPACE WEST INTERIOR ELEVATION 1
1/2" = 1'-0"



3 A7.32 FLEX/EVENT SPACE WEST INTERIOR ELEVATION 2
1/2" = 1'-0"



4 A7.32 FLEX/EVENT SPACE NORTH INTERIOR ELEVATION
1/2" = 1'-0"

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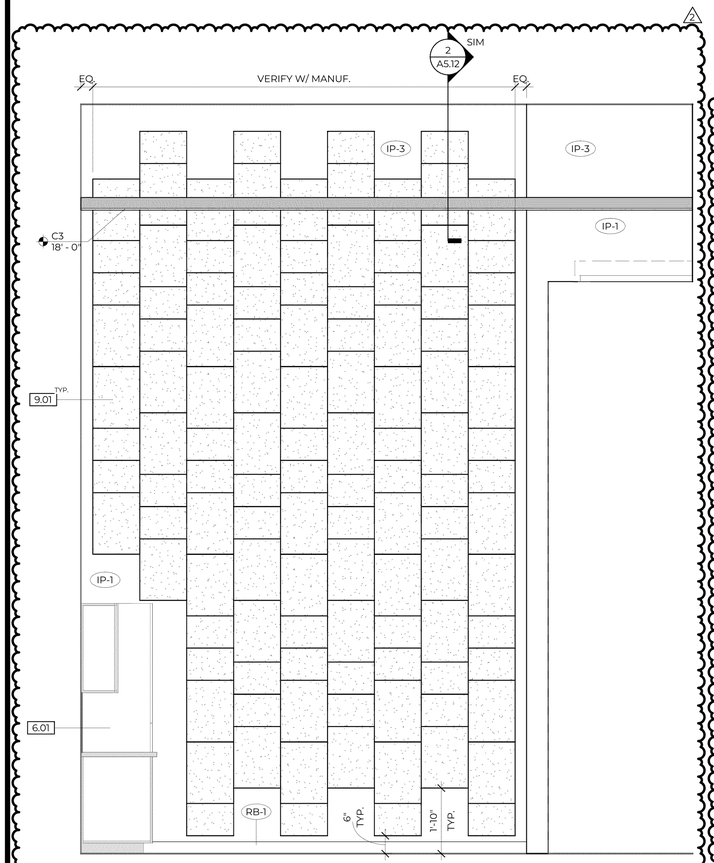
INTERIOR FINISH ELEVATIONS

DRAWN BY: KRC | CHECKED BY: KRC

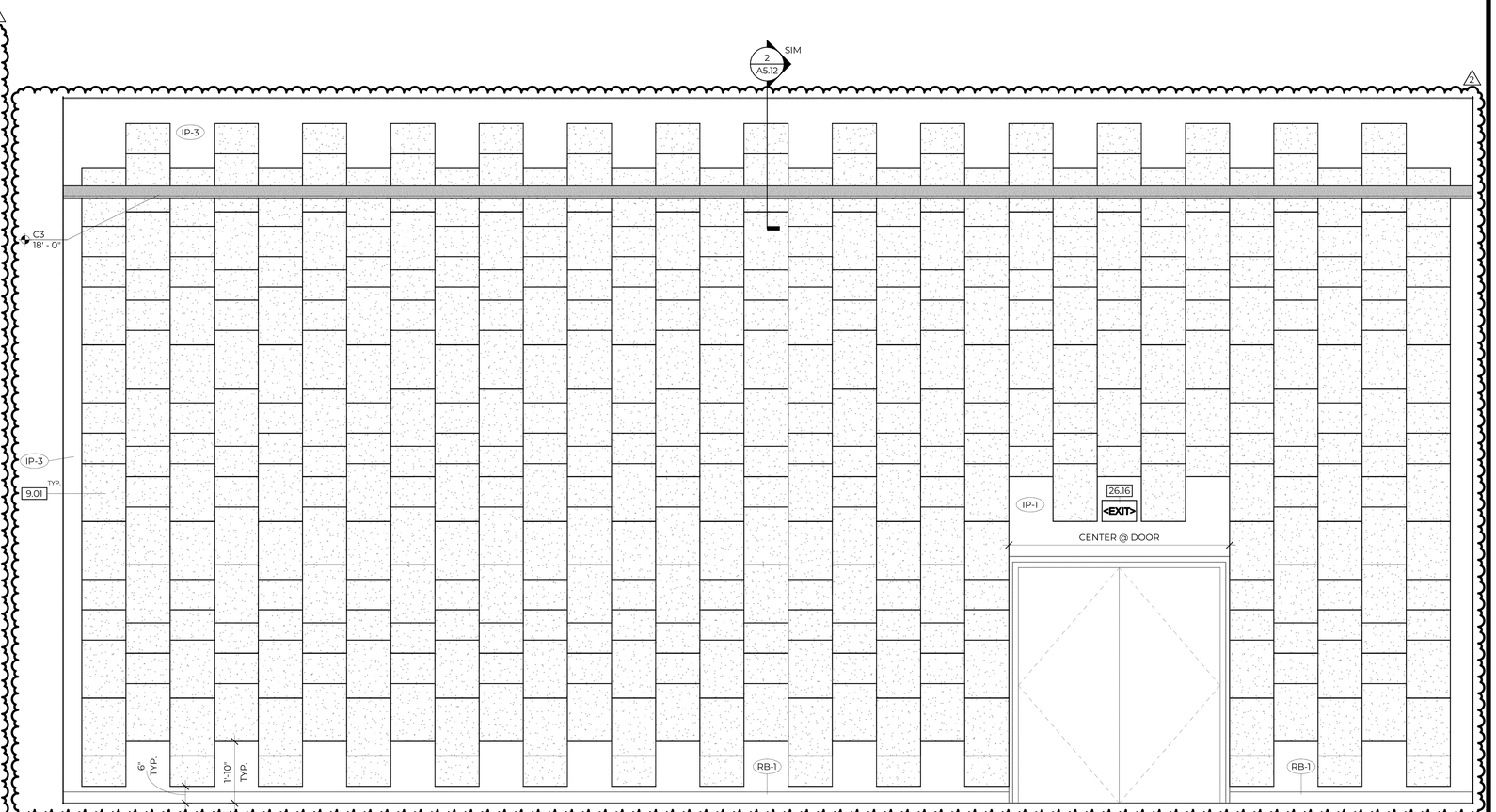
A7.32

KEYNOTES

6.01	EXISTING CASEWORK TO REMAIN.
9.01	OWNER-PROVIDED/CONTRACTOR INSTALLED ACOUSTIC WALL PANEL. CONTRACTOR TO MOUNT AS PER MANUFACTURER.
26.16	EXIT LIGHT. REFER TO ELECTRICAL DRAWINGS AND REFLECTED CEILING PLANS.



2 PRE-FUNCTION WEST INTERIOR ELEVATION
A7.33 1/2" = 1'-0"



1 EVENT SPACE WEST INTERIOR ELEVATION
A7.33 1/2" = 1'-0"

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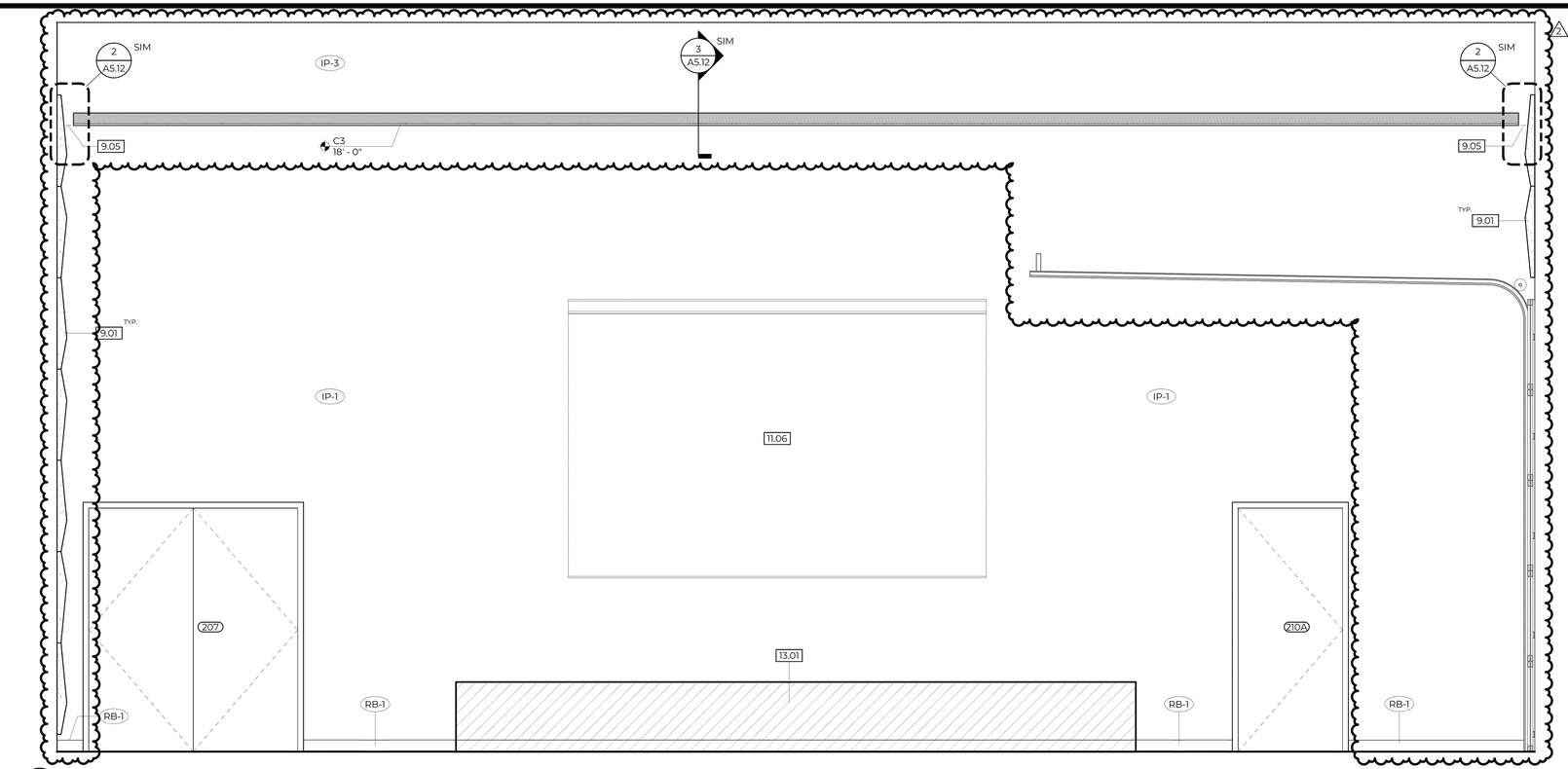
INTERIOR FINISH ELEVATIONS

DRAWN BY: KRC | CHECKED BY: KRC

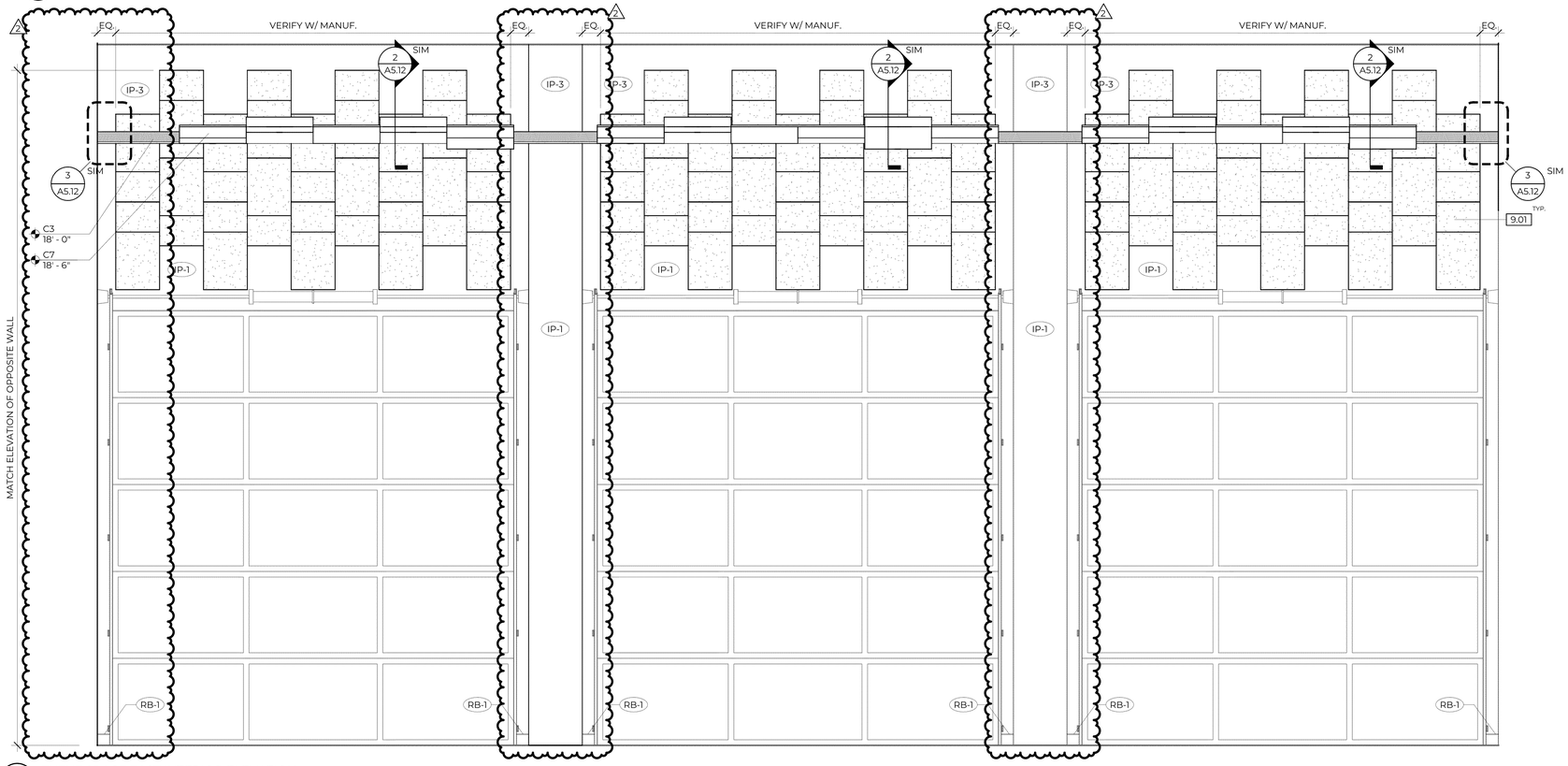
A7.33

KEYNOTES

9.01	OWNER-PROVIDED/CONTRACTOR INSTALLED ACOUSTIC WALL PANEL. CONTRACTOR TO MOUNT AS PER MANUFACTURER.
9.05	PAINT TRANSITION LINE. PAINT COLOR ABOVE THIS LINE TO MATCH PAINTED EXPOSED CEILING.
11.06	WALL MOUNTED MOTORIZED PROJECTOR SCREEN, PROVIDED BY OWNER. COORDINATE WITH ELECTRICAL DRAWINGS. COORDINATE WITH OWNER/AV FOR INSTALLATION HEIGHT.
13.01	SITE-ASSEMBLED STAGE/PLATFORM. NOT IN CONTRACT. FOR REFERENCE ONLY.



1 A7.34 EVENT SPACE NORTH INTERIOR ELEVATION
1/2" = 1'-0"



2 A7.34 EVENT SPACE EAST INTERIOR ELEVATION
1/2" = 1'-0"

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SUPERIOR CIVIC CENTER TENANT FINISH

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INTERIOR FINISH ELEVATIONS

DRAWN BY: KRC | CHECKED BY: KRC

A7.34

KEYNOTES

9.01	OWNER-PROVIDED/CONTRACTOR INSTALLED ACOUSTIC WALL PANEL. CONTRACTOR TO MOUNT AS PER MANUFACTURER.
10.03	MANUALLY OPERATED, INDIVIDUAL PANEL, OPERABLE PARTITION WITH OFFSET REMOTE STACK. BASIS OF DESIGN: MODERN FOLD: ACOUSTI-SEAL LEGACY. COORDINATE REQUIREMENTS WITH MANUFACTURER.
10.10	EGRESS SWING DOOR INCORPORATED INTO OPERABLE WALL PANEL.
10.11	SEMI-RECESSED FIRE EXTINGUISHER CABINET.

2 A7.35 PRE-FUNCITON/EVENT SPACE OPERABLE WALL
1/2" = 1'-0"

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SUPERIOR CIVIC CENTER TENANT FINISH

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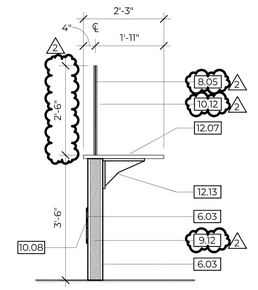
INTERIOR FINISH ELEVATIONS

DRAWN BY:	KRC	CHECKED BY:	KRC

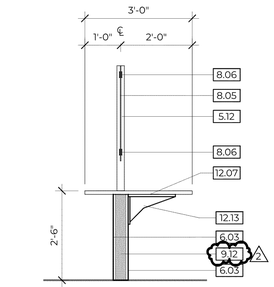
A7.35

KEYNOTES

5.12	2" SQUARE STEEL OR ALUMINUM PARTITION POST, MATTE BLACK TYP.
6.03	3/4" THICK HIGH PRESSURE LAMINATE FACE PANEL
8.05	1/4" THICK FRAMELESS GLASS PARTITION PANEL, TYP.
8.06	2" SQUARE GLASS CLAMPS, MATTE BLACK TYP.
9.12	2x WOOD STUD FRAMING
10.08	SIGNAGE BY OWNER, SELECTED VENDOR
10.12	CRL 50 TALL SQUARE PARTITION POST, MATTE BLACK
12.07	QUARTZ COUNTERTOP. SEE FINISH PLANS AND SCHEDULES FOR ADDITIONAL INFORMATION.
12.13	STEEL COUNTERTOP BRACKET.



4 A7.41 RECEPTION DESK SECTION 1
1/2" = 1'-0"



5 A7.41 RECEPTION DESK SECTION 2
1/2" = 1'-0"

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INTERIOR FINISH DETAILS

DRAWN BY: KRC | CHECKED BY: KRC

A7.41

STRUCTURAL - GENERAL NOTES

POST-INSTALLED ANCHORS INTO CONCRETE

REFERENCE STANDARDS: Conform to:
(1) IBC Chapter 19 "Concrete"
(2) ACI 318-19 "Building Code Requirements for Structural Concrete"
(3) IBC Chapter 21 "Masonry"
(4) TMS 402-16 "Building Code Requirements for Masonry Structures"

POST-INSTALLED ANCHORS: Install only where specifically shown in the details or allowed by SER. All post-Installed anchors types and locations shall be approved by the SER and shall have a current ICC-Evaluation Service Report that provides relevant design values necessary to validate the available strength exceeds the required strength. Submit current manufacturer's data and ICC ESR report to SER for approval regardless of whether or not it is a pre-approved anchor. Anchors shall be installed in strict accordance to ICC-ESR and the manufacturer's printed installation instructions (MPII) in conjunction with edge distance, spacing and embedment depth as indicated on the drawings. The contractor shall arrange for a manufacturer's field representative to provide installation training for all products to be used, prior to the commencement of work. Only trained installer shall perform post installed anchor installation. A record of training shall be kept on site and be made available to the SER as requested. Adhesive anchors installed in horizontally or upwardly inclined orientation shall be performed by a certified adhesive anchor installer (AAI) as certified through ACI/CRSI or approved equivalent. Proof of current certification shall be submitted to the engineer for approval prior to commencement of installation. No reinforcing bars shall be damaged during installation of post-installed anchors. Special inspection shall be per the TESTS and INSPECTIONS section. Anchor type, diameter and embedment shall be as indicated on drawings.

(1) ADHESIVE ANCHORS: The following Adhesive-type anchoring systems have been used in the design and shall be used for anchorage to CONCRETE as applicable and in accordance with corresponding current ICC ESR report. Reference the corresponding ICC ESR report for required minimum age of concrete, concrete temperature range, moisture condition, light weight concrete, and hole drilling and preparation requirements. Drilled-in anchor embedment lengths shall be as shown on drawings, or not less than 7 times the anchor nominal diameter (7D). Adhesive anchors are to be installed in concrete aged a minimum of 21 days, unless otherwise specified in the ICC ESR report.
   a. HILTI "HIT-HY 200-R V3" — ICC ESR-4868 for anchorage to CONCRETE
   b. HILTI "HIT-RE 500 V3" — ICC ESR-3814 for anchorage to CONCRETE

(2) EXPANSION ANCHORS: The following Expansion type anchors are pre-approved for anchorage to CONCRETE or MASONRY in accordance with corresponding current ICC ESR report:
   a. HILTI "KB TZ2" — ICC ESR-4266 for anchorage to CONCRETE, ICC ESR-4561 for anchorage to MASONRY
   b. HILTI "KB1" — IAPMO 678 for anchorage to CONCRETE, IAPMO 677 for anchorage to MASONRY

(3) SCREW ANCHORS: The following Screw type anchor is pre-approved for anchorage to CONCRETE or MASONRY in accordance with corresponding current ICC ESR report:
   a. SIMPSON "TITEN HD" — ICC ESR-2713 for CARBON STEEL to CONCRETE, ICC ESR-1056 for MASONRY Only, IAPMO 493 for STAINLESS STEEL to CONCRETE
   b. HILTI "KH-EZ" — ICC ESR-3027 for anchorage to CONCRETE

STRUCTURAL STEEL

REFERENCE STANDARDS:

Conform to:

(1) IBC Chapter 22 — "Steel"
(2) ANSI/AISC 303-16 — "Code of Standard Practice for Steel Buildings & Bridges"
(3) AISC — "Manual of Steel Construction", Fifteenth Edition (2016)
(4) ANSI/AISC 360-16 — "Specification for Structural Steel Buildings"
(5) AWS D1.1:2015 — "Structural Welding Code — Steel"
(6) 2014 RCSC — "Specification for Structural Joints using High-Strength Bolts"

SUBMITTALS: Submit the following documents to the SER for review:

(1) SHOP DRAWINGS complying with AISC 360 Sections M1and N3 and AISC 303 Section 4.
(2) ERECTION DRAWINGS complying AISC 360 Sections M1and N3 and AISC 303 Section 4.
Make copies of the following documents "Available upon Request" to the SER or Owner's Inspection Agency in electronic or printed form prior to fabrication per AISC 360 Section N3.2 requirements:

(1) Fabricator's written Quality Control Manual that includes, as a minimum:
   a. Material Control Procedures
   b. Inspection Procedures
   c. Non-conformance Procedures
(2) Steel & Anchor Rod suppliers' Material Test Reports (MTR's) indicating the compliance with specifications.
(3) Fastener manufacturer's Certification documenting conformance with the specification.
(4) Filler metal manufacturer's product data for SMAW, FCAW and GMAW indicating:
   a. Product specification compliance
   b. Recommended welding parameters
   c. Recommended storage and exposure requirements including baking
   d. Limitations of use
(5) Welded Headed (Shear) Stud Anchors Manufacturer's certification indicating the meet specifications.
(6) Weld Procedure Specifications (WPS's) for shop and field welding.
(7) Manufacturer's Certificates of Conformance for electrodes, fluxes and gases (welding consumables).
(8) Procedure Qualification Records (PQR's) for WPS's that are not prequalified in accordance with AWS.
(9) Welding personnel Performance Qualification Records (WPQR) and continuity records conforming to AWS standards.

MATERIALS:

Structural steel materials shall conform to materials and requirements listed in AISC 360 section A3 including, but not limited to:

Wide Flange (W), Tee (WT) Shapes	ASTM A992 Fy = 50 ksi
Channel (C) & Angle (L) Shapes	ASTM A36, Fy = 36 ksi
Structural Plate (PL)	ASTM A36, Fy = 36 ksi
Hollow Structural Section — Square/Rect (HSS)	ASTM A500, Grade C Fy = 50 ksi
High Strength, Heavy Hex Structural Bolts	ASTM F3125 Gr. A325/F1852, Type 1 or 3, Plain
Heavy Hex Nuts	ASTM A563, Grade and Finish per RCSC Table 2.1
Washers (Hardened Flat or Beveled)	ASTM F436, Grade and Finish per RCSC Table 2.1
Anchor Rods (Anchor Bolts, typical)	ASTM F1554, Gr. 36
Anchor Rods (High Strength)	ASTM F1554, Gr. 55 (weldable) per Supplement S1
Welded Headed Stud Anchors	ASTM A108 — Nelson/TRW S3L
Welded Headed Stud Anchors	ASTM A108 — Nelson/TRW H4L
Deformed Bar Anchors (DBA)	ASTM A496 — Nelson/TRW D2L, Fy = 70 ksi

STRUCTURAL JOINTS USING HIGH-STRENGTH BOLTS:

(1) ASTM F3125 Gr. A325-N bolts — "threads NOT excluded in the shear plane".
(2) High-strength bolted joints have been designed as "BEARING" connections.
(3) Provide ASTM Bolt Grade and Type as specified in the Materials section above.
(4) Provide Washers over outer ply of slotted holes and oversize holes per RCSC Table 6.1.
(5) Provide Nut and Washer grades, types and finishes conforming to RCSC specification Table 2.1.
(6) Provide *fastener assemblies* from a single supplier.
(7) Joint Types shall be:
   a. ST - "Snug Tight", for typical beam end "shear" connections, unless noted otherwise.
   b. SC - "Slip Critical", where specifically indicated. Provide with Class A Faying surface.
(8) Install bolts in joints in accordance with the RCSC Specification Section 8 and Table 4.1.
(9) Inspection is per RCSC Section 9.

ANCHORAGE to CONCRETE:

(1) SHEAR STUDS on STEEL BEAMS for COMPOSITE CONSTRUCTION: Headed Shear Studs welded to tops of Wide Flange Beams, shall be 3/4" diameter WHS with nominal stud lengths as indicated. Unless noted otherwise, provide minimum shear stud height equal to the (metal deck depth + 1 ½") and a maximum shear stud height that allows for ½" of concrete cover over the stud.

(2) EMBEDDED STEEL PLATES for Anchorage to Concrete: Plates (PL) embedded in concrete with studs (WHS) or dowel bar anchors (DBA) shall be of the sizes and lengths as indicated on the plans with minimum 1/2" dia. WHS x 6" long but provide not less than ¾" interior cover or 1 ½" exterior cover to the opposite face of concrete, unless noted otherwise.

(3) COLUMN ANCHOR RODS and BASE PLATES: All columns (vertical member assemblies weighing over 300 pounds) shall be provided with a **minimum of four ¾" diameter anchor rods**. Column base plates shall be at least ¾" thick, unless noted otherwise. Cast-in-place anchor rods shall be provided unless otherwise approved by the Engineer. Unless noted otherwise, embedment of cast-in-place anchor rods shall be 12 times the anchor diameter (12D).

FABRICATION:

(1) Conform to AISC 360 Section M2 "Fabrication" and AISC 303 Section 6 "Shop Fabrication".

(2) Quality Control (QC) shall conform to:
   a. AISC 360 Chapter N "Quality Control and Quality Assurance" and
   b. AISC 303 Section 8 "Quality Control".
   c. Fabricator and Erector shall establish and maintain written Quality Control (QC) procedures per AISC 360 section N3.
   d. Fabricator shall perform self-inspections per AISC 360 section N5 to ensure that their work is performed in accordance with Code of Standard Practice, the AISC Specification, Contract Documents and the Applicable Building Code.
   e. QC inspections may be coordinated with Quality Assurance inspections per Section N5.3 where fabricators QA procedures provide the necessary basis for material control, inspection, and control of the workmanship expected by the Special Inspector.

WELDING:

(1) Welding shall conform to AWS D1.1 with Prequalified Welding Processes except as modified by AISC 360 section. Welders shall be qualified in accordance with AWS D1.1 requirements.
(2) Use 70ksi strength, low-hydrogen type electrodes (E7018) or E71T as appropriate for the process selected.
(3) Welding of high strength anchor rods is prohibited unless approved by Engineer.
(4) Welding of headed stud anchors shall be in accordance with AWS D1.1 Chapter 7 "Stud Welding".

ERECTION:

(1) Conform to AISC 360 Section M4 "Erection" and AISC 303 Section 7 "Erection".
(2) Conform to AISC 360 Chapter N "Quality Control and Quality Assurance" and AISC 303 Section 8.
   a. The Erector shall maintain detailed erection quality control procedures that ensure that the work is performed in accordance with these requirements and the Contract Documents.
(3) Steel work shall be carried up true and plumb within the limits defined in AISC 303 Section 7.13.
(4) High strength bolting shall comply with the RCSC requirements including RCSC Section 7.2 "Required Testing", as applicable and AISC 360 Chapter J, Section M2.5 and Section N5.6.
(5) Welding of HEADED STUD ANCHORS shall be in accordance with AWS D1.1 Chapter 7 "Stud Welding.
(6) Provide Headed (Shear) Stud Anchors welded through the metal deck to tops of beams denoted in plans.
(7) The contractor shall provide temporary bracing and safety protection required by AISC 360 Section M4.2 and AISC 303 Section 7.10 and 7.11.

PROTECTIVE COATING REQUIREMENTS:

(1) SHOP PAINTING: Conform to AISC 360 Section M3 and AISC 303 Section 6.5 unless otherwise specified by the project specifications.

(2) INTERIOR STEEL:
   a. Unless noted otherwise, ***do not paint*** any of the steel surfaces meeting the following conditions:
      i. Concealed by the interior building finishes,
      ii. Fireproofed,
      iii. Embedded in concrete,
      iv. Specially prepared as a "faying surface" for Type-SC "slip-critical" connections including bolted connections that form a part of the Seismic Force Resisting System governed by AISC 341 unless the coating conforms to requirements of the RCSC Bolt Specification and is approved by the Engineer.
      v. Welded; if area requires painting, do not paint until after weld inspections and non-destructive testing requirement, if any, are satisfied.
   b. Interior steel, exposed to view, shall be painted with one coat of shop primer unless otherwise indicated in the project specifications. Field touch-ups to match the finish coat or as otherwise indicated in the project specifications.
(3) Steel need not be primed or painted unless noted otherwise on the drawings or in the project specifications. Conform to AISC 360 Section M3 and AISC 303 Section 6.5 unless a multi-coat system is required per the project specifications.

COMPOSITE OR NON-COMPOSITE FLOOR DECK

REFERENCE STANDARDS: Conform to:
(1) SDI-DDM — "Diaphragm Design Manual, 4th Edition
(2) ANSI/SDI C-2017 — "Standard for Composite Steel Floor Deck-Slabs"
(3) AISI S100-16 - "North American Specification for the Design of Cold-Formed Steel Structural Members"
(4) AWS D1.3:2008 - "Structural Welding Code - Sheet Steel"

SUBMITTALS:
(1) Submit shop drawings to the Architect/Engineer for review. Shop drawings shall include material type, design loads, diaphragm capacities, span layout, deck attachments, metal deck edge form design & calculations, and shoring requirements. All openings shall be indicated. Any alternate deck types and gages shall be submitted to the Architect/Engineer for review prior to fabrication and shall include a valid ICC evaluation report, calculations & shop drawings (component design drawings) stamped by the SSE.

MATERIAL: ASTM A653 — SS Designation, Grade 33. Minimum yield strength shall be 33 ksi. Steel deck and accessories shall be galvanized to G60 minimum in accordance with ASTM A653.

TYPE: Deck shall be as shown on the structural drawings based on 3-span, unshored condition. Heavier gauge deck or shoring may be required for conditions other than 3 span based on manufacturer capacities, actual deck layout, and span conditions. Deviations from deck gauges shown on the structural drawings shall be submitted to SER for approval. Maximum dead load deflection is ¾" or L/180, whichever is less.

(1) VULCRAFT — ICC Report ESR-1227

DIAPHRAGM CAPACITY: Deck and attachments shall be capable of resisting the diaphragm shears where indicated on the drawings. Submit ICC Evaluation Report as proof of compliance.

INSTALLATION: Install deck in accordance with supplier's instructions and shop drawings. Attachments shall resist the uplift forces and the diaphragm shear forces shown on the drawings. Welding shall conform to AWS D1.3. Welders shall have current Light Gage Certification. Roof deck shall have a minimum end lap shall be 2" centered over supports. Composite floor deck panel ends shall abut one another, centered over supports, and obtain adequate end bearing. Where two units abut, each unit shall be fasted to the steel support as required. Minimum bearing for both roof deck and floor deck 2, unless noted otherwise."

OPENINGS: Deck openings less than 6" do not require reinforcement. For larger openings, refer to typical details.

ACCESSORIES: Deck manufacturer shall furnish shoring plans, closure plates, ridge and valley plates, cant strips, sump pans, flashing and all other light gage steel material required to complete the work.

CONCRETE FILL: Conform to notes this sheet for CAST-IN-PLACE CONCRETE and CONCRETE REINFORCEMENT. Provide minimum 3000 psi concrete and WWF 6x6-W1.4xW1.4 unless noted otherwise. Splice welded plain wire reinforcement per ACI 318 Section 25.5.4 or 12" minimum.

DECK FASTENING: Minimum deck fastening shall be as follows, unless noted otherwise on the drawings. A 3/4" diameter welded headed stud welded through metal deck in accordance with AWS, shall be permitted as a substitute for a 3/4" visible diameter puddle weld.

Composite Metal Floor and Roof Deck
(1) 1/2" effective diameter puddle welds (3/4" visible diameter) each rib at transverse and perimeter supports
(2) 1/2" effective diameter puddle welds (3/4" visible diameter) at 18" OC at longitudinal supports
(3) Side lap connections shall be made as necessary to accommodate construction loading, unless noted otherwise, but not less than 1 1/2" top seam weld at 2'-0" on center or button punched at 2'-0" on center.

COLD-FORMED STEEL FRAMING

REFERENCE STANDARDS: Conform to:
(1) AISI S100-16 "North American Specification for the Design of Cold-Formed Steel Structural Members"
(2) AISI S202-15 "Code of Standard Practice for Cold-Formed Steel Framing"
(3) AISI S220-15 "North American Standard for Cold Formed Steel Framing — Nonstructural Members"
(4) AISI S230-15 "Standard for Cold-Formed Steel Framing-Prescriptive Method for One- and Two-family Dwellings"
(5) AISI S240-15 "North American Standard for Cold-Formed Steel Structuring Framing"
(6) AISI S400-15/S1-16 "North American Standard for Seismic Design of Cold-formed Steel Structural systems, with Supplement 1, 2016"
(7) AWWC "Wall and Ceiling Standards" Sec. 9.8 "Exterior Steel Studs Wall Systems."
(8) AWS D1.3 "Structural Welding Code - Sheet Steel."

MATERIALS:

Structural Sections	54, 68 and 97-mil; ASTM A653, SS Grade 50 or ASTM A1003 Grade 50, Min Fy=50 KSI 33 and 43-mil; ASTM A653, SS Grade 33, or ASTM A1003 Grade 33, Min Fy=33 KSI
Sheet Metal Screws	Grabber or Buildex Self-Drilling, #10 screws unless noted otherwise on drawings; ASTM C1513 or SER approved alternate
Fasteners to Steel	Hilti X-U Power Actuated Fasteners — ICC ESR-2269
Fasteners to Concrete	Hilti X-U Power Actuated Fasteners with ¾" embedment— ICC ESR-2269
Weld Material	E60XX electrodes conforming to AWS D1.3

Studs and Track shall be galvanized in accordance with ASTM A653, G60, unless in contact with pressure treated wood. If in contact with pressure treated wood, use G90 or greater coatings. Fastenings not shown on the drawings shall be as recommended by the manufacturer.

SIZE AND PROFILE: Cold-formed steel framing members shall be as specified in the Steel Stud Manufacturer's Association ICC Evaluation Report ESR-3064P and of the size and profile as shown on the drawings. Alternate members equivalent in shape, size, and strength by manufacturers not members of the Steel Stud Manufacturer's Association shall be subject to review and approval by the Architect / Engineer.

JOISTS: Provide C-shaped joists with stiffened flanges (S-sections in SSMA). Spans are assumed to be continuously sheathed at the top flange. All joists must be braced laterally at each end by track or blocking. Joist bridging shall be a maximum 8'-0" oc. Joists with pre-punched web holes shall be submitted to SER for review and approval. All pre-punched web holes shall be a minimum of 10" inches from bearing ends and a minimum of 48" on center. If a punch-out falls within 10" of a bearing point, reinforcement is required.

CONNECTORS and FASTENERS: Connectors shall be installed per the manufacturer's instructions. All screws shall be snug with the steel surface and shall penetrate into steel studs by a minimum of three exposed threads. Connections shall not be stripped. Screws shall be installed a minimum of 3/8" from steel edges and with no less than ¾" o.c. spacing.

When fastening to steel, Powder Actuated Fasteners shall be installed a minimum of 1/2" from steel edges and with no less than 1" o.c. spacing. When fastening to concrete, Powder Actuated Fasteners shall be installed a minimum of 3" from concrete edges and with no less than 4" o.c. spacing

FULL-HEIGHT NON-LOAD-BEARING STUD WALLS: Full height stud walls shall be attached to concrete slabs above with deflection track to allow for differential vertical floor deflections under live loads. Maintain ¾" gap between top of studs and slab unless noted otherwise on plan.

MEMBER CONDITION: All structural cold-formed framing members must be in good condition. Damaged members, members with cracking in the steel at the bend radius locations, and members with significant red rusting or scaling of the protective coating are unacceptable and must be replaced, unless approved by the SER. Members not meeting tolerances listed below shall be replaced prior to loading.

ERECTION and TOLERANCES: Cold-formed steel framing shall be erected true and plumb per the requirements and within the specified tolerances listed below. For purposes of this section, camber is defined as the deviation from straightness of a member or any portion of a member with respect to its major axis, and sweep is defined as the deviation from straightness of a member or any portion of a member with respect to its minor axis.

(1) For joists, track, and axial load bearing studs, out of plumbness and out of straightness (camber and sweep) shall not exceed 1/1000th of the member length (1/8" over 10'-0").
(2) Erect framing in accordance with manufacturer's instructions.
(3) Studs shall seat into top and bottom tracks. The gap between the end of the stud and the web of the track shall not exceed 1/16" for axial load bearing studs.
(4) Joists and end stiffeners shall be located directly over studs. The use of a wall top track as a load distribution member is not permitted.

FIELD CUTS AND NOTCHES: Field cuts and notches of any kind (including widening pre-punched holes) are NOT allowed in any structural cold-formed steel member without prior approval from SER.

PERMANENT WALL BRACING AND BRIDGING: Double flat strap or channel bridging as specified on the structural drawings shall be installed at 4'-0" oc maximum unless noted otherwise on the plan notes and connected prior to loading studs. Bridging anchorage design to be based on "All Steel Design" (mechanically braced) or "Sheathing Braced Design" per AISI S240. Reference the framing plan notes for type of design used.

TEMPORARY BRACING: Reference "Temporary Shoring, Bracing" in the "General Requirements" section above.

DRAWING LEGEND

MARK	DESCRIPTION	MARK	DESCRIPTION
F2.0	FOOTING SYMBOL (REFER TO SPREAD FOOTING SCHEDULE)		INDICATES WIDE FLANGE COLUMN
P1	PILE CAP SYMBOL (REFER TO PILE CAP SCHEDULE)		INDICATES HOLLOW STRUCTURAL SECTION (HSS) COLUMN OR TUBE STEEL (TS) COLUMN
1	TILT-UP/PRECAST CONCRETE WALL CONNECTION SYMBOL (REFER TO CONNECTION DETAIL)		INDICATES HOLLOW STRUCTURAL SECTION (HSS) COLUMN OR STEEL PIPE COLUMN
2W4	SHEAR WALL SYMBOL (REFER TO SHEAR WALL SCHEDULE)		INDICATES WOOD POST
0 RFI 00	REVISION TRIANGLE		INDICATES BUNDLED STUDS
1	TILT-UP/PRECAST CONCRETE WALL PANEL NUMBER (REFER TO TILT-UP/ PRECAST CONCRETE WALL ELEVATIONS		INDICATES CONCRETE COLUMN
1	CMU WALL REINFORCING SYMBOL (REFER TO CMU WALL REINFORCING SCHEDULE)		INDICATES PRECAST CONCRETE COLUMN
8"	CONTINUITY PLATE LENGTH (REFER TO TYPICAL DETAIL)		INDICATES MOMENT FRAME CONNECTION
DS	INDICATES DOUBLE SHEAR CONNECTION (REFER TO THE DOUBLE SHEAR PLATE CONNECTIONS DETAIL)		INDICATES PARTIALLY RESTRAINED MOMENT FRAME CONNECTION
00TB	INDICATES REINFORCING TYPE (REFER TO THE REINFORCING SCHEDULE)		INDICATES CANTILEVER CONNECTION
SR_	INDICATES NUMBER OF STUD RAIL REQUIRED AT COLUMN (REFER TO STUD RAIL DETAILS)		INDICATES DRAG CONNECTION
1	ROOF/FLOOR DIAPHRAGM NAILING SYMBOL (REFER TO DIAPHRAGM NAILING SCHEDULE)		INDICATES A LEDGER
C1 COLUMN SIZE	STEEL/CONCRETE COLUMN SYMBOL (REFER TO STEEL COLUMN SCHEDULE)		INDICATES WOOD OR STEEL STUD BEARING WALL LINE PER KEY ON SHEET
T/FTG = X'-X"	ELEVATION SYMBOL (T/ REFERS TO COMPONENT THAT THE ELEVATION REFERENCES)	OR	INDICATES WOOD OR STEEL STUD SHEAR WALL LINE AND HOLD-DOWNS PER KEY ON SHEET
3	STUD BUBBLE (INDICATES NUMBER OF STUDS REQUIRED IF EXCEEDS NUMBER SPECIFIED IN PLAN NOTE)		INDICATES MASONRY/CMU WALL
	INDICATES STEP IN FOOTING (REFER TO TYPICAL STEP IN FOOTING DETAIL)		INDICATES CONCRETE/TILT-UP CONCRETE WALL
X SX.X	DETAILS OR SECTION CUT (DETAIL NUMBER/SHEET NUMBER)		INDICATES BEARING WALL BELOW
00 S0.0	DETAILS OR SECTION CUT IN PLAN VIEW (DETAIL NUMBER/SHEET NUMBER)		INDICATES EXISTING WALL
XX/SXX.XX	INDICATES LOCATION OF CONCRETE WALLS, SHEAR WALLS OR BRACED FRAME ELEVATIONS		POST-TENSION DEAD END (PLAN)
	STRUCTURAL EXTENT SYMBOL SINGLE ARROW - END OF EXTENT DOUBLE ARROW - CONTINUOUS EXTENT ALONG THE ELEMENT LINE UNTIL THE ELEMENT IS INTERRUPTED		POST-TENSION STRESSING END (PLAN)
		3	POST-TENSION PROFILE (PLAN) (IN INCHES)
	INDICATES DIRECTION OF DECK SPAN		INTERMEDIATE STRESSING (PLAN)

ABBREVIATIONS

L	Angle	EXCAV	Excavation	PJP	Partial Joint Penetration
AB	Anchor Bolt	FB	Factory-Built	PREFAB	Prefabricated
ADDL	Additional	FD	Floor Drain	PSF	Pounds per Square Foot
ADH	Adhesive	FDN	Foundation	PSI	Pounds Per Square Inch
ALT	Alternate	FIN	Finish	PSL	Parallel Strand Lumber
ARCH	Architectural	FLR	Floor	P-T	Post-Tensioned
B or BOT	Bottom	FRP	Fiberglass Reinforced Plastic	PT	Pressure Treated
B/	Bottom Of	FRT	Fire Retardant Treated	R	Radius
BLDG	Building	FTG	Footing	RD	Roof Drain
BLKG	Blocking	F/	Face of	REF	Refer/Reference
BMU	Brick Masonry Unit	GA	Gage	REINF	Reinforcing
BP	Baseplate	GALV	Galvanized	REQD	Required
BRBF	Buckling Restrained Braced Frame	GEOTECH	Geotechnical	RET	Retaining
		GL	Glue Laminated Timber	SB	Site-Built
BRG	Bearing	GWB	Gypsum Wall Board	SCBF	Special Concentric Braced Frame
BTWN	Between	HDR	Header		
C	Camber	HF	Hem-Fir	SCHED	Schedule
CB	Castellated Beam	HGR	Hanger	SER	Structural Engineer of Record
C'BORE	Counterbore	HD	Hold-down		
CL or ℄	Centerline	HORIZ	Horizontal	SFRS	Seismic Force-Resisting System
CLT	Cross-Laminated Timber	HP	High Point		
CIP	Cast in Place	HSS = TS	(Hollow Structural Section)	SHTHG	Sheathing
CFS	Cold Formed Steel	IBC	International Building Code	SIM	Similar
CJ	Construction or Control Joint	ID	Inside Diameter	SLBB	Short Leg Back-to-Back
		IE	Invert Elevation	SMF	Special Moment Frame
CJP	Complete Joint Penetration	IF	Inside Face	SOG	Slab on Grade
		INT	Interior	SP	Southern Pine
CLR	Clear	k	Kips	SPEC	Specification
CLG	Ceiling	KSF	Kips Per Square Foot	SQ	Square
CMU	Concrete Masonry Unit	LF	Lineal Foot	SR	Studrail
COL	Column	LL	Live Load	SF	Square Foot
CONC	Concrete	LLBB	Long Leg Back-to-Back	SST	Stainless Steel
CONN	Connection	LLH	Long Leg Horizontal	STAGG	Stagger/Staggered
CONST	Construction	LLV	Long Leg Vertical	STD	Standard
CONT	Continuous	LP	Low Point	STIFF	Stiffener
C'SINK	Countersink	LONGIT	Longitudinal	STL	Steel
CTRD	Centered	LSL	Laminated Strand Lumber	STRUCT	Structural
DIA	Diameter	LVL	Laminated Veneer Lumber	SWWJ	Solid Web Wood Joist
DB	Drop Beam	MAS	Masonry	SYM	Symmetrical
DBA	Deformed Bar Anchor	MAX	Maximum	T	Top
DBL	Double	MECH	Mechanical	T/	Top Of
DEMO	Demolish	MEP	Mechanical, Electrical, Plumbing	T&B	Top & Bottom
DEV	Development			TC AX LD	Top Chord Axial Load
DF	Douglas Fir	MEZZ	Mezzanine	TCX	Top Chord Extension
DIAG	Diagonal	MFR	Manufacturer	TDS	Tie Down System
DIST	Distributed	MIN	Minimum	T&G	Tongue & Groove
DL	Dead Load	MISC	Miscellaneous	THKND	Thickened
DN	Down	NIC	Not In Contract	THRD	Threaded
DO	Ditto	NLT	Nail-Laminated Timber	THRU	Through
DP	Depth/Deep	NTS	Not To Scale	TRANSV	Transverse
DWG	Drawing	OC	On Center	TYP	Typical
(E)	Existing	OCBF	Ordinary Concentric Braced Frame	UNO	Unless Noted Otherwise
EA	Each			URM	Unreinforced Masonry
EF	Each Face	OD	Outside Diameter		Unit
EL	Elevation	OF	Outside Face	VERT	Vertical
ELEC	Electrical	OPNG	Opening	W	Wide
ELEV	Elevator	OPP	Opposite	W/	With
EMBED	Embedment	OWSJ	Open Web Steel Joist	W/O	Without
EQ	Equal	OWWJ	Open Web Wood Joist	WHS	Welded Headed Stud
EQUIP	Equipment	PL	Plate	WP	Working Point
EW	Each Way	PAF	Powder Actuated Fastener	WWF	Welded Wire Fabric
EXP	Expansion	PC	Precast	±	Plus or Minus
EXP JT	Expansion Joint	PERP	Perpendicular		
EXT	Exterior	PLWD	Plywood		

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9217 EASTMAN PARK DRIVE, UNIT 3
WINDSOR, COLORADO 80550

DCI ENGINEERS®
6363 S. Fiddler's Green Circle, Suite 610
Greenwood Village, Colorado 80111
P: (720) 439-4700 www.dci-engineers.com
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SUPERIOR CIVIC CENTER TENANT FINISH

TOWN OF SUPERIOR
DOWNTOWN SUPERIOR

SD: PERMIT:
DD: CD: 05/23/24

REV. #	DESCRIPTION	DATE

24121-0008

STRUCTURAL GENERAL NOTES, LEGEND & ABBREVS

DRAWN BY: KW CHECKED BY: HJ

S0.101

SPECIAL INSPECTIONS

The following Statement and Schedules of Inspections are those Special Inspections and Tests that shall be performed for this project. Special Inspectors shall reference these plans and IBC Chapter 17 for all special inspection requirements.
The owner shall retain an "approved agency" per IBC to provide special inspections for this project. Special Inspectors shall be qualified persons per IBC 1704.2.1.
Special inspection reports shall be provided on a weekly basis. Submit copies of all inspection reports to the Architect/Engineer and the Authority Having Jurisdiction for review. In addition to special inspection reports and tests, submit reports and certificates noted in IBC 1704.5 to the Authority Having Jurisdiction. Final special inspection reports will be required by each special inspection firm per IBC 1704.2.4.

STATEMENT OF SPECIAL INSPECTIONS:

This statement of Special Inspections has been written with the understanding that the Building Official will:
- **Review and approve the qualifications of the Special Inspectors**
- **Monitor the special inspection activity on the project site to assure that Special Inspectors are qualified and performing their duty as state within this statement.**
- **Review all Special Inspection Reports submitted to them by the Special Inspector**
- **Perform inspections as required by IBC Section 110.3.**

The following Special Inspections are applicable to this project:
- **Special Inspections for Standard Buildings (per IBC 1705.1) REQUIRED**

SPECIAL INSPECTION OF SHOP FABRICATED GRAVITY LOAD-BEARING MEMBERS AND ASSEMBLIES:

Special Inspection of shop fabricated Gravity Load Bearing Members & Assemblies shall be verified by the Special Inspector as stated in Section 1704.2.5

STRUCTURAL STEEL

Per IBC 1705.2.1

A qualified Special Inspector of an "approved agency" providing Quality Assurance (QA) Special Inspections for the project shall review and confirm the Fabricator and Erector's Quality Control (QC) procedures for completeness and adequacy relative to AISC 360-16 Chapter N, AISC 303-16 Code of Standard Practice, AWS D1.1-2015 Structural Welding Code and 2018 IBC code requirements for the fabricator's scope of work.

Waiver of Special Inspection - Fabricator Approval Verification per IBC Section 1704.2.5.1: Special Inspections at the Shop may be waived where Fabricator has been audited for Quality Control by an approved inspection agency and is currently registered or otherwise accepted by the Authority Having Jurisdiction (AHJ) to perform both Quality Control (QC) and Quality Assurance (QA) inspections. Fabricator is approved to perform fabrication without Special Inspections and shall at the completion of fabrication provide a "Certificate of Compliance" to the Authority Having Jurisdiction stating that the work was performed in accordance with the approved Construction Documents.

- QA Agency providing Special Inspections shall provide personnel meeting the minimum qualification requirements for Inspection and Nondestructive Testing NDT per AISC 360 Section N4.
- Verify Fabricator and Erector QC Program per AISC 360 Section N2.
- Inspection of welds and bolts by both QC and QA personnel shall be per the Schedule of Special Inspections below. All provisions of AWS D1.1 Structural Welding Code for statically loaded structures shall apply.
- Nondestructive Testing (NDT) of welds:
  - Non-Destructive Testing (NDT) of welded joints per AISC 360 N5.5.
  - Risk Category for determination of extent of NDT per AISC 360 N5.5b is noted in the Design Criteria and Loads section of these General Requirements.
  - NDT performed shall be documented and reports shall identify the tested weld by piece mark and location of the piece.
  - For field work, the NDT report shall identify the tested weld by location in the structure, piece mark and location of the piece.
- Additional Inspection tasks per AISC 360 Section N5.8.
- Inspection for Composite Construction shall be done per AISC 360 Section N6.

POST-INSTALLED ANCHORS TO CONCRETE: shall comply with IBC Section 1703. Inspections shall be in accordance with the requirements set forth in the approved ICC Evaluation Report and as indicated by the design requirements specified on the drawings. Refer to the POST INSTALLED ANCHORS section of these notes for anchors that are the basis of the design. Special inspector shall verify anchors are as specified in the POST INSTALLED ANCHORS section of these notes or as otherwise specified on the drawings. Substitutions require approval by the SER and require substantiating calculations and current 2018 IBC recognized ICC Evaluation Services (ES) Report. Special Inspector shall document in their Special Inspection Report compliance with each of the elements required within the applicable ICC Evaluation Services (ES) Report.

PREFABRICATED CONSTRUCTION: All prefabricated construction shall conform to IBC Section 1703.

