



MANITOU SPRINGS CITY COUNCIL REGULAR MEETING AGENDA

City Council meetings are held in hybrid form by Zoom
(remote) or in-person at Memorial Hall.

Memorial Hall

606 Manitou Avenue

Manitou Springs, CO 80829

Remote: www.manitouspringsgov.com; click on meeting
link under "Government; City Council" page

Position	Name	Term Expires
Mayor	John G. Graham	January 6, 2026
At-Large	Judith Chandler	January 4, 2028
At-Large	John Shada	January 4, 2028
At-Large	Julie Wolfe	January 4, 2028
Ward 1	Mayor Pro Tem Natalie Johnson	January 6, 2026
Ward 2	Nancy Fortuin	January 6, 2026
Ward 3	Michelle Whetherhult	January 6, 2026

April 15, 2025

6:00 PM

THE CITY COUNCIL MAY TAKE ACTION ON ANY OF THE FOLLOWING AGENDA ITEMS AS PRESENTED OR MODIFIED PRIOR
TO OR DURING THE MEETING, AND ITEMS NECESSARY TO EFFECTUATE THE AGENDA ITEMS

- A. CALL TO ORDER**
- B. PLEDGE OF ALLEGIANCE**
- C. ROLL CALL**
- D. APPROVAL OF AGENDA**
- E. PUBLIC COMMENT ON NON-AGENDA ITEMS**
- F. CONSENT CALENDAR**
 - 1. Presentation of Warrants
 - 2. March 18, 2025 City Council Regular Meeting Minutes - AMENDED
 - 3. April 1, 2025 City Council Regular Meeting Minutes
 - 4. Requesting Approval of a General Services Agreement with Pyramid Construction for the 2025 Street Maintenance Project
 - 5. Requesting Approval of a General Services Agreement with iiCon Construction for the Dillon Mobility Hub Building Renovations
- G. PRESENTATION**
 - 1. Recognition of Tim Beeson
 - 2. Proclamation No. 0525, A Proclamation to Recognize the Bear Brothers Site

3. Proclamation No. 0625, A Proclamation Recognizing April 22, 2025 as Earth Day

H. BUSINESS

1. Request for Appointment of Frank DeLay to the City Planning Commission
2. Adoption of Plan Manitou 2.0

I. HEARINGS

1. Second Reading and Public Hearing of Ordinance No. 0325, an Ordinance Amending the Zoning Map of the City of Manitou Springs, Colorado, Rezoning 5 Parcels also known by Assessor's Office as Schedule Numbers 74052-03-097, 74052-02-016, 74052-03-120, 74054-35-025, and 74044-10-050, Manitou Springs, Colorado, To Park Zone District
2. Second Reading and Public Hearing of Ordinance No. 0425, An Ordinance Amending the Zoning Map of the City of Manitou Springs, Colorado, Rezoning 13 Parcels also known by Assessor's Office as Schedule Numbers 74043-06-075, 74043-18-008, 74043-21-004, 74044-10-024, 74044-10-035, 74044-10-036, 74044-10-048, 74052-12-010, 74052-12-029, 74052-12-032, 74052-13-005, 74052-12-040, and 74053-25-007, Manitou Springs, Colorado, To Public Facility Zone District
3. Second Reading and Public Hearing of Ordinance No. 0524, an Ordinance Amending the Zoning Map of the City of Manitou Springs, Colorado, Rezoning 38 Parcels also known by Assessor's Office as Schedule Numbers 74044-13-029, 74091-00-003, 74061-00-015, 74053-14-005, 74053-14-019, 74054-13-026, 74054-21-001, 74052-10-003, 74052-11-006, 74052-18-001, 74054-04-022, 74054-10-010, 74054-11-025, 74054-24-003, 74054-24-035, 74054-24-036, 74054-24-010, 74054-28-008, 74054-28-009, 74054-28-026, 740543-50-29, 74054-35-030, 74054-35-031, 74054-35-035, 74061-01-025, 74061-05-038, 74061-08-009, 74062-00-005, 74062-00-008, 740630-20-03, 74064-03-013, 74064-23-019, 74082-16-004, 740920-20-39, 74054-32-011, 74054-32-019, 74054-31-003, and 74054-32-010, Manitou Springs, Colorado, To Open Space Zone District

J. RECEIVE OR ACT ON COUNCIL CORRESPONDENCE

K. CITY ADMINISTRATOR REPORT

L. EXECUTIVE SESSION

1. An Executive Session pursuant to Section 5.1(a) of the Manitou Springs Municipal Charter concerning the City Administrator

ADJOURN

The City of Manitou Springs does not discriminate on the basis of disability in the admission to, access to, or operations of programs, services or activities. Reasonable accommodation will be provided to ensure equal access to all. Individuals who would like to request auxiliary aids or services should contact the ADA Coordinator at (719) 685-5481 or jfryer@manitouspringsco.gov. You may also contact the City Clerk's Office at cityclerk@manitouspringsco.gov or (719) 685-2554. Please provide a minimum of 3-5 days advance notice.



Memorandum

Title: Presentation of Warrants
From: Nicole Ortega, Finance Supervisor
To: Mayor and City Council
CC: City Administrator Denise Howell
Allocated Time: 5 Minutes

April 15, 2025

Purpose:

To present warrants, processed March 2025 to City Council.

Background:

City Code 4.2. Powers and duties of Council

...the Council shall have the responsibility and power to:

(d) Prepare and administer an annual budget, and post monthly in City Hall *and make available to the public the line by line expenditures authorized by the Council.*

Pros and Cons:

N/A

Fiscal Impact:

\$1,104,050

Workload Impact:

15 minutes of staff time.

Recommended Action:

Acknowledge presentation of the warrants by approval of the consent calendar.

Report Criteria:

Report type: Summary

Check.Type = {<-} "Adjustment"

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Check GL Account	Amount	
03/25	03/18/2025	20241735	965	LAMAR COMPANIES, THE	55-202-100	735.00	M
03/25	03/26/2025	20242947	20220750	WEBCEMETERIES	10-202-100	199.00-	V
03/25	03/28/2025	20250202	20220666	AFFORDABLE TREE AND SHRUB EXPERTS INC	55-202-100	1,250.00-	V
03/25	03/10/2025	20250417	160362	TARTAGLINI, ALDO J Ph.D.	10-202-100	225.00	
03/25	03/07/2025	20250464	170	CIRSA	10-202-100	607.02	
03/25	03/07/2025	20250466	43	LEGAL SHIELD	10-202-100	592.00	
03/25	03/10/2025	20250467	426	AMERICAN LOCK & KEY	10-202-100	5.90	
03/25	03/07/2025	20250467	20200300	MORENO, MARCUS	10-202-100	1,267.00	
03/25	03/07/2025	20250468	227	ARMENTROUT CONSTRUCTION, LLC	52-202-100	1,800.00	
03/25	03/10/2025	20250469	144506	ADVANCE AUTO PARTS	54-202-100	374.44	
03/25	03/28/2025	20250469	396	BASLINE ASSOCIATES INC	10-202-100	.00	V
03/25	03/10/2025	20250470	20200132	ALLEN, MICHAEL T	10-202-100	887.50	
03/25	03/10/2025	20250471	145724	AMAZON CAPITAL SERVICES	10-202-100	1,071.05	
03/25	03/31/2025	20250474	1	CITY OF MANITOU SPRINGS PETTY CASH	10-202-100	.00	V
03/25	03/10/2025	20250474	1410	BOBCAT OF THE ROCKIES	10-202-100	380.55	
03/25	03/10/2025	20250475	144747	CHIEF PETROLEUM CO	10-202-100	243.77	
03/25	03/10/2025	20250476	144983	CINTAS FIRE	52-202-100	1,190.09	
03/25	03/07/2025	20250477	361	DAWSON INFRASTRUCTURE SOLUTIONS	54-202-100	2,558.50	
03/25	03/28/2025	20250478	450	EL PASO COUNTY TREASURER	55-202-100	.00	V
03/25	03/10/2025	20250478	844	COLORADO ASSOC OF CHEIFS OF POLICE	10-202-100	700.00	
03/25	03/10/2025	20250479	20220604	COLORADO GOLF AND TURF INC	55-202-100	514.25	
03/25	03/10/2025	20250481	202119	EXPRESS SERVICES, INC.	10-202-100	3,640.19	
03/25	03/10/2025	20250482	1329	FALCON DISTRIBUTORS	55-202-100	1,165.95	
03/25	03/10/2025	20250483	188	GALLS, LLC	10-202-100	172.45	
03/25	03/10/2025	20250483	15009	JR ENGINEERING LLC	53-202-100	1,295.00	
03/25	03/10/2025	20250484	436	HOME DEPOT CREDIT SERVICES	10-202-100	1,183.55	
03/25	03/10/2025	20250486	20220882	KRIS DRESEN	10-202-100	98.17	
03/25	03/10/2025	20250487	43	LEGAL SHIELD	10-202-100	580.00	
03/25	03/10/2025	20250488	145563	LIGHTNING BOLT, INC.	10-202-100	104.46	
03/25	03/10/2025	20250489	1009	MARCUS ELECTRIC LLC	52-202-100	100.00	
03/25	03/10/2025	20250490	145606	MILE HIGH ACE HARDWARE	53-202-100	15.29	
03/25	03/10/2025	20250491	2021089	NATIONSEARCH.COM LLC	10-202-100	37.50	
03/25	03/10/2025	20250492	20220037	NEW YORK LIFE	10-202-100	1,286.95	
03/25	03/10/2025	20250493	380	POTESTIO BROTHERS EQUIPMENT	55-202-100	1,070.17	
03/25	03/10/2025	20250494	20221017	RICHARD, WILLIAM	10-202-100	87.00	
03/25	03/10/2025	20250495	20221056	ROCKART, INC	10-202-100	1,067.66	
03/25	03/10/2025	20250496	855	ROCKY MOUNTAIN AIR SOLUTIONS	52-202-100	213.47	
03/25	03/10/2025	20250497	20221055	SASQUATCH SIGN COMPANY	55-202-100	100.00	
03/25	03/10/2025	20250498	145602	SITEONE LANDSCAPE SUPPLY	55-202-100	437.52	
03/25	03/10/2025	20250499	17001	STAPLES BUSINESS ADVANTAGE	10-202-100	35.49	
03/25	03/10/2025	20250501	484	TRS CORP	10-202-100	2,475.00	
03/25	03/10/2025	20250502	213	WHISLER INDUSTRIAL SUPPLY	10-202-100	35.87	
03/25	03/10/2025	20250503	551	XEROX FINANCIAL SERVICES	10-202-100	1,642.70	
03/25	03/12/2025	20250504	20221054	MEDICINE MAN TECHNOLOGIES, INC	10-202-100	6,662.93	M
03/25	03/17/2025	20250505	20221048	BEAN, DWAYNE	53-202-100	246.23	
03/25	03/17/2025	20250506	615	CARDMEMBER SERVICE	10-202-100	19.26	
03/25	03/20/2025	20250540	160128	4 RIVERS EQUIPMENT LLC	53-202-100	.00	V
03/25	03/20/2025	20250541	144506	ADVANCE AUTO PARTS	52-202-100	32.06	
03/25	03/20/2025	20250542	37	AFLAC	10-202-100	34.40	
03/25	03/20/2025	20250543	145724	AMAZON CAPITAL SERVICES	10-202-100	975.05	
03/25	03/20/2025	20250544	20220035	AMERITAS LIFE INSURANCE COMPANY	10-202-100	768.12	
03/25	03/20/2025	20250545	20220036	AMERITAS LIFE INSURANCE CORP	10-202-100	3,496.88	
03/25	03/20/2025	20250546	500	BARNHART PUMP COMPANY, INC.	10-202-100	2,352.78	

M = Manual Check, V = Void Check

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Check GL Account	Amount	
03/25	03/20/2025	20250547	358	BOUND TREE MEDICAL,LLC.	10-202-100	6,872.47	
03/25	03/20/2025	20250548	180023	BRANNAN SAND AND GRAVEL COMPANY LLC	55-202-100	8,472.70	
03/25	03/20/2025	20250549	615	CARDMEMBER SERVICE	52-202-100	17,522.95	
03/25	03/20/2025	20250550	789	CCP INDUSTRIES	10-202-100	100.15	
03/25	03/20/2025	20250551	190009	CHEYENNE MOUNTAIN ROOFING	10-202-100	3,060.14	
03/25	03/20/2025	20250552	144983	CINTAS FIRE	10-202-100	852.86	
03/25	03/20/2025	20250553	144290	CITY OF COLORADO SPRINGS	55-202-100	199,716.00	
03/25	03/20/2025	20250554	1	CITY OF MANITOU SPRINGS PETTY CASH	52-202-100	.00	V
03/25	03/20/2025	20250554	20220465	WALTON, HERALD & WALTON, NAOMI	52-202-100	1,500.00	M
03/25	03/20/2025	20250555	177	COLORADO SPRINGS UTILITIES	10-202-100	1,216.45	
03/25	03/24/2025	20250555	180019	PALACE HOMES INC	10-202-100	2,945.25	M
03/25	03/20/2025	20250556	160224	COLORADO SPRINGS UTILITIES	52-202-100	2,706.79	
03/25	03/20/2025	20250557	310	COLORADO SPRINGS WINWATER	52-202-100	120.50	
03/25	03/20/2025	20250558	180031	COLORADO STORMWATER COUNCIL	54-202-100	10.40	
03/25	03/20/2025	20250559	642	CORE & MAIN LP	52-202-100	3,926.75	
03/25	03/20/2025	20250560	160177	CREATIVE ALLIANCE MANITOU SPRINGS	10-202-100	373.02	
03/25	03/28/2025	20250561	20220017	CYBERSOURCE CORPORATION	55-202-100	.00	V
03/25	03/20/2025	20250562	20220883	DIVISION OF CHILD SUPPORT	10-202-100	312.00	
03/25	03/20/2025	20250563	867	DREXEL, BARRELL & CO	26-202-100	4,277.50	
03/25	03/20/2025	20250564	20220140	ECOSWEEPING INC	55-202-100	5,940.00	
03/25	03/20/2025	20250565	658	EL PASO COUNTY PUBLIC HEALTH LABORATORY	10-202-100	368.00	
03/25	03/20/2025	20250566	202119	EXPRESS SERVICES, INC.	10-202-100	3,990.77	
03/25	03/20/2025	20250567	20220313	EXTRA SPACE MANAGEMENT INC	10-202-100	6.00	
03/25	03/20/2025	20250568	188	GALLS, LLC	10-202-100	216.84	
03/25	03/20/2025	20250569	346	GLASER WELDING / GLASER STEEL	55-202-100	48.05	
03/25	03/20/2025	20250570	432	GRAINGER	52-202-100	85.28	
03/25	03/20/2025	20250571	148807	HOFFMANN, PARKER, WILSON & CARBERRY	55-202-100	23,684.25	
03/25	03/20/2025	20250572	20220966	ICON STRUCTURES INC	39-202-100	27,701.05	
03/25	03/20/2025	20250573	145606	MILE HIGH ACE HARDWARE	55-202-100	33.52	
03/25	03/20/2025	20250574	20220280	MOTOROLA SOLUTIONS, INC.	55-202-100	700.00	
03/25	03/20/2025	20250575	171	MOUNTAIN STATES PIPE & SUPPLY	52-202-100	2,602.32	
03/25	03/20/2025	20250576	160025	PRODUCTION PRINTING D11	10-202-100	91.75	
03/25	03/20/2025	20250577	749	RESPEC	52-202-100	9,095.25	
03/25	03/20/2025	20250578	144342	ROCKY TOP RESOURCES, INC.	52-202-100	1,641.60	
03/25	03/20/2025	20250579	20200287	SHELDON'S AUTO REPAIR	10-202-100	135.22	
03/25	03/20/2025	20250580	20220387	STUTZMAN, KARA	10-202-100	150.00	
03/25	03/20/2025	20250581	20200156	T2 SYSTEMS CANADA INC	55-202-100	3,345.25	
03/25	03/20/2025	20250582	940	TIMBER LINE ELECTRIC	52-202-100	917.00	
03/25	03/20/2025	20250583	20200170	UNITED SITE SERVICES	10-202-100	4,703.00	
03/25	03/20/2025	20250584	203	UTILITY NOTIFICATION CENTER OF COLORADO	52-202-100	170.12	
03/25	03/28/2025	20250585	10065	WASTE CONNECTIONS	10-202-100	.00	V
03/25	03/28/2025	20250586	10064	WASTE CONNECTIONS	10-202-100	.00	V
03/25	03/20/2025	20250587	20200273	WOLFCO COMMERCIAL SERVICES	52-202-100	100.00	
03/25	03/20/2025	20250588	20220358	WOLFCO COMMERCIAL SERVICES	10-202-100	100.00	
03/25	03/20/2025	20250589	160344	FLAIR DATA SYSTEMS	10-202-100	20,494.88	
03/25	03/20/2025	20250590	20221007	FORTIS GENERAL CONTRACTING LLC	10-202-100	7,707.53	
03/25	03/25/2025	20250591	940	TIMBER LINE ELECTRIC	52-202-100	14,244.50	
03/25	03/25/2025	20250592	20220020	ALL COPY PRODUCTS	10-202-100	152.94	
03/25	03/25/2025	20250593	20200281	ALL COPY PRODUCTS INC	10-202-100	160.39	
03/25	03/25/2025	20250594	145724	AMAZON CAPITAL SERVICES	52-202-100	694.73	
03/25	03/25/2025	20250595	601	AXON ENTERPRISES INC	10-202-100	10,728.43	
03/25	03/25/2025	20250596	144601	BADGER METER	52-202-100	1,885.60	
03/25	03/25/2025	20250597	137	BILL'S EQUIPMENT AND SUPPLY INC	10-202-100	19.14	
03/25	03/25/2025	20250598	726	BURLAP BAG	53-202-100	331.00	
03/25	03/25/2025	20250599	615	CARDMEMBER SERVICE	53-202-100	572.21	
03/25	03/25/2025	20250600	1516	CASELLE INC	10-202-100	1,787.00	
03/25	03/25/2025	20250601	848	CENTURYLINK	10-202-100	698.20	

M = Manual Check, V = Void Check

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Check GL Account	Amount	
03/25	03/25/2025	20250602	20220849	CHAVEZ, DEE	10-202-100	500.00	
03/25	03/25/2025	20250603	247	CHURCHICH RECREATION EQUIPMENT	10-202-100	2,158.56	
03/25	03/25/2025	20250604	1	CITY OF MANITOU SPRINGS PETTY CASH	52-202-100	.00	V
03/25	03/25/2025	20250605	530	CIVICPLUS	10-202-100	3,900.00	
03/25	03/25/2025	20250606	160403	CLARION ASSOCIATES LLC	10-202-100	5,099.98	
03/25	03/25/2025	20250607	384	CLEARWAY ENERGY GROUP	74-202-100	1,766.00	
03/25	03/25/2025	20250608	1124	CLEARWAY ENERGY GROUP LLC	52-202-100	1,572.00	
03/25	03/25/2025	20250609	160192	COLORADO WILDLAND FIRE & INCIDENT MGMT	10-202-100	1,605.00	
03/25	03/25/2025	20250610	642	CORE & MAIN LP	54-202-100	3,741.85	
03/25	03/25/2025	20250611	160177	CREATIVE ALLIANCE MANITOU SPRINGS	10-202-100	150.00	
03/25	03/28/2025	20250612	20220017	CYBERSOURCE CORPORATION	55-202-100	.00	V
03/25	03/25/2025	20250613	658	EL PASO COUNTY PUBLIC HEALTH LABORATORY	10-202-100	608.00	
03/25	03/25/2025	20250614	20220644	EMS MANAGEMENT & CONSULTANTS INC	10-202-100	503.14	
03/25	03/25/2025	20250615	356	EVIDENT INC.	10-202-100	194.12	
03/25	03/25/2025	20250616	202119	EXPRESS SERVICES, INC.	10-202-100	3,260.69	
03/25	03/25/2025	20250617	20221028	FILANC	52-202-100	28,097.33	
03/25	03/25/2025	20250618	188	GALLS, LLC	10-202-100	424.38	
03/25	03/25/2025	20250619	144799	GARDEN OF THE GODS ACE HARDWARE	10-202-100	163.95	
03/25	03/25/2025	20250620	20221044	GRAY, AUDREY	10-202-100	235.00	
03/25	03/25/2025	20250621	20220965	GSE CONSTRUCTION CO, INC	52-202-100	307,882.65	
03/25	03/25/2025	20250622	202194	HAMMERS CONSTRUCTION INC	10-202-100	18,761.00	
03/25	03/25/2025	20250623	436	HOME DEPOT CREDIT SERVICES	10-202-100	172.38	
03/25	03/25/2025	20250624	20220966	ICON STRUCTURES INC	39-202-100	25,188.41	
03/25	03/25/2025	20250625	15009	JR ENGINEERING LLC	53-202-100	832.50	
03/25	03/25/2025	20250626	20220682	LANDO EXCAVATION LLC	52-202-100	10,156.88	
03/25	03/25/2025	20250627	43	LEGAL SHIELD	10-202-100	580.00	
03/25	03/25/2025	20250628	56	LOWE'S	54-202-100	134.31	
03/25	03/25/2025	20250629	145606	MILE HIGH ACE HARDWARE	10-202-100	64.77	
03/25	03/25/2025	20250630	2021089	NATIONSEARCH.COM LLC	10-202-100	402.80	
03/25	03/25/2025	20250631	415	OLSON PLUMBING & HEATING	10-202-100	851.02	
03/25	03/25/2025	20250632	20220576	PIKES PEAK BULLETIN	10-202-100	1,095.00	
03/25	03/25/2025	20250633	194	RAMPART	53-202-100	42.60	
03/25	03/25/2025	20250634	855	ROCKY MOUNTAIN AIR SOLUTIONS	52-202-100	2,234.11	
03/25	03/25/2025	20250635	20200287	SHELDON'S AUTO REPAIR	10-202-100	674.17	
03/25	03/25/2025	20250636	20220387	STUTZMAN, KARA	10-202-100	150.00	
03/25	03/25/2025	20250637	20200156	T2 SYSTEMS CANADA INC	55-202-100	4,014.73	
03/25	03/25/2025	20250638	160263	TALL TIMBERS TREE & SHRUB SERVICE INC	10-202-100	1,250.00	
03/25	03/25/2025	20250639	20220970	TIMBERLINE BUILDING SYSTEMS LLC	39-202-100	47,636.69	
03/25	03/25/2025	20250640	20200170	UNITED SITE SERVICES	10-202-100	737.00	
03/25	03/25/2025	20250641	203	UTILITY NOTIFICATION CENTER OF COLORADO	52-202-100	112.77	
03/25	03/25/2025	20250642	180029	WEAR PARTS & EQUIP CO., INC.	55-202-100	1,490.40	
03/25	03/26/2025	20250643	615	CARDMEMBER SERVICE	52-202-100	2,385.45	M
03/25	03/26/2025	20250644	615	CARDMEMBER SERVICE	52-202-100	2,324.13	M
03/25	03/26/2025	20250645	20220576	PIKES PEAK BULLETIN	10-202-100	70.00	M
03/25	03/26/2025	20250646	20221061	MILLER PIPELINE LLC	52-202-100	169,050.00	M
03/25	03/28/2025	20250647	160128	4 RIVERS EQUIPMENT LLC	52-202-100	70.80	M
03/25	03/28/2025	20250648	10065	WASTE CONNECTIONS	10-202-100	4,417.64	M
03/25	03/28/2025	20250649	10064	WASTE CONNECTIONS	10-202-100	228.39	M
03/25	03/28/2025	20250650	450	EL PASO COUNTY TREASURER	55-202-100	325.12	M
03/25	03/28/2025	20250651	20220666	AFFORDABLE TREE AND SHRUB EXPERTS INC	55-202-100	1,250.00	M
03/25	03/28/2025	20250652	20220017	CYBERSOURCE CORPORATION	55-202-100	.00	V
03/25	03/28/2025	20250653	20220017	CYBERSOURCE CORPORATION	55-202-100	.00	V
03/25	03/28/2025	20250654	20220017	CYBERSOURCE CORPORATION	55-202-100	548.00	M
03/25	03/28/2025	20250655	20220017	CYBERSOURCE CORPORATION	55-202-100	548.00	M
03/25	03/28/2025	20250656	20220956	BASLINE ENGINEERING CORPORATION	10-202-100	1,436.00	M
03/25	03/28/2025	20250657	160306	JOHNSON, GARY	10-202-100	529.00	M

M = Manual Check, V = Void Check

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Check GL Account	Amount
Grand Totals:		166				1,104,049.64

Report Criteria:

Report type: Summary

Check.Type = {<>} "Adjustment"



Memorandum

Title: March 18, 2025 City Council Regular Meeting Minutes - AMENDED

From: City Clerk's Office

To: Mayor and City Council

CC: City Administrator Denise Howell

Allocated Time: 5 Minutes

April 15, 2025

Purpose:

To review and approve the amended meeting minutes from the March 18, 2025 City Council meeting.

Background:

These minutes were previously approved during the April 1, 2025, City Council meeting. However, important information relating to Schneider Electric's measurement and verification discussion was not captured. There is a red-line copy of the minutes attached to review the text that staff recommend for inclusion.

Pros and Cons:

N/A

Fiscal Impact:

None.

Workload Impact:

Minimal

Recommended Action:

Approve the amended March 18, 2025, City Council Regular Meeting Minutes through approval of the consent calendar.

**CITY OF MANITOU SPRINGS
CITY COUNCIL**

Regular Meeting Minutes
606 Manitou Avenue
March 18, 2025

The City Council of Manitou Springs met in Regular Session on Tuesday, March 18, 2025, at 606 Manitou Avenue, in the City of Manitou Springs, County of El Paso, and State of Colorado.

COUNCIL MEMBERS PRESENT FOR ROLL CALL:

Mayor John Graham
Mayor Pro Tem Natalie Johnson
Councilor Judith Chandler
Councilor John Shada
Councilor Julie Wolfe
Councilor Nancy Fortuin
Councilor Michelle Whetherhult

A. CALL TO ORDER

Mayor Graham called the meeting to order at 6:00 p.m.

B. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

C. ROLL CALL

All members of the City Council were present for the roll call.

D. APPROVAL OF AGENDA

Councilor Chandler moved to approve the agenda as amended with item G2 moved after item G4. The motion was seconded by Councilor Shada. The motion carried unanimously (7-0).

E. PUBLIC COMMENT ON NON-AGENDA ITEMS

Laurie Wood, 211 Manitou Ave, Chief of Grants and Compliance with Silver Key Senior Services thanked the Council for their support.

Jason DeaBueno, Silver Key Senior Services President shared that Silver Key Senior Services is committed to the community and expressed gratitude for Council's support as well.

F. CONSENT CALENDAR

1. Presentation of Warrants
2. March 4, 2025 City Council Regular Meeting Minutes

Note for the Record – This item was pulled from the consent calendar as requested by Mayor Pro Tem Johnson.

3. March 11, 2025 City Council Special Meeting Minutes
4. Resolution No. 0625, A Resolution of the City of Manitou Springs, Colorado, Amending Section 4.5 of the Employee Handbook Concerning Military Leave
5. Requesting Approval of a General Services Agreement with Silverback Excavation, LLC for Phase 1 Temporary Lot at the Dillon Mobility Hub

Note for the Record – This item was pulled from the consent calendar as requested by Mayor Graham.

6. Consider Reappointing Joy Porter to the Historic Preservation Commission

Mayor Pro Tem Johnson moved to approve the consent calendar as amended. The motion was seconded by Councilor Chandler. The motion carried unanimously (7-0).

F2. March 4, 2025 City Council Regular Meeting Minutes

Mayor Pro Tem Johnson moved to approve the minutes as amended with the March 4, 2025 minutes corrected under item H4 to state “Mayor Pro Tem Johnson suggested that the city consider using the consultants to evaluate staff that the city is retaining and why they are staying too.” The motion was seconded by Councilor Fortuin. The motion was carried unanimously (7-0).

F5. Requesting Approval of a General Services Agreement with Silverback Excavation, LLC for Phase 1 Temporary Lot at the Dillon Mobility Hub

Mayor Graham stated that he had hoped to have more information before the City Council had to make a decision on the agreement.

Councilor Shada moved to approve the General Services Agreement with Silverback Excavation, LLC for Phase 1 Temporary Lot at the Dillon Mobility Hub. The motion was seconded by Councilor Chandler. The motion was carried (6-1) with Mayor Graham as the dissenting vote.

G. BUSINESS

1. Request for Appointment of Paul Arlinghaus to the Open Space Advisory Committee

David Conley, Open Space Advisory Committee (OSAC) Vice Chair presented the applicant Paul Arlinghaus. Vice Chair Conley commended Mr. Arlinghaus for his interest in being actively involved in the community after only moving to the city a year ago. He acknowledged Mr. Arlinghaus for his experience with trail building and maintenance.

Mr. Arlinghaus shared that he has previously been involved in trail advocacy and trail building in Indiana and that he moved to the area in part for trail access. He explained that he has had a long-standing tradition of being involved with the trails that he uses and that he wishes to continue giving back.

Councilor Shada moved to approve the appointment of Paul Arlinghaus to the Open Space Advisory Committee as an Alternate Member. The motion was seconded by Mayor Pro Tem Johnson. The motion was carried unanimously (7-0).

3. Schneider Electric Update: Water Meters and Facility Improvements

Program Manager Kate Sipla, Regional Vice President Jordan Lerner, and Project Development Manager Tyler DiLalla with Schneider Electric presented an update on the water meters and facilities improvements projects. Project Manager Sipla shared that they had entered an investment grade audit about a year and a half prior, to evaluate energy efficiency, as well as the water meters project. She reviewed the purpose and general framework for the Energy Performance Contracting Program. She noted that a contract with Ntiva for IT Services will save the city over \$75,000 annually. Project Manager Sipla shared that Congressional Directed Spending Requests are not expected to happen for 2025 and added that the city could apply for funding for 2026. She explained that the Department of Local Affairs (DOLA) Energy/Mineral Impact Assistance Fund does not allow for projects to be under contract prior to being awarded and that the funds are not expected to be dispersed until August or September if awarded. She stated that Schneider Electric has locked in pricing for the project until May 1, 2025 and that it is unknown what impact there could be on prices beyond this date.

Project Development Manager DiLalla noted that the meters that were tested were 85% accurate and that the water meters are already beyond their life expectancy. He shared features and services offered by the selected manufacturer and distributor. He reviewed the services provided by Schneider Electric, including project management, staff training and maintenance, and the warranty.

Project Manager Sipla emphasized that Schneider Electric is offering a long-term partnership. She shared that the city is currently spending \$12,000 annually and two weeks a month in staff time on water meter repairs. She reviewed the projected revenue and cashflow for the 20 year long program and confirmed that if there was a short fall

during any year, Schneider Electric would write a check to the city to make up the difference. She added that the measurement verification process is only for the first three years and that there is an additional cost for measurement verification for any additional years. Project Manager Sipla stated that the city can choose reengage the measurement and verification process at any time throughout the 20-year period for the cost of about \$10,300 per year. She added that the general scope of that process is right around the \$10,000 mark and they could provide an exact number once they finalize some numbers with a couple of their vendors. Project Manager Sipla reviewed the proposed facilities improvements which included the HVAC system in Memorial Hall, LED lighting in multiple locations and replacing the windows on the north side of City Hall.

There was a brief discussion about staggering the water meter replacements compared to replacing all the meters at once to which Project Manager Sipla stated that staggering the replacements would mean maintaining multiple systems over a longer period of time. Distribution ORC Sean Dearborn added that it would be easier to track replacements if done all at the same time.

Project Development Manager DiLalla confirmed that the full warranty is for 10 years and that the warranty coverage decreases beyond the first 10 years.

There was a general discussion about rate changes relative to the Schneider Electric guarantee and water meter accuracy over the years relative to the warranty. Project Manager Sipla clarified that when Schneider Electric backs the program there are certain inputs that are expected of the city, such as a minimum annual five percent water rate increase, as shown in the projected cash flows.

Councilor Chandler expressed concerns about moving forward too soon with the program and acknowledged the financial uncertainty of the next several months. She noted that there are other sources outside of the residential and commercial water meters where the city is losing a greater amount of water. She stated that she is in favor of moving forward with the DOLA grant process before committing to the water meters project and that she did not consider the project to be a top priority compared with other needs of the city. She added that she would like more information about the details of the prorated portion of the warranty.

Distribution ORC Dearborn commented that the \$12,000 spent on repairs yearly will increase each year and that the financial loss in unmeasured water is not accounted for. He stated that there is greater potential for a mass water meter failure the longer the project is postponed. He added that the equipment required to repair the current system is outdated and eventually may not be sold anymore, forcing the city to move to a newer system.

Councilor Chandler stated that she understands the water meters do need to be replaced within the next two years and reiterated that she would like to take the next several months to attempt to get funding for the project through the DOLA grant.

Councilor Wolfe stated that it appears all the savings from the project would go towards paying off the project debt, other than the estimated \$348,299 projected for year 20 of the program.

Project Manager Sipla clarified that the projected positive cash flow is based on an annual rate increase of five percent, and should the city decide to increase the rates by a higher percentage any year, this could have a positive impact on the cash flow.

Regional Vice President Lerner explained that the purpose of the contract is to fund a project that pays for itself and provides new infrastructure.

There was a brief discussion about the likelihood of the city being awarded the DOLA grant in which City Administrator Howell stated that she is unsure if the city would be awarded a million dollars, but she is hopeful the city would receive some funds.

Councilor Wolfe expressed concern that the city could be in a bad position down the line if the meters are no longer manufactured.

Distribution ORC Dearborn confirmed that the water meters would need to be replaced within the next one to two years because the software is no longer being supported.

There was a brief discussion regarding window replacements in which Councilor Shada suggested considering finishing the rest of the building for uniformity and comfort. Project Manager Sipla confirmed that the proposed projects are what fit within the current project cashflow.

Councilor Wolfe stated that she anticipates increased interest rates and costs in the near future, and that she is in favor of moving forward with the water meters and facilities improvements projects. She added that if the city were to wait for the DOLA grant process, she does not think the funds would necessarily offset the increased costs of the project.

Councilor Whetherhult stated that she is in favor of moving forward with both projects.

Councilor Shada stated that he would be in favor of going forward with the facilities improvements project and that he would like to go through the grant process for the water meters project.

Mayor Pro Tem Johnson shared that she is in favor of moving forward with both projects.

Councilor Chandler stated that she is in favor of moving forward with the facilities improvement project and that she would like to go forward with the grant process for the water meters project.

Councilor Fortuin stated she is in favor of moving forward with both projects.

Mayor Graham expressed concerns about the future of the economy and stated he is in favor of going forward with both the facilities improvements and water meters projects.

Councilor Fortuin moved to approve going forward with a construction contract for the facilities improvements and water meters projects. The motion was seconded by Mayor Pro Tem Johnson. The motion was carried (5-2) with Councilor Shada and Councilor Chandler as the dissenting votes.

There was a brief discussion regarding the DOLA grant in which City Administrator Howell confirmed that the city could not move forward with the grant if the city is under contract for the project. She added that she will be reviewing other water projects that the city could potentially utilize the DOLA grant funds for.

Note for the Record – The City Council took a break at 8:02 p.m. and reconvened at 8:19 p.m.

4. First Reading Ordinance No. 0225, An Ordinance Amending Section 12.06.020 of the Manitou Springs Municipal Code Concerning Permit Applications for Work in Public Rights of Way

City Attorney Jeff Parker explained that the current language in the city's code regarding permit applications for work in public rights of way includes a process for permitting that is not appropriate. The changes presented are to correct the verbiage in the code so that the process makes more sense.

Councilor Whetherhult moved to approved Ordinance No. 0225, an Ordinance Amending Section 12.06.020 of the Manitou Springs Municipal Code Concerning Permit Applications for Work in Public Right of Ways, with "A letter of credit is not acceptable in leu thereof" added. The motion was seconded by Councilor Wolfe. The motion was carried unanimously (7-0).

2. Consider Approving the MACH Board Recommendations for the 2025 Grant Awards

Note for the Record – Mayor Pro Tem Johnson recused herself due to her connection to the distribution of funding and exited the room for item G2.

Ralph Routon Manitou Arts, Culture, and Heritage (MACH) Board Chair made a statement regarding the Adolph Bandelier 2025 Exhibition. He clarified that the request comes from Dave Wolverton who is the Miramont Castle Exhibition Curator and that the grant would mean a tangible benefit for a tier one entity, although the request does not come directly from the tier one entity. He added that the Board has followed the Council's direction to consider tier two project applications that benefit tier one organizations after all other tier two applications have been considered.

Kathryn Orr, 621 Arnold Lane, representing the Manikrewe shared that their group volunteers to put on Carnivale during the off season for the benefit of the city. She explained that the Chamber of Commerce did take over the event for a couple of years before giving the responsibility back to the Manikrewe. She stated that she has spent 400 hours working on Carnivale in the past year and has been involved with the event

for the past three years. Ms. Orr expressed gratitude for the MACH grants and thanks to the MACH Board for their efforts in the process.

Judy Teevan, 416 Crystal Hills Boulevard, representing the Manikrewe added that the Manikrewe is an established nonprofit organization.

Lyn Ettinger-Harwell, 515 Manitou Avenue, President and Publisher of the Pikes Peak Bulletin stated that he believes it would be advantageous for the city and the MACH Board to approve the board's recommendations. He added that the Pikes Peak Bulletin supports the MACH Board's mission to promote the identity of arts and culture, as well as increase the visibility of arts and culture activities in the community. He requested that the City Council reconsider some of the controversy over the Fourth Estate and the separation of media. He stated that the bulletin tells the stories of Manitou Springs, including the projects under all MACH grant tiers.

There was a brief discussion regarding the specificity of the Pikes Peak Bulletin MACH grant request, in which Mr. Ettinger-Harwell clarified that the funds are to cover weekly full page stories for each tier of the MACH grants. He stated that the stories would be about the artists, culture and heritage in the city.

Councilor Chandler moved to approve all MACH grant recommendations, excluding the requests concerning the Carnegie Library, the Carnivale, and the Pikes Peak Bulletin. The motion was seconded by Councilor Whetherhult. The motion was carried (6-0).

Councilor Whetherhult moved to split the \$10,000 recommended for the Carnegie Library and distribute the funds between Hiawatha Gardens, Miramont Castle, Manitou Arts Center and Manitou Springs Heritage Center. The motion was seconded by Councilor Wolfe. The motion failed (3-3), with Councilor Chandler, Councilor Fortuin and Mayor Graham voting against.

Mayor Graham moved to approve the MACH Board recommendation to distribute \$10,000 to the Carnegie Library. The motion was seconded by Councilor Fortuin. The motion was carried (4-2) with Councilor Wolfe and Councilor Whetherhult as the dissenting votes.

Councilor Wolfe suggested redirecting the funds recommended for Carnivale from the Chamber of Commerce to go directly to the nonprofit group handling the event.

MACH Chair Routon confirmed that both 2025 and 2026 are included in the grant recommendations for Carnivale each year due to extending the MACH grant process.

Councilor Shada suggested that the City Council discuss the Chamber of Commerce at a work session to get clarity about their role in community.

Councilor Wolfe moved to deny the MACH Board recommended grants for the 2025 Carnivale Parade and the 2026 Carnivale parade. The motion was seconded by Councilor Whetherhult. The motion failed (1-5) with Councilor Wolfe in favor.

Councilor Shada moved to approve funding the MACH Board recommended grants for the 2025 Carnivale Parade and the 2026 Carnivale parade. The motion was seconded by Councilor Chandler. The motion was carried (5-1), with Councilor Wolfe as the dissenting vote.

Councilor Wolfe stated that she supports the city paying for its use of the bulletin, but she does not feel comfortable having the local paper funded through a MACH grant. She added that she believes it is crucial for the media to be separate from the government and for the media to be comfortable criticizing officials in government without concern of financial retribution in the future.

Councilor Wolfe moved to deny the MACH Board recommended grant for the Pikes Peak Bulletin. The motion was seconded by Councilor Whetherhult. The motion failed (2-4), with Councilor Wolfe and Councilor Whetherhult in favor.

Councilor Chandler noted that the City Council funded the bulletin the previous year. She added that she believes the matter is an important policy issue to discuss going forward and that it is important that the city support journalistic integrity and freedom. She stated that she is in favor of approving the MACH Board recommended grant for the Pikes Peak Bulletin.

Mayor Graham stated that he supports the grant request and added that he believes there must be a very clear divide between the government and the newspaper, particularly the editorial section. He shared that Councilor Fortuin suggested previously to provide the funds to the MACH Board to oversee the disbursement, potentially in the form of purchasing advertising from the bulletin and he added that he would be supportive of allowing the MACH Board to manage the funds in this way.

Councilor Fortuin moved to approve the MACH Board recommended grant for the Pikes Peak Bulletin and that the MACH Board come back to the Council in the next year with a policy that directs MACH dollars to remain in the operating funds and used to purchase ads in the Pikes Peak Bulletin. The motion was seconded by Councilor Chandler. The motion was carried (5-1) with Councilor Wolfe as the dissenting vote.

H. RECEIVE OR ACT ON COUNCIL CORRESPONDENCE

Note for the record – Mayor Pro Tem Johnson returned to the City Council Meeting.

Councilor Wolfe requested information regarding shuttle transportation options and a report on the electric vehicle charging station rates.

There was a brief discussion regarding shuttles in which it was determined that the matter would be revisited in 2026.

Mayor Graham confirmed that the City Council would be meeting on March 25, 2025 for an executive session concerning the Incline.

I. CITY ADMINISTRATOR REPORT

City Administrator Howell reported on the following items:

- Karen Rowe is the project manager for the Dillon Mobility Hub and the Creekwalk Phase Four projects.
- The city has received the DOLA grant for the water tank project.
- The community rating survey for the flood insurance is due May 1, 2025, led by consultant John Chavez.
- She is working on the Ruxton Project and has learned that the city can potentially get an extension for the funds coming from Colorado Department of Transportation (CDOT).
- Creekwalk Phase Three was not closed out with CDOT, so that is being completed within the next couple of months.
- Preliminary work is being done for the Soda Springs Park project and work is expected to start on June 1, 2025.

Councilor Shada requested that the contractor focus on completing the common area first for the Soda Springs Park Project.

J. EXECUTIVE SESSION

1. An Executive Session for the consideration of documents protected by the mandatory nondisclosure provisions of the Open Records Act, pursuant to Section 5.1(f) of the Manitou Springs Home Rule Charter, specifically C.R.S.24-72-204(1)(a), et seq., and by reference C.R.S.29-2-106(4)(c)(II), pertaining to the confidentiality of sales tax information relating to specific businesses in the city
2. An Executive Session to hold a conference with the City Attorney for legal advice pursuant to Section 5.1(c) of the Manitou Springs Municipal Charter concerning the dissolution of the Manitou Springs Metropolitan District
3. An Executive Session to determine positions relative to matters that may be subject to negotiations; developing strategy for negotiations; and instructing negotiators, pursuant to Section 5.1(d) of the Manitou Springs Municipal Charter, concerning the reimbursement agreement between the City and Cog Railway
4. An Executive Session pursuant to Section 5.1(a) of the Manitou Springs Home Rule Charter concerning the City Administrator

Mayor Graham read the purpose of the Executive Session into the record at 9:17 p.m.

Councilor Shada moved to enter the Executive Session for the stated purpose. The motion was seconded by Councilor Chandler. The motion was carried (7-0).

The City Council moved back to Regular Session at 10:44 p.m. Mayor Graham confirmed the Executive Session was held solely for the stated purpose and that no formal decision was made.

K. ADJORN

With no other items to discuss, Councilor Chandler moved to adjourn the meeting. The motion was seconded by Councilor Shada. The motion was carried unanimously (7-0). The meeting was adjourned at 10:45 p.m.

Attest:

John Graham, Mayor

Elena Krebs, City Clerk



Memorandum

Title: April 1, 2025 City Council Regular Meeting Minutes

From: City Clerk's Office

To: Mayor and City Council

CC: City Administrator Denise Howell

Allocated Time: 5 Minutes

April 15, 2025

Purpose:

To review and approve the meeting minutes from the April 1, 2025 City Council meeting.

Background:

The City Council met in a regular session on April 1, 2025.

Pros and Cons:

N/A

Fiscal Impact:

None.

Workload Impact:

Approximately two hours of staff time to attend the meeting and to prepare and review the minutes.

Recommended Action:

Approve the April 1, 2025, City Council regular meeting minutes through approval of the consent calendar.

**CITY OF MANITOU SPRINGS
CITY COUNCIL**

Regular Meeting Minutes
606 Manitou Avenue
April 1, 2025

The City Council of Manitou Springs met in Regular Session on Tuesday, April 1, 2025, at 606 Manitou Avenue, in the City of Manitou Springs, County of El Paso, and State of Colorado.

COUNCIL MEMBERS PRESENT FOR ROLL CALL:

Mayor John Graham
Mayor Pro Tem Natalie Johnson
Councilor Judith Chandler
Councilor John Shada
Councilor Julie Wolfe
Councilor Michelle Whetherhult

COUNCIL MEMBERS ABSENT FOR ROLL CALL:

Councilor Nancy Fortuin (Excused)

A. CALL TO ORDER

Mayor Graham called the meeting to order at 6:01 p.m.

B. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

C. ROLL CALL

All members of the City Council were present for the roll call, except for Councilor Fortuin.

D. APPROVAL OF AGENDA

Councilor Chandler moved to approve the agenda as presented. The motion was seconded by Councilor Shada. The motion carried unanimously (6-0).

E. PUBLIC COMMENT ON NON-AGENDA ITEMS

There was no public comment.

F. CONSENT CALENDAR

1. March 18, 2025 City Council Regular Meeting Minutes
2. March 25, 2025 City Council Special Meeting Minutes
3. Request to Change Roy Rosenthal from an Alternate to Regular of the City Planning Commission
4. Resolution No. 0725, A Resolution of the City of Manitou Springs, Colorado, Expressing the Intent of the City to Reimburse the Mobility & Parking Enterprise Fund for the Costs Related to the Dillon Mobility Hub Construction

Note for the Record – This item was pulled from the consent calendar as requested by Councilor Wolfe.

Councilor Shada moved to approve the consent calendar as amended. The motion was seconded by Councilor Wolfe. The motion was carried unanimously (6-0).

F4. Resolution No. 0725, A Resolution of the City of Manitou Springs, Colorado, Expressing the Intent of the City to Reimburse the Mobility & Parking Enterprise Fund for the Costs Related to the Dillon Mobility Hub Construction

Councilor Wolfe expressed concern regarding some of the language in the contract that was previously approved by Council during the March 18, 2025 meeting.

Councilor Wolfe moved to approve Resolution No. 0725, A Resolution of the City of Manitou Springs, Colorado, Expressing the Intent of the City to Reimburse the Mobility & Parking Enterprise Fund for the Costs Related to the Dillon Mobility Hub Construction. The motion was seconded by Councilor Whetherhult. The motion was carried unanimously (6-0).

G. PRESENTATION

1. Proclamation No. 0425, a Proclamation to Recognize April as Child Abuse Prevention Month

Mayor Pro Tem Johnson read Proclamation No. 0425 into the record, proclaiming April 2025, as Child Abuse Prevention Month.

El Paso County Department of Human Services Executive Director Stacie Kwitek-Russel expressed appreciation for the proclamation. She emphasized the importance of child safety and stated that child safety is the cornerstone of a strong community.

District Three County Commissioner Bill Wysong thanked the City Council for reading the proclamation.

2. Proclamation No. 0325, a Proclamation to Recognize April 25, 2025 as National Arbor Day

Councilor Chandler read Proclamation No. 0325 into the record, proclaiming April 25, 2025, as National Arbor Day.

Mayor Graham shared that there will be some trees planted within the next few weeks.

H. BUSINESS

1. First Reading of Ordinance No. 0325, An Ordinance Amending The Zoning Map Of The City Of Manitou Springs, Colorado, Rezoning 5 Parcels Also Known By Assessor's Office As Schedule Numbers 74052-03-097, 74052-02-016, 74052-03-120, 74054-35-025, and 74044-10-050, Manitou Springs, Colorado, To Park Zone District

Planning Director Fred Rollenhagen presented the ordinance and shared that all three rezoning ordinances being presented to the Council during the meeting are part of the same project. He explained that the city staff conducted an analysis and recommended rezoning based on current usage. Additionally, he shared that the ordinances were presented to the City Planning Commission during their March 12, 2025, meeting and they voted to recommend approval.

There was a brief discussion regarding public feedback in which Planning Director Rollenhagen shared that there were many inquiries about the purpose of the project but added that there were no comments in favor or opposition.

Linda Morland, 37 Minnehaha Avenue, expressed concern about the postcard notices that were sent to residents. She stated that she spoke to several residents who did not receive the postcards.

Planning Director Rollenhagen explained that staff utilizes information provided by the County Assessor's Office and sends out postcards to all residents within 300 feet. He stated that if the information with the County Assessor is incorrect or if the resident is outside of the 300-foot radius that may be why they did not receive a postcard notifying them of the rezoning. He added that there have been several forms of required notification during the process, including the postcards, the local newspaper Pikes Peak Bulletin, postings on each parcel, and notices in the City Planning Commission agendas.

Councilor Chandler suggested that Ms. Morland refer the concerned residents to contact Planning Director Rollenhagen.

Councilor Shada moved to approve on first reading Ordinance No. 0325, An Ordinance Amending the zoning map of the City of Manitou Springs, Colorado, rezoning 5 parcels also known by assessor's office as schedule numbers 74052-03-097, 74052-02-016, 74052-03-120, 74054-35-025, and 74044-10-050, Manitou Springs, Colorado, to Park

Zone District. The motion was seconded by Mayor Pro Tem Johnson. The motion was carried unanimously (6-0).

2. First Reading of Ordinance No. 0425, An Ordinance Amending the Zoning Map Of The City Of Manitou Springs, Colorado, Rezoning 13 Parcels Also Known By Assessor's Office As Schedule Numbers 74043-06-075, 74043-18-008, 74043-21-004, 74044-10-024, 74044-10-035, 74044-10-036, 74044-10-048, 74052-12-010, 74052-12-029, 74052-12-032, 74052-13-005, 74052-12-040, and 74053-25-007, Manitou Springs, Colorado, To Public Facility Zone District

Planning Director Rollenhagen stated that the 13 parcels primarily contain facilities maintained by the Public Works Department. He noted that the Chamber of Commerce is included in the list of parcels to be rezoned to the Public Facility District and that the property is currently zoned commercial.

Councilor Chandler moved to approve on first reading, Ordinance No. 0425, an ordinance amending the zoning map of the City of Manitou Springs, Colorado, rezoning 13 parcels also known by assessor's office as schedule numbers 74043-06-075, 74043-18-008, 74043-21-004, 74044-10-024, 74044-10-035, 74044-10-036, 74044-10-048, 74052-12-010, 74052-12-029, 74052-12-032, 74052-13-005, 74052-12-040, and 74053-25-007, Manitou Springs, Colorado, to Public Facility Zone District. The motion was seconded by Councilor Shada. The motion was carried unanimously (6-0).

3. First Reading of Ordinance No. 0525, An Ordinance Amending the Zoning Map Of The City Of Manitou Springs, Colorado, Rezoning 38 Parcels Also Known By Assessor's Office As Schedule Numbers 74044-13-029, 74091-00-003, 74061-00-015, 74053-140-05, 74053-14-019, 74054-13-026, 74054-21-001, 74052-10-003, 74052-11-006, 74052-18-001, 74054-04-022, 74054-10-010, 74054-11-025, 74054-24-003, 74054-24-035, 74054-24-036, 74054-24-010, 74054-28-008, 74054-28-009, 74054-28-026, 74054-50-029, 74054-35-030, 74054-35-031, 74054-35-035, 74061-01-025, 74061-05-038, 74061-08-009, 74062-00-005, 74062-00-008, 74063-02-003, 74064-03-013, 74064-23-019, 74082-16-004, 74092-02-039, 74054-32-011, 74054-32-019, 74054-31-003, and 74054-32-010, Manitou Springs, Colorado, To Open Space Zone District

Planning Director Rollenhagen stated that the 38 parcels are spread throughout the city of varying sizes. He added that the parcels are not currently being utilized for any other purpose than open space.

Councilor Shada moved to approve on first reading, Ordinance No. 0525, an ordinance amending the zoning map of the City Of Manitou Springs, Colorado, rezoning 38 parcels also known by assessor's office as schedule numbers 74044-13-029, 74091-00-003, 74061-00-015, 74053-140-05, 74053-14-019, 74054-13-026, 74054-21-001, 74052-10-003, 74052-11-006, 74052-18-001, 74054-04-022, 74054-10-010, 74054-11-

025, 74054-24-003, 74054-24-035, 7405-24-036, 74054-24-010, 74054-28-008, 74054-28-009, 74054-28-026, 74054-50-029, 74054-35-030, 74054-35-031, 74054-35-035, 74061-01-025, 74061-05-038, 74061-08-009, 74062-00-005, 74062-00-008, 74063-02-003, 74064-03-013, 74064-23-019, 74082-16-004, 74092-02-039, 74054-32-011, 74054-32-019, 74054-31-003, and 74054-32-010, Manitou Springs, Colorado, To Open Space Zone District. The motion was seconded by Councilor Whetherhult. The motion was carried unanimously (6-0).

Mayor Graham announced that the public hearings for each of the three rezoning ordinances are scheduled for the April 15, 2025, City Council meeting.

I. HEARINGS

1. Second Reading of Ordinance No. 0225, An Ordinance Amending Section 12.06.020 of the Manitou Springs Municipal Code Concerning Permit Applications for Work in Public Rights of Way

City Attorney Parker reviewed the purpose for the change, stating that some of the language that is currently in the municipal code is contradictory. He added that a sentence was added to the ordinance based on the amendment made during the first reading.

Mayor Graham opened the public hearing at 6:34 p.m. Due to no public comment, Mayor Graham subsequently closed the public comment portion of the hearing.

Councilor Whetherhult moved to adopt on second reading Ordinance No. 0225, an ordinance amending section 12.06.020 of the Manitou Springs Municipal Code concerning permit applications for work in public rights of way. The motion was seconded by Councilor Chandler. The motion was carried unanimously (6-0).

J. RECEIVE OR ACT ON COUNCIL CORRESPONDENCE

Councilor Whetherhult shared that she received an email from a resident with concerns about the current trash service regarding the company's customer service and administrative services. She stated that the resident requested that the City Council gather feedback from the residents on the trash service and consider early termination of the trash service contract.

Councilor Chandler requested an update on the property that burned down on May 15, 2024.

City Administrator Denise Howell confirmed that the city has not seen any permits pulled with the Pikes Peak Regional Building Department (PPRBD) for the property. She added that the owners have a deadline coming up soon to start work and that the Planning Department would have the exact date for this.

There was a brief discussion about what would happen to the property if permits were not pulled by the deadline, in which City Administrator Howell stated that the city could declare the property a nuisance, tear down the building and put a lien on the property.

Councilor Wolfe requested an update on the plan to utilize funds for the Ruxton Project.

City Administrator Howell stated that she has been in touch with the Colorado Department of Transportation (CDOT) and confirmed that the city can get an extension, but she would need an approved final design for the Ruxton Project to do so. She added that an update would be presented during the work session on April 8, 2025.

Mayor Graham announced that April 1, 2025, is the first day of the Neighborhood Chipping Program.

K. CITY ADMINISTRATOR REPORT

City Administrator Howell reported on the following items:

- The Fire Grant Program will be released soon to offer funding for fire mitigation for individuals to protect their homes.
- The Police Department arrested an individual responsible for some of the graffiti around town.
- There will be a Chipping Day at Public Works in the near future.
- The vandalism to the library sewer line is being resolved and a claim has been filed with the city's insurance.

L. EXECUTIVE SESSION

1. An Executive Session to determine positions relative to matters that may be subject to negotiations; developing strategy for negotiations; and instructing negotiators, concerning the management and operation of the Incline

Mayor Graham read the purpose of the Executive Session into the record at 6:44 p.m.

Mayor Pro Tem Johnson moved to enter the Executive Session for the stated purpose. The motion was seconded by Councilor Shada. The motion was carried (6-0).

The City Council moved back to Regular Session at 9:44 p.m.

Mayor Graham confirmed the Executive Session was held solely for the stated purpose and that no formal decision was made.

Note for the Record – Councilor Whetherhult left the meeting at 9:00 p.m.

ADJORN

With no other items to discuss, Councilor Chandler moved to adjourn the meeting. The motion was seconded by Councilor Shada. The motion was carried unanimously (5-0).

The meeting was adjourned at 9:44 p.m.

Attest:

John Graham, Mayor

Elena Krebs, City Clerk



Memorandum

Title: Requesting Approval of a General Services Agreement with Pyramid Construction for the 2025 Street Maintenance Project

From: Roy Chaney, Deputy City Administrator / Public Services Director

To: Mayor and City Council

CC: City Administrator Denise Howell

Allocated Time: 5 Minutes

April 15, 2025

Purpose:

To provide the contract that authorizes a contractor to mill and pave several roadways and perform some patching. This will improve the conditions for the roadways.

Background:

Manitou Springs used the Pavement Condition Index data, site observations, and historical maintenance data to create a list of eligible roadways. The City will use Pikes Peak Rural Transportation Authority (PPRTA) maintenance dollars to fund the improvements. The contract will next go to PPRTA for approval at the Citizens Advisory Committee and Board for approval for work after May 14, 2025.

Pros and Cons:

Pros: Will improve the condition and rideability on several city streets.

Cons: City streets will stay in the existing conditions.

Fiscal Impact:

\$450,000 (PPRTA)

Workload Impact:

City staff to manage construction which will include managing the construction, communications, and quality control inspections plus invoicing.

Recommended Action:

Approve the General Services Agreement with Pyramid Construction for the 2025 Street Maintenance Project through approval of the consent calendar.



CITY OF MANITOU SPRINGS

Contract Checklist Coversheet

City Department: Public Works - Engineering Department Staff Member: Roy Chaney
Type of Contract: ☒ General Services ☐ Professional Services ☐ Grant ☐ Intergovernmental (IGA) or Memorandum of Understanding (MOU)
☐ Other ☐ Amendment If Agreement is an Amendment – Original's Effective Date and Version Number: _____

Project Description and Location: Manitou Springs 2025 Street Improvements for Oak Ridge St., Stover Lane, Shoshone Place, Southside Road, Terrace Place, Grandview Place, Indian Oaks Place, Floral Path, Lafayette Rd., Bond St., Clarksley, Sutherland Rd., and Oak Place plus Manitou Ave. patching.

Business Name: Pyramid Construction Inc. Business Phone Number: 719-576-7600

Business Address: 3075 Janitell Road, Ste. 200, Colorado Springs, CO 80906
Street City State Zip

(Note: City Business License is required if business conducts work 7 days or more a year in Manitou Springs – contact the Finance Department)

Unique Entity Identifier (UEI) Number (Required if related to State or Federal Funding): _____ (attach printout of www.sam.gov information)

Point of Contact: Mike Dierks / Senior Project Manager/Estimator

Name & Job Title

Point of Contact Phone Number: 719.291.6886 Point of Contact email: mdierks@pyramidconstructioninc.com

Contract Effective Date: 05-14-2025 Term Date: ☒ Upon Completion **OR** ☐ End date _____

☐ Contract Auto Renews – Renewal Date: _____ ☐ Contract requires notification for termination – Notification Date: _____

Contract Amount not to exceed: \$ 450,000 Anticipated GL Code: 26-499-456
(per Municipal Code Ordinance - Chapter 3.32)

- ☐ Less than \$20,000 – Approval required by authorized Department Head or designee
\$5,000 - \$20,000 – minimum **3** solicitation of **verbal or written** bids required (☐ Attached to contract packet)
More than \$10,000 – quotes required for materials and supplies (☐ Attached to contract packet)
- ☐ More than \$20,000 – Approval required by City Administrator or designee
More than \$20,000 – minimum **3** solicitations of **written** bids required (☐ Attached to contract packet)
- ☒ More than \$50,000 – Approval required by City Council – date approved: 04-15-2025
More than \$100,000 – Formal Request for Proposal (RFP) process required (☒ Attached RFP information to contract packet)

Is project funded with PPRTA Funding? ☐ No ☒ Yes:

If Yes and more than \$25,000 ☒ PPRTA contract template ☒ PPRTA Provisions form
Date of PPRTA Board meeting 05-14-2025

Is project funded with State or Federal Funding or related to State or Federal Funding (including Grants)?

☒ No ☐ Yes ☐ Federal Grant Funding Agency: _____ Grant Number: _____

☐ Use Federal Funding contact template ☐ Use appropriate Federal Funding exhibits ☐ send e-copy to Finance Department

CFDA Number _____ Grant Amount: \$ _____ City Match Amount: \$ _____ Grant Rev GL Code _____

If yes, Indicate compliance with these requirements as applicable:

☐ n/a ☐ 2 CFR Section 200.321: Requirement for providing contracting opportunities for Small, Minority, and Women owned enterprises

☐ n/a ☐ 2 CFR Section 200.323(a): Requirement for conducting an independent cost estimate before receipt of bid or proposal

Execution City Official name & title (print): Mayor John Graham

Is Bid required? – ☒ Yes ☐ No – if not required, state reason: _____

Do Contract Terms include insurance coverage or bond requirement?

☐ No ☒ Yes ☐ Insurance / Bond certificate information attached ☐ n/a - Why n/a? _____

Are there exhibits included in this Contract? ☐ No ☒ Yes Number of Exhibits: 1

List Exhibits: A - Scope of work & Fee Schedule ☒ Attached _____ ☐ Attached

_____ ☐ Attached _____ ☐ Attached

_____ ☐ Attached _____ ☐ Attached

Are Milestones included in this Contract? ☐ Yes ☒ No – if no, state reason: The schedule is quick and discussed with contractor.

Is a Payment Schedule included in this Contract? ☒ Yes ☐ No – state reason: _____

Contract review by the City Administrator is REQUIRED prior to contract execution

Deputy City Administrator's Signature: _____ City Administrator's signature: _____ Date: _____

AGREEMENT FOR GENERAL SERVICES

THIS AGREEMENT FOR GENERAL SERVICES is made and entered this **14 day of May 2025**, by and between the City of Manitou Springs, 606 Manitou Avenue, Manitou Springs, Colorado 80829, a Colorado municipal corporation (the "City"), Pikes Peak Rural Transportation Authority (the "PPRTA"), 15 S. 7th Street, Colorado Springs, CO 80905, and **Pyramid Construction**, an independent consultant with a principal place of business at 3075 Janitell Road, Suite 200, Colorado Springs, CO 80906 and phone number of 719-576-7600 ("Contractor") (collectively the "Parties").

For the consideration hereinafter set forth, the receipt and sufficiency of which are hereby acknowledged, the Parties hereto 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 the attached **Exhibit A**.

B. No change to the Scope of Services, including any additional compensation, shall be effective or paid unless authorized by written amendment executed by the City and the PPRTA. If Contractor proceeds without such 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 City is authorized to modify any term of this Agreement, either directly or implied by a course of action.

II. COMMENCEMENT AND COMPLETION OF WORK

Contractor shall commence work as set forth in the Scope of Services. Except as may be changed in writing by the City and the PPRTA, the Scope of Services shall be completed on schedule as identified in **Exhibit A**, and Contractor shall furnish the City the specified deliverables as provided in **Exhibit A**.

III. COMPENSATION

A. In consideration for the completion of the Scope of Services by Contractor, the City shall pay Contractor an amount not to exceed **Four hundred and fifty thousand Dollars (\$450,000.00)**. This maximum amount shall include all fees, costs and expenses incurred by Contractor, and no additional amounts shall be paid by the City or the PPRTA for such fees, costs and expenses. Notwithstanding the maximum amount specified in Paragraph A hereof, Contractor shall be paid only for work performed. If Contractor completes the Scope of Services for a lesser amount than the maximum amount, Contractor shall be paid the lesser amount, not the maximum amount.

B. Unless specified otherwise in **Exhibit A**, Contractor shall submit monthly statements requesting payment for work satisfactorily completed. Such requests shall be based upon the amount and value of the work and services satisfactorily performed by

Contractor under this Agreement. Invoices shall be itemized and include the square yards per bid sheet per street or other bid item work. The City shall remit payment within thirty (30) days of receipt of an invoice meeting the requirements set forth herein.

C. Final payment will be made after all documentation is received by the City, including, but not limited to project closeout documents and all work is completed to the City's standards.

IV. 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 each day, 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. Contractor shall remove and dispose of all waste materials at their expense unless specified otherwise in **Exhibit A**.

B. If Contractor fails to perform the cleanup required by this Section the City shall provide Contractor written notice which Contractor has 24 hours to correct the violation or Contractor shall be assessed a fine of One Hundred Dollars (\$100) per day for each day violation occurs. In addition, the City may cause the cleanup to be performed at Contractor's expense. Upon receipt of a statement for such cleanup and applicable fines, Contractor shall pay to the City the fines and costs incurred by the City for such cleanup, or the City shall have the right to withhold said amount from any final payment due to Contractor.

V. LIQUIDATED DAMAGES

A. Contractor acknowledges time is of the essence and delayed performance constitutes a compensable inconvenience to the City and its residents and liquidated damages shall be enforced. Such damages are not a penalty. For each day Substantial Completion is delayed beyond the schedule agreed upon by the City and Contractor, Contractor shall be assessed One Hundred Dollars (\$100) per day or Five Hundred Dollars (\$500) per day if the Not to Exceed amount for this Agreement is over Ninety-nine Thousand Dollars (\$99,000).

B. Contractor will provide a written schedule for the work to be completed to the City for review and approval at the Pre-Construction meeting. Any changes to the written schedule must be authorized by written amendment executed by the City.

C. Allowing Contractor to continue and finish the Work or any part thereof after the Final Completion date shall not operate as a waiver on the part of the City of any its rights. 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 by or on Final Completion date. Liquidated damages may be deducted from any payment

due Contractor or the retainage. If the liquidated damages exceed the amount owed to Contractor, Contractor shall reimburse the City.

VI. CONTRACTOR RESPONSIBILITY

A. Contractor hereby warrants that it is qualified to assume the responsibilities and render the services described herein and has all requisite corporate authority and licenses in good standing.

B. 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. The services to be performed by Contractor shall be done in compliance with applicable laws, ordinances, rules and regulations.

C. Contractor warrants that all materials provided as a part of the Scope of Services shall be free from defects for 12 months from completion date of project.

VII. 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 City employee for any purposes.

VIII. INSURANCE AND BONDS

A. Contractor shall 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 under this Agreement, including the following, at a minimum:

1. Worker's compensation insurance as required by law; and

2. Commercial general liability insurance with minimum combined single limits of one million dollars (\$1,000,000) each occurrence and one million dollars (\$1,000,000) general aggregate naming the City and the City's officers, employees, and consultants as additional insureds. The policy shall be with a carrier and in a form acceptable to the City at the City's sole discretion.

B. Any insurance carried by the City, its officers, or its employees or contractors is 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 procure and maintain, at its own cost the following Bonds:

1. Performance Bond in the amount of one hundred percent (100%) of the total project cost;

2. Payment Bond for fifty percent (50%) of project cost.

D. Contractor shall provide to the City a certificate of insurance and bond certificates as evidence that required policies and bonding are in full force and effect. As this project will be partially or fully paid by the PPRTA, the certificate of insurance shall identify the City and the PRPTA both as additionally insured; bond certificates shall include the City; and Contractor shall provide that the coverages and/or bonds afforded under the policies shall not be cancelled, terminated or materially changed until at least thirty (30) days prior written notice has been given to the City. The City reserves the right to request and receive a certified copy of any policy, bonds, and any endorsement thereto. The City must have all certificates and bonds on file prior to start of any project.

E. Failure on the part of Consultant to procure or maintain the insurance and/or bonds required herein shall constitute a material breach of this Agreement upon which the City may immediately terminate this Agreement, or at its discretion, the City may procure or renew any such policy or any extended reporting period thereto and may pay any and all premiums in connection therewith, and all monies so paid by the City shall be repaid by Consultant to the City upon demand, or the City may offset the cost of the premiums against any monies due to Consultant from the City.

IX. INDEMNIFICATION

Contractor agrees to indemnify and hold harmless the City, the PPRTA, and their 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 Agreement or the Scope of Services 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 any 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.

X. TERMINATION

A. This Agreement shall terminate when all the work described in the Scope of Services is completed to the City's satisfaction or upon the City's providing Contractor with seven (7) days advance written notice, whichever occurs first. If the Agreement is terminated by the City's issuance of written notice, the City shall pay Contractor for all work authorized and completed prior to the date of termination.

- B. If Contractor defaults or fails or neglects to carry out the Agreement, or any part thereof, or fails to perform any provision of this Agreement, the City, after seven (7) days written notice to Contractor and without prejudice to any other remedy the City may have, may make good such deficiencies and may deduct the cost thereof, including compensation for any additional services made necessary thereby, from the payment then or thereafter due Contractor. Or, at the City's option after said notice, the City may terminate this Agreement and may finish the project by whatever method the City deems expedient, and if the unpaid balance of the compensation owed to Contractor at the time of termination exceeds the expense of finishing the project, such excess shall be paid to Contractor, but if such expense exceeds such unpaid balance, Contractor shall upon demand pay the difference to the City.

II. 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 El Paso County, Colorado.

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

C. Integration. This Agreement and any attached exhibits constitute the entire Agreement between Contractor and the City, superseding all prior oral or written communications.

D. Third Parties. There are no intended third-party beneficiaries to this Agreement.

A. Notice. Any notice under this Agreement shall be in writing, and shall be deemed sufficient when directly presented, when sent pre-paid, first class United States Mail to the party at the address set forth on the first page of this Agreement, or when sent via electronic mail to the following addresses upon receipt by the recipient:

To the City at engineering@manitouspringsco.gov

To Consultant at mdierks@pyramidconstructioninc.com

E. 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.

F. Modification. This Agreement may only be modified upon written agreement of the Parties.

G. Assignment. Neither this Agreement nor any of the rights or obligations of the Parties hereto, shall be assigned by either party without the written consent of the other.

H. Governmental Immunity. The City, the PRPTA, and their respective officers, and its employees, are relying on, and do not waive or intend to waive by any provision of this Agreement, the monetary limitations or any other rights, immunities, and protections provided by the Colorado Governmental Immunity Act, C.R.S. § 24-10-101, *et seq.*, as amended, or otherwise available to the City and its officers or employees.

I. Rights and Remedies. The rights and remedies of the City and the PPRTA 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 City's or the PPRTA's legal or equitable remedies, or the period in which such remedies may be asserted, for work negligently or defectively performed.

J. Subject to Annual Appropriations. Consistent with Article X, § 20 of the Colorado Constitution, any financial obligations of the City or the PPRTA not performed during the current fiscal year are subject to annual appropriation, and thus any obligations of the City and the PPRTA hereunder shall extend only to monies currently appropriated and shall not constitute a mandatory charge, requirement or liability beyond the current fiscal year.

