Town Council
Meeting Agenda
Monday, June 23, 2025
6:00 p.m.
Town Hall Council Chambers
124 E. Coal Creek Drive

The Council meeting will be held in person and online. Members of the public may participate in the meeting via Zoom or view the meeting on YouTube (closed captioning available). The recording of the Council meeting will be made available on YouTube and at SuperiorColorado.gov after the meeting.

1. Call to Order Meeting of Town Council (6:00 p.m.)

2. Preliminary Matters (6:00 p.m.)

    a. Pledge of Allegiance

    b. Roll Call

    c. Approval of Agenda

    d. Council Reports

    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)

3. Presentation – None

4. Project Updates - Public Works & Parks Operation & Maintenance Facility Update (6:25 p.m.)

5. Consent Agenda (6:55 p.m.)
    a. Approval of Council Meeting Minutes
    b. Acceptance of Committee Meeting Notes

    c. Consideration of Resolution of the Town Council of the Town of Superior Approving Advisory Committee Reappointments
    d. Airport Noise Report – May 2025

6. CAPS Presentation and Recommendation of Mural and Resolution for Artist Agreement for Rock Creek Parkway Underpass (7:10 p.m.)

7. Consideration of Resolution of Town Council of the Town of Superior Approving a Contract with A.D. Miller Construction, for Pre-construction Services for the North Pool Renovation Project (7:25 p.m.)

8. Public Hearing and First Reading – Consideration of Ordinance of the Town Council of the Town of Superior Approving Annexation to the Town Real Property Known as Turnbull and Zoning such Property as Planned (7:55 p.m.)

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

Public comments regarding general Town Council agenda items that are not a public hearing should be submitted with sufficient time ahead of the meeting to allow an opportunity for Council Members to review.

Town Board
Meeting Minutes

June 9, 2025
Town Hall, 124 E. Coal Creek Drive
Superior, CO 80027
6:00 p.m.

Dinner with Planning Commission

Call to Order Meeting of Town Council

Pledge of Allegiance

Roll Call

Present:	***Mayor Mark Lacis*** ***Mayor Pro-Tem Jason Serbu*** ***Council Member Heather Cracraft*** ***Council Member Mike Foster*** ***Council Member Jenn Kaaoush*** ***Council Member Stephanie Miller*** ***Council Member Neal Shah via Zoom***
Absent:	***None***
Others Present:	***Town Manager Matt Magley*** ***Town Attorney Nicholas Hartman*** ***Town Clerk Shannon Dujardin***

Approval of Agenda

Motion: Mayor Pro-Tem Jason Serbu moved to approve the Agenda, seconded by Mayor Mark Lacis. **Vote:** CARRIED. 7 - 0

Council Reports

Public comment) given by Kara Neuse, Cheryl Fay, Sandie Hammerly, Michael Hirschfeld, and Brad Walker via Zoom

Co-Responder Program Presentation

Consent Agenda

Proclamation of Juneteenth

Proclamation for Outgoing Advisory Committee Member

Motion: Mayor Pro-Tem Jason Serbu moved to approve the Consent Agenda, seconded by Council Member Mike Foster. **Vote:** CARRIED. 7 - 0

Public Hearing and Second Reading – Consideration of Ordinance of the Town Council of the Town of Superior Approving an Application to Rezone Lots 1-6, Block Q, Superior West in Original Town

Public Comment given by: Elizabeth Kupfner, David Harper, Tommy Lorden and Ross Morgan

Motion: Mayor Mark Lacis moved to approve an Ordinance to Rezone Lots 1-6, Block Q Superior West in Original Town, seconded by Mayor Pro-Tem Jason Serbu. **Vote:** CARRIED. 7 - 0

Public Hearing and First Reading – Consideration of Ordinance of the Town Council of the Town of Superior Amending the Rock Creek Ranch Planned Development to Remove Town-owned Property from the Rock Creek Ranch Planned Development and Rezone the Property From PD, Planned Development, to OS-R, Open Space and Recreation (Town 15)

Motion: Council Member Neal Shah moved to table the Amendment of the Rock Creek Ranch Planned Development to Remove Town-owned Property from the Rock Creek Ranch Planned Development and Rezone the Property From PD, Planned Development, to OS-R, Open Space and Recreation (Town 15), seconded by Mayor Pro-Tem Jason Serbu. **Vote:** CARRIED. 4 – 3 Yes: Serbu, Shah, Foster, Cracraft
No: Lacis, Miller, Kaauosh

Public Comment given by: Rita Trainor, David Harper, Bin, Richard, Grace Y., Jeff Cote, Amanda Vaughn, Ela Patel, David Nudelman, Brian L., Walter O'Toole, Lori G., Mike Barnes, Eric Weiner, Shasha G., and David P. via Zoom.

Executive Session

Motion: Council Member Mike Foster moved to enter Executive Session regarding Town Manager's evaluation, seconded by Mayor Pro-Tem Jason Serbu. **Vote:** CARRIED. 7 - 0

Motion: Council Member Mike Foster moved to exit Executive Session regarding Town Manager's evaluation, seconded by Mayor Pro-Tem Jason Serbu. **Vote:** CARRIED. 7 – 0

No Action taken.

Adjournment 11:36 p.m.

____
Mark Lacis, Mayor

____
Shannon Dujardin, Town Clerk

ITEM NO. 4

INFORMATION FOR MEETING
OF THE SUPERIOR TOWN COUNCIL

AGENDA ITEM NAME: **Project Update – Operations and Maintenance Facility Project**

MEETING DATE: **June 23, 2025**

PRESENTED BY: **Brannon Richards, Public Works & Utilities Director**
Leslie Clark, Parks and Rec Director
Jordan Hayes, PROS Project Manager

PRESENTED FOR: **Update and Discussion**

BACKGROUND:

The Town Council approved a design/build contract for an Operations and Maintenance Facility for the Public Works & Utilities (PWU) and the Parks, Recreation, and Open Space (PROS) field staff on January 13, 2025.

The new facility will be located on the Town owned lot between the WWTP and the Town's yard waste facility. The lot has an address of 1950 Honey Creek Drive, Superior, CO 80027.

The main goal of this project is to provide the operations staff with dedicated work and storage space, consolidating field crews, equipment storage, and improving overall operations and maintenance work within Superior.

The new building will be approximately 7,400 square feet with dedicated office space, work space, storage, and parking. The design/build contractor submitted final drawings to Building Inspections for review on May 20, 2025, which are still under review and are attached for this meeting.

PROJECT SCHEDULE:

- May 20, 2025 – Design Drawing submitted for Building Inspections Review
    - Review scheduled to be completed by 7/30/2025

- August 20, 2025 – Plans updated based on Town Comments and Construction Drawings issued
- September 2025 – Groundbreaking
- September 2026 – Substantial Completion
- October 2026 – Final Completion and Move-In

BUDGET IMPLICATIONS:

The contractor provided an updated Guaranteed Maximum Price (GMP) based on the design drawings submitted for building inspection review. The current GMP, attached, shows the project is still on budget at $5,291,935, including approximately $188,000 in construction contingency. An updated GMP will be provided for approval with the final construction drawings in August 2025.

RECOMMENDED ACTION:

None

MOTION:

None

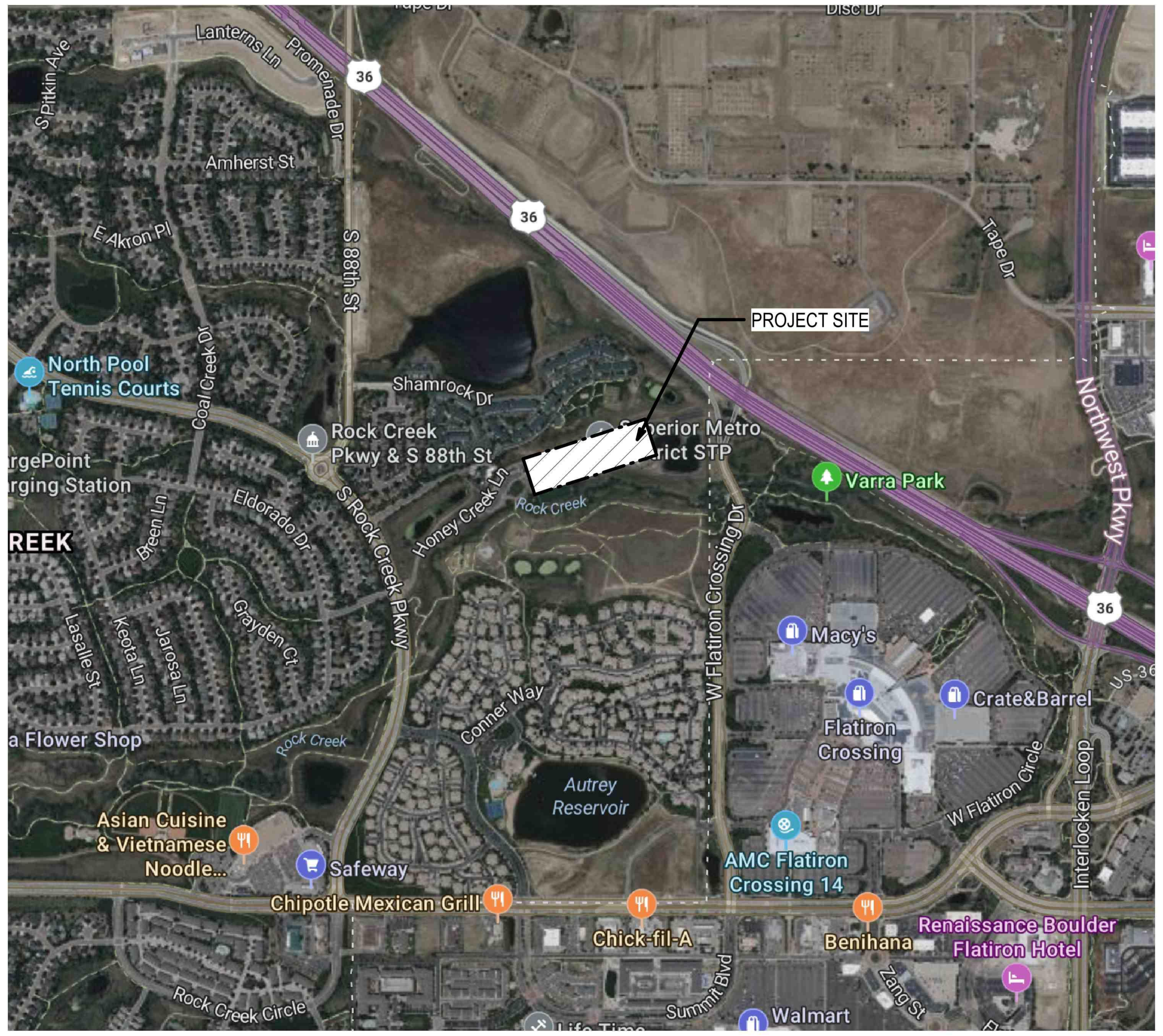
ATTACHMENTS:
- Design Drawings
- GMP

TOWN OF SUPERIOR

OPERATIONS & MAINTENANCE FACILITY

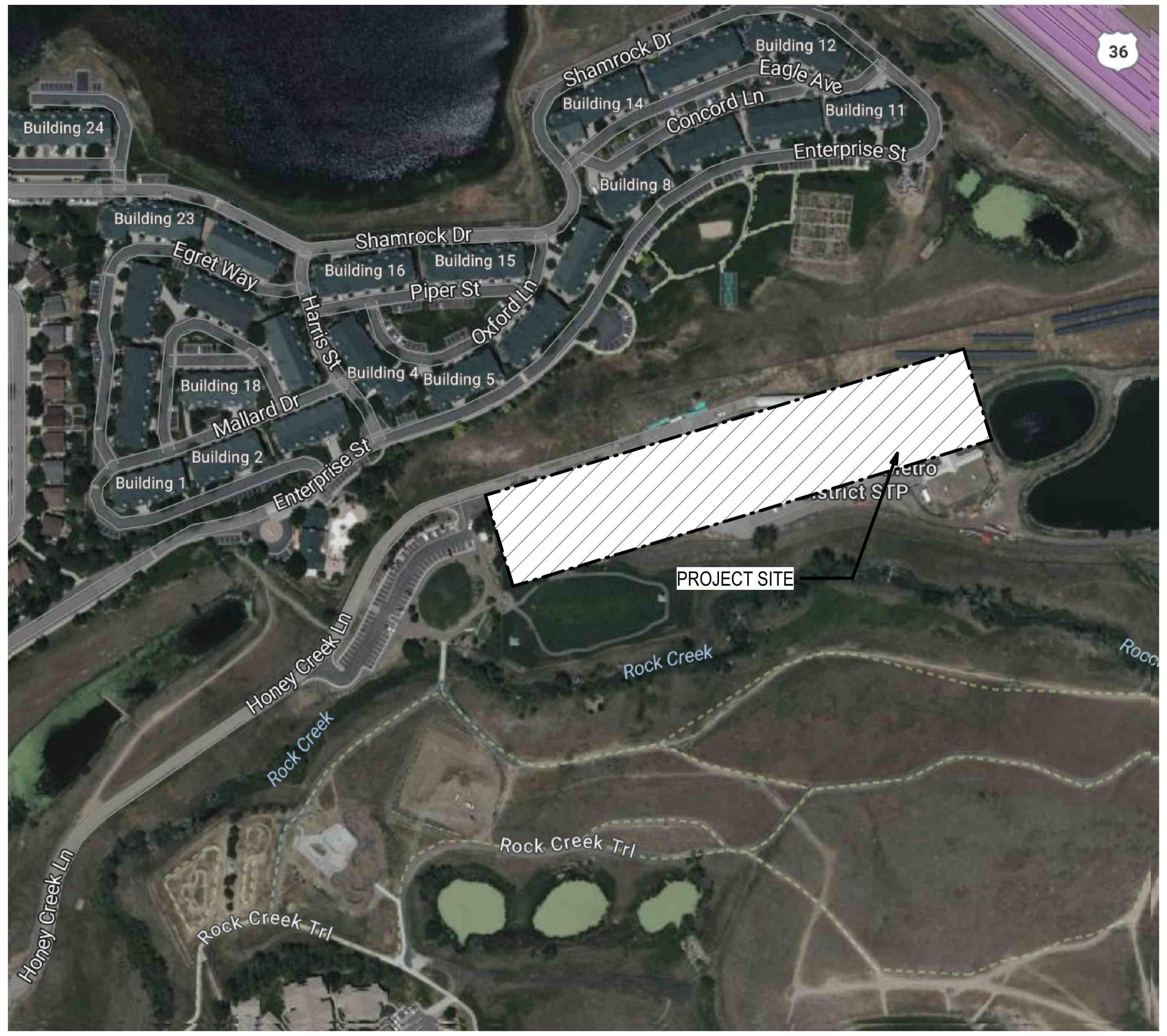
1950 HONEY CREEK LANE, SUPERIOR, CO 80027

FOR PERMIT


PROJECT SITE
36
Lanterns Ln
Promenade Dr
S Pitkin Ave
Amherst St
E Akron Pl
S 88th St
Coal Creek Dr
North Pool Tennis Courts
Shamrock Dr
Rock Creek Pkwy & S 88th St
Superior Metro District STP
Varra Park
Honey Creek Ln
Rock Creek
Eldorado Dr
S Rock Creek Pkwy
W Flatiron Crossing Dr
Northwest Pkwy
Tape Dr
Disc Dr
Macy's
Crate&Barrel
Flatiron Crossing
Conifer Way
Autrey Reservoir
W Flatiron Circle
Interlocken Loop
US 36
Asian Cuisine & Vietnamese Noodle...
Safeway
AMC Flatiron Crossing 14
Chipotle Mexican Grill
Chick-fil-A
Benihana
Renaissance Boulder Flatiron Hotel
Rock Creek Circle
Summit Blvd
Walmart
a Flower Shop
REEK
Gravden Ct
Jaroso Ln
Lasalle St
Green Ln

N
TRUE NORTH

1 VICINITY MAP
G-001


36
Building 24
Shamrock Dr
Building 12
Eagle Ave
Building 14
Concord Ln
Building 11
Enterprise St
Building 8
Building 23
Egret Way
Shamrock Dr
Building 16
Building 15
Piper St
Oxford Ln
Harris St
Building 4
Building 5
Building 18
Mallard Dr
Building 2
Building 1
Enterprise St
Metro District STP
PROJECT SITE
Rock Creek
Honey Creek Ln
Rock Creek
Rock Creek Trl
Rock Creek Trl
Honey Creek Ln

N
TRUE NORTH

2 LOCATION MAP
G-001

OWNER

TOWN OF SUPERIOR

Contact:
Christine Katz, PE
Public Works and Utilities Civil Engineer

100 Superior Plaza
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CIVIL ENGINEER

CIVIL RESOURCES, LLC

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Principal

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STRUCTURAL ENGINEER

CORBEL ENGINEERING

Contact:
Cory Myrtle, PE, SE
Structural Engineer

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LANDSCAPE

TEXTUREGREEN, LLC

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ARCHITECT

D2C ARCHITECTS, INC

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p: 303.952.4802
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MECHANICAL ENGINEER

PKMR ENGINEERS

Contact:
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Principal

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Denver, Colorado, 80202

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PLUMBING ENGINEER

PKMR ENGINEERS

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ELECTRICAL ENGINEER

PKMR ENGINEERS

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D2C
ARCHITECTS

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DENVER, COLORADO
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MARK	DESCRIPTION	DATE	APPR

ISSUE DATE: **MAY 19, 2025**
CONSULTANTS PROJECT #
SOLICITATION NO.:
CONTRACT NO.:
FILE NUMBER:
DESIGN BY: Designer
D2C PROJECT NUMBER 202421
DRAWN BY: D. DEINES
CKD BY: B. CRANDALL
SBMT BY: A. MARTIN
PLOT DATE: 5/20/2025 4:46:22 PM
PLOT SCALE: 12" = 1'-0"
SIZE: 22" x 34"
FILE NAME:

FOR PERMIT

BRIAN T. DUGGAN
401770
5/16/2025

TOWN OF SUPERIOR
OPERATIONS & MAINTENANCE FACILITY
1950 HONEY CREEK LANE, SUPERIOR, CO 80027

VICINITY MAP AND DESIGN TEAM DIRECTORY

SHEET IDENTIFICATION
G-001

SHEET INDEX

SHEET NUMBER	SHEET TITLE
GENERAL	
G-001	VICINITY MAP AND DESIGN TEAM DIRECTORY
G-002	SHEET INDEX
G-003	PROJECT GENERAL NOTES
GI001	CODE ANALYSIS
GI101	CODE PLANS LEVEL 1
GI102	CODE PLANS LEVEL 2
CIVIL	
C1.0	COVER
C1.1	NOTES
C2.0	EXISTING CONDITIONS & DEMOLITION PLAN
C3.0	SITE PLAN
C4.0	OVERALL GRADING PLAN
C4.1	INITIAL SWMP
C4.2	INTERIM SWMP
C4.3	FINAL SWMP
C5.0	UTILITY PLAN
C5.1	SANITARY SEWER PLAN & PROFILE
C5.2	WATER LINE PLAN & PROFILE
C5.3	STORM SEWER PLAN & PROFILE
C6.0	GENERAL DETAILS - 1
C6.1	GENERAL DETAILS - 2
C6.2	GENERAL DETAILS - 3
C6.3	GENERAL DETAILS - 4
C6.4	SWMP DETAILS - 1
C6.5	SWMP DETAILS - 2
LANDSCAPE	
L-001	LANDSCAPE PLAN
04 - STRUCTURAL	
S-001	GENERAL NOTES
S-002	SPECIAL INSPECTIONS
S-101	FOUNDATION PLAN
S-102	MEZZANINE FRAMING PLAN
S-401	FOUNDATION DETAILS
S-402	FOUNDATION DETAILS
S-411	FRAMING DETAILS
ARCHITECTURAL	
A-001	ARCHITECTURAL ABBREVIATIONS, SYMBOLS, AND MATERIALS
A-011	PARTITION TYPES AND DETAILS
A-101	FLOOR PLAN - FIRST FLOOR
A-102	FLOOR PLAN - SECOND FLOOR
A-201	FIRST FLOOR REFLECTED CEILING PLAN

SHEET INDEX

SHEET NUMBER	SHEET TITLE
A-202	SECOND FLOOR REFLECTED CEILING PLAN
A-251	ROOF PLAN
A-301	3D AXONOMETRICS
A-311	BUILDING ELEVATIONS
A-312	BUILDING ELEVATIONS
A-401	BUILDING SECTIONS
A-402	BUILDING SECTIONS
A-411	WALL SECTIONS
A-501	ENLARGED RESTROOM PLANS
A-511	RESTROOM ELEVATIONS
A-512	RESTROOM ELEVATIONS
A-521	STAIR PLANS AND SECTIONS
A-601	CASEWORK ELEVATIONS
A-701	FINISH SCHEDULE
A-711	DOOR SCHEDULE
A-712	DOOR AND WINDOW DETAILS
A-721	WINDOW SCHEDULE
A-901	FIRST FLOOR CUT VIEW
A-902	SECOND FLOOR CUT VIEW
MEP GENERAL	
MEP-001	MEP COVER SHEET
MEP-101	MEP - SITE PLAN
MEP-201	MEP - ROOF PLAN
MECHANICAL	
M-101	MECHANICAL - HVAC
M-201	MECHANICAL SCHEDULES
M-301	MECHANICAL DETAILS
PLUMBING	
P-101	PLUMBING - DOMESTING WATER
P-201	PLUMBING - WASTE & VENT
P-301	PLUMBING SCHEDULES
P-401	PLUMBING DETAILS
ELECTRICAL	
E-101	ELECTRICAL - LIGHTING
E-201	ELECTRICAL - POWER
E-301	ELECTRICAL - SPECIAL SYSTEMS
E-401	ELECTRICAL RISER DIAGRAM
E-501	ELECTRICAL SCHEDULES
E-601	ELECTRICAL DETAILS
72	

D2C
ARCHITECTS

D2C ARCHITECTS, INC.
DENVER, COLORADO

MARK	DESCRIPTION	DATE	APPR

DESIGN BY: Designer	ISSUE DATE: **MAY 19, 2025**
D2C PROJECT NUMBER 202421	CONSULTANTS PROJECT #
DRAWN BY: Author	CKD BY: Checker
	SOLICITATION NO.:
SBMT BY: Approver	PLOT DATE: 5/20/2025 4:46:23 PM
	CONTRACT NO.:
PLOT SCALE:	FILE NUMBER:
SIZE: 22" x 34"	FILE NAME:

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SHEET INDEX

SHEET
IDENTIFICATION
G-002

GENERAL REQUIREMENTS

1. ATTENTION ALL USERS OF THESE DRAWINGS, GENERAL CONTRACTORS, SUB CONTRACTORS, MANUFACTURERS, SUPPLIERS: CAREFULLY AND THOROUGHLY REVIEW THESE GENERAL NOTES. IT IS YOUR RESPONSIBILITY TO KNOW AND ADHERE TO THESE REQUIREMENTS.

2. DO NOT PRESUME THAT YOUR SCOPE OF WORK IS SINGULARLY DEFINED. YOUR SCOPE OF WORK IS DEFINED THROUGHOUT THE ENTIRE SET OF DRAWINGS AND SPECIFICATIONS AND IS NOT CONTAINED IN JUST ONE SERIES OF DRAWINGS OR DIVISION OF SPECIFICATIONS. YOU MUST REVIEW THE ENTIRE SET OF CONTRACT DOCUMENTS TO DETERMINE YOUR SCOPE OF WORK.

3. EVERY EFFORT HAS BEEN MADE TO MAKE THESE DOCUMENTS CONCISE AND COORDINATED, TO DEFINE WORK IN THE MOST LOGICAL PLACE AND TO ELIMINATE REDUNDANCY. KEEP IN MIND HOWEVER THAT YOUR SCOPE OF WORK CAN BE CONTAINED IN VARIOUS PLACES, WITH VARYING DESCRIPTIONS. DO NOT CONSIDER THAT THERE IS ONE CUSTOMARY PLACE TO LOCATE YOUR WORK. THERE IS A DANGER OF OMITTING WORK FROM YOUR SCOPE BECAUSE THE ENTIRE SET OF DOCUMENTS WAS NOT REVIEWED.

4. MECHANICAL AND ELECTRICAL DRAWINGS SHOW INFORMATION IN A DIAGRAMMATIC FASHION WITHOUT DIMENSIONING. THE GENERAL CONTRACTOR IS TO COORDINATE THE LOCATIONS OF ALL MECHANICAL AND ELECTRICAL EQUIPMENT WITH RESPECT TO THE ARCHITECTURAL AND STRUCTURAL DETAILING OF SHAFTS, CHASES, AND SUCH.

5. THE CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH SITE CONDITIONS AS THEY MAY AFFECT CARRYING OUT THE WORK AS DESCRIBED IN THESE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL INVESTIGATE, VERIFY, AND BE RESPONSIBLE FOR ALL CONDITIONS OF THE PROJECT, AND NOTIFY THE ARCHITECT OF ANY CONDITIONS THAT REQUIRE MODIFICATION BEFORE PROCEEDING WITH THE WORK.

6. THE CONTRACTOR SHALL PROVIDE ALL MATERIALS, EQUIPMENT, LABOR, AND SERVICES NECESSARY TO COMPLETE THE WORK.

7. ALL PERSONS DIRECTLY OR INDIRECTLY ASSOCIATED WITH THE PROJECT SHALL BE FAMILIAR WITH THE RULES AND REGULATIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT, AND IMPLEMENT THOSE RULES AS THEY APPLY TO THIS PROJECT.

8. ALL WORK PERFORMED SHALL BE IN ACCORDANCE WITH THE BUILDING CODES AS NOTED ON CODE SHEETS AND/OR DIRECTED BY THE BUILDING DEPARTMENT OR BUILDING OFFICIAL.

9. CONTRACTOR SHALL SUBMIT CONFIRMATION OF ORDERED MATERIALS OR ITEMS NECESSARY TO COMPLETE THE PROJECT WITH PROJECTED DELIVERY DATE GREATER THAN FOUR WEEKS.

10. ALL SUBCONTRACTORS SHALL SUBMIT SHOP DRAWINGS AS REQUIRED FOR ARCHITECTS APPROVAL PRIOR TO COMMENCING ANY WORK.

11. FIELD VERIFY ALL DIMENSIONS PRIOR TO CASEWORK FABRICATION.

12. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF ALL TRADES AND THE PREVENTION OF CONFLICT BETWEEN ALL TRADES.

13. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND PROTECTING ALL UTILITY LINES. LOCATIONS SHOWN ARE APPROXIMATE. REPAIR ALL DAMAGE TO UTILITY LINES CAUSED BY CONSTRUCTION OPERATIONS AT NO COST TO THE OWNER.

14. PRIOR TO BEGINNING ANY WORK, THE CONTRACTOR SHALL CONDUCT A WALK THROUGH INSPECTION WITH THE OWNER AND A&E DETERMINE IN WRITING THE CONDITION OF THE WORK ALREADY IN PLACE. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING OR REPLACING EQUIPMENT PRESENTLY IN PLACE THAT IS DAMAGED DURING CONSTRUCTION.

15. THE GENERAL CONTRACTOR SHALL FIELD VERIFY ALL PATCH AND REPAIR REQUIREMENTS OF EXISTING SURFACES TO RECEIVE NEW FINISHES. THE COST FOR ALL SUCH WORK IS TO BE COVERED BY THE BID.

16. IT IS THE GENERAL CONTRACTOR AND THEIR SUBCONTRACTOR'S RESPONSIBILITY TO PROVIDE A COMPLETE, FUNCTIONING AND FULLY OPERATIONAL SOLUTION SURROUNDING ANY AND ALL ASPECTS OF THIS PROJECT. SHOULD ASPECTS AND/OR ELEMENTS BE MISSING FROM THE DOCUMENTS THAT PREVENT SUCH, CONTRACTOR SHALL INCLUDE IN THEIR ORIGINAL BID, FEE TO PROVIDE SOLUTIONS TO MEET SUCH REQUIREMENTS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN CLARIFICATION ON ANY AND ALL ITEMS THAT ARE UNCLEAR WITHIN THE DOCUMENTS, PRIOR TO BID, SO THAT THE CONTRACTOR'S BID ACCOUNTS FOR ALL ASPECTS AND ELEMENTS OF THIS PROJECT.

17. SHOULD CONTRACTOR NEED ADDITIONAL CLARIFICATION OR SUPPLEMENTAL INFORMATION ON ANY ASPECT OF THE DOCUMENTS, IT IS THE CONTRACTOR'S RESPONSIBILITY TO REQUEST WRITTEN INFORMATION THROUGH AN INDUSTRY STANDARD REQUEST FOR INFORMATION (RFI) OR SEEK SUPPLEMENTAL INFORMATION THROUGH AN INDUSTRY STANDARD ARCHITECT SUPPLEMENTAL INFORMATION (ASI). SHOULD THE CONTRACTOR FAIL TO REQUEST SUCH CLARIFICATION INFORMATION IN A TIMELY MANNER THAT RESULTS IN A NEGATIVE EFFECT ON THE PROJECT'S SCHEDULE OR BUDGET, THE CONTRACTOR ASSUMES ANY AND ALL LIABILITY ASSOCIATED WITH THE PROJECT SCHEDULE AND MONETARY ASPECTS SURROUNDING RESOLUTION.

18. NOT ALL FIRE RATED ASSEMBLIES AND/OR UL LISTED ASSEMBLIES FOR ALL INSTANCES ARE PROVIDED, OR DETAILED FOR THIS PROJECT. IT IS THE CONTRACTORS' RESPONSIBILITY TO INQUIRE WITH THE ARCHITECT, BUILDING DEPARTMENT, FIRE DEPARTMENT, CODE OFFICIAL, CODE INSPECTOR AND OTHER AUTHORITIES HAVING JURISDICTION APPLICABLE FOR CLARIFICATION AND SPECIFIC DETAILS AS NECESSARY TO ENSURE A COMPLIANT APPLICATION WILL BE USED/ HAS BEEN INSTALLED AND MEETS ALL REQUIRED CODES.

19. SEQUENCE OF CONSTRUCTION IS A “MEANS AND METHODS” AND THEREFORE THE RESPONSIBILITY OF THE CONTRACTORS. IMPACTS TO THE SCHEDULE AND/OR DELAYS DUE TO SEQUENCING ARE THE CONTRACTORS' RESPONSIBILITY. AS SUCH, CONTRACTOR ASSUMES ANY AND ALL LIABILITY ASSOCIATED WITH SUCH, INCLUDING MONETARY ASPECTS SURROUNDING RESOLUTION.

20. THE SPECIFICATIONS AND DRAWINGS (CONTRACT DOCUMENTS) MAY NOT BE COMPLETE IN EVERY DETAIL. CONTRACTOR AND THEIR SUBCONTRACTORS SHALL COMPLY WITH THE INTENT OF THE CONTRACT DOCUMENTS AND GENERAL PURPOSE, TAKEN AS A WHOLE, AND SHALL NOT MAKE USE OF CLAIM ON ANY ERRORS OR OMISSIONS THEREIN TO THE DETRIMENT OF THE DESIGN TEAM OR WORK. SHOULD ANY CONFLICT, PRESUMED ERROR OR OMISSION, OR DISCREPANCY APPEAR IN THE DRAWINGS, SPECIFICATIONS OR INSTRUCTIONS IN WORK DONE BY OTHERS OR IN SITE CONDITIONS, CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING AT ONCE. FAILURE TO NOTIFY THE ARCHITECT IMMEDIATELY, ALLEVIATES ALL LIABILITY FROM ARCHITECT, DESIGN TEAM AND OWNER AND PLACES ALL LIABILITY WITH THE CONTRACTOR. IF CONTRACTOR PROCEEDS WITH ANY OF THE WORK IN QUESTION PRIOR TO DIRECTION FROM OWNER AND/ OR ARCHITECT, THEN REQUIRED CORRECTIONS SHALL BE AT THE CONTRACTOR'S EXPENSE AND SHALL NOT BE REIMBURSABLE.

21. ALL CODE MANDATED SIGNAGE SHALL BE PROVIDED BY GENERAL CONTRACT, INCLUDED WITHIN BID, UNLESS OTHERWISE NOTED.

DRAWINGS AND DIMENSIONS

1. THE CONTRACT DOCUMENT DRAWINGS HAVE BEEN PREPARED USING REVIT SOFTWARE IN A MICROSOFT WINDOWS ENVIRONMENT. A BUILDING INFORMATION MODEL (BIM) WAS DEVELOPED SOLELY TO COMMUNICATE THE DESIGN INTENT TO THE OWNER AND IS NOT SUITABLE FOR ANY OTHER PURPOSE. FOR EXAMPLE THE REVIT MODEL IS NOT SUITABLE FOR COST ESTIMATING, SYSTEMS PERFORMANCE, COORDINATION, SCHEDULING, OR FACILITIES MANAGEMENT.

2. THESE DOCUMENTS WERE PRODUCED USING THE CONSTRUCTION SPECIFICATIONS INSTITUTE'S UNIFORM DRAWING SYSTEM AND THE NATIONAL CAD STANDARD AS GUIDES.

3. ANY INDICATION OF PROJECT LIMITS OR LINES OF DEMARCATION ARE SHOWN FOR THE CONVENIENCE OF THE CONTRACTOR, AND ARE NOT TO BE TAKEN LITERALLY. ACTUAL CONTRACT LIMITS ARE TO BE DETERMINED BY THE CONTRACTOR AND APPROVED BY THE OWNER BEFORE ACTUAL CONSTRUCTION WORK BEGINS.

4. DRAWINGS ARE PREPARED USING DIMENSIONS AND PRODUCT CONFIGURATIONS OR DETAILS OF SPECIFIC MANUFACTURERS. DIMENSIONS AND DETAILS FOR SPECIFIC PRODUCTS MAY CHANGE BEFORE THEY ARE ACTUALLY INCORPORATED INTO THE WORK, AND PRODUCTS BY OTHER MANUFACTURERS MAY ALSO BE ACCEPTABLE. THEREFORE, ACTUAL INSTALLATION DETAILS AND DIMENSIONS MAY DIFFER FROM THOSE SHOWN. CONTRACTOR SHALL VERIFY INSTALLATION REQUIREMENTS FOR ALL PRODUCTS TO BE INCORPORATED IN THE WORK (INCLUDING PARTITION THICKNESS FOR RECESSED OR SEMI-RECESSED PRODUCTS), AND IS RESPONSIBLE FOR ACCOMMODATING AND COORDINATING CHANGES TO OTHER MATERIALS OR PRODUCTS THAT ARE NECESSARY BECAUSE OF THESE DIFFERENCES.

5. THE DRAWINGS AND SPECIFICATIONS ARE SEPARATED INTO DISCIPLINES FOR THE CONVENIENCE OF THE ARCHITECT AND THE CONTRACTOR. THE SEPARATIONS USED HEREIN ARE USED ONLY FOR THE PURPOSES OF CONVENIENCE AND REFERENCE AND IN NO WAY DO THEY DEFINE OR LIMIT THE SCOPE OR INTENT OF ANY PART OF THE DRAWINGS, OR OF THE DRAWINGS AND SPECIFICATIONS AS A WHOLE. THE FACT THAT THE DRAWINGS ARE SEPARATED IN NO WAY SUGGESTS THAT THE WORK IS NOT TO BE CONSTRUCTED AS A COMPLETE, INTEGRATED AND UNIFIED WHOLE.

6. THE DRAWINGS AND SPECIFICATIONS, INCLUDING DRAWINGS PREPARED BY SPECIFIC ENGINEERING DISCIPLINES (SUCH AS CIVIL, STRUCTURAL, MECHANICAL, ELECTRICAL, ETC.) ARE COMPLEMENTARY; ITEMS SHOWN IN ANY ONE LOCATION IN THE DRAWINGS SHALL BE CONSIDERED TO BE REQUIREMENTS OF THE CONTRACT FOR CONSTRUCTION. IN THE EVENT OF AN INCONSISTENCY BETWEEN THE DRAWINGS AND SPECIFICATIONS, OR WITHIN EITHER DOCUMENT, THE CONTRACTOR SHALL SEEK CLARIFICATION OR INTERPRETATION FROM THE ARCHITECT PRIOR TO BIDDING. WHERE INCONSISTENCIES ARE NOT CLARIFIED PRIOR TO BIDDING, AND WHERE THE ACTUAL SOLUTION OR INTENT CANNOT BE REASONABLY INFERRED, THE CONTRACTOR SHALL PROVIDE THE BETTER QUALITY OR GREATER QUANTITY OF WORK.

7. USE OF THE WORD "VERIFY" POINTS OUT A SITUATION WHICH MUST BE CONFIRMED PRIOR TO PROCEEDING WITH THE WORK, FABRICATION OF EQUIPMENT, OR ORDERING MATERIAL. NOTIFY THE ARCHITECT OF ANY DISCREPANCY

8. THE FIRE SPRINKLER SYSTEM WILL BE DESIGNED BY THE INSTALLING SUB CONTRACTOR. THE GENERAL CONTRACTOR SHALL COORDINATE LAYOUT, CLEARANCES, AND LOCATION OF HEAD HEIGHTS WITH THE STRUCTURE, MECHANICAL DUCTWORK, ELECTRICAL LIGHTING, DRAINAGE PIPING, AND THE ARCHITECTURAL REFLECTED CEILING PLANS. THE SPRINKLER DESIGN MUST BE COORDINATED WITH THE PROVISIONS OF ALL ENGINEERING AND ARCHITECTURAL DOCUMENTS SHOULD NOT RELY SOLELY ON ONE SERIES OF DRAWINGS OR ONE DISCIPLINE. SPRINKLER SYSTEMS LOCATED IN UNHEATED SPACES SHALL BE A DRY PIPE SYSTEM UNLESS NOTED OTHERWISE.

9. ARCHITECTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS SHOW WHERE EXPOSED DUCTWORK IS TO BE INSTALLED AT A SPECIFIC ELEVATION IN A CONTROLLED PATTERN. THE CONTRACTOR MUST RELY ON ALL OF THESE DISCIPLINES TO COMPLETE THE WORK AND SHOULD NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.

10. THE GENERAL CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES INSTALLING THEIR RESPECTIVE EQUIPMENT IN THE CEILING PLENUMS. MECHANICAL, ELECTRICAL, STRUCTURAL, AND FIRE SPRINKLER SYSTEMS ALL SHARE THIS SAME SPACE. EACH SUB CONTRACTOR IS TO REVIEW THE REQUIREMENTS OF THEIR WORK WITH THE AWARENESS OF THE OTHER TRADES THAT NEED TO SHARE THESE SPACES MUST NOT ASSUME THAT THEIR INSTALLATION HAS BEEN CONSIDERED IN THE DESIGN AND SHOP DRAWINGS OF THE OTHER TRADES.

11. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE ARCHITECT IMMEDIATELY SHOULD ANY DISCREPANCIES BE FOUND IN THE DRAWINGS AND SPECIFICATIONS.

12. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR CHECKING ALL FIELD CONDITIONS AND DIMENSIONS AS THEY RELATE TO THIS PROJECT. SHOULD DISCREPANCIES EXIST BETWEEN THE WORK INDICATED AND ACTUAL FIELD CONDITIONS NOTIFY THE ARCHITECT PRIOR TO PROCEEDING WITH THE WORK.

13. DO NOT SCALE THE DRAWINGS. DRAWING SCALES AS INDICATED ARE FOR REFERENCE ONLY AND ARE NOT INTENDED TO ACCURATELY DEPICT ACTUAL OR DESIGNATED CONDITIONS. WRITTEN DIMENSIONS SHALL GOVERN.

14. ALL DIMENSIONS INDICATED ARE TO FACES OF CMU/STUD/STRUCTURAL MATERIALS OR COLUMN GRID LINES UNLESS NOTED OTHERWISE. MASONRY DIMENSIONS ARE MODULAR IN THAT THEY INCLUDE THE GROUT JOINT. ROUGH OPENINGS ALLOW FOR SHIM SPACE.

15. REFER TO THE ARCHITECTURAL REFLECTED CEILING PLAN FOR EXACT LOCATIONS OF ALL CEILING FIXTURES. REFER TO MECHANICAL AND ELECTRICAL DRAWINGS FOR COMPLETE CONSTRUCTION REQUIREMENTS.

16. THE TERM "ALIGN" REFERS TO LOCATING DIFFERENT COMPONENTS OF CONSTRUCTION TO PROVIDE A FLUSH FINISH SURFACE.

17. CONTRACTOR SHALL LAY OUT ALL PARTITIONS PER THE DIMENSIONS SHOWN ON THE PLAN. VERIFY PARTITION LAYOUT WITH EXISTING WINDOWS, COLUMNS, DOORS, EQUIPMENT AND CEILING SYSTEMS. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO STARTING CONSTRUCTION.

CONSTRUCTION NOTES

1. TOP OF CONCRETE FIRST FLOOR SLAB IS ASSUMED AT EL. 100'-0 (ELEVATION 100'-0 EQUATES TO USGS DATUM ELEVATION OF 5390.25').

2. ALL VERTICAL AND HORIZONTAL PIPES, CONDUITS, DUCTS, ETC. IN FINISHED ROOMS OR AREAS THROUGHOUT THE BUILDING SHALL BE FURRED IN TO MATCH THE ROOM FINISH, UNLESS NOTED OTHERWISE.

3. METAL STUD PARTITIONS SHALL BE OF SUFFICIENT WIDTH TO ADEQUATELY ENCLOSE PIPING, CONDUITS, AND RECESSED EQUIPMENT.

4. PROVIDE 24" X 24" ACCESS PANELS IN PARTITIONS WHERE REQUIRED FOR MECHANICAL EQUIPMENT EXCEPT WHERE SIZES ARE OTHERWISE NOTED. COORDINATE EXACT LOCATIONS WITH ARCHITECT IN FIELD OR VIA SHOP DRAWINGS.

5. PROVIDE PLUMBING CLEANOUTS IN PARTITIONS AS NECESSARY. COORDINATE ALL WALL LOCATIONS AND PLACEMENT OF COVER PLATES WITH ARCHITECT IN FIELD OR VIA SHOP DRAWINGS.

6. PROVIDE BLOCKING WITHIN PARTITIONS AT ALL LOCATIONS WHERE ITEMS WILL BE MOUNTED ON PARTITIONS.

7. PROVIDE GYPSUM BOARD CONTROL JOINTS IN PARTITIONS AND CEILINGS AT 30'-0" MAX. SPACING. COORDINATE TO MEET FIRE RESISTIVE RATINGS OF THE ASSEMBLY, FIRESTOP JOINTS AT RATED PARTITIONS.

8. CONTRACTOR SHALL ADJUST OR ADD FIRE SPRINKLER HEADS TO ACCOMMODATE PARTITION LAYOUT. CENTER THE HEAD IN THE ACOUSTICAL PANEL, HEAD SPACING AND PLACEMENT SHALL MEET CODE REQUIREMENTS.

9. WALL, CEILING, BASE, AND FLOOR FINISHES ARE TO BE PROVIDED IN EVERY ROOM UNLESS THE DRAWINGS SPECIFICALLY INDICATE THAT A ROOM OR PORTION THEREOF IS TO REMAIN "UNFINISHED." IF ROOM FINISHES ARE NOT SPECIFICALLY INDICATED, PROVIDE THE SAME FINISHES AS ARE PROVIDED IN THE ROOM ADJACENT TO THE ROOM IN QUESTION, OR OBTAIN CLARIFICATION FROM THE ARCHITECT PRIOR TO BIDDING.

10. WHERE MECHANICAL WORK PENETRATES ANY COMPONENT OF THE FIRE-RATED ASSEMBLY, PROVIDE THE APPROPRIATE FIRE AND/OR SMOKE DAMPERS. IF IT IS NOT CLEAR WHETHER DUCTWORK PENETRATES A PORTION OF THE RATED ASSEMBLY, OBTAIN CLARIFICATION FROM THE ARCHITECT PRIOR TO BIDDING.

11. PROVIDE SEALANT AT ALL JOINTS OR CRACKS WHICH OCCUR WHERE DISSIMILAR MATERIALS INTERSECT PERPENDICULAR TO EACH OTHER, AND THE INTERSECTION IS EXPOSED TO VIEW, UNLESS INDICATED OTHERWISE ON THE DRAWINGS.

12. PROVIDE CONTINUOUS PERIMETER BUILDING INSULATION AT ALL EXTERIOR WALLS.

13. PAINT ALL EXPOSED STEEL UNLESS NOTED OTHERWISE.

14. ALL MATERIAL COLORS TO BE SELECTED BY ARCHITECT, UNLESS NOTED OTHERWISE.

15. PROVIDE FIRE-RETARDANT WOOD WHEREVER WOOD BLOCKING IS SHOWN ON THE DRAWINGS.

16. THE ARCHITECTURAL AND STRUCTURAL DRAWINGS BOTH DESCRIBE VARIOUS FLOOR SLAB SLOPE REQUIREMENTS, RECESSES, AND EDGE CONDITIONS. USE BOTH SETS OF DRAWINGS WHEN INSTALLING THE FLOOR SLAB.

17. FLOOR DRAINS IN TOILET ROOMS SHALL BE LOCATED UNDER TOILET PARTITION PRIVACY PANEL TO AVOID CONFLICT WITH SUPPORT PILASTERS. COORDINATE FLOOR DRAINS IN MECHANICAL ROOMS TO AVOID CONFLICT WITH HOUSEKEEPING PADS. HOUSEKEEPING PADS ARE FOR GENERAL REFERENCE AND SHALL BE COORDINATED TO SIZE OF ACTUAL EQUIPMENT.

18. PROVIDE SLIP JOINT CONNECTIONS AT ALL PARTITIONS THAT EXTEND TO STRUCTURE ABOVE. ALL PARTITIONS TO SUPPORT LATERAL LOADS OF NOT LESS THAN 5#/SF. PROVIDE BRACING ABOVE AS REQUIRED.

19. WHERE DOORS IN PARTITIONS ARE NOT DIMENSIONALLY LOCATED ON THE PLANS PROVIDE A MINIMUM HINGE SIDE JAMB DIMENSION OF 6" FROM DOOR OPENING TO ADJACENT PERPENDICULAR WALL.

20. SEAL AROUND ALL PENETRATIONS THROUGH PROPOSED FIRE RATED PARTITIONS. PROVIDE UL APPROVED FIRESTOP SYSTEM TO MEET REQUIRED RATING.

D2C
ARCHITECTS

D2C ARCHITECTS, INC.
DENVER, COLORADO

MARK	DESCRIPTION	DATE	APPR

ISSUE DATE: **MAY 19, 2025**
DESIGN BY: Designer
D2C PROJECT NUMBER 202421
CONSULTANTS PROJECT #
DRAWN BY: Author
CKD BY: Checker
SOLICITATION NO.:
SBMT BY: Approver
PLOT DATE: 5/20/2025 4:46:24 PM
CONTRACT NO.:
PLOT SCALE: 12" = 1'-0"
FILE NUMBER:
SIZE: 22" x 34"
FILE NAME:

FOR PERMIT

STATE OF COLORADO
BRIAN T. DUGGAN
401770
5/16/2025
LICENSED ARCHITECT

TOWN OF SUPERIOR
OPERATIONS &
MAINTENANCE FACILITY
1950 HONEY CREEK LANE, SUPERIOR, CO 80027

PROJECT GENERAL NOTES

SHEET IDENTIFICATION
G-003

CODE ANALYSIS

Operations & Maintenance Facility
Superior, Colorado

Applicable Codes:
2018 International Building Code
2018 International Mechanical Code
2018 International Plumbing Code
2018 International Fire Code
2018 International Fuel Gas Code
2021 International Energy Conservation Code

The given size of the 1st Level is 7611 SF and the Second Floor Mezzanine is 2597 SF, housing occupancies A-3, B and S-1, fully sprinkled. S-1 occupancy is the most stringent design factor per Table 503.

TOPIC	IBC REFERENCE	REQUIREMENT
Currently designed as 2-Story, 10,208 GSF, fully sprinkled.		
Occupancy Classification	Section 302.1	Group A-3, B, S-1
Occupancy Separations	Table 508.3.1.3	None
Construction Type	Table 503	Type IIB
Allowable Height and Building Areas	Table 503	Base on S-1, most restrictive 2 Stories Maximum - Fully Sprinkled 17,500 SF (per Story)

GENERAL INFORMATION:

Incidental Use Areas to be fire-separated construction capable	Table 508.2	Storage rooms over 100 square feet do not need provided with a 1-hour separation if an automatic extinguishing system is provided. They shall be from the remainder of the building by of resisting the passage of smoke.
Fire Alarm and Detection Systems (Group A, Required)	Section 907.2.1	Manual Fire Alarm boxes are not required where an automatic sprinkler system and notification appliances are installed throughout.
Exit Doorway Arrangement Exception 2	Section 1015.2.1	Minimum distance between exit doors not to exceed one-third diagonal dimension of area served because fully sprinkled.
Stairway Area of Refuge Exception 2	Section 1007.3	Area of refuge not required at unenclosed exit stairways because fully sprinkled.
Minimum Clear Height	Section 1003.2	90" for means of egress
Stairway Clear Width Exception 3	Section 1007.3	48" clear width at exit stairways not required because fully sprinkled
Exit Access Travel Distance	Table 1016.1	A-3 = 250' fully sprinkled
Corridor Fire-resistance	Table 1017.1	Fully sprinkled, no rated corridors required
Minimum Egress Width	Section 1017.2	44" Minimum
Minimum Number of Exits	Table 1019.1	2 Exits Required First Story

Occupancy Load

"A-3"	4
"B"	73
"S-1"	25
Total	93

Plumbing Fixtures Table 2902.1

				Total Required	Total Provided
WC Count					
"A-3"	4	Male	3 (1 per 125) = .02		
		Female	1 (1 per 65) = .02		
"B"	73	Male	55 (1 per 25 first 50) + 1 per 50 remaining = 2		
		Female	18 (1 per 25 first 50) + 1 per 50 remaining = 1		
"S-1"	27	Male	20 (1 per 100) = .2		
		Female	7 (1 per 100) = .07		
		Male	.02+2+.2=2.22	2	3
		Female	.02+1+.07=1.09	1	1
Lavatory Count					
"A-3"	4	Male	3 (1 per 200) = .015		
		Female	1 (1 per 200) = .005		
"B"	73	Male	55 (1 per 40 first 80) + 1 per 80 remaining = 2		
		Female	18 (1 per 40 first 80) + 1 per 80 remaining = 1		
"S-1"	27	Male	20 (1 per 100) = .2		
		Female	7 (1 per 100) = .07		
		Male	.015+2+.2= 2.215	2	2
		Female	.005+1+.07 = 1.075	1	1
Unisex ADA Toilet				0	1
Drinking Fountains					
"A-3"	4		4 (1 per 500) = .008		
"B"	73		73 (1 per 100) = .73		
"S-1"	27		27(1 per 1,000) = .27		
			Totals .008+.73+.27 = 1.008	1	2
Service Sinks					
"A-3"	4		4 (1 Service sink) = .25		
"B"	73		73 (1 Service sink) = .25		
"S-1"	27		27 (1 Service sink) = .25		
			Totals .25 + .25 + .25 = .75	1	1
Showers	Per owner's request				
		Unisex		-	1

Notes:
1. Individual room occupancy calculations figured per Table 1004.1.1 "Maximum Floor Area Allowances Per Occupant" for individual spaces. Spaces are then groups for occupancy listed is the general use occupancy for plumbing fixtures calculations per [P] Table 2902.1 "Minimum Number of Required Plumbing Fixtures.
2. Installation of showers per owner requirements and for LEED requirements. Building Code does not provide guidance for minimum number of showers.
3. Urinal substitution does not exceed 67% of the water closet requirement (IPC Section 419.2).
4. A single room ADA toilet has been provided in lieu of ADA stalls in the larger restrooms.

Accessible Parking Spaces	Table 1106.1	Of the 25 spaces provided, 1 is required to be accessible.
Accessible Lockers	Section 1109.8.1	At least 5% of lockers must be accessible.
Accessible Toilet and Bathing Facilities	Section 1109.2	1 of each fixture type shall be accessible for each men and women within the new toilet rooms.
Accessible Signage	Section 1110	Required.

CODE ANALYSIS LEGEND

##	OCCUPANCY LOAD
##	EGRESS LOAD
— — —	EGRESS PATH

D2C
ARCHITECTS

D2C ARCHITECTS, INC.
DENVER, COLORADO

MARK	DESCRIPTION	DATE	APPR

DESIGN BY: Designer	ISSUE DATE: **MAY 19, 2025**
D2C PROJECT NUMBER 202421	CONSULTANTS PROJECT #
DRAWN BY: Author	CKD BY: Checker
SOLICITATION NO.:	
SBMT BY: Approver	PLOT DATE: 5/20/2025 4:46:24 PM
CONTRACT NO.:	
PLOT SCALE: 12" = 1'-0"	FILE NUMBER:
SIZE: 22" x 34"	FILE NAME:

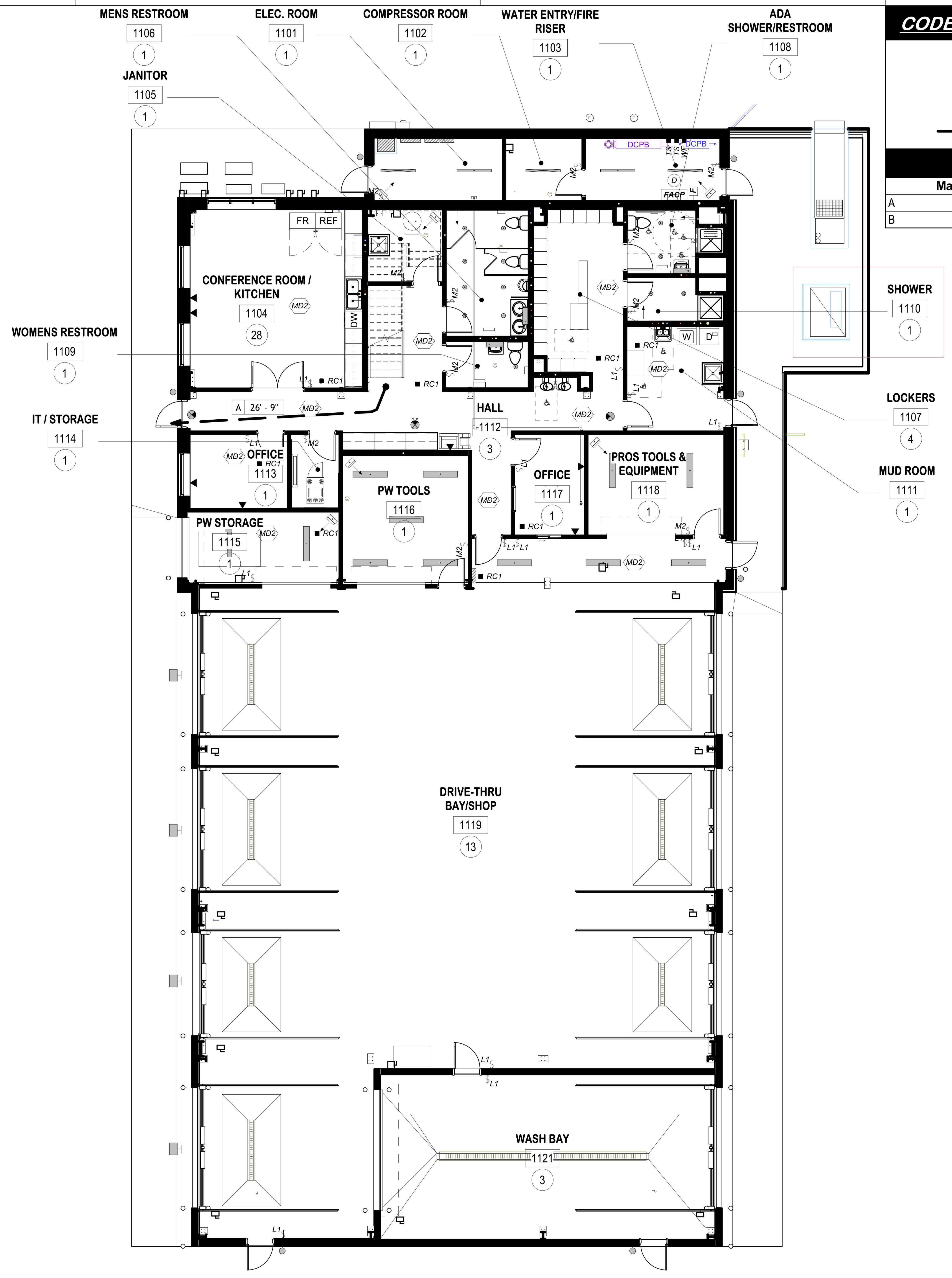
FOR PERMIT

STATE OF COLORADO
BRIAN T. DUGGAN
401770
5/16/2025
LICENSED ARCHITECT

TOWN OF SUPERIOR
OPERATIONS &
MAINTENANCE FACILITY
1950 HONEY CREEK LANE, SUPERIOR, CO 80027

CODE ANALYSIS

SHEET IDENTIFICATION
GI001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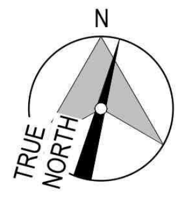
1106
1
ELEC. ROOM
1101
1
COMPRESSOR ROOM
1102
1
WATER ENTRY/FIRE RISER
1103
1
ADA SHOWER/RESTROOM
1108
1
JANITOR
1105
1
DCPB
DCPB
FACP
CONFERENCE ROOM / KITCHEN
1104
28
FR
REF
DW
WOMENS RESTROOM
1109
1
SHOWER
1110
1
W
D
A 26' - 9"
HALL
1112
3
LOCKERS
1107
4
IT / STORAGE
1114
1
OFFICE
1113
1
MUD ROOM
1111
1
PW TOOLS
1116
1
OFFICE
1117
1
PROS TOOLS & EQUIPMENT
1118
1
PW STORAGE
1115
1
MD2
M2
RC1
L1
DRIVE-THRU BAY/SHOP
1119
13
WASH BAY
1121
3


N
TRUE NORTH

1 FIRST FLOOR
GI101 1/8" = 1'-0"

0' 4' 8' 16'

CODE ANALYSIS LEGEND

##	OCCUPANCY LOAD
(##)	EGRESS LOAD
— — —	EGRESS PATH

PATH OF EGRESS

Mark	Length	Level
A	26'-9"	FIRST FLOOR
B	86'-2"	SECOND FLOOR

D2C ARCHITECTS

D2C ARCHITECTS, INC.
DENVER, COLORADO

MARK	DESCRIPTION	DATE	APPR

ISSUE DATE:
MAY 19, 2025
CONSULTANTS PROJECT #
SOLICITATION NO.:
CONTRACT NO.:
FILE NUMBER:
DESIGN BY: Designer
D2C PROJECT NUMBER 202421
DRAWN BY: Author
CKD BY: Checker
SBMT BY: Approver
PLOT DATE: 5/20/2025 4:46:25 PM
PLOT SCALE: As indicated
SIZE: 22" x 34"
FILE NAME:

FOR PERMIT

BRIAN T. DUGGAN
401770
5/16/2025

TOWN OF SUPERIOR
OPERATIONS & MAINTENANCE FACILITY
1950 HONEY CREEK LANE, SUPERIOR, CO 80027
CODE PLANS LEVEL 1

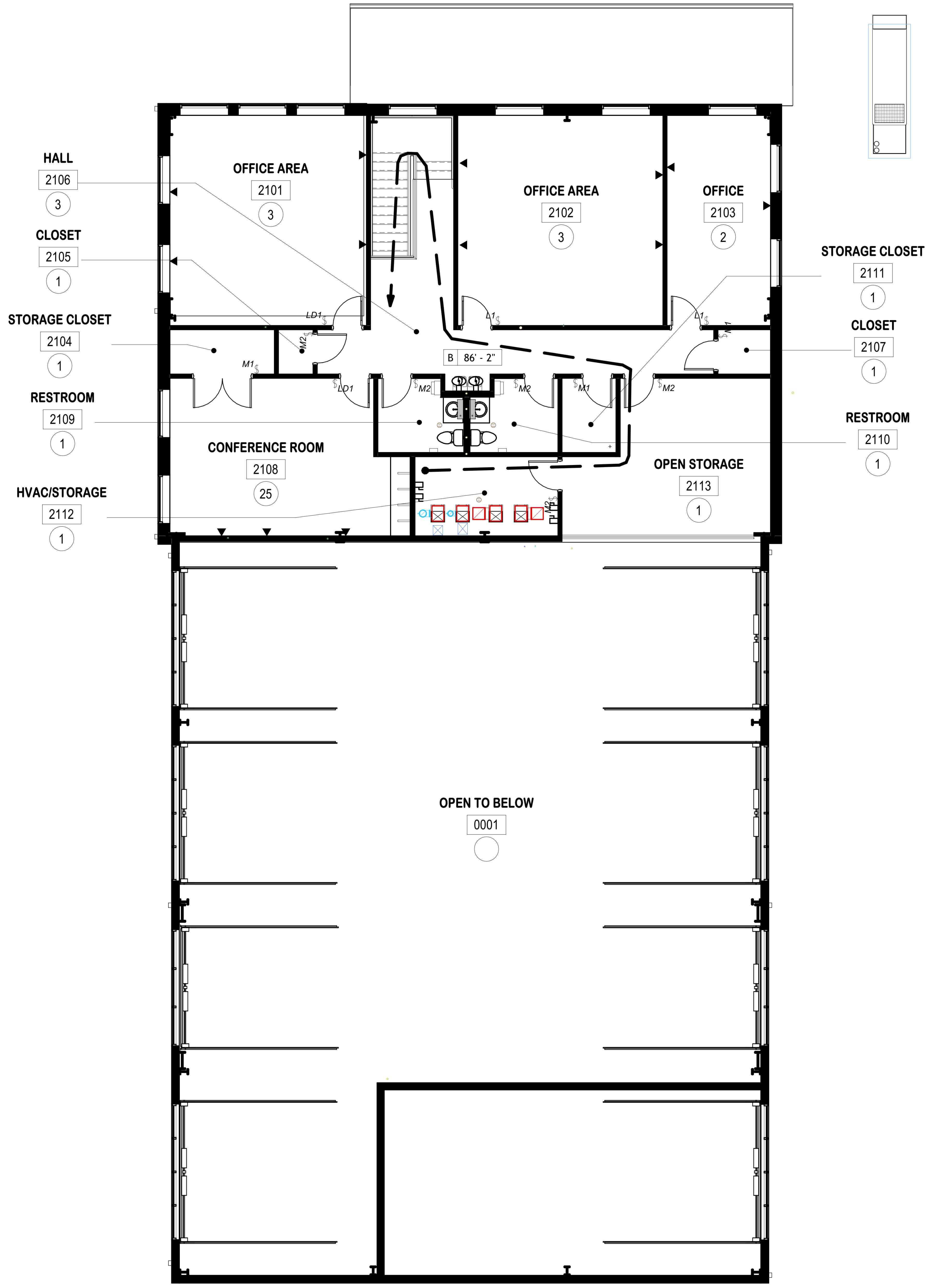
SHEET IDENTIFICATION
GI101

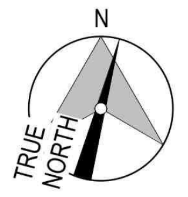
CODE ANALYSIS LEGEND

(##)	OCCUPANCY LOAD
(##)	EGRESS LOAD
— — —	EGRESS PATH

PATH OF EGRESS

Mark	Length	Level
A	26'-9"	FIRST FLOOR
B	86'-2"	SECOND FLOOR


HALL
2106
3
CLOSET
2105
1
STORAGE CLOSET
2104
1
RESTROOM
2109
1
HVAC/STORAGE
2112
1
OFFICE AREA
2101
3
CONFERENCE ROOM
2108
25
OFFICE AREA
2102
3
OFFICE
2103
2
STORAGE CLOSET
2111
1
CLOSET
2107
1
RESTROOM
2110
1
OPEN STORAGE
2113
1
B 86' - 2"
LD1
M1
M2
L1
OPEN TO BELOW
0001


N
TRUE NORTH

1 SECOND FLOOR
GI102 1/8" = 1'-0"

0' 4' 8' 16'

D2C ARCHITECTS, INC.
DENVER, COLORADO

MARK DATE DESCRIPTION APPR

DESIGN BY: Designer
ISSUE DATE: **MAY 19, 2025**
D2C PROJECT NUMBER 202421
CONSULTANTS PROJECT #
DRAWN BY: Author
CKD BY: Checker
SOLICITATION NO.:
SBMT BY: Approver
PLOT DATE: 5/20/2025 4:46:25 PM
CONTRACT NO.:
PLOT SCALE: As indicated
FILE NUMBER:
SIZE: 22" x 34"
FILE NAME:

FOR PERMIT

BRIAN T. DUGGAN
401770
5/16/2025

TOWN OF SUPERIOR
OPERATIONS &
MAINTENANCE FACILITY
1950 HONEY CREEK LANE, SUPERIOR, CO 80027

CODE PLANS LEVEL 2

SHEET IDENTIFICATION
GI102

GI102-

CIVIL CONSTRUCTION PLANS FOR

TOWN OF SUPERIOR PUBLIC WORKS O&M BUILDING

TOWN OF SUPERIOR

COUNTY OF BOULDER , COLORADO

THESE DESIGNS, PLANS, AND CONTRACT DOCUMENTS ARE REVIEWED FOR CONCEPT AND GENERAL CONFORMANCE TO THE DISTRICT'S MINIMUM STANDARDS ONLY, AND THE PRIMARY RESPONSIBILITY FOR DESIGN ADEQUACY IS TO REMAIN WITH THE ENGINEER OF RECORD. THIS REVIEW DOES NOT IMPLY RESPONSIBILITY BY EITHER THE TOWN OF SUPERIOR, SUPERIOR METROPOLITAN DISTRICT NO. 1, THE TOWN ENGINEER OR THE DISTRICT ENGINEER FOR COMPLETENESS, ACCURACY OR CORRECTNESS OF CALCULATIONS. THE REVIEW DOES NOT IMPLY THAT QUANTITIES OF ITEMS INDICATED ON THE PLANS ARE THE FINAL QUANTITIES REQUIRED. THE REVIEW SHALL NOT BE CONSTRUED FOR ANY REASON AS ACCEPTANCE OF FINANCIAL RESPONSIBILITY BY THE TOWN OR DISTRICT FOR ADDITIONAL ITEMS AND ADDITIONAL QUANTITIES OF ITEMS SHOWN THAT MAY BE REQUIRED DURING THE CONSTRUCTION PHASE.

APPROVED FOR CONSTRUCTION WITHIN ONE YEAR OF THE EARLIEST OF THESE DATES:

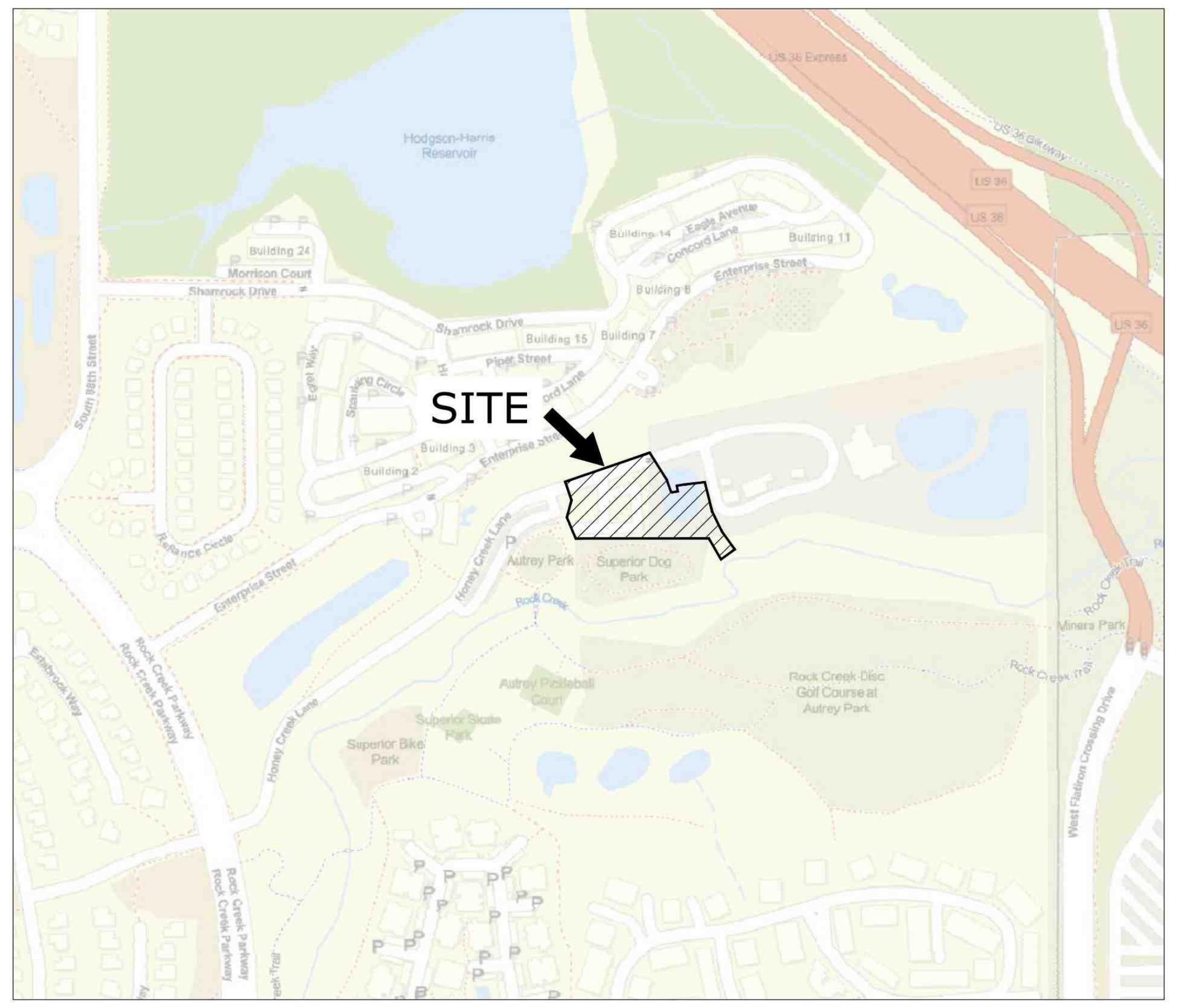
BY______________________ ____________
PUBLIC WORKS DIRECTOR DATE

BY______________________ ____________
TOWN CIVIL ENGINEER DATE

BY______________________ ____________
PUBLIC WORKS UTILITIES SUPERINTENDENT DATE

BY______________________ ____________
PARKS, RECREATION AND OPEN SPACE DIRECTOR DATE

BY______________________ ____________
MOUNTAIN VIEW FIRE RESCUE DATE



NORTH

PROJECT LOCATION MAP

SCALE: 1" = 1000 UNITS

BENCHMARK

THE ON-SITE BENCHMARK (PROVIDED BY THE TOWN OF SUPERIOR) IS A MAG NAIL IN ASPHALT (POINT NO. 2) AS SHOWN HEREON, WITH AN ELEVATION OF 5387.54 FEET (NAVD 88). NGS POINT Q 413, BEING A STAINLESS STEEL ROD LOCATED AT THE INTERSECTION OF DILLON ROAD AND SOUTH 104TH STREET IN LOUISVILLE APPROXIMATELY 2.2 MILES FROM THE SITE, WITH A PUBLISHED ELEVATION OF 5296.06, WAS CHECKED INTO WITH A GPS DERIVED AS-MEASURED LOCATION OF 5296.06 FEET. NO DIFFERENTIAL LEVELING WAS PERFORMED TO ESTABLISH THE ELEVATION OF THE ON-SITE BENCHMARK.

SHEET INDEX

SHEET #	SHEET NAME
C1.0	COVER
C1.1	NOTES
C2.0	EXISTING CONDITIONS & DEMOLITION PLAN
C3.0	SITE PLAN
C4.0	OVERALL GRADING PLAN
C4.1	INITIAL SWMP
C4.2	INTERIM SWMP
C4.3	FINAL SWMP
C5.0	UTILITY PLAN
C5.1	SANITARY SEWER PLAN & PROFILE
C5.2	WATER LINE PLAN & PROFILE
C5.3	STORM SEWER PLAN AND PROFILE
C6.0	GENERAL DETAILS - 1
C6.1	GENERAL DETAILS - 2
C6.2	GENERAL DETAILS - 3
C6.3	GENERAL DETAILS - 4
C6.4	SWMP DETAILS - 1
C6.5	SWMP DETAILS - 2

BASIS OF BEARINGS

GPS DERIVED BEARINGS BASED ON A BEARING OF NORTH 00°08'29" WEST ALONG THE NORTH-SOUTH CENTERLINE LINE OF SECTION 29, T1S, R69W, 6TH P.M., BETWEEN A FOUND NO. 6 REBAR WITH 3 $\frac{1}{4}$" BRASS CAP, STAMPED "1998 T1S R69 W $\frac{1}{4}$ S20 S29 LS 16401" AT THE NORTH QUARTER CORNER OF SAID SECTION 29 AS SHOWN HEREON. COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM 1983 (NAD83). ALL BEARINGS SHOWN HEREON ARE RELATIVE THERETO.

ENGINEER

CIVIL RESOURCES, LLC
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PRINCIPAL / CIVIL ENGINEER
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FIRESTONE, CO 80504
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JIM@CIVILRESOURCES.COM

SURVEYOR

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DENVER, COLORADO

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8308 COLORADO BLVD
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303.833.1416
WWW.CIVILRESOURCES.COM

MARK	DESCRIPTION	DATE	APPR

ISSUE DATE:
MAY 19, 2025
CONSULTANTS PROJECT #
218.001.06
SOLICITATION NO.:
CONTRACT NO.:
FILE NUMBER:
DESIGN BY:
RJJ
D2C PROJECT NUMBER
202421
DRAWN BY:
RJJ
CKD BY:
JAB
SBMT BY:
Approver
PLOT DATE:
5/14/2025
8:10:10 AM
PLOT SCALE:
N/A
SIZE:
22" x 34"
FILE NAME:
218.001.06_CVR

FOR PERMIT

NOT FOR CONSTRUCTION

COVER

SHEET IDENTIFICATION
C1.0

NOTES:

GENERAL:

1. ALL CONSTRUCTION SHALL CONFORM TO THE DRAWINGS AND SPECIFICATIONS AND SHALL NOT BE CHANGED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE OWNER'S REPRESENTATIVE.

2. THE CONTRACTOR IS RESPONSIBLE FOR CONTROL OF POLLUTION, SURFACE WATER AND EROSION THROUGHOUT THE DURATION OF THE CONTRACT.

3. THE EXACT LOCATION OF ANY UTILITY LINES AND COORDINATION OF ANY DISRUPTION IN SERVICES WITH AFFECTED PARTIES IS THE RESPONSIBILITY OF THE CONTRACTOR.

4. THE DESIGN ENGINEER IS TO BE NOTIFIED BY THE CONTRACTOR OF ANY DISCREPANCY OR CONFLICT PRIOR TO CONTINUING CONSTRUCTION.

5. ALL LOCATIONS AND ELEVATIONS SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. NOTIFY THE ENGINEER OF ANY FEATURES NOT SHOWN ON THESE DRAWINGS WHICH ARE THOUGHT TO POTENTIALLY IMPACT CONSTRUCTION.

6. ALL CONCRETE SHALL BE COMPLETED AND ALLOWED TO CURE SUFFICIENTLY PRIOR TO COMMENCING BACKFILL IN ACCORDANCE TO THE PROJECT SPECIFICATIONS.

EARTHWORK:

1. THE SITE SHALL BE CLEARED AND GRUBBED PRIOR TO ANY EXCAVATION. WOODY MATERIAL IS TO BE CHIPPED AND STORED WITH TOPSOIL.

2. TOPSOIL SHALL BE TEMPORARILY STOCKPILED WITHIN THE WORK AREA IN SUCH A WAY AS TO AVOID EROSION LOSSES. TEMPORARY SEEDING MAY BE REQUIRED.

3. FINE GRADING OF THE FINISHED SITE (I.E., TOP SOILED SURFACE) IS NOT REQUIRED UNTIL SEEDING, HOWEVER ALL AREAS WHERE EARTHWORK IS CONDUCTED SHALL BE RELATIVELY SMOOTH AND UNIFORM. RUTS, LARGE CLUMPS AND ROUGH AREAS SHALL BE SMOOTHED BY THE CONTRACTOR TO THE SATISFACTION OF THE OWNER BY USE OF HARROW OR DISC. TRASH, DEBRIS, AND STONES LARGER THAN 6 INCHES ARE ALL TO BE REMOVED AND DISPOSED OF PROPERLY.

4. CONTROL OF GROUNDWATER AND SURFACE WATER NECESSARY TO CONDUCT THE EARTHWORK IS THE RESPONSIBILITY OF THE CONTRACTOR. ADDITIONAL GROUNDWATER CONTROLS OTHER THAN THOSE SHOWN AS PERMANENT ON THE PLANS WILL BE NECESSARY TO COMPLETE THE WORK.

5. CONTRACTOR IS RESPONSIBLE FOR ALL DUST CONTROL REQUIRED. WATER IS PERMISSIBLE TO USE AND AVAILABLE ON THE SITE THROUGH A HYDRANT METER AT THE CONTRACTOR'S COST. CHEMICAL AGENTS FOR DUST CONTROL MUST BE APPROVED PRIOR TO USE.

6. ANY MODIFICATIONS TO THE ELEVATIONS, GRADES AND EARTHWORK SHALL BE APPROVED AHEAD OF TIME BY THE OWNER'S ENGINEER. ALL CHANGES ARE TO BE REFLECTED ON THE CONTRACTOR'S "RED LINED" AS-BUILT DRAWINGS.

SITE ACCESS & PROTECTION:

1. CONTRACTOR SHALL USE ONLY DESIGNATED ACCESS ROUTES TO THE PROJECT SITE, AND SHALL REPAIR AREAS DAMAGED OUTSIDE OF THE DESIGNATED CONSTRUCTION ZONE FOR THE PROJECT AT THEIR OWN EXPENSE.

2. CONTRACTOR IS RESPONSIBLE FOR LOCATING AND MARKING ALL UTILITIES IN THE PROJECT SITE, AND FOR PROTECTING ALL UTILITIES DURING CONSTRUCTION. DAMAGED UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.

3. CONTRACTOR IS RESPONSIBLE FOR HAULING AND PLACING OF ALL EXCESS MATERIALS FROM THE SITE.

4. THE CONTRACTOR IS TO LIMIT ACCESS TO THE SITE BY UNAUTHORIZED PERSONS WITH A SECURITY FENCE AND CLEARLY MARK THE CONSTRUCTION ZONE.

UTILITIES:

1. THE UTILITY INFORMATION SHOWN IS PLOTTED FROM THE BEST AVAILABLE DATA.
   A. EXISTING WET UTILITY LOCATIONS ARE PLOTTED PER FIELD SURVEY COMPLETED FEBRUARY 13 - APRIL 23 2024 BY FLATIRONS, INC.
   B. EXISTING WET UTILITY DEPTHS ARE PLOTTED PER AS BUILT SURVEY DATA FROM ORIGINAL CONSTRUCTION.
   C. EXISTING DRY UTILITIES PLOTTED PER FIELD LOCATES COMPLETED FEBRUARY 13 - APRIL 23 2024 AND SURVEYED BY FLATIRONS, INC.

2. THE CONTRACTOR IS RESPONSIBLE FOR MAKING THEIR OWN DETERMINATION AS TO THE TYPE AND LOCATION OF UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO.

3. THE CONTRACTOR IS TO CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO AT 1-800-922-1987 FOR UTILITY LOCATIONS AT LEAST 2 BUSINESS DAYS, NOT INCLUDING THE DAY OF ACTUAL NOTICE, PRIOR TO EXCAVATING.

TOWN OF SUPERIOR NOTES:

GENERAL:

1. DEFINITIONS:
   OWNER: PROPERTY OWNER(S)
   CONTRACTOR: THE PERSON OR GROUP COMPLETING THE WORK
   ENGINEER: PROFESSIONAL ENGINEER OF RECORD
   TOWN or SUPERIOR: AUTHORIZED REPRESENTATIVE(S) OF THE TOWN PUBLIC WORKS & UTILITIES DEPARTMENT; THE AGENCY OF JURISDICTION.

2. ALL WORK SHALL CONFORM TO THE LATEST REVISION OF CDOT STANDARDS AND SPECIFICATIONS, AND THE TOWN OF SUPERIOR DESIGN STANDARDS AND SPECIFICATIONS.

3. THE CONTRACTOR SHALL HAVE STAMPED AND SIGNED BY THE ENGINEER AND TOWN DRAWINGS, SPECIFICATIONS AND CURRENT TOWN OF SUPERIOR SPECIFICATIONS ON SITE AT ALL TIMES.

4. THE ENGINEERING CONCEPT REMAIN THE RESPONSIBILITY OF THE PROFESSIONAL ENGINEER WHOSE STAMP AND SIGNATURE APPEARS ON THE CONSTRUCTION DOCUMENTS. THE CONTRACTOR SHALL REPORT AND DISCREPANCIES TO THE ENGINEER AND THE TOWN IMMEDIATELY.

5. ALL WORK ON THE PROJECT SHALL BE PERFORMED DURING REGULAR WORK HOURS: 7AM TO 5PM, MONDAY THROUGH FRIDAY. RESTRICTED HOURS MAY BE DICTATED BY THE TOWN. AL WORK ON THE PROJECT SHALL COMPLY WITH THE SUPERIOR MUNICIPAL CODE. NO WORK SHALL BE PERFORMED OUTSIDE REGULAR WORK HOURS OR ON SATURDAY OR SUNDAY, OR ANY OF THE TOWN OBSERVED HOLIDAYS WITHOUT RECEIVING PRIOR WRITTEN CONSENT FROM THE TOWN OR A DESIGNATED REPRESENTATIVE. TOWN OBSERVED HOLIDAYS INCLUDE NEW YEAR'S DAY, MARTIN LUTHER KING DAY, PRESIDENT'S DAY, MEMORIAL DAY, INDEPENDENCE DAY, LABOR DAY, VETERAN'S DAY, THANKSGIVING DAY, FRIDAY FOLLOWING THANKSGIVING, CHRISTMAS EVE, AND CHRISTMAS DAY. REQUEST FOR WORK OUTSIDE REGULAR WORK HOURS SHALL BE RECEIVED TWO (2) BUSINESS DAYS PRIOR TO THE PROPOSED DATE OF THE WORK. REFER TO SECTION 150.00 PERMITS AND INSPECTIONS OF THE TOWN DESIGN STANDARDS AND SPECIFICATIONS.

6. A PRE-CONSTRUCTION MEETING SHALL BE SCHEDULED BY THE OWNER WITH THE TOWN ENGINEERING STAFF AT LEAST THREE (3) BUSINESS DAYS PRIOR TO THE START OF CONSTRUCTION. THOSE IN ATTENDANCE SHALL INCLUDE: OWNER, ENGINEER, SUPERIOR, CONTRACTOR, GEOTECHNICAL ENGINEER, SURVEYOR, AND ANY OTHER AFFECTED AGENCIES. CONSTRUCTION DOCUMENTS WITH THE DESIGN STANDARD SAND SPECIFICATIONS COMPLIANCE STATEMENT AND SIGNATURE SHALL BE DISTRIBUTED AT THE PRECONSTRUCTION MEETING

7. AN ON-SITE PRECONSTRUCTION CONFERENCE WITH TOWN PUBLIC WORKS STAFF SHALL OCCUR AT LEAST FORTY-EIGHT (48) HOURS PRIOR TO CONNECTING TO EXISTING TOWN UTILITIES.

8. THE CONTRACTOR SHALL PAY FOR AND OBTAIN THE REQUIRED RIGHT-OF-WAY CONSTRUCTION PERMIT AND ANY OTHER REQUIRED PERMIT FROM THE TOWN OF SUPERIOR PRIOR TO COMMENCING WORK ON THE PROJECT.

9. ALL OPERATIONS SHALL CONFORM TO THE APPLICABLE REGULATIONS SET FORTH BY THE ICC AND OSHA.

10. THE TOWN OF SUPERIOR PUBLIC WORKS AND UTILITIES DEPARTMENT, PHONE (303) 499-3675, SHALL BE NOTIFIED A MINIMUM OF 48 WORKING HOURS PRIOR TO COMMENCING ANY CONSTRUCTION ACTIVITIES.

11. ALL PHASES OF WORK PERFORMED ON DEDICATED PUBLIC INFRASTRUCTURE AND WORK IN THE RIGHT-OF-WAY SHALL BE INSPECTED AND APPROVED BY REPRESENTATIVE OF THE TOWN OF SUPERIOR. REQUESTS FOR INSPECTION SHALL BE MADE TO THE TOWN OF SUPERIOR, PHONE (303) 709-6726, OR (303) 499-3675 A MINIMUM OF 24 HOURS IN ADVANCE. OBSERVATION AND ONSITE VISITS ARE NOT TO BE CONSTRUED AS A GUARANTEE OR APPROVAL BY SUPERIOR STAFF OF CONTRACTOR'S WORK ON CONTRACTUAL COMMITMENT. IF WORK IS SUSPENDED FOR LONGER THAN 5 DAYS AFTER INITIAL START-UP, CONTRACTOR SHALL NOTIFY THE SUPERIOR CONSTRUCTION INSPECTION SUPERVISOR ONE (1) BUSINESS DAY PRIOR TO RESTART OF CONSTRUCTION.

12. IN THE EVENT OF AN EMERGENCY CONTACT SUPERIOR AT (303) 494-9477 DURING WORK HOURS OR (303) 438-6400 AFTER HOURS.

13. NOTIFY SUPERIOR AT (303) 499-3675 AND ROCKY MOUNTAIN FIRE DISTRICT AT (303) 494-3735 FOR ANY STREET CLOSURES AND EXISTING FIRE HYDRANTS TAKEN OUT OF SERVICE, AT LEAST TWO (2) BUSINESS DAYS PRIOR TO THE START OF CONSTRUCTION.

14. PRIOR TO ANY CONSTRUCTION ON THE PROJECT, THE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION SITE VISIT WITH THE TOWN OF SUPERIOR REPRESENTATIVE TO VERIFY AND DOCUMENT THE EXISTING CONDITION OF ADJACENT PUBLIC IMPROVEMENTS.

15. THE CONTRACTOR SHALL VERIFY ACCURACY BETWEEN WORK SET FORT ON THESE CONSTRUCTION DOCUMENTS AND WORK REQUIRED IN THE FIELD. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND THE TOWN PRIOR TO THE START OF CONSTRUCTION. THE ENGINEER SHALL COORDINATE ANY PROPOSED CHANGES WITH THE TOWN.

16. THE CONTRACTOR SHALL RESTRICT CONSTRUCTION ACTIVITY TO PUBLIC RIGHT-OF-WAY, AREAS DEFINED AS PERMANENT AND/OR TEMPORARY CONSTRUCTION EASEMENTS, AND AREAS UNDER OWNERSHIP OF OWNER, UNLESS OTHERWISE AUTHORIZED BY THE AFFECT PROPERTY OWNER AND ACKNOWLEDGED BY SUPERIOR. PRIOR TO BEGINNING CONSTRUCTION ACTIVITIES, CONTRACTOR SHALL OBTAIN WRITTEN AGREEMENTS FOR INGRESS AND EGRESS FROM THE WORKSITE FROM ADJACENT PRIVATE PROPWETY OWNERS. ACCESS TO ANY ADJACENT PRIVATE PROPERTY SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.

17. CONTRACTOR SHALL OBTAIN, AT HIS OWN EXPENSE, ALL APPLICABLE CODES, LICENSES, STANDARDS, PERMITS, BONDS, ETC. WHICH ARE NECESSARY TO PERFORM THE WORK.

18. CONTRACTOR SHALL KEEP ONE RECORD COPY OF ALL SPECIFICATIONS, DRAWINGS, ADDENDA, MODIFICATIONS, AND SHOP DRAWINGS AT THE SITE IN GOOD ORDER AND ANNOTATED TO SHOW ALL CHANGES MADE DURING THE CONSTRUCTION PROCESS. THESE SHALL BE AVAILABLE TO THE ENGINEER AND SHALL BE DELIVERED TO HIM FOR TOWN RECORDS UPON COMPLETION OF THE PROJECT.

19. THE ENGINEER SHALL REVIEW ALL SUBMITTALS PRIOR TO SENDING THE SUBMITTALS TO THE TOWN FOR IT'S REVIEW.

20. THE PHYSICAL FEATURES SHOWN ON THIS PLAN ARE BASED ON THE BEST AVAILABLE INFORMATION. THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL FEATURES, INCLUDING ALL UNDERGROUND AND ABOVE GROUND UTILITIES. PRIOR TO BEGINNING ANY WORK, THE CONTRACTOR SHALL CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO AT 811.

21. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES AND PROTECTING THE SAME. LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND NOT ALL UTILITIES ARE NECESSARILY SHOWN. THE CONTRACTOR SHALL CONTACT TOWN, UNCC, AND APPROPRIATE ENTITIES TO LOCATE UNDERGROUND FACILITIES AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION. THE EXACT LOCATION OF EACH UTILITY SHALL BE FIELD VERIFIED BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY OCCUR AS A RESULT OF THE CONTRACTOR'S FAILURE TO LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

22. CALL THE TOWN AT (303) 709-6727 FOR LOCATES OF EXISTING TOWN UTILITIES INCLUDING POTABLE AND NON-POTABLE WATER LINES, SANITARY SEWER LINES, STORM SEWER LINES, PUBLIC IRRIGATION LINES, AND TRAFFIC CONTROL DEVICES. CALL TWO (2) BUSINESS DAYS PRIOR, NOT INCLUDING THE DAY OF THE CALL, TO THE START OF CONSTRUCTION.

23. THE CONTRACTOR IS RESPONSIBLE FOR NOTIFICATION OF SUPERIOR UTILITY CUSTOMERS FOR POTENTIAL SERVICE OUTAGES AND TO COORDINATE WITH SUPERIOR PUBLIC WORKS FOR DETERMINATION OF MINIMUM TIME REQUIREMENTS. SUPERIOR PUBLIC WORKS SHALL BE NOTIFIED TWO (2) BUSINESS DAYS IN ADVANCE TO SCHEDULE AN OUTAGE

24. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING AND COORDINATING WITH THE APPROPRIATE UTILITY REPRESENTATIVES TO BE ON SITE DURING POTHOLING AND SHALL LIKEWISE BE RESPONSIBLE FOR DETERMINING THE TYPE AND LOCATION OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO.

25. LOCATIONS OF UTILITIES REPRESENT THE BEST KNOWN LOCATIONS AT THE TIME OF PREPARATION OF DRAWINGS. THE CONTRACTOR SHALL FIELD LOCATE ALL UTILITIES IN ADVANCE OF EXCAVATION. RELOCATION OF UTILITIES MAY OR MAY NOT BE NEEDED AFTER THEY ARE EXPOSED. WHEN THE CONTRACTOR DISCOVERS A DISCREPANCY IN LOCATIONS, THEY SHALL CONTACT THE ENGINEER IMMEDIATELY.

26. THE CONTRACTOR SHALL COOPERATE WITH COMPANIES TRYING TO COORDINATE WITH THE UTILITY ADJUSTMENT AND RELOCATION EFFORT. LINES NOT ADJUSTED OR RELOCATED SHALL BE PROTECTED BY THE CONTRACTOR IN PLACE. NO ADDITIONAL PAYMENT WILL BE ALLOWED FOR THE MINOR ADJUSTMENT OF STRUCTURES IN ORDER TO CLEAR A CONFLICTING UTILITY.

27. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING LIVE UTILITIES DURING CONSTRUCTION OPERATIONS AND SHALL HOLD TOWN OF SUPERIOR HARMLESS FOR ANY AND ALL DAMAGES TO LIVE UTILITIES ARISING FROM CONSTRUCTION OPERATIONS.

28. THE CONTRACTOR OBTAIN A CONSTRUCTION STORMWATER DISCHARGE PERMIT AND CONSTRUCTION DEWATERING PERMIT FROM THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENTAL (CDPHE). CDPHE MAY TAKE UP TO 30 DAYS TO RESPOND TO A PERMIT REQUEST.

29. THE CONTRACTOR SHALL MAINTAIN DRAINAGE DURING CONSTRUCTION. THE REPAIR OF DAMAGES RESULTING FROM DRAINAGE AND RUNOFF IS SOLELY THE RESPONSIBILITY OF THE CONTRACTOR.

30. THE CONTRACTOR SHALL PROTECT ALL WORK AREAS AND FACILITIES FROM WATER AT ALL TIMES. AREAS AND FACILITIES SUBJECTED TO FLOODING, REGARDLESS OF THE SOURCE OF WATER SHALL BE PROMPTLY DEWATERED AND RESTORED BY THE CONTRACTOR.

31. A CONSTRUCTION WATER PERMIT SHALL BE OBTAINED FROM THE TOWN OF SUPERIOR AND A HYDRANT METER WILL BE PROVIDED BY THE TOWN FOR A NOMINAL FEE AS A DEPOSIT. THE DEPOSIT WILL BE RETURNED ONCE THE CONTRACTOR RETURNS THE HYDRANT METER. ALL CONSTRUCTION WATER SHALL BE OBTAINED FROM THE TOWN AND MEASURED THROUGH A HYDRANT METER.

32. ALL CONSTRUCTION ACTIVITIES MUST COMPLY WITH THE STATE OF COLORADO PERMITTING PROCESS FOR “STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITIES”. FOR INFORMATION CONTACT CDPHE WATER QUALITY CONTROL DIVISION AT (303) 692-3150.

33. ANY CONSTRUCTION DEBRIS OR MUD TRACKED ONTO EXISTING ROADWAYS SHALL BE REMOVED IMMEDIATELY BY THE CONTRACTOR. IN NO CASE SHALL THE STREETS AND SIDEWALKS BE LEFT UNCLEAN AFTER COMPLETION OF THE DAY'S WORK. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE NECESSARY EQUIPMENT AND MATERIALS TO THE CLEAN THE STREETS AND SIDEWALKS.

34. ALL CONSTRUCTION ACTIVITIES MUST COMPLY WITH THE COLORADO PERMITTING PROCESS FOR “FUGITIVE DUST EMISSIONS ASSOCIATED WITH CONSTRUCTION ACTIVITIES”. WATER SHALL BE USED AS A DUST PALLIATIVE AS LONG AS REQUIRED.

35. THE CONTRACTOR SHALL LIMIT CONSTRUCTION ACTIVITIES TO THOSE AREAS WITHIN THE LIMITS OF DISTURBANCE AND/OR TOES OF SLOPE AS SHOWN ON THE PLANS AND CROSS SECTIONS.

36. THE CONTRACTOR SHALL ALSO PERFORM CONSTRUCTION ACTIVITIES TO AVOID UNNECESSARY IMPACTS TO EXISTING VEGETATION. ANY DISTURBANCE BEYOND THESE LIMITS SHALL BE RESTORED TO ORIGINAL CONDITIONS BY THE CONTRACTOR AT HIS OWN EXPENSE.

37. CONSTRUCTION ACTIVITIES, IN ADDITION TO NORMAL CONSTRUCTION PROCEDURES SHALL INCLUDE THE PARKING OF VEHICLE OR EQUIPMENT, DISPOSAL OF LITTER AND ANY OTHER ACTION WHICH WOULD ALTER EXISTING CONDITIONS. DURING ALL CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL KEEP ALL EQUIPMENT AND MATERIALS WITHIN THE LIMITS OF THE DISTURBANCE AREA.

38. THE CONTRACTOR SHALL PROTECT ALL EXISTING SURVEY MONUMENTS, BENCHMARKS, PROPERTY CORNERS, REFERENCE POINTS, STAKES, AND OTHER SURVEY REFERENCE MONUMENTS OR MARKERS DESIGNATED TO REMAIN IN PLACE FROM DAMAGE DURING CONSTRUCTION OPERATIONS. ANY MONUMENTS DISTURBED BY THE CONTRACTOR SHALL BE RESET AT THE CONTRACTOR'S OWN EXPENSE UNDER THE DIRECTION OF A COLORADO LICENSE PROFESSIONAL LAND SURVEYOR. THE CONTRACTOR SHALL DOCUMENT PRE-CONSTRUCTION CONDITIONS WITH PHOTOGRAPHY AND VIDEOGRAPHY.

39. THE CONTRACTOR SHALL COORDINATE WITH ADJACENT PROPERTY OWNERS TO ENSURE THEIR LANDSCAPING IS PROTECTED AND PROPERLY CARED FOR SHOULD THE PROJECT DISTURB OR INTERRUPT NORMAL MAINTENANCE.

40. NO OVERWEIGHT TRUCKS WILL BE ALLOWED ON TOWN OF SUPERIOR STREETS.

41. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY PROBLEM IN CONFORMING TO THE APPROVED PLANS FOR ANY ELEMENTS OF THE IMPROVEMENTS PRIOR TO CONSTRUCTION.

42. THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR THE CONDITIONS AT AND ADJACENT TO THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THE CONTRACTOR SHALL PROVIDE ALL LIGHTS, SIGNS, BARRICADES, FLAGGERS, OR OTHER DEVICES NECESSARY TO PROVIDE FOR PUBLIC SAFETY IN CONFORMANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES. THIS SHALL APPLY TO THE PROJECT DURING THE ENTIRE TIME FRAME DURING ALL HOURS AND NOT LIMITED TO WORKING HOURS.

43. TRAFFIC AND PEDESTRIAN CONTROL DEVICES SHALL BE IN CONFORMANCE WITH THE LATEST VERSION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) (INCLUDING ANY COLORADO SUPPLEMENT STANDARDS)

44. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE AND CLEANING OF TRAFFIC CONTROL DEVICES. EXISTING PAVEMENT MARKINGS SHALL BE MAINTAINED DURING CONSTRUCTION OPERATIONS, IN CONFORMANCE WITH THE CONSTRUCTION DOCUMENTS AND THE DESIGN STANDARDS AND SPECIFICATIONS.

45. REMOVAL OF EXISTING PAVEMENT MARKINGS SHALL BE ACCOMPLISHED BY A METHOD THAT DOES NOT MATERIALLY DAMAGE THE SURFACE OR TEXTURE OF THE PAVEMENT OR EXISTING SURFACING. THE PAVEMENT MARKINGS SHALL BE REMOVED TO THE EXTENT THAT THEY ARE NOT VISIBLE UNDER DAY OR NIGHT CONDITIONS.

46. ALL REGULATORY, WARNING, GUIDE AND OTHER SIGNS ON THIS PROJECT SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR. ALL SIGNS AND SIGN PLACEMENT SHALL CONFORM TO THE LATEST VERSION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.) (INCLUDING ANY COLORADO SUPPLEMENT STANDARDS)

47. AT LEAST 5 WORKING DAYS PRIOR TO BEGINNING OF CONSTRUCTION ACTIVITIES THE TRAFFIC AND PEDESTRIAN CONTROL PLAN SHALL BE SUBMITTED TO THE TOWN OF SUPERIOR FOR REVIEW AND APPROVAL. THE PLAN SHALL BE PREPARED BY A CERTIFIED TRAFFIC CONTROL SUPERVISOR. NO WORK SHALL BEGIN UNTIL ALL TRAFFIC AND PEDESTRIAN CONTROL DEVICES HAVE BEEN PLACED IN ACCORDANCE WITH THE APPROVED PLAN. THE CONTRACTOR SHALL CONTINUOUSLY MAINTAIN THE TRAFFIC AND PEDESTRIAN CONTROL DEVICES FOR THE DURATION OF THE PROJECT.

48. STATIONS, ELEVATIONS AND DIMENSIONS CONTAINED IN THESE PLANS ARE CALCULATED FROM RECENT SURVEY. THE CONTRACTOR SHALL VERIFY CONSTRUCTION STAKING DEPENDENT DIMENSIONS IN THE FIELD BEFORE ORDERING OR FABRICATING MATERIAL.

49. IF A CONFLICT EXISTS OR A DESIGN MODIFICATION IS REQUIRED THE CONTRACTOR SHALL COORDINATE WITH THE ENGINEER TO MODIFY THE DESIGN. DESIGN MODIFICATIONS SHALL BE REVIEWED AND APPROVED BY THE TOWN OF SUPERIOR PRIOR TO BEGINNING CONSTRUCTION.

50. IN CASE EXISTING CONDITIONS OR DIMENSIONS VARY FROM THOSE SHOWN ON APPROVED DRAWINGS, CONTRACTOR SHALL NOTIFY THE ENGINEER SO PROPER ADJUSTMENTS CAN BE MADE.

51. PROOF-ROLL SUBGRADE BELOW ALL CONCRETE CURB AND GUTTER, SIDEWALK, PATH, CONCRETE AND ASPHALT PAVEMENTS WITH A PNEUMATIC-TIRED AND LOADED 10-WHEEL, TANDEM-AXLE DUMP TRUCK OR WATER TRUCK WEIGHING NOT LESS THAN 18 KIPS PER AXLE TO IDENTIFY SOFT POCKETS AND AREAS OF EXCESS YIELDING. DO NOT PROOF-ROLL WET OR SATURATED SUBGRADES. COMPLETELY PROOF-ROLL SUBGRADE WITH 2 PASSES IN ONE DIRECTION. LIMIT VEHICLE SPEED TO 3 MPH. EXCAVATE SOFT SPOTS, UNSATISFACTORY SOILS, AND AREAS OF EXCESSIVE PUMPING OR RUTTING, AS DETERMINED BY ENGINEER, AND REPLACE WITH COMPACTED BACKFILL OR FILL MEETING THE PROJECT SPECIFICATIONS.

52. ALL UTILITY EASEMENTS MUST REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THE ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT.

53. EMERGENCY ACCESS MUST BE MAINTAINED AT ALL TIMES.

54. WASTE MATERIALS SHALL BE DISPOSED OF BY THE CONTRACTOR. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN A DISPOSAL SITE FOR UNUSED MATERIAL, AND HAZARDOUS WASTE MATERIAL.

55. THE CONTRACTOR SHALL MAINTAIN A MANIFEST OF HAZARDOUS MATERIAL AND PROVIDE THE TOWN OF SUPERIOR WITH A COPY OF THE MANIFEST AT THE COMPLETION OF THE PROJECT.

56. ALL EXISTING UTILITIES AND IMPROVEMENTS INCLUDING BUT NOT LIMITED TO STREETS, UTILITY LINES, FENCES, STREET LIGHTS, SIGNS, CONCRETE CURB AND GUTTER, SIDEWALKS, BIKE PATHS, METER PITS, METER VAULTS, IRRIGATION SYSTEMS, LANDSCAPE SHALL BE REPAIRED OR REPLACED TO AN EQUAL OR BETTER CONDITION PRIOR TO ACCEPTANCE OF COMPLETED WORK.

57. OWNER SHALL SUBMIT A PAPER COPY OF REDLINED RECORD CONSTRUCTION DOCUMENTS TO SUPERIOR PRIOR TO THE CONSTRUCTION ACCEPTANCE INSPECTION. REFER TO SECTION 200 OF THE DESIGN STANDARDS AND SPECIFICATIONS FOR ADDITIONAL RECORD DOCUMENT SUBMITTAL REQUIREMENTS.

58. PRIOR TO CONSTRUCTION ACCEPTANCE, ENGINEER SHALL SUBMIT A PLAN OF PROPOSED LOCATIONS FOR INSTALLATION OF RANGE POINTS TO SUPERIOR FOR APPROVAL. RANGE POINTS SHALL BE SET IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLES 51 AND 53 OF TITLE 38 OF THE COLORADO REVISED STATUES, AND AS REQUIRED BY THE BYLAWS AND RULES OF PROCEDURE OF THE COLORADO STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS. RANGE POINTS SHALL BE SET IN VALVE BOXES THAT COMPLY WITH THE DESIGN STANDARDS AND SPECIFICATIONS WITH LIDS MARKED "SURVEY POINT" OR AS OTHERWISE APPROVED BY THE TOWN

59. ENGINEER SHALL SUBMIT ALL DETENTION POINTS TO THE CDOT COLORADO STORMWATER DETENTION AND INFILTRATION FACILITIES DATABASE THAT MEETS THE REQUIREMENTS OF STATE 37-92-602 (8) PRIOR TO OPERATION OF THE DETENTION FACILITY.

60. ALL DEDICATED PUBLIC IMPROVEMENTS ON THE PROJECT SHALL BE WARRANTED FOR A PERIOD OF 2 YEARS FROM THE DATE OF INITIAL ACCEPTANCE BY THE TOWN OF SUPERIOR.

EROSION CONTROL:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SEDIMENT AND EROSION CONTROL AT THE SITE THROUGHOUT CONSTRUCTION.

2. PERIMETER SILT FENCING SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITY (STOCKPILING, STRIPPING, GRADING, ETC.)

3. BEST MANAGEMENT PRACTICES (BMPS) SHALL BE USED AS NECESSARY TO ADDRESS SEDIMENT AND DUST FROM SITE DISTURBANCE. ADDITIONAL MEASURES MAY BE REQUIRED AT THE DIRECTION OF THE ENGINEER.

4. BMPS MAY INCLUDE, BUT ARE NOT LIMITED TO:
   A. MINIMAL DISTURBANCE FOR MINIMAL TIME PERIODS.
   B. GRAVEL CONSTRUCTION ACCESS.
   C. SILT FENCE, STRAW BALE OR SAND BAG BARRIERS, ROCK CHECK DAMS.
   D. STORM SEWER INLET PROTECTION.
   E. SEDIMENT CAPTURE PONDS.
   F. SITE WATERING FOR DUST SUPPRESSION.

5. BMPS SHALL BE MAINTAINED AND KEPT IN GOOD REPAIR FOR THE DURATION OF THE PROJECT. THE CONTRACTOR SHALL INSPECT BMPS WEEKLY AND AFTER SIGNIFICANT (GREATER THAN 0.1” PRECIPITATION) STORM EVENTS. THE MAINTENANCE AND REPAIR SHALL BE COMPLETED IN A TIMELY MANNER. SEDIMENT AND DEBRIS SHALL BE REMOVED WHEN THEY REACH HALF THE BMP HEIGHT OR IMPACT THE FUNCTION OF THE BMP.

6. SOIL STOCKPILES SHALL BE PROTECTED FROM SEDIMENT TRANSPORT BY SURFACE ROUGHENING, WATERING AND PERIMETER SILT FENCING. SOILS THAT WILL BE STOCKPILED FOR MORE THAN 30 DAYS SHALL BE MULCHED AND SEEDED WITH A GRASS COVER WITHIN 14 DAYS OF STOCKPILE CONSTRUCTION.

7. THE CONTRACTOR SHALL INSURE ALL LOADS OF CUT AND FILL SOILS IMPORTED TO OR EXPORTED FROM THE SITE ARE PROPERLY LOADED AND COVERED TO PREVENT LOSS DURING TRANSPORT.

8. THE CONTRACTOR SHALL REMOVE SEDIMENT, MUD, AND CONSTRUCTION DEBRIS RESULTING FROM THIS PROJECT FROM FLOW LINES AND PAVEMENT OF PUBLIC STREETS IN A TIMELY MANNER.

9. SOILS EXPOSED DURING LAND DISTURBING ACTIVITY SHALL BE KEPT IN A ROUGHENED CONDITION BY RIPPING OR DISCING ALONG LAND CONTOURS UNTIL MULCH, VEGETATION OR OTHER PERMANENT EROSION CONTROL IS IN PLACE. NO SOILS SHALL REMAIN EXPOSED BY LAND DISTURBING ACTIVITY FOR MORE THAN THIRTY (30) DAYS BEFORE REQUIRED TEMPORARY OR PERMANENT EROSION CONTROL IS INSTALLED UNLESS OTHERWISE APPROVED.

10. VEHICLE TRACKING CONTROL, INLET/OUTLET, ROCK SOCK, AND SILT FENCE PROTECTION WILL BE USED TO CONTROL EROSION DURING CONSTRUCTION.

11. ALL TEMPORARY SEDIMENT CONTROLS WILL BE REMOVED WITHIN 30 DAYS AFTER THE FINAL STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED, WHICHEVER COMES FIRST.

12. NATURAL VEGETATION SHALL BE RETAINED AND PROTECTED WHENEVER POSSIBLE. EXPOSURE OF SOIL TO EROSION FROM REMOVAL OR DISTURBANCE OF VEGETATION SHALL BE LIMITED TO THE AREA REQUIRED FOR IMMEDIATE CONSTRUCTION OPERATIONS AND FOR THE SHORTEST PRACTICAL PERIOD OF TIME.

13. USE CURRENT CDOT/MHFD STANDARD DETAILS.

D2C ARCHITECTS, INC.
DENVER, COLORADO

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

MARK	DESCRIPTION	DATE	APPR

DESIGN BY: RJJ
ISSUE DATE: **MAY 19, 2025**
D2C PROJECT NUMBER 202421
CONSULTANTS PROJECT # 218.001.06
DRAWN BY: RJJ
CKD BY: JAB
SOLICITATION NO.:
SBMT BY: Approver
PLOT DATE: 4/30/2025 3:28:50 PM
CONTRACT NO.:
PLOT SCALE: N/A
FILE NUMBER:
SIZE: 22" x 34"
FILE NAME: 218.001.06_NOTES

FOR PERMIT

NOT FOR CONSTRUCTION

NOTES 1

SHEET IDENTIFICATION
C1.1

WATER NOTES:

1. ALL WATER MAIN MATERIALS AND CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE TOWN OF SUPERIOR DESIGN STANDARDS AND SPECIFICATIONS.
2. WATER MAINS SHALL HAVE A MINIMUM COVER OF FOUR AND ONE-HALF FEET (4½'). WATER MAINS SHALL NOT BE PLACED DEEPER THAN TEN FEET (10') WITHOUT THE APPROVAL OF THE TOWN.
3. ALL WATER MAINS SHALL BE INSTALLED WITH INSULATED SOLID 10 AWG TYPE UF TRACER WIRE TAPED TO THE TOP OF THE PIPE. TRACER WIRE IS TO BE LOOPED UP TO EACH FIRE HYDRANT. A CATHODIC PROTECTION TEST BOX IS TO BE SET BEHIND EACH FIRE HYDRANT. THE BOX SHALL HAVE A CAST IRON LOCKING LID WITH A 3 ½ INCH DIAMETER, 18 INCH LONG PVC BODY. THE CAP WILL NEED A TWO WIRE CONNECTION POST AT A MINIMUM.
4. ALL SPLICES IN TRACER WIRE SHALL UTILIZE DBY-6 DIRECT BURY CONNECTORS.
5. ALL WATER MAINS SHALL BE PVC C900 DR 14 PIPE. FITTINGS SHALL BE MADE FROM DUCTILE IRON AND SHALL BE AT A PRESSURE RATING OF 250 PSI. ALL DIP PIPE, FITTINGS AND VALVE BOXES SHALL BE WRAPPED WITH 8 MIL MINIMUM THICKNESS POLYETHYLENE MATERIAL AND TAPED SECURE IN ACCORDANCE WITH AWWA STANDARDS C105.
6. CHLORINATION AGENT AND METHOD OF APPLICATION SHALL BE PROVIDED BY THE INSTALLING CONTRACTOR. TESTING, FLUSHING AND DISINFECTION OF WATER LINES SHALL BE IN ACCORDANCE WITH THE TOWN OF SUPERIOR DESIGN STANDARDS AND SPECIFICATIONS AND UNDER THE OBSERVATION OF THE TOWN OF SUPERIOR INSPECTOR. CHLORINATED WATER SHALL NOT BE DISCHARGED DIRECTLY INTO STREAMS, PONDS, OR STORM SEWERS.
7. FIRE HYDRANT ASSEMBLIES INCLUDES THE MAIN LINE VALVE, SWIVEL TEE, BRANCH VALVE, MECHANICAL JOINT RESTRAINTS, THRUST BLOCKS, DRAIN ROCK, SIX INCH PIPE AND FIRE HYDRANT ASSEMBLY. INSTALLATION SHALL BE IN ACCORDANCE WITH TOWN OF SUPERIOR DESIGN STANDARDS AND SPECIFICATIONS. ALL FIRE HYDRANTS SHALL OPEN LEFT (COUNTER-CLOCKWISE).
8. AIR RELIEF-VACUUM BREAKER VALVES SHALL BE INSTALLED AT EACH HIGH POINT ON ALL WATER MAINS AND AT ALL OTHER LOCATIONS AS DIRECTED BY THE TOWN OR ITS ENGINEER. AIR RELIEF-VACUUM BREAKER VALVES SHALL BE LOCATED IN PRE-CAST CONCRETE MANHOLES IN ACCORDANCE WITH THE TOWN'S DETAILS AND SHALL AUTOMATICALLY RELEASE AIR FROM THE LINES WHEN THE LINES ARE BEING FILLED WITH WATER, AND ADMIT AIR INTO THE LINES WHEN WATER IS BEING WITHDRAWN IN EXCESS OF THE INFLOW. THE VALVE AND BODY SHALL BE DESIGNED UNDER A MAXIMUM WORKING PRESSURE OF ONE HUNDRED AND FIFTY (150) POUNDS PER SQUARE INCH. VALVES SHALL HAVE AN IRON BODY WITH BRONZE TRIM, AND FLOATS SHALL BE STAINLESS STEEL. A TWO INCH (2") VALVE SHALL BE INSTALLED ON THE STEM BETWEEN THE PIPE AND THE RELIEF VALVE, OR AS SHOWN IN THE TOWN'S DETAILS.
9. PRESSURE REDUCING AND REGULATING VALVES SHALL BE OF A TYPE CAPABLE OF MAINTAINING PRE-ADJUSTED DOWNSTREAM PRESSURES, VARYING RATES OF FLOW, AND UPSTREAM PRESSURE, WITHOUT CAUSING WATER HAMMER. VALVES SHALL BE OF DIAPHRAGM TYPE, AND NOT SPRING-OPERATED, WITH FLANGED END CONNECTIONS, AND SHALL BE INSTALLED IN CONCRETE VALVE VAULTS OF SUFFICIENT SIZE SO AS TO ALLOW FOR ADEQUATE OPERATION AND MAINTENANCE. VALVES SHALL HAVE GATE VALVES AND PRESSURE GAUGES ON BOTH UPSTREAM AND DOWNSTREAM SIDES AND SHALL UTILIZE BYPASSES WITH SMALLER PRESSURE-REDUCING AND REGULATING VALVES TO HANDLE MINIMUM FLOWS, AS DETERMINED BY THE DISTRICT OR ITS ENGINEER. ALL GATE VALVES IN THE VAULTS SHALL BE CAPABLE OF BEING OPERATED FROM ABOVE THE GROUND BY THE USE OF TWO INCH (2") SQUARE VALVE KEYS. THE DISTRICT OR ITS ENGINEER WILL APPROVE THE MANUFACTURER OF ALL PRESSURE-REDUCING VALVES PRIOR TO INSTALLATION.
10. BLOW-OFF ASSEMBLIES SHALL BE INSTALLED AT EACH LOW POINT IN ALL WATER MAINS AND ON ALL MAJOR TRANSMISSION LINES. ALL WATER MAINS THAT HAVE DEAD ENDS WHERE STAGNANT WATER MIGHT COLLECT SHALL BE PROVIDED WITH BLOW-OFF DEVICES IN ACCORDANCE WITH THE TOWN'S DETAILS. IF THE WATER MAIN WILL BE TEMPORARILY DEADENED, A BLOW-OFF DEVICE MUST BE INSTALLED. IF A FIRE HYDRANT IS LOCATED AT THE WATER MAIN'S TEMPORARY END, THE FIRE HYDRANT CAN SERVE AS THE BLOW-OFF DEVICE.
11. CONTRACTOR SHALL LOCATE ALL EXISTING PLUGS AND THRUST BLOCKS PRIOR TO CONSTRUCTION.
12. INSTALL MECHANICAL JOINT RESTRAINTS AT ALL BENDS, STUBS, TEES, VALVES, BLOW-OFFS, PLUGS AND OTHER APPROPRIATE APPURTENANCES IN WATER LINES IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS FOR WORKING PRESSURE, SOILS TYPE, AND PIPE TYPE.
13. ALL VALVES SHALL BE OPEN LEFT (COUNTER-CLOCKWISE). ALL GATE VALVES SHALL BE AWWA SPECIFICATION C-509 RESILIENT SEATED GATE VALVES. ALL VALVES SHALL BE MOUNTED DIRECTLY TO A TEE OR OTHER FITTING. VALVE MANUFACTURERS SHALL BE VALVES SHALL BE WATEROUS.
14. VALVE SHALL BE PROVIDED WITH A CAST IRON VALVE BOX AND ROUND COVER. THE VALVE BOX SHALL HAVE A MINIMUM INSIDE DIAMETER OF FIVE AND ONE-QUARTER INCHES (5¼") AND SHALL BE ADJUSTABLE IN LENGTH AND OF THE SCREW TYPE. THE WORD "WATER" SHALL BE CAST ON THE COVER. VALVE BOXES SHALL BE CASTINGS INC. CI-500 SERIES, THREADED, NO SUBSTITUTIONS. VALVE BOXES SHALL ALLOW FOR AT LEAST THREE INCHES (3") OF ADDITIONAL EXTENSION ABOVE THE LEVEL REQUIRED FOR FINAL GRADE AT THE TIME OF INSTALLATION. ALL VALVE BOXES SHALL BE WRAPPED WITH 8 MIL MINIMUM THICKNESS POLYETHYLENE MATERIAL AND TAPED SECURE IN ACCORDANCE WITH AWWA STANDARDS C105. EXTENSION STEMS NOT ALLOWED.
15. WHEN IT IS NECESSARY TO LOWER WATER MAINS AT STORM SEWERS AND OTHER UTILITY CROSSINGS, A MINIMUM CLEARANCE OF 18 INCHES SHALL BE MAINTAINED BETWEEN PIPES.
16. NO PIPES SHALL BE BACKFILLED UNTIL INSPECTED BY THE TOWN OF SUPERIOR REPRESENTATIVE.
17. STANDARD PIPE LENGTHS SHALL BE 20 FEET ALL SIZES. RANDOM LENGTHS SHALL NOT BE PERMITTED.
18. ALL PIPE SHALL BE SUITABLE FOR USE AS A PRESSURE CONDUIT. PROVISIONS MUST BE MADE FOR EXPANSION AND CONTRACTION AT EACH JOINT WITH A RUBBER RING. THE BELL SHALL CONSIST OF INTEGRAL WALL SECTION WITH A SOLID CROSS SECTION RUBBER RING WHICH MEETS THE REQUIREMENTS OF AWWA SPECIFICATION C915.
19. EACH LENGTH OF PIPE SHALL BEAR THE DATE OF MANUFACTURER, TYPE, GRADE, LENGTH, MANUFACTURERS NAME, AND AN NSF SEAL OF APPROVAL.
20. PIPE JOINTS SHALL BE MADE USING INTEGRAL BELL WITH AN ELASTOMERIC GASKET PUSH ON TYPE JOINT OR USING MACHINED COUPLINGS OF A SLEEVE TYPE WITH RUBBER RING GASKETS AND MACHINED PIPE ENDS TO FORM PUSH ON TYPE JOINT.
21. THE MANUFACTURER SHALL FURNISH A CERTIFIED STATEMENT THAT ALL OF THE SPECIFIED TEST AND INSPECTIONS HAVE BEEN MADE AND THE RESULTS THEREOF COMPLY WITH THE REQUIREMENTS OF THE APPLICABLE STANDARDS HEREIN SPECIFIED. A COPY OF THE CERTIFICATION WILL BE SENT TO THE TOWN OF SUPERIOR UPON REQUEST.
22. CONTRACTOR SHALL VERIFY THE PIPE MATERIAL AND SIZE PRIOR TO CONSTRUCTION OF THE WATER LINE WHERE TAPS OR TIE-INS ARE TO BE MADE.
23. FIRE HYDRANTS SHALL BE OF THE DRY BARREL TYPE AND CONFORM WITH AWWA C502. FIRE HYDRANTS SHALL HAVE A FIVE AND ONE-QUARTER INCH (5¼") MAIN VALVE, TWO (2) TWO AND ONE-HALF INCH (2½") HOSE CONNECTIONS AND ONE (1) FOUR AND ONE-HALF INCH (4½") PUMPER CONNECTION. FIRE HYDRANTS SHALL HAVE SIX INCH (6") MECHANICAL JOINT CONNECTIONS AND SAFETY TRAFFIC FLANGE. FIRE HYDRANTS SHALL BE WATEROUS PACER WB-67 WITH BRONZE SEAT RING.
24. NO BENDING OF THE PIPE IS PERMITTED FOR INSTALLATIONS REQUIRED ALONG A RADIUS. HIGH DEFLECTION STOP COUPLINGS SHALL BE USED TO DEVELOP THE REQUIRED CURVATURE.
25. THE CONTRACTOR IS TO SCHEDULE WITH THE GEOTECHNICAL ENGINEER FOR SCHEDULED TESTING.
26. ALL WORK, INCLUDING CORRECTION WORK SHALL BE INSPECTED BY A TOWN OF SUPERIOR REPRESENTATIVE WHO SHALL HAVE THE AUTHORITY TO HALT CONSTRUCTION WHEN STANDARD CONSTRUCTION PRACTICES ARE NOT BEING ADHERED TO.
27. MAINTAIN A MINIMUM 10 FEET SEPARATION MEASURED HORIZONTALLY BETWEEN ALL STORM AND SANITARY AND WATER MAINS AND SERVICES.
28. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.
29. NO BEDDING MATERIAL SHALL BE PLACED ABOVE THE SPRINGLINE OF THE PIPE UNTIL A TOWN OF SUPERIOR REPRESENTATIVE HAS AUTHORIZED BACKFILLING. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE TOWN OF SUPERIOR 48 HOURS IN ADVANCE OF BACKFILL OPERATIONS SO A TOWN REPRESENTATIVE MAY INSPECT THE PIPE AND BALANCE OF BEDDING MATERIAL PLACEMENT PRIOR TO BACKFILLING. BEDDING MATERIAL SHALL BE PLACED ACROSS THE ENTIRE WITH OF THE TRENCH. STACKING OR PILING OF BEDDING WILL NOT BE ACCEPTED.
30. SEWER MAINS ABOVE OR LESS THAN 1.5 FEET MEASURED O.D. TO O.D. FROM WATER MAIN SHALL BE ENCASED IN CONCRETE.
31. ALL BURIED VALVES AND FITTINGS SHALL BE PROTECTED BY WAX TAPE PRIMER AND #1 WAX TAPE BY TRENTON CORPORATION, OR APPROVED EQUAL.
32. IN ADDITION TO THE REQUIRED WAX TAPE AND POLY WRAPPING OF ALL DIP, FITTINGS, ETC., ALL BOLTS FOR MECHANICAL JOINTS AND JOINT RESTRAINTS SHALL BE PROVIDED CATHODIC PROTECTION USING ZINC CAPS AS MANUFACTURED BY MARS COMPANY, OR APPROVED EQUAL.
33. NO TESTING OF WATER LINES SHALL OCCUR UNTIL ALL BACKFILL TEST REPORTS HAVE BEEN SUBMITTED TO THE TOWN OF SUPERIOR AND APPROVED.
34. ALL WATER MAINS SHALL BE DISINFECTED IN ACCORDANCE WITH AWWA C601 AFTER ALL CONSTRUCTION WORK HAS BEEN COMPLETED. CHLORINE SHALL BE ADDED TO THE WATER AT THE NECESSARY LOCATIONS IN THE AMOUNT TO FORM A FIFTY PARTS PER MILLION (50 PPM) FREE CHLORINE RESIDUAL. THE CHLORINE SOLUTION SHALL BE LEFT IN THE MAINS FOR NOT LESS THAN TWENTY-FOUR (24) HOURS, DURING WHICH TIME ALL VALVES AND FIRE HYDRANTS SHALL BE OPERATED IN ORDER TO DISINFECT THE APPURTENANCES. AFTER THAT LENGTH OF TIME, THE CHLORINE RESIDUAL OF THE SOLUTION, AT ANY PLACE IN THE WATER DISTRIBUTION SYSTEM, SHALL NOT BE LESS THAN TEN PARTS PER MILLION (10 PPM). ALL CHLORINATION WORK MUST BE DONE UNDER THE SUPERVISION OF THE INSPECTOR.
35. ALL FINISHED WATER MAINS, AFTER REACTION BLOCKING IS IN PLACE, SHALL BE PRESSURE AND LEAKAGE TESTED AT NOT LESS THAN ONE HUNDRED AND FIFTY (150) PSI.
36. BACTERIOLOGICAL TEST IS TO BE PERFORMED BY THE LOCAL HEALTH AUTHORITY TO INSURE ADEQUATE DISINFECTION.
37. ALL TREES ARE REQUIRED TO BE PLANTED A MINIMUM OF TEN FEET (10') FROM THE OUTSIDE OF ALL UTILITY LINES THAT ARE TO BE OWNED AND MAINTAINED BY THE DISTRICT.

SANITARY SEWER NOTES

1. ALL SANITARY SEWER MAINS AND SERVICES SHALL BE CONSTRUCTED AS SHOWN ON THE APPROVED DRAWINGS. SANITARY SEWER LINE MATERIALS AND CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE TOWN OF SUPERIOR DESIGN STANDARDS AND SPECIFICATIONS.
2. SEWER MAINS AND FITTINGS SHALL BE PVC, SDR 26 MINIMUM THICKNESS CONFORMING TO ASTM D3034. JOINTS SHALL BE OF THE "SLIP ON" TYPE WITH INTEGRALLY CAST BELL HAVING AN ELASTOMERIC GASKET. SEWER MAINS SHALL BE GREEN IN COLOR.
3. MANHOLES SHALL BE LOCATED AT A MAXIMUM SPACING OF FOUR HUNDRED FEET (400') CENTER-TO-CENTER AND ALSO AT CHANGES IN SEWER MAIN ALIGNMENT AND/OR GRADE AND AT THE END OF EACH SEWER MAIN. SEWER MAINS SHALL BE LAID WITH UNIFORM SLOPE BETWEEN MANHOLES.
4. MANHOLES SHALL BE PRECAST CONCRETE UNITS CONFORMING WITH ASTM C-478. MANHOLES SHALL HAVE A MINIMUM INSIDE DIAMETER OF FOUR FEET (4').
5. MANHOLE FRAMES AND COVERS SHALL BE CAST IRON WITH THE WORD "SEWER" CAST ON THE COVER. THE FRAME SHALL PROVIDE A MINIMUM CLEAR OPENING OF TWENTY-FOUR INCHES (24").
6. THE SEWER COLLECTION SYSTEM SHALL BE INSTALLED IN A THOROUGH AND WORKMANLIKE MANNER IN ACCORDANCE WITH THE DESIGN DOCUMENTS THAT HAVE BEEN APPROVED BY THE DISTRICT. THE MINIMUM BEDDING AND BACKFILL REQUIREMENTS SHALL BE AS SHOWN IN THE TOWN'S DETAILS.
7. WHERE REQUIRED FOR STRUCTURAL REASONS OR TO PROTECT WATER MAINS LINES, THE SEWER MAIN SHALL BE ENCASED IN REINFORCED CONCRETE.
8. THE CONTRACTOR SHALL FLUSH THE SEWER MAIN, AS THE WORK PROGRESSES BY MEANS THAT ARE IN ACCORDANCE WITH GOOD PRACTICE, TO INSURE THAT EARTH, SAND, ROCKS OR OTHER FOREIGN MATERIALS ARE REMOVED FROM THE INTERIOR OF THE SEWER MAIN.
9. SEWER MAINS WILL BE CHECKED BY THE INSPECTOR TO DETERMINE WHETHER ANY DISPLACEMENT OF THE SEWER MAIN HAS OCCURRED AFTER THE TRENCH HAS BEEN BEDDED.
10. THE INSPECTOR SHALL WITNESS ALL TESTS AND VERIFY THE ACCURACY AND ACCEPTABILITY OF THE EQUIPMENT UTILIZED. THE ENGINEER WILL INFORM THE CONTRACTOR REGARDING ACCEPTABLE METHODS OF REPAIR IN THE EVENT ONE OR MORE SECTIONS FAIL TO PASS ANY TEST.
11. LAMP TEST: A LIGHT WILL BE FLASHED BETWEEN MANHOLES, OR IF THE MANHOLES HAVE NOT AS YET BEEN CONSTRUCTED, BETWEEN THE LOCATIONS OF THE MANHOLES, BY MEANS OF A FLASHLIGHT OR BY REFLECTING SUNLIGHT WITH A MIRROR. IF THE ILLUMINATED INTERIOR OF THE SEWER MAIN SHOWS POOR ALIGNMENT, DISPLACED PIPE, EARTH OR OTHER DEBRIS IN THE PIPE, OR ANY OTHER KINDS OF DEFECTS, THE DEFECTS, DETERMINED BY THE INSPECTOR, SHALL BE REMEDIED BY THE CONTRACTOR. THE TEST WILL BE REPEATED FOLLOWING COMPLETION OF BACKFILLING AND ANY POOR ALIGNMENT, DISPLACED PIPE OR OTHER DEFECTS, DETERMINED BY THE INSPECTOR, SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
12. TESTS FOR WATER TIGHTNESS SHALL BE MADE BY THE CONTRACTOR IN THE PRESENCE OF THE INSPECTOR. THE CONTRACTOR SHALL PROVIDE ASSISTANCE TO THE INSPECTOR IN DEVELOPMENT OF A DETAILED RECORD OF THE TESTING PROGRAM. THE SEWER MAIN AND CONNECTIONS SHALL NOT LEAK IN EXCESS OF THE IDENTIFIED RATE IN THE TOWN OF SUPERIOR DESIGN STANDARDS AND SPECIFICATIONS FOR A TWENTY-FOUR (24) HOUR TEST PERIOD. EACH REACH OF SEWER MAIN BETWEEN MANHOLES SHALL BE TESTED INDIVIDUALLY. ANY INDIVIDUAL REACH THAT LEAKS IN EXCESS OF THE AMOUNT ALLOWED SHALL BE CONSIDERED AS FAILING, AND SHALL BE REPAIRED AND RETESTED. AT THE DISCRETION OF THE INSPECTOR, THE TIME FOR LEAKAGE RATE TEST MAY BE SHORTENED TO FOUR (4) HOURS.
13. AT THE OPTION OF THE CONTRACTOR, LOW-PRESSURE AIR TESTING OF THE INSTALLED SEWER MAIN MAY BE USED INSTEAD OF THE LEAKAGE EXFILTRATION TEST. TESTING SHALL BE IN ACCORDANCE WITH THE TOWN OF SUPERIOR DESIGN SPECIFICATIONS AND STANDARDS.
14. ALL PVC SEWER MAINS SHALL BE TESTED FOR VERTICAL DEFLECTION AFTER PLACEMENT AND COMPACTION OF BACKFILL, UNLESS TESTING IS SPECIFICALLY EXCEPTED BY THE INSPECTOR. METHOD OF TESTING SHALL BE BY DEFLECTOMETER OF THE RIGID GO/NO-GO TYPE DEVICE. AN ALTERNATIVE METHOD WILL BE PERMITTED ONLY BY WRITTEN PERMISSION OF THE INSPECTOR. MAXIMUM ALLOWABLE DEFLECTION SHALL BE FIVE PERCENT (5%) OF THE SEWER MAIN DIAMETER. ANY AND ALL SEWER MAIN WITH VERTICAL DEFLECTION GREATER THAN THE ALLOWABLE SHALL BE EXCAVATED, REMOVED FROM THE SEWER MAIN, REPLACED, BACKFILLED AND COMPACTED AS SPECIFIED AND RETESTED.
15. ALL MANHOLES SHALL BE TESTED FOR LEAKAGE AND ALL TESTS SHALL BE WITNESSED BY THE INSPECTOR. THE LEAKAGE TEST SHALL BE CONDUCTED PRIOR TO BACKFILLING AROUND THE MANHOLE AND SHALL BE CARRIED OUT IN ACCORDANCE WITH THE TOWN OF SUPERIOR DESIGN S. AT THE OPTION OF THE CONTRACTOR, VACUUM TESTING OF THE INSTALLED MANHOLES MAY BE USED INSTEAD OF THE LEAKAGE TEST. ALL VACUUM TESTS SHALL BE WITNESSED BY THE INSPECTOR.
16. ALL TREES ARE REQUIRED TO BE PLANTED A MINIMUM OF TEN FEET (10') FROM THE OUTSIDE OF ALL UTILITY LINES THAT ARE TO BE OWNED AND MAINTAINED BY THE DISTRICT.

STORM SEWER NOTES:

1. STORM WATER MAINS, CULVERTS AND FITTINGS SHALL BE REINFORCED CONCRETE CONFORMING TO ASTM C-76. TYPE II OR TYPE V CONCRETE SHALL BE USED DEPENDING UPON THE SULFATE CONTENT OF THE SOIL. CSP, CMP AND PLASTIC PIPE, IF PROPOSED FOR STORM SEWER MATERIALS, SHALL REQUIRE THE REVIEW AND PRIOR WRITTEN APPROVAL OF THE DISTRICT'S ENGINEER. JOINTS SHALL BE TONGUE AND GROOVE AND BE SEALED WITH RUB'R-NEK BY K.T. SNYDER CO. OR APPROVED EQUIVALENT MATERIAL. ALL STREET AND ROAD CULVERTS SHALL BE EQUIPPED WITH END SECTIONS.
2. THE MINIMUM DIAMETER OF A TRUNK STORM WATER LINE SHALL BE EIGHTEEN INCHES (18"). THE MINIMUM DIAMETER OF A LATERAL STORM WATER LINE FROM INLETS SHALL BE FIFTEEN INCHES (15").
3. MANHOLES SHALL BE PRECAST CONCRETE CONFORMING WITH ASTM C-478. MANHOLES SHALL HAVE A MINIMUM INSIDE DIAMETER OF FOUR FEET (4') AND SHALL BE CONSTRUCTED AND INSTALLED IN ACCORDANCE WITH THE TOWN'S DETAILS.
4. AT DROP MANHOLES, IF THE DROP HEIGHT EXCEEDS SIX FEET (6'), THEN SIX THOUSAND (6,000) PSI CONCRETE IS REQUIRED FOR THE MANHOLE STRUCTURE.
5. FOR STORM WATER MANHOLES THAT EXCEED A DEPTH OF TWENTY FEET (20'), WE MAY REQUIRE AN INTERMEDIATE PLATFORM AND SIXTY INCH (60"), MINIMUM, DIAMETER MANHOLE RISERS.
6. LOCAL FACILITIES OF THE STORM WATER SYSTEM SHALL BE INSTALLED IN A THOROUGH AND WORKMANLIKE MANNER AND IN ACCORDANCE WITH THE DESIGN DOCUMENTS THAT HAVE BEEN APPROVED BY THE ENGINEER. THE MINIMUM BEDDING AND BACKFILL REQUIREMENTS FOR STORM WATER LINES SHALL BE AS SHOWN IN THE TOWN'S DETAILS.
7. EXPOSED RIPRAP IS REQUIRED TO BE TYPE M OR LARGER.
8. AT THE OUTLET OF STORM WATER LINES AND AT CURB CUTS, EROSION PROTECTION IS REQUIRED TO BE EXTENDED TO THE POND BOTTOM, OR TO THE TOE OF THE SLOPE IN A CHANNEL, WHICHEVER THE CASE MAY BE.
9. AT THE OUTLET OF STORM WATER LINES INTO A DRY DETENTION BASIN, A HARD BOTTOMED TRICKLE CHANNEL (EITHER CONCRETE OR GROUTED ROCK) IS REQUIRED THROUGH THE EROSION PROTECTION BASIN.
10. LAMP TEST: A LIGHT WILL BE FLASHED BETWEEN MANHOLES, OR IF THE MANHOLES HAVE NOT AS YET BEEN CONSTRUCTED, BETWEEN THE LOCATIONS OF THE MANHOLES, BY MEANS OF A FLASHLIGHT OR BY REFLECTING SUNLIGHT WITH A MIRROR. IF THE ILLUMINATED INTERIOR OF THE STORM SEWER MAIN SHOWS POOR ALIGNMENT, DISPLACED PIPE, EARTH OR OTHER DEBRIS IN THE PIPE, OR ANY OTHER KINDS OF DEFECTS, THE DEFECTS, DETERMINED BY THE INSPECTOR, SHALL BE REMEDIED BY THE CONTRACTOR. THE TEST WILL BE REPEATED FOLLOWING COMPLETION OF BACKFILLING AND ANY POOR ALIGNMENT, DISPLACED PIPE OR OTHER DEFECTS, DETERMINED BY THE INSPECTOR, SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
11. ALL TREES ARE REQUIRED TO BE PLANTED A MINIMUM OF TEN FEET (10') FROM THE OUTSIDE OF ALL UTILITY LINES THAT ARE TO BE OWNED AND MAINTAINED BY THE DISTRICT.

STREET EXCAVATION NOTES:

1. WHERE IT IS REQUIRED TO CUT EXISTING PAVEMENT, THE CUTTING SHALL BE DONE TO A NEAT WORK LINE FULL DEPTH WITH A CONCRETE-CUTTING SAW OR OTHER METHOD AS APPROVED BY THE TOWN. PAVEMENT SHALL ONLY BE OPEN CUT WHEN APPROVED BY THE TOWN. ALL SAW WATER SLURRY SHALL BE PROPERLY CONTAINED USING APPROPRIATE BMP'S, AND IS PROHIBITED FROM ENTERING ANY STORM DRAINS. SAW WATER SLURRY SHALL BE REMOVED FROM IMPERVIOUS SURFACES AS WORK PROGRESSES.
2. ALL PAVEMENT CUTS AND EXPLORATORY POTHOLES SHALL BE REPAIRED AS REQUIRED BY THE TOWN.
3. EXISTING ASPHALT PAVEMENT SHALL BE REMOVED AS INDICATED IN THE PLANS OR DESIGNATED BY THE ENGINEER.
4. ALL REMOVALS THAT ARE NOT SALVAGEABLE SHALL BECOME THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE INDICATED ON THE PLANS AND PROJECT SPECIFICATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DISPOSAL COSTS.
5. ALL TRENCHES SHALL BE ADEQUATELY SUPPORTED AND THE SAFETY OF THE WORKERS AND PUBLIC PROVIDED FOR AS REQUIRED BY THE MOST RECENT OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) "SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION".
6. ALL EXCAVATIONS IN EXISTING STREETS SHALL BE BACKFILLED WITH APPROVED CDOT FLOWABLE FILL FROM BEDDING MATERIAL TO FINISH SUBGRADE ELEVATION.
7. APPROPRIATE STREET PLATES SHALL BE USED OVER FLOW FILLED TRENCH EXCAVATIONS UNTIL THE FLOW FILL HAS ADEQUATELY CURED TO SUPPORT TRAFFIC LOADING AND PATCHING.
8. THE CONTRACTOR SHALL REPAIR ANY EXCAVATIONS OR PAVEMENT FAILURES CAUSED BY HIS CONSTRUCTION AS DIRECTED BY THE ENGINEER. THE CONTRACTOR SHALL PROPERLY BARRICADE THE CONSTRUCTION SITE UNTIL CONSTRUCTION IS COMPLETE.
9. ALL CONCRETE AND ASPHALT MIXTURE DESIGNS SHALL BE APPROVED BY SUPERIOR PRIOR TO PLACEMENT OF CONCRETE AND ASPHALT.
10. PATCHING SHALL BE TO THE DEPTH OF THE SURROUNDING EXISTING PAVEMENT PLUS 1 INCH, OR TO THE DEPTH SHOWN IN THE LIFT DETAIL AS DIRECTED BY THE ENGINEER. THE TOP LIFT MUST UTILIZE HMA (GRADING SX)(75)(PG 64-22) OR APPROVED ALTERNATE. THE THICKNESS OF SUBSEQUENT LIFTS MUST BE EQUAL TO OR GREATER THAN THE LIFT DIRECTLY ABOVE. THE LOWER LIFTS MAY UTILIZE HMA (GRADING S OR SG)(75)(PG 64-22) OR APPROVED ALTERNATE.
11. A TACK COAT SHALL BE PLACED TO THE VERTICAL EDGES OF EXISTING ASPHALT PRIOR TO THE PLACEMENT OF LIFTS OF HMA.
12. BEFORE PLACEMENT OF THE TACK COAT, THE CONTRACTOR SHALL CLEAN THE ROADWAY AS DIRECTED BY THE ENGINEER.
13. FINISH TOP LIFT SHALL MEET SURFACE TOLERANCE REQUIREMENTS OF 3/16 INCH AS MEASURED WITH A 10 FOOT STRAIGHT EDGE. SURFACE EXCEEDING 3/16 INCH SHALL BE CORRECTED PRIOR TO FINAL COMPACTION.
14. IMMEDIATELY AFTER FINISH ROLLING THE HMA PATCH, THE EDGES SHALL RECEIVE AN APPLICATION OF CSS1-H TACK EXTENDING A MINIMUM OF 6 INCHES EITHER SIDE OF THE JOINT (PICTURE FRAME). APPLICATION OF CSS1-H SHALL OCCUR BEFORE THE HMA TEMPERATURE DROPS BELOW 175 DEGREES.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTMENT OF ALL VALVES AND MANHOLE RIMS THAT ARE NOT SPECIFIED TO BE ADJUSTED BY THE INDIVIDUAL UTILITY COMPANY, TO FINAL STREET GRADE.

REUSE IRRIGATION NOTES

1. IRRIGATION MAINS SHALL BE PURPLE AND SHALL CONFORM WITH AWWA C900, ONE HUNDRED AND FIFTY (150) MINIMUM PRESSURE CLASS (FOR TWELVE INCH (12") AND SMALLER PVC IRRIGATION MAINS). THE PURPLE COLOR SHALL BE A FACTORY PIGMENT OF THE PVC MATERIAL, AND PAINTING OF THE PIPE MATERIAL IS NOT ACCEPTABLE.
2. ALL IRRIGATION MAINS SHALL BE INSTALLED WITH WARNING TAPES OR WITH THE WARNING PRINTED DIRECTLY ONTO THE IRRIGATION MAIN AND 10GA COATED COPPER TRACER WIRE. ALL SPLICES IN TRACER WIRE SHALL UTILIZE DBY-6 DIRECT BURY CONNECTORS. WARNING TAPES SHALL BE INSTALLED DIRECTLY ON TOP OF THE IRRIGATION MAIN LONGITUDINALLY AND SHALL BE CENTERED. THE TRACER WIRE SHALL BE TAPED TO THE PVC LINE. ACCEPTABLE TAPE OR PRINTING DIRECTLY ON THE IRRIGATION MAIN SHALL STATE: "NON-POTABLE LINE - DO NOT DRINK."
3. STANDARD PIPE LENGTHS SHALL BE 20 FEET ALL SIZES. RANDOM LENGTHS SHALL NOT BE PERMITTED.
4. INSTALL MECHANICAL JOINT RESTRAINTS AT ALL BENDS, STUBS, TEES, VALVES, BLOW-OFFS, PLUGS AND OTHER APPROPRIATE APPURTENANCES IN WATER LINES IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS FOR WORKING PRESSURE, SOILS TYPE, AND PIPE TYPE.
5. ALL PIPE SHALL BE SUITABLE FOR USE AS A PRESSURE CONDUIT. PROVISIONS MUST BE MADE FOR EXPANSION AND CONTRACTION AT EACH JOINT WITH A RUBBER RING. THE BELL SHALL CONSIST OF INTEGRAL WALL SECTION WITH A SOLID CROSS SECTION RUBBER RING WHICH MEETS THE REQUIREMENTS OF AWWA SPECIFICATION C915.
6. EACH LENGTH OF PIPE SHALL BEAR THE DATE OF MANUFACTURER, TYPE, GRADE, LENGTH, MANUFACTURERS NAME, AND AN NSF SEAL OF APPROVAL.
7. PIPE JOINTS SHALL BE MADE USING INTEGRAL BELL WITH AN ELASTOMERIC GASKET PUSH ON TYPE JOINT OR USING MACHINED COUPLINGS OF A SLEEVE TYPE WITH RUBBER RING GASKETS AND MACHINED PIPE ENDS TO FORM PUSH ON TYPE JOINT.
8. THE MANUFACTURER SHALL FURNISH A CERTIFIED STATEMENT THAT ALL OF THE SPECIFIED TEST AND INSPECTIONS HAVE BEEN MADE AND THE RESULTS THEREOF COMPLY WITH THE REQUIREMENTS OF THE APPLICABLE STANDARDS HEREIN SPECIFIED. A COPY OF THE CERTIFICATION WILL BE SENT TO THE TOWN OF SUPERIOR UPON REQUEST.
9. CONTRACTOR SHALL VERIFY THE PIPE MATERIAL AND SIZE PRIOR TO CONSTRUCTION OF THE WATER LINE WHERE TAPS OR TIE-INS ARE TO BE MADE.
10. VALVE SHALL BE PROVIDED WITH A CAST IRON VALVE BOX AND TRIANGULAR COVER (CASTINGS INC. MODEL 4TCI-17-S). VALVE BOXES SHALL ALLOW FOR AT LEAST THREE INCHES (3") OF ADDITIONAL EXTENSION ABOVE THE LEVEL REQUIRED FOR FINAL GRADE AT THE TIME OF INSTALLATION. ALL VALVE BOXES SHALL BE WRAPPED WITH 8 MIL MINIMUM THICKNESS POLYETHYLENE MATERIAL AND TAPED SECURE IN ACCORDANCE WITH AWWA STANDARDS C105.
11. NO BENDING OF THE PIPE IS PERMITTED FOR INSTALLATIONS REQUIRED ALONG A RADIUS. HIGH DEFLECTION STOP COUPLINGS SHALL BE USED TO DEVELOP THE REQUIRED CURVATURE.
12. THE CONTRACTOR IS TO SCHEDULE WITH THE GEOTECHNICAL ENGINEER FOR SCHEDULED TESTING.
13. ALL WORK, INCLUDING CORRECTION WORK SHALL BE INSPECTED BY A TOWN OF SUPERIOR REPRESENTATIVE WHO SHALL HAVE THE AUTHORITY TO HALT CONSTRUCTION WHEN STANDARD CONSTRUCTION PRACTICES ARE NOT BEING ADHERED TO.
14. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.
15. NO BEDDING MATERIAL SHALL BE PLACED ABOVE THE SPRINGLINE OF THE PIPE UNTIL A TOWN OF SUPERIOR REPRESENTATIVE HAS AUTHORIZED BACKFILLING. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE TOWN OF SUPERIOR 48 HOURS IN ADVANCE OF BACKFILL OPERATIONS SO A TOWN REPRESENTATIVE MAY INSPECT THE PIPE AND BALANCE OF BEDDING MATERIAL PLACEMENT PRIOR TO BACKFILLING. BEDDING MATERIAL SHALL BE PLACED ACROSS THE ENTIRE WITH OF THE TRENCH. STACKING OR PILING OF BEDDING WILL NOT BE ACCEPTED.
16. SEWER MAINS ABOVE OR LESS THAN 1.5 FEET MEASURED O.D. TO O.D. FROM WATER MAIN SHALL BE ENCASED IN CONCRETE.
17. ALL BURIED VALVES AND FITTINGS SHALL BE PROTECTED BY WAX TAPE PRIMER AND #1 WAX TAPE BY TRENTON CORPORATION, OR APPROVED EQUAL.
18. IN ADDITION TO THE REQUIRED WAX TAPE AND POLY WRAPPING OF ALL DIP, FITTINGS, ETC., ALL BOLTS FOR MECHANICAL JOINTS AND JOINT RESTRAINTS SHALL BE PROVIDED CATHODIC PROTECTION USING ZINC CAPS AS MANUFACTURED BY MARS COMPANY, OR APPROVED EQUAL.
19. NO TESTING OF WATER LINES SHALL OCCUR UNTIL ALL BACKFILL TEST REPORTS HAVE BEEN SUBMITTED TO THE TOWN OF SUPERIOR AND APPROVED.
20. ALL FINISHED WATER MAINS, AFTER REACTION BLOCKING IS IN PLACE, SHALL BE PRESSURE AND LEAKAGE TESTED AT NOT LESS THAN ONE HUNDRED AND FIFTY (150) PSI.

UTILITY MAINTENANCE STATEMENT:

ALL PUBLIC WATER, REUSE WATER, STORM SEWER AND SANITARY SEWER MAINS AND APPURTENANCES LOCATED IN PUBLIC ROW SHALL BE MAINTAINED BY THE TOWN OF SUPERIOR PUBLIC WORKS DEPARTMENT. ALL PUBLIC WATER, REUSE WATER, STORM SEWER, SANITARY SEWER MAINS AND APPURTENANCES UNDER PRIVATE DRIVES ARE LOCATED IN UTILITY EASEMENTS. THE TOWN IS RESPONSIBLE FOR MAINTENANCE OF THESE WATER, REUSE WATER, STORM AND SANITARY SEWER FACILITIES. THE TOWN IS NOT RESPONSIBLE FOR REPAIR OR REPLACEMENT OF PRIVATE DRIVE, CURB AND GUTTER OR LANDSCAPING DAMAGED DURING UTILITY REPAIR OR MAINTENANCE.

D2C ARCHITECTS
D2C ARCHITECTS, INC.
DENVER, COLORADO

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

MARK	DESCRIPTION	DATE	APPR

ISSUE DATE: **MAY 19, 2025**
DESIGN BY: RJJ
D2C PROJECT NUMBER 202421
CONSULTANTS PROJECT # 218.001.06
DRAWN BY: RJJ
CKD BY: JAB
SOLICITATION NO.:
SBMT BY: Approver
PLOT DATE: 4/30/2025 3:28:50 PM
CONTRACT NO.:
PLOT SCALE: N/A
FILE NUMBER:
SIZE: 22" x 34"
FILE NAME: 218.001.06_NOTES

FOR PERMIT

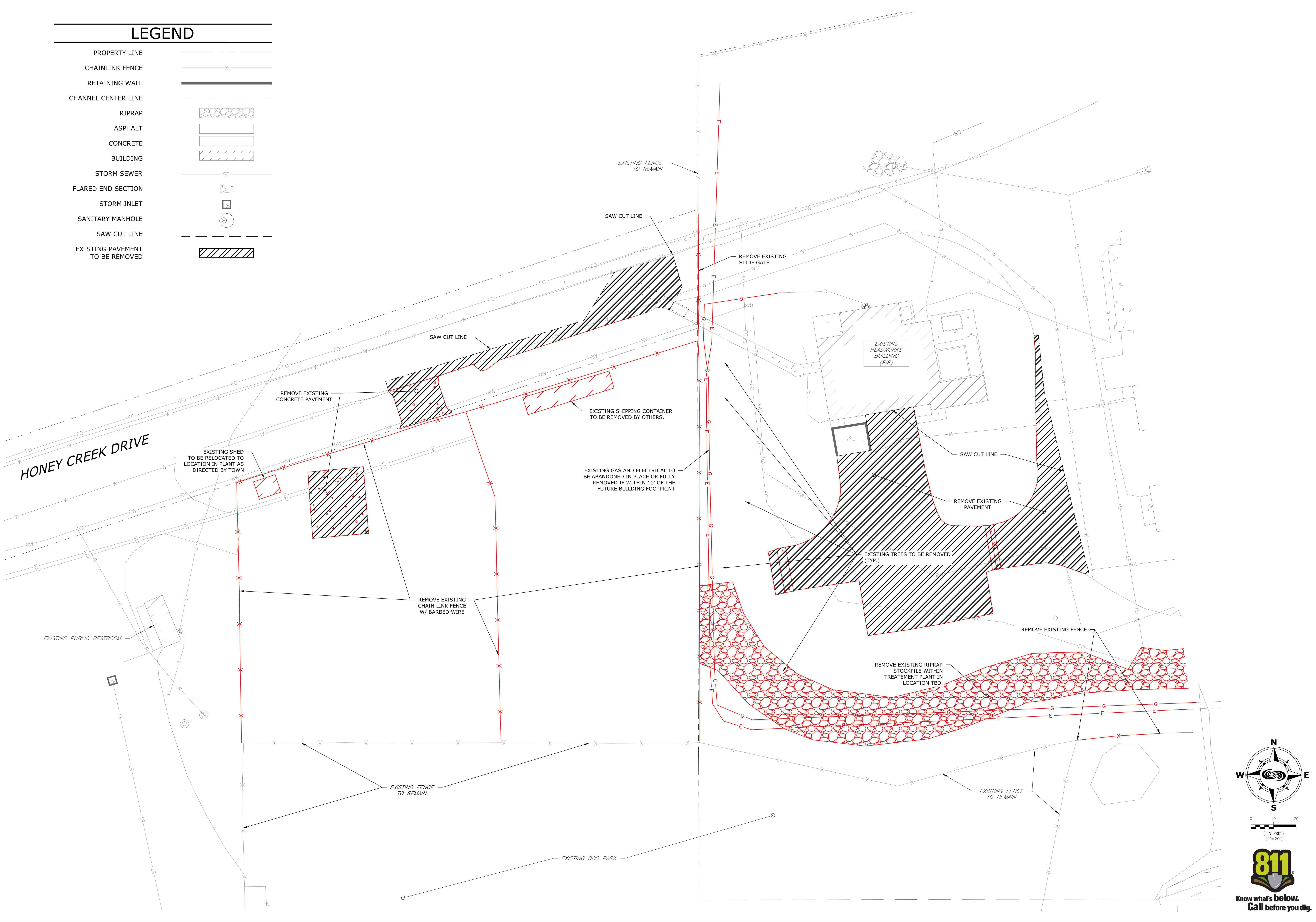
NOT FOR CONSTRUCTION

NOTES 2

SHEET IDENTIFICATION
C1.2

LEGEND

PROPERTY LINE
CHAINLINK FENCE
RETAINING WALL
CHANNEL CENTER LINE
RIPRAP
ASPHALT
CONCRETE
BUILDING
STORM SEWER
FLARED END SECTION
STORM INLET
SANITARY MANHOLE
SAW CUT LINE
EXISTING PAVEMENT TO BE REMOVED


1
2
3
4
5
D
C
B
A
HONEY CREEK DRIVE
EXISTING FENCE TO REMAIN
SAW CUT LINE
REMOVE EXISTING SLIDE GATE
SAW CUT LINE
EXISTING HEADWORKS BUILDING (PIP)
GM
REMOVE EXISTING CONCRETE PAVEMENT
EXISTING SHIPPING CONTAINER TO BE REMOVED BY OTHERS.
EXISTING SHED TO BE RELOCATED TO LOCATION IN PLANT AS DIRECTED BY TOWN
EXISTING GAS AND ELECTRICAL TO BE ABANDONED IN PLACE OR FULLY REMOVED IF WITHIN 10' OF THE FUTURE BUILDING FOOTPRINT
SAW CUT LINE
REMOVE EXISTING PAVEMENT
EXISTING TREES TO BE REMOVED (TYP.)
REMOVE EXISTING CHAIN LINK FENCE W/ BARBED WIRE
EXISTING PUBLIC RESTROOM
REMOVE EXISTING FENCE
REMOVE EXISTING RIPRAP STOCKPILE WITHIN TREATEMENT PLANT IN LOCATION TBD.
EXISTING FENCE TO REMAIN
EXISTING FENCE TO REMAIN
EXISTING DOG PARK
N
W
E
S
0
10
20
(IN FEET)
(1"=20')

Know what's **below.**
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DENVER, COLORADO

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FIRESTONE, CO 80530
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MARK	DESCRIPTION	DATE	APPR

DESIGN BY:
RJJ

ISSUE DATE:
MAY 19, 2025

D2C PROJECT NUMBER
202421

CONSULTANTS PROJECT #
218.001.06

DRAWN BY:
RJJ

CKD BY:
JAB

SOLICITATION NO.:

SBMT BY:
Approver

PLOT DATE:
5/14/2025
8:58:43 AM

CONTRACT NO.:

PLOT SCALE:
1" = 20'

FILE NUMBER:

SIZE:
22" x 34"

FILE NAME:
218.001.06_DEMO

FOR PERMIT

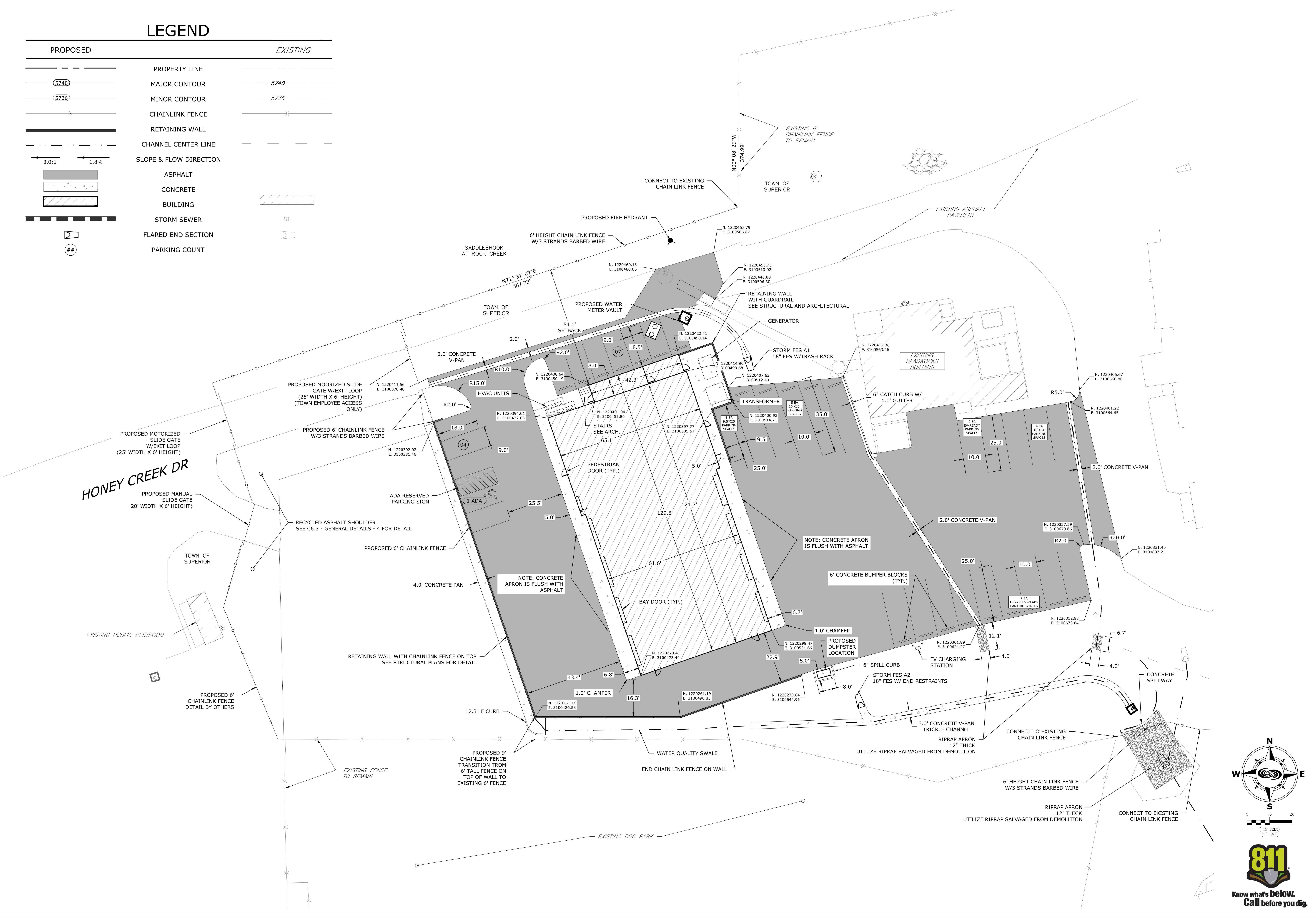
NOT FOR CONSTRUCTION

EXISTING CONDITIONS & DEMOLITION PLAN

SHEET IDENTIFICATION
C2.0

LEGEND

PROPOSED		*EXISTING*
— — —	PROPERTY LINE	— — —
5740	MAJOR CONTOUR	*5740*
5736	MINOR CONTOUR	*5736*
—x—	CHAINLINK FENCE	—x—
▬	RETAINING WALL	
— · · —	CHANNEL CENTER LINE	— —
← 3.0:1 ← 1.8%	SLOPE & FLOW DIRECTION	
▩	ASPHALT	
▭	CONCRETE	
▨	BUILDING	▨
▬	STORM SEWER	ST
▷	FLARED END SECTION	▷
##	PARKING COUNT	



EXISTING 6' CHAINLINK FENCE TO REMAIN
N00° 08' 29"W
374.99'
CONNECT TO EXISTING CHAIN LINK FENCE
TOWN OF SUPERIOR
EXISTING ASPHALT PAVEMENT
PROPOSED FIRE HYDRANT
6' HEIGHT CHAIN LINK FENCE W/3 STRANDS BARBED WIRE
N. 1220467.79 E. 3100505.87
SADDLEBROOK AT ROCK CREEK
N71° 31' 07"E
367.72'
N. 1220460.13 E. 3100480.06
N. 1220453.75 E. 3100510.02
N. 1220446.88 E. 3100506.30
RETAINING WALL WITH GUARDRAIL SEE STRUCTURAL AND ARCHITECTURAL
TOWN OF SUPERIOR
PROPOSED WATER METER VAULT
GENERATOR
54.1' SETBACK
GM
N. 1220422.41 E. 3100490.14
9.0'
18.5'
07
STORM FES A1 18" FES W/TRASH RACK
N. 1220412.38 E. 3100563.46
EXISTING HEADWORKS BUILDING
2.0'
2.0' CONCRETE V-PAN
R2.0'
8.0'
N. 1220414.90 E. 3100493.68
N. 1220407.63 E. 3100512.40
R10.0'
N. 1220408.64 E. 3100450.19
42.3'
6" CATCH CURB W/ 1.0' GUTTER
N. 1220406.67 E. 3100668.80
R5.0'
N. 1220401.22 E. 3100664.65
PROPOSED MOORIZED SLIDE GATE W/EXIT LOOP (25' WIDTH X 6' HEIGHT) (TOWN EMPLOYEE ACCESS ONLY)
N. 1220411.56 E. 3100378.48
R15.0'
HVAC UNITS
TRANSFORMER
5 EA 10'X35' PARKING SPACES
35.0'
R2.0'
N. 1220394.01 E. 3100432.03
N. 1220401.04 E. 3100452.80
N. 1220400.92 E. 3100514.71
1 EA 9.5'X25' PARKING SPACES
2 EA EV-READY PARKING SPACES
4 EA 10'X24' PARKING SPACES
PROPOSED MOTORIZED SLIDE GATE W/EXIT LOOP (25' WIDTH X 6' HEIGHT)
PROPOSED 6' CHAINLINK FENCE W/3 STRANDS BARBED WIRE
18.0'
STAIRS SEE ARCH.
N. 1220397.77 E. 3100505.57
10.0'
9.5'
25.0'
65.1'
04
N. 1220392.02 E. 3100381.46
9.0'
10.0'
2.0' CONCRETE V-PAN
PEDESTRIAN DOOR (TYP.)
25.0'
5.0'
HONEY CREEK DR
PROPOSED MANUAL SLIDE GATE 20' WIDTH X 6' HEIGHT)
ADA RESERVED PARKING SIGN
1 ADA
25.5'
129.8'
121.7'
5.0'
RECYCLED ASPHALT SHOULDER SEE C6.3 - GENERAL DETAILS - 4 FOR DETAIL
2.0' CONCRETE V-PAN
N. 1220337.59 E. 3100670.66
R20.0'
R2.0'
N. 1220331.40 E. 3100687.21
NOTE: CONCRETE APRON IS FLUSH WITH ASPHALT
PROPOSED 6' CHAINLINK FENCE
TOWN OF SUPERIOR
61.6'
25.0'
10.0'
6' CONCRETE BUMPER BLOCKS (TYP.)
NOTE: CONCRETE APRON IS FLUSH WITH ASPHALT
4.0' CONCRETE PAN
BAY DOOR (TYP.)
7 EA 10'X25' EV-READY PARKING SPACES
N. 1220312.83 E. 3100673.84
6.7'
EXISTING PUBLIC RESTROOM
1.0' CHAMFER
6.7'
PROPOSED DUMPSTER LOCATION
12.1'
N. 1220299.47 E. 3100531.66
N. 1220301.89 E. 3100624.27
RETAINING WALL WITH CHAINLINK FENCE ON TOP SEE STRUCTURAL PLANS FOR DETAIL
N. 1220279.41 E. 3100473.44
22.9'
5.0'
EV CHARGING STATION
4.0'
4.0'
6" SPILL CURB
43.4'
6.8'
STORM FES A2 18" FES W/ END RESTRAINTS
CONCRETE SPILLWAY
PROPOSED 6' CHAINLINK FENCE DETAIL BY OTHERS
8.0'
1.0' CHAMFER
16.3'
N. 1220261.19 E. 3100490.85
N. 1220279.84 E. 3100544.96
N. 1220261.16 E. 3100426.58
12.3 LF CURB
3.0' CONCRETE V-PAN TRICKLE CHANNEL
CONNECT TO EXISTING CHAIN LINK FENCE
RIPRAP APRON 12" THICK UTILIZE RIPRAP SALVAGED FROM DEMOLITION
PROPOSED 9' CHAINLINK FENCE TRANSITION TROM 6' TALL FENCE ON TOP OF WALL TO EXISTING 6' FENCE
WATER QUALITY SWALE
END CHAIN LINK FENCE ON WALL
EXISTING FENCE TO REMAIN
6' HEIGHT CHAIN LINK FENCE W/3 STRANDS BARBED WIRE
RIPRAP APRON 12" THICK UTILIZE RIPRAP SALVAGED FROM DEMOLITION
CONNECT TO EXISTING CHAIN LINK FENCE
EXISTING DOG PARK
N
W
E
S
0
10
20
(IN FEET)
(1"=20')

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Know what's below.
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D2C ARCHITECTS, INC.
DENVER, COLORADO

CIVIL RESOURCES

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SUITE 200
FIRESTONE, CO 80530
303.833.1416
WWW.CIVILRESOURCES.COM

MARK	DESCRIPTION	DATE	APPR

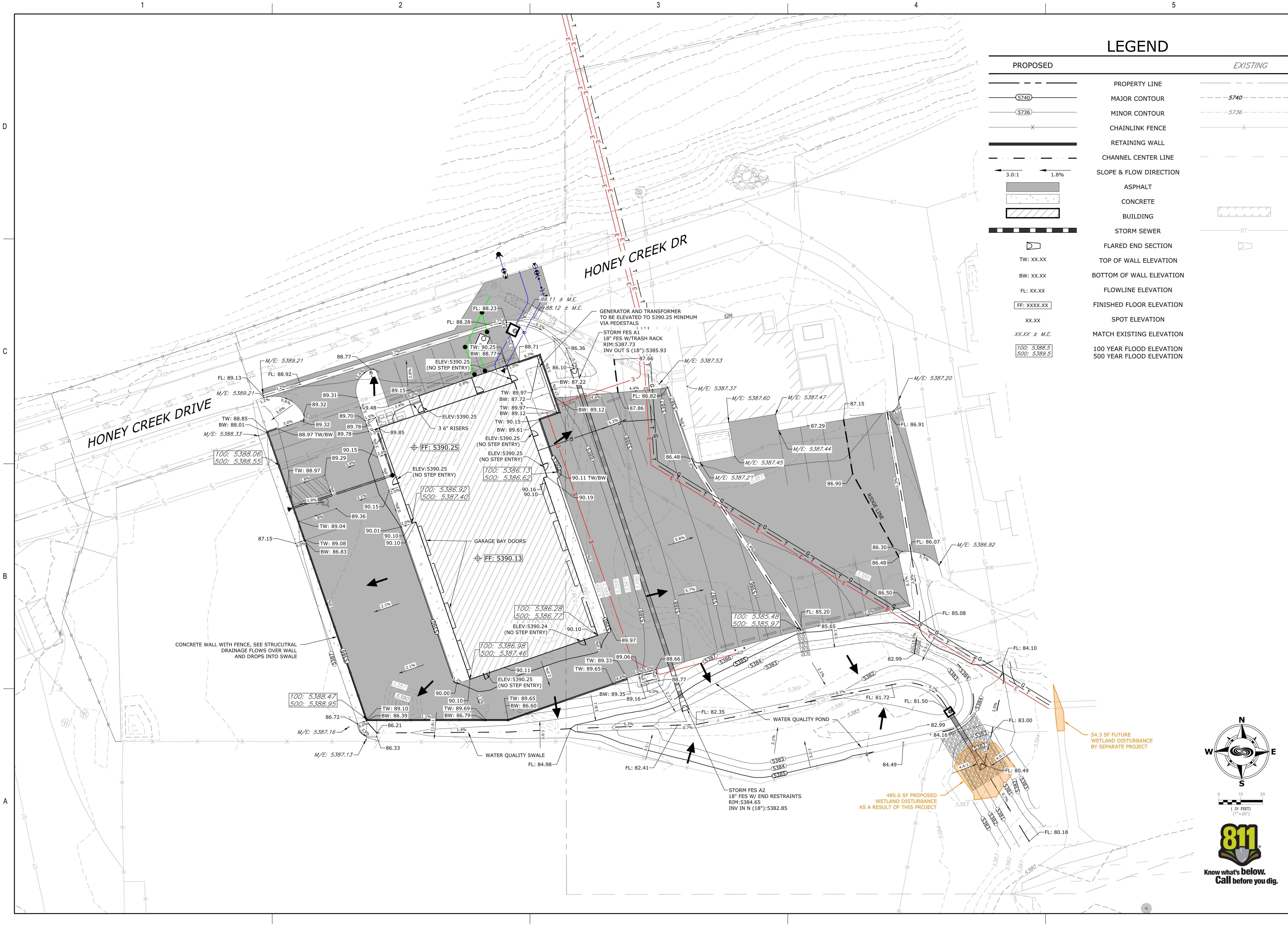
DESIGN BY: RJJ
ISSUE DATE: **MAY 19, 2025**
D2C PROJECT NUMBER 202421
CONSULTANTS PROJECT # 218.001.06
DRAWN BY: RJJ
CKD BY: JAB
SOLICITATION NO.:
SBMT BY: Approver
PLOT DATE: 5/16/2025 1:00:24 PM
CONTRACT NO.:
PLOT SCALE: 1" = 20'
FILE NUMBER:
SIZE: 22" x 34"
FILE NAME: 218.001.06_SP

FOR PERMIT

NOT FOR CONSTRUCTION

SITE PLAN

SHEET IDENTIFICATION
C3.0


1
2
3
4
5
D
C
B
A
HONEY CREEK DR
HONEY CREEK DRIVE
GENERATOR AND TRANSFORMER TO BE ELEVATED TO 5390.25 MINIMUM VIA PEDESTALS
STORM FES A1
18" FES W/TRASH RACK
RIM:5387.73
INV OUT S (18"):5385.93
88.11 ± M.E.
88.12 ± M.E.
FL: 88.23
FL: 88.28
TW: 90.25
BW: 88.77
88.71
86.36
ELEV:5390.25
(NO STEP ENTRY)
88.77
M/E: 5389.21
FL: 88.92
FL: 89.13
M/E: 5389.21
89.31
89.32
89.15
89.48
89.70
89.78
89.85
89.32
88.97 TW/BW
89.78
TW: 88.85
BW: 88.01
M/E: 5388.33
100: 5388.06
500: 5388.55
90.15
89.29
TW: 88.97
89.36
90.15
TW: 89.04
TW: 89.08
BW: 86.83
87.15
90.01
90.10
90.10
ELEV:5390.25
3 6" RISERS
FF: 5390.25
ELEV:5390.25
(NO STEP ENTRY)
100: 5386.92
500: 5387.40
GARAGE BAY DOORS
FF: 5390.13
TW: 89.97
BW: 87.72
TW: 89.97
BW: 89.12
TW: 90.15
BW: 89.61
ELEV:5390.25
(NO STEP ENTRY)
ELEV:5390.25
(NO STEP ENTRY)
100: 5386.13
500: 5386.62
90.16
90.10
90.11 TW/BW
90.19
86.10
BW: 87.22
87.66
FL: 86.82
87.86
BW: 89.12
M/E: 5387.53
M/E: 5387.37
M/E: 5387.60
M/E: 5387.47
87.15
M/E: 5387.20
FL: 86.91
87.29
M/E: 5387.44
M/E: 5387.45
M/E: 5387.22
86.48
86.90
RIDGE LINE
FL: 86.07
M/E: 5386.92
86.30
86.48
86.50
FL: 85.20
85.65
FL: 85.08
100: 5385.48
500: 5385.97
100: 5386.28
500: 5386.77
ELEV:5390.24
(NO STEP ENTRY)
90.10
100: 5386.98
500: 5387.46
89.97
CONCRETE WALL WITH FENCE, SEE STRUCUTRAL DRAINAGE FLOWS OVER WALL AND DROPS INTO SWALE
TW: 89.33
TW: 89.65
89.06
88.66
88.77
90.11
ELEV:5390.25
(NO STEP ENTRY)
BW: 89.35
89.16
90.00
90.10
TW: 89.65
BW: 86.60
TW: 89.69
BW: 86.79
TW: 89.10
BW: 86.39
100: 5388.47
500: 5388.95
86.72
M/E: 5387.16
86.21
86.33
M/E: 5387.13
WATER QUALITY SWALE
FL: 84.98
FL: 82.35
FL: 82.41
WATER QUALITY POND
82.99
FL: 81.72
FL: 81.50
FL: 84.10
82.99
84.16
FL: 83.00
84.49
FL: 80.49
FL: 80.18
STORM FES A2
18" FES W/ END RESTRAINTS
RIM:5384.65
INV IN N (18"):5382.85
485.6 SF PROPOSED WETLAND DISTURBANCE AS A RESULT OF THIS PROJECT
54.3 SF FUTURE WETLAND DISTURBANCE BY SEPARATE PROJECT
N
S
E
W
0
10
20
(IN FEET)
(1"=20')

LEGEND

PROPOSED		EXISTING
— — - —	PROPERTY LINE	— — —
5740	MAJOR CONTOUR	5740
5736	MINOR CONTOUR	5736
—x—	CHAINLINK FENCE	—x—
▬	RETAINING WALL	
— - —	CHANNEL CENTER LINE	— —
← 3.0:1 ← 1.8%	SLOPE & FLOW DIRECTION	
▩	ASPHALT	
▒	CONCRETE	
▨	BUILDING	▨
▬	STORM SEWER	—ST—
▷	FLARED END SECTION	▷
TW: XX.XX	TOP OF WALL ELEVATION	
BW: XX.XX	BOTTOM OF WALL ELEVATION	
FL: XX.XX	FLOWLINE ELEVATION	
FF: XXXX.XX	FINISHED FLOOR ELEVATION	
XX.XX	SPOT ELEVATION	
XX.XX ± M.E.	MATCH EXISTING ELEVATION	
100: 5388.5 500: 5389.5	100 YEAR FLOOD ELEVATION 500 YEAR FLOOD ELEVATION	

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D2C ARCHITECTS, INC.
DENVER, COLORADO

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SUITE 200
FIRESTONE, CO 80530
303.833.1416
WWW.CIVILRESOURCES.COM

MARK	DESCRIPTION	DATE	APPR

DESIGN BY: RJJ
ISSUE DATE: **MAY 19, 2025**
D2C PROJECT NUMBER 202421
CONSULTANTS PROJECT # 218.001.06
DRAWN BY: RJJ
CKD BY: JAB
SOLICITATION NO.:
SBMT BY: Approver
PLOT DATE: 5/16/2025 1:01:24 PM
CONTRACT NO.:
PLOT SCALE: 1" = 20'
FILE NUMBER:
SIZE: 22" x 34"
FILE NAME: 218.001.06_GP

FOR PERMIT

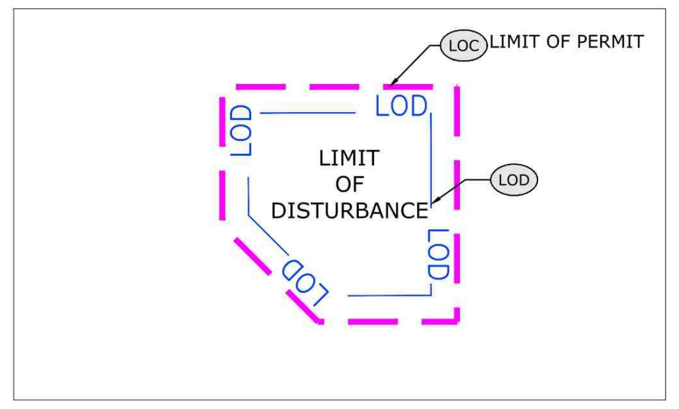
NOT FOR CONSTRUCTION

OVERALL GRADING PLAN

SHEET IDENTIFICATION
C4.0

BMP LEGEND

	CD	CHECK DAM
	CB	COMPOST BLANKET
	CFB	COMPOST FILTER BERM
	CWA	CONCRETE WASHOUT AREA
	CF	CONSTRUCTION FENCE
□ □	CM	CONSTRUCTION MARKER
	DW	DEWATERING
	DD	DIVERSION DITCH
▩	ECB	EROSION CONTROL BLANKET
	IP	INLET PROTECTION
	RCD	REINFORCED CHECK DAM
▨	RRB	REINFORCED ROCK BERM
	RRC	RRB FOR CULVERT PROTECTION
	SB	SEDIMENT BASIN
SCL	SCL	SEDIMENT CONTROL LOG
	ST	SEDIMENT TRAP
	SM	SEEDING AND MULCHING/LANDSCAPING
SF	SF	SILT FENCE
▭	SSA	STABILIZED STAGING AREA
	SR	SURFACE ROUGHENING
	TSD	TEMPORARY SLOPE DRAIN
	TSC	TEMPORARY STREAM CROSSING
	TER	TERRACING
	VTC	VEHICLE TRACKING CONTROL
	WW	VTC WITH WHEEL WASH
	LOC	LIMITS OF CONSTRUCTION
LOD	LOD	LIMITS OF DISTURBANCE
	TBR	TO BE REMOVED


LOC
LIMIT OF PERMIT
LOD
LOD
LIMIT OF DISTURBANCE
LOD
LOD
LOD

PROPERTY LINE	
EX MAJOR CONTOURS	5740
EX MINOR CONTOURS	5741
PROP MAJOR CONTOURS	5740
PROP MINOR CONTOURS	5736
DIRECTION OF FLOW	→

NOTES:

1. PERMIT AREA: 1.8 ACRES
2. DISTURBED AREA: 1.3 ACRES
3. THERE IS NO EXISTING VEGETATION WITHIN THE LIMIT OF DISTURBANCE TO BE PROTECTED.
4. SEE LANDSCAPING PLANS FOR FINAL STABILIZATION

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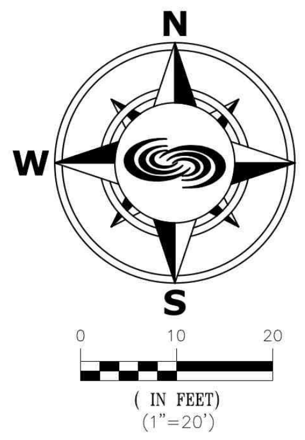
N
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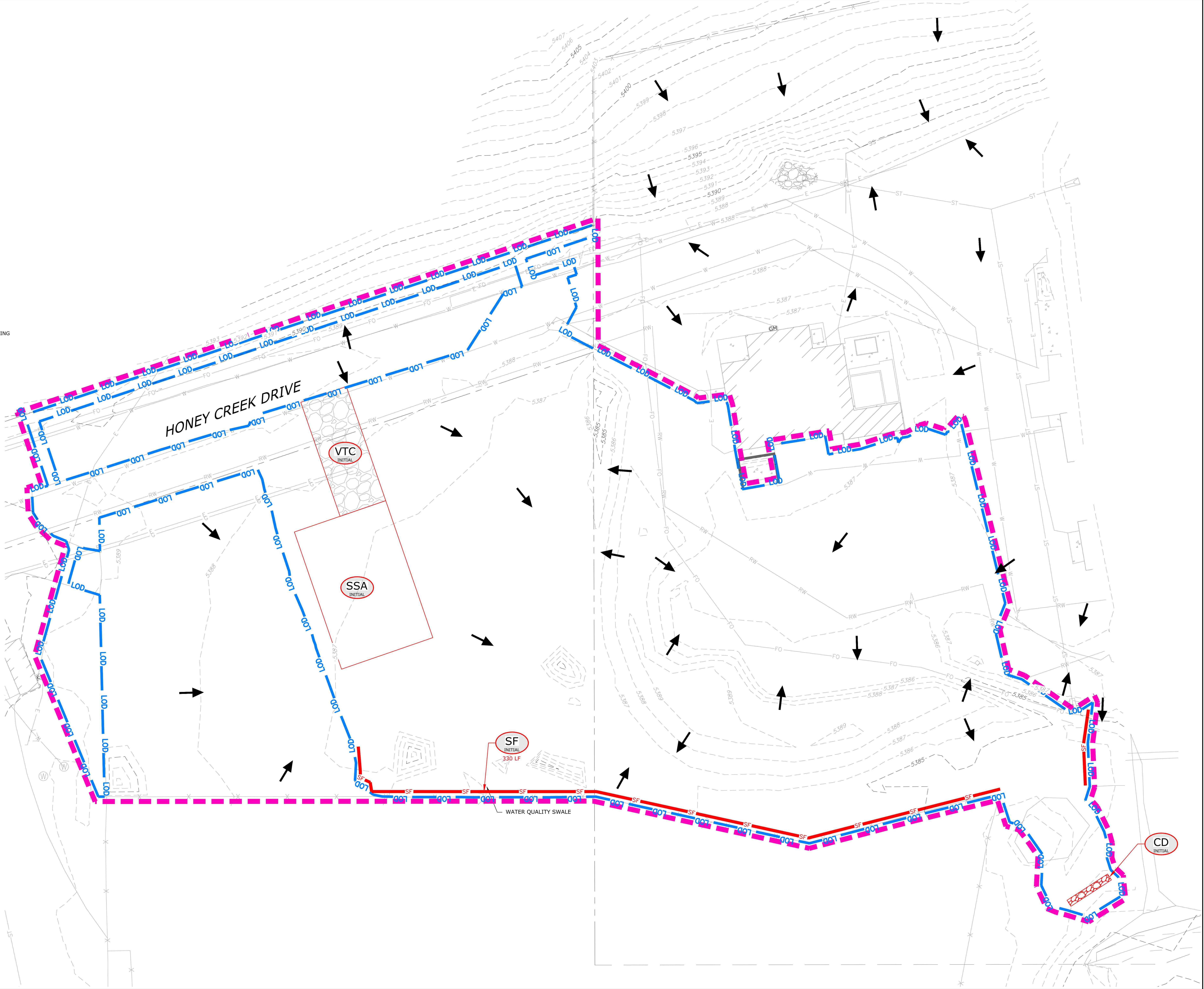
(IN FEET)
(1"=20')


HONEY CREEK DRIVE
VTC
INITIAL
SSA
INITIAL
SF
INITIAL
330 LF
WATER QUALITY SWALE
CD
INITIAL
GM
LOD
SF
5407
5406
5405
5404
5403
5402
5401
5400
5399
5398
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5387
5386
5385

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D2C ARCHITECTS, INC.
DENVER, COLORADO

CIVIL RESOURCES
8308 COLORADO BLVD
SUITE 200
FIRESTONE, CO 80530
303.833.1416
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ISSUE DATE: **MAY 19, 2025**
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CONSULTANTS PROJECT # 218.001.06
DRAWN BY: RJJ
CKD BY: JAB
SOLICITATION NO.:
SBMT BY: Approver
PLOT DATE: 5/1/2025 9:58:17 AM
CONTRACT NO.:
PLOT SCALE: 1" = 20'
FILE NUMBER:
SIZE: 22" x 34"
FILE NAME: 218.001.06_SWMP_INITIAL

FOR PERMIT

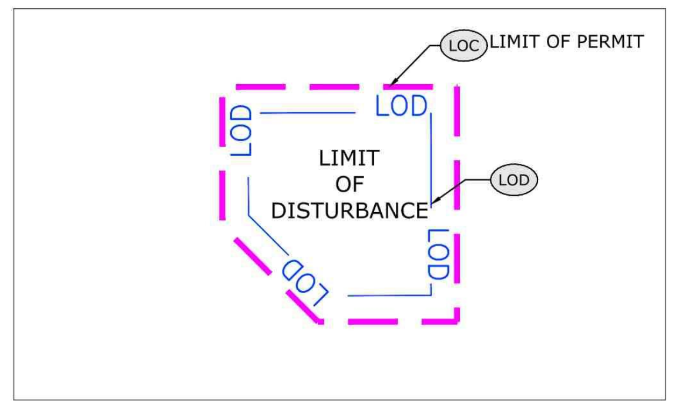
NOT FOR CONSTRUCTION

INITIAL SWMP

SHEET IDENTIFICATION
C4.1

BMP LEGEND

▨	CD	CHECK DAM
▭	CB	COMPOST BLANKET
△	CFB	COMPOST FILTER BERM
⊠	CWA	CONCRETE WASHOUT AREA
━□━□━	CF	CONSTRUCTION FENCE
□ □	CM	CONSTRUCTION MARKER
←—○	DW	DEWATERING
━←━←	DD	DIVERSION DITCH
▩	ECB	EROSION CONTROL BLANKET
▨	IP	INLET PROTECTION
▨	RCD	REINFORCED CHECK DAM
▨	RRB	REINFORCED ROCK BERM
▨	RRC	RRB FOR CULVERT PROTECTION
▢	SB	SEDIMENT BASIN
━ SCL ━	SCL	SEDIMENT CONTROL LOG
▨	ST	SEDIMENT TRAP
▭	SM	SEEDING AND MULCHING/LANDSCAPING
━SF━	SF	SILT FENCE
▭	SSA	STABILIZED STAGING AREA
⌒⌒⌒	SR	SURFACE ROUGHENING
←	TSD	TEMPORARY SLOPE DRAIN
▨	TSC	TEMPORARY STREAM CROSSING
┅	TER	TERRACING
▨	VTC	VEHICLE TRACKING CONTROL
▨	WW	VTC WITH WHEEL WASH
━ ━ ━	LOC	LIMITS OF CONSTRUCTION
— LOD —	LOD	LIMITS OF DISTURBANCE
	TBR	TO BE REMOVED

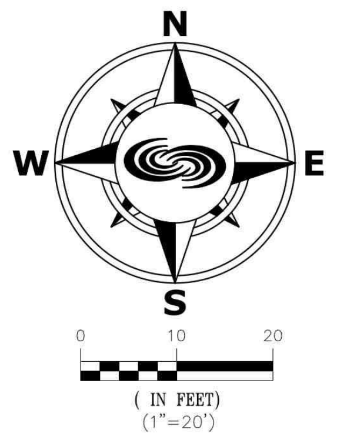

LOC
LIMIT OF PERMIT
LOD
LIMIT OF DISTURBANCE
LOD
LOD
LOD
LOD

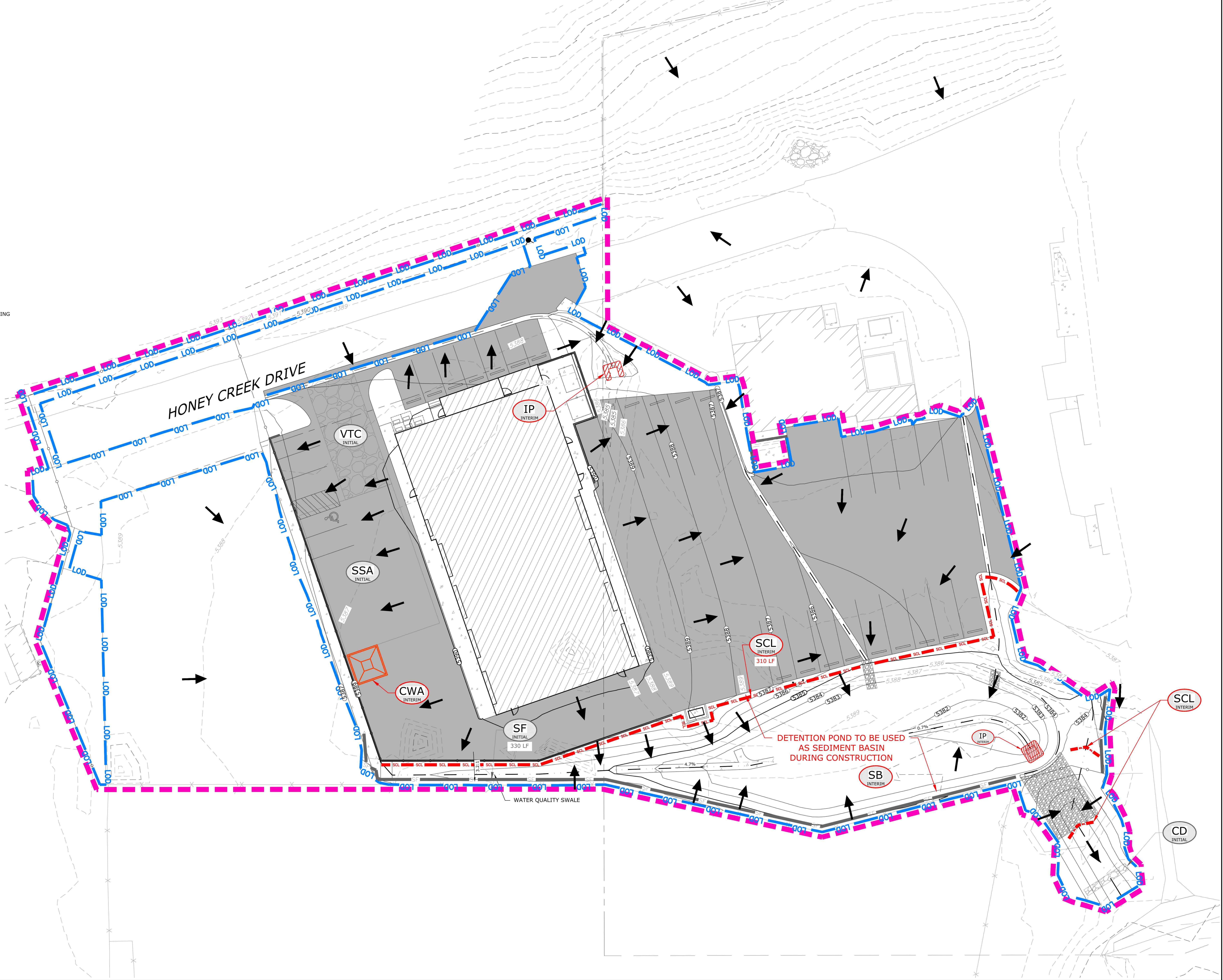
PROPERTY LINE	━━ ━ ━ ━━
EX MAJOR CONTOURS	— — 5740 — —
EX MINOR CONTOURS	- - 5741 - -
PROP MAJOR CONTOURS	—5740—
PROP MINOR CONTOURS	—5736—
DIRECTION OF FLOW	→

NOTES:

1. PERMIT AREA: 1.8 ACRES
2. DISTURBED AREA: 1.3 ACRES
3. THERE IS NO EXISTING VEGETATION WITHIN THE LIMIT OF DISTURBANCE TO BE PROTECTED.
4. SEE LANDSCAPING PLANS FOR FINAL STABILIZATION

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


N
W
E
S
0
10
20
(IN FEET)
(1"=20')


HONEY CREEK DRIVE
VTC
INITIAL
IP
INTERIM
SSA
INITIAL
CWA
INTERIM
SF
INITIAL
330 LF
SCL
INTERIM
310 LF
DETENTION POND TO BE USED
AS SEDIMENT BASIN
DURING CONSTRUCTION
SB
INTERIM
IP
INTERIM
SCL
INTERIM
CD
INITIAL
WATER QUALITY SWALE
LOD
SCL
4.7%
0.7%
5389
5388
5387
5386
5385
5384
5383
5382

D2C ARCHITECTS
D2C ARCHITECTS, INC.
DENVER, COLORADO

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

MARK	DESCRIPTION	DATE	APPR

DESIGN BY: RJJ	ISSUE DATE: **MAY 19, 2025**
D2C PROJECT NUMBER 202421	CONSULTANTS PROJECT # 218.001.06
DRAWN BY: RJJ	CKD BY: JAB
SOLICITATION NO.:	
SBMT BY: Approver	PLOT DATE: 5/1/2025 1:38:06 PM
CONTRACT NO.:	
PLOT SCALE: 1" = 20'	FILE NUMBER:
SIZE: 22" x 34"	FILE NAME: 218.001.06_SWMP_INTERIM

FOR PERMIT

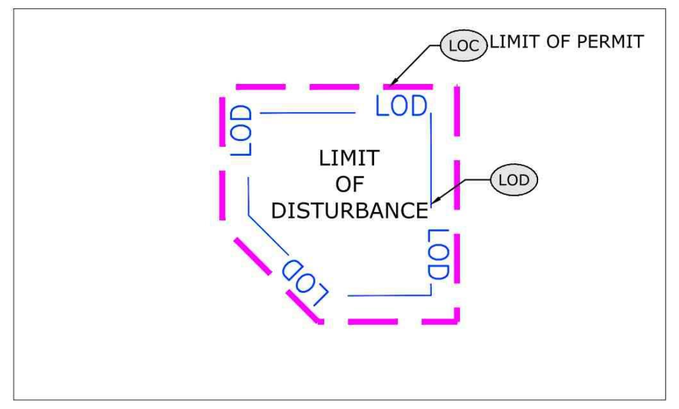
NOT FOR CONSTRUCTION

INTERIM SWMP

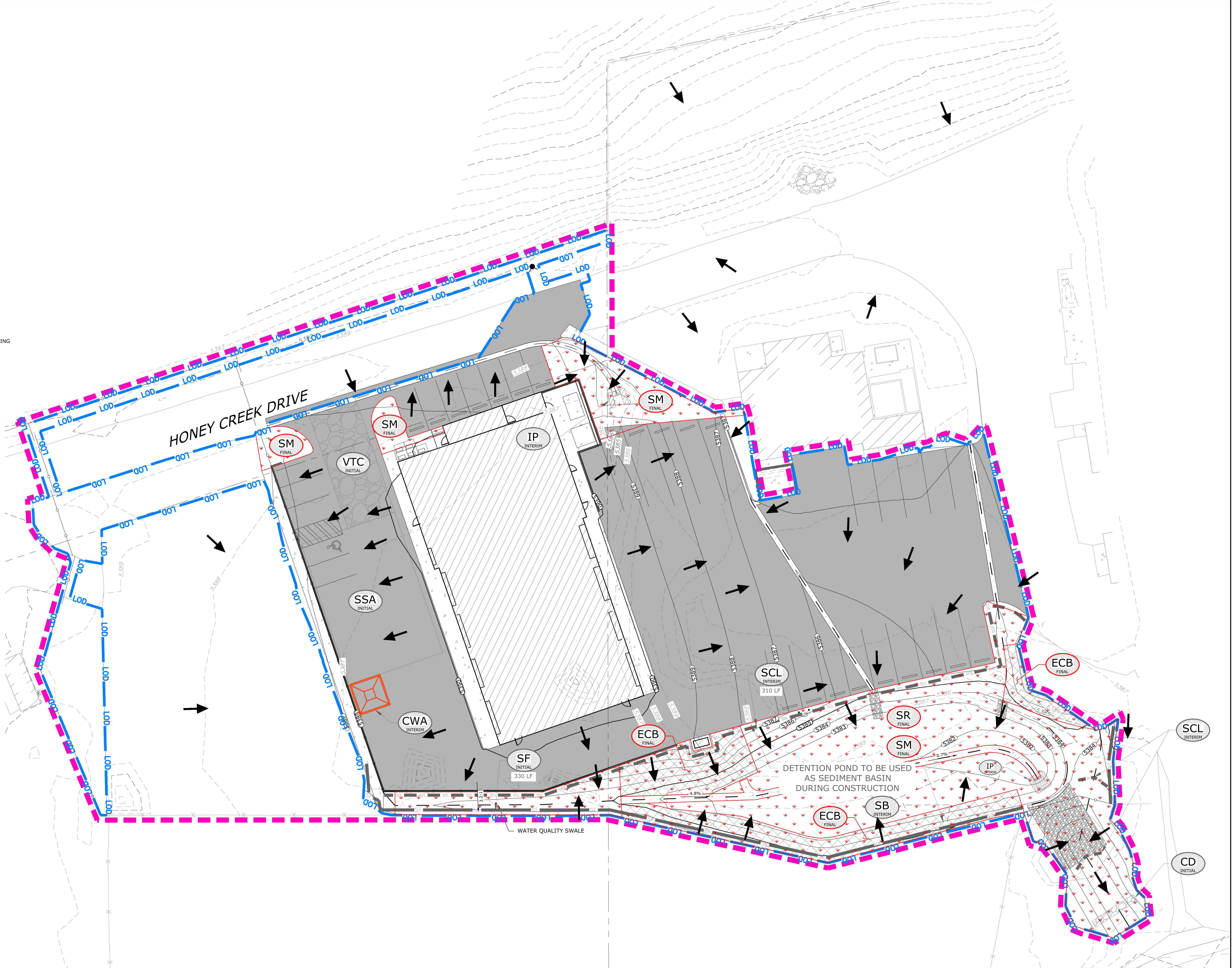
SHEET IDENTIFICATION
C4.2

BMP LEGEND

CD	CHECK DAM
CB	COMPOST BLANKET
CFB	COMPOST FILTER BERM
CWA	CONCRETE WASHOUT AREA
CF	CONSTRUCTION FENCE
CM	CONSTRUCTION MARKER
DW	DEWATERING
DD	DIVERSION DITCH
ECB	EROSION CONTROL BLANKET
IP	INLET PROTECTION
RCD	REINFORCED CHECK DAM
RRB	REINFORCED ROCK BERM
RRC	RRB FOR CULVERT PROTECTION
SB	SEDIMENT BASIN
SCL	SEDIMENT CONTROL LOG
ST	SEDIMENT TRAP
SM	SEEDING AND MULCHING/LANDSCAPING
SF	SILT FENCE
SSA	STABILIZED STAGING AREA
SR	SURFACE ROUGHENING
TSD	TEMPORARY SLOPE DRAIN
TSC	TEMPORARY STREAM CROSSING
TER	TERRACING
VTC	VEHICLE TRACKING CONTROL
WW	VTC WITH WHEEL WASH
LOC	LIMITS OF CONSTRUCTION
LOD	LIMITS OF DISTURBANCE
TBR	TO BE REMOVED


LOC
LIMIT OF PERMIT
LOD
LIMIT OF DISTURBANCE
LOD
LOD
LOD
LOD

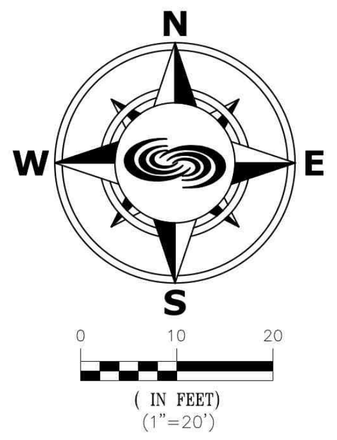
PROPERTY LINE	
EX MAJOR CONTOURS	5740
EX MINOR CONTOURS	5741
PROP MAJOR CONTOURS	5740
PROP MINOR CONTOURS	5736
DIRECTION OF FLOW	→


HONEY CREEK DRIVE
LOD
SM
FINAL
SM
FINAL
VTC
INITIAL
IP
INTERIM
SM
FINAL
SSA
INITIAL
CWA
INTERIM
SF
INITIAL
330 LF
ECB
FINAL
SCL
INTERIM
310 LF
ECB
FINAL
SR
FINAL
SM
FINAL
DETENTION POND TO BE USED
AS SEDIMENT BASIN
DURING CONSTRUCTION
IP
SB
INTERIM
ECB
FINAL
SCL
INTERIM
CD
INITIAL
WATER QUALITY SWALE

NOTES:

1. PERMIT AREA: 1.8 ACRES
2. DISTURBED AREA: 1.3 ACRES
3. THERE IS NO EXISTING VEGETATION WITHIN THE LIMIT OF DISTURBANCE TO BE PROTECTED.
4. SEE LANDSCAPING PLANS FOR FINAL STABILIZATION

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


N
W
E
S
0
10
20
(IN FEET)
(1"=20')

D2C
ARCHITECTS
D2C ARCHITECTS, INC.
DENVER, COLORADO

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

MARK	DESCRIPTION	DATE	APPR

DESIGN BY: RJJ	ISSUE DATE: **MAY 19, 2025**
D2C PROJECT NUMBER 202421	CONSULTANTS PROJECT # 218.001.06
DRAWN BY: RJJ	CKD BY: JAB
SOLICITATION NO.:	
SBMT BY: Approver	PLOT DATE: 4/24/2025 12:29:47 PM
CONTRACT NO.:	
PLOT SCALE: 1" = 20'	FILE NUMBER:
SIZE: 22" x 34"	FILE NAME: 218.001.06_SWMP_FIN

FOR PERMIT

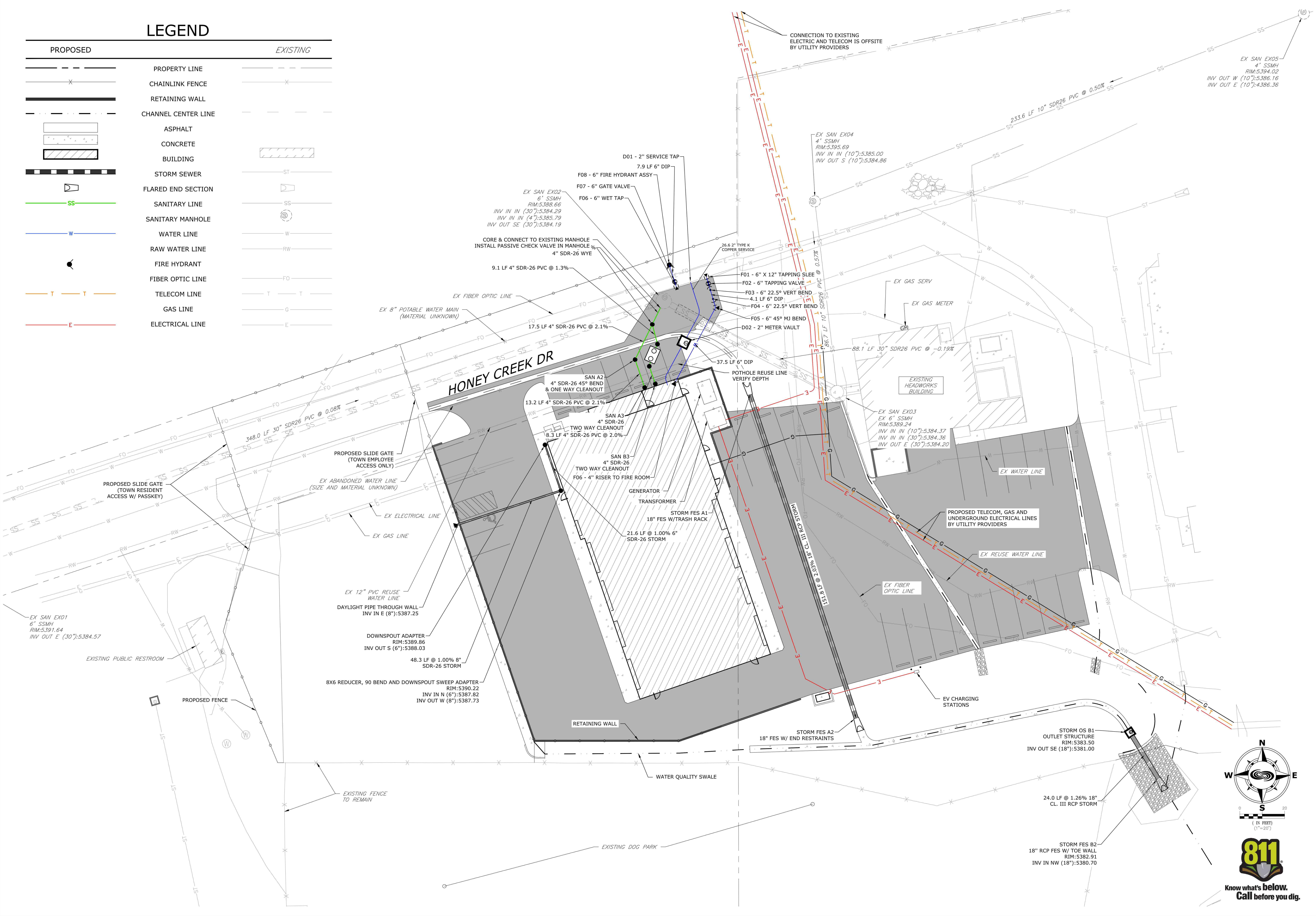
NOT FOR CONSTRUCTION

FINAL SWMP

SHEET IDENTIFICATION
C4.3

LEGEND

PROPOSED		EXISTING
	PROPERTY LINE	
	CHAINLINK FENCE	
	RETAINING WALL	
	CHANNEL CENTER LINE	
	ASPHALT	
	CONCRETE	
▨	BUILDING	▨
	STORM SEWER	ST
	FLARED END SECTION	
SS	SANITARY LINE	SS
	SANITARY MANHOLE	◎
W	WATER LINE	W
	RAW WATER LINE	RW
	FIRE HYDRANT	
	FIBER OPTIC LINE	FO
T T	TELECOM LINE	T T
	GAS LINE	G
E	ELECTRICAL LINE	E


1
2
3
4
5
D
C
B
A
CONNECTION TO EXISTING ELECTRIC AND TELECOM IS OFFSITE BY UTILITY PROVIDERS
EX SAN EX05
4' SSMH
RIM:5394.02
INV OUT W (10"):5386.16
INV OUT E (10"):4386.36
233.6 LF 10" SDR26 PVC @ 0.50%
EX SAN EX04
4' SSMH
RIM:5395.69
INV IN IN (10"):5385.00
INV OUT S (10"):5384.86
D01 - 2'' SERVICE TAP
7.9 LF 6" DIP
F08 - 6'' FIRE HYDRANT ASSY
F07 - 6'' GATE VALVE
F06 - 6'' WET TAP
EX SAN EX02
6' SSMH
RIM:5388.66
INV IN IN (30"):5384.29
INV IN IN (4"):5385.79
INV OUT SE (30"):5384.19
CORE & CONNECT TO EXISTING MANHOLE
INSTALL PASSIVE CHECK VALVE IN MANHOLE
4'' SDR-26 WYE
9.1 LF 4" SDR-26 PVC @ 1.3%
26.6 2" TYPE K COPPER SERVICE
F01 - 6'' X 12" TAPPING SLEE
F02 - 6'' TAPPING VALVE
F03 - 6'' 22.5° VERT BEND
4.1 LF 6" DIP
F04 - 6'' 22.5° VERT BEND
F05 - 6'' 45° MJ BEND
D02 - 2'' METER VAULT
86.7 LF 10" SDR26 PVC @ 0.57%
EX GAS SERV
EX GAS METER
GM
EX FIBER OPTIC LINE
EX 8" POTABLE WATER MAIN (MATERIAL UNKNOWN)
17.5 LF 4" SDR-26 PVC @ 2.1%
88.1 LF 30" SDR26 PVC @ -0.19%
37.5 LF 6" DIP
POTHOLE REUSE LINE VERIFY DEPTH
HONEY CREEK DR
SAN A2
4" SDR-26 45° BEND
& ONE WAY CLEANOUT
13.2 LF 4" SDR-26 PVC @ 2.1%
EXISTING HEADWORKS BUILDING
EX SAN EX03
EX 6' SSMH
RIM:5389.24
INV IN IN (10"):5384.37
INV IN IN (30"):5384.36
INV OUT E (30"):5384.20
SAN A3
4" SDR-26
TWO WAY CLEANOUT
8.3 LF 4" SDR-26 PVC @ 2.0%
348.0 LF 30" SDR26 PVC @ 0.08%
PROPOSED SLIDE GATE (TOWN EMPLOYEE ACCESS ONLY)
SAN B3
4" SDR-26
TWO WAY CLEANOUT
F06 - 4'' RISER TO FIRE ROOM
EX WATER LINE
EX ABANDONED WATER LINE (SIZE AND MATERIAL UNKNOWN)
PROPOSED SLIDE GATE (TOWN RESIDENT ACCESS W/ PASSKEY)
GENERATOR
TRANSFORMER
EX ELECTRICAL LINE
STORM FES A1
18" FES W/TRASH RACK
PROPOSED TELECOM, GAS AND UNDERGROUND ELECTRICAL LINES BY UTILITY PROVIDERS
EX GAS LINE
21.6 LF @ 1.00% 6"
SDR-26 STORM
EX REUSE WATER LINE
151.8 LF @ 2.03% 18" CL. III RCP STORM
EX FIBER OPTIC LINE
EX 12" PVC REUSE WATER LINE
DAYLIGHT PIPE THROUGH WALL
INV IN E (8"):5387.25
EX SAN EX01
6' SSMH
RIM:5391.64
INV OUT E (30"):5384.57
DOWNSPOUT ADAPTER
RIM:5389.86
INV OUT S (6"):5388.03
EXISTING PUBLIC RESTROOM
48.3 LF @ 1.00% 8"
SDR-26 STORM
8X6 REDUCER, 90 BEND AND DOWNSPOUT SWEEP ADAPTER
RIM:5390.22
INV IN N (6"):5387.82
INV OUT W (8"):5387.73
PROPOSED FENCE
EV CHARGING STATIONS
RETAINING WALL
STORM FES A2
18" FES W/ END RESTRAINTS
STORM OS B1
OUTLET STRUCTURE
RIM:5383.50
INV OUT SE (18"):5381.00
WATER QUALITY SWALE
EXISTING FENCE TO REMAIN
24.0 LF @ 1.26% 18"
CL. III RCP STORM
EXISTING DOG PARK
STORM FES B2
18'' RCP FES W/ TOE WALL
RIM:5382.91
INV IN NW (18"):5380.70
N
W
E
S
0
20
(IN FEET)
(1"=20')
811
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Call before you dig.

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

MARK	DATE	DESCRIPTION	APPR

DESIGN BY: RJJ
ISSUE DATE: **MAY 19, 2025**
D2C PROJECT NUMBER 202421
CONSULTANTS PROJECT # 218.001.06
DRAWN BY: RJJ
CKD BY: JAB
SOLICITATION NO.:
SBMT BY: Approver
PLOT DATE: 5/14/2025 10:57:42 AM
CONTRACT NO.:
PLOT SCALE: 1" = 20'
FILE NUMBER:
SIZE: 22" x 34"
FILE NAME: 218.001.06_UTP

FOR PERMIT

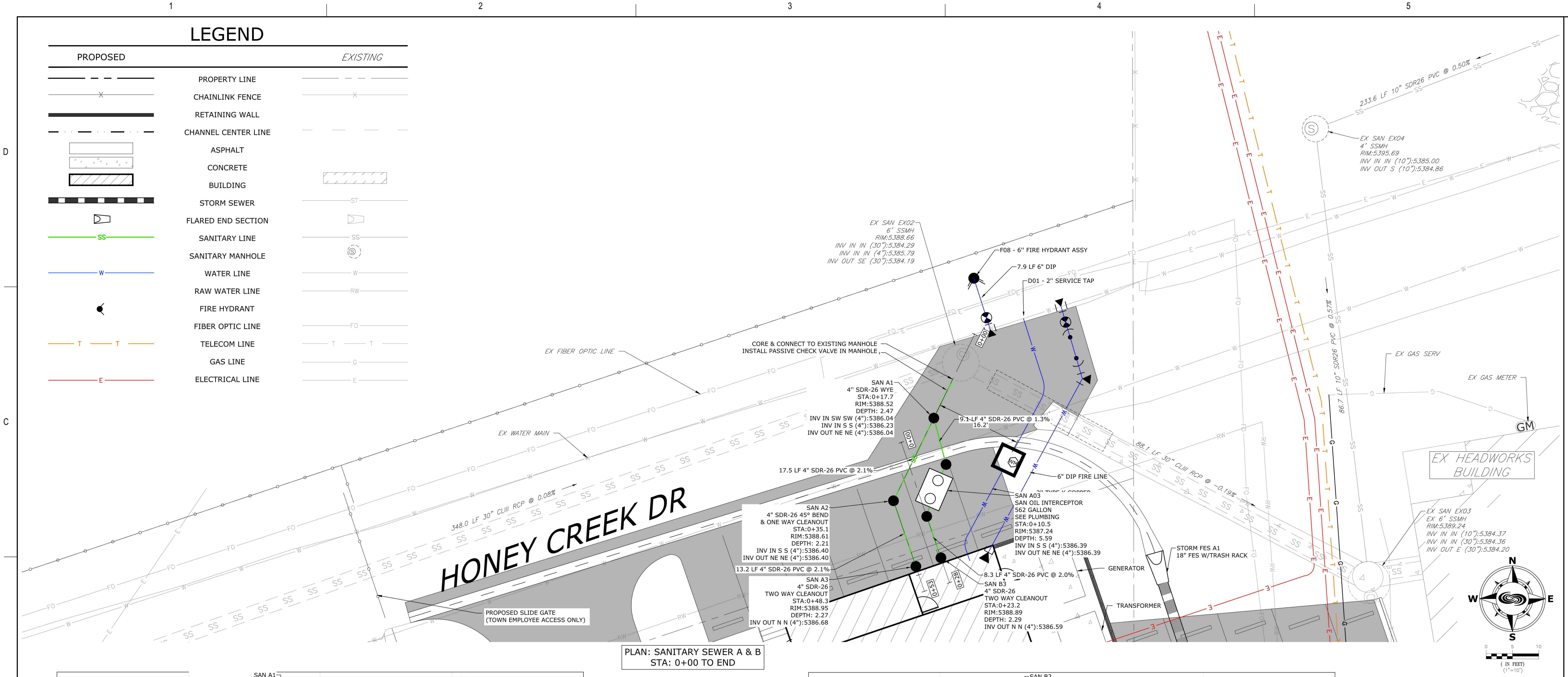
NOT FOR CONSTRUCTION

UTILITY PLAN

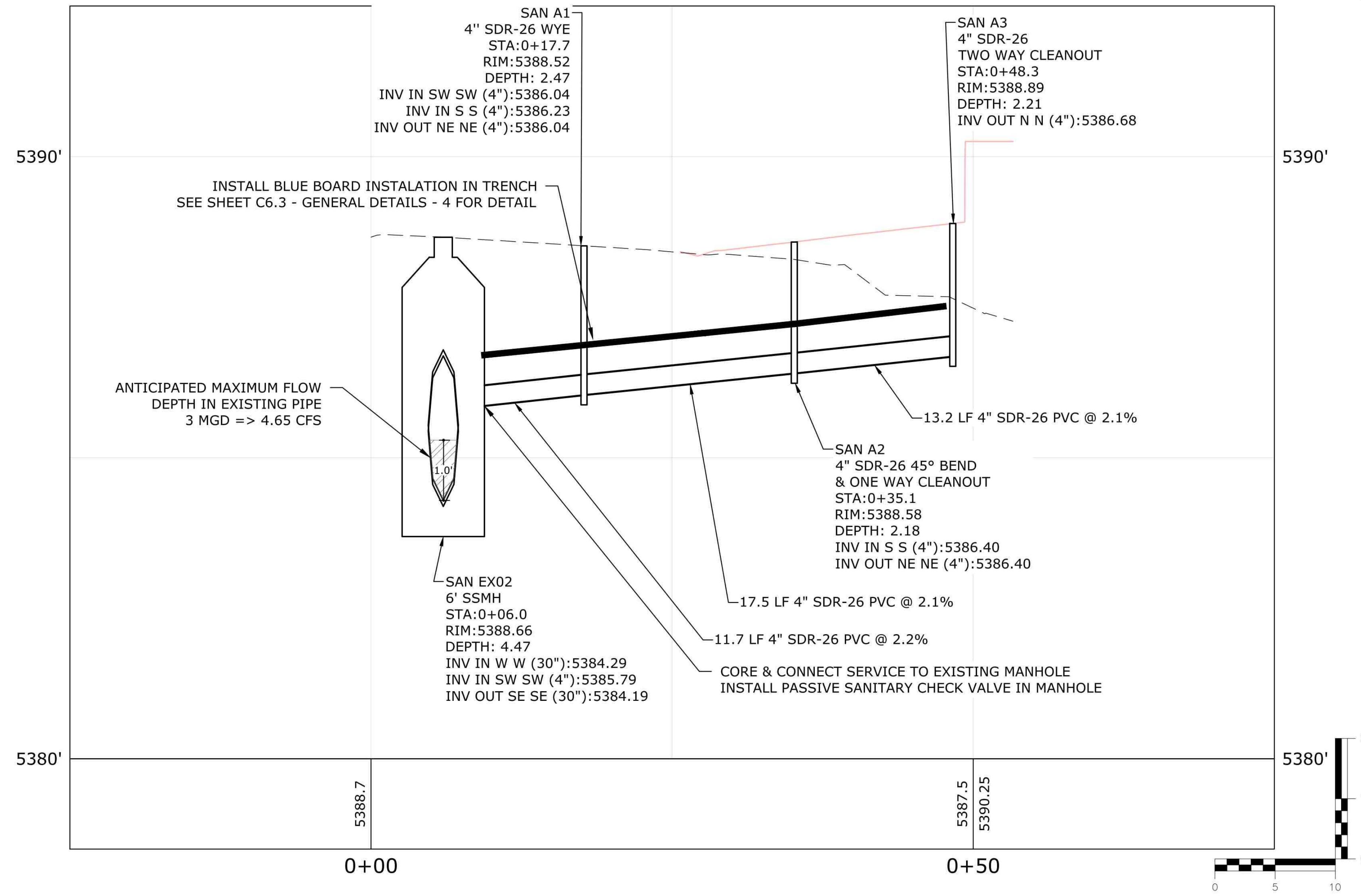
SHEET IDENTIFICATION
C5.0

LEGEND

PROPOSED		EXISTING
	PROPERTY LINE	
X	CHAINLINK FENCE	X
	RETAINING WALL	
	CHANNEL CENTER LINE	
	ASPHALT	
	CONCRETE	
▨	BUILDING	▨
	STORM SEWER	ST
	FLARED END SECTION	
SS	SANITARY LINE	SS
	SANITARY MANHOLE	
W	WATER LINE	W
	RAW WATER LINE	RW
	FIRE HYDRANT	
	FIBER OPTIC LINE	FO
T T	TELECOM LINE	T T
	GAS LINE	G
E	ELECTRICAL LINE	E

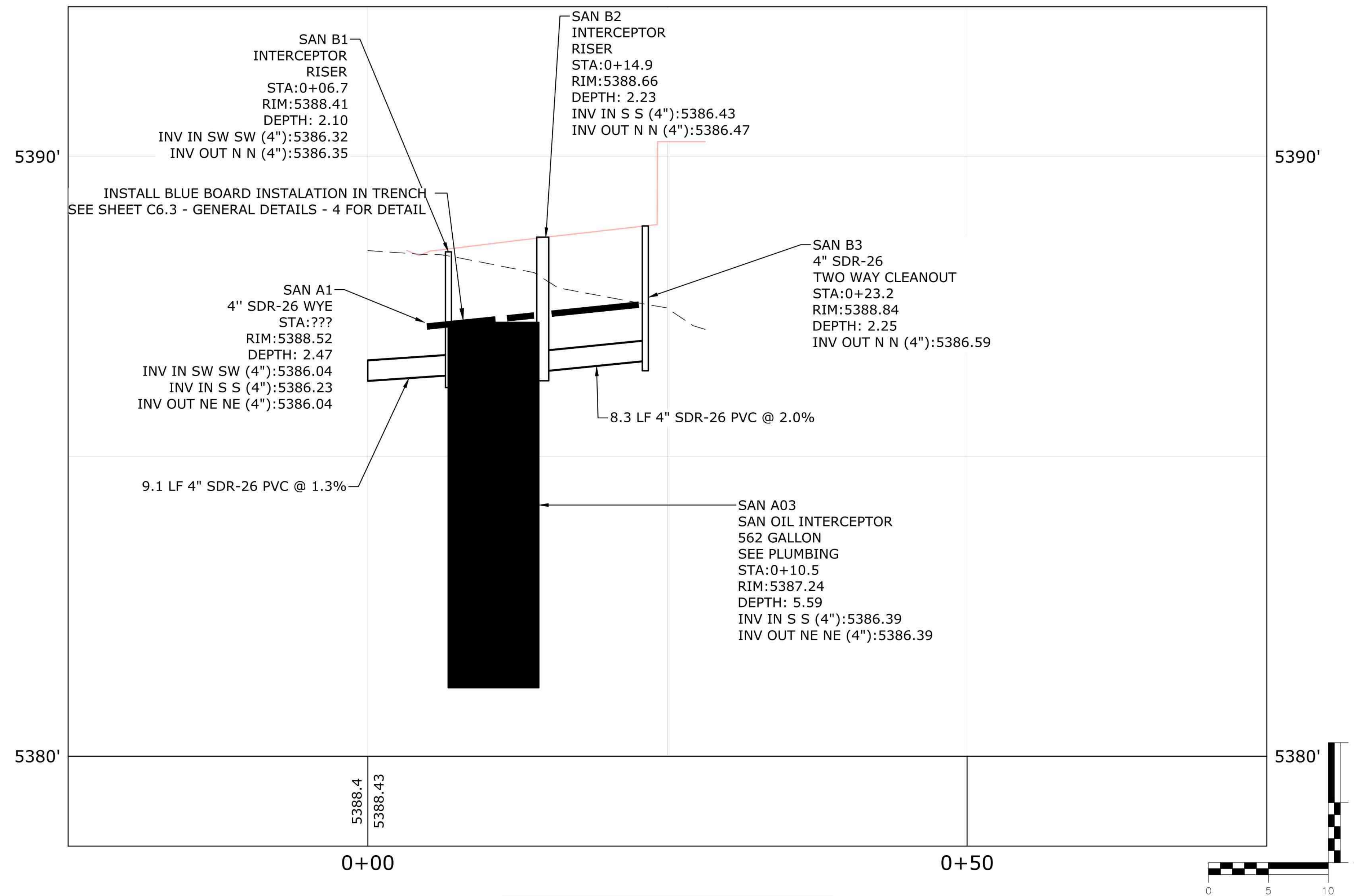

EX SAN EX02
6' SSMH
RIM:5388.66
INV IN IN (30"):5384.29
INV IN IN (4"):5385.79
INV OUT SE (30"):5384.19
F08 - 6'' FIRE HYDRANT ASSY
7.9 LF 6" DIP
D01 - 2'' SERVICE TAP
EX FIBER OPTIC LINE
CORE & CONNECT TO EXISTING MANHOLE
INSTALL PASSIVE CHECK VALVE IN MANHOLE
SAN A1
4'' SDR-26 WYE
STA:0+17.7
RIM:5388.52
DEPTH: 2.47
INV IN SW SW (4"):5386.04
INV IN S S (4"):5386.23
INV OUT NE NE (4"):5386.04
9.1 LF 4" SDR-26 PVC @ 1.3%
16.2'
0+00
0+00
EX WATER MAIN
17.5 LF 4" SDR-26 PVC @ 2.1%
6" DIP FIRE LINE
2" TYPE K COPPER
SAN A03
SAN OIL INTERCEPTOR
562 GALLON
SEE PLUMBING
STA:0+10.5
RIM:5387.24
DEPTH: 5.59
INV IN S S (4"):5386.39
INV OUT NE NE (4"):5386.39
SAN A2
4" SDR-26 45° BEND
& ONE WAY CLEANOUT
STA:0+35.1
RIM:5388.61
DEPTH: 2.21
INV IN S S (4"):5386.40
INV OUT NE NE (4"):5386.40
13.2 LF 4" SDR-26 PVC @ 2.1%
SAN A3
4" SDR-26
TWO WAY CLEANOUT
STA:0+48.3
RIM:5388.95
DEPTH: 2.27
INV OUT N N (4"):5386.68
0+53
0+28
8.3 LF 4" SDR-26 PVC @ 2.0%
SAN B3
4" SDR-26
TWO WAY CLEANOUT
STA:0+23.2
RIM:5388.89
DEPTH: 2.29
INV OUT N N (4"):5386.59
GENERATOR
TRANSFORMER
STORM FES A1
18" FES W/TRASH RACK
348.0 LF 30" CLIII RCP @ 0.08%
HONEY CREEK DR
PROPOSED SLIDE GATE
(TOWN EMPLOYEE ACCESS ONLY)
88.1 LF 30" CLIII RCP @ -0.19%
233.6 LF 10" SDR26 PVC @ 0.50%
EX SAN EX04
4' SSMH
RIM:5395.69
INV IN IN (10"):5385.00
INV OUT S (10"):5384.86
86.7 LF 10" SDR26 PVC @ 0.57%
EX GAS SERV
EX GAS METER
GM
EX HEADWORKS BUILDING
EX SAN EX03
EX 6' SSMH
RIM:5389.24
INV IN IN (10"):5384.37
INV IN IN (30"):5384.36
INV OUT E (30"):5384.20
N
W
E
S
0
5
10
(IN FEET)
(1"=10')

PLAN: SANITARY SEWER A & B
STA: 0+00 TO END


SAN A1
4'' SDR-26 WYE
STA:0+17.7
RIM:5388.52
DEPTH: 2.47
INV IN SW SW (4"):5386.04
INV IN S S (4"):5386.23
INV OUT NE NE (4"):5386.04
SAN A3
4" SDR-26
TWO WAY CLEANOUT
STA:0+48.3
RIM:5388.89
DEPTH: 2.21
INV OUT N N (4"):5386.68
5390'
5390'
INSTALL BLUE BOARD INSTALATION IN TRENCH
SEE SHEET C6.3 - GENERAL DETAILS - 4 FOR DETAIL
ANTICIPATED MAXIMUM FLOW
DEPTH IN EXISTING PIPE
3 MGD => 4.65 CFS
1.0'
13.2 LF 4" SDR-26 PVC @ 2.1%
SAN A2
4" SDR-26 45° BEND
& ONE WAY CLEANOUT
STA:0+35.1
RIM:5388.58
DEPTH: 2.18
INV IN S S (4"):5386.40
INV OUT NE NE (4"):5386.40
SAN EX02
6' SSMH
STA:0+06.0
RIM:5388.66
DEPTH: 4.47
INV IN W W (30"):5384.29
INV IN SW SW (4"):5385.79
INV OUT SE SE (30"):5384.19
17.5 LF 4" SDR-26 PVC @ 2.1%
11.7 LF 4" SDR-26 PVC @ 2.2%
CORE & CONNECT SERVICE TO EXISTING MANHOLE
INSTALL PASSIVE SANITARY CHECK VALVE IN MANHOLE
5380'
5380'
5388.7
5387.5
5390.25
0+00
0+50
2
1
0

(SCALE IN FEET)
H:(1"=10')
V:(1"=2')

PROFILE: SANITARY SEWER A
STA: 0+00 TO END


SAN B1
INTERCEPTOR
RISER
STA:0+06.7
RIM:5388.41
DEPTH: 2.10
INV IN SW SW (4"):5386.32
INV OUT N N (4"):5386.35
SAN B2
INTERCEPTOR
RISER
STA:0+14.9
RIM:5388.66
DEPTH: 2.23
INV IN S S (4"):5386.43
INV OUT N N (4"):5386.47
5390'
5390'
INSTALL BLUE BOARD INSTALATION IN TRENCH
SEE SHEET C6.3 - GENERAL DETAILS - 4 FOR DETAIL
SAN B3
4" SDR-26
TWO WAY CLEANOUT
STA:0+23.2
RIM:5388.84
DEPTH: 2.25
INV OUT N N (4"):5386.59
SAN A1
4'' SDR-26 WYE
STA:???
RIM:5388.52
DEPTH: 2.47
INV IN SW SW (4"):5386.04
INV IN S S (4"):5386.23
INV OUT NE NE (4"):5386.04
8.3 LF 4" SDR-26 PVC @ 2.0%
9.1 LF 4" SDR-26 PVC @ 1.3%
SAN A03
SAN OIL INTERCEPTOR
562 GALLON
SEE PLUMBING
STA:0+10.5
RIM:5387.24
DEPTH: 5.59
INV IN S S (4"):5386.39
INV OUT NE NE (4"):5386.39
5380'
5380'
5388.4
5388.43
0+00
0+50
2
1
0

(SCALE IN FEET)
H:(1"=10')
V:(1"=2')

PROFILE: SANITARY SEWER B
STA: 0+00 TO END

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

D2C
ARCHITECTS
D2C ARCHITECTS, INC.
DENVER, COLORADO

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

MARK	DESCRIPTION	DATE	APPR

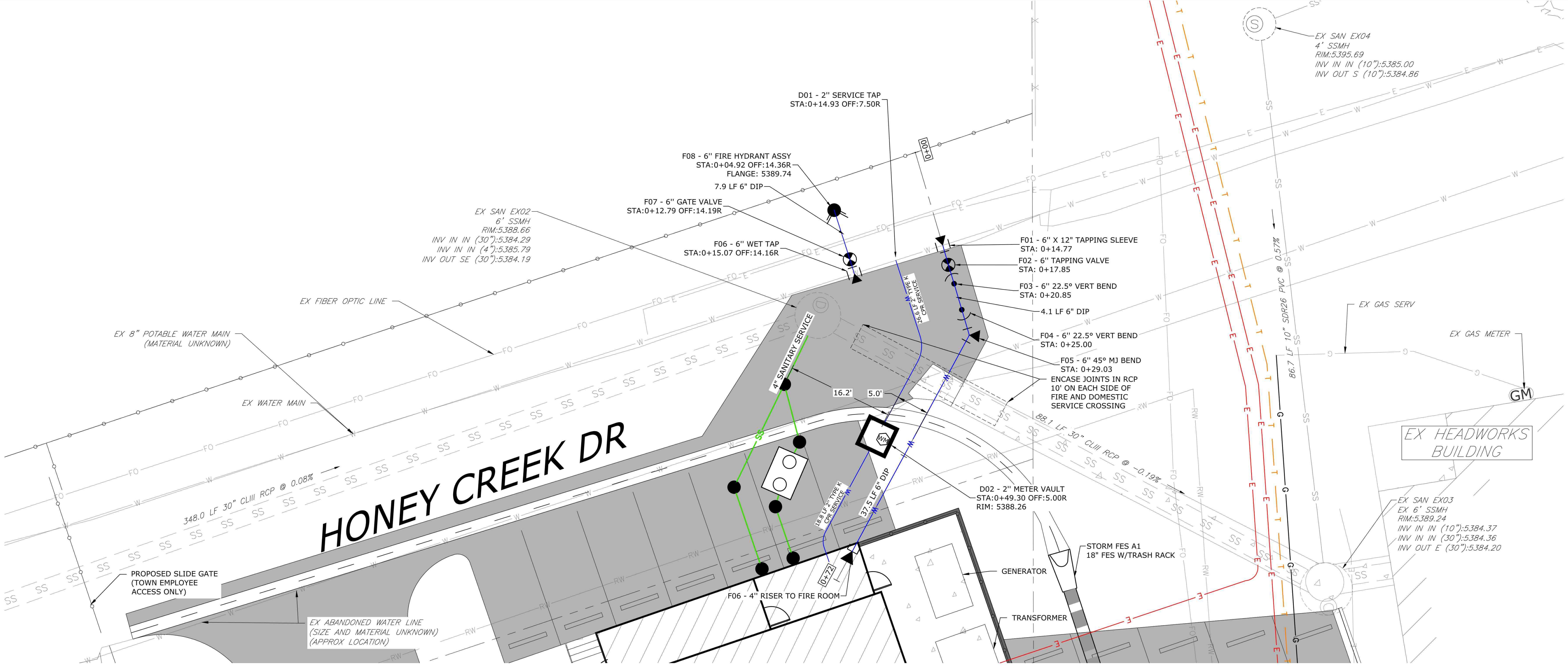
DESIGN BY: RJJ
D2C PROJECT NUMBER 202421
DRAWN BY: RJJ
CKD BY: JAB
SBMT BY: Approver
PLOT DATE: 4/29/2025 1:00:17 PM
PLOT SCALE: 1" = 20'
SIZE: 22" x 34"
FILE NAME: 218.001.06_SANPP
ISSUE DATE: **MAY 19, 2025**
CONSULTANTS PROJECT # 218.001.06
SOLICITATION NO.:
CONTRACT NO.:
FILE NUMBER:

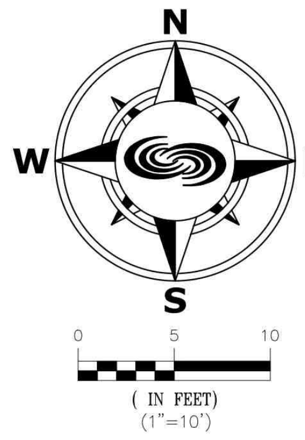
FOR PERMIT

NOT FOR CONSTRUCTION

SANITARY SEWER
PLAN & PROFILE

SHEET IDENTIFICATION
C5.1

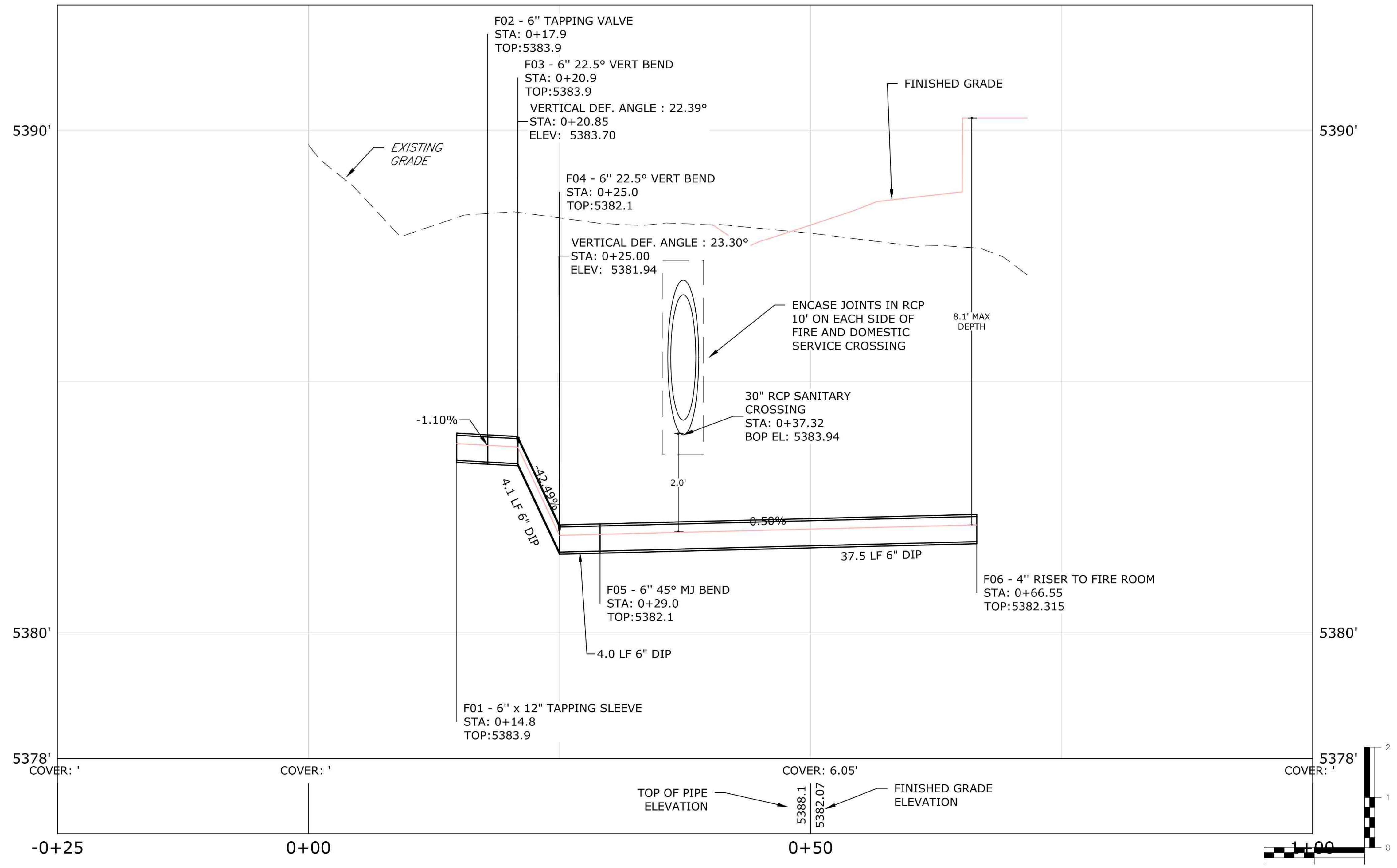

D01 - 2'' SERVICE TAP
STA:0+14.93 OFF:7.50R
F08 - 6'' FIRE HYDRANT ASSY
STA:0+04.92 OFF:14.36R
FLANGE: 5389.74
7.9 LF 6'' DIP
F07 - 6'' GATE VALVE
STA:0+12.79 OFF:14.19R
F06 - 6'' WET TAP
STA:0+15.07 OFF:14.16R
0+00
F01 - 6'' X 12'' TAPPING SLEEVE
STA: 0+14.77
F02 - 6'' TAPPING VALVE
STA: 0+17.85
F03 - 6'' 22.5° VERT BEND
STA: 0+20.85
4.1 LF 6'' DIP
F04 - 6'' 22.5° VERT BEND
STA: 0+25.00
F05 - 6'' 45° MJ BEND
STA: 0+29.03
ENCASE JOINTS IN RCP
10' ON EACH SIDE OF
FIRE AND DOMESTIC
SERVICE CROSSING
EX SAN EX02
6' SSMH
RIM:5388.66
INV IN IN (30"):5384.29
INV IN IN (4"):5385.79
INV OUT SE (30"):5384.19
EX FIBER OPTIC LINE
EX 8" POTABLE WATER MAIN
(MATERIAL UNKNOWN)
EX WATER MAIN
26.6 LF 2" TYPE K
CPR SERVICE
4" SANITARY SERVICE
16.2'
5.0'
88.1 LF 30" CLIII RCP @ −0.19%
HONEY CREEK DR
348.0 LF 30" CLIII RCP @ 0.08%
WM
18.8 LF 2" TYPE K
CPR SERVICE
37.5 LF 6" DIP
0+72
D02 - 2'' METER VAULT
STA:0+49.30 OFF:5.00R
RIM: 5388.26
F06 - 4'' RISER TO FIRE ROOM
PROPOSED SLIDE GATE
(TOWN EMPLOYEE
ACCESS ONLY)
EX ABANDONED WATER LINE
(SIZE AND MATERIAL UNKNOWN)
(APPROX LOCATION)
STORM FES A1
18" FES W/TRASH RACK
GENERATOR
TRANSFORMER
EX SAN EX04
4' SSMH
RIM:5395.69
INV IN IN (10"):5385.00
INV OUT S (10"):5384.86
86.7 LF 10" SDR26 PVC @ 0.57%
EX GAS SERV
EX GAS METER
GM
EX HEADWORKS
BUILDING
EX SAN EX03
EX 6' SSMH
RIM:5389.24
INV IN IN (10"):5384.37
INV IN IN (30"):5384.36
INV OUT E (30"):5384.20
SS
W
FO
E
T
G
RW


N
S
W
E
0
5
10
(IN FEET)
(1"=10')

PLAN: FIRE LINE & SERVICE
STA: 0+00 TO END

LEGEND

PROPOSED		EXISTING
——— — — ———	PROPERTY LINE	——— — — ———
———x———	CHAINLINK FENCE	———x———
━━━━━━	RETAINING WALL	
— · — · —	CHANNEL CENTER LINE	— — — —
▭	ASPHALT	
▭	CONCRETE	
▨	BUILDING	▨
▬ ▬ ▬ ▬	STORM SEWER	——ST——
⊐	FLARED END SECTION	⊐
——SS——	SANITARY LINE	——SS——
	SANITARY MANHOLE	◎
——W——	WATER LINE	——W——
	RAW WATER LINE	——RW——
●	FIRE HYDRANT	
	FIBER OPTIC LINE	——FO——
——T——T——	TELECOM LINE	——T——T——
	GAS LINE	——G——
——E——	ELECTRICAL LINE	——E——


F02 - 6'' TAPPING VALVE
STA: 0+17.9
TOP:5383.9
F03 - 6'' 22.5° VERT BEND
STA: 0+20.9
TOP:5383.9
VERTICAL DEF. ANGLE : 22.39°
STA: 0+20.85
ELEV: 5383.70
F04 - 6'' 22.5° VERT BEND
STA: 0+25.0
TOP:5382.1
VERTICAL DEF. ANGLE : 23.30°
STA: 0+25.00
ELEV: 5381.94
EXISTING
GRADE
FINISHED GRADE
ENCASE JOINTS IN RCP
10' ON EACH SIDE OF
FIRE AND DOMESTIC
SERVICE CROSSING
8.1' MAX
DEPTH
30" RCP SANITARY
CROSSING
STA: 0+37.32
BOP EL: 5383.94
2.0'
-1.10%
-42.49%
4.1 LF 6" DIP
0.50%
37.5 LF 6" DIP
F05 - 6'' 45° MJ BEND
STA: 0+29.0
TOP:5382.1
F06 - 4'' RISER TO FIRE ROOM
STA: 0+66.55
TOP:5382.315
4.0 LF 6" DIP
F01 - 6'' x 12'' TAPPING SLEEVE
STA: 0+14.8
TOP:5383.9
5390'
5380'
5378'
COVER: '
COVER: '
COVER: 6.05'
COVER: '
TOP OF PIPE
ELEVATION
5388.1
5382.07
FINISHED GRADE
ELEVATION
-0+25
0+00
0+50
1+00
0
5
10
2
1
0
(SCALE IN FEET)
H:(1"=10')
V:(1"=2')

PROFILE: FIRE LINE ALIGNMENT
STA: 0+00 TO END

Know what's **below.**
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D2C
ARCHITECTS
D2C ARCHITECTS, INC.
DENVER, COLORADO

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

MARK	DESCRIPTION	DATE	APPR

DESIGN BY: RJJ	ISSUE DATE: **MAY 19, 2025**
D2C PROJECT NUMBER 202421	CONSULTANTS PROJECT # 218.001.06
DRAWN BY: RJJ	CKD BY: JAB
	SOLICITATION NO.:
SBMT BY: Approver	PLOT DATE: 4/29/2025 10:21:29 AM
	CONTRACT NO.:
PLOT SCALE: 1" = 20'	FILE NUMBER:
SIZE: 22" x 34"	FILE NAME: 218.001.06_WATPP

FOR PERMIT

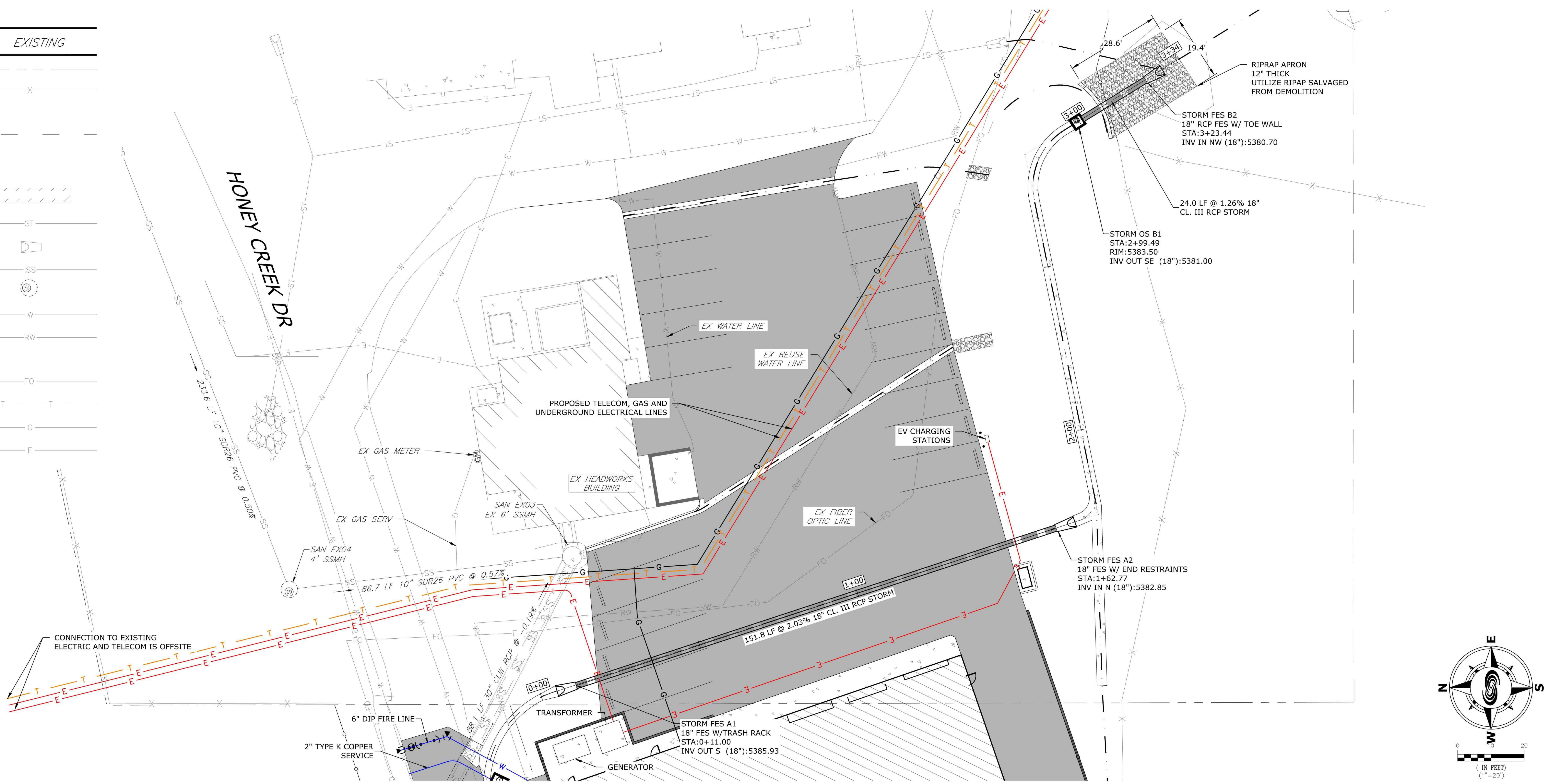
NOT FOR
CONSTRUCTION

WATER LINE PLAN &
PROFILE

SHEET
IDENTIFICATION
C5.2

LEGEND

PROPOSED		EXISTING
— — —	PROPERTY LINE	— — —
—x—	CHAINLINK FENCE	—x—
━━━	RETAINING WALL	
— · —	CHANNEL CENTER LINE	— · —
☐	ASPHALT	
☐	CONCRETE	
▨	BUILDING	▨
▬ ▬ ▬	STORM SEWER	—ST—
⊃	FLARED END SECTION	⊃
—SS—	SANITARY LINE	—SS—
	SANITARY MANHOLE	Ⓢ
—W—	WATER LINE	—W—
	RAW WATER LINE	—RW—
●	FIRE HYDRANT	
	FIBER OPTIC LINE	—FO—
—T—T—	TELECOM LINE	—T—T—
	GAS LINE	—G—
—E—	ELECTRICAL LINE	—E—


HONEY CREEK DR
233.6 LF 10" SDR26 PVC @ 0.50%
86.7 LF 10" SDR26 PVC @ 0.57%
88.1 LF 30" CLIII RCP @ -0.19%
151.8 LF @ 2.03% 18" CL. III RCP STORM
EX WATER LINE
EX REUSE WATER LINE
PROPOSED TELECOM, GAS AND UNDERGROUND ELECTRICAL LINES
EX GAS METER
EX HEADWORKS BUILDING
SAN EX03 EX 6' SSMH
EX GAS SERV
SAN EX04 4' SSMH
EX FIBER OPTIC LINE
EV CHARGING STATIONS
CONNECTION TO EXISTING ELECTRIC AND TELECOM IS OFFSITE
6" DIP FIRE LINE
2" TYPE K COPPER SERVICE
TRANSFORMER
GENERATOR
0+00
1+00
2+00
3+00
3+34
28.6'
19.4'
N
E
S
W
0
10
20
(IN FEET)
(1"=20')

RIPRAP APRON
12" THICK
UTILIZE RIPAP SALVAGED
FROM DEMOLITION

STORM FES B2
18" RCP FES W/ TOE WALL
STA:3+23.44
INV IN NW (18"):5380.70

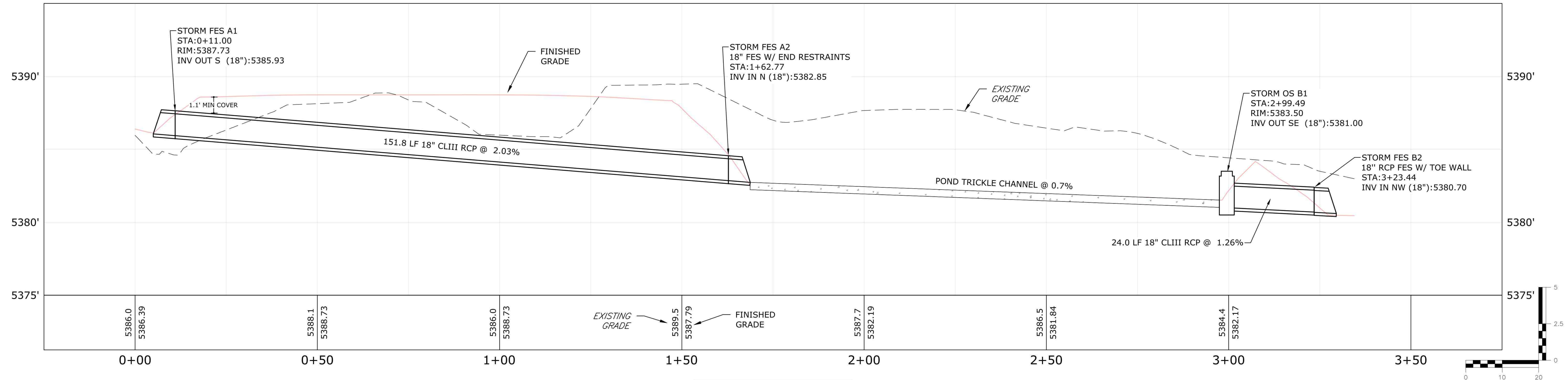
24.0 LF @ 1.26% 18"
CL. III RCP STORM

STORM OS B1
STA:2+99.49
RIM:5383.50
INV OUT SE (18"):5381.00

STORM FES A2
18" FES W/ END RESTRAINTS
STA:1+62.77
INV IN N (18"):5382.85

STORM FES A1
18" FES W/TRASH RACK
STA:0+11.00
INV OUT S (18"):5385.93

PLAN: STORM SEWER A & B
STA: 0+00 TO END



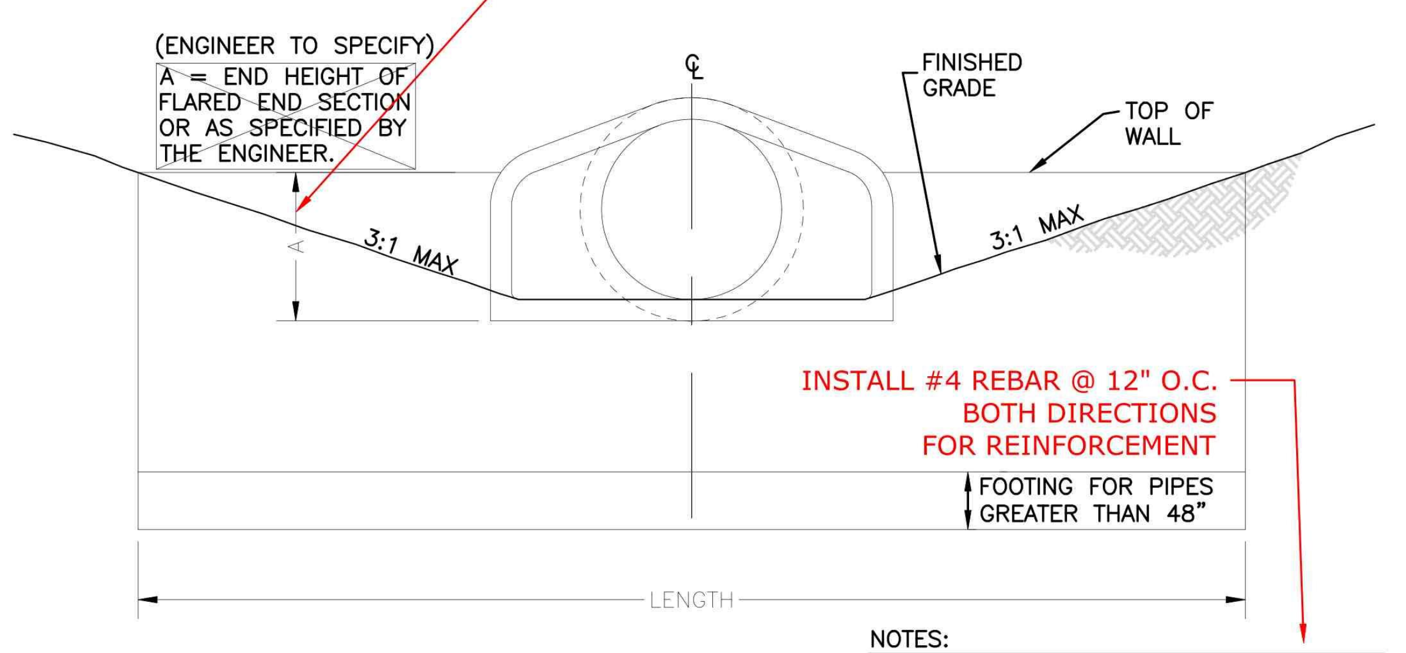
STORM FES A1
STA:0+11.00
RIM:5387.73
INV OUT S (18"):5385.93

STORM FES A2
18" FES W/ END RESTRAINTS
STA:1+62.77
INV IN N (18"):5382.85

STORM OS B1
STA:2+99.49
RIM:5383.50
INV OUT SE (18"):5381.00

STORM FES B2
18" RCP FES W/ TOE WALL
STA:3+23.44
INV IN NW (18"):5380.70

PROFILE: STORM A & B
STA: 0+00 TO END


℄
FINISHED GRADE
TOP OF WALL
3:1 MAX
3:1 MAX
A
FOOTING FOR PIPES GREATER THAN 48"
LENGTH

A = END HEIGHT OF FLARED END SECTION

~~(ENGINEER TO SPECIFY) A = END HEIGHT OF FLARED END SECTION OR AS SPECIFIED BY THE ENGINEER.~~

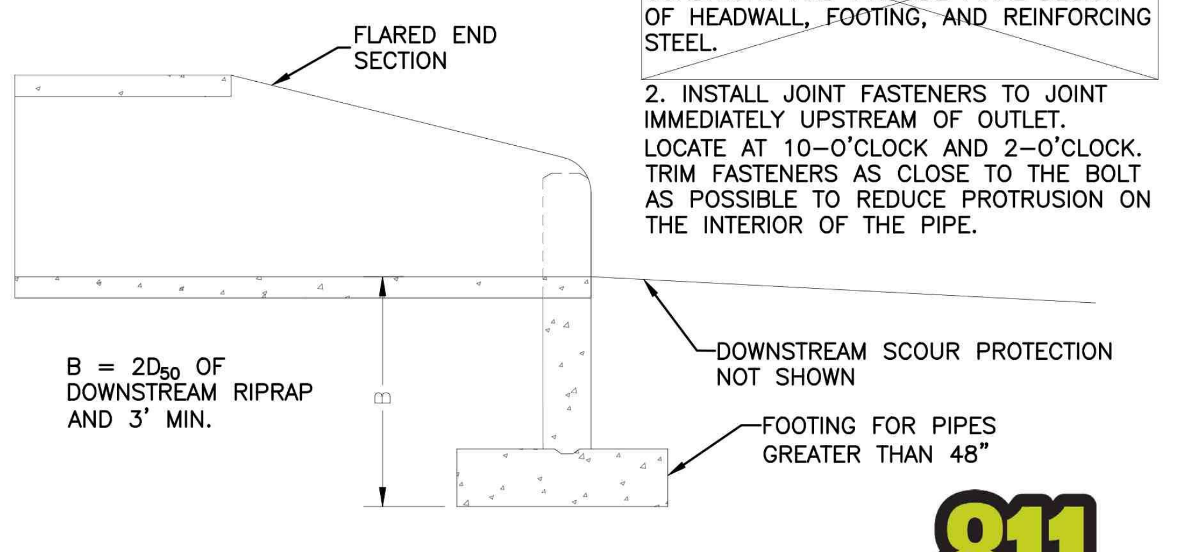
INSTALL #4 REBAR @ 12" O.C.
BOTH DIRECTIONS
FOR REINFORCEMENT

ELEVATION VIEW

NOTES:

~~1. IT IS THE DESIGN ENGINEER'S RESPONSIBILITY TO EVALUATE THE SITE CONDITIONS AND PROVIDE FINAL DESIGN OF HEADWALL, FOOTING, AND REINFORCING STEEL.~~

2. INSTALL JOINT FASTENERS TO JOINT IMMEDIATELY UPSTREAM OF OUTLET. LOCATE AT 10-O'CLOCK AND 2-O'CLOCK. TRIM FASTENERS AS CLOSE TO THE BOLT AS POSSIBLE TO REDUCE PROTRUSION ON THE INTERIOR OF THE PIPE.


FLARED END SECTION
B
DOWNSTREAM SCOUR PROTECTION NOT SHOWN
FOOTING FOR PIPES GREATER THAN 48"

B = $2D_{50}$ OF DOWNSTREAM RIPRAP AND 3' MIN.

PROFILE

HEADWALL DESIGN TABLE

PIPE SIZE	LENGTH, MIN
18"	7'-0"

811
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D2C ARCHITECTS
D2C ARCHITECTS, INC.
DENVER, COLORADO

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

MARK	DESCRIPTION	DATE	APPR

DESIGN BY: RJJ	ISSUE DATE: **MAY 19, 2025**	
D2C PROJECT NUMBER 202421	CONSULTANTS PROJECT # 218.001.06	
DRAWN BY: RJJ	CKD BY: JAB	SOLICITATION NO.:
SBMT BY: Approver	PLOT DATE: 4/29/2025 2:42:28 PM	CONTRACT NO.:
PLOT SCALE: 1" = 20'		FILE NUMBER:
SIZE: 22" x 34"	FILE NAME: 218.001.06_STORMPP	

FOR PERMIT

NOT FOR
CONSTRUCTION

STORM SEWER PLAN AND PROFILE

SHEET
IDENTIFICATION
C5.3

GENERAL WATER DISTRIBUTION PIPELINE NOTES

1. WATER DISTRIBUTION PIPELINES SHALL BE EITHER POLYVINYL CHLORIDE (PVC) PRESSURE PIPE OR DUCTILE IRON PIPE (DIP).
2. PIPES 12 INCHES OR SMALLER SHALL BE MINIMUM AWWA C900 DR 14 CLASS 305 PVC OR AWWA C151 CLASS 250 DIP. THE TOWN MAY REQUIRE PIPELINES 12 INCHES OR SMALLER TO BE DESIGNED ON A CASE BY CASE BASIS.
3. PIPES LARGER THAN 12 INCHES SHALL BE MINIMUM CLASS 250 DIP OR AWWA C905 DR18 CLASS 235. THE TOWN REQUIRES ALL PIPES LARGER THAN 12 INCHES BE DESIGNED AND APPROPRIATE DESIGN CALCULATIONS TO BE SUBMITTED.

DUCTILE IRON PIPE

1. DUCTILE IRON PIPE SHALL BE MANUFACTURED IN ACCORDANCE WITH AWWA C151.
2. PIPE JOINTS SHALL BE PUSH-ON SINGLE GASKET THAT CONFORM TO THE APPLICABLE REQUIREMENTS OF AWWA C111. OTHER JOINT TYPES MAY BE ACCEPTABLE IF THEY ARE SPECIFICALLY APPROVED BY THE TOWN.
3. PIPE SHALL HAVE A NOMINAL LAYING OF LENGTH OF 20 FEET. RANDOM LENGTHS ARE NOT ACCEPTABLE.
4. THE GRADE OF IRON SHALL BE 60/42/10.
5. PIPE SHALL HAVE STANDARD THICKNESS CEMENT-MORTAR LINING OR BE EPOXY LINED IN ACCORDANCE WITH AWWA STANDARDS AND SHALL BE GIVEN A SEAL COAT OF ASPHALTIC MATERIAL.
6. THE MANUFACTURER SHALL FURNISH A SWORN STATEMENT THAT THE INSPECTION AND ALL OF THE SPECIFIED TESTS HAVE BEEN COMPLETED AND THAT THE RESULTS COMPLY WITH THE REQUIREMENTS OF THESE STANDARDS. A COPY OF THE CERTIFICATION, INCLUDING COMPLIANCE WITH ANSI/NSF 61, SHALL BE SENT TO THE TOWN.
7. ACCEPTABLE MANUFACTURERS INCLUDE AMERICAN CAST IRON PIPE COMPANY, GRIFFIN PIPE PRODUCTS COMPANY, PACIFIC STATES CAST IRON PIPE COMPANY, AND UNITED STATES PIPE AND FOUNDRY COMPANY.
8. DUCTILE IRON PIPE THAT IS TO BE INSTALLED IN THE TOWN SHALL BE MANUFACTURED DOMESTICALLY.
9. ALL JOINTS SHALL BE MECHANICALLY RESTRAINED.

POLYVINYL CHLORIDE PRESSURE PIPE

1. PVC PIPE SHALL BE MANUFACTURED IN ACCORDANCE WITH AWWA C900, OR AWWA C905 AS APPLICABLE.
2. PIPE JOINTS SHALL BE MADE USING AN INTEGRAL BELL WITH AN ELASTOMERIC GASKET PUSH-ON TYPE JOINT.
3. PVC PIPE 12 INCHES AND SMALLER SHALL BE DR 14 CLASS 305. PVC PIPE LARGER THAN 12 INCHES SHALL BE DR 18 CLASS 235.
4. PIPE SHALL HAVE A NOMINAL LAYING LENGTH OF 20 FEET. RANDOM LENGTHS ARE NOT ACCEPTABLE.
5. PVC PIPE UTILIZING FUSED BUTT-JOINTS MAY BE ALLOWED IF APPROVED BY THE TOWN.
6. THE MANUFACTURER SHALL FURNISH A SWORN STATEMENT THAT THE INSPECTION AND ALL OF THE SPECIFIED TESTS HAVE BEEN COMPLETED AND THAT THE RESULTS COMPLY WITH THE REQUIREMENTS OF THESE STANDARDS. A COPY OF THE CERTIFICATION, INCLUDING COMPLIANCE WITH ANSI/NSF 61, SHALL BE SENT TO THE TOWN.
7. ACCEPTABLE MANUFACTURERS INCLUDE CERTAINTEED CORPORATION, JM EAGLE, IPEX, DIAMOND PLASTIC CORPORATION, NORTH AMERICAN PIPE CORPORATION, AND VINYLTECH CORPORATION.
8. ALL JOINTS SHALL BE MECHANICALLY RESTRAINED.

GENERAL WATER DISTRIBUTION PIPELINE NOTES
DATE: JANUARY 2019 | SHEET 400-1

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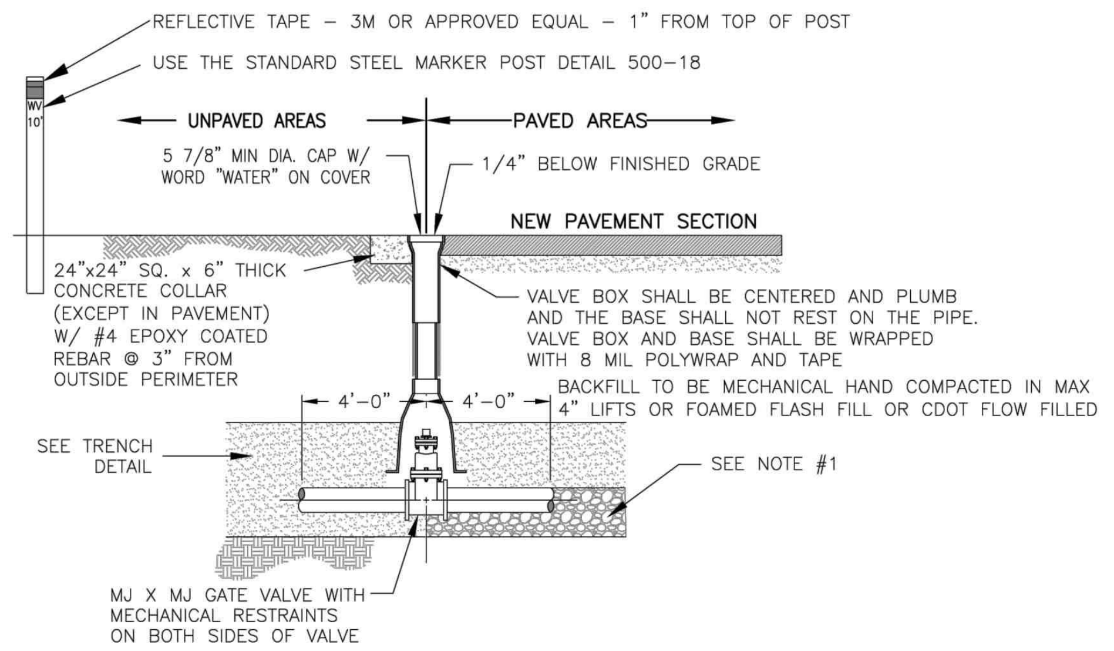
REFLECTIVE TAPE – 3M OR APPROVED EQUAL – 1" FROM TOP OF POST
USE THE STANDARD STEEL MARKER POST DETAIL 500-18
WV
10'
UNPAVED AREAS
PAVED AREAS
5 7/8" MIN DIA. CAP W/ WORD "WATER" ON COVER
1/4" BELOW FINISHED GRADE
NEW PAVEMENT SECTION
24"x24" SQ. x 6" THICK CONCRETE COLLAR (EXCEPT IN PAVEMENT) W/ #4 EPOXY COATED REBAR @ 3" FROM OUTSIDE PERIMETER
VALVE BOX SHALL BE CENTERED AND PLUMB AND THE BASE SHALL NOT REST ON THE PIPE. VALVE BOX AND BASE SHALL BE WRAPPED WITH 8 MIL POLYWRAP AND TAPE
4'-0"
4'-0"
BACKFILL TO BE MECHANICAL HAND COMPACTED IN MAX 4" LIFTS OR FOAMED FLASH FILL OR CDOT FLOW FILLED
SEE TRENCH DETAIL
SEE NOTE #1
MJ X MJ GATE VALVE WITH MECHANICAL RESTRAINTS ON BOTH SIDES OF VALVE

NOTES:

1. CARE SHALL BE TAKEN WHEN INSTALLING VALVES TO ASSURE PROPER SUPPORT OF THE VALVE. THE TOWN REQUIRES 6" MIN. OF 3/4" CRUSHED ROCK TO BE INSTALLED UNDER THE VALVE TO PROVIDE PROPER SUPPORT.
2. VALVES SHALL NOT BE PLACED IN CONCRETE SIDEWALKS, CROSS PANS, GUTTERS, OR OTHER DRAINAGE WAYS.
3. OPERATING NUTS SHALL NOT BE SET CLOSER THAN TWO (2) FEET FROM FINAL GRADE.
4. GATE VALVE SHALL BE POLYETHYLENE WRAPPED (8 MIL).
5. CONCRETE COLLARS & MARKER POSTS ARE REQUIRED WHEN VALVE IS LOCATED IN AN UNPAVED AREA.
6. VALVE BOXES ARE TO BE BROUGHT UP TO GRADE AT THE TIME OF PAVEMENT PLACEMENT OR OVERLAY. VALVE BOX ADJUSTING RINGS ARE NOT ALLOWED.
7. VALVE BOXES TO BE CASTING, INC. W CI-550 WITH 160 OVAL BASE, NO ALTERNATE. FOR REUSE IRRIGATION TOP SHALL BE CASTINGS, INC. 4TCI-17-S TRIANGLE RITE HITE TOP.
8. HEAT ASPHALT PRIOR TO ADJUSTING BOX.
9. SEE TOWN OF SUPERIOR STANDARDS AND SPECIFICATIONS SECTION 343.00 FOR BEDDING REQUIREMENTS.

THESE DETAILS ARE PROVIDED FOR STANDARDIZATION PURPOSES ONLY. THIS DETAIL REPRESENTS MINIMUM DESIGN STANDARDS WHICH MAY REQUIRE UPGRADING FOR SPECIFIC APPLICATIONS. N.T.S.

VALVE BOX
DATE: JANUARY 2019 | SHEET 400-5

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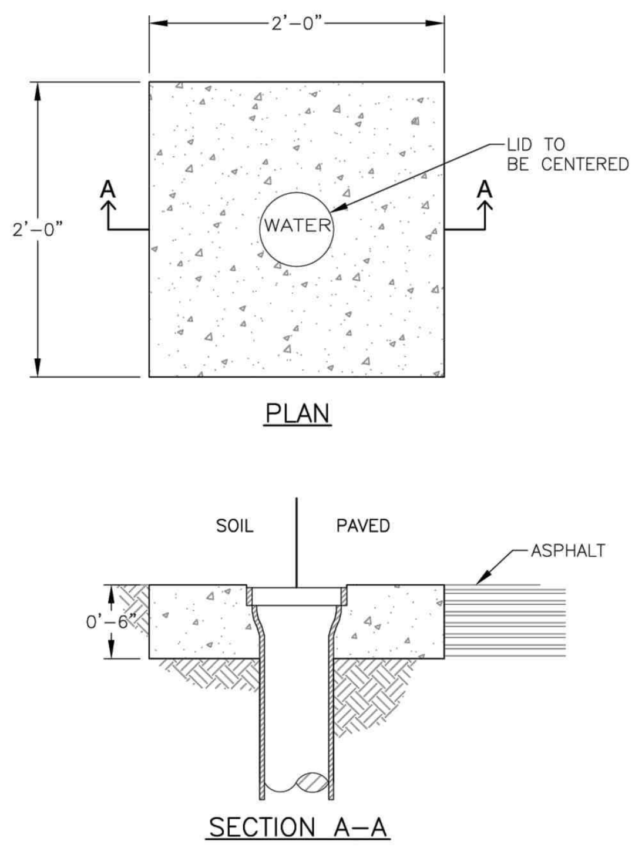

2'-0"
2'-0"
A
A
WATER
LID TO BE CENTERED
PLAN
SOIL
PAVED
ASPHALT
0'-6"
SECTION A-A

NOTES:

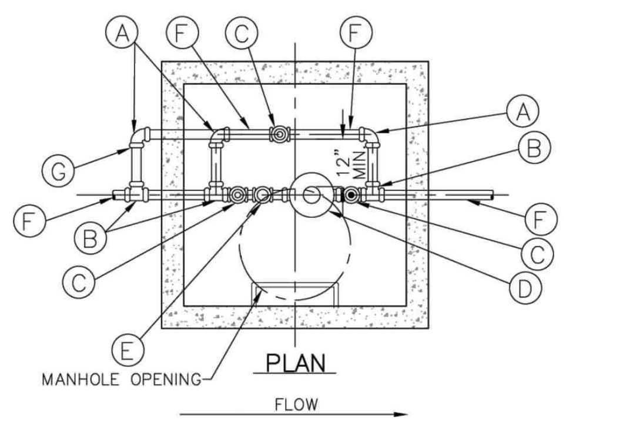
1. HAND MIXED CONCRETE IS PROHIBITED
2. CONCRETE TO BE EDGED AND BROOM FINISHED
3. COLLAR TO BE SQUARE AND LEVEL

THESE DETAILS ARE PROVIDED FOR STANDARDIZATION PURPOSES ONLY. THIS DETAIL REPRESENTS MINIMUM DESIGN STANDARDS WHICH MAY REQUIRE UPGRADING FOR SPECIFIC APPLICATIONS. N.T.S.

VALVE BOX AND CONCRETE COLLAR FOR TEST STATION
DATE: JANUARY 2019 | SHEET 400-7

Gateway to Boulder Valley©

Ⓐ 90° BEND
Ⓑ TEE
Ⓒ CURB STOP
Ⓓ METER
Ⓔ CHECK VALVE
Ⓕ TYPE "K" COPPER PIPE
Ⓖ PIPING CHANGE REQ'D ON 2" METERS, OPTIONAL FOR 1-1/2" METERS

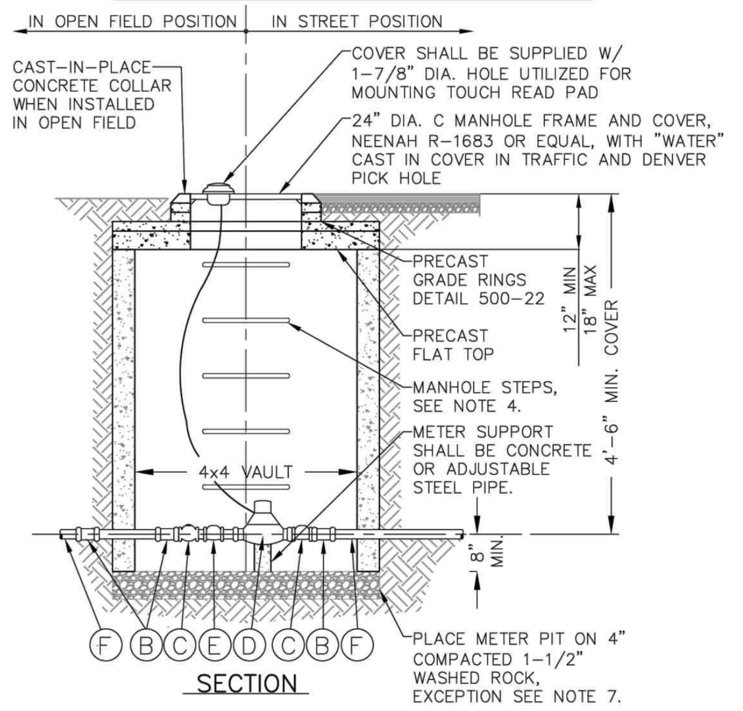

A
F
C
F
A
B
G
F
B
F
C
C
D
12" MIN
E
MANHOLE OPENING
PLAN
FLOW

NOTES:

1. JOINTS INSIDE METER VAULT SHALL BE EITHER THREADED OR SOLDERED WITH 95/5% TIN/ANTIMONY SOLDER.
2. METER SHALL BE SENSUS TYPE SR W/ TOUCH READ/PIT LID ADAPTER. METERS SHALL BE FLANGED WITH BRASS COMPANION FLANGES.
3. NO CHANGES IN PIPE DIAMETER SHALL BE MADE IN THE METER PIT OR BEYOND THE METER PIT ON THE OUTLET SIDE.
4. MANHOLE STEPS SHALL BE PLACED ON THE OPPOSITE SIDE OF THE BYPASS AT 16" O.C. STEPS TO BE M.A. INDUSTRIES PS-2-PF-DF OR EQUAL..
5. LAWN SPRINKLER CONNECTIONS SHALL BE A MINIMUM OF FIVE FEET FROM THE METER PIT WALL ON THE OUTLET SIDE.
6. IF SURFACE IS NOT TO FINAL GRADE AT THE TIME OF THE INSTALLATION OF THE METER, OWNER MUST RAISE OR LOWER PIT WHEN SURFACE IS GRADED.
7. IN AREAS OF GROUNDWATER, USE A CAST-IN-PLACE 6" THICK CONCRETE BASE, 6'-0" DIA., WITH NO. 4 BARS AT 12" O.C. EACH WAY. INSTALL 4" PVC DRAIN TO DAYLIGHT. PLACE BASE ON 1-1/2" COMPACTED WASHED ROCK FOR STABILIZATION.
8. VAULT SHALL BE PLUMB AND CENTERED.

WATER METER LAY LENGTH TABLE

1-1/2"	DOMESTIC	13"
2"	DOMESTIC	15/1/2' OR 17"


IN OPEN FIELD POSITION
IN STREET POSITION
CAST-IN-PLACE CONCRETE COLLAR WHEN INSTALLED IN OPEN FIELD
COVER SHALL BE SUPPLIED W/ 1-7/8" DIA. HOLE UTILIZED FOR MOUNTING TOUCH READ PAD
24" DIA. C MANHOLE FRAME AND COVER, NEENAH R-1683 OR EQUAL, WITH "WATER" CAST IN COVER IN TRAFFIC AND DENVER PICK HOLE
PRECAST GRADE RINGS DETAIL 500-22
12" MIN
18" MAX
PRECAST FLAT TOP
MANHOLE STEPS, SEE NOTE 4.
4'-6" MIN. COVER
METER SUPPORT SHALL BE CONCRETE OR ADJUSTABLE STEEL PIPE.
4x4 VAULT
8" MIN.
F B C E D C B F
SECTION
PLACE METER PIT ON 4" COMPACTED 1-1/2" WASHED ROCK, EXCEPTION SEE NOTE 7.

THESE DETAILS ARE PROVIDED FOR STANDARDIZATION PURPOSES ONLY. THIS DETAIL REPRESENTS MINIMUM DESIGN STANDARDS WHICH MAY REQUIRE UPGRADING FOR SPECIFIC APPLICATIONS. N.T.S.

1-1/2" AND 2" DOMESTIC METER SETS
DATE: JANUARY 2019 | SHEET 400-10

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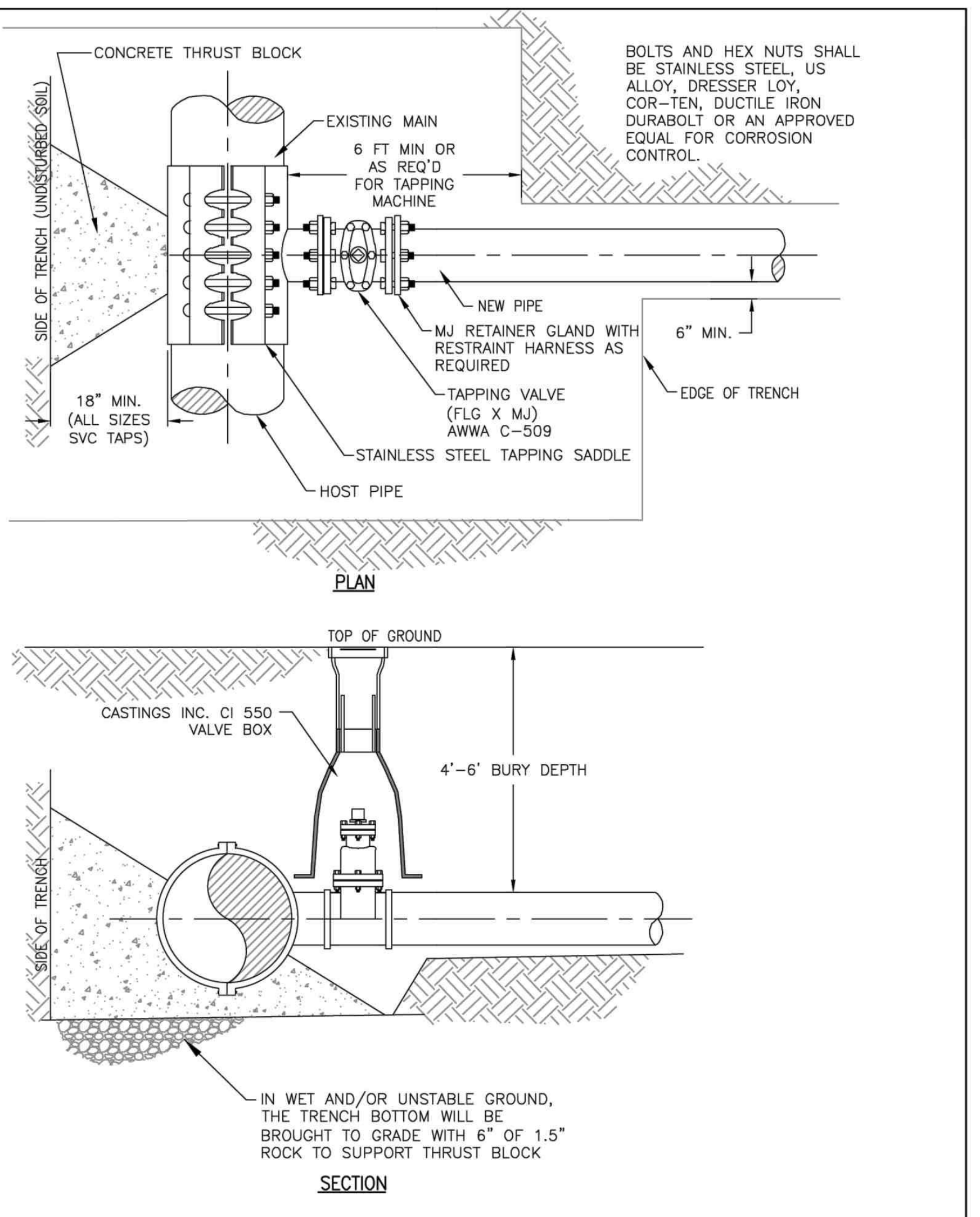
CONCRETE THRUST BLOCK
SIDE OF TRENCH (UNDISTURBED SOIL)
EXISTING MAIN
6 FT MIN OR AS REQ'D FOR TAPPING MACHINE
BOLTS AND HEX NUTS SHALL BE STAINLESS STEEL, US ALLOY, DRESSER LOY, COR-TEN, DUCTILE IRON DURABOLT OR AN APPROVED EQUAL FOR CORROSION CONTROL.
NEW PIPE
MJ RETAINER GLAND WITH RESTRAINT HARNESS AS REQUIRED
6" MIN.
TAPPING VALVE (FLG X MJ) AWWA C-509
EDGE OF TRENCH
18" MIN. (ALL SIZES SVC TAPS)
STAINLESS STEEL TAPPING SADDLE
HOST PIPE
PLAN
TOP OF GROUND
CASTINGS INC. CI 550 VALVE BOX
4'-6' BURY DEPTH
SIDE OF TRENCH
IN WET AND/OR UNSTABLE GROUND, THE TRENCH BOTTOM WILL BE BROUGHT TO GRADE WITH 6" OF 1.5" ROCK TO SUPPORT THRUST BLOCK
SECTION

NOTES:

1. THE TOWN SHALL BE NOTIFIED AT LEAST 48 HOURS PRIOR TO TAPPING. THE TOWN'S REPRESENTATIVE SHALL BE ON SITE DURING TAPPING.
2. ALL FITTINGS TO RECEIVE DOUBLE POLYWRAP PRIOR TO BACKFILL OR POURING OF CONCRETE THRUST BLOCKS.

THESE DETAILS ARE PROVIDED FOR STANDARDIZATION PURPOSES ONLY. THIS DETAIL REPRESENTS MINIMUM DESIGN STANDARDS WHICH MAY REQUIRE UPGRADING FOR SPECIFIC APPLICATIONS. N.T.S.

WET TAP CONNECTION 4" & LARGER TAP
DATE: JANUARY 2019 | SHEET 400-16

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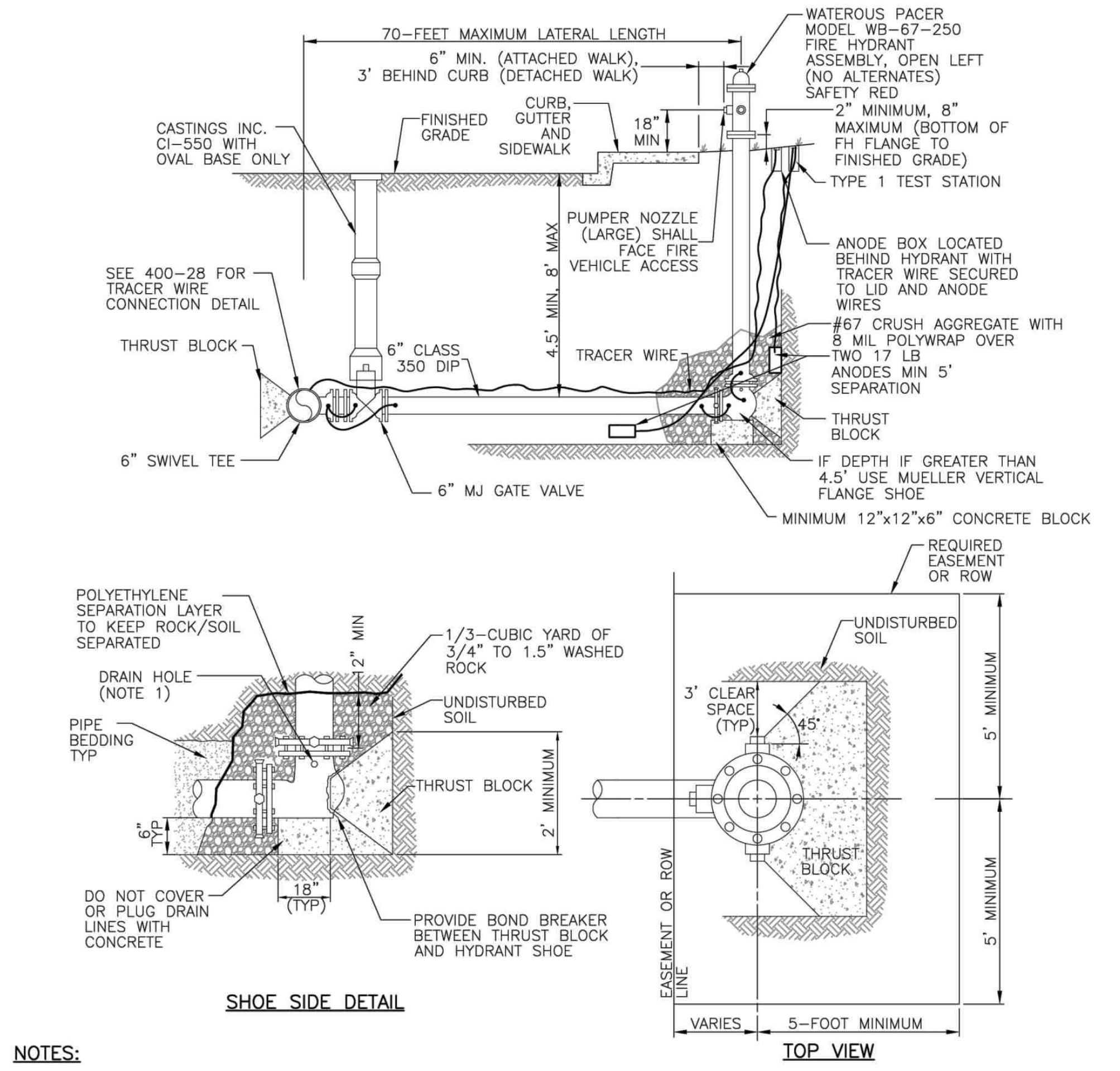

70-FEET MAXIMUM LATERAL LENGTH
6" MIN. (ATTACHED WALK), 3' BEHIND CURB (DETACHED WALK)
WATEROUS PACER MODEL WB-67-250 FIRE HYDRANT ASSEMBLY, OPEN LEFT (NO ALTERNATES) SAFETY RED
CASTINGS INC. CI-550 WITH OVAL BASE ONLY
FINISHED GRADE
CURB, GUTTER AND SIDEWALK
18" MIN
2" MINIMUM, 8" MAXIMUM (BOTTOM OF FH FLANGE TO FINISHED GRADE)
TYPE 1 TEST STATION
PUMPER NOZZLE (LARGE) SHALL FACE FIRE VEHICLE ACCESS
4.5' MIN. 8' MAX
SEE 400-28 FOR TRACER WIRE CONNECTION DETAIL
ANODE BOX LOCATED BEHIND HYDRANT WITH TRACER WIRE SECURED TO LID AND ANODE WIRES
#67 CRUSH AGGREGATE WITH 8 MIL POLYWRAP OVER
THRUST BLOCK
6" CLASS 350 DIP
TRACER WIRE
TWO 17 LB ANODES MIN 5' SEPARATION
THRUST BLOCK
6" SWIVEL TEE
6" MJ GATE VALVE
IF DEPTH IF GREATER THAN 4.5' USE MUELLER VERTICAL FLANGE SHOE
MINIMUM 12"x12"x6" CONCRETE BLOCK
POLYETHYLENE SEPARATION LAYER TO KEEP ROCK/SOIL SEPARATED
2" MIN
1/3-CUBIC YARD OF 3/4" TO 1.5" WASHED ROCK
DRAIN HOLE (NOTE 1)
UNDISTURBED SOIL
PIPE BEDDING TYP
THRUST BLOCK
2' MINIMUM
6" TYP
DO NOT COVER OR PLUG DRAIN LINES WITH CONCRETE
18" (TYP)
PROVIDE BOND BREAKER BETWEEN THRUST BLOCK AND HYDRANT SHOE
SHOE SIDE DETAIL
REQUIRED EASEMENT OR ROW
UNDISTURBED SOIL
3' CLEAR SPACE (TYP)
45°
THRUST BLOCK
5' MINIMUM
5' MINIMUM
EASEMENT OR ROW LINE
VARIES
5-FOOT MINIMUM
TOP VIEW

NOTES:

1. ALL FITTINGS, DI PIPE, AND HYDRANT BARREL SHALL BE POLYETHYLENE WRAPPED PER AWWA C-105. PROVIDE PERFORATION AT HYDRANT DRAIN HOLES.
2. TREES, SHRUBS, AND STRUCTURES SHALL NOT BE LOCATED WITHIN THE UTILITY EASEMENT OR RIGHT-OF-WAY FOR THE HYDRANT. HYDRANT UTILITY EASEMENTS AND RIGHTS-OF-WAY SHALL BE 10-FOOT WIDE (MIN), AND EXTEND 5-FEET BEHIND THE HYDRANT. VARIANCES FROM THIS ENCROACHMENT CRITERIA WILL REQUIRE THE WRITTEN APPROVAL OF THE FIRE MARSHALL.
3. PRIOR TO PUTTING THE HYDRANT INTO SERVICE THE FOLLOWING SHALL BE PERFORMED: NOZZLE THREADS SHALL BE GREASED, OIL RESERVOIR SHALL BE FILLED, AND HYDRANTS SHALL BE PAINTED "RUSTOLEUM" HIGH PERFORMANCE ENAMEL (#7564, SAFETY RED).
4. THE ENTIRE PIPING ASSEMBLY (HYDRANT SHOE TO CONNECTION AT MAIN) SHALL BE RESTRAINED.
5. THE VALVE NUT SHALL HAVE A MAXIMUM BURIED DEPTH OF 4'-6" FROM FINISHED GRADE.

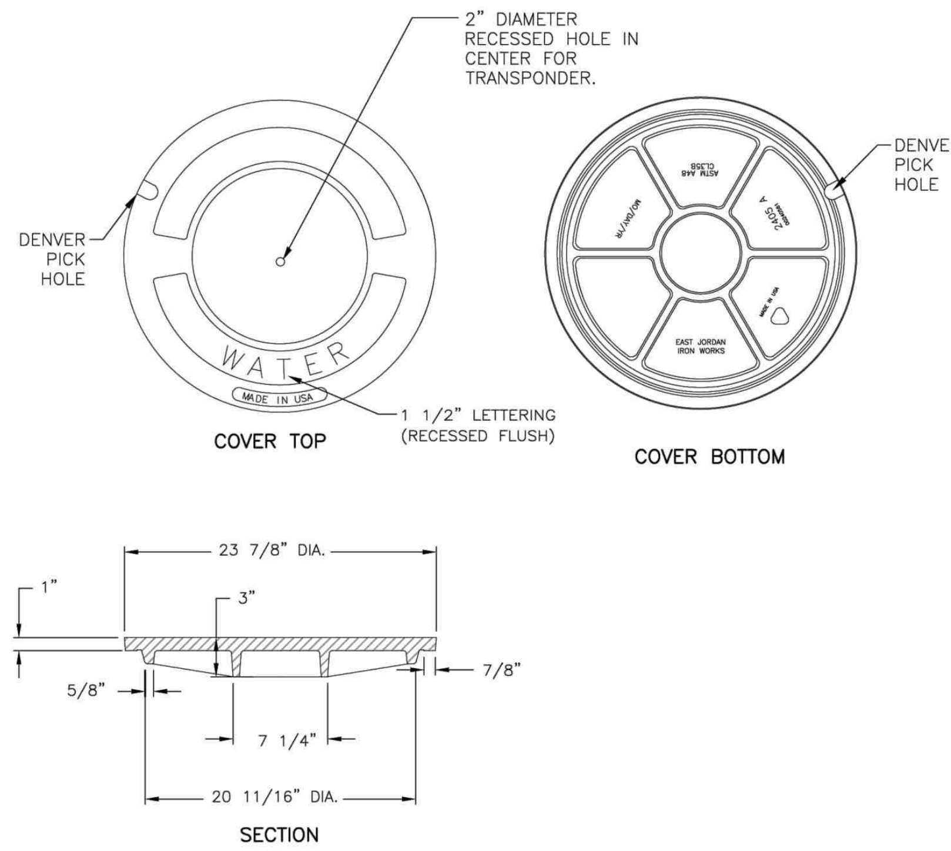
THESE DETAILS ARE PROVIDED FOR STANDARDIZATION PURPOSES ONLY. THIS DETAIL REPRESENTS MINIMUM DESIGN STANDARDS WHICH MAY REQUIRE UPGRADING FOR SPECIFIC APPLICATIONS. N.T.S.

FIRE HYDRANT INSTALLATION DETAIL
DATE: JANUARY 2019 | SHEET 400-17

Gateway to Boulder Valley©

NOTE:

FOR REUSE APPLICATIONS SUBSTITUTE "WATER" WITH "IRRIGATION"


2" DIAMETER RECESSED HOLE IN CENTER FOR TRANSPONDER.
DENVER PICK HOLE
WATER
MADE IN USA
1 1/2" LETTERING (RECESSED FLUSH)
COVER TOP
DENVER PICK HOLE
ASTM A48 CL35B
2405 A
MO/DAY/YR
MADE IN USA
EAST JORDAN IRON WORKS
COVER BOTTOM
23 7/8" DIA.
1"
3"
5/8"
7/8"
7 1/4"
20 11/16" DIA.
SECTION

THESE DETAILS ARE PROVIDED FOR STANDARDIZATION PURPOSES ONLY. THIS DETAIL REPRESENTS MINIMUM DESIGN STANDARDS WHICH MAY REQUIRE UPGRADING FOR SPECIFIC APPLICATIONS. N.T.S.

CAST IRON WATER VAULT LID
DATE: JANUARY 2019 | SHEET 400-21

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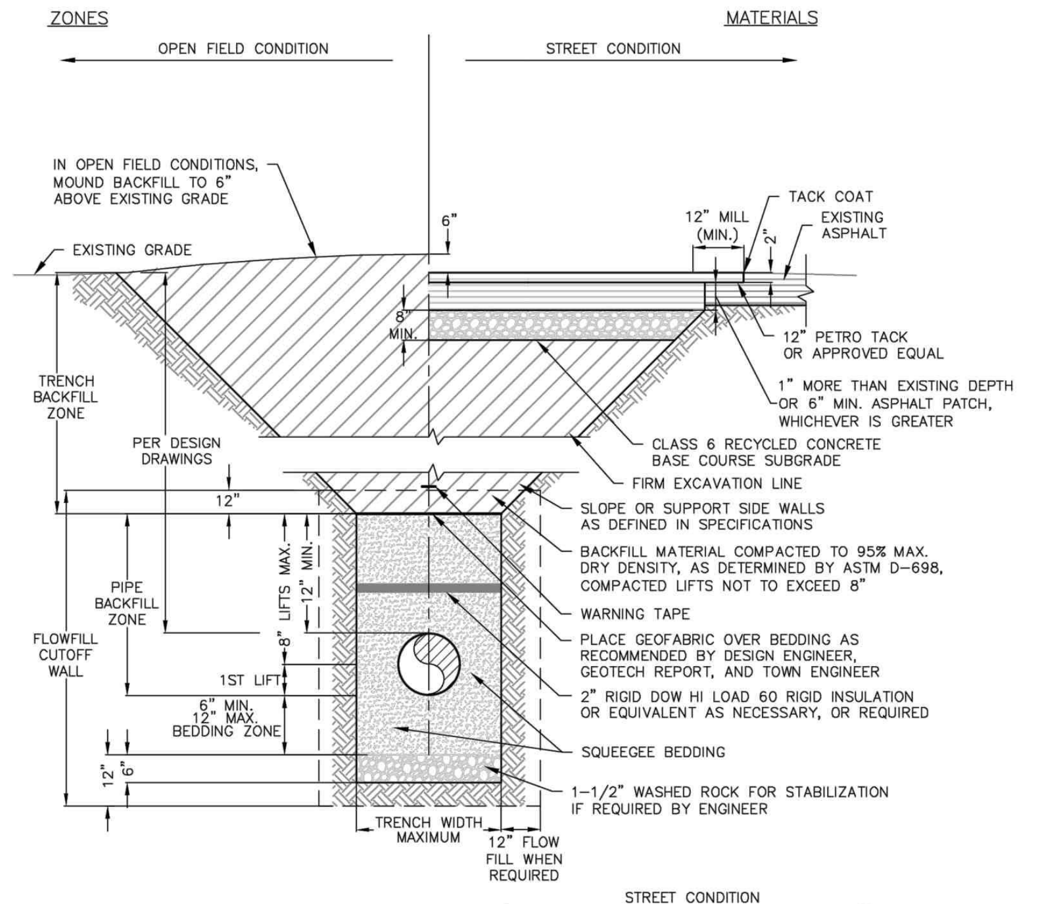
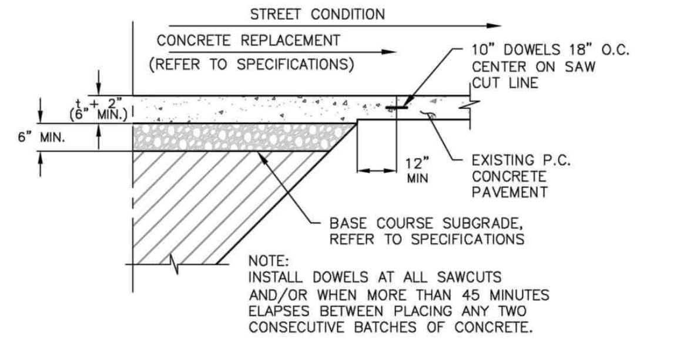

ZONES
MATERIALS
OPEN FIELD CONDITION
STREET CONDITION
IN OPEN FIELD CONDITIONS, MOUND BACKFILL TO 6" ABOVE EXISTING GRADE
6"
12" MILL (MIN.)
2"
TACK COAT
EXISTING ASPHALT
EXISTING GRADE
8" MIN.
12" PETRO TACK OR APPROVED EQUAL
TRENCH BACKFILL ZONE
1" MORE THAN EXISTING DEPTH OR 6" MIN. ASPHALT PATCH, WHICHEVER IS GREATER
PER DESIGN DRAWINGS
CLASS 6 RECYCLED CONCRETE BASE COURSE SUBGRADE
FIRM EXCAVATION LINE
12"
SLOPE OR SUPPORT SIDE WALLS AS DEFINED IN SPECIFICATIONS
BACKFILL MATERIAL COMPACTED TO 95% MAX. DRY DENSITY, AS DETERMINED BY ASTM D-698, COMPACTED LIFTS NOT TO EXCEED 8"
PIPE BACKFILL ZONE
8" LIFTS MAX.
12" MIN.
WARNING TAPE
FLOWFILL CUTOFF WALL
PLACE GEOFABRIC OVER BEDDING AS RECOMMENDED BY DESIGN ENGINEER, GEOTECH REPORT, AND TOWN ENGINEER
1ST LIFT
2" RIGID DOW HI LOAD 60 RIGID INSULATION OR EQUIVALENT AS NECESSARY, OR REQUIRED
6" MIN. 12" MAX. BEDDING ZONE
SQUEEGEE BEDDING
12"
6"
1-1/2" WASHED ROCK FOR STABILIZATION IF REQUIRED BY ENGINEER
TRENCH WIDTH MAXIMUM
12" FLOW FILL WHEN REQUIRED


STREET CONDITION
CONCRETE REPLACEMENT (REFER TO SPECIFICATIONS)
10" DOWELS 18" O.C. CENTER ON SAW CUT LINE
t + 2" (6" MIN.)
6" MIN.
12" MIN
EXISTING P.C. CONCRETE PAVEMENT
BASE COURSE SUBGRADE, REFER TO SPECIFICATIONS

PIPE DIAMETER (INCHES)	MAXIMUM TRENCH WIDTH (INCHES)
4 and smaller	22
6	24
8	26
10	28
12	30
14	32
16	34
18	36
20	38
24	42
30	48
36	54

NOTE:
INSTALL DOWELS AT ALL SAWCUTS AND/OR WHEN MORE THAN 45 MINUTES ELAPSES BETWEEN PLACING ANY TWO CONSECUTIVE BATCHES OF CONCRETE.

SQUEEGEE SAND

SIEVE SIZE	% PASSING
3/8"	100
NO. 200	0-5

% PASSING IS TOTAL PERCENT PASSING BY WEIGHT

THESE DETAILS ARE PROVIDED FOR STANDARDIZATION PURPOSES ONLY. THIS DETAIL REPRESENTS MINIMUM DESIGN STANDARDS WHICH MAY REQUIRE UPGRADING FOR SPECIFIC APPLICATIONS. N.T.S.

TYPICAL WATER MAIN, REUSE, AND SERVICE LINE BEDDING AND BACKFILL DETAIL
DATE: JANUARY 2019 | SHEET 400-25

Gateway to Boulder Valley©

D2C ARCHITECTS
D2C ARCHITECTS, INC.
DENVER, COLORADO

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

MARK	DESCRIPTION	DATE	APPR

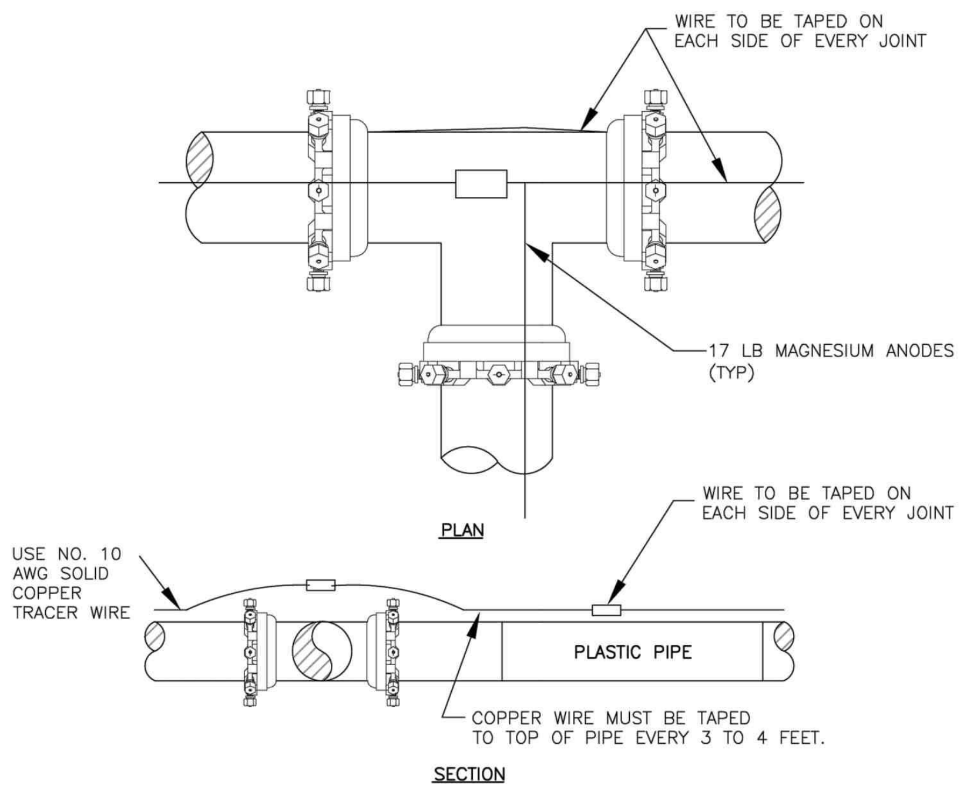
DESIGN BY: RJJ
ISSUE DATE: **MAY 19, 2025**
D2C PROJECT NUMBER 202421
CONSULTANTS PROJECT # 218.001.06
DRAWN BY: RJJ
CKD BY: JAB
SOLICITATION NO.:
SBMT BY: Approver
PLOT DATE: 5/1/2025 9:55:51 AM
CONTRACT NO.:
PLOT SCALE: N/A
FILE NUMBER:
SIZE: 22" x 34"
FILE NAME: 218.001.06_DETAILS

FOR PERMIT

NOT FOR CONSTRUCTION

GENERAL DETAILS - 1

SHEET IDENTIFICATION
C6.0


WIRE TO BE TAPED ON EACH SIDE OF EVERY JOINT
17 LB MAGNESIUM ANODES (TYP)
PLAN
USE NO. 10 AWG SOLID COPPER TRACER WIRE
WIRE TO BE TAPED ON EACH SIDE OF EVERY JOINT
PLASTIC PIPE
COPPER WIRE MUST BE TAPED TO TOP OF PIPE EVERY 3 TO 4 FEET.
SECTION

NOTES:

1. ALL TRACER WIRES TERMINATE IN A TEST STATION (CP MINI).
2. BLUE TRACER WIRE REQUIRED ON DOMESTIC WATER LINE.
3. PURPLE TRACER WIRE REQUIRED ON REUSE WATER LINE.
4. GREEN TRACER WIRE REQUIRED ON FORCE MAIN.

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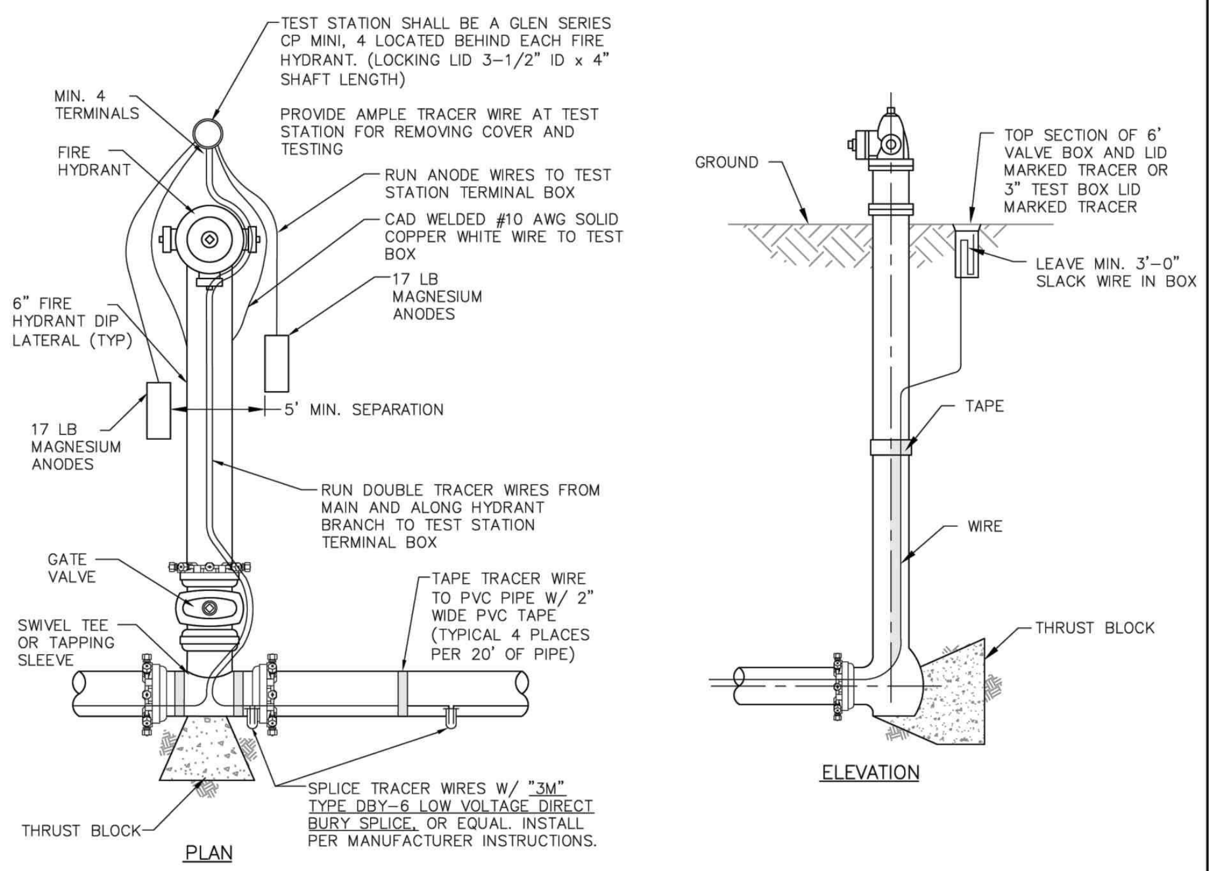
N.T.S.

Town of Superior
Gateway to Boulder Valley©

TRACER WIRE ON PLASTIC PIPE

DATE: JANUARY 2019 | SHEET 400-27


TEST STATION SHALL BE A GLEN SERIES CP MINI, 4 LOCATED BEHIND EACH FIRE HYDRANT. (LOCKING LID 3-1/2" ID x 4" SHAFT LENGTH)
PROVIDE AMPLE TRACER WIRE AT TEST STATION FOR REMOVING COVER AND TESTING
MIN. 4 TERMINALS
FIRE HYDRANT
RUN ANODE WIRES TO TEST STATION TERMINAL BOX
CAD WELDED #10 AWG SOLID COPPER WHITE WIRE TO TEST BOX
17 LB MAGNESIUM ANODES
6" FIRE HYDRANT DIP LATERAL (TYP)
5' MIN. SEPARATION
17 LB MAGNESIUM ANODES
RUN DOUBLE TRACER WIRES FROM MAIN AND ALONG HYDRANT BRANCH TO TEST STATION TERMINAL BOX
GATE VALVE
TAPE TRACER WIRE TO PVC PIPE W/ 2" WIDE PVC TAPE (TYPICAL 4 PLACES PER 20' OF PIPE)
SWIVEL TEE OR TAPPING SLEEVE
SPLICE TRACER WIRES W/ "3M" TYPE DBY-6 LOW VOLTAGE DIRECT BURY SPLICE, OR EQUAL. INSTALL PER MANUFACTURER INSTRUCTIONS.
THRUST BLOCK
PLAN
GROUND
TOP SECTION OF 6' VALVE BOX AND LID MARKED TRACER OR 3" TEST BOX LID MARKED TRACER
LEAVE MIN. 3'-0" SLACK WIRE IN BOX
TAPE
WIRE
THRUST BLOCK
ELEVATION

THESE DETAILS ARE PROVIDED FOR STANDARDIZATION PURPOSES ONLY. THIS DETAIL REPRESENTS MINIMUM DESIGN STANDARDS WHICH MAY REQUIRE UPGRADING FOR SPECIFIC APPLICATIONS.

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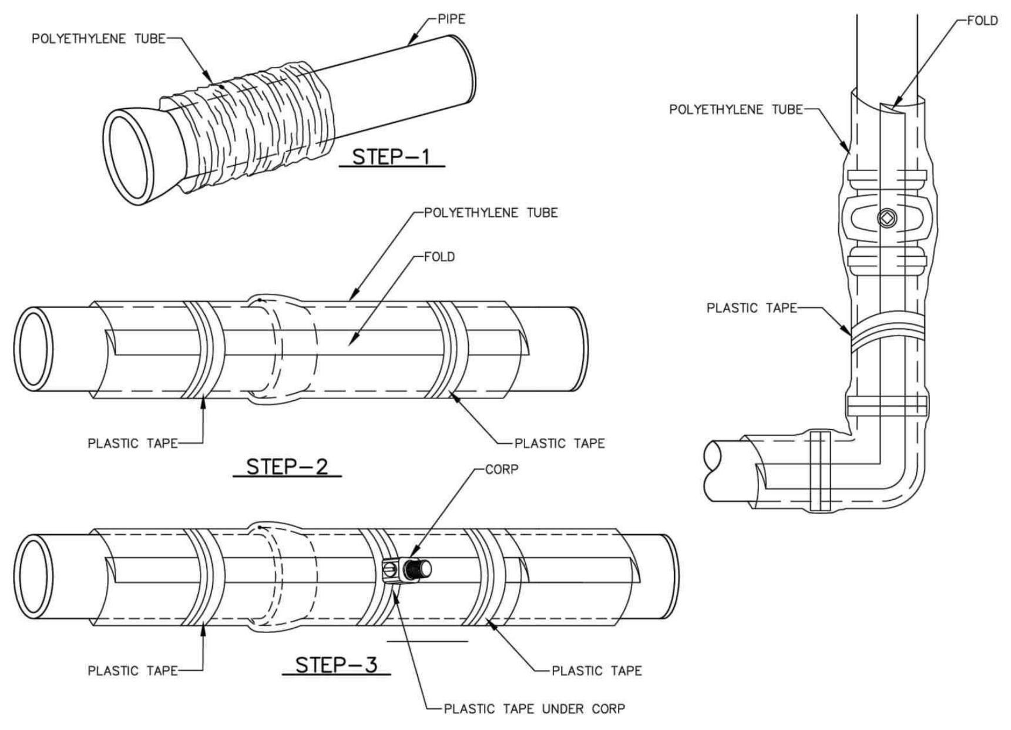
TRACER WIRE AT FIRE HYDRANT

DATE: JANUARY 2019 | SHEET 400-28


POLYETHYLENE TUBE
PIPE
STEP-1
POLYETHYLENE TUBE
FOLD
PLASTIC TAPE
PLASTIC TAPE
STEP-2
CORP
PLASTIC TAPE
STEP-3
PLASTIC TAPE
PLASTIC TAPE UNDER CORP
FOLD
POLYETHYLENE TUBE
PLASTIC TAPE

FIELD INSTALLATION-POLYETHYLENE WRAP

STEP-1	PLACE TUBE OF POLYETHYLENE MATERIAL AROUND PIPE PRIOR TO LOWERING PIPE INTO TRENCH.
STEP-2	PULL THE TUBE OVER THE LENGTH OF THE PIPE. TAPE TUBE TO PIPE AT JOINT. FOLD MATERIAL AROUND THE ADJACENT SPIGOT END AND WRAP WITH TAPE TO HOLD THE PLASTIC TUBE IN PLACE.
STEP-3	OVERLAP FIRST TUBE WITH ADJACENT TUBE AND SECURE WITH PLASTIC ADHESIVE TAPE. THE POLYETHYLENE TUBE MATERIAL COVERING THE PIPE SHALL BE LOOSE. EXCESS MATERIAL SHALL BE NEATLY DRAWN UP AROUND THE PIPE BARREL, FOLDED ON TOP OF THE PIPE AND TAPED IN PLACE.

NOTE:

1. POLYETHYLENE SHALL BE MINIMUM 8-MIL THICKNESS
   WATER PIPE SHALL BE WRAPPED IN BLUE.
   REUSE WATER PIPE SHALL BE WRAPPED IN PURPLE.
   FORCE MAIN IN GREEN.

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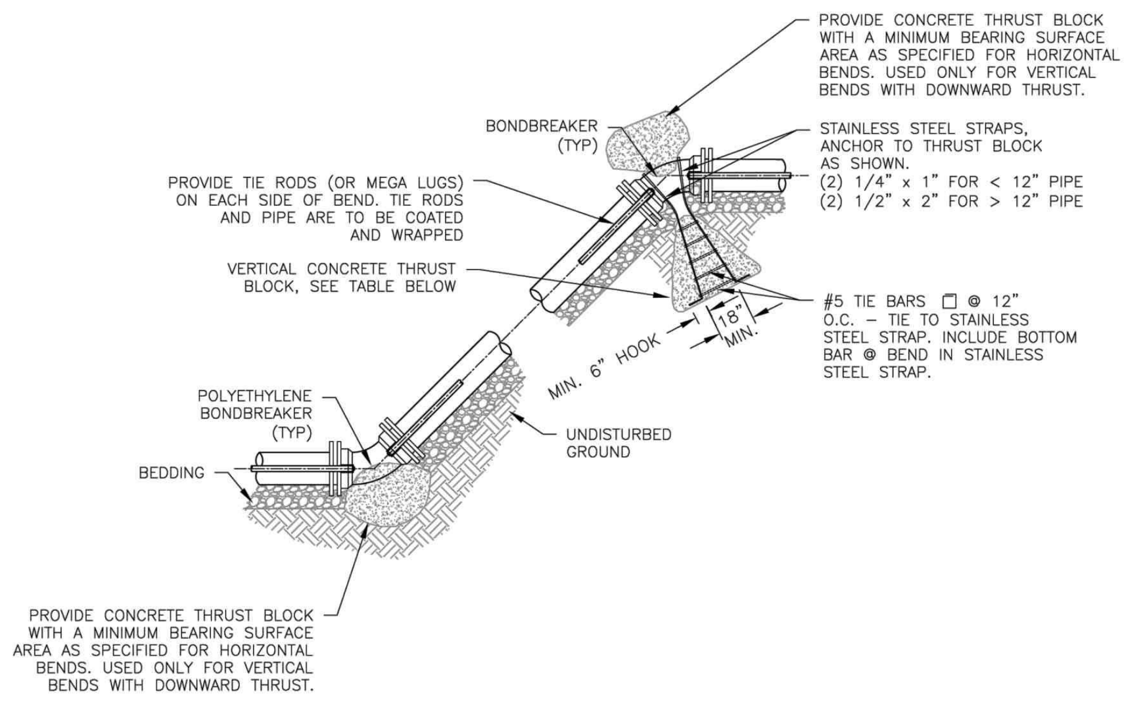
POLYETHYLENE WRAP FOR IRON PIPE & FITTINGS

DATE: JANUARY 2019 | SHEET 400-29


PROVIDE CONCRETE THRUST BLOCK WITH A MINIMUM BEARING SURFACE AREA AS SPECIFIED FOR HORIZONTAL BENDS. USED ONLY FOR VERTICAL BENDS WITH DOWNWARD THRUST.
BONDBREAKER (TYP)
STAINLESS STEEL STRAPS, ANCHOR TO THRUST BLOCK AS SHOWN.
(2) 1/4" x 1" FOR < 12" PIPE
(2) 1/2" x 2" FOR > 12" PIPE
PROVIDE TIE RODS (OR MEGA LUGS) ON EACH SIDE OF BEND. TIE RODS AND PIPE ARE TO BE COATED AND WRAPPED
VERTICAL CONCRETE THRUST BLOCK, SEE TABLE BELOW
#5 TIE BARS ☐ @ 12" O.C. - TIE TO STAINLESS STEEL STRAP. INCLUDE BOTTOM BAR @ BEND IN STAINLESS STEEL STRAP.
18" MIN.
MIN. 6" HOOK
POLYETHYLENE BONDBREAKER (TYP)
BEDDING
UNDISTURBED GROUND
PROVIDE CONCRETE THRUST BLOCK WITH A MINIMUM BEARING SURFACE AREA AS SPECIFIED FOR HORIZONTAL BENDS. USED ONLY FOR VERTICAL BENDS WITH DOWNWARD THRUST.

MINIMUM VOLUME OF CONCRETE FOR UPPER FITTING VERTICAL THRUST BLOCK IN CU. FT.

PIPE SIZE	11-1/4° BEND	22-1/2° BEND	45° BEND
4"	4	8	15
6"	9	18	33
8"	16	31	58
10"	25	49	90
12"	36	70	129

NOTE:

1. JOINTS AND BOLTS SHALL BE ACCESSIBLE FOR REPAIRS AFTER THRUST BLOCK IS PLACED

THESE DETAILS ARE PROVIDED FOR STANDARDIZATION PURPOSES ONLY. THIS DETAIL REPRESENTS MINIMUM DESIGN STANDARDS WHICH MAY REQUIRE UPGRADING FOR SPECIFIC APPLICATIONS.

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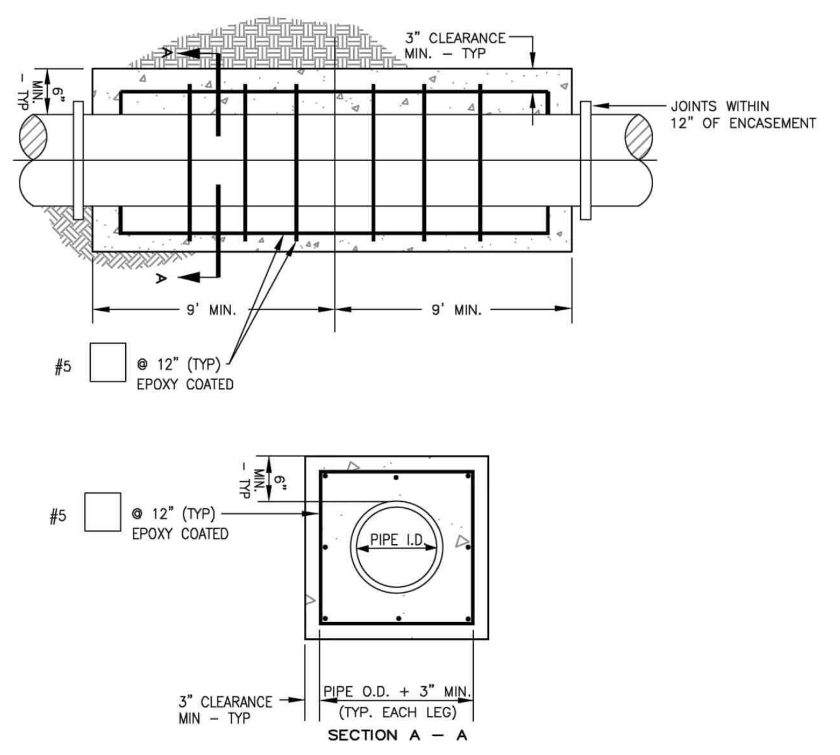
LOWERING FOR UTILITY CROSSING

DATE: JANUARY 2019 | SHEET 400-37


3" CLEARANCE MIN. - TYP
6" MIN. - TYP
JOINTS WITHIN 12" OF ENCASEMENT
A
A
9' MIN.
9' MIN.
#5 ☐ @ 12" (TYP) EPOXY COATED
6" MIN. - TYP
#5 ☐ @ 12" (TYP) EPOXY COATED
PIPE I.D.
3" CLEARANCE MIN - TYP
PIPE O.D. + 3" MIN. (TYP. EACH LEG)
SECTION A - A

PIPE I.D.	NO. OF LONGITUDINAL BARS & LOCATION
6" TO 8"	4 - #5 BARS 1 EACH CORNER
10" TO 18"	8 - #5 BARS 3 EACH SIDE
20" TO 30"	12 - #5 BARS 4 EACH SIDE
36"	16 - #5 BARS 5 EACH SIDE

NOTES:

1. THIS DETAIL IS TO BE USED UNDER NORMAL CONDITIONS. WHERE EXCESSIVE GROUNDWATER IS PRESENT AN ALTERNATE DESIGN WILL BE REQUIRED.
2. ALL REBAR TO BE GRADE 60 AND EPOXY COATED.
3. 4,500 PSI CDOT CLASS B/D CONCRETE.
4. PLACE CONCRETE AGAINST EITHER SOLID FORMWORK OR UNDISTURBED SOIL.

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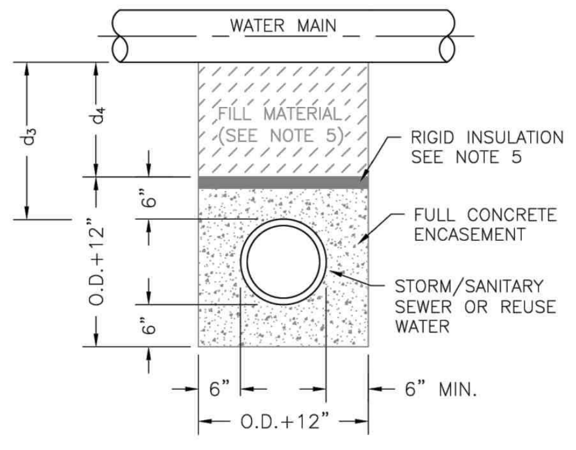
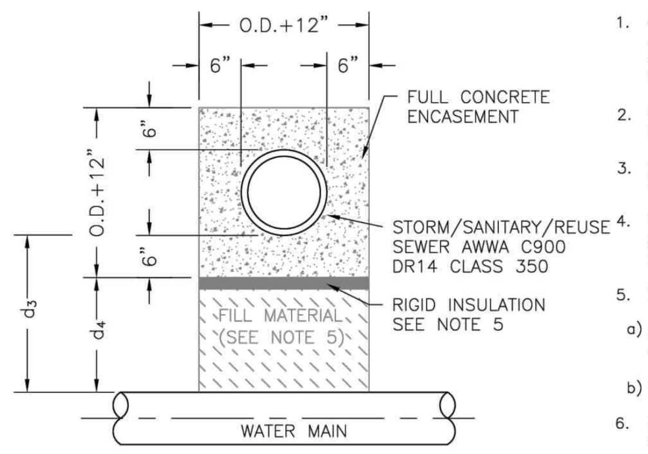
CONCRETE ENCASEMENT REINFORCEMENT DETAIL

DATE: JANUARY 2019 | SHEET 400-41


WATER MAIN
d_3
d_4
FILL MATERIAL (SEE NOTE 5)
RIGID INSULATION SEE NOTE 5
6"
FULL CONCRETE ENCASEMENT
O.D.+12"
STORM/SANITARY SEWER OR REUSE WATER
6"
6"
6" MIN.
O.D.+12"

STORM, SANITARY SEWER, OR REUSE CROSSING UNDER WATER MAIN

IF d_3>18", ENCASEMENT NOT REQUIRED


O.D.+12"
6"
6"
FULL CONCRETE ENCASEMENT
6"
O.D.+12"
STORM/SANITARY/REUSE SEWER AWWA C900 DR14 CLASS 350
6"
RIGID INSULATION SEE NOTE 5
d_3
d_4
FILL MATERIAL (SEE NOTE 5)
WATER MAIN

NOTES:

1. CONCRETE COLLAR AROUND STORM SEWER JOINTS MAY BE ACCEPTED WITH WRITTEN APPROVAL BY THE TOWN ENGINEER AND ONLY FOR PIPE 30" OR LARGER.
2. CONCRETE TO BE CAST AGAINST UNDISTURBED SOIL OR SHORING.
3. LENGTH OF ENCASEMENT SHALL EXTEND AT LEAST 10-FEET EACH SIDE OF WATER MAIN.
4. UNLESS OTHERWISE NOTED ON PLAN/PROFILE DRAWINGS, ENCASEMENTS NEED NOT BE REINFORCED.
5. FILLER MATERIAL BETWEEN CONDUITS TO BE:
   a) APPROVED DOW HI LOAD 60 RIGID INSULATION IF $d_4 \le 6"$.
   b) COMPACTED BACKFILL, IF $d_4 > 6"$.
6. SHORING OR SHEETING, IF USED, TO BE CUT OFF AT TOP OF ENCASEMENT

STORM, SANITARY SEWER, OR REUSE CROSSING OVER TOP OF WATER MAIN

ENCASEMENT REQUIRED REGARDLESS OF DIMENSION d_3
(SEE NOTE 1 FOR SPECIAL CASES)

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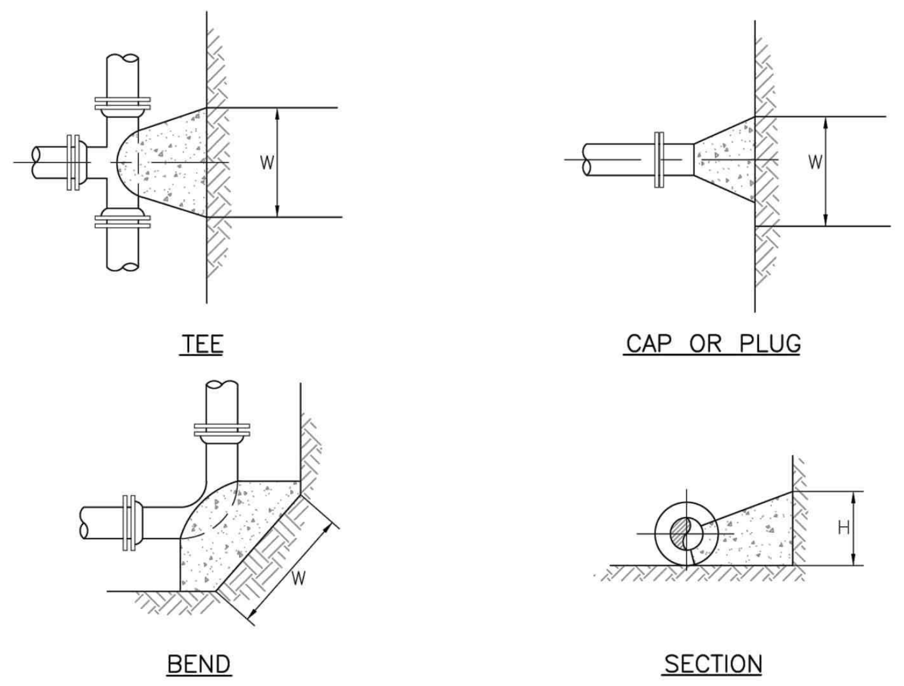
ENCASEMENT FOR CONDUIT CROSSING

DATE: JANUARY 2019 | SHEET 400-42


W
TEE
W
CAP OR PLUG
W
BEND
H
SECTION

MINIMUM THRUST AREA IN SQUARE FEET

PIPE SIZE	11-1/4° BEND	22-1/2° BEND	45° BEND	90° BEND	TEE (BRANCH SIZE OR CAP)
6"	3.0	4.0	7.0	13.0	9.0
8"	3.0	6.0	12.0	21.0	16.0
12"	7.0	14.0	26.5	45.0	34.0
16"	11.5	23.0	43.5	62.0	57.0

NOTES:

1. PLACE CONCRETE AGAINST UNDISTURBED SOIL.
2. JOINTS AND BOLTS SHALL BE ACCESSIBLE FOR REPAIRS AFTER THRUST BLOCK IS PLACED.
3. PROVIDE POLYETHYLENE BOND BREAKER.
4. CONCRETE TO BE CDOT 4,500 psi CLASS B/D. HAND MIXED CONCRETE PROHIBITED.

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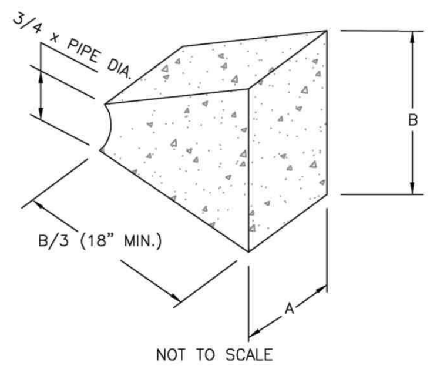
CONCRETE THRUST BLOCKS BEARING SURFACES AND INSTALLATION - SHEET 1 OF 2

DATE: JANUARY 2019 | SHEET 400-43

MINIMUM DIMENSIONS FOR THRUST BLOCKS

FITTING SIZE	TEES & PLUGS		90° BEND		45° BENDS & WYES	
	A	B	A	B	A	B
4"	1'-7"	1'-2"	1'-9"	1'-6"	1'-8"	0'-10"
6"	2'-0"	1'-11"	2'-5"	2'-2"	1'-10"	1'-7"
8"	2'-8"	2'-6"	3'-2"	3'-0"	2'-5"	2'-1"
10"	3'-4"	3'-3"	4'-0"	3'-10"	3'-0"	2'-9"
12"	4'-0"	3'-10"	4'-8"	4'-8"	3'-8"	3'-3"
14"	5'-5"	3'-10"	6'-6"	4'-11"	4'-9"	3'-5"
20"	5'-0"	5'-0"	6'-0"	6'-0"	5'-0"	4'-0"
24"	6'-0"	6'-0"	7'-0"	7'-0"	5'-0"	5'-0"
30"	7'-6"	7'-6"	8'-0"	8'-0"	6'-3"	6'-3"

FITTING SIZE	REDUCERS & 22 1/2° BENDS		11 1/4° BENDS	
	A	B	A	B
4"	1'-7"	0'-6"	0'-6"	0'-6"
6"	1'-9"	0'-10"	1'-0"	0'-6"
8"	1'-9"	1'-6"	1'-0"	1'-0"
10"	2'-2"	1'-11"	1'-6"	1'-0"
12"	2'-7"	2'-3"	2'-0"	1'-0"
14"	3'-5"	2'-5"	2'-0"	1'-6"
20"	3'-6"	3'-0"	3'-0"	2'-0"
24"	4'-6"	3'-0"	3'-0"	3'-0"
30"	4'-9"	4'-6"	3'-3"	3'-3"


3/4 x PIPE DIA.
B
B/3 (18" MIN.)
A

NOT TO SCALE

GENERAL NOTES:

1. BEARING SURFACE AREAS SHOWN IN CHART ARE MINIMUM.
2. BASED ON 150 P.S.I. INTERNAL PIPE OPERATING PRESSURE.
3. SOIL BEARING CAPACITY = 1000 LB./SQ. FT.
4. ALL FITTINGS TO BE WRAPPED WITH POLYETHYLENE (MINIMUM 8 MIL.).
5. 4500 psi CONCRETE. SEE SECTION 800.

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TYPICAL THRUST BLOCK DIMENSIONS SHEET 2 OF 2

DATE: JANUARY 2019 | SHEET 400-44

D2C ARCHITECTS
D2C ARCHITECTS, INC.
DENVER, COLORADO

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303.833.1416
WWW.CIVILRESOURCES.COM

MARK	DESCRIPTION	DATE	APPR

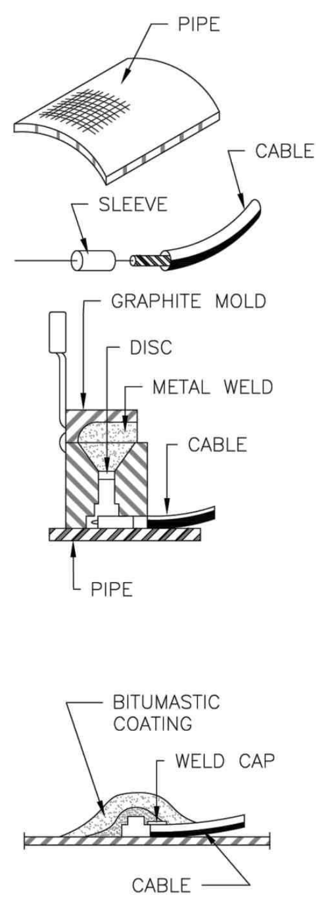
DESIGN BY: RJJ
ISSUE DATE: **MAY 19, 2025**
D2C PROJECT NUMBER 202421
CONSULTANTS PROJECT # 218.001.06
DRAWN BY: RJJ
CKD BY: JAB
SOLICITATION NO.:
SBMT BY: Approver
PLOT DATE: 5/1/2025 9:55:51 AM
CONTRACT NO.:
PLOT SCALE: N/A
FILE NUMBER:
SIZE: 22" x 34"
FILE NAME: 218.001.06_DETAILS

FOR PERMIT

NOT FOR CONSTRUCTION

GENERAL DETAILS - 2

SHEET IDENTIFICATION
C6.1


PIPE
CABLE
SLEEVE
GRAPHITE MOLD
DISC
METAL WELD
CABLE
PIPE
BITUMASTIC COATING
WELD CAP
CABLE

PROCEDURE:

1. FILE STRUCTURE TO BARE METAL AND CLEAN SURFACE.
2. STRIP INSULATION FROM WIRE AND ATTACH SLEEVE.
3. HOLD MOLD FIRMLY WITH OPENING AWAY FROM OPERATOR. IGNITE WITH FLINT GUN.
4. REMOVE SLAG FROM CONNECTION WITH CHIPPING HAMMER.
5. REPLACE/REPAIR EPOXY COATING. COVER WITH WELD CAP. COVER CONNECTION WITH BITUMASTIC COATING OVER ALL EXPOSED METAL.

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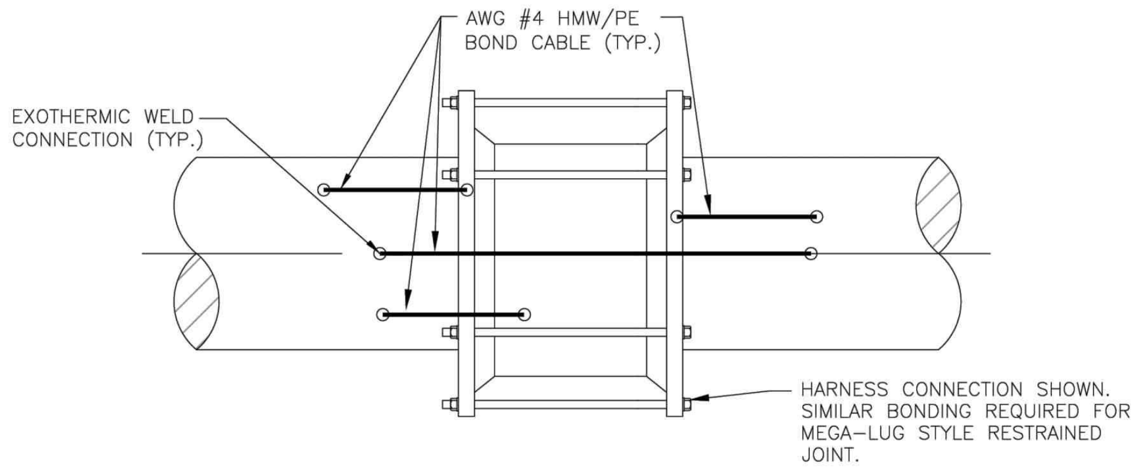
Gateway to Boulder Valley

EXOTHERMIC WELD DETAIL

DATE: JANUARY 2019 | SHEET 400-45


AWG #4 HMW/PE BOND CABLE (TYP.)
EXOTHERMIC WELD CONNECTION (TYP.)
HARNESS CONNECTION SHOWN. SIMILAR BONDING REQUIRED FOR MEGA-LUG STYLE RESTRAINED JOINT.

NOTES:

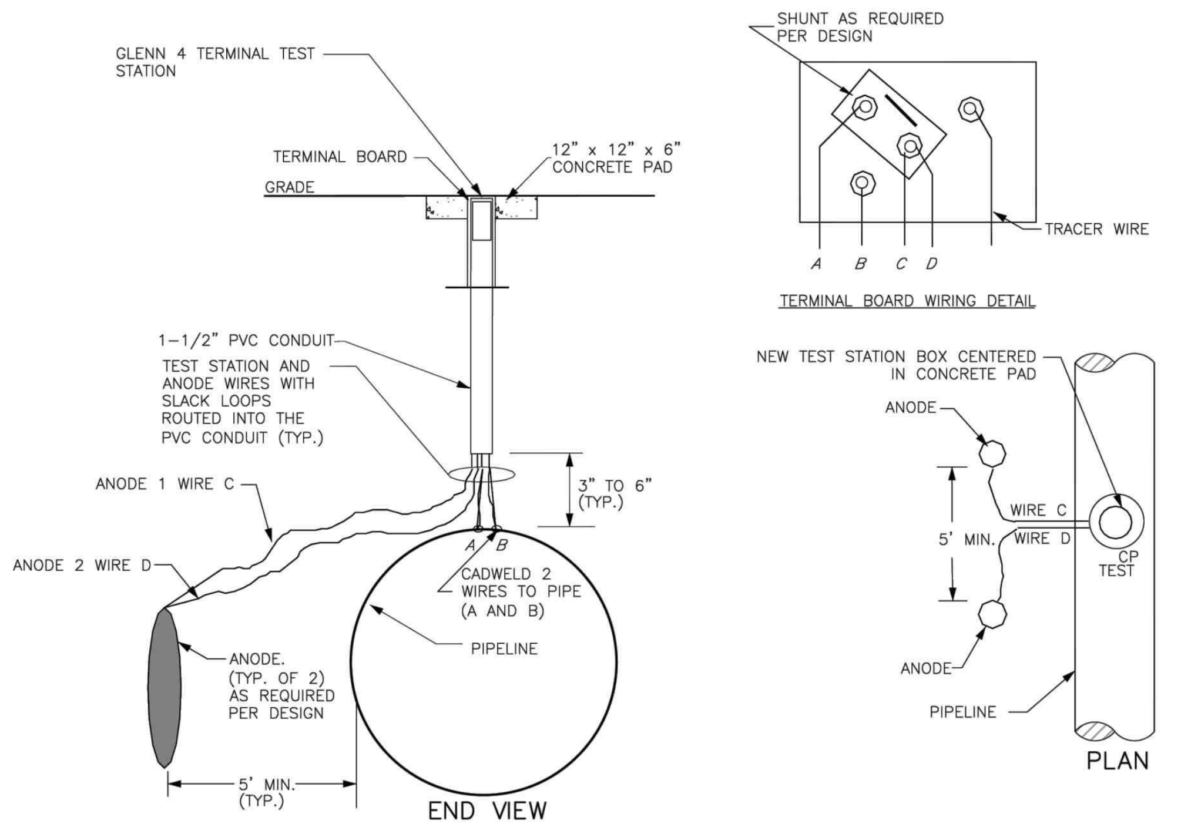
1. BONDING NOT REQUIRED ON INSULATING COUPLINGS.
2. INSTALL POLYETHYLENE WRAP.

THESE DETAILS ARE PROVIDED FOR STANDARDIZATION PURPOSES ONLY. THIS DETAIL REPRESENTS MINIMUM DESIGN STANDARDS WHICH MAY REQUIRE UPGRADING FOR SPECIFIC APPLICATIONS. N.T.S.

Town of Superior
Gateway to Boulder Valley

JOINT BONDING-RESTRAINTED DIP JOINT DETAIL

DATE: JANUARY 2019 | SHEET W400-46


SHUNT AS REQUIRED PER DESIGN
GLENN 4 TERMINAL TEST STATION
TERMINAL BOARD
12" x 12" x 6" CONCRETE PAD
GRADE
TRACER WIRE
A B C D
TERMINAL BOARD WIRING DETAIL
1-1/2" PVC CONDUIT
TEST STATION AND ANODE WIRES WITH SLACK LOOPS ROUTED INTO THE PVC CONDUIT (TYP.)
NEW TEST STATION BOX CENTERED IN CONCRETE PAD
ANODE
ANODE 1 WIRE C
3" TO 6" (TYP.)
WIRE C
5' MIN.
WIRE D
CP TEST
ANODE 2 WIRE D
A B
CADWELD 2 WIRES TO PIPE (A AND B)
PIPELINE
ANODE. (TYP. OF 2) AS REQUIRED PER DESIGN
ANODE
PIPELINE
PLAN
5' MIN. (TYP.)
END VIEW

NOTES:

1. A MINIMUM OF 3 FEET OF SLACK SHALL BE PROVIDED FOR ALL WIRES INSIDE THE TEST STATION BOX.
2. A MINIMUM OF 6 INCHES OF SLACK SHALL BE PROVIDED FOR ALL WIRES AT THE BOTTOM OF THE 2" PVC CONDUIT.
3. THE 2" PVC CONDUIT SHALL EXTEND APPROXIMATELY 3 INCHES INTO THE TEST STATION BOX.
4. TWO ANODES SHALL BE PROVIDED. ANODES MAY BE INSTALLED VERTICALLY OR HORIZONTALLY IN NATIVE SOILS (NOT IMPORTED OR SELECT BACKFILL SUCH AS SQEEGEE OR SAND).
5. WIRES A, B = #12 AWG TYPE RHW, COPPER (RED)
   WIRES C, D = #10 AWG SOLID TYPE RHW OR TYPE USE, COPPER (BLACK)

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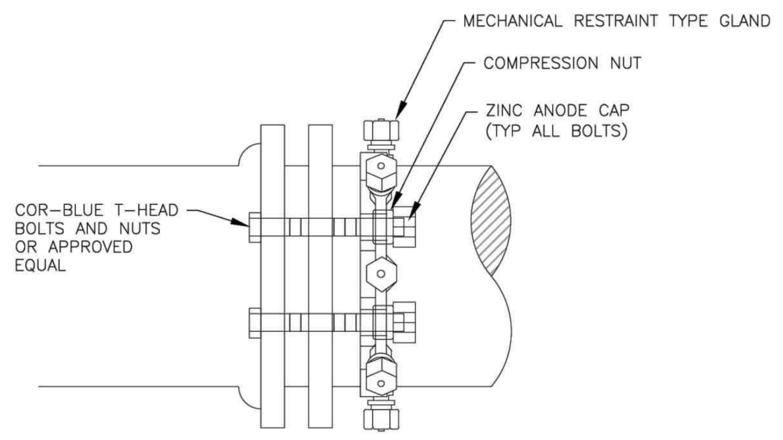
Town of Superior
Gateway to Boulder Valley

TYPE 1 – TEST STATION WITH 2 ANODES

DATE: JANUARY 2019 | SHEET W400-47


MECHANICAL RESTRAINT TYPE GLAND
COMPRESSION NUT
ZINC ANODE CAP (TYP ALL BOLTS)
COR-BLUE T-HEAD BOLTS AND NUTS OR APPROVED EQUAL

NOTES:

- COR-BLUE (OR APPROVED EQUAL) BOLTS AND NUTS ON ALL FITTINGS, MEGALUGS, HARNESS RESTRAINTS, ETC.
- CORE-BLUE RODS AND NUTS ARE REQUIRED ON ALL RESTRAINTS
- SPECIFY NUMBER OF POINTS OF RESTRAINT
- MEGA LUG BY EBAA IRON OR APPROVED EQUAL

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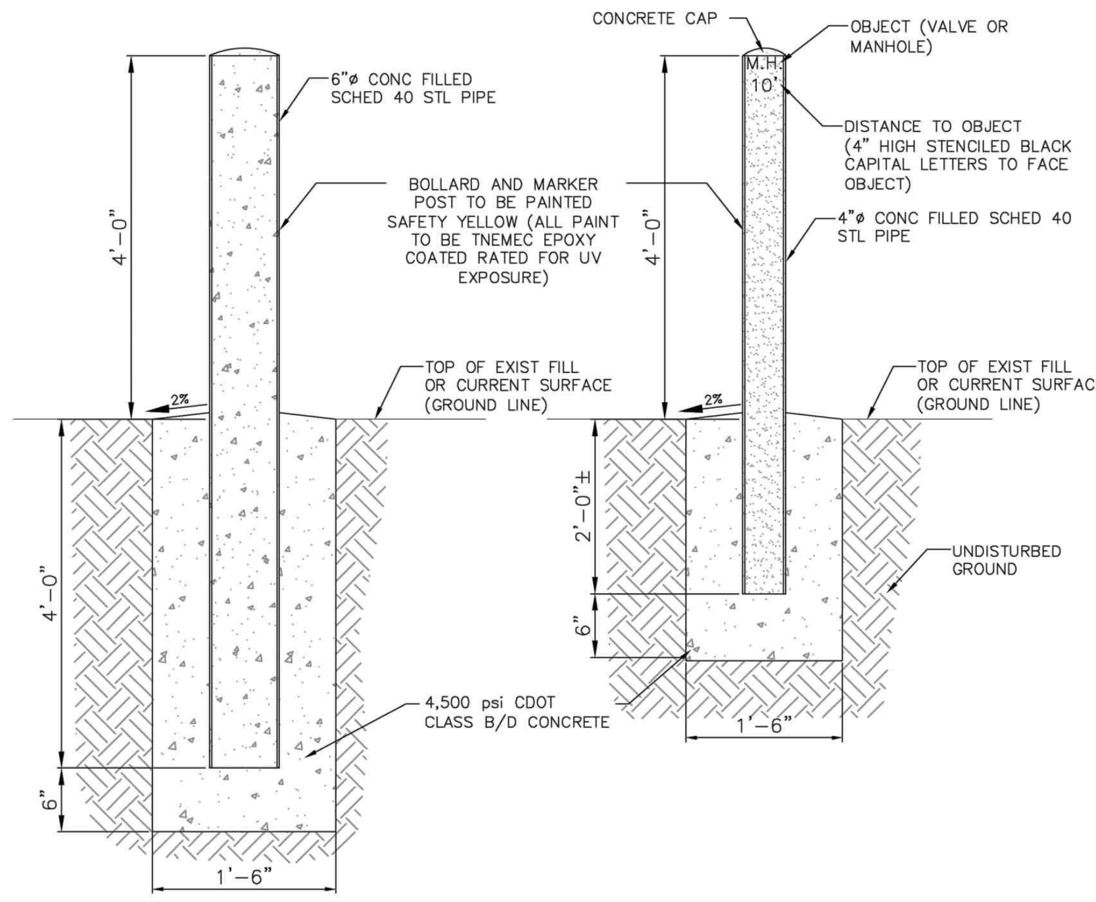
Town of Superior
Gateway to Boulder Valley

CONNECTION BOLTS & ZINC ANODE CAP

DATE: JANUARY 2019 | SHEET W400-48


CONCRETE CAP
OBJECT (VALVE OR MANHOLE)
M.H. 10'
6"ø CONC FILLED SCHED 40 STL PIPE
DISTANCE TO OBJECT (4" HIGH STENCILED BLACK CAPITAL LETTERS TO FACE OBJECT)
BOLLARD AND MARKER POST TO BE PAINTED SAFETY YELLOW (ALL PAINT TO BE TNEMEC EPOXY COATED RATED FOR UV EXPOSURE)
4"ø CONC FILLED SCHED 40 STL PIPE
4'-0"
4'-0"
TOP OF EXIST FILL OR CURRENT SURFACE (GROUND LINE)
TOP OF EXIST FILL OR CURRENT SURFACE (GROUND LINE)
2%
2%
2'-0"±
UNDISTURBED GROUND
4'-0"
6"
4,500 psi CDOT CLASS B/D CONCRETE
1'-6"
6"
1'-6"

NOTES:

1. BOLLARD DETAIL USED TO PROTECT OBJECTS SUCH AS FIRE HYDRANTS, SAMPLING STATIONS, ETC.
2. MARKER POST DETAIL USED FOR LOCATING MANHOLES, VALVE BOXES NOT INSTALLED IN CONCRETE OR ASPHALT.

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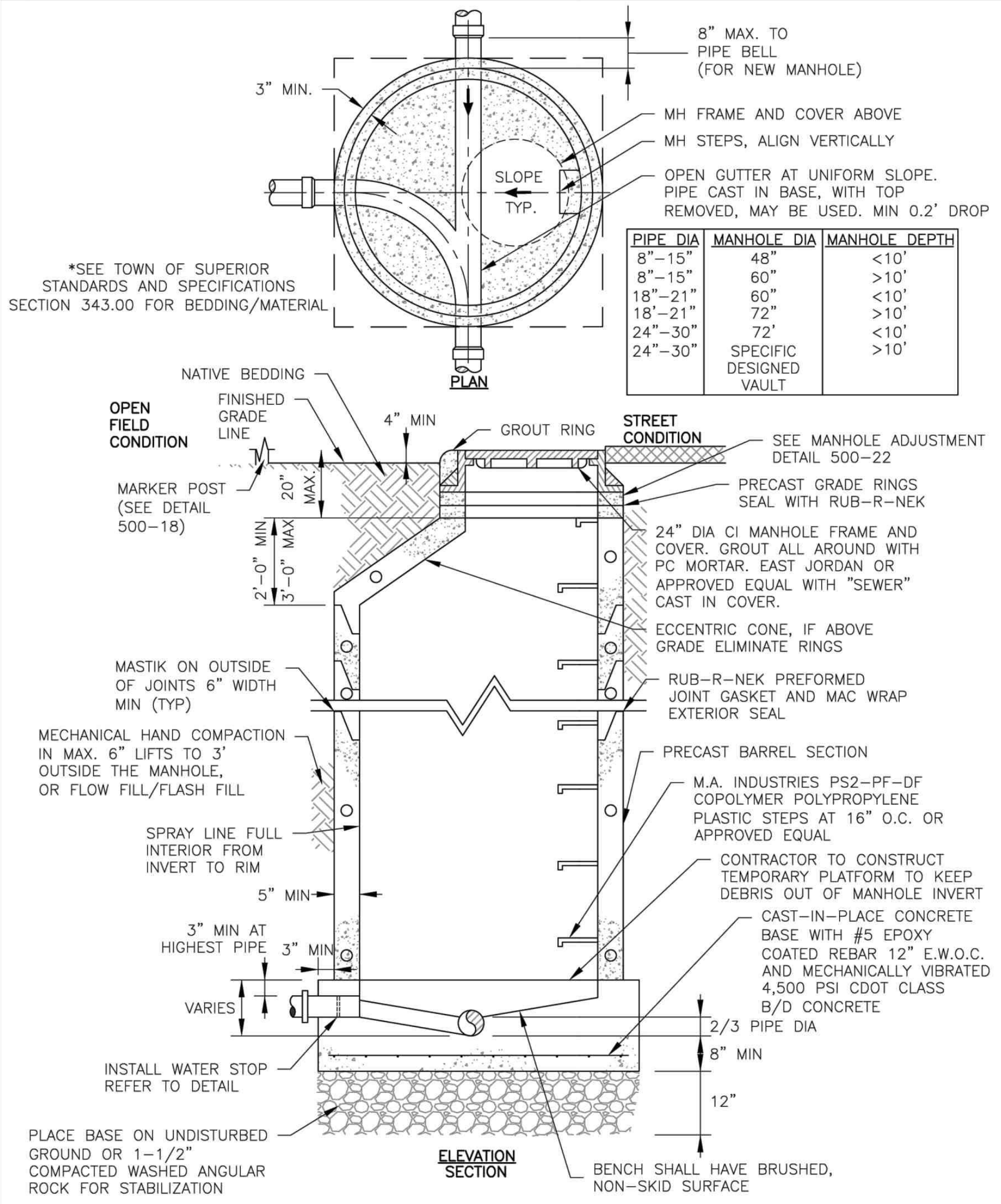
Town of Superior
Gateway to Boulder Valley

BOLLARD DETAIL

DATE: JANUARY 2019 | SHEET 400-49


8" MAX. TO PIPE BELL (FOR NEW MANHOLE)
3" MIN.
MH FRAME AND COVER ABOVE
MH STEPS, ALIGN VERTICALLY
SLOPE TYP.
OPEN GUTTER AT UNIFORM SLOPE. PIPE CAST IN BASE, WITH TOP REMOVED, MAY BE USED. MIN 0.2' DROP
*SEE TOWN OF SUPERIOR STANDARDS AND SPECIFICATIONS SECTION 343.00 FOR BEDDING/MATERIAL
PLAN
NATIVE BEDDING
OPEN FIELD CONDITION
FINISHED GRADE LINE
4" MIN
GROUT RING
STREET CONDITION
SEE MANHOLE ADJUSTMENT DETAIL 500-22
MARKER POST (SEE DETAIL 500-18)
20" MAX.
PRECAST GRADE RINGS SEAL WITH RUB-R-NEK
2'-0" MIN
3'-0" MAX
24" DIA CI MANHOLE FRAME AND COVER. GROUT ALL AROUND WITH PC MORTAR. EAST JORDAN OR APPROVED EQUAL WITH "SEWER" CAST IN COVER.
ECCENTRIC CONE, IF ABOVE GRADE ELIMINATE RINGS
MASTIK ON OUTSIDE OF JOINTS 6" WIDTH MIN (TYP)
RUB-R-NEK PREFORMED JOINT GASKET AND MAC WRAP EXTERIOR SEAL
MECHANICAL HAND COMPACTION IN MAX. 6" LIFTS TO 3' OUTSIDE THE MANHOLE, OR FLOW FILL/FLASH FILL
PRECAST BARREL SECTION
M.A. INDUSTRIES PS2-PF-DF COPOLYMER POLYPROPYLENE PLASTIC STEPS AT 16" O.C. OR APPROVED EQUAL
SPRAY LINE FULL INTERIOR FROM INVERT TO RIM
CONTRACTOR TO CONSTRUCT TEMPORARY PLATFORM TO KEEP DEBRIS OUT OF MANHOLE INVERT
5" MIN
CAST-IN-PLACE CONCRETE BASE WITH #5 EPOXY COATED REBAR 12" E.W.O.C. AND MECHANICALLY VIBRATED 4,500 PSI CDOT CLASS B/D CONCRETE
3" MIN AT HIGHEST PIPE
3" MIN
VARIES
2/3 PIPE DIA
8" MIN
INSTALL WATER STOP REFER TO DETAIL
12"
PLACE BASE ON UNDISTURBED GROUND OR 1-1/2" COMPACTED WASHED ANGULAR ROCK FOR STABILIZATION
ELEVATION SECTION
BENCH SHALL HAVE BRUSHED, NON-SKID SURFACE

PIPE DIA	MANHOLE DIA	MANHOLE DEPTH
8"-15"	48"	<10'
8"-15"	60"	>10'
18"-21"	60"	<10'
18'-21"	72"	>10'
24"-30"	72'	<10'
24"-30"	SPECIFIC DESIGNED VAULT	>10'

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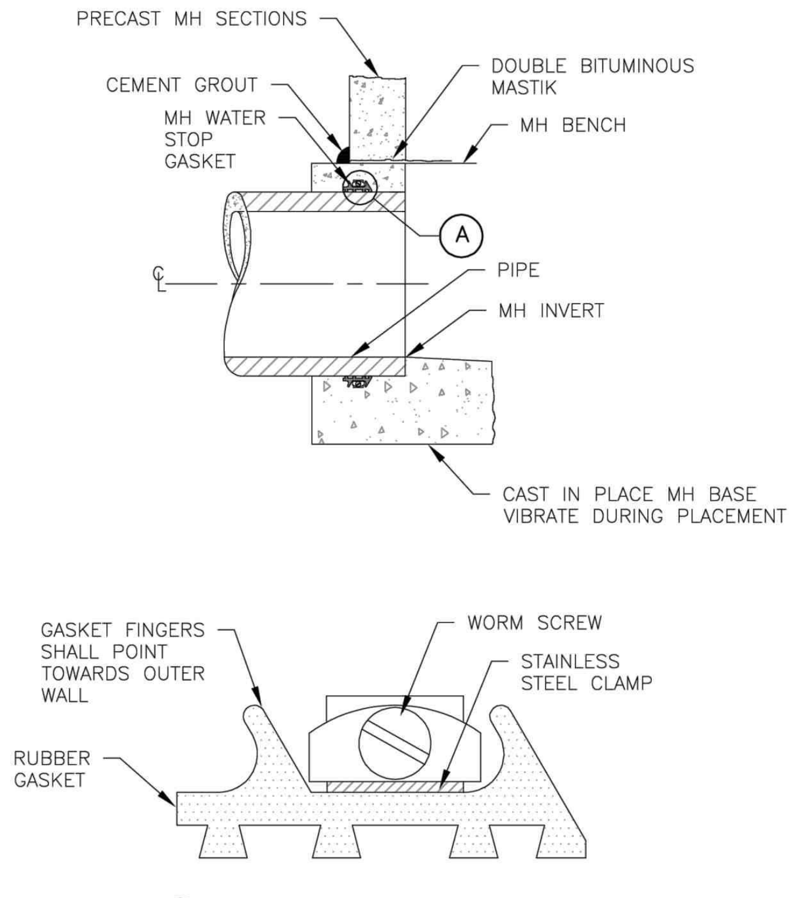
Town of Superior
Gateway to Boulder Valley

STANDARD PRECAST CONCRETE MANHOLE WITH CAST IN PLACE MANHOLE BASE

DATE: JANUARY 2019 | SHEET 500-1


PRECAST MH SECTIONS
CEMENT GROUT
DOUBLE BITUMINOUS MASTIK
MH WATER STOP GASKET
MH BENCH
A
PIPE
MH INVERT
CAST IN PLACE MH BASE VIBRATE DURING PLACEMENT
GASKET FINGERS SHALL POINT TOWARDS OUTER WALL
WORM SCREW
STAINLESS STEEL CLAMP
RUBBER GASKET

Ⓐ MH WATER STOP GASKET DETAIL

NOTES:

1. PLACE STOP ON PIPE NEAR CENTER OF MANHOLE WALL.
2. TIGHTEN STEEL BAND TO ASSURE POSITIVE SEAL AGAINST PIPE OUTSIDE.

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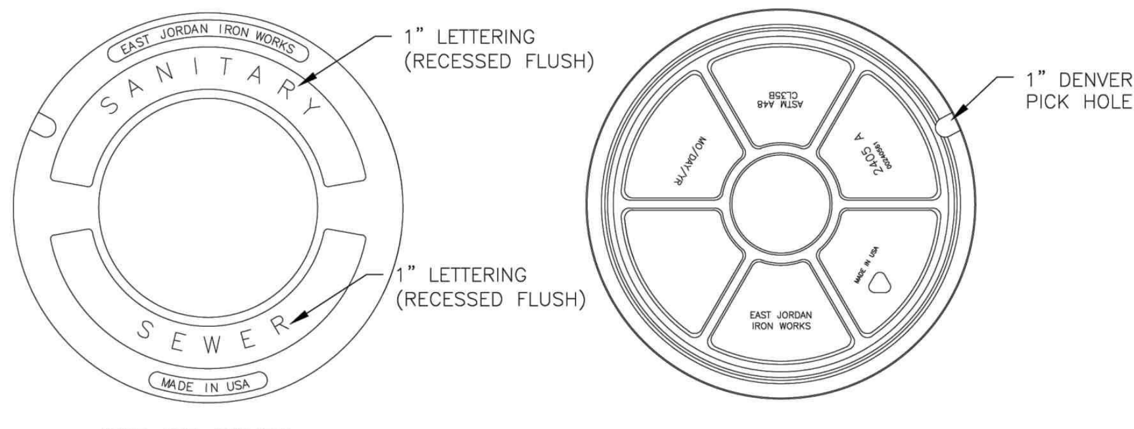
Town of Superior
Gateway to Boulder Valley

MANHOLE PIPE WATER STOP GASKET

DATE: JANUARY 2019 | SHEET 500-5


EAST JORDAN IRON WORKS
SANITARY
1" LETTERING (RECESSED FLUSH)
1" LETTERING (RECESSED FLUSH)
SEWER
MADE IN USA
1" DENVER PICK HOLE
ASTM A48 CL35B
2405 A
MO/DAY/YR
MADE IN USA
EAST JORDAN IRON WORKS

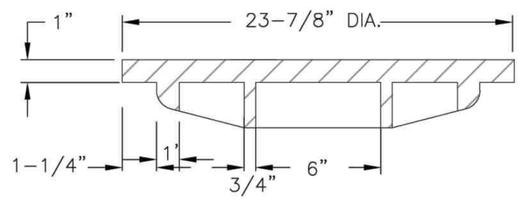
TOP OF COVER

BOTTOM OF COVER

NOTES:

COVER: GRAY IRON ASTM A48 CL35 B
LOAD RATING: H-20
COVER: 135 LBS 61kg
PRODUCT NUMBER 00240561
MACHINED SURFACE

EAST JORDAN IRON WORKS #2405A
PRODUCT #240562 OR APPROVED EQUAL


1"
23-7/8" DIA.
1-1/4"
1'
3/4"
6"

SECTION OF COVER

THESE DETAILS ARE PROVIDED FOR STANDARDIZATION PURPOSES ONLY. THIS DETAIL REPRESENTS MINIMUM DESIGN STANDARDS WHICH MAY REQUIRE UPGRADING FOR SPECIFIC APPLICATIONS. N.T.S.

Town of Superior
Gateway to Boulder Valley

SANITARY SEWER MANHOLE LID

DATE: JANUARY 2019 | SHEET 500-6

D2C ARCHITECTS
D2C ARCHITECTS, INC.
DENVER, COLORADO

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

MARK	DESCRIPTION	DATE	APPR

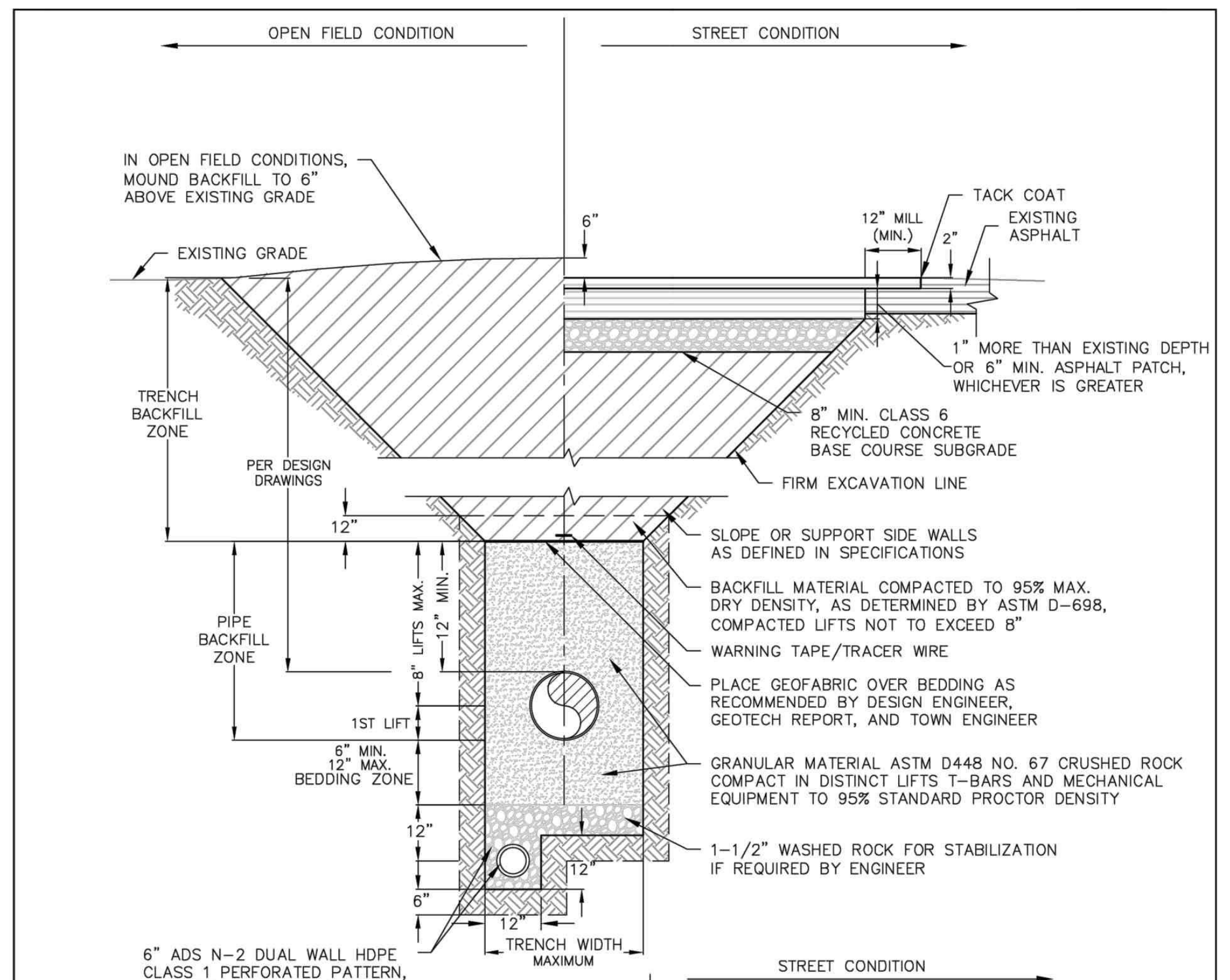
DESIGN BY: RJJ
ISSUE DATE: **MAY 19, 2025**
D2C PROJECT NUMBER 202421
CONSULTANTS PROJECT # 218.001.06
DRAWN BY: RJJ
CKD BY: JAB
SOLICITATION NO.:
SBMT BY: Approver
PLOT DATE: 5/1/2025 9:55:51 AM
CONTRACT NO.:
PLOT SCALE: N/A
FILE NUMBER:
SIZE: 22" x 34"
FILE NAME: 218.001.06_DETAILS

FOR PERMIT

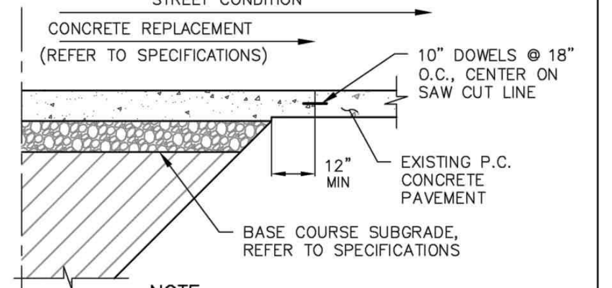
NOT FOR CONSTRUCTION

GENERAL DETAILS - 3

SHEET IDENTIFICATION
C6.2


OPEN FIELD CONDITION
STREET CONDITION
IN OPEN FIELD CONDITIONS, MOUND BACKFILL TO 6" ABOVE EXISTING GRADE
EXISTING GRADE
6"
12" MILL (MIN.)
2"
TACK COAT
EXISTING ASPHALT
1" MORE THAN EXISTING DEPTH OR 6" MIN. ASPHALT PATCH, WHICHEVER IS GREATER
TRENCH BACKFILL ZONE
PER DESIGN DRAWINGS
8" MIN. CLASS 6 RECYCLED CONCRETE BASE COURSE SUBGRADE
FIRM EXCAVATION LINE
12"
SLOPE OR SUPPORT SIDE WALLS AS DEFINED IN SPECIFICATIONS
PIPE BACKFILL ZONE
8" LIFTS MAX.
12" MIN.
BACKFILL MATERIAL COMPACTED TO 95% MAX. DRY DENSITY, AS DETERMINED BY ASTM D-698, COMPACTED LIFTS NOT TO EXCEED 8"
WARNING TAPE/TRACER WIRE
PLACE GEOFABRIC OVER BEDDING AS RECOMMENDED BY DESIGN ENGINEER, GEOTECH REPORT, AND TOWN ENGINEER
1ST LIFT
6" MIN. 12" MAX. BEDDING ZONE
GRANULAR MATERIAL ASTM D448 NO. 67 CRUSHED ROCK COMPACT IN DISTINCT LIFTS T-BARS AND MECHANICAL EQUIPMENT TO 95% STANDARD PROCTOR DENSITY
12"
1-1/2" WASHED ROCK FOR STABILIZATION IF REQUIRED BY ENGINEER
12"
6"
12"
TRENCH WIDTH MAXIMUM
6" ADS N-2 DUAL WALL HDPE CLASS 1 PERFORATED PATTERN, OR APPROVED EQUAL PIPE WITH SEAL TIGHT JOINTS WITH 12" MIN GRANULAR MATERIAL ASTM D448 NO. 67 CRUSHED ROCK

PIPE DIAMETER (INCHES)	MAXIMUM TRENCH WIDTH (INCHES)
4	22
6	24
8	26
10	28
12	30
15	36
18	40
21	44
24	48
27	52
30	56
33	60
36	68


STREET CONDITION
CONCRETE REPLACEMENT
(REFER TO SPECIFICATIONS)
10" DOWELS @ 18" O.C., CENTER ON SAW CUT LINE
12" MIN
EXISTING P.C. CONCRETE PAVEMENT
BASE COURSE SUBGRADE, REFER TO SPECIFICATIONS

NOTE:

INSTALL DOWELS AT ALL SAWCUTS AND/OR WHEN MORE THAN 45 MINUTES ELAPSES BETWEEN PLACING ANY TWO CONSECUTIVE BATCHES OF CONCRETE.

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Gateway to Boulder Valley©

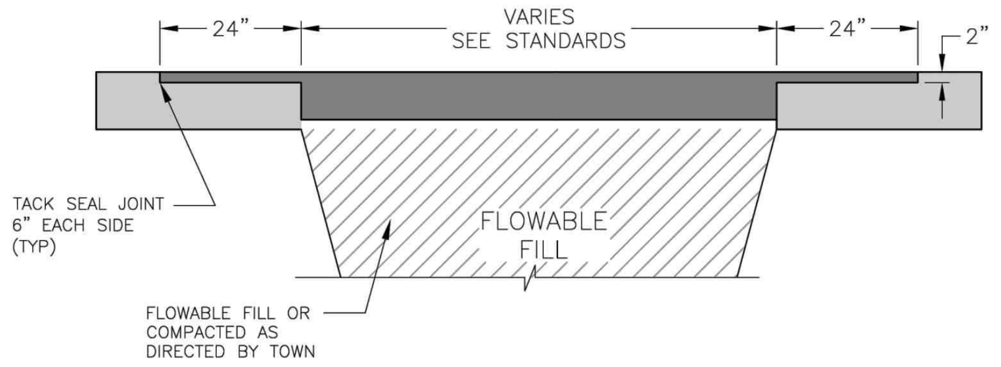
TYPICAL TRENCH PIPE BEDDING

DATE: JANUARY 2019
SHEET 500-8

	MINIMUM ASPHALT PATCH THICKNESS			
	ZONING			
STREET CLASSIFICATION	INDUSTRIAL		ALL OTHER	
	THICKNESS	LIFTS	THICKNESS	LIFTS
ARTERIAL	11"	3	11"	3
COLLECTOR	7"	2	7"	2
LOCAL	6"	2	6"	2

Asphalt Patch

HMA OVER CDOT FLOW FILL, OR FOAMED FLASH FILL WITH 2" MILL AND OVERLAY 2' WIDER THAN FULL DEPTH PATCH ON BOTH SIDES


24"
VARIES SEE STANDARDS
24"
2"
TACK SEAL JOINT 6" EACH SIDE (TYP)
FLOWABLE FILL
FLOWABLE FILL OR COMPACTED AS DIRECTED BY TOWN

NOTES:

1. PATCHBACK IS TO BE USED ON EXISTING ROADWAYS.
2. CDOT FLOW FILL, OR FOAM FLASH FILL FOR TRENCH BACKFILL.
3. PAVEMENT CUTS WILL NOT BE ALLOWED WITHOUT TOWN ENGINEER APPROVAL WITHIN SEVEN (7) YEARS AFTER A STREET HAS BEEN CONSTRUCTED, RECONSTRUCTED, OR OVERLAID. EMERGENCY REPAIRS ARE EXEMPT.
4. SEE ALSO STANDARD STREET SECTION DETAIL.

MAXIMUM LIFT DEPTH – 5"
MINIMUM LIFT DEPTH – 2"

THICKNESS OF EACH LIFT BELOW THE TOP SHALL NOT VARY MORE THAN 3/8", TOP LIFT SHALL BE GRADE SX HOT BITUMINOUS PAVEMENT.
FINISH SURFACE TOLERANCE SHALL NOT EXCEED 3/16" IN ANY DIRECTION WHEN CHECKED WITH 10 FOOT STRAIGHT EDGE. FINISHED SURFACE SHALL BE RAKED FREE OF AGGREGATE PRIOR TO COMPACTION EQUIPMENT BEING USED

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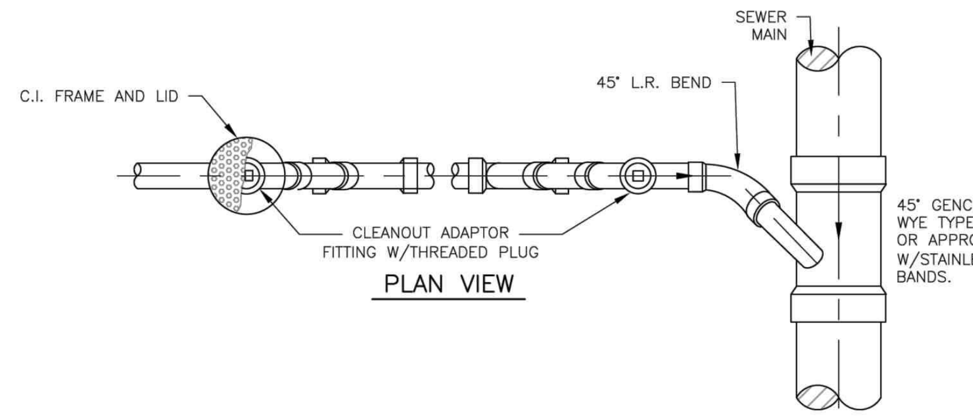
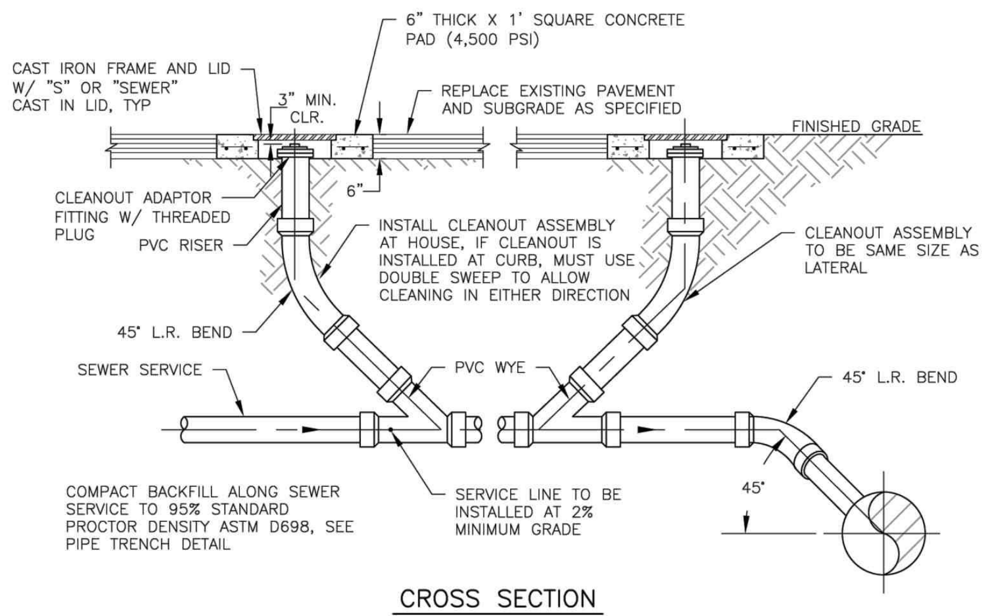
SANITARY SEWER TRENCH PATCHBACK DETAIL

DATE: JANUARY 2019
SHEET 500-8a


SEWER MAIN
45° L.R. BEND
C.I. FRAME AND LID
CLEANOUT ADAPTOR FITTING W/THREADED PLUG
45° GENCO SEALTITE WYE TYPE E, MODEL 26 OR APPROVED SADDLE W/STAINLESS STEEL BANDS.

PLAN VIEW


6" THICK X 1' SQUARE CONCRETE PAD (4,500 PSI)
CAST IRON FRAME AND LID W/ "S" OR "SEWER" CAST IN LID, TYP
3" MIN. CLR.
REPLACE EXISTING PAVEMENT AND SUBGRADE AS SPECIFIED
FINISHED GRADE
6"
CLEANOUT ADAPTOR FITTING W/ THREADED PLUG
PVC RISER
INSTALL CLEANOUT ASSEMBLY AT HOUSE, IF CLEANOUT IS INSTALLED AT CURB, MUST USE DOUBLE SWEEP TO ALLOW CLEANING IN EITHER DIRECTION
CLEANOUT ASSEMBLY TO BE SAME SIZE AS LATERAL
45° L.R. BEND
SEWER SERVICE
PVC WYE
45° L.R. BEND
45°
COMPACT BACKFILL ALONG SEWER SERVICE TO 95% STANDARD PROCTOR DENSITY ASTM D698, SEE PIPE TRENCH DETAIL
SERVICE LINE TO BE INSTALLED AT 2% MINIMUM GRADE

CROSS SECTION

THESE DETAILS ARE PROVIDED FOR STANDARDIZATION PURPOSES ONLY. THIS DETAIL REPRESENTS MINIMUM DESIGN STANDARDS WHICH MAY REQUIRE UPGRADING FOR SPECIFIC APPLICATIONS.

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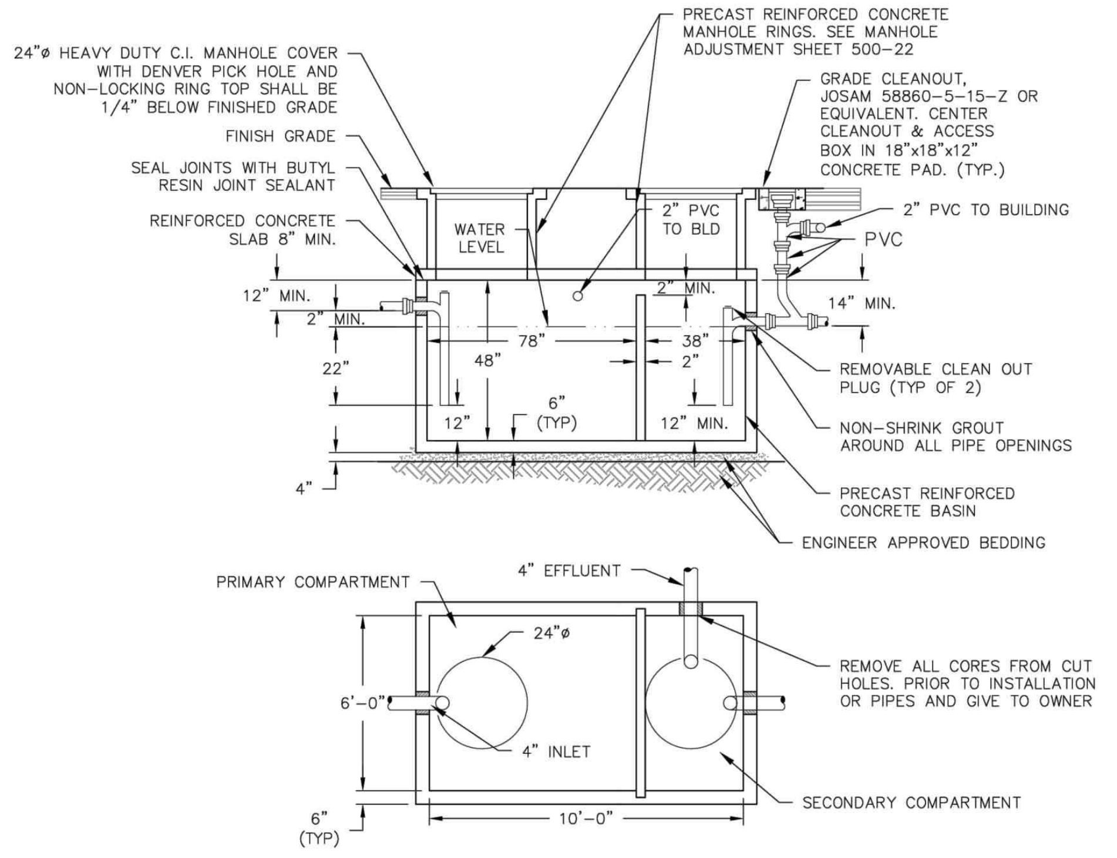
STANDARD CLEAN-OUT SERVICE LINE DETAIL

DATE: MAY 2023
SHEET 500-10


PRECAST REINFORCED CONCRETE MANHOLE RINGS. SEE MANHOLE ADJUSTMENT SHEET 500-22
24"ø HEAVY DUTY C.I. MANHOLE COVER WITH DENVER PICK HOLE AND NON-LOCKING RING TOP SHALL BE 1/4" BELOW FINISHED GRADE
FINISH GRADE
SEAL JOINTS WITH BUTYL RESIN JOINT SEALANT
REINFORCED CONCRETE SLAB 8" MIN.
GRADE CLEANOUT, JOSAM 58860-5-15-Z OR EQUIVALENT. CENTER CLEANOUT & ACCESS BOX IN 18"x18"x12" CONCRETE PAD. (TYP.)
2" PVC TO BUILDING
PVC
WATER LEVEL
2" PVC TO BLD
12" MIN.
2" MIN.
2" MIN.
14" MIN.
78"
48"
38"
2"
22"
6" (TYP)
12"
12" MIN.
4"
REMOVABLE CLEAN OUT PLUG (TYP OF 2)
NON-SHRINK GROUT AROUND ALL PIPE OPENINGS
PRECAST REINFORCED CONCRETE BASIN
ENGINEER APPROVED BEDDING
PRIMARY COMPARTMENT
4" EFFLUENT
24"ø
6'-0"
4" INLET
REMOVE ALL CORES FROM CUT HOLES. PRIOR TO INSTALLATION OR PIPES AND GIVE TO OWNER
SECONDARY COMPARTMENT
6" (TYP)
10'-0"

NOTES:

1. SEAL ALL PIPE PENETRATIONS WATER TIGHT.
2. SEE PLANS FOR PIPE SIZES.
3. SECONDARY COMPARTMENT HOLDS 1/3 OF TOTAL CAPACITY.
4. ALL PIPE FITTINGS TO BE CAST IRON.
5. FOR SIZE AND CAPACITY SEE RULES AND REGULATIONS WITH DESIGN STANDARDS AND SPECIFICATIONS 519.00.
6. FOR BEDDING MATERIALS SEE TOWN OF SUPERIOR STANDARDS AND SPECIFICATIONS 343.00.

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N.T.S.

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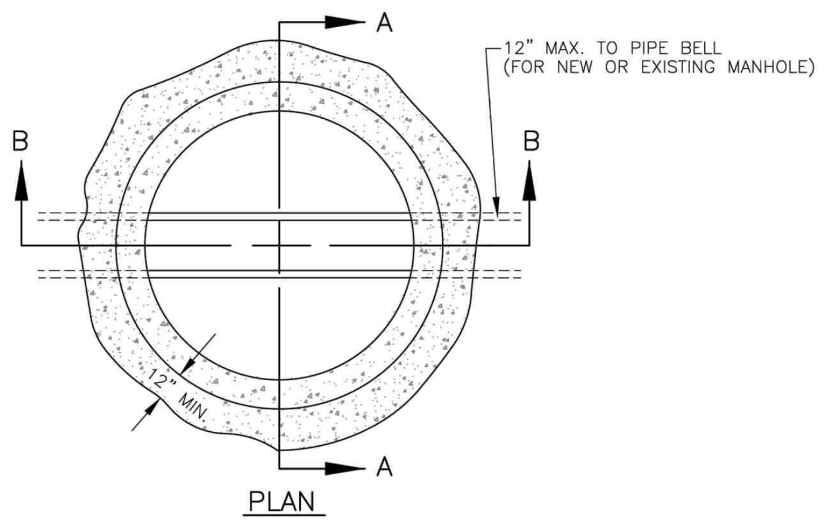
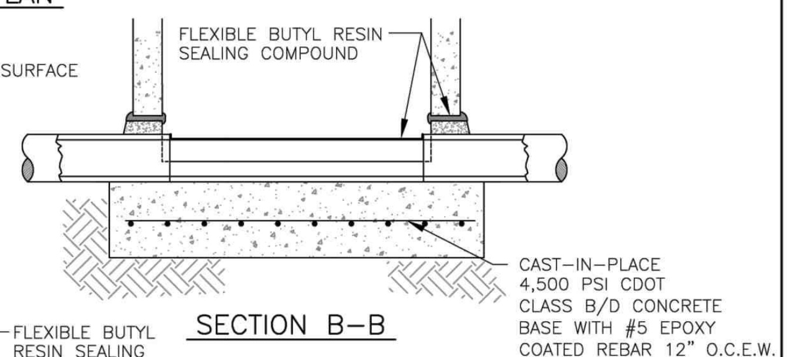
SAND/OIL/GREASE INTERCEPTOR

DATE: JANUARY 2019
SHEET 500-17

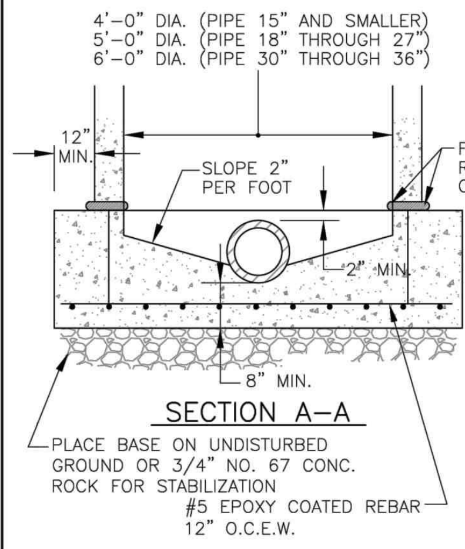

A
B
B
12" MAX. TO PIPE BELL (FOR NEW OR EXISTING MANHOLE)
12" MIN.
A

PLAN

BENCH SHALL HAVE BRUSHED NON-SKID SURFACE


FLEXIBLE BUTYL RESIN SEALING COMPOUND
CAST-IN-PLACE 4,500 PSI CDOT CLASS B/D CONCRETE BASE WITH #5 EPOXY COATED REBAR 12" O.C.E.W.

SECTION B-B


4'-0" DIA. (PIPE 15" AND SMALLER)
5'-0" DIA. (PIPE 18" THROUGH 27")
6'-0" DIA. (PIPE 30" THROUGH 36")
12" MIN.
SLOPE 2" PER FOOT
FLEXIBLE BUTYL RESIN SEALING COMPOUND
2" MIN.
8" MIN.
PLACE BASE ON UNDISTURBED GROUND OR 3/4" NO. 67 CONC. ROCK FOR STABILIZATION
#5 EPOXY COATED REBAR 12" O.C.E.W.

SECTION A-A

NOTES:

1. JOINTS TO BE SET IN FLEXIBLE BUTYL RESIN SEALING COMPOUND AND GROUTED WITH MORTAR INSIDE AND OUTSIDE.
2. BASES SHALL BE REINFORCED
3. SQUARE BASES ARE ACCEPTABLE.
4. FOR PIPE 36" AND LARGER, OR WHERE CONDITIONS SUCH AS MULTIPLE PIPES WARRANT, A CONCRETE BOX BASE WILL BE REQUIRED. (SEE CDOT STANDARD DRAWING M-604-20)
5. ALL BASES TO BE CAST-IN-PLACE
6. VIBRATE CONC. W/ MECH VIBRATOR. MANUAL VIBRATING NOT PERMITTED.

THESE DETAILS ARE PROVIDED FOR STANDARDIZATION PURPOSES ONLY. THIS DETAIL REPRESENTS MINIMUM DESIGN STANDARDS WHICH MAY REQUIRE UPGRADING FOR SPECIFIC APPLICATIONS.

N.T.S.

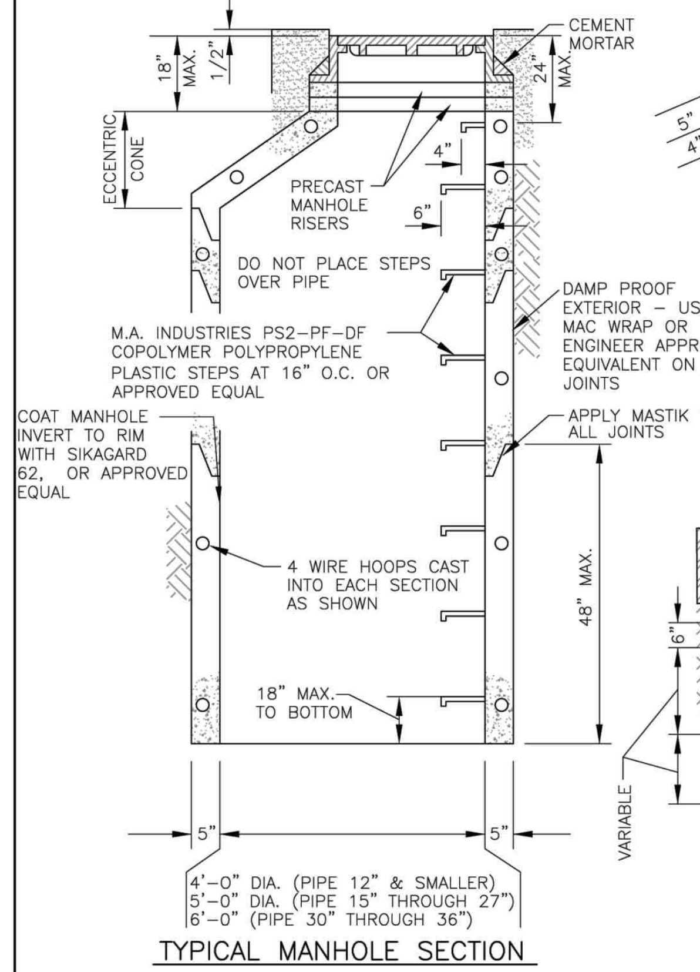
Town of Superior
Gateway to Boulder Valley©

STANDARD STORM MANHOLE BASE

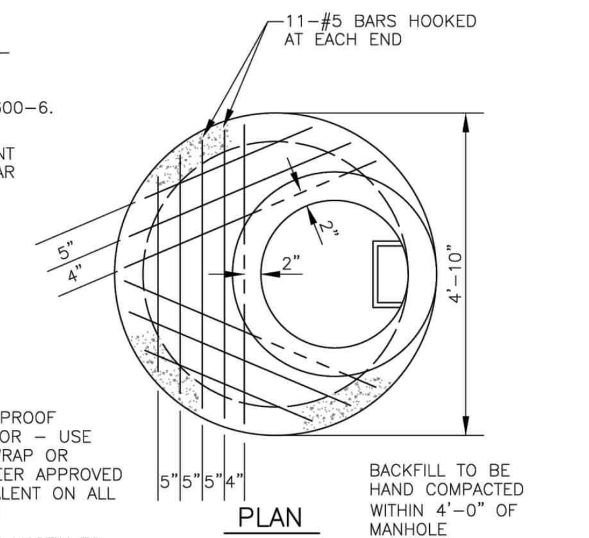
DATE: JANUARY 2019
SHEET 600-1a

NOTES:

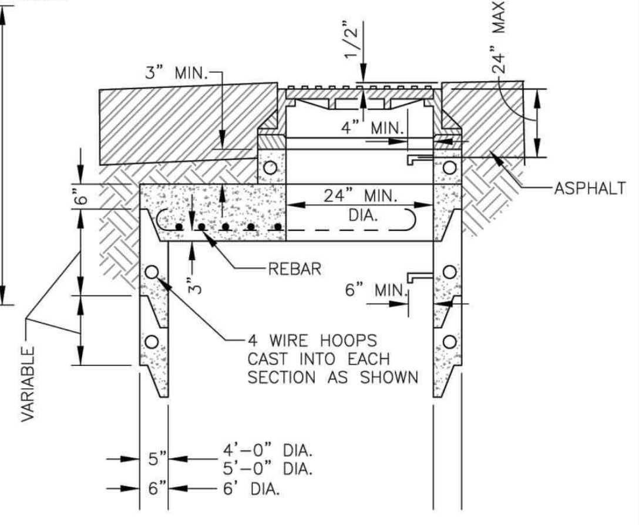
1. ALL JOINTS TO BE SET IN FLEXIBLE BUTYL RESIN SEALING COMPOUND AND PLASTERED WITH MORTAR 5/8" THICK AND EXTENDING 4" EACH SIDE OF JOINT INSIDE AND OUTSIDE.
2. MORTAR ON RISER RINGS IS ACCEPTABLE.
3. MANHOLES INSTALLED OUTSIDE OF STREET RIGHT-OF-WAY SHALL HAVE LOCKING COVERS.
4. "STORM" TO BE IMPRINTED ON COVER. SEE DETAIL 600-6.