TABLE 1705.3 - REQUIRED SPECIAL INSPECTIONS AND TESTS OF CONCRETE CONSTRUCTION

ITEM	TYPE	CONTINUOUS SPECIAL INSPECTION	PERIODIC SPECIAL INSPECTION	REFERENCED STANDARD	IBC REFERENCE
4	Inspect anchors post-installed in hardened concrete members: a.Adhesive anchors installed in horizontally or upwardly inclined orientations to resist sustained tension loads	X	-	ACI 318: 17.8.2.4	-
	b.Mechanical anchors and adhesive anchors not defined in 4.a	-	X	ACI 318: 17.8.2	

MINIMUM REQUIREMENTS FOR INSPECTIONS OF STRUCTURAL STEEL CONSTRUCTION

ITEM	INSPECTION TASKS	QC	QA	REFERENCED STANDARD
	INSPECTION TASKS PRIOR TO WELDING			
1	Welder qualification records and continuity records	P	O	AISC 360 TABLE N5.4-1
2	Welding procedure specifications (WPSs) available	P	P	AISC 360 TABLE N5.4-1
3	Manufacturing certifications for welding consumables available	P	P	AISC 360 TABLE N5.4-1
4	Material identification (type/grade)	O	O	AISC 360 TABLE N5.4-1
5	Welder Identification system	O	O	AISC 360 TABLE N5.4-1
6	Fit-up of groove welds (including joint geometry) • Joint preparation • Dimensions (alignment, root opening, root face, bevel) • Cleanliness (condition of steel surfaces) • Tacking (tack welding quality and location) • Backing type and fit (if applicable)	O	O	AISC 360 TABLE N5.4-1
8	Configuration and finish of access holes	O	O	AISC 360 TABLE N5.4-1
9	Fit-up of fillet welds • Dimensions (alignment, gaps at root) • Cleanliness (condition of steel surfaces) • Tacking (tack weld quality and location)	O	O	AISC 360 TABLE N5.4-1
10	Check welding equipment	O	-	AISC 360 TABLE N5.4-1
	INSPECTION TASKS DURING WELDING			
1	Use of qualified welders	O	O	AISC 360 TABLE N5.4-2
2	Control and handling of welding consumables • Packaging • Exposure control	O	O	AISC 360 TABLE N5.4-2
3	No welding over cracked tack welds	O	O	AISC 360 TABLE N5.4-2
5	WPS followed • Settings on welding equipment • Travel speed • Selected welding materials • Shielding gas type/flowrate • Preheat applied • Interpass temperature maintained (min/max) • Proper position (F, V, H, OH)	O	O	AISC 360 TABLE N5.4-2
6	Welding techniques • Interpass and final cleaning • Each pass within profile limitations • Each pass meets quality requirements	O	O	AISC 360 TABLE N5.4-2
	INSPECTION TASKS AFTER WELDING			
1	Welds cleaned	O	O	AISC 360 TABLE N5.4-3
2	Size, length, and locations of welds	P	P	AISC 360 TABLE N5.4-3
3	Welds meet visual acceptance criteria • Crack prohibition • Weld/base-metal fusion • Crater cross section • Weld profiles • Weld size • Undercut • Porosity	P	P	AISC 360 TABLE N5.4-3
4	Arc strikes	P	P	AISC 360 TABLE N5.4-3
5	k-area	P	P	AISC 360 TABLE N5.4-3
6	Weld access holes in rolled heavy shapes and built-up heavy shapes	P	P	AISC 360 TABLE N5.4-3
7	Backing removed and weld tabs removed (if required)	P	P	AISC 360 TABLE N5.4-3
8	Repair activities	P	P	AISC 360 TABLE N5.4-3
9	Document acceptance or rejection of welded joint or member	P	P	AISC 360 TABLE N5.4-3
10	No prohibited welds have been added without the approval of the EOR	P	P	AISC 360 TABLE N5.4-3
	INSPECTION TASKS PRIOR TO BOLTING			
1	Manufacturer's certifications available for fastener materials	O	P	AISC 360 TABLE N5.6-1
2	Fasteners marked in accordance with ASTM requirements	O	O	AISC 360 TABLE N5.6-1
3	Correct fasteners selected for the joint detail (grade, type, bolt length if threads are to be excluded from shear plane)	O	O	AISC 360 TABLE N5.6-1
4	Correct bolting procedure selected for joint detail	O	O	AISC 360 TABLE N5.6-1
5	Connecting elements, including the appropriate faying surface condition and hole preparation, if specified, meet applicable requirements	O	O	AISC 360 TABLE N5.6-1
6	Pre-installation verification testing by installation personnel observed and documented for fastener assemblies and methods used.	P	O	AISC 360 TABLE N5.6-1
7	Proper storage provided for bolts, nuts, washers and other fasteners components	O	O	AISC 360 TABLE N5.6-1
	INSPECTION TASKS DURING BOLTING			
1	Fastener assemblies, of suitable condition, placed in all holes and washers are positioned as required	O	O	AISC 360 TABLE N5.6-2
2	Joint brought to the snug-tight condition prior to the pre-tensioning operation	O	O	AISC 360 TABLE N5.6-2
3	Fastener component not turned by the wrench prevented from rotating	O	O	AISC 360 TABLE N5.6-2
4	Fasteners are pre-tensioned in accordance with the RCSC Specification, progressing systematically from the most rigid point toward the free edges	O	O	AISC 360-10 TABLE N5.6-2
	INSPECTION TASKS AFTER BOLTING			
1	Document acceptance or rejection of bolted connections	P	P	AISC 360 TABLE N5.6-3
	INSPECTION OF STEEL ELEMENTS OF COMPOSITE CONSTRUCTION PRIOR TO CONCRETE PLACEMENT			
1	Placement and installation of steel deck	P	P	AISC 360 TABLE N6.1
2	Placement and installation of steel headed stud anchors	P	P	AISC 360 TABLE N6.1
3	Document acceptance or rejection of steel elements	P	P	AISC 360 TABLE N6.1

O - Observe these items on a random basis. Operations need not be delayed pending these inspections
P - Perform these tasks for each welded joint or member, each bolted connection, or each steel element

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9217 EASTMAN PARK DRIVE, UNIT 3
WINDSOR, COLORADO 80550

DCI ENGINEERS®
6363 S. Fiddler's Green Circle, Suite 610
Greenwood Village, Colorado 80111
P: (720) 439-4700 www.dci-engineers.com
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SUPERIOR CIVIC CENTER TENANT FINISH
TOWN OF SUPERIOR
DOWNTOWN SUPERIOR

SD:
DD:
PERMIT:
CD: 05/23/24

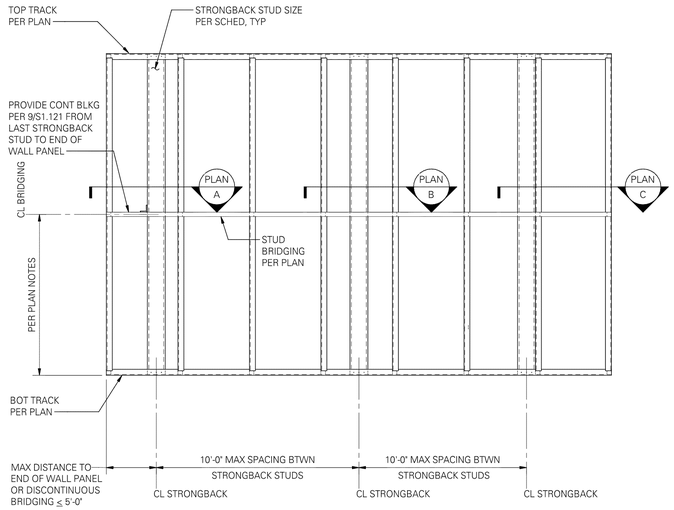
REV. #	DESCRIPTION	DATE

24121-0008

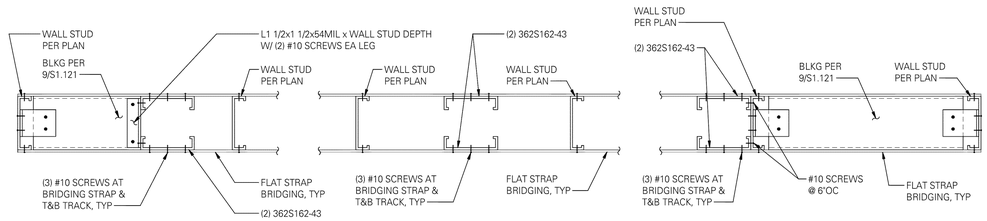
STRUCTURAL SPECIAL INSPECTIONS

DRAWN BY: KW CHECKED BY: HJ

S0.102



WALL PANEL ELEVATION



PLAN AT WALL END CONDITION (A)
SCALE: NONE

PLAN AT INTERMEDIATE STRONGBACK CONDITION (B)
SCALE: NONE

PLAN AT WALL END CONDITION (C)
SCALE: NONE

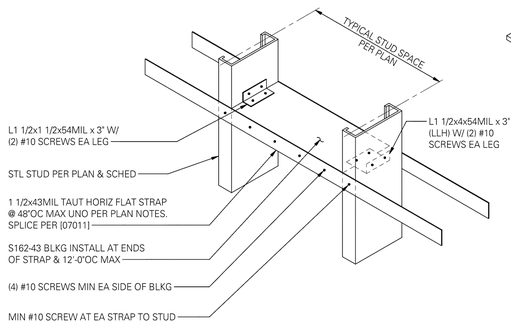
NOTES:

1. COORDINATE STRONGBACK LOCATIONS WITH LIGHT SWITCH AND ELECTRICAL BOXES.

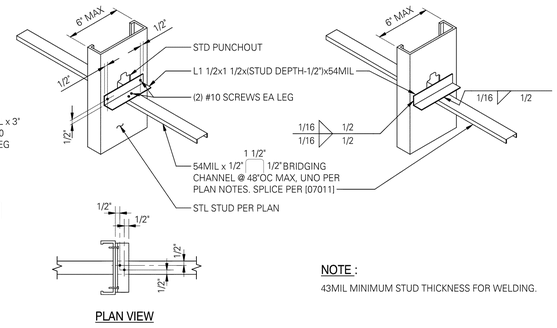
2. STRONGBACKS MAY BE OMITTED ON THE SIDE OF SHEAR WALLS WITH SHEATHING IF SHEATHING IS INSTALLED PRIOR TO LOADING STUDS. BLOCKING IS STILL REQUIRED AS SHOWN.

5 TYPICAL STEEL STUD BEARING/SHEAR WALL FLAT STRAP BRIDGING ANCHORAGE

SCALE: 1/2" = 1'-0" (07020)



DOUBLE FLAT STRAP
BRIDGING WITH BLOCKING (A)



PLAN VIEW

SCREW ATTACHED
BRIDGING CHANNEL WITH ANGLE (B)

WELD ATTACHED
BRIDGING CHANNEL WITH ANGLE (C)

NOTE :

43MIL MINIMUM STUD THICKNESS FOR WELDING.

NOTES:

1. PROVIDE BRIDGING THRU OPTIONS A, B, OR C FOR STUD DEPTHS 6" OR LESS. FOR STUD DEPTHS GREATER THAN 6" USE OPTION A.

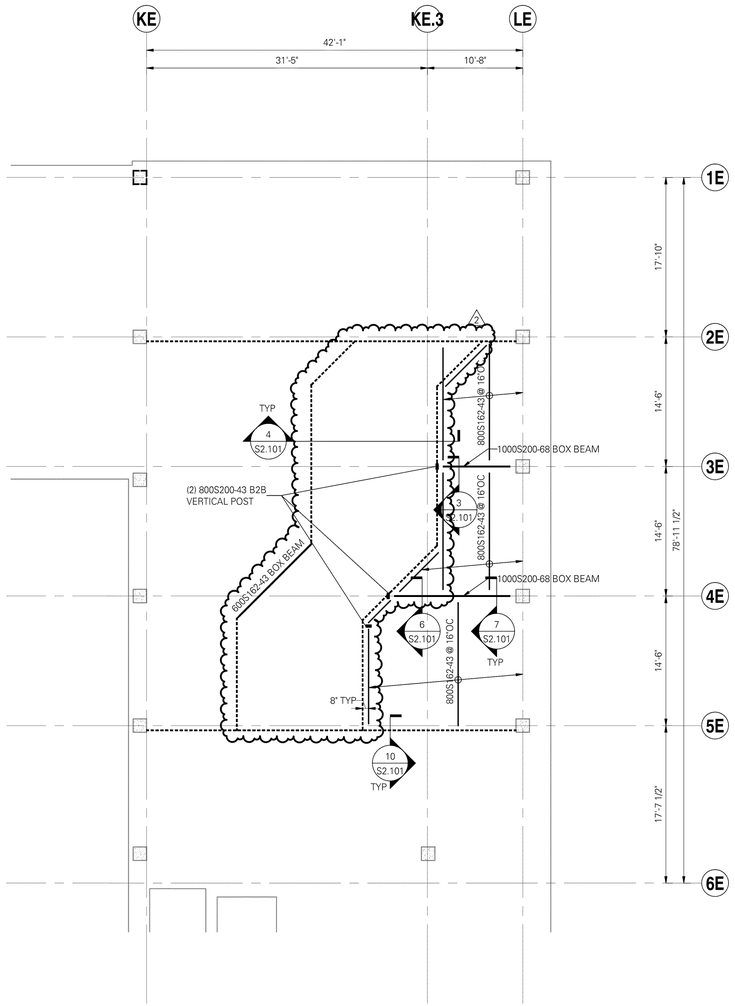
2. BRIDGING SHALL BE INSTALLED AND ADEQUATELY ANCHORED PER [07020], [07021], [07022] PRIOR TO APPLYING AXIAL LOADING TO STUDS.

3. FLAT STRAP MAY BE OMITTED ON SIDE OF SHEAR WALLS WITH SHEET STEEL OR SUREBOARD SHEATHING. BLOCKING IS STILL REQUIRED AS SHOWN.

4. RESILIENT CHANNEL MAY BE SUBSTITUTED FOR FLAT STRAP IF INSTALLED PER THIS DETAIL.

9 TYPICAL STEEL STUD WALL BRIDGING

SCALE: 1 1/2" = 1'-0" (07010)



REFLECTED CEILING PLAN NOTES:

1. STRUCTURAL GENERAL NOTES, DESIGN CRITERIA, ABBREVIATIONS AND LEGEND PER S0.101.
2. VERIFY ALL DIMENSIONS AND ELEVATIONS WITH THE ARCHITECTURAL DRAWINGS. ALL EXISTING DIMENSIONS SHALL BE FIELD VERIFIED. LOCATE HATCHES, LIGHTING, AND ARCHITECTURAL COMPONENTS PER ARCHITECTURAL DRAWINGS.
3. ALL DUCTS, CHASES, PIPES, AND MECHANICAL UNITS SHALL BE PER MECHANICAL, PLUMBING, ELECTRICAL AND SPRINKLER DRAWINGS.
4. CONTRACTOR IS RESPONSIBLE FOR ALL TEMPORARY SHORING AND ALL TEMPORARY BRACING/STABILITY OF THE SYSTEM DUE TO CONSTRUCTION LOADS.
5. EXISTING FRAMING SHOWN IS BASED ON THE STRUCTURAL DRAWINGS BY DCI ENGINEERS DATED 11-05-2021. CONTRACTOR SHALL VERIFY ALL RELEVANT EXISTING CONDITIONS. IF FIELD CONDITIONS DIFFER FROM WHAT IS SHOWN, ANALYSIS OF EXISTING STRUCTURE IS NO LONGER VALID AND CONTRACTOR SHALL CONTACT DCI ENGINEERS.
6. REMOVE EXISTING FIREPROOFING AS REQUIRED TO INSTALL NEW STRUCTURAL WORK. PATCH AND REPLACE FIREPROOFING TO MATCH EXISTING OR AS DIRECTED BY ARCHITECT.
7. EXISTING CONCRETE SLAB IS POST-TENSIONED. WHERE ANY ANCHORAGE REQUIRES GREATER THAN 3/4" EMBEDMENT, CONTRACTOR TO SCAN SLAB AND VERIFY LOCATIONS OF ALL EXISTING SLAB REINFORCING AND POST-TENSIONING TENDONS. ANCHORS SHALL BE LOCATED 3" CLEAR OF EXISTING POST-TENSIONING TENDONS AND SLAB REINFORCING. DO NOT CUT OR DAMAGE ANY EXISTING REINFORCING. IT IS NOT PERMITTED TO INSTALL DRILL-IN ADHESIVE OR MECHANICAL ANCHORS, CUT OPENINGS IN OR CORE THROUGH POST-TENSIONED SLAB EXCEPT AS SHOWN ON THESE DRAWINGS WITHOUT PRIOR WRITTEN APPROVAL FROM THE STRUCTURAL ENGINEER-OF-RECORD.
8. CEILING WAS DESIGNED FOR A DEAD LOAD OF 10 PSF AND LIVE LOAD OF 5 PSF.
9. TYPICAL DETAILS PER:

   12/S2.101 TYPICAL TOP AND BOTTOM TRACK DETAIL
   8/S2.101 TYPICAL TRACK SPLICE
   11/S2.101 TYPICAL NONBEARING WALL TOP TRACK TO CONCRETE SLAB OR METAL DECK

LEVEL 1 REFLECTED CEILING FRAMING PLAN

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

COLAB ARCHITECTURE
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WINDSOR, COLORADO 80550

DCI ENGINEERS®
6363 S. Fiddler's Green Circle, Suite 610
Greenwood Village, Colorado 80111
P: (720) 439-4700 www.dci-engineers.com
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SUPERIOR CIVIC CENTER TENANT FINISH

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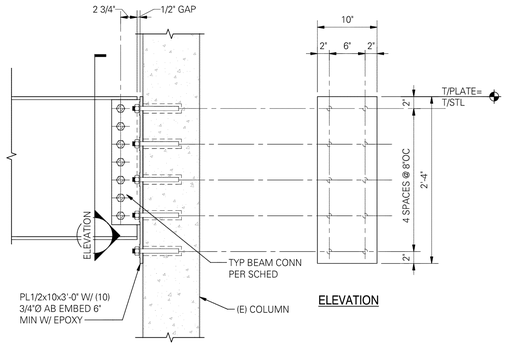
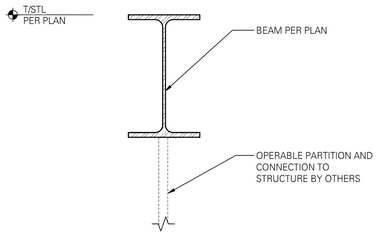
STRUCTURAL REFLECTED CEILING FRAMING PLAN

DRAWN BY: KW CHECKED BY: HJ

S1.121



ELEVATION



NOTE:

AT BEAM DEPTHS LESS THAN 24" USE PL1/2x10x1'-8" W/ (6) 3/4"Ø
AB EMBED 6" MIN W/ EPOXY

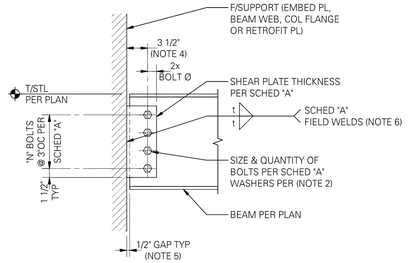
1 TYPICAL EMBED PLATE BOLTED BEAM CONNECTION

SCALE: 1" = 1'-0" (05207M)

2 TYPICAL SLAB EDGE AT STEEL BEAM

SCALE: 1 1/2" = 1'-0" (05104M)

BOLTED SINGLE SHEAR PLATE CONNECTION - SCHEDULE "A"									
3/4"Ø - A325-N		SINGLE ROW		BEAM Fy=50KSI - CONNECTION PLATE Fy=36KSI			CONNECTION CAPACITY-LRFD [ASD] (3) (KIPS)		
BEAM SIZE	"N" BOLTS REQUIRED (1)	SHEAR PLATE OR WT STEM THICKNESS	MIN HSS COLUMN WALL THICKNESS (8)	WELD SIZE t	MAX SINGLE COPE DEPTH (7)	MAX DOUBLE COPE DEPTH (7)	UNCOPED	COPED	
								SINGLE	DOUBLE
W24	7	5/16"	1/4"	1/4"	2 1/2"	1 1/2"	104.0 [69.3]	104.0 [69.3]	104.0 [69.3]



TYPICAL SHEAR PLATE CONNECTION

BOLTED SINGLE ROW SHEAR PLATE CONNECTION NOTES:

1. PROVIDE EITHER STANDARD OR HORIZONTAL SHORT SLOTTED HOLES AS PERMITTED BY AISC J3.2 IN THE BEAM WEB AND/OR THE SHEAR PLATE.

2. WHERE SHORT-SLOTTED HOLES ARE USED, PROVIDE HARDENED WASHERS PER AISC J3.2.

3. CAPACITIES BASED ON AISC 15TH EDITION WITH ASTM A325-N BOLTS.

4. HORIZONTAL DISTANCE FROM SUPPORT FACE TO CENTERLINE OF BOLT GROUP SHALL BE AS SHOWN IN DETAIL, BUT SHALL NOT EXCEED 3 1/2" IN THE AS-BUILT CONDITION. SUPPORT FACE FOR TEE IS THE INSIDE FACE OF FLANGE.

5. GAP BETWEEN BEAM END AND SUPPORT FACE SHALL BE 1/2" EXCEPT FOR "WT" CONNECTORS USED WITH HSS COLUMNS. WHERE "WT" ARE USED AS SHEAR TAB ELEMENTS, THE GAP BETWEEN FACE OF COLUMN AND END OF BEAM SHALL NOT EXCEED THE LESSER OF 1 1/2" OR THE "k" DISTANCE OF THE "WT" PLUS 1/4".

6. FIELD FILLET WELDS SHALL BE SIZED TO BE AT LEAST 1/8" LARGER THAN THE WELD SIZE SHOWN IN SCHEDULE "A", UNLESS PROPER FIT-UP IS VERIFIED BY A SPECIAL INSPECTOR PRIOR TO WELDING.

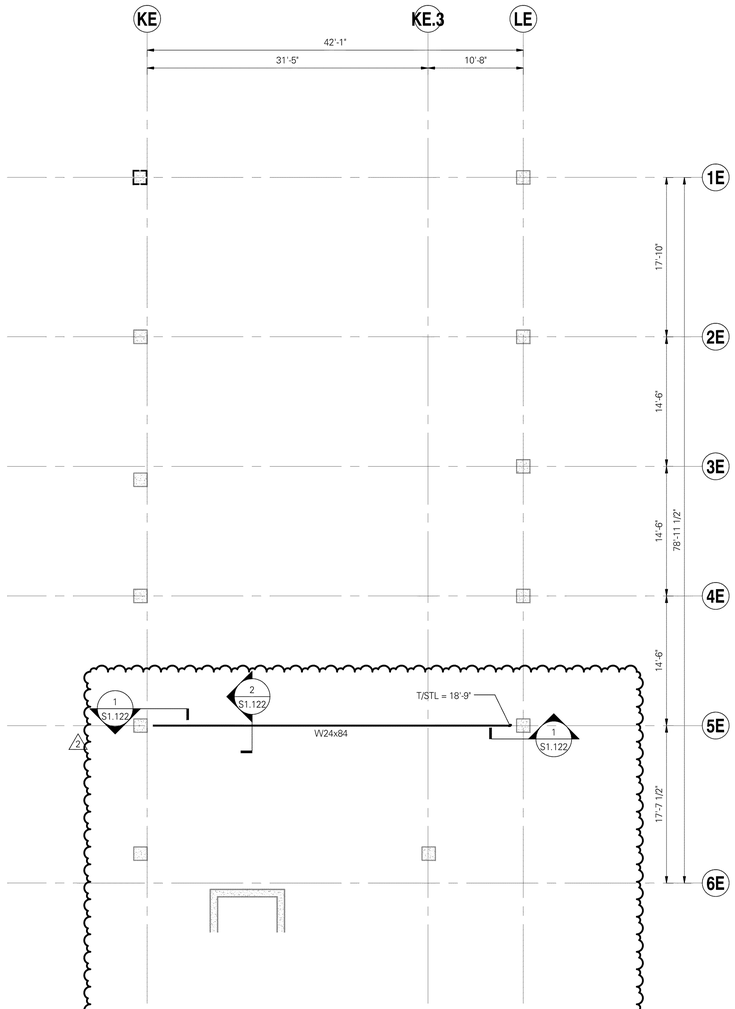
7. COPE DEPTHS (SINGLE AND DOUBLE) SHALL NOT EXCEED THE LESSER OF THOSE SHOWN IN SCHEDULE "A", NOR AS ALLOWED BY BOLT HOLE SPACING AND MINIMUM EDGE DISTANCE REQUIREMENTS. COPE LENGTHS (SINGLE AND DOUBLE) SHALL NOT EXCEED 6 1/2". [WHERE COPE LENGTH EXCEEDS 6 1/2", PROVIDE WEB STIFFENERS PER (05218)].

8. UNCOPED CAPACITIES OF WT CONNECTIONS ARE VALID WITH MINIMUM NOMINAL HSS COLUMN WALL TABULATED THICKNESS. THE EFFECTIVE THROAT OF FLARE BEVEL GROOVE WELDS IS BASED ON OUTSIDE RADIUS OF HSS, AND IS TAKEN AS 5/8 TIMES THE HSS WALL THICKNESS BASED ON AWS D1.1, TABLE 2.1. WHEN 3/4" DIAMETER A325-N BOLTS ARE USED, A 3/16" HSS COLUMN WALL THICKNESS IS PERMITTED WITH A 20% REDUCTION OF THE WT CONNECTION CAPACITY.

9. NR = NOT RECOMMENDED. DOUBLE COPES FOR THESE BEAMS ARE RESTRICTED BY CONNECTION GEOMETRY AND/OR LARGE REDUCTIONS IN SHEAR CAPACITY. DOUBLE COPES ARE POSSIBLE, BUT CAPACITIES MUST BE CALCULATED FOR SPECIFIC BEAM AND GIRDER GEOMETRIES AND MUST BE DETAILED SEPARATELY.

9 SINGLE SHEAR PLATE (SINGLE ROW) CONNECTIONS

SCALE: 1" = 1'-0" (05201)



FLOOR FRAMING PLAN NOTES:

1. STRUCTURAL GENERAL NOTES, DESIGN CRITERIA, ABBREVIATIONS AND LEGEND PER S0.101.
2. VERIFY ALL DIMENSIONS AND ELEVATIONS WITH THE ARCHITECTURAL DRAWINGS. ALL EXISTING DIMENSIONS SHALL BE FIELD VERIFIED.
3. T/STL=X'-X" INDICATES TOP OF STEEL (T/STL) ELEVATION (T/STL = B/DECK) UNO. STEEL BEAMS SHALL BE EQUALLY SPACED, TYPICAL UNO.
4.
5. CONTRACTOR IS RESPONSIBLE FOR ALL TEMPORARY SHORING.
6. OPERABLE PARTITION SUPPORT BEAM DESIGEND FOR 300 PLF DEAD LOAD

TYPICAL DETAILS PER:

9/S1.122 STEEL CONNECTION DETAILS

LEVEL 2 OPERAABLE PARTITION FRAMING PLAN

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

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SUPERIOR CIVIC CENTER TENANT FINISH

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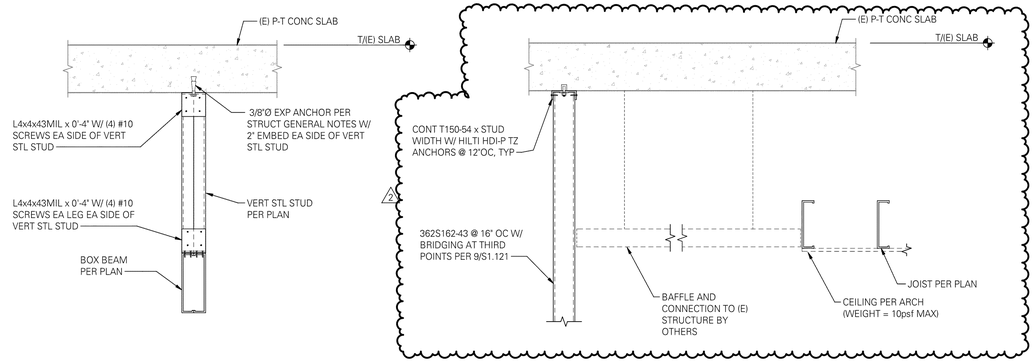
STRUCTURAL LEVEL 2 OPERABLE PARTITION FRAMING PLAN

DRAWN BY: KW CHECKED BY: HD

S1.122



NOTES:

1. CONTRACTOR TO VERIFY LOCATION OF ALL POST-TENSIONING TENDONS IN EXISTING SLAB PRIOR TO INSTALLING ANCHORS. MAINTAIN MINIMUM 3" CLEAR FROM POST-TENSIONING TENDONS IN ALL DIRECTIONS. ALL EXISTING SLAB REINFORCING SHALL REMAIN UNDAMAGED.

2. MAINTAIN 3/8" EDGE DISTANCE AND 3/4" MINIMUM SPACING BETWEEN SCREWS IN COLD-FORMED STEEL.

3. SOFFIT NOT DESIGNED TO SUPPORT MECHANICAL UNITS OR CONSTRUCTION/MAINTENANCE LIVE LOADS.

3 CFS VERTICAL SUPPORT SUPPORT CONNECTION

SCALE: 1" = 1'-0" (TI-03704)

NOTES:

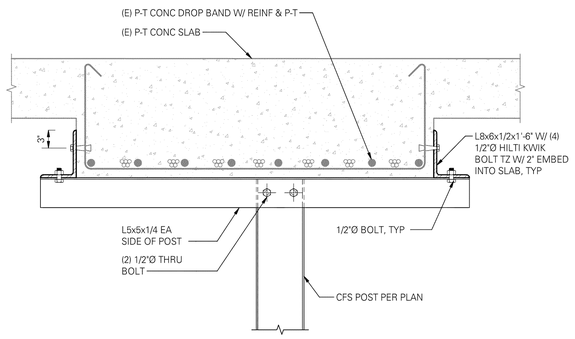
1. CONTRACTOR TO VERIFY LOCATION OF ALL POST-TENSIONING TENDONS IN EXISTING SLAB PRIOR TO INSTALLING ANCHORS. MAINTAIN MINIMUM 3" CLEAR FROM POST-TENSIONING TENDONS IN ALL DIRECTIONS. ALL EXISTING SLAB REINFORCING SHALL REMAIN UNDAMAGED.

2. MAINTAIN 3/8" EDGE DISTANCE AND 3/4" MINIMUM SPACING BETWEEN SCREWS IN COLD-FORMED STEEL.

3. SOFFIT NOT DESIGNED TO SUPPORT MECHANICAL UNITS OR CONSTRUCTION/MAINTENANCE LIVE LOADS.

4 CFS CEILING SOFFIT

SCALE: 1" = 1'-0" (TI-03704)

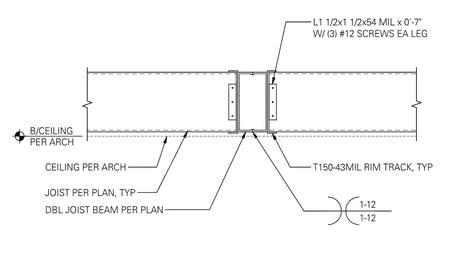


NOTE:

CONTRACTOR TO VERIFY LOCATION OF ALL POST-TENSIONING TENDONS IN EXISTING SLAB PRIOR TO INSTALLING ANCHORS. MAINTAIN MINIMUM 3" CLEAR FROM POST-TENSIONING TENDONS IN ALL DIRECTIONS. ALL EXISTING SLAB REINFORCING SHALL REMAIN UNDAMAGED.

6 CFS CEILING CONNECTION TO EXISTING P-T CONCRETE SLAB

SCALE: 1" = 1'-0"

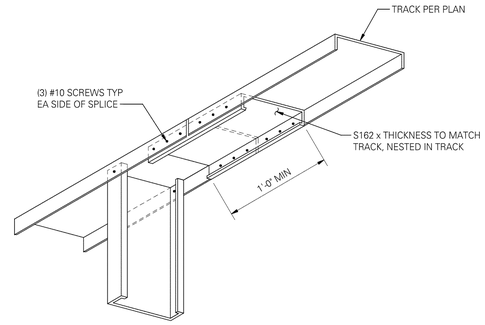


NOTE:

JOIST ON ONE SIDE ONLY WHERE OCCURS PER PLAN.

7 TYPICAL JOIST ATTACHMENT TO DOUBLE JOIST BEAM

SCALE: 1" = 1'-0" (07152)

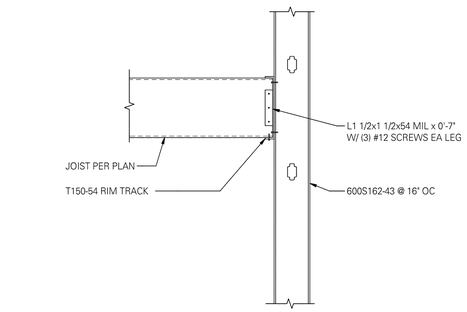


NOTE:

TOP AND BOTTOM TRACK SPLICES SHALL BE STAGGERED 48" MINIMUM.

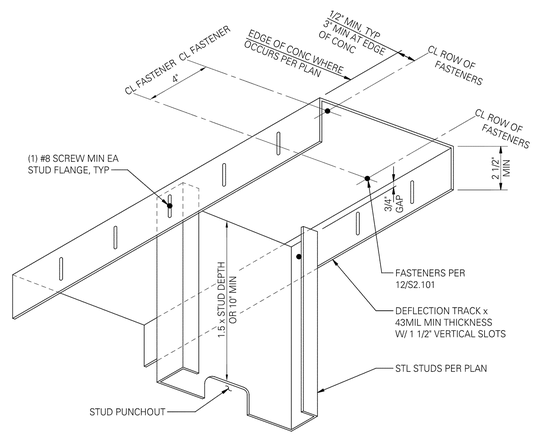
8 TYPICAL TRACK SPLICE

SCALE: 1 1/2" = 1'-0" (07001)



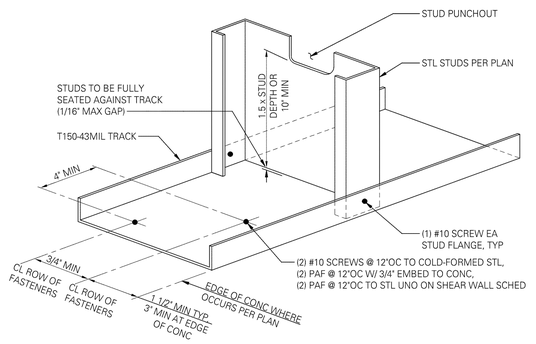
10 TYPICAL CFS BEARING WALL

SCALE: 1" = 1'-0" (07130M)



11 TYPICAL NON-BEARING WALL TOP TRACK ATTACHMENT TO CONCRETE SLAB OR METAL DECK

SCALE: 1" = 1'-0" (07003)



NOTE:

THIS DETAIL APPLIES TO TOP AND BOTTOM TRACKS OF ALL STRUCTURAL STEEL STUD WALLS UNO. AT NON-STRUCTURAL WALLS, USE TOP DEFLECTION TRACK PER 11/S2.101.

12 TYPICAL TOP AND BOTTOM TRACK DETAIL

SCALE: 1" = 1'-0" (07000)

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COLORADO LICENSED STRUCTURAL ENGINEER 0052938 CHRISTOPHER J. HAWTHORNE

8/30/24

STRUCTURAL DETAILS

DRAWN BY: KW CHECKED BY: HJ

S2.101 2

ABBREVIATIONS

Ø	ROUND	IH	INTAKE HOOD
(F)	FUTURE	IN	INCH
A/C	ABOVE CEILING	IRH	INFRARED HEATER
AAV	AUTOMATIC AIR VENT	KEF	KITCHEN HOOD EXHAUST FAN
ABV	ABOVE	KW	KILOWATT
AC	AIR CONDITIONING	LAT	LEAVING AIR TEMPERATURE
ACC	AIR COOLED CONDENSER	LB	POUND
ACCH	AIR COOLED CHILLER	LB/HR	POUNDS PER HOUR
ACF	AIR CURTAIN FAN	LP	LOW PRESSURE
AD	ACCESS DOOR	LPG	LIQUEFIED PETROLEUM GAS
ADD	ADDENDUM	LSW	LOW SIDEWALL (12" AFF)
AFF	ABOVE FINISHED FLOOR	LWT	LEAVING WATER TEMPERATURE
AFG	ABOVE FINISHED GRADE	MAT	MIXED AIR TEMPERATURE
AFUE	ANNUAL FUEL UTILIZATION EFFICIENCY	MAU	MAKE-UP AIR UNIT
AH	AIR HANDLER	MAV	MANUAL AIR VENT
AHJ	AUTHORITY HAVING JURISDICTION	MAX	MAXIMUM
AHU	AIR HANDLING UNIT	MBH	ONE THOUSAND BTU PER HOUR
ALT	ALTERNATE	MD	MOTORIZED DAMPER
ALUM	ALUMINUM	MECH	MECHANICAL
AP	ACCESS PANEL	MFR	MANUFACTURER
ARCH	ARCHITECT/ARCHITECTURAL	MIN	MINIMUM
AS	AIR SEPARATOR	MISC	MISCELLANEOUS
B	BOILER	MOV	MOTORIZED VALVE
BAS	BUILDING AUTOMATION SYSTEM	MT	MOUNT
BDD	BACKDRAFT DAMPER	MTR	MOTOR
BF	BOOSTER FAN	MUA	MAKE-UP/AIR
BFF	BELOW FINISHED FLOOR	MVD	MANUAL VOLUME DAMPER
BLW	BELOW	N/A	NOT APPLICABLE
BOD	BOTTOM OF DUCT	NC	NOISE CRITERIA
BPD	BYPASS DAMPER	NC	NORMALLY CLOSED (FAIL CLOSED)
BTU	BRITISH THERMAL UNITS	NIC	NOT IN CONTRACT
BTUH	BRITISH THERMAL UNITS PER HOUR	NO	NUMBER
C	AIR COMPRESSOR	NO	NORMALLY OPEN (FAIL OPEN)
CA	COMBUSTION AIR	NTS	NOT TO SCALE
CAP	CAPACITY	OA	OUTSIDE AIR
CD	CONDENSATE DRAIN	OAF	OUTSIDE AIR FAN
CF	CIRCULATION FAN	OAU	OUTSIDE AIR UNIT
CFM	CUBIC FEET PER MINUTE	OBD	OPPOSED BLADE DAMPER
CH	WATER-COOLED CHILLER	OC	ON CENTER
CH	CHILLER	OD	OUTSIDE DIAMETER
CHP	CHILLED WATER PUMP	OED	OPEN ENDED DUCT
CLG	COOLING	OPG	OPENING
CO	CLEAN OUT	PCHP	PRIMARY CHILLED WATER PUMP
COP	COEFFICIENT OF PERFORMANCE	PD	PRESSURE DROP
CRD	CEILING RADIATION DAMPER	PDU	POOL DEHUMIDIFICATION UNIT
CRP	CONDENSATE RECEIVER & PUMP	PER	POOL EQUIPMENT ROOM
CT	COOLING TOWER	PIU	FAN-POWERED INDUCTION UNIT
CU	AIR COOLED CONDENSING UNIT	PLBG	PLUMBING
CUH	CABINET UNIT HEATER	POC	POINT OF CONNECTION
CW	COLD WATER	PRESS	PRESSURE
CWP	CONDENSER WATER PUMP	PRV	PRESSURE REDUCING VALVE
D	DROP	PSI	POUNDS PER SQUARE INCH
DAD	DUCT ACCESS DOOR	PSIG	POUNDS PER SQUARE INCH GAUGE
DB	DRY BULB	PTAC	PACKAGED TERMINAL AIR CONDITIONER
DCU	DUCTLESS CONDENSING UNIT	PTHP	PACKAGED TERMINAL HEAT PUMP
DE	DISHWASHER EXHAUST	R	RISE
DFC	DUCTLESS COOLING ONLY FAN COIL	RA	RETURN AIR
DFH	DUCTLESS HEATPUMP FAN COIL	RAG	RETURN AIR GRILLE
DHP	DUCTLESS HEATPUMP	RCP	RADIANT CEILING PANEL
DIA	DIAMETER	REC	RECESSED
DN	DOWN	RED	REDUCER
DP	DEW POINT	REG	REGISTER (AIR DEVICE WITH FACE OPERATED BALANCING DAMPER)
DS	DUCT SILENCER		
EA	EXHAUST AIR	RLA	RELIEF AIR
EAT	ENTERING AIR TEMPERATURE	RH	RELIEF HOOD
EBH	ELECTRIC BASEBOARD HEATER	RH	RELATIVE HUMIDITY
ECH	ELECTRIC CEILING HEATER	RHG	REFRIGERANT HOT GAS
EF	EXHAUST FAN	RL	REFRIGERANT LIQUID
ELEC	ELECTRICAL	RL/A	RELIEF AIR
EPF	ELEVATOR PRESSURIZATION FAN	RM	ROOM
EQUIP	EQUIPMENT	RPM	REVOLUTIONS PER MINUTE
ER	EXHAUST REGISTER	RS	REFRIGERANT SUCTION
ERU	ENERGY RECOVERY UNIT	RTU	ROOF TOP UNIT
ERV	ENERGY RECOVERY VENTILATOR	S/A	SUPPLY AIR
ESP	EXTERNAL STATIC PRESSURE	SA	SUPPLY AIR
ET	EXPANSION TANK	SCHP	SECONDARY CHILLED WATER PUMP
EUH	ELECTRIC UNIT HEATER	SCU	WATER-COOLED SELF-CONTAINED AIR CONDITIONING UNIT
EWH	ELECTRIC WALL HEATER		
EWT	ENTERING WATER TEMPERATURE	SD	SMOKE DAMPER
EX	EXISTING	SEER	SEASONAL ENERGY EFFICIENCY RATIO
EXIST	EXISTING	SEF	SMOKE EXHAUST FAN
F	DEGREES FAHRENHEIT	SENS	SENSIBLE
F	FURNACE	SF	SUPPLY FAN
FA	FREE AREA	SF	SQUARE FOOT
FCU	FAN COIL UNIT	SG	SUPPLY GRILLE
FD	FIRE DAMPER	SM	SURFACE MOUNT
FEI	FAN EFFICIENCY INDEX	SPF	STAIR PRESSURIZATION FAN
FL	FLOOR	SR	SUPPLY REGISTER
FO	FUEL OIL	SS	STAINLESS STEEL (TYPE 316 UNO)
FOF	FUEL OIL FILL	SSF	SOLIDS SEPARATION FILTRATION UNIT
FOR	FUEL OIL RETURN	STM	STEAM
FOS	FUEL OIL SUPPLY	T	THERMOSTAT
FOT	FLAT ON TOP	TD	TRANSFER DUCT
FOV	FUEL OIL VENT	TD	TEMPERATURE DROP
FPM	FEET PER MINUTE	TE	TOILET EXHAUST
FSCP	FIREFIGHTERS SMOKE CONTROL PANEL	TEMP	TEMPERATURE
FSD	COMBINATION FIRE/SMOKE DAMPER	TOD	TOP OF DUCT
FT H2O	H2O FEET OF WATER	TSTAT	THERMOSTAT
FT	FOOT/FEET	TWP	TEMPERED WATER PUMP
GAL	GALLON	TXR	TRANSFER
GC	GENERAL CONTRACTOR	TYP	TYPICAL
GE	GREASE EXHAUST	UCD	UNDER CUT DOOR (3/4" UNO)
GEF	GARAGE EXHAUST FAN	UG	UNDERGROUND
GPM	GALLONS PER MINUTE	UNO	UNLESS NOTED OTHERWISE
GR	GRILLE (AIR DEVICE WITHOUT A BALANCING DAMPER)	V	VENT
		VAV	VARIABLE AIR VOLUME
GUH	GAS FIRED UNIT HEATER	VENT	VENTILATION
GWP	GLYCOL WATER PUMP	VFD	VARIABLE FREQUENCY DRIVE
H	HUMIDISTAT	VRV/VRF	VARIABLE REFRIGERANT VOLUME
HEX	HEAT EXCHANGER		VARIABLE REFRIGERANT FLOW
HP	HEAT PUMP	VTAC	VERTICAL PACKAGED TERMINAL AC UNIT
HP	HORSE POWER	VTHP	VERTICAL PACKAGED TERMINAL UNIT
HSPF	HEATING SEASONAL PERFORMANCE FACTOR	VVT	VARIABLE VOLUME/VARIABLE TEMPERATURE TERMINAL UNIT
HTG	HEATING	WB	WET BULB
HV	HEATING AND VENTILATING UNIT	WC	WATER COLUMN
HVLS	HIGH VOLUME LOW SPEED	WG	WATER GAUGE
HW	HOT WATER	WL	WALL LOUVER
HWP	HOT WATER PUMP	WMS	WIRE MESH SCREEN
ID	INSIDE DIAMETER	WSHP	WATER SOURCE HEAT PUMP
IEER	INTEGRATED ENERGY EFFICIENCY RATIO	ZD	ZONE DAMPER

DEMOLITION ABBREVIATIONS

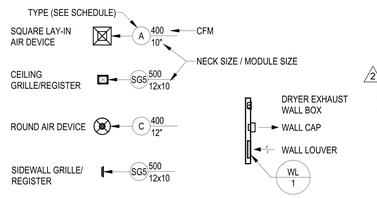
(E)	EXISTING TO REMAIN	(N)	NEW
(ER)	EXISTING TO REMAIN	(R)	REMOVE
		(R/R)	REMOVE AND REPLACE

MECHANICAL SYMBOLS

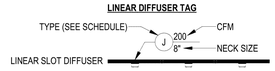
- REVISION NUMBER - SHOWN ON PLANS
- NUMBER OF DETAIL ON SHEET / NUMBER OF SHEET WHERE DETAIL APPEARS
- KEYNOTE
- CONTINUATION SYMBOL
- Room 19 — ROOM NAME AND NUMBER
- POINT WHERE NEW CONNECTS TO EXISTING
- POINT WHERE DEMO IS REMOVED FROM EXISTING
- POINT TO CAP EXISTING
- ITEMS TO BE DEMOLISHED
- AREA NOT IN CONTRACT

- 16x8 — NEW SQUARE DUCT SIZE TAG (WIDTH x HEIGHT)
- 16/8 — NEW OVAL DUCT SIZE TAG (WIDTH / HEIGHT)
- 16Ø — NEW ROUND DUCT SIZE TAG (DIAMETER)
- (E) — EXISTING DUCT TAG
- 16x8 / 24x8 — DUCT TRANSITION
- FLEX DUCT
- LINED DUCT
- TURNING VANES
- GRD TAKEOFF (SEE DETAILS)
- SA — SUPPLY AIR
- COA — CONDITIONED OUTSIDE AIR
- OA — OUTSIDE AIR
- RA — RETURN AIR
- TA — TRANSFER AIR
- EA — EXHAUST AIR
- RLA — RELIEF AIR
- GE — GREASE EXHAUST AIR
- SE — SMOKE EXHAUST AIR
- FLUE — EXHAUST GAS FLUE
- CA — COMBUSTION AIR
- DROP — RECTANGULAR SUPPLY/OUTSIDE AIR DUCT RISE
- DROP — ROUND SUPPLY/OUTSIDE AIR DUCT RISE
- DROP — RECTANGULAR RETURN/TRANSFER AIR DUCT RISE
- DROP — ROUND RETURN/TRANSFER AIR DUCT RISE
- DROP — RECTANGULAR EXHAUST/RELIEF AIR DUCT RISE
- DROP — ROUND EXHAUST/RELIEF AIR DUCT RISE

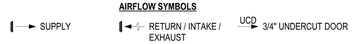
GRILLES, REGISTERS & DIFFUSERS TAG



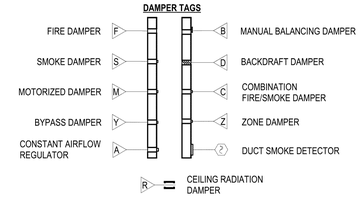
LINEAR DIFFUSER TAG



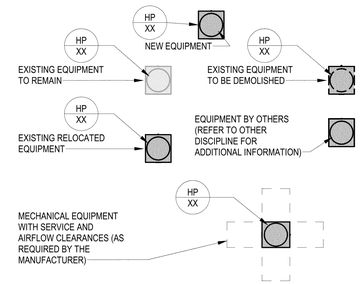
AIRFLOW SYMBOLS



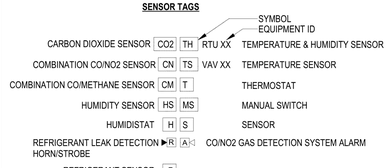
DAMPER TAGS



MECHANICAL EQUIPMENT TAGS



SENSOR TAGS



* NOTE *
THE SYMBOLS AND ABBREVIATIONS SHOWN ON THIS SHEET MAY OR MAY NOT BE USED IN THIS SET OF DRAWINGS.