[Remainder of page intentionally left blank. Signatures on following page.]

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

CITY OF MANITOU SPRINGS, COLORADO

Mayor John Graham

ATTEST:

Office of the City Clerk

PPRTA

(print name), Board Chair for PPRTA

CONTRACTOR

STATE OF COLORADO)
COUNTY OF EL PASO) ss.

The foregoing Agreement for General Services was subscribed, sworn to and acknowledged before me this 10th day of APRIL, 2025 by Domin Sipilovic, as Vice-President of Pyramid Construction.

My commission expires: 5-16-25

(S E A L)

Susan Payne

Notary Public

SUSAN PAYNE
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20094015464
MY COMMISSION EXPIRES MAY 16, 2025

EXHIBIT A

SCOPE OF SERVICES AND BID SHEET



To:	City Of Manitou Springs	Contact:	Andrew Morren
Address:	606 Manitou Avenue Manitou Springs, CO 80829	Phone:	
		Fax:	
Project Name:	Manitou Street Improvement 2025	Bid Number:	202583
Project Location:	City Wide, Manitou Springs, CO	Bid Date:	4/2/2025
Addendum #:	01		

Item #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
1	OAK RIDGE ST	672.00	SY	\$21.00	\$14,112.00
2	STOVER LN	2,503.00	SY	\$22.50	\$56,317.50
3	SHOSHONE PL	680.00	SY	\$24.50	\$16,660.00
4	SOUTHSIDE RD	716.00	SY	\$20.50	\$14,678.00
5	TERRACE PL	1,571.00	SY	\$23.00	\$36,133.00
6	GRANDVIEW PL	703.00	SY	\$20.50	\$14,411.50
7	INDIAN OAKS PL	2,567.00	SY	\$22.00	\$56,474.00
8	FLORAL PATH	436.00	SY	\$24.00	\$10,464.00
9	LAFAYETTE RD	672.00	SY	\$24.00	\$16,128.00
10	BOND ST	1,473.00	SY	\$20.00	\$29,460.00
11	CLARKSLEY (SUTHERLAND TO KAREN LEE)	933.00	SY	\$20.00	\$18,660.00
12	SUTHERLAND RD (CRYSTAL HILLS TO SUTHERLAND PL)	3,622.00	SY	\$19.50	\$70,629.00
13	OAK PL (TERRACE TO PLAINVIEW)	858.00	SY	\$19.50	\$16,731.00
14	PATCHING * 40' X 40' And A 6' X 6' Patch On Manitou Ave	182.00	SY	\$110.00	\$20,020.00
15	PATCHING	12.00	TON	\$330.00	\$3,960.00

Total Bid Price: \$394,838.00

City of Manitou Springs

Exhibit B - City final fee Sheet



Pyramid Construction Inc.

Exhibit A

City of Manitou Springs paving project

Budget for contract scope of work

Pyramid 2025 Paving

Bid prices per attached sheet see attached sheet

Streets

Patching misc if needed

Manitou Ave. Patching

total bid	\$	394,838.00
-----------	----	------------

additional street paving/patching as directed	\$	55,162.00
--	----	-----------

Total contract amount	\$	450,000.00
-----------------------	----	------------

From: [Michael Dierks](#)
To: [Karen Rowe; Engineering; Eric Karlson](#)
Cc: [Roy C. Chaney](#)
Subject: RE: 2025 Manitou Street Improvements-Pyramid Construction Bid Package
Date: Friday, April 4, 2025 3:08:18 PM

Please see responses to the questions below. Thank you for your time today and if you have any further questions, please feel free to contact me at any time. We look forward to working with the City of Manitou Springs once again. Have a great weekend!!

Michael "Mike" Dierks
Senior Project Manager/Estimator
Cell.719.291.6886
Direct.719.374.9361
Email: mdierks@pyramidconstructioninc.com



From: Karen Rowe <krowe@manitouspringsco.gov>
Sent: Friday, April 4, 2025 1:30 PM
To: Michael Dierks <MDierks@pyramidconstructioninc.com>; Engineering <engineering@manitouspringsco.gov>; Eric Karlson <ekarlson@manitouspringsco.gov>
Cc: Roy C. Chaney <rchaney@manitouspringsco.gov>
Subject: RE: 2025 Manitou Street Improvements-Pyramid Construction Bid Package
Importance: High

Michael,

The City of Manitou Springs is interested in your work/bid for their 2025 street improvements. I have the following questions if you can let us know before we make our final decision.

1. What is your method for milling and paving the roads. Please include sweeping, and timing for when the milling will be done and how soon after will the paving be completed. **[Mike Dierks]** Milling will be done in two days. Hope to start fresh on a Monday to begin milling and paving would begin Tuesday morning, allowing one day for the milling and sweeping operations to be completed previous to paving.
2. If all Traffic Control needed included in your bid costs? **[Mike Dierks]** Per the requirements in the RFB, traffic control is included in the unit prices per street.



CITY OF MANITOU SPRINGS

Request for Bids

Manitou Street Improvement 2025

RFB NUMBER: 2025-007

Bid Submittal Deadline – **Wednesday, April 2, 2025 3:00 PM**

Contact: Joshua Radey, Project Manager/Sr. GIS Tech, jradey@manitouspringsco.gov
Alicia Stoke, Senior Administrative Assistant, astoke@manitouspringsco.gov

The City of Manitou Springs is accepting bids for the mill and paving of portions of various roads in Manitou. See scope of services for further details.

- **RFB Publication date: Friday, March 7, 2025.**
- Pre-bid meeting to be held on **Friday, March 14, 2025 9:00 AM** at the **Public Works Facilities at 101 Banks Pl., Manitou Springs, CO 80829.**
- Deadline to present questions deadline is **Monday, March 24, 2025 12:00 Noon.**
 - Questions are to be addressed to the contact person via e-mail only.
- Final Addendum (responses to questions) to be published on **Friday, March 28, 2025.**
- Bids shall be submitted to the contact person electronically by the deadline identified above.
- There will not be a public bid opening.
- The Selected Contractor will be required to obtain a performance bond to cover 100% of the project contract amount and 50% payment bond.
- Notice of Award will be presented to the winning bidder on April 4, 2025 and work should be expected to start on or after May 15, 2025 - pending approval of Manitou Springs City Council and Pikes Peak Rural Transportation Authority (PPRTA).
- PPRTA will be utilized to fund this project. PPRTA Special Provisions will be part of the awarded contract.

The bid shall have an Anticipated Scope of Services that includes the following:

1. The Contractor will provide project costs for crews and equipment, anticipated mobilization time, and anticipated project completion time.
2. The Contractor is responsible to provide all materials and equipment necessary for fabrication, construction, and/or installation of this project.
3. The Contractor is responsible for clean-up of area and affected near-by areas of the project and removal of all waste on a daily basis.
4. The Contractor is responsible for damages, inside or outside the project area.
5. The Contractor is responsible for their own confined space, roadway, and trenching safety procedures.
6. If the project requires street closure – partial or otherwise, the Contractor shall provide all necessary traffic control. All traffic control personnel must at a minimum carry a current CDOT Flagger Certification. A Traffic Control Plan must be submitted to and approved by City staff at the pre-construction meeting. The pre-construction meeting is to be scheduled at time of

accepting the contract.

GENERAL SCOPE OF SERVICES

The Anticipated Scope of Services will include the following:

1. The Contractor will provide a written Schedule for the work to be included in bid package.
2. All streets will be milled to a minimum depth of 2" and the paving will be 2" in depth and shall be full width, from either curb to curb, or approximate limits of existing asphalt.
3. Because of the difficulty in trying to quantify the amount of asphalt patching that may be needed either after milling, the City is estimating that up to 12 tons of patching MAY be needed.
4. Hot Mix Asphalt (Grading SX) (75) (PG 58-28) should be used.

2" MILL AND OVERLAY- STREET NAME

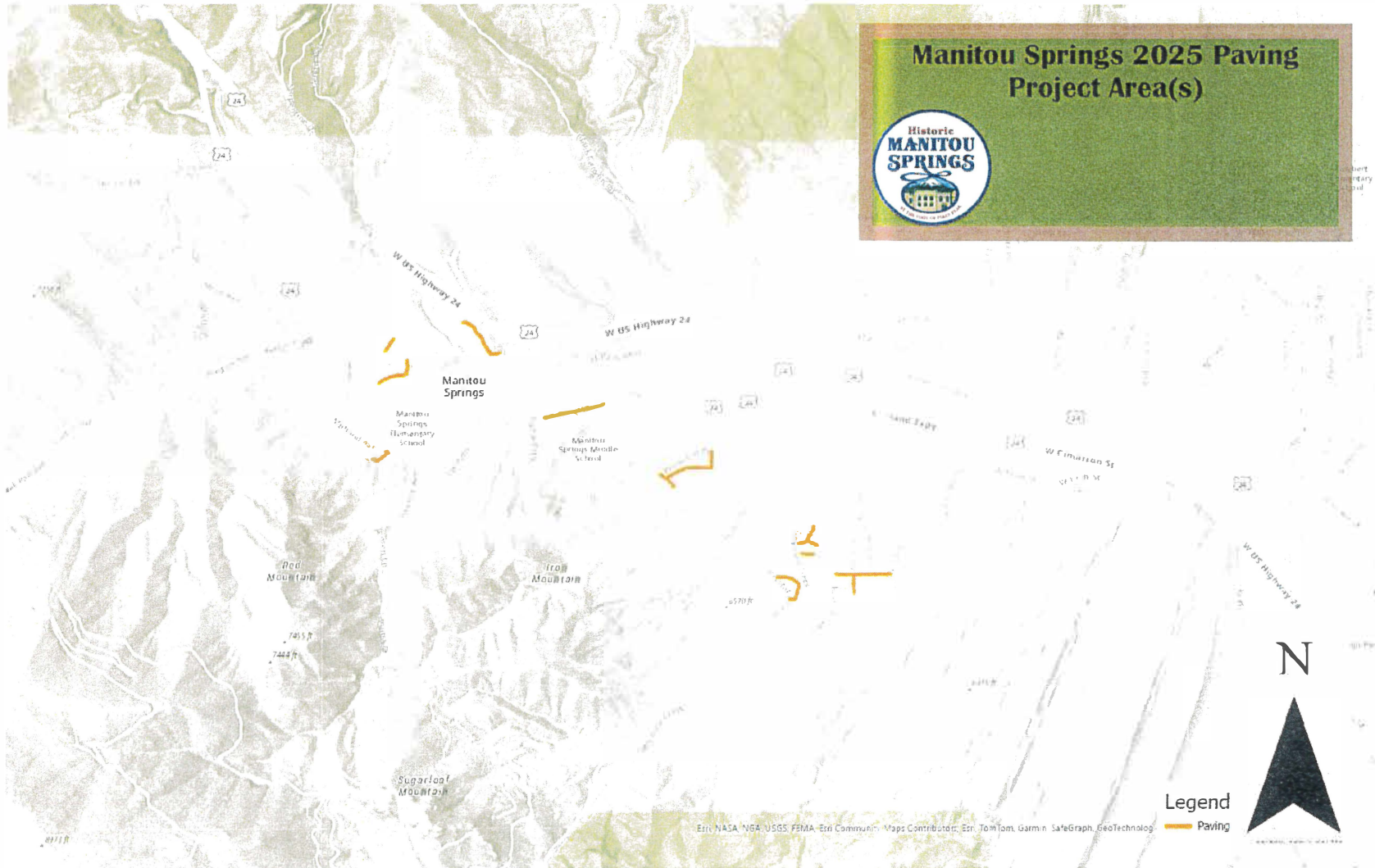
SQUARE YARDS

- OAK RIDGE ST	672
- STOVER LN	2503
- SHOSHONE PL	680
- SOUTHSIDE RD	716
- TERRACE PL	1571
- GRANDVIEW PL	703
- INDIAN OAKS PL	2567
- FLORAL PATH	436
- LAFAYETTE RD	672
- BOND ST	1473
- BURNS RD	1395
- CLARKSLEY (SUTHERLAND TO KAREN LEE)	933
- SUTHERLAND RD (CRYSTAL HILLS TO SUTHERLAND PL)	3622
- OAK PL (TERRACE TO PLAINVIEW)	858
TOTAL	18801

5. The bid shall list each road individually with a cost for each one in either square yards or square feet, per ton prices will not be accepted.
6. The Contractor shall place the asphalt when the ambient temperature is 50 degrees and rising.
7. All areas shall be thoroughly cleaned of debris and treated with a tack coat to ensure bonding of the top mat.
8. All wastes shall be disposed of by the Contractor on a daily basis.
9. The Contractor is responsible for hauling away all millings.
10. All manholes and valves shall be adjusted as needed by the Contractor, the Contractor will provide any and all grade rings.
11. Soft or unstable subgrade shall be removed and replaced as needed, and identified by the City, and will be paid for by the City.
12. The Contractor shall provide all necessary traffic control, all traffic control personnel must at a minimum carry a current CDOT Flagger Certification. A Traffic Control Plan must be submitted to and approved by City staff prior to beginning of project.
13. The mill and paving projects shall follow Colorado Springs paving and testing guidelines as described in the Colorado Springs Standard Specifications Manual.
14. Prior to the start of paving, the Contractor must attend a project kick-off meeting with the City.
15. The Contractor shall notify all residents on each street at least 1 week in advance as to the date(s) and time the mill and paving will take place by door hangers. Work shall be arranged in such a manner as to cause a minimum inconvenience to the public and abutting residents. Full street closures should be avoided.
16. The Contractor will give residents at least 24 hours' notice if access to their driveways will be blocked at any time.
17. Work hours are Monday – Friday, 7am-7pm.
18. The Contractor is responsible for damages, inside or outside the project area, and is encouraged to photo log current conditions and maintain a daily log of progress throughout the project from commencement to completion.
19. The City holds the right to add or remove any streets listed, at the City's discretion.
20. For Miscellaneous items, see the following tabulation:

MISCELLANEOUS ITEM	UNIT OF MEASURE
-PATCHING	As-Needed, 12 Tons Estimated
-STRIPING	None

Project Area Overview



INSTRUCTIONS TO BIDDERS

1. A "Bid" is a responsive, conforming, unconditional, complete, legible, and properly executed offer by a Bidder to provide the work specified in the Request for Bids for the compensation specified.
2. Bids shall be clearly marked with the work name, contact person, mailing address, and telephone number of the Bidder.
3. It shall be the responsibility of the Bidder to ensure that the Bid is in proper form and in the City's possession by or before the time and date designated in the Request for Bids. Bids will not be accepted after the designated time and date.
4. If a mistake is made or discovered during or after the Bid review, the City reserves the right to determine which party made the mistake and whether the mistake is material and, after these determinations, the City, in its sole reasonable discretion, shall decide whether to accept or reject the Bid. No advantage shall be taken by any party of manifest clerical errors or omissions in any Bid, and the contract and attached documents (the "Contract Documents"). Bidders shall notify the City immediately of any errors or omissions that are encountered.
5. Any interlineation, alteration, or erasure shall be initialed by the Bidder. On the Bid, the price of each item shall be stated in numerals and words; in case of conflict, the words shall control. In the case of conflict between the indicated sum of any addition of figures and the correct sum, the correct sum shall control.
6. The City shall not reimburse any Bidder for any cost incurred in preparing a Bid or attending equipment demonstrations, inspections, pre-bid conferences, or interviews.
7. Any amplification, clarification, explanation, interpretation, or correction of a Bid shall be made only by written addendum, and a copy of the addendum shall be mailed or delivered to each person receiving a Request for Bids. The City is not responsible for any amplification, clarification, explanation, or interpretation or correction of a Bid not contained in written addenda.
8. Bids by corporations shall be executed in the corporate name by the president or a vice-president (or a corporate officer accompanied by evidence of authority to sign), and the corporate seal shall be affixed and attested by the secretary or an assistant secretary. The corporate address and state of incorporation shall be shown. Bids submitted by partnerships shall be executed in the partnership name and signed by a partner, and the legal address of the partnership shall be shown. Bids submitted by limited liability companies shall be executed in the company's name and signed by a member, and the legal address of the

company shall be shown. Names and titles shall be typed or printed below each signature.

9. The following information shall be submitted with the Bid:
 - a. The names and resumes of staff personnel who will be assigned to the work.
 - b. A complete proposed scope of work and schedule, including any alternatives that can be identified. The Bidder is expected to review the work site prior to submittal of the Bid.
 - c. The names and addresses of any subcontractors who will be retained for the work.
 - d. A list of the Bidder's previous experience on similar projects.
10. The submission of a Bid shall be conclusive evidence and a legal admission that the Bidder: (1) has no questions, complaints, or objections in connection with the Contract Documents, subject to any requests made by the Bidder for amplification, clarification, explanation, interpretation, or correction; (2) has no questions, complaints, or objections as to the completeness, sufficiency, scope, or detail of the Bid; and (3) has full knowledge of the scope, nature, quality, and quantity of the equipment to be provided, the performance criteria, the requirements of the contract, the site and conditions of delivery, the Superior Municipal Code, and other applicable law.
11. The contract will be awarded to the lowest responsible and responsive Bidder complying with the terms and conditions, guidelines, and specifications presented in the Bid Request and these Instructions to Bidders. The City reserves the right to determine, in its sole reasonable discretion, whether any Bid meets the needs or purposes intended and is within the approved budget. The City does not base its award on prices alone. Also to be considered are: quality of product; past experience with the Bidder or any subcontractors, consultants, products or suppliers; qualifications of the Bidder and/or subcontractors or suppliers; services offered; warranties; maintenance considerations; long-range costs; delivery; and similar conditions.
12. The City reserves the right to conduct such investigations as it deems necessary to assist in the evaluation of any Bid to establish the experience, responsibility, reliability, references, reputation, qualifications, or financial ability of any Bidder, manufacturer or supplier. The purpose of such investigation is to satisfy the City that the Bidder has the experience, resources, and commercial reputation necessary to supply the specified equipment and to perform the necessary warranty and product support in accordance with the Contract Documents in the prescribed manner and time.
13. The City reserves the right, if it deems such action to be in its best interests, to reject any and all Bids or to waive any irregularities or informalities therein. Any incomplete, false, or misleading information provided by any Bidder shall be

grounds for rejection of the Bid. If Bids are rejected, the City further reserves the right to investigate and accept the next best Bid in order of ranking, or to reject all Bids and re-solicit for additional Bids.

14. No Bid shall include federal excise taxes or state or local sales or use taxes.
15. In the event of any claim, suit, or demand which may result from any Bid, or the award of any contract as a result of submission of a Bid, Colorado law shall govern any such claim, suit, or demand and the rights and duties of the parties.
16. All parts not specifically mentioned which are necessary in order to provide a complete unit, shall be included in the Bid. Any item listed as "Standard" in the manufacturer's published specification, furnished by the Bidder, is assumed to be included in the Bid. Any variations shall be outlined in writing, noting cost factors where applicable.
17. Bids shall be in accordance with the specifications contained in the Contract Documents. Should any requirement in the specifications not be included in manufacturer's specification sheets, the Bidder shall include with its Bid a statement of compliance. Failure to do so shall be grounds for disqualification of the Bid.
18. Each Bid shall include a statement of standard warranty of the manufacturer.
19. Any Bid received as a result of this request is prepared at the Bidder's expense and becomes City property and is therefore a public record upon opening by the City. No Bid may be withdrawn for a period of sixty (60) days after the deadline for Bids.

The City of Manitou Springs is an Equal Opportunity Employer and no otherwise qualified individual shall be subject to discrimination on the basis of race, color, religion or religious affiliation, sex, familial status, age, genetics, disability, or national origin in any phase of employment for this position

CITY OF MANITOU SPRINGS

RFP ADDENDUM

RFB# 2025-007

ADDENDUM NUMBER 1 DATE: March 14th, 2025

1.01 GENERAL

The following changes, additions, and/or deletions are, by issuance of the Addendum, made a part of the Project Manual for the 2025 Manitou Street Improvements, as if originally contained therein. Execution of the acknowledgement of receipt shall be the bidder's acceptance of the conditions herein set forth. This Addendum shall be submitted with and attached to the submitted Bid Form. Failure to do so may result in the rejection of the Bid.

1.02 Modifications to Point of Contact

1. Please Email all bids and questions to engineering@manitouspringsco.gov and Ekarlson@manitouspringsco.gov

1.03 Modifications to Project Scope

2. Burns Rd and associated Sq Yardage is to be removed from the scope of work
3. Additional Pricing is being requested for a 40' x 40' and a 6' x 6' Patch on Manitou Ave (CDOT ROW)

1.04 Answers to Questions from Prebid Meeting

1. Is there flexibility for Start/Finish Dates?
 - a. Yes, We are happy to work with contractors for scheduling a start date/finish and working into their schedule best for this pave season.
2. Will we need to do Public Notice?
 - a. The City of Manitou Springs will provide No parking and Resident Notification in the applicable areas as well as on our website. A well maintained and updated (if need be), schedule will allow for the City to Put out these notifications and No Parking at least 72 hours prior to Paving Operations. Your Communication will be required to ensure we are able to put these notices out in a timely fashion.
3. Is the Patching on Manitou Ave CDOT ROW?
 - a. Yes, It will require MUTCD Compliant Traffic Control Plans and will be required to be Patched to their Specs. The City of Manitou Will pull the Permits using the Traffic Control Plan provided by the Contractor.
4. Is there a required Bid Bond?
 - a. No.
5. Is there any Striping?
 - a. No, any striping (Manitou Ave Patching) will be taken care of under a separate contract.

1.03 ACKNOWLEDGEMENT OF RECEIPT

Receipt is acknowledged this 02nd April day of 20 25 .
Concrete Concepts Design, Inc DBA Pyramid Construction, Inc.

Name of Bidder

Amin Sipilovic



Authorized Officer

Vice President

Title

END OF ADDENDUM



Memorandum

Title: Requesting Approval of a General Services Agreement with iiCon Construction for the Dillon Mobility Hub Building Renovations

From: Erin Ringsred, Planner II

To: Mayor and City Council

CC: City Administrator Denise Howell

Allocated Time: 5 Minutes

April 15, 2025

Purpose:

Finalize contract with iiCon Construction that authorizes the contract to rehabilitate the existing Dillon property buildings into restrooms and Parking Department Offices.

Background:

On January 7, 2025, staff were directed to move forward with the Request for Bids for construction rehabilitation of the future restroom and parking office buildings at the Dillon Parking Lot. The restroom and parking offices were bid separately from the temporary Dillon Parking Lot.

The Request for Bids was published on January 27th, 2025 and bids were submitted on March 7th, 2025. Bids were reviewed by a selection committee. iiCon Construction was selected as the recommended contractor based on the amount of their bid, schedule, qualifications, and references.

The Lump Sum Base Bid Not to Exceed is: \$813,800 with iiCon Construction. The Alternate Utility Scope Bid is: \$106,741 for the construction of the Sanitary Sewer line that may be needed. Additional "potholing" will be performed to understand the condition and location of existing utilities and their suitability to serve the needs of the Restroom and Parking Office. The total estimated contract amount is \$920,541, which includes base bid and the utility alternate scope. The construction start date will be April 23rd, 2025 and the project is estimated for completion prior to Labor Day weekend.

Pros and Cons:

Pros: The proposed construction contract will result in building improvement completion by end of summer. These improvements will provide restrooms for the Dillon Temporary Parking Lot and a permanent home for the Parking Department staff in the improved office space. The selected contractor has committed to completing these improvements while the temporary lot remains open for resident and visitor use.



Cons: If postponed, this will prolong the period of time where the temporary lot will operate without permanent restroom facilities.

Fiscal Impact:

The total project construction costs, including the \$299,089.00 Silverback contract and the \$920,541 iiCon contract, brings the construction contract budget to \$1,219,630. The contracts have come in under the \$1.3 million construction budget for the temporary lot and building improvements.

Workload Impact:

City staff and consultants will manage construction, which will include overseeing the construction, communications, and quality control inspections plus invoicing. This project has been put on a fast track and the workload has been substantial. The operational workload for the Dillon Mobility Hub has been preliminarily outlined based on discussions with City staff and is subject to adjustment following design considerations. Initial staffing projections indicate the need for two part-time seasonal parking attendants to oversee parking operations during peak seasons, ensuring efficient usage and visitor support. Future staffing needs will be evaluated pending other developments in the City and are to be determined at this time. These staffing projections aim to balance operational efficiency with resource constraints while aligning with the project's phased implementation approach.

Recommended Action:

Approve the General Services Agreement with iiCon Construction for the Dillon Mobility Hub building renovations through the approval of the consent calendar.



CITY OF MANITOU SPRINGS

Contract Checklist Coversheet

City Department: Public Works - Engineering Department Staff Member: Roy Chaney
Type of Contract: ☒ General Services ☐ Professional Services ☐ Grant ☐ Intergovernmental (IGA) or Memorandum of Understanding (MOU)
☐ Other ☐ Amendment If Agreement is an Amendment – Original's Effective Date and Version Number: _____

Project Description and Location: Restrooms and Parking office rehabilitation and construction utilizing existing Dillon Motel buildings.
Buildings will serve the Dillon Parking Lot.

Business Name: iiCon Business Phone Number: 719-623-7374

Business Address: 1330 Iverness Drive, Suite 310 - Colorado Springs , CO 80910
Street City State Zip

(Note: City Business License is required if business conducts work 7 days or more a year in Manitou Springs – contact the Finance Department)

Unique Entity Identifier (UEI) Number (Required if related to State or Federal Funding): _____ (attach printout of www.sam.gov information)

Point of Contact: Kai Jorgensen - Director of Special Projects

Name & Job Title

Point of Contact Phone Number: 719-922-5453 Point of Contact email: kai.jorgensen@iiconcc.com

Contract Effective Date: April 14th, 2025 Term Date: ☒ Upon Completion **OR** ☐ End date _____

☐ Contract Auto Renews – Renewal Date: _____ ☐ Contract requires notification for termination – Notification Date: _____

Contract Amount not to exceed: \$ \$813,800.00 Anticipated GL Code: 55-498-735
(per Municipal Code Ordinance - Chapter 3.32)

- ☐ Less than \$20,000 – Approval required by authorized Department Head or designee
\$5,000 - \$20,000 – minimum **3** solicitation of **verbal or written** bids required (☐ Attached to contract packet)
More than \$10,000 – quotes required for materials and supplies (☐ Attached to contract packet)
- ☐ More than \$20,000 – Approval required by City Administrator or designee
More than \$20,000 – minimum **3** solicitations of **written** bids required (☐ Attached to contract packet)
- ☒ More than \$50,000 – Approval required by City Council – date approved: April 14th, 2025
More than \$100,000 – Formal Request for Proposal (RFP) process required (☐ Attached RFP information to contract packet)

Is project funded with PPRTA Funding? ☒ No ☐ Yes:

If Yes and more than \$25,000 ☐ PPRTA contract template ☒ PPRTA Provisions form
Date of PPRTA Board meeting _____

Is project funded with State or Federal Funding or related to State or Federal Funding (including Grants)?

☒ No ☐ Yes ☐ Federal Grant Funding Agency: _____ Grant Number: _____
☐ Use Federal Funding contact template ☐ Use appropriate Federal Funding exhibits ☐ send e-copy to Finance Department

CFDA Number _____ Grant Amount: \$ _____ City Match Amount: \$ _____ Grant Rev GL Code _____

If yes, Indicate compliance with these requirements as applicable:

- ☐ n/a ☐ 2 CFR Section 200.321: Requirement for providing contracting opportunities for Small, Minority, and Women owned enterprises
☐ n/a ☐ 2 CFR Section 200.323(a): Requirement for conducting an independent cost estimate before receipt of bid or proposal

Execution City Official name & title (print): _____

Is Bid required? – ☒ Yes ☐ No – if not required, state reason: _____

Do Contract Terms include insurance coverage or bond requirement?

☐ No ☒ Yes ☐ Insurance / Bond certificate information attached ☐ n/a - Why n/a? _____

Are there exhibits included in this Contract? ☐ No ☒ Yes Number of Exhibits: 3

List Exhibits: Bid ☒ Attached _____ ☐ Attached

Schedule ☒ Attached _____ ☐ Attached

Scope of work - bid documents ☒ Attached _____ ☐ Attached

Are Milestones included in this Contract? ☐ Yes ☒ No – if no, state reason: The schedule is quick and discussed with contractor.

Is a Payment Schedule included in this Contract? ☐ Yes ☒ No – state reason: Based on quantity and placement

Contract review by the City Administrator is REQUIRED prior to contract execution

Deputy City Administrator's Signature: _____ City Administrator's signature: _____ Date: _____

AGREEMENT FOR GENERAL SERVICES

THIS AGREEMENT FOR GENERAL SERVICES is made and entered into this **11th day of April 2025**, by and between the City of Manitou Springs, 606 Manitou Avenue, Manitou Springs, Colorado 80829, a Colorado municipal corporation (the "City"), and **iiCon Construction**, an independent contractor with a principal place of business at 1330 Inverness Drive, Suite 310, Colorado Springs, CO 80903 and phone number of 719-623-7374 ("Contractor") (collectively the "Parties").

For the consideration hereinafter set forth, the receipt and sufficiency of which are hereby acknowledged, the Parties hereto 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 the attached **Exhibit A**.

B. No change to the Scope of Services, including any additional compensation, shall be effective or paid unless authorized by written amendment executed by the City. If Contractor proceeds without such 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 City is authorized to modify any term of this Agreement, either directly or implied by a course of action.

II. COMMENCEMENT AND COMPLETION OF WORK

Contractor shall commence work as set forth in the Scope of Services. Except as may be changed in writing by the City, the Scope of Services shall be completed on schedule as identified in **Exhibit A**, and Contractor shall furnish the City the specified deliverables as provided in **Exhibit A**.

III. COMPENSATION

A. In consideration for the completion of the Scope of Services by Contractor, the City shall pay Contractor an amount not to exceed **Eight Hundred Thirteen Thousand Eight Hundred Dollars (\$813,800.00) and as per Exhibit B**. This maximum amount shall include all fees, costs and expenses incurred by Contractor, and no additional amounts shall be paid by the City for such fees, costs and expenses. Notwithstanding the maximum amount specified in Paragraph A hereof, Contractor shall be paid only for work performed. If Contractor completes the Scope of Services for a lesser amount than the maximum amount, Contractor shall be paid the lesser amount, not the maximum amount.

B. Unless specified otherwise in **Exhibit A**, Contractor shall submit monthly statements requesting payment for work satisfactorily completed. Such requests shall be based upon the amount and value of the work and services satisfactorily performed by Contractor under this Agreement. Invoices shall be itemized and include hourly breakdowns

for all personnel and other charges. The City shall remit payment within thirty (30) days of receipt of an invoice meeting the requirements set forth herein.

C. Final payment will be made after all documentation is received by the City, including, but not limited to project closeout documents and all work is completed to the City's standards.

IV. 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 each day, 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. Contractor shall remove and dispose of all waste materials at their expense unless specified otherwise in **Exhibit A**.

B. If Contractor fails to perform the cleanup required by this Section the City shall provide Contractor written notice which Contractor has 24 hours to correct the violation or Contractor shall be assessed a fine of One Hundred Dollars (\$100) per day for each day violation occurs. In addition, the City may cause the cleanup to be performed at Contractor's expense. Upon receipt of a statement for such cleanup and applicable fines, Contractor shall pay to the City the fines and costs incurred by the City for such cleanup, or the City shall have the right to withhold said amount from any final payment due to Contractor.

V. LIQUIDATED DAMAGES

A. Contractor acknowledges time is of the essence and delayed performance constitutes a compensable inconvenience to the City and its residents and liquidated damages shall be enforced. Such damages are not a penalty. For each day Substantial Completion is delayed beyond a fourteen (14) calendar day grace period of the schedule agreed upon by the City and Contractor, Contractor shall be assessed Five Hundred Dollars (\$500) per day.

B. Contractor has provided a written schedule for the work to be completed and is included in **Exhibit A**. Any changes to the written schedule must be authorized by written amendment executed by the City.

C. Allowing Contractor to continue and finish the Work or any part thereof after the Final Completion date shall not operate as a waiver on the part of the City of any its rights. 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 by or on Final Completion date. Liquidated damages may be deducted from any payment due Contractor or the retainage. If the liquidated damages exceed the amount owed to Contractor, Contractor shall reimburse the City.

VI. CONTRACTOR RESPONSIBILITY

A. Contractor hereby warrants that it is qualified to assume the responsibilities and render the services described herein and has all requisite corporate authority and licenses in good standing.

B. 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. The services to be performed by Contractor shall be done in compliance with applicable laws, ordinances, rules and regulations.

C. Contractor warrants that all materials and workmanship provided as a part of the Scope of Services shall be free from defects for 12 months from completion date of project.

VII. 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 City employee for any purposes.

VIII. INSURANCE AND BONDS

A. Contractor shall 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 under this Agreement, including the following, at a minimum:

1. Worker's compensation insurance as required by law; and

2. Commercial general liability insurance with minimum combined single limits of one million dollars (\$1,000,000) each occurrence and one million dollars (\$1,000,000) general aggregate naming the City and the City's officers, employees, and consultants as additional insureds. The policy shall be with a carrier and in a form acceptable to the City at the City's sole discretion.

B. Any insurance carried by the City, its officers, or its employees or contractors is 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 procure and maintain, at its own cost the following Bonds:

1. Performance Bond in the amount of one hundred percent (100%) of the total project cost;

2. Payment Bond for fifty percent (50%) of project cost.

D. Contractor shall provide to the City a certificate of insurance and bond certificates as evidence that required policies and bonding are in full force and effect. The

certificate of insurance shall identify the City as additionally insured; bond certificates shall include the City; and Contractor shall provide that the coverages and/or bonds afforded under the policies shall not be cancelled, terminated or materially changed until at least thirty (30) days prior written notice has been given to the City. The City reserves the right to request and receive a certified copy of any policy, bonds, and any endorsement thereto. The City must have all certificates and bonds on file prior to the start of any project.

E. Failure on the part of Consultant to procure or maintain the insurance and/or bonds required herein shall constitute a material breach of this Agreement upon which the City may immediately terminate this Agreement, or at its discretion, the City may procure or renew any such policy or any extended reporting period thereto and may pay any and all premiums in connection therewith, and all monies so paid by the City shall be repaid by Consultant to the City upon demand, or the City may offset the cost of the premiums against any monies due to Consultant from the City.

IX. INDEMNIFICATION

Contractor agrees to indemnify and hold harmless the City 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 Agreement or the Scope of Services 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 any 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.

X. TERMINATION

- A. This Agreement shall terminate when all the work described in the Scope of Services is completed to the City's satisfaction or upon the City's providing Contractor with seven (7) days advance written notice, whichever occurs first. If the Agreement is terminated by the City's issuance of written notice, the City shall pay Contractor for all work authorized and completed prior to the date of termination.
- B. If Contractor defaults or fails or neglects to carry out the Agreement, or any part thereof, or fails to perform any provision of this Agreement, the City, after seven (7) days written notice to Contractor and without prejudice to any other remedy the City may have, may make good such deficiencies and may deduct the cost thereof, including compensation for any additional services made necessary thereby, from the payment then or thereafter due Contractor. Or, at the City's option after said notice, the City may terminate this Agreement and may finish the project by whatever method the City deems expedient, and if the unpaid balance of the compensation owed to

Contractor at the time of termination exceeds the expense of finishing the project, such excess shall be paid to Contractor, but if such expense exceeds such unpaid balance, Contractor shall upon demand pay the difference to the City.

XI. 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 El Paso County, Colorado.

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

C. **Integration.** This Agreement and any attached exhibits constitute the entire Agreement between Contractor and the City, 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, when sent pre-paid, first class United States Mail to the party at the address set forth on the first page of this Agreement, or when sent via electronic mail to the following addresses upon receipt by the recipient:

To the City at **rchaney@manitouspringsco.gov** (Roy Chaney, Public Services Director)

To Consultant at **kai.jorgensen@iiconcc.com** (Kai Jorgensen, Director of Special Projects)

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 hereto, shall be assigned by either party without the written consent of the other.

I. **Governmental Immunity.** The City, its officers, and its employees, are relying on, and do not waive or intend to waive by any provision of this Agreement, the monetary limitations or any other rights, immunities, and protections provided by the Colorado Governmental Immunity Act, C.R.S. § 24-10-101, *et seq.*, as amended, or otherwise available to the City and its officers or employees.

J. **Rights and Remedies.** The rights and remedies of the City 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 City'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 Appropriations.** Consistent with Article X, § 20 of the Colorado Constitution, any financial obligations of the City not performed during the current fiscal year are subject to annual appropriation, and thus any obligations of the City hereunder shall extend only to monies currently appropriated and shall not constitute a mandatory charge, requirement or liability beyond the current fiscal year.

[Remainder of page intentionally left blank. Signatures on following page.]

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

CITY OF MANITOU SPRINGS, COLORADO

(Printed name and title of City Official)

ATTEST:

Office of the City Clerk

CONTRACTOR

STATE OF COLORADO)
) ss.
COUNTY OF)

The foregoing Agreement for General Services was subscribed, sworn to and acknowledged before me this _____ day of _____, 20____ by _____, as _____ of _____.

My commission expires:

(S E A L)

Notary Public

EXHIBIT A

SCOPE OF SERVICES

[Including RFB 2025-002.1 Documents and Addenda 01-04, iiCon Schedule updated 4/11/2025, and Final Bid Documents from John Davis Design Group (*New Interior Remodel for Manitou Springs Mobility Hub Restroom Building*), dated January 24, 2025 consisting of 66 pages in total].

ALTERNATE TO THE BASE BID

[Utility Service Plan Revision 2 dated March 2025 consisting of 2 pages in total. This bid is not included in the base costs noted in the contract above. This will be a change to the project should it be required.]

EXHIBIT B
COST OF WORK – BID TAB



CITY OF MANITOU SPRINGS

Request for Bids

Dillon Mobility Hub Building Renovations

RFB NUMBER: 2025-002.1

Bid Submittal Deadline – Friday, March 7th, 2025, 5:00 PM
Contact Person – Andrew Morren at (amorren@manitouspringsco.gov)

The City of Manitou Springs is accepting bids for construction of the Dillon Mobility Hub Building Renovations located at 132 Manitou Avenue. See General Scope of Services Section and attachments for further details.

- Publication date: **Monday, January 27th, 2025**
- Pre-bid meeting to be held on **Friday, January 31st, 2025 at 9:30 AM at 132 Manitou Avenue, Manitou Springs, CO 80829**
- Deadline to present questions deadline is **Friday, February 7th, 2025 at 5:00 PM.**
 - o Questions are to be addressed to the contact person
- Final Addendum (responses to questions) to be published on **Thursday, February 20th, 2025.**
- Bid shall be submitted to the contact person electronically no later than the Submittal Deadline of **Friday, March 7th, 2025 at 5:00PM.**
- Notice of Award will be **Monday, March 17th, 2025.**
- The Selected Contractor will be required to obtain a performance bond to cover 100% of the project contract amount and 50% payment bond.
- This project is **not** subject to Davis Bacon Wages.
- The City requires the project to be completed by **Monday, August 11th, 2025.**

The bid shall have an Anticipated Scope of Services that includes the following:

1. The Contractor will provide project costs for crews and equipment, anticipated mobilization time, and anticipated project completion time.
2. The Contractor is responsible for providing all materials and equipment necessary for fabrication, construction, and/or installation of this project.
3. All waste shall be disposed of by the Contractor.
4. The Contractor is responsible for damages, inside or outside the project area.
5. The Contractor is responsible for their own confined space, roadway, and trenching safety procedures.

6. No work shall be done between the hours of 5:30 PM and 7:00 AM, nor at any time on Saturday, Sunday, or holidays, except with the written permission of the city or in the case of an emergency.
7. If the project requires street closure – partial or otherwise, the Contractor shall provide all necessary traffic control. All traffic control personnel must at a minimum carry a current CDOT Flagger Certification. A Traffic Control Plan must be submitted to and approved by City staff at the pre-construction meeting. The pre-construction is to be scheduled at time of accepting the contract.
8. Below is the Anticipated General Scope of Services for this project:

GENERAL SCOPE OF SERVICES

Overview:

The project involves the renovation of two existing buildings located at 130 and 132 Manitou Avenue, designated in this RFB as the "Restroom Building" and the "Mobility & Parking Offices Building." These renovations will be executed concurrently with the Dillon Mobility Hub Phase 1 Lot construction (as described in RFB 2025-001). The objective of these renovations is to repurpose the buildings to support the functionality of the Mobility Hub while providing essential parking services to the community.

The scope of work includes interior demolition, as well as the installation of mechanical, electrical, and plumbing systems and the completion of interior finishes for each building. Detailed project requirements and specifications are provided in the attached construction documents:

- Exhibit A: Manitou Springs Mobility Hub Restroom Building
- Exhibit B: Manitou Springs Mobility & Parking Offices

Key Components:

The renovation encompasses the following high-level components. Specific details are outlined in Exhibits A and B:

- Interior demolition of existing spaces.
- Installation of new mechanical, electrical, and plumbing (MEP) systems.
- Interior finishes, including flooring, walls, fixtures, and other specified materials.
- Coordination with ongoing construction activities related to the Dillon Mobility Hub Phase 1 Lot to ensure seamless project execution.

Acceptance of the contract award constitutes an agreement to build the project as specified and detailed in the construction documents.

All interior finishes (paint, stain, laminate, flooring, etc.) not specified in the construction documents shall be selected by City of Manitou Springs Staff from selection provided by general contractor.

The following are the optional Add Alternate items that will be considered for this project:

Restroom Building Add Alternates:

1. Paint the exterior of the building to include masonry, wood facia, remaining south facing existing door and frame, gutters and downspouts.
2. Clean repair and/or replace gutters and downspouts.

Mobility & Parking Offices Building Add Alternates:

1. Paint the exterior of the building to include masonry, wood facia, remaining south facing existing door and frame, gutters and downspouts.
2. Clean repair and/or replace gutters and downspouts.
3. Remove all exterior windows and replace them with 1" insulated glass in a Kawneer Trifab 4551-T Aluminum Storefront System.

Additional Scope Components Not Included in the Construction Documents:

1. General Requirements:

- a. Mobilization of equipment and personnel.
- b. Construction staging must be carefully planned to avoid interference with the Dillon Mobility Hub Phase 1 Lot construction.
- c. Comprehensive project management, including scheduling, coordination, and documentation.

2. Compliance and Coordination:

- a. All work must comply with the City of Manitou Springs' grading, erosion control, and stormwater quality control standards.
- b. The contractor will coordinate utility relocations and make necessary field adjustments to accommodate site conditions.
- c. Regular site inspections and quality control measures will ensure compliance with approved plans and specifications.

3. Construction Quality Control and Testing:

- a. Compaction testing to verify compliance with grading and subgrade requirements.
- b. Soil testing to ensure appropriate conditions for construction.
- c. Concrete testing to confirm material strength and adherence to specifications.

4. Site Cleanup and Final Inspection:

- a. Post-construction site cleaning, including the removal of excess materials,

debris, and equipment.

- b. Conduct a final inspection to ensure the project meets all contractual and quality standards.

5. Project Schedule:

- a. The contractor must submit a detailed written schedule as part of the bid package, outlining key milestones and activities.
- b. The project must be completed no later than August 11, 2025, to align with the overall Mobility Hub timeline.

6. Project Bid:

- a. Provide detailed estimated costs for the project using the itemized "Bid Tabulation Sheets" included in Exhibit C. Complete the designated tabs corresponding to each respective building to ensure accurate cost allocation.

INSTRUCTIONS TO BIDDERS

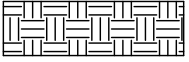
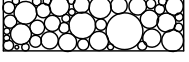
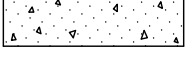
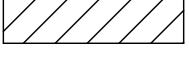
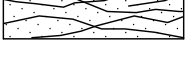
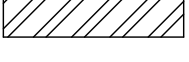
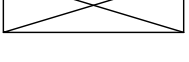
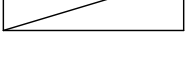
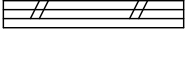
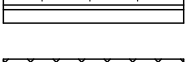
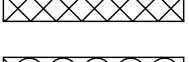
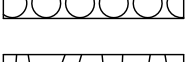
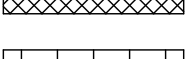
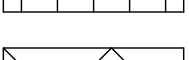
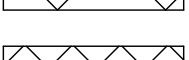
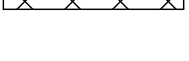
1. A "Bid" is a responsive, conforming, unconditional, complete, legible, and properly executed offer by a Bidder to provide the work specified in the Request for Bids for the compensation specified.
2. Bids shall be clearly marked with the work name, contact person, mailing address, and telephone number of the Bidder.
3. It shall be the responsibility of the Bidder to ensure that the Bid is in proper form and in the City's possession by or before the time and date designated in the Request for Bids. Bids will not be accepted after the designated time and date.
4. If a mistake is made or discovered during or after the Bid review, the City reserves the right to determine which party made the mistake and whether the mistake is material and, after these determinations, the City, in its sole reasonable discretion, shall decide whether to accept or reject the Bid. No advantage shall be taken by any party of manifest clerical errors or omissions in any Bid, and the contract and attached documents (the "Contract Documents"). Bidders shall notify the City immediately of any errors or omissions that are encountered.
5. Any interlineation, alteration, or erasure shall be initialed by the Bidder. On the Bid, the price of each item shall be stated in numerals and words; in case of conflict, the words shall control. In the case of conflict between the indicated sum of any addition of figures and the correct sum, the correct sum shall control.
6. The City shall not reimburse any Bidder for any cost incurred in preparing a Bid or attending equipment demonstrations, inspections, pre-bid conferences, or interviews.

7. Any amplification, clarification, explanation, interpretation, or correction of a Bid shall be made only by written addendum, and a copy of the addendum shall be mailed or delivered to each person receiving a Request for Bids. The City is not responsible for any amplification, clarification, explanation, or interpretation or correction of a Bid not contained in written addenda.
8. Bids by corporations shall be executed in the corporate name by the president or a vice-president (or a corporate officer accompanied by evidence of authority to sign), and the corporate seal shall be affixed and attested by the secretary or an assistant secretary. The corporate address and state of incorporation shall be shown. Bids submitted by partnerships shall be executed in the partnership name and signed by a partner, and the legal address of the partnership shall be shown. Bids submitted by limited liability companies shall be executed in the company's name and signed by a member, and the legal address of the company shall be shown. Names and titles shall be typed or printed below each signature.
9. The following information shall be submitted with the Bid:
 - a. The names and resumes of staff personnel who will be assigned to the work.
 - b. A complete proposed scope of work and schedule, including any alternatives that can be identified. The Bidder is expected to review the work site prior to submittal of the Bid.
 - c. The names and addresses of any subcontractors who will be retained for the work.
 - d. A list of the Bidder's previous experience on similar projects.
10. The submission of a Bid shall be conclusive evidence and a legal admission that the Bidder: (1) has no questions, complaints, or objections in connection with the Contract Documents, subject to any requests made by the Bidder for amplification, clarification, explanation, interpretation, or correction; (2) has no questions, complaints, or objections as to the completeness, sufficiency, scope, or detail of the Bid; and (3) has full knowledge of the scope, nature, quality, and quantity of the equipment to be provided, the performance criteria, the requirements of the contract, the site and conditions of delivery, the Superior Municipal Code, and other applicable law.
11. The contract will be awarded to the lowest responsible and responsive Bidder complying with the terms and conditions, guidelines, and specifications presented in the Bid Request and these Instructions to Bidders. The City reserves the right to determine, in its sole reasonable discretion, whether any Bid meets the needs or purposes intended and is within the approved budget. The City does not base its award on prices alone. Also to be considered are: quality of product; past experience with the Bidder or any subcontractors, consultants, products or suppliers; qualifications of the Bidder and/or subcontractors or

suppliers; services offered; warranties; maintenance considerations; long-range costs; delivery; and similar conditions.

12. The City reserves the right to conduct such investigations as it deems necessary to assist in the evaluation of any Bid to establish the experience, responsibility, reliability, references, reputation, qualifications, or financial ability of any Bidder, manufacturer or supplier. The purpose of such investigation is to satisfy the City that the Bidder has the experience, resources, and commercial reputation necessary to supply the specified equipment and to perform the necessary warranty and product support in accordance with the Contract Documents in the prescribed manner and time.
13. The City reserves the right, if it deems such action to be in its best interests, to reject any and all Bids or to waive any irregularities or informalities therein. Any incomplete, false, or misleading information provided by any Bidder shall be grounds for rejection of the Bid. If Bids are rejected, the City further reserves the right to investigate and accept the next best Bid in order of ranking, or to reject all Bids and re-solicit for additional Bids.
14. No Bid shall include federal excise taxes or state or local sales or use taxes.
15. In the event of any claim, suit, or demand which may result from any Bid, or the award of any contract as a result of submission of a Bid, Colorado law shall govern any such claim, suit, or demand and the rights and duties of the parties.
16. All parts not specifically mentioned which are necessary in order to provide a complete unit, shall be included in the Bid. Any item listed as "Standard" in the manufacturer's published specification, furnished by the Bidder, is assumed to be included in the Bid. Any variations shall be outlined in writing, noting cost factors where applicable.
17. Bids shall be in accordance with the specifications contained in the Contract Documents. Should any requirement in the specifications not be included in manufacturer's specification sheets, the Bidder shall include with its Bid a statement of compliance. Failure to do so shall be grounds for disqualification of the Bid.
18. Each Bid shall include a statement of standard warranty of the manufacturer.
19. Any Bid received as a result of this request is prepared at the Bidder's expense and becomes City property and is therefore a public record upon opening by the City. No Bid may be withdrawn for a period of sixty (60) days after the deadline for Bids.

The City of Manitou Springs is an Equal Opportunity Employer and no otherwise qualified individual shall be subject to discrimination on the basis of race, color, religion or religious affiliation, sex, familial status, age, genetics, disability, or national origin in any phase of employment for this position.

MATERIALS		SYMBOLS		ARCHITECTURAL ABBREVIATIONS			
	EARTH OR EARTH		NEW OR REQUIRED ELEVATION	AB	ANCHOR BOLTS	PLBG	PLUMBING
			EXISTING ELEVATION	ACoust	ACOUSTICAL	PLYWD	PLYWOOD
	POROUS FILL		EXISTING CONTOURS	AD	AREA DRAIN	PL	PROPERTY LINE
	ROCK		NEW CONTOURS	ADD	ADDENDUM	PT	POINT
	CONCRETE		LEVEL/ELEVATION INDICATOR	ADJ	ADJUSTABLE /ADJACENT	PRPT	PARAPET
	BRICK		KEYNOTE (DEMOLITION)	AFF	ABOVE FINISHED FLOOR	PTN	PARTITION
	MASONRY (CMU)		WINDOW TYPE	ALT	ALTERNATIVE	PVC	POLYVINYLCHLORIDE
	CEMENT, SAND, GROUT, PLAS		GRID LINE	ALUM/AL	ALUMINUM ACCESS PANEL	QT	QUARRY TILE
	STONE		ROOM/SPACE NUMBER	AP	ANGLE		
	STEEL		FRAME TYPE	APPROX	APPROXIMATE	RAD/R	RADIUS
	FINISHED WOOD		DOOR NUMBER	ARCH	ARCHITECTURAL/ARCHITECT	RECPT	RECEPTACLE
	ROUGH WOOD		DETAIL NUMBER	AUTO	AUTOMATIC	REFIN	REFINISH
	SHIMS		DETAIL			REFL	REFLECTED
	PLYWOOD		SHEET WHERE DRAWN	BD	BOARD	REINF	REINFORCEMENT/REINFORCING
	GLASS		BUILDING/WALL SECTION	BLK	BLOCK	REQ'D	REQUIRED
	ALUMINUM		INTERIOR ELEVATION	BLKG	BLOCKING	REV	REVISED/REVISION
	GYPSUM WALLBOARD (GWB)		ENLARGED PLAN OR ELEVATION	BLDG	BUILDING	RF	ROOF, ROOFING
	FIREPROOFING		PARTITION TYPES	BM	BENCH MARK	RTU	ROOF TOP UNIT
	BATT INSULATION		CENTERLINE, GRIDS	B.M.	BOTTOM	R&R	REMOVE AND REPLACE
	RIGID INSULATION		PROPERTY, BOUNDARY LINES	BOT	BOTTOM	RD	ROOF DRAIN
	FIRESAFING		MATCH LINE	BR	BACKER ROD	RM	ROOM
	CERAMIC TILE			BRG	BEARING	RO	ROUGH OPENING
	METAL STUDS					R's	RISERS
	STRUCTURAL GLAZED TILE			CAB'T	CABINET	SAG	SUSPENDED ACOUSTICAL GRID
				CB	CATCH BASIN	SAT	SUSPENDED ACOUSTICAL TILE
				CEM	CEMENT	SALV	SALVAGE
				CEM PLAS	CEMENT PLASTER	SCHED	SCHEDULES
				CLG	CEILING	SEP	SEPARATE
				CJ	CAST IRON CONTROL JOINT	SHT	SHEET
				CL	CENTER LINE	SIM	SIMILAR
				CLR	CLEAR	SPEC	SPECIFICATIONS/SPECIFIED
				CMU	CONCRETE MASONRY UNIT	SQ	SQUARE
				COL	COLUMN	SQ FT/SF	SQUARE FOOT/SQUARE FEET
				COMP	COMPOSITE	SQ IN	SQUARE INCH
				CONC	CONCRETE	SQ YD	SQUARE YARD
				CONST	CONSTRUCTION	SS	STAINLESS STEEL
				CONT	CONTINUOUS	STD	STANDARD
				CONTR	CONTRACTOR	STL	STEEL
				CORR	CORRIDOR	STRUC	STRUCTURAL
				CPT	CARPET	ST	STRAIGHT
				CR	CLASSROOM		
				CT	CERAMIC TILE		
				CTSK	COUNTERSINK		
						TELE	TELEPHONE
						TB	TACK BOARD
						THK	THICK
						T&B	TOP AND BOTTOM
						T&G	TONGUE & GROOVE
						TLT	TOILET
						T.O.	TOP OF
						TS	TUBE STEEL
						T's	TREADS
						TOW	TOP OF WALL
						TRANSF	TRANSFORMER
						TYP	TYPICAL
						UBC	UNIFORM BUILDING CODE
						UNF	UNFINISHED
						UNO	UNLESS NOTED OTHERWISE
						VCT	VINYL COMPOSITION TILE
						VERT	VERTICAL
						VS	VENT STACK
						VWC	VINYL WALL COVERING
						WC	WATER CLOSET
						W	WASHER
						WDW/WIND	WINDOW
						W/	WITH
						W/O	WITHOUT
						WD	WOOD
						WDF	WELDED WIRE FABRIC
						WF	WIDE FLANGE
						WK	WORK
						©	AT

NEW INTERIOR REMODEL FOR:

MANITOU SPRINGS MOBILITY HUB RESTROOM BUILDING

132 MANITOU AVENUE
MANITOU SPRINGS, COLORADO 80829

JOHN DAVIS
DESIGN GROUP

JOHN DAVIS
DESIGN GROUP

ARCHITECTS
INTERIORS
PLANNERS

176 TALAMINE COURT
SUITE 100
COLORADO SPRINGS,
COLORADO 80907
P 719/528-1177
F 719/444-8409

DO NOT SCALE
DRAWINGS FOR
CONSTRUCTION
PURPOSES

THESE DRAWINGS ARE THE PROPERTY OF
JOHN DAVIS ARCHITECTS. THEY SHALL BE USED
FOR THE SOLE PURPOSE OF CONSTRUCTING
THIS PROJECT. THEY SHALL NOT BE
REPRODUCED AND USED FOR THE PURPOSE
OF CONSTRUCTION DOCUMENTS FOR ANY
OTHER PROJECTS.

TITLE SHEET

NEW INTERIOR REMODEL FOR
MANITOU SPRINGS MOBILITY
HUB TOILET BUILDING
132 MANITOU AVENUE
MANITOU SPRINGS, COLORADO 80829

PROJECT NO.	202440
DATE	JANUARY 24, 2025
DRAWN BY	AVE
CHECKED	JRD
APPROVED	JRD
REVISED	
FINAL BID DOCUMENTS JANUARY 24, 2025	
SHEET	T 1.0

NEW INTERIOR REMODEL FOR:

MANITOU SPRINGS MOBILITY
HUB RESTROOM BUILDING

132 MANITOU AVENUE
MANITOU SPRINGS, COLORADO 80829

INDEX TO DRAWINGS

ARCHITECTURAL:

- T 1.0 TITLE SHEET
- T 2.0 TITLE SHEET
- GN 1.0 GENERAL NOTES
- LSP 1.1 LIFE SAFETY FLOOR PLAN, BUILDING CODE DATA
- ADA 1.1 ACCESSIBILITY DETAILS
- ADA 1.2 ADA SIGNAGE DETAILS
- D 1.1 DEMOLITION FLOOR PLANS, DEMOLITION NOTES
- A 1.1 REMODELED AND DIMENSIONED FLOOR PLANS
- A 1.2 WALL TYPE FLOOR PLANS
- A 2.1 REFLECTED CEILING PLAN, CEILING LEGEND
- A 2.2 REFLECTED CEILING DIMENSIONED PLAN
- A 3.1 ENLARGED TOILET FLOOR PLAN
- A 3.2 ENLARGED DIMENSIONED FLOOR PLAN
- A 4.1 DOOR AND ROOM FINISH SCHEDULES
- A 5.1 INTERIOR ELEVATIONS
- A 5.2 INTERIOR ELEVATIONS
- A 5.3 INTERIOR ELEVATIONS
- A 5.4 INTERIOR ELEVATIONS
- A 6.1 EXTERIOR ELEVATIONS
- A 7.1 WALL TYPES
- A 7.2 WALL TYPES

MECHANICAL:

- M-1 MECHANICAL SPECIFICATION PLAN
- M-2 MECHANICAL SCHEDULE PLAN
- M-3 MECHANICAL NOTES AND DETAIL PLAN
- M-4 MECHANICAL PLAN

PLUMBING:

- P-1 PLUMBING SPECIFICATION PLAN
- P-2 PLUMBING SCHEDULE PLAN
- P-3 PLUMBING PLAN

ELECTRICAL:

- E 0.1 PARTIAL ELECTRICAL SITE & DEMO PLANS, SPECS
- E 0.2 FIXTURE SCHEDULE & LIGHTING CONTROL DIAGRAM
- E 1.1 ELECTRICAL DEMOLITION PLAN
- E 2.1 NEW WORK LIGHTING PLAN
- E 3.1 NEW WORK POWER PLANS
- E 4.1 SERVICE PANELS & SPECIFICATIONS
- E 4.2 ENLARGED ELECTRICAL UTILITY YARD LAYOUT

LIST OF CONSULTANTS

ARCHITECT:

JOHN DAVIS DESIGN GROUP
176 TALAMINE COURT, SUITE 100
COLORADO SPRINGS, COLORADO 80907
PHONE (719) 528-1177
FAX (719) 444-8409

PLUMBING:

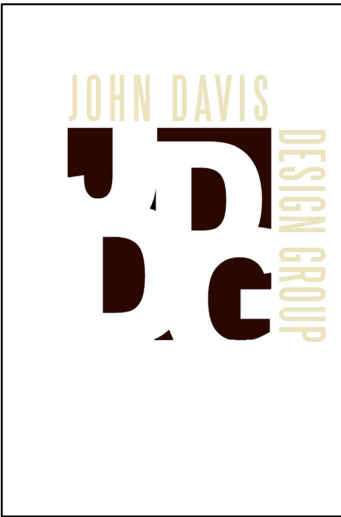
PINNOW ENGINEERING
P. O. BOX 331
CASCADE, COLORADO 80909
PHONE (719) 360-0600

MECHANICAL:

PINNOW ENGINEERING
P. O. BOX 331
CASCADE, COLORADO 80909
PHONE (719) 360-0600

ELECTRICAL:

KOHNERT ELECTRICAL ENGINEERS, INC
911 SOUTH 8TH STREET, SUITE 200
COLORADO SPRINGS, COLORADO 80905
PHONE (719) 633-2637



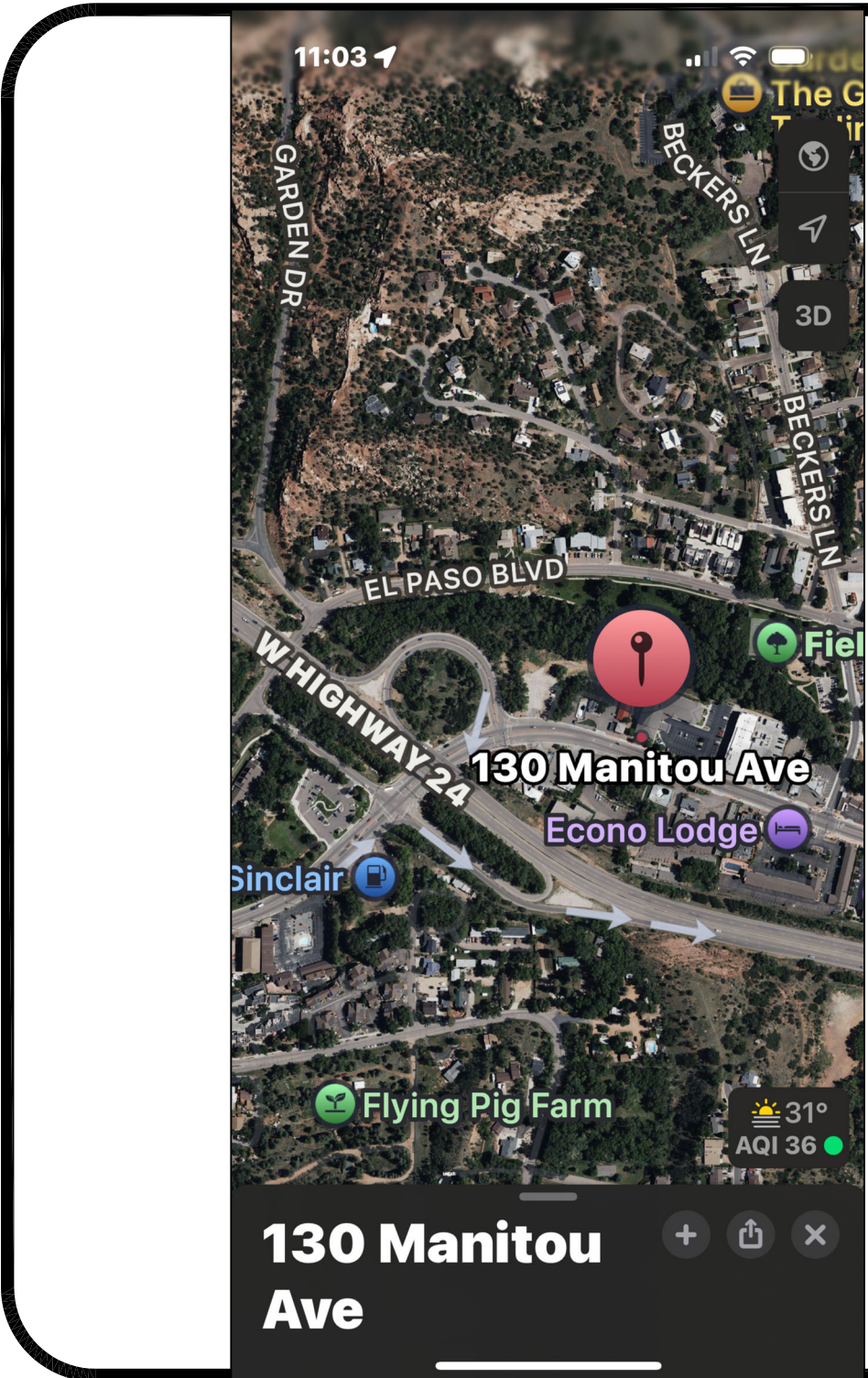
JOHN DAVIS
DESIGN GROUP

ARCHITECTS
INTERIORS
PLANNERS

176 TALAMINE COURT
SUITE 100
COLORADO SPRINGS,
COLORADO 80907
P 719/528-1177
F 719/444-8409

DO NOT SCALE
DRAWINGS FOR
CONSTRUCTION
PURPOSES

THESE DRAWINGS ARE THE PROPERTY OF
JOHN DAVIS ARCHITECTS. THEY SHALL BE USED
FOR THE SOLE PURPOSE OF CONSTRUCTING
THIS PROJECT. THEY SHALL NOT BE
REPRODUCED AND USED FOR THE PURPOSE
OF CONSTRUCTION DOCUMENTS FOR ANY
OTHER PROJECTS.



VICINITY MAP
NOT TO SCALE

TITLE SHEET

NEW INTERIOR REMODEL FOR
MANITOU SPRINGS MOBILITY
HUB TOILET BUILDING
132 MANITOU AVENUE
MANITOU SPRINGS, COLORADO 80829

PROJECT NO.	202440
DATE	JANUARY 24, 2025
DRAWN BY	AVE
CHECKED	JRD
APPROVED	JRD
REVISED	
FINAL BID DOCUMENTS	
JANUARY 24, 2021	

SHEET

T 2.0

[illegible]

BUILDING CODE: USBC (2021 IBC)
MECHANICAL CODE: USBC (2021 IMC)
PLUMBING CODE: USBC (2018 IPC)
ELECTRICAL CODE: USBC (2023 NEC)
ENERGY CODE: USBC (2021 IECC)
HANDICAP ACCESSIBILITY CODE: 2017 ANSI A117.1
FIRE CODE: 2021 IFC
PIKES PEAK REGIONAL BUILDING CODE: 2023 (PPRBC)

1. BUILDING OCCUPANCY B (CHANGE OF OCCUPANCY)
2. CONSTRUCTION TYPE: V-B (EXISTING)
3. TENANT AREA: 1,684 S.F. (EXISTING)

4. OCCUPANT LOAD: PUBLIC AREA: 274 S.F./15 = 18.33 OCCUPANTS
TOILETS: 1,000 W.F./100 = 10.00 OCCUPANTS
STORAGE: 280 S.F./300 = 0.83 OCCUPANTS
MECHANICAL: 130 S.F./300 = 0.43 OCCUPANTS
TOTAL OCCUPANTS: 29.59 (30 OCCUPANTS)

5. PLUMBING FIXTURES:

	(15) MEN			(15) WOMEN				
	WC	UR	LAV	WC	LAV	DF		MOP SINK
TOTAL REQUIRED:	1	-	1	1	1	2		1
TOTAL PROVIDED:	3	2	5	5	5	2		1

TWO UNISEX FAMILY TOILET ROOMS ARE ALSO PROVIDED.