18" MAX.
1/2"
CEMENT MORTAR
24" MAX.
ECCENTRIC CONE
4"
PRECAST MANHOLE RISERS
6"
DO NOT PLACE STEPS OVER PIPE
DAMP PROOF EXTERIOR - USE MAC WRAP OR ENGINEER APPROVED EQUIVALENT ON ALL JOINTS
M.A. INDUSTRIES PS2-PF-DF COPOLYMER POLYPROPYLENE PLASTIC STEPS AT 16" O.C. OR APPROVED EQUAL
COAT MANHOLE INVERT TO RIM WITH SIKAGARD 62, OR APPROVED EQUAL
APPLY MASTIK TO ALL JOINTS
4 WIRE HOOPS CAST INTO EACH SECTION AS SHOWN
48" MAX.
18" MAX. TO BOTTOM
5"
5"
4'-0" DIA. (PIPE 12" & SMALLER)
5'-0" DIA. (PIPE 15" THROUGH 27")
6'-0" (PIPE 30" THROUGH 36")

TYPICAL MANHOLE SECTION WITH ECCENTRIC CONE


11-#5 BARS HOOKED AT EACH END
5"
4"
2"
2"
4'-10"
5" 5" 5" 4"
BACKFILL TO BE HAND COMPACTED WITHIN 4'-0" OF MANHOLE

PLAN


1/2"
24" MAX.
3" MIN.
4" MIN.
ASPHALT
6"
24" MIN. DIA.
REBAR
3"
6" MIN.
VARIABLE
4 WIRE HOOPS CAST INTO EACH SECTION AS SHOWN
5"
6"
4'-0" DIA.
5'-0" DIA.
6' DIA.

ALTERNATE FLAT TOP

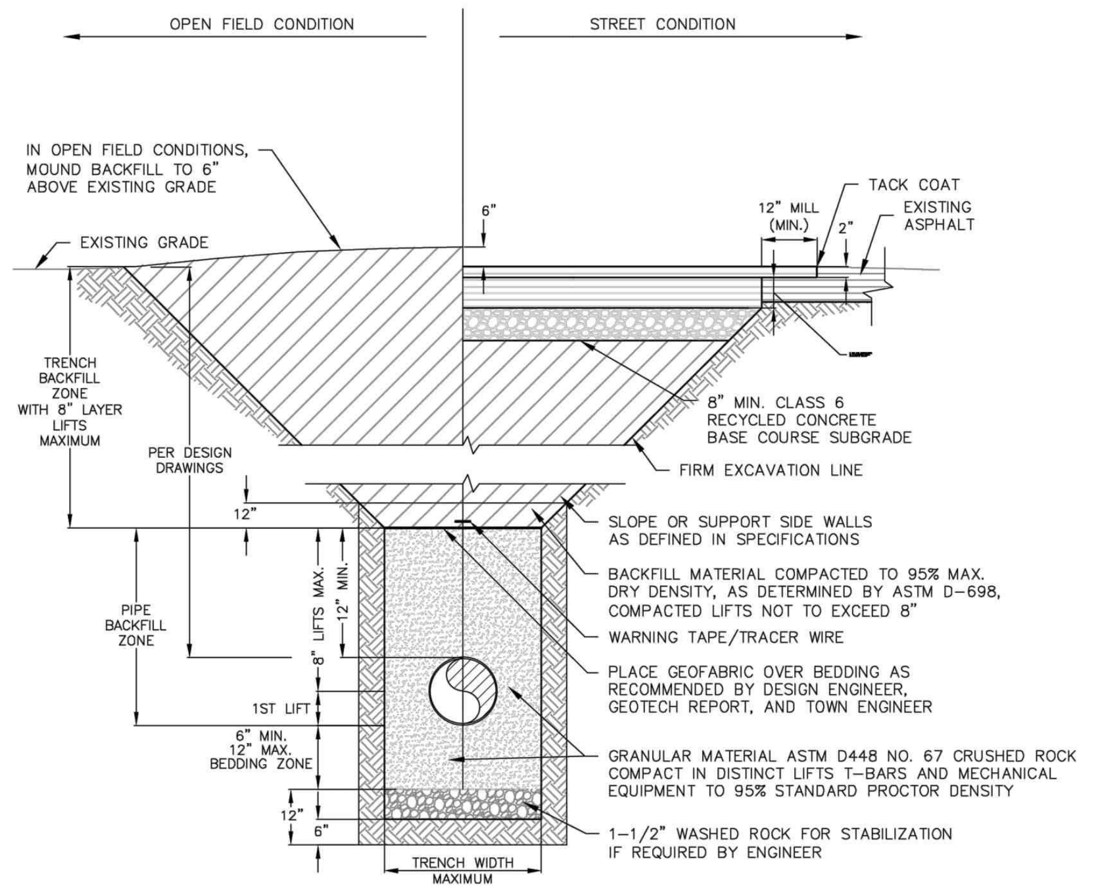
THESE DETAILS ARE PROVIDED FOR STANDARDIZATION PURPOSES ONLY. THIS DETAIL REPRESENTS MINIMUM DESIGN STANDARDS WHICH MAY REQUIRE UPGRADING FOR SPECIFIC APPLICATIONS.

N.T.S.

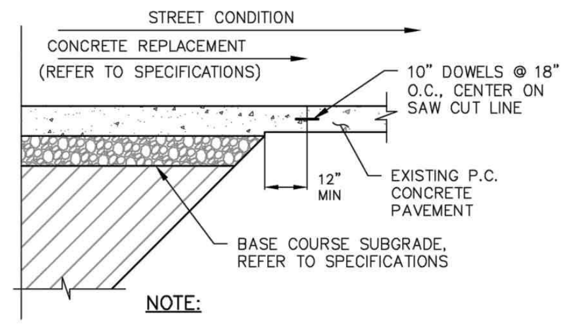
Town of Superior
Gateway to Boulder Valley©

MANHOLE BARRELS AND ALTERNATE TOPS

DATE: JANUARY 2019
SHEET 600-2


OPEN FIELD CONDITION
STREET CONDITION
IN OPEN FIELD CONDITIONS, MOUND BACKFILL TO 6" ABOVE EXISTING GRADE
EXISTING GRADE
6"
12" MILL (MIN.)
2"
TACK COAT
EXISTING ASPHALT
TRENCH BACKFILL ZONE WITH 8" LAYER LIFTS MAXIMUM
PER DESIGN DRAWINGS
8" MIN. CLASS 6 RECYCLED CONCRETE BASE COURSE SUBGRADE
FIRM EXCAVATION LINE
12"
SLOPE OR SUPPORT SIDE WALLS AS DEFINED IN SPECIFICATIONS
PIPE BACKFILL ZONE
8" LIFTS MAX.
12" MIN.
BACKFILL MATERIAL COMPACTED TO 95% MAX. DRY DENSITY, AS DETERMINED BY ASTM D-698, COMPACTED LIFTS NOT TO EXCEED 8"
WARNING TAPE/TRACER WIRE
PLACE GEOFABRIC OVER BEDDING AS RECOMMENDED BY DESIGN ENGINEER, GEOTECH REPORT, AND TOWN ENGINEER
1ST LIFT
6" MIN. 12" MAX. BEDDING ZONE
GRANULAR MATERIAL ASTM D448 NO. 67 CRUSHED ROCK COMPACT IN DISTINCT LIFTS T-BARS AND MECHANICAL EQUIPMENT TO 95% STANDARD PROCTOR DENSITY
12"
6"
1-1/2" WASHED ROCK FOR STABILIZATION IF REQUIRED BY ENGINEER
TRENCH WIDTH MAXIMUM

PIPE DIAMETER (INCHES)	MAXIMUM TRENCH WIDTH (INCHES)
15	36
18	40
21	44
24	48
27	52
30	56
33	60
36	68
42	75
48	82
54	89
72	110


STREET CONDITION
CONCRETE REPLACEMENT
(REFER TO SPECIFICATIONS)
10" DOWELS @ 18" O.C., CENTER ON SAW CUT LINE
12" MIN
EXISTING P.C. CONCRETE PAVEMENT
BASE COURSE SUBGRADE, REFER TO SPECIFICATIONS

NOTE:

INSTALL DOWELS AT ALL SAWCUTS AND/OR WHEN MORE THAN 45 MINUTES ELAPSES BETWEEN PLACING ANY TWO CONSECUTIVE BATCHES OF CONCRETE.

THESE DETAILS ARE PROVIDED FOR STANDARDIZATION PURPOSES ONLY. THIS DETAIL REPRESENTS MINIMUM DESIGN STANDARDS WHICH MAY REQUIRE UPGRADING FOR SPECIFIC APPLICATIONS.

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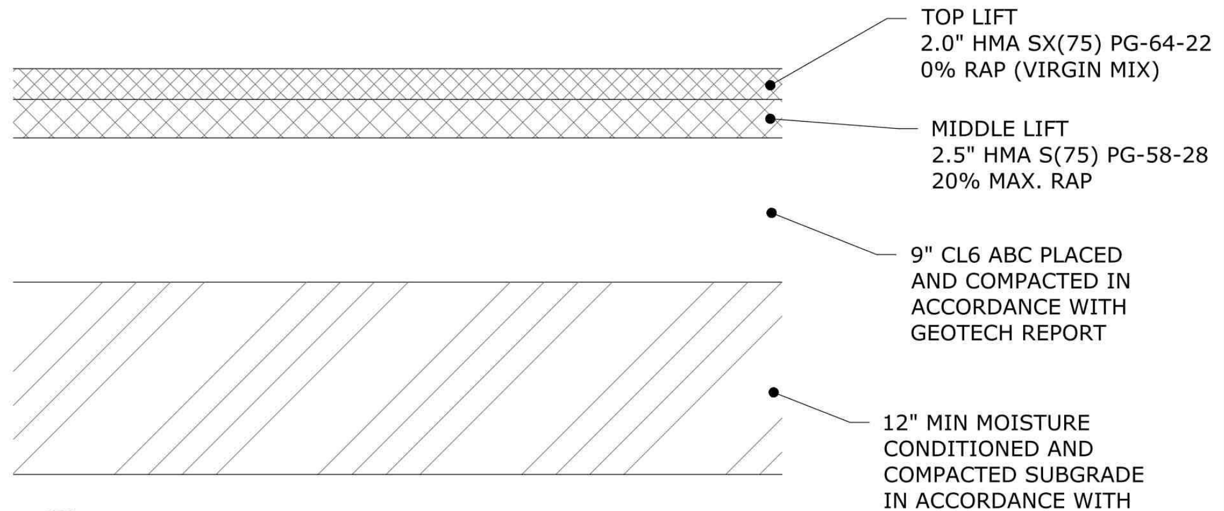
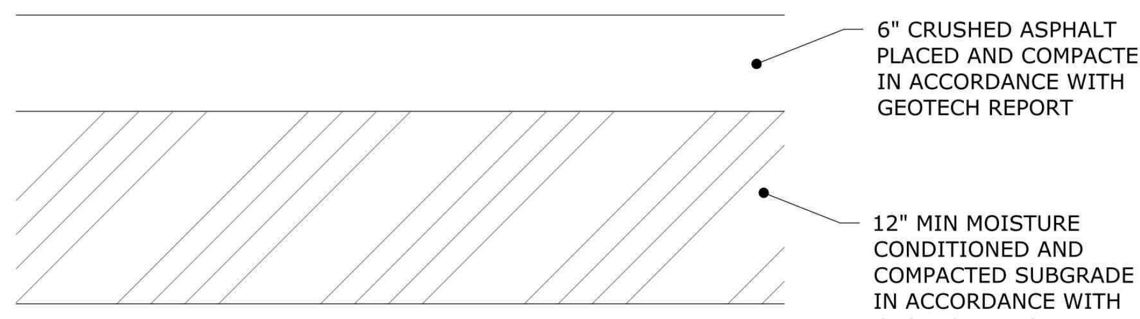
Gateway to Boulder Valley©

STORM SEWER TYPICAL PIPE BEDDING

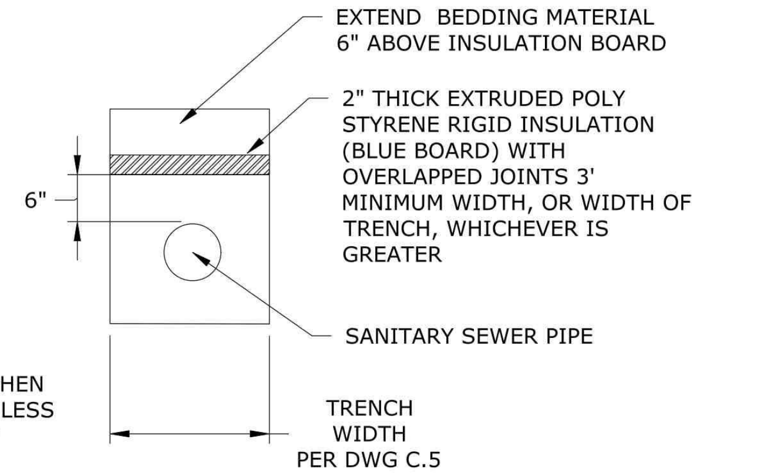
DATE: JANUARY 2019
SHEET 600-8


TOP LIFT 2.0" HMA SX(75) PG-64-22 0% RAP (VIRGIN MIX)
MIDDLE LIFT 2.5" HMA S(75) PG-58-28 20% MAX. RAP
9" CL6 ABC PLACED AND COMPACTED IN ACCORDANCE WITH GEOTECH REPORT
12" MIN MOISTURE CONDITIONED AND COMPACTED SUBGRADE IN ACCORDANCE WITH GEOTECH REPORT

A / C6.3 4" ASPHALT PARKING/DRIVE AISLES SECTION
NTS


6" CRUSHED ASPHALT PLACED AND COMPACTED IN ACCORDANCE WITH GEOTECH REPORT
12" MIN MOISTURE CONDITIONED AND COMPACTED SUBGRADE IN ACCORDANCE WITH GEOTECH REPORT

B / C6.3 6" RECYCLED ASPHALT SHOULDER SECTION


EXTEND BEDDING MATERIAL 6" ABOVE INSULATION BOARD
2" THICK EXTRUDED POLY STYRENE RIGID INSULATION (BLUE BOARD) WITH OVERLAPPED JOINTS 3' MINIMUM WIDTH, OR WIDTH OF TRENCH, WHICHEVER IS GREATER
6"
SANITARY SEWER PIPE
TRENCH WIDTH PER DWG C.5

NOTE: FOR USE WHEN WET UTILITY HAS LESS THAN 4.5 FEET OF COVER

C / C6.3 INSULATED TRENCH FOR SANITARY SEWER
NTS

D2C ARCHITECTS
D2C ARCHITECTS, INC.
DENVER, COLORADO

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

MARK	DESCRIPTION	DATE	APPR

DESIGN BY: RJJ
ISSUE DATE: MAY 19, 2025
D2C PROJECT NUMBER 202421
CONSULTANTS PROJECT # 218.001.06
DRAWN BY: RJJ
CKD BY: JAB
SOLICITATION NO.:
SBMT BY: Approver
PLOT DATE: 5/1/2025 9:55:51 AM
CONTRACT NO.:
PLOT SCALE: N/A
FILE NUMBER:
SIZE: 22" x 34"
FILE NAME: 218.001.06_DETAILS

FOR PERMIT

NOT FOR CONSTRUCTION

GENERAL DETAILS - 4

SHEET IDENTIFICATION
C6.3

SEDIMENT AND EROSION CONTROL

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SEDIMENT AND EROSION CONTROL AT THE SITE THROUGHOUT CONSTRUCTION.
2. PERIMETER SILT FENCING SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITY (STOCKPILING, STRIPPING, GRADING, ETC.)
3. BEST MANAGEMENT PRACTICES (BMP'S) SHALL BE USED AS NECESSARY TO ADDRESS SEDIMENT AND DUST FROM SITE DISTURBANCE. ADDITIONAL MEASURES MAY BE REQUIRED AT THE DIRECTION OF THE ENGINEER.
4. BMP'S MAY INCLUDE, BUT ARE NOT LIMITED TO:

   MINIMAL DISTURBANCE FOR MINIMAL TIME PERIODS
   GRAVEL CONSTRUCTION ENTRIES
   SILT FENCE, STRAW BALE OR SAND BAG BARRIERS, ROCK CHECK DAMS
   STORM SEWER INLET PROTECTION
   SEDIMENT CAPTURE PONDS
   SITE WATERING FOR DUST SUPPRESSION

5. BMP'S SHALL BE MAINTAINED AND KEPT IN GOOD REPAIR FOR THE DURATION OF THE PROJECT. THE CONTRACTOR SHALL INSPECT BMP'S WEEKLY AND AFTER SIGNIFICANT (GREATER THAN 0.1" PRECIPITATION) STORM EVENTS. THE MAINTENANCE AND REPAIR SHALL BE COMPLETED IN A TIMELY MANNER. SEDIMENT AND DEBRIS SHALL BE REMOVED WHEN THEY REACH HALF THE BMP HEIGHT OR IMPACT THE FUNCTION OF THE BMP.
6. SOIL STOCKPILES SHALL BE PROTECTED FROM SEDIMENT TRANSPORT BY SURFACE ROUGHENING, WATERING AND PERIMETER SILT FENCING. SOILS THAT WILL BE STOCKPILED FOR MORE THAN 30 DAYS SHALL BE MULCHED AND SEEDED WITH A GRASS COVER WITHIN 14 DAYS OF STOCKPILE CONSTRUCTION.
7. THE CONTRACTOR SHALL ENSURE THAT ALL LOADS OF CUT AND FILL SOILS IMPORTED TO OR EXPORTED FROM THE SITE ARE PROPERLY LOADED AND COVERED TO PREVENT LOSS DURING TRANSPORT.
8. THE CONTRACTOR SHALL REMOVE ALL SEDIMENT, MUD, AND CONSTRUCTION DEBRIS RESULTING FROM THIS PROJECT FROM FLOWLINES AND PAVEMENT OF PUBLIC STREETS IN A TIMELY MANNER.
9. SOILS EXPOSED DURING LAND DISTURBING ACTIVITY SHALL BE KEPT IN A ROUGHENED CONDITION BY RIPPING OR DISCING ALONG LAND CONTOURS UNTIL MULCH, VEGETATION OR OTHER PERMANENT EROSION CONTROL IS IN PLACE. NO SOILS SHALL REMAIN EXPOSED BY LAND DISTURBING ACTIVITY FOR MORE THAN THIRTY (30) DAYS BEFORE REQUIRED TEMPORARY OR PERMANENT EROSION CONTROL IS INSTALLED UNLESS OTHERWISE APPROVED.
10. VEHICLE TRACKING CONTROL, INLET/OUTLET, ROCK SOCK, AND SILT FENCE PROTECTION WILL BE USED TO CONTROL EROSION DURING CONSTRUCTION.
11. ALL TEMPORARY SEDIMENT CONTROLS WILL BE REMOVED WITHIN 30 DAYS AFTER THE FINAL STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED, WHICHEVER OCCURS FIRST.
12. NATURAL VEGETATION SHALL BE RETAINED AND PROTECTED WHENEVER POSSIBLE. EXPOSURE OF SOIL TO EROSION BY REMOVAL OR DISTURBANCE OF VEGETATION SHALL BE LIMITED TO THE AREA REQUIRED FOR IMMEDIATE CONSTRUCTION OPERATIONS AND FOR THE SHORTEST PRACTICAL PERIOD OF TIME.
13. USE CURRENT CDOT/UDFCD STANDARD DETAILS.

NOTE:
THESE NOTES TO BE INCLUDED
ON ALL CONSTRUCTION DRAWINGS

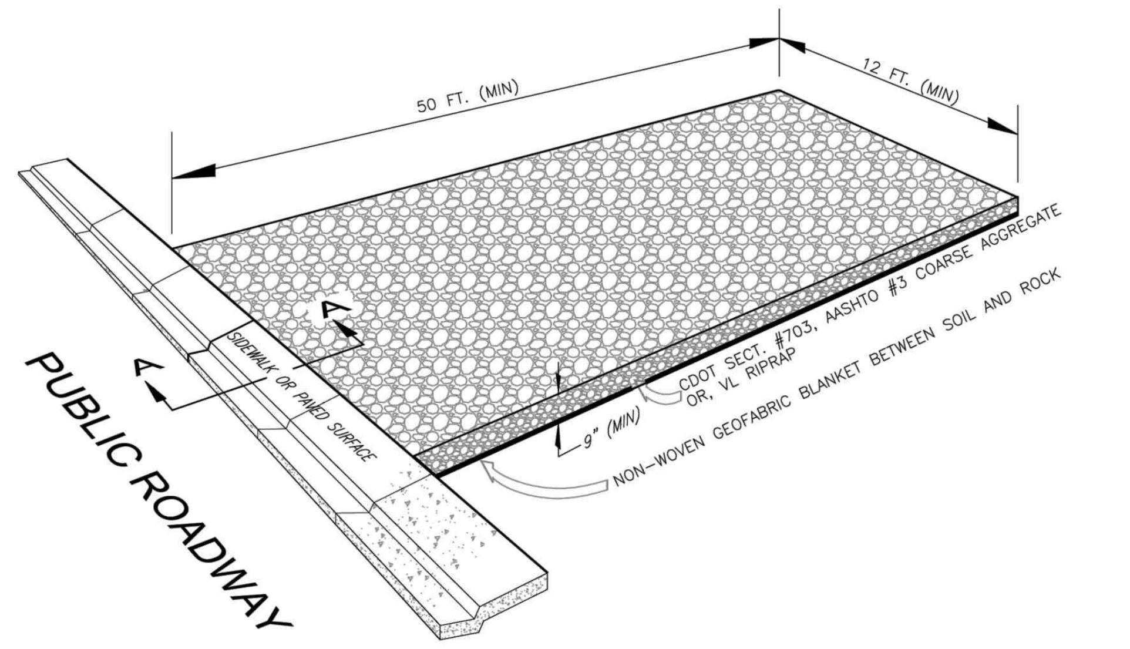
N.T.S.

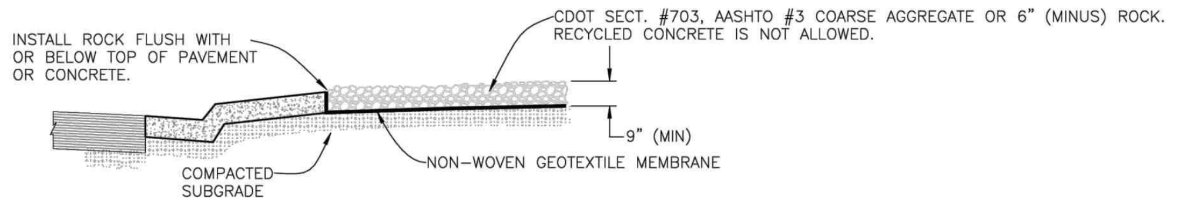
Town of Superior
Gateway to Boulder Valley©

SEDIMENT AND EROSION
CONTROL NOTES

DATE: JANUARY 2019 | SHEET 600–29

VTC


50 FT. (MIN)
12 FT. (MIN)
CDOT SECT. #703, AASHTO #3 COARSE AGGREGATE OR, VL RIPRAP
NON–WOVEN GEOFABRIC BLANKET BETWEEN SOIL AND ROCK
9" (MIN)
SIDEWALK OR PAVED SURFACE
PUBLIC ROADWAY
A
A


INSTALL ROCK FLUSH WITH OR BELOW TOP OF PAVEMENT OR CONCRETE.
CDOT SECT. #703, AASHTO #3 COARSE AGGREGATE OR 6" (MINUS) ROCK. RECYCLED CONCRETE IS NOT ALLOWED.
9" (MIN)
COMPACTED SUBGRADE
NON–WOVEN GEOTEXTILE MEMBRANE

SECTION A–A

NOTES:

1. ALL ROCK TO BE REMOVED UPON COMPLETION OF CONSTRUCTION.
2. PUBLIC ROADWAY TO BE KEPT CLEAN AND FREE OF MUD, DIRT AND DEBRIS AT ALL TIMES.
3. EROSION CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES AS DIRECTED BY THE TOWN.
4. ALTERNATIVE METHODS SUCH AS REINFORCED CONCRETE OR CATTLE CROSSING GUARD "WASH RACKS", CONSTRUCTION MATS OR TURF REINFORCEMENT MATS WILL BE CONSIDERED WITH PRIOR APPROVAL FROM THE TOWN.

THIS DETAIL (EXCEPT MODIFICATIONS MADE BY THE TOWN OF SUPERIOR) COURTESY OF THE URBAN DRAINAGE AND FLOOD CONTROL DISTRICT.

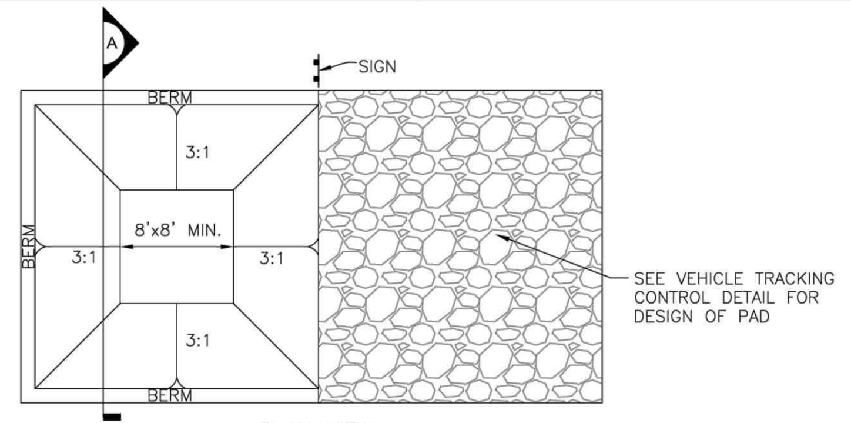
N.T.S.

Town of Superior
Gateway to Boulder Valley©

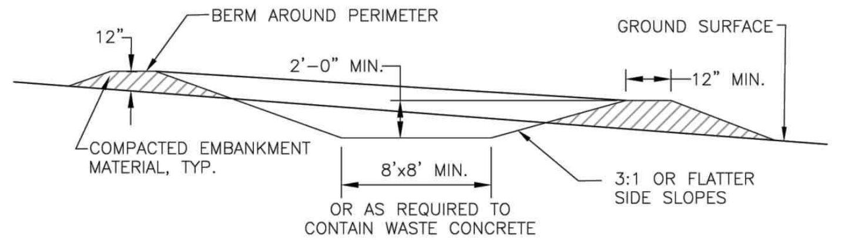
VEHICLE TRACKING CONTROL PAD

DATE: JANUARY 2019 | SHEET 600–17

CWA


A
SIGN
BERM
3:1
8'x8' MIN.
BERM
3:1
3:1
3:1
BERM
SEE VEHICLE TRACKING CONTROL DETAIL FOR DESIGN OF PAD

PLAN VIEW


BERM AROUND PERIMETER
12"
GROUND SURFACE
2'–0" MIN.
12" MIN.
COMPACTED EMBANKMENT MATERIAL, TYP.
8'x8' MIN.
OR AS REQUIRED TO CONTAIN WASTE CONCRETE
3:1 OR FLATTER SIDE SLOPES

SECTION A

CONCRETE WASHOUT AREA INSTALLATION NOTES:

1. SEE PLAN VIEW FOR LOCATIONS OF CONCRETE WASH AREA.
2. THE CONCRETE WASHOUT AREA SHALL BE INSTALLED PRIOR TO ANY CONCRETE PLACEMENT ON SITE.
3. VEHICLE TRACKING CONTROL IS REQUIRED AT THE ACCESS POINT.
4. SIGNS SHALL BE PLACED AT THE CONSTRUCTION ENTRANCE, AT THE WASHOUT AREA, AND ELSEWHERE AS NECESSARY TO CLEARLY INDICATE THE LOCATIONS OF THE CONCRETE WASHOUT AREA TO OPERATORS OF CONCRETE TRUCKS AND PUMP RIGS.

CONCRETE WASHOUT AREA MAINTENANCE NOTES:

1. THE CONCRETE WASHOUT AREA SHALL BE REPAIRED AND ENLARGED OR CLEANED OUT AS NECESSARY TO MAINTAIN CAPACITY FOR WASTED CONCRETE.
2. AT THE END OF CONSTRUCTION, ALL CONCRETE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT AN APPROVED WASTE SITE.
3. WHEN THE CONCRETE WASHOUT AREA IS REMOVED, COVER THE DISTURBED AREA WITH TOP SOIL, DRILL SEED AND CRIMP MULCH OR OTHERWISE STABILIZE IN A MANNER APPROVED BY THE TOWN.
4. INSPECT WEEKLY, DURING AND AFTER ANY STORM EVENT.
5. PORTABLE ROLL–OFF TYPE OF CONCRETE WASHOUT FACILITIES WILL ALSO BE ALLOWED.

THIS DETAIL (EXCEPT MODIFICATIONS MADE BY THE TOWN OF SUPERIOR) COURTESY OF THE URBAN DRAINAGE AND FLOOD CONTROL DISTRICT.

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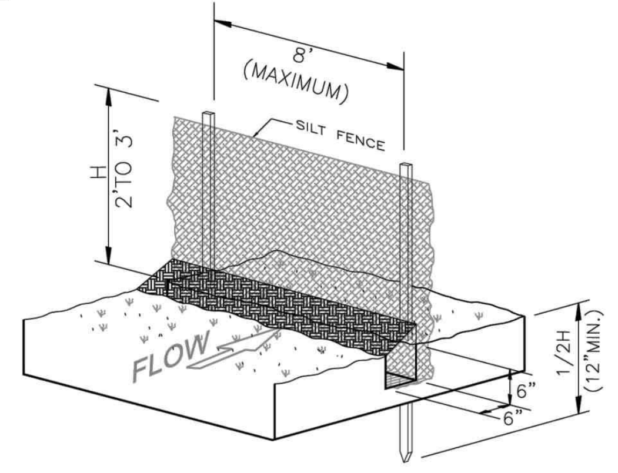
Town of Superior
Gateway to Boulder Valley©

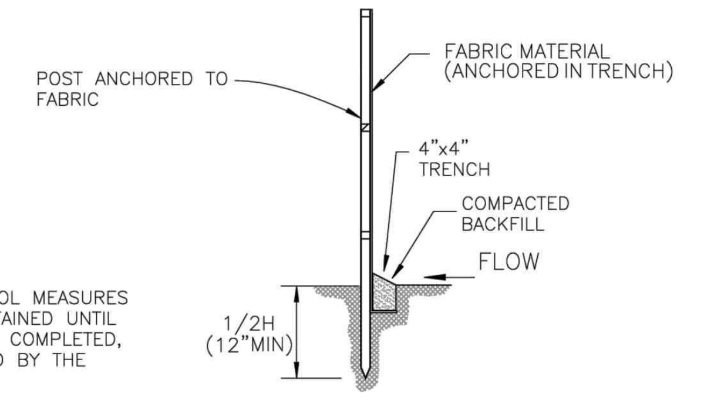
CONCRETE WASHOUT AREA

DATE: JANUARY 2019 | SHEET 600–18

SF


8' (MAXIMUM)
SILT FENCE
H 2'TO 3'
FLOW
1/2H (12"MIN.)
6"
6"

SILT FENCE INSTALLATION


POST ANCHORED TO FABRIC
FABRIC MATERIAL (ANCHORED IN TRENCH)
4"x4" TRENCH
COMPACTED BACKFILL
FLOW
1/2H (12"MIN)

NOTE:
EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL LANDSCAPING IS COMPLETED, OR AS DIRECTED BY THE TOWN

SECTION

THIS DETAIL (EXCEPT MODIFICATIONS MADE BY THE TOWN OF SUPERIOR) COURTESY OF THE URBAN DRAINAGE AND FLOOD CONTROL DISTRICT.

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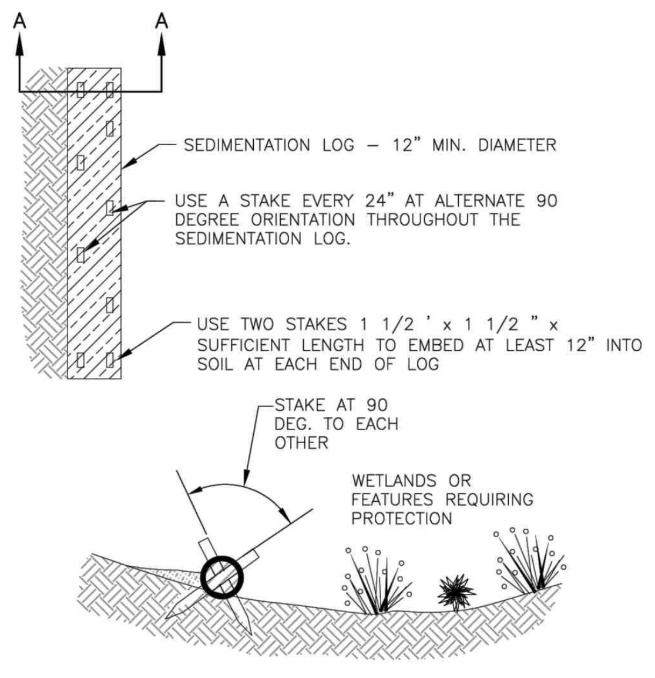
Gateway to Boulder Valley©

SILT FENCE

DATE: JANUARY 2019 | SHEET 600–24

SCL


A
A
SEDIMENTATION LOG – 12" MIN. DIAMETER
USE A STAKE EVERY 24" AT ALTERNATE 90 DEGREE ORIENTATION THROUGHOUT THE SEDIMENTATION LOG.
USE TWO STAKES 1 1/2 ' x 1 1/2 " x SUFFICIENT LENGTH TO EMBED AT LEAST 12" INTO SOIL AT EACH END OF LOG
STAKE AT 90 DEG. TO EACH OTHER
WETLANDS OR FEATURES REQUIRING PROTECTION

SECTION A - A

SEDIMENT CONTROL LOG INSTALLATION NOTES:

1. SEE PLAN VIEW FOR:
   -LOCATION AND LENGTH OF SEDIMENT CONTROL LOG.
2. SEDIMENT CONTROL LOGS INDICATED ON INITIAL SWMP PLAN SHALL BE INSTALLED PRIOR TO ANY LAND– DISTURBING ACTIVITIES.
3. SEDIMENT CONTROL LOGS SHALL CONSIST OF STRAW, COMPOST, EXCELSIOR, OR COCONUT FIBER.
4. NOT FOR USE IN CONCENTRATED FLOW AREAS.
5. THE SEDIMENT CONTROL LOG SHALL BE TRENCHED INTO THE GROUND A MINIMUM OF 2".

SEDIMENT CONTROL LOG MAINTENANCE NOTES:

1. THE SWMP MANAGER SHALL INSPECT SEDIMENT CONTROL LOGS DAILY, DURING AND AFTER ANY STORM EVENT AND MAKE REPAIRS OR CLEAN OUT UPSTREAM SEDIMENT AS NECESSARY.
2. SEDIMENT ACCUMULATED UPSTREAM OF SEDIMENT CONTROL LOGS SHALL BE REMOVED WHEN THE UPSTREAM SEDIMENT DEPTH IS WITHIN ½ THE HEIGHT OF THE CREST OF LOG.
3. SEDIMENT CONTROL LOG SHALL BE REMOVED AT THE END OF CONSTRUCTION. IF ANY DISTURBED AREA EXISTS AFTER REMOVAL, IT SHALL BE COVERED WITH TOP SOIL, DRILL SEEDED AND CRIMP MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE TOWN.

THIS DETAIL (EXCEPT MODIFICATIONS MADE BY THE TOWN OF SUPERIOR) COURTESY OF THE URBAN DRAINAGE AND FLOOD CONTROL DISTRICT.

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SEDIMENT CONTROL LOG

DATE: JANUARY 2019 | SHEET 600–25

Gator Guard
Environmental Products Inc. ™

SPECIFICATIONS – STANDARD & EXTREME
SEDIMENT CONTROL WATTLE

Gator Guard Environmental Products Inc.

	STANDARD*	EXTREME**
Part No.	RSW625	ESW625
Diameter	6-inch	
Length	25-feet	
Apron Width (upstream and splash aprons)	8-in each - Double Apron	8-in each - Double Apron
Connection Sleeve	12-inch (at one end)	
Weight – Single Roll / Bundle	10-pound Roll	11-pound Bundle
- Multi-Pack	30-pounds 3-pack	22-pounds 2-pack
Dimensions – Single Roll / Bundle	39-in diam. x 7-in thick	100-in x 18-in x 6-in
- Multi-Pack	39-in diameter x 21-in thick 3-pack	100-in x 18-in x 12-in 2-pack
Fabric: - Material	Woven polypropylene Monofilament	
- Type	High Quality Silt Fence	
- Weight	6 oz./sq. yd.	
- Tensile Strength	375 x 250 lbs.	
- Puncture	120 lbs.	
- Water Permeability	100-gpm/sf clean water, <10-gpm/sf dirty water	
- UV % Strength	90% after 500 hrs.	
Thread	UV Resistant Polyester	
Foam Filler* ** - Closed cell polyethylene foam	Random cut recycled scrap (fist size & smaller) *	6"x50" roll of sheet foam (from recycled plastic) **
*Note: **Standard -** Wattle becomes egg shaped when driven over, but can easily be reformed back to round. Standard foam pieces can escape if the fabric is ripped open, or deteriorated, creating foam litter – pick it up.		
Note: **Extreme - Wattle keeps nearly full height when driven over, and has no foam litter if ripped open.		
Install Pins 5-in Galvanized Deck Nails	22 in each pack	22 in each pack
Alt. Install Pins 6-inch Landscape Staples	Purchase Locally	
Alt. Install Pins - Big Nails 40-D or larger	Purchase Locally	
Installation Pin Spacing	3-ft upstream apron, 6-ft splash apron	
11-inch Cable Ties (for cut-to-length)	2 included (near tag)	
Cover apron w/ dirt (compact w/ feet)	1-inch of dirt minimum	
Accidental cut repair	Fill cut with caulking or replace	
Functional Life (expected)	5 years (excludes major damage)	
Soils Lab Testing	San Diego State University – Jan. 2008	
% Effective - LA Basin 10-yr storm Equiv.	98% effective for 3:1 slope	

Date: September 2017 – The above properties are typical averages.
All test methods are ASTM or Industry Standards.

Gator Guard
Environmental Products Inc. ™

ADD TO YOUR SWPPP AS A BETTER ALTERNATIVE

REUSABLE SEDIMENT CONTROL WATTLE

(not biodegradable)

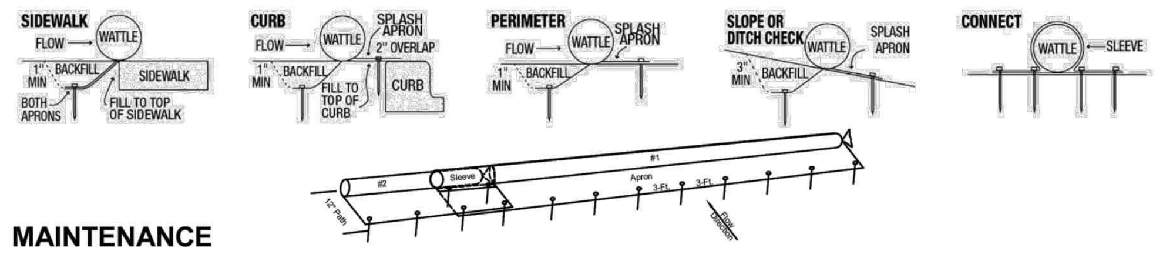
98% effective GATOR GUARD wattles are a BETTER ALTERNATIVE to straw wattles and silt fence for most, but not all applications. (20 times less soil loss than straw wattles)

NOT ON YOUR PLANS – Write in Gator Guard wattles on the SWPPP as an equal or better BMP, sign and date. (if in-doubt, check with your engineer, contract administrator and/or agency official first)

PACKAGE INCLUDES: One 25-foot x 6-inch diameter wattle, 22 nails, 2 zip ties (UV resistant geotextile stuffed with recycled closed-cell foam.) Weight = 10lb. Std., 11lb Ext.

INSTALLATION Double Apron – Standard or Extreme

1. Prepare a smooth path or trench and install per drawings below.
2. Do not place wattles across rock site entrance. Limit Collection Area - Release water to a hard surface in several places.
3. Place wattle with tag downhill (tag at left end - looking uphill).
4. Reposition Foam: Standard - shake the squeezed end. Extreme – shove foam in tight.
5. For sidewalk application, nail both aprons uphill per drawing. Fill to top of sidewalk.
6. Pin uphill apron every 3-feet (2-inches from edge of apron) using nails included. Pin downhill splash apron every 6-feet, if used.
7. Connect two wattles (per figure). Overlap aprons, pull sleeve tightly over second wattle, pin as shown (through both aprons).
8. Place 1-inch of dirt minimum on uphill apron and compact with your feet.
9. To cut a wattle, shake stuffing from desired cut location, insert two zip ties around wattle tube about 6-inches apart and tighten. Cut fabric with a scissors.
10. **For high flow channels, use a series of wattles to catch sediment overflow.**


SIDEWALK
FLOW
WATTLE
1" MIN
BACKFILL
SIDEWALK
BOTH APRONS
FILL TO TOP OF SIDEWALK
CURB
FLOW
WATTLE
SPLASH APRON
2" OVERLAP
1" MIN
BACKFILL
FILL TO TOP OF CURB
CURB
PERIMETER
FLOW
WATTLE
SPLASH APRON
1" MIN
BACKFILL
SLOPE OR DITCH CHECK
WATTLE
SPLASH APRON
3" MIN
BACKFILL
CONNECT
WATTLE
SLEEVE
#1
#2
Sleeve
Apron
3-Ft.
3-Ft.
12" Path
Flow Direction

MAINTENANCE

1. Repair cuts with caulk – stuff anything in the hole for temporary fix – pick up foam.
2. Inspect, clean out excess sediment and repair washouts after each runoff event.
3. Dispose of wattle properly if damaged, deteriorated or no longer needed.

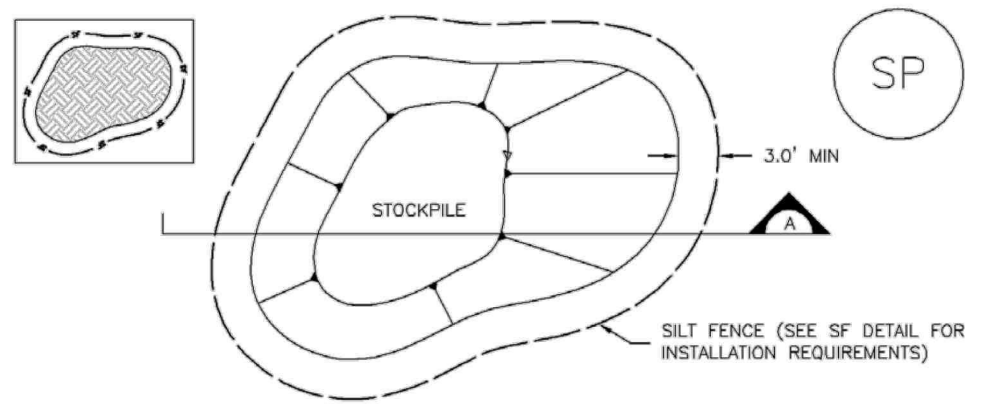
REMOVAL / RE-USE

1. Pull up wattle by hand, remove dirt and pins for reuse, **or THROW IT AWAY - it's OK.**
2. Remove weeds and seeds before transport to another site.

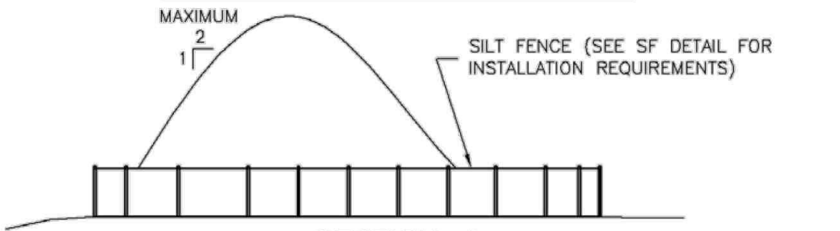
IECA Corporate Member

www.gatorguard.com 1-877-428-6763
September 2017

Stockpile Management (SP) MM-2


SP
3.0' MIN
STOCKPILE
A
SILT FENCE (SEE SF DETAIL FOR INSTALLATION REQUIREMENTS)

STOCKPILE PROTECTION PLAN


MAXIMUM
2
1
SILT FENCE (SEE SF DETAIL FOR INSTALLATION REQUIREMENTS)

SECTION A

SP–1. STOCKPILE PROTECTION

STOCKPILE PROTECTION INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
   –LOCATION OF STOCKPILES.
   –TYPE OF STOCKPILE PROTECTION.

2. INSTALL PERIMETER CONTROLS IN ACCORDANCE WITH THEIR RESPECTIVE DESIGN DETAILS. SILT FENCE IS SHOWN IN THE STOCKPILE PROTECTION DETAILS; HOWEVER, OTHER TYPES OF PERIMETER CONTROLS INCLUDING SEDIMENT CONTROL LOGS OR ROCK SOCKS MAY BE SUITABLE IN SOME CIRCUMSTANCES. CONSIDERATIONS FOR DETERMINING THE APPROPRIATE TYPE OF PERIMETER CONTROL FOR A STOCKPILE INCLUDE WHETHER THE STOCKPILE IS LOCATED ON A PERVIOUS OR IMPERVIOUS SURFACE, THE RELATIVE HEIGHTS OF THE PERIMETER CONTROL AND STOCKPILE, THE ABILITY OF THE PERIMETER CONTROL TO CONTAIN THE STOCKPILE WITHOUT FAILING IN THE EVENT THAT MATERIAL FROM THE STOCKPILE SHIFTS OR SLUMPS AGAINST THE PERIMETER, AND OTHER FACTORS.

3. STABILIZE THE STOCKPILE SURFACE WITH SURFACE ROUGHENING, TEMPORARY SEEDING AND MULCHING, EROSION CONTROL BLANKETS, OR SOIL BINDERS. SOILS STOCKPILED FOR AN EXTENDED PERIOD (TYPICALLY FOR MORE THAN 60 DAYS) SHOULD BE SEEDED AND MULCHED WITH A TEMPORARY GRASS COVER ONCE THE STOCKPILE IS PLACED (TYPICALLY WITHIN 14 DAYS). USE OF MULCH ONLY OR A SOIL BINDER IS ACCEPTABLE IF THE STOCKPILE WILL BE IN PLACE FOR A MORE LIMITED TIME PERIOD (TYPICALLY 30–60 DAYS).

4. FOR TEMPORARY STOCKPILES ON THE INTERIOR PORTION OF A CONSTRUCTION SITE, WHERE OTHER DOWNGRADIENT CONTROLS, INCLUDING PERIMETER CONTROL, ARE IN PLACE, STOCKPILE PERIMETER CONTROLS MAY NOT BE REQUIRED.

November 2010 Urban Drainage and Flood Control District SP-3
Urban Storm Drainage Criteria Manual Volume 3

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MARK	DESCRIPTION	DATE	APPR

DESIGN BY: RJJ
ISSUE DATE: **MAY 19, 2025**
D2C PROJECT NUMBER 202421
CONSULTANTS PROJECT # 218.001.06
DRAWN BY: RJJ
CKD BY: JAB
SOLICITATION NO.:
SBMT BY: Approver
PLOT DATE: 5/1/2025 9:55:51 AM
CONTRACT NO.:
PLOT SCALE: N/A
FILE NUMBER:
SIZE: 22" x 34"
FILE NAME: 218.001.06_DETAILS

FOR PERMIT

NOT FOR CONSTRUCTION

SWMP DETAILS - 1

SHEET IDENTIFICATION
C6.4

STOCKPILE PROTECTION MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.

2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.

3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.

STOCKPILE PROTECTION MAINTENANCE NOTES

4. IF PERIMETER PROTECTION MUST BE MOVED TO ACCESS SOIL STOCKPILE, REPLACE PERIMETER CONTROLS BY THE END OF THE WORKDAY.

5. STOCKPILE PERIMETER CONTROLS CAN BE REMOVED ONCE ALL THE MATERIAL FROM THE STOCKPILE HAS BEEN USED.

(DETAILS ADAPTED FROM PARKER, COLORADO, NOT AVAILABLE IN AUTOCAD)

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

Description

Implement construction site good housekeeping practices to prevent pollution associated with solid, liquid and hazardous construction-related materials and wastes. Stormwater Management Plans (SWMPs) should clearly specify BMPs including these good housekeeping practices:

- Provide for waste management.
- Establish proper building material staging areas.
- Designate paint and concrete washout areas.
- Establish proper equipment/vehicle fueling and maintenance practices.
- Control equipment/vehicle washing and allowable non-stormwater discharges.
- Develop a spill prevention and response plan.

Acknowledgement: This Fact Sheet is based directly on EPA guidance provided in *Developing Your Stormwater Pollution Prevent Plan* (EPA 2007).

Photographs GH-1 and GH-2. Proper materials storage and secondary containment for fuel tanks are important good housekeeping practices. Photos courtesy of CDOT and City of Aurora.

Appropriate Uses

Good housekeeping practices are necessary at all construction sites.

Design and Installation

The following principles and actions should be addressed in SWMPs:

- **Provide for Waste Management.** Implement management procedures and practices to prevent or reduce the exposure and transport of pollutants in stormwater from solid, liquid and sanitary wastes that will be generated at the site. Practices such as trash disposal, recycling, proper material handling, and cleanup measures can reduce the potential for stormwater runoff to pick up construction site wastes and discharge them to surface waters. Implement a comprehensive set of waste-management practices for hazardous or toxic materials, such as paints, solvents, petroleum products, pesticides, wood preservatives, acids, roofing tar, and other materials. Practices should include storage, handling, inventory, and cleanup procedures, in case of spills. Specific practices that should be considered include:

Good Housekeeping	
Functions	
Erosion Control	No
Sediment Control	No
Site/Material Management	Yes

Solid or Construction Waste

- ○ Designate trash and bulk waste-collection areas on-site.

- ○ Recycle materials whenever possible (e.g., paper, wood, concrete, oil).
- ○ Segregate and provide proper disposal options for hazardous material wastes.
- ○ Clean up litter and debris from the construction site daily.
- ○ Locate waste-collection areas away from streets, gutters, watercourses, and storm drains. Waste-collection areas (dumpsters, and such) are often best located near construction site entrances to minimize traffic on disturbed soils. Consider secondary containment around waste collection areas to minimize the likelihood of contaminated discharges.
- ○ Empty waste containers before they are full and overflowing.

Sanitary and Septic Waste

- ○ Provide convenient, well-maintained, and properly located toilet facilities on-site.
- ○ Locate toilet facilities away from storm drain inlets and waterways to prevent accidental spills and contamination of stormwater.
- ○ Maintain clean restroom facilities and empty portable toilets regularly.
- ○ Where possible, provide secondary containment pans under portable toilets.
- ○ Provide tie-downs or stake-downs for portable toilets.
- ○ Educate employees, subcontractors, and suppliers on locations of facilities.
- ○ Treat or dispose of sanitary and septic waste in accordance with state or local regulations. Do not discharge or bury wastewater at the construction site.
- ○ Inspect facilities for leaks. If found, repair or replace immediately.
- ○ Special care is necessary during maintenance (pump out) to ensure that waste and/or biocide are not spilled on the ground.

Hazardous Materials and Wastes

- ○ Develop and implement employee and subcontractor education, as needed, on hazardous and toxic waste handling, storage, disposal, and cleanup.
- ○ Designate hazardous waste-collection areas on-site.
- ○ Place all hazardous and toxic material wastes in secondary containment.

Photograph GH-3. Locate portable toilet facilities on level surfaces away from waterways and storm drains. Photo courtesy of WWE.

- ○ Hazardous waste containers should be inspected to ensure that all containers are labeled properly and that no leaks are present.

- **Establish Proper Building Material Handling and Staging Areas**. The SWMP should include comprehensive handling and management procedures for building materials, especially those that are hazardous or toxic. Paints, solvents, pesticides, fuels and oils, other hazardous materials or building materials that have the potential to contaminate stormwater should be stored indoors or under cover whenever possible or in areas with secondary containment. Secondary containment measures prevent a spill from spreading across the site and may include dikes, berms, curbing, or other containment methods. Secondary containment techniques should also ensure the protection of groundwater. Designate staging areas for activities such as fueling vehicles, mixing paints, plaster, mortar, and other potential pollutants. Designated staging areas enable easier monitoring of the use of materials and clean up of spills. Training employees and subcontractors is essential to the success of this pollution prevention principle. Consider the following specific materials handling and staging practices:
  - ○ Train employees and subcontractors in proper handling and storage practices.
  - ○ Clearly designate site areas for staging and storage with signs and on construction drawings. Staging areas should be located in areas central to the construction site. Segment the staging area into sub-areas designated for vehicles, equipment, or stockpiles. Construction entrances and exits should be clearly marked so that delivery vehicles enter/exit through stabilized areas with vehicle tracking controls (See Vehicle Tracking Control Fact Sheet).
  - ○ Provide storage in accordance with Spill Protection, Control and Countermeasures (SPCC) requirements and plans and provide cover and impermeable perimeter control, as necessary, for hazardous materials and contaminated soils that must be stored on site.
  - ○ Ensure that storage containers are regularly inspected for leaks, corrosion, support or foundation failure, or other signs of deterioration and tested for soundness.
  - ○ Reuse and recycle construction materials when possible.
- **Designate Concrete Washout Areas**. Concrete contractors should be encouraged to use the washout facilities at their own plants or dispatch facilities when feasible; however, concrete washout commonly occurs on construction sites. If it is necessary to provide for concrete washout areas on-site, designate specific washout areas and design facilities to handle anticipated washout water. Washout areas should also be provided for paint and stucco operations. Because washout areas can be a source of pollutants from leaks or spills, care must be taken with regard to their placement and proper use. See the Concrete Washout Area Fact Sheet for detailed guidance.

  Both self-constructed and prefabricated washout containers can fill up quickly when concrete, paint, and stucco work are occurring on large portions of the site. Be sure to check for evidence that contractors are using the washout areas and not dumping materials onto the ground or into drainage facilities. If the washout areas are not being used regularly, consider posting additional signage, relocating the facilities to more convenient locations, or providing training to workers and contractors.

  When concrete, paint, or stucco is part of the construction process, consider these practices which will help prevent contamination of stormwater. Include the locations of these areas and the maintenance and inspection procedures in the SWMP.

- ○ Do not washout concrete trucks or equipment into storm drains, streets, gutters, uncontained areas, or streams. Only use designated washout areas.
- ○ Establish washout areas and advertise their locations with signs. Ensure that signage remains in good repair.
- ○ Provide adequate containment for the amount of wash water that will be used.
- ○ Inspect washout structures daily to detect leaks or tears and to identify when materials need to be removed.
- ○ Dispose of materials properly. The preferred method is to allow the water to evaporate and to recycle the hardened concrete. Full service companies may provide dewatering services and should dispose of wastewater properly. Concrete wash water can be highly polluted. It should not be discharged to any surface water, storm sewer system, or allowed to infiltrate into the ground in the vicinity of waterbodies. Washwater should not be discharged to a sanitary sewer system without first receiving written permission from the system operator.

- **Establish Proper Equipment/Vehicle Fueling and Maintenance Practices**. Create a clearly designated on-site fueling and maintenance area that is clean and dry. The on-site fueling area should have a spill kit, and staff should know how to use it. If possible, conduct vehicle fueling and maintenance activities in a covered area. Consider the following practices to help prevent the discharge of pollutants to stormwater from equipment/vehicle fueling and maintenance. Include the locations of designated fueling and maintenance areas and inspection and maintenance procedures in the SWMP.
  - ○ Train employees and subcontractors in proper fueling procedures (stay with vehicles during fueling, proper use of pumps, emergency shutoff valves, etc.).
  - ○ Inspect on-site vehicles and equipment regularly for leaks, equipment damage, and other service problems.
  - ○ Clearly designate vehicle/equipment service areas away from drainage facilities and watercourses to prevent stormwater run-on and runoff.
  - ○ Use drip pans, drip cloths, or absorbent pads when replacing spent fluids.
  - ○ Collect all spent fluids, store in appropriate labeled containers in the proper storage areas, and recycle fluids whenever possible.
- **Control Equipment/Vehicle Washing and Allowable Non-Stormwater Discharges.** Implement practices to prevent contamination of surface and groundwater from equipment and vehicle wash water. Representative practices include:
  - ○ Educate employees and subcontractors on proper washing procedures.
  - ○ Use off-site washing facilities, when available.
  - ○ Clearly mark the washing areas and inform workers that all washing must occur in this area.
  - ○ Contain wash water and treat it using BMPs. Infiltrate washwater when possible, but maintain separation from drainage paths and waterbodies.

- ○ Use high-pressure water spray at vehicle washing facilities without detergents. Water alone can remove most dirt adequately.
- ○ Do not conduct other activities, such as vehicle repairs, in the wash area.
- ○ Include the location of the washing facilities and the inspection and maintenance procedures in the SWMP.

- **Develop a Spill Prevention and Response Plan.** Spill prevention and response procedures must be identified in the SWMP. Representative procedures include identifying ways to reduce the chance of spills, stop the source of spills, contain and clean up spills, dispose of materials contaminated by spills, and train personnel responsible for spill prevention and response. The plan should also specify material handling procedures and storage requirements and ensure that clear and concise spill cleanup procedures are provided and posted for areas in which spills may potentially occur. When developing a spill prevention plan, include the following:
  - ○ Note the locations of chemical storage areas, storm drains, tributary drainage areas, surface waterbodies on or near the site, and measures to stop spills from leaving the site.
  - ○ Provide proper handling and safety procedures for each type of waste. Keep Material Safety Data Sheets (MSDSs) for chemical used on site with the SWMP.
  - ○ Establish an education program for employees and subcontractors on the potential hazards to humans and the environment from spills and leaks.
  - ○ Specify how to notify appropriate authorities, such as police and fire departments, hospitals, or municipal sewage treatment facilities to request assistance. Emergency procedures and contact numbers should be provided in the SWMP and posted at storage locations.
  - ○ Describe the procedures, equipment and materials for immediate cleanup of spills and proper disposal.
  - ○ Identify personnel responsible for implementing the plan in the event of a spill. Update the spill prevention plan and clean up materials as changes occur to the types of chemicals stored and used at the facility.

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MARK DESCRIPTION DATE APPR

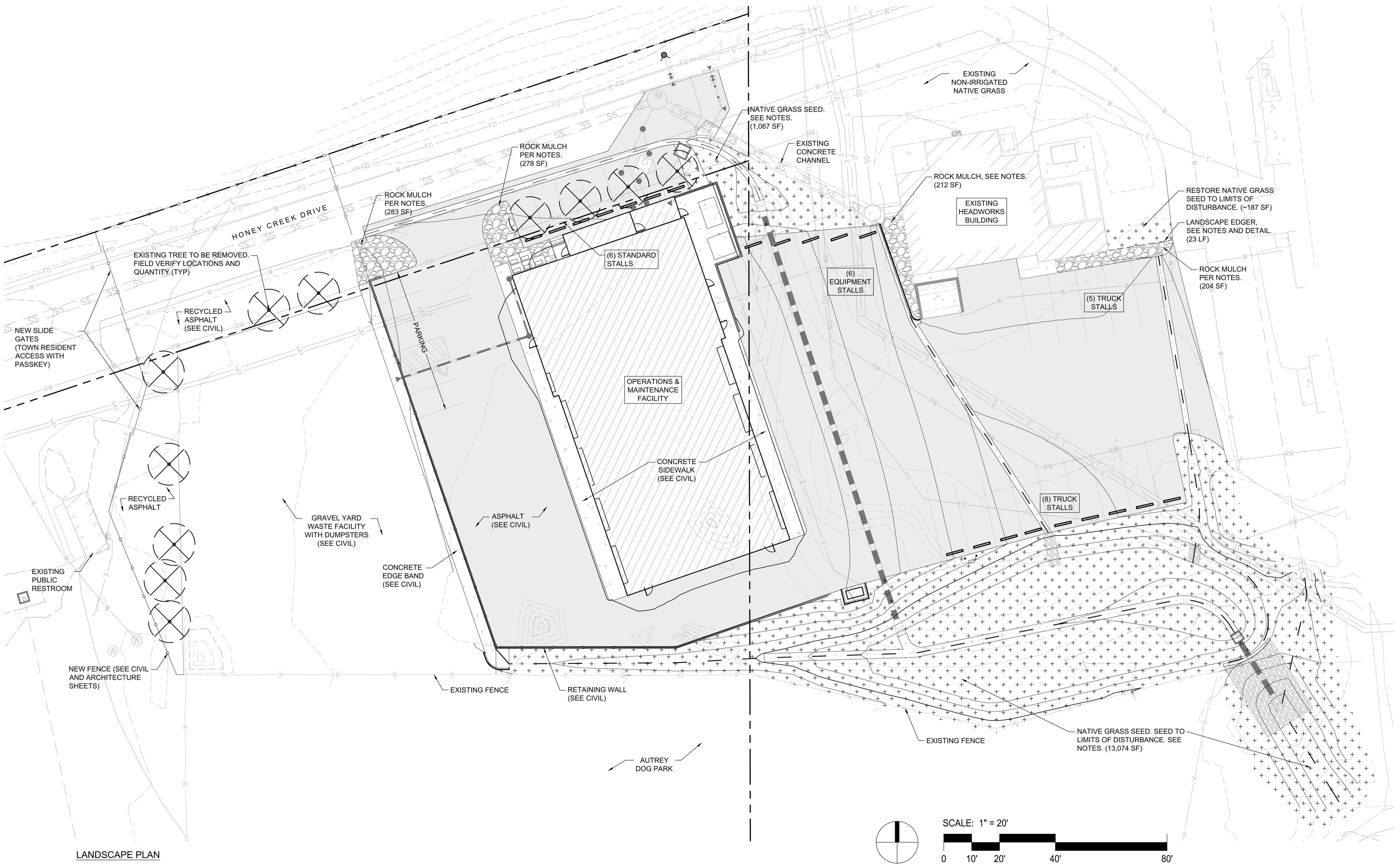
DESIGN BY: RJJ
ISSUE DATE: **MAY 19, 2025**
D2C PROJECT NUMBER 202421
CONSULTANTS PROJECT # 218.001.06
DRAWN BY: RJJ
CKD BY: JAB
SOLICITATION NO.:
SBMT BY: Approver
PLOT DATE: 5/1/2025 9:55:51 AM
CONTRACT NO.:
PLOT SCALE: N/A
FILE NUMBER:
SIZE: 22" x 34"
FILE NAME: 218.001.06_DETAILS

FOR PERMIT

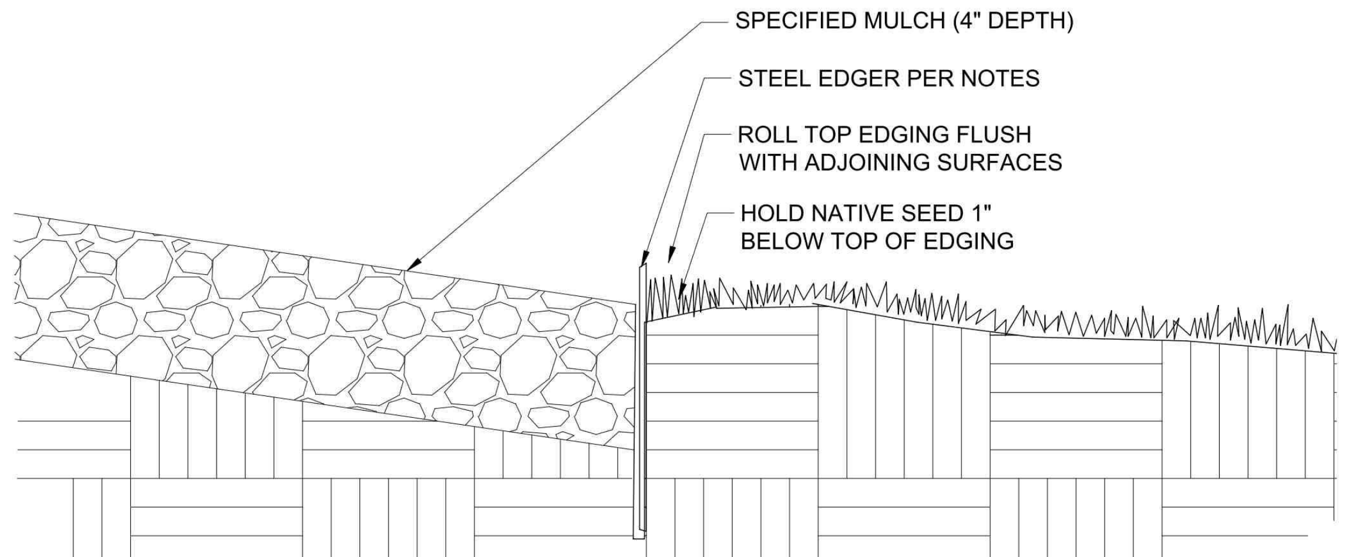
NOT FOR CONSTRUCTION

SWMP DETAILS - 2

SHEET IDENTIFICATION
C6.5


HONEY CREEK DRIVE
NEW SLIDE GATES (TOWN RESIDENT ACCESS WITH PASSKEY)
EXISTING TREE TO BE REMOVED. FIELD VERIFY LOCATIONS AND QUANTITY (TYP)
RECYCLED ASPHALT (SEE CIVIL)
ROCK MULCH PER NOTES. (283 SF)
ROCK MULCH PER NOTES. (278 SF)
NATIVE GRASS SEED. SEE NOTES. (1,067 SF)
EXISTING CONCRETE CHANNEL
EXISTING NON-IRRIGATED NATIVE GRASS
ROCK MULCH, SEE NOTES. (212 SF)
EXISTING HEADWORKS BUILDING
RESTORE NATIVE GRASS SEED TO LIMITS OF DISTURBANCE. (~187 SF)
LANDSCAPE EDGER, SEE NOTES AND DETAIL. (23 LF)
ROCK MULCH PER NOTES. (204 SF)
(6) STANDARD STALLS
(6) EQUIPMENT STALLS
(5) TRUCK STALLS
PARKING
OPERATIONS & MAINTENANCE FACILITY
CONCRETE SIDEWALK (SEE CIVIL)
RECYCLED ASPHALT
GRAVEL YARD WASTE FACILITY WITH DUMPSTERS (SEE CIVIL)
ASPHALT (SEE CIVIL)
(8) TRUCK STALLS
EXISTING PUBLIC RESTROOM
CONCRETE EDGE BAND (SEE CIVIL)
NEW FENCE (SEE CIVIL AND ARCHITECTURE SHEETS)
EXISTING FENCE
RETAINING WALL (SEE CIVIL)
EXISTING FENCE
NATIVE GRASS SEED. SEED TO LIMITS OF DISTURBANCE. SEE NOTES. (13,074 SF)
AUTREY DOG PARK
SCALE: 1" = 20'
0
10'
20'
40'
80'

LANDSCAPE PLAN


SPECIFIED MULCH (4" DEPTH)
STEEL EDGER PER NOTES
ROLL TOP EDGING FLUSH WITH ADJOINING SURFACES
HOLD NATIVE SEED 1" BELOW TOP OF EDGING

1
L-001

SECTION
STEEL EDGER (ROLL TOP)
NTS

LEGEND

— — —	PROPERTY BOUNDARY
⊗	EXISTING TREE TO BE REMOVED
✿	EXISTING TREE TO REMAIN
▨	NATIVE GRASS SEED MIX
▨	ROCK MULCH (5-8" COBBLE)
- - -	LANDSCAPE EDGER

INFRASTRUCTURE LEGEND*

●	LIGHT POLE
DRY	DRY UTILITY CORRIDOR
EF	ELECTRIC LINE
UD	UNDERDRAIN
SLV	SLEEVING
W	WATER LINE
SS ●	SANITARY SEWER / MANHOLE
	STORM SEWER
▬	STORM SEWER
⊠	STORM INLET
	SIGN
○ UCO	UNDERDRAIN CLEANOUT
◐	LIGHT BOLLARD

LEGEND IS FOR REFERENCE ONLY.
SEE CIVIL AND LIGHTING SHEETS.

GENERAL PLANTING NOTES:

1. NATIVE SEED TO BE PLANTED PER TECHNICAL SPECIFICATIONS AND TOWN OF SUPERIOR STANDARDS.
2. ANY AREAS THAT ARE DISTURBED DURING CONSTRUCTION AND ARE OUTSIDE OF THE PROJECT AREA MUST BE RESTORED TO THE PRE-EXISTING CONDITION (IF PLANTED WITH SHRUBS / TURF GRASS) OR RE-SEEDED WITH NATIVE GRASS (IF PREVIOUSLY UNPLANTED).
3. NATIVE SEED TO BE WATERED WITH TEMPORARY SYSTEM CONNECTED TO A HYDRANT (DESIGN / BUILD BY CONTRACTOR) FOR 1 TO 3 YEARS OR UNTIL ESTABLISHED. CONTRACTOR AND TOWN STAFF TO COORDINATE WATERING SCHEDULE AND MAINTENANCE PROTOCOL.
4. STEEL EDGER TO BE 4" X 3/16" COMMERCIAL TYPE FACTORY PAINTED STEEL EDGING WITH A MACHINE-ROUNDED EDGE. COLOR GREEN. INSTALL PER DETAIL AND MANUFACTURER'S SPECIFICATIONS.
5. ROCK MULCH TO BE 4-8" GLACIER WHITE RIVER ROCK AS SUPPLIED BY PIONEER SAND (OR EQUAL).

NATIVE GRASS SEED MIX:

- WESTERN WHEATGRASS (28% OF TOTAL; 6.2 LBS/AC)
- BIG BLUESTEM (28% OF TOTAL; 28% 6.2 LBS/AC)
- SIDE-OATS GRAMA (10% OF TOTAL; 2.2 LBS/AC)
- BLUE GRAMA (6% OF TOTAL; 1.2 LBS/AC)
- SWITCHGRASS (10% OF TOTAL; 2.2 LBS/AC)
- INDIANGRASS (10% OF TOTAL; 2.2 LBS/AC)
- LITTLE BLUESTEM (8% OF TOTAL; 1.8 LBS/AC)

--SEEDING RATE: 22 LBS / AC (SEE PLAN FOR LOCATIONS)

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LANDSCAPE ARCHITECTURE
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303-870-6764

D2C ARCHITECTS, INC.
DENVER, COLORADO

MARK	DESCRIPTION	DATE	APPR

DESIGN BY: ARH Designer		ISSUE DATE: **MAY 19, 2025**	
D2C PROJECT NUMBER 202421		CONSULTANTS PROJECT #	
DRAWN BY: Author ARH	CKD BY: Checker	SOLICITATION NO.:	
SBMT BY: Approver	PLOT DATE: 5/20/2025	CONTRACT NO.:	
PLOT SCALE:		FILE NUMBER:	
SIZE: 22" x 34"	FILE NAME:		

PERMIT

ANGIE HULSEBUS
1418
Angie H
12/10/2019
Original Date of Licensure
05/20/2025

TOWN OF SUPERIOR
OPERATIONS &
MAINTENANCE FACILITY
1950 HONEY CREEK LANE, SUPERIOR, CO 80027

THIS SHEET IS FOR EXPORTING TO THOSE NEEDING A DWG FILE. ENGINEER'S SHEET NAME HERE.

SHEET IDENTIFICATION
L-001

GENERAL REQUIREMENTS

1. THESE DRAWINGS AND ASSOCIATED DOCUMENTS ARE THE INTELLECTUAL PROPERTY OF CORBEL ENGINEERING, LLC AND ARE INTENDED SOLELY FOR USE ON THE SPECIFIED PROJECT.
2. THE DOCUMENTS MAY NOT BE REPRODUCED IN WHOLE OR IN PART FOR USE ON PROJECTS OTHER THAN IDENTIFIED IN THE TITLE BLOCK.
3. DETAILS LABELED TYPICAL ARE INTENDED TO REPRESENT A CONDITION THAT OCCURS AT SEVERAL LOCATIONS IN THE PLANS WHETHER OR NOT THE DETAIL IS REFERENCED. DETAILS ON DRAWINGS TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS.
4. DO NOT SCALE THE PLANS AND DETAILS FOR THE PURPOSE OF ESTABLISHING DIMENSIONS.
5. WHERE DISCREPANCIES OCCUR BETWEEN PLANS, DETAILS, GENERAL NOTES AND/OR SPECIFICATION CONTACT THE ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION. THE MORE STRINGENT REQUIREMENT SHALL GOVERN FOR BIDDING AND PRICING.
6. STRUCTURAL DRAWINGS ARE NOT A STAND-ALONE DOCUMENT AND ARE INTENDED TO BE USED IN CONJUNCTION WITH CIVIL, ARCHITECTURAL, MECHANICAL, ELECTRICAL AND OTHER DISCIPLINES DRAWINGS. THE CONTRACTOR SHALL COORDINATE ALL REQUIREMENTS OF THE CONTRACT DOCUMENTS.

CONSTRUCTION MEANS AND METHODS

1. SLAB ON GRADE AND ELEVATED SLABS ARE NOT DESIGNED TO SUPPORT CRANES, FORKLIFTS, TRUCKS, MANLIFTS, OR OTHER CONSTRUCTION RELATED EQUIPMENT UNLESS NOTED AS SUCH. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE IF CONSTRUCTION EQUIPMENT CAN BE SAFELY OPERATED ON THESE SLABS AND TO REPAIR ANY DAMAGE THE EQUIPMENT MAY CAUSE.
2. THE CONSTRUCTION DOCUMENTS REPRESENT A STABLE STRUCTURE IN THE COMPLETED FORM. THE CONTRACTOR SHALL FURNISH ANY AND ALL TEMPORARY BRACING AND/OR SHORES TO SAFELY CONSTRUCT THE BUILDING AND PREVENT DAMAGE DURING CONSTRUCTION.
3. THE CONTRACTOR SHALL FIELD VERIFY ALL CONDITIONS, DIMENSIONS AND ELEVATIONS OF EXISTING CONSTRUCTION THAT MAY AFFECT THE PROJECT AND REPORT DISCREPANCIES TO THE ENGINEER.
4. WHEN THE CONTRACTOR BECOMES AWARE OF WHAT MAY BE AN UNFORESEEN CONDITION OR A VARIANCE WITH THE PROJECT DOCUMENTATION AFFECTING DESIGN ASSUMPTIONS, COST OR SCHEDULE, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND ARCHITECT.
5. WHEN EQUIPMENT (HVAC, ELECTRICAL, KITCHEN, ETC.), SYSTEMS, OR PREFABRICATED STRUCTURES (PRE-ENGINEERED METAL BUILDING, TRUSSES, ETC.) ARE PROVIDED THAT IS DIFFERENT THAN THE STRUCTURE WAS DESIGNED FOR EITHER BY SIZE, WEIGHT, REACTIONS OR CONFIGURATION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH THE REMEDY OF THE SITUATION. THOSE COSTS SHALL INCLUDE THE ENGINEERING COSTS TO REDESIGN PORTIONS OF THE STRUCTURE TO ACCOMMODATE THE SUBSTITUTED SYSTEMS.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE STRUCTURAL DESIGN AND MATERIALS FOR ATTACHING NON-STRUCTURAL ELEMENTS TO ANY PORTION OF THE STRUCTURE TO RESIST ALL LOADS, INCLUDING SEISMIC, IN A WAY THAT DOES NOT OVERSTRESS STRUCTURAL MEMBERS. NON-STRUCTURAL ELEMENTS CAN BE FOUND IN EACH OF THE OTHER DISCIPLINES (ARCHITECTURAL, MECHANICAL, ELECTRICAL, ETC.).
7. NOTHING SHOWN ON THE STRUCTURAL DRAWINGS SHALL BE CONSTRUED AS ELIMINATING THE CONTRACTOR'S OBLIGATION TO COMPLY WITH ALL OSHA REQUIREMENTS. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY ERECTION FRAMING AND AIDS TO ENSURE OSHA COMPLIANCE.

CODES AND STANDARDS

PERFORM ALL CONSTRUCTION IN CONFORMANCE WITH THE BUILDING AND DESIGN CODES REFERENCED WITHIN THESE DOCUMENTS. THE PROJECT DOCUMENTS REFER TO THE FOLLOWING CODES AND STANDARDS:

1. GOVERNING JURISDICTION: TOWN OF SUPERIOR, COLORADO
2. BUILDING CODES: IBC 2018, INTERNATIONAL BUILDING CODE, IEBC 2018, INTERNATIONAL EXISTING BUILDING CODE
3. LOADS: ASCE 7-16
4. CONCRETE: ACI 318-19(22), BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE
5. STEEL: AISC 360-22, SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS, AISC 341-22
6. COLD-FORMED STEEL: AISC S100-16(22), DESIGN OF COLD-FORMED STEEL STRUCTURAL MEMBERS

DESIGN CRITERIA

1. RISK CATEGORY: II
2. DEAD AND LIVE LOADS:

LOCATION	UNIFORM LIVE LOAD	CONCENTRATED LIVE LOAD	COLLATERAL DEAD LOAD*
TYPICAL ROOF	20 PSF	300 LB	5 PSF
TYPICAL FLOOR	50 PSF	300 LB	10 PSF
STAIRS	100 PSF	-----	-----
SLAB ON GRADE	100 PSF	2,000 LB	-----

*COLLATERAL DEAD LOAD IS IN ADDITION TO THE STRUCTURE SELF-WEIGHT
**LOCATIONS OF THE PHOTOVOLTAIC LOADS ARE INDICATED ON THE ROOF PLAN

3. SNOW LOADS:
   - GROUND SNOW LOAD, P_g: 40 PSF
   - FLAT ROOF SNOW LOAD, P_f: 28 PSF (USED FOR DRIFTING)
   - MINIMUM ROOF SNOW LOAD, P_{min}: 30 PSF
   - SNOW EXPOSURE FACTOR, C_e: 1.0
   - SNOW IMPORTANCE FACTOR, I_s: 1.0
   - THERMAL FACTOR, C_t: 1.0
   - ROOF SLOPE FACTOR, C_s: 1.0
4. WIND LOADS:
   - BASIC WIND SPEED, V: 154 MPH (3 SECOND GUST)
   - ALLOWABLE DESIGN WIND SPEED, V_{asd}: 119.3 MPH (3 SECOND GUST)
   - WIND EXPOSURE: C
   - INTERNAL PRESSURE COEF.: +/-0.18 (ENCLOSED)
   - GROUND ELEVATION FACTOR, K_e: 0.82 (5,385 FT)
5. SEISMIC LOADS:
   - SEISMIC DESIGN CATEGORY: B
   - SEISMIC IMPORTANCE FACTOR (Is): 1.0
   - SOIL SITE CLASS: D
   - S_S: 0.222
   - S_1: 0.060
   - S_{DS}: 0.237
   - S_{D1}: 0.096
   - SEISMIC FORCE RESISTING SYSTEM: NOT SPECIFICALLY DETAILED FOR SEISMIC RESISTANCE
   - RESPONSE MODIFICATION COEF., (R) 3
   - ANALYSIS PROCEDURE: EQUIVALENT LATERAL FORCE
   - SEISMIC RESPONSE COEFFICIENT (C_S): 0.010
   - MEZZANINE BASE SHEAR: 14.1 KIPS
6. RAIN LOADS:
   - 15 MINUTE RAINFALL INTENSITY (i): 5.93 IN/HR

   REFER TO ARCHITECTURAL AND MECHANICAL DOCUMENTS FOR ROOF DRAIN, SCUPPER AND OVERFLOW LOCATIONS.

DELEGATED DESIGN ITEMS / DEFERRED SUBMITTALS

1. PORTIONS OF THE STRUCTURAL SYSTEMS ARE SPECIFIED TO BE A DELEGATED DESIGN ITEM OR DEFERRED SUBMITTAL DUE TO SPECIALIZED ENGINEERING, PROPRIETARY SYSTEMS, OR CONTRACTOR-SELECTED COMPONENTS.
2. FURNISH DEFERRED SUBMITTALS FOR:
   - A. PRE-ENGINEERED METAL BUILDING
   - B. PRE-ENGINEERED METAL TRUSSES
   - C. CURTAIN WALL, STOREFRONT SYSTEMS, AND GLAZING SUPPORT.
   - D. RAILINGS, GUARDRAILS, AND LADDERS.
   - E. SEISMIC BRACING FOR NON-STRUCTURAL COMPONENTS.
   - F. RAMMED AGGREGATE PIERS
   - G. PREFABRICATED AWNINGS
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING ALL DEFERRED SUBMITTALS AND DELEGATED DESIGN ITEMS IN ACCORDANCE WITH PROJECT REQUIREMENTS AND APPLICABLE CODES. A LICENSED PROFESSIONAL ENGINEER (PE), REGISTERED IN THE PROJECT'S JURISDICTION, SHALL PREPARE AND SEAL ALL DELEGATED DESIGN CALCULATIONS, DRAWINGS, AND SUPPORTING DOCUMENTATION.
4. ALL DEFERRED SUBMITTALS AND DELEGATED DESIGN ITEMS MUST BE SUBMITTED FOR REVIEW AND APPROVAL BEFORE FABRICATION OR INSTALLATION. THE ENGINEER'S REVIEW OF SUCH SUBMITTALS IS FOR GENERAL CONFORMANCE WITH THE CONTRACT DOCUMENTS AND DOES NOT RELIEVE THE DELEGATED DESIGNER OF RESPONSIBILITY FOR CODE COMPLIANCE AND STRUCTURAL ADEQUACY.
5. ANY MODIFICATIONS TO PRIMARY STRUCTURAL ELEMENTS TO ATTACH OR SUPPORT DEFERRED ELEMENTS MUST BE COORDINATED WITH AND APPROVED BY THE EOR.

SUBMITTALS

1. AT A MINIMUM, THE FOLLOWING ITEMS REQUIRE SUBMITTALS FOR STRUCTURAL REVIEW. ADDITIONAL SUBMITTALS MAY BE OUTLINED IN THE SPECIFICATIONS.
   - A. CONCRETE REINFORCING LAYOUT
   - B. CONCRETE MIX DESIGNS
   - C. CONCRETE CONSTRUCTION JOINT LAYOUT
   - D. ALL DEFERRED SUBMITTALS
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REVIEWING ALL SUB-CONTRACTOR SUBMITTALS AND NOTING ALL DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS PRIOR TO SUBMITTING TO THE ENGINEER FOR REVIEW.
3. THE CONTRACTOR SHALL ENSURE THAT ALL SUBMITTALS COMPLY WITH THE SPECIAL INSPECTION REQUIREMENTS WHERE APPLICABLE.
4. THE STRUCTURAL ENGINEER' S REVIEW OF SUBMITTALS SHALL BE FOR GENERAL CONFORMANCE WITH THE DESIGN INTENT. NO WORK SHALL BE STARTED WITHOUT SUCH REVIEW.
5. SUBSTITUTION REQUESTS SHALL BE SUBMITTED IN WRITING. A COMPARISON OF THE DATA WITH THE MATERIAL SPECIFIED INCLUDING CODE APPROVALS SHALL BE PROVIDED.
6. REQUESTS FOR INFORMATION (RFI) SHALL BE SUBMITTED IN WRITING WITH SUGGESTED SOLUTION INCLUDED.
7. DEFECTIVE WORK REPORT (DWR) SHALL BE SUBMITTED WITH A PROPOSED REMEDIATION OF THE DEFECT.

FOUNDATIONS

1. THE FOUNDATION DESIGN IS BASED ON THE CRITERIA SPECIFIED IN THE GEOTECHNICAL REPORT BY GROUND ENGINEERING CONSULTANTS, INC., JOB NUMBER 24-3008B, DATED JUNE 24, 2024.
2. REFER TO THE GEOTECHNICAL REPORT FOR ADDITIONAL REQUIREMENTS AND INFORMATION. DESIGN VALUES AND BEARING MATERIALS SHALL BE FIELD VERIFIED BY QUALIFIED GEOTECHNICAL ENGINEER RETAINED BY THE OWNER. PREPARE THE BUILDING PAD IN ACCORDANCE WITH THE GEOTECHNICAL INVESTIGATION AND CIVIL PLANS.
3. THE CONTRACTOR SHALL VERIFY FOUNDATION INSTALLATION AND CONSTRUCTION IS IN CONFORMANCE WITH THE RECOMMENDATIONS OUTLINED IN THE GEOTECHNICAL REPORT.
4. PROVIDE BRACING FOR ALL BASEMENT FOUNDATION WALLS OR PINNED FOUNDATION WALLS PRIOR TO BACKFILLING. THIS BRACING SHALL REMAIN IN PLACE UNTIL ALL SLABS AND BEAMS FRAMING INTO WALL HAVE BEEN PLACED AND HAVE ATTAINED 100% OF THEIR DESIGN STRENGTH.
5. DO NOT BACKFILL AGAINST CANTILEVER RETAINING WALLS UNTIL THE CONCRETE HAS ATTAINED 100% OF ITS DESIGN STRENGTH.
6. WHEREVER NON-FROST SUSCEPTIBLE FILL IS SPECIFIED, GRANULAR SOILS SHALL BE USED WITH LESS THAN 6% BY MASS PASSING A #200 SIEVE SOIL THAT DOES NOT DISPLAY SIGNIFICANT DETRIMENTAL ICE SEGREGATION.
7. ALL FOUNDATIONS SHALL EXTEND BELOW [XX"] BELOW GRADE FOR FROST PROTECTION.
8. EXTERIOR SLABS SHALL SLOPE AWAY FROM THE STRUCTURE A MINIMUM OF 1/4" PER FOOT FOR A MINIMUM OF 10 FEET.

SLAB ON GRADE

1. REFER TO PLAN FOR SLAB THICKNESS AND REINFORCING REQUIREMENTS.
2. PREPARE SUBGRADE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.
3. PROVIDE A MINIMUM OF 4" GRAVEL DRAINAGE LAYER COMPOSED OF CLEAN, COMPACTED GRAVEL OR CRUSHED STONE.
4. PROVIDE 15 MIL POLYETHYLENE VAPOR BARRIER, OR EQUIVALENT, DIRECTLY OVER THE GRAVEL DRAINAGE LAYER. ALL SEAMS SHALL BE OVERLAPPED A MINIMUM OF 6" AND SEALED PER MANUFACTURER RECOMMENDATIONS.

SHALLOW FOUNDATION DESIGN CRITERIA

1. NET ALLOWABLE BEARING CAPACITY: 2500 PSF (1/3 INCREASE FOR TRANSIENT LOADS)
   BEARING MATERIAL: RAMMED AGGREGATE PIERS
2. LATERAL EARTH PRESSURE PRESSURES (IMPORTED STRUCTURAL FILL PER GEOTECH):
   ACTIVE CONDITION NATIVE SOIL = 39 PCF
   AT-REST CONDITION NATIVE SOIL = 60 PCF
   PASSIVE CONDITION NATIVE SOIL = 435 PCF
   MOIST SOIL UNIT WEIGHT NATIVE SOIL = 125 PCF
3. OVER-EXCAVATION OF A MINIMUM OF 1-FOOT BELOW FOUNDATIONS AND SLAB-ON-GRADE, AND 1-FOOT BEYOND THE EDGE OF THE PERIMETER IS REQUIRED. GEOTECHNICAL ENGINEER TO CONFIRM W/ RAPS ENGINEER AND ADVISE IF OTHERWISE.

RAMMED AGGREGATE PIERS (RAPS)

1. DESIGN SOIL BEARING PRESSURE IS BASED ON SOIL STRENGTHENED WITH RAMMED AGGREGATE PIERS (RAPS). AGGREGATE PIERS SHALL BE DESIGNED BY A SPECIALTY ENGINEER TO ACHIEVE THE BEARING CAPACITY AND MAINTAIN DIFFERENTIAL SETTLEMENT REQUIREMENTS AS REQUIRED IN THE GEOTECHNICAL REPORT.
2. DESIGN ASSUMPTIONS, ALLOWABLE BEARING PRESSURES, AND SETTLEMENT CRITERIA SHALL BE AS PER THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.
3. THE MODULUS OF SUBGRADE REACTION (K-VALUE) AND SOIL IMPROVEMENT FACTORS SHALL BE DETERMINED BASED ON FIELD AND LABORATORY TESTING.
4. LAYOUT OF PIERS SHALL BE DETERMINED BY THE SPECIALTY CONTRACTOR AND ENGINEER TO PROVIDE A MINIMUM DESIGN BEARING PRESSURE IDENTIFIED IN THE FOUNDATION NOTES AND GEOTECHNICAL REPORT.
5. RAMMED AGGREGATE PIERS SHALL BE PROVIDED UNDER ALL SLABS ON GRADE AND FOOTINGS SHOWN ON THE STRUCTURAL PLAN, INCLUDING CONTINUOUS FOOTINGS.
6. RAPS SHALL BE DESIGNED TO SUPPORT THE REQUIRED STRUCTURAL LOADS WITH AN ADEQUATE FACTOR OF SAFETY AS SPECIFIED IN THE STRUCTURAL DRAWINGS AND GEOTECHNICAL REPORT.
7. THE CONTRACTOR SHALL MONITOR INSTALLATION PARAMETERS, INCLUDING DEPTH, COMPACTIVE EFFORT, AND LIFT THICKNESS, TO ENSURE COMPLIANCE WITH DESIGN REQUIREMENTS.
8. THE INSTALLATION SEQUENCE SHALL MINIMIZE DISTURBANCE TO ADJACENT STRUCTURES AND UTILITIES. ANY ADJACENT STRUCTURES, UTILITIES, AND EXISTING FOUNDATIONS SHALL BE MONITORED FOR MOVEMENT DURING RAP INSTALLATION.
9. A THIRD-PARTY INSPECTOR SHALL BE PRESENT TO VERIFY PROPER INSTALLATION OF RAPS AS PER THE APPROVED DESIGN.
10. LOAD TESTS SHALL BE PERFORMED ON SELECTED RAPS TO CONFIRM LOAD-BEARING CAPACITY AS REQUIRED BY THE PROJECT SPECIFICATIONS.
11. THE CONTRACTOR SHALL MAINTAIN DETAILED LOGS OF RAP INSTALLATION, INCLUDING DEPTHS, MATERIAL QUANTITIES, AND COMPACTION EFFORTS.
12. RAP INSTALLATION SHALL NOT BE PERFORMED UNDER EXCESSIVE GROUNDWATER CONDITIONS UNLESS SPECIFICALLY ACCOUNTED FOR IN THE DESIGN.
13. UPON COMPLETION, THE CONTRACTOR SHALL SUBMIT AS-BUILT RECORDS OF RAP LOCATIONS, DEPTHS, AND INSTALLATION PARAMETERS.

CONCRETE

1. ALL WORK SHALL CONFORM WITH THE LATEST VERSION OF ACI 301.
2. CONCRETE MIX DESIGNS ARE A PERFORMANCE SPECIFIED ITEM DESIGNED BY THE CONTRACTOR. THE CONTRACTOR SHALL PROVIDE A CONCRETE MIX MEETING THE REQUIREMENTS SPECIFIED BELOW.
3. CONCRETE MIX REQUIREMENTS:
   - A. MIX REQUIREMENTS ARE:

LOCATION	EXPOSURE CLASS	MIN. F'_C	MAX. W/C	MAX. AGG.	AIR CONTENT
FOOTINGS	F1-S0-W0-C1	4,000	0.50	1"	N/A
GRADE BEAMS	F1-S0-W0-C1	4,000	0.50	1"	N/A
INTERIOR SLAB	F0-S0-W0-C0	4,000	0.45	3/4"	3% MAX
EXTERIOR SLAB	F3-S0-W1-C2	4,500	0.42	3/4"	6%±1.5%
SLAB ON DECK	F0-S0-W0-C0	4,000	0.45	3/4"	3% MAX

   - B. FOR CONCRETE MIXTURES ASSIGNED TO EXPOSURE CLASS F3, THE MAXIMUM PERCENTAGE OF CEMENTITIOUS MATERIAL WHICH IS CLASSIFIED AS SCM (INCLUDING FLY ASH, NATURAL POZZOLANS, SILICA FUME, AND SLAG CEMENT) SHALL BE AS FOLLOWS. THE INDIVIDUAL LIMITS SHOWN BELOW SHALL APPLY REGARDLESS OF THE NUMBER OF CEMENTITIOUS MATERIALS IN THE CONCRETE MIXTURE.
     - a. FLY ASH OR NATURAL POZZOLANS CONFORMING TO ASTM C618 = 25%
     - b. SLAG CEMENT CONFORMING TO ASTM C989 = 50%
     - c. SILICA FUME CONFORMING TO ASTM C1240 = 10%
     - d. TOTAL OF FLY ASH OR OTHER POZZOLANS AND SILICA FUME = 35%
     - e. TOTAL OF FLY ASH OR OTHER POZZOLANS, SLAG CEMENT, AND SILICA FUME = 50%
   - C. BASED ON THE SULFATE CLASSIFICATIONS LISTED THE FOLLOWING CEMENTS SHALL BE USED:
     - a. S0 AND S1 SULFATE CLASSIFICATION: PORTLAND CEMENT ASTM C150 TYPE I/II OR BLENDED HYDRAULIC CEMENT ASTM C595 TYPE IL
     - b. S2 AND S3 SULFATE CLASSIFICATIONS: PORTLAND CEMENT ASTM C150 TYPE V OR BLENDED HYDRAULIC CEMENT ASTM C595 TYPE IL WITH "HS" DESIGNATION, CALCIUM CHLORIDE ADMIXTURES NOT PERMITTED. MINERAL FILLERS DERIVED FROM CARBONATE AGGREGATE ARE PROHIBITED. AT CONTRACTOR'S OPTION, ACCEPTABLE IN LIEU OF TYPE V OR TYPE "HS" TO PROVIDE ALTERNATE CEMENTITIOUS MATERIALS FOR SULFATE EXPOSURE AND RESISTANCE CONFORMING TO ACI 318-19 26.4.2.2(C)
   - D. FOR CONCRETE MIXTURES ASSIGNED TO W1 OR W2 CLASSES, EVIDENCE SHALL BE SUBMITTED THAT THE CONCRETE MIXTURE COMPLIES WITH THE FOLLOWING
     - a. AGGREGATES ARE NOT ALKALI-SILICA REACTIVE OR MEASURES TO MITIGATE ALKALI-SILICA REACTIVITY HAVE BEEN ESTABLISHED
     - b. AGGREGATES ARE NOT ALKALI-CARBONATE REACTIVE
   - E. MAXIMUM CHLORIDE ION LIMITS (PERCENTAGE BY MASS OF CEMENTITIOUS MATERIALS INCLUDING SCM) ASSOCIATED WITH EXPOSURE CLASS ARE AS FOLLOWS:
     - a. C0 = 1.00
     - b. C1 = 0.30
     - c. C2 = 0.15
   - F. FINE AGGREGATE FOR NORMAL WEIGHT CONCRETE SHALL MEET ASTM C33. COARSE AGGREGATES FOR NORMAL WEIGHT CONCRETE SHALL CONFORM TO ASTM C33, GRADE #67 FOR 3/4" AND GRADE #57 FOR 1" OR LARGER. COARSE AGGREGATES SHALL BE NO LESS THAN 50% OF THE TOTAL AGGREGATE BY WEIGHT, UNLESS APPROVED BY THE ENGINEER PRIOR TO MIX DESIGN SUBMITTAL.
   - G. ALL CONCRETE ADMIXTURES SHALL, WHEN MIXED INTO CONCRETE, BE NON-CHLORIDE AND NON-CHLORIDE FORMING. ALL ADMIXTURES MUST CONFORM TO ASTM C-494 AND C-260. CONCRETE CURING COMPOUND AND SEALERS SHALL MEET ASTM C-309 TYPE 1 OR 1D.
   - H. CONTRACTOR MAY ADJUST SLUMP AS NECESSARY FOR FIELD CONDITIONS, INSTALLATION METHOD USED, AND WORKABILITY PROVIDED REMAINING REQUIREMENTS ARE MET. USE ADMIXTURES AS REQUIRED TO OBTAIN DESIRED RESULTS.
   - I. FOR CONCRETE PLACED BY PUMPING, INCREASED ENTRAINED AIR MAY BE USED TO FACILITATE PUMPING PROVIDED CONTRACTOR CAN DEMONSTRATE CONCRETE WITH ENTRAINED AIR WILL HAVE A FINISH ACCEPTABLE TO THE ARCHITECT.
   - J. CONTRACTOR SHALL PROVIDE CONCRETE WITH REDUCED WATER IN ORDER TO ACHIEVE SLAB VAPOR TRANSMISSION REQUIRED FOR THE SPECIFIED FLOORING MATERIALS, COORDINATE REQUIREMENTS WITH ARCHITECTURAL DRAWINGS AND SPECIFICATIONS
4. GROUT REQUIREMENTS:
   - A. PROMPTLY PACK GROUT BETWEEN BEARING SURFACES AND PLATES SO NO VOIDS REMAIN. NEATLY FINISH EXPOSED SURFACES AND PROTECT GROUT TO ALLOW TO CURE.
   - B. ALL GROUT PRODUCTS SHALL CONFORM TO ASTM C1107 AND BE NONSHRINK, NONMETALLIC, AND NONCORROSIVE.
   - C. ACHIEVE A MINIMUM OF 8,000 PSI COMPRESSIVE STRENGTH AT 28 DAYS
   - D. CLEAN ALL CONTACT SURFACES TO BE FREE OF OIL AND OTHER CONTAMINANTS. COMPLY WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR ALL OTHER SURFACE PREPARATION AND MIXING STANDARDS.
5. CONSTRUCTION/CONTROL JOINTS REQUIREMENTS:
   - A. SLABS-ON-GRADE SHALL HAVE CONSTRUCTION JOINTS AND/OR CONTROL JOINTS TO DIVIDE THE SLAB INTO PANELS, NOT TO EXCEED 256 SQUARE FEET. THE LONG DIMENSION SHALL NOT EXCEED THE SHORT DIMENSION BY MORE THAN 20%. CONSTRUCTION AND CONTROL JOINT LOCATIONS SHOWN ON THE DRAWINGS IS SUGGESTED. CONTRACTOR TO SUBMIT DRAWINGS SHOWING PROPOSED CONSTRUCTION JOINT LOCATION AND CASTING SEQUENCE FOR APPROVAL.
   - B. CONSTRUCTION JOINTS IN SLABS-ON-DECK, SLABS-ON-GRADE, AND STRUCTURAL SLABS SHALL BE LOCATED TO ACCOMMODATE THE MAXIMUM LENGTH AND AREA THE CONTRACTOR CAN REASONABLY POUR, FINISH, AND JOINT IN THE SAME DAY, BUT SHALL NOT EXCEED 150 FEET WITH A MAXIMUM AREA OF 15,000 SQUARE FEET UNLESS APPROVED BY THE ENGINEER.
   - C. NO HORIZONTAL CONSTRUCTION JOINTS WILL BE PERMITTED IN BEAMS, UPTURNED BEAMS, GRADE BEAMS, WALLS AND STRUCTURAL SLABS UNLESS SPECIFICALLY SHOWN ON THE DRAWINGS OR APPROVED IN WRITING BY THE DESIGN PROFESSIONALS PRIOR TO CONSTRUCTION.
   - D. PLACE VERTICAL CONSTRUCTION JOINTS IN FOUNDATION WALLS A MINIMUM OF 8 FT FROM ANY WALL INTERSECTION, PILASTER, PIER, OR WALL OPENING.
   - E. PROVIDE CONTINUOUS WATERSTOPS AT ALL CONSTRUCTION JOINTS EXPOSED TO SOIL OR WATER.
   - F. WHERE CONSTRUCTION JOINTS ARE LABELED AS "ROUGHENED" ON THE DRAWINGS, THE ENTIRE JOINT SURFACE SHALL BE MECHANICALLY ROUGHENED TO A 1/4" AMPLITUDE.
   - G. CONCRETE CONSTRUCTION JOINT SURFACE SHALL BE CLEANED AND ALL LOOSE MATERIAL REMOVED PRIOR TO SECOND CONCRETE PLACEMENT.
6. ALL CONCRETE FLOOR SLABS SHALL MEET THE SPECIFIED FLOOR FLATNESS (FF) AND FLOOR LEVELNESS (FL) VALUES AS PER ASTM E1155 AND ACI 117 STANDARDS.
   - A. FF/FL CRITERIA:
     SLAB-ON-GRADE:
     GENERAL FLOOR AREAS: FF 35 / FL 25 (TYPICAL MINIMUM)
   - B. CONCRETE FINISHING TECHNIQUES, INCLUDING SCREEDING, FLOATING, AND TROWELLING, SHALL BE SELECTED TO MEET THE REQUIRED FF/FL VALUES.
   - C. PROPER CURING METHODS SHALL BE IMPLEMENTED TO MINIMIZE SLAB CURLING AND SHRINKAGE-RELATED DISTORTIONS.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN OF ALL FORMING AND SHORING.
8. ALL EXPOSED EDGES OF CONCRETE SHALL BE CHAMFERED OR TOOLED TO 3/4", UNLESS NOTED OTHERWISE.
9. NO ALUMINUM SHALL BE EMBEDDED IN CONCRETE. CONDUITS AND PIPING EMBEDDED IN CONCRETE WALLS, SLABS, OR BEAMS SHALL BE SPACED A MINIMUM OF FOUR DIAMETERS AND THE OUTSIDE DIAMETER SHALL BE LESS THAN 30% OF THE MEMBER THICKNESS AND PLACED BETWEEN LAYERS OF REINFORCING.
10. NO CONDUIT MAY BE EMBEDDED IN SLABS-ON-DECK OR SLABS-ON-GRADE, UNLESS SPECIFICALLY DETAILED OR NOTED OTHERWISE ON STRUCTURAL PLANS.

COLD-FORMED STEEL FRAMING

1. ALL COLD-FORMED STEEL STUDS, PURLINS, AND TRUSS SYSTEMS SHALL BE GALVANIZED PER AISI STANDARDS. APPLY ZINC-RICH PAINT TO ALL AREAS WHERE FINISH IS DAMAGED DUE TO WELDING.
2. PRODUCTS SHALL BE FORMED FROM STEEL MEETING THE REQUIREMENTS OF AISI, SPECIFICATIONS FOR THE DESIGN OF COLD-FORMED STEEL STRUCTURAL MEMBERS, UNLESS NOTED OTHERWISE.
3. STUD TRACK SECTIONS SHALL MEET OR EXCEED THICKNESS OF STUD MEMBERS, UNLESS NOTED OTHERWISE.
4. ALL FRAMING COMPONENTS SHALL BE CUT SQUARELY FOR ATTACHMENT TO PERPENDICULAR MEMBERS.
5. PROVIDE ALL ACCESSORIES INCLUDING, BUT NOT LIMITED TO, TRACKS, CLIPS, WEB STIFFENERS, FASTENERS, ANCHORAGE DEVICES, CONNECTION ANGLES, BRIDGING, AND MISCELLANEOUS HARDWARE REQUIRED TO COMPLETE ALL CONNECTIONS AND INSTALLATION.
6. FASTENING OF FRAMING COMPONENTS SHALL BE WITH SELF-TAPPING SCREWS OR WELDING OF SUFFICIENT SIZE TO ENSURE THE STRENGTH OF THE CONNECTION. WELDS SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST AWS D1.3 CODE.
7. COLD-FORMED STEEL STUD PRODUCTS SHALL BE MANUFACTURED BY A CURRENT MEMBER OF THE STEEL STUD MANUFACTURER ASSOCIATION (SSMA) OR THE STEEL FRAMING INDUSTRY ASSOCIATION (SFIA).
   - A. THE PHYSICAL AND STRUCTURAL PROPERTIES SHALL BE EQUIVALENT TO THOSE LISTED BY THE SSMA "PRODUCT TECHNICAL INFORMATION" AND ICC-ES ER-3064P FOR "S" AND "T" SECTIONS.
   - B. PROVIDE WALL STUD BRIDGING SPACES AT 4'-0" O.C., MAX. IN ALL EXTERIOR WALLS AND INTERIOR, LOAD BEARING WALLS.
   - C. PROVIDE DEFLECTION TRACK AT THE TOP OF ALL NON-LOAD BEARING STUD WALLS WHERE THE TOP OF WALL ABUTS THE BOTTOM OF THE STRUCTURE. DEFLECTION TRACK SHALL ACCOMMODATE A DEFLECTION DESCRIBED UNDER CONSTRUCTION DETAILS FOR STRUCTURAL MOVEMENT.
   - D. ATTACH STUDS TO TRACK WITH A MINIMUM OF ONE SCREW IN EACH STUD FLANGE TO PREVENT ROTATION, UNLESS NOTED OTHERWISE.
   - E. PROVIDE DIAGONAL TENSION STRAP BRACING AT LOCATIONS INDICATED ON DESIGN DRAWINGS.

SHEET INDEX

SHEET NUMBER	SHEET NAME
S-001	GENERAL NOTES
S-002	SPECIAL INSPECTIONS
S-101	FOUNDATION PLAN
S-102	MEZZANINE FRAMING PLAN
S-401	FOUNDATION DETAILS
S-402	FOUNDATION DETAILS
S-411	FRAMING DETAILS

D2C ARCHITECTS

CORBEL ENGINEERING
STRUCTURAL ENGINEERING SERVICES
2850 MCCLELLAND DR., SUITE 3000D
FORT COLLINS, CO 80525
CORBEL JOB #: 250024

MARK	DESCRIPTION	DATE	APPR

DESIGN BY:
Designer
D2C PROJECT NUMBER
202421
DRAWN BY:
Author
CKD BY:
Checker
SBMT BY:
Approver
PLOT DATE:
5/15/2025
4:50:33 PM
PLOT SCALE:
12" = 1'-0"
SIZE:
22" x 34"
FILE NAME:
ISSUE DATE:
MAY 19, 2025
CONSULTANTS PROJECT #
SOLICITATION NO.:
CONTRACT NO.:
FILE NUMBER:

FOR PERMIT

CASEY BRANDON WILSON
50764
5/16/2025

NOT FOR
CONSTRUCTION

TOWN OF SUPERIOR
OPERATIONS & MAINTENANCE FACILITY
1950 HONEY CREEK LANE, SUPERIOR, CO 80027

GENERAL NOTES

SHEET IDENTIFICATION
S-001

STATEMENT OF SPECIAL INSPECTIONS (SSI)

1. THIS STATEMENT OF SPECIAL INSPECTIONS (SSI) IS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE (IBC) AND IDENTIFIES THE MATERIALS, SYSTEMS, AND WORK SUBJECT TO SPECIAL INSPECTION AND TESTING.
2. SPECIAL INSPECTIONS SHALL BE PERFORMED FOR THE CONSTRUCTION OF STRUCTURAL SYSTEMS AND MATERIALS AS REQUIRED BY THE GOVERNING BUILDING CODE, PROJECT SPECIFICATIONS, AND APPROVED PLANS. THE OWNER, ENGINEER OF RECORD (EOR), OR BUILDING OFFICIAL MAY REQUIRE ADDITIONAL INSPECTIONS BEYOND THOSE LISTED HEREIN.
3. RESPONSIBILITY FOR INSPECTIONS:
    - A. OWNER: ENGAGES THE SPECIAL INSPECTION AGENCY AND ENSURES COMPLIANCE WITH INSPECTION REQUIREMENTS.
    - B. REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE (RDPIRC): COORDINATES INSPECTIONS WITH THE BUILDING OFFICIAL AND ENSURES COMPLIANCE WITH THE SSI.
    - C. CONTRACTOR: NOTIFIES THE SPECIAL INSPECTOR BEFORE WORK REQUIRING INSPECTIONS BEGINS AND CORRECTS DEFICIENCIES NOTED IN INSPECTION REPORTS.
    - D. SPECIAL INSPECTION AGENCY: PERFORMS INSPECTIONS AND PROVIDES REPORTS IN ACCORDANCE WITH THIS SSI.
    - E. BUILDING OFFICIAL: REVIEWS AND APPROVES REPORTS, CONDUCTING INSPECTIONS AS NECESSARY.
4. SPECIAL INSPECTIONS SHALL BE CONDUCTED PER IBC CHAPTER 17 AND OTHER APPLICABLE STANDARDS FOR THE FOLLOWING:
    - A. CONCRETE CONSTRUCTION (ACI 318 & IBC 1705.3)
        - a. VERIFICATION OF MIX DESIGN, PLACEMENT, CURING, AND FIELD TESTING.
        - b. INSPECTION OF REINFORCEMENT PLACEMENT, FORMWORK, AND CONCRETE STRENGTH TESTING.
    - B. STEEL CONSTRUCTION (AISC 360 & IBC 1705.2)
        - a. STRUCTURAL STEEL BOLTING AND WELDING INSPECTIONS.
        - b. HIGH-STRENGTH BOLTING AND STEEL FRAME CONNECTION DETAILS.
    - C. SOILS AND FOUNDATIONS (IBC 1705.6 & IBC 1705.7)
        - a. VERIFICATION OF SOIL-BEARING CONDITIONS, FILL PLACEMENT, AND COMPACTION TESTING.
        - b. INSPECTION OF DEEP FOUNDATIONS, PILE DRIVING, AND DRILLED PIERS.
    - D. COLD-FORMED STEEL FRAMING (IBC 1705.11)
        - a. VERIFICATION OF WELDS, BOLTS, AND SCREW CONNECTIONS FOR STRUCTURAL FRAMING,
5. REPORTING AND DOCUMENTATION
    - A. THE SPECIAL INSPECTION AGENCY SHALL SUBMIT INSPECTION REPORTS TO THE OWNER, ENGINEER OF RECORD, AND BUILDING OFFICIAL.
    - B. REPORTS MUST INCLUDE DEFICIENCIES OBSERVED AND CORRECTIVE ACTIONS TAKEN.
    - C. FINAL COMPLIANCE REPORTS SHALL BE SUBMITTED AT PROJECT COMPLETION, CONFIRMING THAT WORK REQUIRING SPECIAL INSPECTION CONFORMS TO APPROVED CONSTRUCTION DOCUMENTS.
6. CORRECTION OF NON-CONFORMING WORK
    - A. NON-CONFORMING WORK SHALL BE DOCUMENTED, REPORTED, AND CORRECTED BEFORE PROCEEDING WITH CONSTRUCTION.
    - B. THE SPECIAL INSPECTOR SHALL VERIFY CORRECTIVE ACTIONS AND ISSUE FOLLOW-UP REPORTS.
7. QUALIFICATIONS OF SPECIAL INSPECTION PERSONNEL
    - A. SPECIAL INSPECTORS
        - a. SHALL BE CERTIFIED IN ACCORDANCE WITH THE IBC, ICC, OR OTHER APPLICABLE STANDARDS.
        - b. MUST HAVE EXPERIENCE RELEVANT TO THE TYPE OF WORK BEING INSPECTED.
8. TESTING AGENCIES
    - A. SHALL COMPLY WITH ASTM E329 FOR TESTING LABORATORY REQUIREMENTS.
    - B. MUST BE ACCREDITED AND APPROVED BY THE BUILDING OFFICIAL.
9. FINAL CERTIFICATION
    - A. AT THE CONCLUSION OF CONSTRUCTION, THE SPECIAL INSPECTION AGENCY SHALL PROVIDE A FINAL STATEMENT OF SPECIAL INSPECTIONS, CERTIFYING THAT ALL REQUIRED INSPECTIONS AND TESTS HAVE BEEN COMPLETED AND ALL DISCREPANCIES RESOLVED. THIS FINAL REPORT SHALL BE SUBMITTED TO THE BUILDING OFFICIAL FOR APPROVAL.

REQUIRED SPECIAL INSPECTIONS AND TESTS OF STRUCTURAL STEEL FOR WELDING PROCESS

Inspection Tasks Prior to Welding

Inspection Tasks Prior to Welding	QUALITY CONTROL	QUALITY ASSURANCE
Welding procedure specifications (WPSs) available	P	P
Manufacturer certifications for welding consumables available	P	P
Material identification (type/grade)	O	O
Welder identification system[1]	O	O
Fit-up of groove welds (including joint geometry) • Joint preparation • Dimensions (alignment, root opening, root face, bevel) • Cleanliness (condition of steel surfaces) • Tacking (tack weld quality and location) • Backing type and fit (if applicable)	O	O
Configuration and finish of access holes	O	O
Fit-up of fillet welds • Dimensions (alignment, gaps at root) • Cleanliness (condition of steel surfaces) • Tacking (tack weld quality and location)	O	O
Check welding equipment	O	--

Inspection Tasks During Welding

Inspection Tasks During Welding	QUALITY CONTROL	QUALITY ASSURANCE
Use of qualified welders	O	O
Control and handling of welding consumables • Packaging • Exposure Control	O	O
No welding over cracked tack welds	O	O
Environmental conditions • Wind speed within limits • Precipitation and temperature	O	O
WPS followed • Settings on welding equipment • Travel speed • Selected welding materials • Shielding gas type/flow rate • Preheat applied • Interpass temperature maintained (min/max) • Proper position (F, V, H, OH)	O	O
Welding Techniques • Interpass and final cleaning • Each pass within profile limitations • Each pass meets quality requirements	O	O

Inspection Tasks After Welding

Inspection Tasks After Welding	QUALITY CONTROL	QUALITY ASSURANCE
Welds cleaned	O	O
Size, length and location of welds	P	P
Welds meet visual acceptance criteria • Crack prohibition • Weld/base-metal fusion • Crater cross section • Weld profiles • Weld size • Undercut • Porosity	P	P
Arc strikes	P	P
k-area[2]	P	P
Backing removed and weld tabs removed (if required)	P	P
Repair activities	P	P
Document acceptance or rejection of welded joint or member	P	P

Quality Control - Requirements on the part of the steel fabricator and erector.
Quality Assurance - Requirements on the part of the project owner's representative.
P - Perform these tasks for each weld joint or member.
O - Observe these items on a random basis. Operations need not be delayed pending these inspections

[1] - The fabricator or erector, as applicable, shall maintain a system by which a welder who has welded a joint or member can be identified. Stamps, if used, shall be the low-stress type.

[2] - When welding of doubler plates, continuity plates or stiffeners has been performed in the k-area, visually inspect the web k-area for cracks within 3 inches (75 mm) of the weld.

(a) Where applicable, see Section 1705.12, Special inspections for seismic resistance.
(b) Specific requirements for special inspection shall be included in the research report for the anchor issued by an approved source in accordance with 17.8.2 in ACI 318, or other qualification procedures. Where specific requirements are not provided, special inspection requirements shall be specified by the registered design professional and shall be approved by the building official prior to the commencement of the work.

Special Inspection Additional Requirements:

- Additional items that need special inspection, in the opinion of the building official, shall be inspected.
- Coordination of Special Inspections with construction of the inspected items shall be the responsibility of the contractor.
- If Special Inspection is waived by the Authority having Jurisdiction, the general contractor shall provide the designer of record with a copy of the written exemption for each item that has been waived.
- The building official may perform inspections in addition to and/or concurrently with the Special Inspection's outlined in the tables.
- The general contractor is responsible for implementing a quality control program. The quality control program is in addition to the Special Inspection requirements and must meet or exceed those responsibilities required as part of the contract drawings and specifications.

REQUIRED SPECIAL INSPECTIONS AND TESTS OF STRUCTURAL STEEL FOR BOLTING PROCESS

Inspection Tasks Prior to Bolting

Inspection Tasks Prior to Bolting	QUALITY CONTROL	QUALITY ASSURANCE
Manufacturer certifications available for fastener materials	O	P
Fasteners marked in accordance with ASTM requirements	O	O
Proper fasteners selected for the joint detail (grade, type, bolt length if threads are to be excluded from shear plane)	O	O
Proper bolting procedure selected for joint detail	O	O
Connecting elements, including the appropriate faying surface condition and hole preparation, if specified, meet applicable requirements	O	O
Pre-installation verification testing by installation personnel observed and documented for fastener assemblies and methods used	P	O
Proper storage provided for bolts, nuts, washers and other fastener components	O	O

Inspection Tasks During Bolting

Inspection Tasks During Bolting	QUALITY CONTROL	QUALITY ASSURANCE
Fastener assemblies, of suitable condition, placed in all holes and washers (if required) are positioned as required	O	O
Joint brought to the snug-tight condition prior to the pretensioning operation	O	O
Fastener component not turned by the wrench prevented from rotating	O	O
Fasteners are pretentioned in accordance with the RCSC Specification, progressing systematically from the most rigid point toward the free edges	O	O

Inspection Tasks After Bolting

Inspection Tasks After Bolting	QUALITY CONTROL	QUALITY ASSURANCE
Document acceptance or rejection of bolted connections	P	P

REQUIRED SPECIAL INSPECTIONS AND TESTS OF SOILS

TYPE	FREQUENCY
1. Verify materials below shallow foundations are adequate to achieve the design bearing capacity.	Periodic
2. Verify excavations are extended to proper depth and have reached proper material.	Periodic
3. Perform classification and testing of compacted fill materials.	Periodic
4. Verify use of proper materials, densities and lift thicknesses during placement and compaction of compacted fill.	Continuous
5. Prior to placement of compacted fill, inspect subgrade and verify that site has been prepared properly.	Periodic

REQUIRED SPECIAL INSPECTIONS AND TESTS OF CONCRETE CONSTRUCTION

TYPE	FREQUENCY	REFERENCED STANDARD	IBC REFERENCE
1. Inspect reinforcement, including prestressing tendons, and verify placement.	Periodic	ACI 318 Ch. 20, 25.2, 25.3, 26.6.1-26.6.3	1908.4
2. Reinforcing bar welding:		AWS D1.4 ACI 318: 26.6.4	—
a. Verify weldability of reinforcing bars other than ASTM A706	Periodic		
b. Inspect single-pass fillet welds, maximum 5/16"; and	Periodic		
c. Inspect all other welds.	Continuous		
3. Inspect anchors cast in concrete.	Periodic	ACI 318: 17.8.2	
4. Inspection of anchors post installed in hardened concrete members.[b]			—
a. Adhesive anchors installed in horizontally or upwardly inclined orientations to resist sustained tension loads.	Continuous	ACI 318: 17.8.2.4	
b. Mechanical anchors and adhesive anchors not defined in 4.a.	Periodic	ACI 318: 17.8.2	
5. Verify use of required design mix.	Periodic	ACI 318: Ch. 19, 26.4.3, 26.4.4	1904.1, 1904.2 1908.2, 1908.3
6. Prior to concrete placement, fabricate specimens for strength tests, perform slump and air content tests, and determine the temperature of the concrete.	Continuous	ASTM C172, ASTM C31, ACI 318: 26.5, 26.12	1908.10
7. Inspection of concrete and shotcrete placement for proper application techniques.	Continuous	ACI 318: 26.5	1908.6, 1908.7, 1908.8
8. Verify maintenance of specified curing temperature and techniques.	Periodic	ACI 318: 26.5.3-26.5.5	1908.9
9. Inspection of prestressed concrete for:			—
a. Application of prestressing forces; and	Continuous	ACI 318: 26.10	
b. Grouting of bonded prestressing tendons.	Continuous	ACI 318: 26.10	
10. Inspect erection of precast concrete members.	Periodic	ACI 318: Ch. 26.9	
11. Verify in-situ concrete strength, prior to stressing of tendons in post-tensioned concrete and prior to removal of shores and forms from beams and structural slabs.	Periodic	ACI 318: 26.11.2	—
12. Inspect formwork for shape, location and dimensions of the concrete member being formed.	Periodic	ACI 318: 26.11.1.2(b)	—

D2C
ARCHITECTS

CORBEL ENGINEERING
STRUCTURAL ENGINEERING SERVICES
2850 MCCLELLAND DR., SUITE 3000D
FORT COLLINS, CO 80525
CORBEL JOB #: 250024

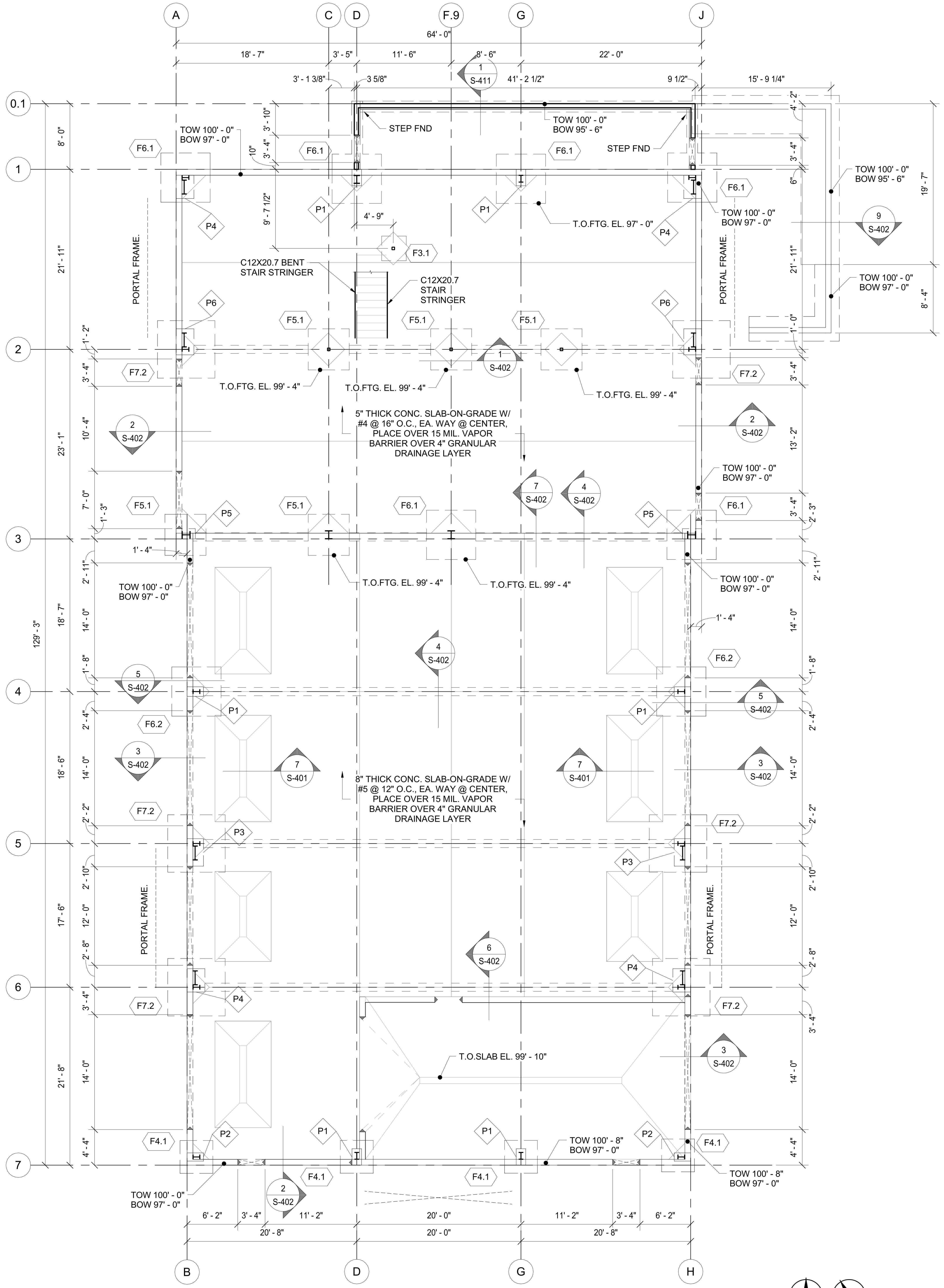
MARK	DESCRIPTION	DATE	APPR

ISSUE DATE: **MAY 19, 2025**
CONSULTANTS PROJECT #
SOLICITATION NO.:
CONTRACT NO.:
FILE NUMBER:
DESIGN BY: Designer
D2C PROJECT NUMBER 202421
DRAWN BY: Author
CKD BY: Checker
SBMT BY: Approver
PLOT DATE: 5/15/2025 4:50:33 PM
PLOT SCALE: As indicated
SIZE: 22" x 34"
FILE NAME:

FOR PERMIT
CASEY BRANDON WILSON
50764
5/16/2025
NOT FOR CONSTRUCTION

TOWN OF SUPERIOR
OPERATIONS & MAINTENANCE FACILITY
1950 HONEY CREEK LANE, SUPERIOR, CO 80027
SPECIAL INSPECTIONS

SHEET IDENTIFICATION
S-002


A
C
D
F.9
G
J
0.1
1
2
3
4
5
6
7
B
D
G
H
64' - 0"
18' - 7"
3' - 5"
11' - 6"
8' - 6"
22' - 0"
3' - 1 3/8"
3 5/8"
41' - 2 1/2"
9 1/2"
15' - 9 1/4"
129' - 3"
TOW 100' - 0"
BOW 97' - 0"
STEP FND
TOW 100' - 0"
BOW 95' - 6"
STEP FND
F6.1
F3.1
F5.1
F5.2
F6.2
F7.2
F4.1
P1
P2
P3
P4
P5
P6
T.O.FTG. EL. 97' - 0"
T.O.FTG. EL. 99' - 4"
C12X20.7 BENT
STAIR STRINGER
C12X20.7
STAIR
STRINGER
PORTAL FRAME.
TOW 100' - 0"
BOW 95' - 6"
TOW 100' - 0"
BOW 97' - 0"
5" THICK CONC. SLAB-ON-GRADE W/ #4 @ 16" O.C., EA. WAY @ CENTER, PLACE OVER 15 MIL. VAPOR BARRIER OVER 4" GRANULAR DRAINAGE LAYER
8" THICK CONC. SLAB-ON-GRADE W/ #5 @ 12" O.C., EA. WAY @ CENTER, PLACE OVER 15 MIL. VAPOR BARRIER OVER 4" GRANULAR DRAINAGE LAYER
T.O.SLAB EL. 99' - 10"
TOW 100' - 8"
BOW 97' - 0"
S-402
S-401
S-411
6' - 2"
3' - 4"
11' - 2"
20' - 0"
20' - 8"
PLAN NORTH
TRUE NORTH

① FOUNDATION PLAN
1/8" = 1'-0"

FOUNDATION SCHEDULE

MARK	THICKNESS	WIDTH	LENGTH	REINFORCING
F3.1	1'-0"	3'-0"	3'-0"	(4) #5 EA. WAY
F4.1	1'-0"	4'-0"	4'-0"	(5) #5 EA. WAY
F5.1	1'-0"	5'-0"	5'-0"	(6) #5 EA. WAY
F5.2	2'-0"	5'-0"	5'-0"	(6) #5 EA. WAY, TOP & BOT
F6.1	1'-0"	6'-0"	6'-0"	(7) #5 EA. WAY, TOP & BOT
F6.2	2'-0"	6'-0"	6'-0"	(7) #5 EA. WAY, TOP & BOT
F7.2	2'-0"	7'-0"	7'-0"	(8) #5 EA. WAY, TOP & BOT

NOTE:
THE FOUNDATION DESIGN PROVIDED IS BASED ON PRELIMINARY REACTIONS PROVIDED BY VP BUILDINGS DATED 5/1/2025 AND ARE SUBJECT TO CHANGE. FINAL FOUNDATION SIZES AND SPECIFICATIONS WILL BE DETERMINED UPON RECEIPT AND REVIEW OF THE FINAL PRE-ENGINEERED METAL BUILDING DRAWINGS.

PLAN MARKS:

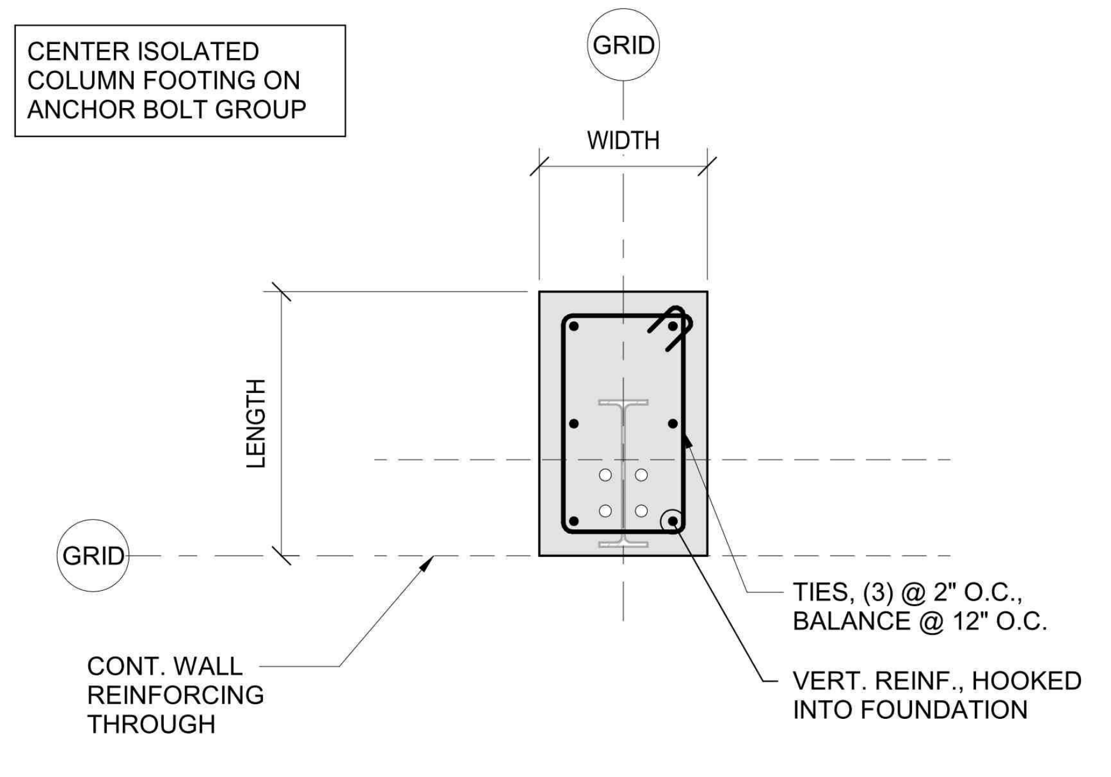
#	PILASTER MARK, REF. SCHEDULE
#	FOUNDATION MARK, REF. SCHEDULE
#	PLAN NOTE, REF. SCHEDULE
▲	T.O.W STEP
	DENOTES PROPOSED CROSS BRACE
	DENOTES PROPOSED PORTAL BRACE LOCATIONS
S.J.	DENOTES SAWN JOINTS OR CONSTRUCTION JOINTS

PLAN GENERAL NOTES:

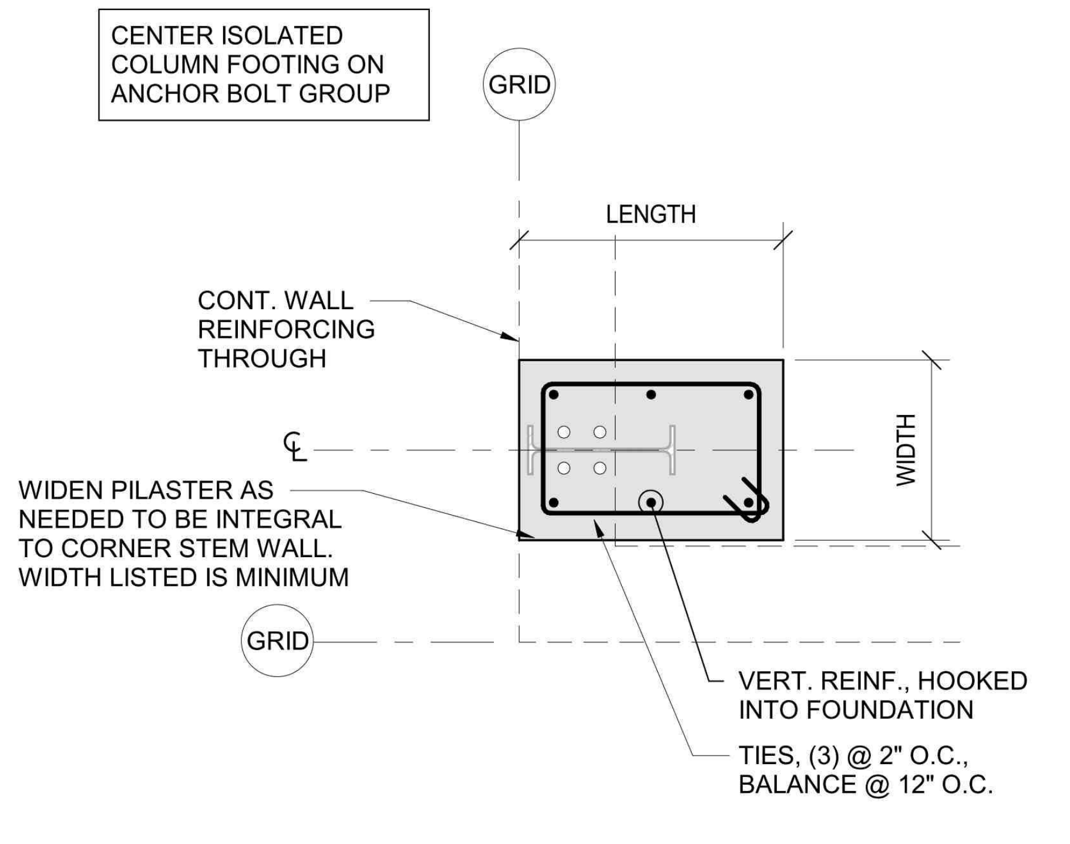
1. PROVIDE 1/2" E.J. MATERIAL BETWEEN EXTERIOR CONCRETE AND THE BUILDING, TYPICAL.
2. CENTER ALL COLUMN FOOTINGS BELOW BUILDING COLUMNS, UNLESS SHOWN OR NOTED OTHERWISE. REFER TO PILASTER DETAILS FOR CENTER.
3. TOP OF EXTERIOR COLUMN FOOTING ELEVATION 97'-0", U.N.O.
4. BOTTOM OF BASE PLATE ELEVATION AT 100'-0", U.N.O. TOP OF PILASTER AT 100'-8" IN WASH BAY.
5. TOP OF GRADE BEAM/FOUNDATION WALL ELEVATION 100'-0"

PILASTER SCHEDULE

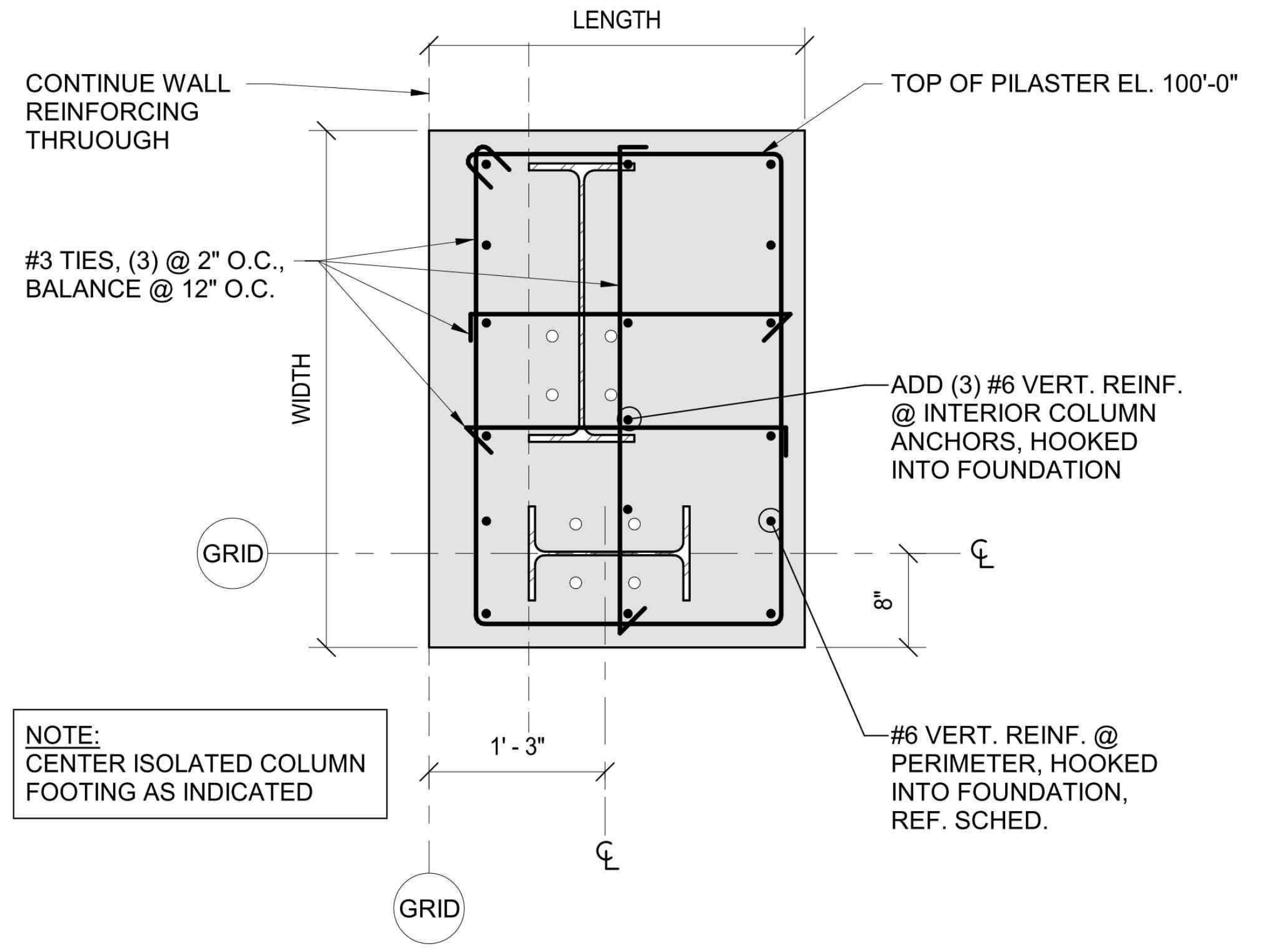
MARK	PILASTER WIDTH	PILASTER LENGTH	VERT. REINF.	REINF. TIES	DETAIL
P1	14"	24"	(8) #6	(3) #3 @ 2" O.C. TOP, #3 @ 12" O.C.	TYPE A
P2	12"	24"	(6) #6	(3) #3 @ 2" O.C. TOP, #3 @ 12" O.C.	TYPE B
P3	40"	24"	(14) #6	(3) #3 @ 2" O.C. TOP, #3 @ 12" O.C.	TYPE C
P4	34"	26"	(14) #6	(3) #3 @ 2" O.C. TOP, #3 @ 12" O.C.	TYPE C
P5	15"	28"	(8) #6	(3) #3 @ 2" O.C. TOP, #3 @ 12" O.C.	TYPE B
P6	38"	26"	(14) #6	(3) #3 @ 2" O.C. TOP, #3 @ 12" O.C.	TYPE C


CENTER ISOLATED COLUMN FOOTING ON ANCHOR BOLT GROUP
GRID
WIDTH
LENGTH
GRID
CONT. WALL REINFORCING THROUGH
TIES, (3) @ 2" O.C., BALANCE @ 12" O.C.
VERT. REINF., HOOKED INTO FOUNDATION

② TYPICAL PILASTER - TYPE A
3/4" = 1'-0"


CENTER ISOLATED COLUMN FOOTING ON ANCHOR BOLT GROUP
GRID
LENGTH
CONT. WALL REINFORCING THROUGH
℄
WIDTH
WIDEN PILASTER AS NEEDED TO BE INTEGRAL TO CORNER STEM WALL. WIDTH LISTED IS MINIMUM
GRID
VERT. REINF., HOOKED INTO FOUNDATION
TIES, (3) @ 2" O.C., BALANCE @ 12" O.C.

③ CORNER PILASTER - TYPE B
3/4" = 1'-0"


LENGTH
CONTINUE WALL REINFORCING THRUOUGH
TOP OF PILASTER EL. 100'-0"
#3 TIES, (3) @ 2" O.C., BALANCE @ 12" O.C.
WIDTH
ADD (3) #6 VERT. REINF. @ INTERIOR COLUMN ANCHORS, HOOKED INTO FOUNDATION
GRID
℄
8"
1' - 3"
#6 VERT. REINF. @ PERIMETER, HOOKED INTO FOUNDATION, REF. SCHED.
℄
GRID

NOTE:
CENTER ISOLATED COLUMN FOOTING AS INDICATED

④ PILASTER TYPE C
3/4" = 1'-0"

D2C
ARCHITECTS

CORBEL ENGINEERING
STRUCTURAL ENGINEERING SERVICES
2850 MCCLELLAND DR., SUITE 3000D
FORT COLLINS, CO 80525
CORBEL JOB #: 250024

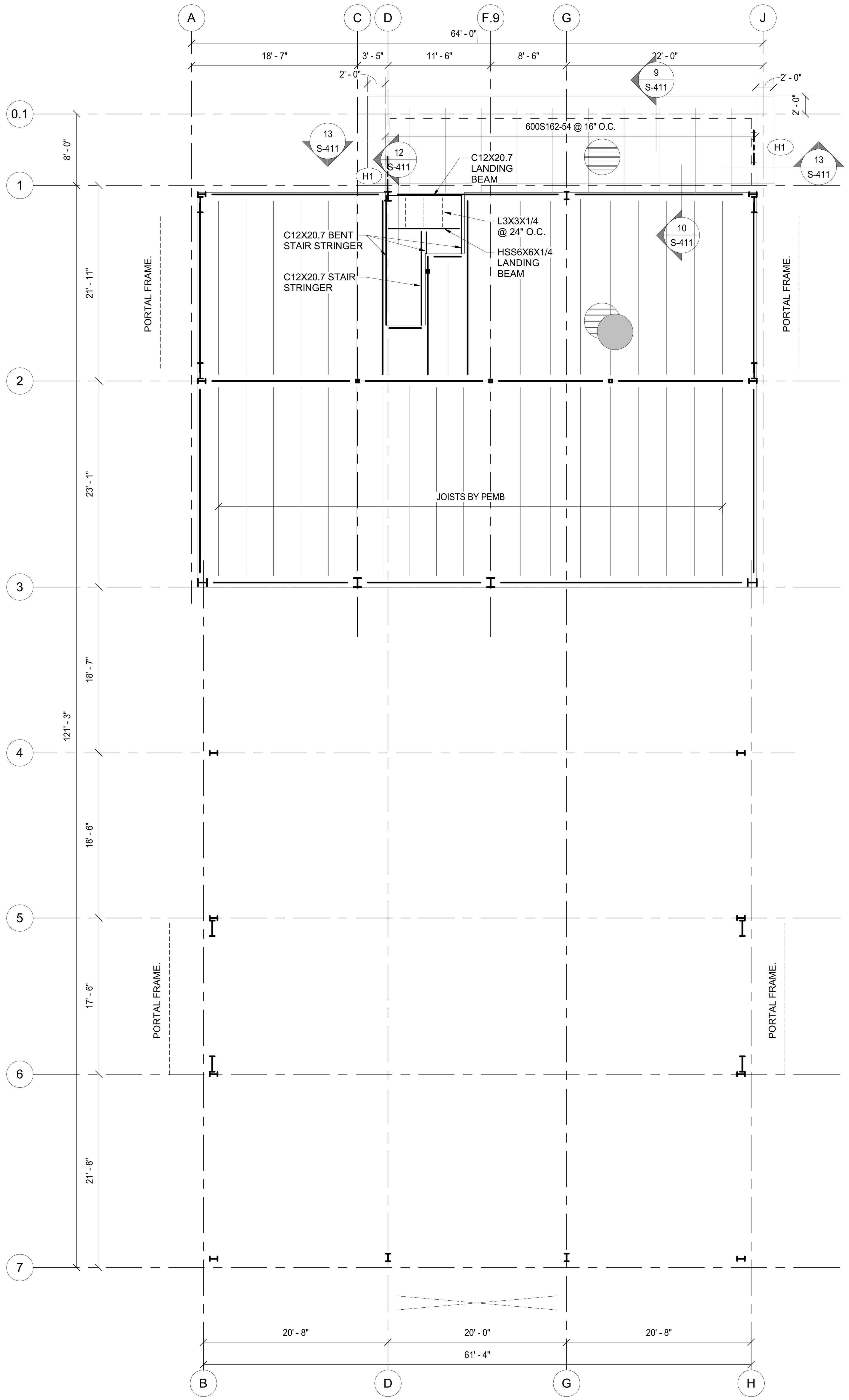
MARK	DESCRIPTION	DATE	APPR

ISSUE DATE:
MAY 19, 2025
CONSULTANTS PROJECT #
SOLICITATION NO.:
CONTRACT NO.:
FILE NUMBER:
DESIGN BY: Designer
D2C PROJECT NUMBER 202421
DRAWN BY: Author
CKD BY: Checker
SBMT BY: Approver
PLOT DATE: 5/15/2025 4:50:34 PM
PLOT SCALE: As indicated
FILE NAME:
SIZE: 22" x 34"

FOR PERMIT
CASEY BRANDON WILSON
50764
5/16/2025
NOT FOR CONSTRUCTION

TOWN OF SUPERIOR
OPERATIONS &
MAINTENANCE FACILITY
1950 HONEY CREEK LANE, SUPERIOR, CO 80027
FOUNDATION PLAN

SHEET IDENTIFICATION
S-101

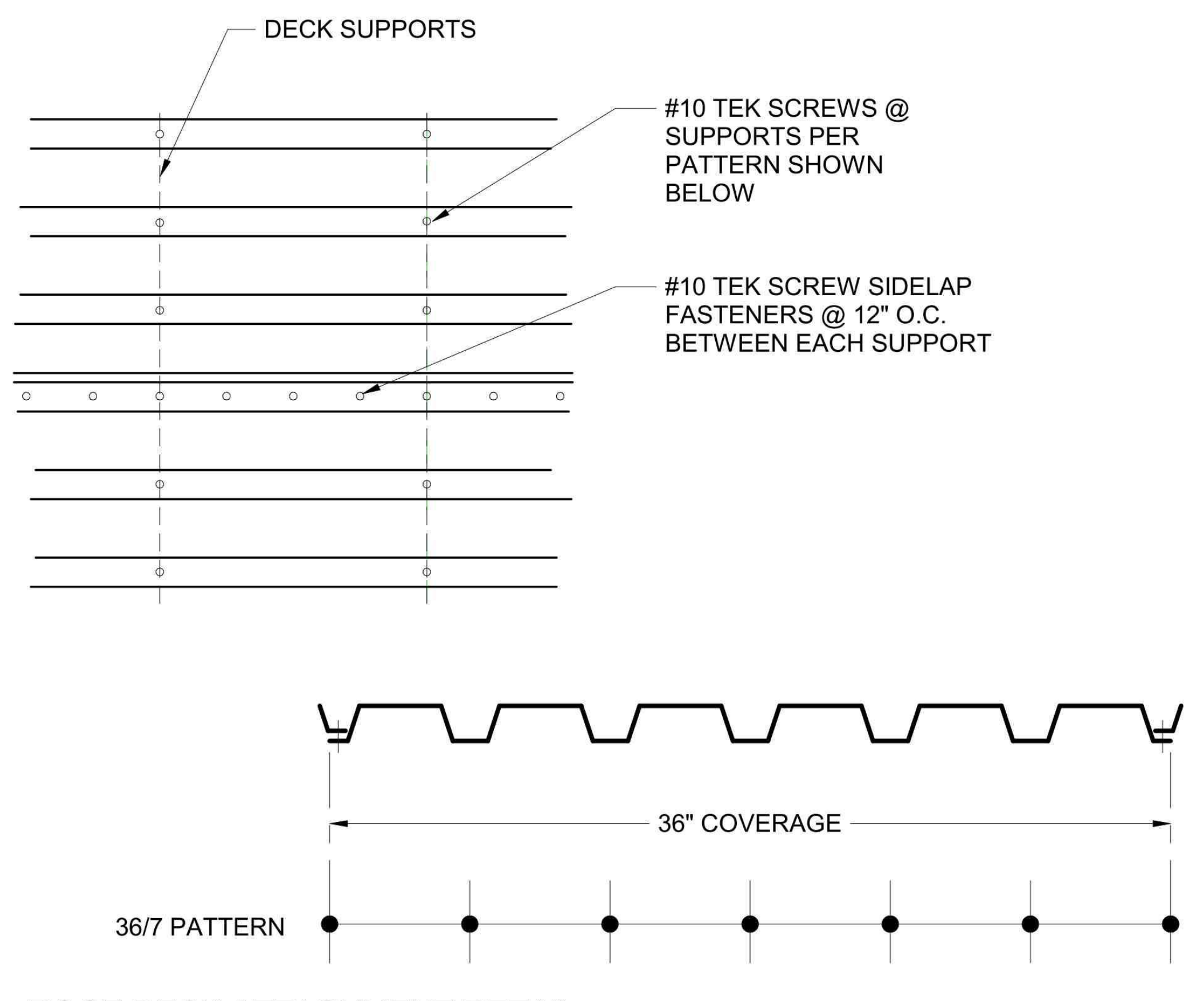

A
C
D
F.9
G
J
64' - 0"
18' - 7"
3' - 5"
11' - 6"
8' - 6"
22' - 0"
2' - 0"
2' - 0"
2' - 0"
0.1
1
2
3
4
5
6
7
8' - 0"
21' - 11"
23' - 1"
18' - 7"
18' - 6"
17' - 6"
21' - 8"
121' - 3"
600S162-54 @ 16" O.C.
13 S-411
12 S-411
9 S-411
13 S-411
10 S-411
H1
H1
C12X20.7 LANDING BEAM
L3X3X1/4 @ 24" O.C.
HSS6X6X1/4 LANDING BEAM
C12X20.7 BENT STAIR STRINGER
C12X20.7 STAIR STRINGER
PORTAL FRAME.
PORTAL FRAME.
JOISTS BY PEMB
PORTAL FRAME.
PORTAL FRAME.
20' - 8"
20' - 0"
20' - 8"
61' - 4"
B
D
G
H

① MEZZANINE FRAMING PLAN
1/8" = 1'-0"

PLAN NORTH
TRUE NORTH

PLAN MARKS:

●	CONC. ON METAL DECK BY PEMB. (4" TOTAL THICKNESS). REINFORCE W/ 6X6-W2.1XW2.1 W.W.F CENTERED IN CONCRETE THICKNESS OVER HIGH FLUTES. T.O. CONC. EL. 112'-0"
▤	1 1/2"X20GA. ROOF DECK, REF. DETAIL FOR ATTACHMENT
╳	DENOTES PROPOSED CROSS BRACE
- - -	DENOTES PROPOSED PORTAL BRACE LOCATIONS
H1	INDICATES COLD-FORMED HEADER, REF. DETAIL 7/S-411 & PROVIDE COLD-FORMED JAMB STUD @ EA. END PER DETAIL 8/S4-11


DECK SUPPORTS
#10 TEK SCREWS @ SUPPORTS PER PATTERN SHOWN BELOW
#10 TEK SCREW SIDELAP FASTENERS @ 12" O.C. BETWEEN EACH SUPPORT
36" COVERAGE
36/7 PATTERN

② ROOF DECK ATTACHMENT DETAIL
NO SCALE

D2C ARCHITECTS

CORBEL ENGINEERING
STRUCTURAL ENGINEERING SERVICES
2850 MCCLELLAND DR., SUITE 3000D
FORT COLLINS, CO 80525
CORBEL JOB #: 250024

MARK	DESCRIPTION	DATE	APPR

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CONSULTANTS PROJECT #

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DESIGN BY:
Designer

D2C PROJECT NUMBER
202421

DRAWN BY:
Author

CKD BY:
Checker

SBMT BY:
Approver

PLOT DATE:
5/15/2025
4:50:35 PM

PLOT SCALE:
As indicated

SIZE:
22" x 34"

FILE NAME:

FOR PERMIT

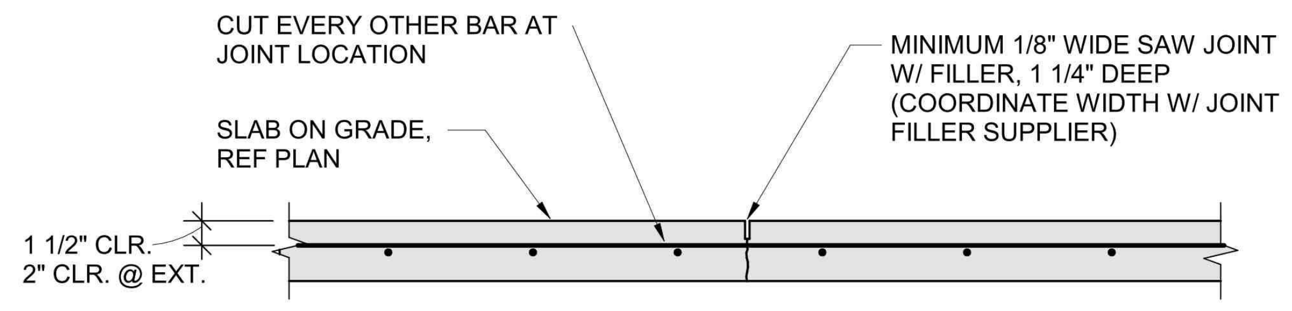
CASEY BRANDON WILSON
50764
5/16/2025

NOT FOR
CONSTRUCTION

TOWN OF SUPERIOR
OPERATIONS &
MAINTENANCE FACILITY
1950 HONEY CREEK LANE, SUPERIOR, CO 80027

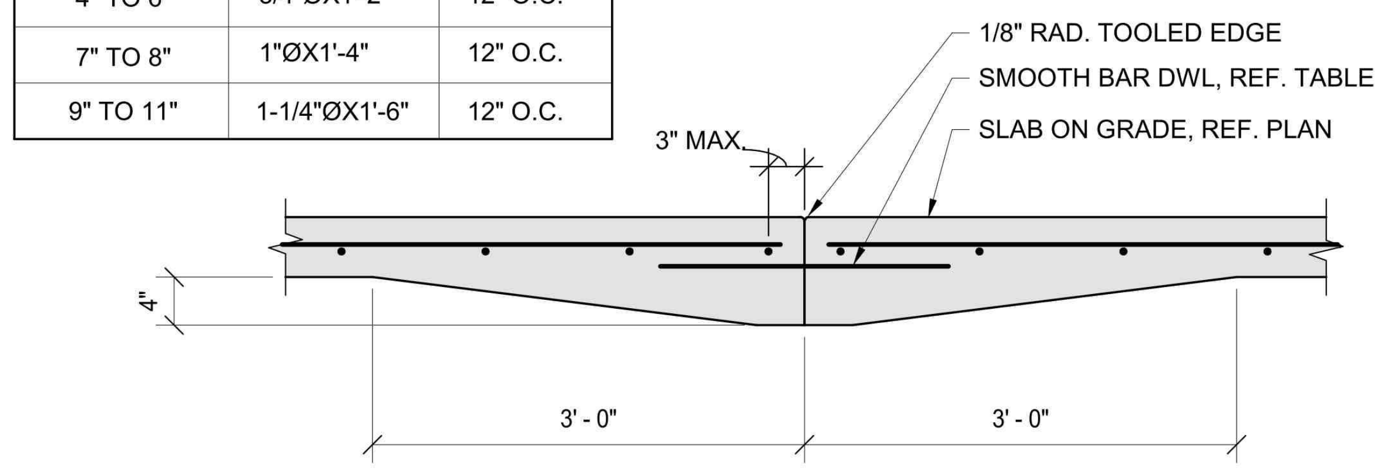
MEZZANINE FRAMING PLAN

SHEET
IDENTIFICATION
S-102


CUT EVERY OTHER BAR AT JOINT LOCATION
MINIMUM 1/8" WIDE SAW JOINT W/ FILLER, 1 1/4" DEEP (COORDINATE WIDTH W/ JOINT FILLER SUPPLIER)
SLAB ON GRADE, REF PLAN
1 1/2" CLR.
2" CLR. @ EXT.

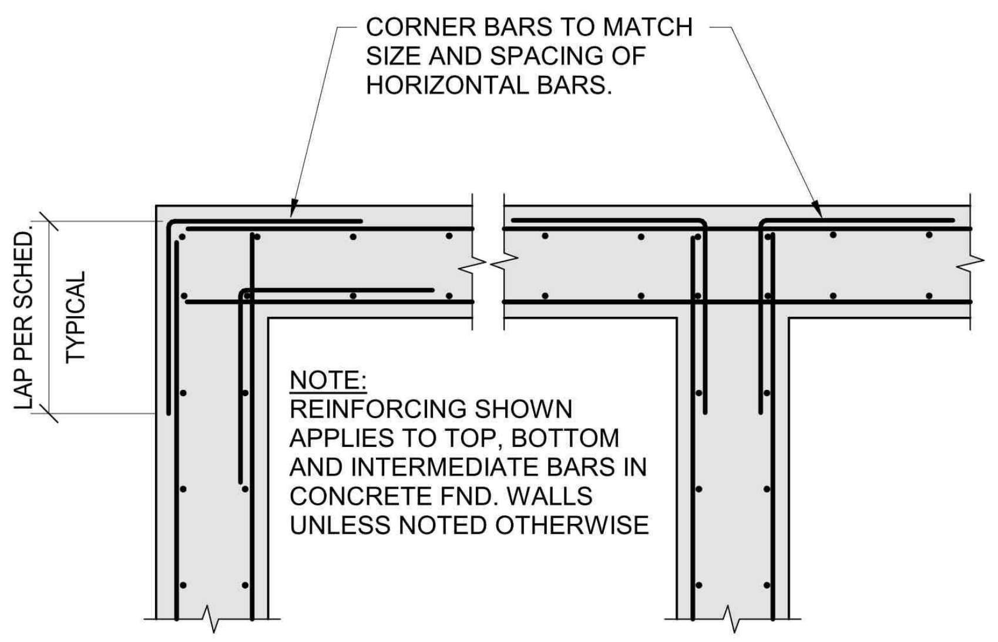
REINFORCING SAWN JOINT (SJ) DETAIL

SMOOTH BAR DOWELS		
SLAB DEPTH	DOWEL DIMENSIONS	DOWEL SPACING
4" TO 6"	3/4"ØX1'-2"	12" O.C.
7" TO 8"	1"ØX1'-4"	12" O.C.
9" TO 11"	1-1/4"ØX1'-6"	12" O.C.


1/8" RAD. TOOLED EDGE
SMOOTH BAR DWL, REF. TABLE
SLAB ON GRADE, REF. PLAN
3" MAX.
4"
3' - 0"
3' - 0"

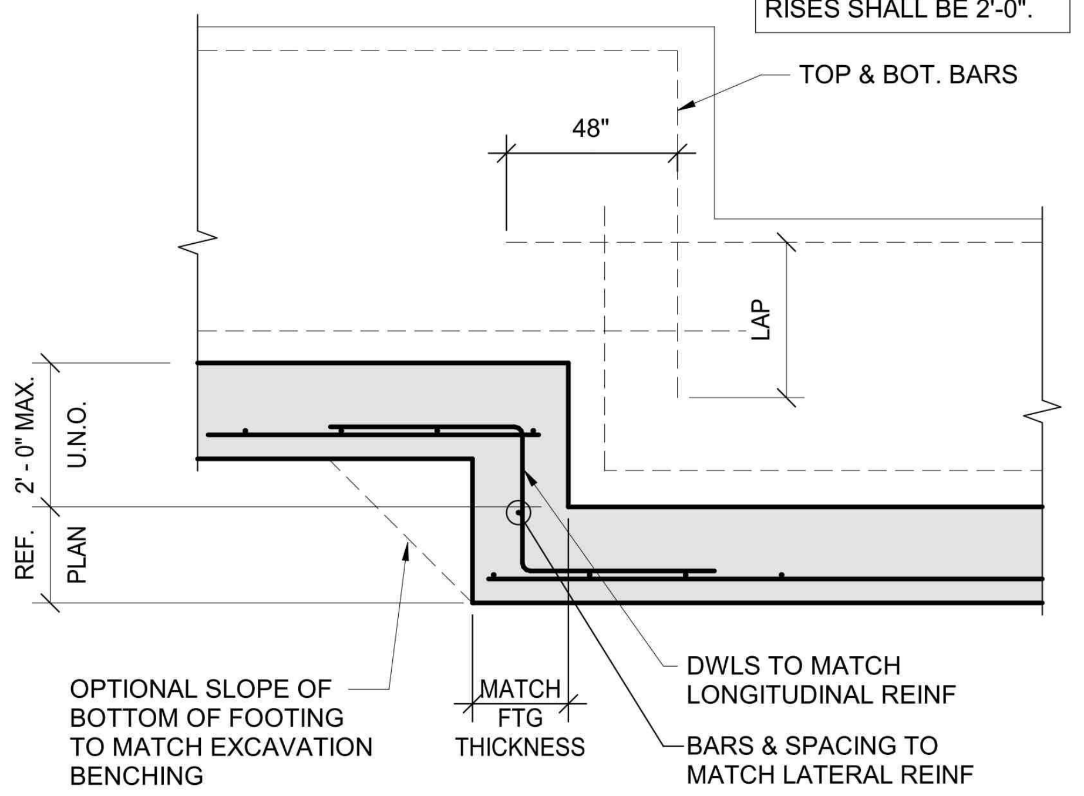
REINFORCING CONSTRUCTION JOINT (CJ) DETAIL

1 TYPICAL SLAB ON GRADE JOINT DETAIL
3/4" = 1'-0"


CORNER BARS TO MATCH SIZE AND SPACING OF HORIZONTAL BARS.
LAP PER SCHED.
TYPICAL

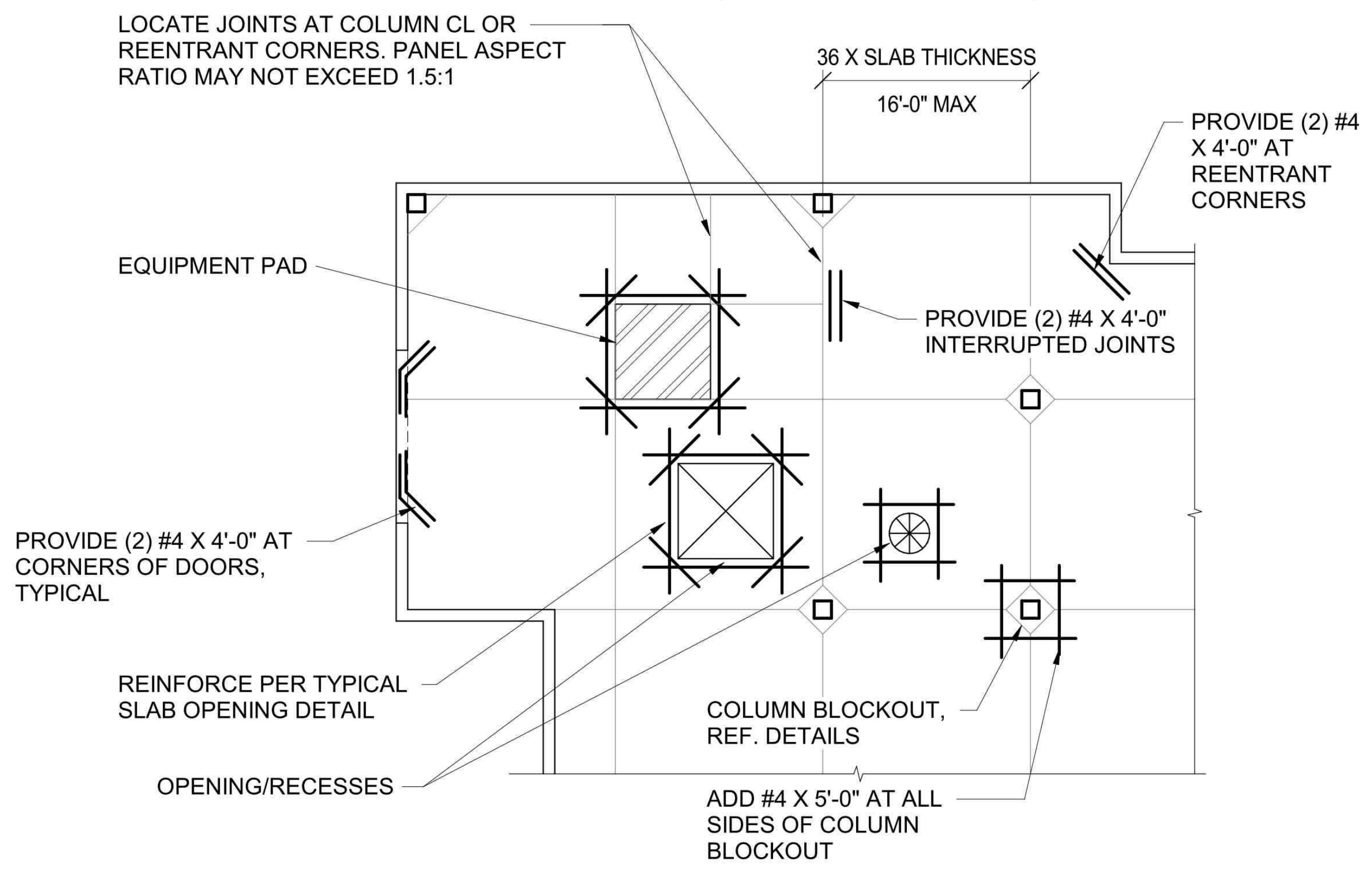
NOTE:
REINFORCING SHOWN APPLIES TO TOP, BOTTOM AND INTERMEDIATE BARS IN CONCRETE FND. WALLS UNLESS NOTED OTHERWISE

2 TYPICAL CORNER AND INTERSECT. REINF.
1/2" = 1'-0"


TOP & BOT. BARS
48"
LAP
2' - 0" MAX.
U.N.O.
REF.
PLAN
OPTIONAL SLOPE OF BOTTOM OF FOOTING TO MATCH EXCAVATION BENCHING
MATCH FTG THICKNESS
DWLS TO MATCH LONGITUDINAL REINF
BARS & SPACING TO MATCH LATERAL REINF

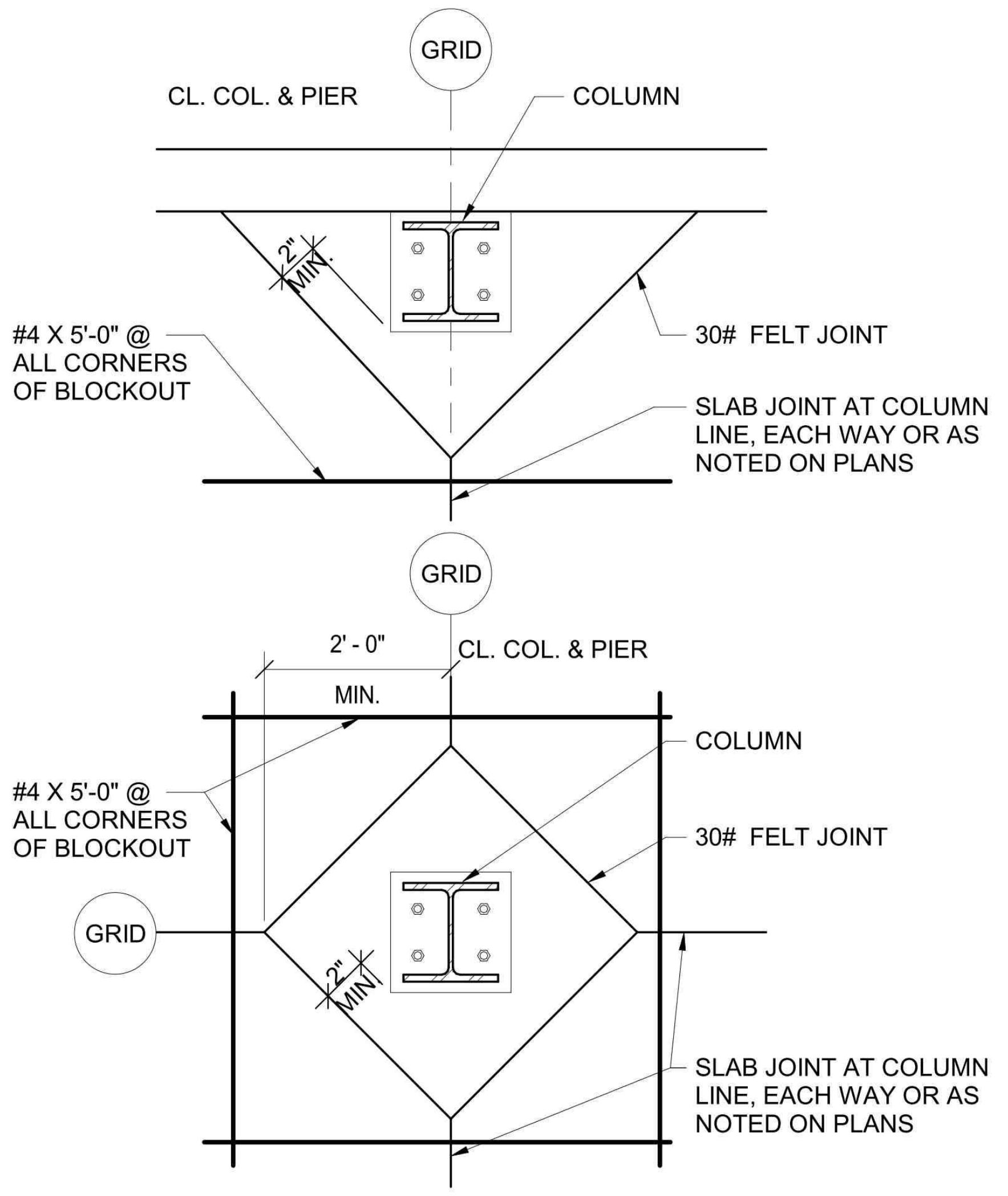
NOTE:
MINIMUM HORIZONTAL DISTANCE BETWEEN RISES SHALL BE 2'-0".

3 TYPICAL STEP FOOTING DETAIL
NO SCALE


LOCATE JOINTS AT COLUMN CL OR REENTRANT CORNERS. PANEL ASPECT RATIO MAY NOT EXCEED 1.5:1
36 X SLAB THICKNESS
16'-0" MAX
PROVIDE (2) #4 X 4'-0" AT REENTRANT CORNERS
EQUIPMENT PAD
PROVIDE (2) #4 X 4'-0" INTERRUPTED JOINTS
PROVIDE (2) #4 X 4'-0" AT CORNERS OF DOORS, TYPICAL
REINFORCE PER TYPICAL SLAB OPENING DETAIL
OPENING/RECESSES
COLUMN BLOCKOUT, REF. DETAILS
ADD #4 X 5'-0" AT ALL SIDES OF COLUMN BLOCKOUT

NOTE:
G.C. TO SUBMIT PROPOSED SLAB JOINT LAYOUT FOR APPROVAL

4 SLAB JOINT LAYOUT
NO SCALE


GRID
CL. COL. & PIER
COLUMN
2" MIN.
#4 X 5'-0" @ ALL CORNERS OF BLOCKOUT
30# FELT JOINT
SLAB JOINT AT COLUMN LINE, EACH WAY OR AS NOTED ON PLANS
GRID
2' - 0" MIN.
CL. COL. & PIER
COLUMN
#4 X 5'-0" @ ALL CORNERS OF BLOCKOUT
30# FELT JOINT
GRID
2" MIN.
SLAB JOINT AT COLUMN LINE, EACH WAY OR AS NOTED ON PLANS

5 SLAB ISOLOATION JOINT AT COLUMN
1/2" = 1'-0"

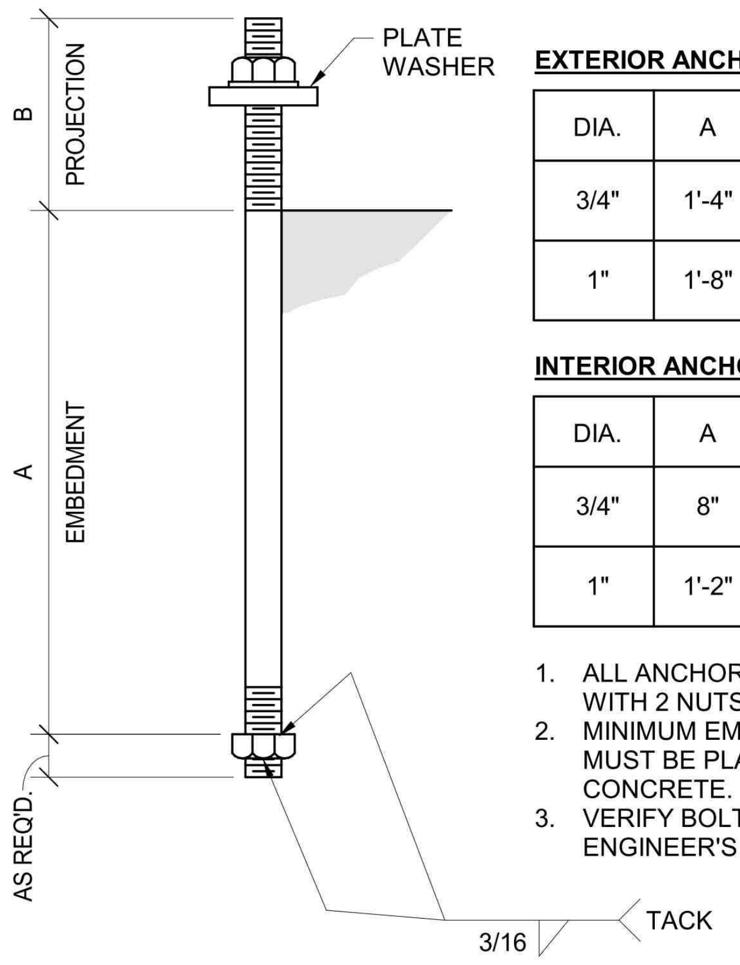


PLATE WASHER
B
PROJECTION
A
EMBEDMENT
AS REQ'D.
3/16
TACK

EXTERIOR ANCHORS AT PILASTERS

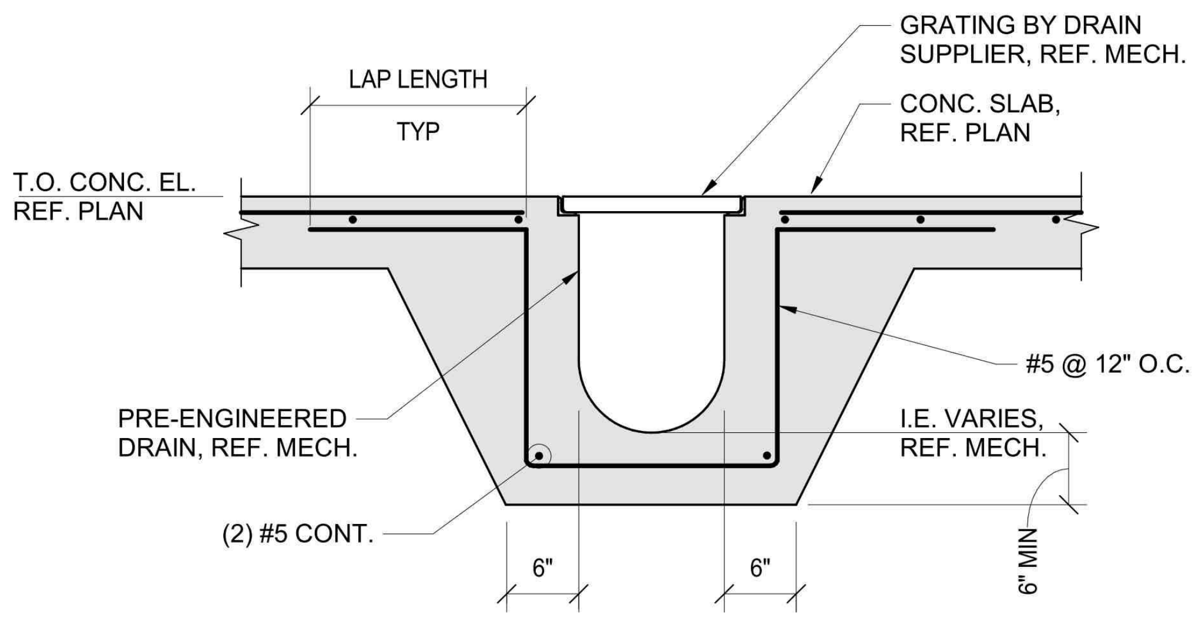
DIA.	A	B	PLATE SIZE
3/4"	1'-4"	3" MIN. SEE NOTE 3	1/4"X2"Ø
1"	1'-8"	3" MIN. SEE NOTE 3	1/4"X2"Ø

INTERIOR ANCHORS AT FOOTINGS

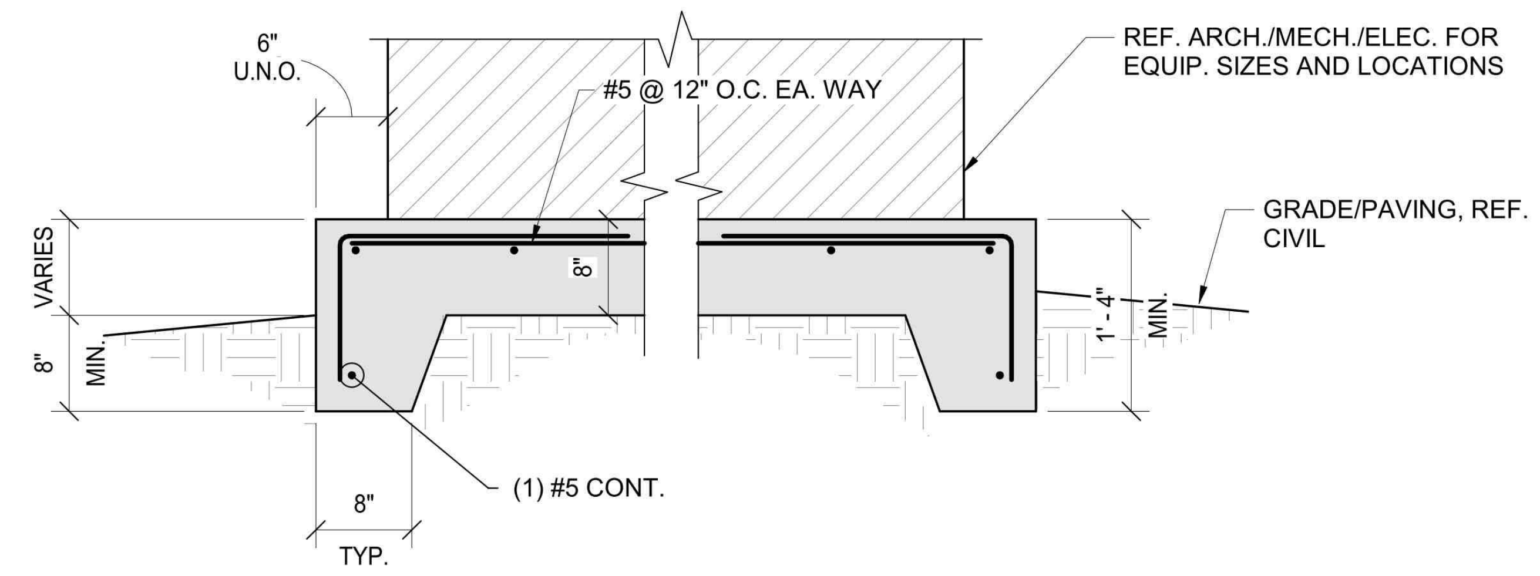
DIA.	A	B	PLATE SIZE
3/4"	8"	3" MIN. SEE NOTE 3	1/4"X2"Ø
1"	1'-2"	3" MIN. SEE NOTE 3	1/4"X2"Ø

1. ALL ANCHOR BOLTS ARE TO BE SUPPLIED WITH 2 NUTS.
2. MINIMUM EMBEDMENT LENGTH OF ANCHOR MUST BE PLACED INTO A SINGLE POUR OF CONCRETE.
3. VERIFY BOLT PROJECTION WITH DELEGATED ENGINEER'S REQUIREMENTS.

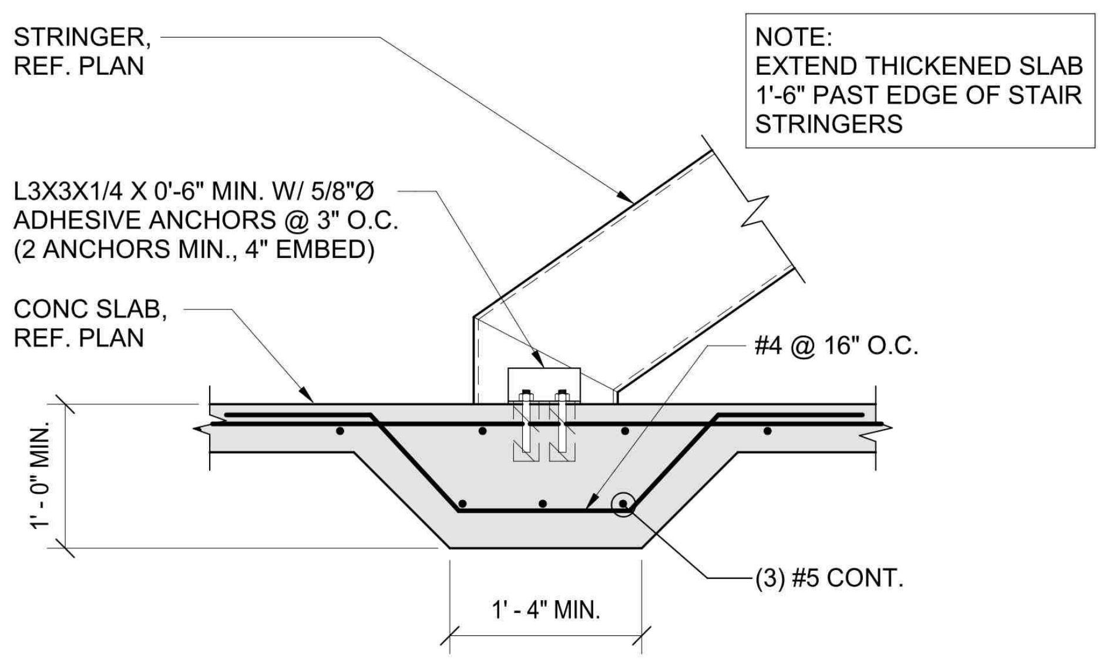
6 TYPICAL ANCHOR ROD DETAIL
NO SCALE


LAP LENGTH TYP
GRATING BY DRAIN SUPPLIER, REF. MECH.
CONC. SLAB, REF. PLAN
T.O. CONC. EL. REF. PLAN
#5 @ 12" O.C.
PRE-ENGINEERED DRAIN, REF. MECH.
I.E. VARIES, REF. MECH.
(2) #5 CONT.
6"
6"
6" MIN

7 TRENCH DRAIN DETAIL
NO SCALE

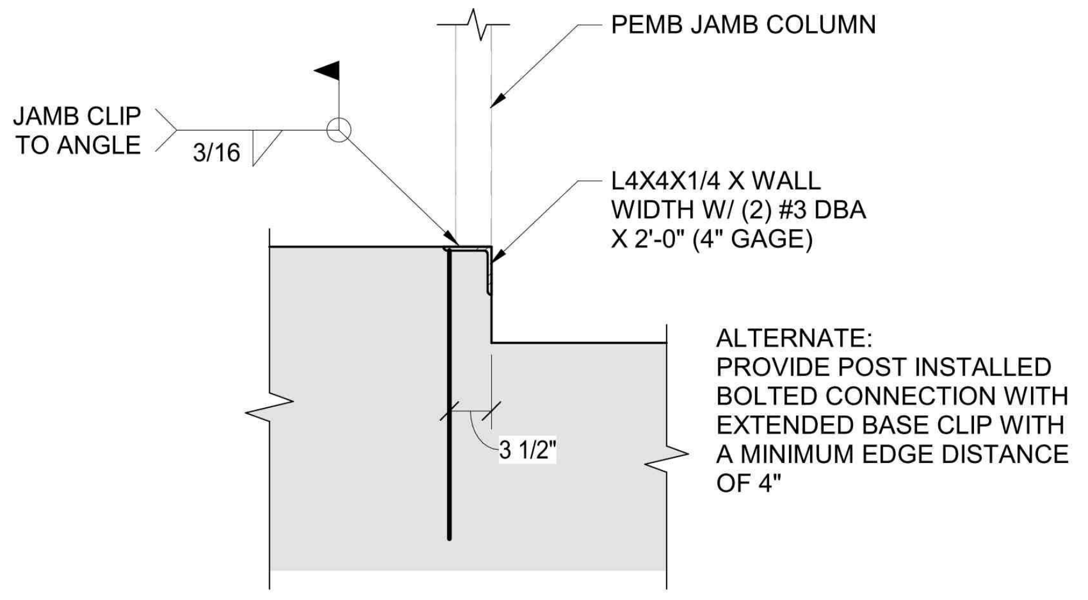

6" U.N.O.
#5 @ 12" O.C. EA. WAY
REF. ARCH./MECH./ELEC. FOR EQUIP. SIZES AND LOCATIONS
GRADE/PAVING, REF. CIVIL
VARIES
8" MIN.
8"
1' - 4" MIN.
(1) #5 CONT.
8" TYP.

8 EXTERIOR SLAB FOR EQUIPMENT
3/4" = 1'-0"


STRINGER, REF. PLAN
L3X3X1/4 X 0'-6" MIN. W/ 5/8"Ø ADHESIVE ANCHORS @ 3" O.C. (2 ANCHORS MIN., 4" EMBED)
CONC SLAB, REF. PLAN
#4 @ 16" O.C.
1' - 0" MIN.
1' - 4" MIN.
(3) #5 CONT.

NOTE:
EXTEND THICKENED SLAB 1'-6" PAST EDGE OF STAIR STRINGERS

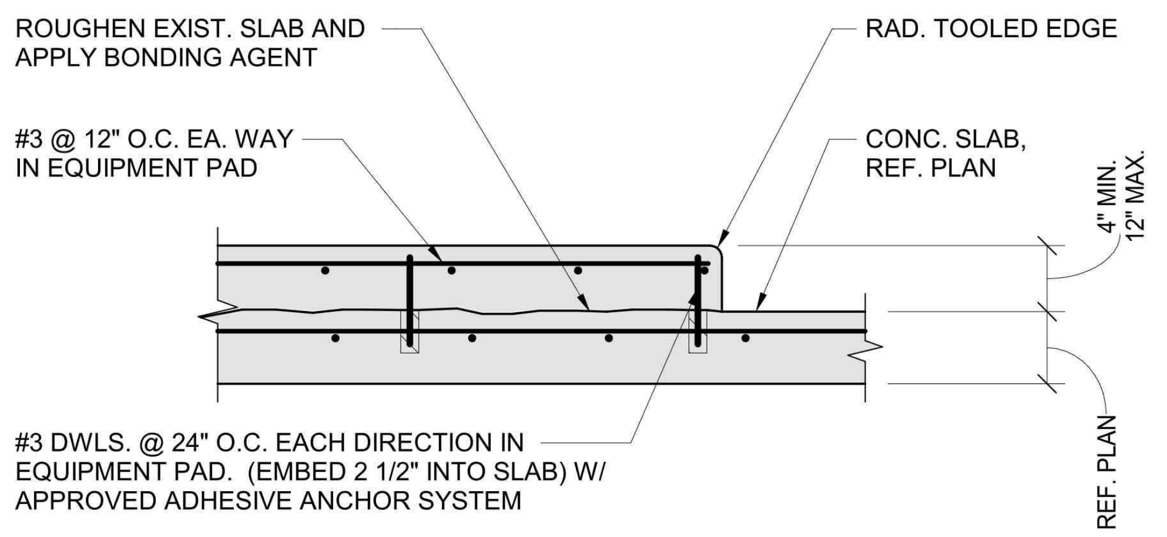
9 THICKENED SLAB AT STAIR
NO SCALE


PEMB JAMB COLUMN
JAMB CLIP TO ANGLE
3/16
L4X4X1/4 X WALL WIDTH W/ (2) #3 DBA X 2'-0" (4" GAGE)
3 1/2"

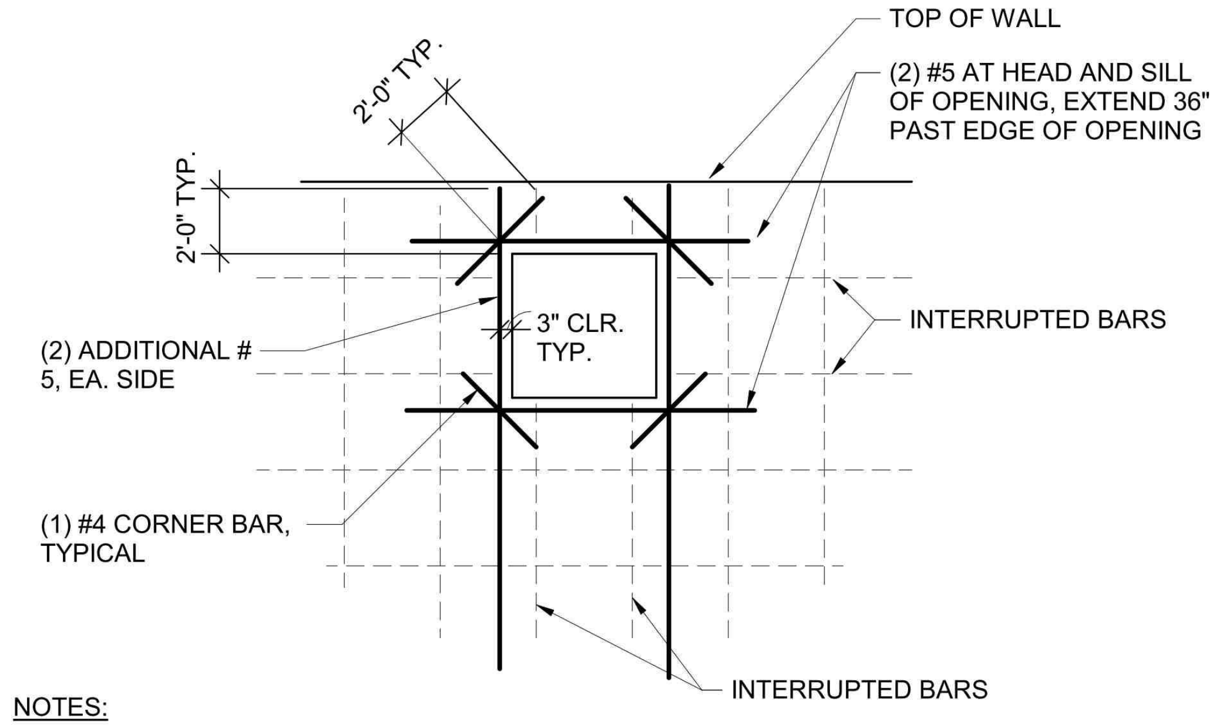
ALTERNATE:
PROVIDE POST INSTALLED BOLTED CONNECTION WITH EXTENDED BASE CLIP WITH A MINIMUM EDGE DISTANCE OF 4"

10 JAMB CONNECTION
3/4" = 1'-0"

NOTE:
REFERENCE ARCHITECTURAL FOR THE REQUIRED PAD THICKNESS AND EQUIPMENT SIZE


ROUGHEN EXIST. SLAB AND APPLY BONDING AGENT
RAD. TOOLED EDGE
#3 @ 12" O.C. EA. WAY IN EQUIPMENT PAD
CONC. SLAB, REF. PLAN
4" MIN. 12" MAX.
REF. PLAN
#3 DWLS. @ 24" O.C. EACH DIRECTION IN EQUIPMENT PAD. (EMBED 2 1/2" INTO SLAB) W/ APPROVED ADHESIVE ANCHOR SYSTEM

11 EQUIPMENT PAD DETAIL
NO SCALE


TOP OF WALL
(2) #5 AT HEAD AND SILL OF OPENING, EXTEND 36" PAST EDGE OF OPENING
2'-0" TYP.
2'-0" TYP.
3" CLR. TYP.
INTERRUPTED BARS
(2) ADDITIONAL # 5, EA. SIDE
(1) #4 CORNER BAR, TYPICAL
INTERRUPTED BARS

NOTES:

1. USE THIS DETAIL FOR ALL OPENINGS GREATER THAN 12" IN CONCRETE WALLS AND SLABS, PROVIDE (2) #5 ON DIAGONAL AS SHOWN. EXTEND BARS 2'-0" PAST OPENING. REPLACE ALL VERTICAL AND HORIZONTAL BARS INTERRUPTED BY THE OPENING WITH AN EQUAL NUMBER AND SIZE BARS EVENLY DIVIDED ON EACH SIDE OF THE OPENING UNLESS NOTED OTHERWISE.
2. REF. PLANS FOR OPENING LOCATIONS.

12 TYP. WALL OPENING DETAIL
NO SCALE

D2C
ARCHITECTS

CORBEL
ENGINEERING
STRUCTURAL ENGINEERING SERVICES
2850 MCCLELLAND DR., SUITE 3000D
FORT COLLINS, CO 80525
CORBEL JOB #: 250024

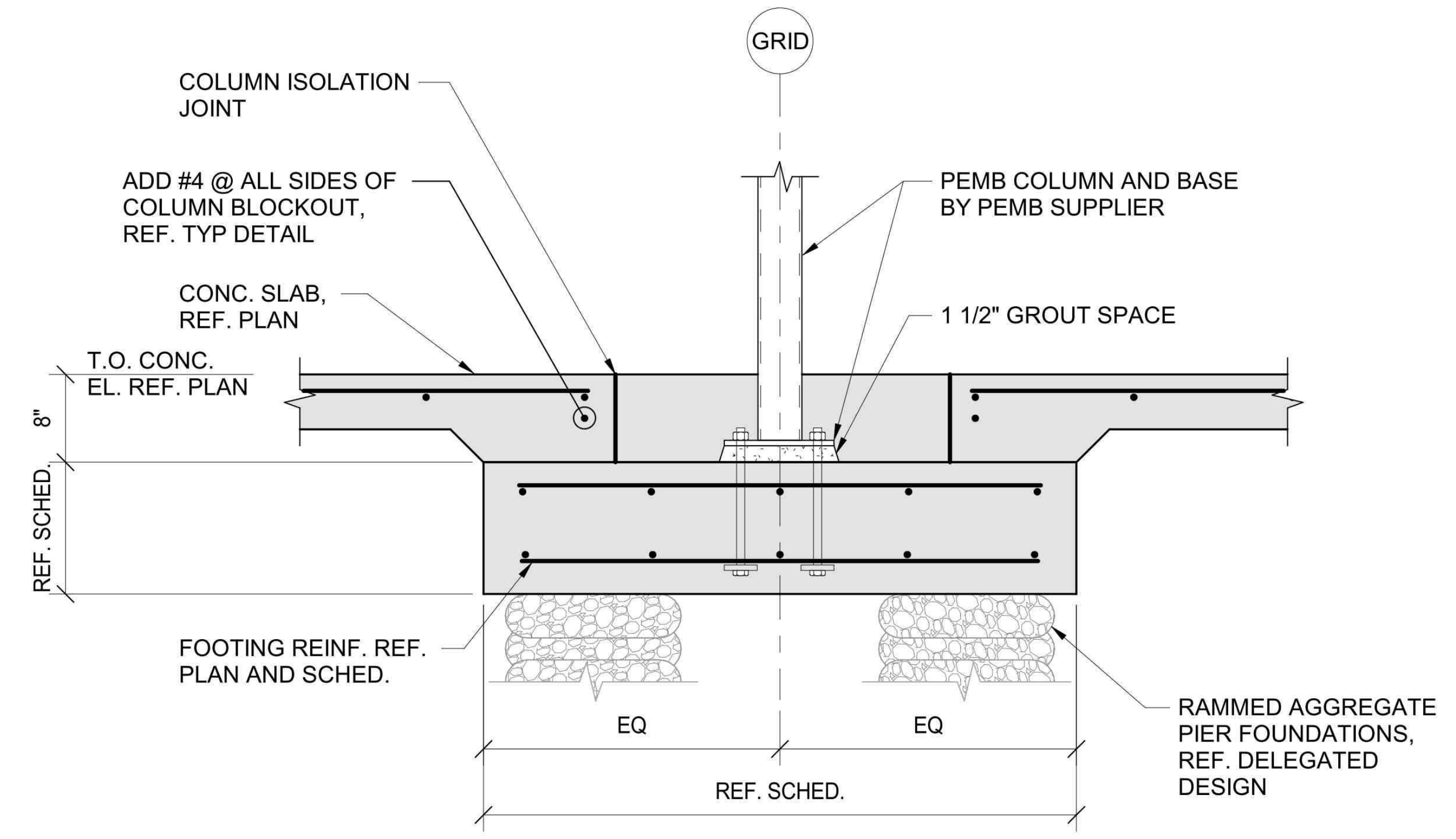
MARK	DESCRIPTION	DATE	APPR

DESIGN BY: C.MYRTLE
ISSUE DATE: **MAY 19, 2025**
D2C PROJECT NUMBER 202421
CONSULTANTS PROJECT #
DRAWN BY: I.VASANT
CKD BY: Checker
SOLICITATION NO.:
SBMT BY: Approver
PLOT DATE: 5/15/2025 4:50:35 PM
CONTRACT NO.:
PLOT SCALE: As indicated
FILE NUMBER:
SIZE: 22" x 34"
FILE NAME:

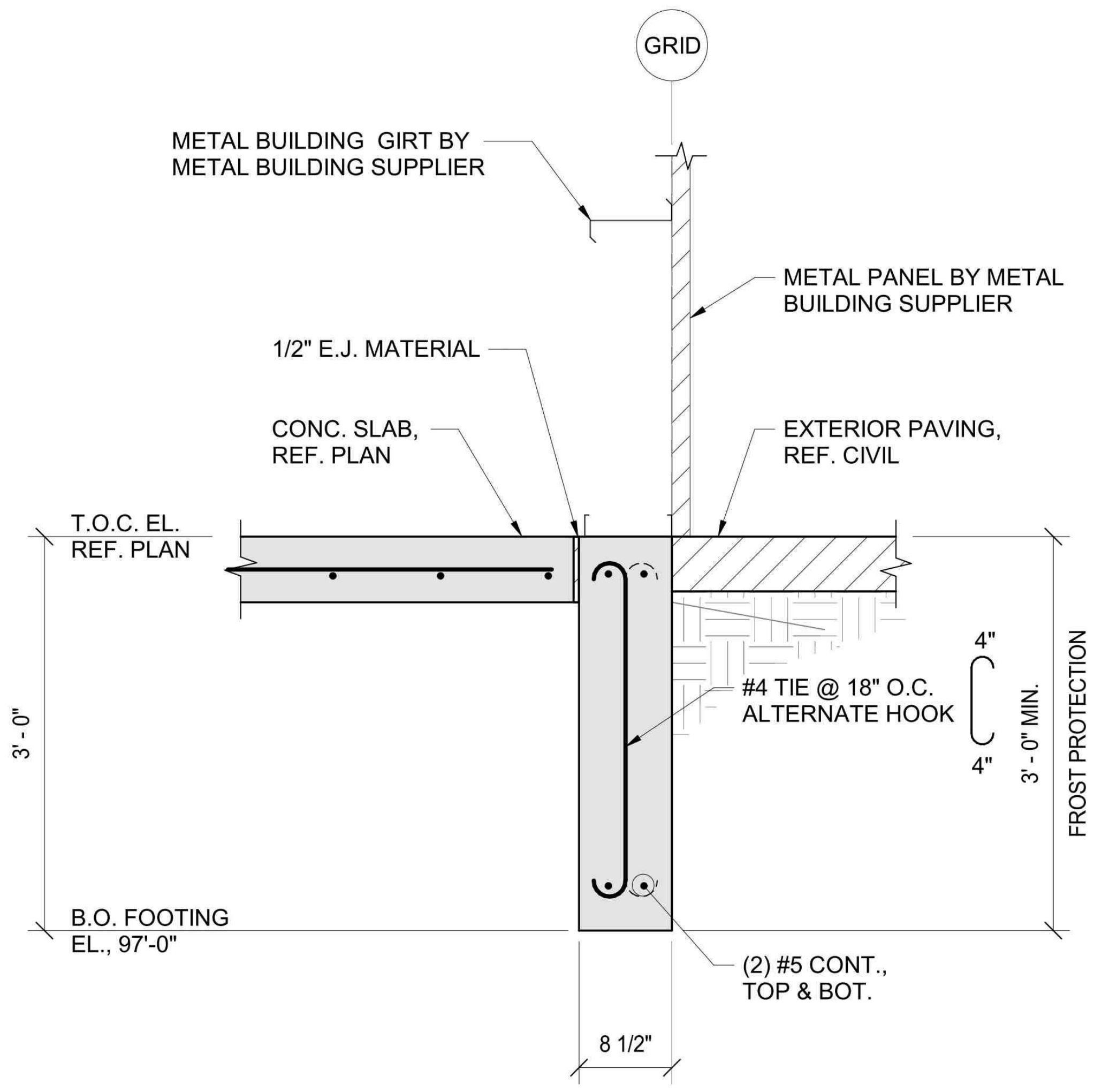
FOR PERMIT
CASEY BRANDON WILSON
50764
5/16/2025
NOT FOR
CONSTRUCTION

TOWN OF SUPERIOR
OPERATIONS &
MAINTENANCE FACILITY
1950 HONEY CREEK LANE, SUPERIOR, CO 80027
FOUNDATION DETAILS

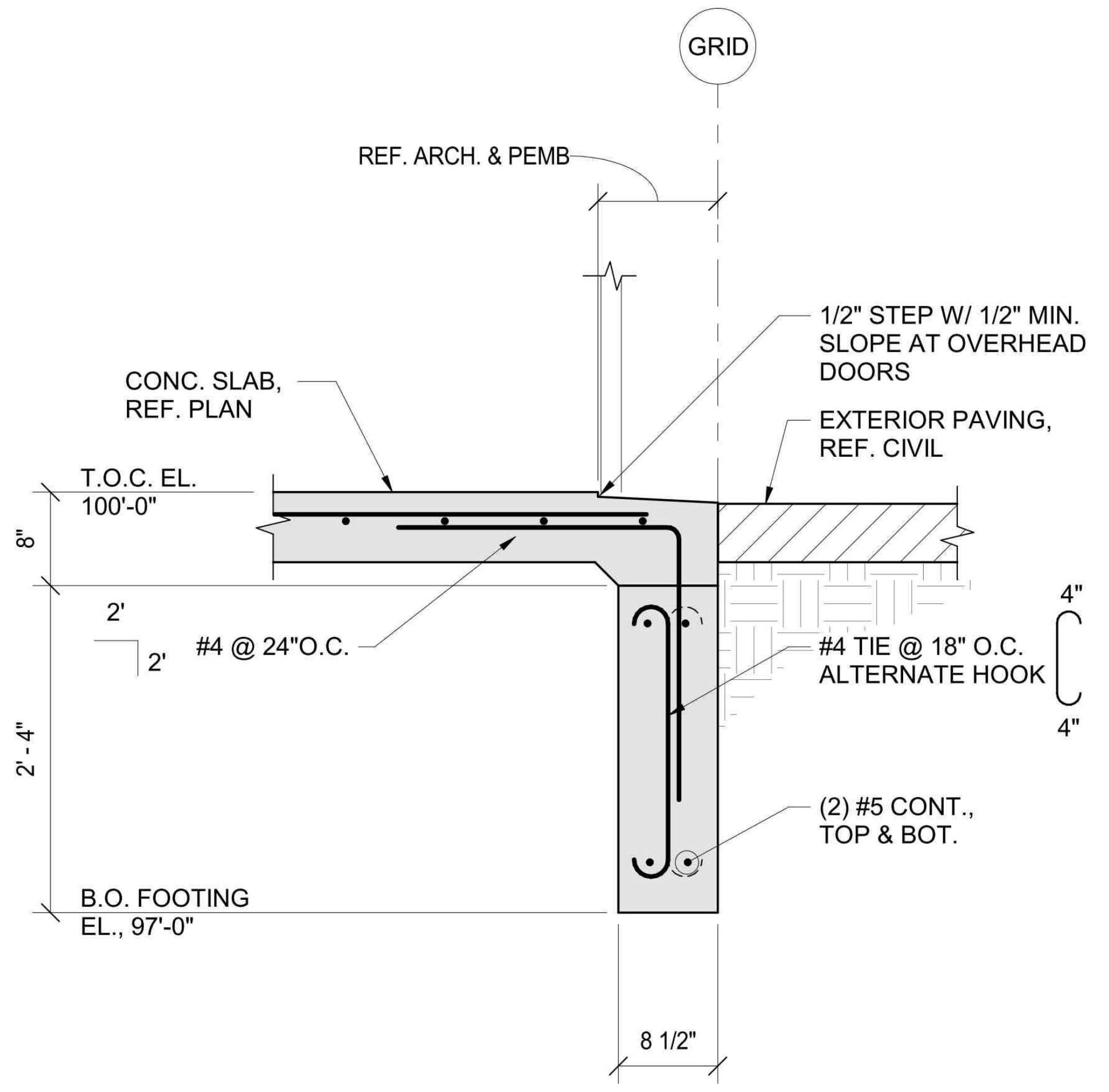
SHEET IDENTIFICATION
S-401


GRID
COLUMN ISOLATION JOINT
ADD #4 @ ALL SIDES OF COLUMN BLOCKOUT, REF. TYP DETAIL
CONC. SLAB, REF. PLAN
T.O. CONC. EL. REF. PLAN
8"
REF. SCHED.
PEMB COLUMN AND BASE BY PEMB SUPPLIER
1 1/2" GROUT SPACE
FOOTING REINF. REF. PLAN AND SCHED.
EQ
EQ
REF. SCHED.
RAMMED AGGREGATE PIER FOUNDATIONS, REF. DELEGATED DESIGN

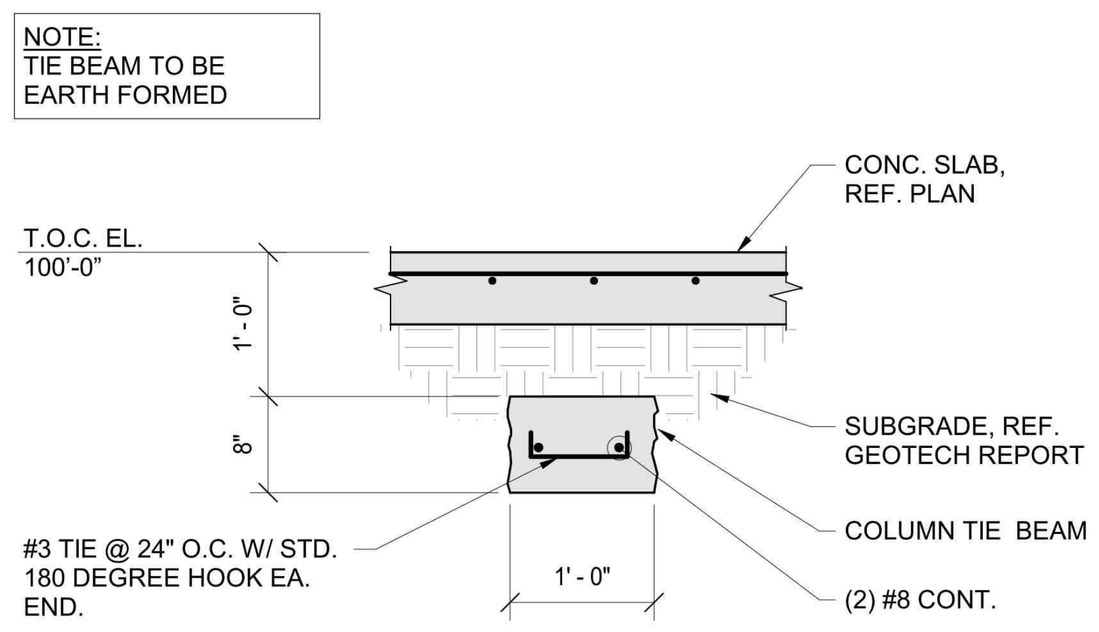
① TYPICAL INTERIOR COLUMN FOUNDATION DETAIL
3/4" = 1'-0"


GRID
METAL BUILDING GIRT BY METAL BUILDING SUPPLIER
METAL PANEL BY METAL BUILDING SUPPLIER
1/2" E.J. MATERIAL
CONC. SLAB, REF. PLAN
EXTERIOR PAVING, REF. CIVIL
T.O.C. EL. REF. PLAN
3' - 0"
#4 TIE @ 18" O.C. ALTERNATE HOOK
4"
4"
3' - 0" MIN. FROST PROTECTION
B.O. FOOTING EL., 97'-0"
(2) #5 CONT., TOP & BOT.
8 1/2"

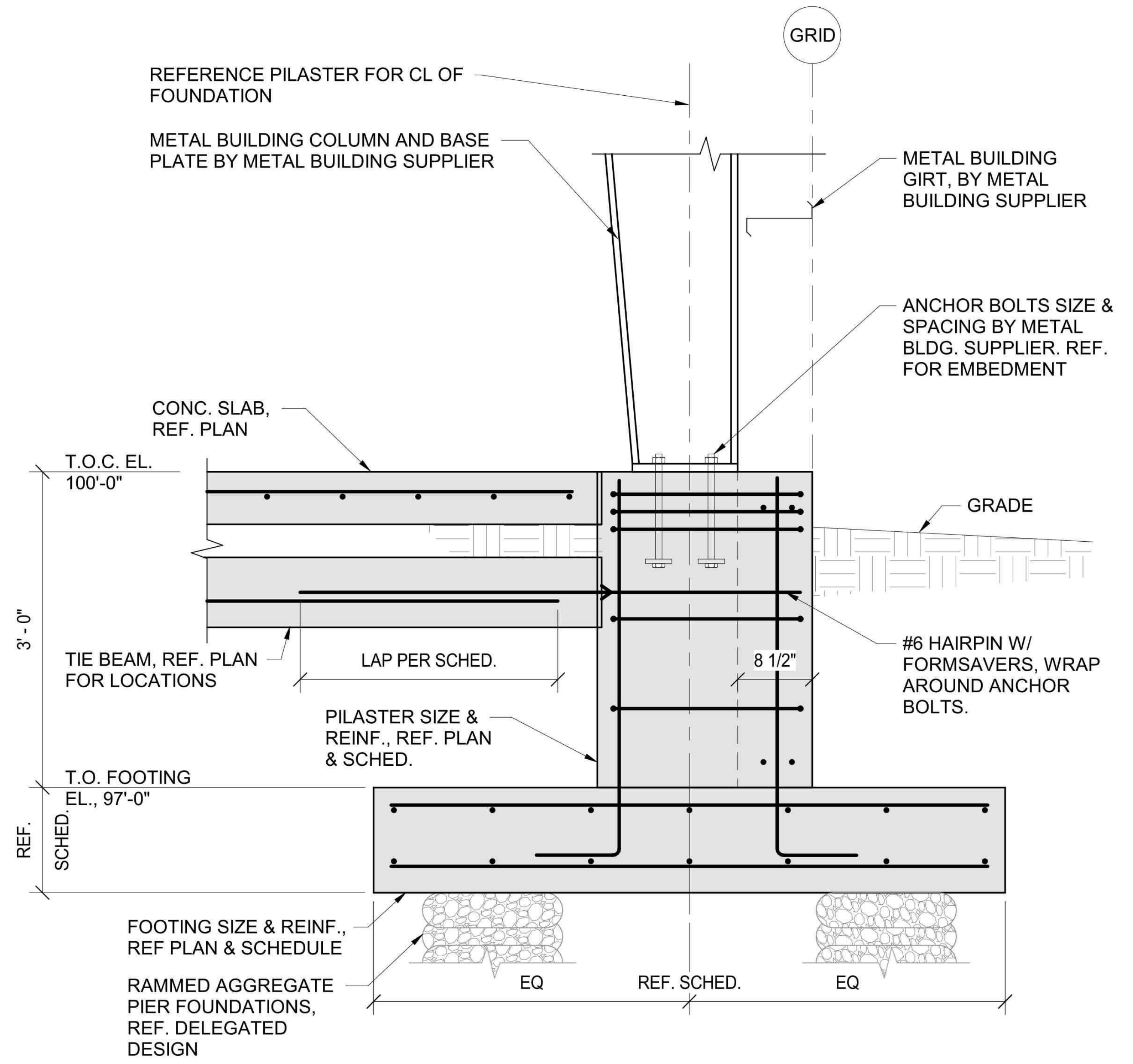
② FOUNDATION DETAIL
3/4" = 1'-0"


GRID
REF. ARCH. & PEMB
1/2" STEP W/ 1/2" MIN. SLOPE AT OVERHEAD DOORS
CONC. SLAB, REF. PLAN
EXTERIOR PAVING, REF. CIVIL
T.O.C. EL. 100'-0"
8"
2'
2'
#4 @ 24"O.C.
#4 TIE @ 18" O.C. ALTERNATE HOOK
4"
4"
2' - 4"
(2) #5 CONT., TOP & BOT.
B.O. FOOTING EL., 97'-0"
8 1/2"

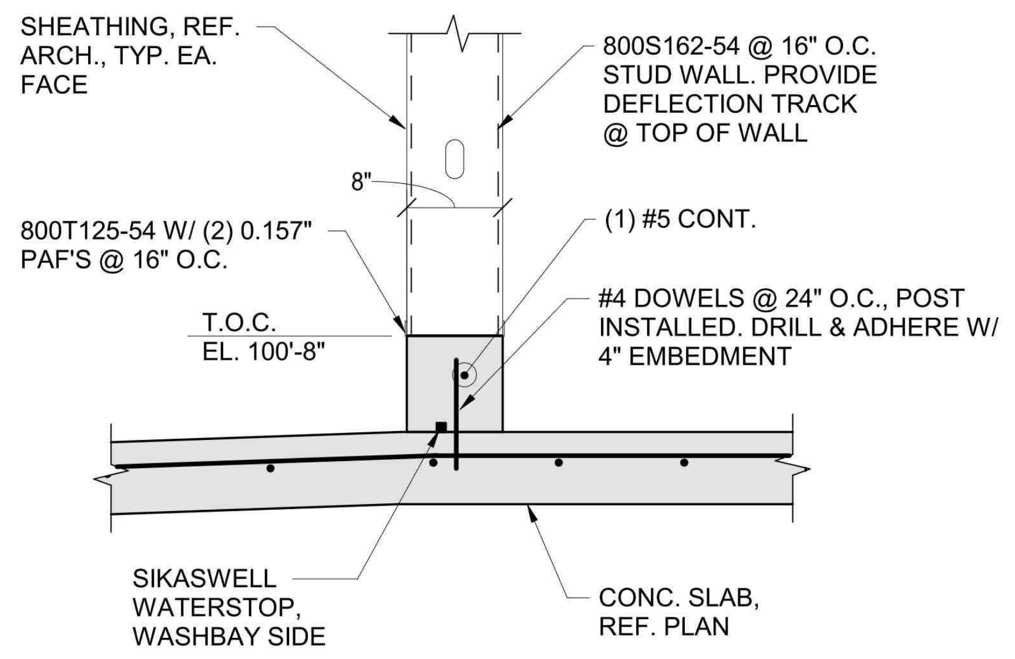
③ FOUNDATION DETAIL AT OH DOOR
3/4" = 1'-0"


NOTE:
TIE BEAM TO BE EARTH FORMED
CONC. SLAB, REF. PLAN
T.O.C. EL. 100'-0"
1' - 0"
8"
SUBGRADE, REF. GEOTECH REPORT
COLUMN TIE BEAM
#3 TIE @ 24" O.C. W/ STD. 180 DEGREE HOOK EA. END.
1' - 0"
(2) #8 CONT.

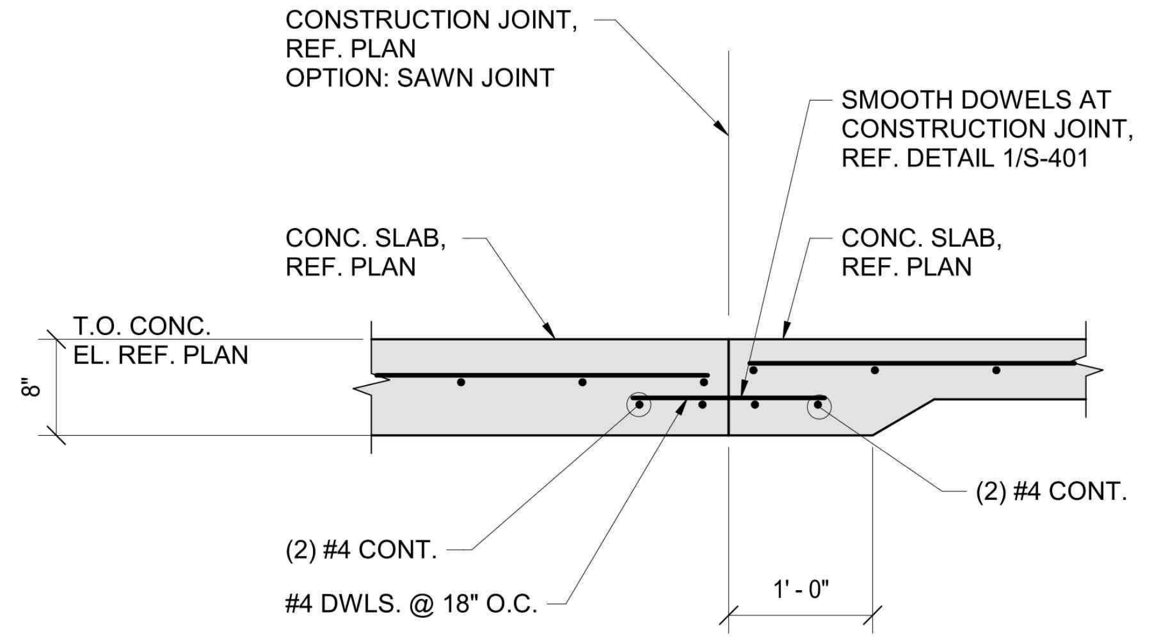
④ COLUMN TIE BEAM
3/4" = 1'-0"


GRID
REFERENCE PILASTER FOR CL OF FOUNDATION
METAL BUILDING COLUMN AND BASE PLATE BY METAL BUILDING SUPPLIER
METAL BUILDING GIRT, BY METAL BUILDING SUPPLIER
ANCHOR BOLTS SIZE & SPACING BY METAL BLDG. SUPPLIER. REF. FOR EMBEDMENT
CONC. SLAB, REF. PLAN
T.O.C. EL. 100'-0"
GRADE
3' - 0"
TIE BEAM, REF. PLAN FOR LOCATIONS
LAP PER SCHED.
8 1/2"
#6 HAIRPIN W/ FORMSAVERS, WRAP AROUND ANCHOR BOLTS.
PILASTER SIZE & REINF., REF. PLAN & SCHED.
T.O. FOOTING EL., 97'-0"
REF. SCHED.
FOOTING SIZE & REINF., REF PLAN & SCHEDULE
RAMMED AGGREGATE PIER FOUNDATIONS, REF. DELEGATED DESIGN
EQ
REF. SCHED.
EQ

⑤ FOUNDATION DETAIL
3/4" = 1'-0"


SHEATHING, REF. ARCH., TYP. EA. FACE
800S162-54 @ 16" O.C. STUD WALL. PROVIDE DEFLECTION TRACK @ TOP OF WALL
8"
800T125-54 W/ (2) 0.157" PAF'S @ 16" O.C.
(1) #5 CONT.
T.O.C. EL. 100'-8"
#4 DOWELS @ 24" O.C., POST INSTALLED. DRILL & ADHERE W/ 4" EMBEDMENT
SIKASWELL WATERSTOP, WASHBAY SIDE
CONC. SLAB, REF. PLAN

⑥ CONC. CURB AT WASHBAY
3/4" = 1'-0"


CONSTRUCTION JOINT, REF. PLAN OPTION: SAWN JOINT
SMOOTH DOWELS AT CONSTRUCTION JOINT, REF. DETAIL 1/S-401
CONC. SLAB, REF. PLAN
CONC. SLAB, REF. PLAN
T.O. CONC. EL. REF. PLAN
8"
(2) #4 CONT.
(2) #4 CONT.
#4 DWLS. @ 18" O.C.
1' - 0"

⑦ SLAB TRANSITION DETAIL
3/4" = 1'-0"

RETAINING WALL SCHEDULE

H	T	D	C	B	A	VERT. REINF.	HOR. REINF.
< 4'-0"	8"	1'-0"	3'-6"	2'-6"	1'-0"	#5 @ 16" O.C.	#5 @ 18" O.C.
< 5'-6"	8"	1'-0"	4'-8"	3'-8"	1'-0"	#5 @ 12" O.C.	#5 @ 18" O.C.
< 6'-6"	8"	1'-0"	5'-4"	4'-4"	1'-0"	#5 @ 10" O.C.	#5 @ 18" O.C.
< 7'-7"	8"	1'-0"	6'-4"	5'-4"	1'-0"	#5 @ 8" O.C.	#5 @ 18" O.C.

DESIGN CRITERIA:

1. MINIMUM ALLOWABLE SOIL BEARING PRESSURE: 2,000 PSF
2. ASSUMED SOIL WEIGHT: 115 PCF
3. MAXIMUM ACTIVE SOIL PRESSURE: 39 PCF + SURCHARGE
4. MINIMUM PASSIVE SOIL PRESSURE: 435 PCF
5. MINIMUM COEFFICIENT OF FRICTION: 0.45

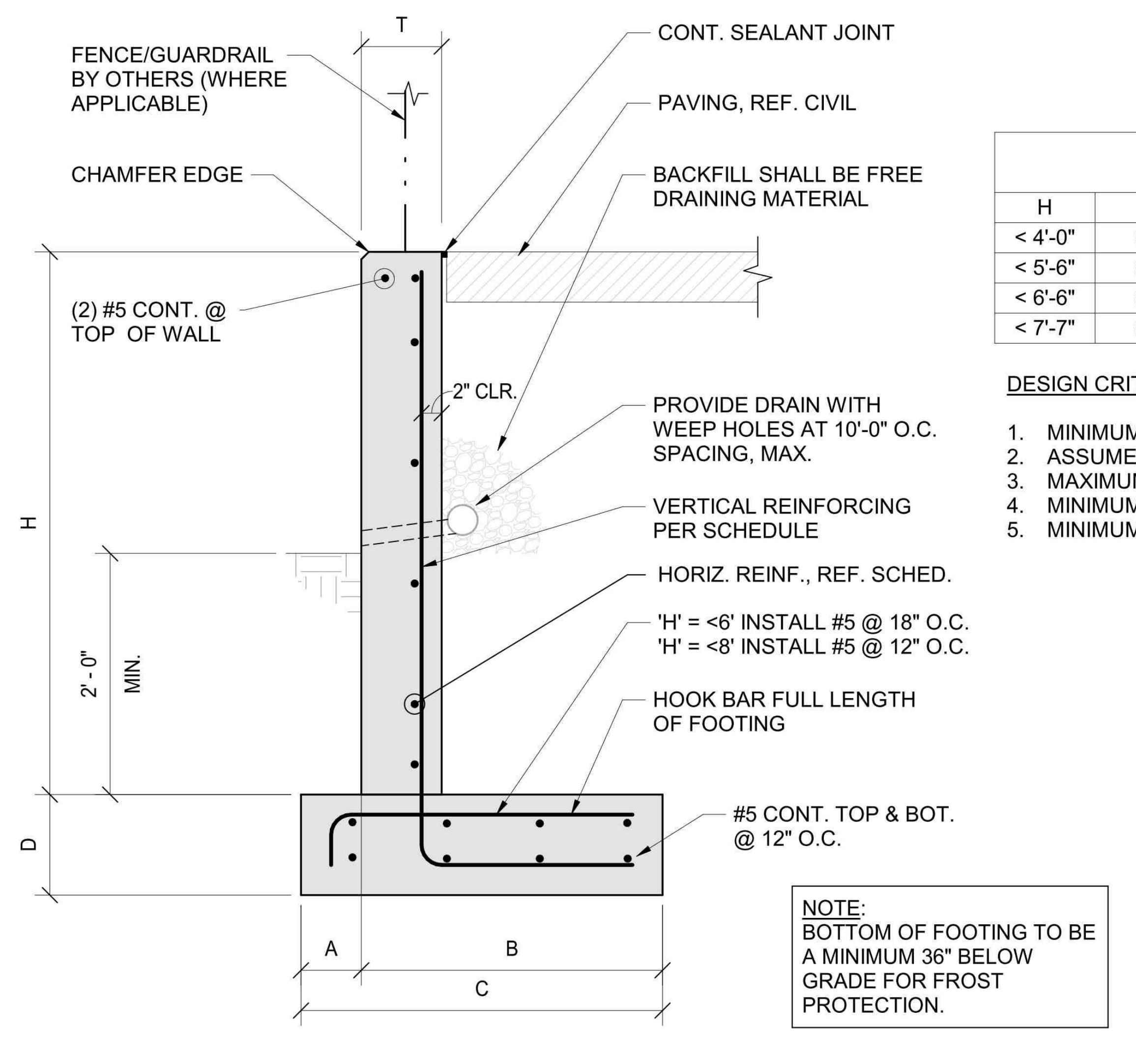
CONCRETE LAPS LENGTHS
fy = 60000 psi f'c = 4000 psi

BAR SIZE (d)	CLASS B LAP (in.)		HOOK EMBED (in.)
	TOP BAR	OTHER BARS	
3	24	18	8
4	33	25	10
5	40	31	12
6	48	37	15
7	71	54	17
8	81	62	19
9	91	70	22

CONCRETE LAPS LENGTHS
fy = 60000 psi f'c = 4500 psi

BAR SIZE (d)	CLASS B LAP (in.)		HOOK EMBED (in.)
	TOP BAR	OTHER BARS	
3	23	17	8
4	31	23	10
5	38	29	12
6	46	35	14
7	67	51	16
8	76	58	18
9	86	66	21

⑧ REINFORCEMENT LAP TABLE


T
FENCE/GUARDRAIL BY OTHERS (WHERE APPLICABLE)
CONT. SEALANT JOINT
PAVING, REF. CIVIL
CHAMFER EDGE
BACKFILL SHALL BE FREE DRAINING MATERIAL
(2) #5 CONT. @ TOP OF WALL
2" CLR.
PROVIDE DRAIN WITH WEEP HOLES AT 10'-0" O.C. SPACING, MAX.
H
VERTICAL REINFORCING PER SCHEDULE
HORIZ. REINF., REF. SCHED.
'H' = <6' INSTALL #5 @ 18" O.C.
'H' = <8' INSTALL #5 @ 12" O.C.
2' - 0" MIN.
HOOK BAR FULL LENGTH OF FOOTING
#5 CONT. TOP & BOT. @ 12" O.C.
D
A
B
C
NOTE:
BOTTOM OF FOOTING TO BE A MINIMUM 36" BELOW GRADE FOR FROST PROTECTION.

⑨ RETAINING WALL
3/4" = 1'-0"

D2C ARCHITECTS

CORBEL ENGINEERING
STRUCTURAL ENGINEERING SERVICES
2850 MCCLELLAND DR., SUITE 3000D
FORT COLLINS, CO 80525
CORBEL JOB #: 250024

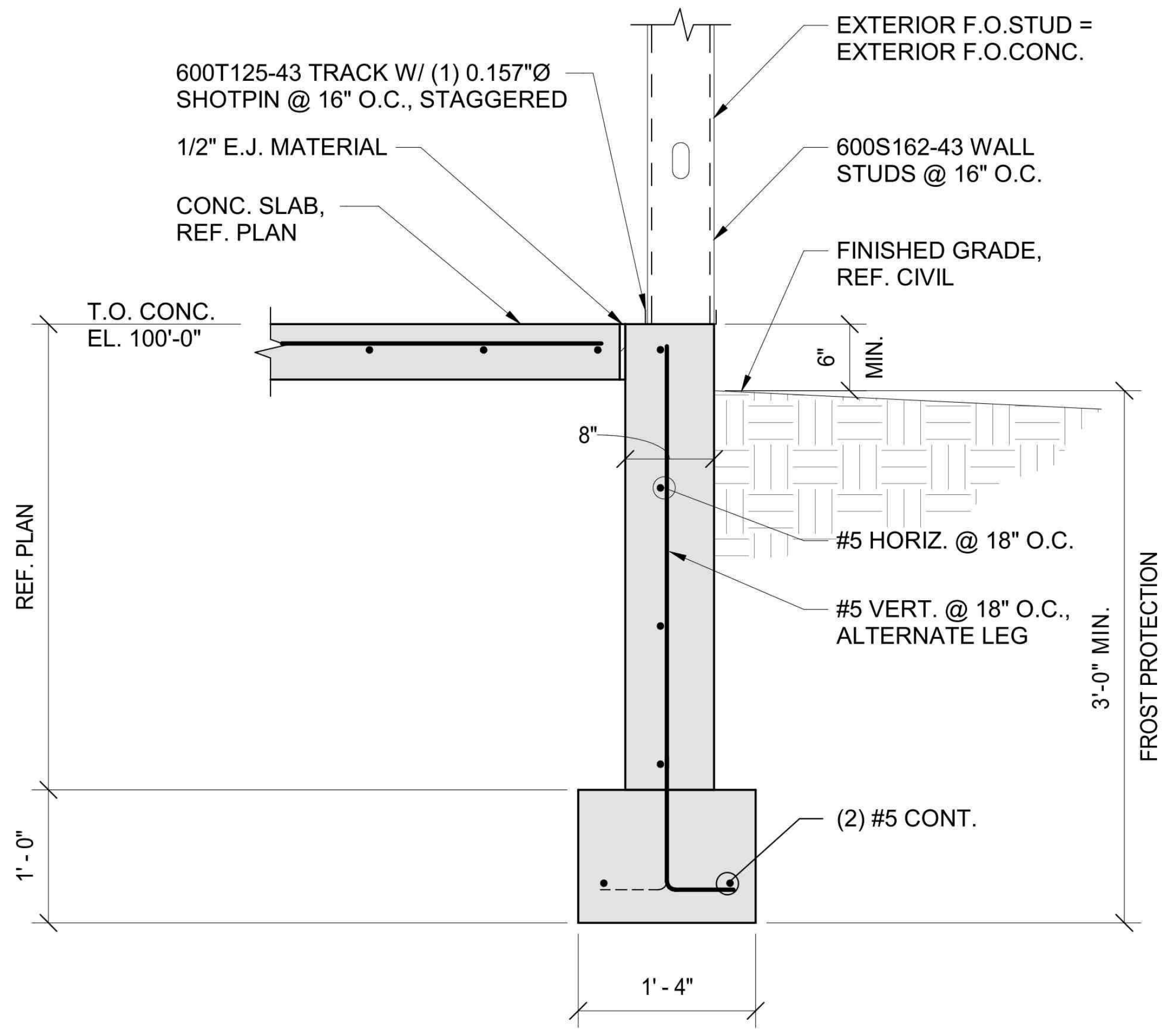
MARK	DESCRIPTION	DATE	APPR

DESIGN BY: Designer
D2C PROJECT NUMBER 202421
DRAWN BY: Author
CKD BY: Checker
SBMT BY: Approver
PLOT DATE: 5/15/2025 4:50:36 PM
PLOT SCALE: As indicated
FILE NAME:
SIZE: 22" x 34"
ISSUE DATE: **MAY 19, 2025**
CONSULTANTS PROJECT #
SOLICITATION NO.:
CONTRACT NO.:
FILE NUMBER:

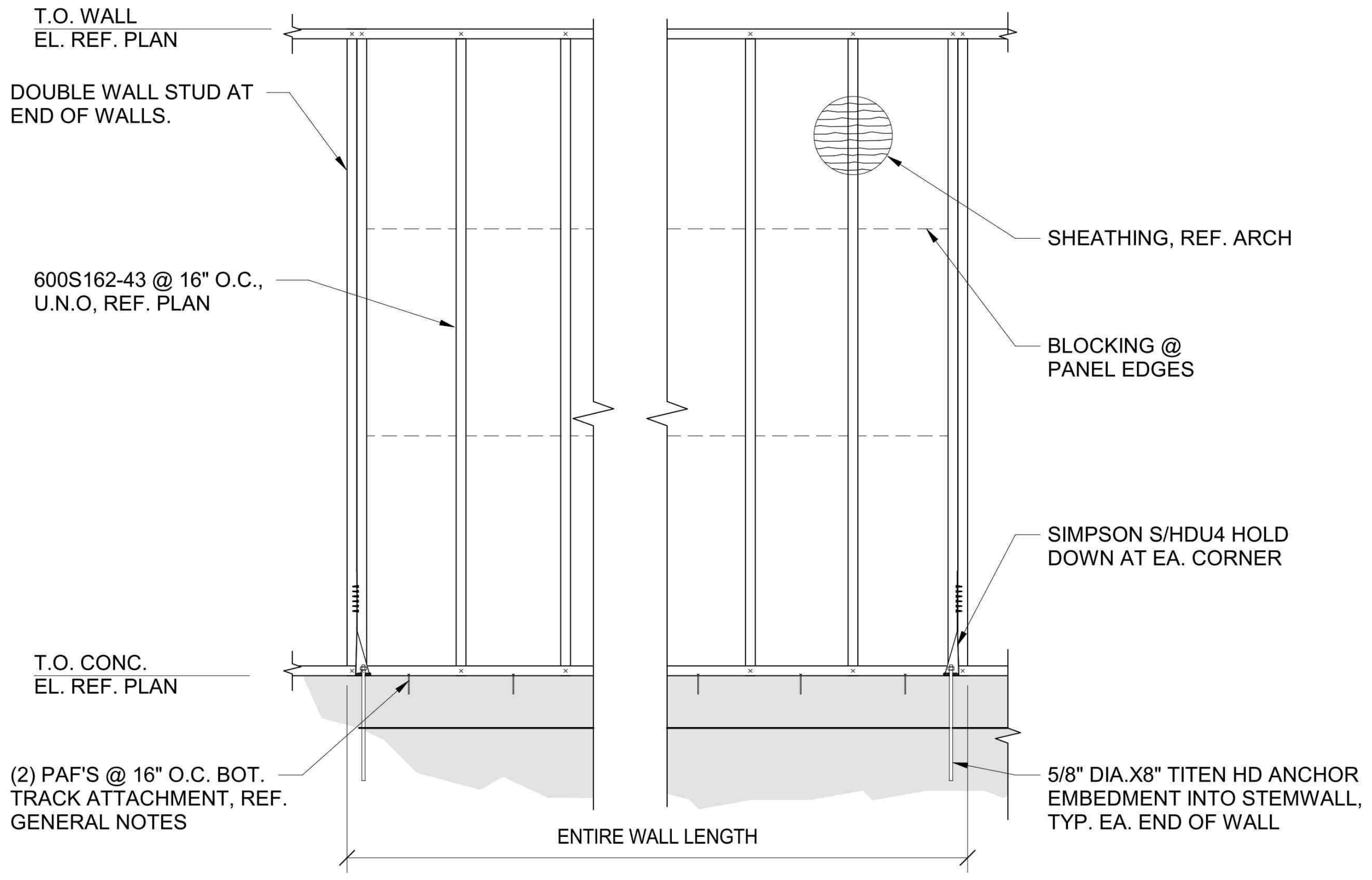
FOR PERMIT
CASEY BRANDON WILSON 50764 5/16/2025
NOT FOR CONSTRUCTION

TOWN OF SUPERIOR
OPERATIONS & MAINTENANCE FACILITY
1950 HONEY CREEK LANE, SUPERIOR, CO 80027
FOUNDATION DETAILS

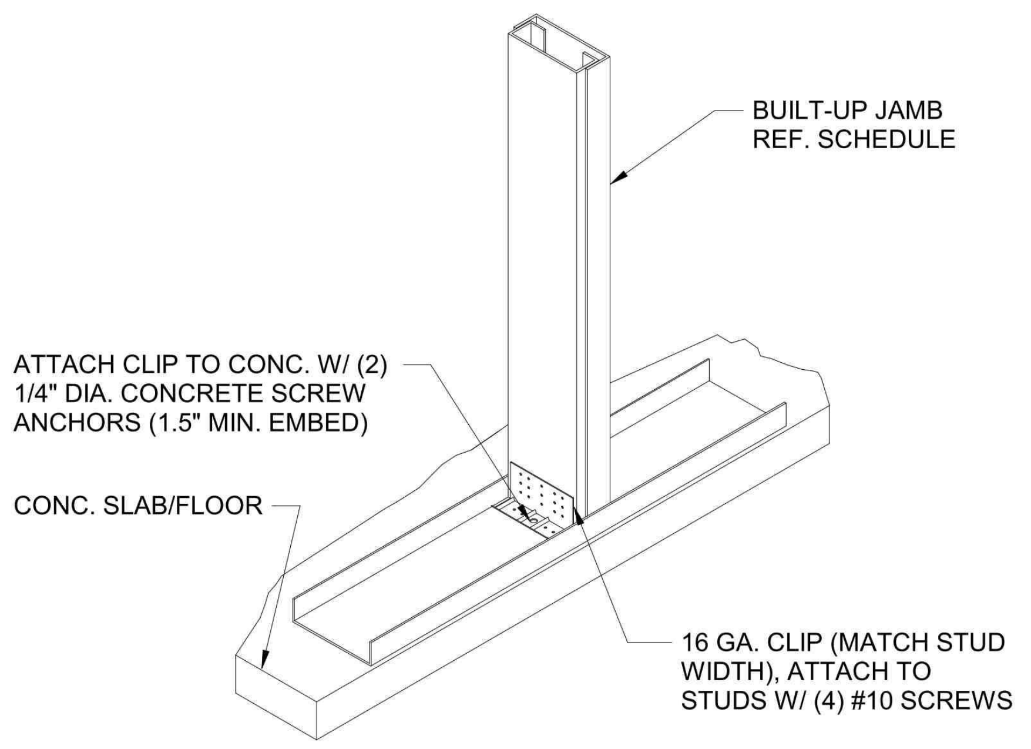
SHEET IDENTIFICATION
S-402


EXTERIOR F.O.STUD = EXTERIOR F.O.CONC.
600T125-43 TRACK W/ (1) 0.157"Ø SHOTPIN @ 16" O.C., STAGGERED
1/2" E.J. MATERIAL
600S162-43 WALL STUDS @ 16" O.C.
CONC. SLAB, REF. PLAN
FINISHED GRADE, REF. CIVIL
T.O. CONC. EL. 100'-0"
6" MIN.
8"
#5 HORIZ. @ 18" O.C.
REF. PLAN
#5 VERT. @ 18" O.C., ALTERNATE LEG
3'-0" MIN. FROST PROTECTION
(2) #5 CONT.
1' - 0"
1' - 4"

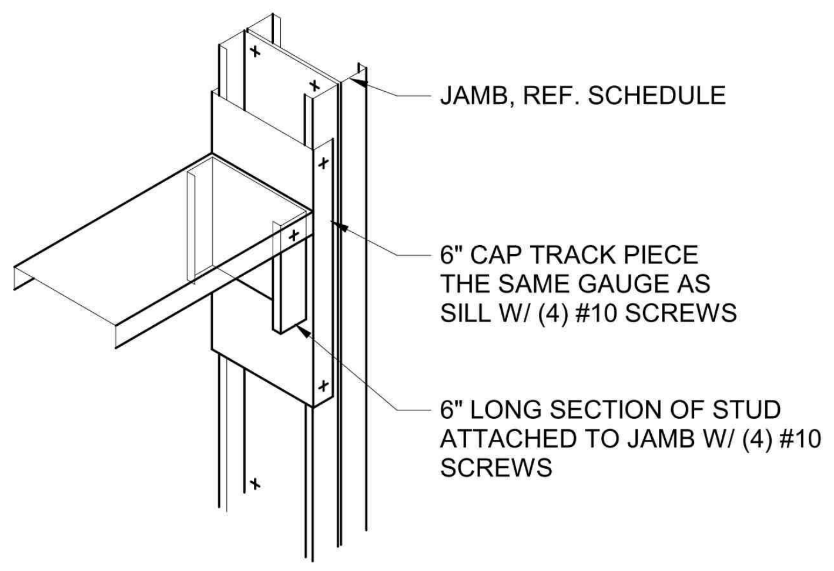
① EXTERIOR FOUNDATION SECTION
3/4" = 1'-0"


T.O. WALL EL. REF. PLAN
DOUBLE WALL STUD AT END OF WALLS.
SHEATHING, REF. ARCH
BLOCKING @ PANEL EDGES
600S162-43 @ 16" O.C., U.N.O, REF. PLAN
SIMPSON S/HDU4 HOLD DOWN AT EA. CORNER
T.O. CONC. EL. REF. PLAN
(2) PAF'S @ 16" O.C. BOT. TRACK ATTACHMENT, REF. GENERAL NOTES
5/8" DIA.X8" TITEN HD ANCHOR EMBEDMENT INTO STEMWALL, TYP. EA. END OF WALL
ENTIRE WALL LENGTH

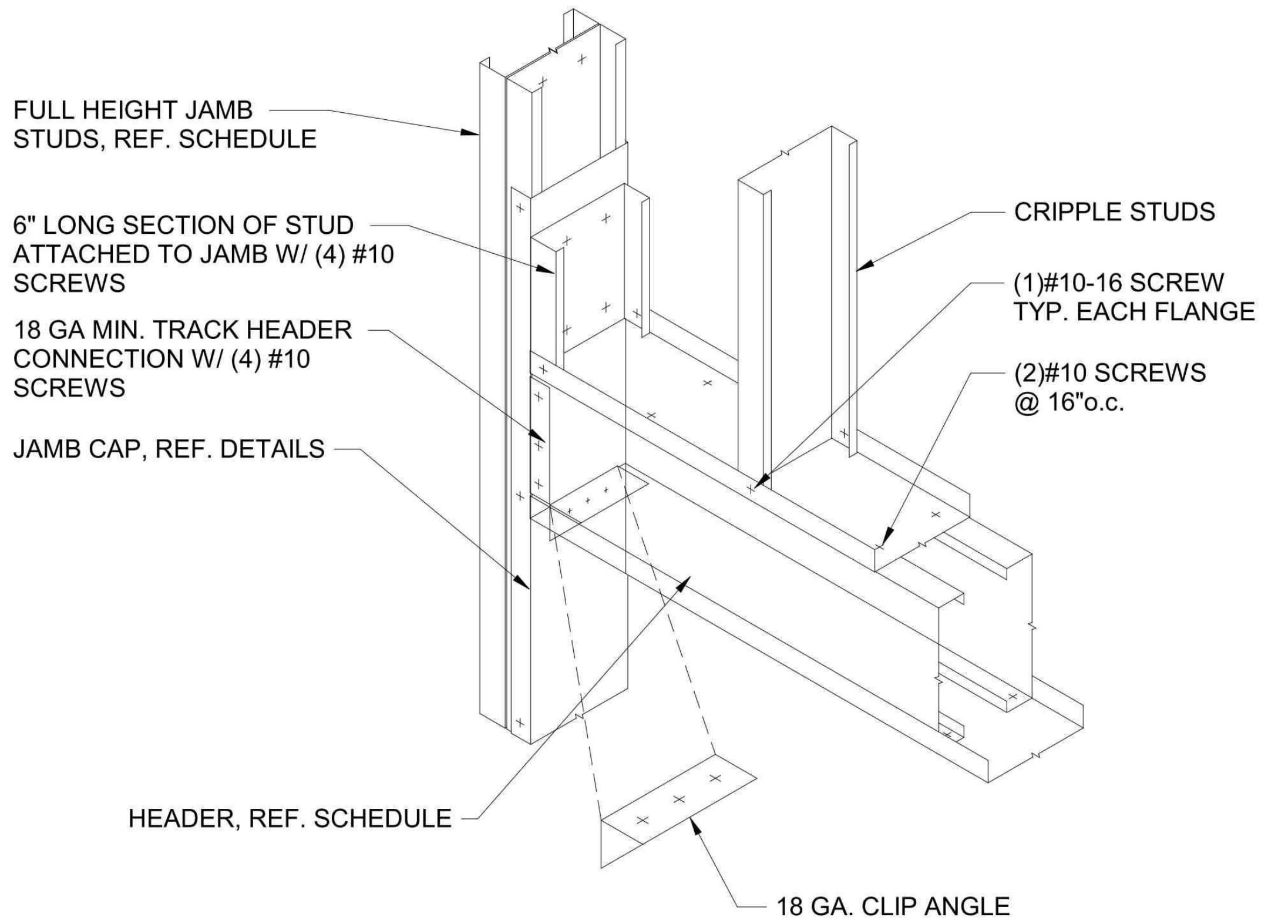
② LIGHT GAUGE SHEAR WALL ELEVATION
NO SCALE


BUILT-UP JAMB REF. SCHEDULE
ATTACH CLIP TO CONC. W/ (2) 1/4" DIA. CONCRETE SCREW ANCHORS (1.5" MIN. EMBED)
CONC. SLAB/FLOOR
16 GA. CLIP (MATCH STUD WIDTH), ATTACH TO STUDS W/ (4) #10 SCREWS

③ JAMB CONNECTION AT BASE
3/4" = 1'-0"


JAMB, REF. SCHEDULE
6" CAP TRACK PIECE THE SAME GAUGE AS SILL W/ (4) #10 SCREWS
6" LONG SECTION OF STUD ATTACHED TO JAMB W/ (4) #10 SCREWS

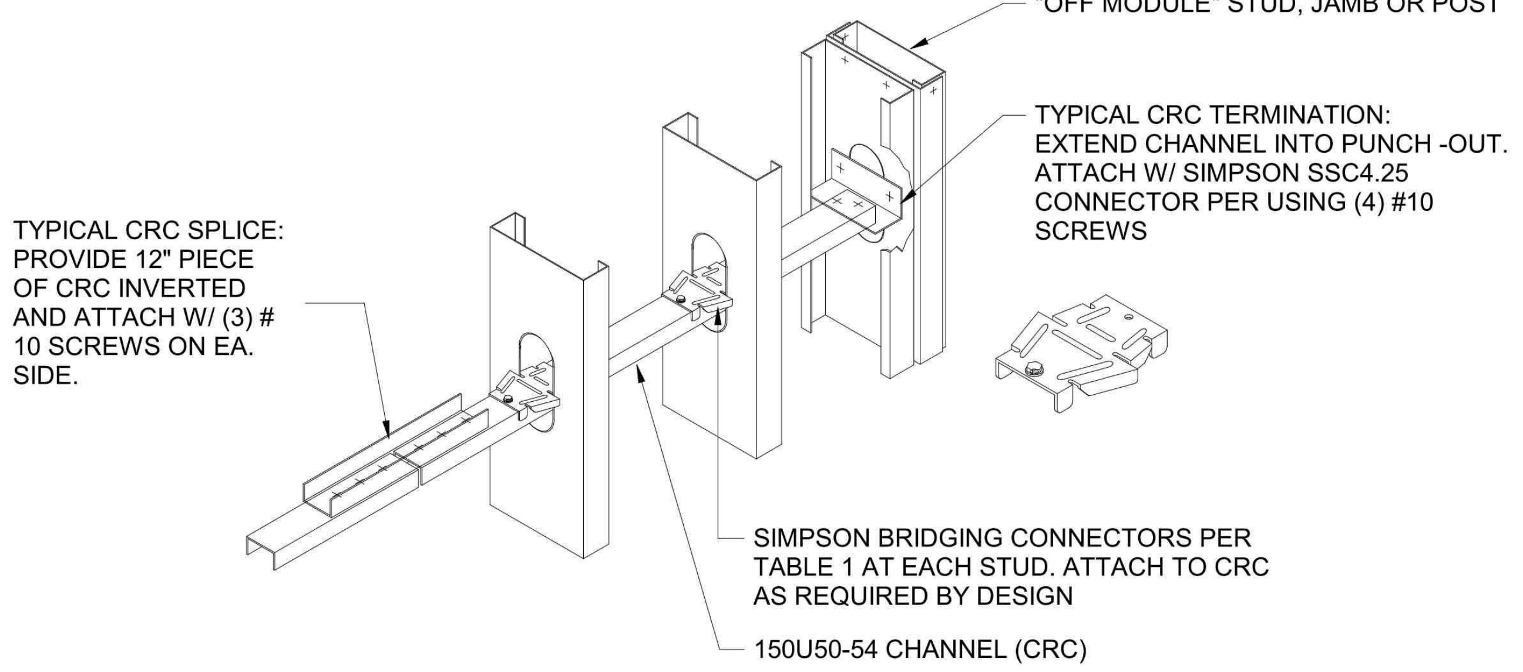
④ SILL CONNECTION TO JAMB
3/4" = 1'-0"


FULL HEIGHT JAMB STUDS, REF. SCHEDULE
6" LONG SECTION OF STUD ATTACHED TO JAMB W/ (4) #10 SCREWS
18 GA MIN. TRACK HEADER CONNECTION W/ (4) #10 SCREWS
JAMB CAP, REF. DETAILS
CRIPPLE STUDS
(1)#10-16 SCREW TYP. EACH FLANGE
(2)#10 SCREWS @ 16"o.c.
HEADER, REF. SCHEDULE
18 GA. CLIP ANGLE

⑤ HEADER CONNECTION DETAIL
3/4" = 1'-0"

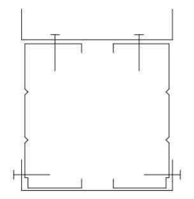
TABLE 1

STUD DEPTH	CONNECTOR
6"	SIMPSON LSUBH3.25
4"	SIMPSON LSUBH3.25


"OFF MODULE" STUD, JAMB OR POST
TYPICAL CRC TERMINATION: EXTEND CHANNEL INTO PUNCH -OUT. ATTACH W/ SIMPSON SSC4.25 CONNECTOR PER USING (4) #10 SCREWS
TYPICAL CRC SPLICE: PROVIDE 12" PIECE OF CRC INVERTED AND ATTACH W/ (3) # 10 SCREWS ON EA. SIDE.
SIMPSON BRIDGING CONNECTORS PER TABLE 1 AT EACH STUD. ATTACH TO CRC AS REQUIRED BY DESIGN
150U50-54 CHANNEL (CRC)

⑥ LOAD BEARING WALL BRIDGING DETAIL
3/4" = 1'-0"

NOTE:
ATTACH MEMBERS TOGETHER WITH #10 SCREWS AT 12" O.C., WHERE SHOWN

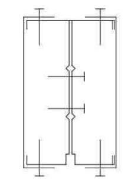


HEADER TYPE 1

(2) VERT. 600S162-54 (50 KSI) CAPPED TOP & BOT. W/ 600T125-54 (50 KSI)

⑦ BUILT-UP HEADER SECTION
3/4" = 1'-0"

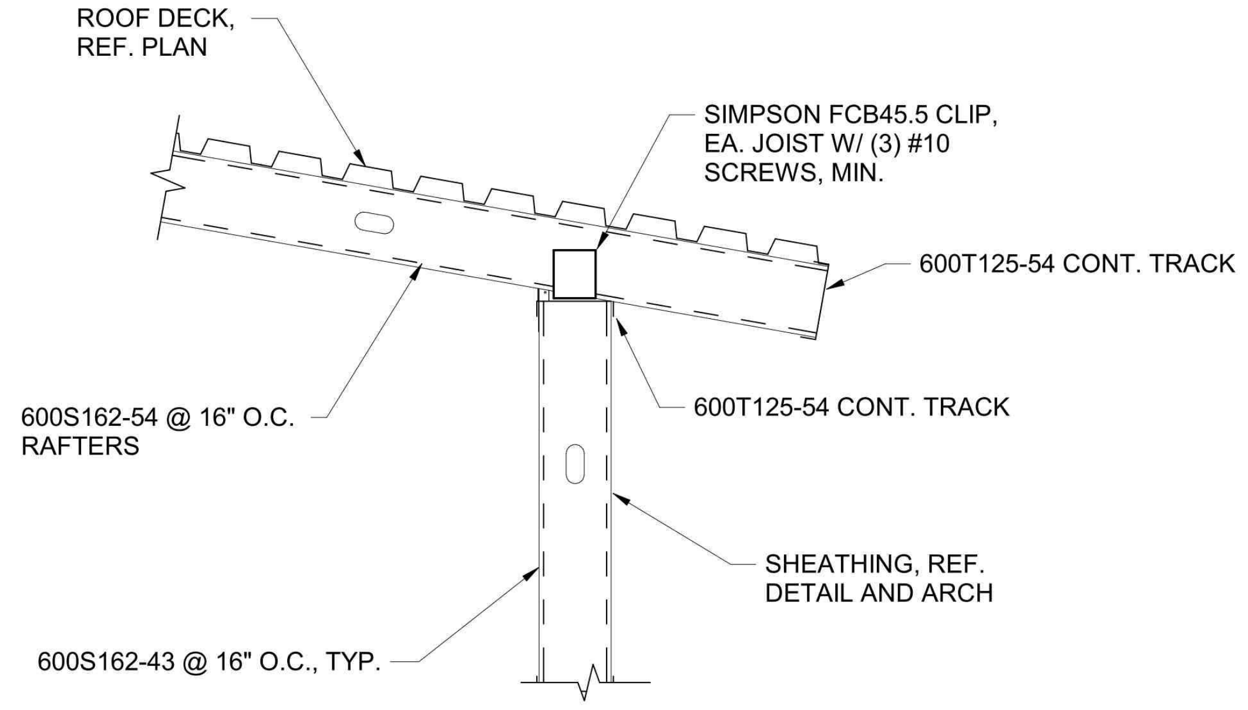
NOTE:
ATTACH MEMBERS TOGETHER WITH #10 SCREWS AT 12" O.C., WHERE SHOWN



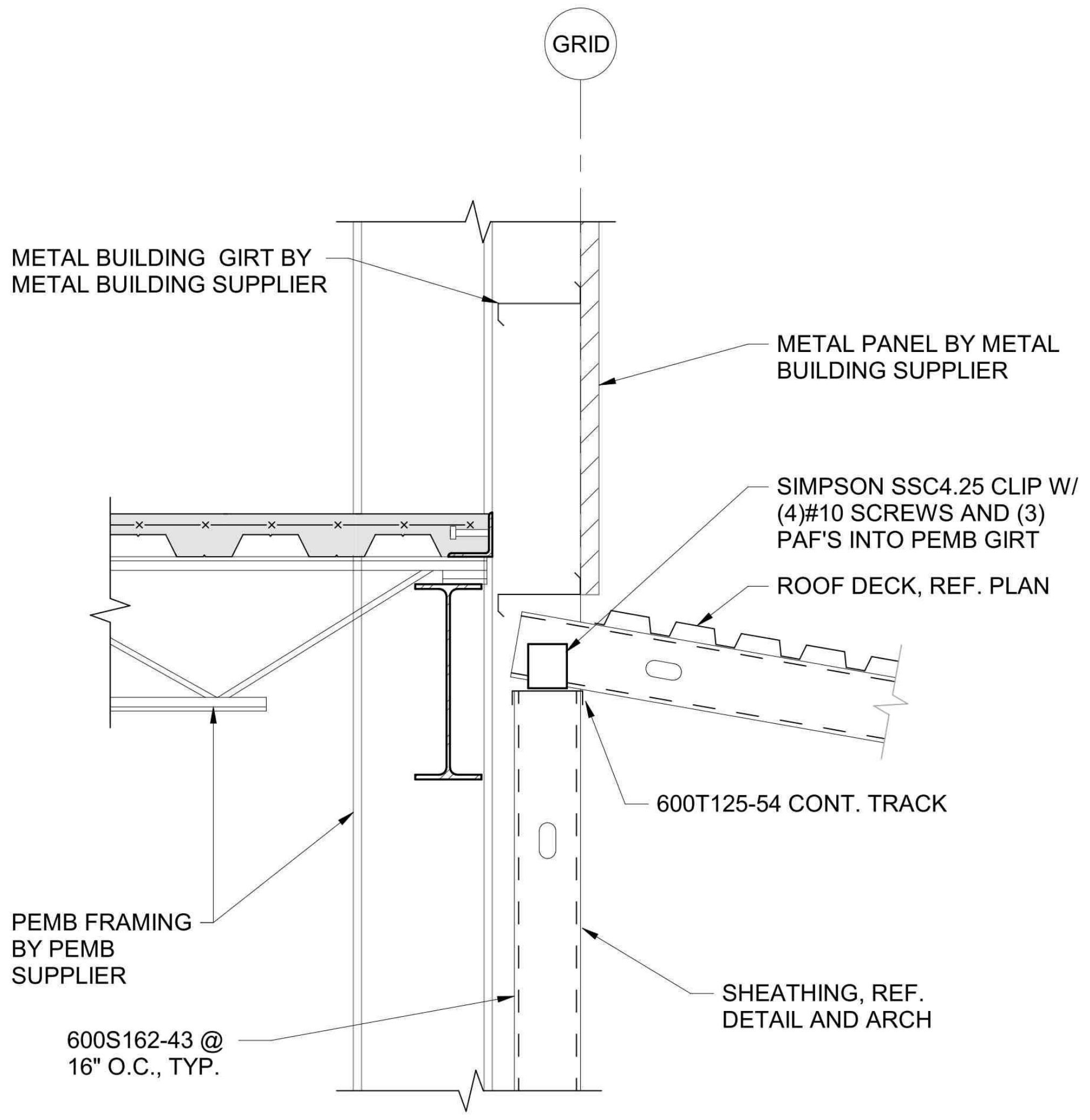
JAMB TYPE 1

(2) 600S162-54 (50 KSI) CAPPED W/ (1) 600T125-54 (50 KSI)

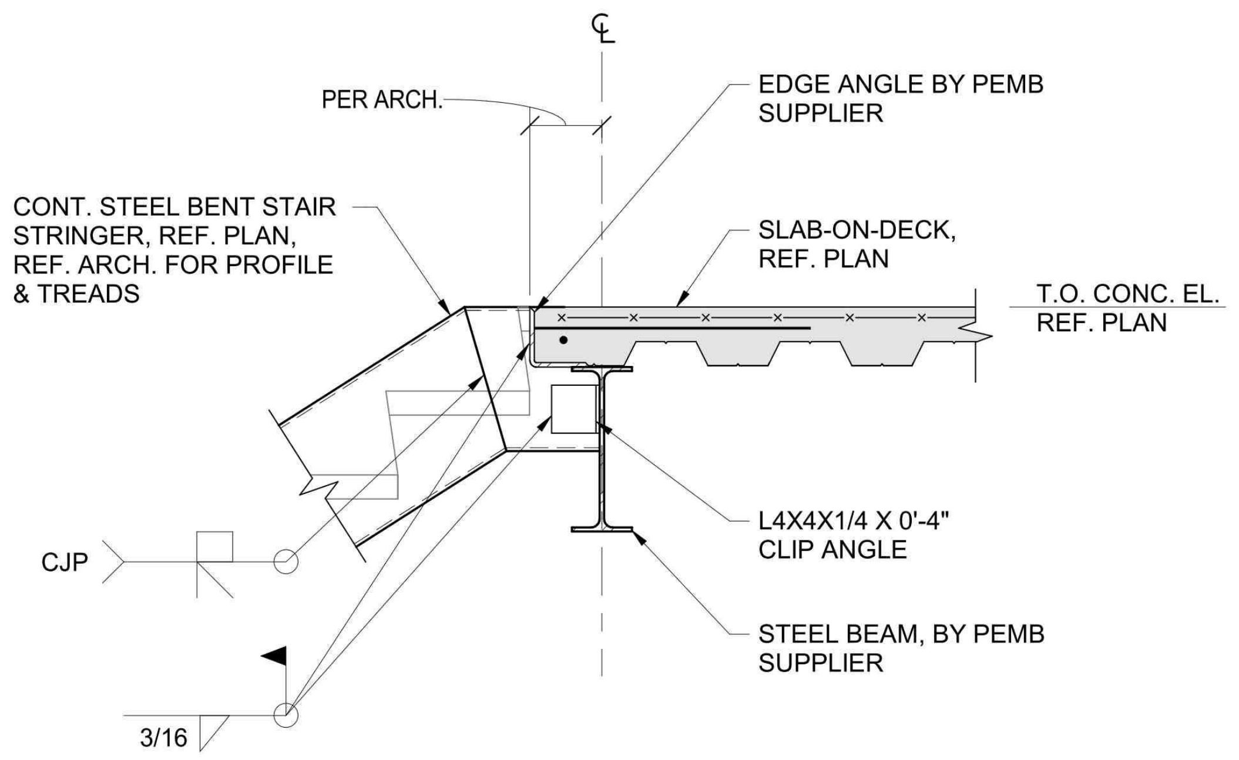
⑧ BUILT-UP JAMB SECTION
3/4" = 1'-0"


ROOF DECK, REF. PLAN
SIMPSON FCB45.5 CLIP, EA. JOIST W/ (3) #10 SCREWS, MIN.
600T125-54 CONT. TRACK
600S162-54 @ 16" O.C. RAFTERS
600T125-54 CONT. TRACK
SHEATHING, REF. DETAIL AND ARCH
600S162-43 @ 16" O.C., TYP.

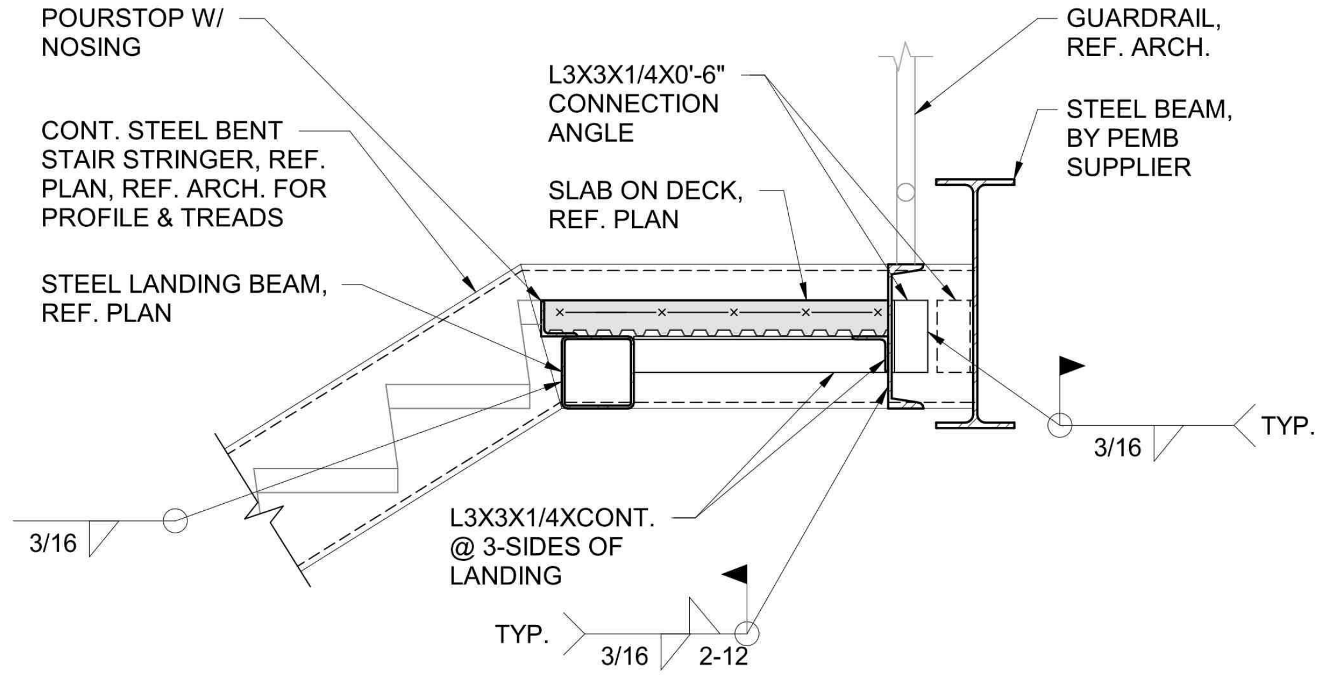
⑨ EXTERIOR FRAMING SECTION
3/4" = 1'-0"


GRID
METAL BUILDING GIRT BY METAL BUILDING SUPPLIER
METAL PANEL BY METAL BUILDING SUPPLIER
SIMPSON SSC4.25 CLIP W/ (4)#10 SCREWS AND (3) PAF'S INTO PEMB GIRT
ROOF DECK, REF. PLAN
600T125-54 CONT. TRACK
PEMB FRAMING BY PEMB SUPPLIER
SHEATHING, REF. DETAIL AND ARCH
600S162-43 @ 16" O.C., TYP.

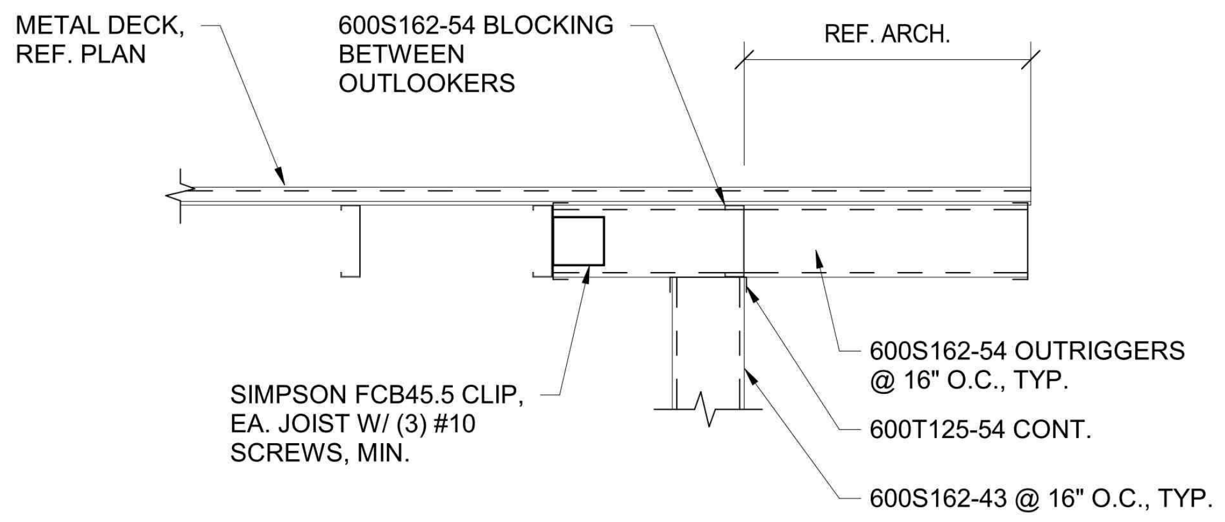
⑩ FRAMING DETAIL
3/4" = 1'-0"


℄
PER ARCH.
EDGE ANGLE BY PEMB SUPPLIER
CONT. STEEL BENT STAIR STRINGER, REF. PLAN, REF. ARCH. FOR PROFILE & TREADS
SLAB-ON-DECK, REF. PLAN
T.O. CONC. EL. REF. PLAN
L4X4X1/4 X 0'-4" CLIP ANGLE
CJP
STEEL BEAM, BY PEMB SUPPLIER
3/16

⑪ STAIR FRAMING DETAIL
3/4" = 1'-0"


POURSTOP W/ NOSING
L3X3X1/4X0'-6" CONNECTION ANGLE
GUARDRAIL, REF. ARCH.
STEEL BEAM, BY PEMB SUPPLIER
CONT. STEEL BENT STAIR STRINGER, REF. PLAN, REF. ARCH. FOR PROFILE & TREADS
SLAB ON DECK, REF. PLAN
STEEL LANDING BEAM, REF. PLAN
3/16
TYP.
3/16
L3X3X1/4XCONT. @ 3-SIDES OF LANDING
TYP.
3/16
2-12

⑫ STAIR FRAMING DETAIL
3/4" = 1'-0"


METAL DECK, REF. PLAN
600S162-54 BLOCKING BETWEEN OUTLOOKERS
REF. ARCH.
600S162-54 OUTRIGGERS @ 16" O.C., TYP.
SIMPSON FCB45.5 CLIP, EA. JOIST W/ (3) #10 SCREWS, MIN.
600T125-54 CONT.
600S162-43 @ 16" O.C., TYP.

⑬ GABLE TRUSS FRAMING DETAIL
3/4" = 1'-0"

D2C ARCHITECTS

CORBEL ENGINEERING
STRUCTURAL ENGINEERING SERVICES
2850 MCCLELLAND DR., SUITE 3000D
FORT COLLINS, CO 80525
CORBEL JOB #: 250024

MARK	DESCRIPTION	DATE	APPR

DESIGN BY: Designer
ISSUE DATE: **MAY 19, 2025**
D2C PROJECT NUMBER 202421
CONSULTANTS PROJECT #
DRAWN BY: Author
CKD BY: Checker
SOLICITATION NO.:
SBMT BY: Approver
PLOT DATE: 5/15/2025 4:50:37 PM
CONTRACT NO.:
PLOT SCALE: As indicated
FILE NUMBER:
SIZE: 22" x 34"
FILE NAME:

FOR PERMIT

COLORADO LICENSED PROFESSIONAL ENGINEER
CASEY BRANDON WILSON
50764
5/16/2025

NOT FOR CONSTRUCTION

TOWN OF SUPERIOR
OPERATIONS & MAINTENANCE FACILITY
1950 HONEY CREEK LANE, SUPERIOR, CO 80027

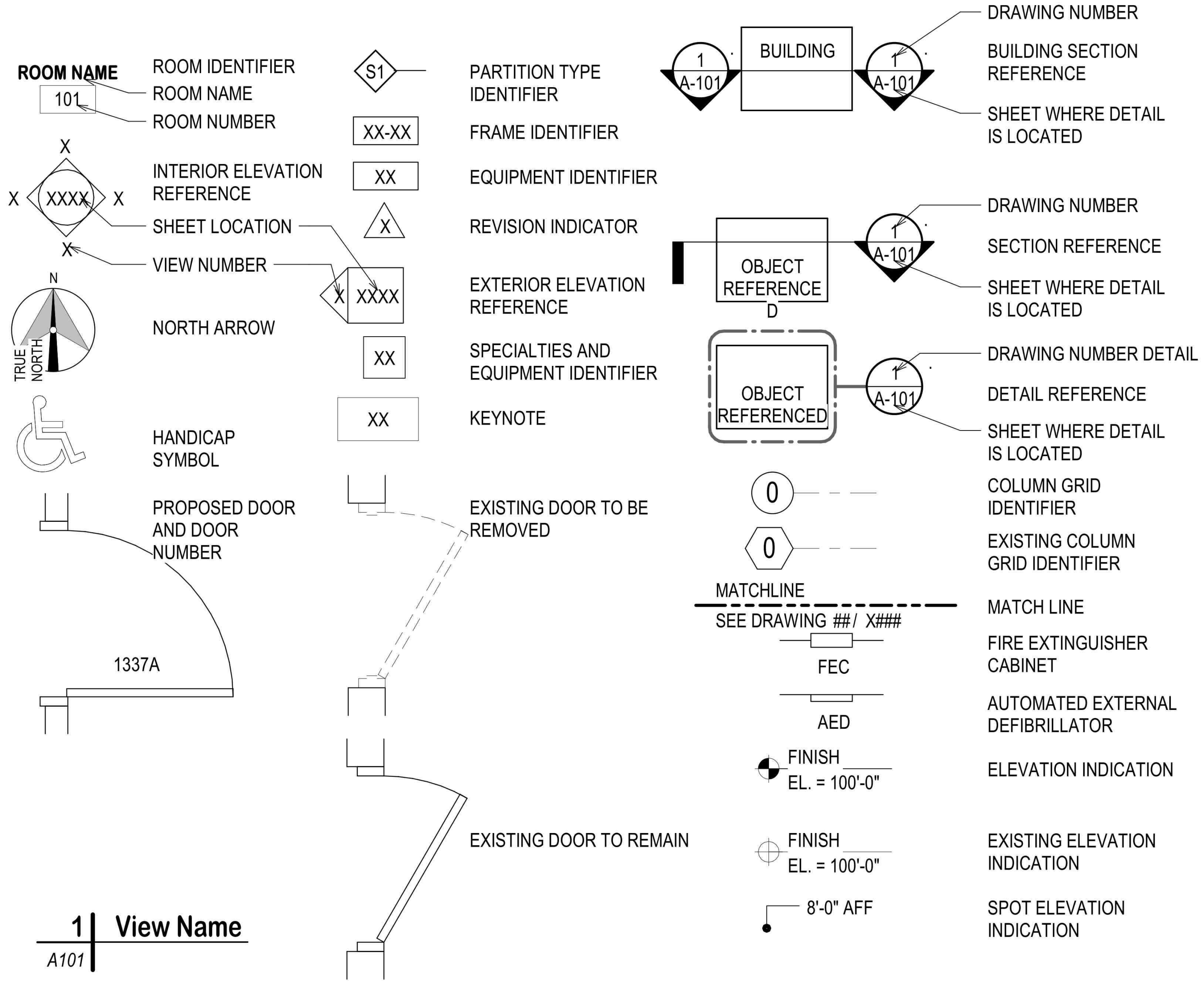
FRAMING DETAILS

SHEET IDENTIFICATION
S-411

ARCHITECTURAL ABBREVIATIONS

A/C	AIR CONDITIONING
ACOUS	ACOUSTICAL
ACT	ACOUSTICAL CEILING TILE
AD	AREA DRAIN
ADA	AMERICANS WITH DISABILITIES ACT
A&E	ARCHITECT AND ENGINEERS
AFF	ABOVE FINISH FLOOR
AFG	ABOVE FINISHED GRADE
AHJ	AUTHORITIES HAVING JURISDICTION
AHU	AIR HANDLING UNIT
ALT	ALTERNATIVE
ALT TRANS	ALTERNATIVE TRANSPORTATION
ALUM	ALUMINUM
ANOD	ANODIZED
APPROX	APPROXIMATE
ARCH	ARCHITECTURAL
AVG	AVERAGE
BB	BULLETIN BOARD
BD	BOARD
BG	BUMPER GUARD
BLDG	BUILDING
BLKG	BLOCKING
BM	BEAM
BO	BOTTOM OF
BRG	BEARING
CB	CATCH BASIN
CBB	CEMENTITIOUS BACKER BOARD
CER	CERAMIC
CF	CUBIC FEET
CFCI	CONTRACTOR FURNISH CONTRACTOR INSTALL
CFM	CUBIC FEET PER MINUTE
CG	CORNER GUARD, CEILING GRILLE
C & G	CURB & GUTTER
CI	CAST IRON
CIP	CAST IN PLACE
CJ	CONTROL JOINT
CL	CENTERLINE
CLG	CEILING
CMP	CORRUGATED METAL PIPE
CMU	CONCRETE MASONRY UNITS
CO	CLEANOUT(S)
COL	COLUMN
CONC	CONCRETE
CONT	CONTINUOUS
COORD	COORDINATE
CP	CONCRETE PIPE
CPT	CARPET
CRS	COLD ROLLED STEEL
CS	CAST STONE
CSB	CONCRETE SPLASH BLOCK
CSI	CONSTRUCTION SPECIFICATIONS INSTITUTE
CT	CERAMIC TILE
CTR	CENTER
CU FT	CUBIC FEET
CUH	CABINET UNIT HEATER
CY	CUBIC YARD
D	DRYER
DEG	DEGREE
DEMO	DEMOLITION
DEPT	DEPARTMENT
DET	DETAIL
DF	DRINKING FOUNTAIN
DIA	DIAMETER
DIAG	DIAGONAL
DISP	DISPENSER
DIV	DIVISION
DN	DOWN
DR	DOOR
DS	DOWNSPOUT
DW	DISHWASHER
DWG	DRAWING
E	EAST
(E)	EXISTING
EA	EACH
EF	EXHAUST FAN
EIFS	EXTERIOR INSULATION AND FINISH SYSTEM
EJ	EXPANSION JOINT
EL	ELEVATION
ELEC	ELECTRICAL
ELEV	ELEVATOR
EQ	EQUAL
EQUIP	EQUIPMENT
EST	ESTIMATED
ETS	EXPOSED TO STRUCTURE
EWC	ELECTRIC WATER COOLER
EXH	EXHAUST
EXIST	EXISTING
EXP	EXPANSION
EXT	EXTERIOR
FA	FIRE ALARM
FAAP	FIRE ALARM ANNUNCIATOR PANEL
FACP	FIRE ALARM CONTROL PANEL
FCU	FAN COIL UNIT
FD	FLOOR DRAIN
FDN	FOUNDATION
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FF	FINISH FLOOR
FF & E	FURNITURE FIXTURES & EQUIPMENT
FIN	FINISH
FIXT	FIXTURE
FL	FLOW LINE
FLR	FLOOR
FLUOR	FLUORESCENT
FO	FINISH OPENING
FOS	FACE OF STUD
FR	FIRE RATED
FSP	FIRE STANDPIPE
FT	FOOT / FEET
FTG	FOOTING
FURR	FURRING
FV	FIELD VERIFY
FVC	FIRE VALVE CABINET
FWC	FABRIC WALLCOVERING
GA	GAUGE
GALV	GALVANIZED
GB	GRAB BAR
GC	GENERAL CONTRACTOR
GD	GARBAGE DISPOSAL
GF CMU	GROUND FACE CMU
GFCI	GROUND FAULT CIRCUIT INTERRUPTER
GI	GALVANIZED IRON
GL	GLASS
GL BLK	GLASS BLOCK
GLU LAM	GLUE LAMINATED WOOD
GND	GROUND
GT	GROUT
GYP BD	GYPSUM BOARD
HAZ MAT	HAZARDOUS MATERIALS
HB	HOSE BIB
HC	HOLLOW CORE
HCP	HANDICAPPED
HDR	HEADER
HDW	HARDWARE
HDWD	HARDWOOD
HGT	HEIGHT
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HR	HOUR, HANDRAIL
HT	HEIGHT
HVAC	HEATING, VENTILATING & AIR CONDITIONING
IBC	INTERNATIONAL BUILDING CODE
ID	INSIDE DIAMETER
IG	INSULATING GLASS
IN	INCH
INCAN	INCANDESCENT
INFO	INFORMATION
INSUL	INSULATION
INT	INTERIOR
INV	INVERT
ITG	INSULATED TEMPERED GLASS
JAN	JANITOR
J-BOX	JUNCTION BOX
JT	JOINT
L	LONG
LAV	LAVATORY
LB(S) #	POUND(S)
LF	LINEAL FEET
LLV	LONG LEG VERTICAL
LT	LIGHT
LVR	LOUVER
M & BH	MOP AND BROOM HOLDER
MAINT	MAINTENANCE
MATL	MATERIAL
MAX	MAXIMUM
MB	MARKER BOARD
MECH	MECHANICAL
MEPF	MECHANICAL, ELECTRICAL, PLUMBING, FIRE PROTECTION (CONDUIT)
MFR	MANUFACTURER
MH	MANHOLE
MIN	MINIMUM
MIRR	MIRROR
MISC	MISCELLANEOUS
MO	MASONRY OPENING
MSB	MOP SERVICE BASIN
MTD	MOUNTED
MTL	METAL
N	NORTH
NA	NOT APPLICABLE
NECY	NECESSARY
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
NTS	NOT TO SCALE
OC	ON CENTER
OD	OUTSIDE DIAMETER, OVERFLOW DRAIN
OFCI	OWNER FURNISHED CONTRACTOR INSTALLED
OFOI	OWNER FURNISHED OWNER INSTALLED
OH	OPPOSITE HAND
OPN	OPENING
OPP	OPPOSITE
ORD	OVERFLOW ROOF DRAIN
P	PLASTIC
PARTN	PARTITION
PBD	PARTICLE BOARD
PCC	PRECAST CONCRETE
PL	PLATE
PLAM	PLASTIC LAMINATE
PLAS	PLASTER
PLYWD	PLYWOOD
PR	PAIR
PRCST	PRECAST
PREFAB	PREFABRICATED
PROP	PROPERTY
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PT	PAINT
PT CONC	POST-TENSIONED CONCRETE
PTD	PAPER TOWEL DISPENSER
PTL	PORCELAIN TILE
PVC	POLYVINYL CHLORIDE
QA	QUALITY ASSURANCE
QT	QUARRY TILE
R	R-VALUE (INSULATION), RADIUS, RISER
RB	RESILIENT BASE
RCP	REFLECTED CEILING PLAN
RD	ROOF DRAIN
RE:	REFERENCE
REBAR	REINFORCING BAR
REC	RECESSED
RECPT	RECEPTACLE
REF	REFRIGERATOR
REG	REGISTER
REINF	REINFORCE
REQD	REQUIRED
RESIL	RESILIENT
REV	REVISION
RH	ROOF HATCH
RM	ROOM
RO	ROUGH OPENING
RT	RUBBER STAIR TREAD
S	SOUTH
SAF	SEAMLESS ACRYLIC FLOORING
SAP PANELS	SUSPENDED ACOUSTICAL
SAT	SUSPENDED ACOUSTICAL TILE
SB	SPLASHBLOCK
SC CORE	SEALED CONCRETE, SOLID
SCHED	SCHEDULE
SCP	SCUPPER
SD	SOAP DISPENSER
SEAL	SEALER
SECT	SECTION
SF	SQUARE FOOT
SF CMU	SPLIT-FACE CMU
SHWR	SHOWER
SHT	SHEET
SHTG	SHEATHING
SIM	SIMILAR
SLV	SHORT LEG VERTICAL
SND	SANITARY NAPKIN DISPOSER
SNV	SANITARY NAPKIN VENDOR
SPECS	SPECIFICATIONS
SQ	SQUARE
SS	STAINLESS STEEL
STC	SOUND TRANSMISSION CLASS
STD	STANDARD
STL	STEEL
STOR	STORAGE
STRUC	STRUCTURAL
SUSP	SUSPENDED
SV	SHEET VINYL
SYM	SYMMETRICAL
SYS	SYSTEM
T	TREAD, TEMPERED
TB	TACKBOARD
T&B	TOP AND BOTTOM
T&G	TONGUE AND GROOVE
TBD	TO BE DETERMINED
TD	TUBULAR DAYLIGHTING DEVICE
TEL	TELEPHONE
TEMP	TEMPERATURE
TG	TEMPERED GLASS, TONGUE & GROOVE, TRANSFER GRILLE
THRU	THROUGH
TO	TOP OF
TOC	TOP OF CONCRETE
TOM	TOP OF MASONRY
TOS	TOP OF STEEL
TOW	TOP OF WALL
TTD	TOILET TISSUE DISPENSER
TV	TELEVISION
TYP	TYPICAL
UGND	UNDERGROUND
UL	UNDERWRITERS LABORATORY
UNFIN	UNFINISHED
UNO	UNLESS NOTED OTHERWISE
URN	URINAL
VB	VINYL WALL BASE
VCT	VINYL COMPOSITION TILE
VERT	VERTICAL
VIF	VERIFY IN FIELD
VTR	VENT THROUGH ROOF
VWC	VINYL WALL COVERING
W	WEST
W/	WITH
W/O	WITHOUT
WC	WATER CLOSET
WD	WOOD
WDP	WOOD PANELING
WDW	WINDOW
WF	WIDE FLANGE
WGL	WIRED GLASS
WH	WATER HEATER
WR	WASTE RECEPTACLE, WATER RESISTANT
WS	WATER STOP
WSCT	WAINSCOT
WT	WEIGHT
WWF	WELDED WIRE FABRIC

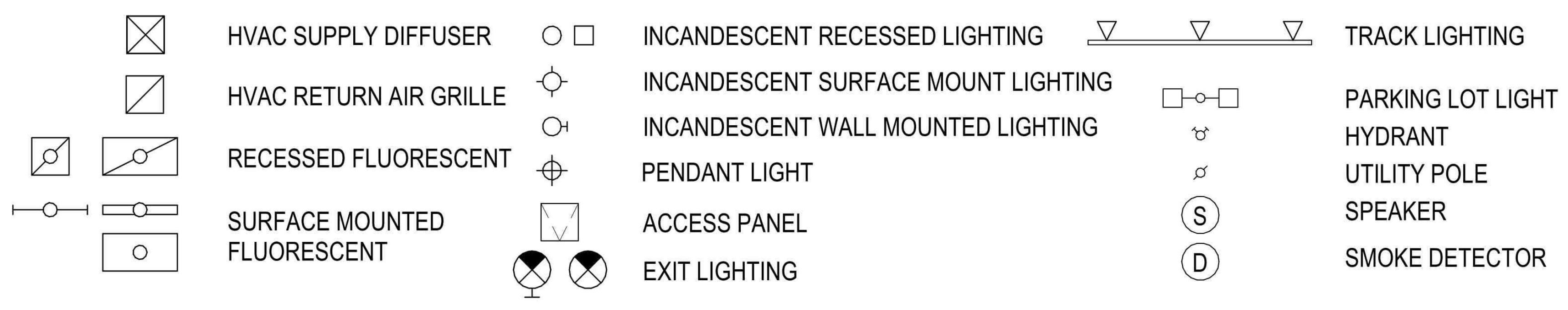
ARCHITECTURAL DRAWING SYMBOLS


ROOM NAME
101
ROOM IDENTIFIER
ROOM NAME
ROOM NUMBER
X
XXXX
INTERIOR ELEVATION REFERENCE
SHEET LOCATION
VIEW NUMBER
N
TRUE NORTH
NORTH ARROW
HANDICAP SYMBOL
PROPOSED DOOR AND DOOR NUMBER
1337A
1 View Name
A101
S1
PARTITION TYPE IDENTIFIER
XX-XX
FRAME IDENTIFIER
XX
EQUIPMENT IDENTIFIER
X
REVISION INDICATOR
X XXXX
EXTERIOR ELEVATION REFERENCE
XX
SPECIALTIES AND EQUIPMENT IDENTIFIER
XX
KEYNOTE
EXISTING DOOR TO BE REMOVED
EXISTING DOOR TO REMAIN
1
A-101
BUILDING
DRAWING NUMBER
BUILDING SECTION REFERENCE
SHEET WHERE DETAIL IS LOCATED
OBJECT REFERENCE
D
DRAWING NUMBER
SECTION REFERENCE
SHEET WHERE DETAIL IS LOCATED
OBJECT REFERENCED
DRAWING NUMBER DETAIL
DETAIL REFERENCE
SHEET WHERE DETAIL IS LOCATED
0
COLUMN GRID IDENTIFIER
0
EXISTING COLUMN GRID IDENTIFIER
MATCHLINE
SEE DRAWING ##/ X###
MATCH LINE
FEC
FIRE EXTINGUISHER CABINET
AED
AUTOMATED EXTERNAL DEFIBRILLATOR
FINISH
EL. = 100'-0"
ELEVATION INDICATION
FINISH
EL. = 100'-0"
EXISTING ELEVATION INDICATION
8'-0" AFF
SPOT ELEVATION INDICATION

MATERIALS LEGEND

- ▤ EARTH
- ▩ GRAVEL
- ▨ CONCRETE
- ▨ PRECAST CONCRETE
- ▩ CONCRETE MASONRY UNIT
- ▨ BRICK
- ▨ SAND / MORTAR / PLASTER / CEMENT
- ▨ STEEL
- ▨ ALUMINUM
- ▨ BRASS / BRONZE
- ▨ BATT INSULATION
- ▭ GYPSUM BOARD
- ▭ RIGID INSULATION
- ☒ ROUGH WOOD FRAMING
- ▭ BLOCKING OR SHIMMING
- ▨ FINISH WOOD
- ▤ PLYWOOD
- ▩ PARTICLE BOARD
- ▥ CERAMIC TILE
- ▦ ACOUSTIC TILE
- ▨ GYP. BD. CLG.
- ▦ OPEN GRID CLG.
- ▭ ACOUSTIC TILE SECTION

REFLECTED CEILING PLAN LEGEND


HVAC SUPPLY DIFFUSER
HVAC RETURN AIR GRILLE
RECESSED FLUORESCENT
SURFACE MOUNTED FLUORESCENT
INCANDESCENT RECESSED LIGHTING
INCANDESCENT SURFACE MOUNT LIGHTING
INCANDESCENT WALL MOUNTED LIGHTING
PENDANT LIGHT
ACCESS PANEL
EXIT LIGHTING
TRACK LIGHTING
PARKING LOT LIGHT
HYDRANT
UTILITY POLE
S
SPEAKER
D
SMOKE DETECTOR

D2C ARCHITECTS

D2C ARCHITECTS, INC.
DENVER, COLORADO

MARK	DESCRIPTION	DATE	APPR

ISSUE DATE: **MAY 19, 2025**
DESIGN BY: Designer
D2C PROJECT NUMBER 202421
CONSULTANTS PROJECT #
DRAWN BY: Author
CKD BY: Checker
SOLICITATION NO.:
SBMT BY: Approver
PLOT DATE: 5/20/2025 4:48:47 PM
CONTRACT NO.:
PLOT SCALE: 12" = 1'-0"
FILE NUMBER:
SIZE: 22" x 34"
FILE NAME:

FOR PERMIT

STATE OF COLORADO LICENSED ARCHITECT
BRIAN T. DUGGAN
401770
5/16/2025

TOWN OF SUPERIOR
OPERATIONS & MAINTENANCE FACILITY
1950 HONEY CREEK LANE, SUPERIOR, CO 80027

ARCHITECTURAL ABBREVIATIONS, SYMBOLS, AND MATERIALS

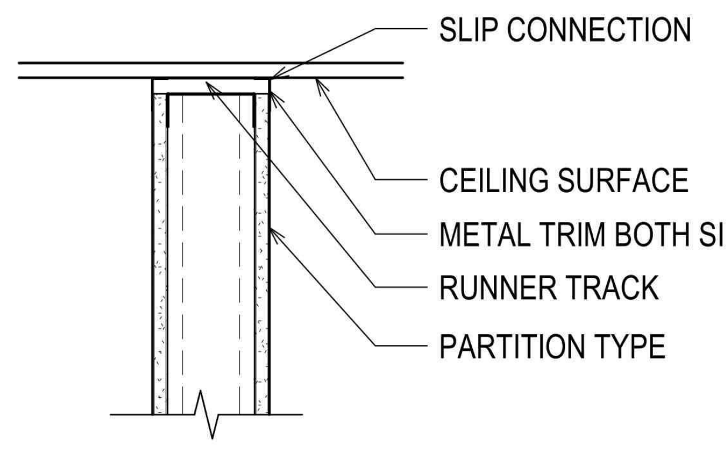
SHEET IDENTIFICATION
A-001

PARTITION TYPES

TYPE	GRAPHIC SYMBOL	CONSTRUCTION	DESCRIPTION
S3			3 5/8" METAL STUDS @ 16" O.C. INTERIOR GYPSUM BOARD
S4			INTERIOR GYPSUM BOARD 3 5/8" METAL STUDS @ 16" O.C. INTERIOR GYPSUM BOARD

PARTITION TYPE SUFFIX

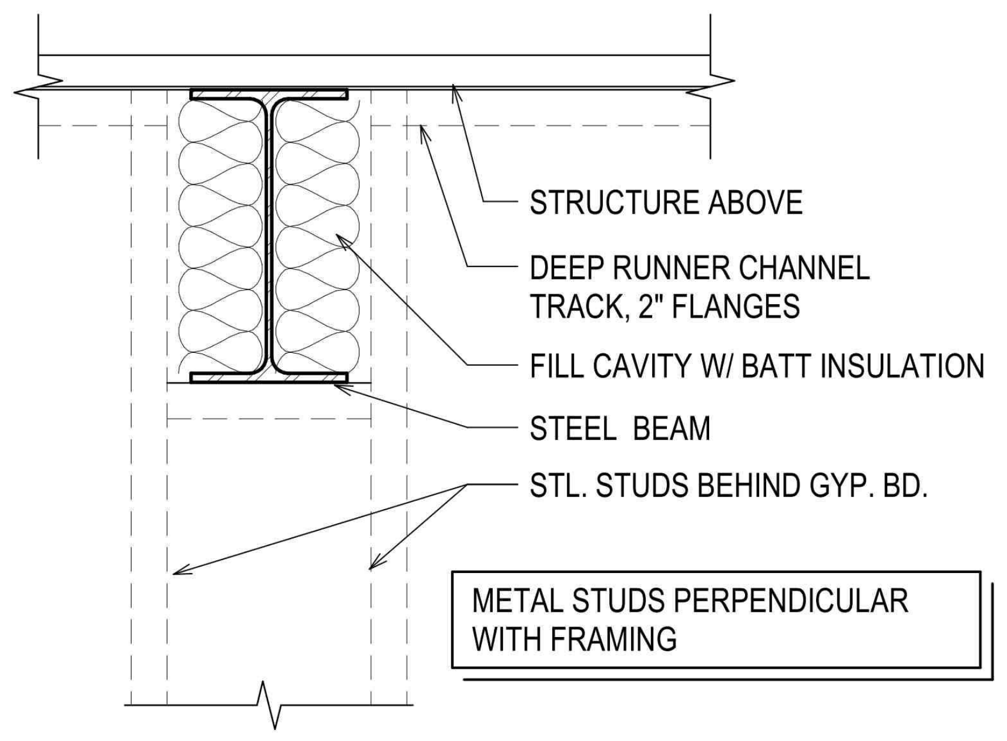
A. 1 1/2" SOUND ATTENUATION BLANKET FLOOR TO CEILING. WHERE PARTITION MEETS CEILING SYSTEM PROVIDE 1 1/2" SOUND ATTENUATION BLANKET ABOVE CEILING 2'-0" EACH SIDE OF PARTITION. SEE ACOUSTICAL PARTITION HEAD.
B. PROVIDE 3 1/2" BATT INSULATION FLOOR TO CEILING/STRUCTURE.
C. PROVIDE 20 GA. METAL STUDS @ 16" O.C.
D. PROVIDE 5/8" CEMENT BACKER BOARD AT CERAMIC TILE WITH 5/8" WATER RESISTANT GYPSUM BOARD ABOVE.
E. PROVIDE 6" 25 GA. METAL STUDS AT 16" O.C.


SLIP CONNECTION
CEILING SURFACE
METAL TRIM BOTH SIDES
RUNNER TRACK
PARTITION TYPE

C2 PARTITION HEAD C

A-011 1 1/2" = 1'-0"

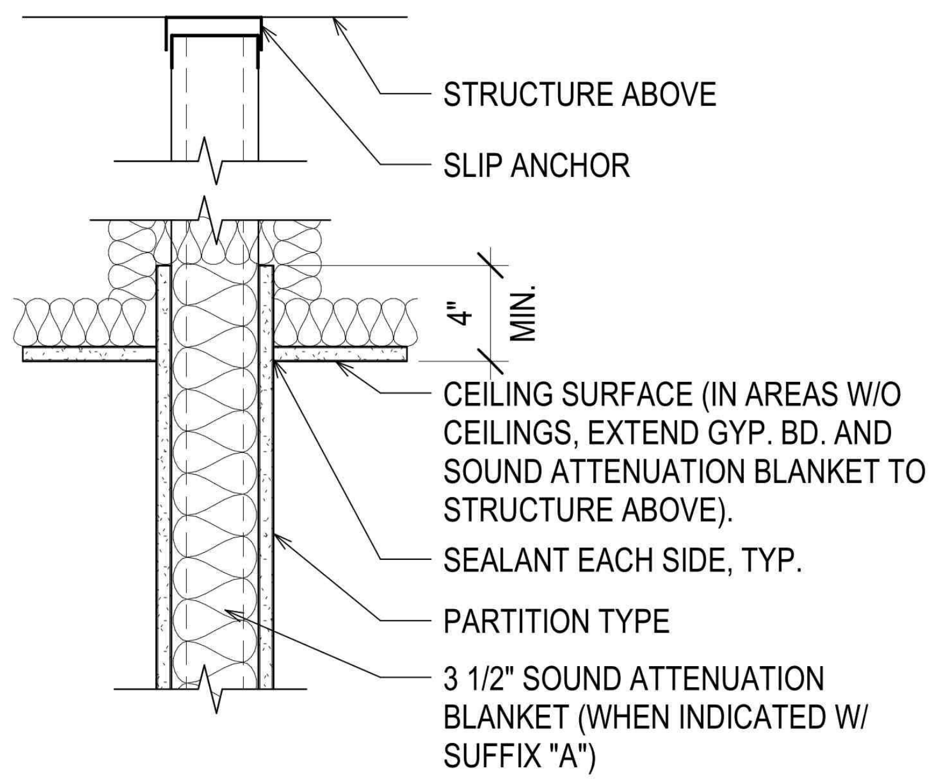
0' 4" 8" 1'-4"


STRUCTURE ABOVE
DEEP RUNNER CHANNEL TRACK, 2" FLANGES
FILL CAVITY W/ BATT INSULATION
STEEL BEAM
STL. STUDS BEHIND GYP. BD.
METAL STUDS PERPENDICULAR WITH FRAMING

C3 PARTITION HEAD AT BEAM

A-011 1 1/2" = 1'-0"

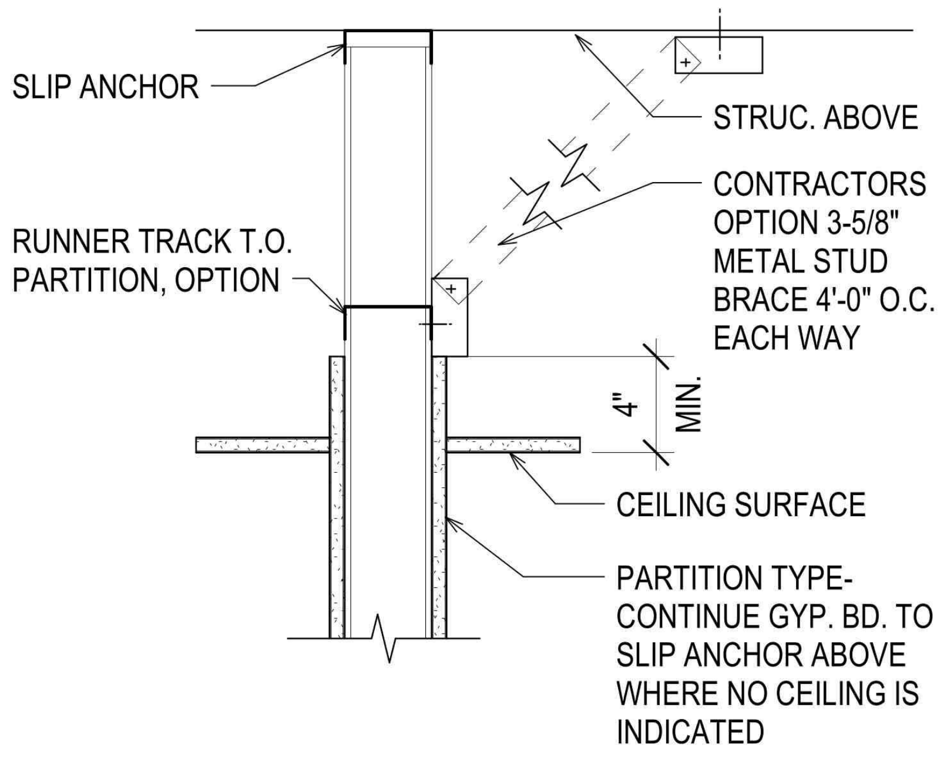
0' 4" 8" 1'-4"


STRUCTURE ABOVE
SLIP ANCHOR
4" MIN.
CEILING SURFACE (IN AREAS W/O CEILINGS, EXTEND GYP. BD. AND SOUND ATTENUATION BLANKET TO STRUCTURE ABOVE).
SEALANT EACH SIDE, TYP.
PARTITION TYPE
3 1/2" SOUND ATTENUATION BLANKET (WHEN INDICATED W/ SUFFIX "A")

C4 ACOUSTICAL PARTITION HEAD

A-011 1 1/2" = 1'-0"

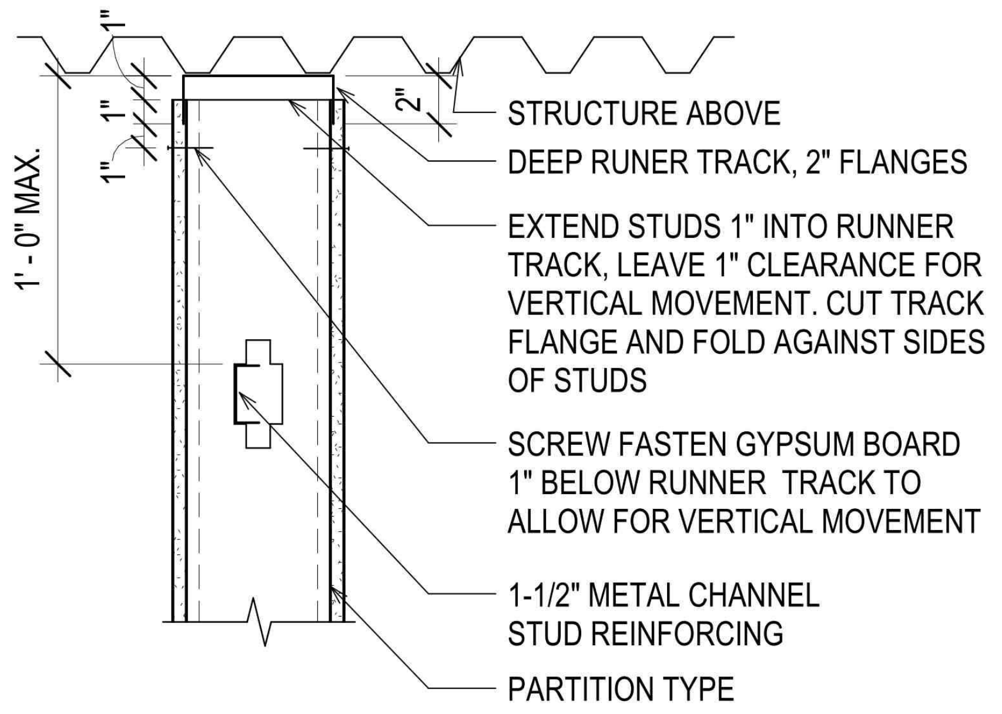
0' 4" 8" 1'-4"


SLIP ANCHOR
STRUC. ABOVE
RUNNER TRACK T.O. PARTITION, OPTION
CONTRACTORS OPTION 3-5/8" METAL STUD BRACE 4'-0" O.C. EACH WAY
4" MIN.
CEILING SURFACE
PARTITION TYPE- CONTINUE GYP. BD. TO SLIP ANCHOR ABOVE WHERE NO CEILING IS INDICATED

B1 TYPICAL PARTITION HEAD

A-011 1 1/2" = 1'-0"

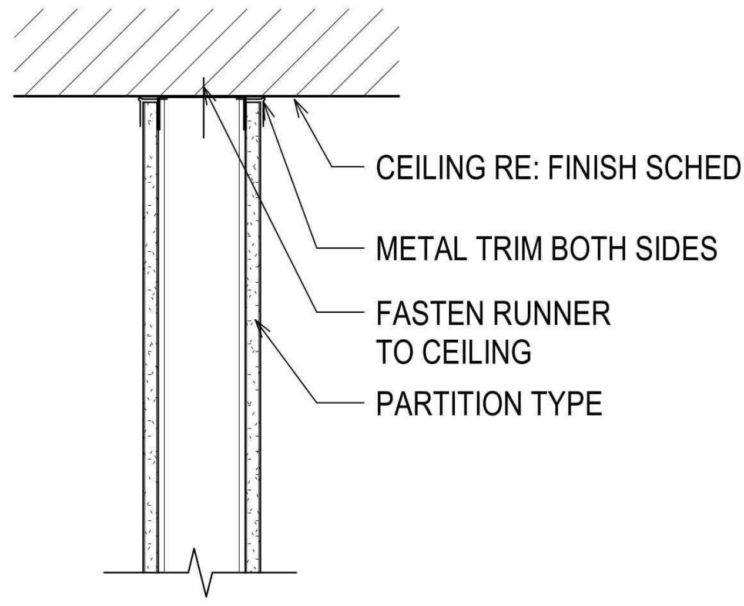
0' 4" 8" 1'-4"


1'-0" MAX.
1"
1"
1"
2"
STRUCTURE ABOVE
DEEP RUNER TRACK, 2" FLANGES
EXTEND STUDS 1" INTO RUNNER TRACK, LEAVE 1" CLEARANCE FOR VERTICAL MOVEMENT. CUT TRACK FLANGE AND FOLD AGAINST SIDES OF STUDS
SCREW FASTEN GYPSUM BOARD 1" BELOW RUNNER TRACK TO ALLOW FOR VERTICAL MOVEMENT
1-1/2" METAL CHANNEL STUD REINFORCING
PARTITION TYPE

B2 SLIP ANCHOR

A-011 1 1/2" = 1'-0"

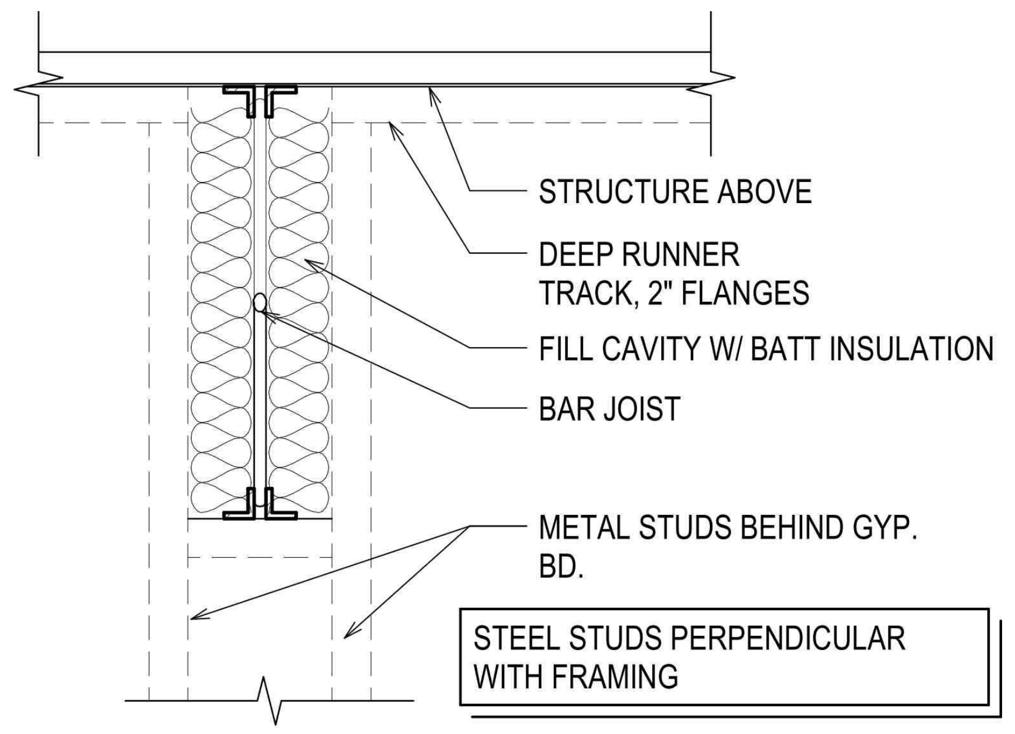
0' 4" 8" 1'-4"


CEILING RE: FINISH SCHEDULE
METAL TRIM BOTH SIDES
FASTEN RUNNER TO CEILING
PARTITION TYPE

B3 PARTITION HEAD AT CEILING

A-011 1 1/2" = 1'-0"

0' 4" 8" 1'-4"


STRUCTURE ABOVE
DEEP RUNNER TRACK, 2" FLANGES
FILL CAVITY W/ BATT INSULATION
BAR JOIST
METAL STUDS BEHIND GYP. BD.
STEEL STUDS PERPENDICULAR WITH FRAMING

B4 PARTITION HEAD AT JOIST

A-011 1 1/2" = 1'-0"

0' 4" 8" 1'-4"

PARTITION TYPE NOTES

1. DIMENSIONS SHOWN ON PLANS ARE FROM FINISH SURFACE TO FINISH SURFACE. MASONRY DIMENSIONS GIVEN ARE NOMINAL. "MO" (MASONRY OPENING) REFERS TO NOMINAL OPENINGS IN MASONRY UNIT CONSTRUCTION. "RO" (ROUGH OPENING) REFERS TO ACTUAL OPENINGS BETWEEN METAL STUDS IN METAL STUD CONSTRUCTION.
2. PARTITION TYPES ARE INDICATED ON THE FLOOR PLANS. NUMBERS REFER TO THE PARTITION TYPE, LETTERS INDICATE VARIATIONS TO THE BASE CONDITION DRAWN. UNMARKED PARTITIONS SHALL MATCH ADJACENT PARTITION TYPE.
3. ALL PARTITIONS SHALL EXTEND STRUCTURE TO STRUCTURE UNLESS OTHERWISE NOTED. REFER TO PARTITION HEAD DETAILS.
4. FIRE-RATED PARTITIONS AND SOUND ISOLATION PARTITIONS ARE INDICATED ON REFLECTED CEILING PLANS.
5. CONSTRUCTION OF FIRE-RATED PARTITIONS, INCLUDING TAPING AND FINISHING OF GYPSUM BOARD FOR FULL HEIGHT TO STRUCTURE ABOVE, SHALL BE IN ACCORDANCE WITH MANUFACTURERS DIRECTIONS TO ACHIEVE THE RATING INDICATED.
6. SOUND ISOLATION PARTITIONS SHALL BE SEALED AIRTIGHT FOR FULL HEIGHT TO PREVENT PASSAGE OF AIRBORNE SOUND. TAPE AND FINISH ALL GYPSUM BOARD JOINTS AND FASTENERS. PROVIDE SEALANT AT PERIMETER AND AT ALL PENETRATIONS.
7. WHEREVER LENGTH OF MASONRY PARTITION EXCEEDS 8'-0" BETWEEN LATERAL SUPPORTS, INSTALL 3" x 3" x 0'-6" x 12 GAUGE FORMED STEEL ANGLES EACH SIDE AT 4'-0" O.C. MAX. ANCHOR EACH ANGLE TO STRUCTURE WITH TWO 1/8" X 15/16" DRIVE PINS. MASONRY SHALL STOP 1" FROM STRUCTURE, AND 1" SPACE SHALL BE FILLED WITH NON-COMBUSTIBLE COMPRESSIBLE FILLER.
8. HOLLOW METAL FRAMES IN METAL STUD PARTITIONS SHALL HAVE 4 STUD ANCHORS PER JAMB MINIMUM FOR FRAME HEIGHT OF 7'-2" OR LESS, AND ONE ADDITIONAL ANCHOR PER JAMB FOR EACH ADDITIONAL 2'-0" OR FRACTION. HOLLOW METAL FRAMES IN MASONRY SHALL HAVE 3 MASONRY ANCHORS PER JAMB MINIMUM FOR FRAME HEIGHT OF 7'-4" OR LESS, AND ONE ADDITIONAL ANCHOR PER JAMB FOR EACH ADDITIONAL 2'-0" OR FRACTION. ALL HOLLOW METAL FRAMES SHALL HAVE ONE FLOOR CLIP PER JAMB, WITH TWO ANCHORS INTO FLOOR AT EACH FLOOR CLIP.
9. PROVIDE JOINT REINFORCEMENT IN ALL MASONRY PARTITIONS, CONTINUOUSLY HORIZONTALLY AND SPACED NOT OVER 16" ON CENTER VERTICALLY, BEGINNING WITH THE JOINT 8" ABOVE THE FLOOR AND IN THE FIRST AND SECOND JOINTS ABOVE AND BELOW OPENINGS EXTENDING NOT LESS THAN 24" BEYOND EACH SIDE OF THE OPENING.
10. PROVIDE FIRE-RETARDANT TREATED WOOD OR SHEET STEEL BLOCKING FOR PARTITION MOUNTED EQUIPMENT AND CASEWORK.
11. PARTITION TYPES DESCRIBE THE PRIMARY MEMBER AND SHEATHING. REFER TO FINISH SCHEDULE FOR ALL PARTITION FINISH DESIGNATIONS.
12. PROVIDE TYPE WR (WATER RESISTANT) GYPSUM BOARD IN ALL WET AREAS SUCH AS TOILET ROOMS, SHOWER ROOMS, KITCHENS AND AT EWC'S.
13. PROVIDE 5/8" CONCRETE BACKER BOARD AT ALL CERAMIC TILE FINISHES TO ALIGN WITH 5/8" TYPE WR GYPSUM BOARD ABOVE.
14. PROVIDE SLIP JOINT CONNECTIONS AT THE TOPS OF ALL PARTITIONS WHICH INTERSECT THE STRUCTURE ABOVE. PROVIDE FIRE SAFING AT ALL SLIP JOINT CONNECTIONS IN FIRE RATED PARTITIONS.
15. WHERE NOTED TO PROVIDE SOUND ISOLATION MATERIAL IN WALLS, PROVIDE A STRIP OF ISOLATION BLANKET ABOVE THE CONJOINING WALLS.
16. PROVIDE 16 GA. SHEET METAL BLOCKING WALL SHEATHING AT ALL WALL MOUNTED ITEMS AT STUD WALLS AND PARTITIONS. ITEMS SUCH AS SHOWER SEATS AND GRAB BARS ARE TO BE ABLE TO WITHSTAND A VERTICAL FORCE OF 250 LBS.

INTERIOR STUD SIZING GUIDE

HEIGHT	3 5/8" STUD	6" STUD
12' WALL	362S125-30 @ 16"	600S125-30 @ 16"
16' WALL	362S162-43 @ 16"	600S125-30 @ 16"
20' WALL	362S162-68 @ 12"	600S125-33 @ 16"
24' WALL	NA	600S162-43 @ 16"
28' WALL	NA	600S162-54 @ 12"

NOTE: THESE STUD SIZES ARE FOR REFERENCE ONLY. PROVIDE SHOP DRAWINGS FOR PROPOSED WALLS REQUIRING ADDITIONAL STUD ENGINEERING DUE TO STUD HEIGHT. INCLUDE STUD SPACING, GAUGE AND HEIGHT INFORMATION. PROVIDE MANUFACTURERS INFORMATION FOR SELECTED PRODUCTS.

D2C
ARCHITECTS

D2C ARCHITECTS, INC.
DENVER, COLORADO

MARK	DESCRIPTION	DATE	APPR

ISSUE DATE: **MAY 19, 2025**
CONSULTANTS PROJECT #
SOLICITATION NO.:
CONTRACT NO.:
FILE NUMBER:
DESIGN BY: Designer
D2C PROJECT NUMBER 202421
DRAWN BY: Author
CKD BY: Checker
SBMT BY: Approver
PLOT DATE: 5/20/2025 4:48:49 PM
PLOT SCALE: As indicated
FILE NAME:
SIZE: 22" x 34"

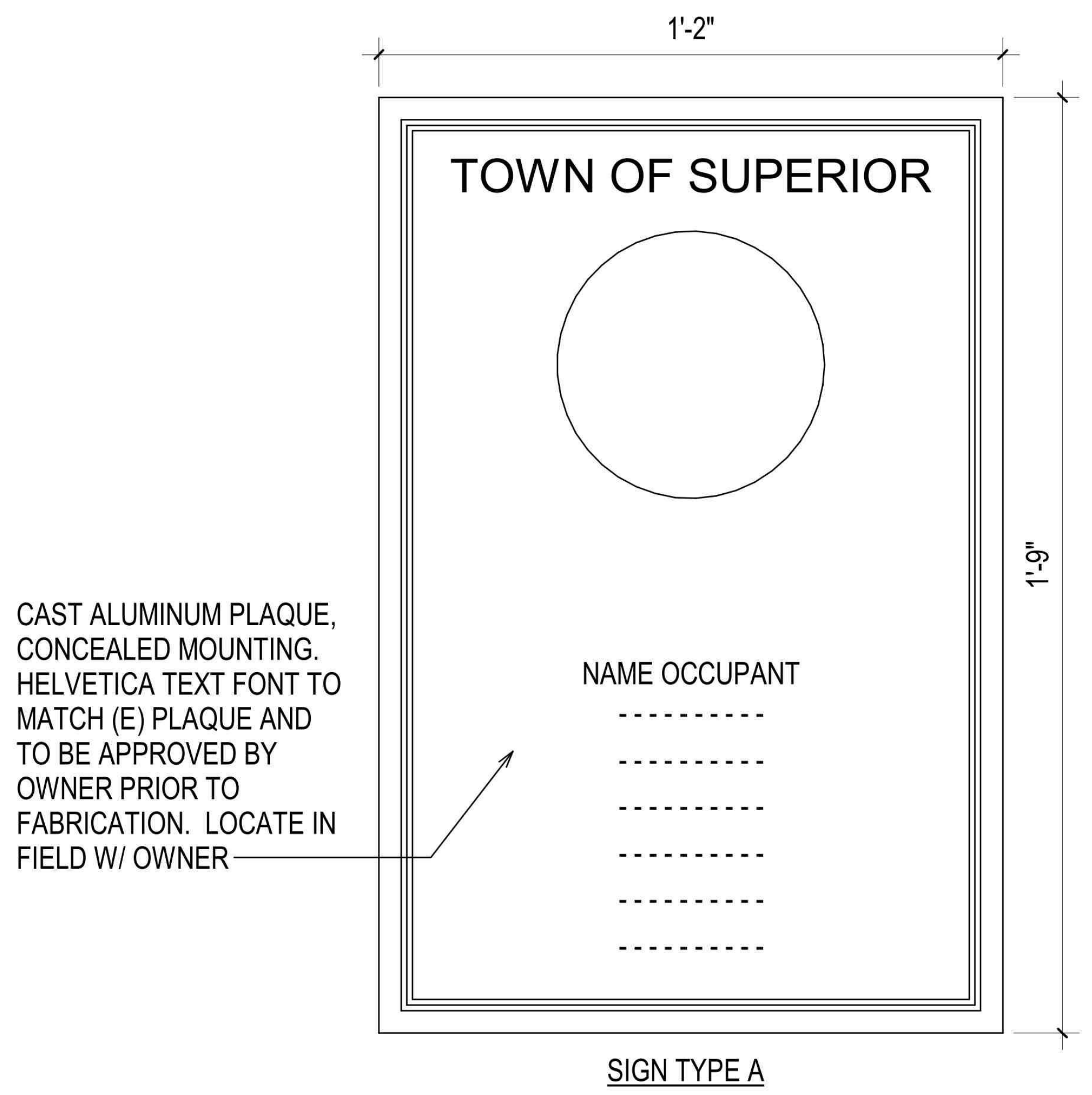
FOR PERMIT

BRIAN T. DUGGAN
401770
5/16/2025

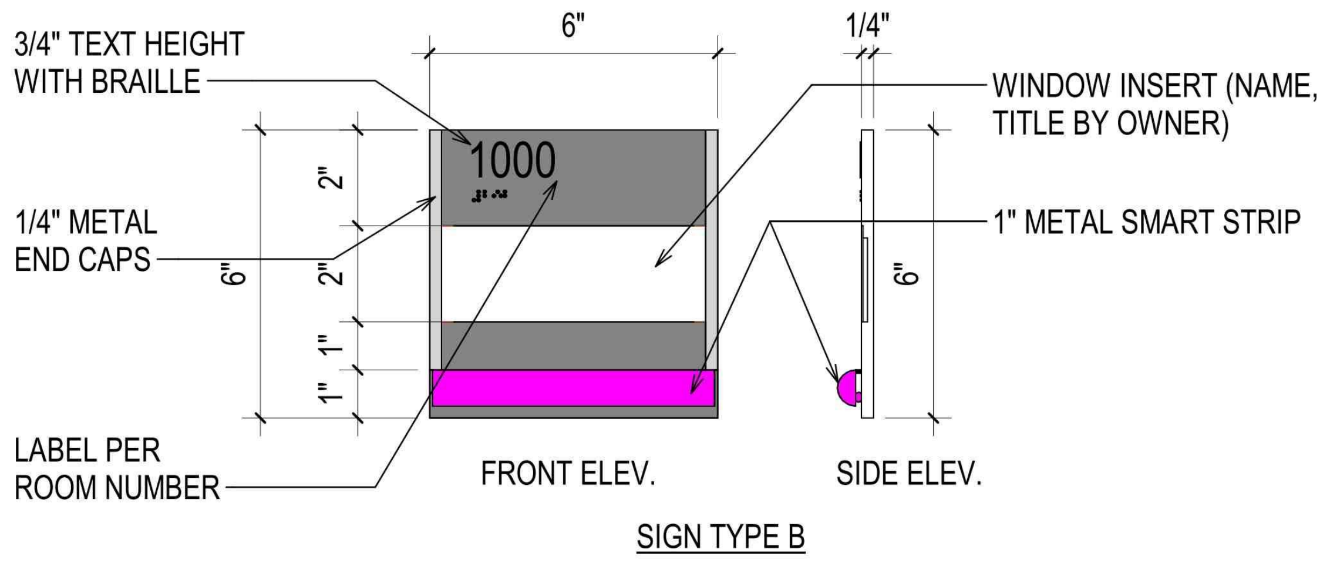
TOWN OF SUPERIOR
OPERATIONS &
MAINTENANCE FACILITY
1950 HONEY CREEK LANE, SUPERIOR, CO 80027

PARTITION TYPES AND DETAILS

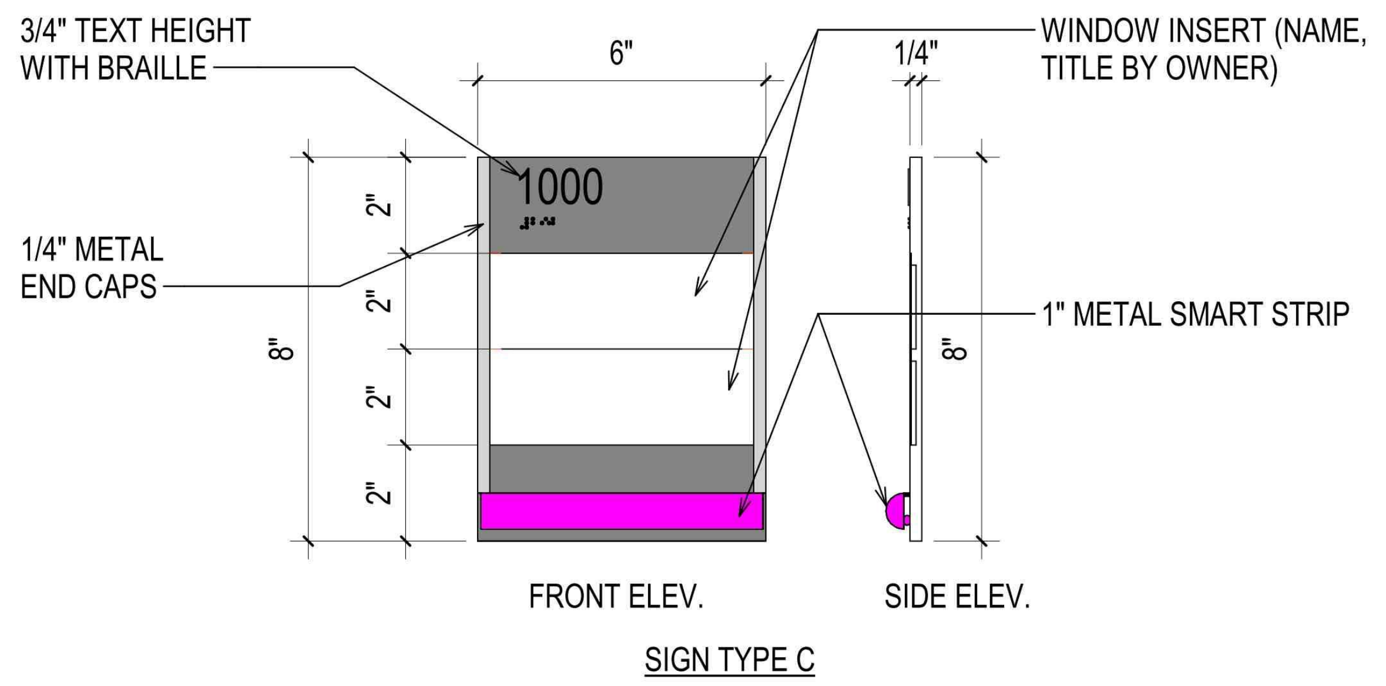
SHEET IDENTIFICATION
A-011


1'-2"
TOWN OF SUPERIOR
NAME OCCUPANT
1'-9"
CAST ALUMINUM PLAQUE, CONCEALED MOUNTING. HELVETICA TEXT FONT TO MATCH (E) PLAQUE AND TO BE APPROVED BY OWNER PRIOR TO FABRICATION. LOCATE IN FIELD W/ OWNER
SIGN TYPE A

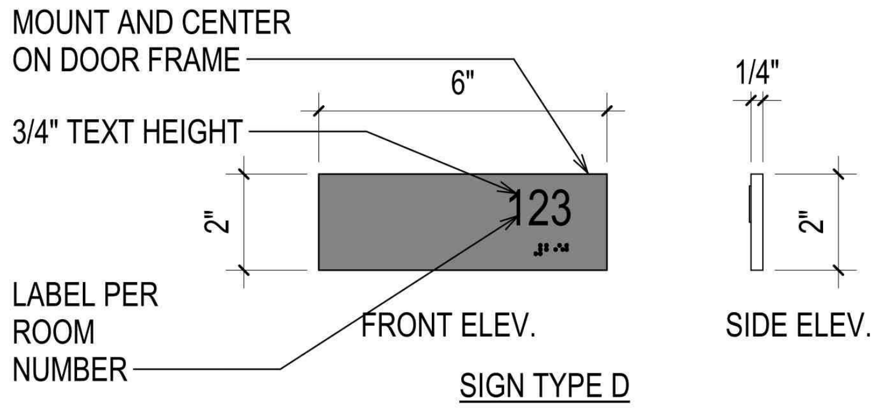
D1 SIGN TYPE A
A-012 3" = 1'-0"
0' 2" 4" 8"


3/4" TEXT HEIGHT WITH BRAILLE
1/4" METAL END CAPS
LABEL PER ROOM NUMBER
6"
1/4"
1000
2"
2"
1"
1"
6"
6"
WINDOW INSERT (NAME, TITLE BY OWNER)
1" METAL SMART STRIP
FRONT ELEV.
SIDE ELEV.
SIGN TYPE B

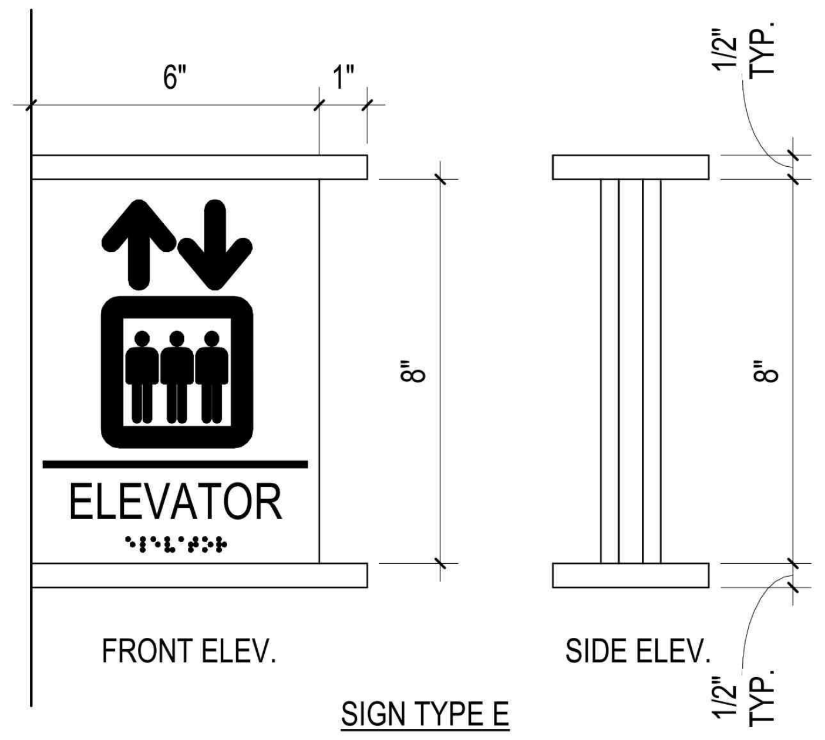
D2 SIGN TYPE B
A-012 3" = 1'-0"
0' 2" 4" 8"


3/4" TEXT HEIGHT WITH BRAILLE
1/4" METAL END CAPS
6"
1/4"
1000
2"
2"
2"
2"
8"
8"
WINDOW INSERT (NAME, TITLE BY OWNER)
1" METAL SMART STRIP
FRONT ELEV.
SIDE ELEV.
SIGN TYPE C

D4 SIGN TYPE C
A-012 3" = 1'-0"
0' 2" 4" 8"

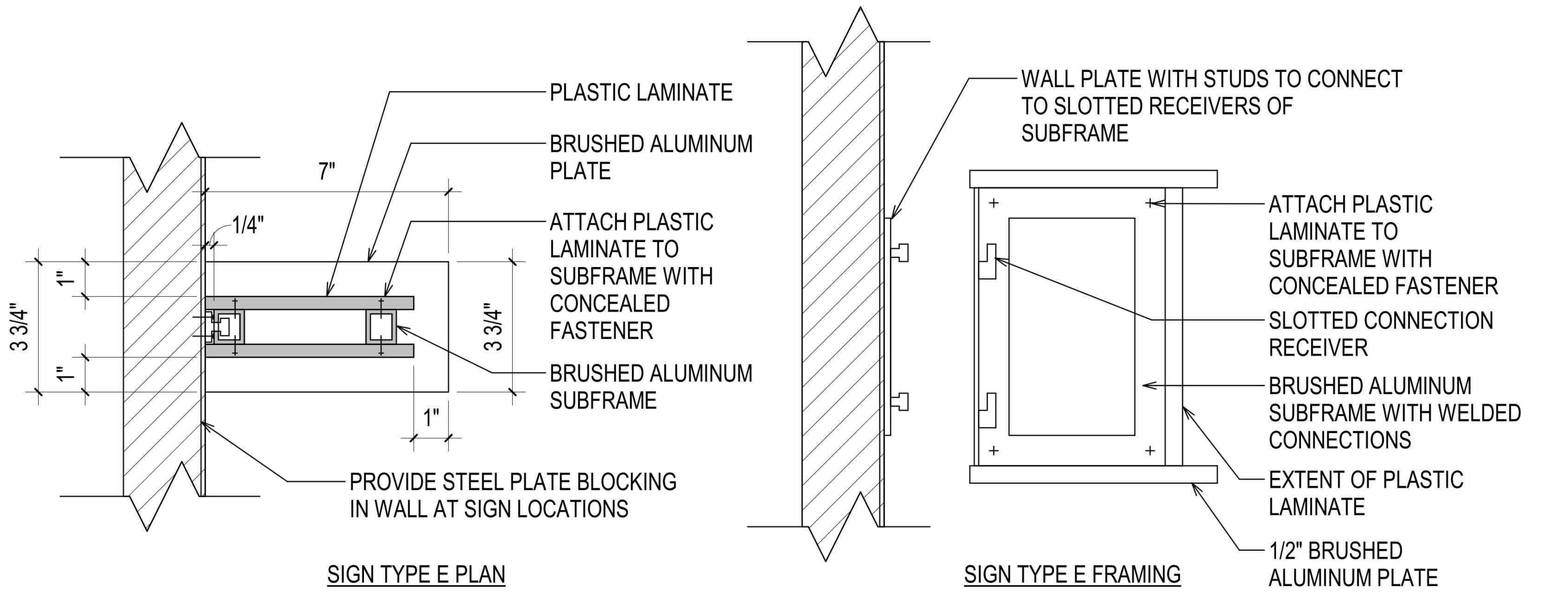

MOUNT AND CENTER ON DOOR FRAME
3/4" TEXT HEIGHT
LABEL PER ROOM NUMBER
6"
1/4"
123
2"
2"
FRONT ELEV.
SIDE ELEV.
SIGN TYPE D

D5 SIGN TYPE D
A-012 3" = 1'-0"
0' 2" 4" 8"

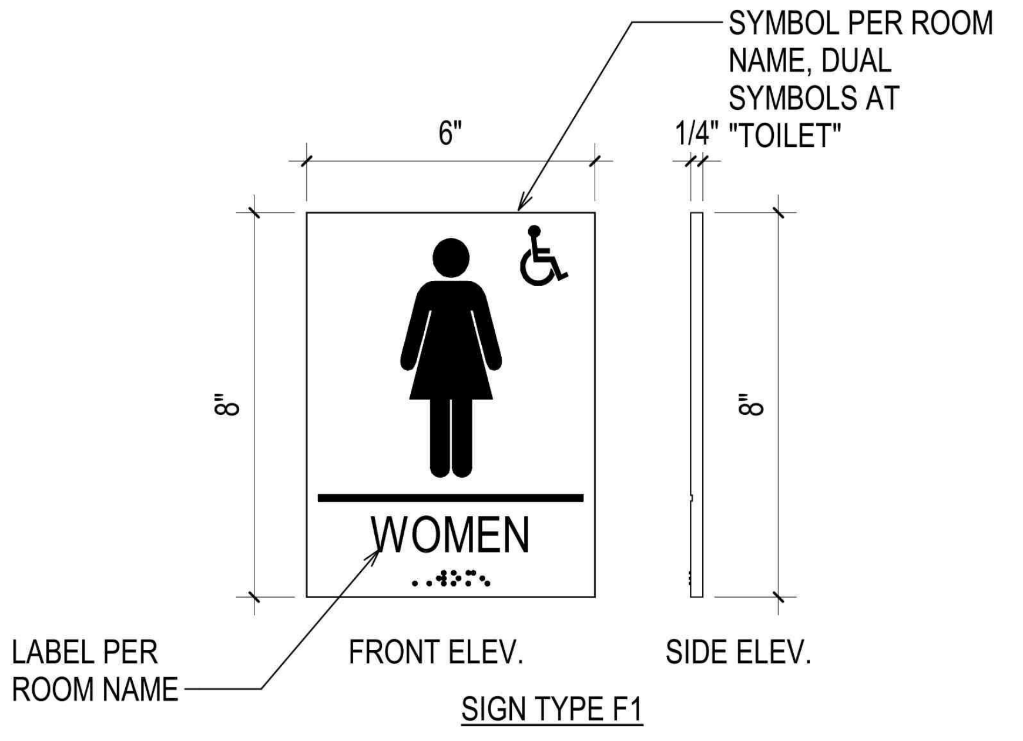

6"
1"
1/2" TYP.
ELEVATOR
8"
8"
1/2" TYP.
FRONT ELEV.
SIDE ELEV.
SIGN TYPE E

SIGN TYPE E NOTES:
- FLAG MOUNTED
- SAME FACE BOTH SIDES

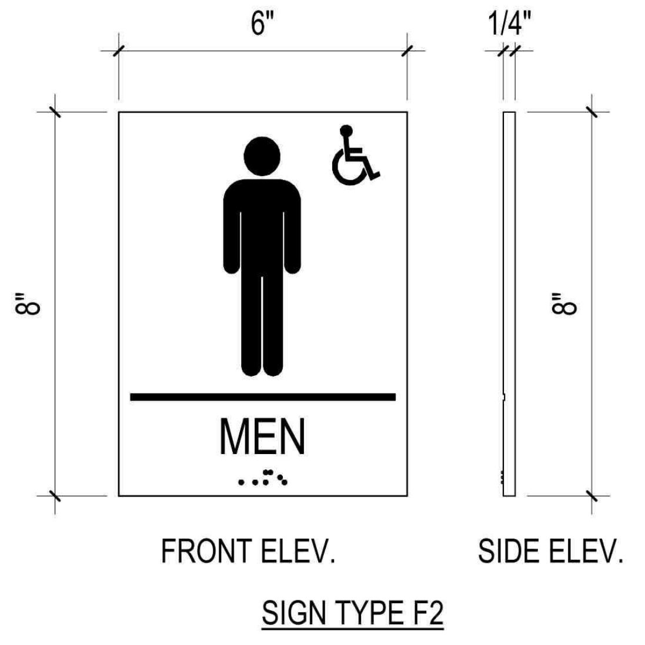
B1 SIGN TYPE E
A-012 3" = 1'-0"
0' 2" 4" 8"


PLASTIC LAMINATE
BRUSHED ALUMINUM PLATE
ATTACH PLASTIC LAMINATE TO SUBFRAME WITH CONCEALED FASTENER
BRUSHED ALUMINUM SUBFRAME
7"
1/4"
1"
1"
3 3/4"
3 3/4"
1"
PROVIDE STEEL PLATE BLOCKING IN WALL AT SIGN LOCATIONS
SIGN TYPE E PLAN
WALL PLATE WITH STUDS TO CONNECT TO SLOTTED RECEIVERS OF SUBFRAME
ATTACH PLASTIC LAMINATE TO SUBFRAME WITH CONCEALED FASTENER
SLOTTED CONNECTION RECEIVER
BRUSHED ALUMINUM SUBFRAME WITH WELDED CONNECTIONS
EXTENT OF PLASTIC LAMINATE
1/2" BRUSHED ALUMINUM PLATE
SIGN TYPE E FRAMING

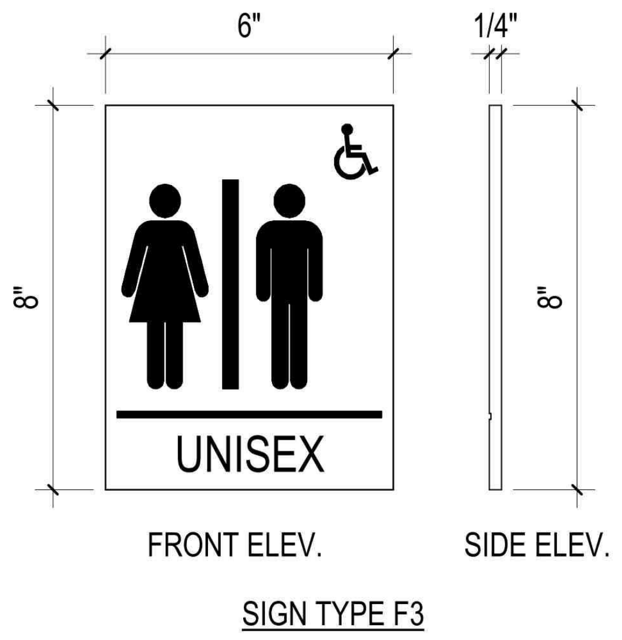
B2 SIGN TYPE E FRAMING
A-012 3" = 1'-0"
0' 2" 4" 8"


SYMBOL PER ROOM NAME, DUAL SYMBOLS AT 1/4" "TOILET"
6"
8"
8"
WOMEN
LABEL PER ROOM NAME
FRONT ELEV.
SIDE ELEV.
SIGN TYPE F1

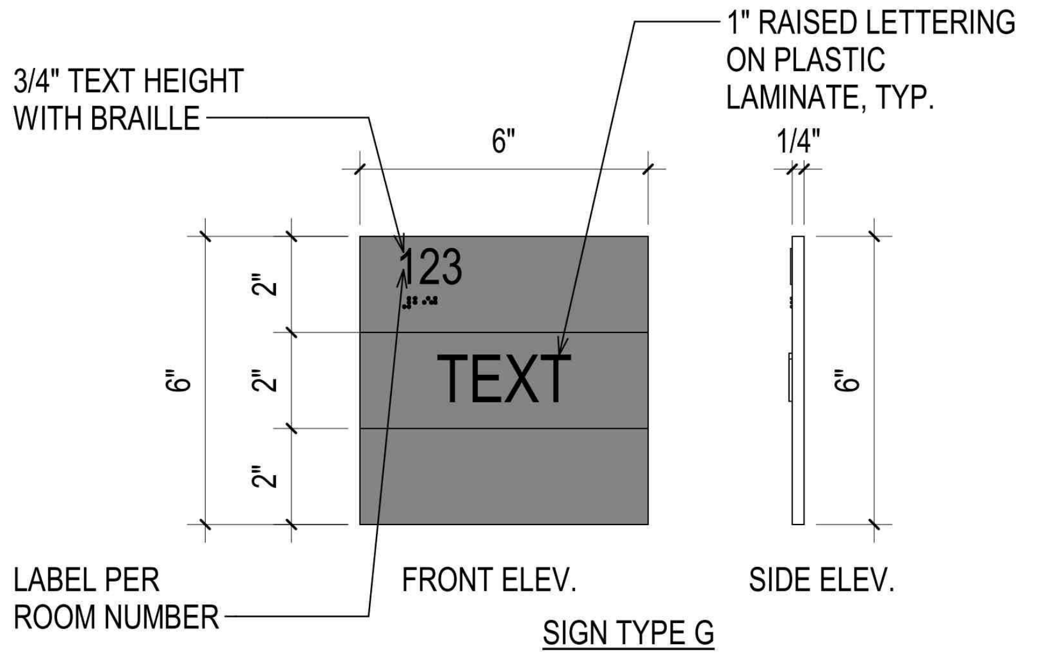
B4 SIGN TYPE F1
A-012 3" = 1'-0"
0' 2" 4" 8"


6"
1/4"
8"
8"
MEN
FRONT ELEV.
SIDE ELEV.
SIGN TYPE F2

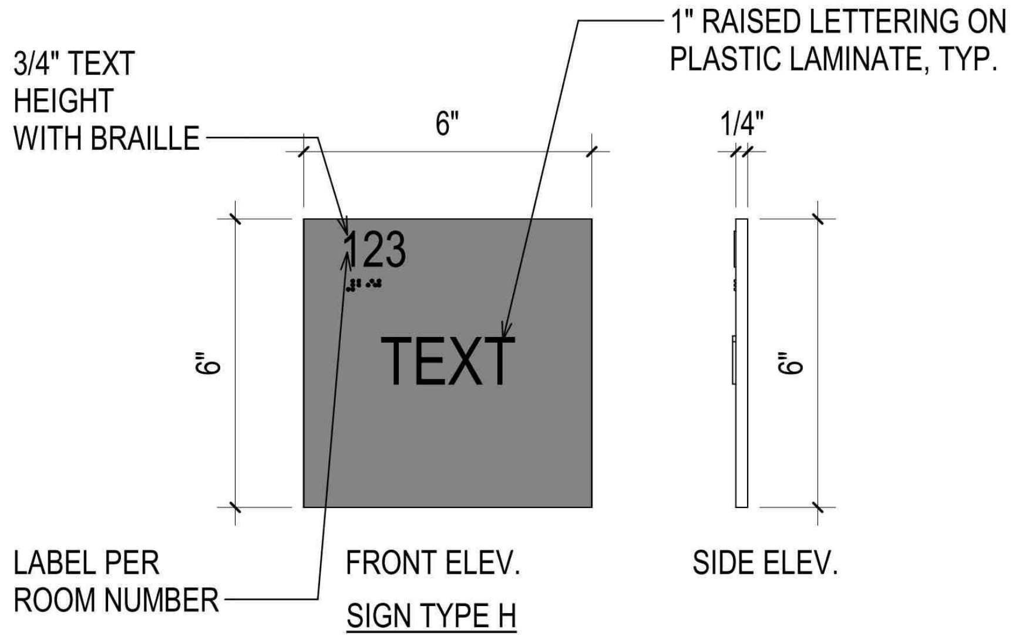
B5 SIGN TYPE F2
A-012 3" = 1'-0"
0' 2" 4" 8"


6"
1/4"
8"
8"
UNISEX
FRONT ELEV.
SIDE ELEV.
SIGN TYPE F3

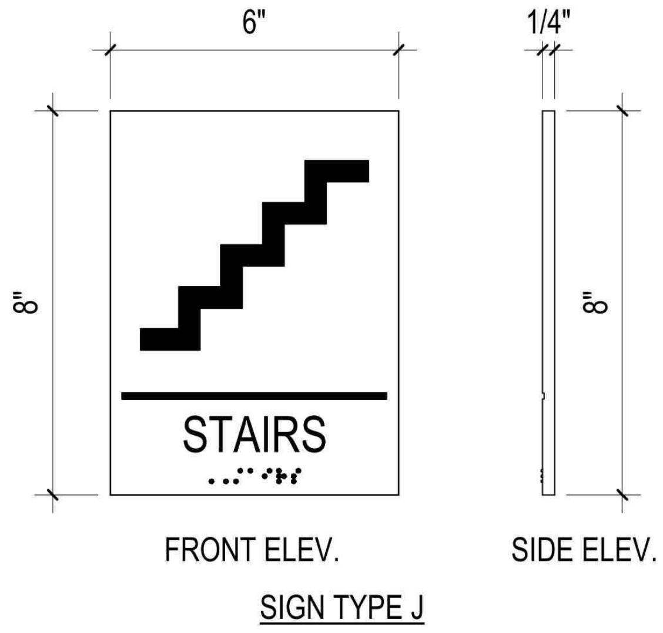
A1 SIGN TYPE F3
A-012 3" = 1'-0"
0' 2" 4" 8"


3/4" TEXT HEIGHT WITH BRAILLE
1" RAISED LETTERING ON PLASTIC LAMINATE, TYP.
6"
1/4"
123
TEXT
2"
2"
2"
6"
6"
LABEL PER ROOM NUMBER
FRONT ELEV.
SIDE ELEV.
SIGN TYPE G

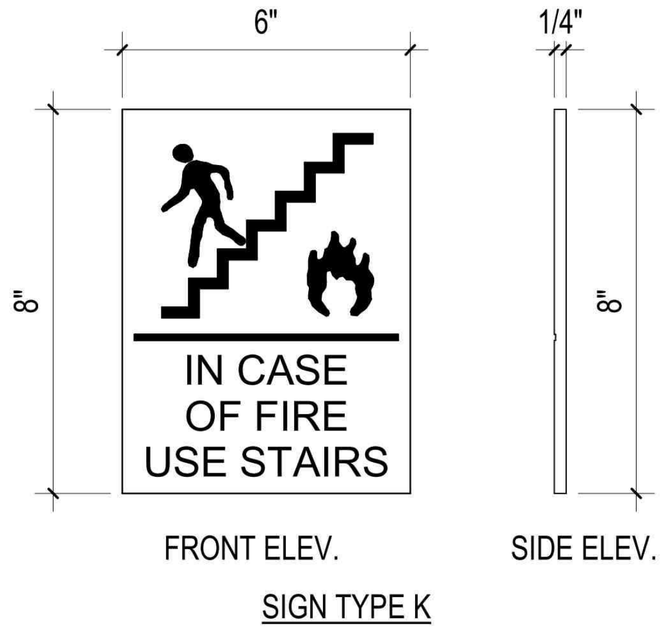
A2 SIGN TYPE G
A-012 3" = 1'-0"
0' 2" 4" 8"


3/4" TEXT HEIGHT WITH BRAILLE
1" RAISED LETTERING ON PLASTIC LAMINATE, TYP.
6"
1/4"
123
TEXT
6"
6"
LABEL PER ROOM NUMBER
FRONT ELEV.
SIDE ELEV.
SIGN TYPE H

A3 SIGN TYPE H
A-012 3" = 1'-0"
0' 2" 4" 8"


6"
1/4"
8"
8"
STAIRS
FRONT ELEV.
SIDE ELEV.
SIGN TYPE J

A4 SIGN TYPE J
A-012 3" = 1'-0"
0' 2" 4" 8"


6"
1/4"
8"
8"
IN CASE OF FIRE USE STAIRS
FRONT ELEV.
SIDE ELEV.
SIGN TYPE K

A5 SIGN TYPE K
A-012 3" = 1'-0"
0' 2" 4" 8"

D2C
ARCHITECTS

D2C ARCHITECTS, INC.
DENVER, COLORADO

MARK	DESCRIPTION	DATE	APPR

DESIGN BY: Designer
D2C PROJECT NUMBER 202421
DRAWN BY: Author
CKD BY: Checker
SBMT BY: Approver
PLOT DATE: 5/20/2025 4:48:51 PM
PLOT SCALE: 3" = 1'-0"
SIZE: 22" x 34"
FILE NAME:
ISSUE DATE: **MAY 19, 2025**
CONSULTANTS PROJECT #
SOLICITATION NO.:
CONTRACT NO.:
FILE NUMBER:

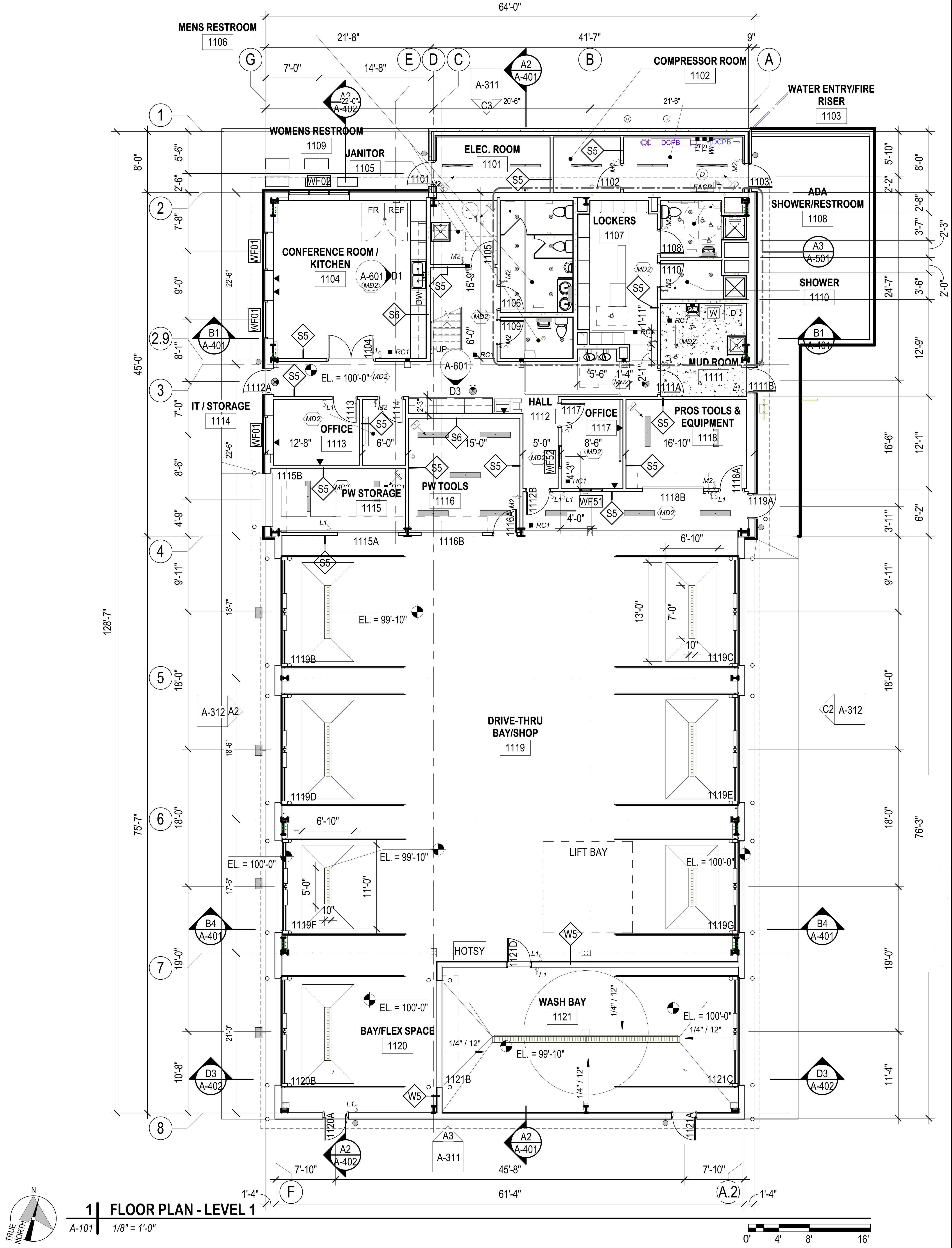
FOR PERMIT

BRIAN T. DUGGAN
401770
5/16/2025

TOWN OF SUPERIOR
OPERATIONS &
MAINTENANCE FACILITY
1950 HONEY CREEK LANE, SUPERIOR, CO 80027

SIGNAGE

SHEET IDENTIFICATION
A-012


64'-0"
21'-8"
41'-7"
9"
MENS RESTROOM
1106
G
7'-0"
14'-8"
E
D
C
A2
A-401
B
COMPRESSOR ROOM
1102
A
A-311
C3
20'-6"
21'-6"
WATER ENTRY/FIRE RISER
1103
WOMENS RESTROOM
1109
JANITOR
1105
ELEC. ROOM
1101
DCPB
FACP
ADA SHOWER/RESTROOM
1108
CONFERENCE ROOM / KITCHEN
1104
FR
REF
DW
A-601
D1
LOCKERS
1107
A3
A-501
SHOWER
1110
MUD ROOM
1111
B1
A-401
EL. = 100'-0"
D3
IT / STORAGE
1114
OFFICE
1113
HALL
1112
OFFICE
1117
PROS TOOLS & EQUIPMENT
1118
PW STORAGE
1115
PW TOOLS
1116
1115A
1115B
1116A
1116B
1112A
1112B
1111A
1111B
1118A
1118B
1119A
12'-8"
6'-0"
15'-0"
5'-0"
8'-6"
16'-10"
4'-0"
6'-10"
13'-0"
7'-0"
10"
EL. = 99'-10"
1119B
1119C
A-312 A2
C2 A-312
DRIVE-THRU BAY/SHOP
1119
1119D
1119E
LIFT BAY
EL. = 100'-0"
5'-0"
11'-0"
1119F
1119G
B4
A-401
HOTSY
1121D
W5
WASH BAY
1121
1/4" / 12"
EL. = 99'-10"
BAY/FLEX SPACE
1120
1120B
1121B
1121C
1120A
1121A
D3
A-402
A2
A-402
A3
A-311
7'-10"
45'-8"
7'-10"
1'-4"
F
61'-4"
A.2
1
2
2.9
3
4
5
6
7
8
8'-0"
5'-6"
2'-6"
7'-8"
9'-0"
8'-1"
7'-0"
8'-6"
4'-9"
9'-11"
18'-0"
19'-0"
10'-8"
45'-0"
75'-7"
128'-7"
22'-6"
18'-7"
18'-6"
17'-6"
21'-0"
5'-10"
2'-2"
2'-8"
3'-7"
2'-3"
3'-6"
2'-0"
24'-7"
12'-9"
16'-6"
12'-1"
3'-11"
6'-2"
11'-4"
76'-3"
TRUE NORTH
N
0'
4'
8'
16'

1 **FLOOR PLAN - LEVEL 1**
A-101 1/8" = 1'-0"

D2C ARCHITECTS

D2C ARCHITECTS, INC.
DENVER, COLORADO

MARK	DESCRIPTION	DATE	APPR

ISSUE DATE:
MAY 19, 2025
CONSULTANTS PROJECT #
SOLICITATION NO.:
CONTRACT NO.:
FILE NUMBER:

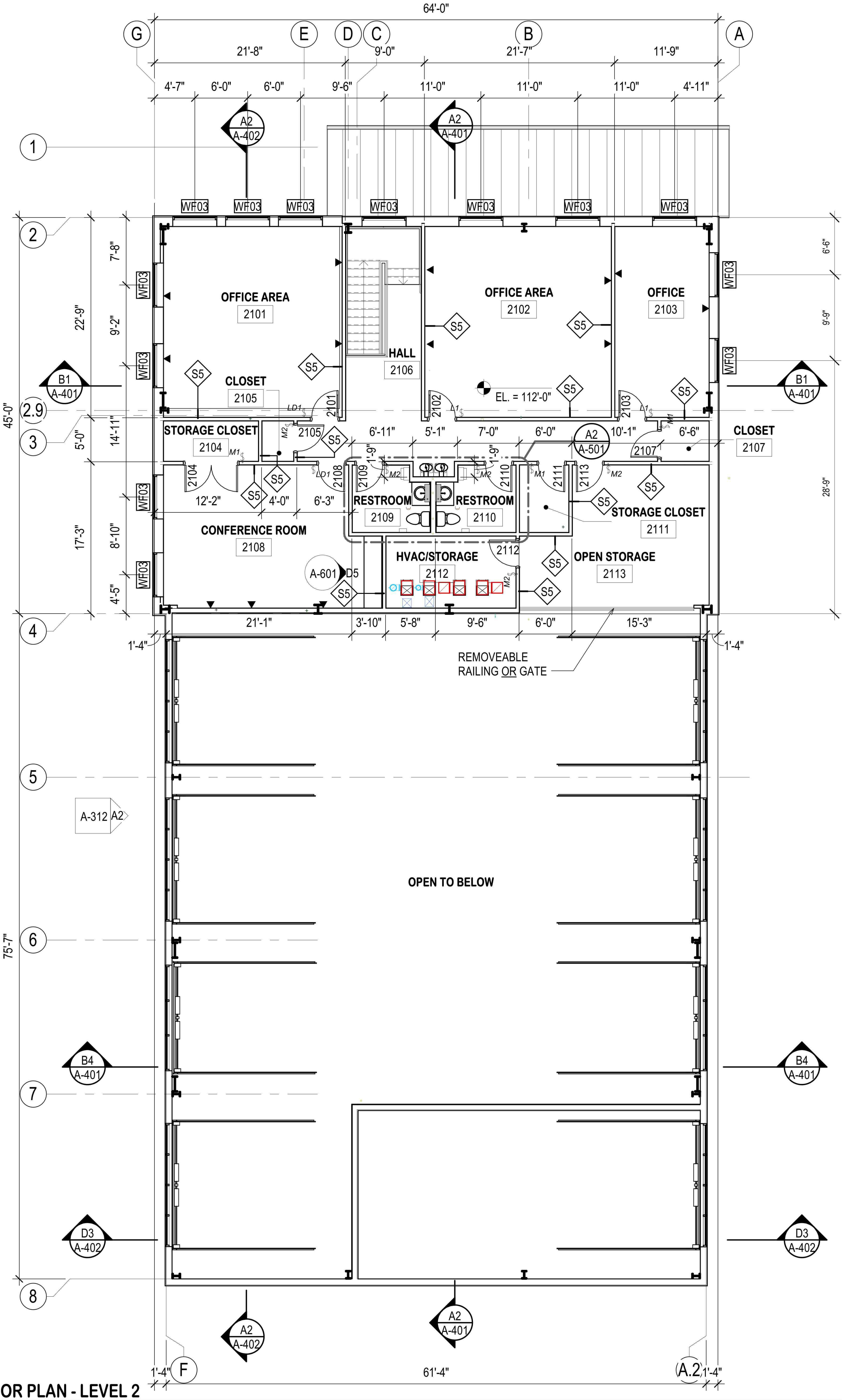
DESIGN BY: Designer
D2C PROJECT NUMBER 202421
DRAWN BY: D. DEINES
CKD BY: Checker
SBMT BY: Approver
PLOT DATE: 5/20/2025 4:48:57 PM
PLOT SCALE: 1/8" = 1'-0"
SIZE: 22" x 34"
FILE NAME:

FOR PERMIT

BRIAN T.
DUGGAN
401770
5/16/2025

TOWN OF SUPERIOR
OPERATIONS &
MAINTENANCE FACILITY
1950 HONEY CREEK LANE, SUPERIOR, CO 80027
FLOOR PLAN - FIRST FLOOR

SHEET IDENTIFICATION
A-101


64'-0"
G
E
D
C
B
A
21'-8"
9'-0"
21'-7"
11'-9"
4'-7"
6'-0"
6'-0"
9'-6"
11'-0"
11'-0"
11'-0"
4'-11"
A2
A-402
A2
A-401
1
2
2.9
3
4
5
6
7
8
WF03
7'-8"
9'-2"
22'-9"
45'-0"
5'-0"
14'-11"
17'-3"
8'-10"
4'-5"
6'-6"
9'-9"
28'-9"
B1
A-401
OFFICE AREA
2101
HALL
2106
OFFICE AREA
2102
OFFICE
2103
CLOSET
2105
EL. = 112'-0"
S5
STORAGE CLOSET
2104
CLOSET
2107
A2
A-501
6'-11"
5'-1"
7'-0"
6'-0"
10'-1"
6'-6"
12'-2"
4'-0"
6'-3"
RESTROOM
2109
RESTROOM
2110
STORAGE CLOSET
2111
CONFERENCE ROOM
2108
HVAC/STORAGE
2112
OPEN STORAGE
2113
A-601
D5
M1
M2
LD1
L1
21'-1"
3'-10"
5'-8"
9'-6"
6'-0"
15'-3"
1'-4"
REMOVEABLE
RAILING OR GATE
A-312
A2
OPEN TO BELOW
75'-7"
B4
A-401
D3
A-402
F
A.2
61'-4"

1 FLOOR PLAN - LEVEL 2

A-102 1/8" = 1'-0"

TRUE NORTH N

0' 4' 8' 16'

D2C
ARCHITECTS

D2C ARCHITECTS, INC.
DENVER, COLORADO

MARK	DESCRIPTION	DATE	APPR

DESIGN BY: Designer
ISSUE DATE: **MAY 19, 2025**
D2C PROJECT NUMBER 202421
CONSULTANTS PROJECT #
DRAWN BY: D. DEINES
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SOLICITATION NO.:
SBMT BY: Approver
PLOT DATE: 5/20/2025 4:48:59 PM
CONTRACT NO.:
PLOT SCALE: 1/8" = 1'-0"
FILE NUMBER:
SIZE: 22" x 34"
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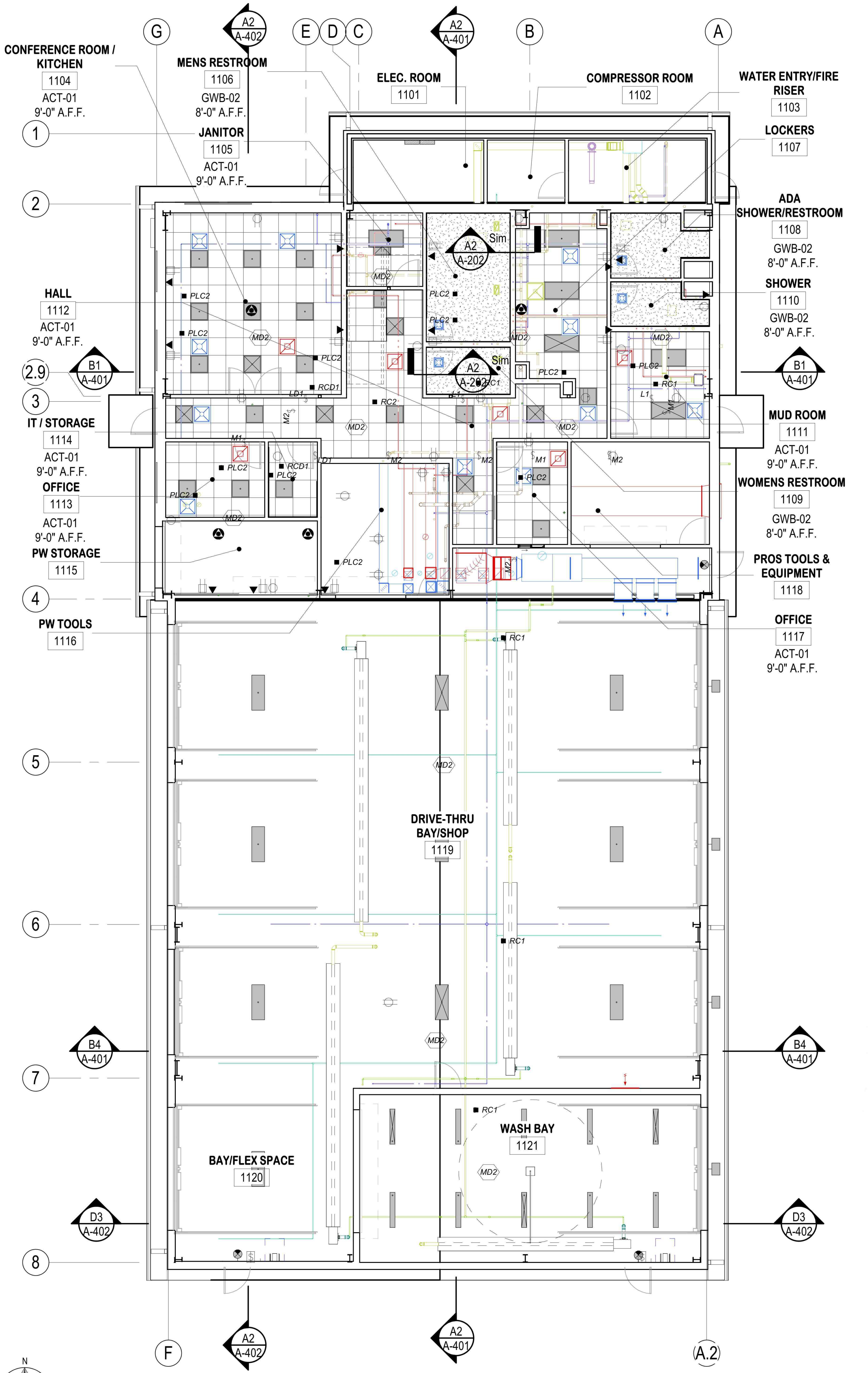
FOR PERMIT

BRIAN T. DUGGAN
401770
5/16/2025

TOWN OF SUPERIOR
OPERATIONS &
MAINTENANCE FACILITY
1950 HONEY CREEK LANE, SUPERIOR, CO 80027

FLOOR PLAN - SECOND FLOOR

SHEET IDENTIFICATION
A-102


1
2
3
4
5
D
C
B
A
G
E
D
C
B
A
F
A.2
1
2
2.9
3
4
5
6
7
8
A2
A-402
A2
A-401
A2
A-202
Sim
B1
A-401
B4
A-401
D3
A-402
CONFERENCE ROOM / KITCHEN
1104
ACT-01
9'-0" A.F.F.
MENS RESTROOM
1106
GWB-02
8'-0" A.F.F.
JANITOR
1105
ACT-01
9'-0" A.F.F.
ELEC. ROOM
1101
COMPRESSOR ROOM
1102
WATER ENTRY/FIRE RISER
1103
LOCKERS
1107
ADA SHOWER/RESTROOM
1108
GWB-02
8'-0" A.F.F.
SHOWER
1110
GWB-02
8'-0" A.F.F.
HALL
1112
ACT-01
9'-0" A.F.F.
IT / STORAGE
1114
ACT-01
9'-0" A.F.F.
OFFICE
1113
ACT-01
9'-0" A.F.F.
PW STORAGE
1115
PW TOOLS
1116
MUD ROOM
1111
ACT-01
9'-0" A.F.F.
WOMENS RESTROOM
1109
GWB-02
8'-0" A.F.F.
PROS TOOLS & EQUIPMENT
1118
OFFICE
1117
ACT-01
9'-0" A.F.F.
DRIVE-THRU BAY/SHOP
1119
BAY/FLEX SPACE
1120
WASH BAY
1121
PLC2
MD2
RCD1
RC2
RC1
LD1
L1
M1
M2
D1
N
TRUE NORTH
0'
4'
8'
16'

1 | **REFLECTED CEILING PLAN - LEVEL 1**
A-201
1/8" = 1'-0"

D2C
ARCHITECTS

D2C ARCHITECTS, INC.
DENVER, COLORADO

MARK	DESCRIPTION	DATE	APPR

ISSUE DATE: **MAY 19, 2025**
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SBMT BY: Approver
PLOT DATE: 5/20/2025 4:49:03 PM
PLOT SCALE: 1/8" = 1'-0"
SIZE: 22" x 34"
FILE NAME:

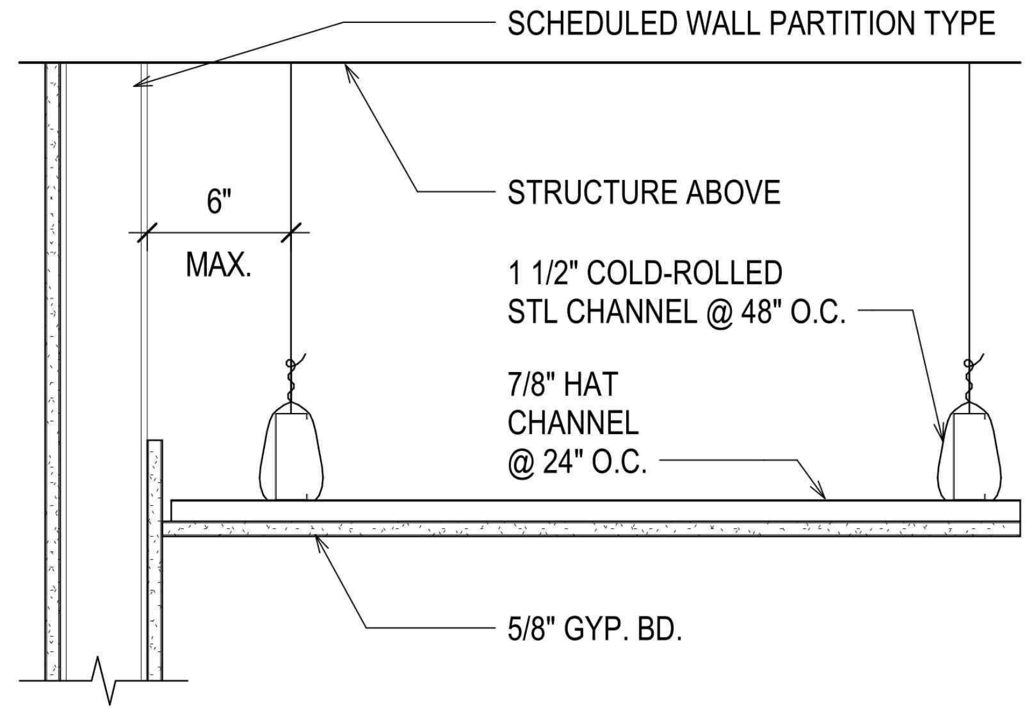
FOR PERMIT

BRIAN T. DUGGAN
401770
5/16/2025

TOWN OF SUPERIOR
OPERATIONS &
MAINTENANCE FACILITY
1950 HONEY CREEK LANE, SUPERIOR, CO 80027

FIRST FLOOR REFLECTED CEILING PLAN

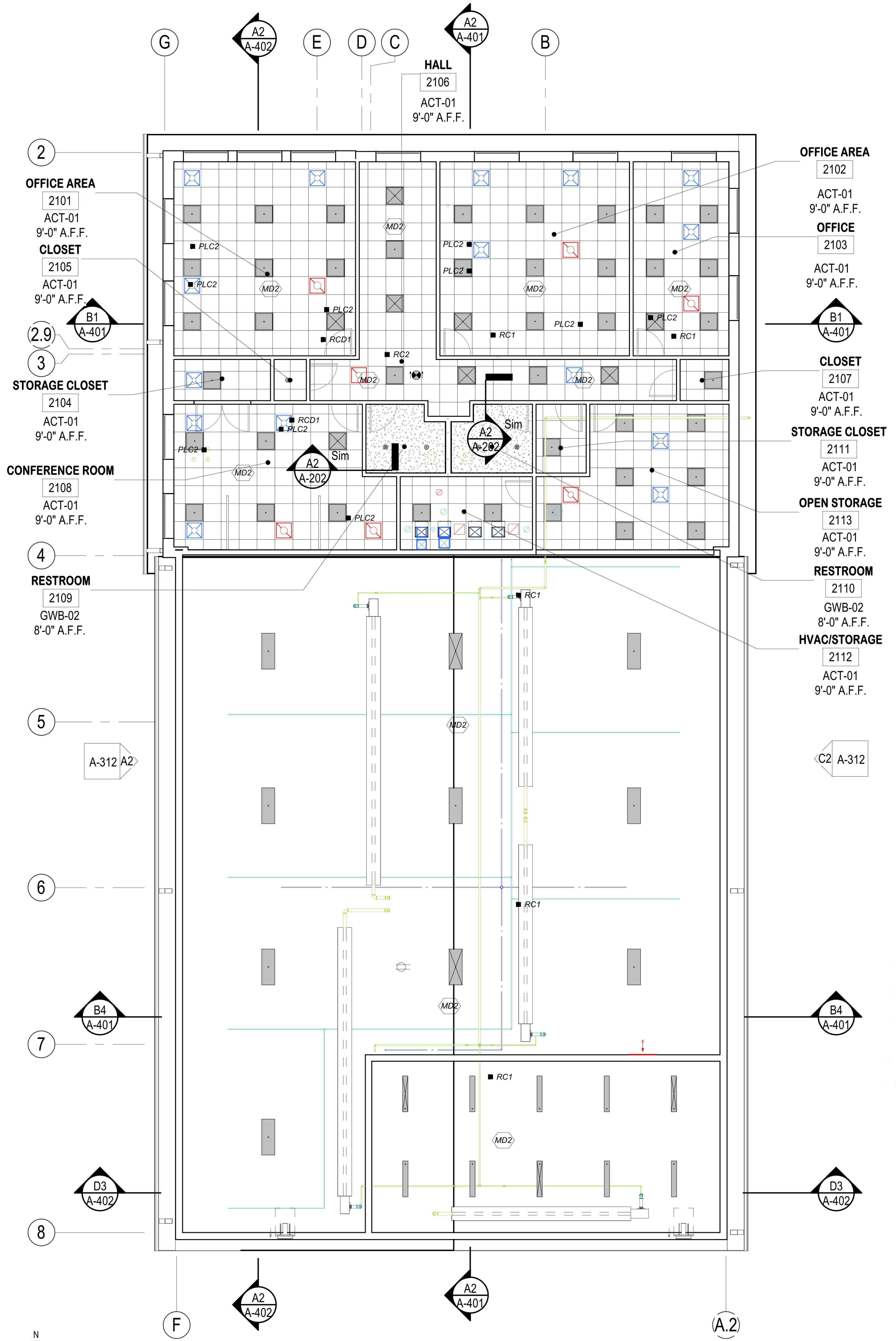
SHEET IDENTIFICATION
A-201


SCHEDULED WALL PARTITION TYPE
STRUCTURE ABOVE
6"
MAX.
1 1/2" COLD-ROLLED STL CHANNEL @ 48" O.C.
7/8" HAT CHANNEL @ 24" O.C.
5/8" GYP. BD.

A2 SUSPENDED GYPSUM BOARD

A-202 1 1/2" = 1'-0"

0' 4" 8" 1'-4"


G
E
D
C
B
A2
A-402
A2
A-401
HALL
2106
ACT-01
9'-0" A.F.F.
2
2.9
3
4
5
6
7
8
F
A.2
OFFICE AREA
2101
ACT-01
9'-0" A.F.F.
CLOSET
2105
ACT-01
9'-0" A.F.F.
STORAGE CLOSET
2104
ACT-01
9'-0" A.F.F.
CONFERENCE ROOM
2108
ACT-01
9'-0" A.F.F.
RESTROOM
2109
GWB-02
8'-0" A.F.F.
OFFICE AREA
2102
ACT-01
9'-0" A.F.F.
OFFICE
2103
ACT-01
9'-0" A.F.F.
CLOSET
2107
ACT-01
9'-0" A.F.F.
STORAGE CLOSET
2111
ACT-01
9'-0" A.F.F.
OPEN STORAGE
2113
ACT-01
9'-0" A.F.F.
RESTROOM
2110
GWB-02
8'-0" A.F.F.
HVAC/STORAGE
2112
ACT-01
9'-0" A.F.F.
B1
A-401
B4
A-401
D3
A-402
A-312 A2
C2 A-312
A2
A-202
Sim
PLC2
RCD1
RC1
RC2
MD2
TRUE NORTH
N

1 REFLECTED CEILING PLAN - LEVEL 2

A-202 1/8" = 1'-0"

0' 4' 8' 16'

D2C ARCHITECTS

D2C ARCHITECTS, INC.
DENVER, COLORADO

MARK	DESCRIPTION	DATE	APPR

ISSUE DATE: **MAY 19, 2025**
CONSULTANTS PROJECT #
SOLICITATION NO.:
CONTRACT NO.:
FILE NUMBER:
DESIGN BY: Designer
D2C PROJECT NUMBER 202421
DRAWN BY: Author
CKD BY: Checker
SBMT BY: Approver
PLOT DATE: 5/20/2025 4:49:04 PM
PLOT SCALE: As indicated
FILE NAME:
SIZE: 22" x 34"

FOR PERMIT

BRIAN T. DUGGAN
401770
5/16/2025

TOWN OF SUPERIOR
OPERATIONS &
MAINTENANCE FACILITY
1950 HONEY CREEK LANE, SUPERIOR, CO 80027

SECOND FLOOR REFLECTED
CEILING PLAN

SHEET IDENTIFICATION
A-202

ROOF SYSTEM 1 - METAL ROOF PANEL

ROOF SYSTEM FROM EXTERIOR TO INTERIOR:

STANDING SEAM METAL PANEL SYSTEM; SLIP SHEET; 30# FELT WEATHER BARRIER; 1/2" OSB NAIL BOARD MECHANICALLY FASTENED THRU INSULATION TO METAL DECK; RIGID INSULATION; METAL DECK; INTERIOR FINISH AS SCHEDULED.

METAL ROOF PANEL ASSEMBLY

0.17	OUTSIDE AIR FILM
0.61	METAL ROOF PANEL
0.63	1/2" OSB NAIL BOARD
36.0	6" T&G RIGID INSULATION (POLYISO) STAGGER JOINTS
--	METAL DECK
0.68	INSIDE AIR FILM

R = 38.09

ROOF SYSTEM 2 - METAL ROOF PANEL

ROOF SYSTEM FROM EXTERIOR TO INTERIOR:

STANDING SEAM METAL PANEL SYSTEM; SLIP SHEET; 30# FELT WEATHER BARRIER; 1/2" OSB NAIL BOARD MECHANICALLY FASTENED THRU INSULATION TO METAL DECK; RIGID INSULATION; METAL DECK; INTERIOR FINISH AS SCHEDULED.

METAL ROOF PANEL ASSEMBLY

0.17	OUTSIDE AIR FILM
0.61	METAL ROOF PANEL
0.63	1/2" OSB NAIL BOARD
36.0	6" T&G RIGID INSULATION (POLYISO) STAGGER JOINTS
--	METAL DECK
0.68	INSIDE AIR FILM

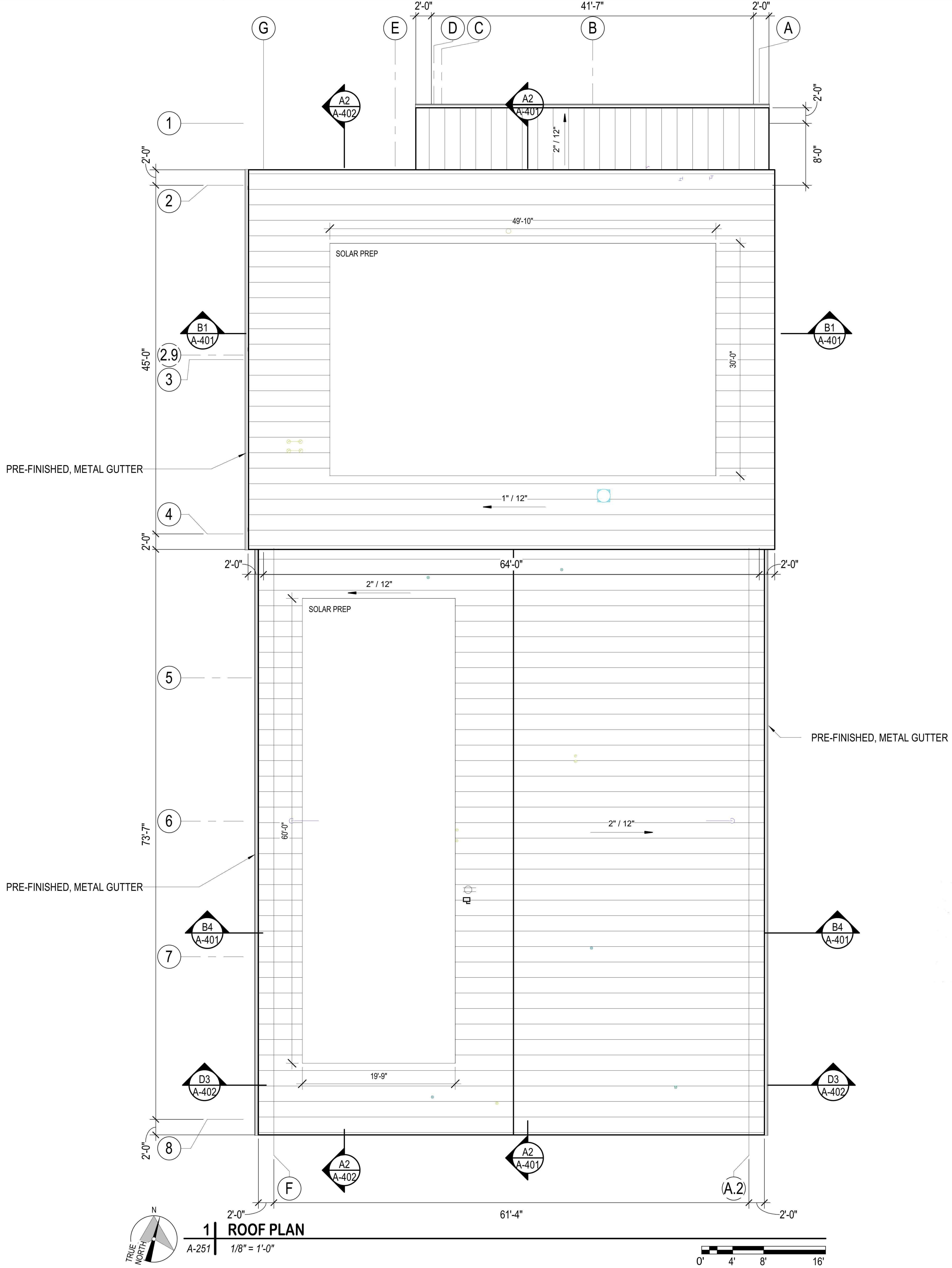
R = 38.09

ROOF PLAN LEGEND

◎ TD	PROVIDE TUBULAR DAYLIGHTING DEVICE
◎ EF	EXHAUST FAN, RE: MECH.

ROOF PLAN NOTES

1. PROVIDE 2' x 2' WALKWAY PADS ON FLAT ROOFS TO ENSURE A PROTECTED PATH OF TRAVEL BETWEEN AND AROUND ALL MECHANICAL EQUIPMENT, ACCESS POINTS, AND WINDOW WASHING LOCATIONS.
2. MAINTAIN MINIMUM SLOPE OF 1/2" PER FOOT ON ROOF. PROVIDE TAPERED RIGID INSULATION CRICKETS AT 1/2" PER FOOT SLOPE.
3. OVERFLOW DRAINS AND SCUPPERS ARE TO BE 2" HIGHER THAN PRIMARY ROOF DRAINS. REFER TO THE PLUMBING DRAWINGS FOR ADDITIONAL REQUIREMENTS.
4. REFER TO STRUCTURAL DRAWINGS FOR BEARING POINTS OF SLOPING STRUCTURE.
5. MECHANICAL ROOF TOP UNITS ARE ON SELF LEVELING CURBS ON CONCRETE PADS. THE GENERAL LOCATION IS INDICATED, REFER TO THE STRUCTURAL AND MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION.
6. DIFFERENT ROOF ASSEMBLIES ARE DESCRIBED IN THE ROOF TYPES LEGEND AND INDICATED ON PLAN.
7. PATCH EXISTING METAL DECK, INSULATION, & TPO ROOF MEMBRANE AFTER REMOVAL OF MEP EQUIPMENT, RE: STRUCTURAL.
8. VTR, CONDUIT PENETRATIONS, & GAS LINES ARE NOT SHOWN. RE: MEP DWGS.
9. PROVIDE TAPERED INSULATION CRICKET ON HIGH SIDE OF ALL MEP EQUIPMENT.



1 ROOF PLAN
A-251 1/8" = 1'-0"

D2C ARCHITECTS

D2C ARCHITECTS, INC.
DENVER, COLORADO

MARK	DESCRIPTION	DATE	APPR

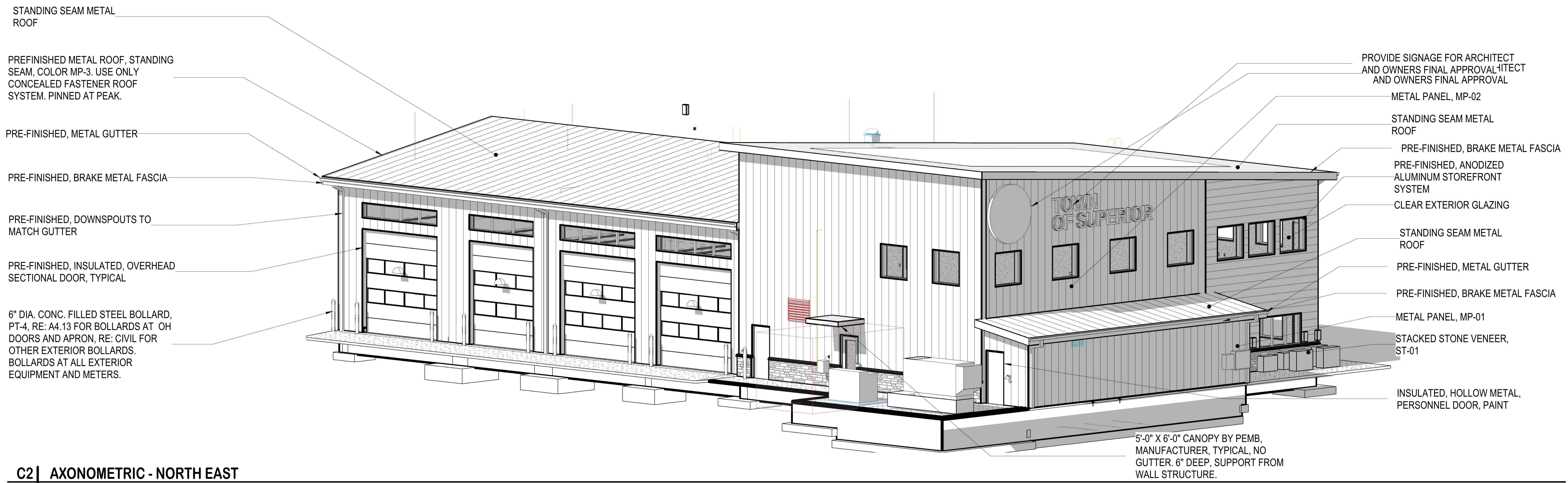
ISSUE DATE: **MAY 19, 2025**
CONSULTANTS PROJECT #
SOLICITATION NO.:
CONTRACT NO.:
FILE NUMBER:
DESIGN BY: Designer
D2C PROJECT NUMBER 202421
DRAWN BY: D. DEINES
CKD BY: B. CRANDALL
SBMT BY: A. MARTIN
PLOT DATE: 5/20/2025 4:49:06 PM
PLOT SCALE: As indicated
FILE NAME:
SIZE: 22" x 34"

FOR PERMIT

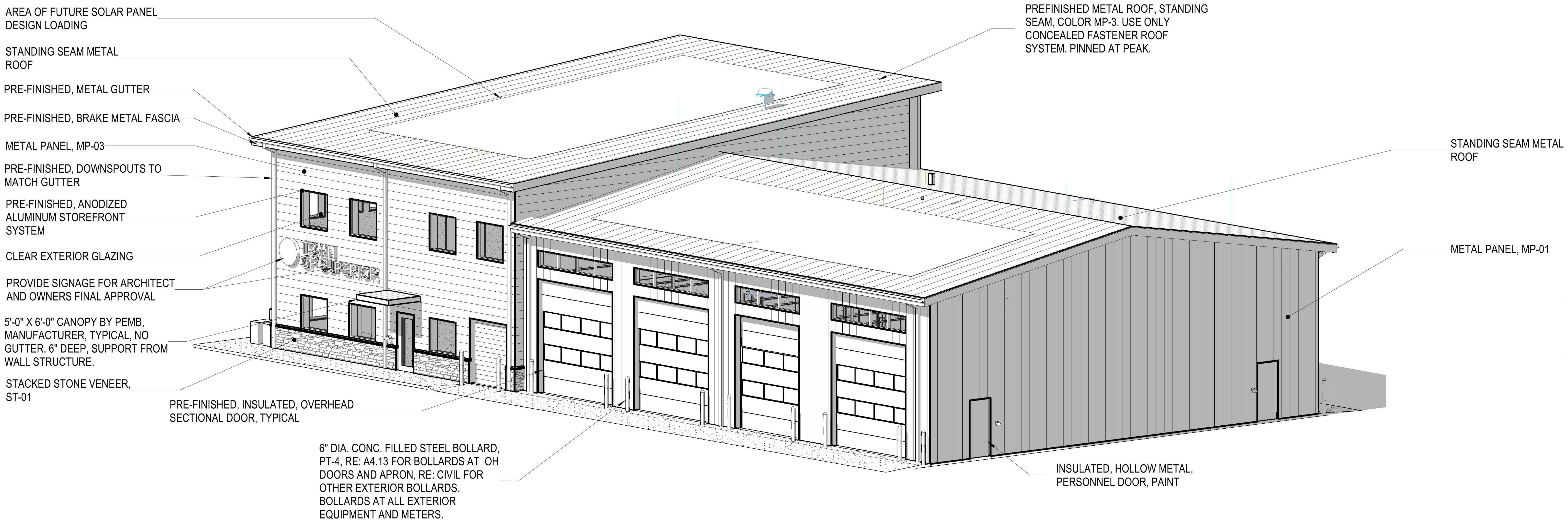
BRIAN T. DUGGAN 401770
Brian T. Duggan
5/16/2025

TOWN OF SUPERIOR
OPERATIONS &
MAINTENANCE FACILITY
1950 HONEY CREEK LANE, SUPERIOR, CO 80027
ROOF PLAN

SHEET IDENTIFICATION
A-251


STANDING SEAM METAL ROOF
PREFINISHED METAL ROOF, STANDING SEAM, COLOR MP-3. USE ONLY CONCEALED FASTENER ROOF SYSTEM. PINNED AT PEAK.
PRE-FINISHED, METAL GUTTER
PRE-FINISHED, BRAKE METAL FASCIA
PRE-FINISHED, DOWNSPOUTS TO MATCH GUTTER
PRE-FINISHED, INSULATED, OVERHEAD SECTIONAL DOOR, TYPICAL
6" DIA. CONC. FILLED STEEL BOLLARD, PT-4, RE: A4.13 FOR BOLLARDS AT OH DOORS AND APRON, RE: CIVIL FOR OTHER EXTERIOR BOLLARDS. BOLLARDS AT ALL EXTERIOR EQUIPMENT AND METERS.
TOWN OF SUPERIOR
PROVIDE SIGNAGE FOR ARCHITECT AND OWNERS FINAL APPROVAL
METAL PANEL, MP-02
STANDING SEAM METAL ROOF
PRE-FINISHED, BRAKE METAL FASCIA
PRE-FINISHED, ANODIZED ALUMINUM STOREFRONT SYSTEM
CLEAR EXTERIOR GLAZING
STANDING SEAM METAL ROOF
PRE-FINISHED, METAL GUTTER
PRE-FINISHED, BRAKE METAL FASCIA
METAL PANEL, MP-01
STACKED STONE VENEER, ST-01
INSULATED, HOLLOW METAL, PERSONNEL DOOR, PAINT
5'-0" X 6'-0" CANOPY BY PEMB, MANUFACTURER, TYPICAL, NO GUTTER. 6" DEEP, SUPPORT FROM WALL STRUCTURE.