MECHANICAL SHEET INDEX

M0.00	MECHANICAL TITLE SHEET
M0.01	MECHANICAL NOTES
M0.02	MECHANICAL SCHEDULES
M0.03	CALCULATIONS & SCHEDULES
M0.04	MECHANICAL DETAILS
M0.05	MECHANICAL DETAILS
M1.11	DEMOLITION PLANS
M1.22	LOWER LEVEL ENLARGED FLOOR PLANS
M1.23	LOWER LEVEL ENLARGED FLOOR PLANS
M1.24	UPPER LEVEL ENLARGED FLOOR PLANS
M1.25	UPPER LEVEL ENLARGED FLOOR PLANS

COLLAB ARCHITECTURE
9217 EASTMAN PARK DRIVE, UNIT 3
WINDSOR, COLORADO 80550

SUPERIOR CIVIC CENTER TENANT FINISH

TOWN OF SUPERIOR
2250 MAIN STREET, SUITE 1001, SUPERIOR, CO 80027

SD:		PERMIT:	4/17/2024
DD:		CD:	

REV. #	DESCRIPTION	DATE
2	OWNER VE	8/30/24

C2023.016A

COLORADO LICENSED
BRAD ALAN JACOBSEN
45369
PROFESSIONAL ENGINEER
8/30/2024

MECHANICAL TITLE SHEET

DRAWN BY: SM | CHECKED BY: BJ

M0.00

Jordan & Skala Engineers
555 17th Street, Suite 700 • Denver, CO 80202
p. 303.586.2375

Project Number: 23080380 Drawn By: SM Checked By: BJ

HVAC GENERAL NOTES

1. ALL MECHANICAL EQUIPMENT AND INSTALLATIONS SHALL CONFORM WITH THE REQUIREMENTS OF THE 2018 INTERNATIONAL MECHANICAL CODE, THE 2018 INTERNATIONAL BUILDING CODE, ASHRAE STANDARD 90.1- 2019 AS ALLOWED BY THE 2021 INTERNATIONAL ENERGY CONSERVATION CODE, STATE AND LOCAL AMENDMENTS, NFPA 70 (NEC), 90A, 101, UNDERWRITERS LABORATORIES (OR ETL) AND ALL APPLICABLE LOCAL CODES AND ORDINANCES.
2. THIS PROJECT HAS BEEN DESIGNED TO COMPLY WITH THE ENERGY CODE PRESCRIPTIVE PATH. THE OWNER/ARCHITECT/CONTRACTOR SHALL REFER TO THE APPLICABLE PROJECT DOCUMENTATION (SCORECARD/ CHECKLIST/ CODE) PRIOR TO PRESENTING VALUE ENGINEERING ALTERNATIVES OR OWNER/ARCHITECT REQUESTED REVISIONS THAT MAY IMPACT COMPLIANCE WITH THE APPLICABLE ENERGY CODE.
3. THE LOCATIONS, ARRANGEMENT AND EXTENT OF EQUIPMENT, PIPING, SUPPORTS, DEVICES, CONDUIT, AND OTHER APPURTENANCES RELATED TO THE INSTALLATION OF THE MECHANICAL AND ELECTRICAL WORK SHOWN ARE APPROXIMATE. THE DRAWINGS ARE DIAGRAMMATIC. DO NOT SCALE THE DRAWINGS, BUT REFER TO THE ARCHITECTURAL DRAWINGS FOR EXACT DIMENSIONS OF BUILDING COMPONENTS. SHOULD A CONFLICT EXIST BETWEEN THE ARCHITECTURAL AND ENGINEERING DRAWINGS REGARDING DIMENSIONS, SCALE, ETC., NOTIFY THE ARCHITECT IMMEDIATELY.
4. MATERIALS, EQUIPMENT OR LABOR NOT INDICATED, BUT WHICH CAN BE REASONABLY INFERRED TO BE NECESSARY FOR A COMPLETE INSTALLATION SHALL BE PROVIDED. THE DRAWINGS AND SPECIFICATIONS DO NOT UNDERTAKE TO INDICATE EVERY ITEM OF MATERIAL, EQUIPMENT OR LABOR REQUIRED TO PRODUCE A SAFE, COMPLETE AND PROPERLY OPERATING SYSTEM.
5. PRIOR TO PURCHASING ANY MATERIALS OR STARTING ANY WORK, CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS, DUCTWORK SIZES AND LOCATIONS, EQUIPMENT, ETC. SHOWN ON THE DRAWINGS OR AFFECTING THIS WORK AND SHALL REPORT ANY DEVIATIONS TO THE ARCHITECT.
6. SHOP DRAWINGS SHALL BE SUBMITTED TO AND APPROVED BY THE ARCHITECT/ENGINEER PRIOR TO ORDERING, PURCHASING, OR FABRICATING ANY MECHANICAL EQUIPMENT. SHOP DRAWINGS SHALL INCLUDE: ALL EQUIPMENT SCHEDULED OR SPECIFIED ON THE DRAWINGS; DUCTWORK DRAWN TO 1/4" SCALE OR THE SCALE SHOWN ON THE DRAWINGS; PARKING GARAGE CO/NO2 MONITORING AND CONTROL SYSTEM LAYOUT PREPARED BY THE SYSTEM MANUFACTURER INCLUDING SENSOR LOCATIONS, SEQUENCE OF OPERATION AND PRODUCT DATA; MECHANICAL VENTILATION CONTROLLERS, WALL CAPS, REFRIGERANT PIPING AND CONTROL WIRING SCHEMATICS CERTIFIED BY THE AIR CONDITIONING EQUIPMENT MANUFACTURER.
   a. WHERE SPLIT SYSTEMS ARE USED IN A "LONG LINE APPLICATION," SUBMIT MANUFACTURER'S REFRIGERANT LINE SET ROUTING DRAWINGS AND ENGINEERED CALCULATIONS SUPPORTING INSTALLED LINE LENGTHS AND RECOMMENDED SUCTION AND LIQUID LINE SIZES (DEVIATIONS IN THE INSTALLED LENGTHS AND SIZES SHALL BE RECORDED ON THE AS-BUILT DRAWINGS AND COORDINATED WITH THE MANUFACTURER TO RECONFIRM THAT LONG LINE GUIDELINES ARE BEING MET). IDENTIFY AND PROVIDE CUT SHEETS OF ANY AND ALL ACCESSORIES REQUIRED TO MAKE THE SYSTEM COMPLETE, FUNCTIONAL AND RELIABLE.
   b. FAILURE TO SUBMIT CERTIFIED REFRIGERANT PIPING DRAWINGS SHALL BE CAUSE FOR REJECTION OF THE ENTIRE SUBMITTAL AND DOES NOT RELIEVE THE CONTRACTOR OF COMPLYING WITH MANUFACTURER'S RECOMMENDATIONS.
   c. LONG LINE REFRIGERANT PIPING APPLICATIONS SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S CURRENT SPLIT SYSTEM LONG-LINE APPLICATION GUIDELINE.
   d. ANY SPLIT SYSTEM WITH 75 FEET OF SEPARATION BETWEEN THE OUTDOOR UNIT AND INDOOR UNIT REQUIRES THAT THE CONTRACTOR OBTAIN A WARRANTY APPROVAL LETTER FROM THE EQUIPMENT MANUFACTURER CERTIFYING THE LONG LINE LENGTH DISTANCES SHOWN ON THE SUBMITTED SHOP DRAWINGS ARE ACCEPTABLE.
   e. HVAC EQUIPMENT SUBMITTALS SHALL INCLUDE, BUT NOT BE LIMITED TO, DATA SHEETS FOR ALL SYSTEM COMPONENTS, FAN SELECTIONS WITH PERFORMANCE CURVES AT SITE CONDITIONS, ELECTRICAL CHARACTERISTICS (COORDINATED WITH ELECTRICAL SUBCONTRACTOR), WIRING DIAGRAMS, INSTALLATION, OPERATION AND MAINTENANCE MANUALS, AHRI RATING CERTIFICATES FOR ACTUAL EQUIPMENT TO BE INSTALLED. FAILURE TO SUBMIT AHRI CERTIFICATES IS CAUSE FOR REJECTION OF THE SUBMITTAL.
   f. SHOP DRAWINGS SHALL BE SUBMITTED SIMULTANEOUSLY IN ONE PACKAGE WITH EACH ITEM CLEARLY NOTED BY THE TAG USED ON THE DRAWINGS AND SPECIFICATION SECTION PERTAINING TO THE ITEM.
7. ALL MECHANICAL EQUIPMENT SHALL BE INSTALLED AND MAINTAINED PER MANUFACTURER'S RECOMMENDATIONS AND INSTALLATION INSTRUCTIONS.
8. ALL MECHANICAL EQUIPMENT AND SYSTEMS SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR AFTER ACCEPTANCE BY OWNER.
9. ALL HVAC COMPRESSORS SHALL HAVE EXTENDED 4_YEAR MANUFACTURER'S WARRANTY FOR A 5-YEAR TOTAL WARRANTY.
10. FOR EXACT LOCATION OF OUTDOOR AIR CONDITIONING UNITS, SEE ARCHITECTURAL DRAWINGS.
11. INSTALL GRADE MOUNTED OUTDOOR AIR CONDITIONING EQUIPMENT LEVEL ON 4" THICK REINFORCED CONCRETE PADS. EXTENDING 4" BEYOND UNIT PERIMETER.
12. INSTALL ROOF MOUNTED OUTDOOR AIR CONDITIONING EQUIPMENT LEVEL ON SUPPORTS AS INDICATED ON THE DETAIL SHEETS. MOUNT ALL EQUIPMENT ON 3/8" THICK NEOPRENE PADS (MINIMUM OF 4 PADS PER UNIT). ALL ROOFTOP MOUNTED EQUIPMENT SHALL BE INSTALLED PER DETAILS AND AS RECOMMENDED BY THE MANUFACTURER. THIS PROJECT IS IN A HIGH WIND AREA, PROVIDE HIGH WIND RATED PADS AND SECURE CONDENSING UNITS TO PADS PER MANUFACTURER RECOMMENDATIONS.
13. SPLIT SYSTEM OUTDOOR UNIT EQUIPMENT HAS BEEN SHOWN ON THE PLANS INDICATING MATCHED SYSTEMS OF THE INDOOR UNIT WITH ITS ASSOCIATED OUTDOOR UNIT. WHILE THE LOCATION OF THE OUTDOOR UNITS ARE APPROXIMATE, THE IMPORTANCE OF UNIT LOCATIONS IN RELATION TO THE REFRIGERANT LINE SET LENGTH IS CRITICAL FOR THE PROJECT. THE CONTRACTOR SHALL COORDINATE THE INSTALLATION AND OBSERVE THE MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR LONG LINE APPLICATIONS. REFRIGERANT LINE SETS SHALL BE INSTALLED TO REDUCE THE SYSTEM TOTAL EQUIVALENT LENGTH AND MINIMIZE SYSTEM CAPACITY LOSSES DUE TO ELBOWS, FITTINGS, VALVES, ETC THAT COMPRISE THE ENTIRE REFRIGERANT PIPING SYSTEM. AFTER RECEIPT OF THE APPROVED SUBMITTALS, THE CONTRACTOR IS RESPONSIBLE TO COORDINATE THE REFRIGERANT PIPING SCHEMATICS CERTIFIED BY THE EQUIPMENT MANUFACTURER AND SUBMITTING THE REFRIGERANT PIPING DRAWINGS AS OUTLINED IN THE SHOP DRAWING NOTE ABOVE.
14. PORTIONS OF DUCTWORK AND PIPE INSULATION VISIBLE THROUGH AIR DISTRIBUTION DEVICES IN FINISHED AREAS SHALL BE PAINTED FLAT BLACK.
15. MOUNT TOP OF THERMOSTATS AT 46" AFF UNLESS NOTED OTHERWISE. PROVIDE CLEAR LOCKING GUARD ASSEMBLIES FOR ALL PUBLIC AREA THERMOSTATS. COORDINATE THERMOSTAT LOCATIONS WITH ALL TRADES. COORDINATE FINAL LOCATIONS WITH THE GENERAL CONTRACTOR, INTERIOR DESIGNER AND THE OWNER PRIOR TO INSTALLATION. LOCATE ADJACENT TO LIGHT SWITCHES WHERE POSSIBLE. DO NOT LOCATE THERMOSTATS AT THE CENTER OR NEAR CENTER OF A WALL. THERMOSTATS SHALL BE MOUNTED NO CLOSER THAN 8" FROM THE CORNER OR END OF A WALL OR DOOR. ALL THERMOSTATS SHALL BE ADA COMPLIANT.
16. UNLESS OTHERWISE NOTED, ALL EXISTING EQUIPMENT, DUCTWORK, DIFFUSERS, ETC. SHOWN AS BEING REMOVED AS PART OF THIS CONTRACT SHALL BECOME THE PROPERTY OF THE HVAC CONTRACTOR AND SHALL BE REMOVED FROM THE PROJECT SITE PRIOR TO PROJECT COMPLETION.
17. ALL WORK SHALL BE COORDINATED AND PERFORMED WITH PRIOR APPROVAL FROM THE OWNER TO SUIT HIS OPERATING CONDITIONS.
18. ANY EXISTING WALL, FLOOR, OR CEILING SURFACE THAT IS DISTURBED DURING THE COURSE OF THE HVAC WORK SHALL BE REPAIRED TO MATCH NEW AND/OR EXISTING CONDITIONS.
19. CAREFULLY COORDINATE ALL PENETRATIONS THROUGH EXTERIOR WALLS WITH ARCHITECTURAL DRAWINGS AND FINISHES. THE PENETRATIONS SHALL NOT BE LOCATED WHERE THEY WILL CONFLICT WITH ARCHITECTURAL FEATURES, TRANSITIONS IN MATERIALS, OR COLOR CHANGES IN MATERIALS. HORIZONTALLY ALIGN PENETRATIONS WHEREVER POSSIBLE UNLESS NOTED OTHERWISE. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO ANY WORK BEING DONE.
20. CAREFULLY COORDINATE ALL PENETRATIONS THROUGH THE ROOF WITH ARCHITECTURAL DRAWINGS. THE PENETRATIONS SHALL NOT BE LOCATED WHERE THEY WILL CONFLICT WITH ARCHITECTURAL FEATURES, EXPANSION JOINTS OR STRUCTURE. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO ANY WORK BEING DONE.
21. CONTRACTOR SHALL COORDINATE THE INSTALLATION OF ALL MECHANICAL EQUIPMENT, DUCTWORK, PIPING, ETC. TO FIT WITHIN THE SPACE ALLOWED BY THE ARCHITECTURAL AND STRUCTURAL CONDITIONS. CUTTING OR OTHERWISE ALTERING ANY STRUCTURAL MEMBERS SHALL NOT BE PERMITTED WITHOUT WRITTEN PERMISSION FROM THE ARCHITECT.
22. SEAL THE ANNULAR SPACE AROUND ALL DUCT, PIPE, GRILLE, REGISTER, DIFFUSER, ETC. PENETRATIONS THROUGH WALLS, FLOORS AND CEILINGS AIRTIGHT WITH AN APPROVED MATERIAL (RE: ARCHITECTURAL DOCUMENTS FOR APPROVED MATERIALS).
23. AIR HANDLING UNITS, COOLING COILS, FAN COIL UNITS AND ANY OTHER EQUIPMENT THAT PRODUCES CONDENSATE AND IS LOCATED ABOVE A CEILING SHALL BE INSTALLED WITH AN AUXILIARY DRAIN PAN BENEATH ANY COMPONENT THAT MAY PRODUCE CONDENSATE. INSTALL A WATER LEVEL DETECTION DEVICE IN THE PRIMARY DRAIN PAN AND A WATER LEVEL DETECTION DEVICE IN THE AUXILIARY DRAIN PAN.
24. THE GENERAL CONTRACTOR SHALL COORDINATE SERVICE ACCESS PATHS FOR ROOF MOUNTED EQUIPMENT REQUIRING ROUTINE MAINTENANCE. ALL DUCTWORK, PIPING AND EQUIPMENT INSTALLATION SHALL COMPLY WITH THE FOLLOWING:
   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 TO BE INSTALLED WITH THE REQUIRED SLOPE.
   e. FOR ROOF MOUNTED EQUIPMENT REQUIRING ROUTINE MAINTENANCE, ALLOW FOR AN UNOBSTRUCTED PATH FROM THE ROOF SERVICE ENTRY POINT TO THE EQUIPMENT. THE PATH AREA SHALL BE A MINIMUM OF 6'-0" HIGH BY 3'-0" WIDE.
25. ALL PIPE AND DUCT PENETRATIONS OF FIRE AND/OR SMOKE-RATED ASSEMBLIES SHALL BE FIRE-STOPPED AS REQUIRED TO RESTORE THE ASSEMBLY TO ITS ORIGINAL INTEGRITY. FIRE BARRIER PRODUCTS SHALL BE AS MANUFACTURED BY TREMCO, HILTI, 3M, STI, NELSON OR APPROVED EQUAL.
26. ACCESS PANELS IN NON-ACCESSIBLE CEILINGS AND IN WALLS TO ALLOW ADEQUATE ROOM FOR MAINTENANCE OF EQUIPMENT AND BALANCING OF SYSTEMS SHALL BE INSTALLED UNDER THE ARCHITECTURAL DIVISION. ACCESS PANELS IN CEILING AND WALLS SHALL BE PROVIDED WHERE SHOWN ON THE DRAWINGS OR WHERE NECESSARY TO ACCESS DAMPERS, VALVES, ETC. COORDINATE EXACT LOCATION AND SIZE OF ALL ACCESS PANELS WITH THE ARCHITECT DURING THE SHOP DRAWING PROCESS.
27. ACCESS DOORS SHALL BE INSTALLED AT ALL FIRE DAMPERS, COMBINATION FIRE/SMOKE DAMPERS, SMOKE DAMPERS TO FACILITATE INSPECTION AND MAINTENANCE. PERMANENTLY IDENTIFY THE ACCESS DOOR BY A DIE-CUT LABEL WITH ½" HIGH RED BLOCK LETTERS ON A WHITE BACKGROUND. LABEL SHALL READ "FIRE DAMPER", "COMBINATION FIRE/SMOKE DAMPER", OR "SMOKE DAMPER".
28. ALL MECHANICAL EQUIPMENT SHALL BE LABELED WITH A 2" HIGH SEMI-RIGID PLASTIC LAMINATE NAMEPLATE WITH 1" HIGH WHITE LETTERS ON A BLACK BACKGROUND SECURELY AFFIXED TO THE EQUIPMENT. THE NAMEPLATE SHALL SHOW THE EQUIPMENT TAG USED ON THESE DRAWINGS.
29. ALL MATERIALS EXPOSED WITHIN HVAC PLENUMS SHALL HAVE A FLAME-SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE-DEVELOPED RATING INDEX OF NOT MORE THAN 50 UNLESS OTHERWISE ALLOWED BY CODE.
30. THE FIRE SPRINKLER CONTRACTOR SHALL INSTALL AND LOCATE ALL FIRE SPRINKLER PIPING TO PREVENT PIPING FROM THE POTENTIAL OF FREEZING. THE FIRE SPRINKLER CONTRACTOR IS REQUIRED TO NOTIFY THE ARCHITECT AND COORDINATE WITH THE MECHANICAL AND ELECTRICAL CONTRACTORS IF HEATING IS REQUIRED.
31. DUCTWORK AND PIPING SHALL NOT BE INSTALLED IN ELECTRICAL ROOMS, TELECOM ROOMS, OR ELEVATOR EQUIPMENT ROOMS EXCEPT FOR DUCTWORK AND PIPING SERVING THAT SPECIFIC ROOM. DUCTWORK AND PIPING SHALL NOT BE ROUTED ABOVE ELECTRICAL EQUIPMENT PER THE NATIONAL ELECTRICAL CODE ARTICLE 110.
32. ROOFING: ROOF OPENINGS, PENETRATIONS AND CURBS SHALL BE AT LEAST 12 INCHES APART FROM OTHER ROOF PENETRATIONS, CURBS, WALL, AND DRAIN SUMP TO ALLOW FOR PROPER ROOFING SYSTEM FLASHING AND DETAILING. ROOF OPENINGS SHALL BE A MINIMUM OF 3'-0" FROM A PARAPET WALL AND A MINIMUM OF 5'-0" FROM A FIRE WALL EXTENDING THRU THE ROOF.
33. ROOFTOP MOUNTED EQUIPMENT SHALL BE LOCATED A MINIMUM OF 10'-0" FROM THE EDGE OF THE ROOF OR PARAPET.
34. ROOFTOP EQUIPMENT WIND RESISTANCE: THE CONTRACTOR SHALL PROVIDE SUPPORT FOR MECHANICAL ROOFTOP EQUIPMENT IN ORDER TO MEET CODE REQUIRED WIND RESISTANCE (RE: 2018 IMC "301.15 WIND RESISTANCE. MECHANICAL EQUIPMENT, APPLIANCES AND SUPPORTS THAT ARE EXPOSED TO WIND SHALL BE DESIGNED AND INSTALLED TO RESIST THE WIND PRESSURE DETERMINED IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE."
35. HIGH WIND REGIONS - EQUIPMENT THAT IS LOCATED ON THE ROOF SHALL BE SECURED TO THE ROOF STRUCTURE PER DETAILS ON THE DRAWINGS, MANUFACTURER'S RECOMMENDATIONS AND, AS A MINIMUM, FEMA 549, APPENDIX E, ATTACHMENT OF ROOFTOP EQUIPMENT IN HIGH-WIND REGIONS.
36. STORAGE AND PROTECTION OF STORED MATERIALS:
   a. DURING CONSTRUCTION, ALL EQUIPMENT SHALL BE PROPERLY PROTECTED AGAINST DAMAGE, DEFACING AND FREEZING WITH SHIPPING CARTONS, PLASTIC SHEETING, SHIPPING COVERS, ETC.
   b. ALL OPEN ENDS OF PIPING AND EQUIPMENT SHALL BE SEALED WITH NIPPLES AND CAPS, PLUGS, AND TEST PLUGS UNTIL FINAL CONNECTION TO SYSTEM IS MADE.
   c. ALL EQUIPMENT, PIPING AND DUCTWORK SHALL BE PROTECTED TO PREVENT ENTRANCE OF FOREIGN MATTER AND DEBRIS BY COVERING EXPOSED OPENINGS DURING CONSTRUCTION.
   d. HANDLE AND STORE MATERIALS IN ACCORDANCE WITH MANUFACTURER'S AND SUPPLIER'S RECOMMENDATIONS AND IN A MANNER TO PREVENT DAMAGE TO MATERIALS DURING STORAGE AND HANDLING. REPLACE DAMAGED MATERIALS.
   e. EQUIPMENT AND MATERIALS SHALL NOT BE INSTALLED UNTIL SUCH TIME AS THE ENVIRONMENTAL CONDITIONS OF THE JOB SITE ARE SUITABLE TO PROTECT THE EQUIPMENT OR MATERIALS. EQUIPMENT OR MATERIALS DAMAGED, OR WHICH ARE SUBJECTED TO THESE ELEMENTS, ARE UNACCEPTABLE AND SHALL BE REMOVED FROM THE PREMISES AND REPLACED.
   f. PROTECT EQUIPMENT AND AIR DISTRIBUTION SYSTEMS AS OUTLINED IN SMACNA'S IAQ GUIDELINES FOR OCCUPIED BUILDINGS UNDER CONSTRUCTION, LATEST EDITION.

TESTING, ADJUSTING AND BALANCING

1. AFTER CONSTRUCTION, THE ENTIRE HVAC SYSTEM SHALL BE TESTED, ADJUSTED, AND BALANCED TO DELIVER THE AIR AND WATER (AS APPLICABLE) QUANTITIES SHOWN ON THE DRAWINGS. SUBMIT THE CERTIFIED (AABC OR NEBB) TEST AND BALANCE REPORT TO THE ARCHITECT FOR APPROVAL.
2. VENTILATION AIR DISTRIBUTION SYSTEMS (OUTDOOR AIR AND EXHAUST AIR) SHALL BE BALANCED TO ACHIEVE THE AIRFLOW RATES INDICATED ON THE DRAWINGS. AIR DISTRIBUTION SYSTEMS (SUPPLY AIR, RETURN AIR (IF APPLICABLE), OUTDOOR AIR AND EXHAUST AIR) SHALL BE BALANCED TO ACHIEVE THE AIRFLOW RATES INDICATED ON THE DRAWINGS. THESE AIRFLOW RATES SHALL BE CONSIDERED MINIMUM RATES. THE MEASURED AIR BALANCE TOLERANCE FOR BOTH OUTDOOR AIR AND EXHAUST AIR RATES SHALL BE 0% TO +10%.

MECHANICAL/ELECTRICAL COORDINATION:

1. CONTRACTOR SHALL COORDINATE ELECTRICAL CHARACTERISTICS AND REQUIREMENTS OF ALL MECHANICAL EQUIPMENT WITH ELECTRICAL DRAWINGS PRIOR TO ORDERING EQUIPMENT OR SUBMITTING SHOP DRAWINGS AND SHALL FURNISH EQUIPMENT WIRED FOR THE VOLTAGES SHOWN THEREIN. SHOP DRAWING SUBMITTALS SHALL CLEARLY STATE THAT THE ELECTRICAL CHARACTERISTICS OF ALL EQUIPMENT HAS BEEN COORDINATED WITH THE ELECTRICAL CONTRACT DOCUMENTS AND THE ELECTRICAL CONTRACTOR.
2. ALL MECHANICAL EQUIPMENT REQUIRING ELECTRICAL POWER SHALL BE INSTALLED WITH A DISCONNECT SWITCH AT EACH PIECE OF EQUIPMENT. COORDINATE SWITCH TYPE (FUSED OR NON-FUSED) WITH EQUIPMENT CHARACTERISTICS, MANUFACTURER'S RECOMMENDATIONS AND THE ELECTRICAL DRAWINGS. DISCONNECT SWITCH SHALL BE FURNISHED BY MECHANICAL FOR INSTALLATION BY ELECTRICAL. DISCONNECT SWITCHES SHALL NOT BE MOUNTED ON THE EQUIPMENT IT SERVES UNLESS INTEGRAL TO THE UNIT.
3. PROVIDE ALL SYSTEM CONTROLS AND ASSOCIATED CONTROL AND INTERLOCK WIRING FOR COMPLETE AND OPERABLE SYSTEMS. 120 VOLT AND HIGHER WIRING SHALL BE MC CABLE OR IN CONDUIT IN ACCORDANCE WITH LOCAL CODES AND THE MATERIALS AND INSTALLATION REQUIREMENTS OF DIVISION 26 - ELECTRICAL.
4. COORDINATE POWER AND FIRE ALARM REQUIREMENTS OF ALL COMBINATION FIRE/SMOKE DAMPERS AND SMOKE DAMPERS WITH THE ELECTRICAL CONTRACTOR.
5. ALL REQUIRED CONTROL WIRING (INCLUDING POWER WIRING REQUIRED FOR CONTROL PANELS, DEVICES, ETC.) NOT INDICATED ON THE ELECTRICAL DRAWINGS SHALL BE INCLUDED AS PART OF THE MECHANICAL WORK. WIRING IN HVAC PLENUM SPACES SHALL BE INSTALLED ACCORDING TO CODE REQUIREMENTS.
6. UNLESS NOTED OTHERWISE, TRANSFORMERS, CONTROLS AND CONTROL WIRING REQUIRED FOR ALL MECHANICAL SYSTEMS SHALL BE FURNISHED WITH THE EQUIPMENT IT SERVES AND INSTALLED BY THE MECHANICAL CONTRACTOR. MOTOR STARTERS FOR HVAC EQUIPMENT SHALL BE FURNISHED WITH THE MOTOR OR APPARATUS WHICH IT OPERATES. MOTOR STARTER INSTALLATION SHALL BE BY THE DIVISION 26 CONTRACTOR.
7. MAINTAIN REQUIRED NEC CLEARANCES FOR ALL POWERED MECHANICAL EQUIPMENT. THE CLEAR WIDTH SHALL BE THE WIDTH OF THE EQUIPMENT OR 2'-6" (MINIMUM). THE FOLLOWING CLEARANCE IN FRONT OF THE EQUIPMENT SHALL BE:
   a. FOR 208V EQUIPMENT: 3'-0" CLEARANCE
   b. FOR 480V EQUIPMENT: 3'-0" CLEARANCE: CONDITION 1 — OPEN AREA, NO OBSTRUCTIONS; 3'-6" CLEARANCE — CONDITION 2 — GROUNDED EQUIPMENT, OR CONCRETE/STEEL WALL ON OPPOSING SIDE; 4' CLEARANCE — CONDITION 3 — LIVE PARTS TO LIVE PARTS.
8. ROUTING OF PIPING AND DUCTWORK SHALL BE COORDINATED WITH THE ELECTRICAL CONTRACTOR AND ALL OTHER TRADES DURING THE SUBMITTAL AND LAYOUT PHASE. PIPING AND DUCTWORK SHALL NOT BE ROUTED THROUGH THE DEDICATED ELECTRICAL SPACE ABOVE EACH LOAD CENTER.
9. COORDINATE WITH THE ELECTRICAL DRAWINGS FOR THE REQUIRED SHORT CIRCUIT CURRENT RATING OF THE PANELBOARD SERVING THE EQUIPMENT. THE EQUIPMENT NAMEPLATE SHALL BEAR A RATING OF NO LESS THAN THE PANELBOARD RATING.

DUCT SMOKE DETECTORS:

1. ALL FANS SUPPLYING MORE THAN 2000 CFM OF AIR TO ANY SPACE SHALL BE INSTALLED WITH A SMOKE DETECTOR IN THE RETURN DUCTWORK.
2. THE SMOKE DETECTOR SHALL BE WIRED TO STOP THE FAN UPON DETECTION OF SMOKE, AND SIGNAL THE BUILDING FIRE ALARM CONTROL PANEL. THE SMOKE DETECTOR SHALL BE FURNISHED BY THE ELECTRICAL CONTRACTOR, MOUNTED IN THE DUCT BY THE MECHANICAL CONTRACTOR, AND WIRED BY THE ELECTRICAL CONTRACTOR.

AIR DISTRIBUTION:

1. SUPPLY, RETURN AND O.A. DUCTWORK SHALL BE CONSTRUCTED OF GALVANIZED SHEETMETAL IN ACCORDANCE WITH SMACNA HVAC DUCT CONSTRUCTION STANDARDS-METAL AND FLEXIBLE, LATEST EDITION. SNAP-LOCK LONGITUDINAL SEAMS ARE NOT ALLOWED UNLESS SECURED WITH SHEET METAL FASTENING SCREWS AS RECOMMENDED BY SMACNA.
2. TAPES, SEALANTS AND MASTICS USED TO SEAL METALLIC AND FLEXIBLE AIR DUCTS AND FLEXIBLE AIR CONNECTORS SHALL COMPLY WITH UL 181B AND SHALL BE MARKED "181 B-FX" FOR PRESSURE-SENSITIVE TAPE OR "181 B-M" FOR MASTIC/SEALANT.
3. SEAL THE ANNULAR SPACE AROUND ALL DUCT PENETRATIONS THROUGH WALLS, CEILINGS AND FLOORS AIRTIGHT WITH AN APPROVED MATERIAL (RE: ARCHITECTURAL DRAWINGS FOR APPROVED MATERIALS).
4. MECHANICAL FASTENERS FOR USE WITH FLEXIBLE NONMETALLIC AIR DUCTS SHALL COMPLY WITH UL 181B AND SHALL BE MARKED "181 B-C".
5. SHEETMETAL DUCT SEALING:
   a. ALL JOINTS AND SEAMS IN ALL SHEETMETAL DUCTWORK SHALL BE SEALED WITH DUCT SEALER.
   b. SEAL INSPECT AND TEST SHEETMETAL DUCTWORK PRIOR TO INSULATING OR CONCEALING. SEAL ALL DUCTWORK AND PLENUMS TO MEET SMACNA SEAL CLASS A.
   c. SEAL ALL TRANSVERSE JOINTS AND DUCT WALL PENETRATIONS.
   d. PRESSURE-SENSITIVE TAPE SHALL NOT BE USED AS THE PRIMARY SEALANT, UNLESS IT HAS BEEN CERTIFIED TO COMPLY WITH UL-181A OR UL-181B BY AN INDEPENDENT TESTING LABORATORY AND THE TAPE IS USED IN ACCORDANCE WITH THAT CERTIFICATION.
   e. ALL CONNECTIONS SHALL BE SEALED, INCLUDING BUT NOT LIMITED TO SPIN-IN FITTINGS, TAPS, OTHER BRANCH CONNECTIONS, ACCESS DOORS, AND DUCT CONNECTIONS TO EQUIPMENT.
   f. SEALING THAT WOULD VOID PRODUCT LISTINGS IS NOT REQUIRED.
6. EXHAUST DUCTWORK SHALL BE GALVANIZED SHEET METAL (G 90 MINIMUM) CONSTRUCTED TO SMACNA STANDARDS AND SHALL NOT BE INSULATED UNLESS NOTED OTHERWISE.
7. ALL DUCTWORK SHALL BE SUPPORTED BY THE BUILDING STRUCTURE AND SHALL NOT REST ON CEILING TILES OR CEILING STRUCTURE. DUCT SUPPORTS AND ATTACHMENT TO STRUCTURE SHALL BE PER SMACNA STANDARDS.
8. FLEXIBLE DUCTWORK SHALL BE THERMAFLEX M-KE (U.L. 181 LISTED, CLASS 1 FLEXIBLE AIR DUCT) OR EQUAL BY FLEXMASTER, QUIETFLEX, ATCO, JM LAMBORN, OR ROYAL METAL PRODUCTS. PROVIDE A MINIMUM INSULATION VALUE OF R-6; R-8 WHEN LOCATED OUTSIDE THE THERMAL ENVELOPE OF THE BUILDING, OR GREATER WHERE REQUIRED BY APPLICABLE ENERGY CODE. AIR CONNECTORS ARE NOT ACCEPTABLE. FLEX DUCT DIAMETER SHALL MATCH DEVICE NECK DIAMETER. PROVIDE ROUND GALVANIZED STEEL DUCT RUNOUTS TO MAINTAIN A MAXIMUM FLEXIBLE DUCT LENGTH OF 5'_0". FLEXIBLE DUCTWORK SHALL BE INSTALLED AS STRAIGHT AS POSSIBLE AND SHALL BE ROUTED AND SUPPORTED WITHOUT FORMING CRIMPS OR OTHER AIR FLOW RESTRICTIONS. PROVIDE SQUARE TO ROUND ADAPTERS OR BOOTS TO CONNECT TO AIR DEVICE NECK WHEN REQUIRED.
9. ROUND AND FLEXIBLE SUPPLY AIR DUCTWORK SHALL BE CONNECTED TO MAIN DUCTS WITH A CONICAL TYPE SPIN_IN FITTING WITH MANUAL VOLUME DAMPER.
10. DUCTWORK DIMENSIONS SHOWN ON THE DRAWINGS ARE INSIDE CLEAR DIMENSIONS.
11. EXTERNAL STATIC PRESSURE (ESP) DOES NOT INCLUDE COIL, CASING OR FILTER PRESSURE DROP.
12. INSTALL FIRE, SMOKE AND COMBINATION FIRE/SMOKE DAMPERS IN ACCORDANCE WITH MANUFACTURER'S UL INSTALLATION INSTRUCTIONS AND SMACNA'S FIRE AND SMOKE DAMPER INSTALLATION GUIDE FOR HVAC SYSTEMS.
13. INSTALL FIRE DAMPERS IN ALL RATED WALLS AND FLOOR PENETRATIONS. FIRE DAMPERS SHALL BE THE DYNAMIC TYPE WITH BLADES OUT OF THE AIRSTREAM WHERE POSSIBLE. ALL FIRE DAMPERS SHALL COMPLY WITH THE REQUIREMENTS OF U.L. 555.
14. INSTALL SMOKE DAMPERS IN ALL DUCT PENETRATIONS THROUGH SMOKE RATED WALLS. WHERE DUCTS PENETRATE WALLS THAT CARRY BOTH FIRE AND SMOKE RATINGS OR ARCHITECTURAL SHAFTS, THE DAMPERS INSTALLED SHALL BE COMBINATION FIRE AND SMOKE DAMPERS. ALL SMOKE DAMPERS SHALL COMPLY WITH THE REQUIREMENTS OF U.L. 555S. ALL COMBINATION FIRE AND SMOKE DAMPERS SHALL COMPLY WITH THE REQUIREMENTS OF U.L. 555 AND U.L. 555S. POWER WIRING TO TEST SWITCH AND ACTUATOR SHALL BE PER MANUFACTURER'S INSTALLATION INSTRUCTIONS.
15. DUCT ACCESS DOORS: PROVIDE ACCESS DOORS IN DUCTWORK AT EACH FIRE, COMBINATION FIRE/SMOKE AND SMOKE DAMPER LOCATION.
16. PROVIDE ALL OUTDOOR AIR INTAKES WITH MOTORIZED OR GRAVITY DAMPERS IN ACCORDANCE WITH THE LOCAL ENERGY CODE. DAMPERS SHALL CLOSE WHEN THE VENTILATION SYSTEM IS NOT OPERATING.
17. LOCATIONS OF GRILLES, REGISTERS, AND DIFFUSERS SHOWN ON THE DRAWINGS ARE APPROXIMATE. COORDINATE EXACT LOCATIONS WITH LIGHTS, CEILING GRID, ETC. AND ARCHITECTURAL REFLECTED CEILING PLAN.
18. WHERE BALANCING DAMPERS CANNOT BE ACCESSED FROM BELOW THE CEILING, PROVIDE A REMOTE OPERATED ELECTRONIC DAMPER; YOUNG REGULATOR OR EQUAL.
19. FLEXIBLE DUCT CONNECTORS SHALL BE USED TO CONNECT DUCTWORK AND PLENUMS TO FAN-ROTATING EQUIPMENT; PROFLEX BY DUCTMATE OR APPROVED EQUAL. INDOOR FLEXIBLE CONNECTORS SHALL BE 26 OZ/SQ. YD. GLASS FABRIC DOUBLE COATED WITH NEOPRENE.
20. EXPOSED INTERIOR DUCTWORK TO BE PAINTED SHALL HAVE ALL EXPOSED SURFACES (INCLUDING HANGER STRAPS) COATED WITH A "PAINT GRIP" FINISH FOR FIELD PAINTING. AS AN OPTION, MILL PHOSPHATIZED STEEL DUCTWORK MAY BE USED. LINE OR INSULATE PER HVAC GENERAL NOTES OR SPEC SECTION 23 07 00.
21. PROTECT DUCTS EXPOSED IN FINISHED SPACES FROM B

VERTICAL PACKAGED UNITS (HEAT PUMP)

TAG	SERIES	FAN					COOLING			HEATING				APPROX WEIGHT (LBS)	ACCESSORIES
		TOTAL CFM	OA SOURCE	OA CFM	MAX FAN HP	ESP (IN WC)	TOTAL COOLING (MBH)	SENSIBLE COOLING (MBH)	MIN EER2	HEAT PUMP HEAT (MBH)	MIN COP	AUXILIARY HEAT OUTPUT (kW)			
												208V			
VTHP-1	EHE12	390	M	40	1/3	0.2	11.8	9.5	10.5	10.7	3.3	3	-	-/-	1 THRU 10

NOTES (APPLY TO ALL UNITS):
A. COOLING CAPACITIES ARE BASED ON AN INDOOR EAT OF 80°F DB/67°F WB AND 95°F AMBIENT AND A PROJECT ELEVATION OF 5500'.
B. HEAT PUMP HEATING CAPACITY BASED ON AN INDOOR EAT OF 70°F DB AND 47°F ENTERING OUTDOOR UNIT.
C. UNITS SHALL BE TESTED AND CERTIFIED IN ACCORDANCE WITH ANSI/AHRI STANDARD 390.SUBMIT AHRI CERTIFIED CAPACITIES FOR ACTUAL EQUIPMENT TO BE INSTALLED.
D. REFRIGERANT CIRCUIT SHALL UTILIZE AN INVERTER TYPE COMPRESSOR.
E. ESP DOES NOT INCLUDE COIL, FILTER, CASING AND ACCESSORY LOSSES.
F. REFER TO HVAC GENERAL NOTES AND DETAILS FOR ADDITIONAL INFORMATION.
G. ADJUST ECM FAN MOTOR SPEED IN THE FIELD TO PROVIDE TOTAL CFM LISTED.
H. UNITS SHALL BE INSTALLED PER PLANS, MANUFACTURER'S RECOMMENDATIONS AND LOCAL CODE REQUIREMENTS.
J. PRIMARY CONDENSATE (2 CONNECTIONS; EVAPORATOR COIL AND CONDENSER COIL) SHALL EACH BE SIZED, TRAPPED AND ROUTED PER PLANS AND DETAILS.
K. DISCONNECT SWITCH FURNISHED BY MECHANICAL, INSTALLED BY ELECTRICAL (COORDINATE TYPE WITH MANUFACTURER AND ELECTRICAL SUBCONTRACTOR).

LEGEND
OA SOURCE:
M - MECHANICAL
N - NATURAL

ACCESSORIES (THIS LIST IS NOT ALL INCLUSIVE. IN ADDITION, PROVIDE MANUFACTURER RECOMMEND ACCESSORIES FOR SAFE AND PROPER OPERATION):
1. STANDARD WALL SLEEVE (COORDINATE SLEEVE LENGTH WITH WALL DEPTH)
2. ARCHITECTURAL EXTRUDED ALUMINUM FLUSH MOUNT LOUVER/GRILLE (SUBMIT COLOR SELECTION CHART WITH SUBMITTAL)
3. FLOAT SWITCH IN EACH DRAIN PAN FOR CONDENSATE OVERFLOW PROTECTION
4. SUBBASE TO SUIT ACTUAL INSTALLATION ARRANGEMENT
5. CONDENSER SECTION WALL INSULATION KIT
6. IECC COMPLIANT 7-DAY PROGRAMMABLE THERMOSTAT; AUTOMATIC CHANGEOVER WITH COMPRESSOR ANTI-RECYCLE PROTECTION, 2-STAGE HEATING, ADAPTIVE SETBACK RECOVERY AND TIME DELAY RELAY
7. HARD START KIT
8. COMPRESSOR ANTI-RECYCLE CONTROLS.
9. 1" THICK PLEATED DISPOSABLE MERV 6 FILTER. DURING CONSTRUCTION INSTALL A TEMPORARY MERV 8 FILTER
10. INDOOR RA FILTER GRILLE/ACCESS DOOR

SELECTIONS BASED ON PRODUCTS BY FIRST COMPANY.
EQUAL PRODUCTS BY FRIEDRICH, GE, ISLANDAIRE OR PROVIDED THEY MEET THE REQUIREMENTS OF THE CONTRACT DOCUMENTS.

PACKAGED TERMINAL HEAT PUMPS

TAG	SERIES	AREA SERVED	TOTAL CFM	MIN OA CFM	FAN HP	TOTAL COOLING (MBH)	SENS COOLING (MBH)	AHRI EER	AHRI COP	HEATING (MBH)	AUX HEAT (KW)	APPROX WEIGHT (LBS)	ACCESSORIES
PTHP-1	LP093	STAFF OFFICE	260	40	0.2	8.8	8.0	11.0	3.2	7.9	3.1	106	1,2,3,4,5,6

NOTES (APPLY TO ALL UNITS):
A. COOLING CAPACITY BASED ON AN INDOOR EAT OF 80°F DB/67°F WB AND 95°F AMBIENT.
B. HEATING CAPACITY BASED ON AN INDOOR EAT OF 70°F db AND AN OUTDOOR EAT OF 47°F db.
C. COOLING AND HEATING CAPACITIES BASED ON PROJECT VOLTAGE (COORDINATE WITH ELECTRICAL DRAWINGS).
D. AHRI CERTIFIED PER ANSI/AHRI/CSA 310/380, LATEST EDITION
E. UNIT SHALL HAVE A...

ACCESSORIES (THIS LIST IS NOT ALL INCLUSIVE. IN ADDITION, PROVIDE MANUFACTURER RECOMMEND ACCESSORIES FOR SAFE AND PROPER OPERATION):
1. WALL SLEEVE WITH LEVELING LEGS
2. ARCHITECTURAL EXTRUDED ALUMINUM GRILLE (COLOR/FINISH SELECTED BY ARCHITECT)
3. SUB-BASE ASSEMBLY WITH RECEPTACLE, CORD, AND PLUG
4. CONDENSATE DRAIN KIT
5. ELECTRIC HEATER FOR OUTSIDE AIR OPTION IN COLD CLIMATES
6. WALL MOUNTED THERMOSTAT

SELECTIONS BASED ON PRODUCTS BY LG.
EQUAL PRODUCTS BY FRIEDRICH, GE, AMANA, ISLANDAIRE OR TRANE PROVIDED THEY MEET THE REQUIREMENTS OF THE CONTRACT DOCUMENTS.

FANS

TAG	MANUF	MODEL	TYPE	DUTY	CFM	SP (IN WC)	MAX MOTOR SIZE	RPM	DRIVE	MAX SONES	APPROX WEIGHT (LBS)	CONTROL	EMERG POWER	ACCESSORIES/ REMARKS
EF-1	GREENHECK	SP-A510	CC	MAKER SPACE	350	0.3	224 W	1,000	D	3.5	35	CA	NO	1, 2, 3, 4, 5

NOTES:
A. SELECTIONS ARE BASED ON A PROJECT ELEVATION OF 5500'. CFM HAS BEEN CORRECTED FOR ALTITUDE.
B. REFER TO DETAILS FOR ADDITIONAL OPTIONS, ACCESSORIES, MOUNTING ARRANGEMENT, ETC.
C. WEIGHTS INCLUDE ACCESSORIES, MOTORS, ETC.
D. FANS SHALL BE CERTIFIED AND BEAR THE HVI-2100 OR AMCA LABEL FOR AIR AND SOUND PERFORMANCE.
E. MAX. FREE-FIELD SOUND RATING AT 3 METERS SHALL NOT EXCEED 64 DBA.

FAN TYPES:
CC - CEILING CENTRIFUGAL

DRIVE TYPE:
D - DIRECT

FAN CONTROL NOTES:
CA - WALL SWITCH - REFER TO ELECTRICAL DWGS.

ACCESSORIES:
1. FACTORY MOUNTED DISCONNECTING MEANS (CORD AND PLUG, SWITCH, ETC.)
2. SPEED CONTROLLER
3. EC MOTOR
4. SPRING TYPE VIBRATION ISOLATORS
5. OPERATON...

UNLESS NOTED OTHERWISE, SELECTIONS ARE BASED ON PRODUCTS BY GREENHECK OR MANUFACTURER NOTED.
EQUAL PRODUCTS: PENNBARRY, CARNES, COOK, ACME, TWIN CITY, AEROVENT, S & P USA PROVIDED THE PRODUCTS MEET OR EXCEEED THE SCHEDULED PERFORMANCE AND SPECIFICATIONS.

2

GRILLE, REGISTERS & DIFFUSERS

TAG	SERIES	CFM	DUTY	NECK SIZE	FACE SIZE	DAMPER	MATERIAL	TYPE	NOTES/ACCESSORIES
A	TDV	SEE DWGS	SUPPLY	SEE DWGS	24X24	NO	STEEL	SQUARE CONE CEILING DIFFUSER	1
B	50F	SEE DWGS	RETURN	SEE DWGS	SEE DWGS	NO	STEEL	1/2 x 1/2 x 1/2 CORE	
C	300RS	SEE DWGS	SUPPLY	SEE DWGS	SEE DWGS	NO	STEEL	DOUBLE DEFLECTION GRILLE	
D	350RS	SEE DWGS	RETURN	SEE DWGS	SEE DWGS	NO	STEEL	DOUBLE DEFLECTION GRILLE	
E	ML39	SEE DWGS	SUPPLY	SEE DWGS	SEE DWGS	NO	ALUMINUM	LINEAR SLOT DIFFUSER	2

NOTES (APPLY TO ALL DEVICES UNO):
A. REFER TO ARCHITECTURAL DRAWINGS FOR TYPE OF CEILING, SUSPENSION SYSTEM AND FINISHES WHERE DEVICE WILL BE MOUNTED. FRAME AND BORDER TYPE SHALL BE COMPATIBLE WITH ADJACENT SURFACES AND FINISHES.
B. FINISH SHALL BE MANUFACTURER'S STANDARD. REFER TO ACCESSORIES/NOTES FOR CUSTOM FINISHES, IF ANY. SUBMIT COLOR CHART WITH SHOP DRAWINGS.
C. WHEN A DAMPER IS CALLED FOR ABOVE AND THE DEVICE IS TO BE MOUNTED IN AN INACCESSIBLE CEILING, A REMOTE CABLE OPERATED BALANCING DAMPER SHALL BE INCLUDED.
D. FOR DRYWALL OR PLASTER CEILING INSTALLATION, PROVIDE PLASTER FRAME.
E. SELECTIONS SHALL BE BASED ON A MAXIMUM NC LEVEL OF 35.
F. SELECTIONS SHALL BE BASED ON A MAXIMUM PRESSURE DROP OF 0.10" WC INCLUDING THE DAMPER.

ACCESSORIES:
1. 18"x18" MODULE SIZE
2. (2) SLOTS, 1" SPACING, 4' LONG, SEE FLOOR PLAN FOR INLET SIZE, FACTORY INSULATED PLENUM.

SELECTIONS ARE BASED ON PRODUCTS BY: TITUS.
EQUAL COMMERCIAL PRODUCTS: KRUEGER, CARNES, ANEMOSTAT, TUTTLE & BAILEY, PRICE, METALAIRE, NAILOR.

JSE Jordan & Skala Engineers
555 17th Street, Suite 700 • Denver, CO 80202
p. 303.586.2375

Project Number: 23080390 Drawn By: SM Checked By: BJ

CO LAB ARCHITECTURE
9217 EASTMAN PARK DRIVE, UNIT 3
WINDSOR, COLORADO 80550

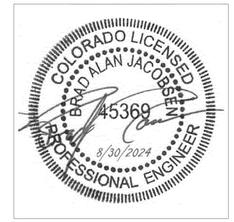
SUPERIOR CIVIC CENTER TENANT FINISH

TOWN OF SUPERIOR
2250 MAIN STREET, SUITE 1001, SUPERIOR, CO 80027

SD:
DD:
PERMIT: 4/17/2024
CD:

REV. #	DESCRIPTION	DATE
2	OWNER VE	8/30/24

C2023.016A



MECHANICAL SCHEDULES

DRAWN BY: SM CHECKED BY: BJ

M0.02

VENTILATION AIR SCHEDULE - IMC 2018

		DESCRIPTION	OCCUPANCY CLASSIFICATION	AREA, Az (FT2)	AREA OUTDOOR AIR RATE, Ra, PER TABLE 403.3.1.1 (CFM/FT2)	AREA OUTDOOR AIR, RaAz (CFM)	OCCUPANT DENSITY PER TABLE 403.3.1.1 (PEOPLE / 1000 FT2)	NUMBER OF OCCUPANTS, Pz = Az * OCCUPANT DENSITY (PEOPLE)	OCCUPANT OUTDOOR AIR RATE, Rp, PER TABLE 403.3.1.1 (CFM/ PERSON)	OCCUPANT OUTDOOR AIR, RpPz (CFM)	BREATHING ZONE OUTDOOR AIR, Vbz = RpPz + RaAz (CFM)	ZONE AIR DISTRIBUTION EFFECTIVENESS, Ez, PER TABLE IMC 2018	ZONE OUTDOOR AIR, Voz = Vbz/ Ez (CFM)	DESIGN SUPPLY AIR, Vpz (CFM)	ZONE OUTDOOR AIR FRACTION, Zpz = Voz/ Vpz	ZONE VENTILATION EFFICIENCY, Evz = 1+Xs-Zpz	NOTES
LEVEL 1	(E) AHU-CS1	MAKER SPACE	Day Room	474	0.06	28.44	30	14.22	5	71.1	99.54	0.8	124	620	0.20	0.94	
		KIDS AREA	Classrooms (ages 5–8)	419	0.12	50.28	25	10.475	10	104.75	155.03	0.8	194	555	0.35	0.79	
		STAFF OFFICE	Office space	115	0.06	6.9	5	0.575	5	2.875	9.775	0.8	12	140	0.09	1.05	
		STAFF OFFICE	Office space	96	0.06	5.76	5	0.48	5	2.4	8.16	0.8	10	135	0.08	1.07	
		STAFF OFFICE	Office space	96	0.06	5.76	5	0.48	5	2.4	8.16	0.8	10	125	0.08	1.06	
		FLEX / EVENT SPACE	Reception areas	125	0.06	7.5	30	3.75	5	18.75	26.25	0.8	33	600	0.05	1.09	
								SYSTEM POPULATION (Ps) =	30	People			UNCORRECTED OA (Vou = D*Σ(Rp*Pz) + Σ(Ra*Az) =	307	CFM		
								OCCUPANT DIVERSITY (D=Ps/Total Pz) =	1.00				TOTAL REQUIRED OUTDOOR AIR (Vot = Vou/Ev) =	383	CFM		
								MAXIMUM ZONE PRIMARY OUTDOOR AIR FRACTION (MAX Zpz) =	0.35				DESIGN OUTDOOR AIR =	400	CFM		
								SYSTEM VENTILATION EFFICIENCY (Ev,) =	0.80				DESIGN COMPLIES WITH CODE REQUIREMENTS:	YES			
								SYSTEM PRIMARY AIRFLOW (Vps) =	2,175	CFM			DESIGN EXCEEDS MINIMUM CODE REQUIREMENTS BY:	4%			
								AVERAGE OUTDOOR AIR FRACTION (Xs = Vou/Vps) =	0.14								
LEVEL 1	(E) AHU-CS2	OFFICE HALL	Office space	155	0.06	9.3	5	0.775	5	3.875	13.175	0.8	16	195	0.08	1.07	
		FLEX / EVENT SPACE	Lobbies/prefunction	1157	0.06	69.42	30	34.71	7.5	260.325	329.745	0.8	412	1,980	0.21	0.95	
								SYSTEM POPULATION (Ps) =	35	People			UNCORRECTED OA (Vou = D*Σ(Rp*Pz) + Σ(Ra*Az) =	343	CFM		
								OCCUPANT DIVERSITY (D=Ps/Total Pz) =	1.00				TOTAL REQUIRED OUTDOOR AIR (Vot = Vou/Ev) =	364	CFM		
								MAXIMUM ZONE PRIMARY OUTDOOR AIR FRACTION (MAX Zpz) =	0.21				DESIGN OUTDOOR AIR =	375	CFM		
								SYSTEM VENTILATION EFFICIENCY (Ev,) =	0.94				DESIGN COMPLIES WITH CODE REQUIREMENTS:	YES			
								SYSTEM PRIMARY AIRFLOW (Vps) =	2,175	CFM			DESIGN EXCEEDS MINIMUM CODE REQUIREMENTS BY:	3%			
								AVERAGE OUTDOOR AIR FRACTION (Xs = Vou/Vps) =	0.16								
LEVEL 2	PTHP-1	STAFF OFFICE	Office space	200	0.06	12	5	1	5	5	17	0.8	21	400	0.05	-	3
								SYSTEM POPULATION (Ps) =	1	People							
								OCCUPANT DIVERSITY (D=Ps/Total Pz) =	1.00				TOTAL REQUIRED OUTDOOR AIR (Vot = Voz)	21	CFM		
													DESIGN OUTDOOR AIR =	25	CFM		
													DESIGN COMPLIES WITH CODE REQUIREMENTS:	YES			
													DESIGN EXCEEDS MINIMUM CODE REQUIREMENTS BY:	18%			
LEVEL 2	VTHP-1	BREAK ROOM	Office space	365	0.06	21.9	5	1.825	5	9.125	31.025	0.8	39	400	0.10	-	3
								SYSTEM POPULATION (Ps) =	2	People							
								OCCUPANT DIVERSITY (D=Ps/Total Pz) =	1.00				TOTAL REQUIRED OUTDOOR AIR (Vot = Voz)	39	CFM		
													DESIGN OUTDOOR AIR =	40	CFM		
													DESIGN COMPLIES WITH CODE REQUIREMENTS:	YES			
													DESIGN EXCEEDS MINIMUM CODE REQUIREMENTS BY:	3%			
LEVEL 2	(E) AHU-CS3	BACKSTAGE OFFICE	Office space	135	0.06	8.1	5	0.675	5	3.375	11.475	0.8	14	150	0.10	1.13	
		BACKSTAGE STORAGE	Storage rooms	127	0.12	15.24	0	0	0	0	15.24	0.8	19	100	0.19	1.03	
		BACKSTAGE HALL	Corridors	115	0.06	6.9	0	0	0	0	6.9	0.8	9	145	0.06	1.16	
		CONFERENCE ROOM	Conference rooms	342	0.06	20.52	50	17.1	5	85.5	106.02	0.8	133	700	0.19	1.03	
		EVENT SPACE	Lobbies/prefunction	871	0.06	52.26	30	26.13	7.5	195.975	248.235	0.8	310	720	0.43	0.79	
		LOUNGE AREA	Lobbies/prefunction	325	0.06	19.5	30	9.75	7.5	73.125	92.625	0.8	116	360	0.32	0.90	
								SYSTEM POPULATION (Ps) =	54	People			UNCORRECTED OA (Vou = D*Σ(Rp*Pz) + Σ(Ra*Az) =	480	CFM		
								OCCUPANT DIVERSITY (D=Ps/Total Pz) =	1.00				TOTAL REQUIRED OUTDOOR AIR (Vot = Vou/Ev) =	608	CFM		
								MAXIMUM ZONE PRIMARY OUTDOOR AIR FRACTION (MAX Zpz) =	0.43				DESIGN OUTDOOR AIR =	620	CFM		
								SYSTEM VENTILATION EFFICIENCY (Ev,) =	0.79				DESIGN COMPLIES WITH CODE REQUIREMENTS:	YES			
								SYSTEM PRIMARY AIRFLOW (Vps) =	2,175	CFM			DESIGN EXCEEDS MINIMUM CODE REQUIREMENTS BY:	2%			
								AVERAGE OUTDOOR AIR FRACTION (Xs = Vou/Vps) =	0.22								
LEVEL 2	(E) AHU-CS4	EVENT SPACE	Lobbies/prefunction	871	0.06	52.26	30	26.13	7.5	195.975	248.235	0.8	310	1,800	0.17	0.98	
		LOUNGE AREA	Lobbies/prefunction	325	0.06	19.5	30	9.75	7.5	73.125	92.625	0.8	116	375	0.31	0.85	
								SYSTEM POPULATION (Ps) =	36	People			UNCORRECTED OA (Vou = D*Σ(Rp*Pz) + Σ(Ra*Az) =	341	CFM		
								OCCUPANT DIVERSITY (D=Ps/Total Pz) =	1.00				TOTAL REQUIRED OUTDOOR AIR (Vot = Vou/Ev) =	402	CFM		
								MAXIMUM ZONE PRIMARY OUTDOOR AIR FRACTION (MAX Zpz) =	0.31				DESIGN OUTDOOR AIR =	410	CFM		
								SYSTEM VENTILATION EFFICIENCY (Ev,) =	0.85				DESIGN COMPLIES WITH CODE REQUIREMENTS:	YES			
								SYSTEM PRIMARY AIRFLOW (Vps) =	2,175	CFM			DESIGN EXCEEDS MINIMUM CODE REQUIREMENTS BY:	2%			
								AVERAGE OUTDOOR AIR FRACTION (Xs = Vou/Vps) =	0.16								

Notes:

1. UNIT OPERATES IN COOLING MODE ONLY OR SUPPLY AIR TEMPERATURE IS LESS THAN 15 DEG. F ABOVE THE SPACE TEMPERATURE. THE 150 FPM SUPPLY JET REACHES WITHIN 4'-6" OF THE FINISHED FLOOR.
2. OUTSIDE AIR IS PRECONDITIONED AND SUPPLIED DIRECTLY TO THE SPACE AT ROOM TEMPERATURE WITH THE 150 FPM SUPPLY JET REACHING WITHIN 4'-6" OF THE FINISHED FLOOR.
3. UNIT SERVES ONLY ONE VENTILATION ZONE; Ev DOES NOT APPLY.

WALL LOUVERS

TAG	MODEL NUMBER	TYPE	DUTY	DEPTH (INCHES)	FACE AREA WxH (INCHES)	MIN FREE AREA (SF)	CFM	MAX PRESSURE DROP (IN WC)	INTERLOCKED WITH	ACTUATOR TYPE	MATERIAL	ACCESSORIES/ REMARKS
WL 1	ESD-635	STATIONARY	EXHAUST	6	18X12	0.43	350	0.1	EF-1	ELECTRIC	ALUMINUM	1, 2, 3

NOTES (APPLY TO ALL LOUVERS):
A. FINAL COLOR SELECTION SHALL BE MADE BY ARCHITECT AT TIME OF SHOP DRAWINGS APPROVAL.
B. ALL LOUVERS SHALL BE AMCA CERTIFIED FOR AIR PERFORMANCE AND WATER PENETRATION.
C. ALL INTAKE LOUVERS SHALL BE PROTECTED BY SCREENS. RESIDENTIAL: NOT <1/4" AND NOT >1/2"; COMMERCIAL: >1/4" AND NOT >1" .

ACCESSORIES/REMARKS:
1. MOTORIZED DAMPER BEHIND LOUVER
2. ALUMINUM BIRD SCREEN (1/4" x 1/4" SQUARE MESH WIRE, 0.047" THICK)
3. BAKED ENAMEL FINISH

SELECTIONS ARE BASED ON GREENHECK.
EQUAL PRODUCTS: AIROLITE, ARROW, CARNES, CONSTRUCTION SPECIALTIES, LOUVERS & DAMPERS, POTTORFF, RUSKIN, SAFE-AIR DOWCO.

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Project Number: 23080390 Drawn By: SM Checked By: BJ

CCLAB ARCHITECTURE
9217 EASTMAN PARK DRIVE, UNIT 3
WINDSOR, COLORADO 80550

SUPERIOR CIVIC CENTER
TENANT FINISH

TOWN OF SUPERIOR
2250 MAIN STREET, SUITE 1001, SUPERIOR, CO 80027

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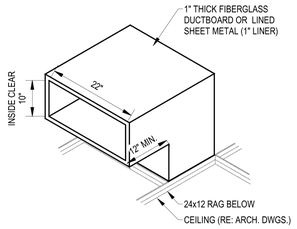
CALCULATIONS & SCHEDULES

DRAWN BY: SM CHECKED BY: BJ

M0.03

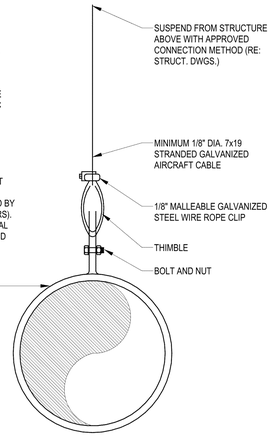


NOTE:
1. 24X12 RAG SHOWN. FOR 24X24 RAG, INCREASE DROP TO 22X22 AND ELBOW TO 22X10 (RE: GRILLES, REGISTERS, AND DIFFUSER SCHEDULE).