6. MEANS OF EGRESS:
MAXIMUM TRAVEL DISTANCE:
200 FEET (ANY POINT - NON SPRINKLED)
ACTUAL TRAVEL DISTANCE: 52'-2"
ACTUAL COMMON PATH OF TRAVEL: NOT APPLICABLE

NUMBER OF EXITS REQUIRED: 1
NUMBER OF EXITS PROVIDED: 1

MINIMUM DOOR WIDTH: 0.2 X 30 = 6
(ACTUAL) = 72"
MIN. DOOR IS 36"

7. REQUIRED SEPARATION BETWEEN OCCUPANCIES:
PER SECTION 508.3, NO SEPARATION REQUIRED.

8. BUILDING IS NOT EQUIPPED WITH AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM

9. ALLOWABLE AREAS
B OCCUPANCY
S1 OCCUPANCY
BUILDING AREA: 1,684 S.F.

SITE DATA:

ADDRESS: 130 MANITOU AVENUE
MANITOU SPRINGS, CO 80829

TAX SCHEDULE NUMBER: 74044-10-036

LEGAL DESCRIPTION: LOT 2, JAMES GANG SUB, FIL NO 2

ZONE: PF (PUBLIC FACILITIES)

OWNER: CITY OF MANITOU SPRINGS
606 MANITOU AVENUE
MANITOO SPRINGS, CO
80829-1877

4 SITE DATA
LSP1.1

5 NOT USED
LSP1.1

6 NOT USED
LSP1.1

10 NOT USED
LSP1.1

11 NOT USED
LSP1.1

12 NOT USED
LSP1.1

7 BUILDING CODE DATA
LSP1.1

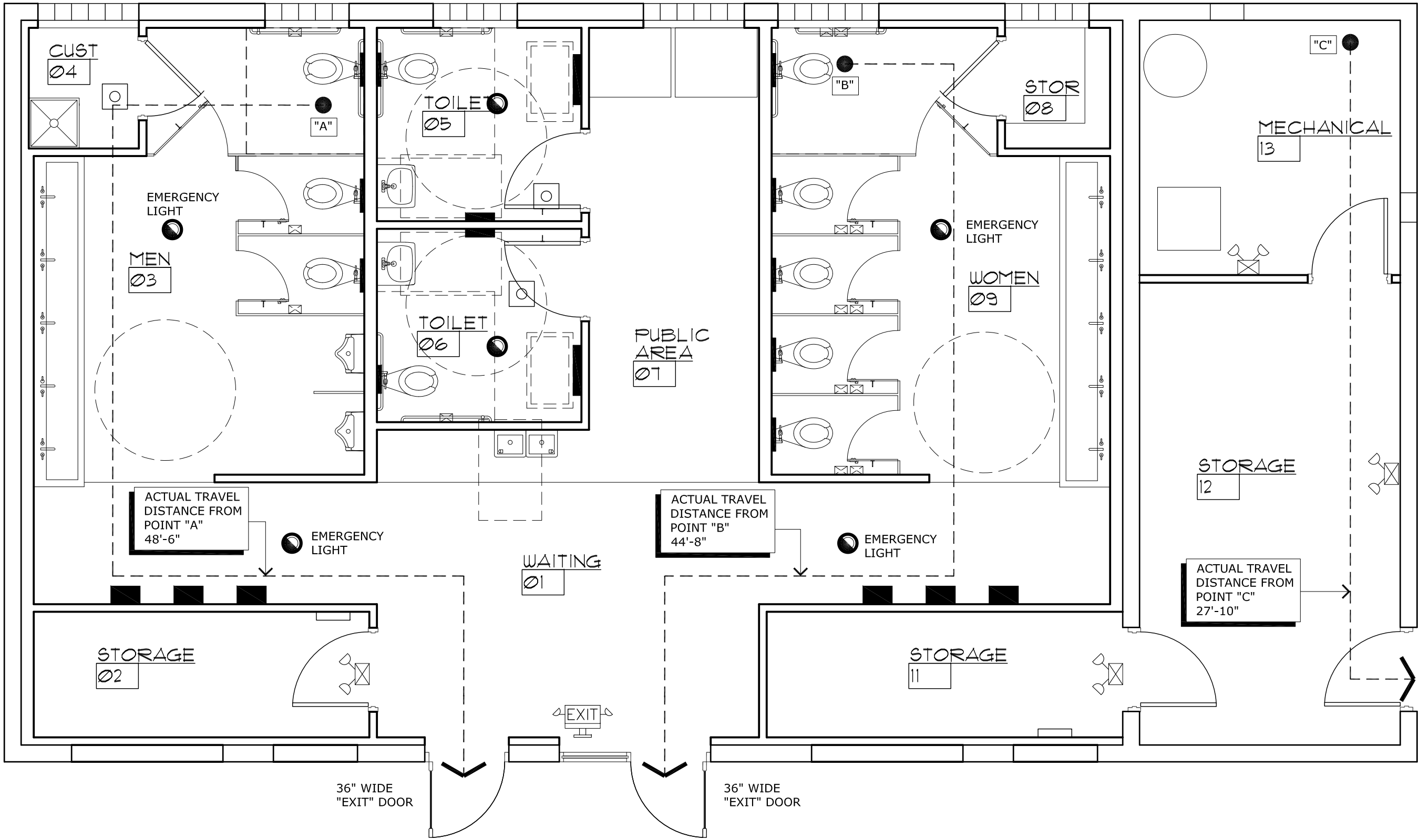
13 NOT USED
LSP1.1

14 NOT USED
LSP1.1

19 NOT USED
LSP1.1

20 NOT USED
LSP1.1

21 LIFE SAFETY FLOOR PLAN
LSP1.1
SCALE: 1/4"=1'-0"





JOHN DAVIS
DESIGN GROUP

ARCHITECTS
INTERIORS
PLANNERS

176 TALAMINE COURT
SUITE 100
COLORADO SPRINGS,
COLORADO 80907
P 719/528-1177
F 719/444-8409

DO NOT SCALE
DRAWINGS FOR
CONSTRUCTION
PURPOSES

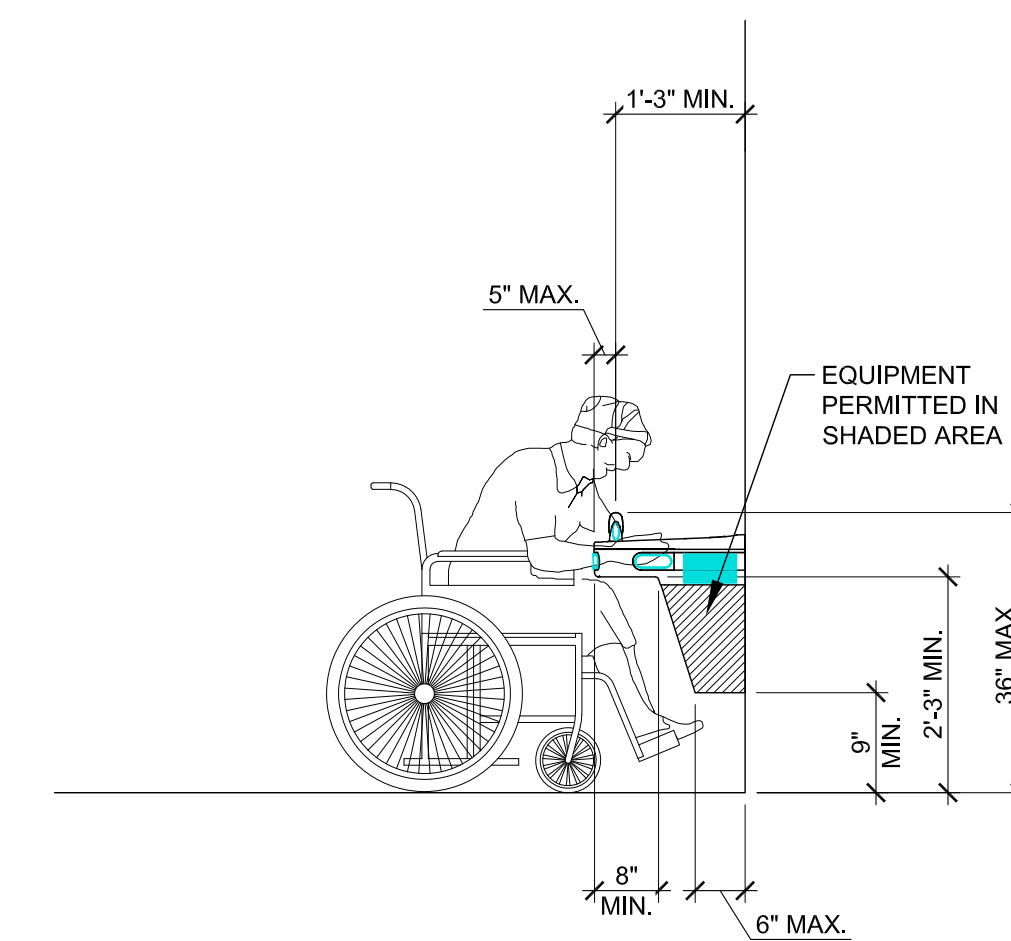
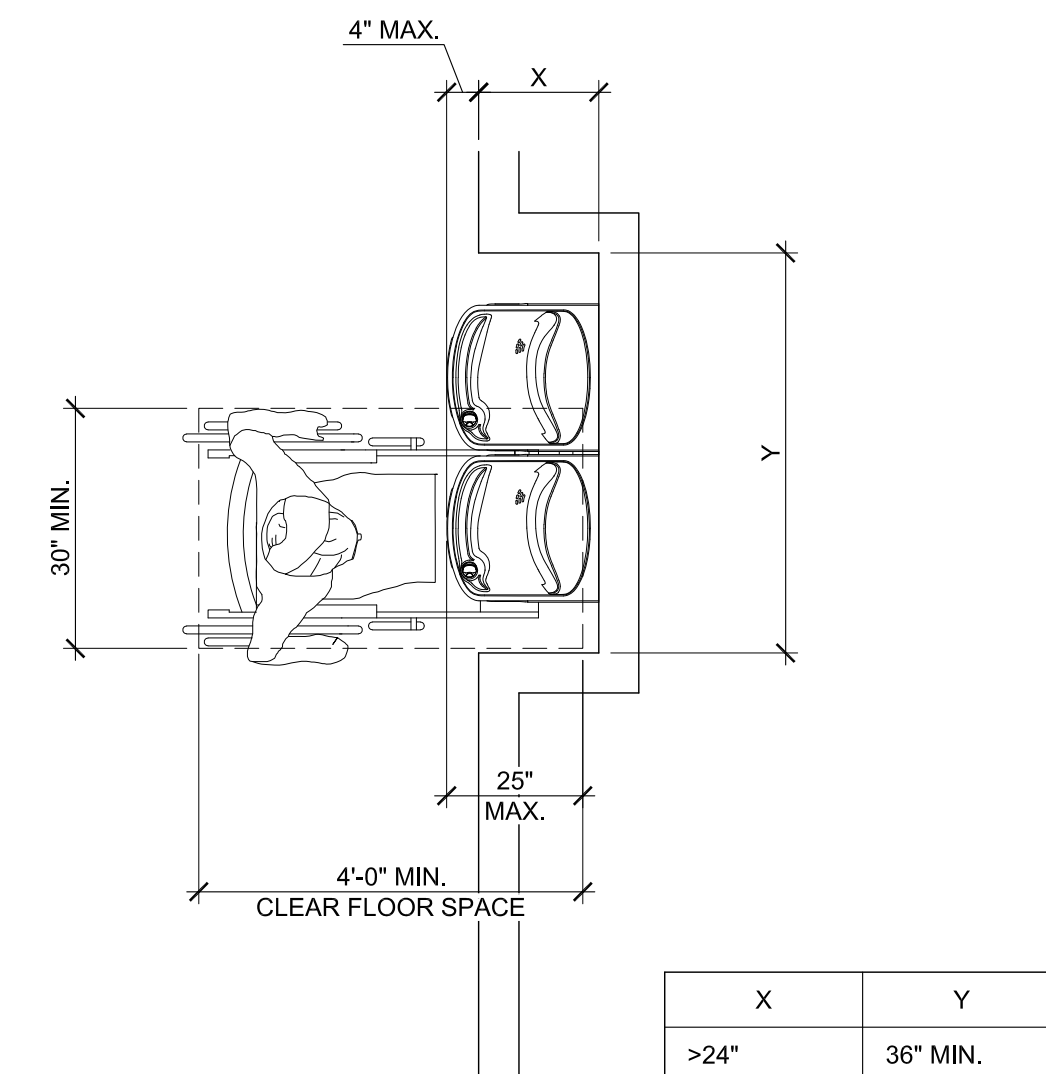
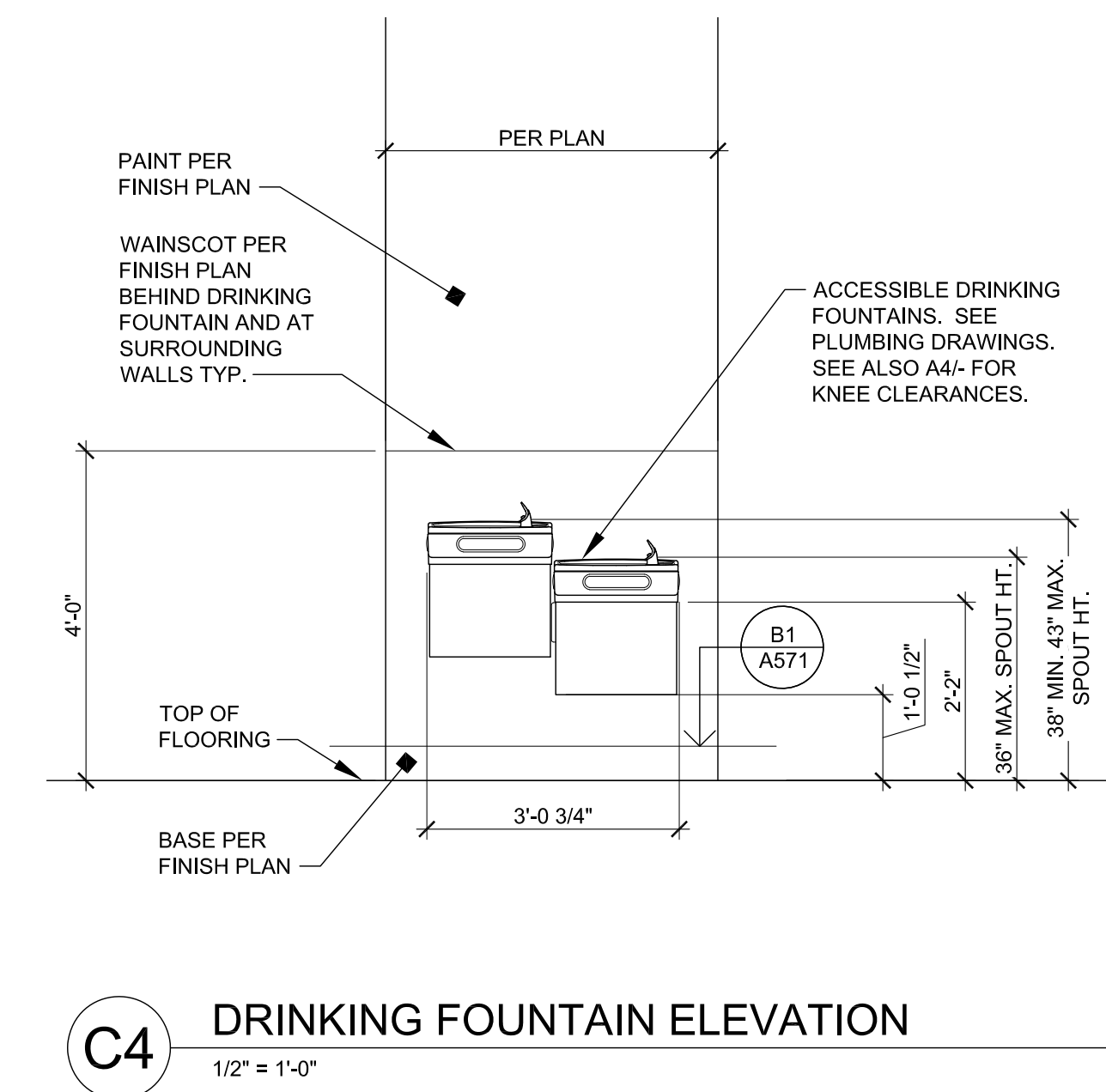
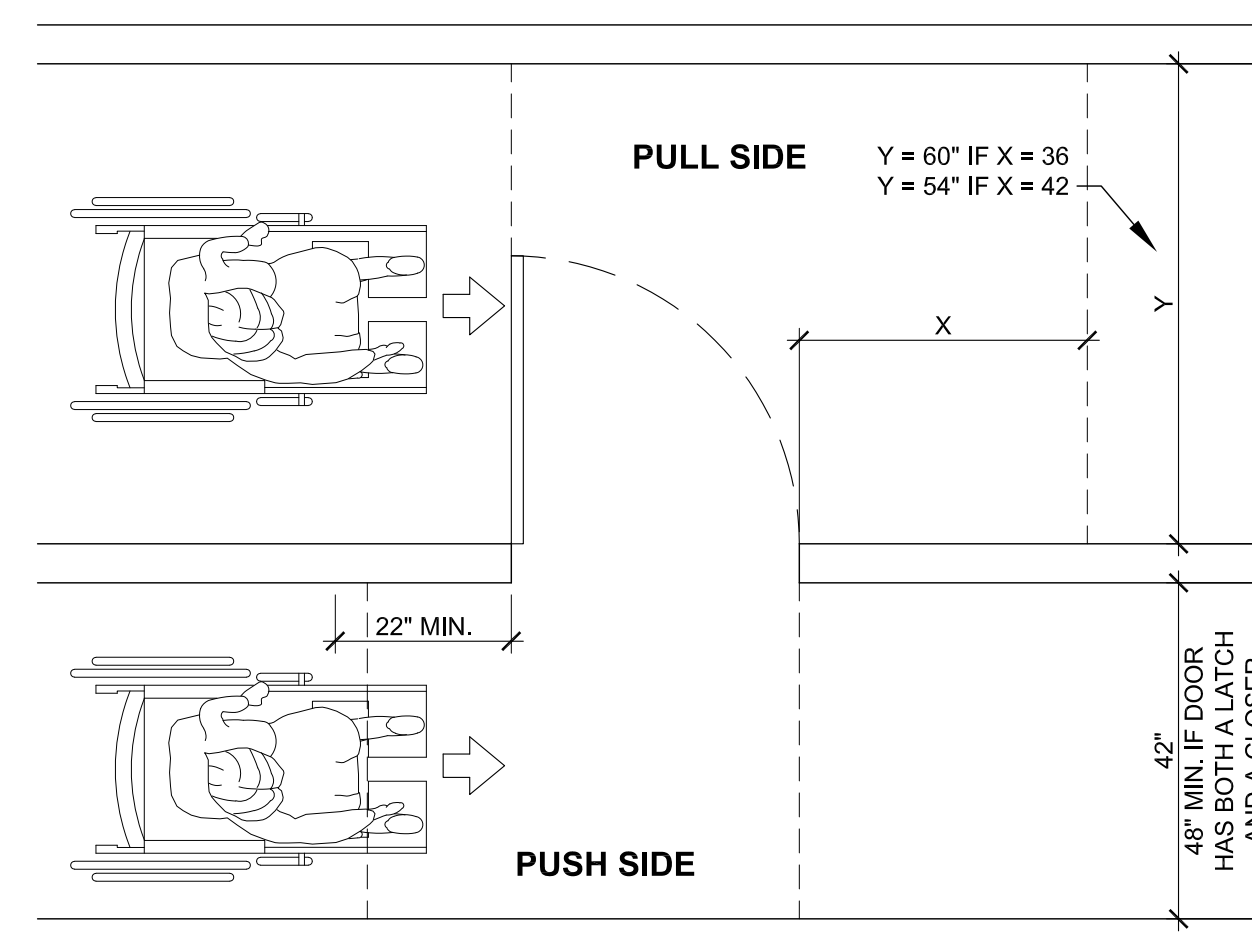
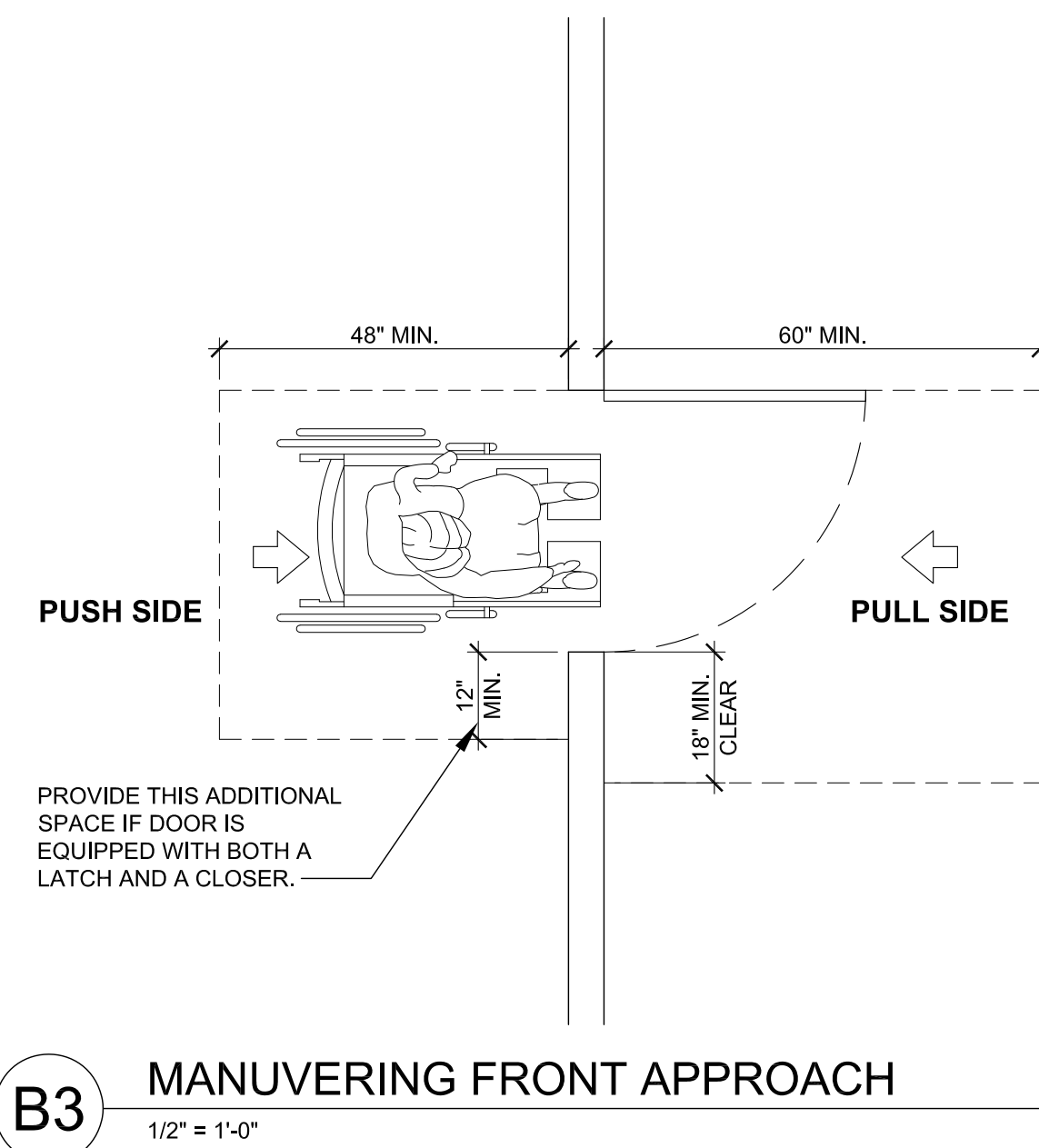
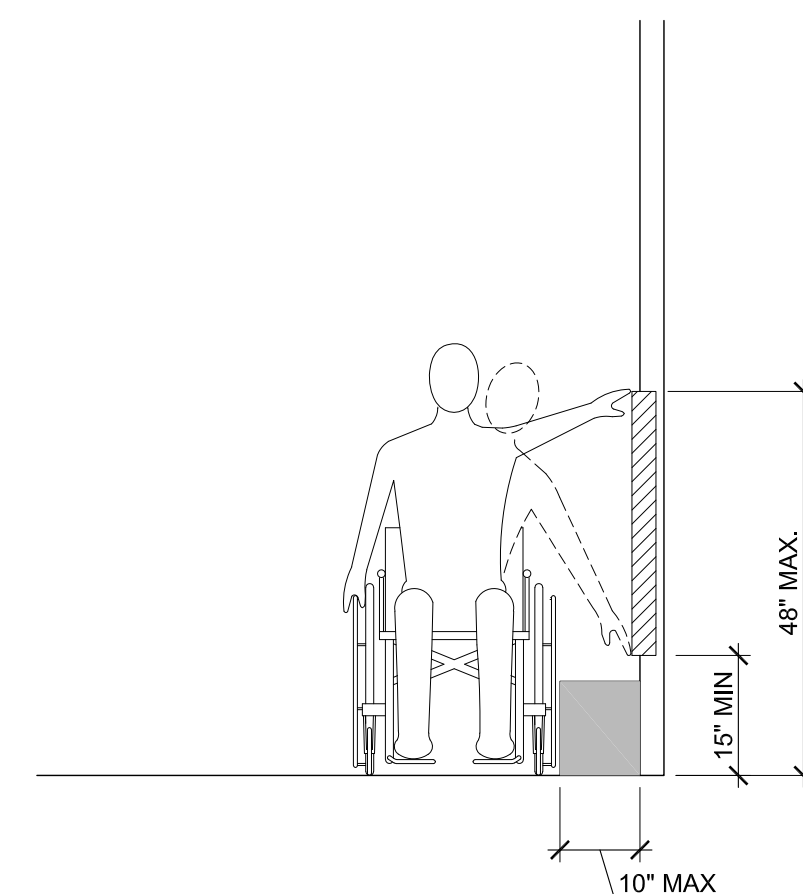
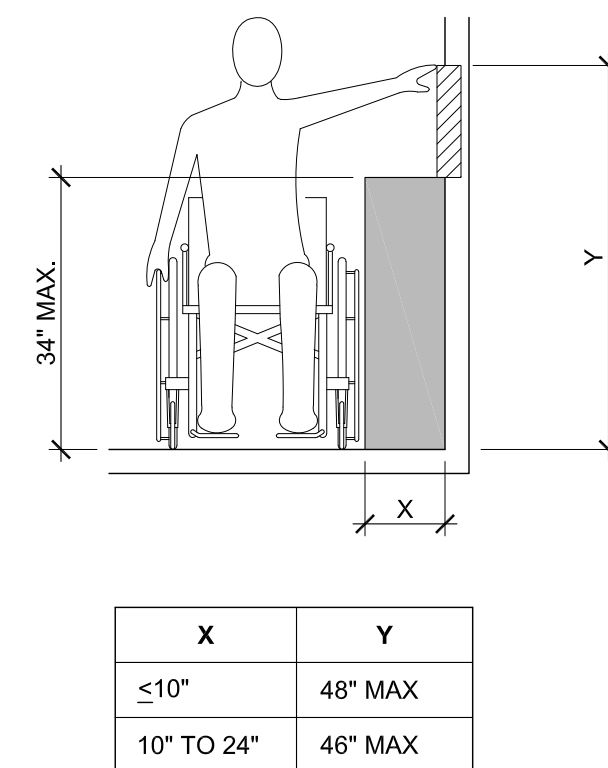
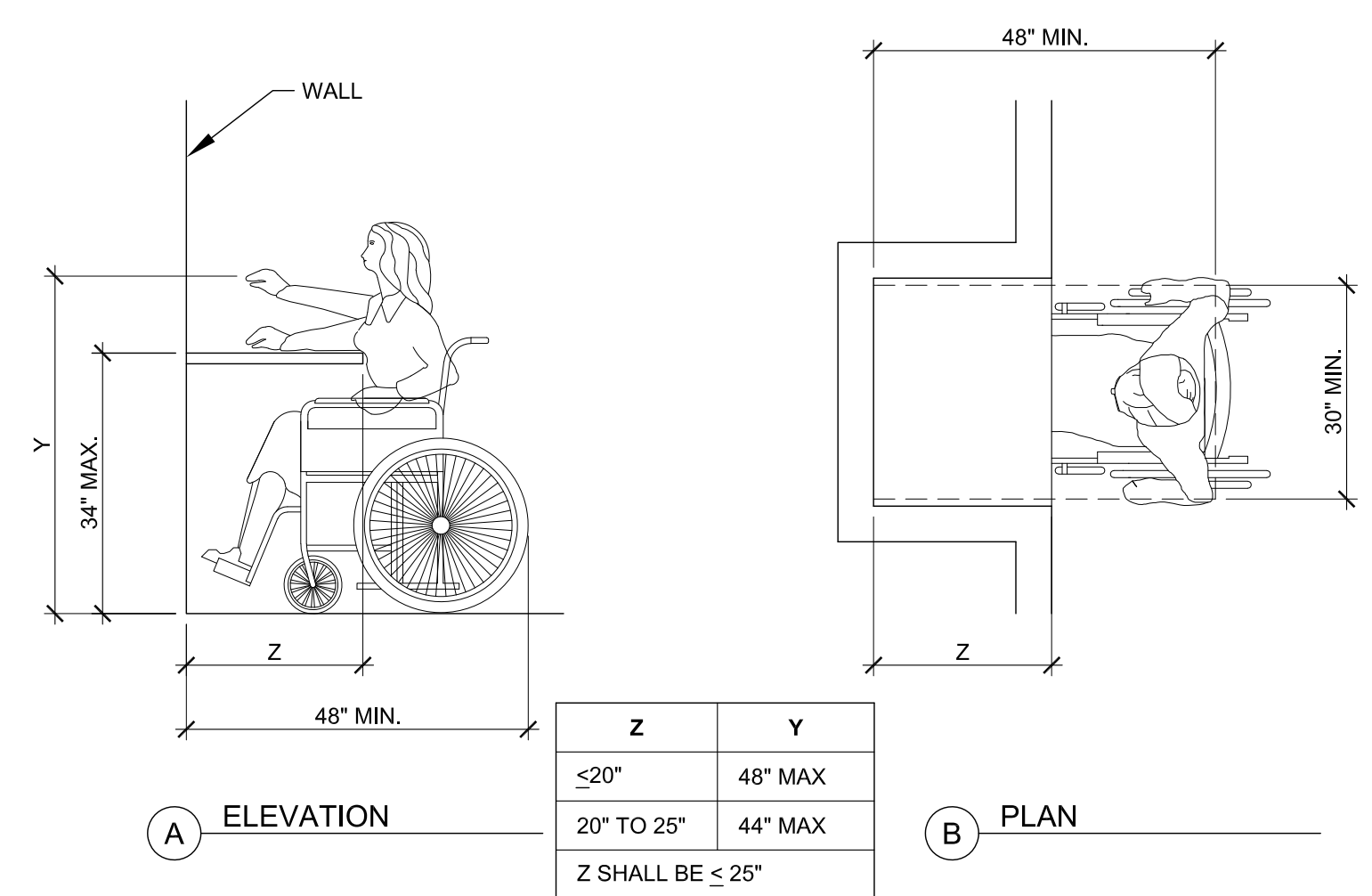
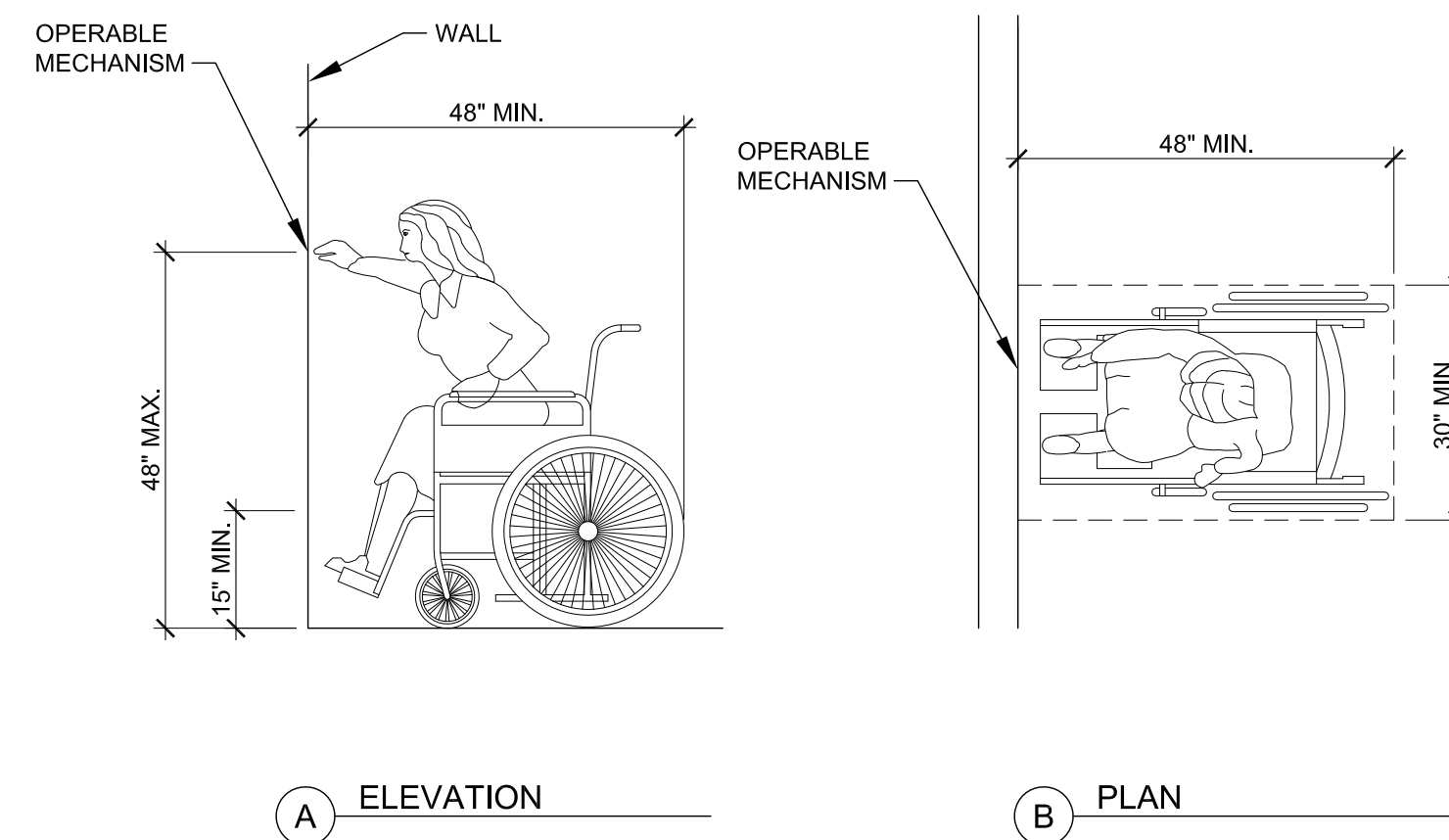
THESE DRAWINGS ARE THE PROPERTY OF
JDDG ARCHITECTS. THEY SHALL BE USED
FOR THE SOLE PURPOSE OF CONSTRUCTING
THIS PROJECT. THEY SHALL NOT BE
REPRODUCED AND USED FOR THE PURPOSE
OF CONSTRUCTION DOCUMENTS FOR ANY
OTHER PROJECTS.

LIFE SAFETY FLOOR PLAN, BUILDING CODE DATA

NEW INTERIOR REMODEL FOR
MANITOU SPRINGS MOBILITY
HUB RESTROOM BUILDING
132 MANITOU AVENUE
MANITOU SPRINGS, COLORADO 80829

PROJECT NO.	202440
DATE	JANUARY 24, 2025
DRAWN BY	JRD
CHECKED	JRD
APPROVED	JRD
REVISED	
FINAL BID DOCUMENTS	
JANUARY 24, 2025	
SHEET	

LSP1.1

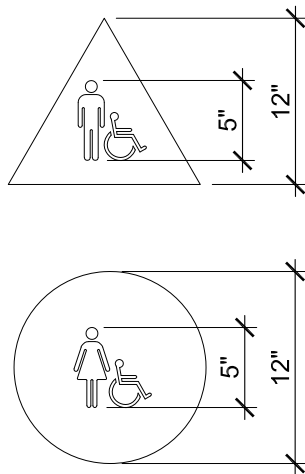
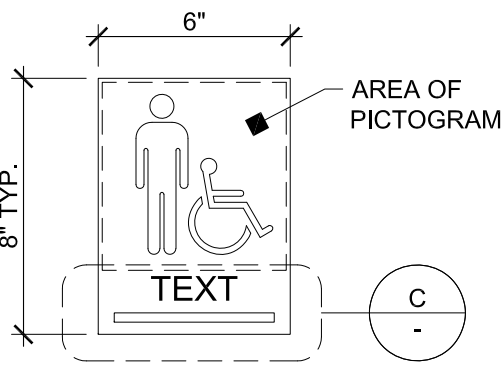
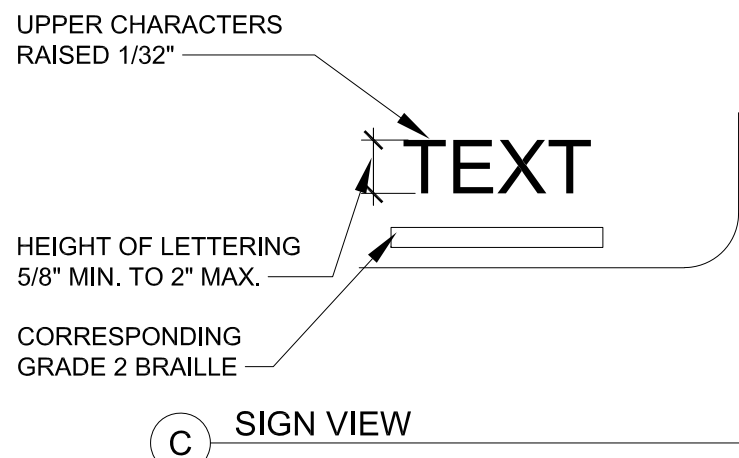
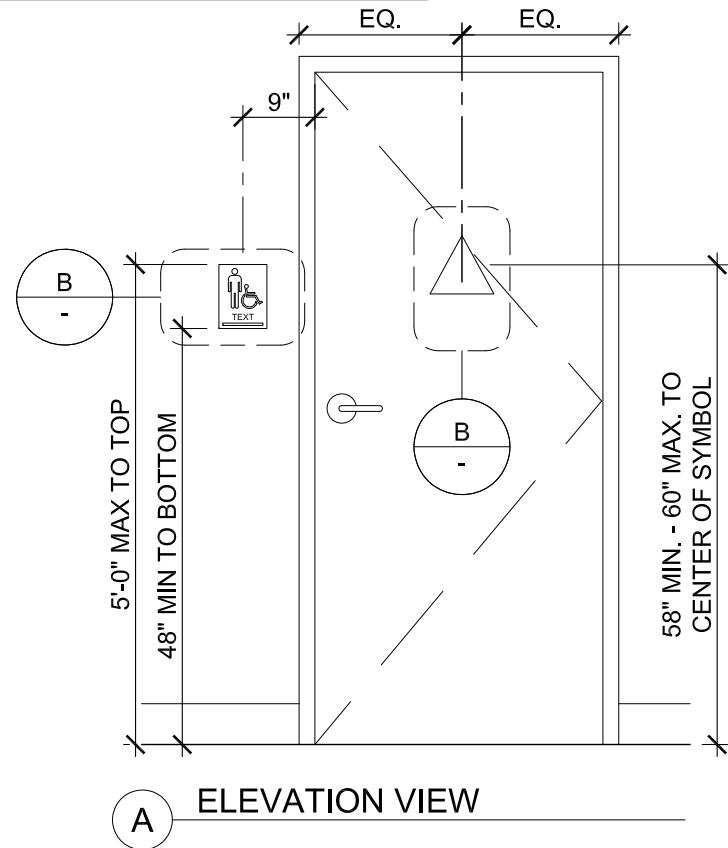


DO NOT SCALE
DRAWINGS FOR
CONSTRUCTION
PURPOSES

THESE DRAWINGS ARE THE PROPERTY OF
JDDG ARCHITECTS. THEY SHALL BE USED
FOR THE SOLE PURPOSE OF CONSTRUCTING
THIS PROJECT. THEY SHALL NOT BE
REPRODUCED AND USED FOR THE PURPOSE
OF CONSTRUCTION DOCUMENTS FOR ANY
OTHER PROJECTS.

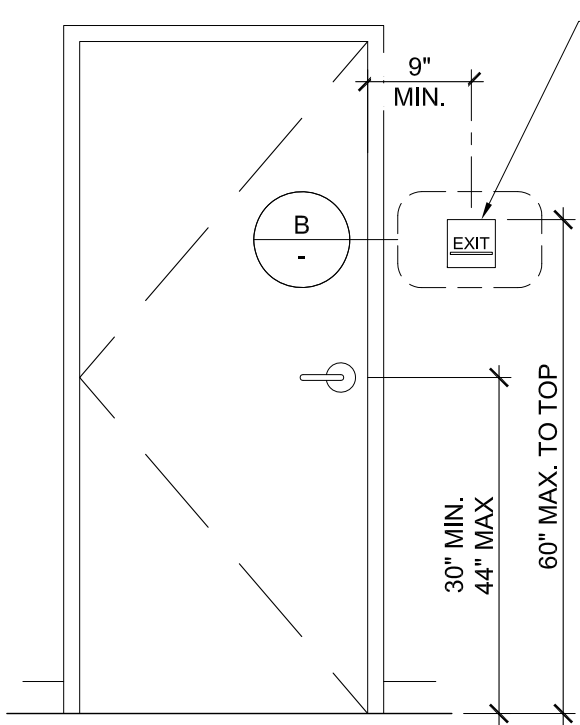
PROJECT NO.	202440
DATE	JANUARY 24, 2025
DRAWN BY	ATB
CHECKED	ATB
APPROVED	JRD
REVISED	
FINAL BID DOCUMENTS JANUARY 24, 2025	

ACCESSIBILITY SIGNAGE:
PROVIDE ACRYLIC REVERSE SILK
SCREENED SIGNS WITH INTERNATIONAL
SYMBOL OF ACCESSIBILITY, RAISED
LETTERS, AND BRAILLE, AT ACCESSIBLE
TOILET FACILITIES; ONE FOR EACH SEX
OR ONE UNISEX.



B2 ACCESSIBLE RESTROOM SIGNAGE
1/4" = 1'-0"

ACCESSIBLE SIGNAGE		
ADA SIGN DESCRIPTION	MODEL#	
WINDOW / COUNTER DECAL SYMBOL OF ACCESSIBILITY - SIZE: 6" X 6"	ADA-1006	
"EXIT" - SIZE: 6" X 6"; W/ ADA/CBC BRAILLE	ADA-1242	
"EXIT ROUTE" - SIZE: 6" X 6"; W/ ADA/CBC BRAILLE	ADA-1243	
WHEELCHAIR ACCESSIBLE ENTRANCE - SIZE: 6" X 8"	ADA-1070	
"WOMEN" WHEELCHAIR ACCESSIBLE RESTROOM - WALL - SIZE: 6" X 8"	ADA-1024	
"MEN" WHEELCHAIR ACCESSIBLE RESTROOM - WALL - SIZE: 6" X 8"	ADA-1025	
"UNISEX" WHEELCHAIR ACCESSIBLE RESTROOM - WALL - SIZE: 6" X 8"	ADA-1026	
"ALL GENDER" ACCESSIBLE RESTROOM - TACTILE BRAILLE - WALL - 8" X 9"	ADA-1245	
"WOMEN" ACCESSIBLE RESTROOM - DOOR - SIZE: 12" DIA. CIRCLE	T24-1001	
"MEN" ACCESSIBLE RESTROOM - DOOR - SIZE: 12" TRIANGLE	T24-1000	
"UNISEX" WHEELCHAIR ACCESSIBLE RESTROOM - DOOR - 12" TRIANGLE/CIRCLE	T24-1003	
"ALL GENDER" WHEELCHAIR ACCESSIBLE RESTROOM - DOOR - 12" X 12"	ADA-1251	
* SIGNAGE TO BE ADA WHITE ON BLACK AVAILABLE FROM WWW.ADASIGNDEPOT.COM ** NOT ALL USED AT THIS LOCATION		



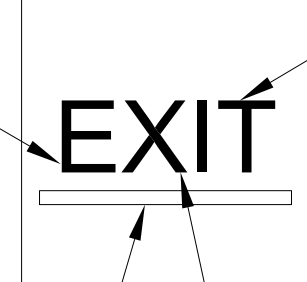
A TACTILE EXIT SIGNAGE (PLASTIC SIGN)

WALL MOUNTED
TACTILE SIGNAGE TO
BE LOCATED ON
LATCH SIDE OF DOOR
CLEAR OF DOOR
SWING. MOUNT @ 48
MIN. (TO BOTTOM) 60"
MAX. (TO TOP) OF
SIGN TO FLOOR.

SIGN BACKGROUND COLOR:
PMS262C. REFER TO SPEC
FOR ADDITIONAL
INFORMATION.

LETTERS AND
NUMBERS SHALL
BE AT LEAST 5/8"
HIGH, BUT NO
HIGHER THAN 2"

CORRESPONDING GRADE 2
BRAILLE REFER TO TACTILE
NOTES (THIS DETAIL) FOR
ADDITIONAL INFORMATION.



LETTERING RAISED 1/32"

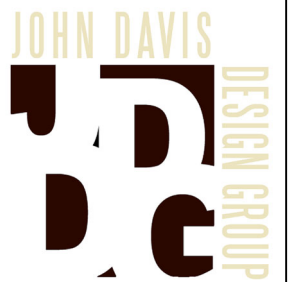
LETTERS AND NUMBERS
SHALL BE UPPER CASE,
SANS SERIF TYPE
COLOR: WHITE

B EXIT SIGN DETAIL

B3 TACTILE EXIT SIGNAGE DETAILS
1/4" = 1'-0"

TACTILE EXIT SIGNAGE REQUIREMENTS

- EACH GRADE-LEVEL EXTERIOR DOOR SHALL BE IDENTIFIED BY A TACTILE SIGN WITH THE WORD "EXIT".
- EACH EXIT DOOR THAT LEADS DIRECTLY TO A GRADE-LEVEL EXTERIOR EXIT BY MEANS OF AN EXIT ENCLOSURE OR AN EXIT PASSAGEWAY IS IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORDS, "EXIT ROUTE".
- EACH EXIT DOOR THAT LEADS DIRECTLY TO A GRADE-LEVEL EXTERIOR EXIT BY MEANS OF A STAIRWAY OR RAMP IS IDENTIFIED BY A TACTILE EXIT SIGN THAT STATES "EXIT STAIR DOWN", "EXIT RAMP DOWN", "EXIT STAIR UP" OR "EXIT RAMP UP", AS APPROPRIATE.
- EACH EXIT ACCESS DOOR FROM AN INTERIOR ROOM OR AREA TO A CORRIDOR OR HALLWAY THAT IS REQUIRED TO HAVE A VISUAL EXIT SIGN IS IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORDS, "EXIT ROUTE".
- EACH EXIT DOOR THROUGH A HORIZONTAL EXIT SHALL BE IDENTIFIED BY A SIGN WITH THE WORDS, "TO EXIT".
- LETTERS ON SIGNS ARE RAISED 1/32", SANS SERIF UPPERCASE CHARACTERS AND ARE ACCOMPANIED BY GRADE 2 BRAILLE.
- RAISED CHARACTERS ARE BETWEEN 5/8" AND 2" HIGH.
- BRAILLE DOTS ARE 1/10" ON CENTER IN EACH CELL WITH 2/10" SPACE BETWEEN CELLS, MEASURED FROM THE SECOND COLUMN OF DOTS IN THE FIRST CELL TO THE FIRST COLUMN OF DOTS IN THE SECOND CELL. [NOTE: CA AND OTHER JURISDICTIONS ONLY]
- BRAILLE DOTS ARE RAISED A MINIMUM OF 1/40" ABOVE THE BACKGROUND.
- CHARACTERS AND BACKGROUND OF SIGNS IS EGGSHELL, MATTE, OR OTHER NON-GLARE FINISH.
- CHARACTERS CONTRAST WITH THEIR BACKGROUND (LIGHT CHARACTERS ON A DARK BACKGROUND, OR DARK CHARACTERS ON A LIGHT BACKGROUND).
- LETTERS ON SIGNS HAVE A WIDTH-TO-HEIGHT RATIO BETWEEN 3:5 AND 1:1 AND A STROKE WIDTH-TO-HEIGHT BETWEEN 1:5 AND 1:10.
- SIGNS ARE TO BE INSTALLED ON THE WALL ADJACENT TO THE LATCH SIDE OF THE DOOR. (AT DOUBLE LEAF DOORS AND WHEN THERE IS NO WALL SPACE AT THE LATCH SIDE, SIGNS SHALL BE PLACED ON THE NEAREST ADJACENT WALL, PREFERABLY ON THE RIGHT.)
- MOUNTING HEIGHT IS 60" MAX. FROM THE FINISHED FLOOR TO THE TOP OF THE SIGN.
- MOUNTING LOCATION ALLOWS A PERSON TO APPROACH WITHIN 3" OF THE SIGNAGE WITHOUT ENCOUNTERING PROTRUDING OBJECTS OR STANDING WITHIN THE SWING OF A DOOR.



JOHN DAVIS
DESIGN GROUP

ARCHITECTS
INTERIORS
PLANNERS

176 TALAMINE COURT
SUITE 100
COLORADO SPRINGS,
COLORADO 80907
P 719/528-1177
F 719/444-8409

DO NOT SCALE
DRAWINGS FOR
CONSTRUCTION
PURPOSES

THESE DRAWINGS ARE THE PROPERTY OF
JDDG ARCHITECTS. THEY SHALL BE USED
FOR THE SOLE PURPOSE OF CONSTRUCTING
THIS PROJECT. THEY SHALL NOT BE
REPRODUCED AND USED FOR THE PURPOSE
OF CONSTRUCTION DOCUMENTS FOR ANY
OTHER PROJECTS.

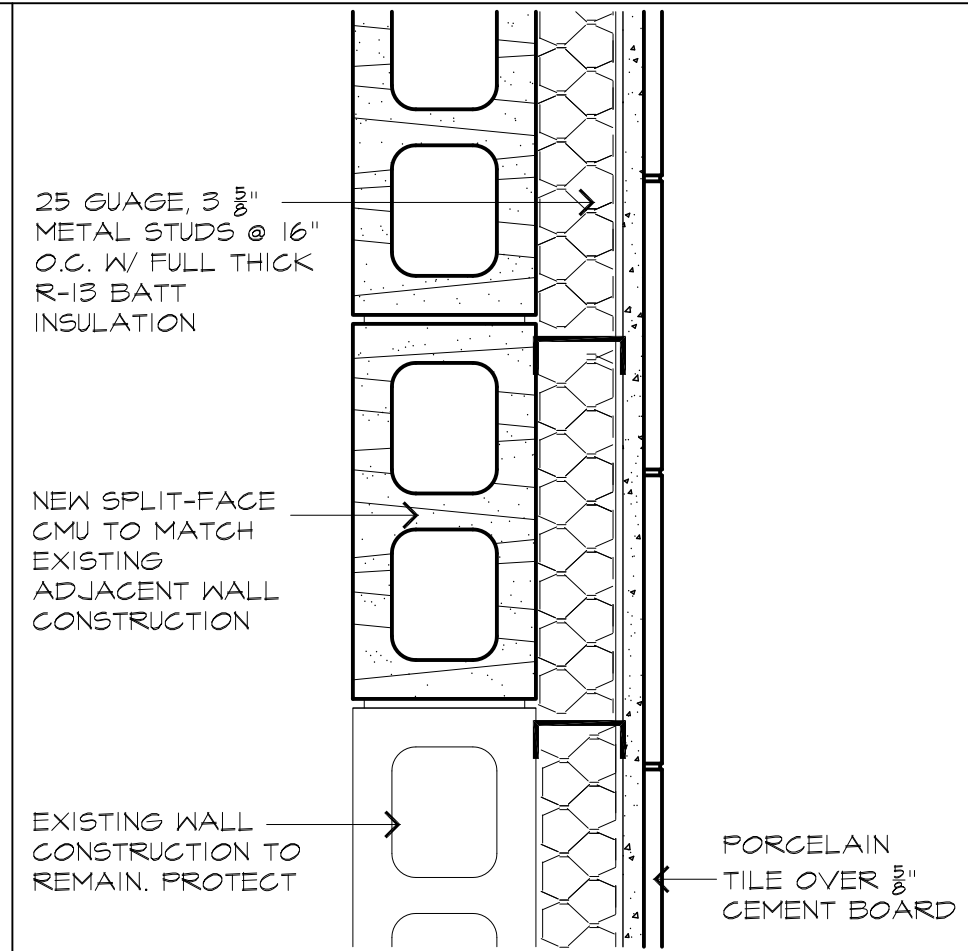
ADA SIGNAGE DETAILS

NEW INTERIOR REMODEL FOR
**MANITOU SPRINGS MOBILITY
HUB RESTROOM BUILDING**
132 MANITOU AVENUE
MANITOU SPRINGS, COLORADO 80829

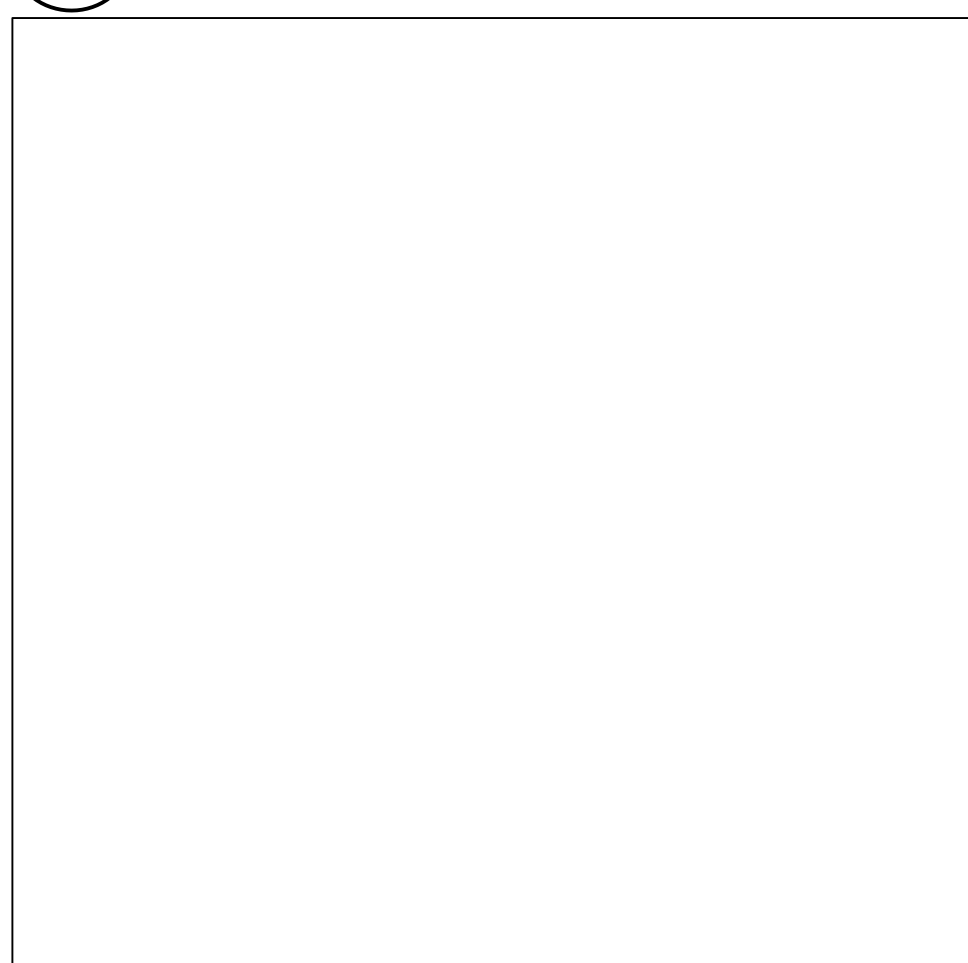
PROJECT NO.	202440
DATE	JANUARY 24, 2025
DRAWN BY	JRD
CHECKED	JRD
APPROVED	JRD
REVISED	
FINAL BID DOCUMENTS	
JANUARY 24, 2025	

SHEET

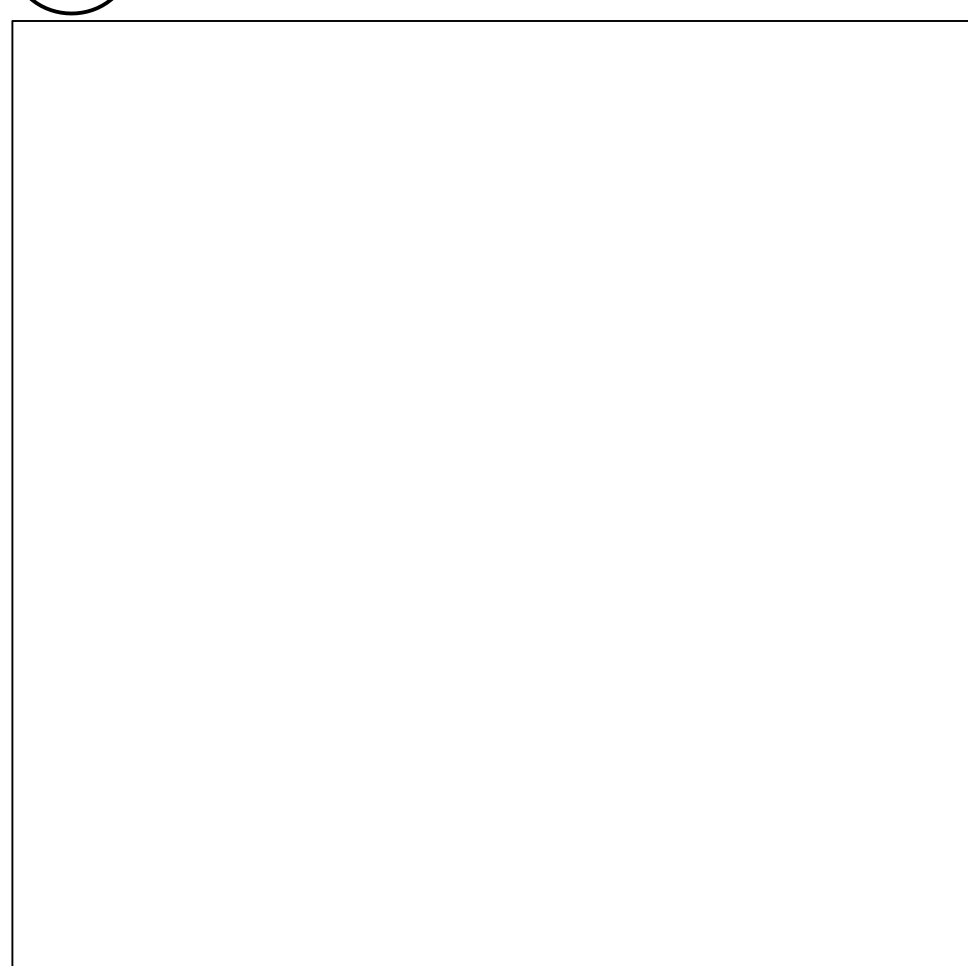
ADA1.2



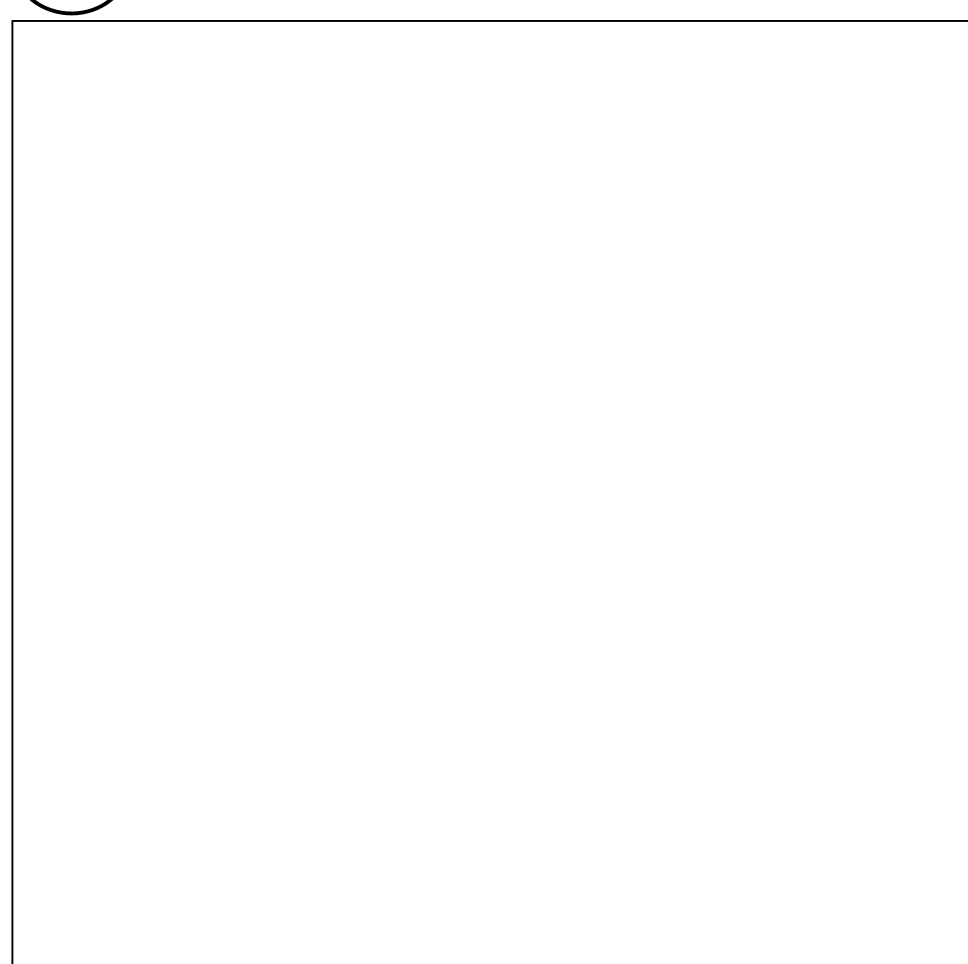
1 PLAN DETAIL
SCALE: 1 1/2"=1'-0"



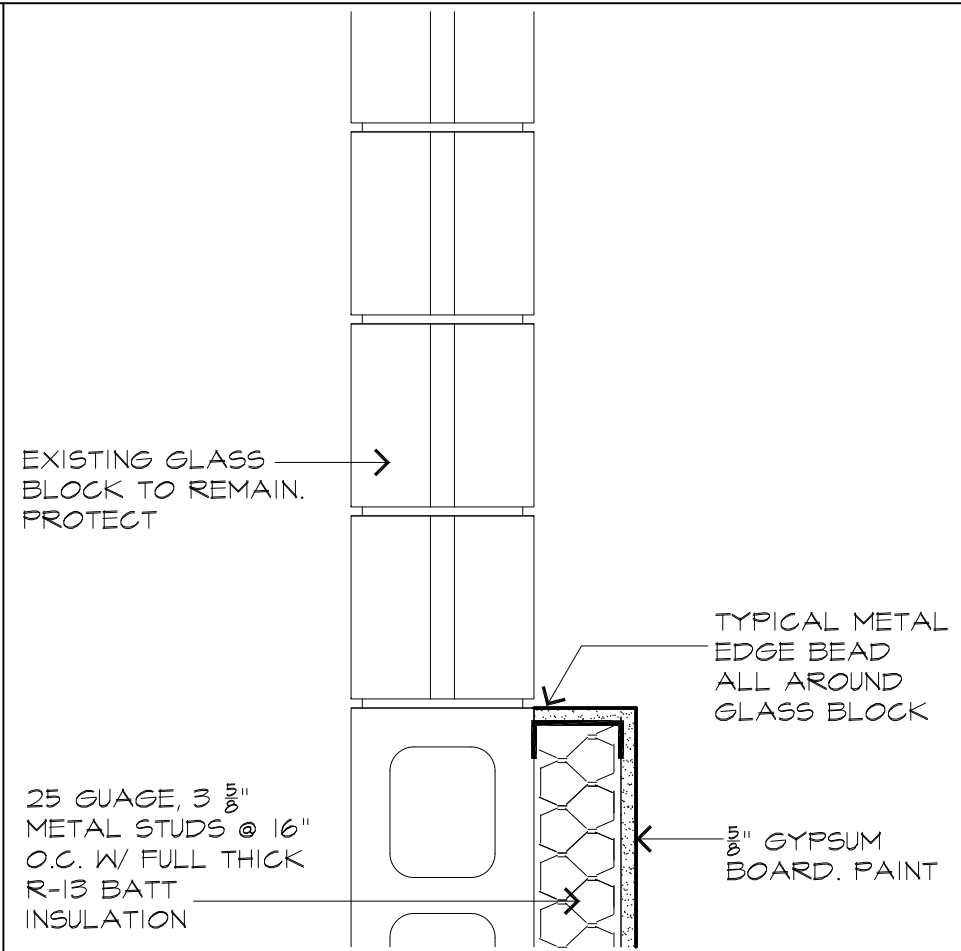
7 NOT USED
A1.1



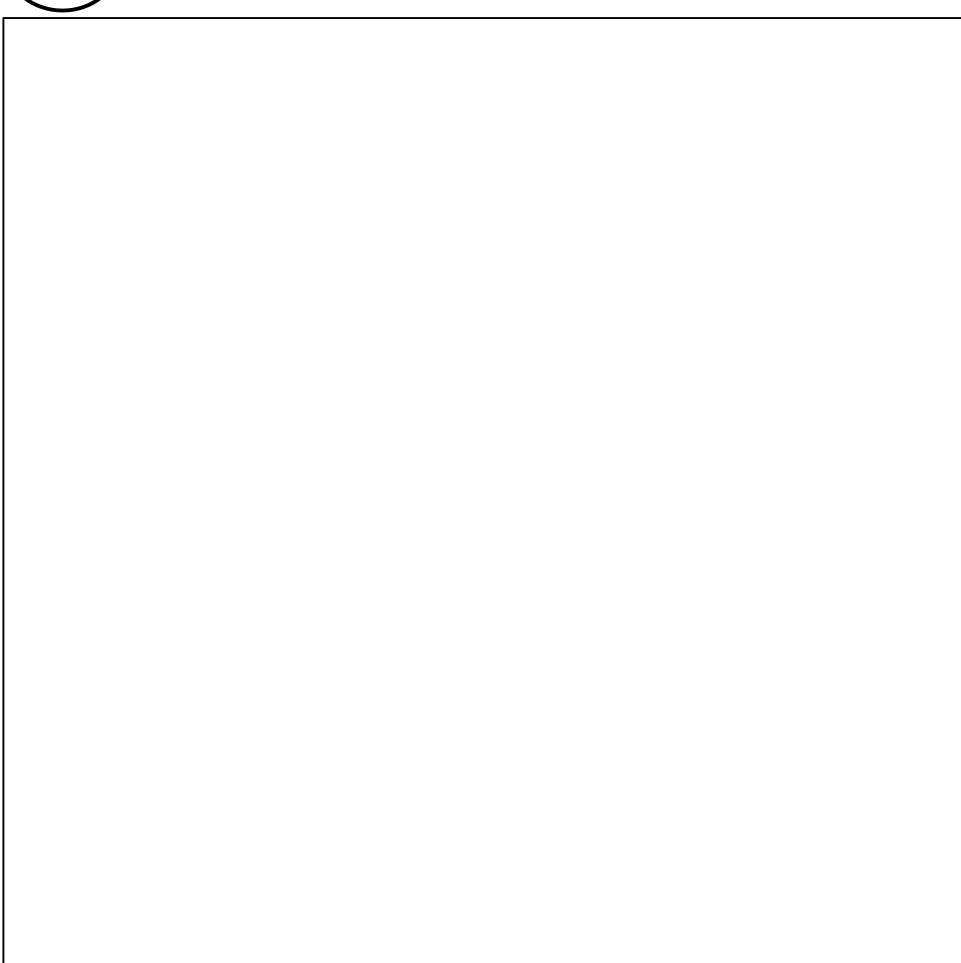
13 NOT USED
A1.1



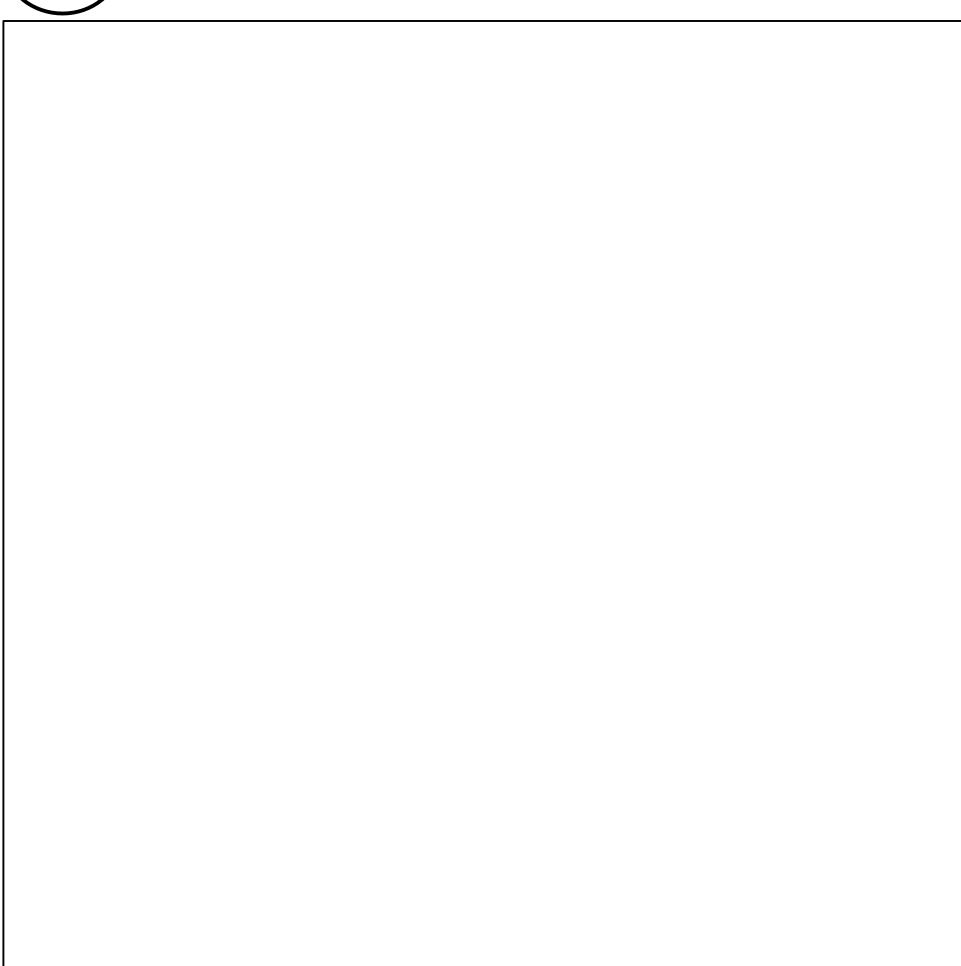
19 NOT USED
A1.1



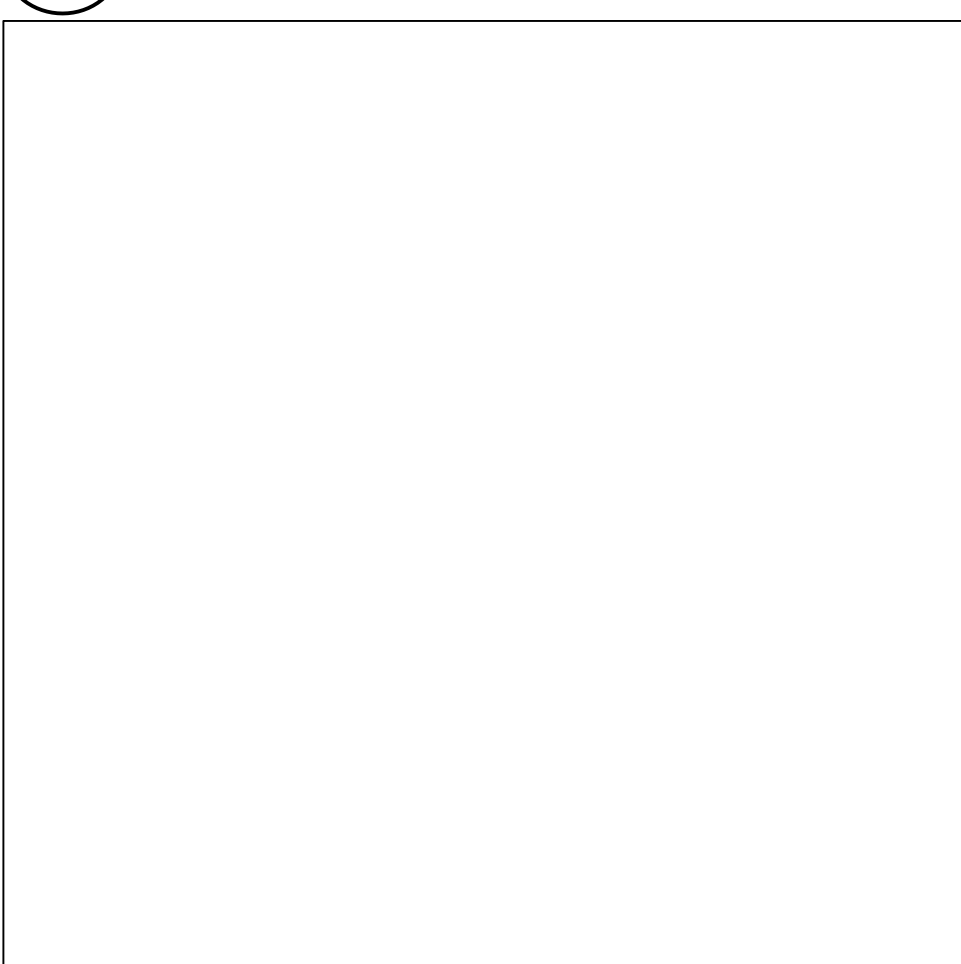
2 PLAN DETAIL
SCALE: 1 1/2"=1'-0"



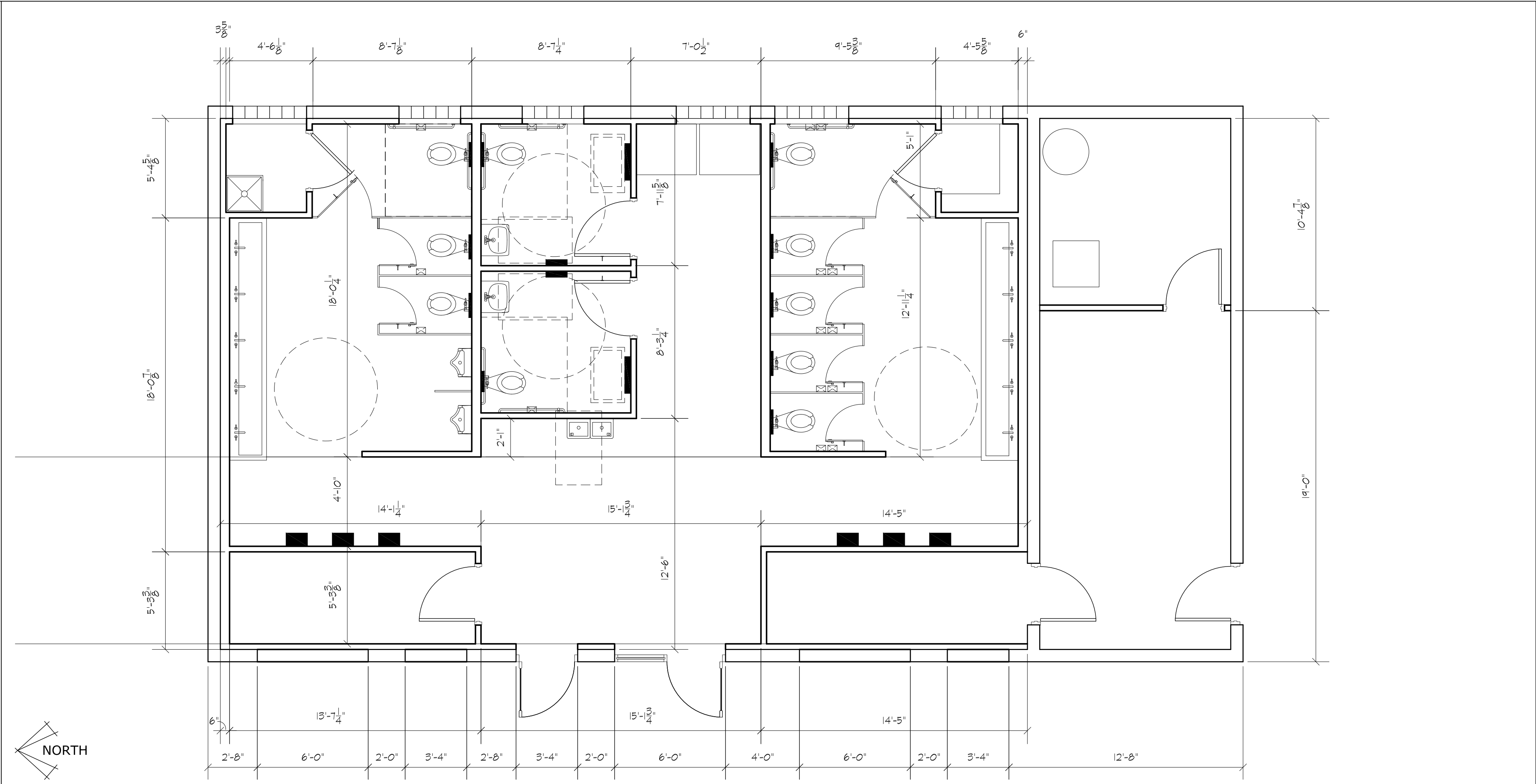
8 NOT USED
A1.1



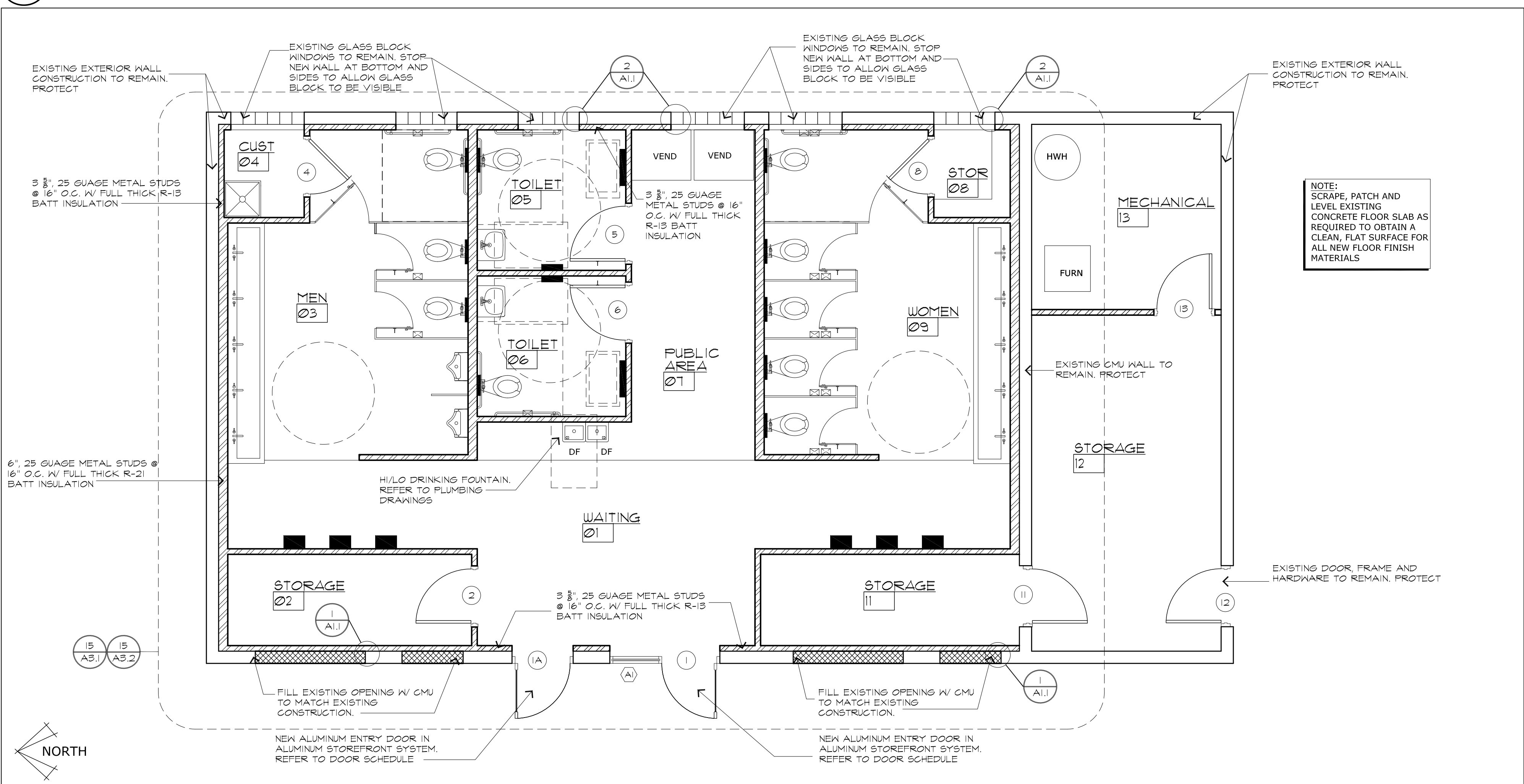
14 NOT USED
A1.1



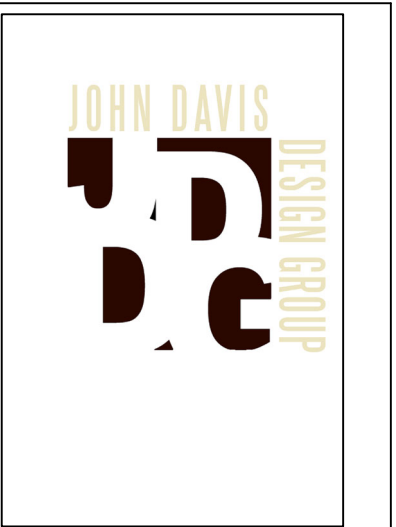
20 NOT USED
A1.1



9 DIMENSIONED FLOOR PLAN
SCALE: 1/4"=1'-0"



21 REMODELED FLOOR PLAN
SCALE: 1/4"=1'-0"



JOHN DAVIS
DESIGN GROUP

ARCHITECTS
INTERIORS
PLANNERS

176 TALAMINE COURT
SUITE 100
COLORADO SPRINGS,
COLORADO 80907
P 719/528-1177
F 719/444-8409

DO NOT SCALE
DRAWINGS FOR
CONSTRUCTION
PURPOSES

THESE DRAWINGS ARE THE PROPERTY OF
JDDG ARCHITECTS. THEY SHALL BE USED
FOR THE SOLE PURPOSE OF CONSTRUCTING
THIS PROJECT. THEY SHALL NOT BE
REPRODUCED AND USED FOR THE PURPOSE
OF CONSTRUCTION DOCUMENTS FOR ANY
OTHER PROJECTS.