C2 AXONOMETRIC - NORTH EAST
A-301


AREA OF FUTURE SOLAR PANEL DESIGN LOADING
STANDING SEAM METAL ROOF
PRE-FINISHED, METAL GUTTER
PRE-FINISHED, BRAKE METAL FASCIA
METAL PANEL, MP-03
PRE-FINISHED, DOWNSPOUTS TO MATCH GUTTER
PRE-FINISHED, ANODIZED ALUMINUM STOREFRONT SYSTEM
CLEAR EXTERIOR GLAZING
PROVIDE SIGNAGE FOR ARCHITECT AND OWNERS FINAL APPROVAL
TOWN OF SUPERIOR
5'-0" X 6'-0" CANOPY BY PEMB, MANUFACTURER, TYPICAL, NO GUTTER. 6" DEEP, SUPPORT FROM WALL STRUCTURE.
STACKED STONE VENEER, ST-01
PRE-FINISHED, INSULATED, OVERHEAD SECTIONAL DOOR, TYPICAL
6" DIA. CONC. FILLED STEEL BOLLARD, PT-4, RE: A4.13 FOR BOLLARDS AT OH DOORS AND APRON, RE: CIVIL FOR OTHER EXTERIOR BOLLARDS. BOLLARDS AT ALL EXTERIOR EQUIPMENT AND METERS.
PREFINISHED METAL ROOF, STANDING SEAM, COLOR MP-3. USE ONLY CONCEALED FASTENER ROOF SYSTEM. PINNED AT PEAK.
STANDING SEAM METAL ROOF
METAL PANEL, MP-01
INSULATED, HOLLOW METAL, PERSONNEL DOOR, PAINT

A3 AXONOMETRIC SOUTH WEST
A-301

D2C ARCHITECTS

D2C ARCHITECTS, INC.
DENVER, COLORADO

MARK	DESCRIPTION	DATE	APPR

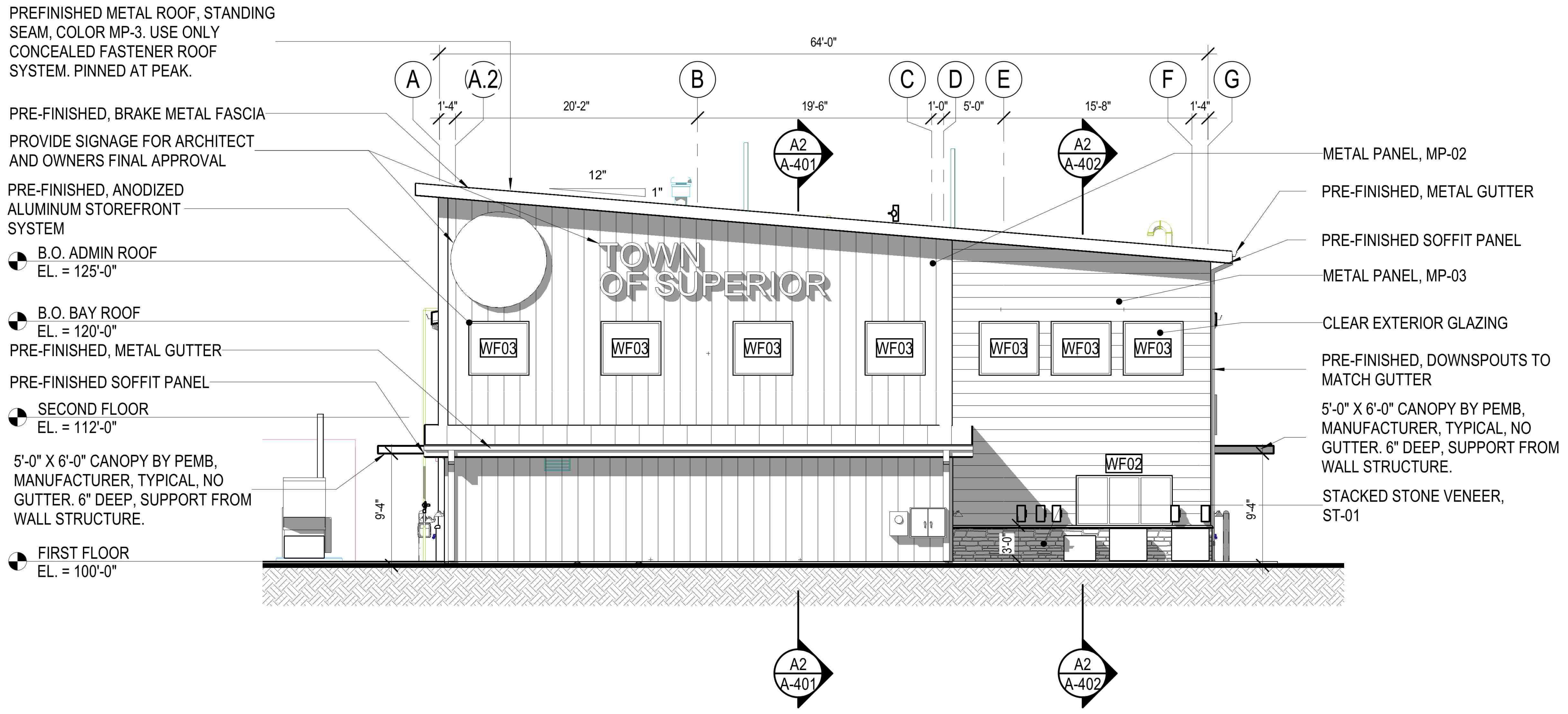
DESIGN BY: Designer
D2C PROJECT NUMBER 202421
DRAWN BY: Author
CKD BY: Checker
SBMT BY: Approver
PLOT DATE: 5/20/2025 4:49:16 PM
PLOT SCALE:
SIZE: 22" x 34"
FILE NAME:
ISSUE DATE: **MAY 19, 2025**
CONSULTANTS PROJECT #
SOLICITATION NO.:
CONTRACT NO.:
FILE NUMBER:

FOR PERMIT

BRIAN T. DUGGAN
401770
5/16/2025

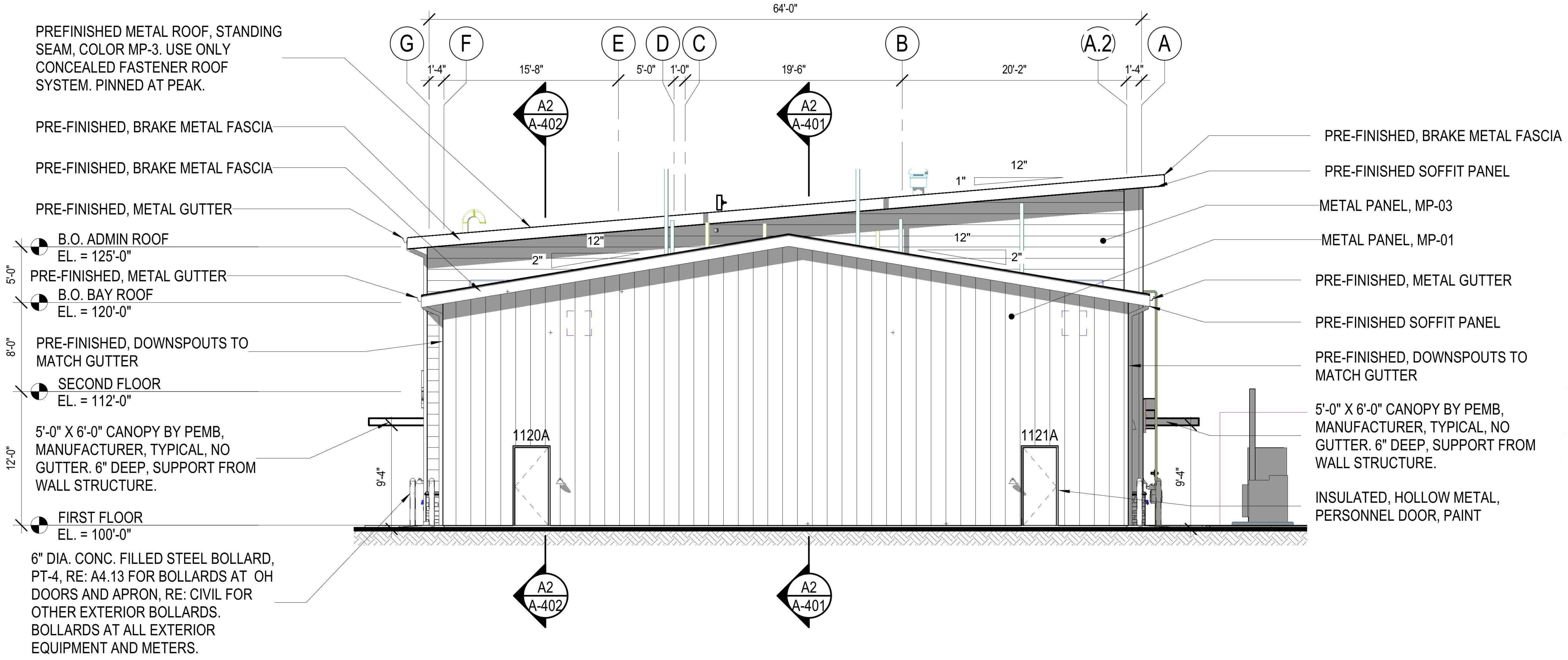
TOWN OF SUPERIOR
OPERATIONS &
MAINTENANCE FACILITY
1950 HONEY CREEK LANE, SUPERIOR, CO 80027
3D AXONOMETRICS

SHEET IDENTIFICATION
A-301


PREFINISHED METAL ROOF, STANDING SEAM, COLOR MP-3. USE ONLY CONCEALED FASTENER ROOF SYSTEM. PINNED AT PEAK.
PRE-FINISHED, BRAKE METAL FASCIA
PROVIDE SIGNAGE FOR ARCHITECT AND OWNERS FINAL APPROVAL
PRE-FINISHED, ANODIZED ALUMINUM STOREFRONT SYSTEM
B.O. ADMIN ROOF EL. = 125'-0"
B.O. BAY ROOF EL. = 120'-0"
PRE-FINISHED, METAL GUTTER
PRE-FINISHED SOFFIT PANEL
SECOND FLOOR EL. = 112'-0"
5'-0" X 6'-0" CANOPY BY PEMB, MANUFACTURER, TYPICAL, NO GUTTER. 6" DEEP, SUPPORT FROM WALL STRUCTURE.
FIRST FLOOR EL. = 100'-0"
64'-0"
A
A.2
B
C
D
E
F
G
1'-4"
20'-2"
19'-6"
1'-0"
5'-0"
15'-8"
1'-4"
12"
1"
A2 A-401
A2 A-402
TOWN OF SUPERIOR
WF03
WF02
9'-4"
3'-0"
METAL PANEL, MP-02
PRE-FINISHED, METAL GUTTER
PRE-FINISHED SOFFIT PANEL
METAL PANEL, MP-03
CLEAR EXTERIOR GLAZING
PRE-FINISHED, DOWNSPOUTS TO MATCH GUTTER
5'-0" X 6'-0" CANOPY BY PEMB, MANUFACTURER, TYPICAL, NO GUTTER. 6" DEEP, SUPPORT FROM WALL STRUCTURE.
STACKED STONE VENEER, ST-01

C3 **BUILDING ELEVATION - NORTH**
A-311 *1/8" = 1'-0"*

0' 4' 8' 16'


PREFINISHED METAL ROOF, STANDING SEAM, COLOR MP-3. USE ONLY CONCEALED FASTENER ROOF SYSTEM. PINNED AT PEAK.
PRE-FINISHED, BRAKE METAL FASCIA
PRE-FINISHED, BRAKE METAL FASCIA
PRE-FINISHED, METAL GUTTER
B.O. ADMIN ROOF EL. = 125'-0"
PRE-FINISHED, METAL GUTTER
B.O. BAY ROOF EL. = 120'-0"
PRE-FINISHED, DOWNSPOUTS TO MATCH GUTTER
SECOND FLOOR EL. = 112'-0"
5'-0" X 6'-0" CANOPY BY PEMB, MANUFACTURER, TYPICAL, NO GUTTER. 6" DEEP, SUPPORT FROM WALL STRUCTURE.
FIRST FLOOR EL. = 100'-0"
6" DIA. CONC. FILLED STEEL BOLLARD, PT-4, RE: A4.13 FOR BOLLARDS AT OH DOORS AND APRON, RE: CIVIL FOR OTHER EXTERIOR BOLLARDS. BOLLARDS AT ALL EXTERIOR EQUIPMENT AND METERS.
5'-0"
8'-0"
12'-0"
9'-4"
64'-0"
G
F
E
D
C
B
A.2
A
1'-4"
15'-8"
5'-0"
1'-0"
19'-6"
20'-2"
1'-4"
A2 A-402
A2 A-401
12"
1"
2"
1120A
1121A
PRE-FINISHED, BRAKE METAL FASCIA
PRE-FINISHED SOFFIT PANEL
METAL PANEL, MP-03
METAL PANEL, MP-01
PRE-FINISHED, METAL GUTTER
PRE-FINISHED SOFFIT PANEL
PRE-FINISHED, DOWNSPOUTS TO MATCH GUTTER
5'-0" X 6'-0" CANOPY BY PEMB, MANUFACTURER, TYPICAL, NO GUTTER. 6" DEEP, SUPPORT FROM WALL STRUCTURE.
INSULATED, HOLLOW METAL, PERSONNEL DOOR, PAINT

A3 **BUILDING ELEVATION - SOUTH**
A-311 *1/8" = 1'-0"*

0' 4' 8' 16'

D2C
ARCHITECTS

D2C ARCHITECTS, INC.
DENVER, COLORADO

MARK	DESCRIPTION	DATE	APPR

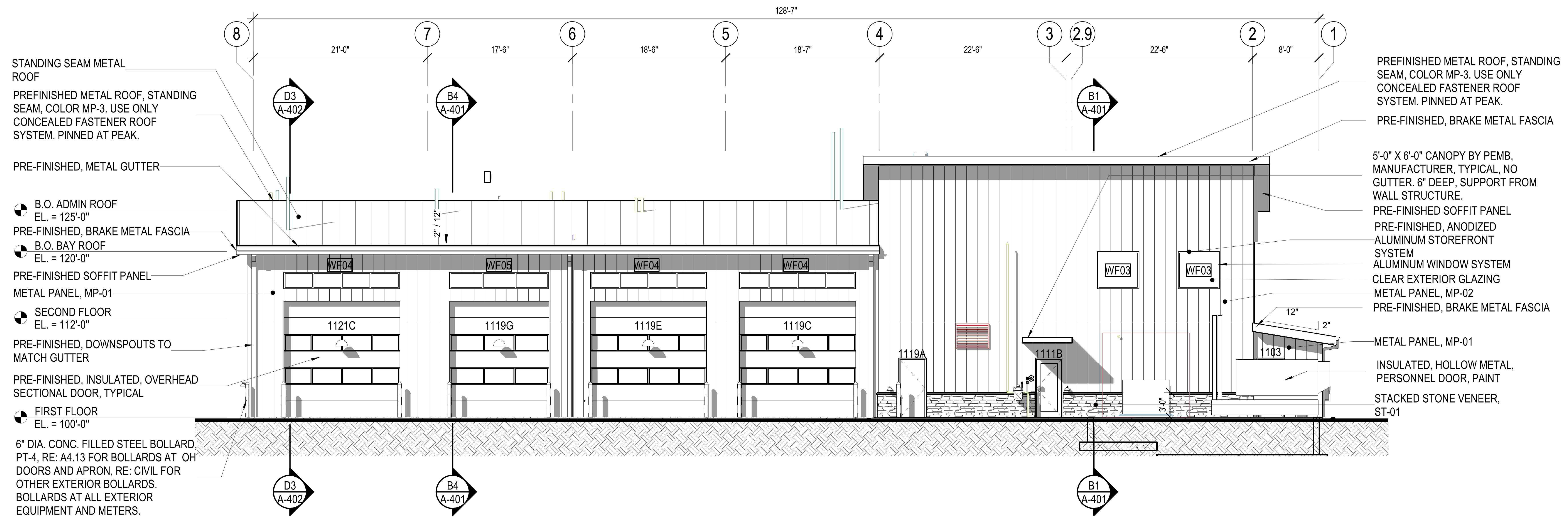
ISSUE DATE: **MAY 19, 2025**
CONSULTANTS PROJECT #
SOLICITATION NO.:
CONTRACT NO.:
FILE NUMBER:
DESIGN BY: Designer
D2C PROJECT NUMBER 202421
DRAWN BY: Author
CKD BY: Checker
SBMT BY: Approver
PLOT DATE: 5/20/2025 4:49:30 PM
PLOT SCALE: 1/8" = 1'-0"
SIZE: 22" x 34"
FILE NAME:

FOR PERMIT

BRIAN T. DUGGAN
401770
5/16/2025

TOWN OF SUPERIOR
OPERATIONS &
MAINTENANCE FACILITY
1950 HONEY CREEK LANE, SUPERIOR, CO 80027
BUILDING ELEVATIONS

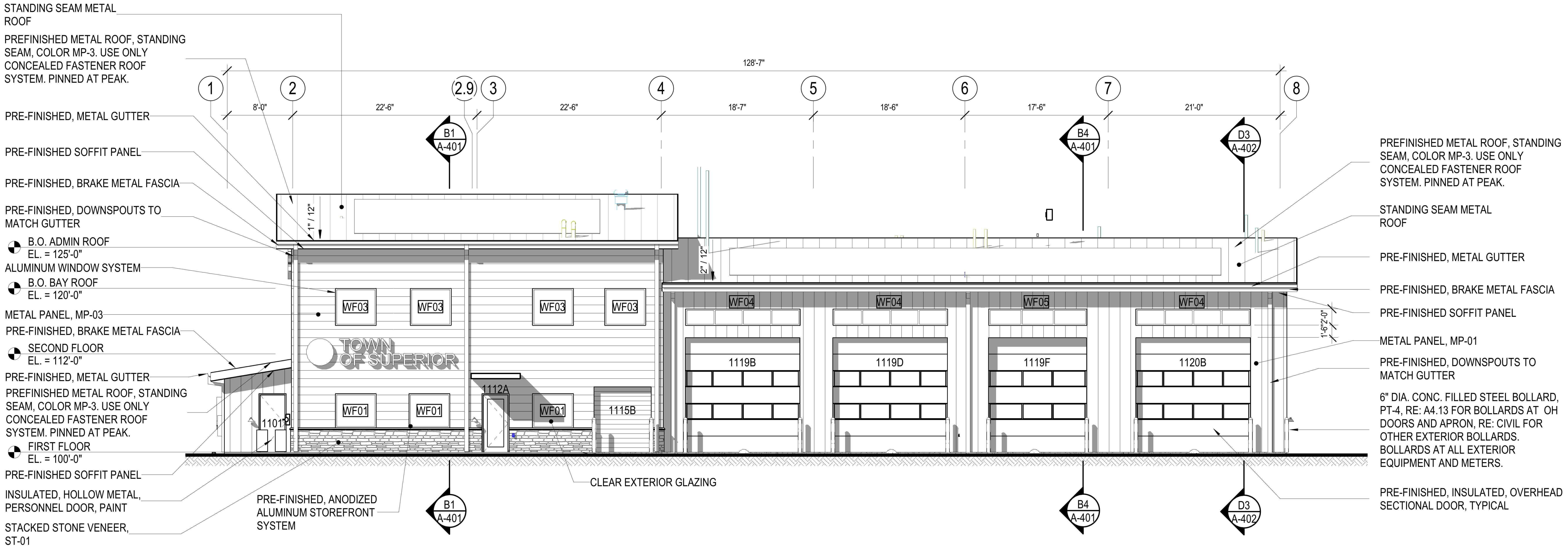
SHEET IDENTIFICATION
A-311


128'-7"
8
7
6
5
4
3
2.9
2
1
21'-0"
17'-6"
18'-6"
18'-7"
22'-6"
22'-6"
8'-0"
STANDING SEAM METAL ROOF
PREFINISHED METAL ROOF, STANDING SEAM, COLOR MP-3. USE ONLY CONCEALED FASTENER ROOF SYSTEM. PINNED AT PEAK.
PRE-FINISHED, METAL GUTTER
B.O. ADMIN ROOF EL. = 125'-0"
PRE-FINISHED, BRAKE METAL FASCIA
B.O. BAY ROOF EL. = 120'-0"
PRE-FINISHED SOFFIT PANEL
METAL PANEL, MP-01
SECOND FLOOR EL. = 112'-0"
PRE-FINISHED, DOWNSPOUTS TO MATCH GUTTER
PRE-FINISHED, INSULATED, OVERHEAD SECTIONAL DOOR, TYPICAL
FIRST FLOOR EL. = 100'-0"
6" DIA. CONC. FILLED STEEL BOLLARD, PT-4, RE: A4.13 FOR BOLLARDS AT OH DOORS AND APRON, RE: CIVIL FOR OTHER EXTERIOR BOLLARDS. BOLLARDS AT ALL EXTERIOR EQUIPMENT AND METERS.
D3 A-402
B4 A-401
B1 A-401
2" / 12"
WF04
WF05
WF04
WF04
1121C
1119G
1119E
1119C
1119A
1111B
1103
WF03
WF03
12"
2"
3'-0"
PREFINISHED METAL ROOF, STANDING SEAM, COLOR MP-3. USE ONLY CONCEALED FASTENER ROOF SYSTEM. PINNED AT PEAK.
PRE-FINISHED, BRAKE METAL FASCIA
5'-0" X 6'-0" CANOPY BY PEMB, MANUFACTURER, TYPICAL, NO GUTTER. 6" DEEP, SUPPORT FROM WALL STRUCTURE.
PRE-FINISHED SOFFIT PANEL
PRE-FINISHED, ANODIZED ALUMINUM STOREFRONT SYSTEM
ALUMINUM WINDOW SYSTEM
CLEAR EXTERIOR GLAZING
METAL PANEL, MP-02
PRE-FINISHED, BRAKE METAL FASCIA
METAL PANEL, MP-01
INSULATED, HOLLOW METAL, PERSONNEL DOOR, PAINT
STACKED STONE VENEER, ST-01

C2 BUILDING ELEVATION - EAST

A-312 1/8" = 1'-0"

0' 4' 8' 16'


128'-7"
1
2
2.9
3
4
5
6
7
8
8'-0"
22'-6"
22'-6"
18'-7"
18'-6"
17'-6"
21'-0"
STANDING SEAM METAL ROOF
PREFINISHED METAL ROOF, STANDING SEAM, COLOR MP-3. USE ONLY CONCEALED FASTENER ROOF SYSTEM. PINNED AT PEAK.
PRE-FINISHED, METAL GUTTER
PRE-FINISHED SOFFIT PANEL
PRE-FINISHED, BRAKE METAL FASCIA
PRE-FINISHED, DOWNSPOUTS TO MATCH GUTTER
B.O. ADMIN ROOF EL. = 125'-0"
ALUMINUM WINDOW SYSTEM
B.O. BAY ROOF EL. = 120'-0"
METAL PANEL, MP-03
PRE-FINISHED, BRAKE METAL FASCIA
SECOND FLOOR EL. = 112'-0"
PRE-FINISHED, METAL GUTTER
PREFINISHED METAL ROOF, STANDING SEAM, COLOR MP-3. USE ONLY CONCEALED FASTENER ROOF SYSTEM. PINNED AT PEAK.
FIRST FLOOR EL. = 100'-0"
PRE-FINISHED SOFFIT PANEL
INSULATED, HOLLOW METAL, PERSONNEL DOOR, PAINT
STACKED STONE VENEER, ST-01
PRE-FINISHED, ANODIZED ALUMINUM STOREFRONT SYSTEM
CLEAR EXTERIOR GLAZING
B1 A-401
B4 A-401
D3 A-402
1" / 12"
2" / 12"
1'-6"
2'-0"
WF03
WF03
WF03
WF03
WF01
WF01
WF01
TOWN OF SUPERIOR
1101
1112A
1115B
WF04
WF04
WF05
WF04
1119B
1119D
1119F
1120B
PREFINISHED METAL ROOF, STANDING SEAM, COLOR MP-3. USE ONLY CONCEALED FASTENER ROOF SYSTEM. PINNED AT PEAK.
STANDING SEAM METAL ROOF
PRE-FINISHED, METAL GUTTER
PRE-FINISHED, BRAKE METAL FASCIA
PRE-FINISHED SOFFIT PANEL
METAL PANEL, MP-01
PRE-FINISHED, DOWNSPOUTS TO MATCH GUTTER
6" DIA. CONC. FILLED STEEL BOLLARD, PT-4, RE: A4.13 FOR BOLLARDS AT OH DOORS AND APRON, RE: CIVIL FOR OTHER EXTERIOR BOLLARDS. BOLLARDS AT ALL EXTERIOR EQUIPMENT AND METERS.
PRE-FINISHED, INSULATED, OVERHEAD SECTIONAL DOOR, TYPICAL

A2 BUILDING ELEVATION - WEST

A-312 1/8" = 1'-0"

0' 4' 8' 16'

D2C ARCHITECTS

D2C ARCHITECTS, INC.
DENVER, COLORADO

MARK	DESCRIPTION	DATE	APPR

DESIGN BY: Designer	ISSUE DATE: **MAY 19, 2025**
D2C PROJECT NUMBER 202421	CONSULTANTS PROJECT #
DRAWN BY: Author	CKD BY: Checker
SOLICITATION NO.:	
SBMT BY: Approver	PLOT DATE: 5/20/2025 4:49:48 PM
CONTRACT NO.:	
PLOT SCALE: 1/8" = 1'-0"	FILE NUMBER:
SIZE: 22" x 34"	FILE NAME:

FOR PERMIT

BRIAN T. DUGGAN
401770
5/16/2025

TOWN OF SUPERIOR
OPERATIONS & MAINTENANCE FACILITY
1950 HONEY CREEK LANE, SUPERIOR, CO 80027
BUILDING ELEVATIONS

SHEET IDENTIFICATION
A-312

A-312-

WALL SYSTEM 2 - MTL PANEL / MTL STUD

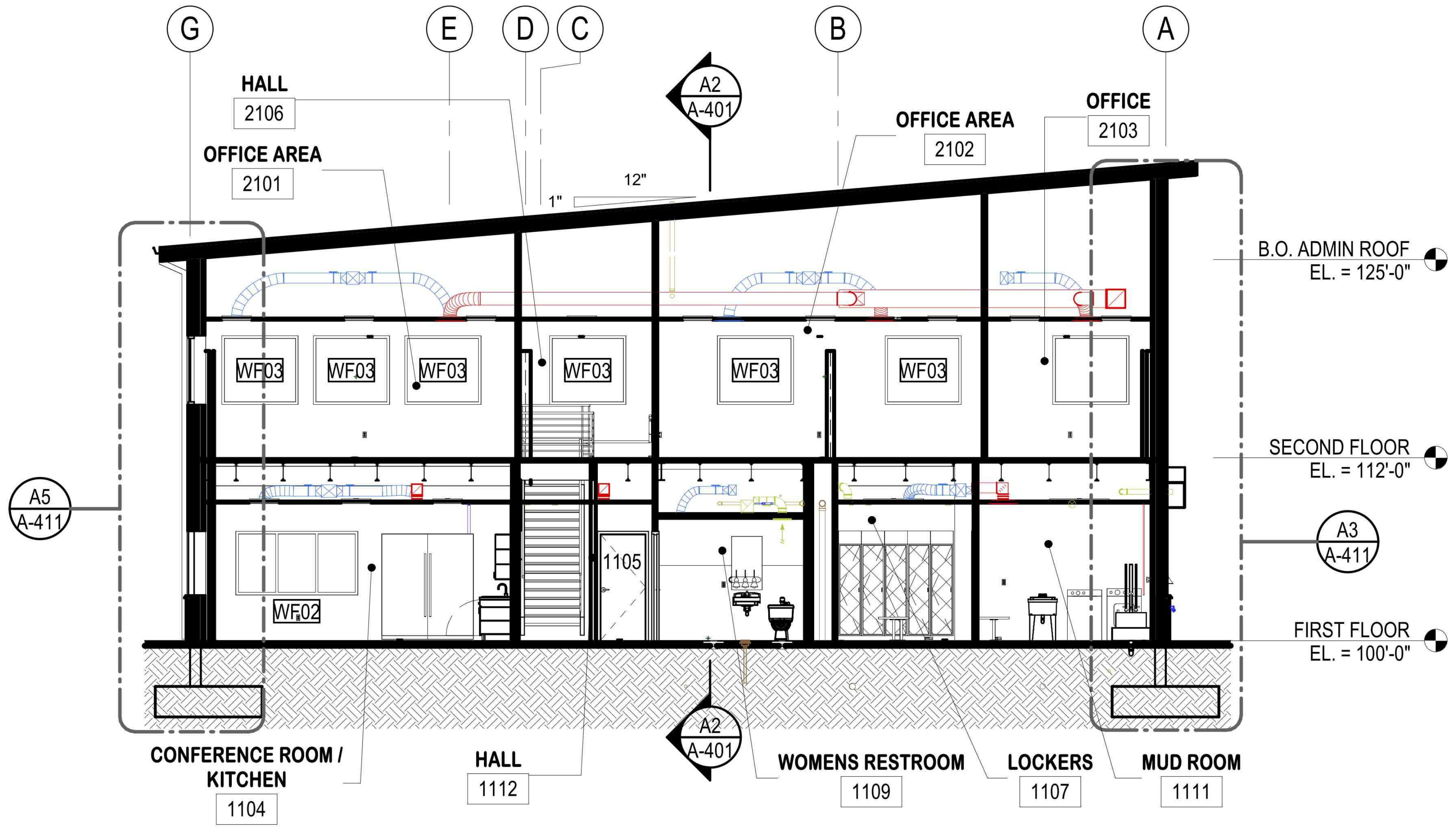
WALL SECTION FROM EXTERIOR TO INTERIOR:

METAL WALL PANELS; WEATHER BARRIER; 2" RIGID INSULATION; 6" STEEL STUDS @ 16" O.C.; 5 1/2" BATT INSULATION BETWEEN STUDS AND FILLING ALL GAPS; VAPOR BARRIER; 5/8" GYPSUM BOARD; INTERIOR FINISHES AS SCHEDULED.

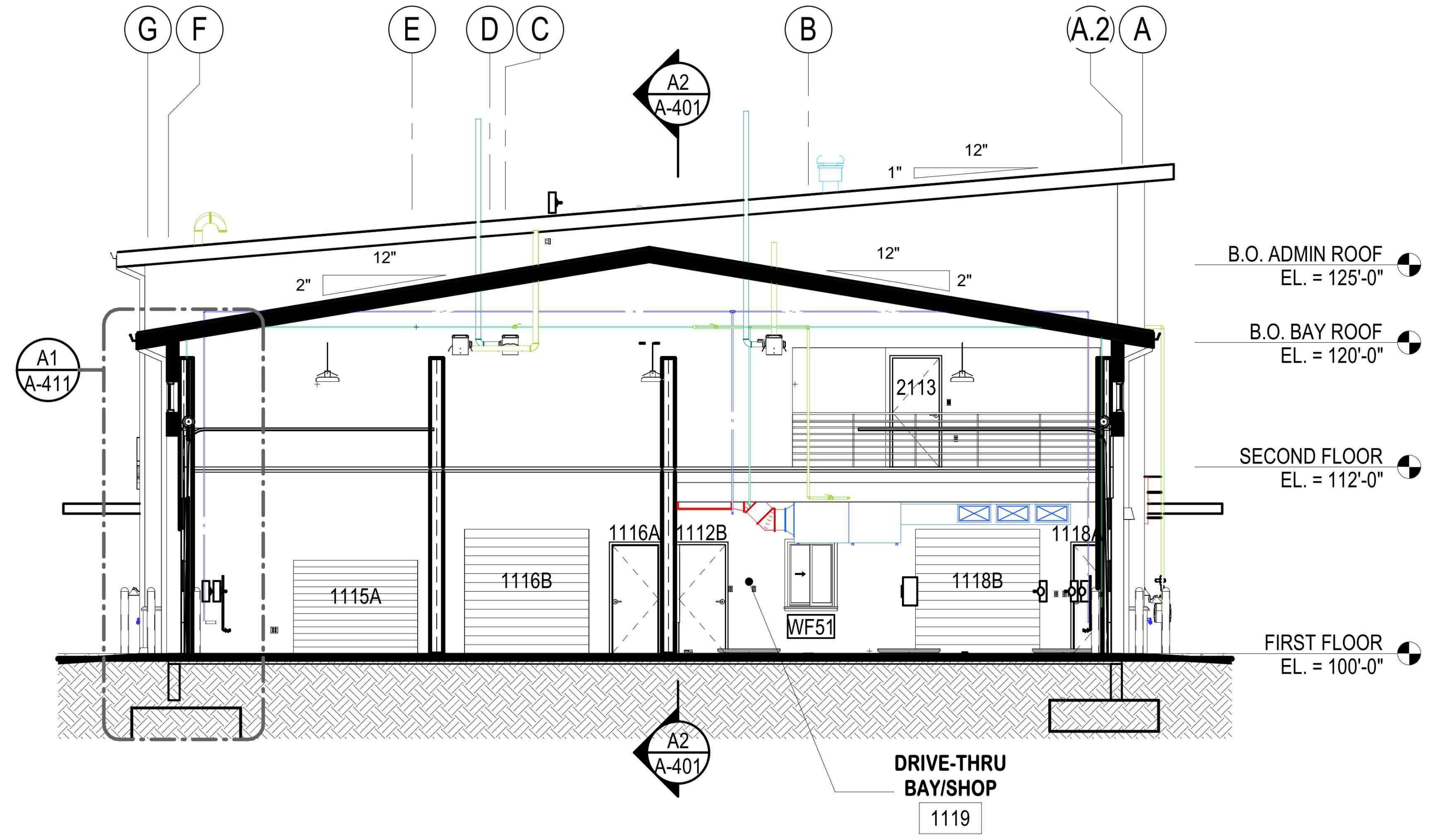
METAL PANEL SYSTEM OVER 6" METAL STUD WALL

0.17	OUTSIDE AIR FILM
0.61	1.5" MTL PANEL
1.0	AIR SPACE
--	WEATHER BARRIER
10.00	2" RIGID INSULATION (EXTRUDED POLYSTYRENE)
7.77	6" METAL STUDS AND 5 1/2" BATT INSULATION (.37 X R21)
.56	5/8" GYP BD.
0.68	INSIDE AIR FILM

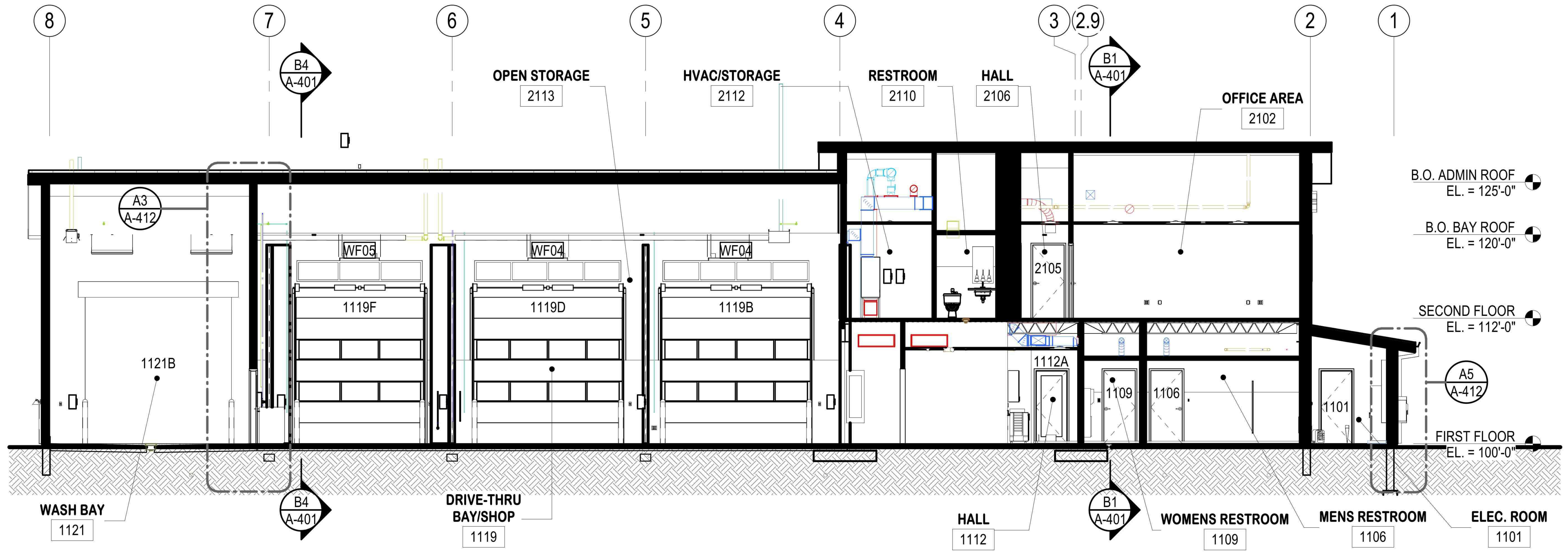
R = 20.79


G
E
D
C
B
A
HALL
2106
OFFICE AREA
2101
A2
A-401
OFFICE AREA
2102
OFFICE
2103
12"
1"
B.O. ADMIN ROOF
EL. = 125'-0"
WF03
SECOND FLOOR
EL. = 112'-0"
A5
A-411
A3
A-411
1105
WF02
FIRST FLOOR
EL. = 100'-0"
CONFERENCE ROOM / KITCHEN
1104
HALL
1112
WOMENS RESTROOM
1109
LOCKERS
1107
MUD ROOM
1111

B1 | BUILDING SECTION
A-401 1/8" = 1'-0"


G
F
E
D
C
B
A.2
A
A2
A-401
12"
1"
2"
B.O. ADMIN ROOF
EL. = 125'-0"
B.O. BAY ROOF
EL. = 120'-0"
A1
A-411
2113
SECOND FLOOR
EL. = 112'-0"
1115A
1116B
1116A
1112B
1118B
1118A
WF51
FIRST FLOOR
EL. = 100'-0"
DRIVE-THRU BAY/SHOP
1119

B4 | BUILDING SECTION
A-401 1/8" = 1'-0"


8
7
6
5
4
3
2.9
2
1
B4
A-401
OPEN STORAGE
2113
HVAC/STORAGE
2112
RESTROOM
2110
HALL
2106
B1
A-401
OFFICE AREA
2102
B.O. ADMIN ROOF
EL. = 125'-0"
B.O. BAY ROOF
EL. = 120'-0"
A3
A-412
WF05
WF04
WF04
1119F
1119D
1119B
2105
SECOND FLOOR
EL. = 112'-0"
1121B
1112A
1109
1106
1101
A5
A-412
FIRST FLOOR
EL. = 100'-0"
WASH BAY
1121
DRIVE-THRU BAY/SHOP
1119
HALL
1112
WOMENS RESTROOM
1109
MENS RESTROOM
1106
ELEC. ROOM
1101

A2 | BUILDING SECTION
A-401 1/8" = 1'-0"

D2C
ARCHITECTS

D2C ARCHITECTS, INC.
DENVER, COLORADO

MARK	DESCRIPTION	DATE	APPR

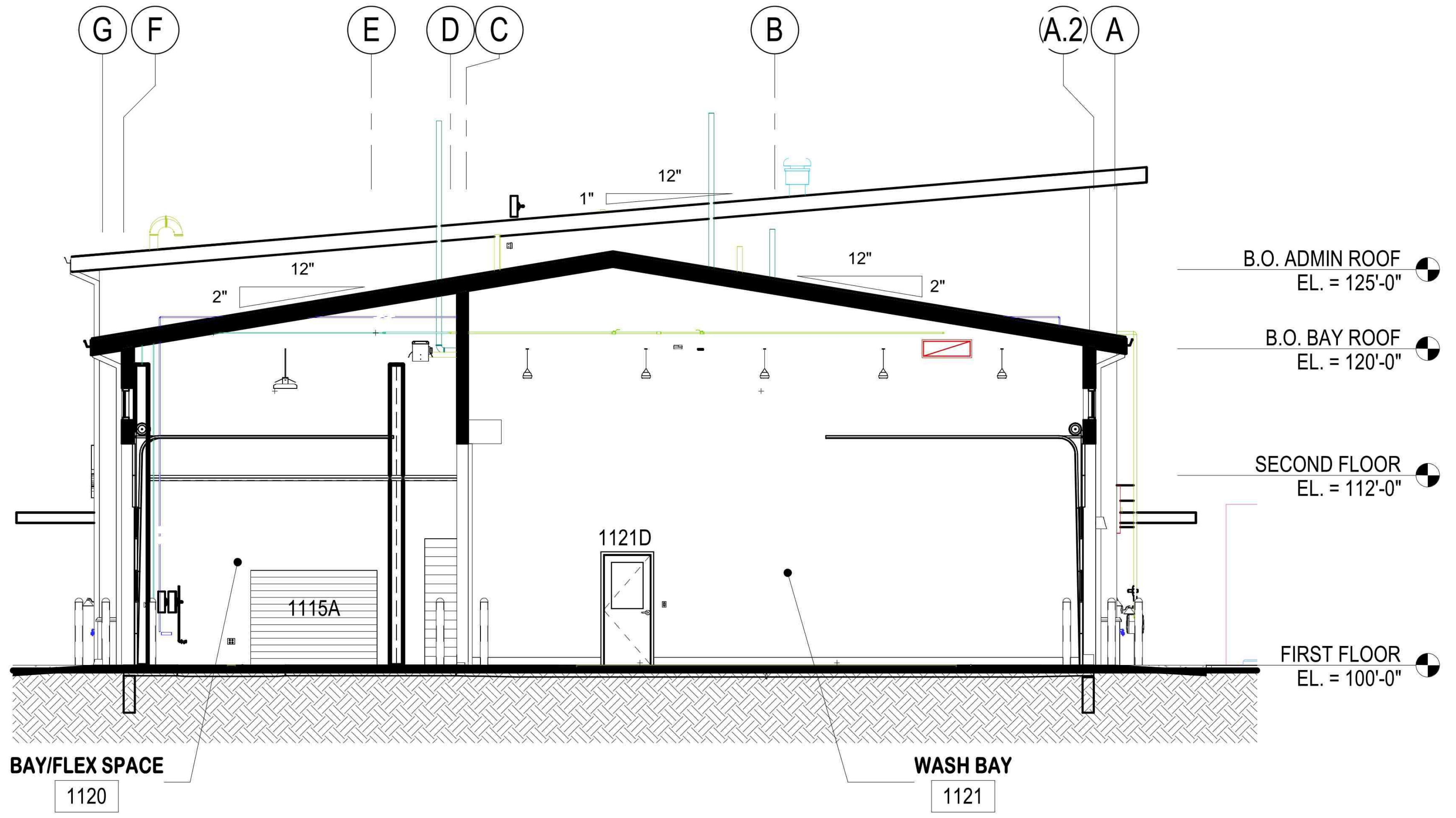
DESIGN BY: Designer
D2C PROJECT NUMBER 202421
DRAWN BY: Author
CKD BY: Checker
SBMT BY: Approver
PLOT DATE: 5/20/2025 4:49:55 PM
PLOT SCALE: As indicated
SIZE: 22" x 34"
FILE NAME:
ISSUE DATE: **MAY 19, 2025**
CONSULTANTS PROJECT #
SOLICITATION NO.:
CONTRACT NO.:
FILE NUMBER:

FOR PERMIT

BRIAN T. DUGGAN
401770
5/16/2025

TOWN OF SUPERIOR
OPERATIONS &
MAINTENANCE FACILITY
1950 HONEY CREEK LANE, SUPERIOR, CO 80027
BUILDING SECTIONS

SHEET IDENTIFICATION
A-401


G
F
E
D
C
B
A.2
A
12"
1"
12"
2"
12"
2"
B.O. ADMIN ROOF
EL. = 125'-0"
B.O. BAY ROOF
EL. = 120'-0"
SECOND FLOOR
EL. = 112'-0"
FIRST FLOOR
EL. = 100'-0"
1115A
1121D
BAY/FLEX SPACE
1120
WASH BAY
1121

D3 BUILDING SECTION
A-402 1/8" = 1'-0"

WALL SYSTEM 2 - MTL PANEL / MTL STUD

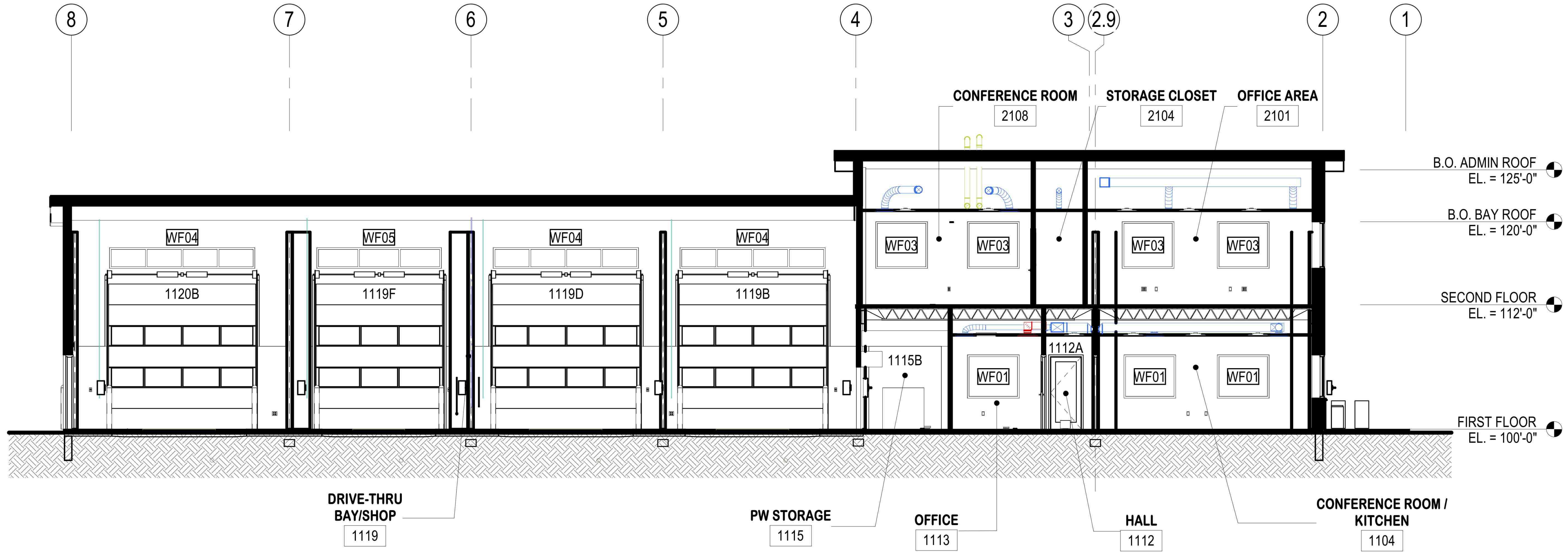
WALL SECTION FROM EXTERIOR TO INTERIOR:

METAL WALL PANELS; WEATHER BARRIER; 2" RIGID INSULATION; 6" STEEL STUDS @ 16" O.C.; 5 1/2" BATT INSULATION BETWEEN STUDS AND FILLING ALL GAPS; VAPOR BARRIER; 5/8" GYPSUM BOARD; INTERIOR FINISHES AS SCHEDULED.

METAL PANEL SYSTEM OVER 6" METAL STUD WALL

0.17	OUTSIDE AIR FILM
0.61	1.5" MTL PANEL
1.0	AIR SPACE
--	WEATHER BARRIER
10.00	2" RIGID INSULATION (EXTRUDED POLYSTYRENE)
7.77	6" METAL STUDS AND 5 1/2" BATT INSULATION (.37 X R21)
.56	5/8" GYP BD.
0.68	INSIDE AIR FILM

R = 20.79


8
7
6
5
4
3
2.9
2
1
CONFERENCE ROOM
2108
STORAGE CLOSET
2104
OFFICE AREA
2101
B.O. ADMIN ROOF
EL. = 125'-0"
B.O. BAY ROOF
EL. = 120'-0"
SECOND FLOOR
EL. = 112'-0"
FIRST FLOOR
EL. = 100'-0"
WF04
WF05
WF04
WF04
WF03
WF03
WF03
WF03
1120B
1119F
1119D
1119B
1115B
1112A
WF01
WF01
WF01
DRIVE-THRU
BAY/SHOP
1119
PW STORAGE
1115
OFFICE
1113
HALL
1112
CONFERENCE ROOM /
KITCHEN
1104

A2 BUILDING SECTION
A-402 1/8" = 1'-0"

D2C
ARCHITECTS

D2C ARCHITECTS, INC.
DENVER, COLORADO

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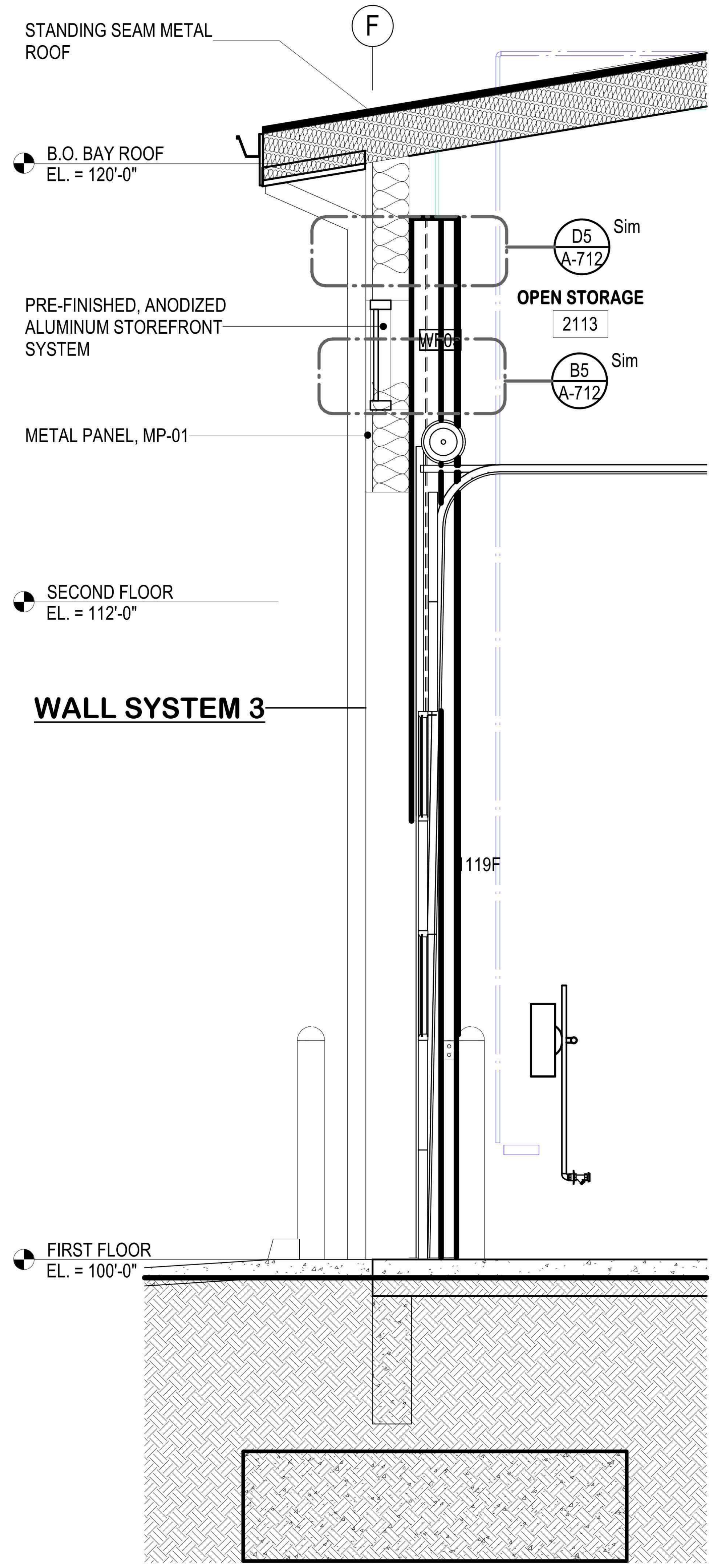
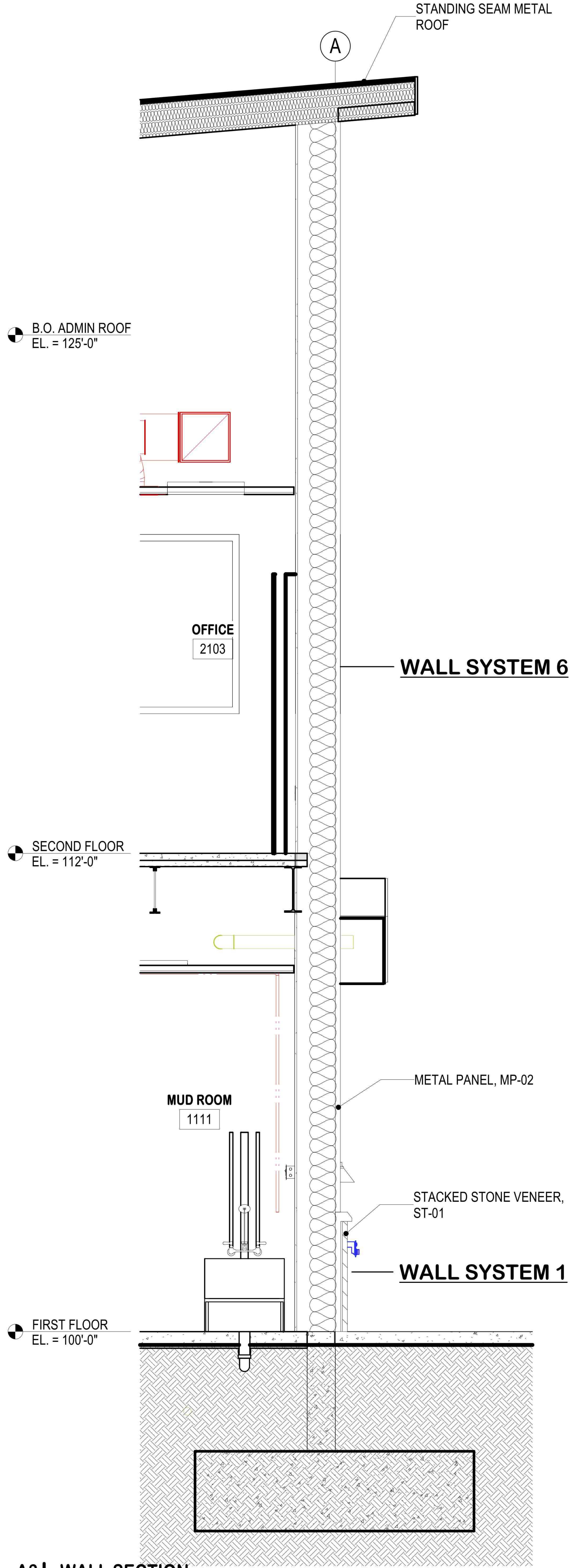
BRIAN T. DUGGAN
401770
5/16/2025

TOWN OF SUPERIOR
OPERATIONS &
MAINTENANCE FACILITY
1950 HONEY CREEK LANE, SUPERIOR, CO 80027
BUILDING SECTIONS

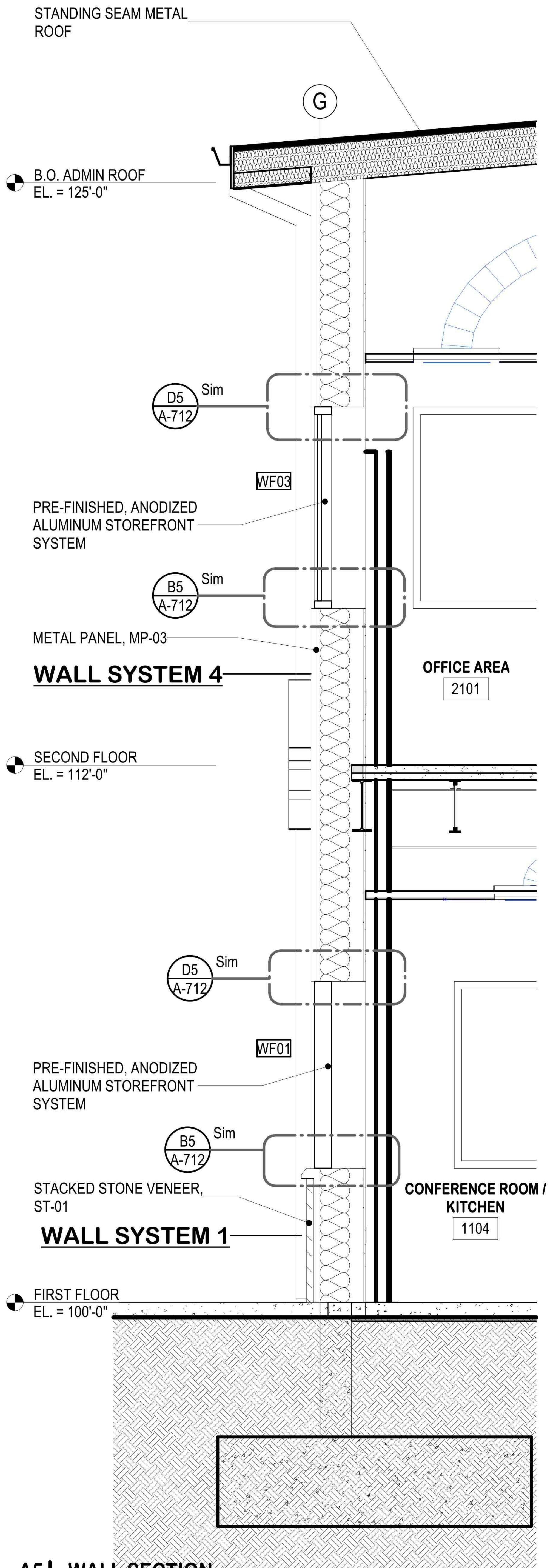
SHEET IDENTIFICATION
A-402


STANDING SEAM METAL ROOF
F
B.O. BAY ROOF
EL. = 120'-0"
D5
A-712
Sim
OPEN STORAGE
2113
PRE-FINISHED, ANODIZED ALUMINUM STOREFRONT SYSTEM
WF0
B5
A-712
Sim
METAL PANEL, MP-01
SECOND FLOOR
EL. = 112'-0"
WALL SYSTEM 3
119F
FIRST FLOOR
EL. = 100'-0"

A1 | WALL SECTION
A-411 | *1/2" = 1'-0"*


STANDING SEAM METAL ROOF
A
B.O. ADMIN ROOF
EL. = 125'-0"
OFFICE
2103
WALL SYSTEM 6
SECOND FLOOR
EL. = 112'-0"
METAL PANEL, MP-02
MUD ROOM
1111
STACKED STONE VENEER, ST-01
WALL SYSTEM 1
FIRST FLOOR
EL. = 100'-0"

A3 | WALL SECTION
A-411 | *1/2" = 1'-0"*


STANDING SEAM METAL ROOF
G
B.O. ADMIN ROOF
EL. = 125'-0"
D5
A-712
Sim
WF03
PRE-FINISHED, ANODIZED ALUMINUM STOREFRONT SYSTEM
B5
A-712
Sim
METAL PANEL, MP-03
WALL SYSTEM 4
OFFICE AREA
2101
SECOND FLOOR
EL. = 112'-0"
D5
A-712
Sim
WF01
PRE-FINISHED, ANODIZED ALUMINUM STOREFRONT SYSTEM
B5
A-712
Sim
STACKED STONE VENEER, ST-01
WALL SYSTEM 1
CONFERENCE ROOM / KITCHEN
1104
FIRST FLOOR
EL. = 100'-0"

A5 | WALL SECTION
A-411 | *1/2" = 1'-0"*

WALL SECTION NOTES

1. REFER TO CIVIL DRAWINGS FOR SITE GRADING; REFER TO ARCHITECTURAL SITE PLAN AND ENLARGED SITE PLANS FOR CONCRETE PAVING PATTERNS AND SPOT ELEVATIONS.
2. STRUCTURAL STEEL, PRECAST CONCRETE AND CAST STONE SHAPES ARE SHOWN FOR DETAILING OF ARCHITECTURAL FINISHES ONLY; REFER TO STRUCTURAL DRAWINGS FOR STRUCTURAL DIMENSIONS, SIZES, SHAPES, AND DETAILS OF CONSTRUCTION FOR SPECIFIC CONDITIONS.
3. WALL SECTIONS SHOW MASONRY BEARING LEDGES AT A DEPTH OF 8" BELOW FINISH FLOOR ELEVATIONS (TYPICAL). REFER TO CIVIL DRAWINGS FOR ACTUAL FINISH GRADES; REFER TO STRUCTURAL DRAWINGS FOR ACTUAL DEPTH OF LEDGES (TYPICAL). LOCATE WEEP HOLES MINIMUM 4" ABOVE FINISH GRADE (TYPICAL).
4. FLASHING, DAMPPROOFING, AND INSULATION SHOWN ON WALL SECTIONS A-411, A-412 INDICATE VERTICAL LOCATIONS ONLY; PROVIDE CONTINUOUS SYSTEMS.
5. PROVIDE SEALANT AT ALL EXTERIOR DOOR AND WINDOW FRAMES AND LOUVERS.
6. M.O. (MASONRY OPENING) REFERS TO NOMINAL MASONRY OPENING DIMENSIONS IN MASONRY CONSTRUCTION.
7. CONTRACTOR OR WINDOW MANUFACTURER TO DESIGN, PROVIDE AND INSTALL COMPLETE ATTACHMENT OF WINDOW TO STRUCTURAL STEEL OR STRUCTURAL CONCRETE, OR STRUCTURAL CONCRETE MASONRY PER SPECIFICATIONS AND WINDOW MANUFACTURER'S REQUIREMENTS. NO LOADS TO BE TRANSFERRED TO VENEER MASONRY.

D2C
ARCHITECTS

D2C ARCHITECTS, INC.
DENVER, COLORADO

MARK	DESCRIPTION	DATE	APPR

ISSUE DATE:
MAY 19, 2025
CONSULTANTS PROJECT #
SOLICITATION NO.:
CONTRACT NO.:
FILE NUMBER:
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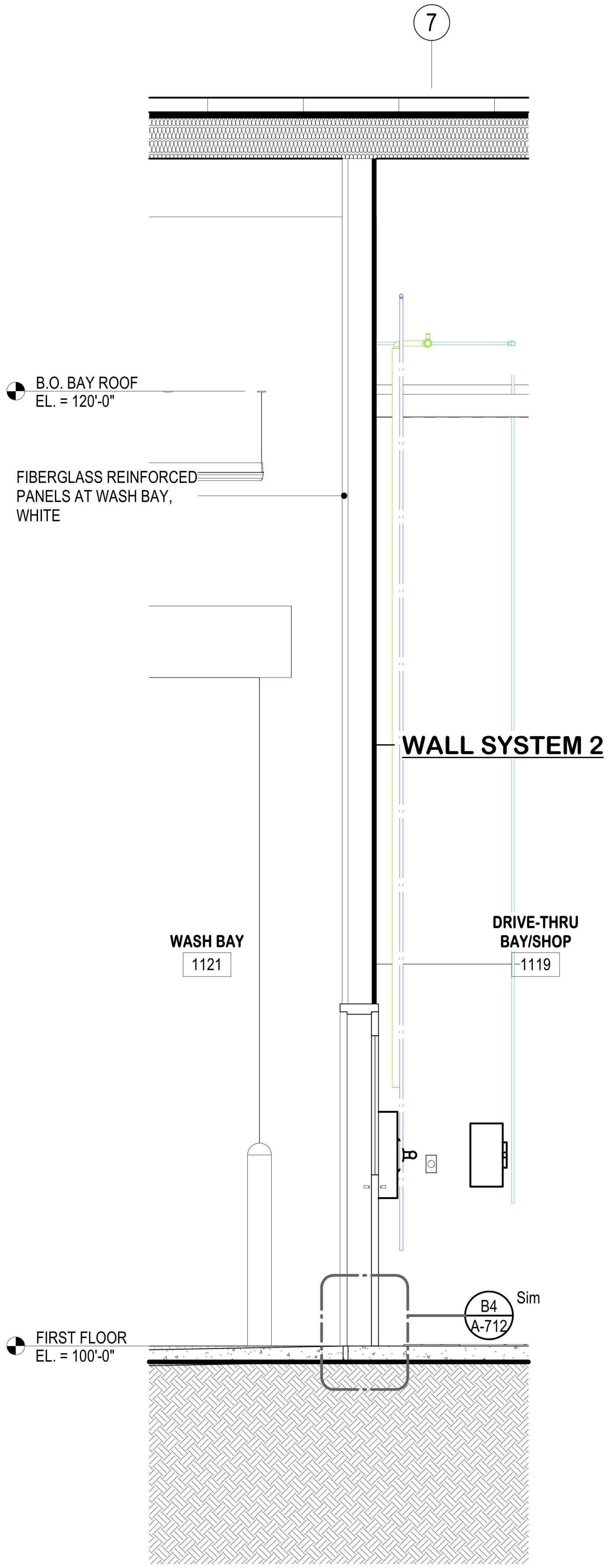
DRAWN BY: Author
CKD BY: Checker
SBMT BY: Approver
PLOT DATE: 5/20/2025 4:50:02 PM
PLOT SCALE: As indicated
FILE NAME:
SIZE: 22" x 34"

FOR PERMIT

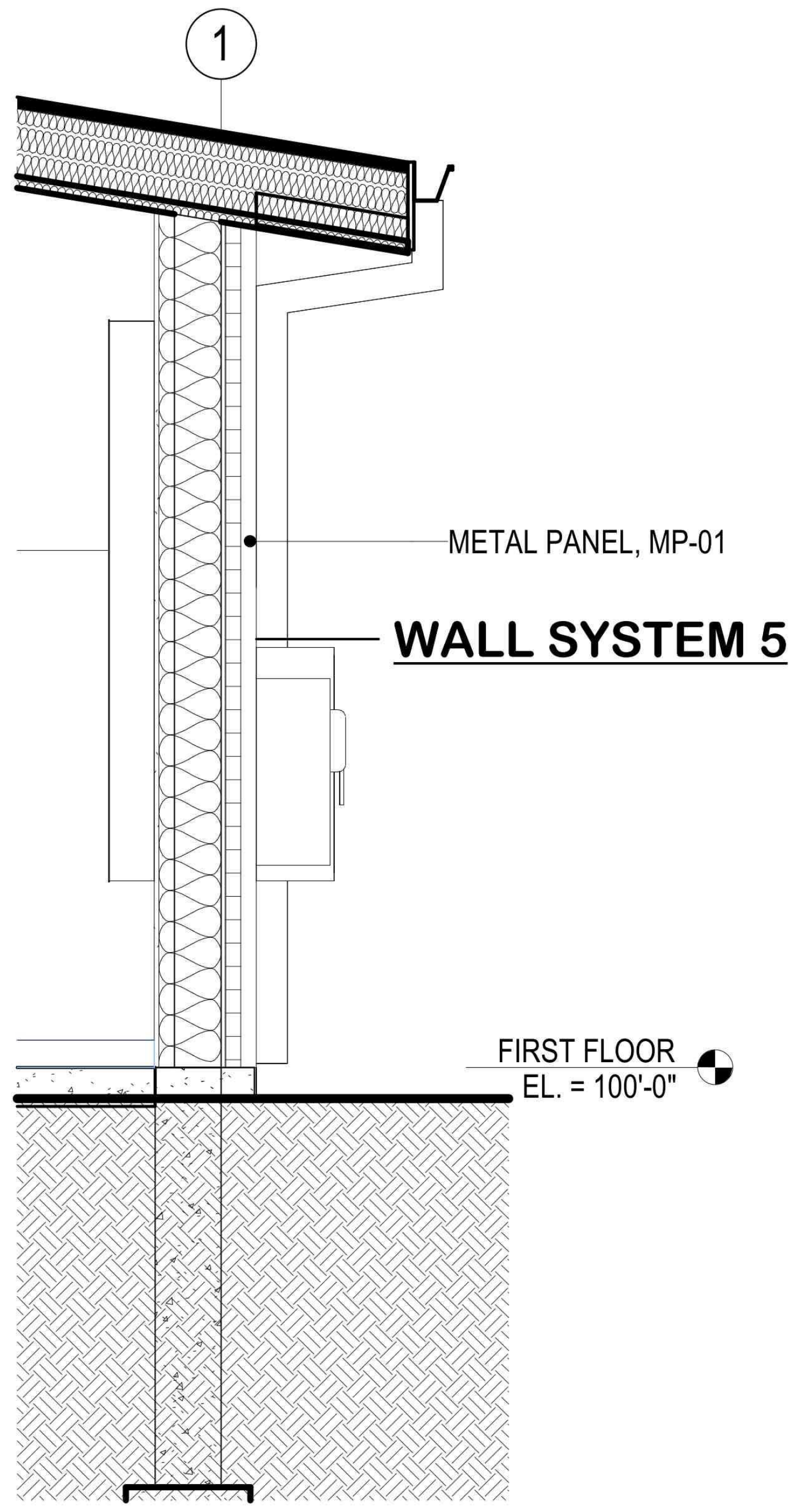
BRIAN T. DUGGAN
401770
5/16/2025

TOWN OF SUPERIOR
OPERATIONS & MAINTENANCE FACILITY
1950 HONEY CREEK LANE, SUPERIOR, CO 80027
WALL SECTIONS

SHEET IDENTIFICATION
A-411



A3 | WALL SECTION
A-412 | 1/2" = 1'-0"



A5 | WALL SECTION
A-412 | 1/2" = 1'-0"

WALL SECTION NOTES

1. REFER TO CIVIL DRAWINGS FOR SITE GRADING; REFER TO ARCHITECTURAL SITE PLAN AND ENLARGED SITE PLANS FOR CONCRETE PAVING PATTERNS AND SPOT ELEVATIONS.
2. STRUCTURAL STEEL, PRECAST CONCRETE AND CAST STONE SHAPES ARE SHOWN FOR DETAILING OF ARCHITECTURAL FINISHES ONLY; REFER TO STRUCTURAL DRAWINGS FOR STRUCTURAL DIMENSIONS, SIZES, SHAPES, AND DETAILS OF CONSTRUCTION FOR SPECIFIC CONDITIONS.
3. WALL SECTIONS SHOW MASONRY BEARING LEDGES AT A DEPTH OF 8" BELOW FINISH FLOOR ELEVATIONS (TYPICAL). REFER TO CIVIL DRAWINGS FOR ACTUAL FINISH GRADES; REFER TO STRUCTURAL DRAWINGS FOR ACTUAL DEPTH OF LEDGES (TYPICAL). LOCATE WEEP HOLES MINIMUM 4" ABOVE FINISH GRADE (TYPICAL).
4. FLASHING, DAMPPROOFING, AND INSULATION SHOWN ON WALL SECTIONS A-411, A-412 INDICATE VERTICAL LOCATIONS ONLY; PROVIDE CONTINUOUS SYSTEMS.
5. PROVIDE SEALANT AT ALL EXTERIOR DOOR AND WINDOW FRAMES AND LOUVERS.
6. M.O. (MASONRY OPENING) REFERS TO NOMINAL MASONRY OPENING DIMENSIONS IN MASONRY CONSTRUCTION.
7. CONTRACTOR OR WINDOW MANUFACTURER TO DESIGN, PROVIDE AND INSTALL COMPLETE ATTACHMENT OF WINDOW TO STRUCTURAL STEEL OR STRUCTURAL CONCRETE, OR STRUCTURAL CONCRETE MASONRY PER SPECIFICATIONS AND WINDOW MANUFACTURER'S REQUIREMENTS. NO LOADS TO BE TRANSFERRED TO VENEER MASONRY.

D2C
ARCHITECTS

D2C ARCHITECTS, INC.
DENVER, COLORADO

MARK	DESCRIPTION	DATE	APPR

DESIGN BY: Designer
ISSUE DATE: **MAY 19, 2025**
D2C PROJECT NUMBER 202421
CONSULTANTS PROJECT #
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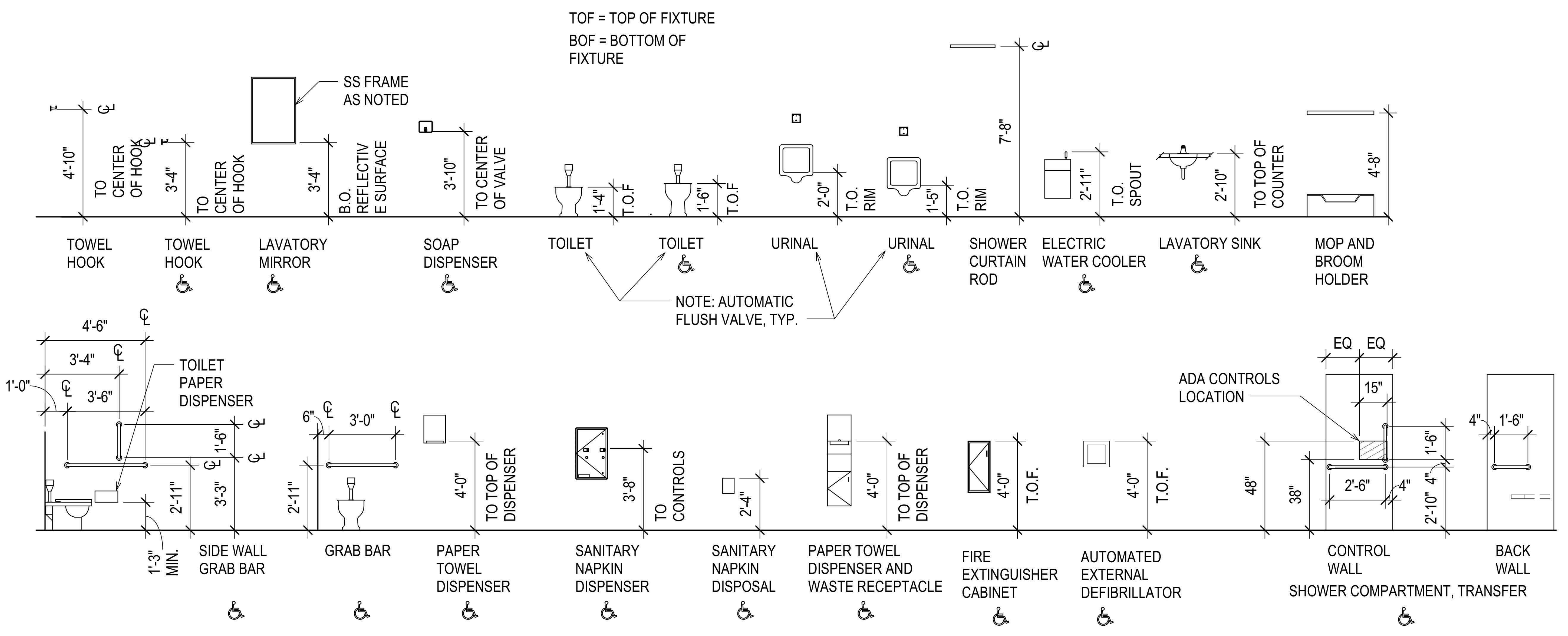
SOLICITATION NO.:
SBMT BY: Approver
PLOT DATE: 5/20/2025 4:50:04 PM
CONTRACT NO.:
PLOT SCALE: As indicated
FILE NUMBER:
SIZE: 22" x 34"
FILE NAME:

FOR PERMIT

BRIAN T. DUGGAN
401770
5/16/2025

TOWN OF SUPERIOR
OPERATIONS &
MAINTENANCE FACILITY
1950 HONEY CREEK LANE, SUPERIOR, CO 80027
WALL SECTIONS

SHEET IDENTIFICATION
A-412

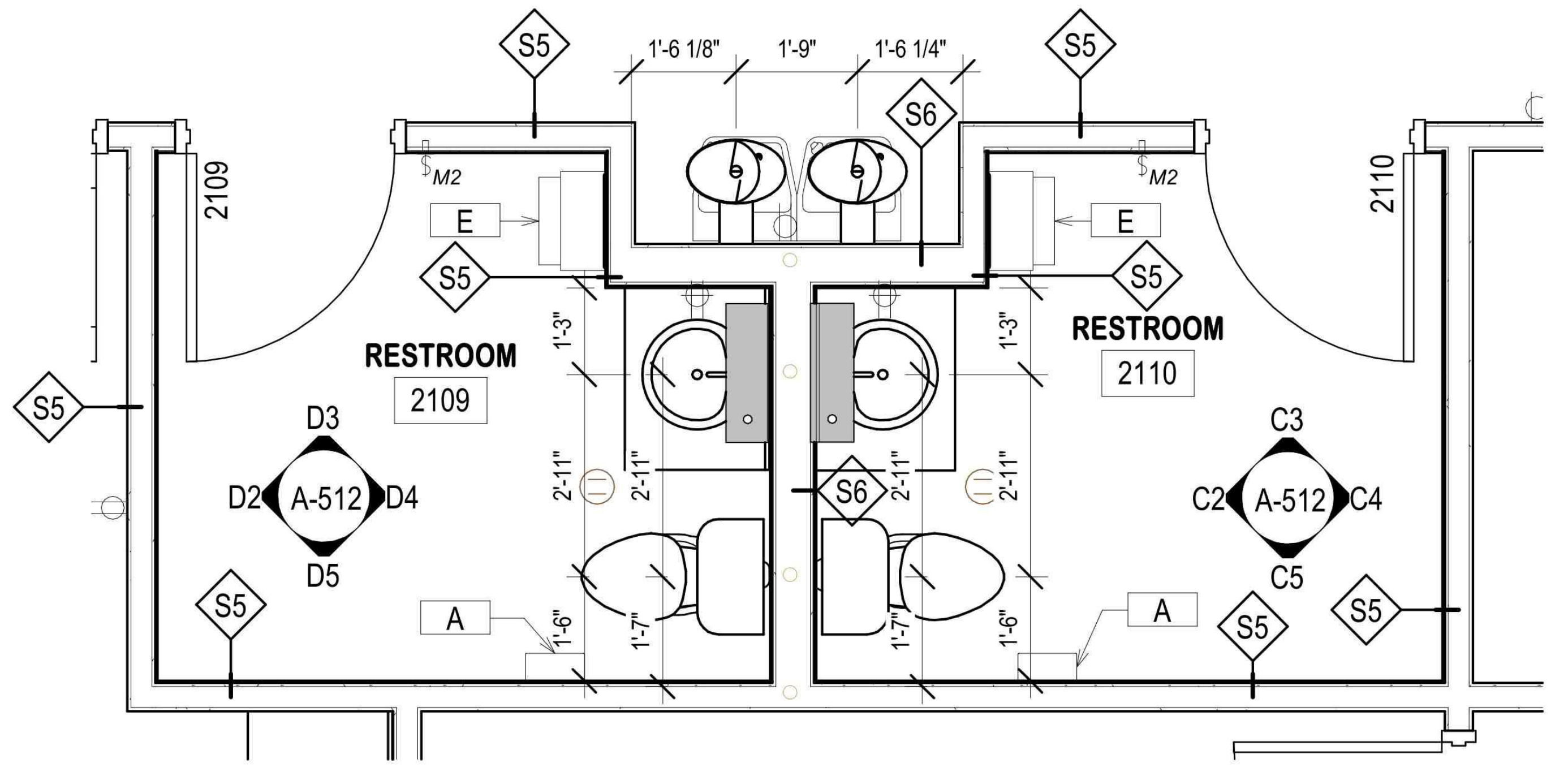

TOF = TOP OF FIXTURE
BOF = BOTTOM OF FIXTURE
SS FRAME AS NOTED
4'-10"
TO CENTER OF HOOK
3'-4"
TO CENTER OF HOOK
3'-4"
B.O. REFLECTIVE SURFACE
3'-10"
TO CENTER OF VALVE
1'-4" T.O.F
1'-6" T.O.F
2'-0" T.O. RIM
1'-5" T.O. RIM
7'-8"
2'-11" T.O. SPOUT
2'-10" TO TOP OF COUNTER
4'-8"
TOWEL HOOK
TOWEL HOOK
LAVATORY MIRROR
SOAP DISPENSER
TOILET
TOILET
URINAL
URINAL
SHOWER CURTAIN ROD
ELECTRIC WATER COOLER
LAVATORY SINK
MOP AND BROOM HOLDER
NOTE: AUTOMATIC FLUSH VALVE, TYP.
4'-6"
3'-4"
1'-0"
3'-6"
TOILET PAPER DISPENSER
1'-6"
2'-11"
3'-3"
1'-3" MIN.
6"
3'-0"
2'-11"
4'-0" TO TOP OF DISPENSER
3'-8" TO CONTROLS
2'-4"
4'-0" TO TOP OF DISPENSER
4'-0" T.O.F.
4'-0" T.O.F.
SIDE WALL GRAB BAR
GRAB BAR
PAPER TOWEL DISPENSER
SANITARY NAPKIN DISPENSER
SANITARY NAPKIN DISPOSAL
PAPER TOWEL DISPENSER AND WASTE RECEPTACLE
FIRE EXTINGUISHER CABINET
AUTOMATED EXTERNAL DEFIBRILLATOR
ADA CONTROLS LOCATION
EQ EQ
15"
48"
38"
2'-6"
4"
1'-6"
2'-10"
4"
4" 1'-6"
CONTROL WALL
BACK WALL
SHOWER COMPARTMENT, TRANSFER

TOILET FIXTURE / ACCESSORY MOUNTING HEIGHTS

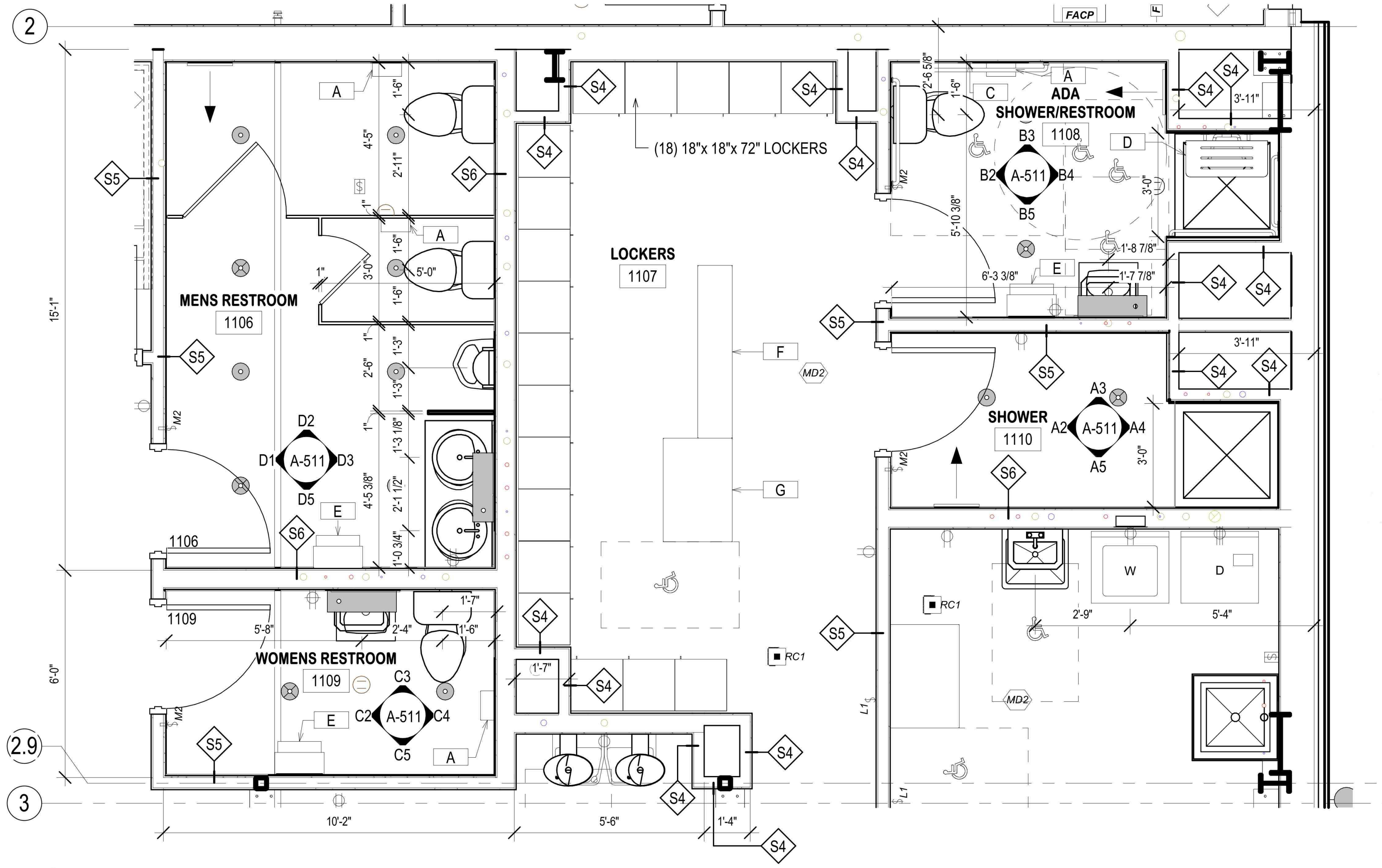
1/4" = 1'-0"

TOILET ACCESSORIES SCHEDULE

MARK	ABBREV.	DESCRIPTION	MANUFACTURER	MODEL	MATERIAL
A			Bradley Corporation	5424	
E			Bradley Corporation	236-110000	


S5
S5
S6
1'-6 1/8"
1'-9"
1'-6 1/4"
2109
2110
M2
M2
E
E
S5
S5
RESTROOM
2109
RESTROOM
2110
D3
D2
A-512
D4
D5
C3
C2
A-512
C4
C5
S5
1'-3"
2'-11"
2'-11"
S6
2'-11"
1'-3"
S5
A
A
S5
S5
1'-6"
1'-7"
1'-7"
1'-6"

A2 | **ENLARGED RESTROOM PLAN - LEVEL 2**
A-501 | *3/8" = 1'-0"*


2
2.9
3
FACP
S4
S4
S4
S4
S4
S4
S4
S4
S4
S4
S4
S4
S4
(18) 18"x 18"x 72" LOCKERS
A
A
A
A
C
D
E
E
E
F
G
S5
S5
S5
S5
S5
S5
S6
S6
S6
MENS RESTROOM
1106
LOCKERS
1107
ADA SHOWER/RESTROOM
1108
WOMENS RESTROOM
1109
SHOWER
1110
1106
1109
D1
D2
D3
D5
A-511
B2
B3
B4
B5
A-511
A2
A3
A4
A5
A-511
C2
C3
C4
C5
A-511
MD2
MD2
RC1
RC1
M2
M2
M2
M2
L1
L1
W
D
15'-1"
6'-0"
10'-2"
5'-6"
1'-4"
4'-5"
2'-11"
5'-0"
3'-0"
1'-6"
2'-6"
1'-3"
1'-3 1/8"
4'-5 3/8"
2'-1 1/2"
1'-0 3/4"
5'-8"
2'-4"
1'-7"
1'-6"
1'-7"
2'-6 5/8"
5'-10 3/8"
6'-3 3/8"
1'-8 7/8"
1'-7 7/8"
3'-0"
3'-11"
3'-11"
3'-0"
2'-9"
5'-4"

A3 | **ENLARGED RESTROOM PLAN - LEVEL 1**
A-501 | *3/8" = 1'-0"*

D2C ARCHITECTS

D2C ARCHITECTS, INC.
DENVER, COLORADO

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DESIGN BY: Designer		ISSUE DATE: **MAY 19, 2025**
D2C PROJECT NUMBER 202421		CONSULTANTS PROJECT #
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PLOT SCALE: As indicated		FILE NUMBER:
SIZE: 22" x 34"	FILE NAME:	

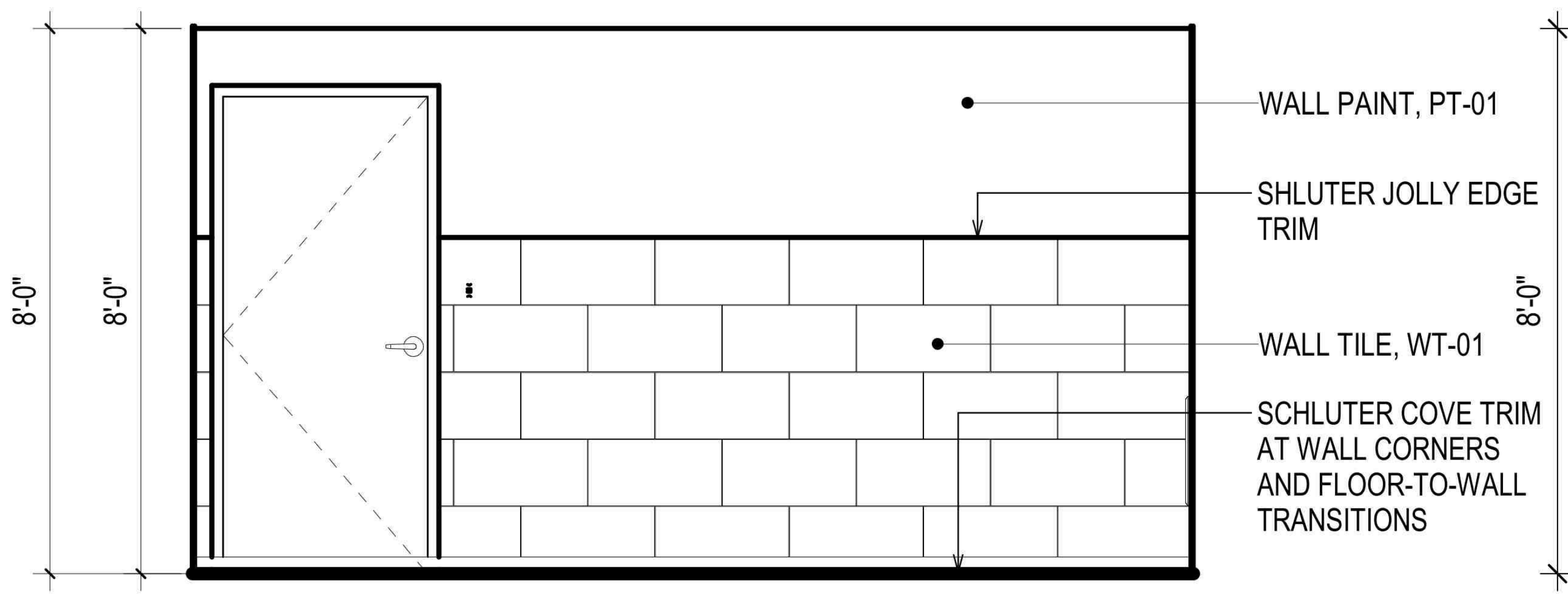
FOR PERMIT

STATE OF COLORADO
BRIAN T.
DUGGAN
401770
5/16/2025
LICENSED ARCHITECT

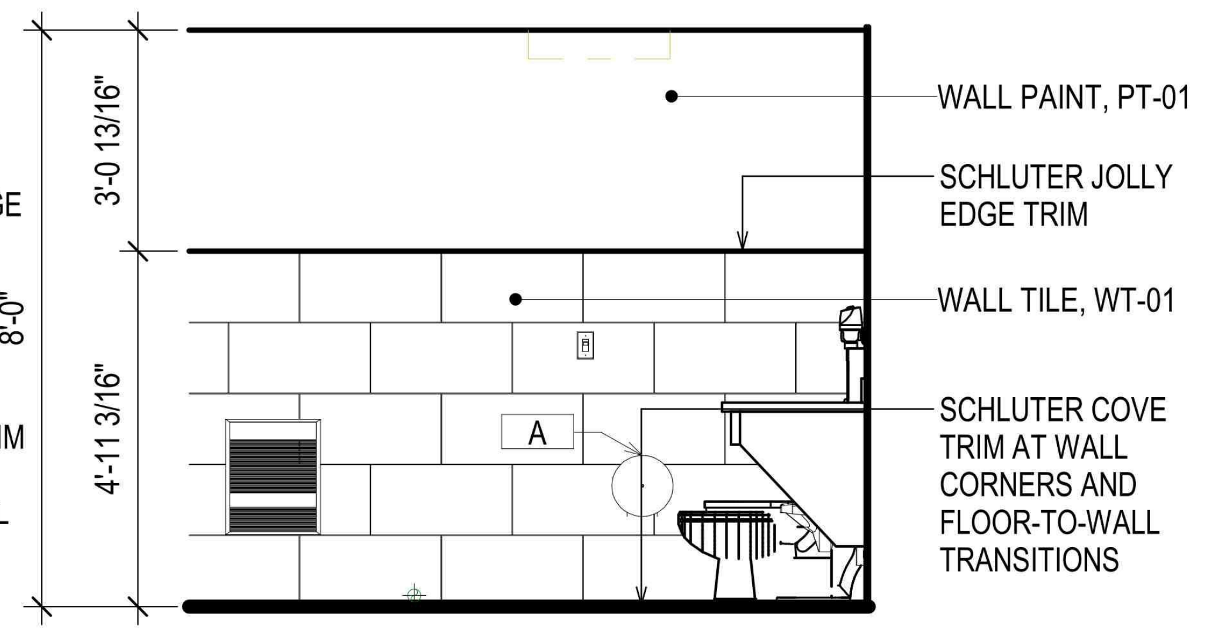
TOWN OF SUPERIOR
OPERATIONS &
MAINTENANCE FACILITY
1950 HONEY CREEK LANE, SUPERIOR, CO 80027

ENLARGED RESTROOM PLANS

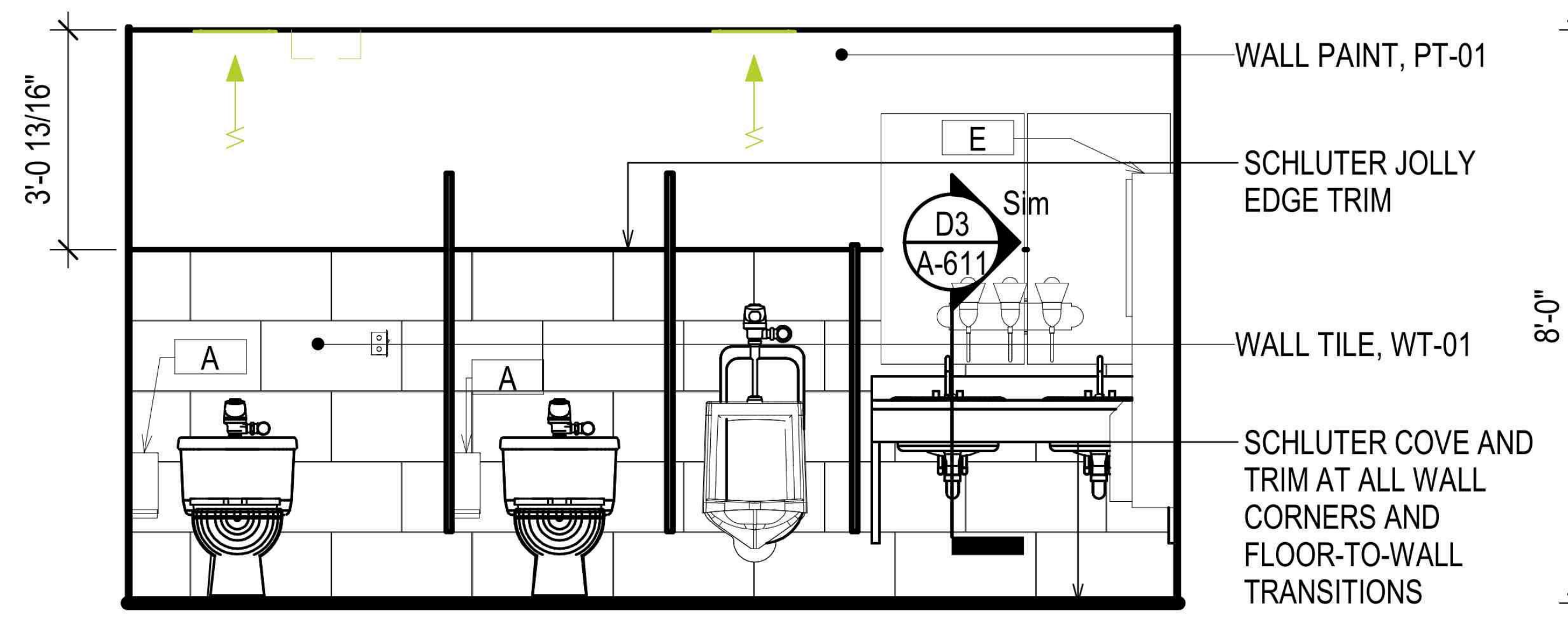
SHEET IDENTIFICATION
A-501


8'-0"
8'-0"
WALL PAINT, PT-01
SHLUTER JOLLY EDGE TRIM
WALL TILE, WT-01
SCHLUTER COVE TRIM AT WALL CORNERS AND FLOOR-TO-WALL TRANSITIONS

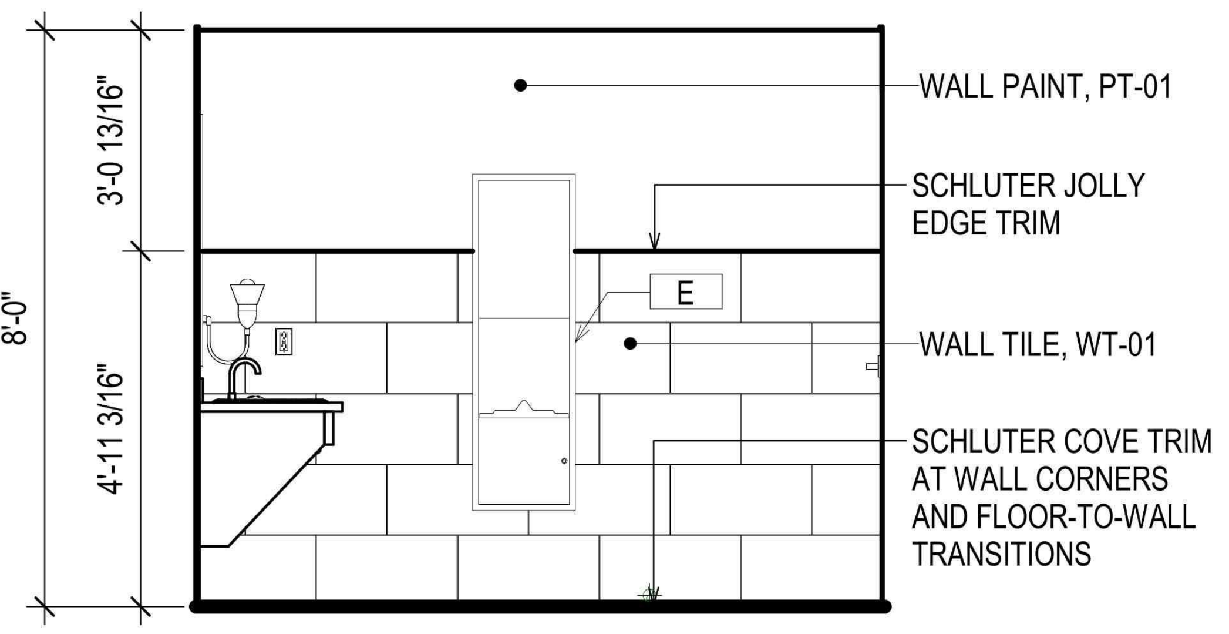
D1 ELEVATIONS - RESTROOM 1106 - WEST
A-511 3/8" = 1'-0"
0' 1'-4" 2'-8" 5'-4"


3'-0 13/16"
8'-0"
4'-11 3/16"
A
WALL PAINT, PT-01
SCHLUTER JOLLY EDGE TRIM
WALL TILE, WT-01
SCHLUTER COVE TRIM AT WALL CORNERS AND FLOOR-TO-WALL TRANSITIONS

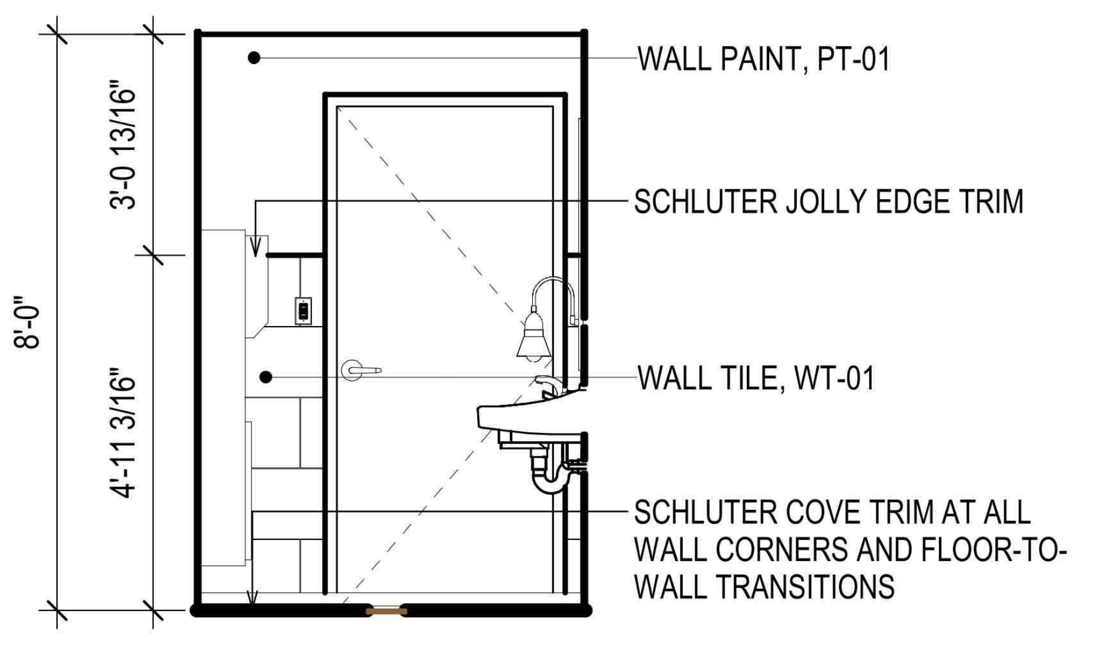
D2 ELEVATIONS - RESTROOM 1106 - NORTH
A-511 3/8" = 1'-0"
0' 1'-4" 2'-8" 5'-4"


3'-0 13/16"
A
A
E
D3
A-611
Sim
WALL PAINT, PT-01
SCHLUTER JOLLY EDGE TRIM
WALL TILE, WT-01
SCHLUTER COVE TRIM AND TRIM AT ALL WALL CORNERS AND FLOOR-TO-WALL TRANSITIONS

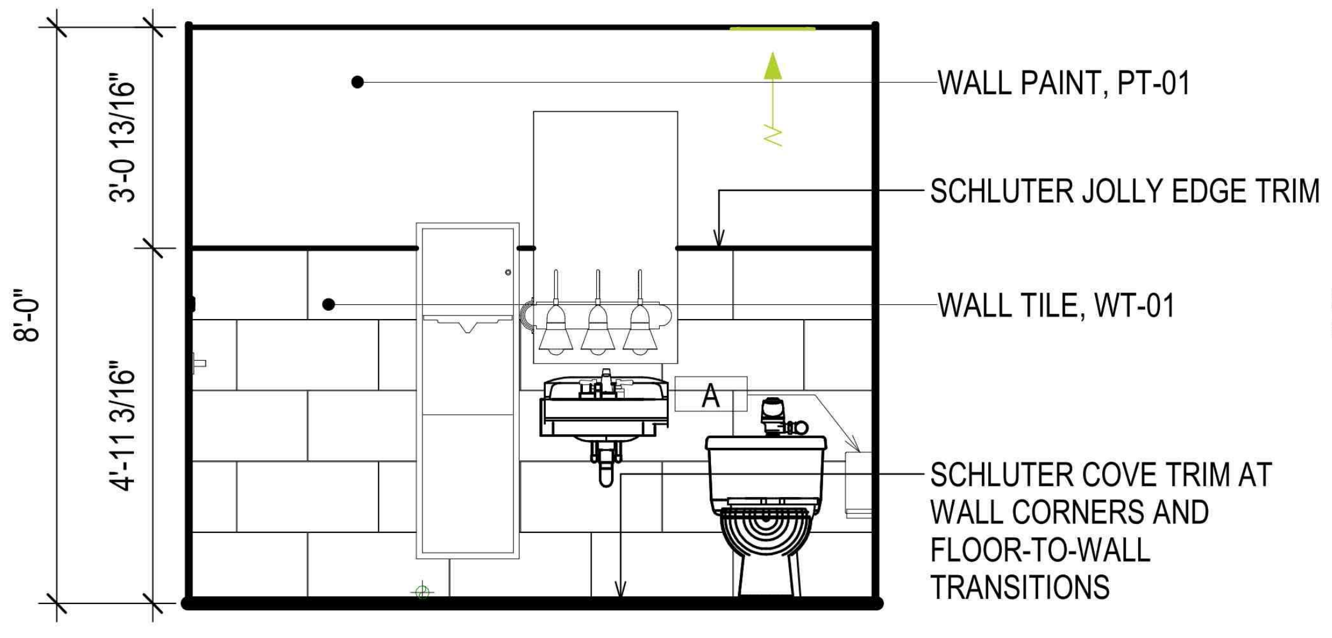
D3 ELEVATIONS - RESTROOM 1106 - EAST
A-511 3/8" = 1'-0"
0' 1'-4" 2'-8" 5'-4"


3'-0 13/16"
8'-0"
4'-11 3/16"
E
WALL PAINT, PT-01
SCHLUTER JOLLY EDGE TRIM
WALL TILE, WT-01
SCHLUTER COVE TRIM AT WALL CORNERS AND FLOOR-TO-WALL TRANSITIONS

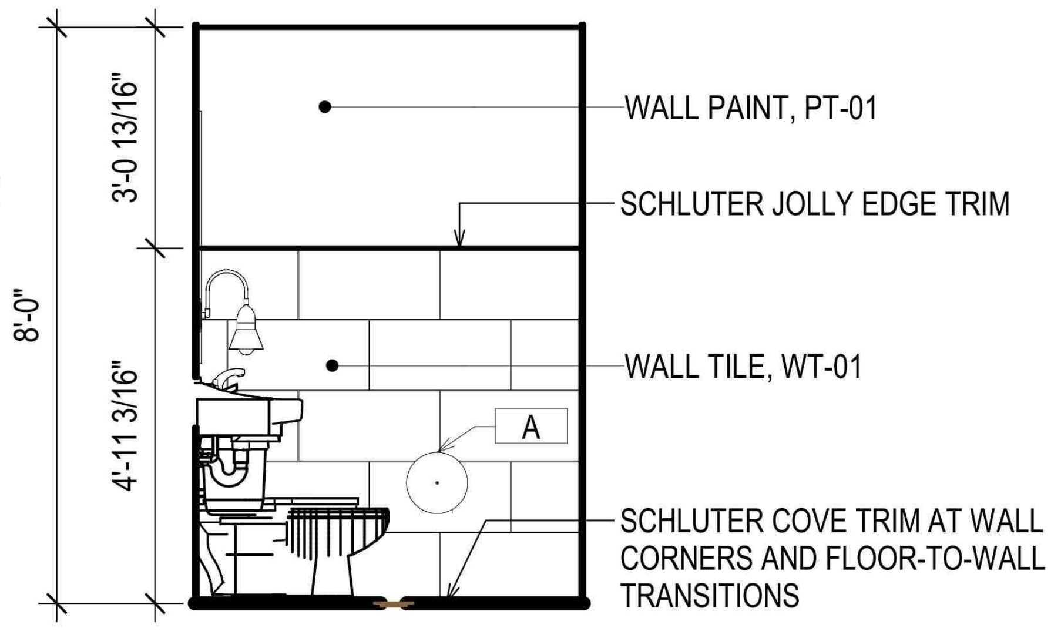
D5 ELEVATIONS - RESTROOM 1106 - SOUTH
A-511 3/8" = 1'-0"
0' 1'-4" 2'-8" 5'-4"


8'-0"
3'-0 13/16"
4'-11 3/16"
WALL PAINT, PT-01
SCHLUTER JOLLY EDGE TRIM
WALL TILE, WT-01
SCHLUTER COVE TRIM AT ALL WALL CORNERS AND FLOOR-TO-WALL TRANSITIONS

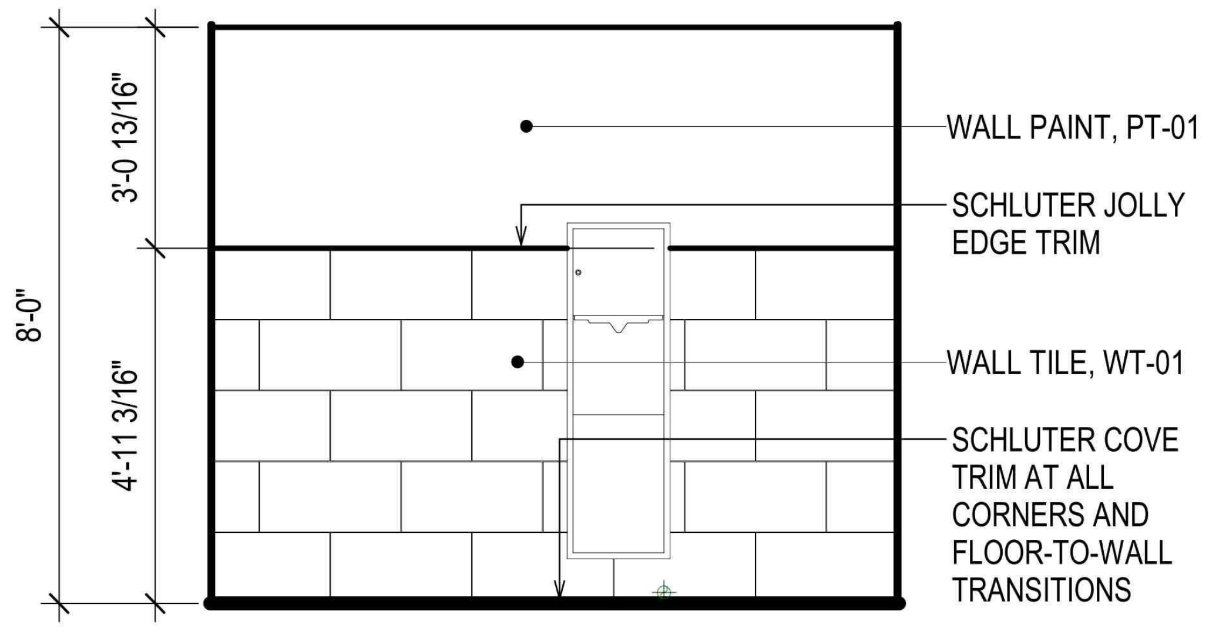
C2 ELEVATIONS - RESTROOM 1109 - WEST
A-511 3/8" = 1'-0"
0' 1'-4" 2'-8" 5'-4"


3'-0 13/16"
8'-0"
4'-11 3/16"
A
WALL PAINT, PT-01
SCHLUTER JOLLY EDGE TRIM
WALL TILE, WT-01
SCHLUTER COVE TRIM AT WALL CORNERS AND FLOOR-TO-WALL TRANSITIONS

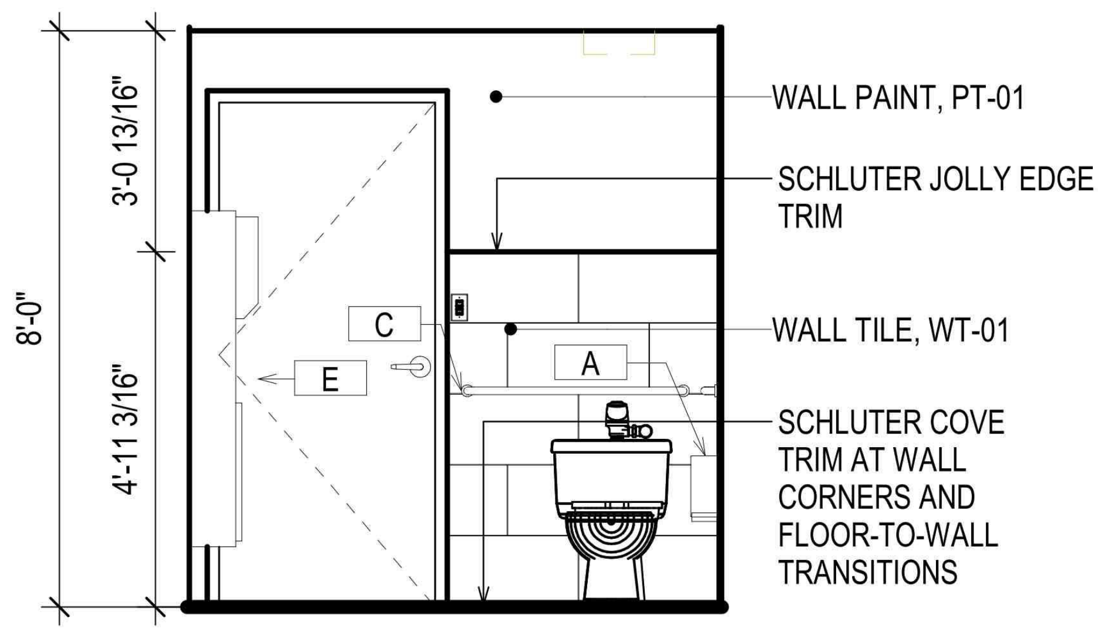
C3 ELEVATIONS - RESTROOM 1109 - NORTH
A-511 3/8" = 1'-0"
0' 1'-4" 2'-8" 5'-4"


3'-0 13/16"
8'-0"
4'-11 3/16"
A
WALL PAINT, PT-01
SCHLUTER JOLLY EDGE TRIM
WALL TILE, WT-01
SCHLUTER COVE TRIM AT WALL CORNERS AND FLOOR-TO-WALL TRANSITIONS

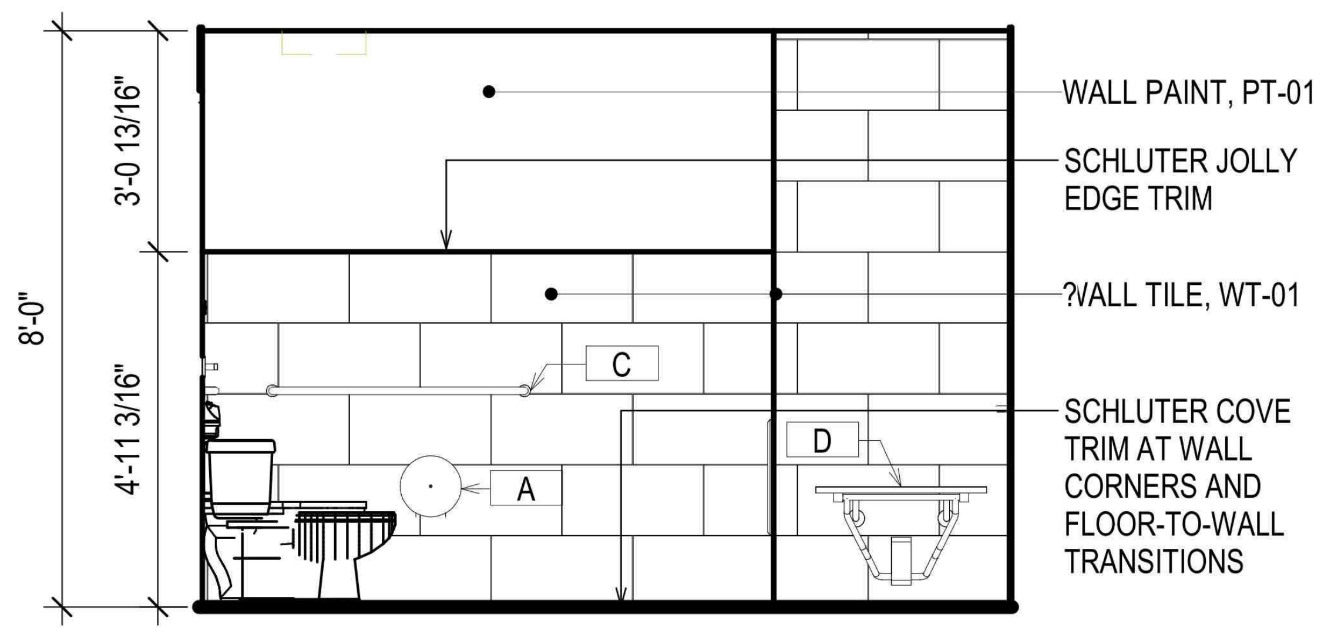
C4 ELEVATIONS - RESTROOM 1109 - EAST
A-511 3/8" = 1'-0"
0' 1'-4" 2'-8" 5'-4"


3'-0 13/16"
8'-0"
4'-11 3/16"
WALL PAINT, PT-01
SCHLUTER JOLLY EDGE TRIM
WALL TILE, WT-01
SCHLUTER COVE TRIM AT ALL CORNERS AND FLOOR-TO-WALL TRANSITIONS

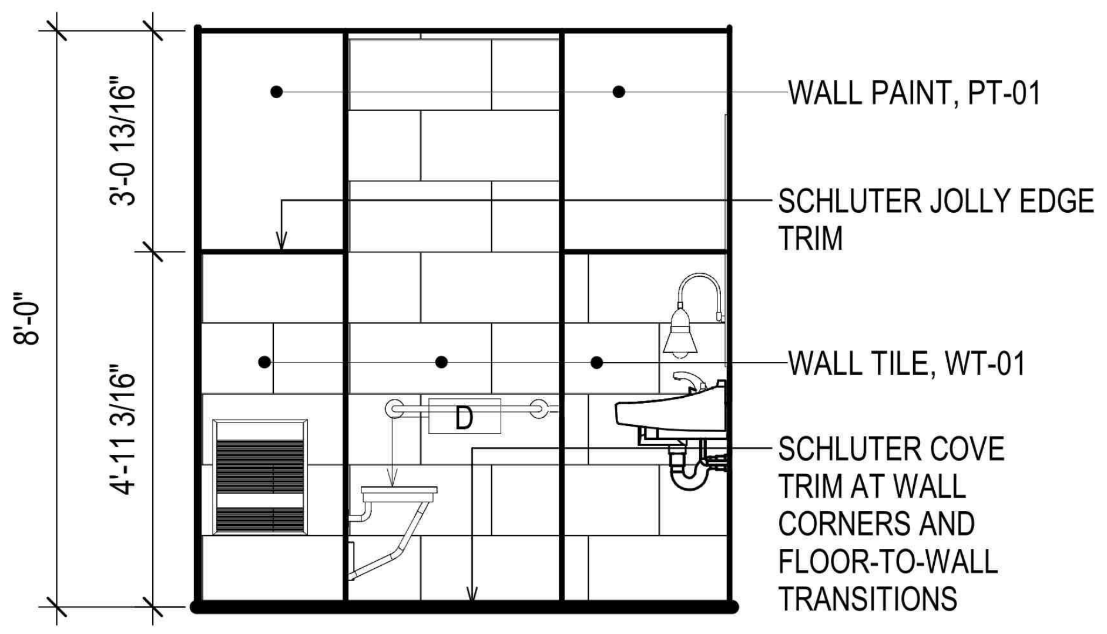
C5 ELEVATIONS - RESTROOM 1109 - SOUTH
A-511 3/8" = 1'-0"
0' 1'-4" 2'-8" 5'-4"


8'-0"
3'-0 13/16"
4'-11 3/16"
C
E
A
WALL PAINT, PT-01
SCHLUTER JOLLY EDGE TRIM
WALL TILE, WT-01
SCHLUTER COVE TRIM AT WALL CORNERS AND FLOOR-TO-WALL TRANSITIONS

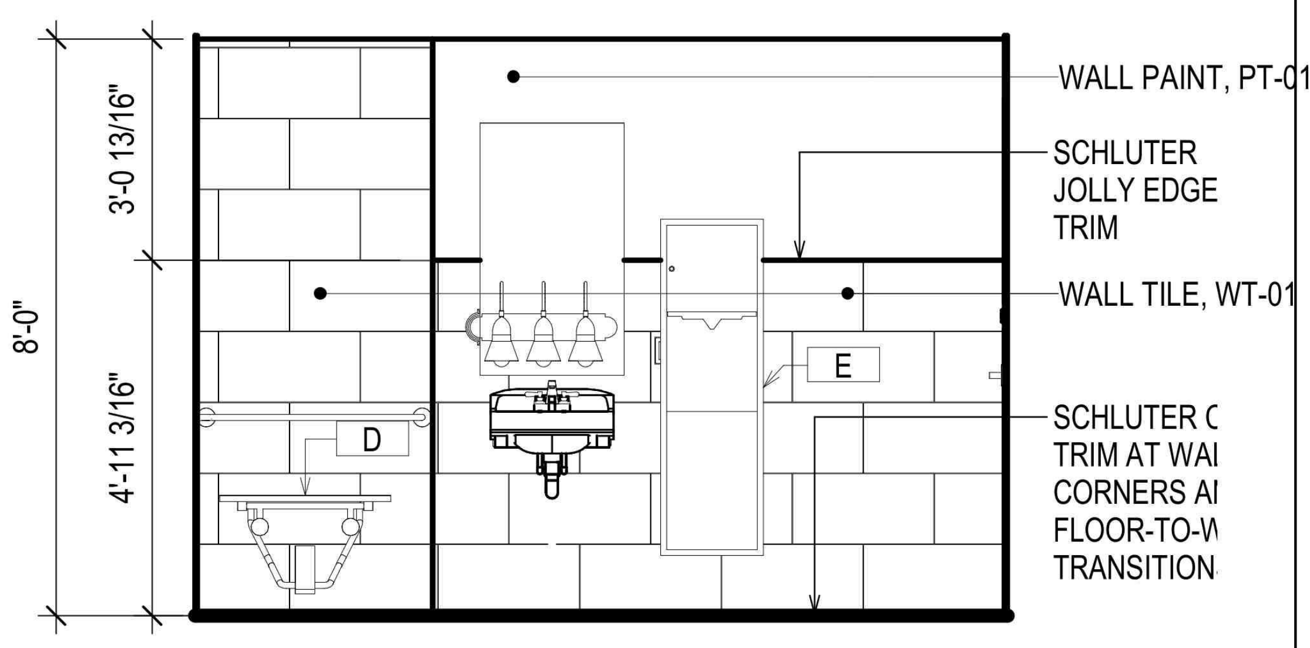
B2 ELEVATIONS - SHOWER 1108 - WEST
A-511 3/8" = 1'-0"
0' 1'-4" 2'-8" 5'-4"


8'-0"
3'-0 13/16"
4'-11 3/16"
C
A
D
WALL PAINT, PT-01
SCHLUTER JOLLY EDGE TRIM
?WALL TILE, WT-01
SCHLUTER COVE TRIM AT WALL CORNERS AND FLOOR-TO-WALL TRANSITIONS

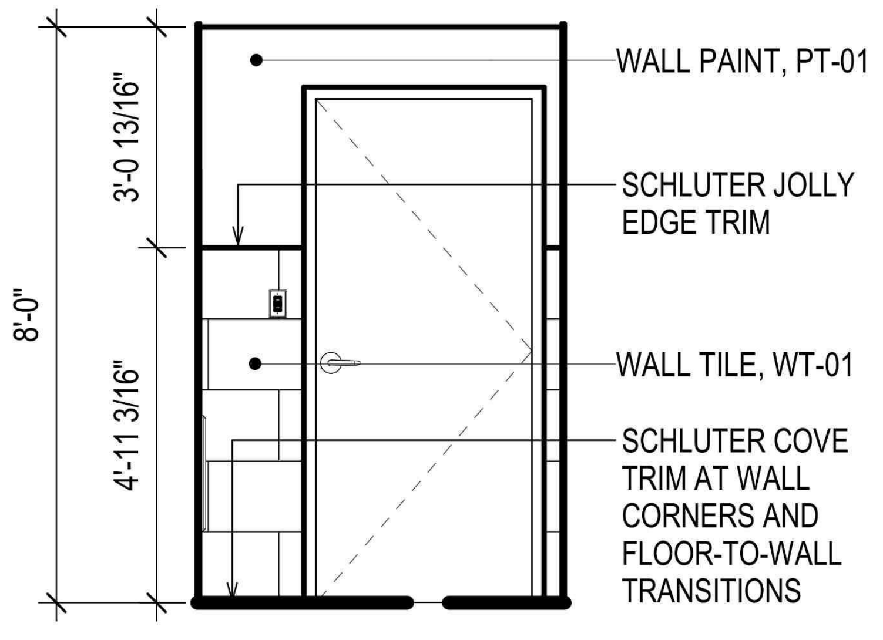
B3 ELEVATIONS - SHOWER 1108 - NORTH
A-511 3/8" = 1'-0"
0' 1'-4" 2'-8" 5'-4"


8'-0"
3'-0 13/16"
4'-11 3/16"
D
WALL PAINT, PT-01
SCHLUTER JOLLY EDGE TRIM
WALL TILE, WT-01
SCHLUTER COVE TRIM AT WALL CORNERS AND FLOOR-TO-WALL TRANSITIONS

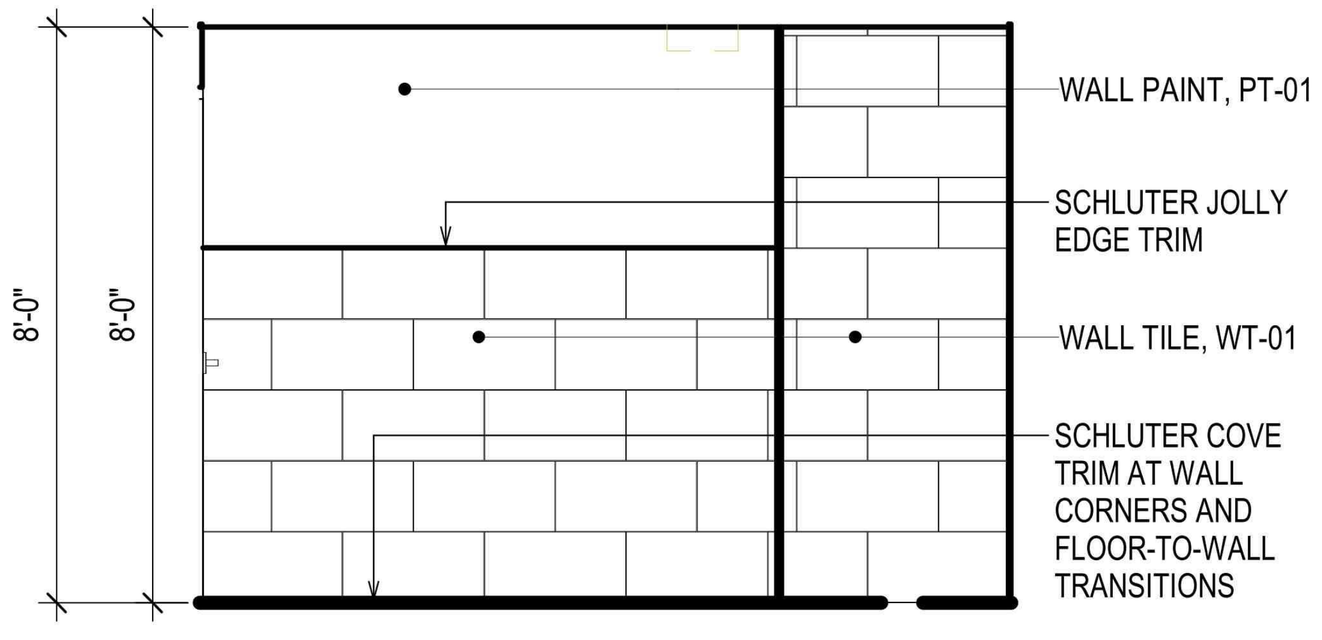
B4 ELEVATIONS - RESTROOM 1108 - EAST
A-511 3/8" = 1'-0"
0' 1'-4" 2'-8" 5'-4"


8'-0"
3'-0 13/16"
4'-11 3/16"
D
E
WALL PAINT, PT-01
SCHLUTER JOLLY EDGE TRIM
WALL TILE, WT-01
SCHLUTER C TRIM AT WAI CORNERS AI FLOOR-TO-W TRANSITION

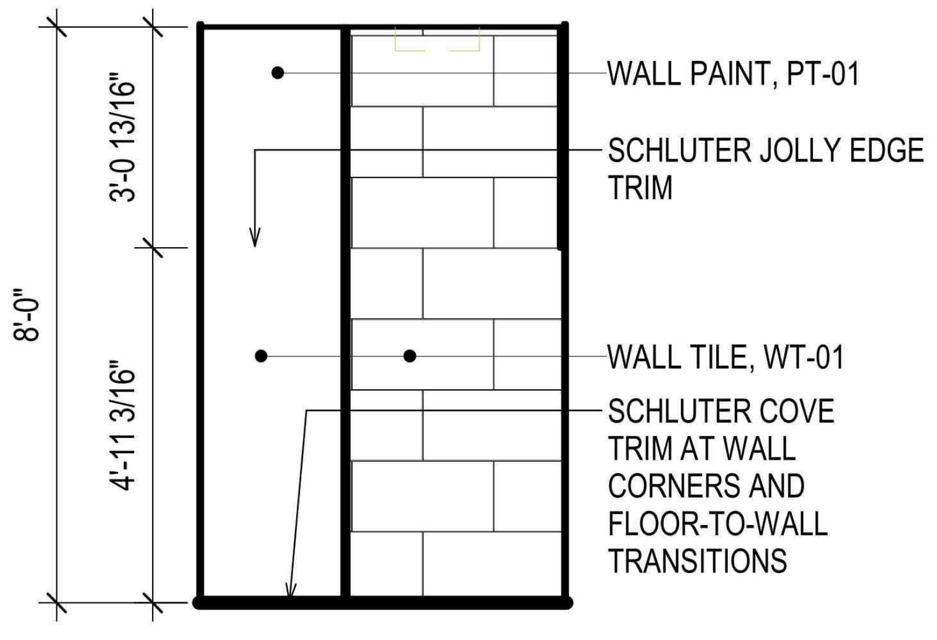
B5 ELEVATIONS - RESTROOM 1108 - SOUTH
A-511 3/8" = 1'-0"
0' 1'-4" 2'-8" 5'-4"


8'-0"
3'-0 13/16"
4'-11 3/16"
WALL PAINT, PT-01
SCHLUTER JOLLY EDGE TRIM
WALL TILE, WT-01
SCHLUTER COVE TRIM AT WALL CORNERS AND FLOOR-TO-WALL TRANSITIONS

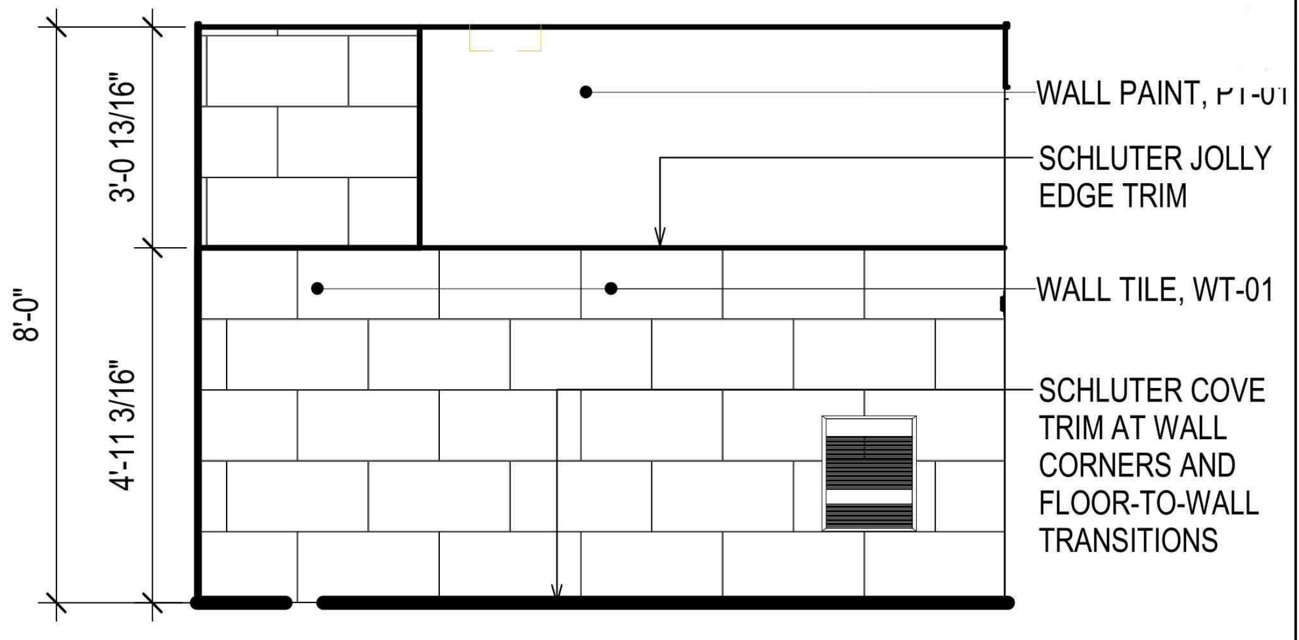
A2 ELEVATIONS - SHOWER 1110 - WEST
A-511 3/8" = 1'-0"
0' 1'-4" 2'-8" 5'-4"


8'-0"
8'-0"
WALL PAINT, PT-01
SCHLUTER JOLLY EDGE TRIM
WALL TILE, WT-01
SCHLUTER COVE TRIM AT WALL CORNERS AND FLOOR-TO-WALL TRANSITIONS

A3 ELEVATIONS - SHOWER 1110 - NORTH
A-511 3/8" = 1'-0"
0' 1'-4" 2'-8" 5'-4"


8'-0"
3'-0 13/16"
4'-11 3/16"
WALL PAINT, PT-01
SCHLUTER JOLLY EDGE TRIM
WALL TILE, WT-01
SCHLUTER COVE TRIM AT WALL CORNERS AND FLOOR-TO-WALL TRANSITIONS

A4 ELEVATIONS - SHOWER 1110 - EAST
A-511 3/8" = 1'-0"
0' 1'-4" 2'-8" 5'-4"


8'-0"
3'-0 13/16"
4'-11 3/16"
WALL PAINT, PT-01
SCHLUTER JOLLY EDGE TRIM
WALL TILE, WT-01
SCHLUTER COVE TRIM AT WALL CORNERS AND FLOOR-TO-WALL TRANSITIONS

A5 ELEVATIONS - SHOWER 1110 - SOUTH
A-511 3/8" = 1'-0"
0' 1'-4" 2'-8" 5'-4"

D2C ARCHITECTS, INC.
DENVER, COLORADO

MARK	DESCRIPTION	DATE	APPR

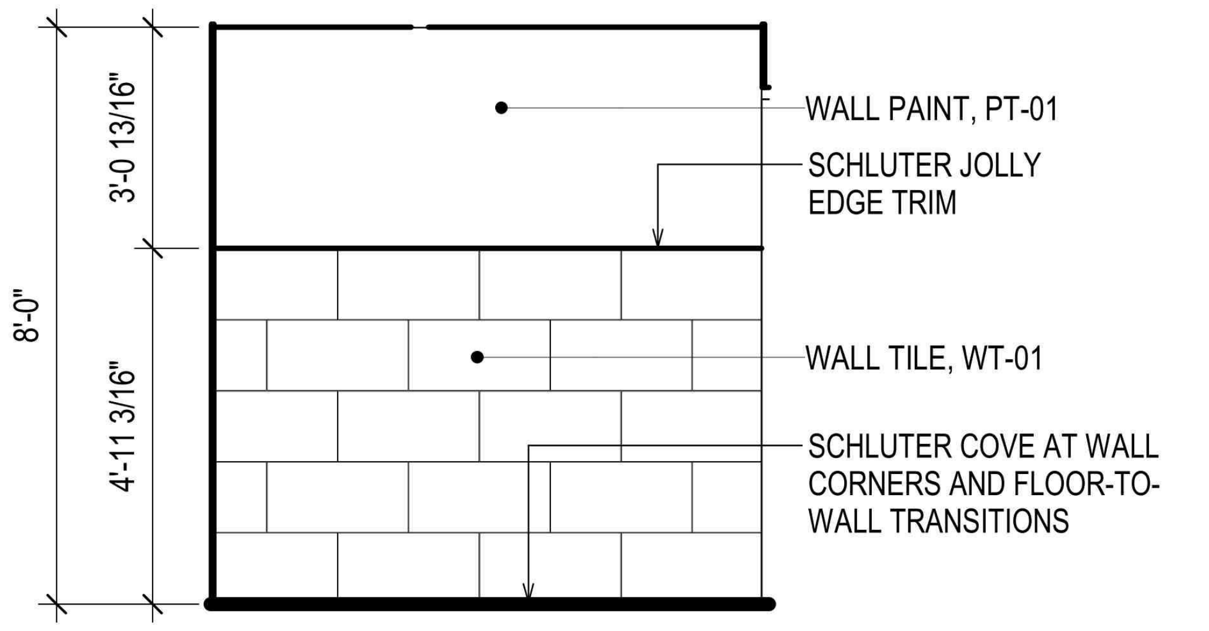
ISSUE DATE: **MAY 19, 2025**
CONSULTANTS PROJECT #
SOLICITATION NO.:
CONTRACT NO.:
FILE NUMBER:
DESIGN BY: Designer
D2C PROJECT NUMBER 202421
DRAWN BY: Author
CKD BY: Checker
SBMT BY: Approver
PLOT DATE: 5/20/2025 4:50:14 PM
PLOT SCALE: 3/8" = 1'-0"
FILE NAME:
SIZE: 22" x 34"

FOR PERMIT

BRIAN T.
DUGGAN
401770
5/16/2025

TOWN OF SUPERIOR
OPERATIONS &
MAINTENANCE FACILITY
1950 HONEY CREEK LANE, SUPERIOR, CO 80027
RESTROOM ELEVATIONS

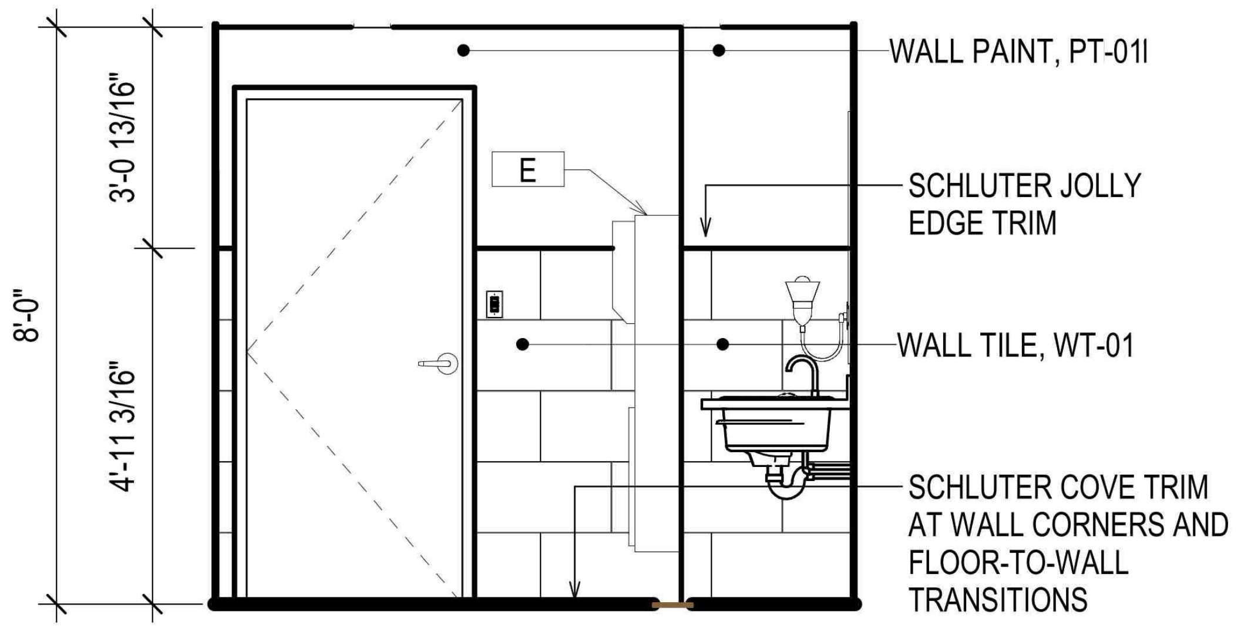
SHEET IDENTIFICATION
A-511


3'-0 13/16"
8'-0"
4'-11 3/16"
WALL PAINT, PT-01
SCHLUTER JOLLY EDGE TRIM
WALL TILE, WT-01
SCHLUTER COVE AT WALL CORNERS AND FLOOR-TO-WALL TRANSITIONS

D2 ELEVATIONS - RESTROOM 2109 - WEST

A-512 3/8" = 1'-0"

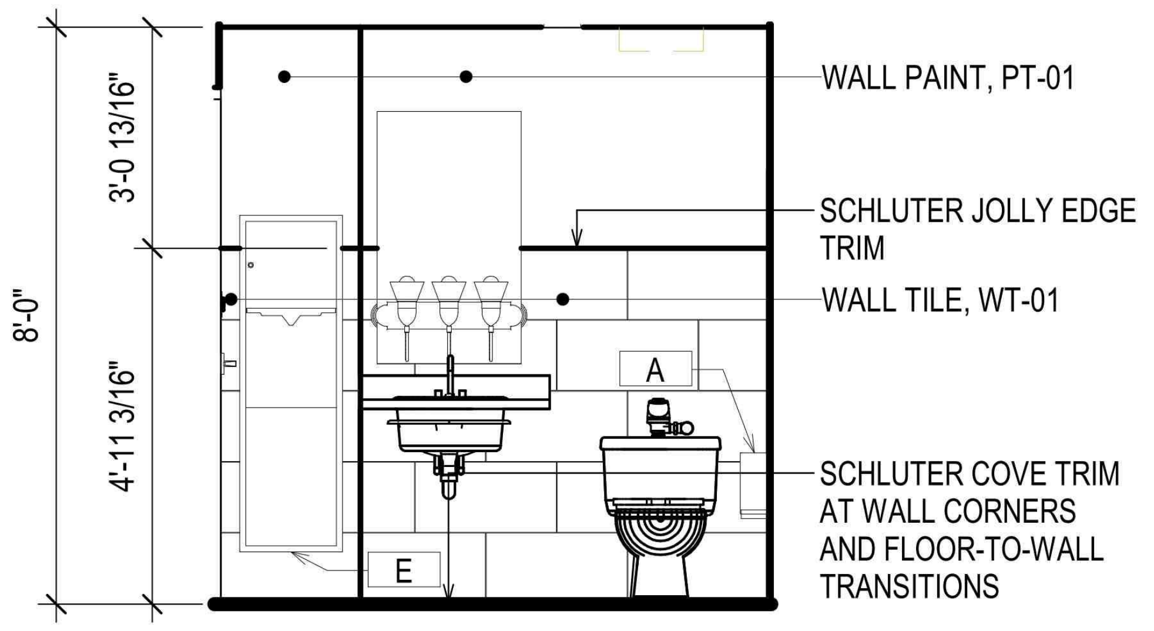
0' 1'-4" 2'-8" 5'-4"


3'-0 13/16"
8'-0"
4'-11 3/16"
E
WALL PAINT, PT-01l
SCHLUTER JOLLY EDGE TRIM
WALL TILE, WT-01
SCHLUTER COVE TRIM AT WALL CORNERS AND FLOOR-TO-WALL TRANSITIONS

D3 ELEVATIONS - RESTROOM 2109 - NORTH

A-512 3/8" = 1'-0"

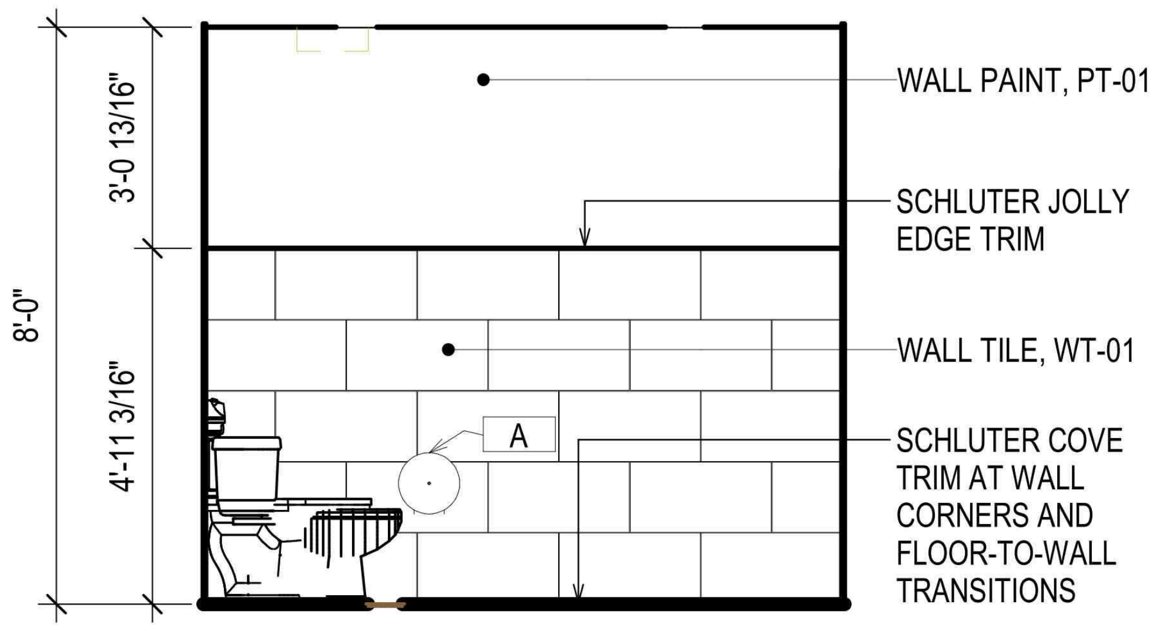
0' 1'-4" 2'-8" 5'-4"


3'-0 13/16"
8'-0"
4'-11 3/16"
A
E
WALL PAINT, PT-01
SCHLUTER JOLLY EDGE TRIM
WALL TILE, WT-01
SCHLUTER COVE TRIM AT WALL CORNERS AND FLOOR-TO-WALL TRANSITIONS

D4 ELEVATIONS - RESTROOM 2109 - EAST

A-512 3/8" = 1'-0"

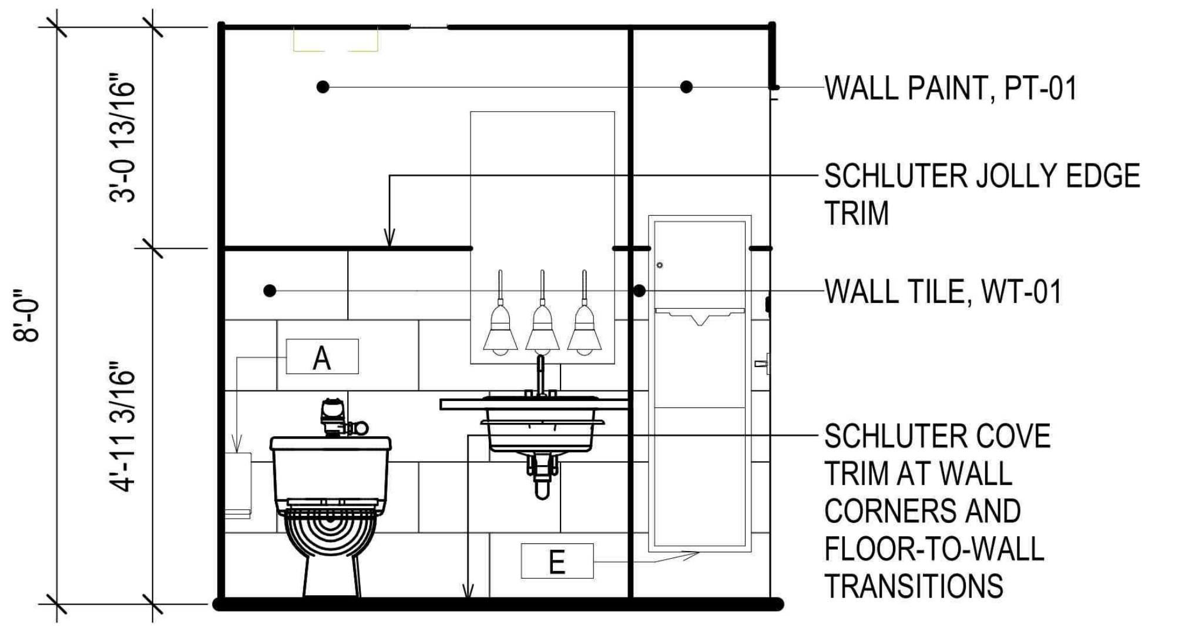
0' 1'-4" 2'-8" 5'-4"


3'-0 13/16"
8'-0"
4'-11 3/16"
A
WALL PAINT, PT-01
SCHLUTER JOLLY EDGE TRIM
WALL TILE, WT-01
SCHLUTER COVE TRIM AT WALL CORNERS AND FLOOR-TO-WALL TRANSITIONS

D5 ELEVATIONS - RESTROOM 2109 - SOUTH

A-512 3/8" = 1'-0"

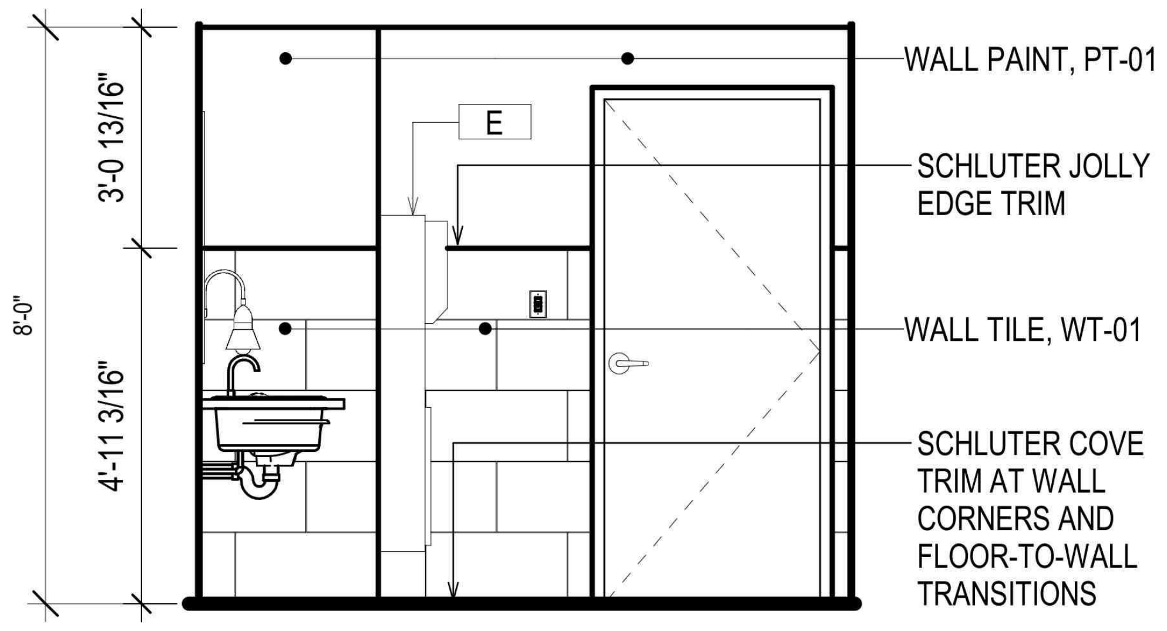
0' 1'-4" 2'-8" 5'-4"


3'-0 13/16"
8'-0"
4'-11 3/16"
A
E
WALL PAINT, PT-01
SCHLUTER JOLLY EDGE TRIM
WALL TILE, WT-01
SCHLUTER COVE TRIM AT WALL CORNERS AND FLOOR-TO-WALL TRANSITIONS

C2 ELEVATIONS - RESTROOM 2110 - WEST

A-512 3/8" = 1'-0"

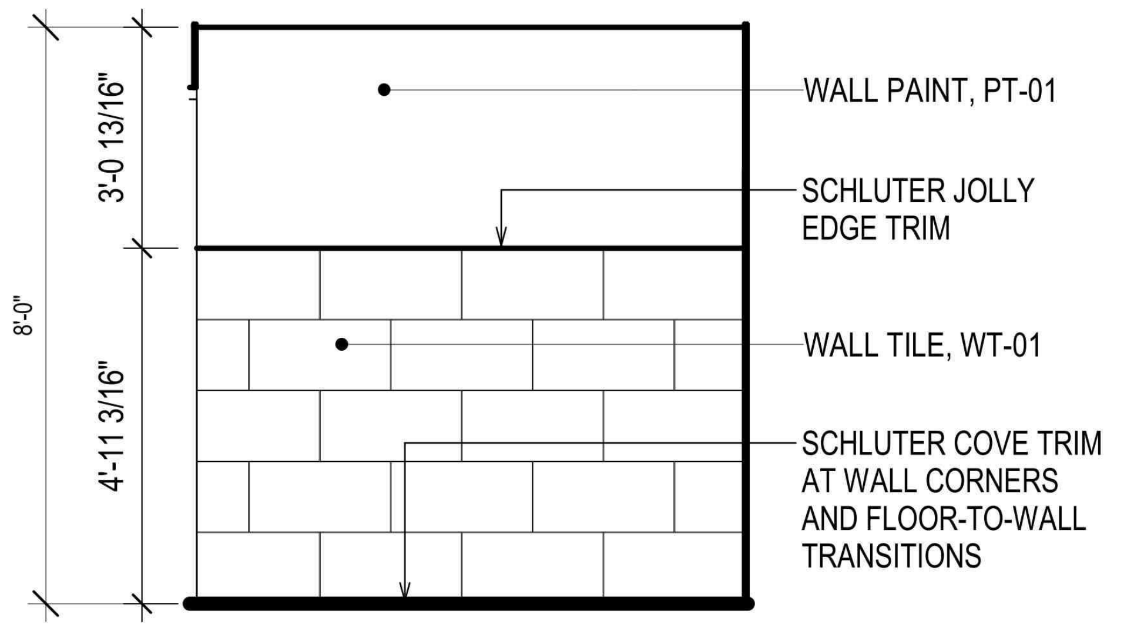
0' 1'-4" 2'-8" 5'-4"


3'-0 13/16"
8'-0"
4'-11 3/16"
E
WALL PAINT, PT-01
SCHLUTER JOLLY EDGE TRIM
WALL TILE, WT-01
SCHLUTER COVE TRIM AT WALL CORNERS AND FLOOR-TO-WALL TRANSITIONS

C3 ELEVATIONS - RESTROOM 2110 - NORTH

A-512 3/8" = 1'-0"

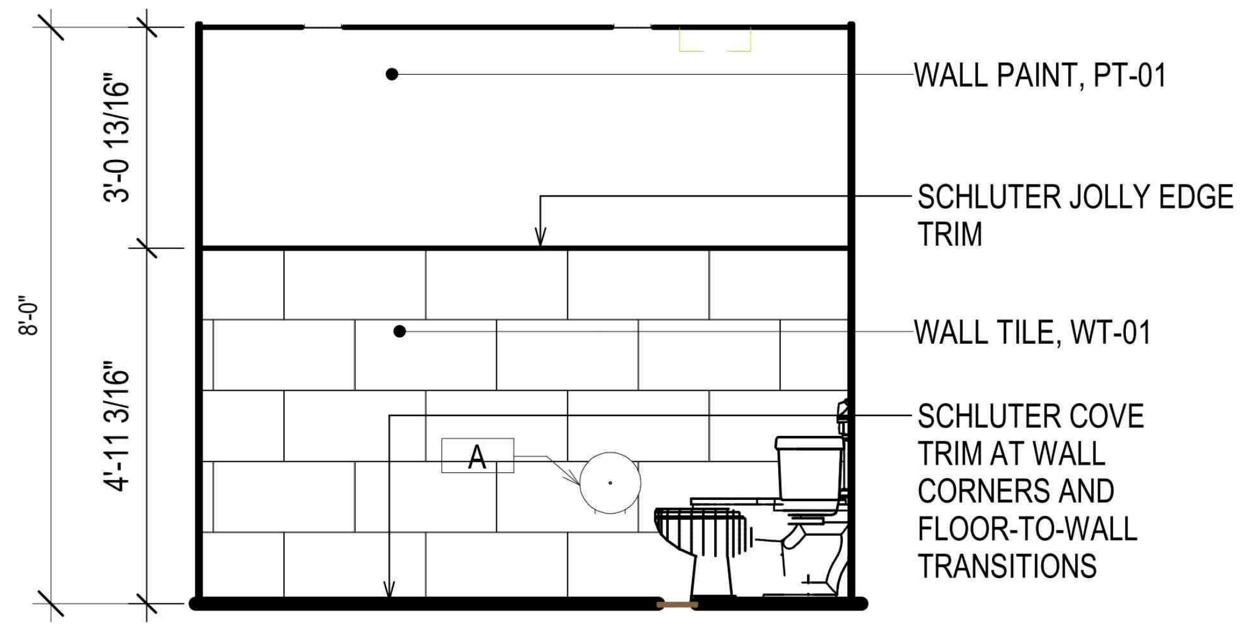
0' 1'-4" 2'-8" 5'-4"


3'-0 13/16"
8'-0"
4'-11 3/16"
WALL PAINT, PT-01
SCHLUTER JOLLY EDGE TRIM
WALL TILE, WT-01
SCHLUTER COVE TRIM AT WALL CORNERS AND FLOOR-TO-WALL TRANSITIONS

C4 ELEVATIONS - RESTROOM 2110 - EAST

A-512 3/8" = 1'-0"

0' 1'-4" 2'-8" 5'-4"


3'-0 13/16"
8'-0"
4'-11 3/16"
A
WALL PAINT, PT-01
SCHLUTER JOLLY EDGE TRIM
WALL TILE, WT-01
SCHLUTER COVE TRIM AT WALL CORNERS AND FLOOR-TO-WALL TRANSITIONS

C5 ELEVATIONS - RESTROOM 2110 - SOUTH

A-512 3/8" = 1'-0"

0' 1'-4" 2'-8" 5'-4"

D2C
ARCHITECTS

D2C ARCHITECTS, INC.
DENVER, COLORADO

MARK	DESCRIPTION	DATE	APPR

DESIGN BY: Designer
ISSUE DATE: **MAY 19, 2025**
D2C PROJECT NUMBER 202421
CONSULTANTS PROJECT #
DRAWN BY: Author
CKD BY: Checker
SOLICITATION NO.:
SBMT BY: Approver
PLOT DATE: 5/20/2025 4:50:19 PM
CONTRACT NO.:
PLOT SCALE: 3/8" = 1'-0"
FILE NUMBER:
SIZE: 22" x 34"
FILE NAME:

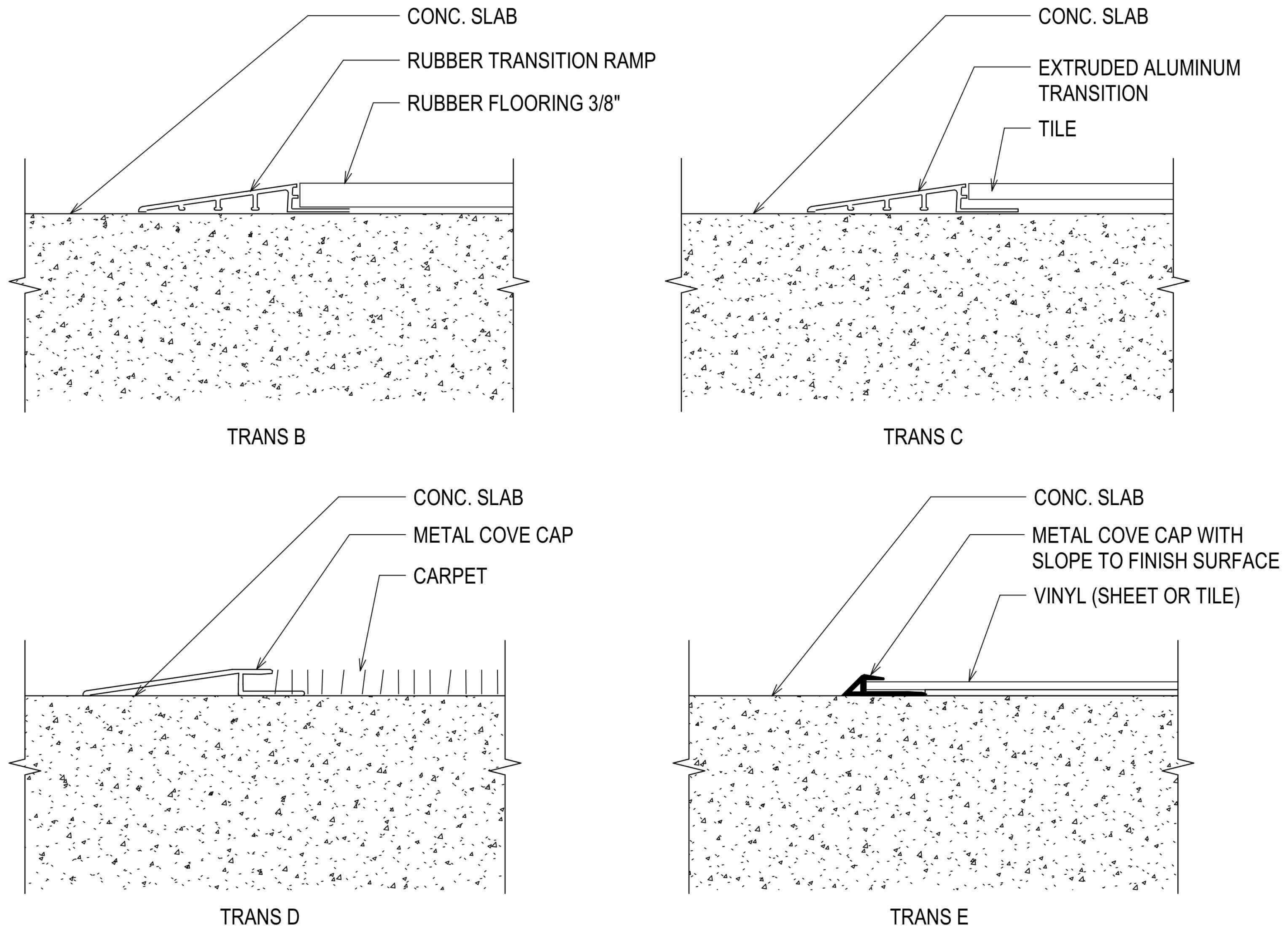
FOR PERMIT

BRIAN T. DUGGAN
401770
5/16/2025

TOWN OF SUPERIOR
OPERATIONS &
MAINTENANCE FACILITY
1950 HONEY CREEK LANE, SUPERIOR, CO 80027

RESTROOM ELEVATIONS

SHEET IDENTIFICATION
A-512


CONC. SLAB
RUBBER TRANSITION RAMP
RUBBER FLOORING 3/8"
TRANS B
CONC. SLAB
EXTRUDED ALUMINUM TRANSITION
TILE
TRANS C
CONC. SLAB
METAL COVE CAP
CARPET
TRANS D
CONC. SLAB
METAL COVE CAP WITH SLOPE TO FINISH SURFACE
VINYL (SHEET OR TILE)
TRANS E

1 MATERIAL TRANSITION

A-515 6" = 1'-0"

D2C ARCHITECTS

D2C ARCHITECTS, INC.
DENVER, COLORADO

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DESIGN BY: Designer
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PLOT DATE: 5/20/2025 4:50:19 PM
PLOT SCALE: 6" = 1'-0"
SIZE: 22" x 34"
FILE NAME:

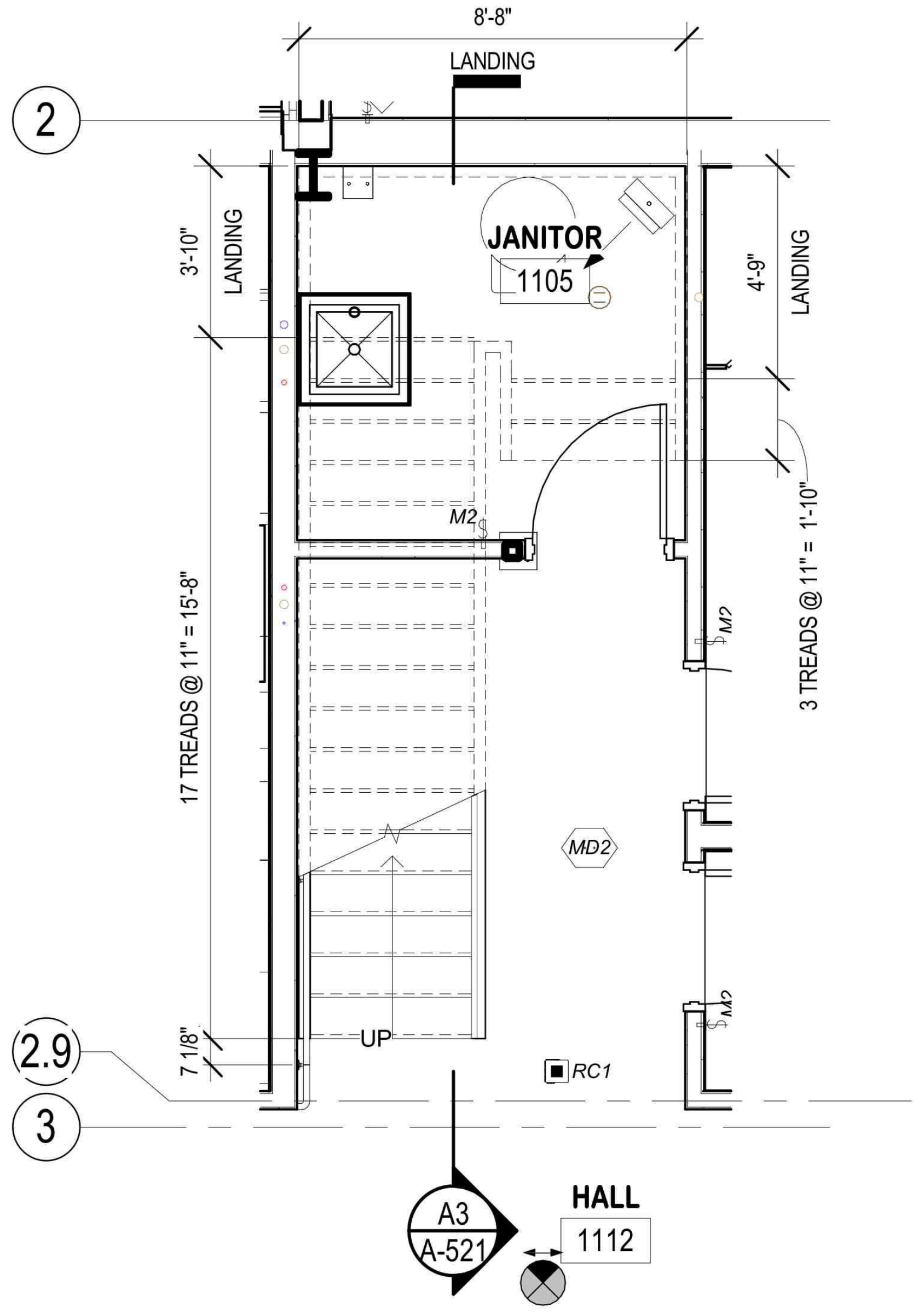
FOR PERMIT

BRIAN T. DUGGAN
401770
5/16/2025

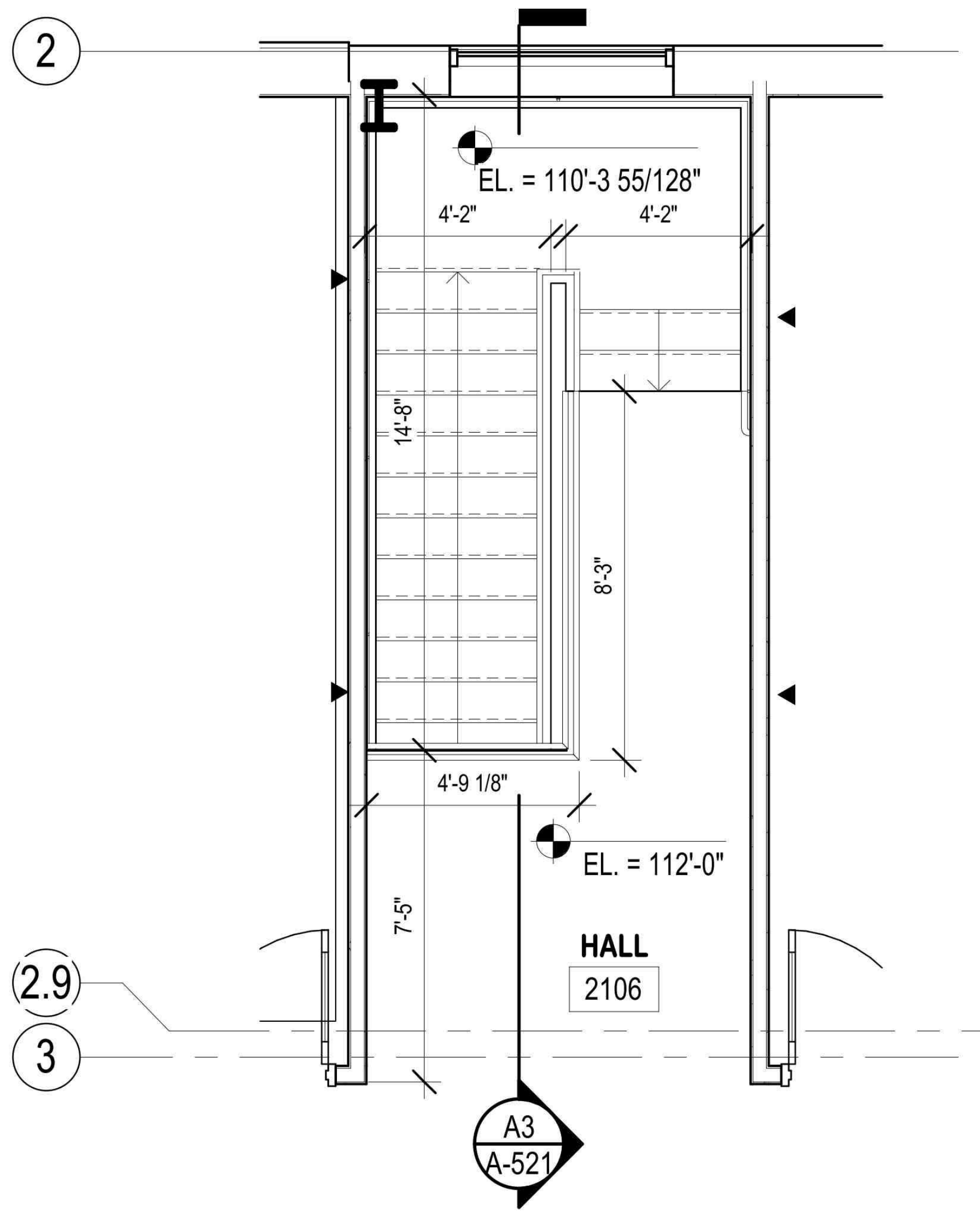
TOWN OF SUPERIOR
OPERATIONS &
MAINTENANCE FACILITY
1950 HONEY CREEK LANE, SUPERIOR, CO 80027

DETAILS

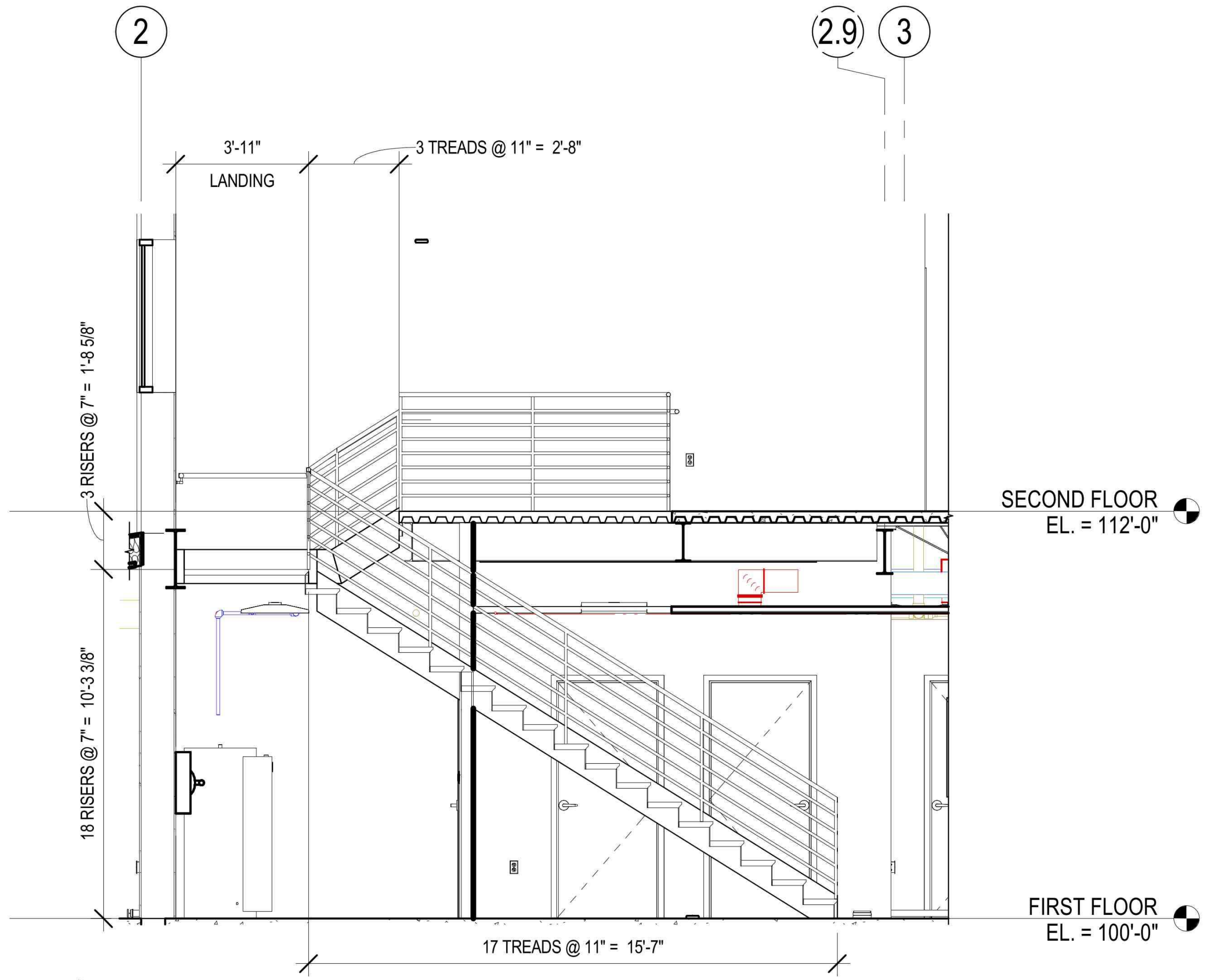
SHEET IDENTIFICATION
A-515


8'-8"
LANDING
2
3'-10"
LANDING
JANITOR
1105
4'-9"
LANDING
M2
17 TREADS @ 11" = 15'-8"
3 TREADS @ 11" = 1'-10"
M2
MD2
UP
RC1
M2
7 1/8"
2.9
3
A3
A-521
HALL
1112

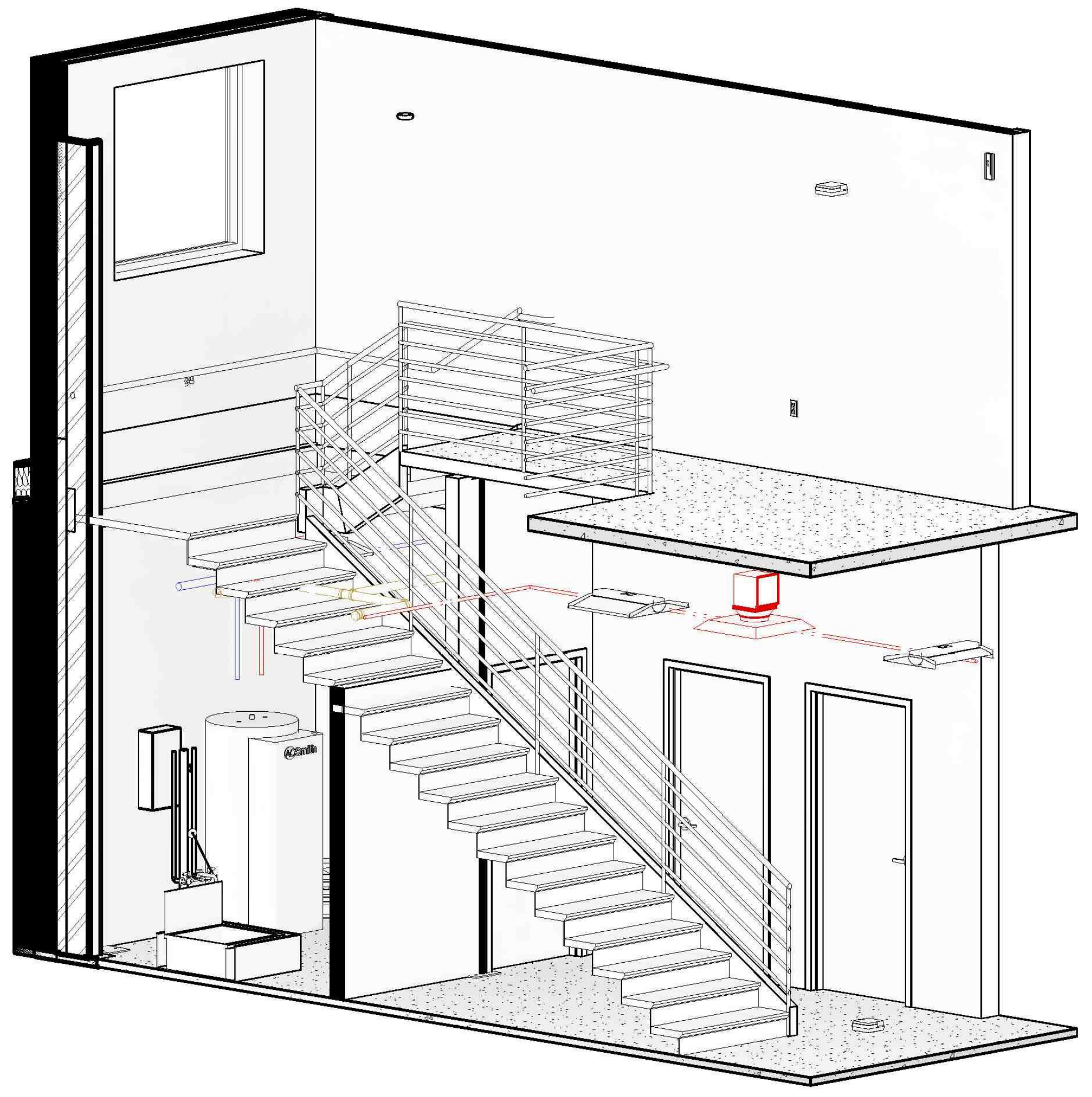
D4 | STAIR PLAN - LEVEL 1
A-521 | *1/4" = 1'-0"*


2
EL. = 110'-3 55/128"
4'-2"
4'-2"
14'-8"
8'-3"
4'-9 1/8"
EL. = 112'-0"
7'-5"
HALL
2106
2.9
3
A3
A-521

D5 | STAIR PLAN - LEVEL 2
A-521 | *1/4" = 1'-0"*


2
2.9
3
3'-11"
LANDING
3 TREADS @ 11" = 2'-8"
3 RISERS @ 7" = 1'-8 5/8"
18 RISERS @ 7" = 10'-3 3/8"
SECOND FLOOR
EL. = 112'-0"
FIRST FLOOR
EL. = 100'-0"
17 TREADS @ 11" = 15'-7"

A3 | SECTION - STAIRS NORTH
A-521 | *1/4" = 1'-0"*



A5 | 3D STAIRS
A-521 |

D2C
ARCHITECTS

D2C ARCHITECTS, INC.
DENVER, COLORADO

MARK	DESCRIPTION	DATE	APPR

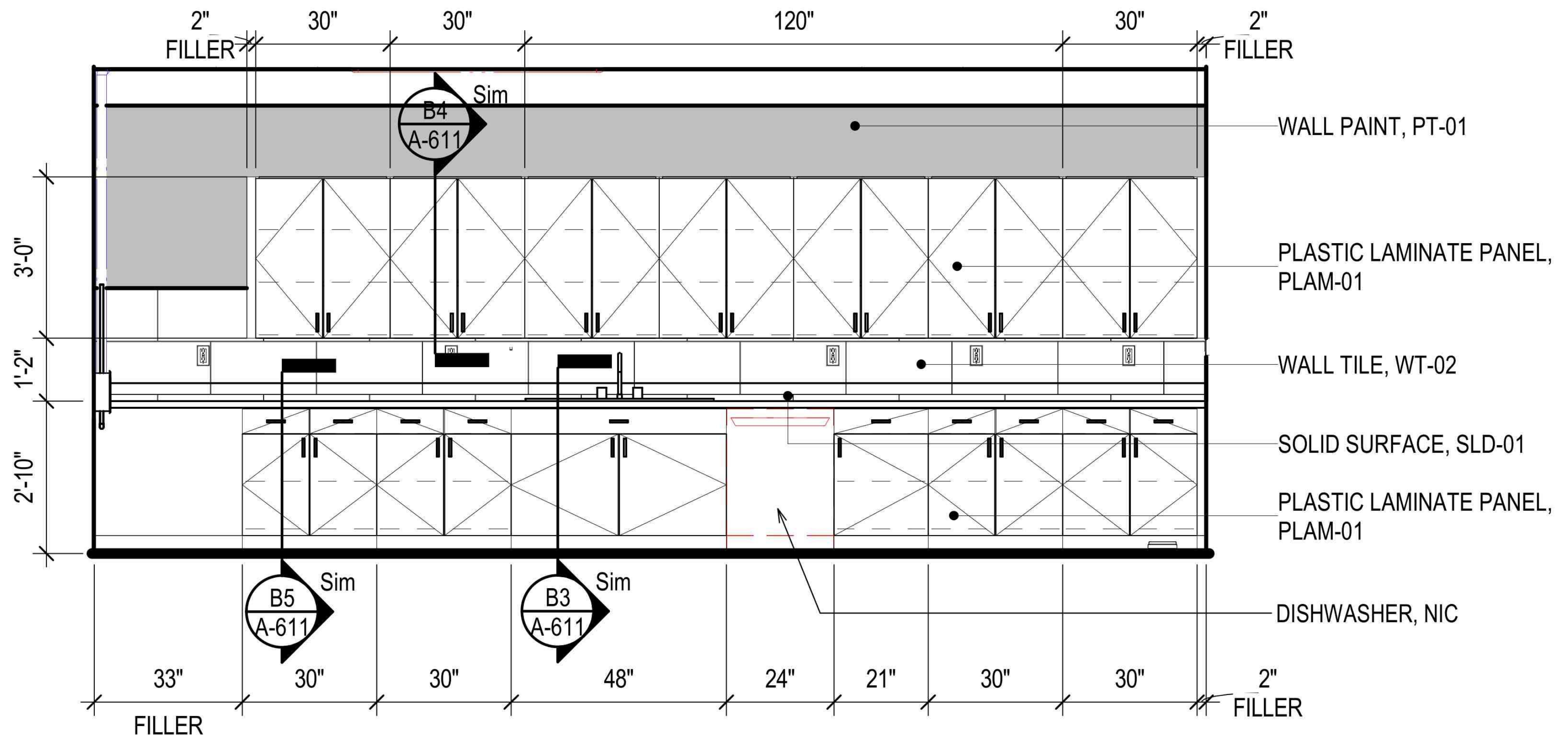
DESIGN BY: Designer		ISSUE DATE: **MAY 19, 2025**	
D2C PROJECT NUMBER 202421		CONSULTANTS PROJECT #	
DRAWN BY: Author	CKD BY: Checker	SOLICITATION NO.:	
SBMT BY: Approver	PLOT DATE: 5/20/2025 4:50:24 PM	CONTRACT NO.:	
PLOT SCALE: 1/4" = 1'-0"	FILE NAME:	FILE NUMBER:	
SIZE: 22" x 34"			

FOR PERMIT

BRIAN T. DUGGAN
401770
5/16/2025

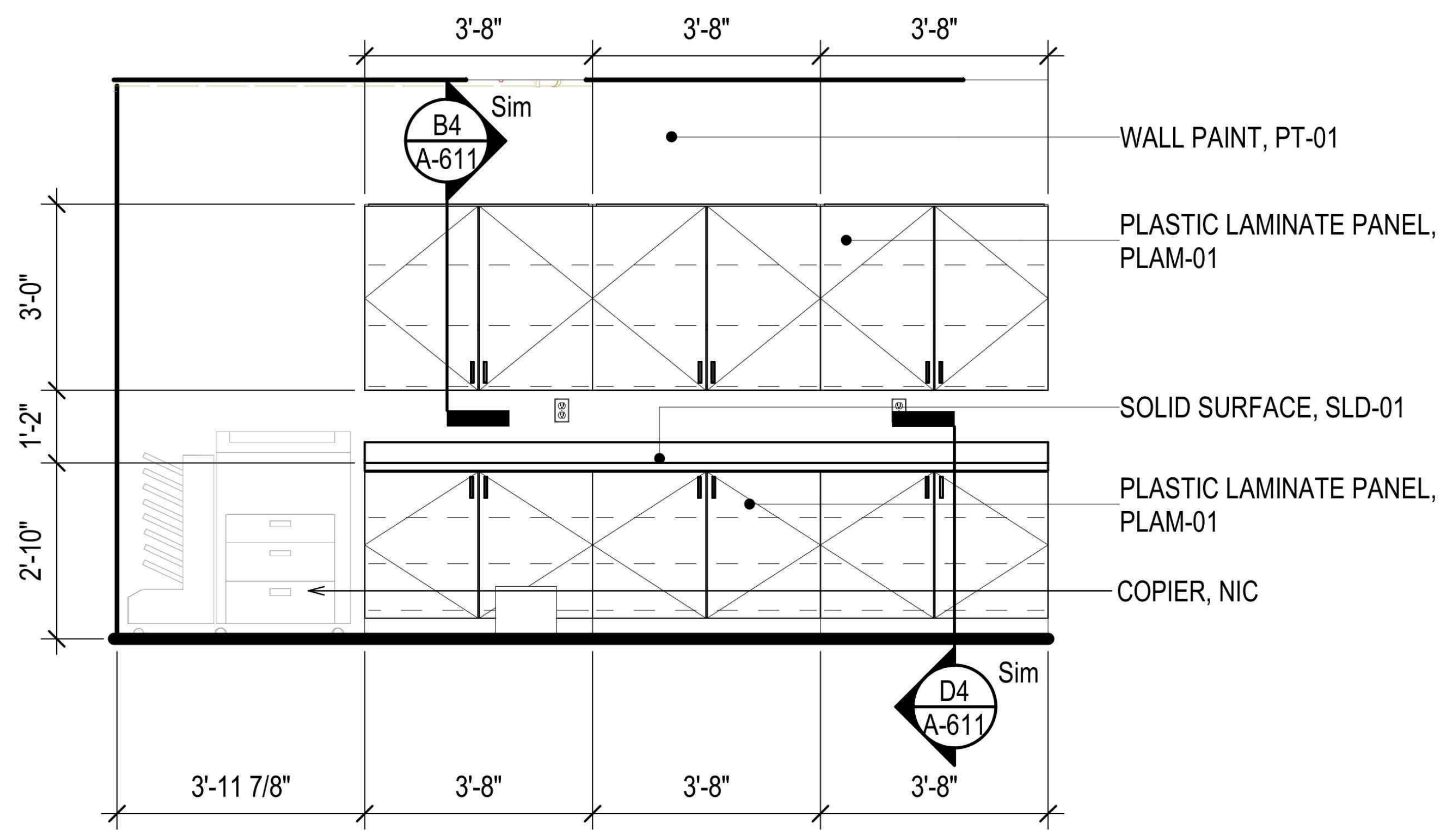
TOWN OF SUPERIOR
OPERATIONS &
MAINTENANCE FACILITY
1950 HONEY CREEK LANE, SUPERIOR, CO 80027
STAIR PLANS AND SECTIONS

SHEET IDENTIFICATION
A-521


2"
FILLER
30"
30"
120"
30"
2"
FILLER
B4
A-611
Sim
WALL PAINT, PT-01
3'-0"
PLASTIC LAMINATE PANEL,
PLAM-01
1'-2"
WALL TILE, WT-02
SOLID SURFACE, SLD-01
2'-10"
PLASTIC LAMINATE PANEL,
PLAM-01
DISHWASHER, NIC
B5
A-611
Sim
B3
A-611
Sim
33"
30"
30"
48"
24"
21"
30"
30"
2"
FILLER
FILLER

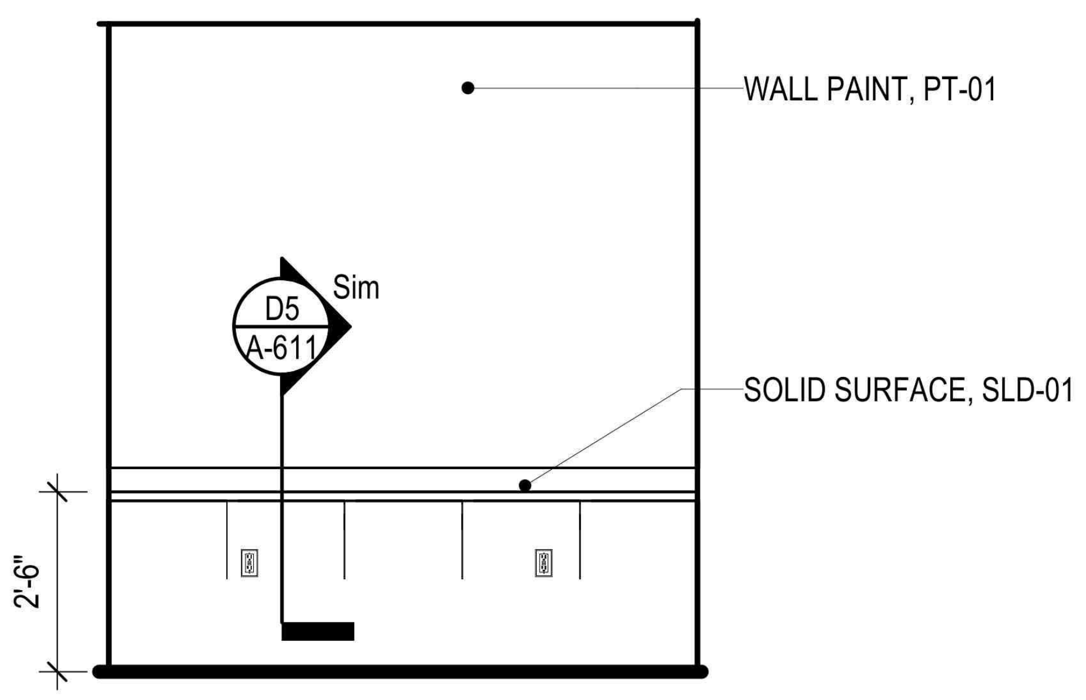
D1 | ELEVATIONS - CONFERENCE ROOM/KITCHEN 1104 - EAST

A-601 | *3/8" = 1'-0"*


3'-8"
3'-8"
3'-8"
B4
A-611
Sim
WALL PAINT, PT-01
PLASTIC LAMINATE PANEL,
PLAM-01
3'-0"
1'-2"
SOLID SURFACE, SLD-01
PLASTIC LAMINATE PANEL,
PLAM-01
2'-10"
COPIER, NIC
D4
A-611
Sim
3'-11 7/8"
3'-8"
3'-8"
3'-8"

D3 | ELEVATIONS - HALL 1112 - SOUTH

A-601 | *3/8" = 1'-0"*


WALL PAINT, PT-01
D5
A-611
Sim
SOLID SURFACE, SLD-01
2'-6"

D5 | ELEVATIONS - 2107 - EAST

A-601 | *3/8" = 1'-0"*

D2C
ARCHITECTS

D2C ARCHITECTS, INC.
DENVER, COLORADO

MARK	DESCRIPTION	DATE	APPR

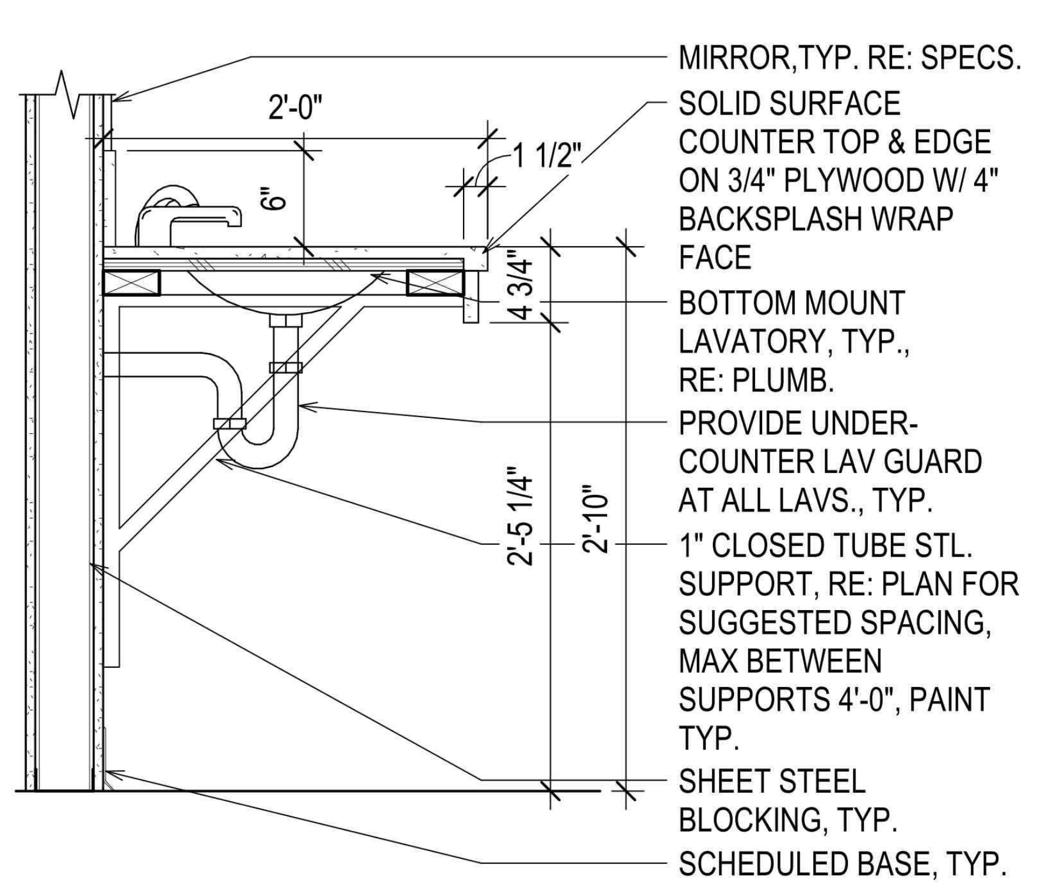
DESIGN BY: Designer
D2C PROJECT NUMBER 202421
DRAWN BY: Author
CKD BY: Checker
SBMT BY: Approver
PLOT DATE: 5/20/2025 4:50:26 PM
PLOT SCALE: 3/8" = 1'-0"
SIZE: 22" x 34"
FILE NAME:
ISSUE DATE: **MAY 19, 2025**
CONSULTANTS PROJECT #
SOLICITATION NO.:
CONTRACT NO.:
FILE NUMBER:

FOR PERMIT

BRIAN T. DUGGAN
401770
5/16/2025

TOWN OF SUPERIOR
OPERATIONS &
MAINTENANCE FACILITY
1950 HONEY CREEK LANE, SUPERIOR, CO 80027
CASEWORK ELEVATIONS

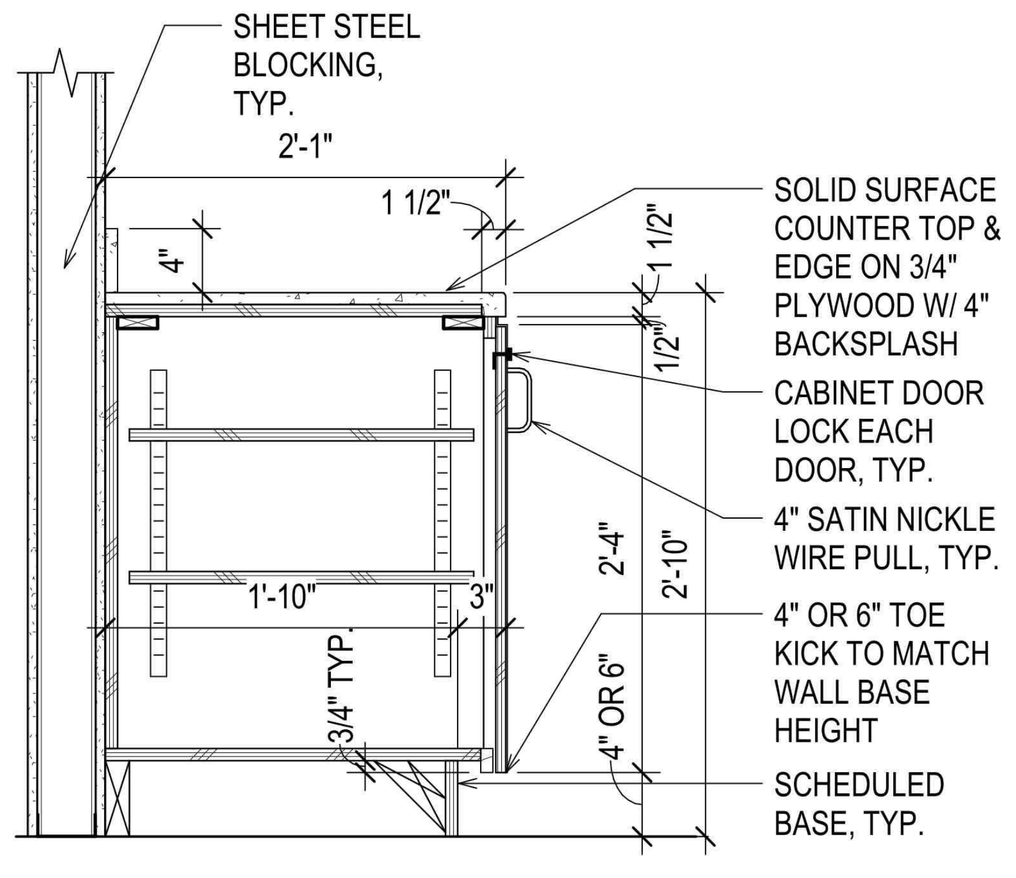
SHEET IDENTIFICATION
A-601


MIRROR,TYP. RE: SPECS.
SOLID SURFACE COUNTER TOP & EDGE ON 3/4" PLYWOOD W/ 4" BACKSPLASH WRAP FACE
BOTTOM MOUNT LAVATORY, TYP., RE: PLUMB.
PROVIDE UNDER-COUNTER LAV GUARD AT ALL LAVS., TYP.
1" CLOSED TUBE STL. SUPPORT, RE: PLAN FOR SUGGESTED SPACING, MAX BETWEEN SUPPORTS 4'-0", PAINT TYP.
SHEET STEEL BLOCKING, TYP.
SCHEDULED BASE, TYP.
2'-0"
1 1/2"
6"
4 3/4"
2'-5 1/4"
2'-10"

D3 VANITY

A-611 *1" = 1'-0"*

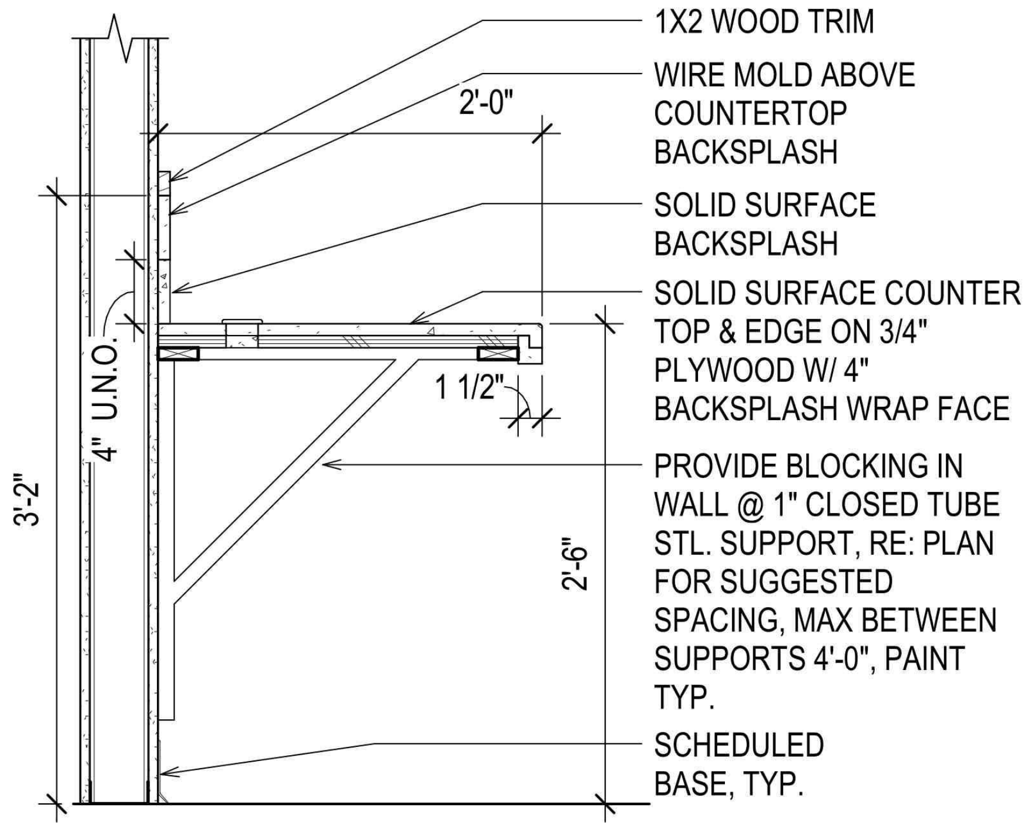
0' 6" 1' 2'


SHEET STEEL BLOCKING, TYP.
2'-1"
1 1/2"
4"
1 1/2"
1/2"
SOLID SURFACE COUNTER TOP & EDGE ON 3/4" PLYWOOD W/ 4" BACKSPLASH
CABINET DOOR LOCK EACH DOOR, TYP.
4" SATIN NICKLE WIRE PULL, TYP.
4" OR 6" TOE KICK TO MATCH WALL BASE HEIGHT
SCHEDULED BASE, TYP.
1'-10"
3"
3/4" TYP.
2'-4"
2'-10"
4" OR 6"

D4 BASE CABINET

A-611 *1" = 1'-0"*

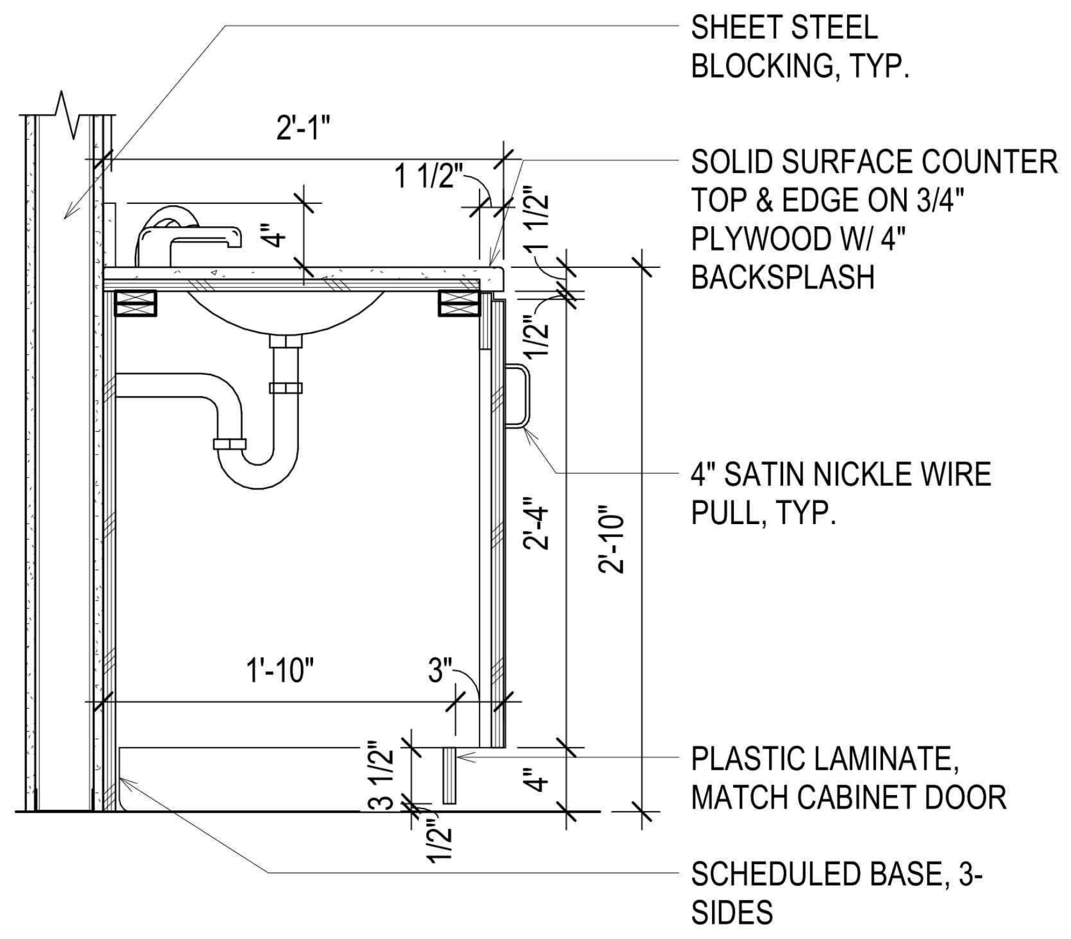
0' 6" 1' 2'


1X2 WOOD TRIM
WIRE MOLD ABOVE COUNTERTOP BACKSPLASH
SOLID SURFACE BACKSPLASH
SOLID SURFACE COUNTER TOP & EDGE ON 3/4" PLYWOOD W/ 4" BACKSPLASH WRAP FACE
PROVIDE BLOCKING IN WALL @ 1" CLOSED TUBE STL. SUPPORT, RE: PLAN FOR SUGGESTED SPACING, MAX BETWEEN SUPPORTS 4'-0", PAINT TYP.
SCHEDULED BASE, TYP.
2'-0"
1 1/2"
4" U.N.O.
3'-2"
2'-6"

D5 WORKSTATION

A-611 *1" = 1'-0"*

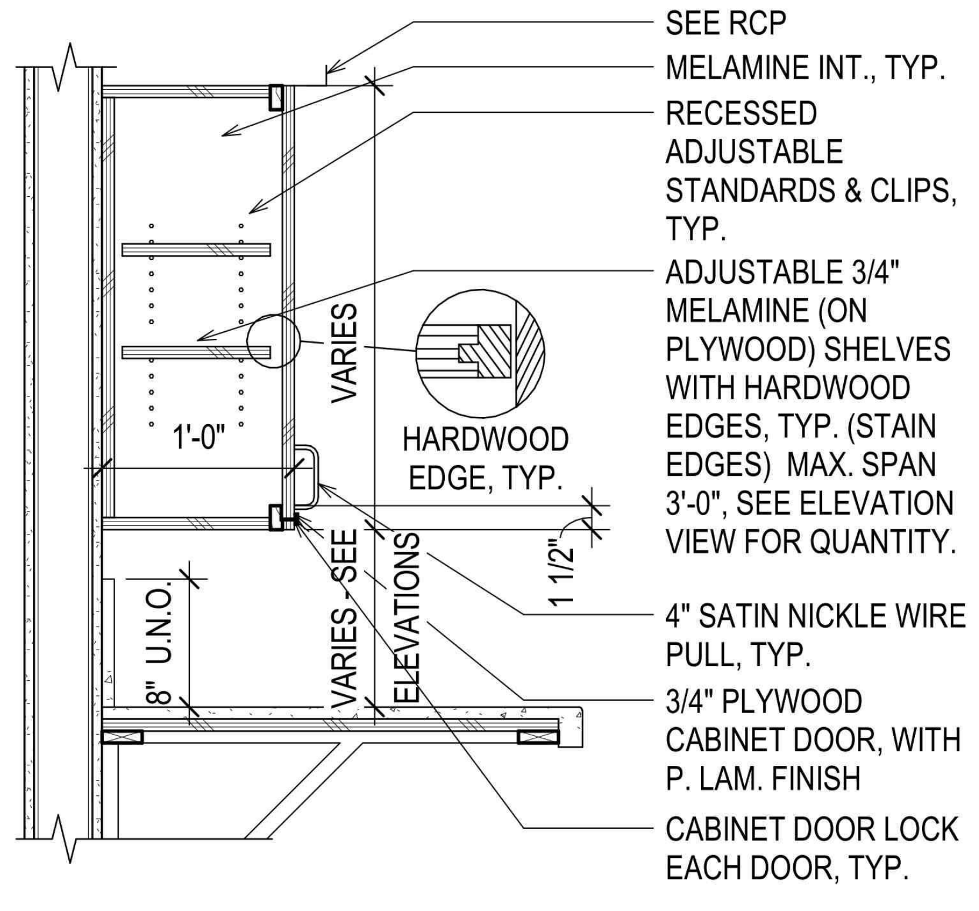
0' 6" 1' 2'


SHEET STEEL BLOCKING, TYP.
SOLID SURFACE COUNTER TOP & EDGE ON 3/4" PLYWOOD W/ 4" BACKSPLASH
4" SATIN NICKLE WIRE PULL, TYP.
PLASTIC LAMINATE, MATCH CABINET DOOR
SCHEDULED BASE, 3-SIDES
2'-1"
1 1/2"
4"
1 1/2"
1/2"
2'-4"
2'-10"
1'-10"
3"
3 1/2"
1/2"
4"

B3 ADA SINK BASE CABINET

A-611 *1" = 1'-0"*

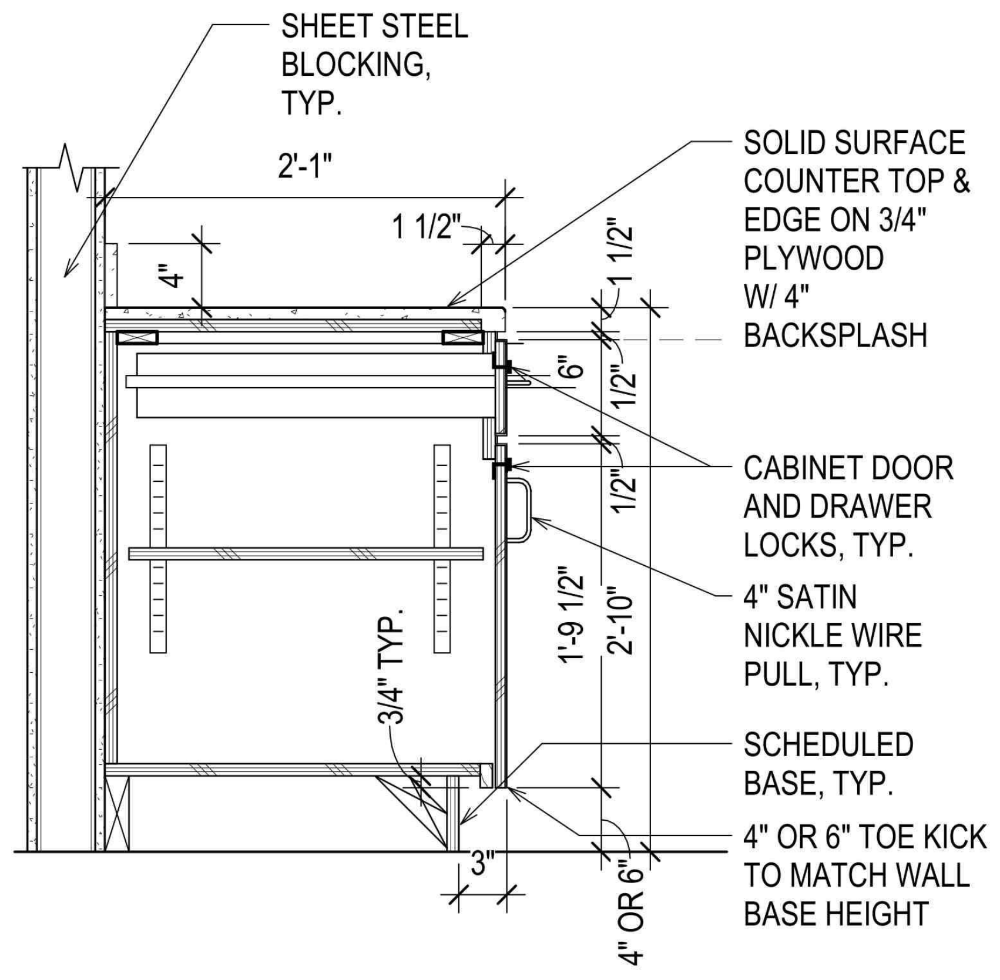
0' 6" 1' 2'


SEE RCP
MELAMINE INT., TYP.
RECESSED ADJUSTABLE STANDARDS & CLIPS, TYP.
ADJUSTABLE 3/4" MELAMINE (ON PLYWOOD) SHELVES WITH HARDWOOD EDGES, TYP. (STAIN EDGES) MAX. SPAN 3'-0", SEE ELEVATION VIEW FOR QUANTITY.
4" SATIN NICKLE WIRE PULL, TYP.
3/4" PLYWOOD CABINET DOOR, WITH P. LAM. FINISH
CABINET DOOR LOCK EACH DOOR, TYP.
HARDWOOD EDGE, TYP.
VARIES
1'-0"
8" U.N.O.
VARIES - SEE ELEVATIONS
1 1/2"

B4 UPPER CABINET

A-611 *1" = 1'-0"*

0' 6" 1' 2'


SHEET STEEL BLOCKING, TYP.
SOLID SURFACE COUNTER TOP & EDGE ON 3/4" PLYWOOD W/ 4" BACKSPLASH
CABINET DOOR AND DRAWER LOCKS, TYP.
4" SATIN NICKLE WIRE PULL, TYP.
SCHEDULED BASE, TYP.
4" OR 6" TOE KICK TO MATCH WALL BASE HEIGHT
2'-1"
1 1/2"
4"
1 1/2"
6"
1/2"
1/2"
1'-9 1/2"
2'-10"
3/4" TYP.
3"
4" OR 6"

B5 BASE CABINET - DRAWER/DOOR

A-611 *1" = 1'-0"*

0' 6" 1' 2'

D2C ARCHITECTS

D2C ARCHITECTS, INC.
DENVER, COLORADO
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MARK	DESCRIPTION	DATE	APPR

DESIGN BY: Designer
D2C PROJECT NUMBER 202421
DRAWN BY: Author
CKD BY: Checker
SBMT BY: Approver
PLOT DATE: 5/20/2025 4:50:27 PM
PLOT SCALE: 1" = 1'-0"
SIZE: 22" x 34"
FILE NAME:
ISSUE DATE: **MAY 19, 2025**
CONSULTANTS PROJECT #
SOLICITATION NO.:
CONTRACT NO.:
FILE NUMBER:

FOR PERMIT

BRIAN T. DUGGAN
401770
5/16/2025

TOWN OF SUPERIOR
OPERATIONS & MAINTENANCE FACILITY
1950 HONEY CREEK LANE, SUPERIOR, CO 80027

CASEWORK DETAILS

SHEET IDENTIFICATION
A-611

NOTES:

1. WOOD PANELING WAINSCOT (WPW-1)STACK AND STAIN WT-1, RE: INTERIOR ELEVATIONS FOR STACKING HEIGHT AND/OR WOOD TRIM.
2. 3'-4" WOOD CHAIR RAIL, RE: INTERIOR ELEVATIONS FOR WOOD SIZE.
3. REMOVE EXISTING WAINSCOT AND REPLACE WITH CT-2/CT-3/CT-4 WAINSCOT.
4. FIRE-RATED ROOM, RE: CODE PLANS AND RCP.
5. PROVIDE HORIZONTAL LOUVER BLINDS (LVR) AT EXTERIOR WINDOWS. BLINDS TO BE SIZED TO COVER MULLION TO MULLION OF LARGER PANES WITHIN FRAME TYPE.
6. PROVIDE SCREENING ROLLER SHADES (RS-1) AT EXTERIOR WINDOWS. SHADES TO BE SIZED TO COVER MULLION TO MULLION OR LARGER PANES WITHIN FRAME TYPE.
7. PROVIDE BLACK-OUT ROLLER SHADES (RS-2) AT EXTERIOR WINDOWS. SHADES TO BE SIZED TO COVER MULLION TO MULLION OF LARGER PANES WITHIN FRAME TYPE.

ROOM FINISH SCHEDULE

ROOM NO.	ROOM NAME	FLOOR	BASE	WALL				CEILING	REMARKS
				NORTH	EAST	SOUTH	WEST		
1101	ELEC. ROOM	SC-01	RB-01	PT-01	PT-01	PT-01	PT-01	ETS	
1102	COMPRESSOR ROOM	SC-01	RB-01	PT-01	PT-01	PT-01	PT-01	ETS	
1103	WATER ENTRY/FIRE RISER	SC-01	RB-01	PT-01	PT-01	PT-01	PT-01	ETS	
1104	CONFERENCE ROOM / KITCHEN	LVT-01	RB-01	PT-01	WT-02, PT-01	PT-01	PT-01	ACT	
1105	JANITOR	SC-01	RB-01	FRP	FRP	FRP	FRT	ACT	
1106	MENS RESTROOM	FT-01	TB-01	WT-01, PT-01	WT-01, PT-01	WT/PT	WT/PT	GYP/PT	
1107	LOCKERS	S01	Rb-01	PT-01	PT-01	PT-01	PT-01	GYP/PT	
1108	ADA SHOWER/RESTROOM	FT-01	TB-01	WT-01, PT-01	WT-01,PT-01	WT,01, PT-01	WT-01, PT-01	GYP/PT	
1109	WOMENS RESTROOM	FT-01	TB-01	WT-01, PT-01	WT-01, PT-01	WT-01, PT-01	WT-01, PT-01	GYP/PT	
1110	SHOWER	FT-01	TB-01	WT-01, PT-01	WT-01, PT-01	WT-01, PT-01	WT-01, PT-01	GYP/PT	
1111	MUD ROOM	SC-01	RB-01	PT-01	PT-01	PT-01	PT-01	ACT	
1112	HALL	SC-01	RB-01	PT-01	PT-01	PT-01	PT-01	ACT	
1113	OFFICE	CPT-01	RB-01	PT-01	PT-01	PT-01	PT-01	ACT	
1114	IT / STORAGE	SC-01	RB-01	PT-01	PT-01	PT-01	PT-01	ACT	
1115	PW STORAGE	SC-01	RB-01	PT-01	PT-01	PT-01	PT-01	ETS	
1116	PW TOOLS	SC-01	RB-01	PT-01	PT-01	PT-01	PT-01	ETS	
1117	OFFICE	CPT-01	RB-01	PT-01	PT-01	PT-01	PT-01	ACT	
1118	PROS TOOLS & EQUIPMENT	SC-01	RB-01	PT-01	PT-01	PT-01	PT-01	ETS	
1119	DRIVE-THRU BAY/SHOP	SC-01	RB-01	PT-01	MTL-01	MTL-01	MTL-01	ETS	
1120	BAY/FLEX SPACE	SC-01	RB-01	---	MTL-01	MTL-01	MTL-01	ETS	
1121	WASH BAY	SC-01	RB-01	FRP-02	FRP-02	FRP-02	FRP-02	FRP-02	
2101	OFFICE AREA	CPT-01	RB-01	PT-01	PT-01	PT-01	PT-01	ACT	
2102	OFFICE AREA	CPT-01	RB-01	PT-01	PT-01	PT-01	PT-01	ACT	
2103	OFFICE	CPT-01	RB-01	PT-01	PT-01	PT-01	PT-01	ACT	
2104	STORAGE CLOSET	CPT-01	RB-01	PT-01	PT-01	PT-01	PT-01	ACT	
2105	CLOSET	CPT-01	RB-01	PT-01	PT-01	PT-01	PT-01	ACT	
2106	HALL	CP-01	RB-01	PT-01	PT-01	PT-01	PT-01	ACT	
2107	CLOSET	CPT-01	RB-01	PT-01	PT-01	PT-01	PT-01	ACT	
2108	CONFERENCE ROOM	CPT-01	RB-01	PT-01	PT-01	PT-01	PT-01	ACT	
2109	RESTROOM	FT-01	TB-01	WT-01, PT-01	WT-01, PT-01	WT-01, PT-01	WT-01, PT-01	GYP/PT	
2110	RESTROOM	FB-01	TB-01	WT-01, PT-01	WT-01. PT-01	WT-01, PT-01	WT-01, PT-01	GYP/PT	
2111	STORAGE CLOSET	CPT-01	RB-01	PT-01	PT-01	PT-01	PT-01	ACT	
2112	HVAC/STORAGE	SC-01	RB-01	PT-01	PT-01	PT-01	PT-01	ACT	
2113	OPEN STORAGE	SC-01	RB-01	PT-01	PT-01	PT-01	PT-01	ACT	

MATERIAL AND FINISHES

NO.	LOCATION	COLOR & MATERIAL SPECIFICATIONS	DESCRIPTIONS	MANUFACTURER/SUPPLIER
	<varies>		<varies>	<varies>
CPT-01	INTERIOR	MINDSCAPE TILE, REVEAL	CARPET	SHAW
FRP-2	WASH BAY WALLS AND CEILING	STANDARD WHITE	FIBERGLASS REINFORCED PANELS AT WASH BAY, WHITE	
FT-01	RESTROOM AND SHOWER FLOORS	NOTORIOUS, PRIVATE EYE	FLOOR TILE	CROSSVILLE
GL-01			CLEAR EXTERIOR GLAZING	OLD CASTLE
LVT-01	CONFERENCE ROOM/KITCHEN	142 CARMEL OAK	LVT, LVT-01	
MP-01	VERTICAL METAL PANEL	COOL ZINC GRAY	METAL PANEL, MP-01	VARCO PRUDEN BUILDINGS
MP-02	VERTICAL METAL PANEL	COOL GRANITE GRAY	METAL PANEL, MP-02	VARCO PRUDEN BUILDINGS
MP-03	HORIZONTAL METAL PANEL	COOL COLONIAL RED	METAL PANEL, MP-03	VARCO PRUDEN BUILDINGS
MP-04	INTERIOR SIDE OF BAY WALLS		METAL PANEL	VARCO PRUDEN BUILDINGS
PT-01	GENERAL PAINT	ACCESSIBLE BEIGE	WALL PAINT, PT-01	SHERWIN WILLIAMS
PT-02	TRIM PAINT	STONE LION	TRIM PAINT	SHERWIN WILLIAMS
RB-01	RUBBER BASE	63 BURNT UMBER B	RUBBER BASE, RB-01	JOHNSONITE
SC-01			GENERAL STAINED CONCRETE FLOOR	
SF-01	STOREFRONT FRAMES	FG3000T, CLEAR ANODIZED	PRE-FINISHED, ANODIZED ALUMINUM STOREFRONT SYSTEM	OLD CASTLE
SSMR-01	EXTERIOR	COOL COTTON WHITE	STANDING SEAM METAL ROOF	VARCO PRUDEN BUILDINGS
ST-01	EXTERIOR WAINSCOTING	SOUTHERN BLEND	STACKED STONE VENEER, ST-01	
T	INTERIOR WINDOW GLAZING	T	CLEAR TEMPERED GLAZING	OLD CASTLE
TB-01	RESTROOM AND SHOWER WALLS	NOTORIOUS, SUSPENSE	WALL BASE, TB-01	CROSSVILLE
WD-01	INTERIOR DOORS	BIRCH NATURAL VENEER, CLEAR FINISH	WOOD VENEER	
WT-01	RESTROOM AND SHOWER WALLS	NOTORIOUS, SUSPENSE	WALL TILE, WT-01	CROSSVILLE
WT-02	KITCHEN BACK SPLASH	VISIBLE VIBES V3, INK DIVIDE	WALL TILE, WT-02	CROSSVILLE

D2C
ARCHITECTS

D2C ARCHITECTS, INC.
DENVER, COLORADO

MARK	DESCRIPTION	DATE	APPR

ISSUE DATE:
MAY 19, 2025
CONSULTANTS PROJECT #
SOLICITATION NO.:
CONTRACT NO.:
FILE NUMBER:
DESIGN BY: Designer
D2C PROJECT NUMBER 202421
DRAWN BY: Author
CKD BY: Checker
SBMT BY: Approver
PLOT DATE: 5/20/2025 4:50:29 PM
PLOT SCALE: 12" = 1'-0"
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FOR PERMIT

BRIAN T. DUGGAN
401770
5/16/2025

TOWN OF SUPERIOR
OPERATIONS &
MAINTENANCE FACILITY
1950 HONEY CREEK LANE, SUPERIOR, CO 80027

FINISH SCHEDULE

SHEET IDENTIFICATION
A-701

DOOR AND FRAME SCHEDULE

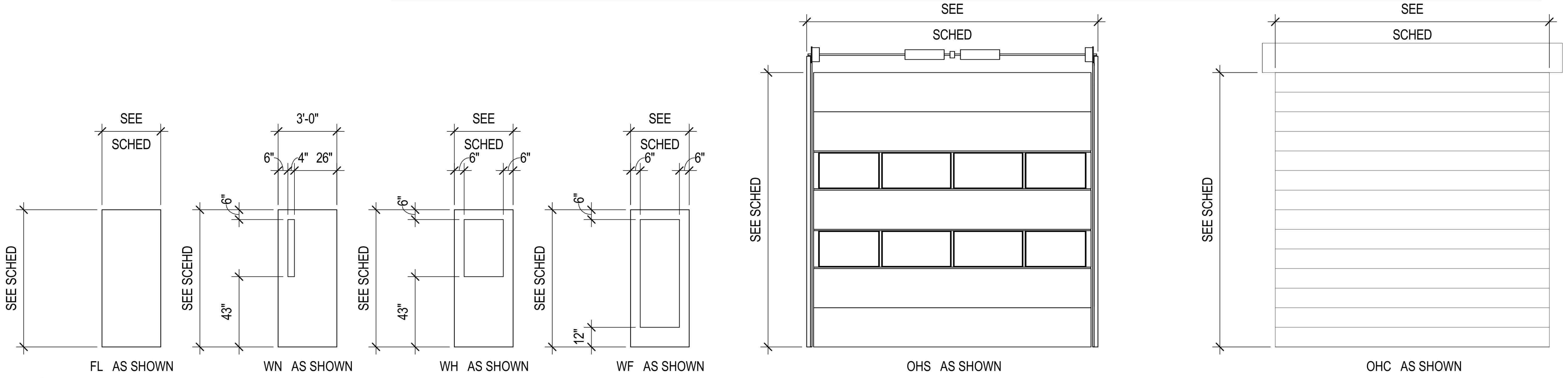
NUMBER	NOMINAL DIMENSIONS WIDTH	HEIGHT	THICKNESS	DOORS TYPE	CONST.	FINISH	DOOR FRAMES TYPE	MAT.	FINISH	DETAILS HEAD	JAMB	FIRE RATING	HWRE. GRP.	REMARKS
1101	3'-0"	7'-0"	1 3/4"	FL	HM	PRE-FINISHED	DF-02	HM	PRE-FINISHED	D3/A-711	C3/A-711	---	3.0	
1102	3'-0"	7'-0"	1 3/4"	FL	HM	PRE-FINISHED	DF-01	HM	PRE-FINISHED	D4/A-711	C4/A-711	---	5.0	
1103	3'-0"	7'-0"	1 3/4"	FL	HM	PRE-FINISHED	DF-02	HM	PRE-FINISHED	D3/A-711	C3/A-711	---	2.0	
1104	6'-0"	7'-0"	1 3/4"	WH	WD	WD-01	DF-01	HM	PT	D4/A-711	C4/A-711	---	6.0	
1105	3'-0"	7'-0"	1 3/4"	FL	WD	WD-01	DF-01	HM	PT	D4/A-711	C4/A-711	---	10.0	
1106	3'-0"	7'-0"	1 3/4"	FL	WD	WD-01	DF-01	HM	PT	D4/A-711	C4/A-711	---	7.0	
1108	3'-0"	7'-0"	1 3/4"	FL	WD	WD-01	DF-01	HM	PT	D4/A-711	C4/A-711	---	12.0	
1109	3'-0"	7'-0"	1 3/4"	FL	WD	WD-01	DF-01	HM	PT	D4/A-711	C4/A-711	---	12.0	
1110	3'-0"	7'-0"	1 3/4"	FL	WD	WD-01	DF-01	HM	PT	D4/A-711	C4/A-711	---	13.0	
1111A	3'-0"	7'-0"	1 3/4"	WH	WD	WD-01	DF-01	HM	PT	D4/A-711	C4/A-711	---	4.0	
1111B	3'-0"	7'-0"	1 3/4"	WH	ALUM	PRE-FINISHED	DF-02	ALUM	PRE-FINISHED	D3/A-711	C3/A-711	---	1.0	
1112A	3'-0"	7'-0"	1 3/4"	WH	ALUM	PRE-FINISHED	DF-01	ALUM	PRE-FINISHED	D3/A-711	C3/A-711	---	1.0	
1112B	3'-0"	7'-0"	1 3/4"	FL	WD	WD-01	DF-01	HM	PT	D4/A-711	C4/A-711	---	4.0	
1113	3'-0"	7'-0"	1 3/4"	WH	WD	WD-01	DF-01	HM	PT	D4/A-711	C4/A-711	---	8.0	
1114	3'-0"	7'-0"	1 3/4"	FL	WD	WD-01	DF-01	HM	PT	D4/A-711	C4/A-711	---	9.0	
1115A	8'-0"	6'-0"	3"	OHC	INSULATED STEEL									
1115B	7'-0"	8'-0"	3"	OHC	INSULATED STEEL									
1116A	3'-0"	7'-0"	1 3/4"	FL	HM	PRE-FINISHED	DF-01	HM	PT	D4/A-711	C4/A-711	---	5.0	
1116B	8'-0"	8'-0"	3"	OHC	INSULATED STEEL							---		
1117	3'-0"	7'-0"	1 3/4"	WH	WD	WD-01	DF-01	HM	PT	D4/A-711	C4/A-711	---	8.0	
1118A	3'-0"	7'-0"	1 3/4"	FL	WD	WD-01	DF-01	HM	PT	D4/A-711	C4/A-711	---	5.0	
1118B	8'-0"	8'-0"	3"	OHC	INSULATED STEEL	PF						---		
1119A	3'-0"	7'-0"	1 3/4"	FL	HM	PF	DF-02	HM	PF	D3/A-711	C3/A-711	---	1.0	
1119B	14'-0"	14'-0"	2"	OHS	INSULATED STEEL							---		
1119C	14'-0"	14'-0"	2"	OHS	INSULATED STEEL							---		
1119D	14'-0"	14'-0"	2"	OHS								---		
1119E	14'-0"	14'-0"	2"	OHS	INSULATED STEEL							---		
1119F	12'-0"	14'-0"	2"	OHS	INSULATED STEEL							---		
1119G	12'-0"	14'-0"	2"	OHS	INSULATED STEEL							---		
1120A	3'-0"	7'-0"	1 3/4"	FL	WD-01	PF	DF-01	HM	PF	D3/A-711	C3/A-711	---	3.0	
1120B	14'-0"	14'-0"	2"	OHS	INSULATED STEEL							---		
1121A	3'-0"	7'-0"	1 3/4"	FL	HM	PF	DF-01	HM	PF	D3/A-711	C3/A-711	---	3.0	
1121B	14'-0"	14'-0"	3"	OHC	INSULATED STEEL							---		
1121C	14'-0"	14'-0"	2"	OHS	INSULATED STEEL							---		
1121D	3'-0"	7'-0"	1 3/4"	FL	HM	PF	DF-01	HM	PF	D4/A-711	C4/A-711	---	4.0	
2101	3'-0"	7'-0"	1 3/4"	WH	WD	WD-01	DF-01	HM	PT	D4/A-711	C4/A-711	---	8.0	
2102	3'-0"	7'-0"	1 3/4"	WH	WD	WD-01	DF-01	HM	PT	D4/A-711	C4/A-711	---	8.0	
2103	3'-0"	7'-0"	1 3/4"	WH	WD	WD-01	DF-01	HM	PT	D4/A-711	C4/A-711	---	8.0	
2104	6'-0"	7'-0"	1 3/4"	FL	WD	WD-01	DF-01	HM	PT	D4/A-711	C4/A-711	---	11.0	
2105	3'-0"	7'-0"	1 3/4"	FL	WD	WD-01	DF-01	HM	PT	D4/A-711	C4/A-711	---	10.0	
2107	3'-0"	7'-0"	1 3/4"	FL	WD	WD-01	DF-01	HM	PT	D4/A-711	C4/A-711	---	10.0	
2108	3'-0"	7'-0"	1 3/4"	WH	WD	WD-01	DF-01	HM	PT	D4/A-711	C4/A-711	---	8.0	
2109	3'-0"	7'-0"	1 3/4"	FL	WD	WD-01	DF-01	HM	PT	D4/A-711	C4/A-711	---	12.0	
2110	3'-0"	7'-0"	1 3/4"	FL	WD	WD-01	DF-01	HM	PT	D4/A-711	C4/A-711	---	12.0	
2111	3'-0"	7'-0"	1 3/4"	FL	WD	WD-01	DF-01	HM	PT	D4/A-711	C4/A-711	---	9.0	
2112	3'-0"	7'-0"	1 3/4"	FL	WD	WD-01	DF-01	HM	PT	D4/A-711	C4/A-711	---	5.0	
2113	3'-0"	7'-0"	1 3/4"	FL	WD	WD-01	DF-01	HM	PT	D4/A-711	C4/A-711	---	5.0	

DOOR AND FRAME GENERAL NOTES

1. DOOR ASSEMBLIES IN 2-HOUR FIRE WALLS ARE TO BE 90-MINUTE RATED UNLESS A HIGHER RATING IS INDICATED IN THE DOOR SCHEDULE. REFER TO THE CODE PLANS AND THE REFLECTED CEILING PLANS FOR LOCATIONS OF RATED AREA SEPARATION WALLS.
2. USE WIRE-GLASS IN ALL GLAZED OPENINGS WITHIN FIRE-RATED CORRIDORS.
3. ALL HOLLOW METAL DOORS AND FRAMES SHALL BE FACTORY PRIMED AND RECEIVE PAINT FINISH ON SITE.
4. REFER TO FINISH MATERIAL SCHEDULE FOR PAINT COLOR.
5. REFER TO GLAZING LEGEND FOR GLAZING TYPE.
6. ALL DOORS ARE 1 3/4" THICK UNLESS OTHERWISE NOTED.

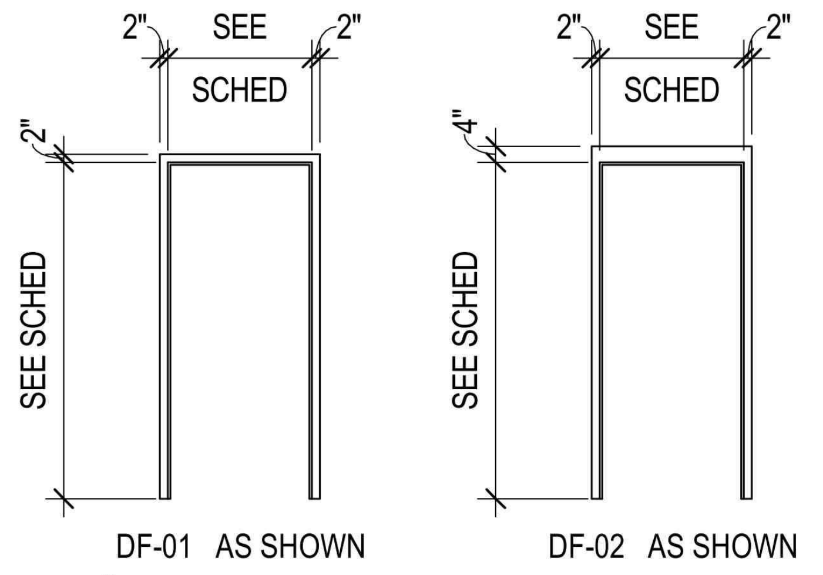
DOOR REMARKS

1. VAULT DOOR AND FRAME ASSEMBLY SUPPLIED BY VAULT DOOR MANUFACTURER. FINISH TO BE FACTORY APPLIED.
2. DOOR TO BE CONNECTED TO SECURITY SYSTEM. COORDINATE WITH OWNER'S VENDOR FOR POWER / CONTRACTOR REQUIREMENTS.
3. REFER TO GLAZING FRAME TYPES FOR DOOR ELEVATIONS
4. REFER TO MANUFACTURER'S INSTALLATION REQUIREMENTS FOR ACHIEVING 90 MIN. RATED INSTALLATION
5. PAINT EXTERIOR DOOR AND FRAME PT-13. PAINT INTERIOR DOOR AND FRAME PT-12.



DOOR TYPES

1/4" = 1'-0"



DOOR FRAME TYPES

1/4" = 1'-0"

D2C ARCHITECTS

D2C ARCHITECTS, INC.
DENVER, COLORADO

MARK	DESCRIPTION	DATE	APPR

ISSUE DATE:
MAY 19, 2025
DESIGN BY:
Designer
CONSULTANTS PROJECT #
D2C PROJECT NUMBER
202421
SOLICITATION NO.:
CKD BY:
B. CRANDALL
DRAWN BY:
D. DEINES
CONTRACT NO.:
PLOT DATE:
5/20/2025
4:50:31 PM
SBMT BY:
A. MARTIN
FILE NUMBER:
PLOT SCALE:
As indicated
FILE NAME:
SIZE:
22" x 34"

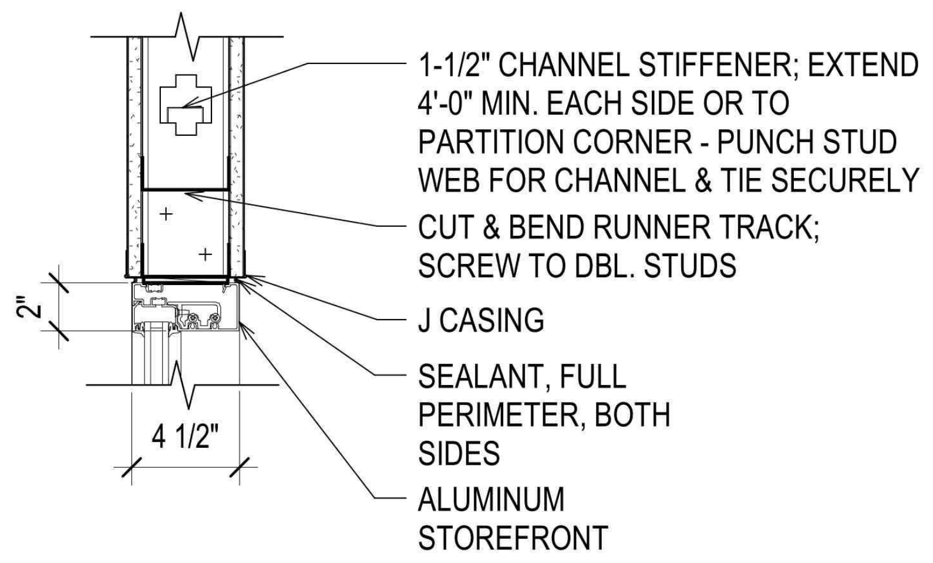
FOR PERMIT

BRIAN T.
DUGGAN
401770
5/16/2025

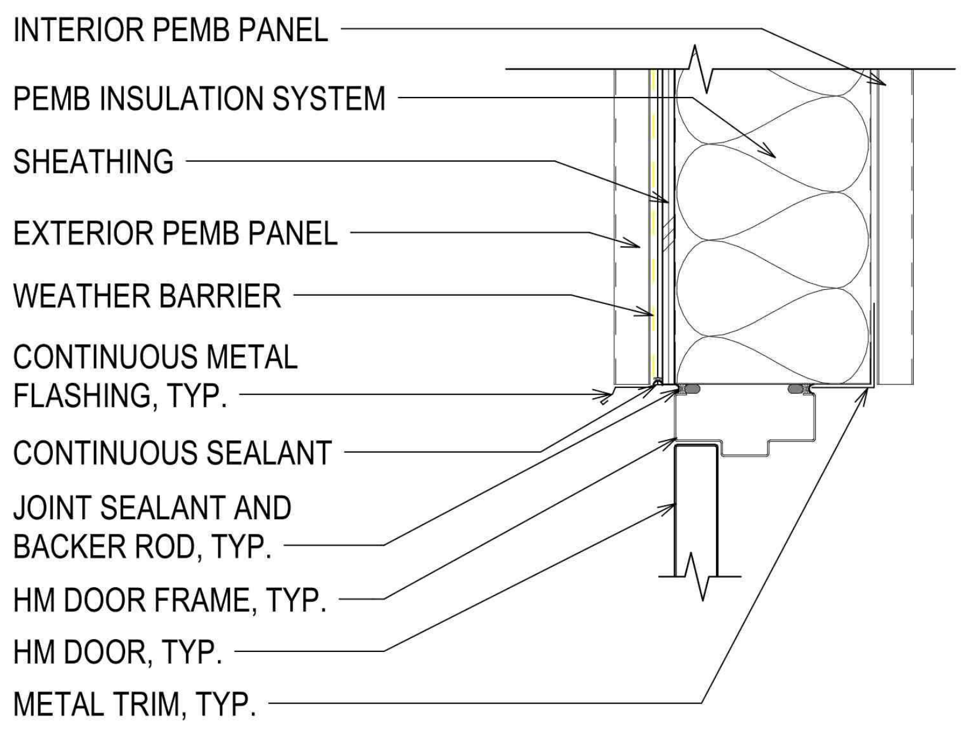
TOWN OF SUPERIOR
OPERATIONS &
MAINTENANCE FACILITY
1950 HONEY CREEK LANE, SUPERIOR, CO 80027

DOOR SCHEDULE

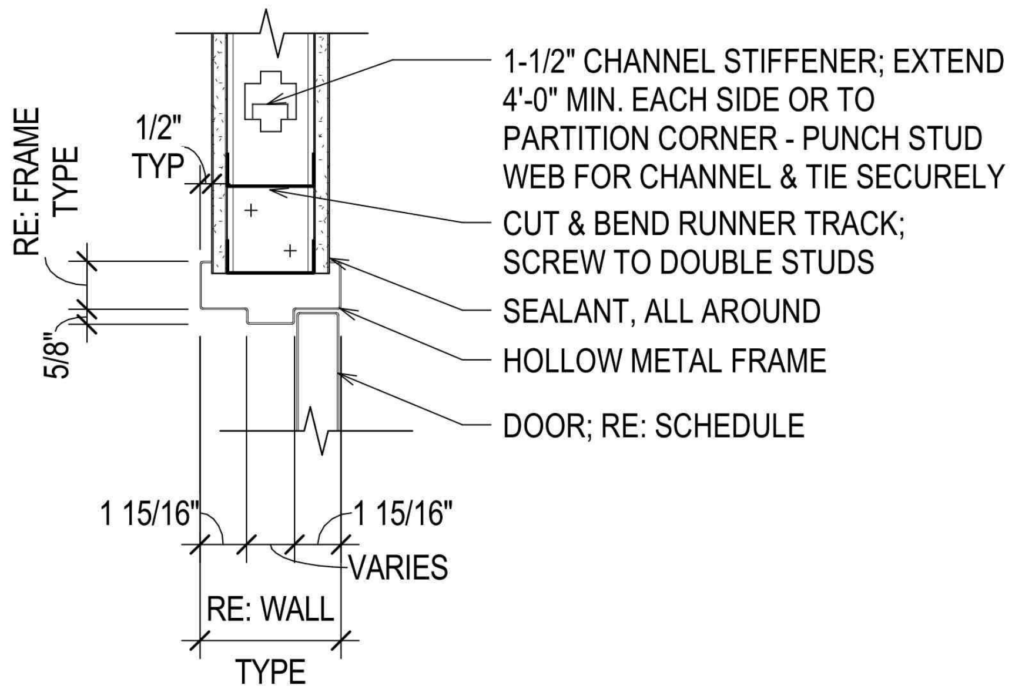
SHEET
IDENTIFICATION
A-711


1-1/2" CHANNEL STIFFENER; EXTEND 4'-0" MIN. EACH SIDE OR TO PARTITION CORNER - PUNCH STUD WEB FOR CHANNEL & TIE SECURELY
CUT & BEND RUNNER TRACK; SCREW TO DBL. STUDS
J CASING
SEALANT, FULL PERIMETER, BOTH SIDES
ALUMINUM STOREFRONT
2"
4 1/2"

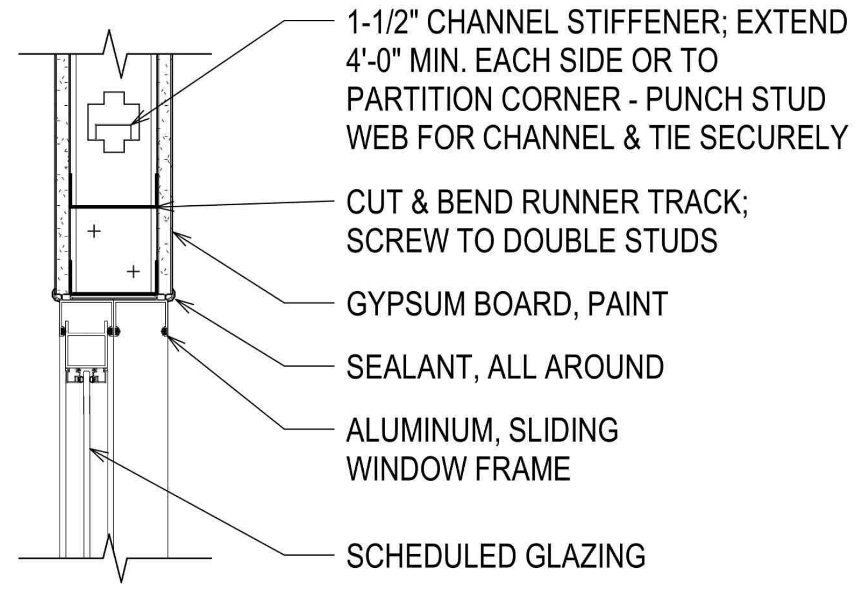
D2 STOREFRONT HEAD IN MTL STUD
A-712 1 1/2" = 1'-0"


INTERIOR PEMB PANEL
PEMB INSULATION SYSTEM
SHEATHING
EXTERIOR PEMB PANEL
WEATHER BARRIER
CONTINUOUS METAL FLASHING, TYP.
CONTINUOUS SEALANT
JOINT SEALANT AND BACKER ROD, TYP.
HM DOOR FRAME, TYP.
HM DOOR, TYP.
METAL TRIM, TYP.

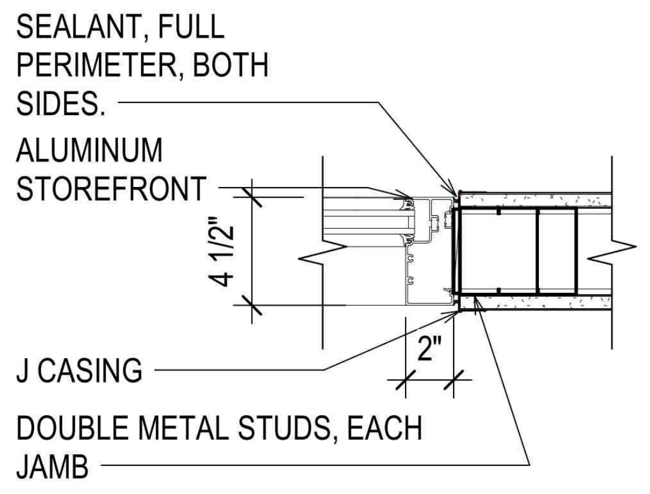
D3 HM DOOR HEAD IN PEMB
A-712 1 1/2" = 1'-0"


RE: FRAME TYPE
1/2" TYP
5/8"
1-1/2" CHANNEL STIFFENER; EXTEND 4'-0" MIN. EACH SIDE OR TO PARTITION CORNER - PUNCH STUD WEB FOR CHANNEL & TIE SECURELY
CUT & BEND RUNNER TRACK; SCREW TO DOUBLE STUDS
SEALANT, ALL AROUND
HOLLOW METAL FRAME
DOOR; RE: SCHEDULE
1 15/16"
1 15/16"
VARIES
RE: WALL TYPE

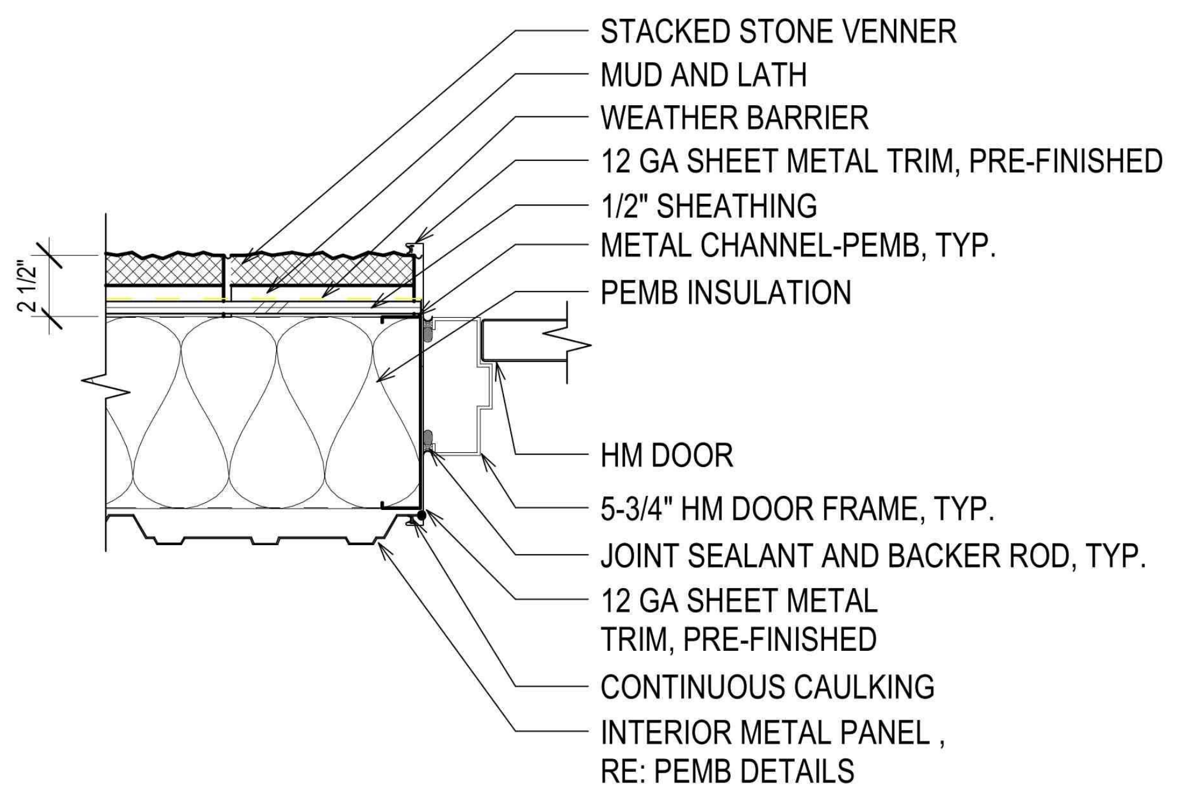
D4 HM DOOR HEAD IN MTL STUD
A-712 1 1/2" = 1'-0"


1-1/2" CHANNEL STIFFENER; EXTEND 4'-0" MIN. EACH SIDE OR TO PARTITION CORNER - PUNCH STUD WEB FOR CHANNEL & TIE SECURELY
CUT & BEND RUNNER TRACK; SCREW TO DOUBLE STUDS
GYPSUM BOARD, PAINT
SEALANT, ALL AROUND
ALUMINUM, SLIDING WINDOW FRAME
SCHEDULED GLAZING

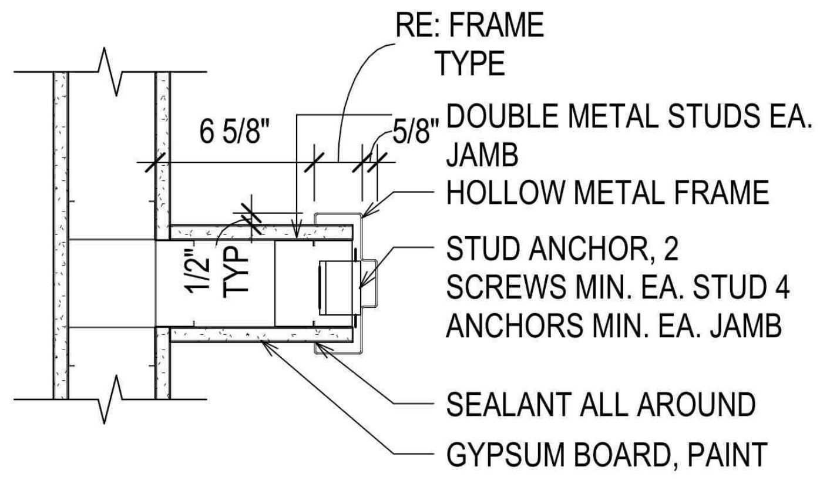
D5 ALUM WINDOW HEAD IN MTL STUD
A-712 1 1/2" = 1'-0"


SEALANT, FULL PERIMETER, BOTH SIDES.
ALUMINUM STOREFRONT
4 1/2"
2"
J CASING
DOUBLE METAL STUDS, EACH JAMB

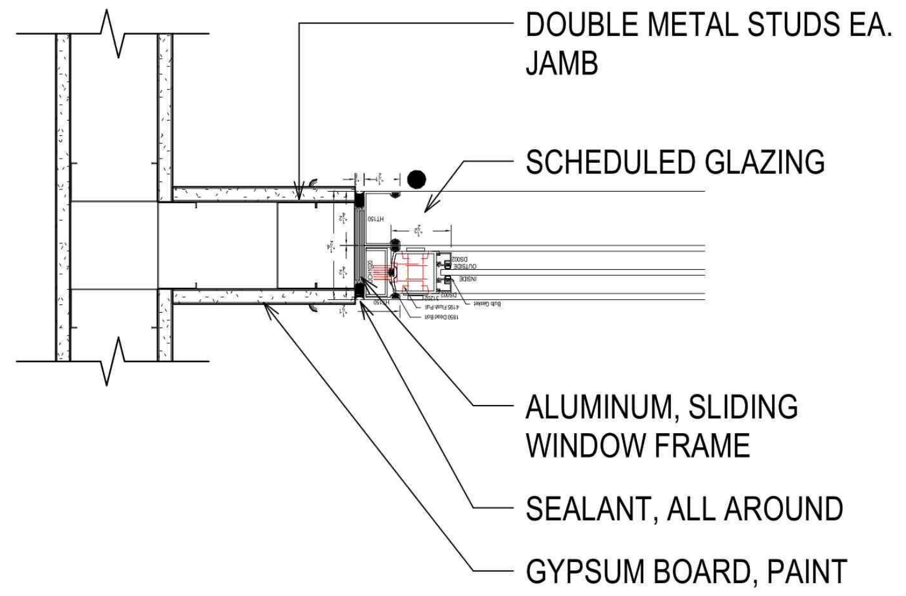
C2 STOREFRONT JAMB IN MTL STUD
A-712 1 1/2" = 1'-0"


STACKED STONE VENNER
MUD AND LATH
WEATHER BARRIER
12 GA SHEET METAL TRIM, PRE-FINISHED
1/2" SHEATHING
METAL CHANNEL-PEMB, TYP.
PEMB INSULATION
2 1/2"
HM DOOR
5-3/4" HM DOOR FRAME, TYP.
JOINT SEALANT AND BACKER ROD, TYP.
12 GA SHEET METAL TRIM, PRE-FINISHED
CONTINUOUS CAULKING
INTERIOR METAL PANEL , RE: PEMB DETAILS

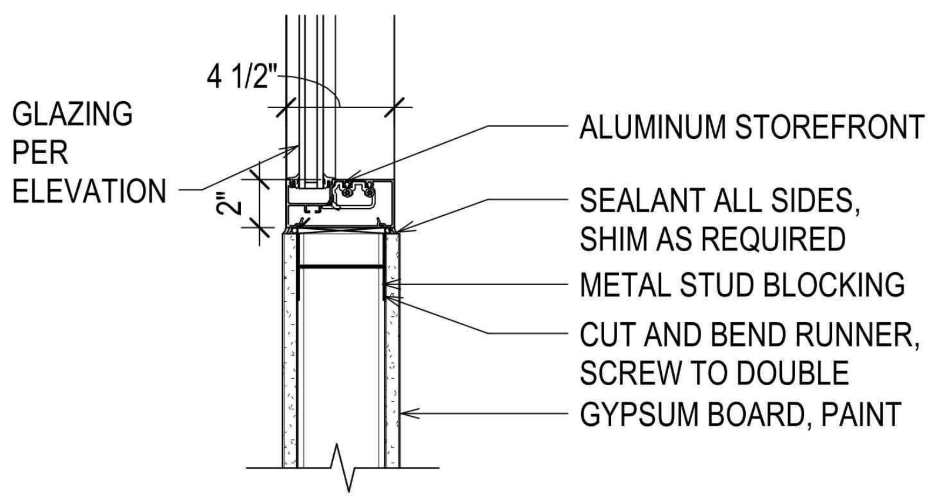
1 HM DOOR JAMB IN PEMB
A-712 1 1/2" = 1'-0"


RE: FRAME TYPE
6 5/8"
5/8"
DOUBLE METAL STUDS EA. JAMB
HOLLOW METAL FRAME
STUD ANCHOR, 2 SCREWS MIN. EA. STUD 4 ANCHORS MIN. EA. JAMB
1/2" TYP
SEALANT ALL AROUND
GYPSUM BOARD, PAINT

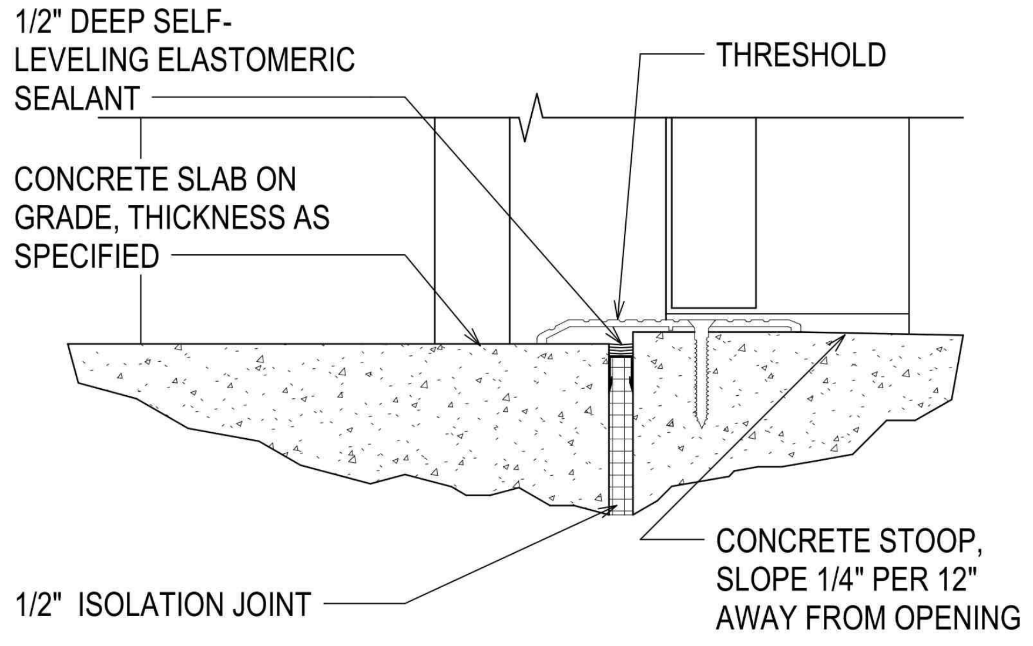
C4 HM DOOR JAMB IN MTL STUD
A-712 1 1/2" = 1'-0"


DOUBLE METAL STUDS EA. JAMB
SCHEDULED GLAZING
ALUMINUM, SLIDING WINDOW FRAME
SEALANT, ALL AROUND
GYPSUM BOARD, PAINT

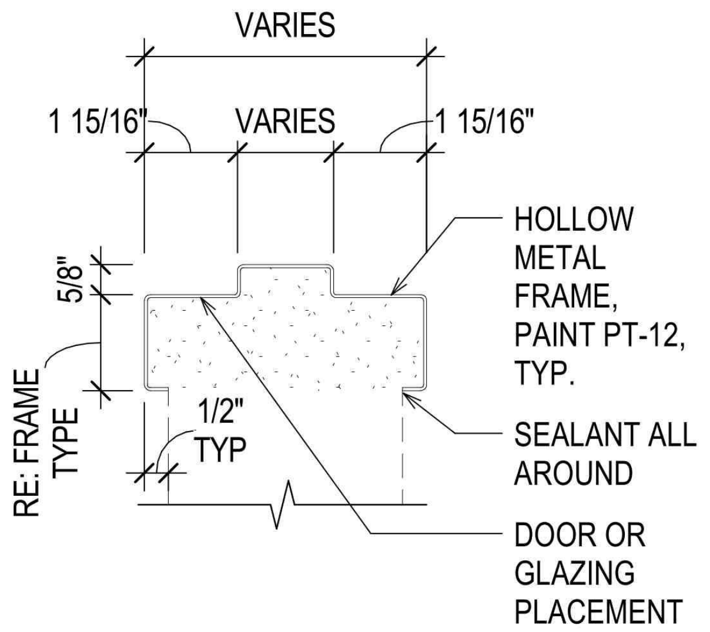
C5 ALUM WINDOW JAMB IN MTL STUD
A-712 1 1/2" = 1'-0"


4 1/2"
GLAZING PER ELEVATION
2"
ALUMINUM STOREFRONT
SEALANT ALL SIDES, SHIM AS REQUIRED
METAL STUD BLOCKING
CUT AND BEND RUNNER, SCREW TO DOUBLE
GYPSUM BOARD, PAINT

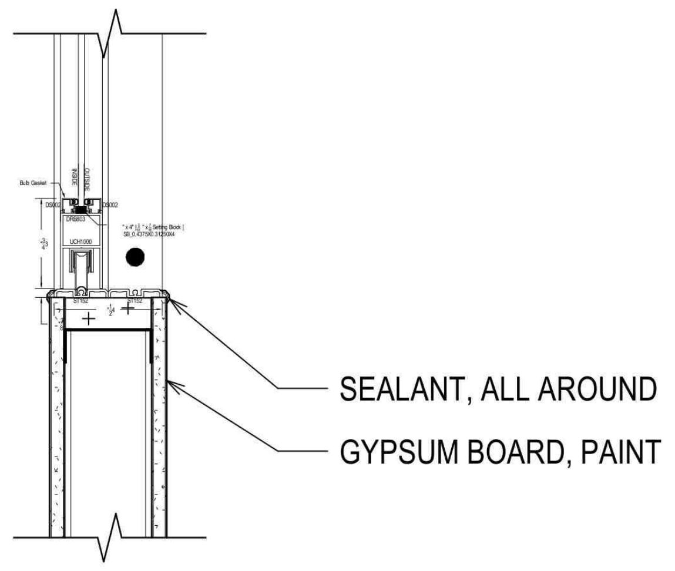
B2 STOREFRONT SILL IN STUD WALL
A-712 1 1/2" = 1'-0"


1/2" DEEP SELF-LEVELING ELASTOMERIC SEALANT
THRESHOLD
CONCRETE SLAB ON GRADE, THICKNESS AS SPECIFIED
CONCRETE STOOP, SLOPE 1/4" PER 12" AWAY FROM OPENING
1/2" ISOLATION JOINT

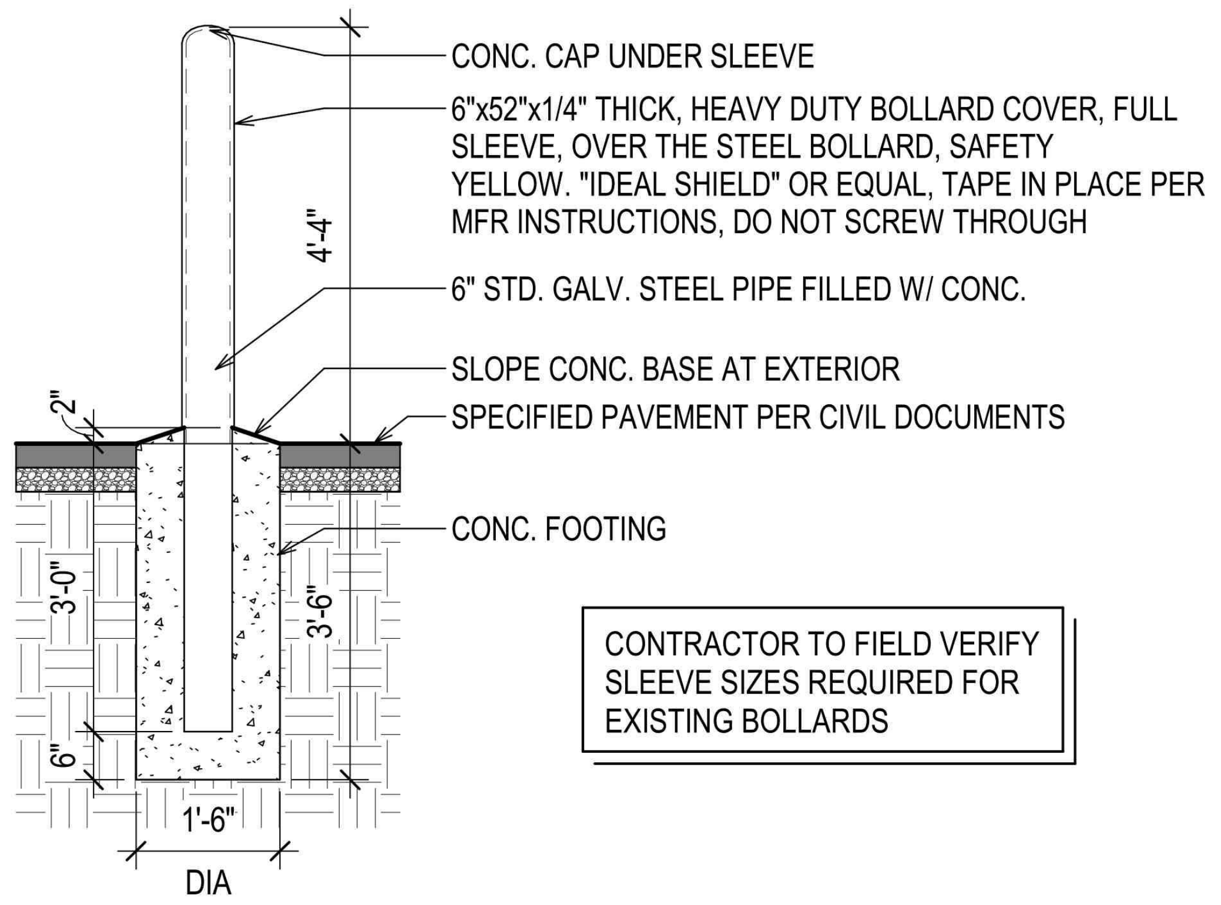
B4 HM FRAME - DOOR SILL DETAIL
A-712 3" = 1'-0"


VARIES
1 15/16"
VARIES
1 15/16"
5/8"
HOLLOW METAL FRAME, PAINT PT-12, TYP.
RE: FRAME TYPE
1/2" TYP
SEALANT ALL AROUND
DOOR OR GLAZING PLACEMENT

B3 TYPICAL HM FRAME
A-712 3" = 1'-0"

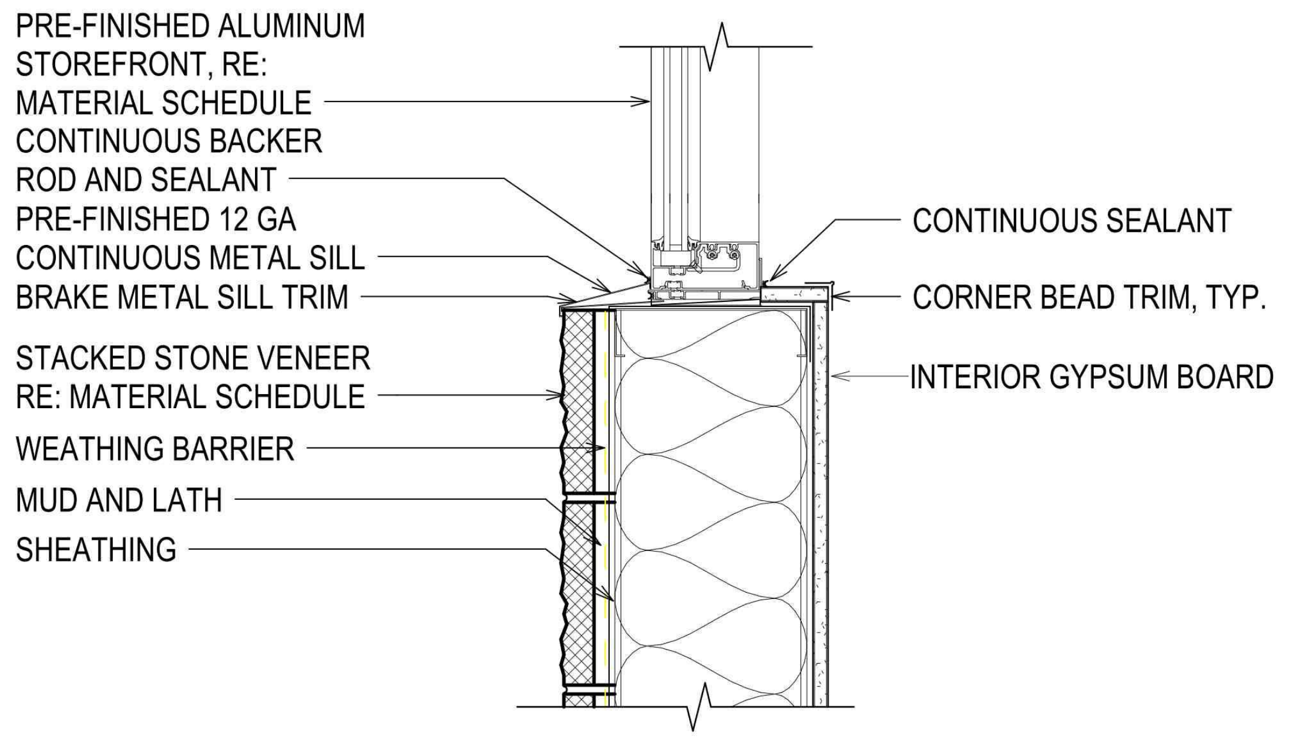

SEALANT, ALL AROUND
GYPSUM BOARD, PAINT

B5 ALUM WINDOW SILL IN MTL STUD
A-712 1 1/2" = 1'-0"


CONC. CAP UNDER SLEEVE
6"x52"x1/4" THICK, HEAVY DUTY BOLLARD COVER, FULL SLEEVE, OVER THE STEEL BOLLARD, SAFETY YELLOW. "IDEAL SHIELD" OR EQUAL, TAPE IN PLACE PER MFR INSTRUCTIONS, DO NOT SCREW THROUGH
4'-4"
6" STD. GALV. STEEL PIPE FILLED W/ CONC.
SLOPE CONC. BASE AT EXTERIOR
SPECIFIED PAVEMENT PER CIVIL DOCUMENTS
2"
CONC. FOOTING
3'-0"
3'-6"
6"
1'-6"
DIA

CONTRACTOR TO FIELD VERIFY SLEEVE SIZES REQUIRED FOR EXISTING BOLLARDS

A4 BOLLARD DETAIL - TYPICAL
A-712 1/2" = 1'-0"


PRE-FINISHED ALUMINUM STOREFRONT, RE: MATERIAL SCHEDULE
CONTINUOUS BACKER ROD AND SEALANT
PRE-FINISHED 12 GA CONTINUOUS METAL SILL
BRAKE METAL SILL TRIM
STACKED STONE VEENEER RE: MATERIAL SCHEDULE
WEATHING BARRIER
MUD AND LATH
SHEATHING
CONTINUOUS SEALANT
CORNER BEAD TRIM, TYP.
INTERIOR GYPSUM BOARD

A5 STOREFRONT SILL - PEMB VENEER
A-712 1 1/2" = 1'-0"

D2C
ARCHITECTS

D2C ARCHITECTS, INC.
DENVER, COLORADO

MARK	DESCRIPTION	DATE	APPR

ISSUE DATE: **MAY 19, 2025**
CONSULTANTS PROJECT #
SOLICITATION NO.:
CONTRACT NO.:
FILE NUMBER:
DESIGN BY: Designer
D2C PROJECT NUMBER 202421
DRAWN BY: Author
CKD BY: Checker
SBMT BY: Approver
PLOT DATE: 5/20/2025 4:50:33 PM
PLOT SCALE: As indicated
SIZE: 22" x 34"
FILE NAME:

FOR PERMIT

BRIAN T. DUGGAN
401770
5/16/2025

TOWN OF SUPERIOR
OPERATIONS & MAINTENANCE FACILITY
1950 HONEY CREEK LANE, SUPERIOR, CO 80027
DOOR AND WINDOW DETAILS

SHEET IDENTIFICATION
A-712

Window Schedule

Type Mark	R.O.		Type	Manufacturer	Model	Material	Finish	Head	Jamb	Sill	Glazing		Head Height	Comments
	Width	Height									Thickness	Type		
WF01	5'-0"	4'-2"	D2C Window - 1 High x			ALUMINUM		D2/A-712	C2/A-712	A5/A-712		GL-01	7'-2"	
WF01	5'-0"	4'-2"	D2C Window - 1 High x			ALUMINUM		D2/A-712	C2/A-712	A5/A-712		GL-01	7'-2"	
WF01	5'-0"	4'-2"	D2C Window - 1 High x			ALUMINUM		D2/A-712	C2/A-712	A5/A-712		GL-01	7'-2"	
WF03	5'-0"	4'-6"	D2C Window - 1 High x			ALUMINUM		D2/A-712	C2/A-712	B2/A-712		GL-01	8'-0"	
WF03	5'-0"	4'-6"	D2C Window - 1 High x			ALUMINUM		D2/A-712	C2/A-712	B2/A-712		GL-01	8'-0"	
WF03	5'-0"	4'-6"	D2C Window - 1 High x			ALUMINUM		D2/A-712	C2/A-712	B2/A-712		GL-01	8'-0"	
WF03	5'-0"	4'-6"	D2C Window - 1 High x			ALUMINUM		D2/A-712	C2/A-712	B2/A-712		GL-01	8'-0"	
WF03	5'-0"	4'-6"	D2C Window - 1 High x			ALUMINUM		D2/A-712	C2/A-712	B2/A-712		GL-01	8'-0"	
WF03	5'-0"	4'-6"	D2C Window - 1 High x			ALUMINUM		D2/A-712	C2/A-712	B2/A-712		GL-01	8'-0"	
WF03	5'-0"	4'-6"	D2C Window - 1 High x			ALUMINUM		D2/A-712	C2/A-712	B2/A-712		GL-01	8'-0"	
WF03	5'-0"	4'-6"	D2C Window - 1 High x			ALUMINUM		D2/A-712	C2/A-712	B2/A-712		GL-01	8'-0"	
WF03	5'-0"	4'-6"	D2C Window - 1 High x			ALUMINUM		D2/A-712	C2/A-712	B2/A-712		GL-01	8'-0"	
WF02	8'-0"	4'-2"	D2C Window - 1 High x			ALUMINUM		D2/A-712	C2/A-712	A5/A-712		GL-01	7'-2"	
WF52	3'-0"	4'-2"	D2C Window - 1 High x			VINYL		D5/A-712	C5/A-712	B5/A-712		T	7'-2"	
WF51	3'-0"	4'-2"	Window-Sliding-Double			VINYL		D5/A-712	C5/A-712	B5/A-712		T	7'-2"	
WF04	14'-0"	2'-0"	D2C Window - 1 High x			ALUMINUM		D2/A-712	C2/A-712	B2/A-712		GL-01	5'-6"	
WF05	12'-0"	2'-0"	D2C Window - 1 High x			ALUMINUM		D2/A-712	C2/A-712	B2/A-712		GL-01	5'-6"	
WF04	14'-0"	2'-0"	D2C Window - 1 High x			ALUMINUM		D2/A-712	C2/A-712	B2/A-712		GL-01	5'-6"	
WF04	14'-0"	2'-0"	D2C Window - 1 High x			ALUMINUM		D2/A-712	C2/A-712	B2/A-712		GL-01	5'-6"	
WF04	14'-0"	2'-0"	D2C Window - 1 High x			ALUMINUM		D2/A-712	C2/A-712	B2/A-712		GL-01	5'-6"	
WF04	14'-0"	2'-0"	D2C Window - 1 High x			ALUMINUM		D2/A-712	C2/A-712	B2/A-712		GL-01	5'-6"	
WF04	14'-0"	2'-0"	D2C Window - 1 High x			ALUMINUM		D2/A-712	C2/A-712	B2/A-712		GL-01	5'-6"	
WF05	12'-0"	2'-0"	D2C Window - 1 High x			ALUMINUM		D2/A-712	C2/A-712	B2/A-712		GL-01	5'-6"	
WF03	5'-0"	4'-6"	D2C Window - 1 High x			ALUMINUM		D2/A-712	C2/A-712	B2/A-712		GL-01	8'-0"	
WF03	5'-0"	4'-6"	D2C Window - 1 High x			ALUMINUM		D2/A-712	C2/A-712	B2/A-712		GL-01	8'-0"	
WF03	5'-0"	4'-6"	D2C Window - 1 High x			ALUMINUM		D2/A-712	C2/A-712	B2/A-712		GL-01	8'-0"	
WF03	5'-0"	4'-6"	D2C Window - 1 High x			ALUMINUM		D2/A-712	C2/A-712	B2/A-712		GL-01	8'-0"	

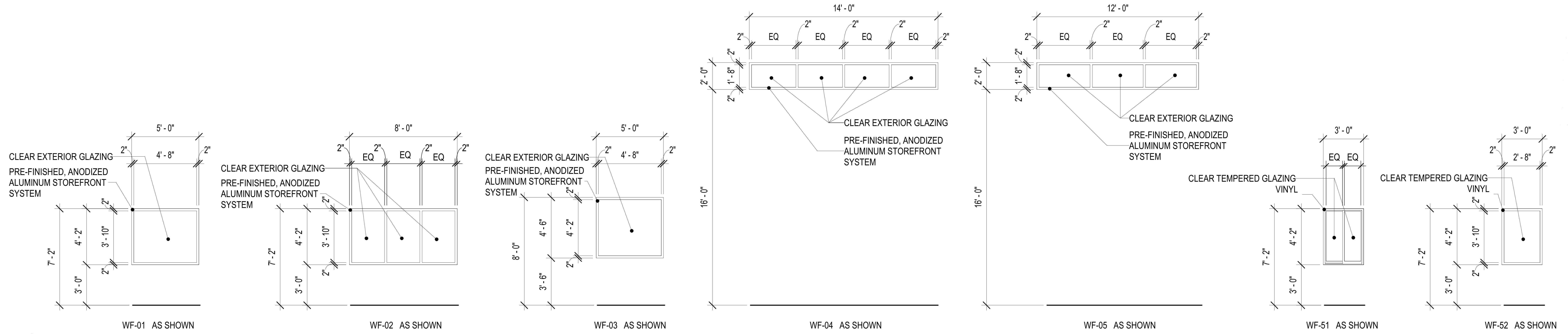
GLAZING GENERAL NOTES

ALL GLAZING IS FLOAT GLASS UNLESS NOTED BELOW:

1. TEMPER ALL GLAZING WITHIN 60 INCHES OF FINISH FLOOR AND WITHIN 24 INCHES HORIZONTALLY OF DOOR.
2. TEMPER ALL GLAZING THAT OCCURS ADJACENT TO STAIRWAYS, LANDINGS AND RAMPS WITHIN 36 INCHES HORIZONTALLY OF A WALKING SURFACE; WHEN THE EXPOSED SURFACE OF THE GLASS IS LESS THAN 60 INCHES ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE.
3. TEMPER ALL GLAZING THAT OCCURS ADJACENT TO STAIRWAYS WITHIN 60 INCHES HORIZONTALLY OF THE BOTTOM TREAD OF A STAIRWAY IN ANY DIRECTION WHEN THE EXPOSED SURFACE OF THE GLASS IS LESS THAN 60 INCHES ABOVE THE NOSE OF THE TREAD.
4. TEMPER ALL GLAZING WITHIN DOORS.
5. TEMPER PANE IF THE AREA IS GREATER THAN 9 SF.

GLAZING LEGEND

MARK	DESCRIPTION
GL-01	INSULATED, TINTED GLAZING 1
T	TEMPERED



WF-01 AS SHOWN

WF-02 AS SHOWN

WF-03 AS SHOWN

WF-04 AS SHOWN

WF-05 AS SHOWN

WF-51 AS SHOWN

WF-52 AS SHOWN

WINDOW ELEVATIONS

1/4" = 1'-0"

0' 2' 4' 8'

D2C
ARCHITECTS

D2C ARCHITECTS, INC.
DENVER, COLORADO

MARK	DESCRIPTION	DATE	APPR

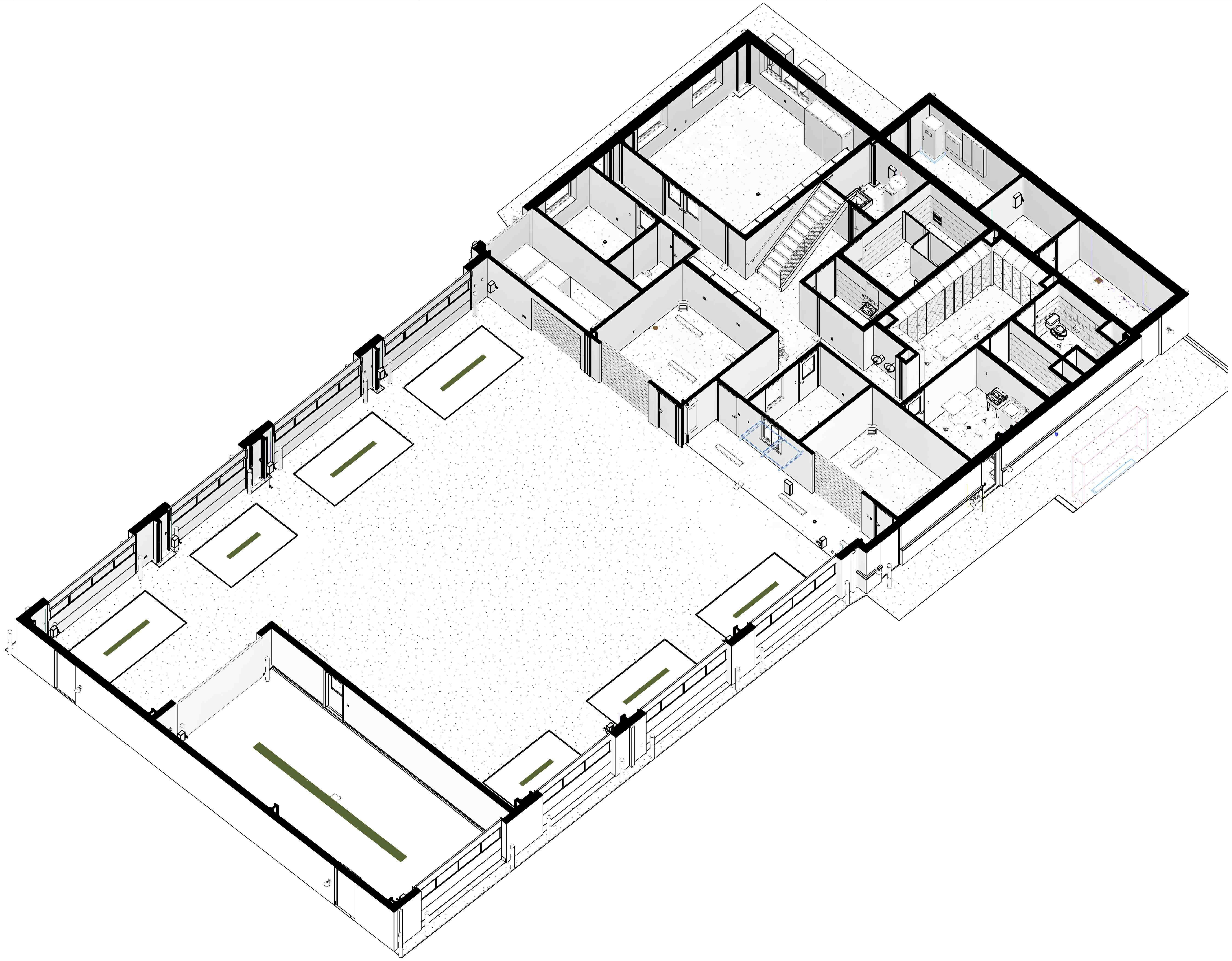
ISSUE DATE:
MAY 19, 2025
CONSULTANTS PROJECT #
SOLICITATION NO.:
CONTRACT NO.:
FILE NUMBER:
DESIGN BY: Designer
D2C PROJECT NUMBER 202421
DRAWN BY: Author
CKD BY: Checker
SBMT BY: Approver
PLOT DATE: 5/20/2025 4:50:35 PM
PLOT SCALE: As indicated
FILE NAME:
SIZE: 22" x 34"

FOR PERMIT

BRIAN T. DUGGAN
401770
5/16/2025

TOWN OF SUPERIOR
OPERATIONS & MAINTENANCE FACILITY
1950 HONEY CREEK LANE, SUPERIOR, CO 80027
WINDOW SCHEDULE

SHEET IDENTIFICATION
A-721



A2 3D AXONOMETRIC, PLAN CUT - FIRST FLOOR

A-901

D2C
ARCHITECTS

D2C ARCHITECTS, INC.
DENVER, COLORADO

MARK	DESCRIPTION	DATE	APPR

DESIGN BY: Designer
ISSUE DATE: **MAY 19, 2025**
D2C PROJECT NUMBER 202421
CONSULTANTS PROJECT #
DRAWN BY: Author
CKD BY: Checker
SOLICITATION NO.:
SBMT BY: Approver
PLOT DATE: 5/20/2025 4:50:47 PM
CONTRACT NO.:
PLOT SCALE:
FILE NUMBER:
SIZE: 22" x 34"
FILE NAME:

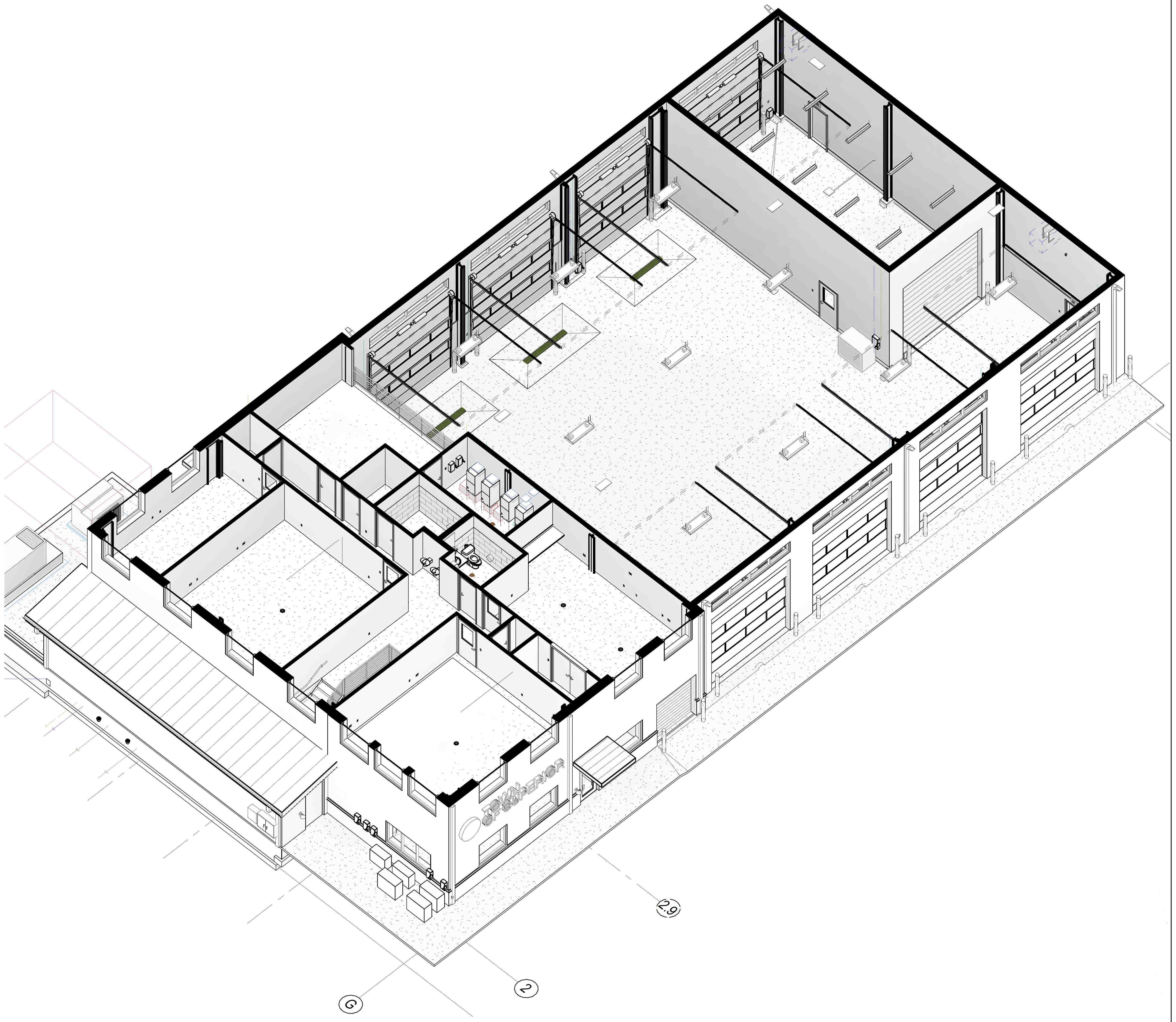
FOR PERMIT

BRIAN T.
DUGGAN
401770
5/16/2025

TOWN OF SUPERIOR
OPERATIONS &
MAINTENANCE FACILITY
1950 HONEY CREEK LANE, SUPERIOR, CO 80027

FIRST FLOOR CUT VIEW

SHEET IDENTIFICATION
A-901



A2 3D AXONOMETRIC, PLAN CUT - LEVEL 2
A-902

D2C
ARCHITECTS

D2C ARCHITECTS, INC.
DENVER, COLORADO

MARK	DESCRIPTION	DATE	APPR

DESIGN BY: Designer
D2C PROJECT NUMBER 202421
DRAWN BY: DD
CKD BY: BC
SBMT BY: AM
PLOT DATE: 5/20/2025 4:51:06 PM
PLOT SCALE:
SIZE: 22" x 34"
FILE NAME:
ISSUE DATE: **MAY 19, 2025**
CONSULTANTS PROJECT #
SOLICITATION NO.:
CONTRACT NO.:
FILE NUMBER:

FOR PERMIT

BRIAN T. DUGGAN
401770
5/16/2025

TOWN OF SUPERIOR
OPERATIONS &
MAINTENANCE FACILITY
1950 HONEY CREEK LANE, SUPERIOR, CO 80027
SECOND FLOOR CUT VIEW

SHEET IDENTIFICATION
A-902

ELECTRICAL SYMBOL LEGEND

SOME SYMBOLS AND ABBREVIATIONS ON THIS LEGEND MAY NOT BE USED

CIRCUITING

	HOME RUN (2)#12W, (1)#12G UNLESS NOTED OTHERWISE
	INDICATES 2 PHASE, 1 N, AND 1 GND CONDUCTORS
	HOME RUN. SECOND SYMBOL INDICATES SHARED CIRCUIT.
	HOME RUN. SECOND SYMBOL DENOTES #10 CONDUCTORS.

UTILITIES

——OHE——	OVERHEAD ELECTRICAL FEEDER AND/OR CONDUITS
— —UGC— —	UNDERGROUND ELECTRICAL FEEDER AND/OR CONDUITS
——TELE——	ABOVE-GRADE TELECOMMUNICATIONS CONDUIT(S)
— —TELE— —	TELECOMMUNICATIONS CONDUIT(S) BELOW GRADE

LIGHTING

▨	GRID-MOUNTED TROFFER LIGHT FIXTURE
⊠	EMERGENCY/EGRESS LIGHT FIXTURE
▨	CRITICAL / STANDBY LIGHT FIXTURE
▭	STRIP LIGHT FIXTURE
⊙ ▣	SURFACE/RECESSED LIGHT FIXTURE
	WALL-MOUNTED LIGHT FIXTURE
	POLE-MOUNTED LIGHT FIXTURE
⊗	EXIT LIGHT (WALL / CEILING MOUNTED)
	BATTERY-OPERATED EMERGENCY LIGHT (WALL-MTD)
	BATTERY-OPERATED EMERGENCY LIGHT (CEILING-MTD)
	COMBINATION WALL-MOUNTED EXIT LIGHT / BATTERY-OPERATED EMERGENCY LIGHT
$	LIGHT SWITCH - SINGLE POLE
$_3	LIGHT SWITCH - 3-WAY
$_4	LIGHT SWITCH - 4-WAY
$_K	LIGHT SWITCH - KEY
$_D	LIGHT SWITCH - DIMMER
$_PL	LIGHT SWITCH - WITH PILOT LIGHT
$_M	WALL-MOUNTED MOTION SENSOR.
	WALL (CORNER) - MOUNTED MOTION SENSOR.
M	CEILING-MOUNTED MOTION SENSOR.
SB	SWITCHBANK. REFER TO PLANS / DETAILS.
$_DL1	LOW-VOLTAGE DATALINE SWITCH - RE: DETAILS.
RCS-1	REMOTE CONTROL SWITCH AS SCHEDULED.
TC	TIMECLOCK. REFER TO PLANS / DETAILS.

EQUIPMENT

	DISCONNECT SWITCH. RE: PLANS FOR INFORMATION.
⊠	MAGNETIC MOTOR STARTER
⊠	COMBINATION DISCONNECT SWITCH / MOTOR STARTER
$	TOGGLE-TYPE DISCONNECT SWITCH. WHERE USED FOR MOTORS, PROVIDE W/ THERMAL PROTECTION.
▨	SURFACE-MOUNTED PANELBOARD
▨	RECESSED PANELBOARD
▨	DISTRIBUTION PANELBOARD
▨	SWITCHBOARD. FEEDER/MAIN CIRCUIT BREAKER SECTION AND DISTRIBUTION SECTION.

GENERAL SYMBOLS

⊕	INDICATES CONNECT TO EXISTING
XXX	EQUIPMENT TAG. REFER TO CONNECTIONS SCHEDULE(S) FOR ELECTRICAL CONNECTIONS AND LOAD INFORMATION FOR EQUIPMENT (KITCHEN, SHOP, ETC.)

POWER DEVICES

	DUPLEX RECEPTACLE
	LINE THROUGH DEVICE INDICATES ABOVE COUNTER
	SWITCHED RECEPTACLE - RE: SPECS
	QUAD-PLEX RECEPTACLE
5-20R	SIMPLEX RECEPTACLE W/ NEMA CONFIG AS NOTED
14-50R	MULTI-POLE RECEPTACLE W/ NEMA CONFIG AS NOTED
	CEILING-MOUNTED RECEPTACLE
	RECEPTACLE/DEVICE MOUNTED IN "TOMBSTONE"
J	JUNCTION BOX
⊙	FIRE-RATED POKE-THRU - POWER ONLY
	POKE-THRU WITH DATA JACKS
	POKE-THRU WITH POWER AND DATA
FB	SINGLE GANG FLOOR BOX (2,3,4 GANG SIMILAR)
◩	DIVIDED (HIGH/LOW VOLTAGE) POWER POLE
	PLUG MOLD / WIRE MOLD AS SPECIFIED.
	PUSH BUTTON

TELEPHONE/DATA

◁	TELEPHONE JACK LOCATION (SINGLE-GANG BOX W/ (1)3/4" C. TO ABOVE ACCESSIBLE CEILING)
	LINE THROUGH DEVICE INDICATES ABOVE COUNTER
◀	DATA JACK LOCATION (DOUBLE-GANG BOX W/ (2)3/4" CONDUITS TO ABOVE ACCESSIBLE CEILING)
◀	TELE/DATA JACK LOCATION (DOUBLE-GANG BOX W/ (2)3/4" C. TO ABOVE ACCESSIBLE CEILING)
◁ 1V	PHONE OUTLET WITH NUMBER OF PHONE JACKS AS INDICATED - RE: DETAILS FOR ADDITIONAL. INFORMATION.
◀ 1D	DATA OUTLET WITH NUMBER OF DATA JACKS AS INDICATED - REFER TO DETAILS FOR ADDITIONAL INFORMATION.
◀ 1D/1V	TELE/DATA OUTLET WITH NUMBER OF PHONE AND DATA JACKS AS INDICATED - REFER TO DETAILS.
W	WIRELESS INTERNET TRANSMITTER.

AUDIO/VISUAL

TV	TELEVISION JACK LOCATION (SINGLE-GANG BOX W/ (1)3/4" C. TO ABOVE ACCESSIBLE CEILING)
TR	REVERSE TELEVISION JACK LOCATION (CABLE TO HEAD END)
AV	RECESSED COMBINATION AV AND POWER OUTLET COORD LOCATION OF DEVICE WITH TV MOUNT
S	WALL-MOUNTED SPEAKER LOCATION (SINGLE-GANG BOX)
S S	CEILING SPEAKER LOCATION (SINGLE-GANG BOX)
V	VOLUME CONTROL LOCATION (SINGLE GANG BOX)
I	INTERCOM CALL STATION
ICMS	INTERCOM MASTER STATION

SECURITY

	CCTV CAMERA
CR	CARD READER
KP	SECURITY KEYPAD
ML	MAG LOCK

FIRE ALARM

F	MANUAL PULL STATION (DUAL-ACTION)
D	SMOKE DETECTOR
D	DUCT SMOKE DETECTOR
H	HEAT DETECTOR
CO	CARBON MONOXIDE DETECTOR
■ WF	WATER FLOW SWITCH
■ TS	TAMPER SWITCH
⊠ 75	WALL-MOUNTED FA STROBE WITH CANDELA RATING. 15cd RATING UNLESS OTHERWISE NOTED ON PLANS.
⊠◁ 30	WALL-MOUNTED FA HORN/STROBE WITH CANDELA RATING. 15cd UNLESS OTHERWISE NOTED ON PLANS.
□◁	WALL-MOUNTED FIRE ALARM HORN
□◀	WALL-MOUNTED FIRE ALARM SPEAKER
⊠◀ 30	WALL-MOUNTED FA SPEAKER/STROBE WITH CANDELA RATING. 15cd UNLESS OTHERWISE NOTED ON PLANS.
⊠ 75	CEILING-MOUNTED FA STROBE LIGHT WITH CANDELA RATING. MIN. OF 15cd RATING.
⊠◁ 30	CEILING-MOUNTED COMBINATION HORN/STROBE WITH CANDELA RATING. MIN. OF 15cd RATING.
⊠◀ 30	CEILING-MOUNTED COMBINATION SPEAKER/STROBE WITH CANDELA RATING. MIN. OF 15cd RATING.
□◀	CEILING-MOUNTED FIRE ALARM SPEAKER
R	FIRE ALARM RELAY
IAM	INDIVIDUAL ADDRESSABLE MODULE
ZAM	ZONE ADDRESSABLE MODULE
FACP	FIRE ALARM CONTROL PANEL
FAAP	FIRE ALARM ANNUNCIATOR PANEL
FAEC	FIRE ALARM AUXILIARY POWER SUPPLY
D 120 V	SINGLE / MULTI-STATION 120V SMOKE ALARM
DH	DOOR HOLD-OPEN

RESCUE ASSISTANCE

ARA	AREA OF RESCUE ASSISTANCE STATION
ARAM	AREA OF RESCUE ASSISTANCE MASTER STATION
ARAP	AREA OF RESCUE ASSISTANCE POWER SUPPLY
ECS	ELEVATOR 2-WAY COMMUNICATION CALL STATION
ECAP	ELEVATOR 2-WAY COMM. ANNUNCIATOR PANEL
ECPS	ELEVATOR 2-WAY COMMUNICATION POWER SUPPLY

NURSE CALL

N	NURSE CALL PATIENT STATION (WITH CALL CORD)
PC	NURSE CALL EMERGENCY PULL CORD
CB	NURSE CALL CODE BLUE STATION
SS	NURSE CALL STAFF STATION
DS	NURSE CALL DUTY STATION
DL	NURSE CALL DOME LIGHT
ZL	NURSE CALL ZONE LIGHT
NCM	NURSE CALL MASTER STATION
RCM	RESIDENT CALL MASTER STATION
RC	RESIDENT CALL EMERGENCY PULL CORD
N	RESIDENT CALL RECEIVER STATION

ABBREVIATIONS

A/E	ARCHITECT / ENGINEER	ELEV	ELEVATION	MLO	MAIN LUGS ONLY
AFF	ABOVE FINISHED FLOOR	EM	EMERGENCY FIXTURE/DEVICE	NFA	NET FREE AREA
AFG	ABOVE FINISHED GRADE	EWT	ENTERING WATER TEMPERATURE	NL	NIGHT LIGHT
AG	ABOVE GRADE	EX	EXISTING ITEM	OA	OUTSIDE AIR
AHJ	AUTHORITY HAVING JURISDICTION	FFA	FROM FLOOR ABOVE	ORD	OVERFLOW ROOF DRAIN
AHU	AIR HANDLING UNIT	FFB	FROM FLOOR BELOW	P/C	PLUMBING CONTRACTOR
ARCH	ARCHITECT	FFCO	FINISH FLOOR CLEANOUT	PSI	POUNDS PER SQUARE INCH
BFP	BACKFLOW PREVENTER	FGCO	FINISH GRADE CLEANOUT	PVC	POLYVINYL CHLORIDE
BG	BELOW GRADE	FL	FLOW LINE	RA	RETURN AIR
BLDG	BUILDING	FLR	FLOOR	RE/REF	REFER TO / REFERENCE
BMS	BUILDING MANAGEMENT SYSTEM	FP	FIRE PROTECTION	RF	RELIEF FAN
C	CONDUIT	FPM	FEET PER MINUTE	RL	RELOCATED ITEM
CD	CANDELA	FWCO	FLUSH WALL CLEANOUT	RPZ	REDUCED PRESSURE ZONE
CD	COLD DECK	G	GROUND / GANG	RR	RESTROOM
CLG	COOLING	G/C	GENERAL CONTRACTOR	SA	SUPPLY AIR
CM	COORDINATE MOUNTING HEIGHT	GFCI	GROUND FAULT CIRCUIT INTERRUPTER	SPD	SURGE PROTECTIVE DEVICE
CO	CLEANOUT	GPM	GALLONS PER MINUTE	ST	SHUNT TRIP
CTE	CONNECT TO EXISTING	HD	HOT DECK	TA	TRANSFER AIR
DCVA	DOUBLE CHECK VALVE ASSEMBLY	HTG	HEATING	TFA	TO FLOOR ABOVE
DCW	DOMESTIC COLD WATER	IG	ISOLATED GROUND	TFB	TO FLOOW BELOW
DDC	DIRECT DIGITAL CONTROLS	JB	JUNCTION BOX	TP	TAMPER PROOF
DF	DRINKING FOUNTAIN	LED	LIGHT EMMITING DIODE	TYP	TYPICAL
DHW	DOMESTIC HOT WATER	LWT	LEAVING WATER TEMPERATURE	UNO	UNLESS NOTED OTHERWISE
DHWR	DOMESTIC HOT WATER RETURN	M/C	MECHANICAL CONTRACTOR	VRF	VARIABLE REFRIGERANT FLOW
DIA	DIAMETER	MA	MIXED AIR	VTR	VENT THROUGH ROOF
DN	DOWN	MAU	MAKE UP AIR UNIT	WCO	WALL CLEANOUT
E/C	ELECTRICAL CONTRACTOR	MCB	MAIN CIRCUIT BREAKER	WG	WIRE GUARD
EA	EXHAUST AIR	MECH	MECHANICAL	WP	WEATHERPROOF
EDF	ELECTRIC DRINKING FOUNTAIN	MH	MANHOLE		

MECHANICAL AND PLUMBING SYMBOL LEGEND

SOME SYMBOLS AND ABBREVIATIONS ON THIS LEGEND MAY NOT BE USED

SHEET METAL

	HIGH-EFFICIENCY DUCT TAKEOFF (WITH AND WITHOUT MANUAL DAMPER)
	SPIN-IN ROUND DUCT TAKEOFF
	CONICAL BELLMOUTH ROUND DUCT TAKEOFF
	ROUND DUCT TAKEOFF WITH FLEX DUCT RUNOUT (MAXIMUM FLEX DUCT LENGTH IS 6'-0")
	DUCTWORK ELBOWS (WITH AND WITHOUT TURNING VANES)
FD	FD: FIRE DAMPER FS: FIRE/SMOKE DAMPER SD: SMOKE DAMPER BD: BACKDRAFT DAMPER (GRAVITY)
MD	AUTOMATIC MOTORIZED DAMPER
8"Ø S1 225	SUPPLY DIFFUSER AND CALLOUT (NECK SIZE, TYPE, AND CFM)
	LINEAR/SLOT DIFFUSER
22x22 R1	RETURN GRILLE (NECK SIZE AND TYPE, MAY ALSO INCLUDE CFM)
10x10 E1	EXHAUST GRILLE (NECK SIZE AND TYPE, MAY ALSO INCLUDE CFM)
←	SUPPLY AIR FLOW INDICATOR
→	RETURN OR EXHAUST AIR FLOW INDICATOR
	CONTROL WIRING
	THERMOSTAT
	TEMPERATURE SENSOR
H	HUMIDITY SENSOR
DP	DIFFERENTIAL PRESSURE SENSOR
CO2	CARBON DIOXIDE DETECTOR
CO	CARBON MONOXIDE DETECTOR
NO2	NITROUS OXIDE DETECTOR
GAS	GAS DETECTOR
VOC	VOLATILE ORGANIC COMPOUND DETECTOR

MEDICAL GAS

——MV——	MEDICAL VACUUM PIPING
——O——	OXYGEN PIPING
——NO——	NITROUS OXIDE PIPING
——MA——	MEDICAL COMPRESSED AIR PIPING
——N——	NITROGEN PIPING
——CO——	CARBON DIOXIDE PIPING
——VV——	VACUUM VENT PIPING
——WAGD——	WASTE ANESTHETIC GAS DISPOSAL PIPING
——GV——	MEDICAL GAS VENT PIPING
X	MEDICAL GAS INLET/OUTLET W/DESIGNATION (RE: PIPE TYPES)
S	MEDICAL SLIDE
MA	MEDICAL GAS ALARM WIRING CONNECTION
PS	MEDICAL GAS ALARM WIRING - PRESSURE SWITCH
TR	MEDICAL GAS ALARM WIRING - TRANSDUCER

MECHANICAL PIPING

——D——	DRAIN (CONDENSATE)
——RL——	REFRIGERANT LIQUID
——RS——	REFRIGERANT SUCTION
——RV——	REFRIGERANT VENT
——RD——	RUPTURE DISK
——CWS——	CHILLED WATER SUPPLY
——CWR——	CHILLED WATER RETURN
——C/HWS——	CHILLED/HOT WATER SUPPLY
——C/HWR——	CHILLED/HOT WATER RETURN
——HWS——	HOT WATER SUPPLY
——HWR——	HOT WATER RETURN
——CTWS——	COOLING TOWER WATER SUPPLY
——CTWR——	COOLING TOWER WATER RETURN
——STM——	STEAM (ANY #'S DENOTE PRESSURE)
——CR——	CONDENSATE RETURN (ANY #'S DENOTE PRESSURE)

PLUMBING PIPING

—— - ——	DOMESTIC COLD WATER
—— - - ——	DOMESTIC HOT WATER
—— - - - ——	RECIRCULATING DOMESTIC HOT WATER
——SAN——	WASTE ABOVE GRADE OR FLOOR
— —SAN— —	WASTE BELOW GRADE OR FLOOR
— —V— —	PLUMBING VENT
- - - -W- - - -	WATER SERVICE
——ST——	STORM DRAIN ABOVE GRADE OR FLOOR
— —ST— —	STORM DRAIN BELOW GRADE OR FLOOR
——ST/O——	STORM OVERFLOW ABOVE GRADE OR FLOOR
— —ST/O— —	STORM OVERFLOW BELOW GRADE OR FLOOR
——SCW——	SOFT COLD WATER
——SHW——	SOFT HOT WATER
——SRW——	SOFT RECIRCULATING HOT WATER
——RO——	REVERSE OSMOSIS WATER
——DI——	DE-IONIZED WATER
——G——	NATURAL GAS
——LP——	PROPANE
——NP——	NON-POTABLE WATER
——CA——	COMPRESSED AIR
——ACID——	ACID WASTE
——ACID——	ACID VENT
——PD——	PUMPED DISCHARGE (FROM SUMP PUMPS / EJECTORS)

GENERAL SYMBOLS

⊕	INDICATES CONNECT TO EXISTING
FL ?	INDICATES ELEVATION
1 #1	PLUMBING RISER CALLOUT (TYPE/RISER NO.) (W&V = WASTE AND VENT, WAT = DOMESTIC WATER)
XXX	EQUIPMENT TAG. REFER TO CONNECTIONS SCHEDULE(S) FOR ELECTRICAL CONNECTIONS AND LOAD INFORMATION FOR EQUIPMENT (KITCHEN, SHOP, ETC.)

PIPING SYMBOLS

	SHUTOFF VALVE
	SHUTOFF VALVE IN RISER
	BALANCING VALVE
	PIPING ELBOW UP
	PIPING ELBOW DOWN
	PIPING TEE
	PIPING ELBOW
	PIPING TEE UP
	PIPING TEE DOWN
	INCREASER/REDUCER
	UNION
	CAP
	PIPE FLEX
	3-WAY VALVE
	CHECK VALVE
	Y-STRAINER
	IN-LINE (BASKET) STRAINER
	AUTOMATIC 2-WAY CONTROL VALVE
	AUTOMATIC 3-WAY CONTROL VALVE
S	SOLENOID VALVE

PIPING SPECIALTIES

P T	PRESSURE AND TEMPERATURE GAUGE (WITH COCK)
	THERMOMETER
	PRESSURE REDUCING VALVE
	RELIEF VALVE
	WATER HAMMER ARRESTOR

PIPING FIXTURES / EQUIPMENT

	HOSE BIBB
	WALL HYDRANT
	CLEANOUTS
RPZ	REDUCED PRESSURE BACKFLOW PREVENTER
DCPB	DOUBLE CHECK BACKFLOW PREVENTER
WC-1 S-1	PLUMBING FIXTURE AND CALLOUT
⊖ ⊟	FLOOR DRAIN, AREA DRAIN, OR FLOOR SINK
◎	ROOF DRAIN OR OVERFLOW ROOF DRAIN

FIRE SPRINKLER

——F——	FIRE SPRINKLER PIPING/SERVICE
●	FIRE SPRINKLER HEAD - PENDANT
◁	FIRE SPRINKLER HEAD - SIDEWALL
Y	FIRE DEPARTMENT SIAMESE CONNECTION
⊗	POST INDICATOR VALVE

COORDINATION NOTES

1. COORDINATE REQUIREMENTS FOR INSTALLATION OF SYSTEMS AND EQUIPMENT WITH ALL OTHER TRADES.
2. THE CONTRACTOR SHALL COORDINATE THE ROUTING AND PATH OF ALL SYSTEMS, CONDUITS, PIPES, DUCTS, ETC WITH THE POSITION AND LAYOUT OF THE STRUCTURE. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING NECESSARY OFFSETS, TURNS, RISES AND DROPS FOR SYSTEMS AND COMPONENTS AS NEEDED TO INSTALL THE MEP SYSTEMS TO CLEAR STRUCTURE, CEILINGS, ETC AND OTHER SYSTEMS IN POTENTIAL CONFLICT WITH ROUTING.
3. COORDINATE WORK WITH OTHER TRADES TO INSTALL SYSTEMS ABOVE CEILING HEIGHTS INDICATED ON ARCHITECTURAL PLANS.
4. CHECK SPACE REQUIREMENTS WITH OTHER TRADES AND STRUCTURE/CONSTRUCTION TO INSURE THAT ALL MATERIALS AND EQUIPMENT CAN BE INSTALLED IN THE SPACE ALLOTTED INCLUDING FINISHED SUSPENDED CEILINGS AND OTHER SPACES, CHASES, ETC WITHIN THE BUILDING. MAKE MODIFICATIONS THERETO AS REQUIRED AND APPROVED.
5. TRANSMIT TO OTHER TRADES ALL INFORMATION REQUIRED FOR WORK TO BE PROVIDED UNDER THEIR RESPECTIVE SECTIONS IN AMPLE TIME FOR INSTALLATION.
6. WHEREVER WORK INTERCONNECTS WITH WORK OF OTHER TRADES, COORDINATE WITH THOSE TRADES TO INSURE THAT ALL SUBCONTRACTORS HAVE THE INFORMATION NECESSARY SO THAT THEY MAY PROPERLY INSTALL ALL CONNECTIONS AND EQUIPMENT. IDENTIFY ALL ITEMS OF WORK THAT REQUIRE ACCESS SO THAT THE CEILING TRADE WILL KNOW WHERE TO INSTALL ACCESS DOORS AND PANELS.
7. COORDINATE, PROJECT AND SCHEDULE WORK WITH OTHER TRADES IN ACCORDANCE WITH THE CONSTRUCTION SEQUENCE.
8. DRAWINGS SHOW THE GENERAL RUNS OF CONDUITS, PIPING AND DUCTWORK AND APPROXIMATE LOCATION OF OUTLETS. ANY SIGNIFICANT CHANGES IN LOCATION OF ITEMS NECESSARY IN ORDER TO MEET FIELD CONDITIONS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT/ENGINEER AND RECEIVE HIS APPROVAL BEFORE SUCH ALTERATIONS ARE MADE. ALL SUCH MODIFICATIONS SHALL BE MADE WITHOUT ADDITIONAL COST TO THE OWNER.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION AND REPAIR OF SURFACES, AREAS AND PROPERTY THAT MAY BE DAMAGED AS A RESULT OF CONSTRUCTION ACTIVITIES.
10. ADJUST LOCATION OF PIPING, DUCTWORK, ETC. TO PREVENT INTERFERENCES, BOTH ANTICIPATED AND ENCOUNTERED. DETERMINE THE EXACT ROUTE AND LOCATION OF EACH ITEM PRIOR TO FABRICATION. MAKE OFFSETS, TRANSITIONS AND CHANGES IN DIRECTION IN SYSTEMS AS REQUIRED TO MAINTAIN ADEQUATE CLEARANCES AND HEADROOM.
11. WHEREVER THE WORK IS OF SUFFICIENT COMPLEXITY, PREPARE ADDITIONAL COORDINATION DRAWINGS AND ORGANIZE ON-SITE MEETINGS WITH ALL RELATED SUBCONTRACTORS TO COORDINATE THE WORK BETWEEN TRADES . DRAWINGS SHALL CLEARLY SHOW THE WORK AND ITS RELATION TO THE WORK OF OTHER TRADES, AND BE SUBMITTED FOR REVIEW PRIOR TO COMMENCING SHOP FABRICATION OR ERECTION IN THE FIELD.
12. COORDINATE WITH LOCAL UTILITY PROVIDERS FOR THEIR REQUIREMENTS FOR SERVICE CONNECTIONS AND PROVIDE ALL NECESSARY PAYMENTS, MATERIALS, LABOR AND TESTING TO ACCOMPLISH THE WORK.

GENERAL MECHANICAL NOTES

1. COMPLETE INSTALLATION SHALL BE IN ACCORDANCE WITH THE LATEST ADOPTED VERSION OF THE INTERNATIONAL MECHANICAL CODE, LOCAL AND STATE CODES, AND REQUIREMENTS OF THE AHJ.
2. ANY POWER FOR CONTROL SYSTEMS TO BE PROVIDED BY E/C IS INDICATED ON ELECTRICAL PLANS. ANY ADDITIONAL LINE VOLTAGE OR LOW VOLTAGE POWER REQUIRED BY THE M/C OR SUBCONTRACTORS TO HAVE A FULLY FUNCTIONING SYSTEM SHALL BE PROVIDED BY THE M/C CONTRACTOR OR SUBS.
3. ALL EQUIPMENT SHALL BE ADEQUATELY AND PROPERLY SUPPORTED AND FASTENED FROM STRUCTURE.
4. ALL EQUIPMENT AND ACCESSORIES INSTALLED IN CONCEALED SPACES REQUIRING ACCESS SHALL BE PROVIDED WITH ACCESS DOORS MEETING ANY FIRE REQUIREMENTS OF THE WALL/CEILING THEY ARE INSTALLED.
5. EACH AIR HANDLING UNIT OVER 2000CFM SHALL BE PROVIDED WITH A SMOKE DETECTOR TO SHUT DOWN THE UNIT PER IMC 606 AS REQUIRED BY AHJ. COORDINATE WITH OTHER TRADES.
6. START UP AND ADJUST ALL EQUIPMENT AND VERIFY ALL MECHANICAL SYSTEMS IN OPERATE IN ACCORDANCE WITH THEIR INTENDED PURPOSES. SUBMIT BALANCE AND START UP REPORTS TO THE A/E. REFER TO SPECIFICATIONS FOR ANY ADDITIONAL REQUIREMENTS.

GENERAL PLUMBING NOTES

1. COMPLETE INSTALLATION SHALL BE IN ACCORDANCE WITH THE LATEST ADOPTED VERSION OF THE INTERNATIONAL PLUMBING CODE, LOCAL AND STATE CODES, AND REQUIREMENTS OF THE AHJ.
2. NO PIPING SHALL BE INSTALLED WHERE IT WILL SUBJECT TO FREEZING TEMPERATURES. PIPING IN EXTERIOR WALLS SHALL BE INSTALLED ON THE WARM SIDE OF BUILDING INSULATION, INSULATED AND THE CHASE SHALL BE VENTILATED WITH GRILLES ALLOWING INDOOR AMBIENT CONDITIONS TO CIRCULATE THROUGH THE CHASE.
3. PROVIDE CLEANOUTS IN THE FOLLOWING LOCATIONS:
    1. IN ALL HORIZONTAL DRAINS (WITHIN THE BUILDING) NOT MORE THAN 100 FEET APART.
    2. IN BUILDING SEWERS LOCATED NO MORE THAN 100 FEET APART MEASURED FROM THE UPSTREAM ENTRANCE OF THE CLEANOUT.
    3. EACH CHANGE OF DIRECTION OF THE BUILDING DRAIN OR HORIZONTAL WASTE OR SOIL LINES GREATER THAN 45 DEGREES. WHERE MORE THAN ONE CHANGE OF DIRECTION OCCURS IN A RUN OF PIPING, ONLY ONE CLEANOUT SHALL BE REQUIRED FOR EACH 40 FEET OF DEVELOPED LENGTH OF THE DRAINAGE PIPING.
    4. AT THE BASE OF EACH WASTE OR SOIL STACK.
    5. NEAR THE JUNCTION OF THE BUILDING DRAIN AND BUILDING SEWER.

GENERAL NOTES

1. SOME ROOM NAMES MAY NOT BE SHOWN FOR PURPOSE OF CLARIFYING PLAN. REFER TO ARCHITECTURAL PLANS FOR REFERENCE TO R00M NAMES NOT SHOWN.
2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN AND KEEP AT THE JOB SITE, AN UP TO DATE SET OF "RECORD DRAWINGS" SHOWING ALL CHANGES FROM THE ORIGINAL PLANS. THE CONTRACTOR SHALL DELIVER THE "RECORD DRAWINGS" TO THE ENGINEER AT THE CONCLUSION OF THE PROJECT ELECTRONICALLY.
3. THESE DRAWINGS ARE DIAGRAMMATIC. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS (NEW AND EXISTING), DIMENSIONS, AND CLEARANCES PRIOR TO THE COMMENCEMENT OF WORK AND SHALL INCLUDE ALL COSTS, EQUIPMENT, MATERIAL, ACCESSORIES, ETC. REQUIRED FOR A FULLY COMPLETE, FUNCTIONAL AND CODE COMPLIANT INSTALLATION.
4. FINAL LOCATIONS OF ALL DEVICES, LIGHT FIXTURES, EQUIPMENT ETC SHALL BE INDICATED ON THE ARCHITECTURAL DRAWINGS. ALL DIMENSIONAL INFORMATION SHALL BE OBTAINED FROM ARCHITECTURAL PLANS. NO DIMENSIONAL INFORMATION SHALL BE OBTAINED FROM MEP DRAWINGS.
5. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS, APPROVALS, LICENSES, ETC. AS NEEDED FOR THE COMPLETE INSTALLATION AND PROJECT. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER FOR ALL FEES AND DATA NEEDED FOR THIS.

GENERAL ELECTRICAL NOTES

1. COMPLETE INSTALLATION SHALL BE IN ACCORDANCE WITH THE LATEST ADOPTED VERSION OF THE NATIONAL ELECTRICAL CODE, LOCAL AND STATE CODES, AND REQUIREMENTS OF THE AHJ.
2. COORDINATE LOCATIONS OF RECEPTACLES, SWITCHES, ETC. WITH ARCHITECTURAL CASEWORK AND ELEVATIONS.
3. REFER TO MOUNTING HEIGHTS DETAIL FOR MOUNTING HEIGHTS OF ALL DEVICES NOT INDICATED OTHERWISE.
4. PROVIDE ALL EMPTY CONDUITS WITH PULL STRINGS AND BUSHED ENDS.
5. CONTRACTOR SHALL CONCEAL ALL CONDUIT, FITTINGS, AND DEVICES FROM VIEW WHERE REASONABLY POSSIBLE.
6. ALL CONDUCTOR SIZES INDICATED ON DRAWINGS ARE FOR COPPER CONDUCTORS UNLESS SPECIFICALLY NOTED OTHERWISE. ALUMINUM CONDUCTORS MAY BE USED ONLY UNDER THE FOLLOWING CONDITIONS:
    - CONTRACTOR SHALL INCLUDE A DEDUCT ALTERNATE FOR USE OF SAME WITH BIDS, FOR OWNER ACCEPTANCE.
    - AL CONDUCTORS MAY ONLY BE USED ON FEEDERS 100A OR GREATER - NO EXCEPTIONS.
    - ALUMINUM CABLING SHALL BE COMPACTED ALUMINUM (STABILOY).
    - PROVIDE COMPRESSION-TYPE ONE-HOLE OR TWO-HOLE LUG TERMINATIONS.
    - PROVIDE ANTI-OXIDANT COMPOUND AT TERMINATIONS.
    - CABLE TERMINATIONS SHALL BE MARKED "AL/CU".
    - FINAL SIZES OF CONDUCTORS TO BE CONFIRMED BY ENGINEER.
    - ALUMINUM SERVICE CONDUCTORS MUST HAVE "AA-8000" SERIES LABELING ON CABLE JACKETS PER EVERGY REQUIREMENTS - NO EXCEPTIONS.

    ENGINEER RESERVES FINAL RIGHT TO ACCEPT/DENY USE OF ALUMINUM CONDUCTORS FOR PART OR ALL OF PROJECT.

SHEET INDEX

MEP-001	MEP COVER SHEET
MEP-101	MEP - SITE PLAN
MEP-201	MEP - ROOF PLAN
M-101	MECHANICAL - HVAC
M-201	MECHANICAL SCHEDULES
M-301	MECHANICAL DETAILS
P-101	PLUMBING - DOMESTING WATER
P-201	PLUMBING - WASTE & VENT
P-301	PLUMBING SCHEDULES
P-401	PLUMBING DETAILS
E-101	ELECTRICAL - LIGHTING
E-201	ELECTRICAL - POWER
E-301	ELECTRICAL - SPECIAL SYSTEMS
E-401	ELECTRICAL RISER DIAGRAM
E-501	ELECTRICAL SCHEDULES
E-601	ELECTRICAL DETAILS

CODES AND DESIGN CRITERIA

JURISDICTION:	SUPERIOR, CO
BUILDING CODE:	2021 IBC
ENERGY CODE:	2021 IECC (IECC PRESCRIPTIVE PATH)
ELECTRICAL CODE:	2023 NEC
MECHANICAL CODE:	2021 IMC
PLUMBING CODE:	2021 IPC
AMENDMENTS:	2021 SUPERIOR AMENDMENTS
MECHANICAL DESIGN CONDITIONS:	
SUMMER:	72°F/40% RH
WINTER:	72°F/40% RH

FIRE SEALING NOTES

1. COORDINATE CONSTRUCTION OF OPENINGS AND PENETRATING ITEMS TO ENSURE THAT THROUGH-PENETRATION FIRESTOP SYSTEMS ARE INSTALLED ACCORDING TO SPECIFIED AND APPLICABLE UL REQUIREMENTS.
2. COORDINATE SIZING OF SLEEVES, OPENINGS, CORE-DRILLED HOLES, OR CUT OPENINGS TO ACCOMMODATE THROUGH-PENETRATION FIRESTOP SYSTEMS.
3. DO NOT COVER UP THROUGH-PENETRATION FIRESTOP SYSTEM INSTALLATIONS UNTIL EXAMINED BY INSPECTOR, IF REQUIRED BY AUTHORITIES HAVING JURISDICTION.
4. COMPATIBILITY: PROVIDE THROUGH-PENETRATION FIRESTOP SYSTEMS THAT ARE COMPATIBLE WITH ONE ANOTHER; WITH THE SUBSTRATES FORMING OPENINGS; AND WITH THE ITEMS, IF ANY, PENETRATING THROUGH-PENETRATION FIRESTOP SYSTEMS, UNDER CONDITIONS OF SERVICE AND APPLICATION, AS DEMONSTRATED BY THROUGH-PENETRATION FIRESTOP SYSTEM MANUFACTURER BASED ON TESTING AND FIELD EXPERIENCE.
5. PROVIDE COMPONENTS FOR EACH THROUGH-PENETRATION FIRESTOP SYSTEM THAT ARE NEEDED TO INSTALL FILL MATERIALS. USE ONLY COMPONENTS SPECIFIED BY THROUGH-PENETRATION FIRESTOP SYSTEM MANUFACTURER AND APPROVED BY QUALIFIED TESTING AND INSPECTING AGENCY FOR FIRESTOP SYSTEMS INDICATED.
6. PROVIDE SLEEVES THROUGH ALL FIRE-RATED WALLS AND FILL VOIDS SURROUNDING SLEEVES AND INTERIOR TO SLEEVES AROUND PIPING WITH FIRE STOP PUTTY WITH UL LISTED 3 HOUR RATING INSTALLED AS PER MANUFACTURERS RECOMMENDATIONS.
7. FIRE SEAL ALL PIPING, CONDUIT, CABLE, ETC PENETRATIONS ROUTED THROUGH FIRE RATED WALLS.
8. PROVIDE FIRE RATED ENCLOSURES OR WRAPS ON LIGHT FIXTURES AND OTHER ITEMS PENETRATING FIRE RATED CEILINGS, FLOOR/CEILING/ CEILING/ROOF ASSEMBLIES TO MAINTAIN UL LISTING FOR CONSTRUCTION.

pkmr ENGINEERS 25.075
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1550 WEWATTA, ST. #200 DENVER, CO 80202
720.739.4500 WWW.PKMRENG.COM

D2C ARCHITECTS
D2C ARCHITECTS, INC.
DENVER, COLORADO

MARK	DESCRIPTION	DATE	APPR
	FOR PERMIT	5/19/2025	

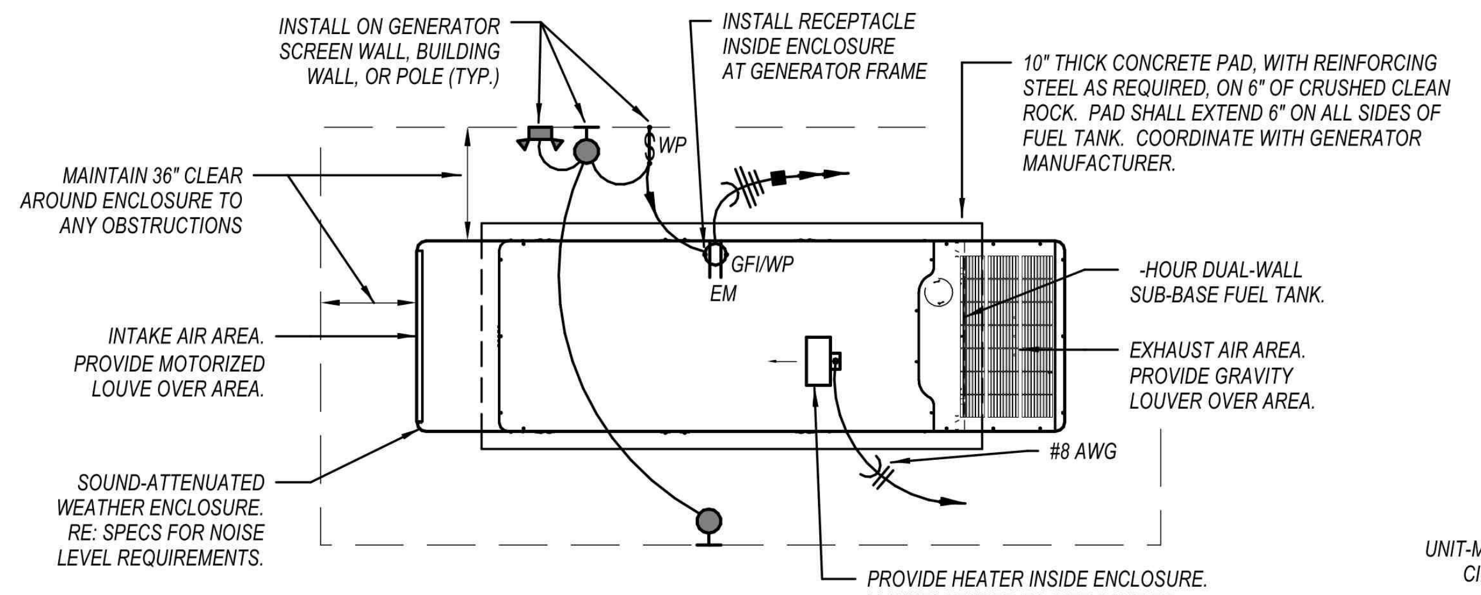
ISSUE DATE:	**MAY 19, 2025**
DESIGN BY:	Designer
D2C PROJECT NUMBER	202421
CONSULTANTS PROJECT #	
DRAWN BY:	Author
CKD BY:	Checker
SOLICITATION NO.:	
SBMT BY:	Approver
PLOT DATE:	5/19/2025 3:33:09 PM
CONTRACT NO.:	
PLOT SCALE:	12" = 1'-0"
FILE NUMBER:	
SIZE:	22" x 34"
FILE NAME:	

CHRISTOPHER JOHN AHERN
57087
5/19/25

TOWN OF SUPERIOR
OPERATIONS &
MAINTENANCE FACILITY
1950 HONEY CREEK LANE, SUPERIOR, CO 80027

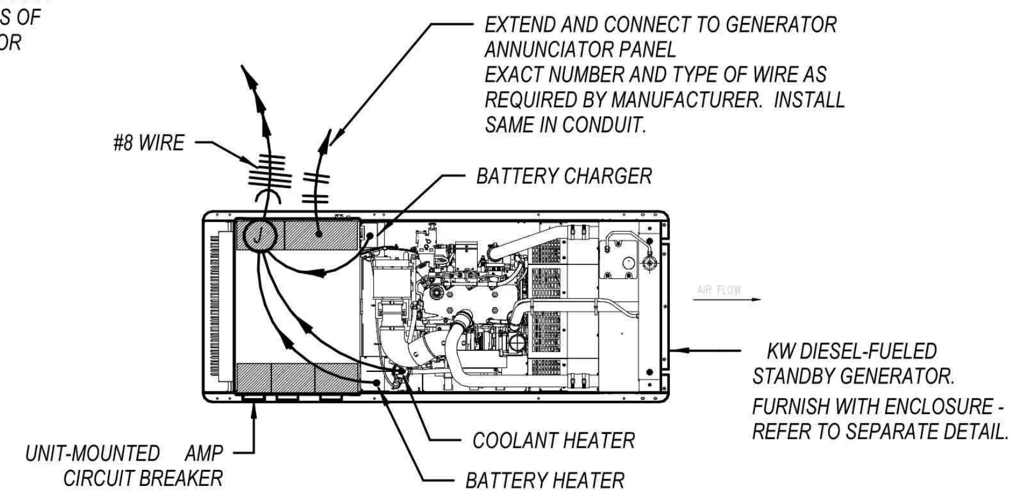
MEP COVER SHEET

SHEET
IDENTIFICATION
MEP-001


INSTALL ON GENERATOR SCREEN WALL, BUILDING WALL, OR POLE (TYP.)
INSTALL RECEPTACLE INSIDE ENCLOSURE AT GENERATOR FRAME
10" THICK CONCRETE PAD, WITH REINFORCING STEEL AS REQUIRED, ON 6" OF CRUSHED CLEAN ROCK. PAD SHALL EXTEND 6" ON ALL SIDES OF FUEL TANK. COORDINATE WITH GENERATOR MANUFACTURER.
WP
MAINTAIN 36" CLEAR AROUND ENCLOSURE TO ANY OBSTRUCTIONS
GFI/WP
EM
-HOUR DUAL-WALL SUB-BASE FUEL TANK.
INTAKE AIR AREA. PROVIDE MOTORIZED LOUVE OVER AREA.
EXHAUST AIR AREA. PROVIDE GRAVITY LOUVER OVER AREA.
#8 AWG
SOUND-ATTENUATED WEATHER ENCLOSURE. RE: SPECS FOR NOISE LEVEL REQUIREMENTS.
PROVIDE HEATER INSIDE ENCLOSURE. MANUFACTURER TO SIZE SAME TO MAINTAIN 40°F INSIDE ENCLOSURE.

GENERATOR ENCLOSURE DETAIL

NOT TO SCALE


EXTEND AND CONNECT TO GENERATOR ANNUNCIATOR PANEL EXACT NUMBER AND TYPE OF WIRE AS REQUIRED BY MANUFACTURER. INSTALL SAME IN CONDUIT.
#8 WIRE
BATTERY CHARGER
J
AIR FLOW
KW DIESEL-FUELED STANDBY GENERATOR.
FURNISH WITH ENCLOSURE - REFER TO SEPARATE DETAIL.
UNIT-MOUNTED AMP CIRCUIT BREAKER
COOLANT HEATER
BATTERY HEATER

GENERATOR DETAIL

NOT TO SCALE

GENERAL SITE NOTES

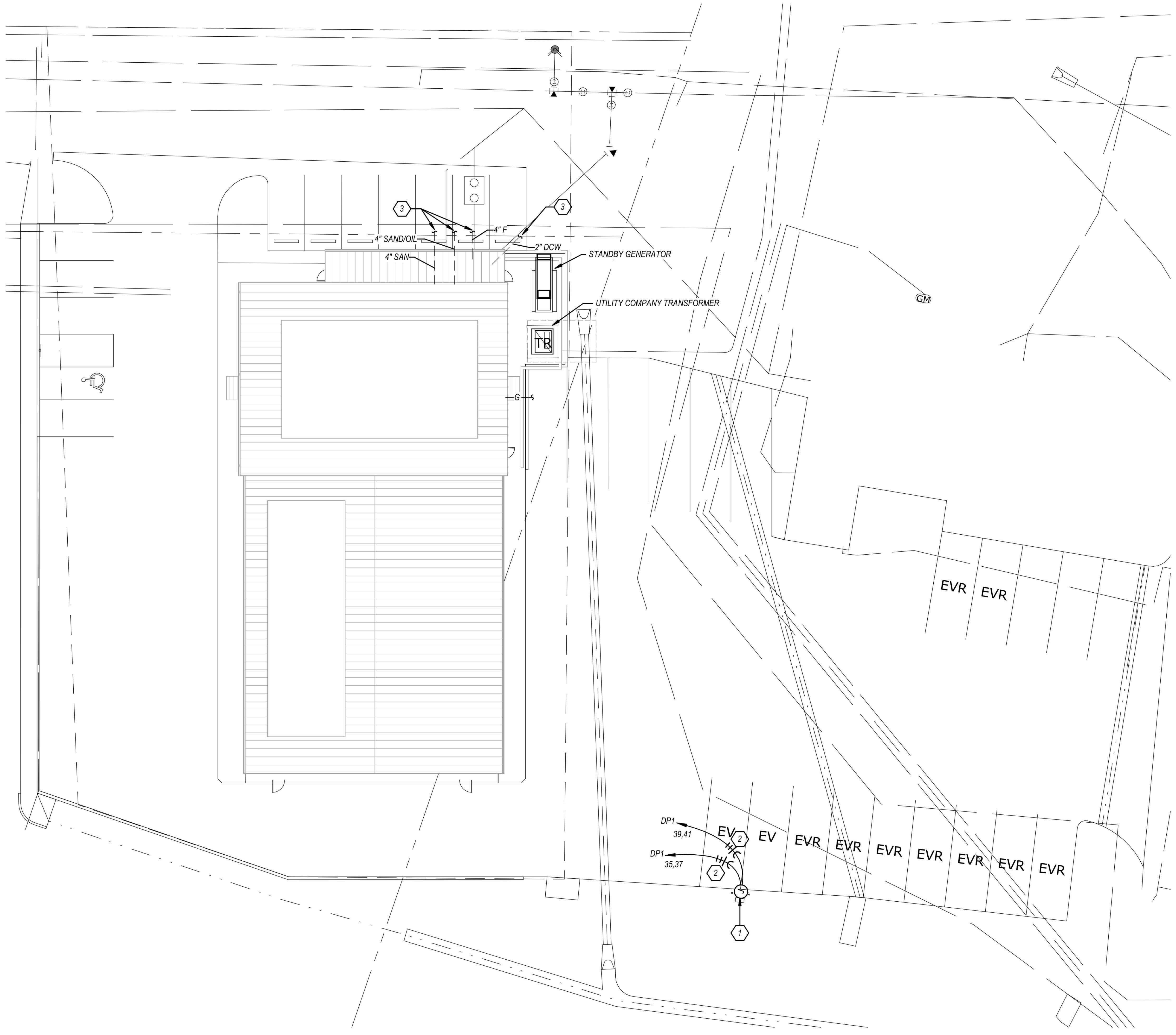
1. REFER TO GENERAL NOTES ON MEP COVER SHEET FOR ADDITIONAL REQUIREMENTS OF WORK.
2. REFER TO CIVIL PLANS FOR CONTINUATION OF SERVICES BEYOND 5'-0" FROM BUILDING UNLESS OTHERWISE SHOWN.
3. REFER TO RESPECTIVE FLOOR PLANS FOR CONTINUATION OF SERVICES INSIDE BUILDING AND/OR EXACT LOCATIONS OF EQUIPMENT.
4. CONTACT UTILITY LOCATING SERVICE TO LOCATE EXACT LOCATION OF ALL EXISTING UTILITIES BELOW GRADE.

X KEYED NOTES - SITE

1 PROVIDE A COMMERCIALLY PRODUCED PEDESTAL ELECTRIC VEHICLE CHARGER SIMILAR TO BTC POWER L2P-40-240-15 MODEL. CHARGER TO BE DOUBLE PORT WITH FULL RATING AT ALL PORTS. UNIT TO BE A LEVEL 2 CHARGER WITH 8.32kW (40A@208V) CAPACITY WITH BRANCH CIRCUIT BREAKERS PER PORT. PROVIDE 18' MINIMUM CABLE LENGTH WITH CABLE RETRACTOR MANAGEMENT SYSTEM. CONNECTOR TO BE TYPE SAE J1772. UNIT TO HAVE A NEMA 35 ENCLOSURE, BE ETL CERTIFIED, COMPLY WITH UL 2594, 2231-2 AND NEC ARTICLE 625, HAVE A COLOR SCREEN, A CREDIT CARD READER, AN RFID READER, 2.4 GHz WI-FI, A 4G MODEM, BE OCPP COMPLIANT AND HAVE AN OPERATING RANGE BETWEEN -15 DEGREES AND 140 DEGREES F.

2 (3)#8CU, (1)#10G. IN 1" CONDUIT.

3 COORDINATE WITH CIVIL.


3
3
4" SAND/OIL
4" F
2" DCW
4" SAN
STANDBY GENERATOR
UTILITY COMPANY TRANSFORMER
TR
G
GM
EVR
EVR
DP1
39,41
DP1
35,37
2
2
EV
EV
EVR
EVR
EVR
EVR
EVR
EVR
EVR
1

MEP SITE PLAN

SCALE: 1" = 20'-0"

pkmr ENGINEERS

PEARSON KENT MCKINLEY RAAF ENGINEERS, LLC
1550 WEWATTA, ST. #200 DENVER, CO 80202
720.739.4500 WWW.PKMRENG.COM

25.075

D2C ARCHITECTS

D2C ARCHITECTS, INC.
DENVER, COLORADO

MARK	DESCRIPTION	DATE	APPR
	FOR PERMIT	5/19/2025	

ISSUE DATE:
MAY 19, 2025
CONSULTANTS PROJECT #
SOLICITATION NO.:
CONTRACT NO.:
FILE NUMBER:
DESIGN BY: Designer
D2C PROJECT NUMBER 202421
DRAWN BY: Author
CKD BY: Checker
SBMT BY: Approver
PLOT DATE: 5/19/2025 3:33:10 PM
PLOT SCALE: As indicated
SIZE: 22" x 34"
FILE NAME:

CHRISTOPHER JOHN AHERN
57087
5/19/25

TOWN OF SUPERIOR
OPERATIONS &
MAINTENANCE FACILITY
1950 HONEY CREEK LANE, SUPERIOR, CO 80027

MEP - SITE PLAN

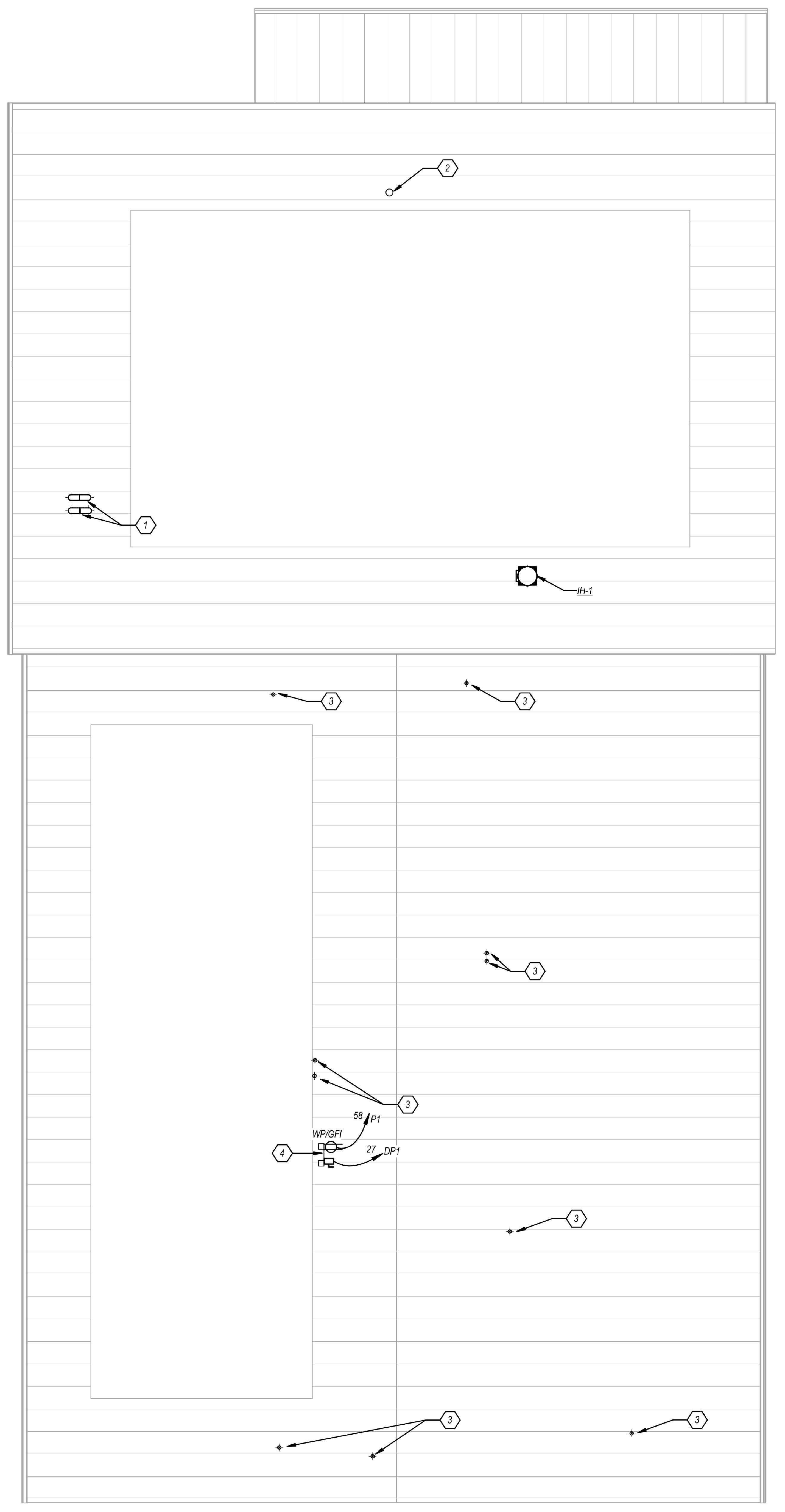
SHEET IDENTIFICATION
MEP-101

GENERAL ROOF PLAN NOTES

1. *REFER TO GENERAL DEMOLITION NOTES ON MEP COVER SHEET FOR ADDITIONAL REQUIREMENTS OF WORK.*
2. *MAINTAIN CODE-REQUIRED DISTANCES FOR ALL VENTS, EXHAUSTS, ETC. FROM MECHANICAL EQUIPMENT OUTSIDE AIR INTAKES.*
3. *ALL ELECTRICAL EQUIPMENT AND DEVICES SHALL BE MOUNTED A MINIMUM OF 36" ABOVE THE ROOF ON SUITABLE STEEL SUPPORTS UNLESS OTHERWISE NOTED.*

⬡X KEYED NOTES - ROOF

1 *6" EXHAUST FROM BELOW. TERMINATE IN A GOOSENECK.*
2 *3" VENT THROUGH ROOF.*
3 *4" FLUE FROM BELOW.*
4 *120V/1P/30A NEMA-3R DISCONNECT AND SERVICE RECEPTACLE FOR EF-5 MOUNTED ON UNISTRUT SECURED TO ROOF STRUCTURE.*



MEP ROOF PLAN
SCALE: 1/8" = 1'-0"

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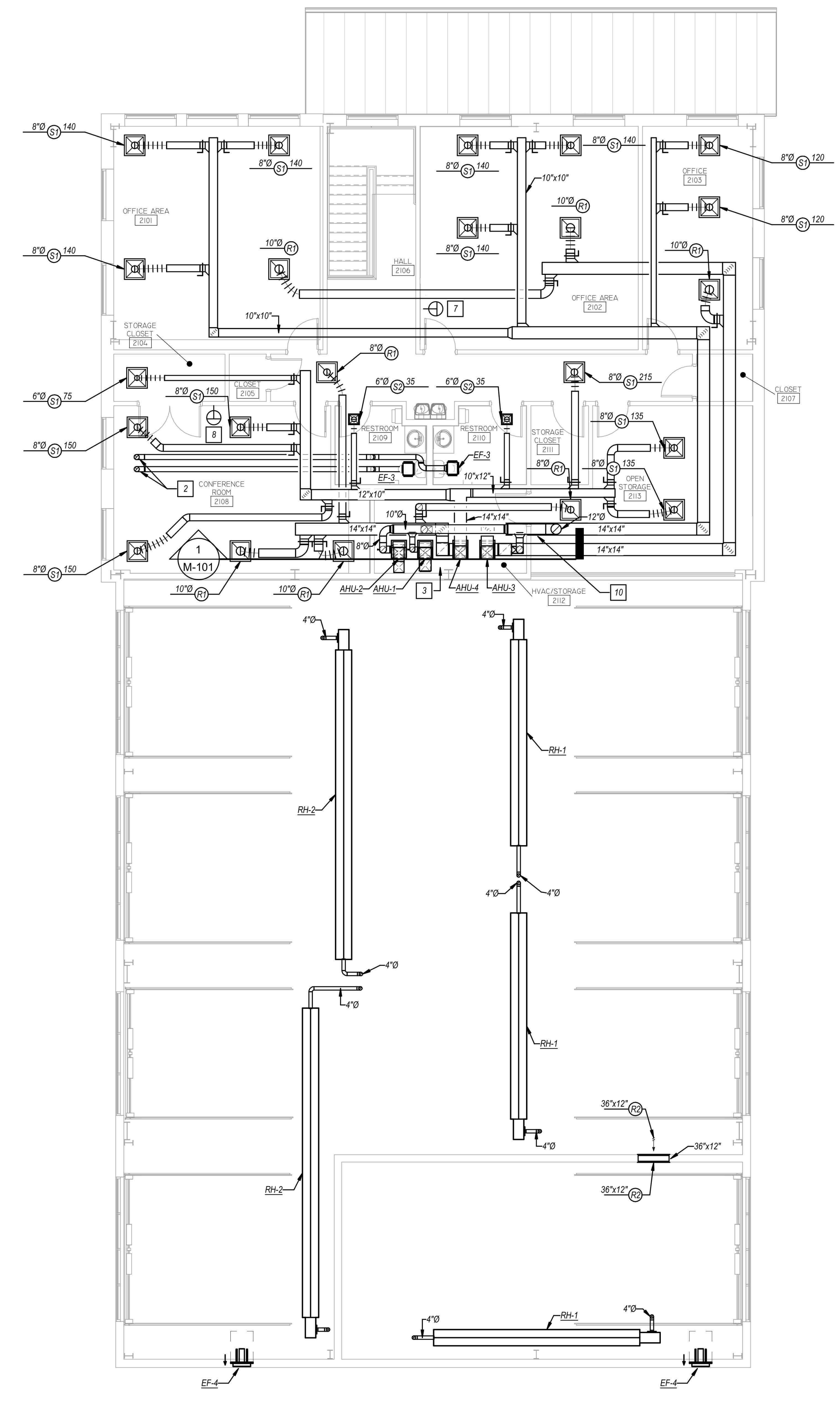
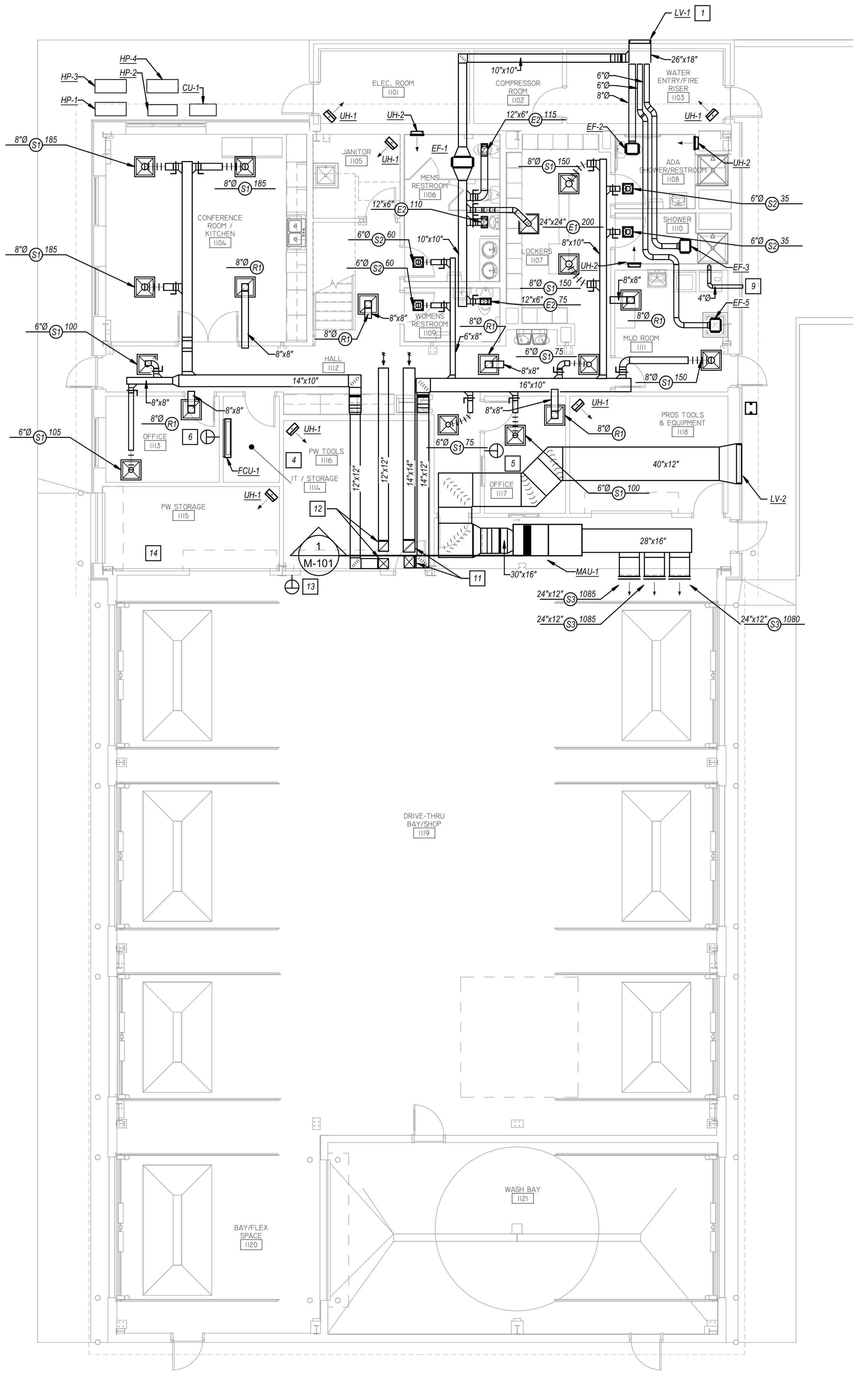
MEP - ROOF PLAN

SHEET IDENTIFICATION
MEP-201


OFFICE AREA 2101
OFFICE 2103
HALL 2106
OFFICE AREA 2102
STORAGE CLOSET 2104
CLOSET 2105
RESTROOM 2109
RESTROOM 2110
STORAGE CLOSET 2111
OPEN STORAGE 2113
CLOSET 2107
CONFERENCE ROOM 2108
HVAC/STORAGE 2112
AHU-1
AHU-2
AHU-3
AHU-4
EF-3
EF-4
RH-1
RH-2
1 M-101

HVAC PLAN - LEVEL 2
SCALE: 1/8" = 1'-0"


LV-1
HP-1
HP-2
HP-3
HP-4
CU-1
ELEC. ROOM 1101
COMPRESSOR ROOM 1102
WATER ENTRY/FIRE RISER 1103
CONFERENCE ROOM / KITCHEN 1104
JANITOR 1105
MENS RESTROOM 1106
ADA SHOWER/RESTROOM 1108
LOCKERS 1107
SHOWER 1110
WOMENS RESTROOM 1109
MUD ROOM 1111
HALL 1112
OFFICE 1113
PW TOOLS 1116
IT / STORAGE 1114
PW STORAGE 1115
OFFICE 1117
PROS TOOLS & EQUIPMENT 1118
DRIVE-THRU BAY/SHOP 1119
BAY/FLEX SPACE 1120
WASH BAY 1121
FCU-1
UH-1
UH-2
EF-1
EF-2
EF-3
EF-5
LV-2
MAU-1
1 M-101

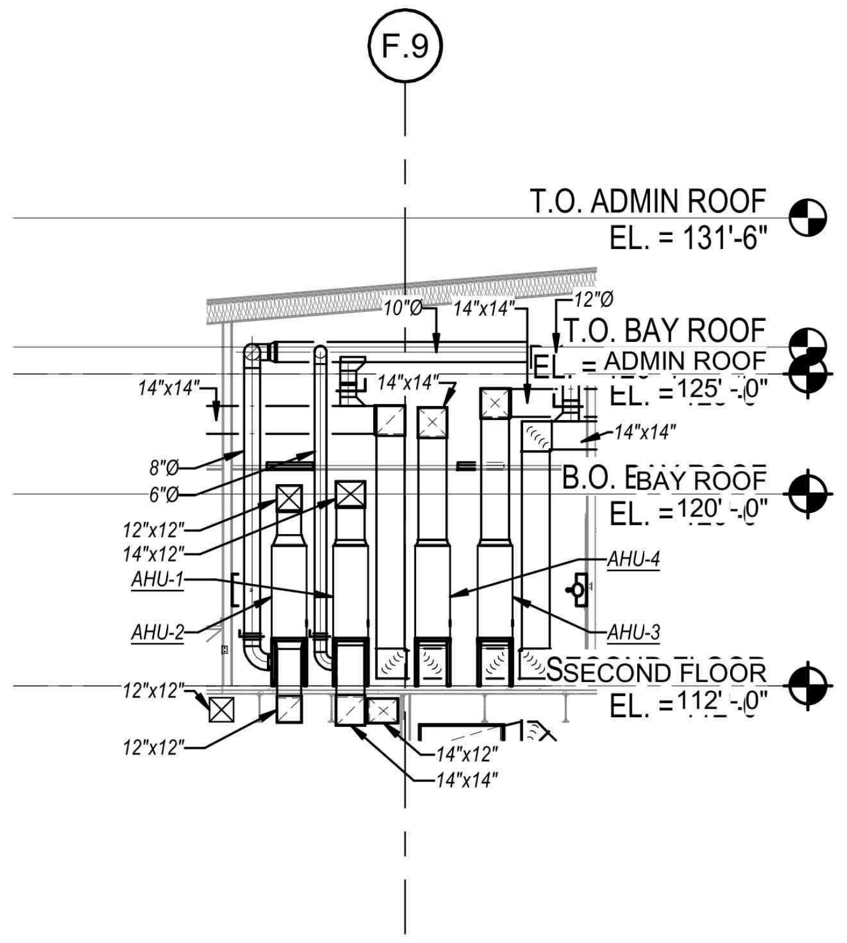
HVAC PLAN - LEVEL 1
SCALE: 1/8" = 1'-0"

GENERAL HVAC NOTES

1. REFER TO GENERAL NOTES ON MEP COVER SHEET FOR ADDITIONAL REQUIREMENTS OF WORK.
2. ROUND BRANCH DUCT RUNOUTS AND FLEXIBLE DUCT SHALL BE THE SAME SIZE AS THE DIFFUSER NECK UNLESS NOTED OTHERWISE.
3. MAXIMUM FLEXIBLE DUCT LENGTH SHALL BE 5'-0".
4. ALL RUNOUTS TO TERMINAL BOXES SHALL BE ONE SIZE LARGER THAN BOX INLETS UNLESS NOTED OTHERWISE.
5. ALL AIR DISTRIBUTION DEVICES SHALL HAVE LOCKABLE VOLUME CONTROL DEVICES.
6. ALL 90 DEGREE TURNING ELBOWS SHALL BE SMOOTH ROUND OR SQUARE WITH TURNING VANES.
7. DUCT SIZES SHOWN ON PLANS ARE INSIDE FREE AREA.
8. PROVIDE ACCESS DOORS IN DUCTS AHEAD OF ALL AUTOMATIC, FIRE, AND SMOKE DAMPERS.
9. FOR BALANCING THE OUTSIDE AIRFLOW QUANTITIES, REFER TO HVAC SCHEDULES.

X KEYED NOTES - HVAC

1 COORDINATE LOUVER ELEVATION WITH HEIGHT OF WALL/PEMB FRAMING.
2 6" EXHAUST AIR UP TO ROOF.
3 ROUTE 3/4" CONDENSATE PIPE FROM AHU TO FLOOR DRAIN. DISCHARGE INDIRECTLY OVER FLOOR DRAIN. (TYP 4).
4 ROUTE 3/4" CONDENSATE PIPE UP AND OVER FROM FCU OVER TO FLOOR DRAIN. DISCHARGE INDIRECTLY OVER FLOOR DRAIN IN ADJACENT ROOM.
5 TO AHU-1.
6 TO AHU-2.
7 TO AHU-3.
8 TO AHU-4.
9 TERMINATE DRYER EXHAUST AT WALL IN A WALL CAP.
10 ROUTE 14"x14" SUPPLY AIR DUCT UNDERNEATH 12Ø" OUTSIDE AIR DUCT. ROUTE OUTSIDE AIR DUCT UP TO ROOF.
11 DUCTS UP TO AHU-1.
12 DUCTS UP TO AHU-2.
13 TO MAU-1.
14 PROVIDE PORTABLE WELDING EXHAUST. MOBILEGO OR SIMILAR. COORDINATE EXACT MODEL WITH ARCHITECT AND OWNER.


F.9
T.O. ADMIN ROOF
EL. = 131'-6"
T.O. BAY ROOF
ADMIN ROOF
EL. = 125'-0"
B.O. BAY ROOF
EL. = 120'-0"
SECOND FLOOR
EL. = 112'-0"
10"Ø
14"x14"
12"Ø
8"Ø
6"Ø
12"x12"
14"x12"
AHU-1
AHU-2
AHU-3
AHU-4

1 AHU ROUTING
SCALE: 1/8" = 1'-0"

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MECHANICAL - HVAC

SHEET IDENTIFICATION
M-101

MAKE-UP AIR UNIT SCHEDULE (DIRECT-FIRED GAS)

PLAN MARK	MANUFACTURER	MODEL NUMBER	CFM	FAN DATA		GAS HEAT			ELECTRICAL			NOTES
				TSP (IN.)	HP	INPUT (MBH)	OUTPUT (MBH)	ΔT (ºF)	VOLTAGE/PHASE	M.C.A.	M.O.C.P.	
MAU-1	CAPTIVEAIRE	A2-D.250-20D	3,250	0.523	2	204.5	188.14	65	208V / 3PH	11.8	20	1,2

REMARKS:

1. INTERLOCK CONTROLS WITH EF-4.
2. WHEN ASSOCIATED THERMOSTAT READS 80°F (ADJUSTABLE) EF-4'S AND MAU-1 SHALL POWER ON. FANS AND MAU SHALL OPERATE UNTIL THERMOSTAT READS 75°F (ADJUSTABLE) THEN POWER OFF.

GRILLE, REGISTER & DIFFUSER SCHEDULE

PLAN MARK	MANUFACTURER	MODEL NUMBER	MATERIAL	STYLE	DESCRIPTION	MOUNT TYPE	FACE SIZE (IN)	NECK SIZE (IN)	VOLUME DAMPER	MAX APD (IN. WG.)	MAX NC	FINISH COLOR	REMARKS
SUPPLY													
S1	TITUS	OMNI	STEEL	CEILING DIFFUSER	SQUARE PLAQUE FACE	LAY - IN	24x24	AS INDICATED	NO	0.08	25	WHITE	
S2	TITUS	OMNI	STEEL	CEILING DIFFUSER	SQUARE PLAQUE FACE	HARD CEILING	12x12	AS INDICATED	NO	0.08	25	WHITE	
S3	TITUS	300RS	STEEL	WALL/CEILING GRILLE	DOUBLE DEFLECTION 3/4" SPACING AEROBLADE	FLANGE	DUCT + FRAME	AS INICATED	YES - O.B.	0.07	30	WHITE	
RETURN													
R1	TITUS	OMNI	STEEL	CEILING DIFFUSER	SQUARE PLAQUE FACE	LAY - IN	24X24	AS INDICATED	NO	0.08	25	WHITE	
R2	TITUS	350RL	STEEL	SQUARE WALL	35 DEG SINGLE DEFLECTION AEROBLADE 3/4" SPACING	WALL	AS INDICATED	AS INDICATED	NO	0.08	25	WHITE	
EXHAUST													
E1	TITUS	350RL	STEEL	SQUARE CEILING	35 DEG SINGLE DEFLECTION AEROBLADE 3/4" SPACING	LAY - IN	AS INDICATED	AS INDICATED	NO	0.08	25	WHITE	NOTE 3
E2	TITUS	350RL	STEEL	SQUARE CEILING	35 DEG SINGLE DEFLECTION AEROBLADE 3/4" SPACING	HARD CEILING	AS INDICATED	AS INDICATED	NO	0.08	25	WHITE	NOTE 3

GENERAL REMARKS:

1. PROVIDE ALL GRD WITH ALL NECESSARY MOUNTING HARDWARE.
2. PROVIDE GRD WITHOUT SCREWHOLES WHEN INSTALLED IN LAY-IN CEILINGS
3. VERIFY CEILING CONFIGURATION, COLOR AND SPECIFICS WITH ARCHITECTURAL CEILING PLANS.

NOTES:

1. PROVIDE WITH INSULATED PLENUM
2. LENGTH AS INDICATED ON PLANS.
3. PROVIDE ROUND NECK ADAPTER WHERE SHOWN WITH ROUND CONNECTION.
4. COORDINATE FINISH WITH ARCHITECT. PROVIDE GALVANIZED OR MILL FINISH WHERE DUCTWORK IS NOT TO BE PAINTED. PROVIDE PRIMED PAINTABLE FINISH WHEN DUCTWORK IS TO BE PAINTED.

DUCTWORK INSULATION SCHEDULE

DUCT				INSULATION			NOTES
PURPOSE	DUTY	LOCATION	STYLE	MATERIAL	APPLICATION	THICKNESS	
SUPPLY	LOW PRESSURE/VELOCITY	CONCEALED	RECTANGULAR	FIBERGLASS	LINED	1/2"	---
		CONCEALED	ROUND	MINERAL FIBER	WRAPPED	1-1/2"	---
		EXPOSED	RECTANGULAR	FIBERGLASS	LINED	1/2"	---
		EXPOSED	ROUND	PRE-FORMED FIBERGLASS W/ASJ-PT	WRAPPED	2"	3
		EXPOSED	ROUND	NONE			---
		EXPOSED	ROUND	FIBERGLASS	LINED	1"	3
RETURN	LOW PRESSURE/VELOCITY	CONCEALED	RECTANGULAR	FIBERGLASS	LINED	1/2"	---
		CONCEALED	ROUND	MINERAL FIBER	WRAPPED	1-1/2"	---
		EXPOSED	RECTANGULAR	FIBERGLASS	LINED	1/2"	---
		EXPOSED	ROUND	NONE			---
		RETURN/TRANSFER BOOTS	RECTANGULAR	FIBERGLASS	LINED	1/2"	---
	ALL	UNCONDITIONED ATTICS (CZ 1-4)	ALL	FIBERGLASS & MINERAL FIBER	LINED & WRAPPED (R-8 MIN)	1/2" & 2.2"	6
		UNCONDITIONED ATTICS (CZ 5-8)	ALL	FIBERGLASS & MINERAL FIBER	LINED & WRAPPED (R-12 MIN)	1" & 3"	6
		EXTERIOR (CZ 1-4)	ALL	FLEXIBLE ELASTOMERIC	WRAPPED (R-8 MIN)	2"	6
		EXTERIOR (CZ 5-8)	ALL	FLEXIBLE ELASTOMERIC	WRAPPED (R-12 MIN)	2-LAYERS 1-1/2"	6
EXHAUST	LOW PRESSURE/VELOCITY	CONCEALED	RECTANGULAR	FIBERGLASS	LINED	1/2"	---
		CONCEALED	ROUND	FIBERGLASS	LINED	1/2"	1
		EXPOSED	RECTANGULAR	FIBERGLASS	LINED	1/2"	---
		EXPOSED	ROUND	FIBERGLASS	LINED	1"	1,3
		UNCONDITIONED ATTICS	ALL	MINERAL FIBER	WRAPPED	1-1/2"	---
OUTSIDE AIR	ALL	CONCEALED OR MECH. SPACE	RECTANGULAR	MINERAL FIBER	WRAPPED	1-1/2"	---
		CONCEALED OR MECH. SPACE	ROUND	MINERAL FIBER	WRAPPED	1-1/2"	---
		EXPOSED (NON MECH SPACE)	RECTANGULAR	RIGID FIBERGLASS BD. W/ASJ-PT	WRAPPED	1-1/2"	2
		EXPOSED (NON MECH SPACE)	ROUND	PRE-FORMED FIBERGLASS W/ASJ-PT	WRAPPED	2"	3

NOTES:

1. PROVIDE LINER ONLY WITHIN 10' OF FAN FOR ACCOUSTICS.
2. THICKNESS SHALL ENCAPSULATE DUCT CONSTRUCTION.
3. CONTRACTOR OPTION TO USE ROUND DUCT LINER OR PROVIDE PERFORATED LINER DOUBLE WALL DUCT (SOLID LINER FOR OUTSIDE AIR DUCTS).
4. IN ADDITION TO OTHER SCHEDULED INSULATION.
5. INSTALL FROM UNIT DISCHARGE TO FIRST DUCT ELBOW, THEN 10' FURTHER. NOT REQUIRED INSIDE CHASES OR MECHANICAL ROOMS, BUT SHALL BE INSTALLED ON REMAINING DUCTWORK WHEN 10' DIMENSION FALLS OUTSIDE ROOM.
6. PROVIDE ALUMINUM JACKETING OVER EXTERIOR DUCTWORK INSULATION.

GENERAL REMARKS (APPLICABLE TO ALL TYPES):

1) ALL DUCTWORK, INSULATION AND MATERIALS IN PLENUMS MUST MEET ASTM E84 FLAME/SMOKE RATING OF 25/50.
2) ALL INSULATION THICKNESSES SHALL MEET IECC REQUIREMENTS AT A MINIMUM.
3) REFER TO SPECIFICATIONS FOR MORE DETAILED INFORMATION FOR INSULATION PRODUCTS AND SYSTEMS.

EXHAUST FAN SCHEDULE

PLAN MARK	MANUFACTURER	MODEL NUMBER	TYPE	SERVICE	FAN DATA							ELECTRICAL	CONTROL	REMARKS
					CFM	E.S.P. (IN)	BHP	HP (W)	DRIVE	SONES	RPM			
EF-1	GREENHECK	CSP-A700	INLINE	RESTROOM/LOCKER EXHAUST	500	0.5	0.12	(368)	DIRECT	3.4	1,035	120V / 1PH	TIMECLOCK	1
EF-2	GREENHECK	CSP-A250	CABINET	RESTROOM EXHAUST	150	0.5	0.03	(47)	DIRECT	2.5	1,000	120V / 1PH	LIGHTSWITCH	1,2
EF-3	GREENHECK	CSP-A250	CABINET	RESTROOM EXHAUST	75	0.5	0.02	(44)	DIRECT	2	1,000	120V / 1PH	LIGHTSWITCH	1,2
EF-4	GREENHECK	AER-20-02-0308	SIDEWALL	GARAGE EXHAUST	1,625	0.5	0.4	1/2	DIRECT	23	1,750	120V / 1PH	THERMOSTAT	1,3,4
EF-5	GREENHECK	CSP-A250	CABINET	GENERAL EXHAUST	100	0.5	0.020	(45)	DIRECT	2.5	1,000	120V / 1PH	TIMERSWITCH	1

REMARKS:

1. UNIT SHALL BE PROVIDED WITH SOLID STATE SPEED CONTROL MOUNTED AT FAN.
2. FAN SHALL TURN ON WITH BATHROOM LIGHTS.
3. INTERLOCK CONTROLS WITH MAU-1.
4. PROVIDE WITH TOGGLE TYPE DISCONNECT SWITCH, WALL COLLAR WITH GUARD COMBO, AND BACKDRAFT DAMPER WITH DAMPER GUARD.

AIR HANDLER SCHEDULE

PLAN MARK	MANUFACTURER	MODEL NUMBER	CFM	O.A. CFM	E.S.P. (IN. W.C.)	FAN HP	TOTAL COOLING CAPACITY (MBH)	HEATING		ELECTRICAL			REMARKS
								COIL KW	ΔT	VOLTAGE	MCA	MOCP	
AH-1	CARRIER	40MUAAQ30XA3	890	75	0.5"	1/2	30	7.5	26.6	208V / 1PH	35.5	50	1,2
AH-2	CARRIER	40MUAAQ24XA3	760	160	0.5"	1/3	24	5	20.8	208V / 1PH	23.9	30	1,2
AH-3	CARRIER	40MUAAQ36XA3	1,080	120	0.5"	1/2	36	7.5	21.9	208V / 1PH	36.2	50	1,2
AH-4	CARRIER	40MUAAQ36XA3	1,080	145	0.5"	1/2	36	7.5	21.9	208V / 1PH	36.2	50	1,2

REMARKS:

1. CAPACITIES AND AIRFLOWS ARE MANUFACTURER'S VALUES AT RATED CONDITIONS, NOT ACTUAL OPERATING CONDITIONS.
2. PROVIDE WITH INTEGRAL CIRCUIT BREAKER DISCONNECT.

HEAT PUMP UNIT SCHEDULE

PLAN MARK	MANUFACTURER	MODEL NUMBER	COOLING CAPACITY (MBH)	HEATING CAPACITY (MBH)	MINIMUM SEER2	AMBIENT TEMP. (°F)	ELECTRICAL			REMARKS
							VOLTS / PH	M.C.A.	M.O.C.P.	
HP-1	CARRIER	38MURAQ30AB3	30	33 / 21	16.2	105°	208V / 1PH	23	35	1,2,3
HP-2	CARRIER	38MURAQ24AB3	24	24 / 19.2	17.4	105°	208V / 1PH	20.5	35	1,2,3
HP-3	CARRIER	38MURAQ36AB3	36	41.5 / 30.4	15.8	105°	208V / 1PH	41	50	1,2,3
HP-4	CARRIER	38MURAQ36AB3	36	41.5 / 30.4	15.8	105°	208V / 1PH	41	50	1,2,3

REMARKS:

1. COOLING CAPACITY BASED ON A SUCTION TEMPERATURE OF 49°F.
2. HEATING CAPACITIES LISTED ARE AT 47°F AND 17°F.
3. PROVIDE WITH 3-1/2" CONCRETE PAD.

VENTILATOR SCHEDULE

PLAN MARK	MANUFACTURER	SERVICE	MODEL NUMBER	HOOD SIZE (IN.)	THROAT SIZE (IN.)	CFM	S.P.D. (IN. W.C.)	REMARKS
IH-1	GREENHECK	INTAKE	GRSI-10	20.5"Ø	10"Ø	500	0.128	1

REMARKS:

1. RAIN GUTTER AND BIRDSCREEN STANDARD.

GAS RADIANT HEATER SCHEDULE

PLAN MARK	MANUFACTURER	MODEL NUMBER	CAPACITY (MBH)	HEAT EXCH. LENGTH	ELECTRICAL (V/PH/HZ)	REMARKS
RH-1	ROBERTS GORDON	HEV-60	60	20'	120/1/60	1, 2, 3
RH-2	ROBERTS GORDON	HEV-80	80	30'	120/1/60	1, 2, 3

REMARKS:

1. PROVIDE WITH ALL NECESSARY SUPPORTS, HANGERS, COUPLINGS, ROOF VENT CAP, ETC.
2. PROVIDE WITH ASYMMETRIC REFLECTOR FOR MOUNTING NEAR BUILDING.
3. INSTALL WITH CLEARANCES PER MANUFACTURER'S RECOMMENDATION.

LOUVER SCHEDULE

PLAN MARK	MANUFACTURER	MODEL NUMBER	STYLE	SERVICE	WIDTH (IN)	HEIGHT (IN)	CFM	APD (IN. WC)	FREE AREA (SF)	VELOCITY (FPM)	REMARKS
LV-1	GREENHECK	EDJ-401	STATIONARY	EXHAUST	26	18	825	.06	1.3	628	1,2
LV-2	GREENHECK	ESD-635	STATIONARY	INTAKE	48	36	3250	.03	6.8	480	1,2

REMARKS:

1. PROVIDE EXTENDED SILL AND MOUNTING FRAME TO MATCH CONSTRUCTION. COORDINATE EXACT LOUVER SIZE TO INSTALL WITHIN WALL DIMENSIONS.
2. PROVIDE COLOR AS SELECTED BY ARCHITECT FROM MANUFACTURER'S STANDARD COLORS.

ELECTRIC HEATER SCHEDULE

PLAN MARK	MANUFACTURER	MODEL NUMBER	TYPE	CFM	KW	VOLTAGE	REMARKS
UH-1	QMARK	MUH-03	UNIT HEATER	350	3	208V / 1PH	1
UH-2	QMARK	AWH3150F	UNIT HEATER	100	1.5	120V / 1PH	1

REMARKS:

1. PROVIDE WITH INTEGRAL THERMOSTAT AND DISCONNECT.

MINI-SPLIT COOLING ONLY UNIT

PLAN MARK	AREA SERVED	MANUFACTURER	MODEL	STYLE	NOM. TON.	SUPPLY FAN						OUTDOOR HEAT PUMP UNIT							REMARKS
						CFM	FLA	EAT/LAT	CAP. (MBH)	TYPE	VOLTAGE	MARK	MODEL	AMBIENT	REF.	MCA	MOCP	VOLTAGE	
FCU-1	IT	MITSUBISHI	PKA-A18	WALL MOUNTED	1.5	370	0.35	75º / 55º	18.0	DX	24V	CU-1	PUY-A18	0ºF /95ºF	R-410A	15.0	20	208V / 1PH	1,2,3

REMARKS:

1. PROVIDE WITH WALL MOUNTED THERMOSTAT / CONTROLLER.
2. UNIT SHALL OPERATE DOWN TO 0°F IN COOLING MODE. PROVIDE ACCESSORIES AS REQUIRED.
3. PROVIDE WITH CONDENSATE PUMP.

25.075

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720.739.4500 WWW.PKMRENG.COM

D2C ARCHITECTS

D2C ARCHITECTS, INC.
DENVER, COLORADO

MARK	DESCRIPTION	DATE	APPR
	FOR PERMIT	5/19/2025	

DESIGN BY: Designer
ISSUE DATE: **MAY 19, 2025**
D2C PROJECT NUMBER 202421
CONSULTANTS PROJECT #
DRAWN BY: Author
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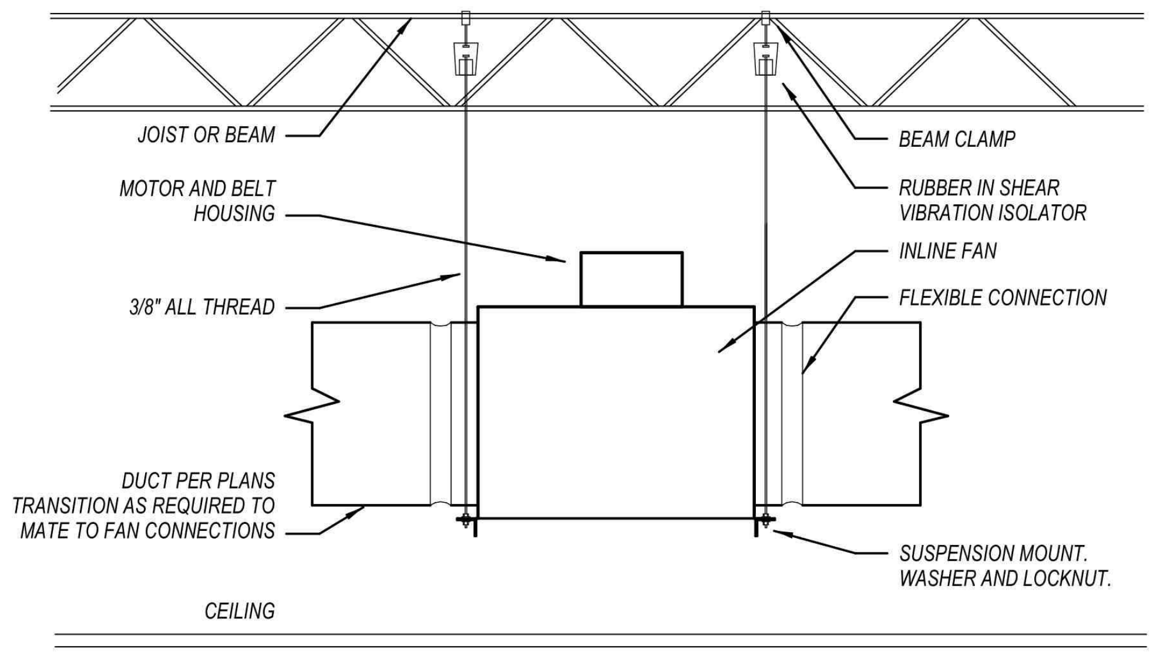
CONTRACT NO.:
PLOT SCALE:
FILE NUMBER:
SIZE: 22" x 34"
FILE NAME:

CHRISTOPHER JOHN AHERN
57087
5/19/25

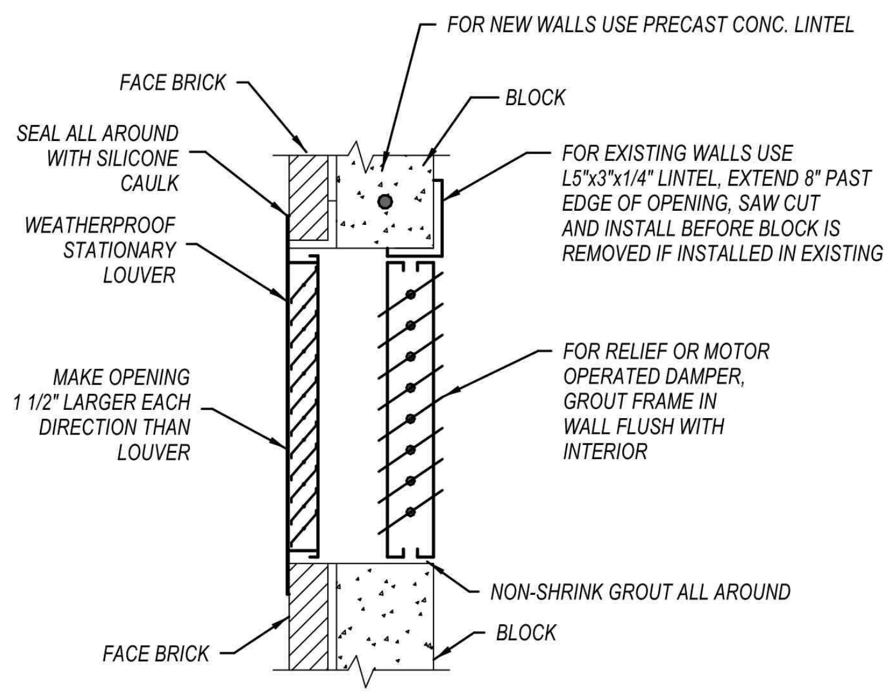
TOWN OF SUPERIOR
OPERATIONS &
MAINTENANCE FACILITY
1950 HONEY CREEK LANE, SUPERIOR, CO 80027
MECHANICAL SCHEDULES

SHEET IDENTIFICATION
M-201


JOIST OR BEAM
MOTOR AND BELT HOUSING
3/8" ALL THREAD
DUCT PER PLANS TRANSITION AS REQUIRED TO MATE TO FAN CONNECTIONS
CEILING
BEAM CLAMP
RUBBER IN SHEAR VIBRATION ISOLATOR
INLINE FAN
FLEXIBLE CONNECTION
SUSPENSION MOUNT. WASHER AND LOCKNUT.

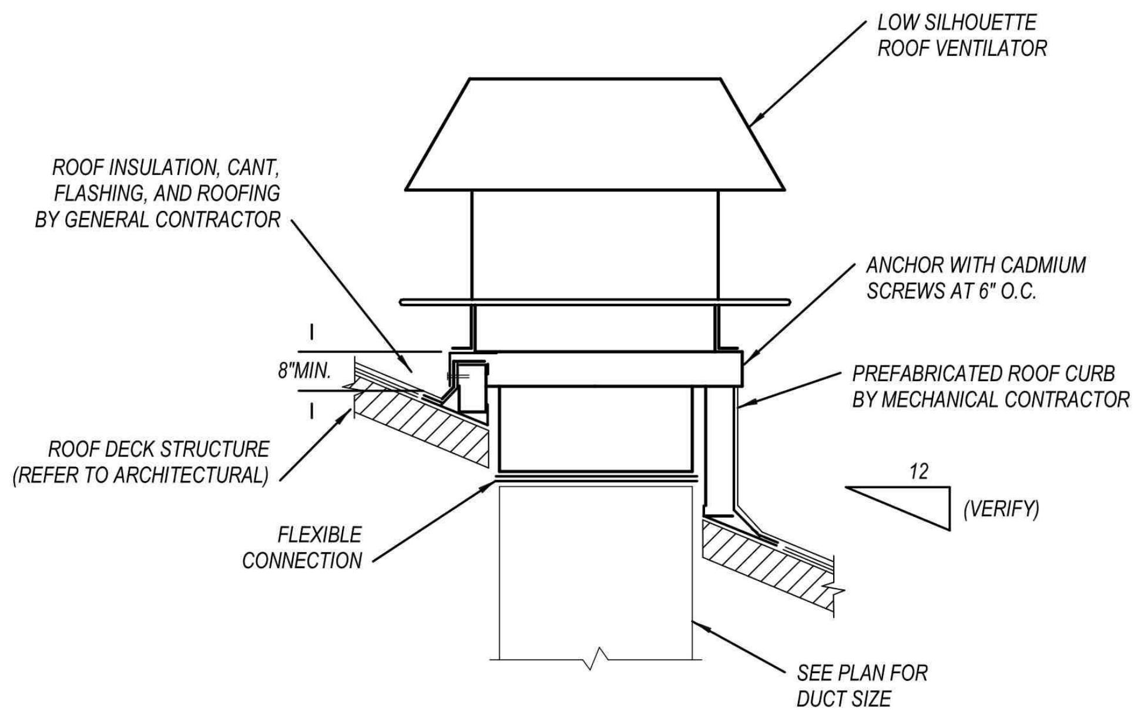
INLINE FAN MOUNTING DETAIL

NOT TO SCALE


FOR NEW WALLS USE PRECAST CONC. LINTEL
FACE BRICK
BLOCK
SEAL ALL AROUND WITH SILICONE CAULK
FOR EXISTING WALLS USE L5"x3"x1/4" LINTEL, EXTEND 8" PAST EDGE OF OPENING, SAW CUT AND INSTALL BEFORE BLOCK IS REMOVED IF INSTALLED IN EXISTING
WEATHERPROOF STATIONARY LOUVER
FOR RELIEF OR MOTOR OPERATED DAMPER, GROUT FRAME IN WALL FLUSH WITH INTERIOR
MAKE OPENING 1 1/2" LARGER EACH DIRECTION THAN LOUVER
NON-SHRINK GROUT ALL AROUND
FACE BRICK
BLOCK

TYPICAL LOUVER DETAIL

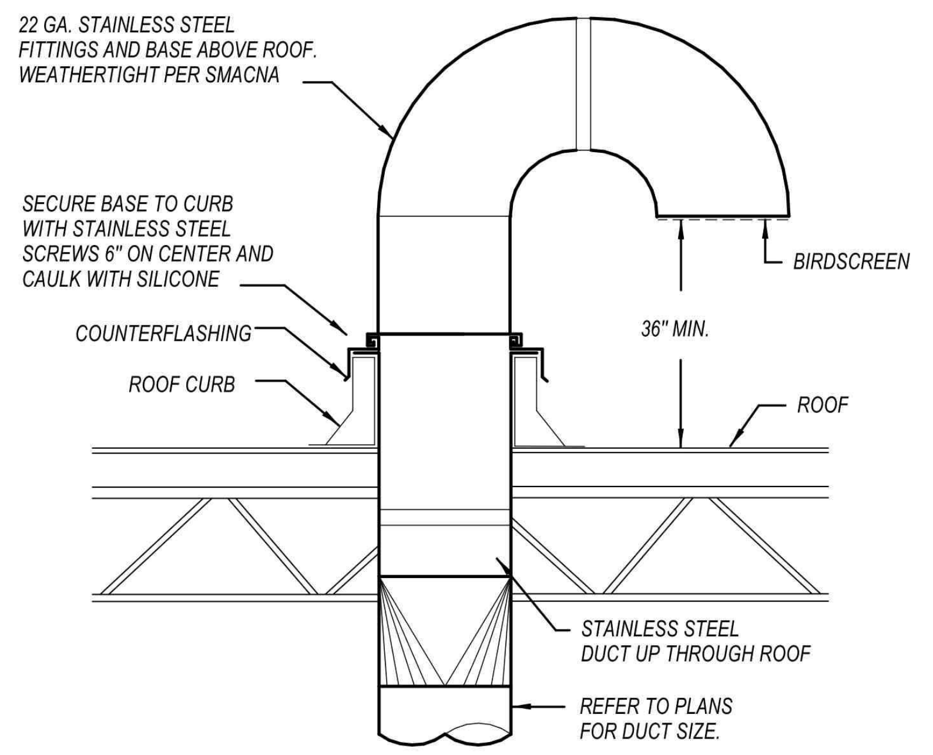
NOT TO SCALE


LOW SILHOUETTE ROOF VENTILATOR
ROOF INSULATION, CANT, FLASHING, AND ROOFING BY GENERAL CONTRACTOR
ANCHOR WITH CADMIUM SCREWS AT 6" O.C.
8"MIN.
PREFABRICATED ROOF CURB BY MECHANICAL CONTRACTOR
ROOF DECK STRUCTURE (REFER TO ARCHITECTURAL)
12
(VERIFY)
FLEXIBLE CONNECTION
SEE PLAN FOR DUCT SIZE

INTAKE VENTILATOR DETAIL

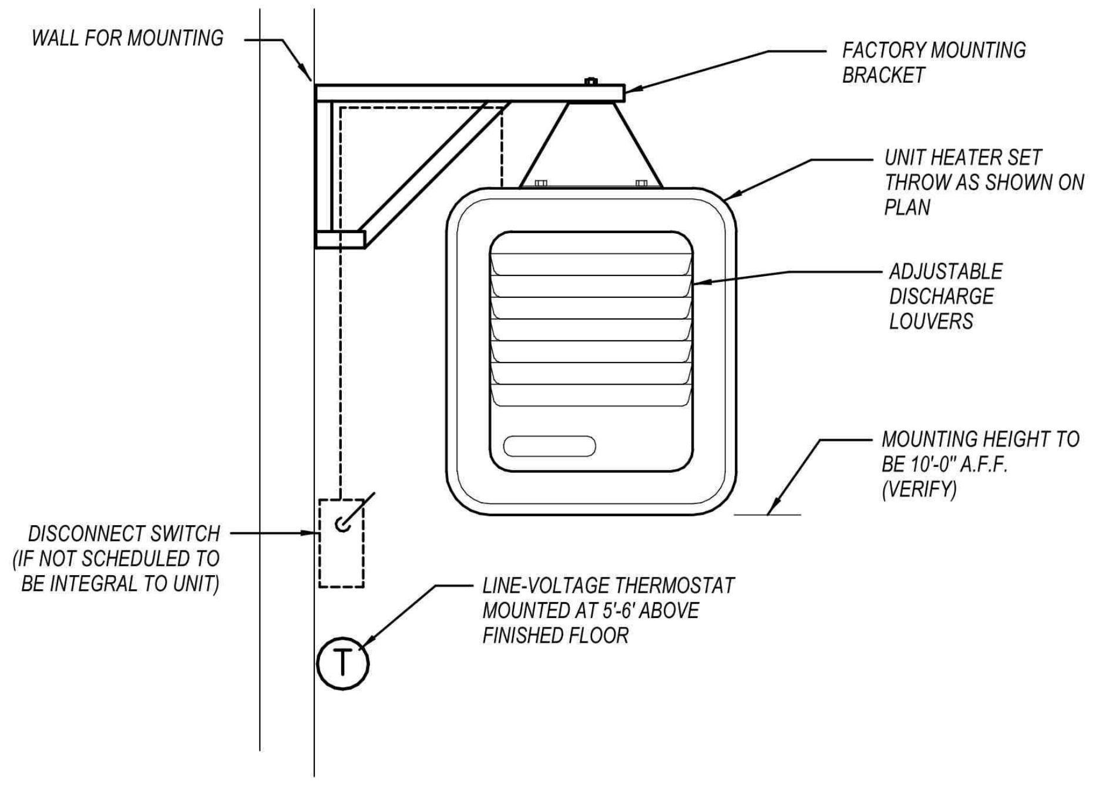
NOT TO SCALE

553-03


22 GA. STAINLESS STEEL FITTINGS AND BASE ABOVE ROOF. WEATHERTIGHT PER SMACNA
SECURE BASE TO CURB WITH STAINLESS STEEL SCREWS 6" ON CENTER AND CAULK WITH SILICONE
BIRDSCREEN
COUNTERFLASHING
36" MIN.
ROOF CURB
ROOF
STAINLESS STEEL DUCT UP THROUGH ROOF
REFER TO PLANS FOR DUCT SIZE.