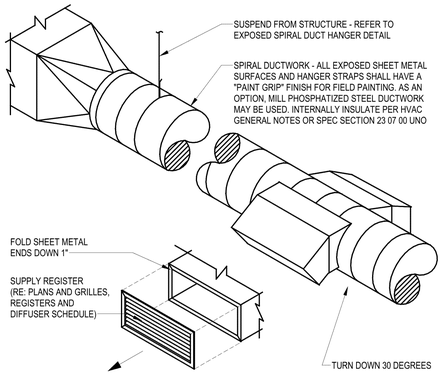
RETURN AIR GRILLE WITH SOUND BOOT DETAIL
SCALE: NTS

SPIRAL DUCTWORK - ALL EXPOSED SHEET METAL SURFACES (SA & RA) AND HANGAR STRAPS SHALL HAVE A "PAINT GRIP" FINISH FOR FIELD PAINTING. AS AN OPTION, MILL PHOSPHATIZED STEEL DUCTWORK MAY BE USED. INTERNALLY INSULATE PER HVAC GENERAL NOTES OR SPEC SECTION 23 07 00 UNO

NOTES:
1. DETAIL SHOWN APPLIES TO 18"Ø MAXIMUM DUCT SIZE. FOR LARGER SIZES REFER TO SMACNA HVAC DUCT CONSTRUCTION STANDARDS.
2. PAINT COLOR SHALL BE SELECTED BY THE ARCHITECT (PAINTING BY OTHERS).
3. COORDINATE WITH ARCHITECTURAL DRAWINGS FOR EXACT LOCATION AND HEIGHT OF EXPOSED DUCTWORK.

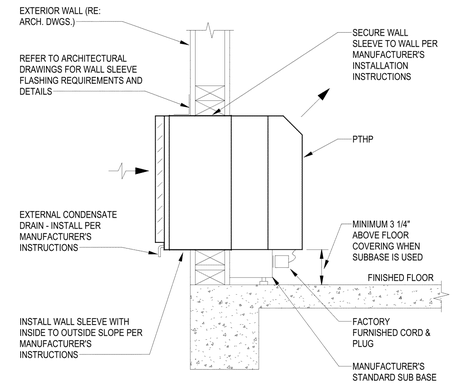


EXPOSED SPIRAL DUCT HANGER DETAIL
SCALE: NTS

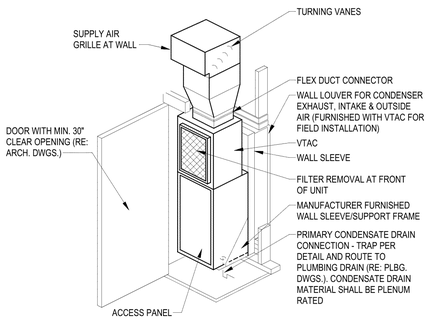


NOTES:
1. PAINT COLOR SHALL BE SELECTED BY THE ARCHITECT.
2. PAINTING BY OTHERS. COORDINATE WITH ARCHITECTURAL DWGS.

SPIRAL DUCT SUPPLY REGISTER DETAIL
SCALE: NTS



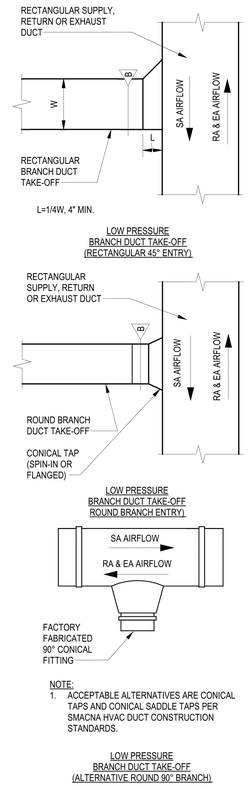
PACKAGED TERMINAL HEAT PUMP DETAIL
SCALE: NTS



NOTES:
1. A MINIMUM OF 6" CLEARANCE IS REQUIRED BETWEEN THE FRONT OF THE UNIT AND THE INSIDE OF THE DOOR. SEE MANUFACTURER'S LITERATURE FOR OTHER REQUIRED CLEARANCES.
2. IF USED, BALANCE OUTSIDE AIR DAMPER TO AIR QUANTITY SCHEDULED.
3. PROVIDE CONDENSATE OVERFLOW PROTECTION WITH A WATER LEVEL DETECTION DEVICE WIRED TO SHUT THE UNIT DOWN UPON DETECTION OF LIQUID.

PACKAGED VERTICAL TERMINAL HEAT PUMP
SCALE: NTS

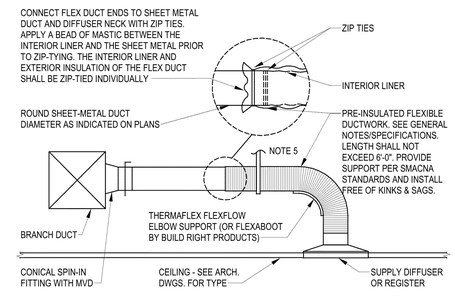
2



NOTE:
1. ACCEPTABLE ALTERNATIVES ARE CONICAL TAPS AND CONICAL SADDLE TAPS PER SMACNA HVAC DUCT CONSTRUCTION STANDARDS.

LOW PRESSURE BRANCH DUCT TAKE-OFF (ALTERNATIVE ROUND 90° BRANCH)

BRANCH DUCT TAKE-OFF DETAIL
SCALE: NTS



NOTES:
1. TAPES AND MASTICS USED TO SEAL FIBROUS GLASS DUCTWORK SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL 181A AND SHALL BE MARKED "181 A-P" FOR PRESSURE-SENSITIVE TAPE, "181 A-M" FOR MASTIC OR "181 A-H" FOR HEAT-SENSITIVE TAPE.
2. TAPES AND MASTICS USED TO SEAL METALLIC AND FLEXIBLE AIR DUCTS SHALL COMPLY WITH UL 181B AND SHALL BE MARKED "181 B-FX" FOR PRESSURE-SENSITIVE TAPE OR "181 B-M" FOR MASTIC.
3. MECHANICAL FASTENERS FOR USE WITH FLEXIBLE NONMETALLIC AIR DUCTS SHALL COMPLY WITH UL 181B AND SHALL BE MARKED "181 B-C".
4. ZIP TIES SHALL BE PLENUM RATED. INSTALL ZIP TIES USING A TENSIONING TOOL PER MANUFACTURER'S RECOMMENDATIONS. ZIP TIES ARE NOT ACCEPTABLE FOR USE AS DUCT HANGERS.
5. 1" (MIN.) WIDE HANGER STRAP. WIRE ALONE IS NOT AN ACCEPTABLE HANGER MEANS.

COMMERCIAL FLEXIBLE DUCT TAKE-OFF DETAIL
SCALE: NTS

COLLAB ARCHITECTURE
9217 EASTMAN PARK DRIVE, UNIT 3
WINDSOR, COLORADO 80550

SUPERIOR CIVIC CENTER TENANT FINISH

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MECHANICAL DETAILS

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p. 303.586.2375

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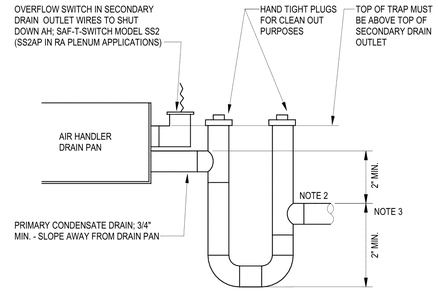
2



NOTES:
1. ALL PIPING LOCATED WITHIN A RETURN AIR PLENUM MUST MEET FLAME SPREAD/SMOKE DEVELOPED RATINGS OF 25/50.
2. SLOPE PIPING DOWN TOWARDS PLUMBING DRAIN AT A MINIMUM OF 1/4" PER FT.
3. TRAP HEIGHT DIMENSIONS ARE BASED ON CARRIER MODEL FMA4. ADJUST AS REQUIRED PER INSTALLED EQUIPMENT MANUFACTURER'S RECOMMENDATIONS.
4. AS AN ALTERNATE TO THE OVERFLOW SWITCH IN THE SECONDARY DRAIN OUTLET, THE AIR HANDLER MAY HAVE A FLOAT SWITCH IN THE PRIMARY DRAIN PAN.

RESIDENTIAL CONDENSATE DRAIN TRAP DETAIL

SCALE: NTS

CO LAB ARCHITECTURE
9217 EASTMAN PARK DRIVE, UNIT 3
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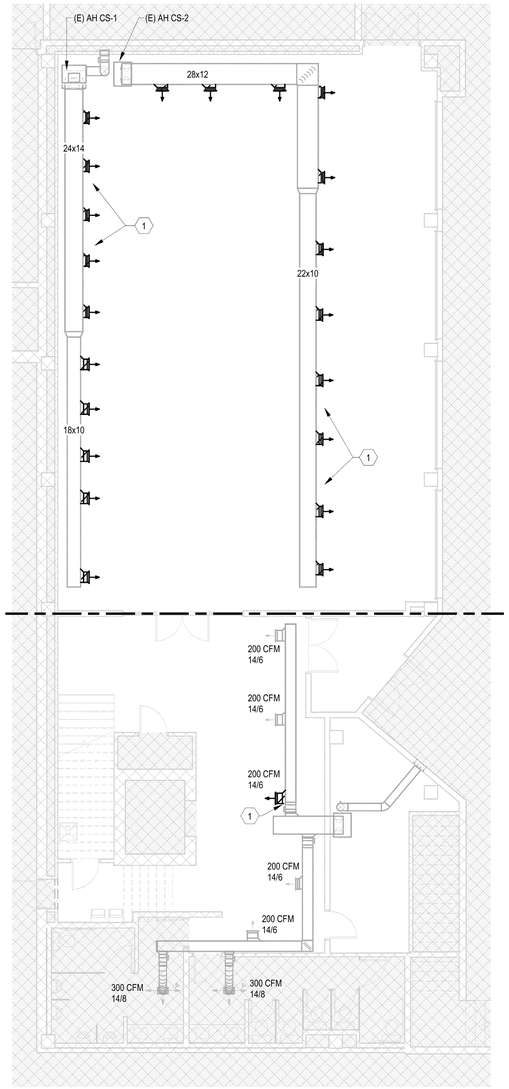
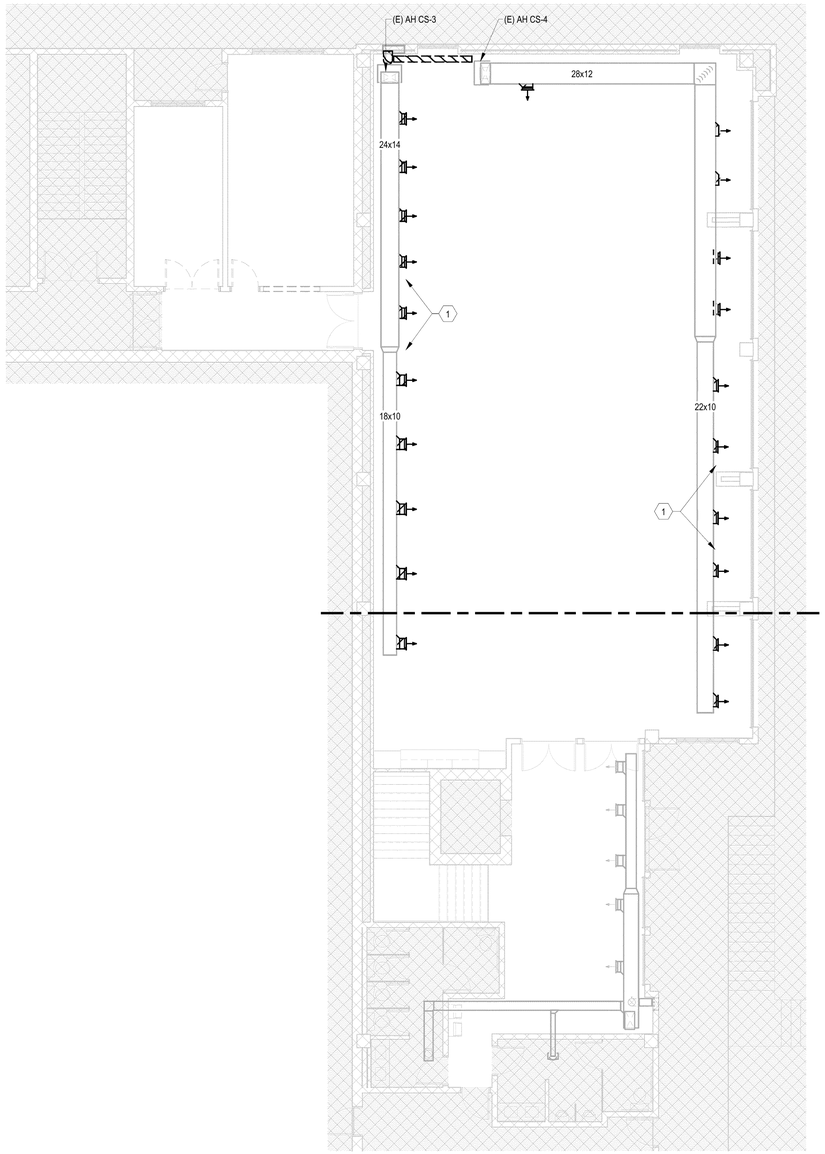
KEYNOTES	
1	REMOVE EXISTING AIR DEVICE AND TAKEOFF. PATCH AND SEAL HOLE IN DUCT.



1 LOWER LEVEL HVAC DEMOLITION PLAN

Scale: 1/8" = 1'-0"



2 UPPER LEVEL HVAC DEMOLITION PLAN

Scale: 1/8" = 1'-0"

COLLAB ARCHITECTURE

9217 EASTMAN PARK DRIVE, UNIT 3
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SUPERIOR CIVIC CENTER TENANT FINISH

TOWN OF SUPERIOR

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PROFESSIONAL ENGINEER

DEMOLITION PLANS

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2 M1.11

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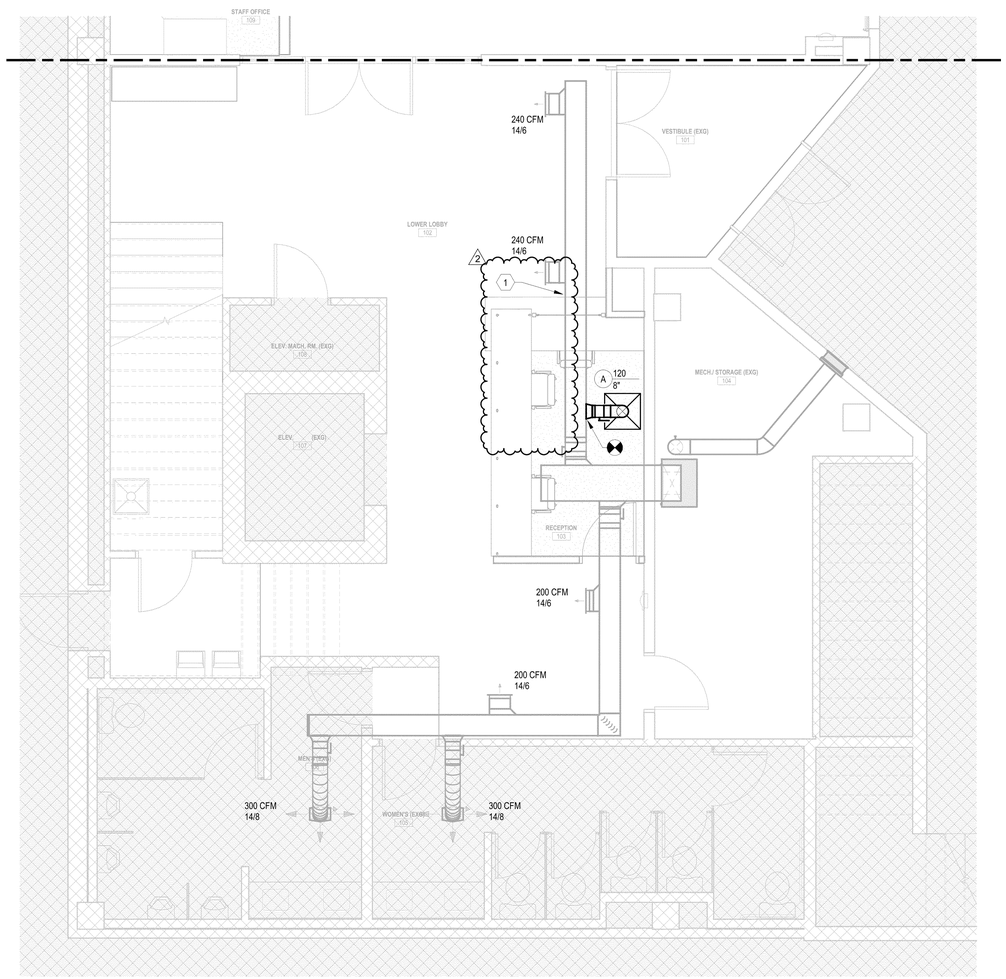
Project Number: 23080390 Drawn By: SM Checked By: BJ

KEYNOTES

2 1 RE-BALANCE HVAC SYSTEM TO NEW AIRFLOWS SHOWN.



NORTH 1 LOWER LEVEL HVAC PLAN - SOUTH

Scale: 1/4" = 1'-0"

CO LAB ARCHITECTURE

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WINDSOR, COLORADO 80550

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LOWER LEVEL ENLARGED FLOOR PLANS

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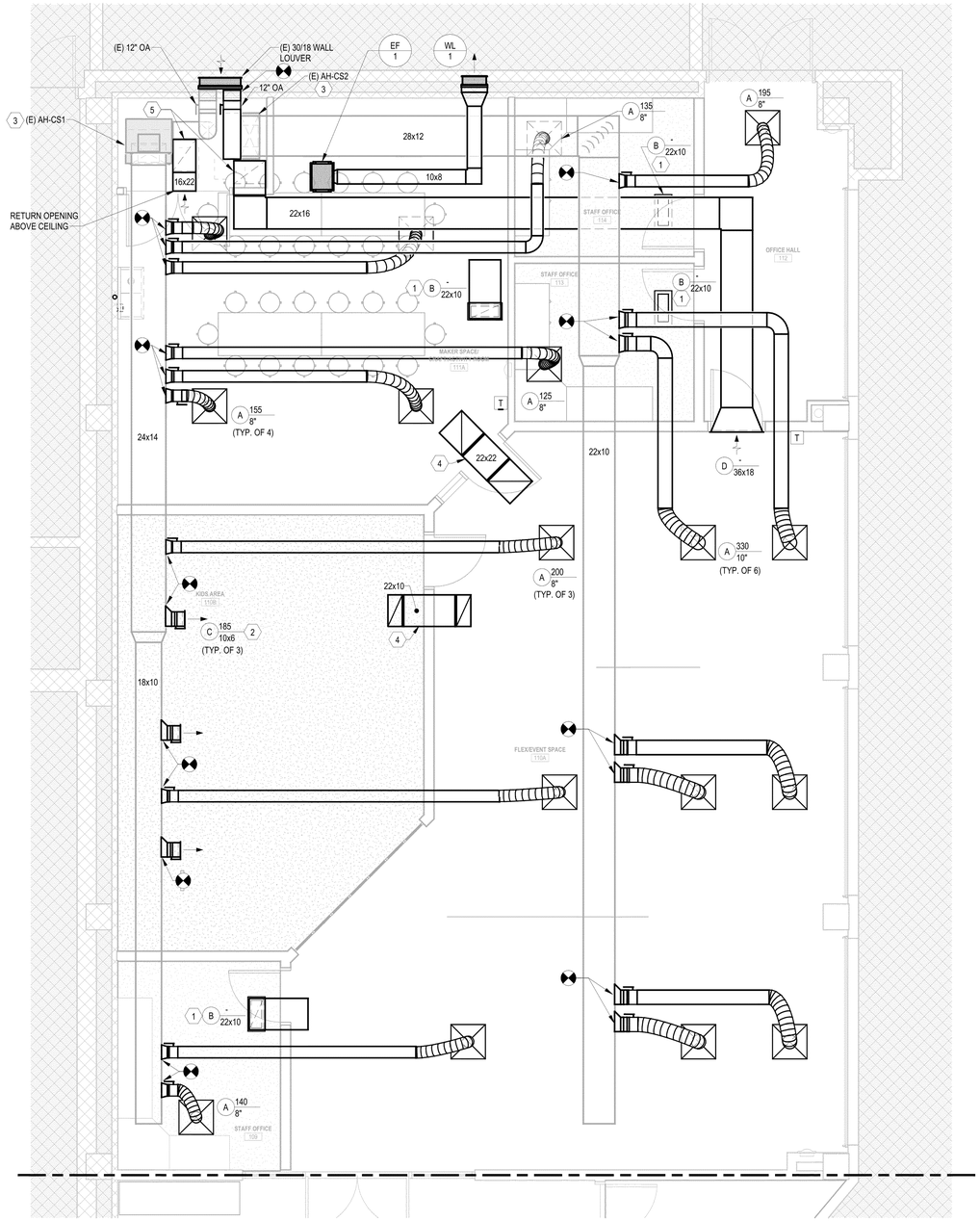
555 17th Street, Suite 700 • Denver, CO 80202
p. 303.586.2375

Project Number: 23080390 Drawn By: SM Checked By: BJ

M1.22

KEYNOTES	
1	PROVIDE SOUND BOOT FOR RETURN GRILLE; RE: SOUND BOOT DETAIL.
2	ANGLE AIR DEVICES DOWN AT 45-DEGREES.
3	SIZE CONDENSATE DRAIN PER MANUFACTURER RECOMMENDATIONS AND BASED ON TONNAGE; ROUTE TO NEARBY APPROVED PLUMBING DRAIN LOCATION.
4	PROVIDE SOUND TRANSFER BOOT; RE: SIZE SHOWN ON PLANS.
5	ROUTE NEW RETURN DUCT DOWN TO EXISTING AIR HANDLING UNIT; MODIFY EXISTING FILTER BOX TO ACCOMMODATE NEW RETURN DUCT. TIE-IN OUTSIDE AIR DUCT TO RETURN.



NORTH 1 LOWER LEVEL HVAC PLAN - NORTH

Scale: 1/4" = 1'-0"

COLAB ARCHITECTURE

9217 EASTMAN PARK DRIVE, UNIT 3
WINDSOR, COLORADO 80550

SUPERIOR CIVIC CENTER TENANT FINISH

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LOWER LEVEL ENLARGED FLOOR PLANS

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2 M1.23

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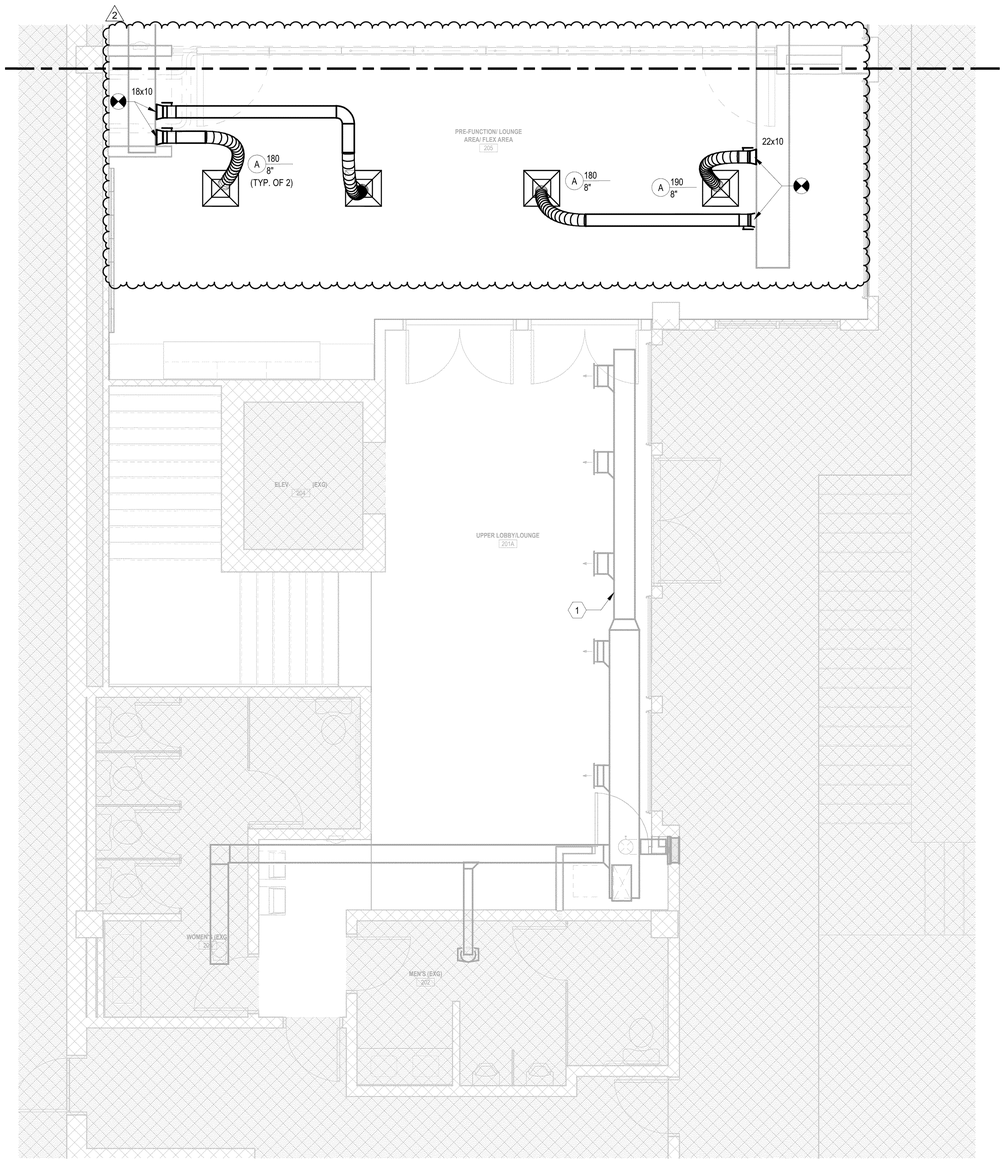
Project Number: 23080380 Drawn By: SM Checked By: BJ

KEYNOTES	
1	EXISTING AIR HANDLING SYSTEM TO REMAIN.



NORTH

1 UPPER LEVEL HVAC PLAN - SOUTH

Scale: 1/4" = 1'-0"

CO LAB ARCHITECTURE

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UPPER LEVEL ENLARGED FLOOR PLANS

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p. 303.586.2375

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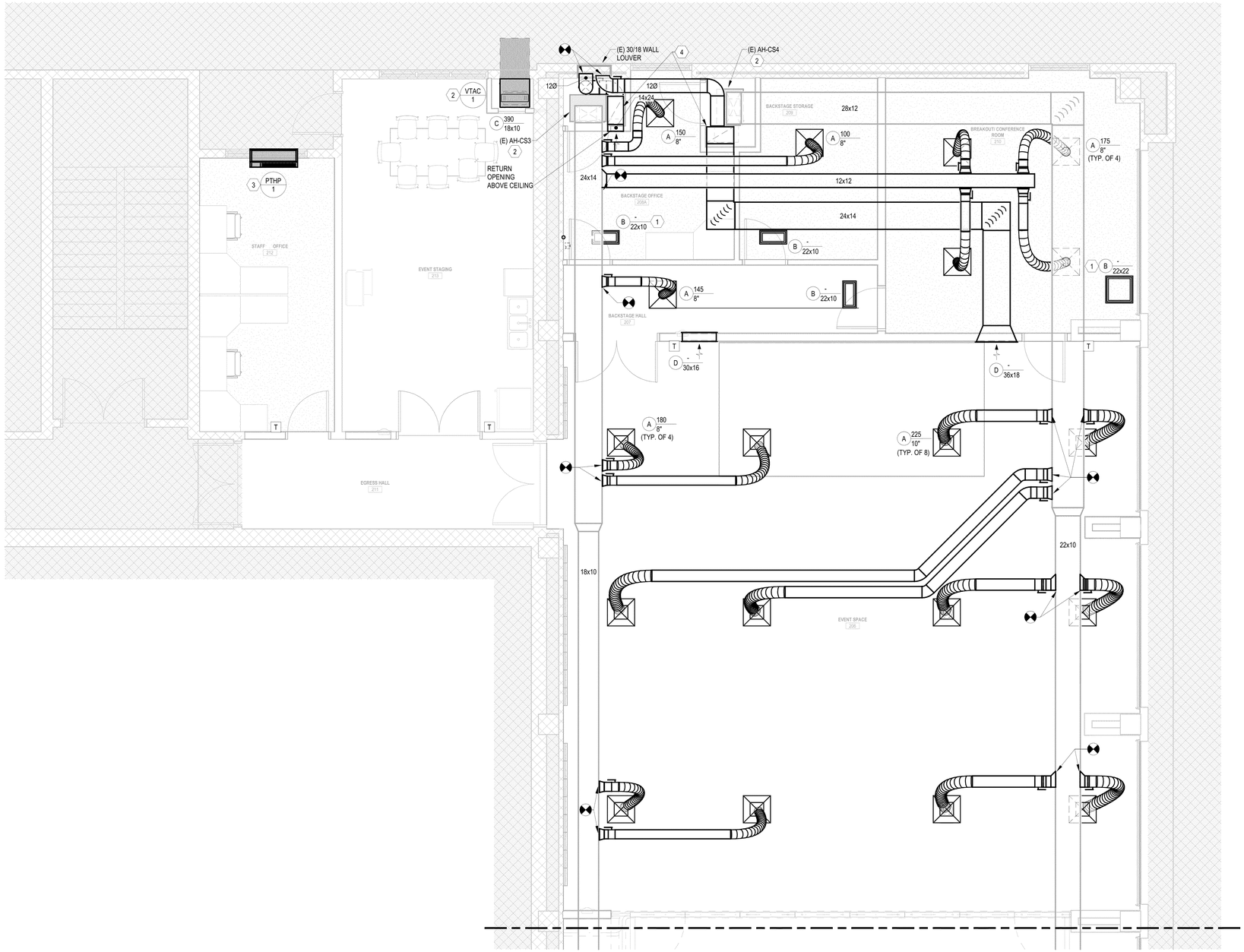
KEYNOTES	
1	PROVIDE SOUND BOOT FOR RETURN GRILLE; RE: SOUND BOOT DETAIL.
2	SIZE CONDENSATE DRAIN PER MANUFACTURER RECOMMENDATIONS AND BASED ON TONNAGE; ROUTE TO NEARBY APPROVED PLUMBING DRAIN LOCATION.
3	PROVIDE CONDENSATE DRAIN KIT AND ROUTE TO NEARBY APPROVED PLUMBING DRAIN LOCATION.
4	ROUTE NEW RETURN DUCT DOWN TO EXISTING AIR HANDLING UNIT; MODIFY EXISTING FILTER BOX TO ACCOMMODATE NEW RETURN DUCT. TIE-IN OUTSIDE AIR DUCT TO RETURN.



NORTH 1 UPPER LEVEL HVAC PLAN - NORTH

Scale: 1/4" = 1'-0"

COLAB ARCHITECTURE

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BRAD ALAN JACOBSEN
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8/30/2024
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UPPER LEVEL ENLARGED FLOOR PLANS

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Project Number: 23080380 Drawn By: SM Checked By: BJ

ABBREVIATIONS

Ø	ROUND	LVR	LOUVER
ABV	ABOVE	MAX	MAXIMUM
AC	ABOVE CEILING	MBH	ONE THOUSAND BTU PER HOUR
AD	AREA DRAIN	MCF	ONE THOUSAND CUBIC FEET
ADD	ADDENDUM	MD	MOTORIZED DAMPER
AFF	ABOVE FINISHED FLOOR	MECH	MECHANICAL
AFUE	ANNUAL FUEL UTILIZATION EFFICIENCY	MFR	MANUFACTURER
ALT	ALTERNATE	MIN	MINIMUM
AP	ACCESS PANEL	MISC	MISCELLANEOUS
ARCH	ARCHITECT/ARCHITECTURAL	MTR	MOTOR
BFF	BELOW FINISHED FLOOR	NC	NORMALLY CLOSED
BLW	BELOW	NIC	NOT IN CONTRACT
BTU	BRITISH THERMAL UNITS	NO	NORMALLY OPEN
BTUH	BRITISH THERMAL UNITS PER HOUR	NTS	NOT TO SCALE
CAP	CAPACITY	O	OXYGEN
CB	CATCH BASIN	ORD	OVERFLOW ROOF DRAIN
CLG	CEILING	PD	PRESSURE DROP
CO	CLEAN OUT	PIV	POST INDICATOR VALVE
CW	COLD WATER	PLBG	PLUMBING
D	DEGREE	PRESS	PRESSURE
DIA	DIAMETER	PRV	PRESSURE REDUCING VALVE
DN	DOWN	PSI	POUNDS PER SQUARE INCH
EA	EACH	PSIG	POUNDS PER SQUARE INCH GAUGE
ELEC	ELECTRICAL	PWR	POWER
EQUIP	EQUIPMENT	RD	ROOF DRAIN
EWC	ELECTRIC WATER COOLER	REC	RECESSED
EXIST	EXISTING	RED	REDUCER
F	DEGREES FAHRENHEIT	RM	ROOM
FCO	FLOOR CLEAN OUT	RPM	REVOLUTIONS PER MINUTE
FD	FLOOR DRAIN	RW	RAIN WATER
FD	FIRE DAMPER	SF	SQUARE FOOT
FDV	FIRE DEPARTMENT VALVE	SAN	SANITARY
FL	FLOOR	SF	SQUARE FOOT
FO	FUEL OIL	SM	SURFACE MOUNT
FOV	FUEL OIL VENT	SP	STANDPIPE
FOR	FUEL OIL RETURN	SP	STATIC PRESSURE
FOS	FUEL OIL SUPPLY	STM	STEAM
FPM	FEET PER MINUTE	TD	TEMPERATURE DROP
FS	FLOOR SINK	TDR	TRENCH DRAIN
FT	FOOT/FEET	TEMP	TEMPERATURE
GAL	GALLON	TYP	TYPICAL
GC	GENERAL CONTRACTOR	UG	UNDERGROUND
GPM	GALLONS PER MINUTE	VAC	VACUUM
GW	GREASE WASTE	V	VENT
HB	HOSE BIB	VENT	VENTILATION
HP	HORSE POWER	VTR	VENT THROUGH ROOF
HTG	HEATING	W	WASTE
HTR	HEATER	WCO	WALL CLEAN OUT
HW	HOT WATER	WH	WALL HYDRANT
HYD	HYDRANT		
ID	INDIRECT		
IN	INCH		
INV	INVERT		
LB	POUND		
LP	LOW PRESSURE		
LPG	LIQUEFIED PETROLEUM GAS		

EQUIPMENT ABBREVIATIONS

AC	AIR CONDITIONING UNIT	ET	EXPANSION TANK
ACCU	AIR COOLING CONDENSING UNIT	FCU	FAN COIL UNIT
AHU	AIR HANDLING UNIT	FP	FIRE PUMP
AS	AIR SEPARATOR	GI	GREASE INTERCEPTOR
B	BOILER	GRV	GRAVITY ROOF VENTILATOR
CH	CHILLER	HWP	HEATING WATER PUMP
CT	COOLING TOWER	HRU	HEAT RECOVERY UNIT
CUH	CABINET UNIT HEATER	PRV	POWER ROOF VENTILATOR
CHWP	CHILLED WATER PUMP	RE	RETURN/EXHAUST FAN
DBP	DOMESTIC WATER BOOSTER PUMP	RTU	ROOFTOP UNIT
DC	DUCT MOUNTED COIL	SP	SUMP PUMP
DCP	DOMESTIC WATER CIRCULATING PUMP	UH	UNIT HEATER
EF	EXHAUST FAN	WHE	WATER HEATER (ELECTRIC)
EDC	ELECTRIC DUCT COIL	WHG	WATER HEATER (GAS)

DEMOLITION ABBREVIATIONS

(E)	EXISTING TO REMAIN	(N)	NEW
(ER)	EXISTING TO REMAIN	(R)	REMOVE
		(R/R)	REMOVE AND REPLACE

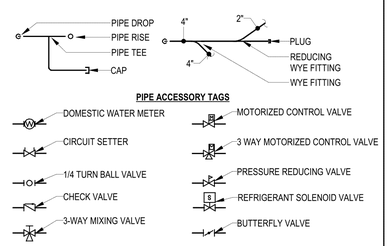
GENERAL SYMBOLS

- REVISION NUMBER - SHOWN ON PLANS
- POINT WHERE NEW CONNECTS TO EXISTING
- NUMBER OF DETAIL ON SHEET
- NUMBER OF SHEET WHERE DETAIL APPEARS
- KEYNOTE
- CONTINUATION SYMBOL
- ROOM NAME AND NUMBER
- ITEM TO BE DEMOLISHED
- AREA NOT IN CONTRACT
- PIPE SIZE TAG (DIAMETER)
- ABOVE GROUND PIPING
- PIPE SLOPE TAG
- BELOW GROUND PIPING
- PIPE INVERT ELEVATION TAG
- EXISTING PIPE TAG
- PIPING BEING DEMOLISHED
- PIPING WITH HEAT TRACE

PIPING SYMBOLS

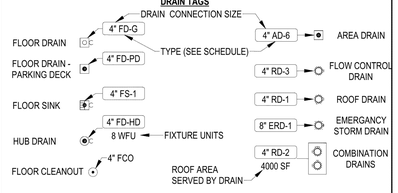
- CD — CONDENSATE DRAINAGE
- CW — DOMESTIC COLD WATER
- HW — HOT WATER
- R — HOT WATER RECIRCULATION
- V — SANITARY VENT
- SAN — SANITARY WASTE

PLUMBING SYMBOLS



PIPE ACCESSORY TAGS

DRAIN TAGS



PLUMBING SHEET INDEX

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PLUMBING GENERAL NOTES

1. THE PLUMBING SYSTEMS INSTALLATION SHALL CONFORM WITH THE REQUIREMENTS OF THE 2021 INTERNATIONAL] PLUMBING CODE, THE 2021 INTERNATIONAL BUILDING CODE, THE 2021 INTERNATIONAL FUEL GAS CODE, THE 2021 INTERNATIONAL ENERGY CONSERVATION CODE, STATE AND LOCAL AMENDMENTS, NFPA 54, NFPA 101, UNDERWRITERS LABORATORIES (OR ETL) AND ALL APPLICABLE LOCAL CODES AND ORDINANCES.
2. REFER TO ARCHITECTURAL DRAWINGS FOR EXACT LOCATIONS AND ELEVATIONS OF ALL PLUMBING FIXTURES..
3. ALL PIPING ABOVE GRADE SHALL BE PROPERLY SUPPORTED FROM THE BUILDING STRUCTURE AND SHALL NOT REST ON OR BE SUPPORTED FROM CEILING TILES. NON-CORROSIVE HANGERS SHALL BE PROVIDED IN DAMP ENVIRONMENTS, SUCH AS PUMP ROOMS AND POOL EQUIPMENT ROOMS.
4. WATER PIPING ROUTED ABOVE CEILING AND IN EXTERIOR WALLS SHALL BE ROUTED ON HEATED SIDE (UNDERSIDE) OF CEILING INSULATION AND HEATED SIDE (INSIDE) OF WALL INSULATION.
5. ALL PIPING, P-TRAPS, AND CONDENSATE DRAINAGE SUBJECT TO FREEZING SHALL BE INSULATED AND HEAT TRACED.
6. ALL PIPING, P-TRAPS, AND CONDENSATE DRAINAGE SUBJECT TO FREEZING SHALL BE INSTALLED IN A HEATED PLENUM. REFER TO MECHANICAL DRAWINGS.
7. ALL PLUMBING EQUIPMENT, CONDENSATE DRAINAGE, SANITARY, STORM, AND WATER PIPING SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND THE LOCAL AHJ REQUIREMENTS.
8. SANITARY DRAINAGE AND STORM DRAINAGE PIPING SHALL BE SLOPED AS REQUIRED BY CODE. VENT PIPING SHALL BE GRADED BACK TO DRAINAGE PIPE IT SERVES.
9. TOPS OF ALL FLOOR DRAINS AND CLEANOUTS SHALL BE SET FLUSH WITH FINISHED FLOOR.
10. TRAP PRIMERS ARE TO BE PROVIDED ON ALL FLOOR DRAINS AND HUB DRAINS. TP "A" AUTOMATIC TRAP PRIMERS ARE TO BE PROVIDED IN ALL REQUIRED LOCATIONS. TRAP GUARDS COMPLYING TO ASSE 1072, AS MANUFACTURED BY SURESEAL OR EQUAL, MAY BE USED IN LIEU OF TRAP PRIMERS IF ALLOWABLE BY THE AHJ.
11. PLUMBING PIPING SHALL NOT BE INSTALLED IN ELECTRICAL ROOMS, CLOSETS, TELEPHONE ROOMS, OR ELEVATOR EQUIPMENT ROOMS EXCEPT PIPING SERVING THAT SPECIFIC ROOM, ELECTRICAL EQUIPMENT, ETC. PER THE NATIONAL ELECTRICAL CODE ARTICLE 110.
12. ROUTING OF PIPING SHALL BE COORDINATED WITH THE ELECTRICAL CONTRACTOR AND ALL OTHER TRADES DURING THE SUBMITTAL AND LAYOUT PHASE. PIPING SHALL NOT BE ROUTED THROUGH THE DEDICATED ELECTRICAL SPACE ABOVE EACH LOAD CENTER.
13. PROVIDE ACCESS PANELS IN NON-ACCESSIBLE CEILINGS AND IN WALL STRUCTURE TO ALLOW ADEQUATE ROOM FOR MAINTENANCE OF EQUIPMENT AND BALANCING OF SYSTEMS. ACCESS PANELS IN CEILING AND WALLS SHALL BE PROVIDED WHERE SHOWN ON THE DRAWINGS OR NECESSARY TO ACCESS VALVES, WATER HAMMER ARRESTORS, TRAP PRIMERS, STRAINERS, ETC. COORDINATE EXACT LOCATION OF ALL ACCESS PANELS WITH THE ARCHITECT DURING THE SHOP DRAWING PROCESS.
14. LOCATE ALL SECTIONAL OR MAIN CONTROL VALVES WITHIN 1'-0" FROM ACCESS PANELS, CEILING TILES, OR OTHER POINTS OF ACCESS.
15. ALL COLD WATER, HOT WATER AND DRAIN PIPING AT HANDICAPPED FIXTURES SHALL BE INSULATED WITH ASME A112.18.9 COMPLIANT INSULATION KITS, PLUMBEREX HANDY SHIELD MAXX INSULATION KITS OR EQUAL.
16. PROVIDE ASSE 1010 COMPLIANT WATER HAMMER ARRESTORS SIZED PER PDI STANDARD WH201 ON ALL DOMESTIC WATER SUPPLIES SERVING FLUSH VALVE FIXTURES, WASHING MACHINES SUPPLIES, ICE MAKER SUPLIES, PRV STATIONS, AND OTHER INSTALLATIONS WITH QUICK CLOSING VALVES. PROVIDE ACCESS PANELS AS REQUIRED. AIR CHAMBERS ARE UNACCEPTABLE.
17. ALL OUTLET/DRAIN BOXES AND ICE MAKER BOXES SHALL BE KEPT OUT OF RATED WALLS WHERE PRACTICAL. IF BOXES ARE IN RATED WALLS, THE CONTRACTOR SHALL INSTALL FIRE RATED BOXES.
18. PROVIDE REDUCED PRESSURE BACKFLOW PREVENTORS AT ALL DOMESTIC WATER CONNECTIONS TO MECHANICAL EQUIPMENT, POOL AND IRRIGATION CONNECTIONS, KITCHEN, LAUNDRY, ICE MACHINES, AND VENDING EQUIPMENT CONNECTIONS AS REQUIRED BY CODE AND AUTHORITIES HAVING JURISDICTION. BACKFLOW PREVENTORS SHALL BE LOCATED WITH A MINIMUM OF 1'-0" CLEARANCE AT THE LOWEST POINT AND AT NO MORE THAN 5'-0" ABOVE FINISHED FLOOR AT THE HIGHEST POINT OF THE DEVICE.
19. CONTRACTOR SHALL COORDINATE THE ELECTRICAL CHARACTERISTICS AND REQUIREMENTS OF ALL PLUMBING EQUIPMENT WITH THE ELECTRICAL DRAWINGS AND SHALL FURNISH EQUIPMENT SELECTED FOR THE VOLTAGES SHOWN THEREIN. THE VOLTAGE COORDINATION STATEMENT IS TO BE COMPLETED AND SUBMITTED WITH THE SHOP DRAWING SUBMITTAL. FAILURE TO SUBMIT THE VOLTAGE COORDINATION STATEMENT WILL BE CAUSE FOR REJECTION.
20. ALL PLUMBING EQUIPMENT REQUIRING ELECTRICAL POWER SHALL BE INSTALLED WITH DISCONNECT SWITCHES AT EACH PIECE OF EQUIPMENT. COORDINATE SWITCH TYPE (FUSED OR NON-FUSED) WITH ELECTRICAL DRAWINGS.
21. ALL PLUMBING EQUIPMENT, PIPING, INSULATION, ETC. INSTALLED IN HVAC PLENUM SPACES SHALL MEET CODE REQUIREMENTS FOR FLAME SPREAD AND SMOKE DEVELOPED.
22. ALL PLUMBING EQUIPMENT AND SYSTEMS SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR AFTER ACCEPTANCE BY THE OWNER.
23. ALL PIPE PENETRATIONS OF FIRE AND/OR SMOKE RATED ASSEMBLIES SHALL BE FIRE STOPPED AS REQUIRED TO RESTORE THE ASSEMBLY TO ITS ORIGINAL INTEGRITY. FIRE BARRIER PRODUCTS SHALL BE AS MANUFACTURED BY 3M COMPANY, CP25 CAULK, CS195 COMPOSITE PANEL, FS195 WRAP/SRINK, TREMCO, HILTI, METACAULK, NELSON, OR PSS 7900 SERIES SYSTEMS AS RECOMMENDED BY MANUFACTURER FOR PARTICULAR APPLICATIONS, OR EQUIVALENT SYSTEM AS APPROVED BY LOCAL CODE OFFICIALS. T-RATINGS SHALL BE MAINTAINED BY DOUBLE WRAPPING PENETRATIONS 4'-0" ABOVE FLOOR PENETRATIONS WITH A FIRE WRAP. WRAP MUST EQUAL T-RATING.
24. PROVIDE AN INLINE FILTER ON THE DOMESTIC WATER SUPPLY TO ALL ICE MACHINES; FILTRINE MODEL TM OR ENGINEER APPROVED EQUAL.
25. PROVIDE AN ASSE 1070 THERMOSTATIC MIXING VALVE FOR EACH PUBLIC AND EMPLOYEE LAVATORY AND HAND SINK SET AT 110°F EQUAL TO LEONARD MODEL 170-LF THERMOSTATIC MIXING VALVE.
    PROVIDE AN ASSE 1070 THERMOSTATIC MIXING VALVE FOR EACH BATHTUB WITHOUT AN ASSE 1016 PRESSURE BALANCING SHOWER VALVE SET AT 120°F EQUAL TO LEONARD MODEL 370-LF THERMOSTATIC MIXING VALVE.
26. ALL COMPONENTS OF THE DOMESTIC WATER SYSTEM SHALL COMPLY WITH ANSI/NSF 61, NSF 372, AND NSF 61-G LEAD FREE REQUIREMENTS.
27. CONTRACTOR SHALL MAINTAIN RECORD DRAWINGS AS CONSTRUCTION PROGRESSES.. CONTRACTOR SHALL SUBMIT AS-BUILTS TO ARCHITECT/ENGINEER FOR REVIEW AFTER THE FINAL CERTIFICATE OF OCCUPANCY HAS BEEN OBTAINED.
28. CONTRACTOR SHALL PROVIDE SUBMITTALS ON ALL PLUMBING SYSTEM COMPONENTS THAT ARE TO BE INSTALLED.
29. CONTRACTOR SHALL VISIT THE SITE AND COORDINATE WITH FINAL GRADING TO ASCERTAIN THE CONDITIONS AND MAKE PROVISIONS BEFORE IMPLEMENTING WORK. THE CONTRACTOR'S COST ESTIMATE SHALL COVER ALL NECESSARY LABOR FOR MATERIALS. FAILURE TO COMPLY WITH THIS REQUIREMENT SHALL NOT BE CONSIDERED JUSTIFICATION FOR OMISSIONS OR FAULTY WORK OR FOR THE PAYMENT OF ADDITIONAL COMPENSATION.
30. BEFORE BEGINNING EXCAVATIONS OR DEMOLITION OF ANY NATURE WHATSOEVER, THE CONTRACTOR SHALL LOCATE ALL SERVICES AND UTILITIES OCCURRING WITHIN THE BOUNDS OF THE PROJECT. PROCEED WITH CAUTION SO THAT NO UTILITY OR LINE SERVING AREAS THAT ARE TO REMAIN BE DAMAGED WITH A RESULTANT LOSS OF SERVICE. VERIFY THE SOURCE AND SERVICE OF EACH AND EVERY LINE ENCOUNTERED AND RECORD SERVICE, SIZE AND LOCATION ON THE RECORD DRAWINGS.
31. CONTRACTOR TO VERIFY ALL INVERT ELEVATIONS FOR NEW PIPING CONNECTING TO CIVIL. NOTIFY ENGINEER OF ANY DISCREPANCIES.
32. COORDINATE INTERRUPTION OF SERVICES AND UTILITIES WITH THE OWNER OR OWNER'S REPRESENTATIVE, FIRE DEPARTMENT AND UTILITY COMPANIES TO ENSURE MINIMUM SHUTDOWN TIMES THAT ARE ACCEPTABLE TO THE OWNER AND AUTHORITIES.
33. FURNISH AND INSTALL ALL NECESSARY VALVES, TRAPS, GAUGES, STRAINERS, UNIONS, ETC. FOR EACH PIECE OF EQUIPMENT HAVING PLUMBING CONNECTIONS TO FACILITATE PROPER FUNCTIONING AND SERVICING. DO NOT INSTALL PIPING AT LOCATIONS THAT INTERFERE WITH SERVICE ACCESSIBILITY TO EQUIPMENT.
34. VERIFY EXACT LOCATION OF EQUIPMENT PRIOR TO INSTALLATION OF FLOOR DRAINS, FLOOR SINKS AND OTHER RECEPTORS. RELOCATION DUE TO MISPLACEMENT SHALL BE AT NO ADDITIONAL COST.
35. SEAL ALL PIPE PENETRATIONS THROUGH BUILDING GRADE BEAMS AND EXTERIOR WALLS WATERTIGHT.
36. CONTRACTOR SHALL NOT ABANDON PLUMBING SYSTEMS IN PLACE, UNLESS SPECIFICALLY NOTED.
37. PROVIDE ALL MATERIAL, EQUIPMENT, LABOR, SUPERVISION, COSTS AND SERVICES REQUIRED TO INSTALL COMPLETE AND WORKING SYSTEMS, INCLUDING ALL ITEMS AND APPURTENANCES NECESSARY, INCIDENTAL, REASONABLE OR CUSTOMARILY INCLUDED.
38. PROVIDE A PVC SLEEVE FOR GAS PIPING THAT IS ROUTED UNDER A WALKWAY OR CONCRETE SLAB.
39. ALL UTILITIES TO VENDOR EQUIPMENT SHALL BE INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS.
40. COORDINATE ALL FLOOR DRAIN, FLOOR SINK, HUB DRAIN, WALL AND FLOOR CLEANOUT LOCATIONS WITH ARCHITECT, OWNER, AND EQUIPMENT VENDOR PRIOR TO INSTALLATION.
41. PROVIDE CHECK VALVES ON THE HOT AND COLD WATER INLETS AT THERMOSTATIC MIXING VALVES.

PLUMBING DEMOLITION GENERAL NOTES

1. CONTRACTOR IS TO CAREFULLY REMOVE ALL EXISTING FIXTURES AND ASSOCIATED TRIM AND TURN OVER TO HOTEL OPERATIONS FOR FUTURE RE USE.
2. ALL EXISTING UTILITY SIZES AND LOCATIONS INDICATED ARE TAKEN FROM THE BASE BUILDING CONSTRUCTION DOCUMENTS. THE CONTRACTOR IS TO FIELD VERIFY ALL EXISTING UTILITIES NOTED FOR REUSE OR CONNECTION TO PRIOR TO FABRICATION OR START OF CONSTRUCTION.
3. ALL EXISTING SANITARY, WASTE, AND VENT BRANCH PIPING NOT REQUIRED FOR RE USE IN THE RENOVATION IS TO BE REMOVED TO THE POINT OF CONNECTION TO EXISTING STACKS AND CAPPED OR PLUGED ABOVE CEILING OR BELOW FLOOR.
4. ALL EXISTING DOMESTIC WATER BRANCH PIPING NOT REQUIRED FOR RE USE IN THE RENOVATION IS TO BE REMOVED TO THE POINT OF CONNECTION TO EXISTING RISERS, MAINS OR ISOLATION VALVES AND CAPPED.
5. ALL PIPE, FITTINGS, INSULATION, SUPPORTS, ETC. REMOVED IN THE RENOVATION AREA ARE TO BE REMOVED FROM THE SITE AND DISPOSED OF BY THIS CONTRACTOR. NO EXISTING PIPE OR MATERIALS ARE TO BE REMOVED AND RE USED ON THE RENOVATION.
6. SHOULD ANY OF THE EXISTING UTILITIES NOTED FOR RE USE IN THE RENOVATION AREA ARE FOUND TO BE INADEQUATE DUE TO DIFFERENCE IN LOCATION OR SIZES INDICATED, THE CONTRACTOR IS SUBMIT A BRIEF DESCRIPTION OR SKETCH OF THE EXISTING INSTALLATION TO THE ARCHITECT FOR REVIEW.
7. COORDINATE THE LOCATION OF ALL EXISTING ACCESS PANELS WITH THE ARCHITECT FOR RELOCATION IN AREAS SCHEDULED FOR REPLACEMENT OF CEILINGS.