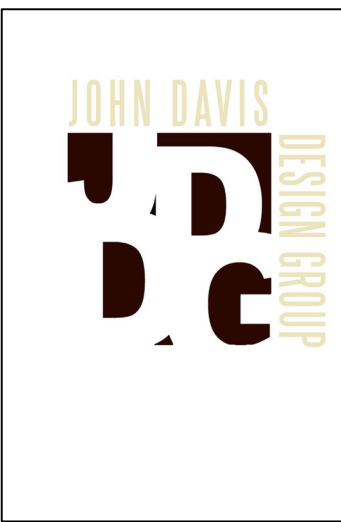
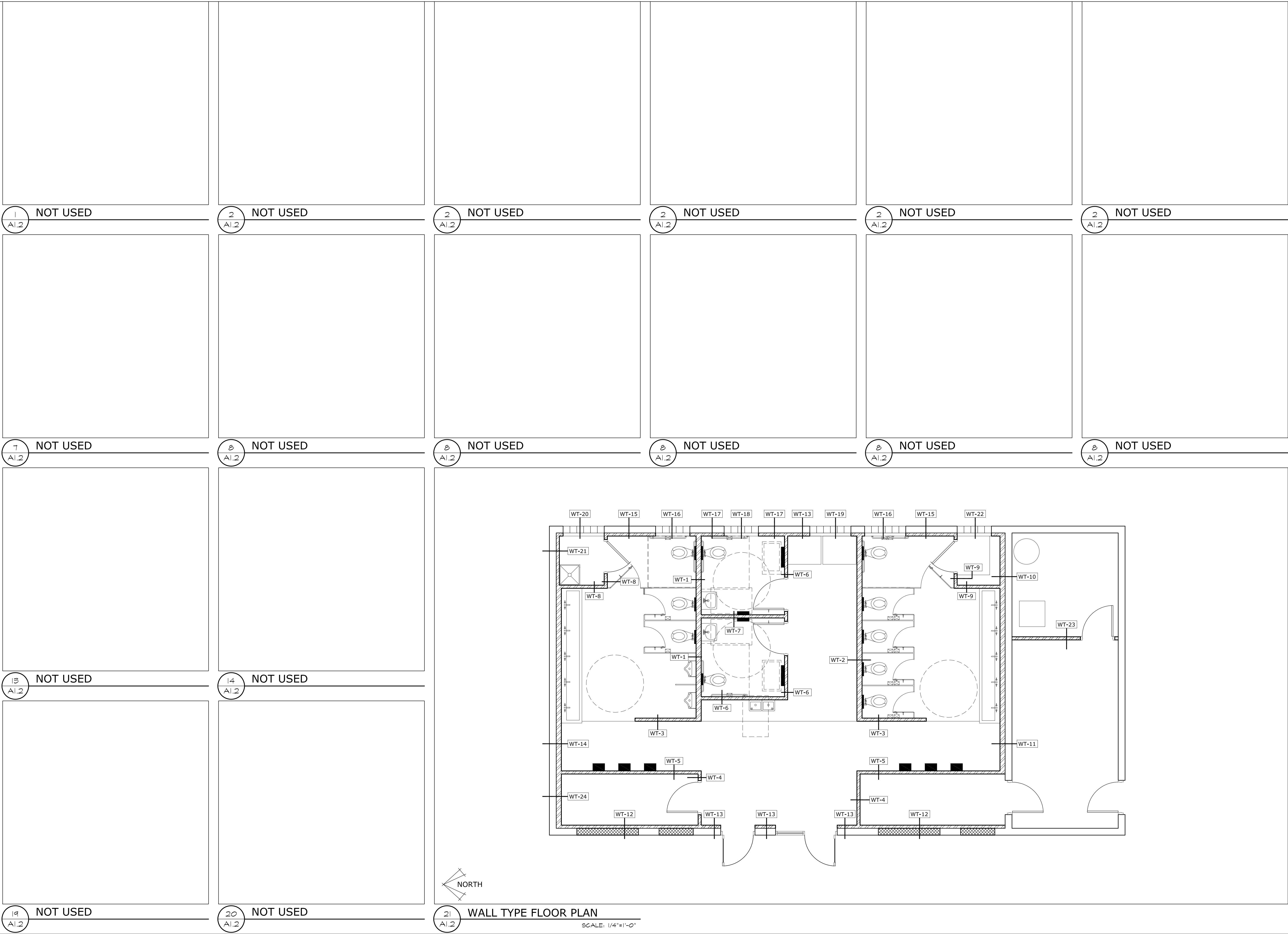
REMODELED AND DIMENSIONED FLOOR PLANS

NEW INTERIOR REMODEL FOR
**MANITOU SPRINGS MOBILITY
HUB RESTROOM BUILDING**
132 MANITOU AVENUE
MANITOU SPRINGS, COLORADO 80829

PROJECT NO. 202440
DATE JANUARY 24, 2025
DRAWN BY JRD
CHECKED JRD
APPROVED JRD
REVISED
FINAL BID
DOCUMENTS
JANUARY 24, 2025

SHEET

A1.1



JOHN DAVIS
DESIGN GROUP

ARCHITECTS
INTERIORS
PLANNERS

176 TALAMINE COURT
SUITE 100
COLORADO SPRINGS,
COLORADO 80907
P 719/528-1177
F 719/444-8409

DO NOT SCALE
DRAWINGS FOR
CONSTRUCTION
PURPOSES

THESE DRAWINGS ARE THE PROPERTY OF
JDDG ARCHITECTS. THEY SHALL BE USED
FOR THE SOLE PURPOSE OF CONSTRUCTING
THIS PROJECT. THEY SHALL NOT BE
REPRODUCED AND USED FOR THE PURPOSE
OF CONSTRUCTION DOCUMENTS FOR ANY
OTHER PROJECTS.

WALL TYPE PLAN
NEW INTERIOR REMODEL FOR
**MANITOU SPRINGS MOBILITY
HUB RESTROOM BUILDING**
132 MANITOU AVENUE
MANITOU SPRINGS, COLORADO 80829

PROJECT NO.	202440
DATE	JANUARY 24, 2025
DRAWN BY	JRD
CHECKED	JRD
APPROVED	JRD
REVISED	
FINAL BID DOCUMENTS JANUARY 24, 2025	

SHEET

A1.2

1.

ALL DIMENSIONS SHOWN ON REFLECTED CEILING PLAN ARE FROM FACE OF WALL FINISH UNLESS NOTED OTHERWISE
2.

ALL CEILING GRID SHALL BE CENTERED IN ROOM FROM EACH DIRECTION UNLESS NOTED OTHERWISE
3.

ALL CEILING HEIGHTS REFERENCED ON PLAN ARE FROM FINISH FLOOR (A.F.F.)
4.

GENERAL CONTRACTOR SHALL FIELD VERIFY FIXTURE QUANTITIES AND ALSO MAKE PROPER ADJUSTMENTS FOR ANY CHANGES IN THE PLAN DUE TO ADDITIONAL REQUIREMENTS, LOCAL CODES, ETC
5.

REFER TO MECHANICAL DRAWINGS FOR EXACT SIZE AND LOCATION OF ALL DIFFUSERS AND EXHAUST FANS
6.

REFER TO REFLECTED CEILING PLAN FOR LOCATION OF ALL LIGHT FIXTURES
GENERAL CONTRACTOR SHALL MAKE PROPER ADJUSTMENTS FOR THE LOCATION OF ALL DIFFUSERS AND EXHAUST FANS
7.

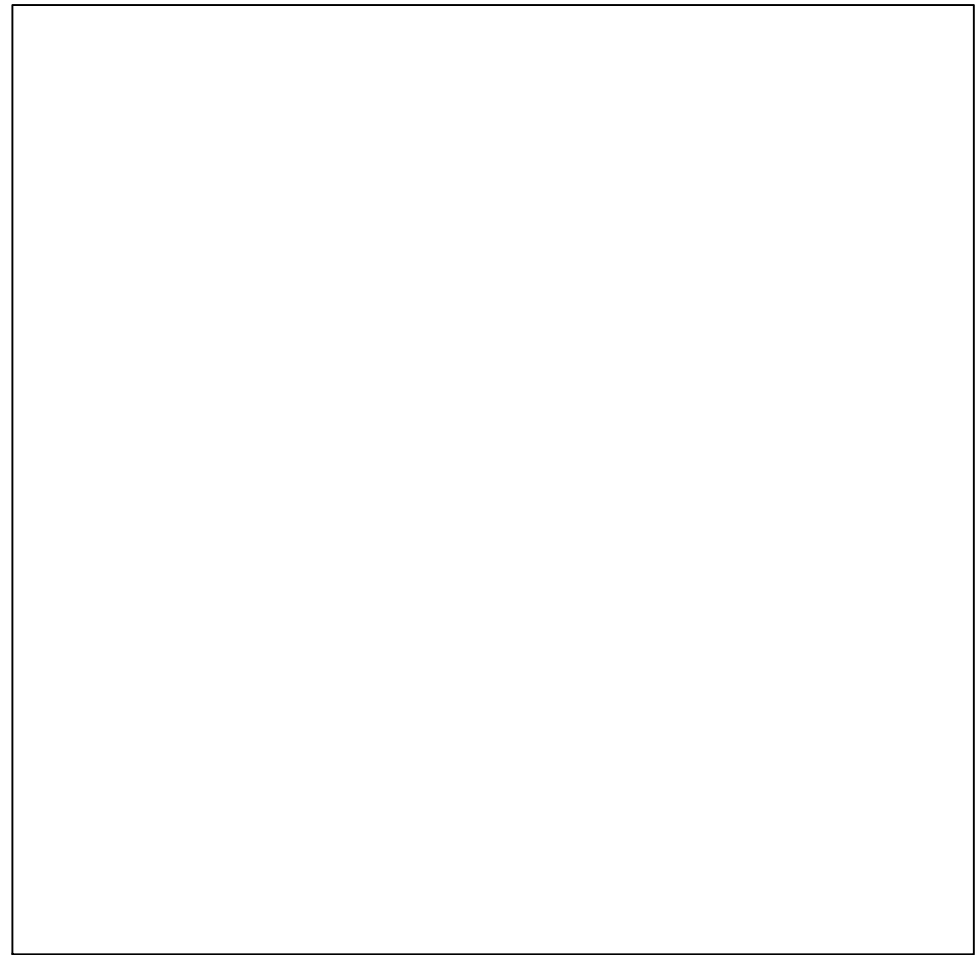
ALL LIGHT FIXTURES SHALL BE LOCATED IN CENTER OF CEILING TILES UNLESS OTHERWISE NOTED
8.

REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL LIGHTING INFORMATION

1

A2.1

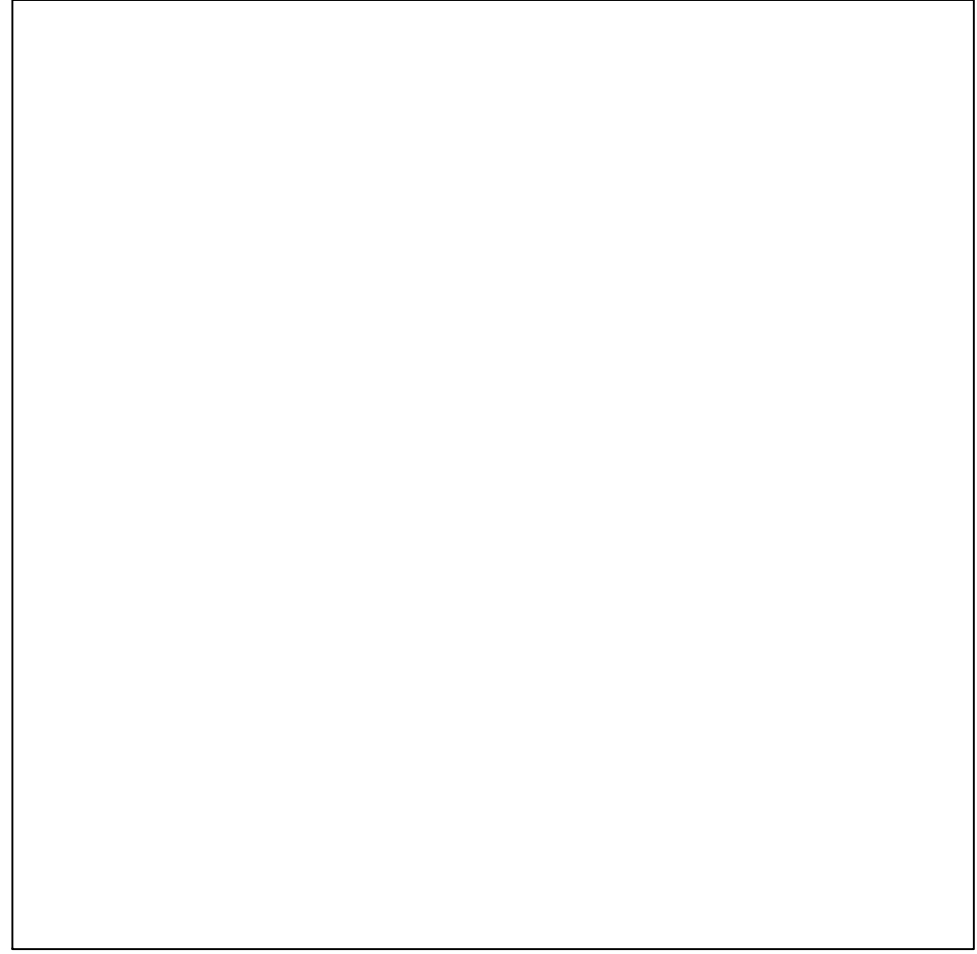
CEILING NOTES



7

A2.1

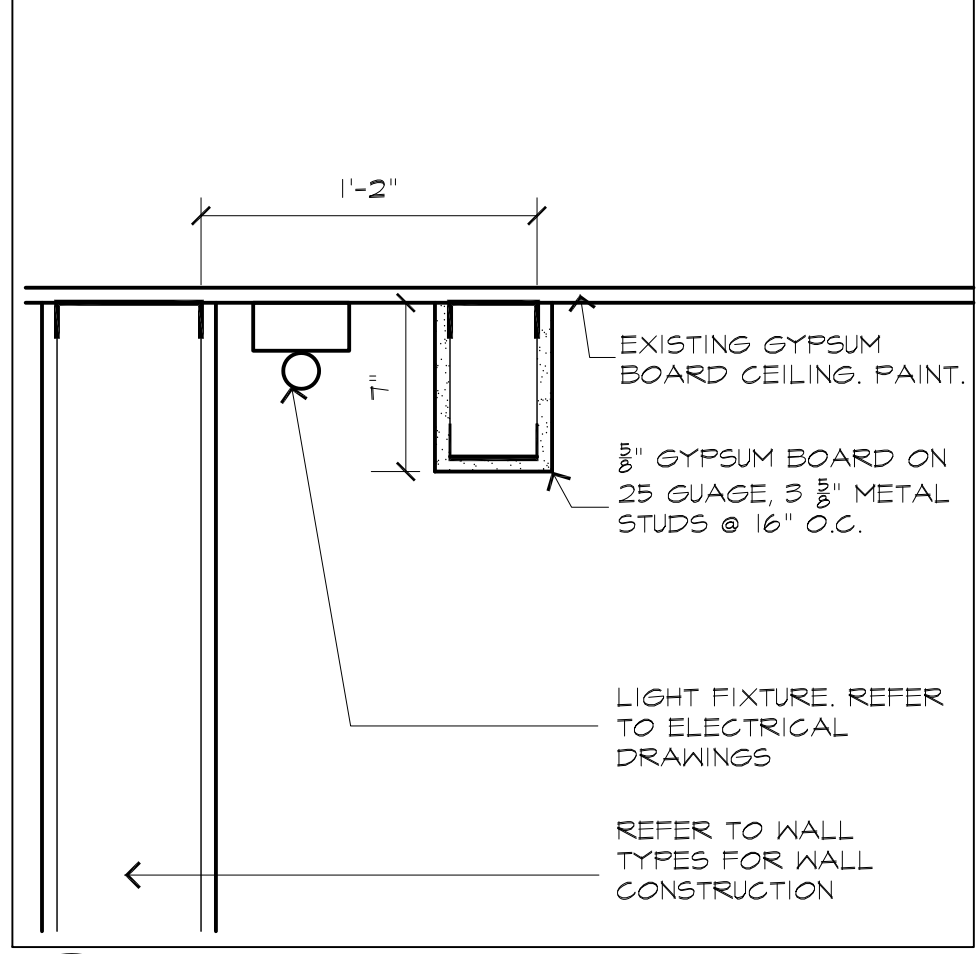
NOT USED



13

A2.1

NOT USED

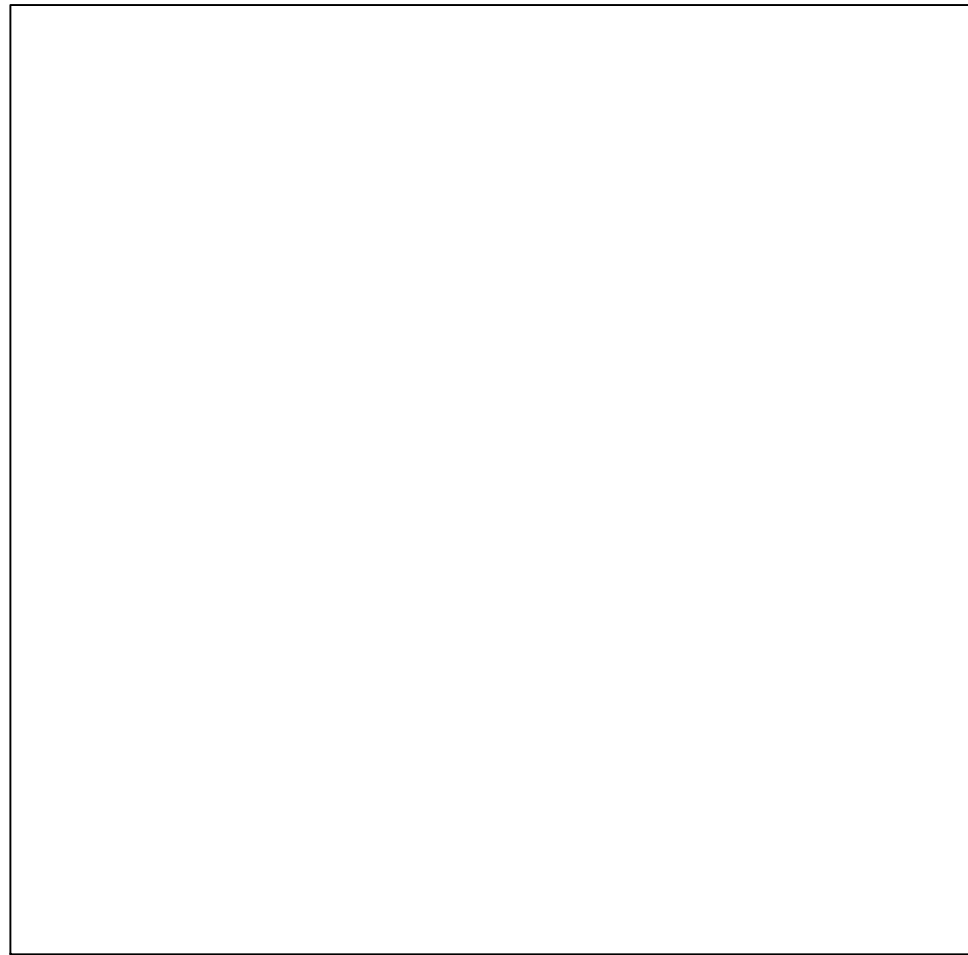


19

A2.1

LIGHT VALANCE DETAIL

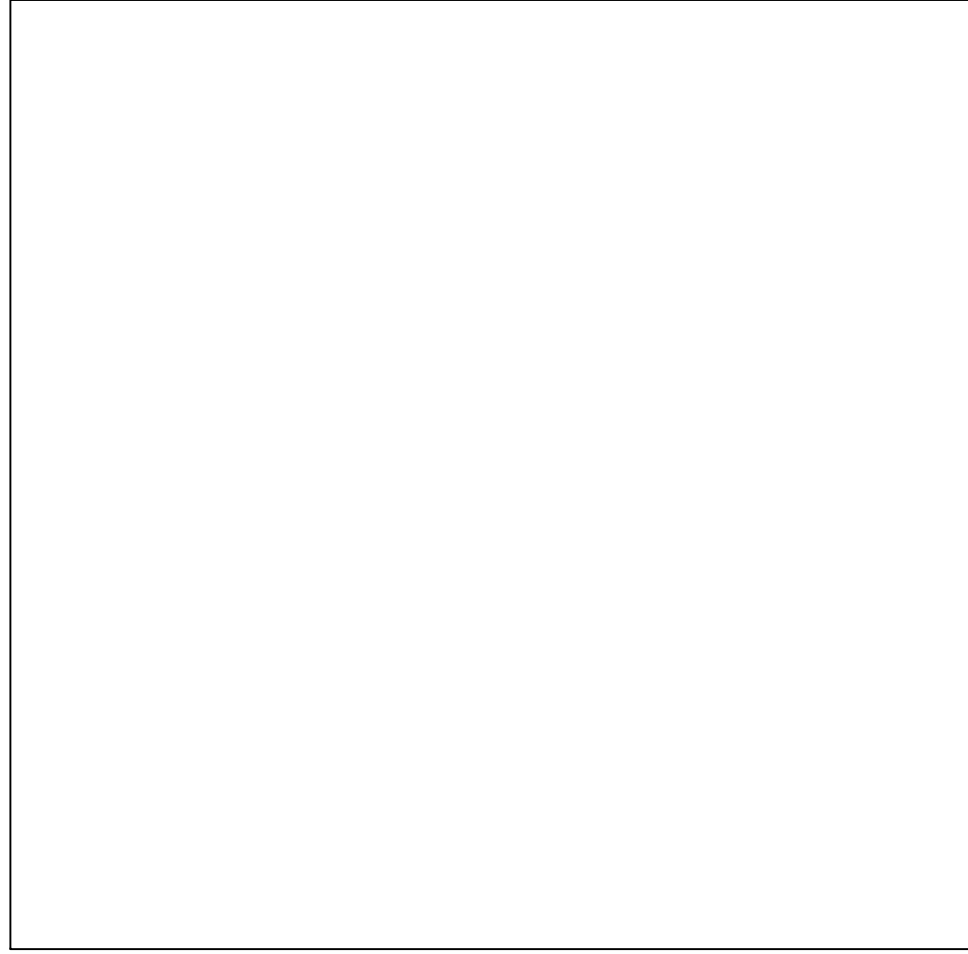
SCALE: 1/2"=1'-0"



8

A2.1

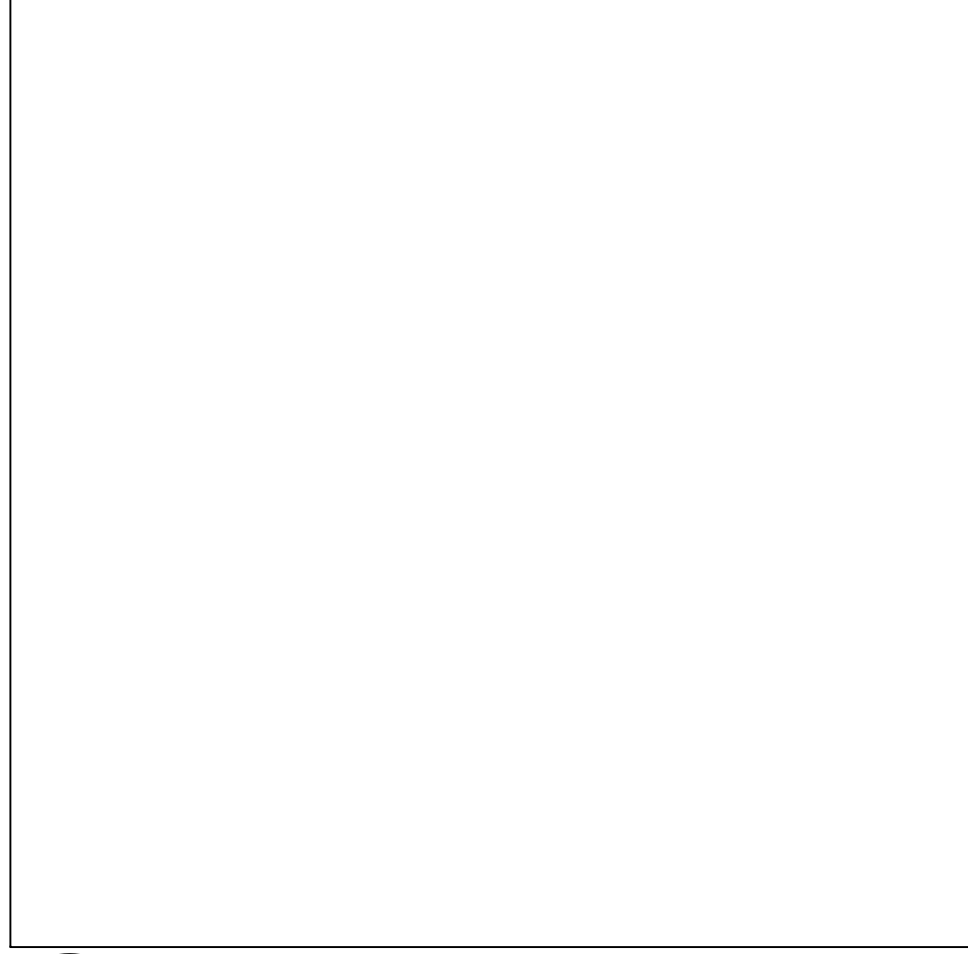
NOT USED



14

A2.1

NOT USED



20

A2.1

NOT USED

CEILING SYMBOLS				CEILING SYMBOLS			
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	SUPPLY AIR GRILLE FLUSH TYPE		EXHAUST AIR GRILLE FLUSH TYPE		INDUSTRIAL LIGHT FIXTURE SURFACE TYPE		STRIP LIGHT FIXTURE SURFACE TYPE
	RETURN AIR GRILLE FLUSH TYPE		LAY-IN LIGHT FIXTURE RECESS TYPE		RECESSED CAN LIGHT		LOW BAY LIGHT FIXTURE SURFACE TYPE

3

A2.1

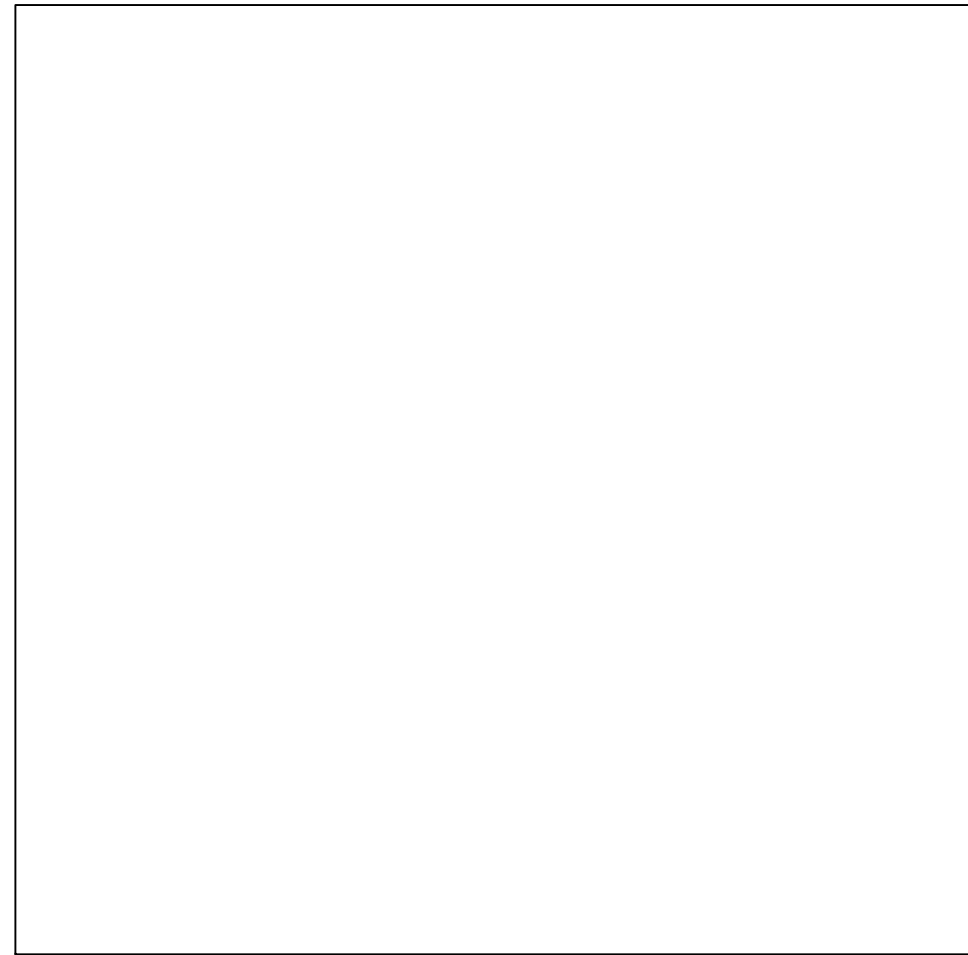
CEILING LEGEND



9

A2.1

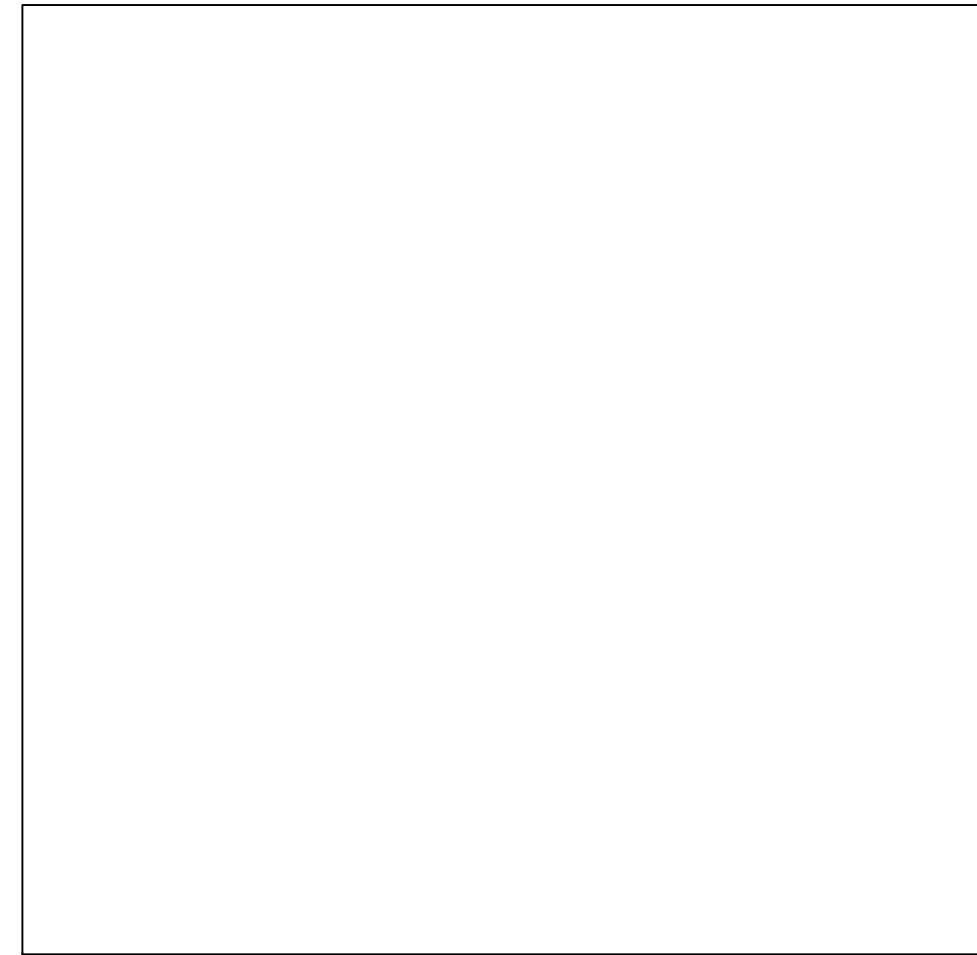
NOT USED



10

A2.1

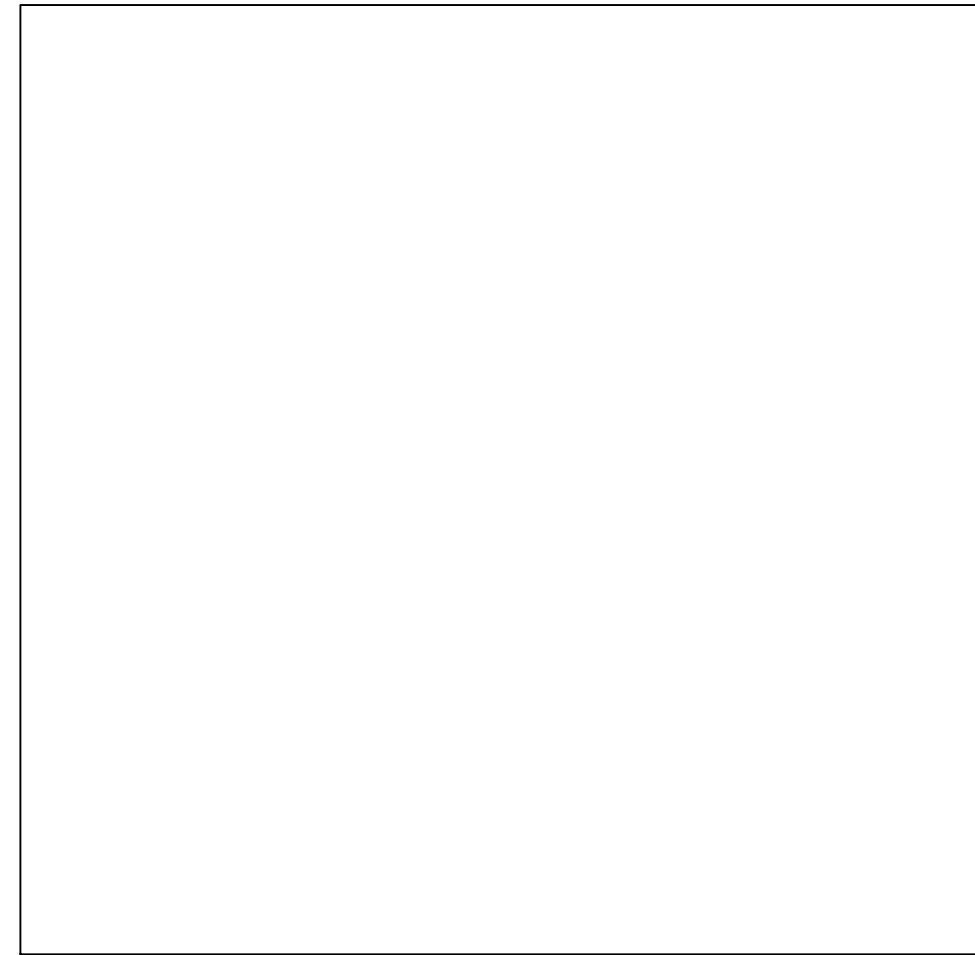
NOT USED



11

A2.1

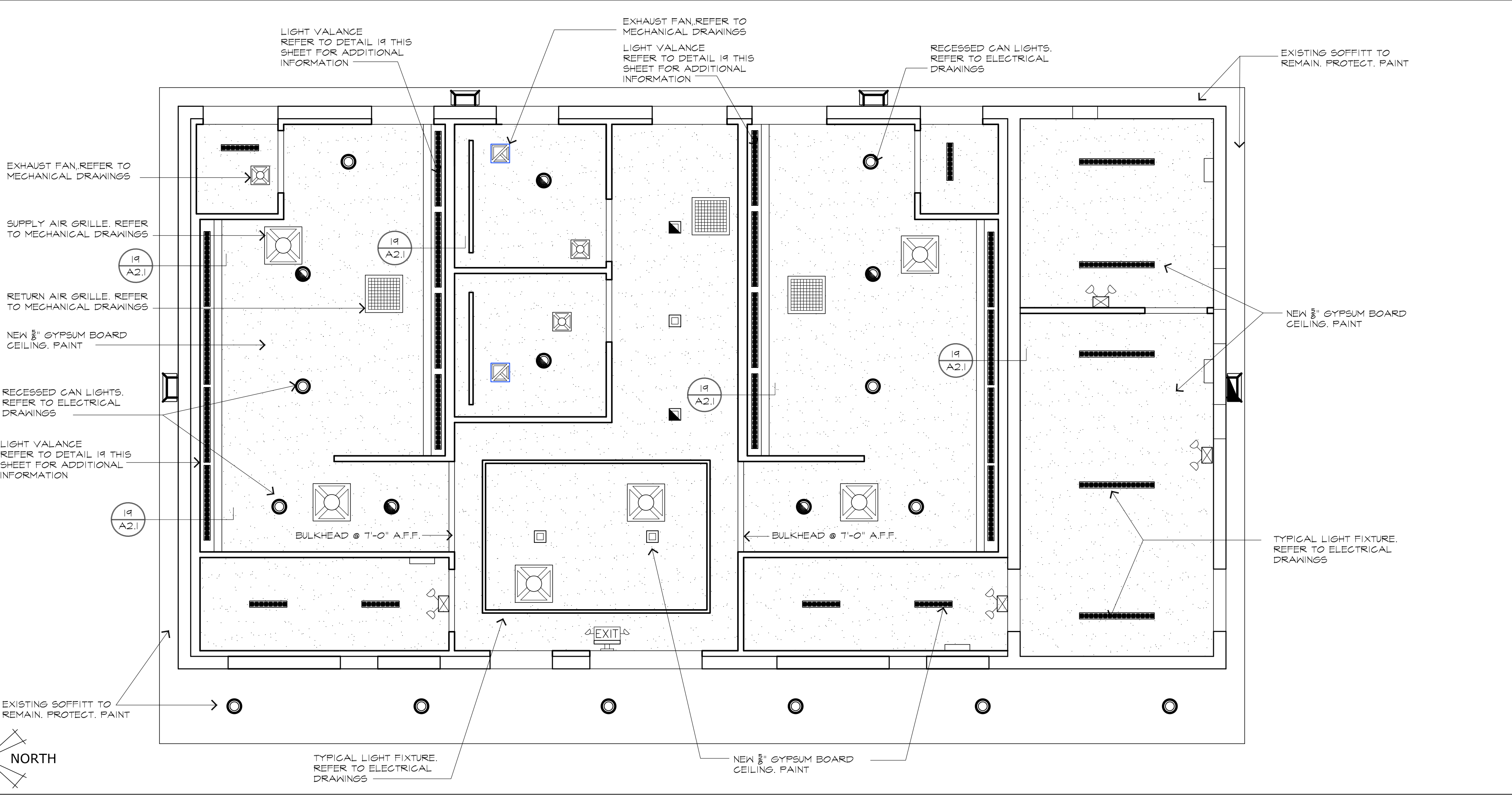
NOT USED



12

A2.1

NOT USED

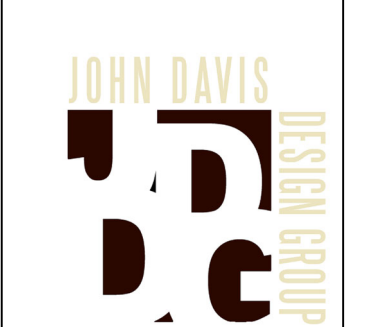


21

A2.1

REFLECTED CEILING PLAN

SCALE: 1/4"=1'-0"



JOHN DAVIS
DESIGN GROUP

ARCHITECTS
INTERIORS
PLANNERS

176 TALAMINE COURT
SUITE 100
COLORADO SPRINGS,
COLORADO 80907
P 719/528-1177
F 719/444-8409

DO NOT SCALE
DRAWINGS FOR
CONSTRUCTION
PURPOSES

THESE DRAWINGS ARE THE PROPERTY OF
JDDG ARCHITECTS. THEY SHALL BE USED
FOR THE SOLE PURPOSE OF CONSTRUCTING
THIS PROJECT. THEY SHALL NOT BE
REPRODUCED AND USED FOR THE PURPOSE
OF CONSTRUCTION DOCUMENTS FOR ANY
OTHER PROJECTS.

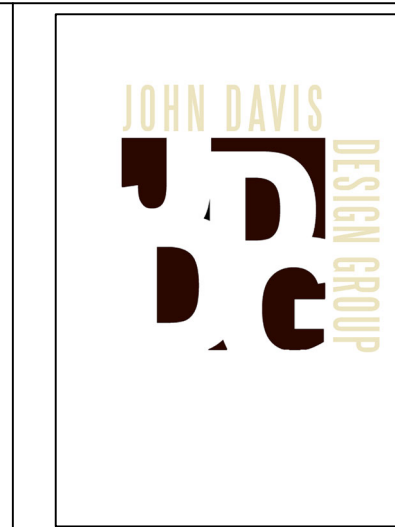
REFLECTED CEILING PLAN, CEILING LEGEND

NEW INTERIOR REMODEL FOR
**MANITOU SPRINGS MOBILITY
HUB RESTROOM BUILDING**
132 MANITOU AVENUE
MANITOU SPRINGS, COLORADO 80829

PROJECT NO.	202440
DATE	JANUARY 24, 2025
DRAWN BY	JRD
CHECKED	JRD
APPROVED	JRD
REVISED	
FINAL BID DOCUMENTS	
JANUARY 24, 2025	

SHEET

A2.1



JOHN DAVIS
DESIGN GROUP

ARCHITECTS
INTERIORS
PLANNERS

176 TALAMINE COURT
SUITE 100
COLORADO SPRINGS
COLORADO 80901
P 719/528-1171
F 719/444-8409

DO NOT SCALE
DRAWINGS FOR
CONSTRUCTION
PURPOSES

THESE DRAWINGS ARE THE PROPERTY OF
JDDG ARCHITECTS. THEY SHALL BE USED
FOR THE SOLE PURPOSE OF CONSTRUCTING
THIS PROJECT. THEY SHALL NOT BE
REPRODUCED AND USED FOR THE PURPOSE
OF CONSTRUCTION DOCUMENTS FOR ANY
OTHER PROJECTS.

REFLECTED CEILING DIMENSION PLAN

NEW INTERIOR REMODEL FOR MANITOU SPRINGS MOBILITY HUB RESTROOM BUILDING

**132 MANITOU AVENUE
MANITOU SPRINGS, COLORADO 80829**

PROJECT NO.	202440
DATE	JANUARY 24, 2025
DRAWN BY	JRD
CHECKED	JRD
APPROVED	JRD

REVISED
FINAL BID
DOCUMENTS
JANUARY 24, 2025

SHEET

A2.2

NOT USED

2 NOT USED
A2.2

3 NOT USED
A2.2

4 NOT USED
A2.2

5 NOT USED
A2.2

6 NOT USED
A2.2

7 NOT USED
A2.2

8 NOT USED
A2.2

9
A2.2

NOT USED

10 NOT USED
A2.2

|| NOT USED
A2.2

12 NOT USED
A2.2

13 NOT USED
A2.2

14 NOT USED
A2.2

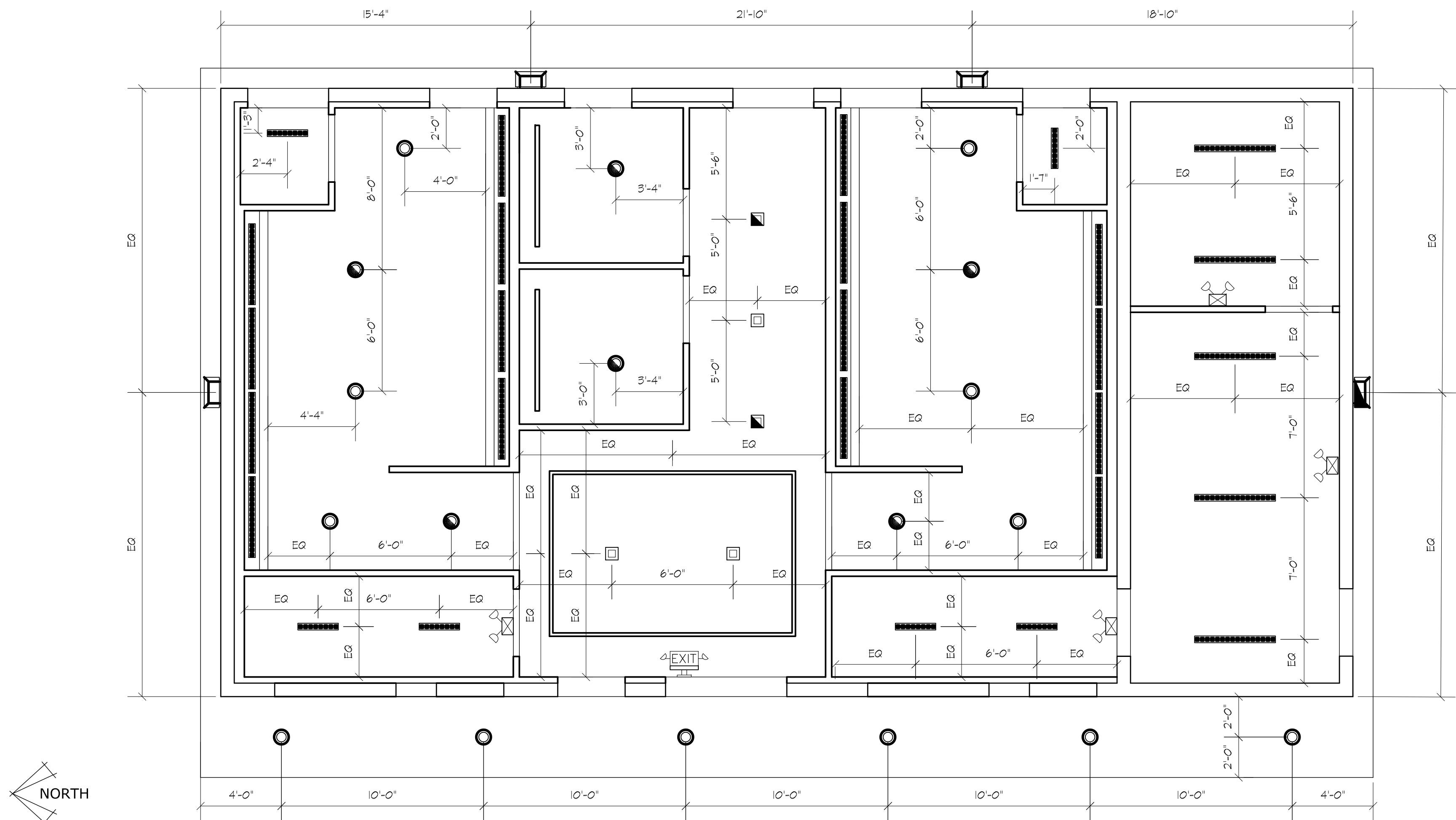
19 LIGHT VALANCE DETAIL

SCALE: 1 1/2" = 1'-0"

20 NOT USED
A2.2

21 REFLECTED CEILING PLAN
A2.2 SCALE: 1/8" = 1'-0"

SCALE: 1/4"=1'-0"



- 1

TOILET PAPER HOLDER
(PENAL-WARE 1840-FA
SERIES)
- 2

PLATE GLASS MIRROR
(BRADLEY 781-024300 24" X 30")
- 3

ELECTRIC HAND DRYERS
GLOBAL INDUSTRIAL
AUTOMATIC HAND DRYER
- 4

GRAB BAR (ACORN 1108-5,
1108-4 AND 1108-1) 1½"
DIA X 42" LONG
(HORIZONTAL) & 1 ½" DIA
X 36" LONG (HORIZONTAL)
& 1½" X 18" LONG
VERTICAL, SATIN FINISH
STAINLESS STEEL
- 5

SOAP DISPENSER (BOBRICK
B-2111)
- 6

INSULATION AT LAVATORY
PIPING
- 7

COAT HOOK
(BOBRICK B-212 ALUMINUM
W/ MATTE FINISH)
- 8

SANITARY NAPKIN DISPOSAL
(BOBRICK B-2112)
- 9

PLATE GLASS MIRROR
(5'-0" X 3'-4")
- 10

BABY CHANGING STATION
(KOLA KARE KB200-01SS)
- 11

BOBRICK SOLID COLOR REINFORCED COMPOSITE
SIERRA SERIES® 1090 FLOOR MOUNTED OVERHEAD
BRACED TOILET PARTITION
- 12

BOBRICK SOLID COLOR REINFORCED COMPOSITE
SIERRA SERIES® 1090 FLOOR MOUNTED OVERHEAD
BRACED URINAL SCREEN
- 13

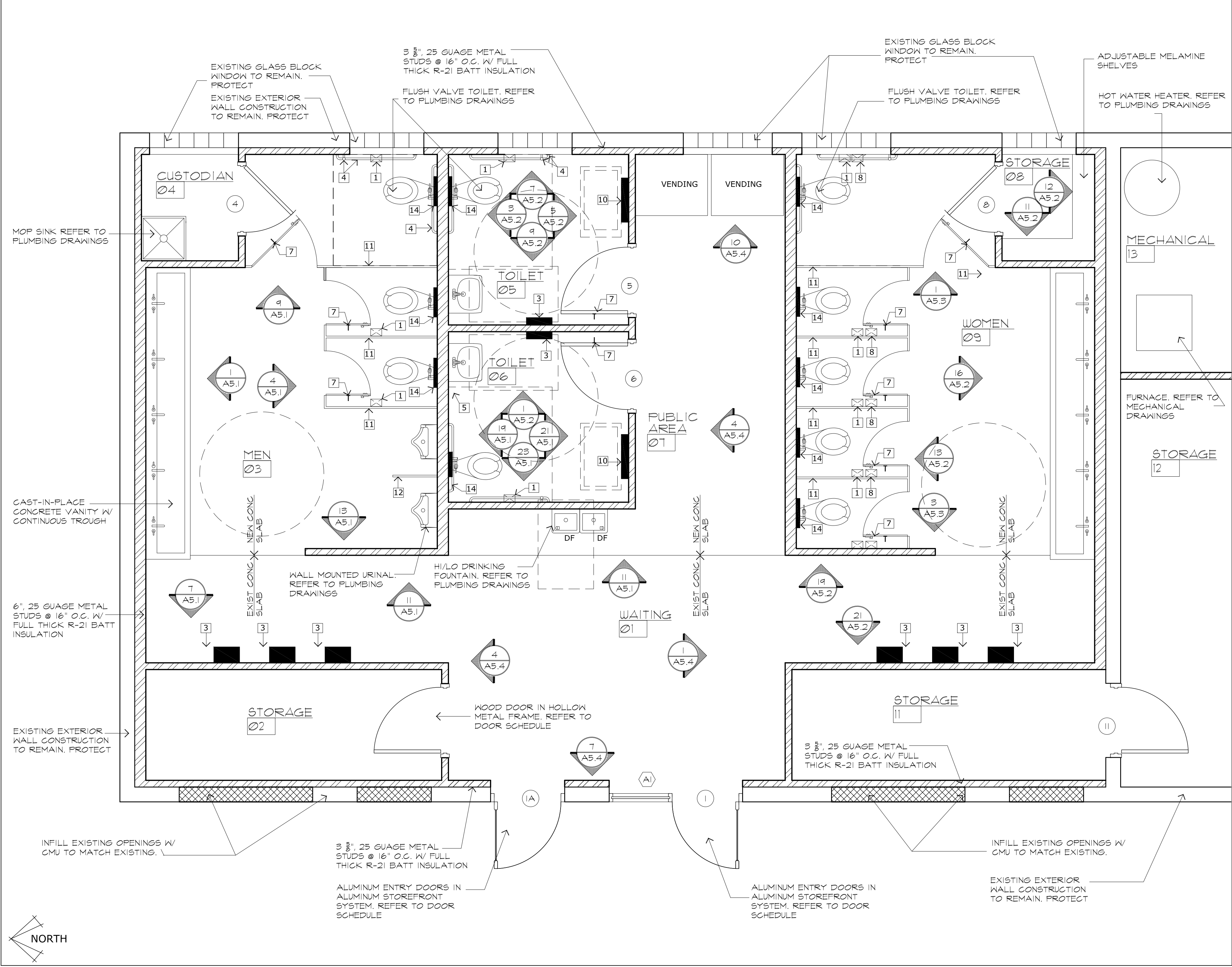
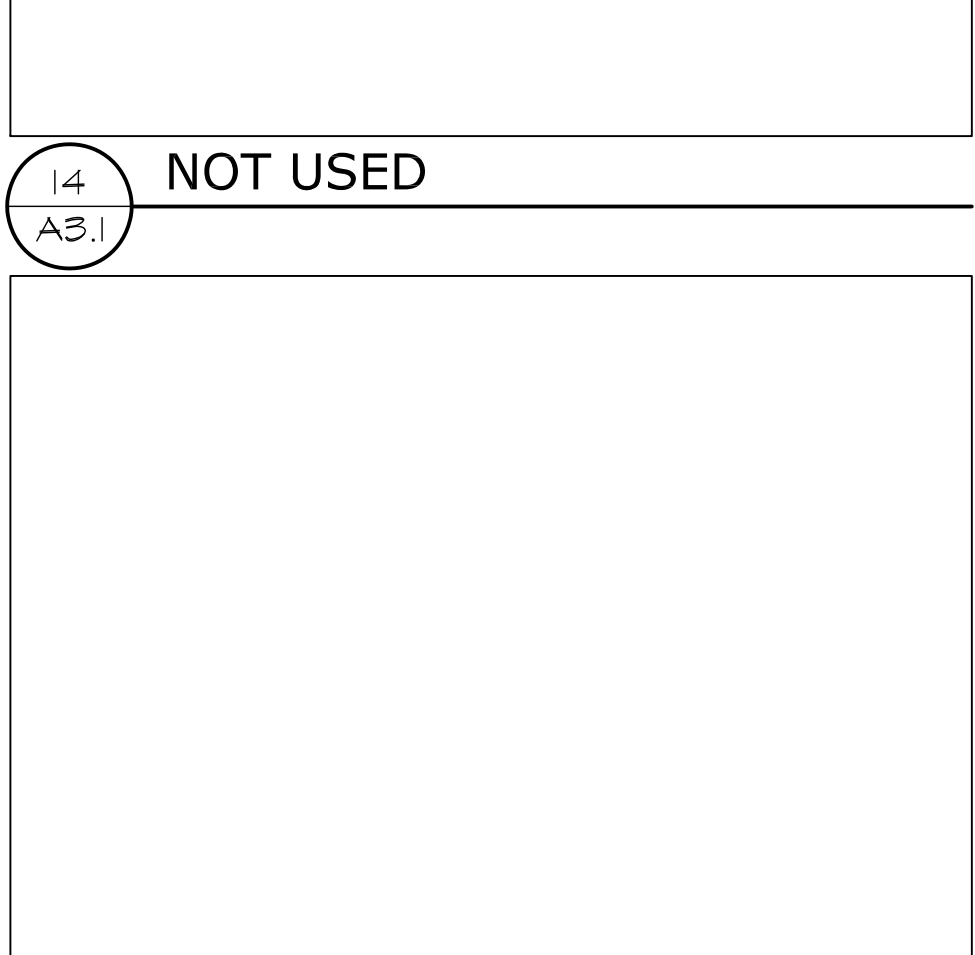
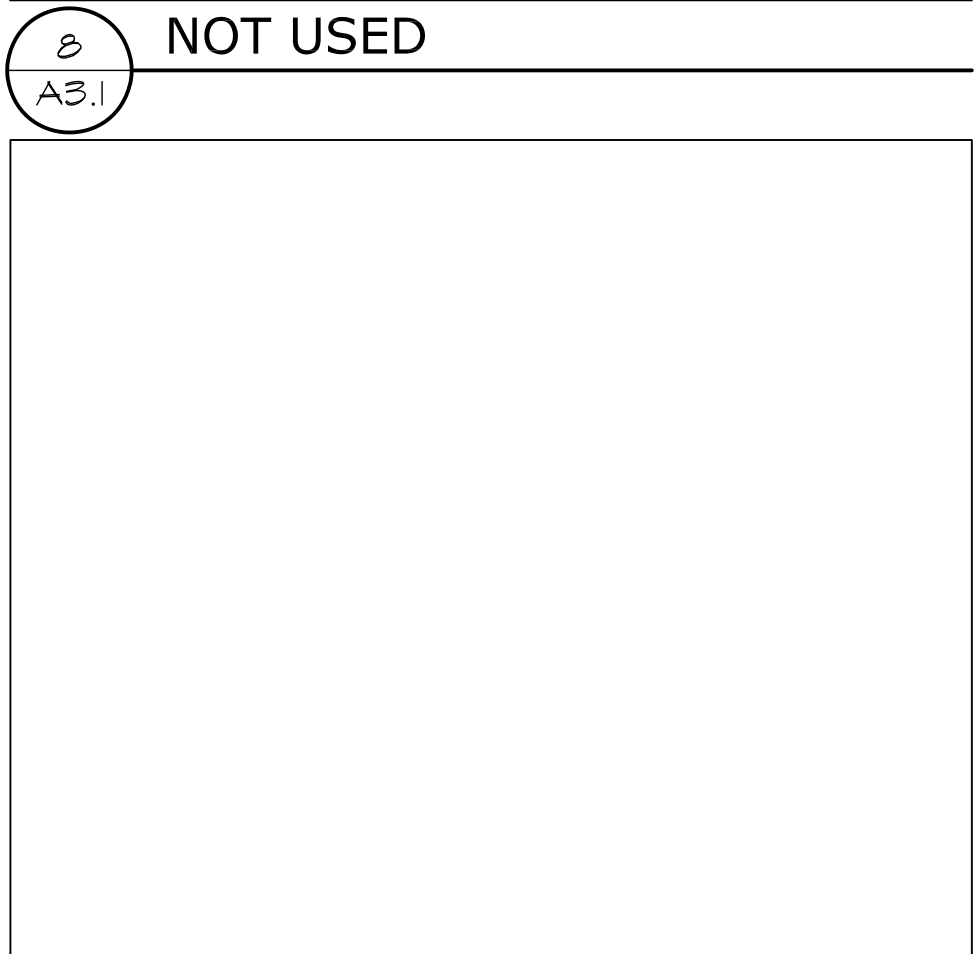
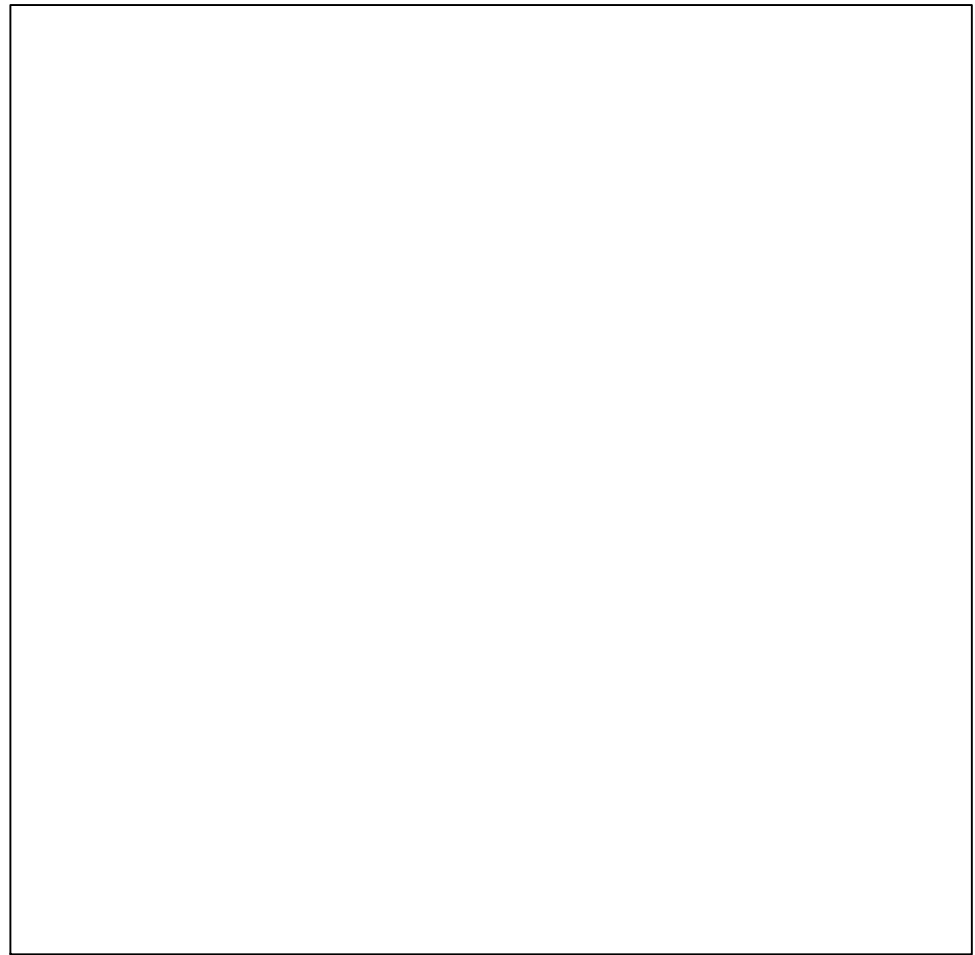
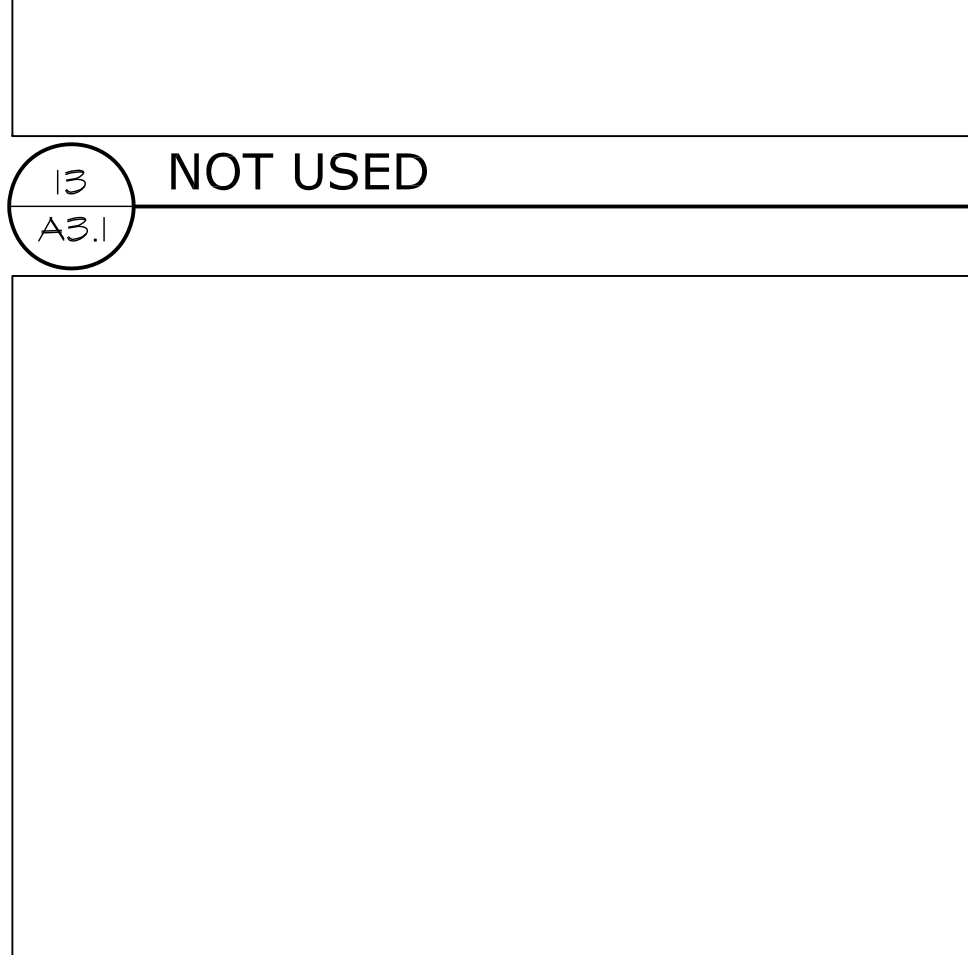
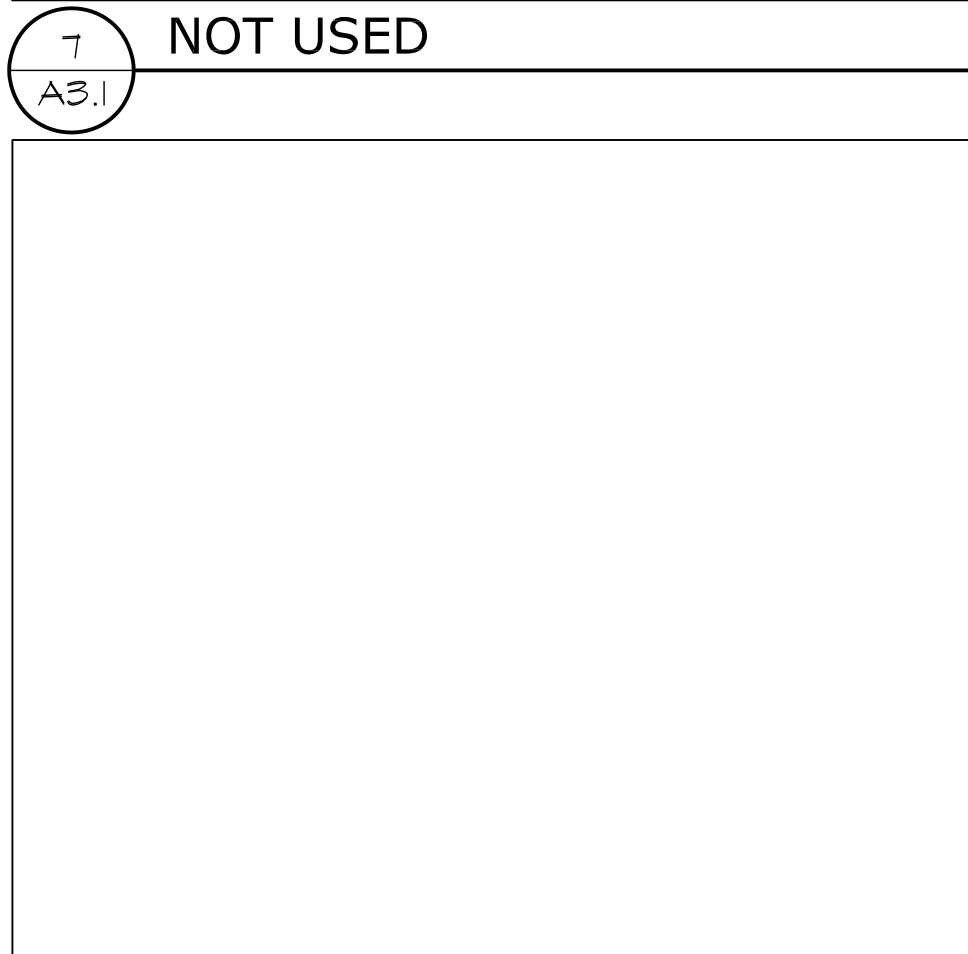
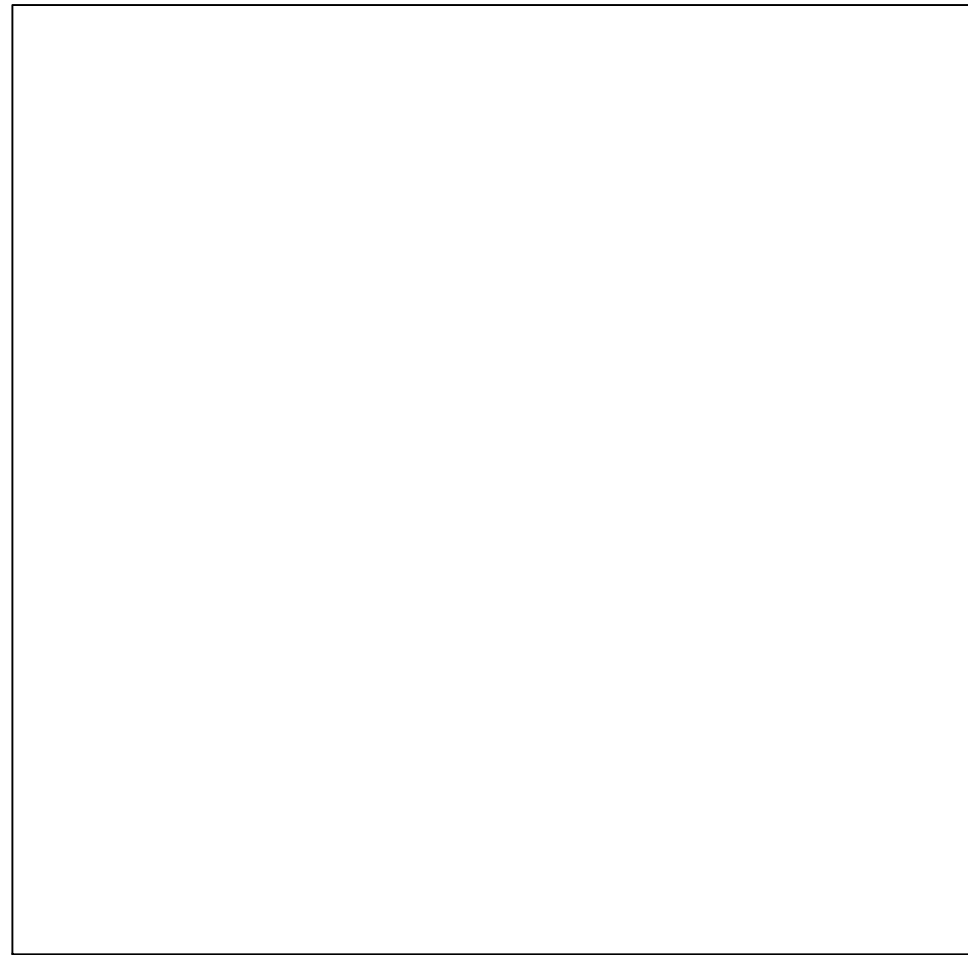
SOAP DISPENSER (BOBRICK
LAVATORY MOUNTED)
- 14