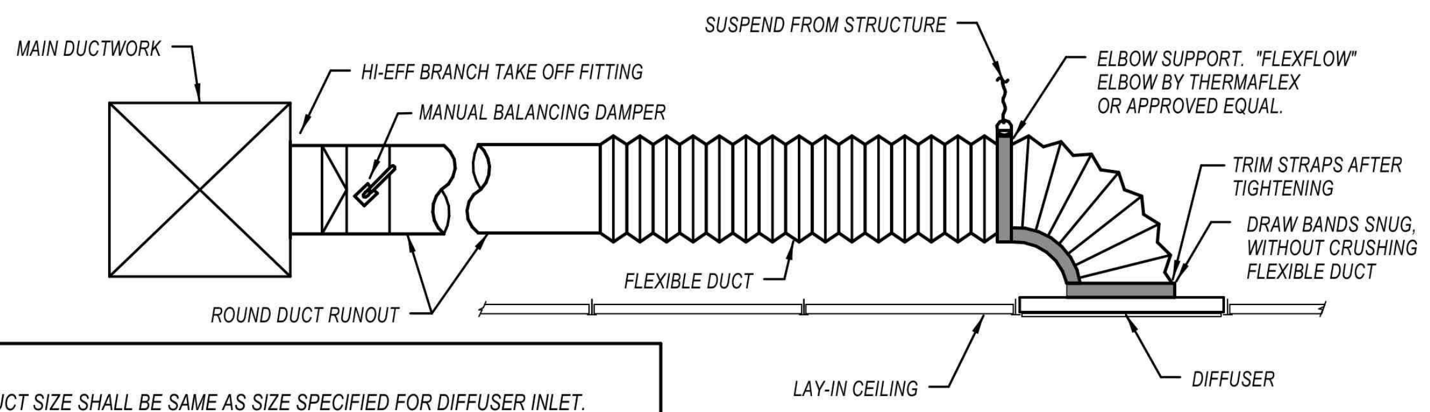
GOOSENECK DUCT DETAIL

NOT TO SCALE


WALL FOR MOUNTING
FACTORY MOUNTING BRACKET
UNIT HEATER SET THROW AS SHOWN ON PLAN
ADJUSTABLE DISCHARGE LOUVERS
MOUNTING HEIGHT TO BE 10'-0" A.F.F. (VERIFY)
DISCONNECT SWITCH (IF NOT SCHEDULED TO BE INTEGRAL TO UNIT)
LINE-VOLTAGE THERMOSTAT MOUNTED AT 5'-6' ABOVE FINISHED FLOOR
T

ELECTRIC UNIT HEATER DETAIL

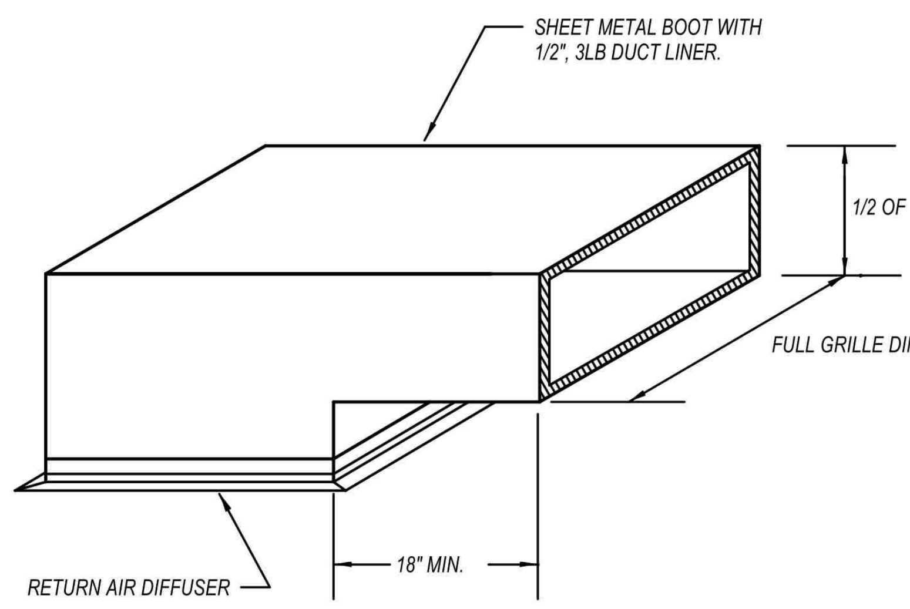
NOT TO SCALE


SUSPEND FROM STRUCTURE
MAIN DUCTWORK
HI-EFF BRANCH TAKE OFF FITTING
MANUAL BALANCING DAMPER
ELBOW SUPPORT. "FLEXFLOW" ELBOW BY THERMAFLEX OR APPROVED EQUAL.
TRIM STRAPS AFTER TIGHTENING
DRAW BANDS SNUG, WITHOUT CRUSHING FLEXIBLE DUCT
FLEXIBLE DUCT
ROUND DUCT RUNOUT
LAY-IN CEILING
DIFFUSER

NOTES:
1. RUN-OUT DUCT SIZE SHALL BE SAME AS SIZE SPECIFIED FOR DIFFUSER INLET. INCREASE RUN-OUT DUCT SIZE 2" WHEN LENGTH OF RUN-OUT DUCT EXCEEDS 20'-0" AND PROVIDE TRANSITION AT THE DIFFUSER.
2. MAXIMUM FLEXIBLE DUCTWORK LENGTH IS 6'-0" UNLESS OTHERWISE NOTED ON DRAWINGS.
3. FLEXIBLE DUCTWORK MUST BE FULLY EXTENDED AND NOT IN CONTACT WITH PIPES AND/OR CONDUITS.
4. INSTALL FLEXIBLE DUCTWORK SUPPORTS AT ALL ROUND NECK OUTLETS/INLETS UNLESS OTHERWISE NOTED ON DRAWINGS.
5. FLEXIBLE DUCTWORK IS NOT TO BE USED IN UNACCESSIBLE LOCATIONS. (ABOVE GYP. BOARD CEILINGS, ETC.)

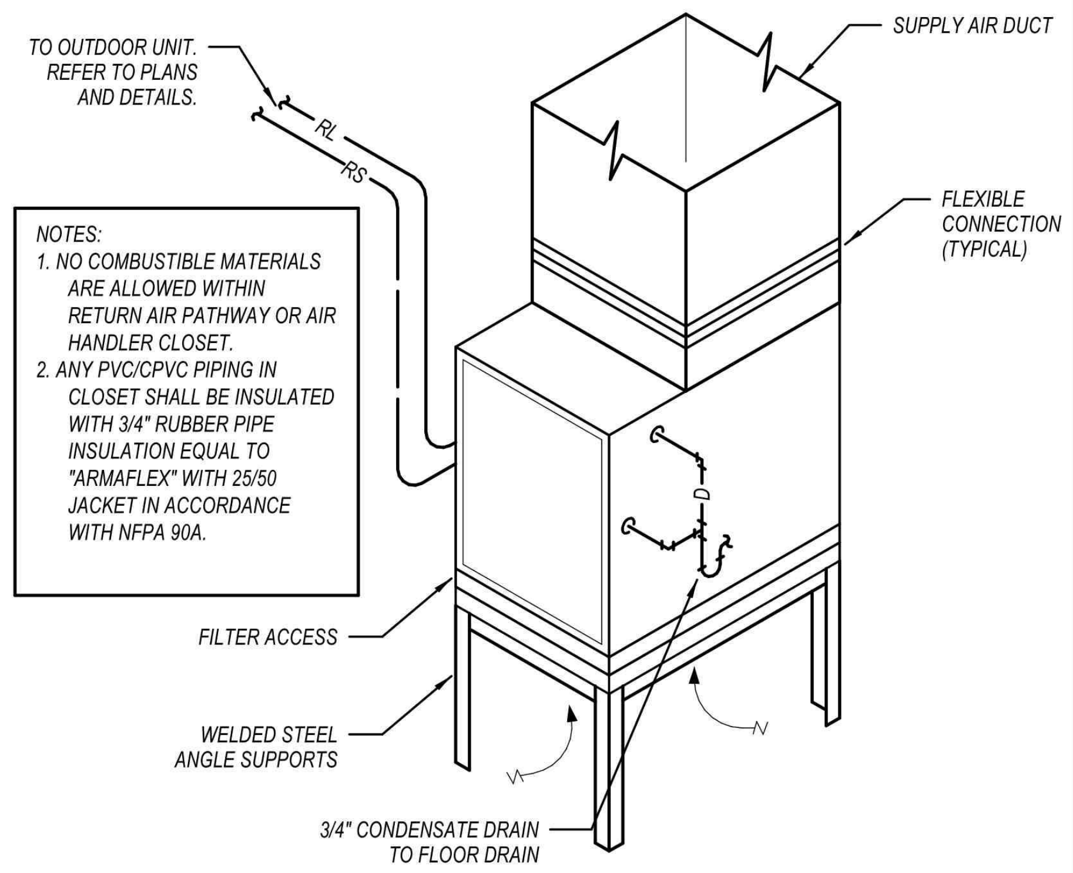
DUCT CONNECTION TO LAY-IN DIFFUSER DETAIL

NOT TO SCALE


SHEET METAL BOOT WITH 1/2", 3LB DUCT LINER.
1/2 OF GRILLE DIMENSION
FULL GRILLE DIMENSION
RETURN AIR DIFFUSER
18" MIN.

RETURN AIR BOOT

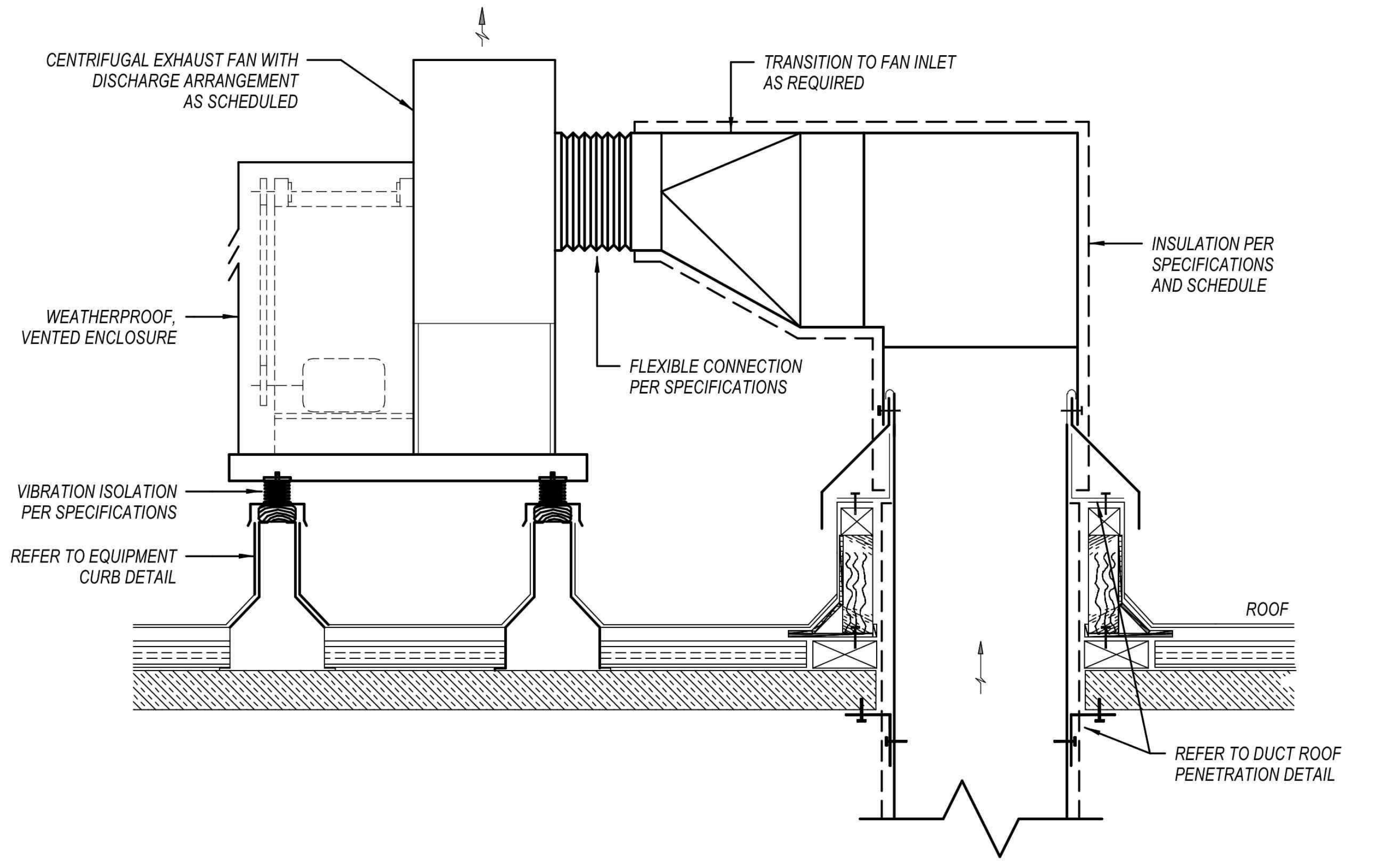
NOT TO SCALE


TO OUTDOOR UNIT. REFER TO PLANS AND DETAILS.
RL
RS
SUPPLY AIR DUCT
FLEXIBLE CONNECTION (TYPICAL)
D
FILTER ACCESS
WELDED STEEL ANGLE SUPPORTS
3/4" CONDENSATE DRAIN TO FLOOR DRAIN

NOTES:
1. NO COMBUSTIBLE MATERIALS ARE ALLOWED WITHIN RETURN AIR PATHWAY OR AIR HANDLER CLOSET.
2. ANY PVC/CPVC PIPING IN CLOSET SHALL BE INSULATED WITH 3/4" RUBBER PIPE INSULATION EQUAL TO "ARMAFLEX" WITH 25/50 JACKET IN ACCORDANCE WITH NFPA 90A.

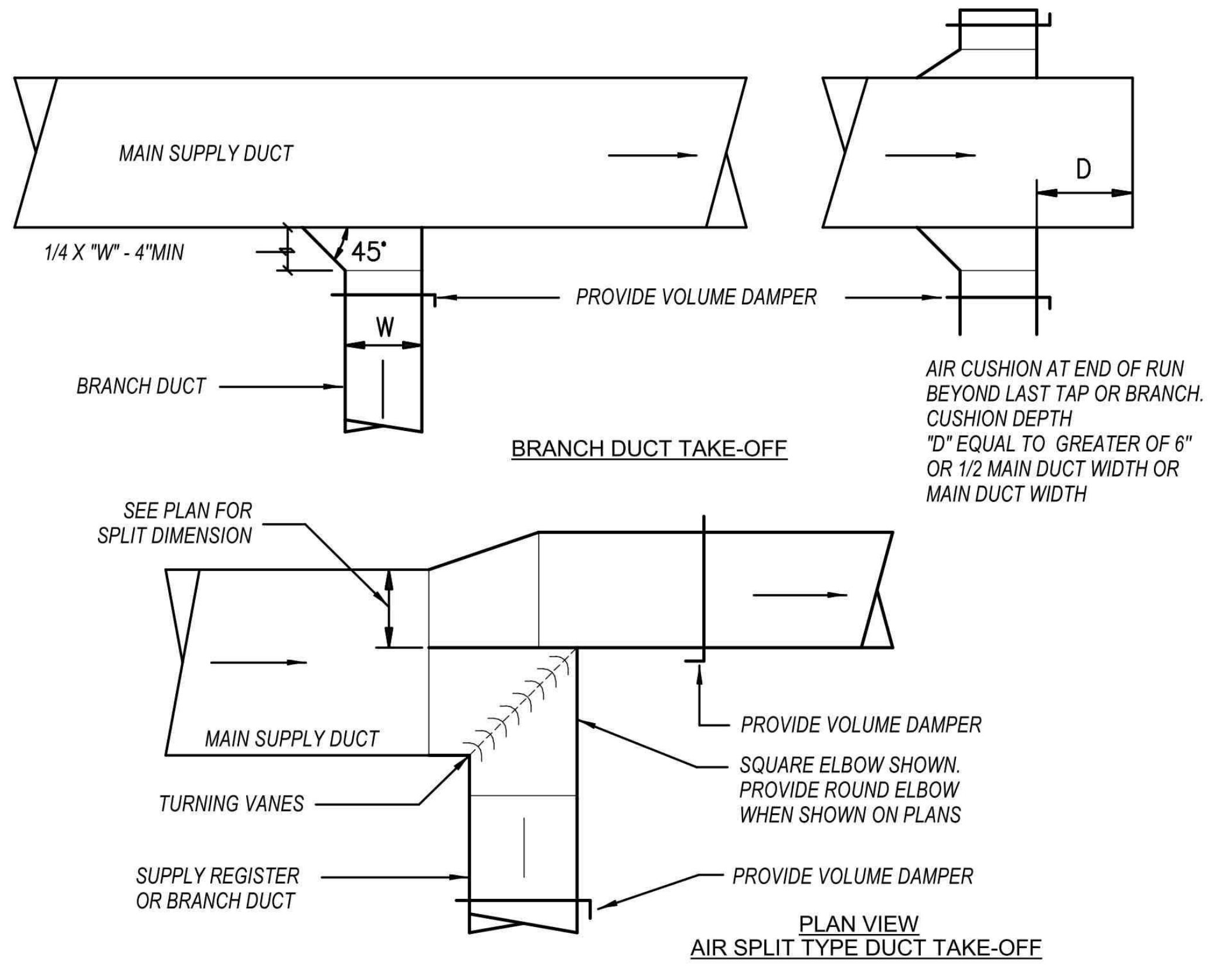
AIR HANDLING UNIT DETAIL

NOT TO SCALE


CENTRIFUGAL EXHAUST FAN WITH DISCHARGE ARRANGEMENT AS SCHEDULED
TRANSITION TO FAN INLET AS REQUIRED
INSULATION PER SPECIFICATIONS AND SCHEDULE
WEATHERPROOF, VENTED ENCLOSURE
FLEXIBLE CONNECTION PER SPECIFICATIONS
VIBRATION ISOLATION PER SPECIFICATIONS
REFER TO EQUIPMENT CURB DETAIL
ROOF
REFER TO DUCT ROOF PENETRATION DETAIL

UTILITY VENT SET DETAIL (NON-GREASE EXHAUST)

NOT TO SCALE


MAIN SUPPLY DUCT
D
1/4 X "W" - 4"MIN
45°
W
PROVIDE VOLUME DAMPER
BRANCH DUCT
SEE PLAN FOR SPLIT DIMENSION
MAIN SUPPLY DUCT
PROVIDE VOLUME DAMPER
SQUARE ELBOW SHOWN. PROVIDE ROUND ELBOW WHEN SHOWN ON PLANS
TURNING VANES
SUPPLY REGISTER OR BRANCH DUCT
PROVIDE VOLUME DAMPER

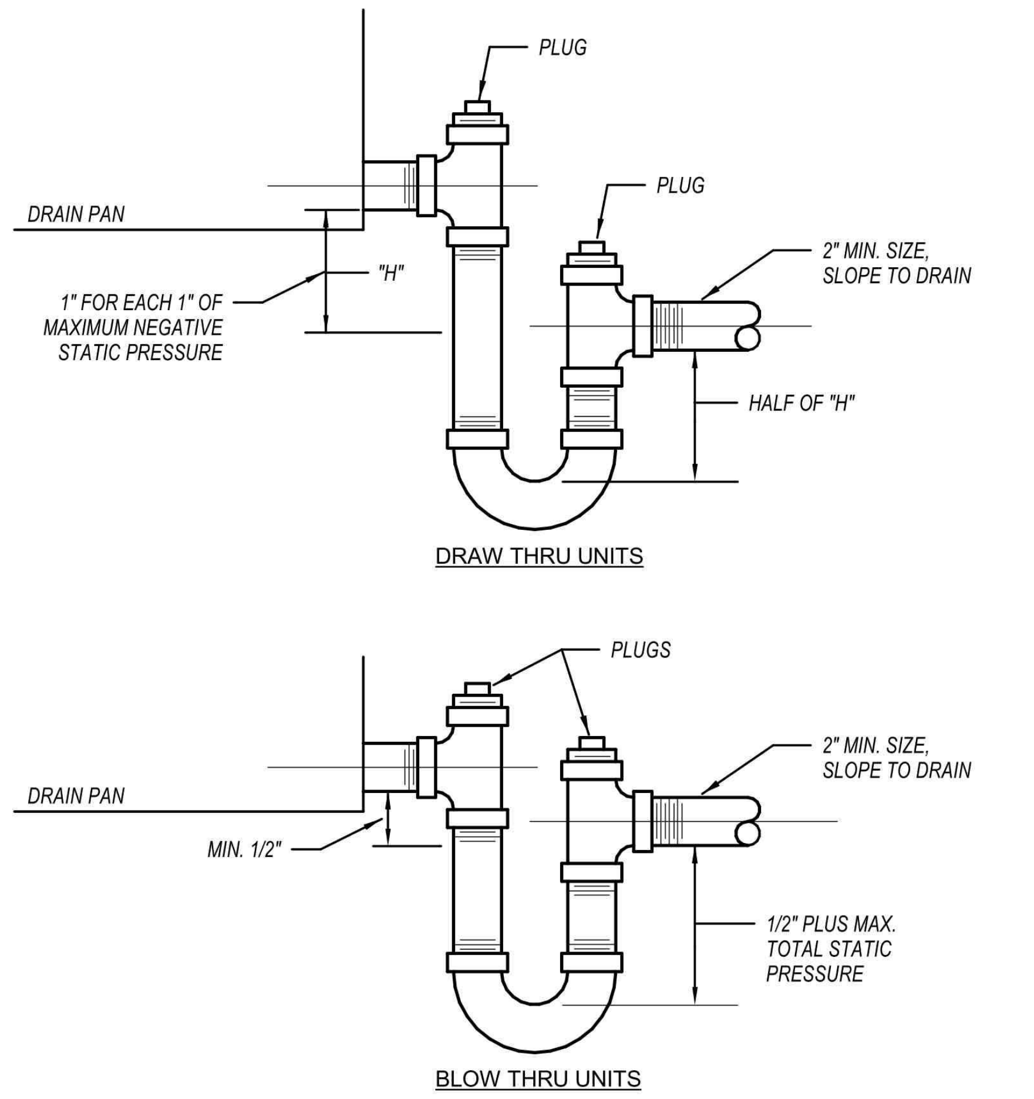
BRANCH DUCT TAKE-OFF

AIR CUSHION AT END OF RUN BEYOND LAST TAP OR BRANCH. CUSHION DEPTH "D" EQUAL TO GREATER OF 6" OR 1/2 MAIN DUCT WIDTH OR MAIN DUCT WIDTH

PLAN VIEW
AIR SPLIT TYPE DUCT TAKE-OFF

DUCTWORK TAKEOFFS

NOT TO SCALE


PLUG
PLUG
DRAIN PAN
"H"
1" FOR EACH 1" OF MAXIMUM NEGATIVE STATIC PRESSURE
2" MIN. SIZE, SLOPE TO DRAIN
HALF OF "H"
PLUGS
DRAIN PAN
MIN. 1/2"
2" MIN. SIZE, SLOPE TO DRAIN
1/2" PLUS MAX. TOTAL STATIC PRESSURE

DRAW THRU UNITS

BLOW THRU UNITS

CONDENSATE TRAP DETAIL

NOT TO SCALE

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720.739.4500 WWW.PKMRENG.COM

D2C
ARCHITECTS

D2C ARCHITECTS, INC.
DENVER, COLORADO

MARK	DESCRIPTION	DATE	APPR
	FOR PERMIT	5/19/2025	

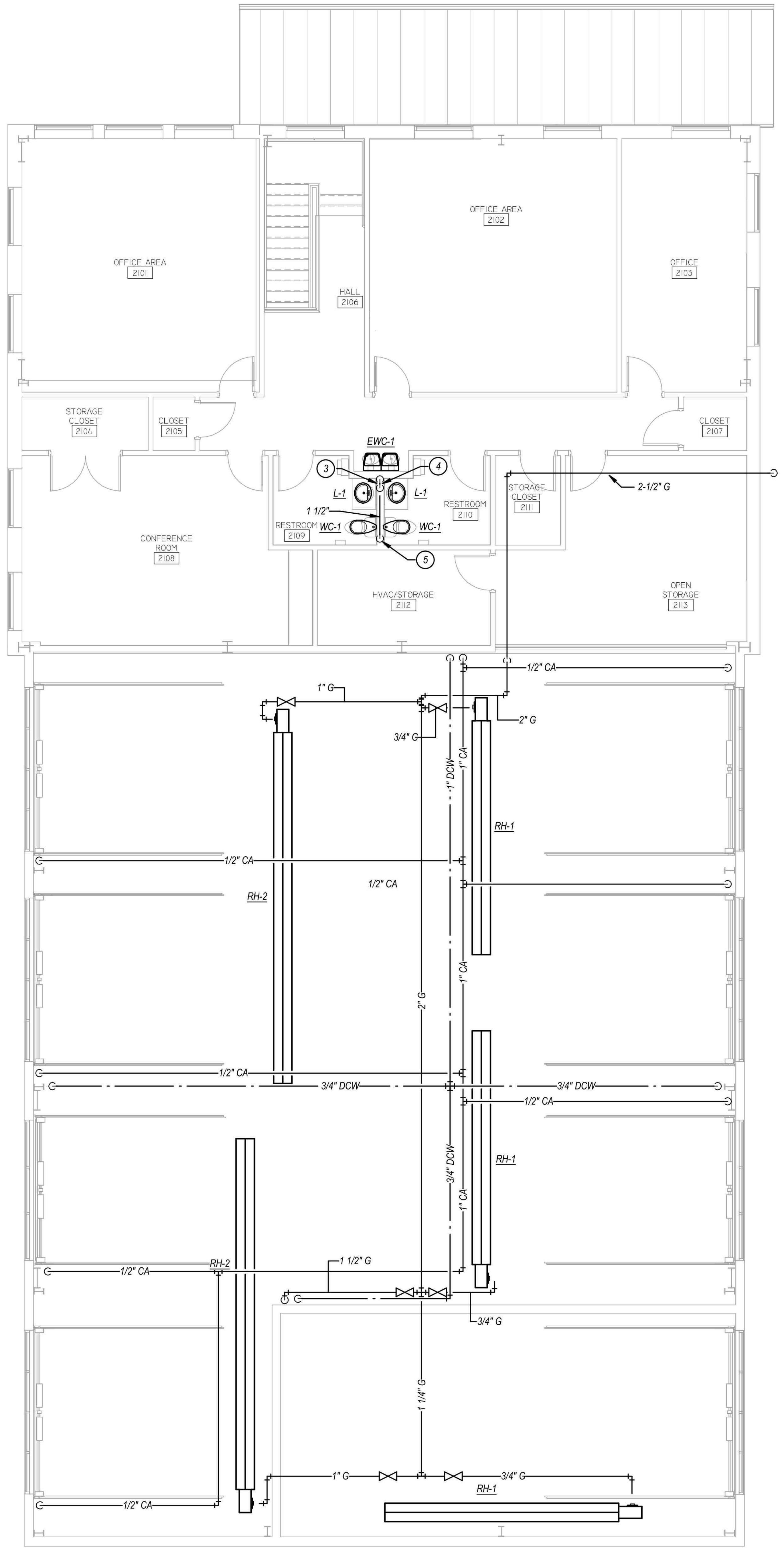
ISSUE DATE:
MAY 19, 2025
CONSULTANTS PROJECT #
SOLICITATION NO.:
CONTRACT NO.:
FILE NUMBER:
DESIGN BY: Designer
D2C PROJECT NUMBER 202421
DRAWN BY: Author
CKD BY: Checker
SBMT BY: Approver
PLOT DATE: 5/19/2025 3:33:12 PM
PLOT SCALE:
SIZE: 22" x 34"
FILE NAME:

CHRISTOPHER JOHN AHERN
57087
5/19/25

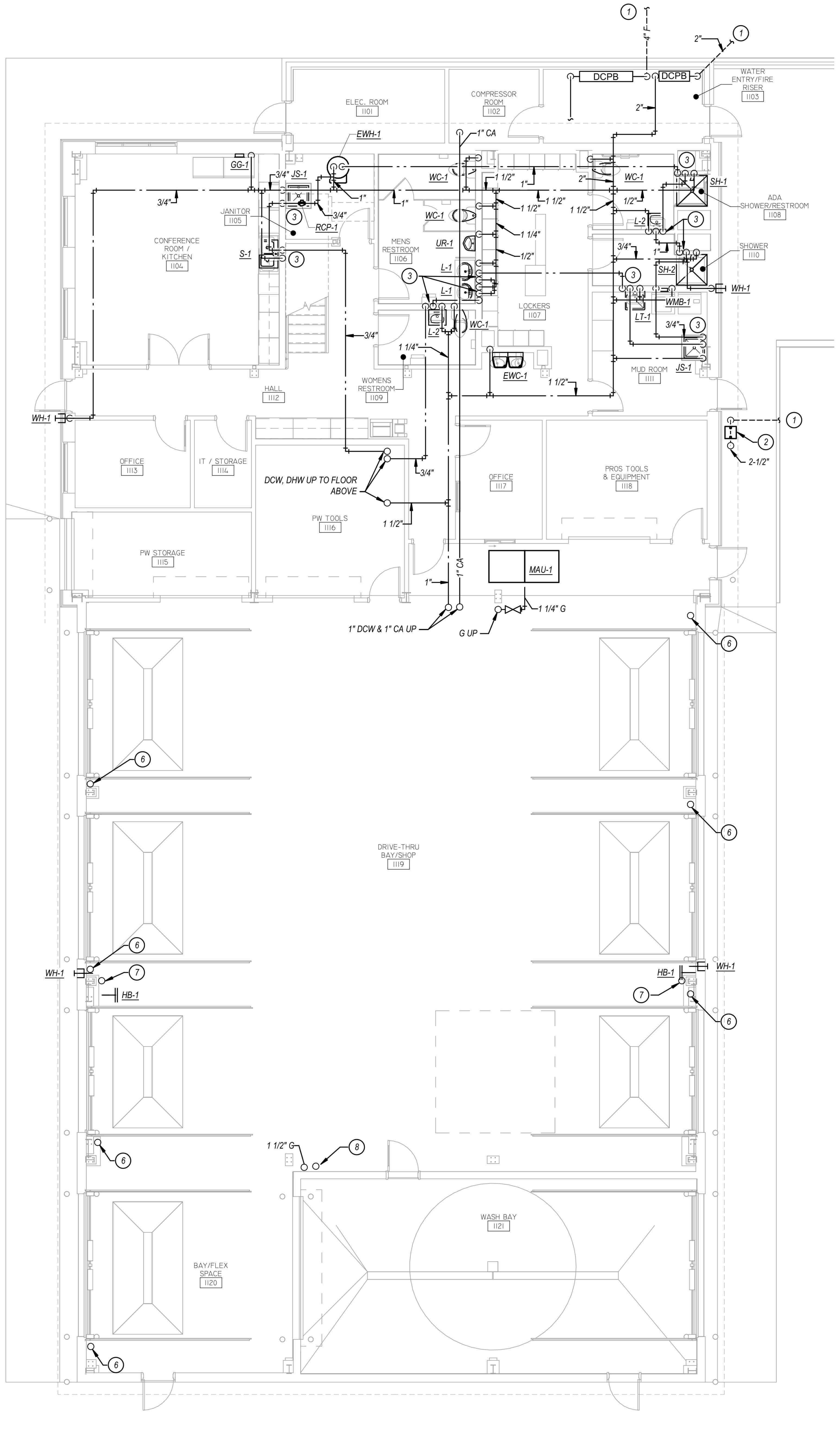
TOWN OF SUPERIOR
OPERATIONS &
MAINTENANCE FACILITY
1950 HONEY CREEK LANE, SUPERIOR, CO 80027

MECHANICAL DETAILS

SHEET IDENTIFICATION
M-301


OFFICE AREA 2101
OFFICE AREA 2102
OFFICE 2103
HALL 2106
STORAGE CLOSET 2104
CLOSET 2105
CLOSET 2107
CONFERENCE ROOM 2108
RESTROOM 2109
RESTROOM 2110
STORAGE CLOSET 2111
HVAC/STORAGE 2112
OPEN STORAGE 2113
EWC-1
L-1
WC-1
1 1/2"
2-1/2" G
1/2" CA
1" G
2" G
3/4" G
1" DCW
1" CA
RH-1
RH-2
1/2" CA
2" G
3/4" DCW
3/4" DCW
1 1/2" G
3/4" G
1 1/4" G
1" G

DOMESTIC WATER PLAN - LEVEL 2
SCALE: 1/8" = 1'-0"


DCPB
DCPB
WATER ENTRY/FIRE RISER 1103
ELEC. ROOM 1101
COMPRESSOR ROOM 1102
EWH-1
GG-1
JS-1
RCP-1
S-1
WC-1
UR-1
L-1
L-2
SH-1
SH-2
WMB-1
LT-1
EWC-1
JS-1
WH-1
CONFERENCE ROOM / KITCHEN 1104
JANITOR 1105
MENS RESTROOM 1106
LOCKERS 1107
ADA SHOWER/RESTROOM 1108
WOMENS RESTROOM 1109
SHOWER 1110
MUD ROOM 1111
HALL 1112
OFFICE 1113
IT / STORAGE 1114
PW STORAGE 1115
PW TOOLS 1116
OFFICE 1117
PROS TOOLS & EQUIPMENT 1118
DRIVE-THRU BAY/SHOP 1119
BAY/FLEX SPACE 1120
WASH BAY 1121
DCW, DHW UP TO FLOOR ABOVE
MAU-1
1" DCW & 1" CA UP
G UP
1 1/4" G
2-1/2"
WH-1
HB-1
HB-1
WH-1
1 1/2" G

DOMESTIC WATER PLAN - LEVEL 1
SCALE: 1/8" = 1'-0"

GENERAL PLUMBING NOTES

1. REFER TO GENERAL NOTES ON MEP COVER SHEET FOR ADDITIONAL REQUIREMENTS OF WORK.
2. REFER TO PLUMBING FIXTURE / DRAIN SCHEDULES FOR PIPING SIZES FOR INDIVIDUAL CONNECTIONS TO FIXTURES AND RISERS NOT SHOWN ON PLANS.
3. NO SANITARY OR VENT PIPING BELOW GRADE SHALL BE LESS THAN 2".
4. NO DOMESTIC WATER PIPING SHALL BE SMALLER THAN 3/4" UNLESS NOTED OTHERWISE.
5. ALL VENT PIPING SHOWN IS DIAGRAMMATIC. USE APPROPRIATE FITTINGS FOR VENT PIPING BELOW FLOOD RIM OF FIXTURE.
6. NOT ALL CLEANOUTS ARE SHOWN FOR DRAWING CLARITY. CONTRACTOR SHALL INSTALL ALL CODE-REQUIRED CLEANOUTS (RE: GENERAL NOTES ON COVER SHEET). COORDINATE EXACT LOCATIONS OF CLEANOUTS WITH ARCHITECT.
7. ALL FLOOR DRAIN TRAPS SHALL BE PROTECTED BY ONE OF THE FOLLOWING METHODS, TO BE INSTALLED AT CONTRACTOR'S DISCRETION AND IN COMPLIANCE WITH ADOPTED VERSION OF PLUMBING CODE AND/OR AHJ.
    - 7.1. PROVIDE TRAP SEALS LISTED FOR PROPOSED USE.
    - 7.2. PROVIDE TRAP PRIMERS. 1/2" TRAP PRIMER PIPING TO NEAREST TRAP PRIMER VALVE. PIPING SHALL BE TYPE "K" SOFT COPPER SEAMLESS WITH NO JOINTS FROM VALVE TO DRAIN.

Ⓧ NOTES - DOMESTIC WATER

1 REFER TO CIVIL FOR CONTINUATION.
2 NEW GAS METER. 545 MBH (654 CFH) @ 6" W.C.
3 ROUTE HOT WATER DOWN TO WITHIN 6" OF CONNECTION TO FIXTURE AND BACK UP TO MAINTAIN RECIRCULATION LOOP.
4 3/4" DHW UP & DN.
5 1-1/2" DCW DN.
6 COMPRESSED AIR DROP. REFER TO DETAIL ON SHEET P401.
7 3/4" DCW UP. CONNECT TO WH AND HB.
8 3/4" DCW AND 1-1/2" G UP. CONNECT TO PRESSURE WASHER PER MANUFACTURER'S REQUIREMENTS.

SCOPE OF FIRE SUPRESSION

CONTRACTOR SHALL INSTALL NEW NFPA-13 FIRE SUPPRESSION SYSTEM FOR BUILDING. REFER TO SPECIFICATIONS FOR REQUIREMENTS, PRODUCT SPECIFICS AND INSTALLATION PROCEDURES. SPRINKLER SYSTEM SHALL BE MONITORED BY THE FIRE ALARM SYSTEM. CONTRACTOR SHALL PROVIDE NECESSARY TAMPER FLOW SWITCH, CONTROLS, AND MONITORING AS REQUIRED. SYSTEM SHALL BE QUICK RESPONSE TYPE FOR APPROPRIATE HAZARD CLASSIFICATION. COORDINATE WITH APPROVED ARCHITECTURAL PLANS FOR CONSTRUCTION TYPES, CLASSIFICATIONS AND HAZARDS.

CONTRACTOR SHALL COORDINATE WITH OTHER TRADES AND ARCHITECTURAL PLANS FOR ROUTING OF PIPING AND PLACEMENT OF SPRINKLER HEADS. PROVIDE SHOP DRAWINGS FOR APPROVAL PRIOR TO INSTALLATION SHOWING COORDINATION OF SPRINKLER PIPING AND SPRINKLER HEADS WITH OTHER TRADES.

WHERE BUILDING REMAINS UNFINISHED THE SPRINKLER SYSTEM SHALL DESIGNED FOR CAPACITY TO EXTEND THE SYSTEM WITHOUT RETURNING TO THE RISER LOCATION FOR FUTURE COVERAGE OF ADDITIONAL SPACES IN BUILDING.

FIRE SPRINKLER DESIGN CRITERIA

ENGINEERING DOCUMENTS SHALL BE BASED UPON THE FOLLOWING CODES AND STANDARDS (AND LIST THEM ON THE LAYOUT DOCUMENTS):
1. NFPA 13 - CURRENT EDITION

FIRE PROTECTION DOCUMENTS SHALL ALSO LIST AND/OR SHOW THE FOLLOWING (UTILIZE CODE APPROVED CODE PLANS AND COORDINATE ALL AREAS OF THE BUILDING AND VARIOUS REQUIREMENTS AS MAY BE NECESSARY. GENERALLY, THE BUILDING SPACES SHALL BE AS FOLLOWS, BUT MAY DIFFER IN SPECIFIC AREAS OF MULTIPLE OCCUPANCIES.):
1. OCCUPANCY TYPE - AS LISTED ON ARCHITECTURAL CODE PLANS
2. CONSTRUCTION TYPE: AS LISTED ON ARCHITECTURAL CODE PLANS
3. DESIGN APPROACH (STATE THE FOLLOWING: RESPONSE TYPE, DENSITY, HEAD SPACING.)
4. INTERIOR OCCUPIED SPACES SYSTEM
    - 4.1 SYSTEM TYPE - WET
    - 4.2 . HAZARD CLASSIFICATION - LIGHT
        - 4.2.1. SYSTEM RESPONSE TYPE - QUICK
        - 4.2.2. DENSITIES - 0.10 GPM/SF FOR 1,500 SF
        - 4.2.3. MAXIMUM HEAD SPACING - 225 SF
    - 4.3. HAZARD CLASSIFICATION - ORDINARY GROUP 1
        - 4.3.1. SYSTEM RESPONSE TYPE - QUICK
        - 4.3.2. DENSITIES - 0.15 GPM/SF FOR 1,500 SF
        - 4.3.3. MAXIMUM HEAD SPACING - 130 SF
5. CHARACTERISTICS OF WATER SUPPLY TO BE USED, INCLUDING MAIN SIZE AND LOCATION, STATIC AND RESIDUAL PRESSURES AND FLOW RATES.
6. THE POINT OF SERVICE FOR THE FIRE PROTECTION WATER SUPPLY
7. SYSTEM VALVING AND ALARM REQUIREMENTS:
    - 7.1. SYSTEM SHALL BE MONITORED BY THE FIRE ALARM SYSTEM OR A SEPARATE MONITORING SYSTEM PANEL, DIALER AND ANNUNCIATION ACCESSORIES AS REQUIRED BY LOCAL ADOPTED CODES.
    - 7.2. ALL CONTROL VALVES SHALL BE EQUIPPED WITH TAMPER AND FLOW SWITCHES WIRED TO THE MONITORING SOURCE PANEL.

ACCEPTANCE TESTING OF FIRE PROTECTION SYSTEM SHALL BE IN ACCORANCE WITH THE FOLLOWING CODES AND STANDARDS:
1. NFPA 25 - CURRENT EDITION

25.075

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D2C ARCHITECTS, INC.
DENVER, COLORADO

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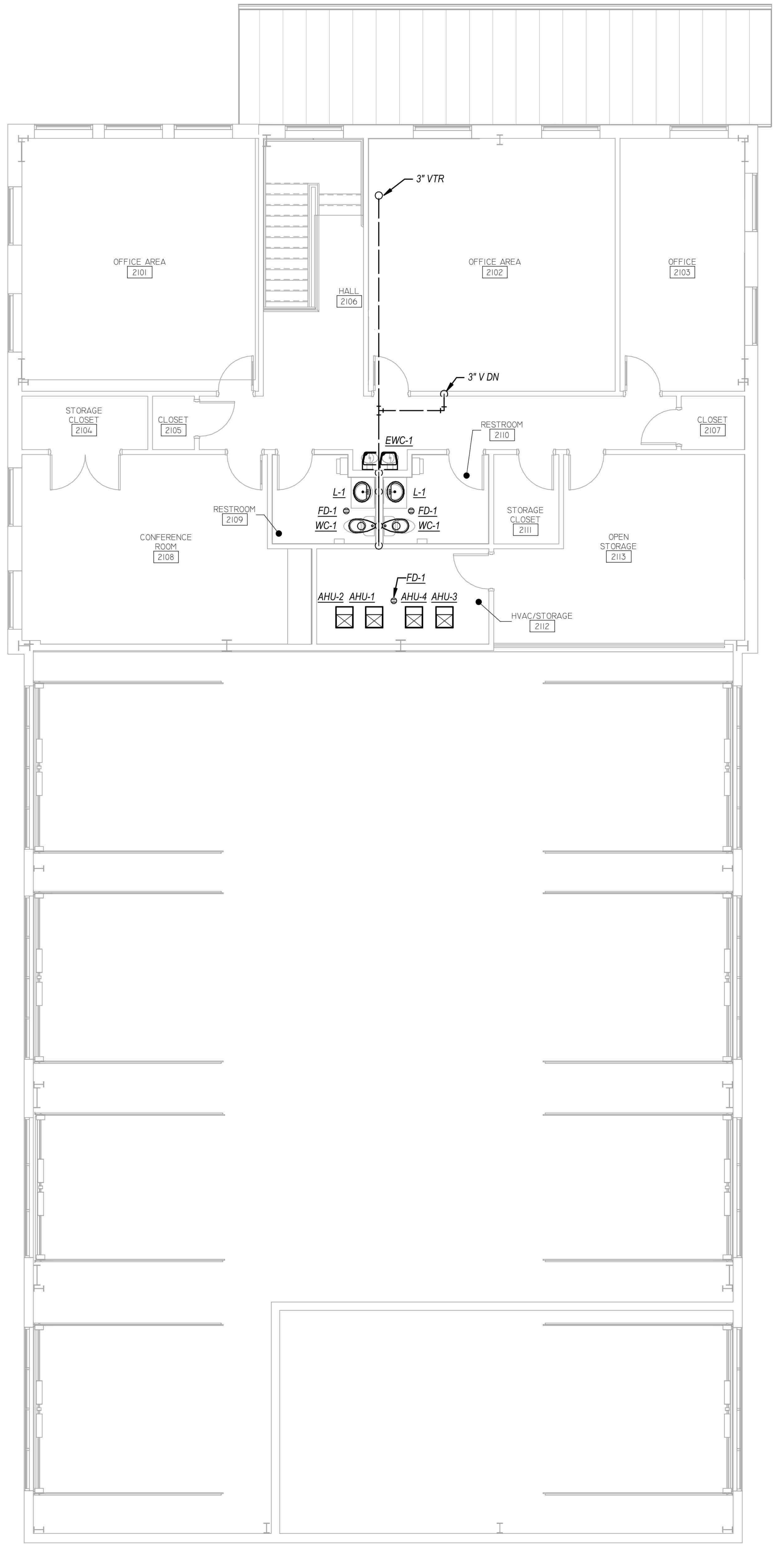
D2C PROJECT NUMBER 202421		CONSULTANTS PROJECT #
DRAWN BY: Author	CKD BY: Checker	SOLICITATION NO.:
SBMT BY: Approver	PLOT DATE: 5/19/2025 3:33:13 PM	CONTRACT NO.:
PLOT SCALE: As indicated		FILE NUMBER:
SIZE: 22" x 34"	FILE NAME:	

CHRISTOPHER JOHN AHERN
57087
5/19/25

TOWN OF SUPERIOR
OPERATIONS &
MAINTENANCE FACILITY
1950 HONEY CREEK LANE, SUPERIOR, CO 80027

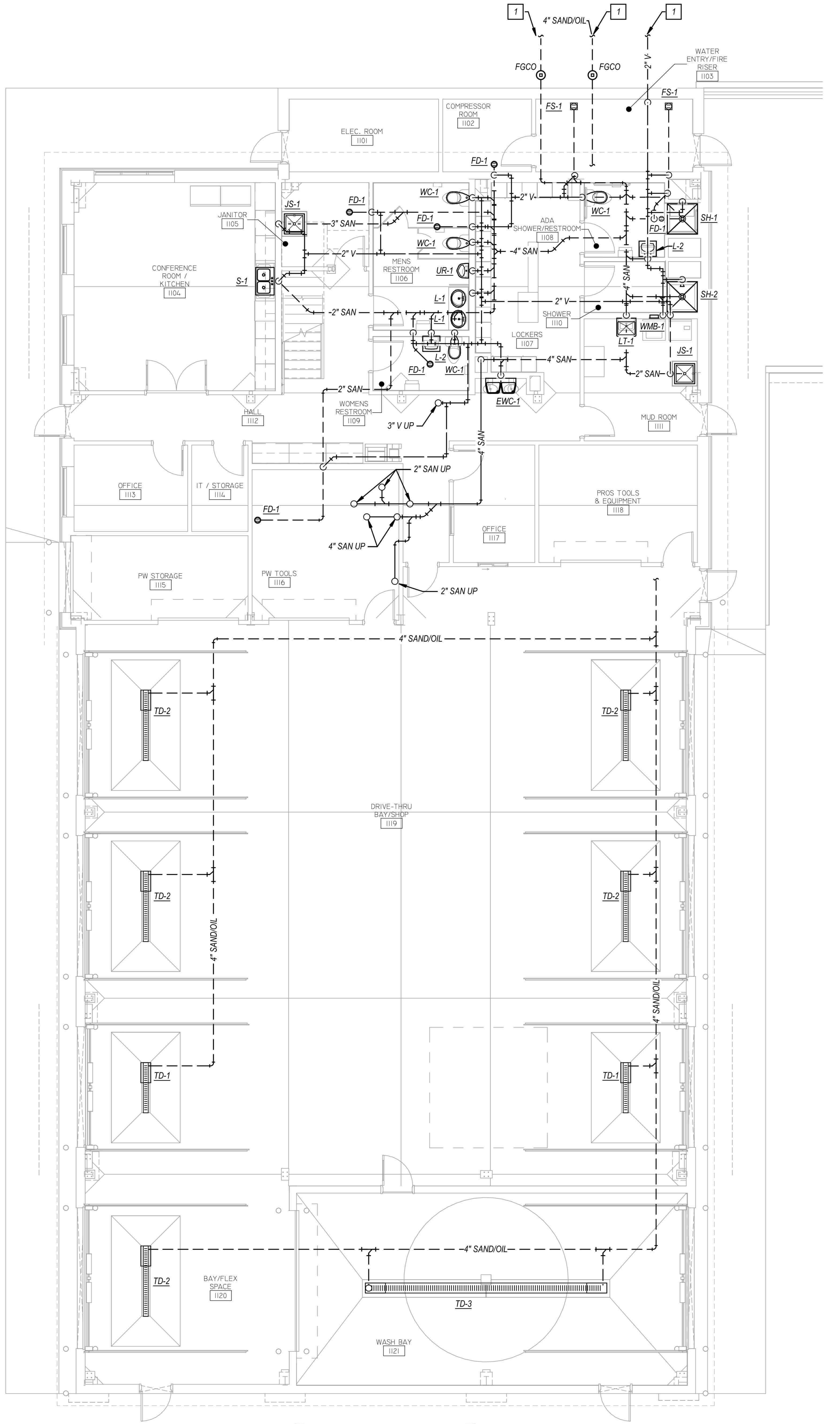
PLUMBING - DOMESTING WATER

SHEET IDENTIFICATION
P-101


3" VTR
OFFICE AREA 2101
OFFICE AREA 2102
OFFICE 2103
HALL 2106
3" V DN
STORAGE CLOSET 2104
CLOSET 2105
RESTROOM 2110
CLOSET 2107
EWC-1
L-1
FD-1
WC-1
RESTROOM 2109
CONFERENCE ROOM 2108
STORAGE CLOSET 2111
OPEN STORAGE 2113
AHU-2
AHU-1
AHU-4
AHU-3
HVAC/STORAGE 2112

WASTE & VENT PLAN - LEVEL 2

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


4" SAND/OIL
FGCO
2" V
WATER ENTRY/FIRE RISER 1103
ELEC. ROOM 1101
COMPRESSOR ROOM 1102
FS-1
FD-1
JANITOR 1105
JS-1
WC-1
3" SAN
2" V
4" SAN
ADA SHOWER/RESTROOM 1108
SH-1
SH-2
L-2
CONFERENCE ROOM / KITCHEN 1104
S-1
MENS RESTROOM 1106
UR-1
L-1
SHOWER 1110
WMB-1
LT-1
LOCKERS 1107
2" SAN
EWC-1
WOMENS RESTROOM 1109
HALL 1112
3" V UP
MUD ROOM 1111
2" SAN UP
OFFICE 1113
IT / STORAGE 1114
PROS TOOLS & EQUIPMENT 1118
OFFICE 1117
4" SAN UP
PW STORAGE 1115
PW TOOLS 1116
2" SAN UP
4" SAND/OIL
TD-2
TD-1
DRIVE-THRU BAY/SHOP 1119
BAY/FLEX SPACE 1120
TD-3
WASH BAY 1121
1

WASTE & VENT PLAN - LEVEL 1

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

GENERAL PLUMBING NOTES

1. REFER TO GENERAL NOTES ON MEP COVER SHEET FOR ADDITIONAL REQUIREMENTS OF WORK.
2. REFER TO PLUMBING FIXTURE / DRAIN SCHEDULES FOR PIPING SIZES FOR INDIVIDUAL CONNECTIONS TO FIXTURES AND RISERS NOT SHOWN ON PLANS.
3. NO SANITARY OR VENT PIPING BELOW GRADE SHALL BE LESS THAN 2".
4. NO DOMESTIC WATER PIPING SHALL BE SMALLER THAN 3/4" UNLESS NOTED OTHERWISE.
5. ALL VENT PIPING SHOWN IS DIAGRAMMATIC. USE APPROPRIATE FITTINGS FOR VENT PIPING BELOW FLOOD RIM OF FIXTURE.
6. NOT ALL CLEANOUTS ARE SHOWN FOR DRAWING CLARITY. CONTRACTOR SHALL INSTALL ALL CODE-REQUIRED CLEANOUTS (RE: GENERAL NOTES ON COVER SHEET). COORDINATE EXACT LOCATIONS OF CLEANOUTS WITH ARCHITECT.
7. ALL FLOOR DRAIN TRAPS SHALL BE PROTECTED BY ONE OF THE FOLLOWING METHODS, TO BE INSTALLED AT CONTRACTOR'S DISCRETION AND IN COMPLIANCE WITH ADOPTED VERSION OF PLUMBING CODE AND/OR AHJ.
    - 7.1. PROVIDE TRAP SEALS LISTED FOR PROPOSED USE.
    - 7.2. PROVIDE TRAP PRIMERS. 1/2" TRAP PRIMER PIPING TO NEAREST TRAP PRIMER VALVE. PIPING SHALL BE TYPE "K" SOFT COPPER SEAMLESS WITH NO JOINTS FROM VALVE TO DRAIN.

X NOTES - WASTE & VENT

1 REFER TO CIVIL FOR CONTINUATION.

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25.075

D2C ARCHITECTS

D2C ARCHITECTS, INC.
DENVER, COLORADO

MARK	DESCRIPTION	DATE	APPR
	FOR PERMIT	5/19/2025	

ISSUE DATE:
MAY 19, 2025
CONSULTANTS PROJECT #
SOLICITATION NO.:
CONTRACT NO.:
FILE NUMBER:
DESIGN BY: Designer
D2C PROJECT NUMBER 202421
DRAWN BY: Author
CKD BY: Checker
SBMT BY: Approver
PLOT DATE: 5/19/2025 3:33:14 PM
PLOT SCALE: As indicated
FILE NAME:
SIZE: 22" x 34"

CHRISTOPHER JOHN AHERN
57087
5/19/25

TOWN OF SUPERIOR
OPERATIONS &
MAINTENANCE FACILITY
1950 HONEY CREEK LANE, SUPERIOR, CO 80027

PLUMBING - WASTE & VENT

SHEET IDENTIFICATION
P-201

WATER HEATER SCHEDULE - ELECTRIC

PLAN MARK	MANUFACTURER	MODEL NUMBER	GALLONS	USE	STYLE	HEIGHT (IN)	ELEMENTS		TOTAL WATTS	RECOVERY @ 90°F RISE	VOLTAGE/ PHASE	REMARKS
							NO.	WATTS				
WH-1	STATE	SSE	80	COMMERCIAL	STANDARD	60	1	9,000	9,000	41	208V / 3PH	1

REMARKS:

1. PROVIDE WITH EXPANSION TANK.

DOMESTIC RECIRCULATION PUMP SCHEDULE

PLAN MARK	MANUFACTURER	MODEL NUMBER	GPM	HEAD (FT. WC)	HP	MAX. RPM	ELECTRICAL	NOTES
HWRCP-1	BELL & GOSSETT	ECOCIRC XL 20-35	8.0	14.0	1/12	VARI	120V / 1 PH	1,2,3

REMARKS:

1. MOUNT PUMP AND ACCESSORIES NEAR WATER HEATER AND NO HIGHER THAN 6' AFF.
2. ECM MOTOR WITH INTEGRAL SPEED CONTROL AND TEMPERATURE SWITCH AND DISCONNECT.
3. INTEGRAL PRESSURE SENSOR FOR FLOW SENSING, PUMP TO TURN ON WHEN HOT WATER DEMAND IN SPACE IS SENSED. INTEGRAL TEMPERATURE SENSOR. PUMP TO MAINTIAN DESIRED TEMPERATURE IN LOOP AND TURN OFF WHEN TEMPERATURE IS HIT AND NO DEMAND IS SENSED. PUMP TO HAVE INTEGRAL AUTOMATIC ADJUSTABLE NIGHT MODE.

FLOOR DRAIN SCHEDULE

PLAN MARK	MANUFACTURER	MODEL NUMBER	SERVICE	TOP/GRATE SIZE	WASTE SIZE	REMARKS
FD-1	WADE	1100	FLOOR DRAIN	6"Ø	2"	1
FS-1	WADE	9100	FLOOR SINK	12"x12"	4"	1
TD-1	ZURN	Z882-HDG-HPDE	TRENCH DRAIN	12"x60"	4"	2,3
TD-2	ZURN	Z882-HDG-HPDE	TRENCH DRAIN	12"x74"	4"	2,3
TD-3	ZURN	Z882-HDG-HPDE	TRENCH DRAIN	12"x288"	4"	2,4

REMARKS:

1. PROVIDE WITH NICKEL BRONZE TOP.
2. PROVIDE WITH ADA/HEEL PROOF CAST DUCTILE IRON GRATE WITH HEAVY DUTY CLASS E RATING.
3. PROVIDE WITH "Z887-12-HD-HPDE" CATCH BASIN WITH SEDIMENT BASKET. SEDIMENT BASKET TO HAVE SAME GRATE AS DRAIN.
4. PROVIDE WITH "Z887-HD-HDPE" CATCH BASIN WITH SEDIMENT BASKET AT EACH END, WITH TRENCH DRAIN'S INNER PEAK AT MIDDLE AND SLOPING TOWARDS ENDS. SEDIMENT BASKET TO HAVE SAME GRATE AS DRAIN.

PIPING MATERIAL & INSULATION SCHEDULE

PIPING				ACCEPTABLE FITTINGS	FIELD TEST PRESSURE/TIME	ALLOWABLE IN PLENUMS	INSULATION	
SYSTEM	SIZE	TYPE/SCHED	MATERIAL				TYPE	THICKNESS
DOMESTIC COLD WATER	1/2"-2-1/2"	L	COPPER	SOLDER, PRO-PRESS	130 PSI - 1/2HR	YES	FIBERGLASS W/ ASJ	1/2"
DOMESTIC COLD WATER	1/2" - 1"	PEX-a OR b	PEX	PRO-PRESS / COLD EXPANSION - BRASS OR POLY	130 PSI - 1/2HR	YES	ELASTOMERIC	1/2"
DOMESTIC HOT WATER & HW RETURN	1/2"-1-1/4"	L	COPPER	SOLDER, PRO-PRESS	130 PSI - 1/2HR	YES	FIBERGLASS W/ ASJ	1"
DOMESTIC HOT WATER & HW RETURN	1-1/2"-2-1/2"	L	COPPER	SOLDER, PRO-PRESS	130 PSI - 1/2HR	YES	FIBERGLASS W/ ASJ	1-1/2"
DOMESTIC HOT WATER & HW RETURN	1/2" - 1"	PEX-a OR b	PEX	PRO-PRESS / COLD EXPANSION - BRASS OR POLY	130 PSI - 1/2HR	YES	ELASTOMERIC	1"
DOM. HOT & COLD BELOW GRADE	1/2"-1-1/4"	K	COPPER	CONTINUOUS TUBING, BRAZED	130 PSI - 1/2HR	YES	ELASTOMERIC	1" (HOT ONLY)
DOM. HOT & COLD BELOW GRADE	1/2"-1-1/4"	PEX-a OR PEX-b	PEX	PRO-PRESS / COLD EXPANSION - BRASS OR POLY	130 PSI - 1/2HR	YES	ELASTOMERIC	1"
NATURAL GAS - ABOVE GRADE	2-1/2 & Up	SCH. 40	STEEL- SEEMED	WELDED	75 PSI - 1HR	YES	----	----
NATURAL GAS - ABOVE GRADE	1/2"-2"	SCH. 40	STEEL- SEEMLESS	THREADED IRON OR WELDED4	75 PSI - 1HR	YES	----	----
NATURAL GAS BELOW GRADE	ALL	SDR-11	POLYETHYLENE	FUSION JOINTS	100 PSI - 1HR	NO	----	----
SOIL & WASTE ABOVE GRADE	1-1/2"-6"	NO HUB / SERVICE WT.	CAST IRON	NO HUB	10 FT - 1/2HR	YES	----	----
SOIL & WASTE ABOVE GRADE	2"-8"	SCH. 40	PVC	SOLVENT JOINED	10 FT - 1/2HR	NO	----	----
SOIL & WASTE BELOW GRADE	2"-8"	SCH. 40	PVC	SOLVENT JOINED	10 FT - 1/2HR	NO	----	----
GREASE WASTE ABOVE GRADE	1-1/2"-6"	NO HUB / SERVICE WT.	CAST IRON	NO HUB	10 FT - 1/2HR	YES	-	-
DRINKING FOUNT. DRAIN	ALL	----	----	----	----	YES	ELASTOMERIC	1/2"
RPZ AND SIMILAR EXPOSED DRAIN LINES	ALL	L	COPPER	SOLDER, PRO-PRESS	10 FT - 1/2HR	YES	----	----
CONDENSATE DRAIN INTERIOR	1/2"-2"	L	COPPER	SOLDER, PRO-PRESS	10 FT - 1/2HR	YES	FIBERGLASS W/ ASJ	1/2" (PLENUM ONLY)
FIRE SERVICE BELOW GRADE	4"-8"	AWWA C151	DUCTILE IRON	AWWA C111. MECH JOINTS	130 PSI - 1/2HR	YES	----	----
DOM. WATER SERVICE BELOW GRADE	4"-8"	AWWA C151	DUCTILE IRON	AWWA C111. MECH JOINTS	130 PSI - 1/2HR	YES	----	----
DOM. WATER SERVICE BELOW GRADE	1"-3"	K	COPPER	CONTINUOUS TUBING, BRAZED	130 PSI - 1/2HR	YES	----	----
DOM. WATER SERVICE BELOW GRADE	1"-3"	DR 9	HDPE	CONTINUOUS TUBING, FUSED	130 PSI - 1/2HR	NO	----	----

NOTES

1. ALL PIPING AND MATERIALS IN PLENUMS MUST MEET ASTM E84 FLAME/SMOKE RATING OF 25/50.
2. ALL INSULATION THICKNESSES SHALL MEET ADOPTED IECC REQUIREMENTS AT A MINIMUM.
3. REFER TO SPECIFICATIONS FOR MORE DETAILED INFORMATION.
4. WELDED PIPING IS REQUIRED FOR GAS PIPING WHEN: A) PIPING IS AT OR OVER 2PSI; B) WHEN PIPING OF ANY PRESSURE IS ROUTED THROUGH CONCEALED SPACES.
5. UNDERGROUND ELASTOMERIC INSULATION TO HAVE MANUFACTURER APPROVED SHIELD.

PLUMBING FIXTURE SCHEDULE

MARK	FIXTURE MODEL	FIXTURE DESCRIPTION	FITTINGS AND TRIM		REMARKS	PLUMBING FIXTURE PIPE SIZES			
			FITTINGS MODEL	FITTINGS AND DESCRIPTION		WASTE	VENT	DCW	DHW
WC-1	AMERICAN STANDARD MADERA 3043.001 CHURCH 9500C	ADA-COMPLIANT, 1.28 GALLON, FLOOR-MOUNTED FLUSH VALVE WATER CLOSET. TOP SPUD AND FLAT BOLT COVERS. WHITE VITREOUS CHINA ELONGATED BOWL. 16-1/2" HIGH. WHITE, SOLID PLASTIC, OPEN-FRONT SEAT FOR ELONGATED BOWL. INTEGRAL BUMPERS. EXTERNALCHECK HINGES WITH STAINLESS STEEL POSTS.	TOTO TET1LB32	EXPOSED WATER CLOSET FLUSH VALVE. CHROME-PLATED, HANDS FREE OPERATION. ECOPOWER SELF GENERATING POWER SYSTEM. 1" I.P.S. SCREWDRIVER BACK-CHECK ANGLE STOP WITH PROTECTIVE CAP. ADJUSTABLE TAILPIECE. 1.28 GPF, VACUUM BREAKER FLUSH CONNECTION AND SPUD COUPLING FOR 1-1/2" TOP SPUD. PROVIDE WALL AND SPUD FLANGES. COORDINATE ROUGH IN HEIGHT WITH MANUFACTURER'S RECOMMENDATION.	6	4"	2"	1-1/4"	---
UR-1	AMERICAN STANDARD WASHBROOK 6590.001	ADA COMPLIANT, WALL-HUNG URINAL. WHITE VITREOUS CHINA. 3/4" TOP SPUD. 0.5 GALLON SIPHON JET FLUSHING ACTION. MOUNT FIXTURE RIM AT 17" A.F.F. PROVIDE FLOOR-MOUNTED, HEAVY-DUTY TUBULAR STEEL UPRIGHTS, ADJUSTABLE CARRIER, PLATED HANGER, AND ALL OTHER REQUIRED MOUNTING HARDWARE.	TOTO TEU1GNC-12	EXPOSED URINAL FLUSH VALVE. CHROME-PLATED, HANDS FREE OPERATION. ECOPOWER SELF GENERATING POWER SYSTEM. 3/4" I.P.S. SCREWDRIVER BACK-CHECK ANGLE STOP WITH PROTECTIVE CAP. ADJUSTABLE TAILPIECE. 0.5GPF, VACUUM BREAKER FLUSH CONNECTION AND SPUD COUPLING FOR 1-1/2" TOP SPUD. PROVIDE WALL AND SPUD FLANGES. MAXIMUM HANDLE HEIGHT PER ADA STANDARDS.	6	2"	2"	1"	---
L-1	AMERICAN STANDARD 0475.028 "AQUALYN"	ADA-COMPLIANT, COUNTER TOP-MOUNTED LAVATORY. 16" OVAL, WHITE VITREOUS CHINA, SELF-RIMMING BASIN WITH FAUCET HOLES ON 4" CENTERS. REFER TO ARCHITECTURAL DRAWINGS FOR MOUNTING HEIGHT.	TOTO TEL105	AUTOMATIC FAUCET, HANDS FREE OPERATION. 0.5 GPM ECOPOWER SELF GENERATING POWER SYSTEM. PROVIDE WITH COVER PLATE FOR SEAMLESS INSTALATION. PROVIDE THERMOSTATIC MIXER INSTALLED BELOW SINK.	1,2,7	2"	2"	1/2"	1/2"
L-2	AMERICAN STANDARD 0355.012	ADA-COMPLIANT WALL-HUNG LAVATORY. 20"x18" WHITE VITREOUS CHINA BOWL WITH 4" BACK FOR USE WITH CONCEALED ARM HANGER. FAUCET HOLES COORDINATED WITH FAUCET AND TRIM. PROVIDE CONCEALED ARM CARRIER. MOUNT TOP OF RIM AT 34" A.F.F.	TOTO TEL105	AUTOMATIC FAUCET, HANDS FREE OPERATION. 0.5 GPM ECOPOWER SELF GENERATING POWER SYSTEM. PROVIDE WITH COVER PLATE FOR SEAMLESS INSTALATION. PROVIDE THERMOSTATIC MIXER INSTALLED BELOW SINK.	1,2,3,4,5	2"	1-1/2"	1/2"	1/2"
S-1	ELKAY LR-3319 IN-SINK-ERATOR BADGER 5	33" X 19-1/2" DOUBLE COMPARTMENT STAINLESS STEEL SINK. EACH BOWL DIMENSIONS ARE 14L X 14W X 7-5/8D SELF-RIMMING WITH 1-3/4 IN. RADIUS COVED CORNERS. SEAMLESS #18 GAUGE, TYPE 302 NICKEL-BEARING STAINLESS STEEL. LK-6K-H SATIN FINISH. FULLY UNDERCOATED. FAUCET HOLES COORDINATED WITH FAUCET AND TRIM. MINIMUM 36" CABINET SIZE REQUIRED GARBAGE DISPOSAL. 1/2 HP MOTOR, STAINLESS STEEL GALVANIZED STEEL CONSTRUCTION AND GRINDING ELEMENTS, PERMANENTLY LUBRICATED BEARINGS. PROVIDE WITH STAINLESS STEEL SINK FLANGE AND STOPPER.	CHICAGO 201-AE35ABCP	DECK-MOUNTED FAUCET WITH 9-1/2" SWING L-TYPE SPOUT. 2-3/4" METAL LEVER HANDLES WITH QUATURN CARTRIDGE. POLISHED CHROME FINISH. 1.5GPM. PROVIDE BASKET STRAINER	2,3,5,8	2"	2"	1/2"	1/2"
SH-1	FIAT WTR-4990	ADA COMPLIANT, 36" x 36" PRECAST TERAZZO SHOWER FLOOR. INTEGRAL CAST STAINLESS STEEL DRAIN. PROVIDE WITH TILE FLANGE. INTEGRAL STAINLESS STEEL ENTRY CAP.	BRADLEY 1C-HD	BUILT-IN SHOWER WITH CONCEALED SUPPLIES. PROVIDE WITH D1 DELUXE SHOWERHEAD, SB HAND SHOWER WITH 60" LONG FLEXIBLE HOSE, 24" SLIDE BAR, DV IN WALL DIVERTER VALVE, AND EQUA-FLO HD PRESSURE BALANCING VALVE.	---	2"	2"	1/2"	1/2"
SH-2	FIAT 36 MFTR	36" x 36" PRECAST TERAZZO SHOWER FLOOR. INTEGRAL CAST STAINLESS STEEL DRAIN. PROVIDE WITH TILE FLANGE.	BRADLEY 1C-HD	BUILT-IN SHOWER WITH CONCEALED SUPPLIES. PROVIDE WITH D1 DELUXE SHOWERHEAD AND EQUA-FLO HD PRESSURE BALANCING VALVE.	---	2"	2"	1/2"	1/2"
EWC-1	HALSEY-TAYLOR HTHB-HAC8BLWF	ADA-COMPLIANT, DUAL-HEIGHT, BARRIER-FREE, ELECTRIC WATER COOLER. PROVIDES 8.0 GPM OF 50°F WATER AT 90°F AMBIENT. ADA-COMPLIANT FRONT AND SIDE PUSHBARS. LEAD FREE. INTEGRAL FILTER. MOUNT WITH MIN. 27" KNEE CLEARANCE AND SPOUT AT NO MORE THAN 36" A.F.F.	HALSEY-TAYLOR HTHB-HACDBLWF	BOTTLE FILLER SHALL INCLUDE ELECTRONIC SENSOR FOR NO-TOUCH ACTIVATION WITH AUTOMATIC 20-SECOND SHUT-OFF. SHALL PROVIDE 1.1 GPM LAMINAR FLOW. ANTI-MICROBIAL PROTECTED PLASTIC COMPONENTS.	4	2"	2"	1/2"	
GG-1	GUY GREY BIM875	ICE MAKER BACK BOX. PROVIDE WITH STOP VALVE.	---	---	---	---	---	1/2"	---
WMB-1	GUY GREY B200	WASHING MACHINE SUPPLY AND DRAIN BACK BOX. PROVIDE WITH DRAIN AND DRAIN FITTINGS.	---	---	---	2"	2"	1/2"	1/2"
LT-1	FIAT L-1	23"x21.5"x12" DEEP WALL-MOUNTED LAUNDRY TUB. FURNISH WITH BRACKETS FOR INSTALLATION. 20 GALLON CAPACITY. WHITE FINISH.	FIAT A-1	BRASS FAUCET WITH SWING SPOUT FOR MOUNTING ON REAR DECK OF TUB.	1,2,3,4	2"	2"	1/2"	1/2"
JS-1	FIAT TSB-100	JANITORS SINK: 24"x24"x12" PRECAST TERRAZO FLOOR SERVICE SINK. STAINLESS STEEL CAP AND 2 SIDE WALL TILING FLANGE. 3" STAINLESS STEEL CAST DRAIN AND STAINLESS STEEL STRAINER PLATE. PROVIDE STAINLESS STEEL WALL GUARDS, MOP BRACKETS, HOSE RACK.	CHICAGO FAUCET 897-CP	C.P. SERVICE SINK FITTING WITH VACUUM BREAKER, 3/4" HOSE THREAD ON SPOUT, ADJUSTABLE WALL BRACE, PAIL HOOK, AND 1/2" FLANGED FEMALE ADJUSTABLE ARMS WITH INTEGRAL STOPS. CAULK BETWEEN WALL AND FLANGE WITH GE SILICONE SEALANT. 3" C.I. "P" TRAP.	---	3"	2"	1/2"	1/2"

REMARKS:

1. PROVIDE CHROME-PLATED BRASS TAILPIECE AND GRID DRAIN.
2. PROVIDE CHROME-PLATED BRASS P-TRAP.
3. PROVIDE LOOSE KEY STOPS AND FLEXIBLE RISERS.
4. PROVIDE CONCEALED ARM TYPE CARRIER WITH SQUARE, TUBULAR STEEL UP-RIGHTS AND BLOCK TYPE BASES.
5. INSULATE EXPOSED TAILPIECE, P-TRAP, AND WATER RISERS. REFER TO SPECIFICATIONS FOR INSULATION METHODS.
6. PROVIDE FLUSH VALVE HANDLE ON WIDE SIDE OF STALL.
7. PROVIDE HANDLE STOPS AND FLEXIBLE RISERS.
8. PROVIDE CHROME-PLATED BRASS TAILPIECE AND BASKET STRAINER.

GENERAL NOTES (APPLICABLE TO ALL FIXTURES):

1) ALL PUBLIC LAVATORIES AND SINKS SHALL BE PROVIDED WITH ANTI-SCALD ASSE 1070 LISTED VALVE ON HOT WATER SUPPLY.
2) VERIFY PLUMBING MATERIALS AND EQUIPMENT COORDINATE BETWEEN TRADES. VERIFY CABINET SIZES, COUNTERTOP MATERIALS, WALL THICKNESSES, ETC ARE APPROPRIATE FOR SPECIFIED EQUIPMENT PRIOR TO ORDER.

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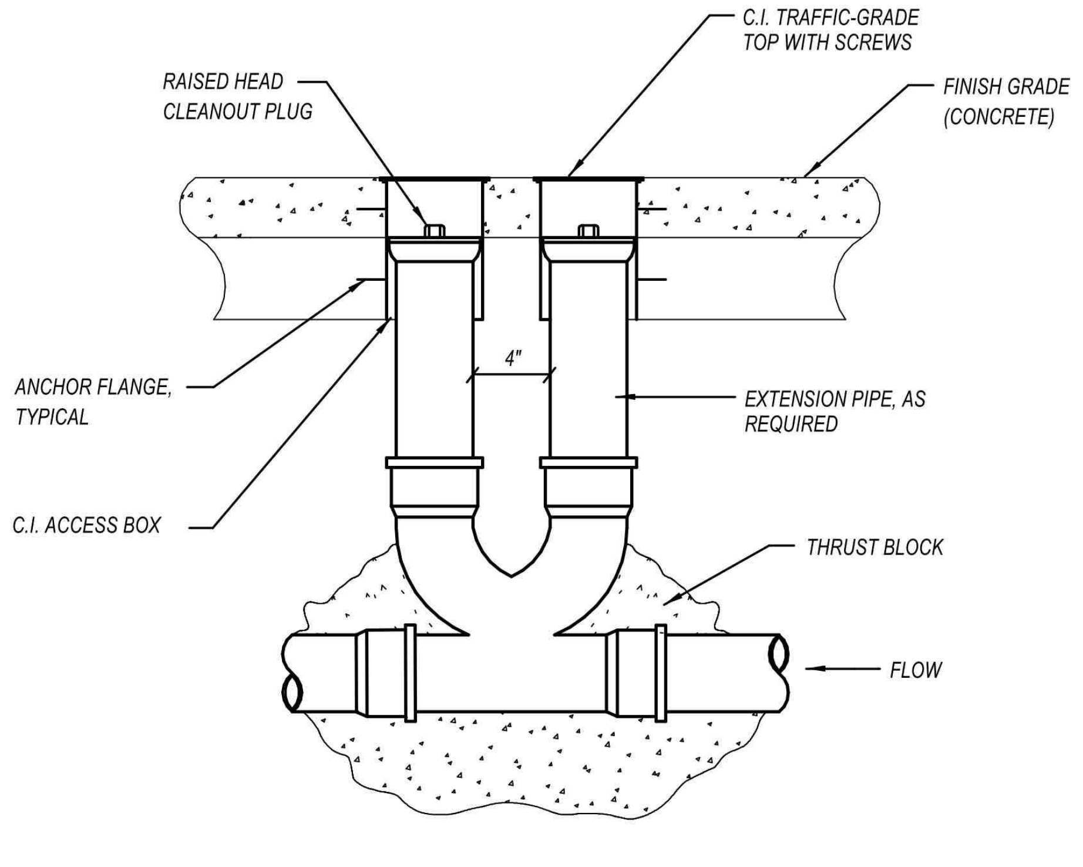
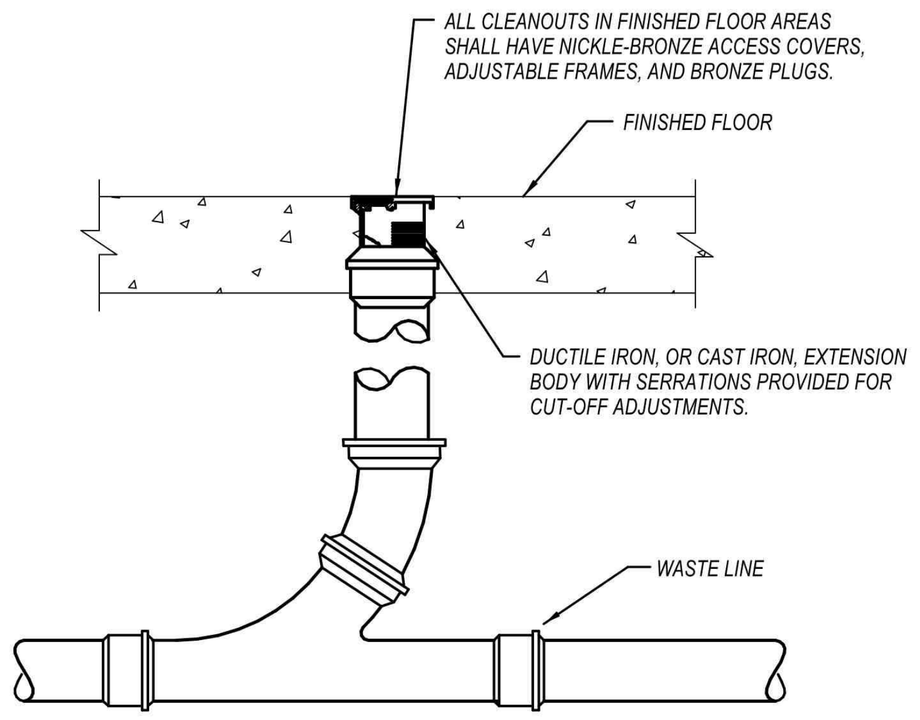
PLUMBING SCHEDULES

SHEET IDENTIFICATION
P-301


RAISED HEAD CLEANOUT PLUG
C.I. TRAFFIC-GRADE TOP WITH SCREWS
FINISH GRADE (CONCRETE)
ANCHOR FLANGE, TYPICAL
4"
EXTENSION PIPE, AS REQUIRED
C.I. ACCESS BOX
THRUST BLOCK
FLOW

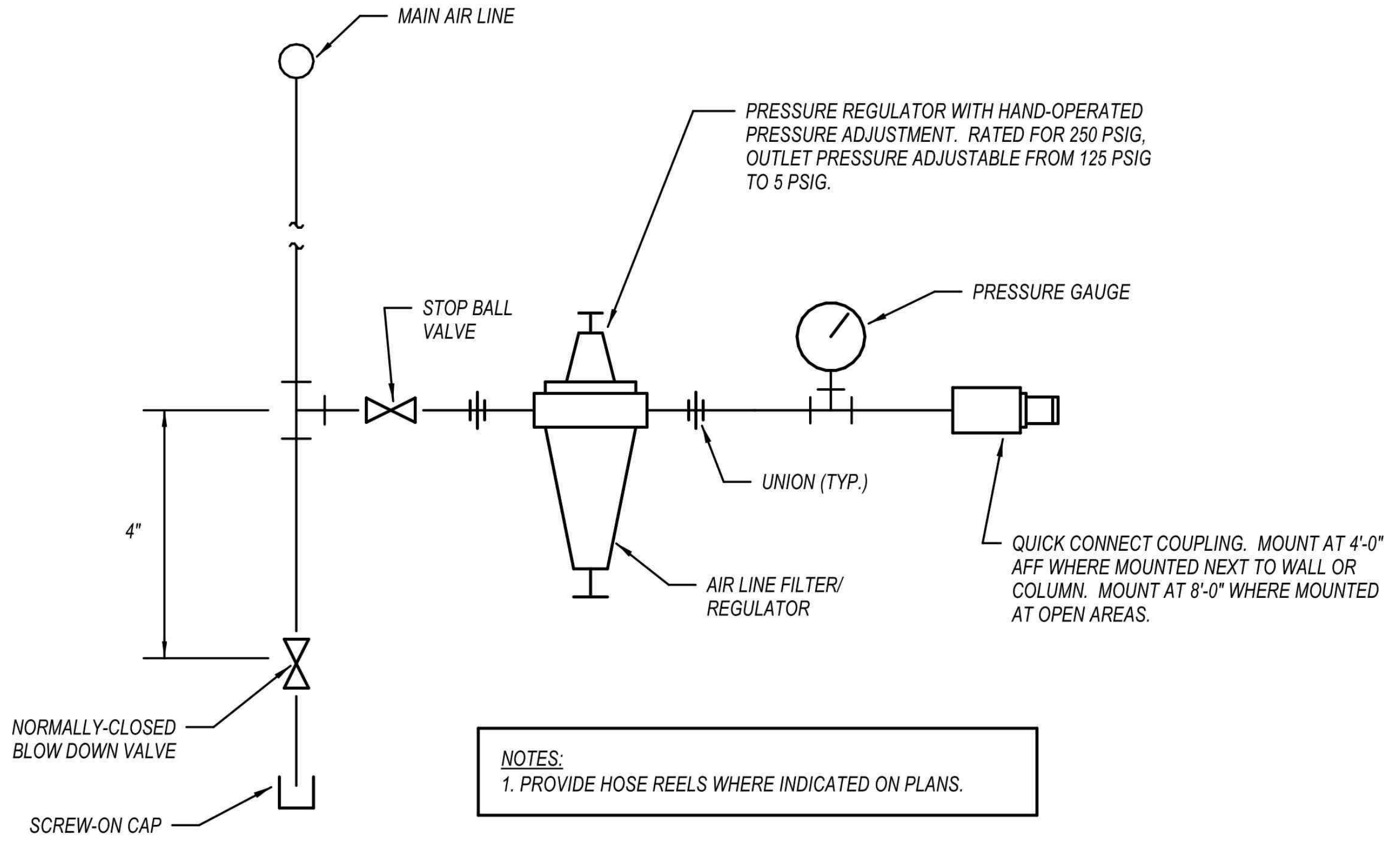
DOUBLE CLEANOUT DETAIL

NOT TO SCALE


ALL CLEANOUTS IN FINISHED FLOOR AREAS SHALL HAVE NICKLE-BRONZE ACCESS COVERS, ADJUSTABLE FRAMES, AND BRONZE PLUGS.
FINISHED FLOOR
DUCTILE IRON, OR CAST IRON, EXTENSION BODY WITH SERRATIONS PROVIDED FOR CUT-OFF ADJUSTMENTS.
WASTE LINE

FLOOR CLEANOUT DETAIL

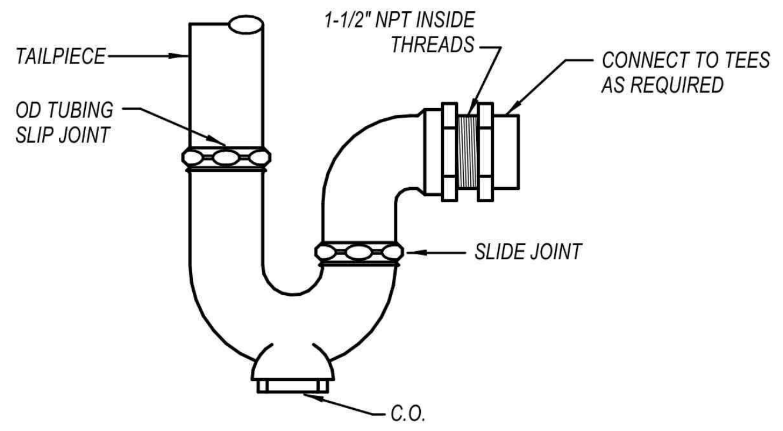
NOT TO SCALE


MAIN AIR LINE
PRESSURE REGULATOR WITH HAND-OPERATED PRESSURE ADJUSTMENT. RATED FOR 250 PSIG, OUTLET PRESSURE ADJUSTABLE FROM 125 PSIG TO 5 PSIG.
STOP BALL VALVE
PRESSURE GAUGE
4"
UNION (TYP.)
QUICK CONNECT COUPLING. MOUNT AT 4'-0" AFF WHERE MOUNTED NEXT TO WALL OR COLUMN. MOUNT AT 8'-0" WHERE MOUNTED AT OPEN AREAS.
AIR LINE FILTER/ REGULATOR
NORMALLY-CLOSED BLOW DOWN VALVE
SCREW-ON CAP

NOTES:
1. PROVIDE HOSE REELS WHERE INDICATED ON PLANS.

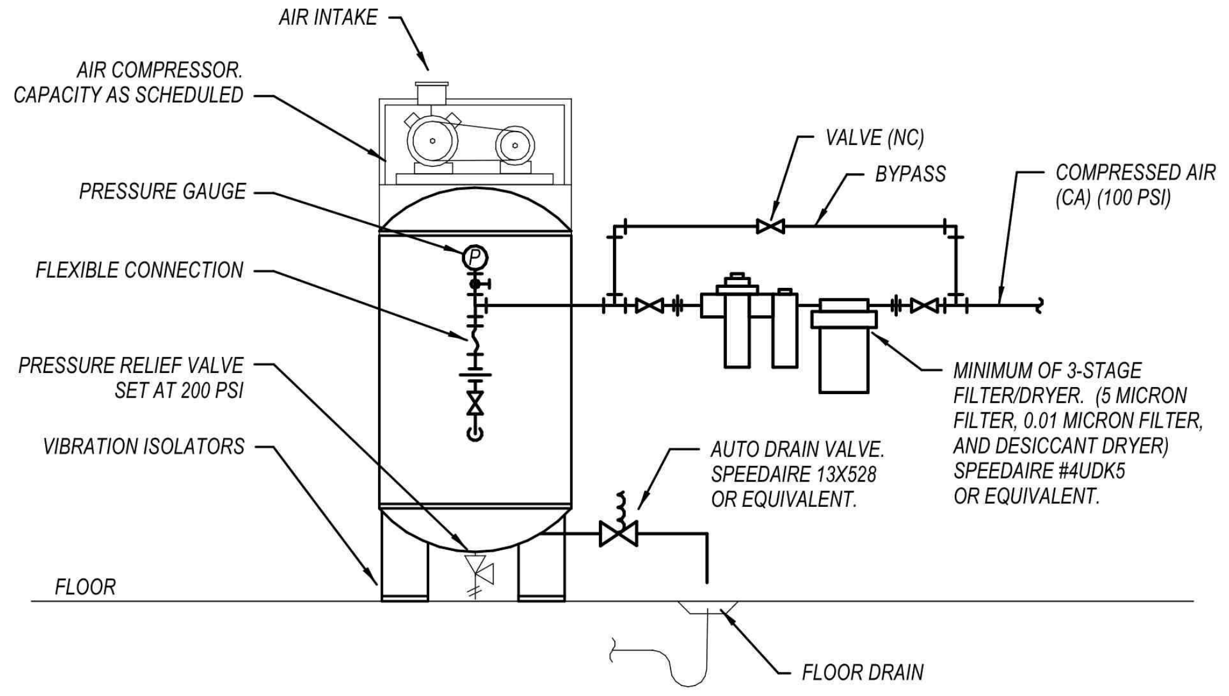
TYPICAL COMPRESSED AIR DROP

NOT TO SCALE


TAILPIECE
OD TUBING SLIP JOINT
1-1/2" NPT INSIDE THREADS
CONNECT TO TEES AS REQUIRED
SLIDE JOINT
C.O.

P-TRAP DETAIL

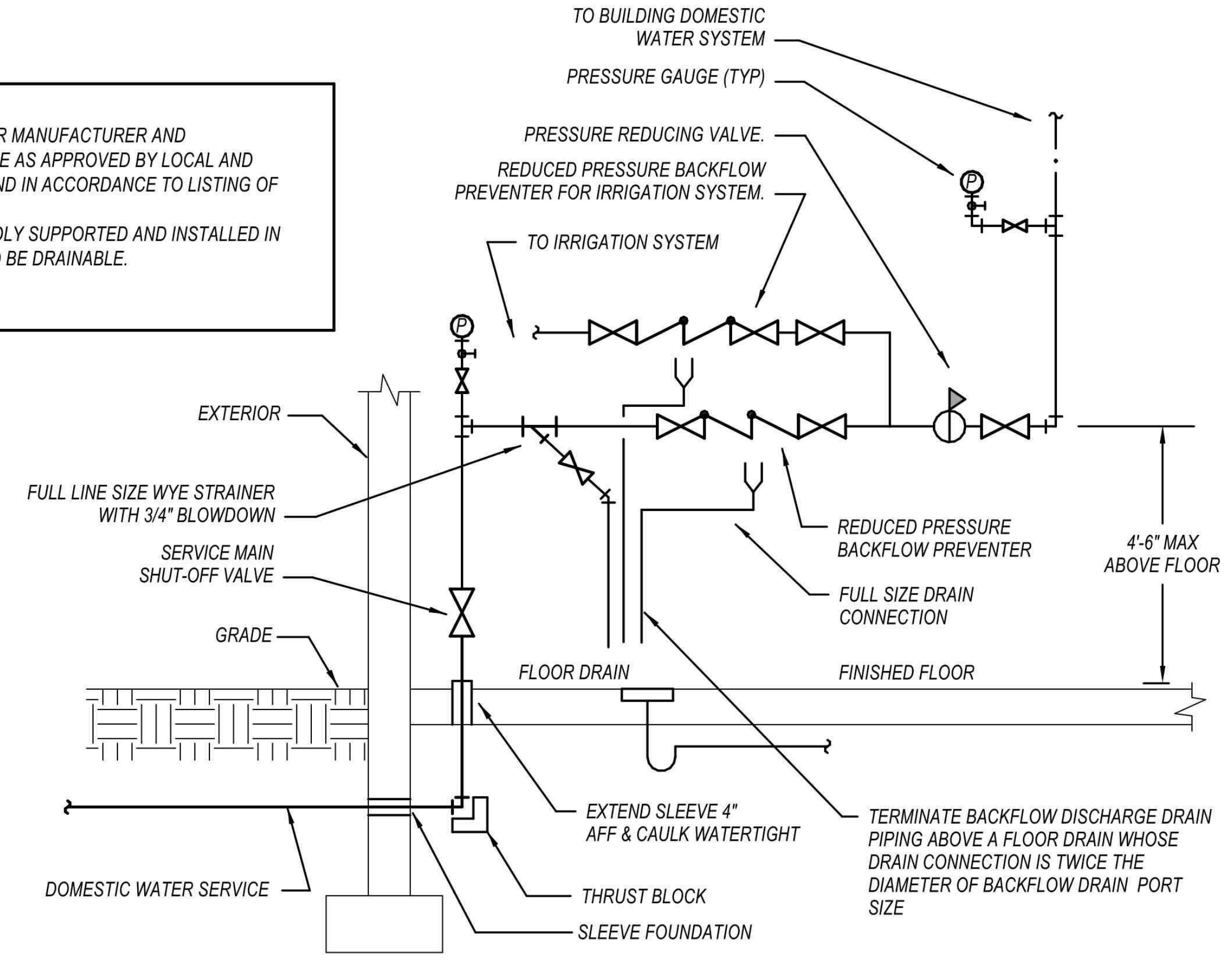
NOT TO SCALE


AIR INTAKE
AIR COMPRESSOR. CAPACITY AS SCHEDULED
PRESSURE GAUGE
FLEXIBLE CONNECTION
PRESSURE RELIEF VALVE SET AT 200 PSI
VIBRATION ISOLATORS
VALVE (NC)
BYPASS
COMPRESSED AIR (CA) (100 PSI)
MINIMUM OF 3-STAGE FILTER/DRYER. (5 MICRON FILTER, 0.01 MICRON FILTER, AND DESICCANT DRYER) SPEEDAIRE #4UDK5 OR EQUIVALENT.
AUTO DRAIN VALVE. SPEEDAIRE 13X528 OR EQUIVALENT.
FLOOR
FLOOR DRAIN
P

AIR COMPRESSOR PIPING CONNECTION DETAIL

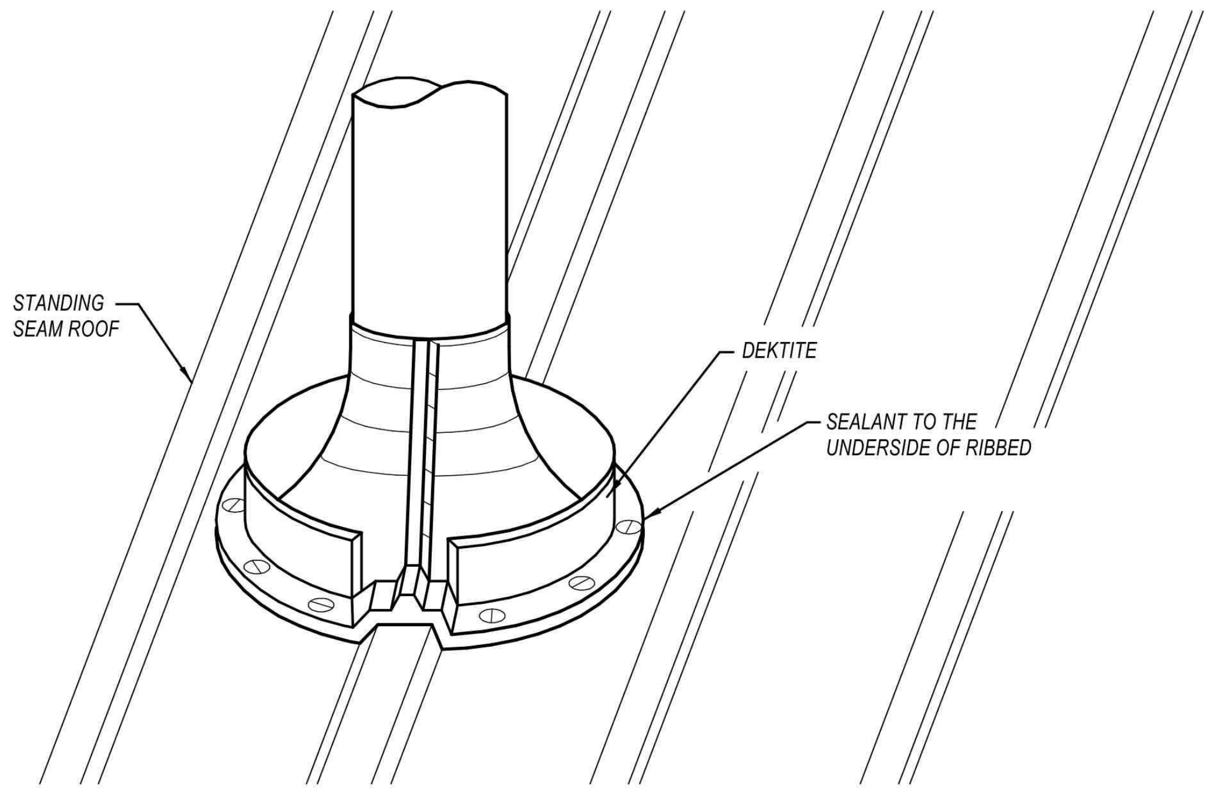
NOT TO SCALE

NOTES:
1. BACKLFOW PREVENTER MANUFACTURER AND INSTALLATION SHALL BE AS APPROVED BY LOCAL AND STATE AUTHORITIES AND IN ACCORDANCE TO LISTING OF DEVICE.
2. ALL PIPING TO BE RIGIDLY SUPPORTED AND INSTALLED IN SUCH A MANNER AS TO BE DRAINABLE.


TO BUILDING DOMESTIC WATER SYSTEM
PRESSURE GAUGE (TYP)
PRESSURE REDUCING VALVE.
REDUCED PRESSURE BACKFLOW PREVENTER FOR IRRIGATION SYSTEM.
TO IRRIGATION SYSTEM
EXTERIOR
FULL LINE SIZE WYE STRAINER WITH 3/4" BLOWDOWN
SERVICE MAIN SHUT-OFF VALVE
GRADE
REDUCED PRESSURE BACKFLOW PREVENTER
FULL SIZE DRAIN CONNECTION
4'-6" MAX ABOVE FLOOR
FLOOR DRAIN
FINISHED FLOOR
EXTEND SLEEVE 4" AFF & CAULK WATERTIGHT
TERMINATE BACKFLOW DISCHARGE DRAIN PIPING ABOVE A FLOOR DRAIN WHOSE DRAIN CONNECTION IS TWICE THE DIAMETER OF BACKFLOW DRAIN PORT SIZE
DOMESTIC WATER SERVICE
THRUST BLOCK
SLEEVE FOUNDATION
P

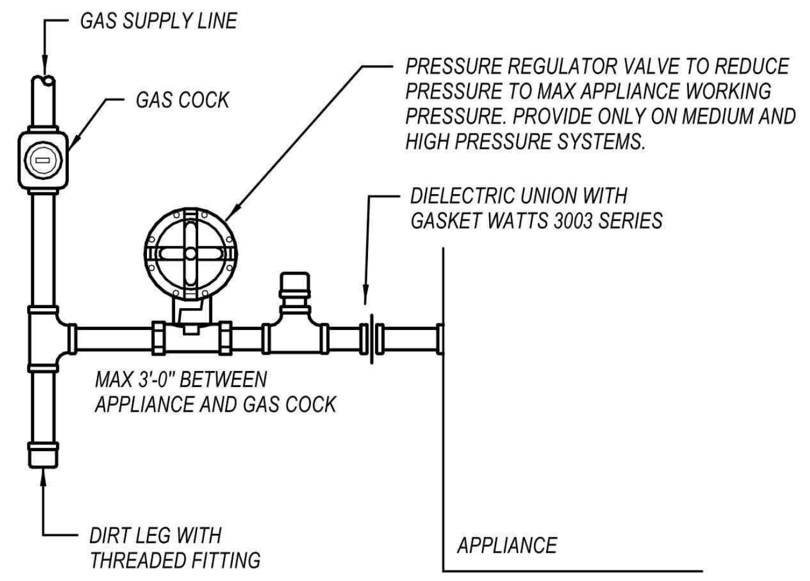
WATER SERVICE W/ IRRIGATION REDUCED PRESSURE BACKFLOW PREVENTER DETAIL

NOT TO SCALE


STANDING SEAM ROOF
DEKTITE
SEALANT TO THE UNDERSIDE OF RIBBED

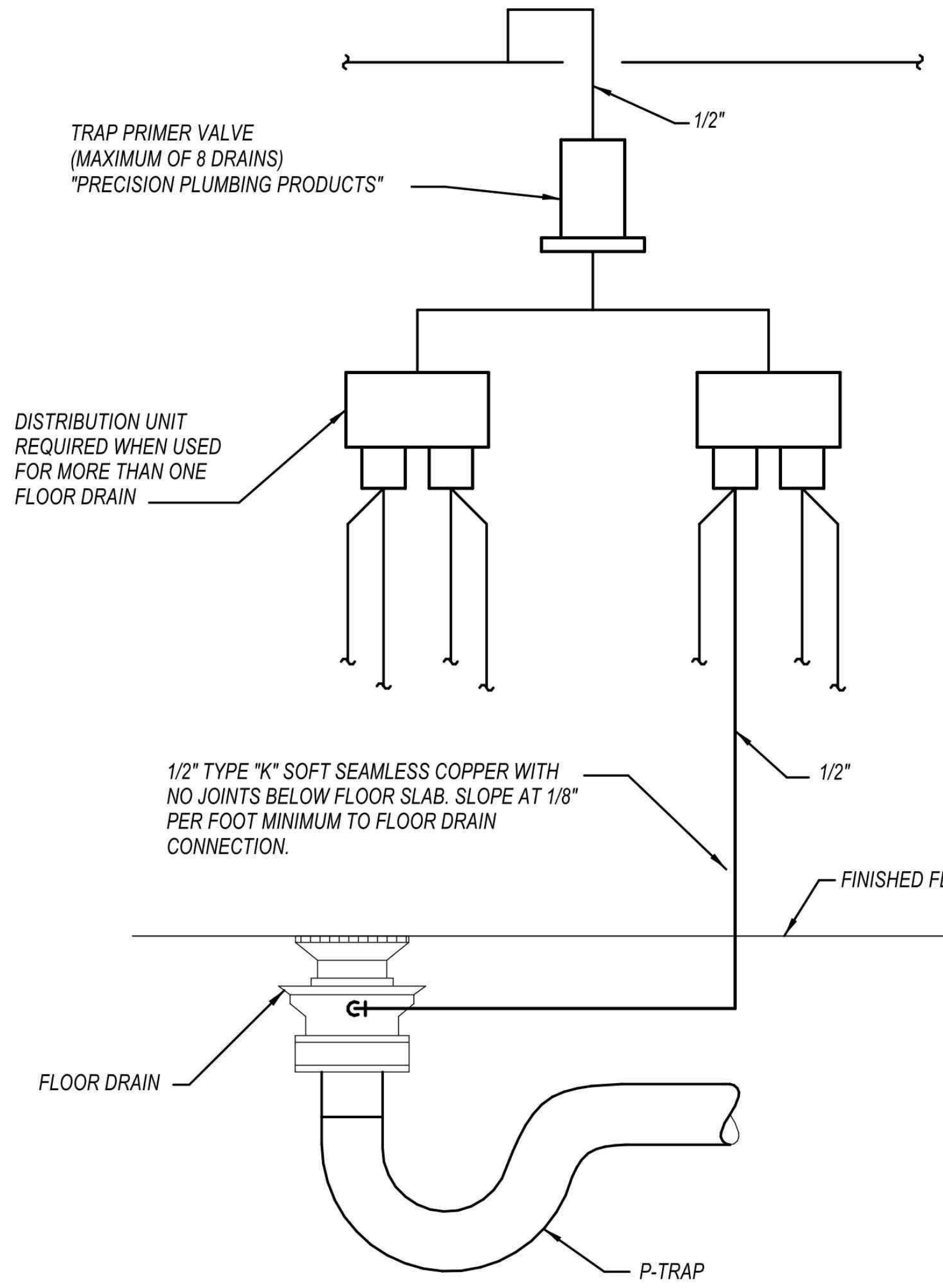
STANDING SEAM ROOF PLUMBING VENT

NOT TO SCALE


GAS SUPPLY LINE
GAS COCK
PRESSURE REGULATOR VALVE TO REDUCE PRESSURE TO MAX APPLIANCE WORKING PRESSURE. PROVIDE ONLY ON MEDIUM AND HIGH PRESSURE SYSTEMS.
DIELECTRIC UNION WITH GASKET WATTS 3003 SERIES
MAX 3'-0" BETWEEN APPLIANCE AND GAS COCK
DIRT LEG WITH THREADED FITTING
APPLIANCE

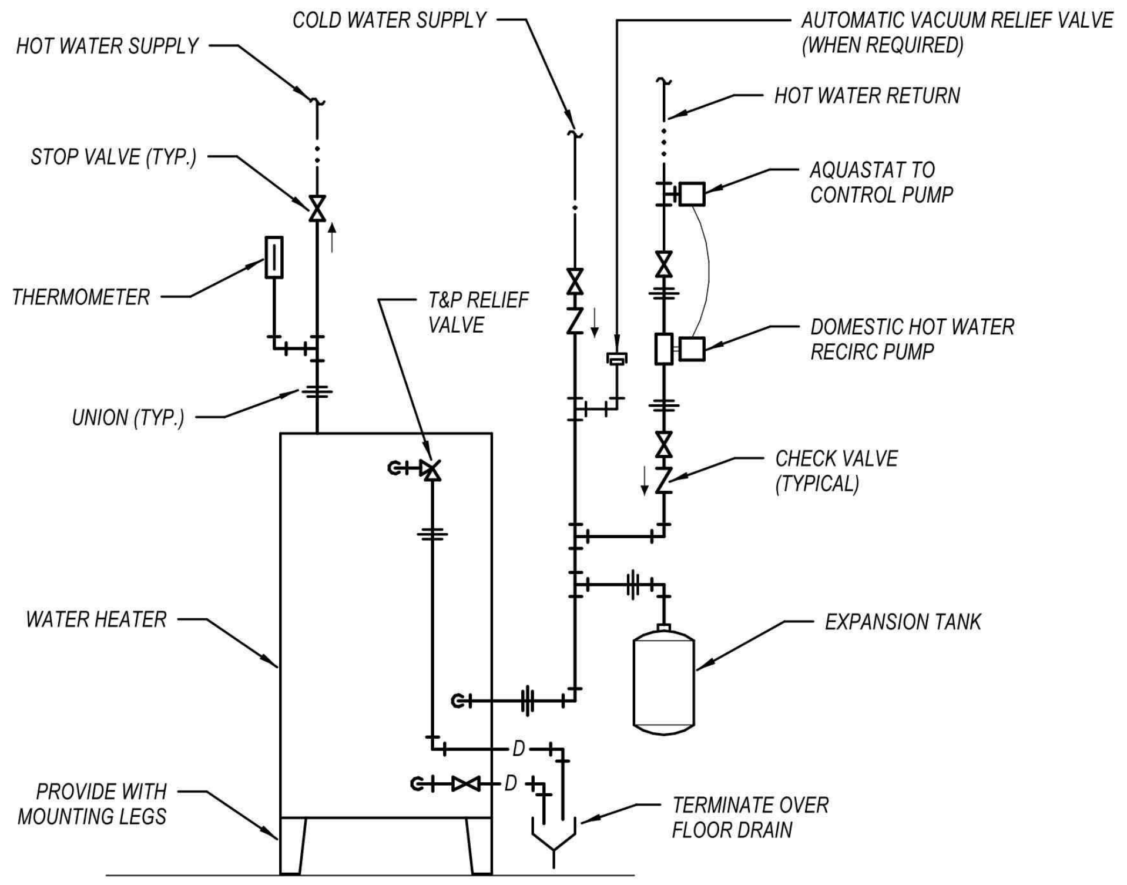
TYPICAL GAS CONNECTION

NOT TO SCALE


1/2"
TRAP PRIMER VALVE (MAXIMUM OF 8 DRAINS) "PRECISION PLUMBING PRODUCTS"
DISTRIBUTION UNIT REQUIRED WHEN USED FOR MORE THAN ONE FLOOR DRAIN
1/2" TYPE "K" SOFT SEAMLESS COPPER WITH NO JOINTS BELOW FLOOR SLAB. SLOPE AT 1/8" PER FOOT MINIMUM TO FLOOR DRAIN CONNECTION.
1/2"
FINISHED FLOOR
FLOOR DRAIN
P-TRAP

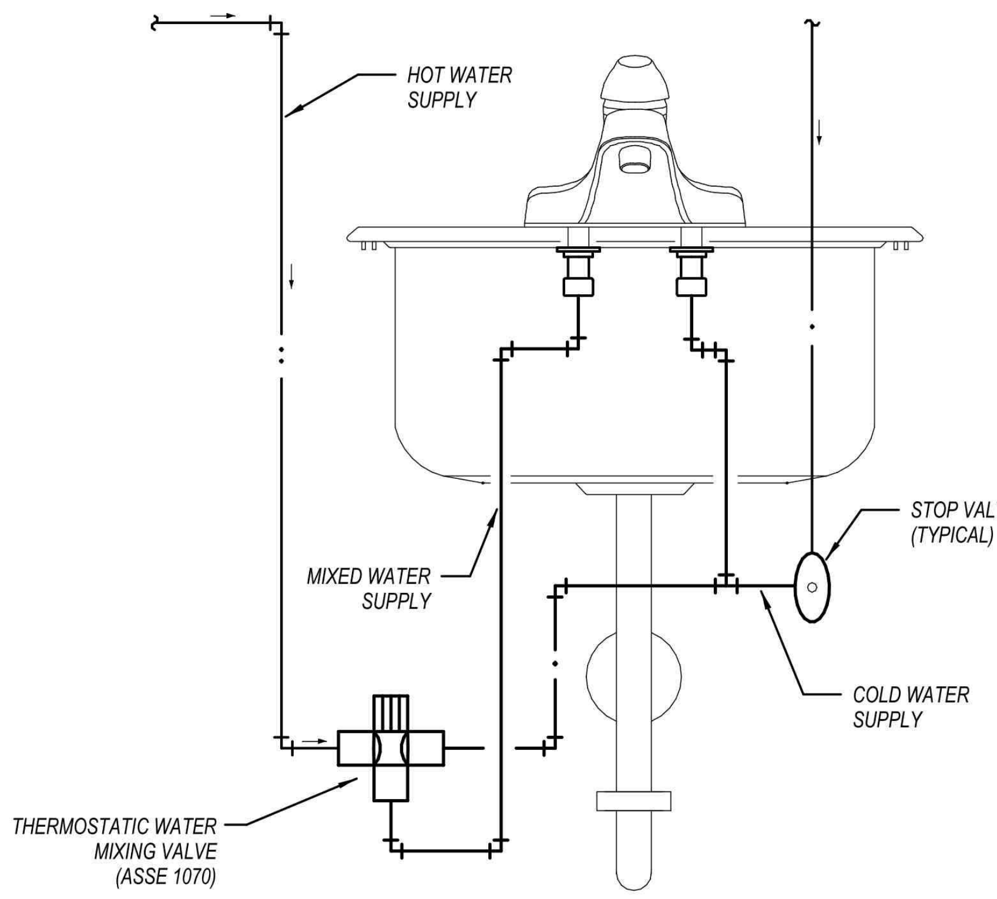
AUTOMATIC TRAP PRIMER

NOT TO SCALE


HOT WATER SUPPLY
COLD WATER SUPPLY
AUTOMATIC VACUUM RELIEF VALVE (WHEN REQUIRED)
HOT WATER RETURN
STOP VALVE (TYP.)
AQUASTAT TO CONTROL PUMP
THERMOMETER
T&P RELIEF VALVE
DOMESTIC HOT WATER RECIRC PUMP
UNION (TYP.)
CHECK VALVE (TYPICAL)
WATER HEATER
EXPANSION TANK
D
D
PROVIDE WITH MOUNTING LEGS
TERMINATE OVER FLOOR DRAIN

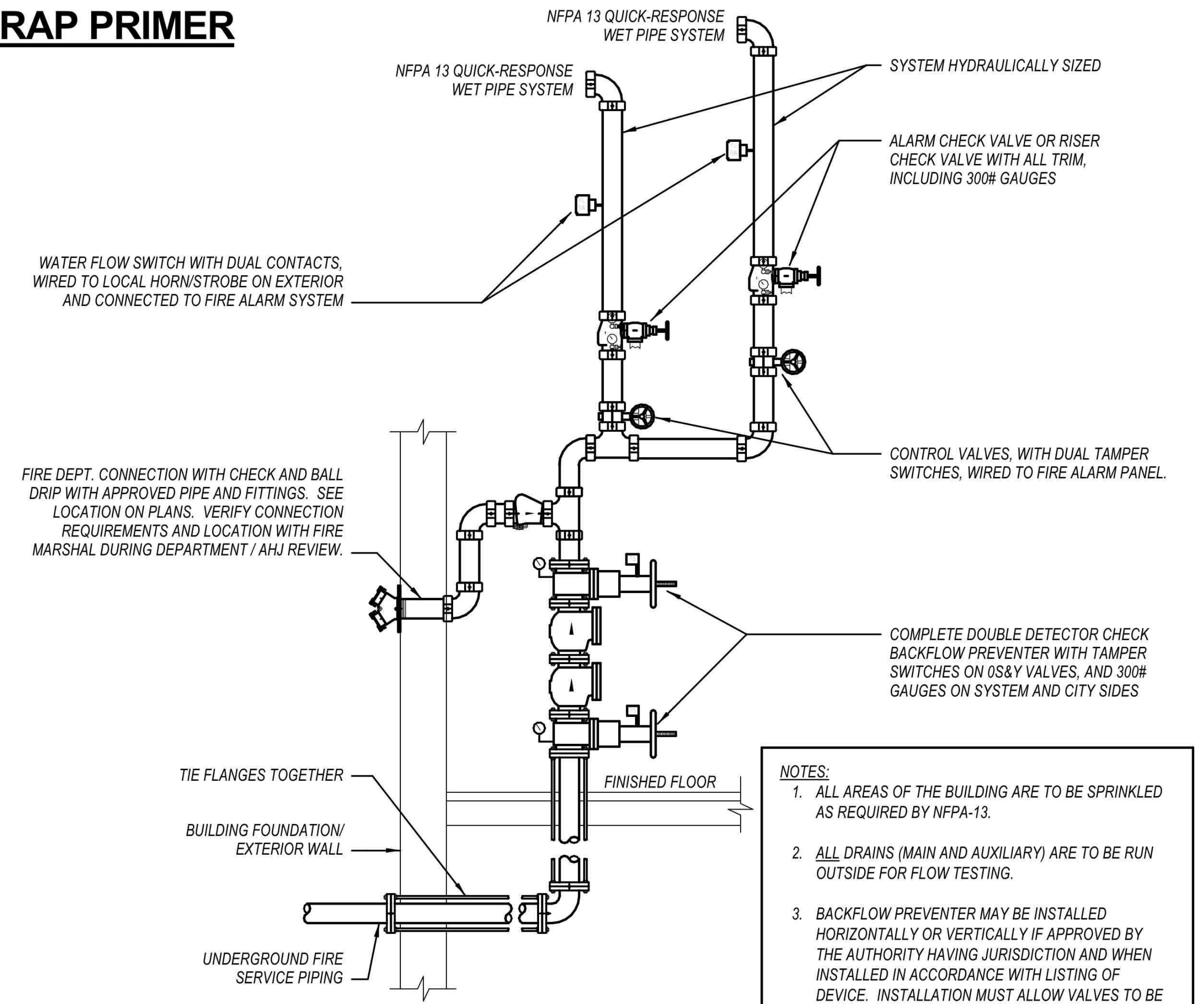
ELECTRIC WATER HEATER

NOT TO SCALE


HOT WATER SUPPLY
STOP VALVE (TYPICAL)
MIXED WATER SUPPLY
COLD WATER SUPPLY
THERMOSTATIC WATER MIXING VALVE (ASSE 1070)

HAND WASHING SINK/LAVATORY TEMPERED WATER SCHEMATIC

NOT TO SCALE


NFPA 13 QUICK-RESPONSE WET PIPE SYSTEM
NFPA 13 QUICK-RESPONSE WET PIPE SYSTEM
SYSTEM HYDRAULICALLY SIZED
ALARM CHECK VALVE OR RISER CHECK VALVE WITH ALL TRIM, INCLUDING 300# GAUGES
WATER FLOW SWITCH WITH DUAL CONTACTS, WIRED TO LOCAL HORN/STROBE ON EXTERIOR AND CONNECTED TO FIRE ALARM SYSTEM
CONTROL VALVES, WITH DUAL TAMPER SWITCHES, WIRED TO FIRE ALARM PANEL.
FIRE DEPT. CONNECTION WITH CHECK AND BALL DRIP WITH APPROVED PIPE AND FITTINGS. SEE LOCATION ON PLANS. VERIFY CONNECTION REQUIREMENTS AND LOCATION WITH FIRE MARSHAL DURING DEPARTMENT / AHJ REVIEW.
COMPLETE DOUBLE DETECTOR CHECK BACKFLOW PREVENTER WITH TAMPER SWITCHES ON 0S&Y VALVES, AND 300# GAUGES ON SYSTEM AND CITY SIDES
TIE FLANGES TOGETHER
FINISHED FLOOR
BUILDING FOUNDATION/ EXTERIOR WALL
UNDERGROUND FIRE SERVICE PIPING

NOTES:
1. ALL AREAS OF THE BUILDING ARE TO BE SPRINKLED AS REQUIRED BY NFPA-13.
2. ALL DRAINS (MAIN AND AUXILIARY) ARE TO BE RUN OUTSIDE FOR FLOW TESTING.
3. BACKFLOW PREVENTER MAY BE INSTALLED HORIZONTALLY OR VERTICALLY IF APPROVED BY THE AUTHORITY HAVING JURISDICTION AND WHEN INSTALLED IN ACCORDANCE WITH LISTING OF DEVICE. INSTALLATION MUST ALLOW VALVES TO BE SERVICED WHILE STANDING ON THE FLOOR.

FIRE SPRINKLER RISER DETAIL

NOT TO SCALE

25.075

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1550 WEWATTA, ST. #200 DENVER, CO 80202
720.739.4500 WWW.PKMRENG.COM

D2C ARCHITECTS

D2C ARCHITECTS, INC.
DENVER, COLORADO

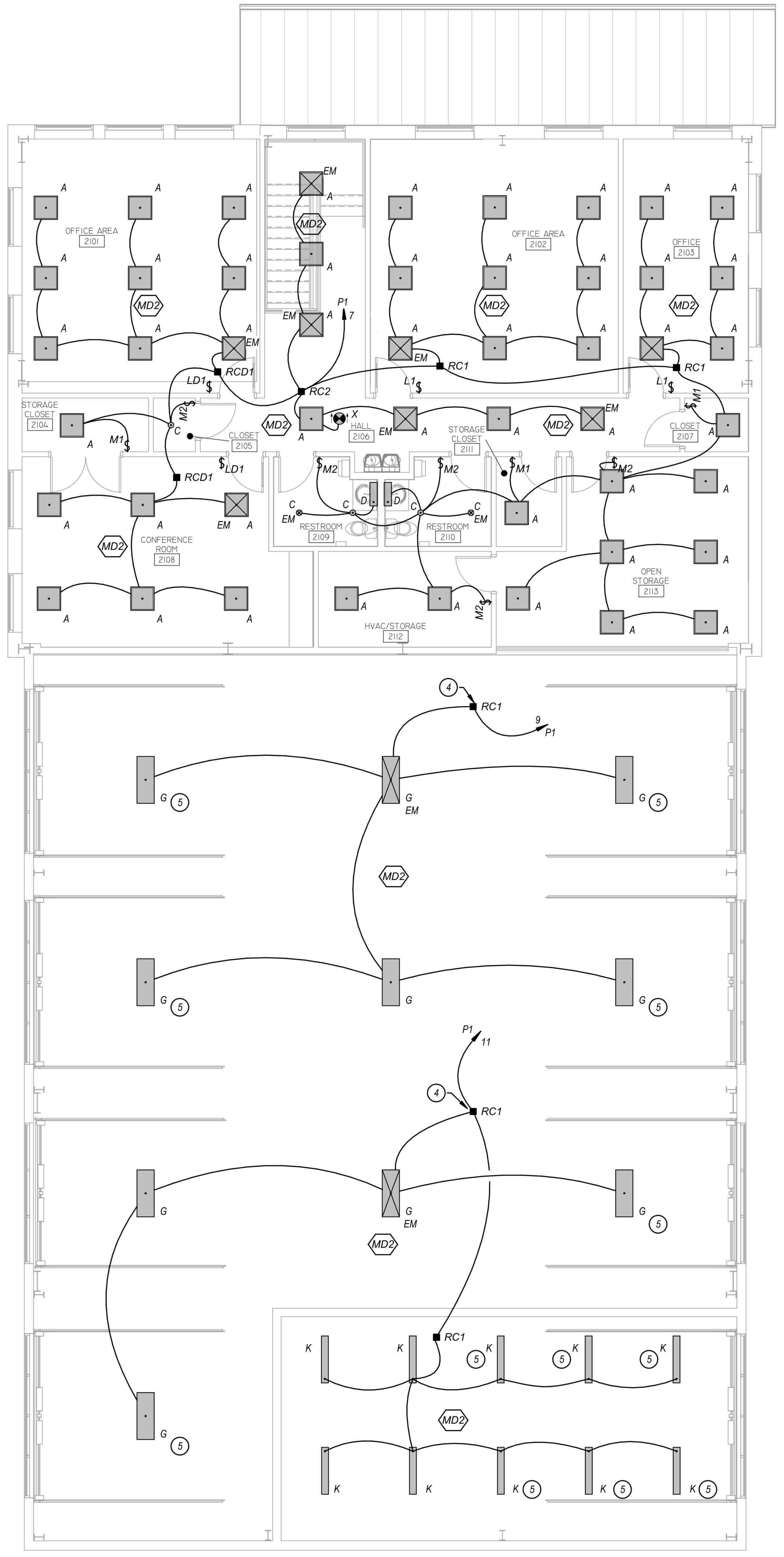
MARK	DESCRIPTION	DATE	APPR
	FOR PERMIT	5/19/2025	

ISSUE DATE: **MAY 19, 2025**
CONSULTANTS PROJECT #
SOLICITATION NO.:
CONTRACT NO.:
FILE NUMBER:
DESIGN BY: Designer
D2C PROJECT NUMBER 202421
DRAWN BY: Author
CKD BY: Checker
SBMT BY: Approver
PLOT DATE: 5/19/2025 3:33:14 PM
PLOT SCALE
FILE NAME:
SIZE: 22" x 34"

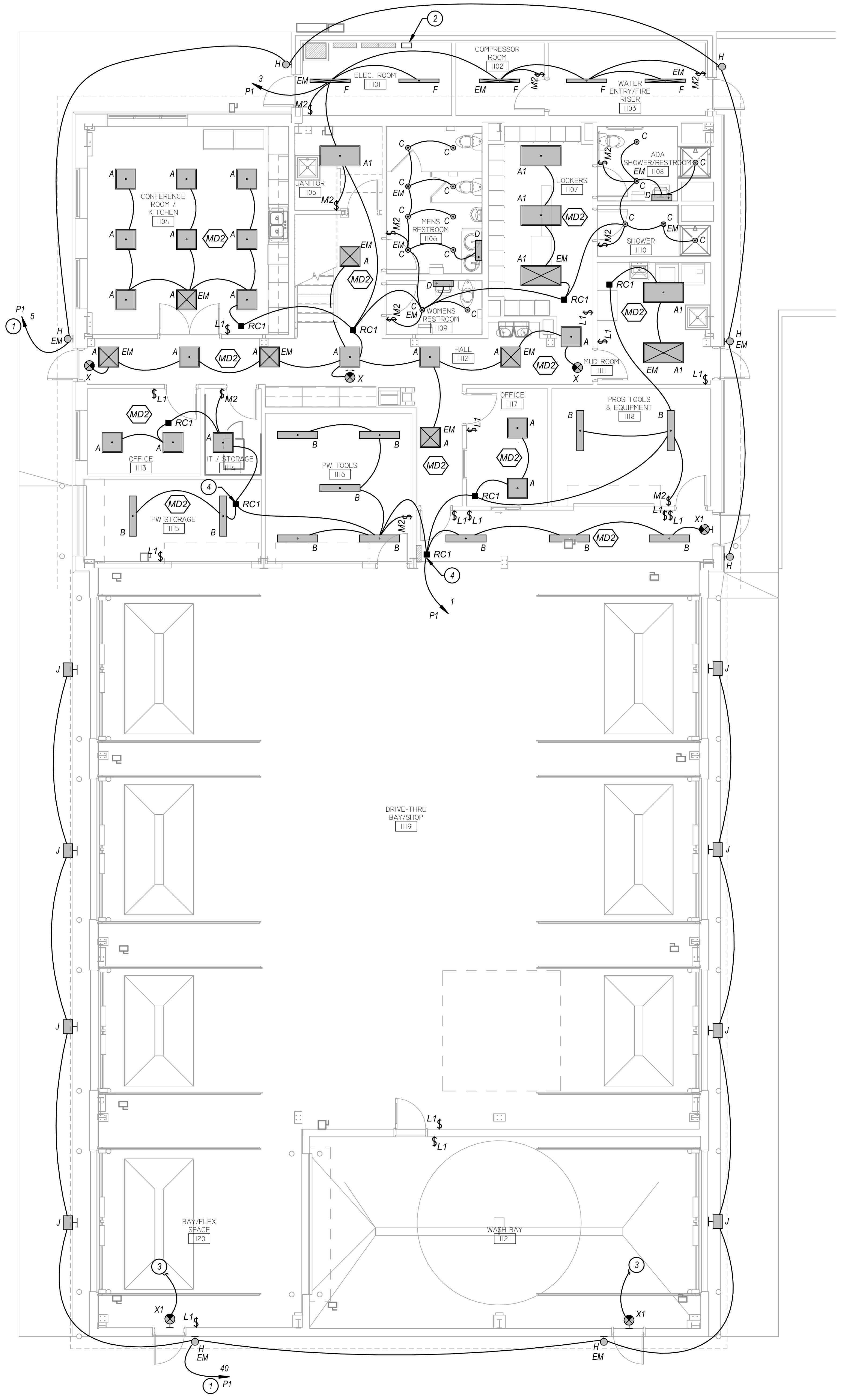
CHRISTOPHER JOHN KERN
57087
5/19/25

TOWN OF SUPERIOR
OPERATIONS & MAINTENANCE FACILITY
1950 HONEY CREEK LANE, SUPERIOR, CO 80027
PLUMBING DETAILS

SHEET IDENTIFICATION
P-401


OFFICE AREA 2101
OFFICE AREA 2102
OFFICE 2103
STORAGE CLOSET 2104
CLOSET 2105
HALL 2106
CLOSET 2107
CONFERENCE ROOM 2108
RESTROOM 2109
RESTROOM 2110
STORAGE CLOSET 2111
HVAC/STORAGE 2112
OPEN STORAGE 2113
RCD1
RC1
RC2
MD2
EM

LIGHTING PLAN - LEVEL 2
SCALE: 1/8" = 1'-0"


ELEC. ROOM 1101
COMPRESSOR ROOM 1102
WATER ENTRY/FIRE RISER 1103
CONFERENCE ROOM / KITCHEN 1104
JANITOR 1105
MENS RESTROOM 1106
LOCKERS 1107
ADA SHOWER/RESTROOM 1108
WOMENS RESTROOM 1109
SHOWER 1110
MUD ROOM 1111
HALL 1112
OFFICE 1113
IT / STORAGE 1114
PW STORAGE 1115
PW TOOLS 1116
OFFICE 1117
PROS TOOLS & EQUIPMENT 1118
DRIVE-THRU BAY/SHOP 1119
BAY/FLEX SPACE 1120
WASH BAY 1121
RC1
MD2
EM

LIGHTING PLAN - LEVEL 1
SCALE: 1/8" = 1'-0"

GENERAL LIGHTING NOTES

1. REFER TO GENERAL NOTES ON MEP COVER SHEET FOR ADDITIONAL REQUIREMENTS OF WORK.
2. LIGHT FIXTURES INDICATED AS EMERGENCY FIXTURES ARE TO FUNCTION AS NIGHT LIGHTS UNLESS SPECIFICALLY SHOWN SWITCHED.

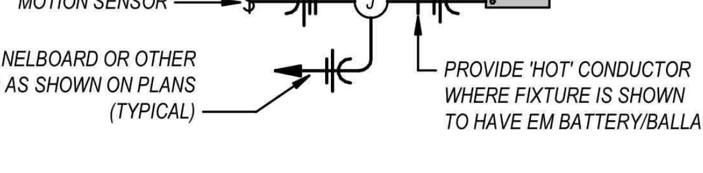
Ⓧ KEYED NOTES - LIGHTING

1 ROUTE THROUGH LIGHTING CONTACTOR LC-1, THEN HOMERUN.
2 LIGHTING CONTACTOR LC-1. PROVIDE WITH ASTRINOMICAL TIMECLOCK AND PHOTOCELL. REFER TO DETAIL ON SHEET E-601 FOR MORE INFO.
3 CONNECT TO HIGH-BAY FIXTURES ABOVE FOR BATTERY CHARGING
4 ROOM CONTROLLER SHOWN FOR REFERENCE ONLY. LOCATE DEVICE IN NEAREST STORAGE ROOM MOUNTED HIGH ON WALL WHERE RISK OF DAMAGE IS MINIMAL. LABEL EACH ROOM CONTROLLER WITH WHICH AREA/ZONE IS CONTROLLED.
5 COORDINATE LIGHT LOCATION WITH OVERHEAD DOOR TRACK & ARCHITECT.

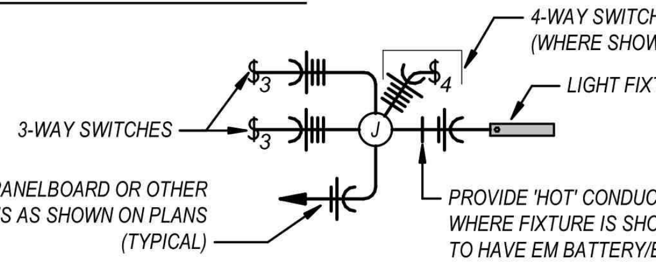
TYPICAL WIRING OF CONTROLS AND LIGHT FIXTURES

THE WIRING AND/OR TIC MARKS SHOWN BELOW ARE NOT SHOWN ON THE PLANS FOR CLARITY. PROVIDE WIRING FROM JUNCTION BOX(ES) TO SWITCHES/CONTROLLERS AND LIGHT FIXTURES AS SHOWN BELOW FOR EACH ROOM/AREA.

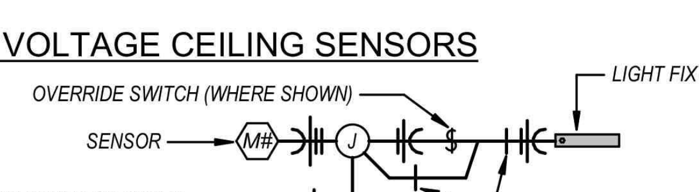
LINE VOLTAGE STANDARD WALL SWITCHES


LIGHT FIXTURE(S)
STANDARD SWITCH OR MOTION SENSOR
$
J
TO PANELBOARD OR OTHER ROOMS AS SHOWN ON PLANS (TYPICAL)
PROVIDE 'HOT' CONDUCTOR WHERE FIXTURE IS SHOWN TO HAVE EM BATTERY/BALLAST

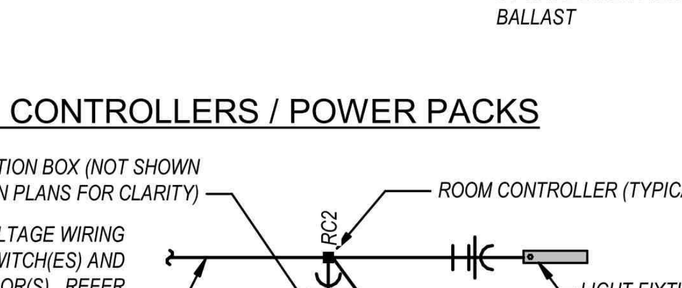
3-WAY WALL SWITCHES


4-WAY SWITCH(ES) (WHERE SHOWN)
$4
LIGHT FIXTURE(S)
3-WAY SWITCHES
$3
$3
J
TO PANELBOARD OR OTHER ROOMS AS SHOWN ON PLANS (TYPICAL)
PROVIDE 'HOT' CONDUCTOR WHERE FIXTURE IS SHOWN TO HAVE EM BATTERY/BALLAST

LINE VOLTAGE CEILING SENSORS


LIGHT FIXTURE(S)
OVERRIDE SWITCH (WHERE SHOWN)
SENSOR
M#
J
$
TO PANELBOARD OR OTHER ROOMS AS SHOWN ON PLANS (TYPICAL)
PROVIDE 'HOT' CONDUCTOR WHERE FIXTURE IS SHOWN TO HAVE EM BATTERY/ BALLAST

ROOM CONTROLLERS / POWER PACKS


JUNCTION BOX (NOT SHOWN ON PLANS FOR CLARITY)
ROOM CONTROLLER (TYPICAL)
RC2
LOW VOLTAGE WIRING TO SWITCH(ES) AND SENSOR(S). REFER TO DETAILS FOR WIRING OF SAME.
LIGHT FIXTURE(S)
J
TO OTHER ROOM CONTROLLERS (IF SHOWN ON PLANS)
PROVIDE 'HOT' CONDUCTOR WHERE FIXTURE IS SHOWN TO HAVE EM BATTERY/ BALLAST (TYPICAL)
SECOND RELAY (IF SHOWN)

25.075

pkmr ENGINEERS
PEARSON KENT MCKINLEY RAAF ENGINEERS, LLC
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D2C
ARCHITECTS

D2C ARCHITECTS, INC.
DENVER, COLORADO

MARK	DESCRIPTION	DATE	APPR
	FOR PERMIT	5/19/2025	

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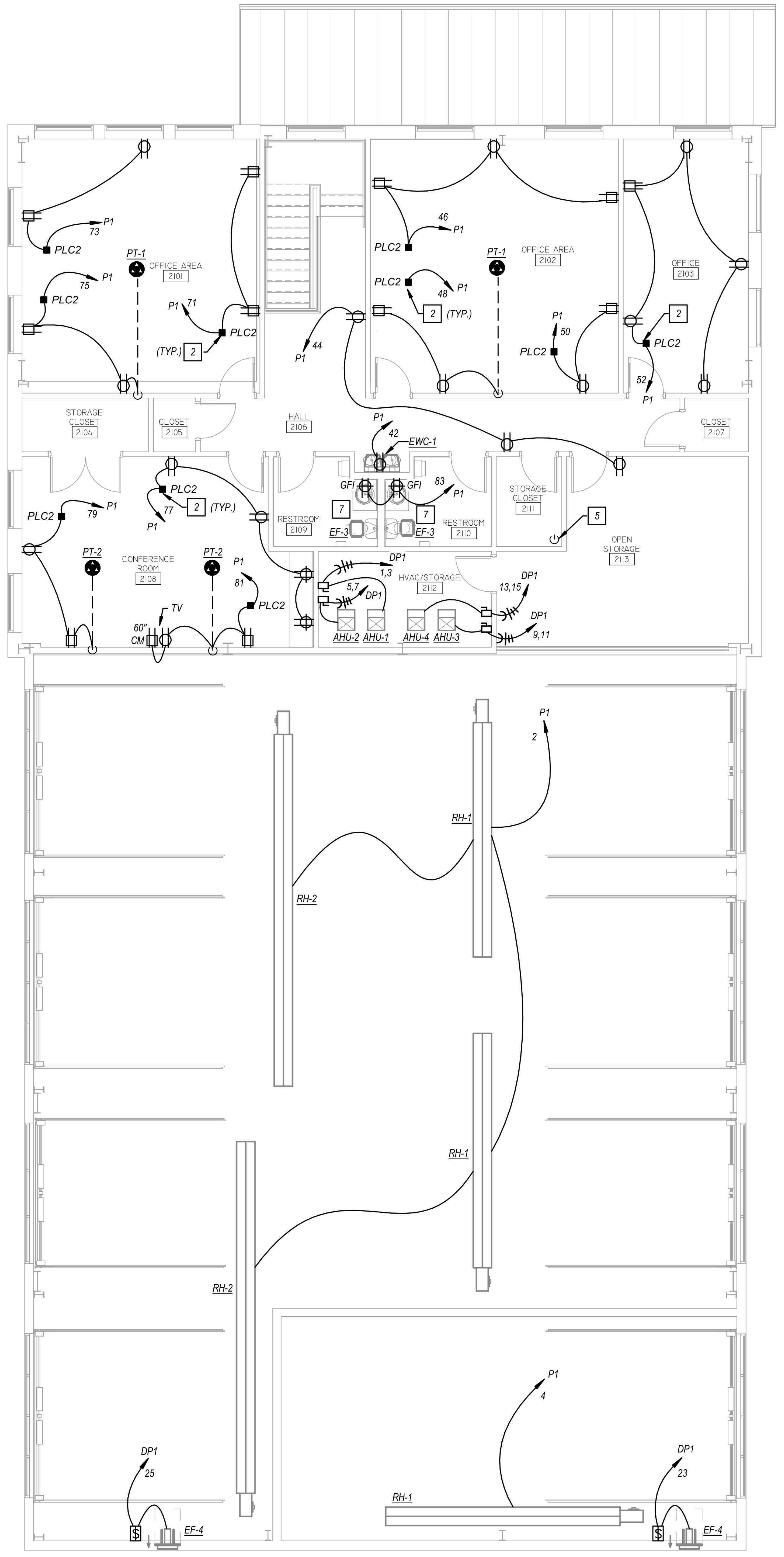
SBMT BY: Approver	PLOT DATE: 5/19/2025 3:33:16 PM
CONTRACT NO.:	
PLOT SCALE: As indicated	FILE NUMBER:
SIZE: 22" x 34"	FILE NAME:

COLORADO LICENSED
CHRISTOPHER JOHN AHERN
57087
PROFESSIONAL ENGINEER
5/19/25

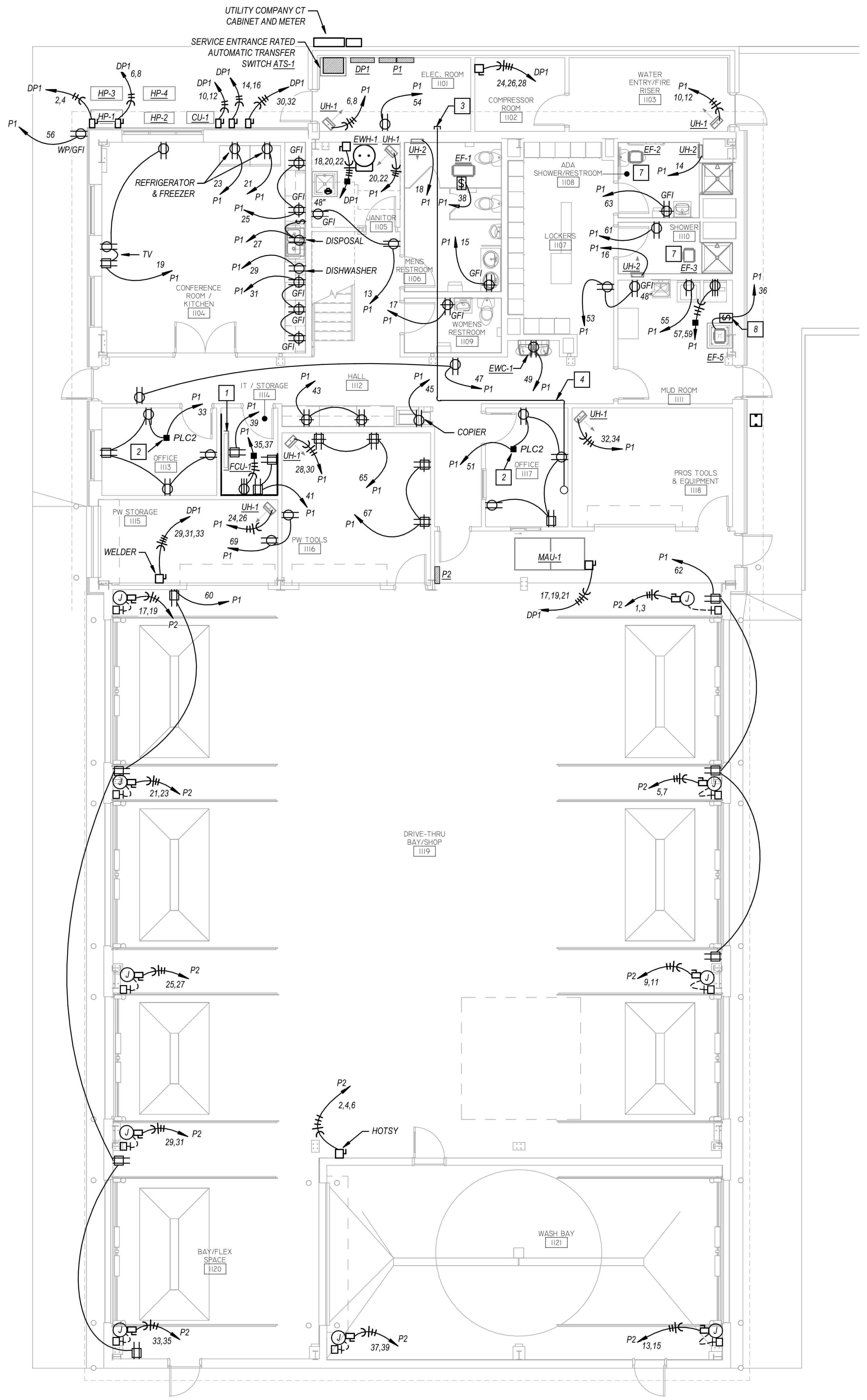
TOWN OF SUPERIOR
OPERATIONS &
MAINTENANCE FACILITY
1950 HONEY CREEK LANE, SUPERIOR, CO 80027
ELECTRICAL - LIGHTING

SHEET IDENTIFICATION
E-101


OFFICE AREA 2101
OFFICE AREA 2102
OFFICE 2103
STORAGE CLOSET 2104
CLOSET 2105
HALL 2106
CLOSET 2107
CONFERENCE ROOM 2108
RESTROOM 2109
RESTROOM 2110
STORAGE CLOSET 2111
HVAC/STORAGE 2112
OPEN STORAGE 2113
PT-1
PT-2
PLC2
EWC-1
EF-3
EF-4
AHU-1
AHU-2
AHU-3
AHU-4
RH-1
RH-2
TV
P1
DP1
GFI
(TYP.)

POWER PLAN - LEVEL 2

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


UTILITY COMPANY CT CABINET AND METER
SERVICE ENTRANCE RATED AUTOMATIC TRANSFER SWITCH ATS-1
ELEC. ROOM 1101
COMPRESSOR ROOM 1102
WATER ENTRY/FIRE RISER 1103
CONFERENCE ROOM / KITCHEN 1104
JANITOR 1105
MENS RESTROOM 1106
LOCKERS 1107
ADA SHOWER/RESTROOM 1108
WOMENS RESTROOM 1109
SHOWER 1110
MUD ROOM 1111
HALL 1112
OFFICE 1113
IT / STORAGE 1114
PW STORAGE 1115
PW TOOLS 1116
OFFICE 1117
PROS TOOLS & EQUIPMENT 1118
DRIVE-THRU BAY/SHOP 1119
BAY/FLEX SPACE 1120
WASH BAY 1121
REFRIGERATOR & FREEZER
DISPOSAL
DISHWASHER
COPIER
WELDER
HOTSY
WP/GFI
HP-1
HP-2
HP-3
HP-4
CU-1
UH-1
UH-2
EWH-1
EF-1
EF-2
EF-3
EF-5
EWC-1
FCU-1
MAU-1
PLC2
TV
P1
P2
DP1
GFI

POWER PLAN - LEVEL 1

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

GENERAL POWER NOTES

1. REFER TO GENERAL NOTES ON MEP COVER SHEET FOR ADDITIONAL REQUIREMENTS OF WORK.
2. COORDINATE EXACT NEMA CONFIGURATIONS OF RECEPTACLES SERVING EQUIPMENT WITH EXACT EQUIPMENT BEING FURNISHED.
3. EXACT MECHANICAL EQUIPMENT LOCATIONS MAY NOT BE SHOWN FOR CLARITY. COORDINATE EXACT LOCATIONS OF ALL MECHANICAL EQUIPMENT, DUCT DETECTORS, ETC. WITH MECHANICAL DRAWINGS AND CONTRACTOR.
4. COORDINATE EXACT LOCATIONS OF SMOKE DETECTORS WITH CEILING FANS, HVAC DIFFUSERS, SPRINKLER HEADS, ETC. PER NFPA REQUIREMENTS.

X KEYED NOTES - POWER

1 INDOOR UNIT POWERED FROM OUTDOOR UNIT. PROVIDE TOGGLE DISCONNECT AND ALL REQUIRED CONNECTIONS. COORDINATE WITH MECHANICAL CONTRACTOR FOR EXACT EQUIPMENT DETAILS.

2 PROVIDE PLUG LOAD CONTROLLER (PLC) TO CONTROL 50% OF RECEPTACLES IN THIS SPACE. PLC SHALL INTERFACE WITH OCCUPANCY CONTROL SYSTEM IN ROOM AND BECOMPATIBLE WITH SELECTED LIGHTING CONTROL SYSTEM. REFER TO DETAIL ONSHEET E501 FOR MORE INFORMATION. CONTROLS TO MEET IECC C405.11.

3 PROVIDE (1) 4" CONDUIT WITH PULLSTRINGS FROM ELEC ROOM TO ROOF FOR FUTURE SOLAR SYSTEM AND CAP EACH END.

4 CONDUIT ROUTED ABOVE CEILING. SUPPORT FROM STRUCTURE AND COORDINATE EXACT ROUTING IN CEILING WITH ALL OTHER UTILITIES.

5 CONDUIT UP THROUGH ROOF FOR FUTURE SOLAR.

7 EXHAUST FAN POWERED WITH LIGHTS THIS ROOM. REFER TO LIGHTING PLANS FOR CIRCUIT INFORMATION.

8 PROVIDE COUNTDOWN TIMER SWITCH FOR EXHAUST FAN. (LEVITON DT115-1LW OR SIMILAR)

PEARSON KENT MCKINLEY RAAF ENGINEERS, LLC
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25.075

D2C ARCHITECTS, INC.
DENVER, COLORADO

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CONTRACT NO.:
FILE NUMBER:

CHRISTOPHER JOHN AHERN
57087
5/19/25

TOWN OF SUPERIOR
OPERATIONS &
MAINTENANCE FACILITY
1950 HONEY CREEK LANE, SUPERIOR, CO 80027

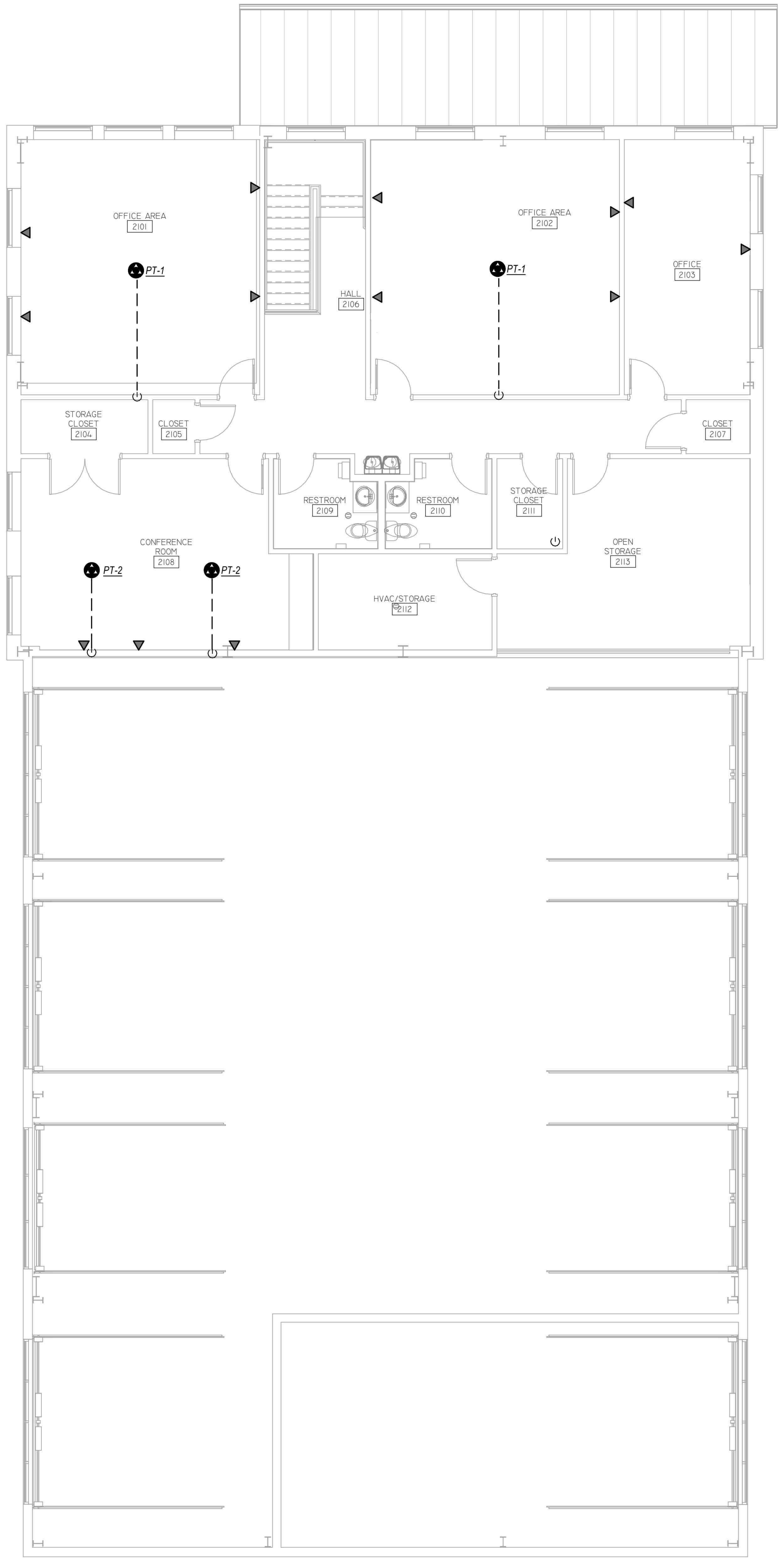
ELECTRICAL - POWER

SHEET IDENTIFICATION
E-201

GEN. SPECIAL SYSTEMS NOTES

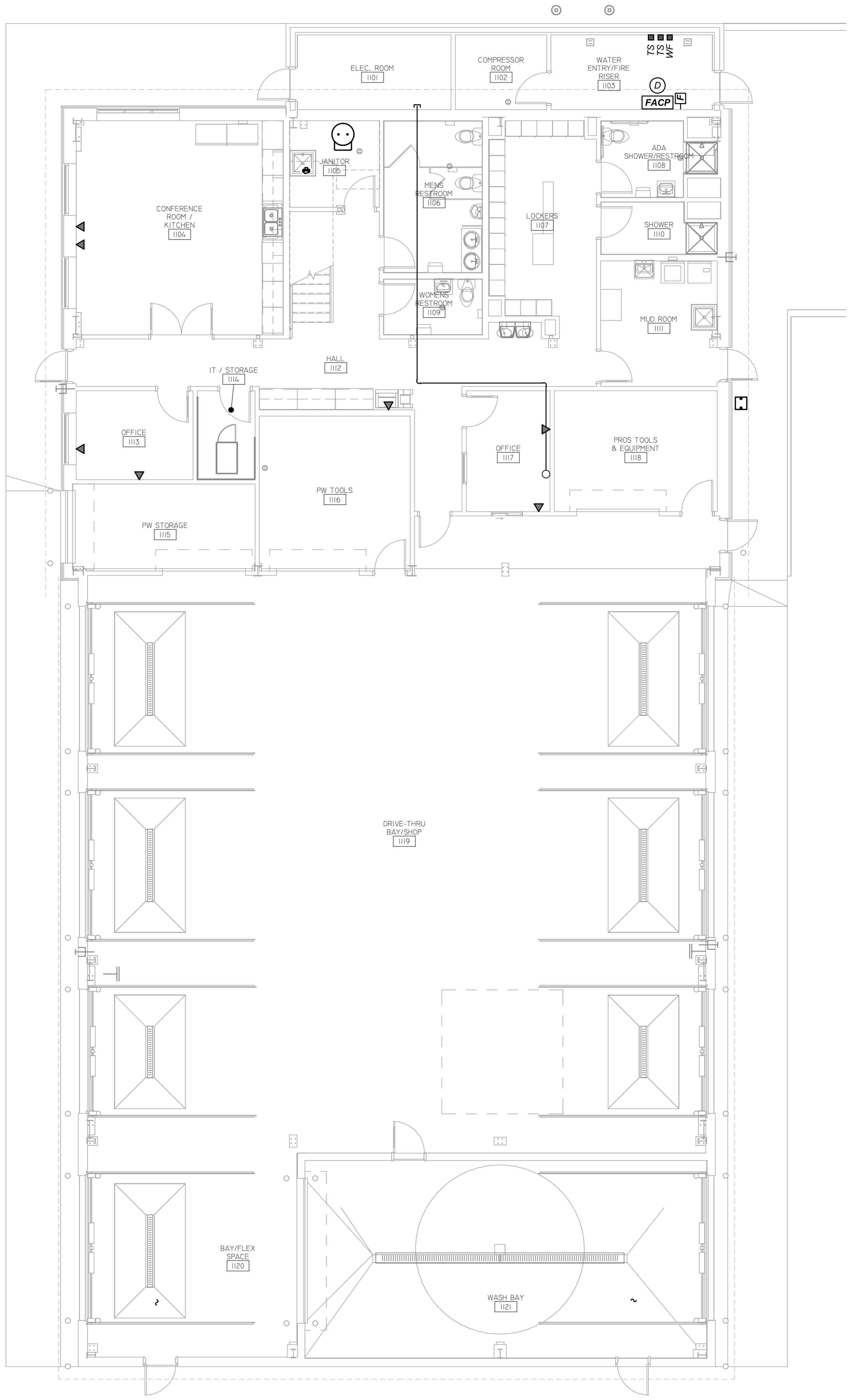
1. REFER TO GENERAL NOTES ON MEP COVER SHEET FOR ADDITIONAL REQUIREMENTS OF WORK.
2. REFER TO LOW VOLTAGE RISER DIAGRAMS / DETAILS FOR WORK THAT MAY NOT BE SHOWN ON PLANS.
3. EXACT MECHANICAL EQUIPMENT LOCATIONS MAY NOT BE SHOWN FOR CLARITY. COORDINATE EXACT LOCATIONS OF ALL MECHANICAL EQUIPMENT, DUCT DETECTORS, ETC. WITH MECHANICAL DRAWINGS AND CONTRACTOR.
4. COORDINATE EXACT LOCATIONS OF SMOKE DETECTORS WITH CEILING FANS, HVAC DIFFUSERS, SPRINKLER HEADS, ETC. PER NFPA REQUIREMENTS.

☒ NOTES - SPECIAL SYSTEMS


OFFICE AREA
2101
PT-1
OFFICE AREA
2102
PT-1
OFFICE
2103
HALL
2106
STORAGE CLOSET
2104
CLOSET
2105
CLOSET
2107
RESTROOM
2109
RESTROOM
2110
STORAGE CLOSET
2111
CONFERENCE ROOM
2108
PT-2
PT-2
HVAC/STORAGE
2112
OPEN STORAGE
2113

SPECIAL SYSTEMS PLAN - LEVEL 2

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


ELEC. ROOM
1101
COMPRESSOR ROOM
1102
WATER ENTRY/FIRE RISER
1103
TS
TS
WF
D
FACP
F
JANITOR
1105
MENS RESTROOM
1106
LOCKERS
1107
ADA SHOWER/RESTROOM
1108
WOMENS RESTROOM
1109
SHOWER
1110
MUD ROOM
1111
CONFERENCE ROOM / KITCHEN
1104
HALL
1112
IT / STORAGE
1114
OFFICE
1113
OFFICE
1117
PROS TOOLS & EQUIPMENT
1118
PW TOOLS
1116
PW STORAGE
1115
DRIVE-THRU BAY/SHOP
1119
BAY/FLEX SPACE
1120
WASH BAY
1121

SPECIAL SYSTEMS PLAN - LEVEL 1

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

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TOWN OF SUPERIOR
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1950 HONEY CREEK LANE, SUPERIOR, CO 80027

ELECTRICAL - SPECIAL SYSTEMS

SHEET IDENTIFICATION
E-301

GENERAL RISER DIAGRAM NOTES

1. REFER TO GENERAL NOTES ON MEP COVER SHEET FOR ADDITIONAL REQUIREMENTS OF WORK.
2. RISER DIAGRAM IS SCHEMATIC AND MAY NOT REFLECT ACTUAL INSTALLATION REQUIREMENTS. REFER TO PLANS AND COORDINATE AS REQUIRED.
3. FAULT CURRENT INFORMATION COULD NOT BE VERIFIED ON SITE. CONTRACTOR TO VERIFY FAULT RATINGS OF EXISTING EQUIPMENT AND PROVIDE NEW EQUIPMENT OF EQUAL RATING.

RISER DIAGRAM KEYED NOTES

1 VERIFY UTILITY METERING REQUIREMENTS WITH UTILITY COMPANY PRIOR TO ORDERING EQUIPMENT. INCLUDE ALL COSTS IN THE BASE BID.

2 PROVIDE PROVISIONS TO SHUT DOWN PRIME MOVER START CONTROL CIRCUITS AND RENDERS THE PRIME MOVER INCAPABLE OF STARTING. ALSO PROVIDE REMOTE E-STOP SWITCH OUTSIDE GENERATOR ENCLOSURE TO SHUT DOWN PRIME MOVER.

3 2 SETS OF (3) 500MCM CU IN 3" CONDUIT.

4 2 SETS OF (3) 500MCM CU, (1)#1/0G. IN 3" CONDUIT.

5 RE: ELECTRICAL SERVICE GROUNDING DETAIL.

6 AUTOMATIC TRANSFER SWITCH ATS-1. SEE SCHEDULE.

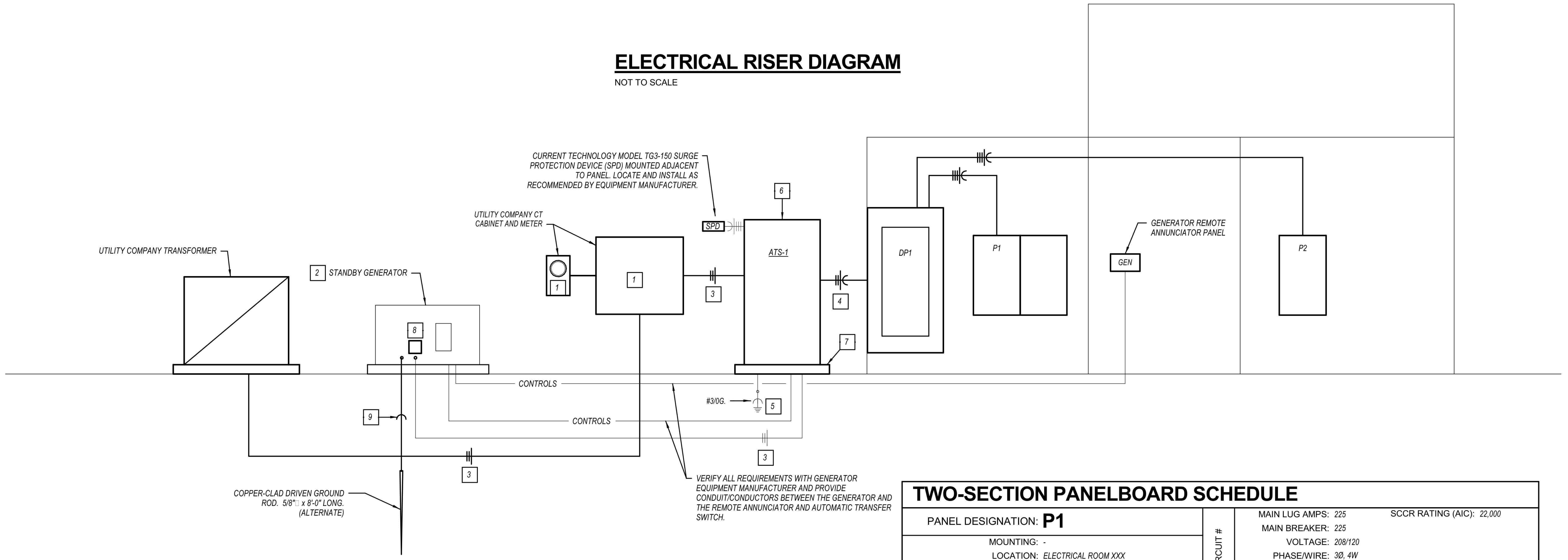
7 PROVIDE 3-1/2" HIGH CONCRETE HOUSEKEEPING PAD FOR ATS.

8 100KW/125kVA BACKUP GENERATOR WITH UNIT-MOUNTED 400A/3P CIRCUIT BREAKER. REFER TO DETAILS THIS SHEET FOR ADDITIONAL WORK / DESCRIPTION OF GENERATOR.

9 #1/0 GROUNDING ELECTRODE. BOND TO GENERATOR ENCLOSURE FOR LIGHTING PROTECTION OF ENCLOSURE.

ELECTRICAL RISER DIAGRAM

NOT TO SCALE


UTILITY COMPANY TRANSFORMER
2 STANDBY GENERATOR
8
9
UTILITY COMPANY CT CABINET AND METER
1
1
CURRENT TECHNOLOGY MODEL TG3-150 SURGE PROTECTION DEVICE (SPD) MOUNTED ADJACENT TO PANEL. LOCATE AND INSTALL AS RECOMMENDED BY EQUIPMENT MANUFACTURER.
SPD
6
ATS-1
3
4
7
DP1
P1
GENERATOR REMOTE ANNUNCIATOR PANEL
GEN
P2
CONTROLS
CONTROLS
#3/0G.
5
3
3
COPPER-CLAD DRIVEN GROUND ROD. 5/8" x 8'-0" LONG. (ALTERNATE)
VERIFY ALL REQUIREMENTS WITH GENERATOR EQUIPMENT MANUFACTURER AND PROVIDE CONDUIT/CONDUCTORS BETWEEN THE GENERATOR AND THE REMOTE ANNUNCIATOR AND AUTOMATIC TRANSFER SWITCH.

SINGLE-SECTION PANELBOARD SCHEDULE

PANEL DESIGNATION: **P2**
MOUNTING: -
LOCATION: ELECTRICAL ROOM XXX
MAIN LUG AMPS: 225
MAIN BREAKER: M.L.O.
VOLTAGE: 208/120
PHASE/WIRE: 3Ø, 4W
SCCR RATING (AIC): 22,000

DESCRIPTION	PHASE			C/B		CIRCUIT #		C/B		PHASE			DESCRIPTION
	A	B	C	TRIP	POLE			POLE	TRIP	A	B	C	
GARAGE DOOR OPENER	1200			20	2	1	2	3	40	3600			HOTSY
-		1200		-	-	3	4	-	-		3600		-
GARAGE DOOR OPENER			1200	-	2	5	6	-	-			3600	-
-	1200			-	-	7	8	1	20	-			SPARE
GARAGE DOOR OPENER		1200		-	2	9	10	1	20		-		SPARE
-			1200	-	-	11	12	1	20			-	SPARE
GARAGE DOOR OPENER	1200			-	2	13	14	1	20	-			SPARE
-		1200		-	-	15	16	1	20		-		SPARE
GARAGE DOOR OPENER			1200	-	2	17	18	1	20			-	SPARE
-	1200			-	-	19	20	1	20	-			SPARE
GARAGE DOOR OPENER		1200		-	2	21	22	1	20		-		SPARE
-			1200	-	-	23	24	1	20			-	SPARE
GARAGE DOOR OPENER	1200			-	2	25	26	1	-	-			SPACE
-		1200		-	-	27	28	1	-		-		SPACE
GARAGE DOOR OPENER			1200	-	2	29	30	1	-			-	SPACE
-	1200			-	-	31	32	1	-	-			SPACE
GARAGE DOOR OPENER		1200		-	2	33	34	1	-		-		SPACE
-			1200	-	-	35	36	1	-			-	SPACE
GARAGE DOOR OPENER	1200			-	2	37	38	1	-	-			SPACE
-		1200		-	-	39	40	1	-		-		SPACE
SPARE			-	20	1	41	42	1	-			-	SPACE
TOTALS	8400	8400	7200							3600	3600	3600	TOTALS

PANELBOARD SIZING LOAD			
LOAD DESCRIPTION	CONNECTED	DEMAND	CODE MIN. (VA)
LIGHTS	0	1.25	0
RECEPTACLES	0	10KVA + 50% REST	0
MOTORS	24,000	1.25 x LARGEST + SUM OF REST	24,600
AIR CONDITIONING	0	1.00	0
SPACE HEATING	0	0.00	0
HEAT PUMP	0	1.00	0
CONTINUOUS	0	1.25	0
NON-CONTINUOUS	10,800	1.00	10,800
MISC. LOADS 1	0	1.00	0
		SIZING LOAD:	35,400
		SIZING LOAD (AMPS):	98

CONNECTED PHASE LOADS		
PHASE	VA	AMPS
A	12,000	99.9
B	12,000	99.9
C	10,800	89.9
TOTALS	34,800	96.6

REMARKS:

EATON POW-R-LINE 1X OR EQUAL

DISTRIBUTION PANELBOARD SCHEDULE

PANEL DESIGNATION: **DP1**
MOUNTING: -
LOCATION: ELECTRICAL ROOM XXX
MAIN LUG AMPS: 800
MAIN BREAKER: 800
VOLTAGE: 208/120
PHASE/WIRE: 3Ø, 4W
SCCR RATING (AIC): 22,000

DESCRIPTION	PHASE			C/B		CIRCUIT #		C/B		PHASE			DESCRIPTION
	A	B	C	TRIP	POLE			POLE	TRIP	A	B	C	
AH-1	4212			60	2	1	2	2	35	2392			HP-1
-		4212		-	-	3	4	-	-		2392		-
AH-2			2912	35	2	5	6	2	35			2132	HP-2
-	2912			-	-	7	8	-	-	2132			-
AH-3		4264		60	2	9	10	2	50		4264		HP-3
-			4264	-	-	11	12	-	-			4264	-
AH-4	4264			60	2	13	14	2	50	4264			HP-4
-		4264		-	-	15	16	-	-		4264		-
MAU-1			1416	20	3	17	18	3	30			3000	WH-1
-	1416			-	-	19	20	-	-	3000			-
-		1416		-	-	21	22	-	-		3000		-
EF-4			1920	30	1	23	24	3	60			3864	COMPRESSOR
EF-4	1920			30	1	25	26	-	-	3864			-
EF-5 WELDER		1920		30	1	27	28	-	-		3864		-
WELDER			5400	60	3	29	30	2	20			1560	CU-1
-	5400			-	-	31	32	-	-	1560			-
-		5400		-	-	33	34	1	20		-		SPARE
CAR CHARGER			4160	40	2	35	36	1	20			-	SPARE
-	4160			-	-	37	38	1	20	-			SPARE
CAR CHARGER		4160		40	2	39	40	2	30		-		SPARE
-			4160	-	-	41	42	-	-			-	-
SPARE	-			50	3	43	44	3	30	-			SPARE
-		-		-	-	45	46	-	-		-		-
-			-	-	-	47	48	-	-			-	-
FUTURE BATTERY STORAGE	-			-	3	49	50	3	-	-			FUTURE SOLAR CONNECTION
-		-		-	-	51	52	-	-		-		-
-			-	-	-	53	54	-	-			-	-
PANELBOARD P2	12000			200	3	55	56	3	225	20768			PANELBOARD P1
-		12000		-	-	57	58	-	-		22909		-
-			10800	-	-	59	60	-	-			21865	-
TOTALS	36284	37636	35032							37980	40693	36685	TOTALS

PANELBOARD SIZING LOAD			
LOAD DESCRIPTION	CONNECTED	DEMAND	CODE MIN. (VA)
LIGHTS	7,422	1.25	9,278
RECEPTACLES	21,640	10KVA + 50% REST	15,820
MOTORS	47,680	1.25 x LARGEST + SUM OF REST	50,578
AIR CONDITIONING	3,120	0.00	0
SPACE HEATING	53,804	1.00	53,804
HEAT PUMP	26,104	1.00	26,104
CONTINUOUS	0	1.25	0
NON-CONTINUOUS	64,540	1.00	64,540
MISC. LOADS 1	0	1.00	0
		SIZING LOAD:	220,124
		SIZING LOAD (AMPS):	611

CONNECTED PHASE LOADS		
PHASE	VA	AMPS
A	74,264	618.4
B	78,329	652.3
C	71,717	597.2
TOTALS	224,310	622.6

REMARKS:

1. EATON POW-R-LINE 3X OR EQUAL.

TWO-SECTION PANELBOARD SCHEDULE

PANEL DESIGNATION: **P1**
MOUNTING: -
LOCATION: ELECTRICAL ROOM XXX
MAIN LUG AMPS: 225
MAIN BREAKER: 225
VOLTAGE: 208/120
PHASE/WIRE: 3Ø, 4W
SCCR RATING (AIC): 22,000

	DESCRIPTION	PHASE			C/B		CIRCUIT #		C/B		PHASE			DESCRIPTION
		A	B	C	TRIP	POLE			POLE	TRIP	A	B	C	
	LTS: TOOLS, STORAGE,OFFICE	939			20	1	1	2	1	20	500			RADIENT HEATERS
	LTS: CONF. RRS, LOCKERS		1530		20	1	3	4	1	20		500		RADIENT HEATERS
	LTS: EXTERIOR			360	20	1	5	6	2	20			1500	UH-1 ELEC 1101
	LTS: 2ND OFFICE	1489			20	1	7	8	-	-	1500			-
	LTS: HIGHBAYS		1067		20	1	9	10	2	20		1500		UH-1 WATER ENTRY 1103
	LTS: HIGHBAYS			1245	20	1	11	12	-	-			1500	-
	REC: JANITOR 1105	360			20	1	13	14	1	20	1500			UH-2 ADA REST. 1108
	REC: MENS 1106		180		20	1	15	16	1	20		1500		UH-2 ADA REST. 1108
	REC: WOMENS 1109			180	20	1	17	18	1	20			1500	UH-2 MENS 1106
	REC: KITCHEN 1104 TV	720			20	1	19	20	2	20	1500			UH-1 JAN. 1105
G	REC: KITCHEN REF.		1200		20	1	21	22	-	-		1500		-
G	REC: KITCHEN FREEZER			1200	20	1	23	24	2	20			1500	UH-1 STORAGE 1115
	REC: KITCHEN COUNTER	360			20	1	25	26	-	-	1500			-
G	REC: KITCHEN DISPOSAL		500		20	1	27	28	2	20		1500		UH-1 PW TOOLS
G	REC: KITCHEN DISHWASHER			1000	20	1	29	30	-	-			1500	-
	REC: KITCHEN COUNTER	540			20	1	31	32	2	20	1500			UH-1 PROS TOOLS 1118
	REC: OFFICE 1113		900		20	1	33	34	-	-		1500		-
	REC: IT 1114			-	-	2	35	36	1	20			500	EF-6
	-	-			-	-	37	38	1	20	500			EF-1
	REC: IT 1114		360		15	1	39	40	1	20		792		LTS: GARAGES EXT.
	REC: IT 1114			720	15	1	41	42	1	20			-	SPARE
	TOTALS	4408	5737	4705							8500	8792	8000	TOTALS

SECOND SECTION: **P1 (2)**
MOUNTING: -
LOCATION: ELECTRICAL ROOM XXX
MAIN LUG AMPS: 225
MAIN BREAKER: -
VOLTAGE: 208/120
PHASE/WIRE: 3Ø, 4W
SCCR RATING (AIC): 22,000

DESCRIPTION	PHASE			C/B		CIRCUIT #		C/B		PHASE			DESCRIPTION	
	A	B	C	TRIP	POLE			POLE	TRIP	A	B	C		
REC: HALL 1112 COUNTER	360			20	1	43	44	1	20	1000			HALL 2106 EWC-1	
REC: HALL 1112 COPIER		1200		20	1	45	46	1	20		540		REC: HALL 2106	
REC: HALL 1112			360	20	1	47	48	1	20			900	REC: OFFICE 2102	
REC: HALL 1112 EWC-1	1000			20	1	49	50	1	20	900			REC: OFFICE 2102	
REC: OFFICE 1117		900		20	1	51	52	1	20		540		REC: OFFICE 2102	
REC: LOCKERS 1107			360	20	1	53	54	1	20			1080	REC: OFFICE 2103	
WASHER MUD ROOM	1000			20	1	55	56	1	20	180			REC: ELEC. 1101	
DRYER MUD ROOM		2500		30	2	57	58	1	20		180		REC: MECH EQUIP.	
-			2500	-	-	59	60	1	20			1440	REC: LH BAYS	G
REC: SHOWER1110	180			20	1	61	62	1	20	1080			REC: RH BAYS	G
REC: SHOWER1108		180		20	1	63	64	1	20		-		SPARE	
REC: PW TOOLS			720	20	1	65	66	1	20			-	SPARE	
REC: PW TOOLS	720			20	1	67	68	1	20	-			SPARE	
REC: PW TOOLS		360		20	1	69	70	1	20		-		SPARE	
REC: OFFICE 2101			720	20	1	71	72	1	20			-	SPARE	
REC: OFFICE 2101	540			20	1	73	74	1	20	-			SPARE	
REC: OFFICE 2101		900		20	1	75	76	1	-		-		SPACE	
REC: CONF. 2108			720	20	1	77	78	1	-			-	SPACE	
REC: CONF. 2108	900			20	1	79	80	1	-	-			SPACE	
REC: CONF. 2108		1080		20	1	81	82	1	-		-		SPACE	
REC: REST. 2109, 2110			360	20	1	83	84	1	-			-	SPACE	
TOTALS	4700	7120	5740							3160	1260	3420	TOTALS	

PANELBOARD SIZING LOAD			
LOAD DESCRIPTION	CONNECTED	DEMAND	CODE MIN. (VA)
LIGHTS	7,422	1.25	9,278
RECEPTACLES	21,640	10KVA + 50% REST	15,820
MOTORS	2,080	1.25 x LARGEST + SUM OF REST	2,260
AIR CONDITIONING	0	0.00	0
SPACE HEATING	22,500	1.00	22,500
HEAT PUMP	0	1.00	0
CONTINUOUS	0	1.25	0
NON-CONTINUOUS	11,900	1.00	11,900
MISC. LOADS 1	0	1.00	0
		SIZING LOAD:	61,758
		SIZING LOAD (AMPS):	171

CONNECTED PHASE LOADS		
PHASE	VA	AMPS
A	20,768	172.9
B	22,909	190.8
C	21,865	182.1
TOTALS	65,542	181.9

REMARKS:

1. EATON POW-R-LINE 1X OR EQUAL.

EQUIPMENT FEEDER / FAULT CURRENT RATING SCHEDULE

FEEDER NO.	EQUIPMENT	LOAD			FEEDER							CONDUIT		FAULT CURRENT CALCS			NOTES
		AMPS	VOLTAGE	PHASE	SETS	# OF WIRES	SIZE	GROUND	MATERIAL	TYPE	LENGTH	SIZE	TYPE	"C" VALUE	SCA	AIC	
-	UTILITY CO. TRANSFORMER	-			-							-		-	26,023	-	-
1	UTILITY CT CABINET	603.5	208	3	2	4.0	500 MCM	-	COPPER	THHN/THWN	65	3-1/2"	EMT	22,185	19,753	35,000	1
2	ATS-1	603.5	208	3	2	4.0	500 MCM	#2/0	COPPER	THHN/THWN	5	3-1/2"	EMT	22,185	19,393	22,000	1,2
3	DISTRIBUTION PANELBOARD DP1	603.5	208	3	2	4.0	500 MCM	#1/0	COPPER	THHN/THWN	5	3-1/2"	EMT	22,185	19,047	22,000	1,2
4	PANELBOARD P1	163.8	208	3	1	4.0	#3/0	#6	COPPER	THHN/THWN	5	2"	EMT	12,843	17,939	22,000	1,2
5	PANELBOARD P2	98.3	208	3	1	4.0	#3/0	#6	COPPER	THHN/THWN	55	2"	EMT	12,843	10,940	22,000	1,2

NOTES:

1. RATING BASED ON A MAXIMUM AVAILABLE FAULT CURRENT OF 26,000A GIVEN BY UTILITY COMPANY
2. EQUIPMENT MAY BE SERIES RATED.
3. CALCULATIONS PERFORMED USING BUSSMANN POINT-TO-POINT METHOD.

PEARSON KENT MCKINLEY RAAF ENGINEERS, LLC
1550 WEWATTA, ST. #200 DENVER, CO 80202
720.739.4500 WWW.PKMRENG.COM

25.075

D2C ARCHITECTS, INC.
DENVER, COLORADO

MARK	DESCRIPTION	DATE	APPR
	FOR PERMIT	5/19/2025	

ISSUE DATE: **MAY 19, 2025**
CONSULTANTS PROJECT #
DESIGN BY: Designer
D2C PROJECT NUMBER 202421
SOLICITATION NO.:
DRAWN BY: Author
CKD BY: Checker
CONTRACT NO.:
SBMT BY: Approver
PLOT DATE: 5/19/2025 4:09:14 PM
FILE NUMBER:
PLOT SCALE:
SIZE: 22" x 34"
FILE NAME:

COLORADO LICENSED PROFESSIONAL ENGINEER
CHRISTOPHER JOHN AHERN
57087
5/19/25

TOWN OF SUPERIOR
OPERATIONS & MAINTENANCE FACILITY
1950 HONEY CREEK LANE, SUPERIOR, CO 80027
ELECTRICAL RISER DIAGRAM

SHEET IDENTIFICATION
E-401

LIGHTING CONTROLS

REFER TO SCHEDULES FOR SPECIFIC INFORMATION ON DEVICES. UNLESS NOTED OTHERWISE, WHERE "#" IS USED BELOW IT REFERS TO THE DEVICE IDENTITY IN THE RESPECTIVE SCHEDULE.

STANDARD SENSORS/CONTROLLERS

$\$_{M\#}$	*WALL-MOUNTED SENSOR*
$\$_{MR\#}$	*WALL-MOUNTED SENSOR - DUAL-RELAY*

DIGITAL LIGHTING MANAGEMENT SENSORS/CONTROLLERS

⬡ MDX	*DIGITAL CEILING-MOUNTED MOTION SENSOR*
▷⬡ MDX◁	*DIGITAL CEILING-MOUNTED MOTION SENSOR FOR HALLWAYS*
⬡ DL	*DIGITAL DAYLIGHT SENSOR*
$\$_{L\#}$	*DIGITAL ON/OFF SWITCH (# INDICATES NO. OF BUTTONS)*
$\$_{LD\#}$	*DIGITAL DIMMING SWITCH (# INDICATES NO. OF BUTTONS)*
■ RC#	*DIGITAL ON/OFF ROOM CONTROLLER*
■ RD#	*DIGITAL DIMMING ROOM CONTROLLER*

TRAINING AND PROGRAMMING

OWNER TRAINING:
- *PROVIDE FACTORY REPRESENTATIVE TRAINING TO OWNER FOR EACH LIGHTING CONTROL SYSTEM UTILIZED, INCLUDING PROGRAMMING FOR SCHEDULING AND OPERATION OF EACH ROOM PER OWNER DIRECTION.*
- *PROVIDE RECORD OF TIME DELAY SETTINGS ON ALL SENSOR DEVICES FOR OWNER USE.*

SENSOR ADJUSTMENTS AND SETTINGS:
- *SYSTEMS SHALL BE SET/PROGRAMMED TO OPERATE TYPICALLY IN MANUAL ON/AUTO OFF MODE.*
  1. *SET WALL MOUNTED MOTION SENSOR TO MANUAL ON MODE.*
  2. *SET POWER PACKS AND ROOM CONTROLLERS CONTROLLED BY MOTION SENSORS TO MANUAL ON AND CONTROL WITH MOMENTARY WALL SWITCH.*
- *PROVIDE FINAL SETTINGS/ADJUSTMENTS PER OWNER'S DIRECTION.*

CONTROLS SEQUENCES

WALL-MOUNTED LINE VOLTAGE SENSORS:
- *TURN ON LIGHTS IN ROOM/AREA UPON BUTTON ON SENSOR BEING ACTIVATED BY OCCUPANT.*
- *TURN OFF LIGHTS AFTER NO MOTION IS DETECTED AND DELAY EXPIRES.*

OPEN OFFICE AREA:
- *MANUAL ON AND DIMMING CONTROL OF LIGHTING VIA DIMMING SWITCHES.*
- *TURN OFF LIGHTS AFTER NO MOTION IS DETECTED BY CEILING SENSOR AND DELAY EXPIRES.*

TRAINING/CONFERENCE ROOMS:
- *MANUAL ON/OFF AND DIMMING CONTROL OF LIGHTING VIA DIMMING SWITCHES.*
- *TURN OFF LIGHTS AFTER NO MOTION IS DETECTED AND DELAY EXPIRES.*
- *SWITCHES AT EACH DOOR:*
  1. *2X4 TROFFERS*
  2. *CAN LIGHTS*
- *EACH SWITCH IS TO FUNCTION AS A THREE-WAY SWITCH IN CONJUNCTION WITH THE SWITCH SERVING SAME LOAD AT THE OTHER DOOR IN THE ROOM.*

LIGHT FIXTURE SCHEDULE

MARK	MANUFACTURER	CATALOG NUMBER	DESCRIPTION	LED MODULE / DRIVER							REMARKS
				ID	WATTS	LUMENS	CRI	CCT	DIMMING	VOLTAGE	
A	WILLIAMS	LT SERIES	2'x2' DIRECT/INDIRECT LED TROFFER. FROSTED ACRYLIC CENTER LENS.	L27	21 W	2,700	80	3000 K	0-10V	120 V	1,2
A1	WILLIAMS	LT SERIES	2'x4' DIRECT/INDIRECT LED TROFFER. FROSTED ACRYLIC CENTER LENS.	L40	32 W	4,000	80	3000 K	0-10V	120 V	1,2
B	WILLIAMS	ASM SERIES	4' LONG ARCHITECTURAL SURFACE-MOUNTED FIXTURE. DIE-FORMED ALUMINUM HOUSING WITH RIBBED, TRANSLUENT, MATTE WHITE ACRYLIC DIFFUSER. WHITE POWDER COAT FINISH AFTER FABRICATION. ELECTRONIC BALLAST. UL-LISTED WET LOCATION UNDER COVERED CEILING.		32 W				NO	120 V	1
C	WILLIAMS	6DR	6" ROUND RECESSED DOWNLIGHT. DIE-FORMED STEEL PAN WITH FINNED, EXTRUDED ALUMINUM PASSIVE HEAT SINK. SELF-FLANGED, LOW-IRIDESCENT ALUMINUM REFLECTOR WITH CLEAR SEMI-SPECULAR FINISH - FURNISH WITH OPTIONAL "TD" LENS COVERING DIODES., WIDE DISTRIBUTION.	L20	19 W	1,445	80	3000 K	0-10V	120 V	1,2
D	PROGRESS	P2781-09	WALL-MOUNTED, DECORATIVE VANITY FIXTURE. FURNISH IN "DOWN" POSITION. BRUSHED NICKEL FINISH. ETCHED WHITE OPAL GLASS SHADES. UL-LISTED FOR DAMP LOCATIONS.	3 Lamps	60 W	0	80	3000 K	0-10V	120 V	1
F	WILLIAMS	SERIES 75S	4'-0" LONG STRIP FIXTURE WITH SQUARE DIFFUSE ACRYLIC LENS. CHAIN MOUNT FROM CEILING AT 8-6" A.F.F. WHITE FINISH.	L50	33 W	4,867	80	3000 K	NO	120 V	1,2
G	WILLIAMS	GH SERIES	4'-0" LONG, LOW-PROFILE INDUSTRIAL FIXTURE. DIE-FORMED STEEL HOUSING WITH FROSTED ACRYLIC LENS. CHAIN MOUNTED WITH OPTIONAL VBY HANGERS - REFER TO PLANS FOR HEIGHT. FURNISH WITH OPTIONAL UPLIGHT LED MODULE.	L240	178 W	23,510	80	3000 K	NO	120 V	1,2
H	LUMINIS	SY 300	EXTERIOR WALL-MOUNTED FIXTURE. UL LISTED FOR DAMP LOCATIONS. 8-1/2"W X 6"H X 10-1/2"D. ARCHITECT TO SELECT FINISH.		13 W	924	80	3000 K	NO	120 V	1,3
J	MCGRAW-EDISON	IMPACT ISW SERIES	EXTERIOR WALL PACK FIXTURE. DIE-CAST ALUMINUM HOUSING. CLEAR GLASS LENS. FORWARD THROW OPTICS. POWDER COAT FINISH BLACK - COORDINATE WITH ARCHITECT/BUILDING OWNER. UL LISTED WET LOCATION.		66 W	6,979	70	3000 K	NO	120 V	1
K	WILLIAMS	SERIES 96	4'-0" LONG FULLY-ENCLOSED AND GASKETED CHAIN-MOUNTED INDUSTRIAL FIXTURE. INNER STEEL HOUSING WITH FIBERGLASS OUTER HOUSING AND FROSTED, RIBBED, IMPACT-RESISTANT ACRYLIC LENS. CLOSED CELL POLYURETHANE GASKET POURED AND FORMED IN PLACE. POLYCARBONATE TOGGLE-TYPE LATCHES. FURNISH WITH OPTIONAL WATERTIGHT HUBS FOR WET LOCATION. NEMA 4X AND IP65, 66 AND 67 RATED.	L81	65 W	8,121	80	3000 K	NO	120 V	
X	DUAL-LITE	EDGE-LIT LE SERIES	RECESSED EDGE-LIT EXIT SIGN. FURNISH WITH ALL NECESSARY ROUGH-IN AND MOUNTING HARDWARE. EXTRUDED ALUMINUM HOUSING WITH SATIN ALUMINUM FINISH. WATER-CLEAR, MOLDED ACRYLIC EXIT PLAQUE. GREEN LETTERS WITH CLEAR BACKGROUND. CEILING MOUNTED WITH PRINTED CHEVRON DIRECTIONAL ARROWS AS INTICATED ON PLANS. FURNISH WITH EMERGENCY OPTION FOR MAINTENANCE-FREE NICKEL-CADMIUM BATTERY FOR 2 HOUR OPERATION WITH INTEGRAL TEST SWITCH AND AC-ON LIGHT.		1 W				NO	120 V	1
X1	DUAL-LITE	EVE SERIES	COMPACT, LOW-PROFILE, EXIT SIGN. UV-STABLE THERMOPLASTIC HOUSING. WHITE FINISH WITH GREEN LETTERS. END OR WALL-MOUNTED IN SINGLE/DOUBLE FACE CONFIGURATION WITH DIRECTIONAL ARROWS AS INDICATED ON PLANS. FURNISH WITH EMERGENCY OPTION FOR MAINTENANCE-FREE NICKEL-CADMIUM BATTERY FOR 2 HOUR OPERATION WITH INTEGRAL TEST SWITCH AND AC-ON LIGHT.		0 W				NO	120 V	1

REMARKS:

1 *FURNISH WITH AND INSTALL ALL NECESSARY HARDWARE AND MOUNTING BRACKETS.*
2 *WHERE FIXTURE IS LABELED "EM", PROVIDE FIXTURE WITH INTEGRAL BATTERY PACK.*
3 *WHERE FIXTURE IS LABELED "EM", PROVIDE WITH IOTA ILB-CP10 (10W CONSTANT POWER EMERGENCY BATTERY PACK) OR APPROVED EQUAL.*

GENERAL NOTES (APPLICABLE TO ALL FIXTURES):

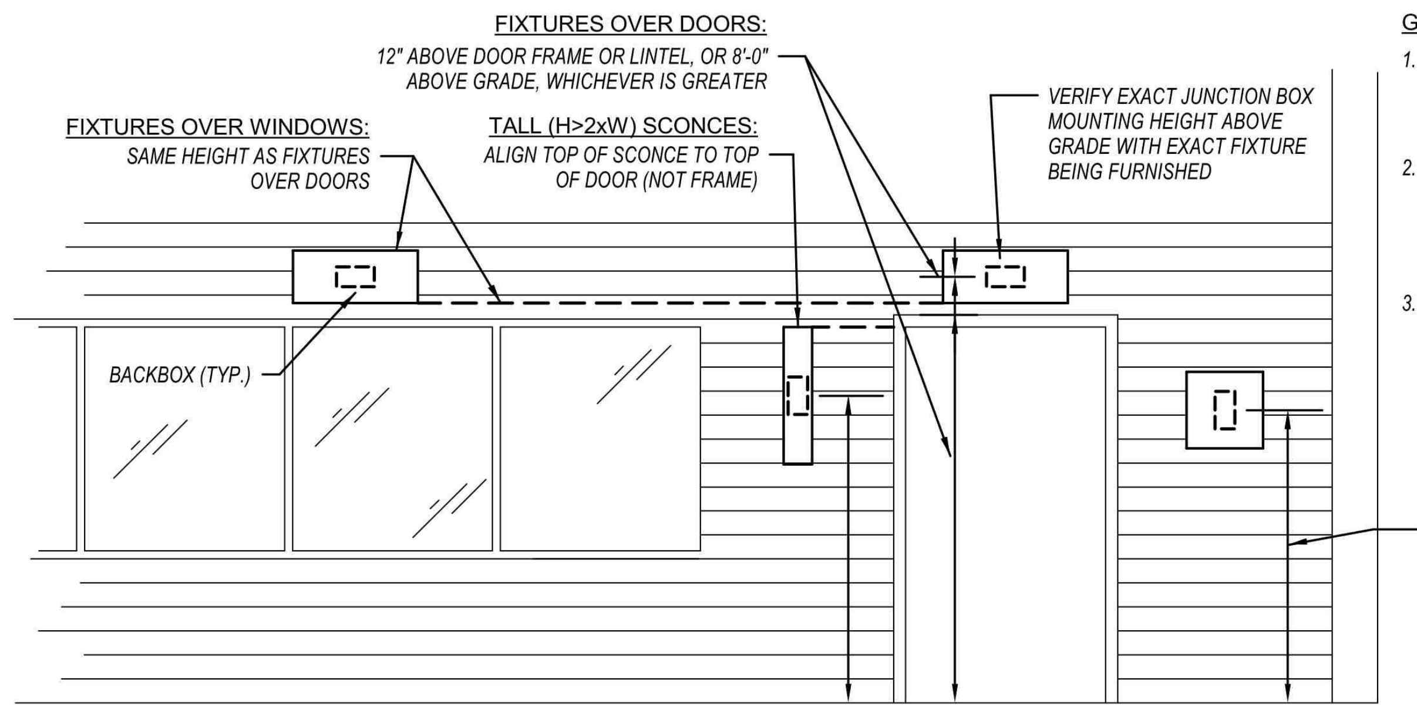
1 *EQUALS ARE ACCEPTABLE ON ALL LIGHT FIXTURES UNLESS SPECIFICALLY NOTED OTHERWISE. REFER TO SPECIFICATIONS FOR APPROVED EQUAL FIXTURE MANUFACTURERS.*
2 *ALL DRIVERS ARE INTEGRAL TO FIXTURE UNLESS NOTED OTHERWISE. REFER TO SPECIFICATIONS FOR ADDITIONAL FIXTURE/DRIVER/BALLAST REQUIREMENTS.*
3 *LUMENS LISTED FOR LED FIXTURES ARE GENERALLY DELIVERED LUMENS UNLESS NOTED OTHERWISE.*
4 *ALL FIXTURES WITH PAINTED METAL PARTS SHALL BE PAINTED AFTER FABRICATION.*
5 *ALL EXTERIOR LED FIXTURES ARE FULL CUTOFF UNLESS NOTED OTHERWISE.*
6 *ALL FIXTURES IN FOOD PREPARATION OR SERVING AREAS SHALL BE FURNISHED WITH SHATTER-RESISTANT LAMPS UNLESS LENSED.*
7 *ALL FIXTURES SHALL BE IC RATED OR PROVIDED WITH INSULATION SHIELDS WHEN INSTALLED IN INSULATED AREAS OF THE TRUSS SPACE.*
8 *FOR ALL FIXTURES INSTALLED IN RATED ASSEMBLIES, FURNISH AND INSTALL APPROVED FIRE BARRIER (E.Z. BARRIER OR TENMAT FF109 SERIES) OVER FIXTURE TO MAINTAIN 1 HOUR CEILING ASSEMBLY RATING.*

ELECTRICAL FLOOR DEVICE SCHEDULE

MARK	MANUFACTURER	MODEL	DESCRIPTION	CORE HOLE SIZE	FIRE RATING	CONDUIT - POWER		CONDUIT - LV		DEVICE QUANTITIES		SUB-PLATE		COVER		REMARKS
						NO.	SIZE	NO.	SIZE	RECEPTACLES	TELECOM	MODEL	DESCRIPTION	MODEL	DESCRIPTION	
PT-1	HUBBELL	S1PT4X4FIT	POKE-THROUGH	4"	1-4 HR	1	3/4"	2	1/2"	4	4	S1SP4X4	BLACK FINISH SUB-PLATE WITH FOUR (4) 20 AMP, RECEPTACLES AND FOUR (4) KEYSTONE OPENINGS FOR TELECOM JACKS.	S1CFCBL	UNIVERSAL CARPET FLANGE AND COVER ASSEMBLY. CAST ALUMINUM CONSTRUCTION WITH BLACK POWDER COAT FINISH.	1,2,3
PT-2	HUBBELL	S1R6PTFIT	RECESSED POKE-THROUGH	6"	1-4 HR	1	3/4"	1	2"	4	4	S1R6SPM / S1R6SPH	50/50 SUB-PLATES WITH (1) STYLE LINE OPENING FOR TELECOM JACKS AND FOUR (4) 20 AMP RECEPTACLES.	S1R6CVRBLK	RECESSED, ADA-COMPLIANT COVER ASSEMBLY. CAST ALUMINUM CONSTRUCTION WITH BLACK POWDER COAT FINISH.	1,2,3

REMARKS:

1 *COORDINATE FINISH COLORS WITH ARCHITECT/OWNER PRIOR TO ORDERING.*
2 *LOW VOLTAGE DEVICES BY OWNER/OTHERS.*
3 *HINGED DOORS OPEN 180°. SCREWS ALLOW EACH DOOR TO BE SECURED SHUT.*

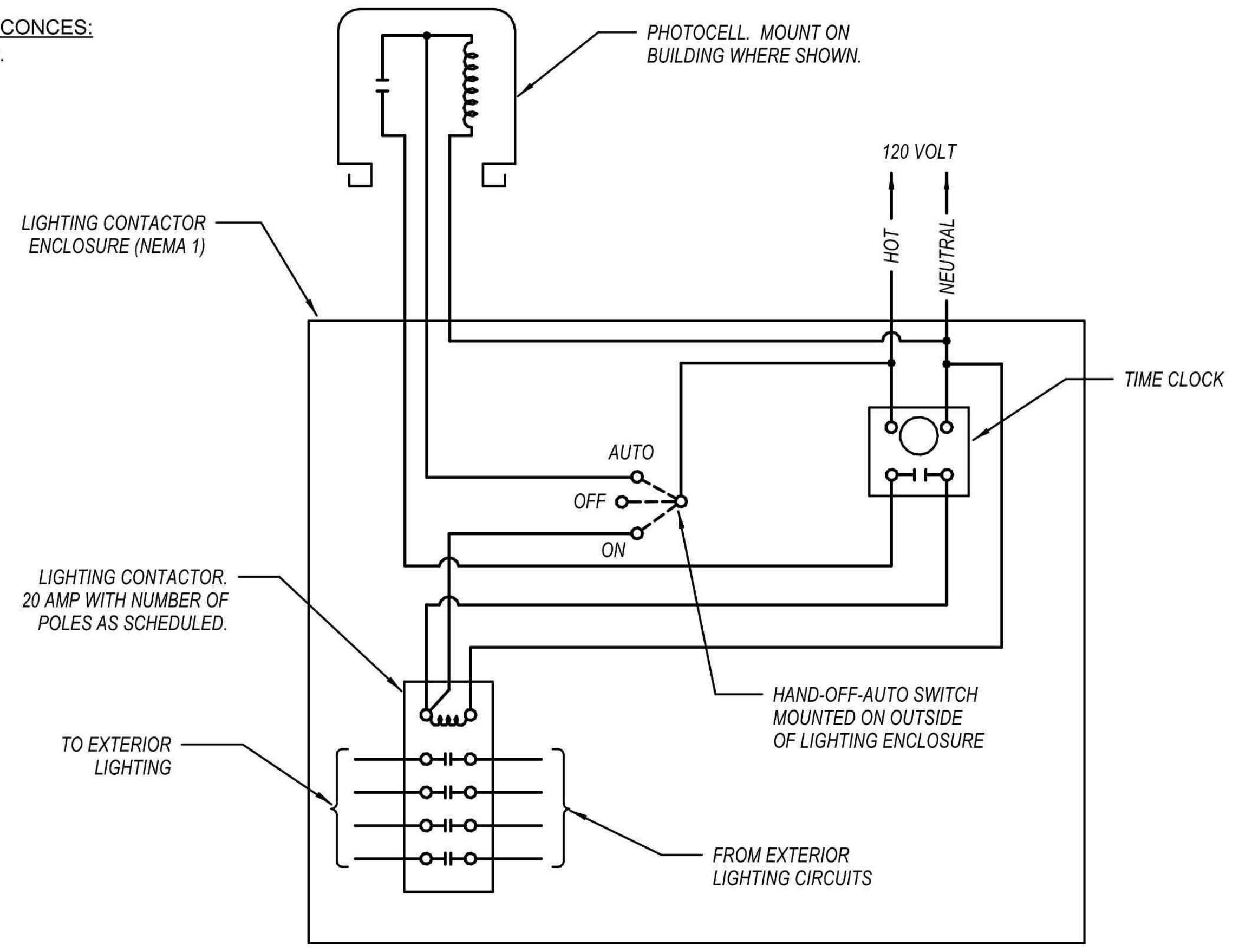

FIXTURES OVER DOORS:
12" ABOVE DOOR FRAME OR LINTEL, OR 8'-0" ABOVE GRADE, WHICHEVER IS GREATER
FIXTURES OVER WINDOWS:
SAME HEIGHT AS FIXTURES OVER DOORS
TALL (H>2xW) SCONCES:
ALIGN TOP OF SCONCE TO TOP OF DOOR (NOT FRAME)
VERIFY EXACT JUNCTION BOX MOUNTING HEIGHT ABOVE GRADE WITH EXACT FIXTURE BEING FURNISHED
BACKBOX (TYP.)
WIDE/SQUARE SCONCES:
MOUNT AT 6'-0" A.F.G. TO CENTER OF BOX

GENERAL MOUNTING NOTES:

1. *FULLY REVIEW ARCHITECTURAL PLANS/ELEVATIONS FOR OTHER INDICATED MOUNTING HEIGHTS.*
2. *MOUNTING HEIGHTS INDICATED ON ARCHITECTURAL PLANS SHALL GOVERN OVER THOSE SHOWN HERE.*
3. *COORDINATE MOUNTING HEIGHTS WITH ARCHITECT AND OWNER PRIOR TO ROUGH-IN.*

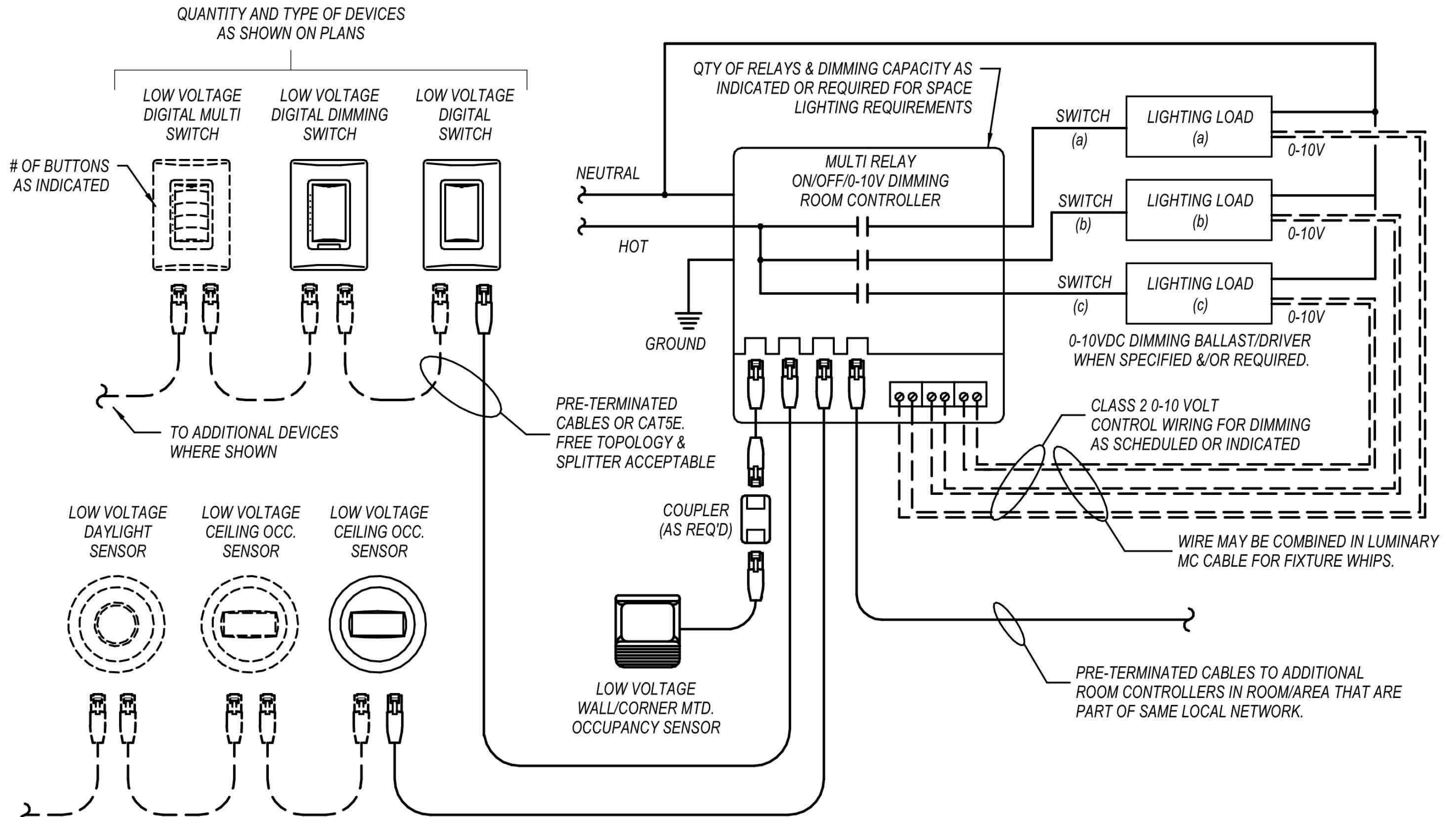
EXTERIOR BUILDING-MOUNTED LIGHT FIXTURE MOUNTING HEIGHTS DETAIL

NOT TO SCALE


PHOTOCELL. MOUNT ON BUILDING WHERE SHOWN.
120 VOLT
HOT
NEUTRAL
LIGHTING CONTACTOR ENCLOSURE (NEMA 1)
TIME CLOCK
AUTO
OFF
ON
LIGHTING CONTACTOR. 20 AMP WITH NUMBER OF POLES AS SCHEDULED.
HAND-OFF-AUTO SWITCH MOUNTED ON OUTSIDE OF LIGHTING ENCLOSURE
TO EXTERIOR LIGHTING
FROM EXTERIOR LIGHTING CIRCUITS

EXTERIOR LIGHTING CONTROL

NOT TO SCALE


QUANTITY AND TYPE OF DEVICES AS SHOWN ON PLANS
LOW VOLTAGE DIGITAL MULTI SWITCH
LOW VOLTAGE DIGITAL DIMMING SWITCH
LOW VOLTAGE DIGITAL SWITCH
# OF BUTTONS AS INDICATED
TO ADDITIONAL DEVICES WHERE SHOWN
PRE-TERMINATED CABLES OR CAT5E. FREE TOPOLOGY & SPLITTER ACCEPTABLE
LOW VOLTAGE DAYLIGHT SENSOR
LOW VOLTAGE CEILING OCC. SENSOR
LOW VOLTAGE CEILING OCC. SENSOR
COUPLER (AS REQ'D)
LOW VOLTAGE WALL/CORNER MTD. OCCUPANCY SENSOR
QUANTITY AND TYPE OF DEVICES AS SHOWN ON PLANS
QTY OF RELAYS & DIMMING CAPACITY AS INDICATED OR REQUIRED FOR SPACE LIGHTING REQUIREMENTS
NEUTRAL
HOT
GROUND
MULTI RELAY ON/OFF/0-10V DIMMING ROOM CONTROLLER
SWITCH (a)
LIGHTING LOAD (a)
0-10V
SWITCH (b)
LIGHTING LOAD (b)
0-10V
SWITCH (c)
LIGHTING LOAD (c)
0-10V
0-10VDC DIMMING BALLAST/DRIVER WHEN SPECIFIED &/OR REQUIRED.
CLASS 2 0-10 VOLT CONTROL WIRING FOR DIMMING AS SCHEDULED OR INDICATED
WIRE MAY BE COMBINED IN LUMINARY MC CABLE FOR FIXTURE WHIPS.
PRE-TERMINATED CABLES TO ADDITIONAL ROOM CONTROLLERS IN ROOM/AREA THAT ARE PART OF SAME LOCAL NETWORK.

TYPICAL ROOM CONTROLLER SCHEMATIC WIRING DIAGRAM

NOT TO SCALE

pkmr ENGINEERS
25.075

PEARSON KENT MCKINLEY RAAF ENGINEERS, LLC
1550 WEWATTA, ST. #200 DENVER, CO 80202
720.739.4500 WWW.PKMRENG.COM

D2C
ARCHITECTS

D2C ARCHITECTS, INC.
DENVER, COLORADO

MARK	DESCRIPTION	DATE	APPR
	FOR PERMIT	5/19/2025	

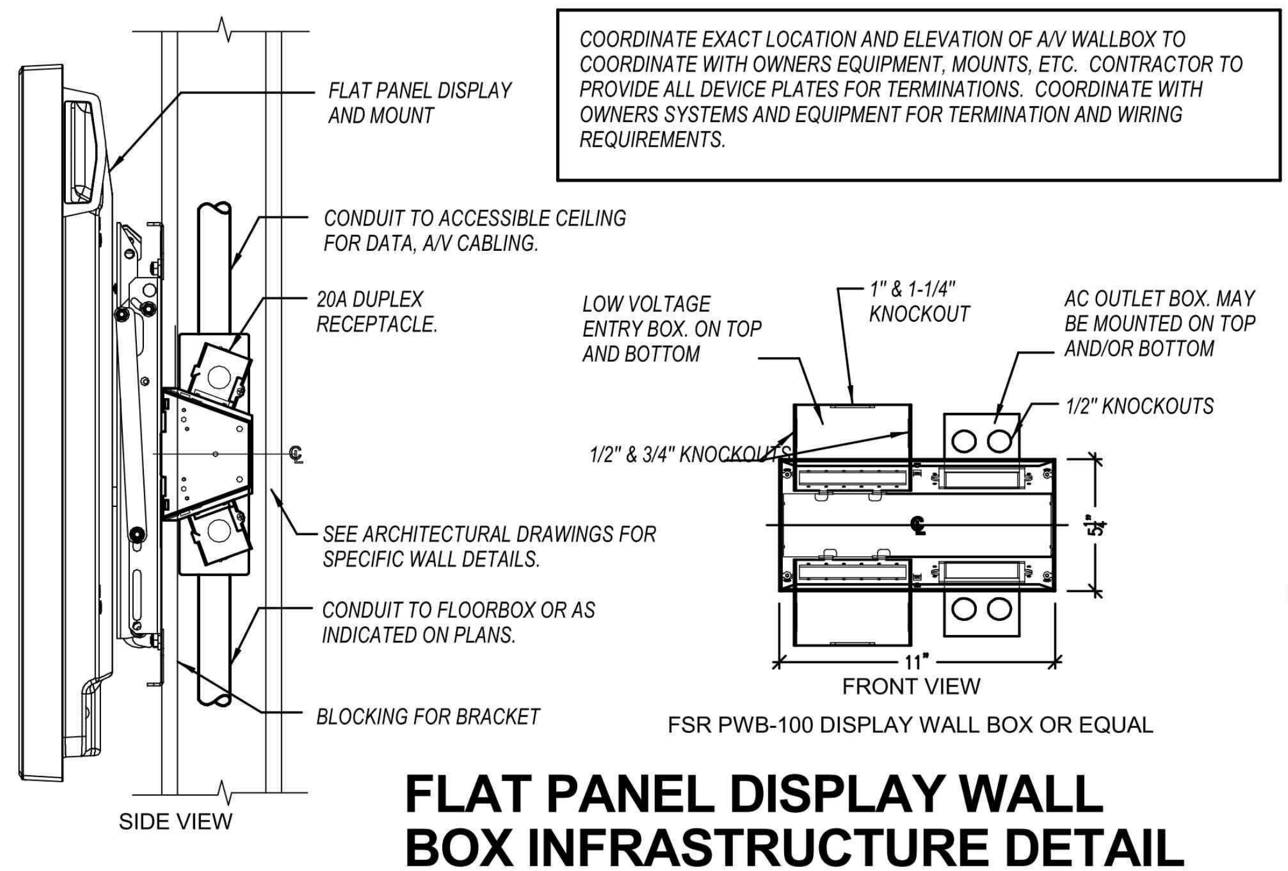
ISSUE DATE: **MAY 19, 2025**	
CONSULTANTS PROJECT #	
SOLICITATION NO.:	
CONTRACT NO.:	
FILE NUMBER:	
DESIGN BY: Designer	
D2C PROJECT NUMBER 202421	
DRAWN BY: Author	CKD BY: Checker
SBMT BY: Approver	PLOT DATE: 5/19/2025 3:33:18 PM
PLOT SCALE: 12" = 1'-0"	
SIZE: 22" x 34"	FILE NAME:

CHRISTOPHER JOHN AHERN
57087
5/19/25

TOWN OF SUPERIOR
OPERATIONS &
MAINTENANCE FACILITY
1950 HONEY CREEK LANE, SUPERIOR, CO 80027

ELECTRICAL SCHEDULES

SHEET IDENTIFICATION
E-501

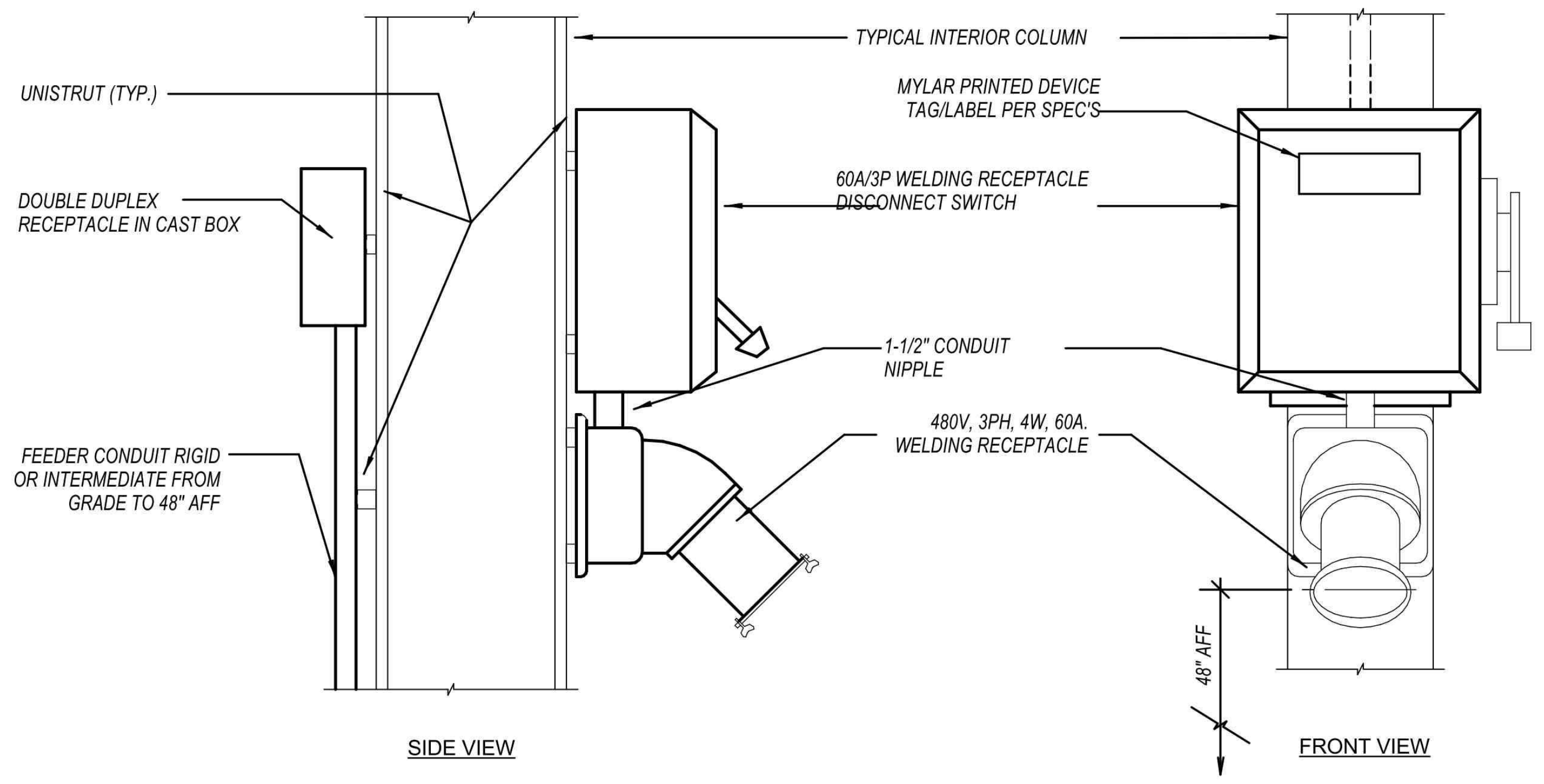

FLAT PANEL DISPLAY AND MOUNT
CONDUIT TO ACCESSIBLE CEILING FOR DATA, A/V CABLING.
20A DUPLEX RECEPTACLE.
SEE ARCHITECTURAL DRAWINGS FOR SPECIFIC WALL DETAILS.
CONDUIT TO FLOORBOX OR AS INDICATED ON PLANS.
BLOCKING FOR BRACKET
SIDE VIEW
LOW VOLTAGE ENTRY BOX. ON TOP AND BOTTOM
1" & 1-1/4" KNOCKOUT
AC OUTLET BOX. MAY BE MOUNTED ON TOP AND/OR BOTTOM
1/2" KNOCKOUTS
1/2" & 3/4" KNOCKOUTS
5¼"
11"
FRONT VIEW

COORDINATE EXACT LOCATION AND ELEVATION OF A/V WALLBOX TO COORDINATE WITH OWNERS EQUIPMENT, MOUNTS, ETC. CONTRACTOR TO PROVIDE ALL DEVICE PLATES FOR TERMINATIONS. COORDINATE WITH OWNERS SYSTEMS AND EQUIPMENT FOR TERMINATION AND WIRING REQUIREMENTS.

FSR PWB-100 DISPLAY WALL BOX OR EQUAL

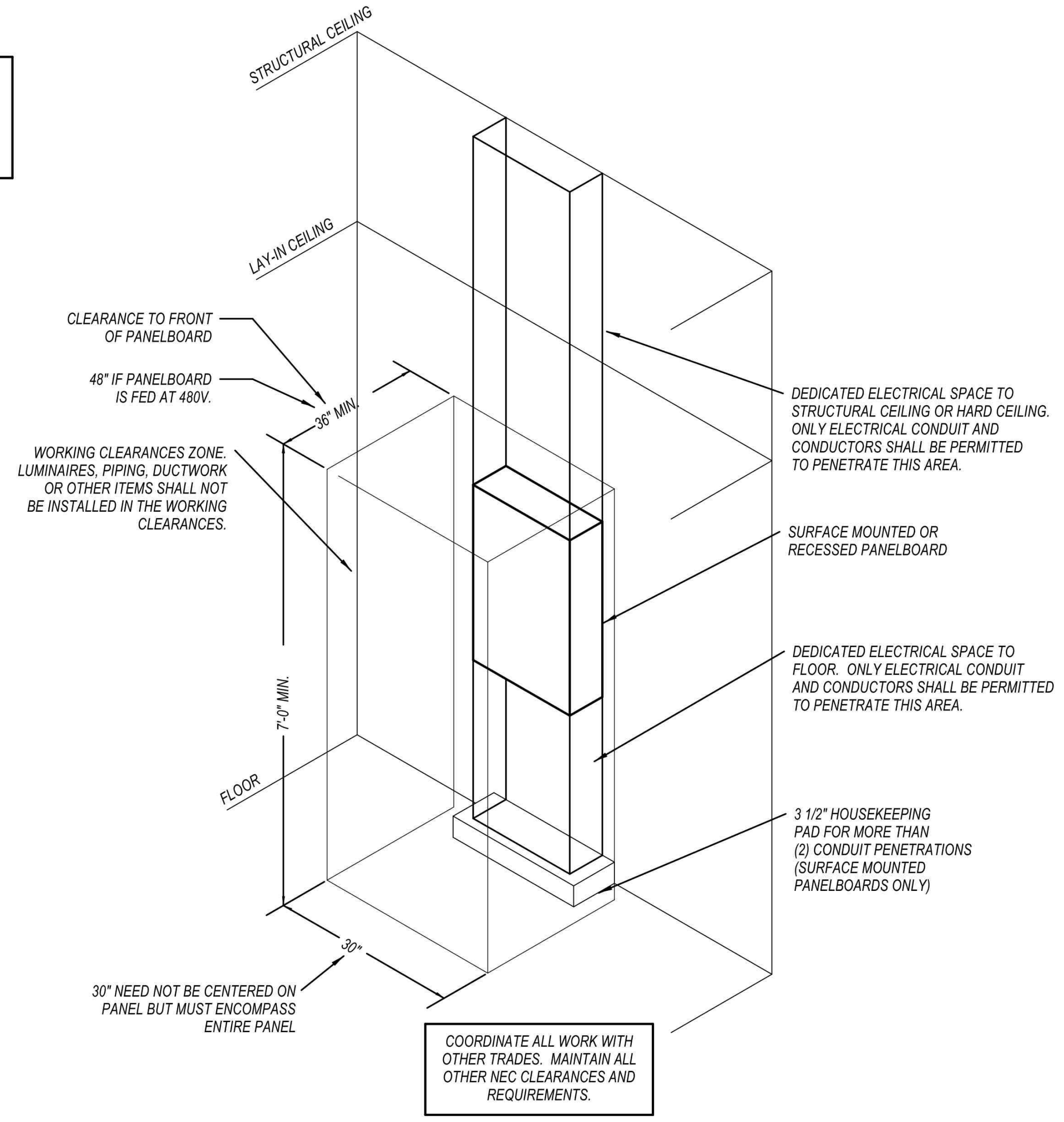
FLAT PANEL DISPLAY WALL BOX INFRASTRUCTURE DETAIL

NOT TO SCALE


TYPICAL INTERIOR COLUMN
UNISTRUT (TYP.)
DOUBLE DUPLEX RECEPTACLE IN CAST BOX
FEEDER CONDUIT RIGID OR INTERMEDIATE FROM GRADE TO 48" AFF
MYLAR PRINTED DEVICE TAG/LABEL PER SPEC'S
60A/3P WELDING RECEPTACLE DISCONNECT SWITCH
1-1/2" CONDUIT NIPPLE
480V, 3PH, 4W, 60A. WELDING RECEPTACLE
48" AFF
SIDE VIEW
FRONT VIEW

WELDING OUTLET DETAIL

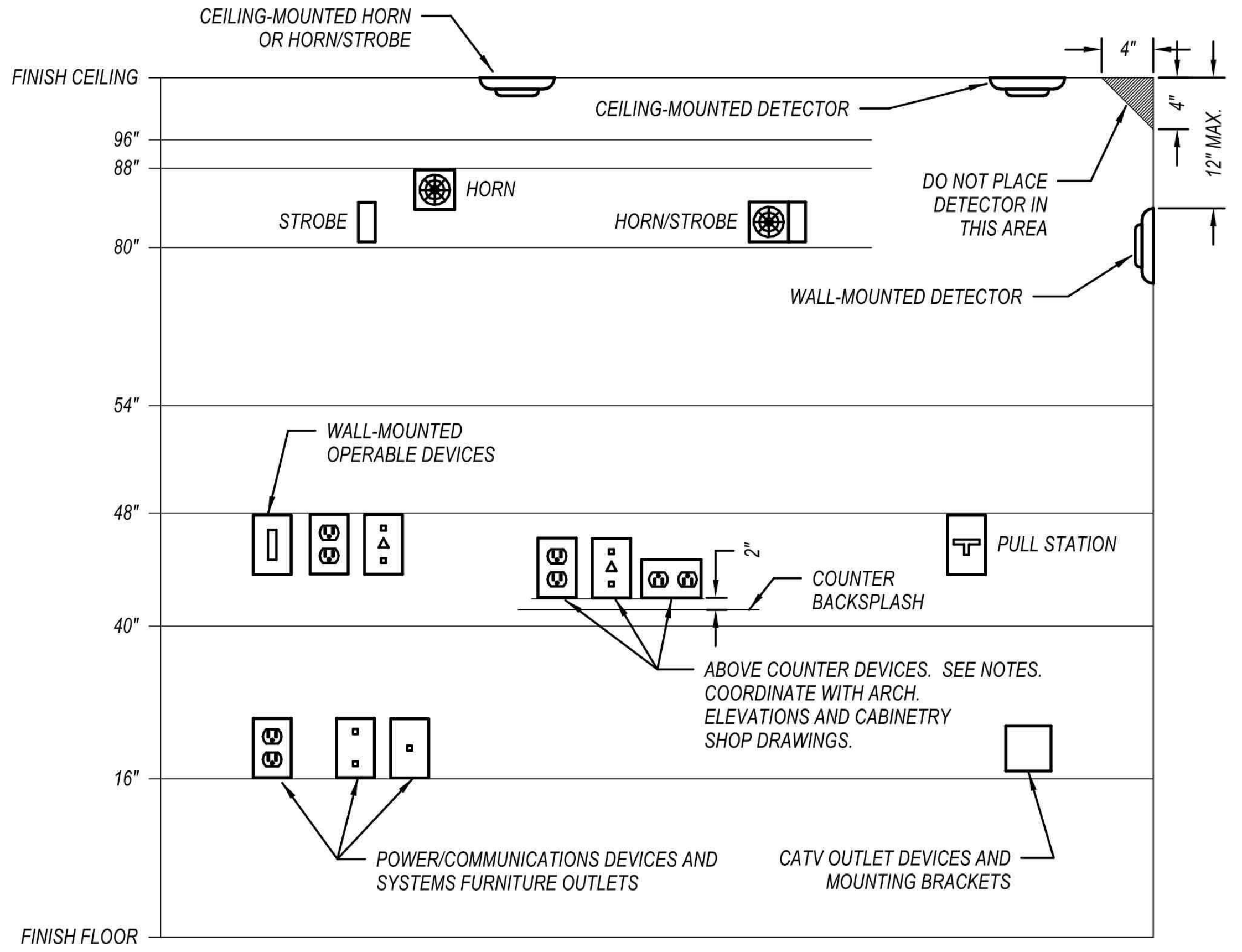
NOT TO SCALE


STRUCTURAL CEILING
LAY-IN CEILING
FLOOR
CLEARANCE TO FRONT OF PANELBOARD
48" IF PANELBOARD IS FED AT 480V.
36" MIN.
WORKING CLEARANCES ZONE. LUMINAIRES, PIPING, DUCTWORK OR OTHER ITEMS SHALL NOT BE INSTALLED IN THE WORKING CLEARANCES.
7'-0" MIN.
30"
30" NEED NOT BE CENTERED ON PANEL BUT MUST ENCOMPASS ENTIRE PANEL
DEDICATED ELECTRICAL SPACE TO STRUCTURAL CEILING OR HARD CEILING. ONLY ELECTRICAL CONDUIT AND CONDUCTORS SHALL BE PERMITTED TO PENETRATE THIS AREA.
SURFACE MOUNTED OR RECESSED PANELBOARD
DEDICATED ELECTRICAL SPACE TO FLOOR. ONLY ELECTRICAL CONDUIT AND CONDUCTORS SHALL BE PERMITTED TO PENETRATE THIS AREA.
3 1/2" HOUSEKEEPING PAD FOR MORE THAN (2) CONDUIT PENETRATIONS (SURFACE MOUNTED PANELBOARDS ONLY)

COORDINATE ALL WORK WITH OTHER TRADES. MAINTAIN ALL OTHER NEC CLEARANCES AND REQUIREMENTS.

TYPICAL PANELBOARD INSTALLATION DETAIL

NOT TO SCALE


CEILING-MOUNTED HORN OR HORN/STROBE
FINISH CEILING
CEILING-MOUNTED DETECTOR
4"
4"
12" MAX.
DO NOT PLACE DETECTOR IN THIS AREA
WALL-MOUNTED DETECTOR
96"
88"
80"
HORN
STROBE
HORN/STROBE
54"
48"
40"
16"
WALL-MOUNTED OPERABLE DEVICES
2"
COUNTER BACKSPLASH
PULL STATION
ABOVE COUNTER DEVICES. SEE NOTES. COORDINATE WITH ARCH. ELEVATIONS AND CABINETRY SHOP DRAWINGS.
POWER/COMMUNICATIONS DEVICES AND SYSTEMS FURNITURE OUTLETS
CATV OUTLET DEVICES AND MOUNTING BRACKETS
FINISH FLOOR

GENERAL NOTES:
1. MOUNTING HEIGHTS SHOWN IN THIS DETAIL ARE TYPICAL UNLESS OTHERWISE NOTED ON THE PLANS.
2. SEE ARCHITECTURAL ELEVATIONS FOR SPECIAL CONDITIONS. NOTIFY ARCHITECT IMMEDIATELY OF ANY CONFLICTS.
3. ALL INSTALLATIONS SHALL COMPLY WITH ADA.

VISUAL FIRE ALARM NOTIFICATION DEVICES (STROBE)
LOCATE DEVICE SO THE BOTTOM OF THE DEVICE IS BETWEEN 80" AND 96" A.F.F. (NFPA) OR 6" BELOW CEILING, WHICHEVER IS LOWER (ADA 2010).

AUDIBLE FIRE ALARM NOTIFICATION DEVICES (HORN)
LOCATE DEVICE SO THAT THE TOP OF UNIT IS NOT MORE THAN 90" A.F.F. AND NOT LESS THAN 6" BELOW CEILING (NFPA)

FIRE ALARM ACTIVATION DEVICES (PULL STATION)
LOCATE FRONT-APPROACH DEVICES SO THAT THE HIGHEST OPERABLE PORTION OF THE DEVICE IS NOT MORE THAN 48" A.F.F (ADA 2010) AND NOT LESS THAN 42" A.F.F. (NFPA).

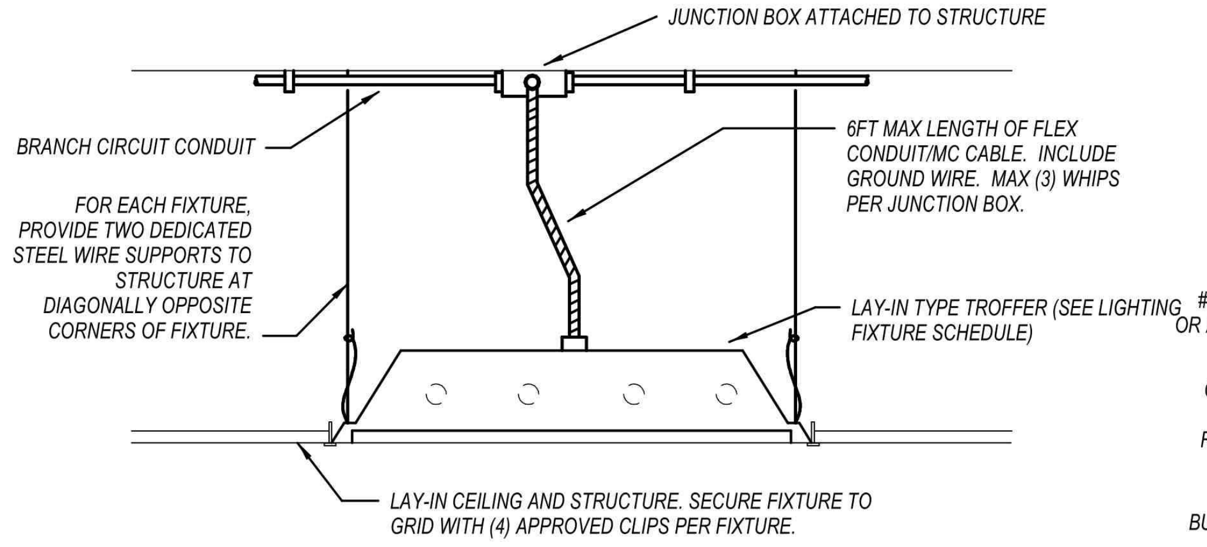
POWER/COMMUNICATION DEVICES:
OUTLETS SHALL BE LOCATED AT 16" A.F.F. TO THE BOTTOM OF THE BOX. ABOVE COUNTER DEVICES SHALL BE LOCATED AT 2" ABOVE THE BACKSPLASH OF THE COUNTER TO THE BOTTOM OF THE DEVICES. VERIFY WITH ARCHITECTURAL DETAILS.

WALL-MOUNTED OPERABLE DEVICES:
OPERABLE DEVICES SHALL BE LOCATED AT 48" A.F.F. TO THE TOP OF THE OPERABLE PORTION OF THE DEVICE.

WALL-MOUNTED OPERABLE DEVICES INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING:
- LIGHT SWITCHES, DIMMERS, CONTROLS, ETC.
- PUSH BUTTONS
- NURSE/PATIENT CALL DEVICES (INLUDING THOSE FOR STAFF USE)
- OTHER CONTROL OR "CALL" DEVICES

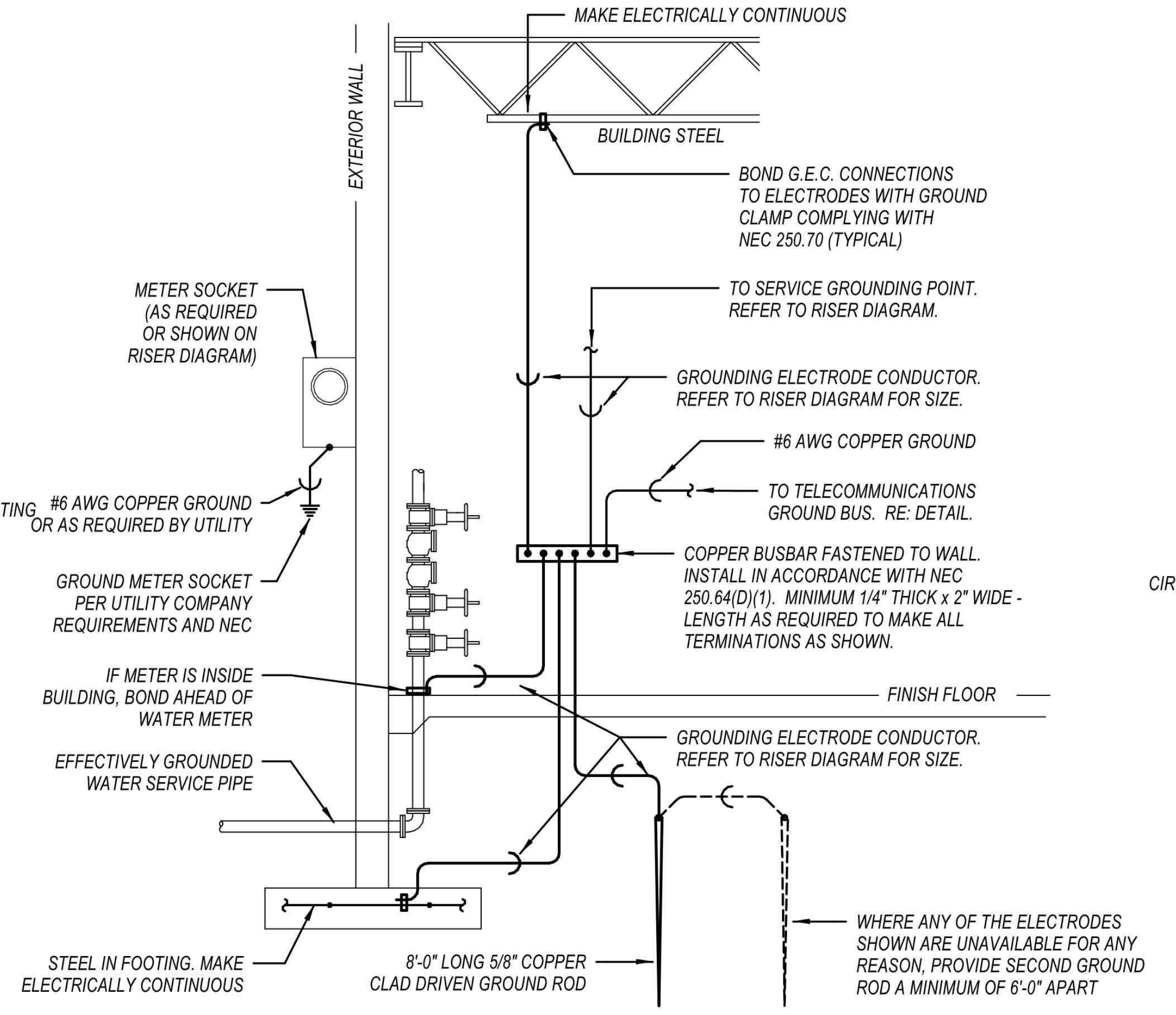
MOUNTING HEIGHTS FOR WALL-MOUNTED DEVICES

NOT TO SCALE


JUNCTION BOX ATTACHED TO STRUCTURE
BRANCH CIRCUIT CONDUIT
FOR EACH FIXTURE, PROVIDE TWO DEDICATED STEEL WIRE SUPPORTS TO STRUCTURE AT DIAGONALLY OPPOSITE CORNERS OF FIXTURE.
6FT MAX LENGTH OF FLEX CONDUIT/MC CABLE. INCLUDE GROUND WIRE. MAX (3) WHIPS PER JUNCTION BOX.
LAY-IN TYPE TROFFER (SEE LIGHTING FIXTURE SCHEDULE)
LAY-IN CEILING AND STRUCTURE. SECURE FIXTURE TO GRID WITH (4) APPROVED CLIPS PER FIXTURE.

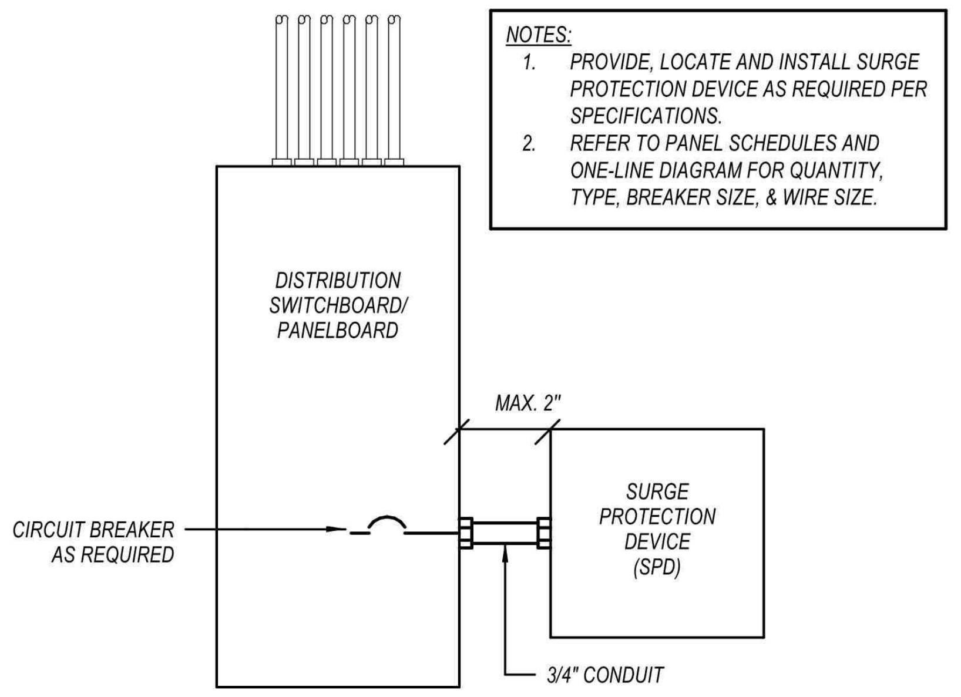
TYPICAL TROFFER SUPPORT AND WIRING

NOT TO SCALE


MAKE ELECTRICALLY CONTINUOUS
EXTERIOR WALL
BUILDING STEEL
BOND G.E.C. CONNECTIONS TO ELECTRODES WITH GROUND CLAMP COMPLYING WITH NEC 250.70 (TYPICAL)
METER SOCKET (AS REQUIRED OR SHOWN ON RISER DIAGRAM)
TO SERVICE GROUNDING POINT. REFER TO RISER DIAGRAM.
GROUNDING ELECTRODE CONDUCTOR. REFER TO RISER DIAGRAM FOR SIZE.
#6 AWG COPPER GROUND
#6 AWG COPPER GROUND OR AS REQUIRED BY UTILITY
TO TELECOMMUNICATIONS GROUND BUS. RE: DETAIL.
GROUND METER SOCKET PER UTILITY COMPANY REQUIREMENTS AND NEC
COPPER BUSBAR FASTENED TO WALL. INSTALL IN ACCORDANCE WITH NEC 250.64(D)(1). MINIMUM 1/4" THICK x 2" WIDE - LENGTH AS REQUIRED TO MAKE ALL TERMINATIONS AS SHOWN.
IF METER IS INSIDE BUILDING, BOND AHEAD OF WATER METER
FINISH FLOOR
EFFECTIVELY GROUNDED WATER SERVICE PIPE
GROUNDING ELECTRODE CONDUCTOR. REFER TO RISER DIAGRAM FOR SIZE.
STEEL IN FOOTING. MAKE ELECTRICALLY CONTINUOUS
8'-0" LONG 5/8" COPPER CLAD DRIVEN GROUND ROD
WHERE ANY OF THE ELECTRODES SHOWN ARE UNAVAILABLE FOR ANY REASON, PROVIDE SECOND GROUND ROD A MINIMUM OF 6'-0" APART

ELECTRICAL SERVICE GROUNDING DETAIL

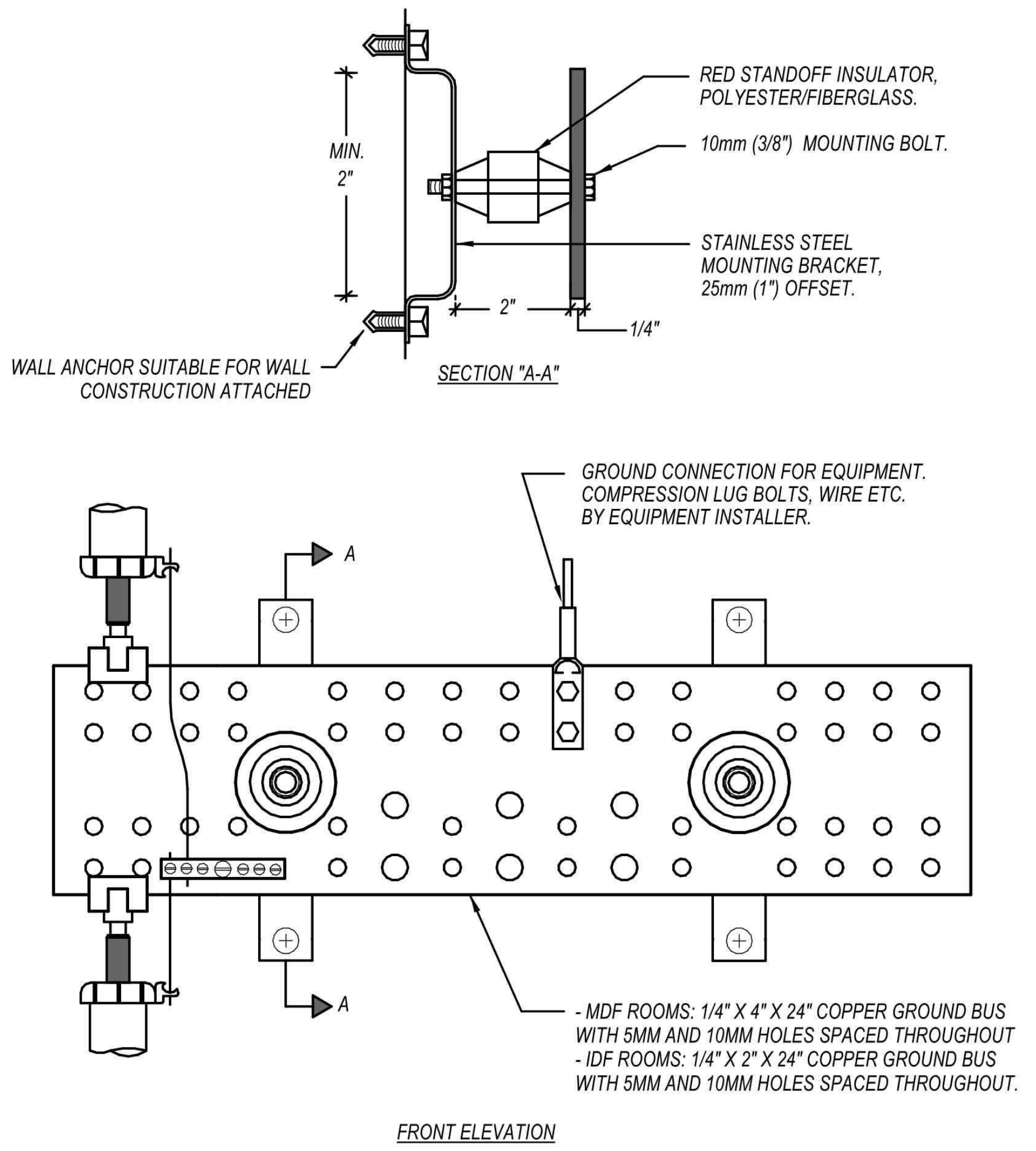
NOT TO SCALE


DISTRIBUTION SWITCHBOARD/ PANELBOARD
MAX. 2"
SURGE PROTECTION DEVICE (SPD)
CIRCUIT BREAKER AS REQUIRED
3/4" CONDUIT

NOTES:
1. PROVIDE, LOCATE AND INSTALL SURGE PROTECTION DEVICE AS REQUIRED PER SPECIFICATIONS.
2. REFER TO PANEL SCHEDULES AND ONE-LINE DIAGRAM FOR QUANTITY, TYPE, BREAKER SIZE, & WIRE SIZE.

EXTERNAL SPD DETAIL

NOT TO SCALE


RED STANDOFF INSULATOR, POLYESTER/FIBERGLASS.
10mm (3/8") MOUNTING BOLT.
STAINLESS STEEL MOUNTING BRACKET, 25mm (1") OFFSET.
MIN. 2"
2"
1/4"
WALL ANCHOR SUITABLE FOR WALL CONSTRUCTION ATTACHED
SECTION "A-A"
GROUND CONNECTION FOR EQUIPMENT. COMPRESSION LUG BOLTS, WIRE ETC. BY EQUIPMENT INSTALLER.
A
A
- MDF ROOMS: 1/4" X 4" X 24" COPPER GROUND BUS WITH 5MM AND 10MM HOLES SPACED THROUGHOUT
- IDF ROOMS: 1/4" X 2" X 24" COPPER GROUND BUS WITH 5MM AND 10MM HOLES SPACED THROUGHOUT.
FRONT ELEVATION

TELECOMMUNICATIONS GROUND BUS

NOT TO SCALE

SERVICE ENTRANCE EQUIPMENT LABEL — PHENOLIC

EQUIPMENT FULLY-RATED AT 65,000 AMPERES RMS SYM
AVAILABLE FAULT CURRENT: 61,603 AMPERES
DATE CALCULATED: 04/19/2022

SWITCHBOARD LABEL — PHENOLIC

SWITCHBOARD SWDP1
FED FROM UTILITY COMPANY TRANSFORMER
208/120V, 1200A, 3-PHASE

ELECTRICAL PANELBOARD LABEL — PHENOLIC

PANELBOARD LN1
FED FROM SWITCHBOARD SWDP1 IN ROOM #332
208/120V, 200A, 3-PHASE

DISCONNECT SWITCH/STARTER EQUIPMENT LABEL

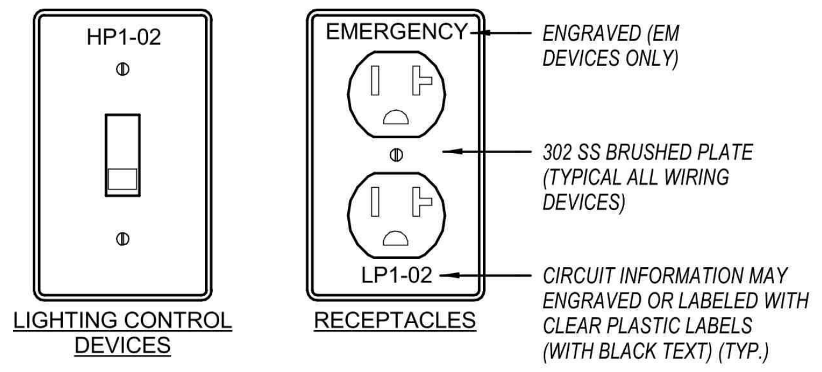
RTU-1A
LP1-CKT 32,34,36

PHENOLIC

REMOTE DUCT DETECTOR TEST

RTU-1A

PRINTED LABEL (CLEAR W/ BLACK TEXT)


HP1-02
EMERGENCY
LP1-02
ENGRAVED (EM DEVICES ONLY)
302 SS BRUSHED PLATE (TYPICAL ALL WIRING DEVICES)
CIRCUIT INFORMATION MAY ENGRAVED OR LABELED WITH CLEAR PLASTIC LABELS (WITH BLACK TEXT) (TYP.)

LIGHTING CONTROL DEVICES

RECEPTACLES

GENERAL LABELING NOTES:
1. REFER TO PLANS/SPECS FOR ADDITIONAL REQUIREMENTS, INCLUDING:
   A) DEVICE AND LABEL COLORS.
   B) LABELING REQUIREMENTS FOR OTHER ITEMS NOT SHOWN HERE.
2. CIRCUIT NUMBERS/INFORMATION SHOWN ON THIS DETAIL ARE FOR EXAMPLE ONLY. REFER TO FLOOR PLANS / PANELBOARD SCHEDULES FOR EXACT INFORMATION TO BE ON LABELS.

LABELING DETAIL

NOT TO SCALE

PEARSON KENT MCKINLEY RAAF ENGINEERS, LLC
1550 WEWATTA, ST. #200 DENVER, CO 80202
720.739.4500 WWW.PKMRENG.COM
25.075

D2C ARCHITECTS
D2C ARCHITECTS, INC.
DENVER, COLORADO

MARK	DESCRIPTION	DATE	APPR
	FOR PERMIT	5/19/2025	

ISSUE DATE: MAY 19, 2025	DESIGN BY: Designer
CONSULTANTS PROJECT #	D2C PROJECT NUMBER 202421
SOLICITATION NO.:	CKD BY: Checker DRAWN BY: Author
CONTRACT NO.:	PLOT DATE: 5/19/2025 3:33:19 PM SBMT BY: Approver
FILE NUMBER:	PLOT SCALE:
FILE NAME:	SIZE: 22" x 34"

COLORADO LICENSED PROFESSIONAL ENGINEER
CHRISTOPHER JOHN AHERN
57087
5/19/25

TOWN OF SUPERIOR
OPERATIONS & MAINTENANCE FACILITY
1950 HONEY CREEK LANE, SUPERIOR, CO 80027

ELECTRICAL DETAILS

SHEET IDENTIFICATION
E-601

ATTACHMENT A
Superior O&M

COST SUMMARY

Submitted Date: 06.13.2025

FIRM NAME: Buildings By Design

CSI CODE	DESCRIPTION		TOTAL PROJECT COST	Initial Pricing	DD Pricing
	DIRECT COST TOTAL		**$ 3,869,754**	**$ 3,754,220**	**$ 3,753,840**
01	General Requirements		$ 205,000	$ 150,250	$ 150,250
02	Existing Conditions		$ 56,000	$ 16,000	$ 16,000
03	Concrete		$ 305,500	$ 268,061	$ 300,000
04	Masonry		$ 12,600	$ 25,000	$ 22,000
05	Metals		$ 109,764	$ 188,000	$ 70,000
06	Wood Plastics, and Composites		$ 32,513	$ 39,500	$ 25,900
07	Thermal and Moisture Protection		$ 32,790	$ 42,400	$ 36,300
08	Openings		$ 239,455	$ 272,927	$ 242,050
09	Finishes		$ 287,636	$ 241,437	$ 256,712
10	Specialties		$ 64,803	$ 78,600	$ 30,712
11	Equipment		$ 24,500	$ 24,500	$ 24,500
12	Furnishings		$ 9,949	$ 3,800	$ 11,725
13	Special Construction		$ 692,309	$ 580,660	$ 638,002
21	Fire Suppression		$ 46,995	$ 57,400	$ 55,000
22	Plumbing		$ 368,986	$ 484,913	$ 500,014
23	Heating, Ventilating, and Air Conditioning		$ 200,190	$ 219,845	$ 220,000
26	Electrical		$ 378,925	$ 353,067	$ 325,195
27	Communications		$ 5,000	$ 18,500	$ 18,500
28	Electronic Safety and Security		$ -	$ 35,000	$ 35,000
31	Earthwork		$ 280,876	$ 272,514	$ 263,614
32	Exterior Improvements		$ 275,634	$ 239,500	$ 281,500
33	Utilities		$ 240,329	$ 142,346	$ 230,866
	GENERAL CONDITIONS TOTAL		**$ 361,596**	**$ 360,536**	**$ 360,536**
	General Conditions		$ 361,596	$ 360,536	$ 360,536
	FEE TOTAL (Based on Direct Cost and General Conditions)		**$ 275,619**	**$ 246,885**	**$ 246,863**
	Fee	6.00%	$ 275,619	$ 246,885	$ 246,863
	SUBTOTAL CONSTRUCTION COSTS		**$ 4,506,969**	**$ 4,361,641**	**$ 4,361,238**
	OTHER INDIRECTS TOTAL		**$ 784,966**	**$ 930,793**	**$ 930,793**
	Construction Contingency on Direct Work	5.00%	$ 187,711	$ 187,711	$ 187,711
	Commercial General Liability Insurance	1.00%	$ 42,314	$ 16,817	$ 41,144
	Contractor Payment & Performance Bonds		$ 58,382	$ 42,043	$ 58,424
	Builder's Risk Insurance	0.18%	$ 7,616	$ 7,568	$ 7,406
	Subcontractor Bonding Over 150,000	0.00%	$ -	$ -	$ -
	Pre-Construction Costs		$ 6,702	$ 6,702	$ 6,702
	Water and Sewer Tap Fees		$ 119,947	$ 119,947	$ 119,947
	Subguard Rate if appropriate	0.00%	$ -	$ -	$ -
	Bid Contingency	0.00%	$ -	$ 187,711	$ 147,165
	Design Fee (Necessary Additional Survey)		$ 362,294	$ 362,294	$ 362,294
	TOTAL CONSTRUCTION COSTS		**$ 5,291,935**	**$ 5,292,434**	**$ 5,292,031**
NOTES:		**$/ SqFt**	**$ 519.33**	**$ 519.38**	**$ 519.34**

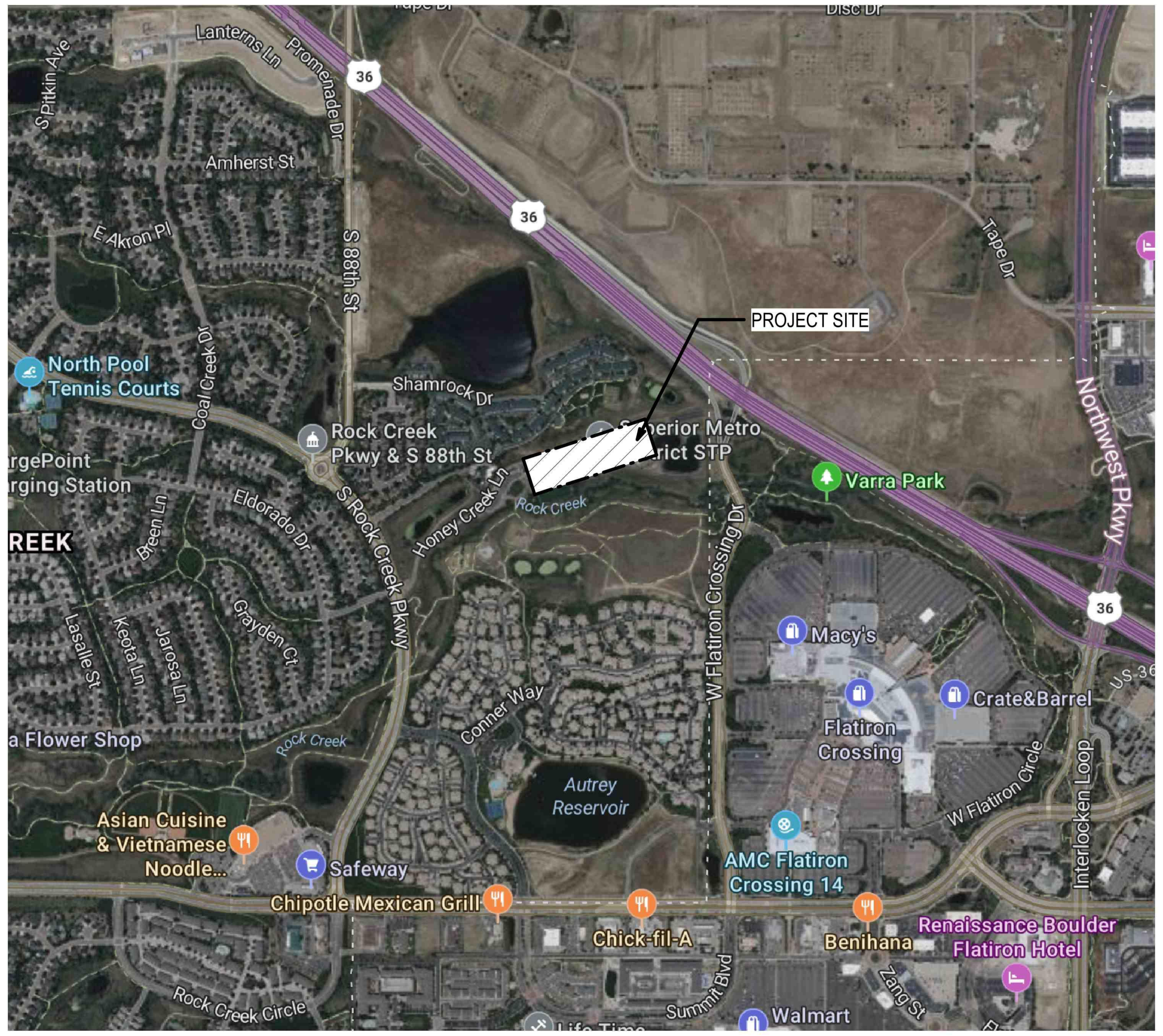
Initial Budget with Accepted Alts.	$ 5,292,434
SD Total	$ 5,292,031
GMP	$ 5,291,935

TOWN OF SUPERIOR

OPERATIONS & MAINTENANCE FACILITY

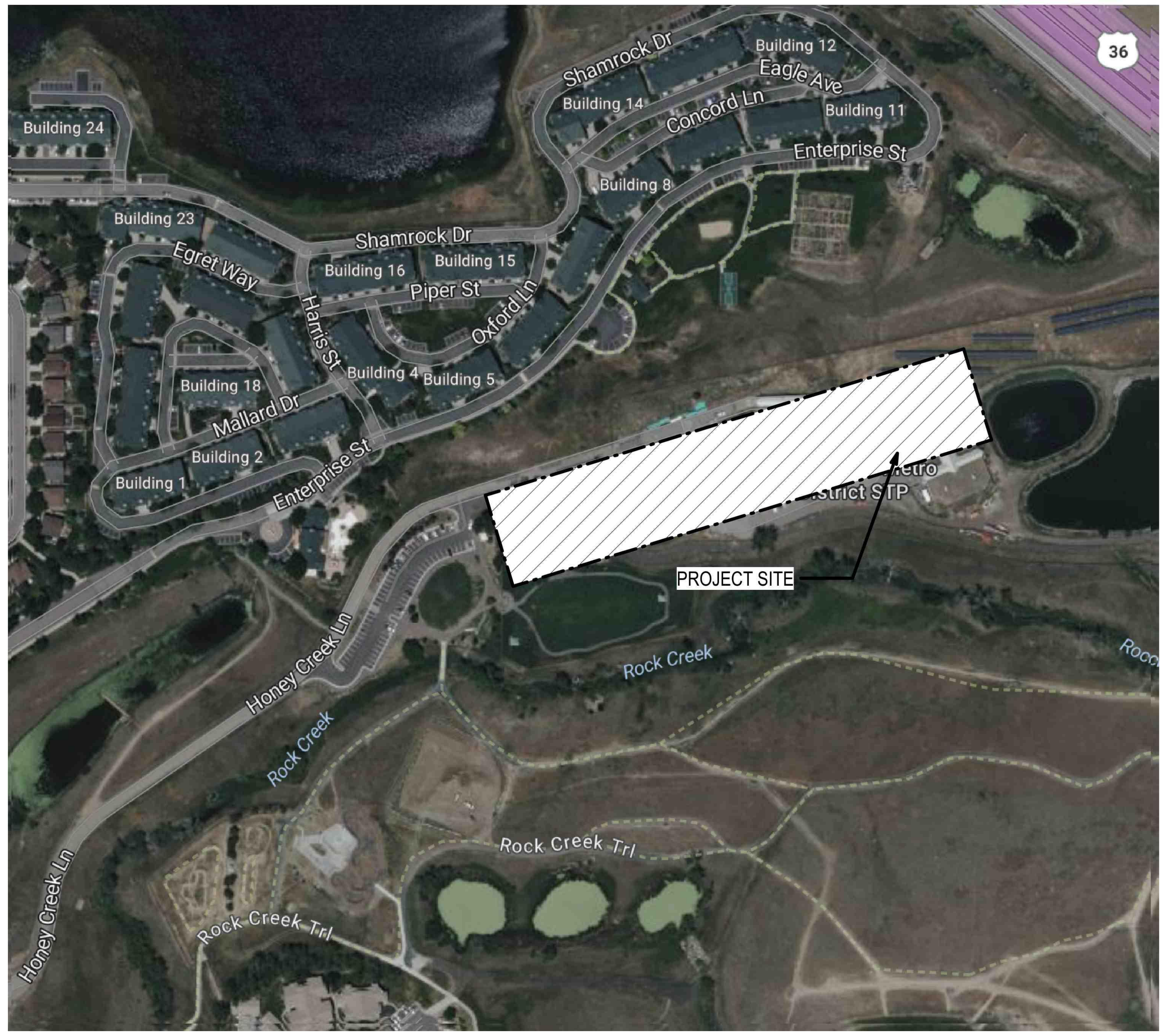
1950 HONEY CREEK LANE, SUPERIOR, CO 80027

FOR PERMIT


PROJECT SITE
36
Lanterns Ln
Promenade Dr
S Pitkin Ave
Amherst St
E Akron Pl
S 88th St
North Pool Tennis Courts
Coal Creek Dr
Shamrock Dr
Rock Creek Pkwy & S 88th St
Superior Metro District STP
Varra Park
Honey Creek Ln
Rock Creek
S Rock Creek Pkwy
Eldorado Dr
Northwest Pkwy
W Flatiron Crossing Dr
Macy's
Crate&Barrel
Flatiron Crossing
Autrey Reservoir
Conifer Way
W Flatiron Circle
Interlocken Loop
Asian Cuisine & Vietnamese Noodle...
Safeway
Chipotle Mexican Grill
Chick-fil-A
AMC Flatiron Crossing 14
Benihana
Renaissance Boulder Flatiron Hotel
Rock Creek Circle
Summit Blvd
Walmart
Flower Shop
REEK

N TRUE NORTH

1 VICINITY MAP
G-001


36
Building 24
Shamrock Dr
Building 12
Eagle Ave
Building 14
Concord Ln
Building 11
Enterprise St
Building 8
Building 23
Egret Way
Shamrock Dr
Building 16
Building 15
Piper St
Harris St
Oxford Ln
Building 18
Building 4
Building 5
Mallard Dr
Building 2
Building 1
Enterprise St
Metro District STP
PROJECT SITE
Rock Creek
Honey Creek Ln
Rock Creek
Rock Creek Trl
Rock Creek Trl
Honey Creek Ln

N TRUE NORTH

2 LOCATION MAP
G-001

OWNER

TOWN OF SUPERIOR

Contact:
Christine Katz, PE
Public Works and Utilities Civil Engineer

100 Superior Plaza
Suite 200
Superior, CO 80027

p: 303.499.3675
e: christinek@superiorcolorado.gov

CIVIL ENGINEER

CIVIL RESOURCES, LLC

Contact:
Jim Brzostowicz, PE
Principal

8308 Colorado Blvd
Suite 200
Firestone, CO 80504

p: 303.833.1416
e: jim@civilresources.com

STRUCTURAL ENGINEER

CORBEL ENGINEERING

Contact:
Cory Myrtle, PE, SE
Structural Engineer

301 Boardwalk Dr.
#273353
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D2C ARCHITECTS

D2C ARCHITECTS, INC.
DENVER, COLORADO

MARK	DESCRIPTION	DATE	APPR

DESIGN BY: Designer
ISSUE DATE: **MAY 19, 2025**
D2C PROJECT NUMBER 202421
CONSULTANTS PROJECT #
DRAWN BY: D. DEINES
CKD BY: B. CRANDALL
SOLICITATION NO.:
SBMT BY: A. MARTIN
PLOT DATE: 5/20/2025 4:46:22 PM
CONTRACT NO.:
PLOT SCALE: 12" = 1'-0"
FILE NUMBER:
SIZE: 22" x 34"
FILE NAME:

FOR PERMIT

STATE OF COLORADO
BRIAN T. DUGGAN
401770
5/16/2025
LICENSED ARCHITECT

TOWN OF SUPERIOR
OPERATIONS & MAINTENANCE FACILITY
1950 HONEY CREEK LANE, SUPERIOR, CO 80027

VICINITY MAP AND DESIGN TEAM DIRECTORY

SHEET IDENTIFICATION
G-001

SHEET INDEX

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D2C
ARCHITECTS

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G-002

GENERAL REQUIREMENTS

1. ATTENTION ALL USERS OF THESE DRAWINGS, GENERAL CONTRACTORS, SUB CONTRACTORS, MANUFACTURERS, SUPPLIERS: CAREFULLY AND THOROUGHLY REVIEW THESE GENERAL NOTES. IT IS YOUR RESPONSIBILITY TO KNOW AND ADHERE TO THESE REQUIREMENTS.
2. DO NOT PRESUME THAT YOUR SCOPE OF WORK IS SINGULARLY DEFINED. YOUR SCOPE OF WORK IS DEFINED THROUGHOUT THE ENTIRE SET OF DRAWINGS AND SPECIFICATIONS AND IS NOT CONTAINED IN JUST ONE SERIES OF DRAWINGS OR DIVISION OF SPECIFICATIONS. YOU MUST REVIEW THE ENTIRE SET OF CONTRACT DOCUMENTS TO DETERMINE YOUR SCOPE OF WORK.
3. EVERY EFFORT HAS BEEN MADE TO MAKE THESE DOCUMENTS CONCISE AND COORDINATED, TO DEFINE WORK IN THE MOST LOGICAL PLACE AND TO ELIMINATE REDUNDANCY. KEEP IN MIND HOWEVER THAT YOUR SCOPE OF WORK CAN BE CONTAINED IN VARIOUS PLACES, WITH VARYING DESCRIPTIONS. DO NOT CONSIDER THAT THERE IS ONE CUSTOMARY PLACE TO LOCATE YOUR WORK. THERE IS A DANGER OF OMITTING WORK FROM YOUR SCOPE BECAUSE THE ENTIRE SET OF DOCUMENTS WAS NOT REVIEWED.
4. MECHANICAL AND ELECTRICAL DRAWINGS SHOW INFORMATION IN A DIAGRAMMATIC FASHION WITHOUT DIMENSIONING. THE GENERAL CONTRACTOR IS TO COORDINATE THE LOCATIONS OF ALL MECHANICAL AND ELECTRICAL EQUIPMENT WITH RESPECT TO THE ARCHITECTURAL AND STRUCTURAL DETAILING OF SHAFTS, CHASES, AND SUCH.
5. THE CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH SITE CONDITIONS AS THEY MAY AFFECT CARRYING OUT THE WORK AS DESCRIBED IN THESE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL INVESTIGATE, VERIFY, AND BE RESPONSIBLE FOR ALL CONDITIONS OF THE PROJECT, AND NOTIFY THE ARCHITECT OF ANY CONDITIONS THAT REQUIRE MODIFICATION BEFORE PROCEEDING WITH THE WORK.
6. THE CONTRACTOR SHALL PROVIDE ALL MATERIALS, EQUIPMENT, LABOR, AND SERVICES NECESSARY TO COMPLETE THE WORK.
7. ALL PERSONS DIRECTLY OR INDIRECTLY ASSOCIATED WITH THE PROJECT SHALL BE FAMILIAR WITH THE RULES AND REGULATIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT, AND IMPLEMENT THOSE RULES AS THEY APPLY TO THIS PROJECT.
8. ALL WORK PERFORMED SHALL BE IN ACCORDANCE WITH THE BUILDING CODES AS NOTED ON CODE SHEETS AND/OR DIRECTED BY THE BUILDING DEPARTMENT OR BUILDING OFFICIAL.
9. CONTRACTOR SHALL SUBMIT CONFIRMATION OF ORDERED MATERIALS OR ITEMS NECESSARY TO COMPLETE THE PROJECT WITH PROJECTED DELIVERY DATE GREATER THAN FOUR WEEKS.
10. ALL SUBCONTRACTORS SHALL SUBMIT SHOP DRAWINGS AS REQUIRED FOR ARCHITECTS APPROVAL PRIOR TO COMMENCING ANY WORK.
11. FIELD VERIFY ALL DIMENSIONS PRIOR TO CASEWORK FABRICATION.
12. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF ALL TRADES AND THE PREVENTION OF CONFLICT BETWEEN ALL TRADES.
13. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND PROTECTING ALL UTILITY LINES. LOCATIONS SHOWN ARE APPROXIMATE. REPAIR ALL DAMAGE TO UTILITY LINES CAUSED BY CONSTRUCTION OPERATIONS AT NO COST TO THE OWNER.
14. PRIOR TO BEGINNING ANY WORK, THE CONTRACTOR SHALL CONDUCT A WALK THROUGH INSPECTION WITH THE OWNER AND A&E DETERMINE IN WRITING THE CONDITION OF THE WORK ALREADY IN PLACE. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING OR REPLACING EQUIPMENT PRESENTLY IN PLACE THAT IS DAMAGED DURING CONSTRUCTION.
15. THE GENERAL CONTRACTOR SHALL FIELD VERIFY ALL PATCH AND REPAIR REQUIREMENTS OF EXISTING SURFACES TO RECEIVE NEW FINISHES. THE COST FOR ALL SUCH WORK IS TO BE COVERED BY THE BID.
16. IT IS THE GENERAL CONTRACTOR AND THEIR SUBCONTRACTOR'S RESPONSIBILITY TO PROVIDE A COMPLETE, FUNCTIONING AND FULLY OPERATIONAL SOLUTION SURROUNDING ANY AND ALL ASPECTS OF THIS PROJECT. SHOULD ASPECTS AND/OR ELEMENTS BE MISSING FROM THE DOCUMENTS THAT PREVENT SUCH, CONTRACTOR SHALL INCLUDE IN THEIR ORIGINAL BID, FEE TO PROVIDE SOLUTIONS TO MEET SUCH REQUIREMENTS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN CLARIFICATION ON ANY AND ALL ITEMS THAT ARE UNCLEAR WITHIN THE DOCUMENTS, PRIOR TO BID, SO THAT THE CONTRACTOR'S BID ACCOUNTS FOR ALL ASPECTS AND ELEMENTS OF THIS PROJECT.
17. SHOULD CONTRACTOR NEED ADDITIONAL CLARIFICATION OR SUPPLEMENTAL INFORMATION ON ANY ASPECT OF THE DOCUMENTS, IT IS THE CONTRACTOR'S RESPONSIBILITY TO REQUEST WRITTEN INFORMATION THROUGH AN INDUSTRY STANDARD REQUEST FOR INFORMATION (RFI) OR SEEK SUPPLEMENTAL INFORMATION THROUGH AN INDUSTRY STANDARD ARCHITECT SUPPLEMENTAL INFORMATION (ASI). SHOULD THE CONTRACTOR FAIL TO REQUEST SUCH CLARIFICATION INFORMATION IN A TIMELY MANNER THAT RESULTS IN A NEGATIVE EFFECT ON THE PROJECT'S SCHEDULE OR BUDGET, THE CONTRACTOR ASSUMES ANY AND ALL LIABILITY ASSOCIATED WITH THE PROJECT SCHEDULE AND MONETARY ASPECTS SURROUNDING RESOLUTION.
18. NOT ALL FIRE RATED ASSEMBLIES AND/OR UL LISTED ASSEMBLIES FOR ALL INSTANCES ARE PROVIDED, OR DETAILED FOR THIS PROJECT. IT IS THE CONTRACTORS' RESPONSIBILITY TO INQUIRE WITH THE ARCHITECT, BUILDING DEPARTMENT, FIRE DEPARTMENT, CODE OFFICIAL, CODE INSPECTOR AND OTHER AUTHORITIES HAVING JURISDICTION APPLICABLE FOR CLARIFICATION AND SPECIFIC DETAILS AS NECESSARY TO ENSURE A COMPLIANT APPLICATION WILL BE USED/ HAS BEEN INSTALLED AND MEETS ALL REQUIRED CODES.
19. SEQUENCE OF CONSTRUCTION IS A “MEANS AND METHODS” AND THEREFORE THE RESPONSIBILITY OF THE CONTRACTORS. IMPACTS TO THE SCHEDULE AND/OR DELAYS DUE TO SEQUENCING ARE THE CONTRACTORS' RESPONSIBILITY. AS SUCH, CONTRACTOR ASSUMES ANY AND ALL LIABILITY ASSOCIATED WITH SUCH, INCLUDING MONETARY ASPECTS SURROUNDING RESOLUTION.
20. THE SPECIFICATIONS AND DRAWINGS (CONTRACT DOCUMENTS) MAY NOT BE COMPLETE IN EVERY DETAIL. CONTRACTOR AND THEIR SUBCONTRACTORS SHALL COMPLY WITH THE INTENT OF THE CONTRACT DOCUMENTS AND GENERAL PURPOSE, TAKEN AS A WHOLE, AND SHALL NOT MAKE USE OF CLAIM ON ANY ERRORS OR OMISSIONS THEREIN TO THE DETRIMENT OF THE DESIGN TEAM OR WORK. SHOULD ANY CONFLICT, PRESUMED ERROR OR OMISSION, OR DISCREPANCY APPEAR IN THE DRAWINGS, SPECIFICATIONS OR INSTRUCTIONS IN WORK DONE BY OTHERS OR IN SITE CONDITIONS, CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING AT ONCE. FAILURE TO NOTIFY THE ARCHITECT IMMEDIATELY, ALLEVIATES ALL LIABILITY FROM ARCHITECT, DESIGN TEAM AND OWNER AND PLACES ALL LIABILITY WITH THE CONTRACTOR. IF CONTRACTOR PROCEEDS WITH ANY OF THE WORK IN QUESTION PRIOR TO DIRECTION FROM OWNER AND/ OR ARCHITECT, THEN REQUIRED CORRECTIONS SHALL BE AT THE CONTRACTOR'S EXPENSE AND SHALL NOT BE REIMBURSABLE.
21. ALL CODE MANDATED SIGNAGE SHALL BE PROVIDED BY GENERAL CONTRACT, INCLUDED WITHIN BID, UNLESS OTHERWISE NOTED.

DRAWINGS AND DIMENSIONS

1. THE CONTRACT DOCUMENT DRAWINGS HAVE BEEN PREPARED USING REVIT SOFTWARE IN A MICROSOFT WINDOWS ENVIRONMENT. A BUILDING INFORMATION MODEL (BIM) WAS DEVELOPED SOLELY TO COMMUNICATE THE DESIGN INTENT TO THE OWNER AND IS NOT SUITABLE FOR ANY OTHER PURPOSE. FOR EXAMPLE THE REVIT MODEL IS NOT SUITABLE FOR COST ESTIMATING, SYSTEMS PERFORMANCE, COORDINATION, SCHEDULING, OR FACILITIES MANAGEMENT.
2. THESE DOCUMENTS WERE PRODUCED USING THE CONSTRUCTION SPECIFICATIONS INSTITUTE'S UNIFORM DRAWING SYSTEM AND THE NATIONAL CAD STANDARD AS GUIDES.
3. ANY INDICATION OF PROJECT LIMITS OR LINES OF DEMARCATION ARE SHOWN FOR THE CONVENIENCE OF THE CONTRACTOR, AND ARE NOT TO BE TAKEN LITERALLY. ACTUAL CONTRACT LIMITS ARE TO BE DETERMINED BY THE CONTRACTOR AND APPROVED BY THE OWNER BEFORE ACTUAL CONSTRUCTION WORK BEGINS.
4. DRAWINGS ARE PREPARED USING DIMENSIONS AND PRODUCT CONFIGURATIONS OR DETAILS OF SPECIFIC MANUFACTURERS. DIMENSIONS AND DETAILS FOR SPECIFIC PRODUCTS MAY CHANGE BEFORE THEY ARE ACTUALLY INCORPORATED INTO THE WORK, AND PRODUCTS BY OTHER MANUFACTURERS MAY ALSO BE ACCEPTABLE. THEREFORE, ACTUAL INSTALLATION DETAILS AND DIMENSIONS MAY DIFFER FROM THOSE SHOWN. CONTRACTOR SHALL VERIFY INSTALLATION REQUIREMENTS FOR ALL PRODUCTS TO BE INCORPORATED IN THE WORK (INCLUDING PARTITION THICKNESS FOR RECESSED OR SEMI-RECESSED PRODUCTS), AND IS RESPONSIBLE FOR ACCOMMODATING AND COORDINATING CHANGES TO OTHER MATERIALS OR PRODUCTS THAT ARE NECESSARY BECAUSE OF THESE DIFFERENCES.
5. THE DRAWINGS AND SPECIFICATIONS ARE SEPARATED INTO DISCIPLINES FOR THE CONVENIENCE OF THE ARCHITECT AND THE CONTRACTOR. THE SEPARATIONS USED HEREIN ARE USED ONLY FOR THE PURPOSES OF CONVENIENCE AND REFERENCE AND IN NO WAY DO THEY DEFINE OR LIMIT THE SCOPE OR INTENT OF ANY PART OF THE DRAWINGS, OR OF THE DRAWINGS AND SPECIFICATIONS AS A WHOLE. THE FACT THAT THE DRAWINGS ARE SEPARATED IN NO WAY SUGGESTS THAT THE WORK IS NOT TO BE CONSTRUCTED AS A COMPLETE, INTEGRATED AND UNIFIED WHOLE.
6. THE DRAWINGS AND SPECIFICATIONS, INCLUDING DRAWINGS PREPARED BY SPECIFIC ENGINEERING DISCIPLINES (SUCH AS CIVIL, STRUCTURAL, MECHANICAL, ELECTRICAL, ETC.) ARE COMPLEMENTARY; ITEMS SHOWN IN ANY ONE LOCATION IN THE DRAWINGS SHALL BE CONSIDERED TO BE REQUIREMENTS OF THE CONTRACT FOR CONSTRUCTION. IN THE EVENT OF AN INCONSISTENCY BETWEEN THE DRAWINGS AND SPECIFICATIONS, OR WITHIN EITHER DOCUMENT, THE CONTRACTOR SHALL SEEK CLARIFICATION OR INTERPRETATION FROM THE ARCHITECT PRIOR TO BIDDING. WHERE INCONSISTENCIES ARE NOT CLARIFIED PRIOR TO BIDDING, AND WHERE THE ACTUAL SOLUTION OR INTENT CANNOT BE REASONABLY INFERRED, THE CONTRACTOR SHALL PROVIDE THE BETTER QUALITY OR GREATER QUANTITY OF WORK.
7. USE OF THE WORD "VERIFY" POINTS OUT A SITUATION WHICH MUST BE CONFIRMED PRIOR TO PROCEEDING WITH THE WORK, FABRICATION OF EQUIPMENT, OR ORDERING MATERIAL. NOTIFY THE ARCHITECT OF ANY DISCREPANCY
8. THE FIRE SPRINKLER SYSTEM WILL BE DESIGNED BY THE INSTALLING SUB CONTRACTOR. THE GENERAL CONTRACTOR SHALL COORDINATE LAYOUT, CLEARANCES, AND LOCATION OF HEAD HEIGHTS WITH THE STRUCTURE, MECHANICAL DUCTWORK, ELECTRICAL LIGHTING, DRAINAGE PIPING, AND THE ARCHITECTURAL REFLECTED CEILING PLANS. THE SPRINKLER DESIGN MUST BE COORDINATED WITH THE PROVISIONS OF ALL ENGINEERING AND ARCHITECTURAL DOCUMENTS SHOULD NOT RELY SOLELY ON ONE SERIES OF DRAWINGS OR ONE DISCIPLINE. SPRINKLER SYSTEMS LOCATED IN UNHEATED SPACES SHALL BE A DRY PIPE SYSTEM UNLESS NOTED OTHERWISE.
9. ARCHITECTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS SHOW WHERE EXPOSED DUCTWORK IS TO BE INSTALLED AT A SPECIFIC ELEVATION IN A CONTROLLED PATTERN. THE CONTRACTOR MUST RELY ON ALL OF THESE DISCIPLINES TO COMPLETE THE WORK AND SHOULD NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.
10. THE GENERAL CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES INSTALLING THEIR RESPECTIVE EQUIPMENT IN THE CEILING PLENUMS. MECHANICAL, ELECTRICAL, STRUCTURAL, AND FIRE SPRINKLER SYSTEMS ALL SHARE THIS SAME SPACE. EACH SUB CONTRACTOR IS TO REVIEW THE REQUIREMENTS OF THEIR WORK WITH THE AWARENESS OF THE OTHER TRADES THAT NEED TO SHARE THESE SPACES MUST NOT ASSUME THAT THEIR INSTALLATION HAS BEEN CONSIDERED IN THE DESIGN AND SHOP DRAWINGS OF THE OTHER TRADES.
11. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE ARCHITECT IMMEDIATELY SHOULD ANY DISCREPANCIES BE FOUND IN THE DRAWINGS AND SPECIFICATIONS.
12. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR CHECKING ALL FIELD CONDITIONS AND DIMENSIONS AS THEY RELATE TO THIS PROJECT. SHOULD DISCREPANCIES EXIST BETWEEN THE WORK INDICATED AND ACTUAL FIELD CONDITIONS NOTIFY THE ARCHITECT PRIOR TO PROCEEDING WITH THE WORK.
13. DO NOT SCALE THE DRAWINGS. DRAWING SCALES AS INDICATED ARE FOR REFERENCE ONLY AND ARE NOT INTENDED TO ACCURATELY DEPICT ACTUAL OR DESIGNATED CONDITIONS. WRITTEN DIMENSIONS SHALL GOVERN.
14. ALL DIMENSIONS INDICATED ARE TO FACES OF CMU/STUD/STRUCTURAL MATERIALS OR COLUMN GRID LINES UNLESS NOTED OTHERWISE. MASONRY DIMENSIONS ARE MODULAR IN THAT THEY INCLUDE THE GROUT JOINT. ROUGH OPENINGS ALLOW FOR SHIM SPACE.
15. REFER TO THE ARCHITECTURAL REFLECTED CEILING PLAN FOR EXACT LOCATIONS OF ALL CEILING FIXTURES. REFER TO MECHANICAL AND ELECTRICAL DRAWINGS FOR COMPLETE CONSTRUCTION REQUIREMENTS.
16. THE TERM "ALIGN" REFERS TO LOCATING DIFFERENT COMPONENTS OF CONSTRUCTION TO PROVIDE A FLUSH FINISH SURFACE.
17. CONTRACTOR SHALL LAY OUT ALL PARTITIONS PER THE DIMENSIONS SHOWN ON THE PLAN. VERIFY PARTITION LAYOUT WITH EXISTING WINDOWS, COLUMNS, DOORS, EQUIPMENT AND CEILING SYSTEMS. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO STARTING CONSTRUCTION.

CONSTRUCTION NOTES

1. TOP OF CONCRETE FIRST FLOOR SLAB IS ASSUMED AT EL. 100'-0 (ELEVATION 100'-0 EQUATES TO USGS DATUM ELEVATION OF 5390.25').
2. ALL VERTICAL AND HORIZONTAL PIPES, CONDUITS, DUCTS, ETC. IN FINISHED ROOMS OR AREAS THROUGHOUT THE BUILDING SHALL BE FURRED IN TO MATCH THE ROOM FINISH, UNLESS NOTED OTHERWISE.
3. METAL STUD PARTITIONS SHALL BE OF SUFFICIENT WIDTH TO ADEQUATELY ENCLOSE PIPING, CONDUITS, AND RECESSED EQUIPMENT.
4. PROVIDE 24" X 24" ACCESS PANELS IN PARTITIONS WHERE REQUIRED FOR MECHANICAL EQUIPMENT EXCEPT WHERE SIZES ARE OTHERWISE NOTED. COORDINATE EXACT LOCATIONS WITH ARCHITECT IN FIELD OR VIA SHOP DRAWINGS.
5. PROVIDE PLUMBING CLEANOUTS IN PARTITIONS AS NECESSARY. COORDINATE ALL WALL LOCATIONS AND PLACEMENT OF COVER PLATES WITH ARCHITECT IN FIELD OR VIA SHOP DRAWINGS.
6. PROVIDE BLOCKING WITHIN PARTITIONS AT ALL LOCATIONS WHERE ITEMS WILL BE MOUNTED ON PARTITIONS.
7. PROVIDE GYPSUM BOARD CONTROL JOINTS IN PARTITIONS AND CEILINGS AT 30'-0" MAX. SPACING. COORDINATE TO MEET FIRE RESISTIVE RATINGS OF THE ASSEMBLY, FIRESTOP JOINTS AT RATED PARTITIONS.
8. CONTRACTOR SHALL ADJUST OR ADD FIRE SPRINKLER HEADS TO ACCOMMODATE PARTITION LAYOUT. CENTER THE HEAD IN THE ACOUSTICAL PANEL, HEAD SPACING AND PLACEMENT SHALL MEET CODE REQUIREMENTS.
9. WALL, CEILING, BASE, AND FLOOR FINISHES ARE TO BE PROVIDED IN EVERY ROOM UNLESS THE DRAWINGS SPECIFICALLY INDICATE THAT A ROOM OR PORTION THEREOF IS TO REMAIN "UNFINISHED." IF ROOM FINISHES ARE NOT SPECIFICALLY INDICATED, PROVIDE THE SAME FINISHES AS ARE PROVIDED IN THE ROOM ADJACENT TO THE ROOM IN QUESTION, OR OBTAIN CLARIFICATION FROM THE ARCHITECT PRIOR TO BIDDING.
10. WHERE MECHANICAL WORK PENETRATES ANY COMPONENT OF THE FIRE-RATED ASSEMBLY, PROVIDE THE APPROPRIATE FIRE AND/OR SMOKE DAMPERS. IF IT IS NOT CLEAR WHETHER DUCTWORK PENETRATES A PORTION OF THE RATED ASSEMBLY, OBTAIN CLARIFICATION FROM THE ARCHITECT PRIOR TO BIDDING.
11. PROVIDE SEALANT AT ALL JOINTS OR CRACKS WHICH OCCUR WHERE DISSIMILAR MATERIALS INTERSECT PERPENDICULAR TO EACH OTHER, AND THE INTERSECTION IS EXPOSED TO VIEW, UNLESS INDICATED OTHERWISE ON THE DRAWINGS.
12. PROVIDE CONTINUOUS PERIMETER BUILDING INSULATION AT ALL EXTERIOR WALLS.
13. PAINT ALL EXPOSED STEEL UNLESS NOTED OTHERWISE.
14. ALL MATERIAL COLORS TO BE SELECTED BY ARCHITECT, UNLESS NOTED OTHERWISE.
15. PROVIDE FIRE-RETARDANT WOOD WHEREVER WOOD BLOCKING IS SHOWN ON THE DRAWINGS.
16. THE ARCHITECTURAL AND STRUCTURAL DRAWINGS BOTH DESCRIBE VARIOUS FLOOR SLAB SLOPE REQUIREMENTS, RECESSES, AND EDGE CONDITIONS. USE BOTH SETS OF DRAWINGS WHEN INSTALLING THE FLOOR SLAB.
17. FLOOR DRAINS IN TOILET ROOMS SHALL BE LOCATED UNDER TOILET PARTITION PRIVACY PANEL TO AVOID CONFLICT WITH SUPPORT PILASTERS. COORDINATE FLOOR DRAINS IN MECHANICAL ROOMS TO AVOID CONFLICT WITH HOUSEKEEPING PADS. HOUSEKEEPING PADS ARE FOR GENERAL REFERENCE AND SHALL BE COORDINATED TO SIZE OF ACTUAL EQUIPMENT.
18. PROVIDE SLIP JOINT CONNECTIONS AT ALL PARTITIONS THAT EXTEND TO STRUCTURE ABOVE. ALL PARTITIONS TO SUPPORT LATERAL LOADS OF NOT LESS THAN 5#/SF. PROVIDE BRACING ABOVE AS REQUIRED.
19. WHERE DOORS IN PARTITIONS ARE NOT DIMENSIONALLY LOCATED ON THE PLANS PROVIDE A MINIMUM HINGE SIDE JAMB DIMENSION OF 6" FROM DOOR OPENING TO ADJACENT PERPENDICULAR WALL.
20. SEAL AROUND ALL PENETRATIONS THROUGH PROPOSED FIRE RATED PARTITIONS. PROVIDE UL APPROVED FIRESTOP SYSTEM TO MEET REQUIRED RATING.

D2C
ARCHITECTS

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DENVER, COLORADO

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1950 HONEY CREEK LANE, SUPERIOR, CO 80027

PROJECT GENERAL NOTES

SHEET IDENTIFICATION
G-003

CODE ANALYSIS

Operations & Maintenance Facility
Superior, Colorado

Applicable Codes:	2018 International Building Code 2018 International Mechanical Code 2018 International Plumbing Code 2018 International Fire Code 2018 International Fuel Gas Code 2021 International Energy Conservation Code

The given size of the 1st Level is 7611 SF and the Second Floor Mezzanine is 2597 SF, housing occupancies A-3, B and S-1, fully sprinkled. S-1 occupancy is the most stringent design factor per Table 503.

TOPIC	IBC REFERENCE	REQUIREMENT
Currently designed as 2-Story, 10,208 GSF, fully sprinkled.		
Occupancy Classification	Section 302.1	Group A-3, B, S-1
Occupancy Separations	Table 508.3.1.3	None
Construction Type	Table 503	Type IIB
Allowable Height and Building Areas	Table 503	Base on S-1, most restrictive 2 Stories Maximum - Fully Sprinkled 17,500 SF (per Story)

GENERAL INFORMATION:

Incidental Use Areas to be fire- separated construction capable	Table 508.2	Storage rooms over 100 square feet do not need provided with a 1-hour separation if an automatic extinguishing system is provided. They shall be from the remainder of the building by of resisting the passage of smoke.
Fire Alarm and Detection Systems (Group A, Required)	Section 907.2.1	Manual Fire Alarm boxes are not required where an automatic sprinkler system and notification appliances are installed throughout.
Exit Doorway Arrangement Exception 2	Section 1015.2.1	Minimum distance between exit doors not to exceed one-third diagonal dimension of area served because fully sprinkled.
Stairway Area of Refuge Exception 2	Section 1007.3	Area of refuge not required at unenclosed exit stairways because fully sprinkled.
Minimum Clear Height	Section 1003.2	90" for means of egress
Stairway Clear Width Exception 3	Section 1007.3	48" clear width at exit stairways not required because fully sprinkled
Exit Access Travel Distance	Table 1016.1	A-3 = 250' fully sprinkled
Corridor Fire-resistance	Table 1017.1	Fully sprinkled, no rated corridors required
Minimum Egress Width	Section 1017.2	44" Minimum
Minimum Number of Exits	Table 1019.1	2 Exits Required First Story

Occupancy Load

"A-3"	4
"B"	73
"S-1"	25
Total	93

Plumbing Fixtures Table 2902.1

				Total Required	Total Provided
WC Count					
"A-3"	4	Male	3 (1 per 125) = .02		
		Female	1 (1 per 65) = .02		
"B"	73	Male	55 (1 per 25 first 50) + 1 per 50 remaining = 2		
		Female	18 (1 per 25 first 50) + 1 per 50 remaining = 1		
"S-1"	27	Male	20 (1 per 100) = .2		
		Female	7 (1 per 100) = .07		
		Male	.02+2+.2=2.22	2	3
		Female	.02+1+.07=1.09	1	1
Lavatory Count					
"A-3"	4	Male	3 (1 per 200) = .015		
		Female	1 (1 per 200) = .005		
"B"	73	Male	55 (1 per 40 first 80) + 1 per 80 remaining = 2		
		Female	18 (1 per 40 first 80) + 1 per 80 remaining = 1		
"S-1"	27	Male	20 (1 per 100) = .2		
		Female	7 (1 per 100) = .07		
		Male	.015+2+.2= 2.215	2	2
		Female	.005+1+.07 = 1.075	1	1
Unisex ADA Toilet				0	1
Drinking Fountains					
"A-3"	4		4 (1 per 500) = .008		
"B"	73		73 (1 per 100) = .73		
"S-1"	27		27(1 per 1,000) = .27		
			Totals .008+.73+.27 = 1.008	1	2
Service Sinks					
"A-3"	4		4 (1 Service sink) = .25		
"B"	73		73 (1 Service sink) = .25		
"S-1"	27		27 (1 Service sink) = .25		
			Totals .25 + .25 + .25 = .75	1	1
Showers	Per owner's request		Unisex	-	1

Notes:
1. Individual room occupancy calculations figured per Table 1004.1.1 "Maximum Floor Area Allowances Per Occupant" for individual spaces. Spaces are then groups for occupancy listed is the general use occupancy for plumbing fixtures calculations per [P] Table 2902.1 "Minimum Number of Required Plumbing Fixtures.
2. Installation of showers per owner requirements and for LEED requirements. Building Code does not provide guidance for minimum number of showers.
3. Urinal substitution does not exceed 67% of the water closet requirement (IPC Section 419.2).
4. A single room ADA toilet has been provided in lieu of ADA stalls in the larger restrooms.

Accessible Parking Spaces	Table 1106.1	Of the 25 spaces provided, 1 is required to be accessible.
Accessible Lockers	Section 1109.8.1	At least 5% of lockers must be accessible.
Accessible Toilet and Bathing Facilities	Section 1109.2	1 of each fixture type shall be accessible for each men and women within the new toilet rooms.
Accessible Signage	Section 1110	Required.

CODE ANALYSIS LEGEND

##	OCCUPANCY LOAD
##	EGRESS LOAD
— — —	EGRESS PATH

D2C
ARCHITECTS

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DENVER, COLORADO
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MARK	DATE	DESCRIPTION	APPR

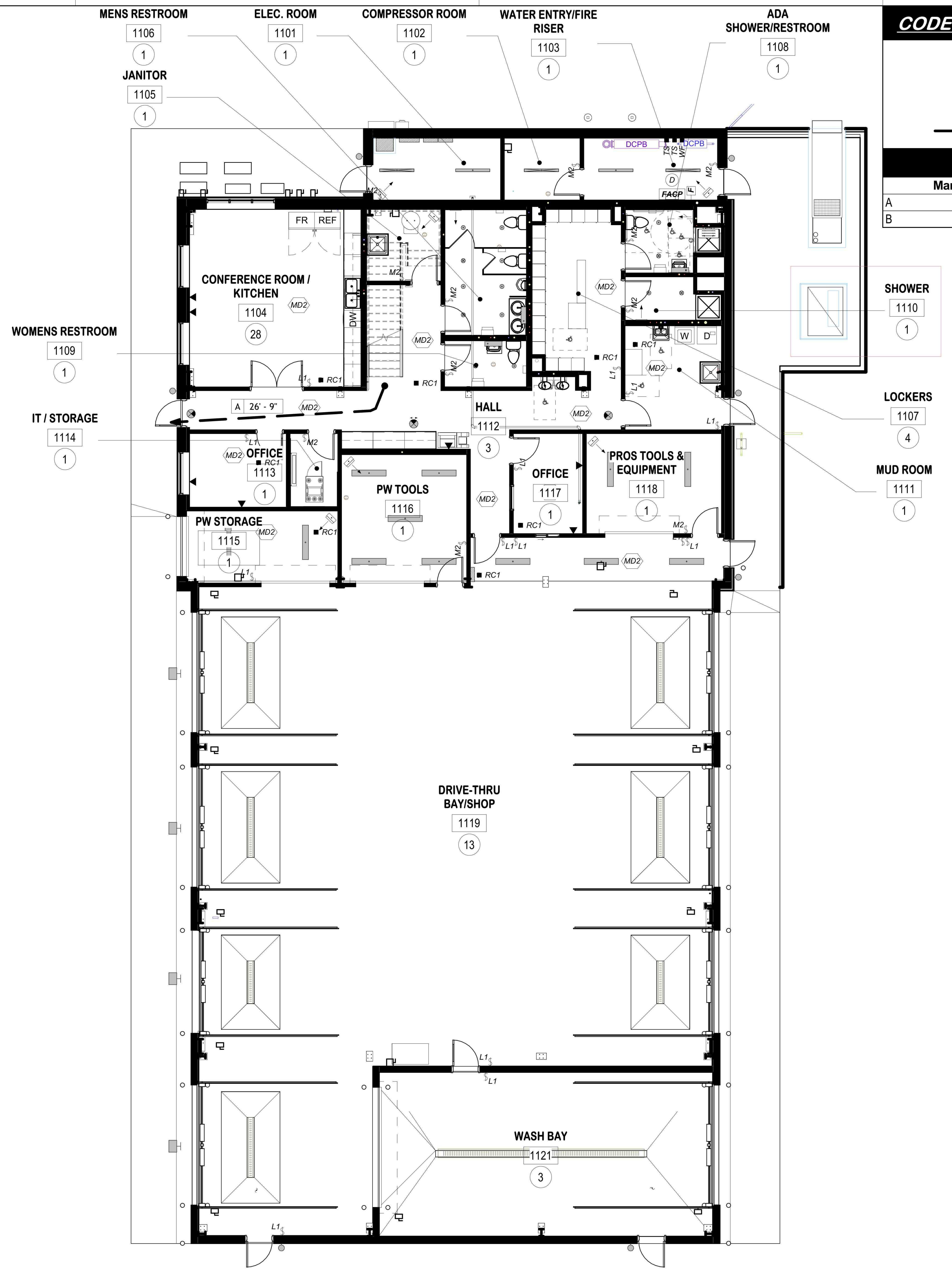
ISSUE DATE: **MAY 19, 2025**
CONSULTANTS PROJECT #
SOLICITATION NO.:
CONTRACT NO.:
FILE NUMBER:
DESIGN BY: Designer
D2C PROJECT NUMBER 202421
DRAWN BY: Author
CKD BY: Checker
SBMT BY: Approver
PLOT DATE: 5/20/2025 4:46:24 PM
PLOT SCALE: 12" = 1'-0"
FILE NAME:
SIZE: 22" x 34"

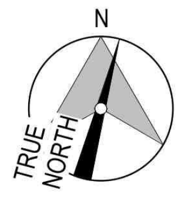
FOR PERMIT

BRIAN T. DUGGAN
401770
5/16/2025

TOWN OF SUPERIOR
OPERATIONS & MAINTENANCE FACILITY
1950 HONEY CREEK LANE, SUPERIOR, CO 80027
CODE ANALYSIS

SHEET IDENTIFICATION
GI001


MENS RESTROOM
1106
1
ELEC. ROOM
1101
1
COMPRESSOR ROOM
1102
1
WATER ENTRY/FIRE RISER
1103
1
ADA SHOWER/RESTROOM
1108
1
JANITOR
1105
1
DCPB
FACP
CONFERENCE ROOM / KITCHEN
1104
28
FR
REF
DW
MD2
M2
RC1
L1
WOMENS RESTROOM
1109
1
SHOWER
1110
1
W
D
A 26' - 9"
HALL
1112
3
LOCKERS
1107
4
IT / STORAGE
1114
1
OFFICE
1113
1
PW TOOLS
1116
1
OFFICE
1117
1
PROS TOOLS & EQUIPMENT
1118
1
MUD ROOM
1111
1
PW STORAGE
1115
1
DRIVE-THRU BAY/SHOP
1119
13
WASH BAY
1121
3


N
TRUE NORTH

1 FIRST FLOOR
GI101 1/8" = 1'-0"

0' 4' 8' 16'

CODE ANALYSIS LEGEND

##	OCCUPANCY LOAD
##	EGRESS LOAD
— — —	EGRESS PATH

PATH OF EGRESS

Mark	Length	Level
A	26'-9"	FIRST FLOOR
B	86'-2"	SECOND FLOOR

D2C
ARCHITECTS

D2C ARCHITECTS, INC.
DENVER, COLORADO

MARK	DESCRIPTION	DATE	APPR

DESIGN BY: Designer		ISSUE DATE: **MAY 19, 2025**
D2C PROJECT NUMBER 202421		CONSULTANTS PROJECT #
DRAWN BY: Author	CKD BY: Checker	SOLICITATION NO.:
SBMT BY: Approver	PLOT DATE: 5/20/2025 4:46:25 PM	CONTRACT NO.:
PLOT SCALE: As indicated		FILE NUMBER:
SIZE: 22" x 34"	FILE NAME:	

FOR PERMIT

BRIAN T. DUGGAN
401770
5/16/2025

TOWN OF SUPERIOR
OPERATIONS &
MAINTENANCE FACILITY
1950 HONEY CREEK LANE, SUPERIOR, CO 80027

CODE PLANS LEVEL 1

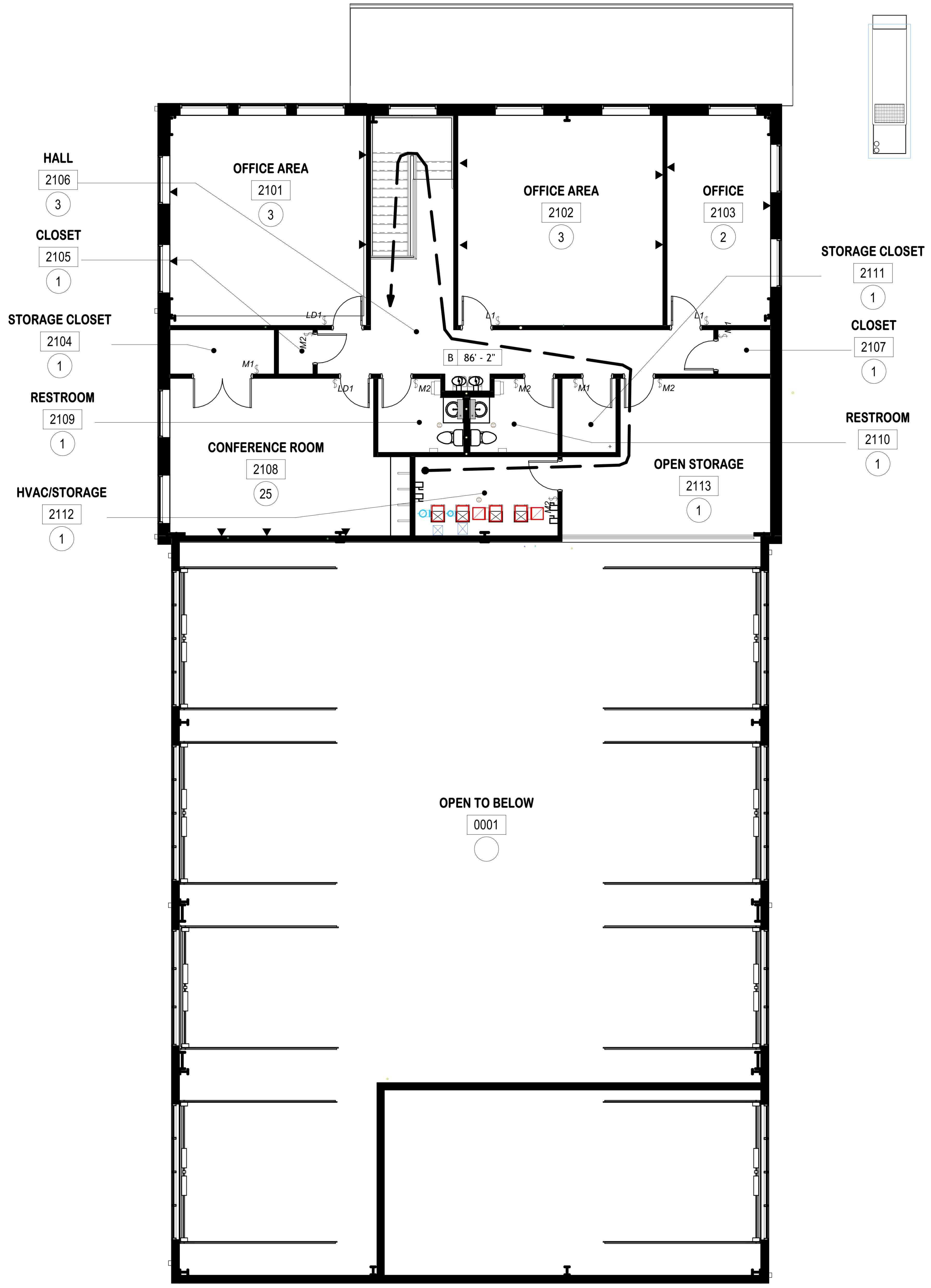
SHEET IDENTIFICATION
GI101

CODE ANALYSIS LEGEND

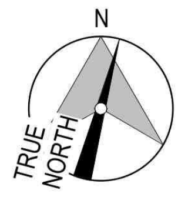
## (circle)	OCCUPANCY LOAD
## (oval)	EGRESS LOAD
— — —	EGRESS PATH

PATH OF EGRESS

Mark	Length	Level
A	26'-9"	FIRST FLOOR
B	86'-2"	SECOND FLOOR

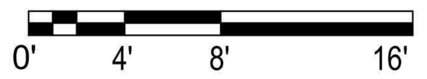


D
C
B
A
HALL
2106
3
CLOSET
2105
1
STORAGE CLOSET
2104
1
RESTROOM
2109
1
HVAC/STORAGE
2112
1
OFFICE AREA
2101
3
OFFICE AREA
2102
3
OFFICE
2103
2
STORAGE CLOSET
2111
1
CLOSET
2107
1
RESTROOM
2110
1
CONFERENCE ROOM
2108
25
OPEN STORAGE
2113
1
LD1
M1
M2
L1
B 86' - 2"
OPEN TO BELOW
0001



N
TRUE NORTH

1 SECOND FLOOR
GI102 1/8" = 1'-0"



D2C
ARCHITECTS

D2C ARCHITECTS, INC.
DENVER, COLORADO

MARK	DESCRIPTION	DATE	APPR

DESIGN BY: Designer
ISSUE DATE: **MAY 19, 2025**
D2C PROJECT NUMBER 202421
CONSULTANTS PROJECT #
DRAWN BY: Author
CKD BY: Checker
SOLICITATION NO.:
SBMT BY: Approver
PLOT DATE: 5/20/2025 4:46:25 PM
CONTRACT NO.:
PLOT SCALE: As indicated
FILE NUMBER:
SIZE: 22" x 34"
FILE NAME:

FOR PERMIT

STATE OF COLORADO
BRIAN T.
DUGGAN
401770
5/16/2025
LICENSED ARCHITECT

TOWN OF SUPERIOR
OPERATIONS & MAINTENANCE FACILITY
1950 HONEY CREEK LANE, SUPERIOR, CO 80027
CODE PLANS LEVEL 2

SHEET IDENTIFICATION
GI102

CIVIL CONSTRUCTION PLANS FOR
TOWN OF SUPERIOR PUBLIC WORKS O&M BUILDING
TOWN OF SUPERIOR
COUNTY OF BOULDER , COLORADO

THESE DESIGNS, PLANS, AND CONTRACT DOCUMENTS ARE REVIEWED FOR CONCEPT AND GENERAL CONFORMANCE TO THE DISTRICT'S MINIMUM STANDARDS ONLY, AND THE PRIMARY RESPONSIBILITY FOR DESIGN ADEQUACY IS TO REMAIN WITH THE ENGINEER OF RECORD. THIS REVIEW DOES NOT IMPLY RESPONSIBILITY BY EITHER THE TOWN OF SUPERIOR, SUPERIOR METROPOLITAN DISTRICT NO. 1, THE TOWN ENGINEER OR THE DISTRICT ENGINEER FOR COMPLETENESS, ACCURACY OR CORRECTNESS OF CALCULATIONS. THE REVIEW DOES NOT IMPLY THAT QUANTITIES OF ITEMS INDICATED ON THE PLANS ARE THE FINAL QUANTITIES REQUIRED. THE REVIEW SHALL NOT BE CONSTRUED FOR ANY REASON AS ACCEPTANCE OF FINANCIAL RESPONSIBILITY BY THE TOWN OR DISTRICT FOR ADDITIONAL ITEMS AND ADDITIONAL QUANTITIES OF ITEMS SHOWN THAT MAY BE REQUIRED DURING THE CONSTRUCTION PHASE.

APPROVED FOR CONSTRUCTION WITHIN ONE YEAR OF THE EARLIEST OF THESE DATES:

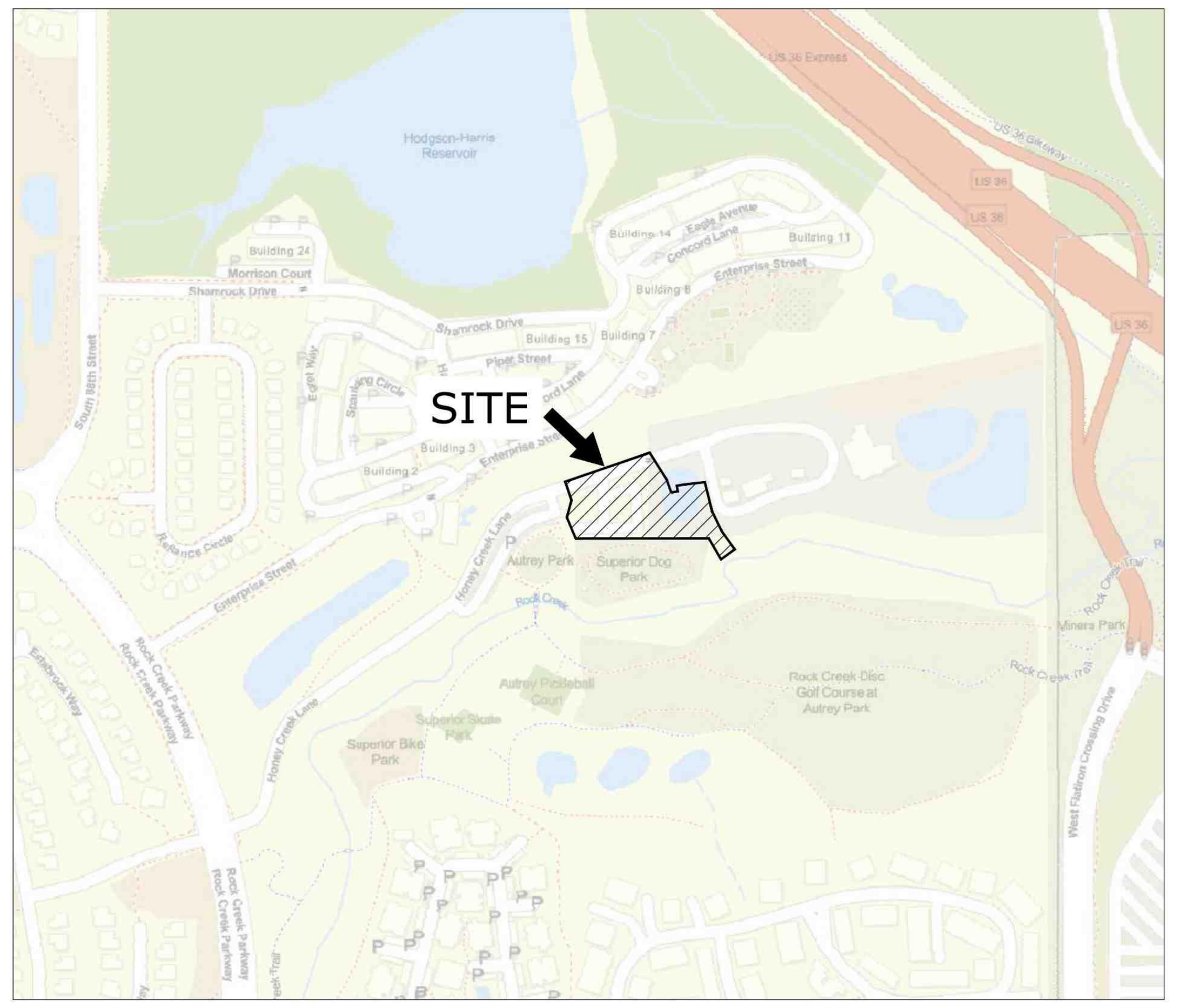
BY____________________ __________
PUBLIC WORKS DIRECTOR DATE

BY____________________ __________
TOWN CIVIL ENGINEER DATE

BY____________________ __________
PUBLIC WORKS UTILITIES SUPERINTENDENT DATE

BY____________________ __________
PARKS, RECREATION AND OPEN SPACE DIRECTOR DATE

BY____________________ __________
MOUNTAIN VIEW FIRE RESCUE DATE



PROJECT LOCATION MAP

NORTH

SCALE: 1" = 1000 UNITS

BENCHMARK

THE ON-SITE BENCHMARK (PROVIDED BY THE TOWN OF SUPERIOR) IS A MAG NAIL IN ASPHALT (POINT NO. 2) AS SHOWN HEREON, WITH AN ELEVATION OF 5387.54 FEET (NAVD 88). NGS POINT Q 413, BEING A STAINLESS STEEL ROD LOCATED AT THE INTERSECTION OF DILLON ROAD AND SOUTH 104TH STREET IN LOUISVILLE APPROXIMATELY 2.2 MILES FROM THE SITE, WITH A PUBLISHED ELEVATION OF 5296.06, WAS CHECKED INTO WITH A GPS DERIVED AS-MEASURED LOCATION OF 5296.06 FEET. NO DIFFERENTIAL LEVELING WAS PERFORMED TO ESTABLISH THE ELEVATION OF THE ON-SITE BENCHMARK.

BASIS OF BEARINGS

GPS DERIVED BEARINGS BASED ON A BEARING OF NORTH 00°08'29" WEST ALONG THE NORTH-SOUTH CENTERLINE LINE OF SECTION 29, T1S, R69W, 6TH P.M., BETWEEN A FOUND NO. 6 REBAR WITH 3 $\frac{1}{4}$" BRASS CAP, STAMPED "1998 T1S R69 W $\frac{1}{4}$ S20 S29 LS 16401" AT THE NORTH QUARTER CORNER OF SAID SECTION 29 AS SHOWN HEREON. COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM 1983 (NAD83). ALL BEARINGS SHOWN HEREON ARE RELATIVE THERETO.

SHEET INDEX

SHEET #	SHEET NAME
C1.0	COVER
C1.1	NOTES
C2.0	EXISTING CONDITIONS & DEMOLITION PLAN
C3.0	SITE PLAN
C4.0	OVERALL GRADING PLAN
C4.1	INITIAL SWMP
C4.2	INTERIM SWMP
C4.3	FINAL SWMP
C5.0	UTILITY PLAN
C5.1	SANITARY SEWER PLAN & PROFILE
C5.2	WATER LINE PLAN & PROFILE
C5.3	STORM SEWER PLAN AND PROFILE
C6.0	GENERAL DETAILS - 1
C6.1	GENERAL DETAILS - 2
C6.2	GENERAL DETAILS - 3
C6.3	GENERAL DETAILS - 4
C6.4	SWMP DETAILS - 1
C6.5	SWMP DETAILS - 2

ENGINEER

CIVIL RESOURCES, LLC
JIM BRZOSTOWICZ, P.E.
PRINCIPAL / CIVIL ENGINEER
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FIRESTONE, CO 80504
303-833-1416 X 203
JIM@CIVILRESOURCES.COM

SURVEYOR

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JESS KUNTZ
655 FOURTH AVE
LONGMONT, CO 80501
720-208-0294
JKUNTZ@FLATIRONSINC.COM

ARCHITECT

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DENVER, COLORADO

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SUITE 200
FIRESTONE, CO 80530
303.833.1416
WWW.CIVILRESOURCES.COM

MARK	DESCRIPTION	DATE	APPR

ISSUE DATE: **MAY 19, 2025**	DESIGN BY: RJJ
CONSULTANTS PROJECT # 218.001.06	D2C PROJECT NUMBER 202421
SOLICITATION NO.:	CKD BY: JAB
	DRAWN BY: RJJ
CONTRACT NO.:	PLOT DATE: 5/14/2025 8:10:10 AM
	SBMT BY: Approver
FILE NUMBER:	PLOT SCALE: N/A
	FILE NAME: 218.001.06_CVR
	SIZE: 22" x 34"

FOR PERMIT

NOT FOR CONSTRUCTION

COVER

SHEET IDENTIFICATION
C1.0

NOTES:

GENERAL:

1. ALL CONSTRUCTION SHALL CONFORM TO THE DRAWINGS AND SPECIFICATIONS AND SHALL NOT BE CHANGED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE OWNER'S REPRESENTATIVE.
2. THE CONTRACTOR IS RESPONSIBLE FOR CONTROL OF POLLUTION, SURFACE WATER AND EROSION THROUGHOUT THE DURATION OF THE CONTRACT.
3. THE EXACT LOCATION OF ANY UTILITY LINES AND COORDINATION OF ANY DISRUPTION IN SERVICES WITH AFFECTED PARTIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
4. THE DESIGN ENGINEER IS TO BE NOTIFIED BY THE CONTRACTOR OF ANY DISCREPANCY OR CONFLICT PRIOR TO CONTINUING CONSTRUCTION.
5. ALL LOCATIONS AND ELEVATIONS SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. NOTIFY THE ENGINEER OF ANY FEATURES NOT SHOWN ON THESE DRAWINGS WHICH ARE THOUGHT TO POTENTIALLY IMPACT CONSTRUCTION.
6. ALL CONCRETE SHALL BE COMPLETED AND ALLOWED TO CURE SUFFICIENTLY PRIOR TO COMMENCING BACKFILL IN ACCORDANCE TO THE PROJECT SPECIFICATIONS.

EARTHWORK:

1. THE SITE SHALL BE CLEARED AND GRUBBED PRIOR TO ANY EXCAVATION. WOODY MATERIAL IS TO BE CHIPPED AND STORED WITH TOPSOIL.
2. TOPSOIL SHALL BE TEMPORARILY STOCKPILED WITHIN THE WORK AREA IN SUCH A WAY AS TO AVOID EROSION LOSSES. TEMPORARY SEEDING MAY BE REQUIRED.
3. FINE GRADING OF THE FINISHED SITE (I.E., TOP SOILED SURFACE) IS NOT REQUIRED UNTIL SEEDING, HOWEVER ALL AREAS WHERE EARTHWORK IS CONDUCTED SHALL BE RELATIVELY SMOOTH AND UNIFORM. RUTS, LARGE CLUMPS AND ROUGH AREAS SHALL BE SMOOTHED BY THE CONTRACTOR TO THE SATISFACTION OF THE OWNER BY USE OF HARROW OR DISC. TRASH, DEBRIS, AND STONES LARGER THAN 6 INCHES ARE ALL TO BE REMOVED AND DISPOSED OF PROPERLY.
4. CONTROL OF GROUNDWATER AND SURFACE WATER NECESSARY TO CONDUCT THE EARTHWORK IS THE RESPONSIBILITY OF THE CONTRACTOR. ADDITIONAL GROUNDWATER CONTROLS OTHER THAN THOSE SHOWN AS PERMANENT ON THE PLANS WILL BE NECESSARY TO COMPLETE THE WORK.
5. CONTRACTOR IS RESPONSIBLE FOR ALL DUST CONTROL REQUIRED. WATER IS PERMISSIBLE TO USE AND AVAILABLE ON THE SITE THROUGH A HYDRANT METER AT THE CONTRACTOR'S COST. CHEMICAL AGENTS FOR DUST CONTROL MUST BE APPROVED PRIOR TO USE.
6. ANY MODIFICATIONS TO THE ELEVATIONS, GRADES AND EARTHWORK SHALL BE APPROVED AHEAD OF TIME BY THE OWNER'S ENGINEER. ALL CHANGES ARE TO BE REFLECTED ON THE CONTRACTOR'S "RED LINED" AS-BUILT DRAWINGS.

SITE ACCESS & PROTECTION:

1. CONTRACTOR SHALL USE ONLY DESIGNATED ACCESS ROUTES TO THE PROJECT SITE, AND SHALL REPAIR AREAS DAMAGED OUTSIDE OF THE DESIGNATED CONSTRUCTION ZONE FOR THE PROJECT AT THEIR OWN EXPENSE.
2. CONTRACTOR IS RESPONSIBLE FOR LOCATING AND MARKING ALL UTILITIES IN THE PROJECT SITE, AND FOR PROTECTING ALL UTILITIES DURING CONSTRUCTION. DAMAGED UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
3. CONTRACTOR IS RESPONSIBLE FOR HAULING AND PLACING OF ALL EXCESS MATERIALS FROM THE SITE.
4. THE CONTRACTOR IS TO LIMIT ACCESS TO THE SITE BY UNAUTHORIZED PERSONS WITH A SECURITY FENCE AND CLEARLY MARK THE CONSTRUCTION ZONE.

UTILITIES:

1. THE UTILITY INFORMATION SHOWN IS PLOTTED FROM THE BEST AVAILABLE DATA.
   A. EXISTING WET UTILITY LOCATIONS ARE PLOTTED PER FIELD SURVEY COMPLETED FEBRUARY 13 - APRIL 23 2024 BY FLATIRONS, INC.
   B. EXISTING WET UTILITY DEPTHS ARE PLOTTED PER AS BUILT SURVEY DATA FROM ORIGINAL CONSTRUCTION.
   C. EXISTING DRY UTILITIES PLOTTED PER FIELD LOCATES COMPLETED FEBRUARY 13 - APRIL 23 2024 AND SURVEYED BY FLATIRONS, INC.
2. THE CONTRACTOR IS RESPONSIBLE FOR MAKING THEIR OWN DETERMINATION AS TO THE TYPE AND LOCATION OF UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO.
3. THE CONTRACTOR IS TO CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO AT 1-800-922-1987 FOR UTILITY LOCATIONS AT LEAST 2 BUSINESS DAYS, NOT INCLUDING THE DAY OF ACTUAL NOTICE, PRIOR TO EXCAVATING.

TOWN OF SUPERIOR NOTES:

GENERAL:

1. DEFINITIONS:
   OWNER: PROPERTY OWNER(S)
   CONTRACTOR: THE PERSON OR GROUP COMPLETING THE WORK
   ENGINEER: PROFESSIONAL ENGINEER OF RECORD
   TOWN or SUPERIOR: AUTHORIZED REPRESENTATIVE(S) OF THE TOWN PUBLIC WORKS & UTILITIES DEPARTMENT; THE AGENCY OF JURISDICTION.
2. ALL WORK SHALL CONFORM TO THE LATEST REVISION OF CDOT STANDARDS AND SPECIFICATIONS, AND THE TOWN OF SUPERIOR DESIGN STANDARDS AND SPECIFICATIONS.
3. THE CONTRACTOR SHALL HAVE STAMPED AND SIGNED BY THE ENGINEER AND TOWN DRAWINGS, SPECIFICATIONS AND CURRENT TOWN OF SUPERIOR SPECIFICATIONS ON SITE AT ALL TIMES.
4. THE ENGINEERING CONCEPT REMAIN THE RESPONSIBILITY OF THE PROFESSIONAL ENGINEER WHOSE STAMP AND SIGNATURE APPEARS ON THE CONSTRUCTION DOCUMENTS. THE CONTRACTOR SHALL REPORT AND DISCREPANCIES TO THE ENGINEER AND THE TOWN IMMEDIATELY.
5. ALL WORK ON THE PROJECT SHALL BE PERFORMED DURING REGULAR WORK HOURS: 7AM TO 5PM, MONDAY THROUGH FRIDAY. RESTRICTED HOURS MAY BE DICTATED BY THE TOWN. AL WORK ON THE PROJECT SHALL COMPLY WITH THE SUPERIOR MUNICIPAL CODE. NO WORK SHALL BE PERFORMED OUTSIDE REGULAR WORK HOURS OR ON SATURDAY OR SUNDAY, OR ANY OF THE TOWN OBSERVED HOLIDAYS WITHOUT RECEIVING PRIOR WRITTEN CONSENT FROM THE TOWN OR A DESIGNATED REPRESENTATIVE. TOWN OBSERVED HOLIDAYS INCLUDE NEW YEAR'S DAY, MARTIN LUTHER KING DAY, PRESIDENT'S DAY, MEMORIAL DAY, INDEPENDENCE DAY, LABOR DAY, VETERAN'S DAY, THANKSGIVING DAY, FRIDAY FOLLOWING THANKSGIVING, CHRISTMAS EVE, AND CHRISTMAS DAY. REQUEST FOR WORK OUTSIDE REGULAR WORK HOURS SHALL BE RECEIVED TWO (2) BUSINESS DAYS PRIOR TO THE PROPOSED DATE OF THE WORK. REFER TO SECTION 150.00 PERMITS AND INSPECTIONS OF THE TOWN DESIGN STANDARDS AND SPECIFICATIONS.
6. A PRE-CONSTRUCTION MEETING SHALL BE SCHEDULED BY THE OWNER WITH THE TOWN ENGINEERING STAFF AT LEAST THREE (3) BUSINESS DAYS PRIOR TO THE START OF CONSTRUCTION. THOSE IN ATTENDANCE SHALL INCLUDE: OWNER, ENGINEER, SUPERIOR, CONTRACTOR, GEOTECHNICAL ENGINEER, SURVEYOR, AND ANY OTHER AFFECTED AGENCIES. CONSTRUCTION DOCUMENTS WITH THE DESIGN STANDARD SAND SPECIFICATIONS COMPLIANCE STATEMENT AND SIGNATURE SHALL BE DISTRIBUTED AT THE PRECONSTRUCTION MEETING
7. AN ON-SITE PRECONSTRUCTION CONFERENCE WITH TOWN PUBLIC WORKS STAFF SHALL OCCUR AT LEAST FORTY-EIGHT (48) HOURS PRIOR TO CONNECTING TO EXISTING TOWN UTILITIES.
8. THE CONTRACTOR SHALL PAY FOR AND OBTAIN THE REQUIRED RIGHT-OF-WAY CONSTRUCTION PERMIT AND ANY OTHER REQUIRED PERMIT FROM THE TOWN OF SUPERIOR PRIOR TO COMMENCING WORK ON THE PROJECT.
9. ALL OPERATIONS SHALL CONFORM TO THE APPLICABLE REGULATIONS SET FORTH BY THE ICC AND OSHA.
10. THE TOWN OF SUPERIOR PUBLIC WORKS AND UTILITIES DEPARTMENT, PHONE (303) 499-3675, SHALL BE NOTIFIED A MINIMUM OF 48 WORKING HOURS PRIOR TO COMMENCING ANY CONSTRUCTION ACTIVITIES.
11. ALL PHASES OF WORK PERFORMED ON DEDICATED PUBLIC INFRASTRUCTURE AND WORK IN THE RIGHT-OF-WAY SHALL BE INSPECTED AND APPROVED BY REPRESENTATIVE OF THE TOWN OF SUPERIOR. REQUESTS FOR INSPECTION SHALL BE MADE TO THE TOWN OF SUPERIOR, PHONE (303) 709-6726, OR (303) 499-3675 A MINIMUM OF 24 HOURS IN ADVANCE. OBSERVATION AND ONSITE VISITS ARE NOT TO BE CONSTRUED AS A GUARANTEE OR APPROVAL BY SUPERIOR STAFF OF CONTRACTOR'S WORK ON CONTRACTUAL COMMITMENT. IF WORK IS SUSPENDED FOR LONGER THAN 5 DAYS AFTER INITIAL START-UP, CONTRACTOR SHALL NOTIFY THE SUPERIOR CONSTRUCTION INSPECTION SUPERVISOR ONE (1) BUSINESS DAY PRIOR TO RESTART OF CONSTRUCTION.
12. IN THE EVENT OF AN EMERGENCY CONTACT SUPERIOR AT (303) 494-9477 DURING WORK HOURS OR (303) 438-6400 AFTER HOURS.
13. NOTIFY SUPERIOR AT (303) 499-3675 AND ROCKY MOUNTAIN FIRE DISTRICT AT (303) 494-3735 FOR ANY STREET CLOSURES AND EXISTING FIRE HYDRANTS TAKEN OUT OF SERVICE, AT LEAST TWO (2) BUSINESS DAYS PRIOR TO THE START OF CONSTRUCTION.
14. PRIOR TO ANY CONSTRUCTION ON THE PROJECT, THE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION SITE VISIT WITH THE TOWN OF SUPERIOR REPRESENTATIVE TO VERIFY AND DOCUMENT THE EXISTING CONDITION OF ADJACENT PUBLIC IMPROVEMENTS.
15. THE CONTRACTOR SHALL VERIFY ACCURACY BETWEEN WORK SET FORT ON THESE CONSTRUCTION DOCUMENTS AND WORK REQUIRED IN THE FIELD. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND THE TOWN PRIOR TO THE START OF CONSTRUCTION. THE ENGINEER SHALL COORDINATE ANY PROPOSED CHANGES WITH THE TOWN.
16. THE CONTRACTOR SHALL RESTRICT CONSTRUCTION ACTIVITY TO PUBLIC RIGHT-OF-WAY, AREAS DEFINED AS PERMANENT AND/OR TEMPORARY CONSTRUCTION EASEMENTS, AND AREAS UNDER OWNERSHIP OF OWNER, UNLESS OTHERWISE AUTHORIZED BY THE AFFECT PROPERTY OWNER AND ACKNOWLEDGED BY SUPERIOR. PRIOR TO BEGINNING CONSTRUCTION ACTIVITIES, CONTRACTOR SHALL OBTAIN WRITTEN AGREEMENTS FOR INGRESS AND EGRESS FROM THE WORKSITE FROM ADJACENT PRIVATE PROPWETY OWNERS. ACCESS TO ANY ADJACENT PRIVATE PROPERTY SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
17. CONTRACTOR SHALL OBTAIN, AT HIS OWN EXPENSE, ALL APPLICABLE CODES, LICENSES, STANDARDS, PERMITS, BONDS, ETC. WHICH ARE NECESSARY TO PERFORM THE WORK.
18. CONTRACTOR SHALL KEEP ONE RECORD COPY OF ALL SPECIFICATIONS, DRAWINGS, ADDENDA, MODIFICATIONS, AND SHOP DRAWINGS AT THE SITE IN GOOD ORDER AND ANNOTATED TO SHOW ALL CHANGES MADE DURING THE CONSTRUCTION PROCESS. THESE SHALL BE AVAILABLE TO THE ENGINEER AND SHALL BE DELIVERED TO HIM FOR TOWN RECORDS UPON COMPLETION OF THE PROJECT.
19. THE ENGINEER SHALL REVIEW ALL SUBMITTALS PRIOR TO SENDING THE SUBMITTALS TO THE TOWN FOR IT'S REVIEW.
20. THE PHYSICAL FEATURES SHOWN ON THIS PLAN ARE BASED ON THE BEST AVAILABLE INFORMATION. THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL FEATURES, INCLUDING ALL UNDERGROUND AND ABOVE GROUND UTILITIES. PRIOR TO BEGINNING ANY WORK, THE CONTRACTOR SHALL CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO AT 811.
21. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES AND PROTECTING THE SAME. LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND NOT ALL UTILITIES ARE NECESSARILY SHOWN. THE CONTRACTOR SHALL CONTACT TOWN, UNCC, AND APPROPRIATE ENTITIES TO LOCATE UNDERGROUND FACILITIES AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION. THE EXACT LOCATION OF EACH UTILITY SHALL BE FIELD VERIFIED BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY OCCUR AS A RESULT OF THE CONTRACTOR'S FAILURE TO LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
22. CALL THE TOWN AT (303) 709-6727 FOR LOCATES OF EXISTING TOWN UTILITIES INCLUDING POTABLE AND NON-POTABLE WATER LINES, SANITARY SEWER LINES, STORM SEWER LINES, PUBLIC IRRIGATION LINES, AND TRAFFIC CONTROL DEVICES. CALL TWO (2) BUSINESS DAYS PRIOR, NOT INCLUDING THE DAY OF THE CALL, TO THE START OF CONSTRUCTION.
23. THE CONTRACTOR IS RESPONSIBLE FOR NOTIFICATION OF SUPERIOR UTILITY CUSTOMERS FOR POTENTIAL SERVICE OUTAGES AND TO COORDINATE WITH SUPERIOR PUBLIC WORKS FOR DETERMINATION OF MINIMUM TIME REQUIREMENTS. SUPERIOR PUBLIC WORKS SHALL BE NOTIFIED TWO (2) BUSINESS DAYS IN ADVANCE TO SCHEDULE AN OUTAGE
24. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING AND COORDINATING WITH THE APPROPRIATE UTILITY REPRESENTATIVES TO BE ON SITE DURING POTHOLING AND SHALL LIKEWISE BE RESPONSIBLE FOR DETERMINING THE TYPE AND LOCATION OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO.
25. LOCATIONS OF UTILITIES REPRESENT THE BEST KNOWN LOCATIONS AT THE TIME OF PREPARATION OF DRAWINGS. THE CONTRACTOR SHALL FIELD LOCATE ALL UTILITIES IN ADVANCE OF EXCAVATION. RELOCATION OF UTILITIES MAY OR MAY NOT BE NEEDED AFTER THEY ARE EXPOSED. WHEN THE CONTRACTOR DISCOVERS A DISCREPANCY IN LOCATIONS, THEY SHALL CONTACT THE ENGINEER IMMEDIATELY.
26. THE CONTRACTOR SHALL COOPERATE WITH COMPANIES TRYING TO COORDINATE WITH THE UTILITY ADJUSTMENT AND RELOCATION EFFORT. LINES NOT ADJUSTED OR RELOCATED SHALL BE PROTECTED BY THE CONTRACTOR IN PLACE. NO ADDITIONAL PAYMENT WILL BE ALLOWED FOR THE MINOR ADJUSTMENT OF STRUCTURES IN ORDER TO CLEAR A CONFLICTING UTILITY.
27. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING LIVE UTILITIES DURING CONSTRUCTION OPERATIONS AND SHALL HOLD TOWN OF SUPERIOR HARMLESS FOR ANY AND ALL DAMAGES TO LIVE UTILITIES ARISING FROM CONSTRUCTION OPERATIONS.
28. THE CONTRACTOR OBTAIN A CONSTRUCTION STORMWATER DISCHARGE PERMIT AND CONSTRUCTION DEWATERING PERMIT FROM THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENTAL (CDPHE). CDPHE MAY TAKE UP TO 30 DAYS TO RESPOND TO A PERMIT REQUEST.
29. THE CONTRACTOR SHALL MAINTAIN DRAINAGE DURING CONSTRUCTION. THE REPAIR OF DAMAGES RESULTING FROM DRAINAGE AND RUNOFF IS SOLELY THE RESPONSIBILITY OF THE CONTRACTOR.
30. THE CONTRACTOR SHALL PROTECT ALL WORK AREAS AND FACILITIES FROM WATER AT ALL TIMES. AREAS AND FACILITIES SUBJECTED TO FLOODING, REGARDLESS OF THE SOURCE OF WATER SHALL BE PROMPTLY DEWATERED AND RESTORED BY THE CONTRACTOR.
31. A CONSTRUCTION WATER PERMIT SHALL BE OBTAINED FROM THE TOWN OF SUPERIOR AND A HYDRANT METER WILL BE PROVIDED BY THE TOWN FOR A NOMINAL FEE AS A DEPOSIT. THE DEPOSIT WILL BE RETURNED ONCE THE CONTRACTOR RETURNS THE HYDRANT METER. ALL CONSTRUCTION WATER SHALL BE OBTAINED FROM THE TOWN AND MEASURED THROUGH A HYDRANT METER.
32. ALL CONSTRUCTION ACTIVITIES MUST COMPLY WITH THE STATE OF COLORADO PERMITTING PROCESS FOR “STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITIES”. FOR INFORMATION CONTACT CDPHE WATER QUALITY CONTROL DIVISION AT (303) 692-3150.
33. ANY CONSTRUCTION DEBRIS OR MUD TRACKED ONTO EXISTING ROADWAYS SHALL BE REMOVED IMMEDIATELY BY THE CONTRACTOR. IN NO CASE SHALL THE STREETS AND SIDEWALKS BE LEFT UNCLEAN AFTER COMPLETION OF THE DAY'S WORK. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE NECESSARY EQUIPMENT AND MATERIALS TO THE CLEAN THE STREETS AND SIDEWALKS.
34. ALL CONSTRUCTION ACTIVITIES MUST COMPLY WITH THE COLORADO PERMITTING PROCESS FOR “FUGITIVE DUST EMISSIONS ASSOCIATED WITH CONSTRUCTION ACTIVITIES”. WATER SHALL BE USED AS A DUST PALLIATIVE AS LONG AS REQUIRED.
35. THE CONTRACTOR SHALL LIMIT CONSTRUCTION ACTIVITIES TO THOSE AREAS WITHIN THE LIMITS OF DISTURBANCE AND/OR TOES OF SLOPE AS SHOWN ON THE PLANS AND CROSS SECTIONS.
36. THE CONTRACTOR SHALL ALSO PERFORM CONSTRUCTION ACTIVITIES TO AVOID UNNECESSARY IMPACTS TO EXISTING VEGETATION. ANY DISTURBANCE BEYOND THESE LIMITS SHALL BE RESTORED TO ORIGINAL CONDITIONS BY THE CONTRACTOR AT HIS OWN EXPENSE.
37. CONSTRUCTION ACTIVITIES, IN ADDITION TO NORMAL CONSTRUCTION PROCEDURES SHALL INCLUDE THE PARKING OF VEHICLE OR EQUIPMENT, DISPOSAL OF LITTER AND ANY OTHER ACTION WHICH WOULD ALTER EXISTING CONDITIONS. DURING ALL CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL KEEP ALL EQUIPMENT AND MATERIALS WITHIN THE LIMITS OF THE DISTURBANCE AREA.
38. THE CONTRACTOR SHALL PROTECT ALL EXISTING SURVEY MONUMENTS, BENCHMARKS, PROPERTY CORNERS, REFERENCE POINTS, STAKES, AND OTHER SURVEY REFERENCE MONUMENTS OR MARKERS DESIGNATED TO REMAIN IN PLACE FROM DAMAGE DURING CONSTRUCTION OPERATIONS. ANY MONUMENTS DISTURBED BY THE CONTRACTOR SHALL BE RESET AT THE CONTRACTOR'S OWN EXPENSE UNDER THE DIRECTION OF A COLORADO LICENSE PROFESSIONAL LAND SURVEYOR. THE CONTRACTOR SHALL DOCUMENT PRE-CONSTRUCTION CONDITIONS WITH PHOTOGRAPHY AND VIDEOGRAPHY.
39. THE CONTRACTOR SHALL COORDINATE WITH ADJACENT PROPERTY OWNERS TO ENSURE THEIR LANDSCAPING IS PROTECTED AND PROPERLY CARED FOR SHOULD THE PROJECT DISTURB OR INTERRUPT NORMAL MAINTENANCE.
40. NO OVERWEIGHT TRUCKS WILL BE ALLOWED ON TOWN OF SUPERIOR STREETS.
41. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY PROBLEM IN CONFORMING TO THE APPROVED PLANS FOR ANY ELEMENTS OF THE IMPROVEMENTS PRIOR TO CONSTRUCTION.
42. THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR THE CONDITIONS AT AND ADJACENT TO THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THE CONTRACTOR SHALL PROVIDE ALL LIGHTS, SIGNS, BARRICADES, FLAGGERS, OR OTHER DEVICES NECESSARY TO PROVIDE FOR PUBLIC SAFETY IN CONFORMANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES. THIS SHALL APPLY TO THE PROJECT DURING THE ENTIRE TIME FRAME DURING ALL HOURS AND NOT LIMITED TO WORKING HOURS.
43. TRAFFIC AND PEDESTRIAN CONTROL DEVICES SHALL BE IN CONFORMANCE WITH THE LATEST VERSION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) (INCLUDING ANY COLORADO SUPPLEMENT STANDARDS)
44. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE AND CLEANING OF TRAFFIC CONTROL DEVICES. EXISTING PAVEMENT MARKINGS SHALL BE MAINTAINED DURING CONSTRUCTION OPERATIONS, IN CONFORMANCE WITH THE CONSTRUCTION DOCUMENTS AND THE DESIGN STANDARDS AND SPECIFICATIONS.
45. REMOVAL OF EXISTING PAVEMENT MARKINGS SHALL BE ACCOMPLISHED BY A METHOD THAT DOES NOT MATERIALLY DAMAGE THE SURFACE OR TEXTURE OF THE PAVEMENT OR EXISTING SURFACING. THE PAVEMENT MARKINGS SHALL BE REMOVED TO THE EXTENT THAT THEY ARE NOT VISIBLE UNDER DAY OR NIGHT CONDITIONS.
46. ALL REGULATORY, WARNING, GUIDE AND OTHER SIGNS ON THIS PROJECT SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR. ALL SIGNS AND SIGN PLACEMENT SHALL CONFORM TO THE LATEST VERSION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.) (INCLUDING ANY COLORADO SUPPLEMENT STANDARDS)
47. AT LEAST 5 WORKING DAYS PRIOR TO BEGINNING OF CONSTRUCTION ACTIVITIES THE TRAFFIC AND PEDESTRIAN CONTROL PLAN SHALL BE SUBMITTED TO THE TOWN OF SUPERIOR FOR REVIEW AND APPROVAL. THE PLAN SHALL BE PREPARED BY A CERTIFIED TRAFFIC CONTROL SUPERVISOR. NO WORK SHALL BEGIN UNTIL ALL TRAFFIC AND PEDESTRIAN CONTROL DEVICES HAVE BEEN PLACED IN ACCORDANCE WITH THE APPROVED PLAN. THE CONTRACTOR SHALL CONTINUOUSLY MAINTAIN THE TRAFFIC AND PEDESTRIAN CONTROL DEVICES FOR THE DURATION OF THE PROJECT.
48. STATIONS, ELEVATIONS AND DIMENSIONS CONTAINED IN THESE PLANS ARE CALCULATED FROM RECENT SURVEY. THE CONTRACTOR SHALL VERIFY CONSTRUCTION STAKING DEPENDENT DIMENSIONS IN THE FIELD BEFORE ORDERING OR FABRICATING MATERIAL.
49. IF A CONFLICT EXISTS OR A DESIGN MODIFICATION IS REQUIRED THE CONTRACTOR SHALL COORDINATE WITH THE ENGINEER TO MODIFY THE DESIGN. DESIGN MODIFICATIONS SHALL BE REVIEWED AND APPROVED BY THE TOWN OF SUPERIOR PRIOR TO BEGINNING CONSTRUCTION.
50. IN CASE EXISTING CONDITIONS OR DIMENSIONS VARY FROM THOSE SHOWN ON APPROVED DRAWINGS, CONTRACTOR SHALL NOTIFY THE ENGINEER SO PROPER ADJUSTMENTS CAN BE MADE.
51. PROOF-ROLL SUBGRADE BELOW ALL CONCRETE CURB AND GUTTER, SIDEWALK, PATH, CONCRETE AND ASPHALT PAVEMENTS WITH A PNEUMATIC-TIRED AND LOADED 10-WHEEL, TANDEM-AXLE DUMP TRUCK OR WATER TRUCK WEIGHING NOT LESS THAN 18 KIPS PER AXLE TO IDENTIFY SOFT POCKETS AND AREAS OF EXCESS YIELDING. DO NOT PROOF-ROLL WET OR SATURATED SUBGRADES. COMPLETELY PROOF-ROLL SUBGRADE WITH 2 PASSES IN ONE DIRECTION. LIMIT VEHICLE SPEED TO 3 MPH. EXCAVATE SOFT SPOTS, UNSATISFACTORY SOILS, AND AREAS OF EXCESSIVE PUMPING OR RUTTING, AS DETERMINED BY ENGINEER, AND REPLACE WITH COMPACTED BACKFILL OR FILL MEETING THE PROJECT SPECIFICATIONS.
52. ALL UTILITY EASEMENTS MUST REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THE ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT.
53. EMERGENCY ACCESS MUST BE MAINTAINED AT ALL TIMES.
54. WASTE MATERIALS SHALL BE DISPOSED OF BY THE CONTRACTOR. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN A DISPOSAL SITE FOR UNUSED MATERIAL, AND HAZARDOUS WASTE MATERIAL.
55. THE CONTRACTOR SHALL MAINTAIN A MANIFEST OF HAZARDOUS MATERIAL AND PROVIDE THE TOWN OF SUPERIOR WITH A COPY OF THE MANIFEST AT THE COMPLETION OF THE PROJECT.
56. ALL EXISTING UTILITIES AND IMPROVEMENTS INCLUDING BUT NOT LIMITED TO STREETS, UTILITY LINES, FENCES, STREET LIGHTS, SIGNS, CONCRETE CURB AND GUTTER, SIDEWALKS, BIKE PATHS, METER PITS, METER VAULTS, IRRIGATION SYSTEMS, LANDSCAPE SHALL BE REPAIRED OR REPLACED TO AN EQUAL OR BETTER CONDITION PRIOR TO ACCEPTANCE OF COMPLETED WORK.
57. OWNER SHALL SUBMIT A PAPER COPY OF REDLINED RECORD CONSTRUCTION DOCUMENTS TO SUPERIOR PRIOR TO THE CONSTRUCTION ACCEPTANCE INSPECTION. REFER TO SECTION 200 OF THE DESIGN STANDARDS AND SPECIFICATIONS FOR ADDITIONAL RECORD DOCUMENT SUBMITTAL REQUIREMENTS.
58. PRIOR TO CONSTRUCTION ACCEPTANCE, ENGINEER SHALL SUBMIT A PLAN OF PROPOSED LOCATIONS FOR INSTALLATION OF RANGE POINTS TO SUPERIOR FOR APPROVAL. RANGE POINTS SHALL BE SET IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLES 51 AND 53 OF TITLE 38 OF THE COLORADO REVISED STATUES, AND AS REQUIRED BY THE BYLAWS AND RULES OF PROCEDURE OF THE COLORADO STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS. RANGE POINTS SHALL BE SET IN VALVE BOXES THAT COMPLY WITH THE DESIGN STANDARDS AND SPECIFICATIONS WITH LIDS MARKED "SURVEY POINT" OR AS OTHERWISE APPROVED BY THE TOWN
59. ENGINEER SHALL SUBMIT ALL DETENTION POINTS TO THE CDOT COLORADO STORMWATER DETENTION AND INFILTRATION FACILITIES DATABASE THAT MEETS THE REQUIREMENTS OF STATE 37-92-602 (8) PRIOR TO OPERATION OF THE DETENTION FACILITY.
60. ALL DEDICATED PUBLIC IMPROVEMENTS ON THE PROJECT SHALL BE WARRANTED FOR A PERIOD OF 2 YEARS FROM THE DATE OF INITIAL ACCEPTANCE BY THE TOWN OF SUPERIOR.

EROSION CONTROL:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SEDIMENT AND EROSION CONTROL AT THE SITE THROUGHOUT CONSTRUCTION.
2. PERIMETER SILT FENCING SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITY (STOCKPILING, STRIPPING, GRADING, ETC.)
3. BEST MANAGEMENT PRACTICES (BMPS) SHALL BE USED AS NECESSARY TO ADDRESS SEDIMENT AND DUST FROM SITE DISTURBANCE. ADDITIONAL MEASURES MAY BE REQUIRED AT THE DIRECTION OF THE ENGINEER.
4. BMPS MAY INCLUDE, BUT ARE NOT LIMITED TO:
   A. MINIMAL DISTURBANCE FOR MINIMAL TIME PERIODS.
   B. GRAVEL CONSTRUCTION ACCESS.
   C. SILT FENCE, STRAW BALE OR SAND BAG BARRIERS, ROCK CHECK DAMS.
   D. STORM SEWER INLET PROTECTION.
   E. SEDIMENT CAPTURE PONDS.
   F. SITE WATERING FOR DUST SUPPRESSION.
5. BMPS SHALL BE MAINTAINED AND KEPT IN GOOD REPAIR FOR THE DURATION OF THE PROJECT. THE CONTRACTOR SHALL INSPECT BMPS WEEKLY AND AFTER SIGNIFICANT (GREATER THAN 0.1” PRECIPITATION) STORM EVENTS. THE MAINTENANCE AND REPAIR SHALL BE COMPLETED IN A TIMELY MANNER. SEDIMENT AND DEBRIS SHALL BE REMOVED WHEN THEY REACH HALF THE BMP HEIGHT OR IMPACT THE FUNCTION OF THE BMP.
6. SOIL STOCKPILES SHALL BE PROTECTED FROM SEDIMENT TRANSPORT BY SURFACE ROUGHENING, WATERING AND PERIMETER SILT FENCING. SOILS THAT WILL BE STOCKPILED FOR MORE THAN 30 DAYS SHALL BE MULCHED AND SEEDED WITH A GRASS COVER WITHIN 14 DAYS OF STOCKPILE CONSTRUCTION.
7. THE CONTRACTOR SHALL INSURE ALL LOADS OF CUT AND FILL SOILS IMPORTED TO OR EXPORTED FROM THE SITE ARE PROPERLY LOADED AND COVERED TO PREVENT LOSS DURING TRANSPORT.
8. THE CONTRACTOR SHALL REMOVE SEDIMENT, MUD, AND CONSTRUCTION DEBRIS RESULTING FROM THIS PROJECT FROM FLOW LINES AND PAVEMENT OF PUBLIC STREETS IN A TIMELY MANNER.
9. SOILS EXPOSED DURING LAND DISTURBING ACTIVITY SHALL BE KEPT IN A ROUGHENED CONDITION BY RIPPING OR DISCING ALONG LAND CONTOURS UNTIL MULCH, VEGETATION OR OTHER PERMANENT EROSION CONTROL IS IN PLACE. NO SOILS SHALL REMAIN EXPOSED BY LAND DISTURBING ACTIVITY FOR MORE THAN THIRTY (30) DAYS BEFORE REQUIRED TEMPORARY OR PERMANENT EROSION CONTROL IS INSTALLED UNLESS OTHERWISE APPROVED.
10. VEHICLE TRACKING CONTROL, INLET/OUTLET, ROCK SOCK, AND SILT FENCE PROTECTION WILL BE USED TO CONTROL EROSION DURING CONSTRUCTION.
11. ALL TEMPORARY SEDIMENT CONTROLS WILL BE REMOVED WITHIN 30 DAYS AFTER THE FINAL STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED, WHICHEVER COMES FIRST.
12. NATURAL VEGETATION SHALL BE RETAINED AND PROTECTED WHENEVER POSSIBLE. EXPOSURE OF SOIL TO EROSION FROM REMOVAL OR DISTURBANCE OF VEGETATION SHALL BE LIMITED TO THE AREA REQUIRED FOR IMMEDIATE CONSTRUCTION OPERATIONS AND FOR THE SHORTEST PRACTICAL PERIOD OF TIME.
13. USE CURRENT CDOT/MHFD STANDARD DETAILS.

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MARK	DESCRIPTION	DATE	APPR

ISSUE DATE: **MAY 19, 2025**
CONSULTANTS PROJECT # 218.001.06
SOLICITATION NO.:
CONTRACT NO.:
FILE NUMBER:
DESIGN BY: RJJ
D2C PROJECT NUMBER 202421
DRAWN BY: RJJ
CKD BY: JAB
SBMT BY: Approver
PLOT DATE: 4/30/2025 3:28:50 PM
PLOT SCALE: N/A
SIZE: 22" x 34"
FILE NAME: 218.001.06_NOTES

FOR PERMIT

NOT FOR CONSTRUCTION

NOTES 1

SHEET IDENTIFICATION
C1.1

WATER NOTES:

1. ALL WATER MAIN MATERIALS AND CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE TOWN OF SUPERIOR DESIGN STANDARDS AND SPECIFICATIONS.
2. WATER MAINS SHALL HAVE A MINIMUM COVER OF FOUR AND ONE-HALF FEET (4½'). WATER MAINS SHALL NOT BE PLACED DEEPER THAN TEN FEET (10') WITHOUT THE APPROVAL OF THE TOWN.
3. ALL WATER MAINS SHALL BE INSTALLED WITH INSULATED SOLID 10 AWG TYPE UF TRACER WIRE TAPED TO THE TOP OF THE PIPE. TRACER WIRE IS TO BE LOOPED UP TO EACH FIRE HYDRANT. A CATHODIC PROTECTION TEST BOX IS TO BE SET BEHIND EACH FIRE HYDRANT. THE BOX SHALL HAVE A CAST IRON LOCKING LID WITH A 3 ½ INCH DIAMETER, 18 INCH LONG PVC BODY. THE CAP WILL NEED A TWO WIRE CONNECTION POST AT A MINIMUM.
4. ALL SPLICES IN TRACER WIRE SHALL UTILIZE DBY-6 DIRECT BURY CONNECTORS.
5. ALL WATER MAINS SHALL BE PVC C900 DR 14 PIPE. FITTINGS SHALL BE MADE FROM DUCTILE IRON AND SHALL BE AT A PRESSURE RATING OF 250 PSI. ALL DIP PIPE, FITTINGS AND VALVE BOXES SHALL BE WRAPPED WITH 8 MIL MINIMUM THICKNESS POLYETHYLENE MATERIAL AND TAPED SECURE IN ACCORDANCE WITH AWWA STANDARDS C105.
6. CHLORINATION AGENT AND METHOD OF APPLICATION SHALL BE PROVIDED BY THE INSTALLING CONTRACTOR. TESTING, FLUSHING AND DISINFECTION OF WATER LINES SHALL BE IN ACCORDANCE WITH THE TOWN OF SUPERIOR DESIGN STANDARDS AND SPECIFICATIONS AND UNDER THE OBSERVATION OF THE TOWN OF SUPERIOR INSPECTOR. CHLORINATED WATER SHALL NOT BE DISCHARGED DIRECTLY INTO STREAMS, PONDS, OR STORM SEWERS.
7. FIRE HYDRANT ASSEMBLIES INCLUDES THE MAIN LINE VALVE, SWIVEL TEE, BRANCH VALVE, MECHANICAL JOINT RESTRAINTS, THRUST BLOCKS, DRAIN ROCK, SIX INCH PIPE AND FIRE HYDRANT ASSEMBLY. INSTALLATION SHALL BE IN ACCORDANCE WITH TOWN OF SUPERIOR DESIGN STANDARDS AND SPECIFICATIONS. ALL FIRE HYDRANTS SHALL OPEN LEFT (COUNTER-CLOCKWISE).
8. AIR RELIEF-VACUUM BREAKER VALVES SHALL BE INSTALLED AT EACH HIGH POINT ON ALL WATER MAINS AND AT ALL OTHER LOCATIONS AS DIRECTED BY THE TOWN OR ITS ENGINEER. AIR RELIEF-VACUUM BREAKER VALVES SHALL BE LOCATED IN PRE-CAST CONCRETE MANHOLES IN ACCORDANCE WITH THE TOWN'S DETAILS AND SHALL AUTOMATICALLY RELEASE AIR FROM THE LINES WHEN THE LINES ARE BEING FILLED WITH WATER, AND ADMIT AIR INTO THE LINES WHEN WATER IS BEING WITHDRAWN IN EXCESS OF THE INFLOW. THE VALVE AND BODY SHALL BE DESIGNED UNDER A MAXIMUM WORKING PRESSURE OF ONE HUNDRED AND FIFTY (150) POUNDS PER SQUARE INCH. VALVES SHALL HAVE AN IRON BODY WITH BRONZE TRIM, AND FLOATS SHALL BE STAINLESS STEEL. A TWO INCH (2”) VALVE SHALL BE INSTALLED ON THE STEM BETWEEN THE PIPE AND THE RELIEF VALVE, OR AS SHOWN IN THE TOWN'S DETAILS.
9. PRESSURE REDUCING AND REGULATING VALVES SHALL BE OF A TYPE CAPABLE OF MAINTAINING PRE-ADJUSTED DOWNSTREAM PRESSURES, VARYING RATES OF FLOW, AND UPSTREAM PRESSURE, WITHOUT CAUSING WATER HAMMER. VALVES SHALL BE OF DIAPHRAGM TYPE, AND NOT SPRING-OPERATED, WITH FLANGED END CONNECTIONS, AND SHALL BE INSTALLED IN CONCRETE VALVE VAULTS OF SUFFICIENT SIZE SO AS TO ALLOW FOR ADEQUATE OPERATION AND MAINTENANCE. VALVES SHALL HAVE GATE VALVES AND PRESSURE GAUGES ON BOTH UPSTREAM AND DOWNSTREAM SIDES AND SHALL UTILIZE BYPASSES WITH SMALLER PRESSURE-REDUCING AND REGULATING VALVES TO HANDLE MINIMUM FLOWS, AS DETERMINED BY THE DISTRICT OR ITS ENGINEER. ALL GATE VALVES IN THE VAULTS SHALL BE CAPABLE OF BEING OPERATED FROM ABOVE THE GROUND BY THE USE OF TWO INCH (2”) SQUARE VALVE KEYS. THE DISTRICT OR ITS ENGINEER WILL APPROVE THE MANUFACTURER OF ALL PRESSURE-REDUCING VALVES PRIOR TO INSTALLATION.
10. BLOW-OFF ASSEMBLIES SHALL BE INSTALLED AT EACH LOW POINT IN ALL WATER MAINS AND ON ALL MAJOR TRANSMISSION LINES. ALL WATER MAINS THAT HAVE DEAD ENDS WHERE STAGNANT WATER MIGHT COLLECT SHALL BE PROVIDED WITH BLOW-OFF DEVICES IN ACCORDANCE WITH THE TOWN'S DETAILS. IF THE WATER MAIN WILL BE TEMPORARILY DEADENED, A BLOW-OFF DEVICE MUST BE INSTALLED. IF A FIRE HYDRANT IS LOCATED AT THE WATER MAIN'S TEMPORARY END, THE FIRE HYDRANT CAN SERVE AS THE BLOW-OFF DEVICE.
11. CONTRACTOR SHALL LOCATE ALL EXISTING PLUGS AND THRUST BLOCKS PRIOR TO CONSTRUCTION.
12. INSTALL MECHANICAL JOINT RESTRAINTS AT ALL BENDS, STUBS, TEES, VALVES, BLOW-OFFS, PLUGS AND OTHER APPROPRIATE APPURTENANCES IN WATER LINES IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS FOR WORKING PRESSURE, SOILS TYPE, AND PIPE TYPE.
13. ALL VALVES SHALL BE OPEN LEFT (COUNTER-CLOCKWISE). ALL GATE VALVES SHALL BE AWWA SPECIFICATION C-509 RESILIENT SEATED GATE VALVES. ALL VALVES SHALL BE MOUNTED DIRECTLY TO A TEE OR OTHER FITTING. VALVE MANUFACTURERS SHALL BE VALVES SHALL BE WATEROUS.
14. VALVE SHALL BE PROVIDED WITH A CAST IRON VALVE BOX AND ROUND COVER. THE VALVE BOX SHALL HAVE A MINIMUM INSIDE DIAMETER OF FIVE AND ONE-QUARTER INCHES (5¼") AND SHALL BE ADJUSTABLE IN LENGTH AND OF THE SCREW TYPE. THE WORD "WATER" SHALL BE CAST ON THE COVER. VALVE BOXES SHALL BE CASTINGS INC. CI-500 SERIES, THREADED, NO SUBSTITUTIONS. VALVE BOXES SHALL ALLOW FOR AT LEAST THREE INCHES (3") OF ADDITIONAL EXTENSION ABOVE THE LEVEL REQUIRED FOR FINAL GRADE AT THE TIME OF INSTALLATION. ALL VALVE BOXES SHALL BE WRAPPED WITH 8 MIL MINIMUM THICKNESS POLYETHYLENE MATERIAL AND TAPED SECURE IN ACCORDANCE WITH AWWA STANDARDS C105. EXTENSION STEMS NOT ALLOWED.
15. WHEN IT IS NECESSARY TO LOWER WATER MAINS AT STORM SEWERS AND OTHER UTILITY CROSSINGS, A MINIMUM CLEARANCE OF 18 INCHES SHALL BE MAINTAINED BETWEEN PIPES.
16. NO PIPES SHALL BE BACKFILLED UNTIL INSPECTED BY THE TOWN OF SUPERIOR REPRESENTATIVE.
17. STANDARD PIPE LENGTHS SHALL BE 20 FEET ALL SIZES. RANDOM LENGTHS SHALL NOT BE PERMITTED.
18. ALL PIPE SHALL BE SUITABLE FOR USE AS A PRESSURE CONDUIT. PROVISIONS MUST BE MADE FOR EXPANSION AND CONTRACTION AT EACH JOINT WITH A RUBBER RING. THE BELL SHALL CONSIST OF INTEGRAL WALL SECTION WITH A SOLID CROSS SECTION RUBBER RING WHICH MEETS THE REQUIREMENTS OF AWWA SPECIFICATION C915.
19. EACH LENGTH OF PIPE SHALL BEAR THE DATE OF MANUFACTURER, TYPE, GRADE, LENGTH, MANUFACTURERS NAME, AND AN NSF SEAL OF APPROVAL.
20. PIPE JOINTS SHALL BE MADE USING INTEGRAL BELL WITH AN ELASTOMERIC GASKET PUSH ON TYPE JOINT OR USING MACHINED COUPLINGS OF A SLEEVE TYPE WITH RUBBER RING GASKETS AND MACHINED PIPE ENDS TO FORM PUSH ON TYPE JOINT.
21. THE MANUFACTURER SHALL FURNISH A CERTIFIED STATEMENT THAT ALL OF THE SPECIFIED TEST AND INSPECTIONS HAVE BEEN MADE AND THE RESULTS THEREOF COMPLY WITH THE REQUIREMENTS OF THE APPLICABLE STANDARDS HEREIN SPECIFIED. A COPY OF THE CERTIFICATION WILL BE SENT TO THE TOWN OF SUPERIOR UPON REQUEST.
22. CONTRACTOR SHALL VERIFY THE PIPE MATERIAL AND SIZE PRIOR TO CONSTRUCTION OF THE WATER LINE WHERE TAPS OR TIE-INS ARE TO BE MADE.
23. FIRE HYDRANTS SHALL BE OF THE DRY BARREL TYPE AND CONFORM WITH AWWA C502. FIRE HYDRANTS SHALL HAVE A FIVE AND ONE-QUARTER INCH (5¼") MAIN VALVE, TWO (2) TWO AND ONE-HALF INCH (2½") HOSE CONNECTIONS AND ONE (1) FOUR AND ONE-HALF INCH (4½") PUMPER CONNECTION. FIRE HYDRANTS SHALL HAVE SIX INCH (6") MECHANICAL JOINT CONNECTIONS AND SAFETY TRAFFIC FLANGE. FIRE HYDRANTS SHALL BE WATEROUS PACER WB-67 WITH BRONZE SEAT RING.
24. NO BENDING OF THE PIPE IS PERMITTED FOR INSTALLATIONS REQUIRED ALONG A RADIUS. HIGH DEFLECTION STOP COUPLINGS SHALL BE USED TO DEVELOP THE REQUIRED CURVATURE.
25. THE CONTRACTOR IS TO SCHEDULE WITH THE GEOTECHNICAL ENGINEER FOR SCHEDULED TESTING.
26. ALL WORK, INCLUDING CORRECTION WORK SHALL BE INSPECTED BY A TOWN OF SUPERIOR REPRESENTATIVE WHO SHALL HAVE THE AUTHORITY TO HALT CONSTRUCTION WHEN STANDARD CONSTRUCTION PRACTICES ARE NOT BEING ADHERED TO.
27. MAINTAIN A MINIMUM 10 FEET SEPARATION MEASURED HORIZONTALLY BETWEEN ALL STORM AND SANITARY AND WATER MAINS AND SERVICES.
28. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.
29. NO BEDDING MATERIAL SHALL BE PLACED ABOVE THE SPRINGLINE OF THE PIPE UNTIL A TOWN OF SUPERIOR REPRESENTATIVE HAS AUTHORIZED BACKFILLING. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE TOWN OF SUPERIOR 48 HOURS IN ADVANCE OF BACKFILL OPERATIONS SO A TOWN REPRESENTATIVE MAY INSPECT THE PIPE AND BALANCE OF BEDDING MATERIAL PLACEMENT PRIOR TO BACKFILLING. BEDDING MATERIAL SHALL BE PLACED ACROSS THE ENTIRE WITH OF THE TRENCH. STACKING OR PILING OF BEDDING WILL NOT BE ACCEPTED.
30. SEWER MAINS ABOVE OR LESS THAN 1.5 FEET MEASURED O.D. TO O.D. FROM WATER MAIN SHALL BE ENCASED IN CONCRETE.
31. ALL BURIED VALVES AND FITTINGS SHALL BE PROTECTED BY WAX TAPE PRIMER AND #1 WAX TAPE BY TRENTON CORPORATION, OR APPROVED EQUAL.
32. IN ADDITION TO THE REQUIRED WAX TAPE AND POLY WRAPPING OF ALL DIP, FITTINGS, ETC., ALL BOLTS FOR MECHANICAL JOINTS AND JOINT RESTRAINTS SHALL BE PROVIDED CATHODIC PROTECTION USING ZINC CAPS AS MANUFACTURED BY MARS COMPANY, OR APPROVED EQUAL.
33. NO TESTING OF WATER LINES SHALL OCCUR UNTIL ALL BACKFILL TEST REPORTS HAVE BEEN SUBMITTED TO THE TOWN OF SUPERIOR AND APPROVED.
34. ALL WATER MAINS SHALL BE DISINFECTED IN ACCORDANCE WITH AWWA C601 AFTER ALL CONSTRUCTION WORK HAS BEEN COMPLETED. CHLORINE SHALL BE ADDED TO THE WATER AT THE NECESSARY LOCATIONS IN THE AMOUNT TO FORM A FIFTY PARTS PER MILLION (50 PPM) FREE CHLORINE RESIDUAL. THE CHLORINE SOLUTION SHALL BE LEFT IN THE MAINS FOR NOT LESS THAN TWENTY-FOUR (24) HOURS, DURING WHICH TIME ALL VALVES AND FIRE HYDRANTS SHALL BE OPERATED IN ORDER TO DISINFECT THE APPURTENANCES. AFTER THAT LENGTH OF TIME, THE CHLORINE RESIDUAL OF THE SOLUTION, AT ANY PLACE IN THE WATER DISTRIBUTION SYSTEM, SHALL NOT BE LESS THAN TEN PARTS PER MILLION (10 PPM). ALL CHLORINATION WORK MUST BE DONE UNDER THE SUPERVISION OF THE INSPECTOR.
35. ALL FINISHED WATER MAINS, AFTER REACTION BLOCKING IS IN PLACE, SHALL BE PRESSURE AND LEAKAGE TESTED AT NOT LESS THAN ONE HUNDRED AND FIFTY (150) PSI.
36. BACTERIOLOGICAL TEST IS TO BE PERFORMED BY THE LOCAL HEALTH AUTHORITY TO INSURE ADEQUATE DISINFECTION.
37. ALL TREES ARE REQUIRED TO BE PLANTED A MINIMUM OF TEN FEET (10') FROM THE OUTSIDE OF ALL UTILITY LINES THAT ARE TO BE OWNED AND MAINTAINED BY THE DISTRICT.

SANITARY SEWER NOTES

1. ALL SANITARY SEWER MAINS AND SERVICES SHALL BE CONSTRUCTED AS SHOWN ON THE APPROVED DRAWINGS. SANITARY SEWER LINE MATERIALS AND CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE TOWN OF SUPERIOR DESIGN STANDARDS AND SPECIFICATIONS.
2. SEWER MAINS AND FITTINGS SHALL BE PVC, SDR 26 MINIMUM THICKNESS CONFORMING TO ASTM D3034. JOINTS SHALL BE OF THE "SLIP ON" TYPE WITH INTEGRALLY CAST BELL HAVING AN ELASTOMERIC GASKET. SEWER MAINS SHALL BE GREEN IN COLOR.
3. MANHOLES SHALL BE LOCATED AT A MAXIMUM SPACING OF FOUR HUNDRED FEET (400') CENTER-TO-CENTER AND ALSO AT CHANGES IN SEWER MAIN ALIGNMENT AND/OR GRADE AND AT THE END OF EACH SEWER MAIN. SEWER MAINS SHALL BE LAID WITH UNIFORM SLOPE BETWEEN MANHOLES.
4. MANHOLES SHALL BE PRECAST CONCRETE UNITS CONFORMING WITH ASTM C-478. MANHOLES SHALL HAVE A MINIMUM INSIDE DIAMETER OF FOUR FEET (4').
5. MANHOLE FRAMES AND COVERS SHALL BE CAST IRON WITH THE WORD "SEWER" CAST ON THE COVER. THE FRAME SHALL PROVIDE A MINIMUM CLEAR OPENING OF TWENTY-FOUR INCHES (24").
6. THE SEWER COLLECTION SYSTEM SHALL BE INSTALLED IN A THOROUGH AND WORKMANLIKE MANNER IN ACCORDANCE WITH THE DESIGN DOCUMENTS THAT HAVE BEEN APPROVED BY THE DISTRICT. THE MINIMUM BEDDING AND BACKFILL REQUIREMENTS SHALL BE AS SHOWN IN THE TOWN'S DETAILS.
7. WHERE REQUIRED FOR STRUCTURAL REASONS OR TO PROTECT WATER MAINS LINES, THE SEWER MAIN SHALL BE ENCASED IN REINFORCED CONCRETE.
8. THE CONTRACTOR SHALL FLUSH THE SEWER MAIN, AS THE WORK PROGRESSES BY MEANS THAT ARE IN ACCORDANCE WITH GOOD PRACTICE, TO INSURE THAT EARTH, SAND, ROCKS OR OTHER FOREIGN MATERIALS ARE REMOVED FROM THE INTERIOR OF THE SEWER MAIN.
9. SEWER MAINS WILL BE CHECKED BY THE INSPECTOR TO DETERMINE WHETHER ANY DISPLACEMENT OF THE SEWER MAIN HAS OCCURRED AFTER THE TRENCH HAS BEEN BEDDED.
10. THE INSPECTOR SHALL WITNESS ALL TESTS AND VERIFY THE ACCURACY AND ACCEPTABILITY OF THE EQUIPMENT UTILIZED. THE ENGINEER WILL INFORM THE CONTRACTOR REGARDING ACCEPTABLE METHODS OF REPAIR IN THE EVENT ONE OR MORE SECTIONS FAIL TO PASS ANY TEST.
11. LAMP TEST: A LIGHT WILL BE FLASHED BETWEEN MANHOLES, OR IF THE MANHOLES HAVE NOT AS YET BEEN CONSTRUCTED, BETWEEN THE LOCATIONS OF THE MANHOLES, BY MEANS OF A FLASHLIGHT OR BY REFLECTING SUNLIGHT WITH A MIRROR. IF THE ILLUMINATED INTERIOR OF THE SEWER MAIN SHOWS POOR ALIGNMENT, DISPLACED PIPE, EARTH OR OTHER DEBRIS IN THE PIPE, OR ANY OTHER KINDS OF DEFECTS, THE DEFECTS, DETERMINED BY THE INSPECTOR, SHALL BE REMEDIED BY THE CONTRACTOR. THE TEST WILL BE REPEATED FOLLOWING COMPLETION OF BACKFILLING AND ANY POOR ALIGNMENT, DISPLACED PIPE OR OTHER DEFECTS, DETERMINED BY THE INSPECTOR, SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
12. TESTS FOR WATER TIGHTNESS SHALL BE MADE BY THE CONTRACTOR IN THE PRESENCE OF THE INSPECTOR. THE CONTRACTOR SHALL PROVIDE ASSISTANCE TO THE INSPECTOR IN DEVELOPMENT OF A DETAILED RECORD OF THE TESTING PROGRAM. THE SEWER MAIN AND CONNECTIONS SHALL NOT LEAK IN EXCESS OF THE IDENTIFIED RATE IN THE TOWN OF SUPERIOR DESIGN STANDARDS AND SPECIFICATIONS FOR A TWENTY-FOUR (24) HOUR TEST PERIOD. EACH REACH OF SEWER MAIN BETWEEN MANHOLES SHALL BE TESTED INDIVIDUALLY. ANY INDIVIDUAL REACH THAT LEAKS IN EXCESS OF THE AMOUNT ALLOWED SHALL BE CONSIDERED AS FAILING, AND SHALL BE REPAIRED AND RETESTED. AT THE DISCRETION OF THE INSPECTOR, THE TIME FOR LEAKAGE RATE TEST MAY BE SHORTENED TO FOUR (4) HOURS.
13. AT THE OPTION OF THE CONTRACTOR, LOW-PRESSURE AIR TESTING OF THE INSTALLED SEWER MAIN MAY BE USED INSTEAD OF THE LEAKAGE EXFILTRATION TEST. TESTING SHALL BE IN ACCORDANCE WITH THE TOWN OF SUPERIOR DESIGN SPECIFICATIONS AND STANDARDS.
14. ALL PVC SEWER MAINS SHALL BE TESTED FOR VERTICAL DEFLECTION AFTER PLACEMENT AND COMPACTION OF BACKFILL, UNLESS TESTING IS SPECIFICALLY EXCEPTED BY THE INSPECTOR. METHOD OF TESTING SHALL BE BY DEFLECTOMETER OF THE RIGID GO/NO-GO TYPE DEVICE. AN ALTERNATIVE METHOD WILL BE PERMITTED ONLY BY WRITTEN PERMISSION OF THE INSPECTOR. MAXIMUM ALLOWABLE DEFLECTION SHALL BE FIVE PERCENT (5%) OF THE SEWER MAIN DIAMETER. ANY AND ALL SEWER MAIN WITH VERTICAL DEFLECTION GREATER THAN THE ALLOWABLE SHALL BE EXCAVATED, REMOVED FROM THE SEWER MAIN, REPLACED, BACKFILLED AND COMPACTED AS SPECIFIED AND RETESTED.
15. ALL MANHOLES SHALL BE TESTED FOR LEAKAGE AND ALL TESTS SHALL BE WITNESSED BY THE INSPECTOR. THE LEAKAGE TEST SHALL BE CONDUCTED PRIOR TO BACKFILLING AROUND THE MANHOLE AND SHALL BE CARRIED OUT IN ACCORDANCE WITH THE TOWN OF SUPERIOR DESIGN S. AT THE OPTION OF THE CONTRACTOR, VACUUM TESTING OF THE INSTALLED MANHOLES MAY BE USED INSTEAD OF THE LEAKAGE TEST. ALL VACUUM TESTS SHALL BE WITNESSED BY THE INSPECTOR.
16. ALL TREES ARE REQUIRED TO BE PLANTED A MINIMUM OF TEN FEET (10') FROM THE OUTSIDE OF ALL UTILITY LINES THAT ARE TO BE OWNED AND MAINTAINED BY THE DISTRICT.

STORM SEWER NOTES:

1. STORM WATER MAINS, CULVERTS AND FITTINGS SHALL BE REINFORCED CONCRETE CONFORMING TO ASTM C-76. TYPE II OR TYPE V CONCRETE SHALL BE USED DEPENDING UPON THE SULFATE CONTENT OF THE SOIL. CSP, CMP AND PLASTIC PIPE, IF PROPOSED FOR STORM SEWER MATERIALS, SHALL REQUIRE THE REVIEW AND PRIOR WRITTEN APPROVAL OF THE DISTRICT'S ENGINEER. JOINTS SHALL BE TONGUE AND GROOVE AND BE SEALED WITH RUB'R-NEK BY K.T. SNYDER CO. OR APPROVED EQUIVALENT MATERIAL. ALL STREET AND ROAD CULVERTS SHALL BE EQUIPPED WITH END SECTIONS.
2. THE MINIMUM DIAMETER OF A TRUNK STORM WATER LINE SHALL BE EIGHTEEN INCHES (18"). THE MINIMUM DIAMETER OF A LATERAL STORM WATER LINE FROM INLETS SHALL BE FIFTEEN INCHES (15").
3. MANHOLES SHALL BE PRECAST CONCRETE CONFORMING WITH ASTM C-478. MANHOLES SHALL HAVE A MINIMUM INSIDE DIAMETER OF FOUR FEET (4') AND SHALL BE CONSTRUCTED AND INSTALLED IN ACCORDANCE WITH THE TOWN'S DETAILS.
4. AT DROP MANHOLES, IF THE DROP HEIGHT EXCEEDS SIX FEET (6'), THEN SIX THOUSAND (6,000) PSI CONCRETE IS REQUIRED FOR THE MANHOLE STRUCTURE.
5. FOR STORM WATER MANHOLES THAT EXCEED A DEPTH OF TWENTY FEET (20'), WE MAY REQUIRE AN INTERMEDIATE PLATFORM AND SIXTY INCH (60"), MINIMUM, DIAMETER MANHOLE RISERS.
6. LOCAL FACILITIES OF THE STORM WATER SYSTEM SHALL BE INSTALLED IN A THOROUGH AND WORKMANLIKE MANNER AND IN ACCORDANCE WITH THE DESIGN DOCUMENTS THAT HAVE BEEN APPROVED BY THE ENGINEER. THE MINIMUM BEDDING AND BACKFILL REQUIREMENTS FOR STORM WATER LINES SHALL BE AS SHOWN IN THE TOWN'S DETAILS.
7. EXPOSED RIPRAP IS REQUIRED TO BE TYPE M OR LARGER.
8. AT THE OUTLET OF STORM WATER LINES AND AT CURB CUTS, EROSION PROTECTION IS REQUIRED TO BE EXTENDED TO THE POND BOTTOM, OR TO THE TOE OF THE SLOPE IN A CHANNEL, WHICHEVER THE CASE MAY BE.
9. AT THE OUTLET OF STORM WATER LINES INTO A DRY DETENTION BASIN, A HARD BOTTOMED TRICKLE CHANNEL (EITHER CONCRETE OR GROUTED ROCK) IS REQUIRED THROUGH THE EROSION PROTECTION BASIN.
10. LAMP TEST: A LIGHT WILL BE FLASHED BETWEEN MANHOLES, OR IF THE MANHOLES HAVE NOT AS YET BEEN CONSTRUCTED, BETWEEN THE LOCATIONS OF THE MANHOLES, BY MEANS OF A FLASHLIGHT OR BY REFLECTING SUNLIGHT WITH A MIRROR. IF THE ILLUMINATED INTERIOR OF THE STORM SEWER MAIN SHOWS POOR ALIGNMENT, DISPLACED PIPE, EARTH OR OTHER DEBRIS IN THE PIPE, OR ANY OTHER KINDS OF DEFECTS, THE DEFECTS, DETERMINED BY THE INSPECTOR, SHALL BE REMEDIED BY THE CONTRACTOR. THE TEST WILL BE REPEATED FOLLOWING COMPLETION OF BACKFILLING AND ANY POOR ALIGNMENT, DISPLACED PIPE OR OTHER DEFECTS, DETERMINED BY THE INSPECTOR, SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
11. ALL TREES ARE REQUIRED TO BE PLANTED A MINIMUM OF TEN FEET (10') FROM THE OUTSIDE OF ALL UTILITY LINES THAT ARE TO BE OWNED AND MAINTAINED BY THE DISTRICT.

STREET EXCAVATION NOTES:

1. WHERE IT IS REQUIRED TO CUT EXISTING PAVEMENT, THE CUTTING SHALL BE DONE TO A NEAT WORK LINE FULL DEPTH WITH A CONCRETE-CUTTING SAW OR OTHER METHOD AS APPROVED BY THE TOWN. PAVEMENT SHALL ONLY BE OPEN CUT WHEN APPROVED BY THE TOWN. ALL SAW WATER SLURRY SHALL BE PROPERLY CONTAINED USING APPROPRIATE BMP'S, AND IS PROHIBITED FROM ENTERING ANY STORM DRAINS. SAW WATER SLURRY SHALL BE REMOVED FROM IMPERVIOUS SURFACES AS WORK PROGRESSES.
2. ALL PAVEMENT CUTS AND EXPLORATORY POTHOLES SHALL BE REPAIRED AS REQUIRED BY THE TOWN.
3. EXISTING ASPHALT PAVEMENT SHALL BE REMOVED AS INDICATED IN THE PLANS OR DESIGNATED BY THE ENGINEER.
4. ALL REMOVALS THAT ARE NOT SALVAGEABLE SHALL BECOME THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE INDICATED ON THE PLANS AND PROJECT SPECIFICATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DISPOSAL COSTS.
5. ALL TRENCHES SHALL BE ADEQUATELY SUPPORTED AND THE SAFETY OF THE WORKERS AND PUBLIC PROVIDED FOR AS REQUIRED BY THE MOST RECENT OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) “SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION”.
6. ALL EXCAVATIONS IN EXISTING STREETS SHALL BE BACKFILLED WITH APPROVED CDOT FLOWABLE FILL FROM BEDDING MATERIAL TO FINISH SUBGRADE ELEVATION.
7. APPROPRIATE STREET PLATES SHALL BE USED OVER FLOW FILLED TRENCH EXCAVATIONS UNTIL THE FLOW FILL HAS ADEQUATELY CURED TO SUPPORT TRAFFIC LOADING AND PATCHING.
8. THE CONTRACTOR SHALL REPAIR ANY EXCAVATIONS OR PAVEMENT FAILURES CAUSED BY HIS CONSTRUCTION AS DIRECTED BY THE ENGINEER. THE CONTRACTOR SHALL PROPERLY BARRICADE THE CONSTRUCTION SITE UNTIL CONSTRUCTION IS COMPLETE.
9. ALL CONCRETE AND ASPHALT MIXTURE DESIGNS SHALL BE APPROVED BY SUPERIOR PRIOR TO PLACEMENT OF CONCRETE AND ASPHALT.
10. PATCHING SHALL BE TO THE DEPTH OF THE SURROUNDING EXISTING PAVEMENT PLUS 1 INCH, OR TO THE DEPTH SHOWN IN THE LIFT DETAIL AS DIRECTED BY THE ENGINEER. THE TOP LIFT MUST UTILIZE HMA (GRADING SX)(75)(PG 64-22) OR APPROVED ALTERNATE. THE THICKNESS OF SUBSEQUENT LIFTS MUST BE EQUAL TO OR GREATER THAN THE LIFT DIRECTLY ABOVE. THE LOWER LIFTS MAY UTILIZE HMA (GRADING S OR SG)(75)(PG 64-22) OR APPROVED ALTERNATE.
11. A TACK COAT SHALL BE PLACED TO THE VERTICAL EDGES OF EXISTING ASPHALT PRIOR TO THE PLACEMENT OF LIFTS OF HMA.
12. BEFORE PLACEMENT OF THE TACK COAT, THE CONTRACTOR SHALL CLEAN THE ROADWAY AS DIRECTED BY THE ENGINEER.
13. FINISH TOP LIFT SHALL MEET SURFACE TOLERANCE REQUIREMENTS OF 3/16 INCH AS MEASURED WITH A 10 FOOT STRAIGHT EDGE. SURFACE EXCEEDING 3/16 INCH SHALL BE CORRECTED PRIOR TO FINAL COMPACTION.
14. IMMEDIATELY AFTER FINISH ROLLING THE HMA PATCH, THE EDGES SHALL RECEIVE AN APPLICATION OF CSS1-H TACK EXTENDING A MINIMUM OF 6 INCHES EITHER SIDE OF THE JOINT (PICTURE FRAME). APPLICATION OF CSS1-H SHALL OCCUR BEFORE THE HMA TEMPERATURE DROPS BELOW 175 DEGREES.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTMENT OF ALL VALVES AND MANHOLE RIMS THAT ARE NOT SPECIFIED TO BE ADJUSTED BY THE INDIVIDUAL UTILITY COMPANY, TO FINAL STREET GRADE.

REUSE IRRIGATION NOTES

1. IRRIGATION MAINS SHALL BE PURPLE AND SHALL CONFORM WITH AWWA C900, ONE HUNDRED AND FIFTY (150) MINIMUM PRESSURE CLASS (FOR TWELVE INCH (12") AND SMALLER PVC IRRIGATION MAINS). THE PURPLE COLOR SHALL BE A FACTORY PIGMENT OF THE PVC MATERIAL, AND PAINTING OF THE PIPE MATERIAL IS NOT ACCEPTABLE.
2. ALL IRRIGATION MAINS SHALL BE INSTALLED WITH WARNING TAPES OR WITH THE WARNING PRINTED DIRECTLY ONTO THE IRRIGATION MAIN AND 10GA COATED COPPER TRACER WIRE. ALL SPLICES IN TRACER WIRE SHALL UTILIZE DBY-6 DIRECT BURY CONNECTORS. WARNING TAPES SHALL BE INSTALLED DIRECTLY ON TOP OF THE IRRIGATION MAIN LONGITUDINALLY AND SHALL BE CENTERED. THE TRACER WIRE SHALL BE TAPED TO THE PVC LINE. ACCEPTABLE TAPE OR PRINTING DIRECTLY ON THE IRRIGATION MAIN SHALL STATE: "NON-POTABLE LINE - DO NOT DRINK."
3. STANDARD PIPE LENGTHS SHALL BE 20 FEET ALL SIZES. RANDOM LENGTHS SHALL NOT BE PERMITTED.
4. INSTALL MECHANICAL JOINT RESTRAINTS AT ALL BENDS, STUBS, TEES, VALVES, BLOW-OFFS, PLUGS AND OTHER APPROPRIATE APPURTENANCES IN WATER LINES IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS FOR WORKING PRESSURE, SOILS TYPE, AND PIPE TYPE.
5. ALL PIPE SHALL BE SUITABLE FOR USE AS A PRESSURE CONDUIT. PROVISIONS MUST BE MADE FOR EXPANSION AND CONTRACTION AT EACH JOINT WITH A RUBBER RING. THE BELL SHALL CONSIST OF INTEGRAL WALL SECTION WITH A SOLID CROSS SECTION RUBBER RING WHICH MEETS THE REQUIREMENTS OF AWWA SPECIFICATION C915.
6. EACH LENGTH OF PIPE SHALL BEAR THE DATE OF MANUFACTURER, TYPE, GRADE, LENGTH, MANUFACTURERS NAME, AND AN NSF SEAL OF APPROVAL.
7. PIPE JOINTS SHALL BE MADE USING INTEGRAL BELL WITH AN ELASTOMERIC GASKET PUSH ON TYPE JOINT OR USING MACHINED COUPLINGS OF A SLEEVE TYPE WITH RUBBER RING GASKETS AND MACHINED PIPE ENDS TO FORM PUSH ON TYPE JOINT.
8. THE MANUFACTURER SHALL FURNISH A CERTIFIED STATEMENT THAT ALL OF THE SPECIFIED TEST AND INSPECTIONS HAVE BEEN MADE AND THE RESULTS THEREOF COMPLY WITH THE REQUIREMENTS OF THE APPLICABLE STANDARDS HEREIN SPECIFIED. A COPY OF THE CERTIFICATION WILL BE SENT TO THE TOWN OF SUPERIOR UPON REQUEST.
9. CONTRACTOR SHALL VERIFY THE PIPE MATERIAL AND SIZE PRIOR TO CONSTRUCTION OF THE WATER LINE WHERE TAPS OR TIE-INS ARE TO BE MADE.
10. VALVE SHALL BE PROVIDED WITH A CAST IRON VALVE BOX AND TRIANGULAR COVER (CASTINGS INC. MODEL 4TCI-17-S). VALVE BOXES SHALL ALLOW FOR AT LEAST THREE INCHES (3") OF ADDITIONAL EXTENSION ABOVE THE LEVEL REQUIRED FOR FINAL GRADE AT THE TIME OF INSTALLATION. ALL VALVE BOXES SHALL BE WRAPPED WITH 8 MIL MINIMUM THICKNESS POLYETHYLENE MATERIAL AND TAPED SECURE IN ACCORDANCE WITH AWWA STANDARDS C105.
11. NO BENDING OF THE PIPE IS PERMITTED FOR INSTALLATIONS REQUIRED ALONG A RADIUS. HIGH DEFLECTION STOP COUPLINGS SHALL BE USED TO DEVELOP THE REQUIRED CURVATURE.
12. THE CONTRACTOR IS TO SCHEDULE WITH THE GEOTECHNICAL ENGINEER FOR SCHEDULED TESTING.
13. ALL WORK, INCLUDING CORRECTION WORK SHALL BE INSPECTED BY A TOWN OF SUPERIOR REPRESENTATIVE WHO SHALL HAVE THE AUTHORITY TO HALT CONSTRUCTION WHEN STANDARD CONSTRUCTION PRACTICES ARE NOT BEING ADHERED TO.
14. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.
15. NO BEDDING MATERIAL SHALL BE PLACED ABOVE THE SPRINGLINE OF THE PIPE UNTIL A TOWN OF SUPERIOR REPRESENTATIVE HAS AUTHORIZED BACKFILLING. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE TOWN OF SUPERIOR 48 HOURS IN ADVANCE OF BACKFILL OPERATIONS SO A TOWN REPRESENTATIVE MAY INSPECT THE PIPE AND BALANCE OF BEDDING MATERIAL PLACEMENT PRIOR TO BACKFILLING. BEDDING MATERIAL SHALL BE PLACED ACROSS THE ENTIRE WITH OF THE TRENCH. STACKING OR PILING OF BEDDING WILL NOT BE ACCEPTED.
16. SEWER MAINS ABOVE OR LESS THAN 1.5 FEET MEASURED O.D. TO O.D. FROM WATER MAIN SHALL BE ENCASED IN CONCRETE.
17. ALL BURIED VALVES AND FITTINGS SHALL BE PROTECTED BY WAX TAPE PRIMER AND #1 WAX TAPE BY TRENTON CORPORATION, OR APPROVED EQUAL.
18. IN ADDITION TO THE REQUIRED WAX TAPE AND POLY WRAPPING OF ALL DIP, FITTINGS, ETC., ALL BOLTS FOR MECHANICAL JOINTS AND JOINT RESTRAINTS SHALL BE PROVIDED CATHODIC PROTECTION USING ZINC CAPS AS MANUFACTURED BY MARS COMPANY, OR APPROVED EQUAL.
19. NO TESTING OF WATER LINES SHALL OCCUR UNTIL ALL BACKFILL TEST REPORTS HAVE BEEN SUBMITTED TO THE TOWN OF SUPERIOR AND APPROVED.
20. ALL FINISHED WATER MAINS, AFTER REACTION BLOCKING IS IN PLACE, SHALL BE PRESSURE AND LEAKAGE TESTED AT NOT LESS THAN ONE HUNDRED AND FIFTY (150) PSI.

UTILITY MAINTENANCE STATEMENT:

ALL PUBLIC WATER, REUSE WATER, STORM SEWER AND SANITARY SEWER MAINS AND APPURTENANCES LOCATED IN PUBLIC ROW SHALL BE MAINTAINED BY THE TOWN OF SUPERIOR PUBLIC WORKS DEPARTMENT. ALL PUBLIC WATER, REUSE WATER, STORM SEWER, SANITARY SEWER MAINS AND APPURTENANCES UNDER PRIVATE DRIVES ARE LOCATED IN UTILITY EASEMENTS. THE TOWN IS RESPONSIBLE FOR MAINTENANCE OF THESE WATER, REUSE WATER, STORM AND SANITARY SEWER FACILITIES. THE TOWN IS NOT RESPONSIBLE FOR REPAIR OR REPLACEMENT OF PRIVATE DRIVE, CURB AND GUTTER OR LANDSCAPING DAMAGED DURING UTILITY REPAIR OR MAINTENANCE.

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MARK	DESCRIPTION	DATE	APPR

DESIGN BY: RJJ
ISSUE DATE: **MAY 19, 2025**
D2C PROJECT NUMBER 202421
CONSULTANTS PROJECT # 218.001.06
DRAWN BY: RJJ
CKD BY: JAB
SOLICITATION NO.:
SBMT BY: Approver
PLOT DATE: 4/30/2025 3:28:50 PM
CONTRACT NO.:
PLOT SCALE: N/A
FILE NUMBER:
SIZE: 22" x 34"
FILE NAME: 218.001.06_NOTES

FOR PERMIT

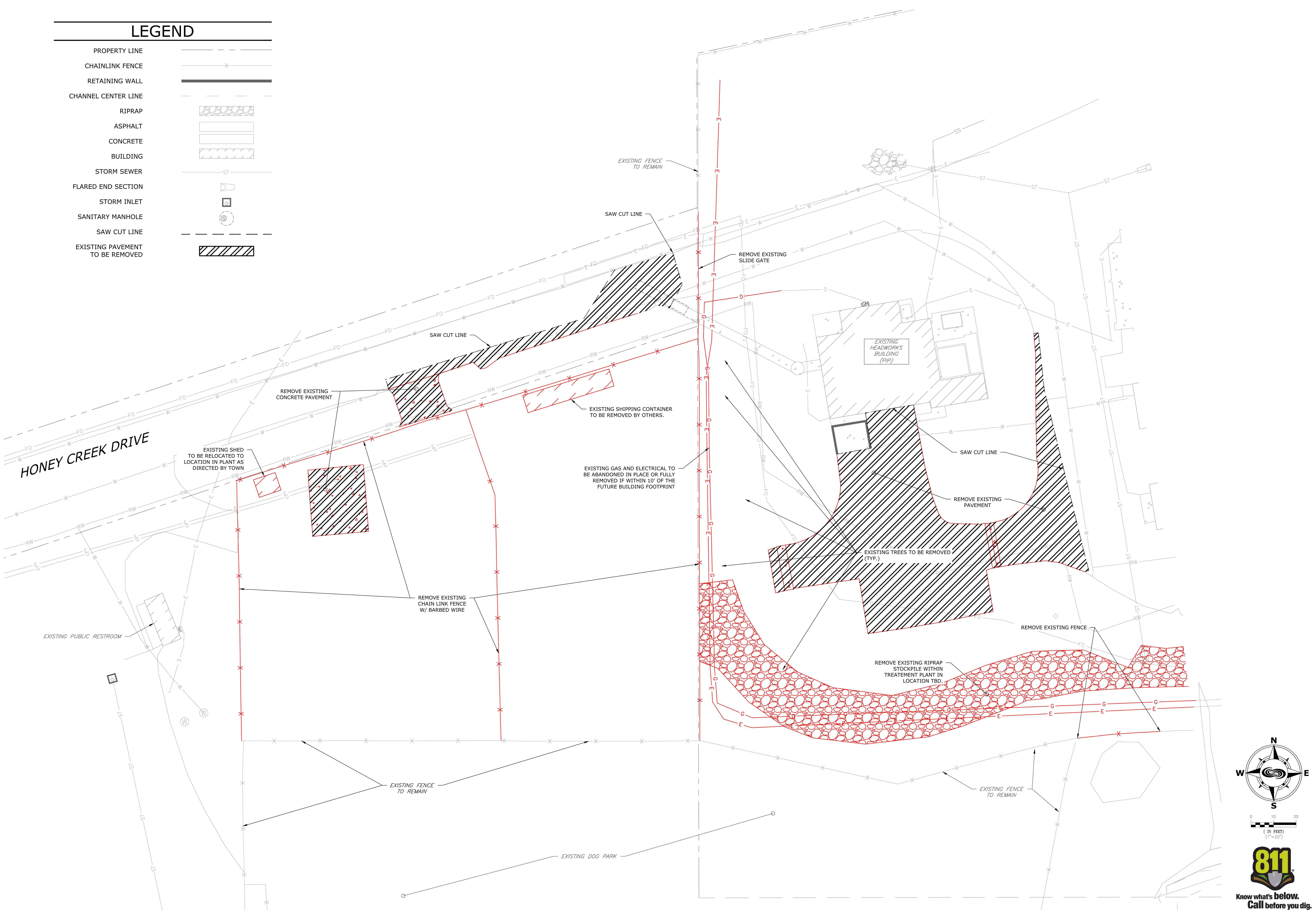
NOT FOR CONSTRUCTION

NOTES 2

SHEET IDENTIFICATION
C1.2

LEGEND

- PROPERTY LINE
- CHAINLINK FENCE
- RETAINING WALL
- CHANNEL CENTER LINE
- RIPRAP
- ASPHALT
- CONCRETE
- BUILDING
- STORM SEWER
- FLARED END SECTION
- STORM INLET
- SANITARY MANHOLE
- SAW CUT LINE
- EXISTING PAVEMENT TO BE REMOVED



EXISTING FENCE TO REMAIN

SAW CUT LINE

REMOVE EXISTING SLIDE GATE

SAW CUT LINE

REMOVE EXISTING CONCRETE PAVEMENT

EXISTING SHIPPING CONTAINER TO BE REMOVED BY OTHERS.

SAW CUT LINE

EXISTING SHED TO BE RELOCATED TO LOCATION IN PLANT AS DIRECTED BY TOWN

EXISTING GAS AND ELECTRICAL TO BE ABANDONED IN PLACE OR FULLY REMOVED IF WITHIN 10' OF THE FUTURE BUILDING FOOTPRINT

REMOVE EXISTING PAVEMENT

EXISTING TREES TO BE REMOVED (TYP.)

REMOVE EXISTING CHAIN LINK FENCE W/ BARBED WIRE

REMOVE EXISTING FENCE

EXISTING PUBLIC RESTROOM

REMOVE EXISTING RIPRAP STOCKPILE WITHIN TREATEMENT PLANT IN LOCATION TBD.