PLUMBING MATERIALS

1. DOMESTIC HOT & COLD WATER PIPING ABOVE GRADE SHALL BE TYPE L HARD DRAWN COPPER TUBING CONFORMING TO ASTM B-88 WITH SWEAT JOINTS AND CAST OR WROUGHT FITTINGS. ALL JOINTS SHALL BE MADE WITH LEAD FREE SOLDER. TYPE M COPPER. CHLORINATED POLYVINYL CHRLORIDE (CPVC) SCH. 80 PIPE/TUBE AND FITTINGS, OR PEX MAY BE SUBMITTED FOR OWNER APPROVAL AS A DEDUCTIVE ALTERNATE.
2. SANITARY WASTE & STORM DRAIN PIPING BELOW GROUND SHALL BE SCHEDULE 40 DWV PVC WITH SOLVENT JOINTS. FOAM CORE PIPING SHALL BE NOT INSTALLED - NO EXCEPTIONS.
3. SANITARY WASTE & VENT, AND STORM DRAIN PIPING ABOVE GROUND SHALL BE SCHEDULE 40 DWV PVC WITH SOLVENT JOINTS AND SHALL NOT BE LOCATED IN RETURN AIR PLENUM SPACES. FOAM CORE PIPING SHALL BE NOT INSTALLED - NO EXCEPTIONS.
4. PIPING INSULATION SHALL COMPLY WITH IECC FOR CONDUCTIVITY AND MEAN RATING TEMPERATURE, HAVE A VAPOR BARRIER JACKET, AND A SELF-SEALING ALL SERVICE JACKET. ALL ABOVE GRADE HOT AND COLD DOMESTIC WATER, AND HOT WATER RECIRCULATION PIPING SHALL BE INSULATED EXCEPT AT HORIZONTAL CHASE BRANCH PIPING TO INDIVIDUAL PLUMBING FIXTURES AND ON VERTICAL RISERS WITHIN SEALED CHASES. ALL HOT WATER AND HOT WATER RECIRCULATION PIPING ABOVE GRADE 1-1/4 INCH AND SMALLER SHALL BE INSULATED WITH 1 INCH NOMINAL THICKNESS PIPE INSULATION AND PIPING 1-1/2 INCH AND LARGER SHALL BE INSULATED WITH 1-1/2 INCH NOMINAL THICKNESS PIPE INSULATION. ALL COLD WATER PIPING ABOVE GRADE SHALL BE INSULATED WITH 1/2 INCH THICKNESS INSULATION ON PIPING SMALLER THAN 1", 1 INCH THICK INSULATION ON PIPING 1 INCH AND LARGER. ALL HORIZONTAL STORM DRAIN PIPING AND ROOF DRAIN BODIES SHALL BE INSULATED WITH 1 INCH THICK FIBERGLASS. PVC SANITARY AND STORM DRAINAGE PIPING ABOVE AMENITY AND PUBLIC SPACES, GUESTROOMS, DWELLING UNIT BEDROOMS, AND LIVING SPACES SHALL BE PROVIDED WITH NETWELL NETLAG ACOUSTICAL INSULATION. MATERIALS AS MANUFACTURED BY ARMSTRONG, CERTAINTEED, KNAUF OR EQUAL. CLOSED CELL ELASTOMERIC PIPE INSULATION MANUFACTURER BY ARMACELL IS AN APPROVED EQUAL.

* NOTE *
ALL OF GENERAL NOTES ON THIS SHEET ARE TO BE APPLIED TO ALL OTHER DRAWINGS IN THIS SET.THE SYMBOLS AND ABBREVIATIONS SHOWN ON THIS SHEET MAY OR MAY NOT BE USED IN THIS SET OF DRAWINGS.

JSE Jordan & Skala Engineers
555 17th Street, Suite 700 • Denver, CO 80202
p. 303.586.2375

Project Number: 23080380 Drawn By: FJG Checked By: FJG

COLLAB ARCHITECTURE
9217 EASTMAN PARK DRIVE, UNIT 3
WINDSOR, COLORADO 80550

SUPERIOR CIVIC CENTER TENANT FINISH

TOWN OF SUPERIOR
2250 MAIN STREET, SUITE 1001, SUPERIOR, CO 80027

SD:		PERMIT:	04/17/24
DD:	04/05/2024	CD:	05/23/24

REV. #	DESCRIPTION	DATE

C2023.016A

COLORADO LICENSED
BRIAN ALAN JACOBSEN
45369
11/30/2024
PROFESSIONAL ENGINEER

PLUMBING TITLE SHEET

DRAWN BY: FJG CHECKED BY: FJG

P000

PLUMBING FIXTURE SCHEDULE

SYMBOL / DESCRIPTION	FLOW RATE	MINIMUM ROUGH-IN SIZES				DESCRIPTION
		WASTE	VENT	CW	HW	
SS-1 SERVICE SINK FREE-STANDING		1-1/2"	1-1/2"	1/2"	1/2"	STEELTON MODEL #522CS11818RK, 18"x18"x12", 18 GA. STAINLESS STEEL, CENTER DRAIN. TOSCA FAUCET MODEL 255-K821-SS-T, STAINLESS STEEL FINISH, DUAL HANDLE, WALL MOUNTED, CULINARY SPRING SPOUT, TWO-FUNCTION SPRAY HEAD, 1.5 GPM, INTEGRAL CHECK VALVES. PROVIDE BASKET STRAINER, CAST BRASS P-TRAP WITH SLIP NUTS, CLEANOUT PLUG, AND BOX FLANGE, QUARTER TURN STOPS WITH ESCUTCHEONS, BRAIDED STAINLESS STEEL SUPPLIES. PROVIDE SOLIDS INTERCEPTOR (SI-1) STRIEM SIDEKICK.
S-2 SINK UNDERMOUNT WORK ROOM		1-1/2"	1-1/2"	1/2"	1/2"	ELKAY LUSTRTONE #LTR462210, 46"x22"x7.5", 16 GA. STAINLESS STEEL, REAR DRAIN. AMERICAN STANDARD EDGEWATER FAUCET MODEL 4932.410, STAINLESS STEEL FINISH, SINGLE HANDLE, SINGLE HOLE, SWING SPOUT, SINGLE FUNCTION PULL DOWN SPRAY HEAD, 1.5 GPM, INTEGRAL CHECK VALVES. PROVIDE BASKET STRAINER, CAST BRASS P-TRAP WITH SLIP NUTS, CLEANOUT PLUG, AND BOX FLANGE, QUARTER TURN STOPS WITH ESCUTCHEONS, BRAIDED STAINLESS STEEL SUPPLIES.

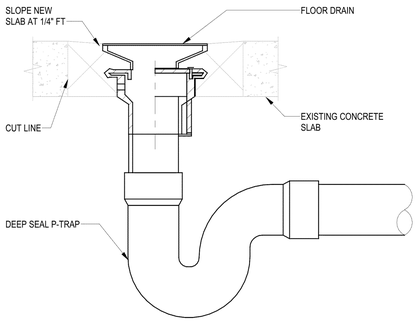
ELECTRIC TANKLESS WATER HEATER SCHEDULE

2

SYMBOL	LOCATION	MANUFACTURER/ MODEL NO.	ACTIVATION FLOW RATE (GPM)	GPH RECOVERY/ TEMP. RISE	OUTLET TEMPERATURE	ELECTRICAL CRITERIA	UNIFORM ENERGY FACTOR (UEF)	NOTES
						KW INPUT		
WHE-1	LEVEL 1 - MAKER SPACE	CHRONOMITE/ E-80L/208	0.35	1.0 GPM/55°	120°F	8.0	0.99	1, 2, 3
WHE-2	LEVEL 2 - EVENT STAGING	CHRONOMITE/ R-48L/208	0.65	1.0 GPM/68°	120°F	10.0	0.99	1, 2, 3

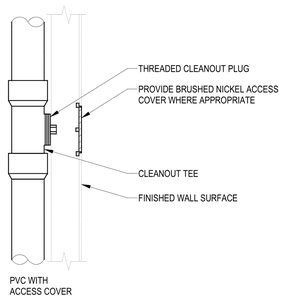
NOTES:
1. PROVIDE SHUTOFF VALVES WITH UNIONS AND DIELECTRIC FITTINGS ON WATER INLET AND OUTLET CONNECTIONS.
2. ALL UNITS SHALL MEET ASHRAE 90.1-2013, 2015 NAECA, ICC CODE AND ALL LOCAL CODE REQUIREMENTS.
3. FACTORY PRESET TEMPERATURE.

GENERAL REQUIREMENTS:
A. ALL WATER HEATER ELEMENTS SHALL OPERATE AT THE FULL KW AND RECOVERY SCHEDULED WHEN OPERATING AT THE BUILDING VOLTAGE INDICATED ON THE ELECTRICAL DRAWINGS (I.E. 208V,220V, 240V, ETC.).
B. APPROVED EQUALS SHALL BE EEMAX AND STIEBEL ELTRON.



NOTES:
1. REFER TO ARCHITECTURAL PLANS FOR ADDITIONAL REQUIREMENTS.

FLOOR DRAIN DETAIL
SCALE: NTS



WALL CLEANOUT DETAIL
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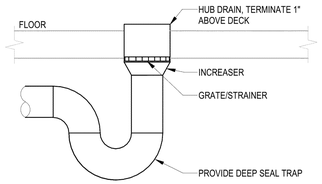

HUB DRAIN DETAIL
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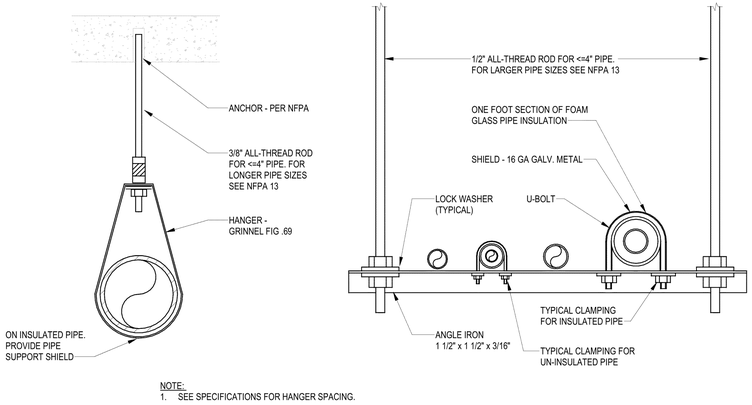
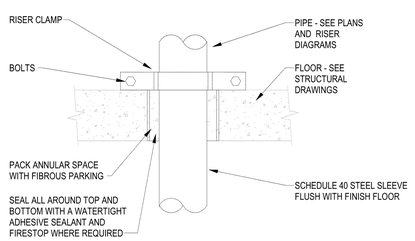
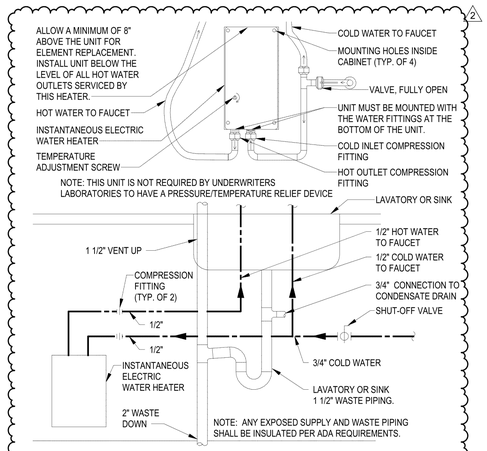


NOTE:
1. SEE SPECIFICATIONS FOR HANGER SPACING.

PIPE HANGER DETAIL
SCALE: NTS



ABOVE GRADE PIPE PENETRATION
SCALE: NTS



2

INSTANTANEOUS ELECTRIC WATER HEATER
SCALE: NTS

CO LAB ARCHITECTURE
9217 EASTMAN PARK DRIVE, UNIT 3
WINDSOR, COLORADO 80550

SUPERIOR CIVIC CENTER TENANT FINISH

TOWN OF SUPERIOR
2250 MAIN STREET, SUITE 1001, SUPERIOR, CO 80027

SD:		PERMIT:	04/17/24
DD:	04/05/2024	CD:	05/23/24

REV. #	DESCRIPTION	DATE
2	OWNER VE	08/30/2024

C2023.016A



PLUMBING SCHEDULES & DETAILS

DRAWN BY:	FJG	CHECKED BY:	FJG

Jordan & Skala Engineers
555 17th Street, Suite 700 • Denver, CO 80202
p. 303.586.2375

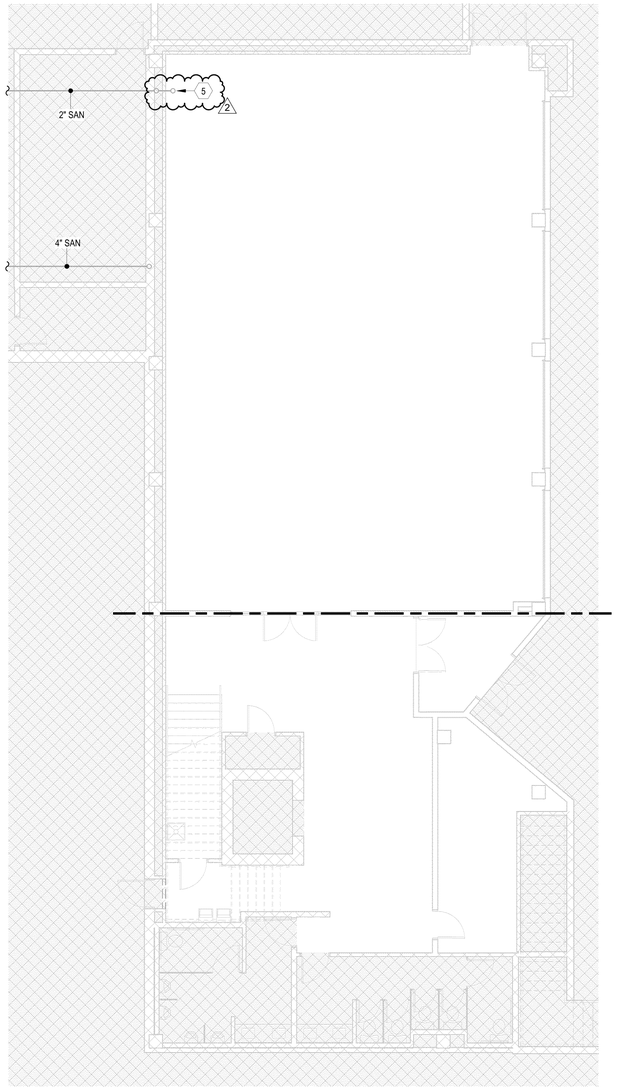
Project Number: 23080390 Drawn By: FJG Checked By: FJG

P001

KEYNOTES

INDICATED ON PLAN AS (#)	APPLY TO THIS SHEET ONLY

1. EXISTING FLOOR DRAIN TO E REMOVED.
2. EXISTING SANITARY LINE TO BE REMOVED.
3. CAP EXISTING SANITARY LINE.
4. EXISTING VENT LINE TO BE REMOVED.
5. EXISTING FLOOR DRAIN TO REMAIN.



1 UNDERFLOOR PLUMBING DEMOLITION PLAN

Scale: 1/8" = 1'-0"

COLLAB ARCHITECTURE

9217 EASTMAN PARK DRIVE, UNIT 3
WINDSOR, COLORADO 80550

SUPERIOR CIVIC CENTER TENANT FINISH

TOWN OF SUPERIOR

2250 MAIN STREET, SUITE 1001, SUPERIOR, CO 80027

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REV. #	DESCRIPTION	DATE
2	OWNER VE	08/30/2024

C2023.016A

COLORADO LICENSED
BRAD ALAN JAKOBSEN
45368
4/30/2024
PROFESSIONAL ENGINEER

DEMOLITION PLANS

DRAWN BY:	FJG	CHECKED BY:	FJG

P1.10

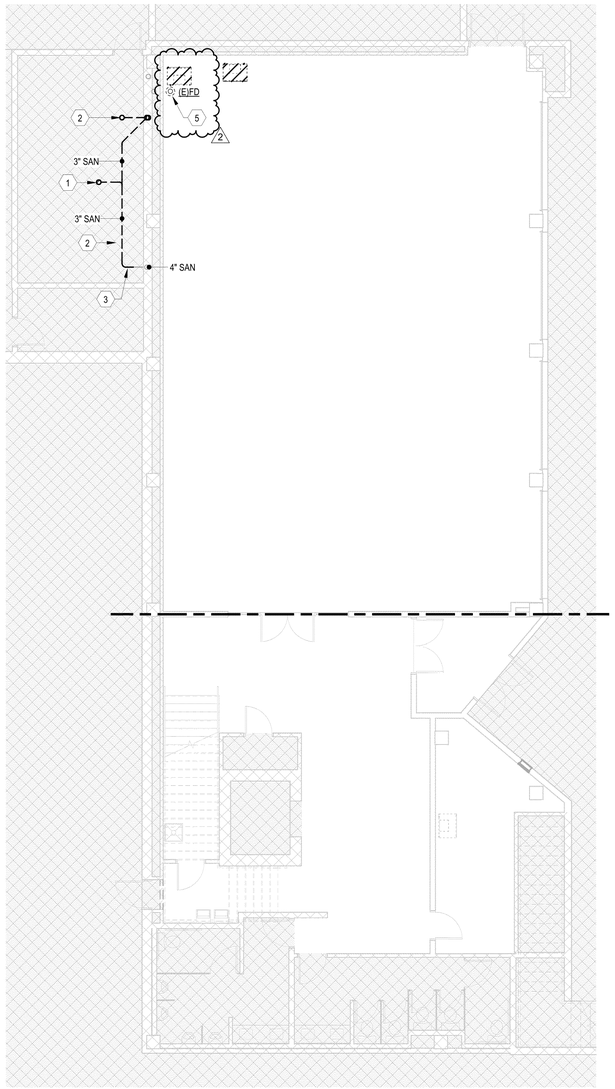
Jordan & Skala Engineers
555 17th Street, Suite 700 • Denver, CO 80202
p. 303.586.2375

Project Number: 23080390 Drawn By: FJG Checked By: FJG

KEYNOTES

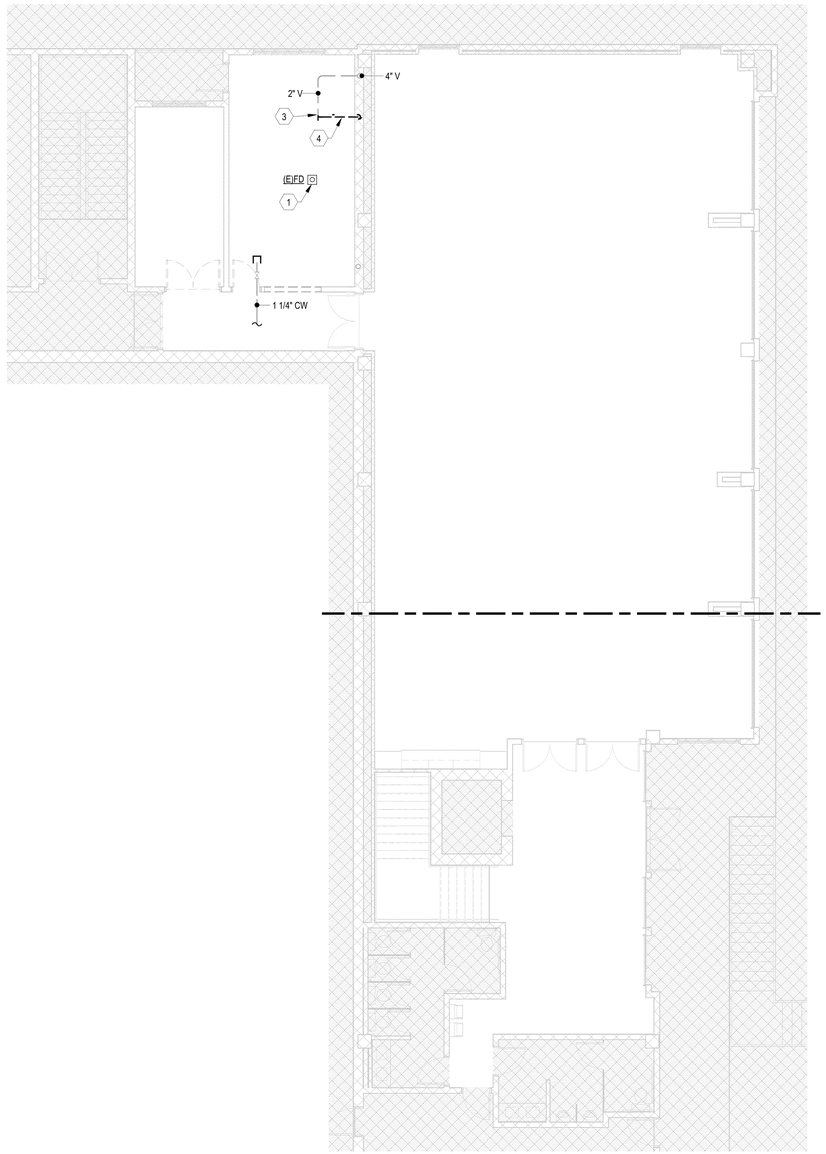
INDICATED ON PLAN AS (#)	APPLY TO THIS SHEET ONLY

1. EXISTING FLOOR DRAIN TO E REMOVED.
2. EXISTING SANITARY LINE TO BE REMOVED.
3. CAP EXISTING SANITARY LINE.
4. EXISTING VENT LINE TO BE REMOVED.
5. EXISTING FLOOR DRAIN TO REMAIN.



1 LOWER LEVEL PLUMBING DEMOLITION PLAN

Scale: 1/8" = 1'-0"



2 UPPER LEVEL PLUMBING DEMOLITION PLAN

Scale: 1/8" = 1'-0"

COLLAB ARCHITECTURE

9217 EASTMAN PARK DRIVE, UNIT 3
WINDSOR, COLORADO 80550

SUPERIOR CIVIC CENTER TENANT FINISH

TOWN OF SUPERIOR

2250 MAIN STREET, SUITE 1001, SUPERIOR, CO 80027

SD:		PERMIT:	04/17/24
DD:	04/05/2024	CD:	05/23/24

REV. #	DESCRIPTION	DATE
2	OWNER VE	08/30/2024

C2023.016A

COLORADO LICENSED
BRIAN ALAN JAKOBSEN
45368
PROFESSIONAL ENGINEER
8/30/2024

DEMOLITION PLANS

DRAWN BY:	FJG	CHECKED BY:	FJG

P1.11

Jordan & Skala Engineers
555 17th Street, Suite 700 • Denver, CO 80202
p. 303.586.2375

Project Number: 23080390 Drawn By: FJG Checked By: FJG

KEYNOTES

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3. CONNECT NEW CW LINE TO EXISTING CW LINE.
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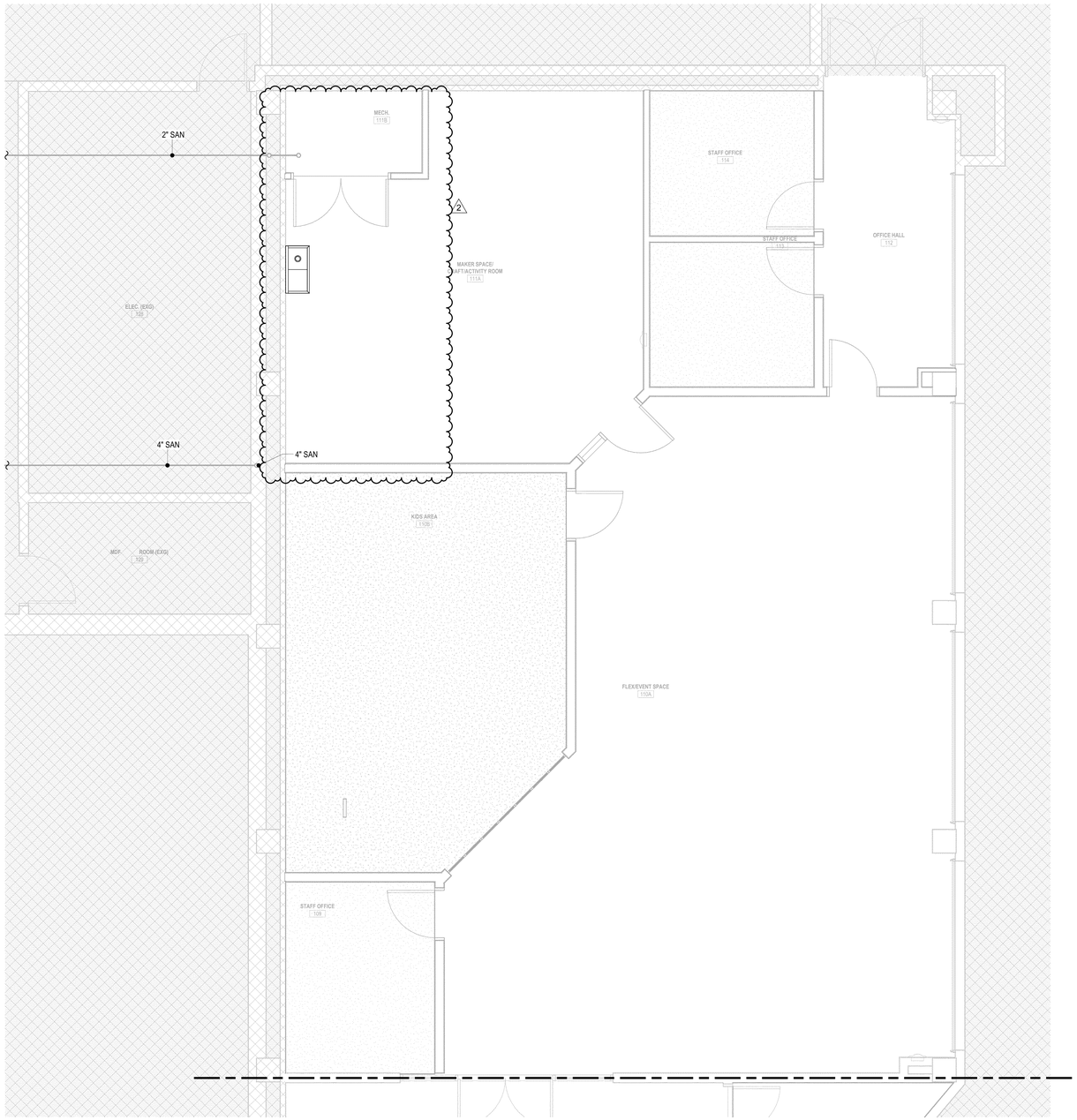
5. ROUTE 2" SANITARY LINE IN WALL ABOVE SLAB. CONNECT TO EXISTING SANITARY STACK.
6. 1/2" CW DOWN TO ICE MAKER BOX.
7. 1/2" CW LINE DOWN TO SINK IN LOWER LEVEL.
8. 1/2" CW TO WATER HEATER UNDER SINK. EXTEND 1/2" HW FROM HEATER TO SINK.



1 UNDERFLOOR PLUMBING PLAN - NORTH

Scale: 1/4" = 1'-0"

CO LAB ARCHITECTURE

9217 EASTMAN PARK DRIVE, UNIT 3
WINDSOR, COLORADO 80550

SUPERIOR CIVIC CENTER TENANT FINISH

TOWN OF SUPERIOR

2250 MAIN STREET, SUITE 1001, SUPERIOR, CO 80027

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UNDERFLOOR ENLARGED FLOOR PLANS

DRAWN BY:	FJG	CHECKED BY:	FJG

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p. 303.586.2375

Project Number: 23080390 Drawn By: FJG Checked By: FJG

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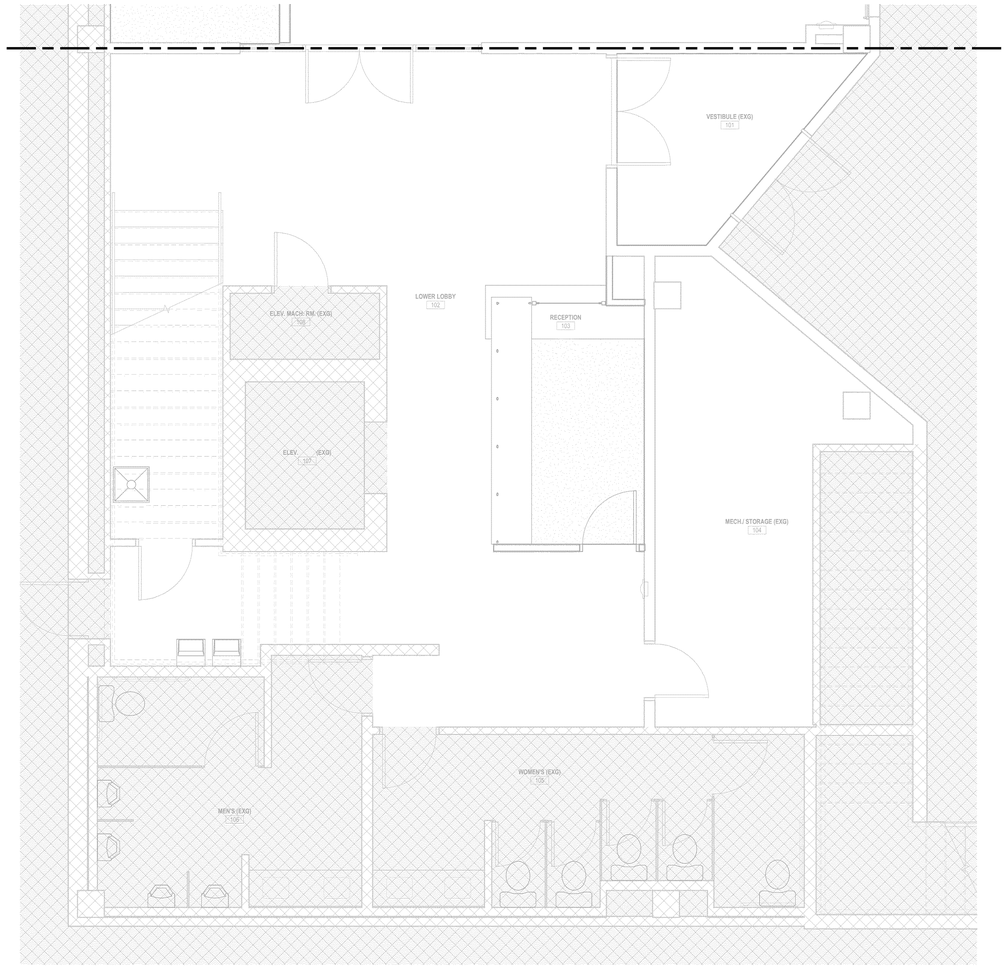
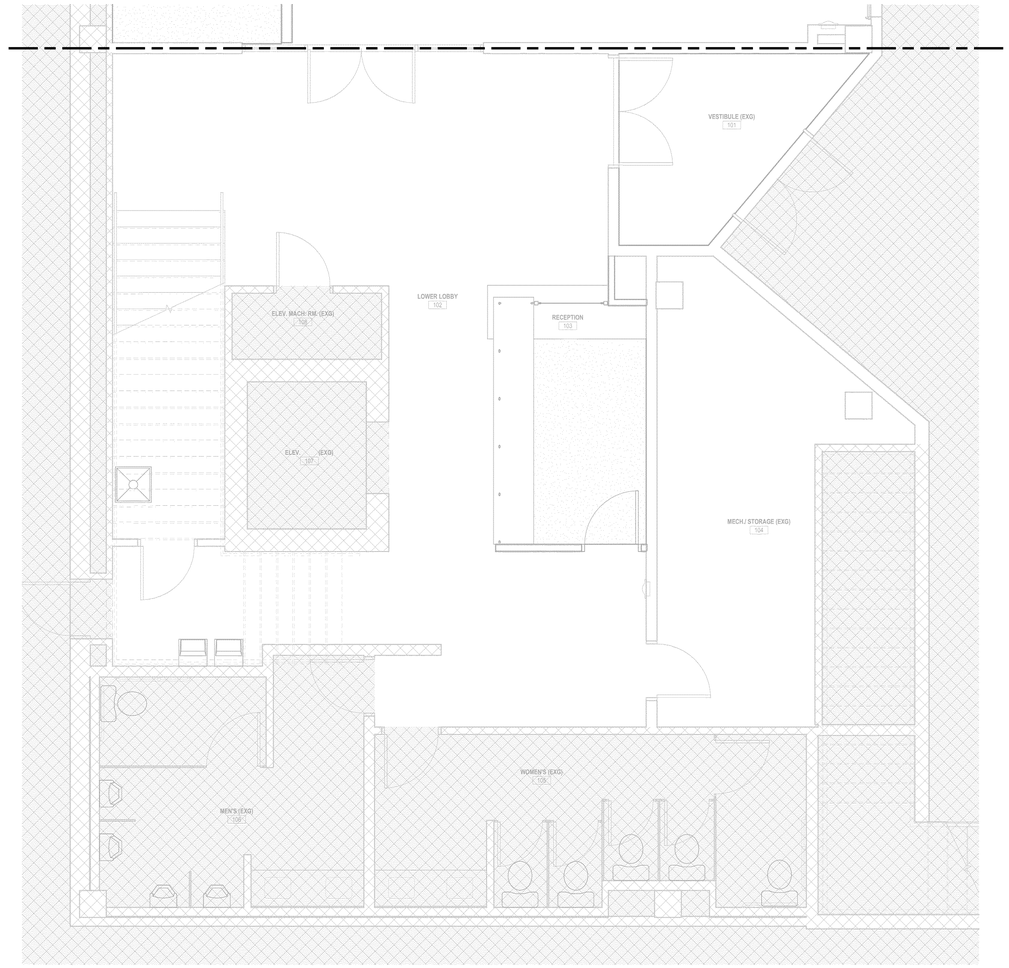


2 UNDERFLOOR PLUMBING PLAN - SOUTH

Scale: 1/4" = 1'-0"



1 LOWER LEVEL PLUMBING PLAN - SOUTH

Scale: 1/4" = 1'-0"

JSE Jordan & Skala Engineers
555 17th Street, Suite 700 • Denver, CO 80202
p. 303.586.2375

Project Number: 23080390 Drawn By: FJG Checked By: FJG

COLLAB ARCHITECTURE
9217 EASTMAN PARK DRIVE, UNIT 3
WINDSOR, COLORADO 80550

SUPERIOR CIVIC CENTER TENANT FINISH

TOWN OF SUPERIOR

2250 MAIN STREET, SUITE 1001, SUPERIOR, CO 80027

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C2023.016A



LOWER LEVEL ENLARGED FLOOR PLANS

DRAWN BY: FJG CHECKED BY: FJG

P1.23

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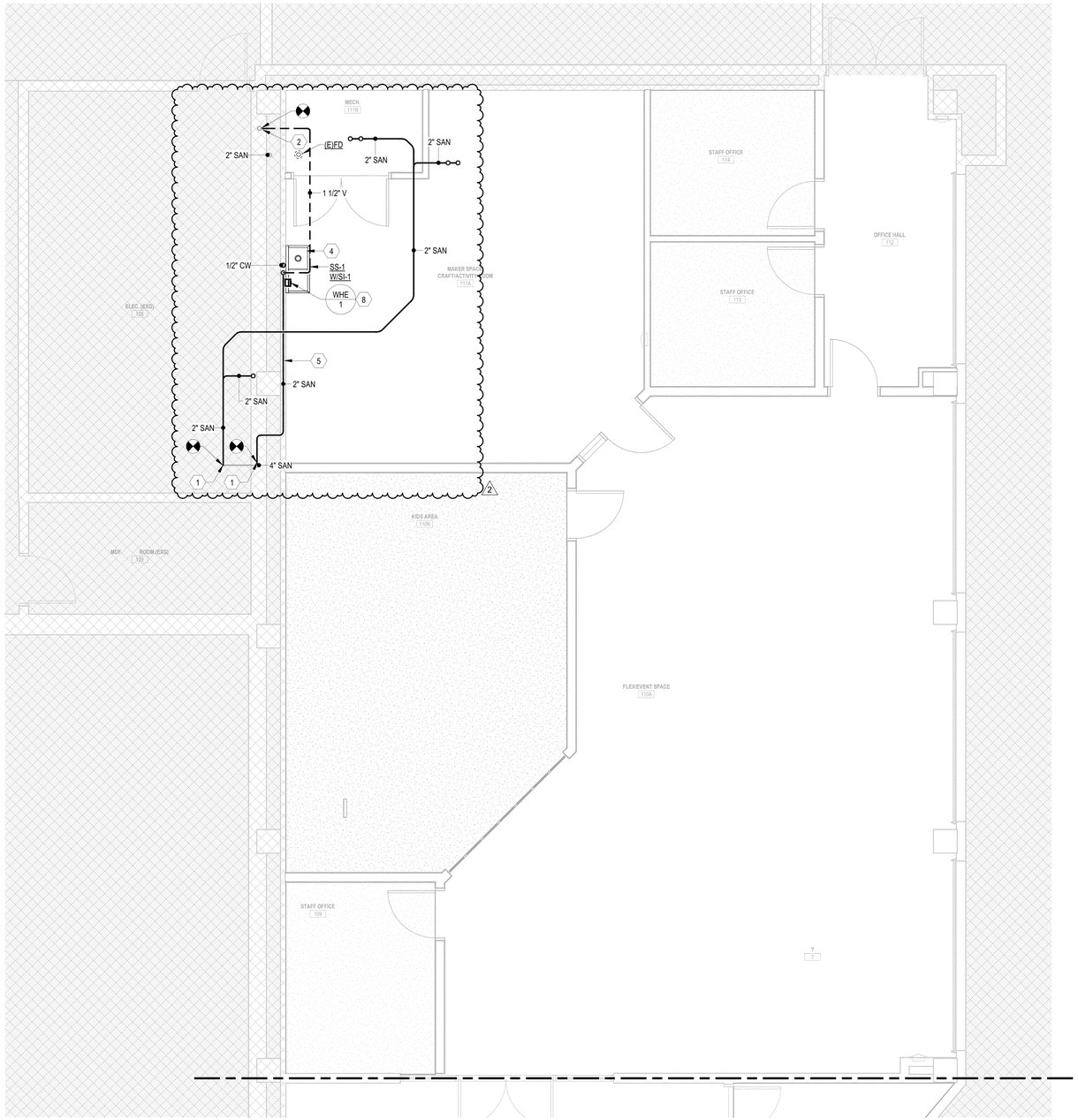

1 LOWER LEVEL PLUMBING PLAN - NORTH

Scale: 1/4" = 1'-0"

COLAB ARCHITECTURE

9217 EASTMAN PARK DRIVE, UNIT 3
WINDSOR, COLORADO 80550

SUPERIOR CIVIC CENTER TENANT FINISH

TOWN OF SUPERIOR

2250 MAIN STREET, SUITE 1001, SUPERIOR, CO 80027

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REV. #	DESCRIPTION	DATE
2	OWNER VE	08/30/2024

C2023.016A

COLORADO LICENSED
BRAD ALAN JAKOBSEN
45368
4/30/2024
PROFESSIONAL ENGINEER

LOWER LEVEL ENLARGED FLOOR PLANS

DRAWN BY:	FJG	CHECKED BY:	FJG

P1.24

Jordan & Skala Engineers
555 17th Street, Suite 700 • Denver, CO 80202
p. 303.586.2375

Project Number: 23080390 Drawn By: FJG Checked By: FJG

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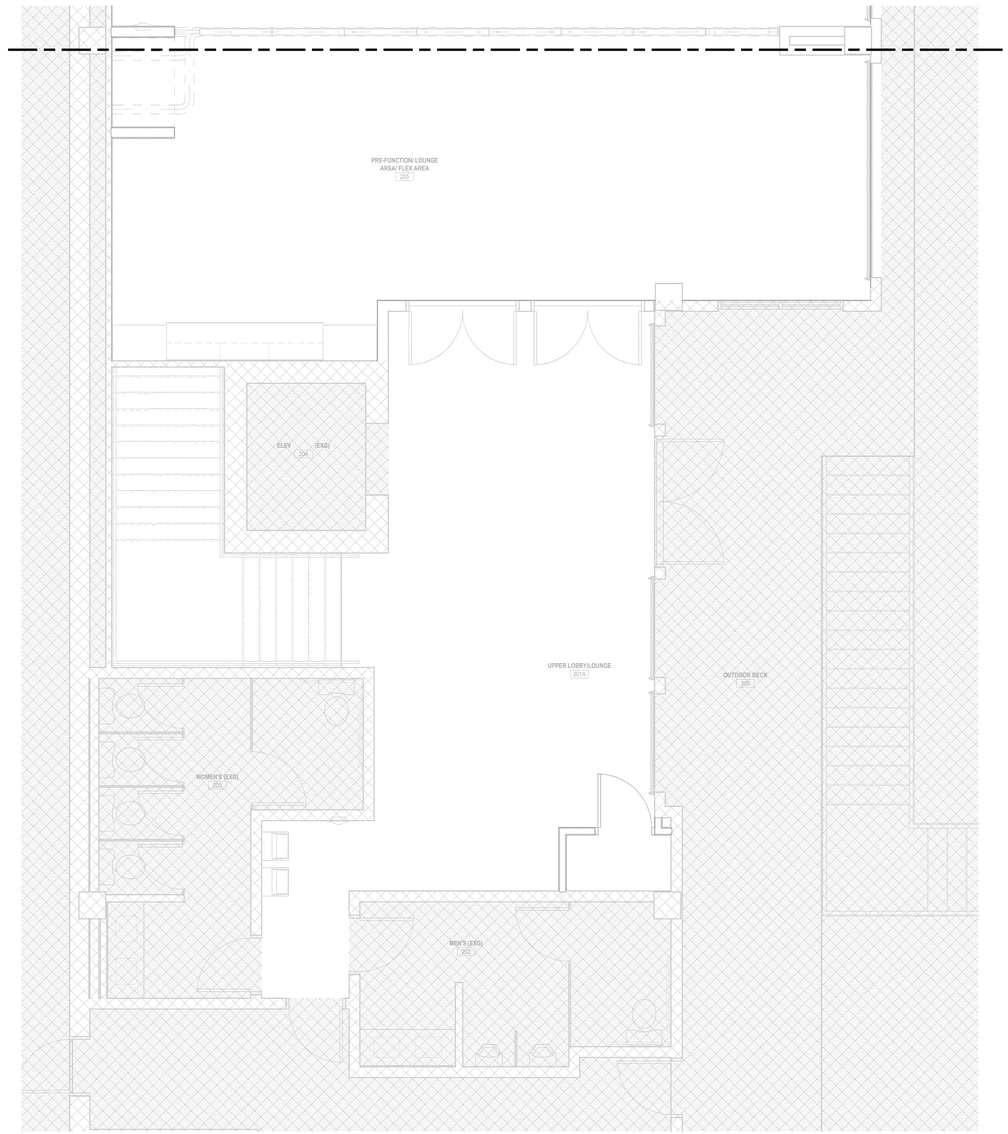

1 UPPER LEVEL PLUMBING PLAN - SOUTH

Scale: 1/4" = 1'-0"

CO LAB ARCHITECTURE

9217 EASTMAN PARK DRIVE, UNIT 3
WINDSOR, COLORADO 80550

SUPERIOR CIVIC CENTER TENANT FINISH

TOWN OF SUPERIOR

2250 MAIN STREET, SUITE 1001, SUPERIOR, CO 80027

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COLORADO LICENSED
BRAD ALAN JACOBSEN
45368
4/30/2024
PROFESSIONAL ENGINEER

UPPER LEVEL ENLARGED FLOOR PLANS

DRAWN BY:	FJG	CHECKED BY:	FJG

P1.25

Jordan & Skala Engineers
555 17th Street, Suite 700 • Denver, CO 80202
p. 303.586.2375

Project Number: 23080390 Drawn By: FJG Checked By: FJG

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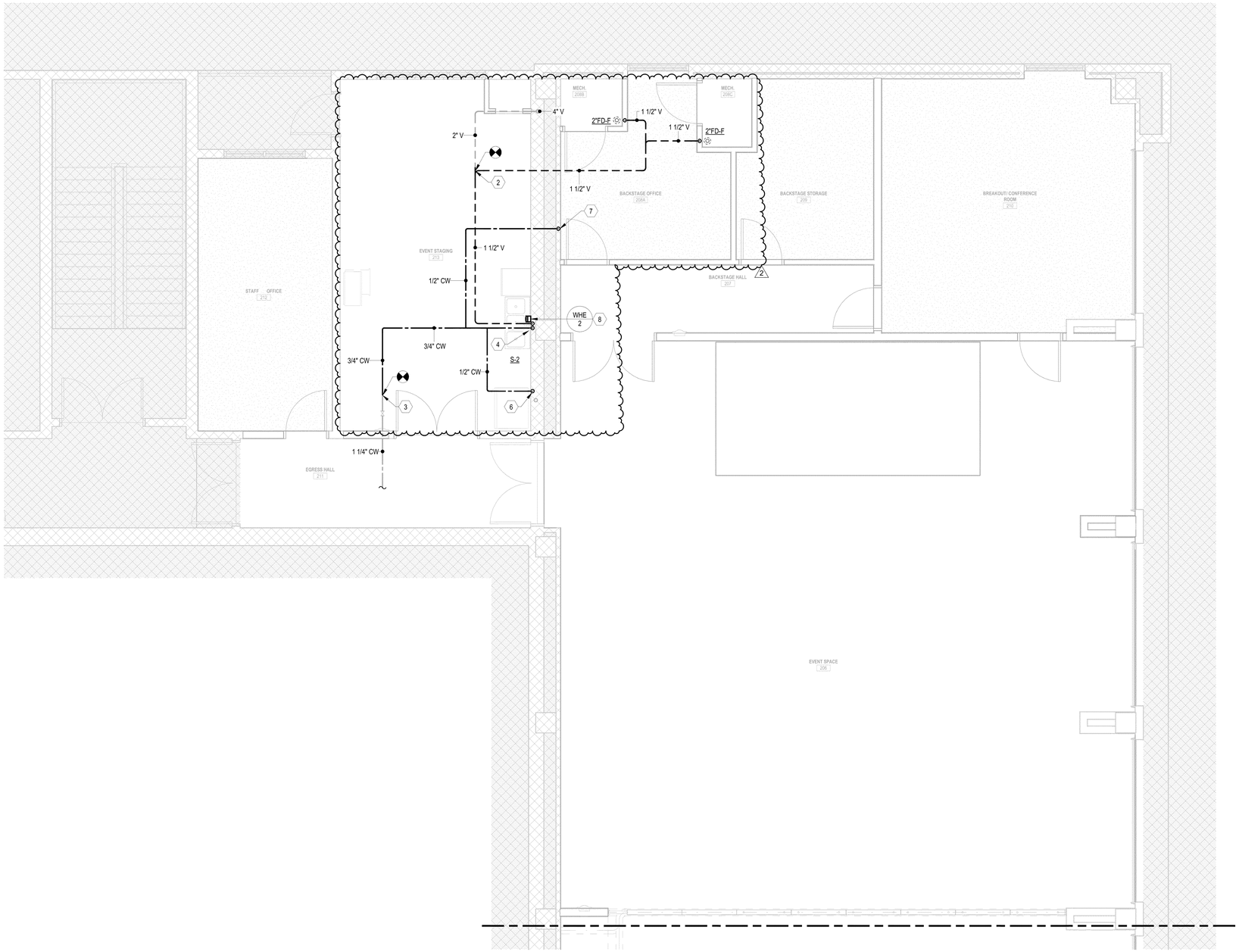

1 UPPER LEVEL PLUMBING PLAN - NORTH

Scale: 1/4" = 1'-0"

COLLAB ARCHITECTURE

9217 EASTMAN PARK DRIVE, UNIT 3
WINDSOR, COLORADO 80550

SUPERIOR CIVIC CENTER TENANT FINISH

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COLORADO LICENSED
BRAD ALAN JACOBSEN
45368
4/30/2024
PROFESSIONAL ENGINEER

UPPER LEVEL ENLARGED FLOOR PLANS

DRAWN BY:	FJG	CHECKED BY:	FJG

P1.26

Jordan & Skala Engineers
555 17th Street, Suite 700 • Denver, CO 80202
p. 303.586.2375

Project Number: 23080390 Drawn By: FJG Checked By: FJG

ABBREVIATIONS

1P	1 POLE (2P, 3P, 4P, ETC.)	LV	LOW VOLTAGE
A	AMPERE	MAX	MAXIMUM
AC	ABOVE COUNTER OR AIR CONDITIONER	MAG.S	MAGNETIC STARTER
ACLG	ABOVE CEILING	MIC	MOMENTARY CONTACT
ADO	AUTOMATIC DOOR OPENER	MC	MECHANICAL CONTRACTOR
AF	AMP FRAME	MCB	MAIN CIRCUIT BREAKER
AFF	ABOVE FINISHED FLOOR	MCC	MOTOR CONTROL CENTER
AFG	ABOVE FINISHED GRADE	MDC	MAIN DISTRIBUTION CENTER
AFI	ARC FAULT CIRCUIT INTERRUPTER	MDP	MAIN DISTRIBUTION PANEL
AHU	AIR HANDLING UNIT	MFR	MANUFACTURER
AL	ALUMINUM	MFS	MAIN FUSED DISCONNECT SWITCH
ALT	ALTERNATE	MH	MANHOLE
AMP	AMPERE	MIC	MICROPHONE
AMPL	AMPLIFIER	MIN	MINIMUM
ANNUN	ANNUNCIATOR	MISC	MISCELLANEOUS
APPROX	APPROXIMATELY	MLO	MAIN LUGS ONLY
AQ-STAT	AQUASTAT	MMS	MANUAL MOTOR STARTER
ARCH	ARCHITECT, ARCHITECTURAL	MOA	MULTIOUTLET ASSEMBLY
AS	AMP SWITCH	MSP	MOTOR STARTER PANELBOARD
AT	AMP TRIP	MSBD	MAIN SWITCHBOARD
ATS	AUTOMATIC TRANSFER SWITCH	MT	MOUNT
AUTO	AUTOMATIC	MT.C	EMPTY CONDUIT
AUX	AUXILIARY	MTS	MANUAL TRANSFER SWITCH
AV	AUDIO VISUAL	MTR	MOTOR, MOTORIZED
AWG	AMERICAN WIRE GAUGE	N.C.	NORMALLY CLOSED
BATT	BATTERY	NEC	NATIONAL ELECTRICAL CODE
BD	BOARD	NEMA	NATIONAL ELECTRICAL MANUFACTURER'S ASSOCIATION
BLDG	BUILDING		
BMS	BUILDING MANAGEMENT SYSTEM	NFDS	NON-FUSED SAFETY DISCONNECT SWITCH
C	CONDUIT		
CAB	CABINET	NIC	NOT IN CONTRACT
CAT	CATALOG	NL	NIGHT LIGHT
CATV	CABLE TELEVISION	N.O.	NORMALLY OPEN
CB	CIRCUIT BREAKER	NPF	NORMAL POWER FACTOR
CCTV	CLOSED CIRCUIT TELEVISION	NTS	NOT TO SCALE
CKT	CIRCUIT	OH	OVERHEAD
CLG	CEILING	OL	OVERLOADS
COMB	COMBINATION	PA	PUBLIC ADDRESS
CMPR	COMPRESSOR	PB	PULL BOX OR PUSHBUTTON
CONN	CONNECTION	PE	PNEUMATIC ELECTRIC
CONST	CONSTRUCTION	PED	PEDESTAL
CONT	CONTINUATION OR CONTINUOUS	PF	POWER FACTOR
CONTR	CONTRACTOR	PH	PHASE
CONV	CONVECTOR	PIV	POST INDICATING VALVE
CP	CIRCULATING PUMP	PNL	PANEL
CRT	CATHODE-RAY TUBE	PP	POWER POLE
CT	CURRENT TRANSFORMER	PR	PAIR
CTR	CENTER	PRI	PRIMARY
CU	COPPER	PROJ	PROJECTION
DCP	DOMESTIC WATER CIRCULATING PUMP	PRV	POWER ROOF VENTILATOR
DEPT	DEPARTMENT	PT	POTENTIAL TRANSFORMER
DET	DETAIL	PVC	POLYVINYL CHLORIDE (CONDUIT)
DIA	DIAMETER	PWR	POWER
DISC	DISCONNECT	QUAN	QUANTITY
DIST	DISTRIBUTION	RCPT	RECEPTACLE
DN	DOWN	REQD	REQUIRED
DPR	DAMPER	RM	ROOM
DS	SAFETY DISCONNECT SWITCH	RSC	RIGID STEEL CONDUIT
DT	DOUBLE THROW	RTU	ROOF TOP UNIT
DWG	DRAWING	SC	SURFACE CONDUIT
EC	ELECTRICAL CONTRACTOR	SEC	SECONDARY
ELEC	ELECTRIC, ELECTRICAL	SHT	SHEET
ELEV	ELEVATOR	SIM	SIMILAR
EM	EMERGENCY	S/N	SOLID NEUTRAL
EMS	ENERGY MANAGEMENT SYSTEM	SPEC	SPECIFICATION
EMT	ELECTRICAL METALLIC TUBING	SPKR	SPEAKER
EP	ELECTRIC PNEUMATIC	SP	SPARE
EQUIP	EQUIPMENT	SR	SURFACE RACEWAY
EWC	ELECTRIC WATER COOLER	SS	STAINLESS STEEL
EXIST	EXISTING	SSW	SELECTOR SWITCH
EXH	EXHAUST	S/S	STOP/START PUSHBUTTONS
EXP	EXPLOSION PROOF	STA	STATION
FA	FIRE ALARM	STD	STANDARD
FABP	FIRE ALARM BOOSTER POWER SUPPLY PANEL	SURF	SURFACE MOUNTED
		SW	SWITCH
FACP	FIRE ALARM CONTROL PANEL	SWBD	SWITCHBOARD
FCU	FAN COIL UNIT	SYM	SYMMETRICAL
FIXT	FIXTURE	SYS	SYSTEM
FLR	FLOOR	TEL	TELEPHONE
FLUOR	FLUORESCENT	TEL/DATA	TELEPHONE/DATA
FU	FUSE	TERM	TERMINAL
FUDS	FUSED SAFETY DISCONNECT SWITCH	TL	TWIST LOCK
GA	GAUGE	TR	TAMPER RESISTANT
GAL	GALLON	T-STAT	THERMOSTAT
GALV	GALVANIZED	TTC	TELEPHONE TERMINAL CABINET
GC	GENERAL CONTRACTOR	TV	TELEVISION
GEN	GENERATOR	TVTC	TELEVISION TERMINAL CABINET
GFI	GROUND FAULT CIRCUIT INTERRUPTER	TYP	TYPICAL
GFP	GROUND FAULT PROTECTOR	UC	UNDER COUNTER
GND	GROUND	UE	UNDERGROUND ELECTRICAL
GRS	GALVANIZED RIGID STEEL (CONDUIT)	UG	UNDERGROUND
GYP BD	GYPSUM BOARD	UH	UNIT HEATER
HOA	HANDS-OFF-AUTOMATIC SWITCH	UT	UNDERGROUND TELEPHONE
HORIZ	HORIZONTAL	UTIL	UTILITY
HP	HORSEPOWER	UV	UNIT VENTILATOR OR ULTRAVIOLET
HPF	HIGH POWER FACTOR		
HT	HEIGHT	V	VOLT
HTG	HEATING	VA	VOLT-AMPERES
HTR	HEATER	VDT	VIDEO DISPLAY TERMINAL
HV	HIGH VOLTAGE	VERT	VERTICAL
HVAC	HEATING, VENTILATING AND AIR CONDITIONING	VFD	VARIABLE FREQUENCY DRIVE
		VOL	VOLUME
HWP	HYDRONIC WATER PUMP	W	WATT
IC	INTERRUPTING CAPACITY	W/	WITH
IG	ISOLATED GROUND	WG	WIRE GUARD
IMC	INTERMEDIATE METAL CONDUIT	WH	WATER HEATER
INCAND	INCANDESCENT	W/O	WITHOUT
IR	INFRARED	WP	WEATHERPROOF
I/W	INTERLOCK WITH	XFMR	TRANSFORMER
J-BOX	JUNCTION BOX	XFR	TRANSFER
KV	KILOVOLT		
KVA	KILOVOLT-AMPERE	∠	ANGLE
KVAR	KILOVOLT-AMPERE REACTIVE	@	AT
KW	KILOWATT	▲	DELTA
KWH	KILOWATT HOUR	'	FEET
LOC	LOCATE OR LOCATION	"	INCHES
LT	LIGHT	#	NUMBER
LTG	LIGHTING	Ø	PHASE
LTNG	LIGHTNING	C	CENTER LINE
		P	PLATE

ELECTRICAL SYMBOLS

NOTE	HEIGHT	SYMBOL	DESCRIPTION
L-1	18"		SINGLE RECEPTACLE
L-1	18"		DUPLEX RECEPTACLE
L-1	18"		QUADRAPLEX RECEPTACLE
L-1	43"		DUPLEX RECEPTACLE ABOVE COUNTER
L-1	18"		DUPLEX RECEPTACLE GFCI
L-1	43"		DUPLEX RECEPTACLE GFCI ABOVE COUNTER
L-1	18"		DUPLEX RECEPTACLE WITH (2) DC USB CHARGING PORTS
L-1	43"	AC	DUPLEX RECEPTACLE ABOVE COUNTER WITH (2) DC USB CHARGING PORTS
L-1	18"		DUPLEX GF PROTECTED RECEPTACLE WITH (2) DC USB CHARGING PORTS
L-1	43"	AC	DUPLEX GF PROTECTED RECEPTACLE ABOVE COUNTER WITH (2) DC USB CHARGING PORTS
L-1	43"		ISOLATED GROUND DUPLEX RECEPTACLE
L-1	18"		SPLIT WIRED DUPLEX RECEPTACLE. ONE RECEPTACLE SHALL BE CONTROLLED WHERE USED TO CONSERVE ENERGY, RECEPTACLE SHALL BE SUITABLY MARKED PER NEC REQUIREMENTS.
L-1	18"		SPECIAL PURPOSE RECEPTACLE OUTLET, NEMA CONFIGURATION TO MATCH PLUG
			DUPLEX RECEPTACLE CEILING MOUNTED
			DUPLEX RECEPTACLE FLOOR MOUNTED
			QUAD RECEPTACLE CEILING MOUNTED
			QUAD RECEPTACLE FLOOR MOUNTED
			CLOCK (WALL RECESSED)
L-1			JUNCTION BOX
			JUNCTION BOX CEILING MOUNTED
			JUNCTION BOX FLOOR MOUNTED
			FIRE-RATED POKE-THRU DEVICE
			MULTI-OUTLET ASSEMBLY WITH OUTLETS ON CENTERS AS INDICATED IN NOTES OR SPECIFICATIONS. MOUNT 6" ABOVE COUNTER OR AS INDICATED
			PANELBOARD - WALL MOUNTED (SURFACE)
			PANELBOARD - WALL MOUNTED (RECESSED)
			DISTRIBUTION PANELBOARD - WALL MOUNTED (SURFACE)
			CURRENT TRANSFORMER CABINET
			POWER METER AND SOCKET
		60/3/3R	NONFUSIBLE DISCONNECT SWITCH, RATING/POLES/NEMA ENCLOSURE
		60/3/3R/40	FUSIBLE DISCONNECT SWITCH, RATING/POLES/NEMA ENCLOSURE/FUSE RATING
		SIZE 3/3R	MAGNETIC MOTOR STARTER. NEMA SIZE RATING/ENCLOSURE (NEMA 1 IF NOT SHOWN)
		SIZE 3/3R	COMBINATION MAGNETIC MOTOR STARTER AND DISCONNECT MEANS, NEMA SIZE RATING/ENCLOSURE (NEMA 1 IF NOT SHOWN)
		XX-1	MOTOR
L-1	46"		SINGLE POLE SINGLE THROW TOGGLE SWITCH
L-1	46"		3-WAY TOGGLE SWITCH
L-1	46"		4-WAY TOGGLE SWITCH
L-1	46"		MOTOR RATED SWITCH
L-1	46"		KEYED SWITCH
L-1	46"		TIMER SWITCH
L-1	46"	OS	OCCUPANCY SWITCH
L-1	46"		DIMMER SWITCH
L-1	46"		3-WAY DIMMER SWITCH
L-1	46"	OS	OCCUPANCY DIMMER SWITCH
			EMERGENCY LIGHTING FIXTURE
		TC	LIGHTING CONTACTOR / TIMECLOCK
		LS	LIGHT LEVEL SENSOR
		OS	OCCUPANCY SENSOR (120V OR LOW VOLTAGE; PROVIDE PER MANUFACTURER)
			LIGHTING FIXTURE, 2X4, 1X4, 2X2
			LIGHTING FIXTURE, 2X4, 1X4, 2X2 - PROVIDING EMERGENCY ILLUMINATION
			RECESSED LIGHTING FIXTURE. NORMAL AND EMERGENCY.
			SURFACE MOUNTED LIGHTING FIXTURE. NORMAL AND EMERGENCY.
			WALL MOUNTED LIGHTING FIXTURE. NORMAL AND EMERGENCY.
			STRIP FIXTURE - OVERHEAD/WALLMOUNTED
			DIRECTIONAL OR WALL WASH LIGHTING FIXTURE
			LIGHT TRACK AND LIGHT TRACK FIXTURES
			POLE MOUNTED LIGHT FIXTURE WITH ARM. SEE PLANS FOR NUMBER OF LUMINAIRES AND LIGHT DIRECTION.
			POST TOP OR BOLLARD LIGHT FIXTURE
			CEILING/PENDANT MOUNTED PADDLE FAN
			EXIT SIGN, CEILING/WALL MOUNTED. SHADED QUADRANT INDICATES FACE(S). PROVIDE ARROWS PER PLANS.