SET COVER DISPENSER
(BOBRICK B-221)
- GENERAL NOTES:
MOUNT TOILET
ACCESSORIES PER ANSI
A117.1-2017
REQUIREMENTS

1

A3.1

TOILET ACCESSORIES

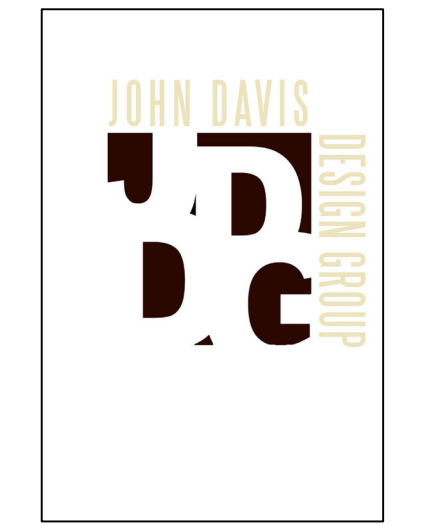
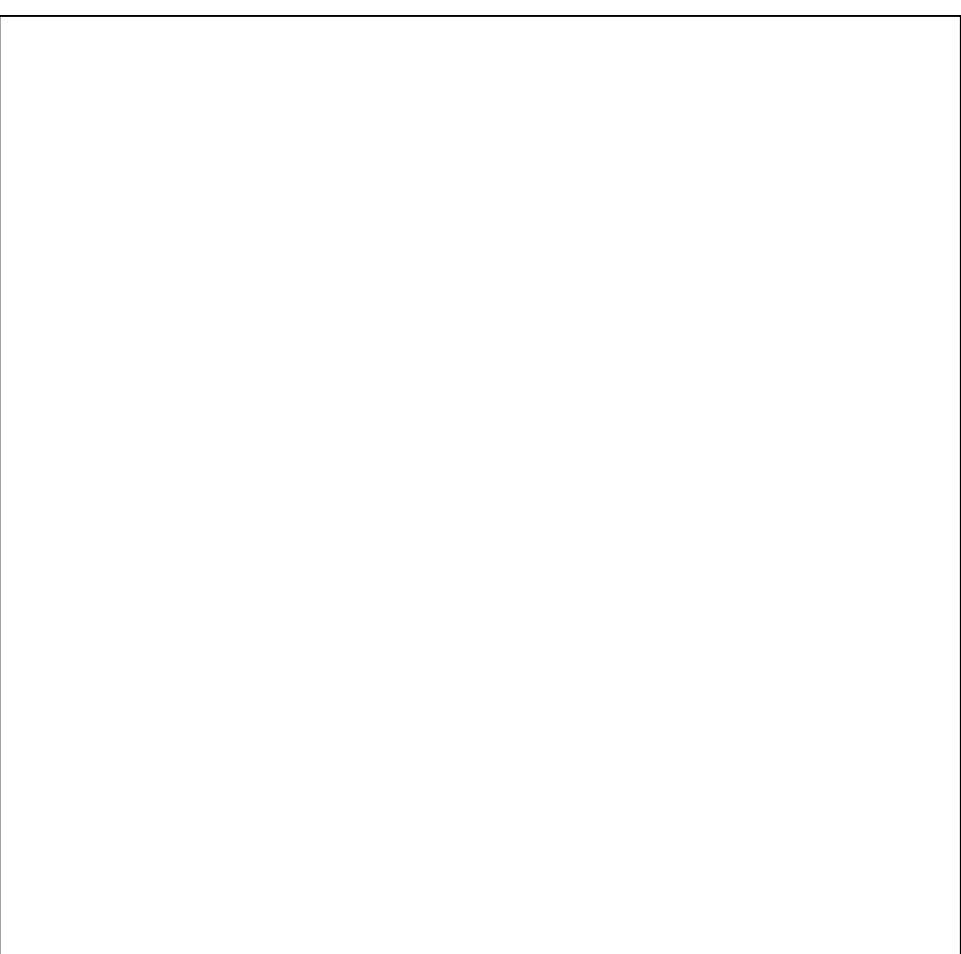
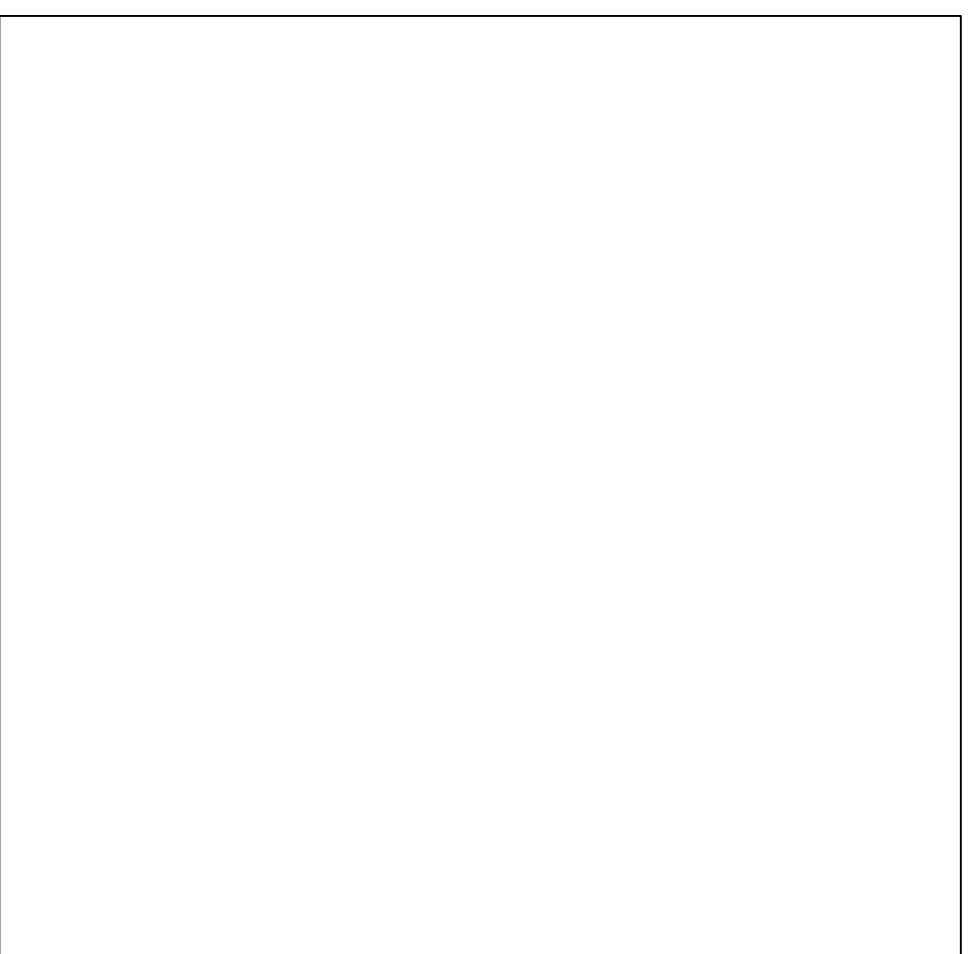
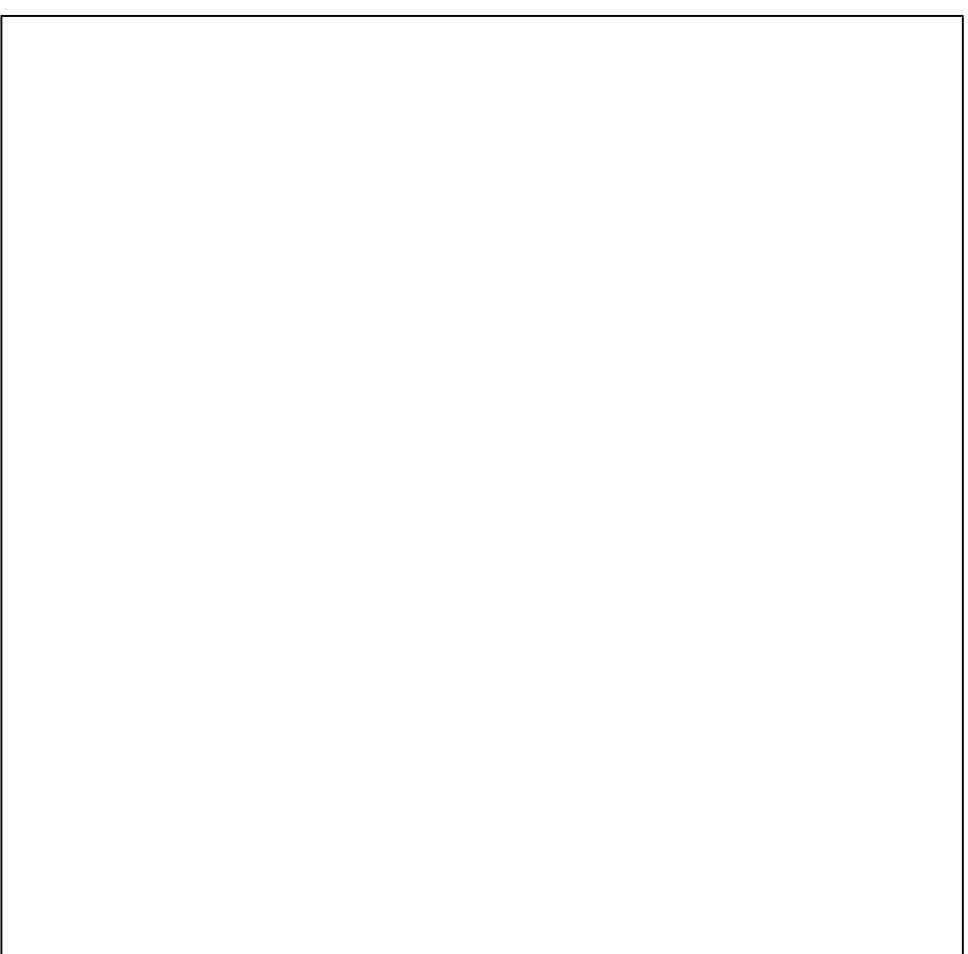
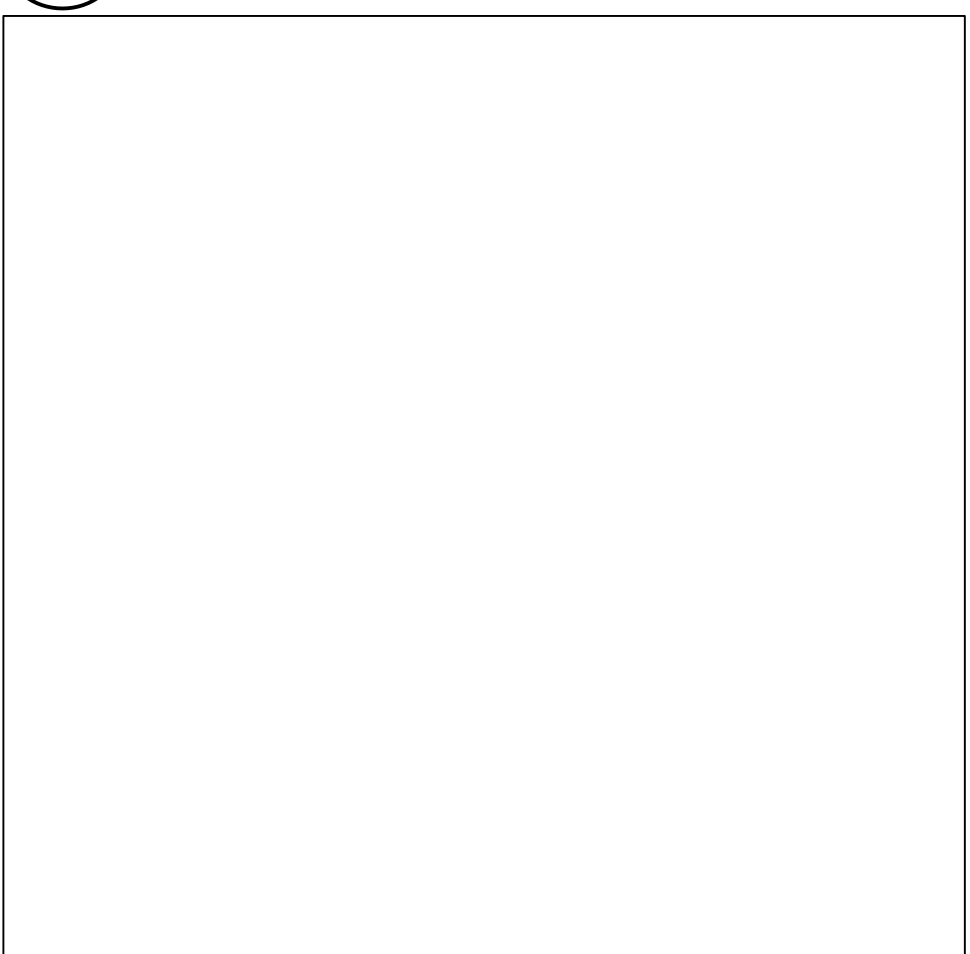


15

A3.1

ENLARGED TOILET ROOM FLOOR PLAN

SCALE: 3/8"=1'-0"



JOHN DAVIS
DESIGN GROUP

ARCHITECTS
INTERIORS
PLANNERS

176 TALAMINE COURT
SUITE 100
COLORADO SPRINGS,
COLORADO 80907
P 719/528-1177
F 719/444-8409

DO NOT SCALE
DRAWINGS FOR
CONSTRUCTION
PURPOSES

THESE DRAWINGS ARE THE PROPERTY OF
JDDG ARCHITECTS. THEY SHALL BE USED
FOR THE SOLE PURPOSE OF CONSTRUCTING
THIS PROJECT. THEY SHALL NOT BE
REPRODUCED AND USED FOR THE PURPOSE
OF CONSTRUCTION DOCUMENTS FOR ANY
OTHER PROJECTS.

ENLARGED FLOOR PLANS

NEW INTERIOR REMODEL FOR
**MANITOU SPRINGS MOBILITY
HUB RESTROOM BUILDING**
132 MANITOU AVENUE
MANITOU SPRINGS, COLORADO 80829

PROJECT NO.	202440
DATE	JANUARY 24, 2025
DRAWN BY	JRD
CHECKED	JRD
APPROVED	JRD
REVISED	
FINAL BID DOCUMENTS	
JANUARY 24, 2025	

SHEET

A3.1

1
A3.2

NOT USED

2
A3.2

NOT USED

7
A3.2

NOT USED

8
A3.2

NOT USED

13
A3.2

NOT USED

14
A3.2

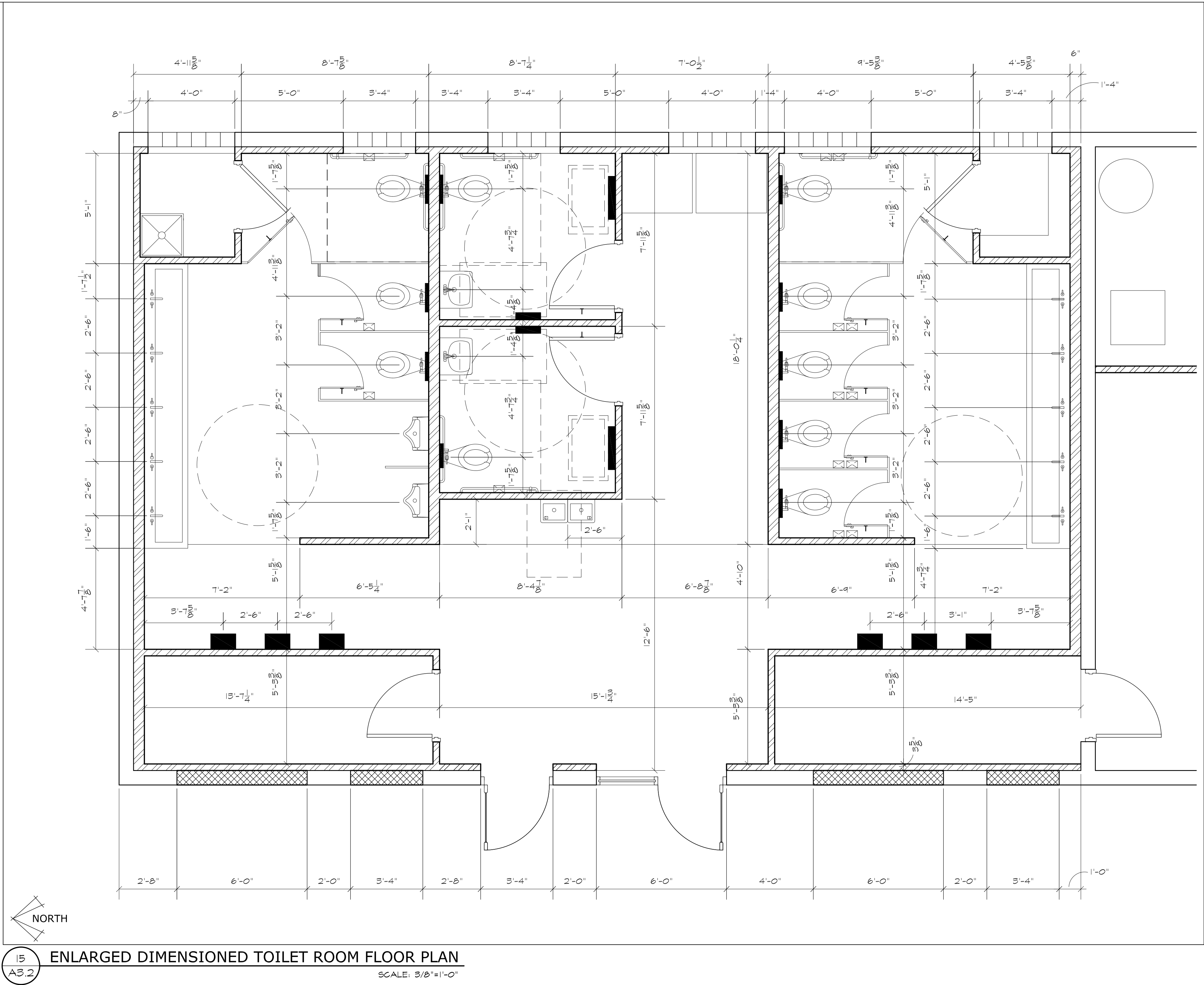
NOT USED

19
A3.2

NOT USED

20
A3.2

NOT USED



JOHN DAVIS
DESIGN GROUP

ARCHITECTS
INTERIORS
PLANNERS

176 TALAMINE COURT
SUITE 100
COLORADO SPRINGS,
COLORADO 80907
P 719/528-1177
F 719/444-8409

DO NOT SCALE
DRAWINGS FOR
CONSTRUCTION
PURPOSES

THESE DRAWINGS ARE THE PROPERTY OF
JDDG ARCHITECTS. THEY SHALL BE USED
FOR THE SOLE PURPOSE OF CONSTRUCTING
THIS PROJECT. THEY SHALL NOT BE
REPRODUCED AND USED FOR THE PURPOSE
OF CONSTRUCTION DOCUMENTS FOR ANY
OTHER PROJECTS.

ENLARGED DIMENSIONED FLOOR PLANS

NEW INTERIOR REMODEL FOR
MANITOU SPRINGS MOBILITY
HUB RESTROOM BUILDING
132 MANITOU AVENUE
MANITOU SPRINGS, COLORADO 80829

PROJECT NO. 202440
DATE JANUARY 24, 2025
DRAWN BY JRD
CHECKED JRD
APPROVED JRD
REVISED
FINAL BID
DOCUMENTS
JANUARY 24, 2025

SHEET
A3.2

DOOR SCHEDULE										
DOOR#	SIZE	DOOR			FRAME			RATING	HDWE. GROUP	REMARKS
		TYPE	MAT	FIN	TYPE	MAT	FIN			
1	3'-0" X 7'-0"	A	ALUM	FAC	A1	ALUM	FAC		1	DETAIL 20/A4.1
1A	3'-0" X 7'-0"	A	ALUM	FAC	A2	ALUM	FAC		1	DETAIL 20/A4.1
2	3'-0" X 7'-0" X 1 3/4"	B	WOOD	STAIN	H1	HM	PAINT		2	
3	NOT USED									NOT USED
4	3'-0" X 7'-0" X 1 3/4"	B	WOOD	STAIN	H1	HM	PAINT		2	
5	3'-0" X 7'-0" X 1 3/4"	B	WOOD	STAIN	H1	HM	PAINT		3	
6	3'-0" X 7'-0" X 1 3/4"	B	WOOD	STAIN	H1	HM	PAINT		3	
7	NOT USED									NOT USED
8	3'-0" X 7'-0" X 1 3/4"	B	WOOD	STAIN	H1	HM	PAINT		2	
9	NOT USED									NOT USED
10	NOT USED									NOT USED
11	3'-0" X 7'-0" X 1 3/4"	B	WOOD	STAIN	H1	HM	PAINT		2	DETAIL 19/A4.1
12	EXISTING									EXISTING
13	3'-0" X 7'-0" X 1 3/4"	C	HM	PAINT	H1	HM	PAINT		2	

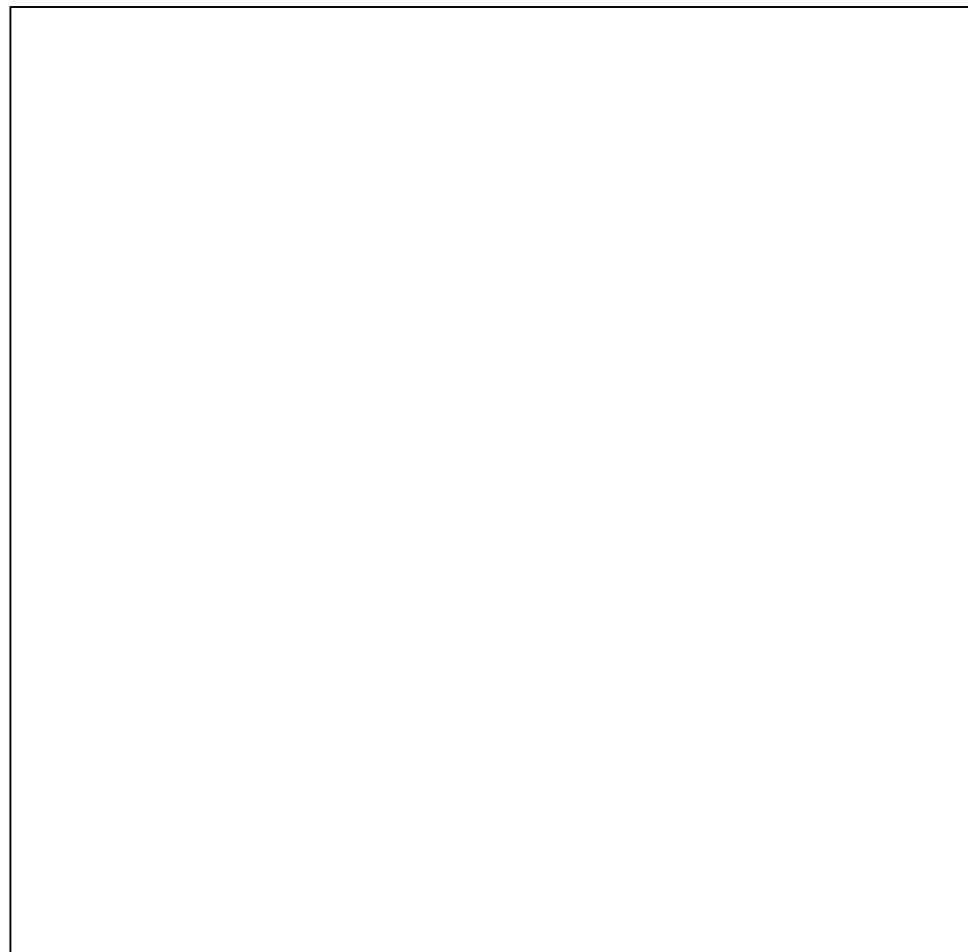
DOOR SCHEDULE

ROOM FINISH SCHEDULE																		
NO.	ROOM NAME	FLOOR		BASE		NORTH		SOUTH		EAST		WEST		CEILING			REMARKS	
		MAT	FIN	MAT	FIN	MAT	FIN	MAT	FIN	MAT	FIN	MAT	FIN	MAT	FIN	HGHT		
01	WAITING	EPOXY	FAC	TILE	FAC	TILE GB	PNT	TILE GB	PNT	TILE GB	PNT	TILE GB	PNT	GB	PAINT	8'-0"		
02	STORAGE	EPOXY	FAC	VINYL	FAC	GB	PAINT	GB	PAINT	GB	PAINT	GB	PAINT	GB	PAINT	8'-0"		
03	MEN	EPOXY	FAC	TILE	FAC	TILE GB	FAC PNT	TILE GB	FAC PNT	TILE GB	FAC PNT	TILE GB	FAC PNT	GB	PAINT	8'-0"		
04	CUSTODIAN	EPOXY	FAC	VINYL	FAC	FRP	FAC	FRP	FAC	FRP	FAC	FRP	FAC	GB	PAINT	8'-0"		
05	TOILET	EPOXY	FAC	TILE	FAC	TILE GB	FAC PNT	TILE GB	FAC PNT	TILE GB	FAC PNT	TILE GB	FAC PNT	GB	PAINT	8'-0"		
06	TOILET	EPOXY	FAC	TILE	FAC	TILE GB	FAC PNT	TILE GB	FAC PNT	TILE GB	FAC PNT	TILE GB	FAC PNT	GB	PAINT	8'-0"		
07	PUBLIC AREA	EPOXY	FAC	TILE	FAC	TILE GB	FAC PNT	TILE GB	FAC PNT	TILE GB	FAC PNT	TILE GB	FAC PNT	GB	PAINT	8'-0"		
08	STORAGE	EPOXY	FAC	VINYL	FAC	GB	PAINT	GB	PAINT	GB	PAINT	GB	PAINT	GB	PAINT	8'-0"		
09	WOMEN	EPOXY	FAC	TILE	FAC	TILE GB	FAC PNT	TILE GB	FAC PNT	TILE GB	FAC PNT	TILE GB	FAC PNT	GB	PAINT	8'-0"		
10	NOT USED																NOT USED	
11	STORAGE	EPOXY	FAC	VINYL	FAC	GB	PAINT	GB	PAINT	GB	PAINT	GB	PAINT	GB	PAINT	8'-0"		
12	STORAGE	EPOXY	FAC	VINYL	FAC	EXIST	PAINT	GB	PAINT	GB	PAINT	GB	PAINT	GB	PAINT	8'-0"		
13	MECHANICAL	EPOXY	FAC	VINYL	FAC	EXIST	PAINT	GB	PAINT	GB	PAINT	GB	PAINT	GB	PAINT	8'-0"		

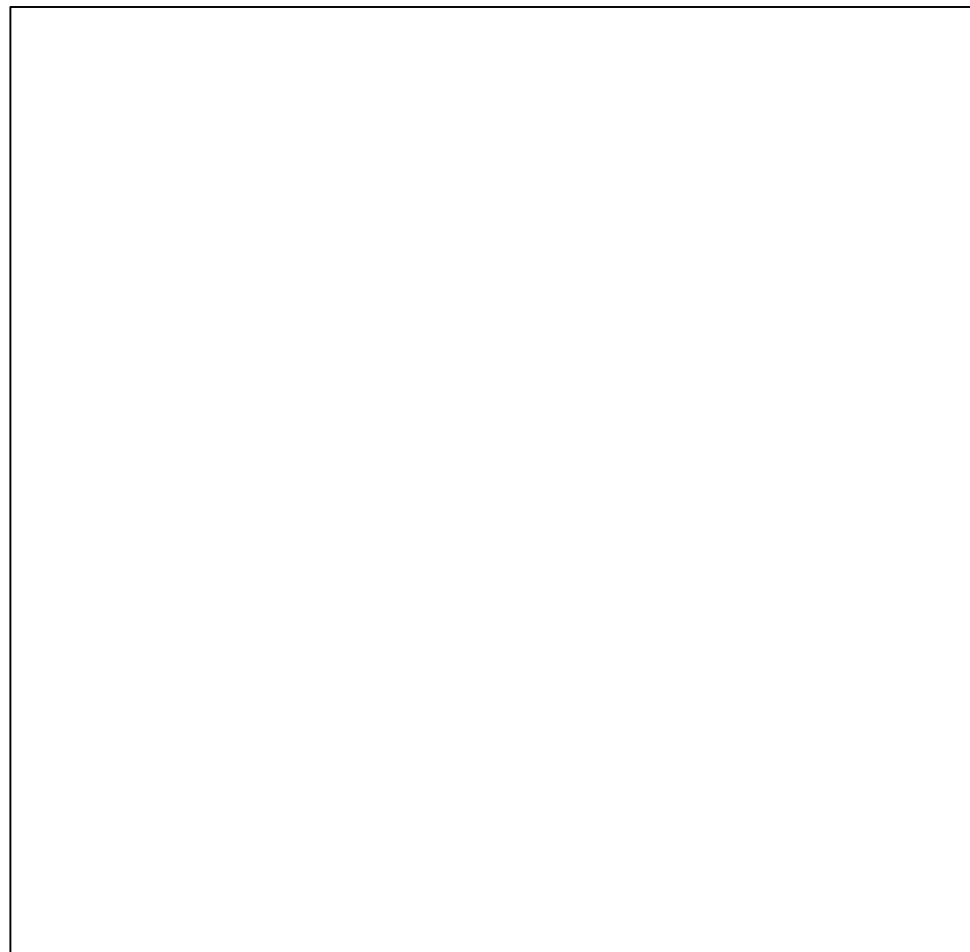
ROOM FINISH SCHEDULE



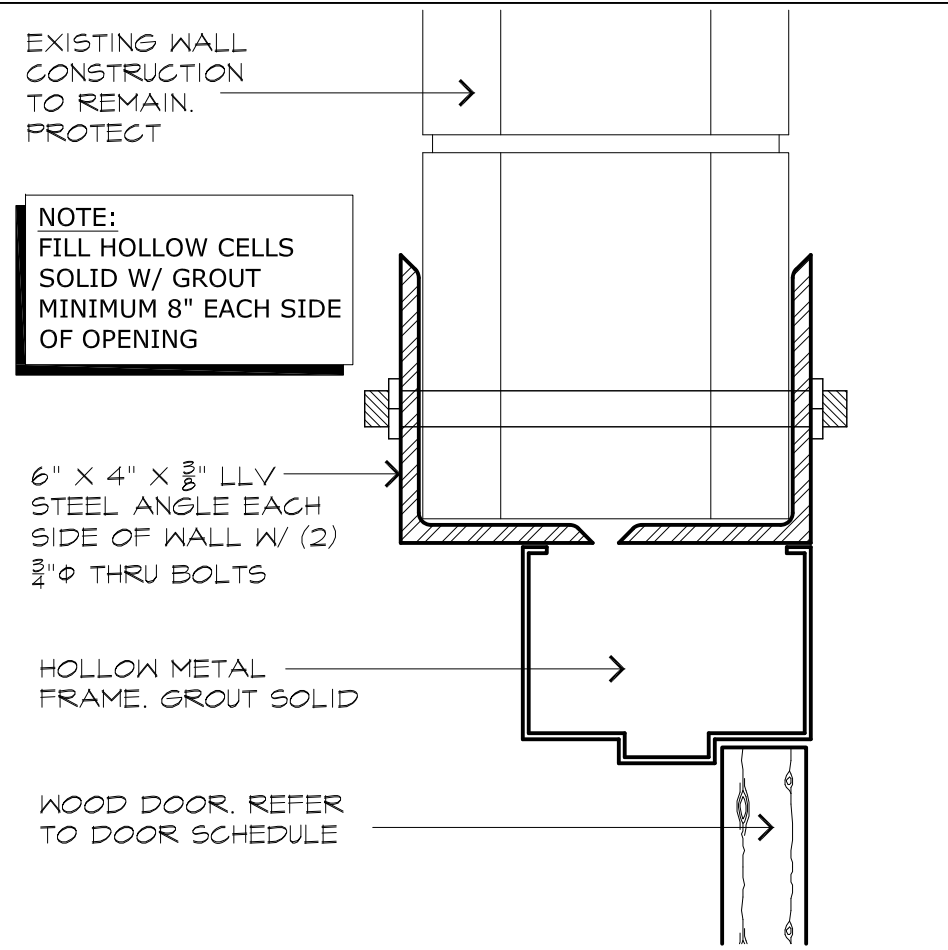
NOT USED



NOT USED

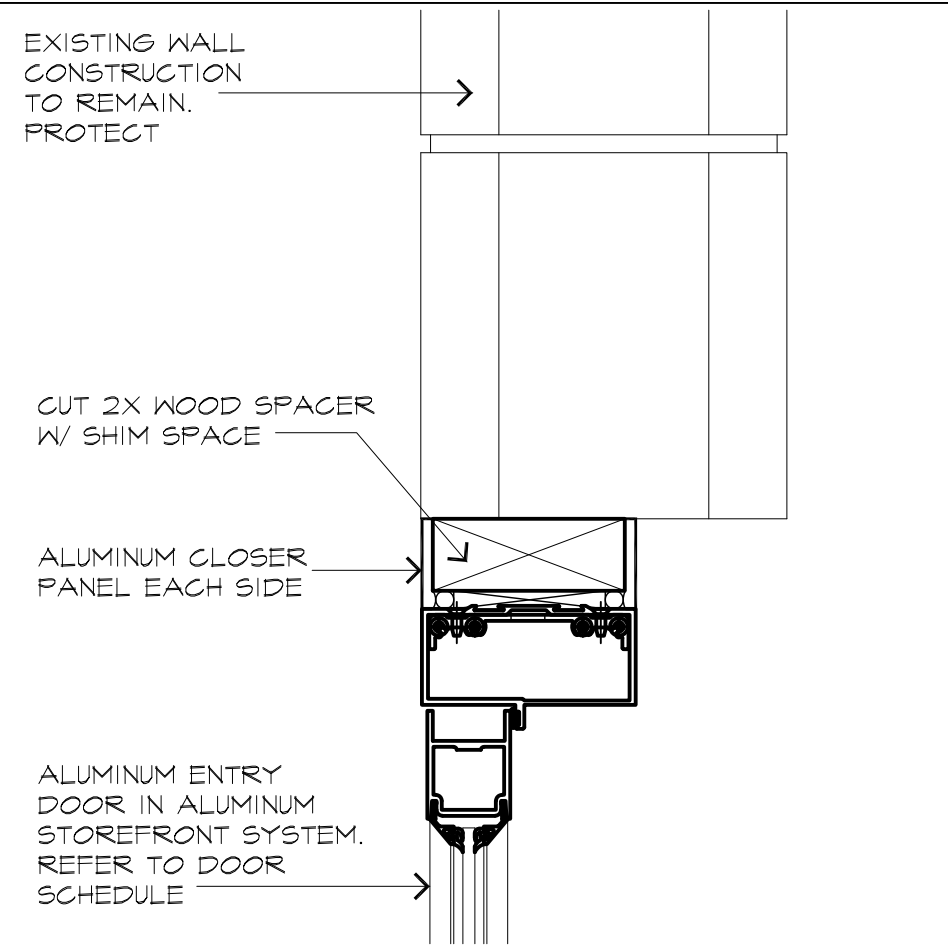


NOT USED



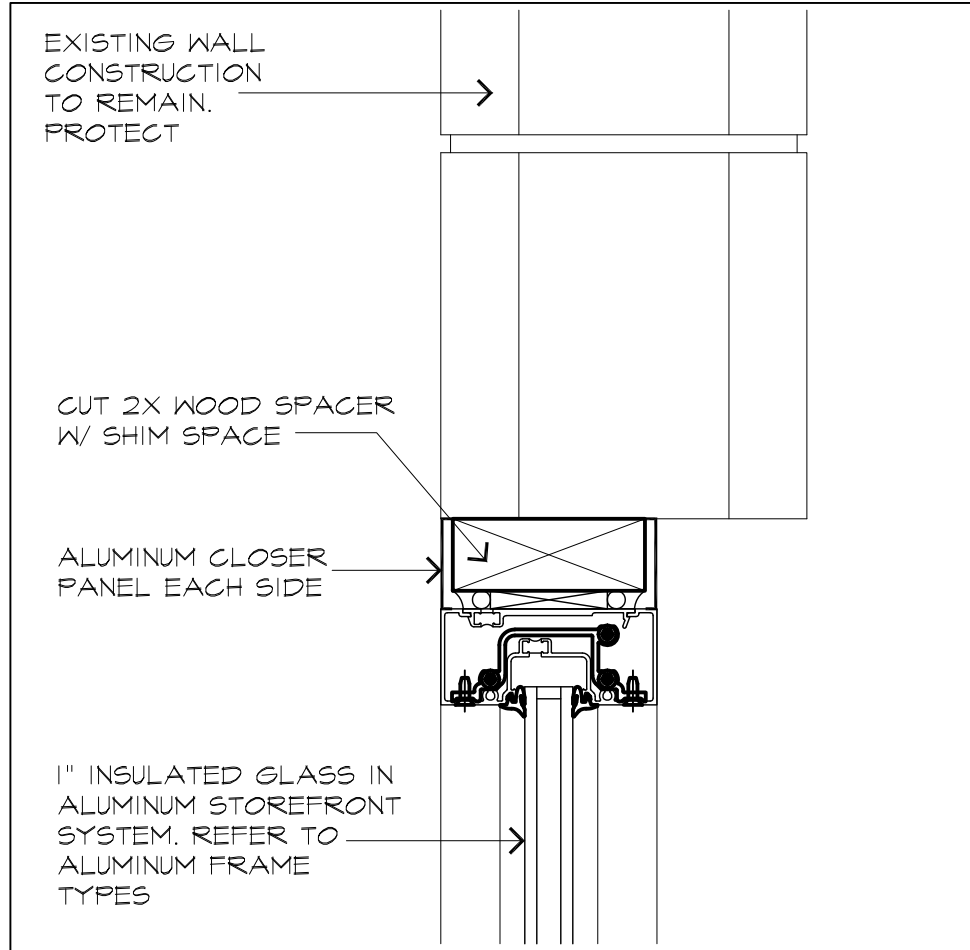
HEAD DETAIL

SCALE: 3"=1'-0"



HEAD DETAIL

SCALE: 3"=1'-0"



HEAD DETAIL

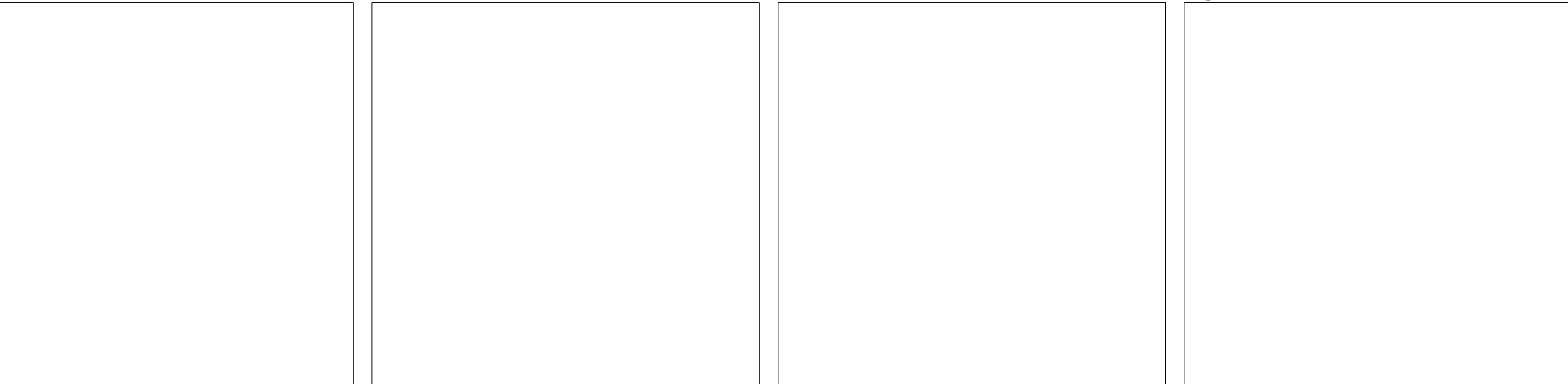
SCALE: 3"=1'-0"

DOOR TYPES

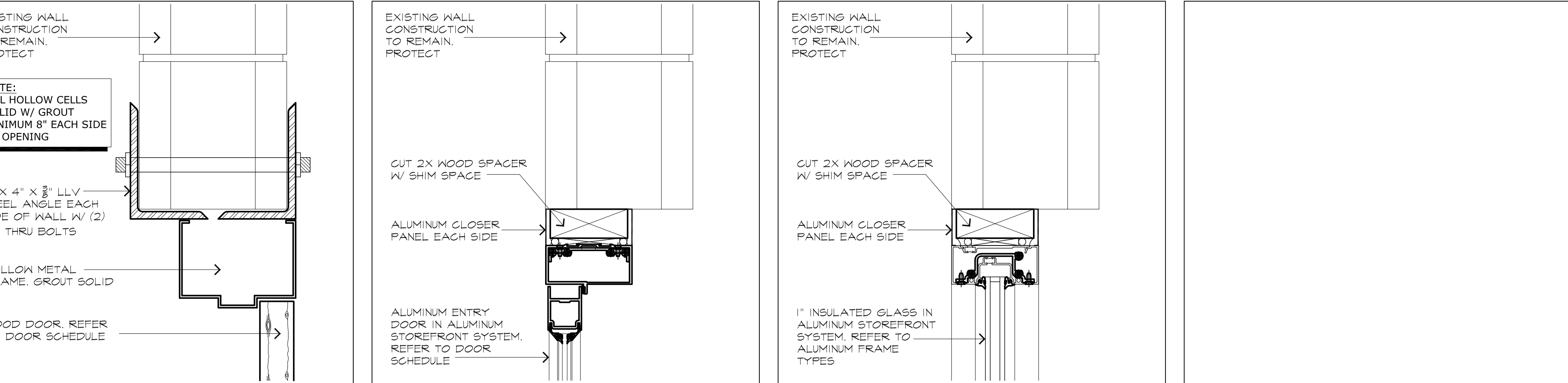
SCALE: 1/4"=1'-0"

CPT	CARPET
CT	CERAMIC TILE
EPNT	EPOXY PAINT
EX	EXISTING
FAC	FACTORY APPLIED FINISH
FRP	FRP PANEL
GB	GYPSUM BOARD
GL	GLASS
GLBLK	GLASS BLOCK
LVT	LUXURY VINYL TILE
NA	NOT APPLICABLE
PNT	PAINT
QT	QUARRY TILE
TBD	TO BE DETERMINED
SAT	SUSPENDED ACOUSTICAL TILE
SS	STAINLESS STEEL
STL	STEEL
STR	EXPOSED STRUCTURE
TILE	PORCELAIN TILE
VSF	VINYL SHEET FLOORING
WD	WOOD
WRGB	WATER RESISTANT GYPSUM BOARD

ABBREVIATIONS



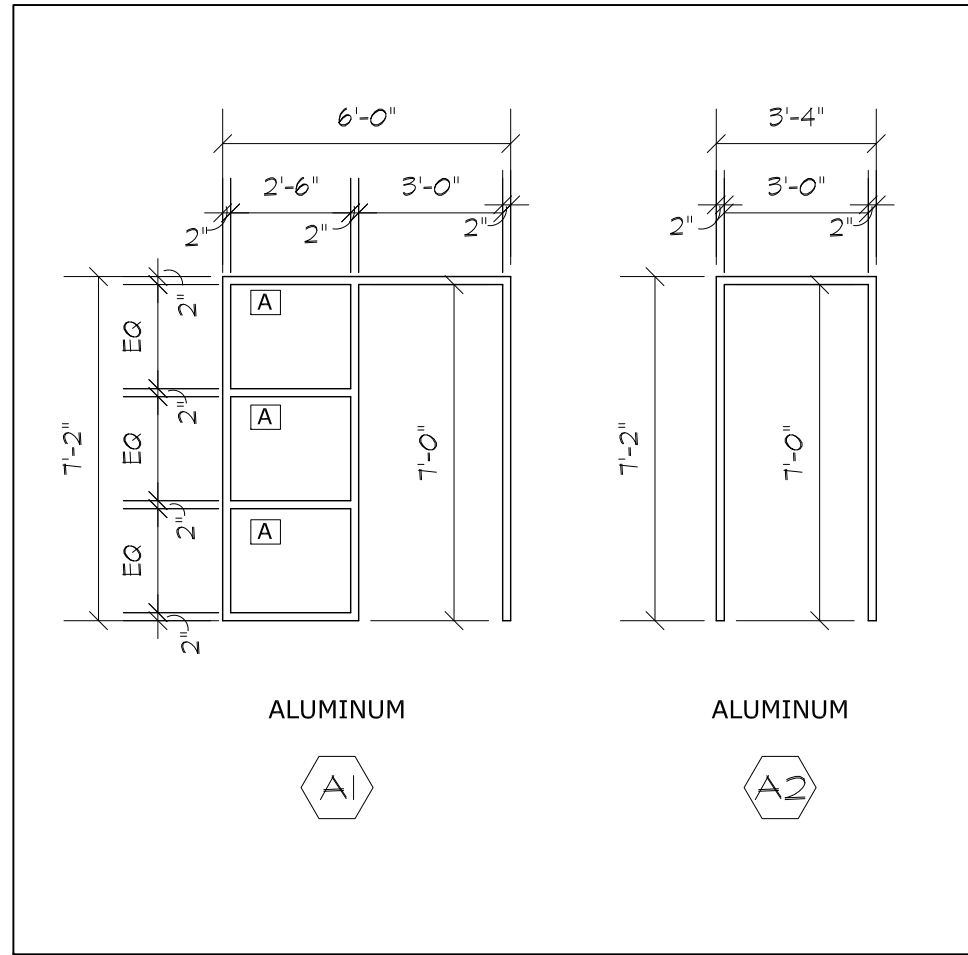
NOT USED



NOT USED

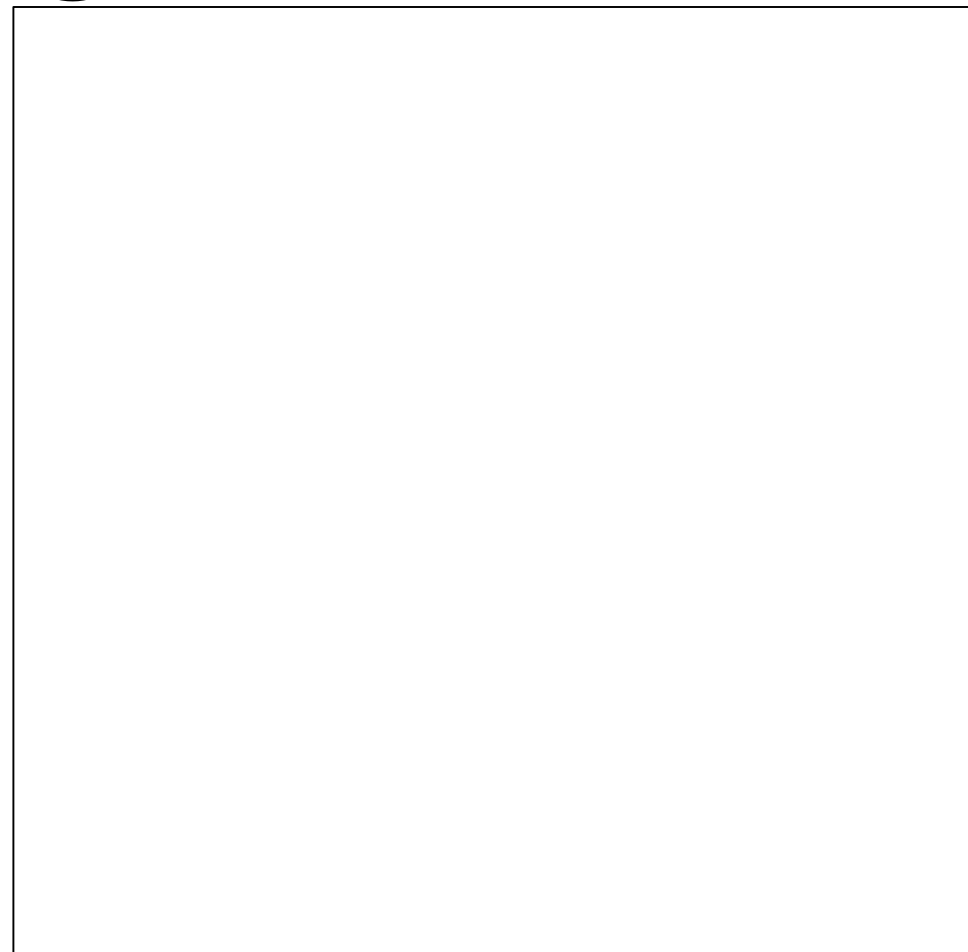
HOLLOW METAL FRAME TYPES

SCALE: 1/4"=1'-0"

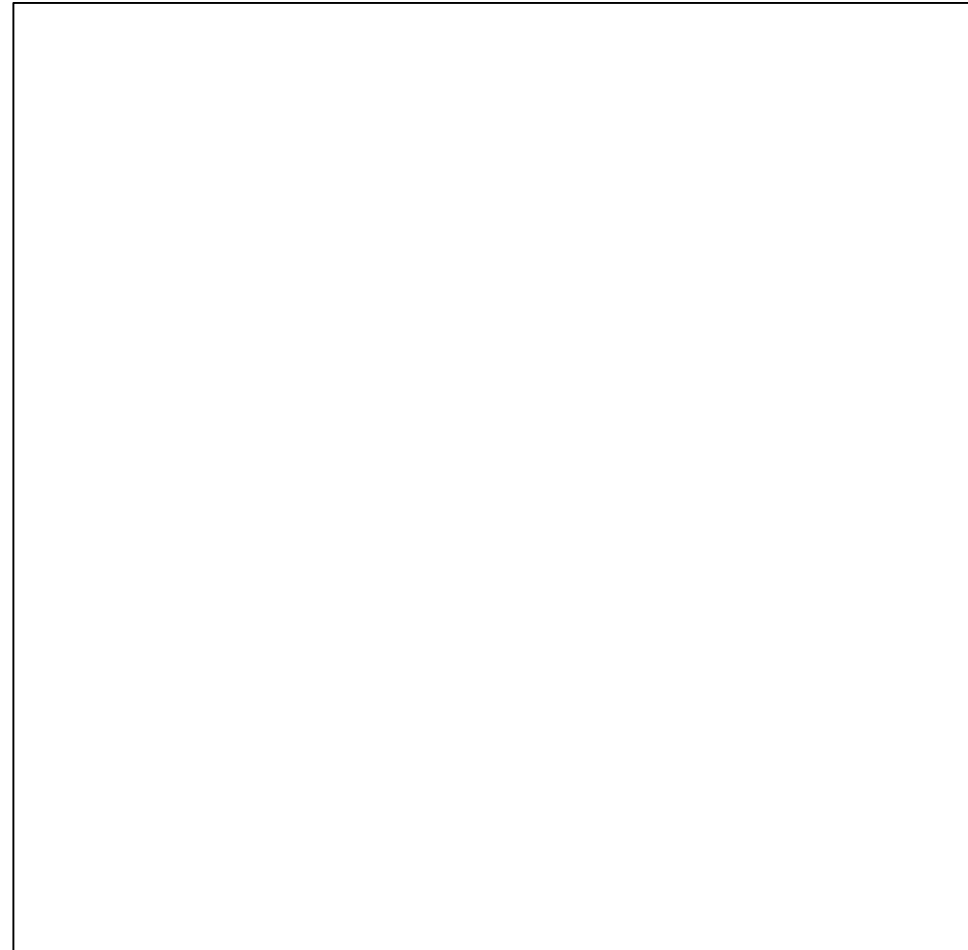


ALUMINUM FRAME TYPES

SCALE: 1/4"=1'-0"

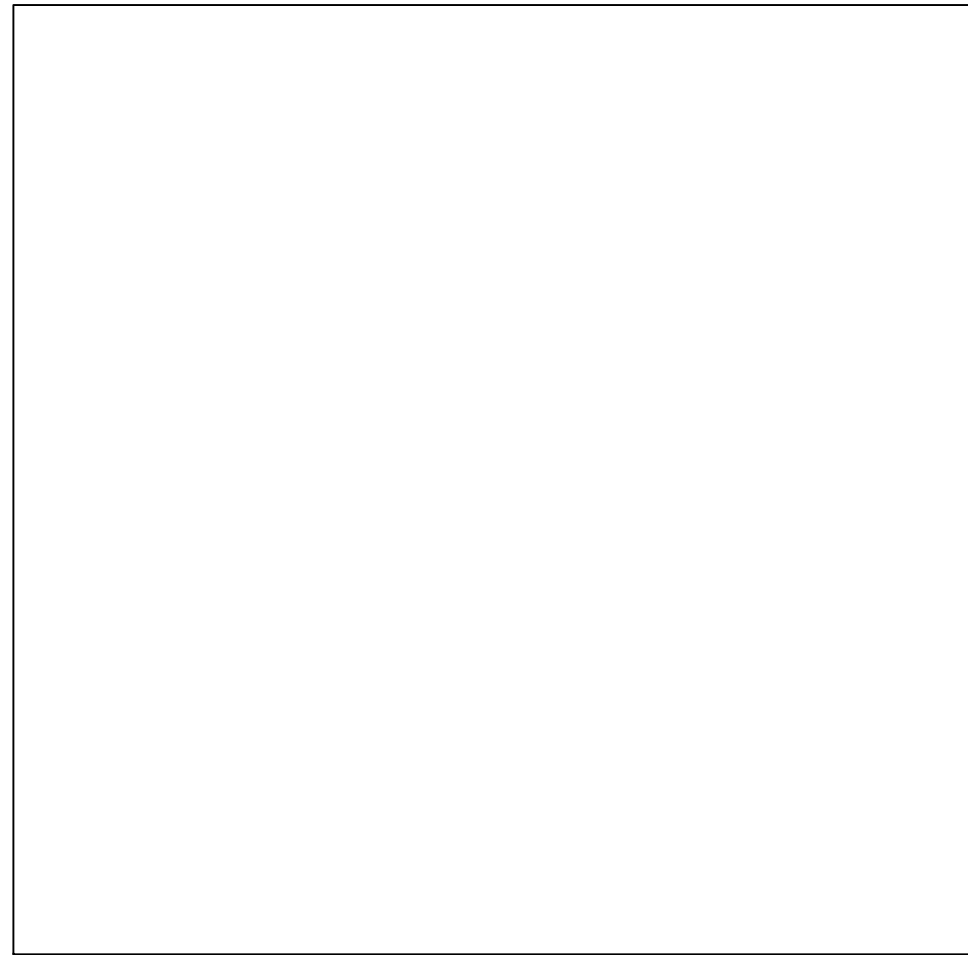


NOT USED

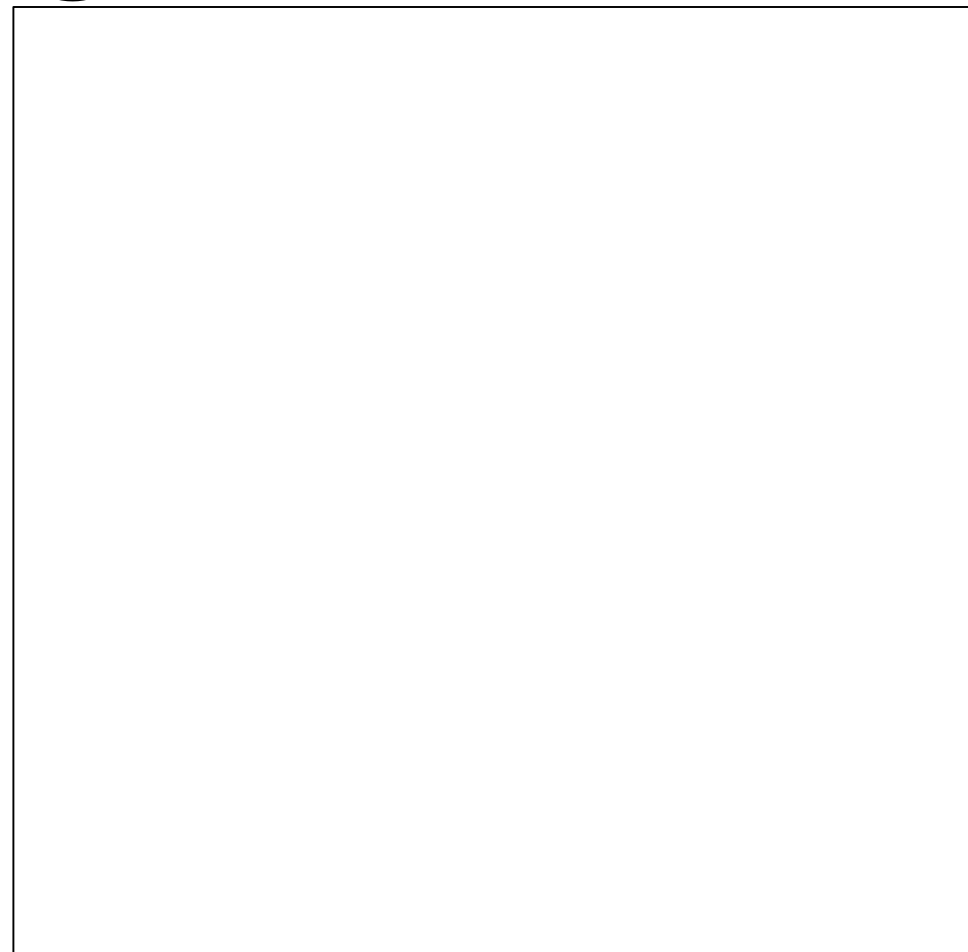


NOT USED

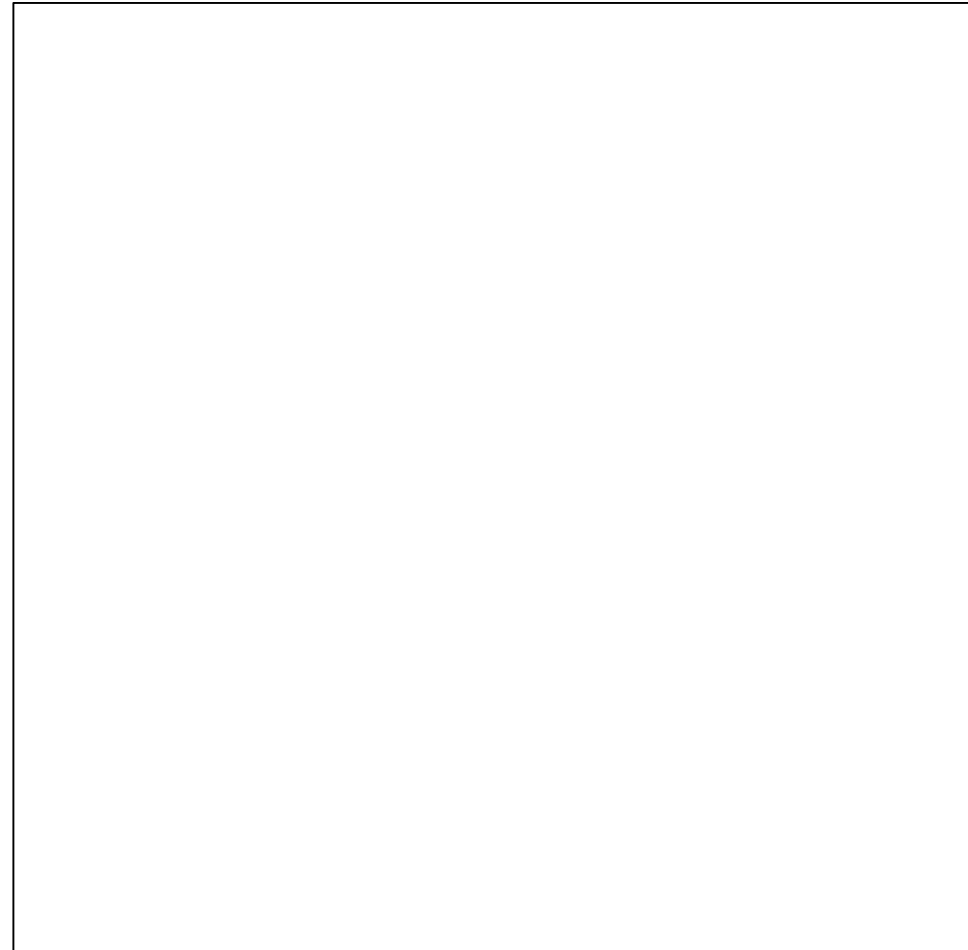
HARDWARE GROUPS



NOT USED



NOT USED



NOT USED

HARDWARE GROUP #1

CONTINUOUS PIANO HINGE, KAWNEER SAM II CONCEALED CLOSER, DOR-O-MATIC 1990 CONCEALED ROD, KAWNEER STYLE CO-9/CO-12 PULL, RIM CYLINDER, PEMKO 1761 ALUMINUM THRESHOLD, PEMKO 9241 WEATHERSTRIPPING

HARDWARE GROUP #2

1 1/2 PR IVES 5BB1 4 1/2" X 4 1/2" NRP BUTTS, SCHLAGE ALX80P STOREROOM LOCKSET, ATHENS DESIGN, US 652 FINISH, IVES 5R54 SILENCERS, IVES WS406/407CCV WALL STOP, ROCKWOOD 1050 (10" X 34") KICK PLATE

HARDWARE GROUP #3

1 1/2 PR IVES 5BB1 4 1/2" X 4 1/2" NRP BUTTS, SCHLAGE ND40 PRIVACY LOCKSET, ATHENS DESIGN, US 652 FINISH, SCHLAGE, IVES 5R64 SILENCERS, IVES WS406/407CCV WALL STOP, ROCKWOOD 1050 (10" X 34") KICK PLATE



JOHN DAVIS DESIGN GROUP

ARCHITECTS INTERIORS PLANNERS

176 TALAMINE COURT SUITE 100 COLORADO SPRINGS, COLORADO 80907 P 719/528-1177 F 719/444-8409

DO NOT SCALE DRAWINGS FOR CONSTRUCTION PURPOSES

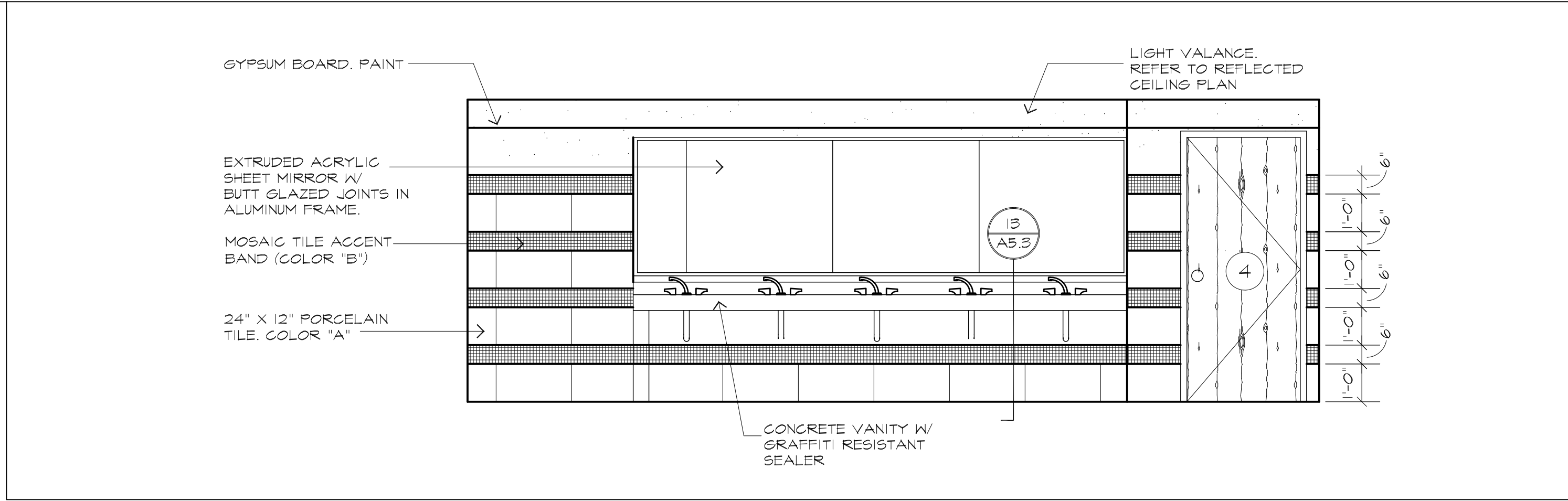
THESE DRAWINGS ARE THE PROPERTY OF JDDG ARCHITECTS. THEY SHALL BE USED FOR THE SOLE PURPOSE OF CONSTRUCTING THIS PROJECT. THEY SHALL NOT BE REPRODUCED AND USED FOR THE PURPOSE OF CONSTRUCTION DOCUMENTS FOR ANY OTHER PROJECTS.