EXISTING FENCE TO REMAIN

EXISTING FENCE TO REMAIN

EXISTING DOG PARK

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MARK	DESCRIPTION	DATE	APPR

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D2C PROJECT NUMBER 202421	CONSULTANTS PROJECT # 218.001.06
DRAWN BY: RJJ CKD BY: JAB	SOLICITATION NO.:
SBMT BY: Approver PLOT DATE: 5/14/2025 8:58:43 AM	CONTRACT NO.:
PLOT SCALE: 1" = 20'	FILE NUMBER:
SIZE: 22" x 34" FILE NAME: 218.001.06_DEMO	

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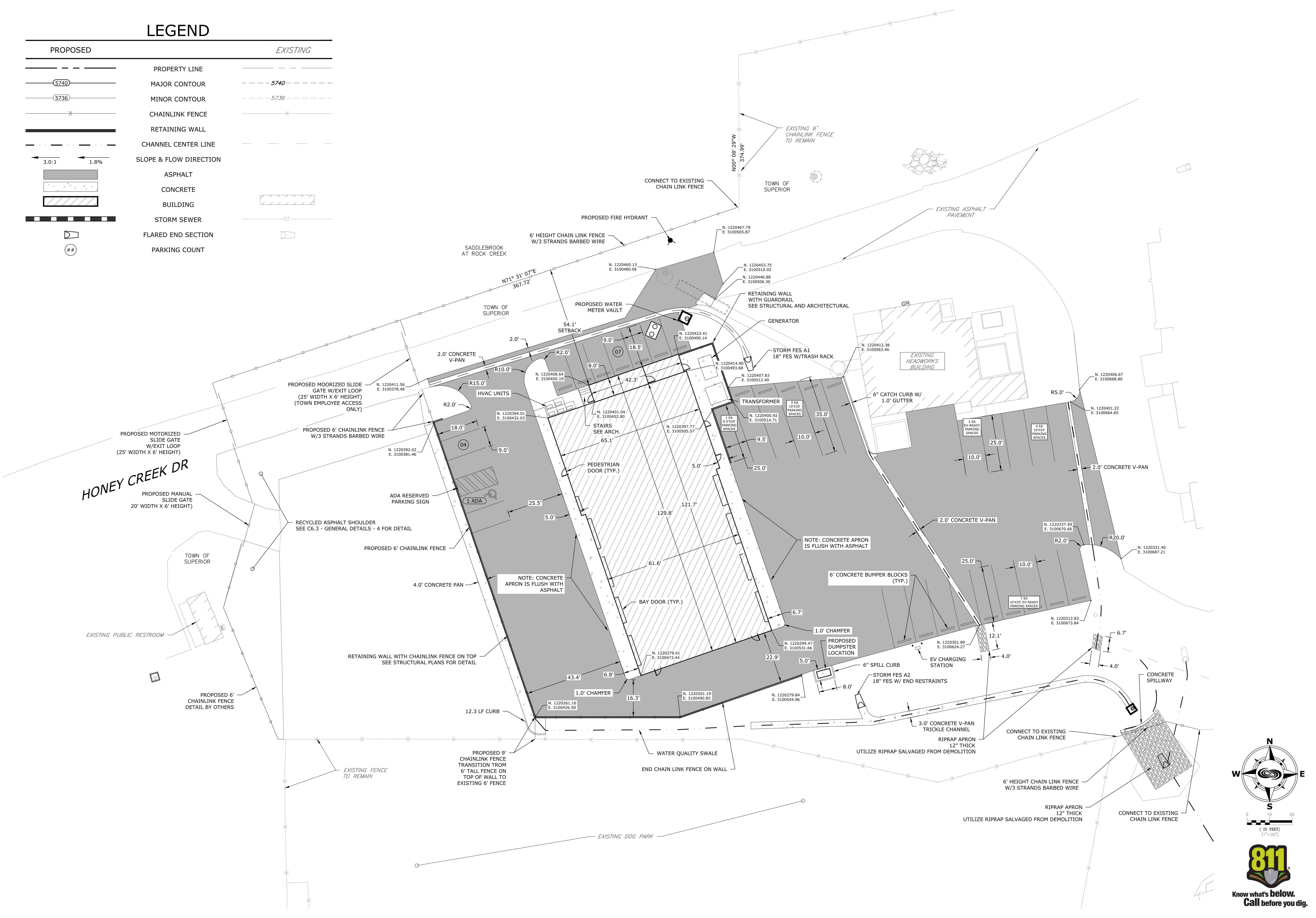
EXISTING CONDITIONS & DEMOLITION PLAN

SHEET IDENTIFICATION
C2.0

LEGEND

PROPOSED		*EXISTING*
	PROPERTY LINE	
5740	MAJOR CONTOUR	*5740*
5736	MINOR CONTOUR	*5736*
	CHAINLINK FENCE	
	RETAINING WALL	
	CHANNEL CENTER LINE	
3.0:1 1.8%	SLOPE & FLOW DIRECTION	
	ASPHALT	
	CONCRETE	
	BUILDING	▨
	STORM SEWER	ST
	FLARED END SECTION	
##	PARKING COUNT	



1
2
3
4
5
A
B
C
D
EXISTING 6' CHAINLINK FENCE TO REMAIN
N00° 08' 29"W
374.99'
CONNECT TO EXISTING CHAIN LINK FENCE
TOWN OF SUPERIOR
EXISTING ASPHALT PAVEMENT
PROPOSED FIRE HYDRANT
6' HEIGHT CHAIN LINK FENCE W/3 STRANDS BARBED WIRE
N. 1220467.79 E. 3100505.87
SADDLEBROOK AT ROCK CREEK
N71° 31' 07"E
367.72'
N. 1220460.13 E. 3100480.06
N. 1220453.75 E. 3100510.02
N. 1220446.88 E. 3100506.30
RETAINING WALL WITH GUARDRAIL SEE STRUCTURAL AND ARCHITECTURAL
GENERATOR
TOWN OF SUPERIOR
PROPOSED WATER METER VAULT
54.1' SETBACK
2.0'
9.0'
18.5'
07
N. 1220422.41 E. 3100490.14
STORM FES A1 18" FES W/TRASH RACK
2.0' CONCRETE V-PAN
R2.0'
8.0'
N. 1220414.90 E. 3100493.68
N. 1220407.63 E. 3100512.40
N. 1220412.38 E. 3100563.46
EXISTING HEADWORKS BUILDING
GM
R10.0'
N. 1220408.64 E. 3100450.19
42.3'
PROPOSED MOORIZED SLIDE GATE W/EXIT LOOP (25' WIDTH X 6' HEIGHT) (TOWN EMPLOYEE ACCESS ONLY)
N. 1220411.56 E. 3100378.48
R15.0'
HVAC UNITS
TRANSFORMER
5 EA 10'X35' PARKING SPACES
35.0'
6" CATCH CURB W/ 1.0' GUTTER
R5.0'
N. 1220406.67 E. 3100668.80
N. 1220401.22 E. 3100664.65
R2.0'
N. 1220394.01 E. 3100432.03
N. 1220401.04 E. 3100452.80
N. 1220400.92 E. 3100514.71
1 EA 9.5'X25' PARKING SPACES
2 EA EV-READY PARKING SPACES
4 EA 10'X24' PARKING SPACES
PROPOSED MOTORIZED SLIDE GATE W/EXIT LOOP (25' WIDTH X 6' HEIGHT)
PROPOSED 6' CHAINLINK FENCE W/3 STRANDS BARBED WIRE
18.0'
STAIRS SEE ARCH.
N. 1220397.77 E. 3100505.57
9.5'
10.0'
25.0'
04
9.0'
N. 1220392.02 E. 3100381.46
65.1'
10.0'
2.0' CONCRETE V-PAN
HONEY CREEK DR
PEDESTRIAN DOOR (TYP.)
5.0'
25.0'
ADA RESERVED PARKING SIGN
1 ADA
PROPOSED MANUAL SLIDE GATE 20' WIDTH X 6' HEIGHT)
25.5'
121.7'
129.8'
RECYCLED ASPHALT SHOULDER SEE C6.3 - GENERAL DETAILS - 4 FOR DETAIL
5.0'
NOTE: CONCRETE APRON IS FLUSH WITH ASPHALT
2.0' CONCRETE V-PAN
N. 1220337.59 E. 3100670.66
R20.0'
R2.0'
N. 1220331.40 E. 3100687.21
PROPOSED 6' CHAINLINK FENCE
TOWN OF SUPERIOR
61.6'
6' CONCRETE BUMPER BLOCKS (TYP.)
25.0'
10.0'
4.0' CONCRETE PAN
NOTE: CONCRETE APRON IS FLUSH WITH ASPHALT
BAY DOOR (TYP.)
7 EA 10'X25' EV-READY PARKING SPACES
N. 1220312.83 E. 3100673.84
6.7'
1.0' CHAMFER
12.1'
6.7'
EXISTING PUBLIC RESTROOM
E
N. 1220299.47 E. 3100531.66
PROPOSED DUMPSTER LOCATION
N. 1220301.89 E. 3100624.27
4.0'
4.0'
RETAINING WALL WITH CHAINLINK FENCE ON TOP SEE STRUCTURAL PLANS FOR DETAIL
N. 1220279.41 E. 3100473.44
22.9'
EV CHARGING STATION
5.0'
6" SPILL CURB
CONCRETE SPILLWAY
PROPOSED 6' CHAINLINK FENCE DETAIL BY OTHERS
43.4'
6.8'
STORM FES A2 18" FES W/ END RESTRAINTS
1.0' CHAMFER
16.3'
N. 1220261.19 E. 3100490.85
N. 1220279.84 E. 3100544.96
8.0'
N. 1220261.16 E. 3100426.58
12.3 LF CURB
3.0' CONCRETE V-PAN TRICKLE CHANNEL
RIPRAP APRON 12" THICK UTILIZE RIPRAP SALVAGED FROM DEMOLITION
CONNECT TO EXISTING CHAIN LINK FENCE
PROPOSED 9' CHAINLINK FENCE TRANSITION TROM 6' TALL FENCE ON TOP OF WALL TO EXISTING 6' FENCE
WATER QUALITY SWALE
END CHAIN LINK FENCE ON WALL
EXISTING FENCE TO REMAIN
6' HEIGHT CHAIN LINK FENCE W/3 STRANDS BARBED WIRE
RIPRAP APRON 12" THICK UTILIZE RIPRAP SALVAGED FROM DEMOLITION
CONNECT TO EXISTING CHAIN LINK FENCE
EXISTING DOG PARK
N
W
E
S
0
10
20
(IN FEET)
(1"=20')

Know what's **below.**
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D2C ARCHITECTS, INC.
DENVER, COLORADO

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

MARK	DESCRIPTION	DATE	APPR

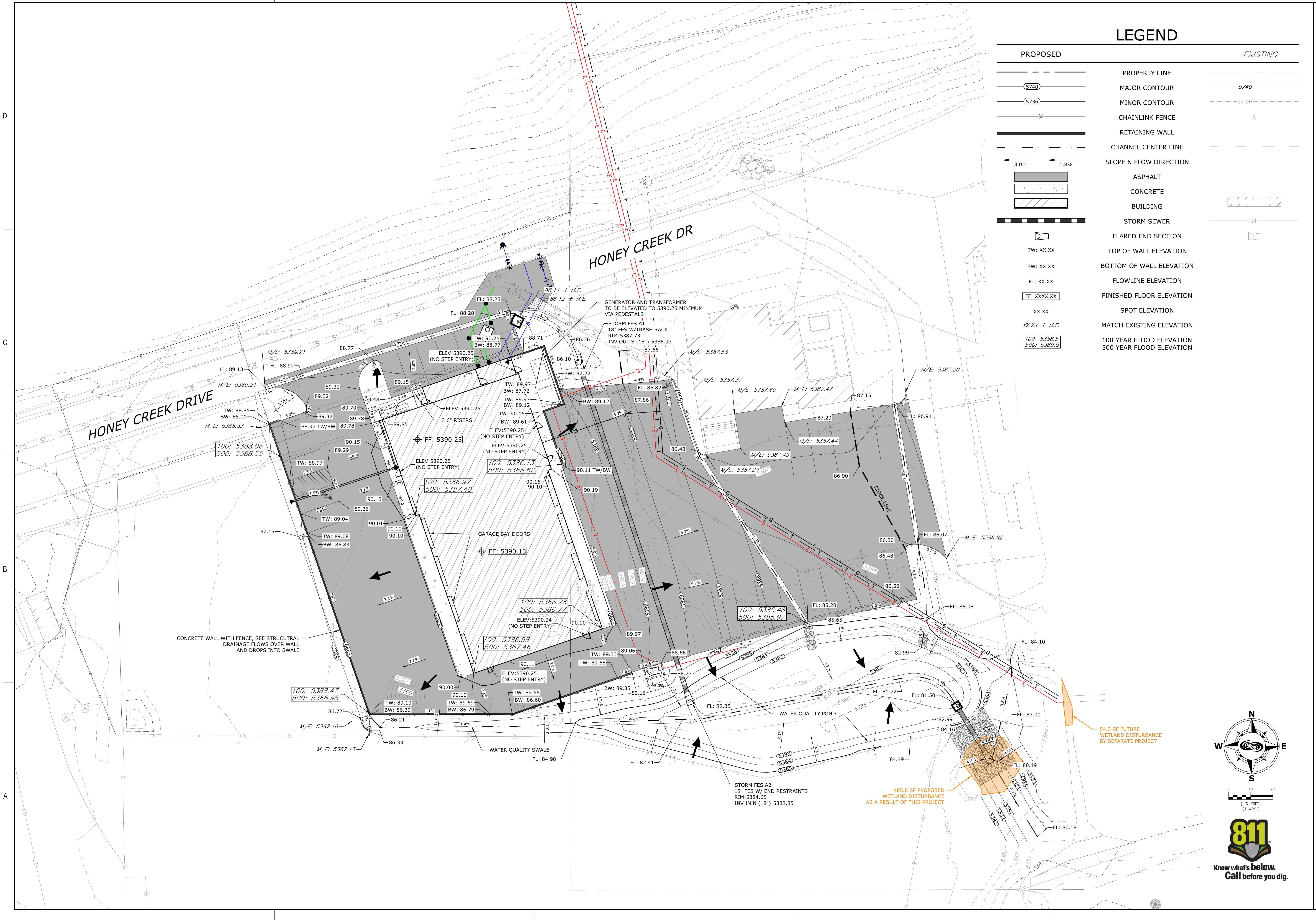
ISSUE DATE: **MAY 19, 2025**	DESIGN BY: RJJ
CONSULTANTS PROJECT # 218.001.06	D2C PROJECT NUMBER 202421
SOLICITATION NO.:	DRAWN BY: RJJ CKD BY: JAB
CONTRACT NO.:	SBMT BY: Approver PLOT DATE: 5/16/2025 1:00:24 PM
FILE NUMBER:	PLOT SCALE: 1" = 20' FILE NAME: 218.001.06_SP SIZE: 22" x 34"

FOR PERMIT

NOT FOR CONSTRUCTION

SITE PLAN

SHEET IDENTIFICATION
C3.0


HONEY CREEK DRIVE
HONEY CREEK DR
LEGEND
PROPOSED
EXISTING
PROPERTY LINE
5740 MAJOR CONTOUR 5740
5736 MINOR CONTOUR 5736
CHAINLINK FENCE
RETAINING WALL
CHANNEL CENTER LINE
3.0:1 1.8% SLOPE & FLOW DIRECTION
ASPHALT
CONCRETE
BUILDING
STORM SEWER ST
FLARED END SECTION
TW: XX.XX TOP OF WALL ELEVATION
BW: XX.XX BOTTOM OF WALL ELEVATION
FL: XX.XX FLOWLINE ELEVATION
FF: XXXX.XX FINISHED FLOOR ELEVATION
XX.XX SPOT ELEVATION
XX.XX ± M.E. MATCH EXISTING ELEVATION
100: 5388.5 500: 5389.5 100 YEAR FLOOD ELEVATION 500 YEAR FLOOD ELEVATION
GENERATOR AND TRANSFORMER TO BE ELEVATED TO 5390.25 MINIMUM VIA PEDESTALS
STORM FES A1
18" FES W/TRASH RACK
RIM:5387.73
INV OUT S (18"):5385.93
STORM FES A2
18" FES W/ END RESTRAINTS
RIM:5384.65
INV IN N (18"):5382.85
88.11 ± M.E.
88.12 ± M.E.
FL: 88.23
FL: 88.28
TW: 90.25
BW: 88.77
88.71
86.36
86.10
BW: 87.22
87.66
FL: 86.82
87.86
BW: 89.12
ELEV:5390.25 (NO STEP ENTRY)
88.77
M/E: 5389.21
FL: 89.13
FL: 88.92
M/E: 5389.21
89.31
89.32
89.32
TW: 88.85
BW: 88.01
M/E: 5388.33
88.97 TW/BW
89.70
89.78
89.78
9.48
89.85
89.15
ELEV:5390.25
3 6" RISERS
TW: 89.97
BW: 87.72
TW: 89.97
BW: 89.12
TW: 90.15
BW: 89.61
FF: 5390.25
100: 5388.06 500: 5388.55
90.15
89.29
TW: 88.97
ELEV:5390.25 (NO STEP ENTRY)
100: 5386.92 500: 5387.40
100: 5386.13 500: 5386.62
90.11 TW/BW
90.16
90.10
90.19
90.15
89.36
TW: 89.04
90.01
90.10
90.10
87.15
TW: 89.08
BW: 86.83
GARAGE BAY DOORS
FF: 5390.13
100: 5386.28 500: 5386.77
ELEV:5390.24 (NO STEP ENTRY)
90.10
89.97
100: 5386.98 500: 5387.46
CONCRETE WALL WITH FENCE, SEE STRUCUTRAL DRAINAGE FLOWS OVER WALL AND DROPS INTO SWALE
90.11
ELEV:5390.25 (NO STEP ENTRY)
90.00
90.10
100: 5388.47 500: 5388.95
TW: 89.10
BW: 86.39
TW: 89.69
BW: 86.79
TW: 89.65
BW: 86.60
TW: 89.33
TW: 89.65
89.06
88.66
88.77
BW: 89.35
89.16
86.72
M/E: 5387.16
86.21
86.33
M/E: 5387.13
WATER QUALITY SWALE
FL: 84.98
FL: 82.41
FL: 82.35
M/E: 5387.53
M/E: 5387.37
M/E: 5387.60
M/E: 5387.47
87.15
M/E: 5387.20
87.29
FL: 86.91
M/E: 5387.44
M/E: 5387.45
86.48
M/E: 5387.22
86.90
RIDGE LINE
FL: 86.07
M/E: 5386.92
86.30
86.48
86.50
100: 5385.48 500: 5385.97
FL: 85.20
85.65
FL: 85.08
FL: 84.10
82.99
FL: 81.72
FL: 81.50
WATER QUALITY POND
82.99
84.16
84.49
FL: 83.00
FL: 80.49
FL: 80.18
54.3 SF FUTURE WETLAND DISTURBANCE BY SEPARATE PROJECT
485.6 SF PROPOSED WETLAND DISTURBANCE AS A RESULT OF THIS PROJECT
N
W
E
S
0 10 20
(IN FEET)
(1"=20')

811
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D2C ARCHITECTS, INC.
DENVER, COLORADO

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SUITE 200
FIRESTONE, CO 80530
303.833.1416
WWW.CIVILRESOURCES.COM

MARK	DATE	DESCRIPTION	APPR

DESIGN BY:
RJJ

ISSUE DATE:
MAY 19, 2025

D2C PROJECT NUMBER
202421

CONSULTANTS PROJECT #
218.001.06

DRAWN BY:
RJJ

CKD BY:
JAB

SOLICITATION NO.:

SBMT BY:
Approver

PLOT DATE:
5/16/2025
1:01:24 PM

CONTRACT NO.:

PLOT SCALE:
1" = 20'

FILE NUMBER:

SIZE:
22" x 34"

FILE NAME:
218.001.06_GP

FOR PERMIT

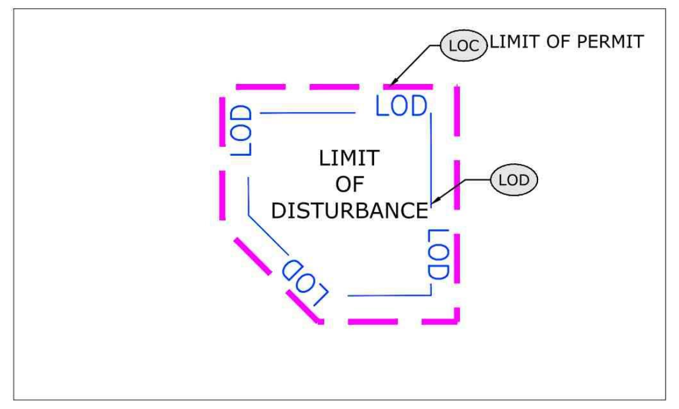
NOT FOR CONSTRUCTION

OVERALL GRADING PLAN

SHEET IDENTIFICATION
C4.0

BMP LEGEND

CD	CHECK DAM
CB	COMPOST BLANKET
CFB	COMPOST FILTER BERM
CWA	CONCRETE WASHOUT AREA
CF	CONSTRUCTION FENCE
CM	CONSTRUCTION MARKER
DW	DEWATERING
DD	DIVERSION DITCH
ECB	EROSION CONTROL BLANKET
IP	INLET PROTECTION
RCD	REINFORCED CHECK DAM
RRB	REINFORCED ROCK BERM
RRC	RRB FOR CULVERT PROTECTION
SB	SEDIMENT BASIN
SCL	SEDIMENT CONTROL LOG
ST	SEDIMENT TRAP
SM	SEEDING AND MULCHING/LANDSCAPING
SF	SILT FENCE
SSA	STABILIZED STAGING AREA
SR	SURFACE ROUGHENING
TSD	TEMPORARY SLOPE DRAIN
TSC	TEMPORARY STREAM CROSSING
TER	TERRACING
VTC	VEHICLE TRACKING CONTROL
WW	VTC WITH WHEEL WASH
LOC	LIMITS OF CONSTRUCTION
LOD	LIMITS OF DISTURBANCE
TBR	TO BE REMOVED

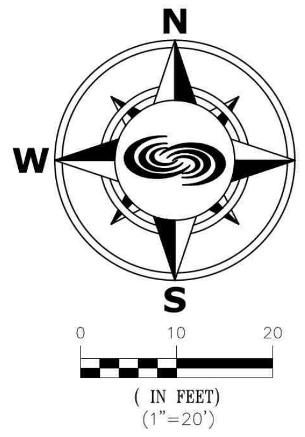

LOC LIMIT OF PERMIT
LOD
LIMIT OF DISTURBANCE
LOD

PROPERTY LINE	
EX MAJOR CONTOURS	5740
EX MINOR CONTOURS	5741
PROP MAJOR CONTOURS	5740
PROP MINOR CONTOURS	5736
DIRECTION OF FLOW	→

NOTES:

1. PERMIT AREA: 1.8 ACRES
2. DISTURBED AREA: 1.3 ACRES
3. THERE IS NO EXISTING VEGETATION WITHIN THE LIMIT OF DISTURBANCE TO BE PROTECTED.
4. SEE LANDSCAPING PLANS FOR FINAL STABILIZATION

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


N
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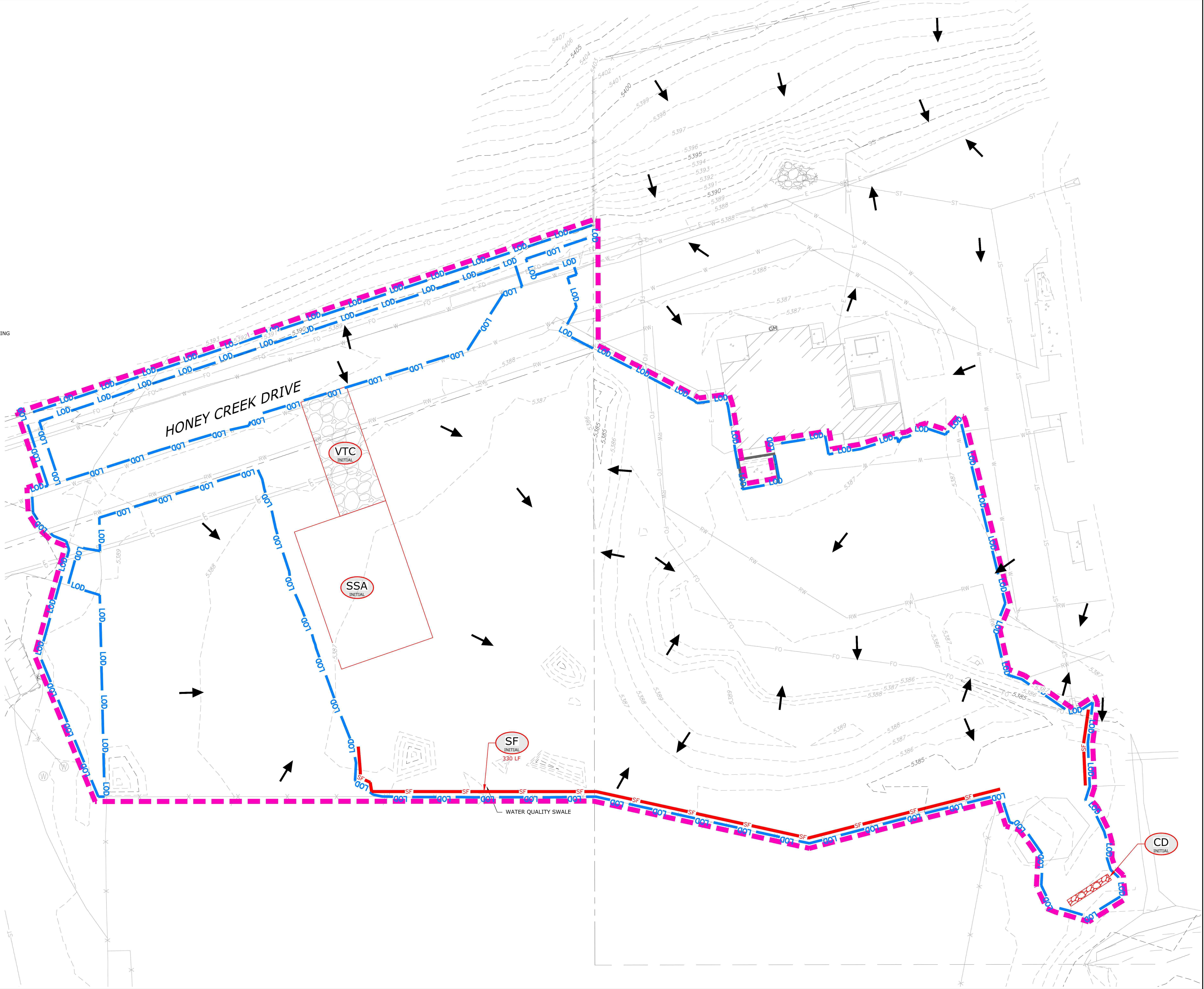
20
(IN FEET)
(1"=20')


HONEY CREEK DRIVE
VTC
INITIAL
SSA
INITIAL
SF
INITIAL
330 LF
WATER QUALITY SWALE
CD
INITIAL
LOD
SF
GM
5407
5406
5405
5404
5403
5402
5401
5400
5399
5398
5397
5396
5395
5394
5393
5392
5391
5390
5389
5388
5387
5386
5385

D2C
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D2C ARCHITECTS, INC.
DENVER, COLORADO

CIVIL RESOURCES
8308 COLORADO BLVD
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FIRESTONE, CO 80530
303.833.1416
WWW.CIVILRESOURCES.COM

MARK	DESCRIPTION	DATE	APPR

DESIGN BY: RJJ	ISSUE DATE: **MAY 19, 2025**
D2C PROJECT NUMBER 202421	CONSULTANTS PROJECT # 218.001.06
DRAWN BY: RJJ	CKD BY: JAB
SOLICITATION NO.:	
SBMT BY: Approver	PLOT DATE: 5/1/2025 9:58:17 AM
CONTRACT NO.:	
PLOT SCALE: 1" = 20'	FILE NUMBER:
SIZE: 22" x 34"	FILE NAME: 218.001.06_SWMP_INITIAL

FOR PERMIT

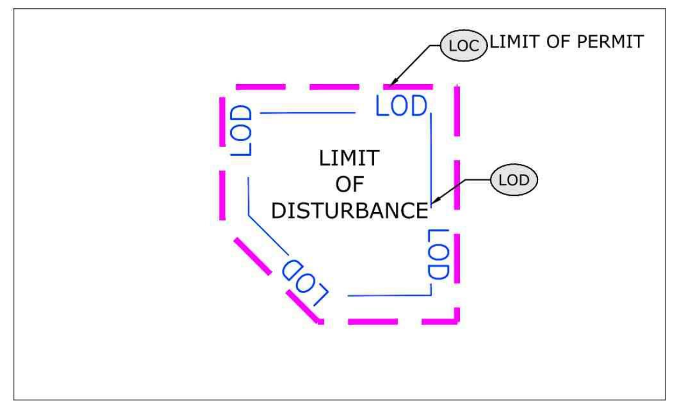
NOT FOR CONSTRUCTION

INITIAL SWMP

SHEET IDENTIFICATION
C4.1

BMP LEGEND

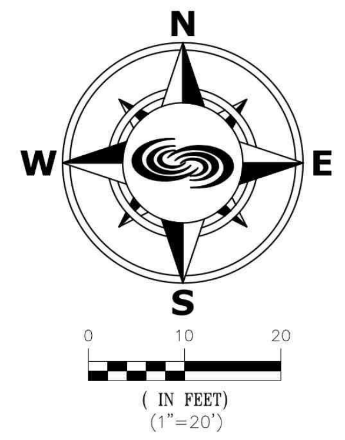
CD	CHECK DAM
CB	COMPOST BLANKET
CFB	COMPOST FILTER BERM
CWA	CONCRETE WASHOUT AREA
CF	CONSTRUCTION FENCE
CM	CONSTRUCTION MARKER
DW	DEWATERING
DD	DIVERSION DITCH
ECB	EROSION CONTROL BLANKET
IP	INLET PROTECTION
RCD	REINFORCED CHECK DAM
RRB	REINFORCED ROCK BERM
RRC	RRB FOR CULVERT PROTECTION
SB	SEDIMENT BASIN
SCL	SEDIMENT CONTROL LOG
ST	SEDIMENT TRAP
SM	SEEDING AND MULCHING/LANDSCAPING
SF	SILT FENCE
SSA	STABILIZED STAGING AREA
SR	SURFACE ROUGHENING
TSD	TEMPORARY SLOPE DRAIN
TSC	TEMPORARY STREAM CROSSING
TER	TERRACING
VTC	VEHICLE TRACKING CONTROL
WW	VTC WITH WHEEL WASH
LOC	LIMITS OF CONSTRUCTION
LOD	LIMITS OF DISTURBANCE
TBR	TO BE REMOVED


LOC
LIMIT OF PERMIT
LOD
LIMIT OF DISTURBANCE
LOD
LOD
LOD
LOD

PROPERTY LINE	— — - - — —
EX MAJOR CONTOURS	5740
EX MINOR CONTOURS	5741
PROP MAJOR CONTOURS	5740
PROP MINOR CONTOURS	5736
DIRECTION OF FLOW	→

NOTES:

1. PERMIT AREA: 1.8 ACRES
2. DISTURBED AREA: 1.3 ACRES
3. THERE IS NO EXISTING VEGETATION WITHIN THE LIMIT OF DISTURBANCE TO BE PROTECTED.
4. SEE LANDSCAPING PLANS FOR FINAL STABILIZATION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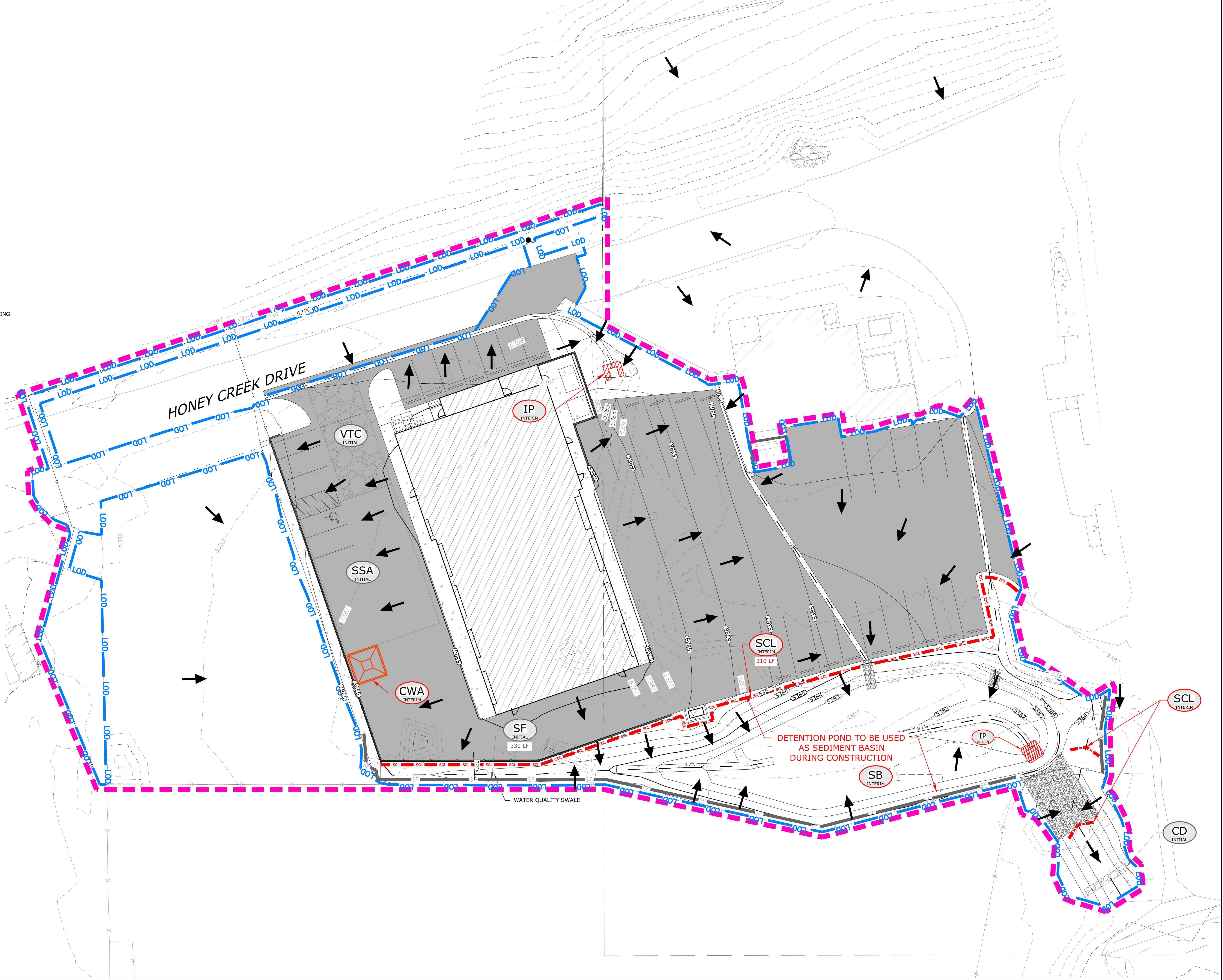
20
(IN FEET)
(1"=20')


HONEY CREEK DRIVE
VTC
INITIAL
IP
INTERIM
SSA
INITIAL
CWA
INTERIM
SF
INITIAL
330 LF
SCL
INTERIM
310 LF
SB
INTERIM
IP
INTERIM
SCL
INTERIM
CD
INITIAL
WATER QUALITY SWALE
4.7%
0.7%
LOD
SCL
5382
5383
5384
5385
5386
5387
5388
5389

DETENTION POND TO BE USED
AS SEDIMENT BASIN
DURING CONSTRUCTION

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DENVER, COLORADO

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MARK	DESCRIPTION	DATE	APPR

DESIGN BY: RJJ
ISSUE DATE: **MAY 19, 2025**
D2C PROJECT NUMBER 202421
CONSULTANTS PROJECT # 218.001.06
DRAWN BY: RJJ
CKD BY: JAB
SOLICITATION NO.:
SBMT BY: Approver
PLOT DATE: 5/1/2025 1:38:06 PM
CONTRACT NO.:
PLOT SCALE: 1" = 20'
FILE NUMBER:
SIZE: 22" x 34"
FILE NAME: 218.001.06_SWMP_INTERIM

FOR PERMIT

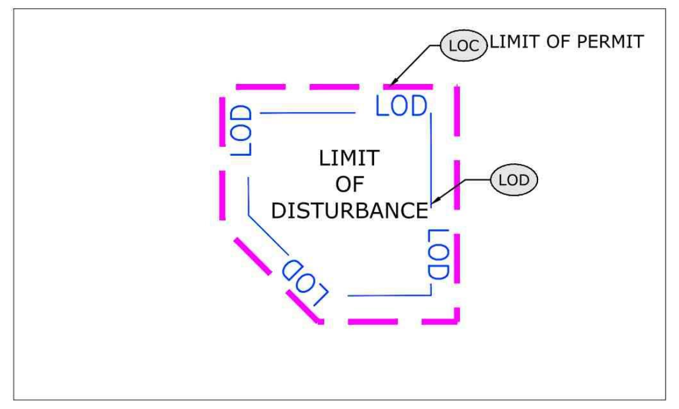
NOT FOR CONSTRUCTION

INTERIM SWMP

SHEET IDENTIFICATION
C4.2

BMP LEGEND

CD	CHECK DAM
CB	COMPOST BLANKET
CFB	COMPOST FILTER BERM
CWA	CONCRETE WASHOUT AREA
CF	CONSTRUCTION FENCE
CM	CONSTRUCTION MARKER
DW	DEWATERING
DD	DIVERSION DITCH
ECB	EROSION CONTROL BLANKET
IP	INLET PROTECTION
RCD	REINFORCED CHECK DAM
RRB	REINFORCED ROCK BERM
RRC	RRB FOR CULVERT PROTECTION
SB	SEDIMENT BASIN
SCL	SEDIMENT CONTROL LOG
ST	SEDIMENT TRAP
SM	SEEDING AND MULCHING/LANDSCAPING
SF	SILT FENCE
SSA	STABILIZED STAGING AREA
SR	SURFACE ROUGHENING
TSD	TEMPORARY SLOPE DRAIN
TSC	TEMPORARY STREAM CROSSING
TER	TERRACING
VTC	VEHICLE TRACKING CONTROL
WW	VTC WITH WHEEL WASH
LOC	LIMITS OF CONSTRUCTION
LOD	LIMITS OF DISTURBANCE
TBR	TO BE REMOVED


LOC
LIMIT OF PERMIT
LOD
LIMIT OF DISTURBANCE
LOD

PROPERTY LINE	
EX MAJOR CONTOURS	5740
EX MINOR CONTOURS	5741
PROP MAJOR CONTOURS	5740
PROP MINOR CONTOURS	5736
DIRECTION OF FLOW	→

NOTES:

1. PERMIT AREA: 1.8 ACRES
2. DISTURBED AREA: 1.3 ACRES
3. THERE IS NO EXISTING VEGETATION WITHIN THE LIMIT OF DISTURBANCE TO BE PROTECTED.
4. SEE LANDSCAPING PLANS FOR FINAL STABILIZATION

Know what's below.
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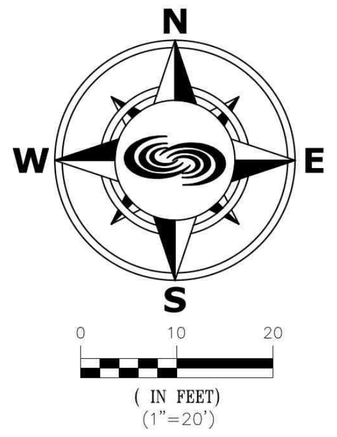
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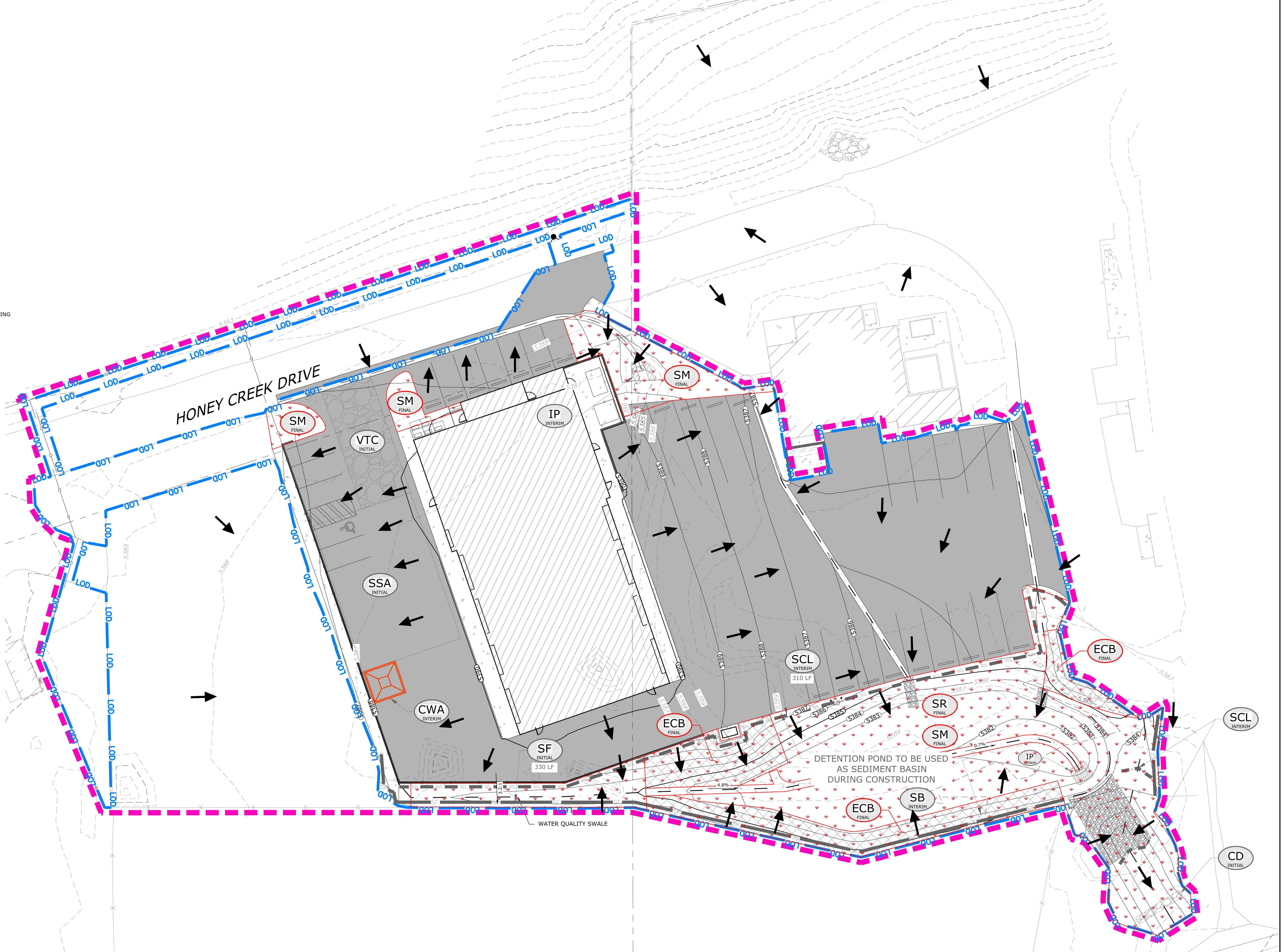
(1"=20')


HONEY CREEK DRIVE
LOD
SM
FINAL
SM
FINAL
SM
FINAL
VTC
INITIAL
IP
INTERIM
SSA
INITIAL
CWA
INTERIM
SF
INITIAL
330 LF
ECB
FINAL
SCL
INTERIM
310 LF
ECB
FINAL
SR
FINAL
SM
FINAL
IP
DETENTION POND TO BE USED AS SEDIMENT BASIN DURING CONSTRUCTION
ECB
FINAL
SB
INTERIM
SCL
INTERIM
CD
INITIAL
WATER QUALITY SWALE
4.8%
0.7%

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DENVER, COLORADO

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MARK	DESCRIPTION	DATE	APPR

DESIGN BY: RJJ	ISSUE DATE: **MAY 19, 2025**	
D2C PROJECT NUMBER 202421	CONSULTANTS PROJECT # 218.001.06	
DRAWN BY: RJJ	CKD BY: JAB	SOLICITATION NO.:
SBMT BY: Approver	PLOT DATE: 4/24/2025 12:29:47 PM	CONTRACT NO.:
PLOT SCALE: 1" = 20'		FILE NUMBER:
SIZE: 22" x 34"	FILE NAME: 218.001.06_SWMP_FIN	

FOR PERMIT

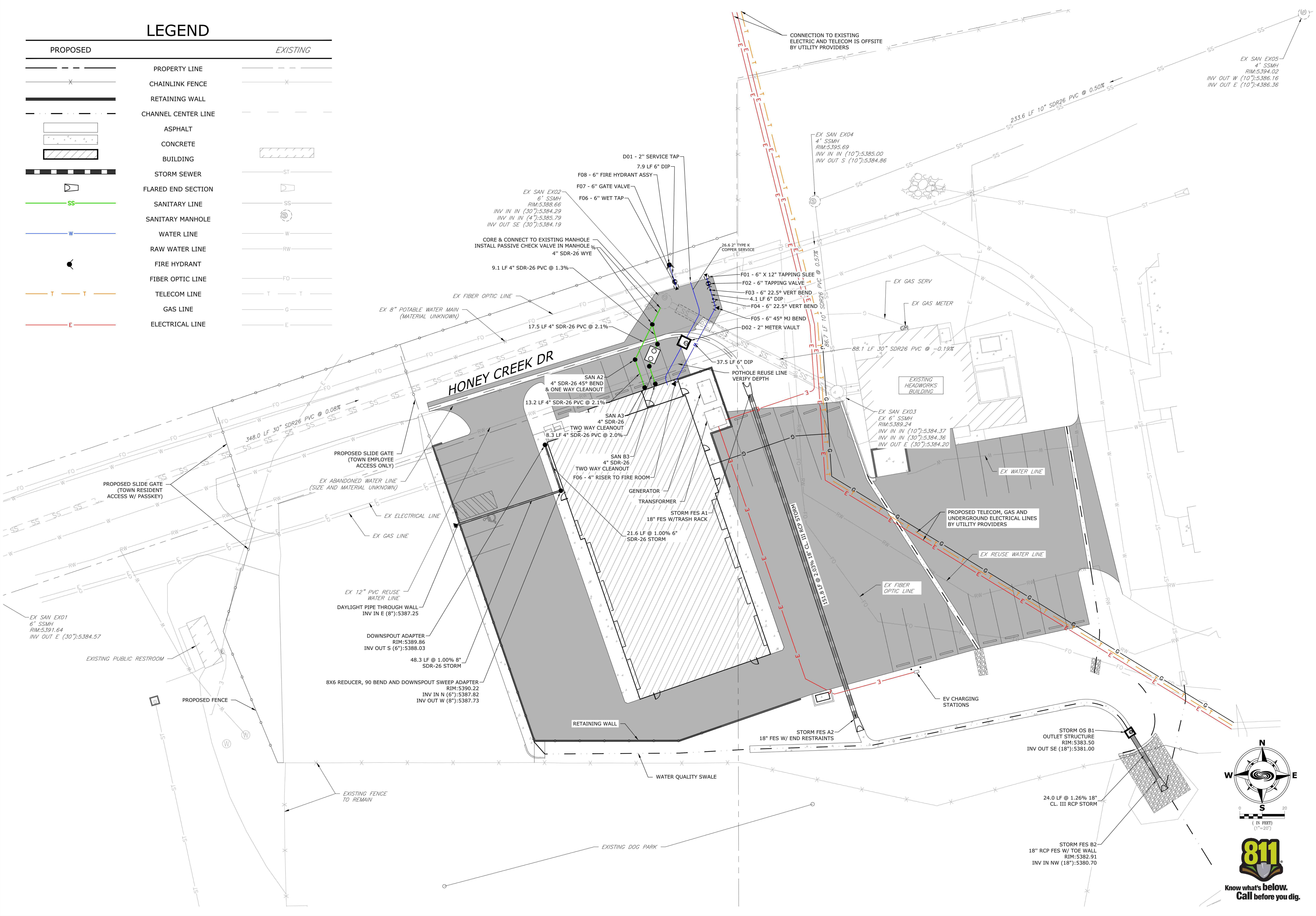
NOT FOR CONSTRUCTION

FINAL SWMP

SHEET IDENTIFICATION
C4.3

LEGEND

PROPOSED		EXISTING
— — —	PROPERTY LINE	— — —
—×—	CHAINLINK FENCE	—×—
▬	RETAINING WALL	
— · —	CHANNEL CENTER LINE	— —
☐	ASPHALT	
▨	CONCRETE	
▨	BUILDING	▨
▬	STORM SEWER	—ST—
▷	FLARED END SECTION	▷
—SS—	SANITARY LINE	—SS—
	SANITARY MANHOLE	◎
—W—	WATER LINE	—W—
	RAW WATER LINE	—RW—
●	FIRE HYDRANT	
	FIBER OPTIC LINE	—FO—
—T—	TELECOM LINE	—T—
	GAS LINE	—G—
—E—	ELECTRICAL LINE	—E—



1
2
3
4
5
A
B
C
D
CONNECTION TO EXISTING ELECTRIC AND TELECOM IS OFFSITE BY UTILITY PROVIDERS
EX SAN EX05
4' SSMH
RIM:5394.02
INV OUT W (10"):5386.16
INV OUT E (10"):4386.36
233.6 LF 10" SDR26 PVC @ 0.50%
EX SAN EX04
4' SSMH
RIM:5395.69
INV IN IN (10"):5385.00
INV OUT S (10"):5384.86
D01 - 2" SERVICE TAP
7.9 LF 6" DIP
F08 - 6" FIRE HYDRANT ASSY
F07 - 6" GATE VALVE
F06 - 6" WET TAP
EX SAN EX02
6' SSMH
RIM:5388.66
INV IN IN (30"):5384.29
INV IN IN (4"):5385.79
INV OUT SE (30"):5384.19
CORE & CONNECT TO EXISTING MANHOLE
INSTALL PASSIVE CHECK VALVE IN MANHOLE
4" SDR-26 WYE
9.1 LF 4" SDR-26 PVC @ 1.3%
26.6 2" TYPE K COPPER SERVICE
F01 - 6" X 12" TAPPING SLEE
F02 - 6" TAPPING VALVE
F03 - 6" 22.5° VERT BEND
4.1 LF 6" DIP
F04 - 6" 22.5° VERT BEND
F05 - 6" 45° MJ BEND
D02 - 2" METER VAULT
86.7 LF 10" SDR26 PVC @ 0.57%
EX GAS SERV
EX GAS METER
GM
88.1 LF 30" SDR26 PVC @ -0.19%
EX FIBER OPTIC LINE
EX 8" POTABLE WATER MAIN (MATERIAL UNKNOWN)
17.5 LF 4" SDR-26 PVC @ 2.1%
37.5 LF 6" DIP
POTHOLE REUSE LINE VERIFY DEPTH
HONEY CREEK DR
SAN A2
4" SDR-26 45° BEND
& ONE WAY CLEANOUT
13.2 LF 4" SDR-26 PVC @ 2.1%
EXISTING HEADWORKS BUILDING
SAN A3
4" SDR-26
TWO WAY CLEANOUT
8.3 LF 4" SDR-26 PVC @ 2.0%
EX SAN EX03
EX 6' SSMH
RIM:5389.24
INV IN IN (10"):5384.37
INV IN IN (30"):5384.36
INV OUT E (30"):5384.20
348.0 LF 30" SDR26 PVC @ 0.08%
PROPOSED SLIDE GATE
(TOWN EMPLOYEE ACCESS ONLY)
SAN B3
4" SDR-26
TWO WAY CLEANOUT
F06 - 4" RISER TO FIRE ROOM
EX WATER LINE
EX ABANDONED WATER LINE
(SIZE AND MATERIAL UNKNOWN)
PROPOSED SLIDE GATE
(TOWN RESIDENT ACCESS W/ PASSKEY)
GENERATOR
TRANSFORMER
EX ELECTRICAL LINE
STORM FES A1
18" FES W/TRASH RACK
PROPOSED TELECOM, GAS AND UNDERGROUND ELECTRICAL LINES BY UTILITY PROVIDERS
EX GAS LINE
21.6 LF @ 1.00% 6"
SDR-26 STORM
151.8 LF @ 2.03% 18" CL. III RCP STORM
EX REUSE WATER LINE
EX 12" PVC REUSE WATER LINE
DAYLIGHT PIPE THROUGH WALL
INV IN E (8"):5387.25
EX FIBER OPTIC LINE
EX SAN EX01
6' SSMH
RIM:5391.64
INV OUT E (30"):5384.57
DOWNSPOUT ADAPTER
RIM:5389.86
INV OUT S (6"):5388.03
EXISTING PUBLIC RESTROOM
48.3 LF @ 1.00% 8"
SDR-26 STORM
8X6 REDUCER, 90 BEND AND DOWNSPOUT SWEEP ADAPTER
RIM:5390.22
INV IN N (6"):5387.82
INV OUT W (8"):5387.73
PROPOSED FENCE
EV CHARGING STATIONS
RETAINING WALL
STORM FES A2
18" FES W/ END RESTRAINTS
STORM OS B1
OUTLET STRUCTURE
RIM:5383.50
INV OUT SE (18"):5381.00
WATER QUALITY SWALE
EXISTING FENCE TO REMAIN
24.0 LF @ 1.26% 18"
CL. III RCP STORM
EXISTING DOG PARK
STORM FES B2
18" RCP FES W/ TOE WALL
RIM:5382.91
INV IN NW (18"):5380.70
N
W
E
S
0
20
(IN FEET)
(1"=20')
811
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D2C ARCHITECTS, INC.
DENVER, COLORADO

CIVIL RESOURCES

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SUITE 200
FIRESTONE, CO 80530
303.833.1416
WWW.CIVILRESOURCES.COM

MARK	DESCRIPTION	DATE	APPR

DESIGN BY: RJJ	ISSUE DATE: **MAY 19, 2025**
D2C PROJECT NUMBER 202421	CONSULTANTS PROJECT # 218.001.06
DRAWN BY: RJJ	CKD BY: JAB
SOLICITATION NO.:	
SBMT BY: Approver	PLOT DATE: 5/14/2025 10:57:42 AM
CONTRACT NO.:	
PLOT SCALE: 1" = 20'	FILE NUMBER:
SIZE: 22" x 34"	FILE NAME: 218.001.06_UTP

FOR PERMIT

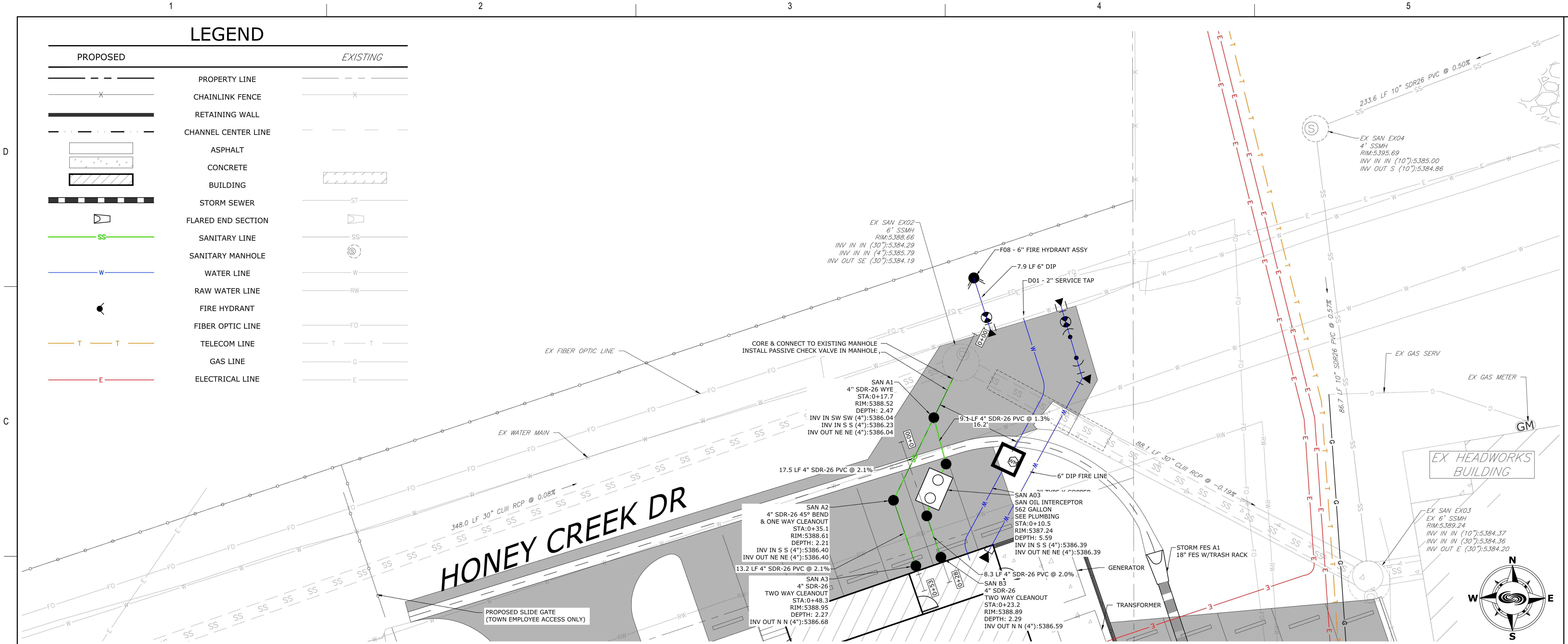
NOT FOR CONSTRUCTION

UTILITY PLAN

SHEET IDENTIFICATION
C5.0

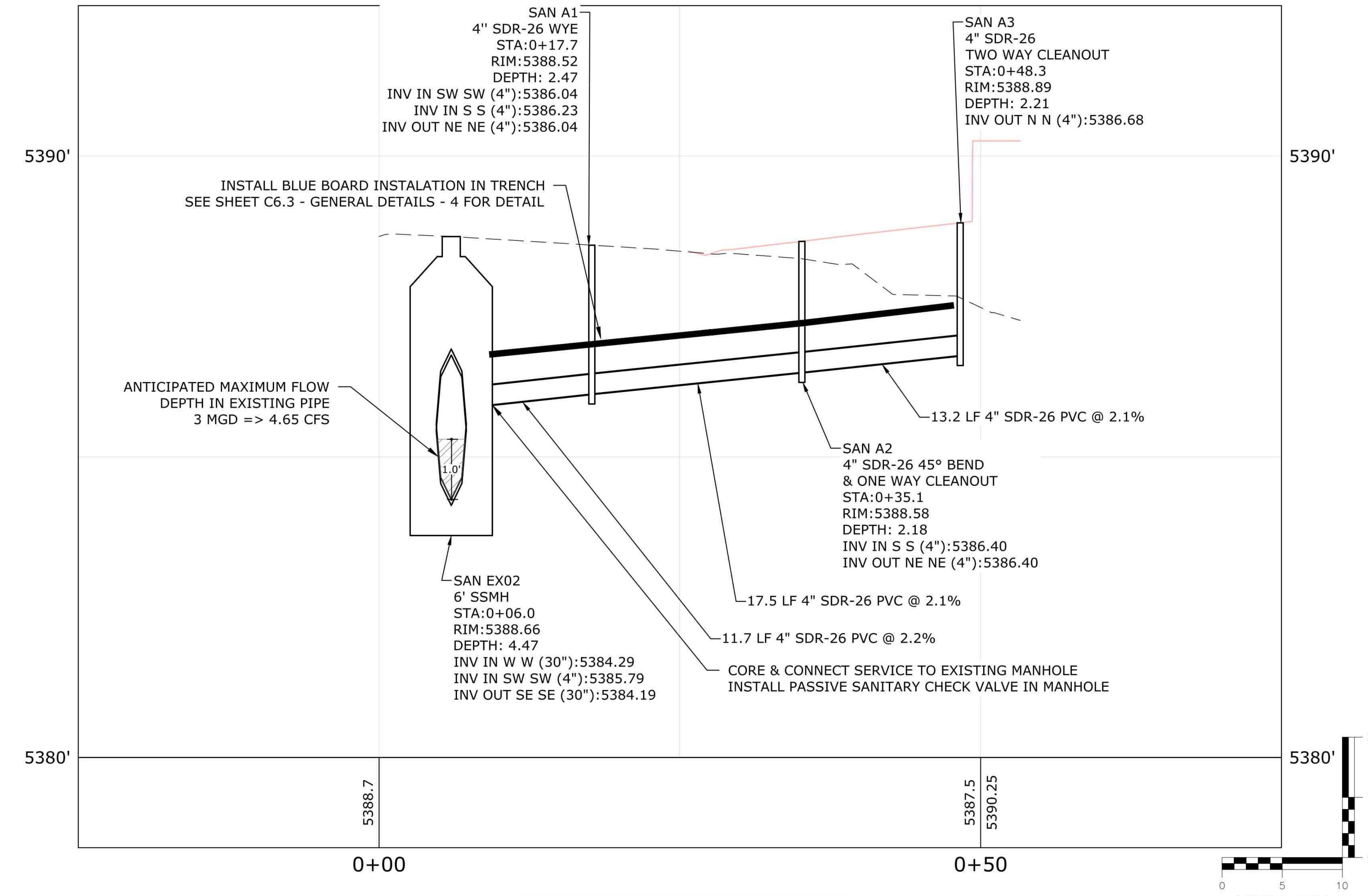
LEGEND

PROPOSED		EXISTING
	PROPERTY LINE	
X	CHAINLINK FENCE	X
	RETAINING WALL	
	CHANNEL CENTER LINE	
	ASPHALT	
	CONCRETE	
▨	BUILDING	▨
	STORM SEWER	ST
	FLARED END SECTION	
SS	SANITARY LINE	SS
	SANITARY MANHOLE	Ⓢ
W	WATER LINE	W
	RAW WATER LINE	RW
	FIRE HYDRANT	
	FIBER OPTIC LINE	FO
T T	TELECOM LINE	T T
	GAS LINE	G
E	ELECTRICAL LINE	E



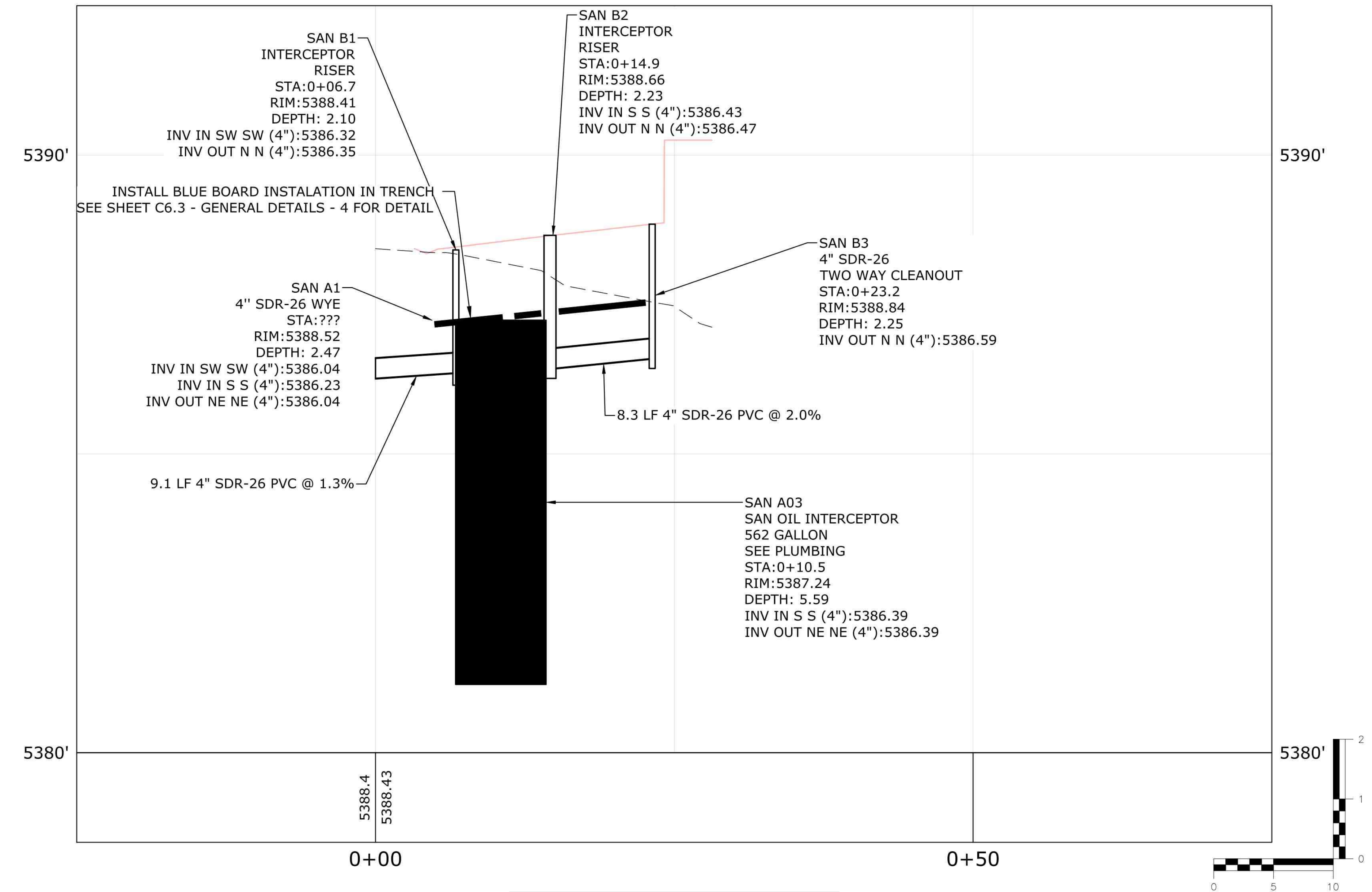
HONEY CREEK DR
EX SAN EX02
6' SSMH
RIM:5388.66
INV IN IN (30"):5384.29
INV IN IN (4"):5385.79
INV OUT SE (30"):5384.19
F08 - 6'' FIRE HYDRANT ASSY
7.9 LF 6" DIP
D01 - 2'' SERVICE TAP
CORE & CONNECT TO EXISTING MANHOLE
INSTALL PASSIVE CHECK VALVE IN MANHOLE
EX FIBER OPTIC LINE
EX WATER MAIN
348.0 LF 30" CLIII RCP @ 0.08%
SAN A1
4'' SDR-26 WYE
STA:0+17.7
RIM:5388.52
DEPTH: 2.47
INV IN SW SW (4"):5386.04
INV IN S S (4"):5386.23
INV OUT NE NE (4"):5386.04
9.1 LF 4" SDR-26 PVC @ 1.3%
16.2'
0+00
0+00
17.5 LF 4" SDR-26 PVC @ 2.1%
6" DIP FIRE LINE
2" TYPE K COPPER
SAN A2
4" SDR-26 45° BEND
& ONE WAY CLEANOUT
STA:0+35.1
RIM:5388.61
DEPTH: 2.21
INV IN S S (4"):5386.40
INV OUT NE NE (4"):5386.40
SAN A03
SAN OIL INTERCEPTOR
562 GALLON
SEE PLUMBING
STA:0+10.5
RIM:5387.24
DEPTH: 5.59
INV IN S S (4"):5386.39
INV OUT NE NE (4"):5386.39
13.2 LF 4" SDR-26 PVC @ 2.1%
8.3 LF 4" SDR-26 PVC @ 2.0%
SAN A3
4" SDR-26
TWO WAY CLEANOUT
STA:0+48.3
RIM:5388.95
DEPTH: 2.27
INV OUT N N (4"):5386.68
0+53
0+28
SAN B3
4" SDR-26
TWO WAY CLEANOUT
STA:0+23.2
RIM:5388.89
DEPTH: 2.29
INV OUT N N (4"):5386.59
PROPOSED SLIDE GATE
(TOWN EMPLOYEE ACCESS ONLY)
GENERATOR
TRANSFORMER
STORM FES A1
18" FES W/TRASH RACK
88.1 LF 30" CLIII RCP @ -0.19%
233.6 LF 10" SDR26 PVC @ 0.50%
EX SAN EX04
4' SSMH
RIM:5395.69
INV IN IN (10"):5385.00
INV OUT S (10"):5384.86
86.7 LF 10" SDR26 PVC @ 0.57%
EX GAS SERV
EX GAS METER
GM
EX HEADWORKS BUILDING
EX SAN EX03
EX 6' SSMH
RIM:5389.24
INV IN IN (10"):5384.37
INV IN IN (30"):5384.36
INV OUT E (30"):5384.20
N
S
E
W
0
5
10
(IN FEET)
(1"=10')

PLAN: SANITARY SEWER A & B
STA: 0+00 TO END



SAN A1
4'' SDR-26 WYE
STA:0+17.7
RIM:5388.52
DEPTH: 2.47
INV IN SW SW (4"):5386.04
INV IN S S (4"):5386.23
INV OUT NE NE (4"):5386.04
SAN A3
4" SDR-26
TWO WAY CLEANOUT
STA:0+48.3
RIM:5388.89
DEPTH: 2.21
INV OUT N N (4"):5386.68
5390'
5390'
INSTALL BLUE BOARD INSTALATION IN TRENCH
SEE SHEET C6.3 - GENERAL DETAILS - 4 FOR DETAIL
ANTICIPATED MAXIMUM FLOW
DEPTH IN EXISTING PIPE
3 MGD => 4.65 CFS
1.0'
13.2 LF 4" SDR-26 PVC @ 2.1%
SAN A2
4" SDR-26 45° BEND
& ONE WAY CLEANOUT
STA:0+35.1
RIM:5388.58
DEPTH: 2.18
INV IN S S (4"):5386.40
INV OUT NE NE (4"):5386.40
SAN EX02
6' SSMH
STA:0+06.0
RIM:5388.66
DEPTH: 4.47
INV IN W W (30"):5384.29
INV IN SW SW (4"):5385.79
INV OUT SE SE (30"):5384.19
17.5 LF 4" SDR-26 PVC @ 2.1%
11.7 LF 4" SDR-26 PVC @ 2.2%
CORE & CONNECT SERVICE TO EXISTING MANHOLE
INSTALL PASSIVE SANITARY CHECK VALVE IN MANHOLE
5380'
5380'
5388.7
5387.5
5390.25
0+00
0+50
0
5
10
2
1
0
(SCALE IN FEET)
H: (1"=10')
V: (1"=2')

PROFILE: SANITARY SEWER A
STA: 0+00 TO END



SAN B1
INTERCEPTOR
RISER
STA:0+06.7
RIM:5388.41
DEPTH: 2.10
INV IN SW SW (4"):5386.32
INV OUT N N (4"):5386.35
SAN B2
INTERCEPTOR
RISER
STA:0+14.9
RIM:5388.66
DEPTH: 2.23
INV IN S S (4"):5386.43
INV OUT N N (4"):5386.47
5390'
5390'
INSTALL BLUE BOARD INSTALATION IN TRENCH
SEE SHEET C6.3 - GENERAL DETAILS - 4 FOR DETAIL
SAN B3
4" SDR-26
TWO WAY CLEANOUT
STA:0+23.2
RIM:5388.84
DEPTH: 2.25
INV OUT N N (4"):5386.59
SAN A1
4'' SDR-26 WYE
STA:???
RIM:5388.52
DEPTH: 2.47
INV IN SW SW (4"):5386.04
INV IN S S (4"):5386.23
INV OUT NE NE (4"):5386.04
8.3 LF 4" SDR-26 PVC @ 2.0%
9.1 LF 4" SDR-26 PVC @ 1.3%
SAN A03
SAN OIL INTERCEPTOR
562 GALLON
SEE PLUMBING
STA:0+10.5
RIM:5387.24
DEPTH: 5.59
INV IN S S (4"):5386.39
INV OUT NE NE (4"):5386.39
5380'
5380'
5388.4
5388.43
0+00
0+50
0
5
10
2
1
0
(SCALE IN FEET)
H: (1"=10')
V: (1"=2')

PROFILE: SANITARY SEWER B
STA: 0+00 TO END

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D2C ARCHITECTS, INC.
DENVER, COLORADO

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SUITE 200
FIRESTONE, CO 80530
303.833.1416
WWW.CIVILRESOURCES.COM

MARK	DESCRIPTION	DATE	APPR

DESIGN BY: RJJ	ISSUE DATE: **MAY 19, 2025**
D2C PROJECT NUMBER 202421	CONSULTANTS PROJECT # 218.001.06
DRAWN BY: RJJ	CKD BY: JAB
	SOLICITATION NO.:
SBMT BY: Approver	PLOT DATE: 4/29/2025 1:00:17 PM
	CONTRACT NO.:
PLOT SCALE: 1" = 20'	FILE NUMBER:
SIZE: 22" x 34"	FILE NAME: 218.001.06_SANPP

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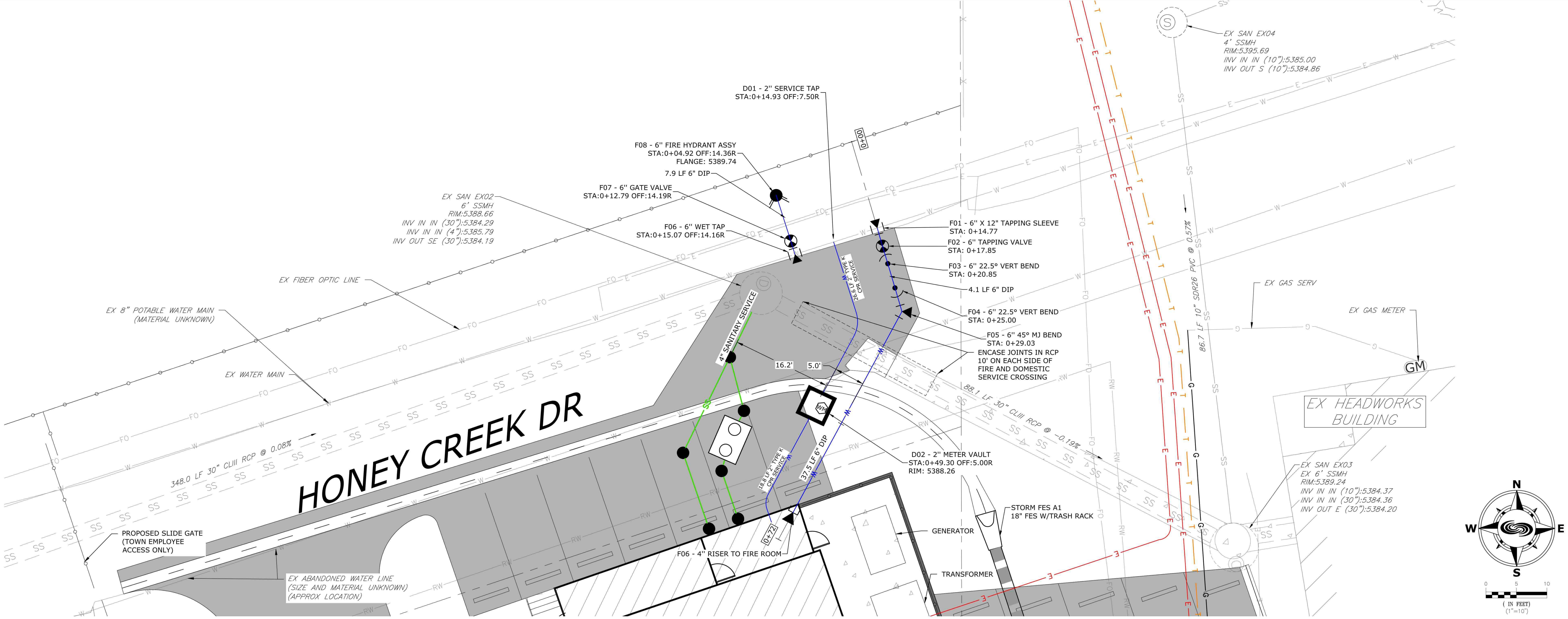
CONSTRUCTION

SANITARY SEWER
PLAN & PROFILE

SHEET
IDENTIFICATION
C5.1

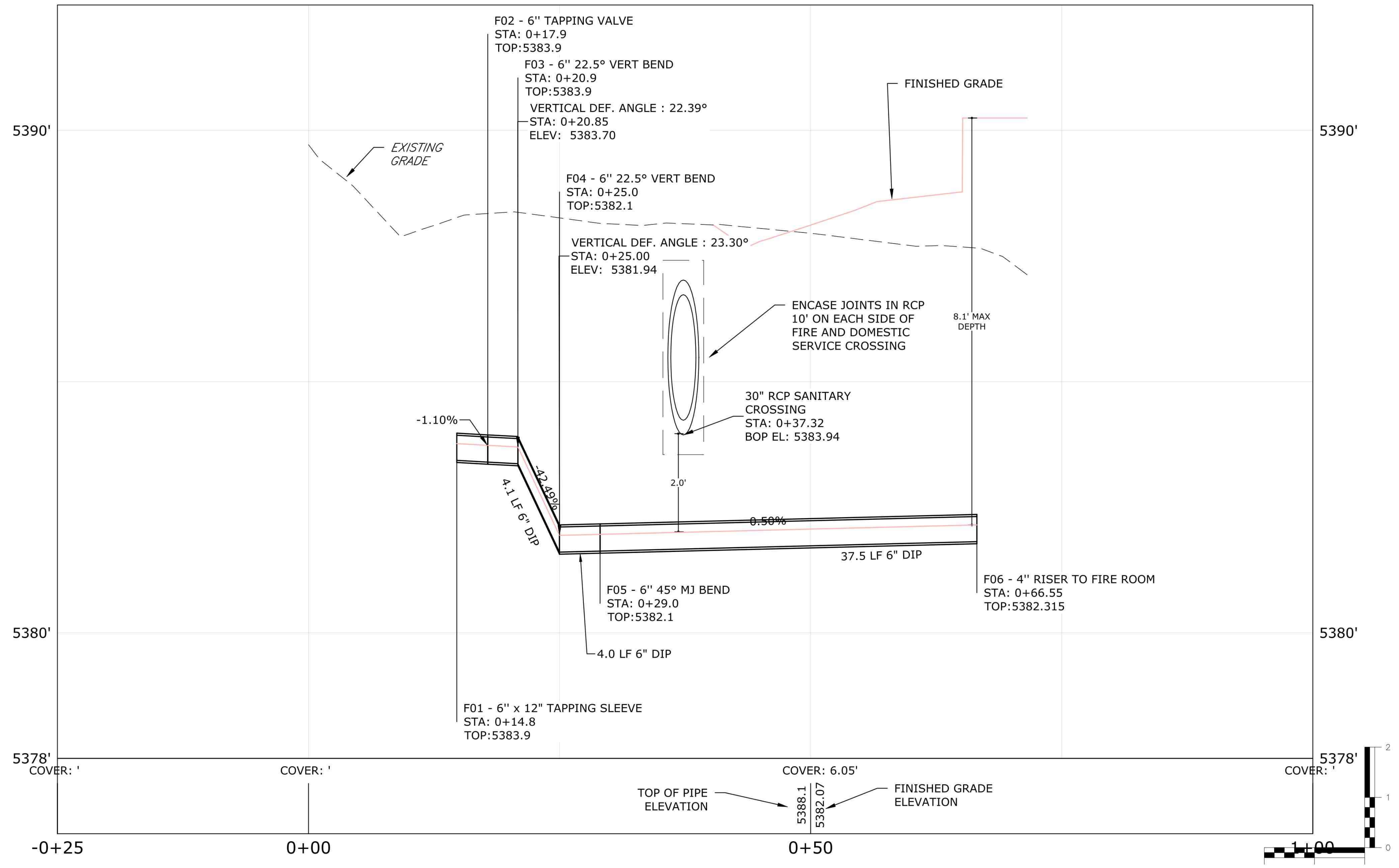


D01 - 2'' SERVICE TAP
STA:0+14.93 OFF:7.50R
F08 - 6'' FIRE HYDRANT ASSY
STA:0+04.92 OFF:14.36R
FLANGE: 5389.74
7.9 LF 6" DIP
F07 - 6'' GATE VALVE
STA:0+12.79 OFF:14.19R
F06 - 6'' WET TAP
STA:0+15.07 OFF:14.16R
0+00
EX SAN EX02
6' SSMH
RIM:5388.66
INV IN IN (30"):5384.29
INV IN IN (4"):5385.79
INV OUT SE (30"):5384.19
EX FIBER OPTIC LINE
EX 8" POTABLE WATER MAIN
(MATERIAL UNKNOWN)
EX WATER MAIN
348.0 LF 30" CLIII RCP @ 0.08%
HONEY CREEK DR
PROPOSED SLIDE GATE
(TOWN EMPLOYEE
ACCESS ONLY)
EX ABANDONED WATER LINE
(SIZE AND MATERIAL UNKNOWN)
(APPROX LOCATION)
4" SANITARY SERVICE
26.6 LF 2" TYPE K
CPR SERVICE
16.2'
5.0'
WM
18.8 LF 2" TYPE K
CPR SERVICE
37.5 LF 6" DIP
0+72
F06 - 4'' RISER TO FIRE ROOM
F01 - 6'' X 12'' TAPPING SLEEVE
STA: 0+14.77
F02 - 6'' TAPPING VALVE
STA: 0+17.85
F03 - 6'' 22.5° VERT BEND
STA: 0+20.85
4.1 LF 6" DIP
F04 - 6'' 22.5° VERT BEND
STA: 0+25.00
F05 - 6'' 45° MJ BEND
STA: 0+29.03
ENCASE JOINTS IN RCP
10' ON EACH SIDE OF
FIRE AND DOMESTIC
SERVICE CROSSING
88.1 LF 30" CLIII RCP @ -0.19%
D02 - 2'' METER VAULT
STA:0+49.30 OFF:5.00R
RIM: 5388.26
STORM FES A1
18" FES W/TRASH RACK
GENERATOR
TRANSFORMER
EX SAN EX04
4' SSMH
RIM:5395.69
INV IN IN (10"):5385.00
INV OUT S (10"):5384.86
86.7 LF 10" SDR26 PVC @ 0.57%
EX GAS SERV
EX GAS METER
GM
EX HEADWORKS
BUILDING
EX SAN EX03
EX 6' SSMH
RIM:5389.24
INV IN IN (10"):5384.37
INV IN IN (30"):5384.36
INV OUT E (30"):5384.20
N
W
E
S
0
5
10
(IN FEET)
(1"=10')

PLAN: FIRE LINE & SERVICE
STA: 0+00 TO END

LEGEND

PROPOSED		EXISTING
— — —	PROPERTY LINE	— — —
—X—	CHAINLINK FENCE	—X—
▬	RETAINING WALL	
— · —	CHANNEL CENTER LINE	— — —
▭	ASPHALT	
▭	CONCRETE	
▨	BUILDING	▨
▬	STORM SEWER	—ST—
▷	FLARED END SECTION	▷
—SS—	SANITARY LINE	—SS—
	SANITARY MANHOLE	◎
—W—	WATER LINE	—W—
	RAW WATER LINE	—RW—
●	FIRE HYDRANT	
	FIBER OPTIC LINE	—FO—
—T—T—	TELECOM LINE	—T—T—
	GAS LINE	—G—
—E—	ELECTRICAL LINE	—E—



5390'
5380'
5378'
F02 - 6'' TAPPING VALVE
STA: 0+17.9
TOP:5383.9
F03 - 6'' 22.5° VERT BEND
STA: 0+20.9
TOP:5383.9
VERTICAL DEF. ANGLE : 22.39°
STA: 0+20.85
ELEV: 5383.70
EXISTING
GRADE
FINISHED GRADE
F04 - 6'' 22.5° VERT BEND
STA: 0+25.0
TOP:5382.1
VERTICAL DEF. ANGLE : 23.30°
STA: 0+25.00
ELEV: 5381.94
ENCASE JOINTS IN RCP
10' ON EACH SIDE OF
FIRE AND DOMESTIC
SERVICE CROSSING
8.1' MAX
DEPTH
30" RCP SANITARY
CROSSING
STA: 0+37.32
BOP EL: 5383.94
-1.10%
-42.49%
4.1 LF 6" DIP
2.0'
0.50%
37.5 LF 6" DIP
F05 - 6'' 45° MJ BEND
STA: 0+29.0
TOP:5382.1
F06 - 4'' RISER TO FIRE ROOM
STA: 0+66.55
TOP:5382.315
4.0 LF 6" DIP
F01 - 6'' x 12" TAPPING SLEEVE
STA: 0+14.8
TOP:5383.9
COVER: '
COVER: '
COVER: 6.05'
COVER: '
TOP OF PIPE
ELEVATION
5388.1
5382.07
FINISHED GRADE
ELEVATION
-0+25
0+00
0+50
1+00

(SCALE IN FEET)
H:(1"=10')
V:(1"=2')

PROFILE: FIRE LINE ALIGNMENT
STA: 0+00 TO END

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D2C ARCHITECTS, INC.
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SUITE 200
FIRESTONE, CO 80530
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MARK	DESCRIPTION	DATE	APPR

DESIGN BY: RJJ
ISSUE DATE: **MAY 19, 2025**
D2C PROJECT NUMBER 202421
CONSULTANTS PROJECT # 218.001.06
DRAWN BY: RJJ
CKD BY: JAB
SOLICITATION NO.:
SBMT BY: Approver
PLOT DATE: 4/29/2025 10:21:29 AM
CONTRACT NO.:
PLOT SCALE: 1" = 20'
FILE NUMBER:
SIZE: 22" x 34"
FILE NAME: 218.001.06_WATPP

FOR PERMIT

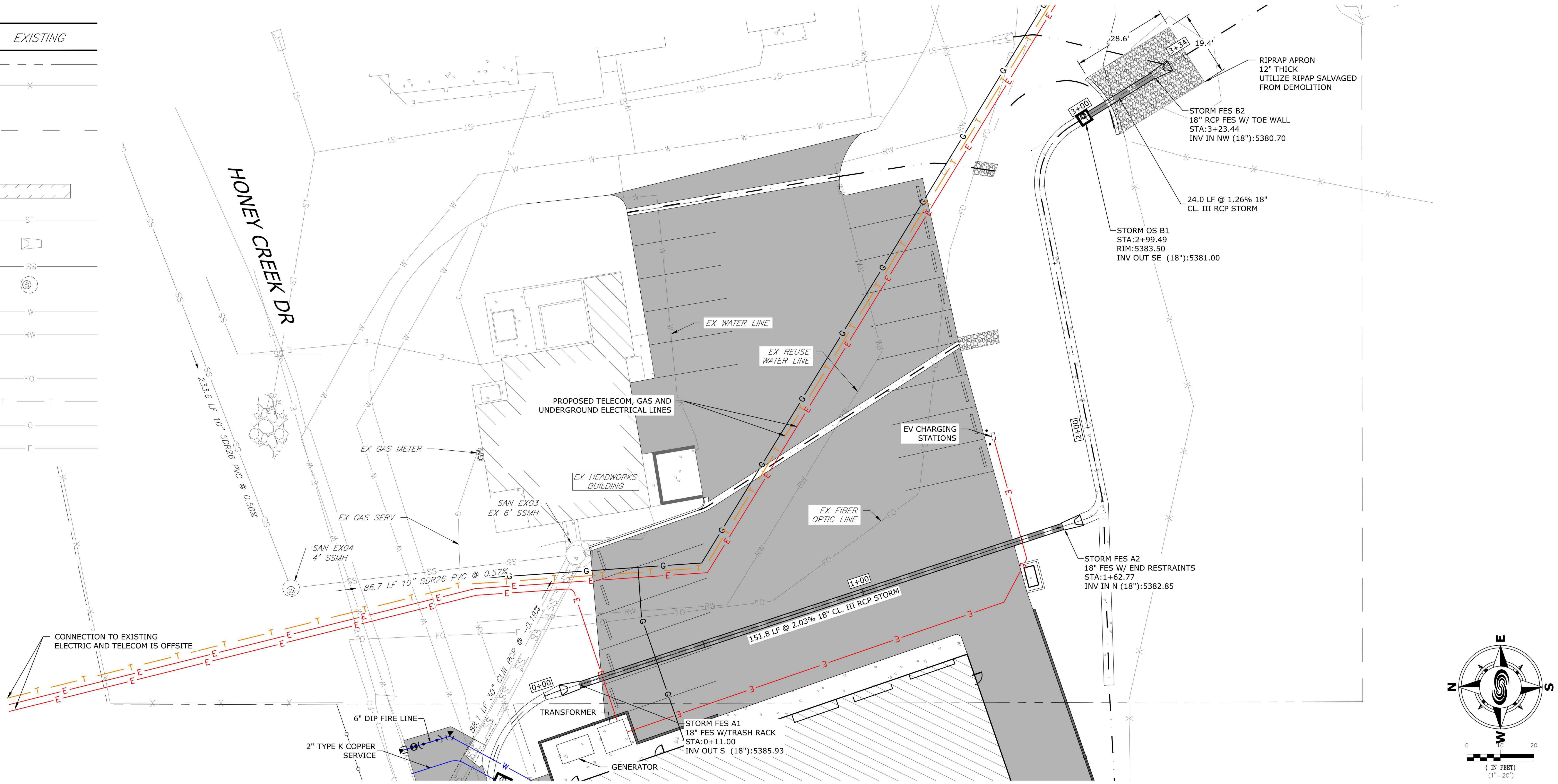
NOT FOR
CONSTRUCTION

WATER LINE PLAN &
PROFILE

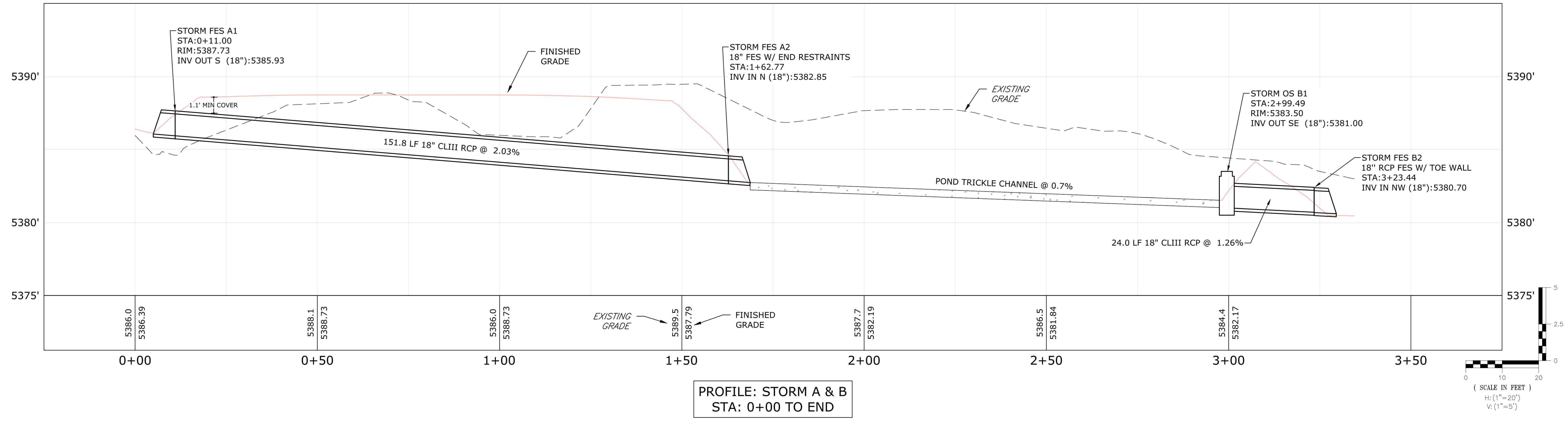
SHEET
IDENTIFICATION
C5.2

LEGEND

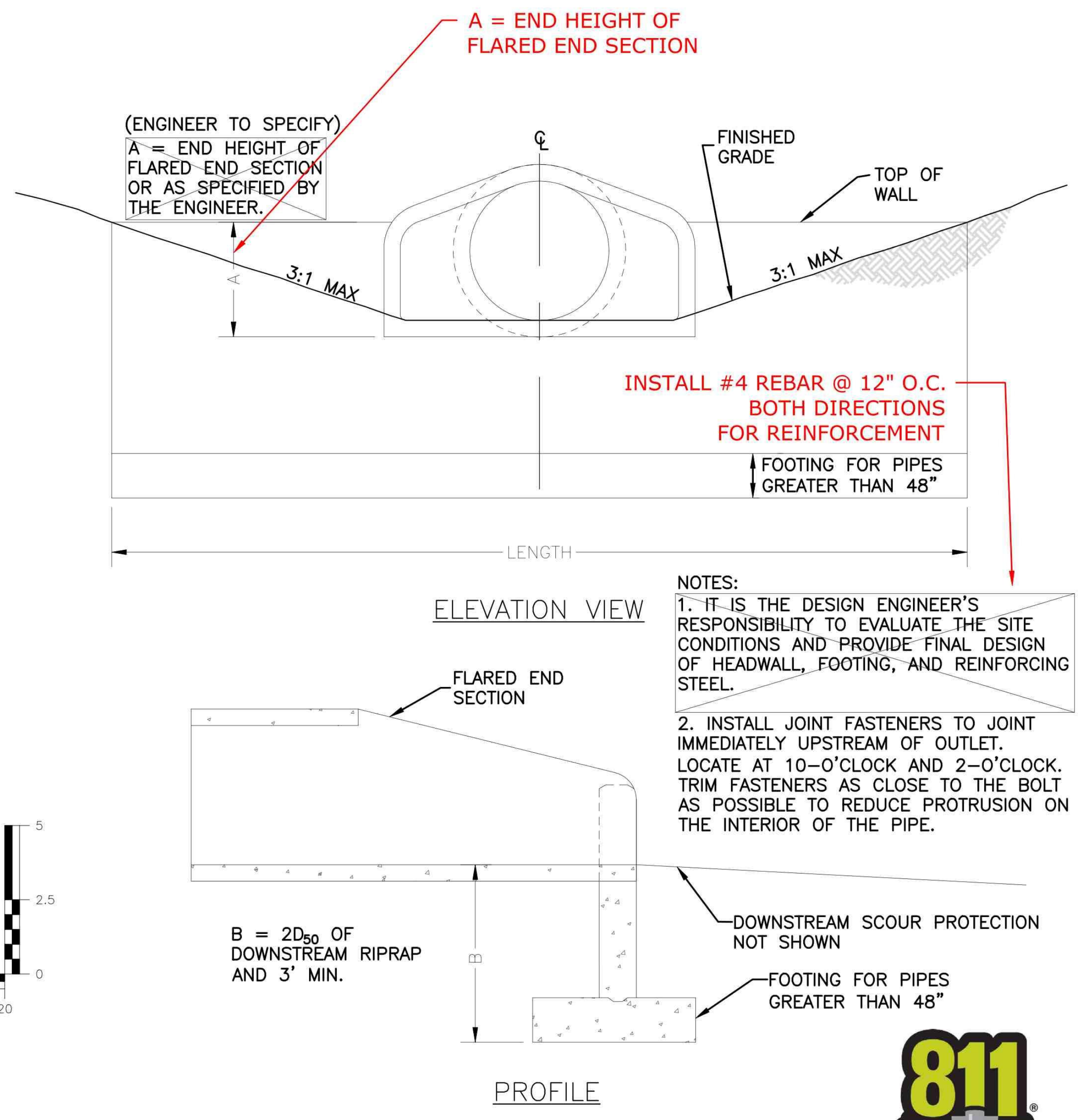
PROPOSED		EXISTING
— — —	PROPERTY LINE	— — —
—x—	CHAINLINK FENCE	—x—
▬	RETAINING WALL	
— · —	CHANNEL CENTER LINE	— · —
▭	ASPHALT	
▭	CONCRETE	
▨	BUILDING	▨
▬ ▬	STORM SEWER	—ST—
⊏	FLARED END SECTION	⊏
—SS—	SANITARY LINE	—SS—
	SANITARY MANHOLE	⊙
—W—	WATER LINE	—W—
	RAW WATER LINE	—RW—
●	FIRE HYDRANT	
	FIBER OPTIC LINE	—FO—
—T— —T—	TELECOM LINE	—T— —T—
	GAS LINE	—G—
—E—	ELECTRICAL LINE	—E—


HONEY CREEK DR
233.6 LF 10" SDR26 PVC @ 0.50%
EX WATER LINE
EX REUSE WATER LINE
PROPOSED TELECOM, GAS AND UNDERGROUND ELECTRICAL LINES
EV CHARGING STATIONS
EX GAS METER
EX HEADWORKS BUILDING
SAN EX03 EX 6' SSMH
EX GAS SERV
EX FIBER OPTIC LINE
SAN EX04 4' SSMH
86.7 LF 10" SDR26 PVC @ 0.57%
CONNECTION TO EXISTING ELECTRIC AND TELECOM IS OFFSITE
88.1 LF 30" CLIII RCP @ -0.19%
0+00
1+00
2+00
3+00
3+34
151.8 LF @ 2.03% 18" CL. III RCP STORM
6" DIP FIRE LINE
2" TYPE K COPPER SERVICE
TRANSFORMER
GENERATOR
STORM FES A1
18" FES W/TRASH RACK
STA:0+11.00
INV OUT S (18"):5385.93
STORM FES A2
18" FES W/ END RESTRAINTS
STA:1+62.77
INV IN N (18"):5382.85
STORM OS B1
STA:2+99.49
RIM:5383.50
INV OUT SE (18"):5381.00
24.0 LF @ 1.26% 18" CL. III RCP STORM
STORM FES B2
18" RCP FES W/ TOE WALL
STA:3+23.44
INV IN NW (18"):5380.70
RIPRAP APRON
12" THICK
UTILIZE RIPAP SALVAGED FROM DEMOLITION
28.6'
19.4'
N
E
S
W
0
10
20
(IN FEET)
(1"=20')

PLAN: STORM SEWER A & B
STA: 0+00 TO END



PROFILE: STORM A & B
STA: 0+00 TO END


A = END HEIGHT OF FLARED END SECTION
(ENGINEER TO SPECIFY)
~~A = END HEIGHT OF FLARED END SECTION OR AS SPECIFIED BY THE ENGINEER.~~
℄
FINISHED GRADE
TOP OF WALL
3:1 MAX
3:1 MAX
A
INSTALL #4 REBAR @ 12" O.C. BOTH DIRECTIONS FOR REINFORCEMENT
FOOTING FOR PIPES GREATER THAN 48"
LENGTH
FLARED END SECTION
B = 2D_{50} OF DOWNSTREAM RIPRAP AND 3' MIN.
B
DOWNSTREAM SCOUR PROTECTION NOT SHOWN
FOOTING FOR PIPES GREATER THAN 48"

ELEVATION VIEW

NOTES:

~~1. IT IS THE DESIGN ENGINEER'S RESPONSIBILITY TO EVALUATE THE SITE CONDITIONS AND PROVIDE FINAL DESIGN OF HEADWALL, FOOTING, AND REINFORCING STEEL.~~

2. INSTALL JOINT FASTENERS TO JOINT IMMEDIATELY UPSTREAM OF OUTLET. LOCATE AT 10–O'CLOCK AND 2–O'CLOCK. TRIM FASTENERS AS CLOSE TO THE BOLT AS POSSIBLE TO REDUCE PROTRUSION ON THE INTERIOR OF THE PIPE.

PROFILE

HEADWALL DESIGN TABLE

PIPE SIZE	LENGTH, MIN
18"	7'–0"

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SUITE 200
FIRESTONE, CO 80530
303.833.1416
WWW.CIVILRESOURCES.COM

MARK	DESCRIPTION	DATE	APPR

DESIGN BY: RJJ
ISSUE DATE: MAY 19, 2025
D2C PROJECT NUMBER 202421
CONSULTANTS PROJECT # 218.001.06
DRAWN BY: RJJ
CKD BY: JAB
SOLICITATION NO.:
SBMT BY: Approver
PLOT DATE: 4/29/2025 2:42:28 PM
CONTRACT NO.:
PLOT SCALE: 1" = 20'
FILE NUMBER:
SIZE: 22" x 34"
FILE NAME: 218.001.06_STORMPP

FOR PERMIT

NOT FOR CONSTRUCTION

STORM SEWER PLAN AND PROFILE

SHEET IDENTIFICATION
C5.3

GENERAL WATER DISTRIBUTION PIPELINE NOTES

1. WATER DISTRIBUTION PIPELINES SHALL BE EITHER POLYVINYL CHLORIDE (PVC) PRESSURE PIPE OR DUCTILE IRON PIPE (DIP).
2. PIPES 12 INCHES OR SMALLER SHALL BE MINIMUM AWWA C900 DR 14 CLASS 305 PVC OR AWWA C151 CLASS 250 DIP. THE TOWN MAY REQUIRE PIPELINES 12 INCHES OR SMALLER TO BE DESIGNED ON A CASE BY CASE BASIS.
3. PIPES LARGER THAN 12 INCHES SHALL BE MINIMUM CLASS 250 DIP OR AWWA C905 DR18 CLASS 235. THE TOWN REQUIRES ALL PIPES LARGER THAN 12 INCHES BE DESIGNED AND APPROPRIATE DESIGN CALCULATIONS TO BE SUBMITTED.

DUCTILE IRON PIPE

1. DUCTILE IRON PIPE SHALL BE MANUFACTURED IN ACCORDANCE WITH AWWA C151.
2. PIPE JOINTS SHALL BE PUSH-ON SINGLE GASKET THAT CONFORM TO THE APPLICABLE REQUIREMENTS OF AWWA C111. OTHER JOINT TYPES MAY BE ACCEPTABLE IF THEY ARE SPECIFICALLY APPROVED BY THE TOWN.
3. PIPE SHALL HAVE A NOMINAL LAYING OF LENGTH OF 20 FEET. RANDOM LENGTHS ARE NOT ACCEPTABLE.
4. THE GRADE OF IRON SHALL BE 60/42/10.
5. PIPE SHALL HAVE STANDARD THICKNESS CEMENT-MORTAR LINING OR BE EPOXY LINED IN ACCORDANCE WITH AWWA STANDARDS AND SHALL BE GIVEN A SEAL COAT OF ASPHALTIC MATERIAL.
6. THE MANUFACTURER SHALL FURNISH A SWORN STATEMENT THAT THE INSPECTION AND ALL OF THE SPECIFIED TESTS HAVE BEEN COMPLETED AND THAT THE RESULTS COMPLY WITH THE REQUIREMENTS OF THESE STANDARDS. A COPY OF THE CERTIFICATION, INCLUDING COMPLIANCE WITH ANSI/NSF 61, SHALL BE SENT TO THE TOWN.
7. ACCEPTABLE MANUFACTURERS INCLUDE AMERICAN CAST IRON PIPE COMPANY, GRIFFIN PIPE PRODUCTS COMPANY, PACIFIC STATES CAST IRON PIPE COMPANY, AND UNITED STATES PIPE AND FOUNDRY COMPANY.
8. DUCTILE IRON PIPE THAT IS TO BE INSTALLED IN THE TOWN SHALL BE MANUFACTURED DOMESTICALLY.
9. ALL JOINTS SHALL BE MECHANICALLY RESTRAINED.

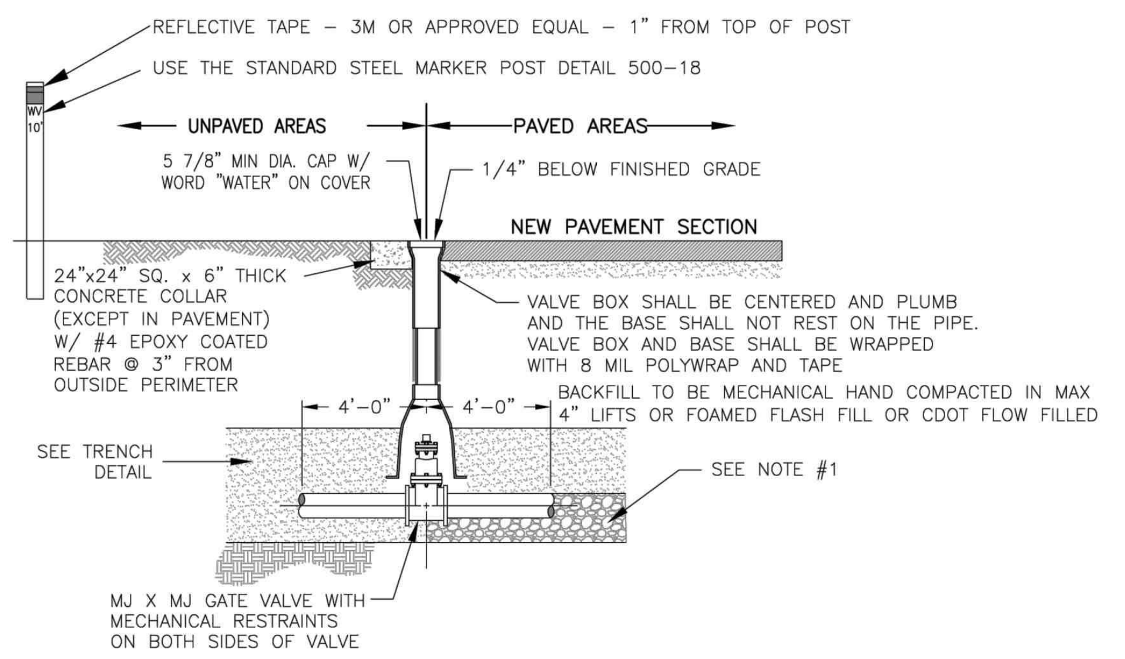
POLYVINYL CHLORIDE PRESSURE PIPE

1. PVC PIPE SHALL BE MANUFACTURED IN ACCORDANCE WITH AWWA C900, OR AWWA C905 AS APPLICABLE.
2. PIPE JOINTS SHALL BE MADE USING AN INTEGRAL BELL WITH AN ELASTOMERIC GASKET PUSH-ON TYPE JOINT.
3. PVC PIPE 12 INCHES AND SMALLER SHALL BE DR 14 CLASS 305. PVC PIPE LARGER THAN 12 INCHES SHALL BE DR 18 CLASS 235.
4. PIPE SHALL HAVE A NOMINAL LAYING LENGTH OF 20 FEET. RANDOM LENGTHS ARE NOT ACCEPTABLE.
5. PVC PIPE UTILIZING FUSED BUTT-JOINTS MAY BE ALLOWED IF APPROVED BY THE TOWN.
6. THE MANUFACTURER SHALL FURNISH A SWORN STATEMENT THAT THE INSPECTION AND ALL OF THE SPECIFIED TESTS HAVE BEEN COMPLETED AND THAT THE RESULTS COMPLY WITH THE REQUIREMENTS OF THESE STANDARDS. A COPY OF THE CERTIFICATION, INCLUDING COMPLIANCE WITH ANSI/NSF 61, SHALL BE SENT TO THE TOWN.
7. ACCEPTABLE MANUFACTURERS INCLUDE CERTAINTEED CORPORATION, JM EAGLE, IPEX, DIAMOND PLASTIC CORPORATION, NORTH AMERICAN PIPE CORPORATION, AND VINYLTECH CORPORATION.
8. ALL JOINTS SHALL BE MECHANICALLY RESTRAINED.

Town of Superior
Gateway to Boulder Valley©

GENERAL WATER DISTRIBUTION PIPELINE NOTES

DATE: JANUARY 2019 | SHEET 400-1


REFLECTIVE TAPE - 3M OR APPROVED EQUAL - 1" FROM TOP OF POST
USE THE STANDARD STEEL MARKER POST DETAIL 500-18
WV
10'
UNPAVED AREAS
PAVED AREAS
5 7/8" MIN DIA. CAP W/ WORD "WATER" ON COVER
1/4" BELOW FINISHED GRADE
NEW PAVEMENT SECTION
24"x24" SQ. x 6" THICK CONCRETE COLLAR (EXCEPT IN PAVEMENT) W/ #4 EPOXY COATED REBAR @ 3" FROM OUTSIDE PERIMETER
VALVE BOX SHALL BE CENTERED AND PLUMB AND THE BASE SHALL NOT REST ON THE PIPE. VALVE BOX AND BASE SHALL BE WRAPPED WITH 8 MIL POLYWRAP AND TAPE
4'-0"
4'-0"
BACKFILL TO BE MECHANICAL HAND COMPACTED IN MAX 4" LIFTS OR FOAMED FLASH FILL OR CDOT FLOW FILLED
SEE TRENCH DETAIL
SEE NOTE #1
MJ X MJ GATE VALVE WITH MECHANICAL RESTRAINTS ON BOTH SIDES OF VALVE

NOTES:

1. CARE SHALL BE TAKEN WHEN INSTALLING VALVES TO ASSURE PROPER SUPPORT OF THE VALVE. THE TOWN REQUIRES 6" MIN. OF 3/4" CRUSHED ROCK TO BE INSTALLED UNDER THE VALVE TO PROVIDE PROPER SUPPORT.
2. VALVES SHALL NOT BE PLACED IN CONCRETE SIDEWALKS, CROSS PANS, GUTTERS, OR OTHER DRAINAGE WAYS.
3. OPERATING NUTS SHALL NOT BE SET CLOSER THAN TWO (2) FEET FROM FINAL GRADE.
4. GATE VALVE SHALL BE POLYETHYLENE WRAPPED (8 MIL).
5. CONCRETE COLLARS & MARKER POSTS ARE REQUIRED WHEN VALVE IS LOCATED IN AN UNPAVED AREA.
6. VALVE BOXES ARE TO BE BROUGHT UP TO GRADE AT THE TIME OF PAVEMENT PLACEMENT OR OVERLAY. VALVE BOX ADJUSTING RINGS ARE NOT ALLOWED.
7. VALVE BOXES TO BE CASTING, INC. W CI-550 WITH 160 OVAL BASE, NO ALTERNATE. FOR REUSE IRRIGATION TOP SHALL BE CASTINGS, INC. 4TCI-17-S TRIANGLE RITE HITE TOP.
8. HEAT ASPHALT PRIOR TO ADJUSTING BOX.
9. SEE TOWN OF SUPERIOR STANDARDS AND SPECIFICATIONS SECTION 343.00 FOR BEDDING REQUIREMENTS.

THESE DETAILS ARE PROVIDED FOR STANDARDIZATION PURPOSES ONLY. THIS DETAIL REPRESENTS MINIMUM DESIGN STANDARDS WHICH MAY REQUIRE UPGRADING FOR SPECIFIC APPLICATIONS.

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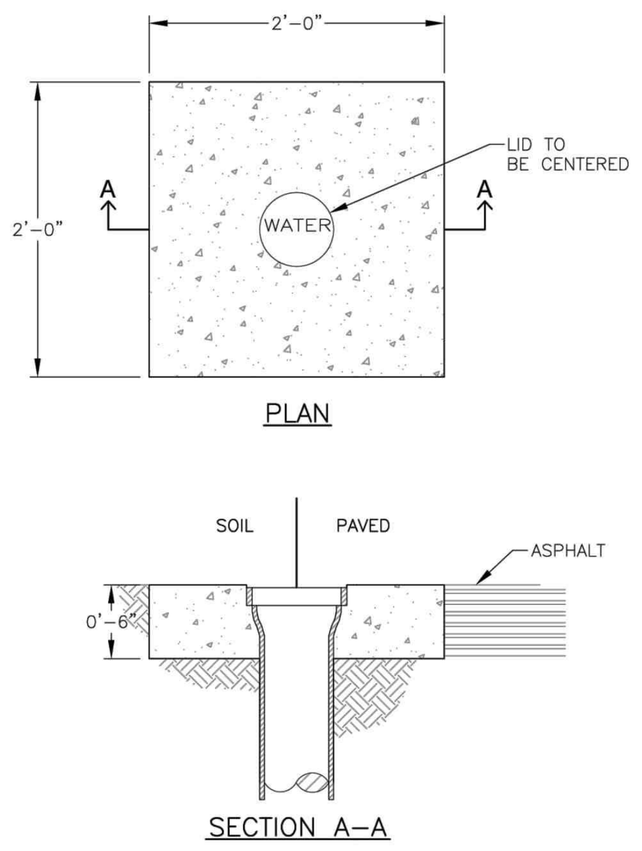
VALVE BOX

DATE: JANUARY 2019 | SHEET 400-5


2'-0"
2'-0"
A
A
WATER
LID TO BE CENTERED
PLAN
SOIL
PAVED
ASPHALT
0'-6"
SECTION A-A

NOTES:

1. HAND MIXED CONCRETE IS PROHIBITED
2. CONCRETE TO BE EDGED AND BROOM FINISHED
3. COLLAR TO BE SQUARE AND LEVEL

THESE DETAILS ARE PROVIDED FOR STANDARDIZATION PURPOSES ONLY. THIS DETAIL REPRESENTS MINIMUM DESIGN STANDARDS WHICH MAY REQUIRE UPGRADING FOR SPECIFIC APPLICATIONS.

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Gateway to Boulder Valley©

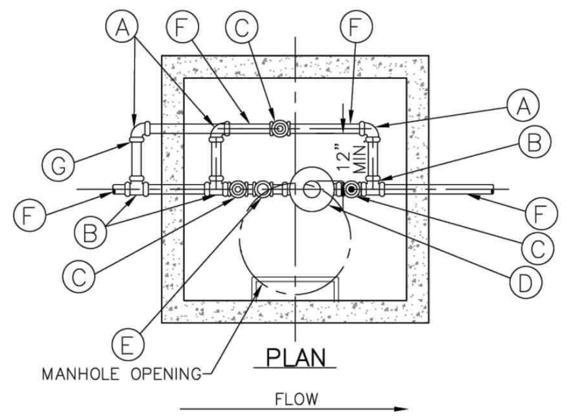
VALVE BOX AND CONCRETE COLLAR FOR TEST STATION

DATE: JANUARY 2019 | SHEET 400-7

Ⓐ 90° BEND
Ⓑ TEE
Ⓒ CURB STOP
Ⓓ METER
Ⓔ CHECK VALVE
Ⓕ TYPE "K" COPPER PIPE
Ⓖ PIPING CHANGE REQ'D ON 2" METERS, OPTIONAL FOR 1-1/2" METERS

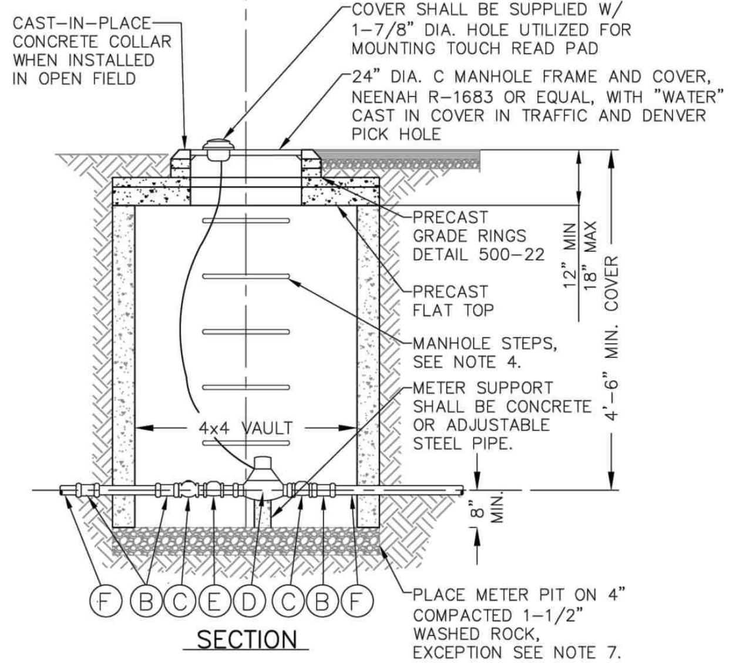
NOTES:

1. JOINTS INSIDE METER VAULT SHALL BE EITHER THREADED OR SOLDERED WITH 95/5% TIN/ANTIMONY SOLDER.
2. METER SHALL BE SENSUS TYPE SR W/ TOUCH READ/PIT LID ADAPTER. METERS SHALL BE FLANGED WITH BRASS COMPANION FLANGES.
3. NO CHANGES IN PIPE DIAMETER SHALL BE MADE IN THE METER PIT OR BEYOND THE METER PIT ON THE OUTLET SIDE.
4. MANHOLE STEPS SHALL BE PLACED ON THE OPPOSITE SIDE OF THE BYPASS AT 16" O.C. STEPS TO BE M.A. INDUSTRIES PS-2-PF-DF OR EQUAL..
5. LAWN SPRINKLER CONNECTIONS SHALL BE A MINIMUM OF FIVE FEET FROM THE METER PIT WALL ON THE OUTLET SIDE.
6. IF SURFACE IS NOT TO FINAL GRADE AT THE TIME OF THE INSTALLATION OF THE METER, OWNER MUST RAISE OR LOWER PIT WHEN SURFACE IS GRADED.
7. IN AREAS OF GROUNDWATER, USE A CAST-IN-PLACE 6" THICK CONCRETE BASE, 6'-0" DIA., WITH NO. 4 BARS AT 12" O.C. EACH WAY. INSTALL 4" PVC DRAIN TO DAYLIGHT. PLACE BASE ON 1-1/2" COMPACTED WASHED ROCK FOR STABILIZATION.
8. VAULT SHALL BE PLUMB AND CENTERED.


A
F
C
F
A
B
G
F
B
C
F
C
D
E
12" MIN
MANHOLE OPENING
PLAN
FLOW

WATER METER LAY LENGTH TABLE

1-1/2"	DOMESTIC	13"
2"	DOMESTIC	15/1/2' OR 17"


IN OPEN FIELD POSITION
IN STREET POSITION
CAST-IN-PLACE CONCRETE COLLAR WHEN INSTALLED IN OPEN FIELD
COVER SHALL BE SUPPLIED W/ 1-7/8" DIA. HOLE UTILIZED FOR MOUNTING TOUCH READ PAD
24" DIA. C MANHOLE FRAME AND COVER, NEENAH R-1683 OR EQUAL, WITH "WATER" CAST IN COVER IN TRAFFIC AND DENVER PICK HOLE
PRECAST GRADE RINGS DETAIL 500-22
12" MIN
18" MAX
PRECAST FLAT TOP
MANHOLE STEPS, SEE NOTE 4.
4'-6" MIN. COVER
METER SUPPORT SHALL BE CONCRETE OR ADJUSTABLE STEEL PIPE.
4x4 VAULT
8" MIN.
F
B
C
E
D
C
B
F
PLACE METER PIT ON 4" COMPACTED 1-1/2" WASHED ROCK, EXCEPTION SEE NOTE 7.
SECTION

THESE DETAILS ARE PROVIDED FOR STANDARDIZATION PURPOSES ONLY. THIS DETAIL REPRESENTS MINIMUM DESIGN STANDARDS WHICH MAY REQUIRE UPGRADING FOR SPECIFIC APPLICATIONS.

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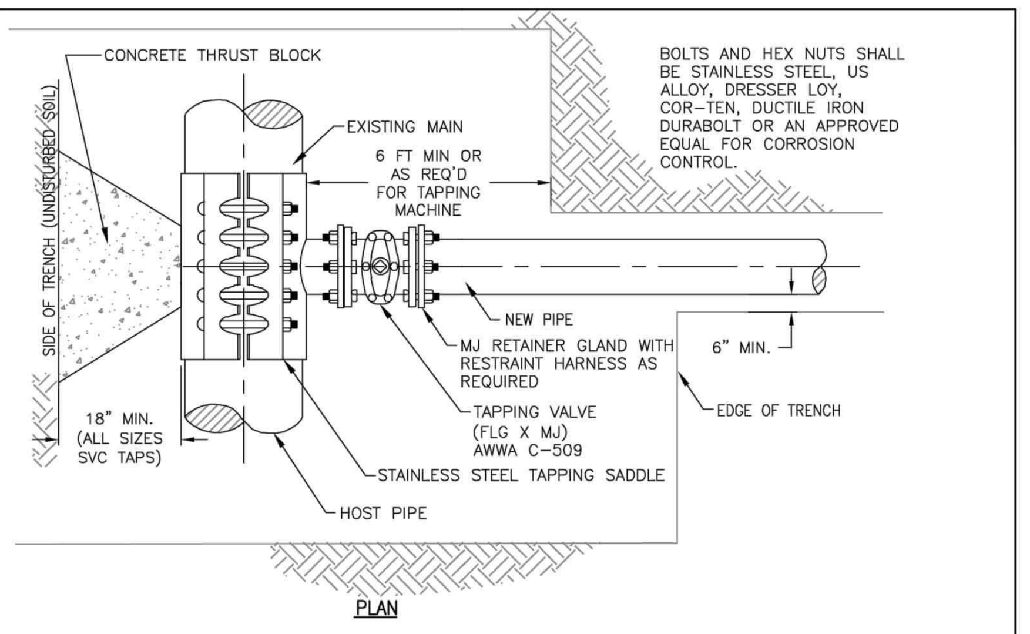
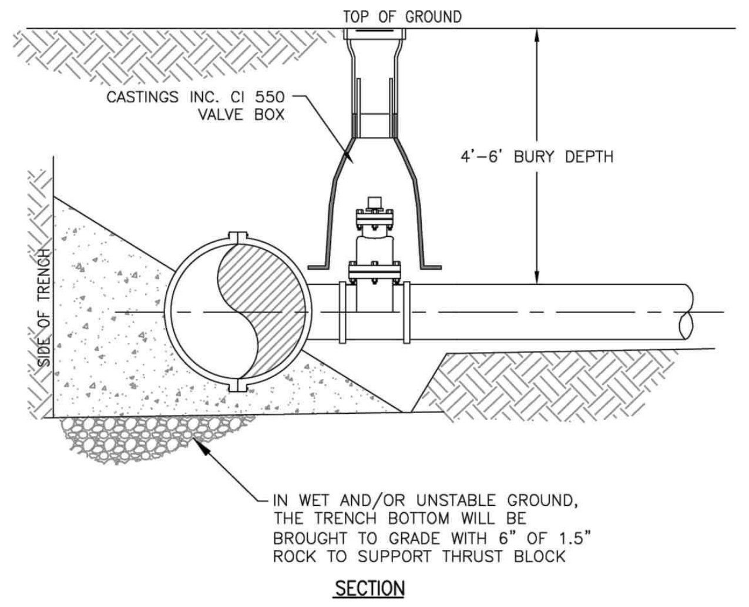
Gateway to Boulder Valley©

1-1/2" AND 2" DOMESTIC METER SETS

DATE: JANUARY 2019 | SHEET 400-10


CONCRETE THRUST BLOCK
SIDE OF TRENCH (UNDISTURBED SOIL)
EXISTING MAIN
6 FT MIN OR AS REQ'D FOR TAPPING MACHINE
BOLTS AND HEX NUTS SHALL BE STAINLESS STEEL, US ALLOY, DRESSER LOY, COR-TEN, DUCTILE IRON DURABOLT OR AN APPROVED EQUAL FOR CORROSION CONTROL.
NEW PIPE
MJ RETAINER GLAND WITH RESTRAINT HARNESS AS REQUIRED
6" MIN.
EDGE OF TRENCH
TAPPING VALVE (FLG X MJ) AWWA C-509
18" MIN. (ALL SIZES SVC TAPS)
STAINLESS STEEL TAPPING SADDLE
HOST PIPE
PLAN


TOP OF GROUND
CASTINGS INC. CI 550 VALVE BOX
4'-6' BURY DEPTH
SIDE OF TRENCH
IN WET AND/OR UNSTABLE GROUND, THE TRENCH BOTTOM WILL BE BROUGHT TO GRADE WITH 6" OF 1.5" ROCK TO SUPPORT THRUST BLOCK
SECTION

NOTES:

1. THE TOWN SHALL BE NOTIFIED AT LEAST 48 HOURS PRIOR TO TAPPING. THE TOWN'S REPRESENTATIVE SHALL BE ON SITE DURING TAPPING.
2. ALL FITTINGS TO RECEIVE DOUBLE POLYWRAP PRIOR TO BACKFILL OR POURING OF CONCRETE THRUST BLOCKS.

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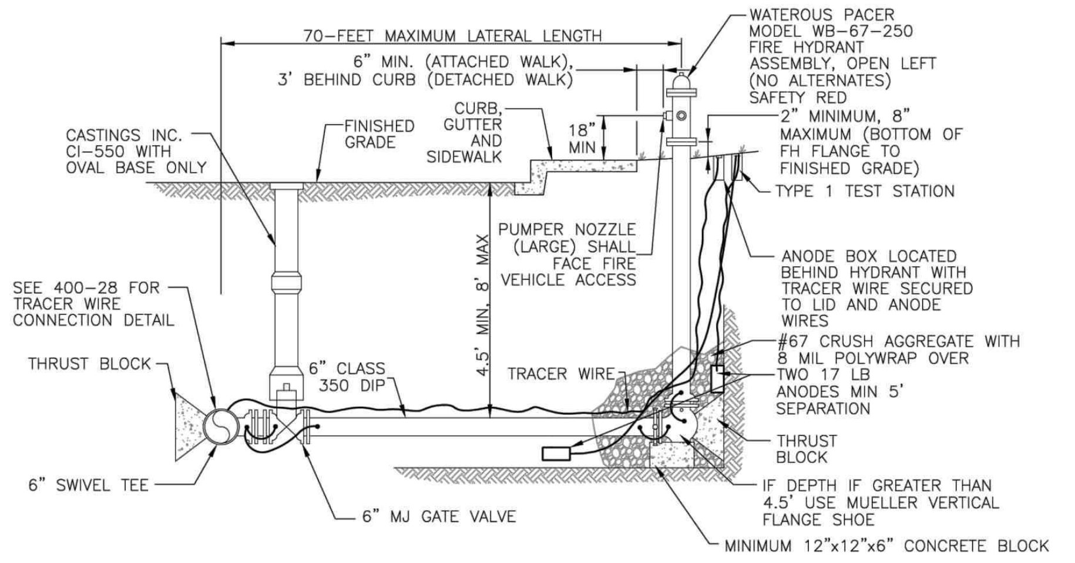
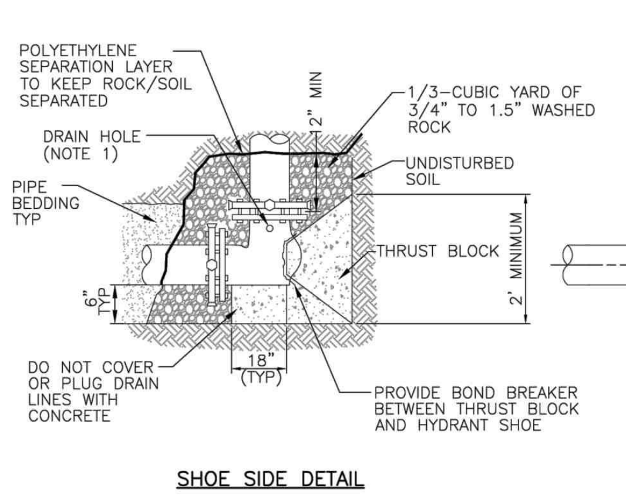
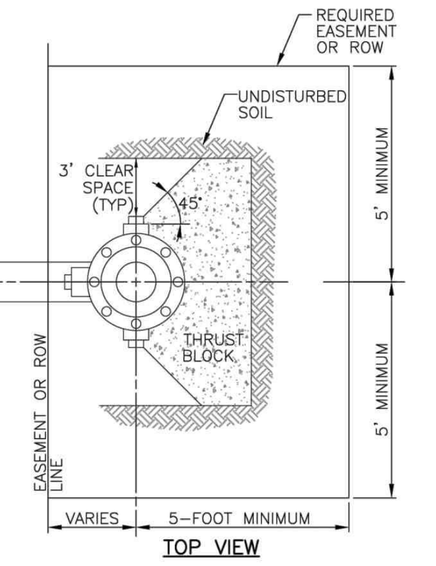
Gateway to Boulder Valley©

WET TAP CONNECTION 4" & LARGER TAP

DATE: JANUARY 2019 | SHEET 400-16


70-FEET MAXIMUM LATERAL LENGTH
6" MIN. (ATTACHED WALK), 3' BEHIND CURB (DETACHED WALK)
WATEROUS PACER MODEL WB-67-250 FIRE HYDRANT ASSEMBLY, OPEN LEFT (NO ALTERNATES) SAFETY RED
CURB, GUTTER AND SIDEWALK
18" MIN
2" MINIMUM, 8" MAXIMUM (BOTTOM OF FH FLANGE TO FINISHED GRADE)
FINISHED GRADE
CASTINGS INC. CI-550 WITH OVAL BASE ONLY
TYPE 1 TEST STATION
PUMPER NOZZLE (LARGE) SHALL FACE FIRE VEHICLE ACCESS
4.5' MIN. 8' MAX
ANODE BOX LOCATED BEHIND HYDRANT WITH TRACER WIRE SECURED TO LID AND ANODE WIRES
SEE 400-28 FOR TRACER WIRE CONNECTION DETAIL
#67 CRUSH AGGREGATE WITH 8 MIL POLYWRAP OVER
THRUST BLOCK
6" CLASS 350 DIP
TRACER WIRE
TWO 17 LB ANODES MIN 5' SEPARATION
THRUST BLOCK
6" SWIVEL TEE
IF DEPTH IF GREATER THAN 4.5' USE MUELLER VERTICAL FLANGE SHOE
6" MJ GATE VALVE
MINIMUM 12"x12"x6" CONCRETE BLOCK


POLYETHYLENE SEPARATION LAYER TO KEEP ROCK/SOIL SEPARATED
2" MIN
1/3-CUBIC YARD OF 3/4" TO 1.5" WASHED ROCK
DRAIN HOLE (NOTE 1)
UNDISTURBED SOIL
PIPE BEDDING TYP
THRUST BLOCK
2' MINIMUM
6" TYP
DO NOT COVER OR PLUG DRAIN LINES WITH CONCRETE
18" (TYP)
PROVIDE BOND BREAKER BETWEEN THRUST BLOCK AND HYDRANT SHOE
SHOE SIDE DETAIL


REQUIRED EASEMENT OR ROW
UNDISTURBED SOIL
3' CLEAR SPACE (TYP)
45°
5' MINIMUM
THRUST BLOCK
5' MINIMUM
EASEMENT OR ROW LINE
VARIES
5-FOOT MINIMUM
TOP VIEW

NOTES:

1. ALL FITTINGS, DI PIPE, AND HYDRANT BARREL SHALL BE POLYETHYLENE WRAPPED PER AWWA C-105. PROVIDE PERFORATION AT HYDRANT DRAIN HOLES.
2. TREES, SHRUBS, AND STRUCTURES SHALL NOT BE LOCATED WITHIN THE UTILITY EASEMENT OR RIGHT-OF-WAY FOR THE HYDRANT. HYDRANT UTILITY EASEMENTS AND RIGHTS-OF-WAY SHALL BE 10-FOOT WIDE (MIN), AND EXTEND 5-FEET BEHIND THE HYDRANT. VARIANCES FROM THIS ENCROACHMENT CRITERIA WILL REQUIRE THE WRITTEN APPROVAL OF THE FIRE MARSHALL.
3. PRIOR TO PUTTING THE HYDRANT INTO SERVICE THE FOLLOWING SHALL BE PERFORMED: NOZZLE THREADS SHALL BE GREASED, OIL RESERVOIR SHALL BE FILLED, AND HYDRANTS SHALL BE PAINTED "RUSTOLEUM" HIGH PERFORMANCE ENAMEL (#7564, SAFETY RED).
4. THE ENTIRE PIPING ASSEMBLY (HYDRANT SHOE TO CONNECTION AT MAIN) SHALL BE RESTRAINED.
5. THE VALVE NUT SHALL HAVE A MAXIMUM BURIED DEPTH OF 4'-6" FROM FINISHED GRADE.

THESE DETAILS ARE PROVIDED FOR STANDARDIZATION PURPOSES ONLY. THIS DETAIL REPRESENTS MINIMUM DESIGN STANDARDS WHICH MAY REQUIRE UPGRADING FOR SPECIFIC APPLICATIONS.

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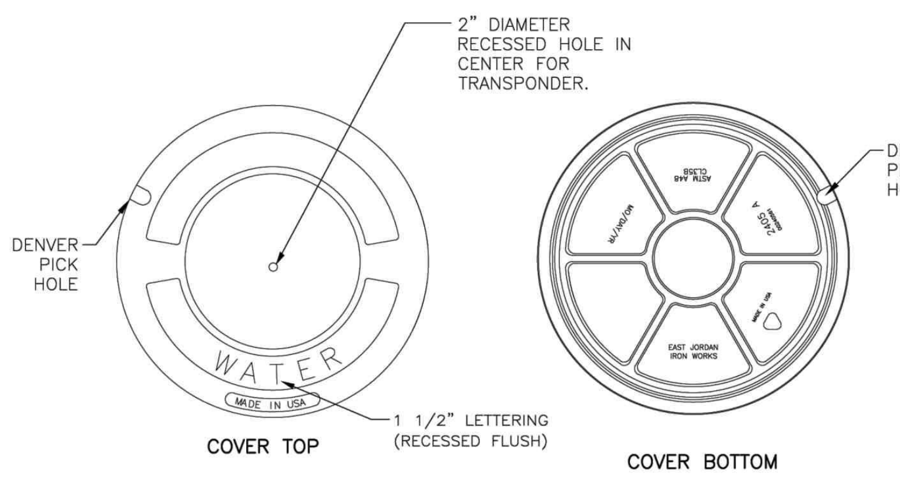
Town of Superior
Gateway to Boulder Valley©

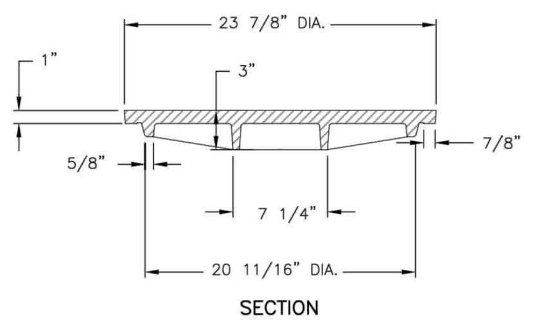
FIRE HYDRANT INSTALLATION DETAIL

DATE: JANUARY 2019 | SHEET 400-17

NOTE:

FOR REUSE APPLICATIONS SUBSTITUTE "WATER" WITH "IRRIGATION"


2" DIAMETER RECESSED HOLE IN CENTER FOR TRANSPONDER.
DENVER PICK HOLE
WATER
MADE IN USA
1 1/2" LETTERING (RECESSED FLUSH)
COVER TOP
ASTM A48 CL35B
MO/DAY/YR
2405 A
MADE IN USA
EAST JORDAN IRON WORKS
DENVER PICK HOLE
COVER BOTTOM


23 7/8" DIA.
1"
3"
7/8"
5/8"
7 1/4"
20 11/16" DIA.
SECTION

THESE DETAILS ARE PROVIDED FOR STANDARDIZATION PURPOSES ONLY. THIS DETAIL REPRESENTS MINIMUM DESIGN STANDARDS WHICH MAY REQUIRE UPGRADING FOR SPECIFIC APPLICATIONS.

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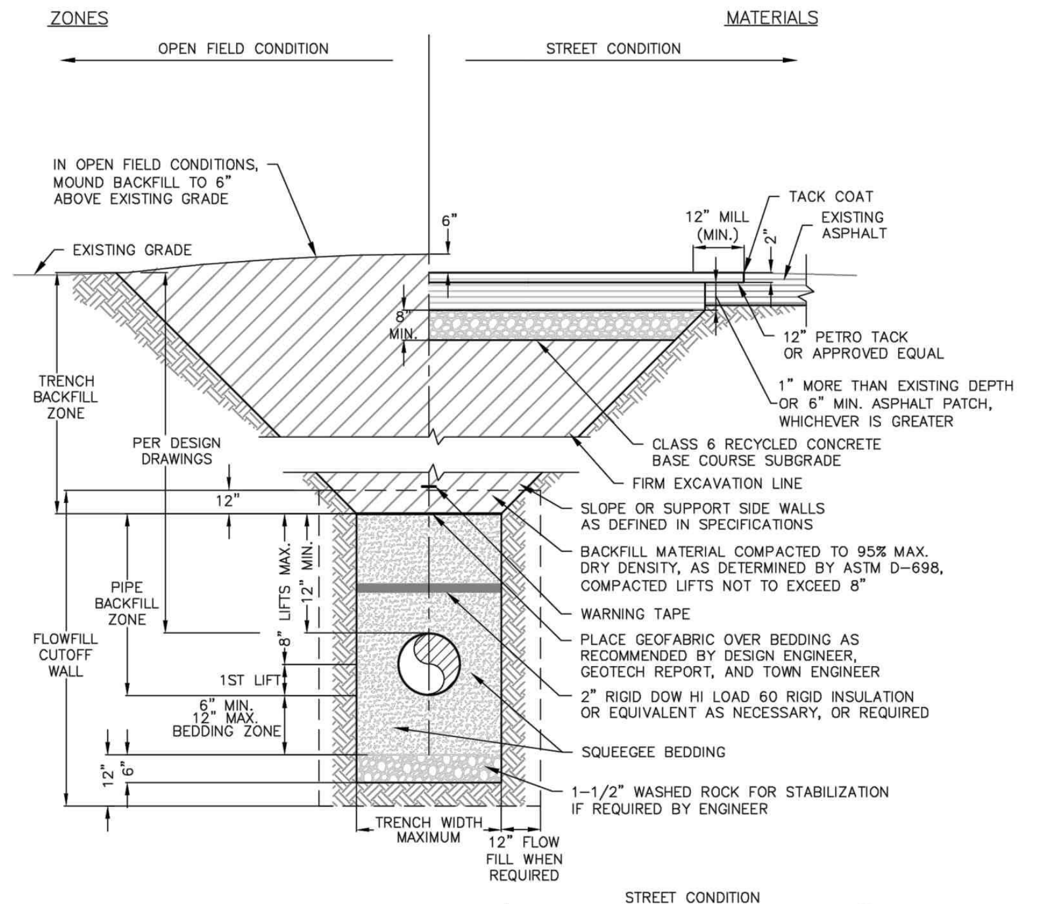
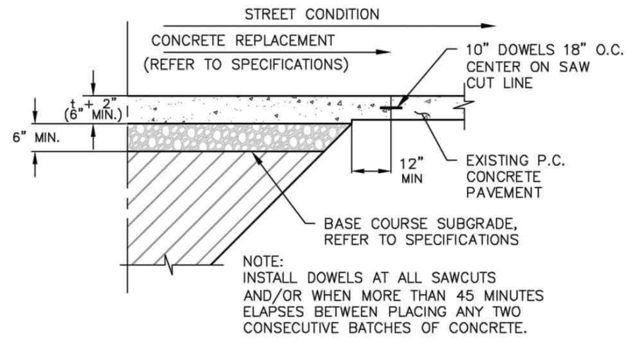
Gateway to Boulder Valley©

CAST IRON WATER VAULT LID

DATE: JANUARY 2019 | SHEET 400-21


ZONES
MATERIALS
OPEN FIELD CONDITION
STREET CONDITION
IN OPEN FIELD CONDITIONS, MOUND BACKFILL TO 6" ABOVE EXISTING GRADE
6"
TACK COAT
12" MILL (MIN.)
2"
EXISTING ASPHALT
EXISTING GRADE
8" MIN.
12" PETRO TACK OR APPROVED EQUAL
1" MORE THAN EXISTING DEPTH OR 6" MIN. ASPHALT PATCH, WHICHEVER IS GREATER
TRENCH BACKFILL ZONE
PER DESIGN DRAWINGS
CLASS 6 RECYCLED CONCRETE BASE COURSE SUBGRADE
FIRM EXCAVATION LINE
12"
SLOPE OR SUPPORT SIDE WALLS AS DEFINED IN SPECIFICATIONS
BACKFILL MATERIAL COMPACTED TO 95% MAX. DRY DENSITY, AS DETERMINED BY ASTM D-698, COMPACTED LIFTS NOT TO EXCEED 8"
PIPE BACKFILL ZONE
8" LIFTS MAX.
12" MIN.
WARNING TAPE
FLOWFILL CUTOFF WALL
PLACE GEOFABRIC OVER BEDDING AS RECOMMENDED BY DESIGN ENGINEER, GEOTECH REPORT, AND TOWN ENGINEER
1ST LIFT
2" RIGID DOW HI LOAD 60 RIGID INSULATION OR EQUIVALENT AS NECESSARY, OR REQUIRED
6" MIN. 12" MAX. BEDDING ZONE
SQUEEGEE BEDDING
12"
6"
1-1/2" WASHED ROCK FOR STABILIZATION IF REQUIRED BY ENGINEER
TRENCH WIDTH MAXIMUM
12" FLOW FILL WHEN REQUIRED


STREET CONDITION
CONCRETE REPLACEMENT (REFER TO SPECIFICATIONS)
10" DOWELS 18" O.C. CENTER ON SAW CUT LINE
t + 2" (6" MIN.)
6" MIN.
12" MIN
EXISTING P.C. CONCRETE PAVEMENT
BASE COURSE SUBGRADE, REFER TO SPECIFICATIONS

NOTE:
INSTALL DOWELS AT ALL SAWCUTS AND/OR WHEN MORE THAN 45 MINUTES ELAPSES BETWEEN PLACING ANY TWO CONSECUTIVE BATCHES OF CONCRETE.

PIPE DIAMETER (INCHES)	MAXIMUM TRENCH WIDTH (INCHES)
4 and smaller	22
6	24
8	26
10	28
12	30
14	32
16	34
18	36
20	38
24	42
30	48
36	54

SQUEEGEE SAND

SIEVE SIZE	% PASSING
3/8"	100
NO. 200	0-5

% PASSING IS TOTAL PERCENT PASSING BY WEIGHT

THESE DETAILS ARE PROVIDED FOR STANDARDIZATION PURPOSES ONLY. THIS DETAIL REPRESENTS MINIMUM DESIGN STANDARDS WHICH MAY REQUIRE UPGRADING FOR SPECIFIC APPLICATIONS.

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Gateway to Boulder Valley©

TYPICAL WATER MAIN, REUSE, AND SERVICE LINE BEDDING AND BACKFILL DETAIL

DATE: JANUARY 2019 | SHEET 400-25

D2C
ARCHITECTS
D2C ARCHITECTS, INC.
DENVER, COLORADO

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

MARK	DESCRIPTION	DATE	APPR

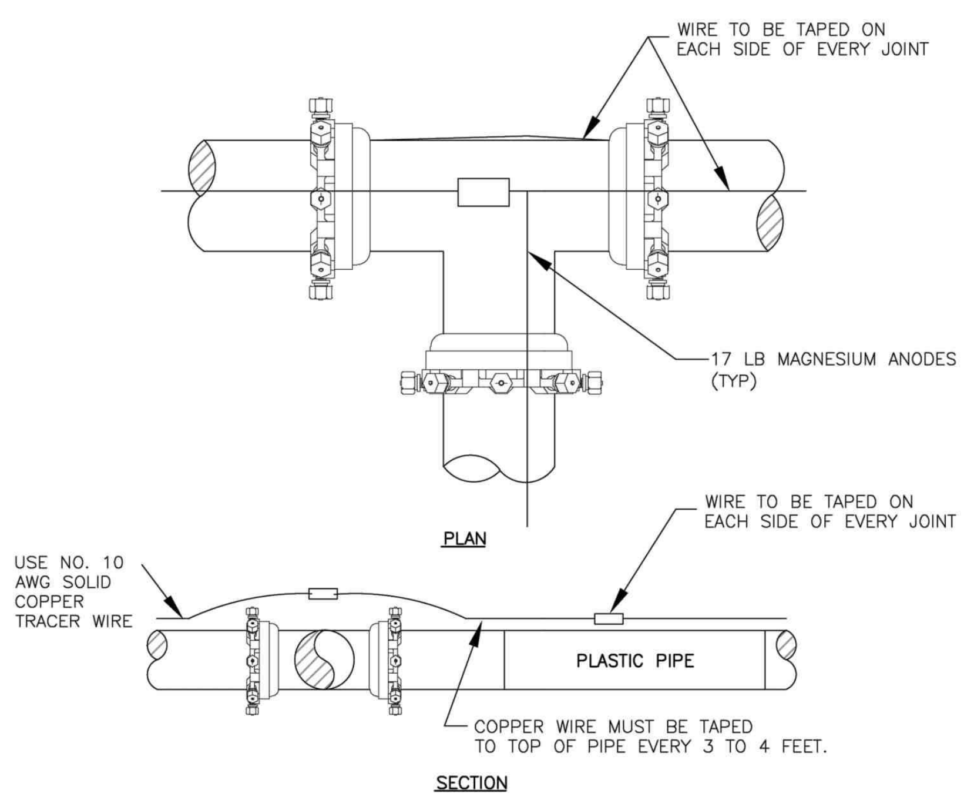
DESIGN BY: RJJ
ISSUE DATE: **MAY 19, 2025**
D2C PROJECT NUMBER 202421
CONSULTANTS PROJECT # 218.001.06
DRAWN BY: RJJ
CKD BY: JAB
SOLICITATION NO.:
SBMT BY: Approver
PLOT DATE: 5/1/2025 9:55:51 AM
CONTRACT NO.:
PLOT SCALE: N/A
FILE NUMBER:
SIZE: 22" x 34"
FILE NAME: 218.001.06_DETAILS

FOR PERMIT

NOT FOR CONSTRUCTION

GENERAL DETAILS - 1

SHEET IDENTIFICATION
C6.0


WIRE TO BE TAPED ON EACH SIDE OF EVERY JOINT
17 LB MAGNESIUM ANODES (TYP)
PLAN
USE NO. 10 AWG SOLID COPPER TRACER WIRE
WIRE TO BE TAPED ON EACH SIDE OF EVERY JOINT
PLASTIC PIPE
COPPER WIRE MUST BE TAPED TO TOP OF PIPE EVERY 3 TO 4 FEET.
SECTION

NOTES:

1. ALL TRACER WIRES TERMINATE IN A TEST STATION (CP MINI).
2. BLUE TRACER WIRE REQUIRED ON DOMESTIC WATER LINE.
3. PURPLE TRACER WIRE REQUIRED ON REUSE WATER LINE.
4. GREEN TRACER WIRE REQUIRED ON FORCE MAIN.

THESE DETAILS ARE PROVIDED FOR STANDARDIZATION PURPOSES ONLY. THIS DETAIL REPRESENTS MINIMUM DESIGN STANDARDS WHICH MAY REQUIRE UPGRADING FOR SPECIFIC APPLICATIONS.

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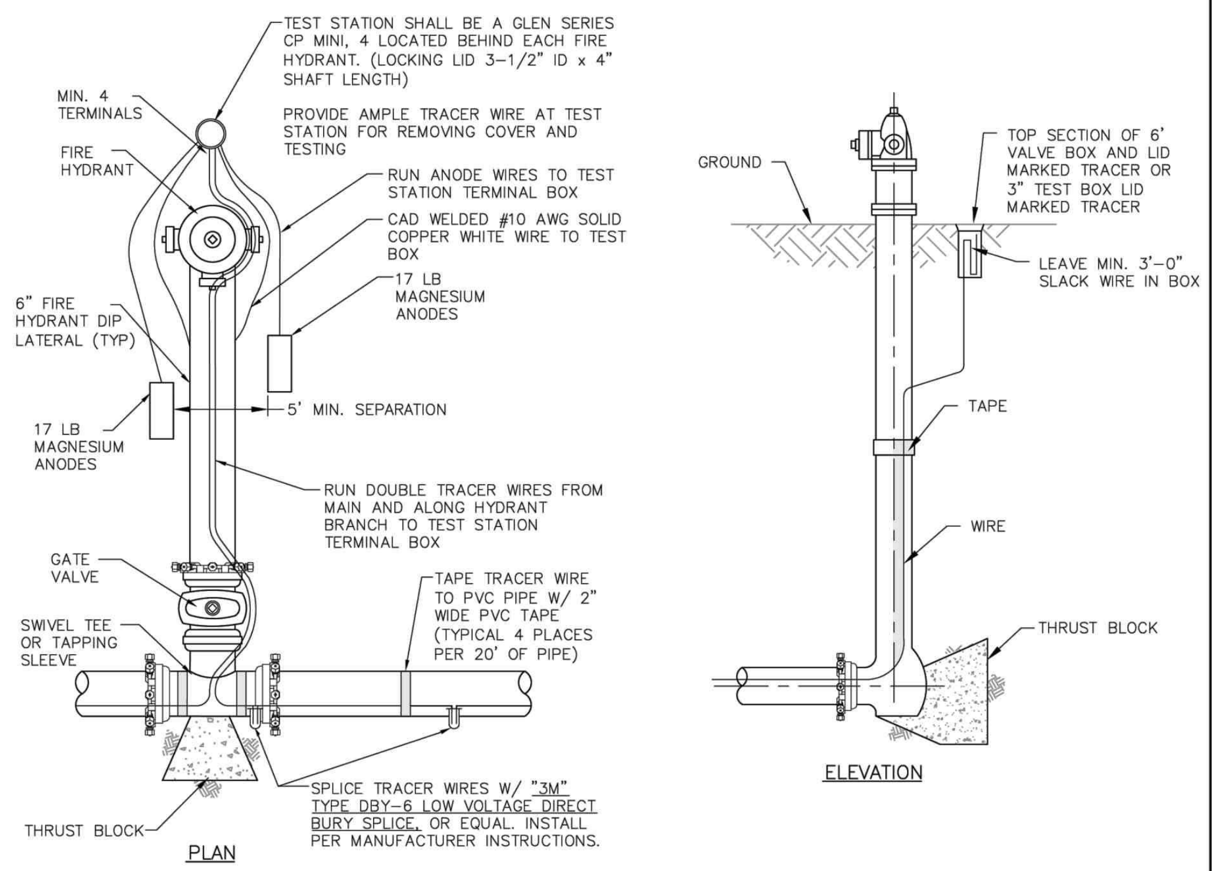
Gateway to Boulder Valley©

TRACER WIRE
ON PLASTIC PIPE

DATE: JANUARY 2019 | SHEET 400-27


TEST STATION SHALL BE A GLEN SERIES CP MINI, 4 LOCATED BEHIND EACH FIRE HYDRANT. (LOCKING LID 3-1/2" ID x 4" SHAFT LENGTH)
PROVIDE AMPLE TRACER WIRE AT TEST STATION FOR REMOVING COVER AND TESTING
MIN. 4 TERMINALS
FIRE HYDRANT
RUN ANODE WIRES TO TEST STATION TERMINAL BOX
CAD WELDED #10 AWG SOLID COPPER WHITE WIRE TO TEST BOX
17 LB MAGNESIUM ANODES
6" FIRE HYDRANT DIP LATERAL (TYP)
5' MIN. SEPARATION
17 LB MAGNESIUM ANODES
RUN DOUBLE TRACER WIRES FROM MAIN AND ALONG HYDRANT BRANCH TO TEST STATION TERMINAL BOX
GATE VALVE
TAPE TRACER WIRE TO PVC PIPE W/ 2" WIDE PVC TAPE (TYPICAL 4 PLACES PER 20' OF PIPE)
SWIVEL TEE OR TAPPING SLEEVE
SPLICE TRACER WIRES W/ "3M" TYPE DBY-6 LOW VOLTAGE DIRECT BURY SPLICE, OR EQUAL. INSTALL PER MANUFACTURER INSTRUCTIONS.
THRUST BLOCK
PLAN
GROUND
TOP SECTION OF 6' VALVE BOX AND LID MARKED TRACER OR 3" TEST BOX LID MARKED TRACER
LEAVE MIN. 3'-0" SLACK WIRE IN BOX
TAPE
WIRE
THRUST BLOCK
ELEVATION

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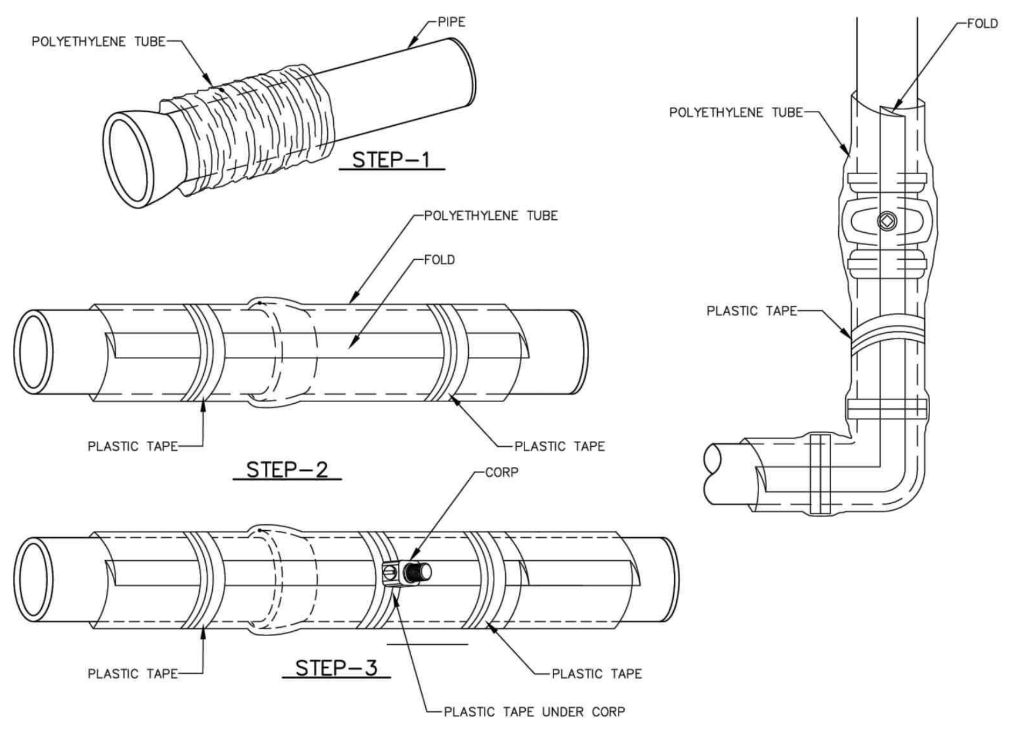
TRACER WIRE
AT FIRE HYDRANT

DATE: JANUARY 2019 | SHEET 400-28


POLYETHYLENE TUBE
PIPE
STEP-1
POLYETHYLENE TUBE
FOLD
PLASTIC TAPE
PLASTIC TAPE
STEP-2
CORP
PLASTIC TAPE
STEP-3
PLASTIC TAPE
PLASTIC TAPE UNDER CORP
FOLD
POLYETHYLENE TUBE
PLASTIC TAPE

FIELD INSTALLATION-POLYETHYLENE WRAP

STEP-1 PLACE TUBE OF POLYETHYLENE MATERIAL AROUND PIPE PRIOR TO LOWERING PIPE INTO TRENCH.

STEP-2 PULL THE TUBE OVER THE LENGTH OF THE PIPE. TAPE TUBE TO PIPE AT JOINT. FOLD MATERIAL AROUND THE ADJACENT SPIGOT END AND WRAP WITH TAPE TO HOLD THE PLASTIC TUBE IN PLACE.

STEP-3 OVERLAP FIRST TUBE WITH ADJACENT TUBE AND SECURE WITH PLASTIC ADHESIVE TAPE. THE POLYETHYLENE TUBE MATERIAL COVERING THE PIPE SHALL BE LOOSE. EXCESS MATERIAL SHALL BE NEATLY DRAWN UP AROUND THE PIPE BARREL, FOLDED ON TOP OF THE PIPE AND TAPED IN PLACE.

NOTE:

1. POLYETHYLENE SHALL BE MINIMUM 8-MIL THICKNESS
   WATER PIPE SHALL BE WRAPPED IN BLUE.
   REUSE WATER PIPE SHALL BE WRAPPED IN PURPLE.
   FORCE MAIN IN GREEN.

THESE DETAILS ARE PROVIDED FOR STANDARDIZATION PURPOSES ONLY. THIS DETAIL REPRESENTS MINIMUM DESIGN STANDARDS WHICH MAY REQUIRE UPGRADING FOR SPECIFIC APPLICATIONS.

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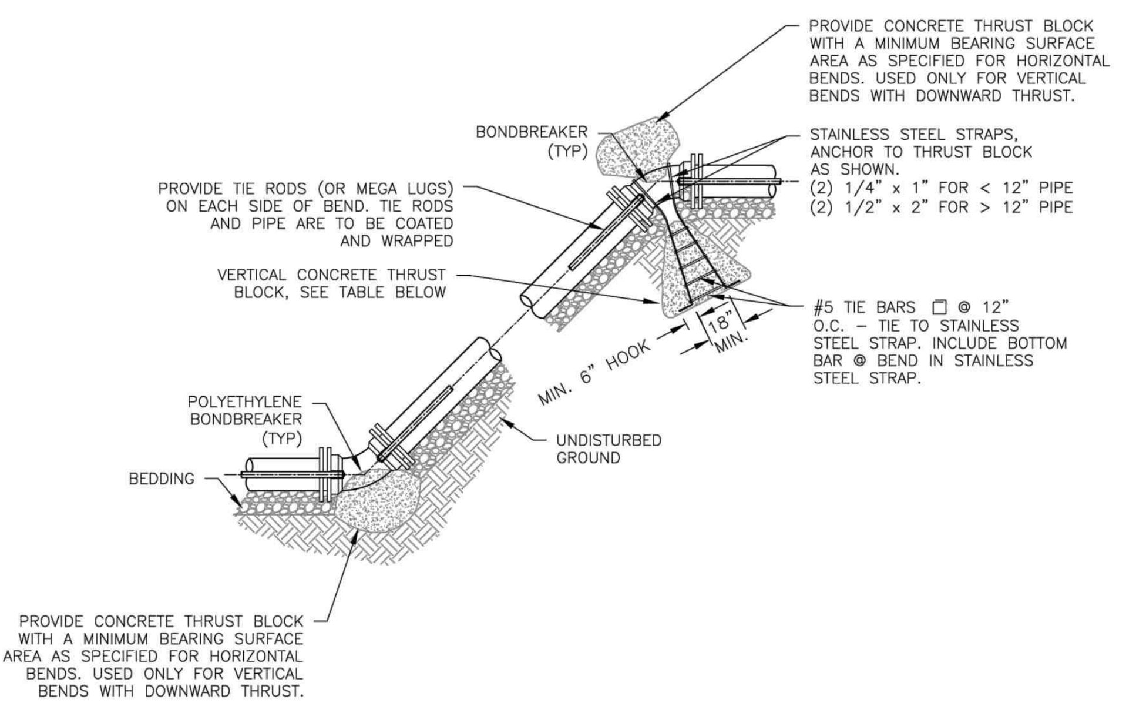
POLYETHYLENE WRAP FOR
IRON PIPE & FITTINGS

DATE: JANUARY 2019 | SHEET 400-29


PROVIDE CONCRETE THRUST BLOCK WITH A MINIMUM BEARING SURFACE AREA AS SPECIFIED FOR HORIZONTAL BENDS. USED ONLY FOR VERTICAL BENDS WITH DOWNWARD THRUST.
BONDBREAKER (TYP)
STAINLESS STEEL STRAPS, ANCHOR TO THRUST BLOCK AS SHOWN.
(2) 1/4" x 1" FOR < 12" PIPE
(2) 1/2" x 2" FOR > 12" PIPE
PROVIDE TIE RODS (OR MEGA LUGS) ON EACH SIDE OF BEND. TIE RODS AND PIPE ARE TO BE COATED AND WRAPPED
VERTICAL CONCRETE THRUST BLOCK, SEE TABLE BELOW
#5 TIE BARS □ @ 12" O.C. - TIE TO STAINLESS STEEL STRAP. INCLUDE BOTTOM BAR @ BEND IN STAINLESS STEEL STRAP.
18" MIN.
MIN. 6" HOOK
POLYETHYLENE BONDBREAKER (TYP)
BEDDING
UNDISTURBED GROUND
PROVIDE CONCRETE THRUST BLOCK WITH A MINIMUM BEARING SURFACE AREA AS SPECIFIED FOR HORIZONTAL BENDS. USED ONLY FOR VERTICAL BENDS WITH DOWNWARD THRUST.

MINIMUM VOLUME OF CONCRETE FOR UPPER FITTING VERTICAL THRUST BLOCK IN CU. FT.

PIPE SIZE	11-1/4° BEND	22-1/2° BEND	45° BEND
4"	4	8	15
6"	9	18	33
8"	16	31	58
10"	25	49	90
12"	36	70	129

NOTE:

1. JOINTS AND BOLTS SHALL BE ACCESSIBLE FOR REPAIRS AFTER THRUST BLOCK IS PLACED

THESE DETAILS ARE PROVIDED FOR STANDARDIZATION PURPOSES ONLY. THIS DETAIL REPRESENTS MINIMUM DESIGN STANDARDS WHICH MAY REQUIRE UPGRADING FOR SPECIFIC APPLICATIONS.

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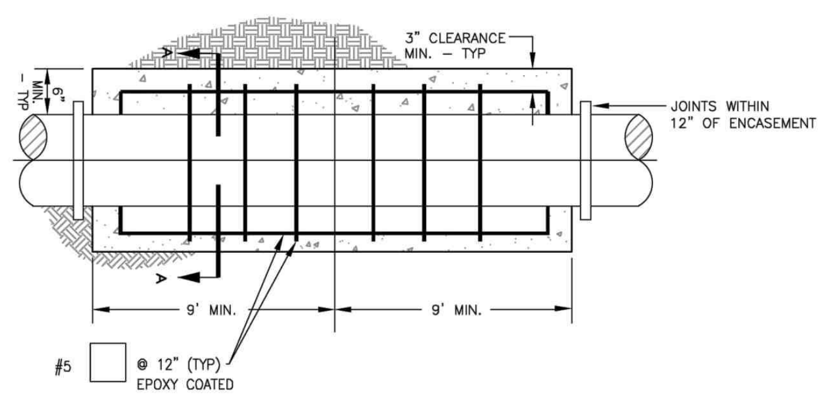
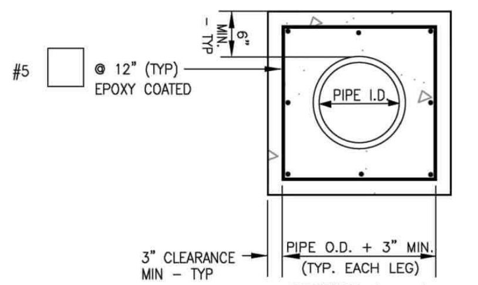
LOWERING FOR UTILITY CROSSING

DATE: JANUARY 2019 | SHEET 400-37


3" CLEARANCE MIN. - TYP
6" MIN. - TYP
A
A
JOINTS WITHIN 12" OF ENCASEMENT
9' MIN.
9' MIN.
#5 □ @ 12" (TYP) EPOXY COATED


6" MIN. - TYP
#5 □ @ 12" (TYP) EPOXY COATED
PIPE I.D.
3" CLEARANCE MIN - TYP
PIPE O.D. + 3" MIN. (TYP. EACH LEG)

SECTION A - A

PIPE I.D.	NO. OF LONGITUDINAL BARS & LOCATION
6" TO 8"	4 - #5 BARS 1 EACH CORNER
10" TO 18"	8 - #5 BARS 3 EACH SIDE
20" TO 30"	12 - #5 BARS 4 EACH SIDE
36"	16 - #5 BARS 5 EACH SIDE

NOTES:

1. THIS DETAIL IS TO BE USED UNDER NORMAL CONDITIONS. WHERE EXCESSIVE GROUNDWATER IS PRESENT AN ALTERNATE DESIGN WILL BE REQUIRED.
2. ALL REBAR TO BE GRADE 60 AND EPOXY COATED.
3. 4,500 PSI CDOT CLASS B/D CONCRETE.
4. PLACE CONCRETE AGAINST EITHER SOLID FORMWORK OR UNDISTURBED SOIL.

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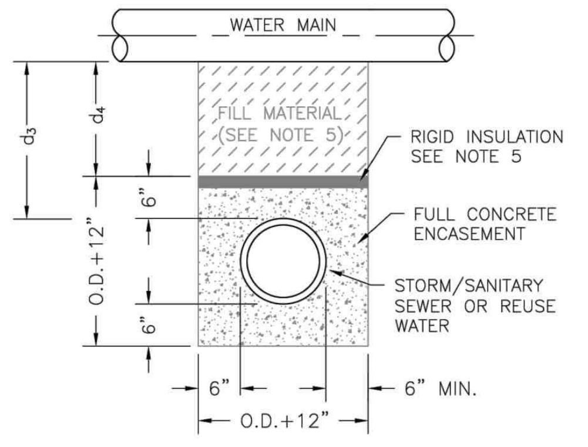
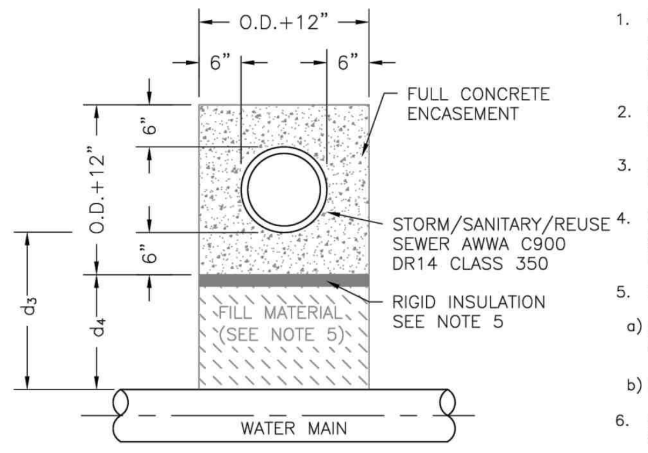
CONCRETE ENCASEMENT
REINFORCEMENT DETAIL

DATE: JANUARY 2019 | SHEET 400-41


WATER MAIN
FILL MATERIAL (SEE NOTE 5)
RIGID INSULATION SEE NOTE 5
FULL CONCRETE ENCASEMENT
STORM/SANITARY SEWER OR REUSE WATER
d_3
d_4
6"
O.D.+12"
6"
6"
6" MIN.
O.D.+12"

STORM, SANITARY SEWER, OR REUSE CROSSING UNDER WATER MAIN

IF d_3>18", ENCASEMENT NOT REQUIRED


O.D.+12"
6"
6"
FULL CONCRETE ENCASEMENT
6"
O.D.+12"
6"
STORM/SANITARY/REUSE SEWER AWWA C900 DR14 CLASS 350
RIGID INSULATION SEE NOTE 5
FILL MATERIAL (SEE NOTE 5)
d_3
d_4
WATER MAIN

NOTES:

1. CONCRETE COLLAR AROUND STORM SEWER JOINTS MAY BE ACCEPTED WITH WRITTEN APPROVAL BY THE TOWN ENGINEER AND ONLY FOR PIPE 30" OR LARGER.
2. CONCRETE TO BE CAST AGAINST UNDISTURBED SOIL OR SHORING.
3. LENGTH OF ENCASEMENT SHALL EXTEND AT LEAST 10-FEET EACH SIDE OF WATER MAIN.
4. UNLESS OTHERWISE NOTED ON PLAN/PROFILE DRAWINGS, ENCASEMENTS NEED NOT BE REINFORCED.
5. FILLER MATERIAL BETWEEN CONDUITS TO BE:
   a) APPROVED DOW HI LOAD 60 RIGID INSULATION IF $d_4 \leq 6$".
   b) COMPACTED BACKFILL, IF $d_4 > 6$".
6. SHORING OR SHEETING, IF USED, TO BE CUT OFF AT TOP OF ENCASEMENT

STORM, SANITARY SEWER, OR REUSE CROSSING OVER TOP OF WATER MAIN

ENCASEMENT REQUIRED REGARDLESS OF DIMENSION d_3
(SEE NOTE 1 FOR SPECIAL CASES)

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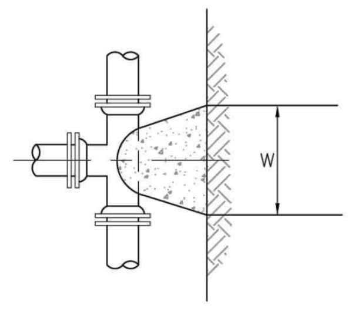
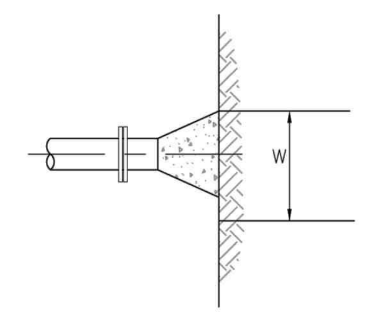
ENCASEMENT FOR CONDUIT
CROSSING

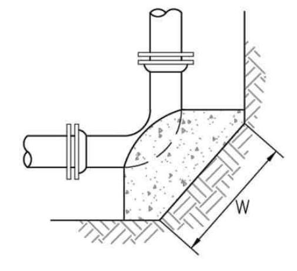
DATE: JANUARY 2019 | SHEET 400-42



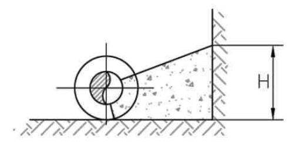
TEE



CAP OR PLUG



BEND



SECTION

MINIMUM THRUST AREA IN SQUARE FEET

PIPE SIZE	11-1/4° BEND	22-1/2° BEND	45° BEND	90° BEND	TEE (BRANCH SIZE OR CAP)
6"	3.0	4.0	7.0	13.0	9.0
8"	3.0	6.0	12.0	21.0	16.0
12"	7.0	14.0	26.5	45.0	34.0
16"	11.5	23.0	43.5	62.0	57.0

NOTES:

1. PLACE CONCRETE AGAINST UNDISTURBED SOIL.
2. JOINTS AND BOLTS SHALL BE ACCESSIBLE FOR REPAIRS AFTER THRUST BLOCK IS PLACED.
3. PROVIDE POLYETHYLENE BOND BREAKER.
4. CONCRETE TO BE CDOT 4,500 psi CLASS B/D. HAND MIXED CONCRETE PROHIBITED.

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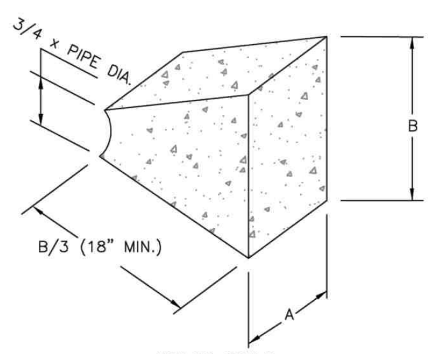
CONCRETE THRUST BLOCKS
BEARING SURFACES AND
INSTALLATION - SHEET 1 OF 2

DATE: JANUARY 2019 | SHEET 400-43

MINIMUM DIMENSIONS FOR THRUST BLOCKS

FITTING SIZE	TEES & PLUGS		90° BEND		45° BENDS & WYES	
	A	B	A	B	A	B
4"	1'-7"	1'-2"	1'-9"	1'-6"	1'-8"	0'-10"
6"	2'-0"	1'-11"	2'-5"	2'-2"	1'-10"	1'-7"
8"	2'-8"	2'-6"	3'-2"	3'-0"	2'-5"	2'-1"
10"	3'-4"	3'-3"	4'-0"	3'-10"	3'-0"	2'-9"
12"	4'-0"	3'-10"	4'-8"	4'-8"	3'-8"	3'-3"
14"	5'-5"	3'-10"	6'-6"	4'-11"	4'-9"	3'-5"
20"	5'-0"	5'-0"	6'-0"	6'-0"	5'-0"	4'-0"
24"	6'-0"	6'-0"	7'-0"	7'-0"	5'-0"	5'-0"
30"	7'-6"	7'-6"	8'-0"	8'-0"	6'-3"	6'-3"

FITTING SIZE	REDUCERS & 22 1/2° BENDS		11 1/4° BENDS	
	A	B	A	B
4"	1'-7"	0'-6"	0'-6"	0'-6"
6"	1'-9"	0'-10"	1'-0"	0'-6"
8"	1'-9"	1'-6"	1'-0"	1'-0"
10"	2'-2"	1'-11"	1'-6"	1'-0"
12"	2'-7"	2'-3"	2'-0"	1'-0"
14"	3'-5"	2'-5"	2'-0"	1'-6"
20"	3'-6"	3'-0"	3'-0"	2'-0"
24"	4'-6"	3'-0"	3'-0"	3'-0"
30"	4'-9"	4'-6"	3'-3"	3'-3"


3/4 x PIPE DIA.
B
B/3 (18" MIN.)
A

NOT TO SCALE

GENERAL NOTES:

1. BEARING SURFACE AREAS SHOWN IN CHART ARE MINIMUM.
2. BASED ON 150 P.S.I. INTERNAL PIPE OPERATING PRESSURE.
3. SOIL BEARING CAPACITY = 1000 LB./SQ. FT.
4. ALL FITTINGS TO BE WRAPPED WITH POLYETHYLENE (MINIMUM 8 MIL.).
5. 4500 psi CONCRETE. SEE SECTION 800.

THESE DETAILS ARE PROVIDED FOR STANDARDIZATION PURPOSES ONLY. THIS DETAIL REPRESENTS MINIMUM DESIGN STANDARDS WHICH MAY REQUIRE UPGRADING FOR SPECIFIC APPLICATIONS.

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TYPICAL THRUST BLOCK
DIMENSIONS
SHEET 2 OF 2

DATE: JANUARY 2019 | SHEET 400-44

D2C ARCHITECTS

D2C ARCHITECTS, INC.
DENVER, COLORADO

CIVIL RESOURCES

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

MARK	DESCRIPTION	DATE	APPR

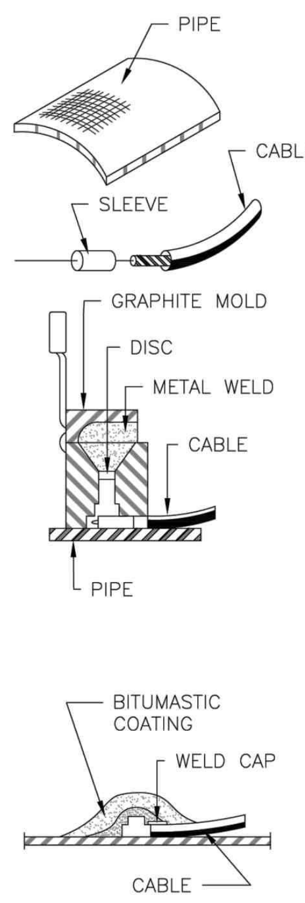
DESIGN BY: RJJ
D2C PROJECT NUMBER 202421
DRAWN BY: RJJ
CKD BY: JAB
SBMT BY: Approver
PLOT DATE: 5/1/2025 9:55:51 AM
PLOT SCALE: N/A
SIZE: 22" x 34"
FILE NAME: 218.001.06_DETAILS
ISSUE DATE: **MAY 19, 2025**
CONSULTANTS PROJECT # 218.001.06
SOLICITATION NO.:
CONTRACT NO.:
FILE NUMBER:

FOR PERMIT

NOT FOR
CONSTRUCTION

GENERAL DETAILS - 2

SHEET IDENTIFICATION
C6.1


PIPE
CABLE
SLEEVE
GRAPHITE MOLD
DISC
METAL WELD
CABLE
PIPE
BITUMASTIC COATING
WELD CAP
CABLE

PROCEDURE:

1. FILE STRUCTURE TO BARE METAL AND CLEAN SURFACE.
2. STRIP INSULATION FROM WIRE AND ATTACH SLEEVE.
3. HOLD MOLD FIRMLY WITH OPENING AWAY FROM OPERATOR. IGNITE WITH FLINT GUN.
4. REMOVE SLAG FROM CONNECTION WITH CHIPPING HAMMER.
5. REPLACE/REPAIR EPOXY COATING. COVER WITH WELD CAP. COVER CONNECTION WITH BITUMASTIC COATING OVER ALL EXPOSED METAL.

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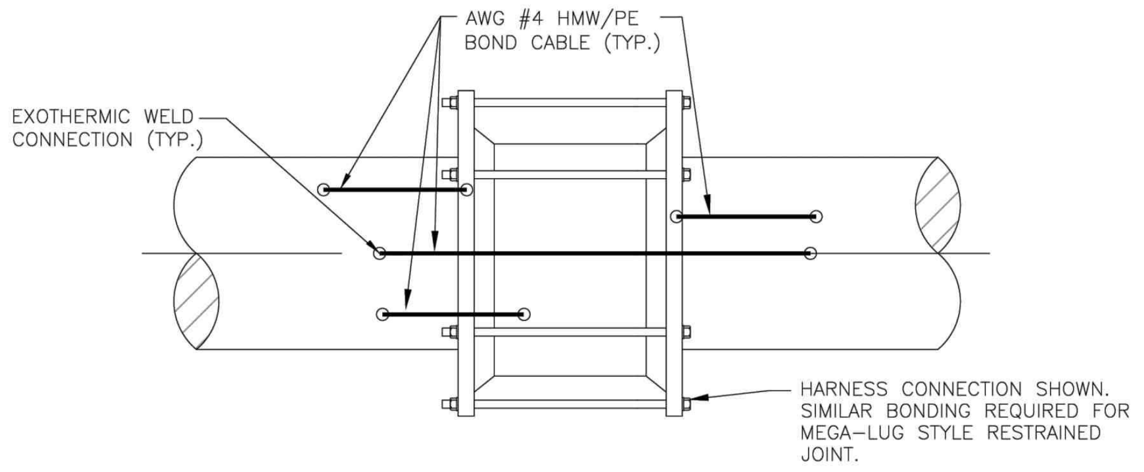
EXOTHERMIC WELD DETAIL
DATE: JANUARY 2019
SHEET 400-45


AWG #4 HMW/PE BOND CABLE (TYP.)
EXOTHERMIC WELD CONNECTION (TYP.)
HARNESS CONNECTION SHOWN. SIMILAR BONDING REQUIRED FOR MEGA-LUG STYLE RESTRAINED JOINT.

NOTES:

1. BONDING NOT REQUIRED ON INSULATING COUPLINGS.
2. INSTALL POLYETHYLENE WRAP.

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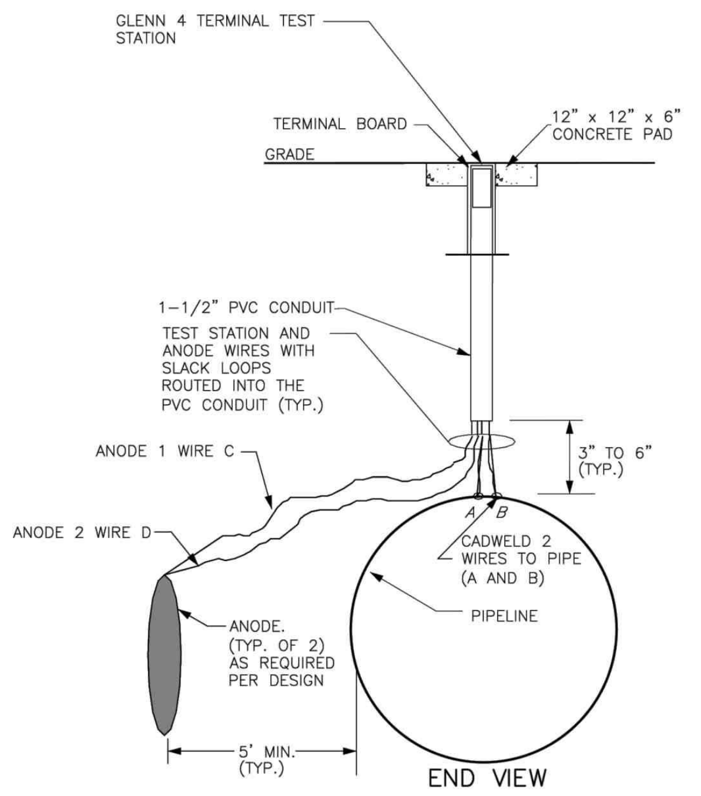
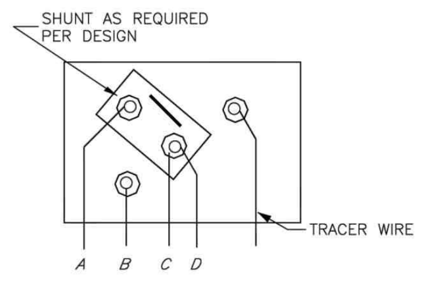
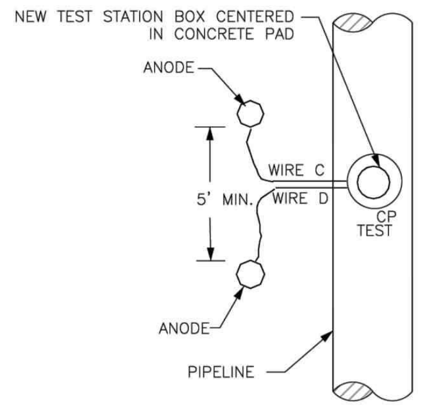
JOINT BONDING-RESTRAINTED DIP JOINT DETAIL
DATE: JANUARY 2019
SHEET W400-46


GLENN 4 TERMINAL TEST STATION
TERMINAL BOARD
12" x 12" x 6" CONCRETE PAD
GRADE
1-1/2" PVC CONDUIT
TEST STATION AND ANODE WIRES WITH SLACK LOOPS ROUTED INTO THE PVC CONDUIT (TYP.)
ANODE 1 WIRE C
ANODE 2 WIRE D
3" TO 6" (TYP.)
A
B
CADWELD 2 WIRES TO PIPE (A AND B)
PIPELINE
ANODE. (TYP. OF 2) AS REQUIRED PER DESIGN
5' MIN. (TYP.)

END VIEW


SHUNT AS REQUIRED PER DESIGN
TRACER WIRE
A
B
C
D

TERMINAL BOARD WIRING DETAIL


NEW TEST STATION BOX CENTERED IN CONCRETE PAD
ANODE
WIRE C
WIRE D
5' MIN.
CP TEST
ANODE
PIPELINE

PLAN

NOTES:

1. A MINIMUM OF 3 FEET OF SLACK SHALL BE PROVIDED FOR ALL WIRES INSIDE THE TEST STATION BOX.
2. A MINIMUM OF 6 INCHES OF SLACK SHALL BE PROVIDED FOR ALL WIRES AT THE BOTTOM OF THE 2" PVC CONDUIT.
3. THE 2" PVC CONDUIT SHALL EXTEND APPROXIMATELY 3 INCHES INTO THE TEST STATION BOX.
4. TWO ANODES SHALL BE PROVIDED. ANODES MAY BE INSTALLED VERTICALLY OR HORIZONTALLY IN NATIVE SOILS (NOT IMPORTED OR SELECT BACKFILL SUCH AS SQEEGEE OR SAND).
5. WIRES A, B = #12 AWG TYPE RHW, COPPER (RED)
   WIRES C, D = #10 AWG SOLID TYPE RHW OR TYPE USE, COPPER (BLACK)

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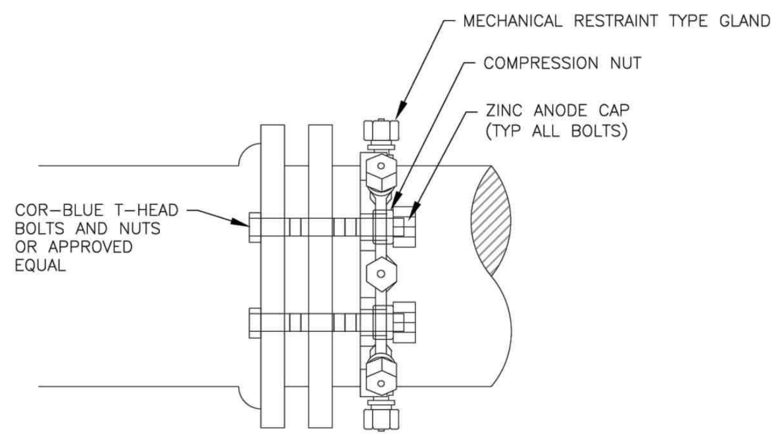
TYPE 1 - TEST STATION WITH 2 ANODES
DATE: JANUARY 2019
SHEET W400-47


MECHANICAL RESTRAINT TYPE GLAND
COMPRESSION NUT
ZINC ANODE CAP (TYP ALL BOLTS)
COR-BLUE T-HEAD BOLTS AND NUTS OR APPROVED EQUAL

NOTES:

- COR-BLUE (OR APPROVED EQUAL) BOLTS AND NUTS ON ALL FITTINGS, MEGALUGS, HARNESS RESTRAINTS, ETC.
- CORE-BLUE RODS AND NUTS ARE REQUIRED ON ALL RESTRAINTS
- SPECIFY NUMBER OF POINTS OF RESTRAINT
- MEGA LUG BY EBAA IRON OR APPROVED EQUAL

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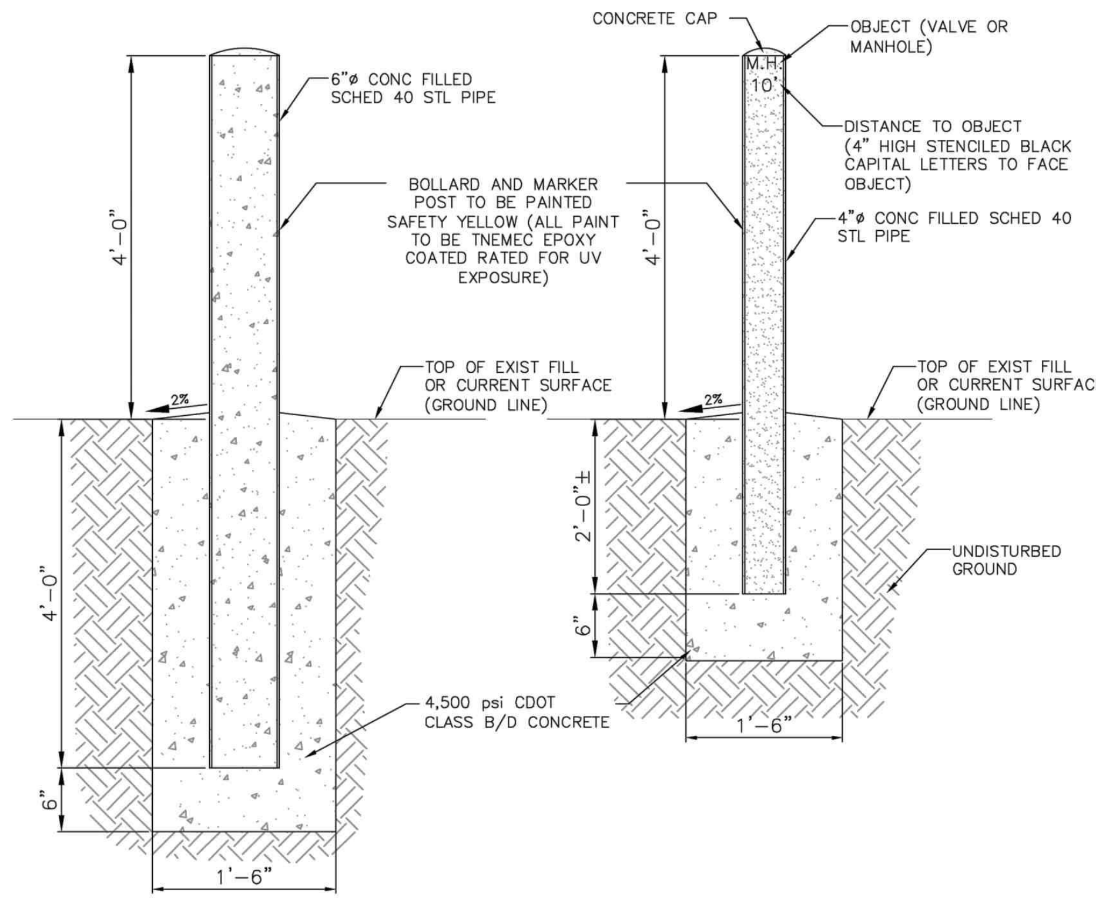
CONNECTION BOLTS & ZINC ANODE CAP
DATE: JANUARY 2019
SHEET W400-48


CONCRETE CAP
OBJECT (VALVE OR MANHOLE)
M.H.
10'
6"ø CONC FILLED SCHED 40 STL PIPE
DISTANCE TO OBJECT (4" HIGH STENCILED BLACK CAPITAL LETTERS TO FACE OBJECT)
BOLLARD AND MARKER POST TO BE PAINTED SAFETY YELLOW (ALL PAINT TO BE TNEMEC EPOXY COATED RATED FOR UV EXPOSURE)
4"ø CONC FILLED SCHED 40 STL PIPE
4'-0"
4'-0"
2%
2%
TOP OF EXIST FILL OR CURRENT SURFACE (GROUND LINE)
TOP OF EXIST FILL OR CURRENT SURFACE (GROUND LINE)
2'-0"±
UNDISTURBED GROUND
6"
4'-0"
4,500 psi CDOT CLASS B/D CONCRETE
1'-6"
6"
1'-6"

NOTES:

1. BOLLARD DETAIL USED TO PROTECT OBJECTS SUCH AS FIRE HYDRANTS, SAMPLING STATIONS, ETC.
2. MARKER POST DETAIL USED FOR LOCATING MANHOLES, VALVE BOXES NOT INSTALLED IN CONCRETE OR ASPHALT.

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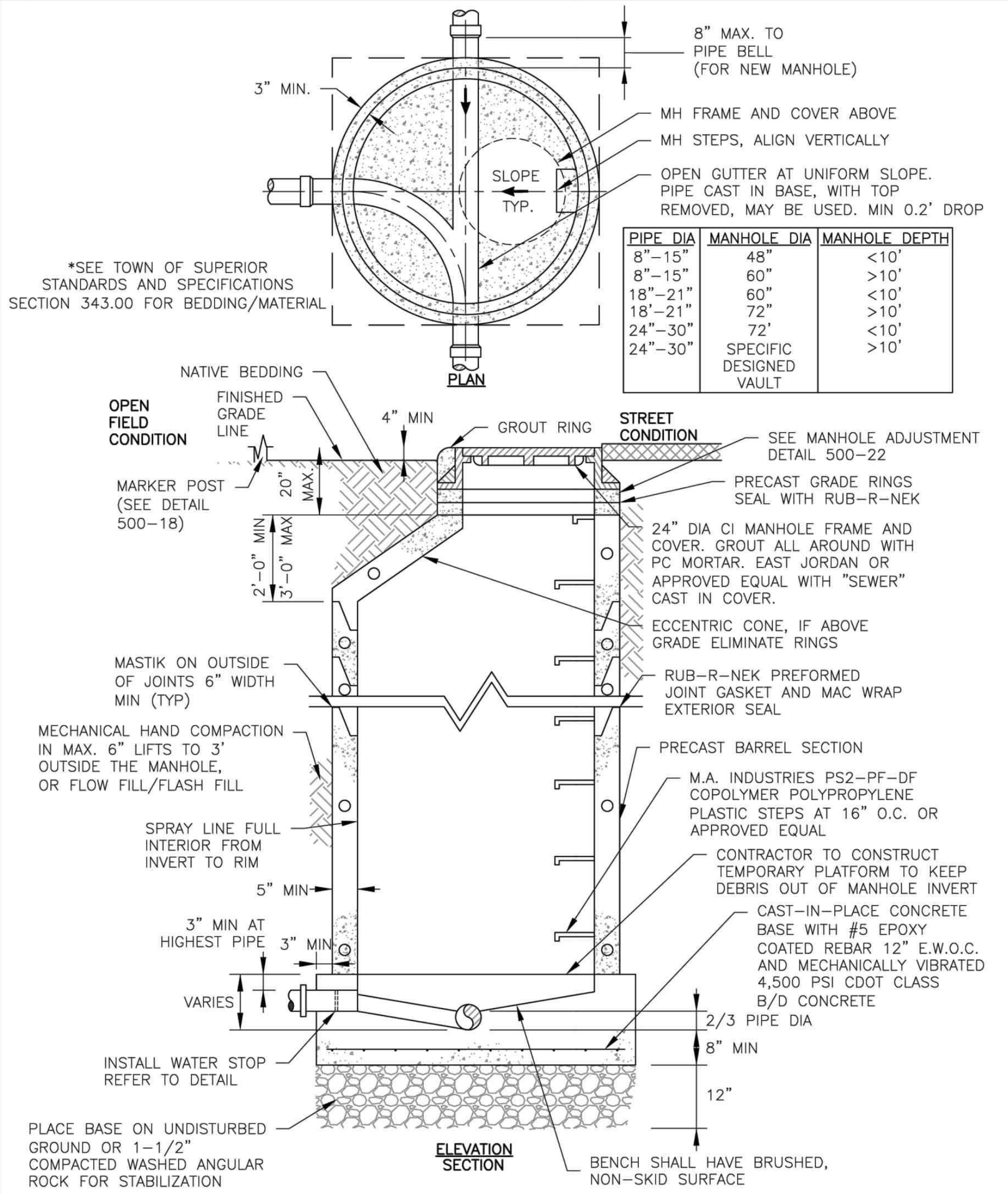
BOLLARD DETAIL
DATE: JANUARY 2019
SHEET 400-49


8" MAX. TO PIPE BELL (FOR NEW MANHOLE)
3" MIN.
MH FRAME AND COVER ABOVE
MH STEPS, ALIGN VERTICALLY
SLOPE TYP.
OPEN GUTTER AT UNIFORM SLOPE. PIPE CAST IN BASE, WITH TOP REMOVED, MAY BE USED. MIN 0.2' DROP
*SEE TOWN OF SUPERIOR STANDARDS AND SPECIFICATIONS SECTION 343.00 FOR BEDDING/MATERIAL
PLAN
NATIVE BEDDING
OPEN FIELD CONDITION
FINISHED GRADE LINE
4" MIN
GROUT RING
STREET CONDITION
SEE MANHOLE ADJUSTMENT DETAIL 500-22
MARKER POST (SEE DETAIL 500-18)
20" MAX.
PRECAST GRADE RINGS SEAL WITH RUB-R-NEK
2'-0" MIN
3'-0" MAX
24" DIA CI MANHOLE FRAME AND COVER. GROUT ALL AROUND WITH PC MORTAR. EAST JORDAN OR APPROVED EQUAL WITH "SEWER" CAST IN COVER.
ECCENTRIC CONE, IF ABOVE GRADE ELIMINATE RINGS
MASTIK ON OUTSIDE OF JOINTS 6" WIDTH MIN (TYP)
RUB-R-NEK PREFORMED JOINT GASKET AND MAC WRAP EXTERIOR SEAL
MECHANICAL HAND COMPACTION IN MAX. 6" LIFTS TO 3' OUTSIDE THE MANHOLE, OR FLOW FILL/FLASH FILL
PRECAST BARREL SECTION
M.A. INDUSTRIES PS2-PF-DF COPOLYMER POLYPROPYLENE PLASTIC STEPS AT 16" O.C. OR APPROVED EQUAL
SPRAY LINE FULL INTERIOR FROM INVERT TO RIM
CONTRACTOR TO CONSTRUCT TEMPORARY PLATFORM TO KEEP DEBRIS OUT OF MANHOLE INVERT
5" MIN
3" MIN AT HIGHEST PIPE
3" MIN
CAST-IN-PLACE CONCRETE BASE WITH #5 EPOXY COATED REBAR 12" E.W.O.C. AND MECHANICALLY VIBRATED 4,500 PSI CDOT CLASS B/D CONCRETE
VARIES
2/3 PIPE DIA
8" MIN
INSTALL WATER STOP REFER TO DETAIL
12"
PLACE BASE ON UNDISTURBED GROUND OR 1-1/2" COMPACTED WASHED ANGULAR ROCK FOR STABILIZATION
ELEVATION SECTION
BENCH SHALL HAVE BRUSHED, NON-SKID SURFACE

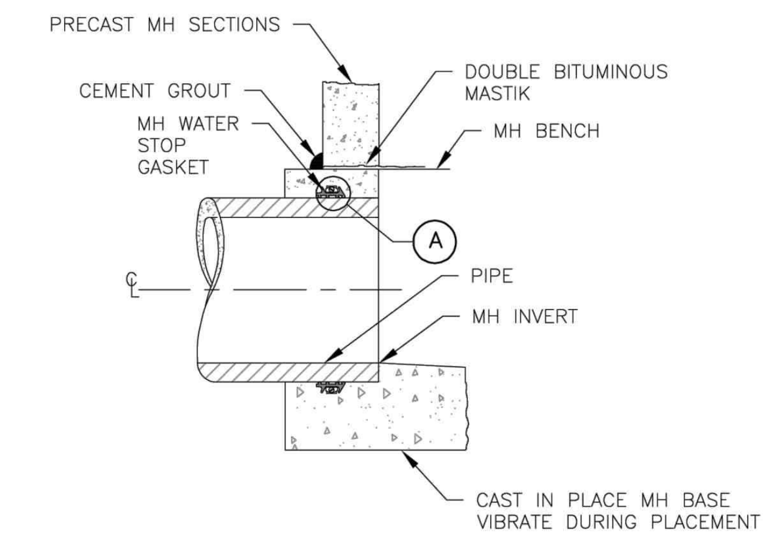
PIPE DIA	MANHOLE DIA	MANHOLE DEPTH
8"-15"	48"	<10'
8"-15"	60"	>10'
18"-21"	60"	<10'
18'-21"	72"	>10'
24"-30"	72'	<10'
24"-30"	SPECIFIC DESIGNED VAULT	>10'

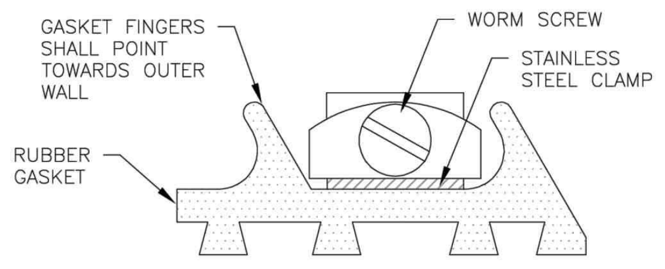
THESE DETAILS ARE PROVIDED FOR STANDARDIZATION PURPOSES ONLY. THIS DETAIL REPRESENTS MINIMUM DESIGN STANDARDS WHICH MAY REQUIRE UPGRADING FOR SPECIFIC APPLICATIONS.

N.T.S.

Town of Superior
Gateway to Boulder Valley

STANDARD PRECAST CONCRETE MANHOLE WITH CAST IN PLACE MANHOLE BASE
DATE: JANUARY 2019
SHEET 500-1


PRECAST MH SECTIONS
CEMENT GROUT
DOUBLE BITUMINOUS MASTIK
MH WATER STOP GASKET
MH BENCH
A
℄
PIPE
MH INVERT
CAST IN PLACE MH BASE VIBRATE DURING PLACEMENT


GASKET FINGERS SHALL POINT TOWARDS OUTER WALL
WORM SCREW
STAINLESS STEEL CLAMP
RUBBER GASKET

Ⓐ MH WATER STOP GASKET DETAIL

NOTES:

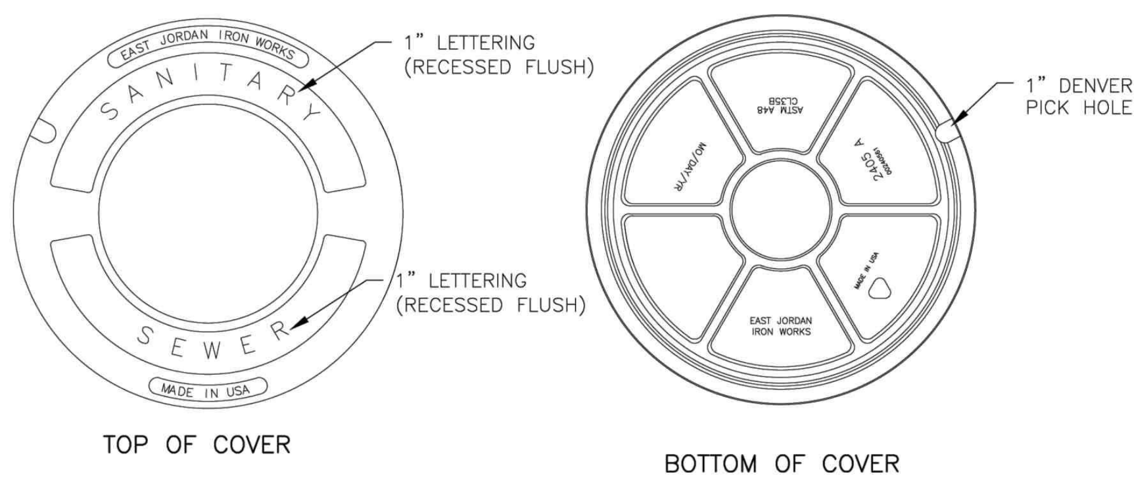
1. PLACE STOP ON PIPE NEAR CENTER OF MANHOLE WALL.
2. TIGHTEN STEEL BAND TO ASSURE POSITIVE SEAL AGAINST PIPE OUTSIDE.

THESE DETAILS ARE PROVIDED FOR STANDARDIZATION PURPOSES ONLY. THIS DETAIL REPRESENTS MINIMUM DESIGN STANDARDS WHICH MAY REQUIRE UPGRADING FOR SPECIFIC APPLICATIONS.

N.T.S.

Town of Superior
Gateway to Boulder Valley

MANHOLE PIPE WATER STOP GASKET
DATE: JANUARY 2019
SHEET 500-5


EAST JORDAN IRON WORKS
SANITARY
SEWER
MADE IN USA
1" LETTERING (RECESSED FLUSH)
1" LETTERING (RECESSED FLUSH)
ASTM A48 CL35B
MO/DAY/YR
2405 A
00240561
MADE IN USA
EAST JORDAN IRON WORKS
1" DENVER PICK HOLE

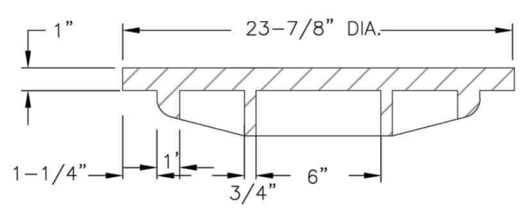
TOP OF COVER

BOTTOM OF COVER

NOTES:

COVER: GRAY IRON ASTM A48 CL35 B
LOAD RATING: H-20
COVER: 135 LBS 61kg
PRODUCT NUMBER 00240561
MACHINED SURFACE

EAST JORDAN IRON WORKS #2405A
PRODUCT #240562 OR APPROVED EQUAL


1"
23-7/8" DIA.
1-1/4"
1'
3/4"
6"

SECTION OF COVER

THESE DETAILS ARE PROVIDED FOR STANDARDIZATION PURPOSES ONLY. THIS DETAIL REPRESENTS MINIMUM DESIGN STANDARDS WHICH MAY REQUIRE UPGRADING FOR SPECIFIC APPLICATIONS.

N.T.S.

Town of Superior
Gateway to Boulder Valley

SANITARY SEWER MANHOLE LID
DATE: JANUARY 2019
SHEET 500-6

D2C ARCHITECTS
D2C ARCHITECTS, INC.
DENVER, COLORADO

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

MARK	DESCRIPTION	DATE	APPR

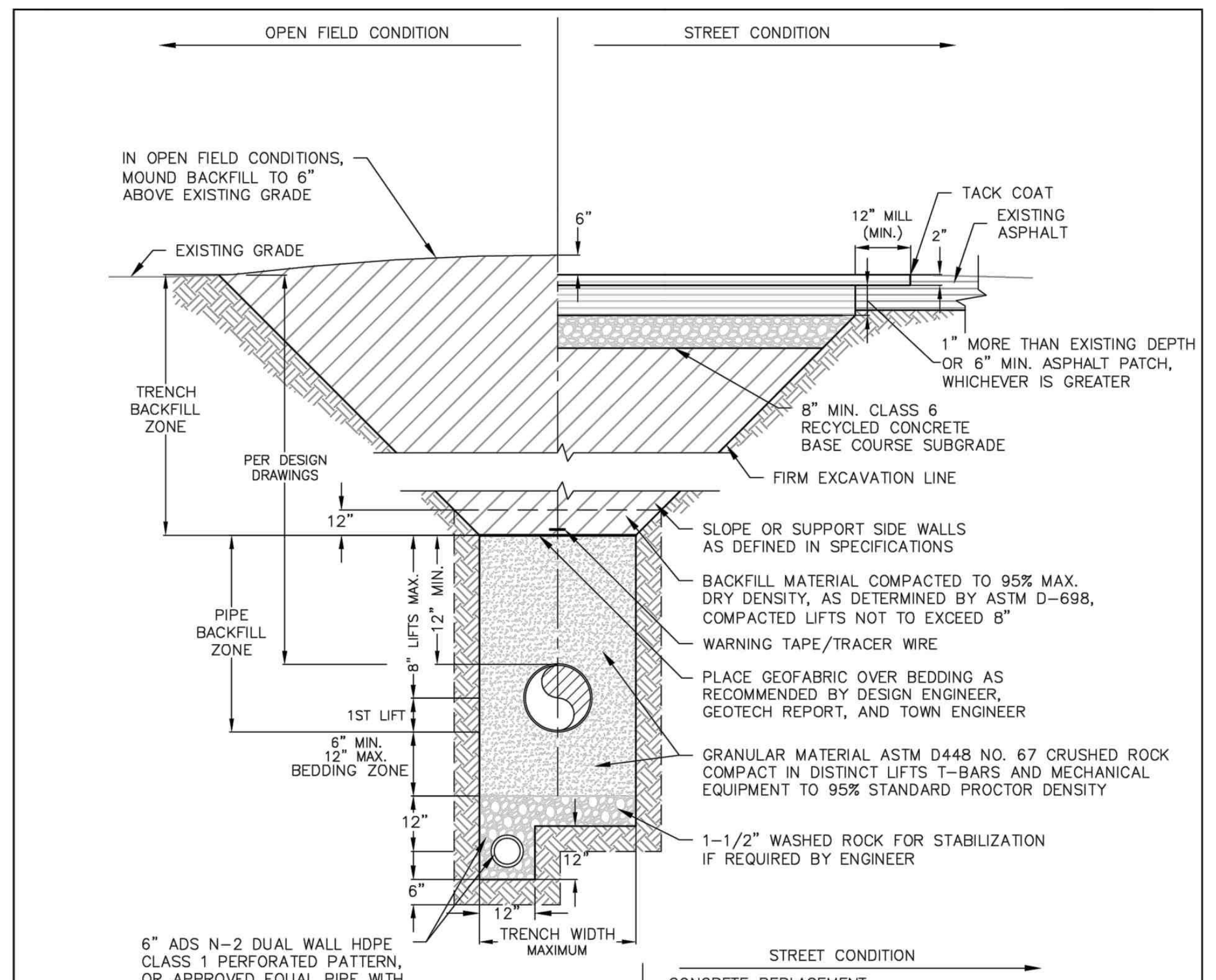
DESIGN BY: RJJ
ISSUE DATE: **MAY 19, 2025**
D2C PROJECT NUMBER 202421
CONSULTANTS PROJECT # 218.001.06
DRAWN BY: RJJ
CKD BY: JAB
SOLICITATION NO.:
SBMT BY: Approver
PLOT DATE: 5/1/2025 9:55:51 AM
CONTRACT NO.:
PLOT SCALE: N/A
FILE NUMBER:
SIZE: 22" x 34"
FILE NAME: 218.001.06_DETAILS

FOR PERMIT

NOT FOR CONSTRUCTION

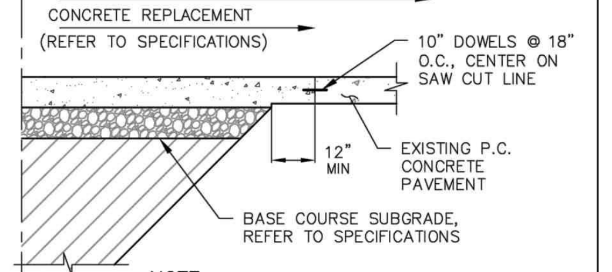
GENERAL DETAILS - 3

SHEET IDENTIFICATION
C6.2


OPEN FIELD CONDITION
STREET CONDITION
IN OPEN FIELD CONDITIONS, MOUND BACKFILL TO 6" ABOVE EXISTING GRADE
EXISTING GRADE
6"
12" MILL (MIN.)
2"
TACK COAT
EXISTING ASPHALT
1" MORE THAN EXISTING DEPTH OR 6" MIN. ASPHALT PATCH, WHICHEVER IS GREATER
TRENCH BACKFILL ZONE
8" MIN. CLASS 6 RECYCLED CONCRETE BASE COURSE SUBGRADE
PER DESIGN DRAWINGS
FIRM EXCAVATION LINE
12"
SLOPE OR SUPPORT SIDE WALLS AS DEFINED IN SPECIFICATIONS
PIPE BACKFILL ZONE
8" LIFTS MAX.
12" MIN.
BACKFILL MATERIAL COMPACTED TO 95% MAX. DRY DENSITY, AS DETERMINED BY ASTM D-698, COMPACTED LIFTS NOT TO EXCEED 8"
WARNING TAPE/TRACER WIRE
PLACE GEOFABRIC OVER BEDDING AS RECOMMENDED BY DESIGN ENGINEER, GEOTECH REPORT, AND TOWN ENGINEER
1ST LIFT
6" MIN. 12" MAX. BEDDING ZONE
GRANULAR MATERIAL ASTM D448 NO. 67 CRUSHED ROCK COMPACT IN DISTINCT LIFTS T-BARS AND MECHANICAL EQUIPMENT TO 95% STANDARD PROCTOR DENSITY
12"
1-1/2" WASHED ROCK FOR STABILIZATION IF REQUIRED BY ENGINEER
12"
6"
12"
TRENCH WIDTH MAXIMUM

6" ADS N-2 DUAL WALL HDPE CLASS 1 PERFORATED PATTERN, OR APPROVED EQUAL PIPE WITH SEAL TIGHT JOINTS WITH 12" MIN GRANULAR MATERIAL ASTM D448 NO. 67 CRUSHED ROCK

PIPE DIAMETER (INCHES)	MAXIMUM TRENCH WIDTH (INCHES)
4	22
6	24
8	26
10	28
12	30
15	36
18	40
21	44
24	48
27	52
30	56
33	60
36	68


STREET CONDITION
CONCRETE REPLACEMENT
(REFER TO SPECIFICATIONS)
10" DOWELS @ 18" O.C., CENTER ON SAW CUT LINE
12" MIN
EXISTING P.C. CONCRETE PAVEMENT
BASE COURSE SUBGRADE, REFER TO SPECIFICATIONS

NOTE:

INSTALL DOWELS AT ALL SAWCUTS AND/OR WHEN MORE THAN 45 MINUTES ELAPSES BETWEEN PLACING ANY TWO CONSECUTIVE BATCHES OF CONCRETE.

THESE DETAILS ARE PROVIDED FOR STANDARDIZATION PURPOSES ONLY. THIS DETAIL REPRESENTS MINIMUM DESIGN STANDARDS WHICH MAY REQUIRE UPGRADING FOR SPECIFIC APPLICATIONS. N.T.S.

Town of Superior
Gateway to Boulder Valley©

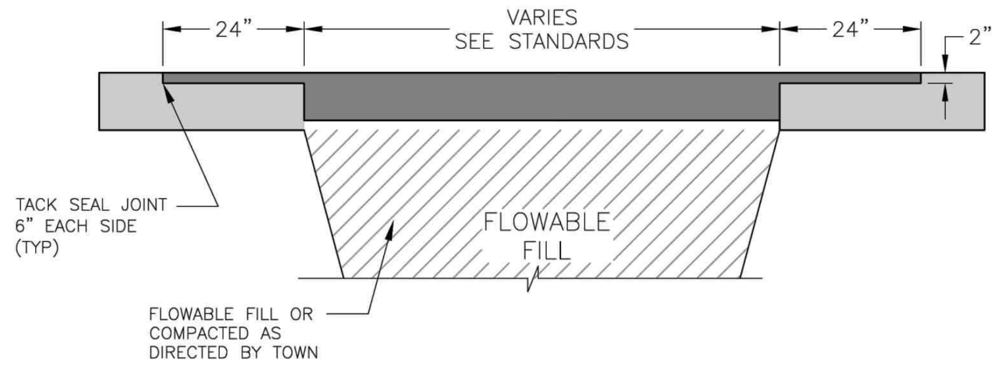
TYPICAL TRENCH PIPE BEDDING

DATE: JANUARY 2019 | SHEET 500-8

STREET CLASSIFICATION	MINIMUM ASPHALT PATCH THICKNESS — ZONING: INDUSTRIAL THICKNESS	INDUSTRIAL LIFTS	ALL OTHER THICKNESS	ALL OTHER LIFTS
ARTERIAL	11"	3	11"	3
COLLECTOR	7"	2	7"	2
LOCAL	6"	2	6"	2

Asphalt Patch

HMA OVER CDOT FLOW FILL, OR FOAMED FLASH FILL WITH 2" MILL AND OVERLAY 2' WIDER THAN FULL DEPTH PATCH ON BOTH SIDES


24"
VARIES SEE STANDARDS
24"
2"
TACK SEAL JOINT 6" EACH SIDE (TYP)
FLOWABLE FILL
FLOWABLE FILL OR COMPACTED AS DIRECTED BY TOWN

NOTES:

1. PATCHBACK IS TO BE USED ON EXISTING ROADWAYS.
2. CDOT FLOW FILL, OR FOAM FLASH FILL FOR TRENCH BACKFILL.
3. PAVEMENT CUTS WILL NOT BE ALLOWED WITHOUT TOWN ENGINEER APPROVAL WITHIN SEVEN (7) YEARS AFTER A STREET HAS BEEN CONSTRUCTED, RECONSTRUCTED, OR OVERLAID. EMERGENCY REPAIRS ARE EXEMPT.
4. SEE ALSO STANDARD STREET SECTION DETAIL.

   MAXIMUM LIFT DEPTH – 5"
   MINIMUM LIFT DEPTH – 2"

   THICKNESS OF EACH LIFT BELOW THE TOP SHALL NOT VARY MORE THAN 3/8", TOP LIFT SHALL BE GRADE SX HOT BITUMINOUS PAVEMENT.
   FINISH SURFACE TOLERANCE SHALL NOT EXCEED 3/16" IN ANY DIRECTION WHEN CHECKED WITH 10 FOOT STRAIGHT EDGE. FINISHED SURFACE SHALL BE RAKED FREE OF AGGREGATE PRIOR TO COMPACTION EQUIPMENT BEING USED

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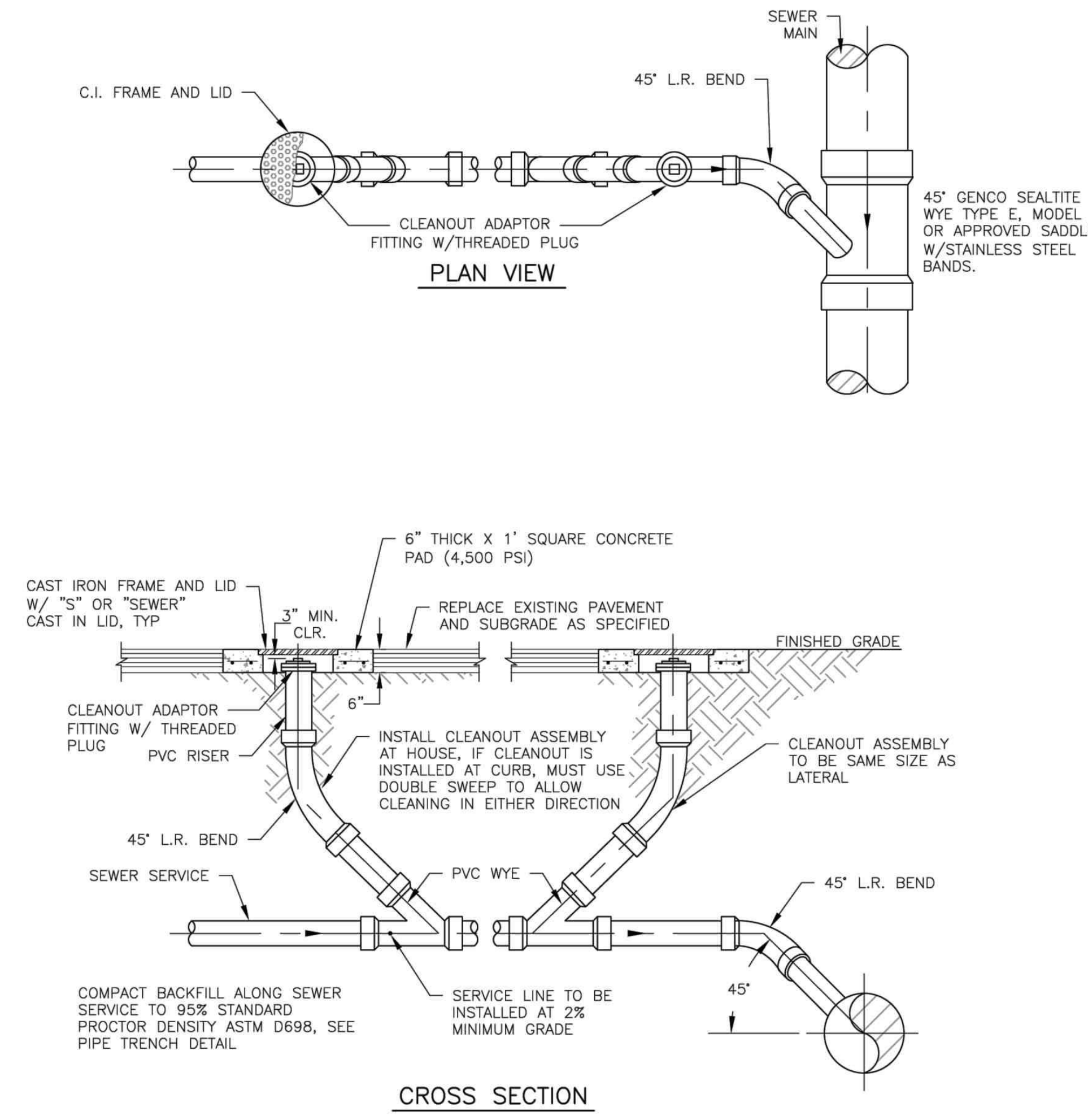
Gateway to Boulder Valley©

SANITARY SEWER TRENCH PATCHBACK DETAIL

DATE: JANUARY 2019 | SHEET 500-8a

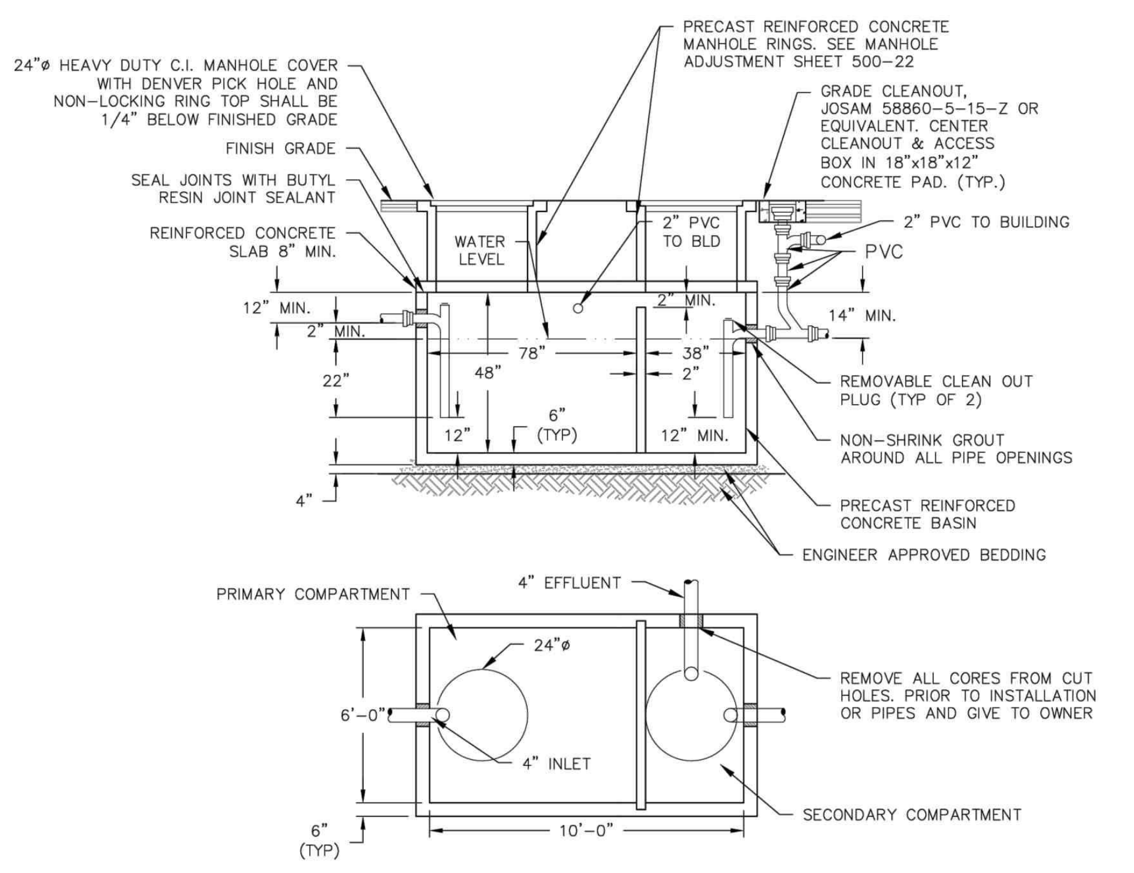

SEWER MAIN
45° L.R. BEND
C.I. FRAME AND LID
CLEANOUT ADAPTOR FITTING W/THREADED PLUG
45° GENCO SEALTITE WYE TYPE E, MODEL 26 OR APPROVED SADDLE W/STAINLESS STEEL BANDS.
PLAN VIEW
6" THICK X 1' SQUARE CONCRETE PAD (4,500 PSI)
CAST IRON FRAME AND LID W/ "S" OR "SEWER" CAST IN LID, TYP
3" MIN. CLR.
REPLACE EXISTING PAVEMENT AND SUBGRADE AS SPECIFIED
FINISHED GRADE
CLEANOUT ADAPTOR FITTING W/ THREADED PLUG
6"
PVC RISER
INSTALL CLEANOUT ASSEMBLY AT HOUSE, IF CLEANOUT IS INSTALLED AT CURB, MUST USE DOUBLE SWEEP TO ALLOW CLEANING IN EITHER DIRECTION
CLEANOUT ASSEMBLY TO BE SAME SIZE AS LATERAL
45° L.R. BEND
SEWER SERVICE
PVC WYE
45° L.R. BEND
45°
COMPACT BACKFILL ALONG SEWER SERVICE TO 95% STANDARD PROCTOR DENSITY ASTM D698, SEE PIPE TRENCH DETAIL
SERVICE LINE TO BE INSTALLED AT 2% MINIMUM GRADE
CROSS SECTION

THESE DETAILS ARE PROVIDED FOR STANDARDIZATION PURPOSES ONLY. THIS DETAIL REPRESENTS MINIMUM DESIGN STANDARDS WHICH MAY REQUIRE UPGRADING FOR SPECIFIC APPLICATIONS. N.T.S.

Town of Superior
Gateway to Boulder Valley©

STANDARD CLEAN-OUT SERVICE LINE DETAIL

DATE: MAY 2023 | SHEET 500-10


24"ø HEAVY DUTY C.I. MANHOLE COVER WITH DENVER PICK HOLE AND NON-LOCKING RING TOP SHALL BE 1/4" BELOW FINISHED GRADE
FINISH GRADE
SEAL JOINTS WITH BUTYL RESIN JOINT SEALANT
REINFORCED CONCRETE SLAB 8" MIN.
PRECAST REINFORCED CONCRETE MANHOLE RINGS. SEE MANHOLE ADJUSTMENT SHEET 500-22
GRADE CLEANOUT, JOSAM 58860-5-15-Z OR EQUIVALENT. CENTER CLEANOUT & ACCESS BOX IN 18"x18"x12" CONCRETE PAD. (TYP.)
2" PVC TO BUILDING
PVC
WATER LEVEL
2" PVC TO BLD
12" MIN.
2" MIN.
2" MIN.
14" MIN.
78"
38"
2"
48"
22"
6" (TYP)
12"
12" MIN.
4"
REMOVABLE CLEAN OUT PLUG (TYP OF 2)
NON-SHRINK GROUT AROUND ALL PIPE OPENINGS
PRECAST REINFORCED CONCRETE BASIN
ENGINEER APPROVED BEDDING
PRIMARY COMPARTMENT
4" EFFLUENT
24"ø
6'-0"
4" INLET
REMOVE ALL CORES FROM CUT HOLES. PRIOR TO INSTALLATION OR PIPES AND GIVE TO OWNER
SECONDARY COMPARTMENT
6" (TYP)
10'-0"

NOTES:

1. SEAL ALL PIPE PENETRATIONS WATER TIGHT.
2. SEE PLANS FOR PIPE SIZES.
3. SECONDARY COMPARTMENT HOLDS 1/3 OF TOTAL CAPACITY.
4. ALL PIPE FITTINGS TO BE CAST IRON.
5. FOR SIZE AND CAPACITY SEE RULES AND REGULATIONS WITH DESIGN STANDARDS AND SPECIFICATIONS 519.00.
6. FOR BEDDING MATERIALS SEE TOWN OF SUPERIOR STANDARDS AND SPECIFICATIONS 343.00.

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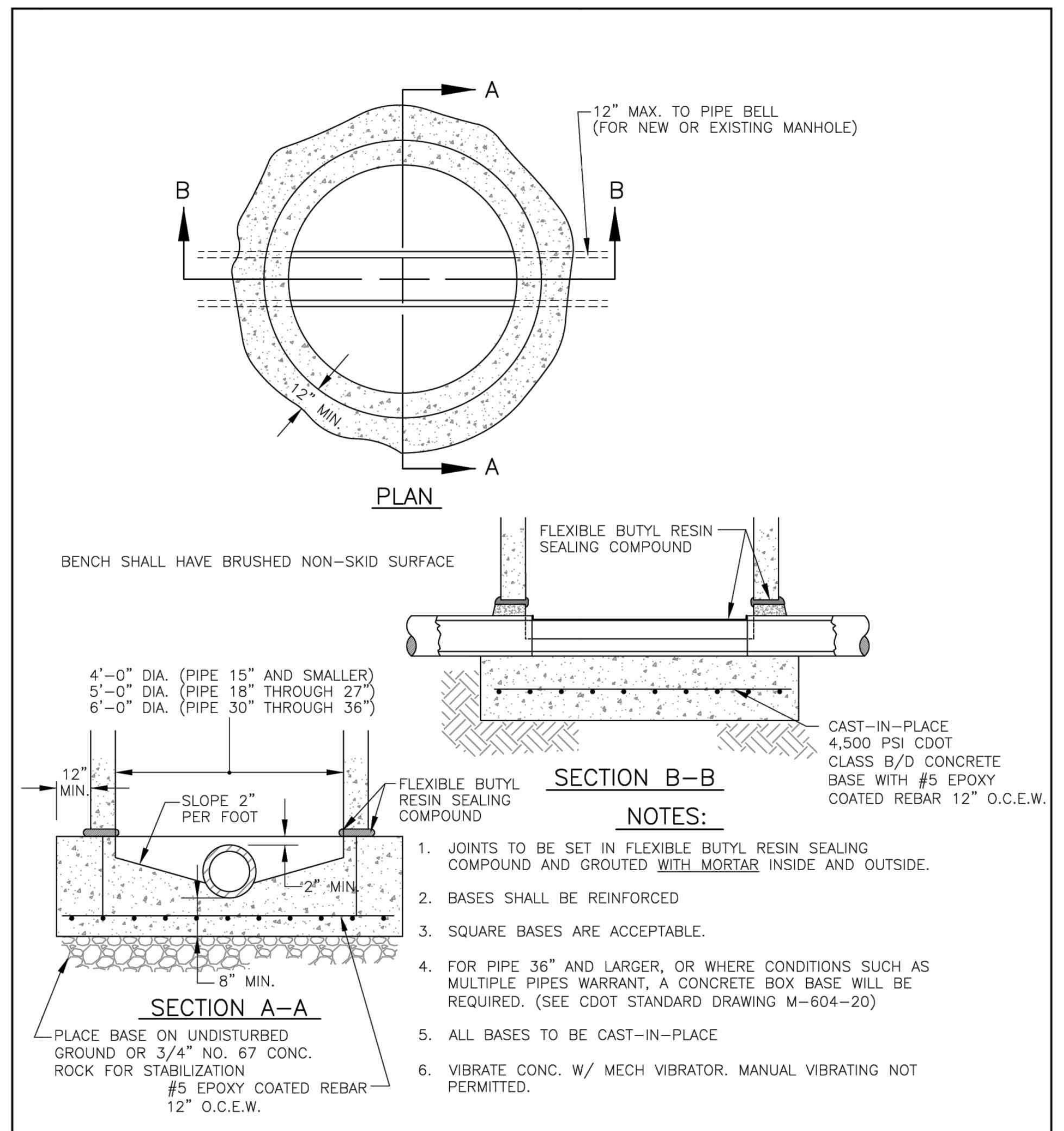
Gateway to Boulder Valley©

SAND/OIL/GREASE INTERCEPTOR

DATE: JANUARY 2019 | SHEET 500-17


A
12" MAX. TO PIPE BELL (FOR NEW OR EXISTING MANHOLE)
B
B
12" MIN.
A
PLAN
BENCH SHALL HAVE BRUSHED NON-SKID SURFACE
FLEXIBLE BUTYL RESIN SEALING COMPOUND
4'-0" DIA. (PIPE 15" AND SMALLER)
5'-0" DIA. (PIPE 18" THROUGH 27")
6'-0" DIA. (PIPE 30" THROUGH 36")
CAST-IN-PLACE 4,500 PSI CDOT CLASS B/D CONCRETE BASE WITH #5 EPOXY COATED REBAR 12" O.C.E.W.
12" MIN.
SLOPE 2" PER FOOT
FLEXIBLE BUTYL RESIN SEALING COMPOUND
SECTION B-B
2" MIN.
8" MIN.
SECTION A-A
PLACE BASE ON UNDISTURBED GROUND OR 3/4" NO. 67 CONC. ROCK FOR STABILIZATION
#5 EPOXY COATED REBAR 12" O.C.E.W.

NOTES:

1. JOINTS TO BE SET IN FLEXIBLE BUTYL RESIN SEALING COMPOUND AND GROUTED WITH MORTAR INSIDE AND OUTSIDE.
2. BASES SHALL BE REINFORCED
3. SQUARE BASES ARE ACCEPTABLE.
4. FOR PIPE 36" AND LARGER, OR WHERE CONDITIONS SUCH AS MULTIPLE PIPES WARRANT, A CONCRETE BOX BASE WILL BE REQUIRED. (SEE CDOT STANDARD DRAWING M-604-20)
5. ALL BASES TO BE CAST-IN-PLACE
6. VIBRATE CONC. W/ MECH VIBRATOR. MANUAL VIBRATING NOT PERMITTED.

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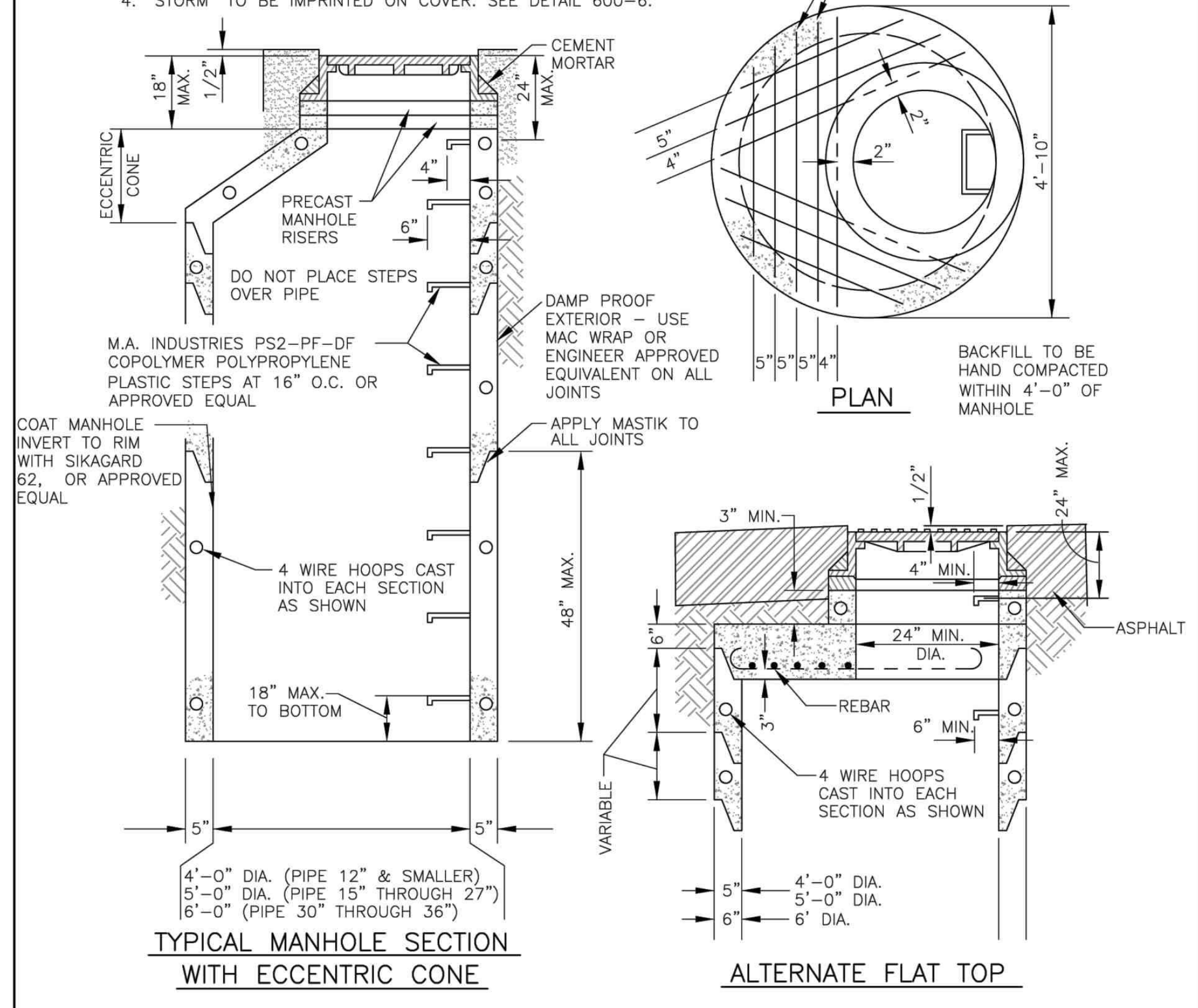
Town of Superior
Gateway to Boulder Valley©

STANDARD STORM MANHOLE BASE

DATE: JANUARY 2019 | SHEET 600-1a

NOTES:

1. ALL JOINTS TO BE SET IN FLEXIBLE BUTYL RESIN SEALING COMPOUND AND PLASTERED WITH MORTAR 5/8" THICK AND EXTENDING 4" EACH SIDE OF JOINT INSIDE AND OUTSIDE.
2. MORTAR ON RISER RINGS IS ACCEPTABLE.
3. MANHOLES INSTALLED OUTSIDE OF STREET RIGHT-OF-WAY SHALL HAVE LOCKING COVERS.
4. "STORM" TO BE IMPRINTED ON COVER. SEE DETAIL 600-6.

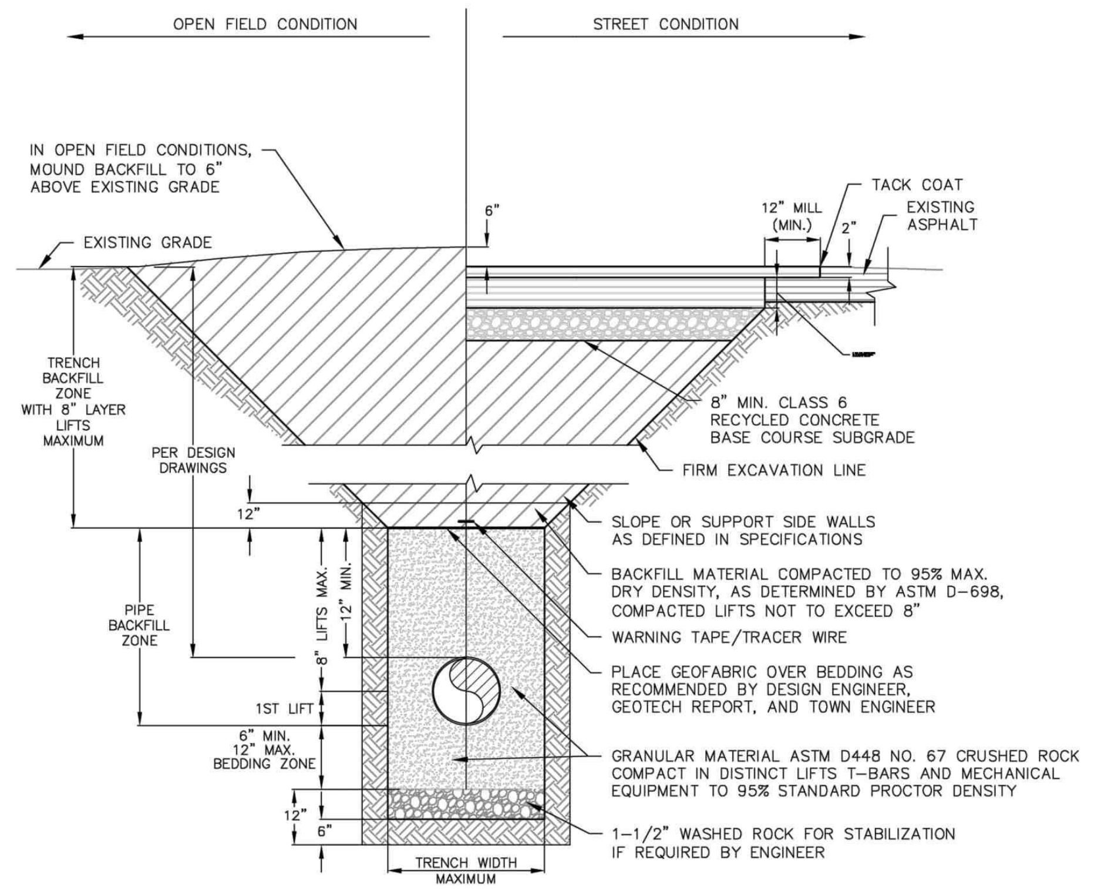

11-#5 BARS HOOKED AT EACH END
18" MAX.
1/2"
CEMENT MORTAR
24" MAX.
ECCENTRIC CONE
PRECAST MANHOLE RISERS
4"
6"
DO NOT PLACE STEPS OVER PIPE
DAMP PROOF EXTERIOR - USE MAC WRAP OR ENGINEER APPROVED EQUIVALENT ON ALL JOINTS
M.A. INDUSTRIES PS2-PF-DF COPOLYMER POLYPROPYLENE PLASTIC STEPS AT 16" O.C. OR APPROVED EQUAL
COAT MANHOLE INVERT TO RIM WITH SIKAGARD 62, OR APPROVED EQUAL
APPLY MASTIK TO ALL JOINTS
4 WIRE HOOPS CAST INTO EACH SECTION AS SHOWN
48" MAX.
18" MAX. TO BOTTOM
5"
5"
4'-0" DIA. (PIPE 12" & SMALLER)
5'-0" DIA. (PIPE 15" THROUGH 27")
6'-0" (PIPE 30" THROUGH 36")
TYPICAL MANHOLE SECTION WITH ECCENTRIC CONE
5"
4"
2"
2"
4'-10"
5" 5" 5" 4"
PLAN
BACKFILL TO BE HAND COMPACTED WITHIN 4'-0" OF MANHOLE
3" MIN.
1/2"
24" MAX.
4" MIN.
ASPHALT
6"
24" MIN. DIA.
REBAR
3"
6" MIN.
VARIABLE
4 WIRE HOOPS CAST INTO EACH SECTION AS SHOWN
5"
6"
4'-0" DIA.
5'-0" DIA.
6' DIA.
ALTERNATE FLAT TOP

THESE DETAILS ARE PROVIDED FOR STANDARDIZATION PURPOSES ONLY. THIS DETAIL REPRESENTS MINIMUM DESIGN STANDARDS WHICH MAY REQUIRE UPGRADING FOR SPECIFIC APPLICATIONS. N.T.S.

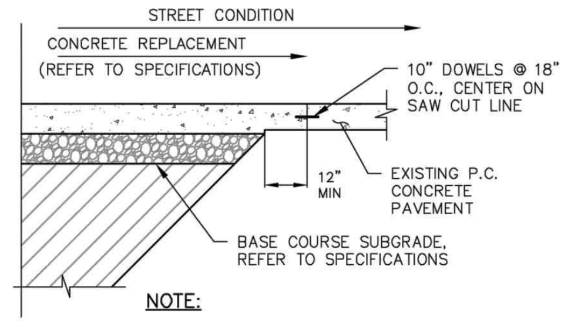
Town of Superior
Gateway to Boulder Valley©

MANHOLE BARRELS AND ALTERNATE TOPS

DATE: JANUARY 2019 | SHEET 600-2


OPEN FIELD CONDITION
STREET CONDITION
IN OPEN FIELD CONDITIONS, MOUND BACKFILL TO 6" ABOVE EXISTING GRADE
EXISTING GRADE
6"
12" MILL (MIN.)
2"
TACK COAT
EXISTING ASPHALT
TRENCH BACKFILL ZONE WITH 8" LAYER LIFTS MAXIMUM
8" MIN. CLASS 6 RECYCLED CONCRETE BASE COURSE SUBGRADE
PER DESIGN DRAWINGS
FIRM EXCAVATION LINE
12"
SLOPE OR SUPPORT SIDE WALLS AS DEFINED IN SPECIFICATIONS
PIPE BACKFILL ZONE
8" LIFTS MAX.
12" MIN.
BACKFILL MATERIAL COMPACTED TO 95% MAX. DRY DENSITY, AS DETERMINED BY ASTM D-698, COMPACTED LIFTS NOT TO EXCEED 8"
WARNING TAPE/TRACER WIRE
PLACE GEOFABRIC OVER BEDDING AS RECOMMENDED BY DESIGN ENGINEER, GEOTECH REPORT, AND TOWN ENGINEER
1ST LIFT
6" MIN. 12" MAX. BEDDING ZONE
GRANULAR MATERIAL ASTM D448 NO. 67 CRUSHED ROCK COMPACT IN DISTINCT LIFTS T-BARS AND MECHANICAL EQUIPMENT TO 95% STANDARD PROCTOR DENSITY
12"
6"
1-1/2" WASHED ROCK FOR STABILIZATION IF REQUIRED BY ENGINEER
TRENCH WIDTH MAXIMUM

PIPE DIAMETER (INCHES)	MAXIMUM TRENCH WIDTH (INCHES)
15	36
18	40
21	44
24	48
27	52
30	56
33	60
36	68
42	75
48	82
54	89
72	110


STREET CONDITION
CONCRETE REPLACEMENT
(REFER TO SPECIFICATIONS)
10" DOWELS @ 18" O.C., CENTER ON SAW CUT LINE
12" MIN
EXISTING P.C. CONCRETE PAVEMENT
BASE COURSE SUBGRADE, REFER TO SPECIFICATIONS

NOTE:

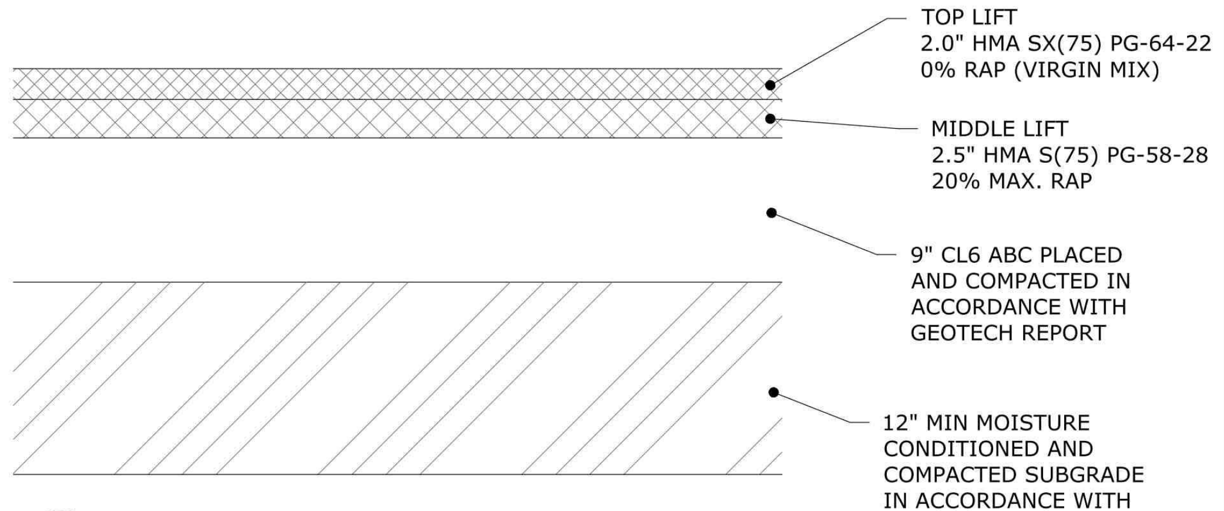
INSTALL DOWELS AT ALL SAWCUTS AND/OR WHEN MORE THAN 45 MINUTES ELAPSES BETWEEN PLACING ANY TWO CONSECUTIVE BATCHES OF CONCRETE.

THESE DETAILS ARE PROVIDED FOR STANDARDIZATION PURPOSES ONLY. THIS DETAIL REPRESENTS MINIMUM DESIGN STANDARDS WHICH MAY REQUIRE UPGRADING FOR SPECIFIC APPLICATIONS. N.T.S.

Town of Superior
Gateway to Boulder Valley©

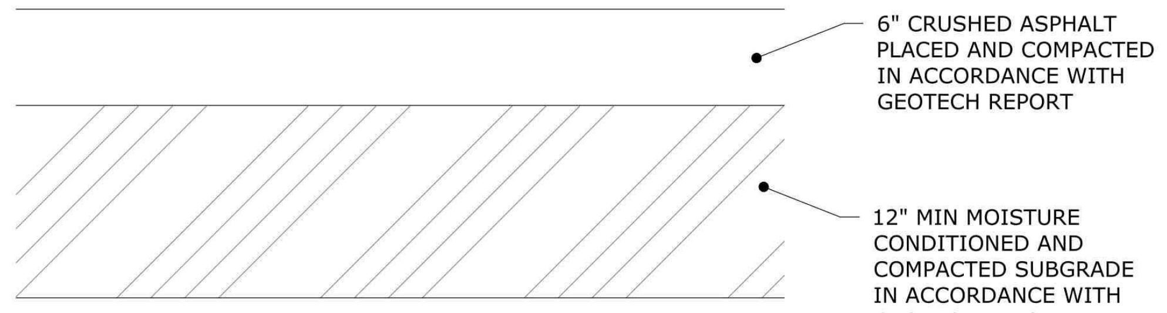
STORM SEWER TYPICAL PIPE BEDDING

DATE: JANUARY 2019 | SHEET 600-8

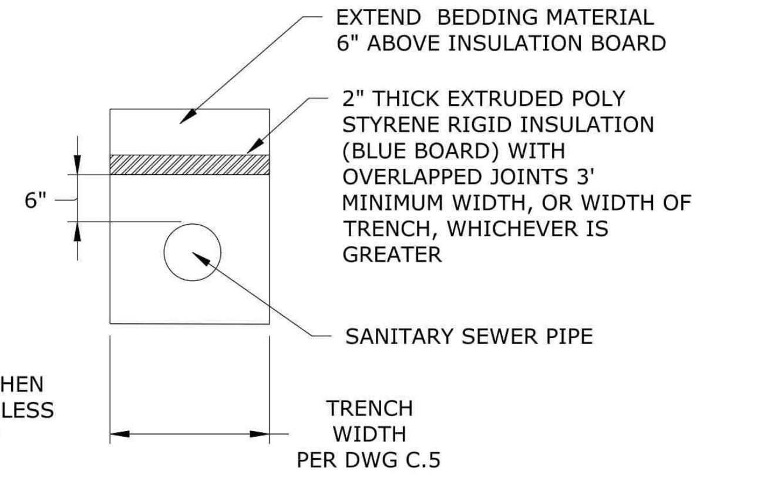

TOP LIFT 2.0" HMA SX(75) PG-64-22 0% RAP (VIRGIN MIX)
MIDDLE LIFT 2.5" HMA S(75) PG-58-28 20% MAX. RAP
9" CL6 ABC PLACED AND COMPACTED IN ACCORDANCE WITH GEOTECH REPORT
12" MIN MOISTURE CONDITIONED AND COMPACTED SUBGRADE IN ACCORDANCE WITH GEOTECH REPORT

A C6.3 4" ASPHALT PARKING/DRIVE AISLES SECTION

NTS


6" CRUSHED ASPHALT PLACED AND COMPACTED IN ACCORDANCE WITH GEOTECH REPORT
12" MIN MOISTURE CONDITIONED AND COMPACTED SUBGRADE IN ACCORDANCE WITH GEOTECH REPORT

B C6.3 6" RECYCLED ASPHALT SHOULDER SECTION


EXTEND BEDDING MATERIAL 6" ABOVE INSULATION BOARD
2" THICK EXTRUDED POLY STYRENE RIGID INSULATION (BLUE BOARD) WITH OVERLAPPED JOINTS 3' MINIMUM WIDTH, OR WIDTH OF TRENCH, WHICHEVER IS GREATER
6"
SANITARY SEWER PIPE
TRENCH WIDTH PER DWG C.5

NOTE: FOR USE WHEN WET UTILITY HAS LESS THAN 4.5 FEET OF COVER

C C6.3 INSULATED TRENCH FOR SANITARY SEWER

NTS

D2C ARCHITECTS
D2C ARCHITECTS, INC.
DENVER, COLORADO

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

MARK	DESCRIPTION	DATE	APPR

DESIGN BY: RJJ	ISSUE DATE: **MAY 19, 2025**
D2C PROJECT NUMBER 202421	CONSULTANTS PROJECT # 218.001.06
DRAWN BY: RJJ	CKD BY: JAB
SOLICITATION NO.:	
SBMT BY: Approver	PLOT DATE: 5/1/2025 9:55:51 AM
CONTRACT NO.:	
PLOT SCALE: N/A	FILE NUMBER:
SIZE: 22" x 34"	FILE NAME: 218.001.06_DETAILS

FOR PERMIT

NOT FOR CONSTRUCTION

GENERAL DETAILS - 4

SHEET IDENTIFICATION
C6.3

SEDIMENT AND EROSION CONTROL

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SEDIMENT AND EROSION CONTROL AT THE SITE THROUGHOUT CONSTRUCTION.
2. PERIMETER SILT FENCING SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITY (STOCKPILING, STRIPPING, GRADING, ETC.)
3. BEST MANAGEMENT PRACTICES (BMP'S) SHALL BE USED AS NECESSARY TO ADDRESS SEDIMENT AND DUST FROM SITE DISTURBANCE. ADDITIONAL MEASURES MAY BE REQUIRED AT THE DIRECTION OF THE ENGINEER.
4. BMP'S MAY INCLUDE, BUT ARE NOT LIMITED TO:

   MINIMAL DISTURBANCE FOR MINIMAL TIME PERIODS
   GRAVEL CONSTRUCTION ENTRIES
   SILT FENCE, STRAW BALE OR SAND BAG BARRIERS, ROCK CHECK DAMS
   STORM SEWER INLET PROTECTION
   SEDIMENT CAPTURE PONDS
   SITE WATERING FOR DUST SUPPRESSION

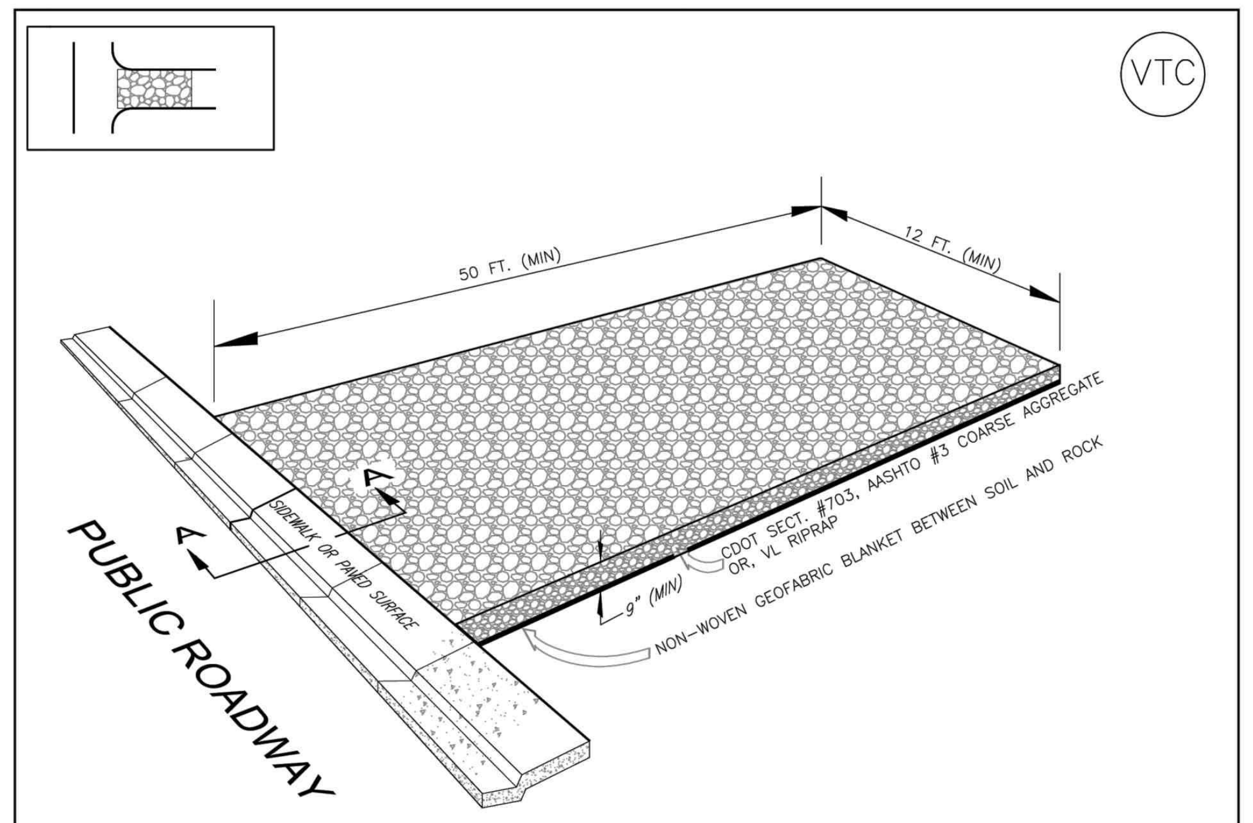
5. BMP'S SHALL BE MAINTAINED AND KEPT IN GOOD REPAIR FOR THE DURATION OF THE PROJECT. THE CONTRACTOR SHALL INSPECT BMP'S WEEKLY AND AFTER SIGNIFICANT (GREATER THAN 0.1" PRECIPITATION) STORM EVENTS. THE MAINTENANCE AND REPAIR SHALL BE COMPLETED IN A TIMELY MANNER. SEDIMENT AND DEBRIS SHALL BE REMOVED WHEN THEY REACH HALF THE BMP HEIGHT OR IMPACT THE FUNCTION OF THE BMP.
6. SOIL STOCKPILES SHALL BE PROTECTED FROM SEDIMENT TRANSPORT BY SURFACE ROUGHENING, WATERING AND PERIMETER SILT FENCING. SOILS THAT WILL BE STOCKPILED FOR MORE THAN 30 DAYS SHALL BE MULCHED AND SEEDED WITH A GRASS COVER WITHIN 14 DAYS OF STOCKPILE CONSTRUCTION.
7. THE CONTRACTOR SHALL ENSURE THAT ALL LOADS OF CUT AND FILL SOILS IMPORTED TO OR EXPORTED FROM THE SITE ARE PROPERLY LOADED AND COVERED TO PREVENT LOSS DURING TRANSPORT.
8. THE CONTRACTOR SHALL REMOVE ALL SEDIMENT, MUD, AND CONSTRUCTION DEBRIS RESULTING FROM THIS PROJECT FROM FLOWLINES AND PAVEMENT OF PUBLIC STREETS IN A TIMELY MANNER.
9. SOILS EXPOSED DURING LAND DISTURBING ACTIVITY SHALL BE KEPT IN A ROUGHENED CONDITION BY RIPPING OR DISCING ALONG LAND CONTOURS UNTIL MULCH, VEGETATION OR OTHER PERMANENT EROSION CONTROL IS IN PLACE. NO SOILS SHALL REMAIN EXPOSED BY LAND DISTURBING ACTIVITY FOR MORE THAN THIRTY (30) DAYS BEFORE REQUIRED TEMPORARY OR PERMANENT EROSION CONTROL IS INSTALLED UNLESS OTHERWISE APPROVED.
10. VEHICLE TRACKING CONTROL, INLET/OUTLET, ROCK SOCK, AND SILT FENCE PROTECTION WILL BE USED TO CONTROL EROSION DURING CONSTRUCTION.
11. ALL TEMPORARY SEDIMENT CONTROLS WILL BE REMOVED WITHIN 30 DAYS AFTER THE FINAL STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED, WHICHEVER OCCURS FIRST.
12. NATURAL VEGETATION SHALL BE RETAINED AND PROTECTED WHENEVER POSSIBLE. EXPOSURE OF SOIL TO EROSION BY REMOVAL OR DISTURBANCE OF VEGETATION SHALL BE LIMITED TO THE AREA REQUIRED FOR IMMEDIATE CONSTRUCTION OPERATIONS AND FOR THE SHORTEST PRACTICAL PERIOD OF TIME.
13. USE CURRENT CDOT/UDFCD STANDARD DETAILS.

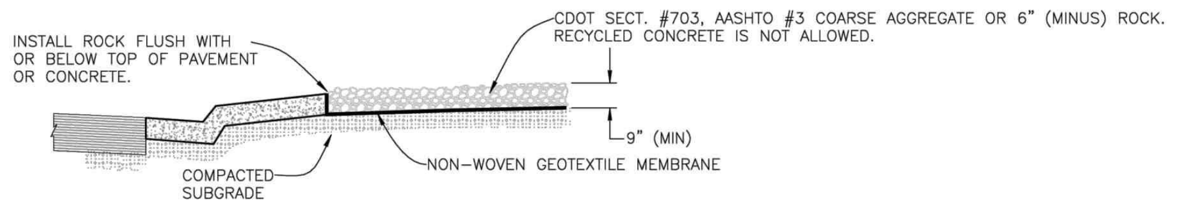
NOTE:
THESE NOTES TO BE INCLUDED
ON ALL CONSTRUCTION DRAWINGS

N.T.S.

SEDIMENT AND EROSION CONTROL NOTES

DATE: JANUARY 2019 | SHEET 600-29


VTC
50 FT. (MIN)
12 FT. (MIN)
CDOT SECT. #703, AASHTO #3 COARSE AGGREGATE OR, VL RIPRAP
NON-WOVEN GEOFABRIC BLANKET BETWEEN SOIL AND ROCK
9" (MIN)
SIDEWALK OR PAVED SURFACE
A
A
PUBLIC ROADWAY


INSTALL ROCK FLUSH WITH OR BELOW TOP OF PAVEMENT OR CONCRETE.
CDOT SECT. #703, AASHTO #3 COARSE AGGREGATE OR 6" (MINUS) ROCK. RECYCLED CONCRETE IS NOT ALLOWED.
9" (MIN)
COMPACTED SUBGRADE
NON-WOVEN GEOTEXTILE MEMBRANE

SECTION A-A

NOTES:

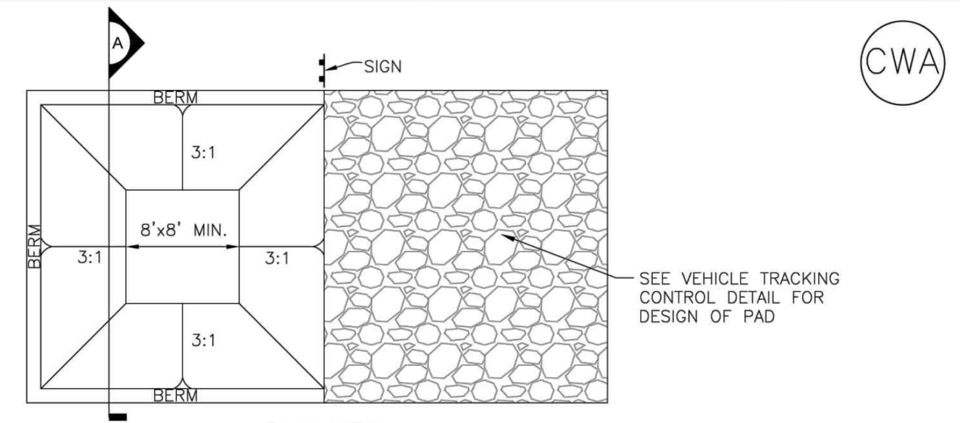
1. ALL ROCK TO BE REMOVED UPON COMPLETION OF CONSTRUCTION.
2. PUBLIC ROADWAY TO BE KEPT CLEAN AND FREE OF MUD, DIRT AND DEBRIS AT ALL TIMES.
3. EROSION CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES AS DIRECTED BY THE TOWN.
4. ALTERNATIVE METHODS SUCH AS REINFORCED CONCRETE OR CATTLE CROSSING GUARD "WASH RACKS", CONSTRUCTION MATS OR TURF REINFORCEMENT MATS WILL BE CONSIDERED WITH PRIOR APPROVAL FROM THE TOWN.

THIS DETAIL (EXCEPT MODIFICATIONS MADE BY THE TOWN OF SUPERIOR) COURTESY OF THE URBAN DRAINAGE AND FLOOD CONTROL DISTRICT.

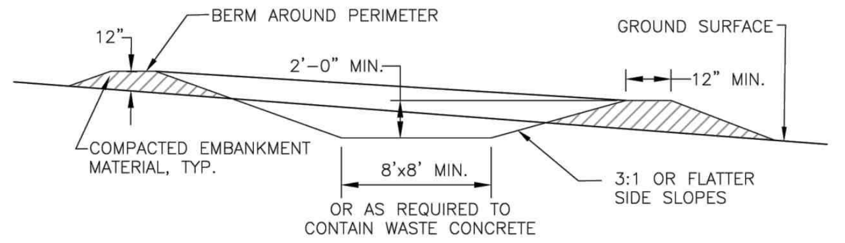
N.T.S.

VEHICLE TRACKING CONTROL PAD

DATE: JANUARY 2019 | SHEET 600-17


CWA
A
SIGN
BERM
3:1
8'x8' MIN.
3:1
3:1
BERM
3:1
BERM
SEE VEHICLE TRACKING CONTROL DETAIL FOR DESIGN OF PAD

PLAN VIEW


BERM AROUND PERIMETER
12"
2'-0" MIN.
GROUND SURFACE
12" MIN.
COMPACTED EMBANKMENT MATERIAL, TYP.
8'x8' MIN.
OR AS REQUIRED TO CONTAIN WASTE CONCRETE
3:1 OR FLATTER SIDE SLOPES

SECTION A

CONCRETE WASHOUT AREA INSTALLATION NOTES:

1. SEE PLAN VIEW FOR LOCATIONS OF CONCRETE WASH AREA.
2. THE CONCRETE WASHOUT AREA SHALL BE INSTALLED PRIOR TO ANY CONCRETE PLACEMENT ON SITE.
3. VEHICLE TRACKING CONTROL IS REQUIRED AT THE ACCESS POINT.
4. SIGNS SHALL BE PLACED AT THE CONSTRUCTION ENTRANCE, AT THE WASHOUT AREA, AND ELSEWHERE AS NECESSARY TO CLEARLY INDICATE THE LOCATIONS OF THE CONCRETE WASHOUT AREA TO OPERATORS OF CONCRETE TRUCKS AND PUMP RIGS.

CONCRETE WASHOUT AREA MAINTENANCE NOTES:

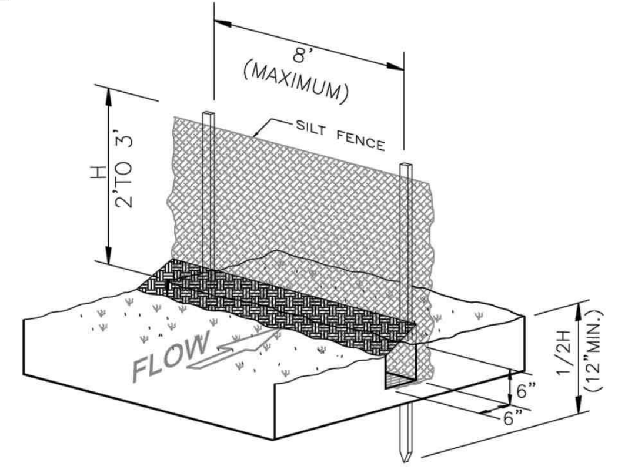
1. THE CONCRETE WASHOUT AREA SHALL BE REPAIRED AND ENLARGED OR CLEANED OUT AS NECESSARY TO MAINTAIN CAPACITY FOR WASTED CONCRETE.
2. AT THE END OF CONSTRUCTION, ALL CONCRETE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT AN APPROVED WASTE SITE.
3. WHEN THE CONCRETE WASHOUT AREA IS REMOVED, COVER THE DISTURBED AREA WITH TOP SOIL, DRILL SEED AND CRIMP MULCH OR OTHERWISE STABILIZE IN A MANNER APPROVED BY THE TOWN.
4. INSPECT WEEKLY, DURING AND AFTER ANY STORM EVENT.
5. PORTABLE ROLL-OFF TYPE OF CONCRETE WASHOUT FACILITIES WILL ALSO BE ALLOWED.

THIS DETAIL (EXCEPT MODIFICATIONS MADE BY THE TOWN OF SUPERIOR) COURTESY OF THE URBAN DRAINAGE AND FLOOD CONTROL DISTRICT.

N.T.S.

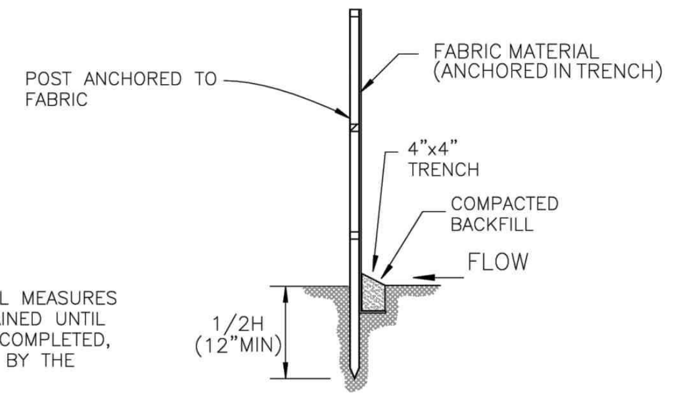
CONCRETE WASHOUT AREA

DATE: JANUARY 2019 | SHEET 600-18


SF
8' (MAXIMUM)
SILT FENCE
H 2' TO 3'
FLOW
6"
6"
1/2H (12" MIN.)

SILT FENCE INSTALLATION

NOTE:
EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL LANDSCAPING IS COMPLETED, OR AS DIRECTED BY THE TOWN


POST ANCHORED TO FABRIC
FABRIC MATERIAL (ANCHORED IN TRENCH)
4"x4" TRENCH
COMPACTED BACKFILL
FLOW
1/2H (12"MIN)

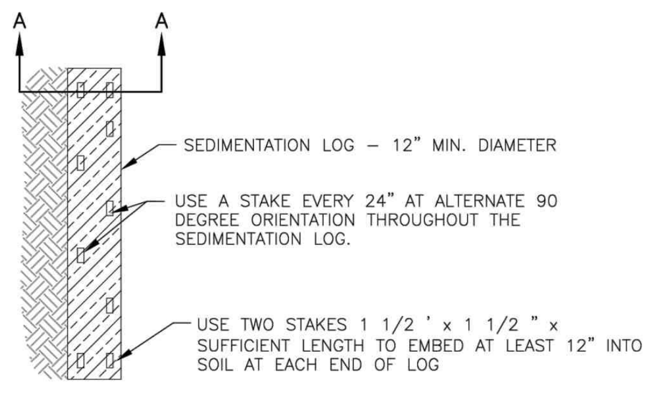
SECTION

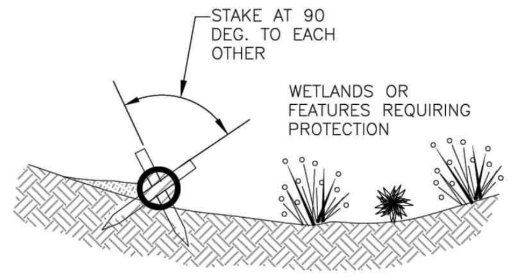
THIS DETAIL (EXCEPT MODIFICATIONS MADE BY THE TOWN OF SUPERIOR) COURTESY OF THE URBAN DRAINAGE AND FLOOD CONTROL DISTRICT.

N.T.S.

SILT FENCE

DATE: JANUARY 2019 | SHEET 600-24


SCL
A
A
SEDIMENTATION LOG – 12" MIN. DIAMETER
USE A STAKE EVERY 24" AT ALTERNATE 90 DEGREE ORIENTATION THROUGHOUT THE SEDIMENTATION LOG.
USE TWO STAKES 1 1/2 ' x 1 1/2 " x SUFFICIENT LENGTH TO EMBED AT LEAST 12" INTO SOIL AT EACH END OF LOG


STAKE AT 90 DEG. TO EACH OTHER
WETLANDS OR FEATURES REQUIRING PROTECTION

SECTION A - A

SEDIMENT CONTROL LOG INSTALLATION NOTES:

1. SEE PLAN VIEW FOR:
   -LOCATION AND LENGTH OF SEDIMENT CONTROL LOG.
2. SEDIMENT CONTROL LOGS INDICATED ON INITIAL SWMP PLAN SHALL BE INSTALLED PRIOR TO ANY LAND– DISTURBING ACTIVITIES.
3. SEDIMENT CONTROL LOGS SHALL CONSIST OF STRAW, COMPOST, EXCELSIOR, OR COCONUT FIBER.
4. NOT FOR USE IN CONCENTRATED FLOW AREAS.
5. THE SEDIMENT CONTROL LOG SHALL BE TRENCHED INTO THE GROUND A MINIMUM OF 2".

SEDIMENT CONTROL LOG MAINTENANCE NOTES:

1. THE SWMP MANAGER SHALL INSPECT SEDIMENT CONTROL LOGS DAILY, DURING AND AFTER ANY STORM EVENT AND MAKE REPAIRS OR CLEAN OUT UPSTREAM SEDIMENT AS NECESSARY.
2. SEDIMENT ACCUMULATED UPSTREAM OF SEDIMENT CONTROL LOGS SHALL BE REMOVED WHEN THE UPSTREAM SEDIMENT DEPTH IS WITHIN ½ THE HEIGHT OF THE CREST OF LOG.
3. SEDIMENT CONTROL LOG SHALL BE REMOVED AT THE END OF CONSTRUCTION. IF ANY DISTURBED AREA EXISTS AFTER REMOVAL, IT SHALL BE COVERED WITH TOP SOIL, DRILL SEEDED AND CRIMP MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE TOWN.

THIS DETAIL (EXCEPT MODIFICATIONS MADE BY THE TOWN OF SUPERIOR) COURTESY OF THE URBAN DRAINAGE AND FLOOD CONTROL DISTRICT.

N.T.S.

SEDIMENT CONTROL LOG

DATE: JANUARY 2019 | SHEET 600-25

Gator Guard Environmental Products Inc. ™

SPECIFICATIONS – STANDARD & EXTREME
SEDIMENT CONTROL WATTLE

Gator Guard Environmental Products Inc.

	STANDARD*	EXTREME**
Part No.	RSW625	ESW625
Diameter	6-inch	
Length	25-feet	
Apron Width (upstream and splash aprons)	8-in each - Double Apron	8-in each - Double Apron
Connection Sleeve	12-inch (at one end)	
Weight – Single Roll / Bundle	10-pound Roll	11-pound Bundle
- Multi-Pack	30-pounds 3-pack	22-pounds 2-pack
Dimensions – Single Roll / Bundle	39-in diam. x 7-in thick	100-in x 18-in x 6-in
- Multi-Pack	39-in diameter x 21-in thick 3-pack	100-in x 18-in x 12-in 2-pack
Fabric: - Material	Woven polypropylene Monofilament	
- Type	High Quality Silt Fence	
- Weight	6 oz./sq. yd.	
- Tensile Strength	375 x 250 lbs.	
- Puncture	120 lbs.	
- Water Permeability	100-gpm/sf clean water, <10-gpm/sf dirty water	
- UV % Strength	90% after 500 hrs.	
Thread	UV Resistant Polyester	
Foam Filler* ** - Closed cell polyethylene foam	Random cut recycled scrap (fist size & smaller) *	6"x50" roll of sheet foam (from recycled plastic) **
*Note: **Standard -** Wattle becomes egg shaped when driven over, but can easily be reformed back to round. Standard foam pieces can escape if the fabric is ripped open, or deteriorated, creating foam litter – pick it up.		
Note: **Extreme - Wattle keeps nearly full height when driven over, and has no foam litter if ripped open.		
Install Pins 5-in Galvanized Deck Nails	22 in each pack	22 in each pack
Alt. Install Pins 6-inch Landscape Staples	Purchase Locally	
Alt. Install Pins - Big Nails 40-D or larger	Purchase Locally	
Installation Pin Spacing	3-ft upstream apron, 6-ft splash apron	
11-inch Cable Ties (for cut-to-length)	2 included (near tag)	
Cover apron w/ dirt (compact w/ feet)	1-inch of dirt minimum	
Accidental cut repair	Fill cut with caulking or replace	
Functional Life (expected)	5 years (excludes major damage)	
Soils Lab Testing	San Diego State University – Jan. 2008	
% Effective - LA Basin 10-yr storm Equiv.	98% effective for 3:1 slope	

Date: September 2017 – The above properties are typical averages.
All test methods are ASTM or Industry Standards.

Gator Guard
Environmental Products Inc. ™

ADD TO YOUR SWPPP AS A BETTER ALTERNATIVE

REUSABLE SEDIMENT CONTROL WATTLE

(not biodegradable)

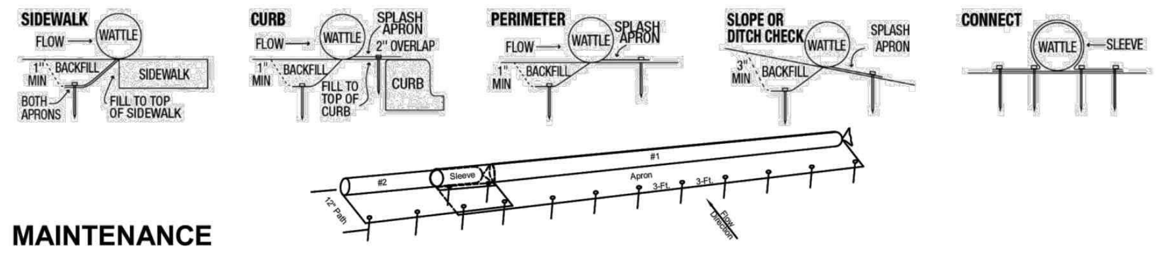
98% effective GATOR GUARD wattles are a BETTER ALTERNATIVE to straw wattles and silt fence for most, but not all applications. (20 times less soil loss than straw wattles)

NOT ON YOUR PLANS – Write in Gator Guard wattles on the SWPPP as an equal or better BMP, sign and date. (if in-doubt, check with your engineer, contract administrator and/or agency official first)

PACKAGE INCLUDES: One 25-foot x 6-inch diameter wattle, 22 nails, 2 zip ties (UV resistant geotextile stuffed with recycled closed-cell foam.) Weight = 10lb. Std., 11lb Ext.

INSTALLATION Double Apron – Standard or Extreme

1. Prepare a smooth path or trench and install per drawings below.
2. Do not place wattles across rock site entrance. Limit Collection Area - Release water to a hard surface in several places.
3. Place wattle with tag downhill (tag at left end - looking uphill).
4. Reposition Foam: Standard - shake the squeezed end. Extreme – shove foam in tight.
5. For sidewalk application, nail both aprons uphill per drawing. Fill to top of sidewalk.
6. Pin uphill apron every 3-feet (2-inches from edge of apron) using nails included. Pin downhill splash apron every 6-feet, if used.
7. Connect two wattles (per figure). Overlap aprons, pull sleeve tightly over second wattle, pin as shown (through both aprons).
8. Place 1-inch of dirt minimum on uphill apron and compact with your feet.
9. To cut a wattle, shake stuffing from desired cut location, insert two zip ties around wattle tube about 6-inches apart and tighten. Cut fabric with a scissors.
10. **For high flow channels, use a series of wattles to catch sediment overflow.**


SIDEWALK
FLOW
WATTLE
1" MIN
BACKFILL
SIDEWALK
BOTH APRONS
FILL TO TOP OF SIDEWALK
CURB
FLOW
WATTLE
SPLASH APRON
2" OVERLAP
1" MIN
BACKFILL
FILL TO TOP OF CURB
CURB
PERIMETER
FLOW
WATTLE
SPLASH APRON
1" MIN
BACKFILL
SLOPE OR DITCH CHECK
WATTLE
SPLASH APRON
3" MIN
BACKFILL
CONNECT
WATTLE
SLEEVE
#1
#2
Sleeve
Apron
3-Ft.
3-Ft.
12" Path
Flow Direction

MAINTENANCE

1. Repair cuts with caulk – stuff anything in the hole for temporary fix – pick up foam.
2. Inspect, clean out excess sediment and repair washouts after each runoff event.
3. Dispose of wattle properly if damaged, deteriorated or no longer needed.

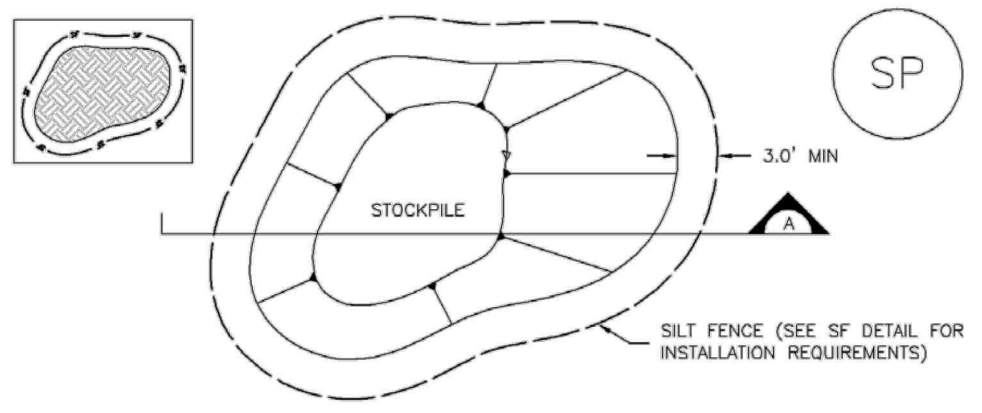
REMOVAL / RE-USE

1. Pull up wattle by hand, remove dirt and pins for reuse, **or THROW IT AWAY - it's OK.**
2. Remove weeds and seeds before transport to another site.

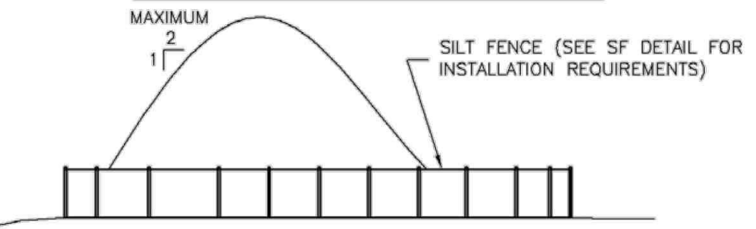
IECA Corporate Member

www.gatorguard.com 1-877-428-6763
September 2017

Stockpile Management (SP) MM-2


SP
3.0' MIN
STOCKPILE
A
SILT FENCE (SEE SF DETAIL FOR INSTALLATION REQUIREMENTS)

STOCKPILE PROTECTION PLAN


MAXIMUM
2
1
SILT FENCE (SEE SF DETAIL FOR INSTALLATION REQUIREMENTS)

SECTION A

SP-1. STOCKPILE PROTECTION

STOCKPILE PROTECTION INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
   -LOCATION OF STOCKPILES.
   -TYPE OF STOCKPILE PROTECTION.

2. INSTALL PERIMETER CONTROLS IN ACCORDANCE WITH THEIR RESPECTIVE DESIGN DETAILS. SILT FENCE IS SHOWN IN THE STOCKPILE PROTECTION DETAILS; HOWEVER, OTHER TYPES OF PERIMETER CONTROLS INCLUDING SEDIMENT CONTROL LOGS OR ROCK SOCKS MAY BE SUITABLE IN SOME CIRCUMSTANCES. CONSIDERATIONS FOR DETERMINING THE APPROPRIATE TYPE OF PERIMETER CONTROL FOR A STOCKPILE INCLUDE WHETHER THE STOCKPILE IS LOCATED ON A PERVIOUS OR IMPERVIOUS SURFACE, THE RELATIVE HEIGHTS OF THE PERIMETER CONTROL AND STOCKPILE, THE ABILITY OF THE PERIMETER CONTROL TO CONTAIN THE STOCKPILE WITHOUT FAILING IN THE EVENT THAT MATERIAL FROM THE STOCKPILE SHIFTS OR SLUMPS AGAINST THE PERIMETER, AND OTHER FACTORS.

3. STABILIZE THE STOCKPILE SURFACE WITH SURFACE ROUGHENING, TEMPORARY SEEDING AND MULCHING, EROSION CONTROL BLANKETS, OR SOIL BINDERS. SOILS STOCKPILED FOR AN EXTENDED PERIOD (TYPICALLY FOR MORE THAN 60 DAYS) SHOULD BE SEEDED AND MULCHED WITH A TEMPORARY GRASS COVER ONCE THE STOCKPILE IS PLACED (TYPICALLY WITHIN 14 DAYS). USE OF MULCH ONLY OR A SOIL BINDER IS ACCEPTABLE IF THE STOCKPILE WILL BE IN PLACE FOR A MORE LIMITED TIME PERIOD (TYPICALLY 30-60 DAYS).

4. FOR TEMPORARY STOCKPILES ON THE INTERIOR PORTION OF A CONSTRUCTION SITE, WHERE OTHER DOWNGRADIENT CONTROLS, INCLUDING PERIMETER CONTROL, ARE IN PLACE, STOCKPILE PERIMETER CONTROLS MAY NOT BE REQUIRED.

November 2010 Urban Drainage and Flood Control District SP-3
Urban Storm Drainage Criteria Manual Volume 3

D2C ARCHITECTS
D2C ARCHITECTS, INC.
DENVER, COLORADO

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

MARK	DESCRIPTION	DATE	APPR

DESIGN BY: RJJ
ISSUE DATE: **MAY 19, 2025**
D2C PROJECT NUMBER 202421
CONSULTANTS PROJECT # 218.001.06
DRAWN BY: RJJ
CKD BY: JAB
SOLICITATION NO.:
SBMT BY: Approver
PLOT DATE: 5/1/2025 9:55:51 AM
CONTRACT NO.:
PLOT SCALE: N/A
FILE NUMBER:
SIZE: 22" x 34"
FILE NAME: 218.001.06_DETAILS

FOR PERMIT

NOT FOR CONSTRUCTION

SWMP DETAILS - 1

SHEET IDENTIFICATION
C6.4

STOCKPILE PROTECTION MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.

2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.

3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.

STOCKPILE PROTECTION MAINTENANCE NOTES

4. IF PERIMETER PROTECTION MUST BE MOVED TO ACCESS SOIL STOCKPILE, REPLACE PERIMETER CONTROLS BY THE END OF THE WORKDAY.

5. STOCKPILE PERIMETER CONTROLS CAN BE REMOVED ONCE ALL THE MATERIAL FROM THE STOCKPILE HAS BEEN USED.

(DETAILS ADAPTED FROM PARKER, COLORADO, NOT AVAILABLE IN AUTOCAD)

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

Description

Implement construction site good housekeeping practices to prevent pollution associated with solid, liquid and hazardous construction-related materials and wastes. Stormwater Management Plans (SWMPs) should clearly specify BMPs including these good housekeeping practices:

- Provide for waste management.
- Establish proper building material staging areas.
- Designate paint and concrete washout areas.
- Establish proper equipment/vehicle fueling and maintenance practices.
- Control equipment/vehicle washing and allowable non-stormwater discharges.
- Develop a spill prevention and response plan.

Acknowledgement: This Fact Sheet is based directly on EPA guidance provided in *Developing Your Stormwater Pollution Prevent Plan* (EPA 2007).

Photographs GH-1 and GH-2. Proper materials storage and secondary containment for fuel tanks are important good housekeeping practices. Photos courtesy of CDOT and City of Aurora.

Appropriate Uses

Good housekeeping practices are necessary at all construction sites.

Design and Installation

The following principles and actions should be addressed in SWMPs:

- **Provide for Waste Management.** Implement management procedures and practices to prevent or reduce the exposure and transport of pollutants in stormwater from solid, liquid and sanitary wastes that will be generated at the site. Practices such as trash disposal, recycling, proper material handling, and cleanup measures can reduce the potential for stormwater runoff to pick up construction site wastes and discharge them to surface waters. Implement a comprehensive set of waste-management practices for hazardous or toxic materials, such as paints, solvents, petroleum products, pesticides, wood preservatives, acids, roofing tar, and other materials. Practices should include storage, handling, inventory, and cleanup procedures, in case of spills. Specific practices that should be considered include:

Good Housekeeping	
Functions	
Erosion Control	No
Sediment Control	No
Site/Material Management	Yes

Solid or Construction Waste

  - Designate trash and bulk waste-collection areas on-site.

  - Recycle materials whenever possible (e.g., paper, wood, concrete, oil).
  - Segregate and provide proper disposal options for hazardous material wastes.
  - Clean up litter and debris from the construction site daily.
  - Locate waste-collection areas away from streets, gutters, watercourses, and storm drains. Waste-collection areas (dumpsters, and such) are often best located near construction site entrances to minimize traffic on disturbed soils. Consider secondary containment around waste collection areas to minimize the likelihood of contaminated discharges.
  - Empty waste containers before they are full and overflowing.

Sanitary and Septic Waste

  - Provide convenient, well-maintained, and properly located toilet facilities on-site.
  - Locate toilet facilities away from storm drain inlets and waterways to prevent accidental spills and contamination of stormwater.
  - Maintain clean restroom facilities and empty portable toilets regularly.
  - Where possible, provide secondary containment pans under portable toilets.
  - Provide tie-downs or stake-downs for portable toilets.
  - Educate employees, subcontractors, and suppliers on locations of facilities.
  - Treat or dispose of sanitary and septic waste in accordance with state or local regulations. Do not discharge or bury wastewater at the construction site.
  - Inspect facilities for leaks. If found, repair or replace immediately.
  - Special care is necessary during maintenance (pump out) to ensure that waste and/or biocide are not spilled on the ground.

Hazardous Materials and Wastes

  - Develop and implement employee and subcontractor education, as needed, on hazardous and toxic waste handling, storage, disposal, and cleanup.
  - Designate hazardous waste-collection areas on-site.
  - Place all hazardous and toxic material wastes in secondary containment.

Photograph GH-3. Locate portable toilet facilities on level surfaces away from waterways and storm drains. Photo courtesy of WWE.

  - Hazardous waste containers should be inspected to ensure that all containers are labeled properly and that no leaks are present.

- **Establish Proper Building Material Handling and Staging Areas**. The SWMP should include comprehensive handling and management procedures for building materials, especially those that are hazardous or toxic. Paints, solvents, pesticides, fuels and oils, other hazardous materials or building materials that have the potential to contaminate stormwater should be stored indoors or under cover whenever possible or in areas with secondary containment. Secondary containment measures prevent a spill from spreading across the site and may include dikes, berms, curbing, or other containment methods. Secondary containment techniques should also ensure the protection of groundwater. Designate staging areas for activities such as fueling vehicles, mixing paints, plaster, mortar, and other potential pollutants. Designated staging areas enable easier monitoring of the use of materials and clean up of spills. Training employees and subcontractors is essential to the success of this pollution prevention principle. Consider the following specific materials handling and staging practices:
  - Train employees and subcontractors in proper handling and storage practices.
  - Clearly designate site areas for staging and storage with signs and on construction drawings. Staging areas should be located in areas central to the construction site. Segment the staging area into sub-areas designated for vehicles, equipment, or stockpiles. Construction entrances and exits should be clearly marked so that delivery vehicles enter/exit through stabilized areas with vehicle tracking controls (See Vehicle Tracking Control Fact Sheet).
  - Provide storage in accordance with Spill Protection, Control and Countermeasures (SPCC) requirements and plans and provide cover and impermeable perimeter control, as necessary, for hazardous materials and contaminated soils that must be stored on site.
  - Ensure that storage containers are regularly inspected for leaks, corrosion, support or foundation failure, or other signs of deterioration and tested for soundness.
  - Reuse and recycle construction materials when possible.
- **Designate Concrete Washout Areas**. Concrete contractors should be encouraged to use the washout facilities at their own plants or dispatch facilities when feasible; however, concrete washout commonly occurs on construction sites. If it is necessary to provide for concrete washout areas on-site, designate specific washout areas and design facilities to handle anticipated washout water. Washout areas should also be provided for paint and stucco operations. Because washout areas can be a source of pollutants from leaks or spills, care must be taken with regard to their placement and proper use. See the Concrete Washout Area Fact Sheet for detailed guidance.

  Both self-constructed and prefabricated washout containers can fill up quickly when concrete, paint, and stucco work are occurring on large portions of the site. Be sure to check for evidence that contractors are using the washout areas and not dumping materials onto the ground or into drainage facilities. If the washout areas are not being used regularly, consider posting additional signage, relocating the facilities to more convenient locations, or providing training to workers and contractors.

  When concrete, paint, or stucco is part of the construction process, consider these practices which will help prevent contamination of stormwater. Include the locations of these areas and the maintenance and inspection procedures in the SWMP.

  - Do not washout concrete trucks or equipment into storm drains, streets, gutters, uncontained areas, or streams. Only use designated washout areas.
  - Establish washout areas and advertise their locations with signs. Ensure that signage remains in good repair.
  - Provide adequate containment for the amount of wash water that will be used.
  - Inspect washout structures daily to detect leaks or tears and to identify when materials need to be removed.
  - Dispose of materials properly. The preferred method is to allow the water to evaporate and to recycle the hardened concrete. Full service companies may provide dewatering services and should dispose of wastewater properly. Concrete wash water can be highly polluted. It should not be discharged to any surface water, storm sewer system, or allowed to infiltrate into the ground in the vicinity of waterbodies. Washwater should not be discharged to a sanitary sewer system without first receiving written permission from the system operator.

- **Establish Proper Equipment/Vehicle Fueling and Maintenance Practices**. Create a clearly designated on-site fueling and maintenance area that is clean and dry. The on-site fueling area should have a spill kit, and staff should know how to use it. If possible, conduct vehicle fueling and maintenance activities in a covered area. Consider the following practices to help prevent the discharge of pollutants to stormwater from equipment/vehicle fueling and maintenance. Include the locations of designated fueling and maintenance areas and inspection and maintenance procedures in the SWMP.
  - Train employees and subcontractors in proper fueling procedures (stay with vehicles during fueling, proper use of pumps, emergency shutoff valves, etc.).
  - Inspect on-site vehicles and equipment regularly for leaks, equipment damage, and other service problems.
  - Clearly designate vehicle/equipment service areas away from drainage facilities and watercourses to prevent stormwater run-on and runoff.
  - Use drip pans, drip cloths, or absorbent pads when replacing spent fluids.
  - Collect all spent fluids, store in appropriate labeled containers in the proper storage areas, and recycle fluids whenever possible.
- **Control Equipment/Vehicle Washing and Allowable Non-Stormwater Discharges.** Implement practices to prevent contamination of surface and groundwater from equipment and vehicle wash water. Representative practices include:
  - Educate employees and subcontractors on proper washing procedures.
  - Use off-site washing facilities, when available.
  - Clearly mark the washing areas and inform workers that all washing must occur in this area.
  - Contain wash water and treat it using BMPs. Infiltrate washwater when possible, but maintain separation from drainage paths and waterbodies.

  - Use high-pressure water spray at vehicle washing facilities without detergents. Water alone can remove most dirt adequately.
  - Do not conduct other activities, such as vehicle repairs, in the wash area.
  - Include the location of the washing facilities and the inspection and maintenance procedures in the SWMP.

- **Develop a Spill Prevention and Response Plan.** Spill prevention and response procedures must be identified in the SWMP. Representative procedures include identifying ways to reduce the chance of spills, stop the source of spills, contain and clean up spills, dispose of materials contaminated by spills, and train personnel responsible for spill prevention and response. The plan should also specify material handling procedures and storage requirements and ensure that clear and concise spill cleanup procedures are provided and posted for areas in which spills may potentially occur. When developing a spill prevention plan, include the following:
  - Note the locations of chemical storage areas, storm drains, tributary drainage areas, surface waterbodies on or near the site, and measures to stop spills from leaving the site.
  - Provide proper handling and safety procedures for each type of waste. Keep Material Safety Data Sheets (MSDSs) for chemical used on site with the SWMP.
  - Establish an education program for employees and subcontractors on the potential hazards to humans and the environment from spills and leaks.
  - Specify how to notify appropriate authorities, such as police and fire departments, hospitals, or municipal sewage treatment facilities to request assistance. Emergency procedures and contact numbers should be provided in the SWMP and posted at storage locations.
  - Describe the procedures, equipment and materials for immediate cleanup of spills and proper disposal.
  - Identify personnel responsible for implementing the plan in the event of a spill. Update the spill prevention plan and clean up materials as changes occur to the types of chemicals stored and used at the facility.

D2C ARCHITECTS
D2C ARCHITECTS, INC.
DENVER, COLORADO

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

MARK	DESCRIPTION	DATE	APPR

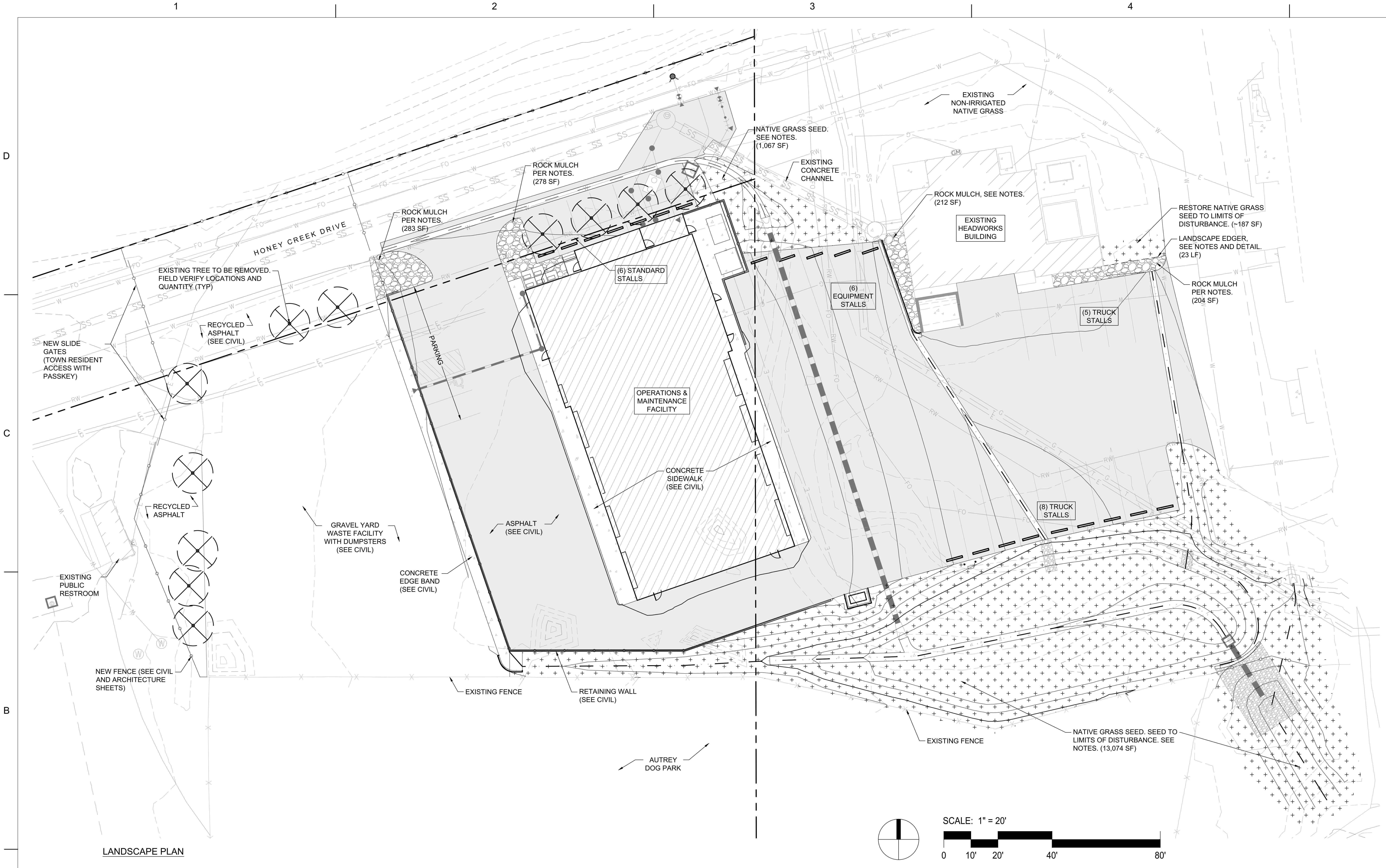
ISSUE DATE: **MAY 19, 2025**
CONSULTANTS PROJECT # 218.001.06
SOLICITATION NO.:
CONTRACT NO.:
FILE NUMBER:
DESIGN BY: RJJ
D2C PROJECT NUMBER 202421
DRAWN BY: RJJ
CKD BY: JAB
SBMT BY: Approver
PLOT DATE: 5/1/2025 9:55:51 AM
PLOT SCALE: N/A
SIZE: 22" x 34"
FILE NAME: 218.001.06_DETAILS

FOR PERMIT

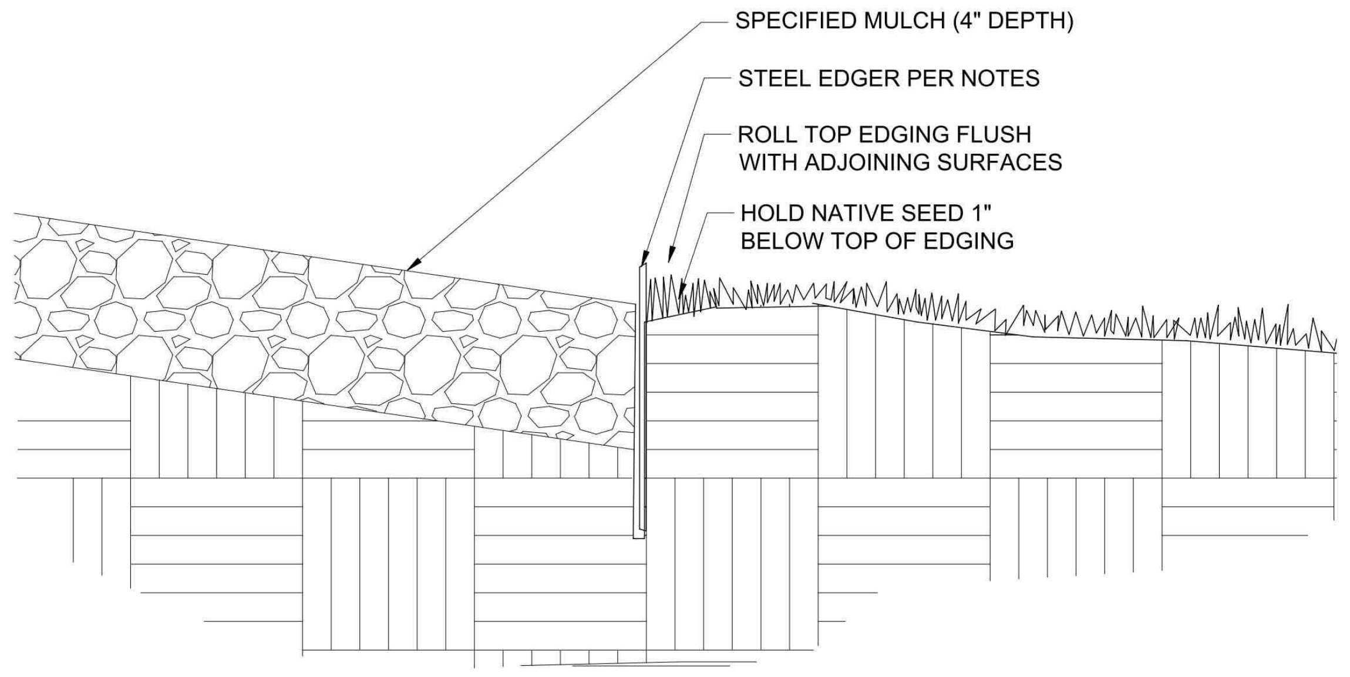
NOT FOR CONSTRUCTION

SWMP DETAILS - 2

SHEET IDENTIFICATION
C6.5


1
2
3
4
5
D
C
B
A
HONEY CREEK DRIVE
NATIVE GRASS SEED. SEE NOTES. (1,067 SF)
EXISTING CONCRETE CHANNEL
EXISTING NON-IRRIGATED NATIVE GRASS
ROCK MULCH PER NOTES. (278 SF)
ROCK MULCH PER NOTES. (283 SF)
ROCK MULCH, SEE NOTES. (212 SF)
EXISTING HEADWORKS BUILDING
RESTORE NATIVE GRASS SEED TO LIMITS OF DISTURBANCE. (~187 SF)
LANDSCAPE EDGER, SEE NOTES AND DETAIL. (23 LF)
ROCK MULCH PER NOTES. (204 SF)
EXISTING TREE TO BE REMOVED. FIELD VERIFY LOCATIONS AND QUANTITY (TYP)
(6) STANDARD STALLS
(6) EQUIPMENT STALLS
(5) TRUCK STALLS
RECYCLED ASPHALT (SEE CIVIL)
NEW SLIDE GATES (TOWN RESIDENT ACCESS WITH PASSKEY)
PARKING
OPERATIONS & MAINTENANCE FACILITY
CONCRETE SIDEWALK (SEE CIVIL)
RECYCLED ASPHALT
GRAVEL YARD WASTE FACILITY WITH DUMPSTERS (SEE CIVIL)
ASPHALT (SEE CIVIL)
(8) TRUCK STALLS
EXISTING PUBLIC RESTROOM
CONCRETE EDGE BAND (SEE CIVIL)
NEW FENCE (SEE CIVIL AND ARCHITECTURE SHEETS)
EXISTING FENCE
RETAINING WALL (SEE CIVIL)
EXISTING FENCE
NATIVE GRASS SEED. SEED TO LIMITS OF DISTURBANCE. SEE NOTES. (13,074 SF)
AUTREY DOG PARK
SCALE: 1" = 20'
0
10'
20'
40'
80'

LANDSCAPE PLAN


SPECIFIED MULCH (4" DEPTH)
STEEL EDGER PER NOTES
ROLL TOP EDGING FLUSH WITH ADJOINING SURFACES
HOLD NATIVE SEED 1" BELOW TOP OF EDGING

1
L-001
SECTION
STEEL EDGER (ROLL TOP)
NTS

L-001-

LEGEND

— — —	PROPERTY BOUNDARY
⊗	EXISTING TREE TO BE REMOVED
✿	EXISTING TREE TO REMAIN
▨	NATIVE GRASS SEED MIX
▨	ROCK MULCH (5-8" COBBLE)
- - -	LANDSCAPE EDGER

INFRASTRUCTURE LEGEND*

●	LIGHT POLE
DRY	DRY UTILITY CORRIDOR
EF	ELECTRIC LINE
UD	UNDERDRAIN
SLV	SLEEVING
W	WATER LINE
SS ●	SANITARY SEWER / MANHOLE
═	STORM SEWER
▬ ▬	STORM SEWER
⊠	STORM INLET
⊸	SIGN
○ UCO	UNDERDRAIN CLEANOUT
Ⓛ	LIGHT BOLLARD

LEGEND IS FOR REFERENCE ONLY.
SEE CIVIL AND LIGHTING SHEETS.

GENERAL PLANTING NOTES:

1. NATIVE SEED TO BE PLANTED PER TECHNICAL SPECIFICATIONS AND TOWN OF SUPERIOR STANDARDS.
2. ANY AREAS THAT ARE DISTURBED DURING CONSTRUCTION AND ARE OUTSIDE OF THE PROJECT AREA MUST BE RESTORED TO THE PRE-EXISTING CONDITION (IF PLANTED WITH SHRUBS / TURF GRASS) OR RE-SEEDED WITH NATIVE GRASS (IF PREVIOUSLY UNPLANTED).
3. NATIVE SEED TO BE WATERED WITH TEMPORARY SYSTEM CONNECTED TO A HYDRANT (DESIGN / BUILD BY CONTRACTOR) FOR 1 TO 3 YEARS OR UNTIL ESTABLISHED. CONTRACTOR AND TOWN STAFF TO COORDINATE WATERING SCHEDULE AND MAINTENANCE PROTOCOL.
4. STEEL EDGER TO BE 4" X 3/16" COMMERCIAL TYPE FACTORY PAINTED STEEL EDGING WITH A MACHINE-ROUNDED EDGE. COLOR GREEN. INSTALL PER DETAIL AND MANUFACTURER'S SPECIFICATIONS.
5. ROCK MULCH TO BE 4-8" GLACIER WHITE RIVER ROCK AS SUPPLIED BY PIONEER SAND (OR EQUAL).

NATIVE GRASS SEED MIX:

- WESTERN WHEATGRASS (28% OF TOTAL; 6.2 LBS/AC)
- BIG BLUESTEM (28% OF TOTAL; 28% 6.2 LBS/AC)
- SIDE-OATS GRAMA (10% OF TOTAL; 2.2 LBS/AC)
- BLUE GRAMA (6% OF TOTAL; 1.2 LBS/AC)
- SWITCHGRASS (10% OF TOTAL; 2.2 LBS/AC)
- INDIANGRASS (10% OF TOTAL; 2.2 LBS/AC)
- LITTLE BLUESTEM (8% OF TOTAL; 1.8 LBS/AC)

--SEEDING RATE: 22 LBS / AC (SEE PLAN FOR LOCATIONS)

texturegreen
LANDSCAPE ARCHITECTURE
angie@texturegreen.com
303-870-6764

D2C ARCHITECTS, INC.
DENVER, COLORADO

MARK	DESCRIPTION	DATE	APPR

DESIGN BY: ARH Designer		ISSUE DATE: **MAY 19, 2025**
D2C PROJECT NUMBER 202421		CONSULTANTS PROJECT #
DRAWN BY: Author ARH	CKD BY: Checker	SOLICITATION NO.:
SBMT BY: Approver	PLOT DATE: 5/20/2025	CONTRACT NO.:
PLOT SCALE:		FILE NUMBER:
SIZE: 22" x 34"	FILE NAME:	

PERMIT

ANGIE HULSEBUS
1418
Angie H
12/10/2019
Original Date of Licensure
05/20/2025
STATE OF COLORADO
LICENSED LANDSCAPE ARCHITECT

TOWN OF SUPERIOR
OPERATIONS &
MAINTENANCE FACILITY
1950 HONEY CREEK LANE, SUPERIOR, CO 80027

THIS SHEET IS FOR EXPORTING TO THOSE NEEDING A DWG FILE. ENGINEER'S SHEET NAME HERE.

SHEET IDENTIFICATION
L-001

GENERAL REQUIREMENTS

1. THESE DRAWINGS AND ASSOCIATED DOCUMENTS ARE THE INTELLECTUAL PROPERTY OF CORBEL ENGINEERING, LLC AND ARE INTENDED SOLELY FOR USE ON THE SPECIFIED PROJECT.
2. THE DOCUMENTS MAY NOT BE REPRODUCED IN WHOLE OR IN PART FOR USE ON PROJECTS OTHER THAN IDENTIFIED IN THE TITLE BLOCK.
3. DETAILS LABELED TYPICAL ARE INTENDED TO REPRESENT A CONDITION THAT OCCURS AT SEVERAL LOCATIONS IN THE PLANS WHETHER OR NOT THE DETAIL IS REFERENCED. DETAILS ON DRAWINGS TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS.
4. DO NOT SCALE THE PLANS AND DETAILS FOR THE PURPOSE OF ESTABLISHING DIMENSIONS.
5. WHERE DISCREPANCIES OCCUR BETWEEN PLANS, DETAILS, GENERAL NOTES AND/OR SPECIFICATION CONTACT THE ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION. THE MORE STRINGENT REQUIREMENT SHALL GOVERN FOR BIDDING AND PRICING.
6. STRUCTURAL DRAWINGS ARE NOT A STAND-ALONE DOCUMENT AND ARE INTENDED TO BE USED IN CONJUNCTION WITH CIVIL, ARCHITECTURAL, MECHANICAL, ELECTRICAL AND OTHER DISCIPLINES DRAWINGS. THE CONTRACTOR SHALL COORDINATE ALL REQUIREMENTS OF THE CONTRACT DOCUMENTS.

CONSTRUCTION MEANS AND METHODS

1. SLAB ON GRADE AND ELEVATED SLABS ARE NOT DESIGNED TO SUPPORT CRANES, FORKLIFTS, TRUCKS, MANLIFTS, OR OTHER CONSTRUCTION RELATED EQUIPMENT UNLESS NOTED AS SUCH. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE IF CONSTRUCTION EQUIPMENT CAN BE SAFELY OPERATED ON THESE SLABS AND TO REPAIR ANY DAMAGE THE EQUIPMENT MAY CAUSE.
2. THE CONSTRUCTION DOCUMENTS REPRESENT A STABLE STRUCTURE IN THE COMPLETED FORM. THE CONTRACTOR SHALL FURNISH ANY AND ALL TEMPORARY BRACING AND/OR SHORES TO SAFELY CONSTRUCT THE BUILDING AND PREVENT DAMAGE DURING CONSTRUCTION.
3. THE CONTRACTOR SHALL FIELD VERIFY ALL CONDITIONS, DIMENSIONS AND ELEVATIONS OF EXISTING CONSTRUCTION THAT MAY AFFECT THE PROJECT AND REPORT DISCREPANCIES TO THE ENGINEER.
4. WHEN THE CONTRACTOR BECOMES AWARE OF WHAT MAY BE AN UNFORESEEN CONDITION OR A VARIANCE WITH THE PROJECT DOCUMENTATION AFFECTING DESIGN ASSUMPTIONS, COST OR SCHEDULE, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND ARCHITECT.
5. WHEN EQUIPMENT (HVAC, ELECTRICAL, KITCHEN, ETC.), SYSTEMS, OR PREFABRICATED STRUCTURES (PRE-ENGINEERED METAL BUILDING, TRUSSES, ETC.) ARE PROVIDED THAT IS DIFFERENT THAN THE STRUCTURE WAS DESIGNED FOR EITHER BY SIZE, WEIGHT, REACTIONS OR CONFIGURATION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH THE REMEDY OF THE SITUATION. THOSE COSTS SHALL INCLUDE THE ENGINEERING COSTS TO REDESIGN PORTIONS OF THE STRUCTURE TO ACCOMMODATE THE SUBSTITUTED SYSTEMS.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE STRUCTURAL DESIGN AND MATERIALS FOR ATTACHING NON-STRUCTURAL ELEMENTS TO ANY PORTION OF THE STRUCTURE TO RESIST ALL LOADS, INCLUDING SEISMIC, IN A WAY THAT DOES NOT OVERSTRESS STRUCTURAL MEMBERS. NON-STRUCTURAL ELEMENTS CAN BE FOUND IN EACH OF THE OTHER DISCIPLINES (ARCHITECTURAL, MECHANICAL, ELECTRICAL, ETC.).
7. NOTHING SHOWN ON THE STRUCTURAL DRAWINGS SHALL BE CONSTRUED AS ELIMINATING THE CONTRACTOR'S OBLIGATION TO COMPLY WITH ALL OSHA REQUIREMENTS. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY ERECTION FRAMING AND AIDS TO ENSURE OSHA COMPLIANCE.

CODES AND STANDARDS

PERFORM ALL CONSTRUCTION IN CONFORMANCE WITH THE BUILDING AND DESIGN CODES REFERENCED WITHIN THESE DOCUMENTS. THE PROJECT DOCUMENTS REFER TO THE FOLLOWING CODES AND STANDARDS:

1. GOVERNING JURISDICTION: TOWN OF SUPERIOR, COLORADO
2. BUILDING CODES: IBC 2018, INTERNATIONAL BUILDING CODE, IEBC 2018, INTERNATIONAL EXISTING BUILDING CODE
3. LOADS: ASCE 7-16
4. CONCRETE: ACI 318-19(22), BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE
5. STEEL: AISC 360-22, SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS, AISC 341-22
6. COLD-FORMED STEEL: AISC S100-16(22), DESIGN OF COLD-FORMED STEEL STRUCTURAL MEMBERS

DESIGN CRITERIA

1. RISK CATEGORY: II
2. DEAD AND LIVE LOADS:

LOCATION	UNIFORM LIVE LOAD	CONCENTRATED LIVE LOAD	COLLATERAL DEAD LOAD*
TYPICAL ROOF	20 PSF	300 LB	5 PSF
TYPICAL FLOOR	50 PSF	300 LB	10 PSF
STAIRS	100 PSF	-----	-----
SLAB ON GRADE	100 PSF	2,000 LB	-----

*COLLATERAL DEAD LOAD IS IN ADDITION TO THE STRUCTURE SELF-WEIGHT

**LOCATIONS OF THE PHOTOVOLTAIC LOADS ARE INDICATED ON THE ROOF PLAN

3. SNOW LOADS:
    - GROUND SNOW LOAD, P_g: 40 PSF
    - FLAT ROOF SNOW LOAD, P_f: 28 PSF (USED FOR DRIFTING)
    - MINIMUM ROOF SNOW LOAD, P_{min}: 30 PSF
    - SNOW EXPOSURE FACTOR, C_e: 1.0
    - SNOW IMPORTANCE FACTOR, I_s: 1.0
    - THERMAL FACTOR, C_t 1.0
    - ROOF SLOPE FACTOR, C_s 1.0
4. WIND LOADS:
    - BASIC WIND SPEED, V: 154 MPH (3 SECOND GUST)
    - ALLOWABLE DESIGN WIND SPEED, V_{asd}: 119.3 MPH (3 SECOND GUST)
    - WIND EXPOSURE: C
    - INTERNAL PRESSURE COEF.: +/-0.18 (ENCLOSED)
    - GROUND ELEVATION FACTOR, K_e: 0.82 (5,385 FT)
5. SEISMIC LOADS:
    - SEISMIC DESIGN CATEGORY: B
    - SEISMIC IMPORTANCE FACTOR (Is): 1.0
    - SOIL SITE CLASS: D
    - S_S: 0.222
    - S_1: 0.060
    - S_{DS}: 0.237
    - S_{D1}: 0.096
    - SEISMIC FORCE RESISTING SYSTEM: NOT SPECIFICALLY DETAILED FOR SEISMIC RESISTANCE
    - RESPONSE MODIFICATION COEF., (R) 3
    - ANALYSIS PROCEDURE: EQUIVALENT LATERAL FORCE
    - SEISMIC RESPONSE COEFFICIENT (C_S): 0.010
    - MEZZANINE BASE SHEAR: 14.1 KIPS
6. RAIN LOADS:
    - 15 MINUTE RAINFALL INTENSITY (i): 5.93 IN/HR

    REFER TO ARCHITECTURAL AND MECHANICAL DOCUMENTS FOR ROOF DRAIN, SCUPPER AND OVERFLOW LOCATIONS.

DELEGATED DESIGN ITEMS / DEFERRED SUBMITTALS

1. PORTIONS OF THE STRUCTURAL SYSTEMS ARE SPECIFIED TO BE A DELEGATED DESIGN ITEM OR DEFERRED SUBMITTAL DUE TO SPECIALIZED ENGINEERING, PROPRIETARY SYSTEMS, OR CONTRACTOR-SELECTED COMPONENTS.
2. FURNISH DEFERRED SUBMITTALS FOR:
    - A. PRE-ENGINEERED METAL BUILDING
    - B. PRE-ENGINEERED METAL TRUSSES
    - C. CURTAIN WALL, STOREFRONT SYSTEMS, AND GLAZING SUPPORT.
    - D. RAILINGS, GUARDRAILS, AND LADDERS.
    - E. SEISMIC BRACING FOR NON-STRUCTURAL COMPONENTS.
    - F. RAMMED AGGREGATE PIERS
    - G. PREFABRICATED AWNINGS
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING ALL DEFERRED SUBMITTALS AND DELEGATED DESIGN ITEMS IN ACCORDANCE WITH PROJECT REQUIREMENTS AND APPLICABLE CODES. A LICENSED PROFESSIONAL ENGINEER (PE), REGISTERED IN THE PROJECT'S JURISDICTION, SHALL PREPARE AND SEAL ALL DELEGATED DESIGN CALCULATIONS, DRAWINGS, AND SUPPORTING DOCUMENTATION.
4. ALL DEFERRED SUBMITTALS AND DELEGATED DESIGN ITEMS MUST BE SUBMITTED FOR REVIEW AND APPROVAL BEFORE FABRICATION OR INSTALLATION. THE ENGINEER'S REVIEW OF SUCH SUBMITTALS IS FOR GENERAL CONFORMANCE WITH THE CONTRACT DOCUMENTS AND DOES NOT RELIEVE THE DELEGATED DESIGNER OF RESPONSIBILITY FOR CODE COMPLIANCE AND STRUCTURAL ADEQUACY.
5. ANY MODIFICATIONS TO PRIMARY STRUCTURAL ELEMENTS TO ATTACH OR SUPPORT DEFERRED ELEMENTS MUST BE COORDINATED WITH AND APPROVED BY THE EOR.

SUBMITTALS

1. AT A MINIMUM, THE FOLLOWING ITEMS REQUIRE SUBMITTALS FOR STRUCTURAL REVIEW. ADDITIONAL SUBMITTALS MAY BE OUTLINED IN THE SPECIFICATIONS.
    - A. CONCRETE REINFORCING LAYOUT
    - B. CONCRETE MIX DESIGNS
    - C. CONCRETE CONSTRUCTION JOINT LAYOUT
    - D. ALL DEFERRED SUBMITTALS
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REVIEWING ALL SUB-CONTRACTOR SUBMITTALS AND NOTING ALL DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS PRIOR TO SUBMITTING TO THE ENGINEER FOR REVIEW.
3. THE CONTRACTOR SHALL ENSURE THAT ALL SUBMITTALS COMPLY WITH THE SPECIAL INSPECTION REQUIREMENTS WHERE APPLICABLE.
4. THE STRUCTURAL ENGINEER' S REVIEW OF SUBMITTALS SHALL BE FOR GENERAL CONFORMANCE WITH THE DESIGN INTENT. NO WORK SHALL BE STARTED WITHOUT SUCH REVIEW.
5. SUBSTITUTION REQUESTS SHALL BE SUBMITTED IN WRITING. A COMPARISON OF THE DATA WITH THE MATERIAL SPECIFIED INCLUDING CODE APPROVALS SHALL BE PROVIDED.
6. REQUESTS FOR INFORMATION (RFI) SHALL BE SUBMITTED IN WRITING WITH SUGGESTED SOLUTION INCLUDED.
7. DEFECTIVE WORK REPORT (DWR) SHALL BE SUBMITTED WITH A PROPOSED REMEDIATION OF THE DEFECT.

FOUNDATIONS

1. THE FOUNDATION DESIGN IS BASED ON THE CRITERIA SPECIFIED IN THE GEOTECHNICAL REPORT BY GROUND ENGINEERING CONSULTANTS, INC., JOB NUMBER 24-3008B, DATED JUNE 24, 2024.
2. REFER TO THE GEOTECHNICAL REPORT FOR ADDITIONAL REQUIREMENTS AND INFORMATION. DESIGN VALUES AND BEARING MATERIALS SHALL BE FIELD VERIFIED BY QUALIFIED GEOTECHNICAL ENGINEER RETAINED BY THE OWNER. PREPARE THE BUILDING PAD IN ACCORDANCE WITH THE GEOTECHNICAL INVESTIGATION AND CIVIL PLANS.
3. THE CONTRACTOR SHALL VERIFY FOUNDATION INSTALLATION AND CONSTRUCTION IS IN CONFORMANCE WITH THE RECOMMENDATIONS OUTLINED IN THE GEOTECHNICAL REPORT.
4. PROVIDE BRACING FOR ALL BASEMENT FOUNDATION WALLS OR PINNED FOUNDATION WALLS PRIOR TO BACKFILLING. THIS BRACING SHALL REMAIN IN PLACE UNTIL ALL SLABS AND BEAMS FRAMING INTO WALL HAVE BEEN PLACED AND HAVE ATTAINED 100% OF THEIR DESIGN STRENGTH.
5. DO NOT BACKFILL AGAINST CANTILEVER RETAINING WALLS UNTIL THE CONCRETE HAS ATTAINED 100% OF ITS DESIGN STRENGTH.
6. WHEREVER NON-FROST SUSCEPTIBLE FILL IS SPECIFIED, GRANULAR SOILS SHALL BE USED WITH LESS THAN 6% BY MASS PASSING A #200 SIEVE SOIL THAT DOES NOT DISPLAY SIGNIFICANT DETRIMENTAL ICE SEGREGATION.
7. ALL FOUNDATIONS SHALL EXTEND BELOW [XX"] BELOW GRADE FOR FROST PROTECTION.
8. EXTERIOR SLABS SHALL SLOPE AWAY FROM THE STRUCTURE A MINIMUM OF 1/4" PER FOOT FOR A MINIMUM OF 10 FEET.

SLAB ON GRADE

1. REFER TO PLAN FOR SLAB THICKNESS AND REINFORCING REQUIREMENTS.
2. PREPARE SUBGRADE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.
3. PROVIDE A MINIMUM OF 4" GRAVEL DRAINAGE LAYER COMPOSED OF CLEAN, COMPACTED GRAVEL OR CRUSHED STONE.
4. PROVIDE 15 MIL POLYETHYLENE VAPOR BARRIER, OR EQUIVALENT, DIRECTLY OVER THE GRAVEL DRAINAGE LAYER. ALL SEAMS SHALL BE OVERLAPPED A MINIMUM OF 6" AND SEALED PER MANUFACTURER RECOMMENDATIONS.

SHALLOW FOUNDATION DESIGN CRITERIA

1. NET ALLOWABLE BEARING CAPACITY: 2500 PSF (1/3 INCREASE FOR TRANSIENT LOADS)
   BEARING MATERIAL: RAMMED AGGREGATE PIERS
2. LATERAL EARTH PRESSURE PRESSURES (IMPORTED STRUCTURAL FILL PER GEOTECH):
   ACTIVE CONDITION NATIVE SOIL = 39 PCF
   AT-REST CONDITION NATIVE SOIL = 60 PCF
   PASSIVE CONDITION NATIVE SOIL = 435 PCF
   MOIST SOIL UNIT WEIGHT NATIVE SOIL = 125 PCF
3. OVER-EXCAVATION OF A MINIMUM OF 1-FOOT BELOW FOUNDATIONS AND SLAB-ON-GRADE, AND 1-FOOT BEYOND THE EDGE OF THE PERIMETER IS REQUIRED. GEOTECHNICAL ENGINEER TO CONFIRM W/ RAPS ENGINEER AND ADVISE IF OTHERWISE.

RAMMED AGGREGATE PIERS (RAPS)

1. DESIGN SOIL BEARING PRESSURE IS BASED ON SOIL STRENGTHENED WITH RAMMED AGGREGATE PIERS (RAPS). AGGREGATE PIERS SHALL BE DESIGNED BY A SPECIALTY ENGINEER TO ACHIEVE THE BEARING CAPACITY AND MAINTAIN DIFFERENTIAL SETTLEMENT REQUIREMENTS AS REQUIRED IN THE GEOTECHNICAL REPORT.
2. DESIGN ASSUMPTIONS, ALLOWABLE BEARING PRESSURES, AND SETTLEMENT CRITERIA SHALL BE AS PER THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.
3. THE MODULUS OF SUBGRADE REACTION (K-VALUE) AND SOIL IMPROVEMENT FACTORS SHALL BE DETERMINED BASED ON FIELD AND LABORATORY TESTING.
4. LAYOUT OF PIERS SHALL BE DETERMINED BY THE SPECIALTY CONTRACTOR AND ENGINEER TO PROVIDE A MINIMUM DESIGN BEARING PRESSURE IDENTIFIED IN THE FOUNDATION NOTES AND GEOTECHNICAL REPORT.
5. RAMMED AGGREGATE PIERS SHALL BE PROVIDED UNDER ALL SLABS ON GRADE AND FOOTINGS SHOWN ON THE STRUCTURAL PLAN, INCLUDING CONTINUOUS FOOTINGS.
6. RAPS SHALL BE DESIGNED TO SUPPORT THE REQUIRED STRUCTURAL LOADS WITH AN ADEQUATE FACTOR OF SAFETY AS SPECIFIED IN THE STRUCTURAL DRAWINGS AND GEOTECHNICAL REPORT.
7. THE CONTRACTOR SHALL MONITOR INSTALLATION PARAMETERS, INCLUDING DEPTH, COMPACTIVE EFFORT, AND LIFT THICKNESS, TO ENSURE COMPLIANCE WITH DESIGN REQUIREMENTS.
8. THE INSTALLATION SEQUENCE SHALL MINIMIZE DISTURBANCE TO ADJACENT STRUCTURES AND UTILITIES. ANY ADJACENT STRUCTURES, UTILITIES, AND EXISTING FOUNDATIONS SHALL BE MONITORED FOR MOVEMENT DURING RAP INSTALLATION.
9. A THIRD-PARTY INSPECTOR SHALL BE PRESENT TO VERIFY PROPER INSTALLATION OF RAPS AS PER THE APPROVED DESIGN.
10. LOAD TESTS SHALL BE PERFORMED ON SELECTED RAPS TO CONFIRM LOAD-BEARING CAPACITY AS REQUIRED BY THE PROJECT SPECIFICATIONS.
11. THE CONTRACTOR SHALL MAINTAIN DETAILED LOGS OF RAP INSTALLATION, INCLUDING DEPTHS, MATERIAL QUANTITIES, AND COMPACTION EFFORTS.
12. RAP INSTALLATION SHALL NOT BE PERFORMED UNDER EXCESSIVE GROUNDWATER CONDITIONS UNLESS SPECIFICALLY ACCOUNTED FOR IN THE DESIGN.
13. UPON COMPLETION, THE CONTRACTOR SHALL SUBMIT AS-BUILT RECORDS OF RAP LOCATIONS, DEPTHS, AND INSTALLATION PARAMETERS.

CONCRETE

1. ALL WORK SHALL CONFORM WITH THE LATEST VERSION OF ACI 301.
2. CONCRETE MIX DESIGNS ARE A PERFORMANCE SPECIFIED ITEM DESIGNED BY THE CONTRACTOR. THE CONTRACTOR SHALL PROVIDE A CONCRETE MIX MEETING THE REQUIREMENTS SPECIFIED BELOW.
3. CONCRETE MIX REQUIREMENTS:
    - A. MIX REQUIREMENTS ARE:

LOCATION	EXPOSURE CLASS	MIN. F'_C	MAX. W/C	MAX. AGG.	AIR CONTENT
FOOTINGS	F1-S0-W0-C1	4,000	0.50	1"	N/A
GRADE BEAMS	F1-S0-W0-C1	4,000	0.50	1"	N/A
INTERIOR SLAB	F0-S0-W0-C0	4,000	0.45	3/4"	3% MAX
EXTERIOR SLAB	F3-S0-W1-C2	4,500	0.42	3/4"	6%±1.5%
SLAB ON DECK	F0-S0-W0-C0	4,000	0.45	3/4"	3% MAX

    - B. FOR CONCRETE MIXTURES ASSIGNED TO EXPOSURE CLASS F3, THE MAXIMUM PERCENTAGE OF CEMENTITIOUS MATERIAL WHICH IS CLASSIFIED AS SCM (INCLUDING FLY ASH, NATURAL POZZOLANS, SILICA FUME, AND SLAG CEMENT) SHALL BE AS FOLLOWS. THE INDIVIDUAL LIMITS SHOWN BELOW SHALL APPLY REGARDLESS OF THE NUMBER OF CEMENTITIOUS MATERIALS IN THE CONCRETE MIXTURE.
        - a. FLY ASH OR NATURAL POZZOLANS CONFORMING TO ASTM C618 = 25%
        - b. SLAG CEMENT CONFORMING TO ASTM C989 = 50%
        - c. SILICA FUME CONFORMING TO ASTM C1240 = 10%
        - d. TOTAL OF FLY ASH OR OTHER POZZOLANS AND SILICA FUME = 35%
        - e. TOTAL OF FLY ASH OR OTHER POZZOLANS, SLAG CEMENT, AND SILICA FUME = 50%
    - C. BASED ON THE SULFATE CLASSIFICATIONS LISTED THE FOLLOWING CEMENTS SHALL BE USED:
        - a. S0 AND S1 SULFATE CLASSIFICATION: PORTLAND CEMENT ASTM C150 TYPE I/II OR BLENDED HYDRAULIC CEMENT ASTM C595 TYPE IL
        - b. S2 AND S3 SULFATE CLASSIFICATIONS: PORTLAND CEMENT ASTM C150 TYPE V OR BLENDED HYDRAULIC CEMENT ASTM C595 TYPE IL WITH "HS" DESIGNATION, CALCIUM CHLORIDE ADMIXTURES NOT PERMITTED. MINERAL FILLERS DERIVED FROM CARBONATE AGGREGATE ARE PROHIBITED. AT CONTRACTOR'S OPTION, ACCEPTABLE IN LIEU OF TYPE V OR TYPE "HS" TO PROVIDE ALTERNATE CEMENTITIOUS MATERIALS FOR SULFATE EXPOSURE AND RESISTANCE CONFORMING TO ACI 318-19 26.4.2.2(C)
    - D. FOR CONCRETE MIXTURES ASSIGNED TO W1 OR W2 CLASSES, EVIDENCE SHALL BE SUBMITTED THAT THE CONCRETE MIXTURE COMPLIES WITH THE FOLLOWING
        - a. AGGREGATES ARE NOT ALKALI-SILICA REACTIVE OR MEASURES TO MITIGATE ALKALI-SILICA REACTIVITY HAVE BEEN ESTABLISHED
        - b. AGGREGATES ARE NOT ALKALI-CARBONATE REACTIVE
    - E. MAXIMUM CHLORIDE ION LIMITS (PERCENTAGE BY MASS OF CEMENTITIOUS MATERIALS INCLUDING SCM) ASSOCIATED WITH EXPOSURE CLASS ARE AS FOLLOWS:
        - a. C0 = 1.00
        - b. C1 = 0.30
        - c. C2 = 0.15
    - F. FINE AGGREGATE FOR NORMAL WEIGHT CONCRETE SHALL MEET ASTM C33. COARSE AGGREGATES FOR NORMAL WEIGHT CONCRETE SHALL CONFORM TO ASTM C33, GRADE #67 FOR 3/4" AND GRADE #57 FOR 1" OR LARGER. COARSE AGGREGATES SHALL BE NO LESS THAN 50% OF THE TOTAL AGGREGATE BY WEIGHT, UNLESS APPROVED BY THE ENGINEER PRIOR TO MIX DESIGN SUBMITTAL.
    - G. ALL CONCRETE ADMIXTURES SHALL, WHEN MIXED INTO CONCRETE, BE NON-CHLORIDE AND NON-CHLORIDE FORMING. ALL ADMIXTURES MUST CONFORM TO ASTM C-494 AND C-260. CONCRETE CURING COMPOUND AND SEALERS SHALL MEET ASTM C-309 TYPE 1 OR 1D.
    - H. CONTRACTOR MAY ADJUST SLUMP AS NECESSARY FOR FIELD CONDITIONS, INSTALLATION METHOD USED, AND WORKABILITY PROVIDED REMAINING REQUIREMENTS ARE MET. USE ADMIXTURES AS REQUIRED TO OBTAIN DESIRED RESULTS.
    - I. FOR CONCRETE PLACED BY PUMPING, INCREASED ENTRAINED AIR MAY BE USED TO FACILITATE PUMPING PROVIDED CONTRACTOR CAN DEMONSTRATE CONCRETE WITH ENTRAINED AIR WILL HAVE A FINISH ACCEPTABLE TO THE ARCHITECT.
    - J. CONTRACTOR SHALL PROVIDE CONCRETE WITH REDUCED WATER IN ORDER TO ACHIEVE SLAB VAPOR TRANSMISSION REQUIRED FOR THE SPECIFIED FLOORING MATERIALS, COORDINATE REQUIREMENTS WITH ARCHITECTURAL DRAWINGS AND SPECIFICATIONS
4. GROUT REQUIREMENTS:
    - A. PROMPTLY PACK GROUT BETWEEN BEARING SURFACES AND PLATES SO NO VOIDS REMAIN. NEATLY FINISH EXPOSED SURFACES AND PROTECT GROUT TO ALLOW TO CURE.
    - B. ALL GROUT PRODUCTS SHALL CONFORM TO ASTM C1107 AND BE NONSHRINK, NONMETALLIC, AND NONCORROSIVE.
    - C. ACHIEVE A MINIMUM OF 8,000 PSI COMPRESSIVE STRENGTH AT 28 DAYS
    - D. CLEAN ALL CONTACT SURFACES TO BE FREE OF OIL AND OTHER CONTAMINANTS. COMPLY WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR ALL OTHER SURFACE PREPARATION AND MIXING STANDARDS.
5. CONSTRUCTION/CONTROL JOINTS REQUIREMENTS:
    - A. SLABS-ON-GRADE SHALL HAVE CONSTRUCTION JOINTS AND/OR CONTROL JOINTS TO DIVIDE THE SLAB INTO PANELS, NOT TO EXCEED 256 SQUARE FEET. THE LONG DIMENSION SHALL NOT EXCEED THE SHORT DIMENSION BY MORE THAN 20%. CONSTRUCTION AND CONTROL JOINT LOCATIONS SHOWN ON THE DRAWINGS IS SUGGESTED. CONTRACTOR TO SUBMIT DRAWINGS SHOWING PROPOSED CONSTRUCTION JOINT LOCATION AND CASTING SEQUENCE FOR APPROVAL.
    - B. CONSTRUCTION JOINTS IN SLABS-ON-DECK, SLABS-ON-GRADE, AND STRUCTURAL SLABS SHALL BE LOCATED TO ACCOMMODATE THE MAXIMUM LENGTH AND AREA THE CONTRACTOR CAN REASONABLY POUR, FINISH, AND JOINT IN THE SAME DAY, BUT SHALL NOT EXCEED 150 FEET WITH A MAXIMUM AREA OF 15,000 SQUARE FEET UNLESS APPROVED BY THE ENGINEER.
    - C. NO HORIZONTAL CONSTRUCTION JOINTS WILL BE PERMITTED IN BEAMS, UPTURNED BEAMS, GRADE BEAMS, WALLS AND STRUCTURAL SLABS UNLESS SPECIFICALLY SHOWN ON THE DRAWINGS OR APPROVED IN WRITING BY THE DESIGN PROFESSIONALS PRIOR TO CONSTRUCTION.
    - D. PLACE VERTICAL CONSTRUCTION JOINTS IN FOUNDATION WALLS A MINIMUM OF 8 FT FROM ANY WALL INTERSECTION, PILASTER, PIER, OR WALL OPENING.
    - E. PROVIDE CONTINUOUS WATERSTOPS AT ALL CONSTRUCTION JOINTS EXPOSED TO SOIL OR WATER.
    - F. WHERE CONSTRUCTION JOINTS ARE LABELED AS "ROUGHENED" ON THE DRAWINGS, THE ENTIRE JOINT SURFACE SHALL BE MECHANICALLY ROUGHENED TO A 1/4" AMPLITUDE.
    - G. CONCRETE CONSTRUCTION JOINT SURFACE SHALL BE CLEANED AND ALL LOOSE MATERIAL REMOVED PRIOR TO SECOND CONCRETE PLACEMENT.
6. ALL CONCRETE FLOOR SLABS SHALL MEET THE SPECIFIED FLOOR FLATNESS (FF) AND FLOOR LEVELNESS (FL) VALUES AS PER ASTM E1155 AND ACI 117 STANDARDS.
    - A. FF/FL CRITERIA:
      SLAB-ON-GRADE:
      GENERAL FLOOR AREAS: FF 35 / FL 25 (TYPICAL MINIMUM)
    - B. CONCRETE FINISHING TECHNIQUES, INCLUDING SCREEDING, FLOATING, AND TROWELLING, SHALL BE SELECTED TO MEET THE REQUIRED FF/FL VALUES.
    - C. PROPER CURING METHODS SHALL BE IMPLEMENTED TO MINIMIZE SLAB CURLING AND SHRINKAGE-RELATED DISTORTIONS.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN OF ALL FORMING AND SHORING.
8. ALL EXPOSED EDGES OF CONCRETE SHALL BE CHAMFERED OR TOOLED TO 3/4", UNLESS NOTED OTHERWISE.
9. NO ALUMINUM SHALL BE EMBEDDED IN CONCRETE. CONDUITS AND PIPING EMBEDDED IN CONCRETE WALLS, SLABS, OR BEAMS SHALL BE SPACED A MINIMUM OF FOUR DIAMETERS AND THE OUTSIDE DIAMETER SHALL BE LESS THAN 30% OF THE MEMBER THICKNESS AND PLACED BETWEEN LAYERS OF REINFORCING.
10. NO CONDUIT MAY BE EMBEDDED IN SLABS-ON-DECK OR SLABS-ON-GRADE, UNLESS SPECIFICALLY DETAILED OR NOTED OTHERWISE ON STRUCTURAL PLANS.

COLD-FORMED STEEL FRAMING

1. ALL COLD-FORMED STEEL STUDS, PURLINS, AND TRUSS SYSTEMS SHALL BE GALVANIZED PER AISI STANDARDS. APPLY ZINC-RICH PAINT TO ALL AREAS WHERE FINISH IS DAMAGED DUE TO WELDING.
2. PRODUCTS SHALL BE FORMED FROM STEEL MEETING THE REQUIREMENTS OF AISI, SPECIFICATIONS FOR THE DESIGN OF COLD-FORMED STEEL STRUCTURAL MEMBERS, UNLESS NOTED OTHERWISE.
3. STUD TRACK SECTIONS SHALL MEET OR EXCEED THICKNESS OF STUD MEMBERS, UNLESS NOTED OTHERWISE.
4. ALL FRAMING COMPONENTS SHALL BE CUT SQUARELY FOR ATTACHMENT TO PERPENDICULAR MEMBERS.
5. PROVIDE ALL ACCESSORIES INCLUDING, BUT NOT LIMITED TO, TRACKS, CLIPS, WEB STIFFENERS, FASTENERS, ANCHORAGE DEVICES, CONNECTION ANGLES, BRIDGING, AND MISCELLANEOUS HARDWARE REQUIRED TO COMPLETE ALL CONNECTIONS AND INSTALLATION.
6. FASTENING OF FRAMING COMPONENTS SHALL BE WITH SELF-TAPPING SCREWS OR WELDING OF SUFFICIENT SIZE TO ENSURE THE STRENGTH OF THE CONNECTION. WELDS SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST AWS D1.3 CODE.
7. COLD-FORMED STEEL STUD PRODUCTS SHALL BE MANUFACTURED BY A CURRENT MEMBER OF THE STEEL STUD MANUFACTURER ASSOCIATION (SSMA) OR THE STEEL FRAMING INDUSTRY ASSOCIATION (SFIA).
    - A. THE PHYSICAL AND STRUCTURAL PROPERTIES SHALL BE EQUIVALENT TO THOSE LISTED BY THE SSMA "PRODUCT TECHNICAL INFORMATION" AND ICC-ES ER-3064P FOR "S" AND "T" SECTIONS.
    - B. PROVIDE WALL STUD BRIDGING SPACES AT 4'-0" O.C., MAX. IN ALL EXTERIOR WALLS AND INTERIOR, LOAD BEARING WALLS.
    - C. PROVIDE DEFLECTION TRACK AT THE TOP OF ALL NON-LOAD BEARING STUD WALLS WHERE THE TOP OF WALL ABUTS THE BOTTOM OF THE STRUCTURE. DEFLECTION TRACK SHALL ACCOMMODATE A DEFLECTION DESCRIBED UNDER CONSTRUCTION DETAILS FOR STRUCTURAL MOVEMENT.
    - D. ATTACH STUDS TO TRACK WITH A MINIMUM OF ONE SCREW IN EACH STUD FLANGE TO PREVENT ROTATION, UNLESS NOTED OTHERWISE.
    - E. PROVIDE DIAGONAL TENSION STRAP BRACING AT LOCATIONS INDICATED ON DESIGN DRAWINGS.

SHEET INDEX

SHEET NUMBER	SHEET NAME
S-001	GENERAL NOTES
S-002	SPECIAL INSPECTIONS
S-101	FOUNDATION PLAN
S-102	MEZZANINE FRAMING PLAN
S-401	FOUNDATION DETAILS
S-402	FOUNDATION DETAILS
S-411	FRAMING DETAILS

D2C ARCHITECTS

CORBEL ENGINEERING
STRUCTURAL ENGINEERING SERVICES
2850 MCCLELLAND DR., SUITE 3000D
FORT COLLINS, CO 80525
CORBEL JOB #: 250024

MARK	DESCRIPTION	DATE	APPR

ISSUE DATE: MAY 19, 2025
DESIGN BY: Designer
D2C PROJECT NUMBER 202421
CONSULTANTS PROJECT #
DRAWN BY: Author
CKD BY: Checker
SOLICITATION NO.:
SBMT BY: Approver
PLOT DATE: 5/15/2025 4:50:33 PM
CONTRACT NO.:
PLOT SCALE: 12" = 1'-0"
FILE NUMBER:
SIZE: 22" x 34"
FILE NAME:

FOR PERMIT

CASEY BRANDON WILSON
50764
5/16/2025

NOT FOR CONSTRUCTION

TOWN OF SUPERIOR
OPERATIONS & MAINTENANCE FACILITY
1950 HONEY CREEK LANE, SUPERIOR, CO 80027

GENERAL NOTES

SHEET IDENTIFICATION
S-001

STATEMENT OF SPECIAL INSPECTIONS (SSI)

1. THIS STATEMENT OF SPECIAL INSPECTIONS (SSI) IS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE (IBC) AND IDENTIFIES THE MATERIALS, SYSTEMS, AND WORK SUBJECT TO SPECIAL INSPECTION AND TESTING.
2. SPECIAL INSPECTIONS SHALL BE PERFORMED FOR THE CONSTRUCTION OF STRUCTURAL SYSTEMS AND MATERIALS AS REQUIRED BY THE GOVERNING BUILDING CODE, PROJECT SPECIFICATIONS, AND APPROVED PLANS. THE OWNER, ENGINEER OF RECORD (EOR), OR BUILDING OFFICIAL MAY REQUIRE ADDITIONAL INSPECTIONS BEYOND THOSE LISTED HEREIN.
3. RESPONSIBILITY FOR INSPECTIONS:
   A. OWNER: ENGAGES THE SPECIAL INSPECTION AGENCY AND ENSURES COMPLIANCE WITH INSPECTION REQUIREMENTS.
   B. REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE (RDPIRC): COORDINATES INSPECTIONS WITH THE BUILDING OFFICIAL AND ENSURES COMPLIANCE WITH THE SSI.
   C. CONTRACTOR: NOTIFIES THE SPECIAL INSPECTOR BEFORE WORK REQUIRING INSPECTIONS BEGINS AND CORRECTS DEFICIENCIES NOTED IN INSPECTION REPORTS.
   D. SPECIAL INSPECTION AGENCY: PERFORMS INSPECTIONS AND PROVIDES REPORTS IN ACCORDANCE WITH THIS SSI.
   E. BUILDING OFFICIAL: REVIEWS AND APPROVES REPORTS, CONDUCTING INSPECTIONS AS NECESSARY.
4. SPECIAL INSPECTIONS SHALL BE CONDUCTED PER IBC CHAPTER 17 AND OTHER APPLICABLE STANDARDS FOR THE FOLLOWING:
   A. CONCRETE CONSTRUCTION (ACI 318 & IBC 1705.3)
      a. VERIFICATION OF MIX DESIGN, PLACEMENT, CURING, AND FIELD TESTING.
      b. INSPECTION OF REINFORCEMENT PLACEMENT, FORMWORK, AND CONCRETE STRENGTH TESTING.
   B. STEEL CONSTRUCTION (AISC 360 & IBC 1705.2)
      a. STRUCTURAL STEEL BOLTING AND WELDING INSPECTIONS.
      b. HIGH-STRENGTH BOLTING AND STEEL FRAME CONNECTION DETAILS.
   C. SOILS AND FOUNDATIONS (IBC 1705.6 & IBC 1705.7)
      a. VERIFICATION OF SOIL-BEARING CONDITIONS, FILL PLACEMENT, AND COMPACTION TESTING.
      b. INSPECTION OF DEEP FOUNDATIONS, PILE DRIVING, AND DRILLED PIERS.
   D. COLD-FORMED STEEL FRAMING (IBC 1705.11)
      a. VERIFICATION OF WELDS, BOLTS, AND SCREW CONNECTIONS FOR STRUCTURAL FRAMING,
5. REPORTING AND DOCUMENTATION
   A. THE SPECIAL INSPECTION AGENCY SHALL SUBMIT INSPECTION REPORTS TO THE OWNER, ENGINEER OF RECORD, AND BUILDING OFFICIAL.
   B. REPORTS MUST INCLUDE DEFICIENCIES OBSERVED AND CORRECTIVE ACTIONS TAKEN.
   C. FINAL COMPLIANCE REPORTS SHALL BE SUBMITTED AT PROJECT COMPLETION, CONFIRMING THAT WORK REQUIRING SPECIAL INSPECTION CONFORMS TO APPROVED CONSTRUCTION DOCUMENTS.
6. CORRECTION OF NON-CONFORMING WORK
   A. NON-CONFORMING WORK SHALL BE DOCUMENTED, REPORTED, AND CORRECTED BEFORE PROCEEDING WITH CONSTRUCTION.
   B. THE SPECIAL INSPECTOR SHALL VERIFY CORRECTIVE ACTIONS AND ISSUE FOLLOW-UP REPORTS.
7. QUALIFICATIONS OF SPECIAL INSPECTION PERSONNEL
   A. SPECIAL INSPECTORS
      a. SHALL BE CERTIFIED IN ACCORDANCE WITH THE IBC, ICC, OR OTHER APPLICABLE STANDARDS.
      b. MUST HAVE EXPERIENCE RELEVANT TO THE TYPE OF WORK BEING INSPECTED.
8. TESTING AGENCIES
   A. SHALL COMPLY WITH ASTM E329 FOR TESTING LABORATORY REQUIREMENTS.
   B. MUST BE ACCREDITED AND APPROVED BY THE BUILDING OFFICIAL.
9. FINAL CERTIFICATION
   A. AT THE CONCLUSION OF CONSTRUCTION, THE SPECIAL INSPECTION AGENCY SHALL PROVIDE A FINAL STATEMENT OF SPECIAL INSPECTIONS, CERTIFYING THAT ALL REQUIRED INSPECTIONS AND TESTS HAVE BEEN COMPLETED AND ALL DISCREPANCIES RESOLVED. THIS FINAL REPORT SHALL BE SUBMITTED TO THE BUILDING OFFICIAL FOR APPROVAL.

REQUIRED SPECIAL INSPECTIONS AND TESTS OF STRUCTURAL STEEL FOR WELDING PROCESS

Inspection Tasks Prior to Welding

Inspection Tasks Prior to Welding	QUALITY CONTROL	QUALITY ASSURANCE
Welding procedure specifications (WPSs) available	P	P
Manufacturer certifications for welding consumables available	P	P
Material identification (type/grade)	O	O
Welder identification system[1]	O	O
Fit-up of groove welds (including joint geometry) • Joint preparation • Dimensions (alignment, root opening, root face, bevel) • Cleanliness (condition of steel surfaces) • Tacking (tack weld quality and location) • Backing type and fit (if applicable)	O	O
Configuration and finish of access holes	O	O
Fit-up of fillet welds • Dimensions (alignment, gaps at root) • Cleanliness (condition of steel surfaces) • Tacking (tack weld quality and location)	O	O
Check welding equipment	O	--

Inspection Tasks During Welding

Inspection Tasks During Welding	QUALITY CONTROL	QUALITY ASSURANCE
Use of qualified welders	O	O
Control and handling of welding consumables • Packaging • Exposure Control	O	O
No welding over cracked tack welds	O	O
Environmental conditions • Wind speed within limits • Precipitation and temperature	O	O
WPS followed • Settings on welding equipment • Travel speed • Selected welding materials • Shielding gas type/flow rate • Preheat applied • Interpass temperature maintained (min/max) • Proper position (F, V, H, OH)	O	O
Welding Techniques • Interpass and final cleaning • Each pass within profile limitations • Each pass meets quality requirements	O	O

Inspection Tasks After Welding

Inspection Tasks After Welding	QUALITY CONTROL	QUALITY ASSURANCE
Welds cleaned	O	O
Size, length and location of welds	P	P
Welds meet visual acceptance criteria • Crack prohibition • Weld/base-metal fusion • Crater cross section • Weld profiles • Weld size • Undercut • Porosity	P	P
Arc strikes	P	P
k-area[2]	P	P
Backing removed and weld tabs removed (if required)	P	P
Repair activities	P	P
Document acceptance or rejection of welded joint or member	P	P

Quality Control - Requirements on the part of the steel fabricator and erector.
Quality Assurance - Requirements on the part of the project owner's representative.
P - Perform these tasks for each weld joint or member.
O - Observe these items on a random basis. Operations need not be delayed pending these inspections

[1] - The fabricator or erector, as applicable, shall maintain a system by which a welder who has welded a joint or member can be identified. Stamps, if used, shall be the low-stress type.

[2] - When welding of doubler plates, continuity plates or stiffeners has been performed in the k-area, visually inspect the web k-area for cracks within 3 inches (75 mm) of the weld.

(a) Where applicable, see Section 1705.12, Special inspections for seismic resistance.
(b) Specific requirements for special inspection shall be included in the research report for the anchor issued by an approved source in accordance with 17.8.2 in ACI 318, or other qualification procedures. Where specific requirements are not provided, special inspection requirements shall be specified by the registered design professional and shall be approved by the building official prior to the commencement of the work.

Special Inspection Additional Requirements:

- Additional items that need special inspection, in the opinion of the building official, shall be inspected.
- Coordination of Special Inspections with construction of the inspected items shall be the responsibility of the contractor.
- If Special Inspection is waived by the Authority having Jurisdiction, the general contractor shall provide the designer of record with a copy of the written exemption for each item that has been waived.
- The building official may perform inspections in addition to and/or concurrently with the Special Inspection's outlined in the tables.
- The general contractor is responsible for implementing a quality control program. The quality control program is in addition to the Special Inspection requirements and must meet or exceed those responsibilities required as part of the contract drawings and specifications.

REQUIRED SPECIAL INSPECTIONS AND TESTS OF STRUCTURAL STEEL FOR BOLTING PROCESS

Inspection Tasks Prior to Bolting

Inspection Tasks Prior to Bolting	QUALITY CONTROL	QUALITY ASSURANCE
Manufacturer certifications available for fastener materials	O	P
Fasteners marked in accordance with ASTM requirements	O	O
Proper fasteners selected for the joint detail (grade, type, bolt length if threads are to be excluded from shear plane)	O	O
Proper bolting procedure selected for joint detail	O	O
Connecting elements, including the appropriate faying surface condition and hole preparation, if specified, meet applicable requirements	O	O
Pre-installation verification testing by installation personnel observed and documented for fastener assemblies and methods used	P	O
Proper storage provided for bolts, nuts, washers and other fastener components	O	O

Inspection Tasks During Bolting

Inspection Tasks During Bolting	QUALITY CONTROL	QUALITY ASSURANCE
Fastener assemblies, of suitable condition, placed in all holes and washers (if required) are positioned as required	O	O
Joint brought to the snug-tight condition prior to the pretensioning operation	O	O
Fastener component not turned by the wrench prevented from rotating	O	O
Fasteners are pretentioned in accordance with the RCSC Specification, progressing systematically from the most rigid point toward the free edges	O	O

Inspection Tasks After Bolting

Inspection Tasks After Bolting	QUALITY CONTROL	QUALITY ASSURANCE
Document acceptance or rejection of bolted connections	P	P

REQUIRED SPECIAL INSPECTIONS AND TESTS OF SOILS

TYPE	FREQUENCY
1. Verify materials below shallow foundations are adequate to achieve the design bearing capacity.	Periodic
2. Verify excavations are extended to proper depth and have reached proper material.	Periodic
3. Perform classification and testing of compacted fill materials.	Periodic
4. Verify use of proper materials, densities and lift thicknesses during placement and compaction of compacted fill.	Continuous
5. Prior to placement of compacted fill, inspect subgrade and verify that site has been prepared properly.	Periodic

REQUIRED SPECIAL INSPECTIONS AND TESTS OF CONCRETE CONSTRUCTION

TYPE	FREQUENCY	REFERENCED STANDARD	IBC REFERENCE
1. Inspect reinforcement, including prestressing tendons, and verify placement.	Periodic	ACI 318 Ch. 20, 25.2, 25.3, 26.6.1-26.6.3	1908.4
2. Reinforcing bar welding:		AWS D1.4 ACI 318: 26.6.4	—
a. Verify weldability of reinforcing bars other than ASTM A706	Periodic		
b. Inspect single-pass fillet welds, maximum 5/16"; and	Periodic		
c. Inspect all other welds.	Continuous		
3. Inspect anchors cast in concrete.	Periodic	ACI 318: 17.8.2	
4. Inspection of anchors post installed in hardened concrete members.[b]			—
a. Adhesive anchors installed in horizontally or upwardly inclined orientations to resist sustained tension loads.	Continuous	ACI 318: 17.8.2.4	
b. Mechanical anchors and adhesive anchors not defined in 4.a.	Periodic	ACI 318: 17.8.2	
5. Verify use of required design mix.	Periodic	ACI 318: Ch. 19, 26.4.3, 26.4.4	1904.1, 1904.2 1908.2, 1908.3
6. Prior to concrete placement, fabricate specimens for strength tests, perform slump and air content tests, and determine the temperature of the concrete.	Continuous	ASTM C172, ASTM C31, ACI 318: 26.5, 26.12	1908.10
7. Inspection of concrete and shotcrete placement for proper application techniques.	Continuous	ACI 318: 26.5	1908.6, 1908.7, 1908.8
8. Verify maintenance of specified curing temperature and techniques.	Periodic	ACI 318: 26.5.3-26.5.5	1908.9
9. Inspection of prestressed concrete for:			—
a. Application of prestressing forces; and	Continuous	ACI 318: 26.10	
b. Grouting of bonded prestressing tendons.	Continuous	ACI 318: 26.10	
10. Inspect erection of precast concrete members.	Periodic	ACI 318: Ch. 26.9	
11. Verify in-situ concrete strength, prior to stressing of tendons in post-tensioned concrete and prior to removal of shores and forms from beams and structural slabs.	Periodic	ACI 318: 26.11.2	—
12. Inspect formwork for shape, location and dimensions of the concrete member being formed.	Periodic	ACI 318: 26.11.1.2(b)	—

D2C
ARCHITECTS

CORBEL
ENGINEERING
STRUCTURAL ENGINEERING SERVICES
2850 MCCLELLAND DR., SUITE 3000D
FORT COLLINS, CO 80525
CORBEL JOB #: 250024

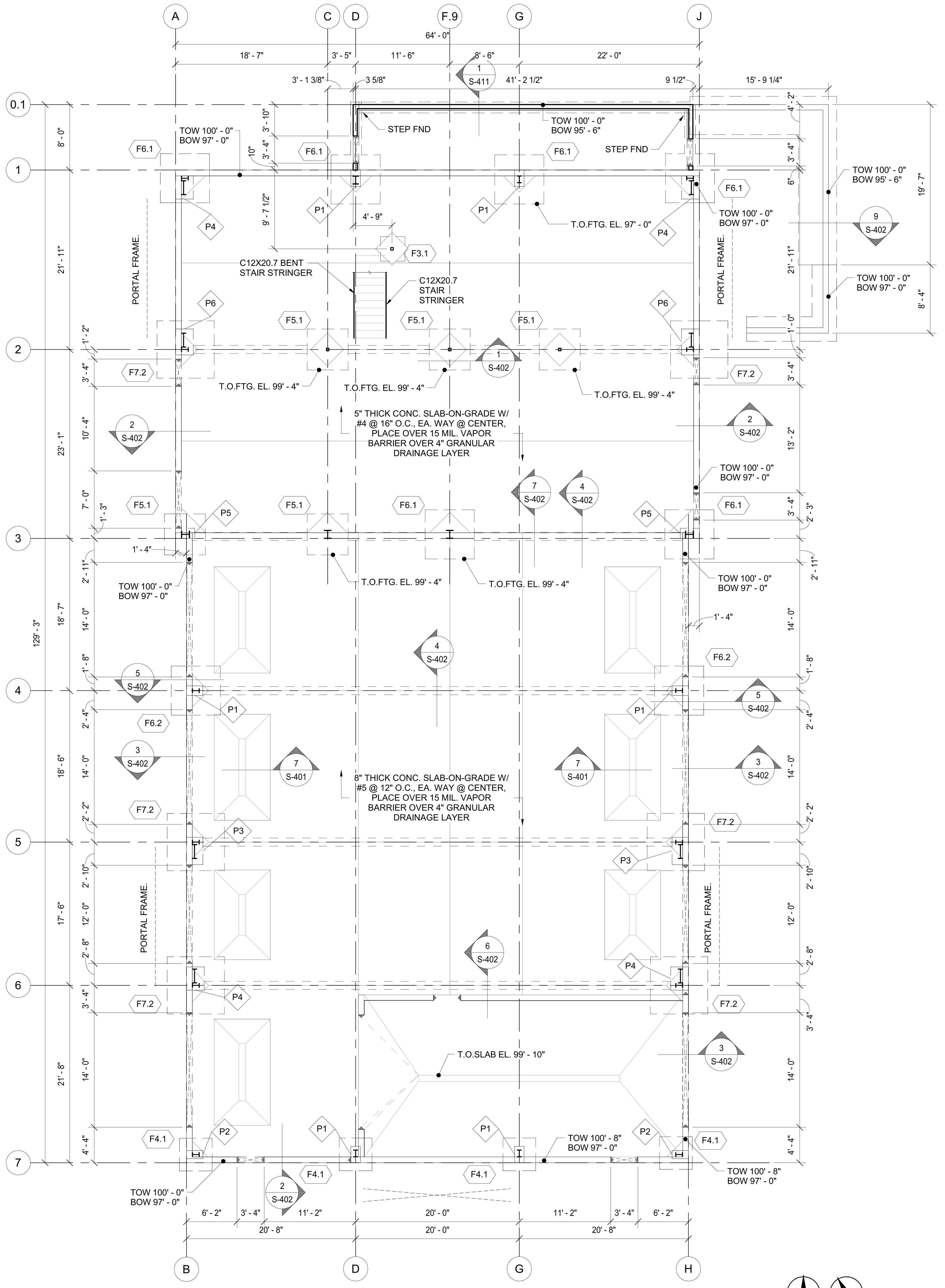
MARK	DESCRIPTION	DATE	APPR

ISSUE DATE:
MAY 19, 2025
CONSULTANTS PROJECT #
SOLICITATION NO.:
CONTRACT NO.:
FILE NUMBER:
DESIGN BY: Designer
D2C PROJECT NUMBER 202421
DRAWN BY: Author
CKD BY: Checker
SBMT BY: Approver
PLOT DATE: 5/15/2025 4:50:33 PM
PLOT SCALE: As indicated
SIZE: 22" x 34"
FILE NAME:

FOR PERMIT
CASEY BRANDON WILSON
50764
5/16/2025
NOT FOR CONSTRUCTION

TOWN OF SUPERIOR
OPERATIONS & MAINTENANCE FACILITY
1950 HONEY CREEK LANE, SUPERIOR, CO 80027
SPECIAL INSPECTIONS

SHEET IDENTIFICATION
S-002


A
C
D
F.9
G
J
64' - 0"
18' - 7"
3' - 5"
11' - 6"
8' - 6"
22' - 0"
41' - 2 1/2"
15' - 9 1/4"
0.1
1
2
3
4
5
6
7
STEP FND
TOW 100' - 0"
BOW 97' - 0"
TOW 100' - 0"
BOW 95' - 6"
F6.1
F3.1
F5.1
F6.2
F7.2
F4.1
P1
P2
P3
P4
P5
P6
C12X20.7 BENT STAIR STRINGER
C12X20.7 STAIR STRINGER
T.O.FTG. EL. 97' - 0"
T.O.FTG. EL. 99' - 4"
PORTAL FRAME.
5" THICK CONC. SLAB-ON-GRADE W/ #4 @ 16" O.C., EA. WAY @ CENTER, PLACE OVER 15 MIL. VAPOR BARRIER OVER 4" GRANULAR DRAINAGE LAYER
8" THICK CONC. SLAB-ON-GRADE W/ #5 @ 12" O.C., EA. WAY @ CENTER, PLACE OVER 15 MIL. VAPOR BARRIER OVER 4" GRANULAR DRAINAGE LAYER
T.O.SLAB EL. 99' - 10"
TOW 100' - 8"
BOW 97' - 0"
S-401
S-402
S-411
129' - 3"
B
D
G
H
20' - 8"
20' - 0"
PLAN NORTH
TRUE NORTH

① FOUNDATION PLAN
1/8" = 1'-0"

FOUNDATION SCHEDULE

MARK	THICKNESS	WIDTH	LENGTH	REINFORCING
F3.1	1'-0"	3'-0"	3'-0"	(4) #5 EA. WAY
F4.1	1'-0"	4'-0"	4'-0"	(5) #5 EA. WAY
F5.1	1'-0"	5'-0"	5'-0"	(6) #5 EA. WAY
F5.2	2'-0"	5'-0"	5'-0"	(6) #5 EA. WAY, TOP & BOT
F6.1	1'-0"	6'-0"	6'-0"	(7) #5 EA. WAY, TOP & BOT
F6.2	2'-0"	6'-0"	6'-0"	(7) #5 EA. WAY, TOP & BOT
F7.2	2'-0"	7'-0"	7'-0"	(8) #5 EA. WAY, TOP & BOT

NOTE:
THE FOUNDATION DESIGN PROVIDED IS BASED ON PRELIMINARY REACTIONS PROVIDED BY VP BUILDINGS DATED 5/1/2025 AND ARE SUBJECT TO CHANGE. FINAL FOUNDATION SIZES AND SPECIFICATIONS WILL BE DETERMINED UPON RECEIPT AND REVIEW OF THE FINAL PRE-ENGINEERED METAL BUILDING DRAWINGS.

PLAN MARKS:

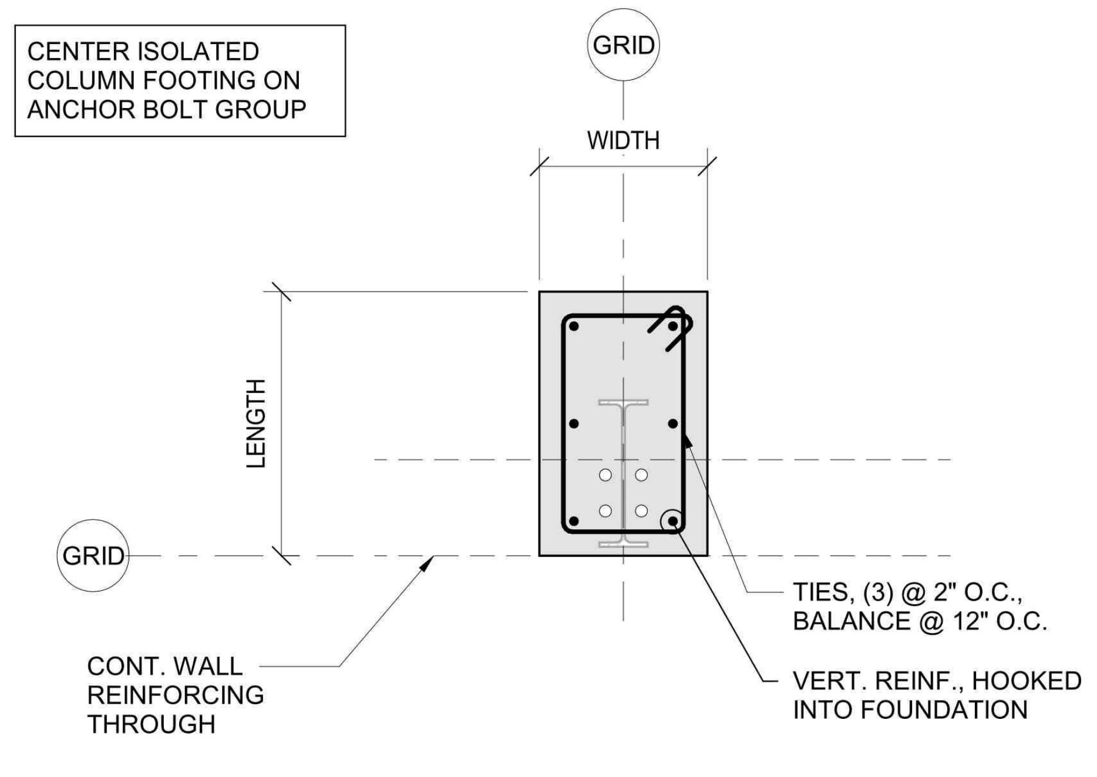
◇ #	PILASTER MARK, REF. SCHEDULE
⬡ #	FOUNDATION MARK, REF. SCHEDULE
○ #	PLAN NOTE, REF. SCHEDULE
▲	T.O.W STEP
><	DENOTES PROPOSED CROSS BRACE
- - - -	DENOTES PROPOSED PORTAL BRACE LOCATIONS
S.J.	DENOTES SAWN JOINTS OR CONSTRUCTION JOINTS

PLAN GENERAL NOTES:

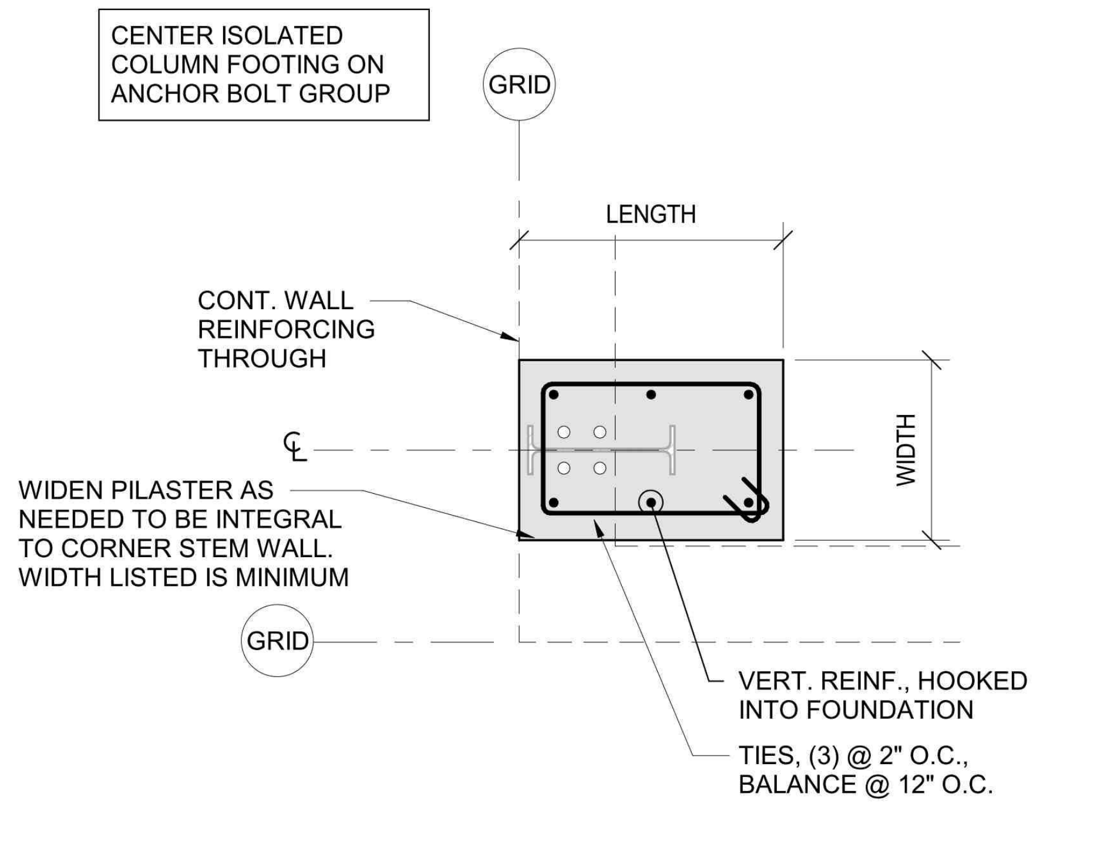
1. PROVIDE 1/2" E.J. MATERIAL BETWEEN EXTERIOR CONCRETE AND THE BUILDING, TYPICAL.
2. CENTER ALL COLUMN FOOTINGS BELOW BUILDING COLUMNS, UNLESS SHOWN OR NOTED OTHERWISE. REFER TO PILASTER DETAILS FOR CENTER.
3. TOP OF EXTERIOR COLUMN FOOTING ELEVATION 97'-0", U.N.O.
4. BOTTOM OF BASE PLATE ELEVATION AT 100'-0", U.N.O. TOP OF PILASTER AT 100'-8" IN WASH BAY.
5. TOP OF GRADE BEAM/FOUNDATION WALL ELEVATION 100'-0"

PILASTER SCHEDULE

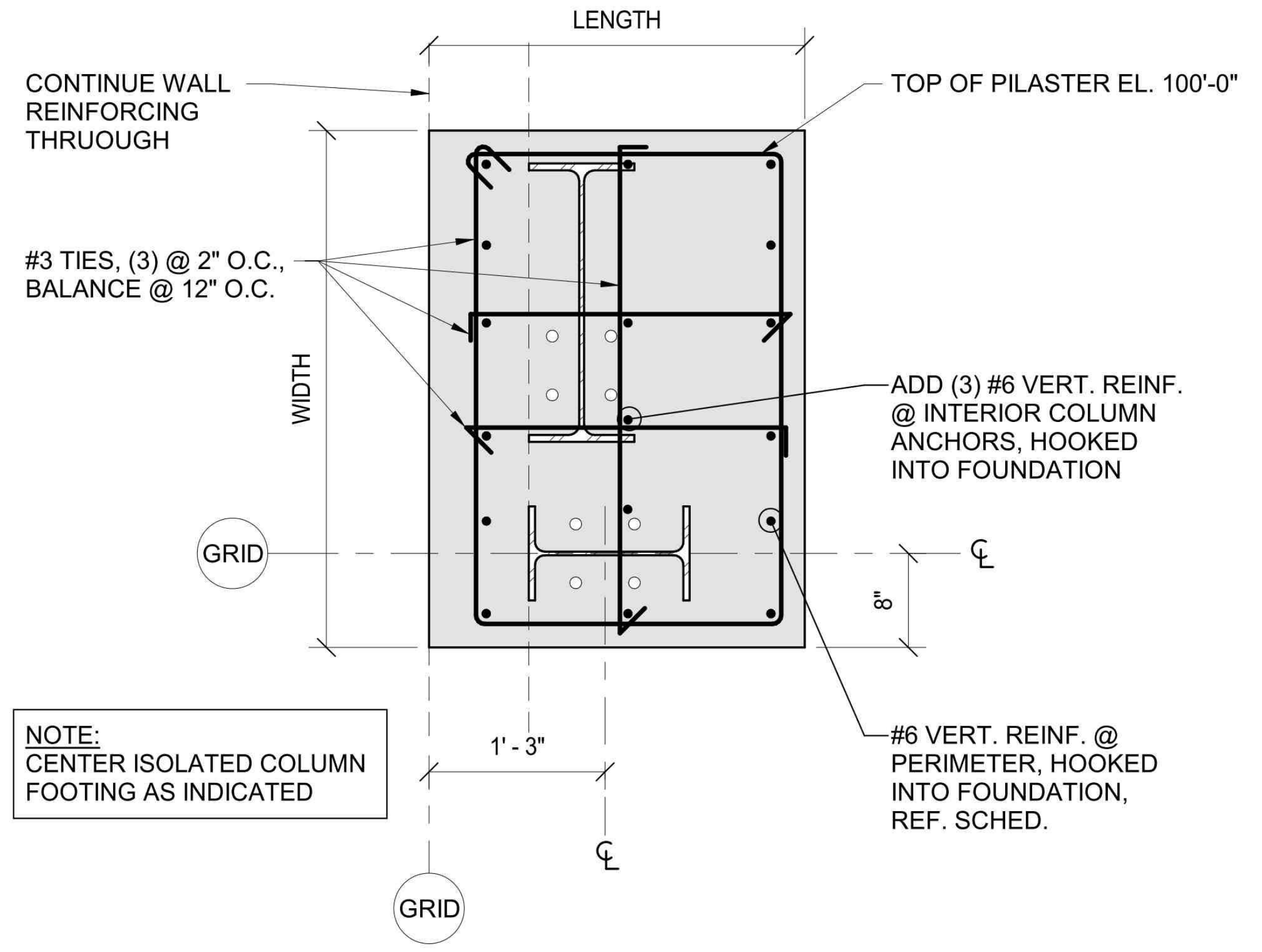
MARK	PILASTER WIDTH	PILASTER LENGTH	VERT. REINF.	REINF. TIES	DETAIL
P1	14"	24"	(8) #6	(3) #3 @ 2" O.C. TOP, #3 @ 12" O.C.	TYPE A
P2	12"	24"	(6) #6	(3) #3 @ 2" O.C. TOP, #3 @ 12" O.C.	TYPE B
P3	40"	24"	(14) #6	(3) #3 @ 2" O.C. TOP, #3 @ 12" O.C.	TYPE C
P4	34"	26"	(14) #6	(3) #3 @ 2" O.C. TOP, #3 @ 12" O.C.	TYPE C
P5	15"	28"	(8) #6	(3) #3 @ 2" O.C. TOP, #3 @ 12" O.C.	TYPE B
P6	38"	26"	(14) #6	(3) #3 @ 2" O.C. TOP, #3 @ 12" O.C.	TYPE C


CENTER ISOLATED COLUMN FOOTING ON ANCHOR BOLT GROUP
GRID
WIDTH
LENGTH
GRID
CONT. WALL REINFORCING THROUGH
TIES, (3) @ 2" O.C., BALANCE @ 12" O.C.
VERT. REINF., HOOKED INTO FOUNDATION

② TYPICAL PILASTER - TYPE A
3/4" = 1'-0"


CENTER ISOLATED COLUMN FOOTING ON ANCHOR BOLT GROUP
GRID
LENGTH
CONT. WALL REINFORCING THROUGH
WIDTH
WIDEN PILASTER AS NEEDED TO BE INTEGRAL TO CORNER STEM WALL. WIDTH LISTED IS MINIMUM
GRID
VERT. REINF., HOOKED INTO FOUNDATION
TIES, (3) @ 2" O.C., BALANCE @ 12" O.C.

③ CORNER PILASTER - TYPE B
3/4" = 1'-0"


LENGTH
CONTINUE WALL REINFORCING THRUOUGH
TOP OF PILASTER EL. 100'-0"
#3 TIES, (3) @ 2" O.C., BALANCE @ 12" O.C.
WIDTH
ADD (3) #6 VERT. REINF. @ INTERIOR COLUMN ANCHORS, HOOKED INTO FOUNDATION
GRID
8"
NOTE: CENTER ISOLATED COLUMN FOOTING AS INDICATED
1'-3"
#6 VERT. REINF. @ PERIMETER, HOOKED INTO FOUNDATION, REF. SCHED.
GRID

④ PILASTER TYPE C
3/4" = 1'-0"

D2C
ARCHITECTS

CORBEL ENGINEERING
STRUCTURAL ENGINEERING SERVICES
2850 MCCLELLAND DR., SUITE 3000D
FORT COLLINS, CO 80525
CORBEL JOB #: 250024

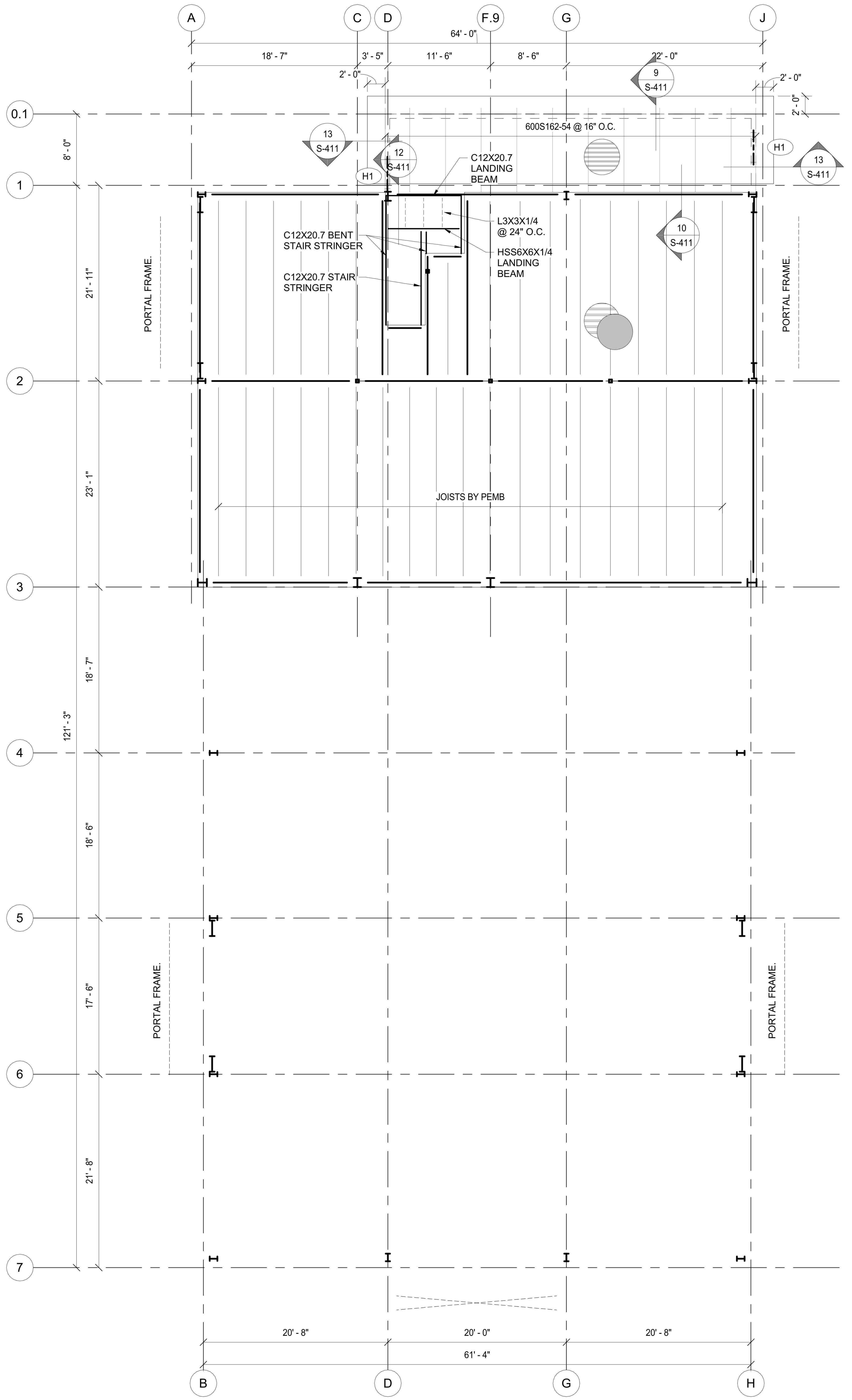
MARK	DESCRIPTION	DATE	APPR

ISSUE DATE: **MAY 19, 2025**
CONSULTANTS PROJECT #
SOLICITATION NO.:
CONTRACT NO.:
FILE NUMBER:
DESIGN BY: Designer
D2C PROJECT NUMBER 202421
DRAWN BY: Author
CKD BY: Checker
SBMT BY: Approver
PLOT DATE: 5/15/2025 4:50:34 PM
PLOT SCALE: As indicated
FILE NAME:
SIZE: 22" x 34"

FOR PERMIT
CASEY BRANDON WILSON
50764
5/16/2025
NOT FOR CONSTRUCTION

TOWN OF SUPERIOR
OPERATIONS & MAINTENANCE FACILITY
1950 HONEY CREEK LANE, SUPERIOR, CO 80027
FOUNDATION PLAN

SHEET IDENTIFICATION
S-101

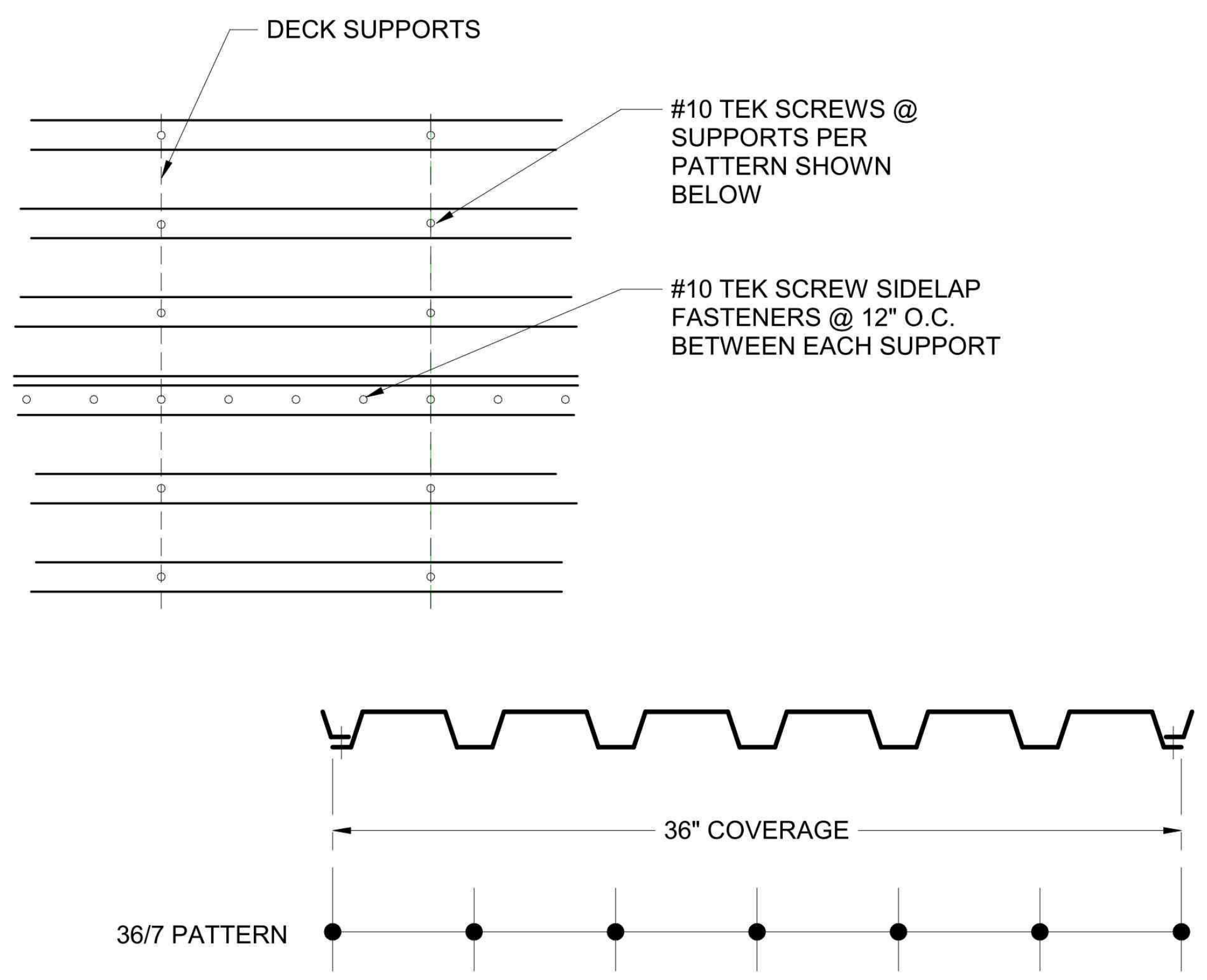

A
C
D
F.9
G
J
64' - 0"
18' - 7"
3' - 5"
11' - 6"
8' - 6"
22' - 0"
2' - 0"
2' - 0"
2' - 0"
0.1
1
2
3
4
5
6
7
8' - 0"
21' - 11"
23' - 1"
18' - 7"
121' - 3"
18' - 6"
17' - 6"
21' - 8"
600S162-54 @ 16" O.C.
13 S-411
12 S-411
9 S-411
13 S-411
10 S-411
H1
H1
C12X20.7 LANDING BEAM
L3X3X1/4 @ 24" O.C.
HSS6X6X1/4 LANDING BEAM
C12X20.7 BENT STAIR STRINGER
C12X20.7 STAIR STRINGER
PORTAL FRAME.
PORTAL FRAME.
JOISTS BY PEMB
PORTAL FRAME.
PORTAL FRAME.
20' - 8"
20' - 0"
20' - 8"
61' - 4"
B
D
G
H

1 MEZZANINE FRAMING PLAN
1/8" = 1'-0"

PLAN NORTH
TRUE NORTH

PLAN MARKS:

▤●	CONC. ON METAL DECK BY PEMB. (4" TOTAL THICKNESS). REINFORCE W/ 6X6-W2.1XW2.1 W.W.F CENTERED IN CONCRETE THICKNESS OVER HIGH FLUTES. T.O. CONC. EL. 112'-0"
▤	1 1/2"X20GA. ROOF DECK, REF. DETAIL FOR ATTACHMENT
╳	DENOTES PROPOSED CROSS BRACE
- - - -	DENOTES PROPOSED PORTAL BRACE LOCATIONS
H1	INDICATES COLD-FORMED HEADER, REF. DETAIL 7/S-411 & PROVIDE COLD-FORMED JAMB STUD @ EA. END PER DETAIL 8/S4-11


DECK SUPPORTS
#10 TEK SCREWS @ SUPPORTS PER PATTERN SHOWN BELOW
#10 TEK SCREW SIDELAP FASTENERS @ 12" O.C. BETWEEN EACH SUPPORT
36" COVERAGE
36/7 PATTERN

2 ROOF DECK ATTACHMENT DETAIL
NO SCALE

D2C ARCHITECTS

CORBEL ENGINEERING
STRUCTURAL ENGINEERING SERVICES
2850 MCCLELLAND DR., SUITE 3000D
FORT COLLINS, CO 80525
CORBEL JOB #: 250024

MARK	DESCRIPTION	DATE	APPR

DESIGN BY:
Designer

D2C PROJECT NUMBER
202421

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Author

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Checker

SBMT BY:
Approver

PLOT DATE:
5/15/2025
4:50:35 PM

PLOT SCALE:
As indicated

SIZE:
22" x 34"

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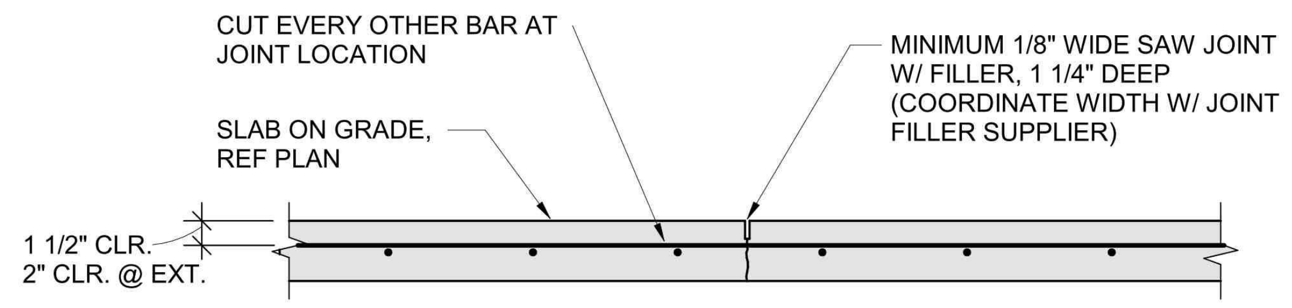
TOWN OF SUPERIOR
OPERATIONS &
MAINTENANCE FACILITY
1950 HONEY CREEK LANE, SUPERIOR, CO 80027

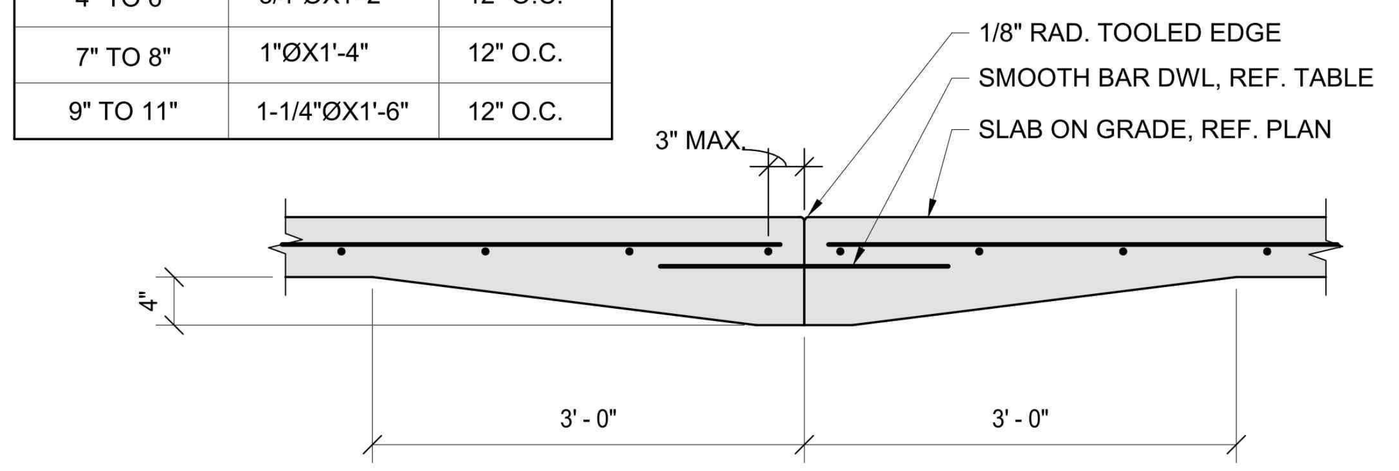
MEZZANINE FRAMING PLAN

SHEET IDENTIFICATION
S-102


CUT EVERY OTHER BAR AT JOINT LOCATION
MINIMUM 1/8" WIDE SAW JOINT W/ FILLER, 1 1/4" DEEP (COORDINATE WIDTH W/ JOINT FILLER SUPPLIER)
SLAB ON GRADE, REF PLAN
1 1/2" CLR.
2" CLR. @ EXT.

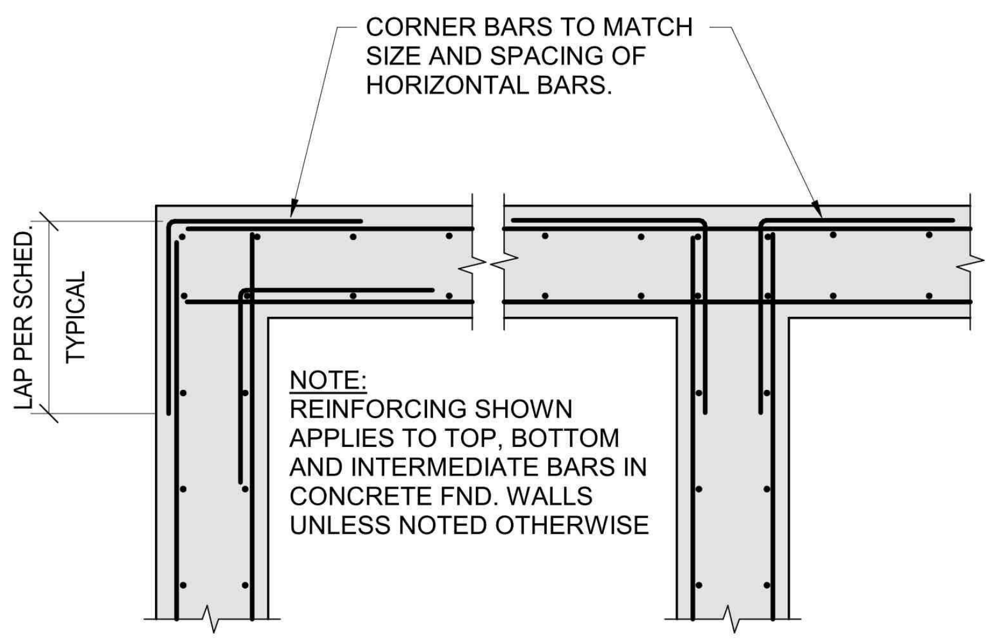
REINFORCING SAWN JOINT (SJ) DETAIL

SMOOTH BAR DOWELS		
SLAB DEPTH	DOWEL DIMENSIONS	DOWEL SPACING
4" TO 6"	3/4"ØX1'-2"	12" O.C.
7" TO 8"	1"ØX1'-4"	12" O.C.
9" TO 11"	1-1/4"ØX1'-6"	12" O.C.