NOTE	HEIGHT	SYMBOL	DESCRIPTION
	46"	F	FIRE ALARM MANUAL PULL STATION
L-3, L-5		H 15cd	FIRE ALARM HORN WITH VISUAL DEVICE, WALL/CEILING MOUNTED. NUMERAL INDICATES CANDELA RATING.
L-3, L-5		S 75cd	FIRE ALARM SPEAKER WITH VISUAL DEVICE, WALL/CEILING MOUNTED. NUMERAL INDICATES CANDELA RATING.
L-3, L-5		H	FIRE ALARM HORN, WALL/CEILING MOUNTED.
L-3, L-5		S	FIRE ALARM SPEAKER, WALL/CEILING MOUNTED.
L-3		75cd	FIRE ALARM VISUAL DEVICE, WALL/CEILING MOUNTED. NUMERAL INDICATES CANDELA RATING.
	42"		FIREMAN PHONE
	42"	J	FIREMAN PHONE JACK
L-4			FIRE ALARM SMOKE DETECTOR, WALL/CEILING MOUNTED
L-4, L-5		H	FIRE ALARM SMOKE DETECTOR WITH INTEGRAL HORN, WALL/CEILING MOUNTED
L-4, L-5		CO	FIRE ALARM SMOKE/CO DETECTOR WITH INTEGRAL HORN, WALL/CEILING MOUNTED
L-4, L-6		SA	120V AUDIBLE SMOKE ALARM WITH BATTERY, WALL/CEILING MOUNTED
L-4, L-6		S 15cd SA	120V AUDIBLE/VISUAL SMOKE ALARM WITH BATTERY, WALL/CEILING MOUNTED. NUMERAL INDICATES CANDELA
L-4, L-6		S CA	120V AUDIBLE COMBINATION SMOKE/CO ALARM, WALL/CEILING MOUNTED. NUMERAL INDICATES CANDELA
L-4, L-6		S 75cd CA	120V AUDIBLE/VISUAL COMBINATION SMOKE/CO ALARM, WALL/CEILING MOUNTED. NUMERAL INDICATES CANDELA
		SI	ADDRESSABLE INTELLIGENT MODULE - FIRE ALARM SYSTEM
			FIRE ALARM HEAT DETECTOR, WALL/CEILING MOUNTED.
		A	FIRE ALARM ANALOG HEAT DETECTOR, WALL/CEILING MOUNTED.
		WF	CONNECTION TO FIRE PROTECTION SYSTEM WATER FLOW
		VS	VALVE SUPERVISORY
			FIRE ALARM DOOR HOLDER
			FIRE ALARM DOOR CLOSER
			DUCT MOUNTED SMOKE DETECTOR
		RS	REMOTE TEST STATION
		RI	REMOTE INDICATOR LIGHT
			FIRE ALARM CONTROL PANEL, SURFACE
			FIRE ALARM CONTROL PANEL, RECESSED
			FIRE ALARM ANNUNCIATOR PANEL, RECESSED
	18"		TELEPHONE OUTLET, WALL MOUNTED.
L-1, L-2	43"		TELEPHONE OUTLET, ABOVE COUNTER
			TELEPHONE OUTLET, FLOOR MOUNTED
			TELEPHONE OUTLET, CEILING MOUNTED
	18"		COMBINATION TELEPHONE/DATA OUTLET, WALL MOUNTED.
L-1, L-2	43"		COMBINATION TELEPHONE/DATA OUTLET, ABOVE COUNTER
			COMBINATION TELEPHONE/DATA OUTLET, FLOOR MOUNTED
			COMBINATION TELEPHONE/DATA OUTLET, CEILING MOUNTED
	18"		DATA OUTLET, WALL MOUNTED.
L-1, L-2	43"		DATA OUTLET, ABOVE COUNTER
			DATA OUTLET, FLOOR MOUNTED
			DATA OUTLET, CEILING MOUNTED
L-1	18"	TV	TELEVISION OUTLET, WALL MOUNTED.
		TV	TELEVISION OUTLET, FLOOR MOUNTED
		TV	TELEVISION OUTLET, CEILING MOUNTED
L-1	36"	EV	ELECTRIC VEHICLE OUTLET, WALL MOUNTED.
		EV	ELECTRIC VEHICLE OUTLET, FLOOR MOUNTED
	46"	BS	TWO-WAY COMMUNICATION BASE STATION
	46"	CB	CALL BOX

DAMPER TAGS

SMOKE DAMPER S — COMBINATION FIRE/SMOKE DAMPER C

MOTORIZED DAMPER M — DUCT SMOKE DETECTOR ?

CIRCUITING/CONDUIT

X-1,3,5 — ARROWHEAD INDICATES HOMERUN. X-1,3,5 ADJACENT TO HOMERUN ARROWHEADS INDICATES HOMERUN TO PANEL X CIRCUIT NUMBERS 1, 3, AND 5.

RACEWAY/CABLE CONCEALED IN WALL AND/OR ABOVE CEILING

RACEWAY CONCEALED BELOW GRADE OR IN-SLAB

ELECTRICAL GENERAL NOTES

1. PROJECT DESIGN IS BASED UPON THE 2020 EDITION OF THE NATIONAL ELECTRICAL CODE AND THE 2021 INTERNATIONAL ENERGY CONSERVATION CODE WITH AUTHORITIES HAVING JURISDICTION AMENDMENTS.
2. WHEN CONDUCTOR OR CONDUIT SIZE IS INDICATED FOR BRANCH CIRCUIT HOMERUN, THE CONDUCTOR AND CONDUIT SIZE INDICATED SHALL BE USED FOR THE COMPLETE CIRCUIT.
3. REFER TO THE APPROPRIATE DRAWINGS (INCLUDING ARCHITECTURAL DRAWINGS) FOR THE EXACT LOCATION OF EQUIPMENT INSTALLED UNDER OTHER DIVISIONS OF THE DOCUMENTS WHICH REQUIRE ELECTRICAL SERVICE.
4. CAPITAL LETTER BESIDE LIGHTING SYMBOL INDICATES FIXTURE TYPE. REFER TO LIGHTING FIXTURE SCHEDULE FOR FIXTURE SELECTION. LOWERCASE LETTER (a, b, c, x, w, etc.) BESIDE LIGHTING SYMBOL INDICATES LIGHTING CONTROL ZONES.
5. EQUIPMENT GROUNDING CONDUCTORS ARE TO BE INCLUDED IN ALL RACEWAYS AND CABLES.
6. REFER TO SPRINKLER FIRE PROTECTION SHOP DRAWINGS FOR ALL FLOW AND TAMPER SWITCH LOCATIONS AND CONNECTIONS FOR THE FIRE ALARM SYSTEM.
7. REFER TO ARCHITECTURAL DOOR SCHEDULES FOR DOORS REQUIRING FIRE ALARM SYSTEM INTERFACE AND SMOKE OPERATION. PROVIDE 120V POWER AND FIRE ALARM CONNECTION TO ALL FIRE/SMOKE AND SMOKE DAMPERS INDICATED ON THE MECHANICAL DRAWINGS. WHERE ANY DAMPER IS EQUIPPED WITH INTEGRAL SMOKE DETECTOR, PROVIDE A ZONE ADDRESSABLE MODULE FOR CONNECTION TO FIRE ALARM SYSTEM WIRING.
8. IN BUILDINGS WITH MULTIPLE SERVICES, THE CONTRACTOR SHALL PROVIDE A PLAQUE AT EACH SERVICE EQUIPMENT LOCATION DENOTING ALL OTHER SERVICES IN THE BUILDING AND THE AREA SERVED BY EACH.
9. ANY CABLE ROUTED TO A WALL SWITCH CONTROLLING LIGHTING SHALL CONTAIN A GROUNDED CONDUCTOR (NEUTRAL). IN ADDITION TO AN EQUIPMENT GROUNDING CONDUCTOR. EXCEPTION: SWITCHES IN ROOMS WITH ACCESSIBLE CEILINGS GIVING ACCESS TO OPEN WALL CAVITIES.
10. CONTRACTOR SHALL ENSURE TO THE GREATEST EXTENT POSSIBLE THAT LOADS ON THE ELECTRICAL DISTRIBUTION SYSTEM ARE PHASED-BALANCED. WHERE MULTI-METER PACKS ARE INSTALLED, EQUIPMENT LUGS SHALL BE ADJUSTED ACCORDINGLY TO BALANCE PHASES.
11. FIRE ALARM INITIATING DEVICES LOCATED IN ELEVATOR SHAFTS ARE REQUIRED TO BE ACCESSIBLE FOR SERVICE, TESTING, AND MAINTENANCE FROM OUTSIDE THE ELEVATOR HOISTWAY PER NFPA 72 20.3.7.
12. WHERE CIRCUIT BREAKERS OR FUSES ARE SERIES COMBINATION RATED, THE ENCLOSURE FOR THE OVERCURRENT DEVICES SHALL BE CLEARLY AND LEGIBLY MARKED IN THE FIELD TO INDICATE THE EQUIPMENT HAS BEEN APPLIED WITH A SERIES COMBINATION RATING. THE MARKING SHALL BE READILY VISIBLE AND STATE THE FOLLOWING: CAUTION - SERIES COMBINATION SYSTEM RATED ___ AMPERES. IDENTIFIED REPLACEMENT COMPONENTS REQUIRED.
13. UNLESS NOTED OTHERWISE, ALL COMMON AREA BRANCH CIRCUITS SHALL BE #12 AWG FOR 20A BRANCH CIRCUITS OR LESS, #10 AWG FOR 25A AND 30A BRANCH CIRCUITS , #8 AWG FOR 40A BRANCH CIRCUITS, AND #6 AWG FOR 50A BRANCH CIRCUITS. FOR EVERY 100 FEET INCREASE WIRE SIZE TO THE NEXT AVAILABLE AMPACITY SIZE IN NEC TABLE 316, 60 DEGREE C. CONTRACTOR SHALL ENSURE FIELD INSTALLATIONS 'TOTAL VOLTAGE DROP' ON BOTH FEEDERS AND BRANCH CIRCUITS TO THE FARTHEST OUTLET SHALL NOT EXCEED 5% (E.G. C405.10). REFER TO 'FRONT END FAULT CALCULATIONS OF SERVICES AND FEEDERS FOR ADDITIONAL INFORMATION.

SPECIFIC CODE NOTES

FIRE PROTECTION REQUIREMENTS

A. PENETRATIONS IN WALLS REQUIRING PROTECTED OPENINGS MUST BE FIRESTOPPED WITH AN APPROVED MATERIAL.
   1. CONDUITS MAY PENETRATE WALLS OR PARTITIONS, PROVIDED THEY ARE FIRE-STOPPED.
   2. OPENINGS FOR STEEL ELECTRICAL BOXES NOT EXCEEDING 16 SQUARE INCHES ARE PERMITTED PROVIDED OPENINGS DO NOT AGGREGATE MORE THAN 100 SQUARE INCHES FOR ANY 100 SQUARE FEET OF WALL OR PARTITION.
   3. OUTLET BOXES ON OPPOSITE SIDES OF WALLS OR PARTITIONS MUST BE SEPARATED BY A HORIZONTAL DISTANCE OF 24 INCHES.

B. LIGHT FIXTURES AND OTHER APPARATUS SUPPORTED BY THE ACOUSTICAL CEILING GRID MUST MEET THE REQUIREMENTS OF NEC SECTION 410.16, MEANS OF SUPPORT.

C. RECESSED LIGHTING FIXTURES INSTALLED IN FIRE RATED CEILING ASSEMBLIES SHALL BE FIRE RATED FIXTURES BEARING THE UL FIRE RATED LABEL. FIXTURES SHALL BE INSTALLED IN ACCORDANCE WITH THE UL FIRE RESISTANCE DIRECTORY, AND SHALL INCLUDE A FIRE RATED ENCLOSURE INSTALLED OVER THE FIXTURE THAT MEETS THE REQUIREMENTS OF THE UL FIRE RESISTANCE DIRECTORY.

LEGEND NOTES

L-1 MOUNTING HEIGHTS NOTED ARE TO THE CENTER OF DEVICE ABOVE FINISHED FLOOR, UNLESS NOTED OTHERWISE. SWITCHES INSTALLED OVER AN OBSTRUCTION SUCH AS A COUNTERTOP SHALL BE INSTALLED AT 43" TO THE CENTER OF THE DEVICE.

L-2 STUB 3/4" CONDUIT 6" ABOVE ACCESSIBLE CEILING AND TERMINATE WITH NYLON GROMMET.

L-3 WHERE FIRE ALARM VISUAL DEVICES ARE WALL-MOUNTED, THE ENTIRE LENS SHALL BE MOUNTED A MINIMUM OF 80" AFF AND NOT GREATER THAN 96" AFF. TOPS OF WALL-MOUNTED AUDIBLE-ONLY DEVICES SHALL NOT BE LESS THAN 90" AFF AND NOT LESS THAN 6" BELOW FINISHED CEILING. WITHIN SLEEPING AREAS, WHERE DISTANCE FROM CEILING TO TOP OF VISUAL DEVICE LENS IS LESS THAN 24", DEVICE SHALL HAVE INTENSITY OF 177 CANDELA.

L-4 120V SMOKE AND CO ALARMS SHALL HAVE BATTERY BACKUP AND BE PROVIDED WITH AUXILIARY CONTACTS. WALL MOUNTED DEVICE SHALL BE LOCATED 4" MIN. AND 12" MAX. FROM CEILING.

L-5 AUDIBLE SIGNAL OF FIRE ALARM DEVICES LOCATED IN SLEEPING ROOMS SHALL BE 520HZ.

L-6 AUDIBLE SIGNAL OF SMOKE AND CO ALARMS LOCATED IN SLEEPING ROOMS AND DWELLINGS DESIGNATED FOR H/C ACCESSIBILITY OR HEARING IMPAIRED SHALL BE 520HZ.

ELECTRICAL SHEET INDEX

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E0.03	DETAILS
E0.04	RISER DIAGRAM & PANEL SCHEDULES
E0.05	EQUIPMENT CONNECTION SCHEDULE & NOTES
E1.22	LOWER LEVEL ENLARGED FLOOR PLANS
E1.23	LOWER LEVEL ENLARGED FLOOR PLANS
E1.24	UPPER LEVEL ENLARGED FLOOR PLANS
E1.25	UPPER LEVEL ENLARGED FLOOR PLANS
E1.32	LOWER LEVEL ENLARGED LIGHTING PLANS
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E1.34	UPPER LEVEL ENLARGED LIGHTING PLANS
E1.35	UPPER LEVEL ENLARGED LIGHTING CEILING PLANS

2

CO LAB ARCHITECTURE
9217 EASTMAN PARK DRIVE, UNIT 3
WINDSOR, COLORADO 80550

SUPERIOR CIVIC CENTER TENANT FINISH

TOWN OF SUPERIOR

2250 MAIN STREET, SUITE 1001, SUPERIOR, CO 80027

SD:	2/22/2024	PERMIT:	4/17/2024
DD:		CD:	05/23/2024

REV. #	DESCRIPTION	DATE
2	OWNER VE	08/30/2024

C2023.016A



ELECTRICAL TITLE SHEET

DRAWN BY:	SL	CHECKED BY:	SL

E0.00

Jordan & Skala Engineers
555 17th Street, Suite 700 • Denver, CO 80202
p. 303.586.2375

Project Number: 23080380 Drawn By: SL Checked By: SL

ELECTRICAL SHORT SPECFICATIONS

1.01 SCOPE

A. INSTALL ALL ELECTRICAL WORK COVERED BY THESE SPECIFICATIONS AND APPROVED DRAWINGS. PROVIDE ALL MATERIAL, LABOR, TRANSPORTATION, TOOLS SUPERVISION, ETC., NECESSARY TO COMPLETE THE TOTAL ELECTRICAL JOB. ALL ITEMS NOT SPECIFICALLY MENTIONED HEREIN WHICH ARE OBVIOUSLY NECESSARY TO MAKE A COMPLETE WORKING INSTALLATION SHALL BE PROVIDED.

B. ELECTRICAL COMPONENTS INCLUDING BUT NOT LIMITED TO CONDUCTOR SIZE, OVERCURRENT PROTECTIVE DEVICE AND DISCONNECT SWITCHES ARE BASED ON POWER REQUIREMENTS FOR EQUIPMENT SPECIFIED AS SHOWN ON THE CONTRACT DOCUMENTS. PRIOR TO INSTALLING WORK, CONTRACTOR SHALL COORDINATE ELECTRICAL REQUIREMENTS WITH EQUIPMENT OF ALL TRADES REQUIRING ELECTRICAL CONNECTIONS.

C. FINAL CONNECTIONS TO EQUIPMENT SHALL BE PER MANUFACTURER'S APPROVED WIRING DIAGRAMS, DETAILS AND INSTRUCTIONS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE MATERIALS AND EQUIPMENT COMPATIBLE WITH ACTUAL EQUIPMENT SUPPLIED.

D. VERIFY EXACT LOCATIONS OF EXISTING AND NEW UNDERGROUND UTILITIES, PIPING AND RACEWAY SYSTEMS PRIOR TO TRENCHING. PROVIDE NECESSARY TRENCHING, BACKFILL, EXCAVATION, SUPPORTS, SERVICES (CONDUIT AND/OR WIRE), PULLBOXES, TRANSFORMER PADS, SAWCUTTING AND PATCHING, CONCRETE/PAVING, ETC. AS REQUIRED. CONTRACTOR SHALL OBTAIN AND VERIFY EXACT UTILITY COMPANY DRAWINGS AND REQUIREMENTS.

E. EXAMINATION OF BIDDING DOCUMENTS

1. EACH BIDDER SHALL EXAMINE THE BIDDING DOCUMENTS CAREFULLY AND MAKE WRITTEN REQUEST TO THE ARCHITECT FOR INTERPRETATION OR CORRECTION OF ANY DISCREPANCIES, AMBIGUITY, INCONSISTENCY OR ERROR THEREIN. ANY INTERPRETATION OR CORRECTION WILL BE ISSUED BY THE ARCHITECT AS AN ADDENDUM. ONLY WRITTEN INTERPRETATION OR CORRECTIONS BY ADDENDUM SHALL BE BINDING. CONTRACTOR SHALL INCLUDE IN HIS BID LABOR, MATERIALS AND METHODS OF CONSTRUCTION FOR COMPLETE INSTALLATION. AFTER AWARD OF CONTRACT, NO ALLOWANCE OR EXTRA COMPENSATION WILL BE MADE ON BEHALF OF THE CONTRACTOR DUE TO HIS FAILURE TO MAKE THE WRITTEN REQUESTS AS DESCRIBED ABOVE.
2. FAILURE TO REQUEST CLARIFICATION OF ANY INADEQUACY, OMISSION OR CONFLICT WILL NOT RELIEVE THE CONTRACTOR OF RESPONSIBILITY. THE SIGNING OF THE CONTRACT WILL BE CONSIDERED IMPLICITLY DENOTING THAT THE CONTRACTOR HAS A THOROUGH COMPREHENSION OF THE FULL INTENT AND SCOPE OF THE WORKING DRAWINGS AND SPECIFICATIONS.

1.02 CODES AND FEES

A. ALL WORK SHALL CONFORM TO ALL ORDINANCES AND REGULATIONS OF THE CITY, COUNTY, STATE AND/OR OTHER AUTHORITIES HAVING JURISDICTION IN ACCORDANCE WITH THE REQUIREMENTS OF THE FOLLOWING CODES, STANDARDS AND DESIGN GUIDES:

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1. THE 2020 EDITION OF THE NATIONAL ELECTRICAL CODE (NFPA 70) WITH LOCAL AMENDMENTS
2. THE 2021 EDITION OF THE INTERNATIONAL BUILDING CODE WITH LOCAL AMENDMENTS
3. LIFE SAFETY CODE (NFPA 101)
4. 2021 IECC
5. REGULATIONS OF THE LOCAL UTILITY COMPANY WITH RESPECT TO METERING AND SERVICE ENTRANCE
6. LOCAL CITY AND COUNTY ORDINANCES GOVERNING ELECTRICAL WORK
7. AMERICANS WITH DISABILITIES ACT (PUBLIC LAW 101-336)

B. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND INSPECTIONS REQUIRED BY THE BUILDING AND SAFETY CODES AND ORDINANCES, AND THE RULES AND REGULATIONS OF ANY LEGAL BODY HAVING JURISDICTION.

1.03 WORKMANSHIP

A. THE DRAWINGS ARE DIAGRAMMATIC AND INDICATE THE GENERAL ARRANGEMENT OF ELECTRICAL EQUIPMENT. COORDINATE DEVICE LOCATIONS WITH DOOR SWINGS, CABINETS, COUNTERS, ETC., AS INDICATED ON THE ARCHITECTURAL DRAWINGS. DO NOT SCALE ELECTRICAL PLANS. OBTAIN DIMENSIONS FOR LAYOUT OF EQUIPMENT FROM ARCHITECTURAL PLANS UNLESS INDICATED ON ELECTRICAL PLANS.

B. COORDINATE WITH ALL OTHER TRADES AND SUBCONTRACTORS PERFORMING WORK ON THIS PROJECT. MINOR OFFSETS IN LOCATIONS OF FIXTURES, DEVICES, ETC. SHALL BE MADE TO AVOID CONFLICTS WITH OTHER TRADES. SUCH MODIFICATIONS SHALL BE APPROVED BY THE ARCHITECT PRIOR TO THE WORK BEING PERFORMED.

C. MOUNTING HEIGHTS, UNLESS OTHERWISE NOTED, ARE TO THE CENTER LINE OF THE EQUIPMENT AND/OR DEVICE EXCEPT THE MOUNTING HEIGHT OF SUSPENDED LIGHT FIXTURES WHICH IS TO THE BOTTOM OF FIXTURE.

D. CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING EQUIPMENT WHICH IS DAMAGED DUE TO INCORRECT FIELD WIRING PROVIDED UNDER THIS SECTION OR FACTORY WIRING IN EQUIPMENT PROVIDED UNDER THIS SECTION.

E. ALL EQUIPMENT AND MATERIAL FOR SIMILAR APPLICATIONS OR SYSTEMS SHALL BE PROVIDED FROM THE SAME MANUFACTURER UNLESS NOTED OTHERWISE.

1.04 SUBSTITUTIONS

A. ALL COST INCURRED BY THE ACCEPTANCE OF SUBSTITUTIONS SHALL BE BORNE BY THE CONTRACTOR. PROOF FOR THE QUALITY OF SUBSTITUTIONS SHALL BE BY THE CONTRACTOR.

1.05 U.L. LISTING

A. ALL ELECTRICAL ITEMS COVERED BY THIS SPECIFICATION SHALL BE U.L. LABELED AND LISTED FOR THEIR SPECIFIC USE.

1.06 ELECTRICAL SERVICE

A. THE ELECTRICAL CONTRACTOR SHALL PAY ALL COSTS REQUIRED BY THE LOCAL UTILITY COMPANY PROVIDING SERVICES INDICATED. ELECTRICAL CONTRACTOR SHALL COORDINATE METERING, TRANSFORMER PAD, CONNECTION POINTS AND GROUNDING WITH UTILITY COMPANY.

B. ALL SERVICE ENTRANCE EQUIPMENT INCLUDING BUT NOT LIMITED TO ANY MAIN DISCONNECT SWITCH, PANEL, OR SWITCHBOARD SHALL BE LISTED AND LABELED AS "SUITABLE FOR USE AS SERVICE ENTRANCE EQUIPMENT".

1.07 COMMISSIONING

A. THE FOLLOWING SYSTEMS SHALL BE COMMISSIONED IN ACCORDANCE WITH THE REQUIREMENTS OF THE 2018 IECC:

1. OCCUPANT SENSOR CONTROLS
2. TIME SWITCH CONTROLS
3. DAYLIGHT RESPONSIVE CONTROLS

B. PROGRAMMING OF SENSORS, CONTROLS, SWITCHES, SCHEDULES, VFD OPERATION AND OTHER SYSTEMS SHALL BE SET BY THE INSTALLING CONTRACTOR.

C. THE FOLLOWING SHALL BE PROVIDED TO THE BUILDING OWNER OR OWNER REPRESENTATIVE WITHIN 90 DAYS AFTER THE DATE OF SYSTEM ACCEPTANCE.

1. SUBMITTALS, SHOP DRAWINGS
2. INSTALLATION INSTRUCTIONS, OPERATIONS AND MAINTENANCE INSTRUCTIONS FOR EACH PIECE OF EQUIPMENT AND SYSTEM INSTALLED.
3. MAINTENANCE SCHEDULE
4. NAMES AND ADDRESS OF AT LEAST ONE SERVICE AGENCY.
5. LIGHTING CONTROLS SYSTEM MAINTENANCE AND CALIBRATION INFORMATION, INCLUDING WIRING DIAGRAMS, SCHEMATICS, AND CONTROL SEQUENCE DESCRIPTIONS. DESIRED OR FIELD DETERMINED SET-POINTS SHALL BE PERMANENTLY RECORDED ON CONTROL DRAWINGS AT CONTROL DEVICES OR FOR DIGITAL CONTROL SYSTEMS, IN PROGRAMMING COMMENTS.
6. A COMPLETE NARRATIVE OF HOW EACH SYSTEM IS INTENDED TO OPERATE, INCLUDING SUGGESTED SETPOINTS.

1.08 WARRANTY

A. WORK SHALL BE WARRANTIED FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF ACCEPTANCE BY THE OWNER.

1.09 SPECIFICATIONS

A. GROUNDING

1. THE BUILDING ELECTRICAL SYSTEMS SHALL BE SOLIDLY GROUNDED. ALL NON-CURRENT CARRYING METAL PARTS OF THE ELECTRICAL SYSTEM, I.E., RACEWAYS, EQUIPMENT ENCLOSURES, FRAMES, JUNCTION AND OUTLET BOXES AND OTHER CONDUCTIVE ITEMS IN CLOSE PROXIMITY WITH ELECTRICAL CIRCUITS, SHALL BE GROUNDED TO PROVIDE A LOW IMPEDANCE PATH FOR POTENTIAL GROUND FAULTS.
2. EQUIPMENT GROUNDING CONDUCTOR SHALL BE INSTALLED IN ALL RACEWAYS AND CABLES.
3. THE NEUTRAL AND GROUND BUS SHALL BE BONDED TOGETHER AT ALL SERVICE EQUIPMENT.

B. RACEWAYS AND CONDUITS

1. CONDUITS INSTALLED IN DIRECT CONTACT WITH GRADE OR WITHIN CONCRETE SLABS SHALL BE SCHEDULE 40 PVC.
2. CONDUITS CONCEALED WITHIN WALLS AND ABOVE CEILINGS AND EXPOSED IN INDOOR AREAS SHALL BE ELECTRICAL METALLIC TUBING (E.M.T.).

A. ELECTRICAL METALLIC TUBING (EMT) COUPLINGS AND CONNECTORS SHALL BE STEEL. MALLEABLE IRON, PRESSURE CAST OR DIE CAST FITTINGS ARE NOT PERMITTED.
B. FITTINGS AND COUPLINGS SHALL BE SET-SCREW TYPE AND/OR COMPRESSION TYPE. STEEL SET SCREW TYPE FOR 2.5" CONDUIT AND LARGER SHALL HAVE 2 SCREWS FOR CONNECTORS AND 4 SCREWS FOR COUPLINGS. ALL CONNECTORS SHALL BE INSULATED THROAT TYPE.
C. RIGID STEEL AND IMC COUPLINGS AND CONNECTORS SHALL BE STANDARD THREADED COUPLINGS, LOCKNUTS, BUSHINGS AND ELBOWS. ALL MATERIALS SHALL BE STEEL. ERICKSON-TYPE COUPLINGS MAY BE USED TO COMPLETE A CONDUIT RUN.

3. CONDUITS SHALL BE RUN PARALLEL OR AT RIGHT ANGLES TO WALLS, CEILINGS, AND STRUCTURAL MEMBERS.
4. LIQUID TIGHT FLEXIBLE METAL OR NON-METALLIC CONDUIT SHALL BE USED FOR OUTDOOR EXPOSED CONNECTIONS TO GROUND- OR ROOF- MOUNTED EQUIPMENT.
5. USE FLEXIBLE CONDUIT FOR CONNECTIONS TO MOTORS, ELECTRICAL DUCT HEATERS, UNIT HEATERS, KITCHEN EQUIPMENT, LAUNDRY EQUIPMENT, FLUSH MOUNTED LIGHTING FIXTURES, AND ANY VIBRATING EQUIPMENT.

A. FLEXIBLE CONDUIT USED FOR CONNECTION OF MOTORS, DRY TYPE TRANSFORMERS, ELECTRIC DUCT HEATERS, UNIT HEATERS, AND BUS DUCT TAP DEVICES SHALL NOT EXCEED 36 INCHES IN LENGTH.
B. FLEXIBLE CONDUIT FROM OUTLET BOX TO FLUSH MOUNTED LIGHTING FIXTURE SHALL NOT EXCEED 6 FEET IN LENGTH.
C. MAINTAIN GROUND CONTINUITY THROUGH FLEXIBLE CONDUIT WITH GREEN EQUIPMENT GROUNDING CONDUCTOR; DO NOT
USE FLEXIBLE CONDUIT FOR GROUND CONTINUITY.
D. FLEXIBLE CONDUIT INSTALLED WITHIN PLENUM SPACES SHALL BE LIMITED TO LENGTHS NOT EXCEEDING 4 FEET.
E. LIQUID TIGHT FLEXIBLE CONDUIT SHALL BE USED TO CONNECT EQUIPMENT IN EXTERIOR, DAMP OR WET LOCATIONS.

6. ALL RACEWAYS SHALL BE INSTALLED CONCEALED EXCEPT IN UNFINISHED SPACES OR WHERE INDICATED ON THE DRAWINGS.
7. FASTENERS AND SUPPORTS SHALL BE AS MANUFACTURED BY GEDNEY, EFCOR OR EQUAL. SUPPORTING DEVICES SHALL BE THOSE AS MANUFACTURED FOR A SPECIFIC PURPOSE. NAILS, WIRE OR PIPE STRAP SHALL NOT BE USED.
8. PROVIDE FLEXIBLE EXPANSION CONDUIT FITTINGS ON ALL CONDUIT CROSSING EXPANSION JOINTS. SEE ARCHITECTURAL PLANS FOR EXPANSION JOINT LOCATIONS.
9. CONDUIT SHALL BE INSTALLED FOR ANY FEEDERS ON THE SUPPLY SIDE OF ANY PANELBOARD SUPPLYING BRANCH CIRCUITS FOR POOLS, SPAS OR HOT TUBS.

C. CONDUCTORS

1. ALL BRANCH CIRCUIT CONDUCTORS SHALL BE COPPER, 90°C, THHN/THWN INSULATION.
2. NO CONDUCTOR SHALL BE SMALLER THAN NO. 12 AWG UNLESS OTHERWISE SPECIFIED OR NOTED.
3. UNLESS NOTED OTHERWISE, SERVICE AND FEEDER CONDUCTORS SHALL BE COPPER, THHN/THWN-2 INSULATION. WHERE APPROVED, ALUMINUM CONDUCTORS SHALL BE COMPACT, AA-8000 SERIES, XHHW-2. 90°C.
4. WIRE NO.8 AWG AND LARGER SHALL BE STRANDED, NO.10 AND SMALLER SHALL BE SOLID.
5. ALL BRANCH CIRCUIT AND FEEDER CONDUCTORS, NO. 8 AWG AND SMALLER, SHALL BE COLOR CODED AS FOLLOW (WHERE APPROVED BY THE AUTHORITY HAVING JURISDICTION).
6. MC CABLE SHALL BE LIMITED TO BRANCH CIRCUITS CONCEALED IN WALLS AND ABOVE CEILINGS, AND MAY NOT BE RUN DIRECTLY INTO SURFACE MOUNTED EQUIPMENT. ALL CIRCUIT HOMERUNS FROM THE PANELBOARD TO THE FIRST BRANCH CIRCUIT DEVICE SHALL BE ROUTED IN CONDUIT. MC CABLE SHALL NOT BE ALLOWED FOR WIRING TO MECHANICAL EQUIPMENT (EXCEPT FOR WITHIN DWELLING UNITS).
7. SIZES INDICATED ARE FOR INSTALLATION IN A MAXIMUM 30 DEGREE C AMBIENT.
8. NONMETALLIC-SHEATHED CABLE

A. NM CABLE SHALL BE PERMITTED IN ONE-, TWO- AND MULTI-FAMILY DWELLINGS FOR BUILDING CONSTRUCTION TYPES III, IV AND V, AND WHERE PERMITTED BY THE LOCAL AUTHORITY.
B. NM CABLE SHALL BE PERMITTED IN OTHER STRUCTURES OF TYPES III, IV, AND V CONSTRUCTION PROVIDED THAT IT IS CONCEALED WITHIN WALLS, FLOORS, AND/OR CEILINGS THAT PROVIDE A THERMAL BARRIER OF MATERIAL THAT HAS AT LEAST A 15-MINUTE FINISH RATING AS IDENTIFIED IN LISTINGS OF FIRE-RATED ASSEMBLIES.
C. NM CABLE SHALL NOT BE INSTALLED IN AREAS SUCH AS ATTIC SPACES WITHIN A CLUBHOUSE BUILDING WHICH DO NOT MEET THE THERMAL BARRIER CRITERIA LISTED ABOVE OR IN PORTIONS OF A BUILDING DEFINED AS ASSEMBLIES PER NEC ARTICLE 518 WITH AN OCCUPANT LOAD OF 100 OR MORE PEOPLE.

D. OUTLET/JUNCTION BOXES

1. ALL OUTLET/JUNCTION BOXES SHALL BE GALVANIZED STEEL. THERMOPLASTIC BOXES SHALL BE ACCEPTABLE FOR USE WHERE NM CABLE IS APPROVED.
2. WALL AND CEILING OUTLET BOXES SHALL BE 4" SQUARE, WITH A DEPTH OF 2 ½". CEILING BOXES SHALL BE 4" OCTAGONAL WHERE REQUIRED DUE TO NUMBER OF WIRES.
3. WHERE BOXES ARE INSTALLED BACK-TO-BACK IN WALLS AND LOCATED LESS THAN 24" APART, MOLDABLE PUTTY PADS SHALL BE INSTALLED TO MAINTAIN THE REQUIRED FIRE RATING.

E. PANELBOARDS

1. PANELBOARD MANUFACTURER SHALL BE:

A. SQUARE D
B. SIEMENS
C. CUTLER HAMMER
D. ABB-GE

2. ALL BUS BARS SHALL BE ALUMINUM.
3. PANELBOARD SHALL HAVE BOLT-IN CIRCUIT BREAKERS AND ALUMINUM BUSSING. WHERE APPLICABLE, LOAD CENTERS SHALL HAVE PLUG-IN BREAKERS AND ALUMINUM BUSSING.
4. OVERCURRENT PROTECTIVE DEVICES SHALL BE AUTOMATIC TRIP THERMAL MAGNETIC TYPE WITH QUICK-MAKE QUICK-BREAK FOR BOTH MANUAL AND AUTOMATIC OPERATION. ALL MULTIPOLE BREAKERS SHALL BE COMMON TRIP; HANDLE TIES WILL NOT BE ACCEPTED.
5. TYPEWRITTEN DIRECTORIES AND PANELBOARD DESIGNATION PLATES SHALL BE PROVIDED BY THE CONTRACTOR FOR ALL PANELBOARDS. PANELBOARD DESIGNATIONS SHALL BE PHENOLIC-ENGRAVED. ALSO BEARING THE EQUIPMENT NAME WHERE ITS POWER SUPPLY ORIGINATES (IF PANELBOARD IS SERVICED BY A FEEDER).
6. PROVIDE PERMANENTLY ATTACHED LABELS FOR EACH BRANCH CIRCUIT, FEEDER, AND MAIN CIRCUIT BREAKER IN DISTRIBUTION PANELS.
7. WIRE TERMINATION PROVISIONS FOR PANELBOARDS, CIRCUIT BREAKERS, SAFETY SWITCHES AND ALL OTHER ELECTRICAL APPARATUS SHALL BE LISTED AS SUITABLE FOR 75 DEGREE C, MINIMUM.

F. IDENTIFICATION

1. EQUIPMENT OR DEVICES SPECIFIED IN THE INDIVIDUAL SECTIONS TO BE IDENTIFIED SHALL BE IDENTIFIED BY MACHINE CUT STENCIL UNLESS THE EQUIPMENT IS IDENTIFIED BY THE MANUFACTURER. IDENTIFICATION OF FLUSH MOUNTED CABINETS AND PANELBOARDS SHALL BE ON THE INSIDE OF THE DEVICE. SURFACE MOUNTED EQUIPMENT SHALL BE IDENTIFIED ON THE OUTSIDE COVER. EQUIPMENT OPERATING ON 208Y/120 VOLT SYSTEM SHALL BE IDENTIFIED WITH BLACK LABELS WITH WHITE INNER CORE.

2. ALL PANELBOARDS SUPPLIED BY A FEEDER SHALL BE STENCIL-LABELED TO INDICATE THE EQUIPMENT WHERE THE POWER SUPPLY ORIGINATES.

3. EACH DISCONNECTING MEANS SHALL BE STENCIL-LABELED TO INDICATE ITS PURPOSE UNLESS LOCATED AND ARRANGED SO THE PURPOSE IS EVIDENT. THE LABEL SHALL INCLUDE THE IDENTIFICATION OF THE CIRCUIT SOURCE THAT SUPPLIES THE DISCONNECTING MEANS.

G. SHORT CIRCUIT AND PROTECTIVE DEVICE STUDY

1. CONTRACTOR SHALL PROVIDE A SHORT CIRCUIT AND PROTECTIVE DEVICE STUDY TO VERIFY THE PROPOSED EQUIPMENT RATINGS AND PROTECTIVE DEVICE RATINGS. THE STUDY SHALL BE PERFORMED BY A LICENSED PROFESSIONAL ENGINEER OR OTHER QUALIFIED PERSONS ENGAGED PRIMARILY IN THE DESIGN, INSTALLATION, OR MAINTENANCE OF ELECTRICAL SYSTEMS.
2. THE SCOPE OF THE STUDY SHALL INCLUDE ALL PROPOSED DISTRIBUTION EQUIPMENT SUPPLIED UNDER THIS CONTRACT.
3. CONTRACTOR SHALL OBTAIN, IN WRITING, THE SHORT CIRCUIT CURRENT VALUE AT THE MAIN SERVICE SWITCHBOARD FOR THE SPECIFIC PROJECT LOCATION FROM THE UTILITY.
4. ALL SERVICE EQUIPMENT SHALL BE LEGIBLY MARKED IN THE FIELD WITH THE MAXIMUM AVAILABLE FAULT CURRENT AND THE DATE THE FAULT CURRENT CALCULATION WAS PERFORMED IN ACCORDANCE WITH NEC 110.24.
5. A COPY OF THE SHORT CIRCUIT AND PROTECTIVE DEVICE STUDY SHALL BE INCLUDED IN THE SHOP DRAWING SUBMITTALS FOR THE EQUIPMENT, AND MADE AVAILABLE TO THOSE AUTHORIZED TO DESIGN, INSTALL, INSPECT, MAINTAIN, OR OPERATE THE SYSTEM.

H. ARC FLASH LABELING

1. ARC FLASH LABELS SHALL BE FACTORY PROVIDED AND INSTALLED IN ACCORDANCE WITH NFPA 70.
2. A PERMANENT LABEL SHALL BE FACTORY APPLIED TO SERVICE EQUIPMENT RATED 1200 AMPS OR MORE. THE LABEL SHALL MEET THE REQUIREMENTS OF NFPA 70 AND CONTAIN THE FOLLOWING INFORMATION:
3. NOMINAL SYSTEM VOLTAGE
4. AVAILABLE FAULT CURRENT AT THE SERVICE OVERCURRENT PROTECTIVE DEVICES
5. THE CLEARING TIME OF SERVICE OVERCURRENT PROTECTIVE DEVICES BASED ON THE AVAILABLE FAULT CURRENT AT THE SERVICE EQUIPMENT
6. THE DATE THE LABEL WAS APPLIED

I. ARC FLASH WARNING LABELS

1. CONTRACTOR SHALL FIELD-INSTALL ARC FLASH LABELS ON EQUIPMENT THAT INCLUDES THE AVAILABLE INCIDENT ENERGY AND REQUIRED PERSONNEL PROTECTIVE EQUIPMENT (PPE).
2. THE VENDOR SHALL PROVIDE A 3.5 IN. X 5 IN. THERMAL TRANSFER TYPE LABEL OF HIGH ADHESION POLYESTER FOR EACH WORK LOCATION ANALYZED.
3. THE LABEL SHALL HAVE AN ORANGE HEADER WITH THE WORDING, "WARNING, ARC FLASH HAZARD," AND SHALL INCLUDE THE FOLLOWING INFORMATION:

A. LOCATION DESIGNATION
B. NOMINAL VOLTAGE
C. FLASH PROTECTION BOUNDARY
D. HAZARD RISK CATEGORY
E. INCIDENT ENERGY
F. WORKING DISTANCE
G. ENGINEERING REPORT NUMBER, REVISION NUMBER AND ISSUE DATE

4. LABELS SHALL BE MACHINE-PRINTED, WITH NO FIELD MARKINGS.
5. ARC FLASH LABELS SHALL BE PROVIDED IN THE FOLLOWING MANNER AND ALL LABELS SHALL BE BASED ON RECOMMENDED
OVERCURRENT DEVICE SETTINGS:

A. FOR EACH 600, 480 AND APPLICABLE 208 VOLT PANELBOARDS AND DISCONNECTS, ONE ARC FLASH LABEL SHALL BE PROVIDED.
B. FOR EACH MOTOR CONTROL CENTER, ONE ARC FLASH LABEL SHALL BE PROVIDED.
C. FOR EACH LOW VOLTAGE SWITCHBOARD, ONE ARC FLASH LABEL SHALL BE PROVIDED.
D. FOR EACH SWITCHGEAR, ONE FLASH LABEL SHALL BE PROVIDED.
E. FOR MEDIUM VOLTAGE SWITCHES, ONE ARC FLASH LABEL SHALL BE PROVIDED.

6. LABELS SHALL BE FIELD-INSTALLED BY THE ENGINEERING SERVICE DIVISION OF THE EQUIPMENT MANUFACTURER UNDER THE STARTUP AND ACCEPTANCE TESTING CONTRACT PORTION.

J. ARC FLASH TRAINING

1. THE EQUIPMENT VENDOR SHALL TRAIN UP TO FOUR (4) PERSONNEL OF THE POTENTIAL ARC FLASH HAZARDS ASSOCIATED WITH WORKING ON ENERGIZED EQUIPMENT (MINIMUM OF 4 HOURS). MAINTENANCE PROCEDURES IN ACCORDANCE WITH THE REQUIREMENTS OF NFPA 70E, STANDARD FOR ELECTRICAL SAFETY REQUIREMENTS FOR EMPLOYEE WORKPLACES, SHALL BE PROVIDED IN THE EQUIPMENT MANUALS.

K. LIGHTING FIXTURES

1. ELECTRONIC DRIVER FOR LED LUMINAIRES:

A. OPERATION VOLTAGE- THE LUMINAIRE SHALL OPERATE FROM A 60 HZ ±3 HZ AC LINE OVER A VOLTAGE RANGING FROM 120-277 VAC AND 347 VAC. ALL DRIVERS SHALL NOT UTILIZE STEP DOWN TRANSFORMERS TO ACHIEVE OPERATING VOLTAGE. THE FLUCTUATIONS OF LINE VOLTAGE SHALL HAVE NO VISIBLE EFFECT ON THE LUMINOUS OUTPUT.
B. OPERATIONAL PERFORMANCE: THE DRIVER AND LED CIRCUITRY SHALL PREVENT VISIBLE FLICKER TO THE UNAIDED EYE OVER THE VOLTAGE RANGE SPECIFIED ABOVE.
C. RF INTERFERENCE: LED DRIVERS MUST MEET CLASS A EMISSION LIMITS REFERRED IN FEDERAL COMMUNICATIONS COMMISSION (FCC) TITLE 47, CFR PART 15, CLASS A REGULATIONS CONCERNING THE EMISSION OF ELECTRONIC NOISE.
D. TOTAL HARMONIC DISTORTION (CURRENT AND VOLTAGE) INDUCED INTO AN AC POWER LINE BY A LUMINAIRE SHALL NOT EXCEED 20 PERCENT.

2. LED LUMINAIRES

A. EACH LUMINAIRE SHALL CONSIST OF AN ASSEMBLY THAT UTILIZES LEDS AS THE LIGHT SOURCE. IN ADDITION, A COMPLETE LUMINAIRE SHALL CONSIST OF A HOUSING, LED ARRAY, AND ELECTRONIC DRIVER (POWER SUPPLY). DRIVERS SHALL HAVE 2.5KVA SURGE PROTECTION.
B. REPORTED LUMEN MAINTENANCE SHALL BE GREATER THAN 86% PER TM-21-11 AFTER 60,000 HOURS OF LUMINAIRE OPERATION IN AN AMBIENT ENVIRONMENT OF 25°C (77°F). THIS DATA MUST BE TM-21 COMPLIANT AND DERIVED FROM THE ENERGYSTAR.GOV TM-21 CALCULATOR.
C. THE INDIVIDUAL LEDS SHALL BE CONSTRUCTED SUCH THAT A CATASTROPHIC LOSS OR THE FAILURE OF ONE LED WILL NOT RESULT IN THE LOSS OF THE ENTIRE LUMINAIRE.
D. EACH LUMINAIRE SHALL BE LISTED WITH UNDERWRITERS LABORATORY, INC. UNDER UL1598 FOR LUMINAIRES, OR AN APPROVED EQUIVALENT STANDARD FROM A NATIONALLY RECOGNIZED TESTING LABORATORY.
E. THE COLOR RENDITION INDEX (CRI) SHALL BE A NOMINAL 80 FOR INTERIOR LIGHTING AND A NOMINAL 70 FOR EXTERIOR LIGHTING.
F. 5 YEAR WARRANTY MINIMUM.
G. LUMINAIRE SHALL BE TESTED TO LM-79, LM-80 AND TM-21 STANDARDS.
H. THE LUMINAIRE SHALL HAVE A POWER FACTOR OF 0.9 OR GREATER.

L. WIRING DEVICES

1. COMMERCIAL GRADE

A. DUPLEX RECEPTACLES SHALL BE RATED 20 AMP, HUBBELL CR5362 OR APPROVED EQUAL.
B. TOGGLE SWITCHES SHALL BE 20 AMP, HUBBELL CS1221 OR APPROVED EQUAL.
C. DIMMER SWITCHES SHALL BE SLIDER TYPE, LUTRON NOVA T SERIES. CONTRACTOR TO CONFIRM DIMMER IS FULLY
COMPATIBLE WITH THE INDIVIDUAL LOADS THAT IT SERVES.
D. DEVICE PLATES SHALL BE NYLON (UNLESS OTHERWISE NOTED).
E. COLOR OF DEVICES AND DEVICE PLATES SHALL BE AS DETERMINED BY ARCHITECT.

M. DISCONNECT SWITCHES

1. SAFETY-TYPE DISCONNECT SWITCHES SHALL BE HEAVY DUTY WITH QUICK-MAKE, QUICK-BREAK MECHANISM WITH INTERLOCKING COVER WHICH NORMALLY CANNOT BE OPENED WHEN THE SWITCH IS IN THE "ON" POSITION. SWITCH SHALL HAVE PROVISIONS FOR PAD-LOCKING IN THE OPEN OR CLOSED POSITION. ON/OFF POSITION SHALL BE VISIBLE WITHOUT OPENING THE DISCONNECT.
2. FUSIBLE DISCONNECT SWITCHES SHALL HAVE REJECTION-TYPE FUSEHOLDERS. FUSES SHALL BE NON-RENEWABLE, DUAL ELEMENT TIME-DELAY "RK1" OR "RK5", OR AS SPECIFIED OTHERWISE.