DOOR AND ROOM FINISH SCHEDULES
NEW INTERIOR REMODEL FOR
MANITOU SPRINGS MOBILITY
HUB RESTROOM BUILDING
132 MANITOU AVENUE
MANITOU SPRINGS, COLORADO 80829

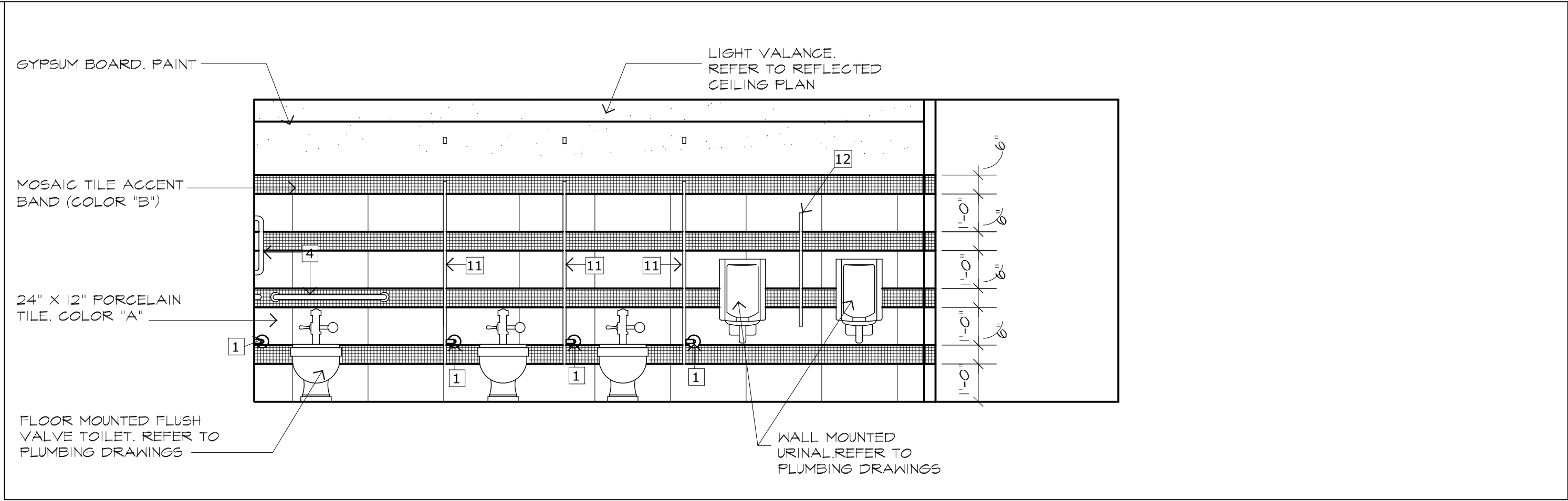
PROJECT NO.	202440
DATE	JANUARY 24, 2025
DRAWN BY	JRD
CHECKED	JRD
APPROVED	JRD
REVISED	
FINAL BID DOCUMENTS JANUARY 24, 2025	

SHEET

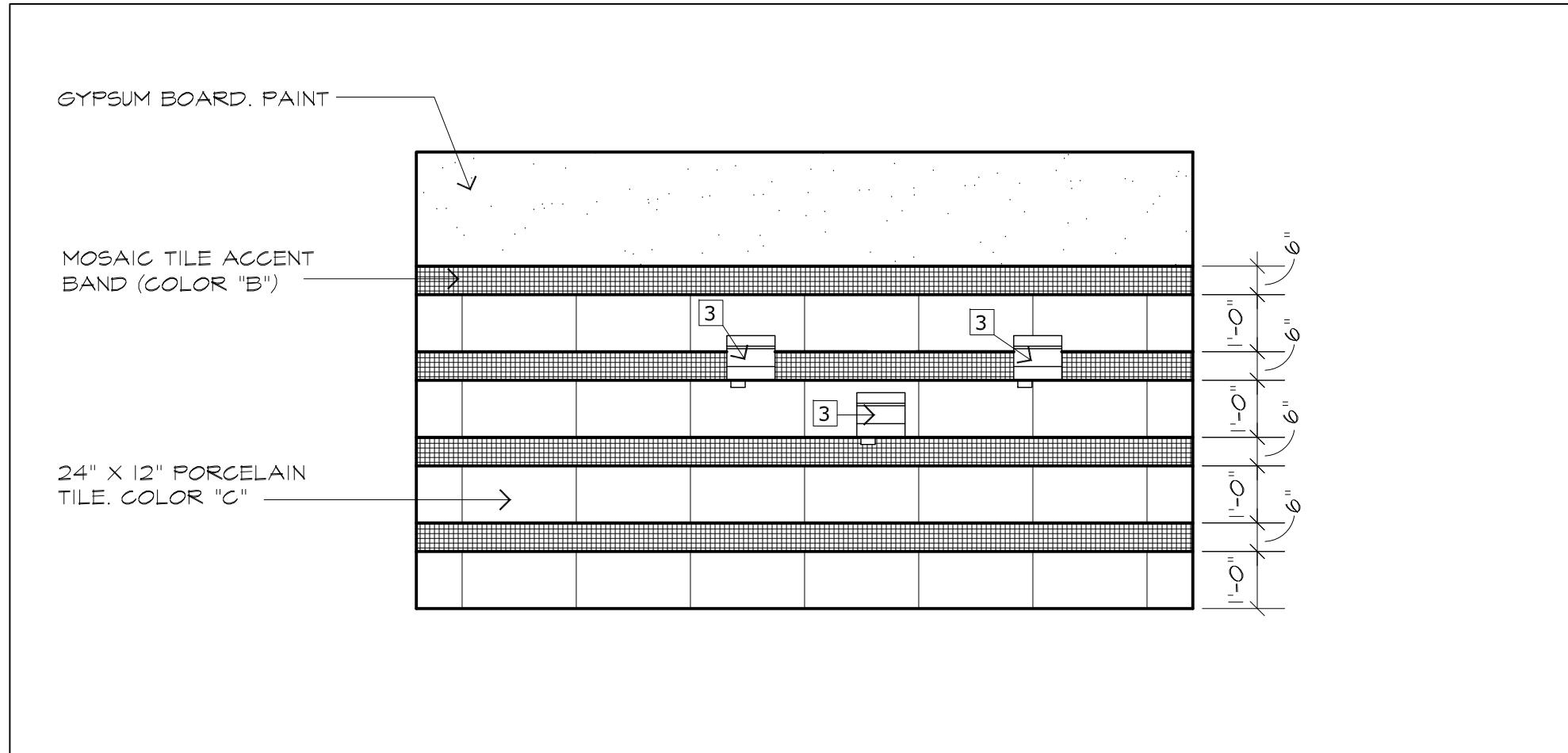
A4.1



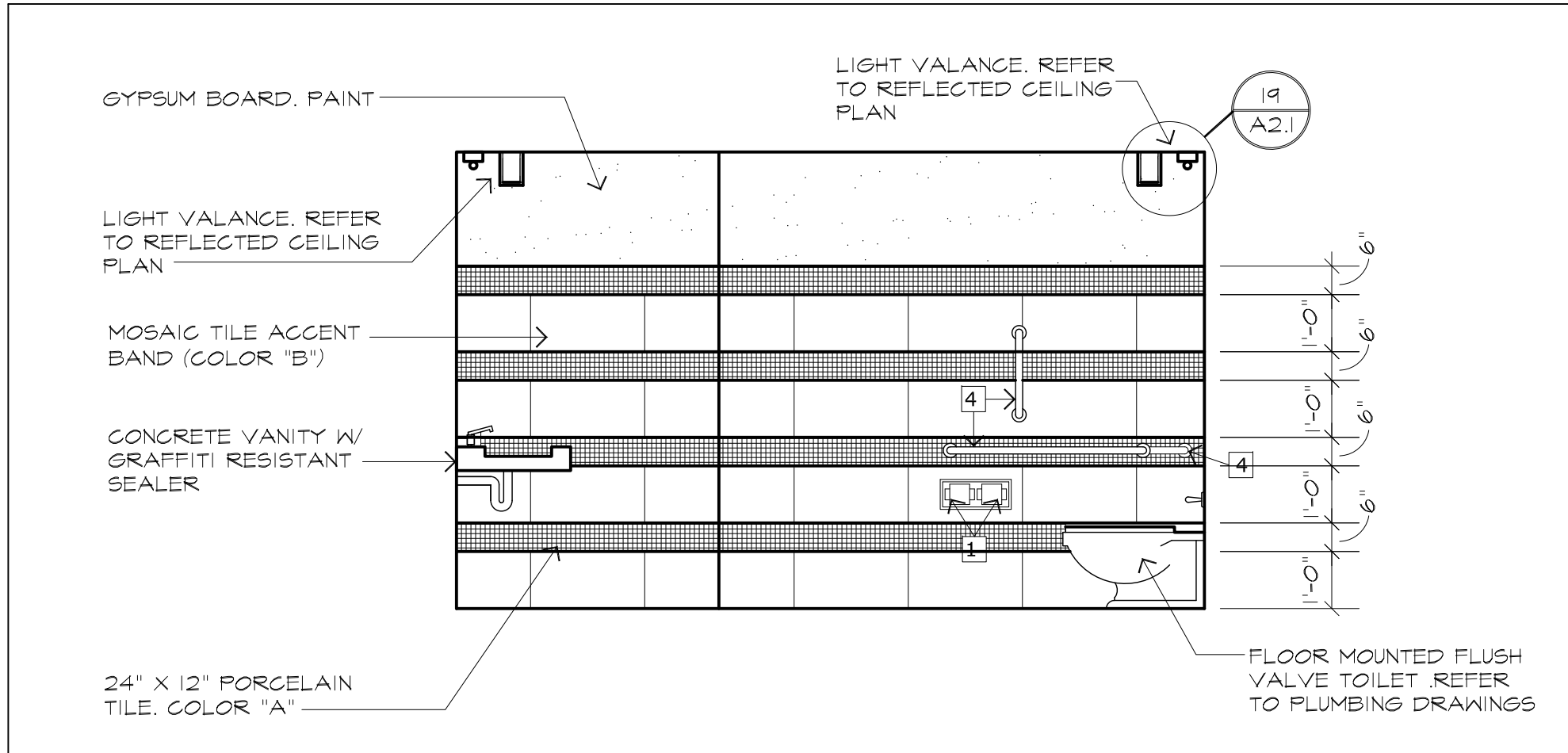
1 NORTH WALL MEN 03
A5.1 SCALE: 3/8"=1'-0"



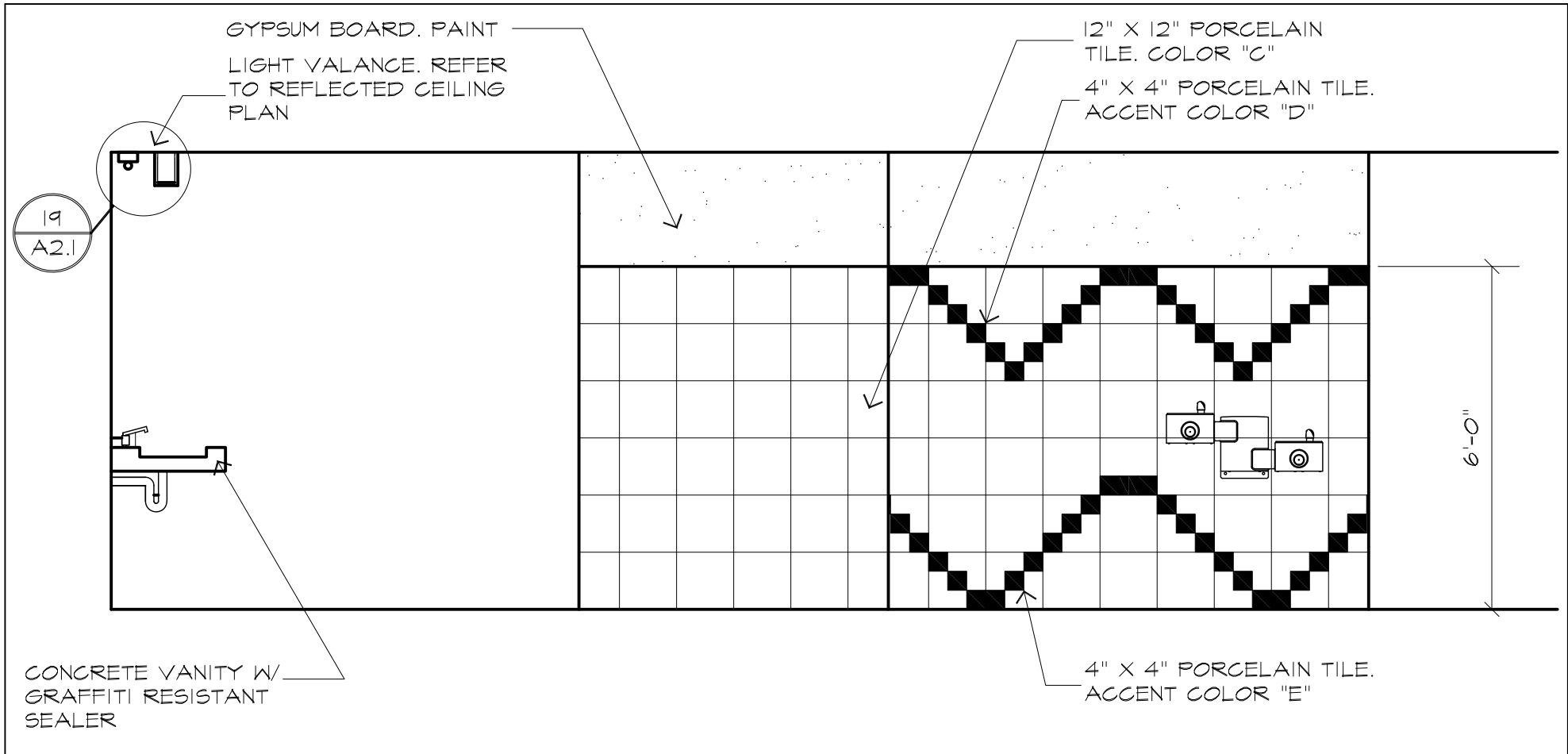
4 SOUTH WALL MEN 03
A5.1 SCALE: 3/8"=1'-0"



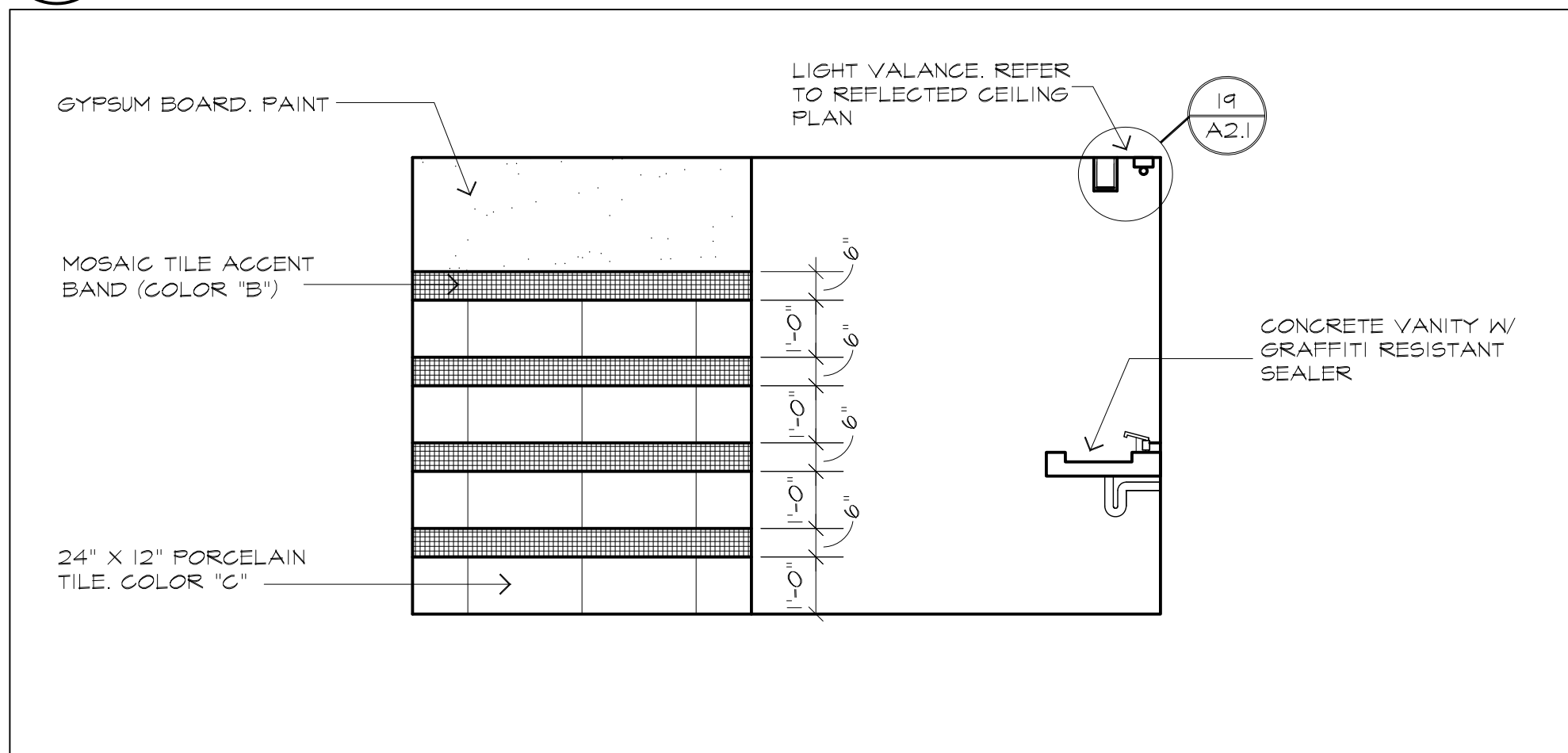
7 WEST WALL MEN 03
A5.1 SCALE: 3/8"=1'-0"



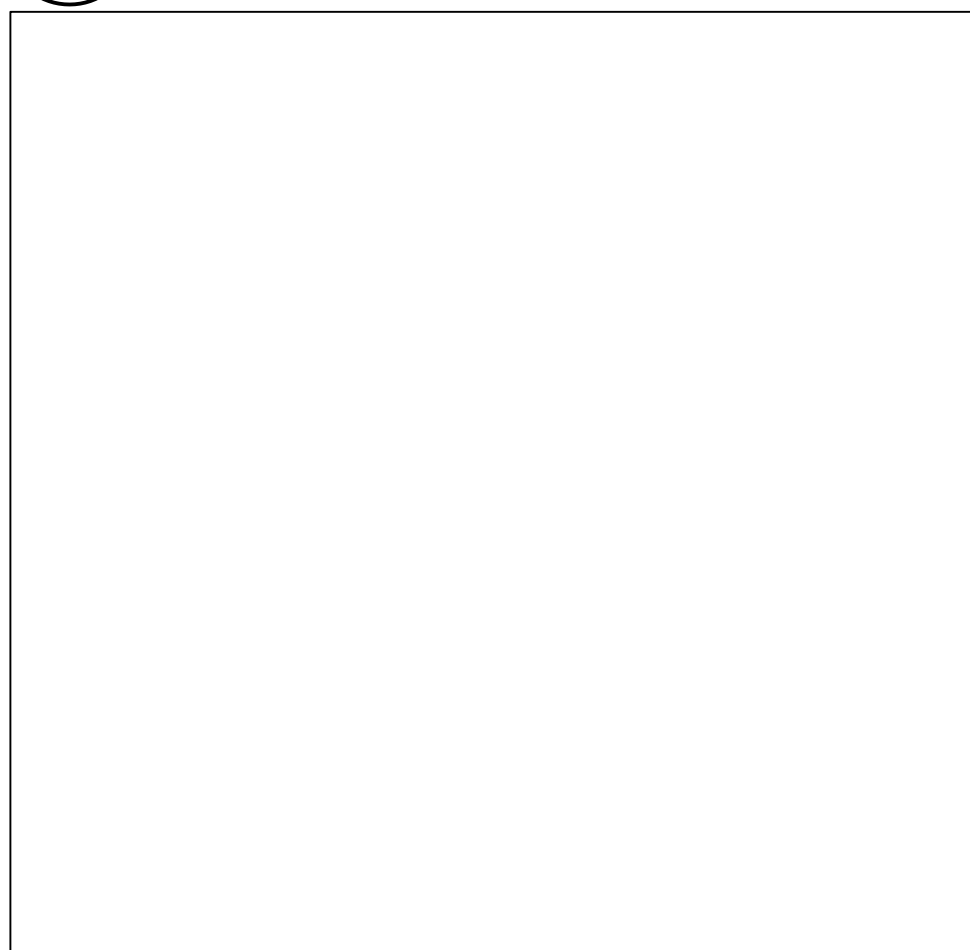
9 EAST WALL MEN 03
A5.1 SCALE: 3/8"=1'-0"



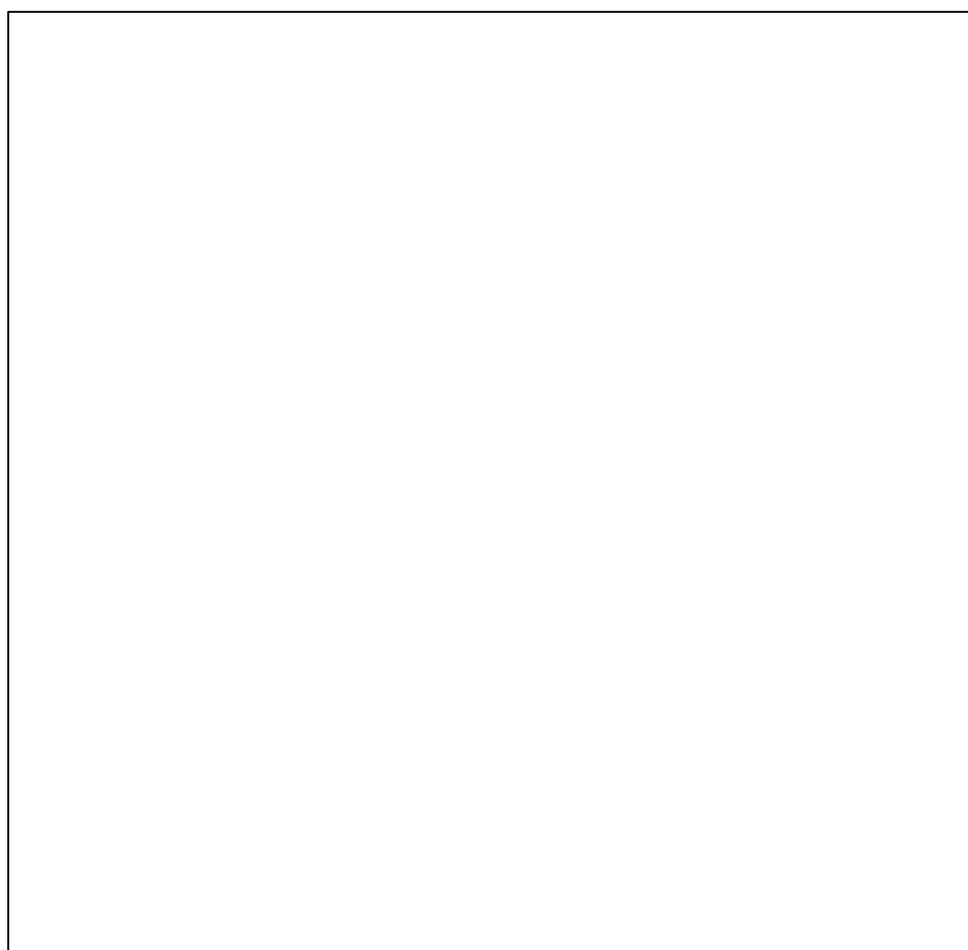
11 SOUTH WALL MEN 03
A5.1 SCALE: 3/8"=1'-0"



13 NORTH WALL MEN 03
A5.1 SCALE: 3/8"=1'-0"



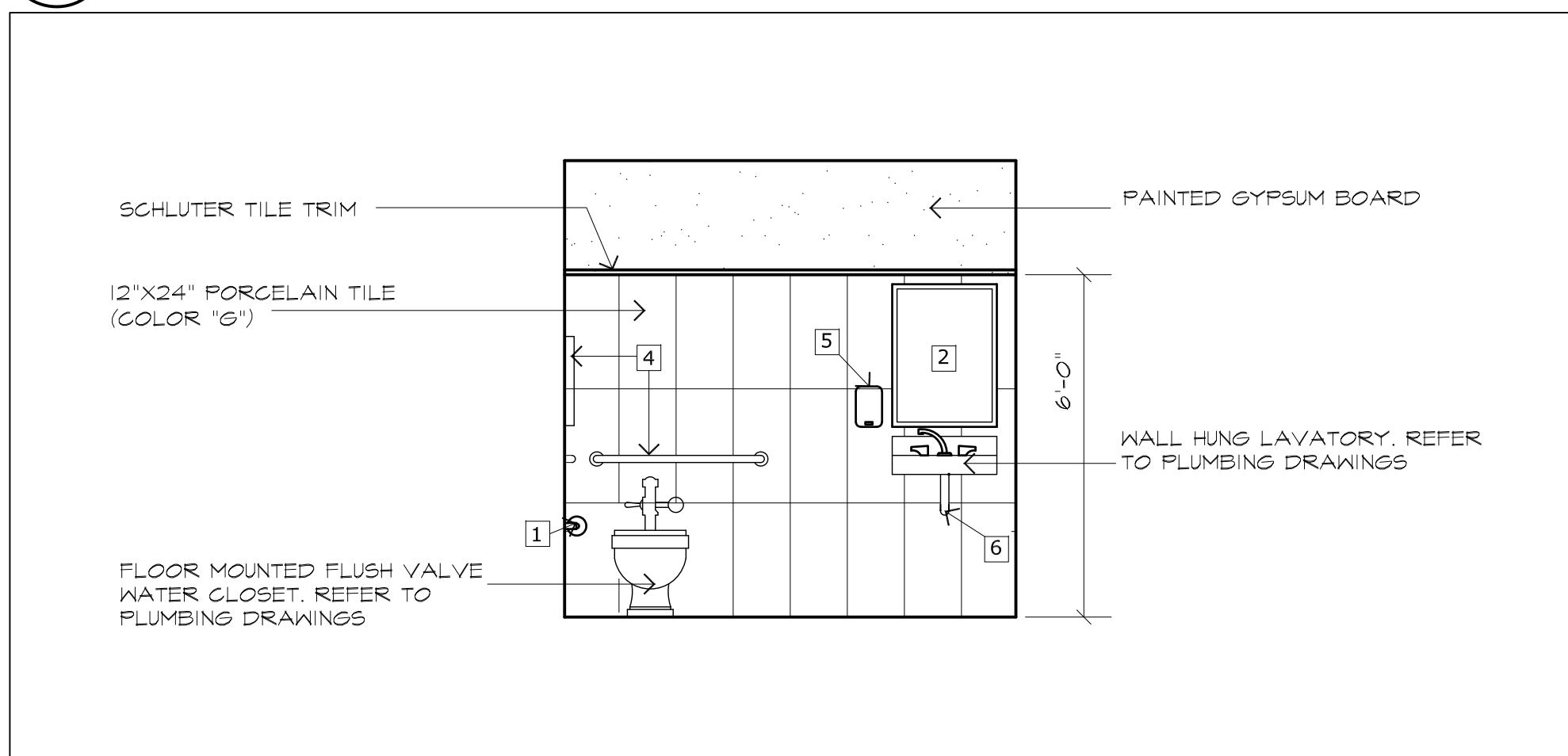
15 NOT USED
A5.1



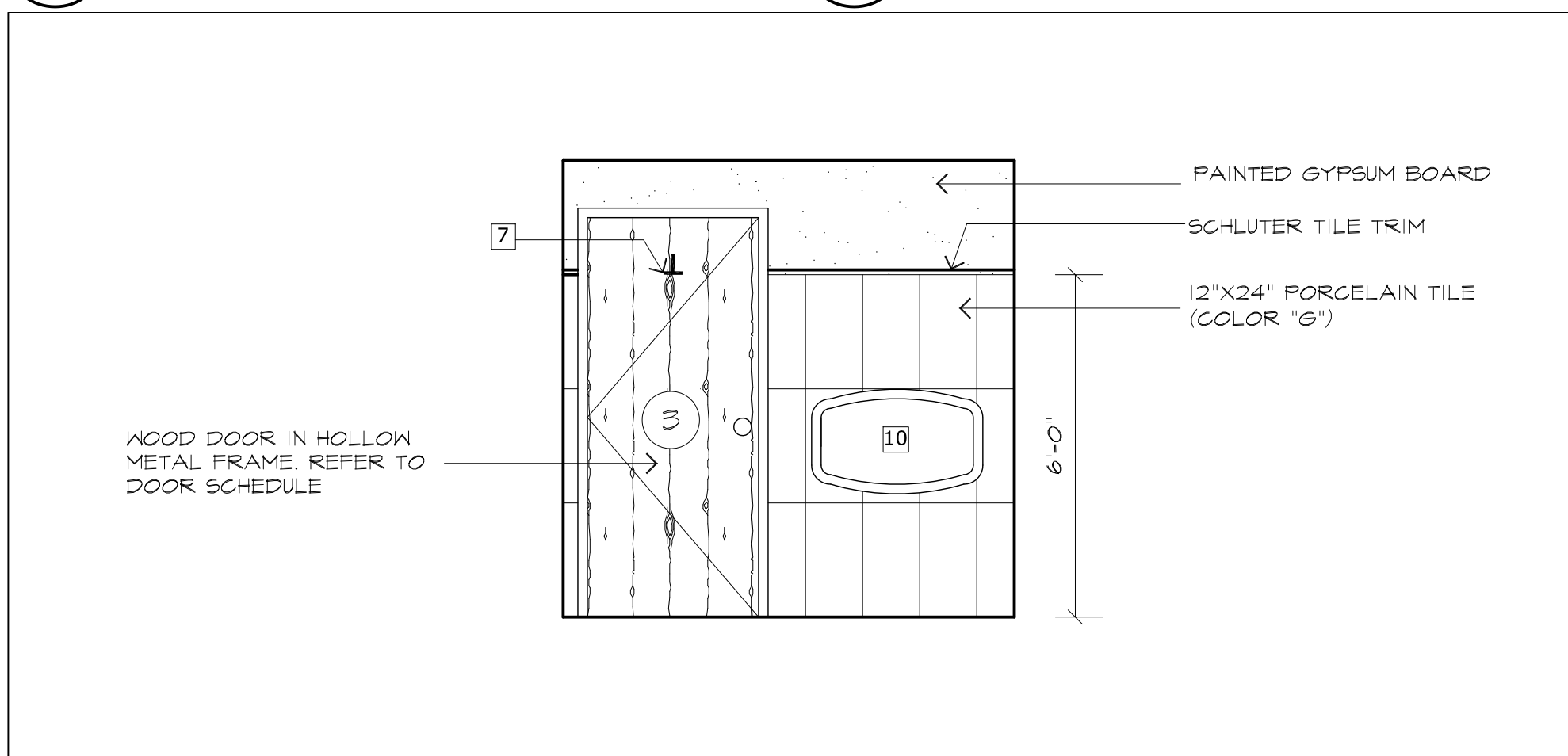
16 NOT USED
A5.1

- 1 TOILET PAPER HOLDER (PENAL-WARE 1840-FA SERIES)
- 2 PLATE GLASS MIRROR (BRADLEY 781-024300 24" X 30")
- 3 ELECTRIC HAND DRYERS GLOBAL INDUSTRIAL AUTOMATIC HAND DRYER
- 4 GRAB BAR (ACORN 1108-5, 1108-4 AND 1108-1) 1 1/2" DIA X 42" LONG (HORIZONTAL) & 1 1/2" DIA X 36" LONG (HORIZONTAL) & 1 1/2" X 18" LONG VERTICAL. SATIN FINISH STAINLESS STEEL
- 5 SOAP DISPENSER (BOBRICK B-2111)
- 6 INSULATION AT LAVATORY PIPING
- 7 COAT HOOK (BOBRICK B-212 ALUMINUM W/ MATTE FINISH)
- 8 SANITARY NAPKIN DISPOSAL (BOBRICK B-2112)
- 9 PLATE GLASS MIRROR (5'-0" X 3'-4")
- 10 BABY CHANGING STATION (KOLA KARE KB200-01SS)
- 11 BOBRICK SOLID COLOR REINFORCED COMPOSITE SIERRA SERIES® 1090 FLOOR MOUNTED OVERHEAD BRACED TOILET PARTITION
- 12 BOBRICK SOLID COLOR REINFORCED COMPOSITE SIERRA SERIES® 1090 FLOOR MOUNTED OVERHEAD BRACED URINAL SCREEN
- 13 SOAP DISPENSER (BOBRICK LAVATORY MOUNTED)
- 14 SET COVER DISPENSER (BOBRICK B-221)
- GENERAL NOTES:
MOUNT TOILET ACCESSORIES PER ANSI A117.1-2017 REQUIREMENTS

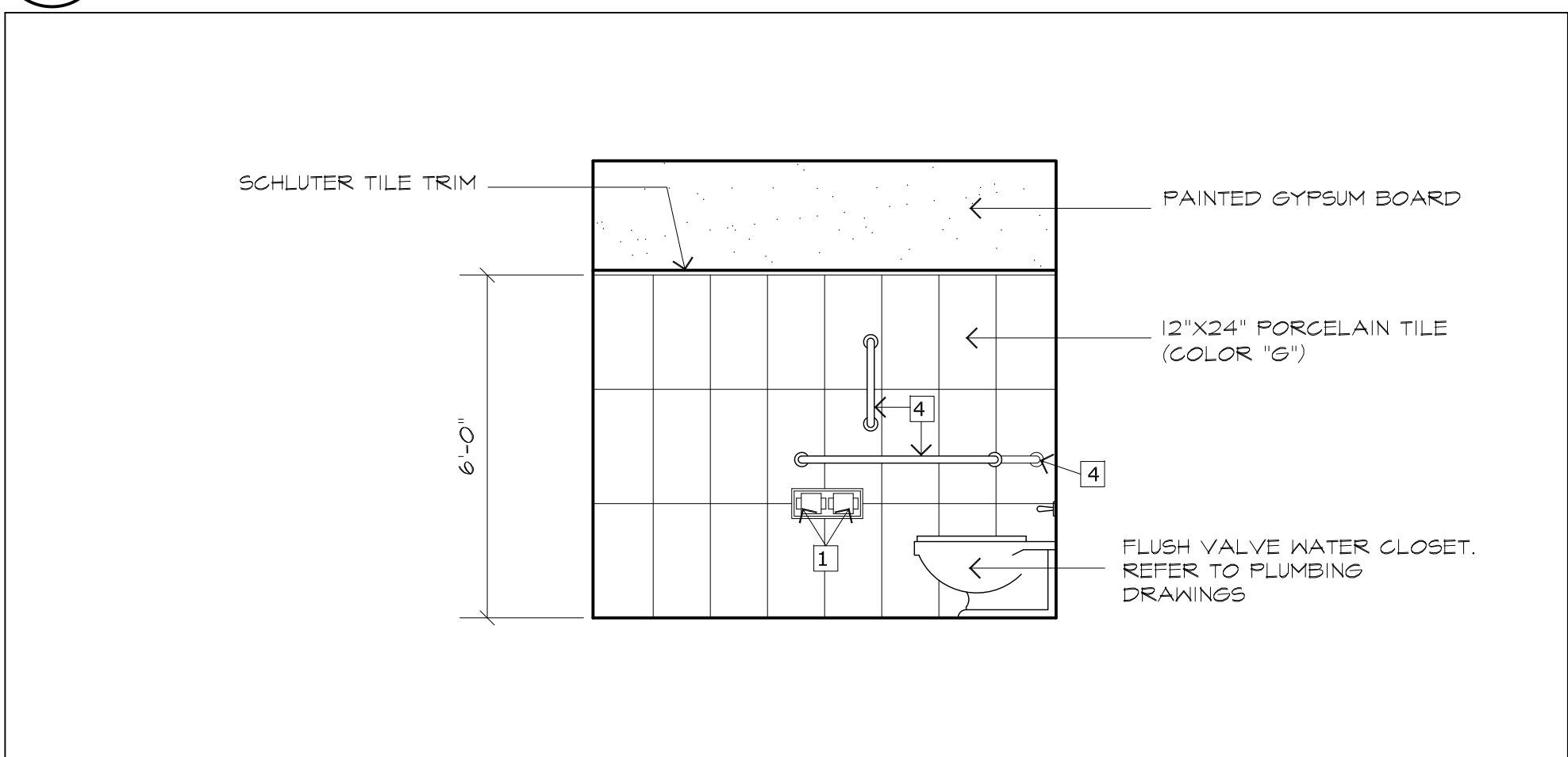
17 TOILET ACCESSORIES
A5.1



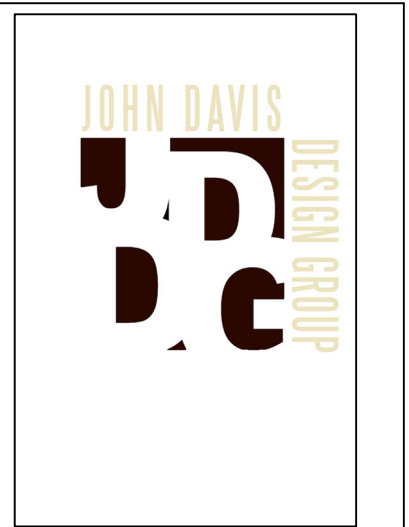
19 NORTH WALL TOILET 06
A5.1 SCALE: 3/8"=1'-0"



21 SOUTH WALL TOILET 06
A5.1 SCALE: 3/8"=1'-0"



23 WEST WALL TOILET 06
A5.1 SCALE: 3/8"=1'-0"



JOHN DAVIS
DESIGN GROUP

ARCHITECTS
INTERIORS
PLANNERS

176 TALAMINE COURT SUITE 100
COLORADO SPRINGS,
COLORADO 80907
P 719/528-1177
F 719/444-8409

DO NOT SCALE
DRAWINGS FOR
CONSTRUCTION
PURPOSES

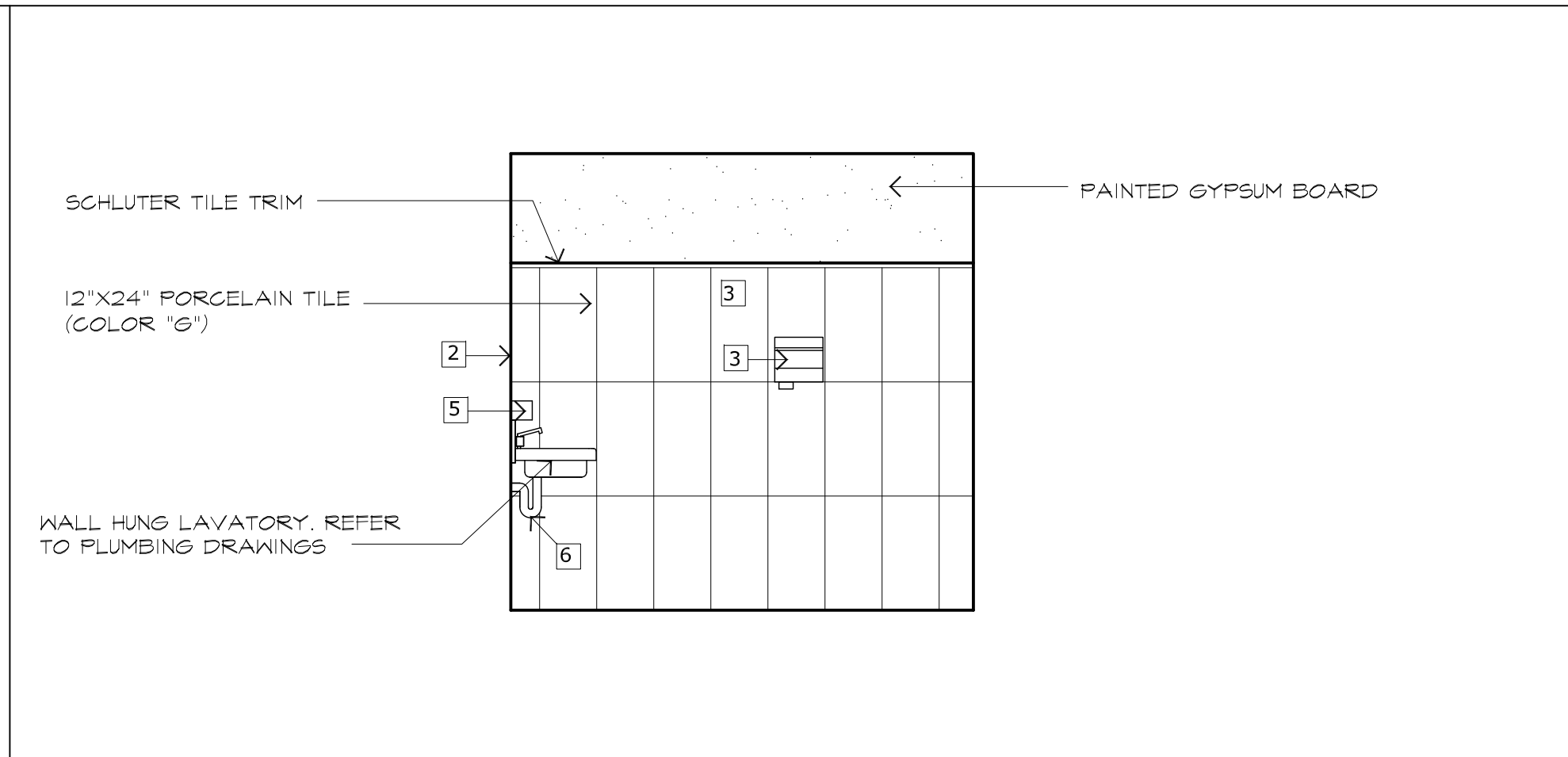
THESE DRAWINGS ARE THE PROPERTY OF
JDDG ARCHITECTS. THEY SHALL BE USED
FOR THE SOLE PURPOSE OF CONSTRUCTING
THIS PROJECT. THEY SHALL NOT BE
REPRODUCED AND USED FOR THE PURPOSE
OF CONSTRUCTION DOCUMENTS FOR ANY
OTHER PROJECTS.

INTERIOR ELEVATIONS
NEW INTERIOR REMODEL FOR
MANITOU SPRINGS MOBILITY
HUB RESTROOM BUILDING
132 MANITOU AVENUE
MANITOU SPRINGS, COLORADO 80829

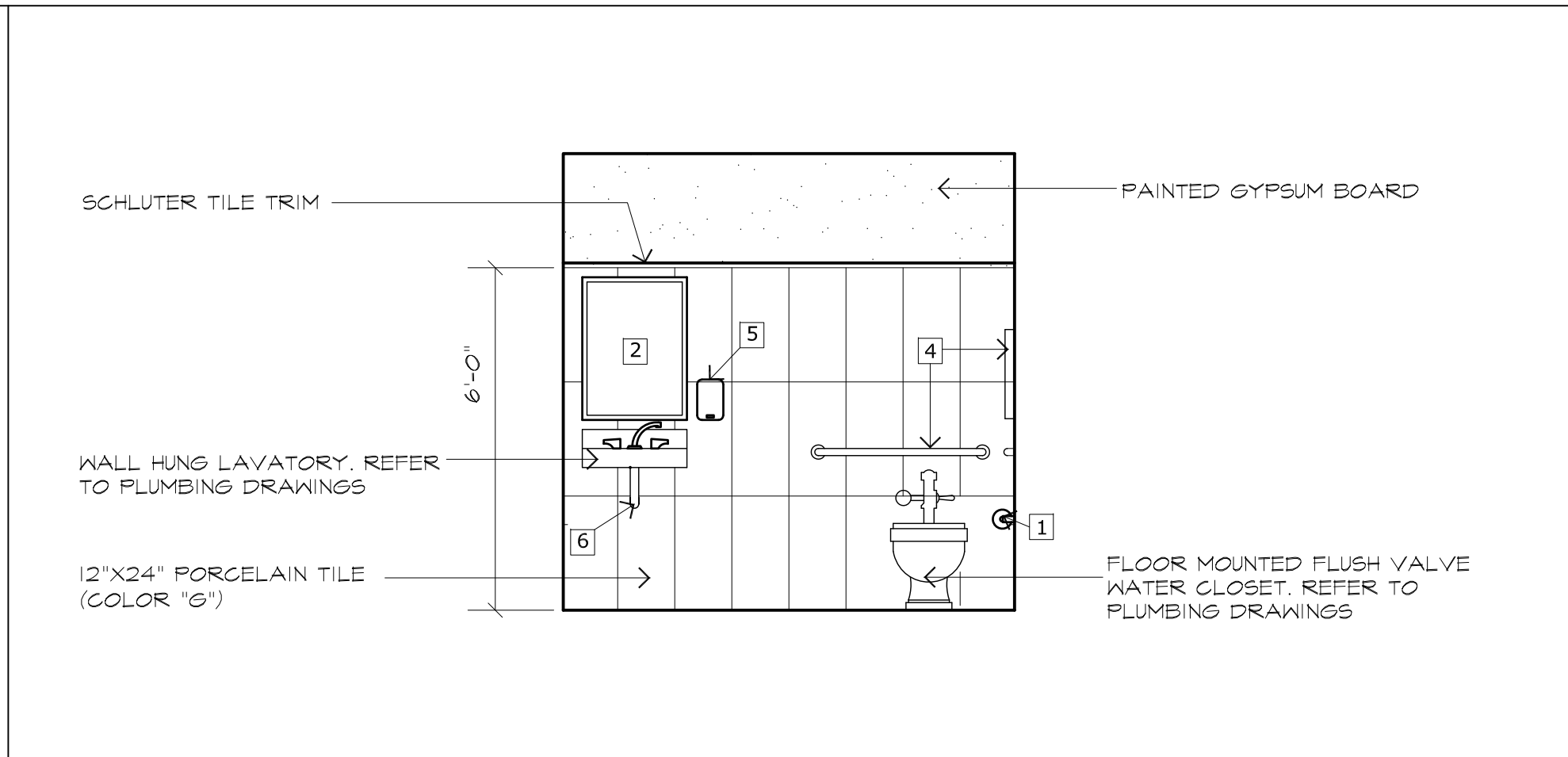
PROJECT NO. 202440
DATE JANUARY 24, 2025
DRAWN BY JRD
CHECKED JRD
APPROVED JRD
REVISED
FINAL BID
DOCUMENTS
JANUARY 24, 2025

SHEET

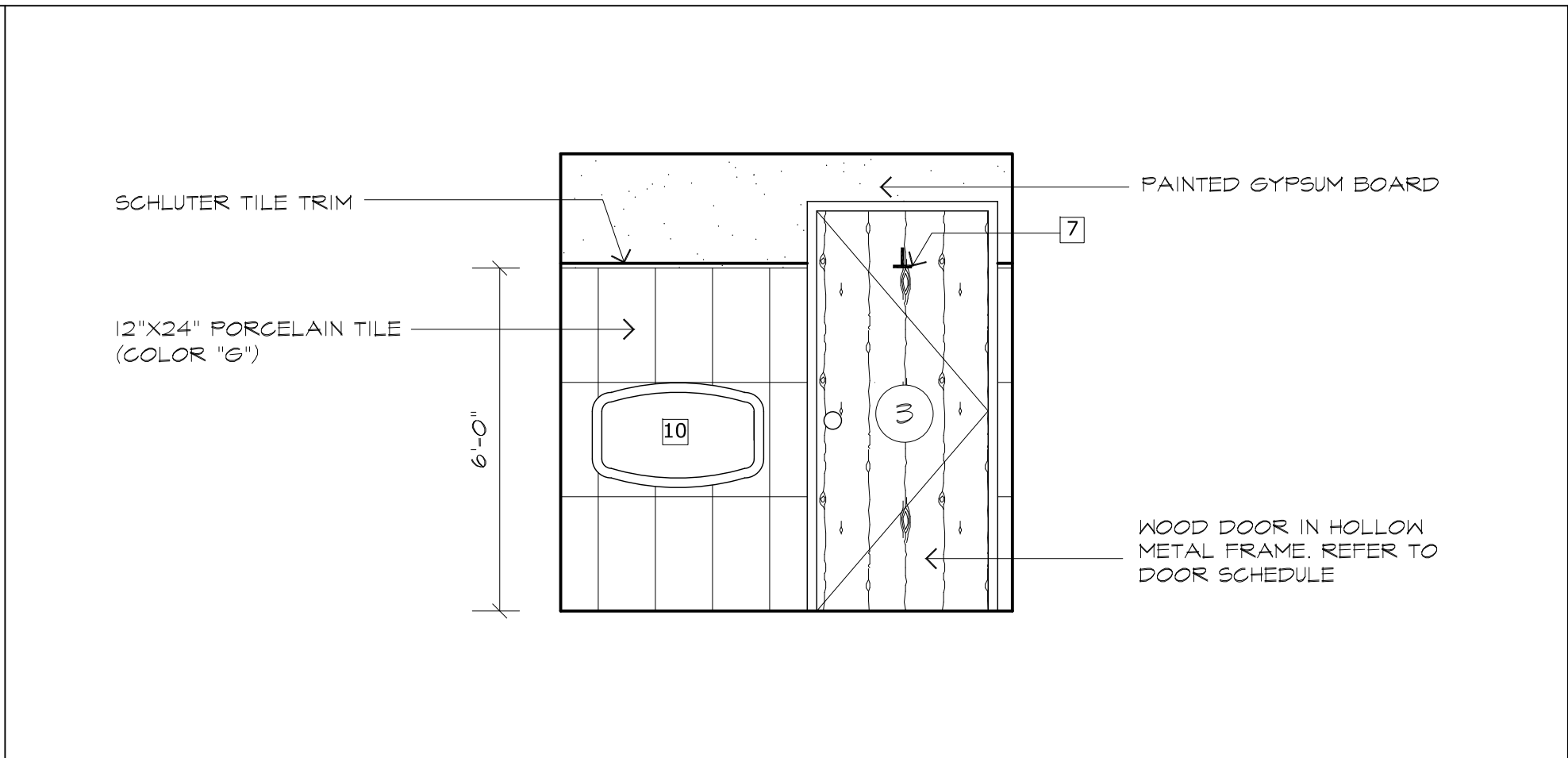
A5.1



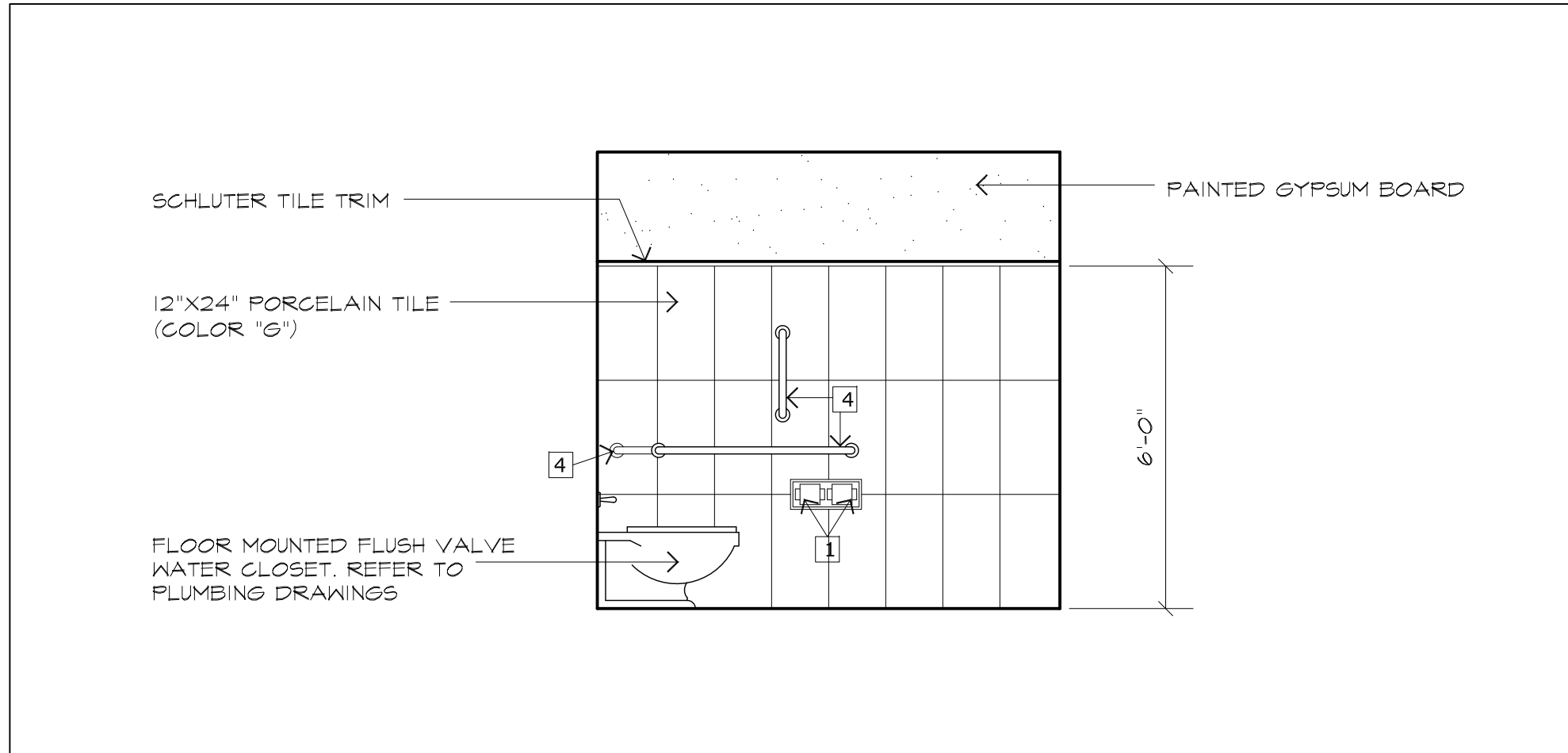
1 EAST WALL TOILET 06
A5.2 SCALE: 3/8"=1'-0"



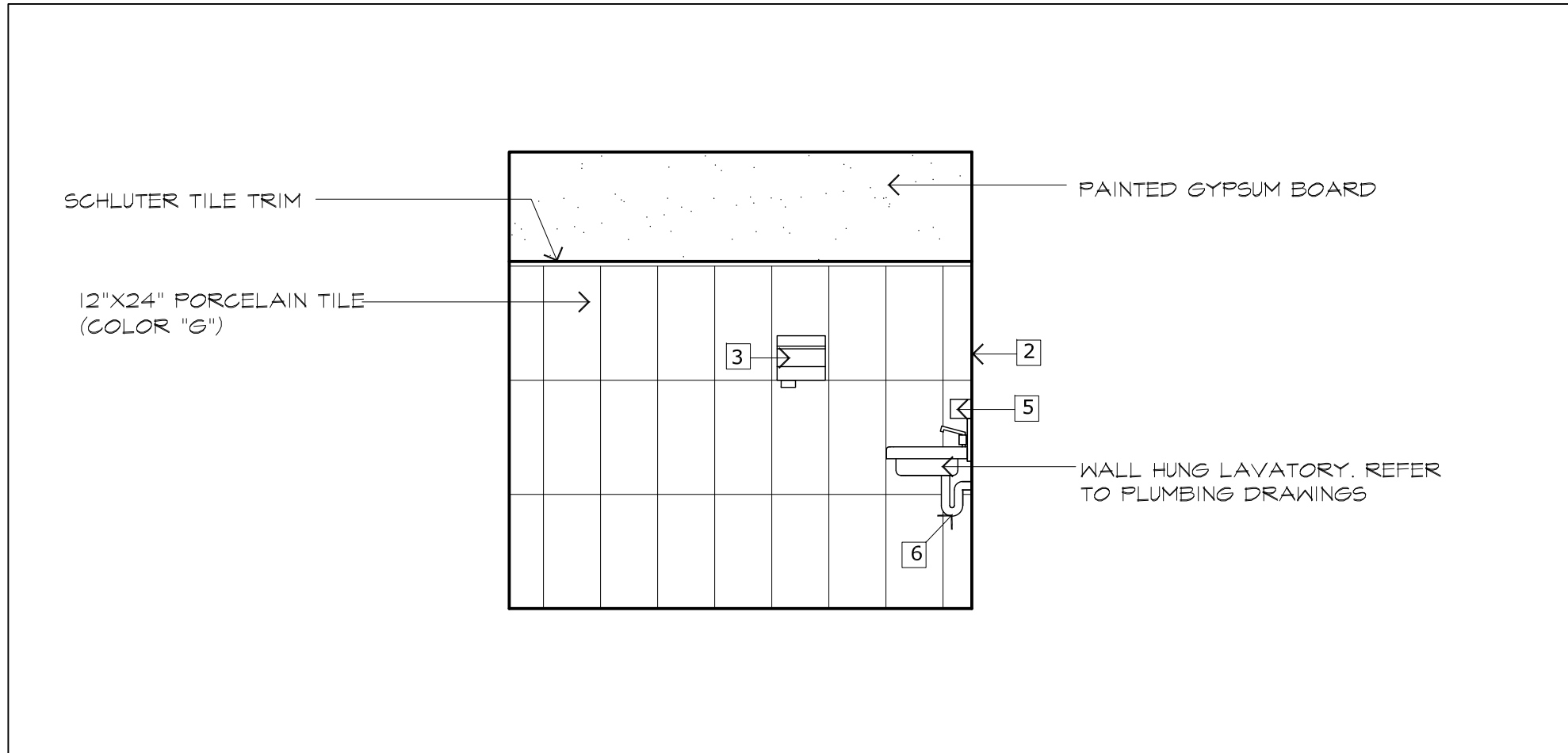
3 NORTH WALL TOILET 05
A5.2 SCALE: 3/8"=1'-0"



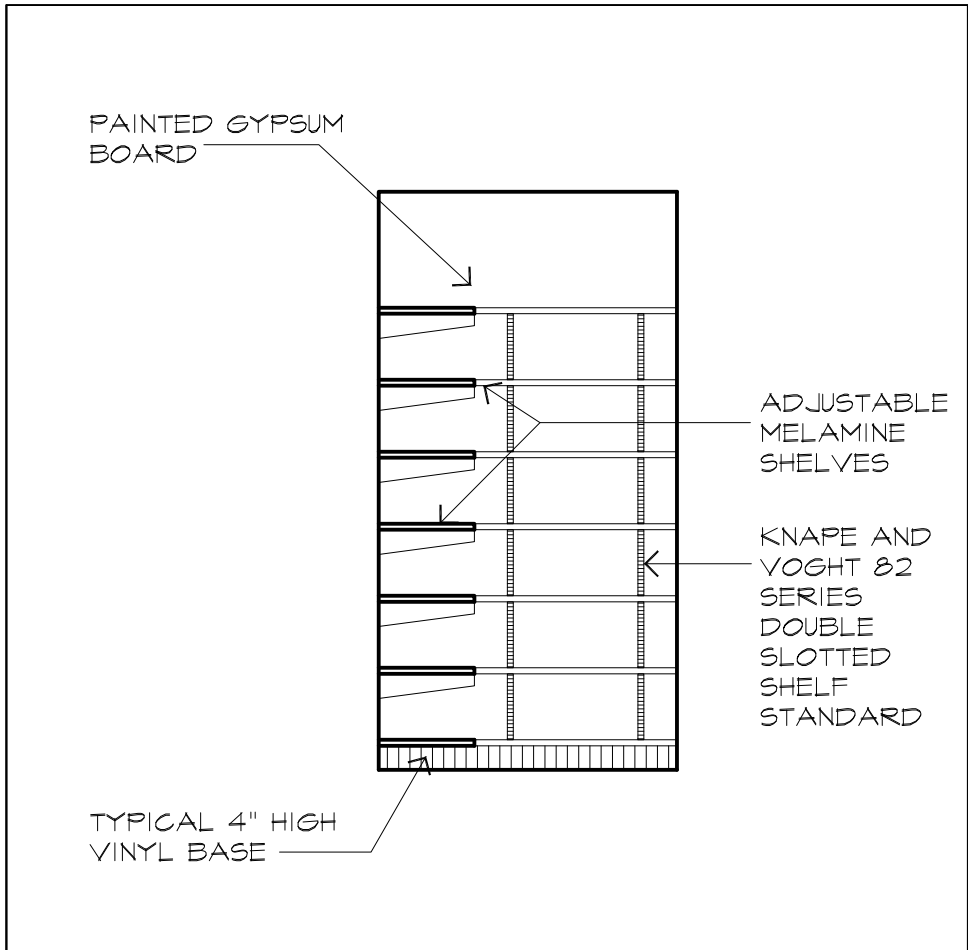
5 SOUTH WALL TOILET 05
A5.2 SCALE: 3/8"=1'-0"



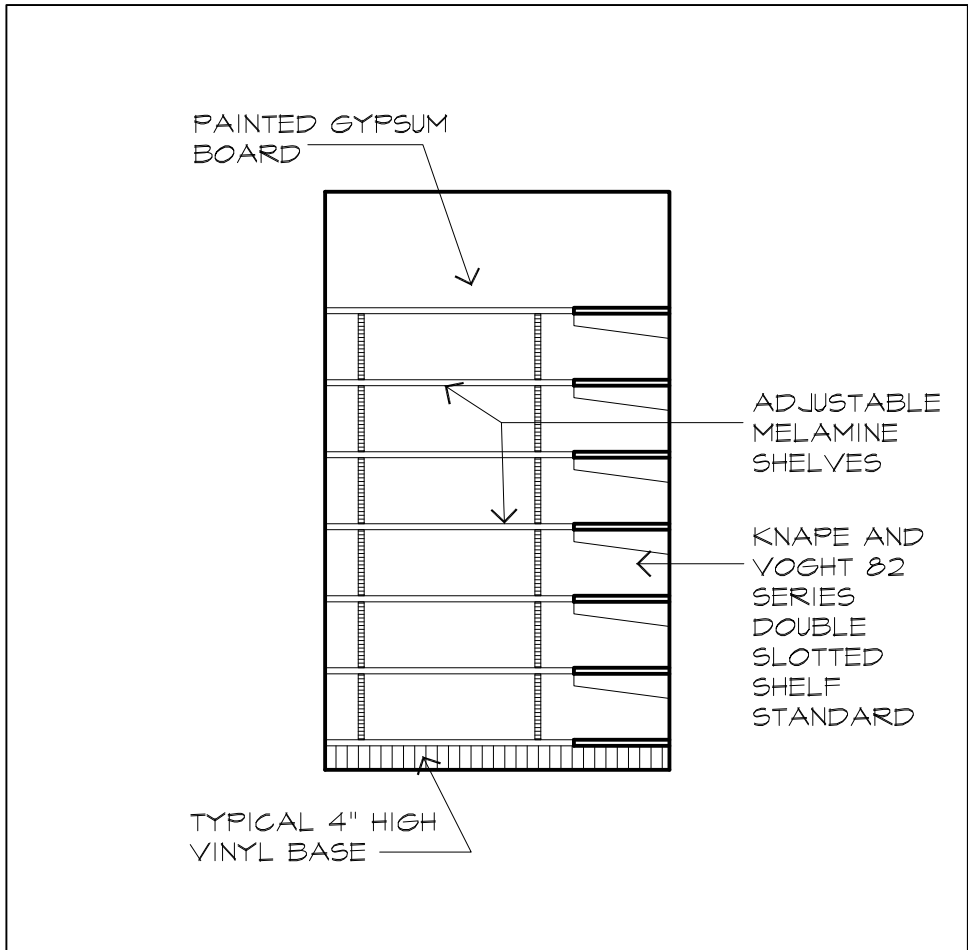
7 EAST WALL TOILET 05
A5.2 SCALE: 3/8"=1'-0"



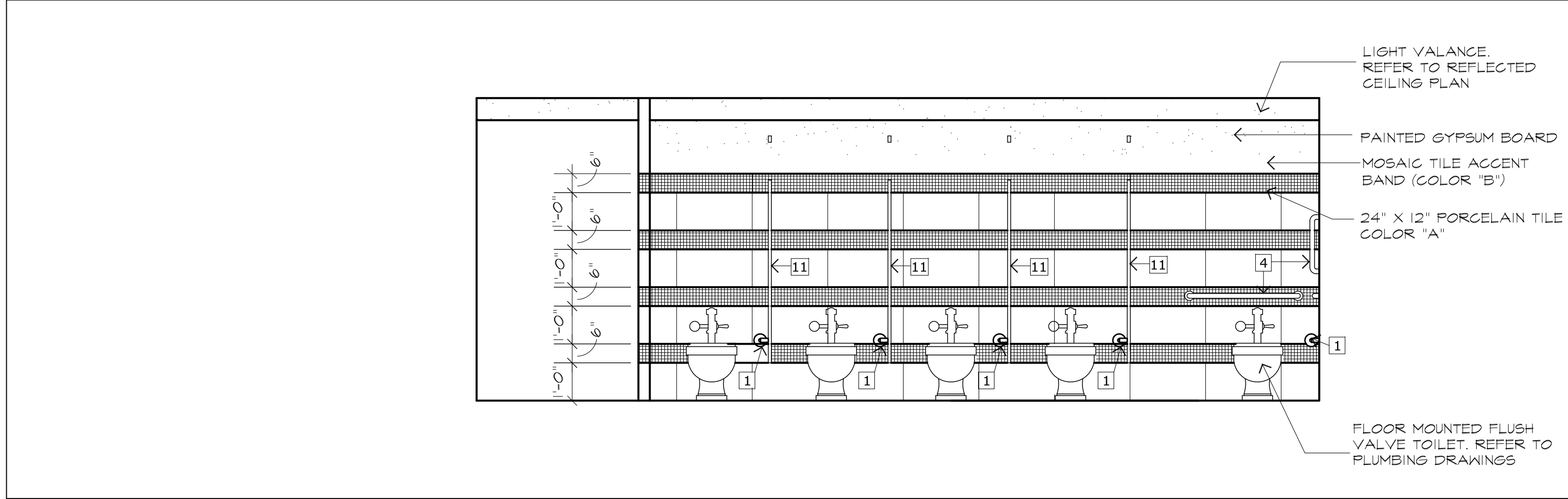
9 WEST WALL TOILET 05
A5.2 SCALE: 3/8"=1'-0"



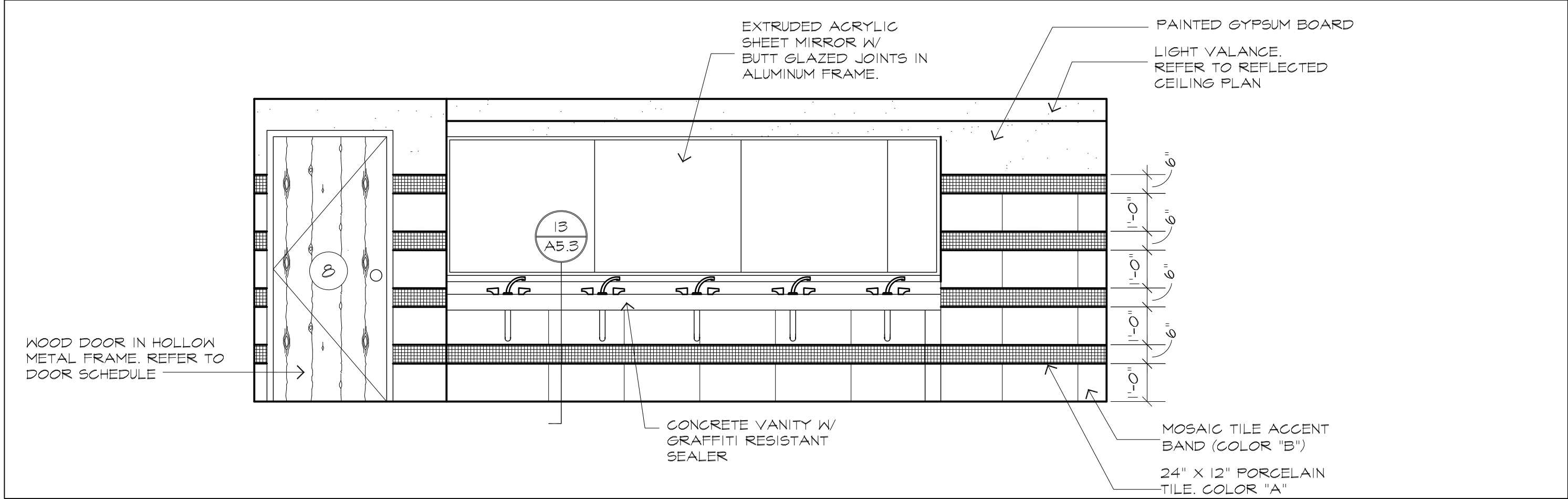
11 WEST WALL STORAGE 08
A5.2 SCALE: 3/8"=1'-0"