1/8" RAD. TOOLED EDGE
SMOOTH BAR DWL, REF. TABLE
SLAB ON GRADE, REF. PLAN
3" MAX.
4"
3' - 0"
3' - 0"

REINFORCING CONSTRUCTION JOINT (CJ) DETAIL

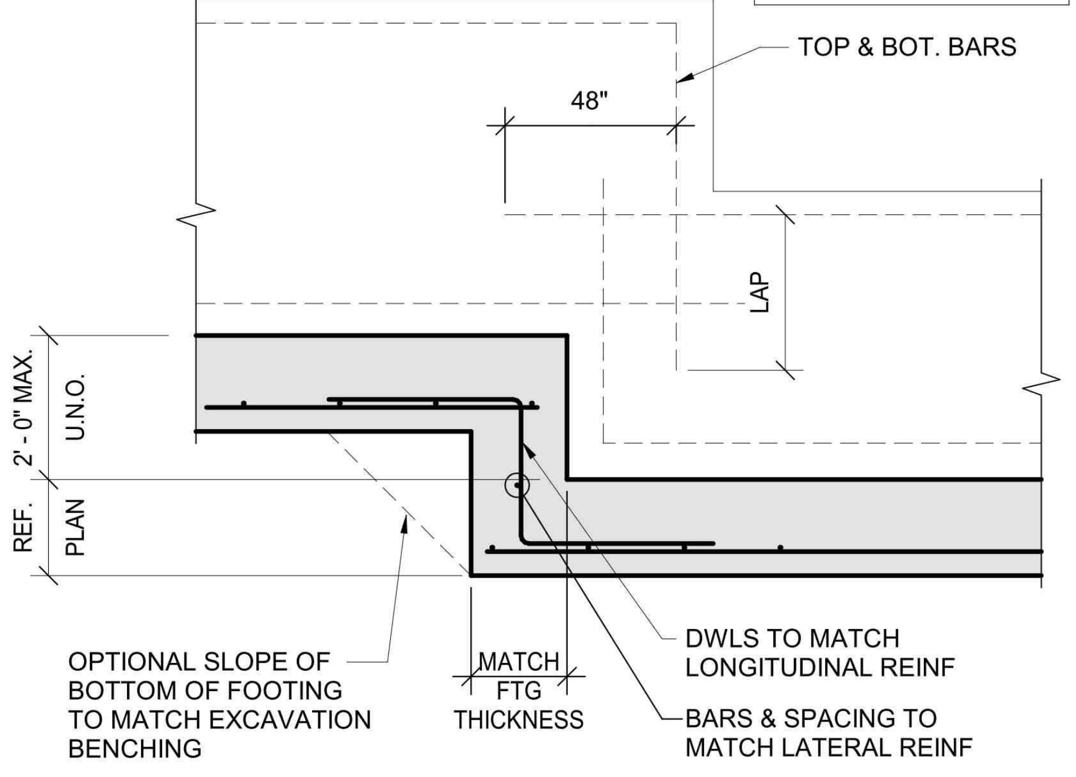
1 TYPICAL SLAB ON GRADE JOINT DETAIL
3/4" = 1'-0"


CORNER BARS TO MATCH SIZE AND SPACING OF HORIZONTAL BARS.
LAP PER SCHED.
TYPICAL

NOTE:
REINFORCING SHOWN APPLIES TO TOP, BOTTOM AND INTERMEDIATE BARS IN CONCRETE FND. WALLS UNLESS NOTED OTHERWISE

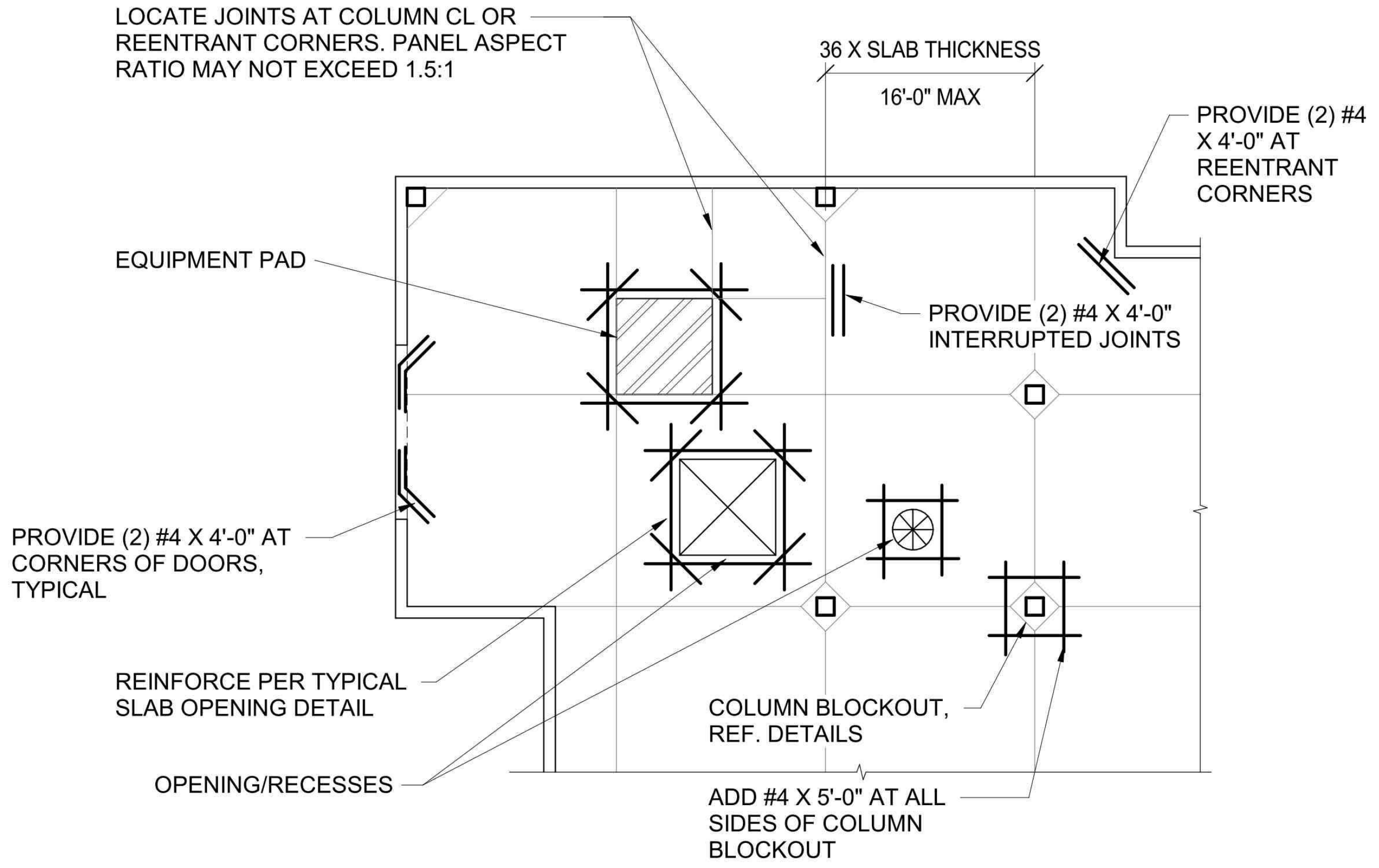
2 TYPICAL CORNER AND INTERSECT. REINF.
1/2" = 1'-0"

NOTE:
MINIMUM HORIZONTAL DISTANCE BETWEEN RISES SHALL BE 2'-0".

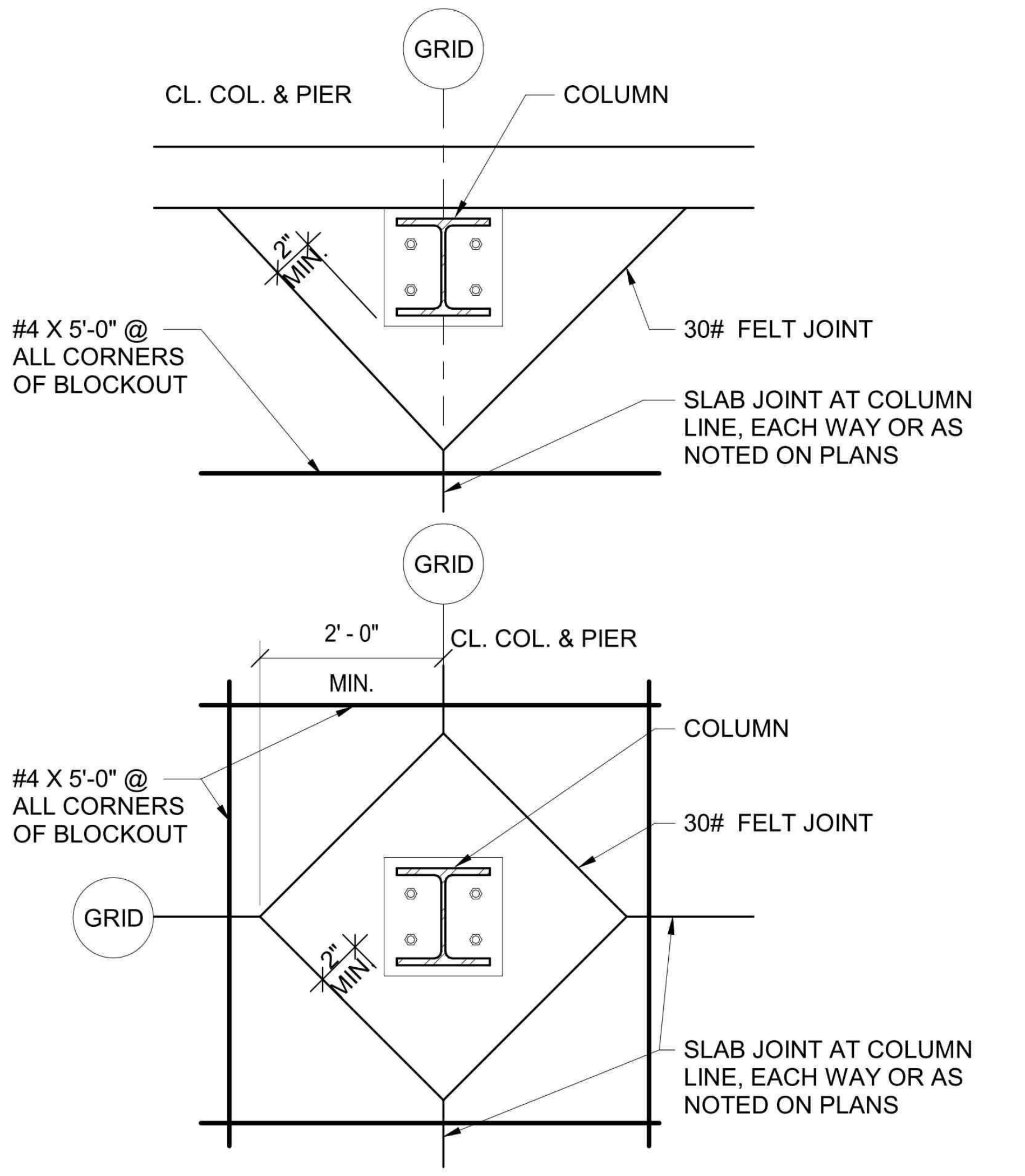

TOP & BOT. BARS
48"
LAP
2' - 0" MAX.
U.N.O.
REF.
PLAN
OPTIONAL SLOPE OF BOTTOM OF FOOTING TO MATCH EXCAVATION BENCHING
MATCH FTG THICKNESS
DWLS TO MATCH LONGITUDINAL REINF
BARS & SPACING TO MATCH LATERAL REINF

3 TYPICAL STEP FOOTING DETAIL
NO SCALE

NOTE:
G.C. TO SUBMIT PROPOSED SLAB JOINT LAYOUT FOR APPROVAL


LOCATE JOINTS AT COLUMN CL OR REENTRANT CORNERS. PANEL ASPECT RATIO MAY NOT EXCEED 1.5:1
36 X SLAB THICKNESS
16'-0" MAX
PROVIDE (2) #4 X 4'-0" AT REENTRANT CORNERS
EQUIPMENT PAD
PROVIDE (2) #4 X 4'-0" INTERRUPTED JOINTS
PROVIDE (2) #4 X 4'-0" AT CORNERS OF DOORS, TYPICAL
REINFORCE PER TYPICAL SLAB OPENING DETAIL
COLUMN BLOCKOUT, REF. DETAILS
OPENING/RECESSES
ADD #4 X 5'-0" AT ALL SIDES OF COLUMN BLOCKOUT

4 SLAB JOINT LAYOUT
NO SCALE


GRID
CL. COL. & PIER
COLUMN
2" MIN.
#4 X 5'-0" @ ALL CORNERS OF BLOCKOUT
30# FELT JOINT
SLAB JOINT AT COLUMN LINE, EACH WAY OR AS NOTED ON PLANS
GRID
2' - 0"
MIN.
CL. COL. & PIER
COLUMN
#4 X 5'-0" @ ALL CORNERS OF BLOCKOUT
30# FELT JOINT
GRID
2" MIN.
SLAB JOINT AT COLUMN LINE, EACH WAY OR AS NOTED ON PLANS

5 SLAB ISOLOATION JOINT AT COLUMN
1/2" = 1'-0"

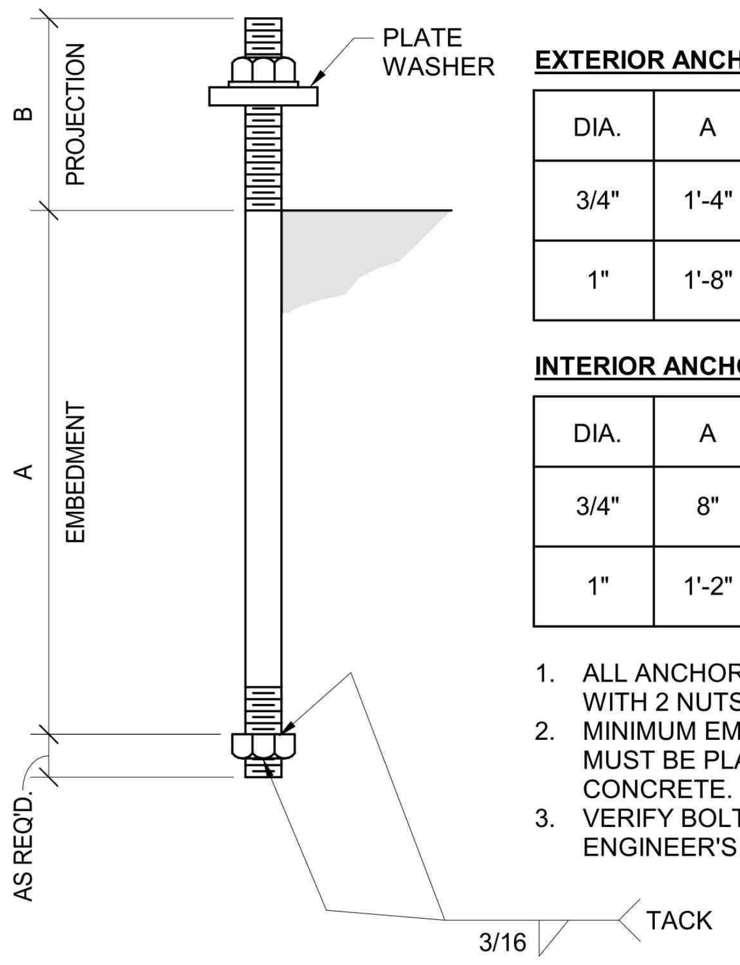


PLATE WASHER
B
PROJECTION
A
EMBEDMENT
AS REQ'D.
3/16
TACK

EXTERIOR ANCHORS AT PILASTERS

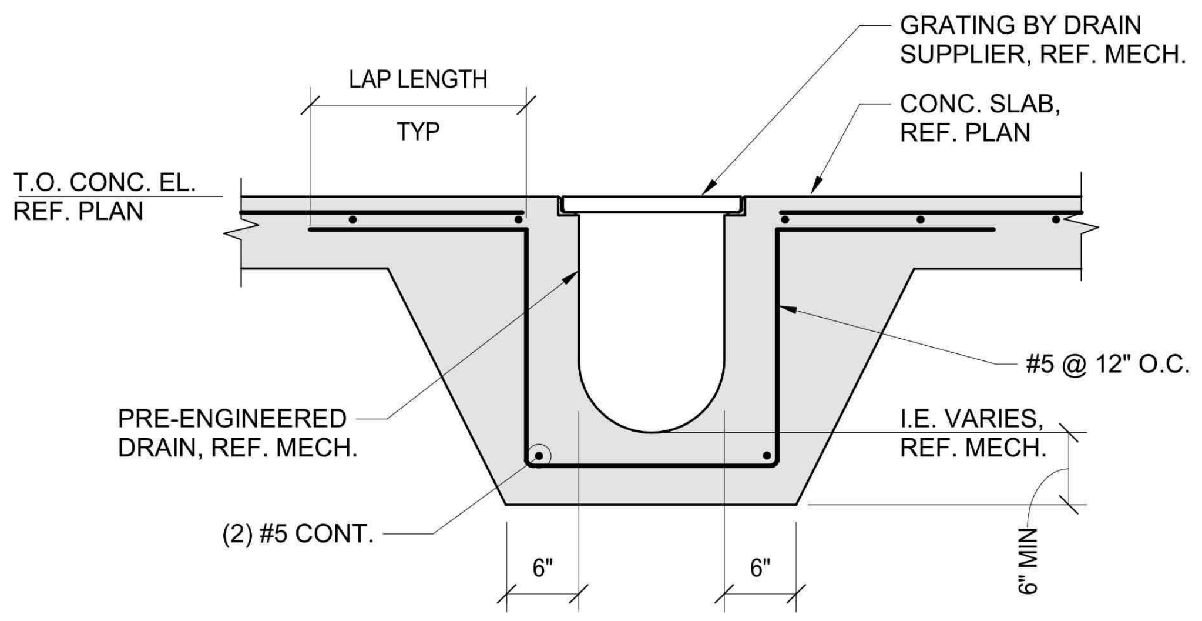
DIA.	A	B	PLATE SIZE
3/4"	1'-4"	3" MIN. SEE NOTE 3	1/4"X2"Ø
1"	1'-8"	3" MIN. SEE NOTE 3	1/4"X2"Ø

INTERIOR ANCHORS AT FOOTINGS

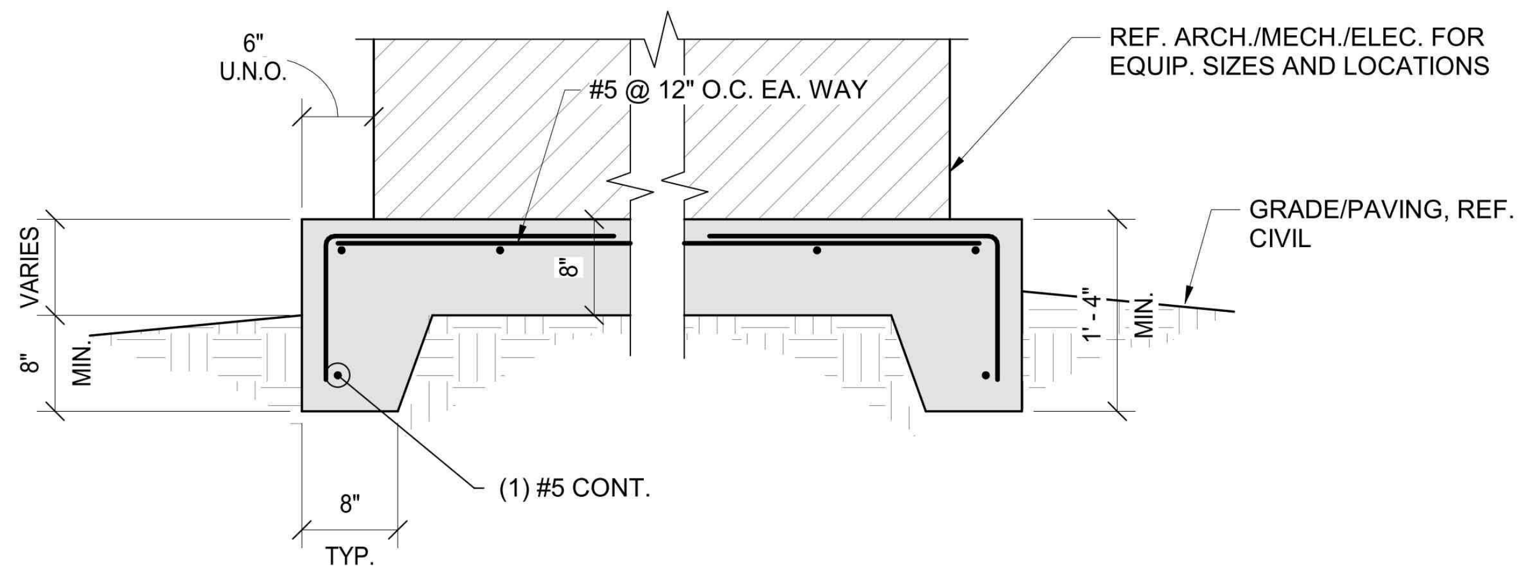
DIA.	A	B	PLATE SIZE
3/4"	8"	3" MIN. SEE NOTE 3	1/4"X2"Ø
1"	1'-2"	3" MIN. SEE NOTE 3	1/4"X2"Ø

1. ALL ANCHOR BOLTS ARE TO BE SUPPLIED WITH 2 NUTS.
2. MINIMUM EMBEDMENT LENGTH OF ANCHOR MUST BE PLACED INTO A SINGLE POUR OF CONCRETE.
3. VERIFY BOLT PROJECTION WITH DELEGATED ENGINEER'S REQUIREMENTS.

6 TYPICAL ANCHOR ROD DETAIL
NO SCALE

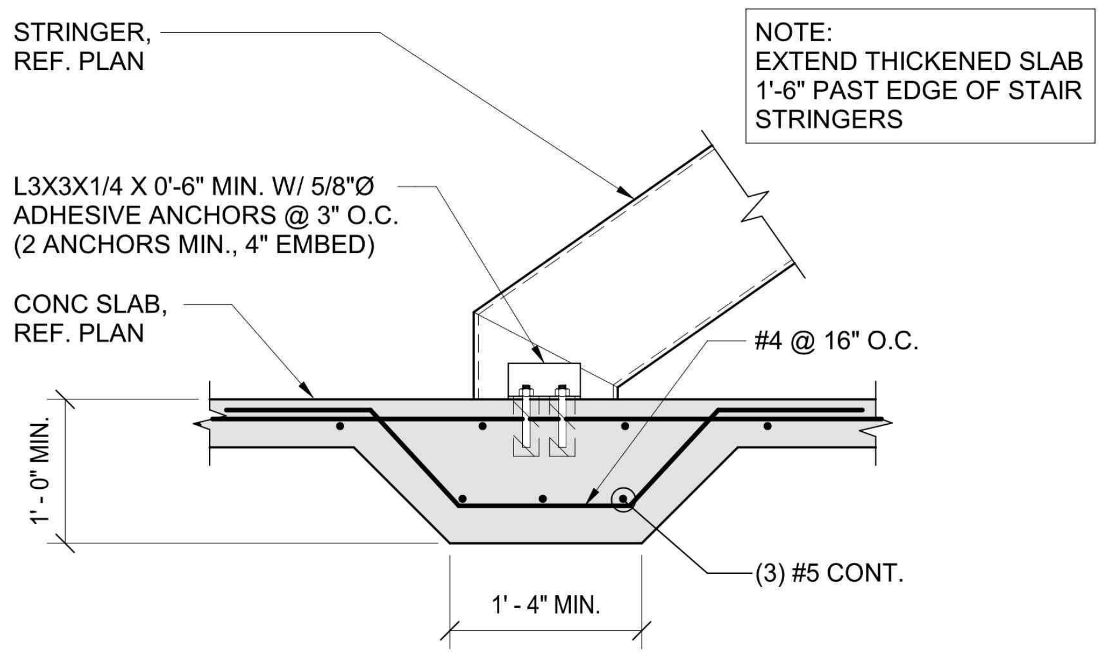

LAP LENGTH
TYP
GRATING BY DRAIN SUPPLIER, REF. MECH.
CONC. SLAB, REF. PLAN
T.O. CONC. EL. REF. PLAN
#5 @ 12" O.C.
PRE-ENGINEERED DRAIN, REF. MECH.
I.E. VARIES, REF. MECH.
(2) #5 CONT.
6"
6"
6" MIN

7 TRENCH DRAIN DETAIL
NO SCALE

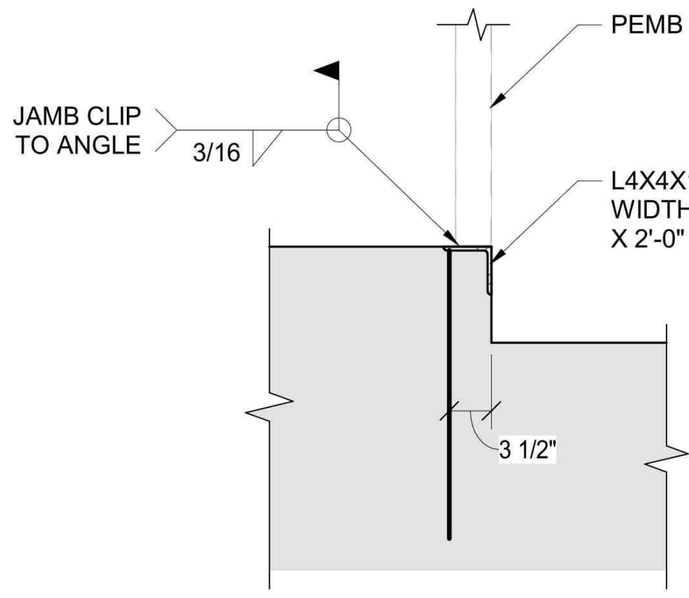

6" U.N.O.
#5 @ 12" O.C. EA. WAY
REF. ARCH./MECH./ELEC. FOR EQUIP. SIZES AND LOCATIONS
GRADE/PAVING, REF. CIVIL
VARIES
8" MIN.
8"
1' - 4" MIN.
(1) #5 CONT.
8"
TYP.

8 EXTERIOR SLAB FOR EQUIPMENT
3/4" = 1'-0"

NOTE:
EXTEND THICKENED SLAB 1'-6" PAST EDGE OF STAIR STRINGERS


STRINGER, REF. PLAN
L3X3X1/4 X 0'-6" MIN. W/ 5/8"Ø ADHESIVE ANCHORS @ 3" O.C. (2 ANCHORS MIN., 4" EMBED)
CONC SLAB, REF. PLAN
#4 @ 16" O.C.
1' - 0" MIN.
(3) #5 CONT.
1' - 4" MIN.

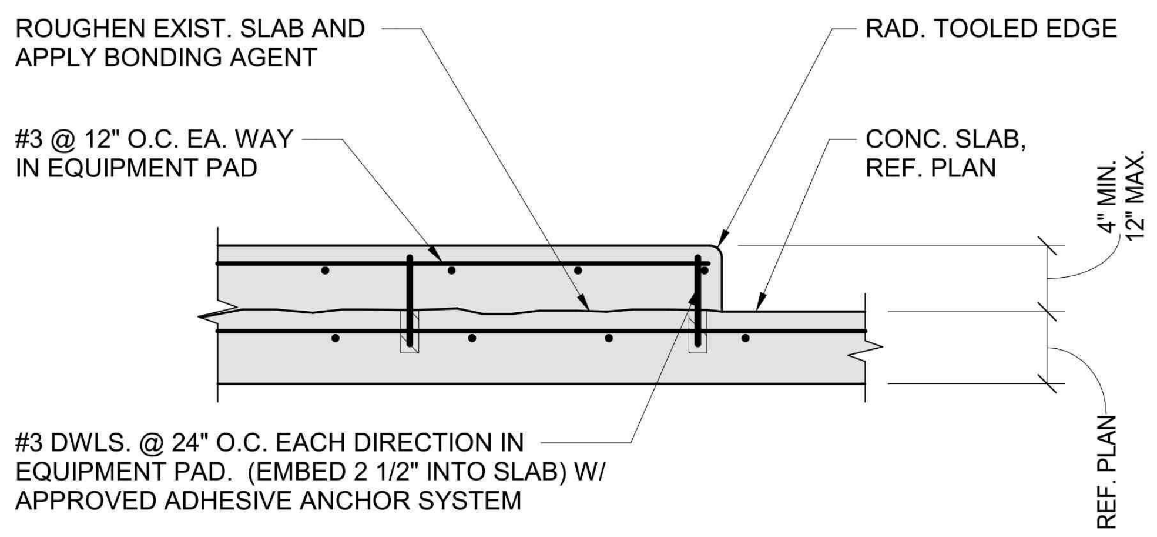
9 THICKENED SLAB AT STAIR
NO SCALE


PEMB JAMB COLUMN
JAMB CLIP TO ANGLE
3/16
L4X4X1/4 X WALL WIDTH W/ (2) #3 DBA X 2'-0" (4" GAGE)
3 1/2"

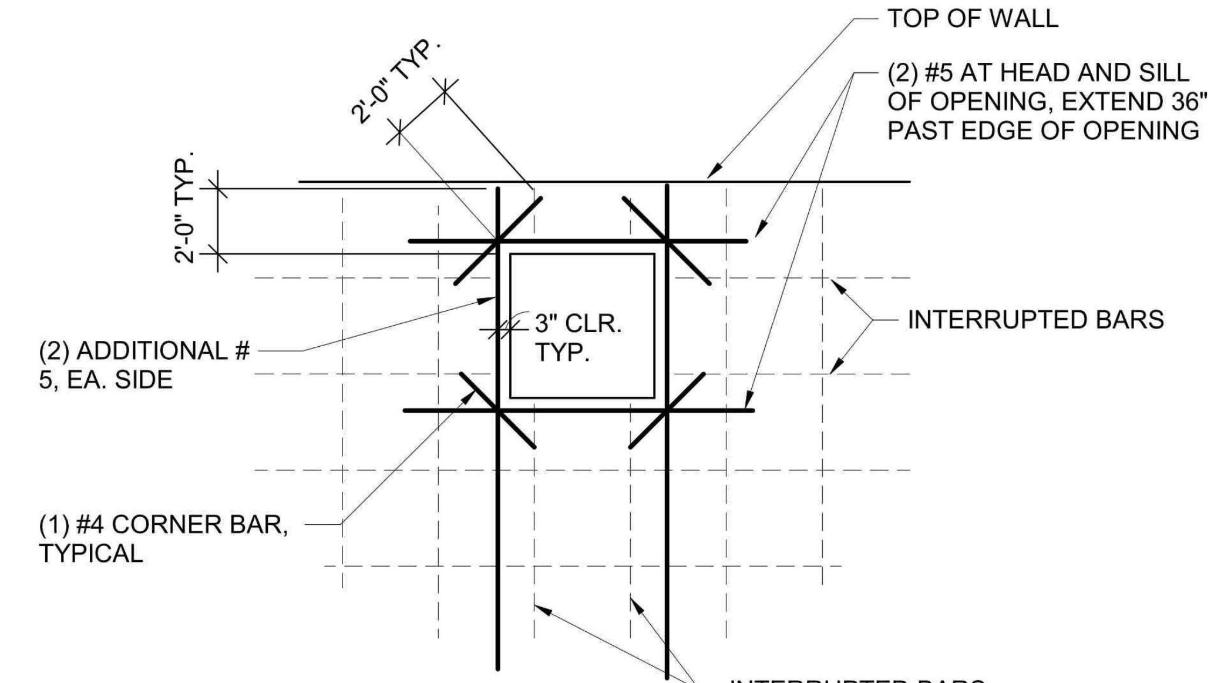
ALTERNATE:
PROVIDE POST INSTALLED BOLTED CONNECTION WITH EXTENDED BASE CLIP WITH A MINIMUM EDGE DISTANCE OF 4"

10 JAMB CONNECTION
3/4" = 1'-0"

NOTE:
REFERENCE ARCHITECTURAL FOR THE REQUIRED PAD THICKNESS AND EQUIPMENT SIZE


ROUGHEN EXIST. SLAB AND APPLY BONDING AGENT
RAD. TOOLED EDGE
#3 @ 12" O.C. EA. WAY IN EQUIPMENT PAD
CONC. SLAB, REF. PLAN
4" MIN. 12" MAX.
REF. PLAN
#3 DWLS. @ 24" O.C. EACH DIRECTION IN EQUIPMENT PAD. (EMBED 2 1/2" INTO SLAB) W/ APPROVED ADHESIVE ANCHOR SYSTEM

11 EQUIPMENT PAD DETAIL
NO SCALE


TOP OF WALL
2'-0" TYP.
2'-0" TYP.
(2) #5 AT HEAD AND SILL OF OPENING, EXTEND 36" PAST EDGE OF OPENING
3" CLR. TYP.
(2) ADDITIONAL # 5, EA. SIDE
INTERRUPTED BARS
(1) #4 CORNER BAR, TYPICAL
INTERRUPTED BARS

NOTES:

1. USE THIS DETAIL FOR ALL OPENINGS GREATER THAN 12" IN CONCRETE WALLS AND SLABS, PROVIDE (2) #5 ON DIAGONAL AS SHOWN. EXTEND BARS 2'-0" PAST OPENING. REPLACE ALL VERTICAL AND HORIZONTAL BARS INTERRUPTED BY THE OPENING WITH AN EQUAL NUMBER AND SIZE BARS EVENLY DIVIDED ON EACH SIDE OF THE OPENING UNLESS NOTED OTHERWISE.
2. REF. PLANS FOR OPENING LOCATIONS.

12 TYP. WALL OPENING DETAIL
NO SCALE

D2C
ARCHITECTS

CORBEL
ENGINEERING
STRUCTURAL ENGINEERING SERVICES
2850 MCCLELLAND DR., SUITE 3000D
FORT COLLINS, CO 80525
CORBEL JOB #: 250024

MARK	DATE	DESCRIPTION	APPR

DESIGN BY: C.MYRTLE
ISSUE DATE: **MAY 19, 2025**
D2C PROJECT NUMBER 202421
CONSULTANTS PROJECT #
DRAWN BY: I.VASANT
CKD BY: Checker
SOLICITATION NO.:
SBMT BY: Approver
PLOT DATE: 5/15/2025 4:50:35 PM
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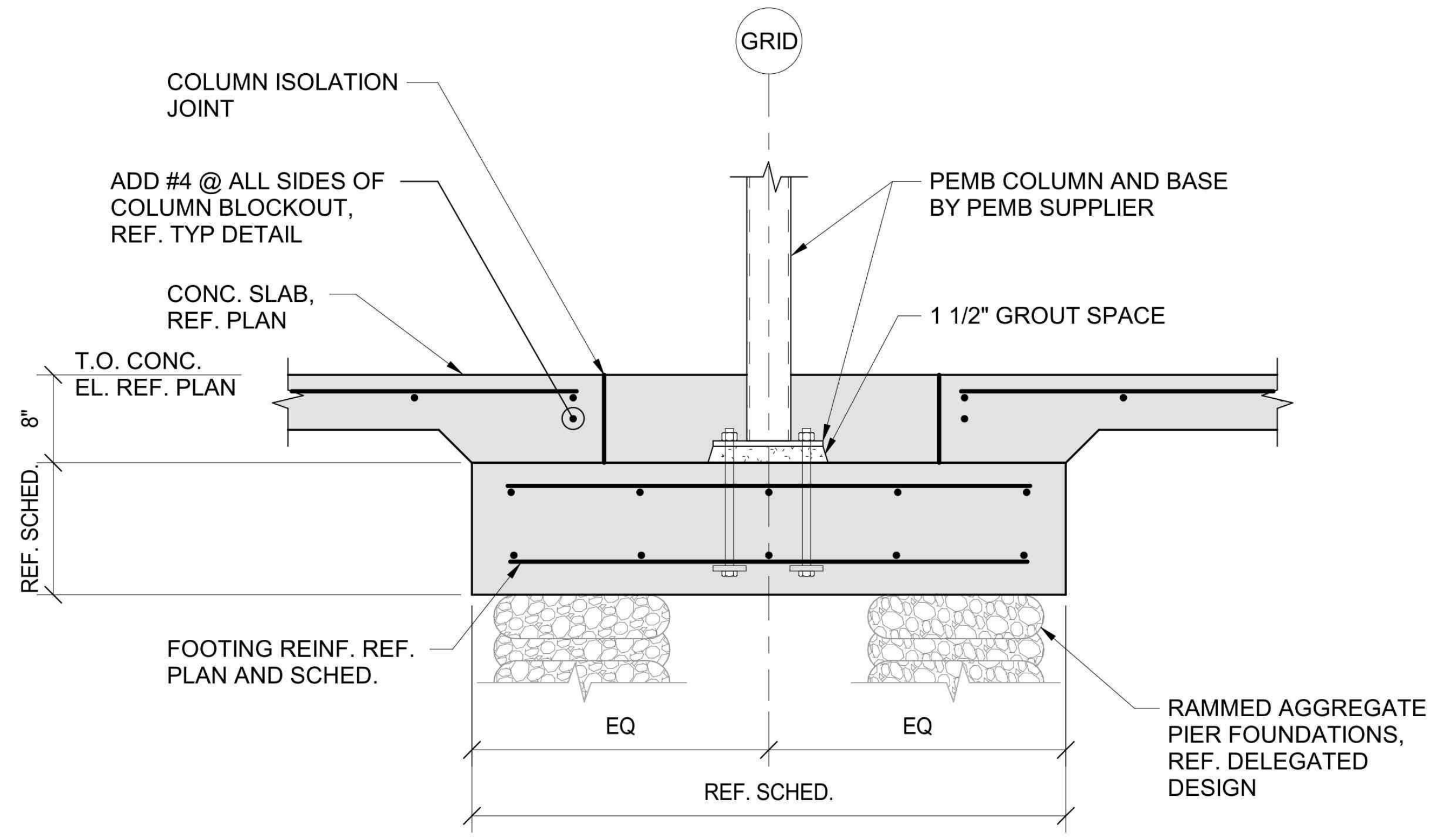
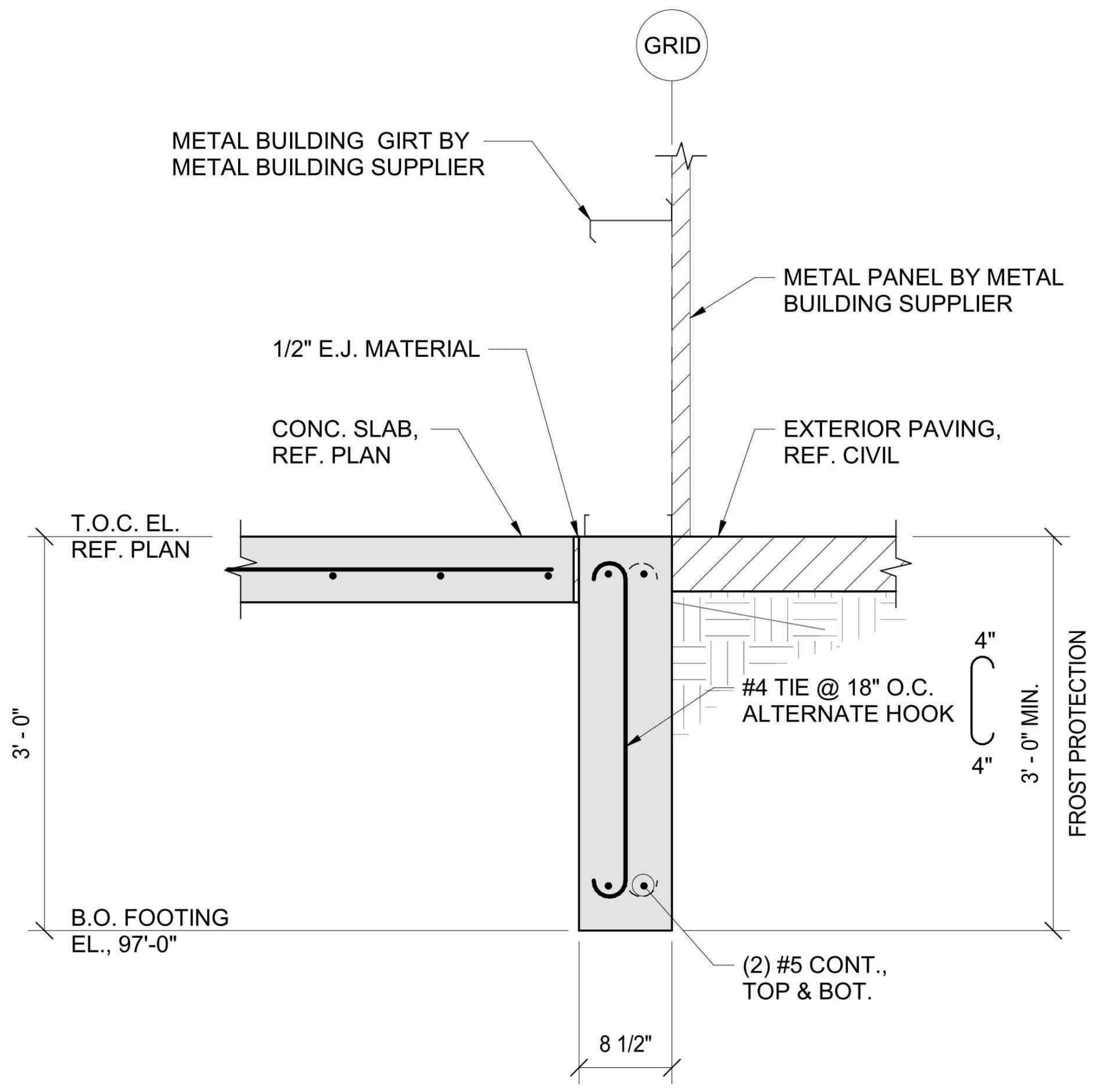
TOWN OF SUPERIOR
OPERATIONS & MAINTENANCE FACILITY
1950 HONEY CREEK LANE, SUPERIOR, CO 80027
FOUNDATION DETAILS

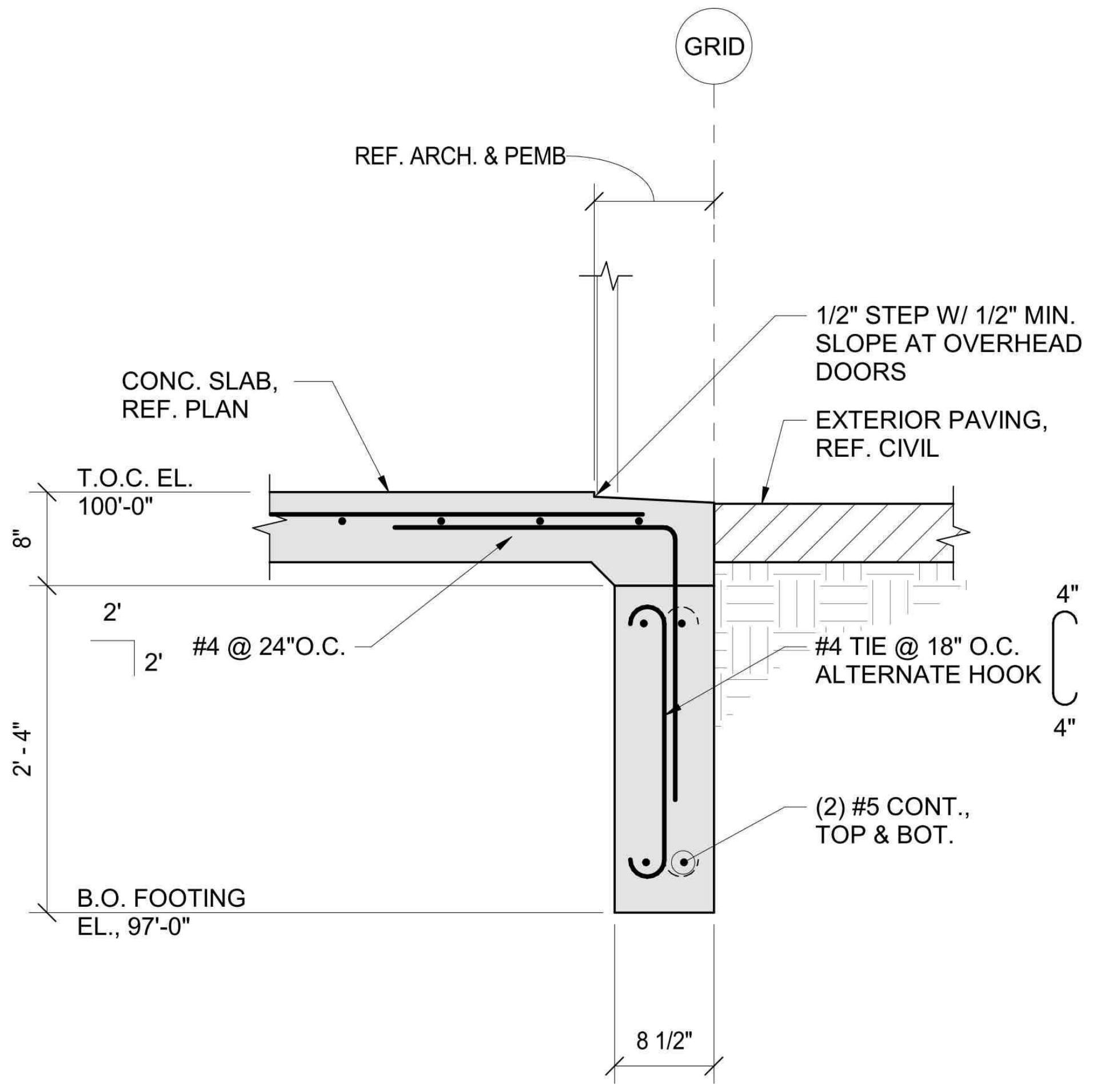
SHEET IDENTIFICATION
S-401


GRID
COLUMN ISOLATION JOINT
ADD #4 @ ALL SIDES OF COLUMN BLOCKOUT, REF. TYP DETAIL
CONC. SLAB, REF. PLAN
T.O. CONC. EL. REF. PLAN
8"
REF. SCHED.
PEMB COLUMN AND BASE BY PEMB SUPPLIER
1 1/2" GROUT SPACE
FOOTING REINF. REF. PLAN AND SCHED.
RAMMED AGGREGATE PIER FOUNDATIONS, REF. DELEGATED DESIGN
EQ
EQ
REF. SCHED.

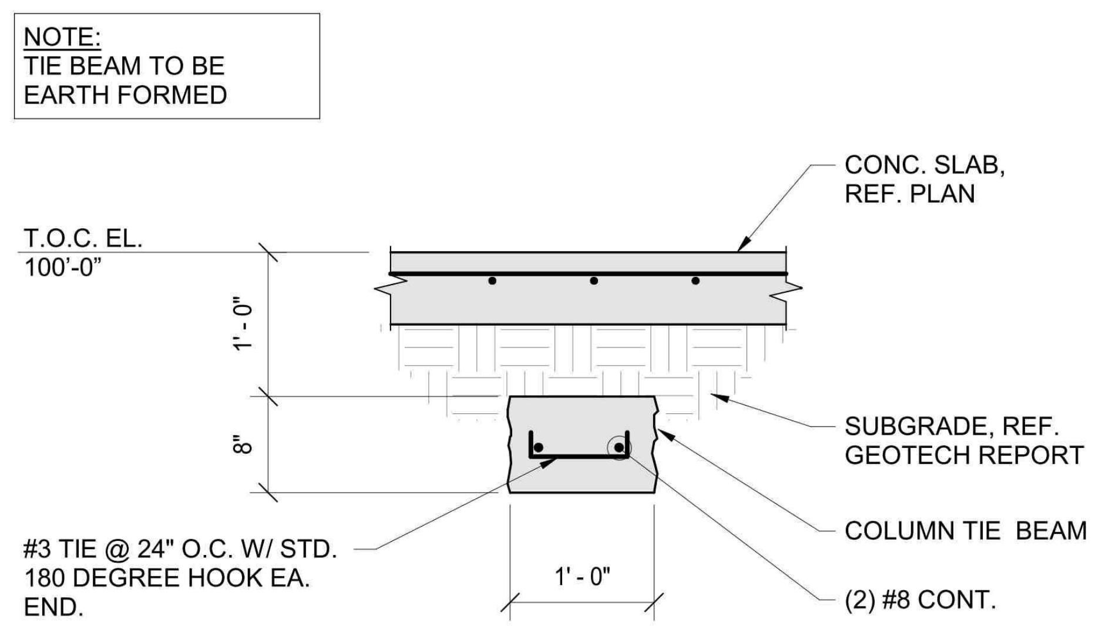
① TYPICAL INTERIOR COLUMN FOUNDATION DETAIL
3/4" = 1'-0"


GRID
METAL BUILDING GIRT BY METAL BUILDING SUPPLIER
METAL PANEL BY METAL BUILDING SUPPLIER
1/2" E.J. MATERIAL
CONC. SLAB, REF. PLAN
EXTERIOR PAVING, REF. CIVIL
T.O.C. EL. REF. PLAN
3' - 0"
#4 TIE @ 18" O.C. ALTERNATE HOOK
4"
4"
3' - 0" MIN. FROST PROTECTION
B.O. FOOTING EL., 97'-0"
(2) #5 CONT., TOP & BOT.
8 1/2"

② FOUNDATION DETAIL
3/4" = 1'-0"

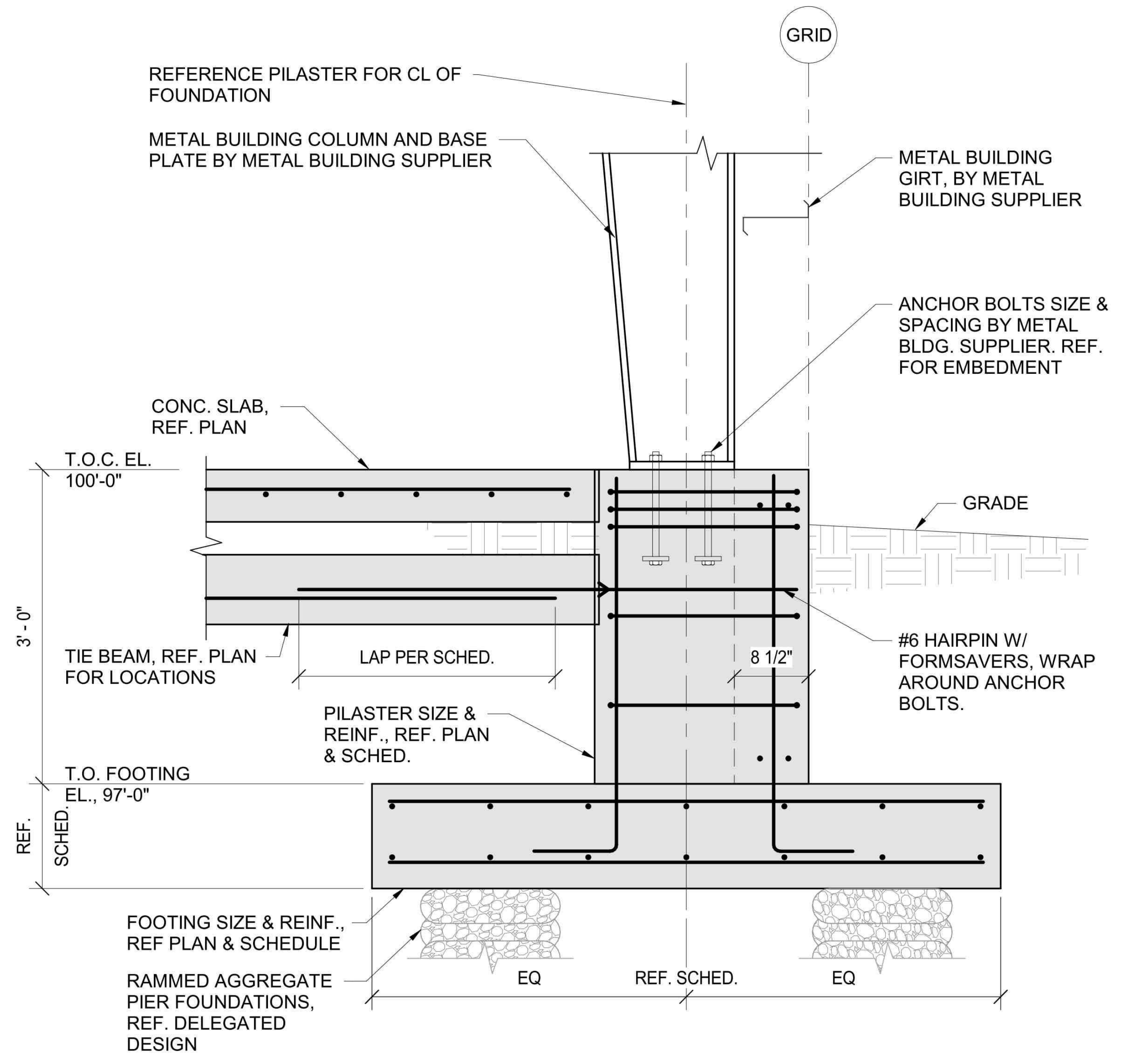

GRID
REF. ARCH. & PEMB
CONC. SLAB, REF. PLAN
1/2" STEP W/ 1/2" MIN. SLOPE AT OVERHEAD DOORS
EXTERIOR PAVING, REF. CIVIL
T.O.C. EL. 100'-0"
8"
2'
2'
#4 @ 24"O.C.
#4 TIE @ 18" O.C. ALTERNATE HOOK
4"
4"
2' - 4"
(2) #5 CONT., TOP & BOT.
B.O. FOOTING EL., 97'-0"
8 1/2"

③ FOUNDATION DETAIL AT OH DOOR
3/4" = 1'-0"

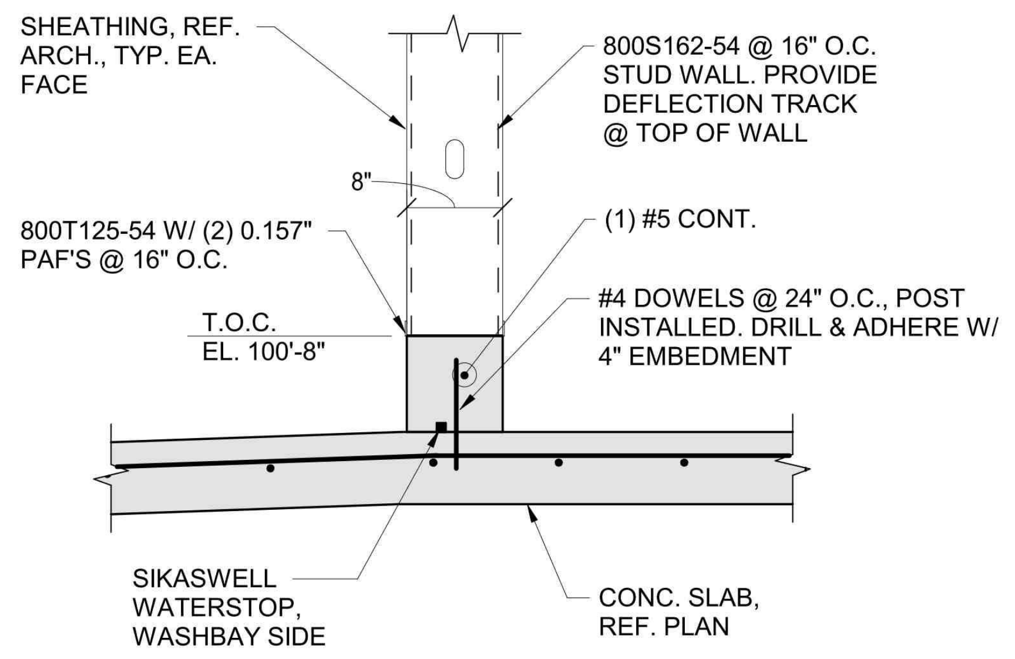

NOTE:
TIE BEAM TO BE EARTH FORMED

CONC. SLAB, REF. PLAN
T.O.C. EL. 100'-0"
1' - 0"
8"
SUBGRADE, REF. GEOTECH REPORT
COLUMN TIE BEAM
#3 TIE @ 24" O.C. W/ STD. 180 DEGREE HOOK EA. END.
1' - 0"
(2) #8 CONT.

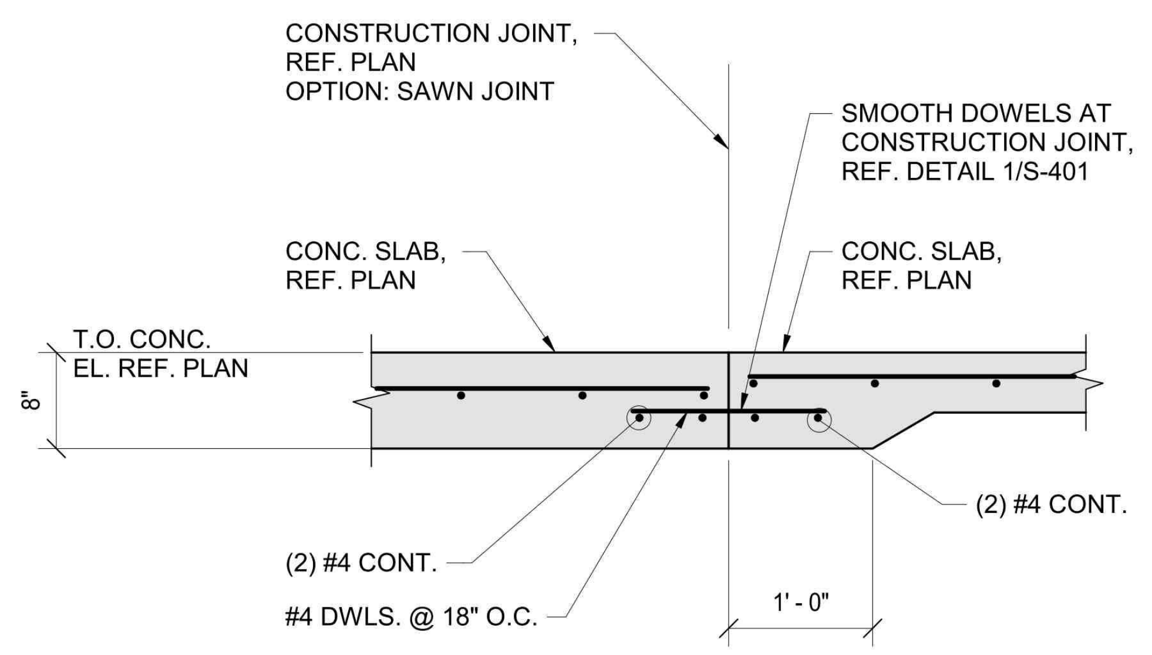
④ COLUMN TIE BEAM
3/4" = 1'-0"


GRID
REFERENCE PILASTER FOR CL OF FOUNDATION
METAL BUILDING COLUMN AND BASE PLATE BY METAL BUILDING SUPPLIER
METAL BUILDING GIRT, BY METAL BUILDING SUPPLIER
ANCHOR BOLTS SIZE & SPACING BY METAL BLDG. SUPPLIER. REF. FOR EMBEDMENT
CONC. SLAB, REF. PLAN
T.O.C. EL. 100'-0"
GRADE
3' - 0"
TIE BEAM, REF. PLAN FOR LOCATIONS
LAP PER SCHED.
8 1/2"
#6 HAIRPIN W/ FORMSAVERS, WRAP AROUND ANCHOR BOLTS.
PILASTER SIZE & REINF., REF. PLAN & SCHED.
T.O. FOOTING EL., 97'-0"
REF. SCHED.
FOOTING SIZE & REINF., REF PLAN & SCHEDULE
RAMMED AGGREGATE PIER FOUNDATIONS, REF. DELEGATED DESIGN
EQ
REF. SCHED.
EQ

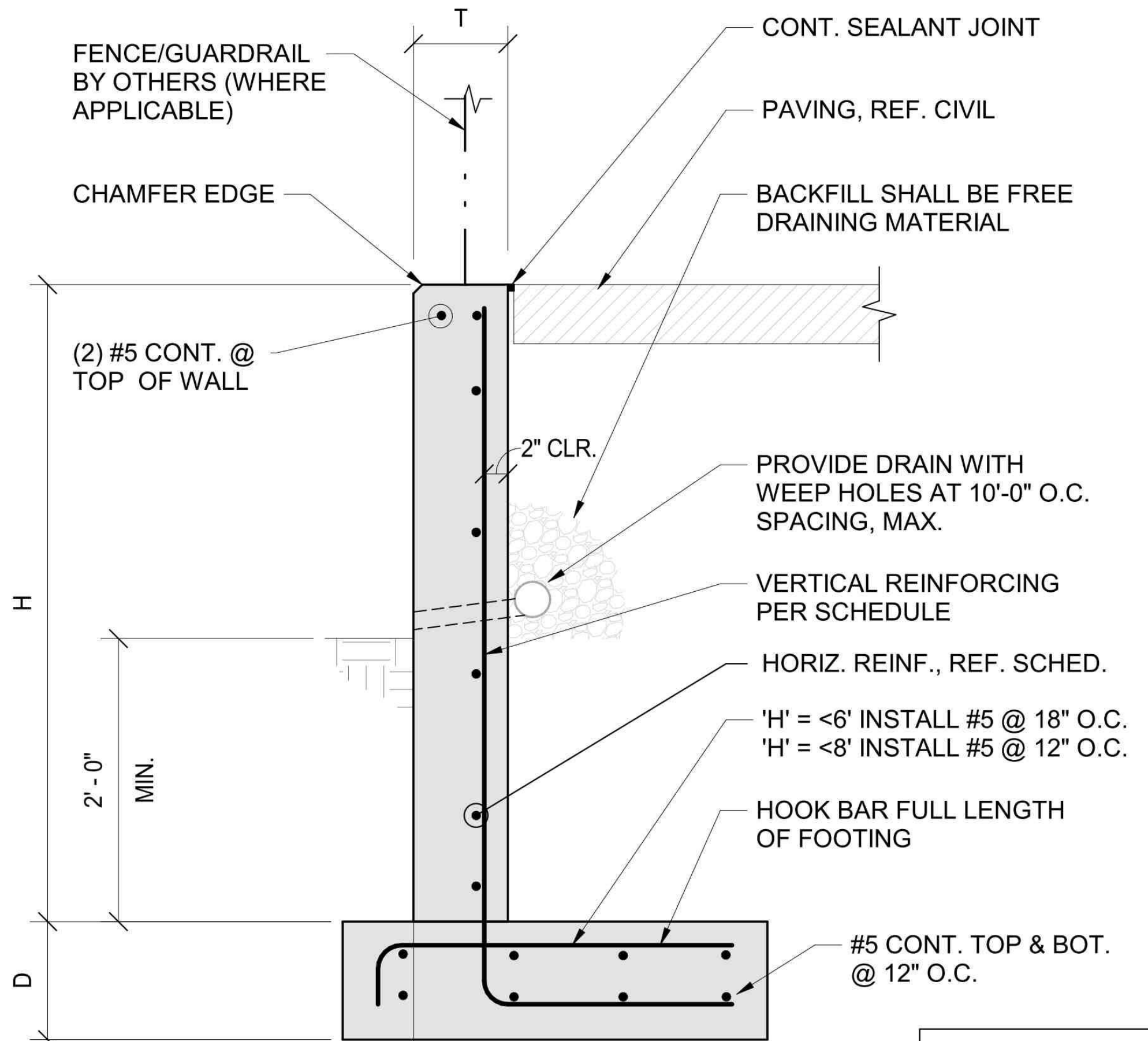
⑤ FOUNDATION DETAIL
3/4" = 1'-0"


SHEATHING, REF. ARCH., TYP. EA. FACE
800S162-54 @ 16" O.C. STUD WALL. PROVIDE DEFLECTION TRACK @ TOP OF WALL
8"
800T125-54 W/ (2) 0.157" PAF'S @ 16" O.C.
(1) #5 CONT.
T.O.C. EL. 100'-8"
#4 DOWELS @ 24" O.C., POST INSTALLED. DRILL & ADHERE W/ 4" EMBEDMENT
SIKASWELL WATERSTOP, WASHBAY SIDE
CONC. SLAB, REF. PLAN

⑥ CONC. CURB AT WASHBAY
3/4" = 1'-0"


CONSTRUCTION JOINT, REF. PLAN OPTION: SAWN JOINT
SMOOTH DOWELS AT CONSTRUCTION JOINT, REF. DETAIL 1/S-401
CONC. SLAB, REF. PLAN
CONC. SLAB, REF. PLAN
T.O. CONC. EL. REF. PLAN
8"
(2) #4 CONT.
(2) #4 CONT.
#4 DWLS. @ 18" O.C.
1' - 0"

⑦ SLAB TRANSITION DETAIL
3/4" = 1'-0"


T
FENCE/GUARDRAIL BY OTHERS (WHERE APPLICABLE)
CONT. SEALANT JOINT
PAVING, REF. CIVIL
CHAMFER EDGE
BACKFILL SHALL BE FREE DRAINING MATERIAL
(2) #5 CONT. @ TOP OF WALL
2" CLR.
PROVIDE DRAIN WITH WEEP HOLES AT 10'-0" O.C. SPACING, MAX.
H
VERTICAL REINFORCING PER SCHEDULE
HORIZ. REINF., REF. SCHED.
'H' = <6' INSTALL #5 @ 18" O.C.
'H' = <8' INSTALL #5 @ 12" O.C.
2' - 0" MIN.
HOOK BAR FULL LENGTH OF FOOTING
D
#5 CONT. TOP & BOT. @ 12" O.C.
A
B
C

NOTE:
BOTTOM OF FOOTING TO BE A MINIMUM 36" BELOW GRADE FOR FROST PROTECTION.

⑨ RETAINING WALL
3/4" = 1'-0"

RETAINING WALL SCHEDULE

H	T	D	C	B	A	VERT. REINF.	HOR. REINF.
< 4'-0"	8"	1'-0"	3'-6"	2'-6"	1'-0"	#5 @ 16" O.C.	#5 @ 18" O.C.
< 5'-6"	8"	1'-0"	4'-8"	3'-8"	1'-0"	#5 @ 12" O.C.	#5 @ 18" O.C.
< 6'-6"	8"	1'-0"	5'-4"	4'-4"	1'-0"	#5 @ 10" O.C.	#5 @ 18" O.C.
< 7'-7"	8"	1'-0"	6'-4"	5'-4"	1'-0"	#5 @ 8" O.C.	#5 @ 18" O.C.

DESIGN CRITERIA:

1. MINIMUM ALLOWABLE SOIL BEARING PRESSURE: 2,000 PSF
2. ASSUMED SOIL WEIGHT: 115 PCF
3. MAXIMUM ACTIVE SOIL PRESSURE: 39 PCF + SURCHARGE
4. MINIMUM PASSIVE SOIL PRESSURE: 435 PCF
5. MINIMUM COEFFICIENT OF FRICTION: 0.45

CONCRETE LAPS LENGTHS
fy = 60000 psi f'c = 4000 psi

BAR SIZE (d)	CLASS B LAP (in.)		HOOK EMBED (in.)
	TOP BAR	OTHER BARS	
3	24	18	8
4	33	25	10
5	40	31	12
6	48	37	15
7	71	54	17
8	81	62	19
9	91	70	22

CONCRETE LAPS LENGTHS
fy = 60000 psi f'c = 4500 psi

BAR SIZE (d)	CLASS B LAP (in.)		HOOK EMBED (in.)
	TOP BAR	OTHER BARS	
3	23	17	8
4	31	23	10
5	38	29	12
6	46	35	14
7	67	51	16
8	76	58	18
9	86	66	21

⑧ REINFORCEMENT LAP TABLE

D2C
ARCHITECTS

CORBEL ENGINEERING
STRUCTURAL ENGINEERING SERVICES
2850 MCCLELLAND DR., SUITE 3000D
FORT COLLINS, CO 80525
CORBEL JOB #: 250024

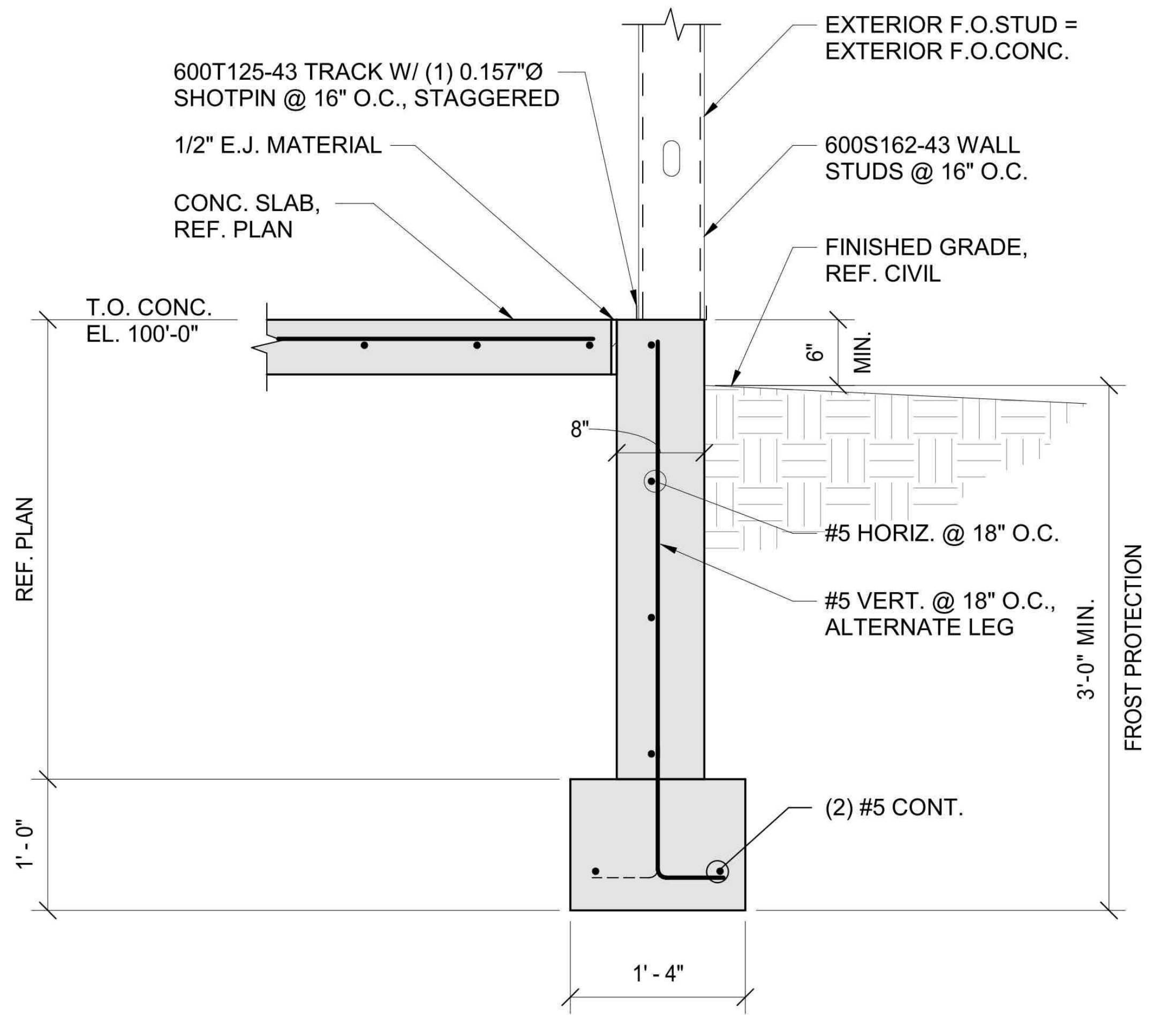
MARK	DESCRIPTION	DATE	APPR

DESIGN BY: Designer
D2C PROJECT NUMBER 202421
DRAWN BY: Author
CKD BY: Checker
SBMT BY: Approver
PLOT DATE: 5/15/2025 4:50:36 PM
PLOT SCALE: As indicated
SIZE: 22" x 34"
FILE NAME:
ISSUE DATE: **MAY 19, 2025**
CONSULTANTS PROJECT #
SOLICITATION NO.:
CONTRACT NO.:
FILE NUMBER:

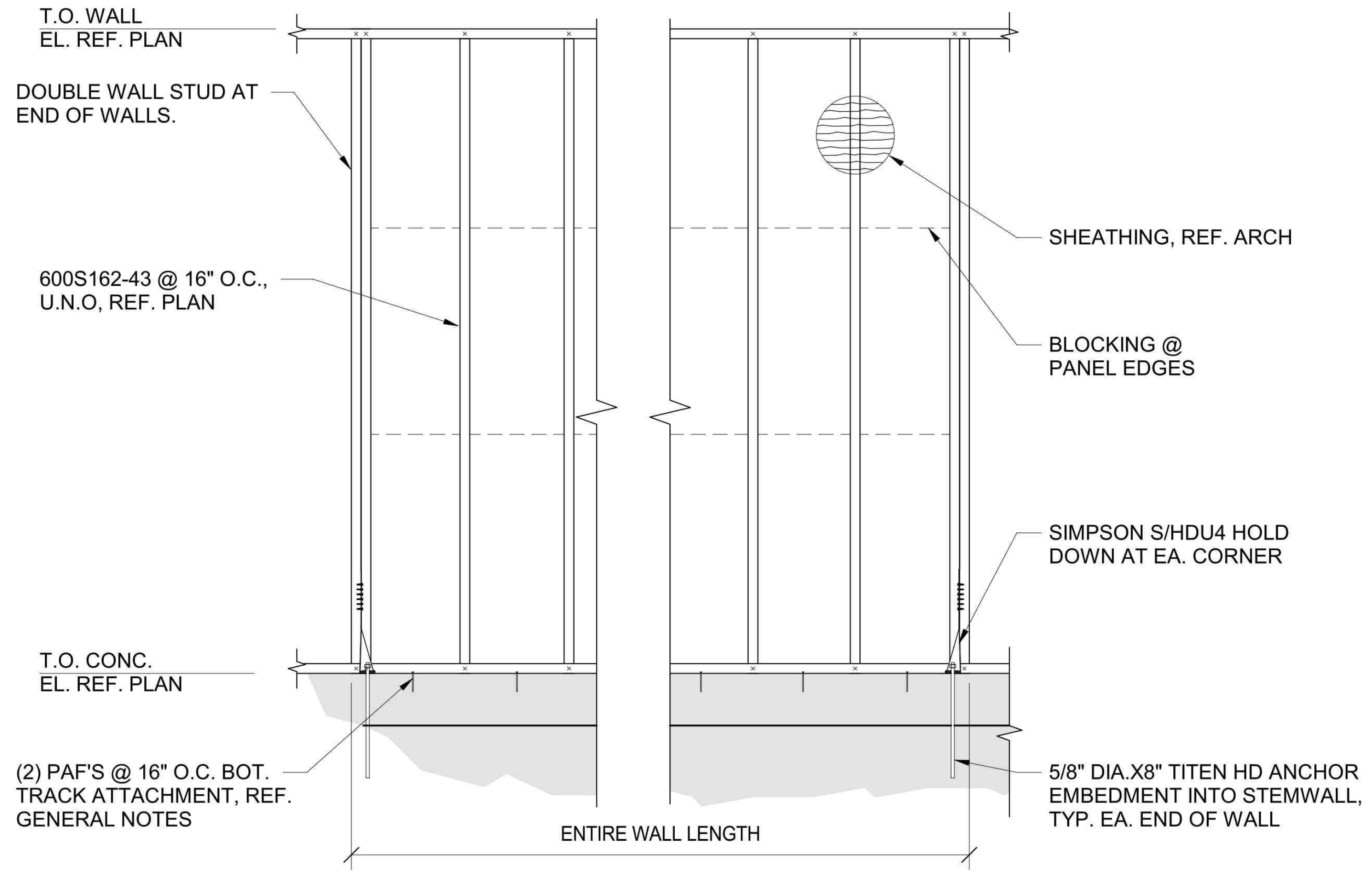
FOR PERMIT
CASEY BRANDON WILSON
50764
5/16/2025
NOT FOR CONSTRUCTION

TOWN OF SUPERIOR
OPERATIONS & MAINTENANCE FACILITY
1950 HONEY CREEK LANE, SUPERIOR, CO 80027
FOUNDATION DETAILS

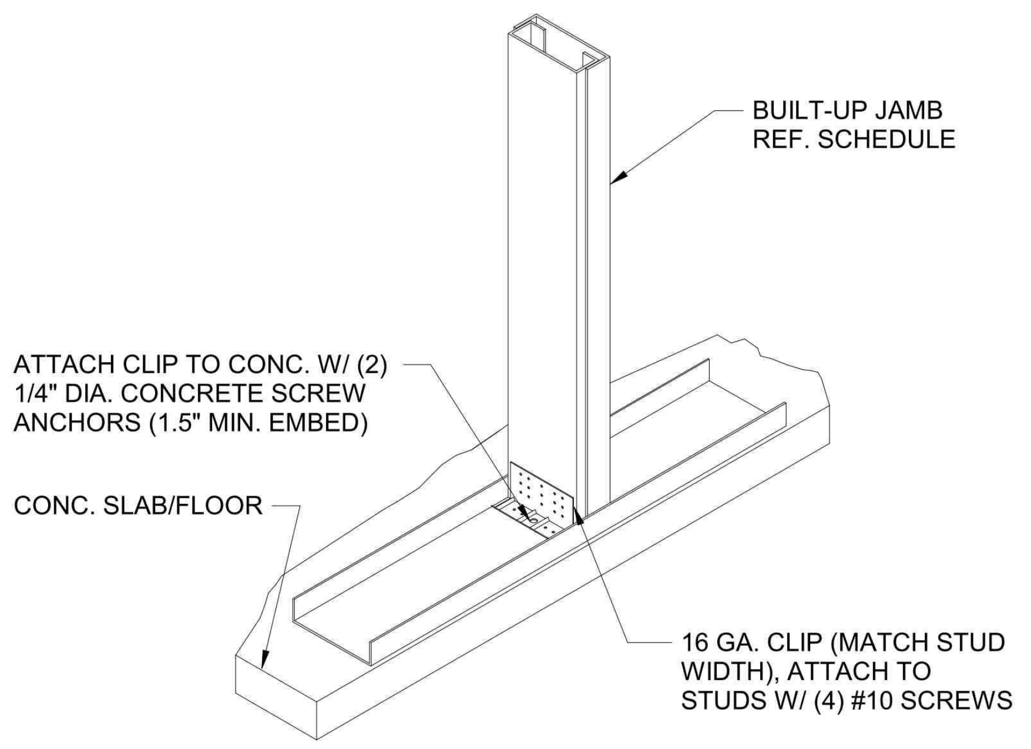
SHEET IDENTIFICATION
S-402


600T125-43 TRACK W/ (1) 0.157"Ø SHOTPIN @ 16" O.C., STAGGERED
1/2" E.J. MATERIAL
CONC. SLAB, REF. PLAN
T.O. CONC. EL. 100'-0"
EXTERIOR F.O.STUD = EXTERIOR F.O.CONC.
600S162-43 WALL STUDS @ 16" O.C.
FINISHED GRADE, REF. CIVIL
6" MIN.
8"
#5 HORIZ. @ 18" O.C.
#5 VERT. @ 18" O.C., ALTERNATE LEG
REF. PLAN
3'-0" MIN.
FROST PROTECTION
1' - 0"
(2) #5 CONT.
1' - 4"

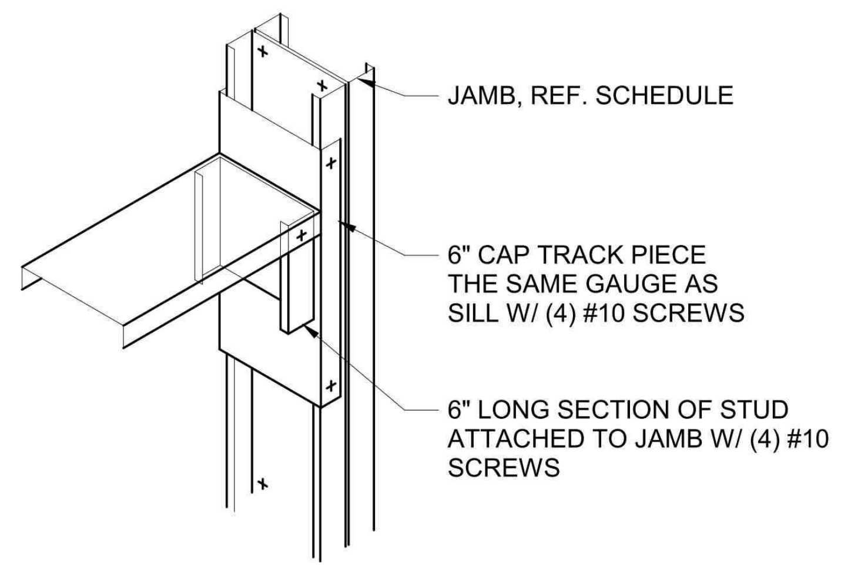
① EXTERIOR FOUNDATION SECTION
3/4" = 1'-0"


T.O. WALL EL. REF. PLAN
DOUBLE WALL STUD AT END OF WALLS.
600S162-43 @ 16" O.C., U.N.O, REF. PLAN
T.O. CONC. EL. REF. PLAN
(2) PAF'S @ 16" O.C. BOT. TRACK ATTACHMENT, REF. GENERAL NOTES
ENTIRE WALL LENGTH
SHEATHING, REF. ARCH
BLOCKING @ PANEL EDGES
SIMPSON S/HDU4 HOLD DOWN AT EA. CORNER
5/8" DIA.X8" TITEN HD ANCHOR EMBEDMENT INTO STEMWALL, TYP. EA. END OF WALL

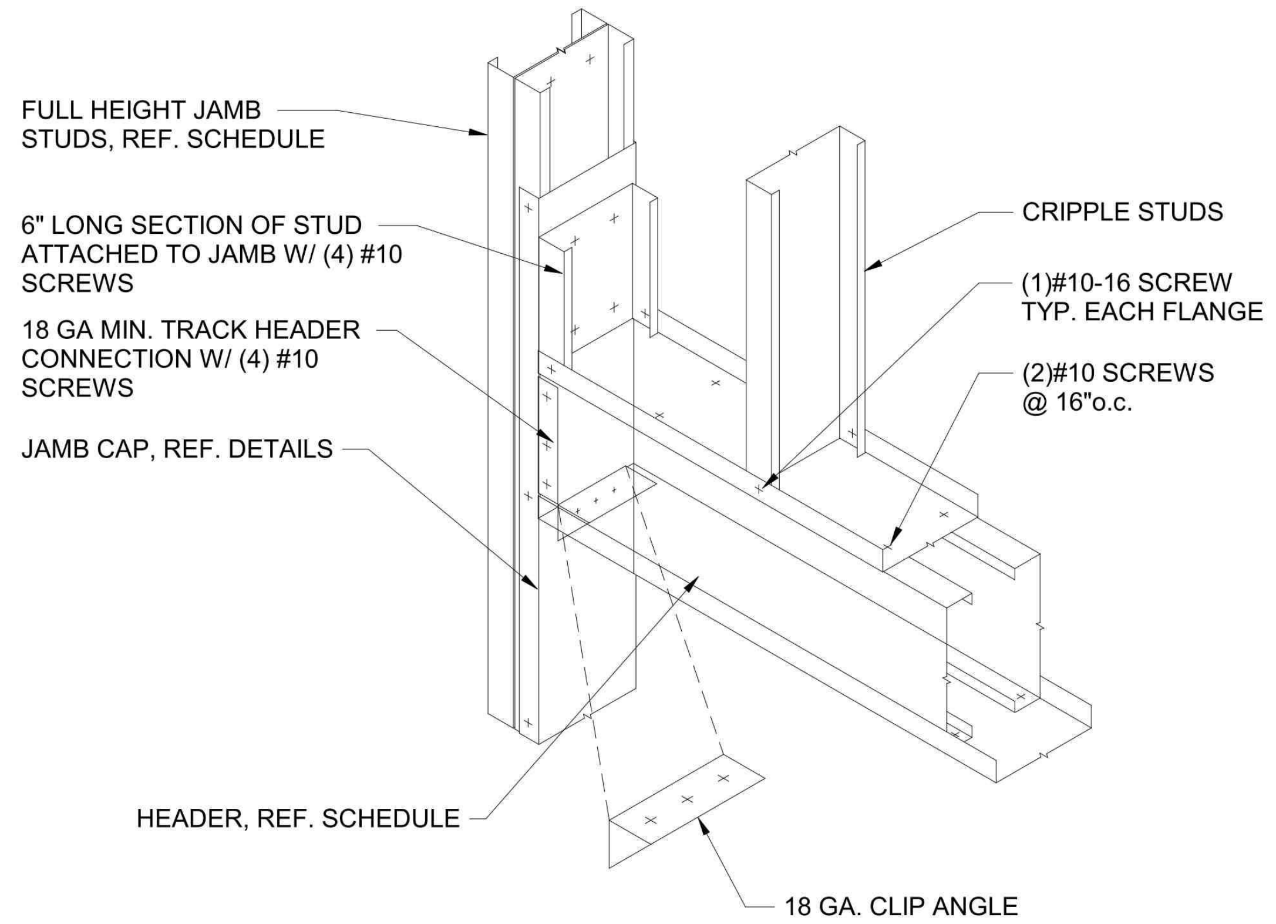
② LIGHT GAUGE SHEAR WALL ELEVATION
NO SCALE


BUILT-UP JAMB REF. SCHEDULE
ATTACH CLIP TO CONC. W/ (2) 1/4" DIA. CONCRETE SCREW ANCHORS (1.5" MIN. EMBED)
CONC. SLAB/FLOOR
16 GA. CLIP (MATCH STUD WIDTH), ATTACH TO STUDS W/ (4) #10 SCREWS

③ JAMB CONNECTION AT BASE
3/4" = 1'-0"

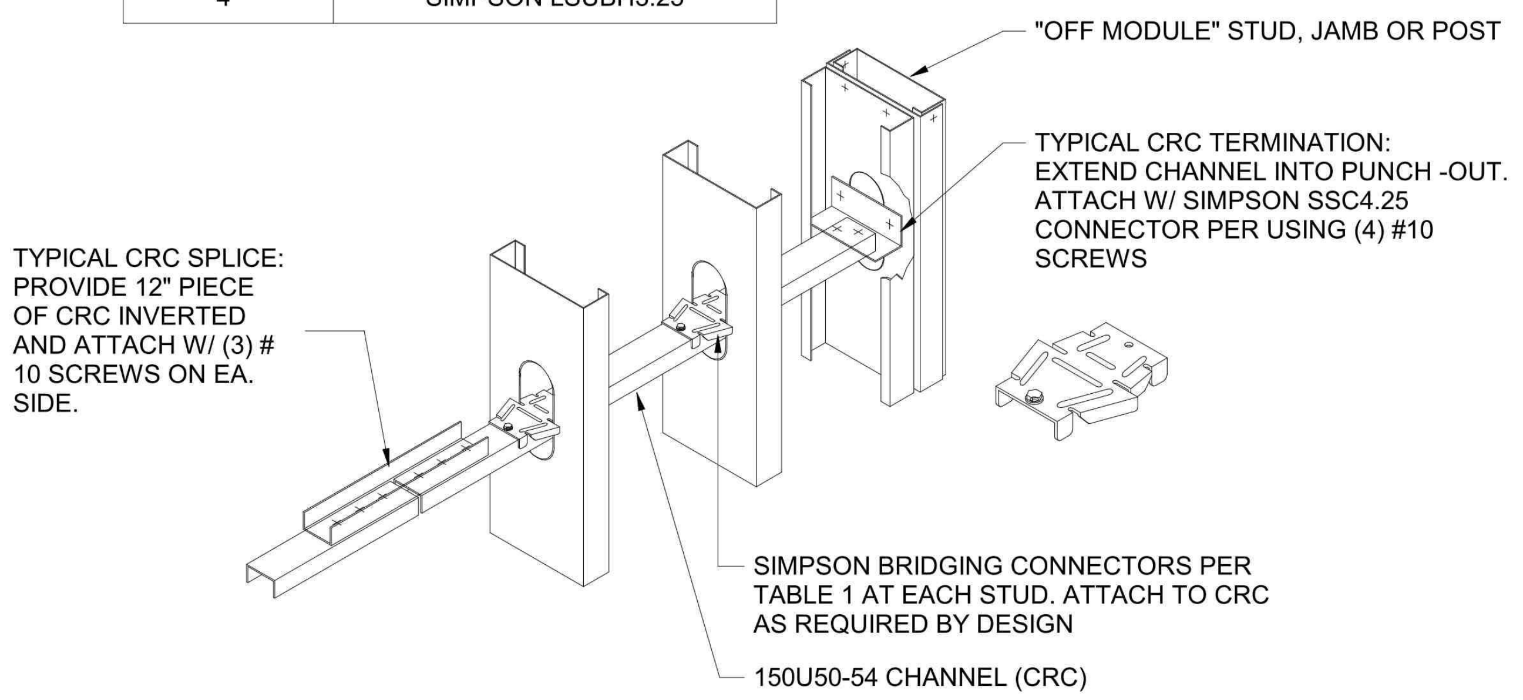

JAMB, REF. SCHEDULE
6" CAP TRACK PIECE THE SAME GAUGE AS SILL W/ (4) #10 SCREWS
6" LONG SECTION OF STUD ATTACHED TO JAMB W/ (4) #10 SCREWS

④ SILL CONNECTION TO JAMB
3/4" = 1'-0"


FULL HEIGHT JAMB STUDS, REF. SCHEDULE
6" LONG SECTION OF STUD ATTACHED TO JAMB W/ (4) #10 SCREWS
18 GA MIN. TRACK HEADER CONNECTION W/ (4) #10 SCREWS
JAMB CAP, REF. DETAILS
HEADER, REF. SCHEDULE
18 GA. CLIP ANGLE
CRIPPLE STUDS
(1)#10-16 SCREW TYP. EACH FLANGE
(2)#10 SCREWS @ 16"o.c.

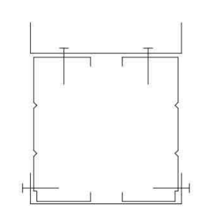
⑤ HEADER CONNECTION DETAIL
3/4" = 1'-0"

TABLE 1	
STUD DEPTH	CONNECTOR
6"	SIMPSON LSUBH3.25
4"	SIMPSON LSUBH3.25


"OFF MODULE" STUD, JAMB OR POST
TYPICAL CRC TERMINATION: EXTEND CHANNEL INTO PUNCH -OUT. ATTACH W/ SIMPSON SSC4.25 CONNECTOR PER USING (4) #10 SCREWS
TYPICAL CRC SPLICE: PROVIDE 12" PIECE OF CRC INVERTED AND ATTACH W/ (3) # 10 SCREWS ON EA. SIDE.
SIMPSON BRIDGING CONNECTORS PER TABLE 1 AT EACH STUD. ATTACH TO CRC AS REQUIRED BY DESIGN
150U50-54 CHANNEL (CRC)

⑥ LOAD BEARING WALL BRIDGING DETAIL
3/4" = 1'-0"

NOTE:
ATTACH MEMBERS TOGETHER WITH #10 SCREWS AT 12" O.C., WHERE SHOWN

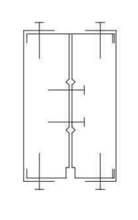


HEADER TYPE 1

(2) VERT. 600S162-54 (50 KSI) CAPPED TOP & BOT. W/ 600T125-54 (50 KSI)

⑦ BUILT-UP HEADER SECTION
3/4" = 1'-0"

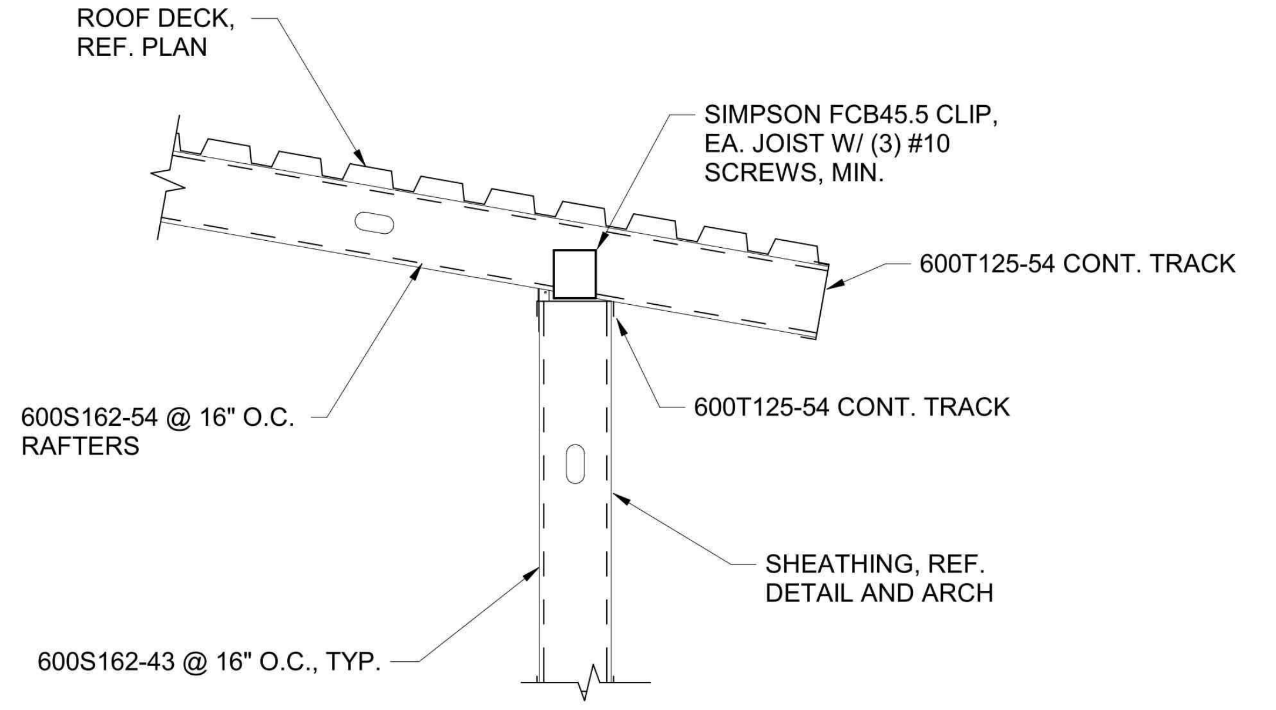
NOTE:
ATTACH MEMBERS TOGETHER WITH #10 SCREWS AT 12" O.C., WHERE SHOWN



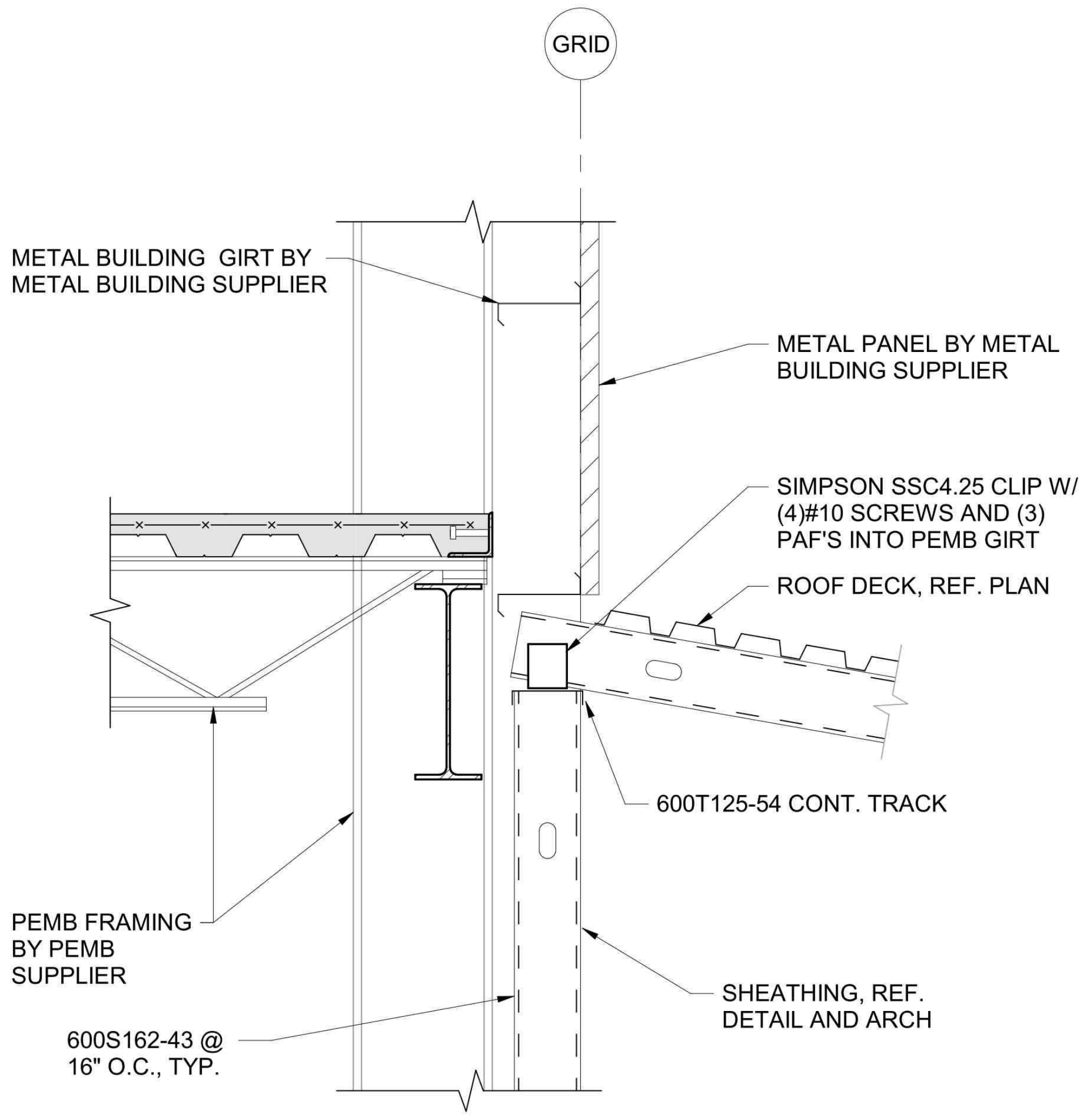
JAMB TYPE 1

(2) 600S162-54 (50 KSI) CAPPED W/ (1) 600T125-54 (50 KSI)

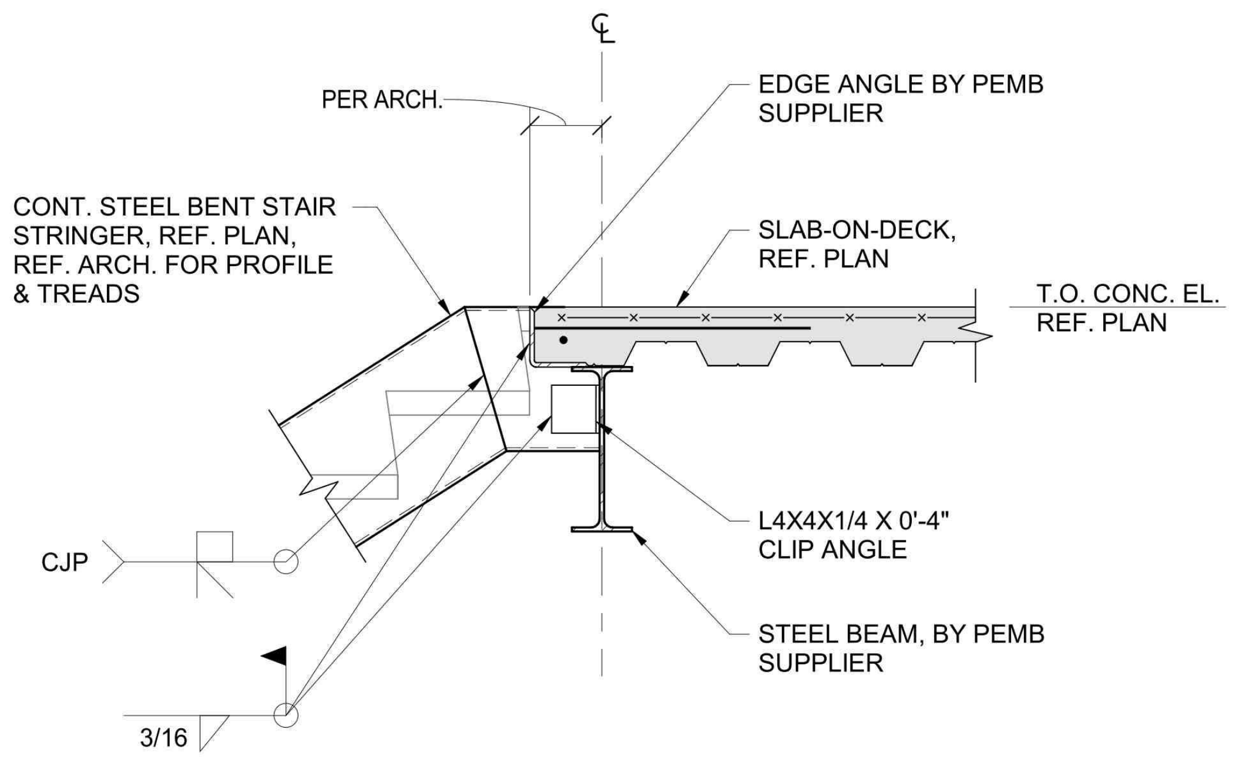
⑧ BUILT-UP JAMB SECTION
3/4" = 1'-0"


ROOF DECK, REF. PLAN
SIMPSON FCB45.5 CLIP, EA. JOIST W/ (3) #10 SCREWS, MIN.
600T125-54 CONT. TRACK
600S162-54 @ 16" O.C. RAFTERS
600T125-54 CONT. TRACK
SHEATHING, REF. DETAIL AND ARCH
600S162-43 @ 16" O.C., TYP.

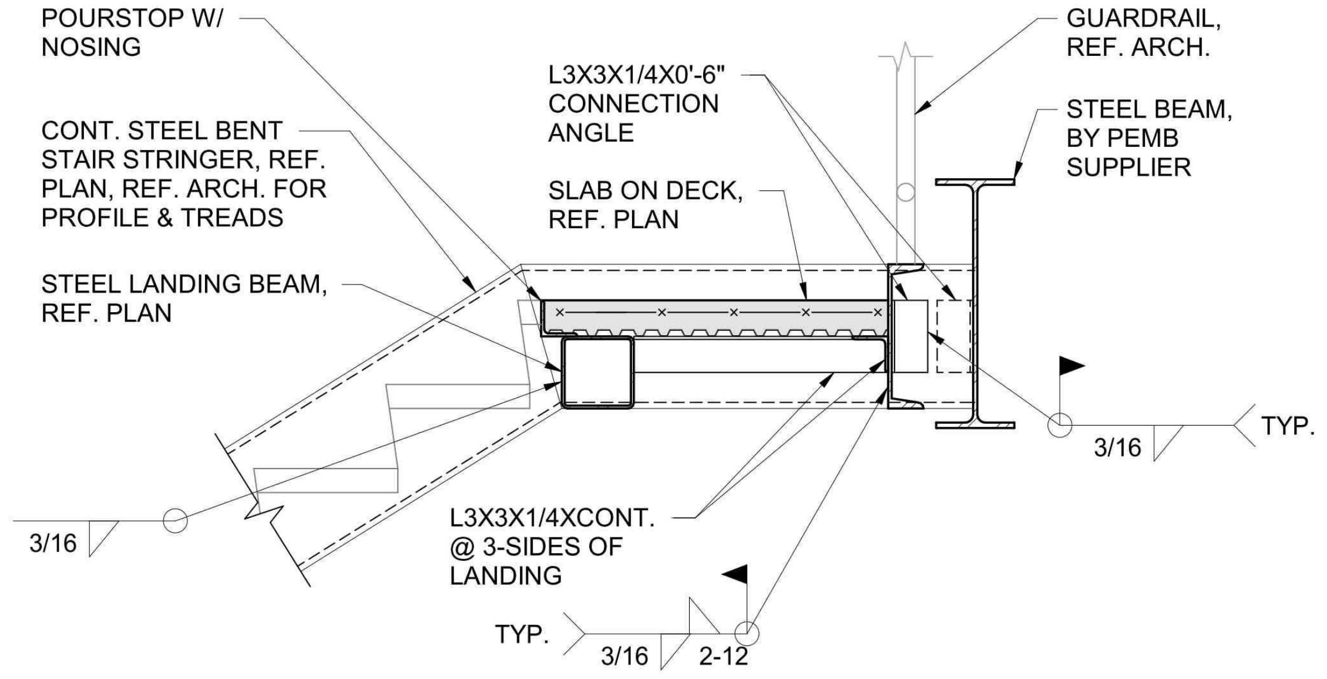
⑨ EXTERIOR FRAMING SECTION
3/4" = 1'-0"


GRID
METAL BUILDING GIRT BY METAL BUILDING SUPPLIER
METAL PANEL BY METAL BUILDING SUPPLIER
SIMPSON SSC4.25 CLIP W/ (4)#10 SCREWS AND (3) PAF'S INTO PEMB GIRT
ROOF DECK, REF. PLAN
600T125-54 CONT. TRACK
PEMB FRAMING BY PEMB SUPPLIER
SHEATHING, REF. DETAIL AND ARCH
600S162-43 @ 16" O.C., TYP.

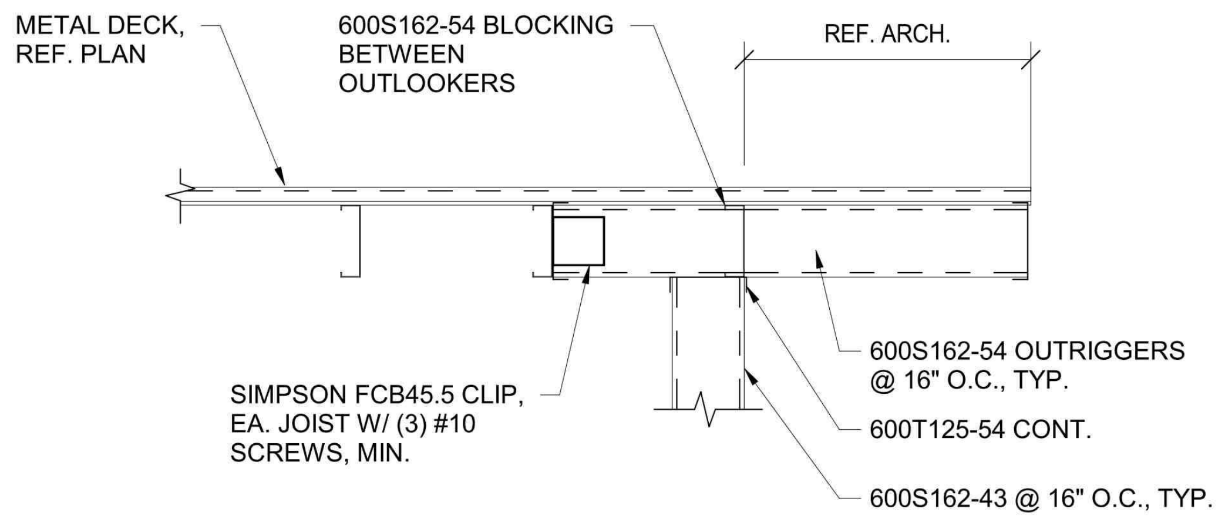
⑩ FRAMING DETAIL
3/4" = 1'-0"


℄
PER ARCH.
EDGE ANGLE BY PEMB SUPPLIER
CONT. STEEL BENT STAIR STRINGER, REF. PLAN, REF. ARCH. FOR PROFILE & TREADS
SLAB-ON-DECK, REF. PLAN
T.O. CONC. EL. REF. PLAN
L4X4X1/4 X 0'-4" CLIP ANGLE
CJP
STEEL BEAM, BY PEMB SUPPLIER
3/16

⑪ STAIR FRAMING DETAIL
3/4" = 1'-0"


POURSTOP W/ NOSING
CONT. STEEL BENT STAIR STRINGER, REF. PLAN, REF. ARCH. FOR PROFILE & TREADS
STEEL LANDING BEAM, REF. PLAN
L3X3X1/4X0'-6" CONNECTION ANGLE
SLAB ON DECK, REF. PLAN
GUARDRAIL, REF. ARCH.
STEEL BEAM, BY PEMB SUPPLIER
3/16
TYP.
L3X3X1/4XCONT. @ 3-SIDES OF LANDING
TYP.
3/16
2-12
3/16

⑫ STAIR FRAMING DETAIL
3/4" = 1'-0"


METAL DECK, REF. PLAN
600S162-54 BLOCKING BETWEEN OUTLOOKERS
REF. ARCH.
SIMPSON FCB45.5 CLIP, EA. JOIST W/ (3) #10 SCREWS, MIN.
600S162-54 OUTRIGGERS @ 16" O.C., TYP.
600T125-54 CONT.
600S162-43 @ 16" O.C., TYP.

⑬ GABLE TRUSS FRAMING DETAIL
3/4" = 1'-0"

D2C
ARCHITECTS

CORBEL
ENGINEERING
STRUCTURAL ENGINEERING SERVICES
2850 MCCLELLAND DR., SUITE 3000D
FORT COLLINS, CO 80525
CORBEL JOB #: 250024

MARK	DATE	DESCRIPTION	APPR

DESIGN BY: Designer
D2C PROJECT NUMBER 202421
DRAWN BY: Author
CKD BY: Checker
SBMT BY: Approver
PLOT DATE: 5/15/2025 4:50:37 PM
PLOT SCALE: As indicated
SIZE: 22" x 34"
FILE NAME:
ISSUE DATE: **MAY 19, 2025**
CONSULTANTS PROJECT #
SOLICITATION NO.:
CONTRACT NO.:
FILE NUMBER:

FOR PERMIT
CASEY BRANDON WILSON
50764
5/16/2025
NOT FOR CONSTRUCTION

TOWN OF SUPERIOR
OPERATIONS &
MAINTENANCE FACILITY
1950 HONEY CREEK LANE, SUPERIOR, CO 80027

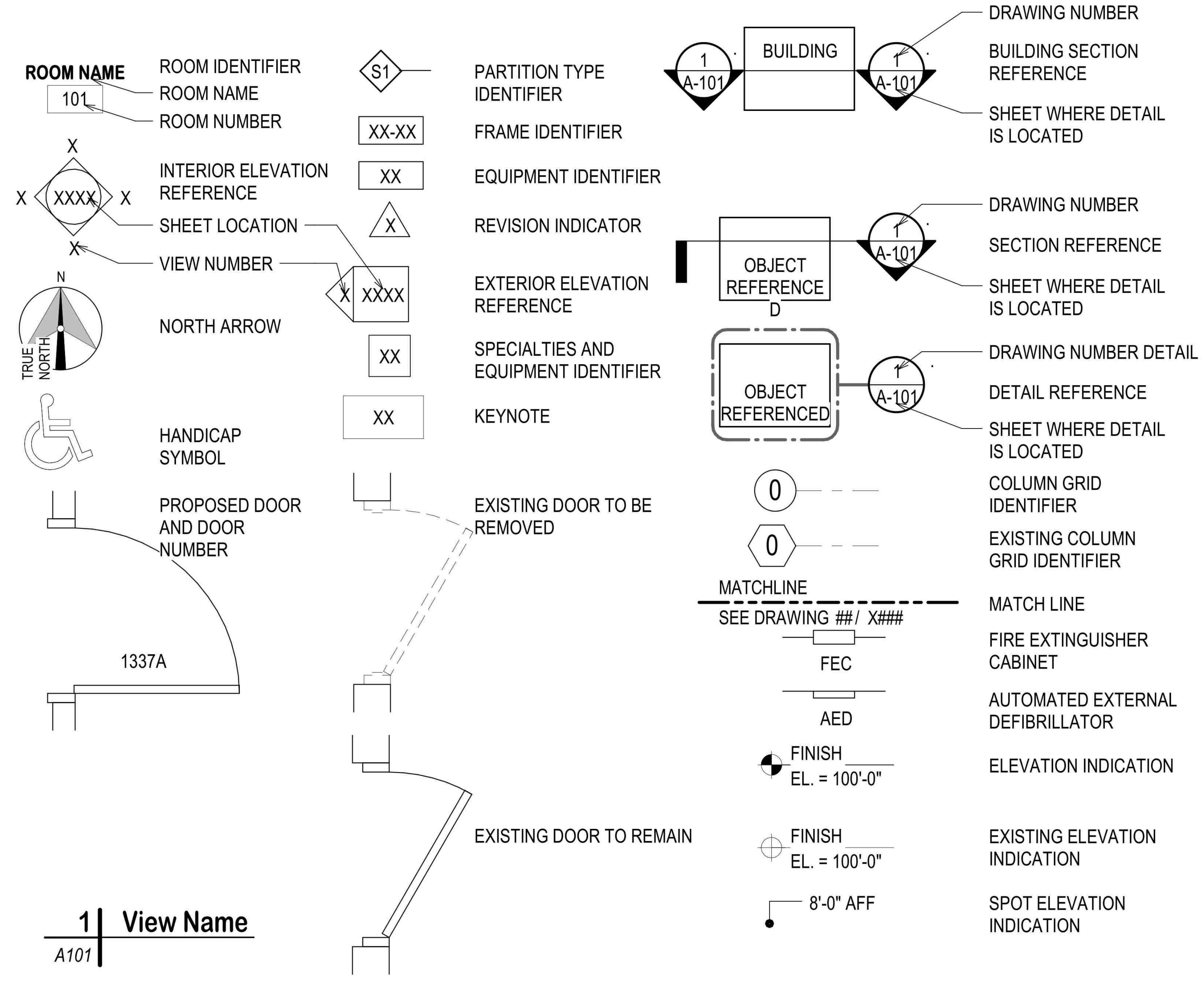
FRAMING DETAILS

SHEET IDENTIFICATION
S-411

ARCHITECTURAL ABBREVIATIONS

A/C	AIR CONDITIONING
ACOUS	ACOUSTICAL
ACT	ACOUSTICAL CEILING TILE
AD	AREA DRAIN
ADA	AMERICANS WITH DISABILITIES ACT
A&E	ARCHITECT AND ENGINEERS
AFF	ABOVE FINISH FLOOR
AFG	ABOVE FINISHED GRADE
AHJ	AUTHORITIES HAVING JURISDICTION
AHU	AIR HANDLING UNIT
ALT	ALTERNATIVE
ALT TRANS	ALTERNATIVE TRANSPORTATION
ALUM	ALUMINUM
ANOD	ANODIZED
APPROX	APPROXIMATE
ARCH	ARCHITECTURAL
AVG	AVERAGE
BB	BULLETIN BOARD
BD	BOARD
BG	BUMPER GUARD
BLDG	BUILDING
BLKG	BLOCKING
BM	BEAM
BO	BOTTOM OF
BRG	BEARING
CB	CATCH BASIN
CBB	CEMENTITIOUS BACKER BOARD
CER	CERAMIC
CF	CUBIC FEET
CFCI	CONTRACTOR FURNISH CONTRACTOR INSTALL
CFM	CUBIC FEET PER MINUTE
CG	CORNER GUARD, CEILING GRILLE
C & G	CURB & GUTTER
CI	CAST IRON
CIP	CAST IN PLACE
CJ	CONTROL JOINT
CL	CENTERLINE
CLG	CEILING
CMP	CORRUGATED METAL PIPE
CMU	CONCRETE MASONRY UNITS
CO	CLEANOUT(S)
COL	COLUMN
CONC	CONCRETE
CONT	CONTINUOUS
COORD	COORDINATE
CP	CONCRETE PIPE
CPT	CARPET
CRS	COLD ROLLED STEEL
CS	CAST STONE
CSB	CONCRETE SPLASH BLOCK
CSI	CONSTRUCTION SPECIFICATIONS INSTITUTE
CT	CERAMIC TILE
CTR	CENTER
CU FT	CUBIC FEET
CUH	CABINET UNIT HEATER
CY	CUBIC YARD
D	DRYER
DEG	DEGREE
DEMO	DEMOLITION
DEPT	DEPARTMENT
DET	DETAIL
DF	DRINKING FOUNTAIN
DIA	DIAMETER
DIAG	DIAGONAL
DISP	DISPENSER
DIV	DIVISION
DN	DOWN
DR	DOOR
DS	DOWNSPOUT
DW	DISHWASHER
DWG	DRAWING
E	EAST
(E)	EXISTING
EA	EACH
EF	EXHAUST FAN
EIFS	EXTERIOR INSULATION AND FINISH SYSTEM
EJ	EXPANSION JOINT
EL	ELEVATION
ELEC	ELECTRICAL
ELEV	ELEVATOR
EQ	EQUAL
EQUIP	EQUIPMENT
EST	ESTIMATED
ETS	EXPOSED TO STRUCTURE
EWC	ELECTRIC WATER COOLER
EXH	EXHAUST
EXIST	EXISTING
EXP	EXPANSION
EXT	EXTERIOR
FA	FIRE ALARM
FAAP	FIRE ALARM ANNUNCIATOR PANEL
FACP	FIRE ALARM CONTROL PANEL
FCU	FAN COIL UNIT
FD	FLOOR DRAIN
FDN	FOUNDATION
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FF	FINISH FLOOR
FF & E	FURNITURE FIXTURES & EQUIPMENT
FIN	FINISH
FIXT	FIXTURE
FL	FLOW LINE
FLR	FLOOR
FLUOR	FLUORESCENT
FO	FINISH OPENING
FOS	FACE OF STUD
FR	FIRE RATED
FSP	FIRE STANDPIPE
FT	FOOT / FEET
FTG	FOOTING
FURR	FURRING
FV	FIELD VERIFY
FVC	FIRE VALVE CABINET
FWC	FABRIC WALLCOVERING
GA	GAUGE
GALV	GALVANIZED
GB	GRAB BAR
GC	GENERAL CONTRACTOR
GD	GARBAGE DISPOSAL
GF CMU	GROUND FACE CMU
GFCI	GROUND FAULT CIRCUIT INTERRUPTER
GI	GALVANIZED IRON
GL	GLASS
GL BLK	GLASS BLOCK
GLU LAM	GLUE LAMINATED WOOD
GND	GROUND
GT	GROUT
GYP BD	GYPSUM BOARD
HAZ MAT	HAZARDOUS MATERIALS
HB	HOSE BIB
HC	HOLLOW CORE
HCP	HANDICAPPED
HDR	HEADER
HDW	HARDWARE
HDWD	HARDWOOD
HGT	HEIGHT
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HR	HOUR, HANDRAIL
HT	HEIGHT
HVAC	HEATING, VENTILATING & AIR CONDITIONING
IBC	INTERNATIONAL BUILDING CODE
ID	INSIDE DIAMETER
IG	INSULATING GLASS
IN	INCH
INCAN	INCANDESCENT
INFO	INFORMATION
INSUL	INSULATION
INT	INTERIOR
INV	INVERT
ITG	INSULATED TEMPERED GLASS
JAN	JANITOR
J-BOX	JUNCTION BOX
JT	JOINT
L	LONG
LAV	LAVATORY
LB(S) #	POUND(S)
LF	LINEAL FEET
LLV	LONG LEG VERTICAL
LT	LIGHT
LVR	LOUVER
M & BH	MOP AND BROOM HOLDER
MAINT	MAINTENANCE
MATL	MATERIAL
MAX	MAXIMUM
MB	MARKER BOARD
MECH	MECHANICAL
MEPF	MECHANICAL, ELECTRICAL, PLUMBING, FIRE PROTECTION (CONDUIT)
MFR	MANUFACTURER
MH	MANHOLE
MIN	MINIMUM
MIRR	MIRROR
MISC	MISCELLANEOUS
MO	MASONRY OPENING
MSB	MOP SERVICE BASIN
MTD	MOUNTED
MTL	METAL
N	NORTH
NA	NOT APPLICABLE
NECY	NECESSARY
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
NTS	NOT TO SCALE
OC	ON CENTER
OD	OUTSIDE DIAMETER, OVERFLOW DRAIN
OFCI	OWNER FURNISHED CONTRACTOR INSTALLED
OFOI	OWNER FURNISHED OWNER INSTALLED
OH	OPPOSITE HAND
OPN	OPENING
OPP	OPPOSITE
ORD	OVERFLOW ROOF DRAIN
P	PLASTIC
PARTN	PARTITION
PBD	PARTICLE BOARD
PCC	PRECAST CONCRETE
PL	PLATE
PLAM	PLASTIC LAMINATE
PLAS	PLASTER
PLYWD	PLYWOOD
PR	PAIR
PRCST	PRECAST
PREFAB	PREFABRICATED
PROP	PROPERTY
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PT	PAINT
PT CONC	POST-TENSIONED CONCRETE
PTD	PAPER TOWEL DISPENSER
PTL	PORCELAIN TILE
PVC	POLYVINYL CHLORIDE
QA	QUALITY ASSURANCE
QT	QUARRY TILE
R	R-VALUE (INSULATION), RADIUS, RISER
RB	RESILIENT BASE
RCP	REFLECTED CEILING PLAN
RD	ROOF DRAIN
RE:	REFERENCE
REBAR	REINFORCING BAR
REC	RECESSED
RECPT	RECEPTACLE
REF	REFRIGERATOR
REG	REGISTER
REINF	REINFORCE
REQD	REQUIRED
RESIL	RESILIENT
REV	REVISION
RH	ROOF HATCH
RM	ROOM
RO	ROUGH OPENING
RT	RUBBER STAIR TREAD
S	SOUTH
SAF	SEAMLESS ACRYLIC FLOORING
SAP	SUSPENDED ACOUSTICAL PANELS
SAT	SUSPENDED ACOUSTICAL TILE
SB	SPLASHBLOCK
SC	SEALED CONCRETE, SOLID CORE
SCHED	SCHEDULE
SCP	SCUPPER
SD	SOAP DISPENSER
SEAL	SEALER
SECT	SECTION
SF	SQUARE FOOT
SF CMU	SPLIT-FACE CMU
SHWR	SHOWER
SHT	SHEET
SHTG	SHEATHING
SIM	SIMILAR
SLV	SHORT LEG VERTICAL
SND	SANITARY NAPKIN DISPOSER
SNV	SANITARY NAPKIN VENDOR
SPECS	SPECIFICATIONS
SQ	SQUARE
SS	STAINLESS STEEL
STC	SOUND TRANSMISSION CLASS
STD	STANDARD
STL	STEEL
STOR	STORAGE
STRUC	STRUCTURAL
SUSP	SUSPENDED
SV	SHEET VINYL
SYM	SYMMETRICAL
SYS	SYSTEM
T	TREAD, TEMPERED
TB	TACKBOARD
T&B	TOP AND BOTTOM
T&G	TONGUE AND GROOVE
TBD	TO BE DETERMINED
TD	TUBULAR DAYLIGHTING DEVICE
TEL	TELEPHONE
TEMP	TEMPERATURE
TG	TEMPERED GLASS, TONGUE & GROOVE, TRANSFER GRILLE
THRU	THROUGH
TO	TOP OF
TOC	TOP OF CONCRETE
TOM	TOP OF MASONRY
TOS	TOP OF STEEL
TOW	TOP OF WALL
TTD	TOILET TISSUE DISPENSER
TV	TELEVISION
TYP	TYPICAL
UGND	UNDERGROUND
UL	UNDERWRITERS LABORATORY
UNFIN	UNFINISHED
UNO	UNLESS NOTED OTHERWISE
URN	URINAL
VB	VINYL WALL BASE
VCT	VINYL COMPOSITION TILE
VERT	VERTICAL
VIF	VERIFY IN FIELD
VTR	VENT THROUGH ROOF
VWC	VINYL WALL COVERING
W	WEST
W/	WITH
W/O	WITHOUT
WC	WATER CLOSET
WD	WOOD
WDP	WOOD PANELING
WDW	WINDOW
WF	WIDE FLANGE
WGL	WIRED GLASS
WH	WATER HEATER
WR	WASTE RECEPTACLE, WATER RESISTANT
WS	WATER STOP
WSCT	WAINSCOT
WT	WEIGHT
WWF	WELDED WIRE FABRIC

ARCHITECTURAL DRAWING SYMBOLS


ROOM NAME
101
ROOM IDENTIFIER
ROOM NAME
ROOM NUMBER
X
XXXX
INTERIOR ELEVATION REFERENCE
SHEET LOCATION
VIEW NUMBER
N
TRUE NORTH
NORTH ARROW
HANDICAP SYMBOL
PROPOSED DOOR AND DOOR NUMBER
1337A
1
View Name
A101
S1
PARTITION TYPE IDENTIFIER
XX-XX
FRAME IDENTIFIER
XX
EQUIPMENT IDENTIFIER
X
REVISION INDICATOR
EXTERIOR ELEVATION REFERENCE
SPECIALTIES AND EQUIPMENT IDENTIFIER
KEYNOTE
EXISTING DOOR TO BE REMOVED
EXISTING DOOR TO REMAIN
1
A-101
BUILDING
DRAWING NUMBER
BUILDING SECTION REFERENCE
SHEET WHERE DETAIL IS LOCATED
OBJECT REFERENCE
D
DRAWING NUMBER
SECTION REFERENCE
SHEET WHERE DETAIL IS LOCATED
OBJECT REFERENCED
DRAWING NUMBER DETAIL
DETAIL REFERENCE
SHEET WHERE DETAIL IS LOCATED
0
COLUMN GRID IDENTIFIER
EXISTING COLUMN GRID IDENTIFIER
MATCHLINE
SEE DRAWING ##/ X###
MATCH LINE
FEC
FIRE EXTINGUISHER CABINET
AED
AUTOMATED EXTERNAL DEFIBRILLATOR
FINISH
EL. = 100'-0"
ELEVATION INDICATION
EXISTING ELEVATION INDICATION
8'-0" AFF
SPOT ELEVATION INDICATION

MATERIALS LEGEND

- ▨ EARTH
- ▨ GRAVEL
- ▨ CONCRETE
- ▨ PRECAST CONCRETE
- ▨ CONCRETE MASONRY UNIT
- ▨ BRICK
- ▨ SAND / MORTAR / PLASTER / CEMENT
- ▨ STEEL
- ▨ ALUMINUM
- ▨ BRASS / BRONZE
- ▨ BATT INSULATION
- ▨ GYPSUM BOARD
- ▨ RIGID INSULATION
- ▨ ROUGH WOOD FRAMING
- ▨ BLOCKING OR SHIMMING
- ▨ FINISH WOOD
- ▨ PLYWOOD
- ▨ PARTICLE BOARD
- ▨ CERAMIC TILE
- ▨ ACOUSTIC TILE
- ▨ GYP. BD. CLG.
- ▨ OPEN GRID CLG.
- ▨ ACOUSTIC TILE SECTION

REFLECTED CEILING PLAN LEGEND

- ☒ HVAC SUPPLY DIFFUSER
- ◸ HVAC RETURN AIR GRILLE
- ▭ RECESSED FLUORESCENT
- ▭ SURFACE MOUNTED FLUORESCENT
- ○ □ INCANDESCENT RECESSED LIGHTING
- ⌖ INCANDESCENT SURFACE MOUNT LIGHTING
- ○ INCANDESCENT WALL MOUNTED LIGHTING
- ⌖ PENDANT LIGHT
- ◸ ACCESS PANEL
- ⊗ EXIT LIGHTING
- ▽ TRACK LIGHTING
- □ PARKING LOT LIGHT
- ▿ HYDRANT
- ▿ UTILITY POLE
- Ⓢ SPEAKER
- Ⓓ SMOKE DETECTOR

D2C ARCHITECTS

D2C ARCHITECTS, INC.
DENVER, COLORADO

MARK	DESCRIPTION	DATE	APPR

ISSUE DATE: **MAY 19, 2025**
CONSULTANTS PROJECT #
SOLICITATION NO.:
CONTRACT NO.:
FILE NUMBER:
DESIGN BY: Designer
D2C PROJECT NUMBER 202421
DRAWN BY: Author
CKD BY: Checker
SBMT BY: Approver
PLOT DATE: 5/20/2025 4:48:47 PM
PLOT SCALE: 12" = 1'-0"
FILE NAME:
SIZE: 22" x 34"

FOR PERMIT

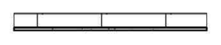
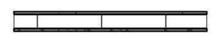
BRIAN T. DUGGAN
401770
5/16/2025

TOWN OF SUPERIOR
OPERATIONS & MAINTENANCE FACILITY
1950 HONEY CREEK LANE, SUPERIOR, CO 80027

ARCHITECTURAL ABBREVIATIONS, SYMBOLS, AND MATERIALS

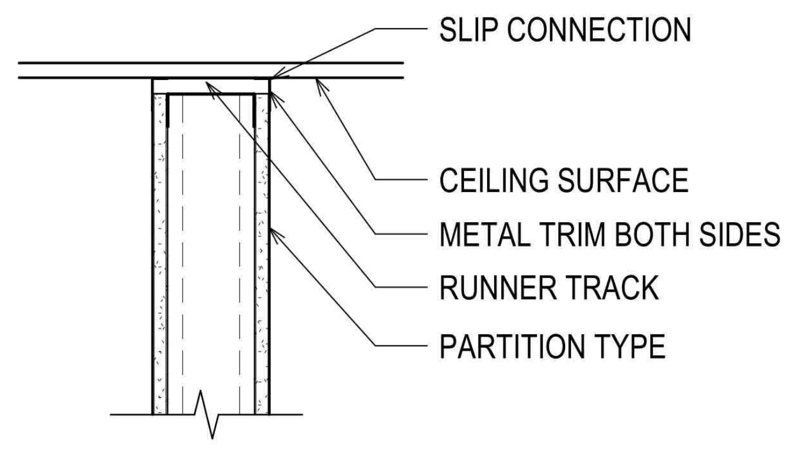
SHEET IDENTIFICATION
A-001

PARTITION TYPES

TYPE	GRAPHIC SYMBOL	CONSTRUCTION	DESCRIPTION
S3	▭		3 5/8" METAL STUDS @ 16" O.C. INTERIOR GYPSUM BOARD
S4	▭		INTERIOR GYPSUM BOARD 3 5/8" METAL STUDS @ 16" O.C. INTERIOR GYPSUM BOARD

PARTITION TYPE SUFFIX

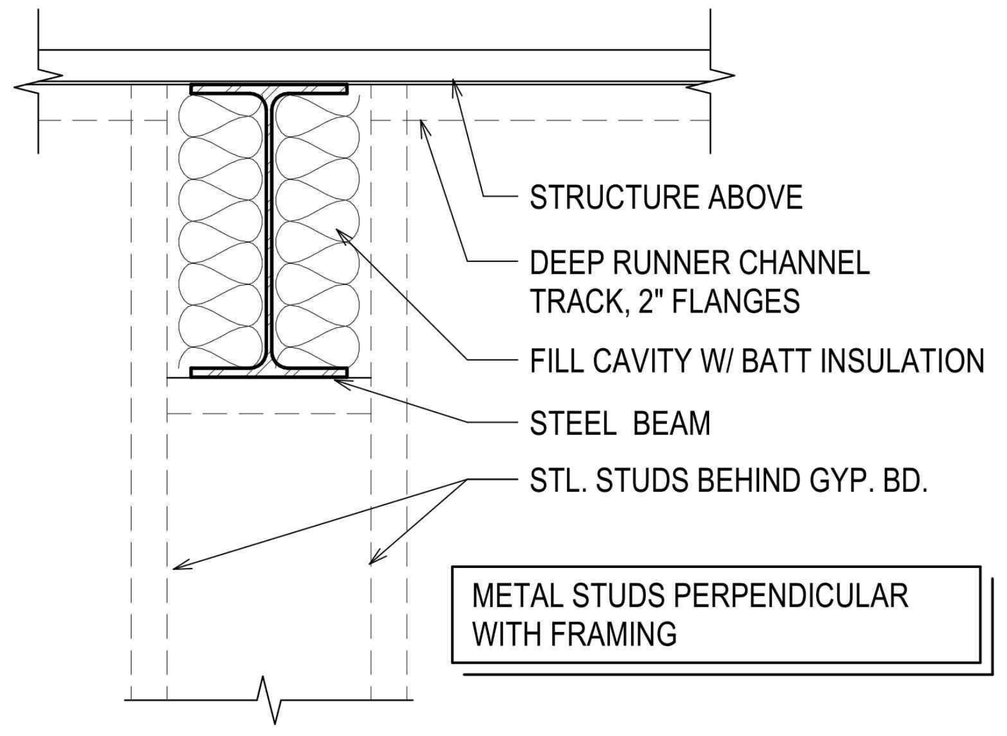
A. 1 1/2" SOUND ATTENUATION BLANKET FLOOR TO CEILING. WHERE PARTITION MEETS CEILING SYSTEM PROVIDE 1 1/2" SOUND ATTENUATION BLANKET ABOVE CEILING 2'-0" EACH SIDE OF PARTITION. SEE ACOUSTICAL PARTITION HEAD.
B. PROVIDE 3 1/2" BATT INSULATION FLOOR TO CEILING/STRUCTURE.
C. PROVIDE 20 GA. METAL STUDS @ 16" O.C.
D. PROVIDE 5/8" CEMENT BACKER BOARD AT CERAMIC TILE WITH 5/8" WATER RESISTANT GYPSUM BOARD ABOVE.
E. PROVIDE 6" 25 GA. METAL STUDS AT 16" O.C.


SLIP CONNECTION
CEILING SURFACE
METAL TRIM BOTH SIDES
RUNNER TRACK
PARTITION TYPE

C2 PARTITION HEAD C

A-011 *1 1/2" = 1'-0"*

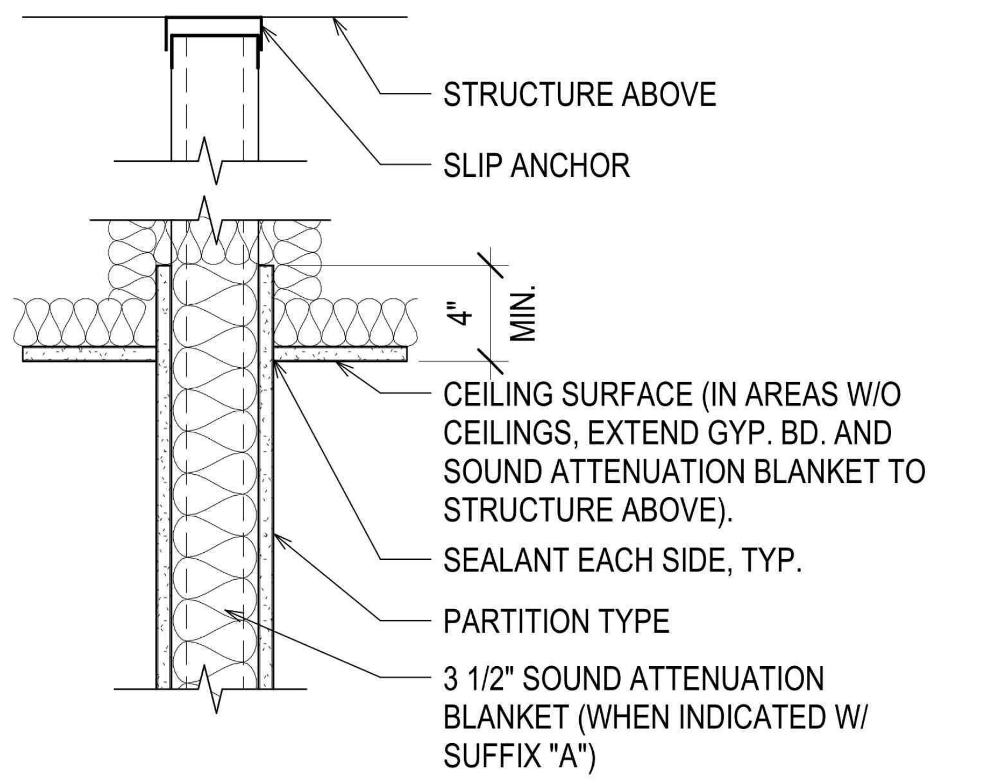
0' 4" 8" 1'-4"


STRUCTURE ABOVE
DEEP RUNNER CHANNEL TRACK, 2" FLANGES
FILL CAVITY W/ BATT INSULATION
STEEL BEAM
STL. STUDS BEHIND GYP. BD.
METAL STUDS PERPENDICULAR WITH FRAMING

C3 PARTITION HEAD AT BEAM

A-011 *1 1/2" = 1'-0"*

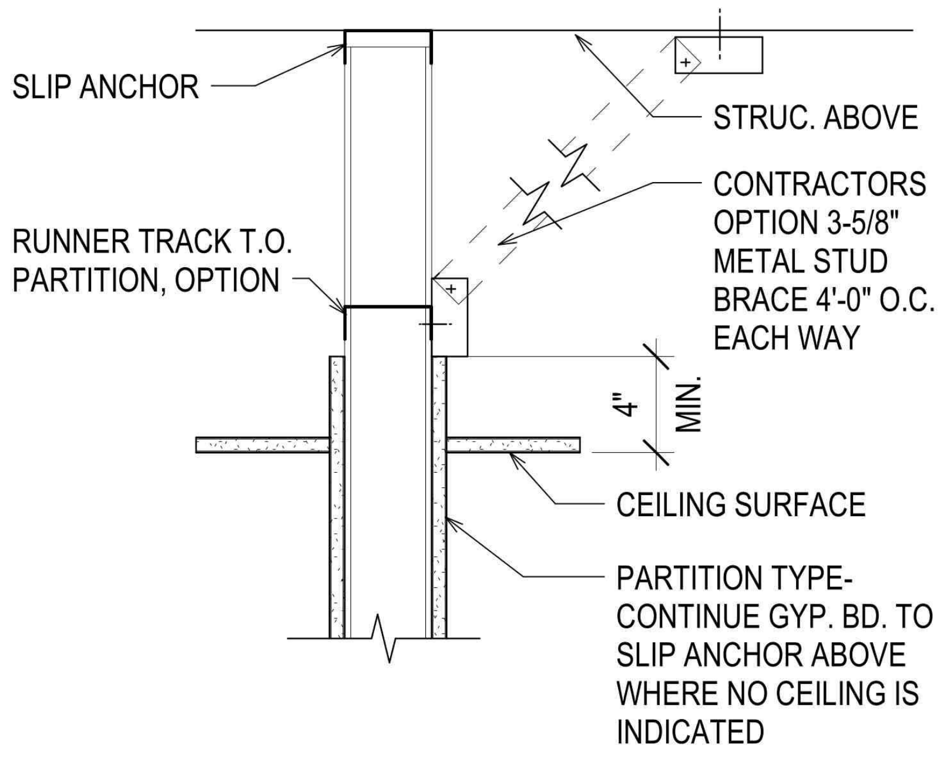
0' 4" 8" 1'-4"


STRUCTURE ABOVE
SLIP ANCHOR
4" MIN.
CEILING SURFACE (IN AREAS W/O CEILINGS, EXTEND GYP. BD. AND SOUND ATTENUATION BLANKET TO STRUCTURE ABOVE).
SEALANT EACH SIDE, TYP.
PARTITION TYPE
3 1/2" SOUND ATTENUATION BLANKET (WHEN INDICATED W/ SUFFIX "A")

C4 ACOUSTICAL PARTITION HEAD

A-011 *1 1/2" = 1'-0"*

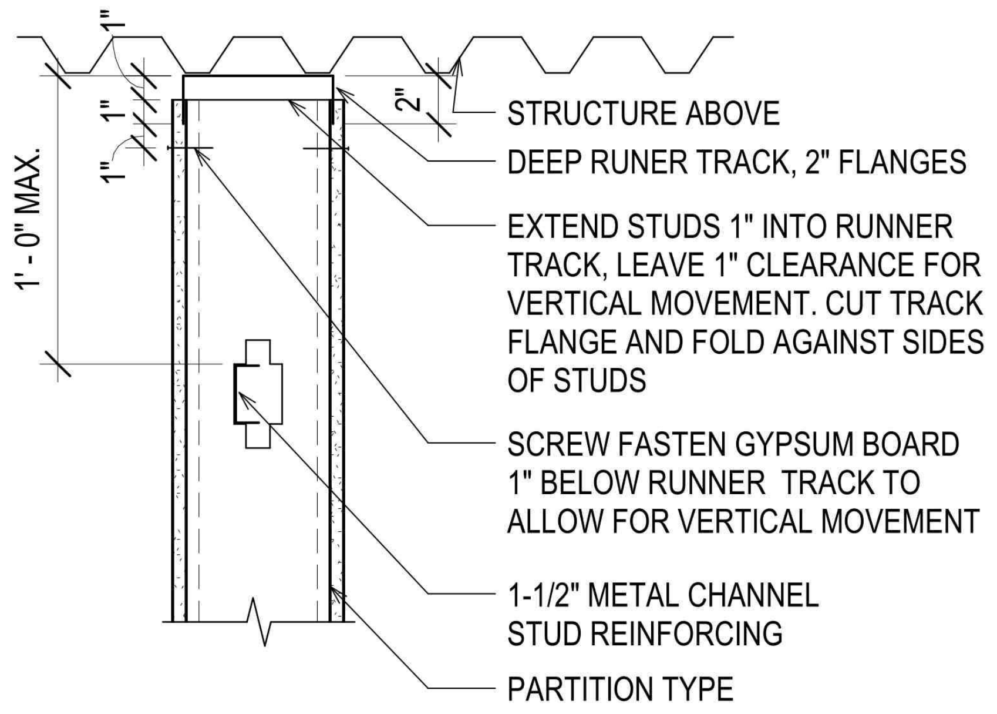
0' 4" 8" 1'-4"


SLIP ANCHOR
STRUC. ABOVE
CONTRACTORS OPTION 3-5/8" METAL STUD BRACE 4'-0" O.C. EACH WAY
RUNNER TRACK T.O. PARTITION, OPTION
4" MIN.
CEILING SURFACE
PARTITION TYPE- CONTINUE GYP. BD. TO SLIP ANCHOR ABOVE WHERE NO CEILING IS INDICATED

B1 TYPICAL PARTITION HEAD

A-011 *1 1/2" = 1'-0"*

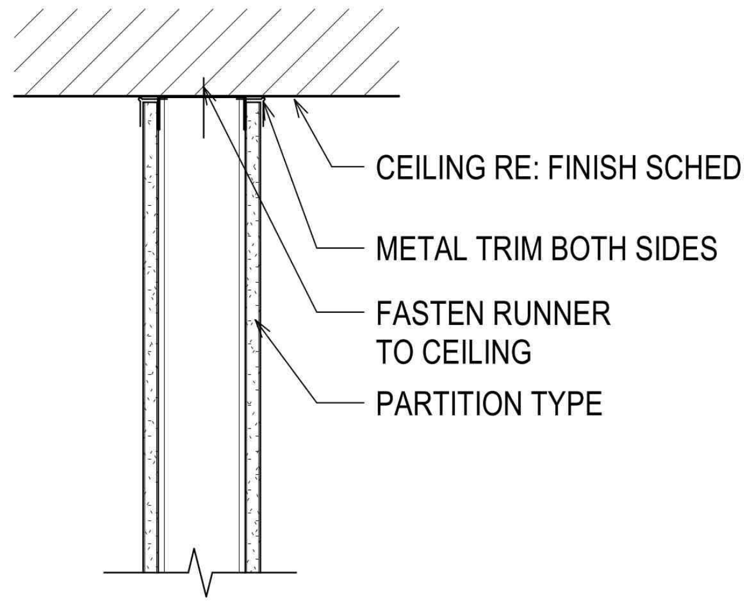
0' 4" 8" 1'-4"


1"
1"
1"
2"
1' - 0" MAX.
STRUCTURE ABOVE
DEEP RUNER TRACK, 2" FLANGES
EXTEND STUDS 1" INTO RUNNER TRACK, LEAVE 1" CLEARANCE FOR VERTICAL MOVEMENT. CUT TRACK FLANGE AND FOLD AGAINST SIDES OF STUDS
SCREW FASTEN GYPSUM BOARD 1" BELOW RUNNER TRACK TO ALLOW FOR VERTICAL MOVEMENT
1-1/2" METAL CHANNEL STUD REINFORCING
PARTITION TYPE

B2 SLIP ANCHOR

A-011 *1 1/2" = 1'-0"*

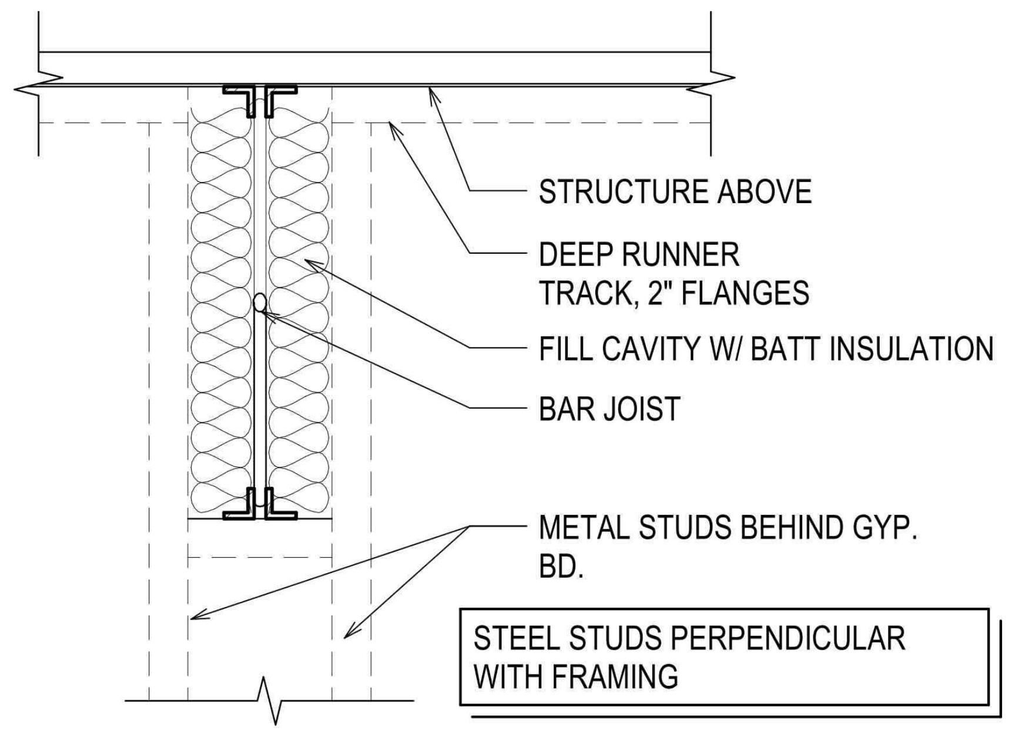
0' 4" 8" 1'-4"


CEILING RE: FINISH SCHEDULE
METAL TRIM BOTH SIDES
FASTEN RUNNER TO CEILING
PARTITION TYPE

B3 PARTITION HEAD AT CEILING

A-011 *1 1/2" = 1'-0"*

0' 4" 8" 1'-4"


STRUCTURE ABOVE
DEEP RUNNER TRACK, 2" FLANGES
FILL CAVITY W/ BATT INSULATION
BAR JOIST
METAL STUDS BEHIND GYP. BD.
STEEL STUDS PERPENDICULAR WITH FRAMING

B4 PARTITION HEAD AT JOIST

A-011 *1 1/2" = 1'-0"*

0' 4" 8" 1'-4"

PARTITION TYPE NOTES

1. DIMENSIONS SHOWN ON PLANS ARE FROM FINISH SURFACE TO FINISH SURFACE. MASONRY DIMENSIONS GIVEN ARE NOMINAL. "MO" (MASONRY OPENING) REFERS TO NOMINAL OPENINGS IN MASONRY UNIT CONSTRUCTION. "RO" (ROUGH OPENING) REFERS TO ACTUAL OPENINGS BETWEEN METAL STUDS IN METAL STUD CONSTRUCTION.

2. PARTITION TYPES ARE INDICATED ON THE FLOOR PLANS. NUMBERS REFER TO THE PARTITION TYPE, LETTERS INDICATE VARIATIONS TO THE BASE CONDITION DRAWN. UNMARKED PARTITIONS SHALL MATCH ADJACENT PARTITION TYPE.

3. ALL PARTITIONS SHALL EXTEND STRUCTURE TO STRUCTURE UNLESS OTHERWISE NOTED. REFER TO PARTITION HEAD DETAILS.

4. FIRE-RATED PARTITIONS AND SOUND ISOLATION PARTITIONS ARE INDICATED ON REFLECTED CEILING PLANS.

5. CONSTRUCTION OF FIRE-RATED PARTITIONS, INCLUDING TAPING AND FINISHING OF GYPSUM BOARD FOR FULL HEIGHT TO STRUCTURE ABOVE, SHALL BE IN ACCORDANCE WITH MANUFACTURERS DIRECTIONS TO ACHIEVE THE RATING INDICATED.

6. SOUND ISOLATION PARTITIONS SHALL BE SEALED AIRTIGHT FOR FULL HEIGHT TO PREVENT PASSAGE OF AIRBORNE SOUND. TAPE AND FINISH ALL GYPSUM BOARD JOINTS AND FASTENERS. PROVIDE SEALANT AT PERIMETER AND AT ALL PENETRATIONS.

7. WHEREVER LENGTH OF MASONRY PARTITION EXCEEDS 8'-0" BETWEEN LATERAL SUPPORTS, INSTALL 3" x 3" x 0'-6" x 12 GAUGE FORMED STEEL ANGLES EACH SIDE AT 4'-0" O.C. MAX. ANCHOR EACH ANGLE TO STRUCTURE WITH TWO 1/8" X 15/16" DRIVE PINS. MASONRY SHALL STOP 1" FROM STRUCTURE, AND 1" SPACE SHALL BE FILLED WITH NON-COMBUSTIBLE COMPRESSIBLE FILLER.

8. HOLLOW METAL FRAMES IN METAL STUD PARTITIONS SHALL HAVE 4 STUD ANCHORS PER JAMB MINIMUM FOR FRAME HEIGHT OF 7'-2" OR LESS, AND ONE ADDITIONAL ANCHOR PER JAMB FOR EACH ADDITIONAL 2'-0" OR FRACTION. HOLLOW METAL FRAMES IN MASONRY SHALL HAVE 3 MASONRY ANCHORS PER JAMB MINIMUM FOR FRAME HEIGHT OF 7'-4" OR LESS, AND ONE ADDITIONAL ANCHOR PER JAMB FOR EACH ADDITIONAL 2'-0" OR FRACTION. ALL HOLLOW METAL FRAMES SHALL HAVE ONE FLOOR CLIP PER JAMB, WITH TWO ANCHORS INTO FLOOR AT EACH FLOOR CLIP.

9. PROVIDE JOINT REINFORCEMENT IN ALL MASONRY PARTITIONS, CONTINUOUS HORIZONTALLY AND SPACED NOT OVER 16" ON CENTER VERTICALLY, BEGINNING WITH THE JOINT 8" ABOVE THE FLOOR AND IN THE FIRST AND SECOND JOINTS ABOVE AND BELOW OPENINGS EXTENDING NOT LESS THAN 24" BEYOND EACH SIDE OF THE OPENING.

10. PROVIDE FIRE-RETARDANT TREATED WOOD OR SHEET STEEL BLOCKING FOR PARTITION MOUNTED EQUIPMENT AND CASEWORK.

11. PARTITION TYPES DESCRIBE THE PRIMARY MEMBER AND SHEATHING. REFER TO FINISH SCHEDULE FOR ALL PARTITION FINISH DESIGNATIONS.

12. PROVIDE TYPE WR (WATER RESISTANT) GYPSUM BOARD IN ALL WET AREAS SUCH AS TOILET ROOMS, SHOWER ROOMS, KITCHENS AND AT EWC'S.

13. PROVIDE 5/8" CONCRETE BACKER BOARD AT ALL CERAMIC TILE FINISHES TO ALIGN WITH 5/8" TYPE WR GYPSUM BOARD ABOVE.

14. PROVIDE SLIP JOINT CONNECTIONS AT THE TOPS OF ALL PARTITIONS WHICH INTERSECT THE STRUCTURE ABOVE. PROVIDE FIRE SAFING AT ALL SLIP JOINT CONNECTIONS IN FIRE RATED PARTITIONS.

15. WHERE NOTED TO PROVIDE SOUND ISOLATION MATERIAL IN WALLS, PROVIDE A STRIP OF ISOLATION BLANKET ABOVE THE CONJOINING WALLS.

16. PROVIDE 16 GA. SHEET METAL BLOCKING WALL SHEATHING AT ALL WALL MOUNTED ITEMS AT STUD WALLS AND PARTITIONS. ITEMS SUCH AS SHOWER SEATS AND GRAB BARS ARE TO BE ABLE TO WITHSTAND A VERTICAL FORCE OF 250 LBS.

INTERIOR STUD SIZING GUIDE

HEIGHT	3 5/8" STUD	6" STUD
12' WALL	362S125-30 @ 16"	600S125-30 @ 16"
16' WALL	362S162-43 @ 16"	600S125-30 @ 16"
20' WALL	362S162-68 @ 12"	600S125-33 @ 16"
24' WALL	NA	600S162-43 @ 16"
28' WALL	NA	600S162-54 @ 12"

NOTE: THESE STUD SIZES ARE FOR REFERENCE ONLY. PROVIDE SHOP DRAWINGS FOR PROPOSED WALLS REQUIRING ADDITIONAL STUD ENGINEERING DUE TO STUD HEIGHT. INCLUDE STUD SPACING, GAUGE AND HEIGHT INFORMATION. PROVIDE MANUFACTURERS INFORMATION FOR SELECTED PRODUCTS.

D2C
ARCHITECTS

D2C ARCHITECTS, INC.
DENVER, COLORADO

MARK	DESCRIPTION	DATE	APPR

DESIGN BY: Designer	ISSUE DATE: **MAY 19, 2025**	
D2C PROJECT NUMBER 202421	CONSULTANTS PROJECT #	
DRAWN BY: Author	CKD BY: Checker	SOLICITATION NO.:
SBMT BY: Approver	PLOT DATE: 5/20/2025 4:48:49 PM	CONTRACT NO.:
PLOT SCALE: As indicated	FILE NAME:	FILE NUMBER:
SIZE: 22" x 34"		

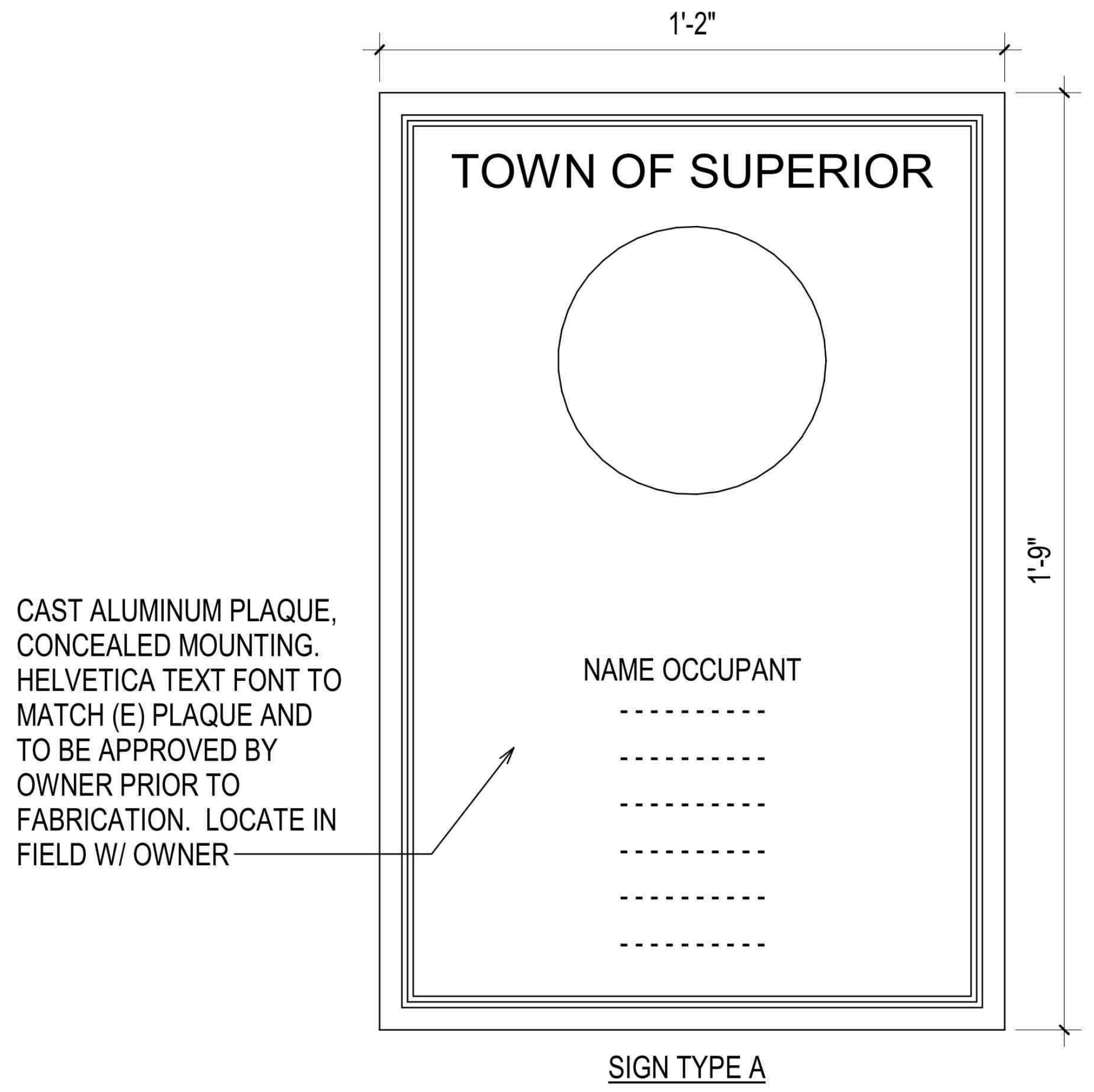
FOR PERMIT

BRIAN T. DUGGAN
401770
5/16/2025

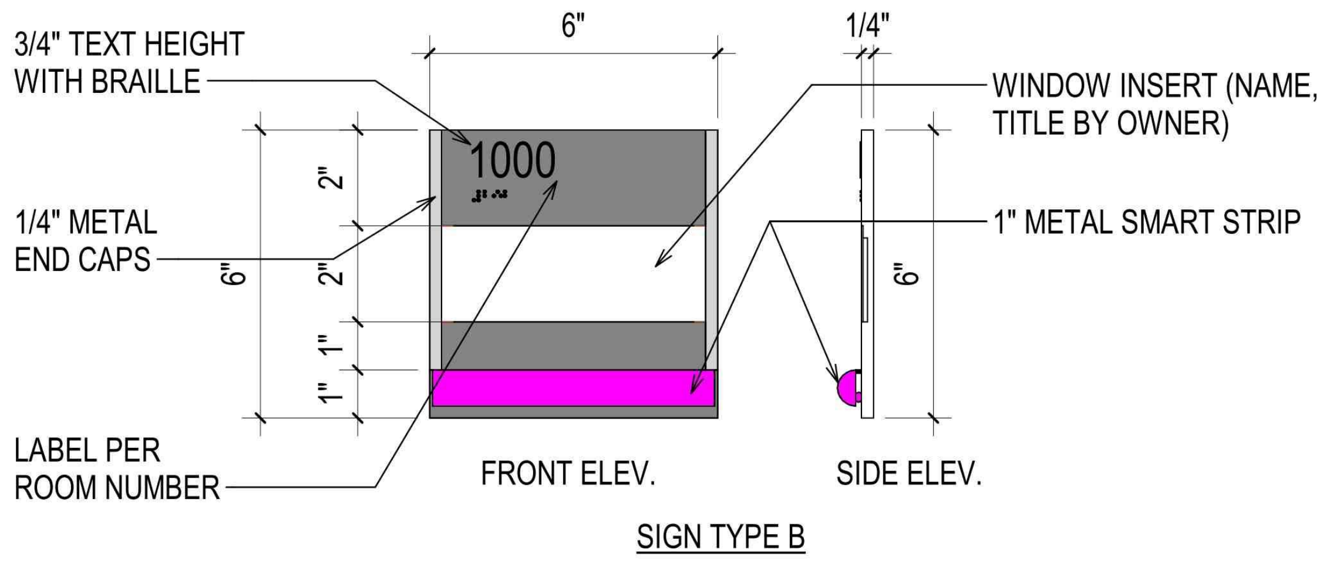
TOWN OF SUPERIOR
OPERATIONS &
MAINTENANCE FACILITY
1950 HONEY CREEK LANE, SUPERIOR, CO 80027

PARTITION TYPES AND DETAILS

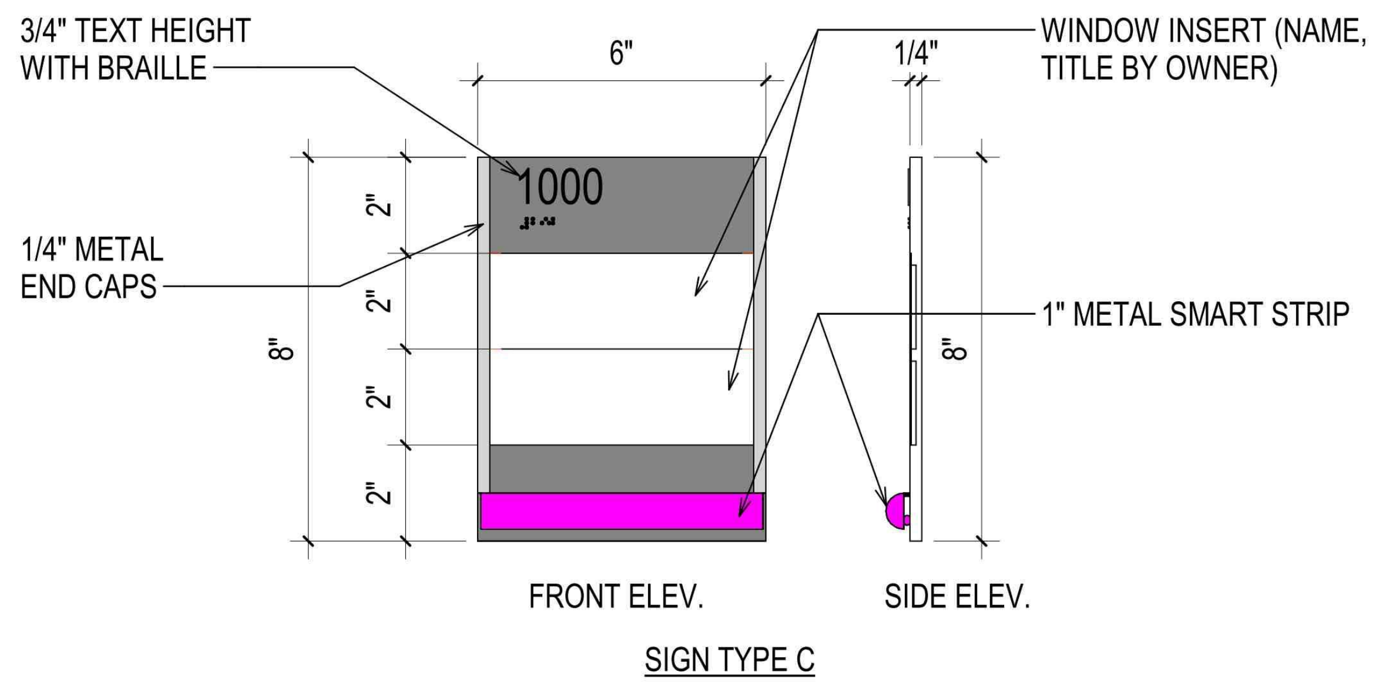
SHEET IDENTIFICATION
A-011


1'-2"
TOWN OF SUPERIOR
NAME OCCUPANT
1'-9"
CAST ALUMINUM PLAQUE, CONCEALED MOUNTING. HELVETICA TEXT FONT TO MATCH (E) PLAQUE AND TO BE APPROVED BY OWNER PRIOR TO FABRICATION. LOCATE IN FIELD W/ OWNER
SIGN TYPE A

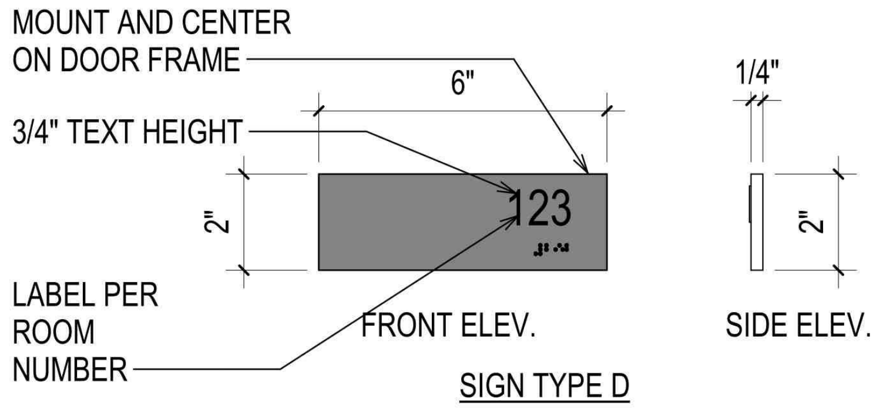
D1 | SIGN TYPE A
A-012 | 3" = 1'-0"


3/4" TEXT HEIGHT WITH BRAILLE
1/4" METAL END CAPS
LABEL PER ROOM NUMBER
6"
1/4"
1000
2"
6"
2"
1"
1"
6"
WINDOW INSERT (NAME, TITLE BY OWNER)
1" METAL SMART STRIP
FRONT ELEV.
SIDE ELEV.
SIGN TYPE B

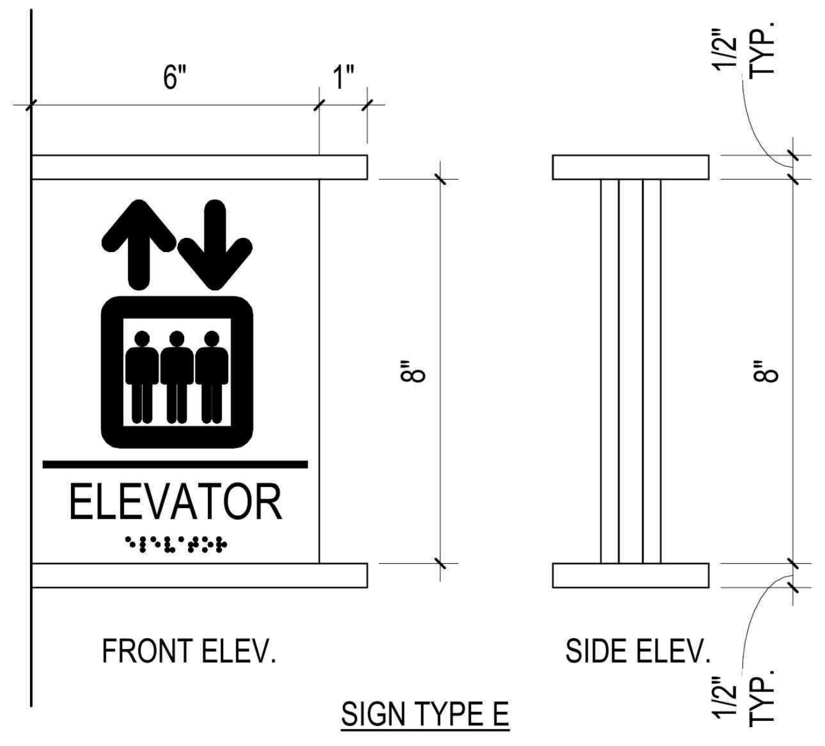
D2 | SIGN TYPE B
A-012 | 3" = 1'-0"


3/4" TEXT HEIGHT WITH BRAILLE
1/4" METAL END CAPS
6"
1/4"
1000
2"
2"
2"
2"
8"
8"
WINDOW INSERT (NAME, TITLE BY OWNER)
1" METAL SMART STRIP
FRONT ELEV.
SIDE ELEV.
SIGN TYPE C

D4 | SIGN TYPE C
A-012 | 3" = 1'-0"

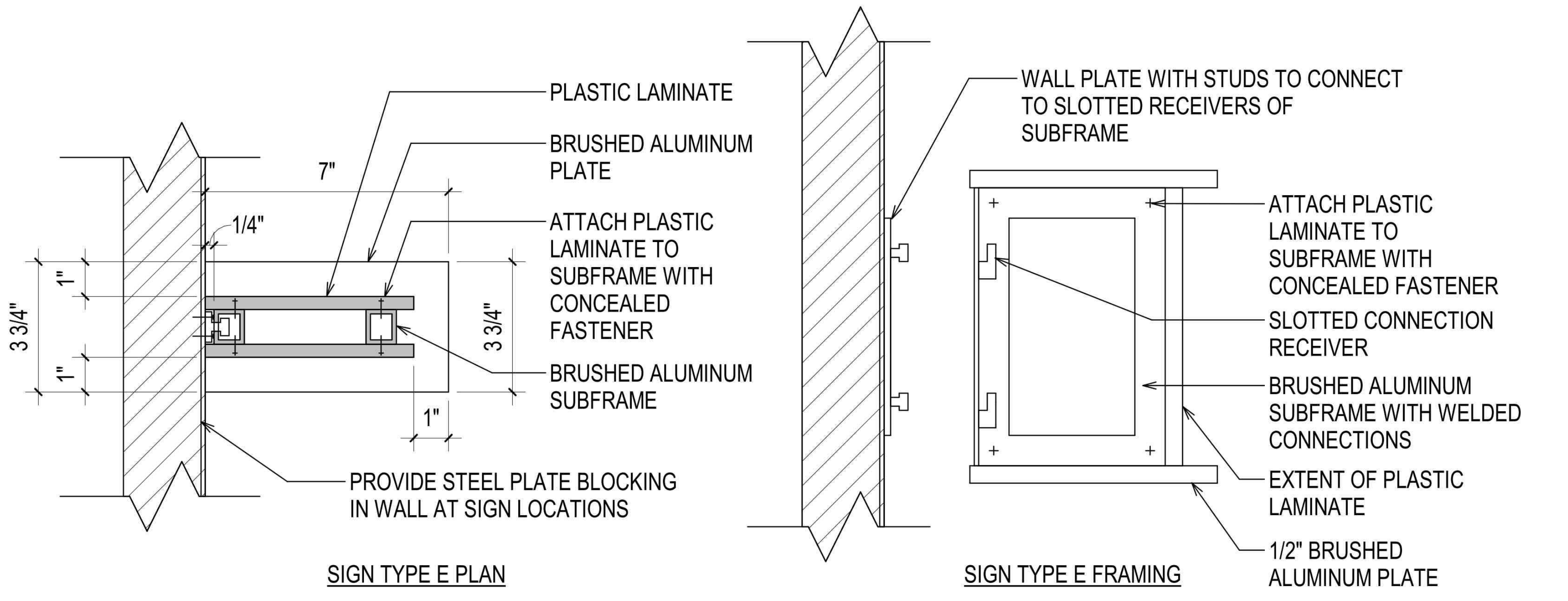

MOUNT AND CENTER ON DOOR FRAME
3/4" TEXT HEIGHT
LABEL PER ROOM NUMBER
6"
1/4"
123
2"
2"
FRONT ELEV.
SIDE ELEV.
SIGN TYPE D

D5 | SIGN TYPE D
A-012 | 3" = 1'-0"

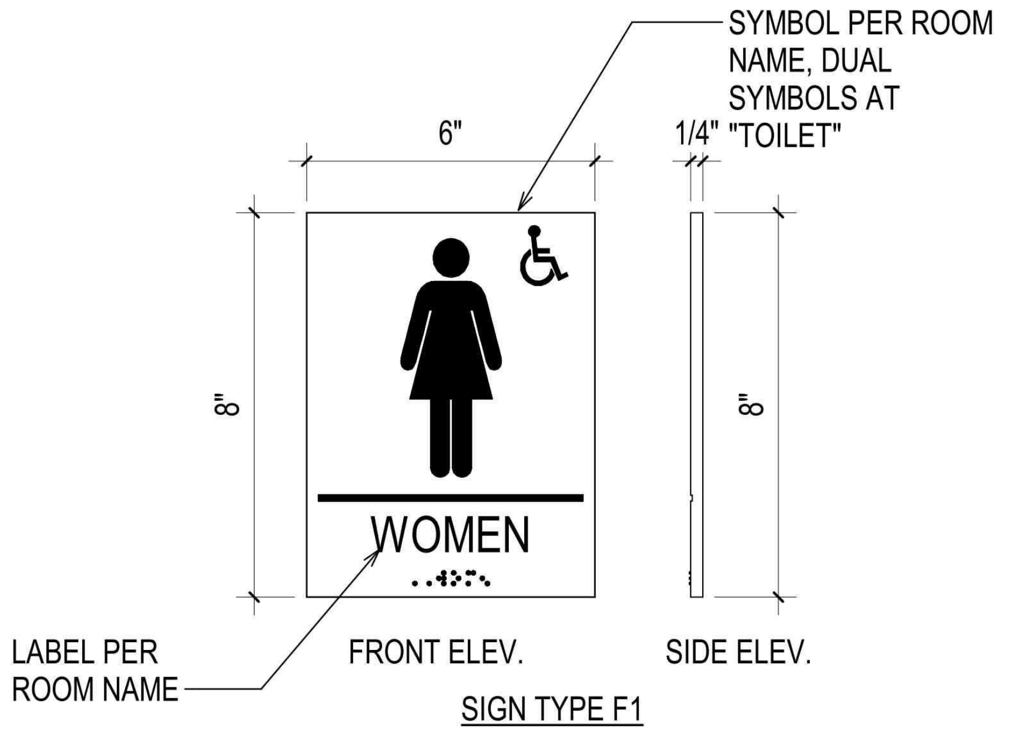

6"
1"
1/2" TYP.
ELEVATOR
8"
8"
1/2" TYP.
FRONT ELEV.
SIDE ELEV.
SIGN TYPE E

SIGN TYPE E NOTES:
- FLAG MOUNTED
- SAME FACE BOTH SIDES

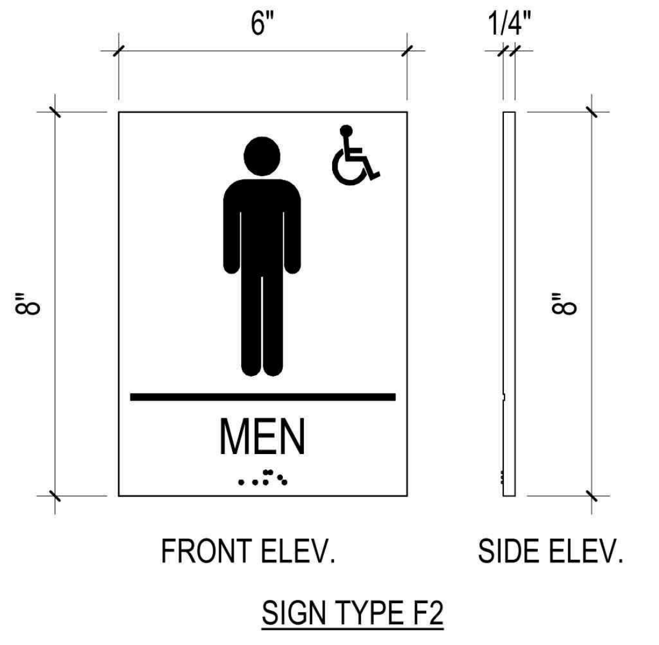
B1 | SIGN TYPE E
A-012 | 3" = 1'-0"


7"
1/4"
3 3/4"
1"
1"
3 3/4"
1"
PLASTIC LAMINATE
BRUSHED ALUMINUM PLATE
ATTACH PLASTIC LAMINATE TO SUBFRAME WITH CONCEALED FASTENER
BRUSHED ALUMINUM SUBFRAME
PROVIDE STEEL PLATE BLOCKING IN WALL AT SIGN LOCATIONS
SIGN TYPE E PLAN
WALL PLATE WITH STUDS TO CONNECT TO SLOTTED RECEIVERS OF SUBFRAME
ATTACH PLASTIC LAMINATE TO SUBFRAME WITH CONCEALED FASTENER
SLOTTED CONNECTION RECEIVER
BRUSHED ALUMINUM SUBFRAME WITH WELDED CONNECTIONS
EXTENT OF PLASTIC LAMINATE
1/2" BRUSHED ALUMINUM PLATE
SIGN TYPE E FRAMING

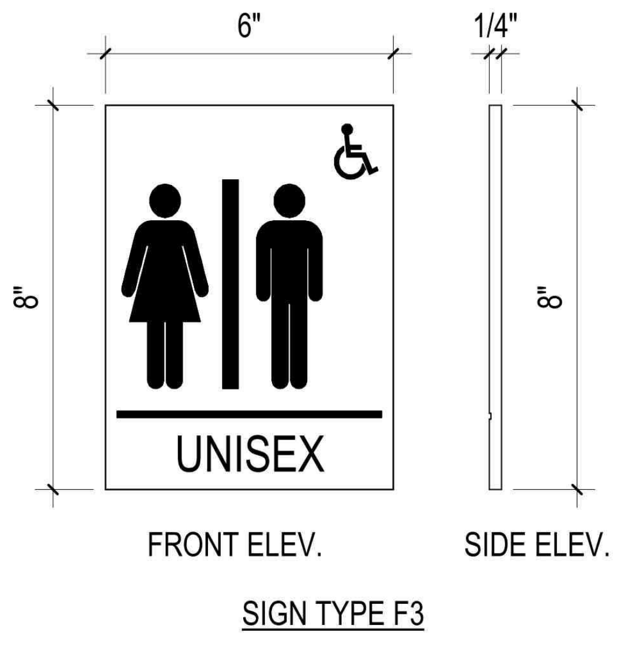
B2 | SIGN TYPE E FRAMING
A-012 | 3" = 1'-0"


SYMBOL PER ROOM NAME, DUAL SYMBOLS AT 1/4" "TOILET"
6"
8"
8"
WOMEN
LABEL PER ROOM NAME
FRONT ELEV.
SIDE ELEV.
SIGN TYPE F1

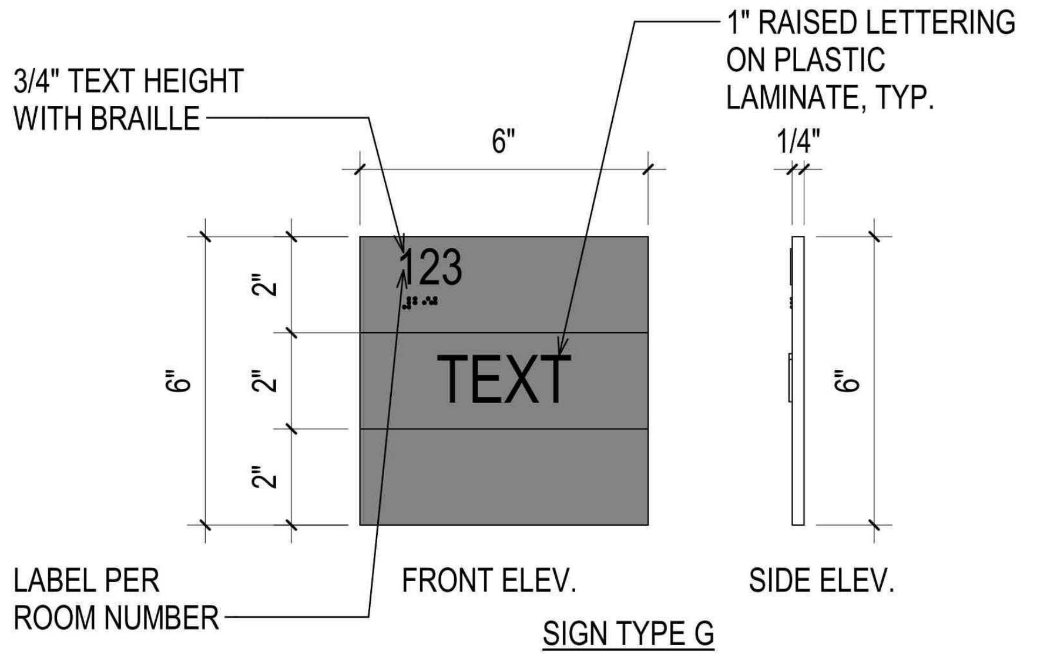
B4 | SIGN TYPE F1
A-012 | 3" = 1'-0"


6"
1/4"
8"
8"
MEN
FRONT ELEV.
SIDE ELEV.
SIGN TYPE F2

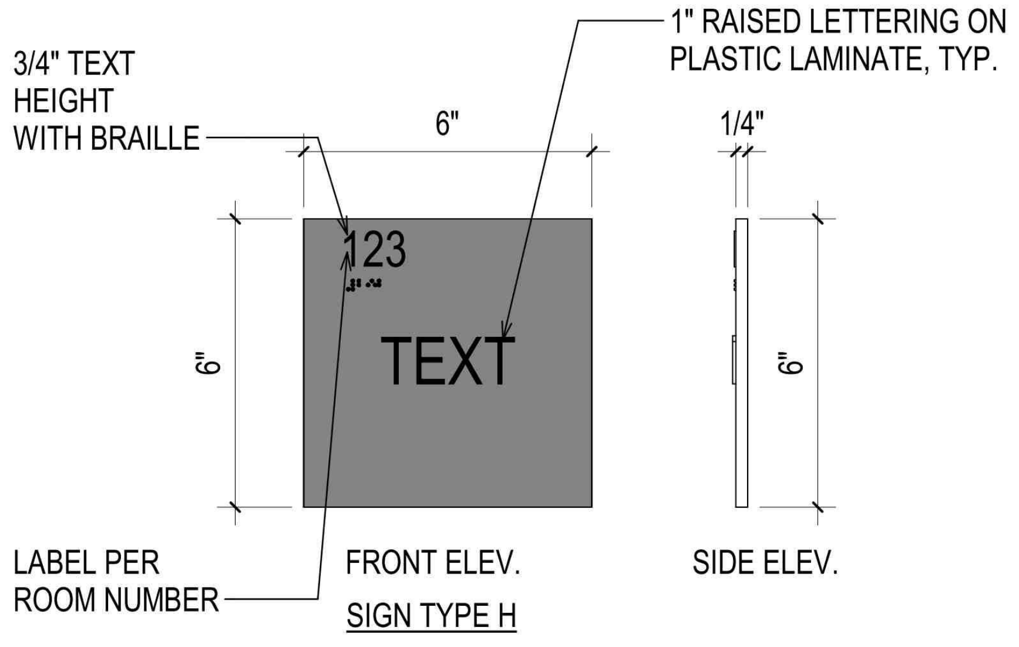
B5 | SIGN TYPE F2
A-012 | 3" = 1'-0"


6"
1/4"
8"
8"
UNISEX
FRONT ELEV.
SIDE ELEV.
SIGN TYPE F3

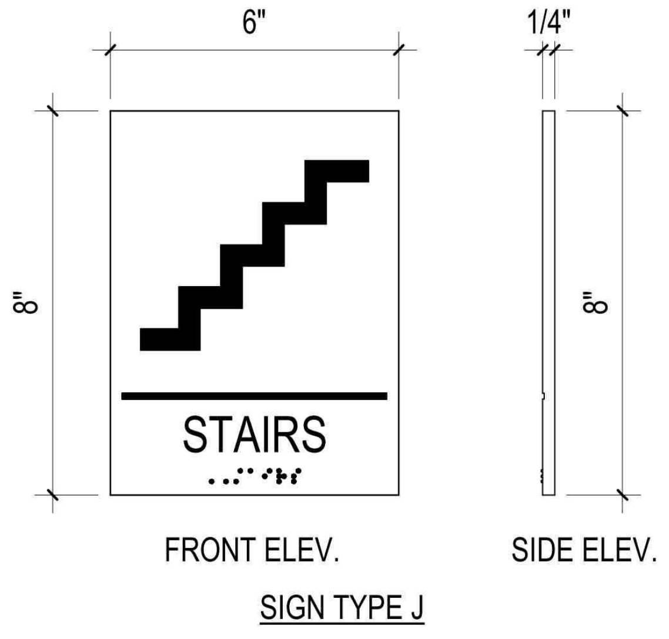
A1 | SIGN TYPE F3
A-012 | 3" = 1'-0"


3/4" TEXT HEIGHT WITH BRAILLE
1" RAISED LETTERING ON PLASTIC LAMINATE, TYP.
6"
1/4"
123
TEXT
2"
2"
2"
6"
6"
LABEL PER ROOM NUMBER
FRONT ELEV.
SIDE ELEV.
SIGN TYPE G

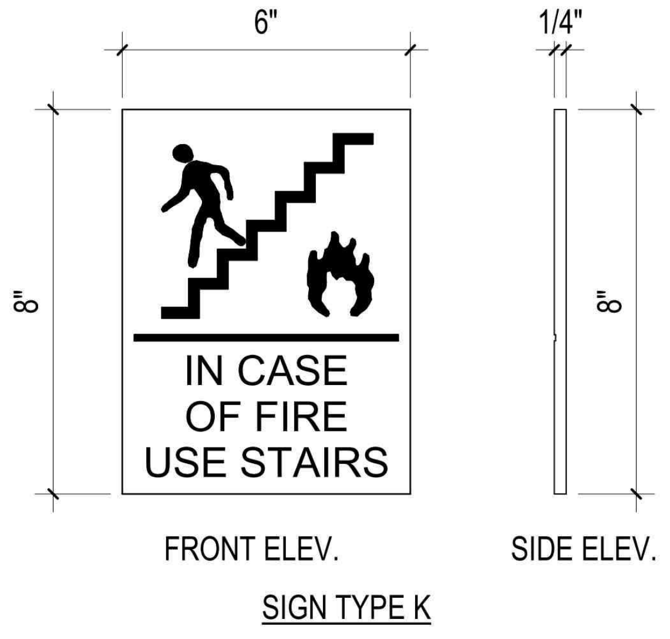
A2 | SIGN TYPE G
A-012 | 3" = 1'-0"


3/4" TEXT HEIGHT WITH BRAILLE
1" RAISED LETTERING ON PLASTIC LAMINATE, TYP.
6"
1/4"
123
TEXT
6"
6"
LABEL PER ROOM NUMBER
FRONT ELEV.
SIDE ELEV.
SIGN TYPE H

A3 | SIGN TYPE H
A-012 | 3" = 1'-0"


6"
1/4"
8"
8"
STAIRS
FRONT ELEV.
SIDE ELEV.
SIGN TYPE J

A4 | SIGN TYPE J
A-012 | 3" = 1'-0"


6"
1/4"
8"
8"
IN CASE OF FIRE USE STAIRS
FRONT ELEV.
SIDE ELEV.
SIGN TYPE K

A5 | SIGN TYPE K
A-012 | 3" = 1'-0"

D2C ARCHITECTS

D2C ARCHITECTS, INC.
DENVER, COLORADO

MARK	DESCRIPTION	DATE	APPR

DESIGN BY: Designer
D2C PROJECT NUMBER 202421
DRAWN BY: Author
CKD BY: Checker
SBMT BY: Approver
PLOT DATE: 5/20/2025 4:48:51 PM
PLOT SCALE: 3" = 1'-0"
SIZE: 22" x 34"
FILE NAME:
ISSUE DATE: **MAY 19, 2025**
CONSULTANTS PROJECT #
SOLICITATION NO.:
CONTRACT NO.:
FILE NUMBER:

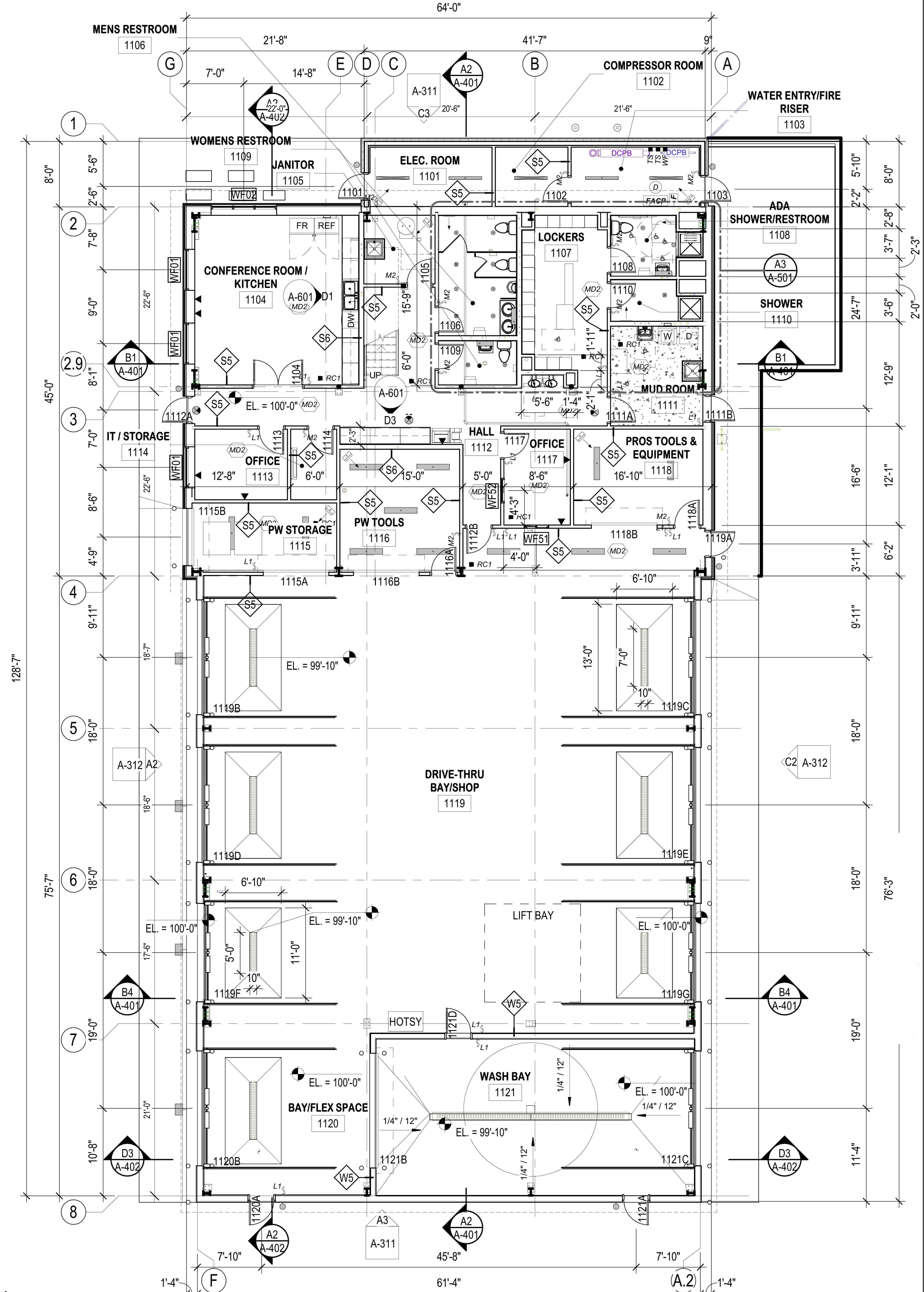
FOR PERMIT

BRIAN T. DUGGAN
401770
5/16/2025

TOWN OF SUPERIOR
OPERATIONS & MAINTENANCE FACILITY
1950 HONEY CREEK LANE, SUPERIOR, CO 80027

SIGNAGE

SHEET IDENTIFICATION
A-012


64'-0"
21'-8"
41'-7"
MENS RESTROOM
1106
WOMENS RESTROOM
1109
JANITOR
1105
ELEC. ROOM
1101
COMPRESSOR ROOM
1102
WATER ENTRY/FIRE RISER
1103
ADA SHOWER/RESTROOM
1108
SHOWER
1110
CONFERENCE ROOM / KITCHEN
1104
LOCKERS
1107
MUD ROOM
1111
IT / STORAGE
1114
OFFICE
1113
HALL
1112
OFFICE
1117
PROS TOOLS & EQUIPMENT
1118
PW STORAGE
1115
PW TOOLS
1116
DRIVE-THRU BAY/SHOP
1119
LIFT BAY
HOTSY
WASH BAY
1121
BAY/FLEX SPACE
1120
EL. = 100'-0"
EL. = 99'-10"
1/4" / 12"
128'-7"
45'-0"
75'-7"
76'-3"
61'-4"
45'-8"
7'-10"
1'-4"
TRUE NORTH
0' 4' 8' 16'

1 FLOOR PLAN - LEVEL 1

A-101 1/8" = 1'-0"

D2C ARCHITECTS, INC.
DENVER, COLORADO

MARK	DESCRIPTION	DATE	APPR

ISSUE DATE: **MAY 19, 2025**
CONSULTANTS PROJECT #
SOLICITATION NO.:
CONTRACT NO.:
FILE NUMBER:
DESIGN BY: Designer
D2C PROJECT NUMBER 202421
DRAWN BY: D. DEINES
CKD BY: Checker
SBMT BY: Approver
PLOT DATE: 5/20/2025 4:48:57 PM
PLOT SCALE: 1/8" = 1'-0"
SIZE: 22" x 34"
FILE NAME:

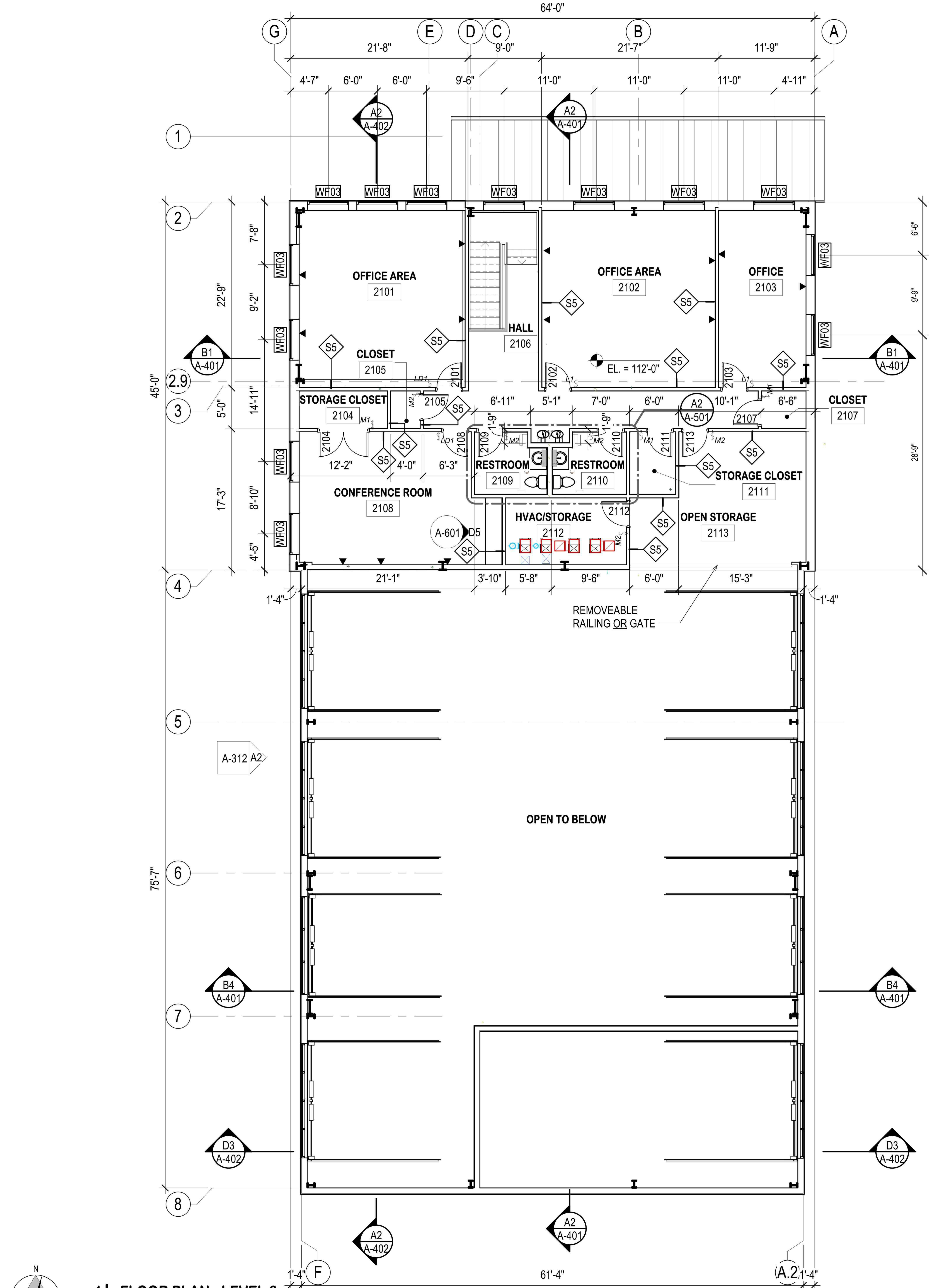
FOR PERMIT

BRIAN T. DUGGAN
401770
5/16/2025

TOWN OF SUPERIOR
OPERATIONS & MAINTENANCE FACILITY
1950 HONEY CREEK LANE, SUPERIOR, CO 80027

FLOOR PLAN - FIRST FLOOR

SHEET IDENTIFICATION
A-101


64'-0"
G
E
D
C
B
A
21'-8"
9'-0"
21'-7"
11'-9"
4'-7"
6'-0"
6'-0"
9'-6"
11'-0"
11'-0"
11'-0"
4'-11"
A2
A-402
A2
A-401
1
WF03
2
3
2.9
4
5
6
7
8
7'-8"
9'-2"
22'-9"
5'-0"
14'-11"
45'-0"
17'-3"
8'-10"
4'-5"
75'-7"
6'-6"
9'-9"
28'-9"
B1
A-401
OFFICE AREA
2101
HALL
2106
OFFICE AREA
2102
OFFICE
2103
CLOSET
2105
EL. = 112'-0"
S5
STORAGE CLOSET
2104
CLOSET
2107
6'-11"
5'-1"
7'-0"
6'-0"
10'-1"
6'-6"
A2
A-501
12'-2"
4'-0"
6'-3"
RESTROOM
2109
RESTROOM
2110
STORAGE CLOSET
2111
CONFERENCE ROOM
2108
HVAC/STORAGE
2112
OPEN STORAGE
2113
A-601
D5
21'-1"
3'-10"
5'-8"
9'-6"
6'-0"
15'-3"
1'-4"
REMOVEABLE
RAILING OR GATE
A-312
A2
OPEN TO BELOW
B4
A-401
D3
A-402
F
A.2
61'-4"
TRUE NORTH
N

1 **FLOOR PLAN - LEVEL 2**
A-102 1/8" = 1'-0"

0' 4' 8' 16'

D2C ARCHITECTS

D2C ARCHITECTS, INC.
DENVER, COLORADO

MARK	DESCRIPTION	DATE	APPR

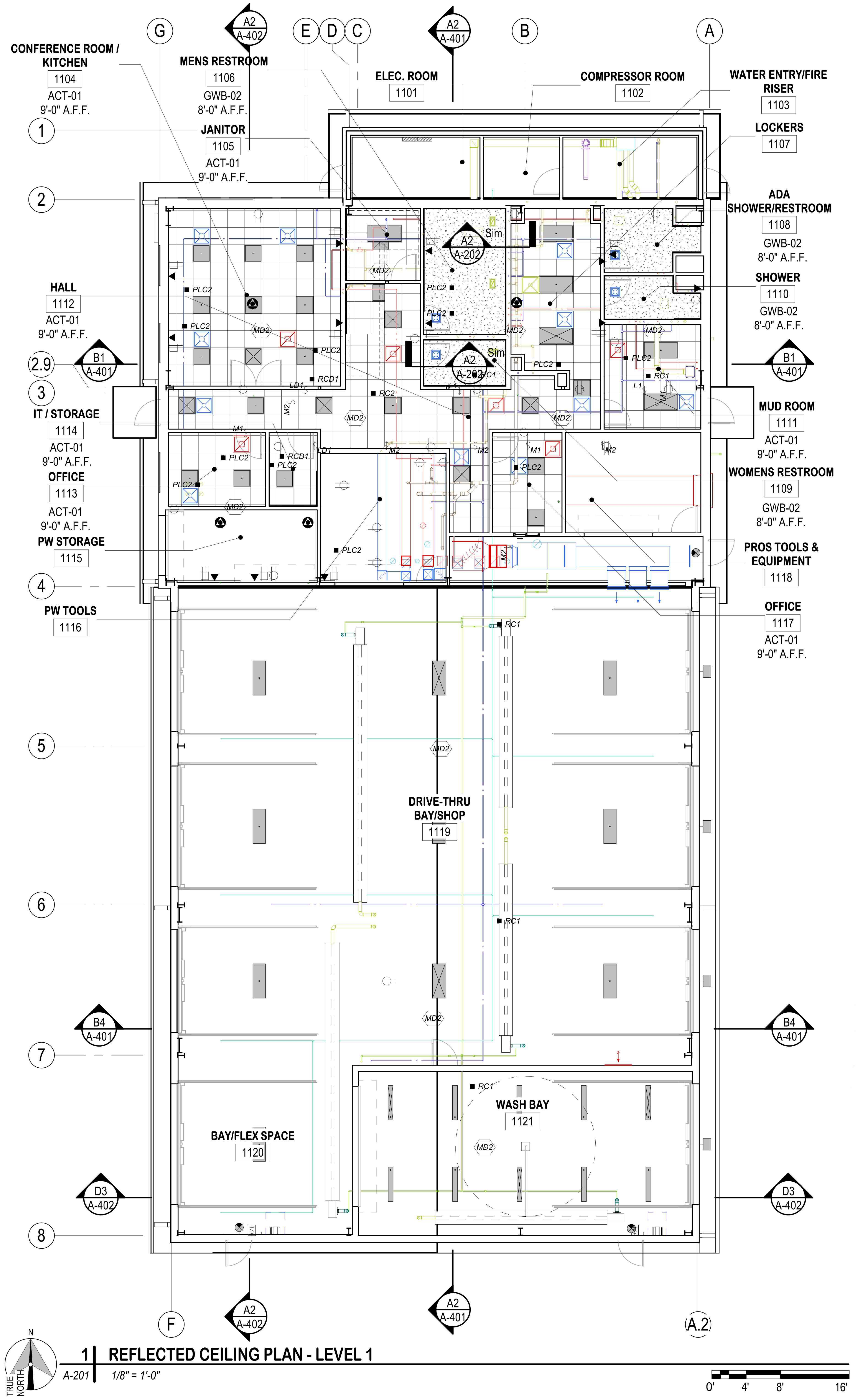
ISSUE DATE: **MAY 19, 2025**
CONSULTANTS PROJECT #
SOLICITATION NO.:
CONTRACT NO.:
FILE NUMBER:
DESIGN BY: Designer
D2C PROJECT NUMBER 202421
DRAWN BY: D. DEINES
CKD BY: Checker
SBMT BY: Approver
PLOT DATE: 5/20/2025 4:48:59 PM
PLOT SCALE: 1/8" = 1'-0"
FILE NAME:
SIZE: 22" x 34"

FOR PERMIT

BRIAN T. DUGGAN
401770
5/16/2025

TOWN OF SUPERIOR
OPERATIONS & MAINTENANCE FACILITY
1950 HONEY CREEK LANE, SUPERIOR, CO 80027
FLOOR PLAN - SECOND FLOOR

SHEET IDENTIFICATION
A-102



CONFERENCE ROOM / KITCHEN
1104
ACT-01
9'-0" A.F.F.
MENS RESTROOM
1106
GWB-02
8'-0" A.F.F.
JANITOR
1105
ACT-01
9'-0" A.F.F.
ELEC. ROOM
1101
COMPRESSOR ROOM
1102
WATER ENTRY/FIRE RISER
1103
LOCKERS
1107
ADA SHOWER/RESTROOM
1108
GWB-02
8'-0" A.F.F.
SHOWER
1110
GWB-02
8'-0" A.F.F.
HALL
1112
ACT-01
9'-0" A.F.F.
IT / STORAGE
1114
ACT-01
9'-0" A.F.F.
OFFICE
1113
ACT-01
9'-0" A.F.F.
PW STORAGE
1115
PW TOOLS
1116
MUD ROOM
1111
ACT-01
9'-0" A.F.F.
WOMENS RESTROOM
1109
GWB-02
8'-0" A.F.F.
PROS TOOLS & EQUIPMENT
1118
OFFICE
1117
ACT-01
9'-0" A.F.F.
DRIVE-THRU BAY/SHOP
1119
WASH BAY
1121
BAY/FLEX SPACE
1120
G
E
D
C
B
A
F
A.2
1
2
2.9
3
4
5
6
7
8
A2
A-402
A2
A-401
A2
A-202
Sim
B1
A-401
B4
A-401
D3
A-402
PLC2
RCD1
RC1
RC2
MD2
M1
M2
L1
LD1
N
TRUE NORTH
0'
4'
8'
16'

1 REFLECTED CEILING PLAN - LEVEL 1

A-201

1/8" = 1'-0"

D2C
ARCHITECTS

D2C ARCHITECTS, INC.
DENVER, COLORADO

MARK	DESCRIPTION	DATE	APPR

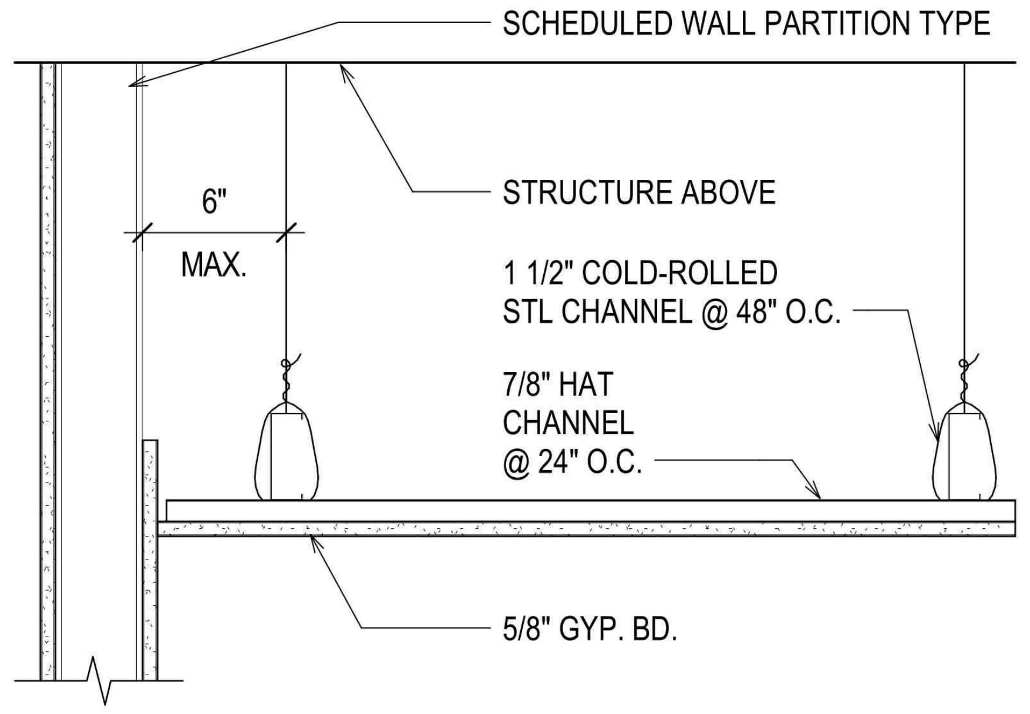
ISSUE DATE:
MAY 19, 2025
CONSULTANTS PROJECT #
SOLICITATION NO.:
CONTRACT NO.:
FILE NUMBER:
DESIGN BY: Designer
D2C PROJECT NUMBER 202421
DRAWN BY: Author
CKD BY: Checker
SBMT BY: Approver
PLOT DATE: 5/20/2025 4:49:03 PM
PLOT SCALE: 1/8" = 1'-0"
SIZE: 22" x 34"
FILE NAME:

FOR PERMIT

BRIAN T. DUGGAN
401770
5/16/2025

TOWN OF SUPERIOR
OPERATIONS &
MAINTENANCE FACILITY
1950 HONEY CREEK LANE, SUPERIOR, CO 80027
FIRST FLOOR REFLECTED
CEILING PLAN

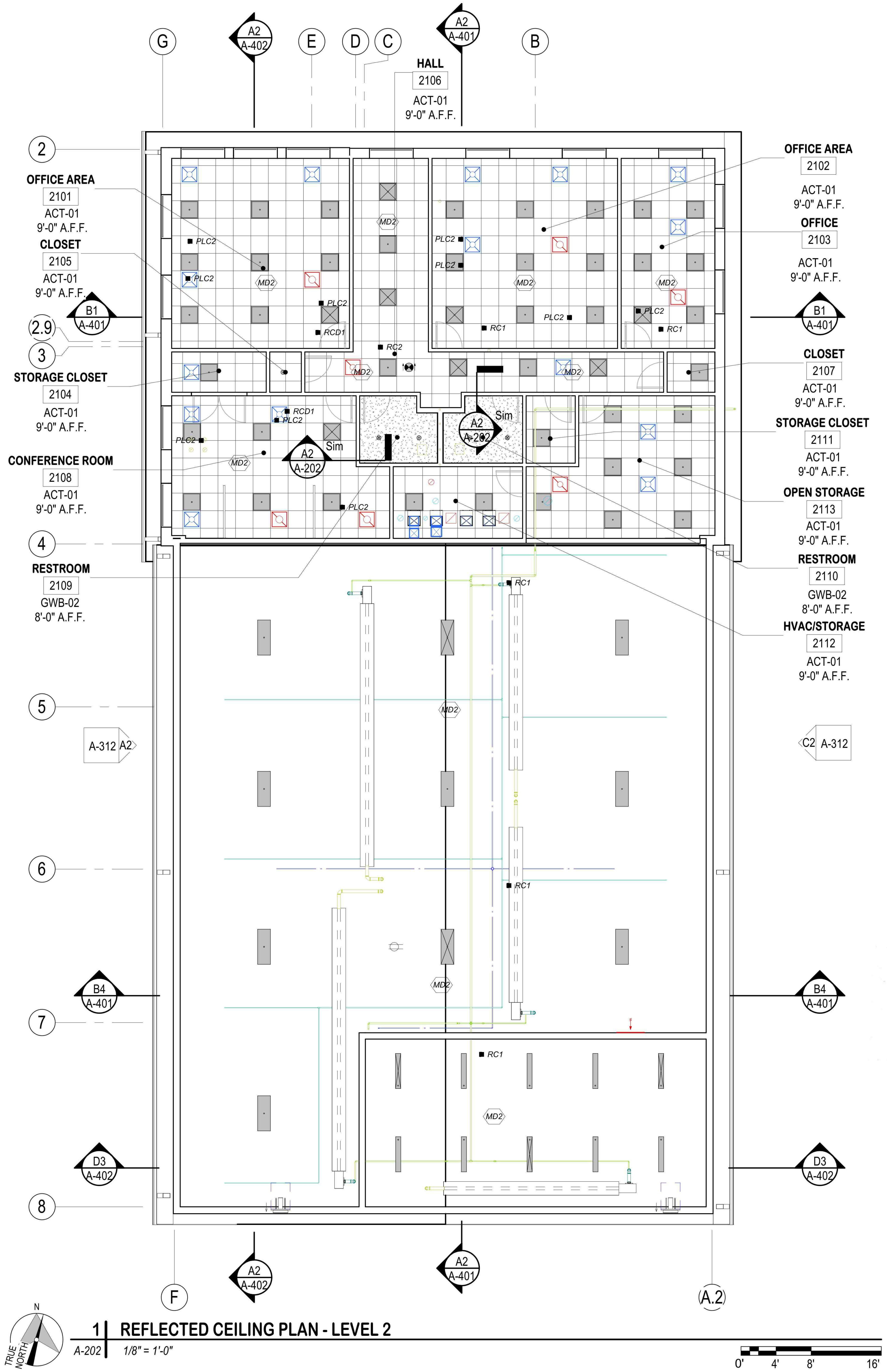
SHEET IDENTIFICATION
A-201


SCHEDULED WALL PARTITION TYPE
STRUCTURE ABOVE
6"
MAX.
1 1/2" COLD-ROLLED STL CHANNEL @ 48" O.C.
7/8" HAT CHANNEL @ 24" O.C.
5/8" GYP. BD.

A2 SUSPENDED GYPSUM BOARD

A-202 1 1/2" = 1'-0"

0' 4" 8" 1'-4"


G
E
D
C
B
F
A.2
2
2.9
3
4
5
6
7
8
A2
A-402
A2
A-401
B1
A-401
B4
A-401
D3
A-402
A2
A-202
Sim
A-312 A2
C2 A-312
HALL
2106
ACT-01
9'-0" A.F.F.
OFFICE AREA
2101
ACT-01
9'-0" A.F.F.
CLOSET
2105
ACT-01
9'-0" A.F.F.
STORAGE CLOSET
2104
ACT-01
9'-0" A.F.F.
CONFERENCE ROOM
2108
ACT-01
9'-0" A.F.F.
RESTROOM
2109
GWB-02
8'-0" A.F.F.
OFFICE AREA
2102
ACT-01
9'-0" A.F.F.
OFFICE
2103
ACT-01
9'-0" A.F.F.
CLOSET
2107
ACT-01
9'-0" A.F.F.
STORAGE CLOSET
2111
ACT-01
9'-0" A.F.F.
OPEN STORAGE
2113
ACT-01
9'-0" A.F.F.
RESTROOM
2110
GWB-02
8'-0" A.F.F.
HVAC/STORAGE
2112
ACT-01
9'-0" A.F.F.
PLC2
MD2
RC1
RC2
RCD1
N
TRUE NORTH

1 REFLECTED CEILING PLAN - LEVEL 2

A-202 1/8" = 1'-0"

0' 4' 8' 16'

D2C ARCHITECTS

D2C ARCHITECTS, INC.
DENVER, COLORADO

MARK	DESCRIPTION	DATE	APPR

DESIGN BY: Designer
ISSUE DATE: **MAY 19, 2025**
D2C PROJECT NUMBER 202421
CONSULTANTS PROJECT #
DRAWN BY: Author
CKD BY: Checker
SOLICITATION NO.:
SBMT BY: Approver
PLOT DATE: 5/20/2025 4:49:04 PM
CONTRACT NO.:
PLOT SCALE: As indicated
FILE NUMBER:
SIZE: 22" x 34"
FILE NAME:

FOR PERMIT

BRIAN T. DUGGAN
401770
5/16/2025

TOWN OF SUPERIOR
OPERATIONS & MAINTENANCE FACILITY
1950 HONEY CREEK LANE, SUPERIOR, CO 80027

SECOND FLOOR REFLECTED CEILING PLAN

SHEET IDENTIFICATION
A-202

ROOF SYSTEM 1 - METAL ROOF PANEL

ROOF SYSTEM FROM EXTERIOR TO INTERIOR:

STANDING SEAM METAL PANEL SYSTEM; SLIP SHEET; 30# FELT WEATHER BARRIER; 1/2" OSB NAIL BOARD MECHANICALLY FASTENED THRU INSULATION TO METAL DECK; RIGID INSULATION; METAL DECK; INTERIOR FINISH AS SCHEDULED.

METAL ROOF PANEL ASSEMBLY	
0.17	OUTSIDE AIR FILM
0.61	METAL ROOF PANEL
0.63	1/2" OSB NAIL BOARD
36.0	6" T&G RIGID INSULATION (POLYISO) STAGGER JOINTS
--	METAL DECK
0.68	INSIDE AIR FILM

R = 38.09

ROOF SYSTEM 2 - METAL ROOF PANEL

ROOF SYSTEM FROM EXTERIOR TO INTERIOR:

STANDING SEAM METAL PANEL SYSTEM; SLIP SHEET; 30# FELT WEATHER BARRIER; 1/2" OSB NAIL BOARD MECHANICALLY FASTENED THRU INSULATION TO METAL DECK; RIGID INSULATION; METAL DECK; INTERIOR FINISH AS SCHEDULED.

METAL ROOF PANEL ASSEMBLY	
0.17	OUTSIDE AIR FILM
0.61	METAL ROOF PANEL
0.63	1/2" OSB NAIL BOARD
36.0	6" T&G RIGID INSULATION (POLYISO) STAGGER JOINTS
--	METAL DECK
0.68	INSIDE AIR FILM

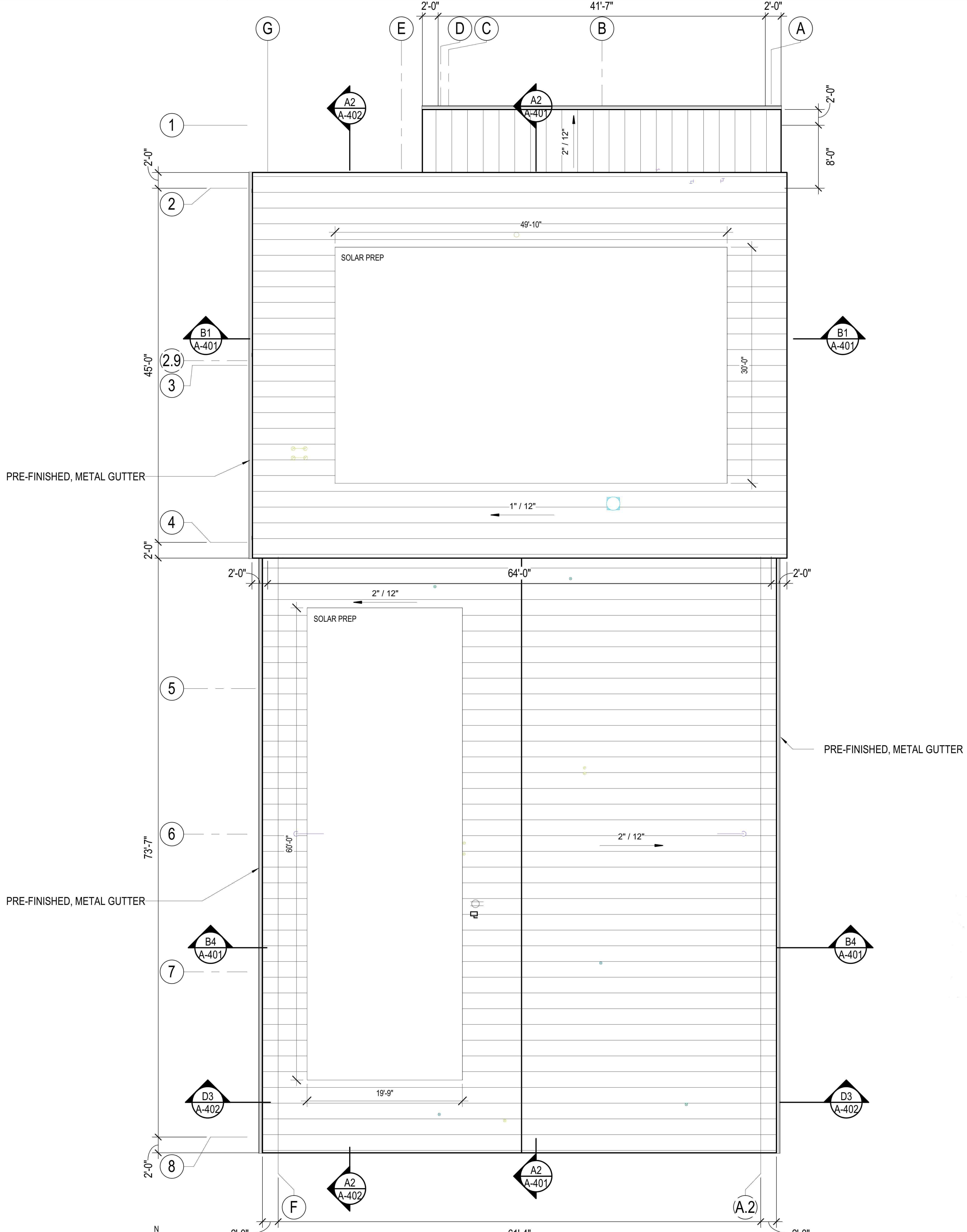
R = 38.09

ROOF PLAN LEGEND

◎ TD	PROVIDE TUBULAR DAYLIGHTING DEVICE	◎ EF	EXHAUST FAN, RE: MECH.

ROOF PLAN NOTES

1. PROVIDE 2' x 2' WALKWAY PADS ON FLAT ROOFS TO ENSURE A PROTECTED PATH OF TRAVEL BETWEEN AND AROUND ALL MECHANICAL EQUIPMENT, ACCESS POINTS, AND WINDOW WASHING LOCATIONS.
2. MAINTAIN MINIMUM SLOPE OF 1/2" PER FOOT ON ROOF. PROVIDE TAPERED RIGID INSULATION CRICKETS AT 1/2" PER FOOT SLOPE.
3. OVERFLOW DRAINS AND SCUPPERS ARE TO BE 2" HIGHER THAN PRIMARY ROOF DRAINS. REFER TO THE PLUMBING DRAWINGS FOR ADDITIONAL REQUIREMENTS.
4. REFER TO STRUCTURAL DRAWINGS FOR BEARING POINTS OF SLOPING STRUCTURE.
5. MECHANICAL ROOF TOP UNITS ARE ON SELF LEVELING CURBS ON CONCRETE PADS. THE GENERAL LOCATION IS INDICATED, REFER TO THE STRUCTURAL AND MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION.
6. DIFFERENT ROOF ASSEMBLIES ARE DESCRIBED IN THE ROOF TYPES LEGEND AND INDICATED ON PLAN.
7. PATCH EXISTING METAL DECK, INSULATION, & TPO ROOF MEMBRANE AFTER REMOVAL OF MEP EQUIPMENT, RE: STRUCTURAL.
8. VTR, CONDUIT PENETRATIONS, & GAS LINES ARE NOT SHOWN. RE: MEP DWGS.
9. PROVIDE TAPERED INSULATION CRICKET ON HIGH SIDE OF ALL MEP EQUIPMENT.



TRUE NORTH N

1 ROOF PLAN

A-251 1/8" = 1'-0"

0' 4' 8' 16'

D2C ARCHITECTS

D2C ARCHITECTS, INC.
DENVER, COLORADO
COPYRIGHT © 2025

MARK	DESCRIPTION	DATE	APPR

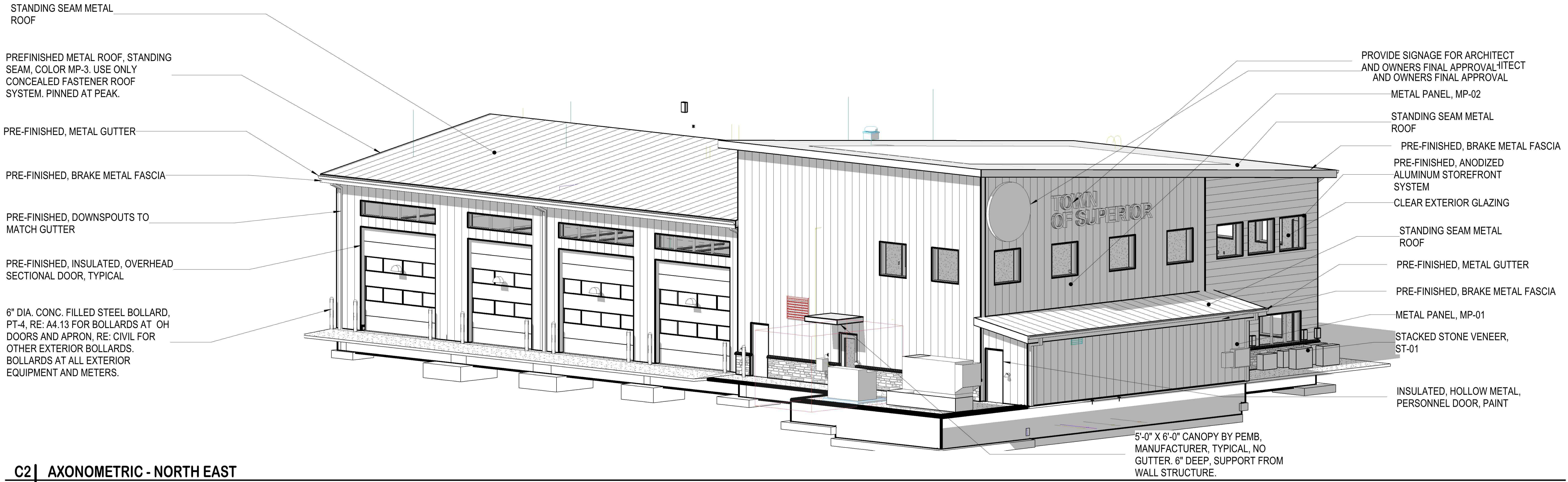
ISSUE DATE: **MAY 19, 2025**
CONSULTANTS PROJECT #
SOLICITATION NO.:
CONTRACT NO.:
FILE NUMBER:
DESIGN BY: Designer
D2C PROJECT NUMBER 202421
DRAWN BY: D. DEINES
CKD BY: B. CRANDALL
SBMT BY: A. MARTIN
PLOT DATE: 5/20/2025 4:49:06 PM
PLOT SCALE: As indicated
SIZE: 22" x 34"
FILE NAME:

FOR PERMIT

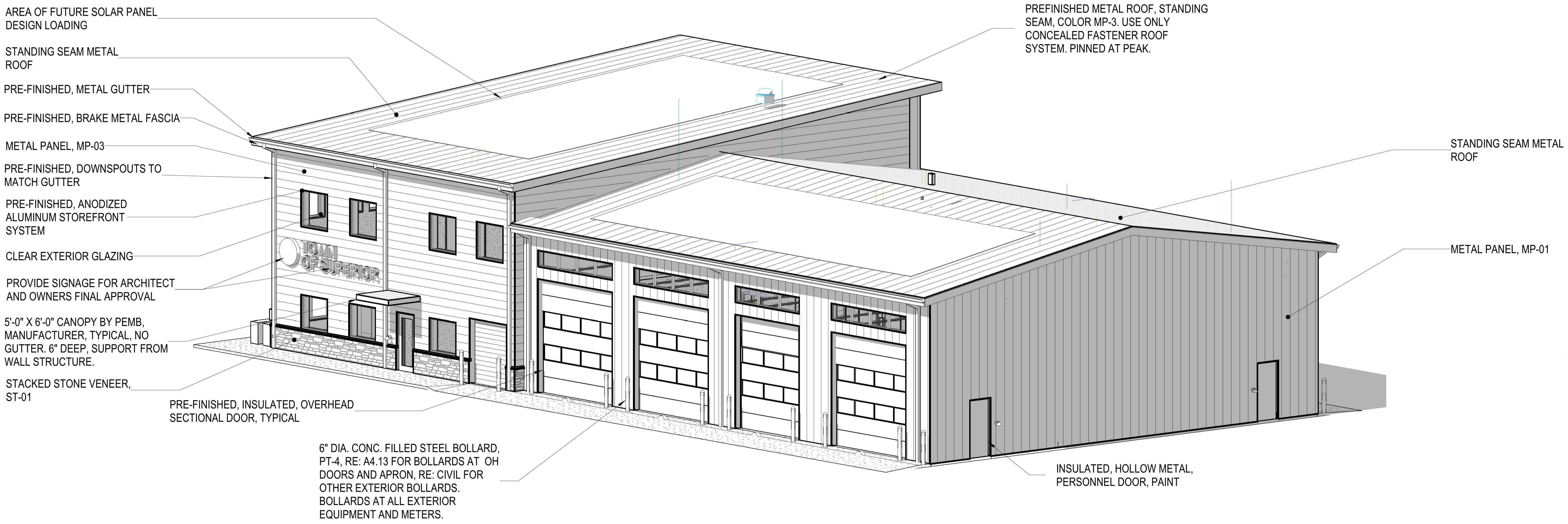
BRIAN T. DUGGAN
401770
5/16/2025

TOWN OF SUPERIOR
OPERATIONS & MAINTENANCE FACILITY
1950 HONEY CREEK LANE, SUPERIOR, CO 80027
ROOF PLAN

SHEET IDENTIFICATION
A-251


STANDING SEAM METAL ROOF
PREFINISHED METAL ROOF, STANDING SEAM, COLOR MP-3. USE ONLY CONCEALED FASTENER ROOF SYSTEM. PINNED AT PEAK.
PRE-FINISHED, METAL GUTTER
PRE-FINISHED, BRAKE METAL FASCIA
PRE-FINISHED, DOWNSPOUTS TO MATCH GUTTER
PRE-FINISHED, INSULATED, OVERHEAD SECTIONAL DOOR, TYPICAL
6" DIA. CONC. FILLED STEEL BOLLARD, PT-4, RE: A4.13 FOR BOLLARDS AT OH DOORS AND APRON, RE: CIVIL FOR OTHER EXTERIOR BOLLARDS. BOLLARDS AT ALL EXTERIOR EQUIPMENT AND METERS.
TOWN OF SUPERIOR
PROVIDE SIGNAGE FOR ARCHITECT AND OWNERS FINAL APPROVAL
METAL PANEL, MP-02
STANDING SEAM METAL ROOF
PRE-FINISHED, BRAKE METAL FASCIA
PRE-FINISHED, ANODIZED ALUMINUM STOREFRONT SYSTEM
CLEAR EXTERIOR GLAZING
STANDING SEAM METAL ROOF
PRE-FINISHED, METAL GUTTER
PRE-FINISHED, BRAKE METAL FASCIA
METAL PANEL, MP-01
STACKED STONE VENEER, ST-01
INSULATED, HOLLOW METAL, PERSONNEL DOOR, PAINT
5'-0" X 6'-0" CANOPY BY PEMB, MANUFACTURER, TYPICAL, NO GUTTER. 6" DEEP, SUPPORT FROM WALL STRUCTURE.

C2 AXONOMETRIC - NORTH EAST
A-301


AREA OF FUTURE SOLAR PANEL DESIGN LOADING
STANDING SEAM METAL ROOF
PRE-FINISHED, METAL GUTTER
PRE-FINISHED, BRAKE METAL FASCIA
METAL PANEL, MP-03
PRE-FINISHED, DOWNSPOUTS TO MATCH GUTTER
PRE-FINISHED, ANODIZED ALUMINUM STOREFRONT SYSTEM
CLEAR EXTERIOR GLAZING
PROVIDE SIGNAGE FOR ARCHITECT AND OWNERS FINAL APPROVAL
5'-0" X 6'-0" CANOPY BY PEMB, MANUFACTURER, TYPICAL, NO GUTTER. 6" DEEP, SUPPORT FROM WALL STRUCTURE.
STACKED STONE VENEER, ST-01
PRE-FINISHED, INSULATED, OVERHEAD SECTIONAL DOOR, TYPICAL
6" DIA. CONC. FILLED STEEL BOLLARD, PT-4, RE: A4.13 FOR BOLLARDS AT OH DOORS AND APRON, RE: CIVIL FOR OTHER EXTERIOR BOLLARDS. BOLLARDS AT ALL EXTERIOR EQUIPMENT AND METERS.
TOWN OF SUPERIOR
PREFINISHED METAL ROOF, STANDING SEAM, COLOR MP-3. USE ONLY CONCEALED FASTENER ROOF SYSTEM. PINNED AT PEAK.
STANDING SEAM METAL ROOF
METAL PANEL, MP-01
INSULATED, HOLLOW METAL, PERSONNEL DOOR, PAINT

A3 AXONOMETRIC SOUTH WEST
A-301

D2C
ARCHITECTS

D2C ARCHITECTS, INC.
DENVER, COLORADO

MARK	DESCRIPTION	DATE	APPR

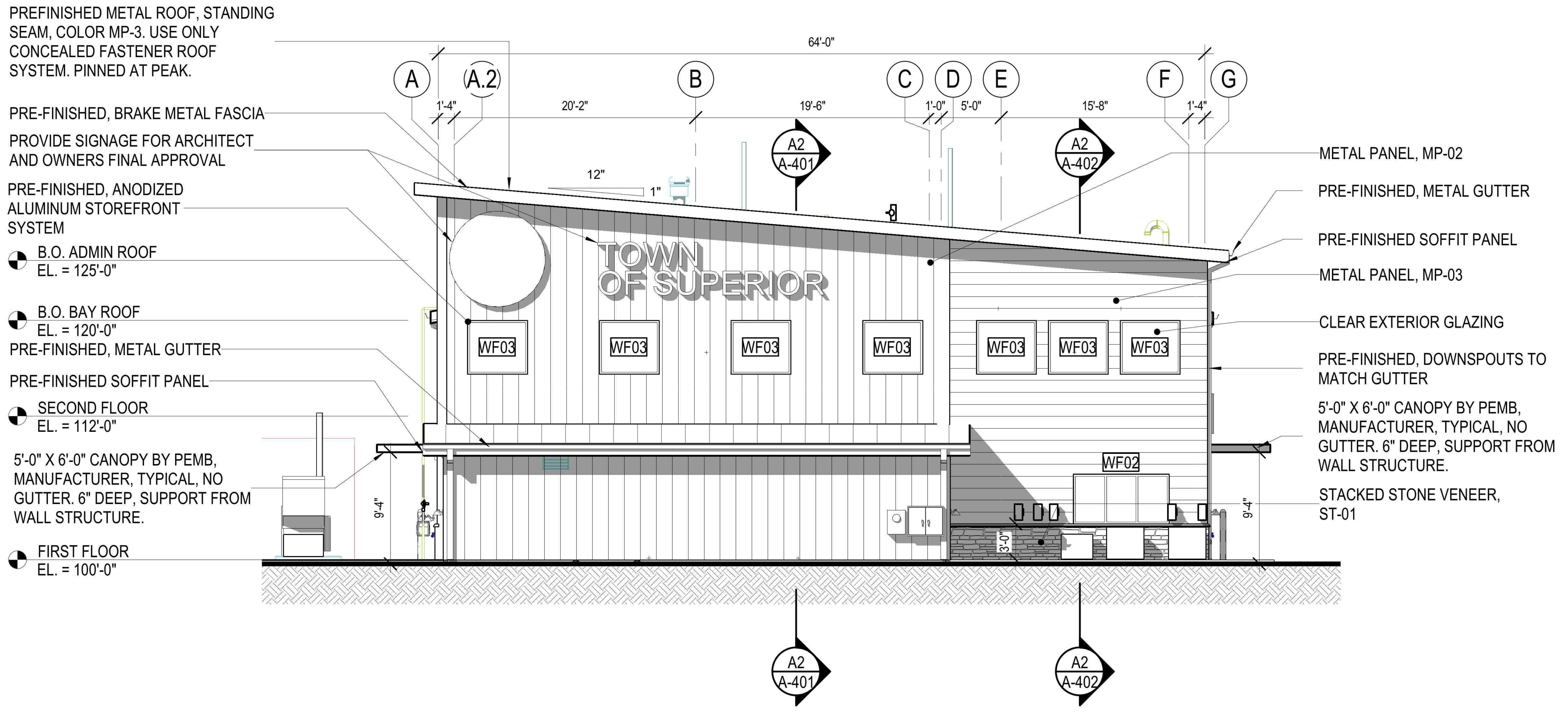
DESIGN BY: Designer
ISSUE DATE: **MAY 19, 2025**
D2C PROJECT NUMBER 202421
CONSULTANTS PROJECT #
DRAWN BY: Author
CKD BY: Checker
SOLICITATION NO.:
SBMT BY: Approver
PLOT DATE: 5/20/2025 4:49:16 PM
CONTRACT NO.:
PLOT SCALE:
FILE NUMBER:
SIZE: 22" x 34"
FILE NAME:

FOR PERMIT

BRIAN T. DUGGAN
401770
5/16/2025

TOWN OF SUPERIOR
OPERATIONS &
MAINTENANCE FACILITY
1950 HONEY CREEK LANE, SUPERIOR, CO 80027
3D AXONOMETRICS

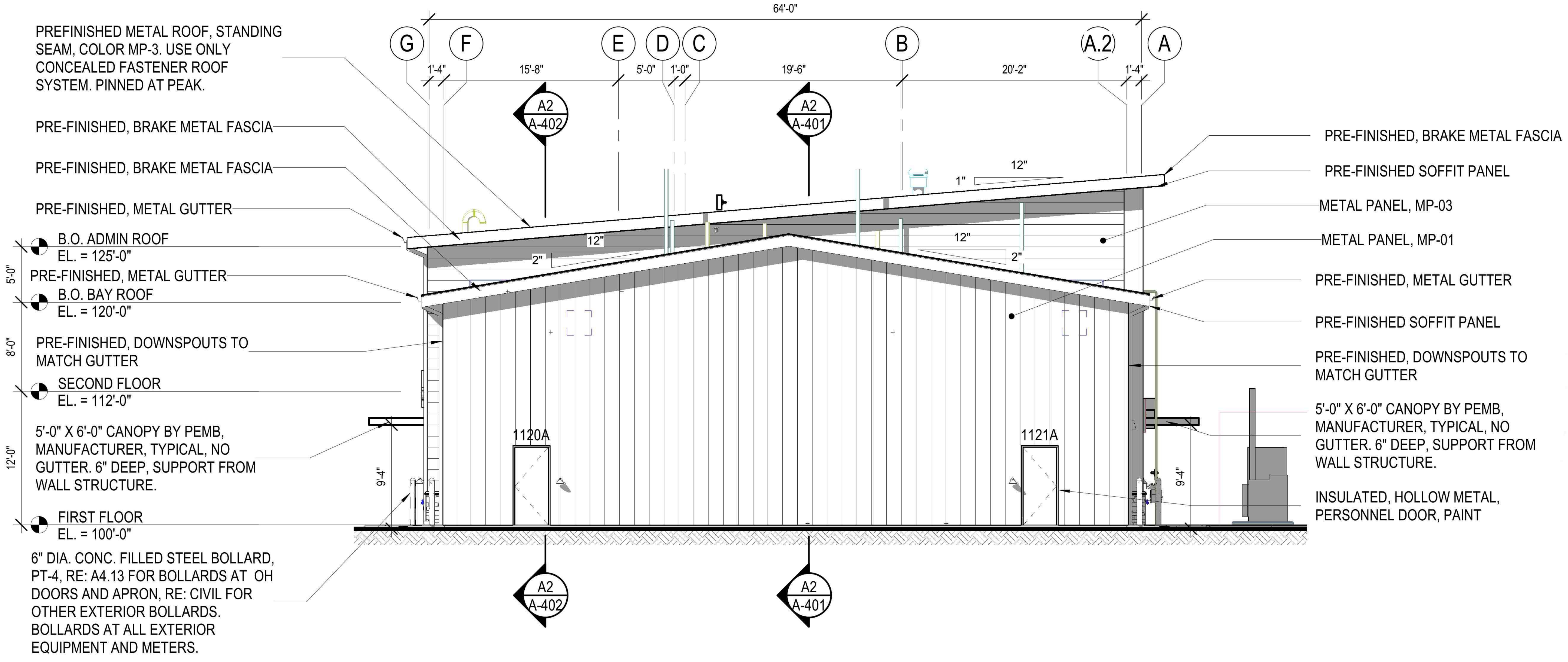
SHEET IDENTIFICATION
A-301


PREFINISHED METAL ROOF, STANDING SEAM, COLOR MP-3. USE ONLY CONCEALED FASTENER ROOF SYSTEM. PINNED AT PEAK.
PRE-FINISHED, BRAKE METAL FASCIA
PROVIDE SIGNAGE FOR ARCHITECT AND OWNERS FINAL APPROVAL
PRE-FINISHED, ANODIZED ALUMINUM STOREFRONT SYSTEM
B.O. ADMIN ROOF EL. = 125'-0"
B.O. BAY ROOF EL. = 120'-0"
PRE-FINISHED, METAL GUTTER
PRE-FINISHED SOFFIT PANEL
SECOND FLOOR EL. = 112'-0"
5'-0" X 6'-0" CANOPY BY PEMB, MANUFACTURER, TYPICAL, NO GUTTER. 6" DEEP, SUPPORT FROM WALL STRUCTURE.
FIRST FLOOR EL. = 100'-0"
64'-0"
A
A.2
B
C
D
E
F
G
1'-4"
20'-2"
19'-6"
1'-0"
5'-0"
15'-8"
1'-4"
12"
1"
A2 A-401
A2 A-402
TOWN OF SUPERIOR
WF03
WF02
9'-4"
3'-0"
METAL PANEL, MP-02
PRE-FINISHED, METAL GUTTER
PRE-FINISHED SOFFIT PANEL
METAL PANEL, MP-03
CLEAR EXTERIOR GLAZING
PRE-FINISHED, DOWNSPOUTS TO MATCH GUTTER
5'-0" X 6'-0" CANOPY BY PEMB, MANUFACTURER, TYPICAL, NO GUTTER. 6" DEEP, SUPPORT FROM WALL STRUCTURE.
STACKED STONE VENEER, ST-01

C3 **BUILDING ELEVATION - NORTH**

A-311 *1/8" = 1'-0"*

0' 4' 8' 16'


PREFINISHED METAL ROOF, STANDING SEAM, COLOR MP-3. USE ONLY CONCEALED FASTENER ROOF SYSTEM. PINNED AT PEAK.
PRE-FINISHED, BRAKE METAL FASCIA
PRE-FINISHED, BRAKE METAL FASCIA
PRE-FINISHED, METAL GUTTER
B.O. ADMIN ROOF EL. = 125'-0"
PRE-FINISHED, METAL GUTTER
B.O. BAY ROOF EL. = 120'-0"
PRE-FINISHED, DOWNSPOUTS TO MATCH GUTTER
SECOND FLOOR EL. = 112'-0"
5'-0" X 6'-0" CANOPY BY PEMB, MANUFACTURER, TYPICAL, NO GUTTER. 6" DEEP, SUPPORT FROM WALL STRUCTURE.
FIRST FLOOR EL. = 100'-0"
6" DIA. CONC. FILLED STEEL BOLLARD, PT-4, RE: A4.13 FOR BOLLARDS AT OH DOORS AND APRON, RE: CIVIL FOR OTHER EXTERIOR BOLLARDS. BOLLARDS AT ALL EXTERIOR EQUIPMENT AND METERS.
5'-0"
8'-0"
12'-0"
9'-4"
64'-0"
G
F
E
D
C
B
A.2
A
1'-4"
15'-8"
5'-0"
1'-0"
19'-6"
20'-2"
1'-4"
A2 A-402
A2 A-401
12"
1"
2"
1120A
1121A
PRE-FINISHED, BRAKE METAL FASCIA
PRE-FINISHED SOFFIT PANEL
METAL PANEL, MP-03
METAL PANEL, MP-01
PRE-FINISHED, METAL GUTTER
PRE-FINISHED SOFFIT PANEL
PRE-FINISHED, DOWNSPOUTS TO MATCH GUTTER
5'-0" X 6'-0" CANOPY BY PEMB, MANUFACTURER, TYPICAL, NO GUTTER. 6" DEEP, SUPPORT FROM WALL STRUCTURE.
INSULATED, HOLLOW METAL, PERSONNEL DOOR, PAINT

A3 **BUILDING ELEVATION - SOUTH**

A-311 *1/8" = 1'-0"*

0' 4' 8' 16'

D2C ARCHITECTS

D2C ARCHITECTS, INC.
DENVER, COLORADO
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MARK	DESCRIPTION	DATE	APPR

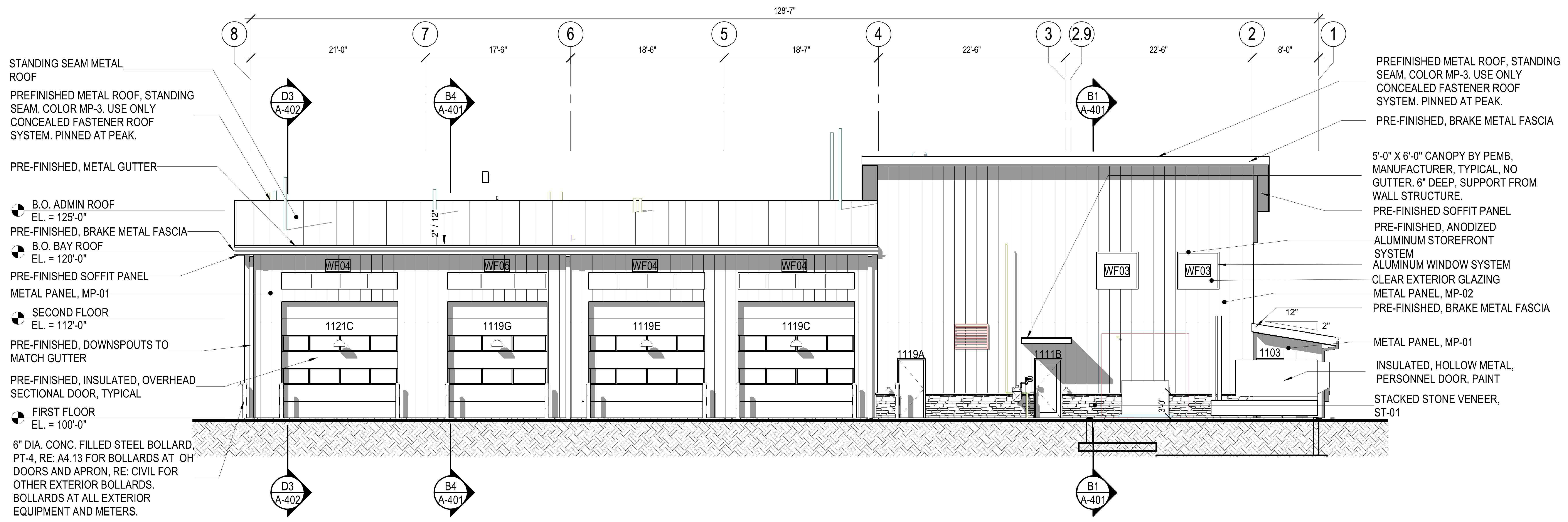
DESIGN BY: Designer
ISSUE DATE: **MAY 19, 2025**
D2C PROJECT NUMBER 202421
CONSULTANTS PROJECT #
DRAWN BY: Author
CKD BY: Checker
SOLICITATION NO.:
SBMT BY: Approver
PLOT DATE: 5/20/2025 4:49:30 PM
CONTRACT NO.:
PLOT SCALE: 1/8" = 1'-0"
FILE NUMBER:
SIZE: 22" x 34"
FILE NAME:

FOR PERMIT

BRIAN T. DUGGAN 401770 5/16/2025

TOWN OF SUPERIOR
OPERATIONS & MAINTENANCE FACILITY
1950 HONEY CREEK LANE, SUPERIOR, CO 80027
BUILDING ELEVATIONS

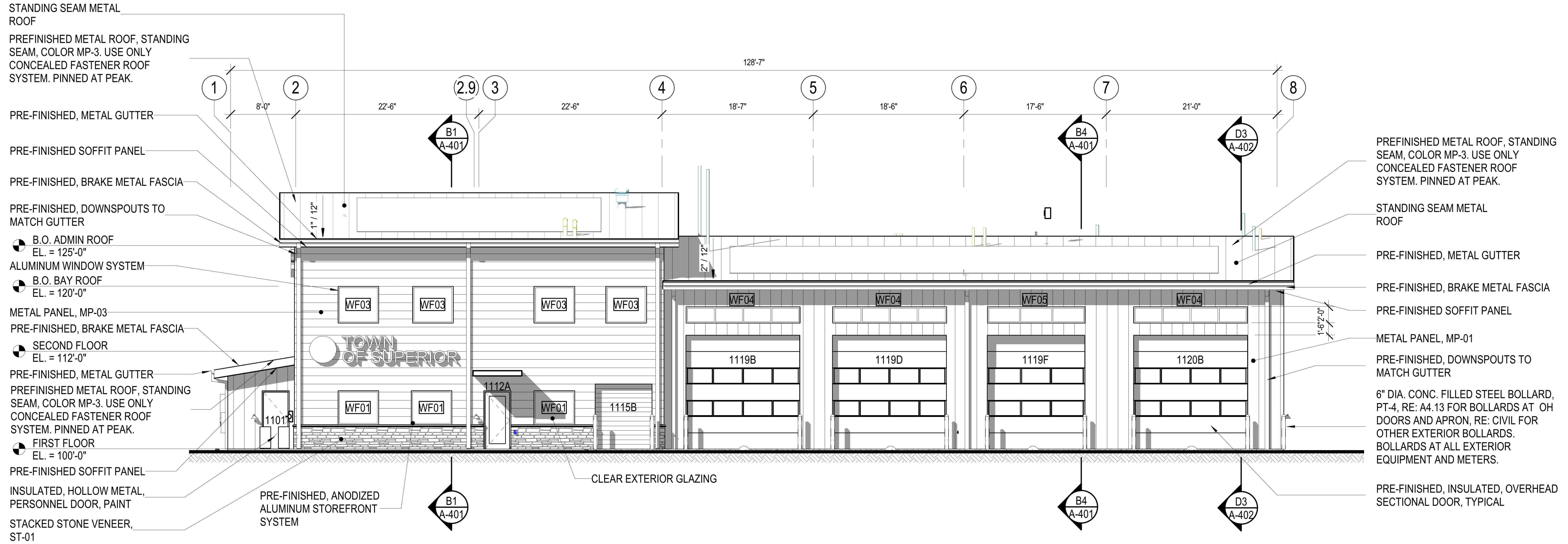
SHEET IDENTIFICATION
A-311


128'-7"
8
7
6
5
4
3
2.9
2
1
21'-0"
17'-6"
18'-6"
18'-7"
22'-6"
22'-6"
8'-0"
D3 A-402
B4 A-401
B1 A-401
STANDING SEAM METAL ROOF
PREFINISHED METAL ROOF, STANDING SEAM, COLOR MP-3. USE ONLY CONCEALED FASTENER ROOF SYSTEM. PINNED AT PEAK.
PRE-FINISHED, METAL GUTTER
B.O. ADMIN ROOF EL. = 125'-0"
PRE-FINISHED, BRAKE METAL FASCIA
B.O. BAY ROOF EL. = 120'-0"
PRE-FINISHED SOFFIT PANEL
METAL PANEL, MP-01
SECOND FLOOR EL. = 112'-0"
PRE-FINISHED, DOWNSPOUTS TO MATCH GUTTER
PRE-FINISHED, INSULATED, OVERHEAD SECTIONAL DOOR, TYPICAL
FIRST FLOOR EL. = 100'-0"
6" DIA. CONC. FILLED STEEL BOLLARD, PT-4, RE: A4.13 FOR BOLLARDS AT OH DOORS AND APRON, RE: CIVIL FOR OTHER EXTERIOR BOLLARDS. BOLLARDS AT ALL EXTERIOR EQUIPMENT AND METERS.
2" / 12"
WF04
WF05
WF04
WF04
1121C
1119G
1119E
1119C
1119A
1111B
1103
WF03
WF03
12"
2"
3'-0"
PREFINISHED METAL ROOF, STANDING SEAM, COLOR MP-3. USE ONLY CONCEALED FASTENER ROOF SYSTEM. PINNED AT PEAK.
PRE-FINISHED, BRAKE METAL FASCIA
5'-0" X 6'-0" CANOPY BY PEMB, MANUFACTURER, TYPICAL, NO GUTTER. 6" DEEP, SUPPORT FROM WALL STRUCTURE.
PRE-FINISHED SOFFIT PANEL
PRE-FINISHED, ANODIZED ALUMINUM STOREFRONT SYSTEM
ALUMINUM WINDOW SYSTEM
CLEAR EXTERIOR GLAZING
METAL PANEL, MP-02
PRE-FINISHED, BRAKE METAL FASCIA
METAL PANEL, MP-01
INSULATED, HOLLOW METAL, PERSONNEL DOOR, PAINT
STACKED STONE VENEER, ST-01

C2 | **BUILDING ELEVATION - EAST**

A-312 | *1/8" = 1'-0"*

0' 4' 8' 16'


STANDING SEAM METAL ROOF
PREFINISHED METAL ROOF, STANDING SEAM, COLOR MP-3. USE ONLY CONCEALED FASTENER ROOF SYSTEM. PINNED AT PEAK.
128'-7"
1
2
2.9
3
4
5
6
7
8
8'-0"
22'-6"
22'-6"
18'-7"
18'-6"
17'-6"
21'-0"
B1 A-401
B4 A-401
D3 A-402
PRE-FINISHED, METAL GUTTER
PRE-FINISHED SOFFIT PANEL
PRE-FINISHED, BRAKE METAL FASCIA
PRE-FINISHED, DOWNSPOUTS TO MATCH GUTTER
B.O. ADMIN ROOF EL. = 125'-0"
ALUMINUM WINDOW SYSTEM
B.O. BAY ROOF EL. = 120'-0"
METAL PANEL, MP-03
PRE-FINISHED, BRAKE METAL FASCIA
SECOND FLOOR EL. = 112'-0"
PRE-FINISHED, METAL GUTTER
PREFINISHED METAL ROOF, STANDING SEAM, COLOR MP-3. USE ONLY CONCEALED FASTENER ROOF SYSTEM. PINNED AT PEAK.
FIRST FLOOR EL. = 100'-0"
PRE-FINISHED SOFFIT PANEL
INSULATED, HOLLOW METAL, PERSONNEL DOOR, PAINT
STACKED STONE VENEER, ST-01
PRE-FINISHED, ANODIZED ALUMINUM STOREFRONT SYSTEM
CLEAR EXTERIOR GLAZING
1" / 12"
2" / 12"
WF03
WF03
WF03
WF03
TOWN OF SUPERIOR
1112A
1101
WF01
WF01
WF01
1115B
WF04
WF04
WF05
WF04
1119B
1119D
1119F
1120B
1'-6"
2'-0"
PREFINISHED METAL ROOF, STANDING SEAM, COLOR MP-3. USE ONLY CONCEALED FASTENER ROOF SYSTEM. PINNED AT PEAK.
STANDING SEAM METAL ROOF
PRE-FINISHED, METAL GUTTER
PRE-FINISHED, BRAKE METAL FASCIA
PRE-FINISHED SOFFIT PANEL
METAL PANEL, MP-01
PRE-FINISHED, DOWNSPOUTS TO MATCH GUTTER
6" DIA. CONC. FILLED STEEL BOLLARD, PT-4, RE: A4.13 FOR BOLLARDS AT OH DOORS AND APRON, RE: CIVIL FOR OTHER EXTERIOR BOLLARDS. BOLLARDS AT ALL EXTERIOR EQUIPMENT AND METERS.
PRE-FINISHED, INSULATED, OVERHEAD SECTIONAL DOOR, TYPICAL

A2 | **BUILDING ELEVATION - WEST**

A-312 | *1/8" = 1'-0"*

0' 4' 8' 16'

D2C ARCHITECTS

D2C ARCHITECTS, INC.
DENVER, COLORADO

MARK	DESCRIPTION	DATE	APPR

ISSUE DATE: **MAY 19, 2025**
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SOLICITATION NO.:
CONTRACT NO.:
FILE NUMBER:
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CKD BY: Checker
SBMT BY: Approver
PLOT DATE: 5/20/2025 4:49:48 PM
PLOT SCALE: 1/8" = 1'-0"
SIZE: 22" x 34"
FILE NAME:

FOR PERMIT

BRIAN T. DUGGAN
401770
5/16/2025

TOWN OF SUPERIOR
OPERATIONS &
MAINTENANCE FACILITY
1950 HONEY CREEK LANE, SUPERIOR, CO 80027

BUILDING ELEVATIONS

SHEET IDENTIFICATION
A-312

WALL SYSTEM 2 - MTL PANEL / MTL STUD

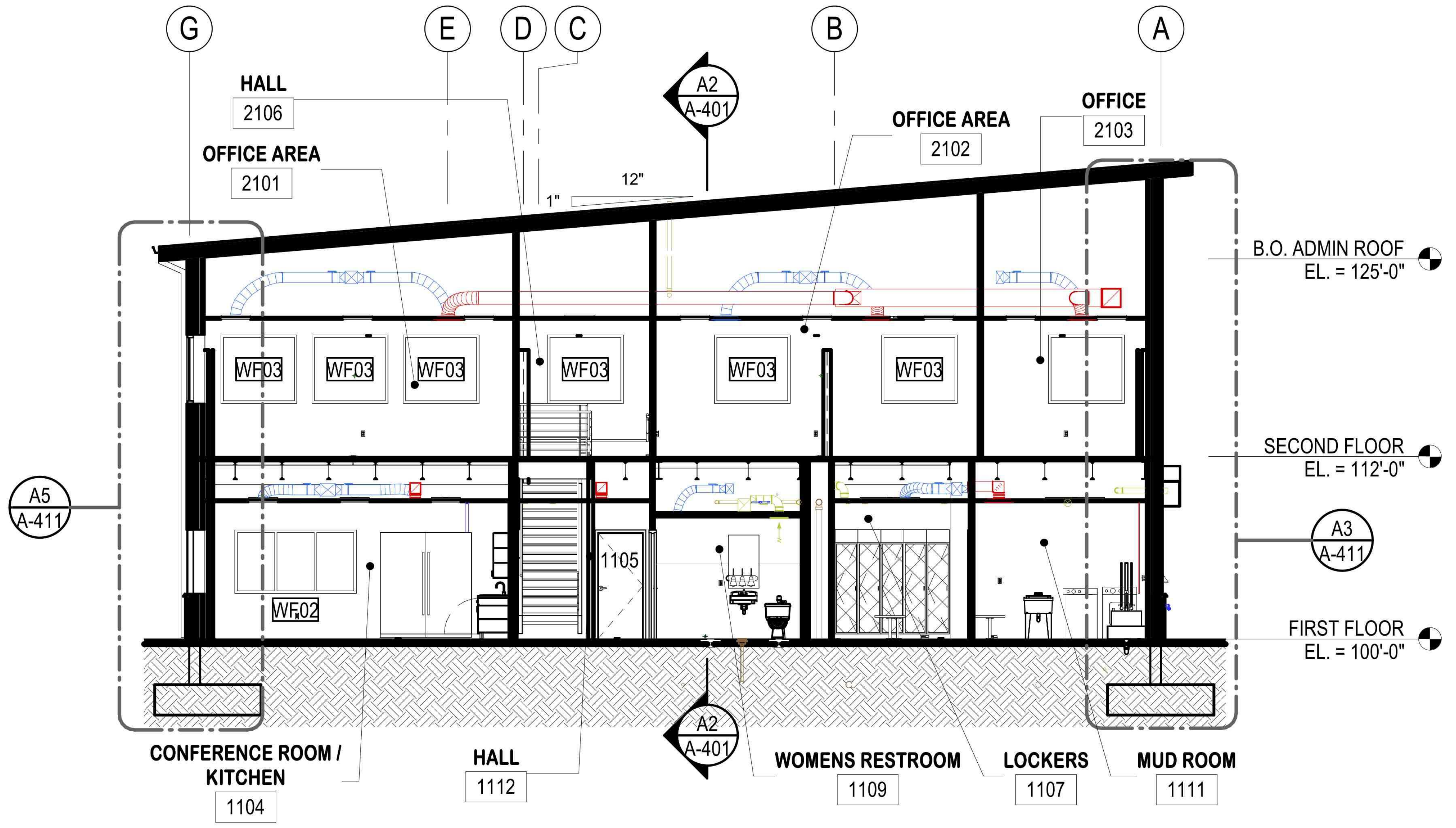
WALL SECTION FROM EXTERIOR TO INTERIOR:

METAL WALL PANELS; WEATHER BARRIER; 2" RIGID INSULATION; 6" STEEL STUDS @ 16" O.C.; 5 1/2" BATT INSULATION BETWEEN STUDS AND FILLING ALL GAPS; VAPOR BARRIER; 5/8" GYPSUM BOARD; INTERIOR FINISHES AS SCHEDULED.

METAL PANEL SYSTEM OVER 6" METAL STUD WALL

0.17	OUTSIDE AIR FILM
0.61	1.5" MTL PANEL
1.0	AIR SPACE
--	WEATHER BARRIER
10.00	2" RIGID INSULATION (EXTRUDED POLYSTYRENE)
7.77	6" METAL STUDS AND 5 1/2" BATT INSULATION (.37 X R21)
.56	5/8" GYP BD.
0.68	INSIDE AIR FILM

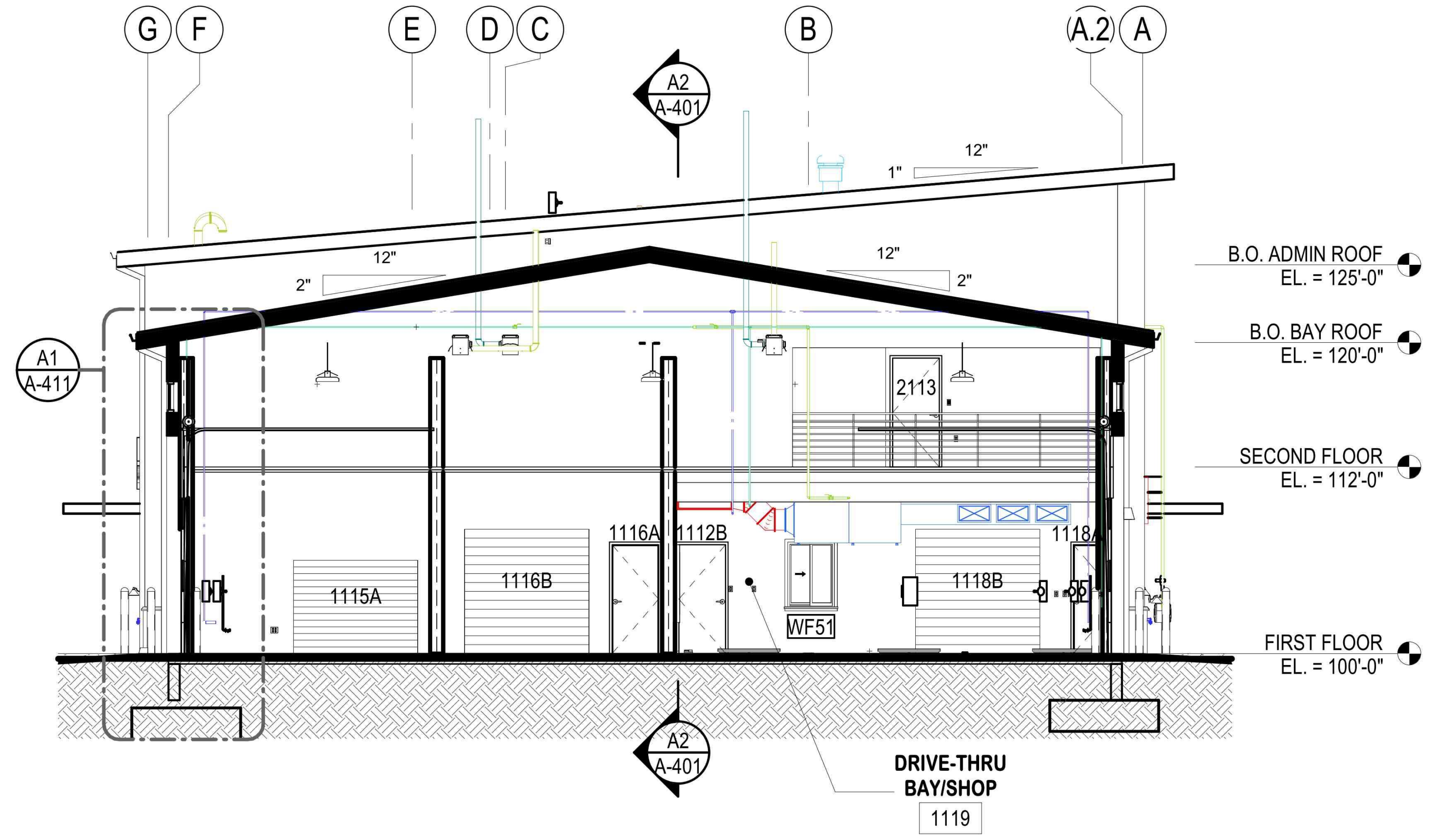
R = 20.79



G
E
D
C
B
A
HALL
2106
OFFICE AREA
2101
A2
A-401
OFFICE AREA
2102
OFFICE
2103
12"
1"
B.O. ADMIN ROOF
EL. = 125'-0"
WF03
SECOND FLOOR
EL. = 112'-0"
A5
A-411
A3
A-411
1105
WF02
FIRST FLOOR
EL. = 100'-0"
CONFERENCE ROOM / KITCHEN
1104
HALL
1112
WOMENS RESTROOM
1109
LOCKERS
1107
MUD ROOM
1111

B1 BUILDING SECTION

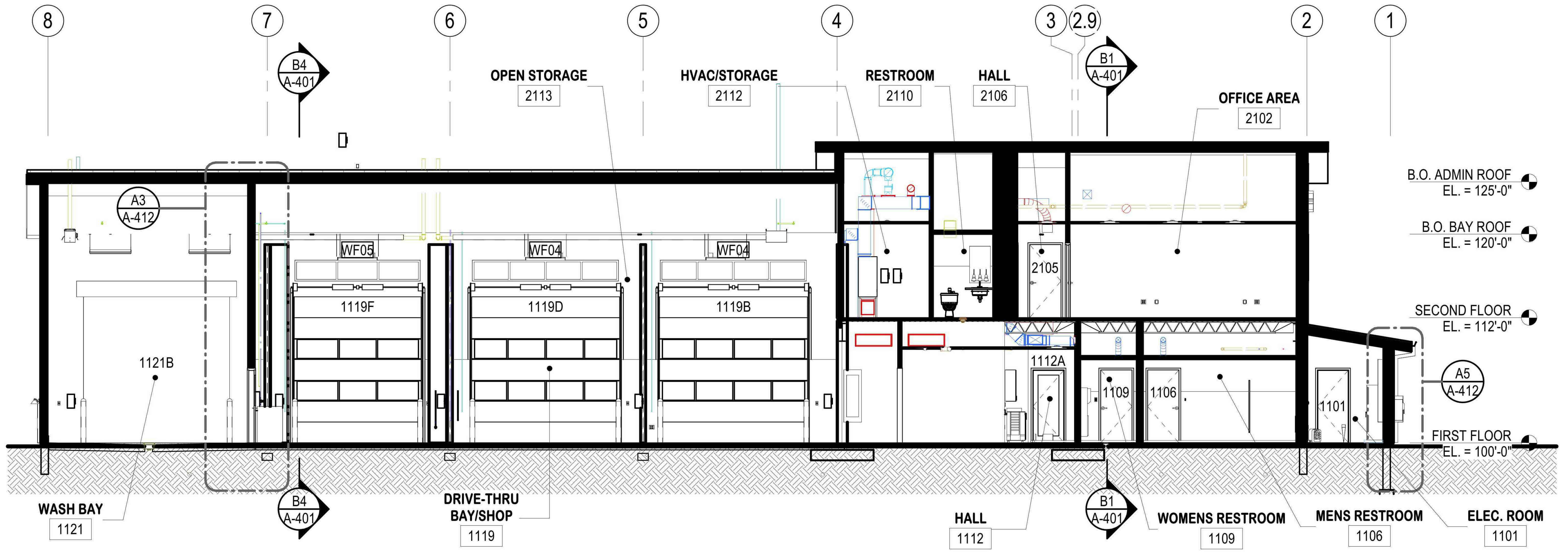
A-401 1/8" = 1'-0"



G
F
E
D
C
B
A.2
A
A2
A-401
12"
1"
2"
B.O. ADMIN ROOF
EL. = 125'-0"
B.O. BAY ROOF
EL. = 120'-0"
A1
A-411
2113
SECOND FLOOR
EL. = 112'-0"
1115A
1116B
1116A
1112B
1118B
1118A
WF51
FIRST FLOOR
EL. = 100'-0"
DRIVE-THRU BAY/SHOP
1119

B4 BUILDING SECTION

A-401 1/8" = 1'-0"



8
7
6
5
4
3
2.9
2
1
B4
A-401
B1
A-401
OPEN STORAGE
2113
HVAC/STORAGE
2112
RESTROOM
2110
HALL
2106
OFFICE AREA
2102
B.O. ADMIN ROOF
EL. = 125'-0"
B.O. BAY ROOF
EL. = 120'-0"
A3
A-412
WF05
WF04
1119F
1119D
1119B
2105
SECOND FLOOR
EL. = 112'-0"
1121B
1112A
1109
1106
1101
A5
A-412
FIRST FLOOR
EL. = 100'-0"
WASH BAY
1121
DRIVE-THRU BAY/SHOP
1119
HALL
1112
WOMENS RESTROOM
1109
MENS RESTROOM
1106
ELEC. ROOM
1101

A2 BUILDING SECTION

A-401 1/8" = 1'-0"

D2C
ARCHITECTS

D2C ARCHITECTS, INC.
DENVER, COLORADO

MARK	DESCRIPTION	DATE	APPR

DESIGN BY: Designer	ISSUE DATE: **MAY 19, 2025**
D2C PROJECT NUMBER 202421	CONSULTANTS PROJECT #
DRAWN BY: Author	CKD BY: Checker
	SOLICITATION NO.:
SBMT BY: Approver	PLOT DATE: 5/20/2025 4:49:55 PM
	CONTRACT NO.:
PLOT SCALE: As indicated	FILE NUMBER:
SIZE: 22" x 34"	FILE NAME:

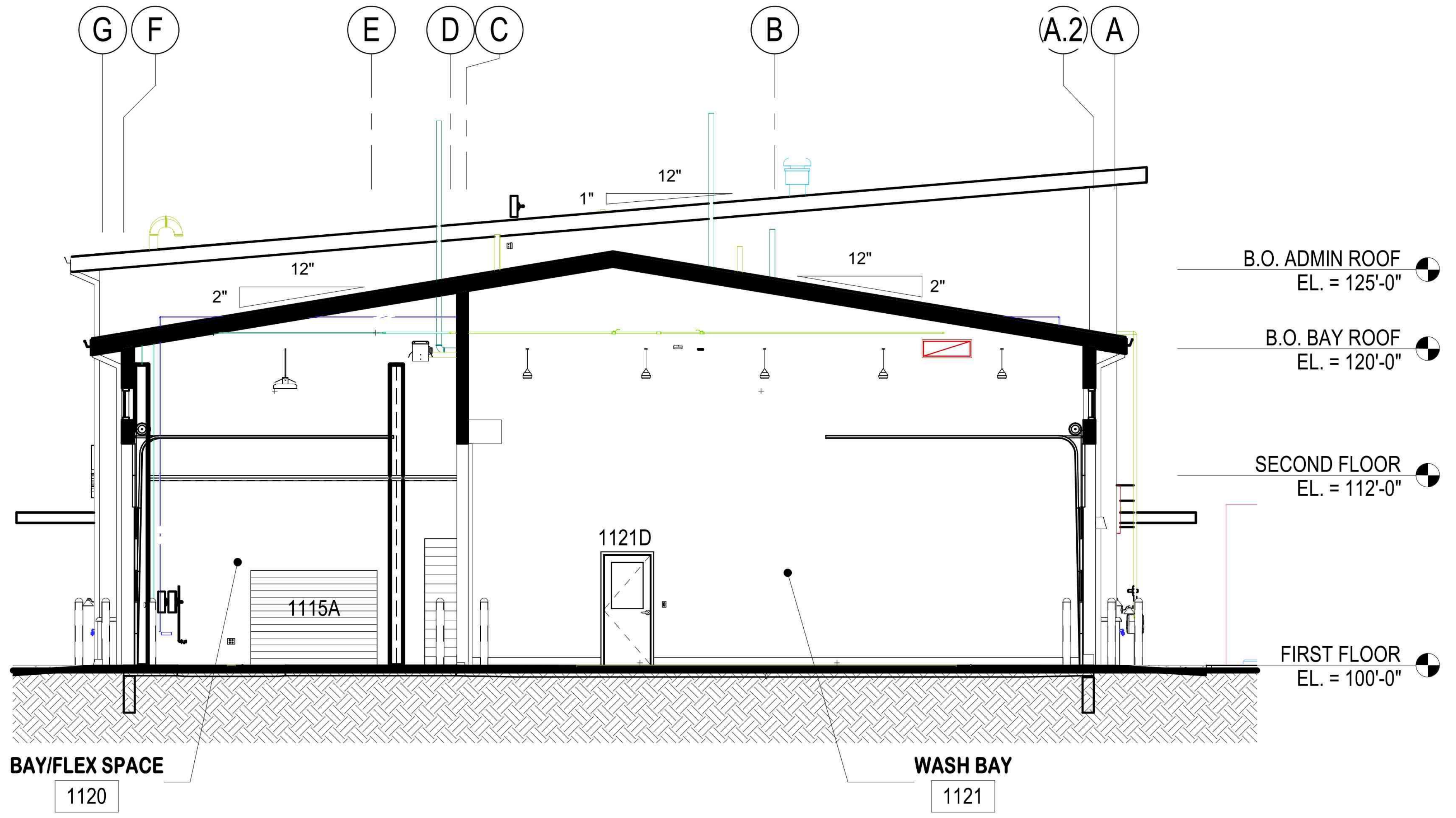
FOR PERMIT

BRIAN T. DUGGAN
401770
5/16/2025

TOWN OF SUPERIOR
OPERATIONS &
MAINTENANCE FACILITY
1950 HONEY CREEK LANE, SUPERIOR, CO 80027

BUILDING SECTIONS

SHEET IDENTIFICATION
A-401


G
F
E
D
C
B
A.2
A
12"
1"
12"
12"
2"
2"
B.O. ADMIN ROOF
EL. = 125'-0"
B.O. BAY ROOF
EL. = 120'-0"
SECOND FLOOR
EL. = 112'-0"
FIRST FLOOR
EL. = 100'-0"
1121D
1115A
BAY/FLEX SPACE
1120
WASH BAY
1121

D3 BUILDING SECTION

A-402 1/8" = 1'-0"

WALL SYSTEM 2 - MTL PANEL / MTL STUD

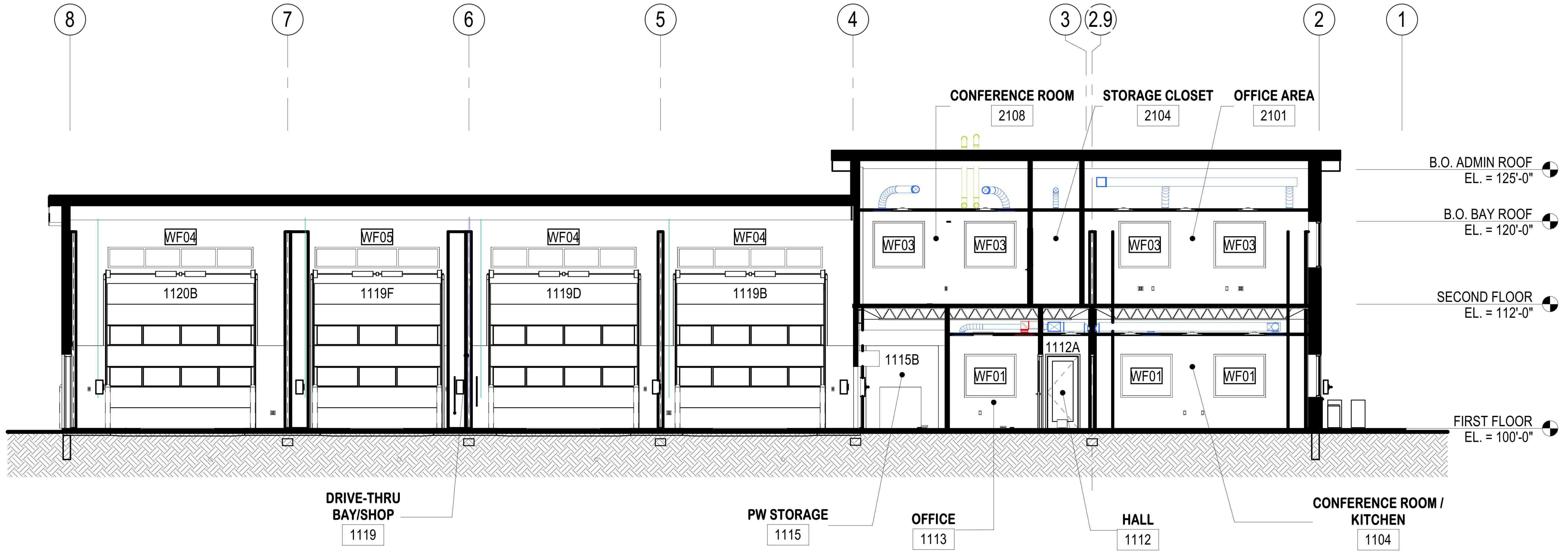
WALL SECTION FROM EXTERIOR TO INTERIOR:

METAL WALL PANELS; WEATHER BARRIER; 2" RIGID INSULATION; 6" STEEL STUDS @ 16" O.C.; 5 1/2" BATT INSULATION BETWEEN STUDS AND FILLING ALL GAPS; VAPOR BARRIER; 5/8" GYPSUM BOARD; INTERIOR FINISHES AS SCHEDULED.

METAL PANEL SYSTEM OVER 6" METAL STUD WALL

0.17	OUTSIDE AIR FILM
0.61	1.5" MTL PANEL
1.0	AIR SPACE
--	WEATHER BARRIER
10.00	2" RIGID INSULATION (EXTRUDED POLYSTYRENE)
7.77	6" METAL STUDS AND 5 1/2" BATT INSULATION (.37 X R21)
.56	5/8" GYP BD.
0.68	INSIDE AIR FILM

R = 20.79


8
7
6
5
4
3
2.9
2
1
CONFERENCE ROOM
2108
STORAGE CLOSET
2104
OFFICE AREA
2101
B.O. ADMIN ROOF
EL. = 125'-0"
B.O. BAY ROOF
EL. = 120'-0"
SECOND FLOOR
EL. = 112'-0"
FIRST FLOOR
EL. = 100'-0"
WF04
WF05
WF04
WF04
WF03
WF03
WF03
WF03
1120B
1119F
1119D
1119B
1115B
1112A
WF01
WF01
WF01
DRIVE-THRU BAY/SHOP
1119
PW STORAGE
1115
OFFICE
1113
HALL
1112
CONFERENCE ROOM / KITCHEN
1104

A2 BUILDING SECTION

A-402 1/8" = 1'-0"

D2C ARCHITECTS

D2C ARCHITECTS, INC.
DENVER, COLORADO

MARK	DESCRIPTION	DATE	APPR

ISSUE DATE: **MAY 19, 2025**
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DESIGN BY: Designer
D2C PROJECT NUMBER 202421
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PLOT DATE: 5/20/2025 4:49:59 PM
PLOT SCALE: As indicated
SIZE: 22" x 34"
FILE NAME:

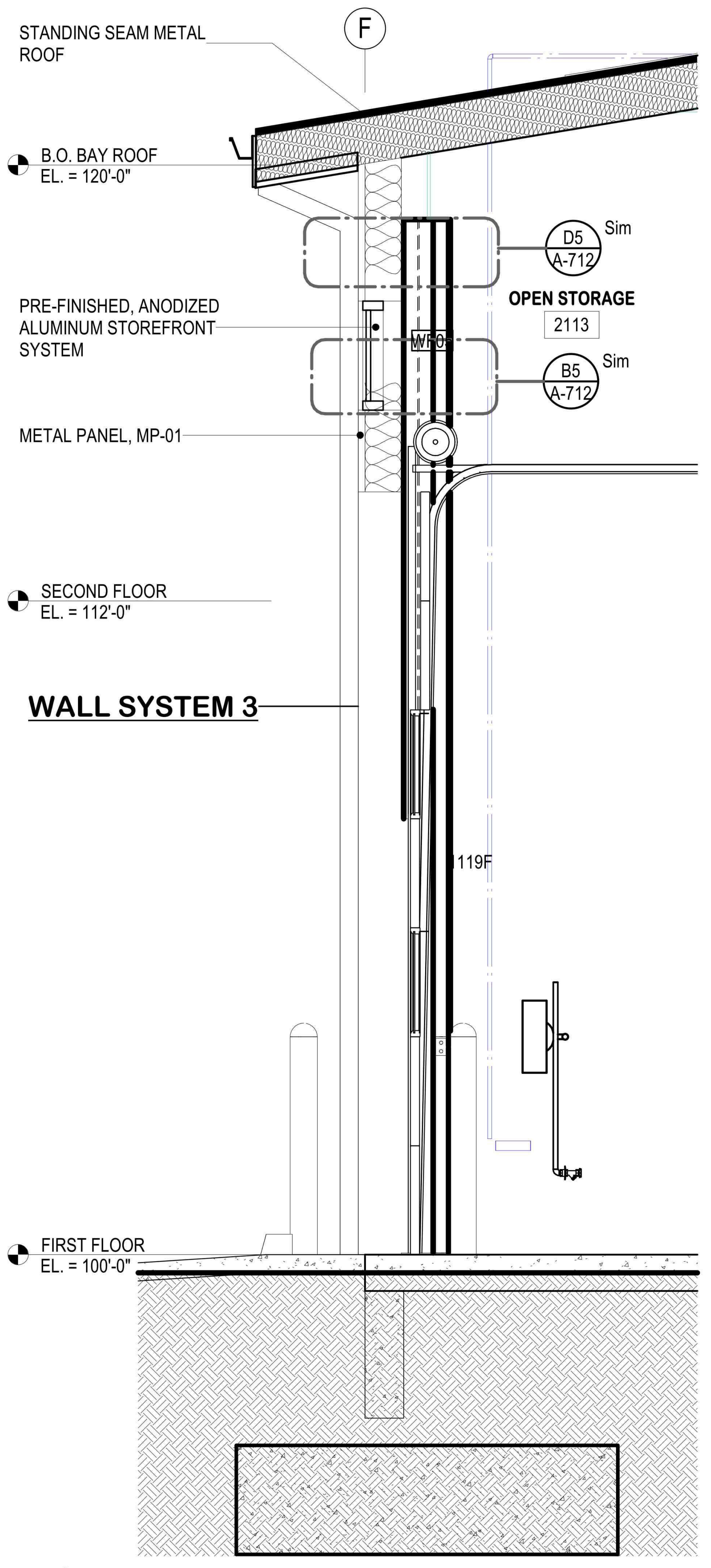
FOR PERMIT

BRIAN T. DUGGAN 401770 5/16/2025

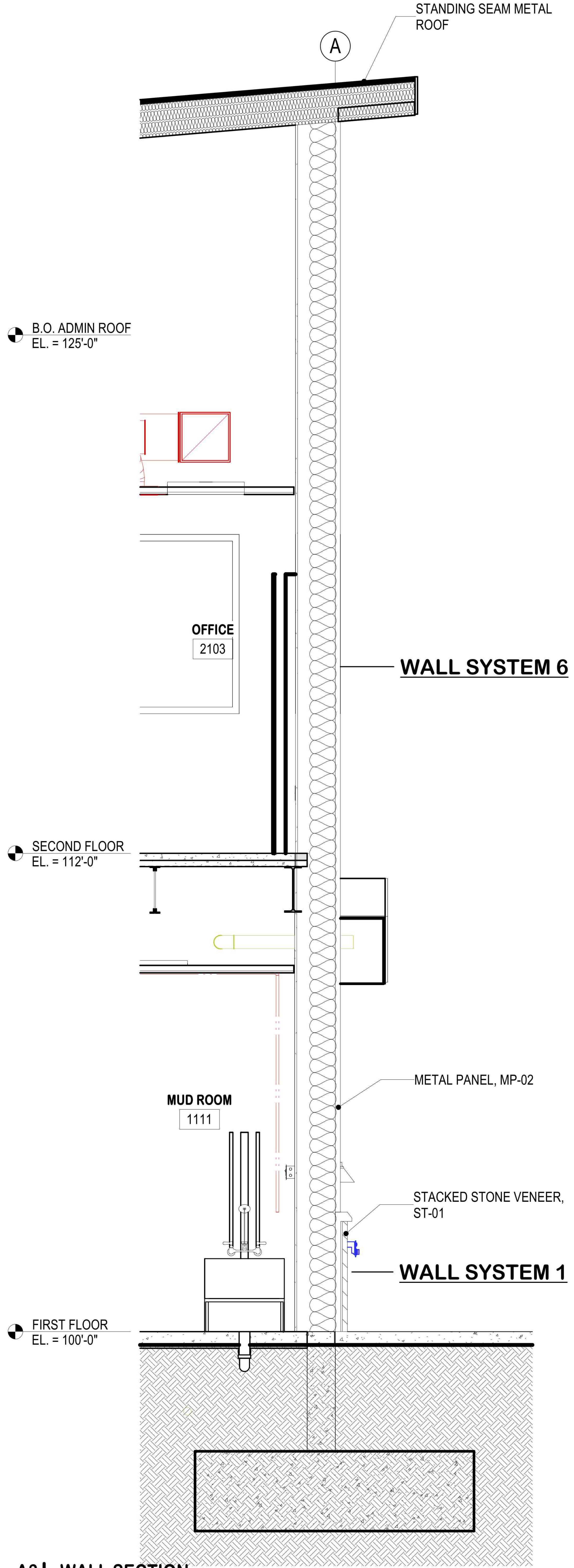
TOWN OF SUPERIOR
OPERATIONS &
MAINTENANCE FACILITY
1950 HONEY CREEK LANE, SUPERIOR, CO 80027

BUILDING SECTIONS

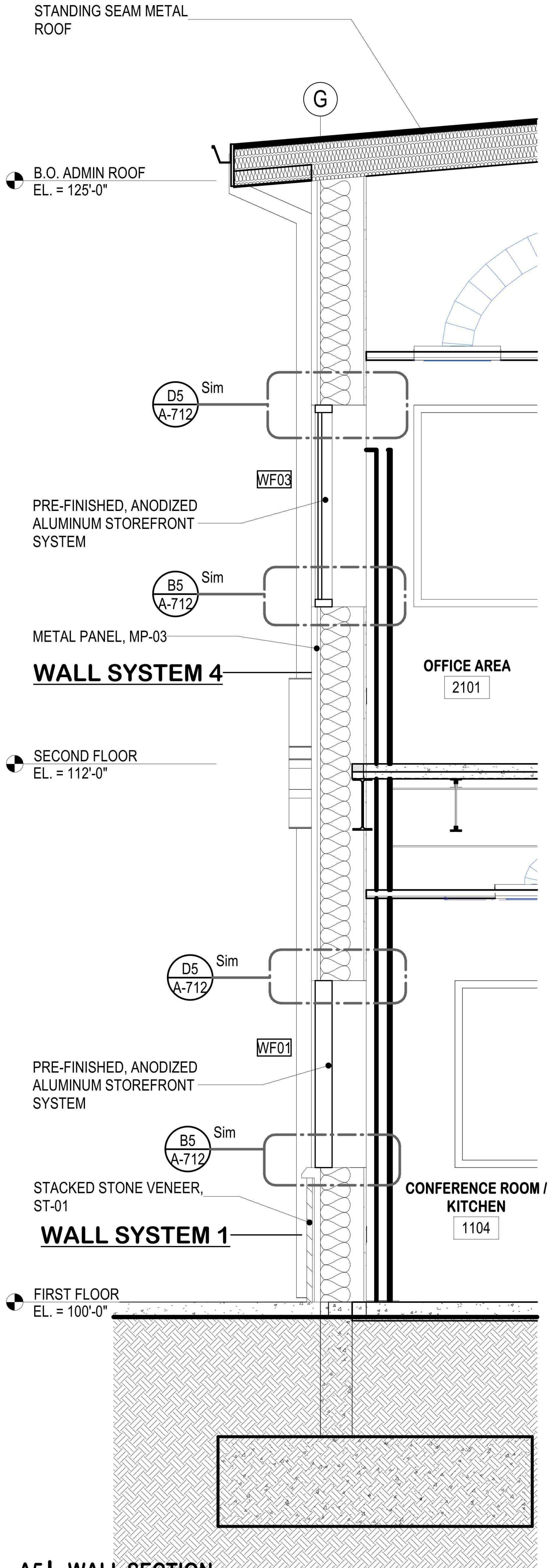
SHEET IDENTIFICATION
A-402


STANDING SEAM METAL ROOF
F
B.O. BAY ROOF EL. = 120'-0"
D5 A-712 Sim
OPEN STORAGE
2113
PRE-FINISHED, ANODIZED ALUMINUM STOREFRONT SYSTEM
WF0
B5 A-712 Sim
METAL PANEL, MP-01
SECOND FLOOR EL. = 112'-0"
WALL SYSTEM 3
119F
FIRST FLOOR EL. = 100'-0"

A1 **WALL SECTION**
A-411 *1/2" = 1'-0"*


STANDING SEAM METAL ROOF
A
B.O. ADMIN ROOF EL. = 125'-0"
OFFICE
2103
WALL SYSTEM 6
SECOND FLOOR EL. = 112'-0"
METAL PANEL, MP-02
MUD ROOM
1111
STACKED STONE VENEER, ST-01
WALL SYSTEM 1
FIRST FLOOR EL. = 100'-0"

A3 **WALL SECTION**
A-411 *1/2" = 1'-0"*


STANDING SEAM METAL ROOF
G
B.O. ADMIN ROOF EL. = 125'-0"
D5 A-712 Sim
WF03
PRE-FINISHED, ANODIZED ALUMINUM STOREFRONT SYSTEM
B5 A-712 Sim
METAL PANEL, MP-03
WALL SYSTEM 4
OFFICE AREA
2101
SECOND FLOOR EL. = 112'-0"
D5 A-712 Sim
WF01
PRE-FINISHED, ANODIZED ALUMINUM STOREFRONT SYSTEM
B5 A-712 Sim
STACKED STONE VENEER, ST-01
WALL SYSTEM 1
CONFERENCE ROOM / KITCHEN
1104
FIRST FLOOR EL. = 100'-0"

A5 **WALL SECTION**
A-411 *1/2" = 1'-0"*

WALL SECTION NOTES

1. REFER TO CIVIL DRAWINGS FOR SITE GRADING; REFER TO ARCHITECTURAL SITE PLAN AND ENLARGED SITE PLANS FOR CONCRETE PAVING PATTERNS AND SPOT ELEVATIONS.
2. STRUCTURAL STEEL, PRECAST CONCRETE AND CAST STONE SHAPES ARE SHOWN FOR DETAILING OF ARCHITECTURAL FINISHES ONLY; REFER TO STRUCTURAL DRAWINGS FOR STRUCTURAL DIMENSIONS, SIZES, SHAPES, AND DETAILS OF CONSTRUCTION FOR SPECIFIC CONDITIONS.
3. WALL SECTIONS SHOW MASONRY BEARING LEDGES AT A DEPTH OF 8" BELOW FINISH FLOOR ELEVATIONS (TYPICAL). REFER TO CIVIL DRAWINGS FOR ACTUAL FINISH GRADES; REFER TO STRUCTURAL DRAWINGS FOR ACTUAL DEPTH OF LEDGES (TYPICAL). LOCATE WEEP HOLES MINIMUM 4" ABOVE FINISH GRADE (TYPICAL).
4. FLASHING, DAMPPROOFING, AND INSULATION SHOWN ON WALL SECTIONS A-411, A-412 INDICATE VERTICAL LOCATIONS ONLY; PROVIDE CONTINUOUS SYSTEMS.
5. PROVIDE SEALANT AT ALL EXTERIOR DOOR AND WINDOW FRAMES AND LOUVERS.
6. M.O. (MASONRY OPENING) REFERS TO NOMINAL MASONRY OPENING DIMENSIONS IN MASONRY CONSTRUCTION.
7. CONTRACTOR OR WINDOW MANUFACTURER TO DESIGN, PROVIDE AND INSTALL COMPLETE ATTACHMENT OF WINDOW TO STRUCTURAL STEEL OR STRUCTURAL CONCRETE, OR STRUCTURAL CONCRETE MASONRY PER SPECIFICATIONS AND WINDOW MANUFACTURER'S REQUIREMENTS. NO LOADS TO BE TRANSFERRED TO VENEER MASONRY.

D2C
ARCHITECTS

D2C ARCHITECTS, INC.
DENVER, COLORADO

MARK	DESCRIPTION	DATE	APPR

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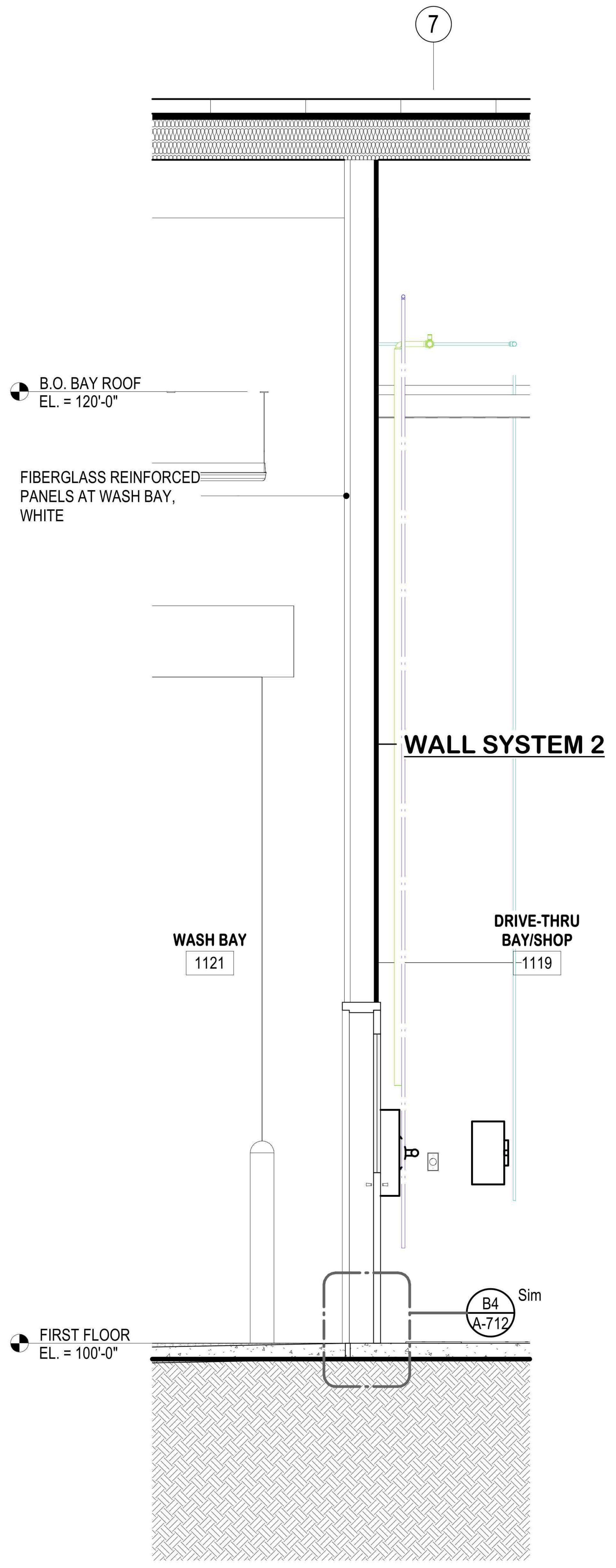
BRIAN T. DUGGAN
401770
5/16/2025

TOWN OF SUPERIOR
OPERATIONS & MAINTENANCE FACILITY
1950 HONEY CREEK LANE, SUPERIOR, CO 80027
WALL SECTIONS

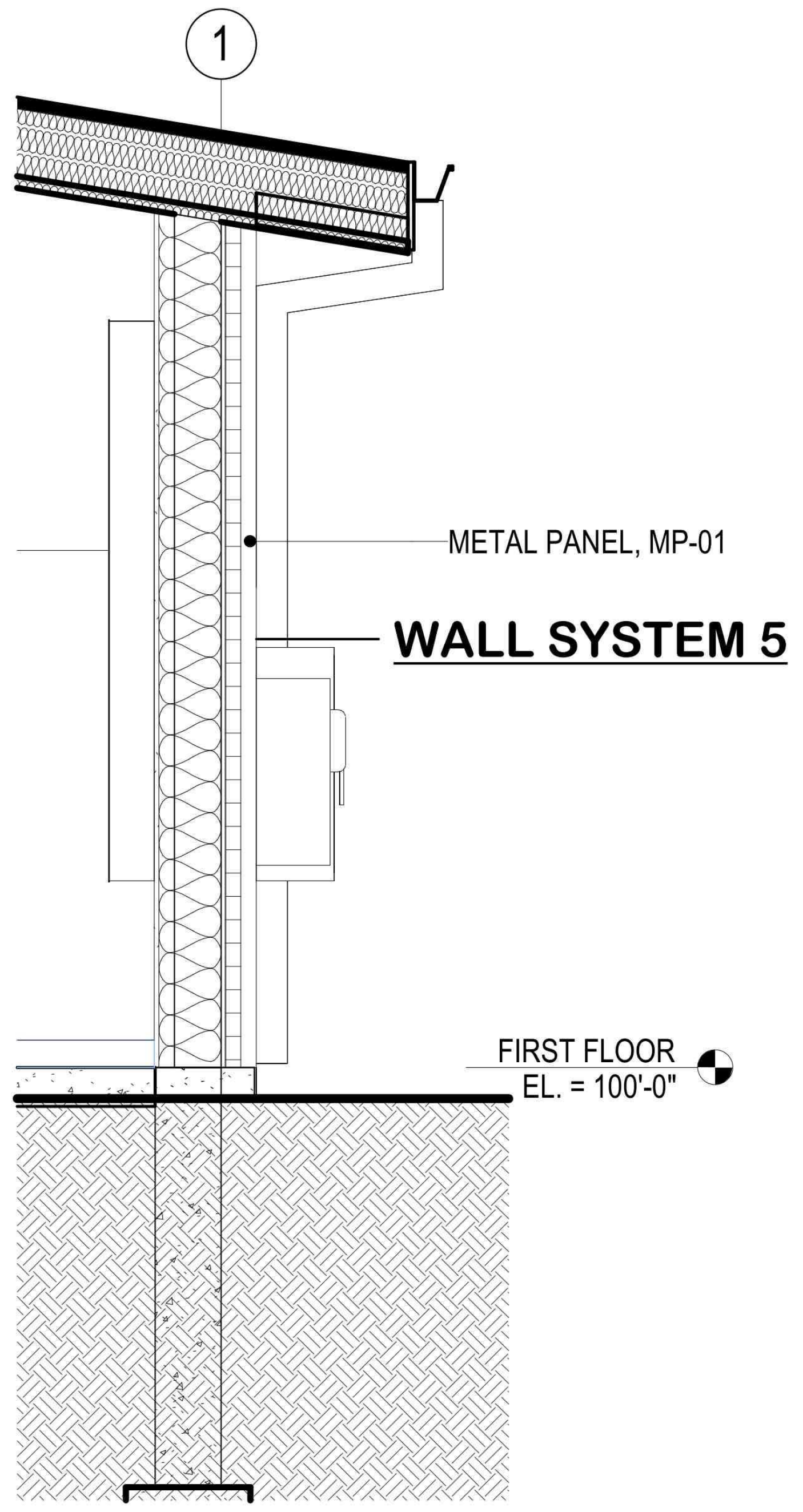
SHEET IDENTIFICATION
A-411

WALL SECTION NOTES

1. REFER TO CIVIL DRAWINGS FOR SITE GRADING; REFER TO ARCHITECTURAL SITE PLAN AND ENLARGED SITE PLANS FOR CONCRETE PAVING PATTERNS AND SPOT ELEVATIONS.
2. STRUCTURAL STEEL, PRECAST CONCRETE AND CAST STONE SHAPES ARE SHOWN FOR DETAILING OF ARCHITECTURAL FINISHES ONLY; REFER TO STRUCTURAL DRAWINGS FOR STRUCTURAL DIMENSIONS, SIZES, SHAPES, AND DETAILS OF CONSTRUCTION FOR SPECIFIC CONDITIONS.
3. WALL SECTIONS SHOW MASONRY BEARING LEDGES AT A DEPTH OF 8" BELOW FINISH FLOOR ELEVATIONS (TYPICAL). REFER TO CIVIL DRAWINGS FOR ACTUAL FINISH GRADES; REFER TO STRUCTURAL DRAWINGS FOR ACTUAL DEPTH OF LEDGES (TYPICAL). LOCATE WEEP HOLES MINIMUM 4" ABOVE FINISH GRADE (TYPICAL).
4. FLASHING, DAMPPROOFING, AND INSULATION SHOWN ON WALL SECTIONS A-411, A-412 INDICATE VERTICAL LOCATIONS ONLY; PROVIDE CONTINUOUS SYSTEMS.
5. PROVIDE SEALANT AT ALL EXTERIOR DOOR AND WINDOW FRAMES AND LOUVERS.
6. M.O. (MASONRY OPENING) REFERS TO NOMINAL MASONRY OPENING DIMENSIONS IN MASONRY CONSTRUCTION.
7. CONTRACTOR OR WINDOW MANUFACTURER TO DESIGN, PROVIDE AND INSTALL COMPLETE ATTACHMENT OF WINDOW TO STRUCTURAL STEEL OR STRUCTURAL CONCRETE, OR STRUCTURAL CONCRETE MASONRY PER SPECIFICATIONS AND WINDOW MANUFACTURER'S REQUIREMENTS. NO LOADS TO BE TRANSFERRED TO VENEER MASONRY.



A3 **WALL SECTION**
A-412 1/2" = 1'-0"



A5 **WALL SECTION**
A-412 1/2" = 1'-0"

D2C ARCHITECTS

D2C ARCHITECTS, INC.
DENVER, COLORADO

MARK	DESCRIPTION	DATE	APPR

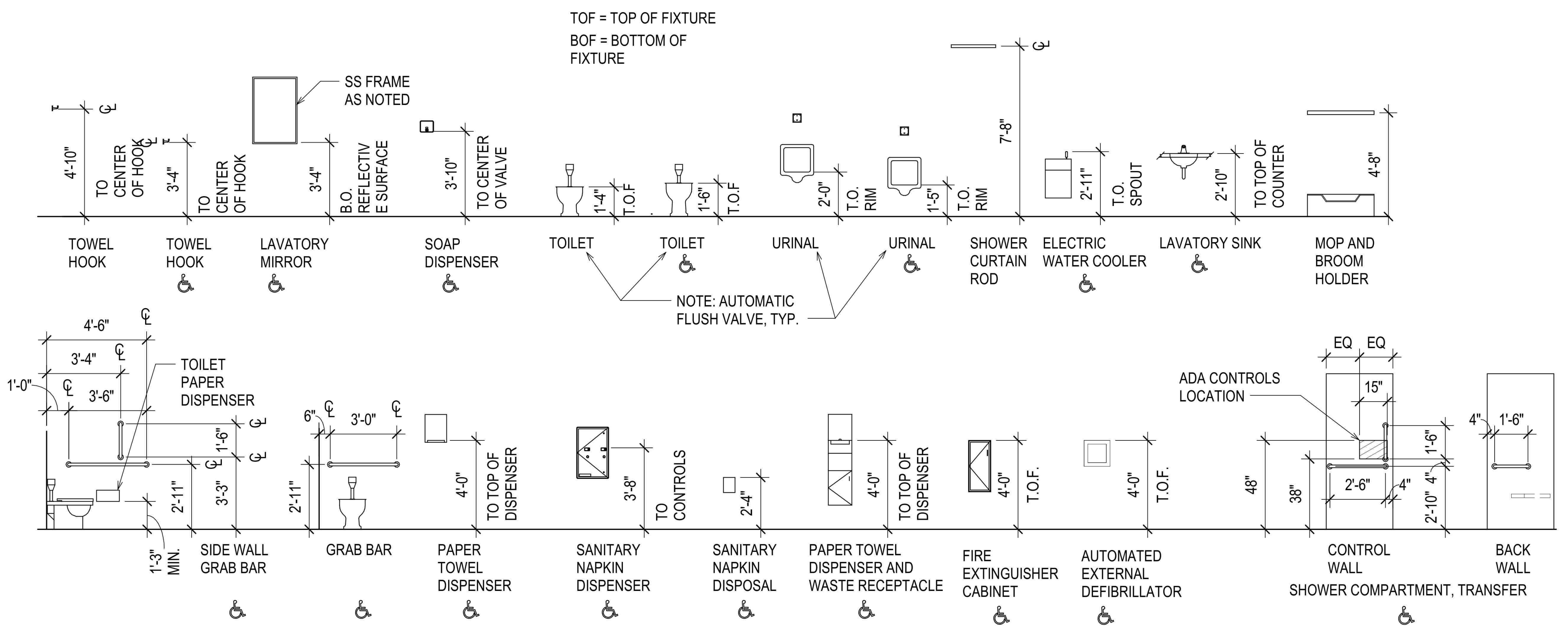
DESIGN BY: Designer
D2C PROJECT NUMBER 202421
DRAWN BY: Author
CKD BY: Checker
SBMT BY: Approver
PLOT DATE: 5/20/2025 4:50:04 PM
PLOT SCALE: As indicated
SIZE: 22" x 34"
FILE NAME:
ISSUE DATE: **MAY 19, 2025**
CONSULTANTS PROJECT #
SOLICITATION NO.:
CONTRACT NO.:
FILE NUMBER:

FOR PERMIT

BRIAN T. DUGGAN
401770
5/16/2025

TOWN OF SUPERIOR
OPERATIONS & MAINTENANCE FACILITY
1950 HONEY CREEK LANE, SUPERIOR, CO 80027
WALL SECTIONS

SHEET IDENTIFICATION
A-412

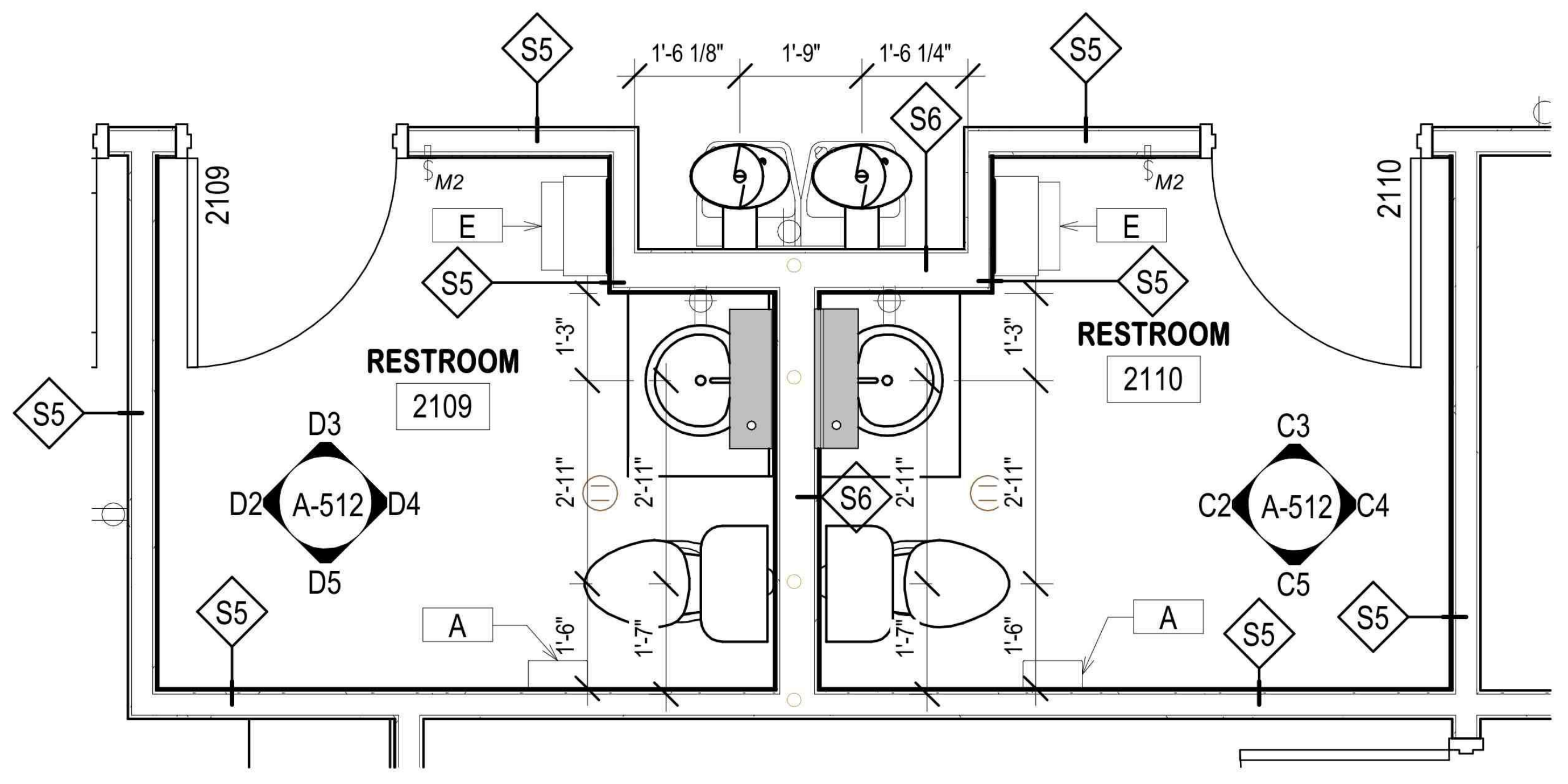

TOF = TOP OF FIXTURE
BOF = BOTTOM OF FIXTURE
SS FRAME AS NOTED
TOWEL HOOK
TOWEL HOOK
LAVATORY MIRROR
SOAP DISPENSER
TOILET
TOILET
URINAL
URINAL
SHOWER CURTAIN ROD
ELECTRIC WATER COOLER
LAVATORY SINK
MOP AND BROOM HOLDER
NOTE: AUTOMATIC FLUSH VALVE, TYP.
TOILET PAPER DISPENSER
SIDE WALL GRAB BAR
GRAB BAR
PAPER TOWEL DISPENSER
SANITARY NAPKIN DISPENSER
SANITARY NAPKIN DISPOSAL
PAPER TOWEL DISPENSER AND WASTE RECEPTACLE
FIRE EXTINGUISHER CABINET
AUTOMATED EXTERNAL DEFIBRILLATOR
ADA CONTROLS LOCATION
CONTROL WALL
BACK WALL
SHOWER COMPARTMENT, TRANSFER
4'-10"
3'-4"
3'-4"
3'-10"
7'-8"
2'-11"
2'-10"
4'-8"
4'-6"
3'-4"
3'-6"
1'-0"
1'-6"
3'-3"
2'-11"
1'-3" MIN.
3'-0"
4'-0"
3'-8"
2'-4"
48"
38"
2'-6"
15"
EQ EQ
4" 1'-6"

TOILET FIXTURE / ACCESSORY MOUNTING HEIGHTS

1/4" = 1'-0"

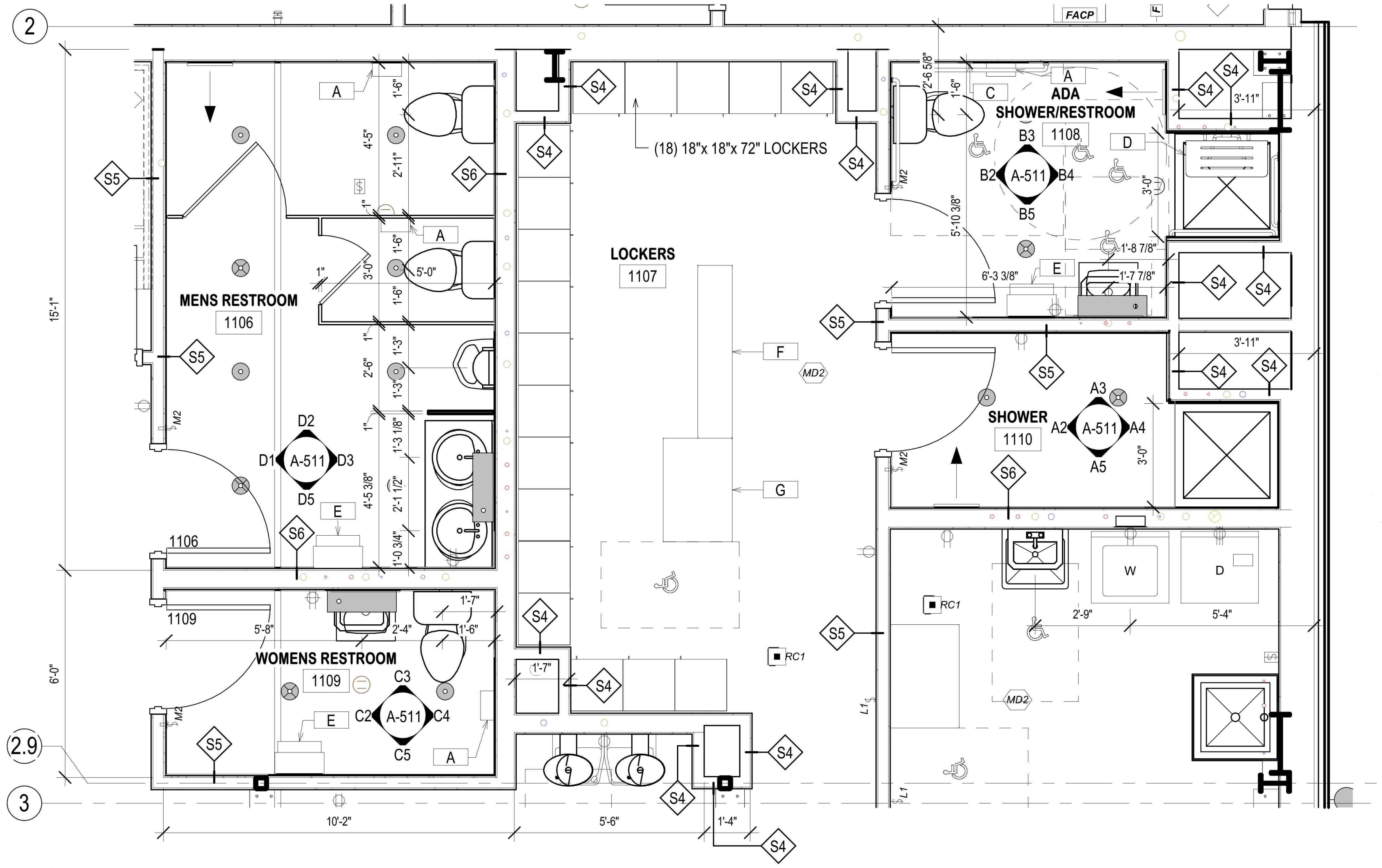
TOILET ACCESSORIES SCHEDULE

MARK	ABBREV.	DESCRIPTION	MANUFACTURER	MODEL	MATERIAL
A			Bradley Corporation	5424	
E			Bradley Corporation	236-110000	


RESTROOM
2109
RESTROOM
2110
S5
S6
A-512
M2
1'-6 1/8"
1'-9"
1'-6 1/4"

A2 | ENLARGED RESTROOM PLAN - LEVEL 2

A-501 | 3/8" = 1'-0"


MENS RESTROOM
1106
WOMENS RESTROOM
1109
LOCKERS
1107
(18) 18"x 18"x 72" LOCKERS
ADA SHOWER/RESTROOM
1108
SHOWER
1110
A-511
FACP
RC1
MD2
15'-1"
6'-0"
10'-2"
5'-6"
1'-4"

A3 | ENLARGED RESTROOM PLAN - LEVEL 1

A-501 | 3/8" = 1'-0"

D2C ARCHITECTS

D2C ARCHITECTS, INC.
DENVER, COLORADO

MARK	DESCRIPTION	DATE	APPR

ISSUE DATE: MAY 19, 2025
CONSULTANTS PROJECT #
SOLICITATION NO.:
CONTRACT NO.:
FILE NUMBER:
DESIGN BY: Designer
D2C PROJECT NUMBER 202421
DRAWN BY: Author
CKD BY: Checker
SBMT BY: Approver
PLOT DATE: 5/20/2025 4:50:07 PM
PLOT SCALE: As indicated
SIZE: 22" x 34"
FILE NAME:

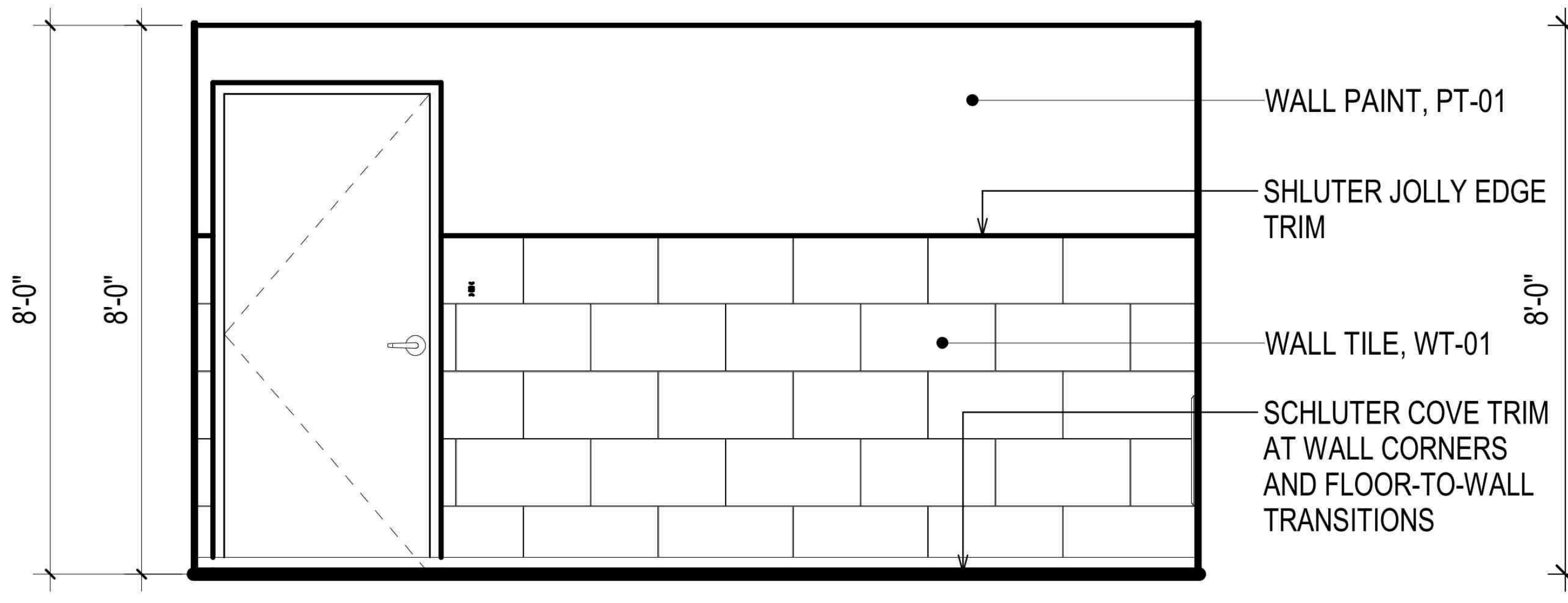
FOR PERMIT

BRIAN T. DUGGAN
401770
5/16/2025

TOWN OF SUPERIOR
OPERATIONS & MAINTENANCE FACILITY
1950 HONEY CREEK LANE, SUPERIOR, CO 80027
ENLARGED RESTROOM PLANS

SHEET IDENTIFICATION
A-501

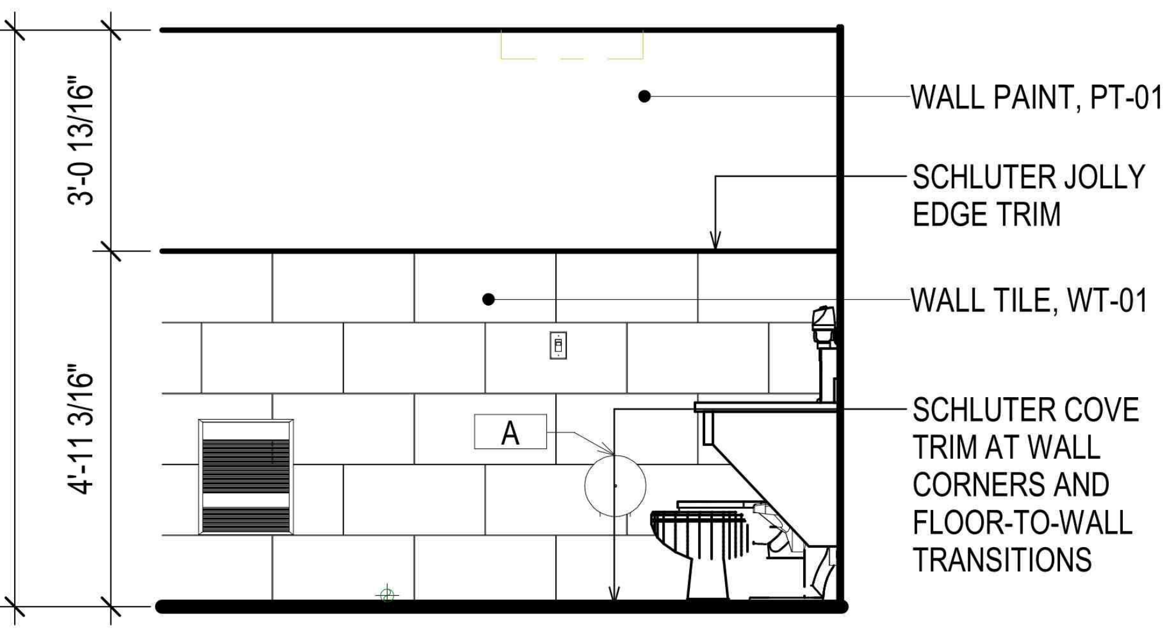
1 2 3 4 5


8'-0"
8'-0"
WALL PAINT, PT-01
SHLUTER JOLLY EDGE TRIM
WALL TILE, WT-01
SCHLUTER COVE TRIM AT WALL CORNERS AND FLOOR-TO-WALL TRANSITIONS

D1 ELEVATIONS - RESTROOM 1106 - WEST

A-511 3/8" = 1'-0"

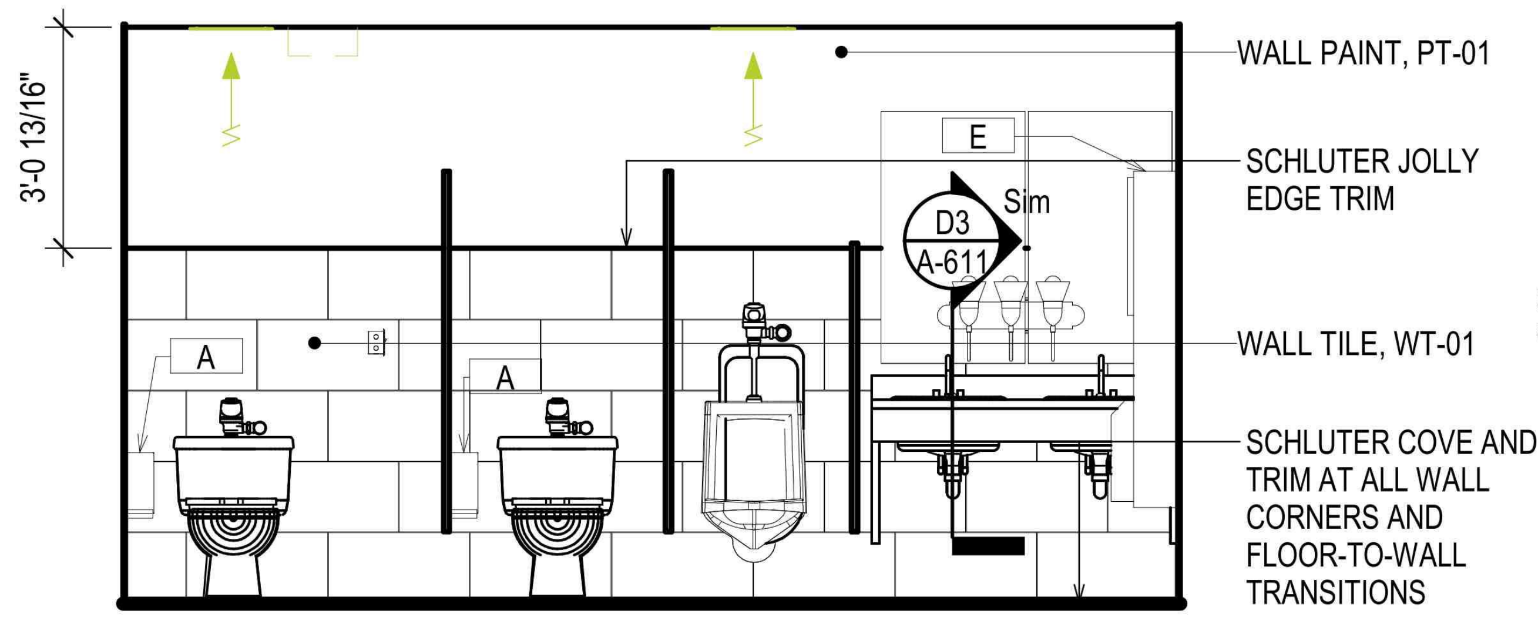
0' 1'-4" 2'-8" 5'-4"


3'-0 13/16"
8'-0"
4'-11 3/16"
A
WALL PAINT, PT-01
SCHLUTER JOLLY EDGE TRIM
WALL TILE, WT-01
SCHLUTER COVE TRIM AT WALL CORNERS AND FLOOR-TO-WALL TRANSITIONS

D2 ELEVATIONS - RESTROOM 1106 - NORTH

A-511 3/8" = 1'-0"

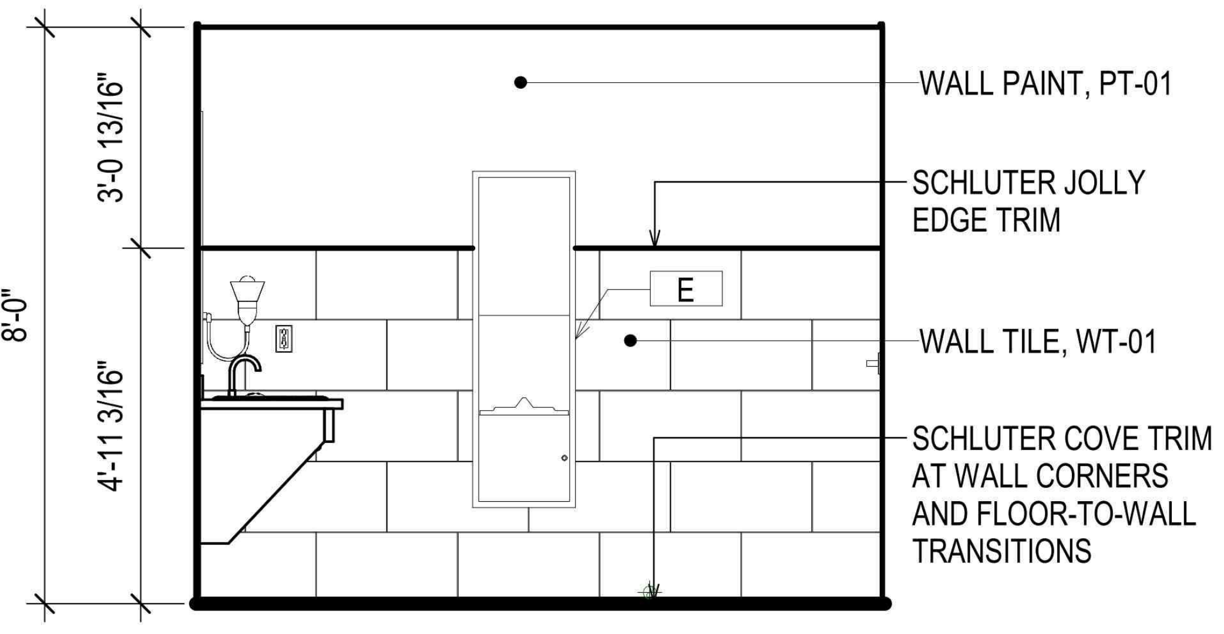
0' 1'-4" 2'-8" 5'-4"


3'-0 13/16"
A
A
E
D3
A-611
Sim
WALL PAINT, PT-01
SCHLUTER JOLLY EDGE TRIM
WALL TILE, WT-01
SCHLUTER COVE AND TRIM AT ALL WALL CORNERS AND FLOOR-TO-WALL TRANSITIONS

D3 ELEVATIONS - RESTROOM 1106 - EAST

A-511 3/8" = 1'-0"

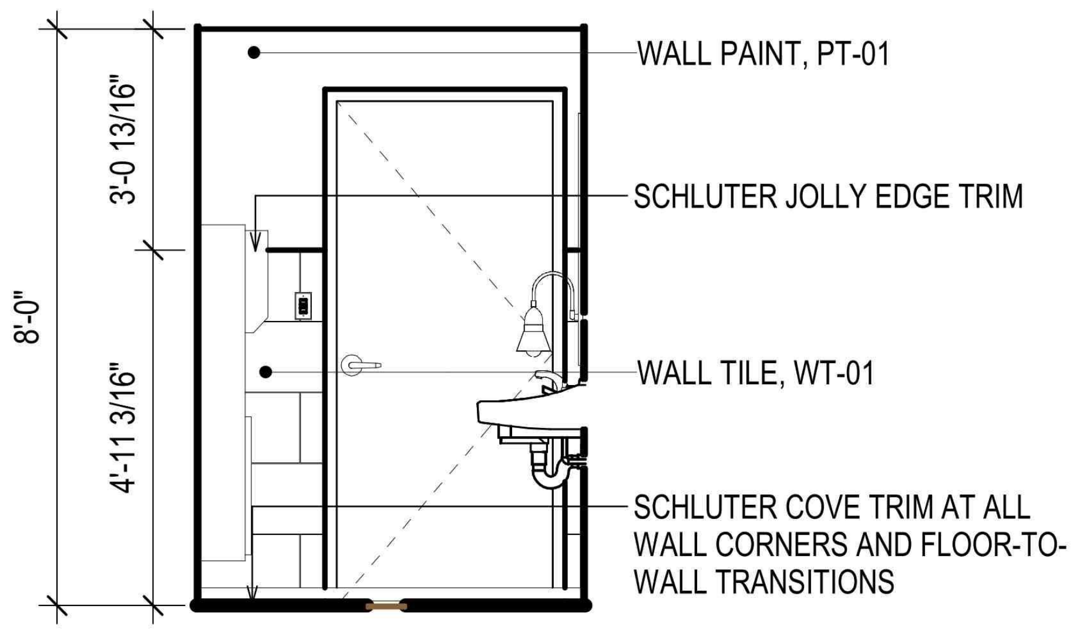
0' 1'-4" 2'-8" 5'-4"


8'-0"
3'-0 13/16"
4'-11 3/16"
E
WALL PAINT, PT-01
SCHLUTER JOLLY EDGE TRIM
WALL TILE, WT-01
SCHLUTER COVE TRIM AT WALL CORNERS AND FLOOR-TO-WALL TRANSITIONS

D5 ELEVATIONS - RESTROOM 1106 - SOUTH

A-511 3/8" = 1'-0"

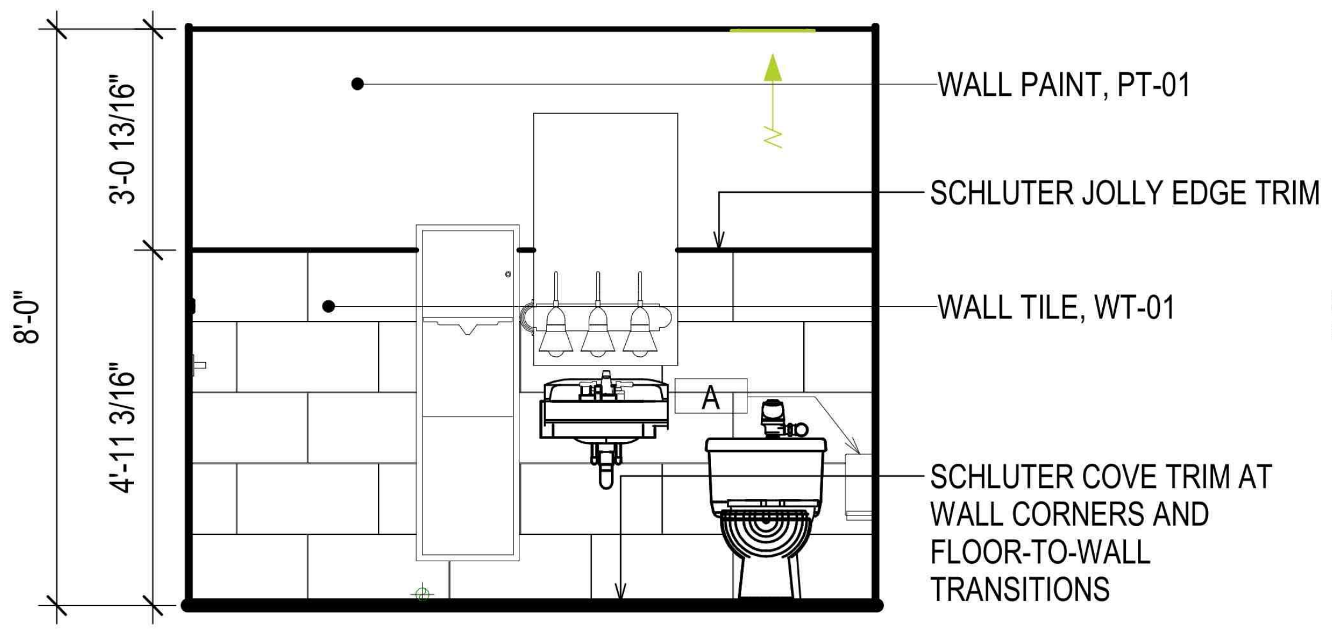
0' 1'-4" 2'-8" 5'-4"


8'-0"
3'-0 13/16"
4'-11 3/16"
WALL PAINT, PT-01
SCHLUTER JOLLY EDGE TRIM
WALL TILE, WT-01
SCHLUTER COVE TRIM AT ALL WALL CORNERS AND FLOOR-TO-WALL TRANSITIONS

C2 ELEVATIONS - RESTROOM 1109 - WEST

A-511 3/8" = 1'-0"

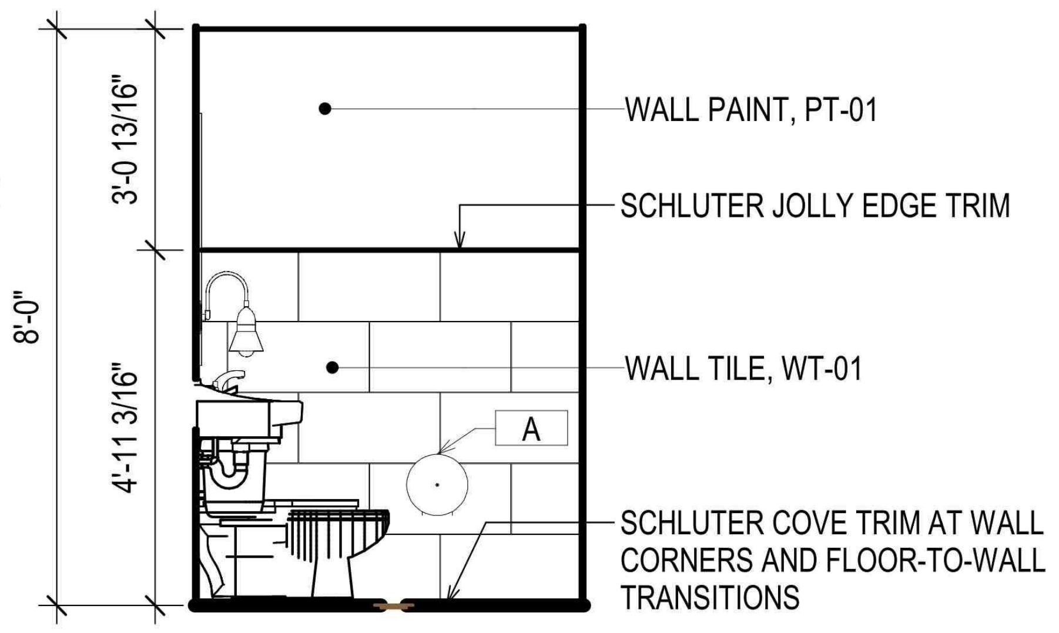
0' 1'-4" 2'-8" 5'-4"


3'-0 13/16"
8'-0"
4'-11 3/16"
A
WALL PAINT, PT-01
SCHLUTER JOLLY EDGE TRIM
WALL TILE, WT-01
SCHLUTER COVE TRIM AT WALL CORNERS AND FLOOR-TO-WALL TRANSITIONS

C3 ELEVATIONS - RESTROOM 1109 - NORTH

A-511 3/8" = 1'-0"

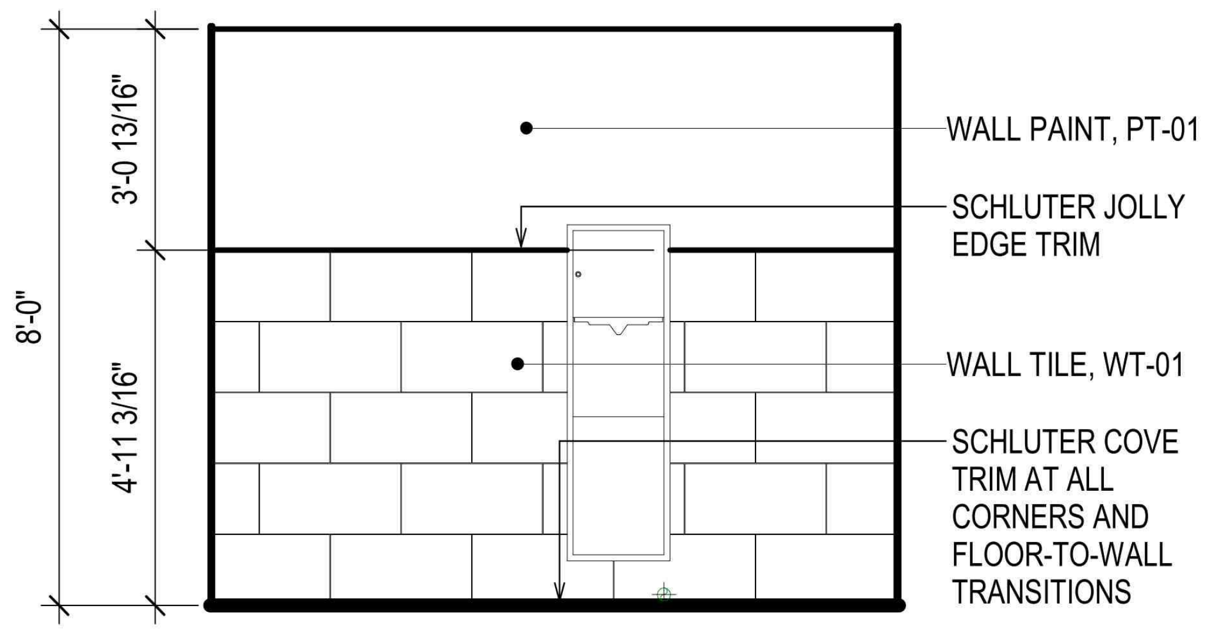
0' 1'-4" 2'-8" 5'-4"


8'-0"
3'-0 13/16"
4'-11 3/16"
A
WALL PAINT, PT-01
SCHLUTER JOLLY EDGE TRIM
WALL TILE, WT-01
SCHLUTER COVE TRIM AT WALL CORNERS AND FLOOR-TO-WALL TRANSITIONS

C4 ELEVATIONS - RESTROOM 1109 - EAST

A-511 3/8" = 1'-0"

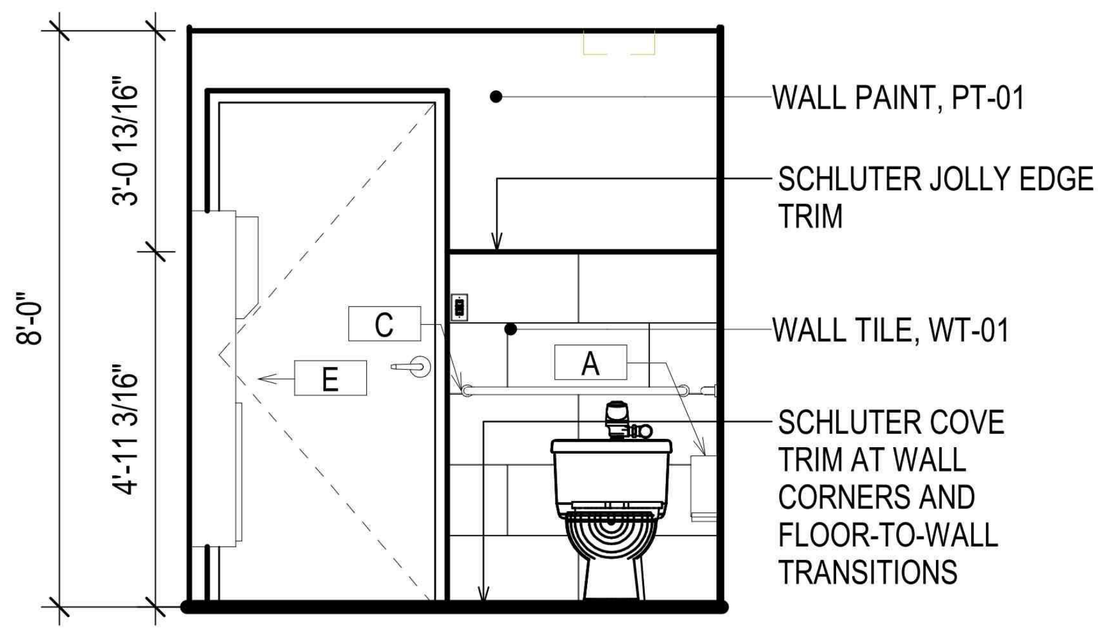
0' 1'-4" 2'-8" 5'-4"


8'-0"
3'-0 13/16"
4'-11 3/16"
WALL PAINT, PT-01
SCHLUTER JOLLY EDGE TRIM
WALL TILE, WT-01
SCHLUTER COVE TRIM AT ALL CORNERS AND FLOOR-TO-WALL TRANSITIONS

C5 ELEVATIONS - RESTROOM 1109 - SOUTH

A-511 3/8" = 1'-0"

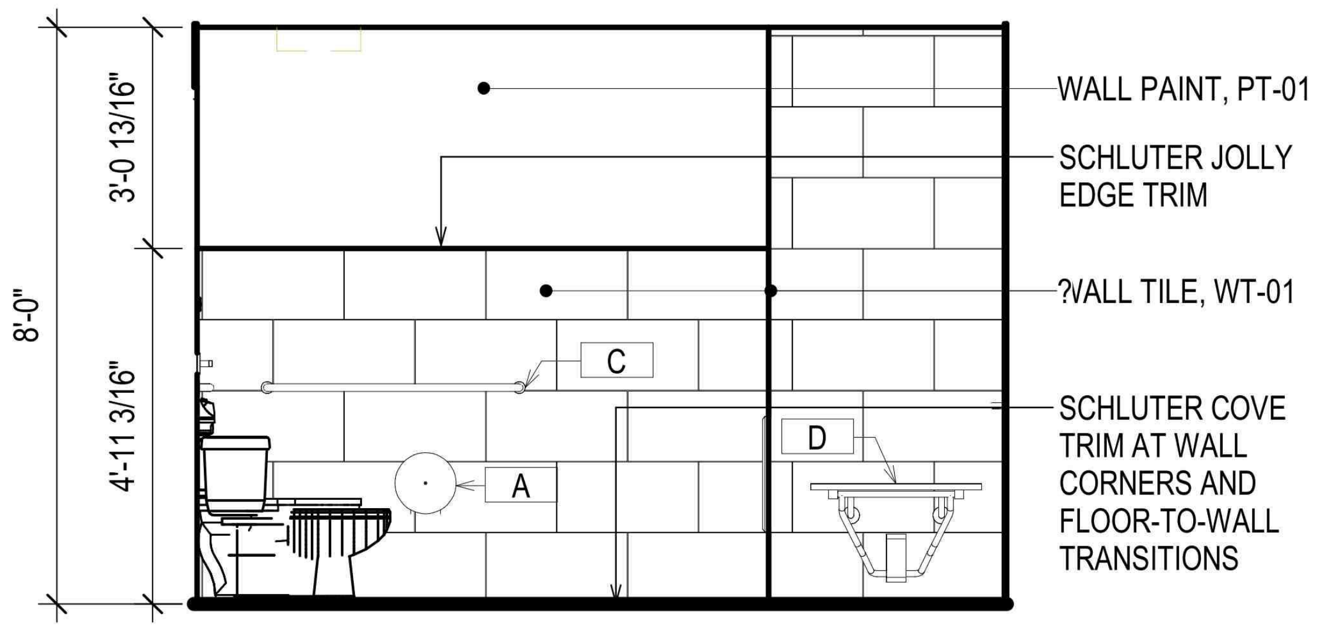
0' 1'-4" 2'-8" 5'-4"


8'-0"
3'-0 13/16"
4'-11 3/16"
C
E
A
WALL PAINT, PT-01
SCHLUTER JOLLY EDGE TRIM
WALL TILE, WT-01
SCHLUTER COVE TRIM AT WALL CORNERS AND FLOOR-TO-WALL TRANSITIONS

B2 ELEVATIONS - SHOWER 1108 - WEST

A-511 3/8" = 1'-0"

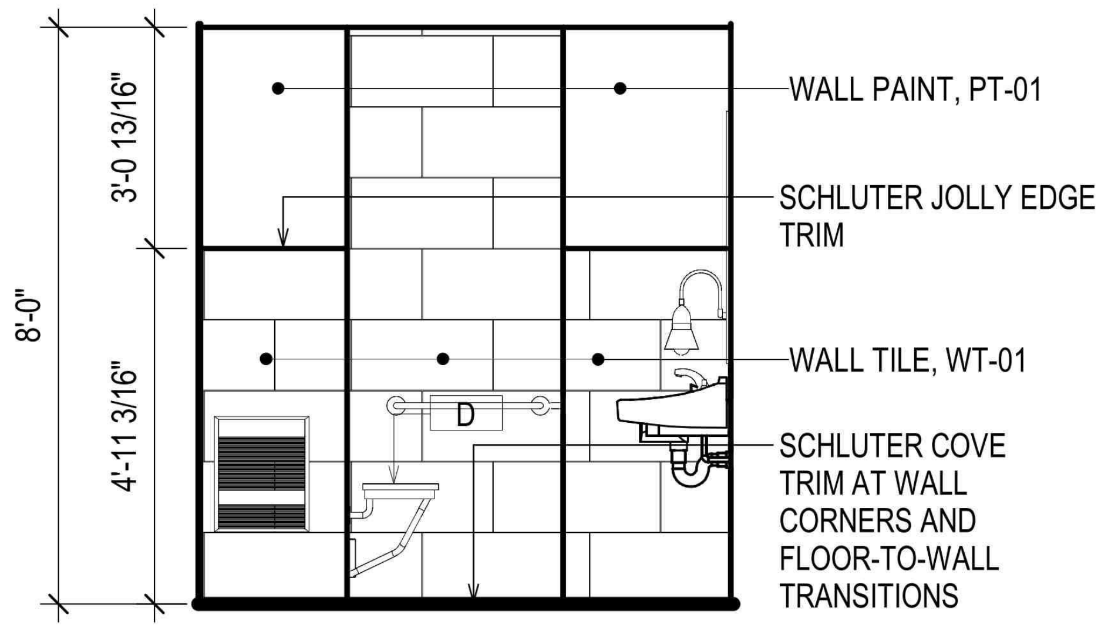
0' 1'-4" 2'-8" 5'-4"


8'-0"
3'-0 13/16"
4'-11 3/16"
C
A
D
WALL PAINT, PT-01
SCHLUTER JOLLY EDGE TRIM
WALL TILE, WT-01
SCHLUTER COVE TRIM AT WALL CORNERS AND FLOOR-TO-WALL TRANSITIONS

B3 ELEVATIONS - SHOWER 1108 - NORTH

A-511 3/8" = 1'-0"

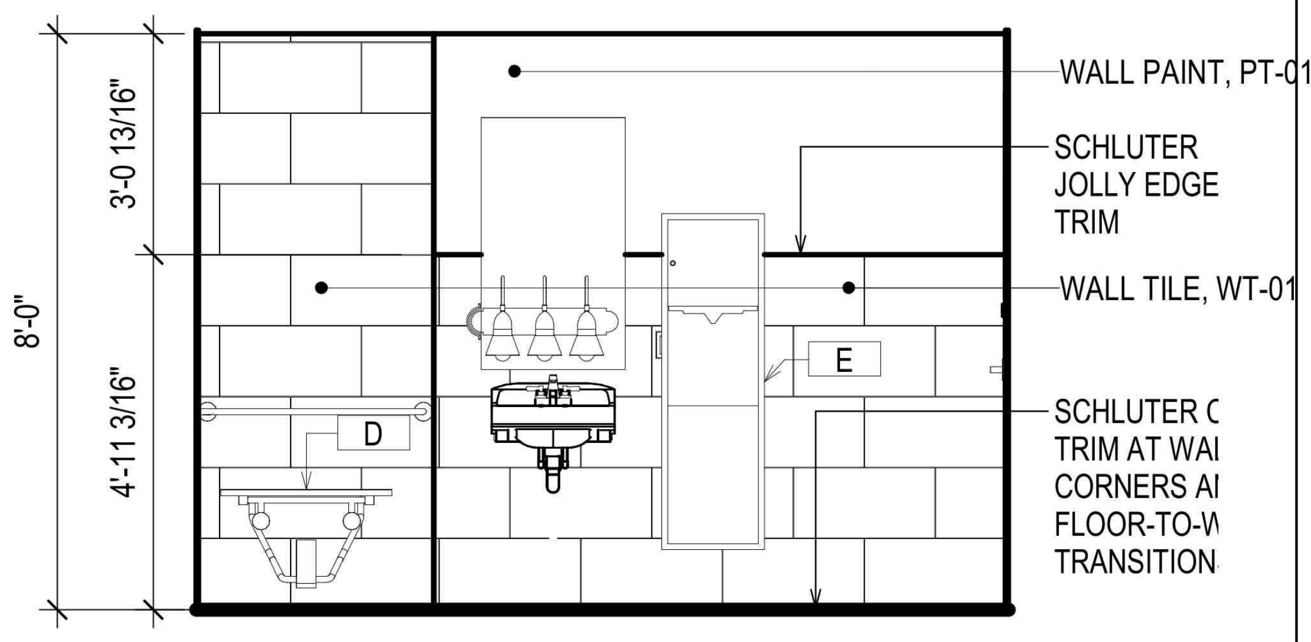
0' 1'-4" 2'-8" 5'-4"


8'-0"
3'-0 13/16"
4'-11 3/16"
D
WALL PAINT, PT-01
SCHLUTER JOLLY EDGE TRIM
WALL TILE, WT-01
SCHLUTER COVE TRIM AT WALL CORNERS AND FLOOR-TO-WALL TRANSITIONS

B4 ELEVATIONS - RESTROOM 1108 - EAST

A-511 3/8" = 1'-0"

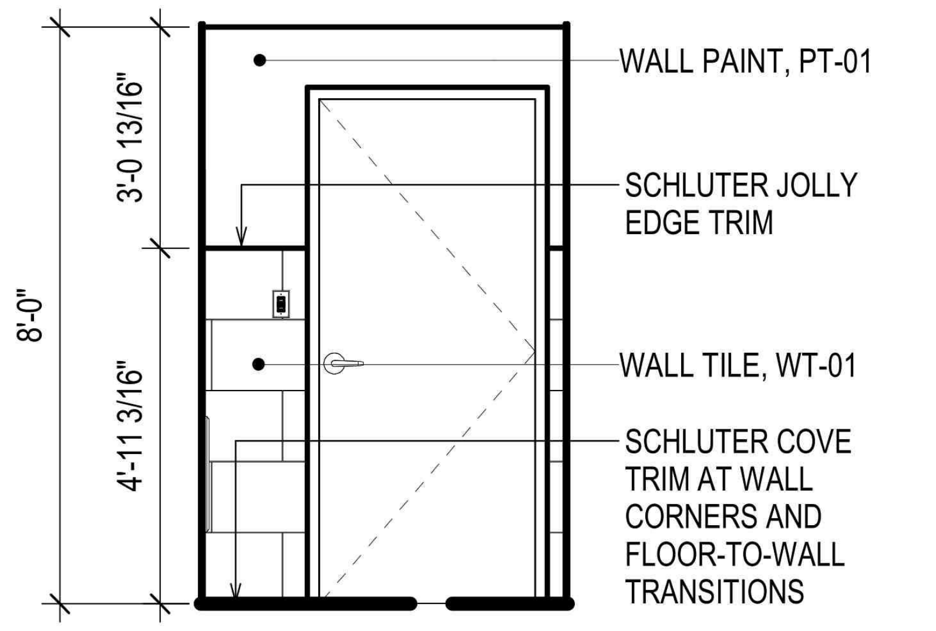
0' 1'-4" 2'-8" 5'-4"


8'-0"
3'-0 13/16"
4'-11 3/16"
D
E
WALL PAINT, PT-01
SCHLUTER JOLLY EDGE TRIM
WALL TILE, WT-01
SCHLUTER C
TRIM AT WAI
CORNERS AI
FLOOR-TO-W
TRANSITION

B5 ELEVATIONS - RESTROOM 1108 - SOUTH

A-511 3/8" = 1'-0"

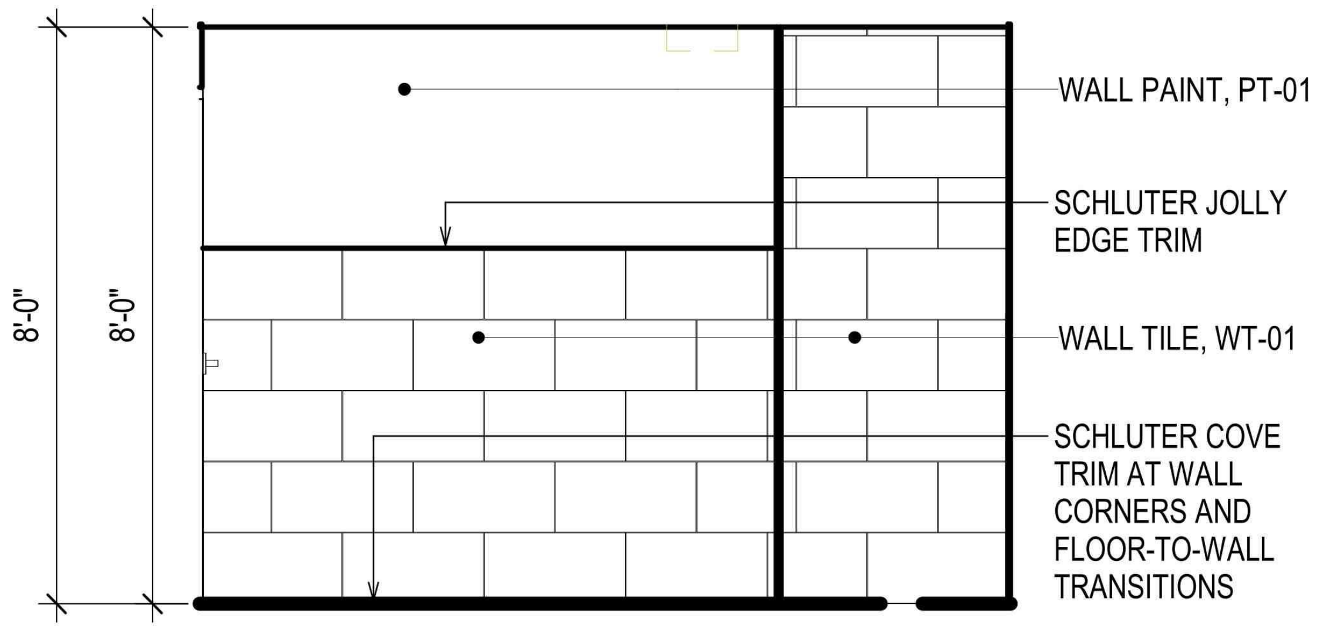
0' 1'-4" 2'-8" 5'-4"


8'-0"
3'-0 13/16"
4'-11 3/16"
WALL PAINT, PT-01
SCHLUTER JOLLY EDGE TRIM
WALL TILE, WT-01
SCHLUTER COVE TRIM AT WALL CORNERS AND FLOOR-TO-WALL TRANSITIONS

A2 ELEVATIONS - SHOWER 1110 - WEST

A-511 3/8" = 1'-0"

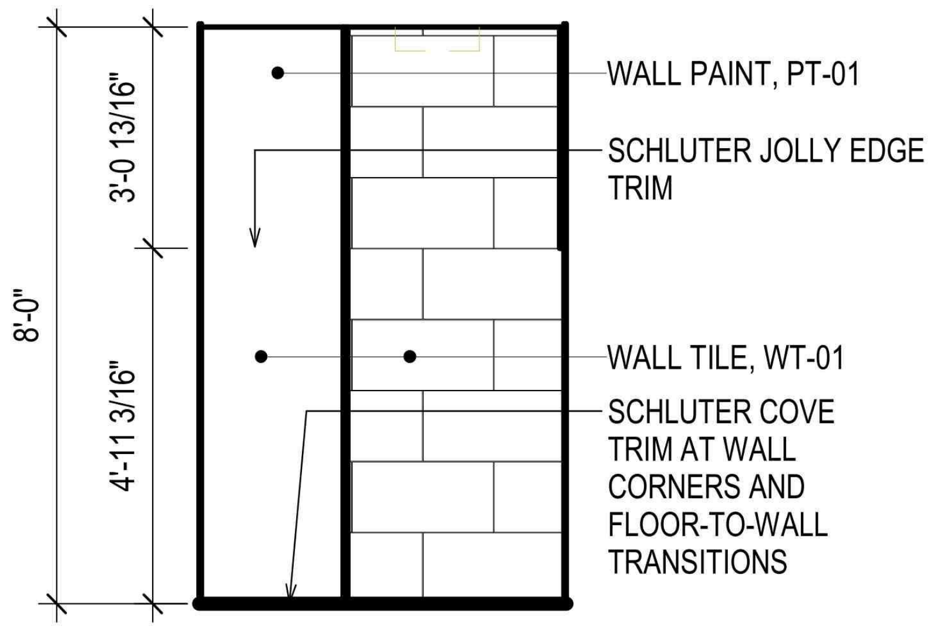
0' 1'-4" 2'-8" 5'-4"


8'-0"
8'-0"
WALL PAINT, PT-01
SCHLUTER JOLLY EDGE TRIM
WALL TILE, WT-01
SCHLUTER COVE TRIM AT WALL CORNERS AND FLOOR-TO-WALL TRANSITIONS

A3 ELEVATIONS - SHOWER 1110 - NORTH

A-511 3/8" = 1'-0"

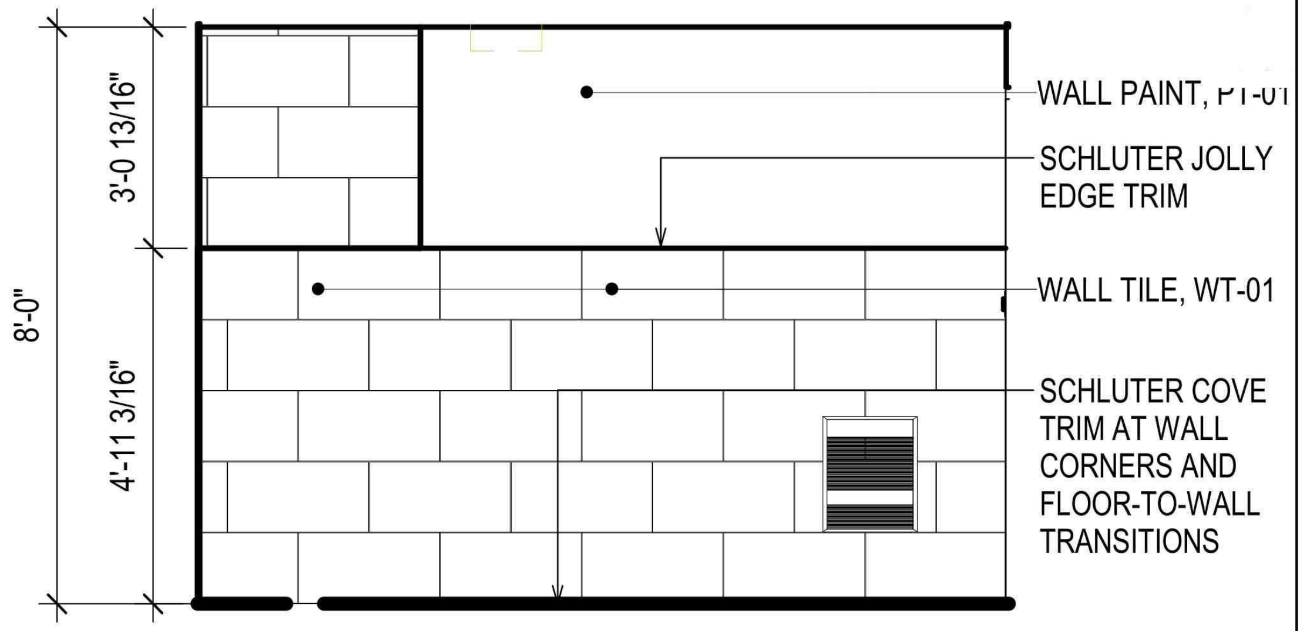
0' 1'-4" 2'-8" 5'-4"


8'-0"
3'-0 13/16"
4'-11 3/16"
WALL PAINT, PT-01
SCHLUTER JOLLY EDGE TRIM
WALL TILE, WT-01
SCHLUTER COVE TRIM AT WALL CORNERS AND FLOOR-TO-WALL TRANSITIONS

A4 ELEVATIONS - SHOWER 1110 - EAST

A-511 3/8" = 1'-0"

0' 1'-4" 2'-8" 5'-4"


8'-0"
3'-0 13/16"
4'-11 3/16"
WALL PAINT, PT-01
SCHLUTER JOLLY EDGE TRIM
WALL TILE, WT-01
SCHLUTER COVE TRIM AT WALL CORNERS AND FLOOR-TO-WALL TRANSITIONS

A5 ELEVATIONS - SHOWER 1110 - SOUTH

A-511 3/8" = 1'-0"

0' 1'-4" 2'-8" 5'-4"

D2C ARCHITECTS

D2C ARCHITECTS, INC.
DENVER, COLORADO

MARK	DESCRIPTION	DATE	APPR

ISSUE DATE:
MAY 19, 2025
CONSULTANTS PROJECT #
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PLOT SCALE: 3/8" = 1'-0"
SIZE: 22" x 34"
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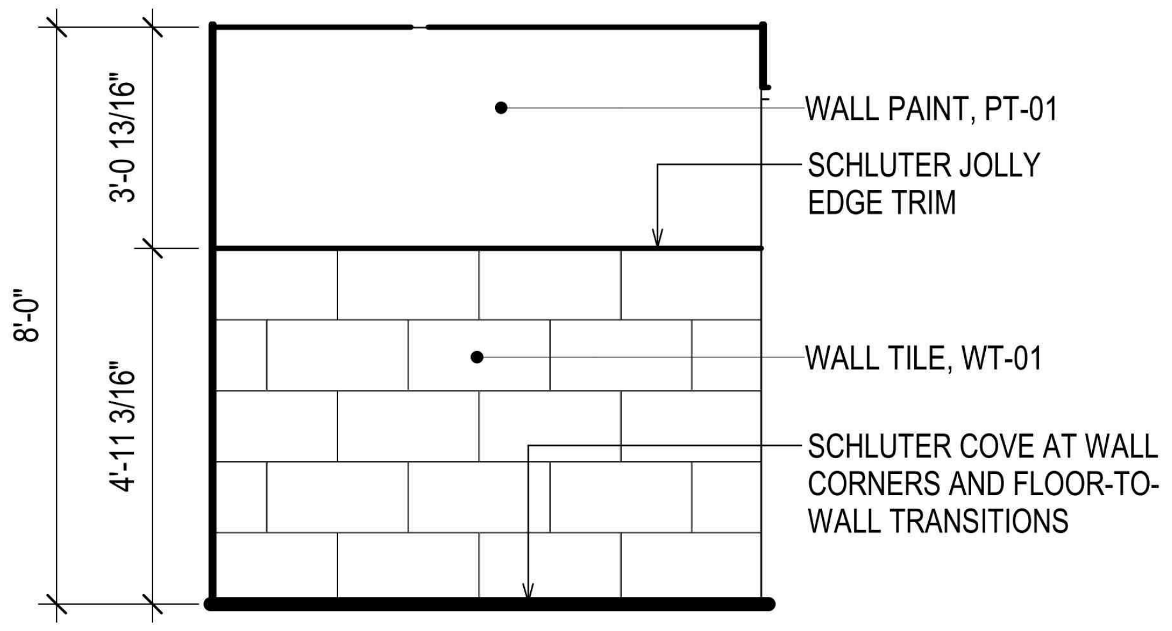
FOR PERMIT

BRIAN T. DUGGAN
401770
5/16/2025

TOWN OF SUPERIOR
OPERATIONS & MAINTENANCE FACILITY
1950 HONEY CREEK LANE, SUPERIOR, CO 80027
RESTROOM ELEVATIONS

SHEET IDENTIFICATION
A-511

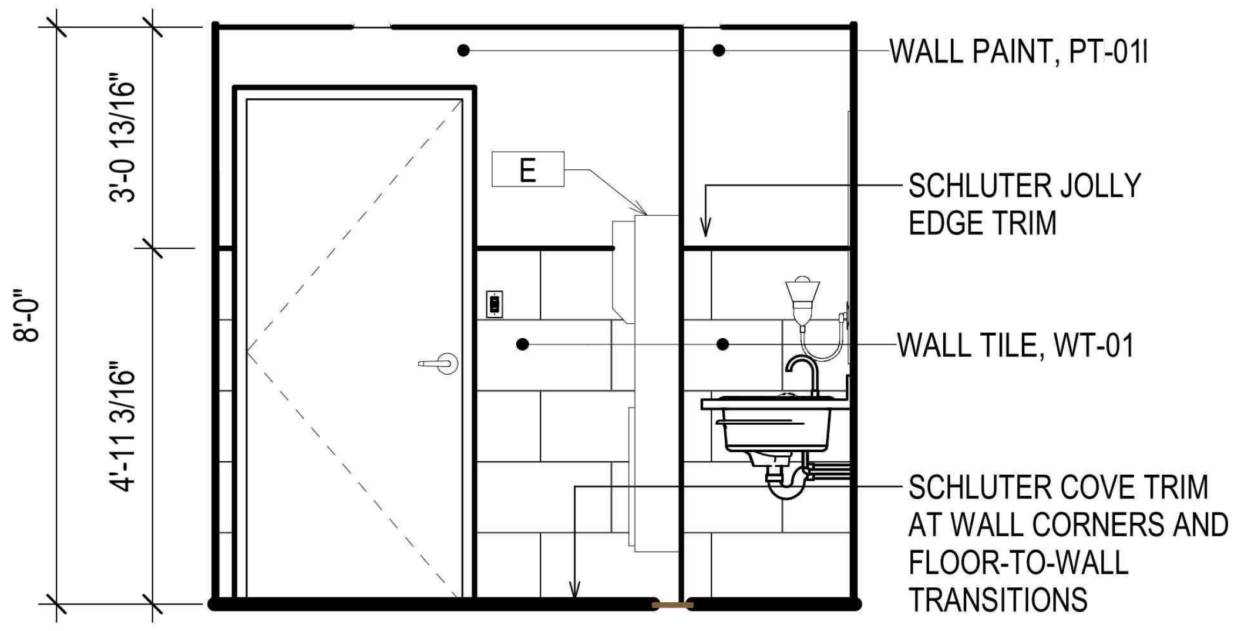
A-511-


3'-0 13/16"
8'-0"
4'-11 3/16"
WALL PAINT, PT-01
SCHLUTER JOLLY EDGE TRIM
WALL TILE, WT-01
SCHLUTER COVE AT WALL CORNERS AND FLOOR-TO-WALL TRANSITIONS

D2 | ELEVATIONS - RESTROOM 2109 - WEST

A-512 | 3/8" = 1'-0"

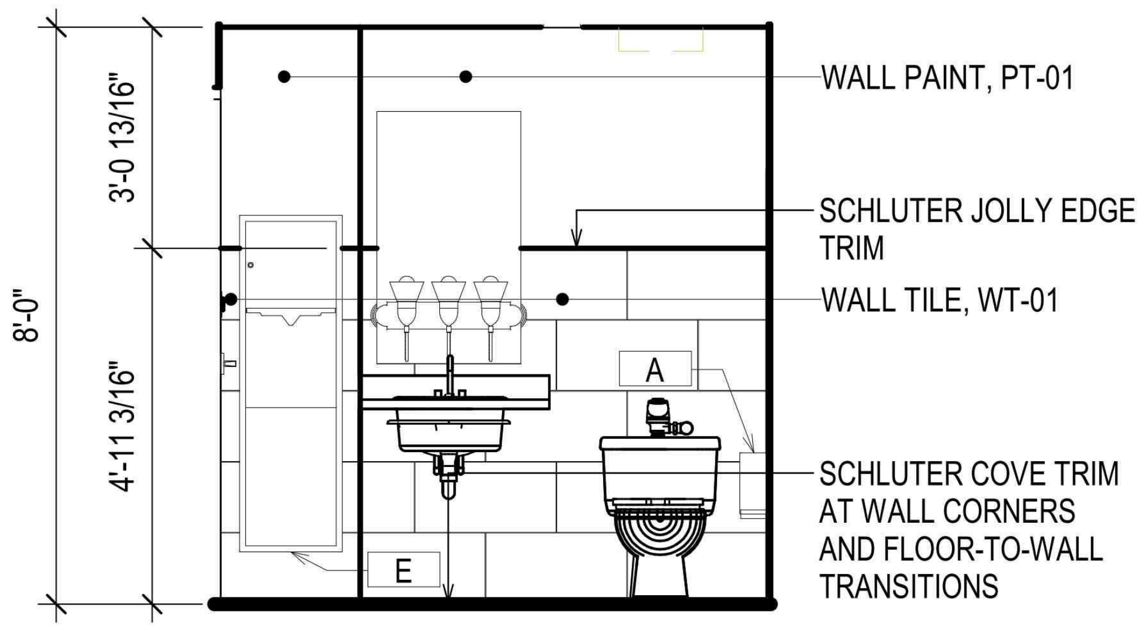
0' 1'-4" 2'-8" 5'-4"


3'-0 13/16"
8'-0"
4'-11 3/16"
E
WALL PAINT, PT-01
SCHLUTER JOLLY EDGE TRIM
WALL TILE, WT-01
SCHLUTER COVE TRIM AT WALL CORNERS AND FLOOR-TO-WALL TRANSITIONS

D3 | ELEVATIONS - RESTROOM 2109 - NORTH

A-512 | 3/8" = 1'-0"

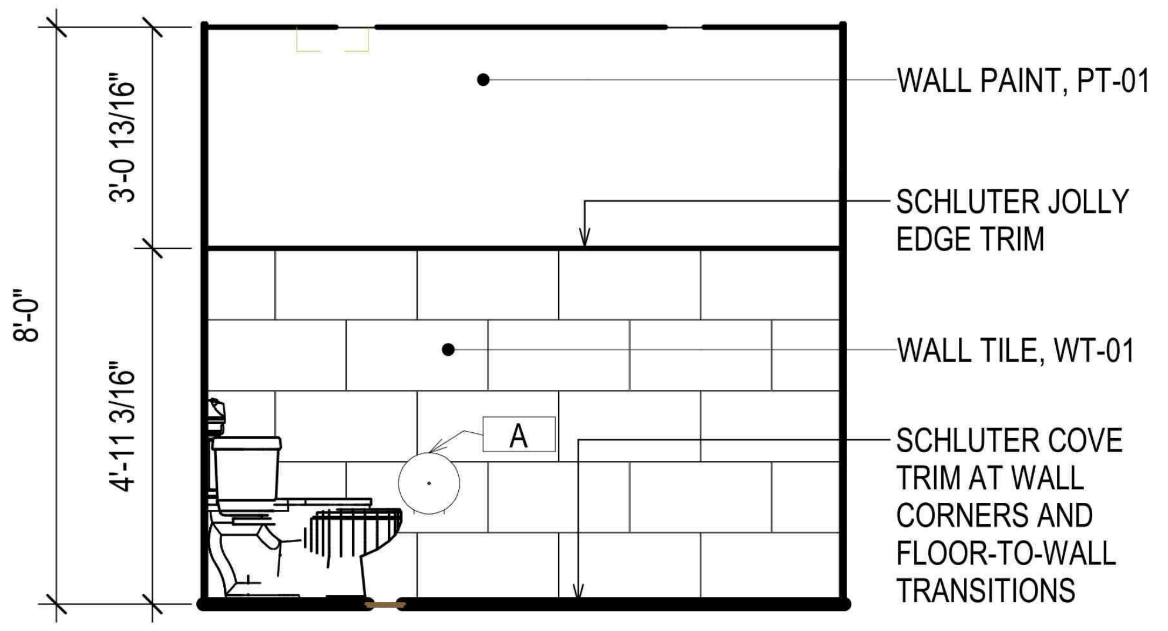
0' 1'-4" 2'-8" 5'-4"


3'-0 13/16"
8'-0"
4'-11 3/16"
A
E
WALL PAINT, PT-01
SCHLUTER JOLLY EDGE TRIM
WALL TILE, WT-01
SCHLUTER COVE TRIM AT WALL CORNERS AND FLOOR-TO-WALL TRANSITIONS

D4 | ELEVATIONS - RESTROOM 2109 - EAST

A-512 | 3/8" = 1'-0"

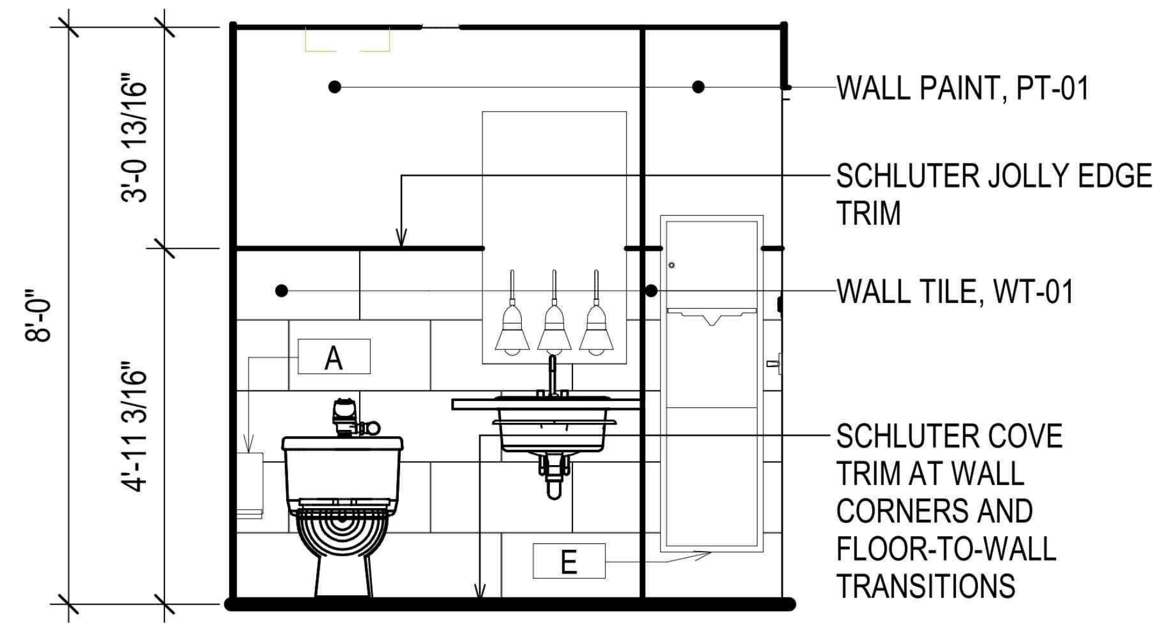
0' 1'-4" 2'-8" 5'-4"


3'-0 13/16"
8'-0"
4'-11 3/16"
A
WALL PAINT, PT-01
SCHLUTER JOLLY EDGE TRIM
WALL TILE, WT-01
SCHLUTER COVE TRIM AT WALL CORNERS AND FLOOR-TO-WALL TRANSITIONS

D5 | ELEVATIONS - RESTROOM 2109 - SOUTH

A-512 | 3/8" = 1'-0"

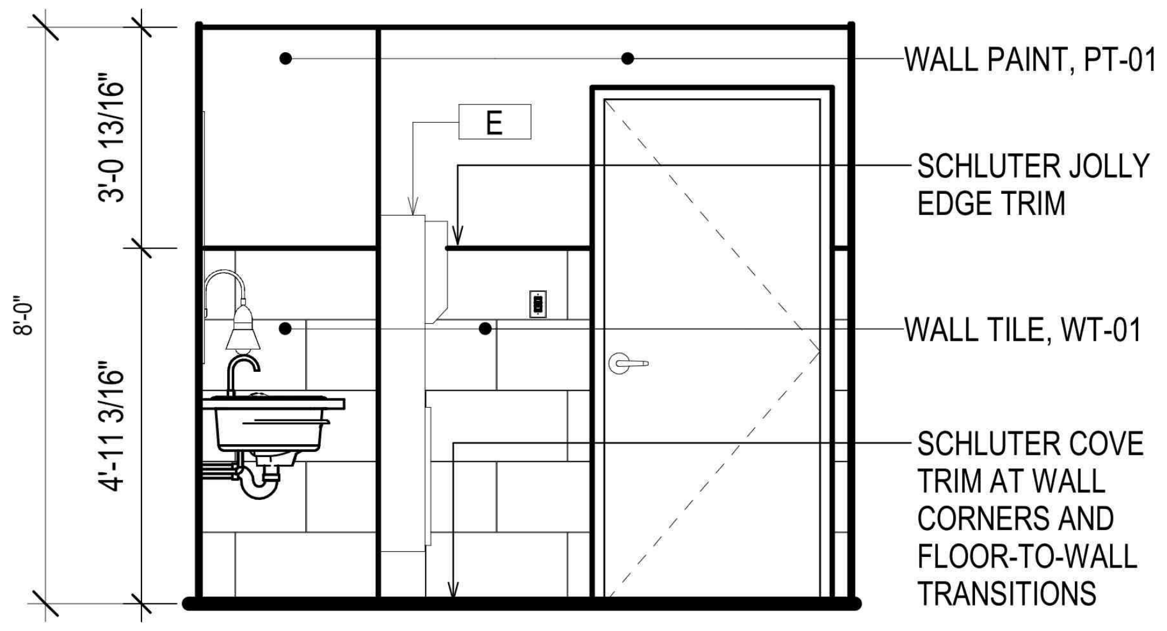
0' 1'-4" 2'-8" 5'-4"


3'-0 13/16"
8'-0"
4'-11 3/16"
A
E
WALL PAINT, PT-01
SCHLUTER JOLLY EDGE TRIM
WALL TILE, WT-01
SCHLUTER COVE TRIM AT WALL CORNERS AND FLOOR-TO-WALL TRANSITIONS

C2 | ELEVATIONS - RESTROOM 2110 - WEST

A-512 | 3/8" = 1'-0"

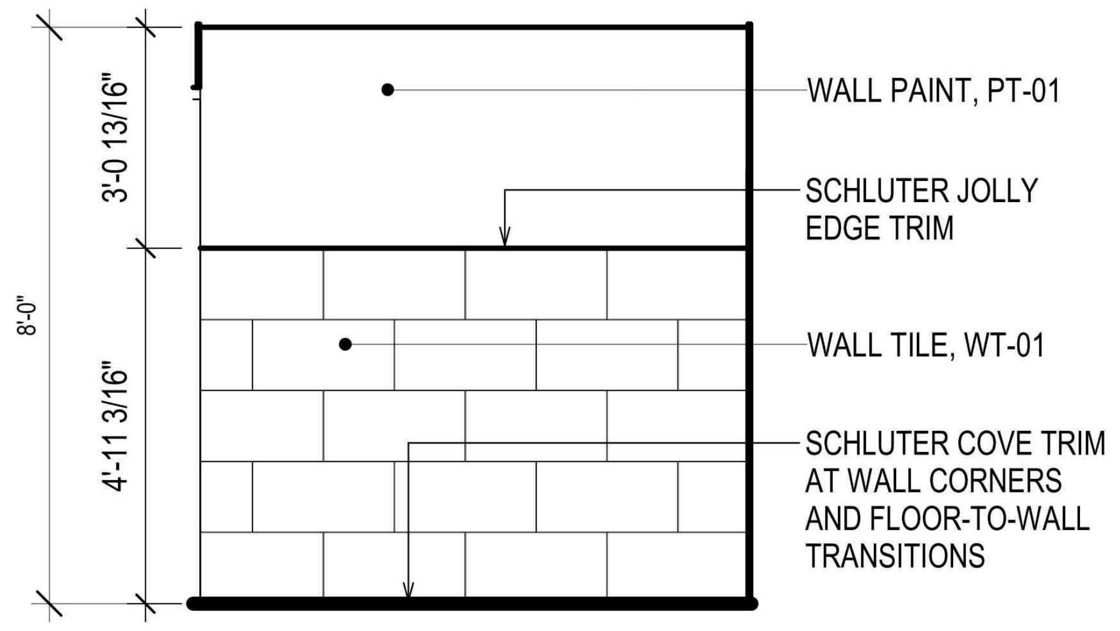
0' 1'-4" 2'-8" 5'-4"


3'-0 13/16"
8'-0"
4'-11 3/16"
E
WALL PAINT, PT-01
SCHLUTER JOLLY EDGE TRIM
WALL TILE, WT-01
SCHLUTER COVE TRIM AT WALL CORNERS AND FLOOR-TO-WALL TRANSITIONS

C3 | ELEVATIONS - RESTROOM 2110 - NORTH

A-512 | 3/8" = 1'-0"

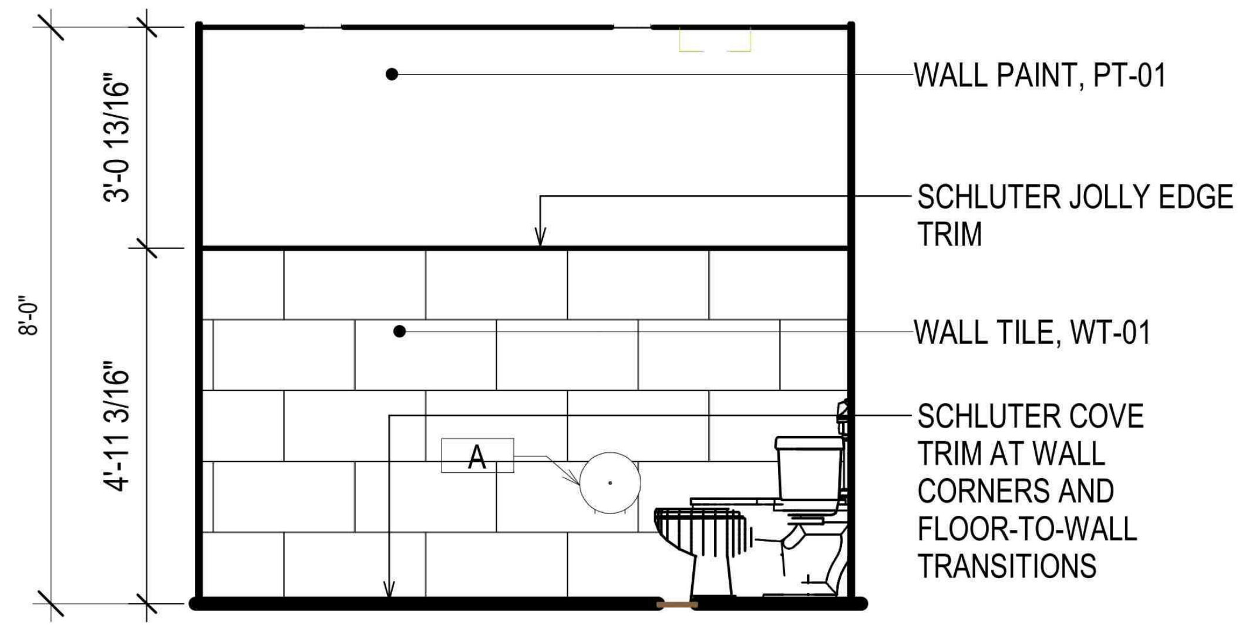
0' 1'-4" 2'-8" 5'-4"


3'-0 13/16"
8'-0"
4'-11 3/16"
WALL PAINT, PT-01
SCHLUTER JOLLY EDGE TRIM
WALL TILE, WT-01
SCHLUTER COVE TRIM AT WALL CORNERS AND FLOOR-TO-WALL TRANSITIONS

C4 | ELEVATIONS - RESTROOM 2110 - EAST

A-512 | 3/8" = 1'-0"

0' 1'-4" 2'-8" 5'-4"


3'-0 13/16"
8'-0"
4'-11 3/16"
A
WALL PAINT, PT-01
SCHLUTER JOLLY EDGE TRIM
WALL TILE, WT-01
SCHLUTER COVE TRIM AT WALL CORNERS AND FLOOR-TO-WALL TRANSITIONS

C5 | ELEVATIONS - RESTROOM 2110 - SOUTH

A-512 | 3/8" = 1'-0"

0' 1'-4" 2'-8" 5'-4"

D2C ARCHITECTS

D2C ARCHITECTS, INC.
DENVER, COLORADO

MARK	DESCRIPTION	DATE	APPR

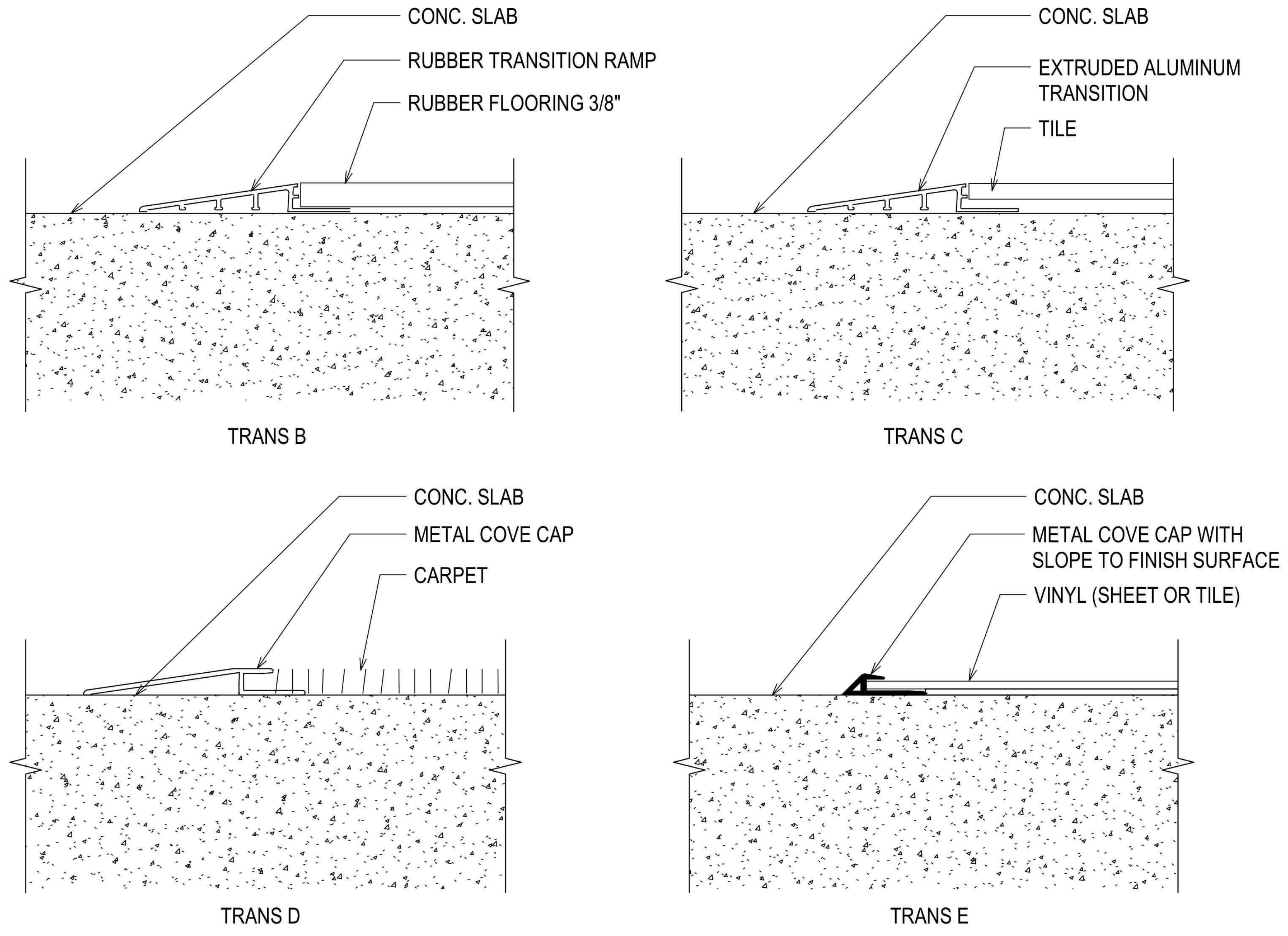
DESIGN BY: Designer
ISSUE DATE: **MAY 19, 2025**
D2C PROJECT NUMBER 202421
CONSULTANTS PROJECT #
DRAWN BY: Author
CKD BY: Checker
SOLICITATION NO.:
SBMT BY: Approver
PLOT DATE: 5/20/2025 4:50:19 PM
CONTRACT NO.:
PLOT SCALE: 3/8" = 1'-0"
FILE NUMBER:
SIZE: 22" x 34"
FILE NAME:

FOR PERMIT

BRIAN T. DUGGAN
401770
5/16/2025

TOWN OF SUPERIOR
OPERATIONS & MAINTENANCE FACILITY
1950 HONEY CREEK LANE, SUPERIOR, CO 80027
RESTROOM ELEVATIONS

SHEET IDENTIFICATION
A-512


CONC. SLAB
RUBBER TRANSITION RAMP
RUBBER FLOORING 3/8"
CONC. SLAB
EXTRUDED ALUMINUM TRANSITION
TILE
CONC. SLAB
METAL COVE CAP
CARPET
CONC. SLAB
METAL COVE CAP WITH SLOPE TO FINISH SURFACE
VINYL (SHEET OR TILE)

TRANS B

TRANS C

TRANS D

TRANS E

1 MATERIAL TRANSITION

A-515 *6" = 1'-0"*

D2C ARCHITECTS

D2C ARCHITECTS, INC.
DENVER, COLORADO

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FOR PERMIT

STATE OF COLORADO
BRIAN T. DUGGAN
401770
5/16/2025
LICENSED ARCHITECT

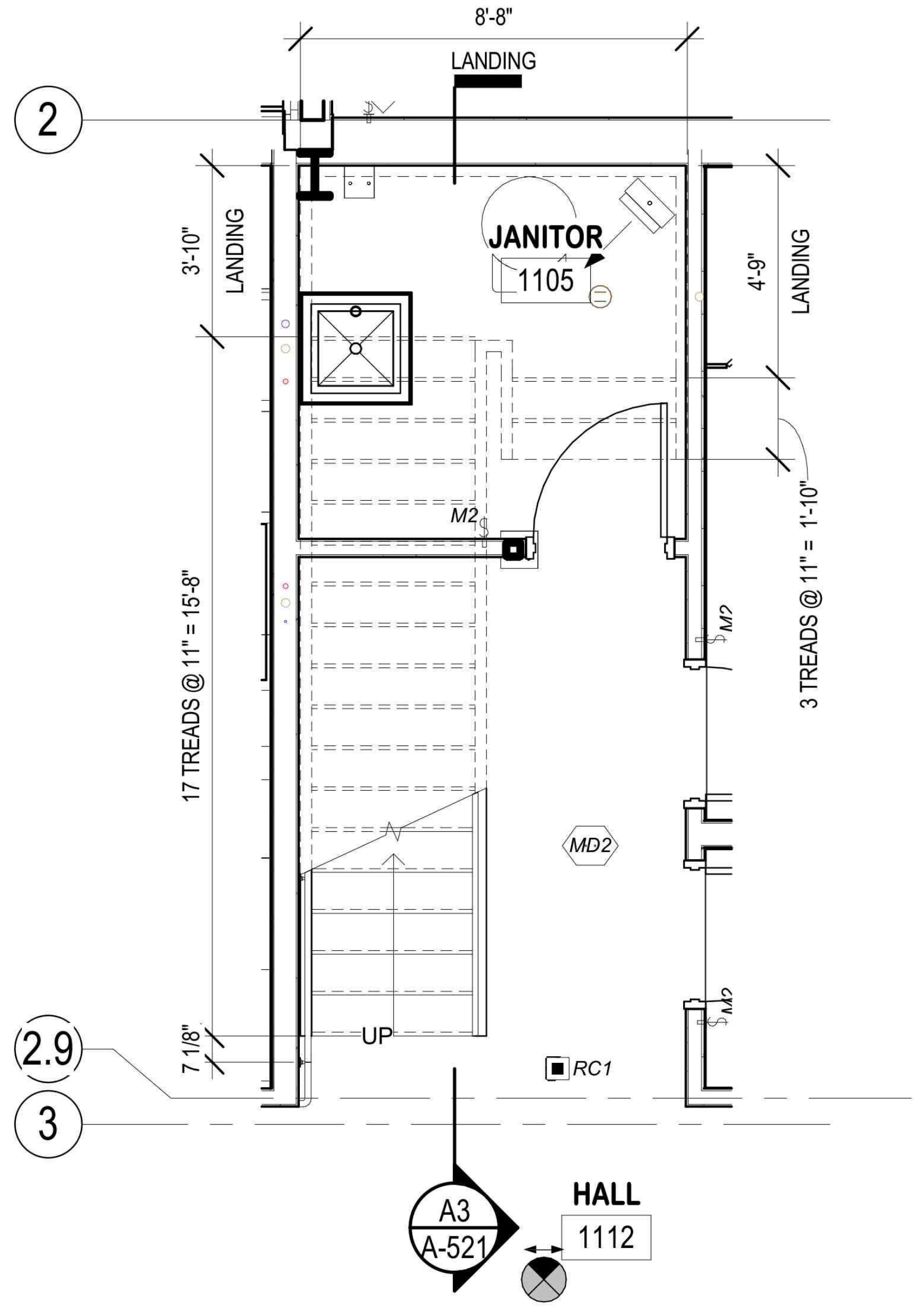
TOWN OF SUPERIOR
OPERATIONS &
MAINTENANCE FACILITY
1950 HONEY CREEK LANE, SUPERIOR, CO 80027

DETAILS

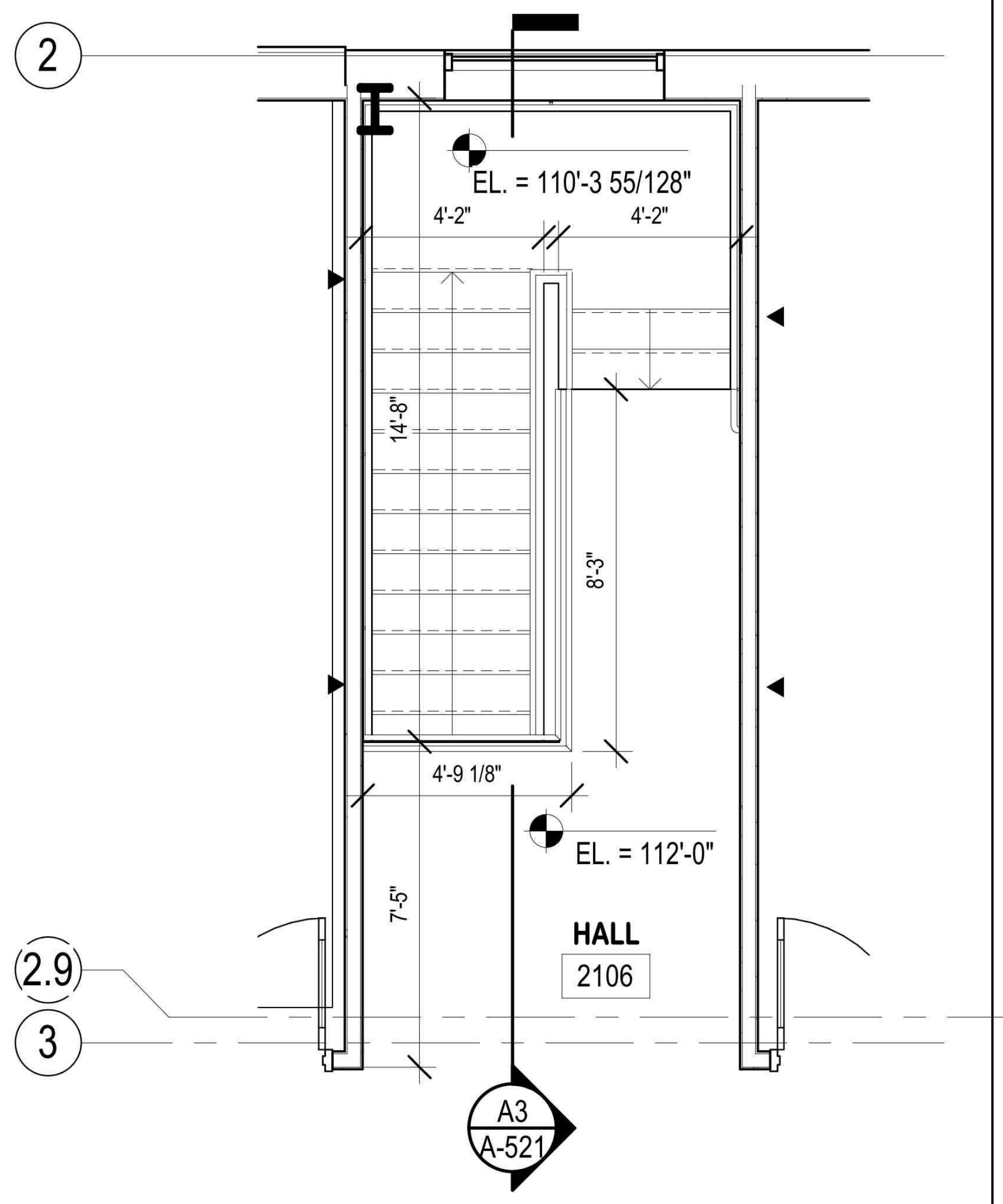
SHEET IDENTIFICATION
A-515

1 2 3 4 5

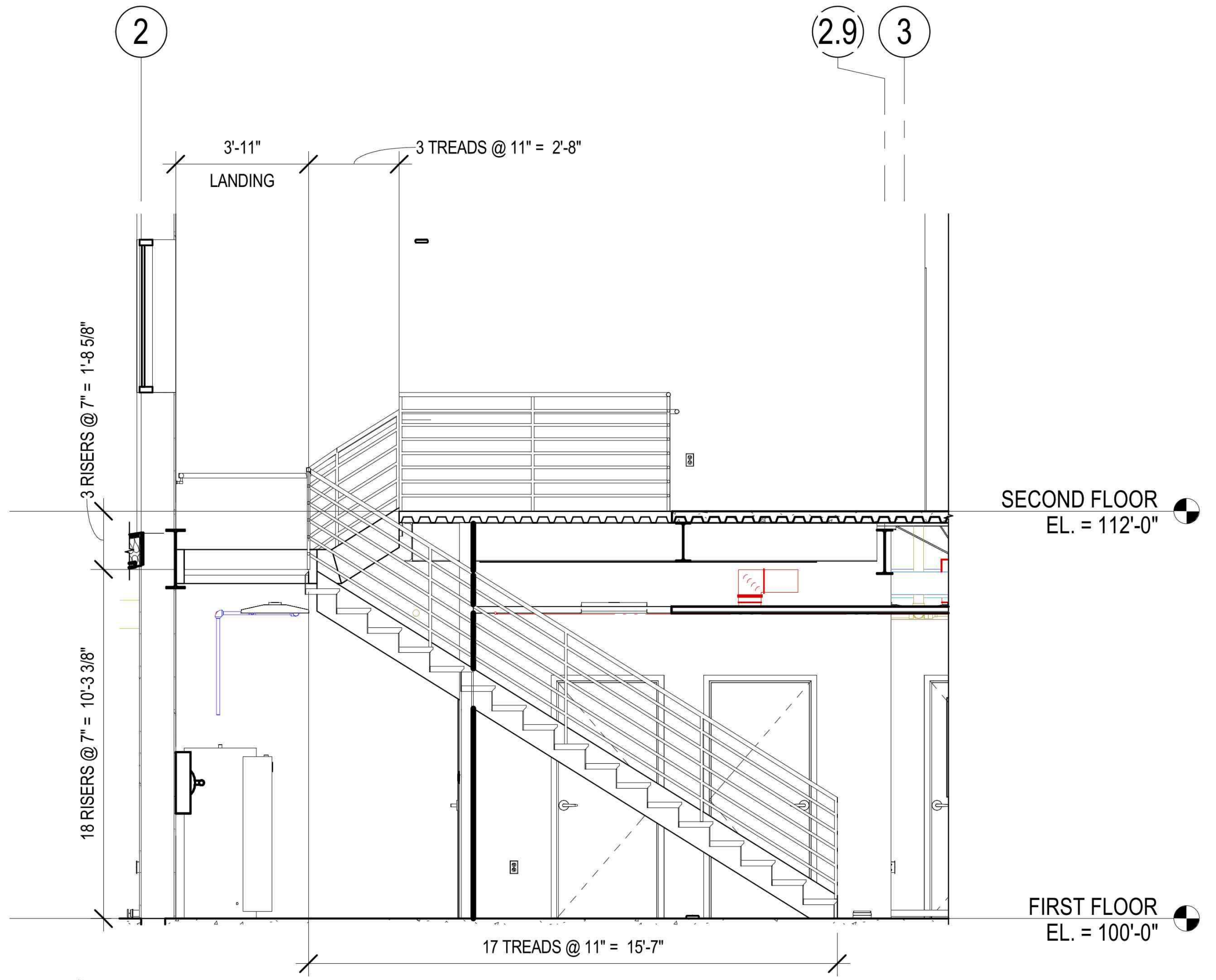
D C B A


8'-8"
LANDING
2
3'-10"
LANDING
JANITOR
1105
4'-9"
LANDING
M2
3 TREADS @ 11" = 1'-10"
17 TREADS @ 11" = 15'-8"
M2
MD2
M2
2.9
3
7 1/8"
UP
RC1
A3
A-521
HALL
1112

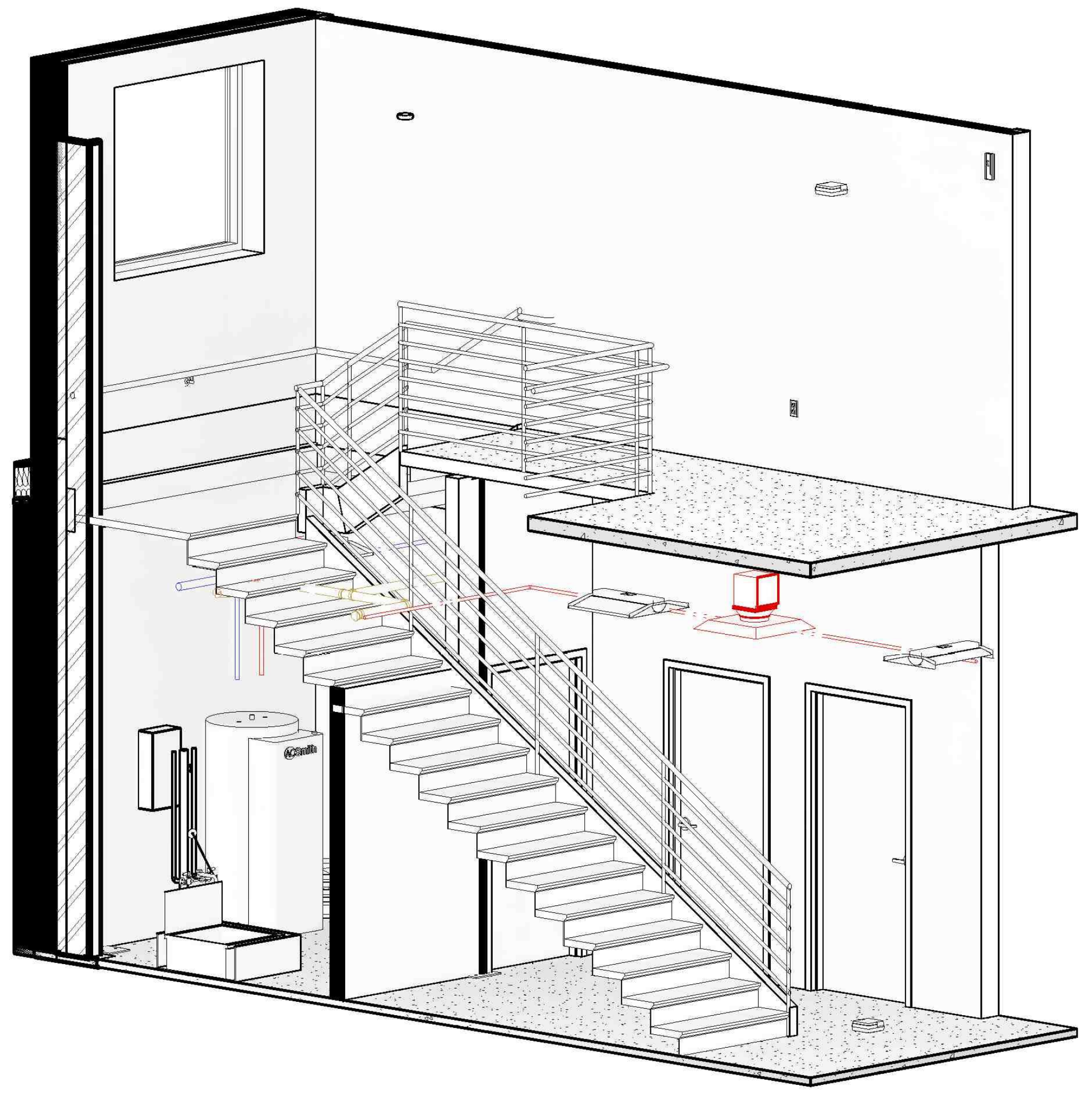
D4 | STAIR PLAN - LEVEL 1
A-521 | *1/4" = 1'-0"*


2
EL. = 110'-3 55/128"
4'-2"
4'-2"
14'-8"
8'-3"
4'-9 1/8"
EL. = 112'-0"
7'-5"
HALL
2106
2.9
3
A3
A-521

D5 | STAIR PLAN - LEVEL 2
A-521 | *1/4" = 1'-0"*


2
2.9
3
3'-11"
LANDING
3 TREADS @ 11" = 2'-8"
3 RISERS @ 7" = 1'-8 5/8"
18 RISERS @ 7" = 10'-3 3/8"
SECOND FLOOR
EL. = 112'-0"
FIRST FLOOR
EL. = 100'-0"
17 TREADS @ 11" = 15'-7"

A3 | SECTION - STAIRS NORTH
A-521 | *1/4" = 1'-0"*



A5 | 3D STAIRS
A-521

D2C ARCHITECTS

D2C ARCHITECTS, INC.
DENVER, COLORADO

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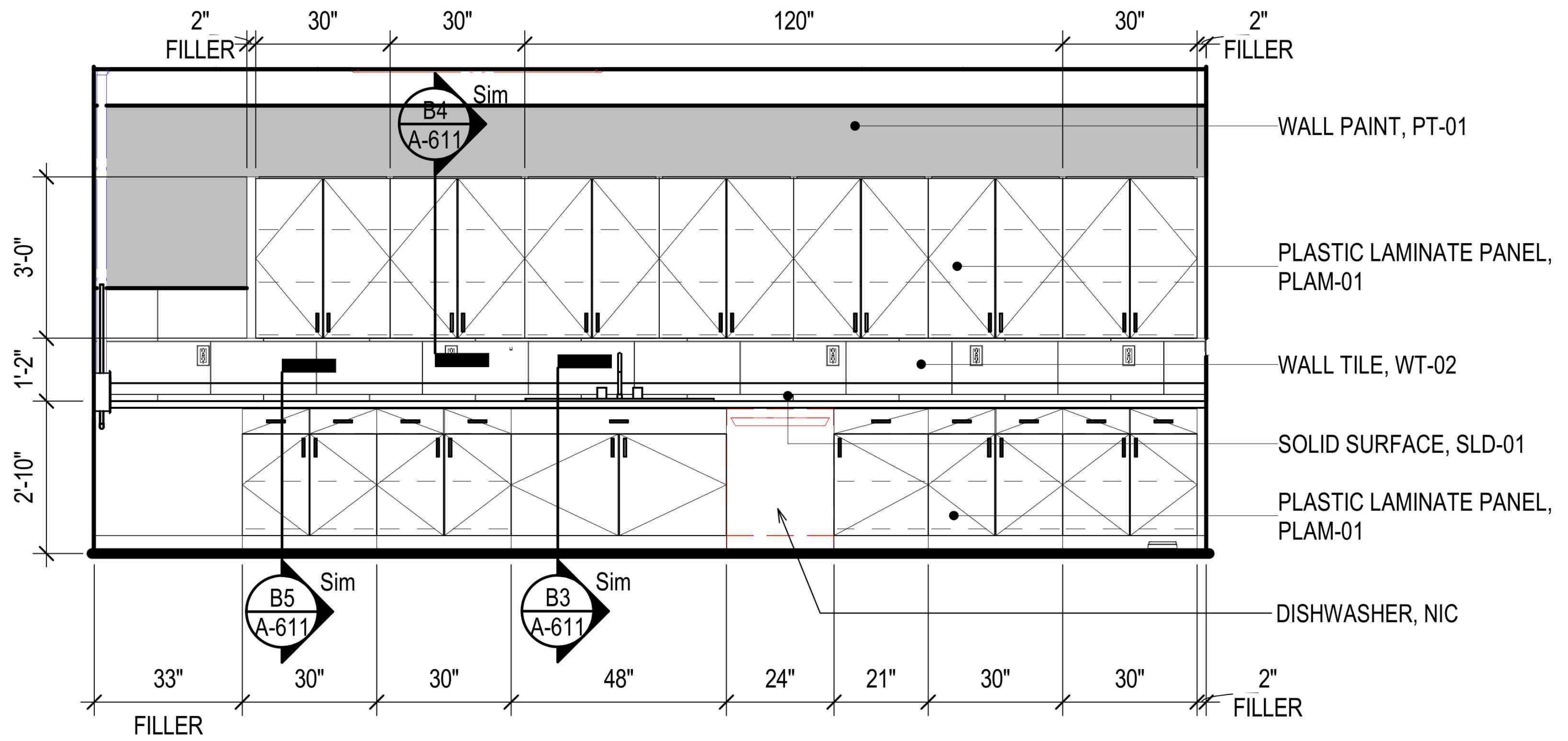
FOR PERMIT

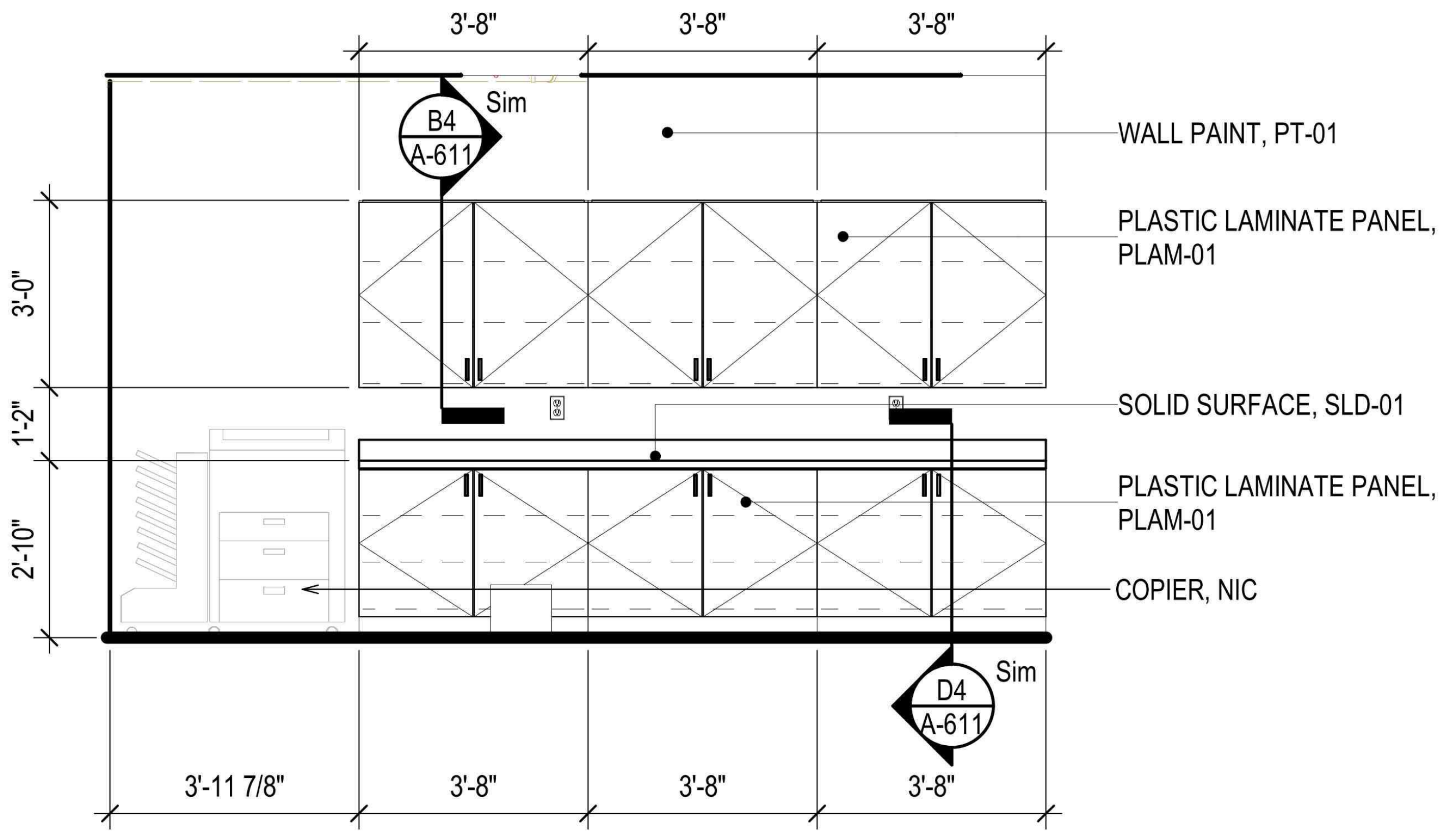
STATE OF COLORADO
BRIAN T. DUGGAN
401770
5/16/2025
LICENSED ARCHITECT

TOWN OF SUPERIOR
OPERATIONS &
MAINTENANCE FACILITY
1950 HONEY CREEK LANE, SUPERIOR, CO 80027
STAIR PLANS AND SECTIONS

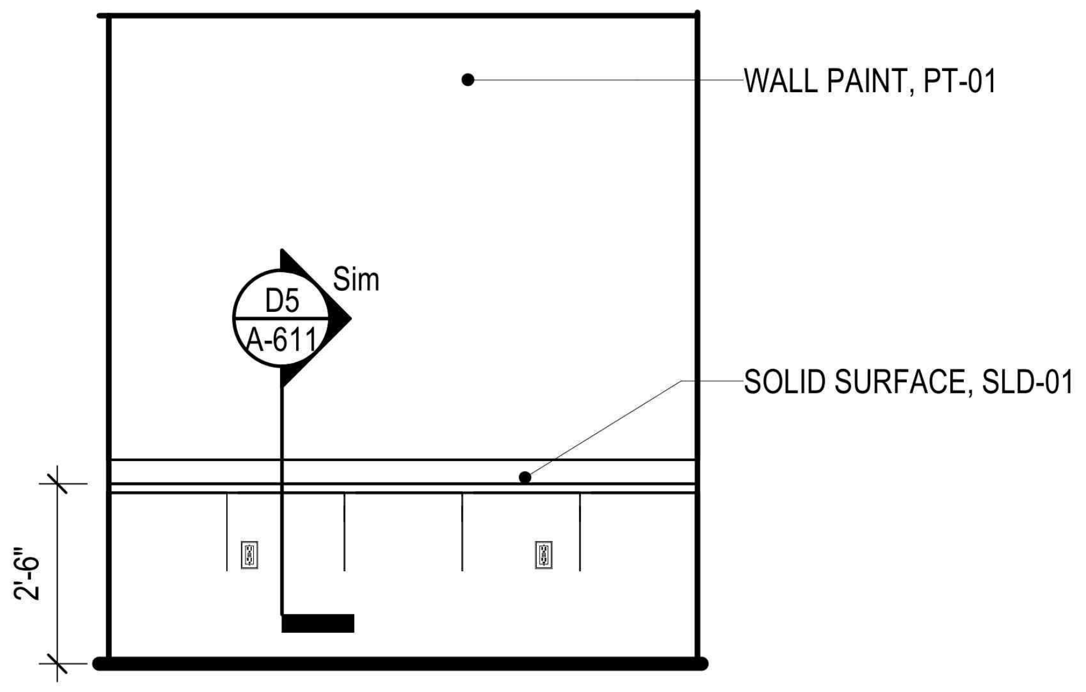
SHEET IDENTIFICATION
A-521


2"
FILLER
30"
30"
120"
30"
2"
FILLER
B4
A-611
Sim
WALL PAINT, PT-01
3'-0"
PLASTIC LAMINATE PANEL, PLAM-01
1'-2"
WALL TILE, WT-02
SOLID SURFACE, SLD-01
2'-10"
PLASTIC LAMINATE PANEL, PLAM-01
DISHWASHER, NIC
B5
A-611
Sim
B3
A-611
Sim
33"
FILLER
30"
30"
48"
24"
21"
30"
30"
2"
FILLER

D1 ELEVATIONS - CONFERENCE ROOM/KITCHEN 1104 - EAST
A-601 3/8" = 1'-0"


3'-8"
3'-8"
3'-8"
B4
A-611
Sim
WALL PAINT, PT-01
3'-0"
PLASTIC LAMINATE PANEL, PLAM-01
1'-2"
SOLID SURFACE, SLD-01
2'-10"
PLASTIC LAMINATE PANEL, PLAM-01
COPIER, NIC
D4
A-611
Sim
3'-11 7/8"
3'-8"
3'-8"
3'-8"

D3 ELEVATIONS - HALL 1112 - SOUTH
A-601 3/8" = 1'-0"


WALL PAINT, PT-01
D5
A-611
Sim
SOLID SURFACE, SLD-01
2'-6"

D5 ELEVATIONS - 2107 - EAST
A-601 3/8" = 1'-0"

D2C
ARCHITECTS

D2C ARCHITECTS, INC.
DENVER, COLORADO

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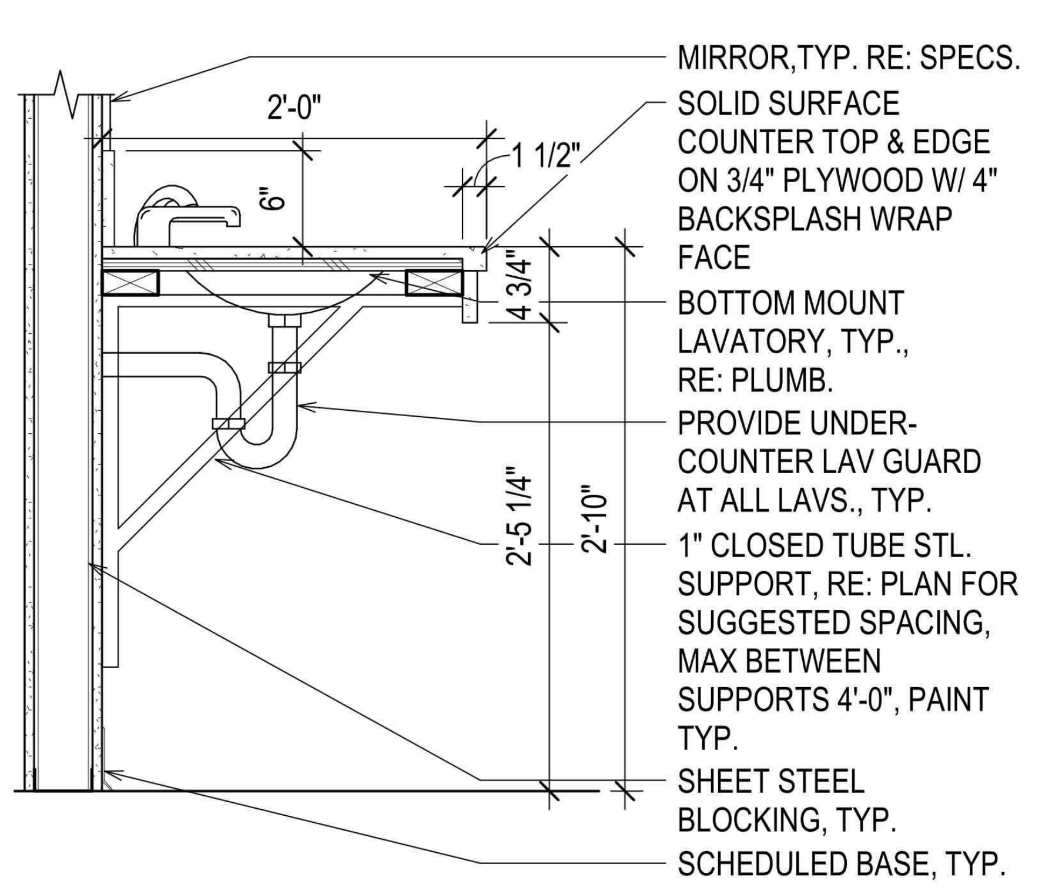
FOR PERMIT

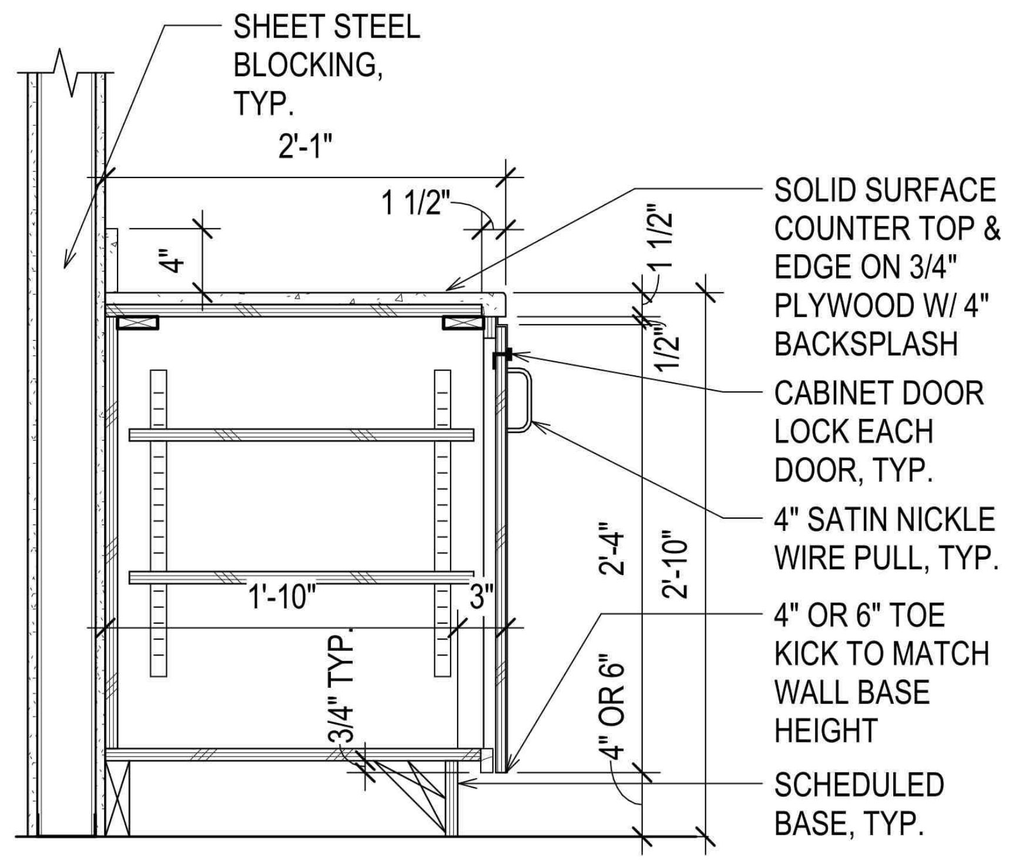
STATE OF COLORADO
BRIAN T. DUGGAN
401770
LICENSED ARCHITECT
5/16/2025

TOWN OF SUPERIOR
OPERATIONS &
MAINTENANCE FACILITY
1950 HONEY CREEK LANE, SUPERIOR, CO 80027
CASEWORK ELEVATIONS

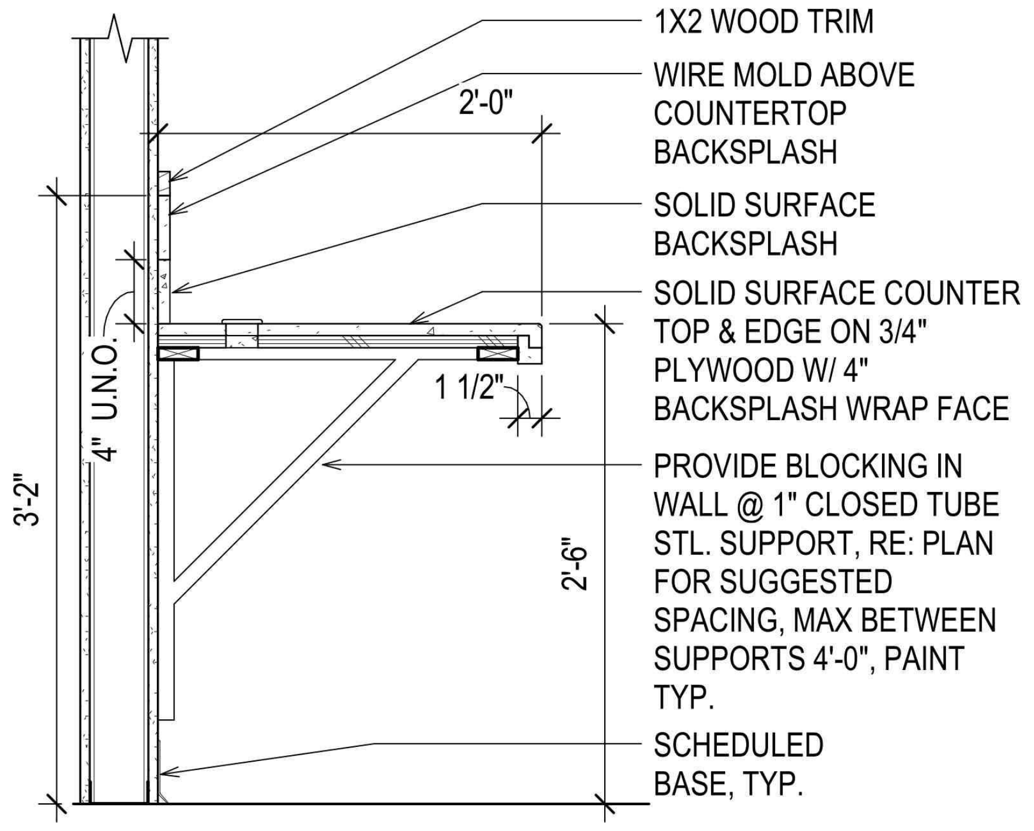
SHEET IDENTIFICATION
A-601


MIRROR,TYP. RE: SPECS.
SOLID SURFACE COUNTER TOP & EDGE ON 3/4" PLYWOOD W/ 4" BACKSPLASH WRAP FACE
BOTTOM MOUNT LAVATORY, TYP., RE: PLUMB.
PROVIDE UNDER-COUNTER LAV GUARD AT ALL LAVS., TYP.
1" CLOSED TUBE STL. SUPPORT, RE: PLAN FOR SUGGESTED SPACING, MAX BETWEEN SUPPORTS 4'-0", PAINT TYP.
SHEET STEEL BLOCKING, TYP.
SCHEDULED BASE, TYP.
2'-0"
1 1/2"
6"
4 3/4"
2'-5 1/4"
2'-10"

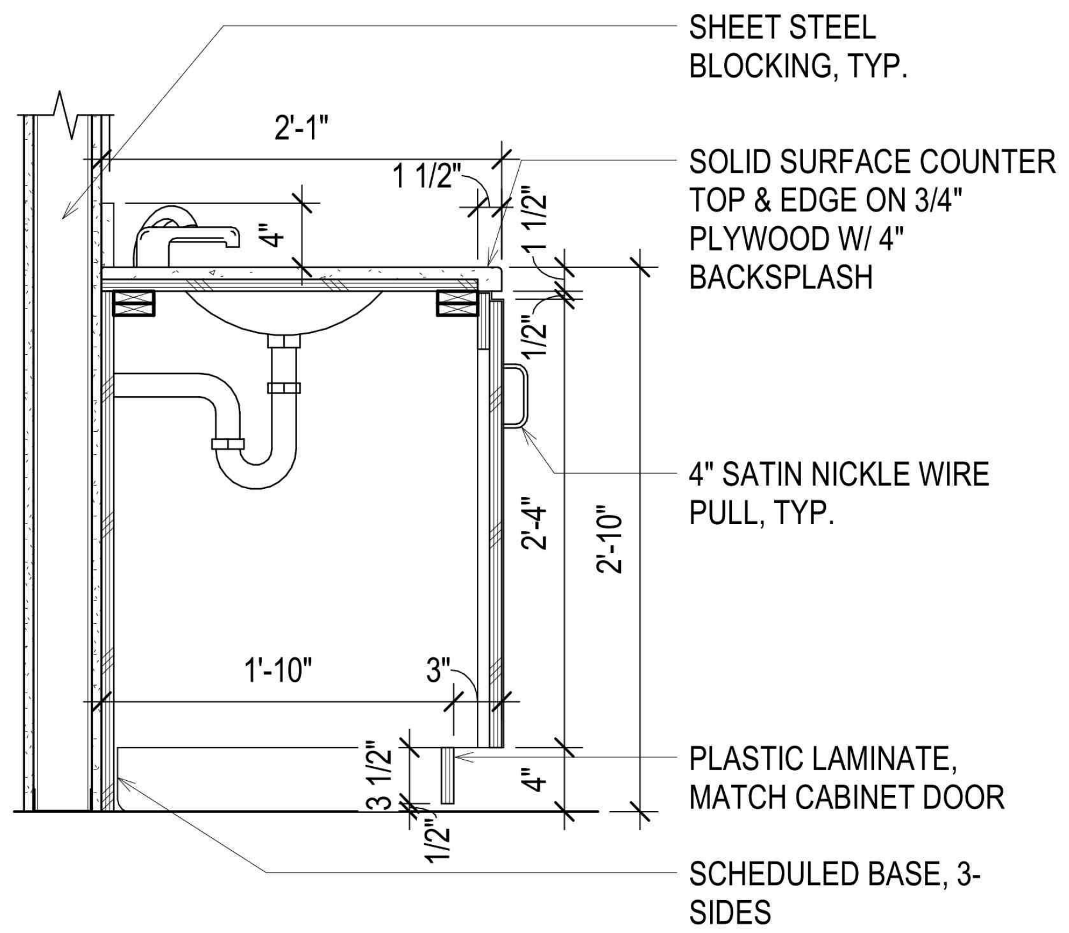
D3 VANITY
A-611 1" = 1'-0"
0' 6" 1' 2'


SHEET STEEL BLOCKING, TYP.
SOLID SURFACE COUNTER TOP & EDGE ON 3/4" PLYWOOD W/ 4" BACKSPLASH
CABINET DOOR LOCK EACH DOOR, TYP.
4" SATIN NICKLE WIRE PULL, TYP.
4" OR 6" TOE KICK TO MATCH WALL BASE HEIGHT
SCHEDULED BASE, TYP.
2'-1"
1 1/2"
4"
1 1/2"
1/2"
2'-4"
2'-10"
1'-10"
3"
3/4" TYP.
4" OR 6"

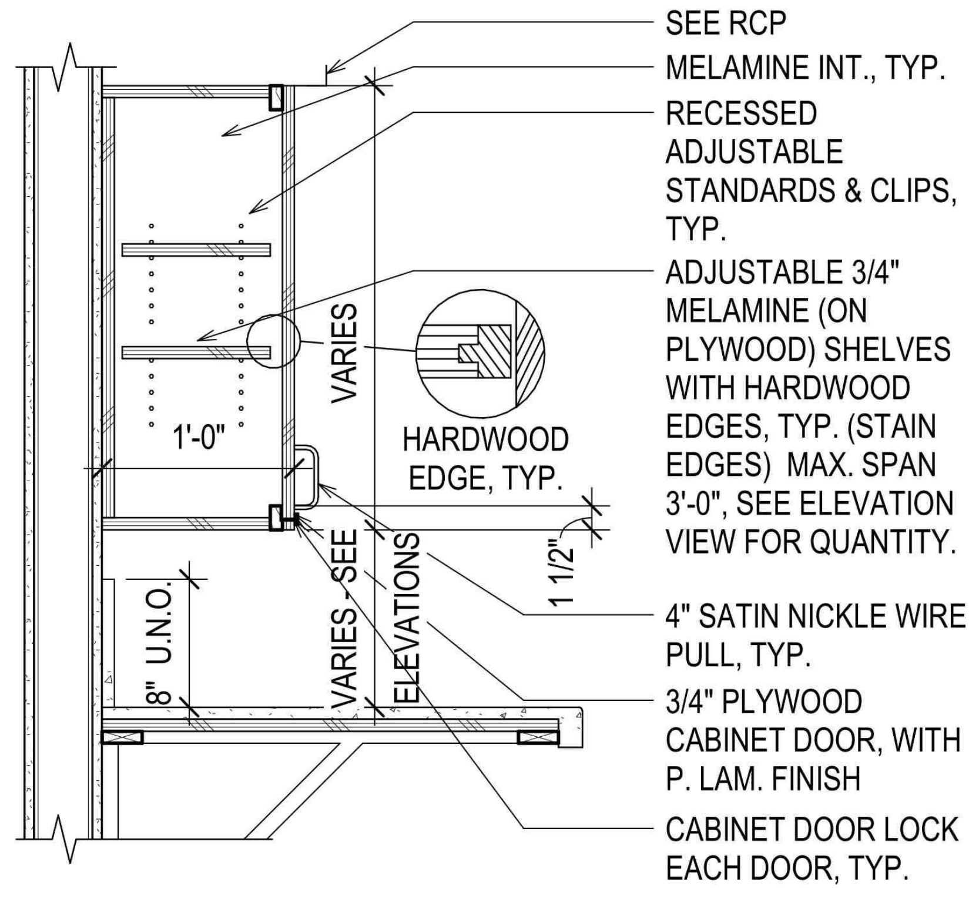
D4 BASE CABINET
A-611 1" = 1'-0"
0' 6" 1' 2'


1X2 WOOD TRIM
WIRE MOLD ABOVE COUNTERTOP BACKSPLASH
SOLID SURFACE BACKSPLASH
SOLID SURFACE COUNTER TOP & EDGE ON 3/4" PLYWOOD W/ 4" BACKSPLASH WRAP FACE
PROVIDE BLOCKING IN WALL @ 1" CLOSED TUBE STL. SUPPORT, RE: PLAN FOR SUGGESTED SPACING, MAX BETWEEN SUPPORTS 4'-0", PAINT TYP.
SCHEDULED BASE, TYP.
2'-0"
1 1/2"
4" U.N.O.
3'-2"
2'-6"

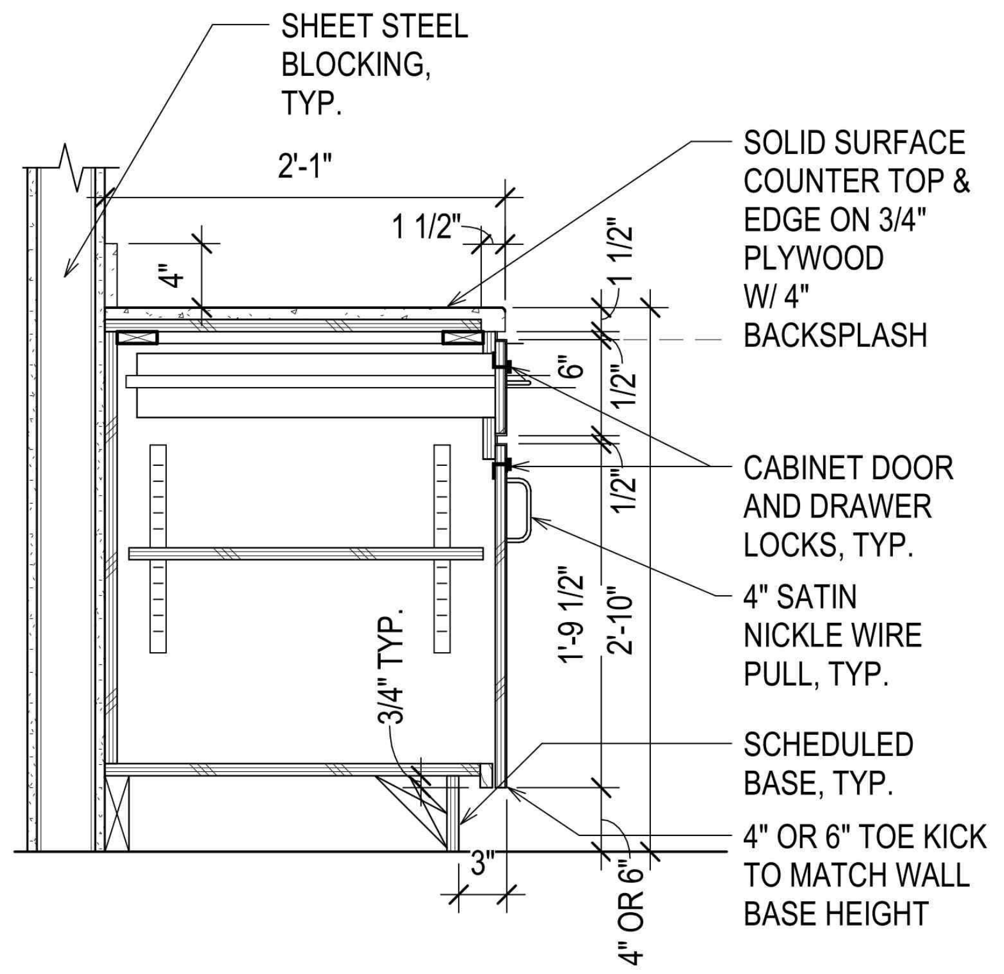
D5 WORKSTATION
A-611 1" = 1'-0"
0' 6" 1' 2'


SHEET STEEL BLOCKING, TYP.
SOLID SURFACE COUNTER TOP & EDGE ON 3/4" PLYWOOD W/ 4" BACKSPLASH
4" SATIN NICKLE WIRE PULL, TYP.
PLASTIC LAMINATE, MATCH CABINET DOOR
SCHEDULED BASE, 3-SIDES
2'-1"
1 1/2"
4"
1 1/2"
1/2"
2'-4"
2'-10"
1'-10"
3"
3 1/2"
1/2"
4"

B3 ADA SINK BASE CABINET
A-611 1" = 1'-0"
0' 6" 1' 2'


SEE RCP
MELAMINE INT., TYP.
RECESSED ADJUSTABLE STANDARDS & CLIPS, TYP.
ADJUSTABLE 3/4" MELAMINE (ON PLYWOOD) SHELVES WITH HARDWOOD EDGES, TYP. (STAIN EDGES) MAX. SPAN 3'-0", SEE ELEVATION VIEW FOR QUANTITY.
4" SATIN NICKLE WIRE PULL, TYP.
3/4" PLYWOOD CABINET DOOR, WITH P. LAM. FINISH
CABINET DOOR LOCK EACH DOOR, TYP.
HARDWOOD EDGE, TYP.
VARIES
1'-0"
1 1/2"
8" U.N.O.
VARIES - SEE ELEVATIONS

B4 UPPER CABINET
A-611 1" = 1'-0"
0' 6" 1' 2'


SHEET STEEL BLOCKING, TYP.
SOLID SURFACE COUNTER TOP & EDGE ON 3/4" PLYWOOD W/ 4" BACKSPLASH
CABINET DOOR AND DRAWER LOCKS, TYP.
4" SATIN NICKLE WIRE PULL, TYP.
SCHEDULED BASE, TYP.
4" OR 6" TOE KICK TO MATCH WALL BASE HEIGHT
2'-1"
1 1/2"
4"
1 1/2"
6"
1/2"
1/2"
1'-9 1/2"
2'-10"
3/4" TYP.
3"
4" OR 6"

B5 BASE CABINET - DRAWER/DOOR
A-611 1" = 1'-0"
0' 6" 1' 2'

D2C ARCHITECTS

D2C ARCHITECTS, INC.
DENVER, COLORADO

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401770
5/16/2025

TOWN OF SUPERIOR
OPERATIONS &
MAINTENANCE FACILITY
1950 HONEY CREEK LANE, SUPERIOR, CO 80027

CASEWORK DETAILS

SHEET IDENTIFICATION
A-611

NOTES:

1. WOOD PANELING WAINSCOT (WPW-1)STACK AND STAIN WT-1, RE: INTERIOR ELEVATIONS FOR STACKING HEIGHT AND/OR WOOD TRIM.
2. 3'-4" WOOD CHAIR RAIL, RE: INTERIOR ELEVATIONS FOR WOOD SIZE.
3. REMOVE EXISTING WAINSCOT AND REPLACE WITH CT-2/CT-3/CT-4 WAINSCOT.
4. FIRE-RATED ROOM, RE: CODE PLANS AND RCP.
5. PROVIDE HORIZONTAL LOUVER BLINDS (LVR) AT EXTERIOR WINDOWS. BLINDS TO BE SIZED TO COVER MULLION TO MULLION OF LARGER PANES WITHIN FRAME TYPE.
6. PROVIDE SCREENING ROLLER SHADES (RS-1) AT EXTERIOR WINDOWS. SHADES TO BE SIZED TO COVER MULLION TO MULLION OR LARGER PANES WITHIN FRAME TYPE.
7. PROVIDE BLACK-OUT ROLLER SHADES (RS-2) AT EXTERIOR WINDOWS. SHADES TO BE SIZED TO COVER MULLION TO MULLION OF LARGER PANES WITHIN FRAME TYPE.