3. ACCEPTABLE MANUFACTURERS

A. EATON/CUTLER HAMMER
B. G.E.
C. SIEMENS
D. SQUARE D

N. FIRE ALARM SYSTEM

1. PROVIDE A COMPLETE, U.L. LISTED, ADDRESSABLE HARD-WIRED FIRE ALARM SYSTEM IN ACCORDANCE WITH THESE SPECIFICATIONS, AND ALL APPLICABLE CODES.
2. CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, TOOLS, AND EQUIPMENT FOR A COMPLETE FIRE ALARM SYSTEM, INCLUDING THE FOLLOWING:

A. ENGINEERED DRAWINGS, CALCULATIONS, AND MATERIAL SUBMITTALS APPROVED BY AUTHORITY HAVING JURISDICTION.
B. COORDINATION OF WORK IN THIS SECTION WITH ALL TRADES.
C. COMPLETE MONITORING SERVICE CONNECTION TO TELEPHONE BACKBOARD.
D. INSPECTIONS AND TESTS
E. ONE (1) YEAR WARRANTY

3. FIRE ALARM SHOP DRAWINGS SHALL CONTAIN THE FOLLOWING:

A. SPECIFICATION SHEET(S) OF TECHNICAL DATA ON EACH HARDWARE COMPONENT
B. SPECIFICATION SHEET(S) ON WIRING TO BE UTILIZED
C. ONE-LINE SCHEMATIC RISER DIAGRAM MADE SPECIFICALLY FOR THIS JOB
D. CALCULATION FOR SIZING BATTERIES AND POWER SUPPLIES
E. SEQUENCE OF OPERATION FOR THE ENTIRE SYSTEM
F. COPY OF VENDOR'S NICET FIRE ALARM CERTIFICATE (LEVEL III OR HIGHER)
G. VERIFICATION OF CENTRAL SUPERVISING STATION (UL CERTIFIED)
H. EQUIPMENT AND SERVICE WARRANTY
I. SCALED FLOOR PLANS SHOWING FIRE ALARM DEVICE LOCATIONS AND WIRE ROUTING.

4. SIGNAL OUTPUT TO THE UL LISTED CENTRAL STATION (FOR FIRE SYSTEM REPORTING) SHALL BE INSTALLED IN ACCORDANCE TO THE PROJECT SPECIFICATIONS AND DRAWINGS.

A. BASIC PERFORMANCE:

1) THE COMMUNICATOR WILL COMMUNICATE TO GSM NETWORKS IN THE AREA INCLUDING 2G, 3G AND 4G. THE MULTI-GSM
PLATFORM TECHNOLOGY AUTOMATICALLY DETECTS AND CHOOSES THE BEST NETWORK IN THE AREA BASED ON SIGNAL STRENGTH AND IMMEDIATELY SELF-ADJUSTS FOR OPERATION.
2) SUPERVISION OF COMMUNICATION PATH WITH BE MONITORED AND AUTOMATICALLY TESTED PER THE NFPA REQUIREMENTS LISTED BELOW BASED ON LOCAL NFPA ADOPTIONS:
NFPA72 2010 GSM SINGLE PATH (CELLULAR ONLY) 5 MINUTES
NFPA72 2013 GSM SINGLE PATH (CELLULAR ONLY) 1 HOUR
3) DIAGNOSTIC LEDS: SIGNAL STRENGTH AND STATUS INDICATIONS.
4) ALL CIRCUITS SHALL BE POWER-LIMITED, PER UL864 REQUIREMENTS.
5) IN AREAS WHERE THE GSM NETWORK SIGNAL STRENGTH IS POOR OR NOT ALLOWED BY THE AHJ, A D.A.C.T. COMMUNICATION DEVICE (OR SIMILAR UL LISTED "FIRE" DEVICE) SHALL BE PROVIDED IN LIEU OF CELLULAR COMMUNICATOR. PROVIDE AND INSTALL 3/4" CONDUIT FROM THE PANEL TO THE MAIN TELEPHONE BACKBOARD.

5. TRANSIENT VOLTAGE SURGE SUPPRESSION.

A. APPROVED MANUFACTURER/MODEL: DITEK DTK-TSS1.

6. PROVIDE ALL NECESSARY COMPONENTS TO PROVIDE COMPLETE PROTECTION OF THE CONTROL PANEL, DATA, SIGNAL, AND
DIALER CIRCUITS/CONNECTIONS.
7. SURGE PROTECTION SHALL BE PROVIDED FOR ANY COPPER NAC, IDC AND SLC CIRCUITS WHICH ARE INSTALLED UNDERGROUND OUTSIDE OF A BUILDING.
8. ALL UNDERGROUND PATHWAYS ENTERING THE BUILDING TO BE PROTECTED BY SURGE PROTECTORS ON BOTH ENDS AND PROPERLY GROUNDED.
9. MODULES SHALL BE MOUNTED IN NEMA 12 STEEL ENCLOSURE ADJACENT TO FACP.

O. MISCELLANEOUS EQUIPMENT

1. TIME CLOCK SHALL BE ELECTRONIC TYPE WITH ASTRONOMICAL FUNCTIONS (TORK DZS 200 BP OR APPROVED EQUAL).
2. PHOTOCELL SHALL HAVE RAINTIGHT PHOTOELECTRIC SELF-CONTAINED CONTROL FOR SWITCHING. PHOTOCELL SHALL HAVE DIE-CAST HOUSING WITH ADJUSTABLE SENSOR.
3. ACCEPTABLE MANUFACTURERS

A. TORK 2100 SERIES OR APPROVED EQUAL

P. PENETRATIONS

1. ALL PENETRATIONS THROUGH RATED WALLS, FLOORS AND/OR CEILINGS SHALL BE SEALED WITH THE APPROPRIATELY RATED FIRE-SE

BUILDING LIGHT FIXTURE SCHEDULE (CONFIRM WITH MANUFACTURER LOCAL REP AND ARCHITECT PRIOR TO ORDERING)

LABEL	LOCATIONS	DESCRIPTION	MANUFACTURER CATALOG NO.	WATTAGES	NOTES
F1 / F1E	OFFICE HALL; POTENTIAL MECH ROOMS	PENDANT	NULITE #AP1-8H-V-0-10-L-30-UNV-0-1-1 (4FT LENGTH); VERIFY MOUNTING, LINEAR ROWS WITH ARCHITECT	9.42 W / FOOT MAX LED	PROVIDE 90 MINUTE EMERGENCY BATTERY BACKUP FOR FIXTURE TYPE F1E (E.G. B15 OPTION)
F1 (8' LENGTH) / F1E (8' LENGTH)	BREAKROOM / KITCHEN	PENDANT	NULITE #AP1-8H-V-0-10-L-30-UNV-0-1-1 (8FT LENGTH); VERIFY MOUNTING, LINEAR ROWS WITH ARCHITECT	9.42 W / FOOT MAX LED	PROVIDE 90 MINUTE EMERGENCY BATTERY BACKUP FOR FIXTURE TYPE F1E (8' LENGTH) (E.G. B15 OPTION)
F2 / F2E	THROUGHOUT	RECESSED DOWNLIGHT	LITHONIA #LBR6-AL02-20LM-SWW1 (3000K)-[REFLECTOR COLOR]-[REFLECTOR FLANGE]-LSS-MWD-MVOLT-UGZ	25W LED	VERIFY REFLECTOR COLOR AND FLANGE OPTIONS WITH THE ARCHITECT. PROVIDE 90 MINUTE EMERGENCY BATTERY BACKUP FOR FIXTURE TYPE F1E (E.G. ELR OPTION)
F3	OFFICES, MAKERSPACE, BACKSTAGE CORRIDOR, AND CONFERENCE ROOM	LOW-PROFILE TROFFER; 2' X 2'	LITHONIA #CPX-2X2-AL07-SWW7-M4-MED LUMEN-3500K	28.7W LED	PROVIDE 90 MINUTE EMERGENCY BATTERY BACKUP FOR FIXTURE TYPE F10E. VERIFY IF WALL STATION AVI-2401AC-3 SHALL BE PROVIDED FOR OFFICES, MAKERSPACE, AND CONFERENCE ROOM
F4	LOWER AND UPPER FLOOR RESTROOM (REST OF RESTROOM SPACE IS OUT OF SCOPE)	VANITY WALL SCONCE	WAC LIGHTING #WS-77624-24"-3000K-BK	11W LED	REFER TO NOTES LOCATED ON SHEET E1.32 AND E1.34 REGARDING AREAS OUT OF SCOPE LIMITED SCOPE
F5 / F5E	KIDS AREA	SQUARE SHAPE, PENDANT	WAC LIGHTING #PD-29828-28"-3000K-BK	55W LED	REFER TO KEY NOTE #4 ON SHEET E1.33 (LOWER LEVEL ONLY) REGARDING EMERGENCY FIXTURE TYPE F5SE
F6	RECEPTION AREA; DESK	ROUND SHAPE, PENDANT	MODERN FORMS #PD-24838-38"-3000K-BK	78.5W LED	---
F7 / F7E	LOWER AND UPPER FLOOR LOBBY	ARCHITECTURAL ROUND CYLINDER	SPITZER LIGHTING #CCR-4-24LC (2400)-U-30K-ND-C1-[FINISH]-[TRIM FINISH]-[MOUNTING]	25W LED	PROVIDE 90 MINUTE EMERGENCY BATTERY BACKUP FOR FIXTURE TYPE F7E OR PROVIDE INVERTER SYSTEM SIMILAR TO F5E OR F8E (E.G. MYERS #LVU-5)
F8 / F8E	VESTIBULE AND UPPER FLOOR LOBBY	PARALLAX PENDANT	WAC LIGHTING #PD-73129-29"-3000K-[FINISH]	37W LED	REFER TO KEY NOTE #1 ON SHEET E1.32 (LOWER LEVEL ONLY) REGARDING EMERGENCY FIXTURE TYPE F8E
F9 / F9E	FLEX SPACE	PENDANT - DIRECT	NULITE #AP1-8H-V-0-10-L-30-UNV-0-1-1 (12FT LENGTH); VERIFY MOUNTING, LINEAR ROWS WITH ARCHITECT	9.42 W / FOOT MAX LED	PROVIDE 90 MINUTE EMERGENCY BATTERY BACKUP FOR FIXTURE TYPE F9E (E.G. B15 OPTION)
F10 / F10E	REMOVED FROM PROJECT; PER LATEST RCP AND OWNER VE SCOPE				
F11 / F11E	BACK OF HOUSE; MECHANICAL ROOMS	SURFACE MOUNT	SLG #DS-7R-10-G1-UNV-930K	12W LED	COORDINATE WITH MECHANICAL CONTRACTOR REGARDING EXISTING EQUIPMENT AND EXACT LOCATION(S)
BE	EXTERIOR EMERGENCY EGRESS	WALL MOUNTED ARCHITECTURAL EGRESS SCONCE	LITHONIA #AFB-PEL-[HOUSING COLOR]-UVOLT-N-WT-CW	2.8W LED MAX	NORMALLY-ON WITH INTERNAL BATTERY. PROVIDE 90 MINUTE EMERGENCY BATTERY BACKUP OPTION
BX	THROUGHOUT	EXIT SIGN	LITHONIA #EXRG M6 (GREEN LETTERING)	<5W LED MAX	PROVIDE 90 MINUTE EMERGENCY BATTERY BACKUP OPTION. COORDINATE NUMBER OF FACES, ARROWS PER LIGHTING SHETS AND LATEST ARCHITECTURAL LIFE SAFETY/EGRESS CODE PLANS

GENERAL NOTE: SWITCHED EMERGENCY LIGHTING SHALL BE CONNECTED WITH A UL924 BYPASS RELAY. 2

GENERAL NOTES - LIGHT FIXTURE SCHEDULE

1. FINAL APPROVAL OF ALL LIGHT FIXTURES TO BE BY THE ARCHITECT AND OWNER DURING SUBMITTAL PHASE AND PRIOR TO ANY ORDERING, PURCHASEOR INSTALLATION OF LIGHT FIXTURES.
2. PRICING FOR LIGHTING FIXTURES SHALL BE SEPERATE FROM PRICING FOR LIGHTING CONTROLS (OCCUPANCY SENSORS, RELAY CONTROLS, DIMMING,ETC.)
3. ALL FIXTURES SHALL BE UL LISTED.
4. FIXTURE COLORS, FINISHES, OPTIONS, ACCESSORIES, ETC. AS DIRECTED BY ARCHITECT.
5. ALL LIGHTING FIXTURES MAY NOT NECESSARILY BE USED.
6. ALL OUTDOOR EMERGENCY FIXTURES SHALL BE DAMP AND/OR WET LOCATION LISTED (AS APPLICABLE TO INSTALLATION) AND SHALL BE PROVIDEDWITH 0°F, COLD WEATHER BALLASTS AND DRIVERS (FLUORESCENT, HID, AND LED FIXTURES).
7. PROVIDE ALL NECESSARY HARDWARE AND ACCESSORIES REQUIRED TO MAINTAIN THE FIRE RATING AND/OR FIREPROOF INTEGRITY OF CEILINGS,WALLS, SURFACES, ETC. TO/ON/IN WHICH FIXTURES ARE INSTALLED.
8. UNDER CABINET AND COVE FIXTURE LENGTHS TO BE PROVIDED TO RUN THE LENGTH OF REQUIRED SPACE WITH MAXIMUM NUMBER OF FIXTURES.
9. ALL EXTERIOR AND SITE/LANDSCAPE LIGHTING MUST ADHERE TO ALL LOCAL LIGHTING ORDINANCES AND REQUIREMENTS. PROVIDE SHIELDING, GLARECONTROL, HARDWARE OPTIONS AND ACCESSORIES AS NECESSARY TO COMPLY.
10. LIGHTING FIXTURES SHOWN WITH SOLID OR CROSS-HATCHED CENTER SHALL BE SAME AS OTHER LIGHTING FIXTURES ADJACENT/SIMILAR EXCEPT WITH90-MINUTE BATTERYBALLAST FOR EMERGENCY EGRESS LIGHTING.
11. FOR EMERGENCY EGRESS/EXIT LIGHTING, ANY SUBSTITUTIONS MUST BE ACCOMPANIED BY FULL PHOTOMETRIC PLANS BY THE LIGHTINGMANUFACTURER OR VENDOR DEMONSTRATING COMPLIANCE WITH NFPA 101 LIFE SAFETY CODE FOR MINIMUM REQUIRED EMERGENCY EGRESSLIGHTING LEVELS.
12. REFER TO ARCHITECTURAL PLANS, ELEVATIONS, AND DETAILS FOR EXACT LOCATION, QUANTITY, AND MOUNTING HEIGHT OF BUILDING-MOUNTEDLIGHTING FIXTURES; AS WELL AS FINAL FIXTURE SPECIFICATION, COLORS, OPTIONS, ACCESSORIES, ETC.
13. REFER TO INTERIOR PLANS,ELEVATIONS, AND DETAILS FOR EXACT LOCATION,QUANTITY, AND MOUNTING HEIGHT OF INTERIOR DECORATIVE LIGHTINGFIXTURES; AS WELL AS FINAL FIXTURE SPECIFICATION, COLORS, OPTIONS, ACCESSORIES, ETC.
14. CONTRACTOR SHALL PROVIDE AIRTIGHT/IC RATED HOUSING FOR EACH LIGHT FIXTURE WHEN EQUIPMENT THROUGH PENETRATIONS AND MEMBRANE PENETRATIONS OF HORIZONTAL ASSEMBLIES AND FIRE-RESISTANT-RATED WALL ASSEMBLIES PER IBC SECTION 714. CONTRACTOR CAN PROVIDE RATED 'PRE-FAB' HATS BY TENMAT IN WHICH A LIGHT FIXTURE DOES NOT HAVE THE OPTION TO PROVIDE AIRTIGHT/IC RATED HOUSING.
15. ALL LIGHT FIXTURES SHALL HAVE THE SAME COLOR TEMPERATURE, UNLESS NOTED OR APPROVED OTHERWISE. VERIFY FINAL LIGHT FIXTURE SELECTIONS WITH THE TEAM AND OWNER PRIOR TO ORDERING ALL LIGHT FIXTURES SELECTIONS FOR PROJECT.
16. CONTRACTOR SHALL COORDINATE ALL REQUIRED LOW VOLTAGE TRANSFORMERS PER FIELD INSTALLATION WITH THE MANUFACTURER, INTERIORDESIGNER, AND LANDSCAPE ARCHITECT (EXTERIOR FIXTURES).
17. LIGHTING DESIGN INCLUDING CONTROLS WAS BASED UPON THE SPECIFIED PRODUCT PRIOR TO OWNER VE SCOPE. APPROVED ALTERNATE MANUFACTURER ARE CURRENTLY LISTED. ALTERNATE FIXTURES SHALL BE OF SIMILIAR QUALITY TO THAT SPECIFIED. CONTRACTOR SHALL BE RESPOSIBLE FOR MEETING STATED ILLUMINANCE CRITERIA (I.E. PHOTOMETRIC) WITH ALTERNATE FIXTURES.

2

COLLAB ARCHITECTURE
9217 EASTMAN PARK DRIVE, UNIT 3
WINDSOR, COLORADO 80550

SUPERIOR CIVIC CENTER
TENANT FINISH

TOWN OF SUPERIOR
2250 MAIN STREET, SUITE 1001, SUPERIOR, CO 80027

SD:	2/22/2024	PERMIT:	4/17/2024
DD:		CD:	05/23/2024

REV. #	DESCRIPTION	DATE
2	OWNER VE	08/30/2024

C2023.016A

COLORADO LICENSED
MARK N. BIGGAR
41442
PROFESSIONAL ENGINEER
8/30/24

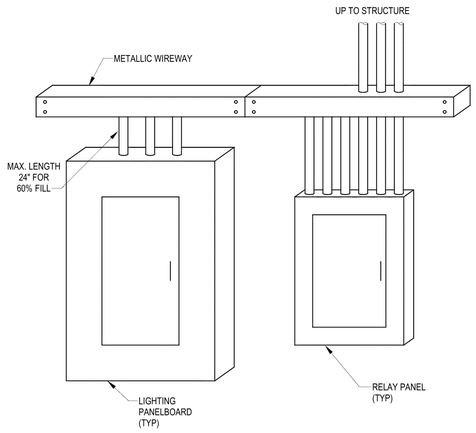
LIGHT FIXTURE SCHEDULE & NOTES

DRAWN BY: SL | CHECKED BY: SL

E0.02

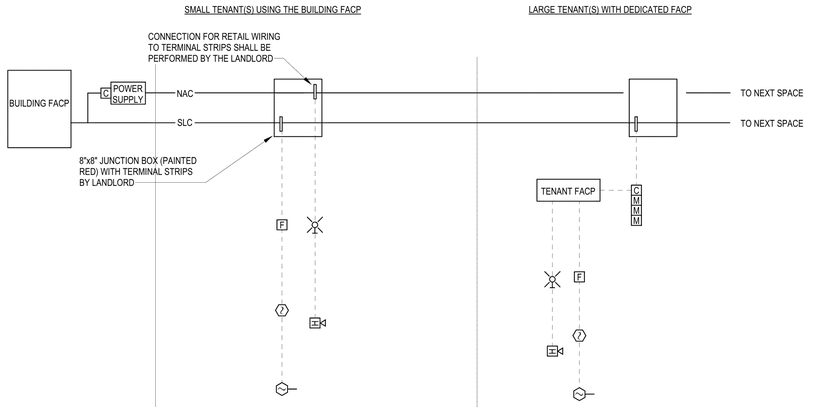
Jordan & Skala Engineers
555 17th Street, Suite 700 • Denver, CO 80202
p. 303.586.2375

Project Number: 23080390 Drawn By: SL Checked By: SL



3 LIGHTING RELAY CONTROL PANEL

Scale: NTS



1. INITIATING AND NOTIFICATION DEVICES SHALL BE PROVIDED AND INSTALLED BY TENANT CONTRACTOR, AND CONNECTED TO BUILDING FIRE ALARM SYSTEM SIGNALING LINE CIRCUIT (SLC) AND NOTIFICATION APPLIANCE CIRCUIT (NAC).

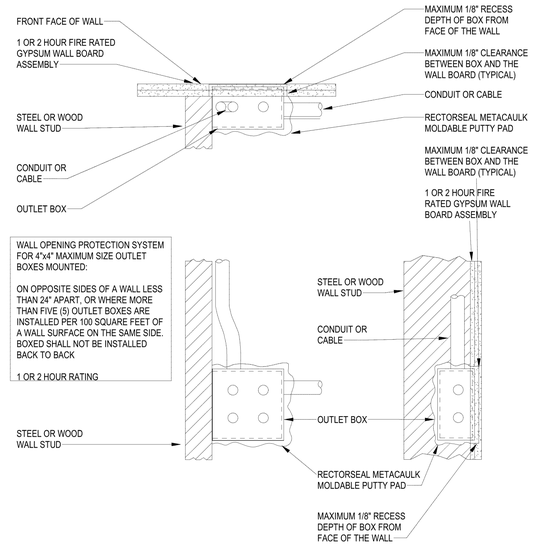
1. INITIATING AND NOTIFICATION DEVICES SHALL BE PROVIDED AND INSTALLED BY TENANT CONTRACTOR, ALONG WITH DEDICATED FIRE ALARM CONTROL PANEL. BUILDING FACP SHALL MONITOR PANEL FOR ALARM, SUPERVISORY AND TROUBLE CONDITIONS. IN CASE OF BUILDING ALARM, BUILDING FACP SHALL SEND ALARM SIGNAL TO TENANT PANEL.

SYMBOL LEGEND

F	FIRE ALARM MANUAL STATION
	FIRE ALARM AUDIBLE DEVICE
	FIRE ALARM VISUAL DEVICE
7	SMOKE DETECTOR
	DUCT MOUNTED SMOKE DETECTOR
FACP	FIRE ALARM CONTROL PANEL
C	CONTROL RELAY MODULE
M	MONITOR MODULE
———	FIRE ALARM WIRING BY LANDLORD
- - -	FIRE ALARM WIRING BY TENANT

2 FIRE ALARM SYSTEM WIRING - SHELL TENANT SPACES

Scale: NTS



1 WALL OPENING PROTECTION

Scale: NTS

COLAB ARCHITECTURE
9217 EASTMAN PARK DRIVE, UNIT 3
WINDSOR, COLORADO 80550

SUPERIOR CIVIC CENTER TENANT FINISH

TOWN OF SUPERIOR
2250 MAIN STREET, SUITE 1001, SUPERIOR, CO 80027

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REV. #	DESCRIPTION	DATE

C2023.016A

COLORADO LICENSED
MARK N. BIGHAM
41442
PROFESSIONAL ENGINEER
8/30/24

DETAILS

DRAWN BY: SL | CHECKED BY: SL

Jordan & Skala Engineers
555 17th Street, Suite 700 • Denver, CO 80202
p. 303.586.2375

Project Number: 23080390 Drawn By: SL Checked By: SL

E0.03

EXISTING SWITCHBOARD SCHEDULE - "MS6.L-CC"

MAIN: 2500 A MCB | VOLTAGE: 208/120 | PHASE: 3 | WIRE: 4
MTG: FLOOR | AIC: EXISTING

CKT #	OVERCURRENT DEVICE FRAME	TRIP	FUSE	POLE	DESCRIPTION	LOAD (KVA) LTG	REC	MTR	A/C	HTG	KIT	MISC	PHASE A	B	C
1	600A	600A		3	HP6.L-CC	7.6	1.7	5.0	0.0	31.8	0.0	2.5			
	-	-	-	-	- EXISTING PANEL	8.4	3.2	6.1	0.0	25.1	0.0	3.0			
	-	-	-	-	-	6.7	3.9	4.0	0.0	16.1	0.0	0.5			
2	250A		125A	3	ELEVATOR #4			9.0							
	-	-	-	-	- EXISTING EQUIPMENT			9.0							
	-	-	-	-	-			9.0							
3	800A	800A		3	DP6.4B							70.0			
	-	-	-	-	- EXISTING PANEL							70.0			
	-	-	-	-	-							70.0			
4	600A			3	CC6.L		2.9			4.8		7.3			
	-	-	-	-	- NEW PANEL		2.9			4.8		7.3			
	-	-	-	-	-		2.9			4.8		7.3			
5					SPACE										
	-	-	-	-	-										
	-	-	-	-	-										
6					SPACE										
	-	-	-	-	-										
	-	-	-	-	-										
7					SPACE										
	-	-	-	-	-										
	-	-	-	-	-										
8					SPACE										
	-	-	-	-	-										
	-	-	-	-	-										
9					SPACE										
	-	-	-	-	-										
	-	-	-	-	-										
10					SPACE										
	-	-	-	-	-										
	-	-	-	-	-										
						22.7	17.6	42.1	0.0	87.3	0.0	238.0			

CONNECTED LOAD (KVA):	407.7		
DEMAND LOAD (KVA):	403.9	PHASE A	1188.5 142.6
		PHASE B	1165.1 139.8
CONNECTED LOAD (AMPS)	1131.5	PHASE C	1043.7 125.2
DEMAND LOAD (AMPS):	1121.0	AMPS	KVA
AMPACITY REQUIRED:	1136.7		

EXISTING PANELBOARD SCHEDULE - "HP6.L-CC"

MAIN: 600 A MLO | VOLTAGE: 208/120 | PHASE: 3 | WIRE: 4 | MOUNTING: SURFACE | AIC: EXISTING

	CKT #	BKR TYPE	TRIP / POLES	DESCRIPTION	LOAD (KVA) LTG	REC	MTR	A/C	HTG	KIT	MISC	PHASE A	B	C	LOAD (KVA) LTG	REC	MTR	A/C	HTG	KIT	MISC	DESCRIPTION	TRIP / POLES	BKR TYPE	CKT #
^^	1		20/1	FUTURE SIGNAGE 'E'	1.0												1.2					ROLLER DOOR CIVIC LVL 2 'E'	20/1		2
	3		20/1	ROLLER DOOR CIVIC 'E'			1.2										1.2					ROLLER DOOR CIVIC LVL 2 'E'	20/1		4
	5		20/1	ROLLER DOOR CIVIC 'E'			1.2										1.2					ROLLER DOOR CIVIC LVL 2 'E'	20/1		6
	7		20/1	ROLLER DOOR CIVIC 'E'			1.2										1.2					ROLLER DOOR CIVIC LVL 2 'E'	20/1		8
	9		20/1	ROLLER DOOR CIVIC 'E'			1.2										1.2					ROLLER DOOR CIVIC LVL 2 'E'	20/1		10
	11		20/1	SHOW WINDOW REC CIVIC 'E'		0.7											0.1					TEF-1-1 'E'	20/1		12
	13		20/1	SPARE (PREV CKT NOT INSTLLD)														3.8				AH-LP FIT LVL L 'E'	50/2		14
	15		20/1	SPARE (PREV CKT NOT INSTLLD)														3.8							16
	17		20/1	SPARE (PREV CKT NOT INSTLLD)																		SPARE	20/1		18
**	19		20/1	FUTURE SIGNAGE (NEW)	1.0																	SPARE	20/1		20
**	21		20/1	LTG-CIVIL-UPR LVL	0.8																	SPARE	20/1		22
	23		20/1	SPARE (PREV CKT NOT INSTLLD)																		SPARE	20/1		24
	25		20/1	SPARE (PREV CKT NOT INSTLLD)																		SPARE	20/1		26
	27		20/1	SPARE (PREV CKT NOT INSTLLD)																		SPARE	20/1		28
**	29		20/1	LTG-CIVIL-LWR LVL (#10 AWG)	0.4																	SPARE	20/1		30
	31		60/2	AH-YG LVL 2 'E'					4.7													SPARE	20/1		32
	33		--	--					4.7							1.4						SHOW WINDW REC - CIVIC 2 'E'	20/1		34
**	35		20/1	REC-CIVIC-LVL 2 'E' (#10 AWG)			1.3															SPARE (PREV CKT NOT INSTLLD)	20/1		36
**	37		20/1	WP REC-CIVIC-LVL 2 'E'			0.8															SPARE (PREV CKT NOT INSTLLD)	20/1		38
**	39		20/1	REC-CIVIC-LVL 2 'E'			0.7															SPARE (PREV CKT NOT INSTLLD)	20/1		40
**	41		20/1	REC-CIVIC-LVL 2 'E'			1.1										0.1					TEF-1-2 'E'	20/1		42
	43		20/1	WATER FOUNTAIN-LVL 2 'E'			0.2										0.1					TEF-3-1 LVL 2 'E'	20/1		44
**	45		20/1	LTG-CIVIL-UPR LVL (#10 AWG)	1.6												0.1					EF-JC LVL 2 'E'	20/1		46
**	47		20/1	LTG-CIVIL-UPR LVL (#10 AWG)	1.3												0.1					TEF-2-1 LVL 2 'E'	20/1		48
**	49		20/1	REC-CIVIC-LVL 1 'E'			0.7										0.1					TEF-2-2 LVL 2 'E'	20/1		50
**	51		20/1	REC-CIVIC-LVL 1 'E'			1.1								1.0							EVENT STAGE - CIVIC LVL 2 'E'	20/1		52 ^^
**	53		20/1	REC-CIVIC-LVL 1 'E'			0.9								1.0							EVENT STAGE - CIVIC LVL 2 'E'	20/1		54 ^^
**	55		20/1	LTG-CIVIL-LWR LVL (#10 AWG)	1.6										1.0							PROJ: UPR LVL ('E' OR NEW)	20/1		56 ^^ **
**	57		20/1	LTG-CIVIL-LWR LVL	1.2										1.0							PROJECTOR SCREEN: UPR LVL	20/1		58 ^^ **
	59		20/1	ROLLER DOOR CIVIC LVL 2 'E'				1.2							1.0							EVENT STAGE - CIVIC LVL 2 'E'	20/1		60 ^^
	61		20/1	ROLLER DOOR CIVIC LVL 2 'E'				1.2							1.0							PROJECTOR - CIVIC LVL 2 'E'	20/1		62 ^^
	63		20/1	ROLLER DOOR CIVIC LVL 2 'E'				1.2							1.0							FUTURE EVENT - CIVIC LVL 2 'E'	20/1		64 ^^
	65		20/2	EWH-A 'E'					2.0						1.0							PROJECTOR - CIVIC LVL 1 'E'	20/1		66 ^^
	67		--	--					2.0						1.0							EVENT STAGE - CIVIC LVL 1 'E'	20/1		68 ^^
	69		20/1	CO-WORK LTG - LVL 2 'E'	0.8										1.0							EVENT STAGE - CIVIC LVL 1 'E'	20/1		70 ^^
	71		20/1	FITNESS LTG - LVL 2 'E'	0.7										0.5							R.R. WALL LTG - CIVIC LVL 2 'E'	20/1		72 **
	73		20/1	CO-WORK LTG - LVL 2 'E'	1.0															2.5		WHE-2 - LVL L 'E'	35/2		74
	75		20/1	PROPOSED NAC - LVL L 'E'						0.5										2.5		--	--		76
**	77		20/1	CHANDELIER - CIVIC LVL 1 'E'	0.8												0.1					HWRP-1 - LVL L 'E'	20/1		78
	79		35/2	WHE-1 - LVL L 'E'					2.5									4.7				AH-CW1 LVL 2 'E'	60/2		80
	81		--	--					2.5									4.7				--	--		82
	83		20/1	R.R WALL LTG - CIVIC LVL 1 'E'						0.5								4.7				AH-CW3 LVL 2 'E'	60/2		84
	85		60/2	AH-FT2 LVL 2 'E'					4.7									4.7				--	--		86
	87		--	--					4.7									4.7				AH-CW2 LVL 2 'E'	60/2		88
	89		60/2	AH-FT3 LVL 2 'E'					4.7									4.7				--	--		90
	91		--	--					4.7													SPARE (PREV CKT NOT INSTLLD)	20/1		92 ^^
	93		20/1	SPARE																		SPARE (PREV CKT NOT INSTLLD)	20/1		94 ^^
	95		20/1	SPARE																		SPARE	20/1		96
	97		20/1	SPARE																		SPARE	20/1		98
	99		20/1	SPARE																		SPARE	20/1		100
	101		20/1	SPARE																		SPARE	20/1		102
	103		20/1	SPARE																		SPARE	20/1		104
	105		20/1	SPARE																		SPARE	20/1		106
	107		20/1	SPARE																		SPARE	20/1		108
	109		20/1	SPARE																		SPARE	20/1		110
	111		20/1	SPARE																		SPARE	20/1		112
	113		20/1	SPARE																		SPARE	20/1		114
	115			SPACE																		SPACE			116
	117			SPACE																		SPACE			118
	119			SPACE																		SPACE			120

| | | | | | | | | | | | | | | | | | |

DOWNTOWN SUPERIOR CIVIC CENTER - 'COMMON' CONNECTION EQUIPMENT SCHEDULE

DESCRIPTION	CIRCUIT	*VERIFY REQUIREMENTS WITH EQUIPMENT BEING FURNISHED. DISCONNECTS MAY BE INTEGRAL TO EQUIPMENT PER MANUFACTURER LATEST EQUIPMENT BEING FURNISHED AND ITS ASSOCIATED SPECIFICATIONS						
		CONDUCTORS	STARTER/DISCONNECT	OCP / POLES	VOLTAGE	PHASE	NOTES	
AH-1	REMOVED FROM PROJECT; PER MECHANICAL OWNER VE SCOPE							
HP-1	REMOVED FROM PROJECT; PER MECHANICAL OWNER VE SCOPE							
AH-2	REMOVED FROM PROJECT; PER MECHANICAL OWNER VE SCOPE							
HP-2	REMOVED FROM PROJECT; PER MECHANICAL OWNER VE SCOPE							
AH-3	REMOVED FROM PROJECT; PER MECHANICAL OWNER VE SCOPE							
HP-3	REMOVED FROM PROJECT; PER MECHANICAL OWNER VE SCOPE							
AH-4	REMOVED FROM PROJECT; PER MECHANICAL OWNER VE SCOPE							
HP-4	REMOVED FROM PROJECT; PER MECHANICAL OWNER VE SCOPE							
AH-5	REMOVED FROM PROJECT; PER MECHANICAL OWNER VE SCOPE							
HP-5	REMOVED FROM PROJECT; PER MECHANICAL OWNER VE SCOPE							
AH-6	REMOVED FROM PROJECT; PER MECHANICAL OWNER VE SCOPE							
HP-6	REMOVED FROM PROJECT; PER MECHANICAL OWNER VE SCOPE							
AH-7	REMOVED FROM PROJECT; PER MECHANICAL OWNER VE SCOPE							
HP-7	REMOVED FROM PROJECT; PER MECHANICAL OWNER VE SCOPE							
VTHP-1	SEE PANEL SCHEDULES	2#12, 1#12G, 3/4"C	BY DIVISION 23	20 / 2	208	1	LOCKABLE BREAKER PER NEC 110.25. LABELED AS VTAC-1 ON MECHANICAL FLOOR PLANS	
PTHP-1	SEE PANEL SCHEDULES	2#12, 1#12G, 3/4"C	-	20 / 2	208	1	12 (CONDENSATE PUMP IF NOT INTEGRAL). LOCKABLE BREAKER PER NEC 110.25	
EF-1	SEE PANEL SCHEDULES	2#12, 1#12G, 3/4"C	BY DIVISION 23	20 / 1	120	1	2, 3	
WHE-1	SEE PANEL SCHEDULES	2#6, 1#10G, 3/4"C	-	50 / 2	208	1	LOCKABLE BREAKER PER NEC 110.25	
WHE-2	SEE PANEL SCHEDULES	2#4, 1#10G, 1"C	-	60 / 2	208	1	LOCKABLE BREAKER PER NEC 110.25	2

NOTES:
1. DISCONNECT IS FURNISHED BY THE MECHANICAL CONTRACTOR; INSTALLED BY ELECTRICAL CONTRACTOR
2. FACTORY MOUNTED DISCONNECT (OR INTEGRAL DISCONNECT SWITCH)
3. REFER TO MECHANICAL SCHEDULES FOR TYPE OF OPERATION / SWITCH ("CONTROLLED BY")
4. INTERLOCK WITH AIR HANDLER. REFER TO MECHANICAL FOR MORE INFORMATION
5. ALL ELECTRICAL SHALL BE SINGLE POINT CONNECTION AND PER THE MANUFACTURER WIRING DIAGRAM
6. INDOOR UNIT IS POWERED BY THE OUTDOOR UNIT
7. MOTORIZED DAMPER PER MANUFACTURER SPECIFICATIONS AND MECHANICAL SCHEDULES. PROVIDE ACCORDING PER MOST COST EFFECTIVE METHOD
8. VFD, VERIFY VFD SELECTION WITH MECHANICAL
9. DUCT MOUNTED SMOKE DETECTOR. VERIFY QUANTITY AND EXACT LOCATION WITH MECHANICAL
10. PROVIDE SEPARATE 120V WIRING PACKAGE PER MANUFACTURER SPECIFICATIONS
11. COORDINATE WITH ELEVATOR PIT & ELEVATOR MANUFACTURER
12. PROVIDE CONDENSATE PUMP PER MECHANICAL LATEST PLANS. FRONT END SCHEDULES AND FURNISHED MANUFACTURER REQUIREMENTS AS REQUIRED

*VERIFY ALL APPROVED SELECTIONS BEING FURNISHED WITH MECHANICAL CONTRACTOR AND ENGINEER AND PROVIDE ACCORDINGLY BASED ON MANUFACTURER AND ASSOCIATED SPECIFICATIONS PRIOR TO ROUGH-IN TO ENSURE MECHANICAL, PLUMBING AND ELECTRICAL ARE FULLY COORDINATED.

EQUIPMENT CONNECTION NOTES

1. PROVIDE CONNECTION TO ALL MECHANICAL, PLUMBING, I.T., ETC. EQUIPMENT AS REQUIRED FOR COMPLETE AND OPERATIONAL SYSTEMS THROUGHOUT THE PROJECT. REFER TO MECHANICAL, PLUMBING, I.T., AND CARCHITECTURAL DRAWINGS FOR EQUIPMENT REQUIRING ELECTRICAL SERVICE BUT NOT NECESSARILY SHOWN ON ELECTRICAL PLANS.
2. WHERE MECHANICAL OR PLUMBING EQUIPMENT REQUIRES ELECTRICAL SERVICE, INCLUDE LOCAL SERVICE DISCONNECT AT EACH PIECE OF EQUIPMENT IN ACCORD WITH NEC AND IN ACCORD WITH EQUIPMENT MANUFACTURERS INSTALLATION INSTRUCTIONS; SIZE AS REQUIRED TO ACCOMODATE LOAD REQUIREMENTS OF EQUIPMENT. WHERE TWO OR MORE ITEMS ARE CONNECTED TO THE SAME BRANCH CIRCUIT, PROVIDE A FUSED DISCONNECT FOR EACH PIECE OF EQUIPMENT.
3. PRIOR TO ORDERING OR PURCHASING PANELBOARDS, THE ELECTRICAL CONTRACTOR SHALL COORDINATE ALL ELECTRICAL REQUIREMENTS WITH THE MECHANICAL/PLUMBING CONTRACTOR. BREAKER AND BRANCH CIRCUIT SHALL MATCH NAMEPLATE DATA OF EQUIPMENT ACTUALLY FURNISHED.
4. ALL DISCONNECTS SHALL BE SEPERATE AND INDEPENDENTLY MOUNTED FROM THE MECHANICAL/PLUMBING UNIT.
5. REFER TO FIRST ELECTRICAL SHEET, 'ELECTRICAL GENERAL NOTES', FOR INFORMATION ON WIRE SIZES, MEANS/METHODS, AND LENGTH OF CONDUIT RUNS VERSUS VOLTAGE DROP REQUIREMENTS.
6. CONTRACTOR SHALL COORDINATE SCA RATING (I.E. 5000 AMPS) PER MANUFACTURER SPECIFICATIONS. RECOMMENDATIONS AND REQUIREMENTS. MANUFACTURER SHALL PROVIDE EQUIPMENT TO ACCOUNT FOR REQUIRED SCA RATING PRIOR TO MANUFACTURER'S EQUIPMENT BEING FURNISHED OR CONTROL PANEL PRIOR TO MANUFACTURER MOTOR CONTROLLER DEVICE, ETC. AS REQUIRED.
8. COORDINATE EQUIPMENT CONNECTIONS AND LOCATIONS WITH MECHANICAL AND PLUMBING CONTRACTORS INCLUDING BUT NOT LIMITED TO EQUIRED MOTORIZED WALL LOUVERS, CONTROL PANELS, FIRE SMOKE DAMPERS, HOT WATER RECIRCULATION PUMPS, ETC. PER LATEST MECHANICAL PLANS.

CO LAB ARCHITECTURE
9217 EASTMAN PARK DRIVE, UNIT 3
WINDSOR, COLORADO 80550

SUPERIOR CIVIC CENTER TENANT FINISH

TOWN OF SUPERIOR
2250 MAIN STREET, SUITE 1001, SUPERIOR, CO 80027

SD:	2/22/2024	PERMIT:	4/17/2024
DD:		CD:	05/23/2024

REV. #	DESCRIPTION	DATE
2	OWNER VE	08/30/2024

C2023.016A

COLORADO LICENSED
MARK N. BIGHAM
41442
PROFESSIONAL ENGINEER
8/30/24

EQUIPMENT CONNECTION SCHEDULE & NOTES

DRAWN BY: SL | CHECKED BY: SL

E0.05

Jordan & Skala Engineers
555 17th Street, Suite 700 • Denver, CO 80202
p. 303.586.2375

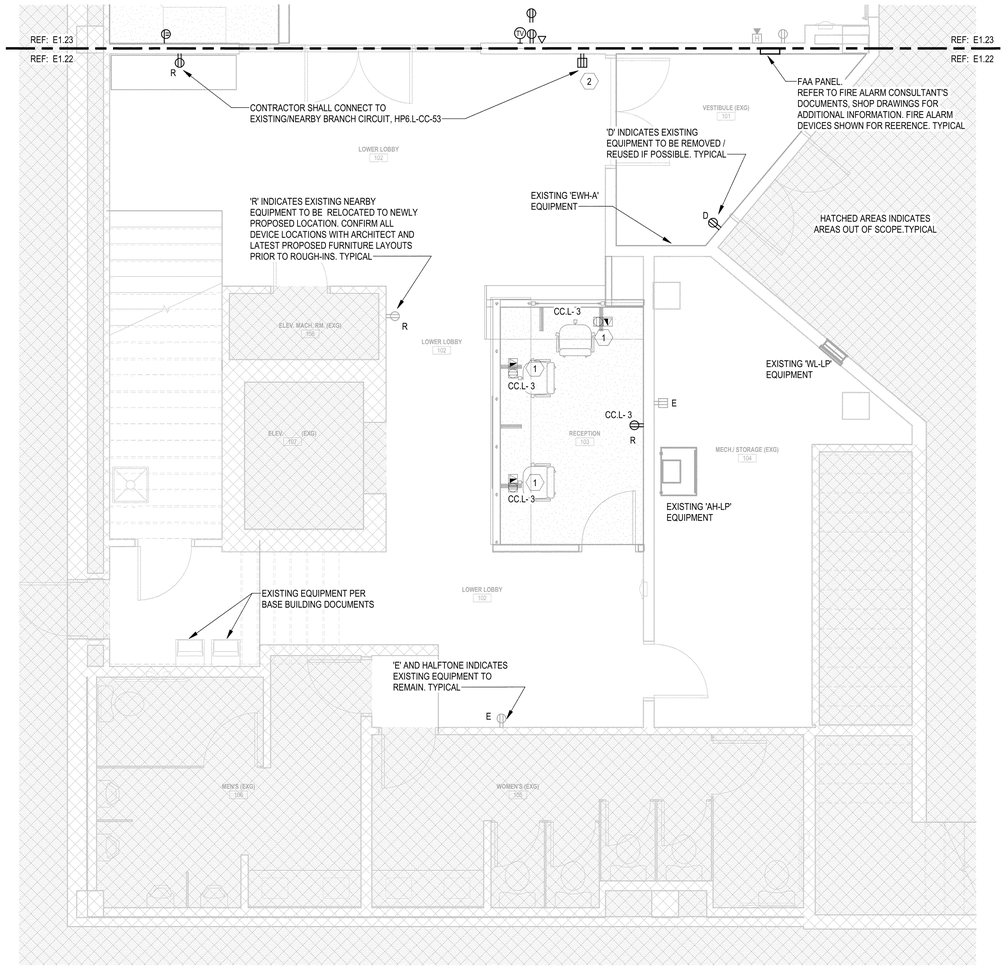
Project Number: 23080390 Drawn By: SL Checked By: SL

KEY NOTES - THIS SHEET ONLY

1. COORDINATE EXACT LOCATION OF FLOOR BOX WITH ARCHITECT AND OWNER BEFORE INSTALLATION. PROVIDE BOX, RECEPTACLE, FLANGE, COVER, ETC. AS REQUIRED FOR A COMPLETE SYSTEM. COORDINATE DEVICE SELECTION WITH OWNER FOR APPROVAL BEFORE INSTALLATION.
2. GFCI PROTECTION PER NEC 210.8(E), 210.63.

GENERAL NOTES - POWER FLOOR PLANS

1. REFER TO FIRST ELECTRICAL SHEET, 'ELECTRICAL GENERAL NOTES', FOR INFORMATION ON WIRE SIZES, MEANS/METHODS, AND LENGTH OF CONDUIT RUNS VERSUS VOLTAGE DROP REQUIREMENTS.
2. REFER TO CONNECTION EQUIPMENT SCHEDULES FOR MECHANICAL AND PLUMBING EQUIPMENT DISCONNECT SIZES, BRANCH CIRCUIT INFORMATION, AND ASSOCIATED GENERAL NOTES.
3. NOT ALL EXISTING DEVICES ARE SHOWN ON POWER PLANS AS CONTRACTOR SHALL VERIFY FIELD CONDITIONS PRIOR TO START OF PROJECT AND NOTIFIY ENGINEER OF ANY DISCREPANCIES. REFER TO SHEET E0.00 AND E0.01 NOTES FOR ADDITIONAL INFORMATION. CONTRACTOR SHALL REMOVE AND REUSE DEVICES IF/WHERE POSSIBLE.



1 LOWER LEVEL POWER PLAN - SOUTH

Scale: 1/4" = 1'-0"

CC LAB ARCHITECTURE
9217 EASTMAN PARK DRIVE, UNIT 3
WINDSOR, COLORADO 80550

SUPERIOR CIVIC CENTER TENANT FINISH

TOWN OF SUPERIOR
2250 MAIN STREET, SUITE 1001, SUPERIOR, CO 80027

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DD:		CD:	05/23/2024

REV. #	DESCRIPTION	DATE

C2023.016A

COLORADO LICENSED
MARK N. BIGGS
41442
PROFESSIONAL ENGINEER
8/30/24

LOWER LEVEL ENLARGED FLOOR PLANS

DRAWN BY:	SL	CHECKED BY:	SL

E1.22

Jordan & Skala Engineers
555 17th Street, Suite 700 • Denver, CO 80202
p. 303.586.2375

Project Number: 23080390 Drawn By: SL Checked By: SL

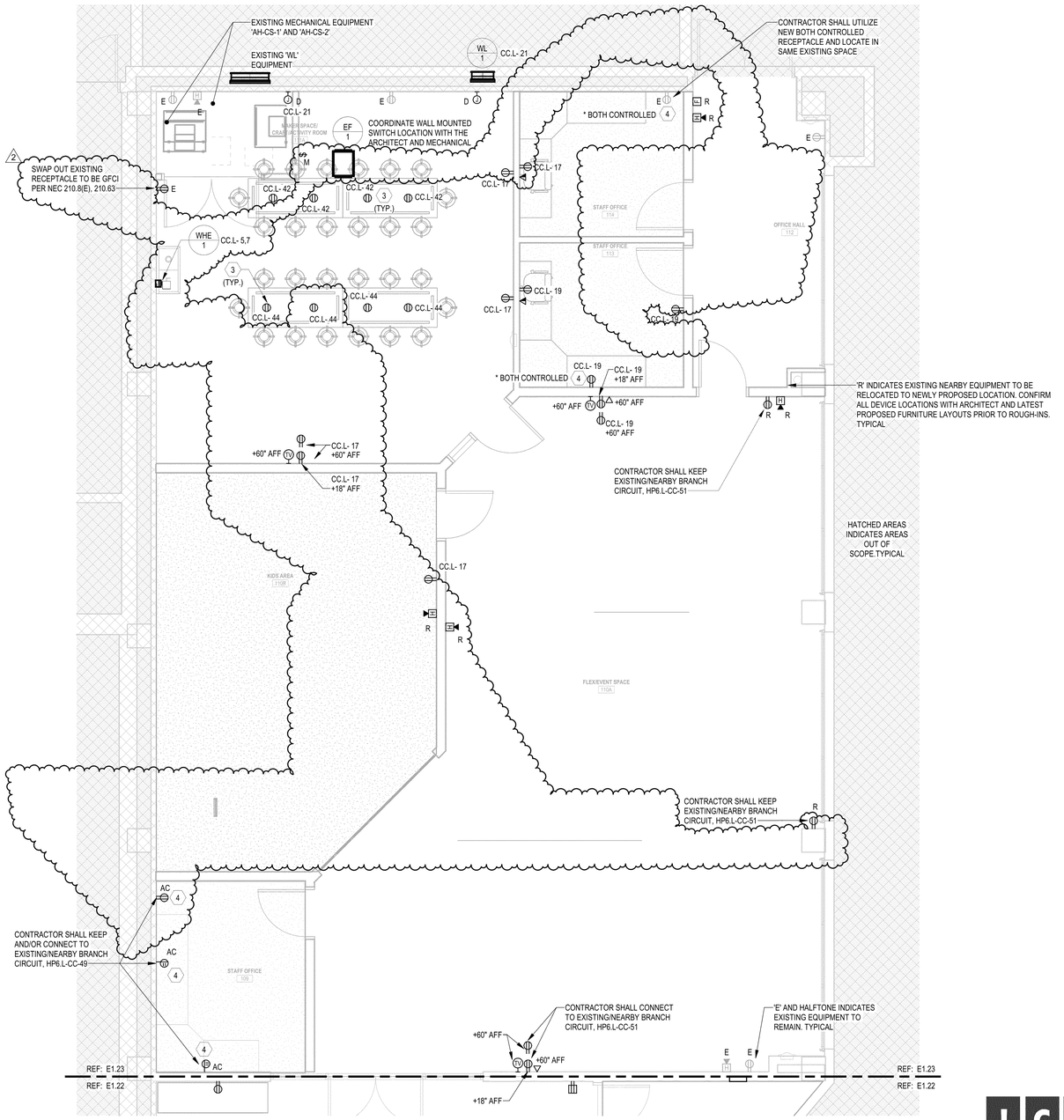
KEY NOTES - THIS SHEET ONLY

2

1. NOT USED; REMOVED FROM PROJECT PER OWNER VE SCOPE.
2. NOT USED; REMOVED FROM PROJECT PER OWNER VE SCOPE.
3. PROVIDE CEILING MOUNTED RECEPTACLE. VERIFY WITH ARCHITECT AND OWNER EXACT LOCATION AND MANUFACTURER / MODEL # PRIOR TO INSTALLATION. CONFIRM WITH OWNER IF THEY WANT TO SUPPLY A CORD REEL OR SOMETHING SIMILAR AND PROVIDE ALL ELECTRICAL REQUIREMENTS FOR COMPLETE OPERATIONAL SYSTEMS.
4. CONTRACTOR SHALL PROVIDE AUTOMATIC RECEPTACLE CONTROL PER IECC C405.11. AT LEAST 50% OF ALL 15 AND 20 AMP RECEPTACLES IN ALL ENCLOSED OFFICES, CONFERENCE ROOMS, ROOMS USED PRIMARILY FOR PRINTING AND/OR COPYING FUNCTIONS, BREAKROOMS, AND INDIVIDUAL WORKSTATIONS SHALL BE CONTROLLED IN ACCORDANCE WITH IECC C405.115.1. CONNECT MANUFACTURER (IF REQUIRED) POWER PACK TO BRANCH CIRCUIT SERVING APPLICABLE RECEPTACLE. CONTRACTOR SHALL UTILIZE OCCUPANCY SENSOR LOCATED WITHIN ROOM ON THE LIGHTING SHEETS OR PROVIDE SEPERATE OCCUPANCY SENSOR TO PROVIDE C405.11.1.2.2 MINIMUM CONTROLS. PROVIDE ACCORDINGLY PER FURNISHED MANUFACTURER SPECIFICATIONS AND APPROVED SHOP DRAWINGS.
   - SPLIT WIRED RECEPTACLE MANUFACTURER / MODEL #: HUBBELL #BR20C1
   - BOTH OUTLETS CONTROLLED RECEPTACLE MANUFACTURER / MODEL #: HUBBELL #BR20C2
   - ALL REQUIRED RECEPTACLES TO BE SPLIT WIRED TYPE UNLESS NOTED OTHERWISE

GENERAL NOTES - POWER FLOOR PLANS

1. REFER TO FIRST ELECTRICAL SHEET, 'ELECTRICAL GENERAL NOTES', FOR INFORMATION ON WIRE SIZES, MEANS/METHODS, AND LENGTH OF CONDUIT RUNS VERSUS VOLTAGE DROP REQUIREMENTS.
2. REFER TO CONNECTION EQUIPMENT SCHEDULES FOR MECHANICAL AND PLUMBING EQUIPMENT DISCONNECT SIZES, BRANCH CIRCUIT INFORMATION, AND ASSOCIATED GENERAL NOTES.
3. NOT ALL EXISTING DEVICES ARE SHOWN ON POWER PLANS AS CONTRACTOR SHALL VERIFY FIELD CONDITIONS PRIOR TO START OF PROJECT AND NOTIFIY ENGINEER OF ANY DISCREPANCIES. REFER TO SHEET E0.00 AND E0.01 NOTES FOR ADDITIONAL INFORMATION. CONTRACTOR SHALL REMOVE AND REUSE DEVICES IF/WHERE POSSIBLE.