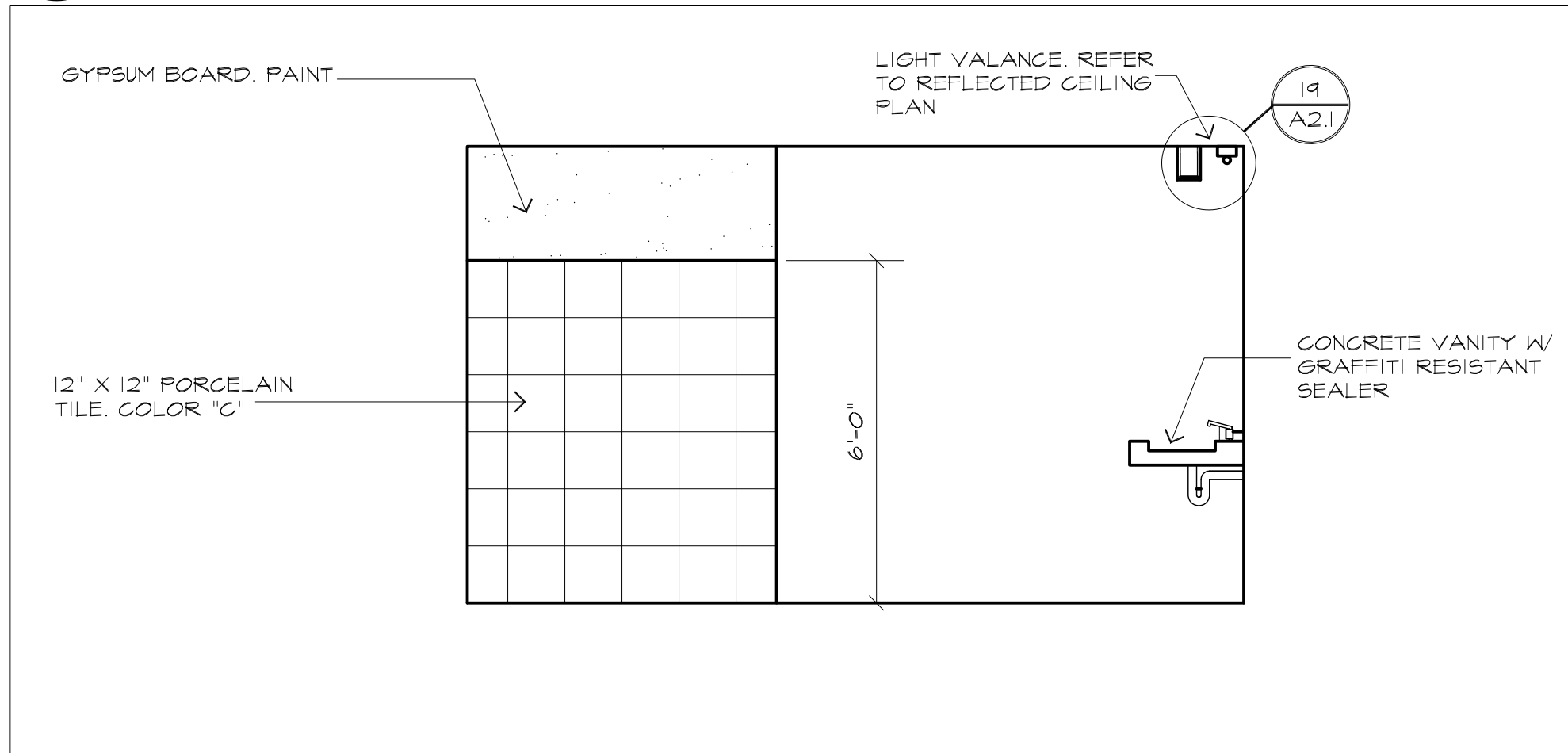
12 SOUTH WALL STORAGE 08
A5.2 SCALE: 3/8"=1'-0"



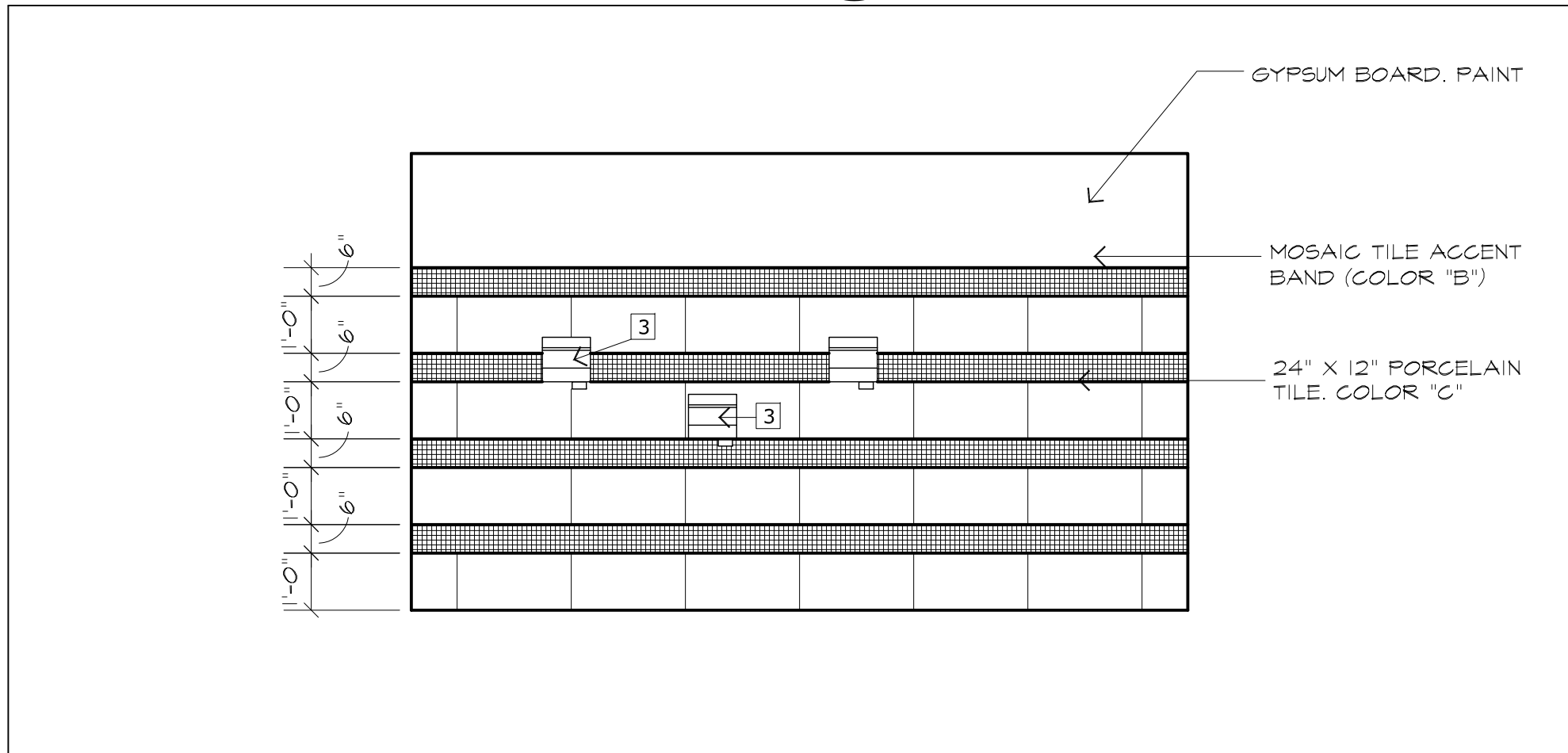
13 NORTH WALL WOMEN 09
A5.2 SCALE: 3/8"=1'-0"



16 SOUTH WALL WOMEN 09
A5.2 SCALE: 3/8"=1'-0"



19 SOUTH WALL WOMEN 09
A5.2 SCALE: 3/8"=1'-0"



21 EAST WALL TOILET 09
A5.2 SCALE: 3/8"=1'-0"

- | | |
|--|--|
| 1 TOILET PAPER HOLDER (PENAL-WARE 1840-FA SERIES) | 8 SANITARY NAPKIN DISPOSAL (BOBRICK B-2112) |
| 2 PLATE GLASS MIRROR (BRADLEY 781-024300 24" X 30") | 9 PLATE GLASS MIRROR (5'-0" X 3'-4") |
| 3 ELECTRIC HAND DRYERS GLOBAL INDUSTRIAL AUTOMATIC HAND DRYER | 10 BABY CHANGING STATION (KOLA KARE KB200-01SS) |
| 4 GRAB BAR (ACORN 1108-5, 1108-4 AND 1108-1) 1½" DIA X 42" LONG (HORIZONTAL) & 1½" DIA X 36" LONG (HORIZONTAL) & 1½" X 18" LONG VERTICAL. SATIN FINISH STAINLESS STEEL | 11 BOBRICK SOLID COLOR REINFORCED COMPOSITE SIERRA SERIES® 1090 FLOOR MOUNTED OVERHEAD BRACED TOILET PARTITION |
| 5 SOAP DISPENSER (BOBRICK B-2111) | 12 BOBRICK SOLID COLOR REINFORCED COMPOSITE SIERRA SERIES® 1090 FLOOR MOUNTED OVERHEAD BRACED URINAL SCREEN |
| 6 INSULATION AT LAVATORY PIPING | 13 SOAP DISPENSER (BOBRICK LAVATORY MOUNTED) |
| 7 COAT HOOK (BOBRICK B-212 ALUMINUM W/ MATTE FINISH) | 14 SET COVER DISPENSER (BOBRICK B-221) |
| GENERAL NOTES:
MOUNT TOILET ACCESSORIES PER ANSI A117.1-2017 REQUIREMENTS | |

23 TOILET ACCESSORIES
A5.2



JOHN DAVIS
DESIGN GROUP

ARCHITECTS
INTERIORS
PLANNERS

176 TALAMINE COURT
SUITE 100
COLORADO SPRINGS,
COLORADO 80907
P 719/528-1177
F 719/444-8409

DO NOT SCALE
DRAWINGS FOR
CONSTRUCTION
PURPOSES

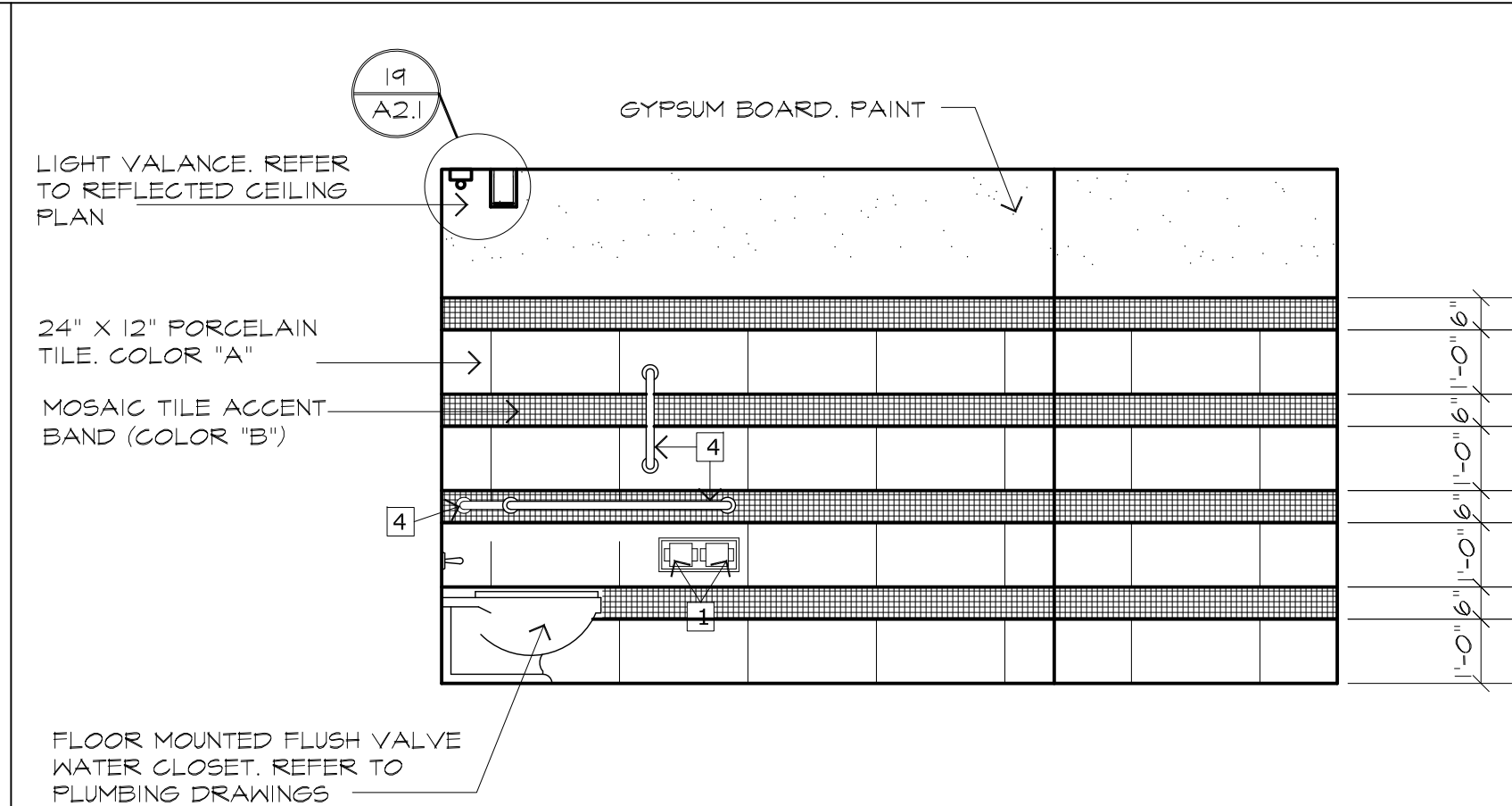
THESE DRAWINGS ARE THE PROPERTY OF
JDDG ARCHITECTS. THEY SHALL BE USED
FOR THE SOLE PURPOSE OF CONSTRUCTING
THIS PROJECT. THEY SHALL NOT BE
REPRODUCED AND USED FOR THE PURPOSE
OF CONSTRUCTION DOCUMENTS FOR ANY
OTHER PROJECTS.

INTERIOR ELEVATIONS
NEW INTERIOR REMODEL FOR
MANITOU SPRINGS MOBILITY
HUB RESTROOM BUILDING
132 MANITOU AVENUE
MANITOU SPRINGS, COLORADO 80829

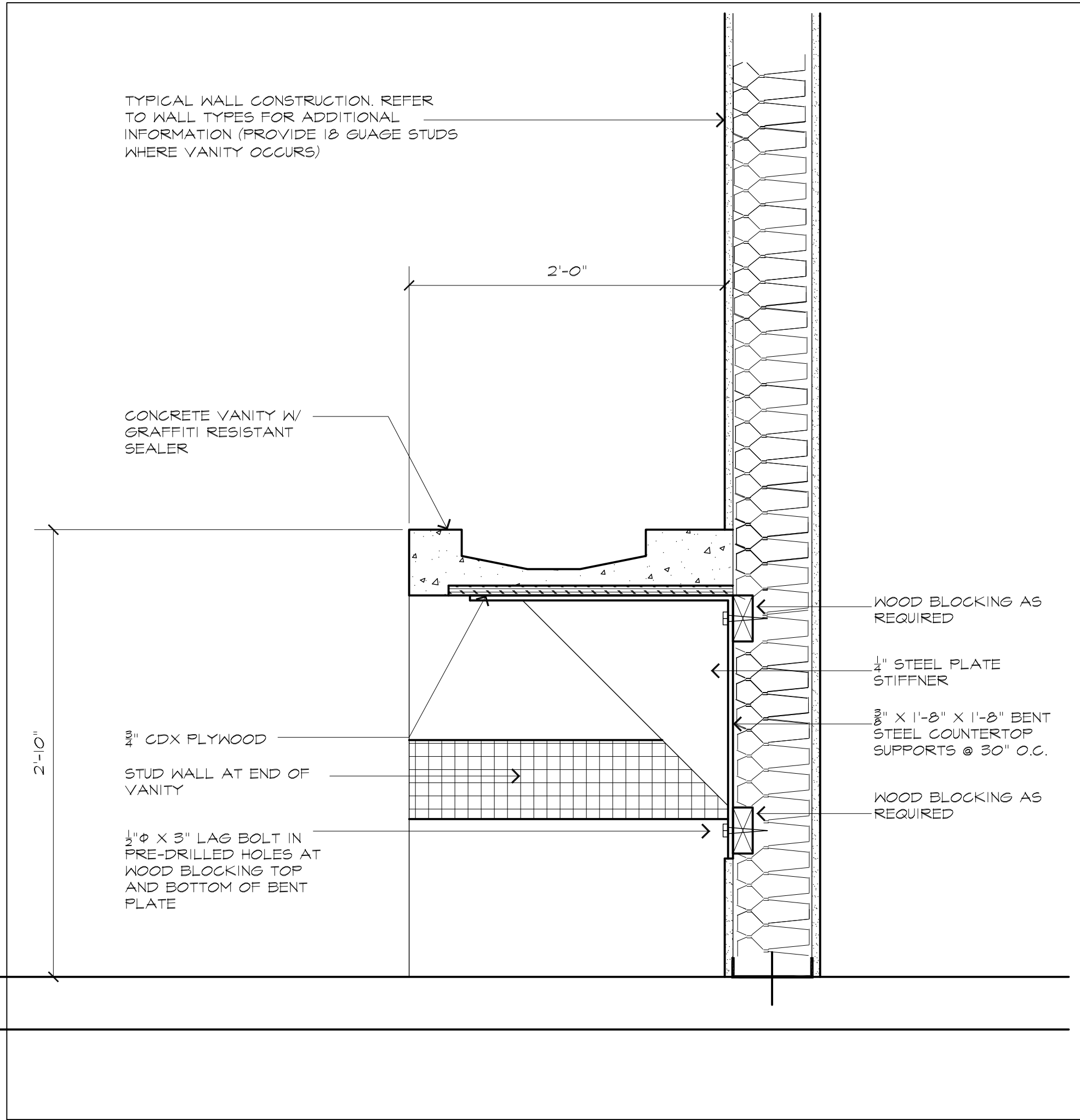
PROJECT NO. 202440
DATE JANUARY 24, 2025
DRAWN BY JRD
CHECKED JRD
APPROVED JRD
REVISED
FINAL BID
DOCUMENTS
JANUARY 24, 2025

SHEET

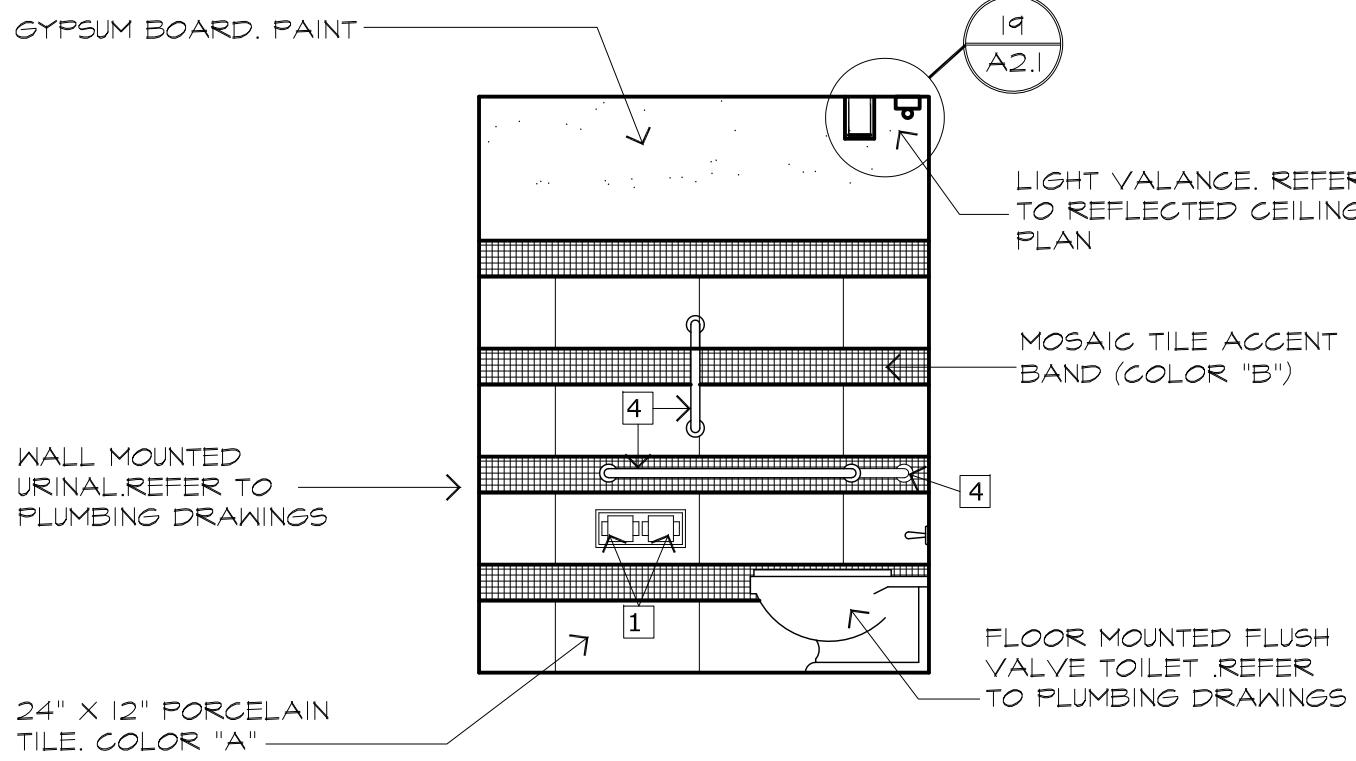
A5.2



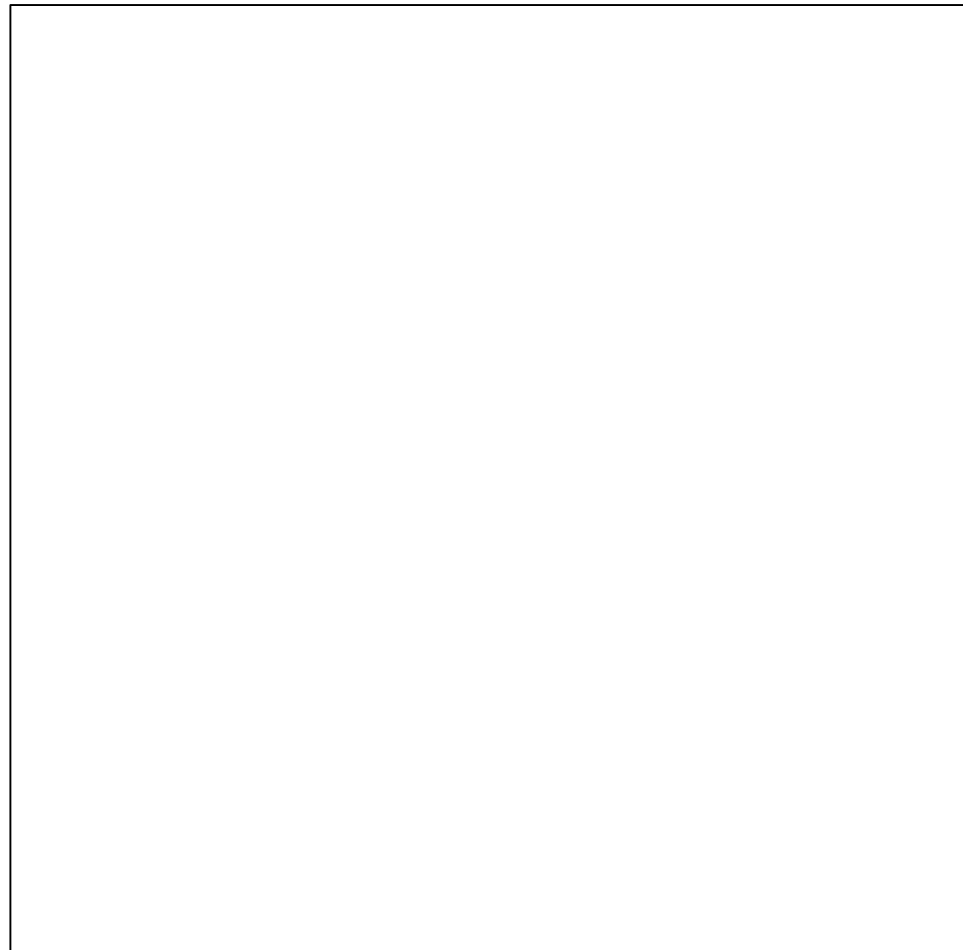
1 EAST WALL WOMEN 07
A5.3 SCALE: 3/8"=1'-0"



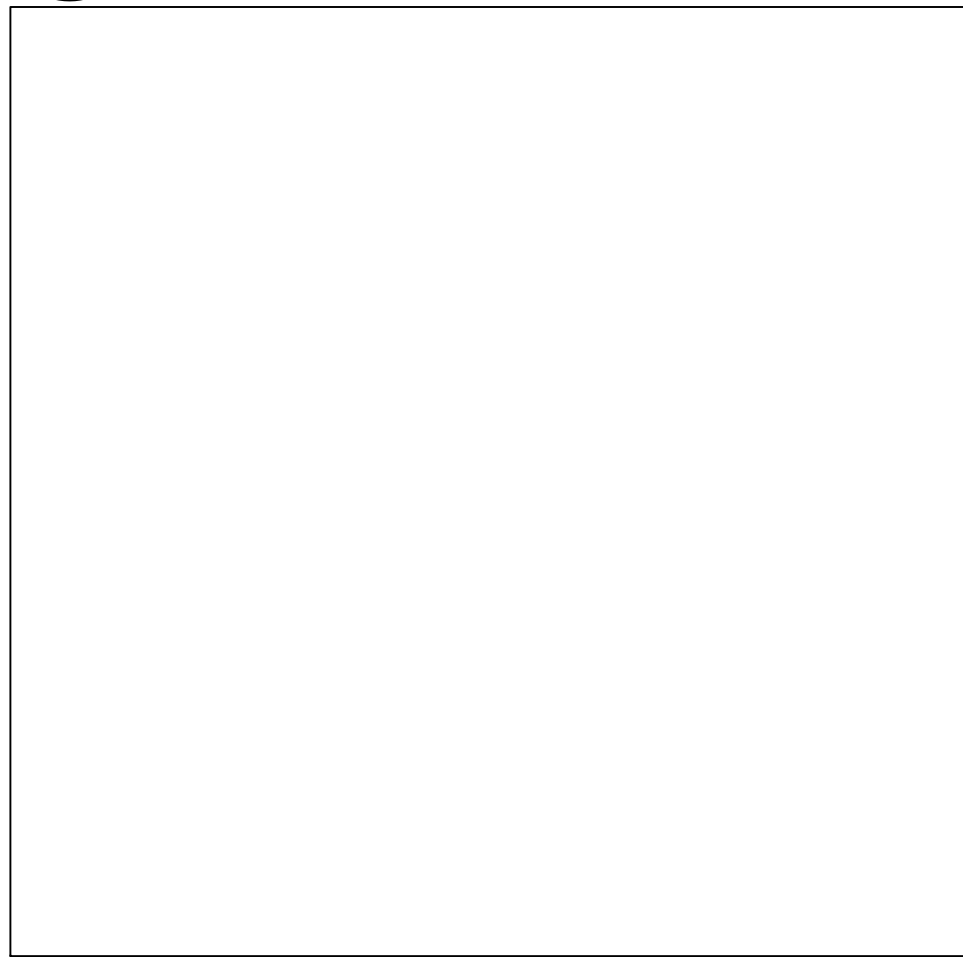
13 VANITY DETAIL
A5.3 SCALE: 1 1/2"=1'-0"



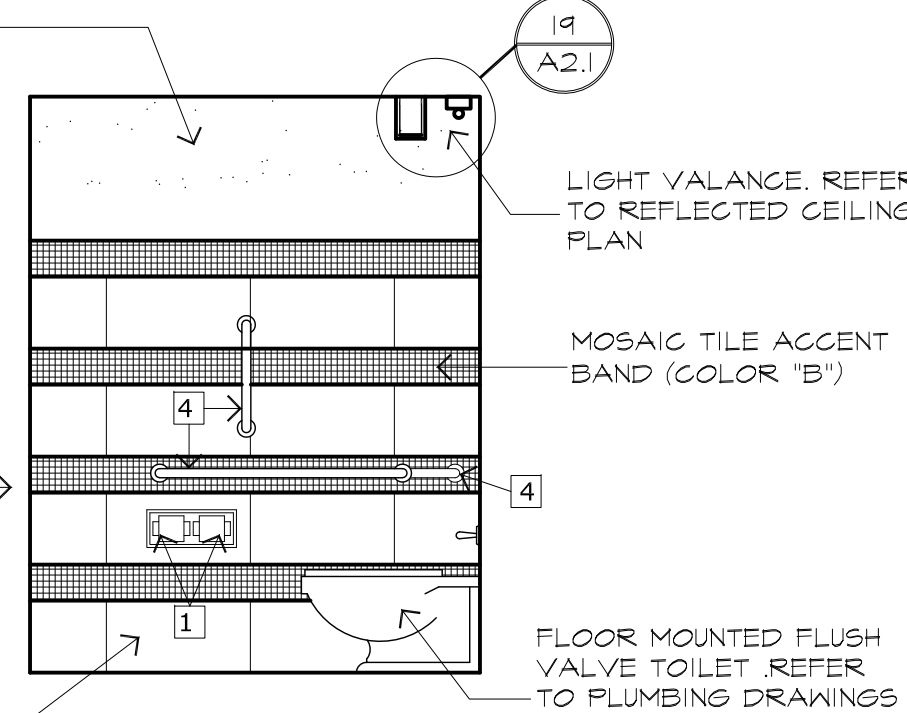
3 WEST WALL WOMEN 07
A5.3 SCALE: 3/8"=1'-0"



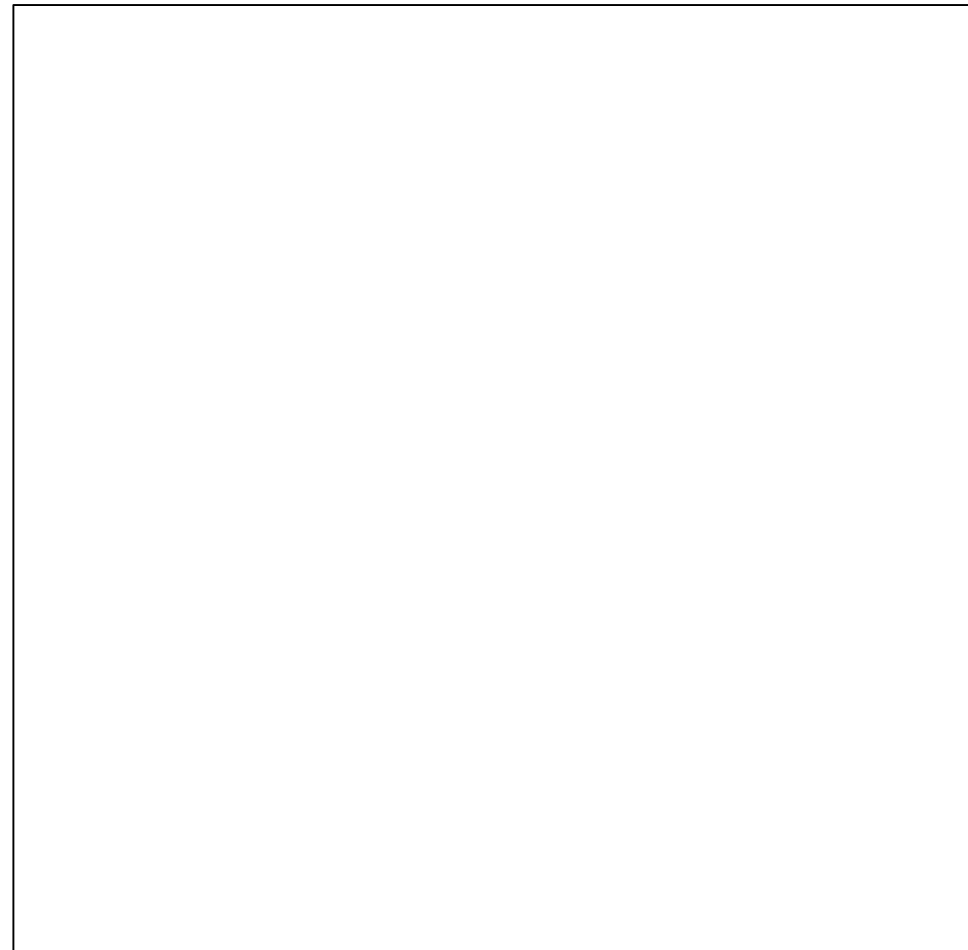
9 NOT USED
A5.3



15 NOT USED
A5.3



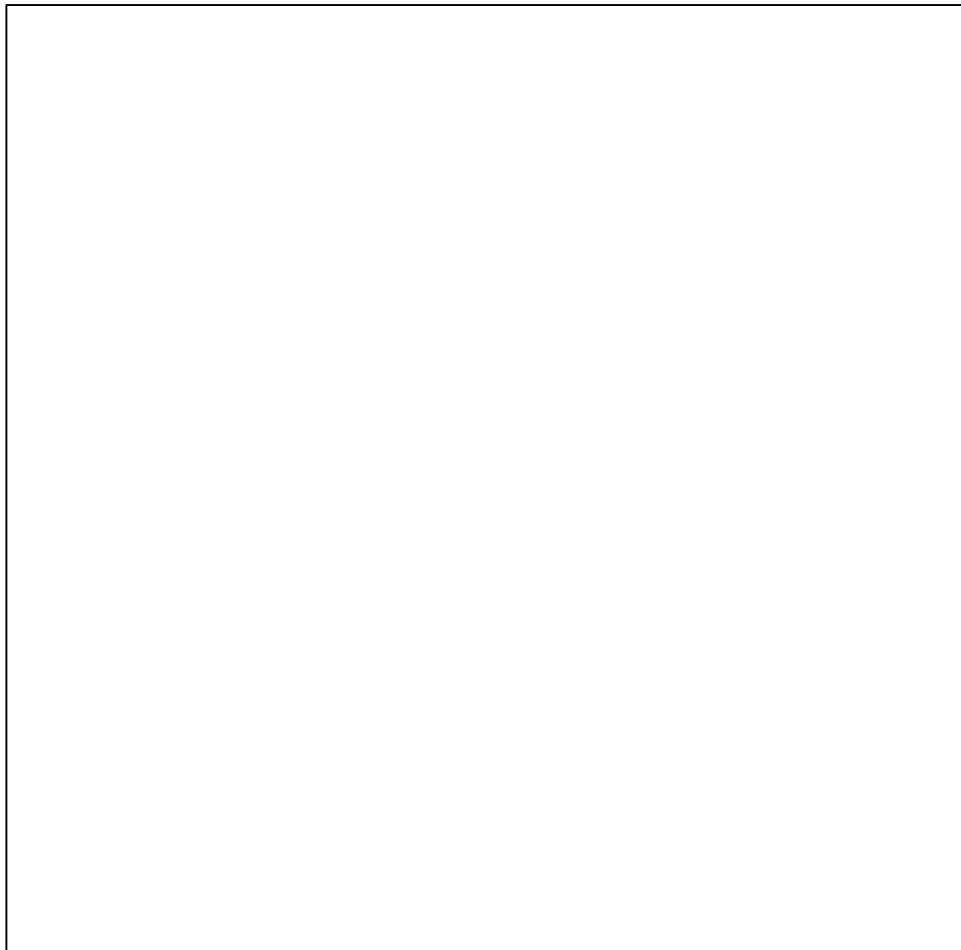
5 TOILET ACCESSORIES
A5.3



11 NOT USED
A5.3

1) GC TO INSTALL WITH MOUNTING KIT # 252-30.
2) THE STRUCTURAL STRENGTH OF GRAB BARS SHALL MEET THE FOLLOWING SPECIFICATIONS:
(A) BENDING STRESS IN A GRAB BAR INDUCED BY THE MAXIMUM BENDING MOMENT FROM THE APPLICATION OF 250 lbf (1112N) SHALL BE LESS THAN THE ALLOWABLE STRESS FOR THE MATERIAL OF THE GRAB BAR.
(B) SHEAR STRESS INDUCED IN A GRAB BAR BY THE APPLICATION OF 250 lbf (1112N) SHALL BE LESS THAN THE ALLOWABLE SHEAR STRESS FOR THE MATERIAL OF THE GRAB BAR, IF THE CONNECTIONS BETWEEN THE GRAB BAR AND ITS MOUNTING BRACKET OR OTHER SUPPORT IS CONSIDERED TO BE FULLY RESTRAINED, THEN DIRECT AND TORSIONAL SHEAR STRESSES SHALL BE TOTALED FOR THE COMBINED SHEAR STRESS, WHICH SHALL NOT EXCEED THE ALLOWABLE SHEAR STRESS.
(C) SHEAR FORCE INDUCED IN A FASTENER OR MOUNTING DEVICE FROM THE APPLICATION OF 250 lbf (1112N) SHALL BE LESS THAN THE ALLOWABLE LATERAL LOAD OF EITHER THE FASTENER OR MOUNTING DEVICE OR THE SUPPORTING STRUCTURE, WHICHEVER IS THE SMALLER ALLOWABLE LOAD.
(D) TENSILE FORCE INDUCED IN A FASTENER BY A DIRECT TENSION FORCE OF 250 lbf (1112N) PLUS THE MAXIMUM MOMENT FROM THE APPLICATION OF 250 lbf (1112N) SHALL BE LESS THAN THE ALLOWABLE WITHDRAWAL LOAD BETWEEN THE FASTENER AND THE SUPPORTING STRUCTURE.

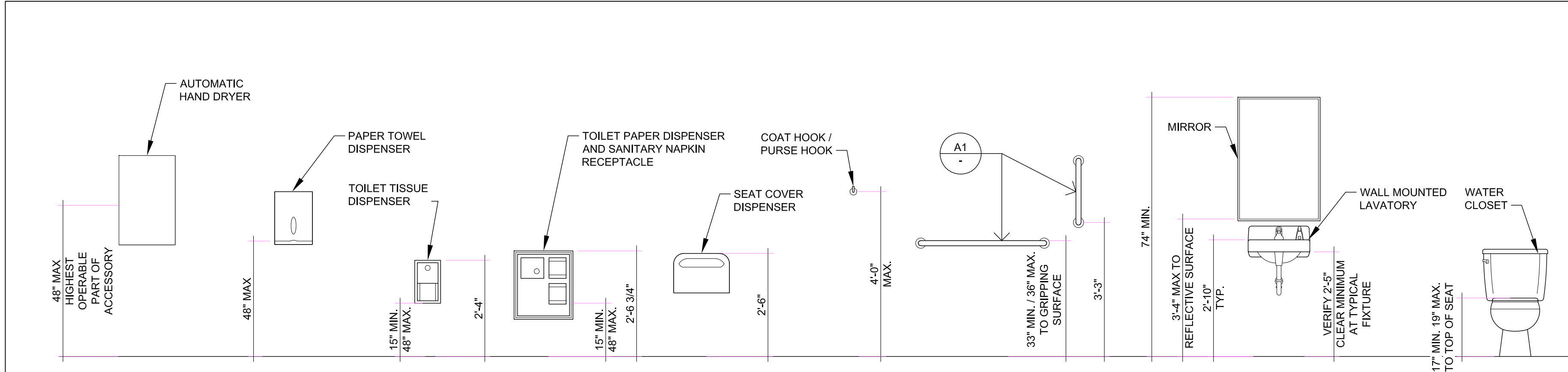
16 GRAB BAR NOTES
A5.3



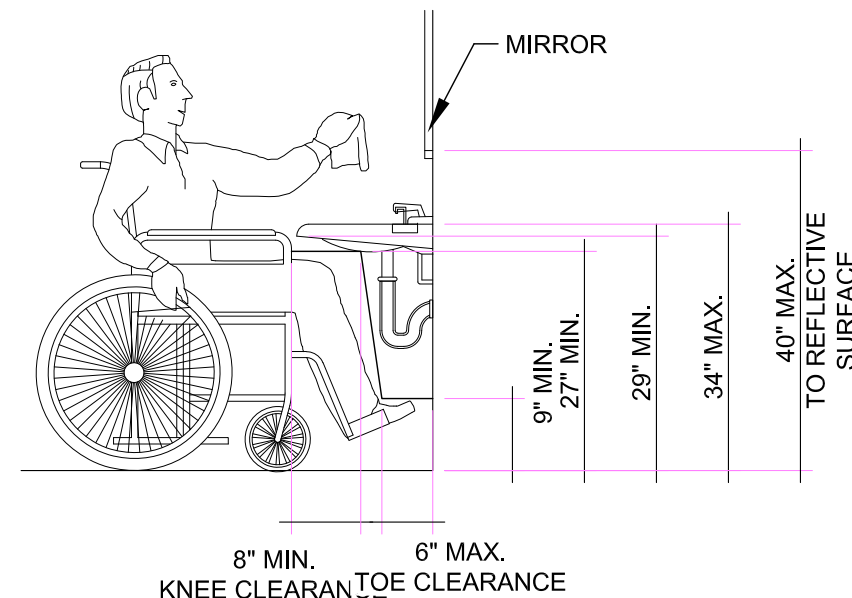
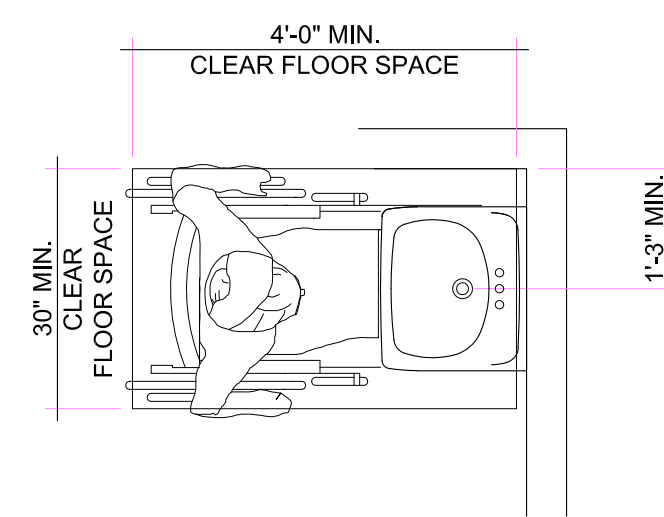
12 NOT USED
A5.3

1. DISPENSERS THAT CONTROL DELIVERY OR THAT DO NOT PERMIT CONTINUOUS PAPER FLOW SHALL NOT BE USED.
2. INTERIOR SURFACES - TOILET ROOM FLOORS SHALL HAVE A SMOOTH, HARD, NON-ABSORBENT SURFACE, SUCH AS PORTLAND CEMENT, CONCRETE, CERAMIC TILE, OR OTHER APPROVED MATERIALS WHICH EXTEND UPWARD ONTO THE WALLS AT LEAST 5".
3. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES OR SINKS.
4. PROVIDE BLOCKING AT ALL WALL MOUNTED FIXTURES AND ACCESSORIES.

18 GENERAL NOTES
A5.3



19 ADA/ANSI MOUNTING HEIGHTS
A5.3 SCALE: 1/2"=1'-0"



JOHN DAVIS
DESIGN GROUP

ARCHITECTS
INTERIORS
PLANNERS

176 TALAMINE COURT
SUITE 100
COLORADO SPRINGS,
COLORADO 80907
P 719/528-1177
F 719/444-8409

DO NOT SCALE
DRAWINGS FOR
CONSTRUCTION
PURPOSES

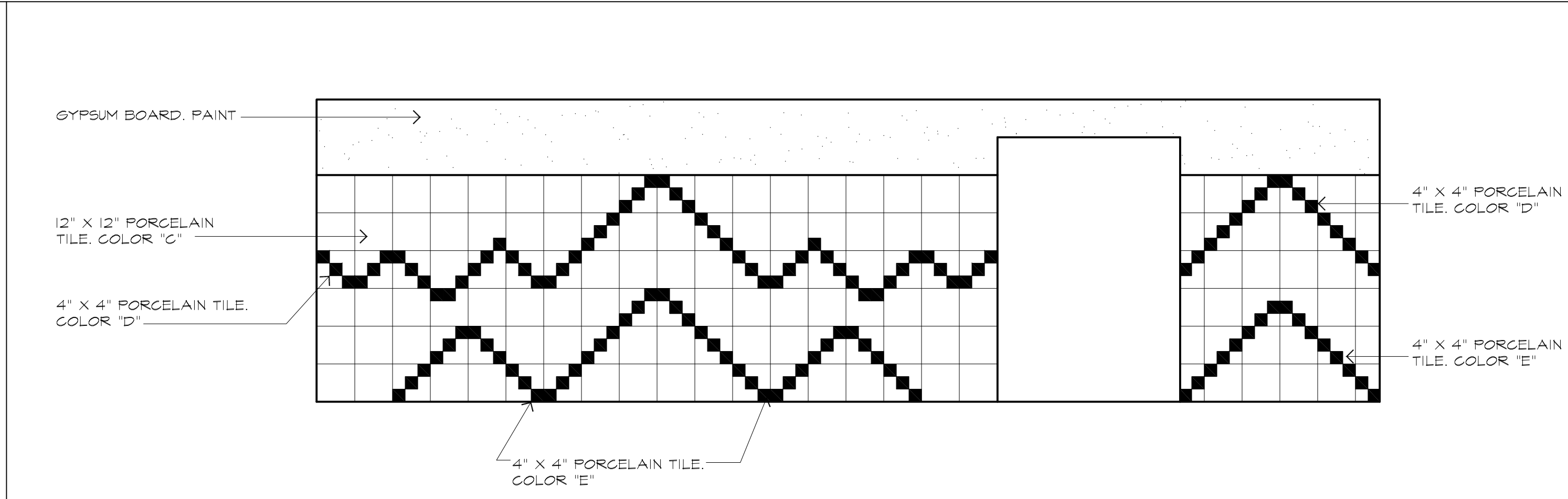
THESE DRAWINGS ARE THE PROPERTY OF
JOHN DAVIS ARCHITECTS. THEY SHALL BE USED
FOR THE SOLE PURPOSE OF CONSTRUCTING
THIS PROJECT. THEY SHALL NOT BE
REPRODUCED AND USED FOR THE PURPOSE
OF CONSTRUCTION DOCUMENTS FOR ANY
OTHER PROJECTS.

INTERIOR ELEVATIONS
NEW INTERIOR REMODEL FOR
MANITOU SPRINGS MOBILITY
HUB RESTROOM BUILDING
132 MANITOU AVENUE
MANITOU SPRINGS, COLORADO 80829

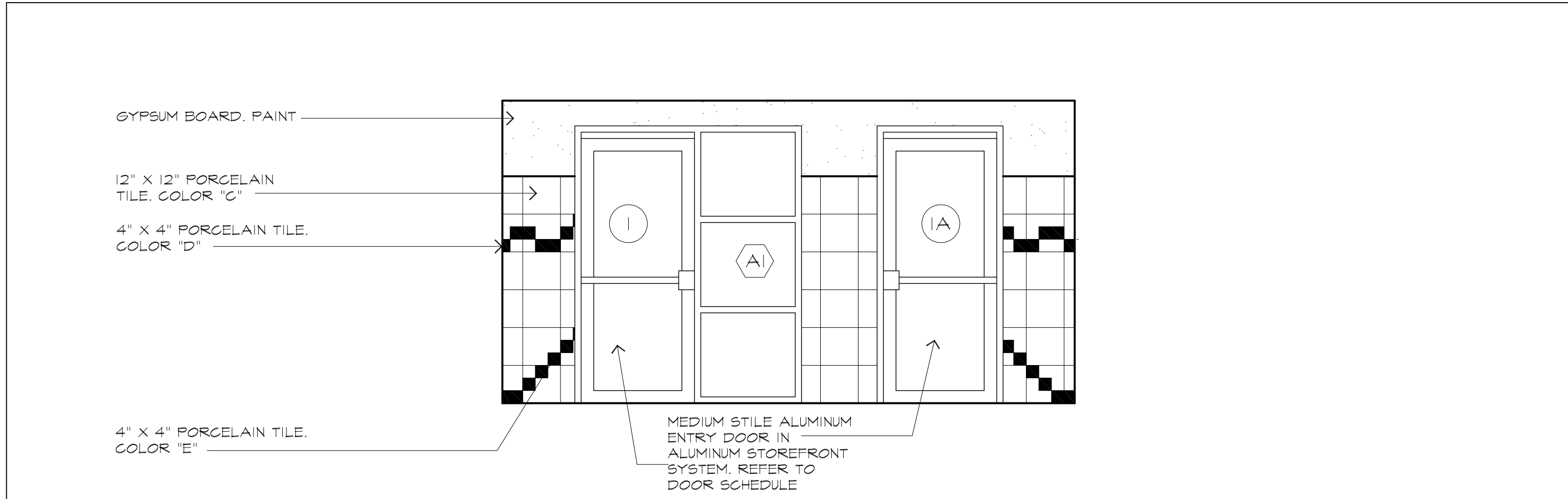
PROJECT NO. 202440
DATE JANUARY 24, 2025
DRAWN BY JRD
CHECKED JRD
APPROVED JRD
REVISED
FINAL BID DOCUMENTS
JANUARY 24, 2025

SHEET

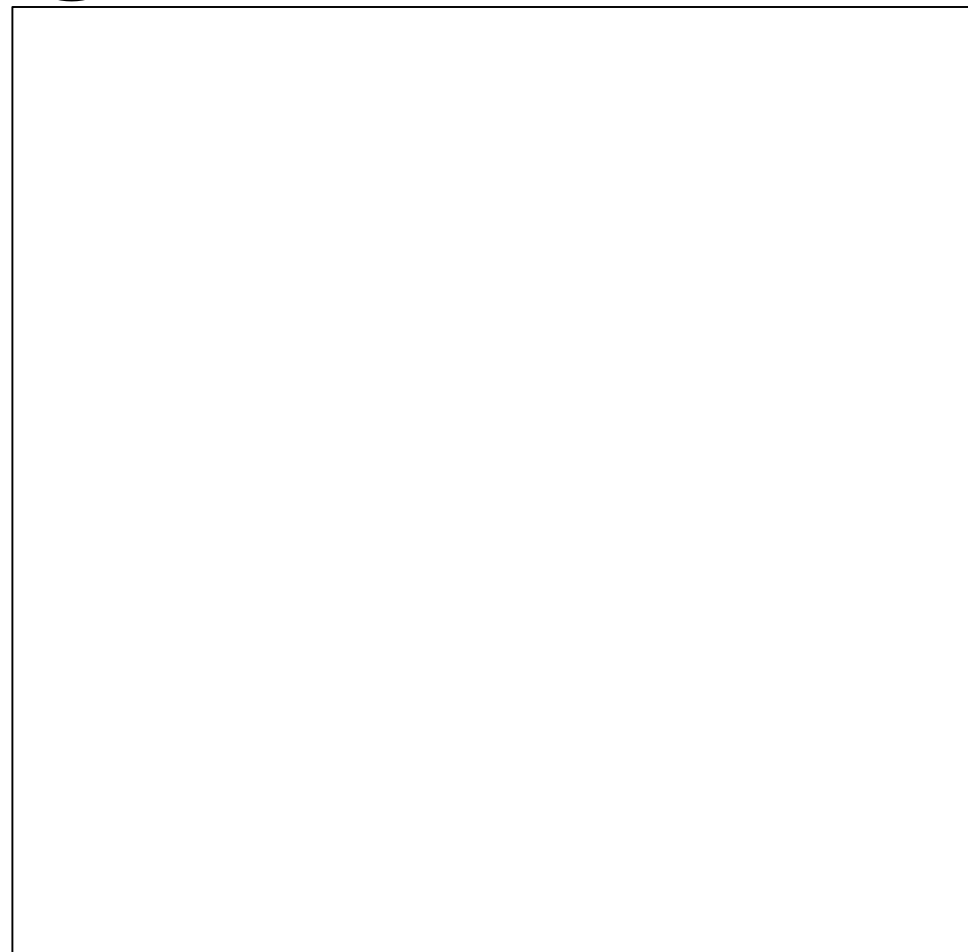
A5.3



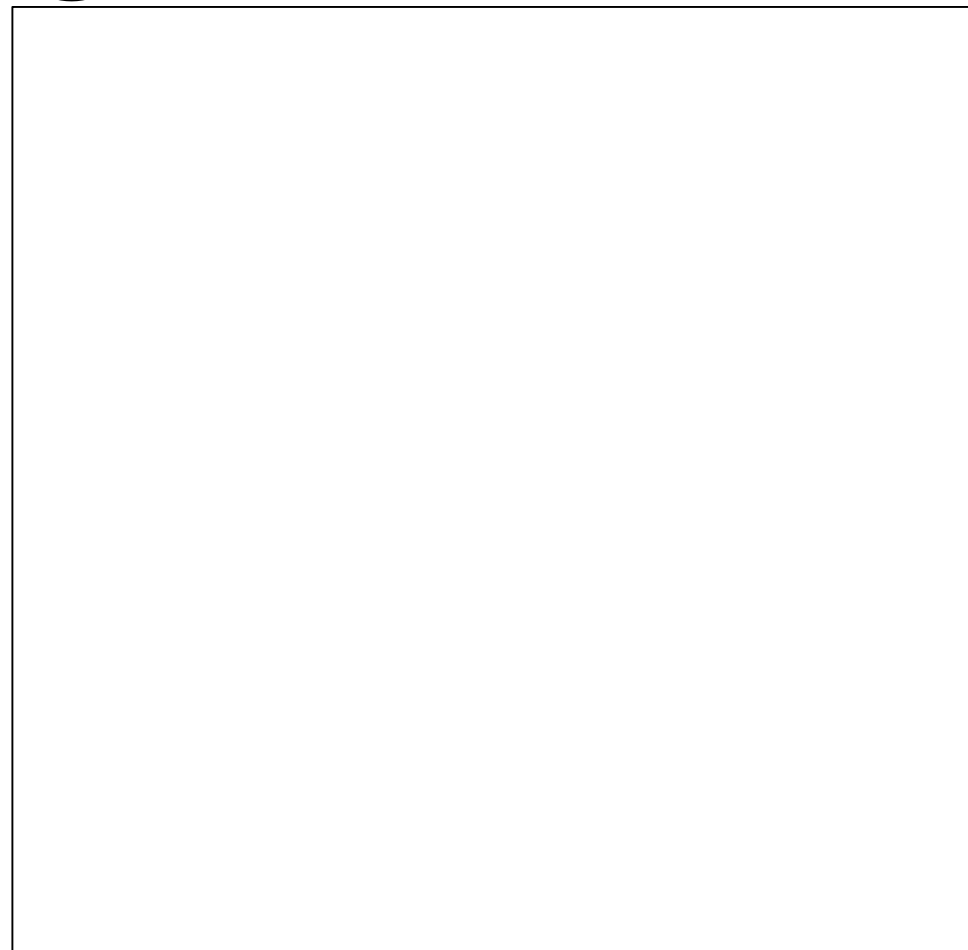
1 SOUTH WALL WAITING 01
A5.4 SCALE: 3/8"=1'-0"



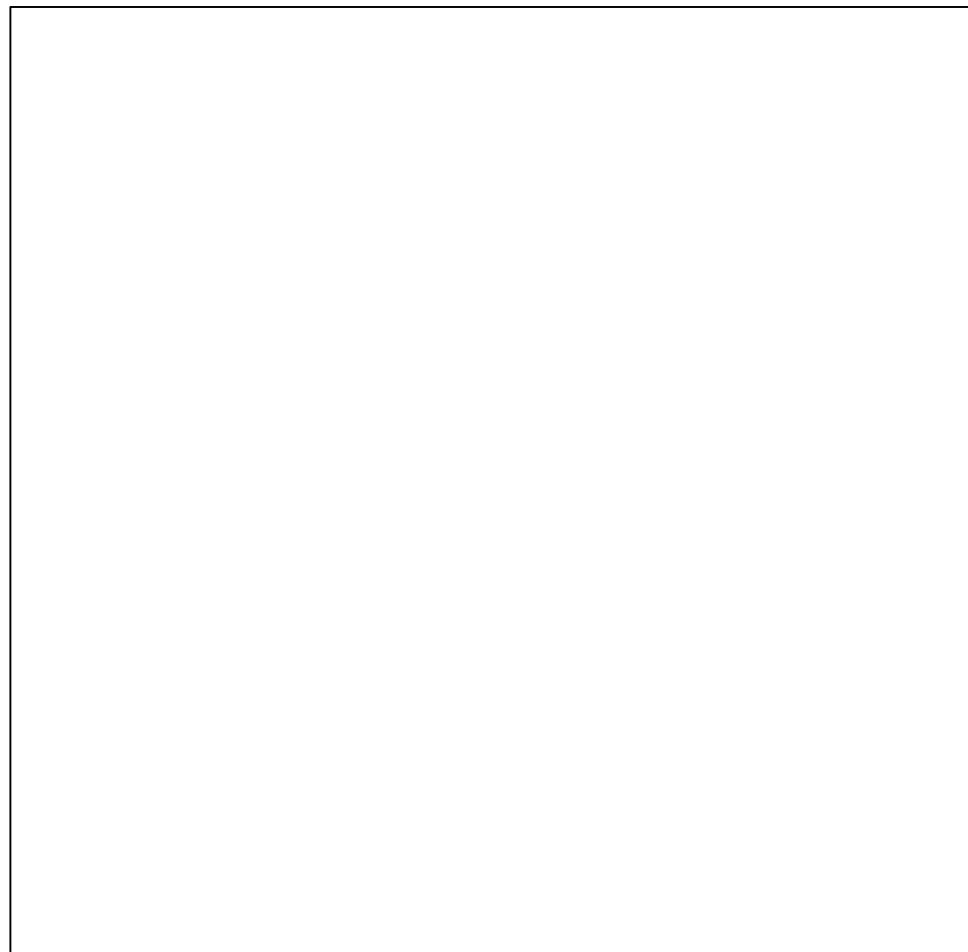
7 WEST WALL WAITING 01
A5.4 SCALE: 3/8"=1'-0"



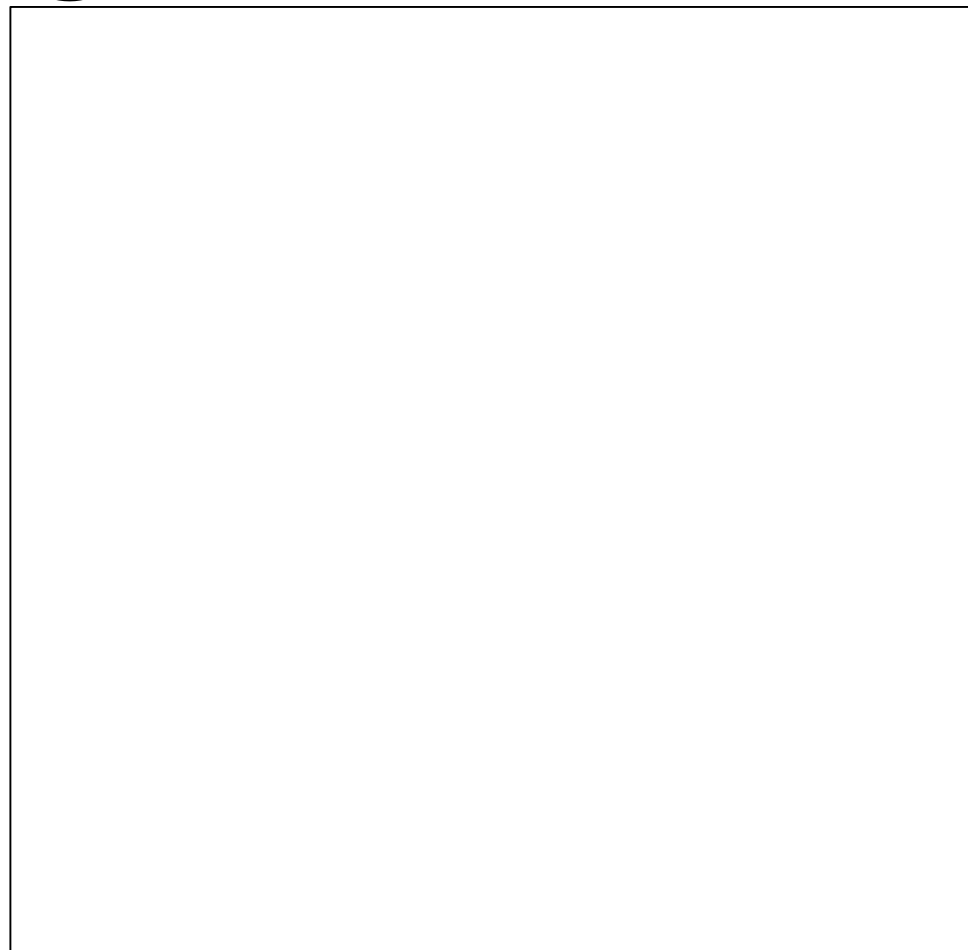
13 NOT USED
A5.4



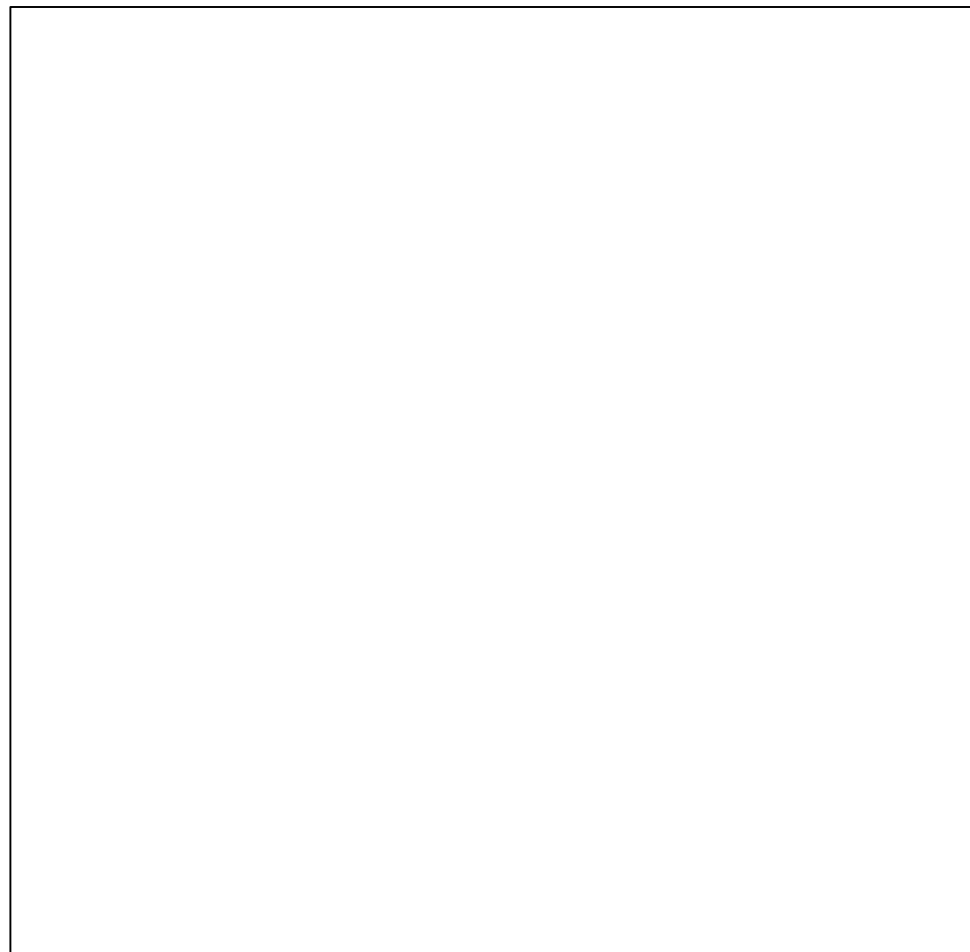
19 NOT USED
A5.4



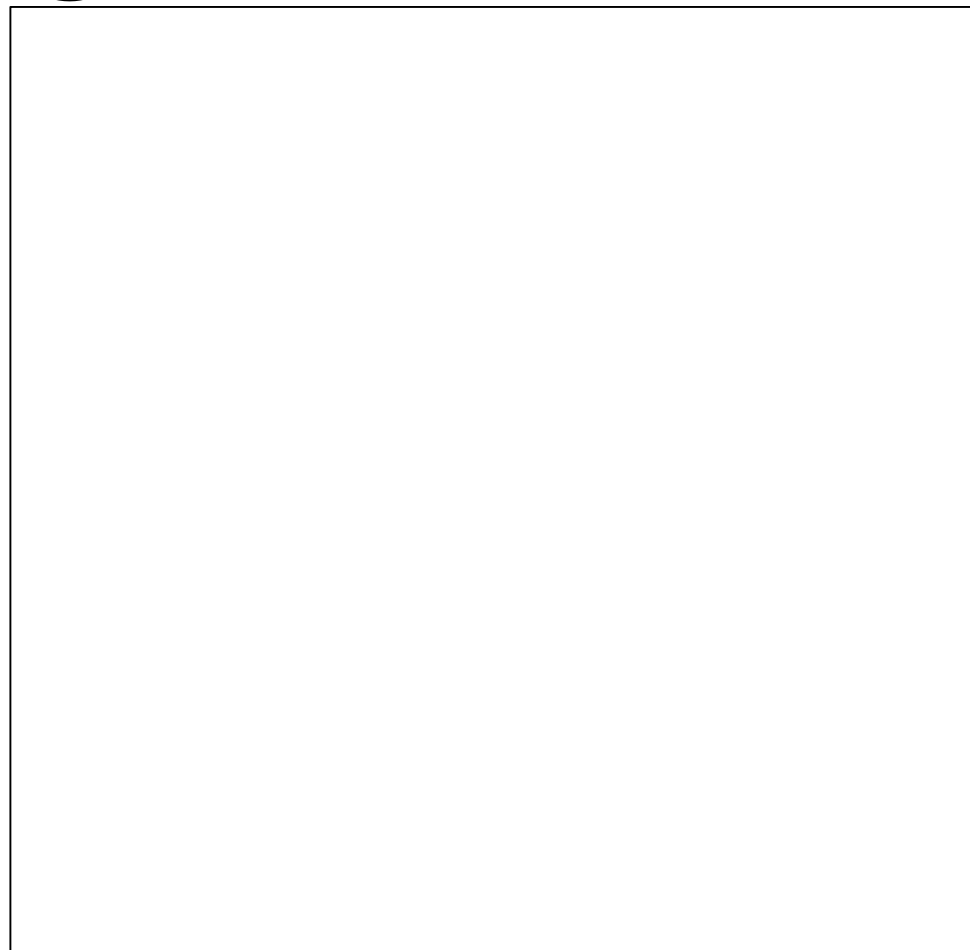
14 NOT USED
A5.4



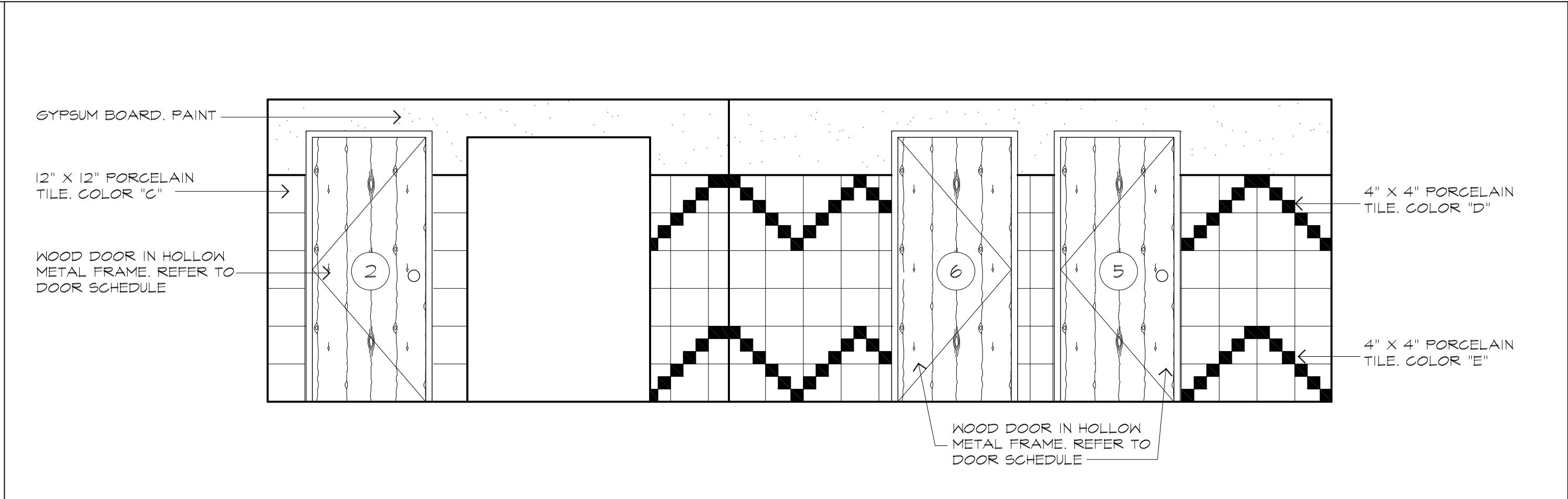
20 NOT USED
A5.4



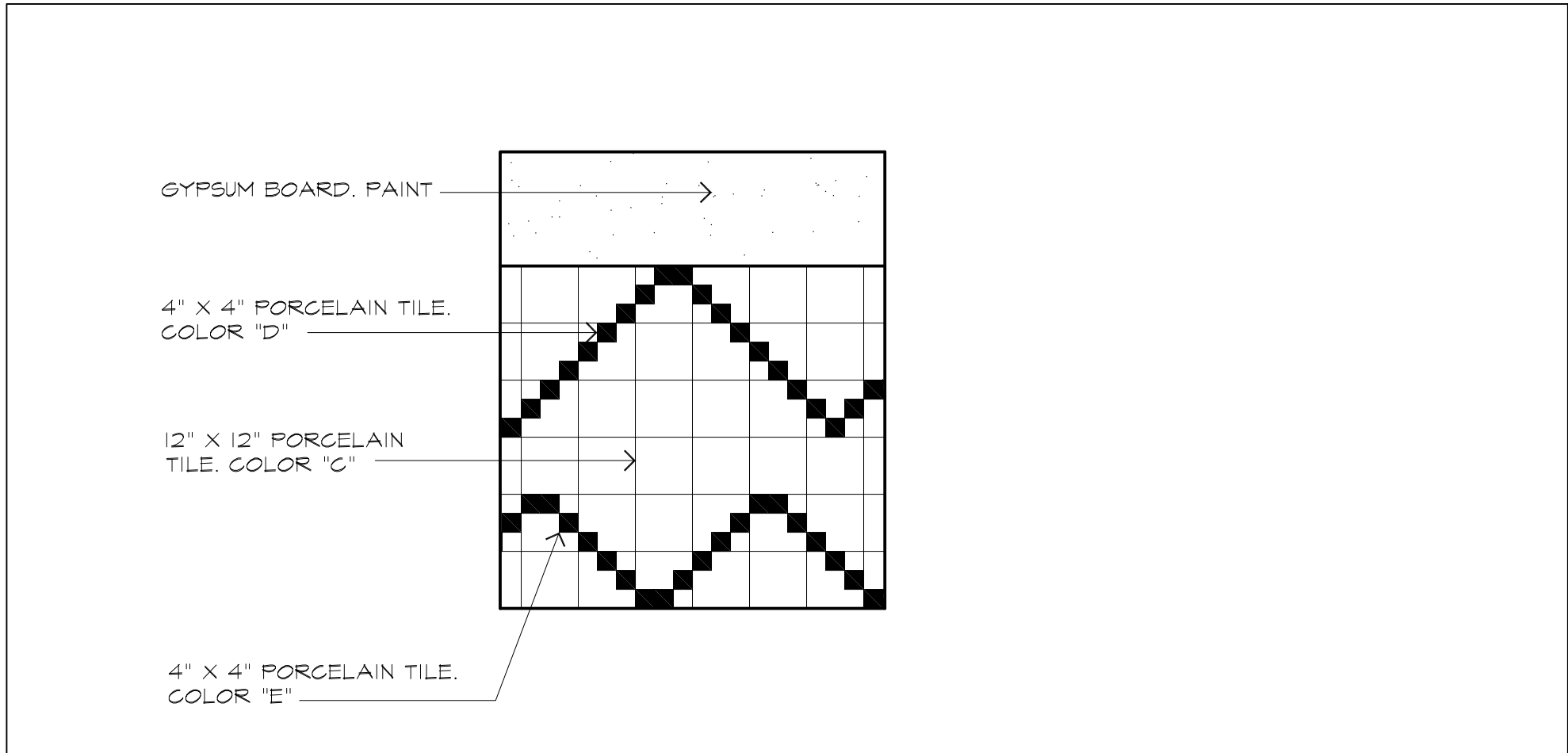
15 NOT USED
A5.4



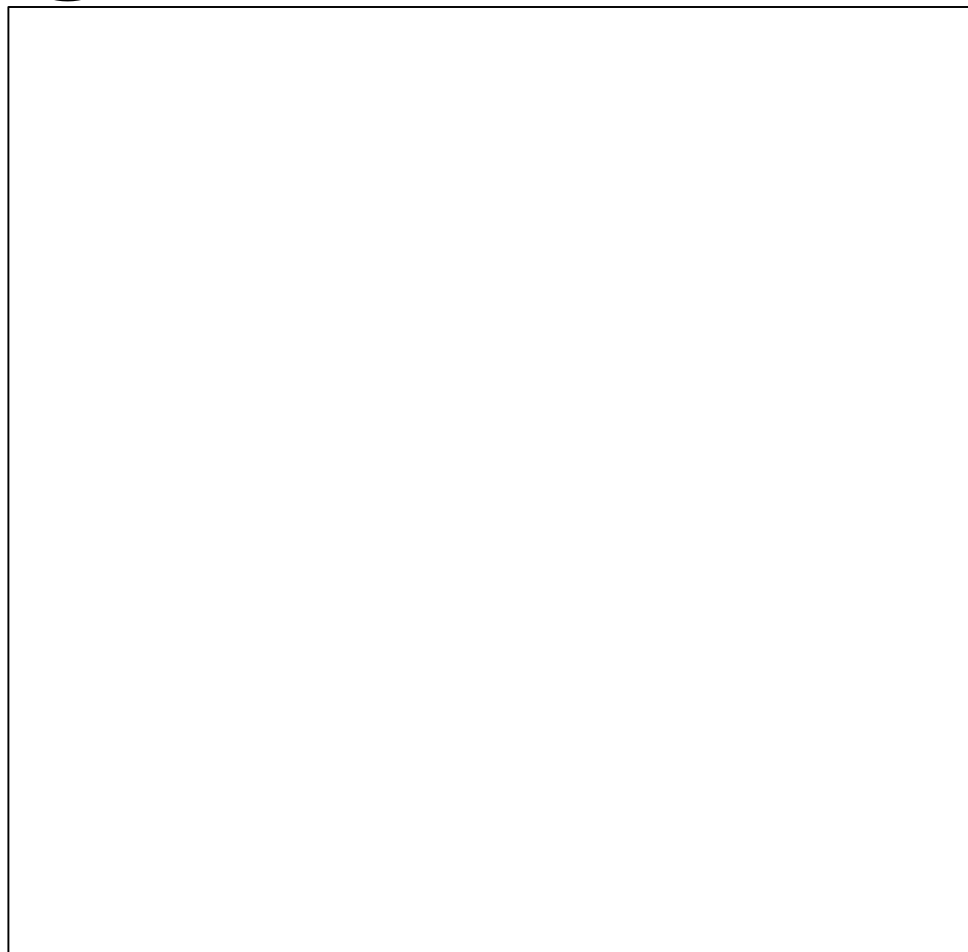
21 NOT USED
A5.4



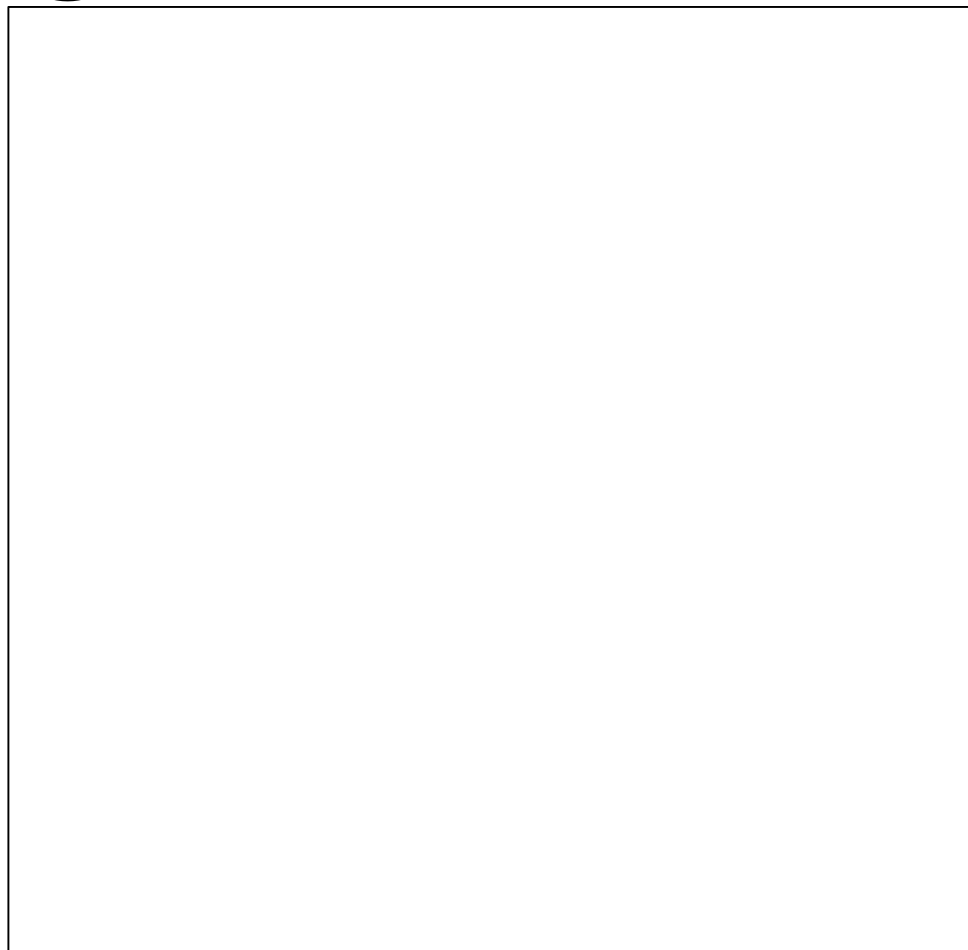
4 NORTH WALL WAITING 01
A5.4 SCALE: 3/8"=1'-0"