ROOM FINISH SCHEDULE

				WALL					
ROOM NO.	**ROOM NAME**	**FLOOR**	**BASE**	**NORTH**	**EAST**	**SOUTH**	**WEST**	**CEILING**	**REMARKS**
1101	ELEC. ROOM	SC-01	RB-01	PT-01	PT-01	PT-01	PT-01	ETS	
1102	COMPRESSOR ROOM	SC-01	RB-01	PT-01	PT-01	PT-01	PT-01	ETS	
1103	WATER ENTRY/FIRE RISER	SC-01	RB-01	PT-01	PT-01	PT-01	PT-01	ETS	
1104	CONFERENCE ROOM / KITCHEN	LVT-01	RB-01	PT-01	WT-02, PT-01	PT-01	PT-01	ACT	
1105	JANITOR	SC-01	RB-01	FRP	FRP	FRP	FRT	ACT	
1106	MENS RESTROOM	FT-01	TB-01	WT-01, PT-01	WT-01, PT-01	WT/PT	WT/PT	GYP/PT	
1107	LOCKERS	S01	Rb-01	PT-01	PT-01	PT-01	PT-01	GYP/PT	
1108	ADA SHOWER/RESTROOM	FT-01	TB-01	WT-01, PT-01	WT-01,PT-01	WT,01, PT-01	WT-01, PT-01	GYP/PT	
1109	WOMENS RESTROOM	FT-01	TB-01	WT-01, PT-01	WT-01, PT-01	WT-01, PT-01	WT-01, PT-01	GYP/PT	
1110	SHOWER	FT-01	TB-01	WT-01, PT-01	WT-01, PT-01	WT-01, PT-01	WT-01, PT-01	GYP/PT	
1111	MUD ROOM	SC-01	RB-01	PT-01	PT-01	PT-01	PT-01	ACT	
1112	HALL	SC-01	RB-01	PT-01	PT-01	PT-01	PT-01	ACT	
1113	OFFICE	CPT-01	RB-01	PT-01	PT-01	PT-01	PT-01	ACT	
1114	IT / STORAGE	SC-01	RB-01	PT-01	PT-01	PT-01	PT-01	ACT	
1115	PW STORAGE	SC-01	RB-01	PT-01	PT-01	PT-01	PT-01	ETS	
1116	PW TOOLS	SC-01	RB-01	PT-01	PT-01	PT-01	PT-01	ETS	
1117	OFFICE	CPT-01	RB-01	PT-01	PT-01	PT-01	PT-01	ACT	
1118	PROS TOOLS & EQUIPMENT	SC-01	RB-01	PT-01	PT-01	PT-01	PT-01	ETS	
1119	DRIVE-THRU BAY/SHOP	SC-01	RB-01	PT-01	MTL-01	MTL-01	MTL-01	ETS	
1120	BAY/FLEX SPACE	SC-01	RB-01	---	MTL-01	MTL-01	MTL-01	ETS	
1121	WASH BAY	SC-01	RB-01	FRP-02	FRP-02	FRP-02	FRP-02	FRP-02	
2101	OFFICE AREA	CPT-01	RB-01	PT-01	PT-01	PT-01	PT-01	ACT	
2102	OFFICE AREA	CPT-01	RB-01	PT-01	PT-01	PT-01	PT-01	ACT	
2103	OFFICE	CPT-01	RB-01	PT-01	PT-01	PT-01	PT-01	ACT	
2104	STORAGE CLOSET	CPT-01	RB-01	PT-01	PT-01	PT-01	PT-01	ACT	
2105	CLOSET	CPT-01	RB-01	PT-01	PT-01	PT-01	PT-01	ACT	
2106	HALL	CP-01	RB-01	PT-01	PT-01	PT-01	PT-01	ACT	
2107	CLOSET	CPT-01	RB-01	PT-01	PT-01	PT-01	PT-01	ACT	
2108	CONFERENCE ROOM	CPT-01	RB-01	PT-01	PT-01	PT-01	PT-01	ACT	
2109	RESTROOM	FT-01	TB-01	WT-01, PT-01	WT-01, PT-01	WT-01, PT-01	WT-01, PT-01	GYP/PT	
2110	RESTROOM	FB-01	TB-01	WT-01, PT-01	WT-01. PT-01	WT-01, PT-01	WT-01, PT-01	GYP/PT	
2111	STORAGE CLOSET	CPT-01	RB-01	PT-01	PT-01	PT-01	PT-01	ACT	
2112	HVAC/STORAGE	SC-01	RB-01	PT-01	PT-01	PT-01	PT-01	ACT	
2113	OPEN STORAGE	SC-01	RB-01	PT-01	PT-01	PT-01	PT-01	ACT	

MATERIAL AND FINISHES

NO.	LOCATION	COLOR & MATERIAL SPECIFICATIONS	DESCRIPTIONS	MANUFACTURER/SUPPLIER
	<varies>		<varies>	<varies>
CPT-01	INTERIOR	MINDSCAPE TILE, REVEAL	CARPET	SHAW
FRP-2	WASH BAY WALLS AND CEILING	STANDARD WHITE	FIBERGLASS REINFORCED PANELS AT WASH BAY, WHITE	
FT-01	RESTROOM AND SHOWER FLOORS	NOTORIOUS, PRIVATE EYE	FLOOR TILE	CROSSVILLE
GL-01			CLEAR EXTERIOR GLAZING	OLD CASTLE
LVT-01	CONFERENCE ROOM/KITCHEN	142 CARMEL OAK	LVT, LVT-01	
MP-01	VERTICAL METAL PANEL	COOL ZINC GRAY	METAL PANEL, MP-01	VARCO PRUDEN BUILDINGS
MP-02	VERTICAL METAL PANEL	COOL GRANITE GRAY	METAL PANEL, MP-02	VARCO PRUDEN BUILDINGS
MP-03	HORIZONTAL METAL PANEL	COOL COLONIAL RED	METAL PANEL, MP-03	VARCO PRUDEN BUILDINGS
MP-04	INTERIOR SIDE OF BAY WALLS		METAL PANEL	VARCO PRUDEN BUILDINGS
PT-01	GENERAL PAINT	ACCESSIBLE BEIGE	WALL PAINT, PT-01	SHERWIN WILLIAMS
PT-02	TRIM PAINT	STONE LION	TRIM PAINT	SHERWIN WILLIAMS
RB-01	RUBBER BASE	63 BURNT UMBER B	RUBBER BASE, RB-01	JOHNSONITE
SC-01			GENERAL STAINED CONCRETE FLOOR	
SF-01	STOREFRONT FRAMES	FG3000T, CLEAR ANODIZED	PRE-FINISHED, ANODIZED ALUMINUM STOREFRONT SYSTEM	OLD CASTLE
SSMR-01	EXTERIOR	COOL COTTON WHITE	STANDING SEAM METAL ROOF	VARCO PRUDEN BUILDINGS
ST-01	EXTERIOR WAINSCOTING	SOUTHERN BLEND	STACKED STONE VENEER, ST-01	
T	INTERIOR WINDOW GLAZING	T	CLEAR TEMPERED GLAZING	OLD CASTLE
TB-01	RESTROOM AND SHOWER WALLS	NOTORIOUS, SUSPENSE	WALL BASE, TB-01	CROSSVILLE
WD-01	INTERIOR DOORS	BIRCH NATURAL VENEER, CLEAR FINISH	WOOD VENEER	
WT-01	RESTROOM AND SHOWER WALLS	NOTORIOUS, SUSPENSE	WALL TILE, WT-01	CROSSVILLE
WT-02	KITCHEN BACK SPLASH	VISIBLE VIBES V3, INK DIVIDE	WALL TILE, WT-02	CROSSVILLE

D2C
ARCHITECTS

D2C ARCHITECTS, INC.
DENVER, COLORADO

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DESIGN BY: Designer
D2C PROJECT NUMBER 202421
DRAWN BY: Author
CKD BY: Checker
SBMT BY: Approver
PLOT DATE: 5/20/2025 4:50:29 PM
PLOT SCALE: 12" = 1'-0"
SIZE: 22" x 34"
FILE NAME:
ISSUE DATE: **MAY 19, 2025**
CONSULTANTS PROJECT #
SOLICITATION NO.:
CONTRACT NO.:
FILE NUMBER:

FOR PERMIT

BRIAN T. DUGGAN
401770
5/16/2025

TOWN OF SUPERIOR
OPERATIONS & MAINTENANCE FACILITY
1950 HONEY CREEK LANE, SUPERIOR, CO 80027
FINISH SCHEDULE

SHEET IDENTIFICATION
A-701

DOOR AND FRAME SCHEDULE

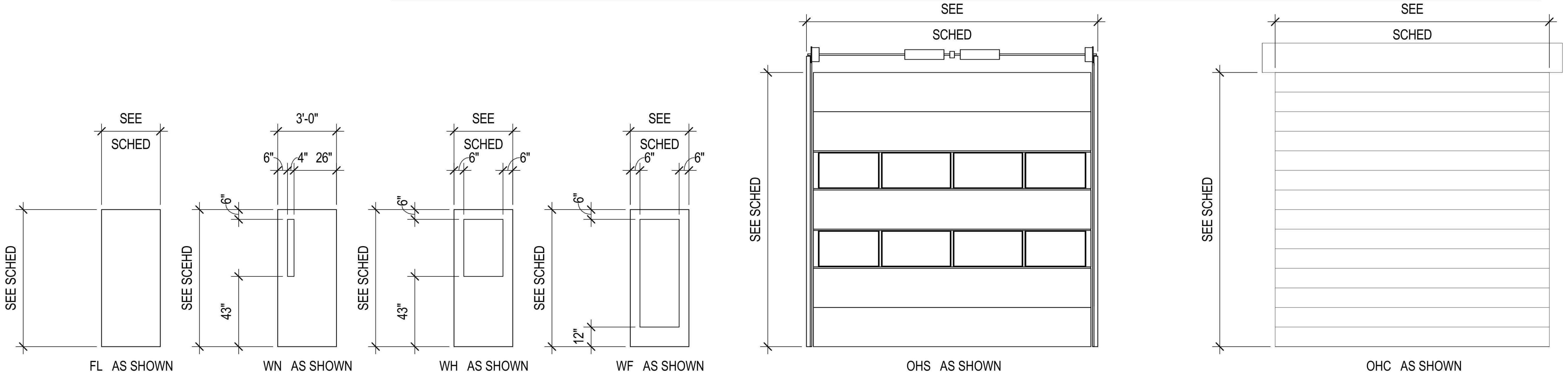
NUMBER	NOMINAL DIMENSIONS			DOORS			DOOR FRAMES			DETAILS		FIRE RATING	HWRE. GRP.	REMARKS
	WIDTH	HEIGHT	THICKNESS	TYPE	CONST.	FINISH	TYPE	MAT.	FINISH	HEAD	JAMB			
1101	3'-0"	7'-0"	1 3/4"	FL	HM	PRE-FINISHED	DF-02	HM	PRE-FINISHED	D3/A-711	C3/A-711	---	3.0	
1102	3'-0"	7'-0"	1 3/4"	FL	HM	PRE-FINISHED	DF-01	HM	PRE-FINISHED	D4/A-711	C4/A-711	---	5.0	
1103	3'-0"	7'-0"	1 3/4"	FL	HM	PRE-FINISHED	DF-02	HM	PRE-FINISHED	D3/A-711	C3/A-711	---	2.0	
1104	6'-0"	7'-0"	1 3/4"	WH	WD	WD-01	DF-01	HM	PT	D4/A-711	C4/A-711	---	6.0	
1105	3'-0"	7'-0"	1 3/4"	FL	WD	WD-01	DF-01	HM	PT	D4/A-711	C4/A-711	---	10.0	
1106	3'-0"	7'-0"	1 3/4"	FL	WD	WD-01	DF-01	HM	PT	D4/A-711	C4/A-711	---	7.0	
1108	3'-0"	7'-0"	1 3/4"	FL	WD	WD-01	DF-01	HM	PT	D4/A-711	C4/A-711	---	12.0	
1109	3'-0"	7'-0"	1 3/4"	FL	WD	WD-01	DF-01	HM	PT	D4/A-711	C4/A-711	---	12.0	
1110	3'-0"	7'-0"	1 3/4"	FL	WD	WD-01	DF-01	HM	PT	D4/A-711	C4/A-711	---	13.0	
1111A	3'-0"	7'-0"	1 3/4"	WH	WD	WD-01	DF-01	HM	PT	D4/A-711	C4/A-711	---	4.0	
1111B	3'-0"	7'-0"	1 3/4"	WH	ALUM	PRE-FINISHED	DF-02	ALUM	PRE-FINISHED	D3/A-711	C3/A-711	---	1.0	
1112A	3'-0"	7'-0"	1 3/4"	WH	ALUM	PRE-FINISHED	DF-01	ALUM	PRE-FINISHED	D3/A-711	C3/A-711	---	1.0	
1112B	3'-0"	7'-0"	1 3/4"	FL	WD	WD-01	DF-01	HM	PT	D4/A-711	C4/A-711	---	4.0	
1113	3'-0"	7'-0"	1 3/4"	WH	WD	WD-01	DF-01	HM	PT	D4/A-711	C4/A-711	---	8.0	
1114	3'-0"	7'-0"	1 3/4"	FL	WD	WD-01	DF-01	HM	PT	D4/A-711	C4/A-711	---	9.0	
1115A	8'-0"	6'-0"	3"	OHC	INSULATED STEEL									
1115B	7'-0"	8'-0"	3"	OHC	INSULATED STEEL									
1116A	3'-0"	7'-0"	1 3/4"	FL	HM	PRE-FINISHED	DF-01	HM	PT	D4/A-711	C4/A-711	---	5.0	
1116B	8'-0"	8'-0"	3"	OHC	INSULATED STEEL							---		
1117	3'-0"	7'-0"	1 3/4"	WH	WD	WD-01	DF-01	HM	PT	D4/A-711	C4/A-711	---	8.0	
1118A	3'-0"	7'-0"	1 3/4"	FL	WD	WD-01	DF-01	HM	PT	D4/A-711	C4/A-711	---	5.0	
1118B	8'-0"	8'-0"	3"	OHC	INSULATED STEEL	PF						---		
1119A	3'-0"	7'-0"	1 3/4"	FL	HM	PF	DF-02	HM	PF	D3/A-711	C3/A-711	---	1.0	
1119B	14'-0"	14'-0"	2"	OHS	INSULATED STEEL							---		
1119C	14'-0"	14'-0"	2"	OHS	INSULATED STEEL							---		
1119D	14'-0"	14'-0"	2"	OHS								---		
1119E	14'-0"	14'-0"	2"	OHS	INSULATED STEEL							---		
1119F	12'-0"	14'-0"	2"	OHS	INSULATED STEEL							---		
1119G	12'-0"	14'-0"	2"	OHS	INSULATED STEEL							---		
1120A	3'-0"	7'-0"	1 3/4"	FL	WD-01	PF	DF-01	HM	PF	D3/A-711	C3/A-711	---	3.0	
1120B	14'-0"	14'-0"	2"	OHS	INSULATED STEEL							---		
1121A	3'-0"	7'-0"	1 3/4"	FL	HM	PF	DF-01	HM	PF	D3/A-711	C3/A-711	---	3.0	
1121B	14'-0"	14'-0"	3"	OHC	INSULATED STEEL							---		
1121C	14'-0"	14'-0"	2"	OHS	INSULATED STEEL							---		
1121D	3'-0"	7'-0"	1 3/4"	FL	HM	PF	DF-01	HM	PF	D4/A-711	C4/A-711	---	4.0	
2101	3'-0"	7'-0"	1 3/4"	WH	WD	WD-01	DF-01	HM	PT	D4/A-711	C4/A-711	---	8.0	
2102	3'-0"	7'-0"	1 3/4"	WH	WD	WD-01	DF-01	HM	PT	D4/A-711	C4/A-711	---	8.0	
2103	3'-0"	7'-0"	1 3/4"	WH	WD	WD-01	DF-01	HM	PT	D4/A-711	C4/A-711	---	8.0	
2104	6'-0"	7'-0"	1 3/4"	FL	WD	WD-01	DF-01	HM	PT	D4/A-711	C4/A-711	---	11.0	
2105	3'-0"	7'-0"	1 3/4"	FL	WD	WD-01	DF-01	HM	PT	D4/A-711	C4/A-711	---	10.0	
2107	3'-0"	7'-0"	1 3/4"	FL	WD	WD-01	DF-01	HM	PT	D4/A-711	C4/A-711	---	10.0	
2108	3'-0"	7'-0"	1 3/4"	WH	WD	WD-01	DF-01	HM	PT	D4/A-711	C4/A-711	---	8.0	
2109	3'-0"	7'-0"	1 3/4"	FL	WD	WD-01	DF-01	HM	PT	D4/A-711	C4/A-711	---	12.0	
2110	3'-0"	7'-0"	1 3/4"	FL	WD	WD-01	DF-01	HM	PT	D4/A-711	C4/A-711	---	12.0	
2111	3'-0"	7'-0"	1 3/4"	FL	WD	WD-01	DF-01	HM	PT	D4/A-711	C4/A-711	---	9.0	
2112	3'-0"	7'-0"	1 3/4"	FL	WD	WD-01	DF-01	HM	PT	D4/A-711	C4/A-711	---	5.0	
2113	3'-0"	7'-0"	1 3/4"	FL	WD	WD-01	DF-01	HM	PT	D4/A-711	C4/A-711	---	5.0	

DOOR AND FRAME GENERAL NOTES

1. DOOR ASSEMBLIES IN 2-HOUR FIRE WALLS ARE TO BE 90-MINUTE RATED UNLESS A HIGHER RATING IS INDICATED IN THE DOOR SCHEDULE. REFER TO THE CODE PLANS AND THE REFLECTED CEILING PLANS FOR LOCATIONS OF RATED AREA SEPARATION WALLS.
2. USE WIRE-GLASS IN ALL GLAZED OPENINGS WITHIN FIRE-RATED CORRIDORS.
3. ALL HOLLOW METAL DOORS AND FRAMES SHALL BE FACTORY PRIMED AND RECEIVE PAINT FINISH ON SITE.
4. REFER TO FINISH MATERIAL SCHEDULE FOR PAINT COLOR.
5. REFER TO GLAZING LEGEND FOR GLAZING TYPE.
6. ALL DOORS ARE 1 3/4" THICK UNLESS OTHERWISE NOTED.

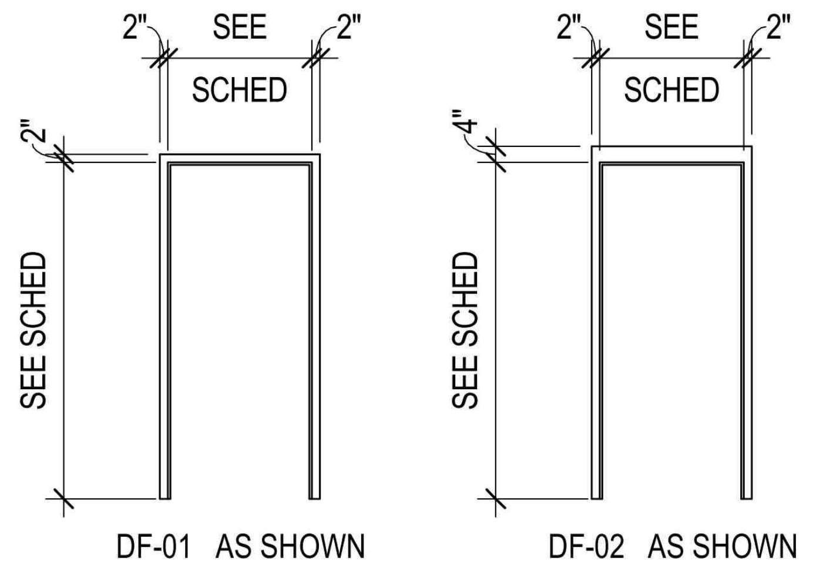
DOOR REMARKS

1. VAULT DOOR AND FRAME ASSEMBLY SUPPLIED BY VAULT DOOR MANUFACTURER. FINISH TO BE FACTORY APPLIED.
2. DOOR TO BE CONNECTED TO SECURITY SYSTEM. COORDINATE WITH OWNER'S VENDOR FOR POWER / CONTRACTOR REQUIREMENTS.
3. REFER TO GLAZING FRAME TYPES FOR DOOR ELEVATIONS
4. REFER TO MANUFACTURER'S INSTALLATION REQUIREMENTS FOR ACHIEVING 90 MIN. RATED INSTALLATION
5. PAINT EXTERIOR DOOR AND FRAME PT-13. PAINT INTERIOR DOOR AND FRAME PT-12.



DOOR TYPES

1/4" = 1'-0"



DOOR FRAME TYPES

1/4" = 1'-0"

D2C
ARCHITECTS

D2C ARCHITECTS, INC.
DENVER, COLORADO

MARK	DESCRIPTION	DATE	APPR

DESIGN BY: Designer
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DRAWN BY: D. DEINES
CKD BY: B. CRANDALL
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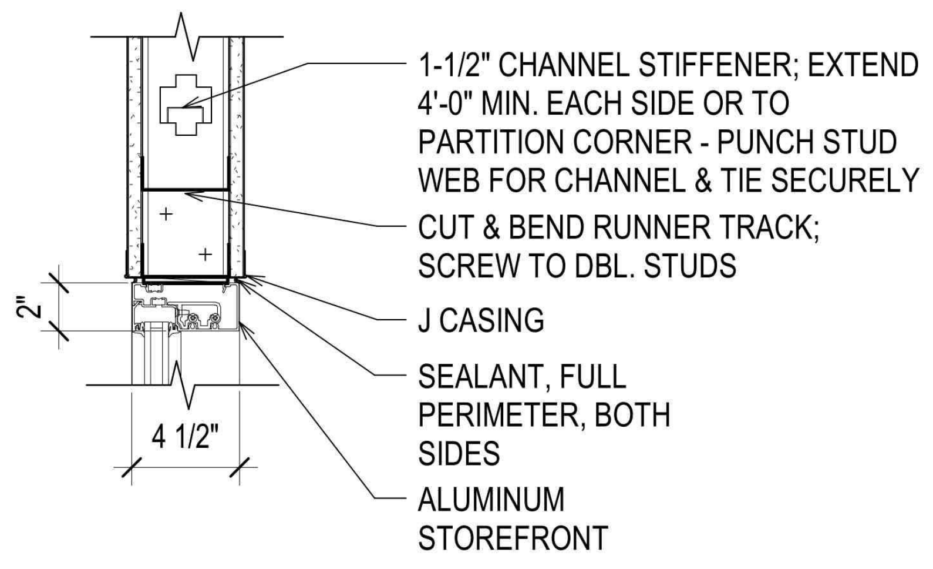
STATE OF COLORADO
BRIAN T. DUGGAN
401770
5/16/2025
LICENSED ARCHITECT

TOWN OF SUPERIOR
OPERATIONS &
MAINTENANCE FACILITY
1950 HONEY CREEK LANE, SUPERIOR, CO 80027

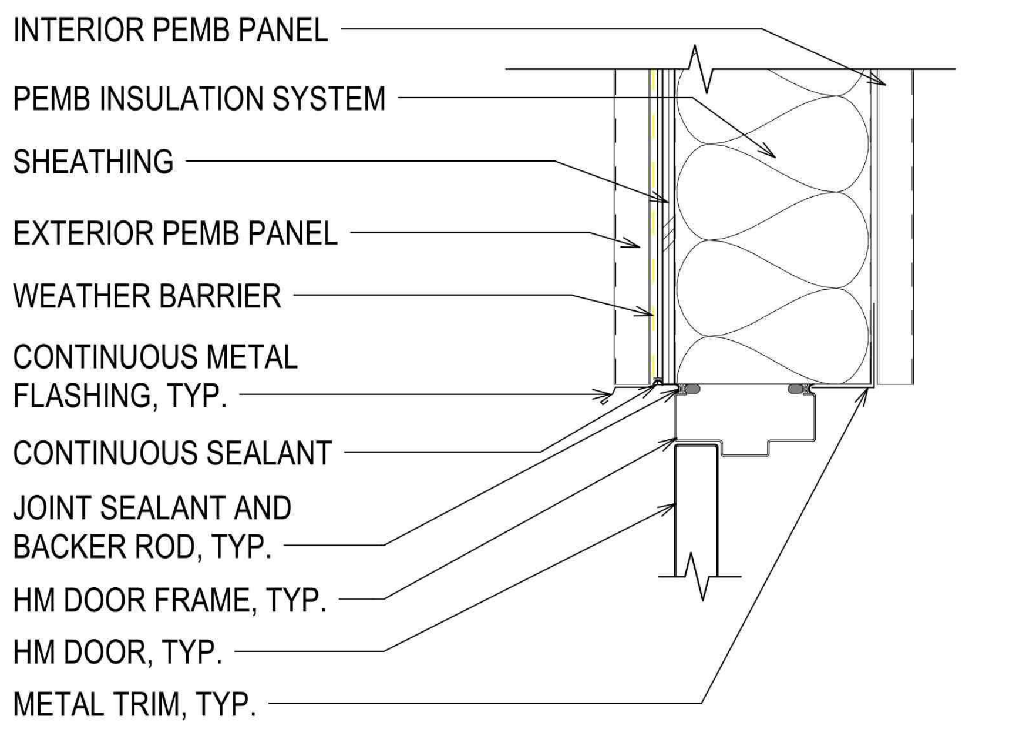
DOOR SCHEDULE

SHEET IDENTIFICATION
A-711


1-1/2" CHANNEL STIFFENER; EXTEND 4'-0" MIN. EACH SIDE OR TO PARTITION CORNER - PUNCH STUD WEB FOR CHANNEL & TIE SECURELY
CUT & BEND RUNNER TRACK; SCREW TO DBL. STUDS
J CASING
SEALANT, FULL PERIMETER, BOTH SIDES
ALUMINUM STOREFRONT
2"
4 1/2"

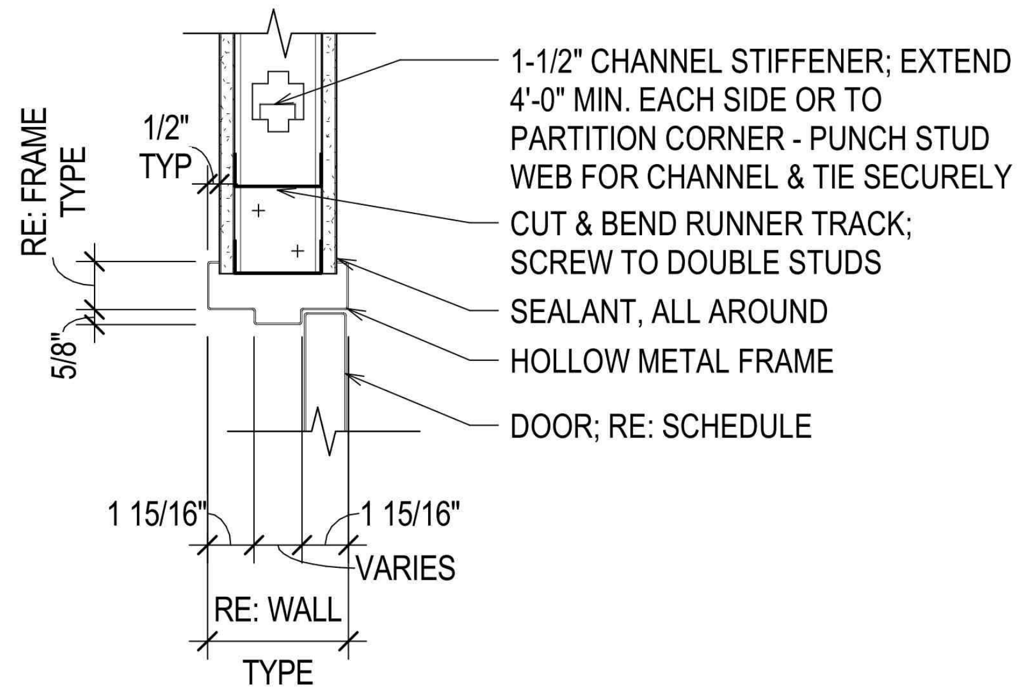
D2 STOREFRONT HEAD IN MTL STUD

A-712 | 1 1/2" = 1'-0"


INTERIOR PEMB PANEL
PEMB INSULATION SYSTEM
SHEATHING
EXTERIOR PEMB PANEL
WEATHER BARRIER
CONTINUOUS METAL FLASHING, TYP.
CONTINUOUS SEALANT
JOINT SEALANT AND BACKER ROD, TYP.
HM DOOR FRAME, TYP.
HM DOOR, TYP.
METAL TRIM, TYP.

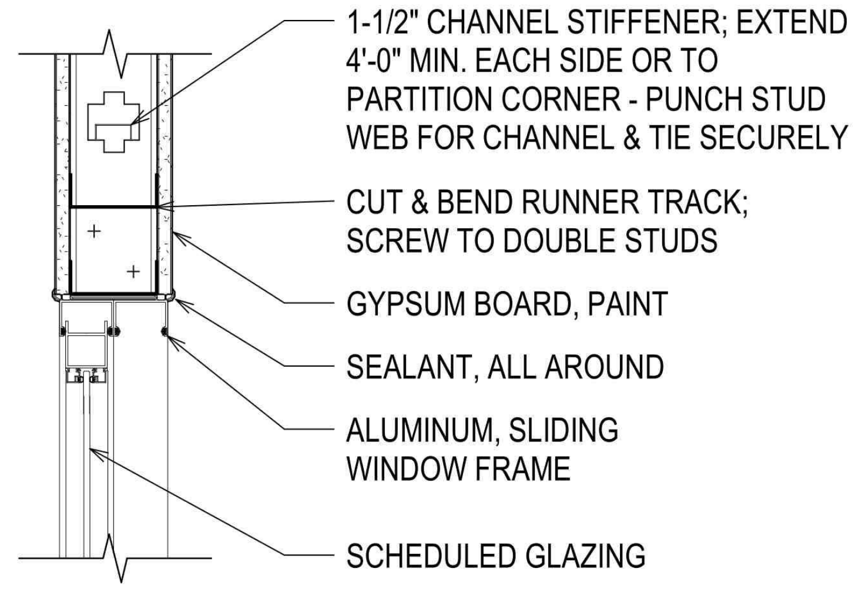
D3 HM DOOR HEAD IN PEMB

A-712 | 1 1/2" = 1'-0"


RE: FRAME TYPE
1/2" TYP
5/8"
1-1/2" CHANNEL STIFFENER; EXTEND 4'-0" MIN. EACH SIDE OR TO PARTITION CORNER - PUNCH STUD WEB FOR CHANNEL & TIE SECURELY
CUT & BEND RUNNER TRACK; SCREW TO DOUBLE STUDS
SEALANT, ALL AROUND
HOLLOW METAL FRAME
DOOR; RE: SCHEDULE
1 15/16"
1 15/16"
VARIES
RE: WALL
TYPE

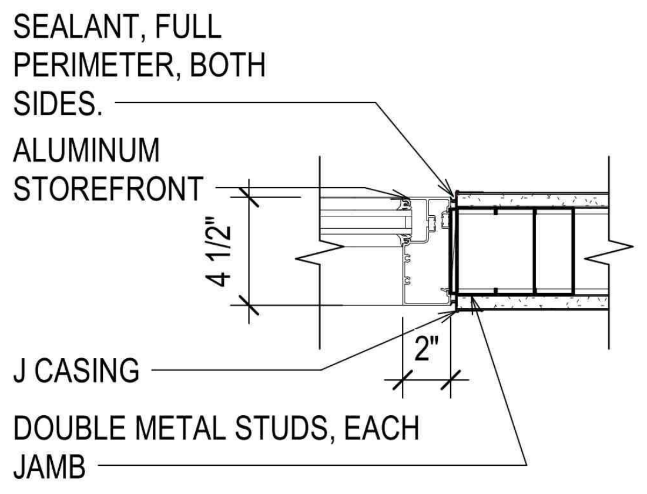
D4 HM DOOR HEAD IN MTL STUD

A-712 | 1 1/2" = 1'-0"


1-1/2" CHANNEL STIFFENER; EXTEND 4'-0" MIN. EACH SIDE OR TO PARTITION CORNER - PUNCH STUD WEB FOR CHANNEL & TIE SECURELY
CUT & BEND RUNNER TRACK; SCREW TO DOUBLE STUDS
GYPSUM BOARD, PAINT
SEALANT, ALL AROUND
ALUMINUM, SLIDING WINDOW FRAME
SCHEDULED GLAZING

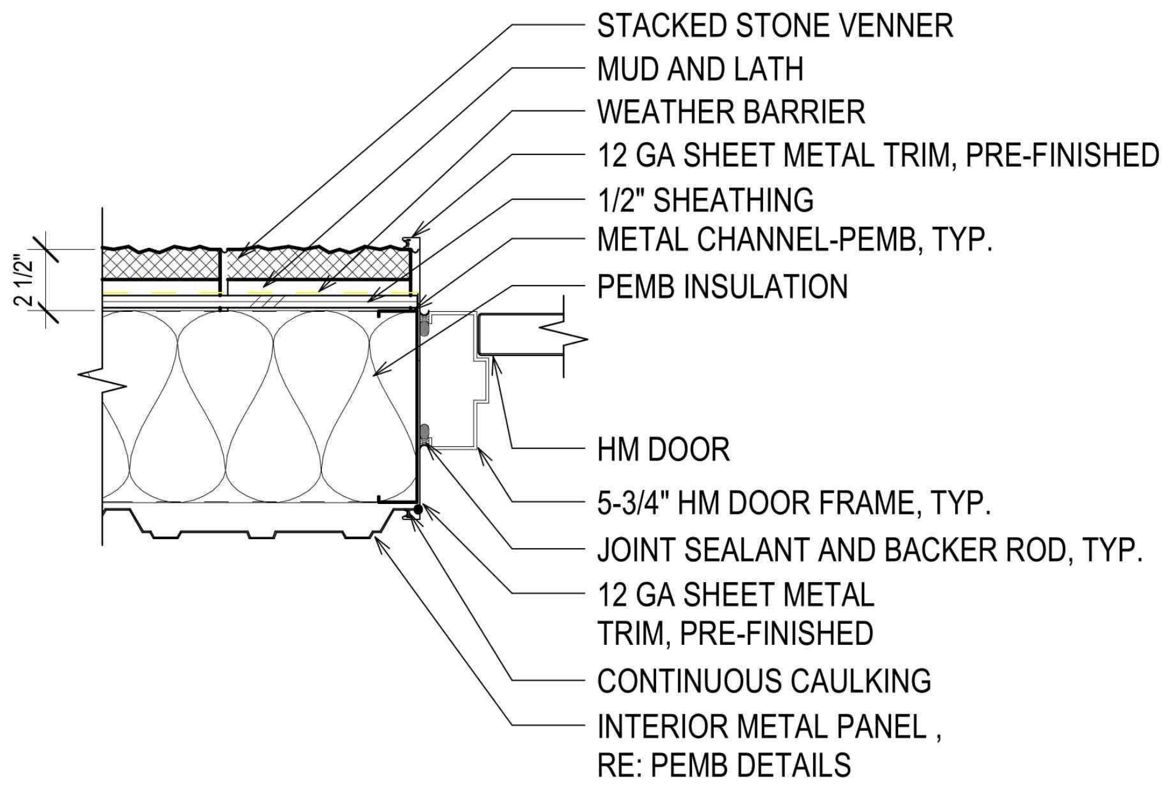
D5 ALUM WINDOW HEAD IN MTL STUD

A-712 | 1 1/2" = 1'-0"


SEALANT, FULL PERIMETER, BOTH SIDES.
ALUMINUM STOREFRONT
4 1/2"
2"
J CASING
DOUBLE METAL STUDS, EACH JAMB

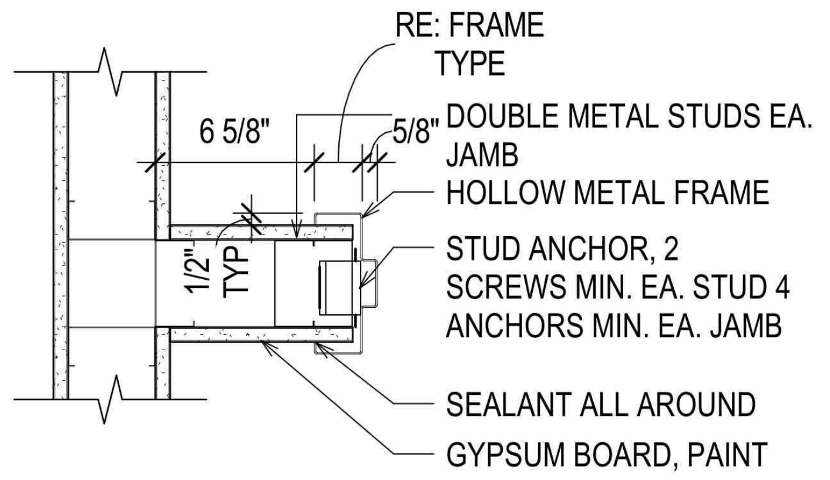
C2 STOREFRONT JAMB IN MTL STUD

A-712 | 1 1/2" = 1'-0"


STACKED STONE VENNER
MUD AND LATH
WEATHER BARRIER
12 GA SHEET METAL TRIM, PRE-FINISHED
1/2" SHEATHING
METAL CHANNEL-PEMB, TYP.
PEMB INSULATION
2 1/2"
HM DOOR
5-3/4" HM DOOR FRAME, TYP.
JOINT SEALANT AND BACKER ROD, TYP.
12 GA SHEET METAL TRIM, PRE-FINISHED
CONTINUOUS CAULKING
INTERIOR METAL PANEL , RE: PEMB DETAILS

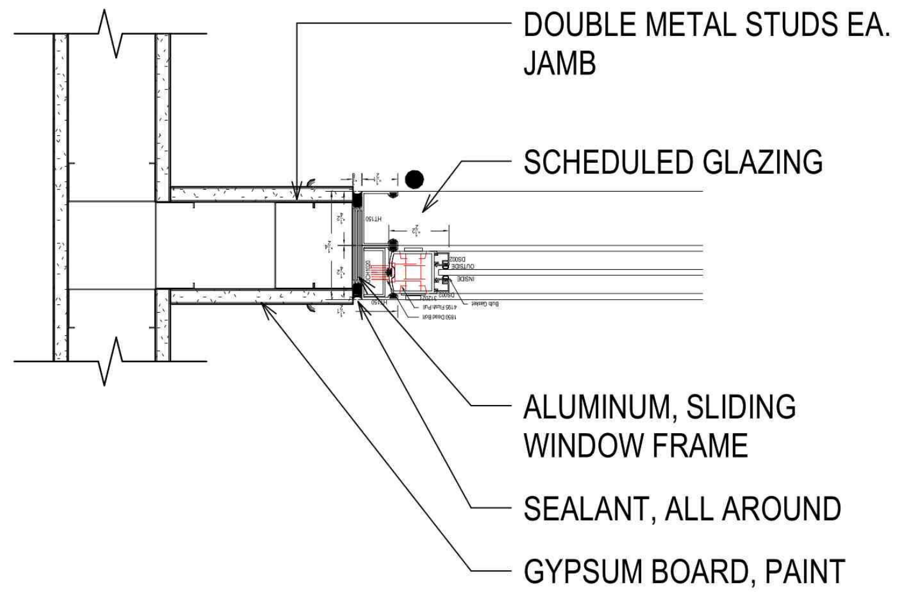
1 HM DOOR JAMB IN PEMB

A-712 | 1 1/2" = 1'-0"


RE: FRAME TYPE
6 5/8"
5/8"
DOUBLE METAL STUDS EA. JAMB
HOLLOW METAL FRAME
1/2" TYP
STUD ANCHOR, 2 SCREWS MIN. EA. STUD 4 ANCHORS MIN. EA. JAMB
SEALANT ALL AROUND
GYPSUM BOARD, PAINT

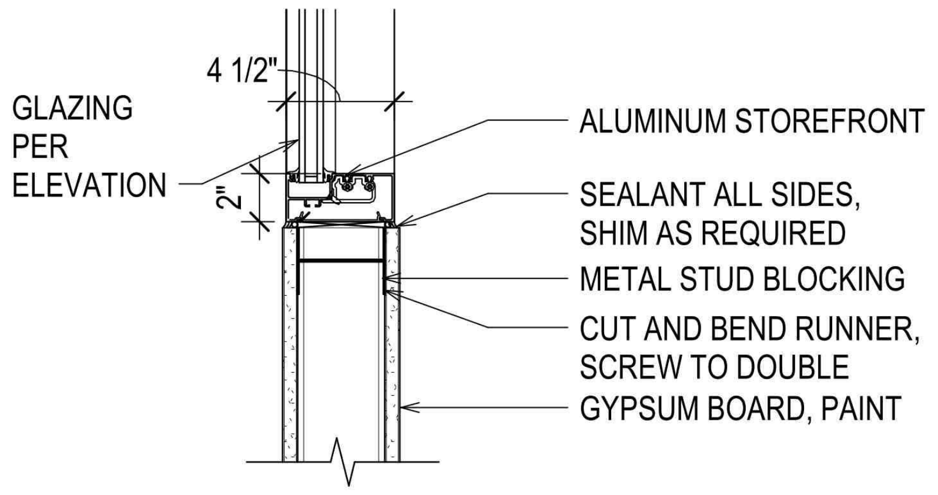
C4 HM DOOR JAMB IN MTL STUD

A-712 | 1 1/2" = 1'-0"


DOUBLE METAL STUDS EA. JAMB
SCHEDULED GLAZING
ALUMINUM, SLIDING WINDOW FRAME
SEALANT, ALL AROUND
GYPSUM BOARD, PAINT

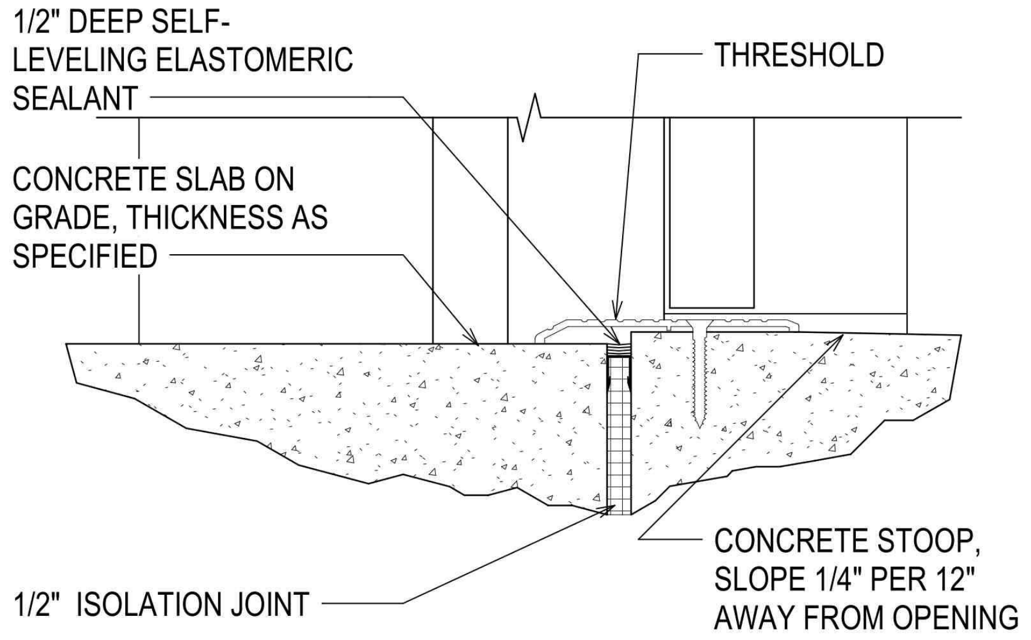
C5 ALUM WINDOW JAMB IN MTL STUD

A-712 | 1 1/2" = 1'-0"


4 1/2"
GLAZING PER ELEVATION
2"
ALUMINUM STOREFRONT
SEALANT ALL SIDES, SHIM AS REQUIRED
METAL STUD BLOCKING
CUT AND BEND RUNNER, SCREW TO DOUBLE
GYPSUM BOARD, PAINT

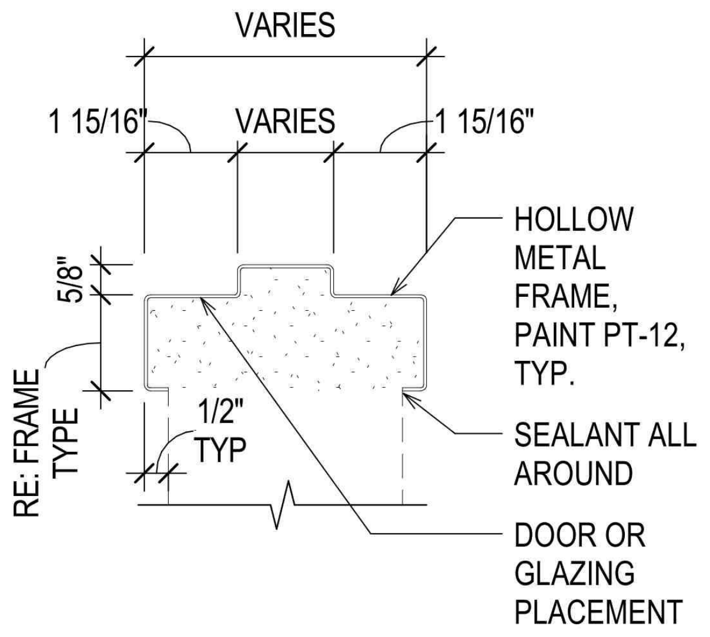
B2 STOREFRONT SILL IN STUD WALL

A-712 | 1 1/2" = 1'-0"


1/2" DEEP SELF-LEVELING ELASTOMERIC SEALANT
THRESHOLD
CONCRETE SLAB ON GRADE, THICKNESS AS SPECIFIED
CONCRETE STOOP, SLOPE 1/4" PER 12" AWAY FROM OPENING
1/2" ISOLATION JOINT

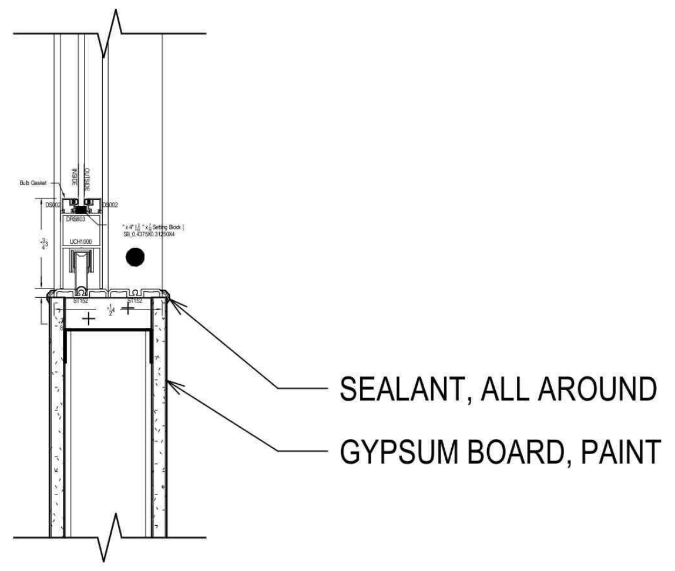
B4 HM FRAME - DOOR SILL DETAIL

A-712 | 3" = 1'-0"


VARIES
1 15/16"
VARIES
1 15/16"
5/8"
HOLLOW METAL FRAME, PAINT PT-12, TYP.
RE: FRAME TYPE
1/2" TYP
SEALANT ALL AROUND
DOOR OR GLAZING PLACEMENT

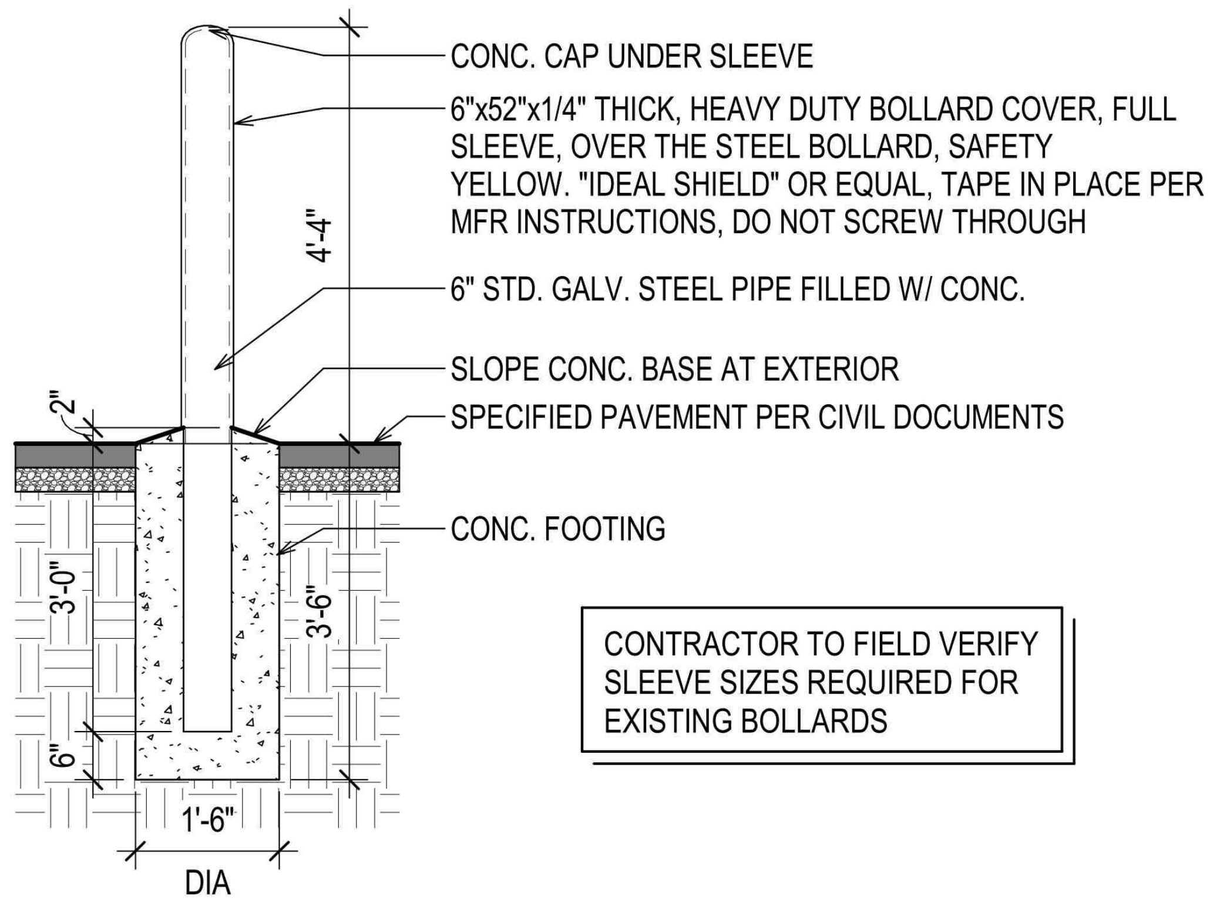
B3 TYPICAL HM FRAME

A-712 | 3" = 1'-0"


SEALANT, ALL AROUND
GYPSUM BOARD, PAINT

B5 ALUM WINDOW SILL IN MTL STUD

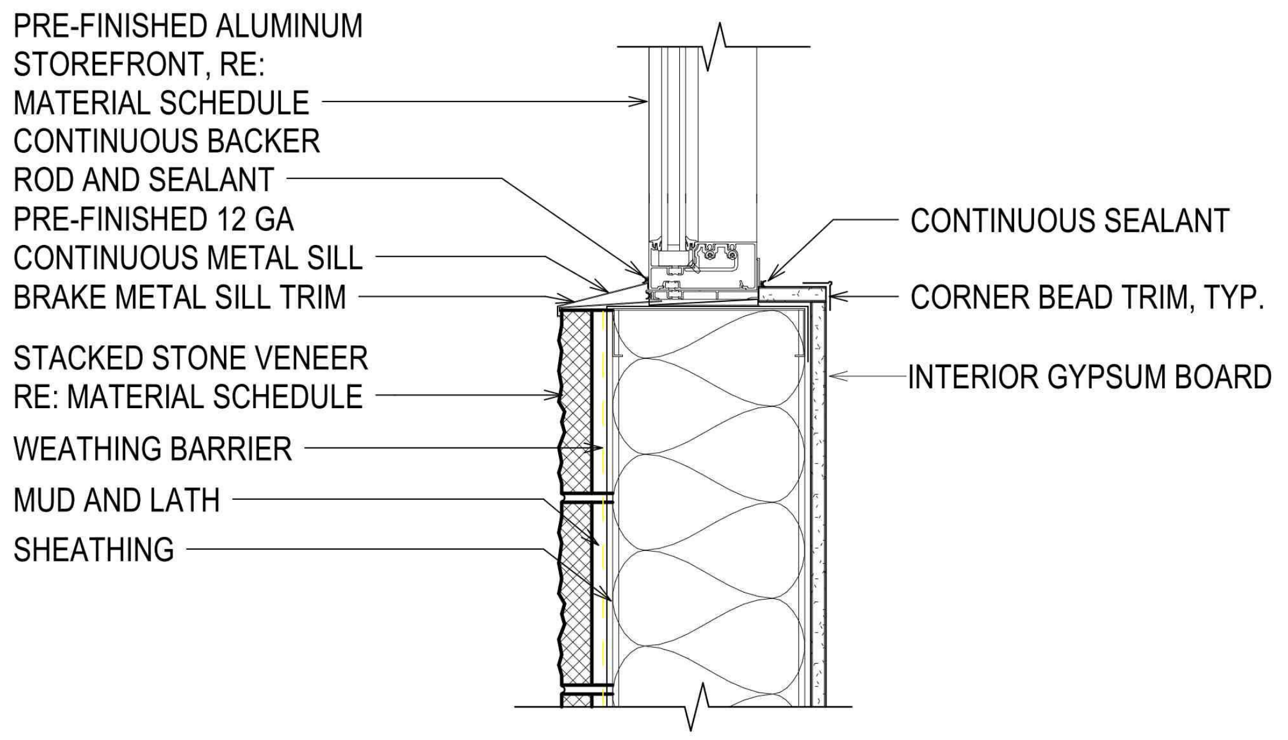
A-712 | 1 1/2" = 1'-0"


CONC. CAP UNDER SLEEVE
6"x52"x1/4" THICK, HEAVY DUTY BOLLARD COVER, FULL SLEEVE, OVER THE STEEL BOLLARD, SAFETY YELLOW. "IDEAL SHIELD" OR EQUAL, TAPE IN PLACE PER MFR INSTRUCTIONS, DO NOT SCREW THROUGH
4'-4"
6" STD. GALV. STEEL PIPE FILLED W/ CONC.
SLOPE CONC. BASE AT EXTERIOR
SPECIFIED PAVEMENT PER CIVIL DOCUMENTS
2"
CONC. FOOTING
3'-0"
3'-6"
6"
1'-6"
DIA

CONTRACTOR TO FIELD VERIFY SLEEVE SIZES REQUIRED FOR EXISTING BOLLARDS

A4 BOLLARD DETAIL - TYPICAL

A-712 | 1/2" = 1'-0"


PRE-FINISHED ALUMINUM STOREFRONT, RE: MATERIAL SCHEDULE
CONTINUOUS BACKER ROD AND SEALANT
PRE-FINISHED 12 GA CONTINUOUS METAL SILL
BRAKE METAL SILL TRIM
STACKED STONE VENEER RE: MATERIAL SCHEDULE
WEATHING BARRIER
MUD AND LATH
SHEATHING
CONTINUOUS SEALANT
CORNER BEAD TRIM, TYP.
INTERIOR GYPSUM BOARD

A5 STOREFRONT SILL - PEMB VENEER

A-712 | 1 1/2" = 1'-0"

D2C ARCHITECTS

D2C ARCHITECTS, INC.
DENVER, COLORADO

MARK	DESCRIPTION	DATE	APPR

DESIGN BY: Designer	ISSUE DATE: **MAY 19, 2025**
D2C PROJECT NUMBER 202421	CONSULTANTS PROJECT #
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SBMT BY: Approver / PLOT DATE: 5/20/2025 4:50:33 PM	CONTRACT NO.:
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STATE OF COLORADO
BRIAN T. DUGGAN
401770
5/16/2025
LICENSED ARCHITECT

TOWN OF SUPERIOR
OPERATIONS &
MAINTENANCE FACILITY
1950 HONEY CREEK LANE, SUPERIOR, CO 80027

DOOR AND WINDOW DETAILS

SHEET IDENTIFICATION
A-712

Window Schedule

	R.O.										Glazing		Head Height	
Type Mark	Width	Height	Type	Manufacturer	Model	Material	Finish	Head	Jamb	Sill	Thickness	Type		Comments
WF01	5'-0"	4'-2"	D2C Window - 1 High x			ALUMINUM		D2/A-712	C2/A-712	A5/A-712		GL-01	7'-2"	
WF01	5'-0"	4'-2"	D2C Window - 1 High x			ALUMINUM		D2/A-712	C2/A-712	A5/A-712		GL-01	7'-2"	
WF01	5'-0"	4'-2"	D2C Window - 1 High x			ALUMINUM		D2/A-712	C2/A-712	A5/A-712		GL-01	7'-2"	
WF03	5'-0"	4'-6"	D2C Window - 1 High x			ALUMINUM		D2/A-712	C2/A-712	B2/A-712		GL-01	8'-0"	
WF03	5'-0"	4'-6"	D2C Window - 1 High x			ALUMINUM		D2/A-712	C2/A-712	B2/A-712		GL-01	8'-0"	
WF03	5'-0"	4'-6"	D2C Window - 1 High x			ALUMINUM		D2/A-712	C2/A-712	B2/A-712		GL-01	8'-0"	
WF03	5'-0"	4'-6"	D2C Window - 1 High x			ALUMINUM		D2/A-712	C2/A-712	B2/A-712		GL-01	8'-0"	
WF03	5'-0"	4'-6"	D2C Window - 1 High x			ALUMINUM		D2/A-712	C2/A-712	B2/A-712		GL-01	8'-0"	
WF03	5'-0"	4'-6"	D2C Window - 1 High x			ALUMINUM		D2/A-712	C2/A-712	B2/A-712		GL-01	8'-0"	
WF03	5'-0"	4'-6"	D2C Window - 1 High x			ALUMINUM		D2/A-712	C2/A-712	B2/A-712		GL-01	8'-0"	
WF03	5'-0"	4'-6"	D2C Window - 1 High x			ALUMINUM		D2/A-712	C2/A-712	B2/A-712		GL-01	8'-0"	
WF03	5'-0"	4'-6"	D2C Window - 1 High x			ALUMINUM		D2/A-712	C2/A-712	B2/A-712		GL-01	8'-0"	
WF02	8'-0"	4'-2"	D2C Window - 1 High x			ALUMINUM		D2/A-712	C2/A-712	A5/A-712		GL-01	7'-2"	
WF52	3'-0"	4'-2"	D2C Window - 1 High x			VINYL		D5/A-712	C5/A-712	B5/A-712		T	7'-2"	
WF51	3'-0"	4'-2"	Window-Sliding-Double			VINYL		D5/A-712	C5/A-712	B5/A-712		T	7'-2"	
WF04	14'-0"	2'-0"	D2C Window - 1 High x			ALUMINUM		D2/A-712	C2/A-712	B2/A-712		GL-01	5'-6"	
WF05	12'-0"	2'-0"	D2C Window - 1 High x			ALUMINUM		D2/A-712	C2/A-712	B2/A-712		GL-01	5'-6"	
WF04	14'-0"	2'-0"	D2C Window - 1 High x			ALUMINUM		D2/A-712	C2/A-712	B2/A-712		GL-01	5'-6"	
WF04	14'-0"	2'-0"	D2C Window - 1 High x			ALUMINUM		D2/A-712	C2/A-712	B2/A-712		GL-01	5'-6"	
WF04	14'-0"	2'-0"	D2C Window - 1 High x			ALUMINUM		D2/A-712	C2/A-712	B2/A-712		GL-01	5'-6"	
WF04	14'-0"	2'-0"	D2C Window - 1 High x			ALUMINUM		D2/A-712	C2/A-712	B2/A-712		GL-01	5'-6"	
WF04	14'-0"	2'-0"	D2C Window - 1 High x			ALUMINUM		D2/A-712	C2/A-712	B2/A-712		GL-01	5'-6"	
WF05	12'-0"	2'-0"	D2C Window - 1 High x			ALUMINUM		D2/A-712	C2/A-712	B2/A-712		GL-01	5'-6"	
WF03	5'-0"	4'-6"	D2C Window - 1 High x			ALUMINUM		D2/A-712	C2/A-712	B2/A-712		GL-01	8'-0"	
WF03	5'-0"	4'-6"	D2C Window - 1 High x			ALUMINUM		D2/A-712	C2/A-712	B2/A-712		GL-01	8'-0"	
WF03	5'-0"	4'-6"	D2C Window - 1 High x			ALUMINUM		D2/A-712	C2/A-712	B2/A-712		GL-01	8'-0"	
WF03	5'-0"	4'-6"	D2C Window - 1 High x			ALUMINUM		D2/A-712	C2/A-712	B2/A-712		GL-01	8'-0"	

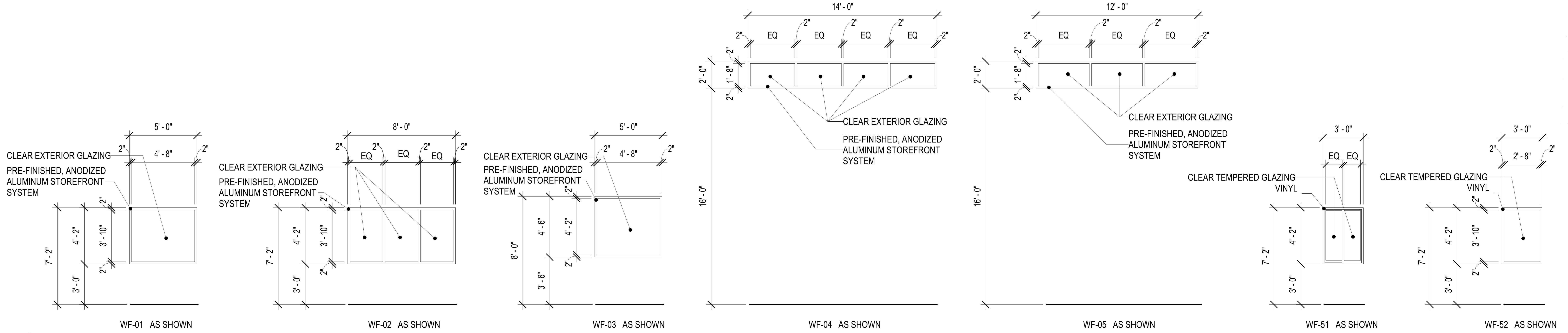
GLAZING GENERAL NOTES

ALL GLAZING IS FLOAT GLASS UNLESS NOTED BELOW:

1. TEMPER ALL GLAZING WITHIN 60 INCHES OF FINISH FLOOR AND WITHIN 24 INCHES HORIZONTALLY OF DOOR.
2. TEMPER ALL GLAZING THAT OCCURS ADJACENT TO STAIRWAYS, LANDINGS AND RAMPS WITHIN 36 INCHES HORIZONTALLY OF A WALKING SURFACE; WHEN THE EXPOSED SURFACE OF THE GLASS IS LESS THAN 60 INCHES ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE.
3. TEMPER ALL GLAZING THAT OCCURS ADJACENT TO STAIRWAYS WITHIN 60 INCHES HORIZONTALLY OF THE BOTTOM TREAD OF A STAIRWAY IN ANY DIRECTION WHEN THE EXPOSED SURFACE OF THE GLASS IS LESS THAN 60 INCHES ABOVE THE NOSE OF THE TREAD.
4. TEMPER ALL GLAZING WITHIN DOORS.
5. TEMPER PANE IF THE AREA IS GREATER THAN 9 SF.

GLAZING LEGEND

MARK	DESCRIPTION
GL-01	INSULATED, TINTED GLAZING 1
T	TEMPERED



5' - 0"
4' - 8"
2"
CLEAR EXTERIOR GLAZING
PRE-FINISHED, ANODIZED ALUMINUM STOREFRONT SYSTEM
7' - 2"
4' - 2"
3' - 10"
3' - 0"
WF-01 AS SHOWN
8' - 0"
EQ
CLEAR EXTERIOR GLAZING
PRE-FINISHED, ANODIZED ALUMINUM STOREFRONT SYSTEM
WF-02 AS SHOWN
CLEAR EXTERIOR GLAZING
PRE-FINISHED, ANODIZED ALUMINUM STOREFRONT SYSTEM
8' - 0"
4' - 6"
3' - 6"
WF-03 AS SHOWN
14' - 0"
2' - 0"
1' - 8"
16' - 0"
CLEAR EXTERIOR GLAZING
PRE-FINISHED, ANODIZED ALUMINUM STOREFRONT SYSTEM
WF-04 AS SHOWN
12' - 0"
WF-05 AS SHOWN
3' - 0"
CLEAR TEMPERED GLAZING
VINYL
WF-51 AS SHOWN
2' - 8"
WF-52 AS SHOWN

WINDOW ELEVATIONS

1/4" = 1'-0"

0' 2' 4' 8'

D2C
ARCHITECTS

D2C ARCHITECTS, INC.
DENVER, COLORADO

MARK	DESCRIPTION	DATE	APPR

ISSUE DATE:
MAY 19, 2025
CONSULTANTS PROJECT #
SOLICITATION NO.:
CONTRACT NO.:
FILE NUMBER:
DESIGN BY: Designer
D2C PROJECT NUMBER 202421
DRAWN BY: Author
CKD BY: Checker
SBMT BY: Approver
PLOT DATE: 5/20/2025 4:50:35 PM
PLOT SCALE: As indicated
FILE NAME:
SIZE: 22" x 34"

FOR PERMIT

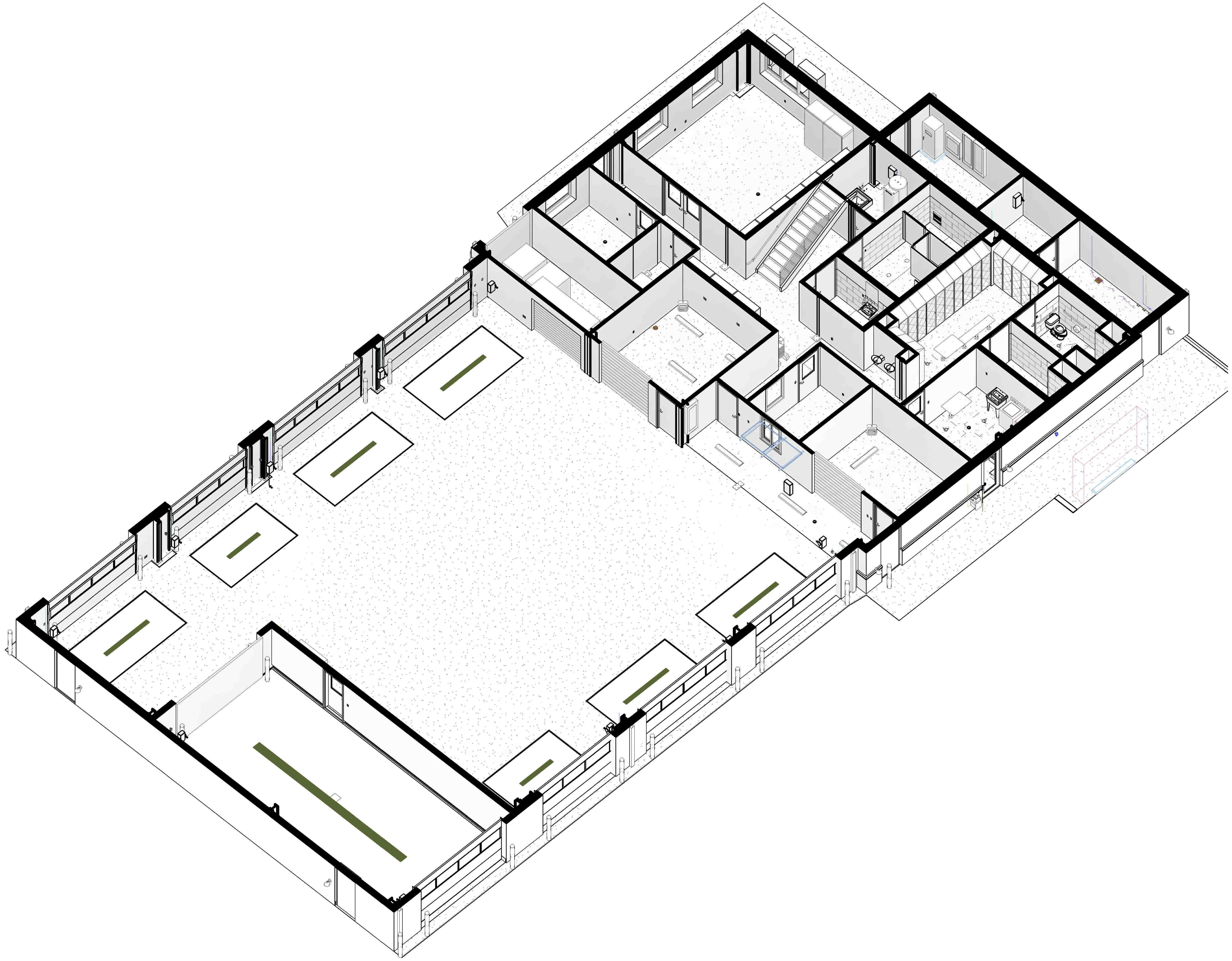
BRIAN T. DUGGAN
401770
5/16/2025

TOWN OF SUPERIOR
OPERATIONS & MAINTENANCE FACILITY
1950 HONEY CREEK LANE, SUPERIOR, CO 80027
WINDOW SCHEDULE

SHEET IDENTIFICATION
A-721

1 2 3 4 5

D C B A



A2 3D AXONOMETRIC, PLAN CUT - FIRST FLOOR
A-901

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ARCHITECTS

D2C ARCHITECTS, INC.
DENVER, COLORADO

MARK	DESCRIPTION	DATE	APPR

DESIGN BY: Designer
ISSUE DATE: **MAY 19, 2025**
D2C PROJECT NUMBER 202421
CONSULTANTS PROJECT #
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CKD BY: Checker
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SBMT BY: Approver
PLOT DATE: 5/20/2025 4:50:47 PM
CONTRACT NO.:
PLOT SCALE:
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SIZE: 22" x 34"
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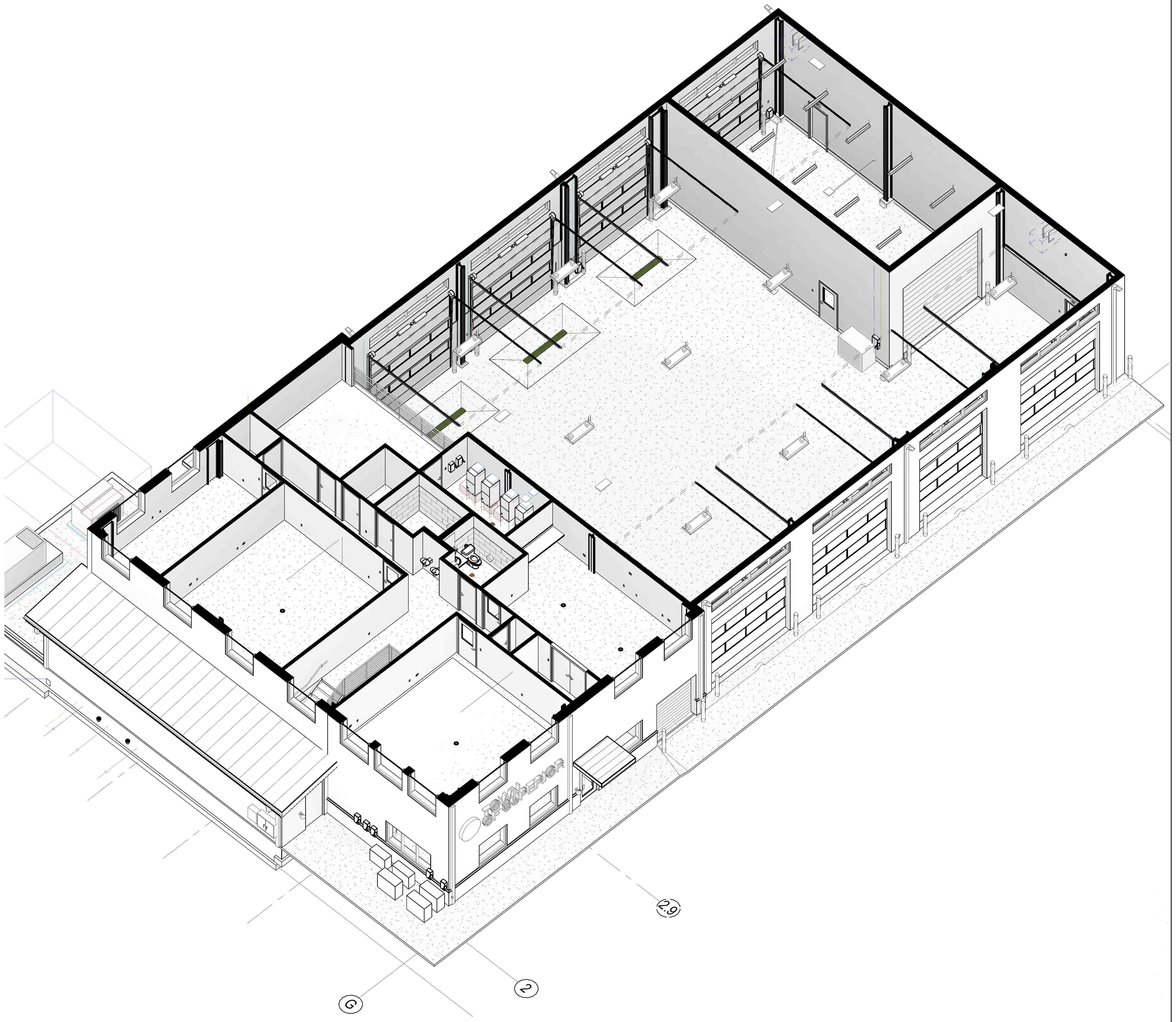
STATE OF COLORADO
BRIAN T.
DUGGAN
401770
5/16/2025
LICENSED ARCHITECT

TOWN OF SUPERIOR
OPERATIONS &
MAINTENANCE FACILITY
1950 HONEY CREEK LANE, SUPERIOR, CO 80027
FIRST FLOOR CUT VIEW

SHEET IDENTIFICATION
A-901



A2 3D AXONOMETRIC, PLAN CUT - LEVEL 2
A-902

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ISSUE DATE: **MAY 19, 2025**
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CONSULTANTS PROJECT #
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SBMT BY: AM
PLOT DATE: 5/20/2025 4:51:06 PM
CONTRACT NO.:
PLOT SCALE:
FILE NUMBER:
SIZE: 22" x 34"
FILE NAME:

FOR PERMIT

BRIAN T. DUGGAN
401770
5/16/2025

TOWN OF SUPERIOR
OPERATIONS &
MAINTENANCE FACILITY
1950 HONEY CREEK LANE, SUPERIOR, CO 80027
SECOND FLOOR CUT VIEW

SHEET IDENTIFICATION
A-902

ELECTRICAL SYMBOL LEGEND

SOME SYMBOLS AND ABBREVIATIONS ON THIS LEGEND MAY NOT BE USED

CIRCUITING

- HOME RUN (2)#12W, (1)#12G UNLESS NOTED OTHERWISE
- INDICATES 2 PHASE, 1 N, AND 1 GND CONDUCTORS
- HOME RUN. SECOND SYMBOL INDICATES SHARED CIRCUIT.
- HOME RUN. SECOND SYMBOL DENOTES #10 CONDUCTORS.

UTILITIES

——OHE——	OVERHEAD ELECTRICAL FEEDER AND/OR CONDUITS
— —UGC— —	UNDERGROUND ELECTRICAL FEEDER AND/OR CONDUITS
——TELE——	ABOVE-GRADE TELECOMMUNICATIONS CONDUIT(S)
— —TELE— —	TELECOMMUNICATIONS CONDUIT(S) BELOW GRADE

LIGHTING

	GRID-MOUNTED TROFFER LIGHT FIXTURE
	EMERGENCY/EGRESS LIGHT FIXTURE
	CRITICAL / STANDBY LIGHT FIXTURE
	STRIP LIGHT FIXTURE
	SURFACE/RECESSED LIGHT FIXTURE
	WALL-MOUNTED LIGHT FIXTURE
	POLE-MOUNTED LIGHT FIXTURE
	EXIT LIGHT (WALL / CEILING MOUNTED)
	BATTERY-OPERATED EMERGENCY LIGHT (WALL-MTD)
	BATTERY-OPERATED EMERGENCY LIGHT (CEILING-MTD)
	COMBINATION WALL-MOUNTED EXIT LIGHT / BATTERY-OPERATED EMERGENCY LIGHT
$	LIGHT SWITCH - SINGLE POLE
$_3	LIGHT SWITCH - 3-WAY
$_4	LIGHT SWITCH - 4-WAY
$_K	LIGHT SWITCH - KEY
$_D	LIGHT SWITCH - DIMMER
$_PL	LIGHT SWITCH - WITH PILOT LIGHT
$_M	WALL-MOUNTED MOTION SENSOR.
M	WALL (CORNER) - MOUNTED MOTION SENSOR.
M	CEILING-MOUNTED MOTION SENSOR.
SB	SWITCHBANK. REFER TO PLANS / DETAILS.
$_DL1	LOW-VOLTAGE DATALINE SWITCH - RE: DETAILS.
RCS-1	REMOTE CONTROL SWITCH AS SCHEDULED.
TC	TIMECLOCK. REFER TO PLANS / DETAILS.

EQUIPMENT

- DISCONNECT SWITCH. RE: PLANS FOR INFORMATION.
- MAGNETIC MOTOR STARTER
- COMBINATION DISCONNECT SWITCH / MOTOR STARTER
- $ TOGGLE-TYPE DISCONNECT SWITCH. WHERE USED FOR MOTORS, PROVIDE W/ THERMAL PROTECTION.
- SURFACE-MOUNTED PANELBOARD
- RECESSED PANELBOARD
- DISTRIBUTION PANELBOARD
- SWITCHBOARD. FEEDER/MAIN CIRCUIT BREAKER SECTION AND DISTRIBUTION SECTION.

GENERAL SYMBOLS

	INDICATES CONNECT TO EXISTING
XXX	EQUIPMENT TAG. REFER TO CONNECTIONS SCHEDULE(S) FOR ELECTRICAL CONNECTIONS AND LOAD INFORMATION FOR EQUIPMENT (KITCHEN, SHOP, ETC.)

POWER DEVICES

	DUPLEX RECEPTACLE
	LINE THROUGH DEVICE INDICATES ABOVE COUNTER
	SWITCHED RECEPTACLE - RE: SPECS
	QUAD-PLEX RECEPTACLE
5-20R	SIMPLEX RECEPTACLE W/ NEMA CONFIG AS NOTED
14-50R	MULTI-POLE RECEPTACLE W/ NEMA CONFIG AS NOTED
	CEILING-MOUNTED RECEPTACLE
	RECEPTACLE/DEVICE MOUNTED IN "TOMBSTONE"
J	JUNCTION BOX
	FIRE-RATED POKE-THRU - POWER ONLY
	POKE-THRU WITH DATA JACKS
	POKE-THRU WITH POWER AND DATA
FB	SINGLE GANG FLOOR BOX (2,3,4 GANG SIMILAR)
	DIVIDED (HIGH/LOW VOLTAGE) POWER POLE
	PLUG MOLD / WIRE MOLD AS SPECIFIED.
	PUSH BUTTON

TELEPHONE/DATA

	TELEPHONE JACK LOCATION (SINGLE-GANG BOX W/ (1)3/4" C. TO ABOVE ACCESSIBLE CEILING)
	LINE THROUGH DEVICE INDICATES ABOVE COUNTER
	DATA JACK LOCATION (DOUBLE-GANG BOX W/ (2)3/4" CONDUITS TO ABOVE ACCESSIBLE CEILING)
	TELE/DATA JACK LOCATION (DOUBLE-GANG BOX W/ (2)3/4" C. TO ABOVE ACCESSIBLE CEILING)
1V	PHONE OUTLET WITH NUMBER OF PHONE JACKS AS INDICATED - RE: DETAILS FOR ADDITIONAL. INFORMATION.
1D	DATA OUTLET WITH NUMBER OF DATA JACKS AS INDICATED - REFER TO DETAILS FOR ADDITIONAL INFORMATION.
1D/1V	TELE/DATA OUTLET WITH NUMBER OF PHONE AND DATA JACKS AS INDICATED - REFER TO DETAILS.
W	WIRELESS INTERNET TRANSMITTER.

AUDIO/VISUAL

TV	TELEVISION JACK LOCATION (SINGLE-GANG BOX W/ (1)3/4" C. TO ABOVE ACCESSIBLE CEILING)
TR	REVERSE TELEVISION JACK LOCATION (CABLE TO HEAD END)
AV	RECESSED COMBINATION AV AND POWER OUTLET COORD LOCATION OF DEVICE WITH TV MOUNT
S	WALL-MOUNTED SPEAKER LOCATION (SINGLE-GANG BOX)
S S	CEILING SPEAKER LOCATION (SINGLE-GANG BOX)
V	VOLUME CONTROL LOCATION (SINGLE GANG BOX)
I	INTERCOM CALL STATION
ICMS	INTERCOM MASTER STATION

SECURITY

	CCTV CAMERA
CR	CARD READER
KP	SECURITY KEYPAD
ML	MAG LOCK

FIRE ALARM

F	MANUAL PULL STATION (DUAL-ACTION)
D	SMOKE DETECTOR
D	DUCT SMOKE DETECTOR
H	HEAT DETECTOR
CO	CARBON MONOXIDE DETECTOR
■ WF	WATER FLOW SWITCH
■ TS	TAMPER SWITCH
75	WALL-MOUNTED FA STROBE WITH CANDELA RATING. 15cd RATING UNLESS OTHERWISE NOTED ON PLANS.
30	WALL-MOUNTED FA HORN/STROBE WITH CANDELA RATING. 15cd UNLESS OTHERWISE NOTED ON PLANS.
	WALL-MOUNTED FIRE ALARM HORN
	WALL-MOUNTED FIRE ALARM SPEAKER
30	WALL-MOUNTED FA SPEAKER/STROBE WITH CANDELA RATING. 15cd UNLESS OTHERWISE NOTED ON PLANS.
75	CEILING-MOUNTED FA STROBE LIGHT WITH CANDELA RATING. MIN. OF 15cd RATING.
30	CEILING-MOUNTED COMBINATION HORN/STROBE WITH CANDELA RATING. MIN. OF 15cd RATING.
30	CEILING-MOUNTED COMBINATION SPEAKER/STROBE WITH CANDELA RATING. MIN. OF 15cd RATING.
	CEILING-MOUNTED FIRE ALARM SPEAKER
R	FIRE ALARM RELAY
IAM	INDIVIDUAL ADDRESSABLE MODULE
ZAM	ZONE ADDRESSABLE MODULE
FACP	FIRE ALARM CONTROL PANEL
FAAP	FIRE ALARM ANNUNCIATOR PANEL
FAEC	FIRE ALARM AUXILIARY POWER SUPPLY
D 120 V	SINGLE / MULTI-STATION 120V SMOKE ALARM
DH	DOOR HOLD-OPEN

RESCUE ASSISTANCE

ARA	AREA OF RESCUE ASSISTANCE STATION
ARAM	AREA OF RESCUE ASSISTANCE MASTER STATION
ARAP	AREA OF RESCUE ASSISTANCE POWER SUPPLY
ECS	ELEVATOR 2-WAY COMMUNICATION CALL STATION
ECAP	ELEVATOR 2-WAY COMM. ANNUNCIATOR PANEL
ECPS	ELEVATOR 2-WAY COMMUNICATION POWER SUPPLY

NURSE CALL

N	NURSE CALL PATIENT STATION (WITH CALL CORD)
PC	NURSE CALL EMERGENCY PULL CORD
CB	NURSE CALL CODE BLUE STATION
SS	NURSE CALL STAFF STATION
DS	NURSE CALL DUTY STATION
DL	NURSE CALL DOME LIGHT
ZL	NURSE CALL ZONE LIGHT
NCM	NURSE CALL MASTER STATION
RCM	RESIDENT CALL MASTER STATION
RC	RESIDENT CALL EMERGENCY PULL CORD
N	RESIDENT CALL RECEIVER STATION

ABBREVIATIONS

A/E	ARCHITECT / ENGINEER	ELEV	ELEVATION	MLO	MAIN LUGS ONLY
AFF	ABOVE FINISHED FLOOR	EM	EMERGENCY FIXTURE/DEVICE	NFA	NET FREE AREA
AFG	ABOVE FINISHED GRADE	EWT	ENTERING WATER TEMPERATURE	NL	NIGHT LIGHT
AG	ABOVE GRADE	EX	EXISTING ITEM	OA	OUTSIDE AIR
AHJ	AUTHORITY HAVING JURISDICTION	FFA	FROM FLOOR ABOVE	ORD	OVERFLOW ROOF DRAIN
AHU	AIR HANDLING UNIT	FFB	FROM FLOOR BELOW	P/C	PLUMBING CONTRACTOR
ARCH	ARCHITECT	FFCO	FINISH FLOOR CLEANOUT	PSI	POUNDS PER SQUARE INCH
BFP	BACKFLOW PREVENTER	FGCO	FINISH GRADE CLEANOUT	PVC	POLYVINYL CHLORIDE
BG	BELOW GRADE	FL	FLOW LINE	RA	RETURN AIR
BLDG	BUILDING	FLR	FLOOR	RE/REF	REFER TO / REFERENCE
BMS	BUILDING MANAGEMENT SYSTEM	FP	FIRE PROTECTION	RF	RELIEF FAN
C	CONDUIT	FPM	FEET PER MINUTE	RL	RELOCATED ITEM
CD	CANDELA	FWCO	FLUSH WALL CLEANOUT	RPZ	REDUCED PRESSURE ZONE
CD	COLD DECK	G	GROUND / GANG	RR	RESTROOM
CLG	COOLING	G/C	GENERAL CONTRACTOR	SA	SUPPLY AIR
CM	COORDINATE MOUNTING HEIGHT	GFCI	GROUND FAULT CIRCUIT INTERRUPTER	SPD	SURGE PROTECTIVE DEVICE
CO	CLEANOUT	GPM	GALLONS PER MINUTE	ST	SHUNT TRIP
CTE	CONNECT TO EXISTING	HD	HOT DECK	TA	TRANSFER AIR
DCVA	DOUBLE CHECK VALVE ASSEMBLY	HTG	HEATING	TFA	TO FLOOR ABOVE
DCW	DOMESTIC COLD WATER	IG	ISOLATED GROUND	TFB	TO FLOOW BELOW
DDC	DIRECT DIGITAL CONTROLS	JB	JUNCTION BOX	TP	TAMPER PROOF
DF	DRINKING FOUNTAIN	LED	LIGHT EMMITING DIODE	TYP	TYPICAL
DHW	DOMESTIC HOT WATER	LWT	LEAVING WATER TEMPERATURE	UNO	UNLESS NOTED OTHERWISE
DHWR	DOMESTIC HOT WATER RETURN	M/C	MECHANICAL CONTRACTOR	VRF	VARIABLE REFRIGERANT FLOW
DIA	DIAMETER	MA	MIXED AIR	VTR	VENT THROUGH ROOF
DN	DOWN	MAU	MAKE UP AIR UNIT	WCO	WALL CLEANOUT
E/C	ELECTRICAL CONTRACTOR	MCB	MAIN CIRCUIT BREAKER	WG	WIRE GUARD
EA	EXHAUST AIR	MECH	MECHANICAL	WP	WEATHERPROOF
EDF	ELECTRIC DRINKING FOUNTAIN	MH	MANHOLE		

MECHANICAL AND PLUMBING SYMBOL LEGEND

SOME SYMBOLS AND ABBREVIATIONS ON THIS LEGEND MAY NOT BE USED

SHEET METAL

	HIGH-EFFICIENCY DUCT TAKEOFF (WITH AND WITHOUT MANUAL DAMPER)
	SPIN-IN ROUND DUCT TAKEOFF
	CONICAL BELLMOUTH ROUND DUCT TAKEOFF
	ROUND DUCT TAKEOFF WITH FLEX DUCT RUNOUT (MAXIMUM FLEX DUCT LENGTH IS 6'-0")
	DUCTWORK ELBOWS (WITH AND WITHOUT TURNING VANES)
FD	FD: FIRE DAMPER SD: SMOKE DAMPER FS: FIRE/SMOKE DAMPER BD: BACKDRAFT DAMPER (GRAVITY)
MD	AUTOMATIC MOTORIZED DAMPER
8"Ø S1 225	SUPPLY DIFFUSER AND CALLOUT (NECK SIZE, TYPE, AND CFM)
	LINEAR/SLOT DIFFUSER
22x22 R1	RETURN GRILLE (NECK SIZE AND TYPE, MAY ALSO INCLUDE CFM)
10x10 E1	EXHAUST GRILLE (NECK SIZE AND TYPE, MAY ALSO INCLUDE CFM)
←	SUPPLY AIR FLOW INDICATOR
→	RETURN OR EXHAUST AIR FLOW INDICATOR
	CONTROL WIRING
	THERMOSTAT
	TEMPERATURE SENSOR
H	HUMIDITY SENSOR
DP	DIFFERENTIAL PRESSURE SENSOR
CO2	CARBON DIOXIDE DETECTOR
CO	CARBON MONOXIDE DETECTOR
NO2	NITROUS OXIDE DETECTOR
GAS	GAS DETECTOR
VOC	VOLATILE ORGANIC COMPOUND DETECTOR

MEDICAL GAS

——MV——	MEDICAL VACUUM PIPING
——O——	OXYGEN PIPING
——NO——	NITROUS OXIDE PIPING
——MA——	MEDICAL COMPRESSED AIR PIPING
——N——	NITROGEN PIPING
——CO——	CARBON DIOXIDE PIPING
——VV——	VACUUM VENT PIPING
——WAGD——	WASTE ANESTHETIC GAS DISPOSAL PIPING
——GV——	MEDICAL GAS VENT PIPING
X	MEDICAL GAS INLET/OUTLET W/DESIGNATION (RE: PIPE TYPES)
S	MEDICAL SLIDE
MA	MEDICAL GAS ALARM WIRING CONNECTION
PS	MEDICAL GAS ALARM WIRING - PRESSURE SWITCH
TR	MEDICAL GAS ALARM WIRING - TRANSDUCER

MECHANICAL PIPING

——D——	DRAIN (CONDENSATE)
——RL——	REFRIGERANT LIQUID
——RS——	REFRIGERANT SUCTION
——RV——	REFRIGERANT VENT
——RD——	RUPTURE DISK
——CWS——	CHILLED WATER SUPPLY
——CWR——	CHILLED WATER RETURN
——C/HWS——	CHILLED/HOT WATER SUPPLY
——C/HWR——	CHILLED/HOT WATER RETURN
——HWS——	HOT WATER SUPPLY
——HWR——	HOT WATER RETURN
——CTWS——	COOLING TOWER WATER SUPPLY
——CTWR——	COOLING TOWER WATER RETURN
——STM——	STEAM (ANY #'S DENOTE PRESSURE)
——CR——	CONDENSATE RETURN (ANY #'S DENOTE PRESSURE)

PLUMBING PIPING

——- ——	DOMESTIC COLD WATER
——- - ——	DOMESTIC HOT WATER
——- - - ——	RECIRCULATING DOMESTIC HOT WATER
——SAN——	WASTE ABOVE GRADE OR FLOOR
— —SAN— —	WASTE BELOW GRADE OR FLOOR
— —V— —	PLUMBING VENT
- - - -W- - - -	WATER SERVICE
——ST——	STORM DRAIN ABOVE GRADE OR FLOOR
— —ST— —	STORM DRAIN BELOW GRADE OR FLOOR
——ST/O——	STORM OVERFLOW ABOVE GRADE OR FLOOR
— —ST/O— —	STORM OVERFLOW BELOW GRADE OR FLOOR
——SCW——	SOFT COLD WATER
——SHW——	SOFT HOT WATER
——SRW——	SOFT RECIRCULATING HOT WATER
——RO——	REVERSE OSMOSIS WATER
——DI——	DE-IONIZED WATER
——G——	NATURAL GAS
——LP——	PROPANE
——NP——	NON-POTABLE WATER
——CA——	COMPRESSED AIR
——ACID——	ACID WASTE
——ACID——	ACID VENT
——PD——	PUMPED DISCHARGE (FROM SUMP PUMPS / EJECTORS)

GENERAL SYMBOLS

	INDICATES CONNECT TO EXISTING
FL ? ?	INDICATES ELEVATION
1 #1	PLUMBING RISER CALLOUT (TYPE/RISER NO.) (W&V = WASTE AND VENT, WAT = DOMESTIC WATER)
XXX	EQUIPMENT TAG. REFER TO CONNECTIONS SCHEDULE(S) FOR ELECTRICAL CONNECTIONS AND LOAD INFORMATION FOR EQUIPMENT (KITCHEN, SHOP, ETC.)

PIPING SYMBOLS

- SHUTOFF VALVE
- SHUTOFF VALVE IN RISER
- BALANCING VALVE
- PIPING ELBOW UP
- PIPING ELBOW DOWN
- PIPING TEE
- PIPING ELBOW
- PIPING TEE UP
- PIPING TEE DOWN
- INCREASER/REDUCER
- UNION
- CAP
- PIPE FLEX
- 3-WAY VALVE
- CHECK VALVE
- Y-STRAINER
- IN-LINE (BASKET) STRAINER
- AUTOMATIC 2-WAY CONTROL VALVE
- AUTOMATIC 3-WAY CONTROL VALVE
- S SOLENOID VALVE

PIPING SPECIALTIES

P T	PRESSURE AND TEMPERATURE GAUGE (WITH COCK)
	THERMOMETER
	PRESSURE REDUCING VALVE
	RELIEF VALVE
	WATER HAMMER ARRESTOR

PIPING FIXTURES / EQUIPMENT

	HOSE BIBB
	WALL HYDRANT
	CLEANOUTS
RPZ	REDUCED PRESSURE BACKFLOW PREVENTER
DCPB	DOUBLE CHECK BACKFLOW PREVENTER
WC-1 S-1	PLUMBING FIXTURE AND CALLOUT
	FLOOR DRAIN, AREA DRAIN, OR FLOOR SINK
	ROOF DRAIN OR OVERFLOW ROOF DRAIN

FIRE SPRINKLER

——F——	FIRE SPRINKLER PIPING/SERVICE
	FIRE SPRINKLER HEAD - PENDANT
	FIRE SPRINKLER HEAD - SIDEWALL
	FIRE DEPARTMENT SIAMESE CONNECTION
	POST INDICATOR VALVE

COORDINATION NOTES

1. COORDINATE REQUIREMENTS FOR INSTALLATION OF SYSTEMS AND EQUIPMENT WITH ALL OTHER TRADES.
2. THE CONTRACTOR SHALL COORDINATE THE ROUTING AND PATH OF ALL SYSTEMS, CONDUITS, PIPES, DUCTS, ETC WITH THE POSITION AND LAYOUT OF THE STRUCTURE. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING NECESSARY OFFSETS, TURNS, RISES AND DROPS FOR SYSTEMS AND COMPONENTS AS NEEDED TO INSTALL THE MEP SYSTEMS TO CLEAR STRUCTURE, CEILINGS, ETC AND OTHER SYSTEMS IN POTENTIAL CONFLICT WITH ROUTING.
3. COORDINATE WORK WITH OTHER TRADES TO INSTALL SYSTEMS ABOVE CEILING HEIGHTS INDICATED ON ARCHITECTURAL PLANS.
4. CHECK SPACE REQUIREMENTS WITH OTHER TRADES AND STRUCTURE/CONSTRUCTION TO INSURE THAT ALL MATERIALS AND EQUIPMENT CAN BE INSTALLED IN THE SPACE ALLOTTED INCLUDING FINISHED SUSPENDED CEILINGS AND OTHER SPACES, CHASES, ETC WITHIN THE BUILDING. MAKE MODIFICATIONS THERETO AS REQUIRED AND APPROVED.
5. TRANSMIT TO OTHER TRADES ALL INFORMATION REQUIRED FOR WORK TO BE PROVIDED UNDER THEIR RESPECTIVE SECTIONS IN AMPLE TIME FOR INSTALLATION.
6. WHEREVER WORK INTERCONNECTS WITH WORK OF OTHER TRADES, COORDINATE WITH THOSE TRADES TO INSURE THAT ALL SUBCONTRACTORS HAVE THE INFORMATION NECESSARY SO THAT THEY MAY PROPERLY INSTALL ALL CONNECTIONS AND EQUIPMENT. IDENTIFY ALL ITEMS OF WORK THAT REQUIRE ACCESS SO THAT THE CEILING TRADE WILL KNOW WHERE TO INSTALL ACCESS DOORS AND PANELS.
7. COORDINATE, PROJECT AND SCHEDULE WORK WITH OTHER TRADES IN ACCORDANCE WITH THE CONSTRUCTION SEQUENCE.
8. DRAWINGS SHOW THE GENERAL RUNS OF CONDUITS, PIPING AND DUCTWORK AND APPROXIMATE LOCATION OF OUTLETS. ANY SIGNIFICANT CHANGES IN LOCATION OF ITEMS NECESSARY IN ORDER TO MEET FIELD CONDITIONS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT/ENGINEER AND RECEIVE HIS APPROVAL BEFORE SUCH ALTERATIONS ARE MADE. ALL SUCH MODIFICATIONS SHALL BE MADE WITHOUT ADDITIONAL COST TO THE OWNER.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION AND REPAIR OF SURFACES, AREAS AND PROPERTY THAT MAY BE DAMAGED AS A RESULT OF CONSTRUCTION ACTIVITIES.
10. ADJUST LOCATION OF PIPING, DUCTWORK, ETC. TO PREVENT INTERFERENCES, BOTH ANTICIPATED AND ENCOUNTERED. DETERMINE THE EXACT ROUTE AND LOCATION OF EACH ITEM PRIOR TO FABRICATION. MAKE OFFSETS, TRANSITIONS AND CHANGES IN DIRECTION IN SYSTEMS AS REQUIRED TO MAINTAIN ADEQUATE CLEARANCES AND HEADROOM.
11. WHEREVER THE WORK IS OF SUFFICIENT COMPLEXITY, PREPARE ADDITIONAL COORDINATION DRAWINGS AND ORGANIZE ON-SITE MEETINGS WITH ALL RELATED SUBCONTRACTORS TO COORDINATE THE WORK BETWEEN TRADES . DRAWINGS SHALL CLEARLY SHOW THE WORK AND ITS RELATION TO THE WORK OF OTHER TRADES, AND BE SUBMITTED FOR REVIEW PRIOR TO COMMENCING SHOP FABRICATION OR ERECTION IN THE FIELD.
12. COORDINATE WITH LOCAL UTILITY PROVIDERS FOR THEIR REQUIREMENTS FOR SERVICE CONNECTIONS AND PROVIDE ALL NECESSARY PAYMENTS, MATERIALS, LABOR AND TESTING TO ACCOMPLISH THE WORK.

GENERAL MECHANICAL NOTES

1. COMPLETE INSTALLATION SHALL BE IN ACCORDANCE WITH THE LATEST ADOPTED VERSION OF THE INTERNATIONAL MECHANICAL CODE, LOCAL AND STATE CODES, AND REQUIREMENTS OF THE AHJ.
2. ANY POWER FOR CONTROL SYSTEMS TO BE PROVIDED BY E/C IS INDICATED ON ELECTRICAL PLANS. ANY ADDITIONAL LINE VOLTAGE OR LOW VOLTAGE POWER REQUIRED BY THE M/C OR SUBCONTRACTORS TO HAVE A FULLY FUNCTIONING SYSTEM SHALL BE PROVIDED BY THE M/C CONTRACTOR OR SUBS.
3. ALL EQUIPMENT SHALL BE ADEQUATELY AND PROPERLY SUPPORTED AND FASTENED FROM STRUCTURE.
4. ALL EQUIPMENT AND ACCESSORIES INSTALLED IN CONCEALED SPACES REQUIRING ACCESS SHALL BE PROVIDED WITH ACCESS DOORS MEETING ANY FIRE REQUIREMENTS OF THE WALL/CEILING THEY ARE INSTALLED.
5. EACH AIR HANDLING UNIT OVER 2000CFM SHALL BE PROVIDED WITH A SMOKE DETECTOR TO SHUT DOWN THE UNIT PER IMC 606 AS REQUIRED BY AHJ. COORDINATE WITH OTHER TRADES.
6. START UP AND ADJUST ALL EQUIPMENT AND VERIFY ALL MECHANICAL SYSTEMS IN OPERATE IN ACCORDANCE WITH THEIR INTENDED PURPOSES. SUBMIT BALANCE AND START UP REPORTS TO THE A/E. REFER TO SPECIFICATIONS FOR ANY ADDITIONAL REQUIREMENTS.

GENERAL PLUMBING NOTES

1. COMPLETE INSTALLATION SHALL BE IN ACCORDANCE WITH THE LATEST ADOPTED VERSION OF THE INTERNATIONAL PLUMBING CODE, LOCAL AND STATE CODES, AND REQUIREMENTS OF THE AHJ.
2. NO PIPING SHALL BE INSTALLED WHERE IT WILL SUBJECT TO FREEZING TEMPERATURES. PIPING IN EXTERIOR WALLS SHALL BE INSTALLED ON THE WARM SIDE OF BUILDING INSULATION, INSULATED AND THE CHASE SHALL BE VENTILATED WITH GRILLES ALLOWING INDOOR AMBIENT CONDITIONS TO CIRCULATE THROUGH THE CHASE.
3. PROVIDE CLEANOUTS IN THE FOLLOWING LOCATIONS:
    1. IN ALL HORIZONTAL DRAINS (WITHIN THE BUILDING) NOT MORE THAN 100 FEET APART.
    2. IN BUILDING SEWERS LOCATED NO MORE THAN 100 FEET APART MEASURED FROM THE UPSTREAM ENTRANCE OF THE CLEANOUT.
    3. EACH CHANGE OF DIRECTION OF THE BUILDING DRAIN OR HORIZONTAL WASTE OR SOIL LINES GREATER THAN 45 DEGREES. WHERE MORE THAN ONE CHANGE OF DIRECTION OCCURS IN A RUN OF PIPING, ONLY ONE CLEANOUT SHALL BE REQUIRED FOR EACH 40 FEET OF DEVELOPED LENGTH OF THE DRAINAGE PIPING.
    4. AT THE BASE OF EACH WASTE OR SOIL STACK.
    5. NEAR THE JUNCTION OF THE BUILDING DRAIN AND BUILDING SEWER.

GENERAL NOTES

1. SOME ROOM NAMES MAY NOT BE SHOWN FOR PURPOSE OF CLARIFYING PLAN. REFER TO ARCHITECTURAL PLANS FOR REFERENCE TO R00M NAMES NOT SHOWN.
2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN AND KEEP AT THE JOB SITE, AN UP TO DATE SET OF "RECORD DRAWINGS" SHOWING ALL CHANGES FROM THE ORIGINAL PLANS. THE CONTRACTOR SHALL DELIVER THE "RECORD DRAWINGS" TO THE ENGINEER AT THE CONCLUSION OF THE PROJECT ELECTRONICALLY.
3. THESE DRAWINGS ARE DIAGRAMMATIC. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS (NEW AND EXISTING), DIMENSIONS, AND CLEARANCES PRIOR TO THE COMMENCEMENT OF WORK AND SHALL INCLUDE ALL COSTS, EQUIPMENT, MATERIAL, ACCESSORIES, ETC. REQUIRED FOR A FULLY COMPLETE, FUNCTIONAL AND CODE COMPLIANT INSTALLATION.
4. FINAL LOCATIONS OF ALL DEVICES, LIGHT FIXTURES, EQUIPMENT ETC SHALL BE INDICATED ON THE ARCHITECTURAL DRAWINGS. ALL DIMENSIONAL INFORMATION SHALL BE OBTAINED FROM ARCHITECTURAL PLANS. NO DIMENSIONAL INFORMATION SHALL BE OBTAINED FROM MEP DRAWINGS.
5. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS, APPROVALS, LICENSES, ETC. AS NEEDED FOR THE COMPLETE INSTALLATION AND PROJECT. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER FOR ALL FEES AND DATA NEEDED FOR THIS.

GENERAL ELECTRICAL NOTES

1. COMPLETE INSTALLATION SHALL BE IN ACCORDANCE WITH THE LATEST ADOPTED VERSION OF THE NATIONAL ELECTRICAL CODE, LOCAL AND STATE CODES, AND REQUIREMENTS OF THE AHJ.
2. COORDINATE LOCATIONS OF RECEPTACLES, SWITCHES, ETC. WITH ARCHITECTURAL CASEWORK AND ELEVATIONS.
3. REFER TO MOUNTING HEIGHTS DETAIL FOR MOUNTING HEIGHTS OF ALL DEVICES NOT INDICATED OTHERWISE.
4. PROVIDE ALL EMPTY CONDUITS WITH PULL STRINGS AND BUSHED ENDS.
5. CONTRACTOR SHALL CONCEAL ALL CONDUIT, FITTINGS, AND DEVICES FROM VIEW WHERE REASONABLY POSSIBLE.
6. ALL CONDUCTOR SIZES INDICATED ON DRAWINGS ARE FOR COPPER CONDUCTORS UNLESS SPECIFICALLY NOTED OTHERWISE. ALUMINUM CONDUCTORS MAY BE USED ONLY UNDER THE FOLLOWING CONDITIONS:
    - CONTRACTOR SHALL INCLUDE A DEDUCT ALTERNATE FOR USE OF SAME WITH BIDS, FOR OWNER ACCEPTANCE.
    - AL CONDUCTORS MAY ONLY BE USED ON FEEDERS 100A OR GREATER - NO EXCEPTIONS.
    - ALUMINUM CABLING SHALL BE COMPACTED ALUMINUM (STABILOY).
    - PROVIDE COMPRESSION-TYPE ONE-HOLE OR TWO-HOLE LUG TERMINATIONS.
    - PROVIDE ANTI-OXIDANT COMPOUND AT TERMINATIONS.
    - CABLE TERMINATIONS SHALL BE MARKED "AL/CU".
    - FINAL SIZES OF CONDUCTORS TO BE CONFIRMED BY ENGINEER.
    - ALUMINUM SERVICE CONDUCTORS MUST HAVE "AA-8000" SERIES LABELING ON CABLE JACKETS PER EVERGY REQUIREMENTS - NO EXCEPTIONS.

    ENGINEER RESERVES FINAL RIGHT TO ACCEPT/DENY USE OF ALUMINUM CONDUCTORS FOR PART OR ALL OF PROJECT.

SHEET INDEX

MEP-001	MEP COVER SHEET
MEP-101	MEP - SITE PLAN
MEP-201	MEP - ROOF PLAN
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M-201	MECHANICAL SCHEDULES
M-301	MECHANICAL DETAILS
P-101	PLUMBING - DOMESTING WATER
P-201	PLUMBING - WASTE & VENT
P-301	PLUMBING SCHEDULES
P-401	PLUMBING DETAILS
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E-301	ELECTRICAL - SPECIAL SYSTEMS
E-401	ELECTRICAL RISER DIAGRAM
E-501	ELECTRICAL SCHEDULES
E-601	ELECTRICAL DETAILS

CODES AND DESIGN CRITERIA

JURISDICTION:	SUPERIOR, CO
BUILDING CODE:	2021 IBC
ENERGY CODE:	2021 IECC (IECC PRESCRIPTIVE PATH)
ELECTRICAL CODE:	2023 NEC
MECHANICAL CODE:	2021 IMC
PLUMBING CODE:	2021 IPC
AMENDMENTS:	2021 SUPERIOR AMENDMENTS

MECHANICAL DESIGN CONDITIONS:

SUMMER:	72°F/40% RH
WINTER:	72°F/40% RH

FIRE SEALING NOTES

1. COORDINATE CONSTRUCTION OF OPENINGS AND PENETRATING ITEMS TO ENSURE THAT THROUGH-PENETRATION FIRESTOP SYSTEMS ARE INSTALLED ACCORDING TO SPECIFIED AND APPLICABLE UL REQUIREMENTS.
2. COORDINATE SIZING OF SLEEVES, OPENINGS, CORE-DRILLED HOLES, OR CUT OPENINGS TO ACCOMMODATE THROUGH-PENETRATION FIRESTOP SYSTEMS.
3. DO NOT COVER UP THROUGH-PENETRATION FIRESTOP SYSTEM INSTALLATIONS UNTIL EXAMINED BY INSPECTOR, IF REQUIRED BY AUTHORITIES HAVING JURISDICTION.
4. COMPATIBILITY: PROVIDE THROUGH-PENETRATION FIRESTOP SYSTEMS THAT ARE COMPATIBLE WITH ONE ANOTHER; WITH THE SUBSTRATES FORMING OPENINGS; AND WITH THE ITEMS, IF ANY, PENETRATING THROUGH-PENETRATION FIRESTOP SYSTEMS, UNDER CONDITIONS OF SERVICE AND APPLICATION, AS DEMONSTRATED BY THROUGH-PENETRATION FIRESTOP SYSTEM MANUFACTURER BASED ON TESTING AND FIELD EXPERIENCE.
5. PROVIDE COMPONENTS FOR EACH THROUGH-PENETRATION FIRESTOP SYSTEM THAT ARE NEEDED TO INSTALL FILL MATERIALS. USE ONLY COMPONENTS SPECIFIED BY THROUGH-PENETRATION FIRESTOP SYSTEM MANUFACTURER AND APPROVED BY QUALIFIED TESTING AND INSPECTING AGENCY FOR FIRESTOP SYSTEMS INDICATED.
6. PROVIDE SLEEVES THROUGH ALL FIRE-RATED WALLS AND FILL VOIDS SURROUNDING SLEEVES AND INTERIOR TO SLEEVES AROUND PIPING WITH FIRE STOP PUTTY WITH UL LISTED 3 HOUR RATING INSTALLED AS PER MANUFACTURERS RECOMMENDATIONS.
7. FIRE SEAL ALL PIPING, CONDUIT, CABLE, ETC PENETRATIONS ROUTED THROUGH FIRE RATED WALLS.
8. PROVIDE FIRE RATED ENCLOSURES OR WRAPS ON LIGHT FIXTURES AND OTHER ITEMS PENETRATING FIRE RATED CEILINGS, FLOOR/CEILING/ CEILING/ROOF ASSEMBLIES TO MAINTAIN UL LISTING FOR CONSTRUCTION.

PKMR ENGINEERS
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25.075

D2C ARCHITECTS

D2C ARCHITECTS, INC.
DENVER, COLORADO

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	FOR PERMIT	5/19/2025	

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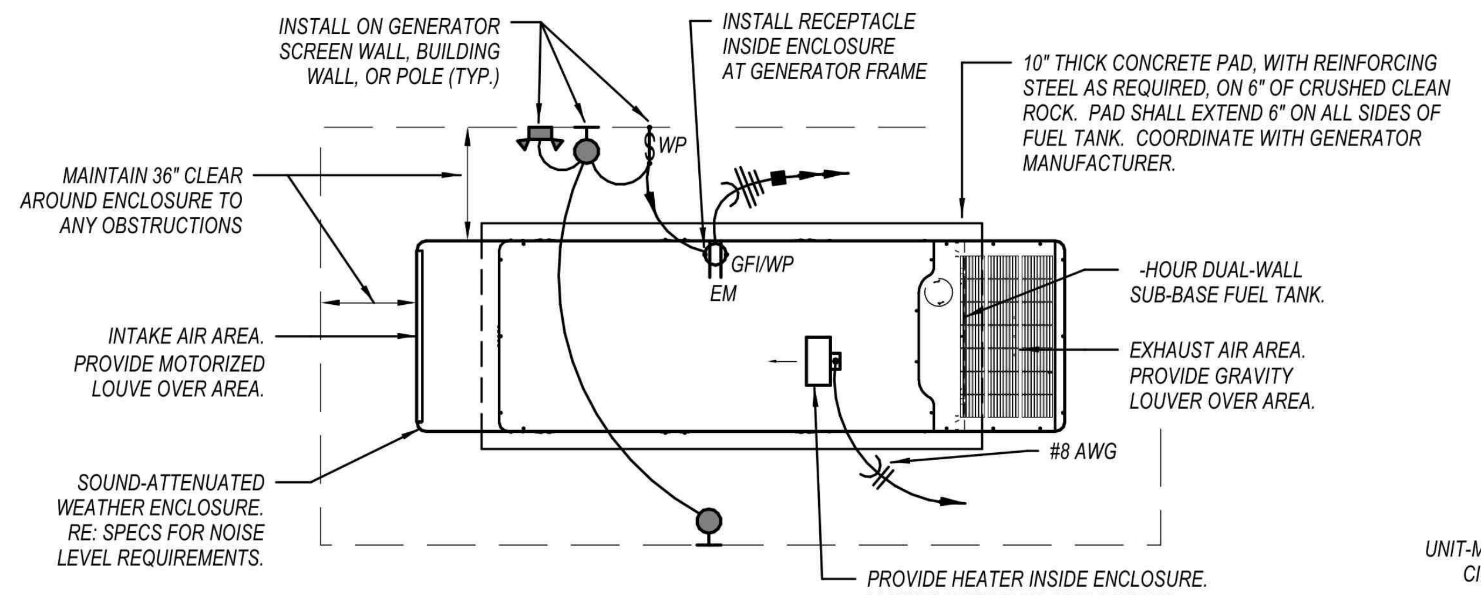
SOLICITATION NO.:	
SBMT BY: Approver	PLOT DATE: 5/19/2025 3:33:09 PM
CONTRACT NO.:	
PLOT SCALE: 12" = 1'-0"	FILE NUMBER:
SIZE: 22" x 34"	FILE NAME:

CHRISTOPHER JOHN AHERN 57087
5/19/25

TOWN OF SUPERIOR
OPERATIONS & MAINTENANCE FACILITY
1950 HONEY CREEK LANE, SUPERIOR, CO 80027

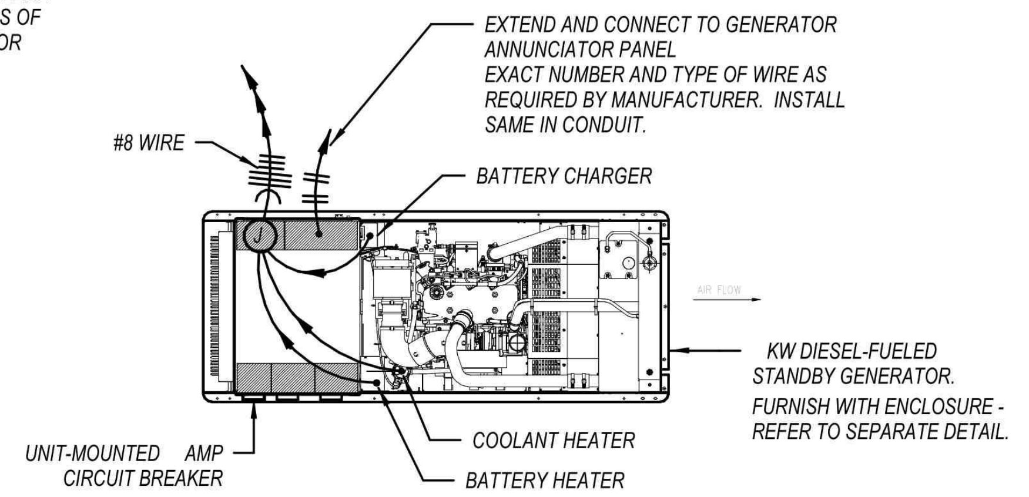
MEP COVER SHEET

SHEET IDENTIFICATION
MEP-001


INSTALL ON GENERATOR SCREEN WALL, BUILDING WALL, OR POLE (TYP.)
INSTALL RECEPTACLE INSIDE ENCLOSURE AT GENERATOR FRAME
10" THICK CONCRETE PAD, WITH REINFORCING STEEL AS REQUIRED, ON 6" OF CRUSHED CLEAN ROCK. PAD SHALL EXTEND 6" ON ALL SIDES OF FUEL TANK. COORDINATE WITH GENERATOR MANUFACTURER.
MAINTAIN 36" CLEAR AROUND ENCLOSURE TO ANY OBSTRUCTIONS
WP
GFI/WP
EM
-HOUR DUAL-WALL SUB-BASE FUEL TANK.
INTAKE AIR AREA. PROVIDE MOTORIZED LOUVE OVER AREA.
EXHAUST AIR AREA. PROVIDE GRAVITY LOUVER OVER AREA.
#8 AWG
SOUND-ATTENUATED WEATHER ENCLOSURE. RE: SPECS FOR NOISE LEVEL REQUIREMENTS.
PROVIDE HEATER INSIDE ENCLOSURE. MANUFACTURER TO SIZE SAME TO MAINTAIN 40°F INSIDE ENCLOSURE.

GENERATOR ENCLOSURE DETAIL

NOT TO SCALE


#8 WIRE
EXTEND AND CONNECT TO GENERATOR ANNUNCIATOR PANEL
EXACT NUMBER AND TYPE OF WIRE AS REQUIRED BY MANUFACTURER. INSTALL SAME IN CONDUIT.
BATTERY CHARGER
J
AIR FLOW
KW DIESEL-FUELED STANDBY GENERATOR.
FURNISH WITH ENCLOSURE - REFER TO SEPARATE DETAIL.
UNIT-MOUNTED AMP CIRCUIT BREAKER
COOLANT HEATER
BATTERY HEATER

GENERATOR DETAIL

NOT TO SCALE

GENERAL SITE NOTES

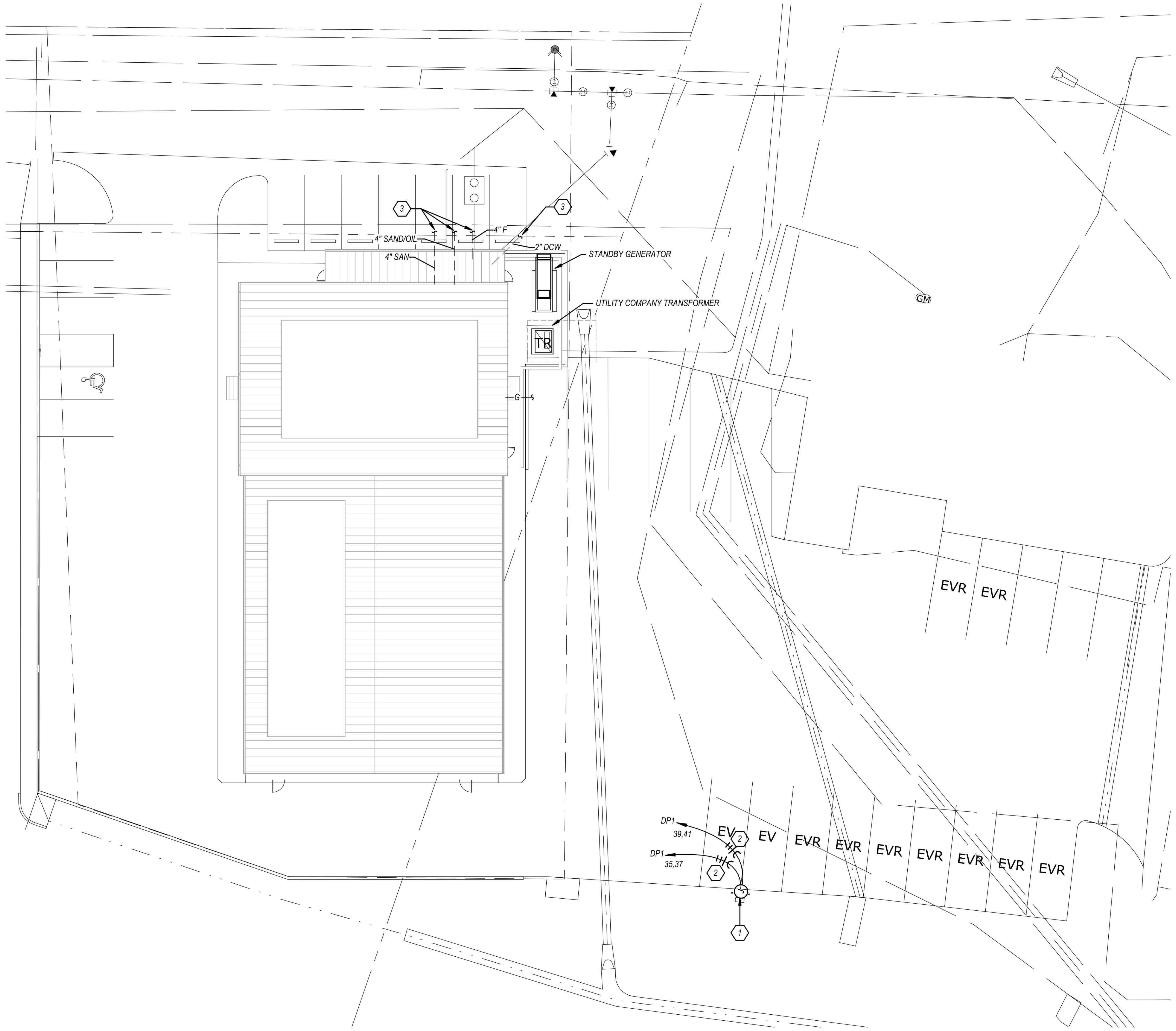
1. REFER TO GENERAL NOTES ON MEP COVER SHEET FOR ADDITIONAL REQUIREMENTS OF WORK.
2. REFER TO CIVIL PLANS FOR CONTINUATION OF SERVICES BEYOND 5'-0" FROM BUILDING UNLESS OTHERWISE SHOWN.
3. REFER TO RESPECTIVE FLOOR PLANS FOR CONTINUATION OF SERVICES INSIDE BUILDING AND/OR EXACT LOCATIONS OF EQUIPMENT.
4. CONTACT UTILITY LOCATING SERVICE TO LOCATE EXACT LOCATION OF ALL EXISTING UTILITIES BELOW GRADE.

X KEYED NOTES - SITE

1 PROVIDE A COMMERCIALLY PRODUCED PEDESTAL ELECTRIC VEHICLE CHARGER SIMILAR TO BTC POWER L2P-40-240-15 MODEL. CHARGER TO BE DOUBLE PORT WITH FULL RATING AT ALL PORTS. UNIT TO BE A LEVEL 2 CHARGER WITH 8.32kW (40A@208V) CAPACITY WITH BRANCH CIRCUIT BREAKERS PER PORT. PROVIDE 18' MINIMUM CABLE LENGTH WITH CABLE RETRACTOR MANAGEMENT SYSTEM. CONNECTOR TO BE TYPE SAE J1772. UNIT TO HAVE A NEMA 35 ENCLOSURE, BE ETL CERTIFIED, COMPLY WITH UL 2594, 2231-2 AND NEC ARTICLE 625, HAVE A COLOR SCREEN, A CREDIT CARD READER, AN RFID READER, 2.4 GHz WI-FI, A 4G MODEM, BE OCPP COMPLIANT AND HAVE AN OPERATING RANGE BETWEEN -15 DEGREES AND 140 DEGREES F.

2 (3)#8CU, (1)#10G. IN 1" CONDUIT.

3 COORDINATE WITH CIVIL.


3
3
4" SAND/OIL
4" F
2" DCW
4" SAN
STANDBY GENERATOR
UTILITY COMPANY TRANSFORMER
TR
G
GM
EVR
EVR
DP1
39,41
DP1
35,37
2
2
EV
EV
EVR
EVR
EVR
EVR
EVR
EVR
EVR
1

MEP SITE PLAN

SCALE: 1" = 20'-0"

D2C ARCHITECTS

D2C ARCHITECTS, INC.
DENVER, COLORADO

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COLORADO LICENSED PROFESSIONAL ENGINEER
CHRISTOPHER JOHN AHERN
57087
5/19/25

TOWN OF SUPERIOR
OPERATIONS &
MAINTENANCE FACILITY
1950 HONEY CREEK LANE, SUPERIOR, CO 80027

MEP - SITE PLAN

SHEET IDENTIFICATION
MEP-101

25.075

PEARSON KENT MCKINLEY RAAF ENGINEERS, LLC
1550 WEWATTA, ST. #200 DENVER, CO 80202
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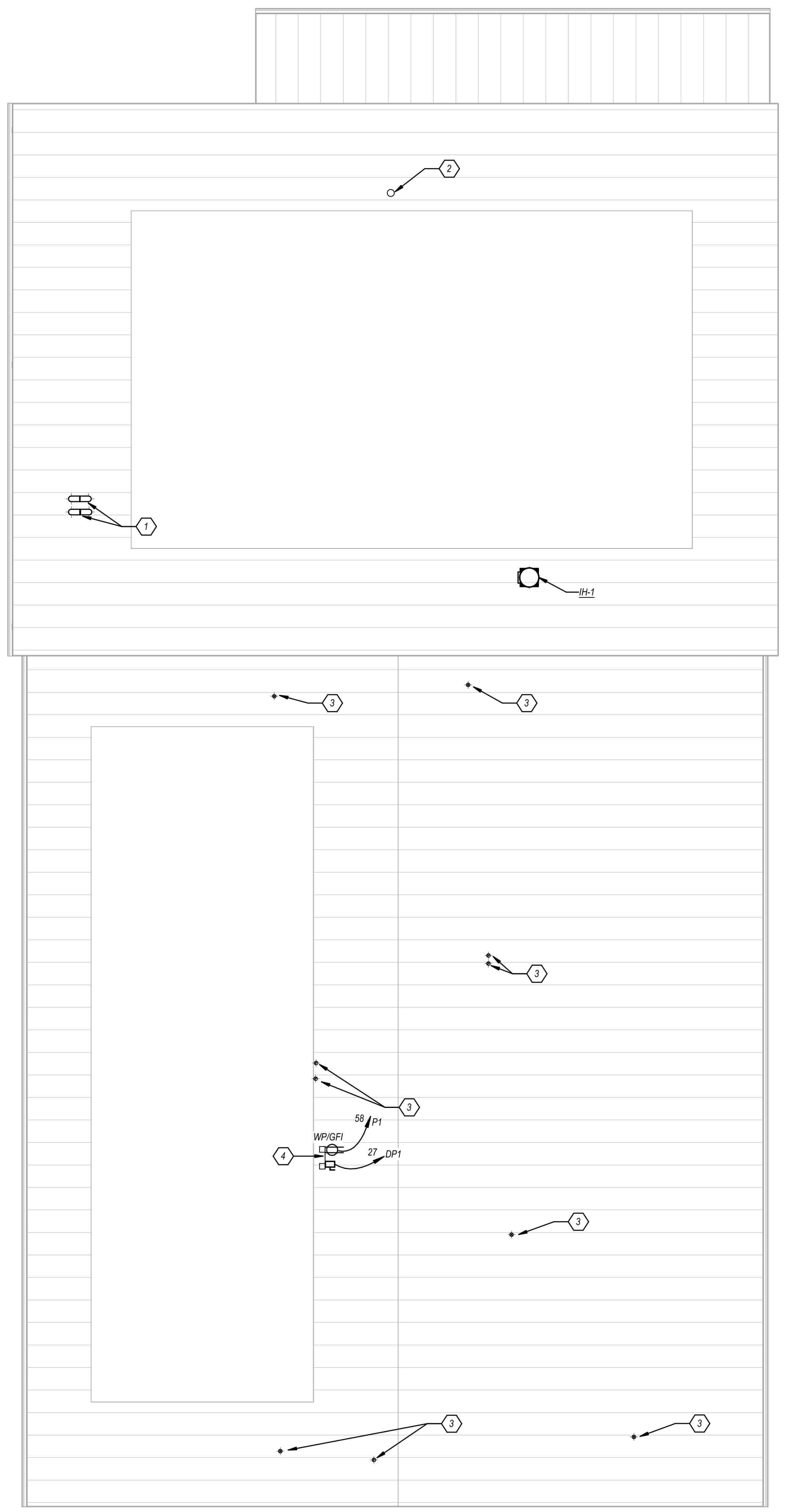
GENERAL ROOF PLAN NOTES

1. REFER TO GENERAL DEMOLITION NOTES ON MEP COVER SHEET FOR ADDITIONAL REQUIREMENTS OF WORK.
2. MAINTAIN CODE-REQUIRED DISTANCES FOR ALL VENTS, EXHAUSTS, ETC. FROM MECHANICAL EQUIPMENT OUTSIDE AIR INTAKES.
3. ALL ELECTRICAL EQUIPMENT AND DEVICES SHALL BE MOUNTED A MINIMUM OF 36" ABOVE THE ROOF ON SUITABLE STEEL SUPPORTS UNLESS OTHERWISE NOTED.

Ⓧ KEYED NOTES - ROOF

1 6" EXHAUST FROM BELOW. TERMINATE IN A GOOSENECK.
2 3" VENT THROUGH ROOF.
3 4" FLUE FROM BELOW.
4 120V/1P/30A NEMA-3R DISCONNECT AND SERVICE RECEPTACLE FOR EF-5 MOUNTED ON UNISTRUT SECURED TO ROOF STRUCTURE.



MEP ROOF PLAN
SCALE: 1/8" = 1'-0"

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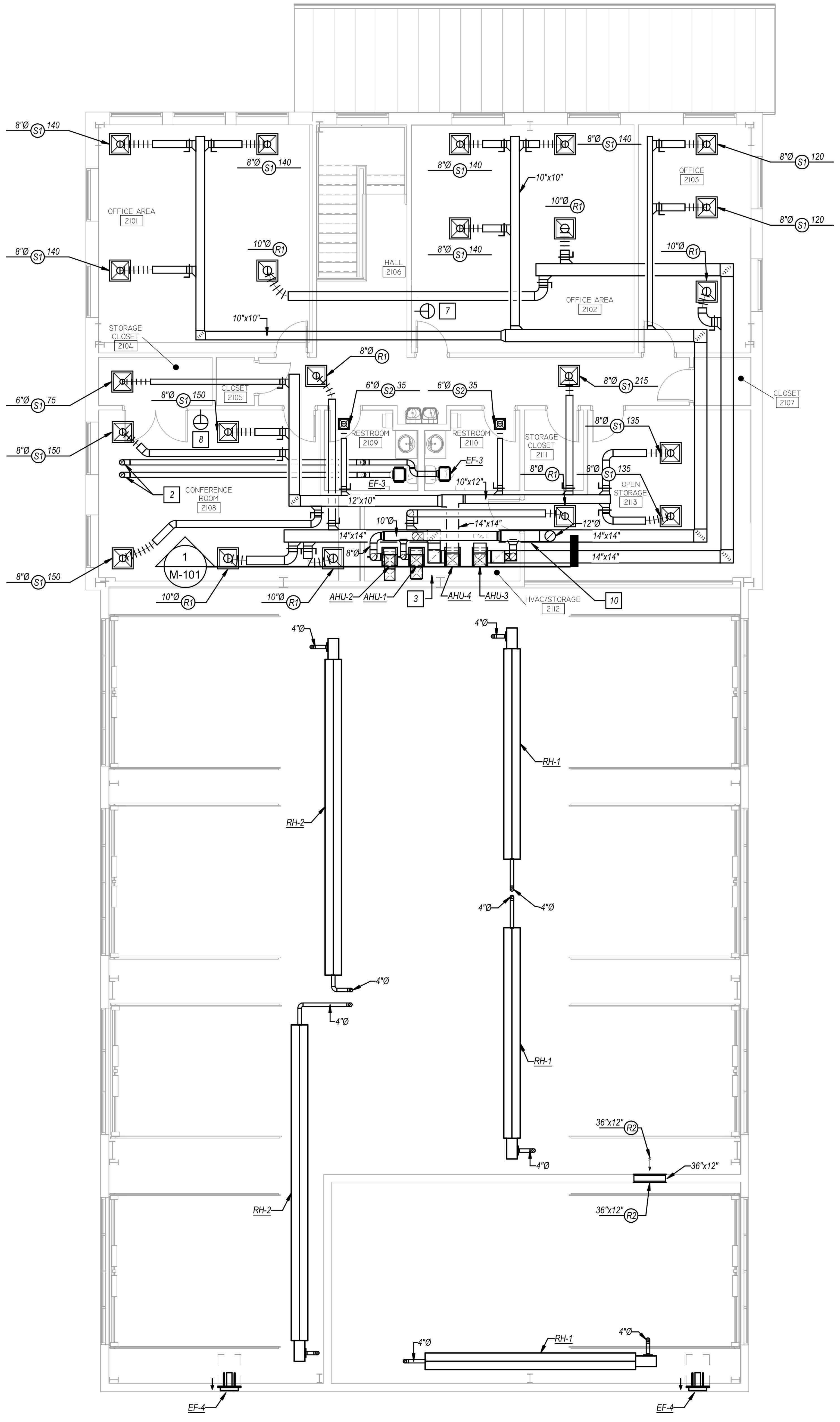
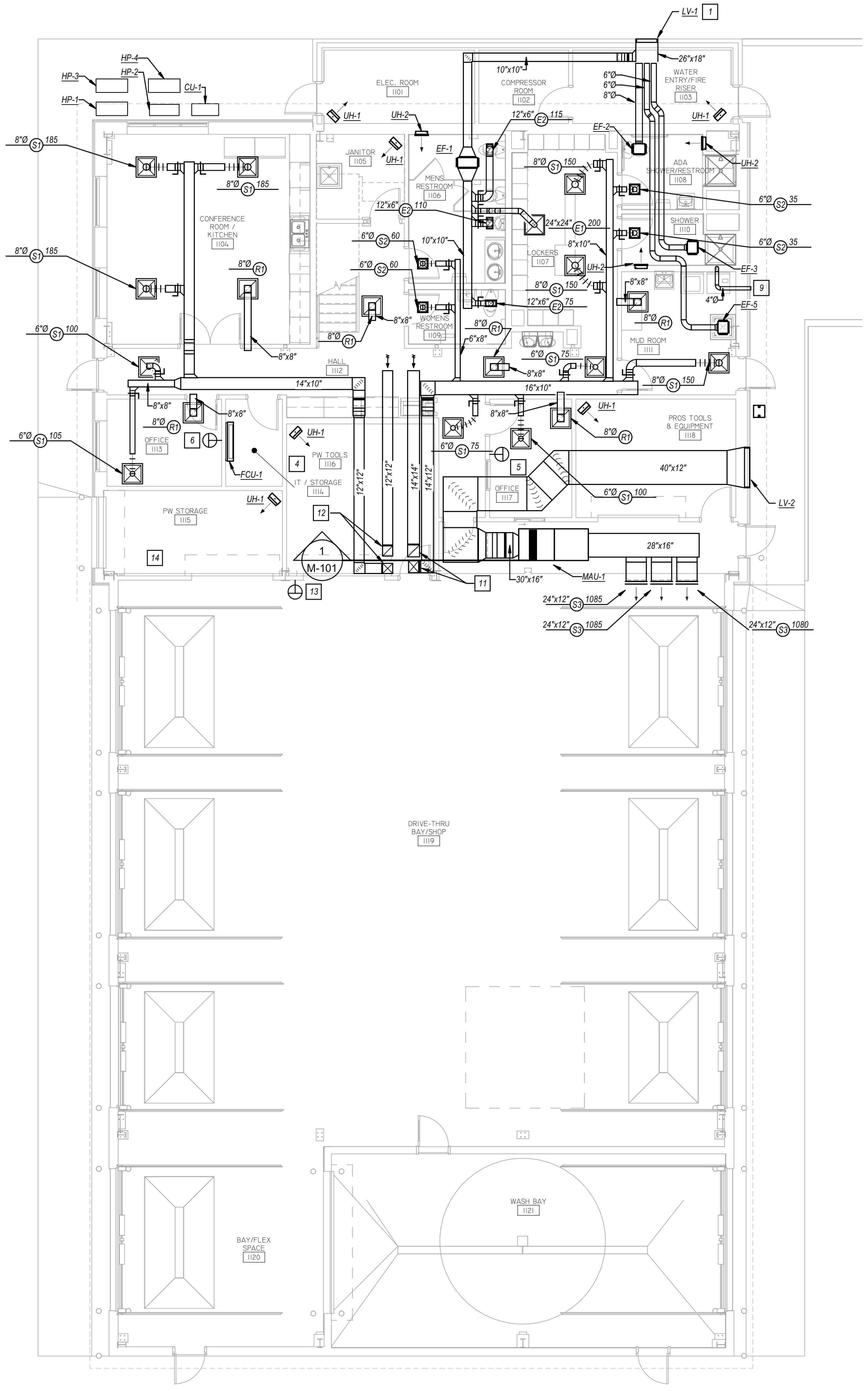
MEP - ROOF PLAN

SHEET IDENTIFICATION
MEP-201


OFFICE AREA 2101
HALL 2106
OFFICE 2103
OFFICE AREA 2102
STORAGE CLOSET 2104
CLOSET 2105
CONFERENCE ROOM 2108
RESTROOM 2109
RESTROOM 2110
STORAGE CLOSET 2111
OPEN STORAGE 2113
CLOSET 2107
HVAC/STORAGE 2112
AHU-1
AHU-2
AHU-3
AHU-4
RH-1
RH-2
EF-3
EF-4
1 M-101

HVAC PLAN - LEVEL 2

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


HP-1
HP-2
HP-3
HP-4
CU-1
LV-1
LV-2
ELEC. ROOM 1101
COMPRESSOR ROOM 1102
WATER ENTRY/FIRE RISER 1103
CONFERENCE ROOM / KITCHEN 1104
JANITOR 1105
MENS RESTROOM 1106
LOCKERS 1107
ADA SHOWER/RESTROOM 1108
WOMENS RESTROOM 1109
SHOWER 1110
MUD ROOM 1111
HALL 1112
OFFICE 1113
PW TOOLS 1116
IT / STORAGE 1114
PW STORAGE 1115
OFFICE 1117
PROS TOOLS & EQUIPMENT 1118
DRIVE-THRU BAY/SHOP 1119
BAY/FLEX SPACE 1120
WASH BAY 1121
MAU-1
FCU-1
UH-1
UH-2
EF-1
EF-2
EF-3
EF-5
1 M-101

HVAC PLAN - LEVEL 1

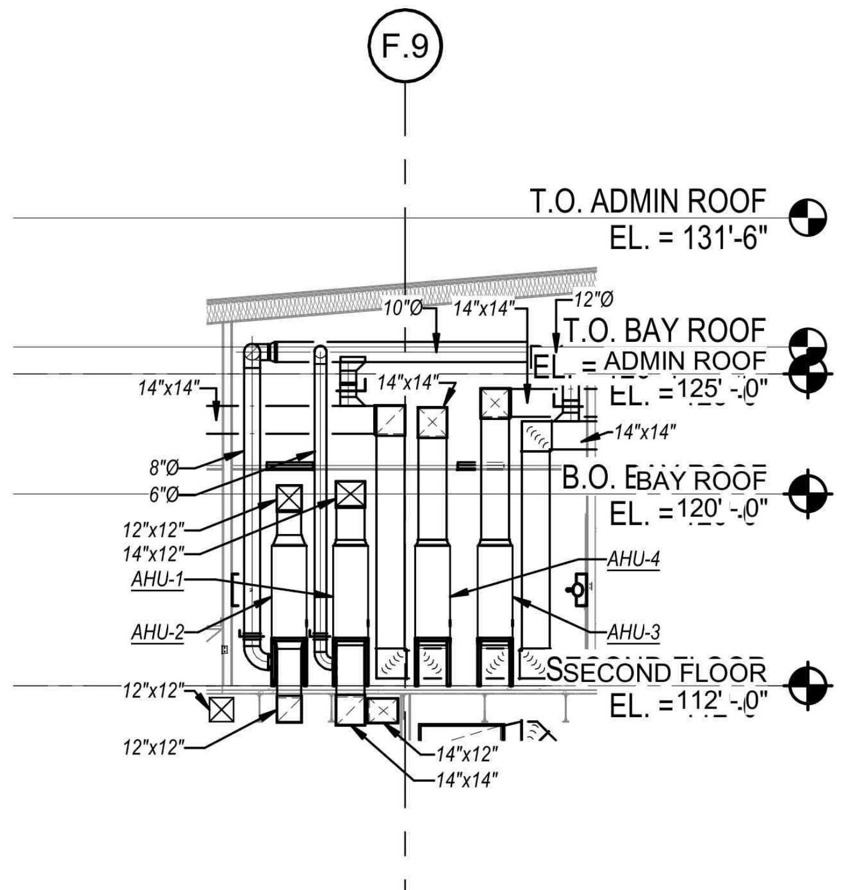
SCALE: 1/8" = 1'-0"

GENERAL HVAC NOTES

1. REFER TO GENERAL NOTES ON MEP COVER SHEET FOR ADDITIONAL REQUIREMENTS OF WORK.
2. ROUND BRANCH DUCT RUNOUTS AND FLEXIBLE DUCT SHALL BE THE SAME SIZE AS THE DIFFUSER NECK UNLESS NOTED OTHERWISE.
3. MAXIMUM FLEXIBLE DUCT LENGTH SHALL BE 5'-0".
4. ALL RUNOUTS TO TERMINAL BOXES SHALL BE ONE SIZE LARGER THAN BOX INLETS UNLESS NOTED OTHERWISE.
5. ALL AIR DISTRIBUTION DEVICES SHALL HAVE LOCKABLE VOLUME CONTROL DEVICES.
6. ALL 90 DEGREE TURNING ELBOWS SHALL BE SMOOTH ROUND OR SQUARE WITH TURNING VANES.
7. DUCT SIZES SHOWN ON PLANS ARE INSIDE FREE AREA.
8. PROVIDE ACCESS DOORS IN DUCTS AHEAD OF ALL AUTOMATIC, FIRE, AND SMOKE DAMPERS.
9. FOR BALANCING THE OUTSIDE AIRFLOW QUANTITIES, REFER TO HVAC SCHEDULES.

X KEYED NOTES - HVAC

1 COORDINATE LOUVER ELEVATION WITH HEIGHT OF WALL/PEMB FRAMING.
2 6" EXHAUST AIR UP TO ROOF.
3 ROUTE 3/4" CONDENSATE PIPE FROM AHU TO FLOOR DRAIN. DISCHARGE INDIRECTLY OVER FLOOR DRAIN. (TYP 4).
4 ROUTE 3/4" CONDENSATE PIPE UP AND OVER FROM FCU OVER TO FLOOR DRAIN. DISCHARGE INDIRECTLY OVER FLOOR DRAIN IN ADJACENT ROOM.
5 TO AHU-1.
6 TO AHU-2.
7 TO AHU-3.
8 TO AHU-4.
9 TERMINATE DRYER EXHAUST AT WALL IN A WALL CAP.
10 ROUTE 14"x14" SUPPLY AIR DUCT UNDERNEATH 12Ø" OUTSIDE AIR DUCT. ROUTE OUTSIDE AIR DUCT UP TO ROOF.
11 DUCTS UP TO AHU-1.
12 DUCTS UP TO AHU-2.
13 TO MAU-1.
14 PROVIDE PORTABLE WELDING EXHAUST. MOBILEGO OR SIMILAR. COORDINATE EXACT MODEL WITH ARCHITECT AND OWNER.


F.9
T.O. ADMIN ROOF
EL. = 131'-6"
T.O. BAY ROOF
ADMIN ROOF
EL. = 125' -0"
B.O. BAY ROOF
EL. = 120' -0"
SECOND FLOOR
EL. = 112' -0"
10"Ø
14"x14"
12"Ø
8"Ø
6"Ø
12"x12"
14"x12"
AHU-1
AHU-2
AHU-3
AHU-4

1 AHU ROUTING

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

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OPERATIONS &
MAINTENANCE FACILITY
1950 HONEY CREEK LANE, SUPERIOR, CO 80027

MECHANICAL - HVAC

SHEET IDENTIFICATION
M-101

MAKE-UP AIR UNIT SCHEDULE (DIRECT-FIRED GAS)

PLAN MARK	MANUFACTURER	MODEL NUMBER	CFM	FAN DATA		GAS HEAT			ELECTRICAL			NOTES
				TSP (IN.)	HP	INPUT (MBH)	OUTPUT (MBH)	ΔT (ºF)	VOLTAGE/PHASE	M.C.A.	M.O.C.P.	
MAU-1	CAPTIVEAIRE	A2-D.250-20D	3,250	0.523	2	204.5	188.14	65	208V / 3PH	11.8	20	1,2

REMARKS:

1. INTERLOCK CONTROLS WITH EF-4.
2. WHEN ASSOCIATED THERMOSTAT READS 80°F (ADJUSTABLE) EF-4'S AND MAU-1 SHALL POWER ON. FANS AND MAU SHALL OPERATE UNTIL THERMOSTAT READS 75°F (ADJUSTABLE) THEN POWER OFF.

GRILLE, REGISTER & DIFFUSER SCHEDULE

PLAN MARK	MANUFACTURER	MODEL NUMBER	MATERIAL	STYLE	DESCRIPTION	MOUNT TYPE	FACE SIZE (IN)	NECK SIZE (IN)	VOLUME DAMPER	MAX APD (IN. WG.)	MAX NC	FINISH COLOR	REMARKS
SUPPLY													
S1	TITUS	OMNI	STEEL	CEILING DIFFUSER	SQUARE PLAQUE FACE	LAY - IN	24x24	AS INDICATED	NO	0.08	25	WHITE	
S2	TITUS	OMNI	STEEL	CEILING DIFFUSER	SQUARE PLAQUE FACE	HARD CEILING	12x12	AS INDICATED	NO	0.08	25	WHITE	
S3	TITUS	300RS	STEEL	WALL/CEILING GRILLE	DOUBLE DEFLECTION 3/4" SPACING AEROBLADE	FLANGE	DUCT + FRAME	AS INICATED	YES - O.B.	0.07	30	WHITE	
RETURN													
R1	TITUS	OMNI	STEEL	CEILING DIFFUSER	SQUARE PLAQUE FACE	LAY - IN	24X24	AS INDICATED	NO	0.08	25	WHITE	
R2	TITUS	350RL	STEEL	SQUARE WALL	35 DEG SINGLE DEFLECTION AEROBLADE 3/4" SPACING	WALL	AS INDICATED	AS INDICATED	NO	0.08	25	WHITE	
EXHAUST													
E1	TITUS	350RL	STEEL	SQUARE CEILING	35 DEG SINGLE DEFLECTION AEROBLADE 3/4" SPACING	LAY - IN	AS INDICATED	AS INDICATED	NO	0.08	25	WHITE	NOTE 3
E2	TITUS	350RL	STEEL	SQUARE CEILING	35 DEG SINGLE DEFLECTION AEROBLADE 3/4" SPACING	HARD CEILING	AS INDICATED	AS INDICATED	NO	0.08	25	WHITE	NOTE 3

GENERAL REMARKS:

1. PROVIDE ALL GRD WITH ALL NECESSARY MOUNTING HARDWARE.
2. PROVIDE GRD WITHOUT SCREWHOLES WHEN INSTALLED IN LAY-IN CEILINGS
3. VERIFY CEILING CONFIGURATION, COLOR AND SPECIFICS WITH ARCHITECTURAL CEILING PLANS.

NOTES:

1. PROVIDE WITH INSULATED PLENUM
2. LENGTH AS INDICATED ON PLANS.
3. PROVIDE ROUND NECK ADAPTER WHERE SHOWN WITH ROUND CONNECTION.
4. COORDINATE FINISH WITH ARCHITECT. PROVIDE GALVANIZED OR MILL FINISH WHERE DUCTWORK IS NOT TO BE PAINTED. PROVIDE PRIMED PAINTABLE FINISH WHEN DUCTWORK IS TO BE PAINTED.

DUCTWORK INSULATION SCHEDULE

DUCT				INSULATION			NOTES
PURPOSE	DUTY	LOCATION	STYLE	MATERIAL	APPLICATION	THICKNESS	
SUPPLY	LOW PRESSURE/VELOCITY	CONCEALED	RECTANGULAR	FIBERGLASS	LINED	1/2"	---
		CONCEALED	ROUND	MINERAL FIBER	WRAPPED	1-1/2"	---
		EXPOSED	RECTANGULAR	FIBERGLASS	LINED	1/2"	---
		EXPOSED	ROUND	PRE-FORMED FIBERGLASS W/ASJ-PT	WRAPPED	2"	3
		EXPOSED	ROUND	NONE			---
		EXPOSED	ROUND	FIBERGLASS	LINED	1"	3
RETURN	LOW PRESSURE/VELOCITY	CONCEALED	RECTANGULAR	FIBERGLASS	LINED	1/2"	---
		CONCEALED	ROUND	MINERAL FIBER	WRAPPED	1-1/2"	---
		EXPOSED	RECTANGULAR	FIBERGLASS	LINED	1/2"	---
		EXPOSED	ROUND	NONE			---
		RETURN/TRANSFER BOOTS	RECTANGULAR	FIBERGLASS	LINED	1/2"	---
	ALL	UNCONDITIONED ATTICS (CZ 1-4)	ALL	FIBERGLASS & MINERAL FIBER	LINED & WRAPPED (R-8 MIN)	1/2" & 2.2"	6
		UNCONDITIONED ATTICS (CZ 5-8)	ALL	FIBERGLASS & MINERAL FIBER	LINED & WRAPPED (R-12 MIN)	1" & 3"	6
		EXTERIOR (CZ 1-4)	ALL	FLEXIBLE ELASTOMERIC	WRAPPED (R-8 MIN)	2"	6
		EXTERIOR (CZ 5-8)	ALL	FLEXIBLE ELASTOMERIC	WRAPPED (R-12 MIN)	2-LAYERS 1-1/2"	6
EXHAUST	LOW PRESSURE/VELOCITY	CONCEALED	RECTANGULAR	FIBERGLASS	LINED	1/2"	---
		CONCEALED	ROUND	FIBERGLASS	LINED	1/2"	1
		EXPOSED	RECTANGULAR	FIBERGLASS	LINED	1/2"	---
		EXPOSED	ROUND	FIBERGLASS	LINED	1"	1,3
		UNCONDITIONED ATTICS	ALL	MINERAL FIBER	WRAPPED	1-1/2"	---
OUTSIDE AIR	ALL	CONCEALED OR MECH. SPACE	RECTANGULAR	MINERAL FIBER	WRAPPED	1-1/2"	---
		CONCEALED OR MECH. SPACE	ROUND	MINERAL FIBER	WRAPPED	1-1/2"	---
		EXPOSED (NON MECH SPACE)	RECTANGULAR	RIGID FIBERGLASS BD. W/ASJ-PT	WRAPPED	1-1/2"	2
		EXPOSED (NON MECH SPACE)	ROUND	PRE-FORMED FIBERGLASS W/ASJ-PT	WRAPPED	2"	3

NOTES:

1. PROVIDE LINER ONLY WITHIN 10' OF FAN FOR ACCOUSTICS.
2. THICKNESS SHALL ENCAPSULATE DUCT CONSTRUCTION.
3. CONTRACTOR OPTION TO USE ROUND DUCT LINER OR PROVIDE PERFORATED LINER DOUBLE WALL DUCT (SOLID LINER FOR OUTSIDE AIR DUCTS).
4. IN ADDITION TO OTHER SCHEDULED INSULATION.
5. INSTALL FROM UNIT DISCHARGE TO FIRST DUCT ELBOW, THEN 10' FURTHER. NOT REQUIRED INSIDE CHASES OR MECHANICAL ROOMS, BUT SHALL BE INSTALLED ON REMAINING DUCTWORK WHEN 10' DIMENSION FALLS OUTSIDE ROOM.
6. PROVIDE ALUMINUM JACKETING OVER EXTERIOR DUCTWORK INSULATION.

GENERAL REMARKS (APPLICABLE TO ALL TYPES):

1) ALL DUCTWORK, INSULATION AND MATERIALS IN PLENUMS MUST MEET ASTM E84 FLAME/SMOKE RATING OF 25/50.
2) ALL INSULATION THICKNESSES SHALL MEET IECC REQUIREMENTS AT A MINIMUM.
3) REFER TO SPECIFICATIONS FOR MORE DETAILED INFORMATION FOR INSULATION PRODUCTS AND SYSTEMS.

EXHAUST FAN SCHEDULE

PLAN MARK	MANUFACTURER	MODEL NUMBER	TYPE	SERVICE	FAN DATA							ELECTRICAL	CONTROL	REMARKS
					CFM	E.S.P. (IN)	BHP	HP (W)	DRIVE	SONES	RPM			
EF-1	GREENHECK	CSP-A700	INLINE	RESTROOM/LOCKER EXHAUST	500	0.5	0.12	(368)	DIRECT	3.4	1,035	120V / 1PH	TIMECLOCK	1
EF-2	GREENHECK	CSP-A250	CABINET	RESTROOM EXHAUST	150	0.5	0.03	(47)	DIRECT	2.5	1,000	120V / 1PH	LIGHTSWITCH	1,2
EF-3	GREENHECK	CSP-A250	CABINET	RESTROOM EXHAUST	75	0.5	0.02	(44)	DIRECT	2	1,000	120V / 1PH	LIGHTSWITCH	1,2
EF-4	GREENHECK	AER-20-02-0308	SIDEWALL	GARAGE EXHAUST	1,625	0.5	0.4	1/2	DIRECT	23	1,750	120V / 1PH	THERMOSTAT	1,3,4
EF-5	GREENHECK	CSP-A250	CABINET	GENERAL EXHAUST	100	0.5	0.020	(45)	DIRECT	2.5	1,000	120V / 1PH	TIMERSWITCH	1

REMARKS:

1. UNIT SHALL BE PROVIDED WITH SOLID STATE SPEED CONTROL MOUNTED AT FAN.
2. FAN SHALL TURN ON WITH BATHROOM LIGHTS.
3. INTERLOCK CONTROLS WITH MAU-1.
4. PROVIDE WITH TOGGLE TYPE DISCONNECT SWITCH, WALL COLLAR WITH GUARD COMBO, AND BACKDRAFT DAMPER WITH DAMPER GUARD.

AIR HANDLER SCHEDULE

PLAN MARK	MANUFACTURER	MODEL NUMBER	CFM	O.A. CFM	E.S.P. (IN. W.C.)	FAN HP	TOTAL COOLING CAPACITY (MBH)	HEATING		ELECTRICAL			REMARKS
								COIL KW	ΔT	VOLTAGE	MCA	MOCP	
AH-1	CARRIER	40MUAAQ30XA3	890	75	0.5"	1/2	30	7.5	26.6	208V / 1PH	35.5	50	1,2
AH-2	CARRIER	40MUAAQ24XA3	760	160	0.5"	1/3	24	5	20.8	208V / 1PH	23.9	30	1,2
AH-3	CARRIER	40MUAAQ36XA3	1,080	120	0.5"	1/2	36	7.5	21.9	208V / 1PH	36.2	50	1,2
AH-4	CARRIER	40MUAAQ36XA3	1,080	145	0.5"	1/2	36	7.5	21.9	208V / 1PH	36.2	50	1,2

REMARKS:

1. CAPACITIES AND AIRFLOWS ARE MANUFACTURER'S VALUES AT RATED CONDITIONS, NOT ACTUAL OPERATING CONDITIONS.
2. PROVIDE WITH INTEGRAL CIRCUIT BREAKER DISCONNECT.

HEAT PUMP UNIT SCHEDULE

PLAN MARK	MANUFACTURER	MODEL NUMBER	COOLING CAPACITY (MBH)	HEATING CAPACITY (MBH)	MINIMUM SEER2	AMBIENT TEMP. (°F)	ELECTRICAL			REMARKS
							VOLTS / PH	M.C.A.	M.O.C.P.	
HP-1	CARRIER	38MURAQ30AB3	30	33 / 21	16.2	105°	208V / 1PH	23	35	1,2,3
HP-2	CARRIER	38MURAQ24AB3	24	24 / 19.2	17.4	105°	208V / 1PH	20.5	35	1,2,3
HP-3	CARRIER	38MURAQ36AB3	36	41.5 / 30.4	15.8	105°	208V / 1PH	41	50	1,2,3
HP-4	CARRIER	38MURAQ36AB3	36	41.5 / 30.4	15.8	105°	208V / 1PH	41	50	1,2,3

REMARKS:

1. COOLING CAPACITY BASED ON A SUCTION TEMPERATURE OF 49°F.
2. HEATING CAPACITIES LISTED ARE AT 47°F AND 17°F.
3. PROVIDE WITH 3-1/2" CONCRETE PAD.

VENTILATOR SCHEDULE

PLAN MARK	MANUFACTURER	SERVICE	MODEL NUMBER	HOOD SIZE (IN.)	THROAT SIZE (IN.)	CFM	S.P.D. (IN. W.C.)	REMARKS
IH-1	GREENHECK	INTAKE	GRSI-10	20.5"Ø	10"Ø	500	0.128	1

REMARKS:

1. RAIN GUTTER AND BIRDSCREEN STANDARD.

GAS RADIANT HEATER SCHEDULE

PLAN MARK	MANUFACTURER	MODEL NUMBER	CAPACITY (MBH)	HEAT EXCH. LENGTH	ELECTRICAL (V/PH/HZ)	REMARKS
RH-1	ROBERTS GORDON	HEV-60	60	20'	120/1/60	1, 2, 3
RH-2	ROBERTS GORDON	HEV-80	80	30'	120/1/60	1, 2, 3

REMARKS:

1. PROVIDE WITH ALL NECESSARY SUPPORTS, HANGERS, COUPLINGS, ROOF VENT CAP, ETC.
2. PROVIDE WITH ASYMMETRIC REFLECTOR FOR MOUNTING NEAR BUILDING.
3. INSTALL WITH CLEARANCES PER MANUFACTURER'S RECOMMENDATION.

LOUVER SCHEDULE

PLAN MARK	MANUFACTURER	MODEL NUMBER	STYLE	SERVICE	WIDTH (IN)	HEIGHT (IN)	CFM	APD (IN. WC)	FREE AREA (SF)	VELOCITY (FPM)	REMARKS
LV-1	GREENHECK	EDJ-401	STATIONARY	EXHAUST	26	18	825	.06	1.3	628	1,2
LV-2	GREENHECK	ESD-635	STATIONARY	INTAKE	48	36	3250	.03	6.8	480	1,2

REMARKS:

1. PROVIDE EXTENDED SILL AND MOUNTING FRAME TO MATCH CONSTRUCTION. COORDINATE EXACT LOUVER SIZE TO INSTALL WITHIN WALL DIMENSIONS.
2. PROVIDE COLOR AS SELECTED BY ARCHITECT FROM MANUFACTURER'S STANDARD COLORS.

ELECTRIC HEATER SCHEDULE

PLAN MARK	MANUFACTURER	MODEL NUMBER	TYPE	CFM	KW	VOLTAGE	REMARKS
UH-1	QMARK	MUH-03	UNIT HEATER	350	3	208V / 1PH	1
UH-2	QMARK	AWH3150F	UNIT HEATER	100	1.5	120V / 1PH	1

REMARKS:

1. PROVIDE WITH INTEGRAL THERMOSTAT AND DISCONNECT.

MINI-SPLIT COOLING ONLY UNIT

PLAN MARK	AREA SERVED	MANUFACTURER	MODEL	STYLE	NOM. TON.	SUPPLY FAN						OUTDOOR HEAT PUMP UNIT							REMARKS
						CFM	FLA	EAT/LAT	CAP. (MBH)	TYPE	VOLTAGE	MARK	MODEL	AMBIENT	REF.	MCA	MOCP	VOLTAGE	
FCU-1	IT	MITSUBISHI	PKA-A18	WALL MOUNTED	1.5	370	0.35	75º / 55º	18.0	DX	24V	CU-1	PUY-A18	0ºF /95ºF	R-410A	15.0	20	208V / 1PH	1,2,3

REMARKS:

1. PROVIDE WITH WALL MOUNTED THERMOSTAT / CONTROLLER.
2. UNIT SHALL OPERATE DOWN TO 0°F IN COOLING MODE. PROVIDE ACCESSORIES AS REQUIRED.
3. PROVIDE WITH CONDENSATE PUMP.

25.075

pkmr ENGINEERS

PEARSON KENT MCKINLEY RAAF ENGINEERS, LLC
1550 WEWATTA, ST. #200 DENVER, CO 80202
720.739.4500 WWW.PKMRENG.COM

D2C ARCHITECTS

D2C ARCHITECTS, INC.
DENVER, COLORADO

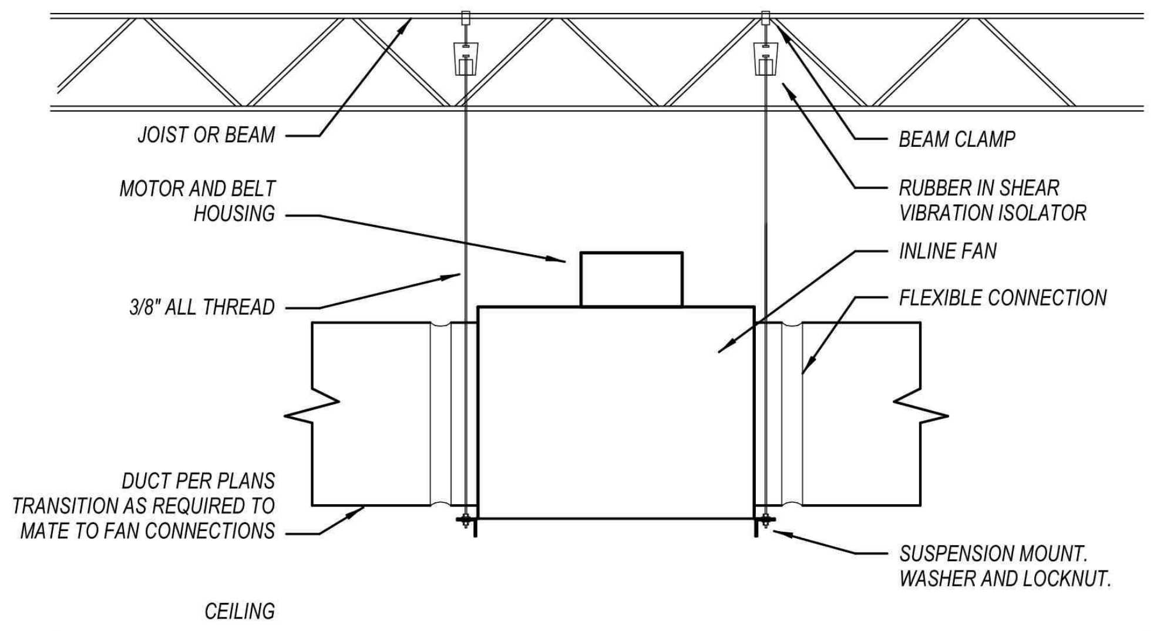
MARK	DESCRIPTION	DATE	APPR
	FOR PERMIT	5/19/2025	

DESIGN BY: Designer
D2C PROJECT NUMBER 202421
DRAWN BY: Author
CKD BY: Checker
SBMT BY: Approver
PLOT DATE: 5/19/2025 3:33:12 PM
PLOT SCALE:
SIZE: 22" x 34"
FILE NAME:
ISSUE DATE: **MAY 19, 2025**
CONSULTANTS PROJECT #
SOLICITATION NO.:
CONTRACT NO.:
FILE NUMBER:

CHRISTOPHER JOHN AHERN
57087
5/19/25

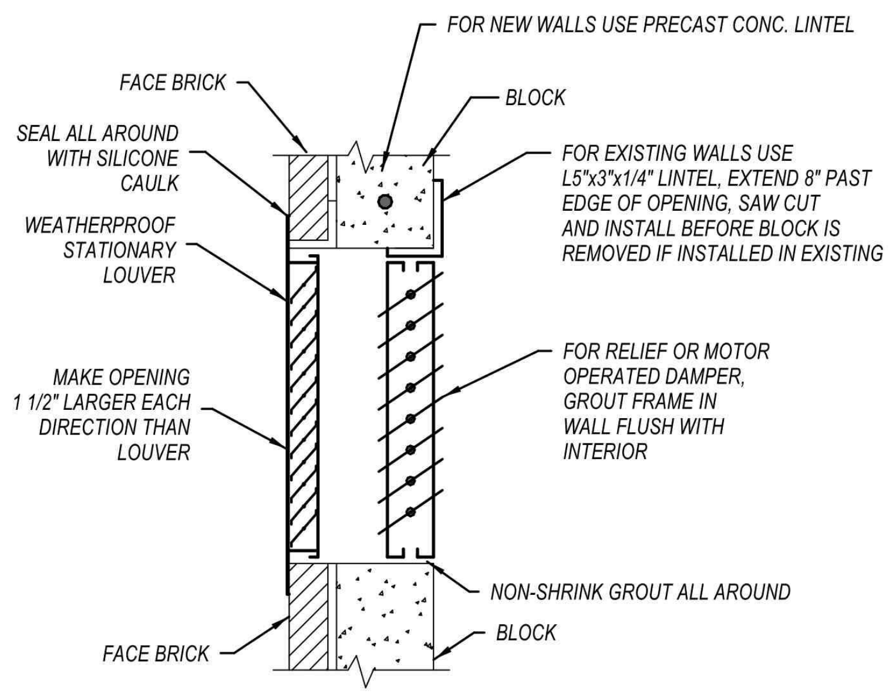
TOWN OF SUPERIOR
OPERATIONS & MAINTENANCE FACILITY
1950 HONEY CREEK LANE, SUPERIOR, CO 80027
MECHANICAL SCHEDULES

SHEET IDENTIFICATION
M-201


JOIST OR BEAM
MOTOR AND BELT HOUSING
3/8" ALL THREAD
DUCT PER PLANS TRANSITION AS REQUIRED TO MATE TO FAN CONNECTIONS
CEILING
BEAM CLAMP
RUBBER IN SHEAR VIBRATION ISOLATOR
INLINE FAN
FLEXIBLE CONNECTION
SUSPENSION MOUNT. WASHER AND LOCKNUT.

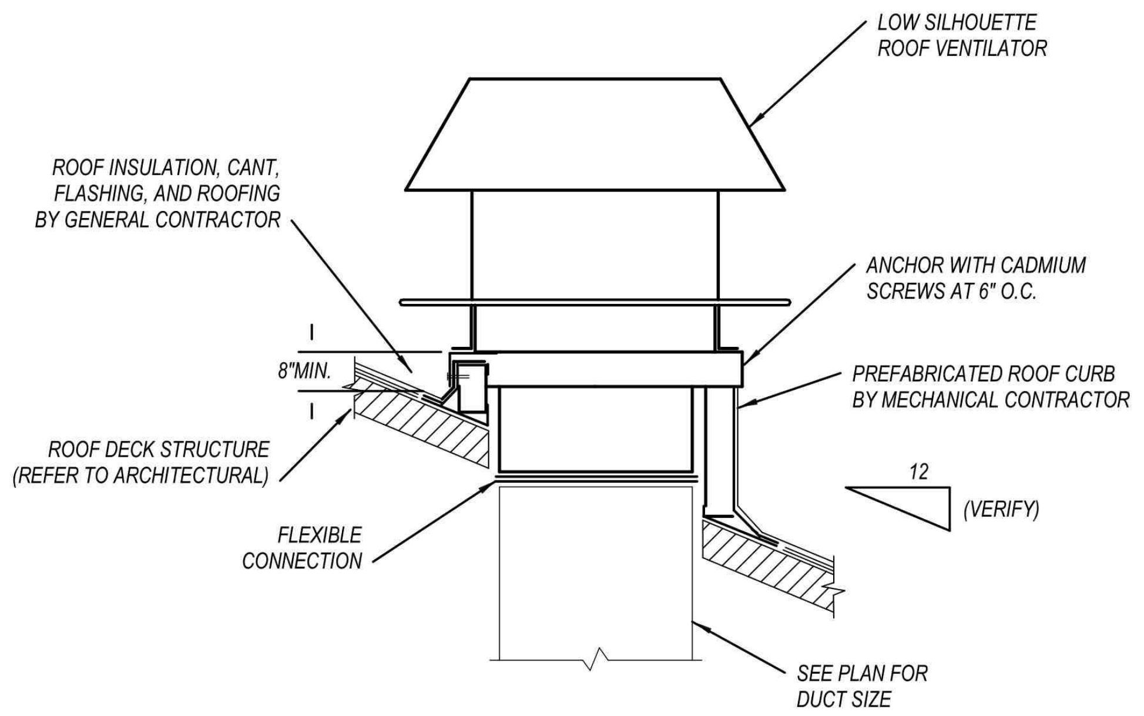
INLINE FAN MOUNTING DETAIL

NOT TO SCALE


FOR NEW WALLS USE PRECAST CONC. LINTEL
FACE BRICK
BLOCK
SEAL ALL AROUND WITH SILICONE CAULK
FOR EXISTING WALLS USE L5"x3"x1/4" LINTEL, EXTEND 8" PAST EDGE OF OPENING, SAW CUT AND INSTALL BEFORE BLOCK IS REMOVED IF INSTALLED IN EXISTING
WEATHERPROOF STATIONARY LOUVER
FOR RELIEF OR MOTOR OPERATED DAMPER, GROUT FRAME IN WALL FLUSH WITH INTERIOR
MAKE OPENING 1 1/2" LARGER EACH DIRECTION THAN LOUVER
NON-SHRINK GROUT ALL AROUND
FACE BRICK
BLOCK

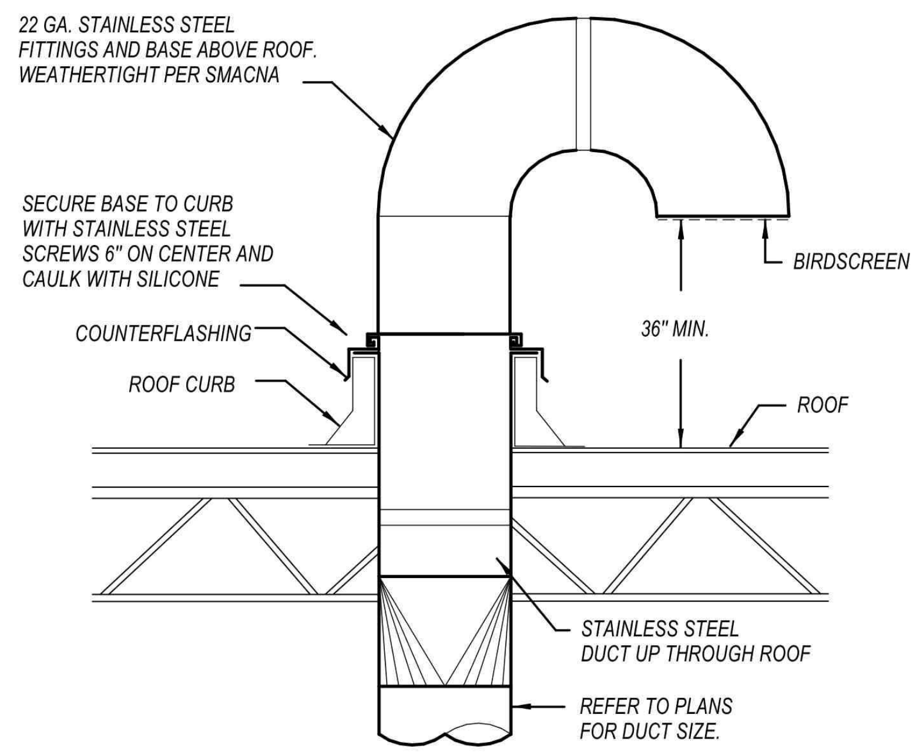
TYPICAL LOUVER DETAIL

NOT TO SCALE


LOW SILHOUETTE ROOF VENTILATOR
ROOF INSULATION, CANT, FLASHING, AND ROOFING BY GENERAL CONTRACTOR
ANCHOR WITH CADMIUM SCREWS AT 6" O.C.
8"MIN.
PREFABRICATED ROOF CURB BY MECHANICAL CONTRACTOR
ROOF DECK STRUCTURE (REFER TO ARCHITECTURAL)
12
(VERIFY)
FLEXIBLE CONNECTION
SEE PLAN FOR DUCT SIZE

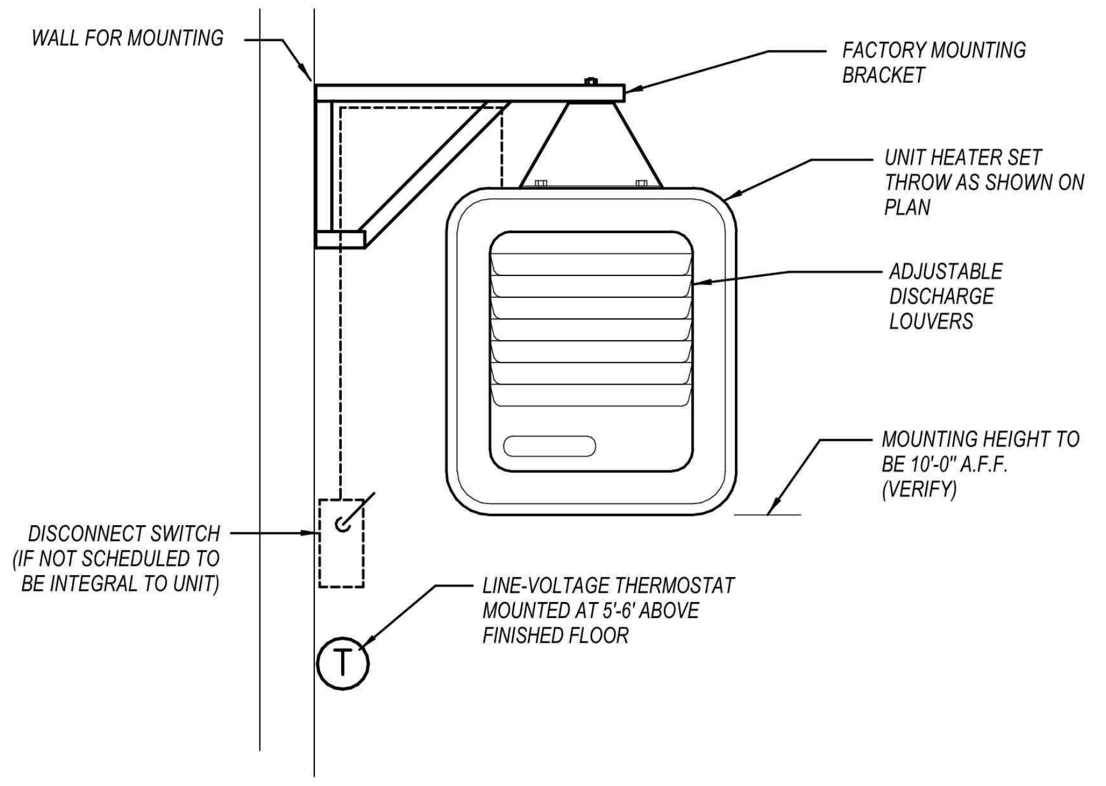
INTAKE VENTILATOR DETAIL

NOT TO SCALE 553-03


22 GA. STAINLESS STEEL FITTINGS AND BASE ABOVE ROOF. WEATHERTIGHT PER SMACNA
SECURE BASE TO CURB WITH STAINLESS STEEL SCREWS 6" ON CENTER AND CAULK WITH SILICONE
BIRDSCREEN
COUNTERFLASHING
36" MIN.
ROOF CURB
ROOF
STAINLESS STEEL DUCT UP THROUGH ROOF
REFER TO PLANS FOR DUCT SIZE.

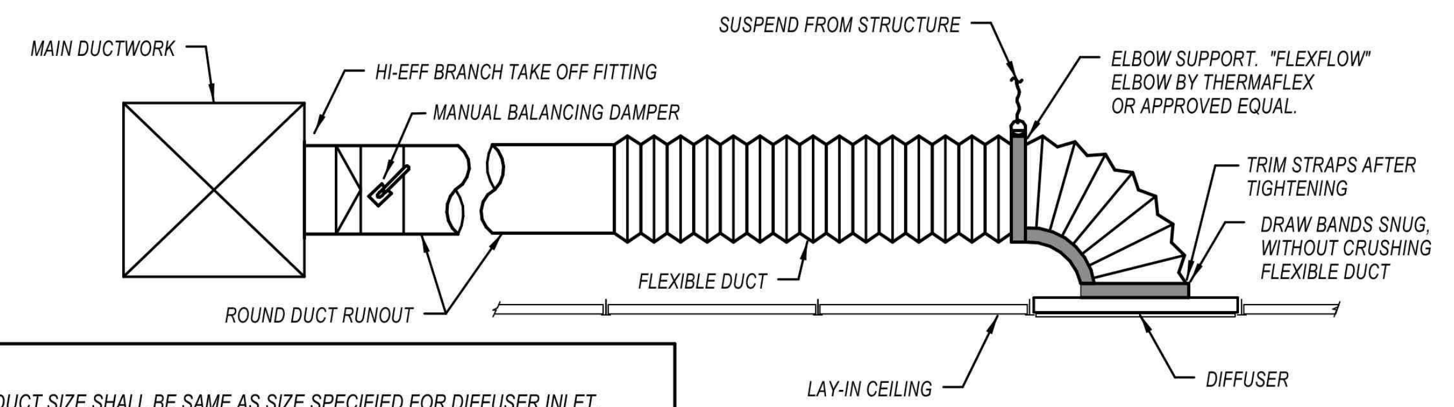
GOOSENECK DUCT DETAIL

NOT TO SCALE


WALL FOR MOUNTING
FACTORY MOUNTING BRACKET
UNIT HEATER SET THROW AS SHOWN ON PLAN
ADJUSTABLE DISCHARGE LOUVERS
MOUNTING HEIGHT TO BE 10'-0" A.F.F. (VERIFY)
DISCONNECT SWITCH (IF NOT SCHEDULED TO BE INTEGRAL TO UNIT)
T
LINE-VOLTAGE THERMOSTAT MOUNTED AT 5'-6' ABOVE FINISHED FLOOR

ELECTRIC UNIT HEATER DETAIL

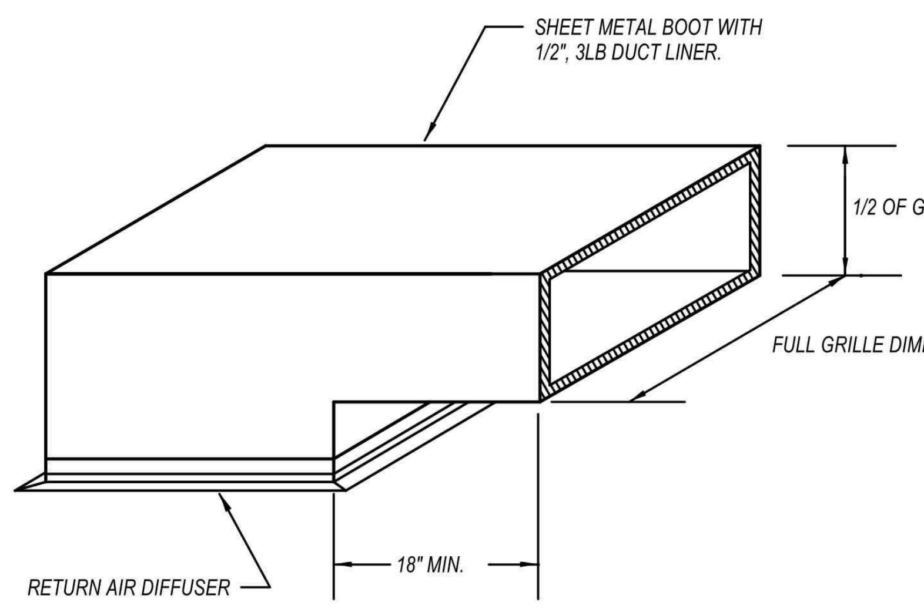
NOT TO SCALE


MAIN DUCTWORK
HI-EFF BRANCH TAKE OFF FITTING
MANUAL BALANCING DAMPER
SUSPEND FROM STRUCTURE
ELBOW SUPPORT. "FLEXFLOW" ELBOW BY THERMAFLEX OR APPROVED EQUAL.
TRIM STRAPS AFTER TIGHTENING
DRAW BANDS SNUG, WITHOUT CRUSHING FLEXIBLE DUCT
FLEXIBLE DUCT
ROUND DUCT RUNOUT
LAY-IN CEILING
DIFFUSER

NOTES:
1. RUN-OUT DUCT SIZE SHALL BE SAME AS SIZE SPECIFIED FOR DIFFUSER INLET. INCREASE RUN-OUT DUCT SIZE 2" WHEN LENGTH OF RUN-OUT DUCT EXCEEDS 20'-0" AND PROVIDE TRANSITION AT THE DIFFUSER.
2. MAXIMUM FLEXIBLE DUCTWORK LENGTH IS 6'-0" UNLESS OTHERWISE NOTED ON DRAWINGS.
3. FLEXIBLE DUCTWORK MUST BE FULLY EXTENDED AND NOT IN CONTACT WITH PIPES AND/OR CONDUITS.
4. INSTALL FLEXIBLE DUCTWORK SUPPORTS AT ALL ROUND NECK OUTLETS/INLETS UNLESS OTHERWISE NOTED ON DRAWINGS.
5. FLEXIBLE DUCTWORK IS NOT TO BE USED IN UNACCESSIBLE LOCATIONS. (ABOVE GYP. BOARD CEILINGS, ETC.)

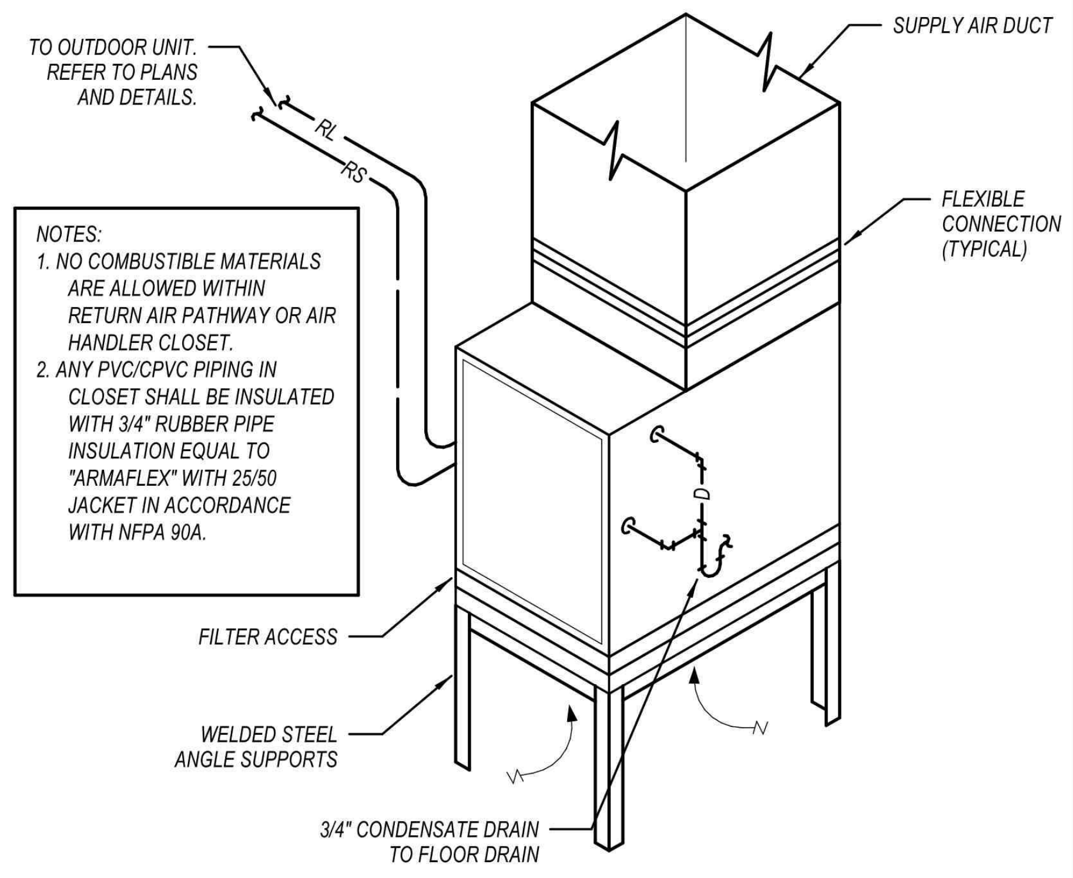
DUCT CONNECTION TO LAY-IN DIFFUSER DETAIL

NOT TO SCALE


SHEET METAL BOOT WITH 1/2", 3LB DUCT LINER.
1/2 OF GRILLE DIMENSION
FULL GRILLE DIMENSION
RETURN AIR DIFFUSER
18" MIN.

RETURN AIR BOOT

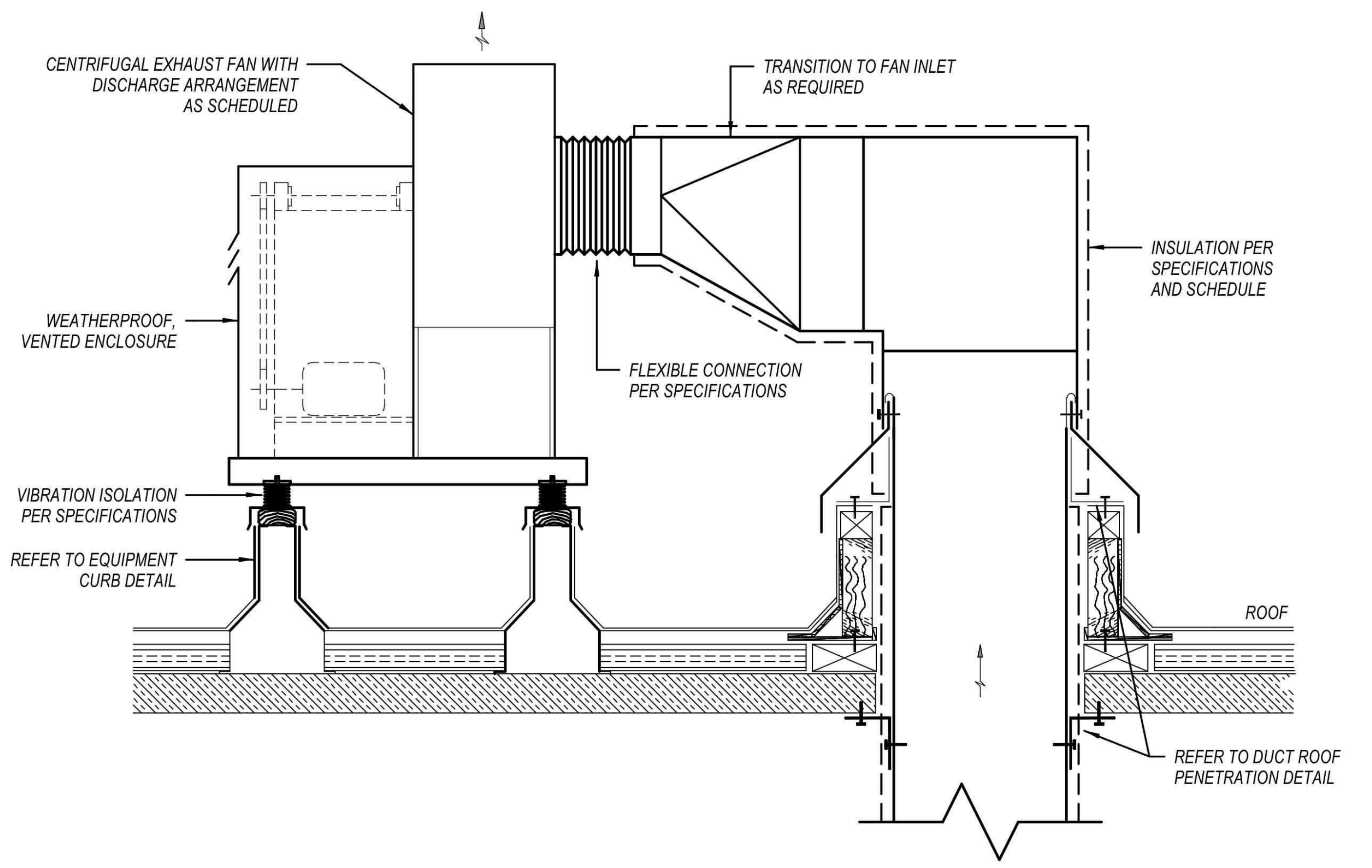
NOT TO SCALE


TO OUTDOOR UNIT. REFER TO PLANS AND DETAILS.
RL
RS
SUPPLY AIR DUCT
FLEXIBLE CONNECTION (TYPICAL)
D
FILTER ACCESS
WELDED STEEL ANGLE SUPPORTS
3/4" CONDENSATE DRAIN TO FLOOR DRAIN

NOTES:
1. NO COMBUSTIBLE MATERIALS ARE ALLOWED WITHIN RETURN AIR PATHWAY OR AIR HANDLER CLOSET.
2. ANY PVC/CPVC PIPING IN CLOSET SHALL BE INSULATED WITH 3/4" RUBBER PIPE INSULATION EQUAL TO "ARMAFLEX" WITH 25/50 JACKET IN ACCORDANCE WITH NFPA 90A.

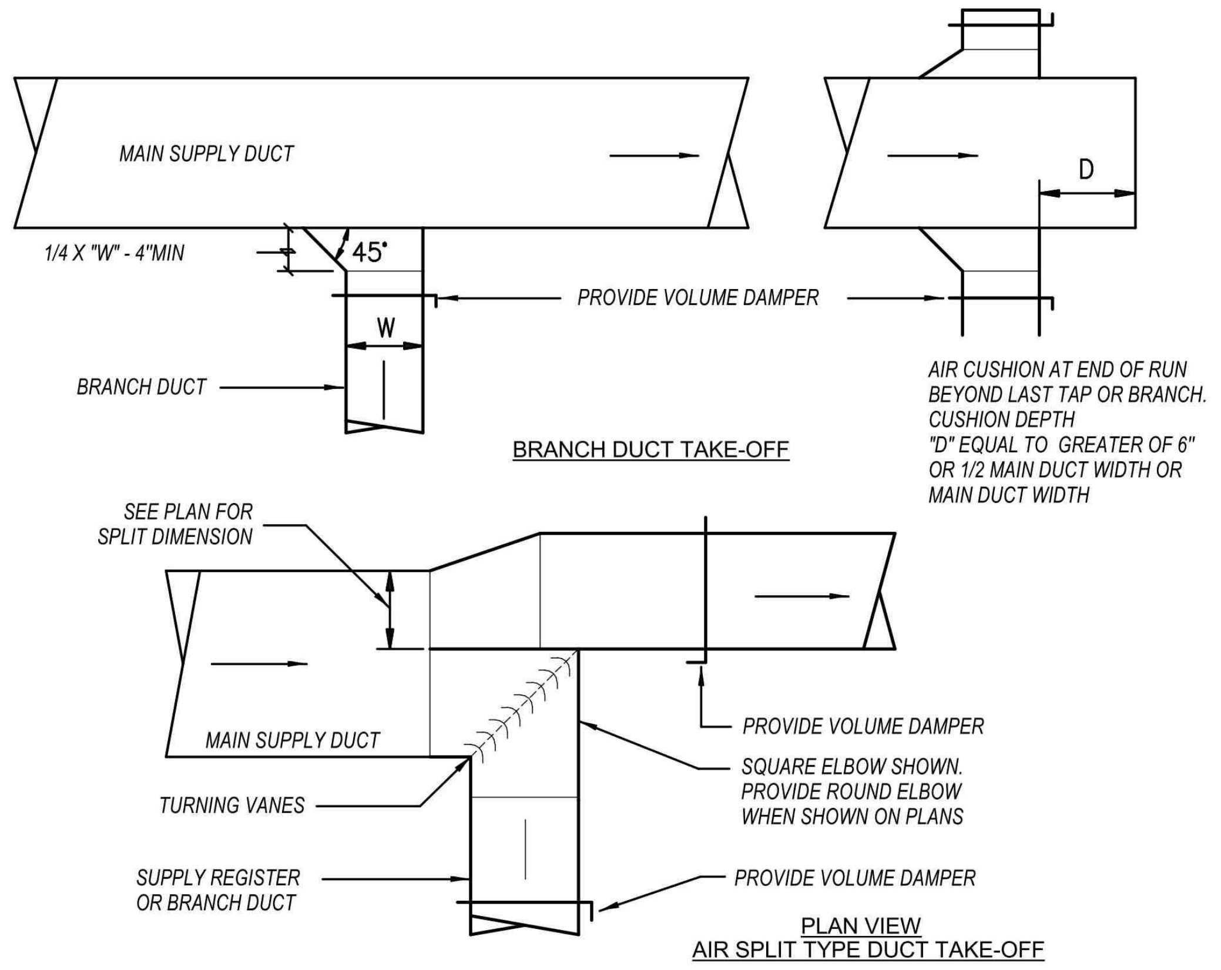
AIR HANDLING UNIT DETAIL

NOT TO SCALE


CENTRIFUGAL EXHAUST FAN WITH DISCHARGE ARRANGEMENT AS SCHEDULED
TRANSITION TO FAN INLET AS REQUIRED
INSULATION PER SPECIFICATIONS AND SCHEDULE
WEATHERPROOF, VENTED ENCLOSURE
FLEXIBLE CONNECTION PER SPECIFICATIONS
VIBRATION ISOLATION PER SPECIFICATIONS
REFER TO EQUIPMENT CURB DETAIL
ROOF
REFER TO DUCT ROOF PENETRATION DETAIL

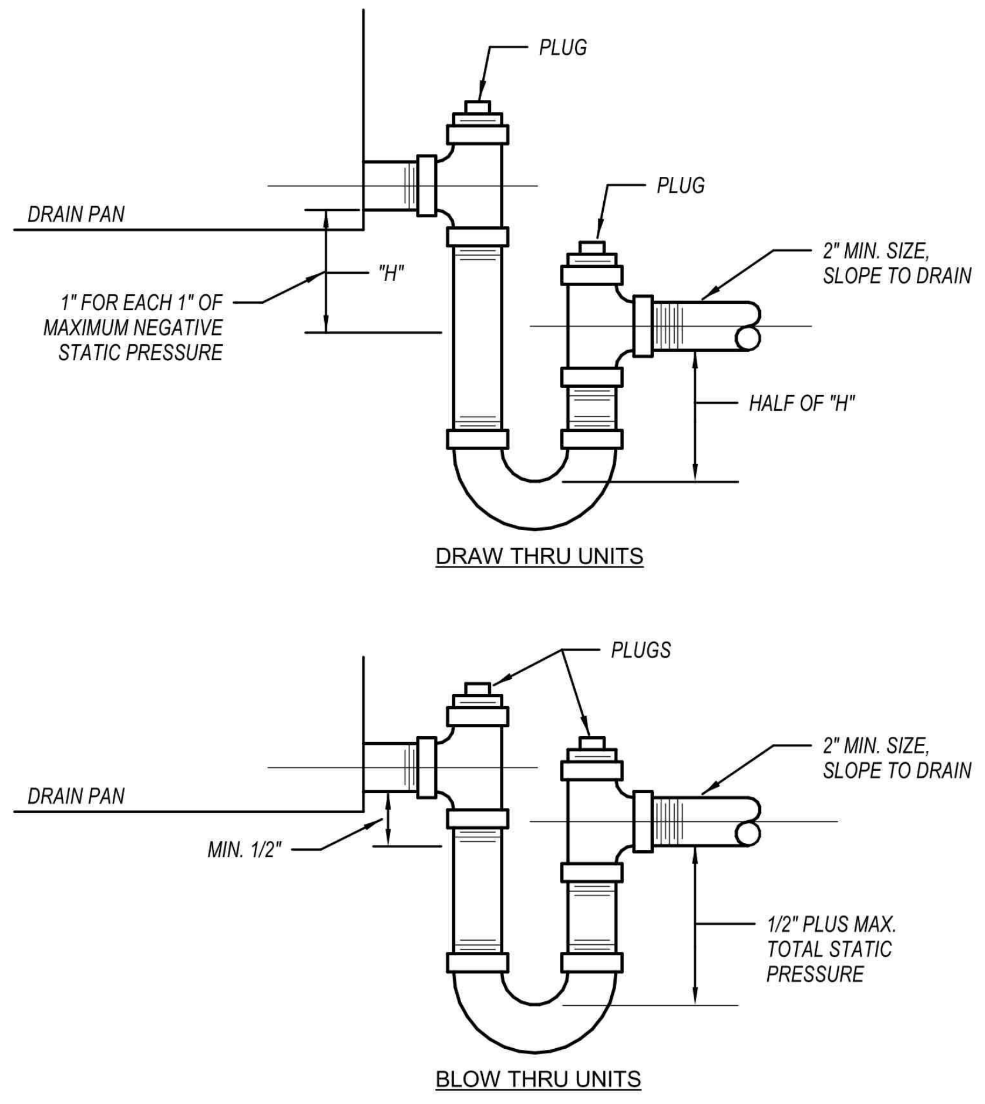
UTILITY VENT SET DETAIL (NON-GREASE EXHAUST)

NOT TO SCALE


MAIN SUPPLY DUCT
D
1/4 X "W" - 4"MIN
45°
W
PROVIDE VOLUME DAMPER
BRANCH DUCT
BRANCH DUCT TAKE-OFF
AIR CUSHION AT END OF RUN BEYOND LAST TAP OR BRANCH. CUSHION DEPTH "D" EQUAL TO GREATER OF 6" OR 1/2 MAIN DUCT WIDTH OR MAIN DUCT WIDTH
SEE PLAN FOR SPLIT DIMENSION
MAIN SUPPLY DUCT
TURNING VANES
SUPPLY REGISTER OR BRANCH DUCT
PROVIDE VOLUME DAMPER
SQUARE ELBOW SHOWN. PROVIDE ROUND ELBOW WHEN SHOWN ON PLANS
PROVIDE VOLUME DAMPER
PLAN VIEW
AIR SPLIT TYPE DUCT TAKE-OFF

DUCTWORK TAKEOFFS

NOT TO SCALE


PLUG
PLUG
DRAIN PAN
"H"
1" FOR EACH 1" OF MAXIMUM NEGATIVE STATIC PRESSURE
2" MIN. SIZE, SLOPE TO DRAIN
HALF OF "H"
DRAW THRU UNITS
PLUGS
DRAIN PAN
MIN. 1/2"
2" MIN. SIZE, SLOPE TO DRAIN
1/2" PLUS MAX. TOTAL STATIC PRESSURE
BLOW THRU UNITS

CONDENSATE TRAP DETAIL

NOT TO SCALE

D2C ARCHITECTS

D2C ARCHITECTS, INC.
DENVER, COLORADO

MARK	DESCRIPTION	DATE	APPR
	FOR PERMIT	5/19/2025	

DESIGN BY: Designer
D2C PROJECT NUMBER 202421
DRAWN BY: Author
CKD BY: Checker
SBMT BY: Approver
PLOT DATE: 5/19/2025 3:33:12 PM
PLOT SCALE:
SIZE: 22" x 34"
FILE NAME:
ISSUE DATE: **MAY 19, 2025**
CONSULTANTS PROJECT #
SOLICITATION NO.:
CONTRACT NO.:
FILE NUMBER:

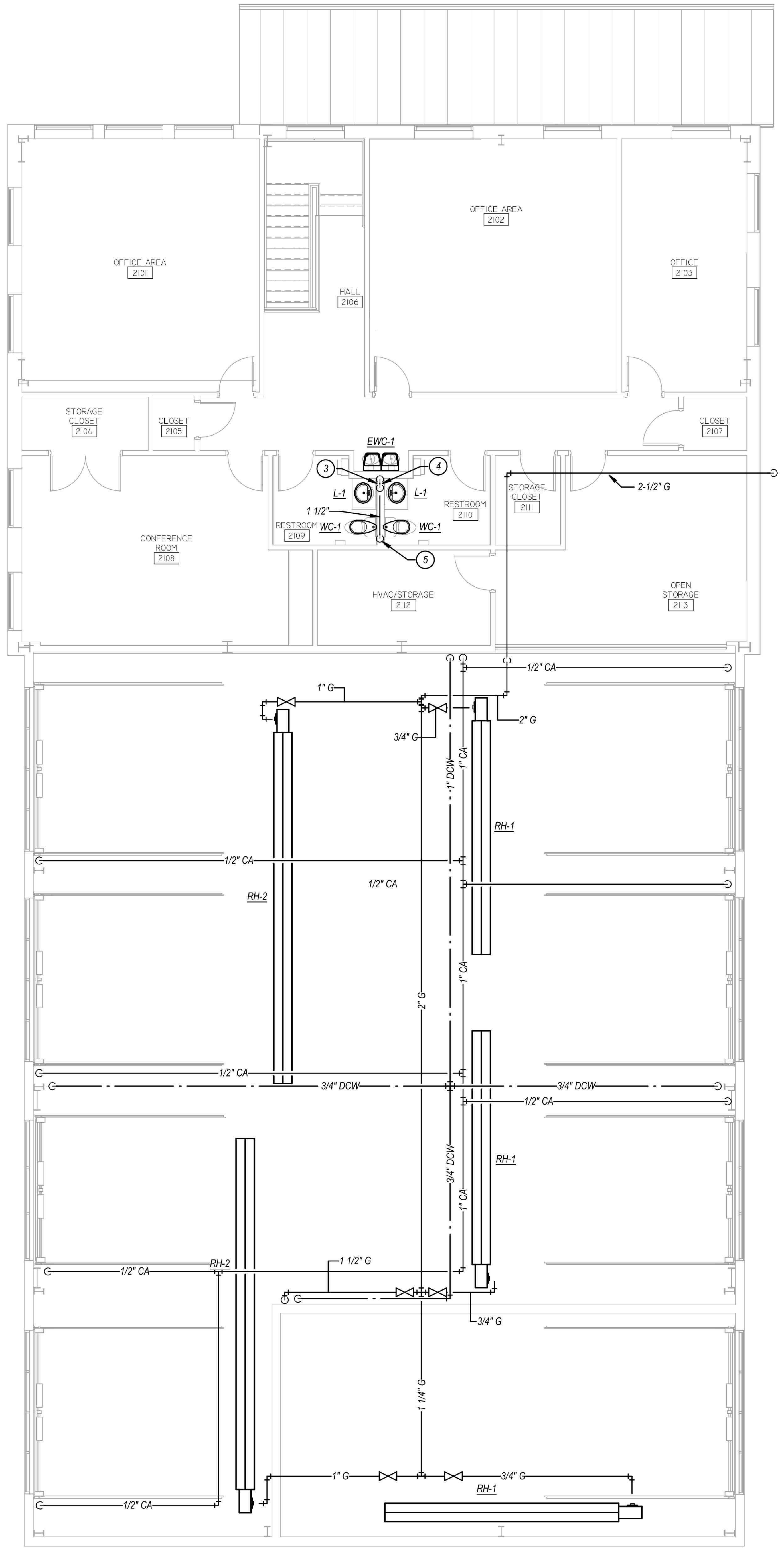
CHRISTOPHER JOHN AHERN
57087
5/19/25

TOWN OF SUPERIOR
OPERATIONS & MAINTENANCE FACILITY
1950 HONEY CREEK LANE, SUPERIOR, CO 80027

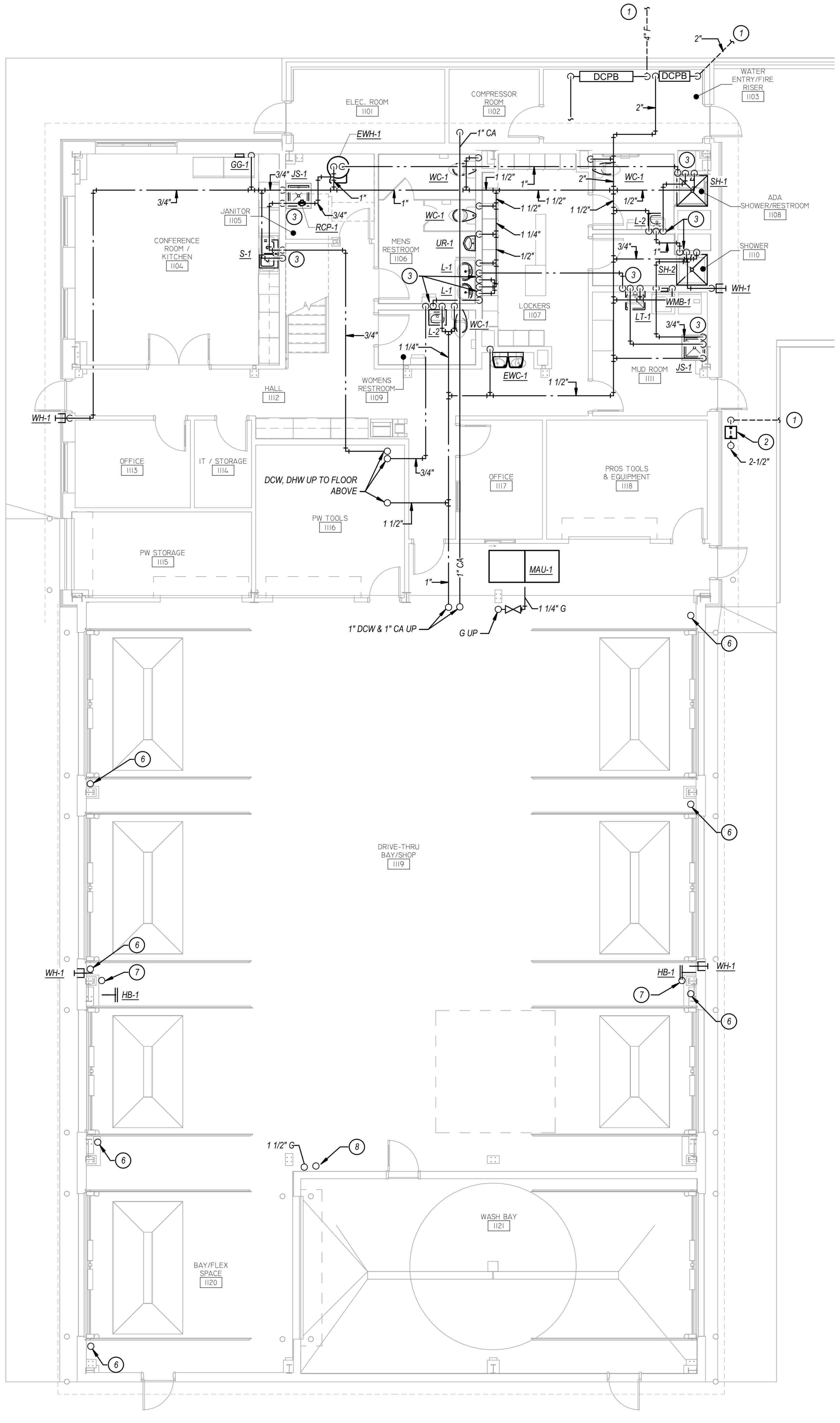
MECHANICAL DETAILS

pkmr ENGINEERS
25.075
PEARSON KENT MCKINLEY RAAF ENGINEERS, LLC
1550 WEWATTA, ST. #200 DENVER, CO 80202
720.739.4500 WWW.PKMRENG.COM

SHEET IDENTIFICATION
M-301


OFFICE AREA 2101
OFFICE AREA 2102
OFFICE 2103
HALL 2106
STORAGE CLOSET 2104
CLOSET 2105
CLOSET 2107
EWC-1
L-1
WC-1
1 1/2"
RESTROOM 2109
RESTROOM 2110
STORAGE CLOSET 2111
CONFERENCE ROOM 2108
HVAC/STORAGE 2112
OPEN STORAGE 2113
2-1/2" G
1/2" CA
1" G
2" G
3/4" G
1" DCW
1" CA
RH-1
RH-2
3/4" DCW
2" G
3/4" DCW
1 1/2" G
1 1/4" G
3/4" G
3
4
5

DOMESTIC WATER PLAN - LEVEL 2
SCALE: 1/8" = 1'-0"


4" F
2"
DCPB
DCPB
WATER ENTRY/FIRE RISER 1103
ELEC. ROOM 1101
COMPRESSOR ROOM 1102
1" CA
EWH-1
GG-1
3/4" JS-1
WC-1
1 1/2"
SH-1
ADA SHOWER/RESTROOM 1108
JANITOR 1105
RCP-1
CONFERENCE ROOM / KITCHEN 1104
S-1
MENS RESTROOM 1106
UR-1
1 1/4"
1/2"
L-1
L-2
SHOWER 1110
SH-2
WH-1
WMB-1
LT-1
LOCKERS 1107
WOMENS RESTROOM 1109
EWC-1
MUD ROOM 1111
JS-1
HALL 1112
OFFICE 1113
IT / STORAGE 1114
DCW, DHW UP TO FLOOR ABOVE
PW TOOLS 1116
PW STORAGE 1115
OFFICE 1117
PROS TOOLS & EQUIPMENT 1118
2-1/2"
MAU-1
1" DCW & 1" CA UP
G UP
1 1/4" G
DRIVE-THRU BAY/SHOP 1119
HB-1
1 1/2" G
BAY/FLEX SPACE 1120
WASH BAY 1121
1
2
3
6
7
8

DOMESTIC WATER PLAN - LEVEL 1
SCALE: 1/8" = 1'-0"

GENERAL PLUMBING NOTES

1. REFER TO GENERAL NOTES ON MEP COVER SHEET FOR ADDITIONAL REQUIREMENTS OF WORK.
2. REFER TO PLUMBING FIXTURE / DRAIN SCHEDULES FOR PIPING SIZES FOR INDIVIDUAL CONNECTIONS TO FIXTURES AND RISERS NOT SHOWN ON PLANS.
3. NO SANITARY OR VENT PIPING BELOW GRADE SHALL BE LESS THAN 2".
4. NO DOMESTIC WATER PIPING SHALL BE SMALLER THAN 3/4" UNLESS NOTED OTHERWISE.
5. ALL VENT PIPING SHOWN IS DIAGRAMMATIC. USE APPROPRIATE FITTINGS FOR VENT PIPING BELOW FLOOD RIM OF FIXTURE.
6. NOT ALL CLEANOUTS ARE SHOWN FOR DRAWING CLARITY. CONTRACTOR SHALL INSTALL ALL CODE-REQUIRED CLEANOUTS (RE: GENERAL NOTES ON COVER SHEET). COORDINATE EXACT LOCATIONS OF CLEANOUTS WITH ARCHITECT.
7. ALL FLOOR DRAIN TRAPS SHALL BE PROTECTED BY ONE OF THE FOLLOWING METHODS, TO BE INSTALLED AT CONTRACTOR'S DISCRETION AND IN COMPLIANCE WITH ADOPTED VERSION OF PLUMBING CODE AND/OR AHJ.
   - 7.1. PROVIDE TRAP SEALS LISTED FOR PROPOSED USE.
   - 7.2. PROVIDE TRAP PRIMERS. 1/2" TRAP PRIMER PIPING TO NEAREST TRAP PRIMER VALVE. PIPING SHALL BE TYPE "K" SOFT COPPER SEAMLESS WITH NO JOINTS FROM VALVE TO DRAIN.

ⓧ NOTES - DOMESTIC WATER

1 REFER TO CIVIL FOR CONTINUATION.
2 NEW GAS METER. 545 MBH (654 CFH) @ 6" W.C.
3 ROUTE HOT WATER DOWN TO WITHIN 6" OF CONNECTION TO FIXTURE AND BACK UP TO MAINTAIN RECIRCULATION LOOP.
4 3/4" DHW UP & DN.
5 1-1/2" DCW DN.
6 COMPRESSED AIR DROP. REFER TO DETAIL ON SHEET P401.
7 3/4" DCW UP. CONNECT TO WH AND HB.
8 3/4" DCW AND 1-1/2" G UP. CONNECT TO PRESSURE WASHER PER MANUFACTURER'S REQUIREMENTS.

SCOPE OF FIRE SUPRESSION

CONTRACTOR SHALL INSTALL NEW NFPA-13 FIRE SUPPRESSION SYSTEM FOR BUILDING. REFER TO SPECIFICATIONS FOR REQUIREMENTS, PRODUCT SPECIFICS AND INSTALLATION PROCEDURES. SPRINKLER SYSTEM SHALL BE MONITORED BY THE FIRE ALARM SYSTEM. CONTRACTOR SHALL PROVIDE NECESSARY TAMPER FLOW SWITCH, CONTROLS, AND MONITORING AS REQUIRED. SYSTEM SHALL BE QUICK RESPONSE TYPE FOR APPROPRIATE HAZARD CLASSIFICATION. COORDINATE WITH APPROVED ARCHITECTURAL PLANS FOR CONSTRUCTION TYPES, CLASSIFICATIONS AND HAZARDS.

CONTRACTOR SHALL COORDINATE WITH OTHER TRADES AND ARCHITECTURAL PLANS FOR ROUTING OF PIPING AND PLACEMENT OF SPRINKLER HEADS. PROVIDE SHOP DRAWINGS FOR APPROVAL PRIOR TO INSTALLATION SHOWING COORDINATION OF SPRINKLER PIPING AND SPRINKLER HEADS WITH OTHER TRADES.

WHERE BUILDING REMAINS UNFINISHED THE SPRINKLER SYSTEM SHALL DESIGNED FOR CAPACITY TO EXTEND THE SYSTEM WITHOUT RETURNING TO THE RISER LOCATION FOR FUTURE COVERAGE OF ADDITIONAL SPACES IN BUILDING.

FIRE SPRINKLER DESIGN CRITERIA

ENGINEERING DOCUMENTS SHALL BE BASED UPON THE FOLLOWING CODES AND STANDARDS (AND LIST THEM ON THE LAYOUT DOCUMENTS):
1. NFPA 13 - CURRENT EDITION

FIRE PROTECTION DOCUMENTS SHALL ALSO LIST AND/OR SHOW THE FOLLOWING (UTILIZE CODE APPROVED CODE PLANS AND COORDINATE ALL AREAS OF THE BUILDING AND VARIOUS REQUIREMENTS AS MAY BE NECESSARY. GENERALLY, THE BUILDING SPACES SHALL BE AS FOLLOWS, BUT MAY DIFFER IN SPECIFIC AREAS OF MULTIPLE OCCUPANCIES.):
1. OCCUPANCY TYPE - AS LISTED ON ARCHITECTURAL CODE PLANS
2. CONSTRUCTION TYPE: AS LISTED ON ARCHITECTURAL CODE PLANS
3. DESIGN APPROACH (STATE THE FOLLOWING: RESPONSE TYPE, DENSITY, HEAD SPACING.)
4. INTERIOR OCCUPIED SPACES SYSTEM
   - 4.1 SYSTEM TYPE - WET
   - 4.2 . HAZARD CLASSIFICATION - LIGHT
     - 4.2.1. SYSTEM RESPONSE TYPE - QUICK
     - 4.2.2. DENSITIES - 0.10 GPM/SF FOR 1,500 SF
     - 4.2.3. MAXIMUM HEAD SPACING - 225 SF
   - 4.3. HAZARD CLASSIFICATION - ORDINARY GROUP 1
     - 4.3.1. SYSTEM RESPONSE TYPE - QUICK
     - 4.3.2. DENSITIES - 0.15 GPM/SF FOR 1,500 SF
     - 4.3.3. MAXIMUM HEAD SPACING - 130 SF
5. CHARACTERISTICS OF WATER SUPPLY TO BE USED, INCLUDING MAIN SIZE AND LOCATION, STATIC AND RESIDUAL PRESSURES AND FLOW RATES.
6. THE POINT OF SERVICE FOR THE FIRE PROTECTION WATER SUPPLY
7. SYSTEM VALVING AND ALARM REQUIREMENTS:
   - 7.1. SYSTEM SHALL BE MONITORED BY THE FIRE ALARM SYSTEM OR A SEPARATE MONITORING SYSTEM PANEL, DIALER AND ANNUNCIATION ACCESSORIES AS REQUIRED BY LOCAL ADOPTED CODES.
   - 7.2. ALL CONTROL VALVES SHALL BE EQUIPPED WITH TAMPER AND FLOW SWITCHES WIRED TO THE MONITORING SOURCE PANEL.

ACCEPTANCE TESTING OF FIRE PROTECTION SYSTEM SHALL BE IN ACCORANCE WITH THE FOLLOWING CODES AND STANDARDS:
1. NFPA 25 - CURRENT EDITION

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D2C ARCHITECTS

D2C ARCHITECTS, INC.
DENVER, COLORADO

MARK	DESCRIPTION	DATE	APPR
	FOR PERMIT	5/19/2025	

DESIGN BY: Designer		ISSUE DATE: **MAY 19, 2025**
D2C PROJECT NUMBER 202421		CONSULTANTS PROJECT #
DRAWN BY: Author	CKD BY: Checker	SOLICITATION NO.:
SBMT BY: Approver	PLOT DATE: 5/19/2025 3:33:13 PM	CONTRACT NO.:
PLOT SCALE: As indicated		FILE NUMBER:
SIZE: 22" x 34"	FILE NAME:	

CHRISTOPHER JOHN AHERN
57087
5/19/25

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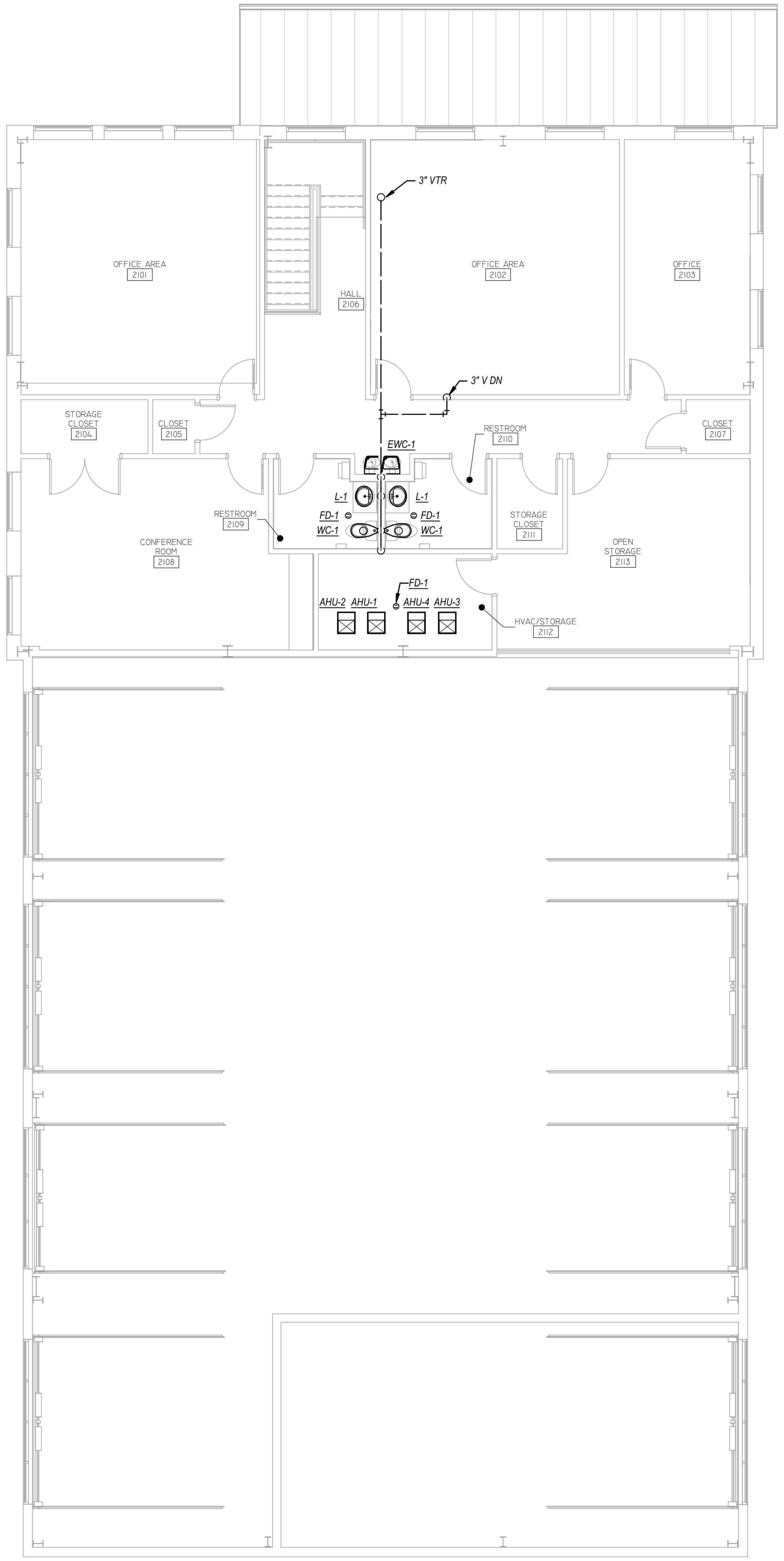
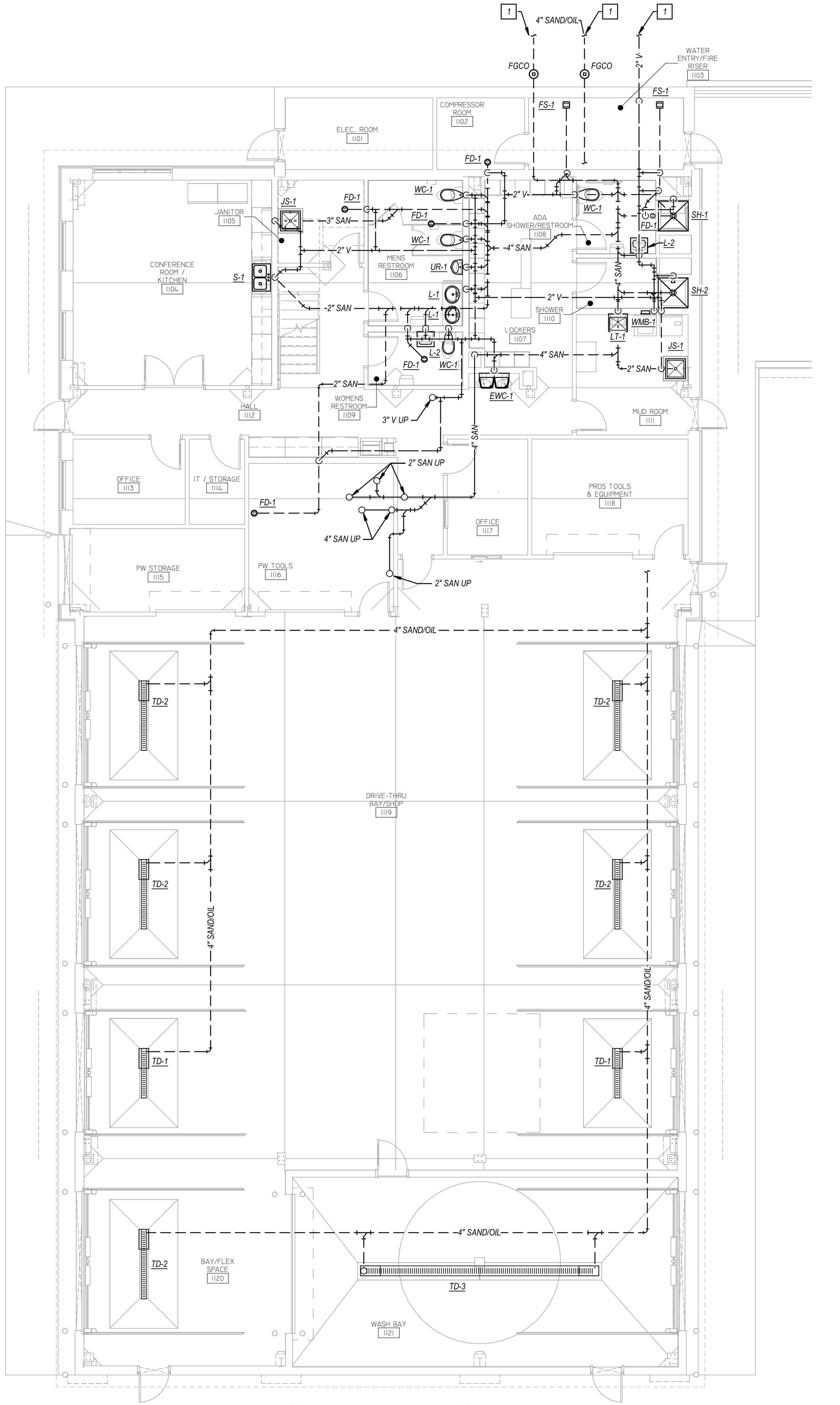
1950 HONEY CREEK LANE, SUPERIOR, CO 80027
PLUMBING - DOMESTING WATER

SHEET IDENTIFICATION
P-101


3" VTR
3" V DN
OFFICE AREA 2101
OFFICE AREA 2102
OFFICE 2103
HALL 2106
STORAGE CLOSET 2104
CLOSET 2105
RESTROOM 2110
CLOSET 2107
RESTROOM 2109
CONFERENCE ROOM 2108
EWC-1
L-1
FD-1
WC-1
STORAGE CLOSET 2111
OPEN STORAGE 2113
AHU-2
AHU-1
AHU-4
AHU-3
HVAC/STORAGE 2112

WASTE & VENT PLAN - LEVEL 2

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


1
4" SAND/OIL
FGCO
2" V
WATER ENTRY/FIRE RISER 1103
ELEC. ROOM 1101
COMPRESSOR ROOM 1102
FS-1
FD-1
JS-1
JANITOR 1105
3" SAN
WC-1
2" V
ADA SHOWER/RESTROOM 1108
SH-1
4" SAN
L-2
CONFERENCE ROOM / KITCHEN 1104
S-1
MENS RESTROOM 1106
UR-1
L-1
2" SAN
SH-2
SHOWER 1110
WMB-1
LT-1
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JS-1
WOMENS RESTROOM 1109
EWC-1
HALL 1112
3" V UP
MUD ROOM 1111
OFFICE 1113
IT / STORAGE 1114
2" SAN UP
PROS TOOLS & EQUIPMENT 1118
OFFICE 1117
4" SAN UP
PW STORAGE 1115
PW TOOLS 1116
4" SAND/OIL
TD-2
DRIVE-THRU BAY/SHOP 1119
TD-1
BAY/FLEX SPACE 1120
TD-3
WASH BAY 1121

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X NOTES - WASTE & VENT

1 *REFER TO CIVIL FOR CONTINUATION.*

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D2C ARCHITECTS, INC.
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	FOR PERMIT	5/19/2025	

ISSUE DATE:
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1950 HONEY CREEK LANE, SUPERIOR, CO 80027

PLUMBING - WASTE & VENT

SHEET IDENTIFICATION
P-201

WATER HEATER SCHEDULE - ELECTRIC

PLAN MARK	MANUFACTURER	MODEL NUMBER	GALLONS	USE	STYLE	HEIGHT (IN)	ELEMENTS		TOTAL WATTS	RECOVERY @ 90°F RISE	VOLTAGE/ PHASE	REMARKS
							NO.	WATTS				
WH-1	STATE	SSE	80	COMMERCIAL	STANDARD	60	1	9,000	9,000	41	208V / 3PH	1

REMARKS:

1. PROVIDE WITH EXPANSION TANK.

DOMESTIC RECIRCULATION PUMP SCHEDULE

PLAN MARK	MANUFACTURER	MODEL NUMBER	GPM	HEAD (FT. WC)	HP	MAX. RPM	ELECTRICAL	NOTES
HWRCP-1	BELL & GOSSETT	ECOCIRC XL 20-35	8.0	14.0	1/12	VARI	120V / 1 PH	1,2,3

REMARKS:

1. MOUNT PUMP AND ACCESSORIES NEAR WATER HEATER AND NO HIGHER THAN 6' AFF.
2. ECM MOTOR WITH INTEGRAL SPEED CONTROL AND TEMPERATURE SWITCH AND DISCONNECT.
3. INTEGRAL PRESSURE SENSOR FOR FLOW SENSING, PUMP TO TURN ON WHEN HOT WATER DEMAND IN SPACE IS SENSED. INTEGRAL TEMPERATURE SENSOR. PUMP TO MAINTIAN DESIRED TEMPERATURE IN LOOP AND TURN OFF WHEN TEMPERATURE IS HIT AND NO DEMAND IS SENSED. PUMP TO HAVE INTEGRAL AUTOMATIC ADJUSTABLE NIGHT MODE.

FLOOR DRAIN SCHEDULE

PLAN MARK	MANUFACTURER	MODEL NUMBER	SERVICE	TOP/GRATE SIZE	WASTE SIZE	REMARKS
FD-1	WADE	1100	FLOOR DRAIN	6"Ø	2"	1
FS-1	WADE	9100	FLOOR SINK	12"x12"	4"	1
TD-1	ZURN	Z882-HDG-HPDE	TRENCH DRAIN	12"x60"	4"	2,3
TD-2	ZURN	Z882-HDG-HPDE	TRENCH DRAIN	12"x74"	4"	2,3
TD-3	ZURN	Z882-HDG-HPDE	TRENCH DRAIN	12"x288"	4"	2,4

REMARKS:

1. PROVIDE WITH NICKEL BRONZE TOP.
2. PROVIDE WITH ADA/HEEL PROOF CAST DUCTILE IRON GRATE WITH HEAVY DUTY CLASS E RATING.
3. PROVIDE WITH "Z887-12-HD-HPDE" CATCH BASIN WITH SEDIMENT BASKET. SEDIMENT BASKET TO HAVE SAME GRATE AS DRAIN.
4. PROVIDE WITH "Z887-HD-HDPE" CATCH BASIN WITH SEDIMENT BASKET AT EACH END, WITH TRENCH DRAIN'S INNER PEAK AT MIDDLE AND SLOPING TOWARDS ENDS. SEDIMENT BASKET TO HAVE SAME GRATE AS DRAIN.

PIPING MATERIAL & INSULATION SCHEDULE

PIPING				ACCEPTABLE FITTINGS	FIELD TEST PRESSURE/TIME	ALLOWABLE IN PLENUMS	INSULATION	
SYSTEM	SIZE	TYPE/SCHED	MATERIAL				TYPE	THICKNESS
DOMESTIC COLD WATER	1/2"-2-1/2"	L	COPPER	SOLDER, PRO-PRESS	130 PSI - 1/2HR	YES	FIBERGLASS W/ ASJ	1/2"
DOMESTIC COLD WATER	1/2" - 1"	PEX-a OR b	PEX	PRO-PRESS / COLD EXPANSION - BRASS OR POLY	130 PSI - 1/2HR	YES	ELASTOMERIC	1/2"
DOMESTIC HOT WATER & HW RETURN	1/2"-1-1/4"	L	COPPER	SOLDER, PRO-PRESS	130 PSI - 1/2HR	YES	FIBERGLASS W/ ASJ	1"
DOMESTIC HOT WATER & HW RETURN	1-1/2"-2-1/2"	L	COPPER	SOLDER, PRO-PRESS	130 PSI - 1/2HR	YES	FIBERGLASS W/ ASJ	1-1/2"
DOMESTIC HOT WATER & HW RETURN	1/2" - 1"	PEX-a OR b	PEX	PRO-PRESS / COLD EXPANSION - BRASS OR POLY	130 PSI - 1/2HR	YES	ELASTOMERIC	1"
DOM. HOT & COLD BELOW GRADE	1/2"-1-1/4"	K	COPPER	CONTINUOUS TUBING, BRAZED	130 PSI - 1/2HR	YES	ELASTOMERIC	1" (HOT ONLY)
DOM. HOT & COLD BELOW GRADE	1/2"-1-1/4"	PEX-a OR PEX-b	PEX	PRO-PRESS / COLD EXPANSION - BRASS OR POLY	130 PSI - 1/2HR	YES	ELASTOMERIC	1"
NATURAL GAS - ABOVE GRADE	2-1/2 & Up	SCH. 40	STEEL- SEEMED	WELDED	75 PSI - 1HR	YES	----	----
NATURAL GAS - ABOVE GRADE	1/2"-2"	SCH. 40	STEEL- SEEMLESS	THREADED IRON OR WELDED4	75 PSI - 1HR	YES	----	----
NATURAL GAS BELOW GRADE	ALL	SDR-11	POLYETHYLENE	FUSION JOINTS	100 PSI - 1HR	NO	----	----
SOIL & WASTE ABOVE GRADE	1-1/2"-6"	NO HUB / SERVICE WT.	CAST IRON	NO HUB	10 FT - 1/2HR	YES	----	----
SOIL & WASTE ABOVE GRADE	2"-8"	SCH. 40	PVC	SOLVENT JOINED	10 FT - 1/2HR	NO	----	----
SOIL & WASTE BELOW GRADE	2"-8"	SCH. 40	PVC	SOLVENT JOINED	10 FT - 1/2HR	NO	----	----
GREASE WASTE ABOVE GRADE	1-1/2"-6"	NO HUB / SERVICE WT.	CAST IRON	NO HUB	10 FT - 1/2HR	YES	-	-
DRINKING FOUNT. DRAIN	ALL	----	----	----	----	YES	ELASTOMERIC	1/2"
RPZ AND SIMILAR EXPOSED DRAIN LINES	ALL	L	COPPER	SOLDER, PRO-PRESS	10 FT - 1/2HR	YES	----	----
CONDENSATE DRAIN INTERIOR	1/2"-2"	L	COPPER	SOLDER, PRO-PRESS	10 FT - 1/2HR	YES	FIBERGLASS W/ ASJ	1/2" (PLENUM ONLY)
FIRE SERVICE BELOW GRADE	4"-8"	AWWA C151	DUCTILE IRON	AWWA C111. MECH JOINTS	130 PSI - 1/2HR	YES	----	----
DOM. WATER SERVICE BELOW GRADE	4"-8"	AWWA C151	DUCTILE IRON	AWWA C111. MECH JOINTS	130 PSI - 1/2HR	YES	----	----
DOM. WATER SERVICE BELOW GRADE	1"-3"	K	COPPER	CONTINUOUS TUBING, BRAZED	130 PSI - 1/2HR	YES	----	----
DOM. WATER SERVICE BELOW GRADE	1"-3"	DR 9	HDPE	CONTINUOUS TUBING, FUSED	130 PSI - 1/2HR	NO	----	----

NOTES

1. ALL PIPING AND MATERIALS IN PLENUMS MUST MEET ASTM E84 FLAME/SMOKE RATING OF 25/50.
2. ALL INSULATION THICKNESSES SHALL MEET ADOPTED IECC REQUIREMENTS AT A MINIMUM.
3. REFER TO SPECIFICATIONS FOR MORE DETAILED INFORMATION.
4. WELDED PIPING IS REQUIRED FOR GAS PIPING WHEN: A) PIPING IS AT OR OVER 2PSI; B) WHEN PIPING OF ANY PRESSURE IS ROUTED THROUGH CONCEALED SPACES.
5. UNDERGROUND ELASTOMERIC INSULATION TO HAVE MANUFACTURER APPROVED SHIELD.

PLUMBING FIXTURE SCHEDULE

MARK	FIXTURE MODEL	FIXTURE DESCRIPTION	FITTINGS AND TRIM		REMARKS	PLUMBING FIXTURE PIPE SIZES			
			FITTINGS MODEL	FITTINGS AND DESCRIPTION		WASTE	VENT	DCW	DHW
WC-1	AMERICAN STANDARD MADERA 3043.001 CHURCH 9500C	ADA-COMPLIANT, 1.28 GALLON, FLOOR-MOUNTED FLUSH VALVE WATER CLOSET. TOP SPUD AND FLAT BOLT COVERS. WHITE VITREOUS CHINA ELONGATED BOWL. 16-1/2" HIGH. WHITE, SOLID PLASTIC, OPEN-FRONT SEAT FOR ELONGATED BOWL. INTEGRAL BUMPERS. EXTERNALCHECK HINGES WITH STAINLESS STEEL POSTS.	TOTO TET1LB32	EXPOSED WATER CLOSET FLUSH VALVE. CHROME-PLATED, HANDS FREE OPERATION. ECOPOWER SELF GENERATING POWER SYSTEM. 1" I.P.S. SCREWDRIVER BACK-CHECK ANGLE STOP WITH PROTECTIVE CAP. ADJUSTABLE TAILPIECE. 1.28 GPF, VACUUM BREAKER FLUSH CONNECTION AND SPUD COUPLING FOR 1-1/2" TOP SPUD. PROVIDE WALL AND SPUD FLANGES. COORDINATE ROUGH IN HEIGHT WITH MANUFACTURER'S RECOMMENDATION.	6	4"	2"	1-1/4"	---
UR-1	AMERICAN STANDARD WASHBROOK 6590.001	ADA COMPLIANT, WALL-HUNG URINAL. WHITE VITREOUS CHINA. 3/4" TOP SPUD. 0.5 GALLON SIPHON JET FLUSHING ACTION. MOUNT FIXTURE RIM AT 17" A.F.F. PROVIDE FLOOR-MOUNTED, HEAVY-DUTY TUBULAR STEEL UPRIGHTS, ADJUSTABLE CARRIER, PLATED HANGER, AND ALL OTHER REQUIRED MOUNTING HARDWARE.	TOTO TEU1GNC-12	EXPOSED URINAL FLUSH VALVE. CHROME-PLATED, HANDS FREE OPERATION. ECOPOWER SELF GENERATING POWER SYSTEM. 3/4" I.P.S. SCREWDRIVER BACK-CHECK ANGLE STOP WITH PROTECTIVE CAP. ADJUSTABLE TAILPIECE. 0.5GPF, VACUUM BREAKER FLUSH CONNECTION AND SPUD COUPLING FOR 1-1/2" TOP SPUD. PROVIDE WALL AND SPUD FLANGES. MAXIMUM HANDLE HEIGHT PER ADA STANDARDS.	6	2"	2"	1"	---
L-1	AMERICAN STANDARD 0475.028 "AQUALYN"	ADA-COMPLIANT, COUNTER TOP-MOUNTED LAVATORY. 16" OVAL, WHITE VITREOUS CHINA, SELF-RIMMING BASIN WITH FAUCET HOLES ON 4" CENTERS. REFER TO ARCHITECTURAL DRAWINGS FOR MOUNTING HEIGHT.	TOTO TEL105	AUTOMATIC FAUCET, HANDS FREE OPERATION. 0.5 GPM ECOPOWER SELF GENERATING POWER SYSTEM. PROVIDE WITH COVER PLATE FOR SEAMLESS INSTALATION. PROVIDE THERMOSTATIC MIXER INSTALLED BELOW SINK.	1,2,7	2"	2"	1/2"	1/2"
L-2	AMERICAN STANDARD 0355.012	ADA-COMPLIANT WALL-HUNG LAVATORY. 20"x18" WHITE VITREOUS CHINA BOWL WITH 4" BACK FOR USE WITH CONCEALED ARM HANGER. FAUCET HOLES COORDINATED WITH FAUCET AND TRIM. PROVIDE CONCEALED ARM CARRIER. MOUNT TOP OF RIM AT 34" A.F.F.	TOTO TEL105	AUTOMATIC FAUCET, HANDS FREE OPERATION. 0.5 GPM ECOPOWER SELF GENERATING POWER SYSTEM. PROVIDE WITH COVER PLATE FOR SEAMLESS INSTALATION. PROVIDE THERMOSTATIC MIXER INSTALLED BELOW SINK.	1,2,3,4,5	2"	1-1/2"	1/2"	1/2"
S-1	ELKAY LR-3319 IN-SINK-ERATOR BADGER 5	33" X 19-1/2" DOUBLE COMPARTMENT STAINLESS STEEL SINK. EACH BOWL DIMENSIONS ARE 14L X 14W X 7-5/8D SELF-RIMMING WITH 1-3/4 IN. RADIUS COVED CORNERS. SEAMLESS #18 GAUGE, TYPE 302 NICKEL-BEARING STAINLESS STEEL. LK-6K-H SATIN FINISH. FULLY UNDERCOATED. FAUCET HOLES COORDINATED WITH FAUCET AND TRIM. MINIMUM 36" CABINET SIZE REQUIRED GARBAGE DISPOSAL. 1/2 HP MOTOR, STAINLESS STEEL GALVANIZED STEEL CONSTRUCTION AND GRINDING ELEMENTS, PERMANENTLY LUBRICATED BEARINGS. PROVIDE WITH STAINLESS STEEL SINK FLANGE AND STOPPER.	CHICAGO 201-AE35ABCP	DECK-MOUNTED FAUCET WITH 9-1/2" SWING L-TYPE SPOUT. 2-3/4" METAL LEVER HANDLES WITH QUATURN CARTRIDGE. POLISHED CHROME FINISH. 1.5GPM. PROVIDE BASKET STRAINER	2,3,5,8	2"	2"	1/2"	1/2"
SH-1	FIAT WTR-4990	ADA COMPLIANT, 36" x 36" PRECAST TERAZZO SHOWER FLOOR. INTEGRAL CAST STAINLESS STEEL DRAIN. PROVIDE WITH TILE FLANGE. INTEGRAL STAINLESS STEEL ENTRY CAP.	BRADLEY 1C-HD	BUILT-IN SHOWER WITH CONCEALED SUPPLIES. PROVIDE WITH D1 DELUXE SHOWERHEAD, SB HAND SHOWER WITH 60" LONG FLEXIBLE HOSE, 24" SLIDE BAR, DV IN WALL DIVERTER VALVE, AND EQUA-FLO HD PRESSURE BALANCING VALVE.	---	2"	2"	1/2"	1/2"
SH-2	FIAT 36 MFTR	36" x 36" PRECAST TERAZZO SHOWER FLOOR. INTEGRAL CAST STAINLESS STEEL DRAIN. PROVIDE WITH TILE FLANGE.	BRADLEY 1C-HD	BUILT-IN SHOWER WITH CONCEALED SUPPLIES. PROVIDE WITH D1 DELUXE SHOWERHEAD AND EQUA-FLO HD PRESSURE BALANCING VALVE.	---	2"	2"	1/2"	1/2"
EWC-1	HALSEY-TAYLOR HTHB-HAC8BLWF	ADA-COMPLIANT, DUAL-HEIGHT, BARRIER-FREE, ELECTRIC WATER COOLER. PROVIDES 8.0 GPM OF 50°F WATER AT 90°F AMBIENT. ADA-COMPLIANT FRONT AND SIDE PUSHBARS. LEAD FREE. INTEGRAL FILTER. MOUNT WITH MIN. 27" KNEE CLEARANCE AND SPOUT AT NO MORE THAN 36" A.F.F.	HALSEY-TAYLOR HTHB-HACDBLWF	BOTTLE FILLER SHALL INCLUDE ELECTRONIC SENSOR FOR NO-TOUCH ACTIVATION WITH AUTOMATIC 20-SECOND SHUT-OFF. SHALL PROVIDE 1.1 GPM LAMINAR FLOW. ANTI-MICROBIAL PROTECTED PLASTIC COMPONENTS.	4	2"	2"	1/2"	
GG-1	GUY GREY BIM875	ICE MAKER BACK BOX. PROVIDE WITH STOP VALVE.	---	---	---	---	---	1/2"	---
WMB-1	GUY GREY B200	WASHING MACHINE SUPPLY AND DRAIN BACK BOX. PROVIDE WITH DRAIN AND DRAIN FITTINGS.	---	---	---	2"	2"	1/2"	1/2"
LT-1	FIAT L-1	23"x21.5"x12" DEEP WALL-MOUNTED LAUNDRY TUB. FURNISH WITH BRACKETS FOR INSTALLATION. 20 GALLON CAPACITY. WHITE FINISH.	FIAT A-1	BRASS FAUCET WITH SWING SPOUT FOR MOUNTING ON REAR DECK OF TUB.	1,2,3,4	2"	2"	1/2"	1/2"
JS-1	FIAT TSB-100	JANITORS SINK: 24"x24"x12" PRECAST TERRAZO FLOOR SERVICE SINK. STAINLESS STEEL CAP AND 2 SIDE WALL TILING FLANGE. 3" STAINLESS STEEL CAST DRAIN AND STAINLESS STEEL STRAINER PLATE. PROVIDE STAINLESS STEEL WALL GUARDS, MOP BRACKETS, HOSE RACK.	CHICAGO FAUCET 897-CP	C.P. SERVICE SINK FITTING WITH VACUUM BREAKER, 3/4" HOSE THREAD ON SPOUT, ADJUSTABLE WALL BRACE, PAIL HOOK, AND 1/2" FLANGED FEMALE ADJUSTABLE ARMS WITH INTEGRAL STOPS. CAULK BETWEEN WALL AND FLANGE WITH GE SILICONE SEALANT. 3" C.I. "P" TRAP.	---	3"	2"	1/2"	1/2"

REMARKS:

1. PROVIDE CHROME-PLATED BRASS TAILPIECE AND GRID DRAIN.
2. PROVIDE CHROME-PLATED BRASS P-TRAP.
3. PROVIDE LOOSE KEY STOPS AND FLEXIBLE RISERS.
4. PROVIDE CONCEALED ARM TYPE CARRIER WITH SQUARE, TUBULAR STEEL UP-RIGHTS AND BLOCK TYPE BASES.
5. INSULATE EXPOSED TAILPIECE, P-TRAP, AND WATER RISERS. REFER TO SPECIFICATIONS FOR INSULATION METHODS.
6. PROVIDE FLUSH VALVE HANDLE ON WIDE SIDE OF STALL.
7. PROVIDE HANDLE STOPS AND FLEXIBLE RISERS.
8. PROVIDE CHROME-PLATED BRASS TAILPIECE AND BASKET STRAINER.

GENERAL NOTES (APPLICABLE TO ALL FIXTURES):

1) ALL PUBLIC LAVATORIES AND SINKS SHALL BE PROVIDED WITH ANTI-SCALD ASSE 1070 LISTED VALVE ON HOT WATER SUPPLY.
2) VERIFY PLUMBING MATERIALS AND EQUIPMENT COORDINATE BETWEEN TRADES. VERIFY CABINET SIZES, COUNTERTOP MATERIALS, WALL THICKNESSES, ETC ARE APPROPRIATE FOR SPECIFIED EQUIPMENT PRIOR TO ORDER.

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25.075

D2C ARCHITECTS, INC.
DENVER, COLORADO

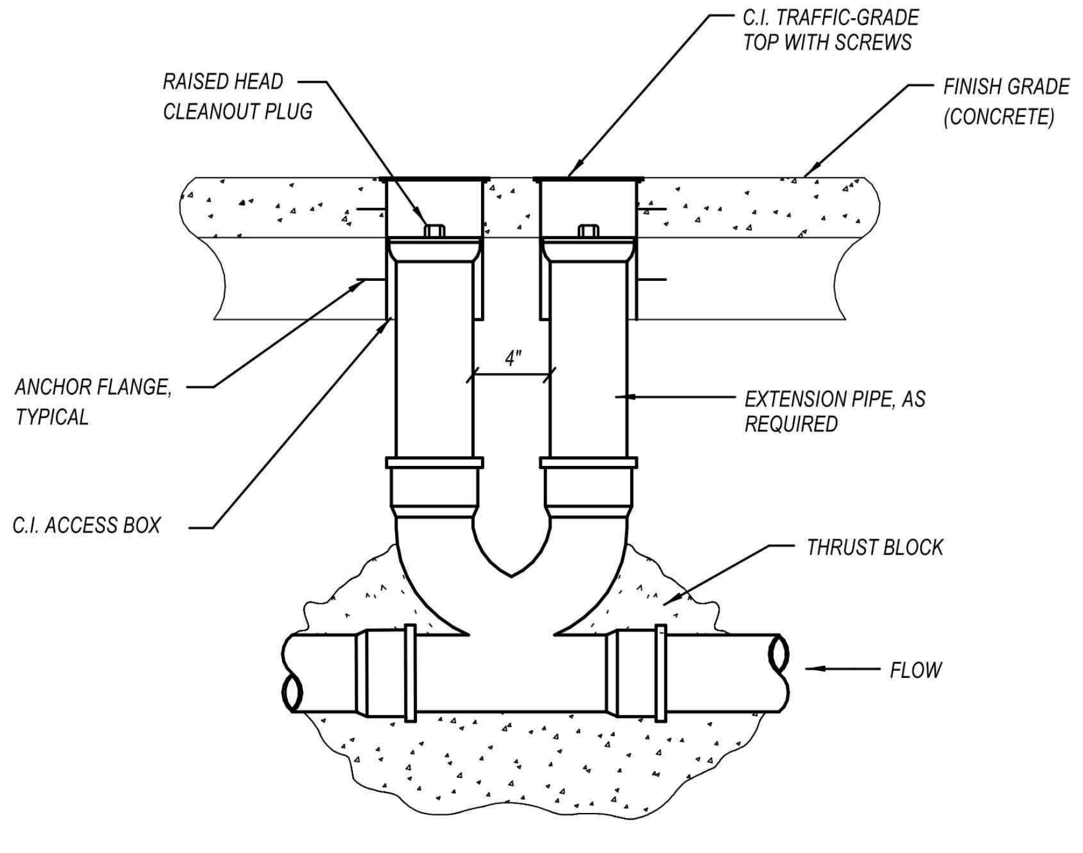
MARK	DESCRIPTION	DATE	APPR
	FOR PERMIT	5/19/2025	

DESIGN BY: Designer
D2C PROJECT NUMBER 202421
DRAWN BY: Author
CKD BY: Checker
SBMT BY: Approver
PLOT DATE: 5/19/2025 3:33:14 PM
PLOT SCALE:
SIZE: 22" x 34"
FILE NAME:
ISSUE DATE: **MAY 19, 2025**
CONSULTANTS PROJECT #
SOLICITATION NO.:
CONTRACT NO.:
FILE NUMBER:

CHRISTOPHER JOHN AHERN
57087
5/19/25

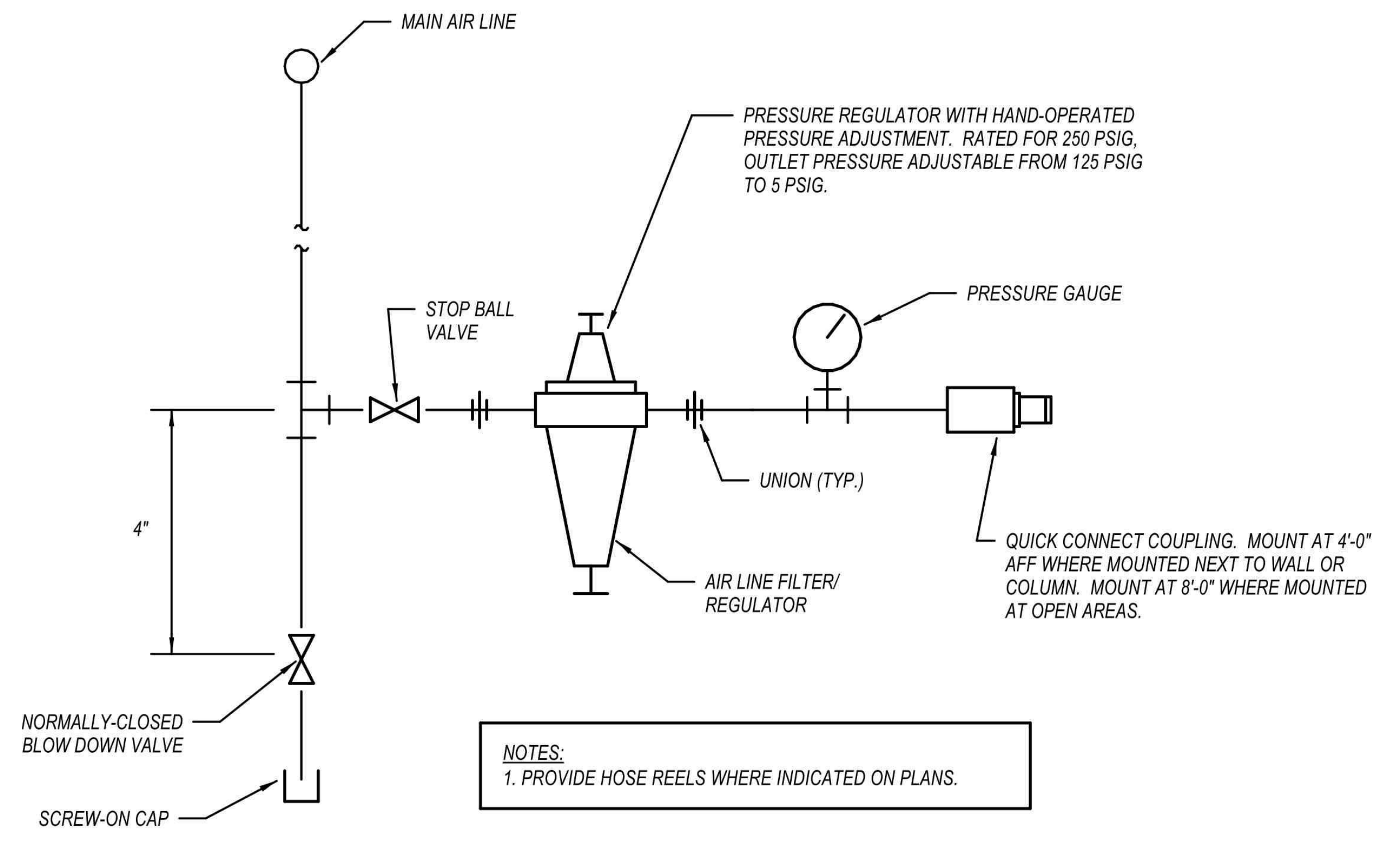
TOWN OF SUPERIOR
OPERATIONS &
MAINTENANCE FACILITY
1950 HONEY CREEK LANE, SUPERIOR, CO 80027
PLUMBING SCHEDULES

SHEET IDENTIFICATION
P-301


RAISED HEAD CLEANOUT PLUG
C.I. TRAFFIC-GRADE TOP WITH SCREWS
FINISH GRADE (CONCRETE)
ANCHOR FLANGE, TYPICAL
4"
EXTENSION PIPE, AS REQUIRED
C.I. ACCESS BOX
THRUST BLOCK
FLOW

DOUBLE CLEANOUT DETAIL

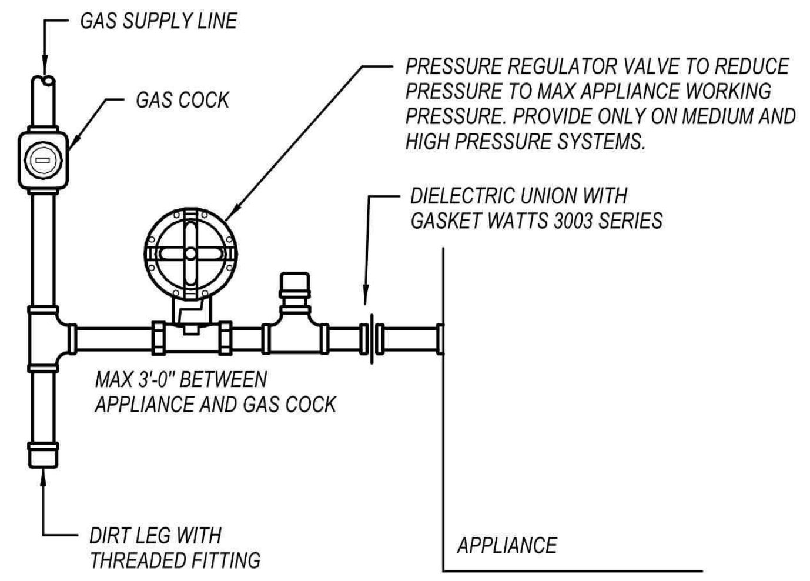
NOT TO SCALE


MAIN AIR LINE
PRESSURE REGULATOR WITH HAND-OPERATED PRESSURE ADJUSTMENT. RATED FOR 250 PSIG, OUTLET PRESSURE ADJUSTABLE FROM 125 PSIG TO 5 PSIG.
STOP BALL VALVE
PRESSURE GAUGE
4"
UNION (TYP.)
AIR LINE FILTER/ REGULATOR
QUICK CONNECT COUPLING. MOUNT AT 4'-0" AFF WHERE MOUNTED NEXT TO WALL OR COLUMN. MOUNT AT 8'-0" WHERE MOUNTED AT OPEN AREAS.
NORMALLY-CLOSED BLOW DOWN VALVE
SCREW-ON CAP

NOTES:
1. PROVIDE HOSE REELS WHERE INDICATED ON PLANS.

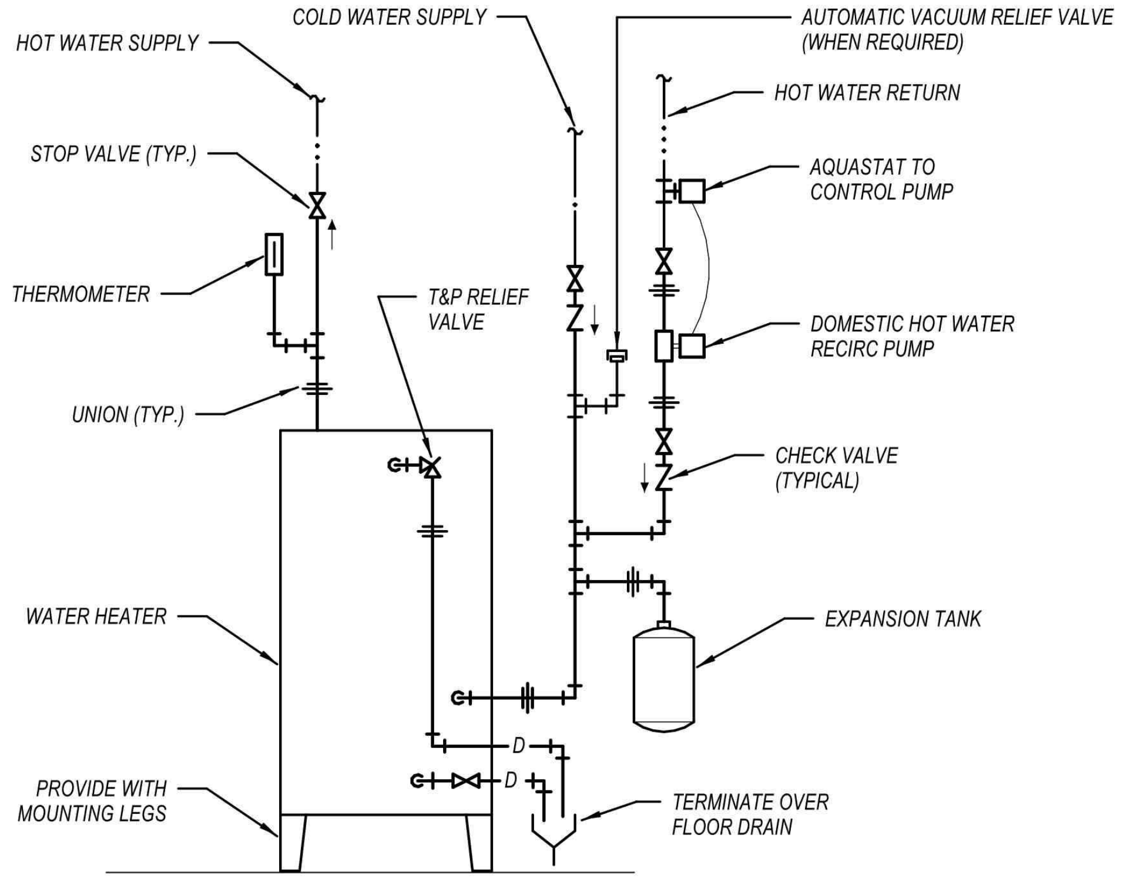
TYPICAL COMPRESSED AIR DROP

NOT TO SCALE


GAS SUPPLY LINE
GAS COCK
PRESSURE REGULATOR VALVE TO REDUCE PRESSURE TO MAX APPLIANCE WORKING PRESSURE. PROVIDE ONLY ON MEDIUM AND HIGH PRESSURE SYSTEMS.
DIELECTRIC UNION WITH GASKET WATTS 3003 SERIES
MAX 3'-0" BETWEEN APPLIANCE AND GAS COCK
DIRT LEG WITH THREADED FITTING
APPLIANCE

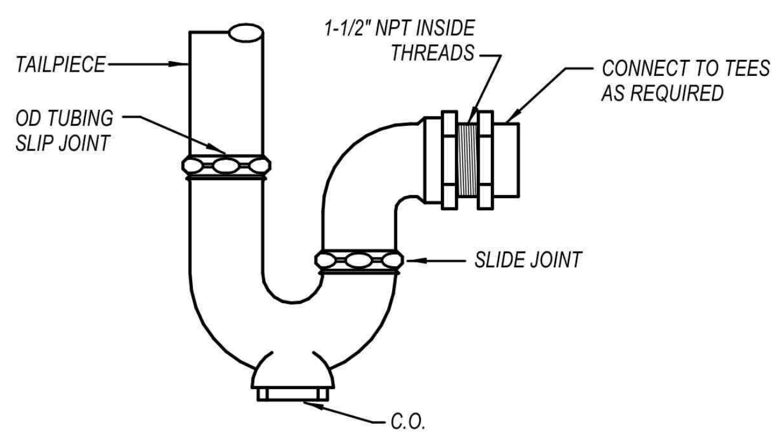
TYPICAL GAS CONNECTION

NOT TO SCALE


HOT WATER SUPPLY
COLD WATER SUPPLY
AUTOMATIC VACUUM RELIEF VALVE (WHEN REQUIRED)
HOT WATER RETURN
STOP VALVE (TYP.)
AQUASTAT TO CONTROL PUMP
THERMOMETER
T&P RELIEF VALVE
DOMESTIC HOT WATER RECIRC PUMP
UNION (TYP.)
CHECK VALVE (TYPICAL)
WATER HEATER
EXPANSION TANK
D
D
PROVIDE WITH MOUNTING LEGS
TERMINATE OVER FLOOR DRAIN

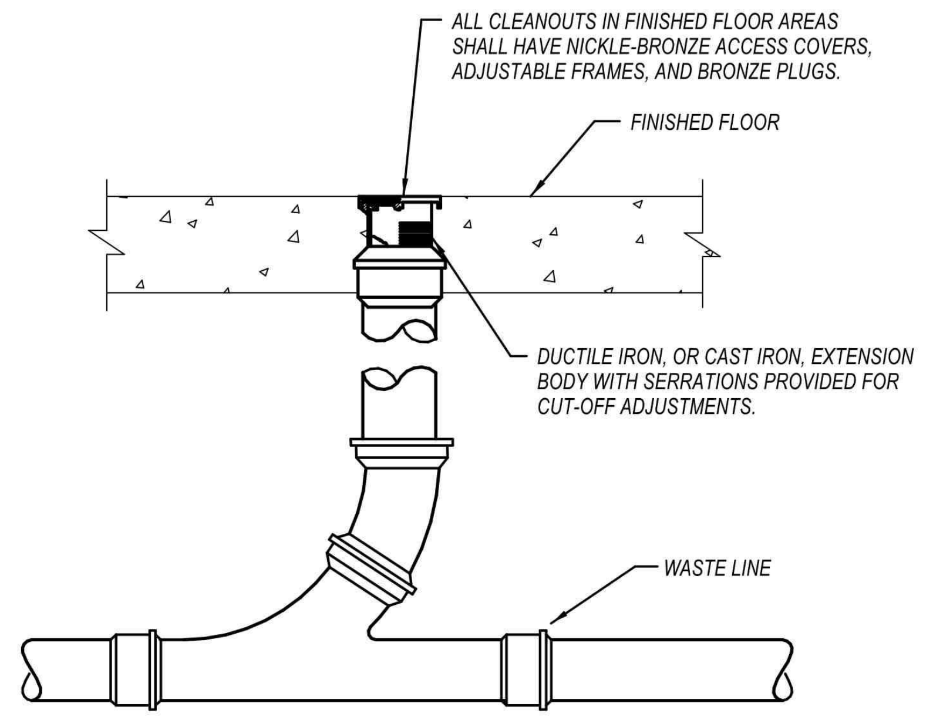
ELECTRIC WATER HEATER

NOT TO SCALE


TAILPIECE
1-1/2" NPT INSIDE THREADS
CONNECT TO TEES AS REQUIRED
OD TUBING SLIP JOINT
SLIDE JOINT
C.O.

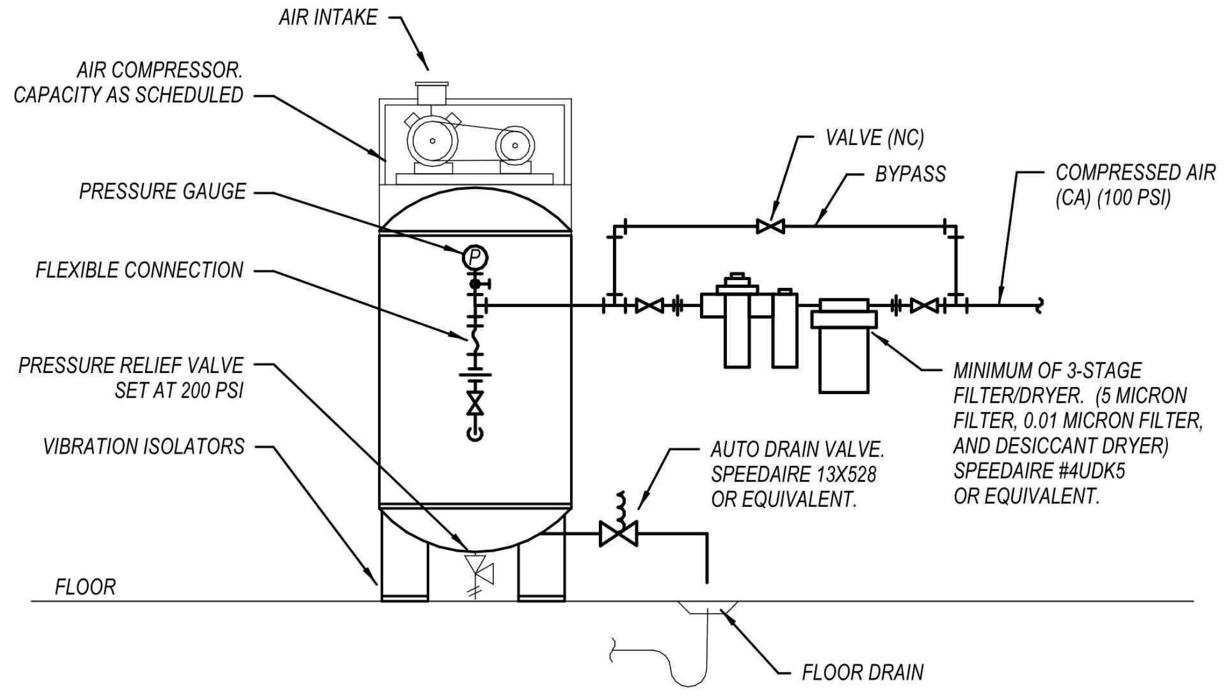
P-TRAP DETAIL

NOT TO SCALE


ALL CLEANOUTS IN FINISHED FLOOR AREAS SHALL HAVE NICKLE-BRONZE ACCESS COVERS, ADJUSTABLE FRAMES, AND BRONZE PLUGS.
FINISHED FLOOR
DUCTILE IRON, OR CAST IRON, EXTENSION BODY WITH SERRATIONS PROVIDED FOR CUT-OFF ADJUSTMENTS.
WASTE LINE

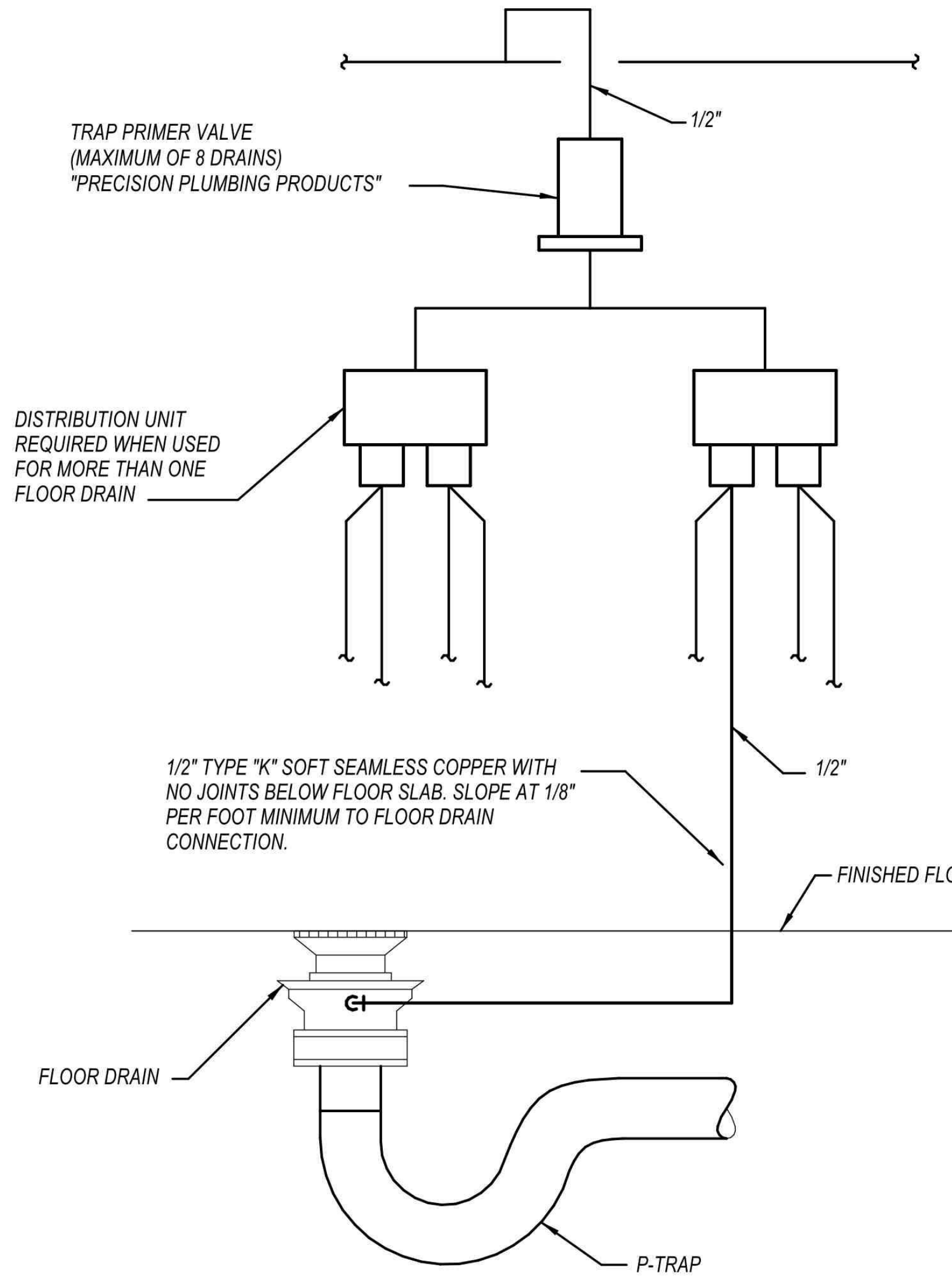
FLOOR CLEANOUT DETAIL

NOT TO SCALE


AIR INTAKE
AIR COMPRESSOR. CAPACITY AS SCHEDULED
PRESSURE GAUGE
VALVE (NC)
BYPASS
COMPRESSED AIR (CA) (100 PSI)
FLEXIBLE CONNECTION
PRESSURE RELIEF VALVE SET AT 200 PSI
MINIMUM OF 3-STAGE FILTER/DRYER. (5 MICRON FILTER, 0.01 MICRON FILTER, AND DESICCANT DRYER) SPEEDAIRE #4UDK5 OR EQUIVALENT.
VIBRATION ISOLATORS
AUTO DRAIN VALVE. SPEEDAIRE 13X528 OR EQUIVALENT.
FLOOR
FLOOR DRAIN

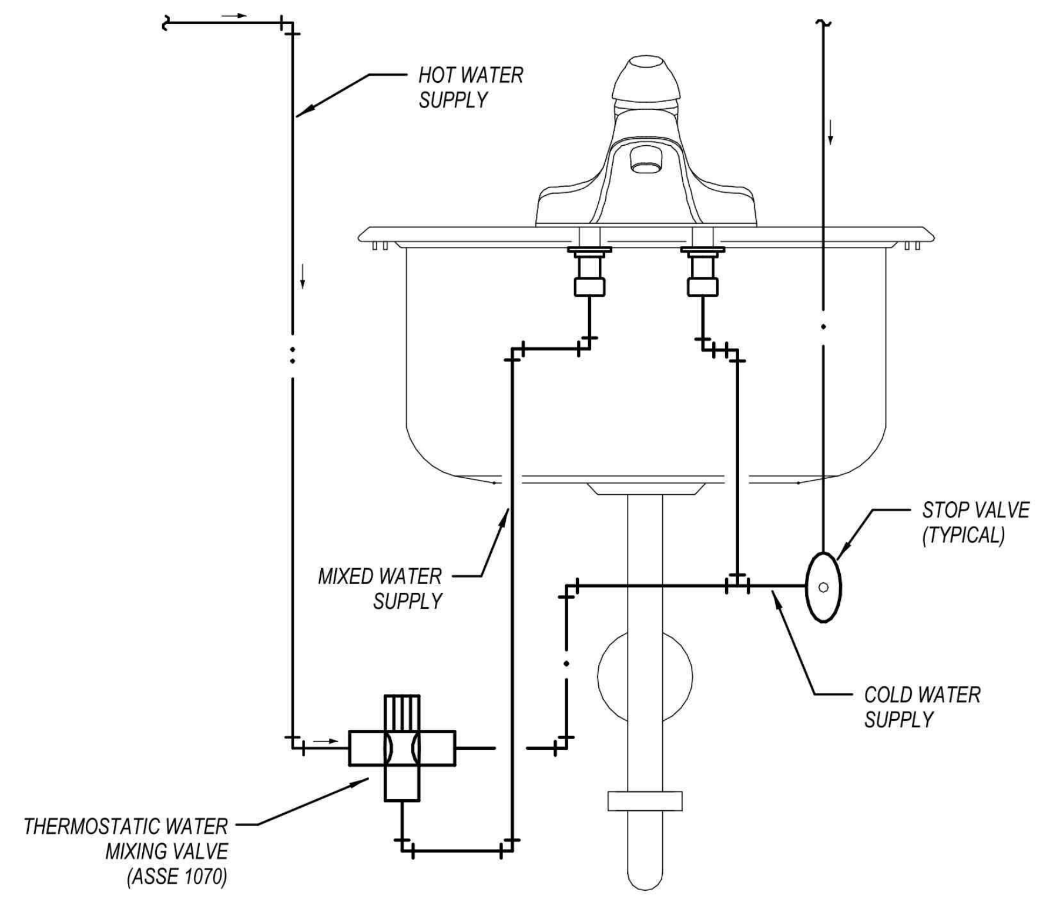
AIR COMPRESSOR PIPING CONNECTION DETAIL

NOT TO SCALE


1/2"
TRAP PRIMER VALVE (MAXIMUM OF 8 DRAINS) "PRECISION PLUMBING PRODUCTS"
DISTRIBUTION UNIT REQUIRED WHEN USED FOR MORE THAN ONE FLOOR DRAIN
1/2" TYPE "K" SOFT SEAMLESS COPPER WITH NO JOINTS BELOW FLOOR SLAB. SLOPE AT 1/8" PER FOOT MINIMUM TO FLOOR DRAIN CONNECTION.
1/2"
FINISHED FLOOR
FLOOR DRAIN
P-TRAP

AUTOMATIC TRAP PRIMER

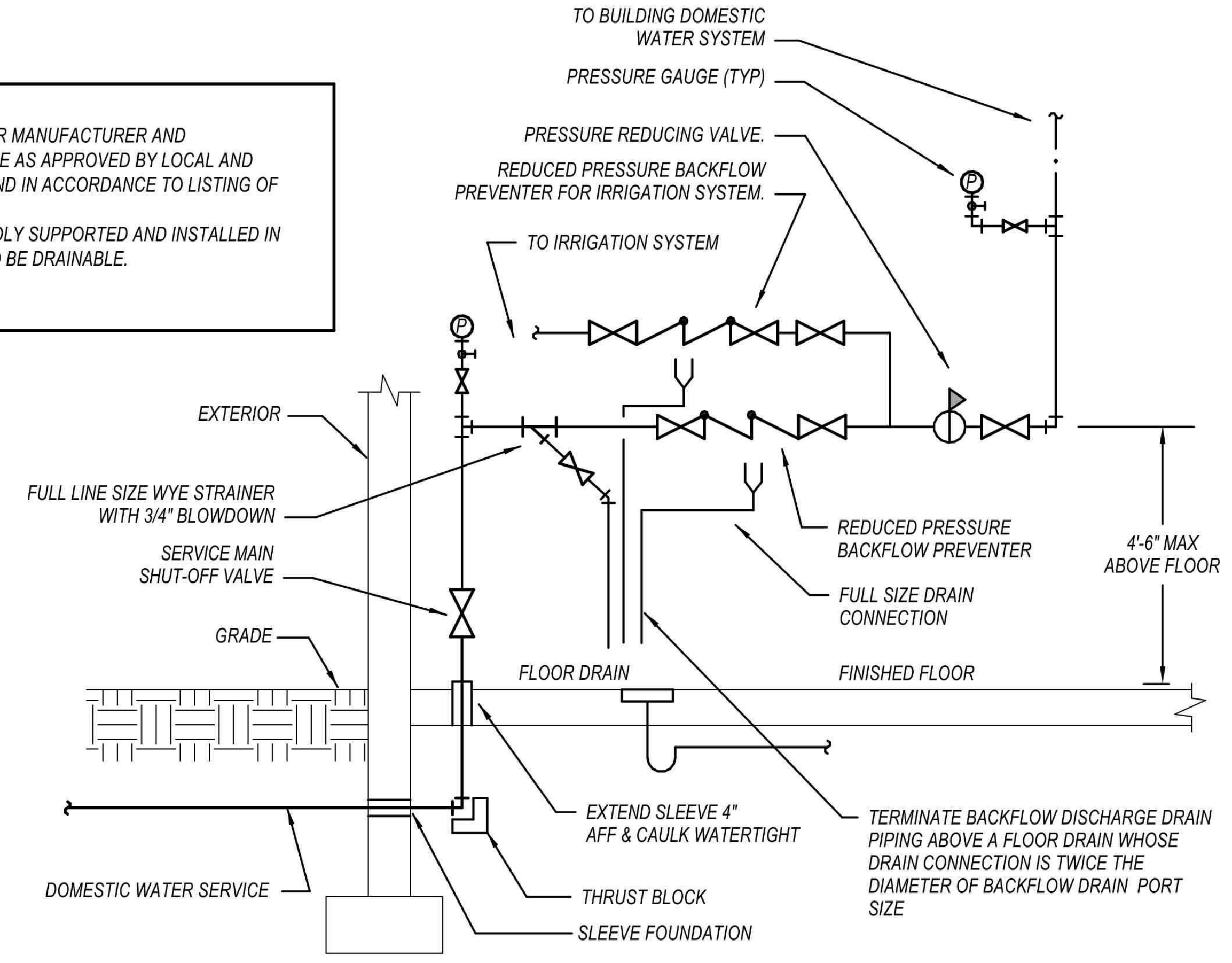
NOT TO SCALE


HOT WATER SUPPLY
STOP VALVE (TYPICAL)
MIXED WATER SUPPLY
COLD WATER SUPPLY
THERMOSTATIC WATER MIXING VALVE (ASSE 1070)

HAND WASHING SINK/LAVATORY TEMPERED WATER SCHEMATIC

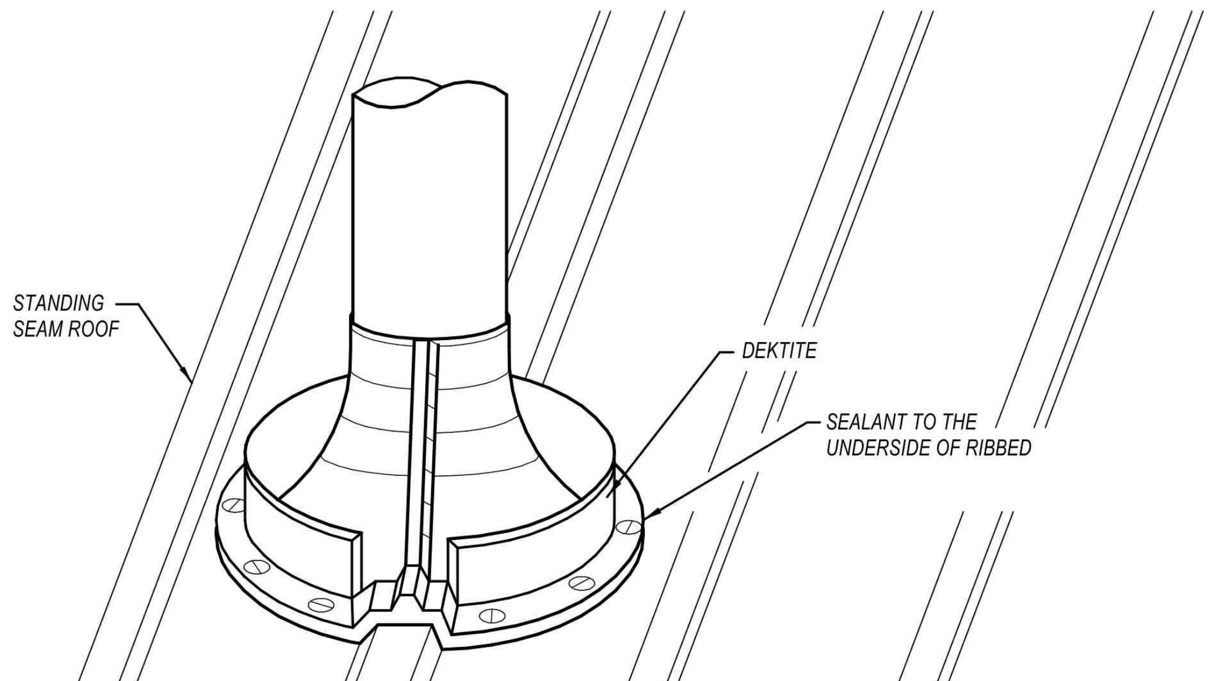
NOT TO SCALE

NOTES:
1. BACKLFOW PREVENTER MANUFACTURER AND INSTALLATION SHALL BE AS APPROVED BY LOCAL AND STATE AUTHORITIES AND IN ACCORDANCE TO LISTING OF DEVICE.
2. ALL PIPING TO BE RIGIDLY SUPPORTED AND INSTALLED IN SUCH A MANNER AS TO BE DRAINABLE.


TO BUILDING DOMESTIC WATER SYSTEM
PRESSURE GAUGE (TYP)
PRESSURE REDUCING VALVE.
REDUCED PRESSURE BACKFLOW PREVENTER FOR IRRIGATION SYSTEM.
TO IRRIGATION SYSTEM
P
P
EXTERIOR
FULL LINE SIZE WYE STRAINER WITH 3/4" BLOWDOWN
SERVICE MAIN SHUT-OFF VALVE
REDUCED PRESSURE BACKFLOW PREVENTER
FULL SIZE DRAIN CONNECTION
4'-6" MAX ABOVE FLOOR
GRADE
FLOOR DRAIN
FINISHED FLOOR
EXTEND SLEEVE 4" AFF & CAULK WATERTIGHT
TERMINATE BACKFLOW DISCHARGE DRAIN PIPING ABOVE A FLOOR DRAIN WHOSE DRAIN CONNECTION IS TWICE THE DIAMETER OF BACKFLOW DRAIN PORT SIZE
DOMESTIC WATER SERVICE
THRUST BLOCK
SLEEVE FOUNDATION

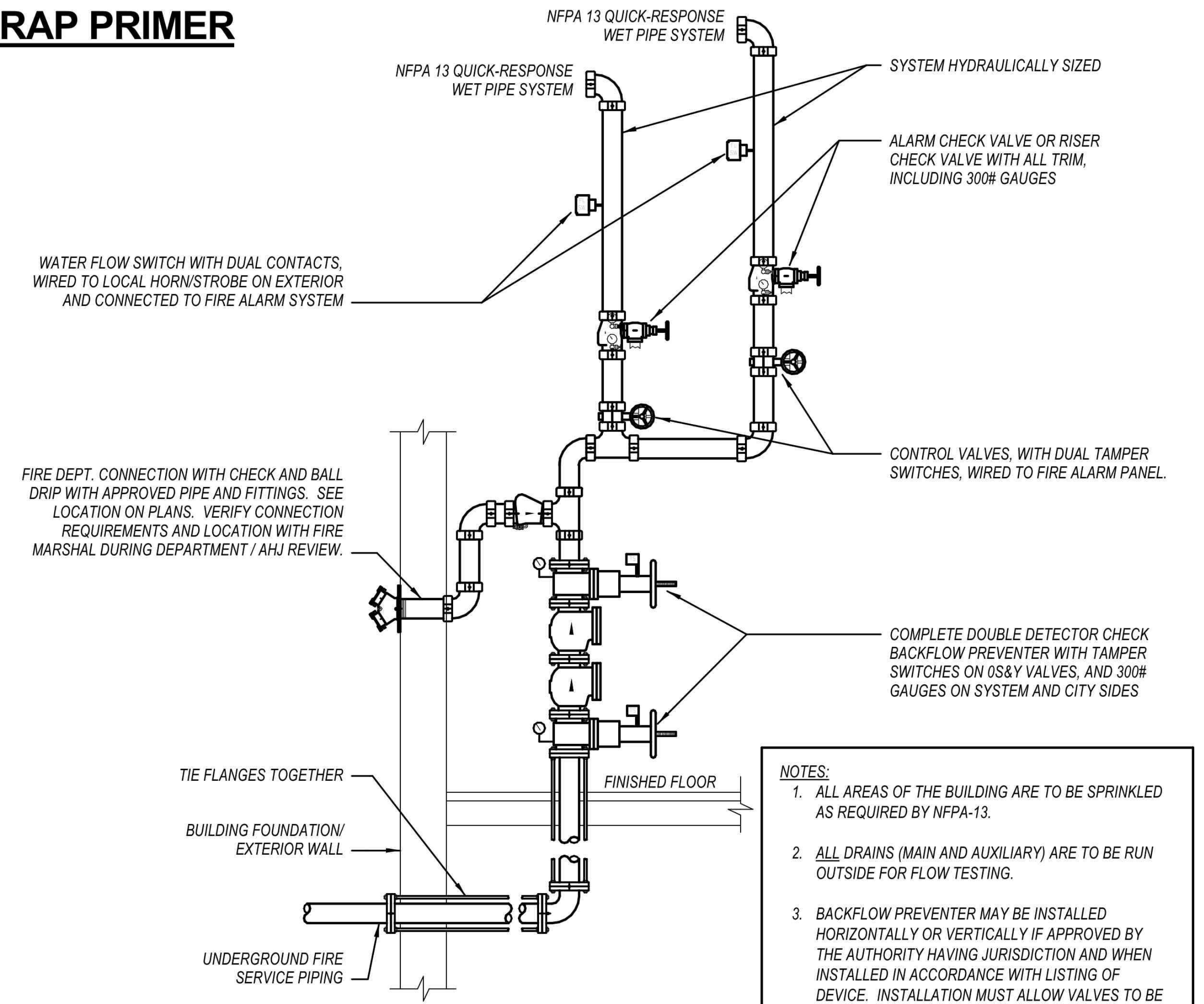
WATER SERVICE W/ IRRIGATION REDUCED PRESSURE BACKFLOW PREVENTER DETAIL

NOT TO SCALE


STANDING SEAM ROOF
DEKTITE
SEALANT TO THE UNDERSIDE OF RIBBED

STANDING SEAM ROOF PLUMBING VENT

NOT TO SCALE


NFPA 13 QUICK-RESPONSE WET PIPE SYSTEM
NFPA 13 QUICK-RESPONSE WET PIPE SYSTEM
SYSTEM HYDRAULICALLY SIZED
ALARM CHECK VALVE OR RISER CHECK VALVE WITH ALL TRIM, INCLUDING 300# GAUGES
WATER FLOW SWITCH WITH DUAL CONTACTS, WIRED TO LOCAL HORN/STROBE ON EXTERIOR AND CONNECTED TO FIRE ALARM SYSTEM
CONTROL VALVES, WITH DUAL TAMPER SWITCHES, WIRED TO FIRE ALARM PANEL.
FIRE DEPT. CONNECTION WITH CHECK AND BALL DRIP WITH APPROVED PIPE AND FITTINGS. SEE LOCATION ON PLANS. VERIFY CONNECTION REQUIREMENTS AND LOCATION WITH FIRE MARSHAL DURING DEPARTMENT / AHJ REVIEW.
COMPLETE DOUBLE DETECTOR CHECK BACKFLOW PREVENTER WITH TAMPER SWITCHES ON 0S&Y VALVES, AND 300# GAUGES ON SYSTEM AND CITY SIDES
TIE FLANGES TOGETHER
FINISHED FLOOR
BUILDING FOUNDATION/ EXTERIOR WALL
UNDERGROUND FIRE SERVICE PIPING

NOTES:
1. ALL AREAS OF THE BUILDING ARE TO BE SPRINKLED AS REQUIRED BY NFPA-13.
2. ALL DRAINS (MAIN AND AUXILIARY) ARE TO BE RUN OUTSIDE FOR FLOW TESTING.
3. BACKFLOW PREVENTER MAY BE INSTALLED HORIZONTALLY OR VERTICALLY IF APPROVED BY THE AUTHORITY HAVING JURISDICTION AND WHEN INSTALLED IN ACCORDANCE WITH LISTING OF DEVICE. INSTALLATION MUST ALLOW VALVES TO BE SERVICED WHILE STANDING ON THE FLOOR.

FIRE SPRINKLER RISER DETAIL

NOT TO SCALE

25.075

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D2C ARCHITECTS, INC.
DENVER, COLORADO

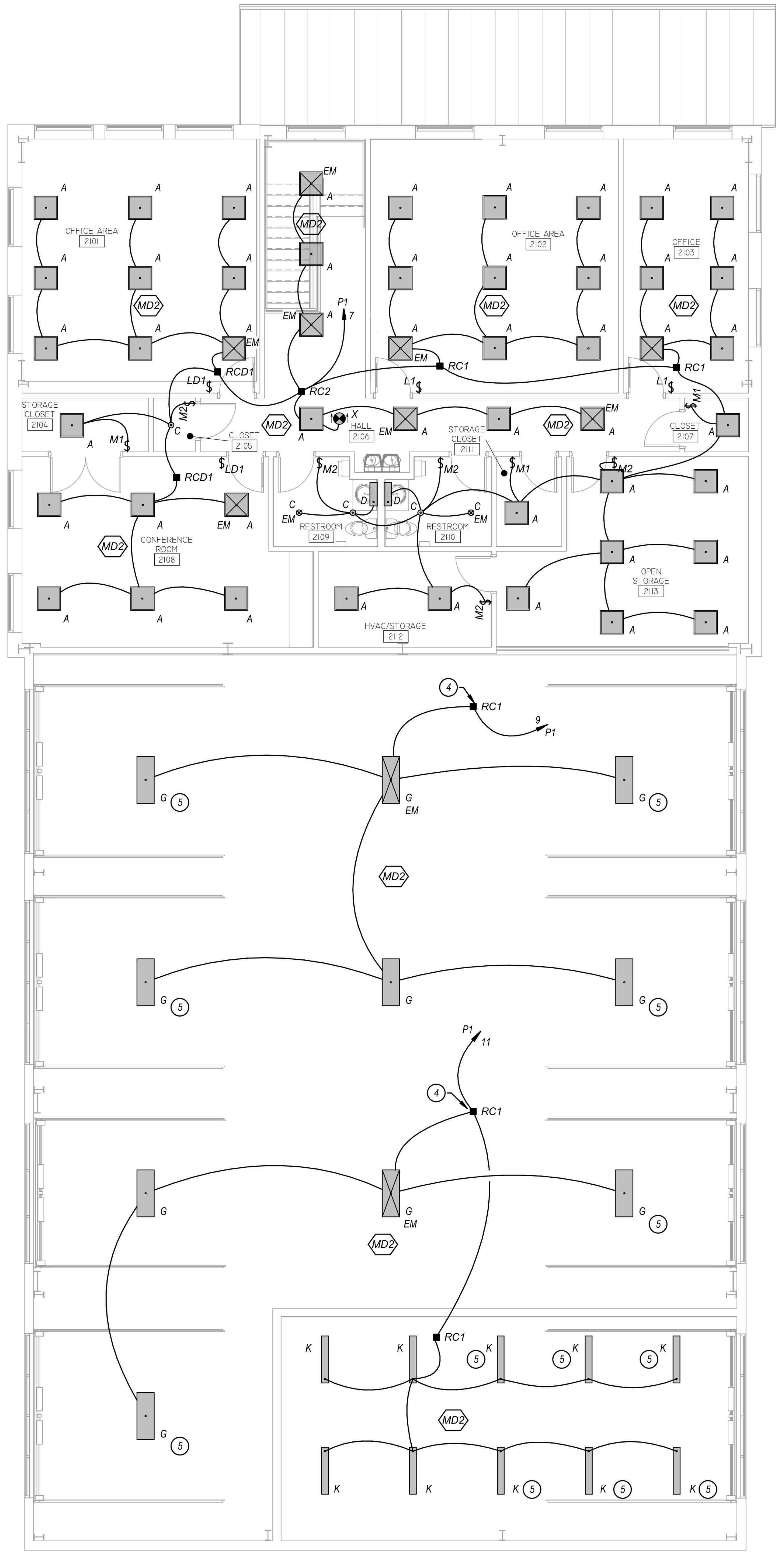
MARK	DESCRIPTION	DATE	APPR
	FOR PERMIT	5/19/2025	

DESIGN BY: Designer	D2C PROJECT NUMBER 202421	DRAWN BY: Author	SBMT BY: Approver	PLOT SCALE:
		CKD BY: Checker	PLOT DATE: 5/19/2025 3:33:14 PM	FILE NAME:
ISSUE DATE: MAY 19, 2025	CONSULTANTS PROJECT #	SOLICITATION NO.:	CONTRACT NO.:	FILE NUMBER:
SIZE: 22" x 34"				

COLORADO LICENSED PROFESSIONAL ENGINEER
CHRISTOPHER JOHN AHERN
57087
5/19/25

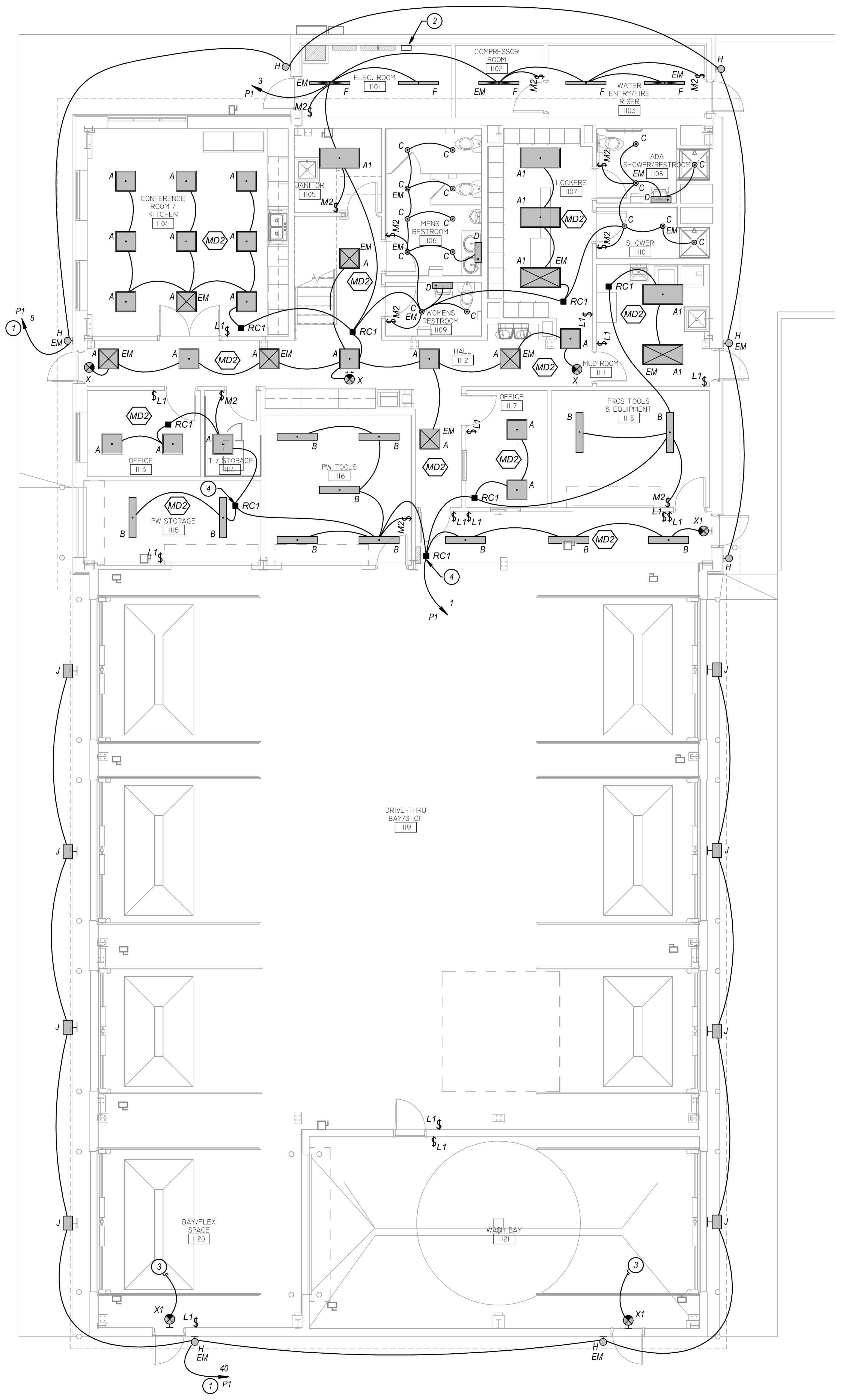
TOWN OF SUPERIOR
OPERATIONS & MAINTENANCE FACILITY
1950 HONEY CREEK LANE, SUPERIOR, CO 80027
PLUMBING DETAILS

SHEET IDENTIFICATION
P-401


OFFICE AREA 2101
OFFICE AREA 2102
OFFICE 2103
STORAGE CLOSET 2104
CLOSET 2105
HALL 2106
CLOSET 2107
CONFERENCE ROOM 2108
RESTROOM 2109
RESTROOM 2110
STORAGE CLOSET 2111
HVAC/STORAGE 2112
OPEN STORAGE 2113
RCD1
RC2
RC1
LD1
M1
M2
MD2
EM
A
C
G
K
P1
4
5

LIGHTING PLAN - LEVEL 2

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


ELEC. ROOM 1101
COMPRESSOR ROOM 1102
WATER ENTRY/FIRE RISER 1103
CONFERENCE ROOM / KITCHEN 1104
JANITOR 1105
MENS RESTROOM 1106
LOCKERS 1107
ADA SHOWER/RESTROOM 1108
WOMENS RESTROOM 1109
SHOWER 1110
MUD ROOM 1111
HALL 1112
OFFICE 1113
IT / STORAGE 1114
PW STORAGE 1115
PW TOOLS 1116
OFFICE 1117
PROS TOOLS & EQUIPMENT 1118
DRIVE-THRU BAY/SHOP 1119
BAY/FLEX SPACE 1120
WASH BAY 1121
RC1
L1
M2
MD2
EM
X1
P1
A
A1
B
C
D
F
H
J
1
2
3
4

LIGHTING PLAN - LEVEL 1

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

GENERAL LIGHTING NOTES

1. REFER TO GENERAL NOTES ON MEP COVER SHEET FOR ADDITIONAL REQUIREMENTS OF WORK.
2. LIGHT FIXTURES INDICATED AS EMERGENCY FIXTURES ARE TO FUNCTION AS NIGHT LIGHTS UNLESS SPECIFICALLY SHOWN SWITCHED.

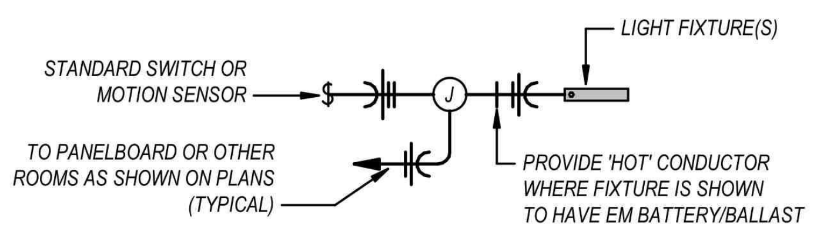
ⓧ KEYED NOTES - LIGHTING

1 ROUTE THROUGH LIGHTING CONTACTOR LC-1, THEN HOMERUN.
2 LIGHTING CONTACTOR LC-1. PROVIDE WITH ASTRINOMICAL TIMECLOCK AND PHOTOCELL. REFER TO DETAIL ON SHEET E-601 FOR MORE INFO.
3 CONNECT TO HIGH-BAY FIXTURES ABOVE FOR BATTERY CHARGING
4 ROOM CONTROLLER SHOWN FOR REFERENCE ONLY. LOCATE DEVICE IN NEAREST STORAGE ROOM MOUNTED HIGH ON WALL WHERE RISK OF DAMAGE IS MINIMAL. LABEL EACH ROOM CONTROLLER WITH WHICH AREA/ZONE IS CONTROLLED.
5 COORDINATE LIGHT LOCATION WITH OVERHEAD DOOR TRACK & ARCHITECT.

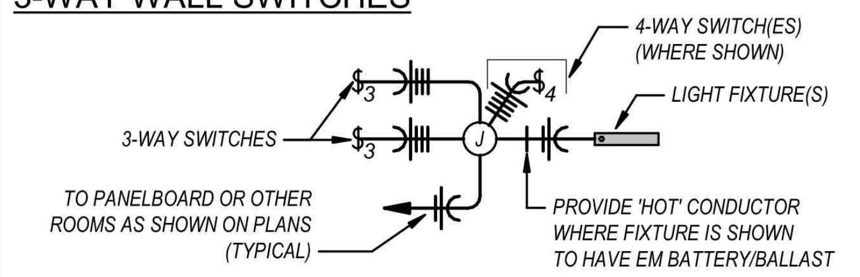
TYPICAL WIRING OF CONTROLS AND LIGHT FIXTURES

THE WIRING AND/OR TIC MARKS SHOWN BELOW ARE NOT SHOWN ON THE PLANS FOR CLARITY. PROVIDE WIRING FROM JUNCTION BOX(ES) TO SWITCHES/CONTROLLERS AND LIGHT FIXTURES AS SHOWN BELOW FOR EACH ROOM/AREA.

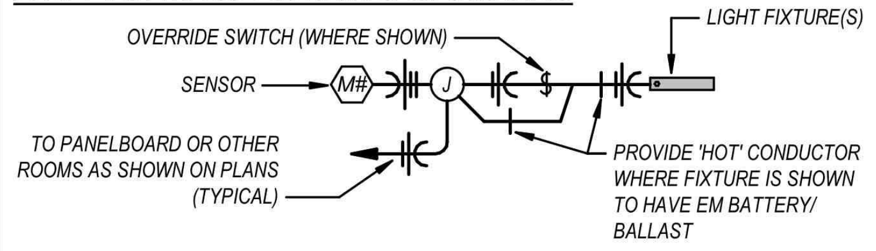
LINE VOLTAGE STANDARD WALL SWITCHES


LIGHT FIXTURE(S)
STANDARD SWITCH OR MOTION SENSOR
$
J
TO PANELBOARD OR OTHER ROOMS AS SHOWN ON PLANS (TYPICAL)
PROVIDE 'HOT' CONDUCTOR WHERE FIXTURE IS SHOWN TO HAVE EM BATTERY/BALLAST

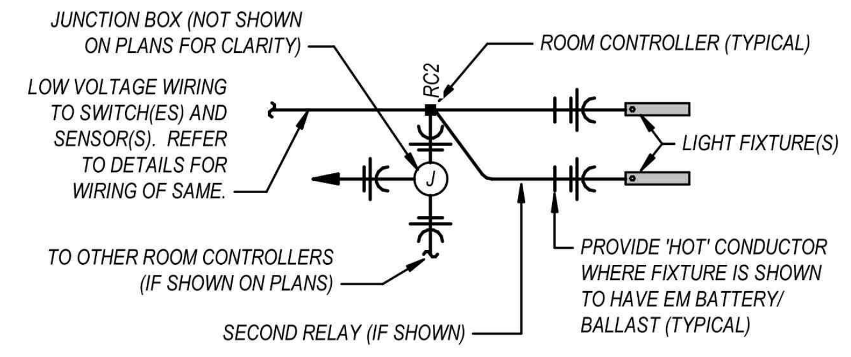
3-WAY WALL SWITCHES


4-WAY SWITCH(ES) (WHERE SHOWN)
$4
LIGHT FIXTURE(S)
3-WAY SWITCHES
$3
J
TO PANELBOARD OR OTHER ROOMS AS SHOWN ON PLANS (TYPICAL)
PROVIDE 'HOT' CONDUCTOR WHERE FIXTURE IS SHOWN TO HAVE EM BATTERY/BALLAST

LINE VOLTAGE CEILING SENSORS


LIGHT FIXTURE(S)
OVERRIDE SWITCH (WHERE SHOWN)
SENSOR
M#
J
$
TO PANELBOARD OR OTHER ROOMS AS SHOWN ON PLANS (TYPICAL)
PROVIDE 'HOT' CONDUCTOR WHERE FIXTURE IS SHOWN TO HAVE EM BATTERY/ BALLAST

ROOM CONTROLLERS / POWER PACKS


JUNCTION BOX (NOT SHOWN ON PLANS FOR CLARITY)
ROOM CONTROLLER (TYPICAL)
RC2
LOW VOLTAGE WIRING TO SWITCH(ES) AND SENSOR(S). REFER TO DETAILS FOR WIRING OF SAME.
LIGHT FIXTURE(S)
J
TO OTHER ROOM CONTROLLERS (IF SHOWN ON PLANS)
PROVIDE 'HOT' CONDUCTOR WHERE FIXTURE IS SHOWN TO HAVE EM BATTERY/ BALLAST (TYPICAL)
SECOND RELAY (IF SHOWN)

PEARSON KENT MCKINLEY RAAF ENGINEERS, LLC
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720.739.4500 WWW.PKMRENG.COM

25.075

D2C ARCHITECTS

D2C ARCHITECTS, INC.
DENVER, COLORADO

MARK	DESCRIPTION	DATE	APPR
	FOR PERMIT	5/19/2025	

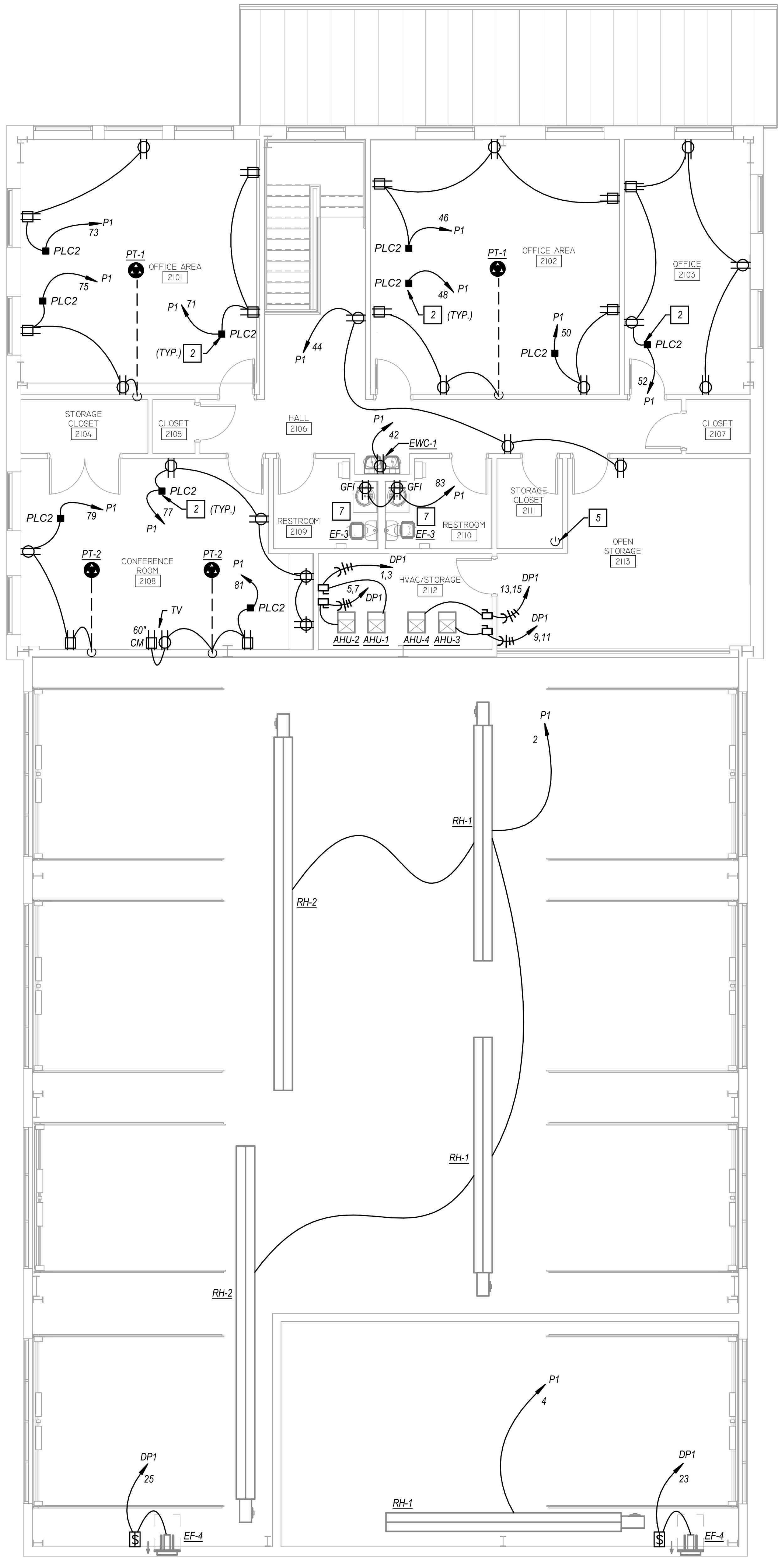
DESIGN BY: Designer
ISSUE DATE: **MAY 19, 2025**
D2C PROJECT NUMBER 202421
CONSULTANTS PROJECT #
DRAWN BY: Author
CKD BY: Checker
SOLICITATION NO.:
SBMT BY: Approver
PLOT DATE: 5/19/2025 3:33:16 PM
CONTRACT NO.:
PLOT SCALE: As indicated
FILE NUMBER:
SIZE: 22" x 34"
FILE NAME:

CHRISTOPHER JOHN AHERN
57087
5/19/25

TOWN OF SUPERIOR
OPERATIONS & MAINTENANCE FACILITY
1950 HONEY CREEK LANE, SUPERIOR, CO 80027

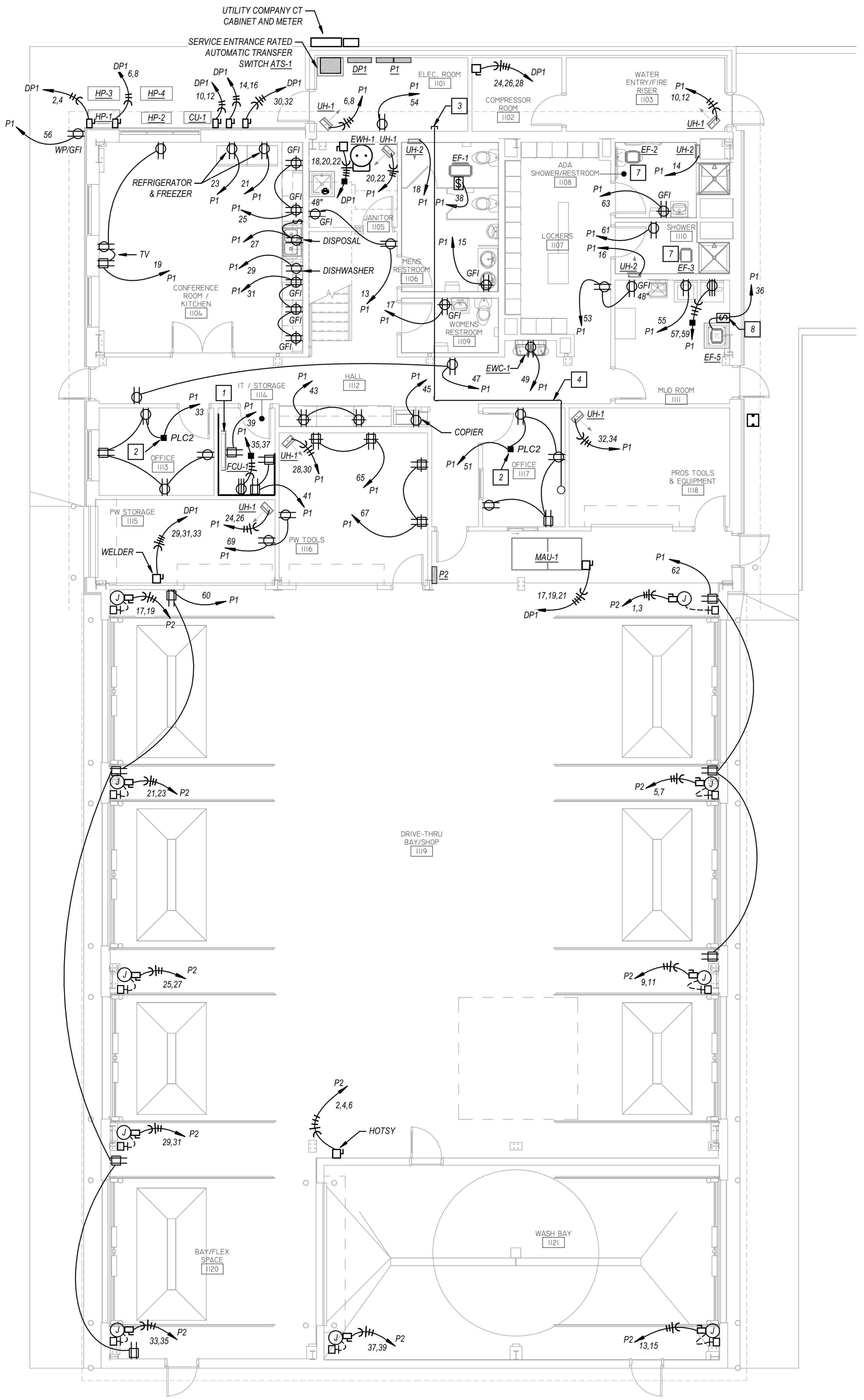
ELECTRICAL - LIGHTING

SHEET IDENTIFICATION
E-101


OFFICE AREA 2101
OFFICE AREA 2102
OFFICE 2103
STORAGE CLOSET 2104
CLOSET 2105
HALL 2106
CLOSET 2107
CONFERENCE ROOM 2108
RESTROOM 2109
RESTROOM 2110
STORAGE CLOSET 2111
HVAC/STORAGE 2112
OPEN STORAGE 2113
PT-1
PT-2
PLC2
(TYP.)
2
5
7
P1 73
P1 75
P1 71
P1 44
P1 46
P1 48
P1 50
P1 52
P1 42
P1 83
P1 79
P1 77
P1 81
EWC-1
GFI
EF-3
TV
60" CM
DP1 1,3
DP1 5,7
DP1 13,15
DP1 9,11
AHU-2
AHU-1
AHU-4
AHU-3
P1 2
RH-1
RH-2
P1 4
DP1 25
DP1 23
EF-4

POWER PLAN - LEVEL 2

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


UTILITY COMPANY CT CABINET AND METER
SERVICE ENTRANCE RATED AUTOMATIC TRANSFER SWITCH ATS-1
DP1
P1
ELEC. ROOM 1101
COMPRESSOR ROOM 1102
WATER ENTRY/FIRE RISER 1103
CONFERENCE ROOM / KITCHEN 1104
JANITOR 1105
MENS RESTROOM 1106
LOCKERS 1107
ADA SHOWER/RESTROOM 1108
WOMENS RESTROOM 1109
SHOWER 1110
MUD ROOM 1111
HALL 1112
OFFICE 1113
IT / STORAGE 1114
PW STORAGE 1115
PW TOOLS 1116
OFFICE 1117
PROS TOOLS & EQUIPMENT 1118
DRIVE-THRU BAY/SHOP 1119
BAY/FLEX SPACE 1120
WASH BAY 1121
HP-1
HP-2
HP-3
HP-4
CU-1
DP1 2,4
DP1 6,8
DP1 10,12
DP1 14,16
DP1 30,32
P1 56
WP/GFI
UH-1
UH-2
EWH-1
EF-1
EF-2
EF-3
EF-5
EWC-1
FCU-1
MAU-1
REFRIGERATOR & FREEZER
TV
DISPOSAL
DISHWASHER
COPIER
WELDER
HOTSY
GFI
48"
PLC2
1
2
3
4
7
8
18,20,22
20,22
24,26,28
P1 10,12
P1 54
P1 6,8
P1 23
P1 21
P1 25
P1 27
P1 29
P1 31
P1 19
P1 13
P1 17
P1 18
P1 38
P1 15
P1 14
P1 63
P1 61
P1 16
P1 53
P1 55
P1 57,59
P1 36
P1 47
P1 49
P1 43
P1 45
P1 33
P1 39
P1 35,37
P1 28,30
P1 41
P1 65
P1 67
P1 51
P1 32,34
DP1 29,31,33
P1 24,26
P1 69
P1 60
P2
P2 17,19
DP1 17,19,21
P1 62
P2 1,3
P2 21,23
P2 5,7
P2 25,27
P2 9,11
P2 29,31
P2 2,4,6
P2 33,35
P2 37,39
P2 13,15

POWER PLAN - LEVEL 1

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

GENERAL POWER NOTES

1. REFER TO GENERAL NOTES ON MEP COVER SHEET FOR ADDITIONAL REQUIREMENTS OF WORK.
2. COORDINATE EXACT NEMA CONFIGURATIONS OF RECEPTACLES SERVING EQUIPMENT WITH EXACT EQUIPMENT BEING FURNISHED.
3. EXACT MECHANICAL EQUIPMENT LOCATIONS MAY NOT BE SHOWN FOR CLARITY. COORDINATE EXACT LOCATIONS OF ALL MECHANICAL EQUIPMENT, DUCT DETECTORS, ETC. WITH MECHANICAL DRAWINGS AND CONTRACTOR.
4. COORDINATE EXACT LOCATIONS OF SMOKE DETECTORS WITH CEILING FANS, HVAC DIFFUSERS, SPRINKLER HEADS, ETC. PER NFPA REQUIREMENTS.

X KEYED NOTES - POWER

1 INDOOR UNIT POWERED FROM OUTDOOR UNIT. PROVIDE TOGGLE DISCONNECT AND ALL REQUIRED CONNECTIONS. COORDINATE WITH MECHANICAL CONTRACTOR FOR EXACT EQUIPMENT DETAILS.

2 PROVIDE PLUG LOAD CONTROLLER (PLC) TO CONTROL 50% OF RECEPTACLES IN THIS SPACE. PLC SHALL INTERFACE WITH OCCUPANCY CONTROL SYSTEM IN ROOM AND BECOMPATIBLE WITH SELECTED LIGHTING CONTROL SYSTEM. REFER TO DETAIL ONSHEET E501 FOR MORE INFORMATION. CONTROLS TO MEET IECC C405.11.

3 PROVIDE (1) 4" CONDUIT WITH PULLSTRINGS FROM ELEC ROOM TO ROOF FOR FUTURE SOLAR SYSTEM AND CAP EACH END.

4 CONDUIT ROUTED ABOVE CEILING. SUPPORT FROM STRUCTURE AND COORDINATE EXACT ROUTING IN CEILING WITH ALL OTHER UTILITIES.

5 CONDUIT UP THROUGH ROOF FOR FUTURE SOLAR.

7 EXHAUST FAN POWERED WITH LIGHTS THIS ROOM. REFER TO LIGHTING PLANS FOR CIRCUIT INFORMATION.

8 PROVIDE COUNTDOWN TIMER SWITCH FOR EXHAUST FAN. (LEVITON DT115-1LW OR SIMILAR)

pkmr ENGINEERS
PEARSON KENT MCKINLEY RAAF ENGINEERS, LLC
1550 WEWATTA, ST. #200 DENVER, CO 80202
720.739.4500 WWW.PKMRENG.COM
25.075

D2C ARCHITECTS

D2C ARCHITECTS, INC.
DENVER, COLORADO

MARK	DESCRIPTION	DATE	APPR
	FOR PERMIT	5/19/2025	

ISSUE DATE: **MAY 19, 2025**
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TOWN OF SUPERIOR
OPERATIONS & MAINTENANCE FACILITY
1950 HONEY CREEK LANE, SUPERIOR, CO 80027

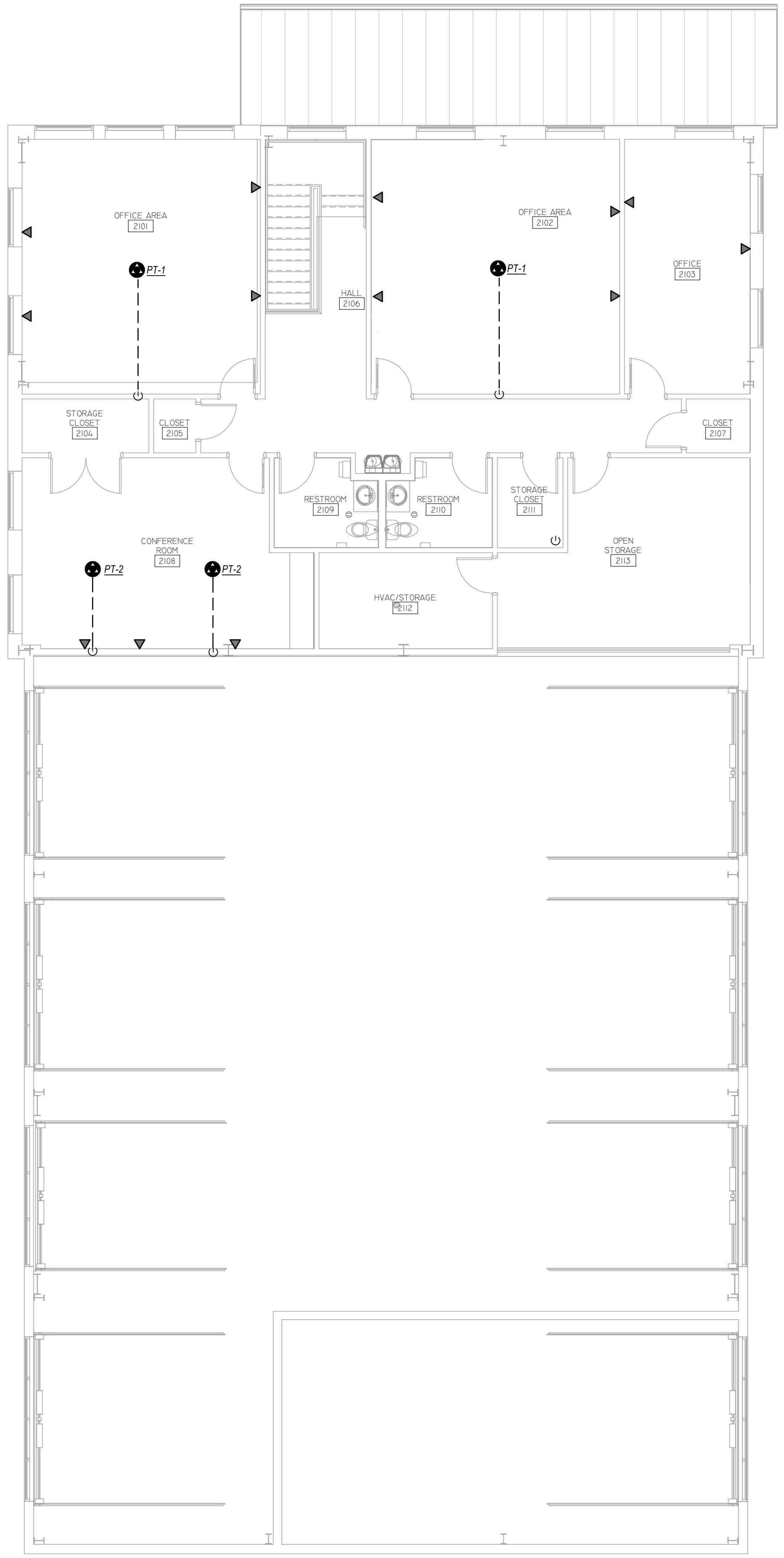
ELECTRICAL - POWER

SHEET IDENTIFICATION
E-201

GEN. SPECIAL SYSTEMS NOTES

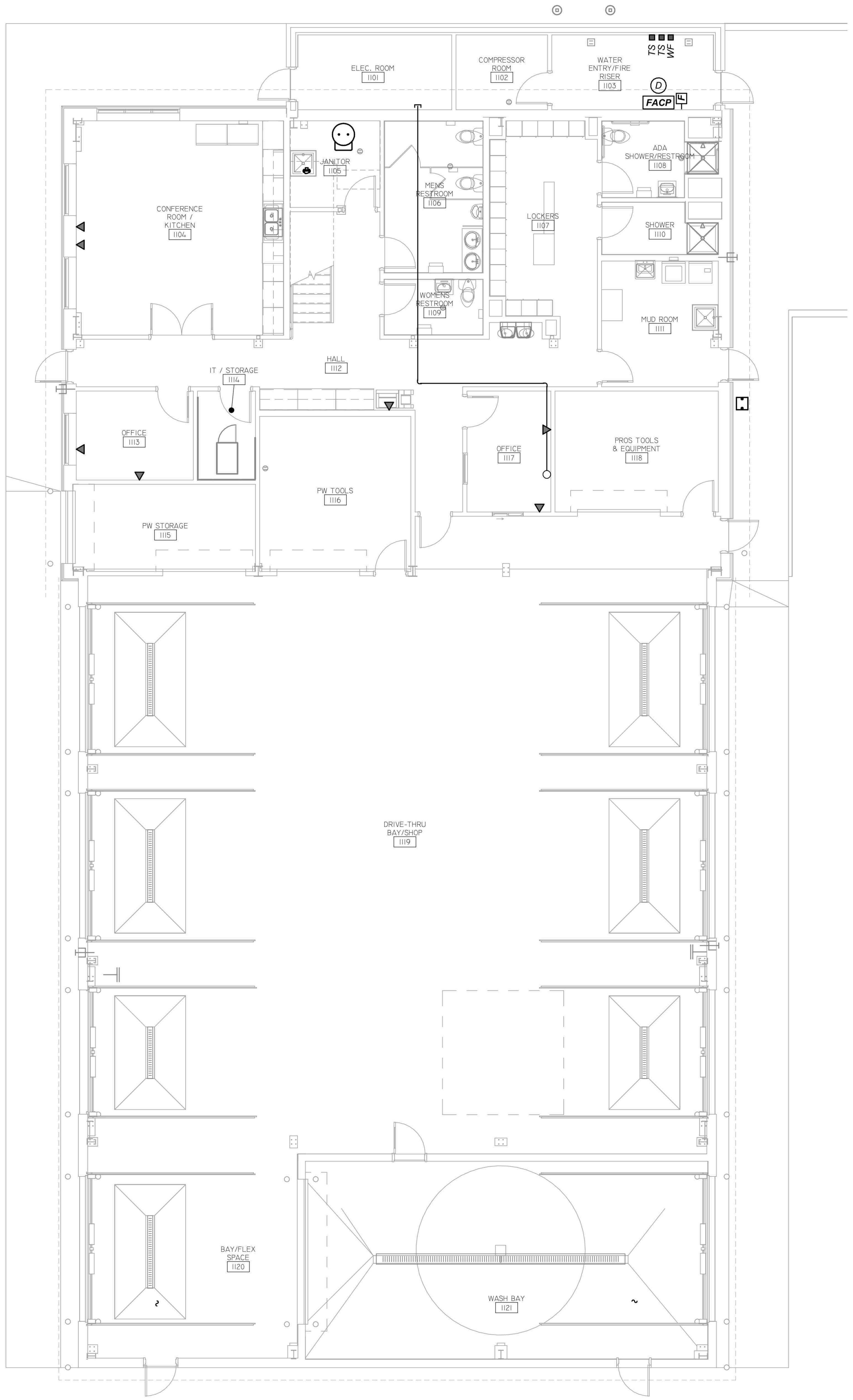
1. REFER TO GENERAL NOTES ON MEP COVER SHEET FOR ADDITIONAL REQUIREMENTS OF WORK.
2. REFER TO LOW VOLTAGE RISER DIAGRAMS / DETAILS FOR WORK THAT MAY NOT BE SHOWN ON PLANS.
3. EXACT MECHANICAL EQUIPMENT LOCATIONS MAY NOT BE SHOWN FOR CLARITY. COORDINATE EXACT LOCATIONS OF ALL MECHANICAL EQUIPMENT, DUCT DETECTORS, ETC. WITH MECHANICAL DRAWINGS AND CONTRACTOR.
4. COORDINATE EXACT LOCATIONS OF SMOKE DETECTORS WITH CEILING FANS, HVAC DIFFUSERS, SPRINKLER HEADS, ETC. PER NFPA REQUIREMENTS.

☒ NOTES - SPECIAL SYSTEMS


OFFICE AREA
2101
PT-1
HALL
2106
OFFICE AREA
2102
PT-1
OFFICE
2103
STORAGE CLOSET
2104
CLOSET
2105
CLOSET
2107
RESTROOM
2109
RESTROOM
2110
STORAGE CLOSET
2111
CONFERENCE ROOM
2108
PT-2
PT-2
HVAC/STORAGE
2112
OPEN STORAGE
2113

SPECIAL SYSTEMS PLAN - LEVEL 2

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


ELEC. ROOM
1101
COMPRESSOR ROOM
1102
WATER ENTRY/FIRE RISER
1103
TS
TS
WF
D
FACP
F
JANITOR
1105
CONFERENCE ROOM / KITCHEN
1104
MENS RESTROOM
1106
LOCKERS
1107
ADA SHOWER/RESTROOM
1108
SHOWER
1110
WOMENS RESTROOM
1109
MUD ROOM
1111
HALL
1112
IT / STORAGE
1114
OFFICE
1113
OFFICE
1117
PROS TOOLS & EQUIPMENT
1118
PW TOOLS
1116
PW STORAGE
1115
DRIVE-THRU BAY/SHOP
1119
BAY/FLEX SPACE
1120
WASH BAY
1121

SPECIAL SYSTEMS PLAN - LEVEL 1

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

pkmr ENGINEERS 25.075

PEARSON KENT MCKINLEY RAAF ENGINEERS, LLC
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DENVER, COLORADO

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TOWN OF SUPERIOR
OPERATIONS &
MAINTENANCE FACILITY
1950 HONEY CREEK LANE, SUPERIOR, CO 80027

ELECTRICAL - SPECIAL SYSTEMS

SHEET IDENTIFICATION
E-301

GENERAL RISER DIAGRAM NOTES

1. REFER TO GENERAL NOTES ON MEP COVER SHEET FOR ADDITIONAL REQUIREMENTS OF WORK.
2. RISER DIAGRAM IS SCHEMATIC AND MAY NOT REFLECT ACTUAL INSTALLATION REQUIREMENTS. REFER TO PLANS AND COORDINATE AS REQUIRED.
3. FAULT CURRENT INFORMATION COULD NOT BE VERIFIED ON SITE. CONTRACTOR TO VERIFY FAULT RATINGS OF EXISTING EQUIPMENT AND PROVIDE NEW EQUIPMENT OF EQUAL RATING.

RISER DIAGRAM KEYED NOTES

1 VERIFY UTILITY METERING REQUIREMENTS WITH UTILITY COMPANY PRIOR TO ORDERING EQUIPMENT. INCLUDE ALL COSTS IN THE BASE BID.

2 PROVIDE PROVISIONS TO SHUT DOWN PRIME MOVER START CONTROL CIRCUITS AND RENDERS THE PRIME MOVER INCAPABLE OF STARTING. ALSO PROVIDE REMOTE E-STOP SWITCH OUTSIDE GENERATOR ENCLOSURE TO SHUT DOWN PRIME MOVER.

3 2 SETS OF (3) 500MCM CU IN 3" CONDUIT.

4 2 SETS OF (3) 500MCM CU, (1)#1/0G. IN 3" CONDUIT.

5 RE: ELECTRICAL SERVICE GROUNDING DETAIL.

6 AUTOMATIC TRANSFER SWITCH ATS-1. SEE SCHEDULE.

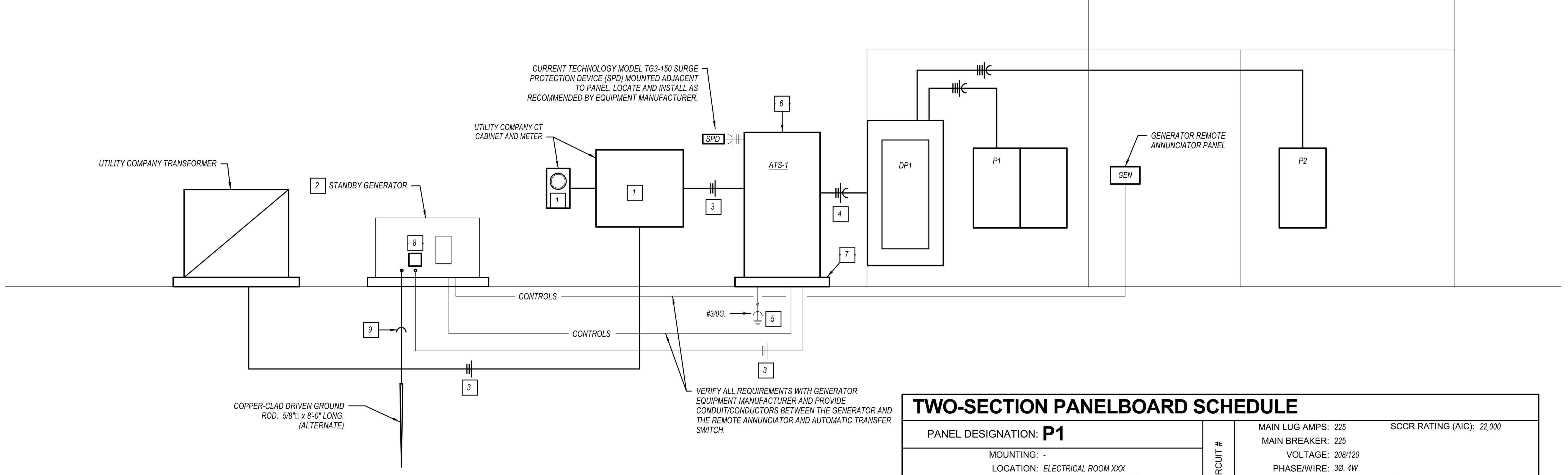
7 PROVIDE 3-1/2" HIGH CONCRETE HOUSEKEEPING PAD FOR ATS.

8 100KW/125kVA BACKUP GENERATOR WITH UNIT-MOUNTED 400A/3P CIRCUIT BREAKER. REFER TO DETAILS THIS SHEET FOR ADDITIONAL WORK / DESCRIPTION OF GENERATOR.

9 #1/0 GROUNDING ELECTRODE. BOND TO GENERATOR ENCLOSURE FOR LIGHTING PROTECTION OF ENCLOSURE.

ELECTRICAL RISER DIAGRAM

NOT TO SCALE


CURRENT TECHNOLOGY MODEL TG3-150 SURGE PROTECTION DEVICE (SPD) MOUNTED ADJACENT TO PANEL. LOCATE AND INSTALL AS RECOMMENDED BY EQUIPMENT MANUFACTURER.
UTILITY COMPANY CT CABINET AND METER
UTILITY COMPANY TRANSFORMER
2 STANDBY GENERATOR
8
1
1
SPD
6
ATS-1
3
4
7
DP1
P1
GEN
GENERATOR REMOTE ANNUNCIATOR PANEL
P2
CONTROLS
CONTROLS
#3/0G.
5
9
3
3
COPPER-CLAD DRIVEN GROUND ROD. 5/8"⌀ x 8'-0" LONG. (ALTERNATE)
VERIFY ALL REQUIREMENTS WITH GENERATOR EQUIPMENT MANUFACTURER AND PROVIDE CONDUIT/CONDUCTORS BETWEEN THE GENERATOR AND THE REMOTE ANNUNCIATOR AND AUTOMATIC TRANSFER SWITCH.

SINGLE-SECTION PANELBOARD SCHEDULE

PANEL DESIGNATION: **P2**
MOUNTING: -
LOCATION: ELECTRICAL ROOM XXX
MAIN LUG AMPS: 225
MAIN BREAKER: M.L.O.
VOLTAGE: 208/120
PHASE/WIRE: 3Ø, 4W
SCCR RATING (AIC): 22,000

DESCRIPTION	PHASE			C/B		CIRCUIT #		C/B		PHASE			DESCRIPTION
	A	B	C	TRIP	POLE			POLE	TRIP	A	B	C	
GARAGE DOOR OPENER	1200			20	2	1	2	3	40	3600			HOTSY
-		1200		-	-	3	4	-	-		3600		-
GARAGE DOOR OPENER			1200	-	2	5	6	-	-			3600	-
-	1200			-	-	7	8	1	20	-			SPARE
GARAGE DOOR OPENER		1200		-	2	9	10	1	20		-		SPARE
-			1200	-	-	11	12	1	20			-	SPARE
GARAGE DOOR OPENER	1200			-	2	13	14	1	20	-			SPARE
-		1200		-	-	15	16	1	20		-		SPARE
GARAGE DOOR OPENER			1200	-	2	17	18	1	20			-	SPARE
-	1200			-	-	19	20	1	20	-			SPARE
GARAGE DOOR OPENER		1200		-	2	21	22	1	20		-		SPARE
-			1200	-	-	23	24	1	20			-	SPARE
GARAGE DOOR OPENER	1200			-	2	25	26	1	-	-			SPACE
-		1200		-	-	27	28	1	-		-		SPACE
GARAGE DOOR OPENER			1200	-	2	29	30	1	-			-	SPACE
-	1200			-	-	31	32	1	-	-			SPACE
GARAGE DOOR OPENER		1200		-	2	33	34	1	-		-		SPACE
-			1200	-	-	35	36	1	-			-	SPACE
GARAGE DOOR OPENER	1200			-	2	37	38	1	-	-			SPACE
-		1200		-	-	39	40	1	-		-		SPACE
SPARE			-	20	1	41	42	1	-			-	SPACE
TOTALS	8400	8400	7200							3600	3600	3600	TOTALS

PANELBOARD SIZING LOAD			
LOAD DESCRIPTION	CONNECTED	DEMAND	CODE MIN. (VA)
LIGHTS	0	1.25	0
RECEPTACLES	0	10KVA + 50% REST	0
MOTORS	24,000	1.25 x LARGEST + SUM OF REST	24,600
AIR CONDITIONING	0	1.00	0
SPACE HEATING	0	0.00	0
HEAT PUMP	0	1.00	0
CONTINUOUS	0	1.25	0
NON-CONTINUOUS	10,800	1.00	10,800
MISC. LOADS 1	0	1.00	0
		SIZING LOAD:	35,400
		SIZING LOAD (AMPS):	98

CONNECTED PHASE LOADS		
PHASE	VA	AMPS
A	12,000	99.9
B	12,000	99.9
C	10,800	89.9
TOTALS	34,800	96.6

REMARKS:

EATON POW-R-LINE 1X OR EQUAL

DISTRIBUTION PANELBOARD SCHEDULE

PANEL DESIGNATION: **DP1**
MOUNTING: -
LOCATION: ELECTRICAL ROOM XXX
MAIN LUG AMPS: 800
MAIN BREAKER: 800
VOLTAGE: 208/120
PHASE/WIRE: 3Ø, 4W
SCCR RATING (AIC): 22,000

DESCRIPTION	PHASE			C/B		CIRCUIT #		C/B		PHASE			DESCRIPTION
	A	B	C	TRIP	POLE			POLE	TRIP	A	B	C	
AH-1	4212			60	2	1	2	2	35	2392			HP-1
-		4212		-	-	3	4	-	-		2392		-
AH-2			2912	35	2	5	6	2	35			2132	HP-2
-	2912			-	-	7	8	-	-	2132			-
AH-3		4264		60	2	9	10	2	50		4264		HP-3
-			4264	-	-	11	12	-	-			4264	-
AH-4	4264			60	2	13	14	2	50	4264			HP-4
-		4264		-	-	15	16	-	-		4264		-
MAU-1			1416	20	3	17	18	3	30			3000	WH-1
-	1416			-	-	19	20	-	-	3000			-
-		1416		-	-	21	22	-	-		3000		-
EF-4			1920	30	1	23	24	3	60			3864	COMPRESSOR
EF-4	1920			30	1	25	26	-	-	3864			-
EF-5 WELDER		1920		30	1	27	28	-	-		3864		-
WELDER			5400	60	3	29	30	2	20			1560	CU-1
-	5400			-	-	31	32	-	-	1560			-
-		5400		-	-	33	34	1	20		-		SPARE
CAR CHARGER			4160	40	2	35	36	1	20			-	SPARE
-	4160			-	-	37	38	1	20	-			SPARE
CAR CHARGER		4160		40	2	39	40	2	30		-		SPARE
-			4160	-	-	41	42	-	-			-	-
SPARE	-			50	3	43	44	3	30	-			SPARE
-		-		-	-	45	46	-	-		-		-
-			-	-	-	47	48	-	-			-	-
FUTURE BATTERY STORAGE	-			-	3	49	50	3	-	-			FUTURE SOLAR CONNECTION
-		-		-	-	51	52	-	-		-		-
-			-	-	-	53	54	-	-			-	-
PANELBOARD P2	12000			200	3	55	56	3	225	20768			PANELBOARD P1
-		12000		-	-	57	58	-	-		22909		-
-			10800	-	-	59	60	-	-			21865	-
TOTALS	36284	37636	35032							37980	40693	36685	TOTALS

PANELBOARD SIZING LOAD			
LOAD DESCRIPTION	CONNECTED	DEMAND	CODE MIN. (VA)
LIGHTS	7,422	1.25	9,278
RECEPTACLES	21,640	10KVA + 50% REST	15,820
MOTORS	47,680	1.25 x LARGEST + SUM OF REST	50,578
AIR CONDITIONING	3,120	0.00	0
SPACE HEATING	53,804	1.00	53,804
HEAT PUMP	26,104	1.00	26,104
CONTINUOUS	0	1.25	0
NON-CONTINUOUS	64,540	1.00	64,540
MISC. LOADS 1	0	1.00	0
		SIZING LOAD:	220,124
		SIZING LOAD (AMPS):	611

CONNECTED PHASE LOADS		
PHASE	VA	AMPS
A	74,264	618.4
B	78,329	652.3
C	71,717	597.2
TOTALS	224,310	622.6

REMARKS:

1. EATON POW-R-LINE 3X OR EQUAL.

TWO-SECTION PANELBOARD SCHEDULE

PANEL DESIGNATION: **P1**
MOUNTING: -
LOCATION: ELECTRICAL ROOM XXX
MAIN LUG AMPS: 225
MAIN BREAKER: 225
VOLTAGE: 208/120
PHASE/WIRE: 3Ø, 4W
SCCR RATING (AIC): 22,000

	DESCRIPTION	PHASE			C/B		CIRCUIT #		C/B		PHASE			DESCRIPTION
		A	B	C	TRIP	POLE			POLE	TRIP	A	B	C	
	LTS: TOOLS, STORAGE,OFFICE	939			20	1	1	2	1	20	500			RADIENT HEATERS
	LTS: CONF. RRS, LOCKERS		1530		20	1	3	4	1	20		500		RADIENT HEATERS
	LTS: EXTERIOR			360	20	1	5	6	2	20			1500	UH-1 ELEC 1101
	LTS: 2ND OFFICE	1489			20	1	7	8	-	-	1500			-
	LTS: HIGHBAYS		1067		20	1	9	10	2	20		1500		UH-1 WATER ENTRY 1103
	LTS: HIGHBAYS			1245	20	1	11	12	-	-			1500	-
	REC: JANITOR 1105	360			20	1	13	14	1	20	1500			UH-2 ADA REST. 1108
	REC: MENS 1106		180		20	1	15	16	1	20		1500		UH-2 ADA REST. 1108
	REC: WOMENS 1109			180	20	1	17	18	1	20			1500	UH-2 MENS 1106
	REC: KITCHEN 1104 TV	720			20	1	19	20	2	20	1500			UH-1 JAN. 1105
G	REC: KITCHEN REF.		1200		20	1	21	22	-	-		1500		-
G	REC: KITCHEN FREEZER			1200	20	1	23	24	2	20			1500	UH-1 STORAGE 1115
	REC: KITCHEN COUNTER	360			20	1	25	26	-	-	1500			-
G	REC: KITCHEN DISPOSAL		500		20	1	27	28	2	20		1500		UH-1 PW TOOLS
G	REC: KITCHEN DISHWASHER			1000	20	1	29	30	-	-			1500	-
	REC: KITCHEN COUNTER	540			20	1	31	32	2	20	1500			UH-1 PROS TOOLS 1118
	REC: OFFICE 1113		900		20	1	33	34	-	-		1500		-
	REC: IT 1114			-	-	2	35	36	1	20			500	EF-6
	-	-			-	-	37	38	1	20	500			EF-1
	REC: IT 1114		360		15	1	39	40	1	20		792		LTS: GARAGES EXT.
	REC: IT 1114			720	15	1	41	42	1	20			-	SPARE
	TOTALS	4408	5737	4705							8500	8792	8000	TOTALS

SECOND SECTION: **P1 (2)**
MOUNTING: -
LOCATION: ELECTRICAL ROOM XXX
MAIN LUG AMPS: 225
MAIN BREAKER: -
VOLTAGE: 208/120
PHASE/WIRE: 3Ø, 4W
SCCR RATING (AIC): 22,000

DESCRIPTION	PHASE			C/B		CIRCUIT #		C/B		PHASE			DESCRIPTION	
	A	B	C	TRIP	POLE			POLE	TRIP	A	B	C		
REC: HALL 1112 COUNTER	360			20	1	43	44	1	20	1000			HALL 2106 EWC-1	
REC: HALL 1112 COPIER		1200		20	1	45	46	1	20		540		REC: HALL 2106	
REC: HALL 1112			360	20	1	47	48	1	20			900	REC: OFFICE 2102	
REC: HALL 1112 EWC-1	1000			20	1	49	50	1	20	900			REC: OFFICE 2102	
REC: OFFICE 1117		900		20	1	51	52	1	20		540		REC: OFFICE 2102	
REC: LOCKERS 1107			360	20	1	53	54	1	20			1080	REC: OFFICE 2103	
WASHER MUD ROOM	1000			20	1	55	56	1	20	180			REC: ELEC. 1101	
DRYER MUD ROOM		2500		30	2	57	58	1	20		180		REC: MECH EQUIP.	
-			2500	-	-	59	60	1	20			1440	REC: LH BAYS	G
REC: SHOWER1110	180			20	1	61	62	1	20	1080			REC: RH BAYS	G
REC: SHOWER1108		180		20	1	63	64	1	20		-		SPARE	
REC: PW TOOLS			720	20	1	65	66	1	20			-	SPARE	
REC: PW TOOLS	720			20	1	67	68	1	20	-			SPARE	
REC: PW TOOLS		360		20	1	69	70	1	20		-		SPARE	
REC: OFFICE 2101			720	20	1	71	72	1	20			-	SPARE	
REC: OFFICE 2101	540			20	1	73	74	1	20	-			SPARE	
REC: OFFICE 2101		900		20	1	75	76	1	-		-		SPACE	
REC: CONF. 2108			720	20	1	77	78	1	-			-	SPACE	
REC: CONF. 2108	900			20	1	79	80	1	-	-			SPACE	
REC: CONF. 2108		1080		20	1	81	82	1	-		-		SPACE	
REC: REST. 2109, 2110			360	20	1	83	84	1	-			-	SPACE	
TOTALS	4700	7120	5740							3160	1260	3420	TOTALS	

PANELBOARD SIZING LOAD			
LOAD DESCRIPTION	CONNECTED	DEMAND	CODE MIN. (VA)
LIGHTS	7,422	1.25	9,278
RECEPTACLES	21,640	10KVA + 50% REST	15,820
MOTORS	2,080	1.25 x LARGEST + SUM OF REST	2,260
AIR CONDITIONING	0	0.00	0
SPACE HEATING	22,500	1.00	22,500
HEAT PUMP	0	1.00	0
CONTINUOUS	0	1.25	0
NON-CONTINUOUS	11,900	1.00	11,900
MISC. LOADS 1	0	1.00	0
		SIZING LOAD:	61,758
		SIZING LOAD (AMPS):	171

CONNECTED PHASE LOADS		
PHASE	VA	AMPS
A	20,768	172.9
B	22,909	190.8
C	21,865	182.1
TOTALS	65,542	181.9

REMARKS:

1. EATON POW-R-LINE 1X OR EQUAL.

EQUIPMENT FEEDER / FAULT CURRENT RATING SCHEDULE

FEEDER NO.	EQUIPMENT	LOAD			FEEDER							CONDUIT		FAULT CURRENT CALCS			NOTES
		AMPS	VOLTAGE	PHASE	SETS	# OF WIRES	SIZE	GROUND	MATERIAL	TYPE	LENGTH	SIZE	TYPE	"C" VALUE	SCA	AIC	
-	UTILITY CO. TRANSFORMER	-			-							-		-	26,023	-	-
1	UTILITY CT CABINET	603.5	208	3	2	4.0	500 MCM	-	COPPER	THHN/THWN	65	3-1/2"	EMT	22,185	19,753	35,000	1
2	ATS-1	603.5	208	3	2	4.0	500 MCM	#2/0	COPPER	THHN/THWN	5	3-1/2"	EMT	22,185	19,393	22,000	1,2
3	DISTRIBUTION PANELBOARD DP1	603.5	208	3	2	4.0	500 MCM	#1/0	COPPER	THHN/THWN	5	3-1/2"	EMT	22,185	19,047	22,000	1,2
4	PANELBOARD P1	163.8	208	3	1	4.0	#3/0	#6	COPPER	THHN/THWN	5	2"	EMT	12,843	17,939	22,000	1,2
5	PANELBOARD P2	98.3	208	3	1	4.0	#3/0	#6	COPPER	THHN/THWN	55	2"	EMT	12,843	10,940	22,000	1,2

NOTES:

1. RATING BASED ON A MAXIMUM AVAILABLE FAULT CURRENT OF 26,000A GIVEN BY UTILITY COMPANY
2. EQUIPMENT MAY BE SERIES RATED.
3. CALCULATIONS PERFORMED USING BUSSMANN POINT-TO-POINT METHOD.