1 LOWER LEVEL POWER PLAN - NORTH

Scale: 1/4" = 1'-0"

CC LAB ARCHITECTURE

9217 EASTMAN PARK DRIVE, UNIT 3
WINDSOR, COLORADO 80550

SUPERIOR CIVIC CENTER TENANT FINISH

TOWN OF SUPERIOR

2250 MAIN STREET, SUITE 1001, SUPERIOR, CO 80027

SD:	2/22/2024	PERMIT:	4/17/2024
DD:		CD:	05/23/2024

REV. #	DESCRIPTION	DATE
2	OWNER VE	08/30/2024

C2023.016A

COLORADO LICENSED
MARK N. BIGGIE
41442
PROFESSIONAL ENGINEER
8/30/24

LOWER LEVEL ENLARGED FLOOR PLANS

DRAWN BY:	SL	CHECKED BY:	SL

E1.23

JSE Jordan & Skala Engineers
555 17th Street, Suite 700 • Denver, CO 80202
p. 303.586.2375

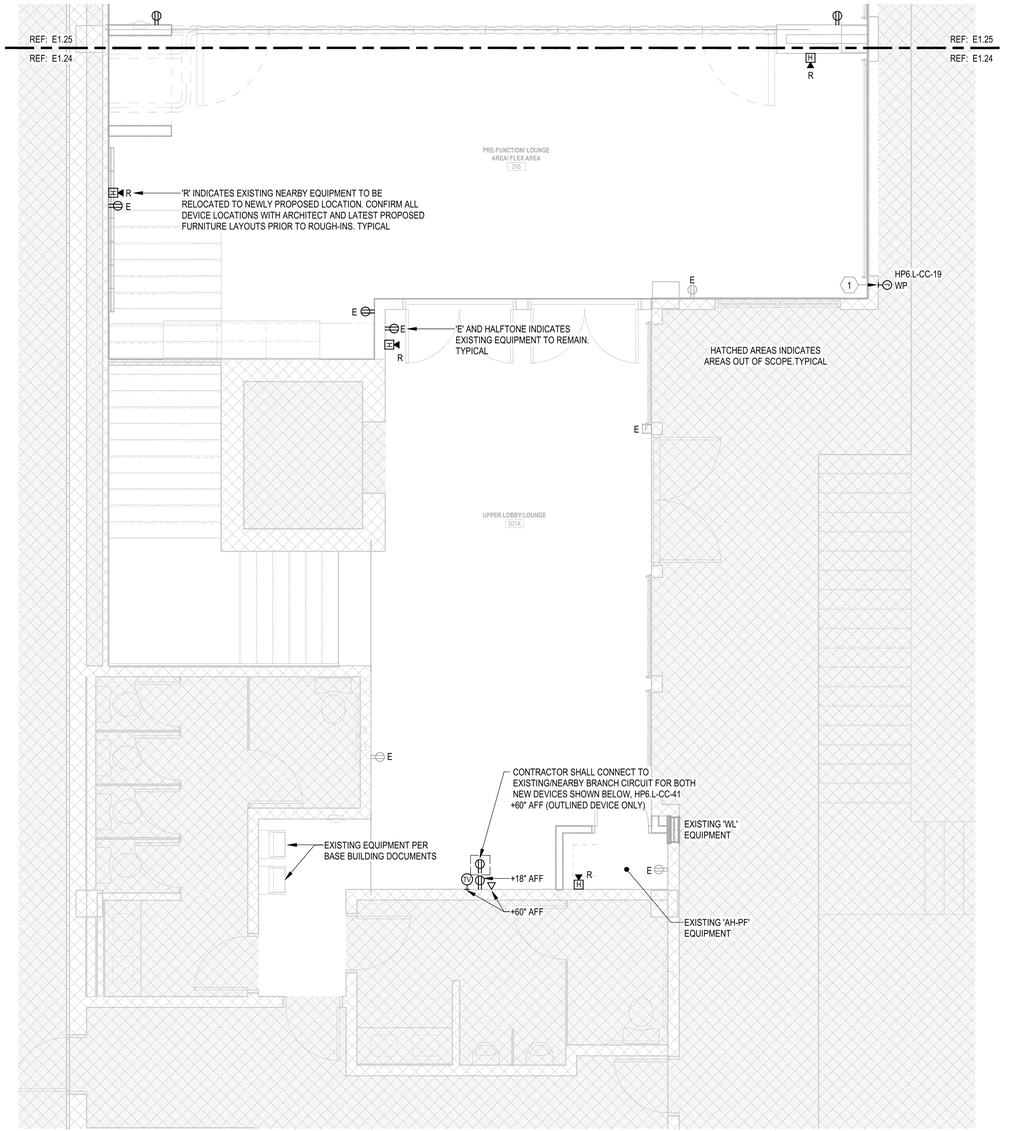
Project Number: 23080390 Drawn By: SL Checked By: SL

KEY NOTES - THIS SHEET ONLY

1. PROVIDE WEATHERPROOF JUNCTION BOX FOR SIGNAGE WITH DEDICATED CONNECTION TO CIRCUIT INDICATED. CIRCUIT BREAKER SHALL BE LOCKABLE IN ACCORDANCE WITH NEC 600.6. CONFIRM EXACT LOCATION AND INSTALLATION REQUIREMENTS WITH ARCHITECT AND SIGN MANUFACTURER. SIGNAGE SHALL BE TIED TO BASE BUILDING EXTERIOR TIMECLOCK/PHOTOCELL CONTROLS. REFER TO SHEET E0-03 FOR ADDITIONAL INFORMATION.

GENERAL NOTES - POWER FLOOR PLANS

1. REFER TO FIRST ELECTRICAL SHEET, 'ELECTRICAL GENERAL NOTES', FOR INFORMATION ON WIRE SIZES, MEANS/METHODS, AND LENGTH OF CONDUIT RUNS VERSUS VOLTAGE DROP REQUIREMENTS.
2. REFER TO CONNECTION EQUIPMENT SCHEDULES FOR MECHANICAL AND PLUMBING EQUIPMENT DISCONNECT SIZES, BRANCH CIRCUIT INFORMATION, AND ASSOCIATED GENERAL NOTES.
3. NOT ALL EXISTING DEVICES ARE SHOWN ON POWER PLANS AS CONTRACTOR SHALL VERIFY FIELD CONDITIONS PRIOR TO START OF PROJECT AND NOTIFIY ENGINEER OF ANY DISCREPANCIES. REFER TO SHEET E0.00 AND E0.01 NOTES FOR ADDITIONAL INFORMATION. CONTRACTOR SHALL REMOVE AND REUSE DEVICES IF/WHERE POSSIBLE.



1 UPPER LEVEL POWER PLAN - SOUTH

Scale: 1/4" = 1'-0"

2

CO LAB ARCHITECTURE
9217 EASTMAN PARK DRIVE, UNIT 3
WINDSOR, COLORADO 80550

SUPERIOR CIVIC CENTER TENANT FINISH

TOWN OF SUPERIOR

2250 MAIN STREET, SUITE 1001, SUPERIOR, CO 80027

SD:	2/22/2024	PERMIT:	4/17/2024
DD:		CD:	05/23/2024

REV. #	DESCRIPTION	DATE
2	OWNER VE	08/30/2024

C2023.016A

COLORADO LICENSED
MARK N. BIGGIE
41442
PROFESSIONAL ENGINEER
8/30/24

UPPER LEVEL ENLARGED FLOOR PLANS

DRAWN BY:	SL	CHECKED BY:	SL

Jordan & Skala Engineers
555 17th Street, Suite 700 • Denver, CO 80202
p. 303.586.2375

Project Number: 23080390 Drawn By: SL Checked By: SL

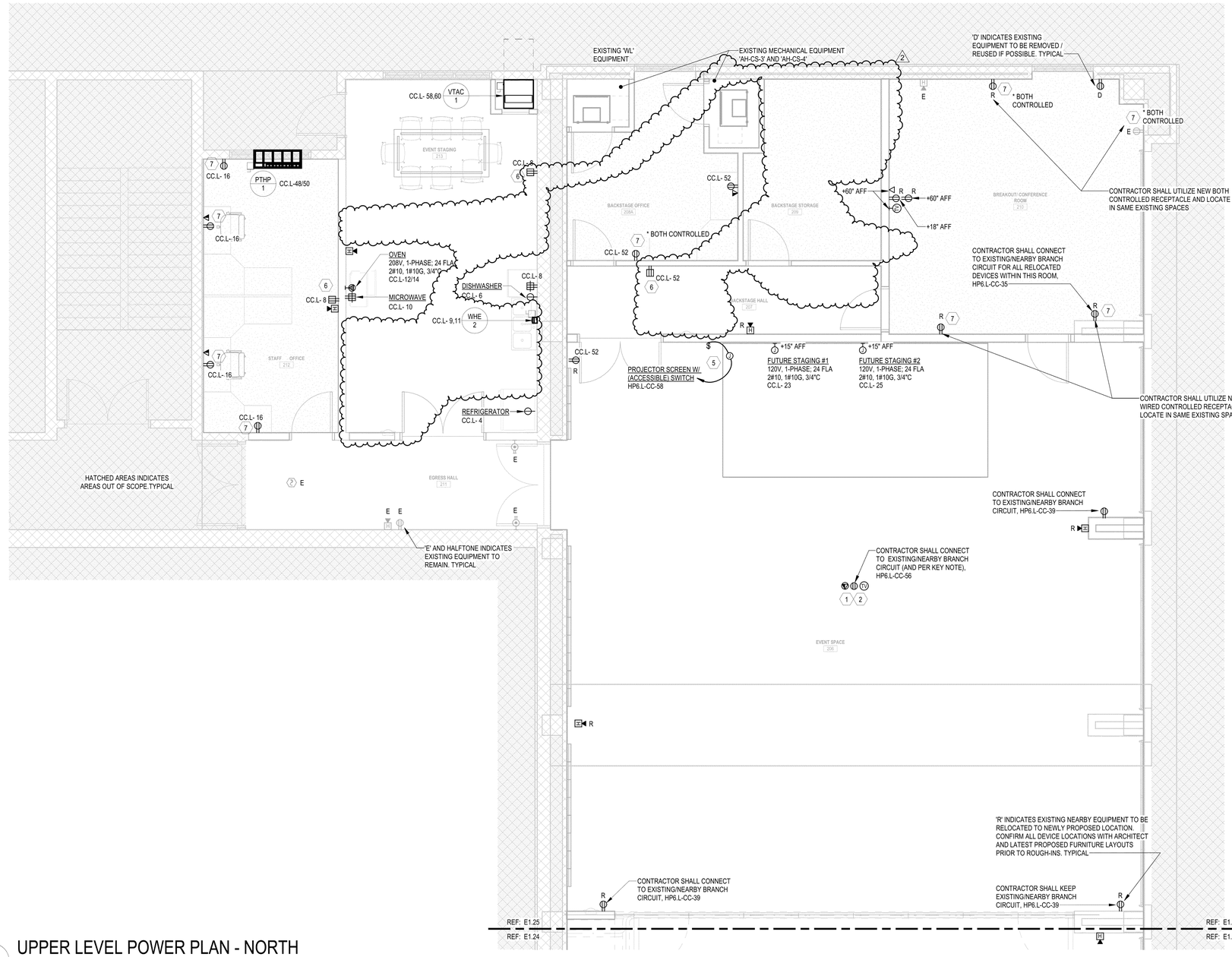
E1.24

KEY NOTES - THIS SHEET ONLY

1. CONTRACTOR SHALL CONFIRM IF BRANCH CIRCUIT AND ASSOCIATED EQUIPMENT HAS BEEN FIELD INSTALLED AS CONTRACTOR SHALL UTILIZE EXISTING BRANCH CIRCUIT USED FOR EXISTING OR NEWLY PROPOSED PROJECTOR LOCATED IN SAME AREA PER BASE BUILDING ELECTRICAL PLANS IF INSTALLED.
2. DUPLEX RECEPTACLE AND DATA OUTLET OUNTED FLUSH AT CEILING FOR POWER/DATA/HDMI CONNECTION TO PROJECTOR AS REQUIRED. COORDINATE WITH THE FURNISHED MANUFACTURER FOR A COMPLETE AND OPERATIONAL SYSTEM.
3. NOT USED; REMOVED FROM PROJECT PER OWNER VE SCOPE.
4. NOT USED; REMOVED FROM PROJECT PER OWNER VE SCOPE.
5. JUNCTION BOX ABOVE ACCESSIBLE CEILING POWER TO MOTORIZED SCREEN. CONTRACTOR TO MAKE CONNECTION TO CONTROL SWITCH ON WALL (SWITCH BY OTHERS) AND PROVIDE MOTOR-RATED SWITCH AT CEILING JUNCTION BOX AS REQUIRED. COORDINATE EXACT SCHEEN LOCATION WITH ARCHITECT AND PROVIDE PER FURNISHED MANUFACTURER FOR A COMPLETE AND OPERATIONAL SYSTEM.
6. GFCI PROTECTION PER NEC 210.8(E), 210.63
7. CONTRACTOR SHALL PROVIDE AUTOMATIC RECEPTACLE CONTROL PER IECC C405.11. AT LEAST 50% OF ALL 15 AND 20 AMP RECEPTACLES IN ALL ENCLOSED OFFICES, CONFERENCE ROOMS, ROOMS USED PRIMARILY FOR PRINTING AND/OR COPYING FUNCTIONS, BREAKROOMS, AND INDIVIDUAL WORKSTATIONS SHALL BE CONTROLLED IN ACCORDANCE WITH IECC C405.115.1. CONNECT MANUFACTURER (IF REQUIRED) POWER PACK TO BRANCH CIRCUIT SERVING APPLICABLE RECEPTACLE. CONTRACTOR SHALL UTILIZE OCCUPANCY SENSOR LOCATED WITHIN ROOM ON THE LIGHTING SHEETS OR PROVIDE SEPERATE OCCUPANCY SENSOR TO PROVIDE C405.11.1.2.2 MINIMUM CONTROLS. PROVIDE ACCORDINGLY PER FURNISHED MANUFACTURER SPECIFICATIONS AND APPROVED SHOP DRAWINGS.
   - SPLIT WIRED RECEPTACLE MANUFACTURER / MODEL #: HUBBELL #BR20C1
   - BOTH OUTLETS CONTROLLED RECEPTACLE MANUFACTURER / MODEL #: HUBBELL #BR20C2
   - ALL REQUIRED RECEPTACLES TO BE SPLIT WIRED TYPE UNLESS NOTED OTHERWISE

GENERAL NOTES - POWER FLOOR PLANS

1. REFER TO FIRST ELECTRICAL SHEET, 'ELECTRICAL GENERAL NOTES', FOR INFORMATION ON WIRE SIZES, MEANS/METHODS, AND LENGTH OF CONDUIT RUNS VERSUS VOLTAGE DROP REQUIREMENTS.
2. REFER TO CONNECTION EQUIPMENT SCHEDULES FOR MECHANICAL AND PLUMBING EQUIPMENT DISCONNECT SIZES, BRANCH CIRCUIT INFORMATION, AND ASSOCIATED GENERAL NOTES.
3. NOT ALL EXISTING DEVICES ARE SHOWN ON POWER PLANS AS CONTRACTOR SHALL VERIFY FIELD CONDITIONS PRIOR TO START OF PROJECT AND NOTIFIY ENGINEER OF ANY DISCREPANCIES. REFER TO SHEET E0.00 AND E0.01 NOTES FOR ADDITIONAL INFORMATION. CONTRACTOR SHALL REMOVE AND REUSE DEVICES IF/WHERE POSSIBLE.



1 UPPER LEVEL POWER PLAN - NORTH

Scale: 1/4" = 1'-0"

CO LAB ARCHITECTURE
9217 EASTMAN PARK DRIVE, UNIT 3
WINDSOR, COLORADO 80550

SUPERIOR CIVIC CENTER TENANT FINISH

TOWN OF SUPERIOR

2250 MAIN STREET, SUITE 1001, SUPERIOR, CO 80027

SD:	2/22/2024	PERMIT:	4/17/2024
DD:		CD:	05/23/2024

REV. #	DESCRIPTION	DATE
2	OWNER VE	08/30/2024

C2023.016A

COLORADO LICENSED
MARK N. BIGGIE
41442
PROFESSIONAL ENGINEER
8/30/24

UPPER LEVEL ENLARGED FLOOR PLANS

DRAWN BY:	SL	CHECKED BY:	SL

E1.25

Jordan & Skala Engineers
555 17th Street, Suite 700 • Denver, CO 80202
p. 303.586.2375

Project Number: 23080390 Drawn By: SL Checked By: SL

2 OWNER VE
- SHIFTED F7/F7E LIGHT FIXTURES PER LATEST RCP
- SWAPPED OUT F2/F2E LIGHT FIXTURES PER LATEST RCP
- REMOVED (2) F9 LIGHT FIXTURES PER LATEST RCP
- ADDED (7) F7/F7E LIGHT FIXTURES PER LATEST RCP

KEY NOTES - THIS SHEET ONLY

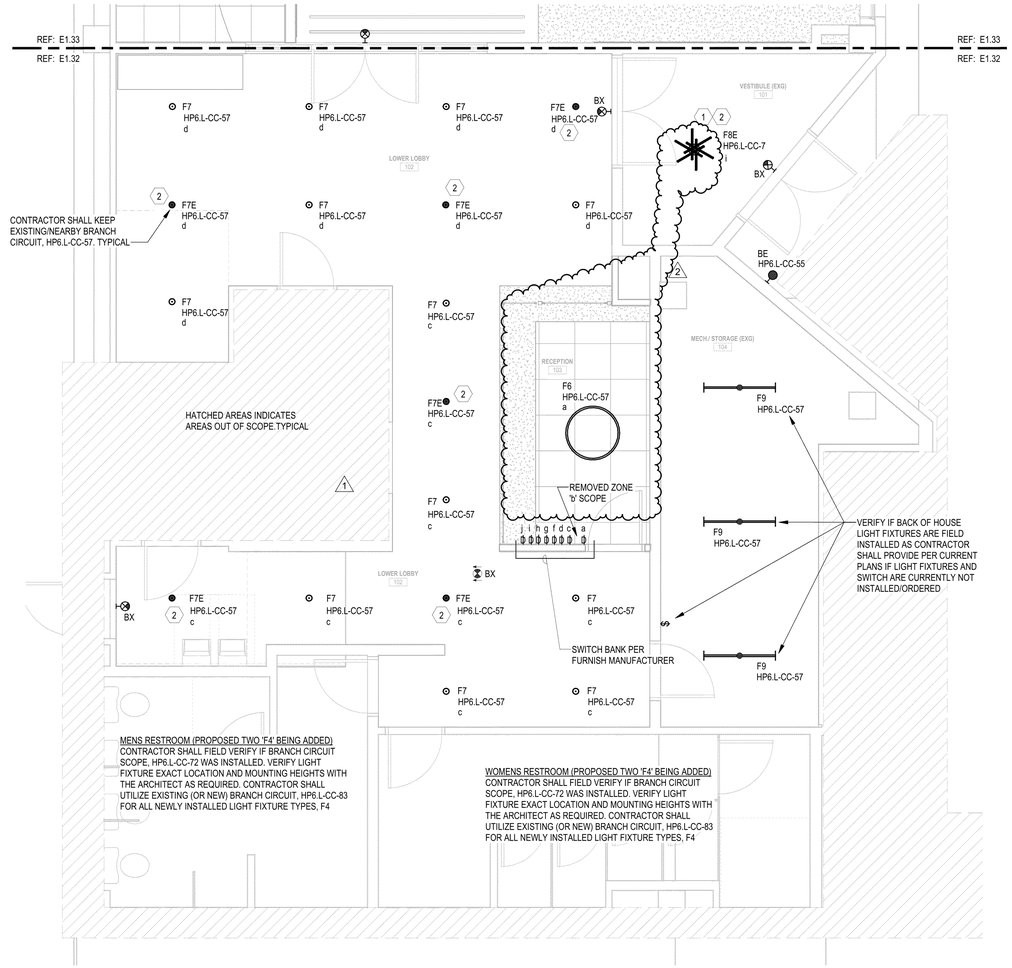
1 CONTRACTOR SHALL FIELD VERIFY IF BRANCH CIRCUIT SCOPE, HP6.L-CC-77 WAS INSTALLED. VERIFY LIGHT FIXTURE EXACT LOCATION AND MOUNTING HEIGHTS WITH THE ARCHITECT AS REQUIRED. CONTRACTOR SHALL UTILIZE EXISTING (OR NEW) BRANCH CIRCUIT, HP6.L-CC-77 FOR NEWLY INSTALLED LIGHT FIXTURE TYPE, F8E. PROVIDE 50 VA MICRO INVERTER, NEXT TO PANEL HP6.L-CC LOCATED IN MAIN ELECTRICAL ROOM. MICRO INVERTER SHALL BE MYERS MANUFACTURER, MODEL #LVU-5-RT (ILLUMINATOR LVU-5).

2 UL924 DEVICE PER MANUFACTURER; LIGHTING CONTROLS. CONFIRM EXACT LOCATION WITH THE ARCHITECT PRIOR TO ROUGH-IN AS CONTRACTOR/MANUFACTURER SHALL PROVIDE LIGHTING CONTROLS SUBMITTAL AS REQUIRED.

3 NOT USED (REMOVED AT ADDENDUM 4).

GENERAL NOTES - LIGHTING FLOOR PLANS

1. REFER TO FIRST ELECTRICAL SHEET, 'ELECTRICAL GENERAL NOTES', FOR INFORMATION ON WIRE SIZES, MEANS/METHODS, AND LENGTH OF CONDUIT RUNS VERSUS VOLTAGE DROP REQUIREMENTS.
2. ALL EMERGENCY/EXIT LIGHTS SHALL BE CONNECTED TO THE UNSWITCHED PHASE CONDUCTOR OF THE CIRCUIT SERVING THE RESPECTIVE AREA. COORDINATE UL924 DEVICES QUANTITY AND LOCATIONS FOR EMERGENCY FIXTURES WITH CALLED OUT CONTROLS.
3. NOT ALL EXISTING DEVICES ARE SHOWN ON POWER PLANS AS CONTRACTOR SHALL VERIFY FIELD CONDITIONS PRIOR TO START OF PROJECT AND NOTIFIY ENGINEER OF ANY DISCREPANCIES. REFER TO SHEET E0.00 AND E0.01 NOTES FOR ADDITIONAL INFORMATION. CONTRACTOR SHALL REMOVED/REUSE DEVICES IF/WHERE POSSIBLE.
4. CONNECT COMMON SPACES, LIGHTING CONTACTOR(S), CONTROLS TO NEAREST HOUSE PANEL. LOCATE EQUIPMENT IN NEAREST ELECTRICAL OR IDF ROOM WHILE MAINTAINING ALL REQUIRED CLEARANCES.
5. CONTRACTOR SHALL LOCATE AND AIM ALL OCCUPANCY AND DAYLIGHT SENSORS IN THE CORRECT QUANTITIES AS REQUIRED FOR COMPLETE (100%) COVERAGE OF THE CONTROLLED AREAS INDICATED ON PLANS, PER THE MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS. CONTRACTOR SHALL COORDINATE ALL OF THESE REQUIREMENTS PRIOR TO INSTALLATION TO ENSURE PROPER COVERAGE AND PER JSE SPECIFICATIONS, NOTES.
6. NOT ALL EXISTING DEVICES ARE SHOWN ON POWER PLANS AS CONTRACTOR SHALL VERIFY FIELD CONDITIONS PRIOR TO START OF PROJECT AND NOTIFIY ENGINEER OF ANY DISCREPANCIES. CONTRACTOR SHALL REMOVE EXISTING LIGHTING FIXTURES, CONTROLS, DEVICES, UNLESS NOTED OTHERWISE. REFER TO SHEET E0-00 AND E0-01 NOTES FOR ADDITIONAL INFORMATION. CONTRACTOR SHALL REMOVE AND REUSE DEVICES IF/WHERE POSSIBLE.



1 LOWER LEVEL LIGHTING PLAN - SOUTH

Scale: 1/4" = 1'-0"

NO DAYLIGHT ZONES REQUIRED PER IECC C405 (E.G. C405.2.4)

CO LAB ARCHITECTURE
9217 EASTMAN PARK DRIVE, UNIT 3
WINDSOR, COLORADO 80550

SUPERIOR CIVIC CENTER TENANT FINISH

TOWN OF SUPERIOR
2250 MAIN STREET, SUITE 1001, SUPERIOR, CO 80027

SD:	2/22/2024	PERMIT:	4/17/2024
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REV. #	DESCRIPTION	DATE
1	ADDENDUM 4	06/18/2024
2	OWNER VE	08/30/2024

C2023.016A

COLORADO LICENSED
MARK N. BIGBEE
41442
PROFESSIONAL ENGINEER
8/30/24

LOWER LEVEL ENLARGED LIGHTING PLANS

DRAWN BY:	SL	CHECKED BY:	SL

Jordan & Skala Engineers
555 17th Street, Suite 700 • Denver, CO 80202
p. 303.586.2375

Project Number: 23080380 Drawn By: SL Checked By: SL

E1.32

2

OWNER VE
- REMOVED (1) F2 LIGHT FIXTURE PER LATEST RCP
- REMOVED (3) F2E LIGHT FIXTURES PER LATEST RCP
- REMOVED (1) F9 LIGHT FIXTURE PER LATEST RCP
- SHIFTED F2/F2E LIGHT FIXTURES PER LATEST RCP
- SHIFTED F9/F9E LIGHT FIXTURES PER LATEST RCP
- SHIFTED F3/F3E LIGHT FIXTURES PER LATEST RCP
- SHIFTED F1E LIGHT FIXTURES PER LATEST RCP

KEY NOTES - THIS SHEET ONLY

1. PROVIDE 120V ACCESSIBLE POWER PACK/SENSOR PER FURNISHED MANUFACTURER PROVIDING CONTROLS FOR PROJECT. COORDINATE EXACT LOCATION WITH THE ARCHITECT PRIOR TO ROUGH-IN AS CONTRACTOR/MANUFACTURER SHALL PROVIDE LIGHTING CONTROLS SUBMITTAL AS REQUIRED.
2. UL924 DEVICE PER MANUFACTURER; LIGHTING CONTROLS. CONFIRM EXACT LOCATION WITH THE ARCHITECT PRIOR TO ROUGH-IN AS CONTRACTOR/MANUFACTURER SHALL PROVIDE LIGHTING CONTROLS SUBMITTAL AS REQUIRED.
3. OCCUPANT SENSOR CONTROLS IN CORRIDOR SHALL UNIFORMLY REDUCE LIGHTING POWER TO NOT MORE THAN 50 PERCENT OF FULL PWOER WITHIN 20 MINUTES AFTER ALL OCCUPANTS HAVE LEFT THE SPACE PER IECC C405.2.1.4. NO MANUAL CONTROL PER IECC C405 EXCEPTIONS.
4. PROVIDE 125 VA MICRO INVERTER, NEXT TO PANEL HP6.L-CC LOCATED IN MAIN ELECTRICAL ROOM. MICRO INVERTER SHALL BE MYERS MANUFACTURER, MODEL #LVM-125-W OR G (ILLUMINATOR LVM-125).

GENERAL NOTES - LIGHTING FLOOR PLANS

1. REFER TO FIRST ELECTRICAL SHEET, 'ELECTRICAL GENERAL NOTES', FOR INFORMATION ON WIRE SIZES, MEANS/METHODS, AND LENGTH OF CONDUIT RUNS VERSUS VOLTAGE DROP REQUIREMENTS.
2. ALL EMERGENCY/EXIT LIGHTS SHALL BE CONNECTED TO THE UNSWITCHED PHASE CONDUCTOR OF THE CIRCUIT SERVING THE RESPECTIVE AREA. COORDINATE UL924 DEVICES QUANTITY AND LOCATIONS FOR EMERGENCY FIXTURES WITH CALLED OUT CONTROLS.
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4. CONNECT COMMON SPACES, LIGHTING CONTACTOR(S), CONTROLS TO NEAREST HOUSE PANEL. LOCATE EQUIPMENT IN NEAREST ELECTRICAL OR IDF ROOM WHILE MAINTAINING ALL REQUIRED CLEARANCES.
5. CONTRACTOR SHALL LOCATE AND AIM ALL OCCUPANCY AND DAYLIGHT SENSORS IN THE CORRECT QUANTITIES AS REQUIRED FOR COMPLETE (100%) COVERAGE OF THE CONTROLLED AREAS INDICATED ON PLANS, PER THE MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS. CONTRACTOR SHALL COORDINATE ALL OF THESE REQUIREMENTS PRIOR TO INSTALLATION TO ENSURE PROPER COVERAGE AND PER JSE SPECIFICATIONS, NOTES.
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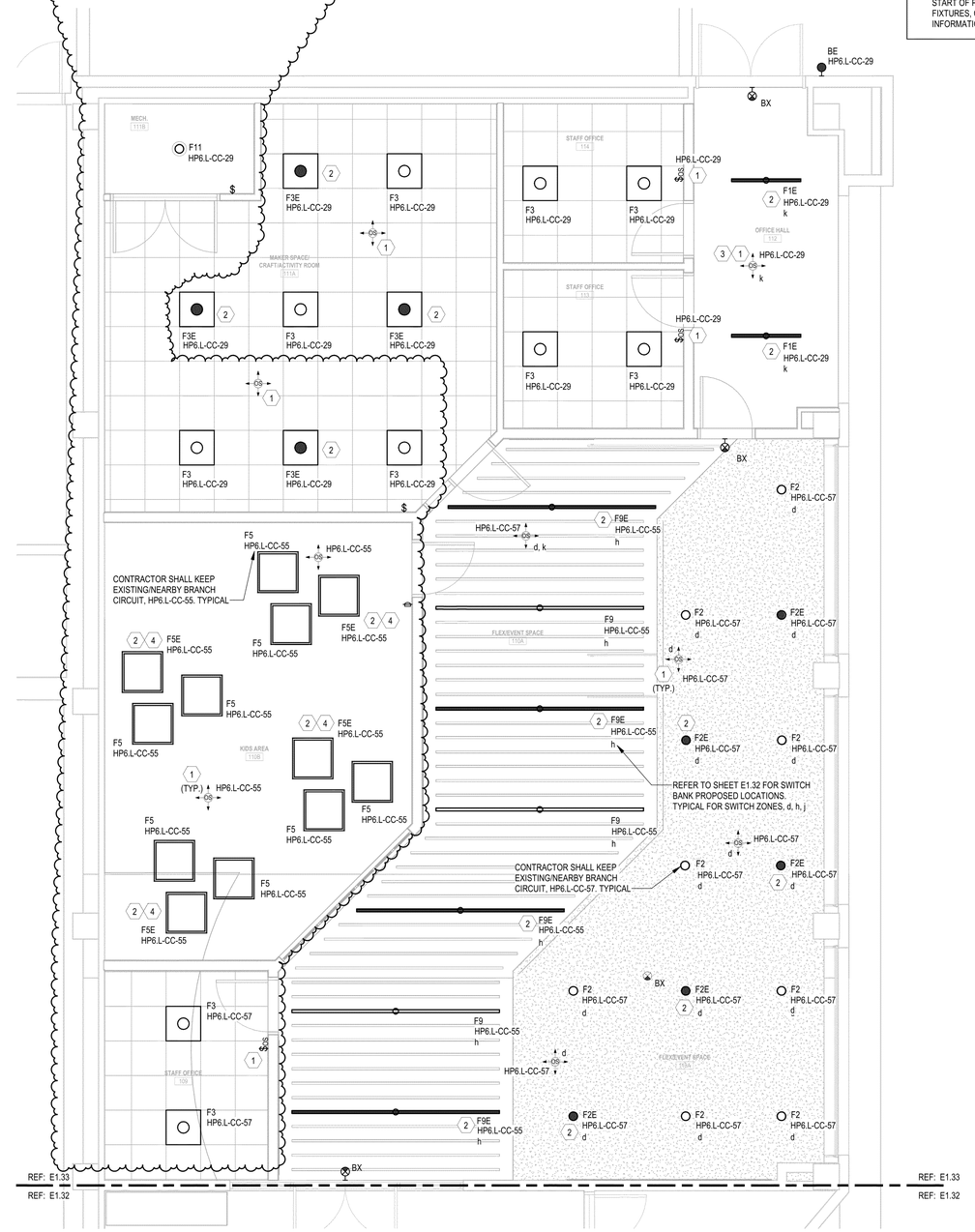

1 LOWER LEVEL LIGHTING PLAN - NORTH

Scale: 1/4" = 1'-0"

NO DAYLIGHT ZONES REQUIRED PER IECC C405 (E.G. C405.2.4)

CC LAB ARCHITECTURE
9217 EASTMAN PARK DRIVE, UNIT 3
WINDSOR, COLORADO 80550

SUPERIOR CIVIC CENTER TENANT FINISH

TOWN OF SUPERIOR

2250 MAIN STREET, SUITE 1001, SUPERIOR, CO 80027

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REV. #	DESCRIPTION	DATE
2	OWNER VE	08/30/2024

C2023.016A



LOWER LEVEL ENLARGED LIGHTING PLANS

DRAWN BY:	SL	CHECKED BY:	SL

E1.33

Jordan & Skala Engineers
555 17th Street, Suite 700 • Denver, CO 80202
p. 303.586.2375

Project Number: 23080380 Drawn By: SL Checked By: SL

2

OWNER VE
- REMOVED F10 (#' LENGTH) / F10E (6' LENGTH) LIGHT FIXTURES PER LATEST RCP

KEY NOTES - THIS SHEET ONLY

1. PROVIDE 120V ACCESSIBLE POWER PACK/SENSOR PER FURNISHED MANUFACTURER PROVIDING CONTROLS FOR PROJECT. COORDINATE EXACT LOCATION WITH THE ARCHITECT PRIOR TO ROUGH-IN AS CONTRACTOR/MANUFACTURER SHALL PROVIDE LIGHTING CONTROLS SUBMITTAL AS REQUIRED.
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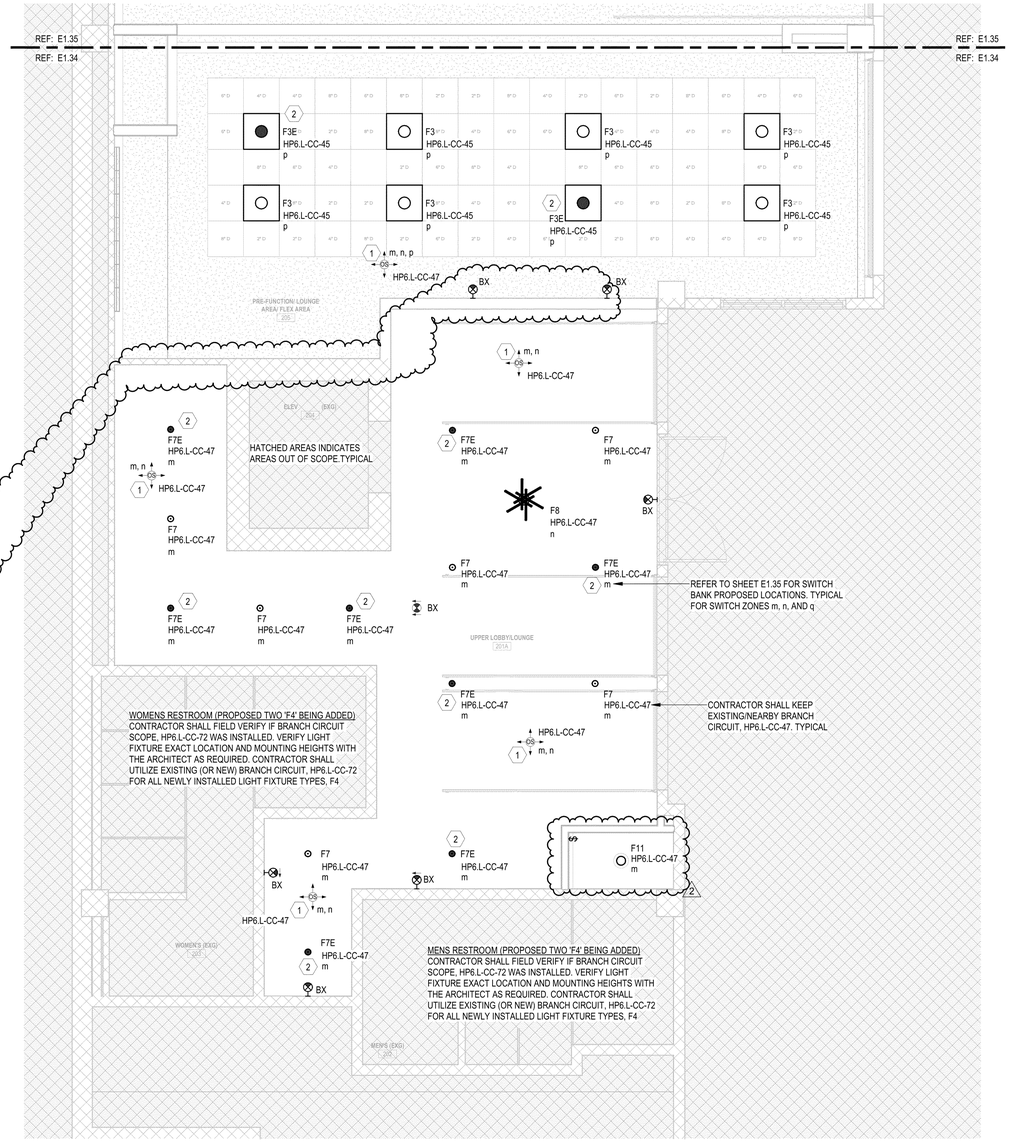

1 UPPER LEVEL LIGHTING PLAN - SOUTH

Scale: 1/4" = 1'-0"

NO DAYLIGHT ZONES REQUIRED PER IECC C405 (E.G. C405.2.4)

JSE Jordan & Skala Engineers
555 17th Street, Suite 700 • Denver, CO 80202
p. 303.586.2375

Project Number: 23080380 Drawn By: SL Checked By: SL

COLLAB ARCHITECTURE
9217 EASTMAN PARK DRIVE, UNIT 3
WINDSOR, COLORADO 80550

SUPERIOR CIVIC CENTER TENANT FINISH

TOWN OF SUPERIOR
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C2023.016A

COLORADO LICENSED
MARK W. BIGLER
41442
PROFESSIONAL ENGINEER
8/30/24

UPPER LEVEL ENLARGED LIGHTING PLANS

DRAWN BY: SL CHECKED BY: SL

E1.34

KEY NOTES - THIS SHEET ONLY

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4. NOT USED (REMOVED AT ADDENDUM 4).

GENERAL NOTES - LIGHTING FLOOR PLANS

1. REFER TO FIRST ELECTRICAL SHEET, 'ELECTRICAL GENERAL NOTES', FOR INFORMATION ON WIRE SIZES, MEANS/METHODS, AND LENGTH OF CONDUIT RUNS VERSUS VOLTAGE DROP REQUIREMENTS.
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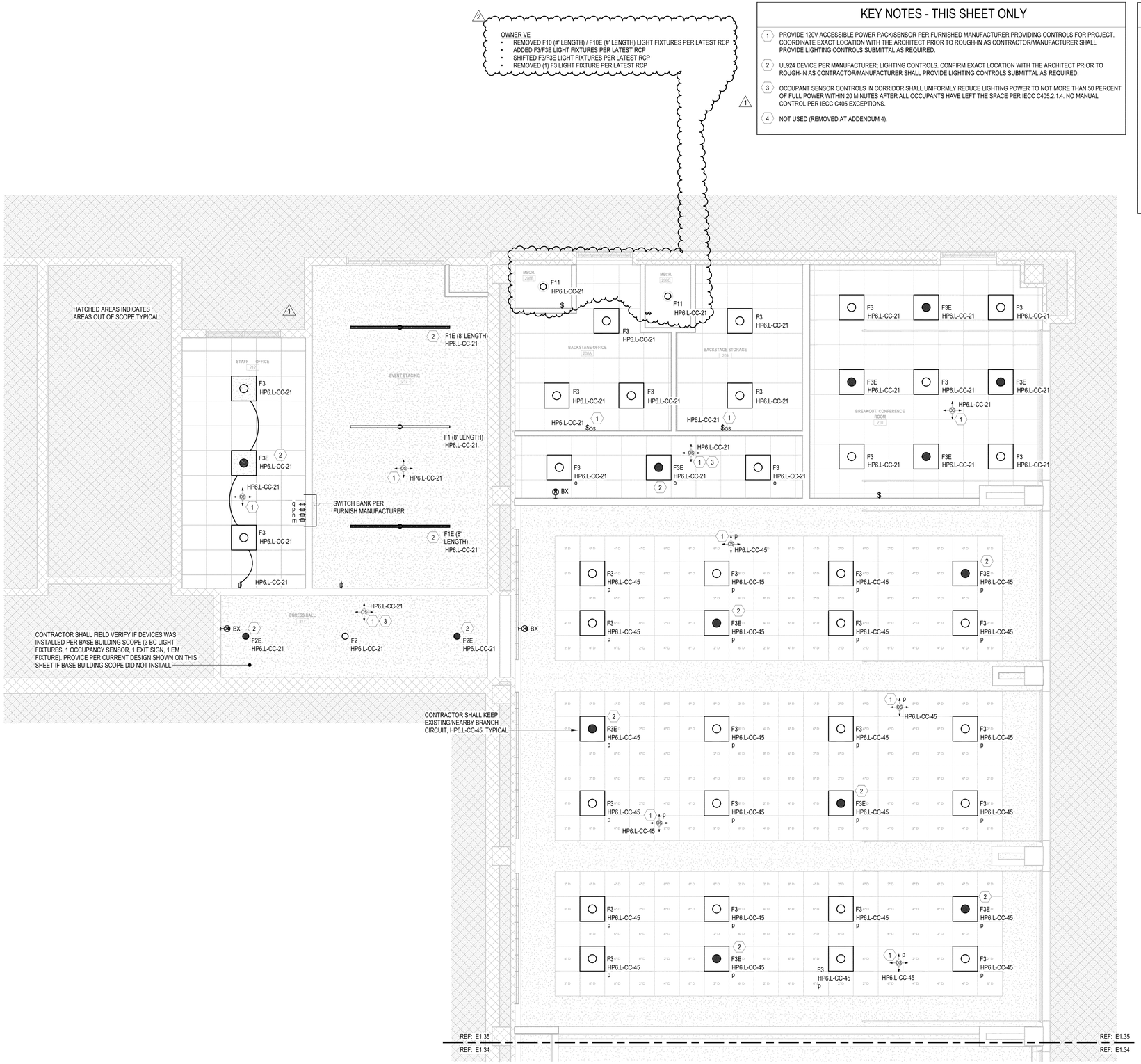

1 UPPER LEVEL LIGHTING PLAN - NORTH

Scale: 1/4" = 1'-0"

NO DAYLIGHT ZONES REQUIRED PER IECC C405 (E.G. C405.2.4)

COLLAB ARCHITECTURE
9217 EASTMAN PARK DRIVE, UNIT 3
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C2023.016A

COLORADO LICENSED
MARK T. BIGBEE
41442
PROFESSIONAL ENGINEER
8/30/24

UPPER LEVEL ENLARGED LIGHTING CEILING PLANS

DRAWN BY:	SL	CHECKED BY:	SL

E1.35

Jordan & Skala Engineers
555 17th Street, Suite 700 • Denver, CO 80202
p. 303.586.2375

Project Number: 23080380 Drawn By: SL Checked By: SL




CO LAB
Town of Superior



COLLAB ARCHITECTURE

Town of Superior


COLLAB
ARCHITECTURE
Tours of Superior




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ARCHITECTURE
Town of Superior


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Town of Superior


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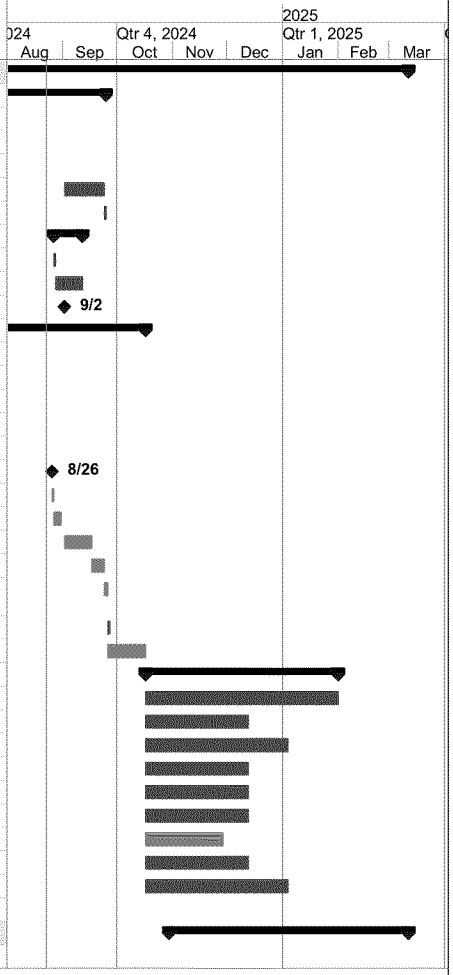
ARCHITECTURE
Town of Superior


<EXIT>

Superior Civic Space
Preliminary Schedule

ID	Task Name	Duration	Start	Finish	Predecessors	Successors
1	**Preconstruction**	**220 days**	**Thu 4/25/24**	**Tue 3/11/25**		
2	**Permit Submittal**	**107 days**	**Thu 4/25/24**	**Tue 9/24/24**		**38**
3	Submit for Full Building Permit	1 day	Thu 4/25/24	Thu 4/25/24		4
4	Full Permit Review	10 wks	Fri 4/26/24	Fri 7/5/24	3	5
5	Receive Full Building Permit	1 day	Mon 7/8/24	Mon 7/8/24	4	
6	Permit Review - VE Drawings	3 wks	Mon 9/2/24	Mon 9/23/24	20	7
7	Receive Full Building Permit for VE Drawings	1 day	Tue 9/24/24	Tue 9/24/24	6	
8	**Contract**	**11 days**	**Tue 8/27/24**	**Wed 9/11/24**		**38**
9	Owner Signs Base Contract	1 day	Tue 8/27/24	Tue 8/27/24	19	10
10	Finalize Contract with GMP Price and Exhibits	10 days	Wed 8/28/24	Wed 9/11/24	9,19	
11	Owner Final Signature	0 days	Mon 9/2/24	Mon 9/2/24		23
12	**Estimate**	**98 days**	**Thu 5/30/24**	**Wed 10/16/24**		
13	**GMP Estimate**	**18 days**	**Thu 5/30/24**	**Mon 6/24/24**		
14	Issuance of Invitation To Bid (ITB)	1 day	Thu 5/30/24	Thu 5/30/24		15
15	Subcontractor Bidding Period (less framing)	14 days	Fri 5/31/24	Wed 6/19/24	14	16
16	Review of Bids and Finalize Estimate	3 days	Thu 6/20/24	Mon 6/24/24	15	17
17	Bid Results	1 day	Tue 6/25/24	Tue 6/25/24	16	18
18	Value Engineering	0 days	Mon 8/26/24	Mon 8/26/24	17	19
19	GMP Owner Approval	1 day	Mon 8/26/24	Mon 8/26/24	18	10,9,20
20	Update CD Drawings with VE (Target 8/30)	4 days	Tue 8/27/24	Fri 8/30/24	19	6,21
21	Finalize VE Drawings Pricing	10 days	Mon 9/2/24	**Mon 9/16/24**	20	22
22	Superior Board Approval	5 days	Tue 9/17/24	Mon 9/23/24	21	23
23	Estimate Turnover Meeting To Project Manager & Superintendent	2 days	Tue 9/24/24	Wed 9/25/24	11,22	24,25
24	Issue Letters of Intent	1 day	Thu 9/26/24	Thu 9/26/24	23	
25	Write, Issue and Receive Signed Subcontracts / Submittals	15 days	Thu 9/26/24	Wed 10/16/24	23	38,27,29,30,31,32,34,35,33,28
26	**Long Lead Items**	**70 days**	**Thu 10/17/24**	**Fri 1/31/25**		
27	Operable Partition Wall	14 wks	Thu 10/17/24	Fri 1/31/25	25	70
28	HVAC Equipment - VTAC and PTHP	8 wks	Thu 10/17/24	Thu 12/12/24	25	67
29	Casework	10 wks	Thu 10/17/24	Fri 1/3/25	25	63
30	Countertops	8 wks	Thu 10/17/24	Thu 12/12/24	25	63
31	Lighting Fixtures	8 wks	Thu 10/17/24	Thu 12/12/24	25	60
32	Wood Doors	8 wks	Thu 10/17/24	Thu 12/12/24	25	66
33	HM Door Frames	6 wks	Thu 10/17/24	Thu 11/28/24	25	51
34	Electrical Gear	8 wks	Thu 10/17/24	Thu 12/12/24	25	60
35	MPS Gradi Panels	10 wks	Thu 10/17/24	Fri 1/3/25	25	59
36						
37	**Construction**	**88 days**	**Wed 10/30/24**	**Tue 3/11/25**		
72						



Project: Podium Apartment Template
Date: Fri 8/23/24

Task	Rolled Up Milestone	Inactive Milestone	Start-only
Critical Task	Rolled Up Progress	Inactive Summary	Finish-only
Milestone	Split	Manual Task	External Tasks
Summary	External Tasks	Duration-only	External Milestone
Rolled Up Task	Project Summary	Manual Summary Rollup	Progress
Rolled Up Critical Task	Group By Summary	Manual Summary	Deadline

ITEM NO. 6

INFORMATION FOR MEETING
OF THE SUPERIOR BOARD OF TRUSTEES

AGENDA ITEM NAME: **Ordinance – Amending Section 6-5-70 of the Superior Municipal Code to Update the Town's Single Residential Waste Service Provider Area**

MEETING DATE: **September 23, 2024**

PRESENTED BY: **Matt Magley, Town Manager**
Nicholas Hartman, Town Attorney
Alexis Bullen, Sustainability Manager
Martin Toth, Assistant Town Manager

PRESENTED FOR: **Action – Second Reading**

BACKGROUND:

Updated information for Second Reading:

- Following up on a Board question from the First Reading discussion, HOAs are able to determine whether to remain on a single bill with all residents receiving the same service levels or move to individual accounts with differing service levels for each residence if the Pay-As-You-Throw service model is adopted.
- Staff has not yet received a reply from the Saddlebrook neighborhood HOA management firm regarding their current service levels, but they would be able to request the Board include their neighborhood in a future agreement or renewal and staff would negotiate this addition with the service provider.

The information and attachments noted below remain unchanged from the September 9, 2024, Board Meeting materials.

The Town began contracting through a third-party vendor to provide residential waste collection utility service in 2008. In order to initiate this service, the Town Board passed an Ordinance to establish the geographic location where the Town's contracted vendor serves as the single provider in this service area. Prior to 2008, Superior residents entered into individual agreements with waste haulers to provide this service if they were

not part an HOA who collectively entered into an agreement for their members. Following reports at the time from residents of significantly increasing prices to provide individual service, the Town Board decided to manage a single-provider waste contract to take advantage of economies of scale and secure a more competitive rate. The 2008 Ordinance excluded three HOA-managed areas from the requirement – Rock Creek Ranch, The Summit at Rock Creek and Saddlebrooke. These areas have remained outside of the Town's service area since the 2008 Ordinance was passed, and have continued to provide waste collection through their own contract process. Scheduled under this agenda item is Board consideration on first reading an Ordinance amending the Code to eliminate the exclusion of these HOA-managed areas from the Town's single- service residential waste service provider area.

The Town Board has discussed various options for the Town's waste collection contract, which terminates at the end of this year, and whether including these HOA-managed areas in the Town's single-provider service area will potentially support policy goals established through the Town's Sustainability Action Plan, which was approved in 2022. In order to meet the Town's climate goals and waste diversion goal of 65% residential single-family diversion from landfill by 2030, considering contract options to ensure year-round access to recycling and compost and transitioning to a Pay-As-You-Throw/volume-based model are primary tools to realize these standards.

The Colorado Revised Statutes (§ 30-15-401 [7.5]) established the statewide ability for local governments to require all residences, except multi-family residences of at least 8 units, to use a single provider as determined by the local government, or to impose a fee on the areas that choose not to utilize the single provider. Many municipalities in the region subsequently transitioned their waste collection utility to a single-service provider area, which has contributed significantly to meeting each community's diversion and greenhouse gas goals, while providing more choice for individual customers and industry adoption of cleaner fuels for trucks including electric vehicles. Additionally, including more customers under one contract provides greater economies of scale, makes customer communication easier and more consistent across neighborhoods, and enhances ability to negotiate potentially beneficial contract provisions for the municipality such as reducing the cost of service through allowing recycling center materials rebates to be retained by the hauler. Different communities have taken different approaches to expanding their single-service provider area boundaries. Some communities, such as the City of Lafayette, have opted to charge a fee equivalent to their lowest level of waste service fees to each resident who chooses not to participate in Lafayette's waste collection program.

If the Town Board chooses to eliminate the exclusion of the three neighborhoods from the Municipal Code's single-service provider area through this Ordinance, the timeframe of the Town's contract to assume provision of this service can be adjusted to start sooner. The Town Board has discussed waiting to initiate this until 2028 when the HOAs' current agreement expires.

RECOMMENDED ACTION:
Approval of Ordinance.

MOTION:
Move to approve an Ordinance amending Section 6-5-70 of the Superior Municipal Code to Update the Town's Single Residential Waste Service Provider Area.

ATTACHMENTS:
- Ordinance
- Attorney Memo (Confidential)

TOWN OF SUPERIOR
ORDINANCE NO. O-13
SERIES 2024

AN ORDINANCE OF THE BOARD OF TRUSTEES OF THE TOWN OF SUPERIOR AMENDING SECTION 6-5-70 OF THE SUPERIOR MUNICIPAL CODE TO UPDATE THE TOWN'S SINGLE RESIDENTIAL WASTE SERVICE PROVIDER AREA

WHEREAS, by Ordinance No. O-11, Series 2008, the Board of Trustees established a single residential waste service provider area pursuant to C.R.S. § 30-15-401(7.5); and

WHEREAS, the Board of Trustees desires to update the Town's Single Service Provider Area.

NOW BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE TOWN OF SUPERIOR, COLORADO, as follows:

Section 1. Section 6-5-70 of the Superior Municipal Code is hereby amended as follows:

Sec. 6-5-70. – Single residential waste service provider area.

* * *

(b) Until July 1, 2028, ~~All~~ all areas of the Town, except for the Rock Creek Ranch Subdivision, the Summit at Rock Creek Subdivision and the Saddlebrooke Subdivision, are subject to a single residential waste services provider requirement pursuant to C.R.S. § 30-15-401(7.5), and the provision of residential waste services by any person other than the Town's approved residential waste services provider is prohibited.

(c) Beginning on July 1, 2028, all areas of the Town are subject to a single residential waste services provider requirement pursuant to C.R.S. § 30-15-401(7.5), and the provision of residential waste services by any person other than the Town's approved residential waste services provider is prohibited.

Section 2. Severability. If any article, section, paragraph, sentence, clause, or phrase of this Ordinance is held to be unconstitutional or invalid for any reason, such decision shall 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 or part or parts be declared unconstitutional or invalid.

Section 3. Safety. This Ordinance is deemed necessary for the protection of the health, welfare and safety of the community.

INTRODUCED, READ, PASSED AND ORDERED PUBLISHED this 23rd day of September, 2024.

_____
Mark Lacis, Mayor

ATTEST:

_____
Lydia Yecke, Town Clerk