PEARSON KENT MCKINLEY RAAF ENGINEERS, LLC
1550 WEWATTA, ST. #200 DENVER, CO 80202
720.739.4500 WWW.PKMRENG.COM
25.075

D2C ARCHITECTS, INC.
DENVER, COLORADO

MARK	DESCRIPTION	DATE	APPR
	FOR PERMIT	5/19/2025	

ISSUE DATE: **MAY 19, 2025**
CONSULTANTS PROJECT #
SOLICITATION NO.:
CONTRACT NO.:
FILE NUMBER:
DESIGN BY: Designer
D2C PROJECT NUMBER 202421
DRAWN BY: Author
CKD BY: Checker
SBMT BY: Approver
PLOT DATE: 5/19/2025 4:09:14 PM
PLOT SCALE:
SIZE: 22" x 34"
FILE NAME:

CHRISTOPHER JOHN AHERN 57087
5/19/25

TOWN OF SUPERIOR
OPERATIONS &
MAINTENANCE FACILITY
1950 HONEY CREEK LANE, SUPERIOR, CO 80027
ELECTRICAL RISER DIAGRAM

SHEET IDENTIFICATION
E-401

LIGHTING CONTROLS

REFER TO SCHEDULES FOR SPECIFIC INFORMATION ON DEVICES. UNLESS NOTED OTHERWISE, WHERE "#" IS USED BELOW IT REFERS TO THE DEVICE IDENTITY IN THE RESPECTIVE SCHEDULE.

STANDARD SENSORS/CONTROLLERS

$\$_{M\#}$	*WALL-MOUNTED SENSOR*
$\$_{MR\#}$	*WALL-MOUNTED SENSOR - DUAL-RELAY*

DIGITAL LIGHTING MANAGEMENT SENSORS/CONTROLLERS

MDX	*DIGITAL CEILING-MOUNTED MOTION SENSOR*
▷MDX◁	*DIGITAL CEILING-MOUNTED MOTION SENSOR FOR HALLWAYS*
DL	*DIGITAL DAYLIGHT SENSOR*
$\$_{L\#}$	*DIGITAL ON/OFF SWITCH (# INDICATES NO. OF BUTTONS)*
$\$_{LD\#}$	*DIGITAL DIMMING SWITCH (# INDICATES NO. OF BUTTONS)*
■ RC#	*DIGITAL ON/OFF ROOM CONTROLLER*
■ RD#	*DIGITAL DIMMING ROOM CONTROLLER*

TRAINING AND PROGRAMMING

OWNER TRAINING:
- *PROVIDE FACTORY REPRESENTATIVE TRAINING TO OWNER FOR EACH LIGHTING CONTROL SYSTEM UTILIZED, INCLUDING PROGRAMMING FOR SCHEDULING AND OPERATION OF EACH ROOM PER OWNER DIRECTION.*
- *PROVIDE RECORD OF TIME DELAY SETTINGS ON ALL SENSOR DEVICES FOR OWNER USE.*

SENSOR ADJUSTMENTS AND SETTINGS:
- *SYSTEMS SHALL BE SET/PROGRAMMED TO OPERATE TYPICALLY IN MANUAL ON/AUTO OFF MODE.*
  1. *SET WALL MOUNTED MOTION SENSOR TO MANUAL ON MODE.*
  2. *SET POWER PACKS AND ROOM CONTROLLERS CONTROLLED BY MOTION SENSORS TO MANUAL ON AND CONTROL WITH MOMENTARY WALL SWITCH.*
- *PROVIDE FINAL SETTINGS/ADJUSTMENTS PER OWNER'S DIRECTION.*

CONTROLS SEQUENCES

WALL-MOUNTED LINE VOLTAGE SENSORS:
- *TURN ON LIGHTS IN ROOM/AREA UPON BUTTON ON SENSOR BEING ACTIVATED BY OCCUPANT.*
- *TURN OFF LIGHTS AFTER NO MOTION IS DETECTED AND DELAY EXPIRES.*

OPEN OFFICE AREA:
- *MANUAL ON AND DIMMING CONTROL OF LIGHTING VIA DIMMING SWITCHES.*
- *TURN OFF LIGHTS AFTER NO MOTION IS DETECTED BY CEILING SENSOR AND DELAY EXPIRES.*

TRAINING/CONFERENCE ROOMS:
- *MANUAL ON/OFF AND DIMMING CONTROL OF LIGHTING VIA DIMMING SWITCHES.*
- *TURN OFF LIGHTS AFTER NO MOTION IS DETECTED AND DELAY EXPIRES.*
- *SWITCHES AT EACH DOOR:*
  1. *2X4 TROFFERS*
  2. *CAN LIGHTS*
- *EACH SWITCH IS TO FUNCTION AS A THREE-WAY SWITCH IN CONJUNCTION WITH THE SWITCH SERVING SAME LOAD AT THE OTHER DOOR IN THE ROOM.*

LIGHT FIXTURE SCHEDULE

MARK	MANUFACTURER	CATALOG NUMBER	DESCRIPTION	LED MODULE / DRIVER							REMARKS
				ID	WATTS	LUMENS	CRI	CCT	DIMMING	VOLTAGE	
A	WILLIAMS	LT SERIES	2'x2' DIRECT/INDIRECT LED TROFFER. FROSTED ACRYLIC CENTER LENS.	L27	21 W	2,700	80	3000 K	0-10V	120 V	1,2
A1	WILLIAMS	LT SERIES	2'x4' DIRECT/INDIRECT LED TROFFER. FROSTED ACRYLIC CENTER LENS.	L40	32 W	4,000	80	3000 K	0-10V	120 V	1,2
B	WILLIAMS	ASM SERIES	4' LONG ARCHITECTURAL SURFACE-MOUNTED FIXTURE. DIE-FORMED ALUMINUM HOUSING WITH RIBBED, TRANSLUENT, MATTE WHITE ACRYLIC DIFFUSER. WHITE POWDER COAT FINISH AFTER FABRICATION. ELECTRONIC BALLAST. UL-LISTED WET LOCATION UNDER COVERED CEILING.		32 W				NO	120 V	1
C	WILLIAMS	6DR	6" ROUND RECESSED DOWNLIGHT. DIE-FORMED STEEL PAN WITH FINNED, EXTRUDED ALUMINUM PASSIVE HEAT SINK. SELF-FLANGED, LOW-IRIDESCENT ALUMINUM REFLECTOR WITH CLEAR SEMI-SPECULAR FINISH - FURNISH WITH OPTIONAL "TD" LENS COVERING DIODES., WIDE DISTRIBUTION.	L20	19 W	1,445	80	3000 K	0-10V	120 V	1,2
D	PROGRESS	P2781-09	WALL-MOUNTED, DECORATIVE VANITY FIXTURE. FURNISH IN "DOWN" POSITION. BRUSHED NICKEL FINISH. ETCHED WHITE OPAL GLASS SHADES. UL-LISTED FOR DAMP LOCATIONS.	3 Lamps	60 W	0	80	3000 K	0-10V	120 V	1
F	WILLIAMS	SERIES 75S	4'-0" LONG STRIP FIXTURE WITH SQUARE DIFFUSE ACRYLIC LENS. CHAIN MOUNT FROM CEILING AT 8-6" A.F.F. WHITE FINISH.	L50	33 W	4,867	80	3000 K	NO	120 V	1,2
G	WILLIAMS	GH SERIES	4'-0" LONG, LOW-PROFILE INDUSTRIAL FIXTURE. DIE-FORMED STEEL HOUSING WITH FROSTED ACRYLIC LENS. CHAIN MOUNTED WITH OPTIONAL VBY HANGERS - REFER TO PLANS FOR HEIGHT. FURNISH WITH OPTIONAL UPLIGHT LED MODULE.	L240	178 W	23,510	80	3000 K	NO	120 V	1,2
H	LUMINIS	SY 300	EXTERIOR WALL-MOUNTED FIXTURE. UL LISTED FOR DAMP LOCATIONS. 8-1/2"W X 6"H X 10-1/2"D. ARCHITECT TO SELECT FINISH.		13 W	924	80	3000 K	NO	120 V	1,3
J	MCGRAW-EDISON	IMPACT ISW SERIES	EXTERIOR WALL PACK FIXTURE. DIE-CAST ALUMINUM HOUSING. CLEAR GLASS LENS. FORWARD THROW OPTICS. POWDER COAT FINISH BLACK - COORDINATE WITH ARCHITECT/BUILDING OWNER. UL LISTED WET LOCATION.		66 W	6,979	70	3000 K	NO	120 V	1
K	WILLIAMS	SERIES 96	4'-0" LONG FULLY-ENCLOSED AND GASKETED CHAIN-MOUNTED INDUSTRIAL FIXTURE. INNER STEEL HOUSING WITH FIBERGLASS OUTER HOUSING AND FROSTED, RIBBED, IMPACT-RESISTANT ACRYLIC LENS. CLOSED CELL POLYURETHANE GASKET POURED AND FORMED IN PLACE. POLYCARBONATE TOGGLE-TYPE LATCHES. FURNISH WITH OPTIONAL WATERTIGHT HUBS FOR WET LOCATION. NEMA 4X AND IP65, 66 AND 67 RATED.	L81	65 W	8,121	80	3000 K	NO	120 V	
X	DUAL-LITE	EDGE-LIT LE SERIES	RECESSED EDGE-LIT EXIT SIGN. FURNISH WITH ALL NECESSARY ROUGH-IN AND MOUNTING HARDWARE. EXTRUDED ALUMINUM HOUSING WITH SATIN ALUMINUM FINISH. WATER-CLEAR, MOLDED ACRYLIC EXIT PLAQUE. GREEN LETTERS WITH CLEAR BACKGROUND. CEILING MOUNTED WITH PRINTED CHEVRON DIRECTIONAL ARROWS AS INTICATED ON PLANS. FURNISH WITH EMERGENCY OPTION FOR MAINTENANCE-FREE NICKEL-CADMIUM BATTERY FOR 2 HOUR OPERATION WITH INTEGRAL TEST SWITCH AND AC-ON LIGHT.		1 W				NO	120 V	1
X1	DUAL-LITE	EVE SERIES	COMPACT, LOW-PROFILE, EXIT SIGN. UV-STABLE THERMOPLASTIC HOUSING. WHITE FINISH WITH GREEN LETTERS. END OR WALL-MOUNTED IN SINGLE/DOUBLE FACE CONFIGURATION WITH DIRECTIONAL ARROWS AS INDICATED ON PLANS. FURNISH WITH EMERGENCY OPTION FOR MAINTENANCE-FREE NICKEL-CADMIUM BATTERY FOR 2 HOUR OPERATION WITH INTEGRAL TEST SWITCH AND AC-ON LIGHT.		0 W				NO	120 V	1

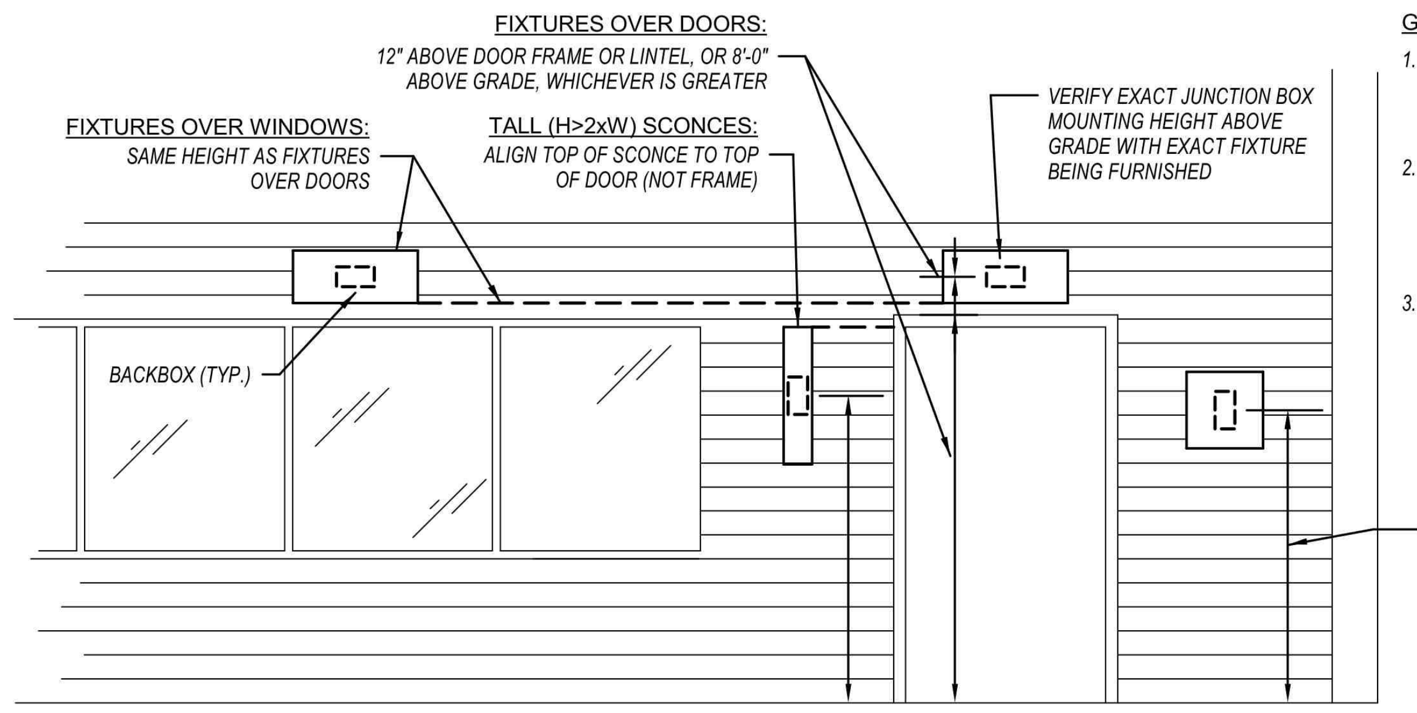
REMARKS:
1. *FURNISH WITH AND INSTALL ALL NECESSARY HARDWARE AND MOUNTING BRACKETS.*
2. *WHERE FIXTURE IS LABELED "EM", PROVIDE FIXTURE WITH INTEGRAL BATTERY PACK.*
3. *WHERE FIXTURE IS LABELED "EM", PROVIDE WITH IOTA ILB-CP10 (10W CONSTANT POWER EMERGENCY BATTERY PACK) OR APPROVED EQUAL.*

GENERAL NOTES (APPLICABLE TO ALL FIXTURES):
1. *EQUALS ARE ACCEPTABLE ON ALL LIGHT FIXTURES UNLESS SPECIFICALLY NOTED OTHERWISE. REFER TO SPECIFICATIONS FOR APPROVED EQUAL FIXTURE MANUFACTURERS.*
2. *ALL DRIVERS ARE INTEGRAL TO FIXTURE UNLESS NOTED OTHERWISE. REFER TO SPECIFICATIONS FOR ADDITIONAL FIXTURE/DRIVER/BALLAST REQUIREMENTS.*
3. *LUMENS LISTED FOR LED FIXTURES ARE GENERALLY DELIVERED LUMENS UNLESS NOTED OTHERWISE.*
4. *ALL FIXTURES WITH PAINTED METAL PARTS SHALL BE PAINTED AFTER FABRICATION.*
5. *ALL EXTERIOR LED FIXTURES ARE FULL CUTOFF UNLESS NOTED OTHERWISE.*
6. *ALL FIXTURES IN FOOD PREPARATION OR SERVING AREAS SHALL BE FURNISHED WITH SHATTER-RESISTANT LAMPS UNLESS LENSED.*
7. *ALL FIXTURES SHALL BE IC RATED OR PROVIDED WITH INSULATION SHIELDS WHEN INSTALLED IN INSULATED AREAS OF THE TRUSS SPACE.*
8. *FOR ALL FIXTURES INSTALLED IN RATED ASSEMBLIES, FURNISH AND INSTALL APPROVED FIRE BARRIER (E.Z. BARRIER OR TENMAT FF109 SERIES) OVER FIXTURE TO MAINTAIN 1 HOUR CEILING ASSEMBLY RATING.*

ELECTRICAL FLOOR DEVICE SCHEDULE

MARK	MANUFACTURER	MODEL	DESCRIPTION	CORE HOLE SIZE	FIRE RATING	CONDUIT - POWER		CONDUIT - LV		DEVICE QUANTITIES		SUB-PLATE		COVER		REMARKS
						NO.	SIZE	NO.	SIZE	RECEPTACLES	TELECOM	MODEL	DESCRIPTION	MODEL	DESCRIPTION	
PT-1	HUBBELL	S1PT4X4FIT	POKE-THROUGH	4"	1-4 HR	1	3/4"	2	1/2"	4	4	S1SP4X4	BLACK FINISH SUB-PLATE WITH FOUR (4) 20 AMP, RECEPTACLES AND FOUR (4) KEYSTONE OPENINGS FOR TELECOM JACKS.	S1CFCBL	UNIVERSAL CARPET FLANGE AND COVER ASSEMBLY. CAST ALUMINUM CONSTRUCTION WITH BLACK POWDER COAT FINISH.	1,2,3
PT-2	HUBBELL	S1R6PTFIT	RECESSED POKE-THROUGH	6"	1-4 HR	1	3/4"	1	2"	4	4	S1R6SPM / S1R6SPH	50/50 SUB-PLATES WITH (1) STYLE LINE OPENING FOR TELECOM JACKS AND FOUR (4) 20 AMP RECEPTACLES.	S1R6CVRBLK	RECESSED, ADA-COMPLIANT COVER ASSEMBLY. CAST ALUMINUM CONSTRUCTION WITH BLACK POWDER COAT FINISH.	1,2,3

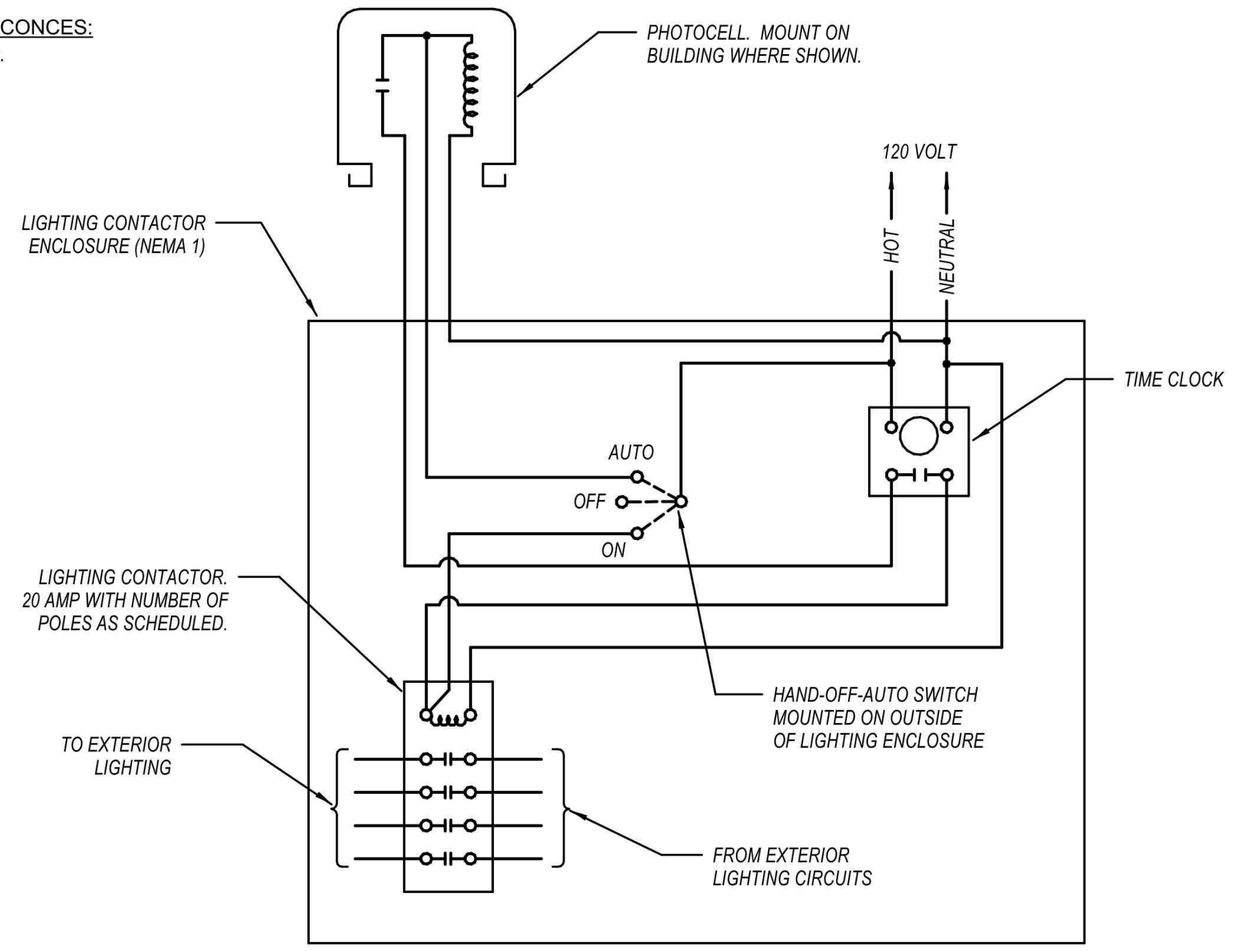
REMARKS:
1. *COORDINATE FINISH COLORS WITH ARCHITECT/OWNER PRIOR TO ORDERING.*
2. *LOW VOLTAGE DEVICES BY OWNER/OTHERS.*
3. *HINGED DOORS OPEN 180°. SCREWS ALLOW EACH DOOR TO BE SECURED SHUT.*


FIXTURES OVER DOORS:
12" ABOVE DOOR FRAME OR LINTEL, OR 8'-0" ABOVE GRADE, WHICHEVER IS GREATER
FIXTURES OVER WINDOWS:
SAME HEIGHT AS FIXTURES OVER DOORS
TALL (H>2xW) SCONCES:
ALIGN TOP OF SCONCE TO TOP OF DOOR (NOT FRAME)
VERIFY EXACT JUNCTION BOX MOUNTING HEIGHT ABOVE GRADE WITH EXACT FIXTURE BEING FURNISHED
BACKBOX (TYP.)
WIDE/SQUARE SCONCES:
MOUNT AT 6'-0" A.F.G. TO CENTER OF BOX

GENERAL MOUNTING NOTES:
1. *FULLY REVIEW ARCHITECTURAL PLANS/ELEVATIONS FOR OTHER INDICATED MOUNTING HEIGHTS.*
2. *MOUNTING HEIGHTS INDICATED ON ARCHITECTURAL PLANS SHALL GOVERN OVER THOSE SHOWN HERE.*
3. *COORDINATE MOUNTING HEIGHTS WITH ARCHITECT AND OWNER PRIOR TO ROUGH-IN.*

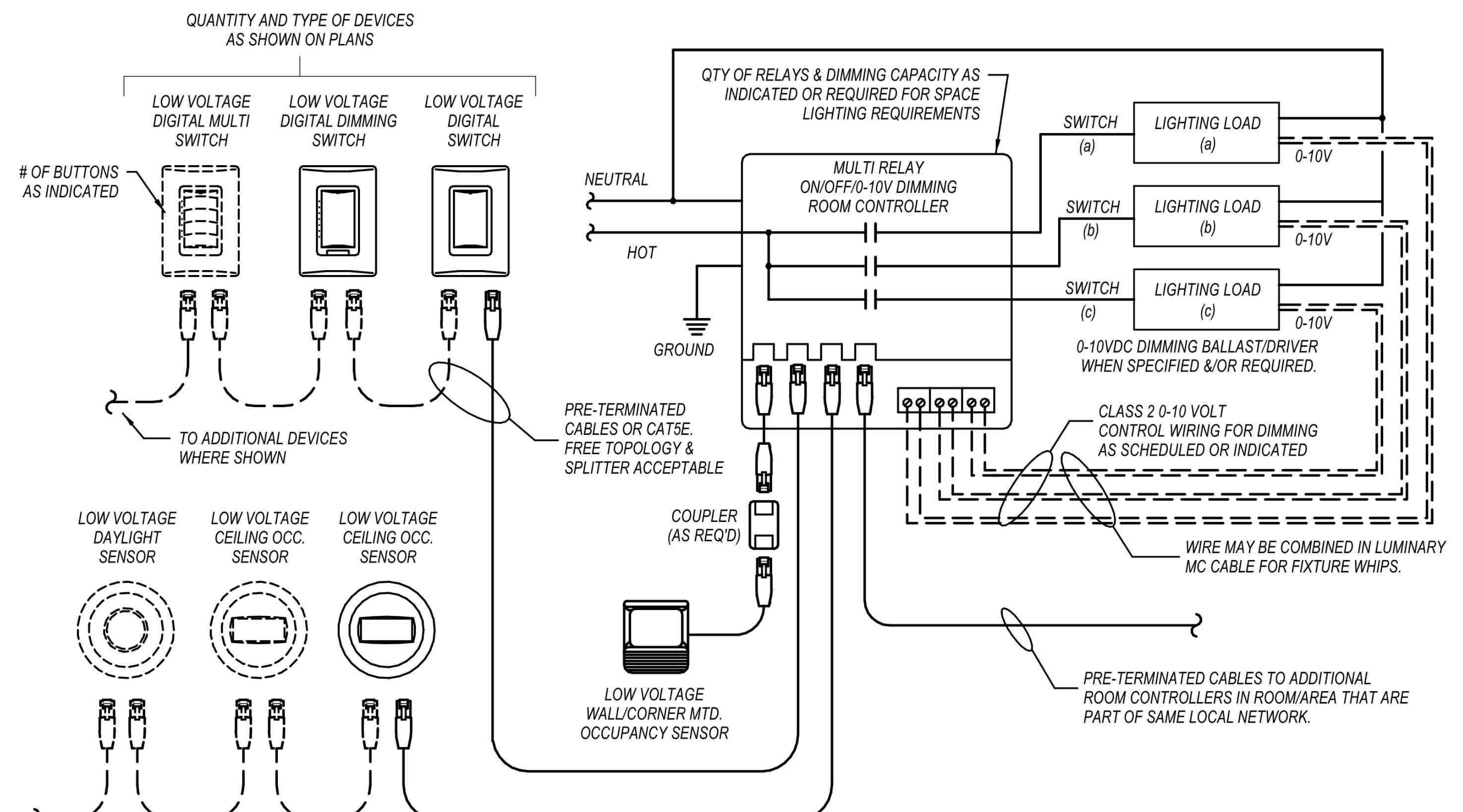
EXTERIOR BUILDING-MOUNTED LIGHT FIXTURE MOUNTING HEIGHTS DETAIL

NOT TO SCALE


PHOTOCELL. MOUNT ON BUILDING WHERE SHOWN.
120 VOLT
HOT
NEUTRAL
LIGHTING CONTACTOR ENCLOSURE (NEMA 1)
TIME CLOCK
AUTO
OFF
ON
LIGHTING CONTACTOR. 20 AMP WITH NUMBER OF POLES AS SCHEDULED.
HAND-OFF-AUTO SWITCH MOUNTED ON OUTSIDE OF LIGHTING ENCLOSURE
TO EXTERIOR LIGHTING
FROM EXTERIOR LIGHTING CIRCUITS

EXTERIOR LIGHTING CONTROL

NOT TO SCALE


QUANTITY AND TYPE OF DEVICES AS SHOWN ON PLANS
LOW VOLTAGE DIGITAL MULTI SWITCH
LOW VOLTAGE DIGITAL DIMMING SWITCH
LOW VOLTAGE DIGITAL SWITCH
# OF BUTTONS AS INDICATED
TO ADDITIONAL DEVICES WHERE SHOWN
PRE-TERMINATED CABLES OR CAT5E. FREE TOPOLOGY & SPLITTER ACCEPTABLE
LOW VOLTAGE DAYLIGHT SENSOR
LOW VOLTAGE CEILING OCC. SENSOR
LOW VOLTAGE CEILING OCC. SENSOR
QUANTITY AND TYPE OF DEVICES AS SHOWN ON PLANS
COUPLER (AS REQ'D)
LOW VOLTAGE WALL/CORNER MTD. OCCUPANCY SENSOR
QTY OF RELAYS & DIMMING CAPACITY AS INDICATED OR REQUIRED FOR SPACE LIGHTING REQUIREMENTS
NEUTRAL
HOT
GROUND
MULTI RELAY ON/OFF/0-10V DIMMING ROOM CONTROLLER
SWITCH (a)
SWITCH (b)
SWITCH (c)
LIGHTING LOAD (a)
LIGHTING LOAD (b)
LIGHTING LOAD (c)
0-10V
0-10V
0-10V
0-10VDC DIMMING BALLAST/DRIVER WHEN SPECIFIED &/OR REQUIRED.
CLASS 2 0-10 VOLT CONTROL WIRING FOR DIMMING AS SCHEDULED OR INDICATED
WIRE MAY BE COMBINED IN LUMINARY MC CABLE FOR FIXTURE WHIPS.
PRE-TERMINATED CABLES TO ADDITIONAL ROOM CONTROLLERS IN ROOM/AREA THAT ARE PART OF SAME LOCAL NETWORK.

TYPICAL ROOM CONTROLLER SCHEMATIC WIRING DIAGRAM

NOT TO SCALE

25.075

pkmr ENGINEERS
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720.739.4500 WWW.PKMRENG.COM

D2C ARCHITECTS

D2C ARCHITECTS, INC.
DENVER, COLORADO

MARK	DESCRIPTION	DATE	APPR
	FOR PERMIT	5/19/2025	

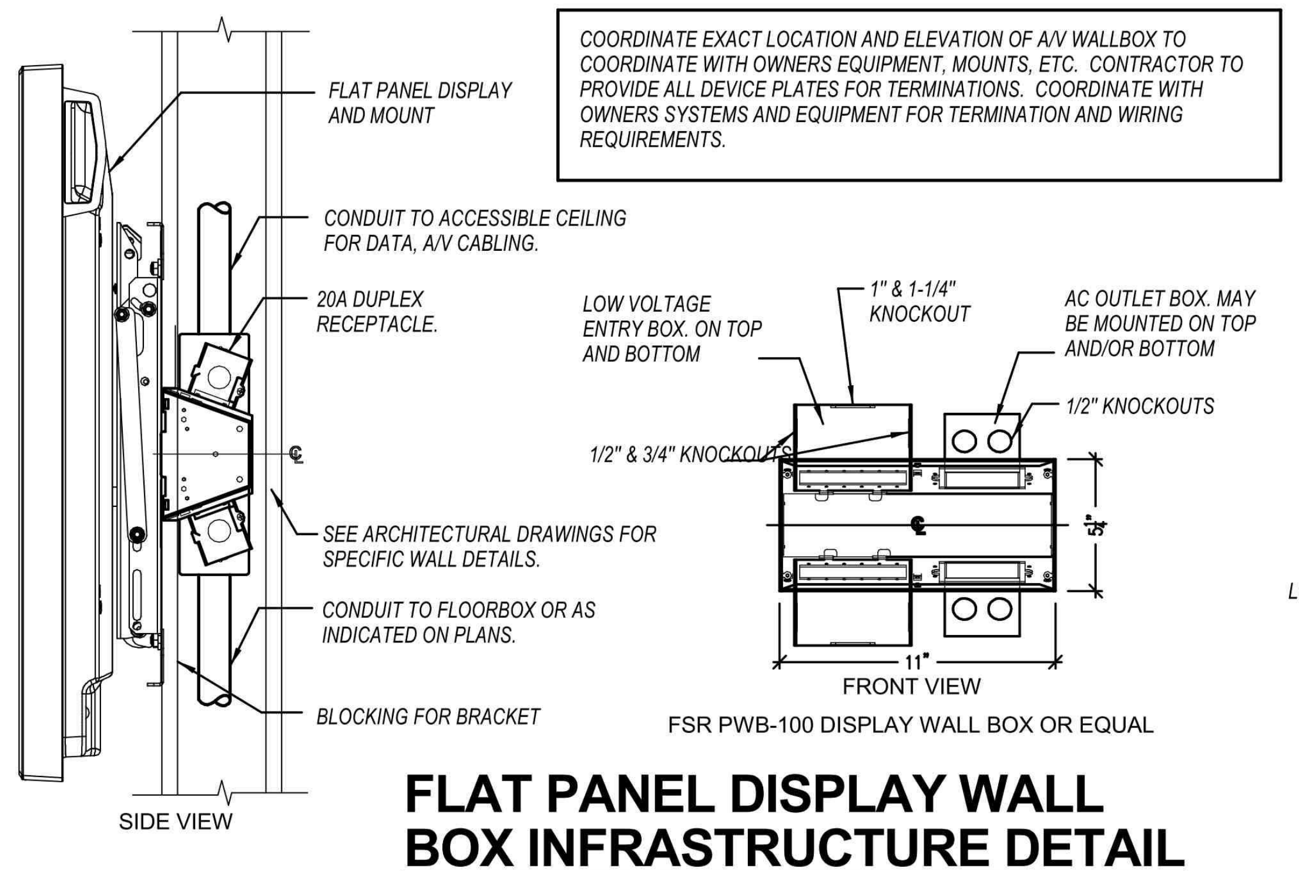
DESIGN BY: Designer
D2C PROJECT NUMBER 202421
DRAWN BY: Author
CKD BY: Checker
SBMT BY: Approver
PLOT DATE: 5/19/2025 3:33:18 PM
PLOT SCALE: 12" = 1'-0"
SIZE: 22" x 34"
FILE NAME:
ISSUE DATE: **MAY 19, 2025**
CONSULTANTS PROJECT #
SOLICITATION NO.:
CONTRACT NO.:
FILE NUMBER:

CHRISTOPHER JOHN AHERN
57087
5/19/25

TOWN OF SUPERIOR
OPERATIONS &
MAINTENANCE FACILITY
1950 HONEY CREEK LANE, SUPERIOR, CO 80027
ELECTRICAL SCHEDULES

SHEET IDENTIFICATION
E-501

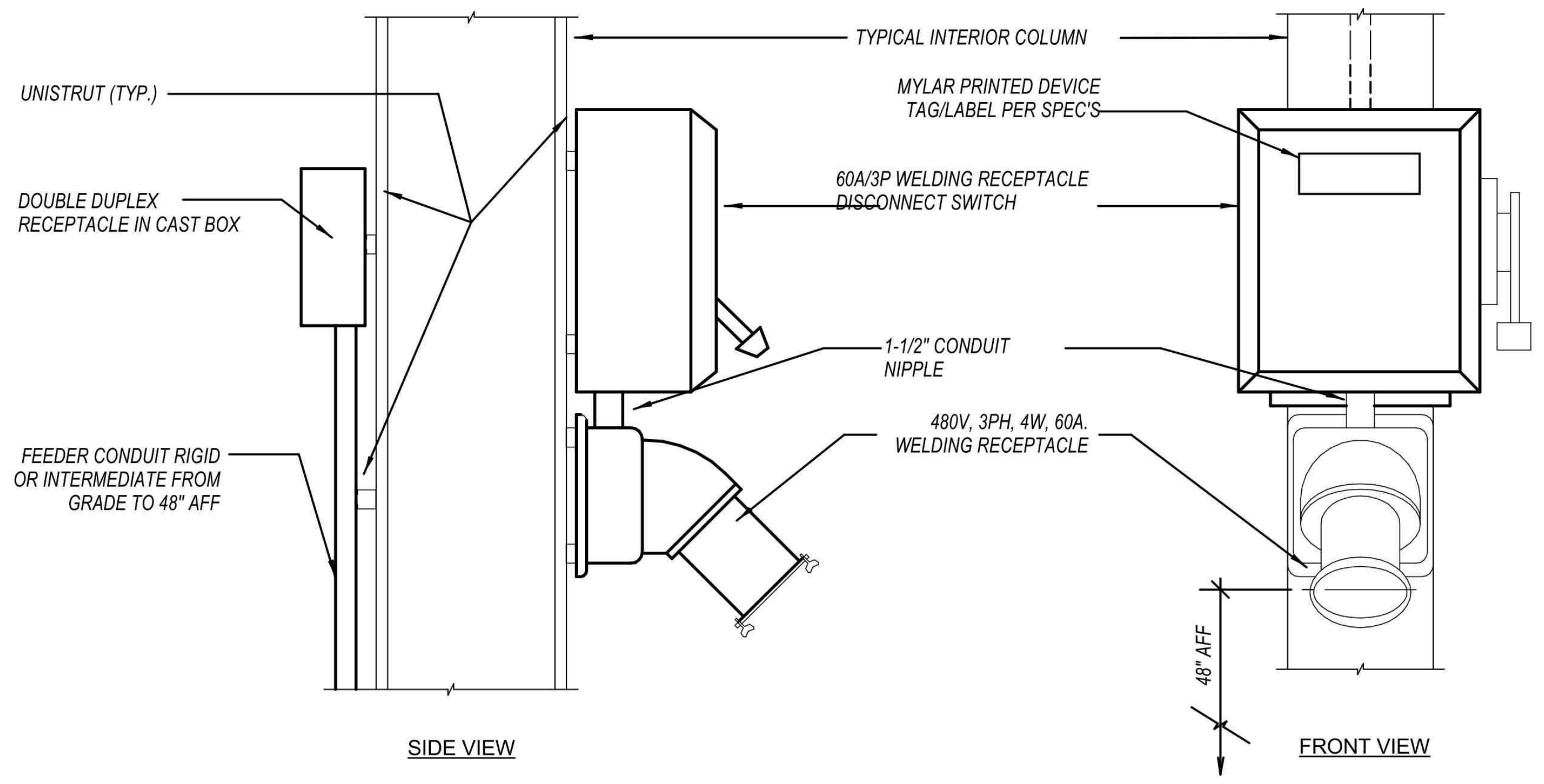
COORDINATE EXACT LOCATION AND ELEVATION OF A/V WALLBOX TO COORDINATE WITH OWNERS EQUIPMENT, MOUNTS, ETC. CONTRACTOR TO PROVIDE ALL DEVICE PLATES FOR TERMINATIONS. COORDINATE WITH OWNERS SYSTEMS AND EQUIPMENT FOR TERMINATION AND WIRING REQUIREMENTS.


FLAT PANEL DISPLAY AND MOUNT
CONDUIT TO ACCESSIBLE CEILING FOR DATA, A/V CABLING.
20A DUPLEX RECEPTACLE.
SEE ARCHITECTURAL DRAWINGS FOR SPECIFIC WALL DETAILS.
CONDUIT TO FLOORBOX OR AS INDICATED ON PLANS.
BLOCKING FOR BRACKET
SIDE VIEW
LOW VOLTAGE ENTRY BOX. ON TOP AND BOTTOM
1" & 1-1/4" KNOCKOUT
AC OUTLET BOX. MAY BE MOUNTED ON TOP AND/OR BOTTOM
1/2" KNOCKOUTS
1/2" & 3/4" KNOCKOUTS
5¼"
11"
FRONT VIEW

FSR PWB-100 DISPLAY WALL BOX OR EQUAL

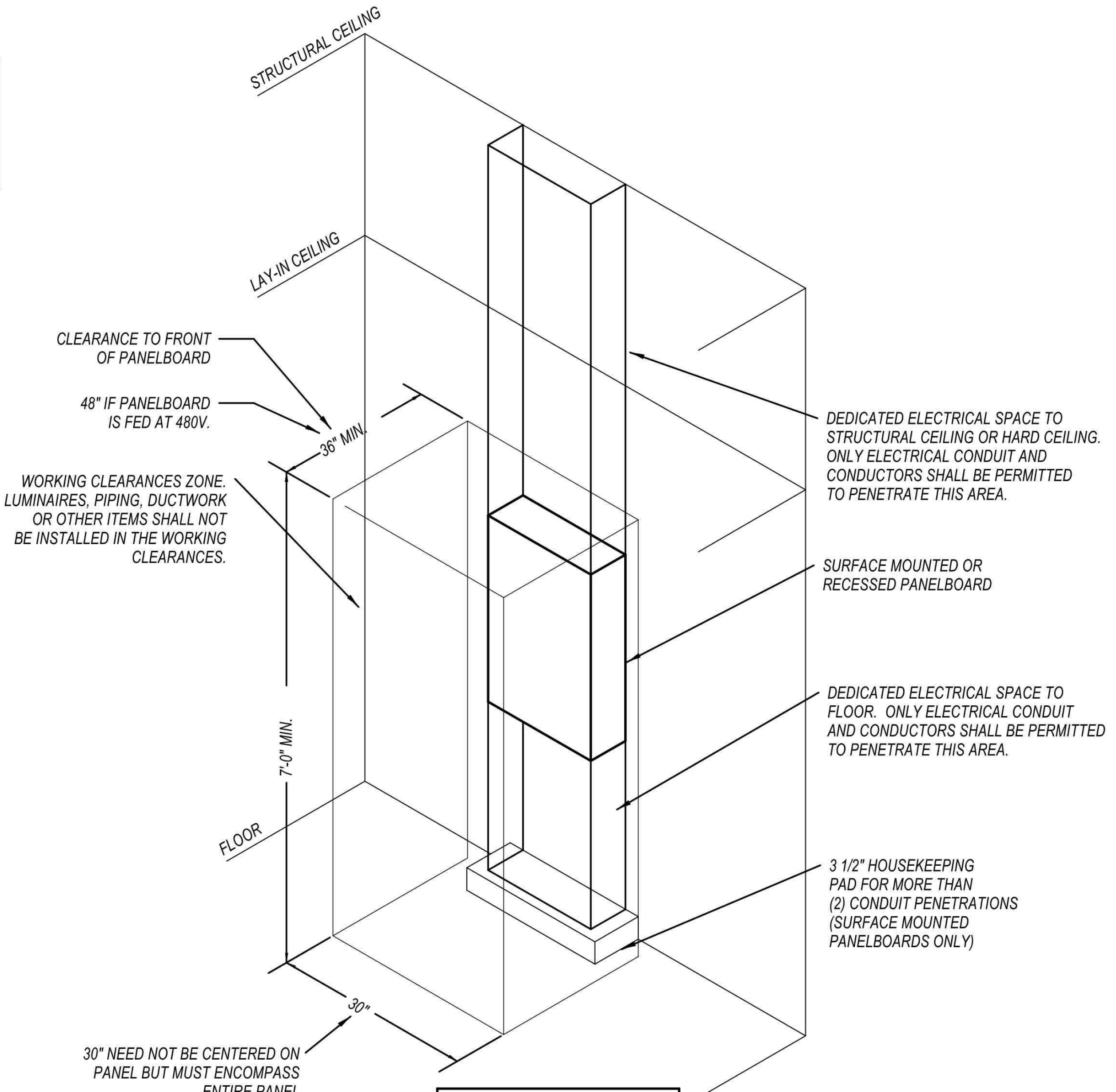
FLAT PANEL DISPLAY WALL BOX INFRASTRUCTURE DETAIL

NOT TO SCALE


TYPICAL INTERIOR COLUMN
UNISTRUT (TYP.)
MYLAR PRINTED DEVICE TAG/LABEL PER SPEC'S
DOUBLE DUPLEX RECEPTACLE IN CAST BOX
60A/3P WELDING RECEPTACLE DISCONNECT SWITCH
1-1/2" CONDUIT NIPPLE
480V, 3PH, 4W, 60A. WELDING RECEPTACLE
FEEDER CONDUIT RIGID OR INTERMEDIATE FROM GRADE TO 48" AFF
48" AFF
SIDE VIEW
FRONT VIEW

WELDING OUTLET DETAIL

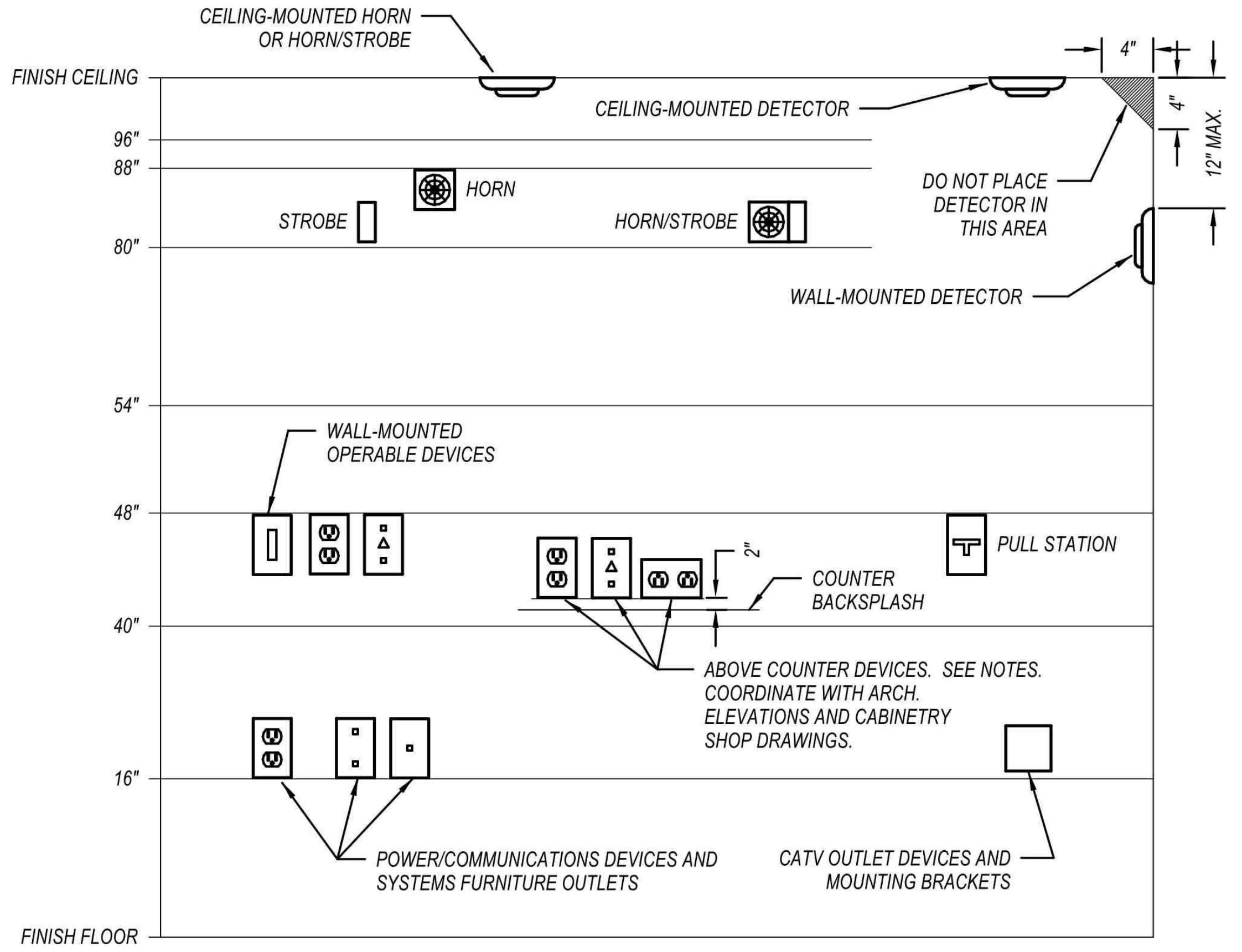
NOT TO SCALE


STRUCTURAL CEILING
LAY-IN CEILING
FLOOR
CLEARANCE TO FRONT OF PANELBOARD
48" IF PANELBOARD IS FED AT 480V.
36" MIN.
WORKING CLEARANCES ZONE. LUMINAIRES, PIPING, DUCTWORK OR OTHER ITEMS SHALL NOT BE INSTALLED IN THE WORKING CLEARANCES.
7'-0" MIN.
30"
30" NEED NOT BE CENTERED ON PANEL BUT MUST ENCOMPASS ENTIRE PANEL
DEDICATED ELECTRICAL SPACE TO STRUCTURAL CEILING OR HARD CEILING. ONLY ELECTRICAL CONDUIT AND CONDUCTORS SHALL BE PERMITTED TO PENETRATE THIS AREA.
SURFACE MOUNTED OR RECESSED PANELBOARD
DEDICATED ELECTRICAL SPACE TO FLOOR. ONLY ELECTRICAL CONDUIT AND CONDUCTORS SHALL BE PERMITTED TO PENETRATE THIS AREA.
3 1/2" HOUSEKEEPING PAD FOR MORE THAN (2) CONDUIT PENETRATIONS (SURFACE MOUNTED PANELBOARDS ONLY)

COORDINATE ALL WORK WITH OTHER TRADES. MAINTAIN ALL OTHER NEC CLEARANCES AND REQUIREMENTS.

TYPICAL PANELBOARD INSTALLATION DETAIL

NOT TO SCALE


CEILING-MOUNTED HORN OR HORN/STROBE
FINISH CEILING
CEILING-MOUNTED DETECTOR
4"
4"
12" MAX.
DO NOT PLACE DETECTOR IN THIS AREA
WALL-MOUNTED DETECTOR
96"
88"
80"
HORN
STROBE
HORN/STROBE
54"
WALL-MOUNTED OPERABLE DEVICES
48"
40"
2"
COUNTER BACKSPLASH
PULL STATION
ABOVE COUNTER DEVICES. SEE NOTES. COORDINATE WITH ARCH. ELEVATIONS AND CABINETRY SHOP DRAWINGS.
16"
POWER/COMMUNICATIONS DEVICES AND SYSTEMS FURNITURE OUTLETS
CATV OUTLET DEVICES AND MOUNTING BRACKETS
FINISH FLOOR

GENERAL NOTES:
1. MOUNTING HEIGHTS SHOWN IN THIS DETAIL ARE TYPICAL UNLESS OTHERWISE NOTED ON THE PLANS.
2. SEE ARCHITECTURAL ELEVATIONS FOR SPECIAL CONDITIONS. NOTIFY ARCHITECT IMMEDIATELY OF ANY CONFLICTS.
3. ALL INSTALLATIONS SHALL COMPLY WITH ADA.

VISUAL FIRE ALARM NOTIFICATION DEVICES (STROBE)
LOCATE DEVICE SO THE BOTTOM OF THE DEVICE IS BETWEEN 80" AND 96" A.F.F. (NFPA) OR 6" BELOW CEILING, WHICHEVER IS LOWER (ADA 2010).

AUDIBLE FIRE ALARM NOTIFICATION DEVICES (HORN)
LOCATE DEVICE SO THAT THE TOP OF UNIT IS NOT MORE THAN 90" A.F.F. AND NOT LESS THAN 6" BELOW CEILING (NFPA)

FIRE ALARM ACTIVATION DEVICES (PULL STATION)
LOCATE FRONT-APPROACH DEVICES SO THAT THE HIGHEST OPERABLE PORTION OF THE DEVICE IS NOT MORE THAN 48" A.F.F (ADA 2010) AND NOT LESS THAN 42" A.F.F. (NFPA).

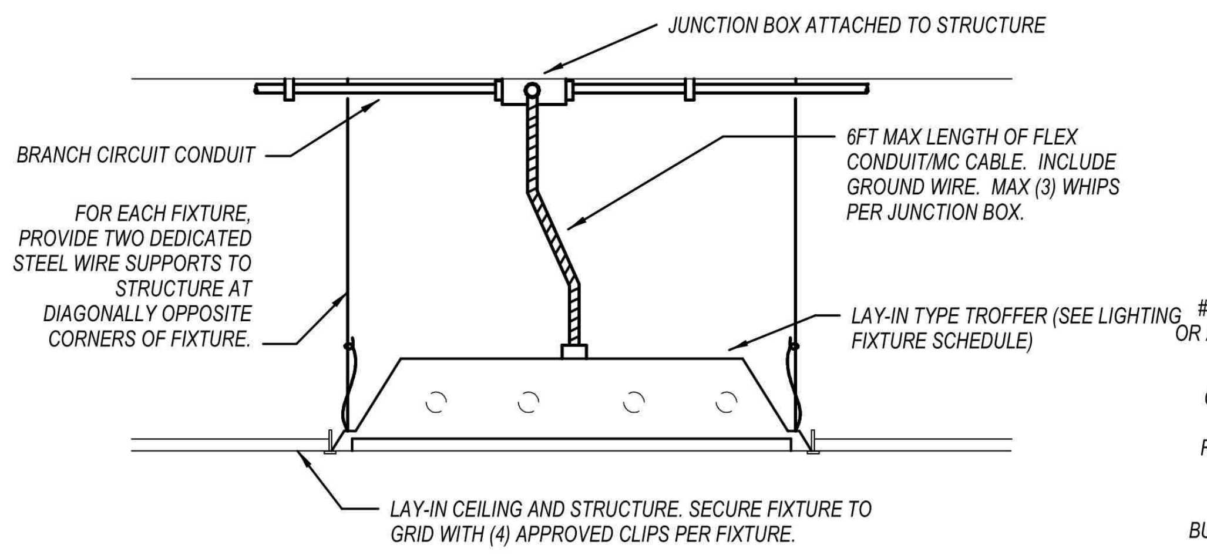
POWER/COMMUNICATION DEVICES:
OUTLETS SHALL BE LOCATED AT 16" A.F.F. TO THE BOTTOM OF THE BOX. ABOVE COUNTER DEVICES SHALL BE LOCATED AT 2" ABOVE THE BACKSPLASH OF THE COUNTER TO THE BOTTOM OF THE DEVICES. VERIFY WITH ARCHITECTURAL DETAILS.

WALL-MOUNTED OPERABLE DEVICES:
OPERABLE DEVICES SHALL BE LOCATED AT 48" A.F.F. TO THE TOP OF THE OPERABLE PORTION OF THE DEVICE.

WALL-MOUNTED OPERABLE DEVICES INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING:
- LIGHT SWITCHES, DIMMERS, CONTROLS, ETC.
- PUSH BUTTONS
- NURSE/PATIENT CALL DEVICES (INLUDING THOSE FOR STAFF USE)
- OTHER CONTROL OR "CALL" DEVICES

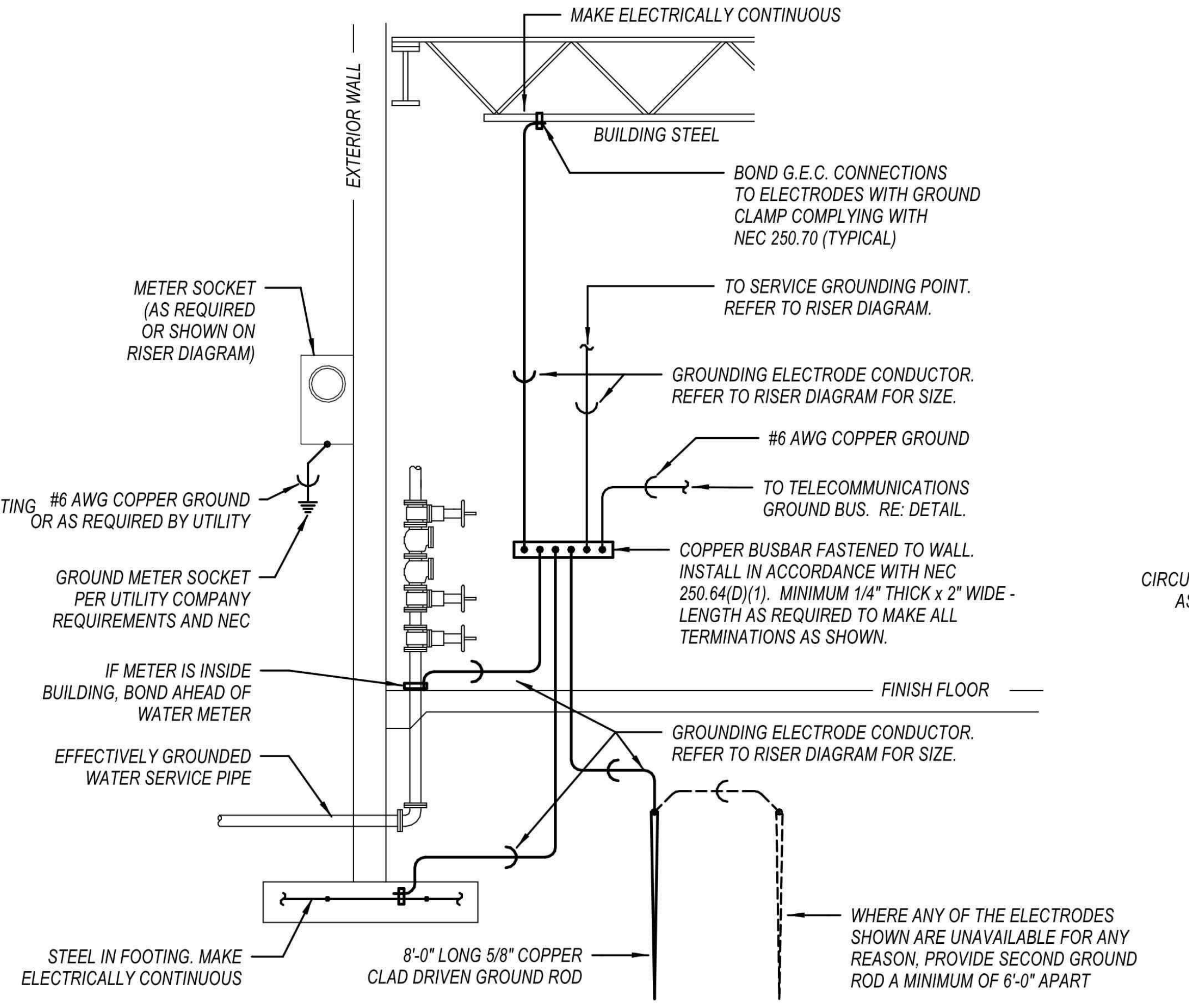
MOUNTING HEIGHTS FOR WALL-MOUNTED DEVICES

NOT TO SCALE


JUNCTION BOX ATTACHED TO STRUCTURE
BRANCH CIRCUIT CONDUIT
6FT MAX LENGTH OF FLEX CONDUIT/MC CABLE. INCLUDE GROUND WIRE. MAX (3) WHIPS PER JUNCTION BOX.
FOR EACH FIXTURE, PROVIDE TWO DEDICATED STEEL WIRE SUPPORTS TO STRUCTURE AT DIAGONALLY OPPOSITE CORNERS OF FIXTURE.
LAY-IN TYPE TROFFER (SEE LIGHTING FIXTURE SCHEDULE)
LAY-IN CEILING AND STRUCTURE. SECURE FIXTURE TO GRID WITH (4) APPROVED CLIPS PER FIXTURE.

TYPICAL TROFFER SUPPORT AND WIRING

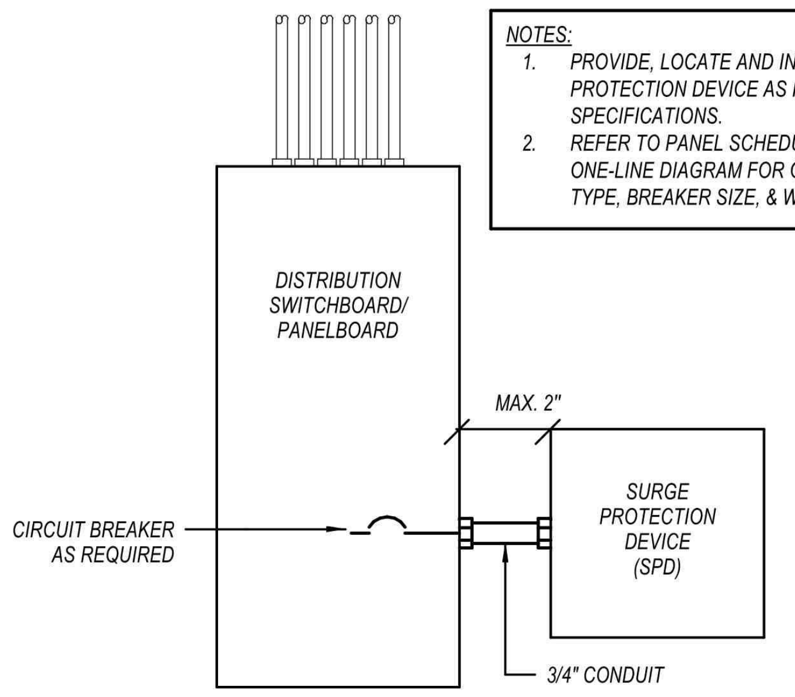
NOT TO SCALE


MAKE ELECTRICALLY CONTINUOUS
EXTERIOR WALL
BUILDING STEEL
BOND G.E.C. CONNECTIONS TO ELECTRODES WITH GROUND CLAMP COMPLYING WITH NEC 250.70 (TYPICAL)
METER SOCKET (AS REQUIRED OR SHOWN ON RISER DIAGRAM)
TO SERVICE GROUNDING POINT. REFER TO RISER DIAGRAM.
GROUNDING ELECTRODE CONDUCTOR. REFER TO RISER DIAGRAM FOR SIZE.
#6 AWG COPPER GROUND
#6 AWG COPPER GROUND OR AS REQUIRED BY UTILITY
TO TELECOMMUNICATIONS GROUND BUS. RE: DETAIL.
GROUND METER SOCKET PER UTILITY COMPANY REQUIREMENTS AND NEC
COPPER BUSBAR FASTENED TO WALL. INSTALL IN ACCORDANCE WITH NEC 250.64(D)(1). MINIMUM 1/4" THICK x 2" WIDE - LENGTH AS REQUIRED TO MAKE ALL TERMINATIONS AS SHOWN.
IF METER IS INSIDE BUILDING, BOND AHEAD OF WATER METER
FINISH FLOOR
EFFECTIVELY GROUNDED WATER SERVICE PIPE
GROUNDING ELECTRODE CONDUCTOR. REFER TO RISER DIAGRAM FOR SIZE.
STEEL IN FOOTING. MAKE ELECTRICALLY CONTINUOUS
8'-0" LONG 5/8" COPPER CLAD DRIVEN GROUND ROD
WHERE ANY OF THE ELECTRODES SHOWN ARE UNAVAILABLE FOR ANY REASON, PROVIDE SECOND GROUND ROD A MINIMUM OF 6'-0" APART

ELECTRICAL SERVICE GROUNDING DETAIL

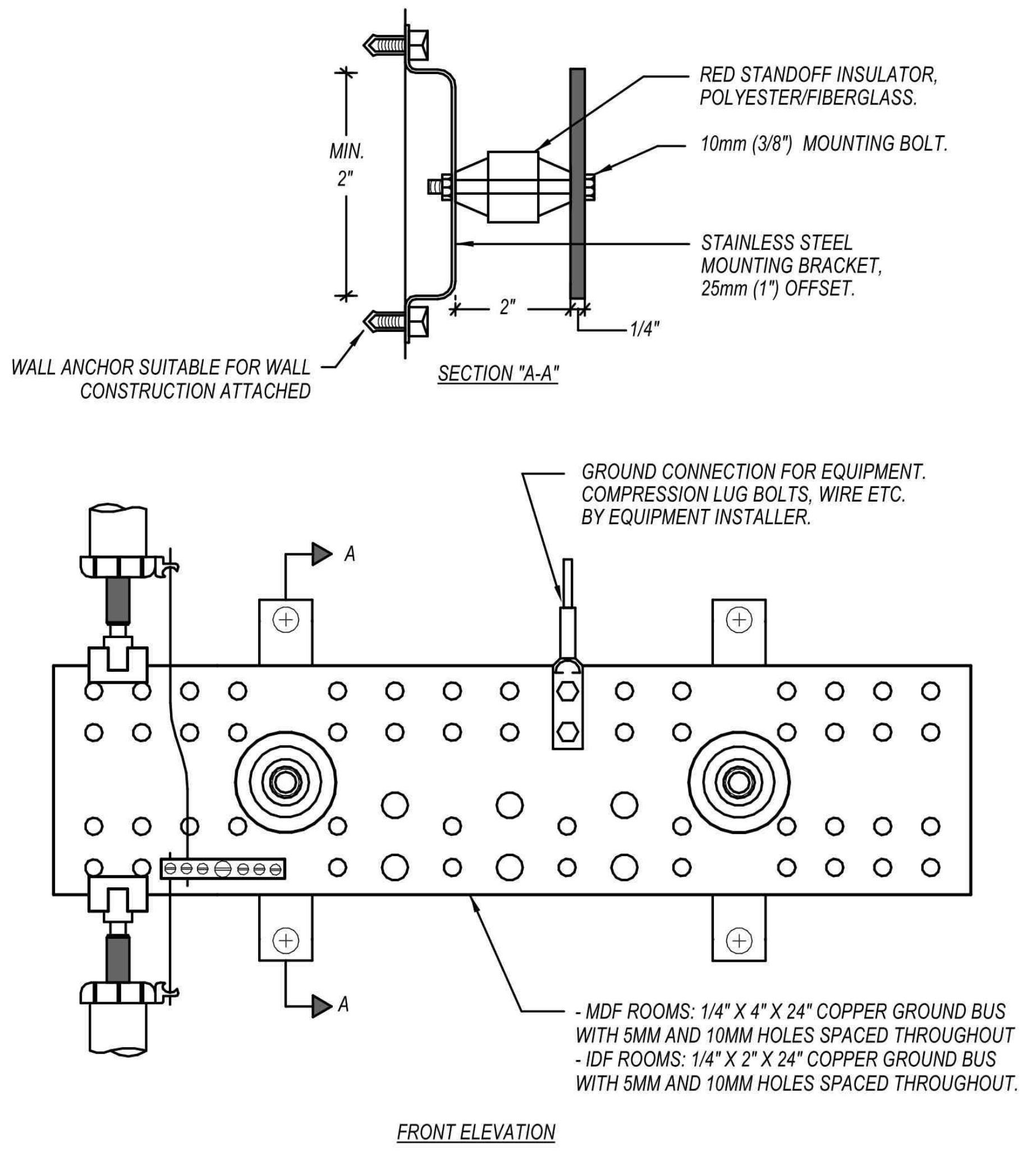
NOT TO SCALE

NOTES:
1. PROVIDE, LOCATE AND INSTALL SURGE PROTECTION DEVICE AS REQUIRED PER SPECIFICATIONS.
2. REFER TO PANEL SCHEDULES AND ONE-LINE DIAGRAM FOR QUANTITY, TYPE, BREAKER SIZE, & WIRE SIZE.


DISTRIBUTION SWITCHBOARD/ PANELBOARD
MAX. 2"
SURGE PROTECTION DEVICE (SPD)
CIRCUIT BREAKER AS REQUIRED
3/4" CONDUIT

EXTERNAL SPD DETAIL

NOT TO SCALE


MIN. 2"
RED STANDOFF INSULATOR, POLYESTER/FIBERGLASS.
10mm (3/8") MOUNTING BOLT.
STAINLESS STEEL MOUNTING BRACKET, 25mm (1") OFFSET.
2"
1/4"
WALL ANCHOR SUITABLE FOR WALL CONSTRUCTION ATTACHED
SECTION "A-A"
GROUND CONNECTION FOR EQUIPMENT. COMPRESSION LUG BOLTS, WIRE ETC. BY EQUIPMENT INSTALLER.
A
A
- MDF ROOMS: 1/4" X 4" X 24" COPPER GROUND BUS WITH 5MM AND 10MM HOLES SPACED THROUGHOUT
- IDF ROOMS: 1/4" X 2" X 24" COPPER GROUND BUS WITH 5MM AND 10MM HOLES SPACED THROUGHOUT.
FRONT ELEVATION

TELECOMMUNICATIONS GROUND BUS

NOT TO SCALE

SERVICE ENTRANCE EQUIPMENT LABEL — PHENOLIC

EQUIPMENT FULLY-RATED AT 65,000 AMPERES RMS SYM
AVAILABLE FAULT CURRENT: 61,603 AMPERES
DATE CALCULATED: 04/19/2022

SWITCHBOARD LABEL — PHENOLIC

SWITCHBOARD SWDP1
FED FROM UTILITY COMPANY TRANSFORMER
208/120V, 1200A, 3-PHASE

ELECTRICAL PANELBOARD LABEL — PHENOLIC

PANELBOARD LN1
FED FROM SWITCHBOARD SWDP1 IN ROOM #332
208/120V, 200A, 3-PHASE

DISCONNECT SWITCH/STARTER EQUIPMENT LABEL

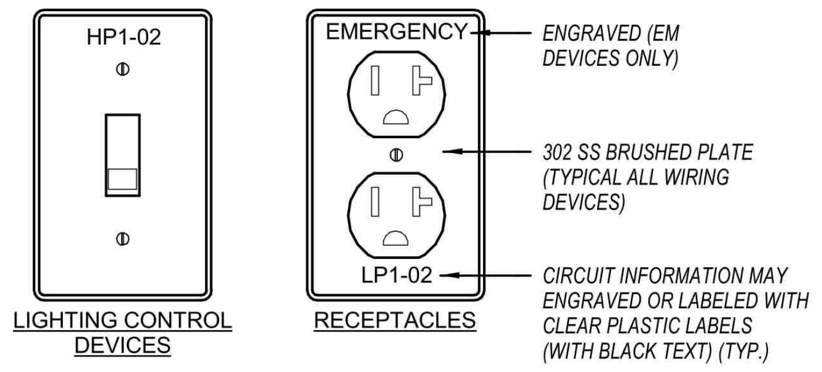
RTU-1A
LP1-CKT 32,34,36

PHENOLIC

REMOTE DUCT DETECTOR TEST

RTU-1A

PRINTED LABEL (CLEAR W/ BLACK TEXT)


HP1-02
LIGHTING CONTROL DEVICES
EMERGENCY
LP1-02
RECEPTACLES
ENGRAVED (EM DEVICES ONLY)
302 SS BRUSHED PLATE (TYPICAL ALL WIRING DEVICES)
CIRCUIT INFORMATION MAY ENGRAVED OR LABELED WITH CLEAR PLASTIC LABELS (WITH BLACK TEXT) (TYP.)

GENERAL LABELING NOTES:
1. REFER TO PLANS/SPECS FOR ADDITIONAL REQUIREMENTS, INCLUDING:
   A) DEVICE AND LABEL COLORS.
   B) LABELING REQUIREMENTS FOR OTHER ITEMS NOT SHOWN HERE.
2. CIRCUIT NUMBERS/INFORMATION SHOWN ON THIS DETAIL ARE FOR EXAMPLE ONLY. REFER TO FLOOR PLANS / PANELBOARD SCHEDULES FOR EXACT INFORMATION TO BE ON LABELS.

LABELING DETAIL

NOT TO SCALE

pkmr ENGINEERS

PEARSON KENT MCKINLEY RAAF ENGINEERS, LLC
1550 WEWATTA, ST. #200 DENVER, CO 80202
720.739.4500 WWW.PKMRENG.COM

25.075

D2C ARCHITECTS, INC.
DENVER, COLORADO

MARK	DESCRIPTION	DATE	APPR
	FOR PERMIT	5/19/2025	

DESIGN BY: Designer	ISSUE DATE: **MAY 19, 2025**
D2C PROJECT NUMBER 202421	CONSULTANTS PROJECT #
DRAWN BY: Author / CKD BY: Checker	SOLICITATION NO.:
SBMT BY: Approver / PLOT DATE: 5/19/2025 3:33:19 PM	CONTRACT NO.:
PLOT SCALE:	FILE NUMBER:
SIZE: 22" x 34" / FILE NAME:	

CHRISTOPHER JOHN AHERN
57087
5/19/25

TOWN OF SUPERIOR
OPERATIONS & MAINTENANCE FACILITY
1950 HONEY CREEK LANE, SUPERIOR, CO 80027
ELECTRICAL DETAILS

SHEET IDENTIFICATION
E-601

ATTACHMENT A
Superior O&M

COST SUMMARY

Submitted Date: 06.13.2025

FIRM NAME: Buildings By Design

CSI CODE	DESCRIPTION		TOTAL PROJECT COST	Initial Pricing	DD Pricing
	DIRECT COST TOTAL		**$ 3,869,754**	**$ 3,754,220**	**$ 3,753,840**
01	General Requirements		$ 205,000	$ 150,250	$ 150,250
02	Existing Conditions		$ 56,000	$ 16,000	$ 16,000
03	Concrete		$ 305,500	$ 268,061	$ 300,000
04	Masonry		$ 12,600	$ 25,000	$ 22,000
05	Metals		$ 109,764	$ 188,000	$ 70,000
06	Wood Plastics, and Composites		$ 32,513	$ 39,500	$ 25,900
07	Thermal and Moisture Protection		$ 32,790	$ 42,400	$ 36,300
08	Openings		$ 239,455	$ 272,927	$ 242,050
09	Finishes		$ 287,636	$ 241,437	$ 256,712
10	Specialties		$ 64,803	$ 78,600	$ 30,712
11	Equipment		$ 24,500	$ 24,500	$ 24,500
12	Furnishings		$ 9,949	$ 3,800	$ 11,725
13	Special Construction		$ 692,309	$ 580,660	$ 638,002
21	Fire Suppression		$ 46,995	$ 57,400	$ 55,000
22	Plumbing		$ 368,986	$ 484,913	$ 500,014
23	Heating, Ventilating, and Air Conditioning		$ 200,190	$ 219,845	$ 220,000
26	Electrical		$ 378,925	$ 353,067	$ 325,195
27	Communications		$ 5,000	$ 18,500	$ 18,500
28	Electronic Safety and Security		$ -	$ 35,000	$ 35,000
31	Earthwork		$ 280,876	$ 272,514	$ 263,614
32	Exterior Improvements		$ 275,634	$ 239,500	$ 281,500
33	Utilities		$ 240,329	$ 142,346	$ 230,866
	GENERAL CONDITIONS TOTAL		**$ 361,596**	**$ 360,536**	**$ 360,536**
	General Conditions		$ 361,596	$ 360,536	$ 360,536
	FEE TOTAL (Based on Direct Cost and General Conditions)		**$ 275,619**	**$ 246,885**	**$ 246,863**
	Fee	6.00%	$ 275,619	$ 246,885	$ 246,863
	SUBTOTAL CONSTRUCTION COSTS		**$ 4,506,969**	**$ 4,361,641**	**$ 4,361,238**
	OTHER INDIRECTS TOTAL		**$ 784,966**	**$ 930,793**	**$ 930,793**
	Construction Contingency on Direct Work	5.00%	$ 187,711	$ 187,711	$ 187,711
	Commercial General Liability Insurance	1.00%	$ 42,314	$ 16,817	$ 41,144
	Contractor Payment & Performance Bonds		$ 58,382	$ 42,043	$ 58,424
	Builder's Risk Insurance	0.18%	$ 7,616	$ 7,568	$ 7,406
	Subcontractor Bonding Over 150,000	0.00%	$ -	$ -	$ -
	Pre-Construction Costs		$ 6,702	$ 6,702	$ 6,702
	Water and Sewer Tap Fees		$ 119,947	$ 119,947	$ 119,947
	Subguard Rate if appropriate	0.00%	$ -	$ -	$ -
	Bid Contingency	0.00%	$ -	$ 187,711	$ 147,165
	Design Fee (Necessary Additional Survey)		$ 362,294	$ 362,294	$ 362,294
	TOTAL CONSTRUCTION COSTS		**$ 5,291,935**	**$ 5,292,434**	**$ 5,292,031**
NOTES:		**$/ SqFt**	**$ 519.33**	**$ 519.38**	**$ 519.34**

Initial Budget with Accepted Alts.	$ 5,292,434
SD Total	$ 5,292,031
GMP	$ 5,291,935

AGENDA
ADVISORY COMMITTEE FOR ENVIRONMENTAL SUSTAINABILITY (ACES)
June 12, 2025
5:30 PM
SUPERIOR COMMUNITY CENTER
1500 COALTON ROAD

1. Call Meeting to Order (5:31pm)
2. Preliminary Matters
    - Roll Call
      Present: Jim Zarske, Michelle Gazarik, Miles Hoffman, Sarah Nick, John Heckman
      Absent: Lisa Barnes, Nikki Hewett, James Lester
      Staff present: Austin Everett
      Town Council Liaison present: Neal Shah
    - Approval of Agenda
        - Motion - Miles
        - Jim/Sarah
        - Agenda Approved
    - Public Comment (limit 5 minutes/person)
        - None
3. Updates
    - Town Council Liaison
        - No update
    - Town Staff
        - Spent $150 on tickets
            1. $4850 remaining in ACES budget
            2. Giveaways remaining
        - Town received an A- on 2024 reporting
        - Compost tour ask - June 26th at 1pm (trying to get flexibility) - follow up with Austin/Alexis
4. Discussion Items
    - Comprehensive Plan & Sustainability with Renae Stavros
        - Open house May 29th, survey available online on ShapeSuperior
        - Proposed Town mission and goals
        - Actions will related back to values
        - Discussion on Circular System vs. Circular Economy
        - Discussion on partnerships and relationships as a goal
        - Discussion of new builds vs. retrofitting
        - Goals - can be aligned with the Sustainability Action Plan

  - Comp plan allows us to pursue grants - so if we're thinking about grants, should align
  - Recommendation to add a goal related to sustainable building design/electrification/energy
  - Recommendation to provide comp plan with other plans to developers
  - Recommendation to include comp plan to businesses and others moving in
  - Next steps - more community engagement, draft plans, review. Hopefully finalized October 2025
- Compost & Behavior Change with Risking Joy
  - Social good communication firm
  - Working with Superior on Curbside composting initiative to develop a behavior change campaign
  - July campaign launch, run through the summer
  - Focus on neutral segment (majority of initial survey)
  - Feedback activity on core message development
  - Next steps - continue to engage, share feedback.
  - Composting should be a part of the Town's sustainability goals short and long term vs saving money message in the short term.
- North Pool Sustainability with BRS
  - North pool idea sharing for development
  - Electric building/heat pumps for pools are likely far more expensive, shorter time frame, replacement.
  - Upgrading service to 3-phase. Pool heaters would require us to move to 480v
  - Significant number of all electric pools have switched back for other pools
  - Building could be all electric heating
  - Water heaters are more expensive and need more space.
  - Hot Tub - would require much larger heat pump (and more expensive)
  - Will project operating costs
  - Contractor did Carbondale's all electric pool - plans to open spring of next year - this will be the closest pool.
  - We will not achieve our sustainability goals by installing a gas boiler for the pool.
  - Need to provide good/better/best
  - Look at current gas use and compare it to alternative efficiency options with other appliances.
  - Goal to have design recommendations together by the June 23 council meeting options.
  - Factor impact on Xcel's load.
  - Look at portion of the N Pool is representative of the town's municipal carbon footprint.
  - Look into available incentive to fund low carbon options

  - Events
    - ACES attendees
      1. June 18 - Michelle, John Sarah and compost consultan
      2. July 4 - Jim Z, Miles
    - $1000 from ACES budget for swag for summer events, Alexis and Austin to select and purchase
    - - Miles Motions, Jim/Michelle approve. Motion passes.
      1. Swag and/or gift cards

5. Adjourn
   - 7:56 (no quorum to vote)

AGENDA
SUPERIOR YOUTH LEADERSHIP COUNCIL
June 4, 2025
6:30 PM
SUPERIOR COMMUNITY CENTER
1500 COALTON ROAD

This meeting will be held in person and online. Members of the public may participate in the meeting via Zoom or view the meeting on YouTube (closed captioning available). The recording of the meeting will be made available after the meeting on YouTube and at SuperiorColorado.gov

Summary: The council primarily talked about planning SYLC's Fourth of July booth. Supplies that are needed for this is a giant spinning wheel, candy, community giftcards, tote bags, popits, SYLC sunglasses, lawn games, and giant jenga. Chair positions are also being updated.

Upcoming events are…

- Opening of the civic space
- National Trails Day
- Fourth of July
- Senior Sendoff
- August meeting

1. Call Meeting to Order
2. Preliminary Matters
    a. Roll Call
        i. Staff present: Adi, Ashna, Avika, Brek, Corrinne, Elizabethe, Elle, Josh, Sampson, Berkeley, Sebi, Lisa, Emma, Livia, Rachel, Sathya
        ii. Trustee Liaison present: Mike is not present, Allison and Jeremy are
    b. Approval of Agenda:
    c. Public Comment (limit 5 minutes/person)
3. Team Building
4. Discussion Items
    a. Introduction to new staff liaison

        i. Allison Humphries

b. Upcoming events
    i. 4th of July kickball
        1. Cancel due to low registration?
        - Officially cancelled by the town because only two people were registered
        - Reasoning: too hard to plan an event that may not even happen

SYLC Fourth of July Table

- Free SWAG?:
    - Popits
    - SYLC Sunglasses
    - Big Prize: Community giftcards + Tote bag
    - Candy
- Volunteers: Josh, Brek, Rachel, Sathya, Lisa, Emma, Elle, Sebi, Corrine, Avika
    - SYLC Station (3): The council decided to do shifts
    - General help (7): The council decided to do shifts
- Activities:
    - Big jenga
    - Lawn game
    - Chess!

ii. Senior Send Off (August meeting)
    1. Updates on carpooling?
    2. Structure
        a. Dinner then event location or Dinner at event location
            i. Invite outside interest to boost SYLC applications
        b. Have on weekend for better attendance.
            - The council was unable to decide on a set date
            - Planning to send a GroupMe poll to see what works for the most people
    3. Need to have August meeting for new member orientation.

iii. Metro Mayor day
    1. To be in September instead due to scheduling conflicts.

iv. National Trails Days volunteering: Sebi, Lisa, and Elle are unable to make it, need to confirm with **Om** and **Annie**
    - Volunteer roles:
        - Parking attendant/floater (need to be there at setup 7:30am): Ashna, Brek, Corrinne

        - Greeter (9am-1pm): Neel, Aavika
    v. 4th of July volunteering / tabling
  c. Attendance requirements:
    - Zoe has resigned as a part of the committee (open slot will fill up in August/September)
    - More than one absence in a row will be brought up to committee chairs
5. Staff Updates
  a. Civic Space opening (1000+ attendants)
    i. Need volunteers for grand opening, June 18th 5 pm – 8 pm.
      - S, Elizabeth, Elle, Emma, Rachel, Brek?, Ashna
      - Ladder game, foot tic tac toe, giant jenga, spike ball
  b. SYLC applicants needed
    - Currently at four applicants, need ~7 more
    - Apply through the Superior website (superior.gov)
  c. Update to chair positions
    - Positions are being evaluated and refactored so they are more relevant to the current times
6. Council Updates
7. Adjourn

ITEM NO. 5c

INFORMATION FOR MEETING OF THE SUPERIOR TOWN COUNCIL

AGENDA ITEM NAME:	**Resolution – Approving Reappointments to Open Space Advisory Committee (OSAC), Parks and Recreation Advisory Committee (PARC) and Planning Commission**
MEETING DATE:	**June 23, 2025**
PRESENTED BY:	**Matt Magley, Town Manager**
PRESENTED FOR:	**Action**

BACKGROUND:

Section 2-12-40 of the Superior Municipal Code addresses membership of Town Advisory Committees, including appointment of Advisory Committee members. Scheduled under this agenda item is the Council's consideration of appointments of sitting Advisory Committee members to a new term. The Council has the option to appoint or not appoint any of the candidates, and staff will continue to advertise the vacancies.

Open Space Advisory Committee (OSAC)

Sitting members eligible to serve a new term:

- Michael McDonnell - completion of one partial term and one full term, reappointing for a second full term
- Todd Gleeson - completion of partial term, reappointing for first full term

Parks and Recreation Advisory Committee (PARC)

Sitting members eligible to serve a new term:

- Tim Martin - completion of a partial term and one full term, reappointing for second full term
- Saadia Aurakzai-Foster - completion of one full term, reappointing for second full term
- Lindsay Kerr - completion of partial term, reappointing for first full term

Planning Commission (PC)
Sitting member eligible to serve a new term:

- Michael Gordon - completion of partial term, reappointing for first full term
- David Gross - completion of partial term, reappointing for first full term
- Amanda Vaughn - completion of one full term, reappointing for second full term

ALTERNATIVES CONSIDERED:
Make no appointments and continue to advertise to fill the vacancies.

MOTION:
Move to approve Resolutions making reappointments to OSAC, PARC and PC

ATTACHMENTS:
- Resolutions
- Section 2-12-40 of the Superior Municipal Code

TOWN OF SUPERIOR
RESOLUTION NO. R-37
SERIES 2025

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SUPERIOR MAKING APPOINTMENTS TO THE OPEN SPACE ADVISORY COMMITTEE

WHEREAS, by Resolutions R-25, R-28, and R-46, Series 2001, the Board formed the Open Space Advisory Committee ("OSAC");

WHEREAS, by Resolution R-36, 2012, the Board re-established OSAC in accordance with Article XII, Chapter 2 of the Superior Municipal Code; and

WHEREAS, the Town Council desires to make appointments to OSAC.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF SUPERIOR, COLORADO, as follows:

Section 1. The Town Council hereby makes the following appointments to the Open Space Advisory Committee:

Name	**Term expires**
Michael McDonnell	**June 2028**
Todd Gleeson	**June 2028**

ADOPTED this 23rd day of June, 2025.

____
Mark Lacis, Mayor

ATTEST:

____
Shannon Dujardin, Town Clerk

TOWN OF SUPERIOR
RESOLUTION NO. R-38
SERIES 2025

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SUPERIOR, COLORADO MAKING APPOINTMENTS TO THE PARKS AND RECREATION ADVISORY COMMITTEE

WHEREAS, the Board of Trustees established PROSTAC by Resolution No. R-46, Series 2003 on July 14, 2003;

WHEREAS, by Resolution No. R-37, Series 2012, adopted on April 23, 2012, the Board re-established PROSTAC in accordance with Article XII, Chapter 2 of the Superior Municipal Code; and

WHEREAS, by Resolution #R-18, 2021 the name of the Parks, Recreation, Open Space and Trails Advisory Committee was changed to the Parks and Recreation Advisory Committee; and

WHEREAS, the Council desires to make appointments to PARC.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF SUPERIOR, COLORADO, as follows:

Section 1. The Town Council hereby makes the following reappointments to the Parks and Recreation Advisory Committee:

Name	**Term expires**
Tim Martin	**June 2028**
Saadia Aurakzai-Foster	**June 2028**
Lindsay Kerr	**June 2028**

ADOPTED this 23rd day of June, 2025.

____
Mark Lacis, Mayor

ATTEST:

____
Shannon Dujardin, Town Clerk

TOWN OF SUPERIOR
RESOLUTION NO. R-39
SERIES 2025

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SUPERIOR APPOINTING MEMBERS TO THE PLANNING COMMISSION

WHEREAS, Commissioner Michael Gordon has completed a partial term and is eligible for an additional full-term Commissioner David Gross has completed a partial term and is eligible for an additional full term and Commissioner Amanda Vaughan has completed a full term and is eligible for an additional term; and

WHEREAS, the Town Council desires to make appointments to the Planning Commission.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF SUPERIOR, COLORADO, as follows:

Section 1. The Town Council hereby makes the following appointments to the Planning Commission:

Name	**Term expires**
Michael Gordon	June 2029
David Gross	June 2029
Amanda Vaughan	June 2029

ADOPTED this 23rd day of June, 2025.

____
Mark Lacis, Mayor

ATTEST:

____
Shannon Dujardin, Town Clerk

ITEM NO. 6

INFORMATION FOR MEETING
OF THE SUPERIOR TOWN COUNCIL

AGENDA ITEM NAME:	**CAPS Recommendation of Mural and Resolution for Artist Agreement for Rock Creek Parkway Underpass**
MEETING DATE:	**June 23, 2025**
PRESENTED BY:	**Leslie Clark, PROS Director** **Jennifer Garner, Arts & History Supervisor** **Liza McKenzie, CAPS**
PRESENTED FOR:	**Action**

BACKGROUND:

One of the main recommendations from the 2020 Creative Place-Making Master Plan is the development of an art path, a project that CAPS branded as the ARTery. CAPS is currently working on the ARTery Phase 2 Project, a 5-mile path that will eventually extend from Original Town through Downtown Superior and Rock Creek to the vicinity of Eldorado K-8. The 2025 CAPS Work Plan includes commissioning a mural for the Rock Creek Parkway underpass to be part of the ARTery.

In 2024, CAPS worked with Town staff to issue a Request for Qualifications (RFQ) to solicit artists for the McCaslin Underpass mural. During the CAPS recommendation to the Council on October 14, 2024, there was high interest expressed for the mural proposal by another semifinalist, artist Hilary Williams. That mural depicted multiple running foxes, peony flowers, and molecular shape references to coal. At this time, CAPS is recommending the Williams mural to be installed at the Rock Creek Parkway underpass upon completion of construction. Because this underpass is 20 feet longer than McCaslin, CAPS proposes a payment not to exceed $20,000 to compensate for the design modification and additional workmanship for completion, an amount approved by the committee during their May 22 meeting. Of note, the artist would paint the entire length as well as apply a clear coat of graffiti guard. Start to completion should take approximately 5-7 days.

BUDGET IMPLICATIONS:

Budget Cost Center	Budget Amount	Project Cost
42-426-6989	$70,000	$20,000

The 2025 Cultural Arts (42-426-6989) budget has sufficient funding for the $20,000 expenditure as budgeted in the 2025 CIP Budget Cultural Arts and Events.

MOTION:

Move to approve an Agreement with Hilary Williams for the modification and installation of the mural to be installed on one wall of the Rock Creek Parkway underpass in the amount of $20,000.

ATTACHEMENTS

1. Agreement
2. Resolution
3. Proposed Hilary Williams mural design
4. CAPS 2025 Annual Workplan

AGREEMENT FOR PROFESSIONAL SERVICES

THIS AGREEMENT FOR PROFESSIONAL SERVICES (the "Agreement") is made and entered into this _23rd day of __June_, 2025 (the "Effective Date"), by and between the Town of Superior, a Colorado municipal corporation with an address of 124 East Coal Creek Drive, Superior, CO 80027, (the "Town"), and __Hilary Williams, DBA Revel Painting_ an independent contractor with a principal place of business at _3417 N. Raleigh St., Denver__, CO ___80212__ ("Contractor") (each a "Party" and collectively the "Parties").

WHEREAS, the Town requires professional services; and

WHEREAS, Contractor has held itself out to the Town as having the requisite expertise and experience to perform the required professional services.

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

I. SCOPE OF SERVICES

A. Contractor shall furnish all labor and materials required for the complete and prompt execution and performance of all duties, obligations, and responsibilities which are described or reasonably implied from the Scope of Services set forth in **Exhibit A**, attached hereto and incorporated herein by this reference.

B. A change in the Scope of Services shall not be effective unless authorized as an amendment to this Agreement. If Contractor proceeds without such written authorization, Contractor shall be deemed to have waived any claim for additional compensation, including a claim based on the theory of unjust enrichment, quantum merit or implied contract. Except as expressly provided herein, no agent, employee, or representative of the Town is authorized to modify any term of this Agreement, either directly or implied by a course of action.

II. TERM AND TERMINATION

A. This Agreement shall commence on the Effective Date, and shall continue until Contractor completes the Scope of Services to the satisfaction of the Town, or until terminated as provided herein.

B. Either Party may terminate this Agreement upon 30 days advance written notice. The Town shall pay Contractor for all work previously authorized and completed prior to the date of termination. If, however, Contractor has substantially or materially breached this Agreement, the Town shall have any remedy or right of set-off available at law and equity.

III. COMPENSATION

In consideration for the completion of the Scope of Services by Contractor, the Town shall pay Contractor an amount not to exceed $__20,000___. This amount shall include all fees, costs and expenses incurred by Contractor, and no additional amounts shall be paid by the Town for such fees, costs and expenses. Contractor shall not be paid until the Scope of Services is completed to the satisfaction of the Town.

IV. PROFESSIONAL RESPONSIBILITY

A. Contractor hereby warrants that it is qualified to assume the responsibilities and render the services described herein and has all requisite corporate authority and professional licenses in good standing, required by law. The work performed by Contractor shall be in accordance with generally accepted professional practices and the level of competency presently maintained by other practicing professional firms in the same or similar type of work in the applicable community. The work and services to be performed by Contractor hereunder shall be done in compliance with applicable laws, ordinances, rules and regulations.

B. The Town's review, approval or acceptance of, or payment for any services shall not be construed to operate as a waiver of any rights under this Agreement or of any cause of action arising out of the performance of this Agreement.

C. Because the Town has hired Contractor for its professional expertise, Contractor agrees not to employ subcontractors to perform any work under the Scope of Services.

D. Contractor shall at all times comply with all applicable law, including without limitation all current and future federal, state and local statutes, regulations, ordinances and rules relating to: the emission, discharge, release or threatened release of a Hazardous Material into the air, surface water, groundwater or land; the manufacturing, processing, use, generation, treatment, storage, disposal, transportation, handling, removal, remediation or investigation of a Hazardous Material; and the protection of human health, safety or the indoor or outdoor environmental, including without limitation the Comprehensive Environmental Response, Compensation and Liability Act, 42 U.S.C. § 9601, et seq. ("CERCLA"); the Hazardous Materials Transportation Act, 49 U.S.C. § 1801, et seq.; the Resource Conservation and Recovery Act, 42 U.S.C. § 6901, et seq. ("RCRA"); the Toxic Substances Control Act, 15 U.S.C. § 2601, et seq.; the Clean Water Act, 33 U.S.C. § 1251, et seq.; the Clean Air Act; the Federal Water Pollution Control Act; the Occupational Safety and Health Act; all applicable environmental statutes of the State of Colorado; and all other federal, state or local statutes, laws, ordinances, resolutions, codes, rules, regulations, orders or decrees regulating, relating to, or imposing liability or standards of conduct concerning any hazardous, toxic or dangerous waste, substance or material, as now or at any time hereafter in effect.

V. OWNERSHIP

Any materials, items, and work specified in the Scope of Services, and any and all related documentation and materials provided or developed by Contractor shall be exclusively owned by the Town. Contractor expressly acknowledges and agrees that all work performed under the Scope of Services constitutes a "work made for hire." To the extent, if at all, that it does not constitute a "work made for hire," Contractor hereby transfers, sells, and assigns to the Town all of its right, title, and interest in such work. The Town may, with respect to all or any portion of such work, use, publish, display, reproduce, distribute, destroy, alter, retouch, modify, adapt, translate, or change such work without providing notice to or receiving consent from Contractor; provided that Contractor shall have no liability for any work that has been modified by the Town.

VI. INDEPENDENT CONTRACTOR

Contractor is an independent contractor. Notwithstanding any other provision of this Agreement, all personnel assigned by Contractor to perform work under the terms of this Agreement shall be, and remain at all times, employees or agents of Contractor for all purposes. Contractor shall make no representation that it is a Town employee for any purposes.

VII. 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 Agreement. 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.

3. Professional liability insurance with minimum limits of $1,000,000 each claim and $2,000,000 general aggregate.

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 Agreement.

VIII. INDEMNIFICATION

A. Contractor agrees to indemnify and hold harmless the Town and its officers, insurers, volunteers, representative, agents, employees, heirs and assigns from and against all claims, liability, damages, losses, expenses and demands, including attorney fees, on account of injury, loss, or damage, including without limitation claims arising from bodily injury, personal injury, sickness, disease, death, property loss or damage, or any other loss of any kind whatsoever, which arise out of or are in any manner connected with this 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 Contractor, any subcontractor of Contractor, or any officer, employee, representative, or agent of Contractor, or which arise out of a worker's compensation claim of any employee of Contractor or of any employee of any subcontractor of Contractor. Contractor's liability under this indemnification 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.

B. If Contractor is providing architectural, engineering, surveying or other design services under this Agreement, the extent of Contractor's obligation to 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 between the Parties, as provided by C.R.S. § 13-50.5-102(8)(c).

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 Town shall not constitute a waiver of any of the other terms or obligation 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 United States 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 Town and its officers, attorneys and employees, are relying on, and do not waive or intend to waive by any provision of this Agreement, the monetary limitations or any other rights, immunities or protections provided by the Colorado Governmental Immunity Act, C.R.S. § 24-10-101, *et seq.*, as amended, or otherwise available to the Town and its officers, attorneys or employees.

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

K. *Subject to Annual Appropriation*. 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, debt or liability beyond the current fiscal year.

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

TOWN OF SUPERIOR, COLORADO

____
Mark Lacis, Mayor

ATTEST:

____
Shannon Dujardin, Town Clerk

CONTRACTOR

By: ________________________________

STATE OF COLORADO)
) ss.
COUNTY OF ________________)

The foregoing instrument was subscribed, sworn to and acknowledged before me this ___ day of ________________, 2025, by _____________________________ as _________________ of _________________________.

My commission expires:

(S E A L)

____
Notary Public

EXHIBIT A
SCOPE OF SERVICES

Contractor's Duties

During the term of this Agreement, Contractor shall perform the following duties, as directed by the Town:

- Contractor shall provide all equipment, materials, and supplies to paint the selected mural design along the wall of the Rock Creek Parkway underpass, including preparing the surface, conducting the work, and applying graffiti protection to the completed mural.

- Contractor shall conduct work in a safe manner including the implementation of safety/traffic signage or cones for work in an active pedestrian route.

- Contractor shall conduct work Monday – Friday, 7 a.m. to 5 p.m. Extended or weekend hours must be pre-approved by Town staff.

- Contractor shall begin and complete the mural within the project timeline of 2025.

Contractor's Deliverables

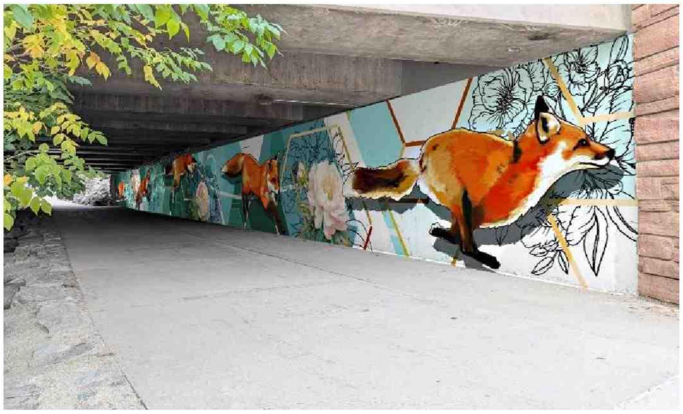
In performance of the duties described above, Contractor shall deliver the following items to the Town, during the timeframes established by the Town:

- Completed mural along the wall of the Rock Creek Parkway underpass.

- Paint the entire 140 ft length of the wall.

- Provide any necessary preparation to the wall and final graffiti protection to the finished mural.

- Communicate with the Arts & History Supervisor regularly and/or as needed.



TOWN OF SUPERIOR
RESOLUTION NO. R-40
SERIES 2025

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SUPERIOR APPROVING AN AGREEMENT FOR SERVICES WITH HILARY WILLIAMS FOR MURAL DESIGN AND INSTALLATION AT THE ROCK CREEK PARKWAY UNDERPASS

WHEREAS, the Town and the Cultural Arts and Public Spaces advisory committee ("CAPS") desire to infuse public art into the community;

WHEREAS, the 2020 Creative Place Making Master Plan includes a recommendation for an art path, The ARTery, to promote public art opportunities;

WHEREAS, the Town solicited for mural designs in 2024 for the McCaslin underpass and expressed interest in the runner-up artist for future projects; and

WHEREAS, the Town recently repaired and renovated the Rock Creek Parkway underpass and CAPS has identified this location for a mural in 2025 as part of its Annual Workplan and CIP budget.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF SUPERIOR, COLORADO, as follows:

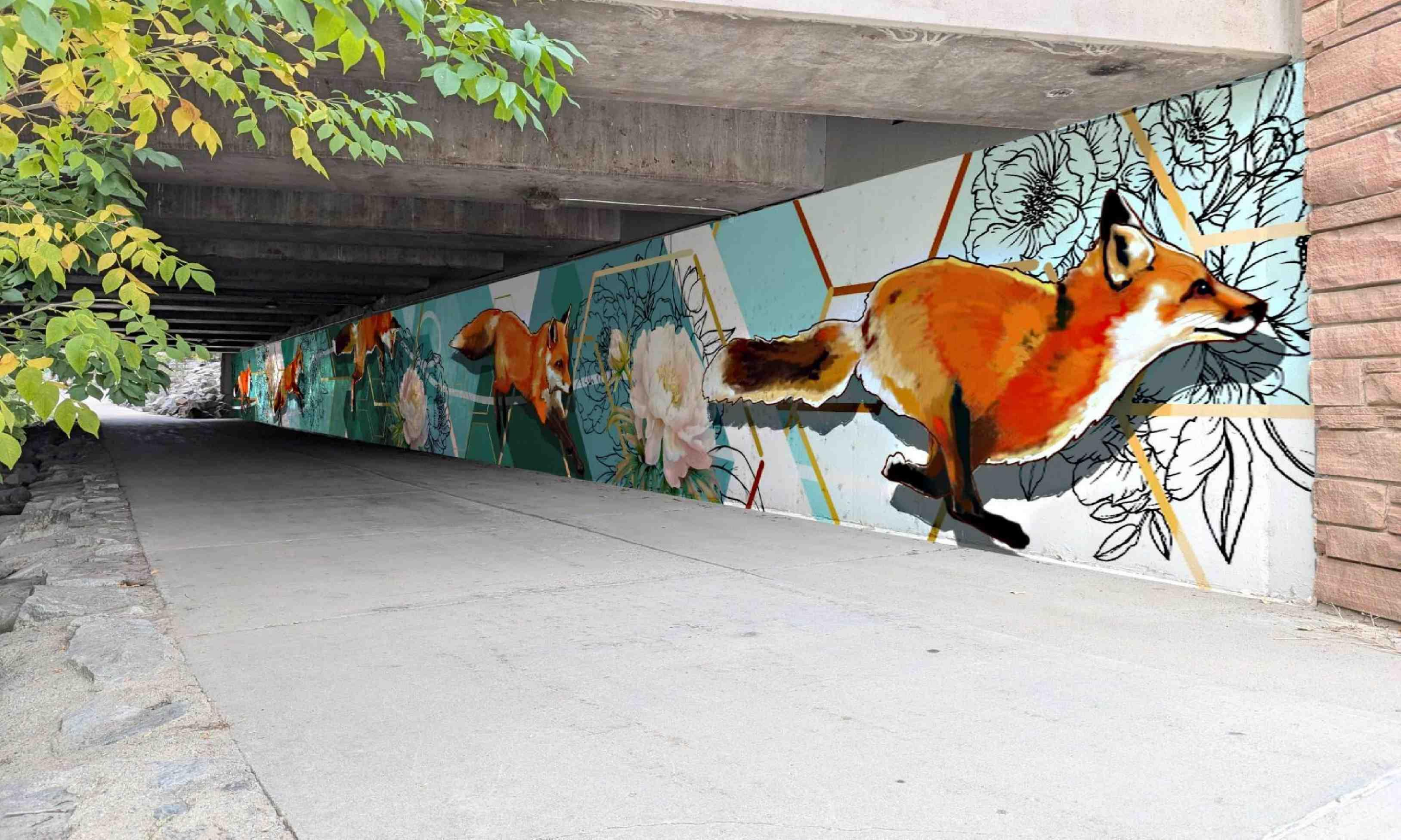
Section 1. The Agreement for Services between the Town and Hilary Williams is hereby approved in substantially the same form as attached hereto, subject to final approval by the Town Attorney.

ADOPTED this 23rd day of June, 2025.

____
Mark Lacis, Mayor

ATTEST:

____
Shannon Dujardin, Town Clerk



Cultural Arts and Public Spaces

2025 Work Plan

Introduction

The Cultural Arts and Public Spaces (CAPS) advisory committee was chartered to "…envision and create engaging arts and cultural experiences, inspired public spaces, opportunities for community building and to advise the Town Council on such matters." Among other duties described in the founding resolution, CAPS is charged to: "advise the Town Council on the ***selection of art installations and artistic and cultural development*** within Superior; to envision, create and inspire ***active opportunities to engage in fine and cultural arts*** within Superior; to develop, energize and ***activate public spaces*** that reflect the spirit, culture and heritage of Superior; and to ***cultivate opportunities to gather and create community*** in Superior."

The 2025 Work Plan is derived principally from the Placemaking Plan and our charter, but augmented with the changing needs of our community, the passions and interests of the committee members, and anticipated funding in the Town's 2025 Budget. Not only do we consider both the interests of our committee members – several of which are new since the 2024 work plan – but also lessons learned from our 2024 activities.

In 2025 our goals are similar to last year – engaging residents with the arts, activating public spaces including the upcoming Civic Center, and pursing new art installations for the Town. Additionally in 2025, we have several members interested in increasing engagement with the arts by developing a media presence around our efforts. This includes things like an active social media presence, deliberate media productions around art installations, invitations to residents to participate in the installations, and work on marking the Town's artwork and linking to a rich web experience.

2025 Work Plan

Last year, we produced a schedule detailing the timeline for all of our events in 2024. This year, when we started down that road, we discovered that almost all of the events were "all year" events and the Gantt Chart looked a little silly. For example, we anticipate the Neighborhood Sponsorship program to run all year, now that it has been previously formulated. ARTery events, Art Roster events, and Art Lecture events will be part of monthly series that run all year. Progress on mural installations will span the year, as will the new initiative to mark the outdoor collection with plaques. Thus, we have skipped the timeline in this plan, with our regrets to Trustee Shah.

2025 Budget

The CAPS activity plan for 2025 is summarized in the budget table below. Each line item has a dedicated description in the text below, however we wish to highlight some notable changes and additions here.

The most obvious addition is the idea of a "**monumental artwork**," which is the goal of creating a piece of art that would be a *destination* for visitors across the region. This is not something that we expect the Town to fund, but include in the work plan as something we will begin to pursue and potentially fundraise for in 2025.

New for 2025 is a **monthly art lecture series**, conceived with several interwoven purposes at heart. We have several members who are interested in bringing art to Superior in ways that don't require our residents to be artists themselves (which may be the expectation for a photo walk or stained-glass workshop), but who are enthusiasts that would rather learn about art history, see displays by local artists, hear the history of regional art, etc. This will also be an excellent way to utilize the event space planned for the new Civic Space.

Per the introduction above we have also included a **media budget**, which we intend to use to share Superior's art with those who cannot see it in person, and to generally broaden our reach. For example, we intend to record the art lecture series and publish those videos for future consumption. We would like to document art installations, perhaps by making time-lapse videos of mural progress or commissioning drone footage of the larger pieces. This media can be used by CAPS and the Town on social media and otherwise to attract attention to Superior, our growing art collection, and our new walkable downtown.

Several other programs, initiated in 2024, are continued into 2025 with the hopes of gaining momentum. The **neighborhood sponsorship program** has gathered interest but was only kicked off in mid-summer of 2024, so we would like to continue to let that grow. Likewise with the **mural** budget: it has been slow going in 2024 but we have learned a lot and wish to carry our lessons into 2025 with a full head of steam. We have built out our **digital gallery** with excellent display screens, and will continue to utilize them for digital events in 2025.

Please see the descriptions in the following section for more details about each line item.

2025		
Category	**Name**	**Amount**
Art Path	Rent/buy/install artwork	$ 23,000.00
Public Art	Outdoor Collection Plaques	$ -
	Media Production	$ 10,000.00
	Peace Poles	$ 500.00
	Waterproof Paint (Rainworks)	$ 1,000.00
	Spring AI Art Competition	$ 1,500.00
Events and Programming	Digital Exhibitions	$ 1,000.00
	Neighborhood Grants	$ 5,000.00
	Geocaching	$ 500.00
	Community music events	$ 2,000.00
	Community Art Exhibition/Pop-up	$ 1,000.00
	Monthly Art Lectures	$ 2,500.00
Elevate Creative Capital	Artist Roster Events/Workshops	$ 2,000.00
	Mural projects	$ 20,000.00
		$ 70,000.00
Monumental Artwork	Commission/acquire/install artwork	$ 400,000.00

Project Details

The following sections provide a brief description of each project. These descriptions follow the budget table above in order.

Art Path

In late 2023 and early 2024, with the aid of a hired consultant, we revised the plan for the ARTery and elected to focus our efforts on a core region to develop critical mass. We picked Downtown Superior for its high density, proximity to Original Town, and nearness to the intended 'start' of the art path.

Unfortunately, the Metro District has proven very difficult to work with, and most of those intentions (including the placement of Coyote/Hawk, Silencio, and several mural concepts) were either postponed or relocated.

Early in 2025, we plan to regroup on the ARTery strategy, formulating a revised strategy for how to roll out the artwork, which areas to focus on for acquisition, and how to implement temporary or semi-permanent markings. There is a significant allocation in the budget for acquisition and installation of artwork in this vein.

Outdoor Collection Plaques

CAPS would like to begin to annotate our outdoor collection with information on the artist, the date of acquisition/installation, the title of the piece, and a reference to more information on the Town website. Depending on the size, quality, and durability of the plaque, these can cost between $25 and $400 each. We hope to be able to do approximately ten pieces in 2025 for about $3000. This effort would be in partnership with the Arts & History Supervisor. Example below from Lafayette's collection. *(Drew, CAPS, and JG.)*

Media Production

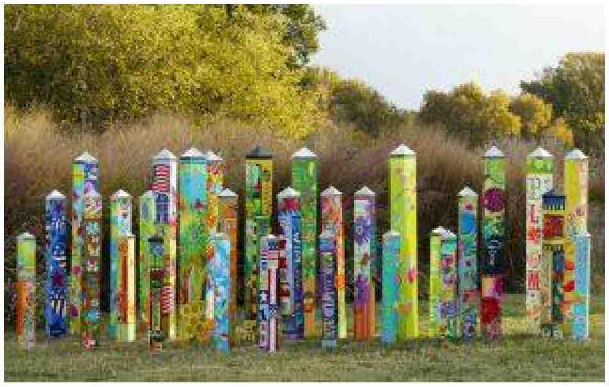
As mentioned above, we wish to formalize the town's media production surrounding our artwork, including recording lectures and seminars for future use and documenting events (like the ornament workshop) and installations (like sculptures or murals).

Consider a reasonably high-production video on the creation of the McCaslin underpass mural, with a time-lapse of the painting, an interview with the artist, footage of residents' engagement and reaction to the piece. This could be shared with residents on existing Town media (website, email lists) and also on social media (Facebook, YouTube, Instagram, etc).

Furthermore, the investment in hiring speakers for the lecture series would go much further if these talks were recorded for future use. This project was successfully piloted in 2024 with the video production for Silencio and Vita Nova, and will be further refined in 2025. *(Brandon will lead.)*

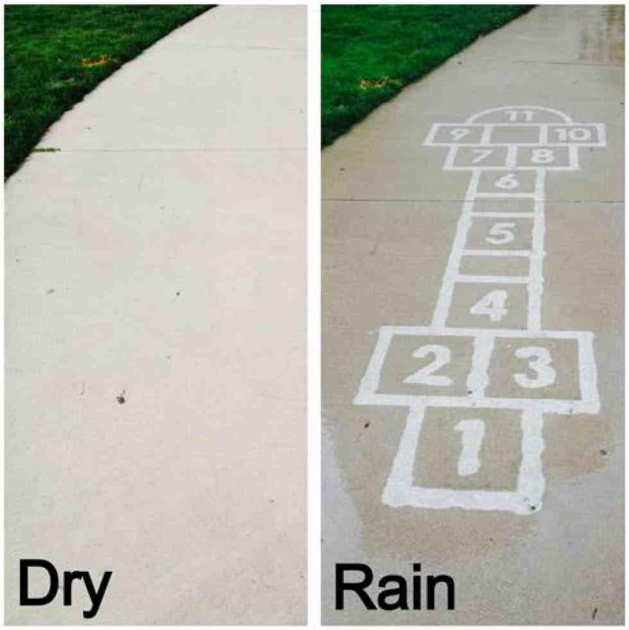
Peace Poles

This is a simple and engaging idea brought by member Sherry Smith, and simply involves decorating wooden poles (similar to fence posts) that could be installed along the ARTery. The poles are expected to cost ~$50 each and would be a great way to engage a neighborhood in a specific region of the ARTery path that currently has little adornment. *(Sherry will lead.)*



Rainworks

Another simple and relatively inexpensive idea brought by Sherry is the Rainworks paint, which is invisible under dry conditions but appears when wet. This would also likely be part of an ARTery activation, and fits in with ideas requested by residents for murals and "found art." The actual template for the design would need to be created, either by CAPS or a hired artist. *(Sherry will lead.)*



AI Art Competition

Our 2024 competition concluded in September of 2024. This project was modestly successful and also moderately controversial. We received 34 submissions that were the primary subject of our digital art event at the Eatery in the Sports Stable. Although we feel like this was a slow start for a state-wide art competition, a huge amount of energy was committed to developing the guidelines, jurying, art call, prize system, etc. Armed with lessons learned from publicizing this first event, we feel that we can host a second annual event with significantly less overhead, and garner more response. We are not shying away from the mixed reactions that this new artform has received. *(Chris will lead.)*

Ornament Workshop

Due to the venue change of the Winter Festival from the Community Center to the Plaza in Downtown Superior, the ornament workshop was cancelled for 2024. We do not see this event returning to the Community Center in 2025 so for now we are removing this activity from our work plan. We will revisit this idea after experiencing this year's festival.

Digital Exhibitions

As mentioned above, in 2024 CAPS invested in the creation of a digital art gallery consisting of five (5) 65-inch Samsung "The Frame" displays on movable stands. We have held one successful event in the Community Center with another in September featuring the results of the AI Art Competition. In 2025 we will continue to program these displays, bringing digital art to the community in a variety of creative ways.

We are also considering the possibility that the frames might serve best as a semi-permanent digital gallery in the Civic Space, however we will balance this idea with the novelty of being able to transport the digital gallery to unique venues. *(Chris will lead.)*

Neighborhood Sponsorships

Like the AI art competition, this program took a tremendous amount of effort to formulate, document, approve, implement, and publicize. We used Arvada's program as a model (with their permission) and now have the program in place, and are receiving a steady flow of applications.

In 2025 we would like to simply continue the program, with a larger budget and more publicity, to see where this idea will take us. The hard part was done in 2024 and now we simply need to coax the program to fruition. *(Drew will lead.)*

Workshops and Art Lectures

In 2024 CAPS had great success leading a series of workshops including: an AI art lecture, a photo walk, a giant clay bead making workshop, a stained-glass workshop, needle felting, and more. While these events were very well received and generated some great feedback, we learned two valuable lessons. 1) A regular schedule would greatly benefit our ability to plan and publicize these workshops, and 2) when something is provided for free, attendees do not feel obligated to attend.

In 2025 we will continue to drive both the ARTery engagement angle (like the photo walk) as well as events intended to drive the art roster (like the stained-glass workshop), however we have lumped them into a single 'workshop' line item. These events will be intermingled into a series of monthly events on a regular calendar, conflicts (i.e. holidays or major town events) permitting.

We intend to explore the use of a nominal fee, or a no-show fee, or a refunded-on-attendance fee to encourage respondents to honor their RSVP. Several of the workshop had no-show rates higher than 50%. *(Joint CAPS project, but Susan will lead logistics.)*

Geocaching

This is a member idea to use the popular geocaching.com website to host a series of art and ARTery related caches around Superior for residents and regional neighbors to find. The subscription fee for the service is minimal but a small budget is allocated to obtain cache containers, trackers, and goodies for the caches. We can imagine cheap but relevant prizes for the caches such as stickers, pins, Superior art memorabilia, etc. *(Stephanie will lead.)*

Music Events

We are interested in bringing all kinds of art to Superior and activating the public spaces, and performance art is a big piece of this. Up until now, CAPS has been relatively quiet in this area, but member Suz Paxon is passionate about music and performance art, and will lead the planning of a variety of small-group music events in the Community Center. *(Suz will lead.)*

Community Art Exhibition

Several members have expressed an interest in engaging residents with one or more community art exhibitions, showcasing art created by residents. *(Sherry, Brandon, and Susan will lead.)*

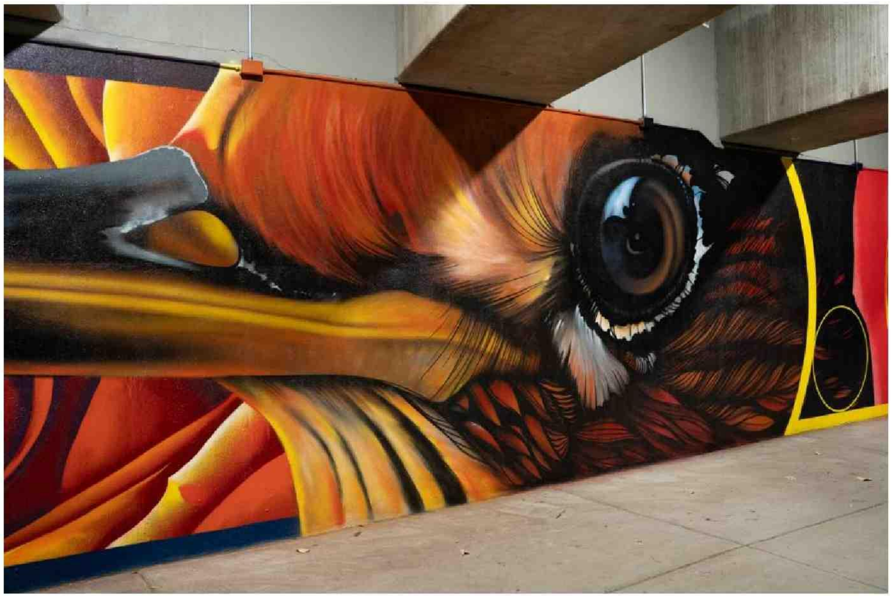
Art Lecture Series

As mentioned above, we are interested in bringing art to Superior that can be enjoyed by art *enthusiasts* who aren't artists themselves. Member Brandon Opalka is well-connected in the art scene and member Susan Chevalier is very interested in organizing and fostering this sort of engagement. We envision presentations by (but not limited to): artists installing their pieces here in Superior; locals with stories of art in the region; art history; presentations of digital artwork or introduction to new and exciting art forms, etc. In addition to the live presentation, these talks will be recorded for later viewing, and are intended to be held in the Civic Space event space. *(Brandon and Susan will lead.)*

Murals

Mural installation progress in 2024 has been frustrating, to say the least. Our ARTery plan called for several murals in Downtown Superior, but lack of interaction with the Metro District made this impractical, despite pleas from DTS residents for exactly this. In the end, we have focused our efforts on a single large mural for the Grasso Tunnel, and the luminous mural by AJ Davis was completed in October and well-received by the community.

Fortunately, our Mural Subcommittee has learned a great deal about the process of finding locations, finding artists, and cutting red tape, and we anticipate a proliferation of murals in 2025. As we mentioned last year, this is one of the few things that CAPS has received, and continues to receive, requests for. (*Liza and Brandon will lead.)*



Monumental Artwork

Member Chris Nunes has proposed the idea of bringing a "monumental artwork" to Superior, something that would be more than a local piece but instead would attract visitors who come to Superior specifically to see something unique.

As an idea for this piece, Chris has proposed the work "Ursa Major" by Jen Lewin, to be placed at the edge of Superior Commons near the Tesla dealer. This project would cost hundreds of thousands of dollars and we would seek sponsorships from business and others to fund this project. In 2025 CAPS would like to begin investigating this idea and hopefully start down the road of bringing a truly notable work of art to town.

URSA MAJOR
2023

Ongoing

Several tasks will be monitored throughout 2025:

- The **Marshall Fire Memorial** subcommittee will continue its work developing a Marshall Fire Memorial for the town.
- CAPS continues to struggle with **funding and grant-writing**, largely due to our structure as an Advisory Group. We will continue to investigate and suggest funding sources and grants available to us now, while also considering if there is a new structure for Superior's art program that provides more opportunities, including the external formation of a foundation or shifting of departmental funding. This includes ongoing research into SCFD eligibility.
- CAPS desires to have a beautiful **website** that showcases our collection and other projects that are ongoing. We will continue to pursue this in conjunction with the artwork labeling task.
- **Art district application:** Through the Call Yourself Creative program (an initiative of Colorado Creative Industries (CCI): https://callyourselfcreative.org/) we will seek to apply as a "creative district" with the intention of attracting more regional attention to our art program.
- We will monitor art concepts that come from **development projects** including Bigsby's Folly and the bio sciences campus.

ITEM NO. 7

INFORMATION FOR MEETING
OF THE SUPERIOR TOWN COUNCIL

AGENDA ITEM NAME:	**Presentation – Design Update from BRS Architects on the North Pool** **Resolution – Approving a Contract with A.D. Miller Construction, for Pre-construction Services for the North Pool Renovation Project**
MEETING DATE:	**June 23, 2025**
PRESENTED BY:	**Jordan Hayes, Project Manager** **Leslie Clark, PROS Director** **Representatives from BRS** **Representatives from A.D. Miller Construction**
PRESENTED FOR:	**Action**

BACKGROUND:

The Superior North Pool was constructed over 30 years ago as part of Superior Metropolitan Districts 2&3 and was assumed as a Town asset in 2004. This 165,000-gallon, 8-lane community pool is a popular amenity for Superior residents, offering general open swimming, swim lessons, swim team, and various aquatic programs and events each summer.

North Pool needs a full renovation to address the operational and safety needs effectively, and to introduce more efficient mechanical and sanitation systems with sustainability goals in mind. BRS was selected as the design firm for North and South Pools and has been an instrumental partner with the Town through public engagement and initial design exercises for North Pool. BRS has compiled the public input, including information from the Parks and Recreation Advisory Committee (PARC). The updated design includes the desire to have restroom access directly from the pool deck, maintain lifeguard sightlines and access to pool areas for quick response times, and explore the feasibility of additional pool amenities.

BRS recommended that the Town consider using a Construction Manager/General Contractor (CM/GC) format for the construction of North Pool. This format allows for the Construction firm to get involved earlier in the project design, typically shortens the design and construction process, and improves project cost forecasts. The construction manager provides input on scheduling, pricing, and phasing. The Town and Construction Manager negotiate a guaranteed maximum price for construction. If both parties agree, the construction manager becomes the general contractor.

RFP FOR CM/GC EVALUATION:

The project was solicited according to the Town's procurement policies as a Request for Proposal (RFP). The project was posted on BidNet and the Town website with 59 firms downloading the solicitation. A total of 13 qualified proposals were received and the top four firms were invited to present to Town staff. A mandatory pre-bid meeting was held with all four top firms attending.

The selection committee consisting of Town Staff and BRS team members selected A.D. Miller as the most qualified firm due to their vast experience and success with similar pool projects.

SCHEDULE:

March – July 2025	Design
April	Public Engagement
May/June	CM/GC Procurement
June – August	Preconstruction by CM/GC
August 2025 – May 2026	Construction
May 2026	Pool Reopening for 2026 Season

BUDGET IMPLICATIONS:

Budget Cost Center	Budget Amount	Project Cost	CM/GC Pre-Construction Fee
46-426-6843	TBD – Bond Issuance	$5,000,000	$7,500
	Expected in June		

The Town successfully passed the Sales Tax Bond Initiative in 2024 to help fund public infrastructure needs, including the design and renovation of Superior Pools. The design of North Pool at $399,852 plus a construction budget of up to $4.6 million will be supported through this Bond revenue.

The CM/GC agreement before you tonight is for A.D. Miller Construction to perform pre-construction services for $7,500. Once pre-construction activities have been completed, an amendment to the agreement with A.D. Miller containing the GMP will come back to the Council for approval.

RECOMMENDED ACTION: Based on the qualifications and experience received and reviewed by staff and BRS, staff recommends approving the agreement with A.D. Miller for CM/GC services for the North Pool Renovation Project.

MOTION:
Move to adopt a Resolution approving a Contract with A.D. Miller Construction for pre-construction services for the North Pool Renovation Project, in the amount of $7,500.

ATTACHMENTS:

1. BRS North Pool Design Update Presentation
2. CM/GC Fee Schedule
3. CM/GC Agreement
4. Resolution
5. A.D. Miller Interview Presentation

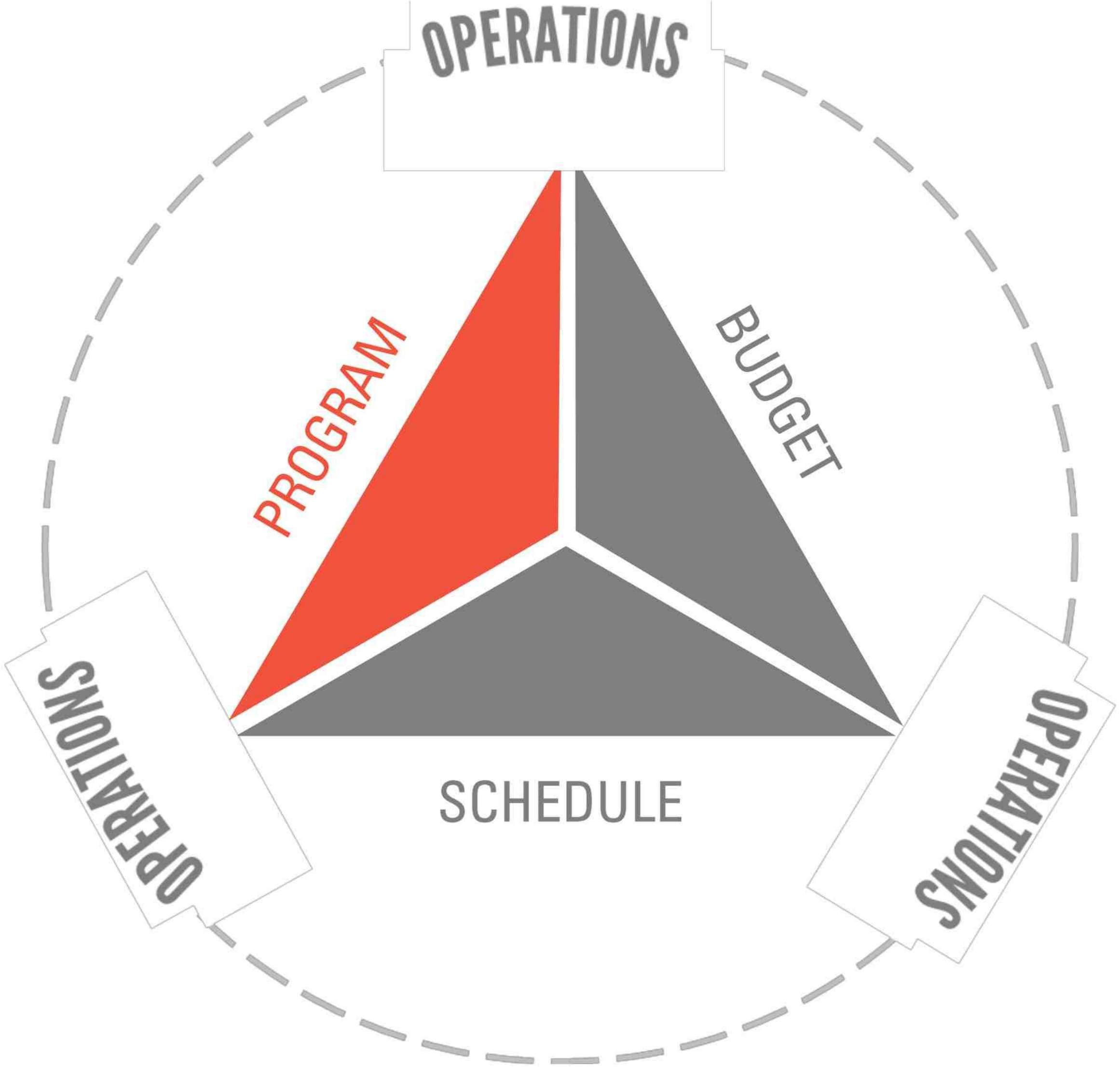
NORTH POOL RENOVATION

TOWN COUNCIL UPDATE

JUNE 23, 2025

BARKER
RINKER
SEACAT
ARCHITECTURE

PROJECT PROGRAM


OPERATIONS
PROGRAM
BUDGET
SCHEDULE
OPERATIONS
OPERATIONS

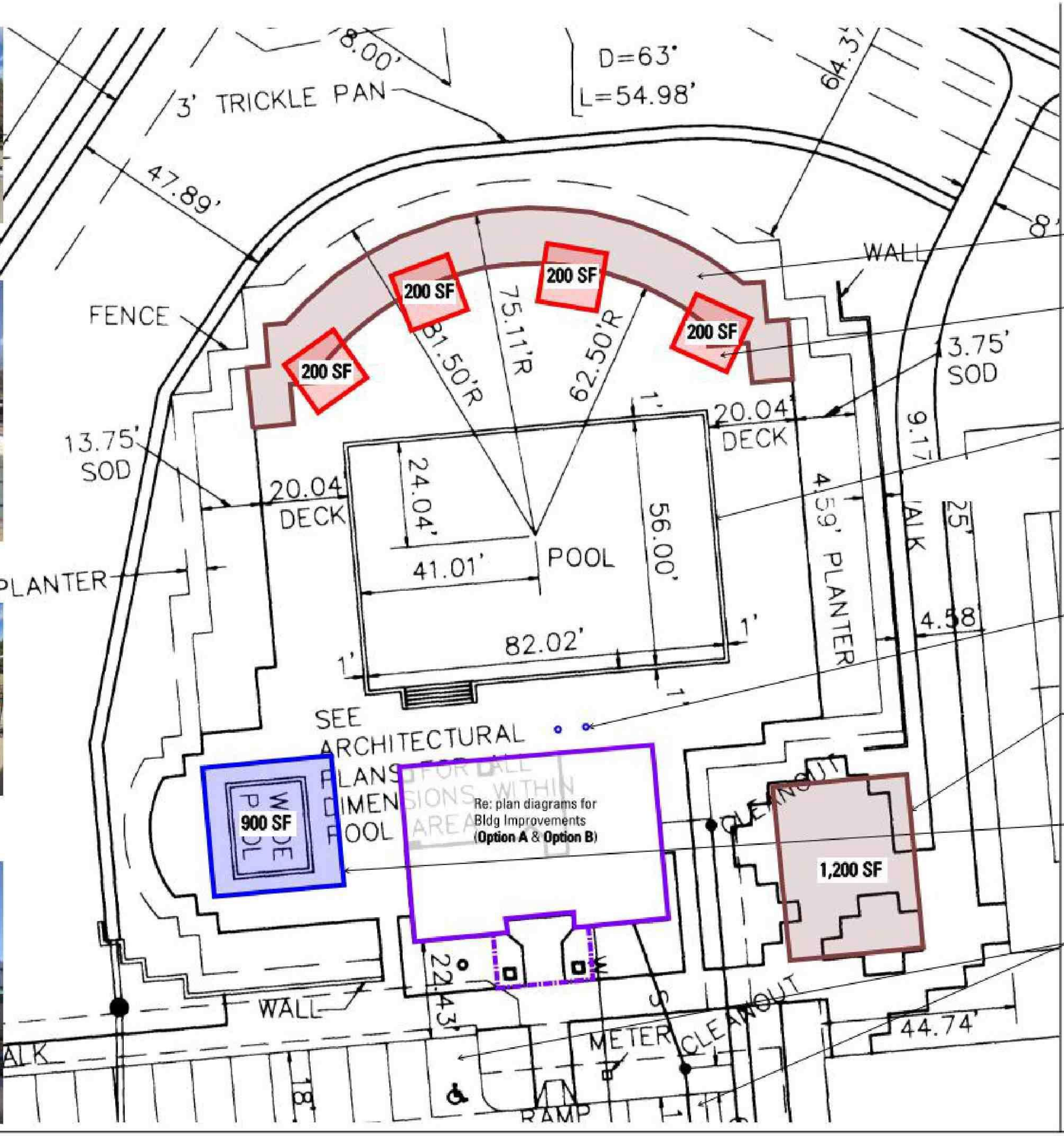
SITE CONCEPT

Swimming Pool, w/ (e) shade structure in background:

Swimming Pool, looking south:

Wading Pool:

(e) Bike Racks: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20.04' DECK
20.04' DECK
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56.00'
41.01'
POOL
82.02'
4.59' PLANTER
4.59' PLANTER
9.17'
WALK
25'
4.58'
SEE ARCHITECTURAL PLANS FOR ALL DIMENSIONS WITHIN POOL AREA
Re: plan diagrams for Bldg Improvements (Option A & Option B)
900 SF
WADE POOL
CLEANOUT
1,200 SF
22.43'
WALL
METER
CLEANOUT
44.74'
RAMP
WALK

- New Electrical service to building; 208Y 120V 3-Phase 4-Wire Service, New Panel Board

- Add (3) power outlets on north side of pool deck.

- New LED light fixtures for pool deck.

New Pool Deck area
2,000 SF

New Shade Canopies, wind rated to 140 MPH
(metal poles w/ fabric canopy)

New Plaster Pool Shell; Replace skimmers with Continuous Gutter; & New Automated Pool Cover
(re: aquatics improvements)

-(2) Pole mounted shower heads

Option B:
- Auxiliary Pool Mech Building, 1,200 SF. (CMU Walls, Steel Roof framing w/ HPC finish, Standing Seam Mtl Roof, Alum Windows).
- (e) pool mech room would be converted to storage room and additional classroom space.

Replace Wading Pool with a New Splashpad

- (2) EV Charging Stations

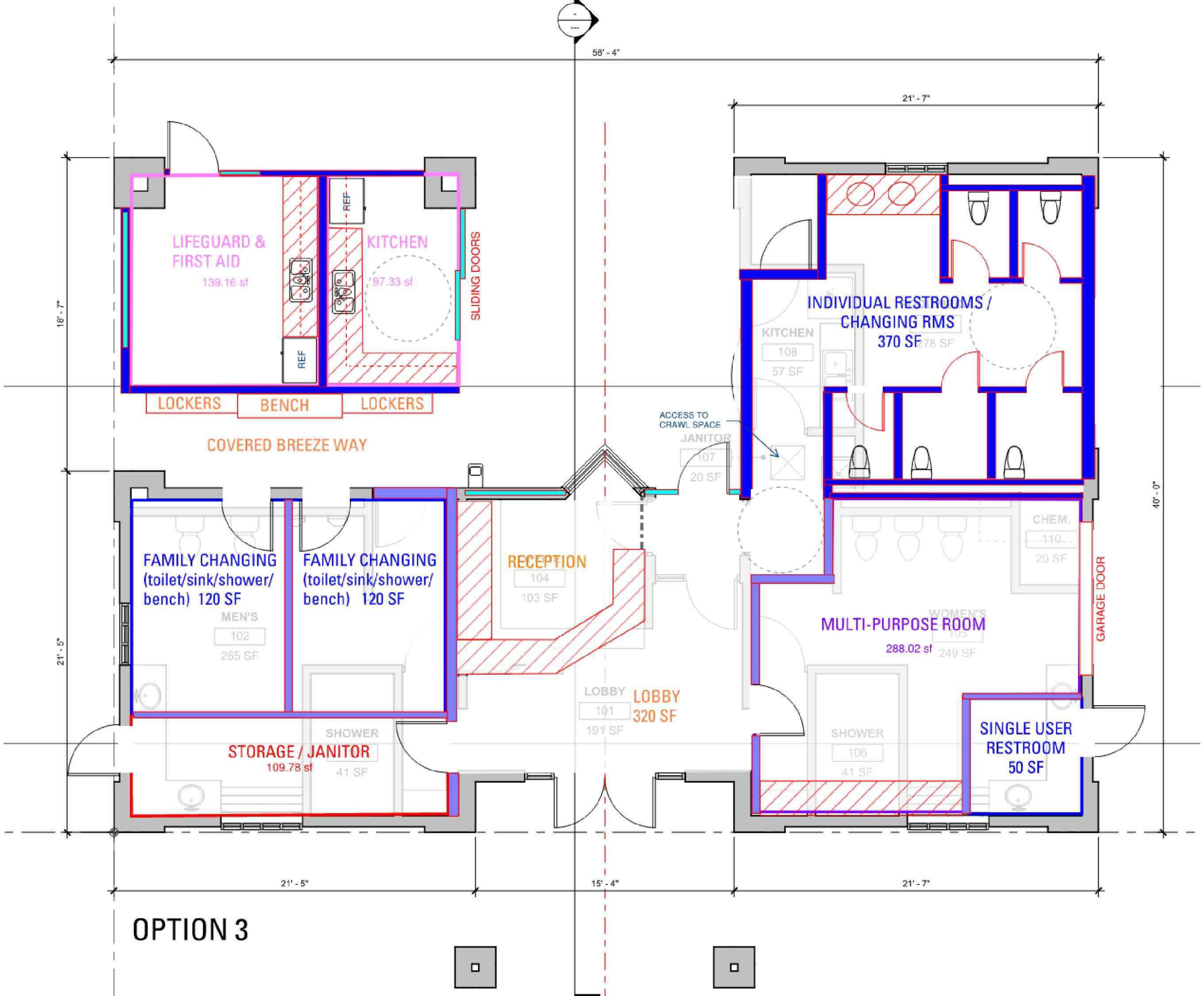
Redo paving around accessible parking - assume **1,600 SF**

- Seal Coat and Re-Stripe entire parking lot - **26,400 SF** re: assessment report.

- Add Bike Racks, match (e), **20 linear feet**

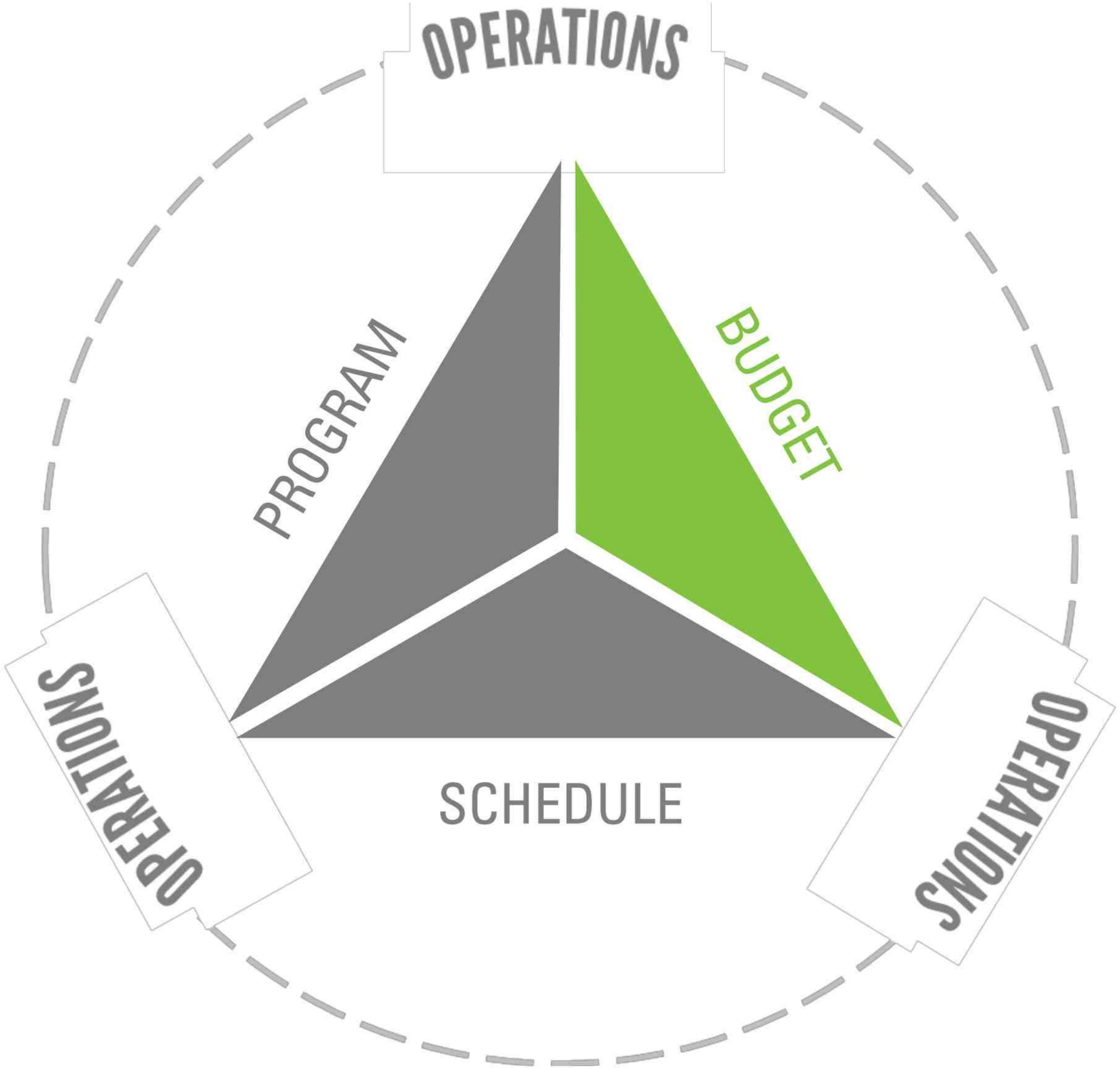
SITE PLAN DIAGRAM - SUPERIOR NORTH POOL SCALE: 1" = 10'-0"

BUILDING CONCEPT


58' - 4"
21' - 7"
18' - 7"
21' - 5"
40' - 0"
21' - 5"
15' - 4"
21' - 7"
LIFEGUARD & FIRST AID
139.16 sf
REF
REF
KITCHEN
97.33 sf
SLIDING DOORS
LOCKERS
BENCH
LOCKERS
COVERED BREEZE WAY
INDIVIDUAL RESTROOMS / CHANGING RMS
370 SF
278 SF
KITCHEN
108
57 SF
ACCESS TO CRAWL SPACE
JANITOR
107
20 SF
FAMILY CHANGING (toilet/sink/shower/bench) 120 SF
FAMILY CHANGING (toilet/sink/shower/bench) 120 SF
MEN'S
102
265 SF
RECEPTION
104
103 SF
CHEM.
110
20 SF
GARAGE DOOR
WOMEN'S
105
249 SF
MULTI-PURPOSE ROOM
288.02 sf
LOBBY
101
191 SF
LOBBY
320 SF
SHOWER
41 SF
STORAGE / JANITOR
109.78 sf
SHOWER
106
41 SF
SINGLE USER RESTROOM
50 SF

OPTION 3

PROJECT BUDGET


OPERATIONS
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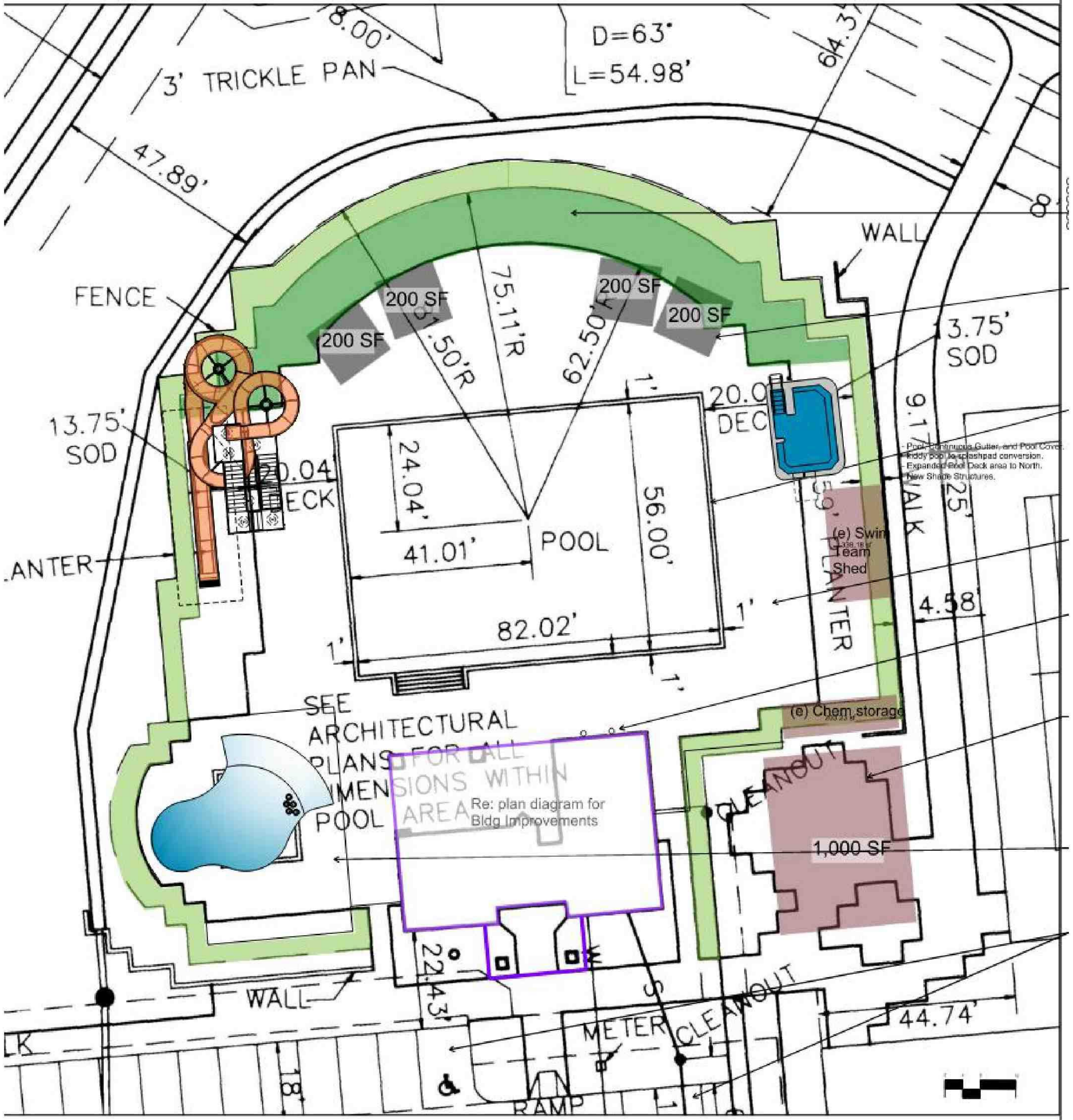
OPERATIONS

NORTH POOL UPGRADE & RENOVATION COSTS

	ROM	SD
AQUATICS RENOVATION/REPLACEMENT COSTS	$2,080,000	$1,580,000
BATH HOUSE RENOVATION & PORCH ENCLOSURE	$1,100,000	$969,000
NEW POOL MECHANICAL BUILDING		$604,900
AMENITIES	$500,000	$500,000
SITE COSTS	$320,000	$323,670
SOFT COSTS	$550,000	$550,000
TOTAL	$4,550,000	$4,527,570

AMENITY CONCEPT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POOL
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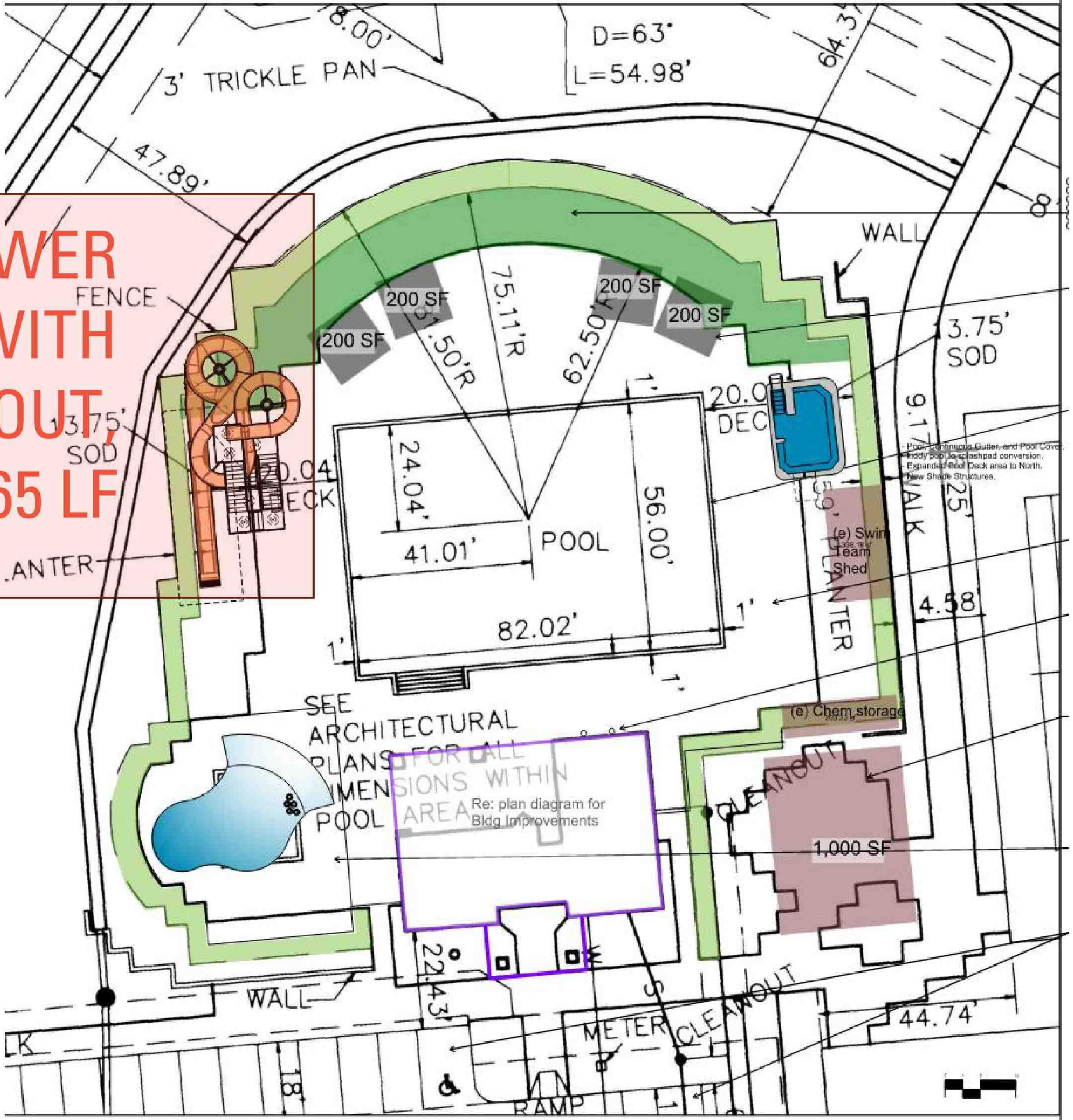
9.17'
WALK
.25'
PLANTER
(e) Swim Team Shed
338.18 sf
(e) Chem storage
4.58'
SEE ARCHITECTURAL PLANS FOR ALL DIMENSIONS WITHIN AREA
POOL
Re: plan diagram for Bldg Improvements
CLEANOUT
1,000 SF
22.43'
WALL
S
METER
CLEANOUT
44.74'
18'
RAMP
LANTER
LK

- Pool, Continuous Gutter, and Pool Cover.
- kiddy pool to splashpad conversion.
- Expanded Pool Deck area to North.
- New Shade Structures.

AMENITY CONCEPT

25' TOWER SLIDE WITH RUN OUT, 165 LF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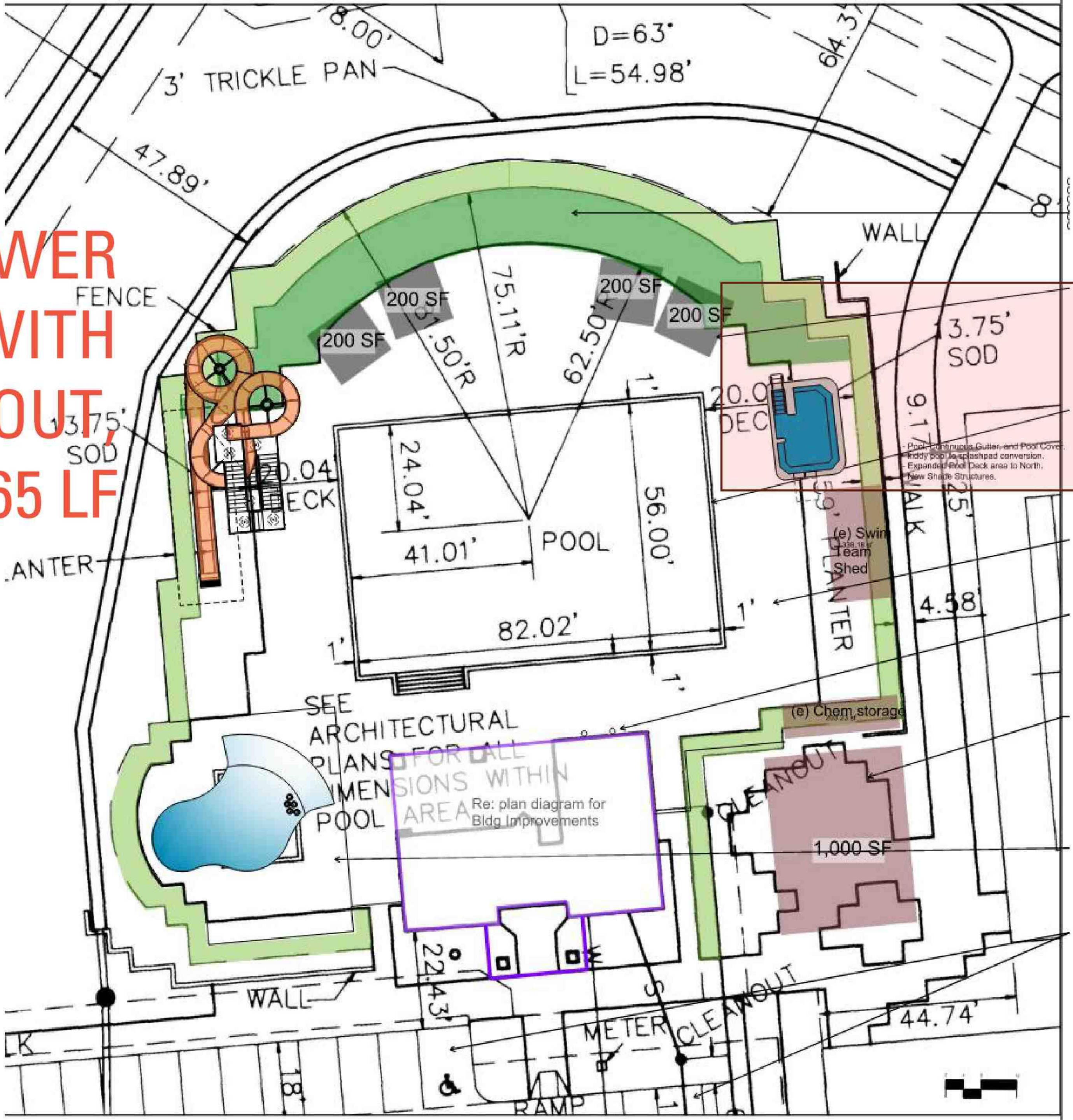
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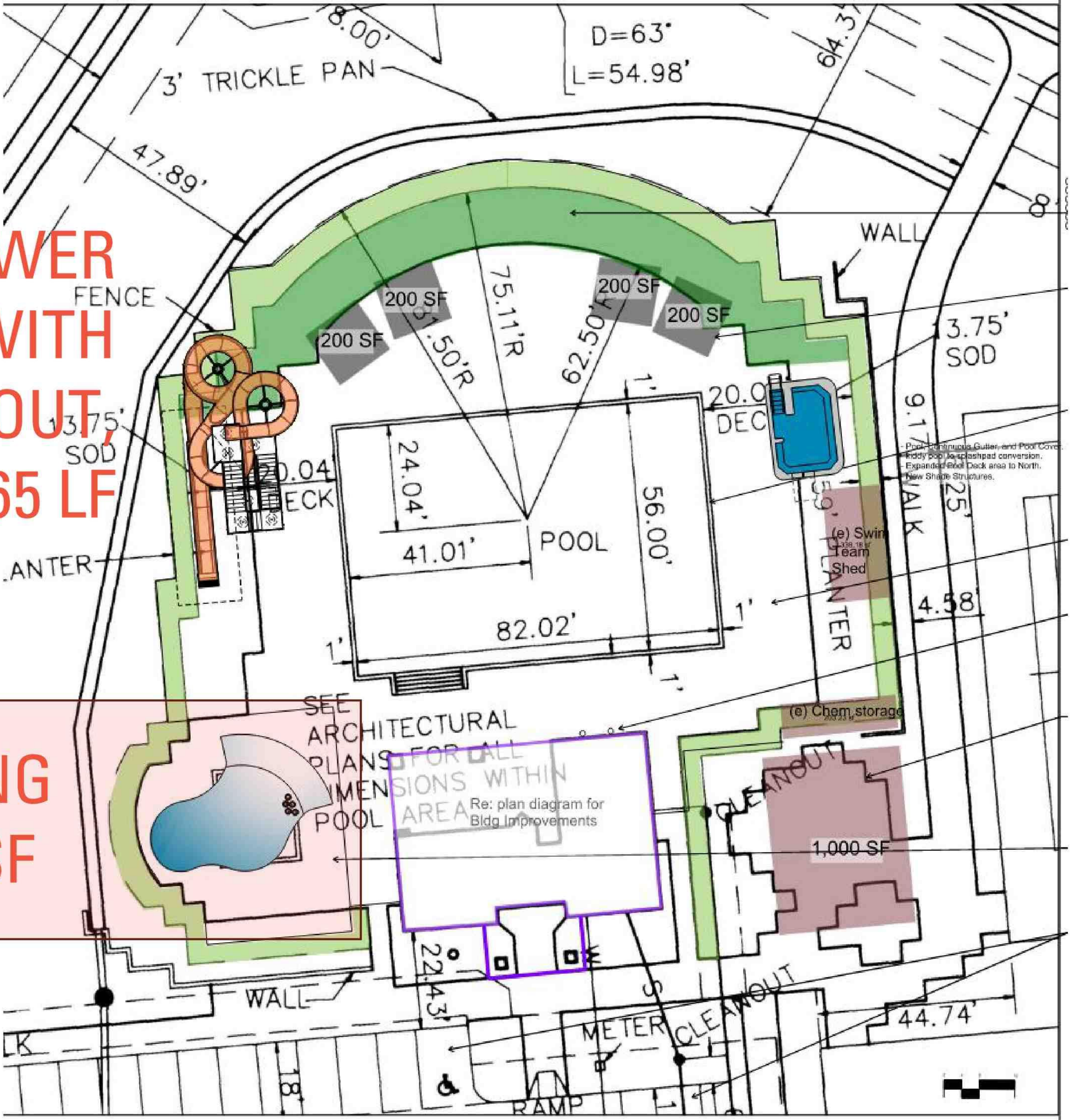
25' TOWER SLIDE WITH RUN OUT, 165 LF

WHIRLPOOL SPA: 238 SF

AMENITY CONCEPT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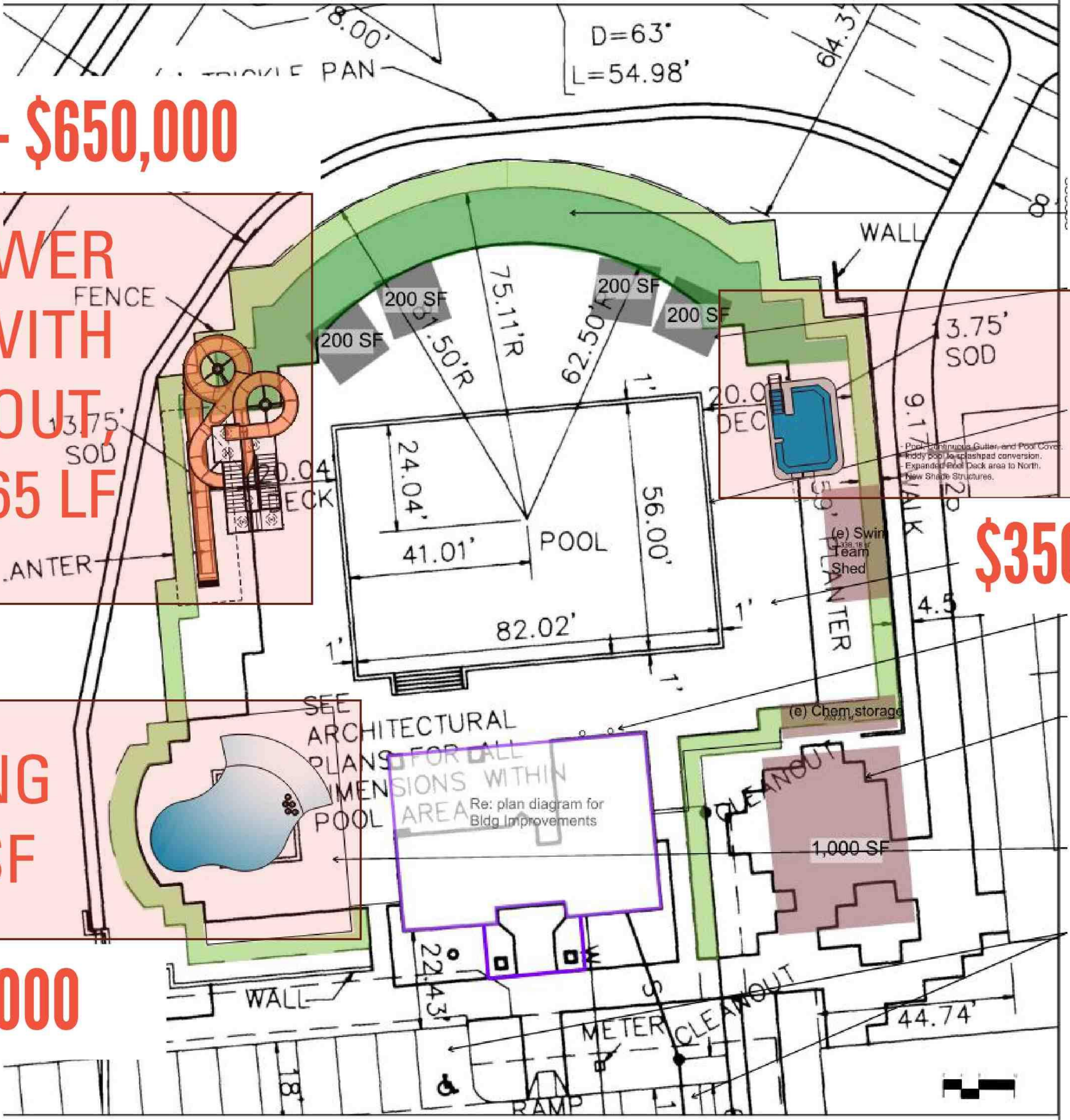
25′ TOWER SLIDE WITH RUN OUT, 165 LF

WHIRLPOOL SPA: 238 SF

ZDE WADING POOL: 770 SF

AMENITY CONCEPT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1,000 SF
WALL
22.43'
METER
CLEANOUT
44.74'
18
RAMP

$500,000 - $650,000

25’ TOWER SLIDE WITH RUN OUT, 165 LF

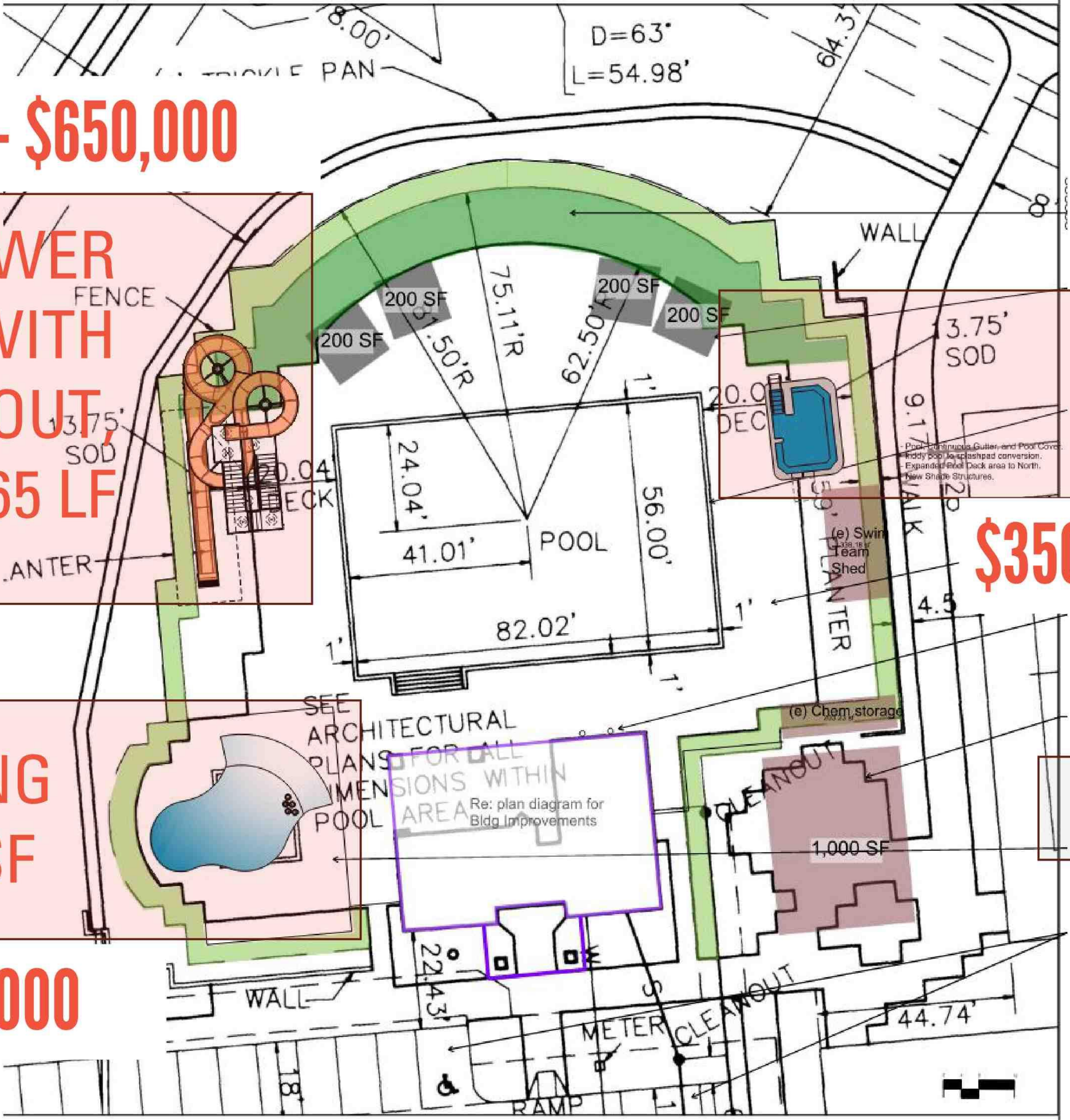
WHIRLPOOL SPA: 238 SF

$350,000 - $425,000

ZDE WADING POOL: 770 SF

$600,000 - $750,000

AMENITY CONCEPT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- New Shade Structures.

$500,000 - $650,000

25' TOWER SLIDE WITH RUN OUT, 165 LF

WHIRLPOOL SPA: 238 SF

$350,000 - $425,000

ZDE WADING POOL: 770 SF

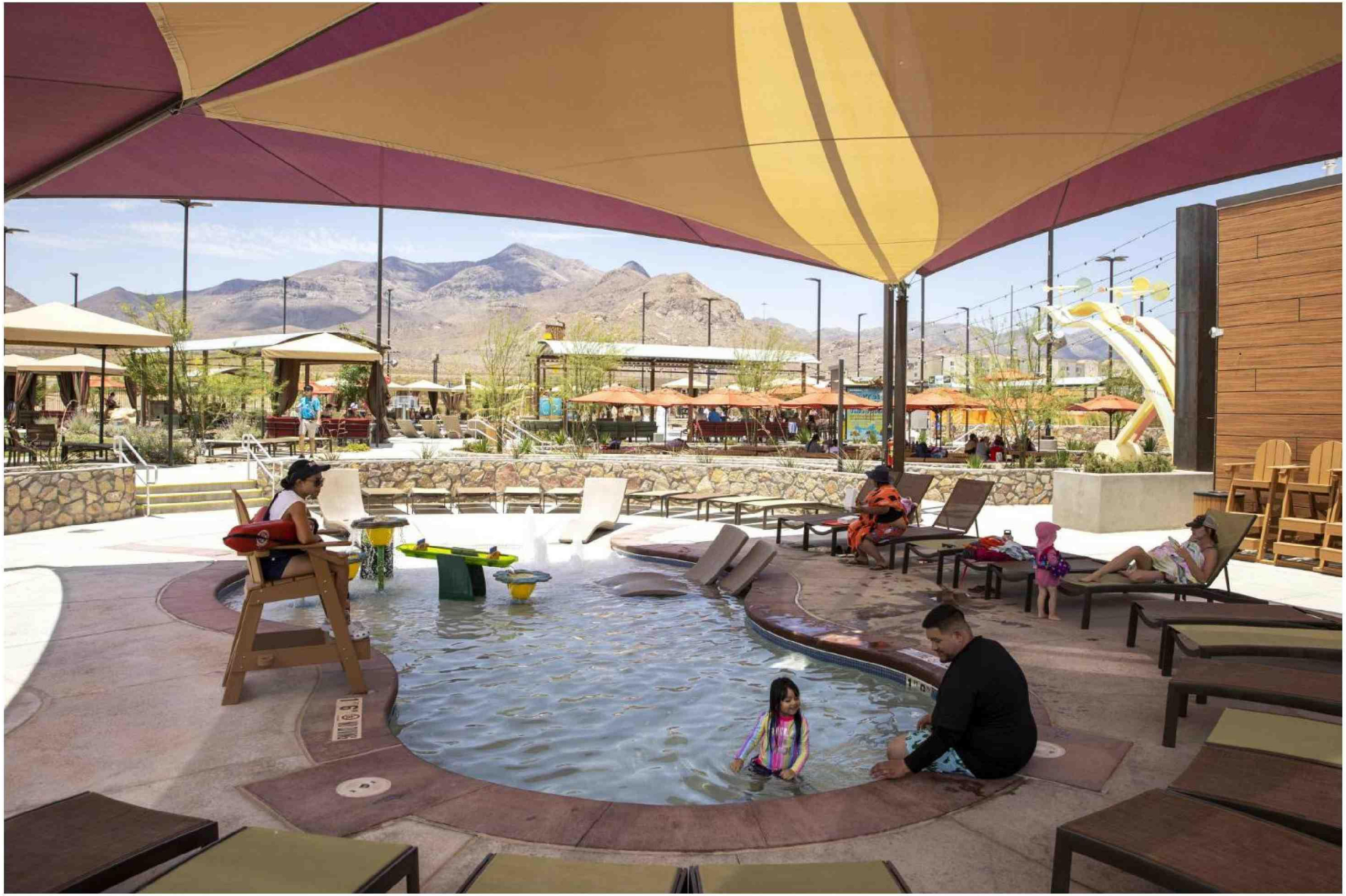
$600,000 - $750,000

DIVING BOARD

$1,000,000 - $1,400,000

SPLASH PAD

ZDE WADING POOL



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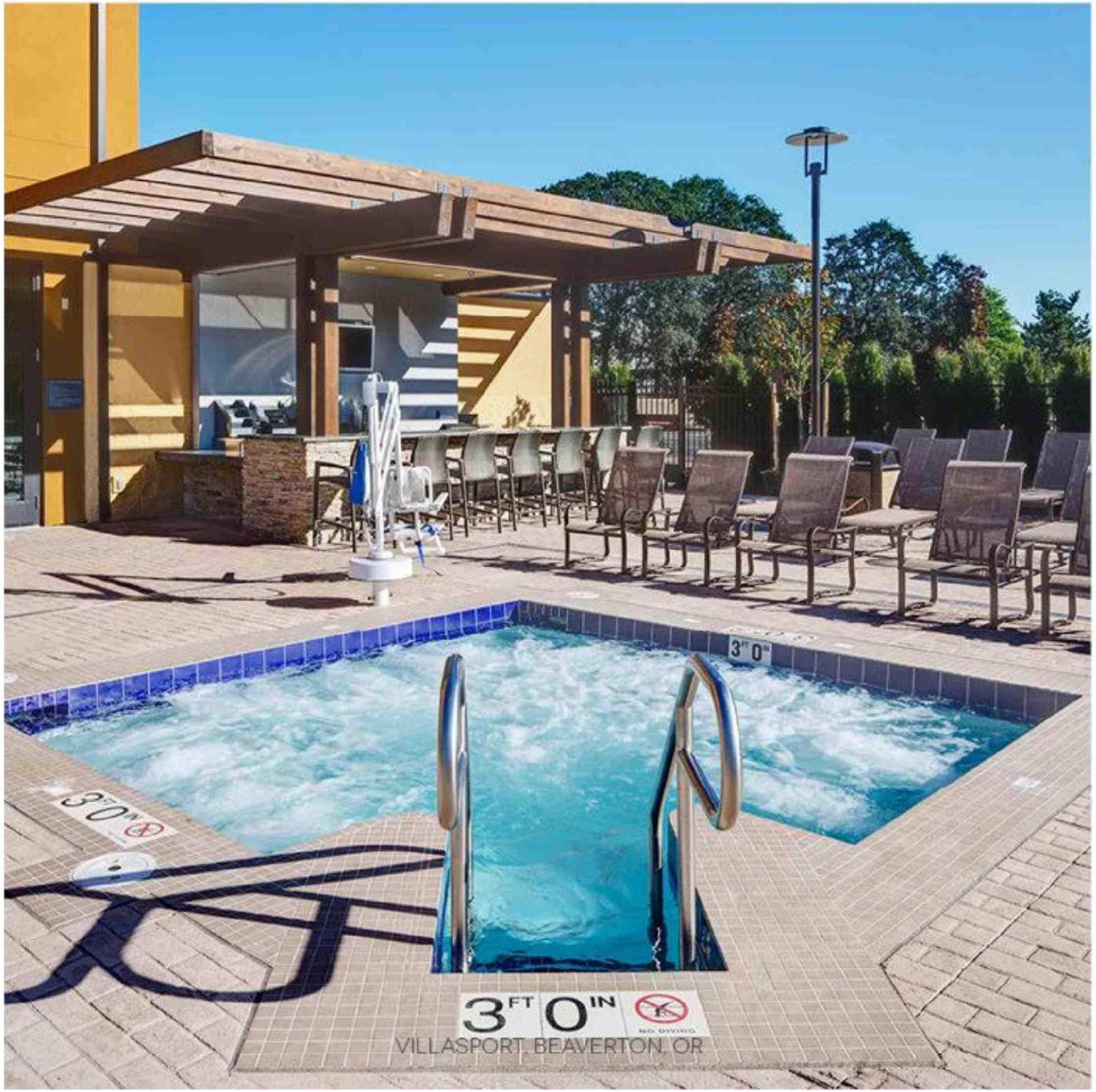
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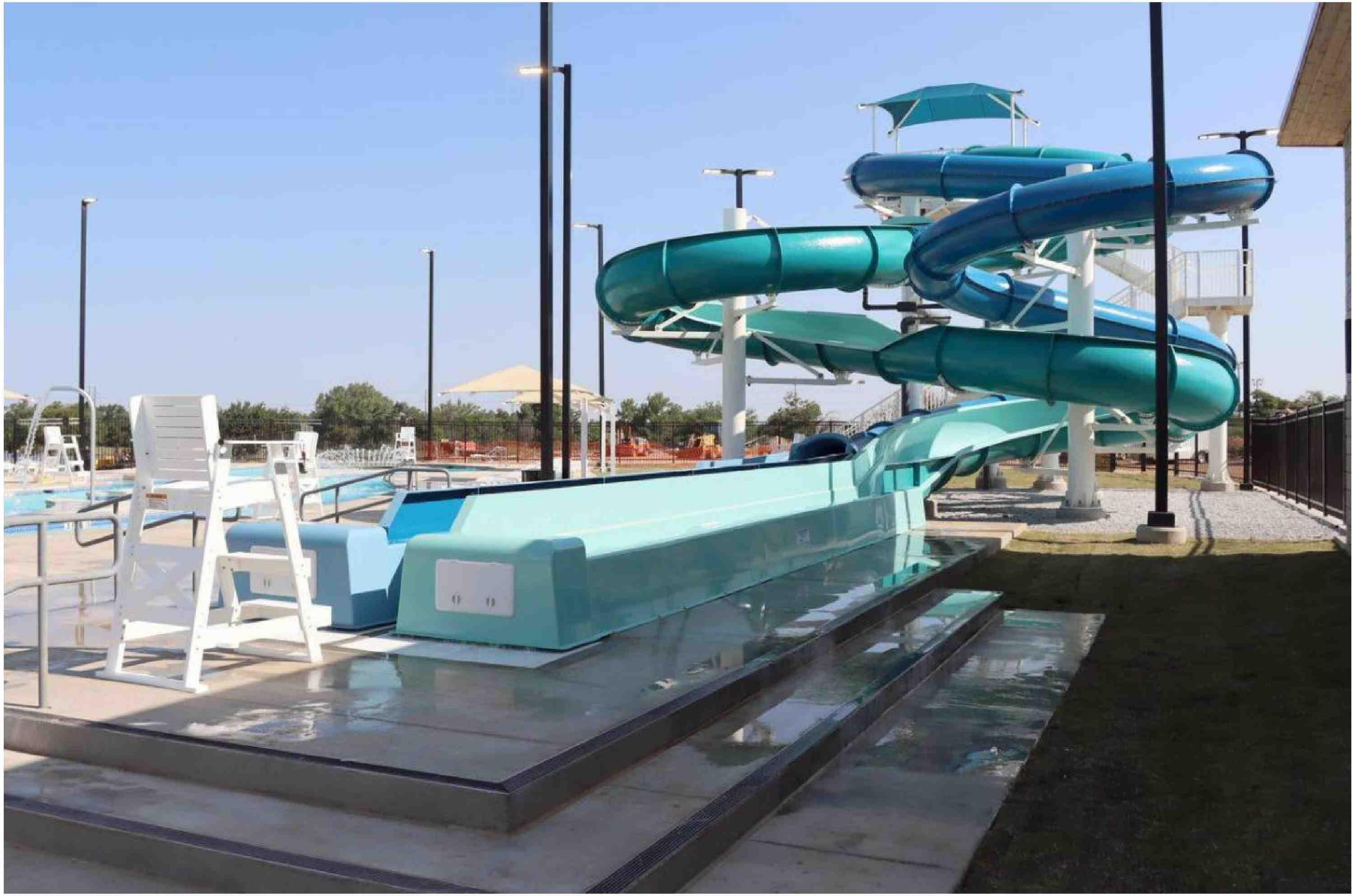


SUSTAINABILITY UPDATE

SUSTAINABILITY UPDATE

ACES Committee Feedback

All-electric Facility

- Pool water heating
- Building heat & domestic hot water

Energy Efficiency

- Upgraded systems: pumps, filtration, sanitation, lighting
- Maximizing PV

Reducing Carbon Footprint

- Construction
- Building Materials

Updated Exhibit B - 05292025
(Town of Superior Project PROS 2025-04)
North Pool Renovation

` **Exhibit B**

CM/GC FEE & SCHEDULE PROPOSAL FORM

(1 page)

Town of Superior
North Pool Renovation

RESPONDENT (FIRM NAME) A.D. Miller Services Inc.,

RESPONDENT SIGNATURE ______ Adam Miller (President)

Description	**Proposal**
1) **Preconstruction Services Fixed Fee** (Refer to RFP PART TWO, Sections 2(a) – 2(o))	$ 7,500.00
2) **Construction Services Fixed Fee (Based on $4.6 million construction budget)** (Refer to RFP PART TWO, Section 3) **Please itemize within proposal	$ 484,789.00
3) **TOTAL - CM/GC FEE (1 + 2)**	$ 492,289.00
4) **Construction Change Order Mark-Up** (Refer to RFP PART TWO, Section 5)	8.5 %
5) **Change Order Mark-Up "Free Zone"** (Refer to RFP PART TWO, Section 5)	$ 20, 000.00
6) **Removed**	**[Removed]**
7) **Umbrella & General Liability Insurance Rate** (Refer to RFP PART TWO, Section (7)(a))	1.25 %
8) **Builder's Risk Insurance Rate** (Refer to RFP PART TWO, Section 7(b))	.50 %
9) **Performance & Payment Bond Rate** (Refer to RFP PART TWO, Section 7(c))	1.00 %
10) **Self-Performed Work Administrative Mark-up** (Refer to RFP PART TWO, Section (7)(d))	4.00 %

Please note:

A. General conditions have been calculated based upon the provided construction duration period of 9 months at a rate of: ($30,216.61/month). Should the scope of work increase significantly affecting the duration of the projected schedule the general conditions may adjust accordingly.

B. CM/GC (OH&P) - is percentage based (5%) and has been calculated based upon project construction value of $4.6M per Addendum.

CONSTRUCTION MANAGEMENT / GENERAL CONTRACTING CONTRACT

THIS CONSTRUCTION MANAGEMENT / GENERAL CONTRACTING CONTRACT (the "Contract") is made and entered into this _____ day of ____________, 20__ (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 A.D Miller Services, Inc., an independent contractor with a principal place of business at 7006 Alton Way, Bldg E, Ste 100, Centennial, CO, 80112 ("Contractor") (each a "Party" and collectively the "Parties") for Town Project No: PROS-2025-04, North Pool & Bath House Renovation (the "Project").

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

1.

A. Contract Documents. This Contract consists of the following component parts, herein defined as the Contract Documents, all of which are as fully a part of this Contract as if set out herein verbatim, or if not attached, as if attached hereto:

i. This Contract, including all exhibits and any properly executed amendments;
ii. Bid Form (Including Bid Summary);
iii. Bid Schedule;
iv. Bidder's Qualification Statement;
v. General Provisions
vi. Special Provisions;
vii. Technical Specifications;
viii. Construction Drawings;
ix. Certificate of Insurance Verification;
x. Notice of Award;
xi. Notice to Proceed;
xii. Bid Bond;
xiii. Payment and Performance Bond;
xiv. Certificate of Final Payment;
xv. Final Acceptance Form;
xvi. Documentation submitted by Contractor prior to Notice of Award; and
xvii. Addendum 1

In the event of any conflict, inconsistency or discrepancy among the Contract Documents, the requirements defining or describing the more stringent or higher quality Work or performance shall control. If the conflict, inconsistency or discrepancy cannot be resolved by the application of that rule, the Contract Documents shall be given precedence as follows: amendments and change orders, addenda, this Agreement, and then specifications, plans, and drawings.

B. 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:

Pre-Construction Services and Construction Services for the North Pool and Bath House Renovation at 1650 S Indiana Street.

i. The Work is comprised of "Preconstruction Services" and "Construction Services". The Preconstruction Services are set forth in Exhibit A and shall be performed on a lump sum basis, which amount is set forth in Exhibit A.

ii. Upon the completion of the Preconstruction Services, the Contractor shall provide to the Town a Guaranteed Maximum Price ("GMP") Proposal (the "GMP Proposal") for the construction of the Project, for which Contractor shall furnish Construction Servies. The construction of the Project generally consists of updating the pool mechanical systems, renovating the pool and wading pool, demolishing bath house interior to insulate and provide new layout as designed, upgrading building systems, new electrical service as required, site upgrades, new EV charging stations, sealing and restriping parking lot, extending sidewalks, and repaving ADA parking stalls.

iii. If the GMP Proposal is accepted by the Town, the parties shall enter into a "GMP Amendment" for the construction of the Project.

iv. If the parties agree to a GMP Amendment, as provided for herein, the Contractor shall furnish and install all labor, materials, and equipment and fully perform and complete the Work in strict accordance with the Contract Documents.

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 and Final Completion shall be as mutually agreed upon by Owner and Contractor in the Construction Schedule, which shall be submitted as part of the Contractor's GMP Proposal and which shall be included in the GMP Amendment.

4. Compensation/Contract Price. The Town agrees to pay Contractor, subject to all of the terms and conditions of the Contract Documents, for the Preconstruction Services, an amount not to exceed $7,500. The Town shall pay Contractor, subject to all of the terms and conditions of the Contract Documents including that of the GMP Amendment, for the Construction Services in the amount identified in the GMP Amendment. 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 eighty percent (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 Project, without discrimination as to race, color, creed, sex, sexual orientation, gender identity, gender expression, marital status, national origin, ancestry, age, or religion except when sex or age is a *bona fide* occupational 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 or relating to or arising out of the Contract or the Work shall be brought in District Court 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, the Contract Documents, 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 to the representatives for the Parties and at the addresses set forth below, and shall be deemed given (i) by hand delivery, upon receipt thereof; (ii) 3 days after deposit in the U.S. Mail, postage prepaid, certified mail, return receipt requested; (iii) 1 day after deposit with a nationally-recognized overnight courier, specifying overnight priority delivery; or (iv) if delivered electronically, when received by the recipient via e-mail at the e-mail addressed identified below. Either Party may change its address or representative to whom notice must be provided for purposes of this Contract at any time by giving notice of such change to the other Party.

The Town:
Jordan Hayes, Project Manager
jordanh@superiorcolorado.gov
Town of Superior
124 East Coal Creek Drive
Superior, CO 80027

Contractor:
Adam Miller, Vice President
adammiller@admillerinc.com
A.D. Miller Construction
7006 Alton Way, Blgd E, Ste 100
Centennial, CO 80112

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.

17. Accessibility. Contractor shall comply with the accessibility standards for an individual with a disability adopted by the State Office of Information Technology pursuant to C.R.S. § 24-85-103, and shall indemnify, hold harmless and assume liability on behalf of the Town and its officers, employees, agents and attorneys for all costs, expenses, claims, damages, liabilities, court awards, attorney fees and related costs, and any other amounts incurred by the Town in relation to Contractor’s noncompliance with such accessibility standards.

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:

____
Shannon Dujardin, Town Clerk

CONTRACTOR

By: ______________________________

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 following work: _________________________.

Please note that in accordance with the Construction Contract, the Work identified in this Notice to Proceed must commence within ten (10) 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 penal sum 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:	PRINCIPAL
By: _______________________________	By :________________________________
Title: ______________________________	Title: _______________________________
	Address: ____________________________
	_____________________________
(Corporate Seal)	
	SURETY
ATTEST:	Surety: ______________________________
By: _________________________________	By: _________________________________
Attorney-in-Fact: ______________________	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 defend, 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 as of the date of this Certificate of Final Acceptance. Therefore, the Work is considered by the Town of Superior 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.

Notwithstanding the above, Contractor shall not be relieved from any obligations under the Contract Documents by this final inspection and Certificate of Final Acceptance, and the Town of Superior expressly reserves and does not by issuance of this Certificate of Payment intend to waive any claims for defective, deficient, or otherwise nonconforming Work that are hereafter discovered.

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. Addendum 1.

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 services, labor, materials, and equipment necessary to complete all of 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.

1.13 BID:

Any references in these general provisions to a "Bid" is intended to apply to a proposal received in response to the Request for Proposals issued for the Project.

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 Town Council 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. SUSPENSION AND TERMINATION

4.01 SUSPENSION FOR CONRTRACTOR DEFAULT:

The Town may, in the Town's discretion, order Contractor in writing to suspend the Work or any part of the Work because Contractor has materially breached any terms or conditions of the Contract Documents. If Contractor later resumes work that the Town previously suspended pursuant to this Section 4.01, Contractor shall not be afforded any extension of the Contract Time and the Town shall not be liable to Contractor for any additional costs caused by the suspension or related to Contractor's resuming the suspended Work.

4.02 SUSPENSION FOR THE TOWN'S CONVENIENCE:

The Town may, at any time and without cause, order Contractor in writing to suspend the Work or any portion thereof for such period of time as the Town may determine, for the Town's convenience and in the Town's sole discretion. If the Town suspends the Work pursuant to this Section 4.02, the Contract Price and the Contract Time shall be equitably adjusted to account for any actual and substantiated critical path delays to the progress of the Work and actual and substantiated increase in costs for the performance of the Work. If the suspension applies to only a part of the Work, an extension of the Contract Time will be authorized based on the Project Manager's estimate of the delay to the entire Project caused by the partial suspension.

4.03 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.

4.04 TERMINATION FOR THE CONTRACTOR DEFAULT:

Without prejudice to any other rights or remedy, the Town may terminate this Contract or reassign all or any portion of the Work upon 30 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 lawfully available to the Town including without limitation an action at law for damages against Contractor or any bonding agency issuing a bond hereunder, or an action in equity for injunctive relief.

4.05 TERMINTATION FOR THE TOWN'S CONVENIENCE:

A. The Town may, at any time and without cause, terminate the Contract, in whole or in part, for the Town's convenience and without cause if such determination is in the Town's best interest. Contract termination for convenience by the Town will be initiated by the Town's written Contract Termination Notice which will specify the effective date and the extent of the termination. In the event the Contract is terminated for convenience, Contractor is not entitled to any claim for any amount, including lost profits or other special or consequential damages, for or in connection with Work yet to be performed.

B. Upon receipt of a Contract Termination Notice pursuant to this Section 4.05, Contractor shall, unless otherwise directed by the Town, take all of the following actions: (i) cease operations as directed by the Town in the Contract Termination Notice; (ii) take all actions necessary or that the Town may direct for the protection and preservation of the Work; and (iii) except for Work directed to be performed prior to the effective date of termination stated in the Contract Termination Notice, use all reasonable efforts to cancel or divert outstanding commitments and subcontracts for procurement of services, materials or equipment to the extent they relate to the terminated Work. Contractor shall, with the Town's prior approval as to the terms, settle and pay all liabilities and claims arising out of such cancelled commitments or subcontracts or, if the Town so elects, shall assign all of Contractor's rights, title and interest in and to those commitments and subcontracts to the Town such that the Town will then have the right to settle and pay all claims arising out of the cancellation of those commitments and subcontracts directly.

C. If the Town terminates the Contract for convenience as provided for in this Section 4.05, the Town shall pay Contractor for the Work properly executed and, to the extent approved by the Town, actual cancellation charges or loss incurred by Contractor upon outstanding commitments or subcontracts that Contractor is unable to cancel, provided Contractor has proven reasonable efforts to divert the commitments to other activities. Contractor shall submit an itemization and claim, along with all supporting backup documentation and cost records substantiating the amounts claimed, of any costs sought pursuant to this Section 4.05.C to the Town within 60 days after the effective date of the Contract Termination Notice, unless such time period is extended by mutual agreement of the Parties. Upon agreement by the Town and Contractor as to the amounts to which Contractor is entitled under this Section 4.05.C, the amounts agreed to shall be embodied in a Change Order and Contractor shall be paid that amount by the Town.

D. Payment for amounts properly executed by Contractor prior to the Contract Termination Notice shall be based on the applicable Bid prices for such Work for those portions of the Work actually completed and accepted by the Town, as well as a release of any retainage held by the Town as of that time. Contractor shall not be entitled to loss of other anticipated profits under this Contract, profits lost on other work not obtained, any other form of special or consequential damages, or any costs incurred due to Contractor's or any of its suppliers or subcontractors fault or failure to mitigate as a result of any such termination by the Town for convenience.

E. In no event shall the total sums paid to Contractor pursuant to this Section 4.05 exceed the Contract Price.

F. Settlement of and payment for the Work performed and costs of termination as outlined in this Section 4.05 shall not relieve Contractor or its Surety from responsibility or obligations with respect to the Work performed or concerning any claims arising out of the Work performed by Contractor on the Project or Bonds issued in connection with the Project.

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). However, nothing in this Section 6.01 shall apply to or affect any Bonds issued in connection with the Project, contracts or insurance, or insurance policies that provide for the defense, indemnification or holding harmless of public entities, nor any other obligations, rights or remedies of either of the Parties to this Contract.

6.02 NOTICE OF CLAIM:

If Contractor receives any claim from any third party, including but not limited to subcontractors, suppliers, personnel, employees, or private property owners, arising from or in any way relating to 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. Contractor shall not be relieved of any liability, claims, demands, or other obligations assumed pursuant to the Contract Documents, including this Section 6.03, by reason of its failure to procure or maintain insurance, or by reason of its failure to procure or maintain insurance in sufficient amounts, durations, or types. At a minimum, Contractor shall procure and maintain, and shall cause any subcontractor to procure and maintain, the minimum insurance coverages listed below, with forms and insurers acceptable to the Town. By requiring such minimum coverages, the Town shall not be deemed or construed to have assessed the risk that may be applicable to Contractor. Contractor shall assess its own risks relative to the Work to be performed on this Project as required by the Contract Documents and, if Contractor deems it appropriate and/or prudent, maintain higher limits and/or broader coverages than those provided for herein.

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 and provide coverage for all premises and operations, explosions, collapse and underground hazards, 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.

B. All coverages shall be continuously maintained to cover all liability, claims, demands and other obligations assumed by Contractor pursuant to the Contract Documents for the duration of the applicable statutes of limitation and statute of repose. All of Contractor’s policies shall contain a severability of interests provision, where commercially available, and shall include the Town and the Town's elected and appointed officers or officials, employees, agents, volunteers, and contractors as additional insureds. No additional insured endorsement shall contain any exclusion for bodily injury or property damage arising from completed operations.

C. 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.

D. 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.

E. Contractor shall ensure that all of Contractor's and subcontractors' or suppliers' insurers are licensed or approved to do business within the State of Colorado. Unless otherwise specified, all policies must be written on a per occurrence basis.

F. Contractor and its insurers shall waive subrogation in favor of Additional Insured parties.

G. Failure of Contractor to comply with these insurance requirements during the term of the Contract may be considered a material breach and may be cause for immediate termination of the Contract, at the Town's option and in its sole discretion.

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 and the applicable payment application. 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, along with copies of invoices from subcontractors or suppliers substantiating the amounts billed, partial, conditional lien and claim waivers executed by Contractor and by each subcontractor and supplier covered by the applicable payment application and, beginning with the second application for a progress payment, unconditional lien and claim waivers from Contractor and each subcontractor and supplier for all amounts paid by the Town on prior applications for payment. .

B. Except as otherwise provided for in the Contract Documents and this Section 7.01, progress payments shall be in an amount equal to 95% of the Work actually completed. All amounts retained by the Town pursuant to this Section 7.01.B shall be retained by the town until the Work is completed and finally accepted by the Town. Completed Work shall, pursuant to approval and acceptance by the Project Manager, 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.

D. In addition to the 5% retainage provided for in Section 7.01.B and withholding for failure to timely complete the Work as provided for in Section 7.01.C, the Town may retain any disputed line item or portion thereof included in any application by Contractor for a progress payment for any of the following: any unsatisfactory performance of the Work; failure to repair or replace defective, non-conforming or rejected Work as directed by the Town; claims filed or reasonable evidence that claims may be filed against Contractor relating to the performance of the Work; Contractor's failure to make payments to subcontractors or suppliers as required by the Contract Documents; failure to comply with the Contract Documents or applicable law, including employment laws and licensing and permitting requirements; failure to maintain the Work and work site in a clean and orderly manner; failure to remedy damage to Town or private property damaged by Contractor or its subcontractors or suppliers during the performance of the Work; or a set off for amounts due to the Town by Contractor pursuant to the provisions of the Contract Documents, including amounts for liquidated damages. If the reasons for such withholding are cured by Contractor and no longer exist, the Town shall make payment to Contractor for the sums withheld, subject to the 5% retainage on all progress payments as provided for in Section 7.01.B.

E. Contractor warrants that it shall pay each subcontractor and supplier promptly, upon receipt of payment from the Town, the amount to which the subcontractor is entitled no later than 7 days after receipt of payment from the Town. Notwithstanding anything to the contrary, Contractor shall not be required to pay a subcontractor or supplier that has not performed in accordance with its subcontract or purchase order. Contractor shall, by appropriate agreement with each subcontractor or supplier, require each subcontractor or supplier to make payments to the subcontractor's or supplier's sub-subcontractors or vendors in similar manner. The Town may furnish to each subcontractor or supplier information regarding the percentages of completion or the amounts applied for by Contractor and paid by the Town.

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 Substantial Completion is delayed after the Substantial 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. If Contractor does not, after Substantial Completion, achieve Final Completion of the Work as required by and within the time specified in the Construction Contract, Contractor shall be assessed the amounts specified in Section 7.03.A for each day thereafter that the Project does not achieve Final Completion, which amounts constitute a reasonable estimate of the actual damages such delay would cause the Town.

C. Allowing Contractor to continue and finish the Work or any part thereof after the Substantial Completion date and Final Completion date, as applicable, 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, nor for any attorneys' fees or costs that are otherwise allowable under the Contract Documents or applicable law. Liquidated damages may be deducted from any payment due Contractor or the retainage held by the Town. If the liquidated damages exceed the amount owed to Contractor, Contractor shall reimburse the Town within 30 days of the Town's written demand for such reimbursement.

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 Town Council. 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 Town Council.

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 and accepted by the Town, 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).

8.05 Dispute Resolution:

A. If disputes remain unresolved after negotiations between the Town and Contractor, the parties shall, as a condition precedent to commencing any form of binding dispute resolution by either party, submit the disputes to nonbinding mediation with a mutually agreeable mediator with experience on municipal construction projects. Each party shall bear its own costs associated with presenting any disputes to the mediator, and shall share equally in the mediator’s fees and expenses.

B. Contractor shall faithfully continue performance under this Contract during the pendency of any dispute, mediation or litigation arising under or relating to this Contract and the Work in accordance with the terms and conditions of the Contract Documents. Contractor’s failure to faithfully continue performance due to a dispute, mediation or litigation shall, in the Town’s discretion, be construed as a material breach of this Contract and justify termination for Contractor’s default or such other action as the Town, in the Town’s discretion, may deem appropriate or warranted.

C. If the Town is reasonably required to engage an attorney to assist in connection with any claim or dispute with Contractor relating to or arising out of the Contract or the Work including, without limitation, in connection with any mediation or litigation proceedings, and the Town prevails in such proceeding, Contractor shall reimburse the Town for its reasonable attorneys’ fees, costs, and other expenses incurred by the Town in connection with such proceedings.

SPECIAL PROVISIONS

1. General.

   A. All labor, services, material, and other work necessary for the construction of the Project 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. Engineer. The Engineer for this Work shall be the Town Engineer.

6. 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.

7. 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.

8. 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.

9. 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.

10. 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.

11. 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.

12. 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.

13. 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.

14. 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.

15. 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.

16. 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.

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

18. 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.

19. 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.

20. 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.

21. 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.

22. 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.

23. 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.

24. 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.

25. 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. .

26. 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.

EXHIBIT A
SCOPE OF SERVICES – PRE-CONSTRUCTION

Contractor Compensation

For Pre-Construction services set forth in Exhibit A, the Town shall pay the contractor and amount not to exceed $7,500. Contractor shall submit monthly invoices to the Town.

Contractor's Duties & Deliverables

During the term of this Agreement, Contractor shall perform the following duties, as directed by the Town:

- The CM/GC shall participate in the continuing design process as an integral member of the Project Team and shall perform Pre-Construction services that, in general, shall include but not be limited to the following:

    - Attend all necessary coordination/work sessions with the Town and Architect Team to gather and distribute information on the Project as required. It is anticipated that attendance of one (1) one-hour coordination/work session, bi-weekly for the duration of the pre-construction period would be required, or as needed.

    - In conjunction with the Town, immediately identify the Project requirements based upon design documents prepared by Barker Rinker Seacat Architecture (BRS) (Architect) and prepare a total Project budget that properly allocates construction costs and "soft" costs for the various elements of the work intended for the Project.

    - Develop and continue to refine a comprehensive Project schedule (a preliminary draft schedule is attached). Identify, set decision dates, and make recommendations to the Town and the Architect on procurement of long-lead delivery items. Update and monitor the Project schedule with the Town and the Architect regularly to identify deviations and changes.

    - Provide value engineering and life-cycle costing for all materials, equipment and systems mutually agreed upon to determine the best possible value to the Town. Conduct formal value engineering work sessions with the Town and the Architect, and recommend design detail alternatives.

    - Prepare and monitor estimates of the construction cost during each of the design phases based on detailed quantity surveys of the Drawings and Specifications. Advise the Town and the Architect if it appears that the construction budget will not be met, and make recommendations for corrective action. Prepare and update with each cost estimate a reconciliation report comparing the previous cost estimate, the current cost estimate, the Architect's cost estimate and the approved budget. Provide a narrative of the changes made from the previous versions and accompanied with an updated construction billing and cash flow forecast. Provide this service at each of the anticipated design milestones noted: Schematic Design, Design Development, and 75% Construction Documents.

- Review the drawings and specifications as they are being prepared, and recommend alternate solutions whenever design details affect budget, schedule, constructability, and consistency with local and traditional trade practice.

- Review the proposed design concepts, layouts, dimensions, clearances and advise the Town and Architect of possible conflicts of the M/E/P building systems with the adjacent structure and finishes.

- Recommend a strategy for bid packaging the drawings and specifications relative to the Project approach and other pertinent considerations. Administrate the various bid packages for the Project.

- CM/GC must prequalify subcontractors and contract suppliers. It is the Town's policy that a minimum of three (3) bids are received. Awards are then based upon the lowest responsible and conforming bids received. All subcontractor and contract supplier bids shall be provided to the Town for review and acceptance of proposed pricing.

- Prepare a detailed approach to phasing of the work, mobilization, logistics, quality control and safety for review and approval by the Town and Architect.

- Prepare and submit a final GMP proposal (based on 75% Construction Documents) for the Town's optional acceptance reflecting the entire cost, scope of work and quality intent of the Project before any construction funds are committed. The GMP Proposal shall be supplemented with a clearly defined and detailed breakdown of costs for the entire Project. All construction costs must be clearly defined and included in the GMP Proposal. All proposed allowances included shall be approved by the Town and shall include estimated quantities and values justified by the CM/GC. A schedule for construction of work will be submitted. The CM/GC GMP contract will ultimately require Superior Town Council approval.

- Identify and submit proposals for long lead items for direct purchase by the Town.

- The CM/GC's proposed "self-performed work" shall be documented in the GMP Proposal with a detailed, quantified and unit priced cost estimate.

- Assist the Town and Architect as necessary in interfacing with the Building Department and other authorities having jurisdiction over the Project in order to obtain the building permit(s) on a timely basis for the construction activities.

TECHNICAL SPECIFICATIONS

[Insert Technical Specifications]

CONSTRUCTION DRAWINGS

[Insert Construction Drawings

TOWN OF SUPERIOR
RESOLUTION NO. R-41
SERIES 2025

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SUPERIOR APPROVING PRE-CONSTRUCTION SERVICES FOR THE NORTH POOL RENOVATION WITH A.D. MILLER

WHEREAS, the Town is renovating North Pool to address safety needs, efficiency, and sustainability options while improving the functionality of the facility, and offering additional pool amenities;

WHEREAS, the Town approved a sales tax measure in 2024 to help fund capital projects, including North Pool renovation;

WHEREAS, the Town hired BRS to conduct public engagement and design for the North Pool renovation;

WHEREAS, the Town issued a solicitation for a Contract Manager/General Contractor ("CM/GC") to facilitate the design and construction phase of the North Pool renovation; and

WHEREAS, the Town Council finds it in the best interest of the public to engage A.D. Miller as the CM/GC firm for pre-construction services for the North Pool renovation.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF SUPERIOR, COLORADO, as follows:

Section 1. The Town Council hereby approves the expenditure of $7,500 for pre-construction services for the North Pool renovation.

ADOPTED this 23rd day of June, 2025.

____

Mark Lacis, Mayor

ATTEST:

____

Shannon Dujardin, Town Clerk

TOWN OF SUPERIOR

NORTH POOL AND BATH HOUSE

SUPERIOR
COLORADO

A. D. Miller

Building on Higher Ground

ADMillerinc.com

A.D. Miller
Building on Higher Ground

COMPANY STRUCTURE

- Focused ‘mid-market’ Colorado based Construction Management / General Contracting Firm
- Family owned and operated since 1979
- Committed to establishing trust as the basis for long term relationships
- 53 employees with offices in Centennial and Eagle
- Work in the Front Range and Western Slope
- Experience and Focus on Pool/Aquatics/Rec
- Over 20+ Aquatics/Rec Projects Successfully Completed

“Building on Higher Ground”

NORTH POOL & BATH HOUSE PROJECT TEAM

Adam Miller

President / Project Executive

Drew Miller

Vice President

Sean Leahey

Director of Construction

Eric Bakanowski

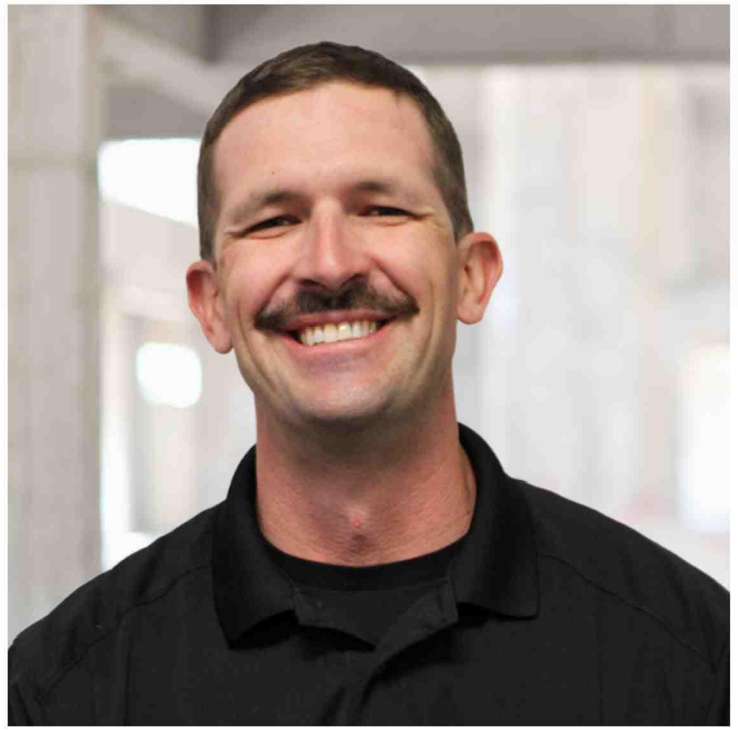
Preconstruction Manager

A. D. Miller
Building on Higher Ground

NORTH POOL & BATH HOUSE PROJECT TEAM

Zach Williams

Project Manager



Adam Conner

Superintendent

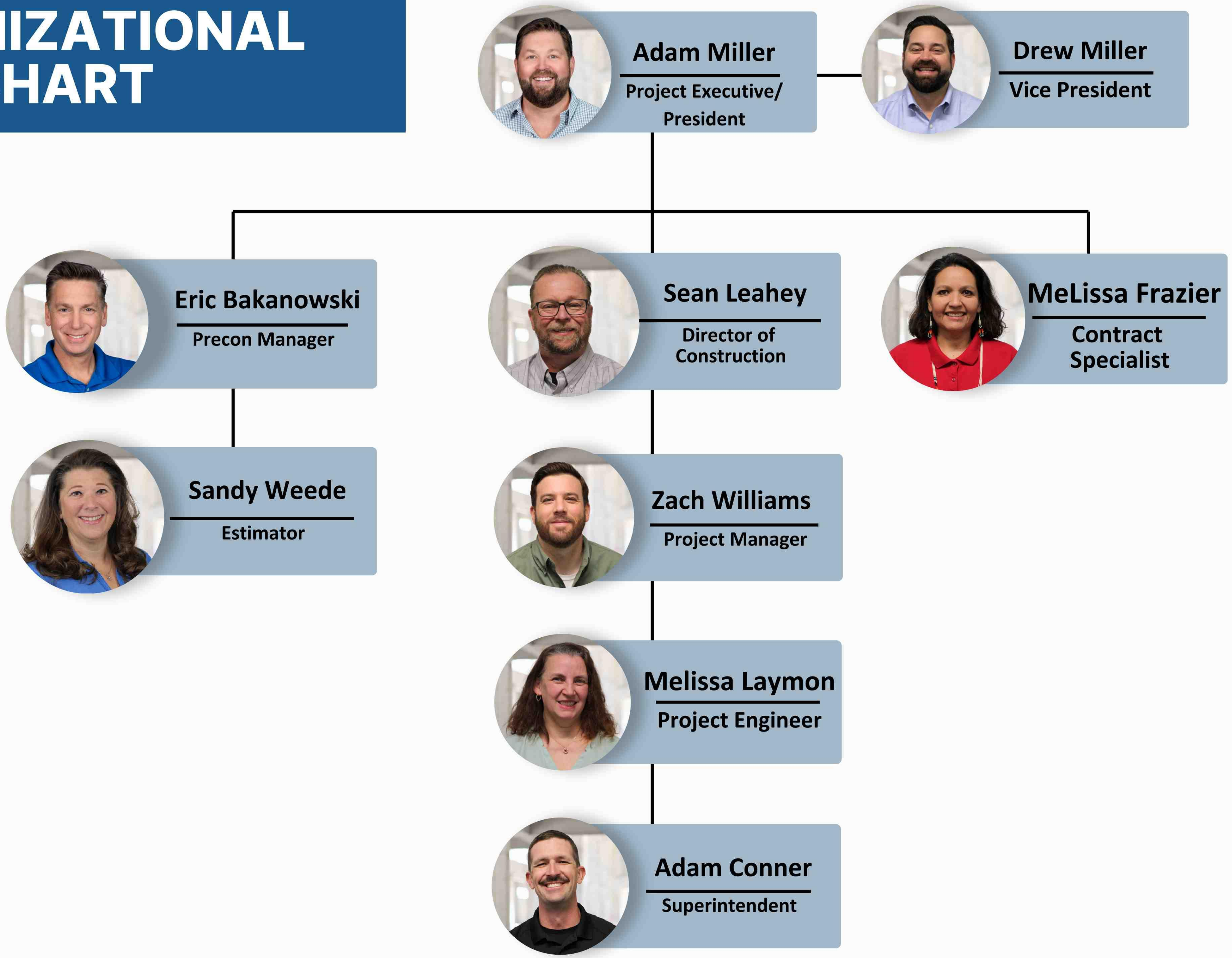
Melissa Laymon

Project Engineer

Sarah Flicker

Marketing

NORTH POOL & BATH HOUSE PROJECT TEAM ORGANIZATIONAL CHART



Adam Miller
Project Executive/ President

Drew Miller
Vice President

Eric Bakanowski
Precon Manager

Sean Leahey
Director of Construction

MeLissa Frazier
Contract Specialist

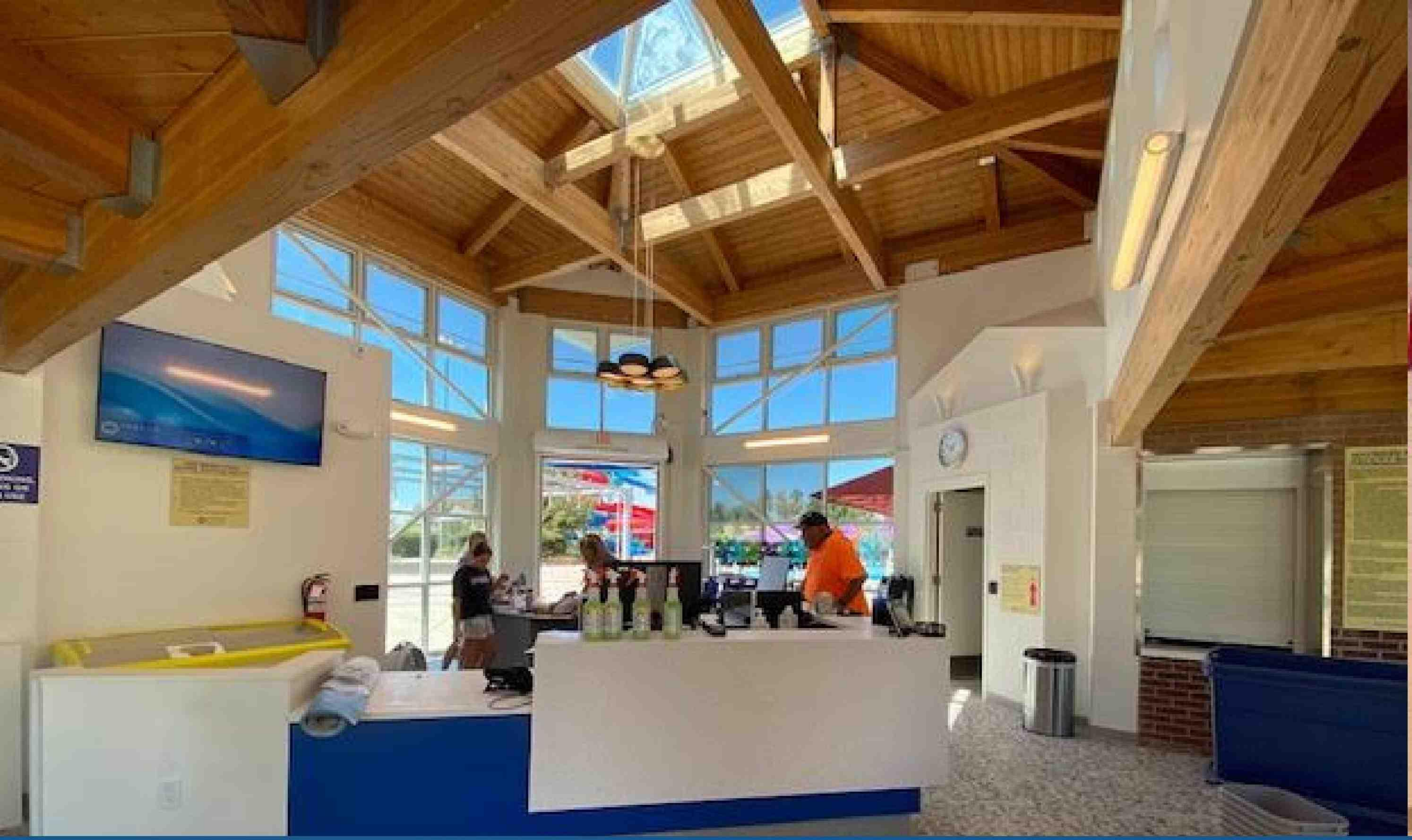
Sandy Weede
Estimator

Zach Williams
Project Manager

Melissa Laymon
Project Engineer

Adam Conner
Superintendent

A. D. Miller
Building on Higher Ground

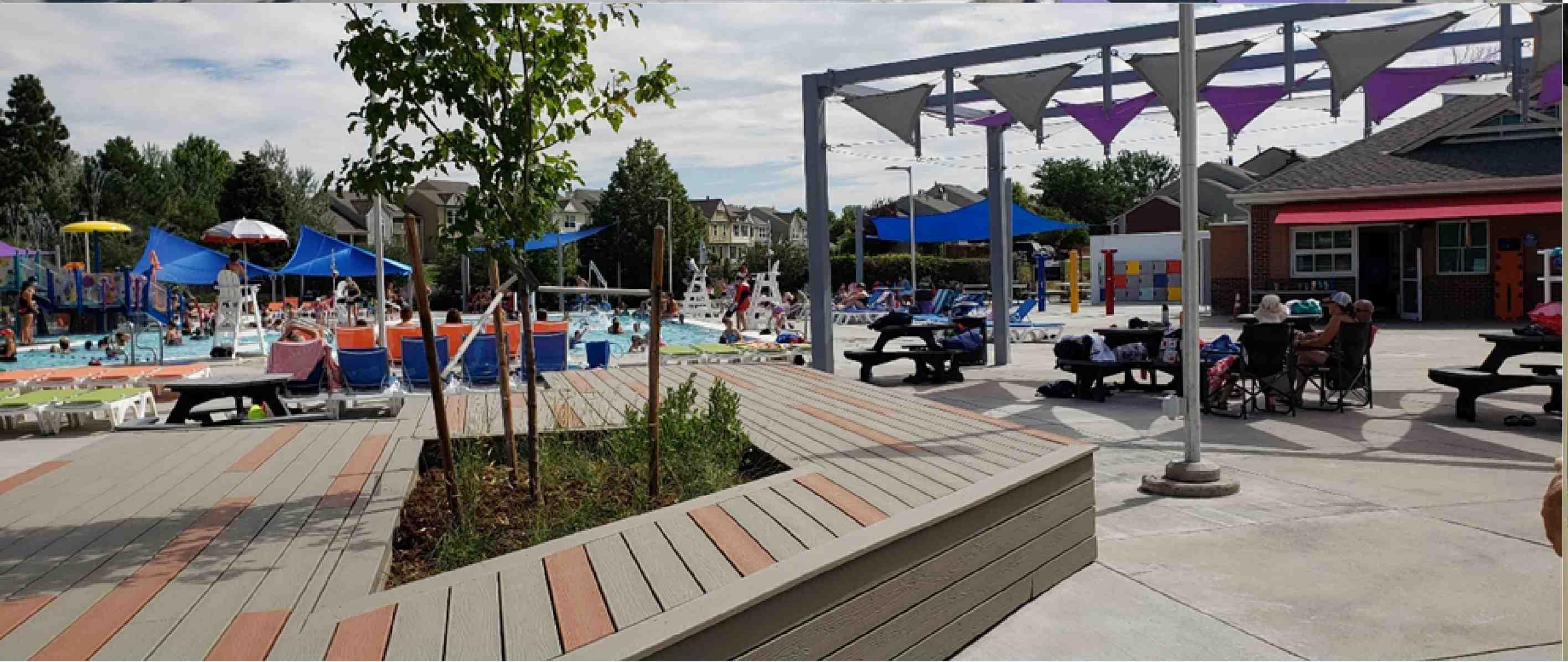


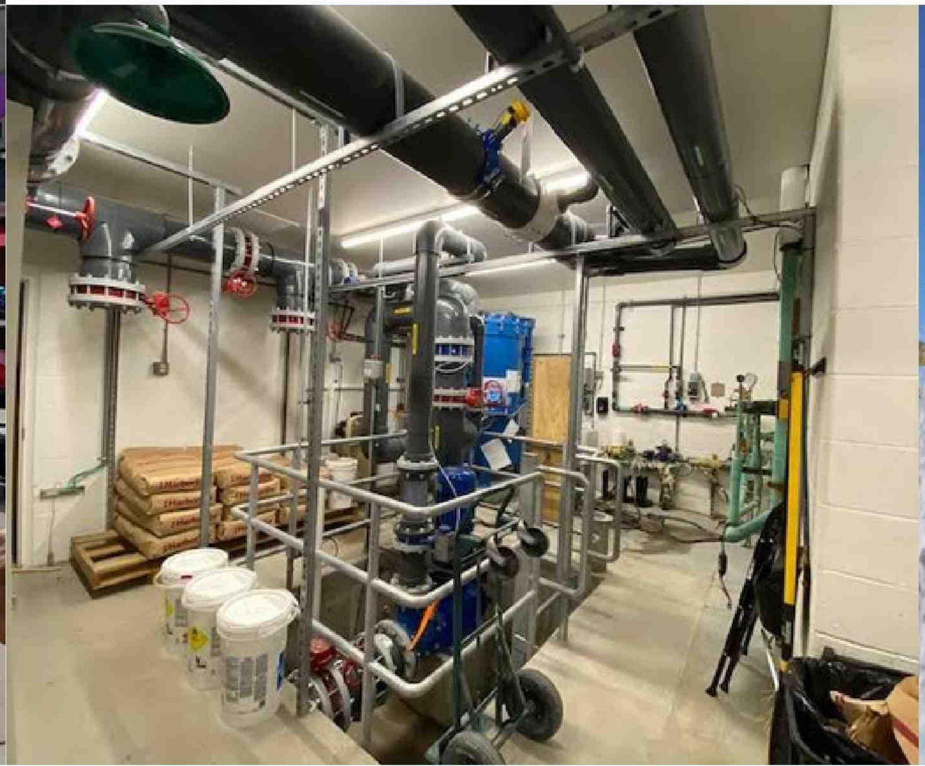
EXPERIENCE : SIMILAR PROJECTS

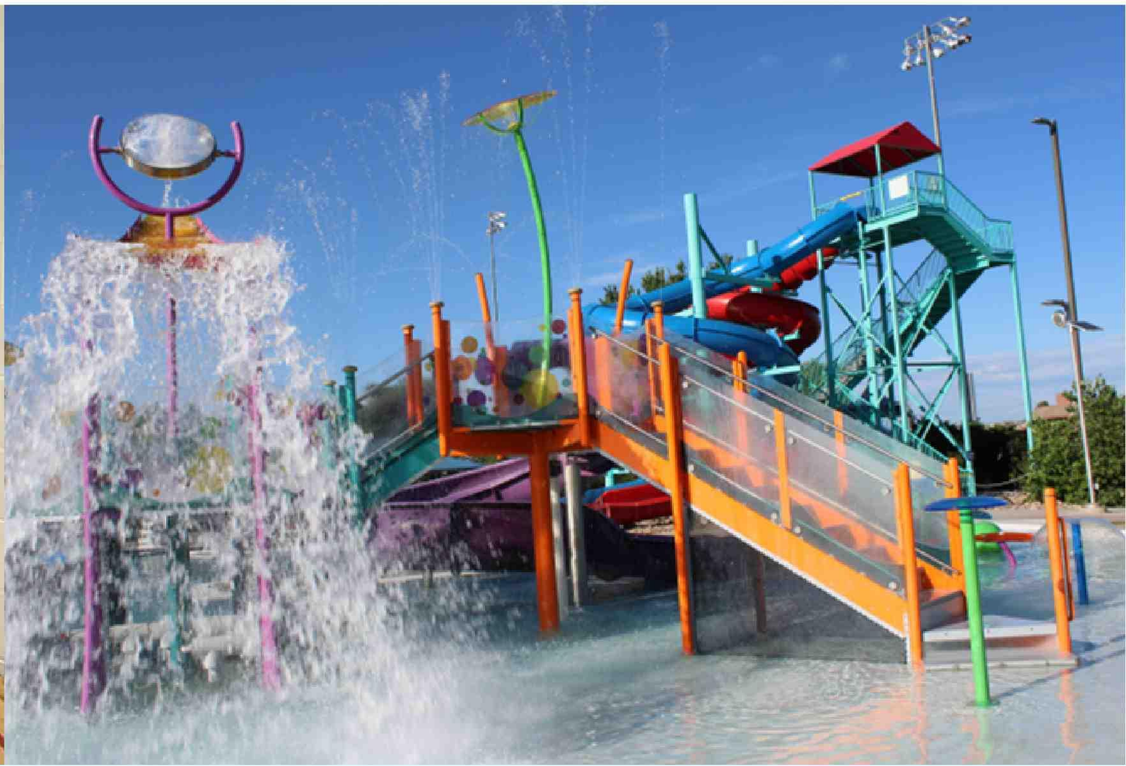
A. D. Miller

Building on Higher Ground

- **Project Executive: Drew Miller**
- Relevancy to North Pool
  - Renovation and Upgrades to Pool House, Lockers, Restrooms, Pool Deck & Site
  - New Pool Equipment / Equipment Room Upgrades
  - Pool Upgrades & Repairs
  - Play features
  - Pool Re-plaster and tile
- Case Study/ Lessons Learned







PROJECT: H2O'BRIEN POOL

CLIENT: TOWN OF PARKER

- **Project Manager: Zach Williams**
- **Superintendent: Adam Conner**
- Relevancy to North Pool
    - Demo of Existing and build New Pool
    - Upgraded pool mechanical systems
    - Service and electrical upgrades to 3Phase
    - Pool deck and drainage
    - Building and site improvements
    - Play features
- Case Study/ Lessons Learned

PROJECT: KIWANIS POOL

CLIENT: CITY OF NORTHGLENN

- **Project Executive: Adam Miller**
- **Superintendent: Adam Conner**
- Relevancy to North Pool
  - Demo of pool deck, drainage, pool piping
  - New pool piping and distribution to 4x pools
  - New tile and coping
  - Upgrade pool equipment and pool house
  - New pool deck and drainage system
  - Play features & Slides
  - Site and landscape improvements
  - Repair of pools and Re-Plaster
- Case Study/ Lessons Learned

PROJECT: PARADICE POOL

CLIENT: CITY OF COMMERCE CITY

PROJECT APPROACH

Renovation and upgrades to the Town of Superior North Pool & Bath House.

Fast Track Preconstruction

- Collaborative Approach
- Constructability and VE Options
- Transparent Costing
  - Drive Value for Client
- Identify long lead items to order early
- Long-term Maintenance & Operational Considerations
  - Sustainability and Efficiency goals
- Pre-Construction Planning

Team Construction

- Weekly Precon & OAC Meetings
  - Agenda/ minutes
- Open, timely and accurate communication
- 4 Week Look-Ahead & CPM Schedule
- Procore cloud based construction mgmt software
  - RFIs, Plans, Submittals, etc.
- Achieve project’s goals

Construction Execution

- Safety
- Quality Construction & Subcontractors
- Best practices for pool modifications
- Planned and sequenced construction
- Bldg Dept, Inspections & Third-party testing
- Maintainability & System Operations

Schedule

- “Plan the Work – Work the Plan”
- Start in Q3 2025
  - Demo permit to start quickly / parallel to permit review
  - Preorder long-lead items
- Complete by May 15th, 2026
- Be agile to maintain schedule and quality

NORTH POOL & BATH HOUSE PROJECT SCOPE:

PRECONSTRUCTION & CONSTRUCTION

Pool & Deck

- Replace pool mechanical equipment and relocate to an auxiliary pool mechanical building
- Add a perimeter gutter system
- Replace all LED underwater lights
- Refinish the pool shell
- Provide new pool covers
- Replace concrete deck with new
- Replace main drain grates,
- Replace wading pool with new zero depth entry wading pool with spray features

Facility

- Existing bathhouse interior will be demolished, and exterior walls to be insulated
- Provide new restrooms, upgraded lobby and reception desk
- New classroom
- (2)Family changing rooms
- Enclose half of the existing covered patio area to become a lifeguard office and small break room/kitchenette
- Add heating & cooling in the bathhouse
- New plumbing fixtures and new light fixtures throughout

Site

- New 3-phase electrical service to the building
- Site upgrades to include (2)EV Charging stations, new bike racks, sealing and
- Restriping of parking lot
- Extending sidewalk area
- Repaving of (2) ADA parking stalls.

TARGETED COMPLETION DATE: MAY 2026

FAST TRACK PRECONSTRUCTION

Programming/ Design
•VE Options
•Team Collaboration

- Establish Operational Direction on Pool Equipment & Features
- Develop One-Line & Panel Schedule
- Xcel – service upgrade
- Early procurement of long lead items

•Demo Permit to allow for quick start
•Establish GMP

A.D. Miller will perform the pool start-up and shut-down for 2 years.

CONSTRUCTION

Sequencing

- Reporting/ Communication
- Weekly OAC Meetings
- Progress tracking

- Close/ Service Warranty
- Pool start-up/ Shut-down

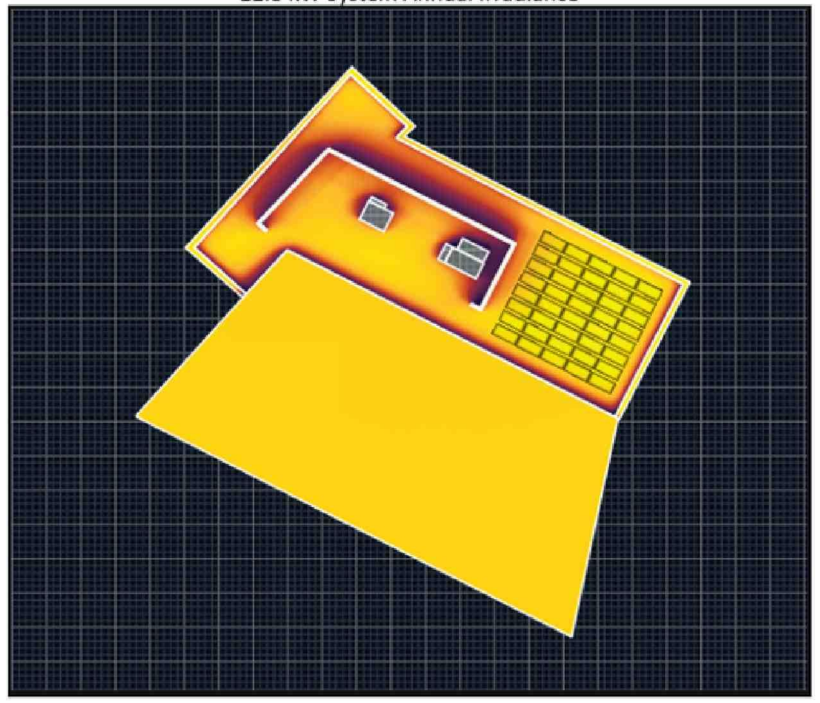
SUSTAINABILITY

A. D. Miller

Building on Higher Ground

WE
THINK
GREEN

22.8 kW System Annual Irradiance



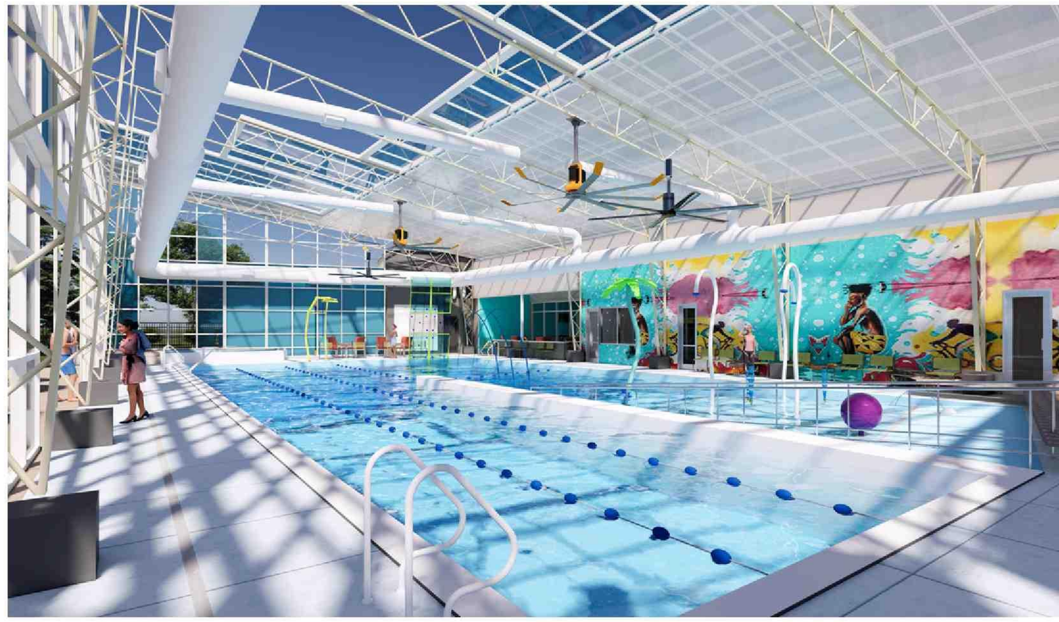
Elevation of the Proposed 22.8 kW System

Play Area
Splash Pad

Solar PV System

Miller
A.D. Miller

Great Big Bopper Heat Pump for Pool Systems



Town of Superior

PROJECT TEAM: COMMUNICATIONS

- Meetings
- Procore
- Site Camera

COMMUNITY ENGAGEMENT & SITE MANAGEMENT

- ✓ Safety
- ✓ Programming/ Operational & Efficiency Goals
- ✓ Communication
- ✓ Site Logistics
- ✓ Transparency

Town of Superior

Thank You For Your Consideration

A. D. Miller
Building on Higher Ground

What are your project goals?

Town of Superior

ITEM NO. 8

INFORMATION FOR MEETING
OF THE SUPERIOR TOWN COUNCIL

AGENDA ITEM: **Consideration of an Ordinance of the Town Council of the Town of Superior Approving Annexation to the Town, Real property known as the Turnbull property, and zoning such property as Planned Development**

MEETING DATE: **June 23, 2025**

PRESENTED BY: **Matt Magley, Town Manager**
Renae Stavros, Planning and Building Director

PRESENTED FOR: **Action**

Item: Turnbull Property (1599 S 76th Street) Annexation and Zoning Hearing (ANNX-2025-01 and PDA/ZDP-2025-01)

Applicant: Guardian Storage Solutions – Kevin Cohen and Jim Brzostowicz

Existing Zoning: Unincorporated Boulder County – Agricultural

Proposed Zoning: Planned Development

Location: 1599 S 76th St – South of the existing Guardian Storage property

Request: Consideration of an Ordinance of the Town Council to annex and zone Planned Development (PD) the Turnbull property.

VICINITY MAP:

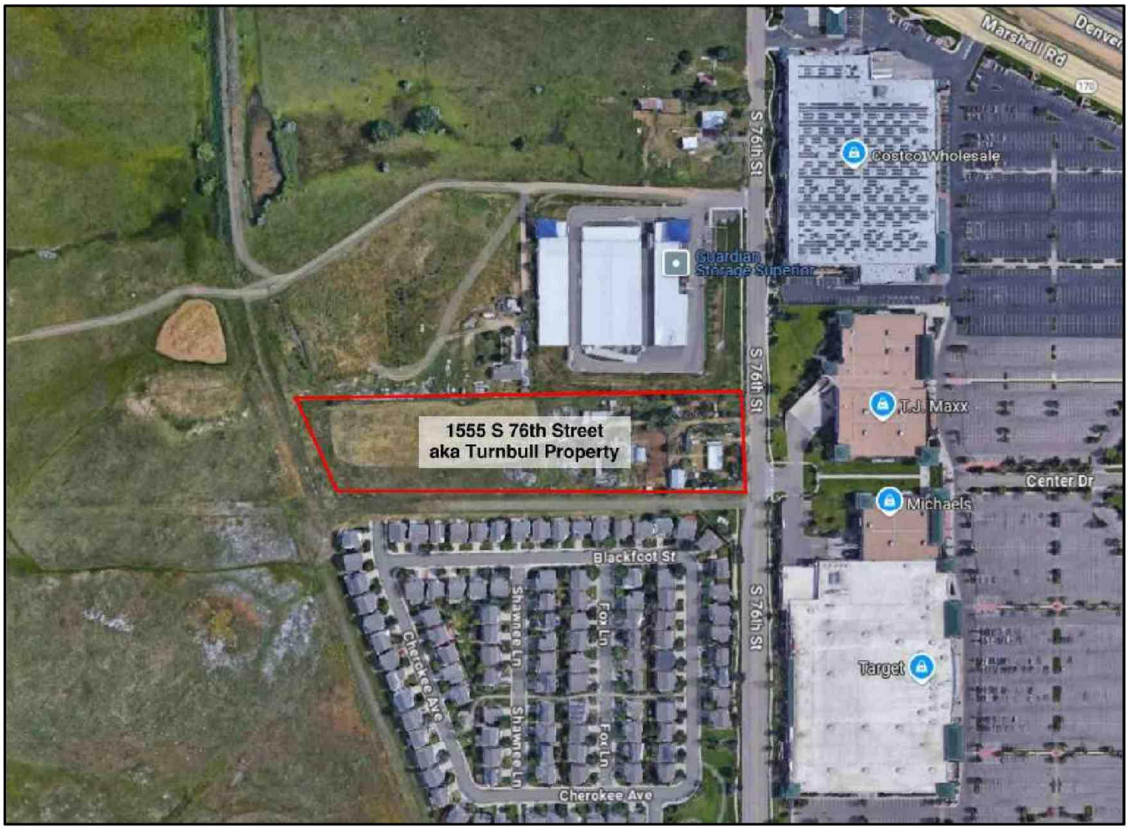

1555 S 76th Street
aka Turnbull Property
Costco Wholesale
Guardian Storage Superior
T.J. Maxx
Michaels
Target
Marshall Rd
Denver
170
Center Dr
S 76th St
Blackfoot St
Shawnee Ln
Fox Ln
Cherokee Ave

Figure 1: Turnbull Property – 1599 S 76th Street

BACKGROUND:

The property at 1599 S 76th Street is located in unincorporated Boulder County *(see Figure 1)*. Historically, it was developed as a single-unit primary structure with a variety of accessory structures. The Marshall Fire event of December 30, 2021 destroyed all of the historic structures on the property. Subsequently, the applicant has the property under contract, and the owner has signed the Annexation Petition on their behalf, as the registered property owner.

The property, also known as the "Turnbull Property," is located south of the existing Guardian Storage property, north of Sagamore, and west of Costco and Target. The immediately adjacent land uses to this site are vacant agricultural land (Boulder County) and commercial retail. Also in the vicinity is the residential neighborhood of Sagamore to the south and a CDOT maintenance facility to the north, both of which are located within the Town boundary.

The application under consideration proposes to annex the 4.57-acre Turnbull Property into the Town and amend the Guardian Planned Development (PD) to include this currently vacant property *(See Figure 2)*. The current zoning designation of the property in unincorporated Boulder County is Agricultural. In accordance with the Town's Municipal Code, this application requires the property to be zoned. A subsequent review of the proposed PD is included in this application.

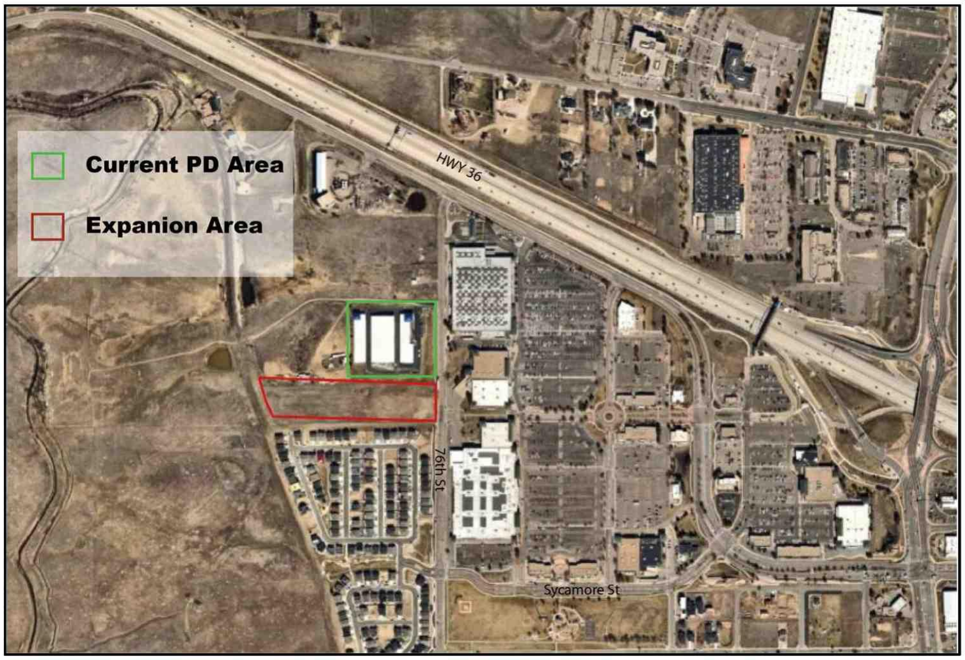

Current PD Area
Expanion Area
HWY 36
76th St
Sycamore St

Figure 2: PD Zoning

Zoning on the lots immediately adjacent to the property includes PDs of Sagamore and Superior Marketplace to the south and east (respectively) and Boulder County Agricultural to the north and west. The CDOT facility further to the north is zoned Light Industry (I-L) (see *Figure 3*).

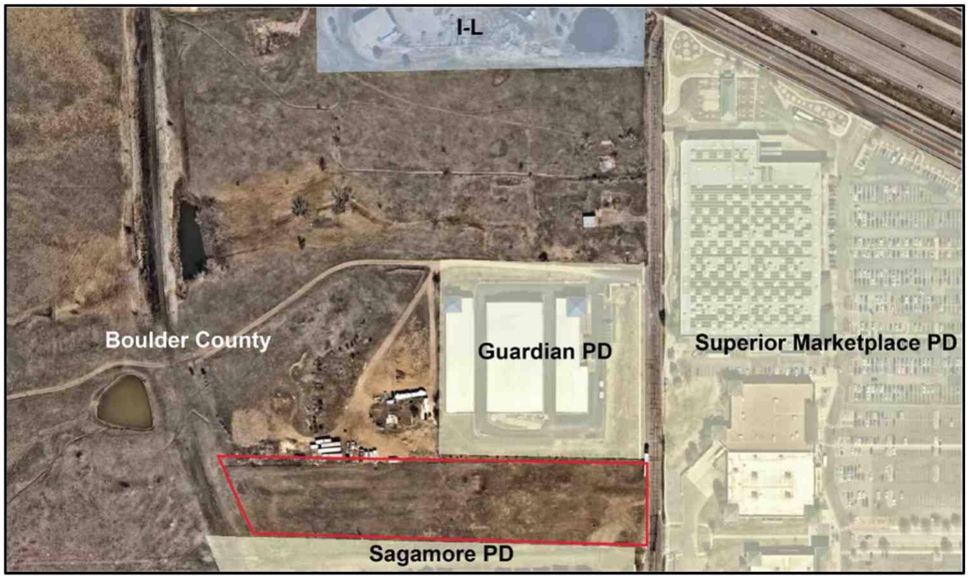

I-L
Boulder County
Guardian PD
Superior Marketplace PD
Sagamore PD

Figure 3: Zoning Map

A Quit Claim Deed relinquishing any Town ownership interest in the Turnbull property was approved by Town Council during the meeting of April 28, 2025. The surveyor hired by the applicant preparing the annexation application of the Turnbull property discovered relatively small discrepancies in the various surveys prepared over the years of the Sagamore annexation/subdivision and the unannexed Turnbull property located directly to the north in unincorporated Boulder County. The Town annexed and platted the Sagamore subdivision in 1997 and relied on documents prepared by a licensed surveyor and a title company at that time. Staff, the applicant, and the County Surveyor all found that the northern property line of the platted Sagamore subdivision did not accurately reflect the property ownership, and approval of the Quit Claim Deed corrected this. The approval of the Quit Claim Deed was the appropriate preliminary step to address this area in question to make it clear that the Town should not be a party to this annexation and to provide assurance to the applicant when creating the annexation map and accompanying P D zoning documents.

The passage of a Resolution of Substantial Compliance by the Town Council was completed in a public hearing on May 12, 2025. This was the first step in processing the proposed Annexation. Town Council found that the Annexation Petition included necessary allegations and accompaniments under C.R.S. § 31-12-107(1).

APPLICATION SUMMARY & ANALYSIS:

Annexation

This application proposes to annex the Turnbull Property into the Town. Sec. 16-5-10, Sec. 16-5-30 and Sec. 16-5-40 of the Town's Municipal Code outline the requirements and dedications for Annexation into the Town. The Municipal Annexation Act of 1965, C.R.S. § 31-12-101, *et seq*. outlines the process for annexation and zoning of property in the Town by petition.

A Petition for Annexation was filed with the Town Clerk and referred to Town Council for a finding of Substantial Compliance. A Resolution of Substantial Compliance was approved by Town Council on May 12, 2025, and the Annexation and Zoning hearing was set for June 23, 2025. Annexation hearing notices were published in the newspaper for 4 successive weeks prior to this Hearing (5 total notices).

An Annexation Agreement outlining the Annexation requirements including zoning, Town fees, water right conveyance, road improvements, land dedication, easements, development, and vested rights of the property, was submitted in accordance with requirements of the Code and provided as an attachment to this memo. The Annexation Map defines the area that is proposed to be annexed into the town and includes a Note related to the property line clarification associated with the Quit Claim Deed.

Concurrent with the annexation petition, the Applicant submitted an application, pursuant to Sections 16-7-30(a) and 16-10-30 of the Superior Municipal Code, to zone the Property as Planned Development (PD) with a PD Plan.

Zoning – Planned Development

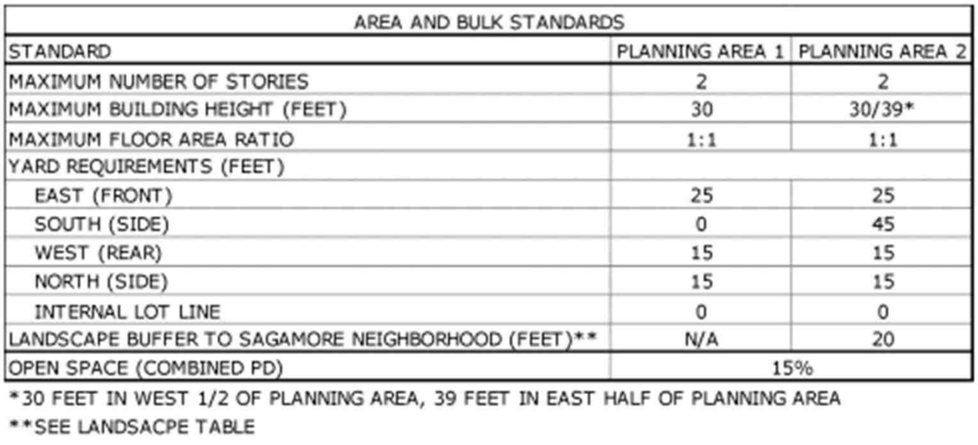
This application proposes to amend the Guardian Storage Solutions PD to incorporate additional land, structures, and uses.

According to the Project Narrative, the PD Amendment proposes to expand the current PD to include small business and personal flexible storage units on the lot to the south of its current location. In addition to some traditional self-storage units for lease, this extension would provide 25-50, 1,000-2,000 SF flexible storage units that would be available for purchase and/or rent. Unit ownership provides the opportunity to avoid rent increases and build equity while enjoying the privacy and convenience of their own functional, private, non-residential condominium space. These units are intended to accommodate a variety of uses and users, including office, contracting, workshop, distribution services, and recreational. Outside storage will be prohibited. Amenities are to be determined through a future Final Development Plan application process, 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

Development Standards

The size and height regulations proposed for the expansion property are largely identical to those for the existing development (see *Figure 4*). The two exceptions are a 9’ height increase on the eastern half of the lot to 39’, and a 45’ side yard setback to the south between Guardian Storage and the Sagamore neighborhood. Together with the 50’ gas easement, this setback effectively creates a 95’ buffer between the Guardian expansion area and Sagamore property boundary. No setback would exist between the original development and the expansion area.



AREA AND BULK STANDARDS		
STANDARD	PLANNING AREA 1	PLANNING AREA 2
MAXIMUM NUMBER OF STORIES	2	2
MAXIMUM BUILDING HEIGHT (FEET)	30	30/39*
MAXIMUM FLOOR AREA RATIO	1:1	1:1
YARD REQUIREMENTS (FEET)		
EAST (FRONT)	25	25
SOUTH (SIDE)	0	45
WEST (REAR)	15	15
NORTH (SIDE)	15	15
INTERNAL LOT LINE	0	0
LANDSCAPE BUFFER TO SAGAMORE NEIGHBORHOOD (FEET)**	N/A	20
OPEN SPACE (COMBINED PD)	15%	

*30 FEET IN WEST 1/2 OF PLANNING AREA, 39 FEET IN EAST HALF OF PLANNING AREA

**SEE LANDSACPE TABLE

Figure 4: Development Standards

Since the site design is still under development, the PD Amendment does not provide the exact number of parking spaces for the expansion, but indicates it will follow Town Code (16-24-10), which for industrial uses requires 1 space for every 500 sq. ft., or .75 spaces for every employee, whichever is greater. The Amendment specifies that non-dedicated spaces will be provided along the drive aisles. The original PD provides 27 parking spaces.

The PD Amendment also indicates that signage will observe the provisions of the Town Code (16-19-70), permitting one building sign and one freestanding or monument sign per street entrance.

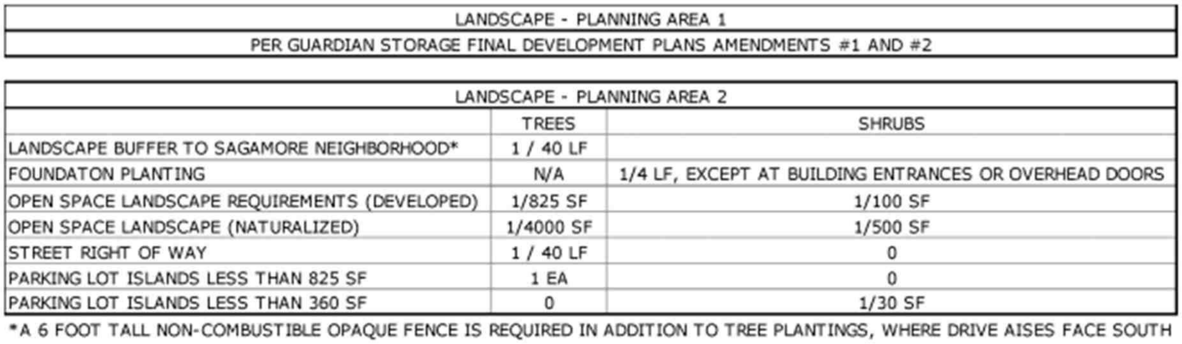
Architecture and Site Design

The application does not provide architectural plans but stipulates that the architecture of the expansion will be considerate of the unique circumstances of the proposed uses while being consistent with that of the original development including, architectural features, materials, articulation, and color.

Provisionally, the expansion proposes to provide street access via a gated entrance off of 76th St, south of and separate from the existing Guardian Storage entrance located at 1555 S 76th Street.

Landscape

The PD Amendment indicates the number of plantings that will be provided in the expansion area (see *Figure 5* below). The ratios generally conform to the requirements of the Town Code for Industrial development (16-21-10) with the exception of lower tree density provided between this development and the Sagamore neighborhood—decreased from 1/15 LF to 1/40 LF. The reduced tree buffer was offered in response to Sagamore neighbors' concerns about obscuring their views to the north and west. In addition to the tree buffer, a non-combustible fence will be provided to help mitigate the impacts of this expansion on the Sagamore residents.



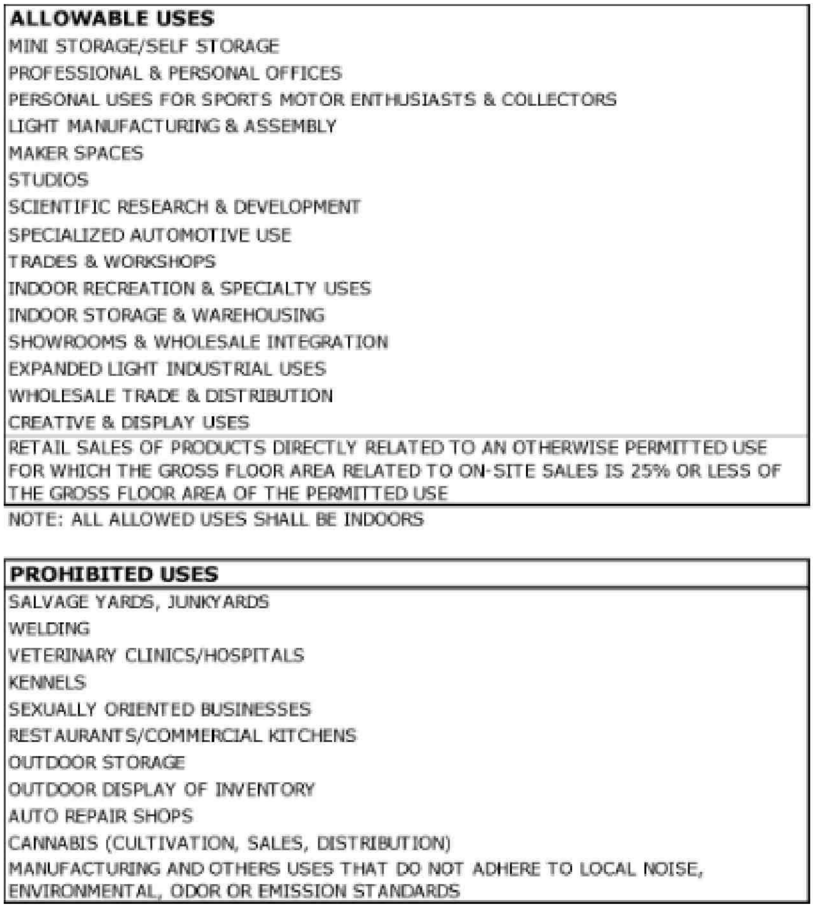
LANDSCAPE - PLANNING AREA 1
PER GUARDIAN STORAGE FINAL DEVELOPMENT PLANS AMENDMENTS #1 AND #2

LANDSCAPE - PLANNING AREA 2		
	TREES	SHRUBS
LANDSCAPE BUFFER TO SAGAMORE NEIGHBORHOOD*	1 / 40 LF	
FOUNDATON PLANTING	N/A	1/4 LF, EXCEPT AT BUILDING ENTRANCES OR OVERHEAD DOORS
OPEN SPACE LANDSCAPE REQUIREMENTS (DEVELOPED)	1/825 SF	1/100 SF
OPEN SPACE LANDSCAPE (NATURALIZED)	1/4000 SF	1/500 SF
STREET RIGHT OF WAY	1 / 40 LF	0
PARKING LOT ISLANDS LESS THAN 825 SF	1 EA	0
PARKING LOT ISLANDS LESS THAN 360 SF	0	1/30 SF

*A 6 FOOT TALL NON-COMBUSTIBLE OPAQUE FENCE IS REQUIRED IN ADDITION TO TREE PLANTINGS, WHERE DRIVE AISES FACE SOUTH

Permitted Uses

As described above, the PD would allow for light industrial, office, small scale commercial, and storage-type uses. The PD includes the following tables of permissible and proscribed uses (*Figure 5*):



ALLOWABLE USES
MINI STORAGE/SELF STORAGE
PROFESSIONAL & PERSONAL OFFICES
PERSONAL USES FOR SPORTS MOTOR ENTHUSIASTS & COLLECTORS
LIGHT MANUFACTURING & ASSEMBLY
MAKER SPACES
STUDIOS
SCIENTIFIC RESEARCH & DEVELOPMENT
SPECIALIZED AUTOMOTIVE USE
TRADES & WORKSHOPS
INDOOR RECREATION & SPECIALTY USES
INDOOR STORAGE & WAREHOUSING
SHOWROOMS & WHOLESALE INTEGRATION
EXPANDED LIGHT INDUSTRIAL USES
WHOLESALE TRADE & DISTRIBUTION
CREATIVE & DISPLAY USES
RETAIL SALES OF PRODUCTS DIRECTLY RELATED TO AN OTHERWISE PERMITTED USE FOR WHICH THE GROSS FLOOR AREA RELATED TO ON-SITE SALES IS 25% OR LESS OF THE GROSS FLOOR AREA OF THE PERMITTED USE

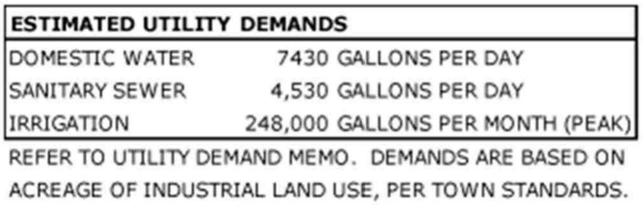
NOTE: ALL ALLOWED USES SHALL BE INDOORS

PROHIBITED USES
SALVAGE YARDS, JUNKYARDS
WELDING
VETERINARY CLINICS/HOSPITALS
KENNELS
SEXUALLY ORIENTED BUSINESSES
RESTAURANTS/COMMERCIAL KITCHENS
OUTDOOR STORAGE
OUTDOOR DISPLAY OF INVENTORY
AUTO REPAIR SHOPS
CANNABIS (CULTIVATION, SALES, DISTRIBUTION)
MANUFACTURING AND OTHERS USES THAT DO NOT ADHERE TO LOCAL NOISE, ENVIRONMENTAL, ODOR OR EMISSION STANDARDS

Figure 1~~3~~: Allowed and Prohibited Uses

System Development

The PD Amendment proposes to access utilities that currently exist in the adjacent 76th St right-of-way. According to the Water and Sewer Demand Memo provided by the applicant, "Public domestic water mains are present in both 76th Street and within the existing Guardian Storage property. A new public main loop connection will be required to provide hydrant coverage and taps. There is an 8" reuse water main along the entire 76th Street frontage of the property." The new utility demands for the expansion are provided in the following table, estimated using the Town of Superior Standards and Specifications:



ESTIMATED UTILITY DEMANDS	
DOMESTIC WATER	7430 GALLONS PER DAY
SANITARY SEWER	4,530 GALLONS PER DAY
IRRIGATION	248,000 GALLONS PER MONTH (PEAK)

REFER TO UTILITY DEMAND MEMO. DEMANDS ARE BASED ON ACREAGE OF INDUSTRIAL LAND USE, PER TOWN STANDARDS.

With respect to improvements, the Water and Sewer Demand Memo indicates that the development will require "drive aisles and parking stalls, an extension of the existing detention pond, and the extension of water and sanitary services through the site."

Annexation & Zoning Analysis

For some time, the Town's 3-Mile plan has identified this property for eventual annexation. The 2012 Comprehensive Plan included this property, along with properties to the north (surrounding the annexed Guardian Storage property at 1555 S 76th Street), as an Opportunity Area, designating it for land uses such as light industrial, flex space, community-oriented uses, or medium-density residential uses. The proposed annexation will help fulfill this portion of the Town's goals related to annexation and development within this Opportunity Area.

Furthermore, through this annexation, the Town continues to ensure a balanced mix of land uses that maintains and enhances Superior's identity as a diversified community – another goal of the Comprehensive Plan. The applicant, Guardian Storage, owns the property to the north, and has been offering storage solutions to the residential and business community in Superior since February 2012.

The proposed expansion is specifically targeted at fulfilling an undersupplied and needed product in the market: small business and personal flexible storage units. The project aim is to provide flexible storage units to accommodate a business, office, contracting, workshop, or distribution services-based business. They may also be used for recreational storage.

A PD Amendment is a type of zoning amendment. Section 16-7-30 (b) defines the criteria for Rezoning and Zoning Amendments: "The Town shall consider whether the proposed rezoning furthers the goals and policies of the Comprehensive Plan, and any other appropriate approved plans. In particular, the Town shall consider whether the adoption of the proposed amendment or rezoning would necessitate a Comprehensive Plan amendment."

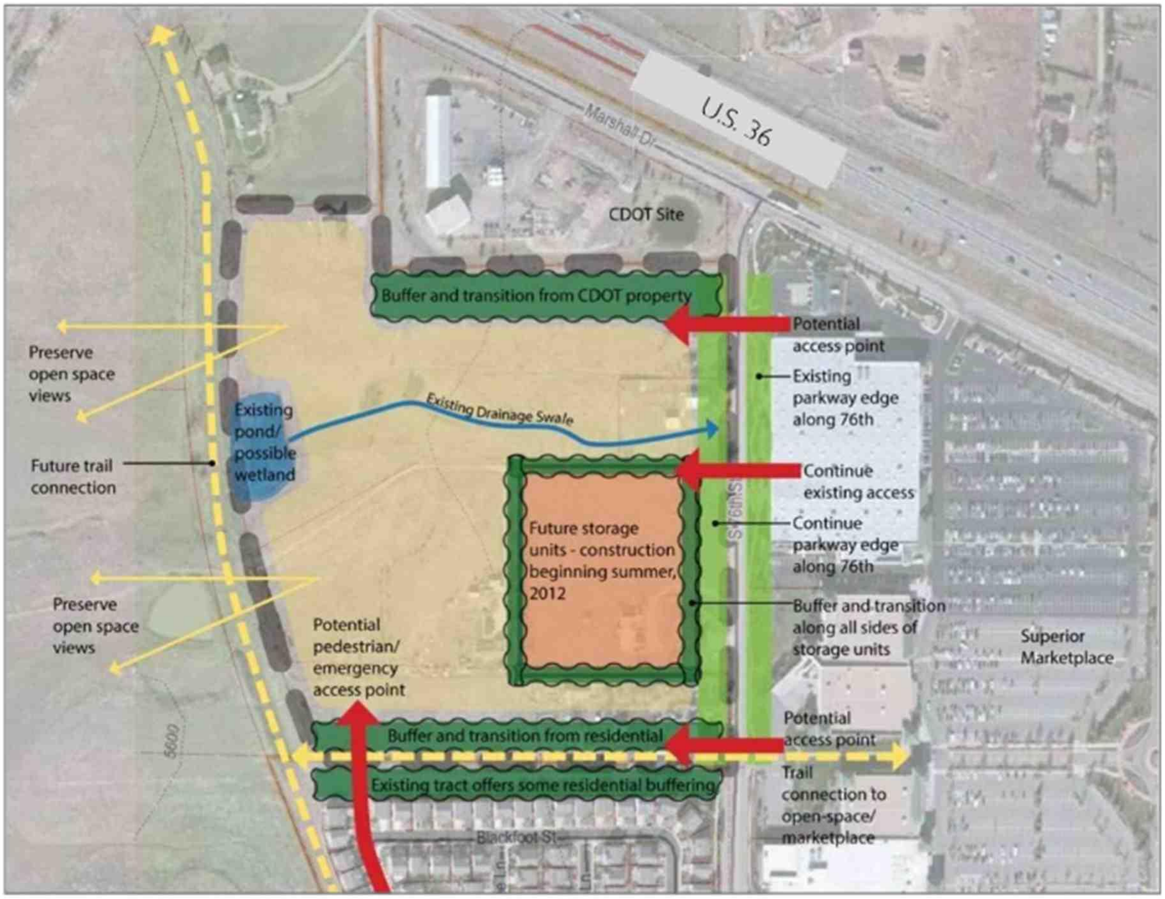
Staff finds that the application satisfies the Municipal Code criteria insofar as the PD Amendment furthers several goals and policies found in the Comprehensive Plan, including fulfilling the preferred land uses and implementing site design and landscaping that buffers it from the existing residential neighborhood and preserving open spaces views:

Policy 4.6.a: Opportunity Area 1 (76th Street Properties)

4.6.a(i): Preferred Land Uses: Preferred land uses for this site include *light industrial or flex space*. Potential community-oriented uses (e.g., ball fields) or medium density residential uses may also be considered.

4.6.a(ii): Relationship to Adjacent Uses: Incorporate the site design considerations identified on Figure 4 below, as appropriate, to ensure future development provides sufficient vehicular and pedestrian connections to adjacent uses and is *compatible with the Sagamore neighborhood to the south*.

Figure 4: Site Design Considerations for Opportunity Area 1 (West of Superior Marketplace)


U.S. 36
Marshall Dr
CDOT Site
Buffer and transition from CDOT property
Potential access point
Existing parkway edge along 76th
Preserve open space views
Existing pond/ possible wetland
Existing Drainage Swale
Future trail connection
Continue existing access
Continue parkway edge along 76th
Future storage units - construction beginning summer, 2012
S 76th St
Buffer and transition along all sides of storage units
Preserve open space views
Potential pedestrian/ emergency access point
Superior Marketplace
Potential access point
Buffer and transition from residential
5600
Existing tract offers some residential buffering
Trail connection to open-space/ marketplace
Blackfoot St

FISCAL IMPACT

The fiscal impact of the development will be assessed at the time of approval of the Final Development Plan.

PLANNING COMMISSION RECOMMENDATION:

At the June 17, 2025, Planning Commission meeting, a public hearing was held to consider a Resolution recommending approval of this application to the Town Council, Annexation of real property known as the Turnbull property, and zoning such property as Planned Development. Staff gave a presentation on the proposal, followed by a presentation by the Applicant. Following the presentations, commissioners asked questions related to the possible uses of “flex space” and the orientation of future buildings and drive aisles for the site. The applicant intends to provide a presentation slide reflecting a conceptual site plan for the Town Council hearing to help visualize what the future site might look like.

Following public comment, commissioners closed the public hearing and each discussed their opinions on the proposal.

The Planning Commission voted **5 – 0** recommending approval of the proposed Annexation and PD Zoning application to the Town Council.

STAFF RECOMMENDATION:

If the Town Council finds the application meets the criteria for Annexation and zoning Planned Development, staff has included an Ordinance approving annexing to the Town the real property known as Turnbull, zoning such property as Planned Development (PD) and approving the associated Annexation Agreement.

ATTACHMENTS:

- Ordinance
- PC Resolution
- Quit Claim Deed
- Resolution of Substantial Compliance
- Narrative
- Annexation Agreement
- Annexation Map
- Guardian PD
- Trip Generation Memo
- Utility Memo

TOWN OF SUPERIOR
ORDINANCE NO. O-
SERIES 2025

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF SUPERIOR ANNEXING TO THE TOWN THE REAL PROPERTY KNOWN AS TURNBULL, ZONING SUCH PROPERTY AS PLANNED DEVELOPMENT (PD) AND APPROVING THE ASSOCIATED ANNEXATION AGREEMENT

WHEREAS, a petition for annexation was filed with the Town requesting the annexation to the Town of certain unincorporated territory located in Boulder County and described in **Exhibit A,** attached hereto and incorporated herein by this reference, also known as Turnbull (the "Property");

WHEREAS, by resolution adopted on May 12, 2025, the Town Council found the petition to be in substantial compliance with C.R.S. § 31-12-107(1);

WHEREAS, on June 23, 2025, the Town Council conducted a properly-noticed public hearing and adopted a resolution finding that the applicable provisions of § 30 of Article II of the Colorado Constitution and C.R.S. §§ 31-12-104 and -105 have been met and the Property is eligible for annexation to the Town;

WHEREAS, the Town Council finds that it is desirable and necessary that the Property be annexed to the Town;

WHEREAS, the Town and the Property owner wish to establish the terms and conditions to be imposed on the Property as part of this annexation by execution of an annexation agreement;

WHEREAS, concurrent with the annexation petition, the Applicant submitted an application, pursuant to Sections 16-7-30(a) and 16-10-30 of the Superior Municipal Code (the "Code"), to zone the Property as Planned Development (PD) with a PD Plan (the "Application");

WHEREAS, Sections 16-7-30(a) and 16-10-30(c) of the Code require a public hearing regarding the Application before the Planning Commission and recommendation by the Planning Commission to the Town Council;

WHEREAS, on ______________, 2025, the Planning Commission held a properly-noticed public hearing on the Application and recommended approval;

WHEREAS, Sections 16-7-30(a) and 16-10-30(c) of the Code also require a public hearing by the Town Council prior to approval of the Application; and

WHEREAS, on ______________, 2025, the Town Council held a properly-noticed public hearing on the Application.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF SUPERIOR, COLORADO:

Section 1. Annexation.

a. Following completion of the filings required by Section 2 hereof, the Property is hereby annexed to the Town. For purposes of general taxation, the annexation of the Property shall become effective on January 1st of the next succeeding year following the passage of this Ordinance.

b. Filings. The Town Clerk shall file for recording 3 certified copies of this Ordinance and 3 copies of the Annexation Map with the Boulder County Clerk and Recorder, and shall keep one copy of the Annexation Map and the original of this Ordinance in the Town Clerk's office. Upon filing with the Boulder County Clerk and Recorder, the Town Clerk shall request that the Boulder County Clerk and Recorder file one certified copy of this Ordinance and one copy of the Annexation Map with the Division of Local Government of the Department of Local Affairs and the same with the Colorado Department of Revenue.

Section 2. Zoning.

a. Upon consideration of the proposed Application and supporting documentation, hearing the statements of Town staff and the public, and giving due consideration to the matter, the Town Council finds and determines that the Application meets the criteria set forth in Sections 16-7-30 and 16-10-20 of the Code.

b. Based on the foregoing, the Property is hereby zoned as Planned Development (PD), and the PD Plan is approved. The Town's zoning map shall be updated accordingly.

Section 3. Annexation Agreement. The Annexation Agreement is hereby approved in substantially the form attached hereto, subject to final approval by the Town Attorney. Upon such approval, the Mayor is authorized to execute the Annexation Agreement on behalf of the Town.

Section 4. 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 Town Council 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 5. Safety. This Ordinance is deemed necessary for the protection of the health, welfare and safety of the community.

Section 6. Effective Date. This Ordinance shall take effect 10 days after publication following adoption.

INTRODUCED, READ, PASSED AND ORDERED PUBLISHED this ___ day of __________________, 2025.

____
Mark Lacis, Mayor

ATTEST:

____
Shannon Dujardin, Town Clerk

EXHIBIT A
Legal Description

TOWN OF SUPERIOR
PLANNING COMMISSION
RESOLUTION NO. PC-4
SERIES 2025

A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF SUPERIOR RECOMMENDING APPROVAL REGARDING ANNEXATION TO THE TOWN THE REAL PROPERTY KNOWN AS TURNBULL AND ZONING SUCH PROPERTY AS PLANNED DEVELOPMENT (PD)

WHEREAS, a petition for annexation (the "Petition") was filed with the Town of Superior (the "Town") requesting the annexation to the Town of certain unincorporated territory located in Boulder County, and described in **Exhibit A** and shown on the Annexation Map in **Exhibit B** attached hereto and incorporated herein by this reference, also known as Turnbull (the "Property");

WHEREAS, by resolution adopted on May 12, 2025, the Town Council found the Petition to be in substantial compliance with C.R.S. § 31-12-107(1);

WHEREAS, the specific requirements for the Planning Commission's review of a proposed annexation are set forth in Section 16-5-20 of the Superior Municipal Code (the "Code");

WHEREAS, on June 17, 2025, the Planning Commission held a properly-noticed public hearing on the Petition;

WHEREAS, concurrent with the annexation petition, the Applicant submitted an application, pursuant to Sections 16-7-30(a) and 16-10-30 of the Code, to rezone the Property as Planned Development (PD) with a PD Plan (the "Application");

WHEREAS, the specific requirements for rezoning are set forth in Sections 16-7-10 through 16-7-40 of the Code; and

WHEREAS, on June 17, 2025, the Planning Commission held a properly-noticed public hearing on the Application.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE TOWN OF SUPERIOR, COLORADO, as follows:

Section 1. The Planning Commission hereby finds that the Petition meets all applicable requirements of the Code and recommends that the Town Council approve the Petition.

Section 2. The Planning Commission hereby finds that the Application meets all applicable requirements of the Code and recommends that the Town Council approve the Application.

Section 3. This Resolution is hereby adopted by a majority of those Planning Commissioners present to hear the matter according to the following numbers of votes:

5 "yes" votes

0 "no" votes

ADOPTED this 17th day of June, 2025.

David J. Harper

David Harper, Chair

ATTEST:

THE TOWN OF SUPERIOR

SEAL

COLORADO

Shannon Dujardin, Town Clerk

QUITCLAIM DEED

This Quitclaim Deed is made and entered into this 28 day of April, 2025, by and between the Town of Superior, a Colorado municipal corporation with an address of 124 East Coal Creek Drive, Superior, CO 80027 (the "Grantor") and Joseph Turnbull, an individual landowner with an address of P.O. Box 682, Jal, New Mexico, 88252 (the "Grantee").

Witness that the Grantor, for and in consideration of the sum of $10.00, the receipt and sufficiency of which is hereby acknowledged, does hereby remise, release, sell and Quitclaim unto the Grantee, its successors, and assigns, forever, all the right, title, interest, claim and demand which the Grantor has in and to the real property, together with any improvements thereon, located in the Town of Superior, County of Boulder and State of Colorado, described as follows:

See **Exhibit A** attached hereto and incorporated herein by this reference.

Subject to all, if any, valid easements, rights of way, covenants, conditions, reservations and restrictions of record.

To have and hold the same, together with all and singular the appurtenances and privileges thereunto belonging, or in anywise thereunto appertaining, and all the estate, right, title, interest and claim whatsoever of the Grantor, either in law or equity, to the only proper use, benefit and behoof of the Grantee, and its successors and assigns, forever.

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed on this 28 day of April, 2025.

TOWN OF SUPERIOR, COLORADO

Mark Lacis, Mayor

ATTEST:

Shannon Dujardin, Town Clerk

SEAL

EXHIBIT A
Legal Description

THAT PORTION OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER 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 SE 1/4 SW 1/4 (THE SOUTH 1/4 CORNER OF SAID SECTION 13); THENCE WEST ALONG THE SOUTH LINE OF SAID SE 1/4 SW 1/4, A DISTANCE OF 930.00 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 225.80 FEET, MORE OR LESS, TO A POINT WHICH LIES 210.00 FEET NORTH OF THE SOUTH LINE OF SAID SE 1/4 OF THE SW 1/4; THENCE EAST AND PARALLEL WITH THE SOUTH LINE OF SAID SE 1/4 SW 1/4, A DISTANCE OF 1013.00 FEET TO A POINT ON THE EAST LINE OF SAID SE 1/4 SW 1/4 OF SECTION 13; THENCE SOUTH ALONG THE EAST LINE OF SAID SE 1/4 SW 1/4 A DISTANCE OF 210.00 FEET TO THE POINT OF BEGINNING; EXCEPTING THEREFROM THE EAST 25.00 FEET THEREOF, IN USE AS A PUBLIC WAY, COUNTY OF BOULDER, STATE OF COLORADO.

TOWN OF SUPERIOR
RESOLUTION NO. R-30
SERIES 2025

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SUPERIOR ACCEPTING A PETITION FOR ANNEXATION OF A PARCEL OF LAND LOCATED IN UNINCORPORATED BOULDER COUNTY AND SETTING A PUBLIC HEARING ON THE ANNEXATION (TURNBULL)

WHEREAS, Joseph Turnbull, as the owner of unincorporated land comprising more than 50% of the area proposed for annexation pursuant to C.R.S. § 31-12-107, has filed a petition for annexation of such land to the Town (the "Petition"), which land is more particularly described in Exhibit A of the Petition;

WHEREAS, pursuant to C.R.S. § 31-12-108, the Town may accept the Petition if complete and in substantial compliance with the Municipal Annexation Act of 1965, C.R.S. § 31-12-101, *et seq.*, and the Town Council shall then establish a date, time, and place for a public hearing to consider the annexation;

WHEREAS, Article V of Chapter 16 of the Superior Municipal Code (the "Code") establishes supplemental requirements for annexations, including without limitation additional submittal requirements and required dedications; and

WHEREAS, the Town Council, at its regular meeting on May 12, 2025, reviewed the Petition and various documents submitted in support of the Petition.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF SUPERIOR, COLORADO, as follows:

Section 1. The Petition is hereby accepted and found to be in substantial compliance with the Municipal Annexation Act of 1965, C.R.S. § 31-12-101, *et seq.*, and the Code.

Section 2. A public hearing is scheduled for 7:00 p.m. on Monday, June 23, 2025, at the Superior Town Hall, 124 East Coal Creek Drive, Superior, Colorado 80027, to determine if the proposed annexation complies with the Municipal Annexation Act of 1965, C.R.S. § 31-12-101, *et seq.*, and Article II, § 30 of the Colorado Constitution, as amended.

Section 3. Any person living within the area proposed to be annexed, any landowner of lands thereof, any resident of the Town, any municipality located within one mile of the proposed annexation, or the Board of County Commissioners of Boulder County may appear at such hearing and present evidence upon any matter to be determined by the Town Council.

ADOPTED this 12 day of MAY, 2025.

Mark Lacis, Mayor

THE TOWN OF SUPERIOR
SEAL
COLORADO

ATTEST:

Shannon Dujardin, Town Clerk

GUARDIAN
storage
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Project Description

Overview

The proposed Planned Development (PD) amendment includes the existing Guardian Storage PD property at 1555 S 76th Street and expands the PD boundary to include the adjacent 4.57 acres at 1599 S 76th Street. The PD's allowed uses include traditional self storage as well as personal flex storage units for purchase or lease.

The PD will establish the zoning for property including allowed uses, prohibited uses, architectural requirements, setback requirements, height restrictions and landscaping requirements. Should the PD be approved, the applicant shall proceed with a Final Development Plan (FDP), which will include a site plan, architectural renderings, drainage and utility plans, parking and traffic, among others. The FDP will be subject to the Town Board's approval.

The existing Guardian Storage property 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. In addition to traditional self storage, 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.

Neighborhood Communication

In September 2024, Guardian Storage sent out letters to all the registered owners of the households along Blackfoot Street, the northern most street of Sagamore that sits adjacent to the proposed Project. The letter stated that Guadian Storage is considering an expansion of its current offering and “would welcome any thoughts, concerns and feedback” concerning it.

The following is a summary of the primary concerns communicated by the Blackfoot neighbors, as well as Guardian’s response to each:

1. **Setback and Proximity of the Project to Existing Homes.** Light industrial requires a setback on the south property line of 20’. In an effort to get the project as far away from the property line as possible while still having a feasible site plan, Guardian Storage worked through multiple sketch site plans. Ultimately, a 45’ required setback is specified on the PD, 25’ in excess of what the IL zoning requires.

2. **Height and Loss of Views to the West.** Light industrial has a maximum height of 60’. The PD has a maximum height of 39’ on the eastern half of the property and 30’ on the west. The lower building height on the west side is an effort to maintain views to whatever extent possible.

3. **Vehicle Headlights Facing Directly South.** The IL zoning has nothing in it to address this specific concern. In order to address it, a note was added to the PD below the Landscape chart that specifies “A 6’ tall opaque fence is required in addition to tree plantings, where drive aisles face south”.

4. **Flex Space Uses Incompatible with Neighborhood.** The PD includes a table of allowed and prohibited uses. All allowed uses will be required to be done inside the buildings. Prohibited used are consistent with IL zoning and include the following:

    - Salvage Yards, Junkyards
    - Welding
    - Veterinary Clinics/Hospitals
    - Kennels
    - Sexually Oriented Businesses
    - Restaurants/Commercial Kitchens

- Outdoor Storage
- Outdoor Display of Inventory
- Auto Repair Shops
- Cannabis (cultivation, sales, distribution)
- Manufacturing and others uses that do not adhere to local noise, environmental, odor or emission standards

Flex Space Allowed Uses

Allowed uses in the PD are as followed (use in bold, followed by sub bullets with examples of each use):

- **Mini Storage/Self Storage**
  - Traditional self storage consistent with the Guardian Storage property at 1555 S 76th Street.

- **Professional & Personal Offices**
  - Small-scale offices for service providers, such as consultants, architects, accountants, or designers and service-based business, as a primary of secondary use within the space.
  - Includes optional on-site storage for supplies and or equipment as an ancillary use (i.e. an architect storing blueprints or models).

- **Personal Uses for Sports Motor Enthusiasts & Collectors**
  - Indoor vehicle storage and display for collectible or specialty vehicles, such as sports cars, vintage automobiles, motorcycles and recreational vehicles.
  - Personal hobby spaces or multipurpose spaces for hobbies or personal entertainment like lounges or media rooms.

- **Light Manufacturing & Assembly**
  - Assembly of consumer goods, such as custom electronics, furniture or equipment.
  - Operations would be limited to those with minimal noise, odor, or emissions, fully enclosed within the unit.

- **Maker Spaces**
  - Studio spaces for artisans, craftsmen or boutique manufacturers creating products like pottery, jewelry or printed materials.
  - Collaborative workspaces for small-scale custom production (i.e. woodworking, 3D printing or CNC machines).
- **Studios**
  - Art studios for painting, sculpture or photography with optional gallery space.
  - Recording, pod casting or content creation studios.

- **Scientific Research & Development**
  - Labs for product testing, prototype development or research in fields like electronics or materials science.
  - Examples: A small team working on solar panel innovations or testing eco-friendly materials.

- **Specialized Automotive Use**
  - Limited automotive uses such as vehicle detailing, wrap installations or aftermarket parts customization.

- **Trades & Workshops**
  - Workshops for trades like plumbing, electrical or HVAC services, where small-scale assembly or storage of tools/materials is required.
  - Example: A contractor using the space for prefabricating components for installation at a job site

- **Indoor Recreation and Specialty Uses**
  - Fitness studios for personal / private training, yoga or martial arts with small class sizes appropriate to the unit size.
  - Personalized services, such as physical therapy, training or professional instruction.
    - NOTE: larger uses (i.e. gym) requiring a larger volume of parking would NOT be permitted.

- **Indoor Storage**
  - Storage of inventory or equipment for small businesses (i.e. e-commerce retailers or tradespeople).
  - Stand-alone logistics operations focused on last-mile delivery or product distribution.
  - Storage of personal collections, collectibles and vehicles.

- **Showrooms and Wholesale Integration**
  - Display areas for businesses showcasing products materials or specialty goods.
  - Wholesale and e-tail sales permitted only as a secondary component to another approved use.

- **Miscellaneous Light Industrial Uses**
  - Boutique, small-scale manufacturing of all types, which adhere to local noise and environmental standards.
  - Example: packaging and labeling services for e-commerce businesses, and specialized or advanced fabrication or assembly for a finished good.

- **Wholesale Trade and Distribution**
  - Distribution hubs for specialized products such as medical supplies, electronics or artisan goods.
  - Wholesale operations with limited customer traffic and predominantly outbound shipments.

- **Creative and Display Uses**
  - Small, boutique showrooms for interior and exterior building materials, high-end tools, industrial equipment or similar products.
  - Demonstration areas for industrial machinery or prototype testing.

- **Retail Sales of Products Directly Related to Allowed Use (<25% Gross Floor Area)**

- **Subsequent Land Use Applications**

  If this annexation and PD are approved, a Final Development Plan (FDP) will be issued in the future. The FDP will include specific proposed uses, building architecture, a traffic and utility study, and detailed landscape, lighting, and engineering plans.

DRAFT
ANNEXATION AGREEMENT

THIS ANNEXATION AGREEMENT (the "Agreement") is made and entered into this ______ day of ______________________, 2025 (the "Effective Date") by and between the Town of Superior, a Colorado municipality with an address of 124 East Coal Creek Drive, Superior, Colorado 80027 (the "Town"), and _____________________ with an address of _______________________ ("Owner") (each a "Party" and collectively the "Parties").

WHEREAS, Owner is the owner of certain real property located in unincorporated Boulder County and more particularly described in **Exhibit A,** attached hereto and incorporated herein by this reference (the "Property");

WHEREAS, Owner desires to have the Property annexed to the Town;

WHEREAS, the Town wishes to annex the Property into the Town upon the terms and conditions set forth herein.

NOW, THEREFORE, in consideration of the foregoing recitals, mutual covenants, and promises set forth below, the receipt and sufficiency of which are mutually acknowledged, the Parties hereby agree as follows:

1. Annexation. The annexation of the Property shall be in accordance with the Colorado Municipal Annexation Act of 1965, as amended.

2. Purpose. The purpose of this Agreement is to set forth the terms, conditions, and fees to be paid by Owner upon annexation and initial development of the Property. Unless otherwise expressly provided to the contrary herein, all conditions contained herein are in addition to any and all requirements of the Superior Municipal Code, as amended, and other applicable law.

3. Zoning. Owner hereby consents to the zoning of the Property as PD (Planned Development). Owner is entering into this Agreement and is undertaking the obligations imposed upon Owner herein in reliance upon the Town's concurrent adoption of an ordinance annexing the Property into the Town and an ordinance zoning the Property as provided in this Paragraph. Performance of Owner's obligations hereunder is expressly conditioned upon the Town's adoption of the ordinances described in this Paragraph. If the Town fails to adopt the ordinances described in this Paragraph, then the petition for annexation will be deemed withdrawn and the annexation process will be terminated.

4. Town Fees. Owner hereby agrees to pay the Town the actual cost plus 15% to defray the administrative and review expenses of the Town, and for engineering, surveying, and legal services rendered in connection with the review of the annexation of the Property, which cost shall be determined by the Town Manager. In addition, Owner shall reimburse the Town for the actual cost of making corrections or additions to the official Town Map, with a fee for recording such map, if necessary, and accompanying documents with the County Clerk and Recorder. Owner further agrees to pay all impact fees as established by Town ordinance at the time this Agreement is executed, and such additional impact fees as may be in effect at the time of development of the Property (as evidenced by plat approval) so long as said additional impact fees are assessed or

adopted Town-wide except as specifically provided by this Agreement. The Town may withhold any plat approval, or withhold the issuance of any permits for construction or occupancy for failure to pay Town fees as provided herein. All fees recited in this Agreement shall be subject to amendment by the Town Council by ordinance. Any amendment to the fees shall be incorporated into this Agreement as if originally set forth herein.

5. Northern Colorado Water Conservancy District. On or before the Effective Date of Annexation, Owner shall provide the Town with evidence that the Property is included within the Northern Colorado Water Conservancy District ("NCWCD"). At such time as the Town provides notice that water service will be provided to the Property by the Town, the Owner shall include the Property into the Municipal Subdistrict of NCWCD prior to receiving said water service from the Town.

6. Road Improvements. The Owners shall be responsible for the cost of improvements to 76th Street as needed for the road to comply with the Town's current standards and specifications. Owners shall contribute an amount equal to the cost of roadway widening and sidewalk, curb and gutter construction along 76th Street to standard cross section along the property frontage and for a distance of approximately 90 feet south of the property, calculated according to the Property's length of frontage along 76th Street. Owners shall make this contribution to the Town within 90 days of written request from the Town made after the improvements are complete.

7. Land Dedication. Owner shall convey to the Town by special warranty deed, free and clear of all liens and encumbrances, the portion of additional right-of-way necessary for public improvements specified in Paragraph 6 of this Agreement upon the Town's approval of the annexation of the Property.

8. Easements. Owners agree to acquire at their own expense, and to dedicate to the Town by special warranty deed, all utility easements within the Property necessary to provide for the location of water and wastewater distribution, collection and transmission lines and related facilities.

9. Permitted Development. Owner shall develop the Property in accordance with this Agreement, Town ordinances and regulation, and applicable state and federal law and regulations. The Town shall allow and permit the development of the Property upon submission of proper application and payment of fees imposed by Town ordinances and regulation.

10. Vested Rights. Upon annexation, Owner waives any prior vested property rights that may have been acquired in Boulder County and acknowledges that this Agreement creates no new vested rights.

11. Remedies. Owner's remedies against the Town for the Town's breach of this Agreement are limited to breach of contract claims. The Town's remedies under this Agreement include without limitation the following:

a. The refusal to issue any building permit or certificate of occupancy.

b. The revocation of any building permit previously issued under which construction directly related to such building permit has not commenced, except a building permit previously issued to a third party.

c. A demand that the security given for the completion of the public improvements be paid or honored.

d. Any other remedy available at law.

12. Disconnection. The Town acknowledges that the purpose of the annexation is for a third party to develop the Property, and if the Property is not conveyed to a third party, the Town's purpose of the annexation will be lost. Therefore, if the annexation of the Property is completed, but title to the Property remains with Owners rather than being transferred to another party, Owners shall have the right to file a petition for disconnection pursuant to C.R.S. § 31-12-501, *et seq.* While not limiting its authority under C.R.S. § 31-12-501(3), to make a determination at the time of a disconnection application, if title to the Property remains with Owners rather than being transferred to another party, the Town anticipates the best interests of the Town will not be prejudiced by the disconnection.

13. Authority of the Town. Nothing in this Agreement shall constitute or be interpreted as a repeal of existing codes or ordinances, or as a waiver or abrogation of the Town's legislative, governmental, or police powers to promote and protect the health, safety and general welfare of the Town or its inhabitants.

a. Owners acknowledges that the annexation and subsequent zoning of the Property are subject to the legislative discretion of the Town Council of the Town of Superior. No assurances of annexation or zoning have been made or relied upon by the Owners.

b. In the event that the Town of Superior Town Council, in the exercise of its legislative discretion, does not take any action with respect to the Property herein contemplated, then the sole and exclusive remedy for the breach hereof, accompanied by the exercise of such discretion, shall be the withdrawal of the petition for annexation by the Owners, or disconnection from the Town in accordance with state law, as may be appropriate.

14. Indemnification. Owners agree to indemnify and hold harmless the Town and the Town's officers, employees, agents, and contractors, from and against all liability, claims, and demands, including attorney's fees and court costs, which arise out of or are in any manner connected with the annexation of the Property, or with any other annexation or other action determined necessary or desirable by the Town in order to effectuate the annexation of the Property, or which are in any manner connected with the Town's enforcement of this Agreement. Owners further agree to investigate, handle, respond to, and to provide defense for and defend against, or at the Town's option, to pay the attorney's fees for defense counsel of the Town's choice for any such liability, claims, or demands.

15. Recordation. This Agreement shall be recorded with the Clerk and Recorder of Boulder County, Colorado, and shall run with the land, and shall be binding upon and shall inure to the benefit of the heirs, successors and permitted assigns of the parties hereto.

16. 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 Town shall not constitute a waiver of any of the other terms or obligation 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. Any Party (and its successors and assigns) shall have the right to modify its address for receipt of notices upon providing written notice of such change to the other Parties.

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. *Successors and Assigns; Assignment*. This Agreement shall run with the land and inure to the benefit of and be binding upon the successors and assigns of the Parties. The Town acknowledges that, following annexation, the Property is intended to be conveyed to a successor in interest to the Owners, and, once that conveyance occurs, the Town acknowledges that the Owners shall have no further obligations under this Agreement and that the successor in interest shall be bound by all terms of this Agreement.

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

TOWN OF SUPERIOR

____
Mark Lacis, Mayor

ATTEST:

____
Shannon Dujardin, Town Clerk

OWNER:

By: ____________________________________

____

STATE OF COLORADO)
) ss.
COUNTY OF ____________)

The foregoing instrument was subscribed, sworn to, and acknowledged before me this _____ day of ____________________, 2025, by _________________________________, as __________________ of ______________________.

My commission expires: _______________

(S E A L) ___________________________________
Notary Public

ANNEXATION AGREEMENT

THIS ANNEXATION AGREEMENT (the "Agreement") is made and entered into this 23 day of June, 2025 (the "Effective Date") by and between the Town of Superior, a Colorado municipality with an address of 124 East Coal Creek Drive, Superior, Colorado 80027 (the "Town"), and Joseph Henry Turnbull, an individual with an address of 1599 South 76th Street ("Owner") (each a "Party" and collectively the "Parties").

WHEREAS, Owner is the owner of certain real property located in unincorporated Boulder County and more particularly described in **Exhibit A,** attached hereto and incorporated herein by this reference (the "Property");

WHEREAS, Owner desires to have the Property annexed to the Town; and

WHEREAS, the Town wishes to annex the Property into the Town upon the terms and conditions set forth herein.

NOW, THEREFORE, in consideration of the foregoing recitals, mutual covenants, and promises set forth below, the receipt and sufficiency of which are mutually acknowledged, the Parties hereby agree as follows:

1. Annexation. The annexation of the Property shall be in accordance with the Colorado Municipal Annexation Act of 1965, as amended.

2. Purpose. The purpose of this Agreement is to set forth the terms, conditions, and fees to be paid by Owner upon annexation and initial development of the Property. Unless otherwise expressly provided to the contrary herein, all conditions contained herein are in addition to any and all requirements of the Superior Municipal Code, as amended, and other applicable law.

3. Zoning. Owner hereby consents to the zoning of the Property as PD (Planned Development). Owner is entering into this Agreement and is undertaking the obligations imposed upon Owner herein in reliance upon the Town's adoption of an ordinance annexing the Property into the Town and zoning the Property as provided in this Paragraph. Performance of Owner's obligations hereunder is expressly conditioned upon the Town's adoption of the ordinance described in this Paragraph. If the Town fails to adopt the ordinance described in this Paragraph, then the petition for annexation will be deemed withdrawn and the annexation process will be terminated.

4. Town Fees. Owner hereby agrees to pay the Town the actual cost plus 15% to defray the administrative and review expenses of the Town, and for engineering, surveying, and legal services rendered in connection with the review of the annexation of the Property, which costs shall be determined by the Town Manager and shall be due upon the Town's approval of the final development plan (the "FDP") for the Property. In addition, Owner shall reimburse the Town for the actual cost of making corrections or additions to the official Town Map, including the actual fee for recording such map, if necessary, and accompanying documents with the County Clerk and Recorder. Owner further agrees to pay all impact fees as established by Town ordinance upon the Town's approval of the FDP for the Property. The Town may withhold any plat approval or

withhold the issuance of any permits for construction or occupancy for failure to pay the Town fees as provided herein. All fees recited in this Agreement shall be subject to amendment by the Town Council of the Town (the "Town Council") by ordinance. Any amendment to the fees shall be incorporated into this Agreement as if originally set forth herein.

5. Northern Colorado Water Conservancy District. Upon annexation, the Town shall transmit to the Northern Colorado Water Conservancy District ("NCWCD") a certified copy of the Town's annexation ordinance for the Property. Prior to the Town causing water service to be provided to any portion of the Property, Owner shall include the Property in the Northern Colorado Water Conservancy District and Municipal Subdistrict.

6. Road Improvements. Owner shall design and construct, at its sole cost and expense, improvements to 76th Street in accordance with the FDP, the associated development agreement, and the Town's current standards and specifications (the "Improvements"). The Improvements shall be conveyed to the Town upon acceptance by the Town Engineer.

7. Easements. Owner agrees to acquire at its own expense, and to dedicate to the Town at the time of FDP approval, all utility easements within the Property necessary to provide for the location of water and wastewater distribution, collection and transmission lines and related facilities.

8. Permitted Development. Owner shall develop the Property in accordance with this Agreement, Town ordinances and regulation, and applicable state and federal laws and regulations. The Town shall allow and permit the development of the Property upon submission of proper application and payment of fees imposed by Town ordinances and regulations.

9. Vested Rights. Upon annexation, Owner waives any prior vested property rights that may have been acquired in Boulder County, and acknowledges that this Agreement creates no new vested rights.

10. Remedies. Owner's remedies against the Town for the Town's breach of this Agreement are limited to breach of contract claims. The Town's remedies under this Agreement include without limitation the following:

a. The refusal to issue any building permit or certificate of occupancy.

b. The revocation of any building permit previously issued under which construction directly related to such building permit has not commenced, except a building permit previously issued to a third party.

c. A demand that the security given for the completion of the public improvements be paid or honored.

d. Any other remedy available at law.

11. Disconnection. The Town acknowledges that the purpose of the annexation herein is for a third party to develop the Property, and if the Property is not conveyed by Owner to a third party, the Town's purpose of the annexation will be lost. Therefore, if the annexation of the Property is

completed, but title to the Property remains with Owner rather than being transferred to another party, Owner shall have the right to file a petition for disconnection pursuant to C.R.S. § 31-12-501, *et seq.* While not limiting its authority under C.R.S. § 31-12-501(3), to make a determination at the time of a disconnection application, if title to the Property remains with Owner rather than being transferred to another party, the Town anticipates the best interests of the Town will not be prejudiced by the disconnection.

12. Authority of the Town. Nothing in this Agreement shall constitute or be interpreted as a repeal of existing codes or ordinances, or as a waiver or abrogation of the Town's legislative, governmental, or police powers to promote and protect the health, safety and general welfare of the Town or its inhabitants.

a. Owner acknowledges that the annexation and subsequent zoning of the Property is subject to the legislative discretion of the Town Council. No assurances of annexation or zoning have been made or relied upon by Owner.

b. If the Town Council, in the exercise of its legislative discretion, does not take any action with respect to the Property herein contemplated, then the sole and exclusive remedy for the breach hereof, accompanied by the exercise of such discretion, shall be the withdrawal of the petition for annexation by Owner, or disconnection from the Town in accordance with state law, as may be appropriate.

13. Indemnification. Owner agrees to indemnify and hold harmless the Town and the Town's officers, employees, agents, and contractors, from and against all liability, claims, and demands, including attorney's fees and court costs, which arise out of or are in any manner connected with the annexation of the Property, or with any other annexation or other action determined necessary or desirable by the Town in order to effectuate the annexation of the Property, or which are in any manner connected with the Town's enforcement of this Agreement. Owner further agrees to investigate, handle, respond to, and provide defense for and defend against, or at the Town's option, to pay the attorney's fees for defense counsel of the Town's choice for any such liability, claims, or demands.

14. Recordation. This Agreement shall be recorded with the Clerk and Recorder of Boulder County, Colorado, and shall run with the land, and shall be binding upon and shall inure to the benefit of the heirs, successors and permitted assigns of the parties hereto.

15. 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 Town shall not constitute a waiver of any of the other terms or obligation 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. Any Party (and its successors and assigns) shall have the right to modify its address for receipt of notices upon providing written notice of such change to the other Parties.

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. *Successors and Assigns; Assignment.* This Agreement shall run with the land and inure to the benefit of and be binding upon the successors and assigns of the Parties. The Town acknowledges that, following annexation, the Property is intended to be conveyed to a successor in interest to Owner, and, once that conveyance occurs, the Town acknowledges that Owner shall have no further obligations under this Agreement and that the successor in interest shall be bound by all terms of this Agreement.

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

TOWN OF SUPERIOR, COLORADO:

____
Mark Lacis, Mayor

ATTEST:

____
Shannon Dujardin, Town Clerk

OWNER:

By: Joseph H Turnbull
Joseph Henry Turnbull

STATE OF ~~COLORADO~~ New Mexico)
) ss.
COUNTY OF Lea)

The foregoing instrument was subscribed, sworn to, and acknowledged before me this 23rd day of June, 2025, by Joseph Henry Turnbull.

My commission expires: 11/27/2027

(S E A L)

Notary Public

State of New Mexico
Notary Public
CATHERINE GIBBS
Commission # 2001398
Expires: November 27, 2027

EXHIBIT A
Legal Description

THAT PORTION OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER 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 SE 1/4 SW 1/4 (THE SOUTH 1/4 CORNER OF SAID SECTION 13); THENCE WEST ALONG THE SOUTH LINE OF SAID SE 1/4 SW 1/4, A DISTANCE OF 930.00 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 225.80 FEET, MORE OR LESS, TO A POINT WHICH LIES 210.00 FEET NORTH OF THE SOUTH LINE OF SAID SE 1/4 OF THE SW 1/4; THENCE EAST AND PARALLEL WITH THE SOUTH LINE OF SAID SE 1/4 SW 1/4, A DISTANCE OF 1013.00 FEET TO A POINT ON THE EAST LINE OF SAID SE 1/4 SW 1/4 OF SECTION 13; THENCE SOUTH ALONG THE EAST LINE OF SAID SE 1/4 SW 1/4 A DISTANCE OF 210.00 FEET TO THE POINT OF BEGINNING; EXCEPTING THEREFROM THE EAST 25.00 FEET THEREOF, IN USE AS A PUBLIC WAY, COUNTY OF BOULDER, STATE OF COLORADO.

ANNEXATION MAP

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 13,
TOWNSHIP 1 SOUTH, RANGE 70 WEST OF THE 6TH P.M.,
COUNTY OF BOULDER, STATE OF COLORADO

SHEET 1 OF 1

ANNEXATION LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 1 SOUTH, RANGE 70 WEST OF THE 6TH P.M., COUNTY OF BOULDER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 13 TO BEAR S00°12'27"E, A DISTANCE OF 2708.37 FEET BETWEEN A FOUND #6 REBAR WITH 2–1/2" ALUMINUM CAP STAMPED "CIVIL ARTS DREXEL 2007 PLS 25379" AT THE CENTER QUARTER CORNER AND A FOUND #6 REBAR WITH 2–1/2" ALUMINUM CAP (ILLEGIBLE) AT THE SOUTH QUARTER CORNER, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 13; THENCE N88°32'42"W ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 13, A DISTANCE OF 25.01 FEET TO A POINT ON THE EAST LINE OF THE PARCEL DESCRIBED IN REC. NO. 3742838 AND THE WESTERLY RIGHT OF WAY LINE OF 76TH STREET, SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 13, N88°32'42"W, A DISTANCE OF 914.02 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 AN ABANDONED RAILROAD N21°22'19"W, A DISTANCE OF 178.98 FEET TO THE NORTHWEST CORNER OF SAID PARCEL DESCRIBED IN REC. NO. 3742838; THENCE ALONG THE NORTH LINE OF SAID PARCEL DESCRIBED IN REC. NO. 3742838 N88°54'01"E, A DISTANCE OF 978.37 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF 76TH STREET; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE S00°12'27"E, A DISTANCE OF 208.67 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 177,455 SQUARE FEET OR 4.07 ACRES, MORE OR LESS.

SITE
S 76th St
Cherokee Ave
Shawnee Ln
Fox Ln
Blackfoot St

Vicinity Map
NOT TO SCALE

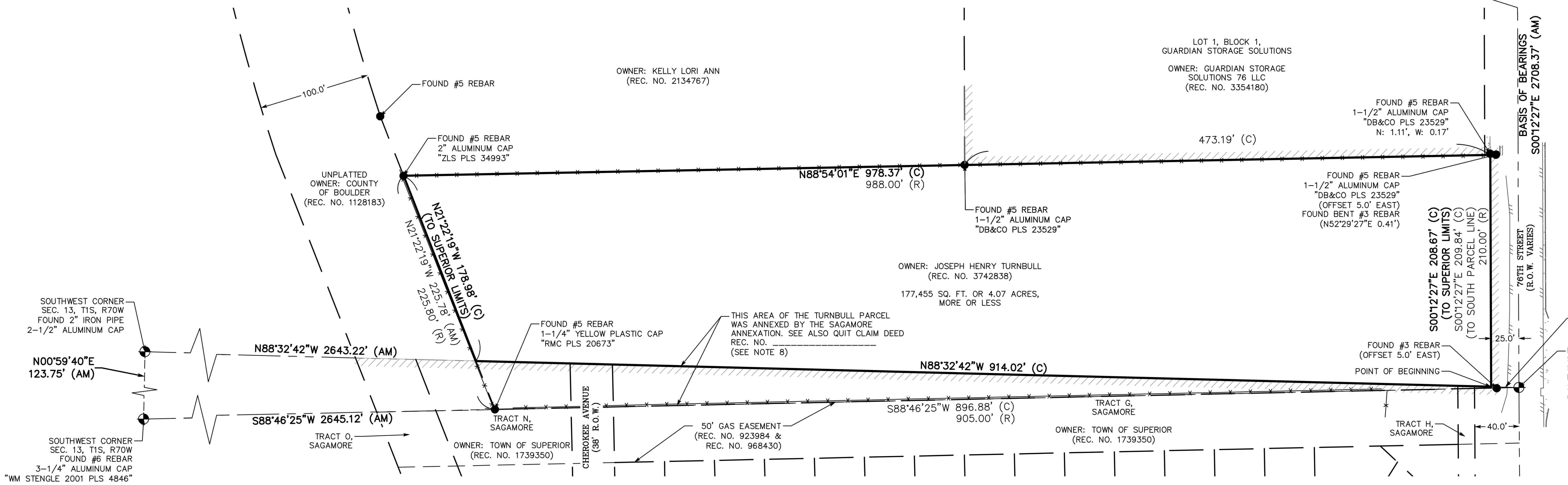
NOTES

1. LAND TITLE GUARANTEE COMPANY COMMITMENT NUMBER ABZ70845227–2, DATED NOVEMBER 07, 2024 AT 5:00 P.M., WAS ENTIRELY RELIED UPON FOR RECORDED INFORMATION REGARDING RIGHTS–OF–WAY, EASEMENTS AND ENCUMBRANCES IN THE PREPARATION OF THIS SURVEY. THE PROPERTY SHOWN AND DESCRIBED HEREON IS ALL OF THE PROPERTY DESCRIBED IN SAID TITLE COMMITMENT.
2. ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS ANNEXATION MAP WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
3. THIS ANNEXATION MAP IS VALID ONLY IF PRINT HAS SEAL AND SIGNATURE OF SURVEYOR.
4. THE DISTANCE MEASUREMENTS SHOWN HEREON ARE U.S. SURVEY FOOT.
5. DATES OF FIELDWORK: FEBRUARY 19, 2025
6. BASIS OF BEARINGS: GPS DERIVED BEARINGS BASED ON A BEARING OF S00°12'27"E ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 13, BETWEEN A FOUND #6 REBAR WITH 2–1/2" ALUMINUM CAP STAMPED "CIVIL ARTS DREXEL 2007 PLS 25379" AT THE CENTER QUARTER CORNER OF SECTION 13 AND A FOUND #6 REBAR WITH 2–1/2" ALUMINUM CAP (ILLEGIBLE) AT THE SOUTH QUARTER CORNER OF SECTION 13 AS SHOWN HEREON. COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM 1983 (NAD83). ALL BEARINGS SHOWN HEREON ARE RELATIVE THERETO.
7. THIS IS NOT A "LAND SURVEY PLAT" OR "IMPROVEMENT SURVEY PLAT" AND THIS ANNEXATION MAP IS NOT INTENDED FOR PURPOSES OF TRANSFER OF TITLE OR SUBDIVIONS OF LAND IN VIOLATION OF STATE STATUTE.
8. SEE DEPOSITED SURVEY LS–24–0090 FOR NARRATIVE OF HISTORIC PARCEL LINE ISSUES IN THIS AREA.

CONTIGUITY TABLE

TOTAL PERIMETER = 2,280.04 FEET
1/6 TOTAL PERIMETER = 380.01 FEET
CONTIGUOUS PERIMETER = 1,595.88 FEET

TOTAL AREA = 177,455 SQ. FT. OR 4.07 ACRES, MORE OR LESS


CENTER QUARTER CORNER
SEC. 13, T1S, R70W
FOUND #6 REBAR
2–1/2" ALUMINUM CAP
"CIVIL ARTS DREXEL 2007 PLS 25379"
FOUND #6 REBAR
2–1/2" ALUMINUM CAP
"VISIO VERTRE VIRTUTE V3 2005 PLS 35585"
(N17°45'16"E 1.33')
100.0'
FOUND #5 REBAR
OWNER: KELLY LORI ANN
(REC. NO. 2134767)
LOT 1, BLOCK 1,
GUARDIAN STORAGE SOLUTIONS
OWNER: GUARDIAN STORAGE
SOLUTIONS 76 LLC
(REC. NO. 3354180)
FOUND #5 REBAR
2" ALUMINUM CAP
"ZLS PLS 34993"
UNPLATTED
OWNER: COUNTY
OF BOULDER
(REC. NO. 1128183)
473.19' (C)
FOUND #5 REBAR
1–1/2" ALUMINUM CAP
"DB&CO PLS 23529"
N: 1.11', W: 0.17'
BASIS OF BEARINGS
S00°12'27"E 2708.37' (AM)
N88°54'01"E 978.37' (C)
988.00' (R)
FOUND #5 REBAR
1–1/2" ALUMINUM CAP
"DB&CO PLS 23529"
FOUND #5 REBAR
1–1/2" ALUMINUM CAP
"DB&CO PLS 23529"
(OFFSET 5.0' EAST)
FOUND BENT #3 REBAR
(N52°29'27"E 0.41')
N21°22'19"W 178.98' (C)
(TO SUPERIOR LIMITS)
N21°22'19"W 225.78' (AM)
225.80' (R)
OWNER: JOSEPH HENRY TURNBULL
(REC. NO. 3742838)
177,455 SQ. FT. OR 4.07 ACRES,
MORE OR LESS
S00°12'27"E 208.67' (C)
(TO SUPERIOR LIMITS)
S00°12'27"E 209.84' (C)
(TO SOUTH PARCEL LINE)
210.00' (R)
76TH STREET
(R.O.W. VARIES)
SOUTHWEST CORNER
SEC. 13, T1S, R70W
FOUND 2" IRON PIPE
2–1/2" ALUMINUM CAP
N00°59'40"E
123.75' (AM)
N88°32'42"W 2643.22' (AM)
FOUND #5 REBAR
1–1/4" YELLOW PLASTIC CAP
"RMC PLS 20673"
THIS AREA OF THE TURNBULL PARCEL
WAS ANNEXED BY THE SAGAMORE
ANNEXATION. SEE ALSO QUIT CLAIM DEED
REC. NO. ___________________
(SEE NOTE 8)
N88°32'42"W 914.02' (C)
25.0'
FOUND #3 REBAR
(OFFSET 5.0' EAST)
POINT OF BEGINNING
N88°32'42"W
25.01' (C)
POINT OF COMMENCEMENT
SOUTH QUARTER CORNER
SEC. 13, T1S, R70W
FOUND #6 REBAR
2–1/2" ALUMINUM CAP
(ILLEGIBLE)
S88°46'25"W 2645.12' (AM)
TRACT N,
SAGAMORE
CHEROKEE AVENUE
(38' R.O.W.)
S88°46'25"W 896.88' (C)
905.00' (R)
TRACT G,
SAGAMORE
SOUTHWEST CORNER
SEC. 13, T1S, R70W
FOUND #6 REBAR
3–1/4" ALUMINUM CAP
"WM STENGLE 2001 PLS 4846"
TRACT O,
SAGAMORE
OWNER: TOWN OF SUPERIOR
(REC. NO. 1739350)
50' GAS EASEMENT
(REC. NO. 923984 &
REC. NO. 968430)
OWNER: TOWN OF SUPERIOR
(REC. NO. 1739350)
TRACT H,
SAGAMORE
40.0'

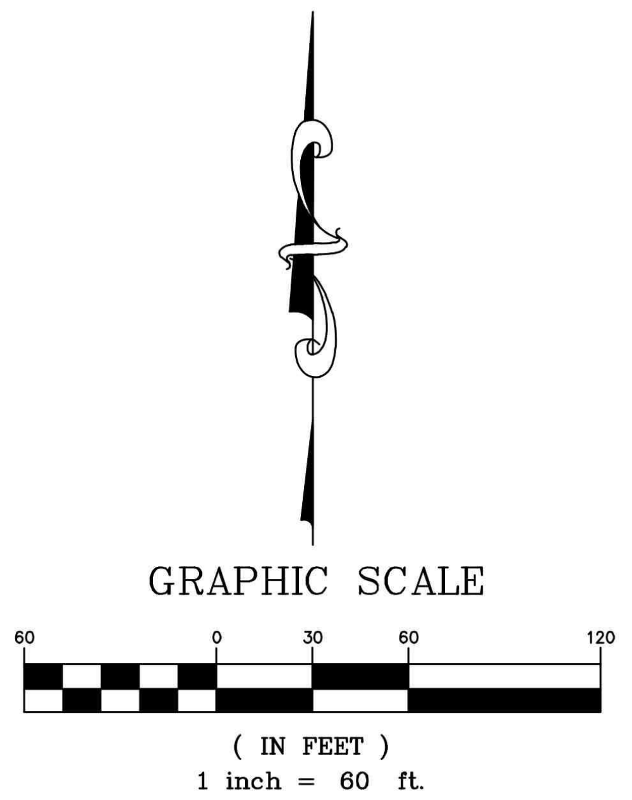
Legend

⊕	FOUND ALIQUOT MONUMENT AS DESCRIBED
●	FOUND MONUMENT AS DESCRIBED
(AM)	AS MEASURED AT TIME OF SURVEY
(C)	CALCULATED FROM RECORD AND AS MEASURED INFORMATION
(R)	AS PER RECORD INFORMATION
▭	CONCRETE
─/// ─	EDGE OF ASPHALT
─×─×─	FENCE
⧹⧹⧹⧹	TOWN OF SUPERIOR LIMITS

BOUNDARY CLOSURE REPORT

COURSE: N88°32'42"W	LENGTH: 914.02'
COURSE: N21°22'19"W	LENGTH: 178.98'
COURSE: N88°54'01"E	LENGTH: 978.37'
COURSE: S00°12'27"E	LENGTH: 208.67'
PERIMETER: 2,280.04'	AREA: 177,455 SQ. FT.
ERROR CLOSURE: 0.01'	COURSE: S20°35'51"W
ERROR NORTH: –0.010'	EAST: –0.004'

PRECISION 1: 228004


GRAPHIC SCALE
60
0
30
60
120
(IN FEET)
1 inch = 60 ft.

PLANNING COMMISSION CERTIFICATE

RECOMMENDED FOR APPROVAL THIS _____ DAY OF ________________, 20__

BY THE TOWN OF SUPERIOR PLANNING COMMISSION,

RESOLUTION NO. PC__________SERIES 20__.

CERTIFICATE OF ANNEXATION/OWNERSHIP

WE CERTIFY THAT JOSEPH HENRY TURNBULL, IS THE OWNER OF THE PROPERTY, AND CONSENTS TO THE ABOVE ANNEXATION.

IN WITNESS WHEREOF I HEREUNTO SET MY HAND THIS _____ DAY OF ________________, 20__.

BY ______________________, OWNER.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____________, 20__, BY ________________ AS MAYOR OF THE TOWN OF SUPERIOR, A MUNICIPAL CORPORATION.
MY COMMISSION EXPIRES _____________.

____
NOTARY PUBLIC

TOWN CLERK'S CERTIFICATE

STATE OF COLORADO)
) SS.
TOWN OF SUPERIOR)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT _____O'CLOCK, __________________ 20__, AND IS DULY RECORDED.

____
TOWN CLERK

TOWN COUNCIL CERTIFICATE

APPROVED BY THE TOWN COUNCIL OF THE TOWN OF SUPERIOR, STATE OF COLORADO

WITNESS MY HAND WITH THE CORPORATE SEAL OF THE TOWN OF SUPERIOR THIS _____ DAY

OF _______________, 20__.

ATTEST:

__________ _________
TOWN CLERK

__________ _________
MAYOR

Surveyor's Certificate

I, JESS J. KUNTZ, A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF COLORADO DO HEREBY CERTIFY THAT NOT LESS THAN ONE–SIXTH (1/6) OF THE PERIMETER OF THE AREA PROPOSED TO BE ANNEXED TO THE TOWN OF SUPERIOR, COLORADO, IS CONTIGUOUS WITH THE BOUNDARIES OF THE ANNEXING MUNICIPALITY, AND THIS ANNEXATION PLAT SUBSTANTIALLY COMPLIES WITH THE COLORADO REVISED STATUES AND THE TOWN OF SUPERIOR, COLORADO CODES APPERTAINING THERETO. THIS ANNEXATION MAPWAS MADE BY ME OR UNDER MY RESPONSIBLE CHARGE IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE. THIS IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

JESS J. KUNTZ
COLORADO P.L.S. #38409
VICE PRESIDENT, FLATIRONS, INC.

DRAFT

REVISION	DATE
1 – UPDATED PER TOWN COMMENTS	– 05/30/2025 JK
2 –	–
3 –	–
4 –	–
5 –	–
6 –	–
7 –	–
8 –	–
9 –	–

ANNEXATION MAP

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Flatirons, Inc.
Land Surveying Services
www.FlatironsInc.com

3825 IRIS AVE,
SUITE 395
BOULDER, CO 80301
(303) 443–7001

655 FOURTH AVE
LONGMONT, CO 80501
(303) 776–1733

7000 N. BROADWAY,
SUITE 209
DENVER, CO 80221
(303) 936–6997

DRAFT
WORKING COPY ONLY
ONLY FINAL VERSION
WILL HAVE STAMP
AND SIGNATURE
(SEAL)

JOB NUMBER:
25–82,032
DATE:
05–30–2025
DRAWN BY:
M. ROBAK
CHECKED BY:
JJK/JZG

SHEET 1 OF 1

PLANNED DEVELOPMENT AMENDMENT
GUARDIAN STORAGE SOLUTIONS
TOWN OF SUPERIOR
LOTS 1 AND 2, BLOCK 1, GUARDIAN STORAGE SOLUTIONS SUBDIVISION REPLAT NO.1
LOCATED IN THE SE $\frac{1}{4}$ OF THE SW $\frac{1}{4}$ OF SECTION 13, T1S, R69W OF THE 6TH P.M.

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 1 SOUTH, RANGE 70 WEST OF THE 6TH P.M., COUNTY OF BOULDER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

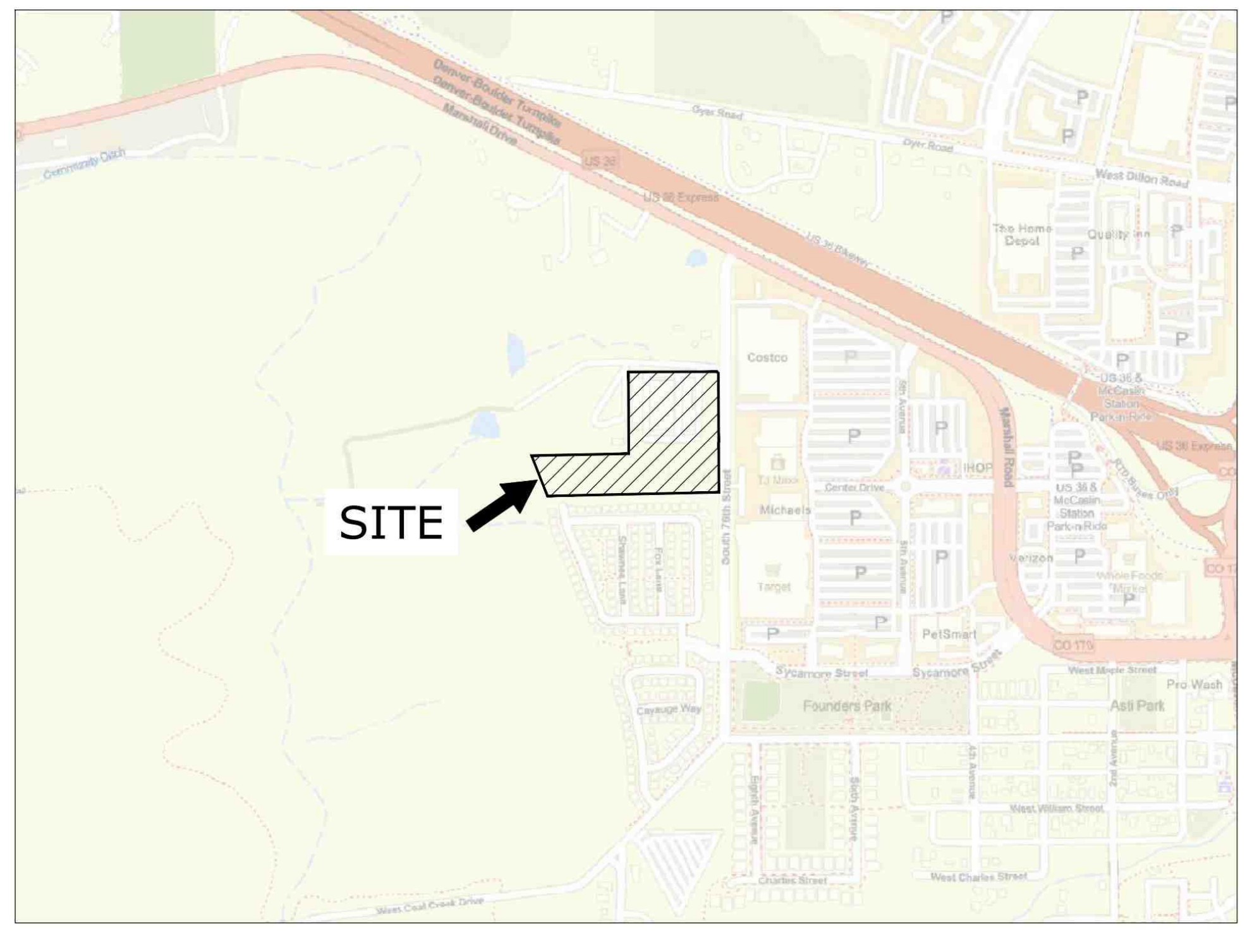
CONSIDERING THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 13 TO BEAR S00°12'27"E, A DISTANCE OF 2708.37 FEET BETWEEN A FOUND #6 REBAR WITH 2-1/2" ALUMINUM CAP STAMPED "CIVIL ARTS DREXEL 2007 PLS 25379" AT THE CENTER QUARTER CORNER AND A FOUND #6 REBAR WITH 2-1/2" ALUMINUM CAP (ILLEGIBLE) AT THE SOUTH QUARTER CORNER, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 13; THENCE S88°46'25"W ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 13, A DISTANCE OF 25.00 FEET TO THE SOUTHEAST CORNER OF THE PARCEL DESCRIBED IN REC. NO. 3742838, SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE SOUTH LINE OF SAID PARCEL AND THE SOUTHWEST QUARTER OF SECTION 13, A DISTANCE OF 896.88 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 AN ABANDONED RAILROAD N21°22'19"W, A DISTANCE OF 225.78 FEET TO THE NORTHWEST CORNER OF SAID PARCEL DESCRIBED IN REC. NO. 3742838; THENCE ALONG THE NORTH LINE OF SAID PARCEL DESCRIBED IN REC. NO. 3742838 N88°54'01"E, A DISTANCE OF 505.18 FEET TO THE SOUTHWEST CORNER OF LOT 1, BLOCK 1, GUARDIAN STORAGE SOLUTIONS SUBDIVISION; THENCE ALONG THE LINES OF SAID LOT 1 THE FOLLOWING FOUR COURSES:

1. N00°11'35"W, A DISTANCE OF 426.27 FEET;
2. THENCE N89°55'50"E, A DISTANCE OF 460.88 FEET;
3. THENCE S42°54'39"E, A DISTANCE OF 10.54 FEET;
4. THENCE S00°12'27"E, A DISTANCE OF 410.12 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1 AND A POINT ON THE NORTH LINE OF SAID PARCEL DESCRIBED IN REC. NO. 3742838;

THENCE N88°54'01"E ALONG SAID NORTH LINE, A DISTANCE OF 5.00 FEET TO THE WEST RIGHT OF WAY LINE OF 76TH STREET; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE S00°12'27"E, A DISTANCE OF 209.84 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 395,217 SQUARE FEET OR 9.07 ACRES, MORE OR LESS.



NORTH

PROJECT LOCATION MAP

SCALE: 1" = 1,000 UNITS

SHEET INDEX	
NUMBER	TITLE
1	COVER SHEET
2	SITE PLAN

PROPERTY OWNER

GUARDIAN STORAGE SOLUTIONS-76 LLC
1555 S 76TH STREET
SUPERIOR, CO 80027
KEVIN COHEN
303-250-2059

CIVIL ENGINEER

CIVIL RESOURCES, LLC
JIM BRZOSTOWICZ, P.E.
PRINCIPAL / CIVIL ENGINEER
8308 COLORADO BLVD, SUITE 200
FIRESTONE, CO 80504
303-833-1416 X 203

PROPERTY OWNER

JOSEPH HENRY TURNBULL
PO BOX 682
JAL, NM 88252

SURVEYOR

FLATIRONS SURVEYING
JESS KUNTS, PLS
655 FOURTH AVENUE
LONGMONT, CO 80501
720-208-0294

ESTIMATED UTILITY DEMANDS		
DOMESTIC WATER	7430	GALLONS PER DAY
SANITARY SEWER	4,530	GALLONS PER DAY
IRRIGATION	248,000	GALLONS PER MONTH (PEAK)

REFER TO UTILITY DEMAND MEMO. DEMANDS ARE BASED ON ACREAGE OF INDUSTRIAL LAND USE, PER TOWN STANDARDS.

ALLOWABLE USES
MINI STORAGE/SELF STORAGE
PROFESSIONAL & PERSONAL OFFICES
PERSONAL USES FOR SPORTS MOTOR ENTHUSIASTS & COLLECTORS
LIGHT MANUFACTURING & ASSEMBLY
MAKER SPACES
STUDIOS
SCIENTIFIC RESEARCH & DEVELOPMENT
SPECIALIZED AUTOMOTIVE USE
TRADES & WORKSHOPS
INDOOR RECREATION & SPECIALTY USES
INDOOR STORAGE & WAREHOUSING
SHOWROOMS & WHOLESALE INTEGRATION
EXPANDED LIGHT INDUSTRIAL USES
WHOLESALE TRADE & DISTRIBUTION
CREATIVE & DISPLAY USES
RETAIL SALES OF PRODUCTS DIRECTLY RELATED TO AN OTHERWISE PERMITTED USE FOR WHICH THE GROSS FLOOR AREA RELATED TO ON-SITE SALES IS 25% OR LESS OF THE GROSS FLOOR AREA OF THE PERMITTED USE

NOTE: ALL ALLOWED USES SHALL BE INDOORS

PROHIBITED USES
SALVAGE YARDS, JUNKYARDS
WELDING
VETERINARY CLINICS/HOSPITALS
KENNELS
SEXUALLY ORIENTED BUSINESSES
RESTAURANTS/COMMERCIAL KITCHENS
OUTDOOR STORAGE
OUTDOOR DISPLAY OF INVENTORY
AUTO REPAIR SHOPS
CANNABIS (CULTIVATION, SALES, DISTRIBUTION)
MANUFACTURING AND OTHERS USES THAT DO NOT ADHERE TO LOCAL NOISE, ENVIRONMENTAL, ODOR OR EMISSION STANDARDS

AREA AND BULK STANDARDS		
STANDARD	PLANNING AREA 1	PLANNING AREA 2
MAXIMUM NUMBER OF STORIES	2	2
MAXIMUM BUILDING HEIGHT (FEET)	30	30/39*
MAXIMUM FLOOR AREA RATIO	1:1	1:1
SETBACK REQUIREMENTS (FEET)		
EAST (FRONT)	25	25
SOUTH (SIDE)	0	45
WEST (REAR)	15	15
NORTH (SIDE)	15	15
INTERNAL LOT LINE	0	0
LANDSCAPE BUFFER TO SAGAMORE NEIGHBORHOOD (FEET)**	N/A	20
OPEN SPACE (COMBINED PD)	15%	

*30 FEET IN WEST 1/2 OF PLANNING AREA, 39 FEET IN EAST HALF OF PLANNING AREA

**SEE LANDSACPE TABLE

PARKING	
MINI-STORAGE	0 DEDICATED SPACES; TEMPORARY PARKING PROVIDED IN DRIVE AISLES
ALL OTHER USES	PER TOWN CODE ON A SITE WIDE BASIS

NOTE: WHERE PARKING IS ADJACENT TO A BUILDING WITH OVERHEAD DOORS, UP TO 20 STALLS IN A ROW MAY BE PROVIDED WITHOUT AN INTERNAL LANDSCAPE ISLAND

LANDSCAPE - PLANNING AREA 1
PER GUARDIAN STORAGE FINAL DEVELOPMENT PLANS AMENDMENTS #1 AND #2

LANDSCAPE - PLANNING AREA 2		
	TREES	SHRUBS
LANDSCAPE BUFFER TO SAGAMORE NEIGHBORHOOD*	1 / 40 LF	
FOUNDATION PLANTING	N/A	1/4 LF, EXCEPT AT BUILDING ENTRANCES OR OVERHEAD DOORS
OPEN SPACE LANDSCAPE REQUIREMENTS (DEVELOPED)	1/825 SF	1/100 SF
OPEN SPACE LANDSCAPE (NATURALIZED)	1/4000 SF	1/500 SF
STREET RIGHT OF WAY	1 / 40 LF	0
PARKING LOT ISLANDS LESS THAN 825 SF	1 EA	0
PARKING LOT ISLANDS LESS THAN 360 SF	0	1/30 SF

*A 6 FOOT TALL NON-COMBUSTIBLE OPAQUE FENCE IS REQUIRED IN ADDITION TO TREE PLANTINGS, WHERE DRIVE AISES FACE SOUTH

SIGNAGE	
PLANNING AREA 1	PER EXISTING SIGNAGE
PLANNING AREA 2	ONE MONUMENT SIGN AND WALL SIGNAGE PER TOWN CODE

ARCHITECTURE
ARCHITECTURE IN PLANNING AREA 2 SHALL BE CONSISTENT WITH AND COMPLEMENT THE EXISTING BUILDINGS IN PLANNING AREA 1, INCLUDING ARCHITECTURAL FEATURES, MATERIALS, ARTICULATION, AND COLOR. WALL EXPANSE AND PARAPET REQUIREMENTS SHALL ALSO BE CONSISTENT, AND NOT IN EXCESS, OF THE EXISTING BUILDINGS IN PLANNING AREA 1 AND SHALL CONSIDER THE UNIQUE ASPECTS OF MINI-STORAGE AND SIMILAR FLEX TYPE USES.

TOWN COUNCIL CERTIFICATE

APPROVED BY THE TOWN COUNCIL OF THE TOWN OF SUPERIOR, STATE OF COLORADO.

WITNESS MY HAND THE CORPORATE SEAL OF THE TOWN OF SUPERIOR DAY OF _______________, 20_______.

ATTEST: ________________________ ________________________________
TOWN CLERK MAYOR

PLANNING COMMISSION CERTIFICATE

RECOMMENDED APPROVAL THIS _____________ DAY OF _____________, 20________, BY THE TOWN OF SUPERIOR PLANNING COMMISSION, RESOLUTION NO. PC ________ SERIES 20 ________.

TOWN CLERK CERTIFICATE

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS APPROVED BY THE BOARD OF TRUSTEES BY {RESOLUTION/ ORDINANCE} NO. ________, SERIES 20 _____, ON THIS ___________________ DAY OF __________, 20_________, AND WAS FILED IN MY OFFICE ON THE ________ DAY OF _____________, 20 _______, AT _________O'CLOCK ______M.

____
TOWN CLERK

CERTIFICATE OF OWNERSHIP:

I CERTIFY THAT I,______________________________, AM AN OWNER REPRESENTATIVE

OF THE PROPERTY AND CONSENT TO THIS PLAN.

IN WITNESS WHEREOF I HEREUNTO SET MY HAND THIS ___ DAY OF ______________,

20___.

____

GUARDIAN STORAGE SUPERIOR, LLC.

STATE OF COLORADO)

) SS.

COUNTY OF BOULDER)

THE FOREGOING CERTIFICATE OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS

_____ DAY OF ____________________, 20__, BY

_______________________________________.

MY COMMISSION EXPIRES:______________________

____

NOTARY PUBLIC

CERTIFICATE OF OWNERSHIP:

I CERTIFY THAT I,______________________________, AM AN OWNER OF THE PROPERTY

AND CONSENT TO THIS PLAN.

IN WITNESS WHEREOF I HEREUNTO SET MY HAND THIS ___ DAY OF ______________,

20___.

____

STATE OF ____________)

) SS.

COUNTY OF __________)

THE FOREGOING CERTIFICATE OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS

_____ DAY OF ____________________, 20__, BY

_______________________________________.

MY COMMISSION EXPIRES:______________________

____

NOTARY PUBLIC

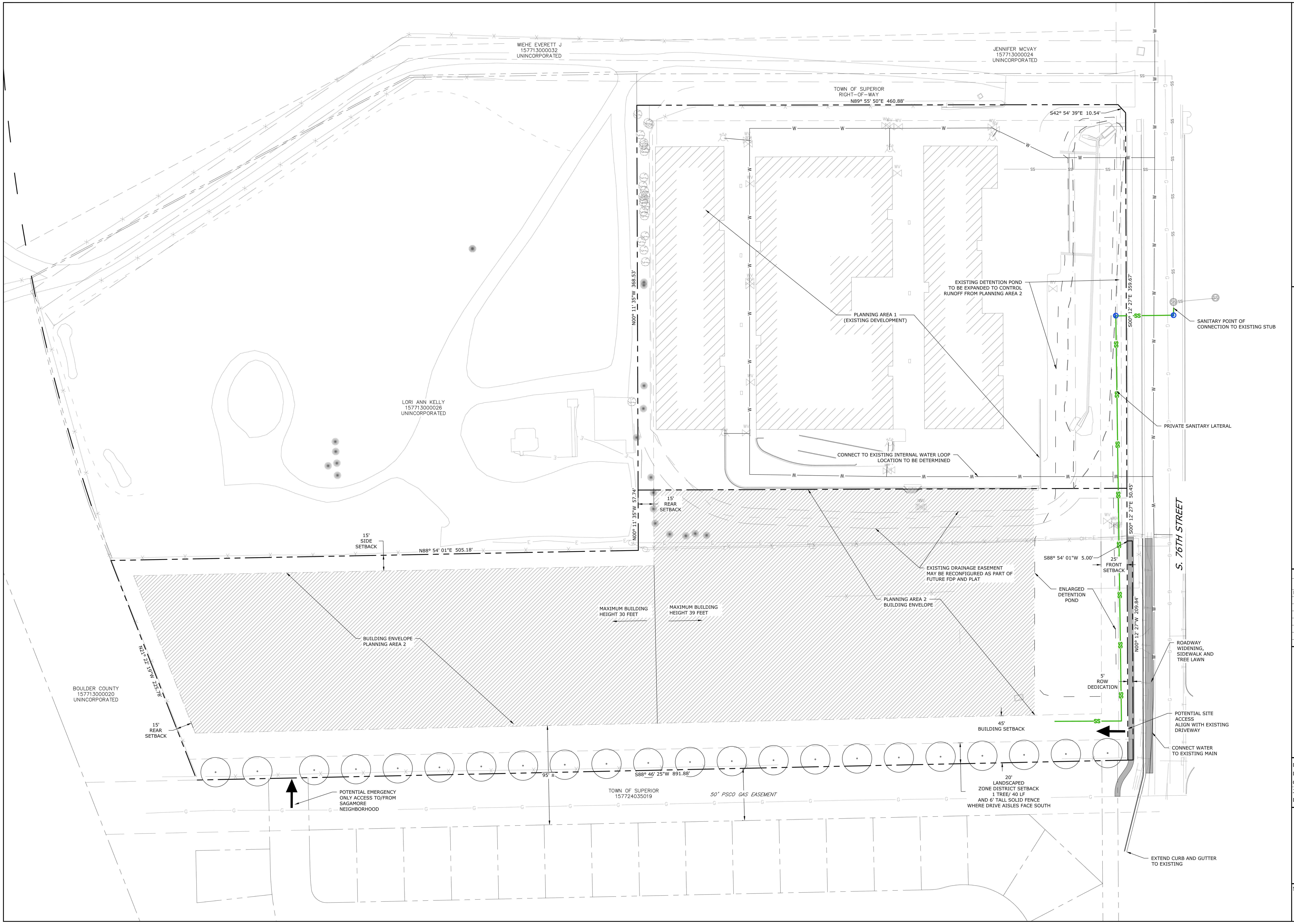
PLANNED DEVELOPMENT AMENDMENT
GUARDIAN STORAGE SOLUTIONS
TOWN OF SUPERIOR

REVISIONS		
NO.	DESCRIPTION	DATE

DESIGNED BY: JAB
DATE: 3/26/2025
DRAWN BY: CLH
SCALE: NONE
CHECKED BY: JAB
JOB NO.: 23100109
DWG NAME: 23100109CVR.dwg

COVER SHEET

SHEET:
SHEET 1 OF 2


WIEHE EVERETT J
157713000032
UNINCORPORATED
JENNIFER MCVAY
157713000024
UNINCORPORATED
TOWN OF SUPERIOR
RIGHT-OF-WAY
N89° 55' 50"E 460.88'
S42° 54' 39"E 10.54'
LORI ANN KELLY
157713000026
UNINCORPORATED
N00° 11' 35"W 368.53'
PLANNING AREA 1
(EXISTING DEVELOPMENT)
EXISTING DETENTION POND
TO BE EXPANDED TO CONTROL
RUNOFF FROM PLANNING AREA 2
S00° 12' 27"E 359.67'
SANITARY POINT OF
CONNECTION TO EXISTING STUB
PRIVATE SANITARY LATERAL
CONNECT TO EXISTING INTERNAL WATER LOOP
LOCATION TO BE DETERMINED
N00° 11' 35"W 57.74'
15'
REAR
SETBACK
S00° 12' 27"E 50.45'
S. 76TH STREET
15'
SIDE
SETBACK
N88° 54' 01"E 505.18'
S88° 54' 01"W 5.00'
25'
FRONT
SETBACK
EXISTING DRAINAGE EASEMENT
MAY BE RECONFIGURED AS PART OF
FUTURE FDP AND PLAT
ENLARGED
DETENTION
POND
PLANNING AREA 2
BUILDING ENVELOPE
MAXIMUM BUILDING
HEIGHT 30 FEET
MAXIMUM BUILDING
HEIGHT 39 FEET
BUILDING ENVELOPE
PLANNING AREA 2
N00° 12' 27"W 209.84'
ROADWAY
WIDENING,
SIDEWALK AND
TREE LAWN
BOULDER COUNTY
157713000020
UNINCORPORATED
N21° 22' 19"W 225.78'
5'
ROW
DEDICATION
15'
REAR
SETBACK
45'
BUILDING SETBACK
POTENTIAL SITE
ACCESS
ALIGN WITH EXISTING
DRIVEWAY
CONNECT WATER
TO EXISTING MAIN
95' ±
S88° 46' 25"W 891.88'
20'
LANDSCAPED
ZONE DISTRICT SETBACK
1 TREE/ 40 LF
AND 6' TALL SOLID FENCE
WHERE DRIVE AISLES FACE SOUTH
POTENTIAL EMERGENCY
ONLY ACCESS TO/FROM
SAGAMORE
NEIGHBORHOOD
TOWN OF SUPERIOR
157724035019
50' PSCO GAS EASEMENT
EXTEND CURB AND GUTTER
TO EXISTING
W
SS
WV
G
E

PLANNED DEVELOPMENT AMENDMENT
GUARDIAN STORAGE SOLUTIONS
TOWN OF SUPERIOR

REVISIONS

NO.	DESCRIPTION	DATE

DESIGNED BY: JAB
DATE: 3/26/2025
DRAWN BY: CLH
SCALE: NONE
CHECKED BY: JAB
JOB NO.: 23100109
DWG NAME: 23100109CVR.dwg

PD PLAN

SHEET:
SHEET 2 OF 2

CIVIL RESOURCES
STRONG DESIGN. ENDURING VALUE.

TECHNICAL MEMORANDUM

TO: Town of Superior

FROM: Civil Resources, LLC

DATE: March 20, 2025

RE: Trip Generation Memo
Guardian Storage PD Amendment

PROJECT DESCRIPTION

Guardian Storage proposes to expand the boundaries of the existing PD to incorporate the adjacent 4.5-acre parcel south of their existing facility. The specific uses within the expansion are not known, but the PD is structured to allow additional mini-storage, flex/industrial units, or a combination thereof. Related site improvements include drive aisles and parking stalls, an extension of the existing detention pond, and the extension of water and sanitary services through the site.

Refer to Figure 1 for a vicinity map of the site.

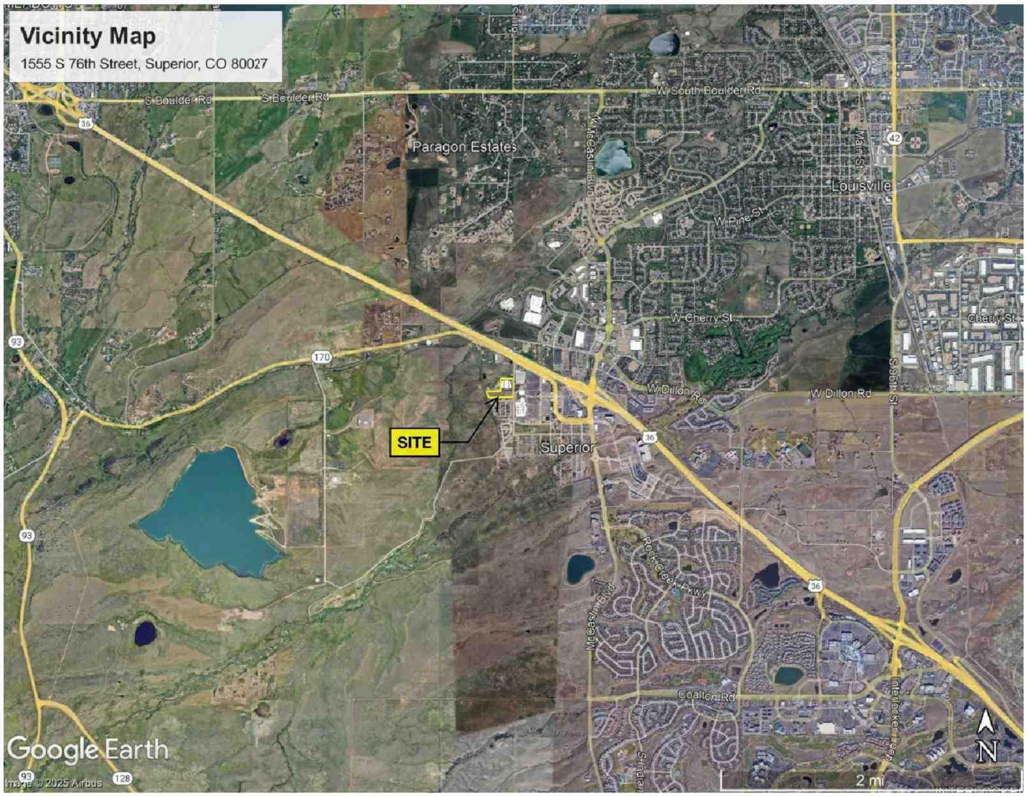

Vicinity Map
1555 S 76th Street, Superior, CO 80027
S Boulder Rd
S Boulder Rd
W South Boulder Rd
36
42
Paragon Estates
Louisville
W Pine St
W Cherry St
Cherry St
93
170
W Dillon Rd
W Dillon Rd
SITE
Superior
36
93
36
Coalton Rd
Google Earth
Image © 2025 Airbus
93
128
N
2 mi

Figure 1 - Vicinity Map

TRIP GENERATION

The volume of traffic that the proposed development is expected to generate was estimated using the Institute of Transportation Engineers (ITE) *Trip Generation Manual, 10th Edition*. For both mini-storage and flex space, the peak trip generation is predicted to occur on a weekday.

The actual floor area and uses in the expanded PD will be determined as part of a future Final Development Plan. For the purpose of this memorandum, it is assumed that the expansion will include approximately 70,000 SF of additional building.

Assuming 100% of the proposed 70,000 square-feet is mini-storage, results in an additional 106 trips per day; alternatively, assuming 100% of the proposed 70,000 square-feet is flex space, results in an additional 348 trips per day. It is likely that the project will include a mix of uses; therefore the actual trip generation would be within this range.

Table 1 summarizes the trip generation calculations.

Table 1 - Trip Generation

LAND USE	[1]ITE CODE	SIZE	UNIT	AVERAGE WEEKDAY TRIPS				AM PEAK HOUR TRIPS				PM PEAK HOUR TRIPS			
				RATE	TOTAL	IN	OUT	RATE	TOTAL	IN	OUT	RATE	TOTAL	IN	OUT
General Light Industrial (Flex Space)	110	70.0	1,000 SF	4.96	348	174	174	0.7	49	12	37	0.63	45	28	17
Mini-Warehouse (Self-Storage)	151	70.0	1,000 SF	1.51	106	53	53	0.10	7	4	3	0.17	12	6	6

[1]Trip generation estimate based on rates outlined in ITE Trip Generation Manual, 10th Edition

SITE ACCESS

Site access will either be taken from the existing Guardian Storage site, a new driveway on 76th Street to be constructed opposite the existing Target service entrance, or both locations.

Prepared by: Rebekah Janquart, E.I.
Reviewed by: Jim Brzostowicz, P.E.

Attachment: Excerpt from ITE 10th Edition Trip Generation Summary

J:\Guardian Storage - 231\231.001.09 Superior\Memos and Reports\Traffic\Guardian Superior_Trip Generation Memo.docx

ITE Trip Generation, 10th Edition

ITE No.	Land Use Description	unit	Daily Rate	Peak Hour of Adjacent Street Rate					
				AM (7-9)			PM (4-6)		
				Total	In	Out	Total	In	Out
	Industrial/Agricultural								
		[redacted]	[redacted]	[redacted]	[redacted]	[redacted]	[redacted]	[redacted]	[redacted]
[redacted]	[redacted]	emp.	3.05	0.52	83%	17%	0.49	22%	78%
130	Industrial Park	ksf	3.37	0.40	81%	19%	0.40	21%	79%
		emp.	2.91	0.44	86%	14%	0.42	20%	80%
140	Manufacturing	ksf	3.93	0.62	77%	23%	0.67	31%	69%
		ac.	35.02	4.62	90%	10%	4.54	43%	57%
150	Warehousing	ksf	1.74	0.17	77%	23%	0.19	27%	73%
		emp.	5.05	0.61	72%	28%	0.66	36%	64%
[redacted]	[redacted]	[redacted]	[redacted]	[redacted]	[redacted]	[redacted]	[redacted]	[redacted]	[redacted]
160	Data Center	ksf	0.99	0.11	55%	45%	0.09	30%	70%
	Residential								
210	Single-Family Detached Housing	DU	9.44	0.74	25%	75%	0.99	63%	37%
220	Multifamily Housing (Low-Rise)	DU	7.32	0.46	23%	77%	0.56	63%	37%
231	Mid-Rise Residential w/ 1st-Floor Commerci	DU	3.44	0.30	28%	72%	0.36	70%	30%
240	Mobile Home Park	DU	5.00	0.26	31%	69%	0.46	62%	38%
251	Senior Adult Housing - Detached	DU	4.27	0.24	33%	67%	0.30	61%	39%
252	Senior Adult Housing - Attached	DU	3.70	0.20	35%	65%	0.26	55%	45%
253	Congregate Care Facility	DU	2.02	0.07	60%	40%	0.18	53%	47%
254	Assisted Living	beds	4.24	0.39	78%	22%	0.49	30%	70%
255	Continuing Care Retirement Community	units	2.40	0.14	65%	35%	0.16	39%	61%
270	Residential Planned Unit Development	DU	7.38	0.57	22%	78%	0.69	75%	25%
	Lodging								
310	Hotel	rooms	8.36	0.47	59%	41%	0.60	51%	49%
311	All Suites Hotel	rooms	4.46	0.34	53%	47%	0.36	48%	52%
312	Business Hotel	rooms	4.02	0.39	42%	58%	0.32	55%	45%
320	Motel	rooms	3.35	0.38	37%	63%	0.38	54%	46%
330	Resort Hotel	rooms	n/a	0.32	72%	28%	0.41	43%	57%
	Recreational								
411	Public Park	ac.	0.78	0.02	59%	41%	0.11	55%	45%
416	Campground/Recreational Vehicle Park	occ. sites	n/a	0.21	36%	64%	0.27	65%	35%
444	Movie Theatre	screens	220.00	n/a	n/a	n/a	14.60	44%	56%
445	Multiplex Movie Theatre	screens	292.50	n/a	n/a	n/a	13.73	51%	49%
488	Soccer Complex	fields	71.33	0.99	61%	39%	16.43	66%	34%
490	Tennis Courts	courts	30.32	n/a	n/a	n/a	4.21	n/a	n/a
491	Racquet/Tennis Club	courts	27.71	n/a	n/a	n/a	3.82	n/a	n/a
492	Health/Fitness Club	ksf	n/a	1.31	51%	49%	3.45	57%	43%
495	Recreational Community Center	ksf	28.82	1.76	66%	34%	2.31	47%	53%

CIVIL RESOURCES
STRONG DESIGN. ENDURING VALUE.

TECHNICAL MEMORANDUM

TO: Town of Superior

FROM: Civil Resources, LLC

DATE: March 26, 2025

RE: Water and Sewer Demand Memo
Guardian Storage PD Amendment

PROJECT DESCRIPTION

Guardian Storage proposes to expand the boundaries of the existing PD to incorporate the adjacent 4.5-acre parcel (the site) south of their existing facility. The specific uses within the expansion are not known, but the PD is structured to allow additional mini-storage, flex/industrial units, or a combination thereof. Related site improvements include drive aisles and parking stalls, an extension of the existing detention pond, and the extension of water and sanitary services through the site.

Refer to Figure 1 for a vicinity map of the site.

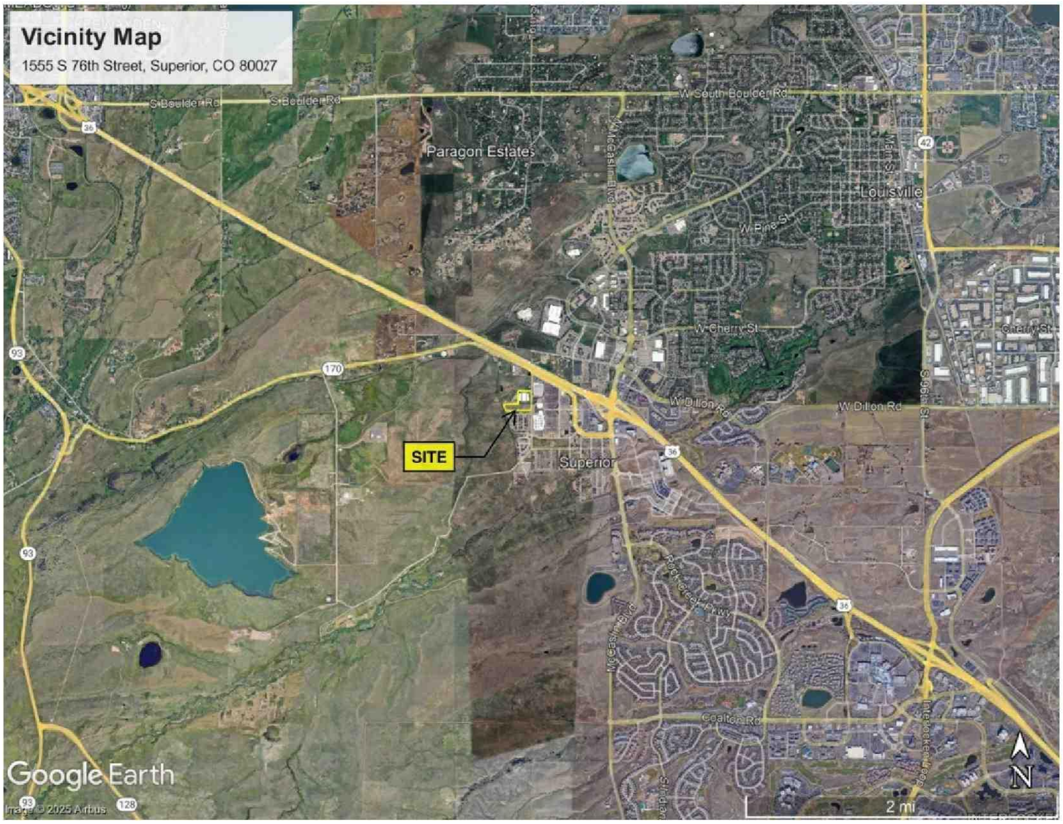

Vicinity Map
1555 S 76th Street, Superior, CO 80027
S Boulder Rd
W South Boulder Rd
Paragon Estates
Louisville
W Pine St
W Cherry St
W Dillon Rd
170
36
42
93
SITE
Superior
Coalton Rd
Google Earth
Image © 2025 Airbus
128
2 mi
N

Figure 1 - Vicinity Map

WATER DEMAND ESTIMATE

Based on the past year's meter records, the existing Guardian Storage facility uses an average of 1,000 gallons per month of domestic water, or approximately 33.3 gallons per day.

The domestic water demand of the 4.5 acre expansion site was estimated using Table 400.01 of the *Town of Superior Standards and Specifications.* The proposed land use most closely fits the Industrial land use category.

- Industrial Use: 1,651 Gallons/Acre/Day X 4.5 AC = **7,430 Gallons/Day**

Following the development of the 4.5 acre expansion, the total Guardian Storage facility will have an estimated total domestic water demand of **7,463 Gallons/Day.**

SEWER DEMAND ESTIMATE

The existing Guardian Storage facility has separate irrigation and domestic water taps; therefore, it is assumed the existing sanitary demand is equal to the existing domestic water use or 1,000 gallons per month. Typical consumptive use for indoor domestic water is 10%, therefore, the approximate existing sewer flow rate is 30 gallons per day.

The actual floor area and land used of the expansion site will be determined as part of a future Final Development Plan. Table 500.01 of the *Town of Superior Standards and Specifications* outlines general sewer design flow rates based on assumed land uses. This project most closely fits the Industrial land use category.

- Industrial Use: 1,000 Gallons/Acre/Day x 4.5 AC = **4,500 Gallons/Day (0.0045 MGD)**
- Peaking Factor (PF): $3.8/(ADF)^{0.17}$ = **9.5**
  PF shall not be less than 2.5 or greater than 5.0
  Use PF: 5.0
- **Peak Flow: ADF x PF = 4,500 Gallons/Day x 5.0 = 22,500 Gallons/Day (0.0225 MGD)**

Per the methods described in section 500 of the Town Standards, the Guardian Storage facility will have an estimated total sanitary sewer demand of **4,530 Gallons/Day.**

IRRIGATION ESTIMATE

Based on the past year's meter records, the existing Guardian Storage facility uses an average of 322,600 gallons per month of irrigation water during the irrigation season (May through October).

The irrigation demand for the expansion site was estimated based on the ratio of irrigation demand per landscape area for the existing Guardian Storage site. The existing site has 2.06 acres of landscape area, resulting in a ratio of 156,239 Gallons/Acre/Month. The expansion site is estimated to have a landscape area of 1.59 acres, which will result in an estimated irrigation demand of **248,051 Gallons/Month** for the site expansion.

Following the development of the 4.5 acre expansion, the Guardian Storage facility will have an estimated total irrigation demand of 570,651 Gallons/Month, or **19,022 Gallons/Day**, during the irrigation season.

UTILITY CONNECTIONS

Public domestic water mains are present in both 76th Street and within the existing Guardian Storage property. A new public main loop connection will be required to provide hydrant coverage and taps. There is an 8" reuse water main along the entire 76th Street frontage of the property.

Prepared by: Rebekah Janquart, E.I.
Reviewed by: Jim Brzostowicz, P.E.

Attachments:

- *Town of Superior Utility Bills for 1555 S 76th Street*
- *Excerpt from City and County of Broomfield 2022 Standards and Specifications (with 2024 Technical Update)*

J:\Guardian Storage - 231\231.001.09 Superior\Memos and Reports\Utility\Guardian Superior_Utility Memo.docx

Town of Superior

124 E Coal Creek Drive
Superior, CO 80027

(303) 499-3675
utilitybilling@superiorcolorado.gov
Monday - Friday 8:00 am - 4:00 pm

Remove Account

Our offices are closed on Monday, 02/19.

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Billing Address

GUARDIAN STORAGE SOLUTIONS
ATTN/ STEVEN COHEN
5879 CENTRE AVE
PITTSBURGH, PA 15206

Service Address

1555 S 76TH ST
SUPERIOR CO 80027

Account Information

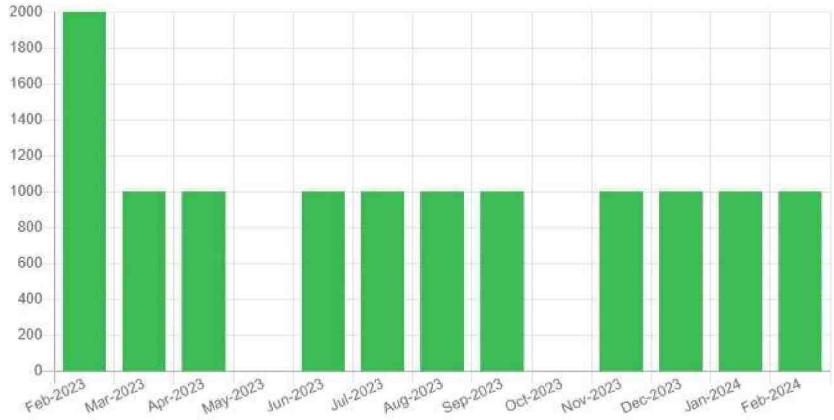
Account Number	505051.00
Billing Period End	02/11/2024
Account Type	Utility
Due Date	03/05/2024
Select Billing Period	2/11/2024

DESCRIPTION	PREV READ DATE	READ DATE	METER	PREV READING	PRESENT READING	TOTAL USAGE
WA	01/02/2024	01/31/2024	75010799	135	136	1000

Previous Payment Date	01/15/2024
Previous Payment Amount	$288.60

Water

Select Meter: 75010799



Total Charges

Water	$21.45
Sewer	$9.96
Storm Drainage	$212.19
Statement Charges	**$243.60**
Amount Due	**$243.60**

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Town of Superior

124 E Coal Creek Drive
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Billing Address

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ATTN/ STEVEN COHEN
5879 CENTRE AVE
PITTSBURGH, PA 15206

Service Address

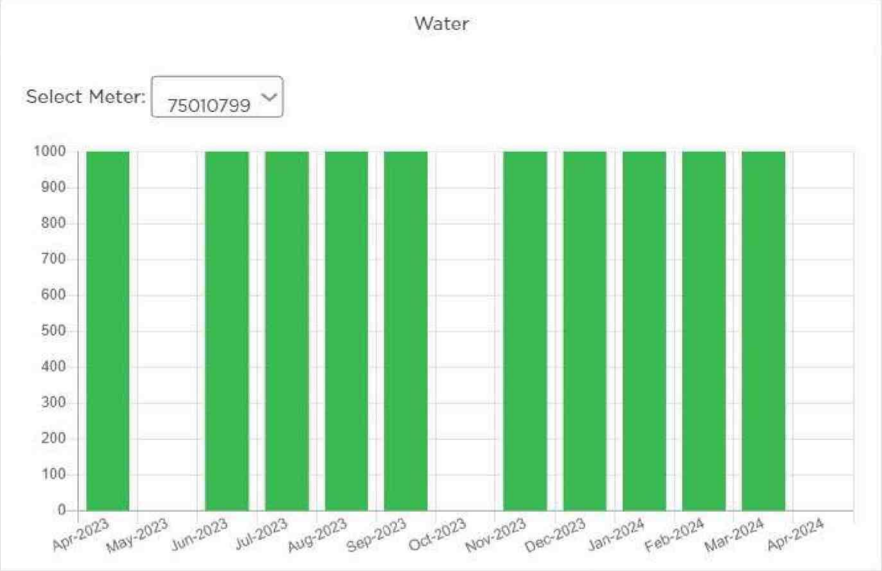
1555 S 76TH ST
SUPERIOR CO 80027

Account Information

Account Number	505051.00
Billing Period End	04/11/2024
Account Type	Utility
Due Date	05/05/2024
Select Billing Period	4/11/2024

DESCRIPTION	PREV READ DATE	READ DATE	METER	PREV READING	PRESENT READING	TOTAL USAGE
WA	03/01/2024	04/01/2024	75010799	137	137	0

Previous Payment Date	03/14/2024
Previous Payment Amount	$243.60



Total Charges

Water	$19.29
Sewer	$8.58
Storm Drainage	$222.66
Statement Charges	**$250.53**
Amount Due	**$250.53**

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Service Address

1555 S 76TH ST
SUPERIOR CO 80027

Account Information

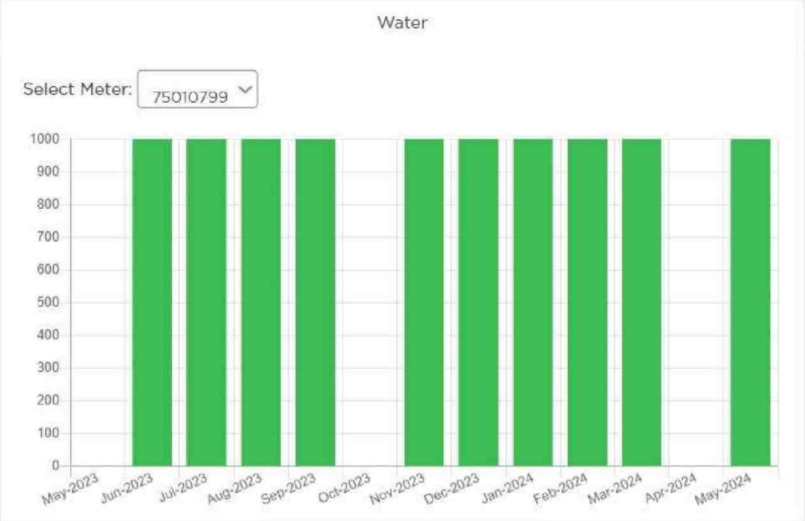
Account Number	505051.00
Billing Period End	05/11/2024
Account Type	Utility
Due Date	06/05/2024
Select Billing Period	5/11/2024

DESCRIPTION	PREV READ DATE	READ DATE	METER	PREV READING	PRESENT READING	TOTAL USAGE
WA	04/01/2024	04/30/2024	75010799	137	138	1000

Previous Payment Date	04/16/2024
Previous Payment Amount	$250.53

Total Charges

Water	$23.06
Sewer	$10.71
Storm Drainage	$222.66
Statement Charges	**$256.43**
Amount Due	**$256.43**


Water

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PITTSBURGH, PA 15206

Service Address

1555 S 76TH ST
SUPERIOR CO 80027

Account Information

Account Number	505051.00
Billing Period End	07/11/2024
Account Type	Utility
Due Date	08/05/2024
Select Billing Period	7/11/2024

DESCRIPTION	PREV READ DATE	READ DATE	METER	PREV READING	PRESENT READING	TOTAL USAGE
WA	06/04/2024	07/02/2024	75010799	139	140	1000

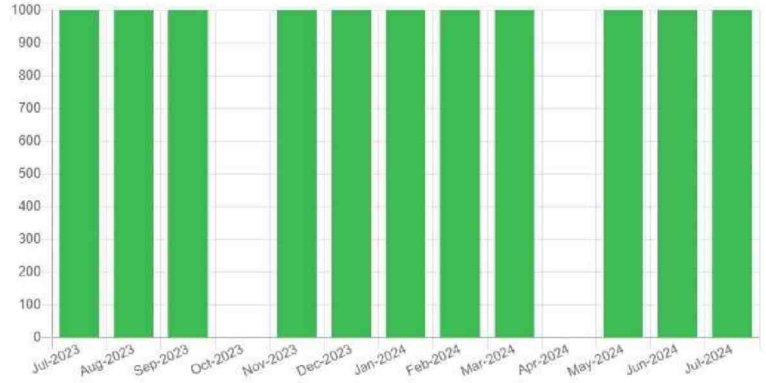
Previous Payment Date	06/17/2024
Previous Payment Amount	$256.43

Total Charges

Water	$23.06
Sewer	$10.71
Storm Drainage	$222.66
Statement Charges	**$256.43**
Amount Due	**$256.43**

Water

Select Meter: 75010799



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Service Address

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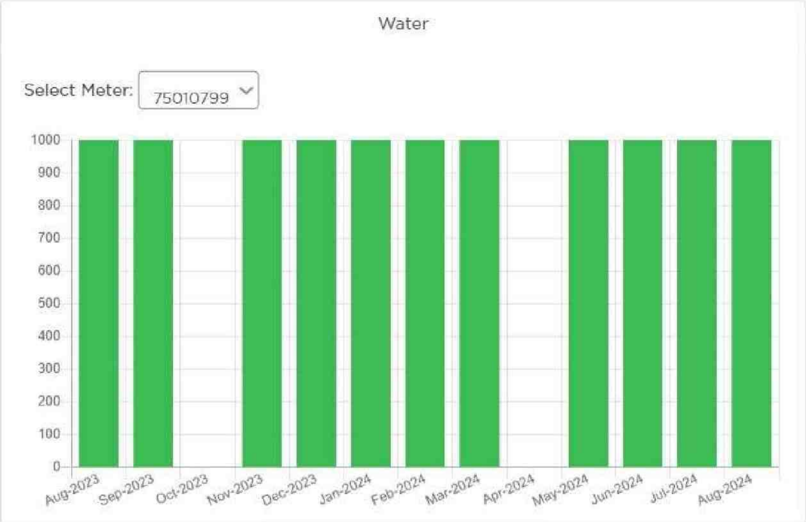
SUPERIOR CO 80027

Account Information

Account Number	505051.00
Billing Period End	08/11/2024
Account Type	Utility
Due Date	09/05/2024
Select Billing Period	8/11/2024

DESCRIPTION	PREV READ DATE	READ DATE	METER	PREV READING	PRESENT READING	TOTAL USAGE
WA	07/02/2024	08/02/2024	75010799	140	141	1000

Previous Payment Date	07/15/2024
Previous Payment Amount	$256.43



Total Charges

Water	$23.06
Sewer	$10.71
Storm Drainage	$222.66
Statement Charges	**$256.43**
Amount Due	**$256.43**

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SUPERIOR CO 80027

Account Information

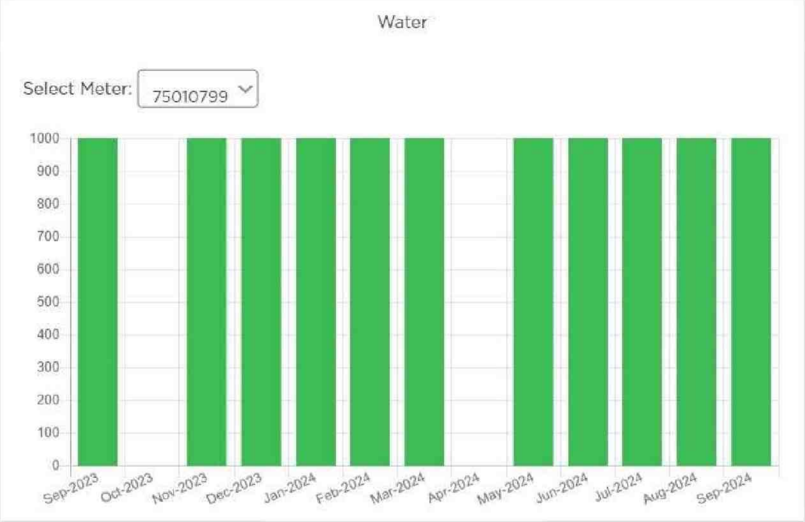
Account Number	505051.00
Billing Period End	09/11/2024
Account Type	Utility
Due Date	10/05/2024
Select Billing Period	9/11/2024

DESCRIPTION	PREV READ DATE	READ DATE	METER	PREV READING	PRESENT READING	TOTAL USAGE
WA	08/02/2024	09/04/2024	75010799	141	142	1000

Previous Payment Date	08/19/2024
Previous Payment Amount	$256.43

Total Charges

Water	$23.06
Sewer	$10.71
Storm Drainage	$222.66
Statement Charges	**$256.43**
Amount Due	**$256.43**



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SUPERIOR CO 80027

Account Information

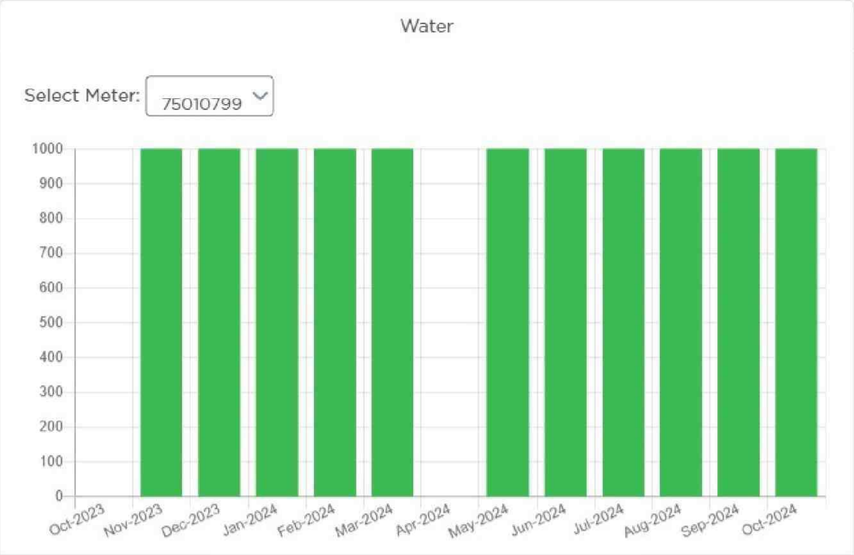
Account Number	505051.00
Billing Period End	10/11/2024
Account Type	Utility
Due Date	11/05/2024
Select Billing Period	10/11/2024

DESCRIPTION	PREV READ DATE	READ DATE	METER	PREV READING	PRESENT READING	TOTAL USAGE
WA	09/04/2024	10/01/2024	75010799	142	143	1000

Previous Payment Date	09/13/2024
Previous Payment Amount	$256.43

Total Charges

Water	$23.06
Sewer	$10.71
Storm Drainage	$222.66
Statement Charges	**$256.43**
Amount Due	**$256.43**



Water

Select Meter: 75010799

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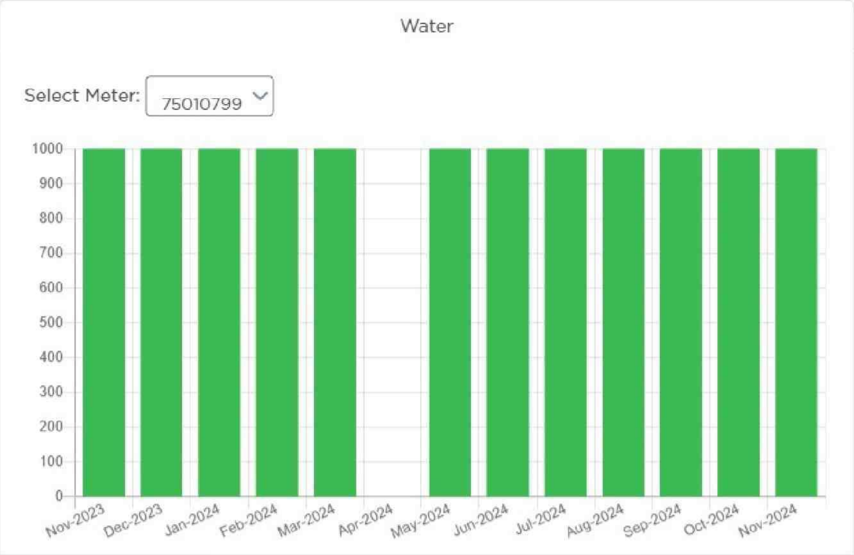
SUPERIOR CO 80027

Account Information

Account Number	505051.00
Billing Period End	11/11/2024
Account Type	Utility
Due Date	12/05/2024
Select Billing Period	11/11/2024

DESCRIPTION	PREV READ DATE	READ DATE	METER	PREV READING	PRESENT READING	TOTAL USAGE
WA	10/01/2024	11/05/2024	75010799	143	144	1000

Previous Payment Date	10/14/2024
Previous Payment Amount	$256.43



Total Charges

Water	$23.06
Sewer	$10.71
Storm Drainage	$222.66
Statement Charges	**$256.43**
Amount Due	**$256.43**

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5879 CENTRE AVE
PITTSBURGH, PA 15206

Service Address

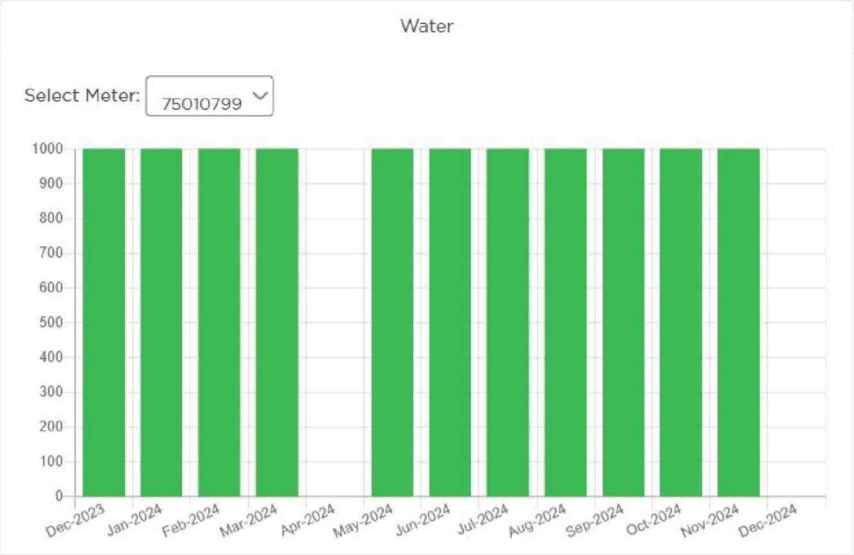
1555 S 76TH ST
SUPERIOR CO 80027

Account Information

Account Number	505051.00
Billing Period End	12/11/2024
Account Type	Utility
Due Date	01/05/2025
Select Billing Period	12/11/2024

DESCRIPTION	PREV READ DATE	READ DATE	METER	PREV READING	PRESENT READING	TOTAL USAGE
WA	11/05/2024	12/02/2024	75010799	144	144	0

Previous Payment Date	11/15/2024
Previous Payment Amount	$256.43



Total Charges

Water	$19.29
Sewer	$8.58
Storm Drainage	$222.66
Statement Charges	**$250.53**
Amount Due	**$250.53**

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PITTSBURGH, PA 15206

Service Address

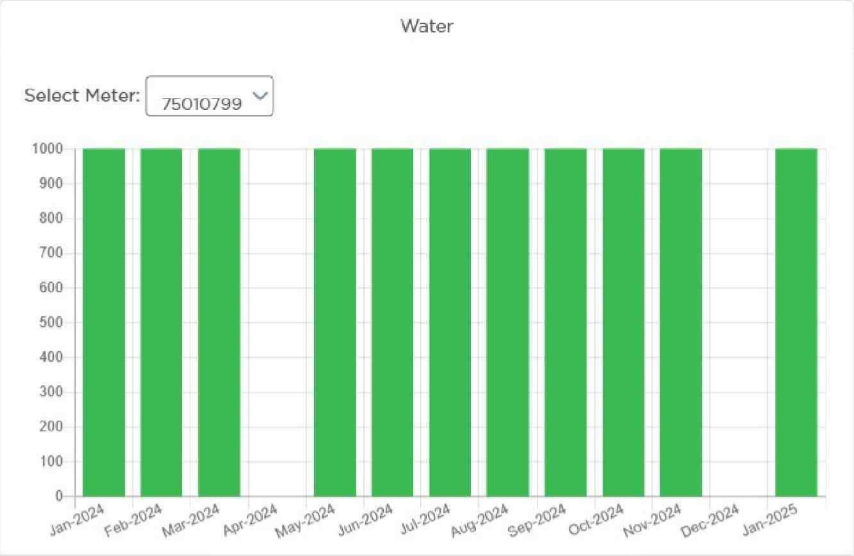
1555 S 76TH ST
SUPERIOR CO 80027

Account Information

Account Number	505051.00
Billing Period End	01/11/2025
Account Type	Utility
Due Date	02/05/2025
Select Billing Period	1/11/2025

DESCRIPTION	PREV READ DATE	READ DATE	METER	PREV READING	PRESENT READING	TOTAL USAGE
WA	12/02/2024	12/30/2024	75010799	144	145	1000

Previous Payment Date	12/16/2024
Previous Payment Amount	$250.53



Total Charges

Water	$23.06
Sewer	$10.71
Storm Drainage	$222.66
Statement Charges	**$256.43**
Amount Due	**$256.43**

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PITTSBURGH, PA 15206

Service Address

1555 S 76TH ST
SUPERIOR CO 80027

Account Information

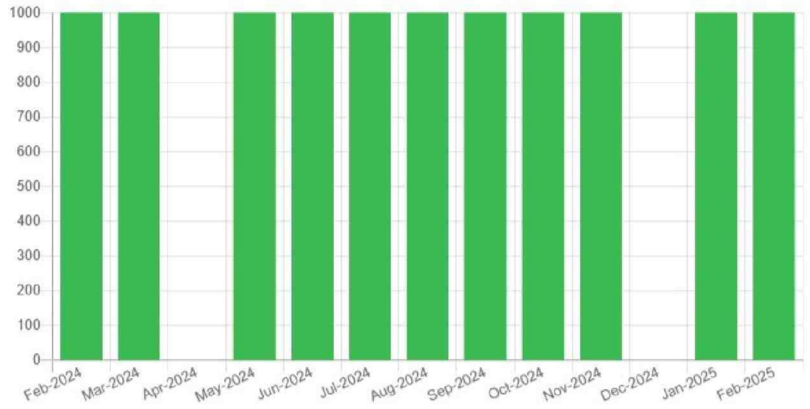
Account Number	505051.00
Billing Period End	02/11/2025
Account Type	Utility
Due Date	03/05/2025
Select Billing Period	2/11/2025

DESCRIPTION	PREV READ DATE	READ DATE	METER	PREV READING	PRESENT READING	TOTAL USAGE
WA	12/30/2024	02/04/2025	75010799	145	146	1000

Previous Payment Date	01/20/2025
Previous Payment Amount	$256.43

Water

Select Meter: 75010799



Total Charges

Water	$23.06
Sewer	$10.71
Storm Drainage	$222.66
Statement Charges	**$256.43**
Amount Due	**$256.43**

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ATTN STEVEN COHEN
5879 CENTRE AVE
PITTSBURGH, PA 15206

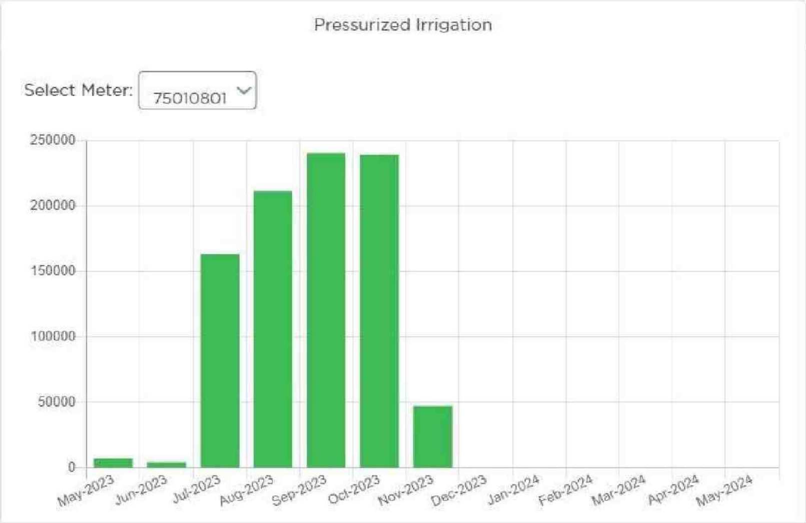
Service Address

1555 S 76TH ST -IRRIG
SUPERIOR CO 80027

Account Information

Account Number	505053.00
Billing Period End	05/11/2024
Account Type	Utility
Due Date	06/05/2024
Select Billing Period	5/11/2024

Previous Payment Date	12/14/2023
Previous Payment Amount	$13.37



Total Charges

Pressurized Irrig	$14.37
Statement Charges	**$14.37**
Amount Due	**$14.37**

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ATTN STEVEN COHEN
5879 CENTRE AVE
PITTSBURGH, PA 15206

Service Address

1555 S 76TH ST -IRRIG
SUPERIOR CO 80027

Account Information

Account Number	505053.00
Billing Period End	06/11/2024
Account Type	Utility
Due Date	07/05/2024
Select Billing Period	6/11/2024

DESCRIPTION	PREV READ DATE	READ DATE	METER	PREV READING	PRESENT READING	TOTAL USAGE
PI	12/04/2023	06/04/2024	75010801	2624	3103	479000

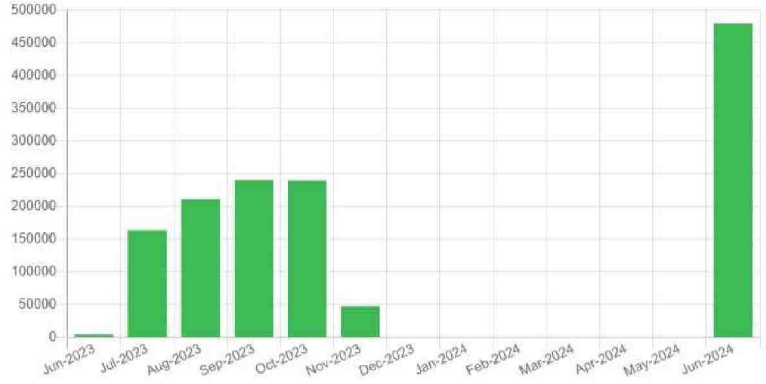
Total Charges

Pressurized Irrig	$1,456.16
Statement Charges	**$1,456.16**
Amount Due	**$1,456.16**

Previous Payment Date	05/16/2024
Previous Payment Amount	$14.37

Pressurized Irrigation

Select Meter: 75010801



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SUPERIOR CO 80027

Account Information

Account Number	505053.00
Billing Period End	07/11/2024
Account Type	Utility
Due Date	08/05/2024
Select Billing Period	7/11/2024

DESCRIPTION	PREV READ DATE	READ DATE	METER	PREV READING	PRESENT READING	TOTAL USAGE
PI	06/04/2024	07/02/2024	75010801	3103	3338	235000

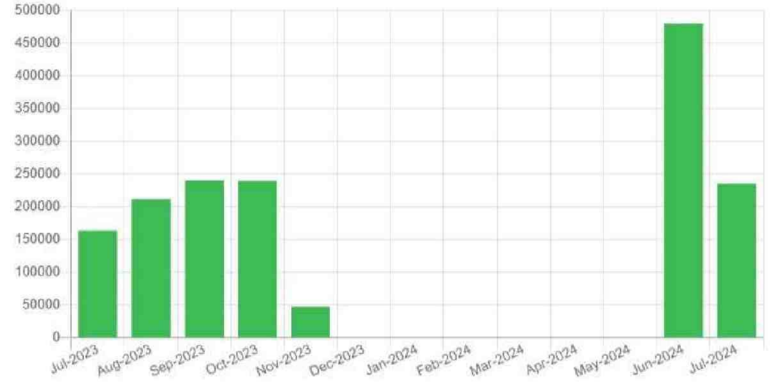
Previous Payment Date	06/17/2024
Previous Payment Amount	$1,456.16

Total Charges

Pressurized Irrig	$721.72
Statement Charges	**$721.72**
Amount Due	**$721.72**

Pressurized Irrigation

Select Meter: 75010801



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SUPERIOR CO 80027

Account Information

Account Number	505053.00
Billing Period End	08/11/2024
Account Type	Utility
Due Date	09/05/2024
Select Billing Period	8/11/2024

DESCRIPTION	PREV READ DATE	READ DATE	METER	PREV READING	PRESENT READING	TOTAL USAGE
PI	07/02/2024	08/02/2024	75010801	3338	3754	416000

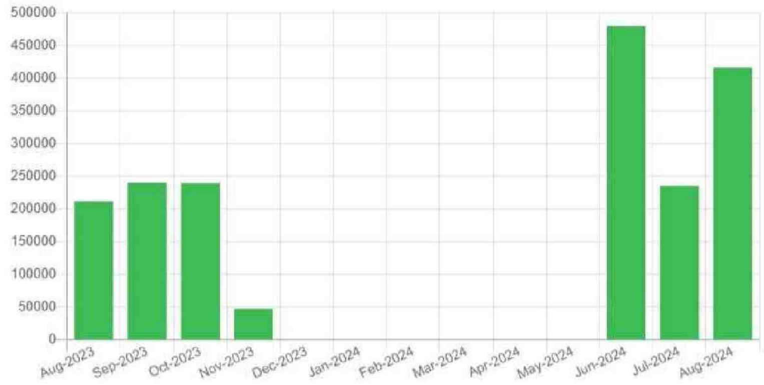
Previous Payment Date	07/15/2024
Previous Payment Amount	$721.72

Total Charges

Pressurized Irrig	$1,266.53
Statement Charges	**$1,266.53**
Amount Due	**$1,266.53**

Pressurized Irrigation

Select Meter: 75010801



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Town of Superior

124 E Coal Creek Drive
Superior, CO 80027

(303) 499-3675
utilitybilling@superiorcolorado.gov
Monday - Friday 8:00 am - 4:00 pm

Remove Account

Please contact Utility Billing Department at 720-304-6797 for any questions or concerns.

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Billing Address

GUARDIAN STORAGE SOLUTIONS-IRRIG
ATTN STEVEN COHEN
5879 CENTRE AVE
PITTSBURGH, PA 15206

Service Address

1555 S 76TH ST -IRRIG
SUPERIOR CO 80027

Account Information

Account Number	505053.00
Billing Period End	09/11/2024
Account Type	Utility
Due Date	10/05/2024
Select Billing Period	9/11/2024

DESCRIPTION	PREV READ DATE	READ DATE	METER	PREV READING	PRESENT READING	TOTAL USAGE
PI	08/02/2024	09/04/2024	75010801	3754	4128	374000

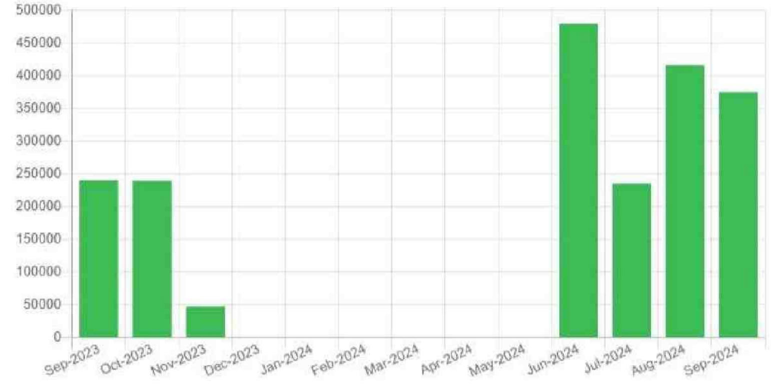
Total Charges

Pressurized Irrig	$1,140.11
Statement Charges	**$1,140.11**
Amount Due	**$1,140.11**

Previous Payment Date	08/19/2024
Previous Payment Amount	$1,266.53

Pressurized Irrigation

Select Meter: 75010801



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Billing Address

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ATTN STEVEN COHEN
5879 CENTRE AVE
PITTSBURGH, PA 15206

Service Address

1555 S 76TH ST -IRRIG
SUPERIOR CO 80027

Account Information

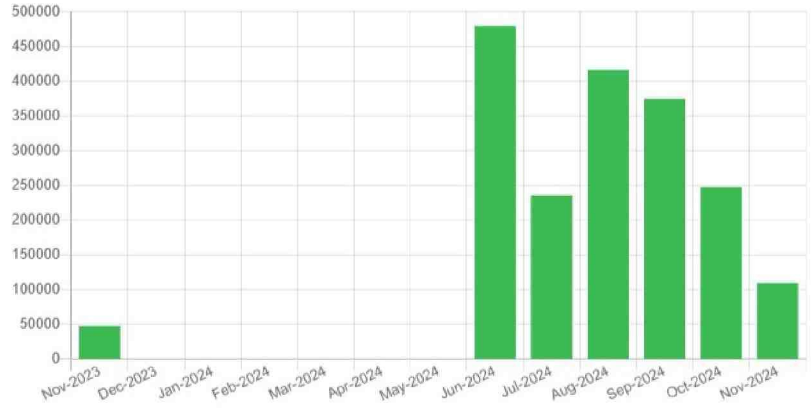
Account Number	505053.00
Billing Period End	11/11/2024
Account Type	Utility
Due Date	12/05/2024
Select Billing Period	11/11/2024

DESCRIPTION	PREV READ DATE	READ DATE	METER	PREV READING	PRESENT READING	TOTAL USAGE
PI	10/01/2024	11/05/2024	75010801	4375	4484	109000

Previous Payment Date	10/14/2024
Previous Payment Amount	$757.84

Pressurized Irrigation

Select Meter: 75010801



Total Charges

Pressurized Irrig	$342.46
Statement Charges	**$342.46**
Amount Due	**$342.46**

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ATTN STEVEN COHEN
5879 CENTRE AVE
PITTSBURGH, PA 15206

Service Address

1555 S 76TH ST -IRRIG
SUPERIOR CO 80027

Account Information

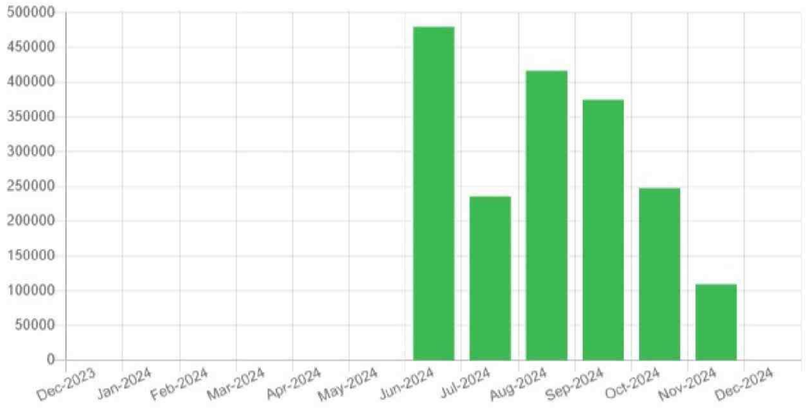
Account Number	505053.00
Billing Period End	12/11/2024
Account Type	Utility
Due Date	01/05/2025
Select Billing Period	12/11/2024

Statement Charges	**$0.00**
Amount Due	**$0.00**

Previous Payment Date	11/15/2024
Previous Payment Amount	$342.46

Pressurized Irrigation

Select Meter: 75010801



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Billing Address

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ATTN STEVEN COHEN
5879 CENTRE AVE
PITTSBURGH, PA 15206

Service Address

1555 S 76TH ST -IRRIG
SUPERIOR CO 80027

Account Information

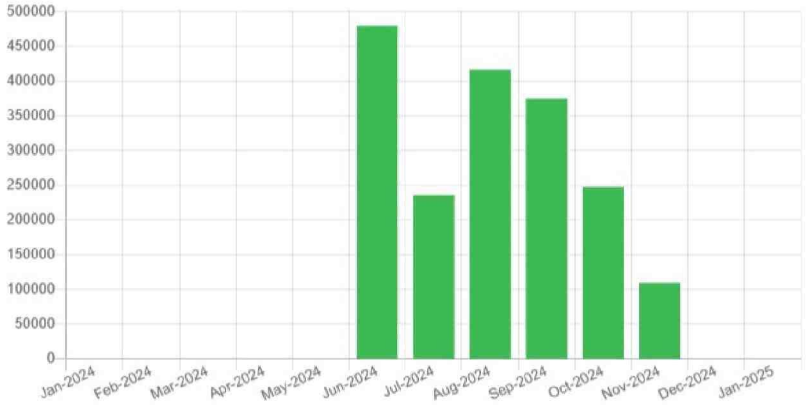
Account Number	505053.00
Billing Period End	01/11/2025
Account Type	Utility
Due Date	02/05/2025
Select Billing Period	1/11/2025

Statement Charges	**$0.00**
Amount Due	**$0.00**

Previous Payment Date	11/15/2024
Previous Payment Amount	$342.46

Pressurized Irrigation

Select Meter: 75010801



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IRRIG
ATTN STEVEN COHEN
5879 CENTRE AVE
PITTSBURGH, PA 15206

Service Address

1555 S 76TH ST -IRRIG
SUPERIOR CO 80027

Account Information

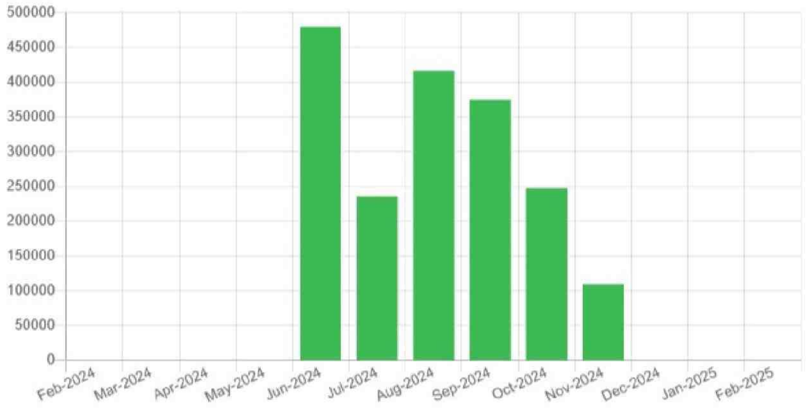
Account Number	505053.00
Billing Period End	02/11/2025
Account Type	Utility
Due Date	03/05/2025
Select Billing Period	2/11/2025

Statement Charges	**$0.00**
Amount Due	**$0.00**

Previous Payment Date	11/15/2024
Previous Payment Amount	$342.46

Pressurized Irrigation

Select Meter: 75010801



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SECTION 500 – SANITARY SEWER FACILITIES

501.00 GENERAL CONDITIONS

Refer to SECTION 100 – TITLE, SCOPE AND GENERAL CONDITIONS of these STANDARDS AND SPECIFICATIONS for additional requirements that apply to all projects within Broomfield.

510.00 DESIGN CRITERIA

511.00 General

All extensions of and/or additions to Broomfield sewer systems shall comply with the requirements of these STANDARDS AND SPECIFICATIONS for sewer main and service line construction.

512.00 Design Flow

The design flow shall include the entire area tributary to the outfall point. The following wastewater flow rates, which include infiltration, shall be used:

Commercial User Type	Unit Wastewater Flow Rate
Office Buildings	100 GPD / 1000 SF
Restaurants	25 GPD / seat
Bar and Lounges	15 GPD / seat
Hotels and Motels	140 GPD / room
Neighborhood Stores	150 GPD / 1000 SF
Department Stores	150 GPD / 1000 SF
Laundry and Dry Cleaning	400 GPD / machine
Banks and Financial Buildings	100 GPD / 1000 SF
Medical Buildings and Clinics	300 GPD / 1000 SF
Warehouses	50 GPD / 1000 SF
Meat and Food Processing Plants	2800 GPD / 1000 SF
Car Washes	540 GPD / Bay
Service Stations	100 GPD / Plumbing Fixture
Auto Dealer, Repair and Service	150 GPD / 1000 SF
SuperMarket	200 GPD / 1000 SF