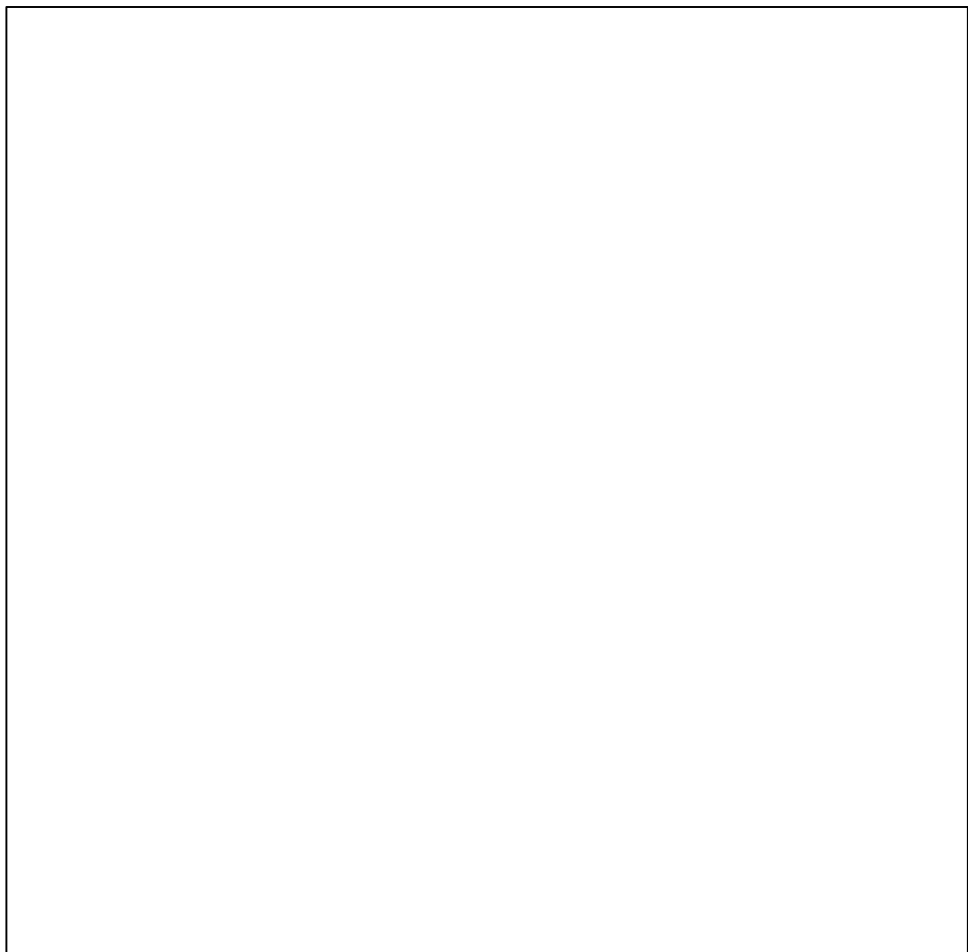
10 NORTH WALL WAITING 01
A5.4 SCALE: 3/8"=1'-0"



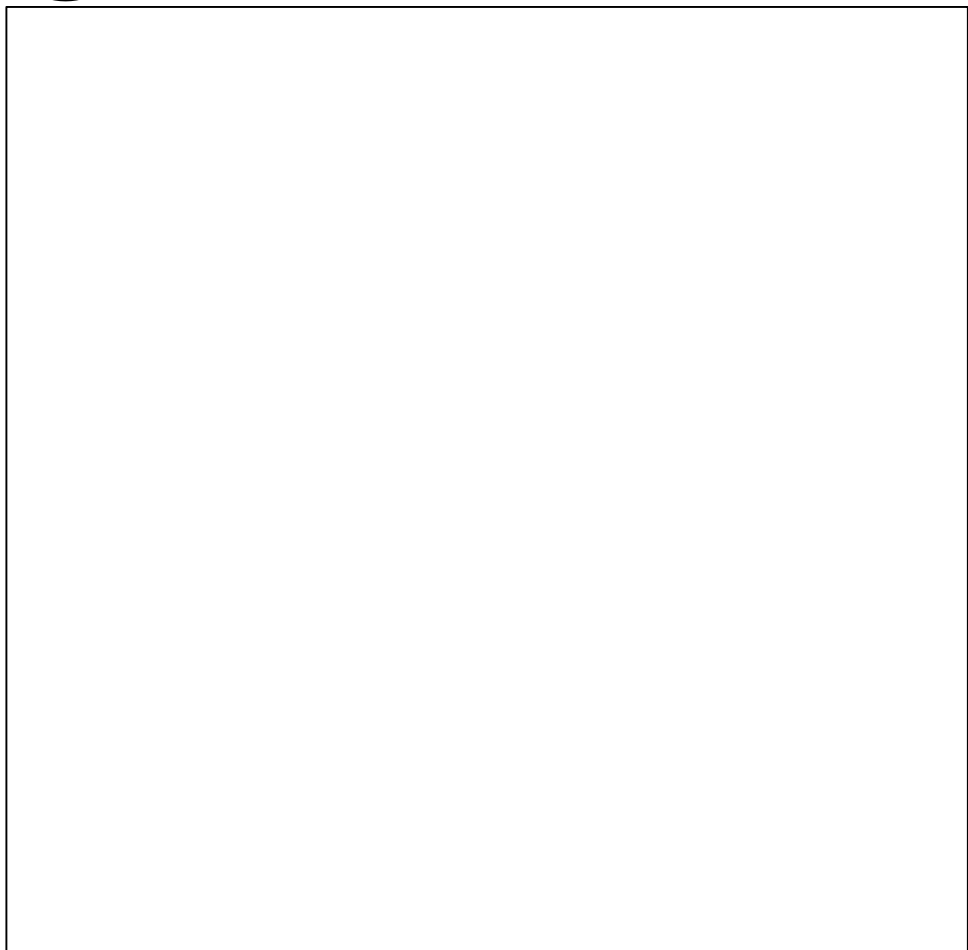
16 NOT USED
A5.4



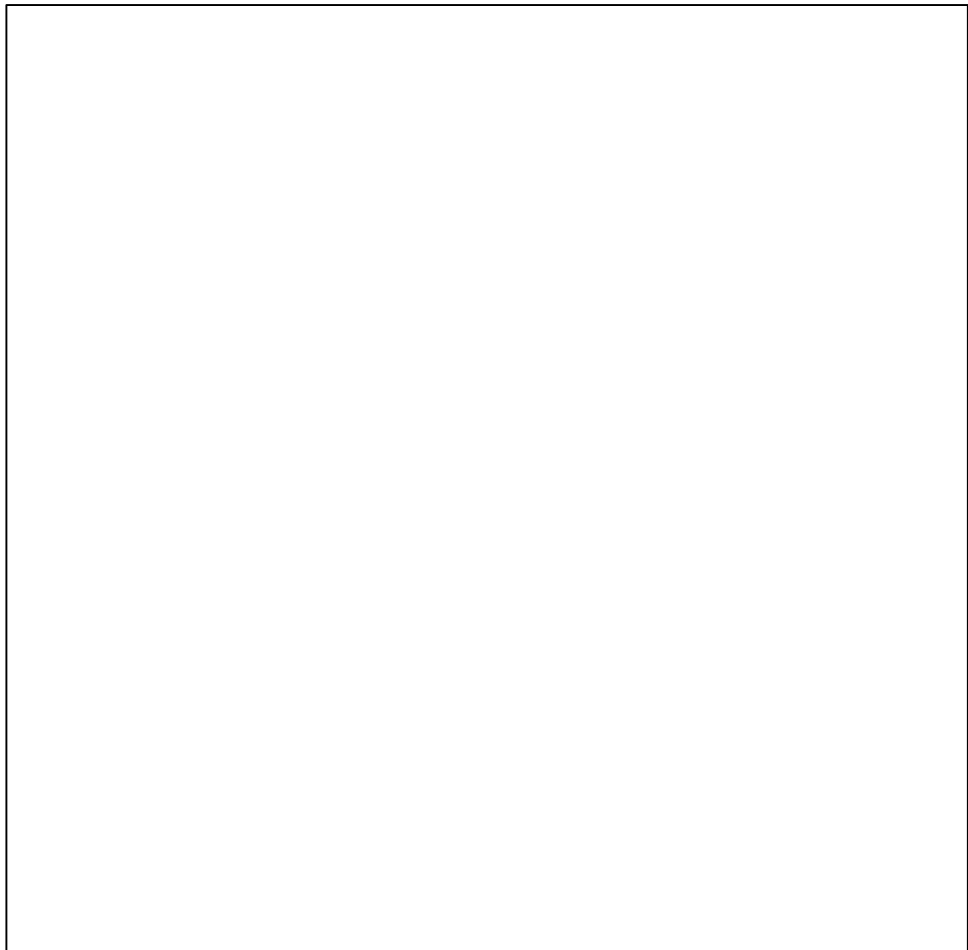
22 NOT USED
A5.4



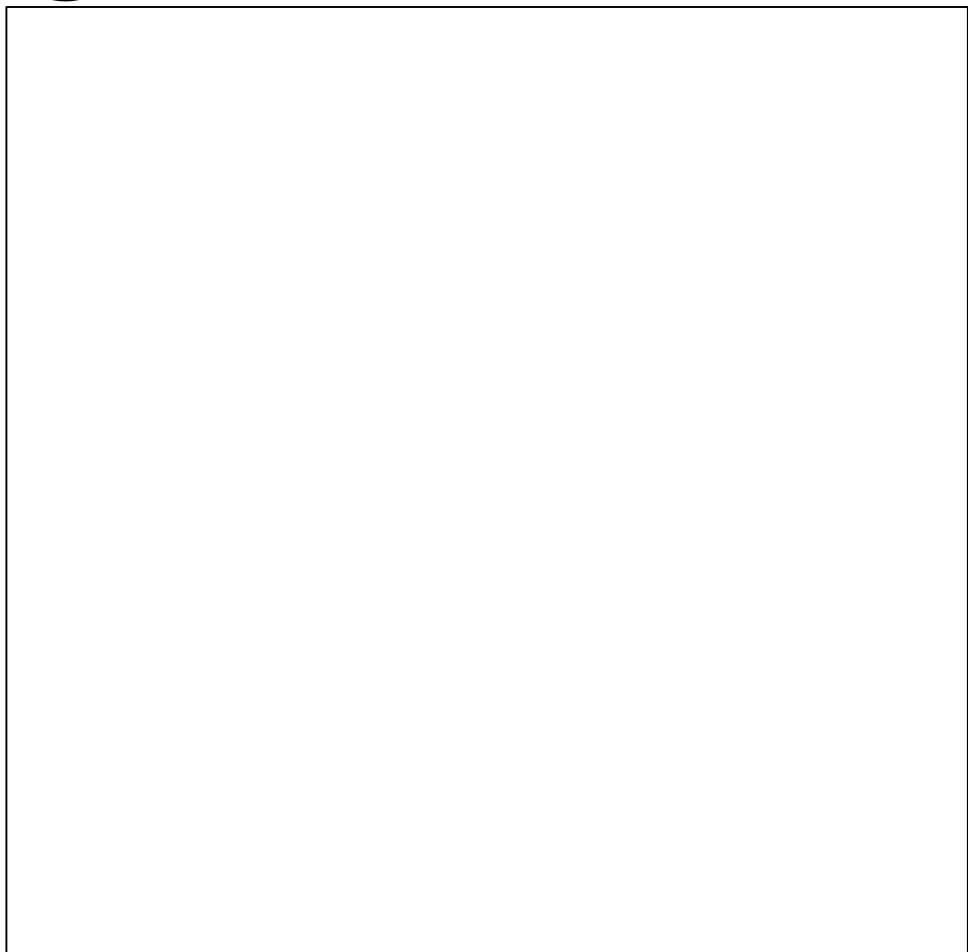
17 NOT USED
A5.4



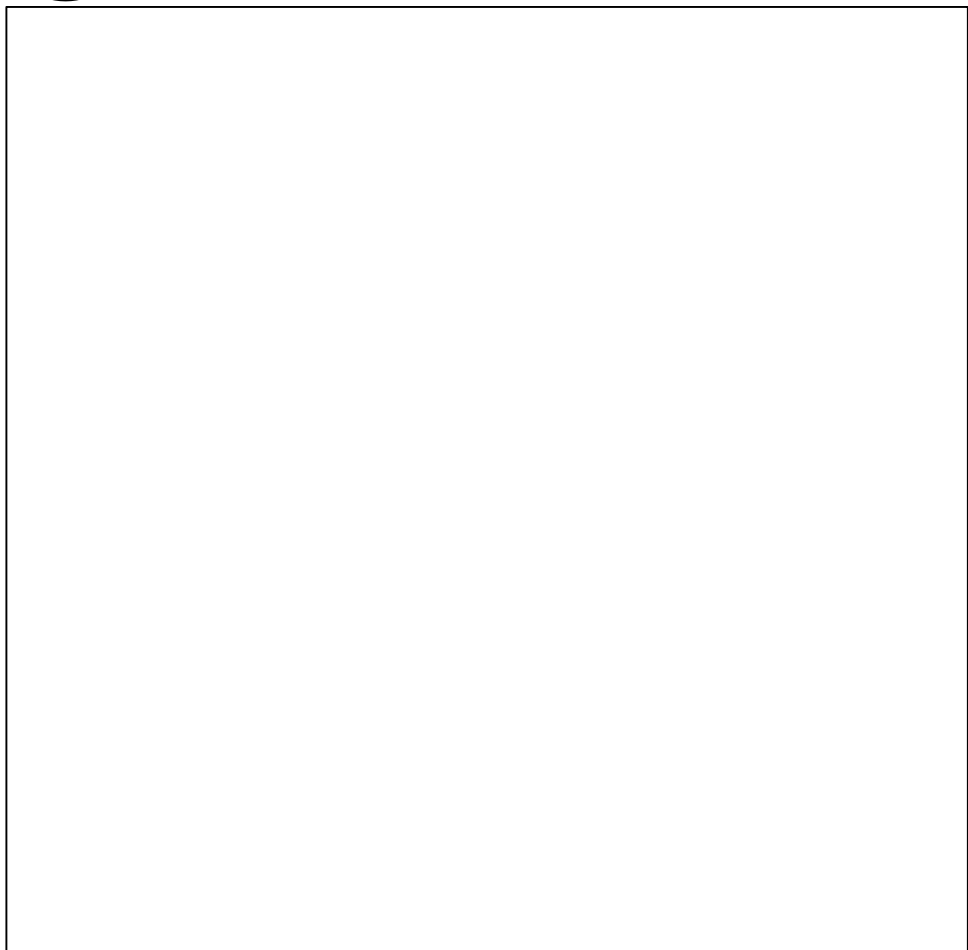
23 NOT USED
A5.4



12 NOT USED
A5.4



18 NOT USED
A5.4



24 NOT USED
A5.4

JOHN DAVIS
DESIGN GROUP

JOHN DAVIS
DESIGN GROUP

ARCHITECTS
INTERIORS
PLANNERS

176 TALAMINE COURT
SUITE 100
COLORADO SPRINGS,
COLORADO 80907
P 719/528-1177
F 719/444-8409

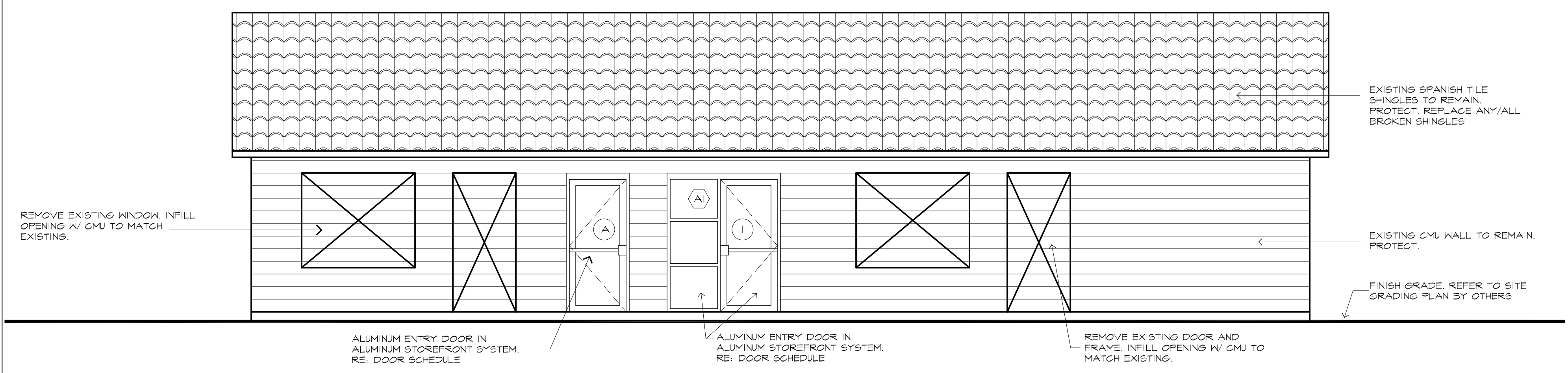
DO NOT SCALE
DRAWINGS FOR
CONSTRUCTION
PURPOSES

THESE DRAWINGS ARE THE PROPERTY OF
JDDG ARCHITECTS. THEY SHALL BE USED
FOR THE SOLE PURPOSE OF CONSTRUCTING
THIS PROJECT. THEY SHALL NOT BE
REPRODUCED AND USED FOR THE PURPOSE
OF CONSTRUCTION DOCUMENTS FOR ANY
OTHER PROJECTS.

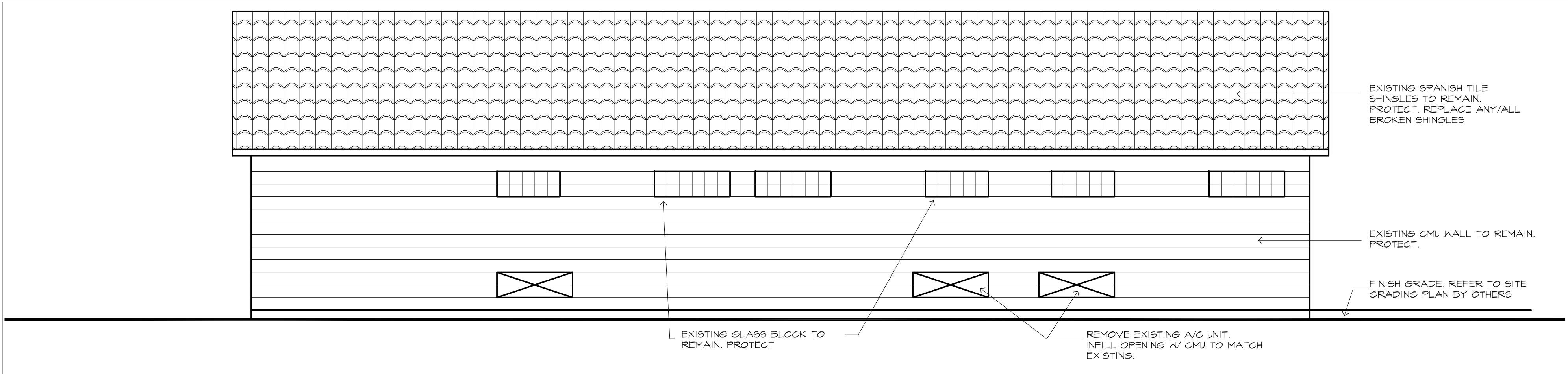
INTERIOR ELEVATIONS

NEW INTERIOR REMODEL FOR
MANITOU SPRINGS MOBILITY
HUB RESTROOM BUILDING
132 MANITOU AVENUE
MANITOU SPRINGS, COLORADO 80829

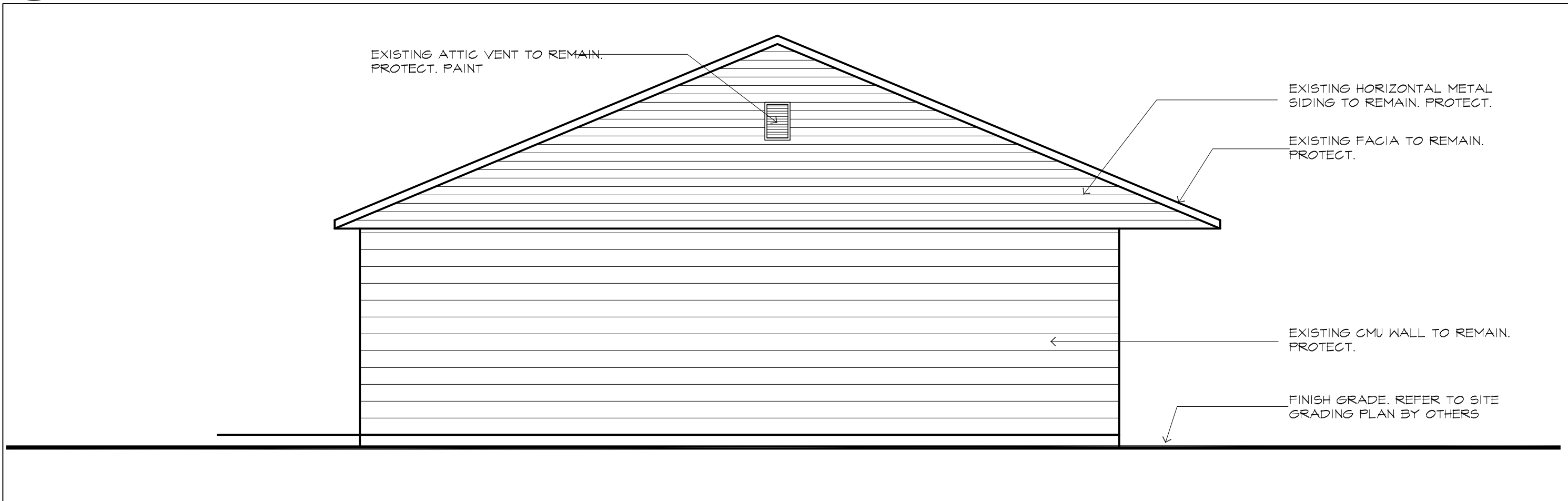
PROJECT NO.	202440
DATE	JANUARY 24, 2025
DRAWN BY	JRD
CHECKED	JRD
APPROVED	JRD
REVISED	
FINAL BID DOCUMENTS	JANUARY 24, 2025
SHEET	A5.4



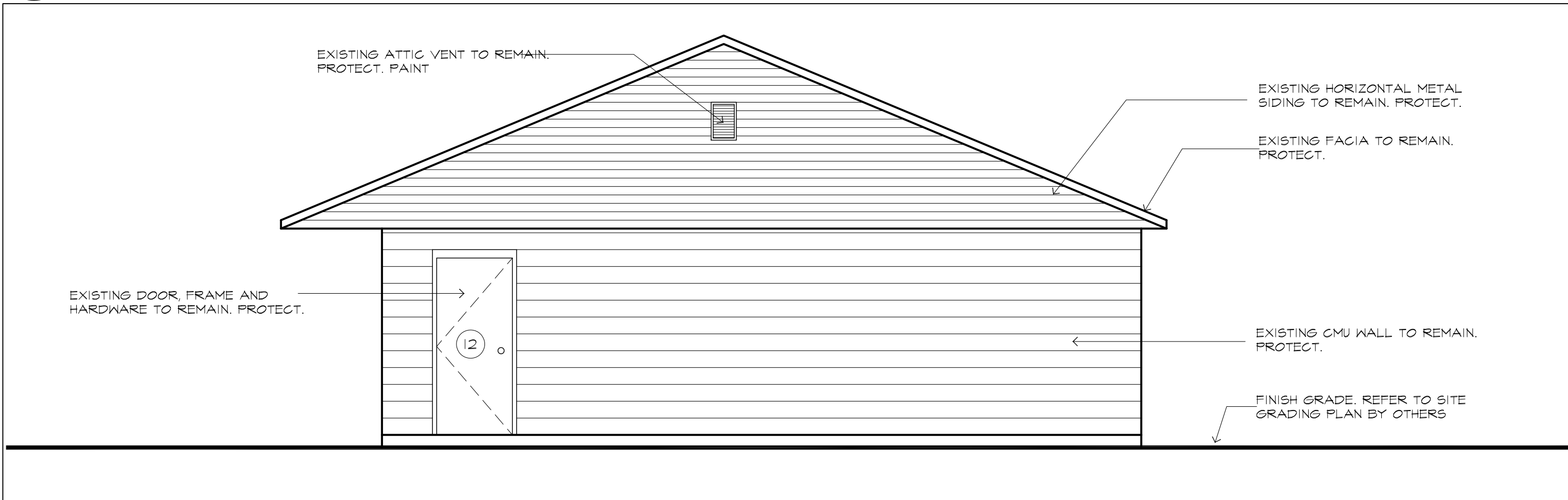
1 WEST ELEVATION
A6.1 SCALE: 1/4"=1'-0"



7 EAST ELEVATION
A6.1 SCALE: 1/4"=1'-0"



13 SOUTH ELEVATION
A6.1 SCALE: 1/4"=1'-0"



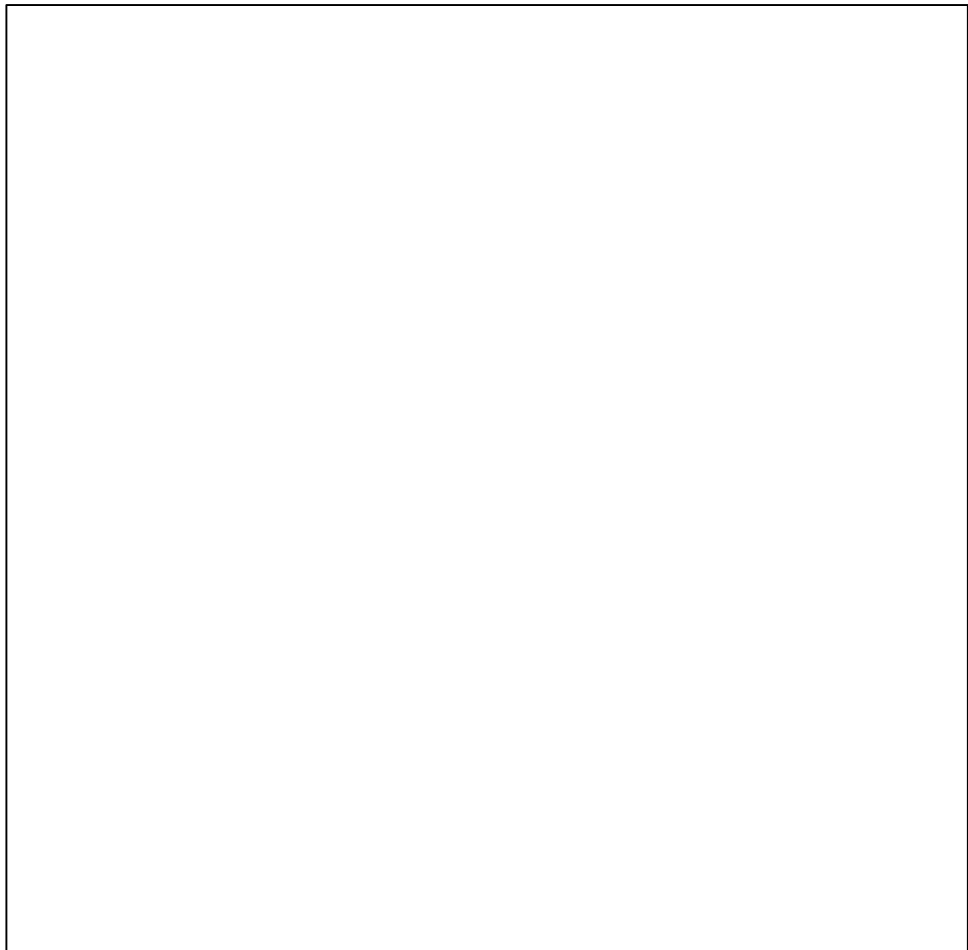
19 NORTH ELEVATION
A6.1 SCALE: 1/4"=1'-0"



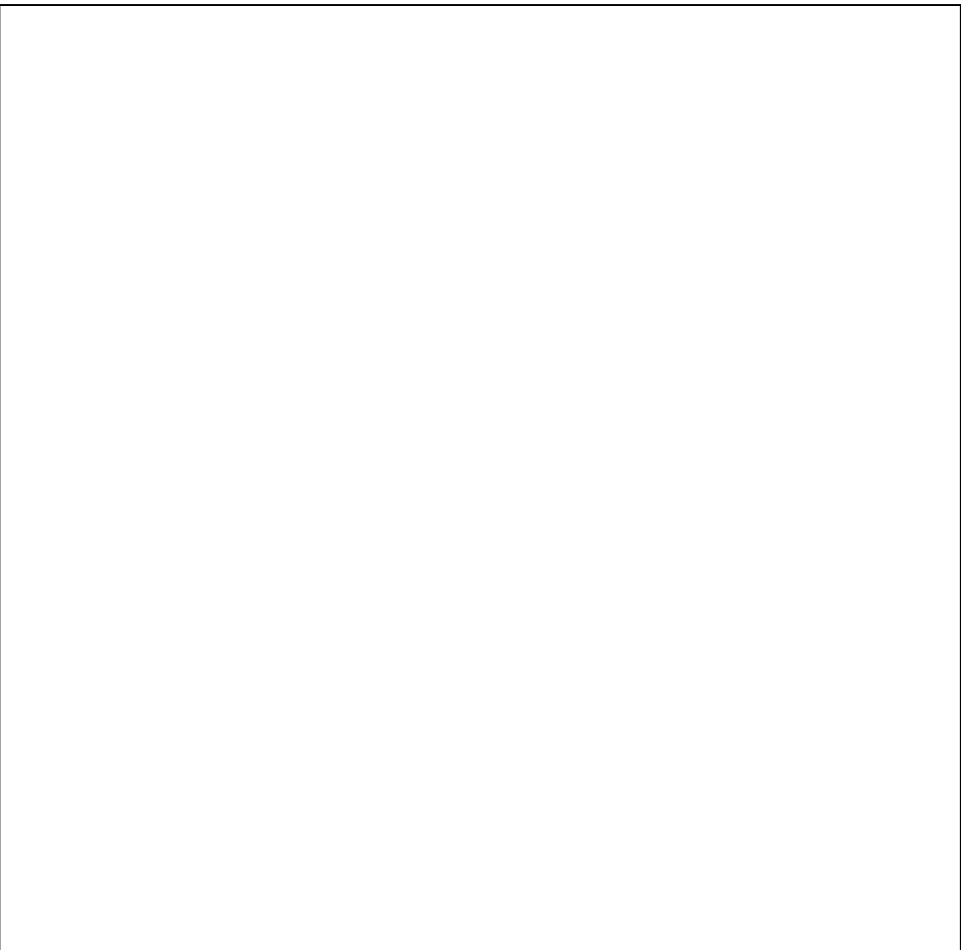
5 NOT USED
A6.1



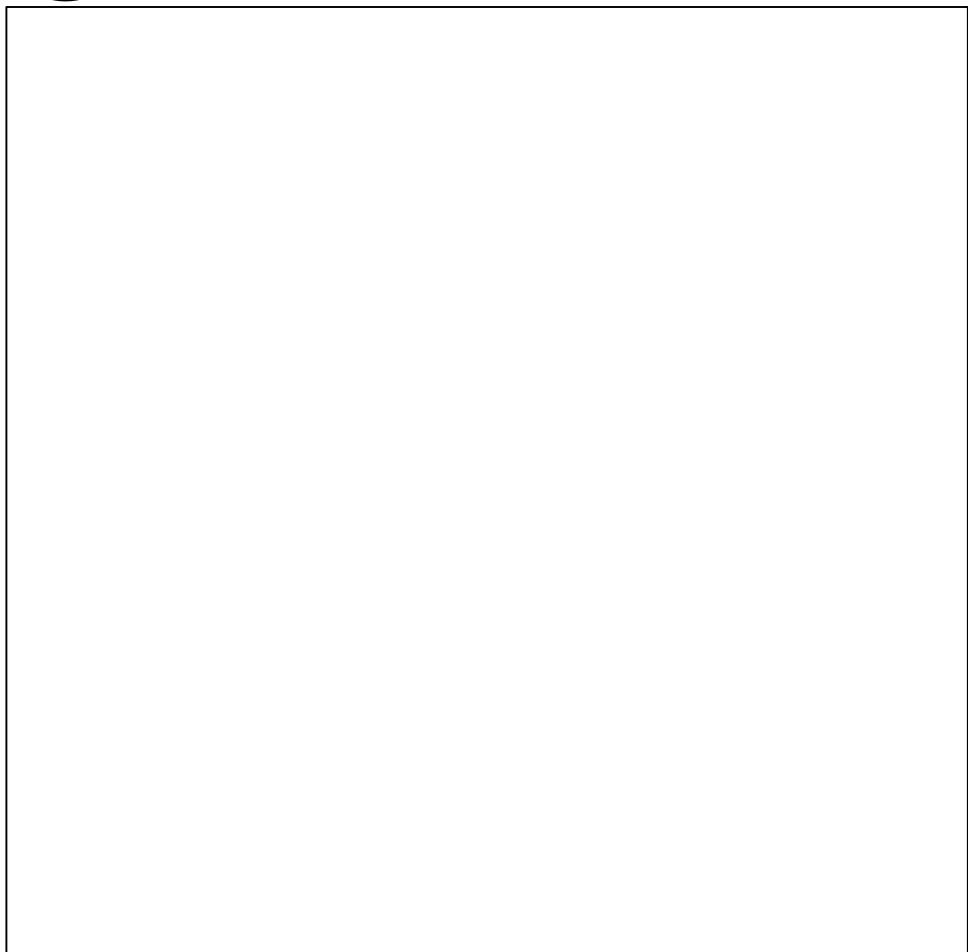
6 NOT USED
A6.1



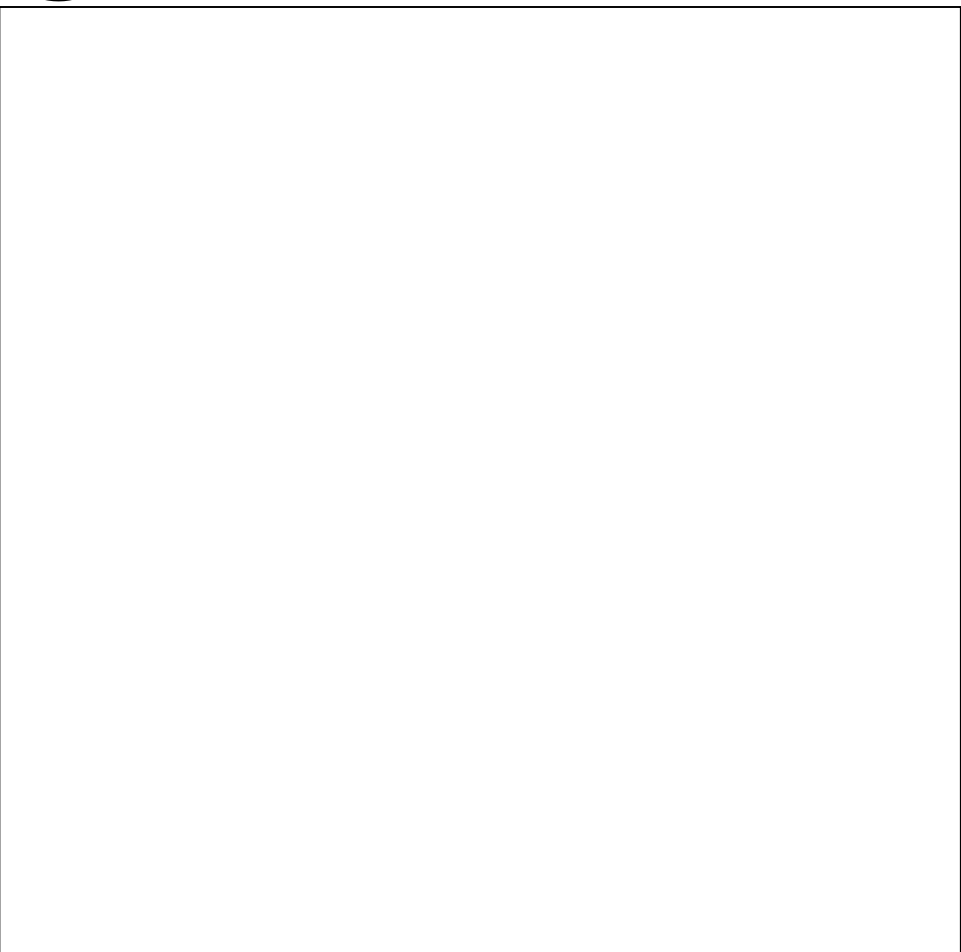
11 NOT USED
A6.1



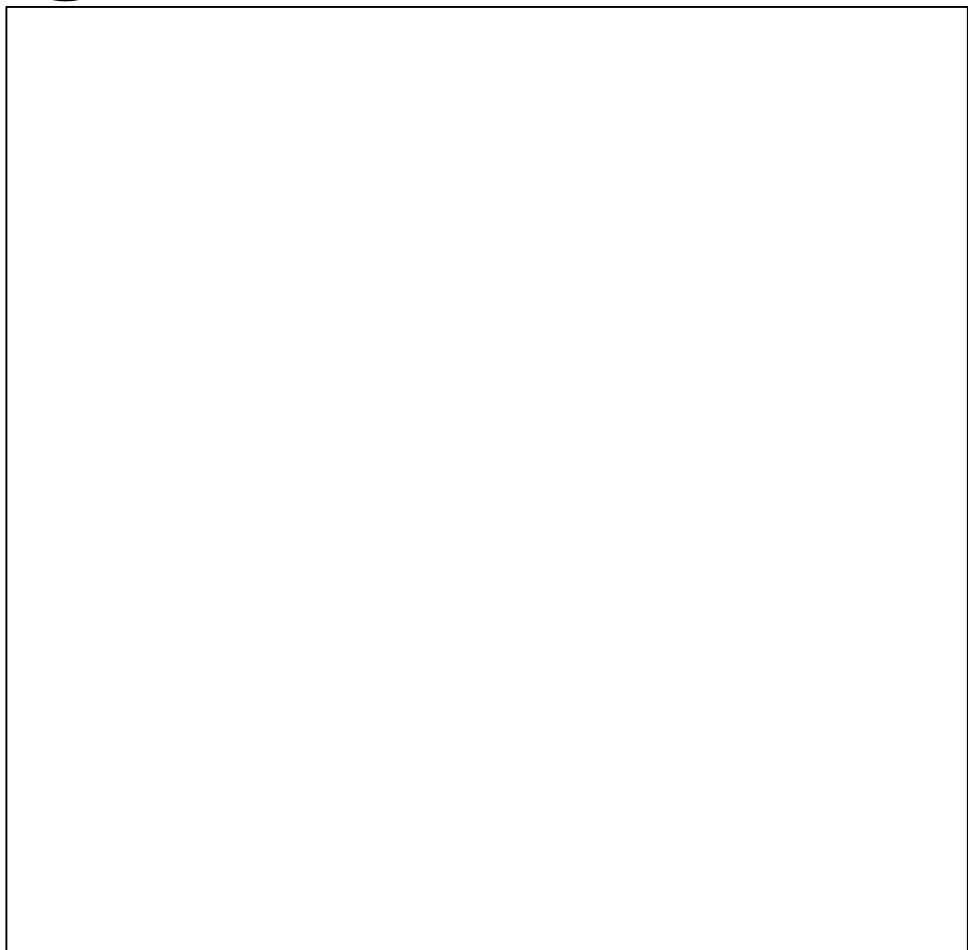
12 NOT USED
A6.1



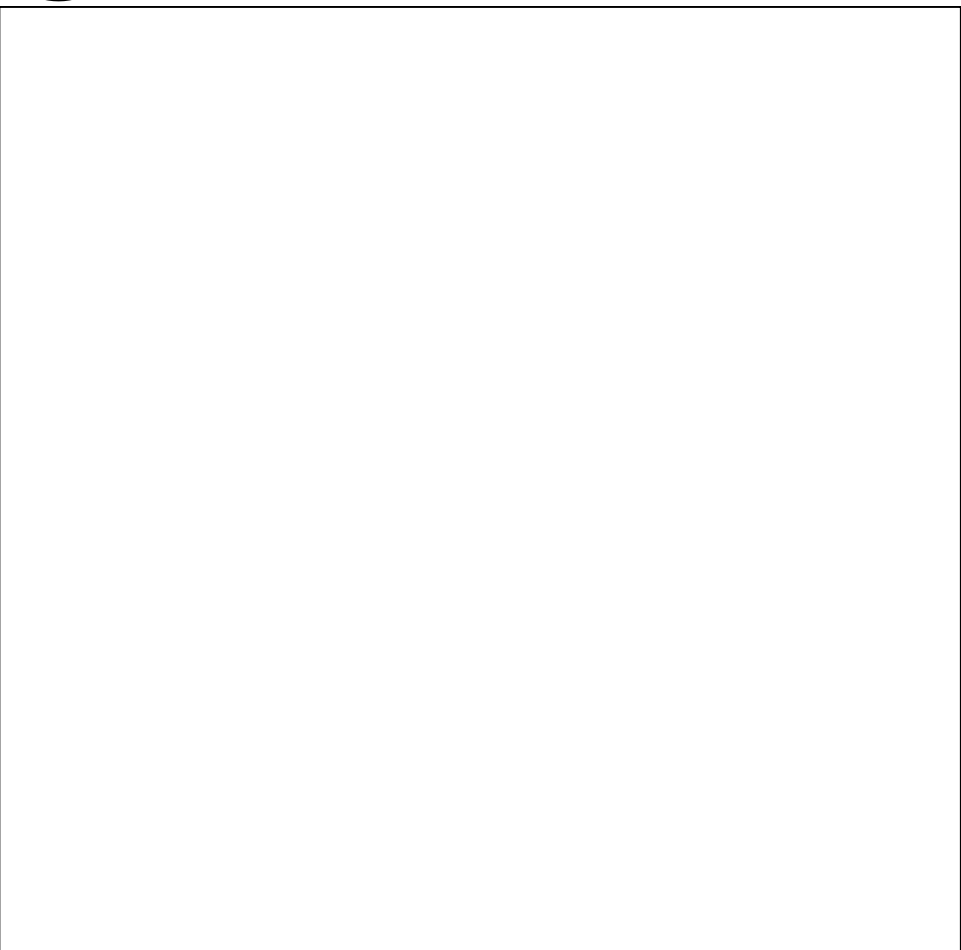
17 NOT USED
A6.1



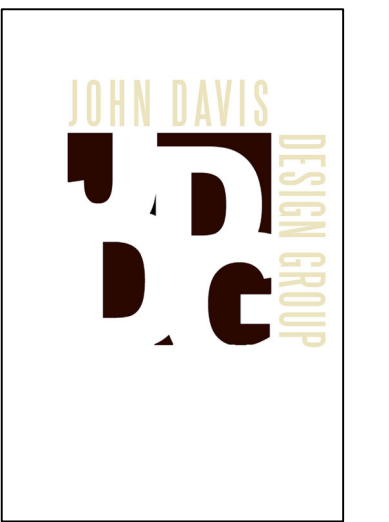
18 NOT USED
A6.1



23 NOT USED
A6.1



24 NOT USED
A6.1



JOHN DAVIS
DESIGN GROUP

ARCHITECTS
INTERIORS
PLANNERS

176 TALAMINE COURT
SUITE 100
COLORADO SPRINGS,
COLORADO 80907
P 719/528-1177
F 719/444-8409

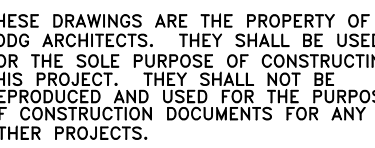
DO NOT SCALE
DRAWINGS FOR
CONSTRUCTION
PURPOSES

THESE DRAWINGS ARE THE PROPERTY OF
JDDG ARCHITECTS. THEY SHALL BE USED
FOR THE SOLE PURPOSE OF CONSTRUCTING
THIS PROJECT. THEY SHALL NOT BE
REPRODUCED AND USED FOR THE PURPOSE
OF CONSTRUCTION DOCUMENTS FOR ANY
OTHER PROJECTS.

EXTERIOR ELEVATIONS
NEW INTERIOR REMODEL FOR
MANITOU SPRINGS MOBILITY
HUB RESTROOM BUILDING
132 MANITOU AVENUE
MANITOU SPRINGS, COLORADO 80829

PROJECT NO. 202440
DATE JANUARY 24, 2025
DRAWN BY JRD
CHECKED JRD
APPROVED JRD
REVISED
FINAL BID
DOCUMENTS
JANUARY 24, 2025

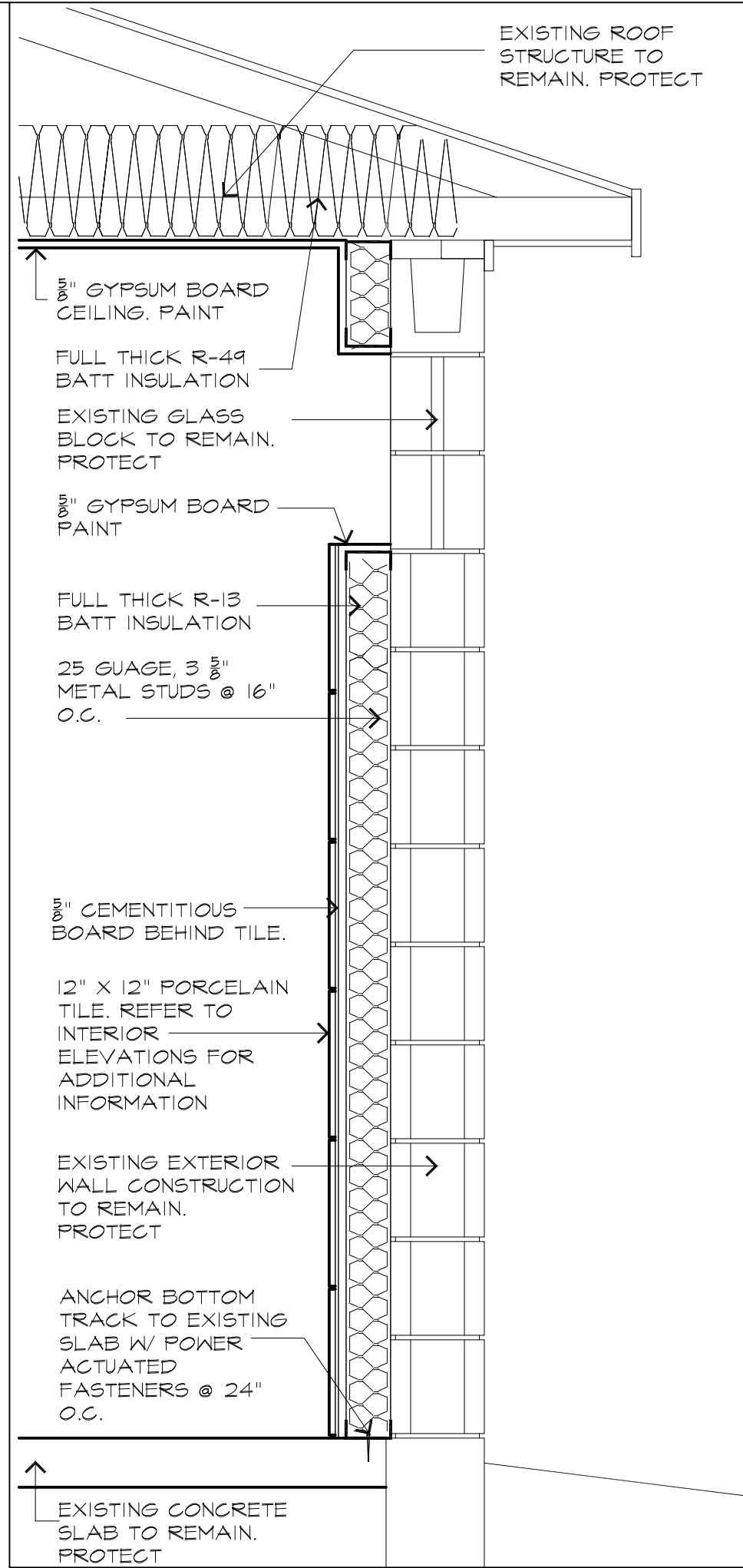
SHEET
A6.1



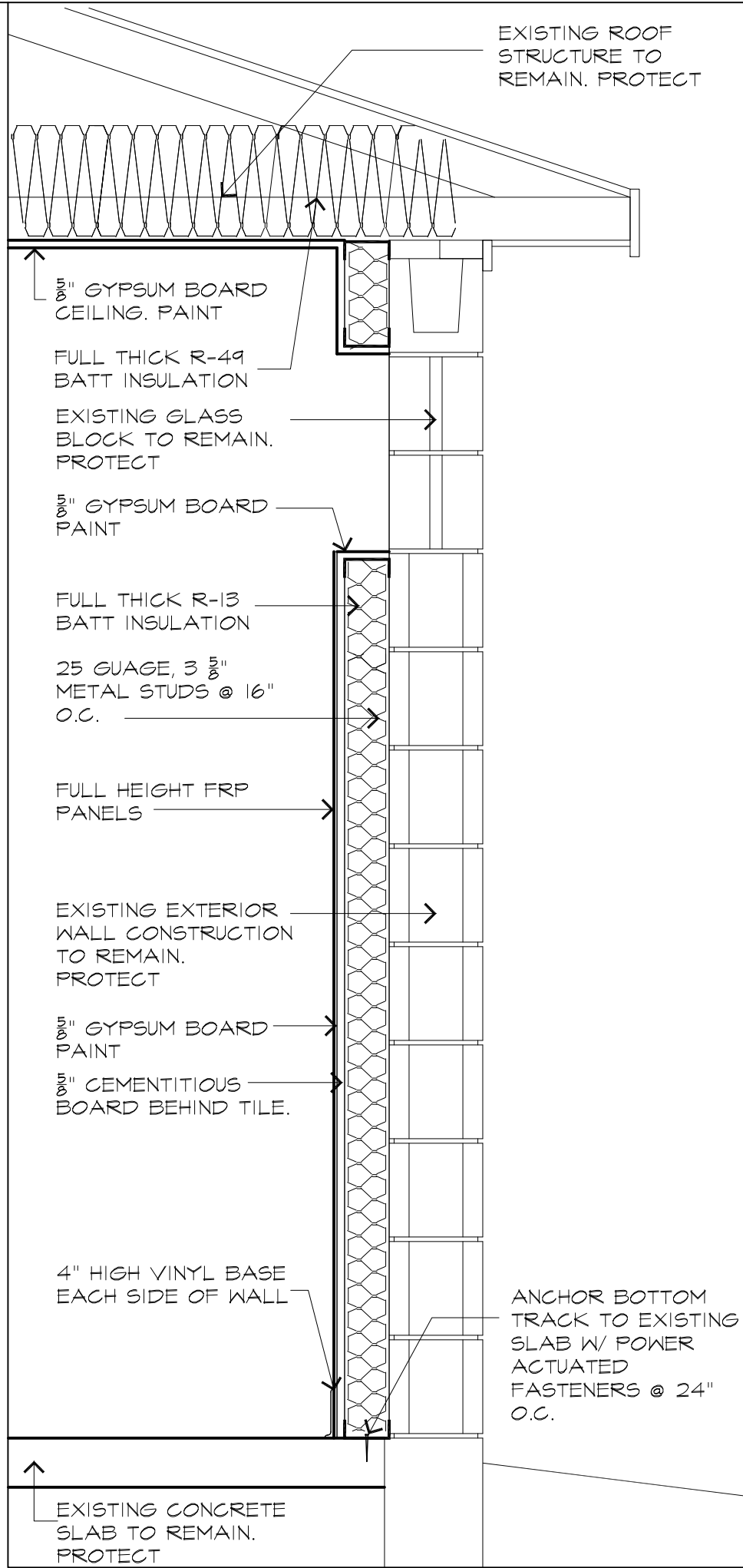
THE

HEE

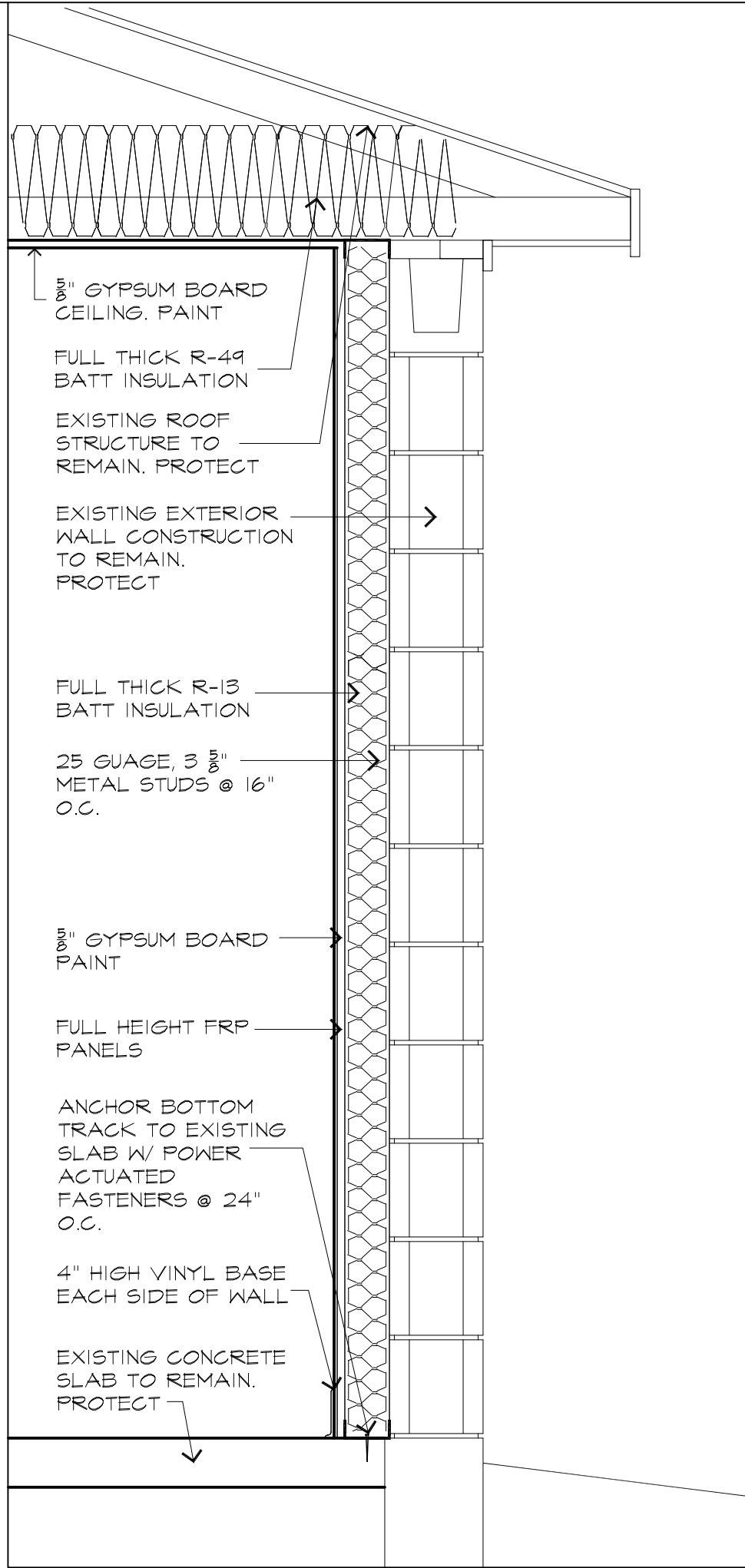
Page 88 of 323



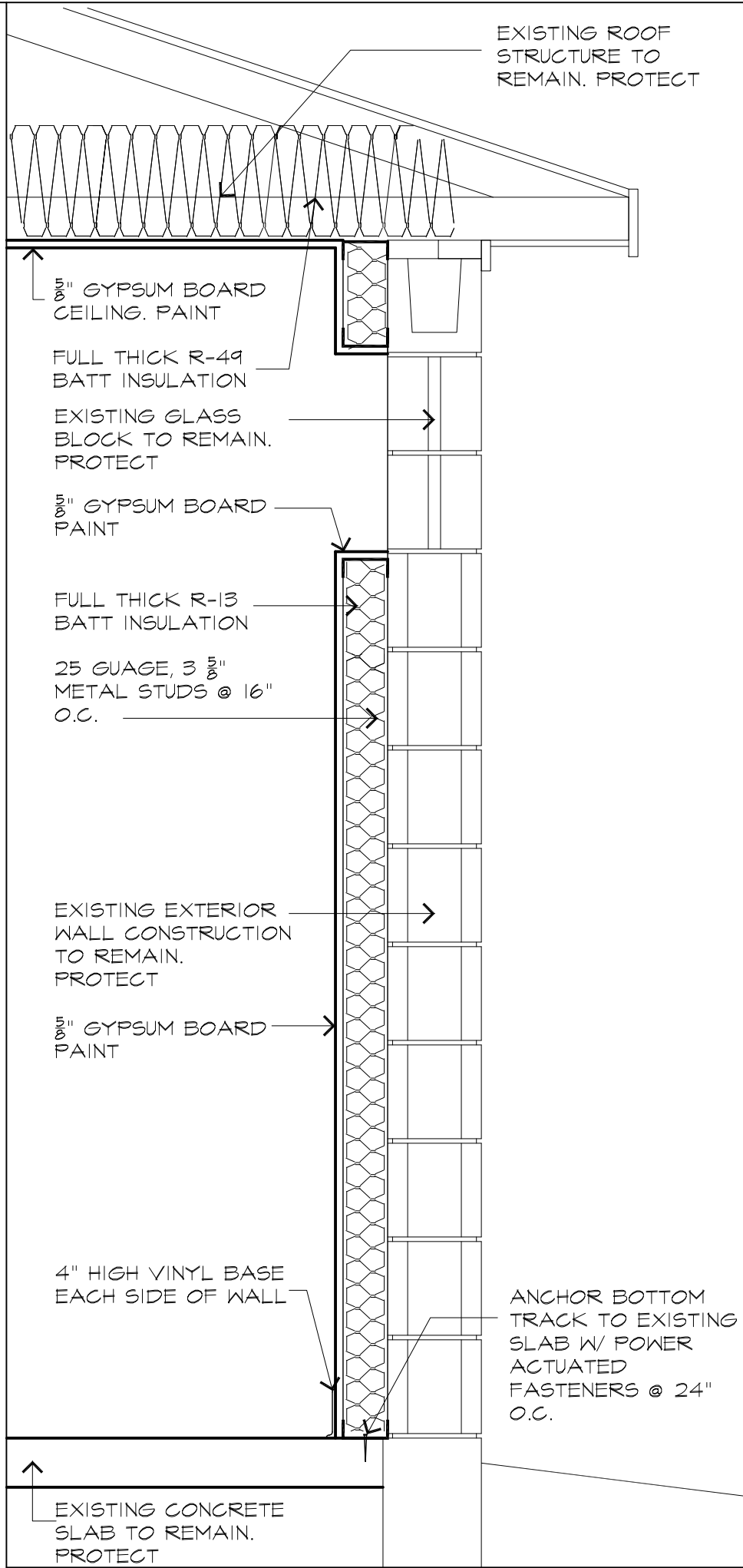
1 WALL TYPE WT-19
A7.2 SCALE: 1"=1'-0"



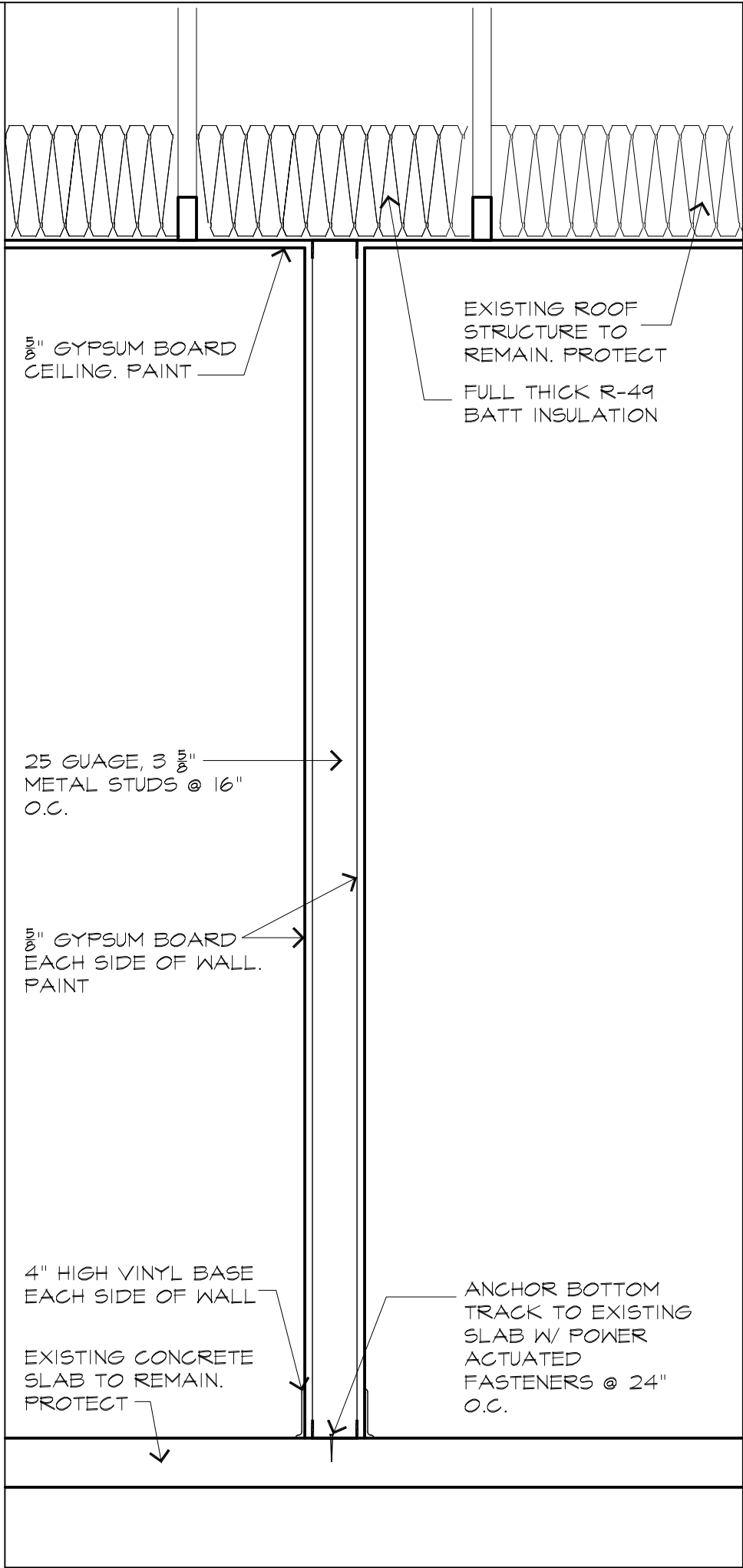
8 WALL TYPE WT-20
A7.2 SCALE: 1"=1'-0"



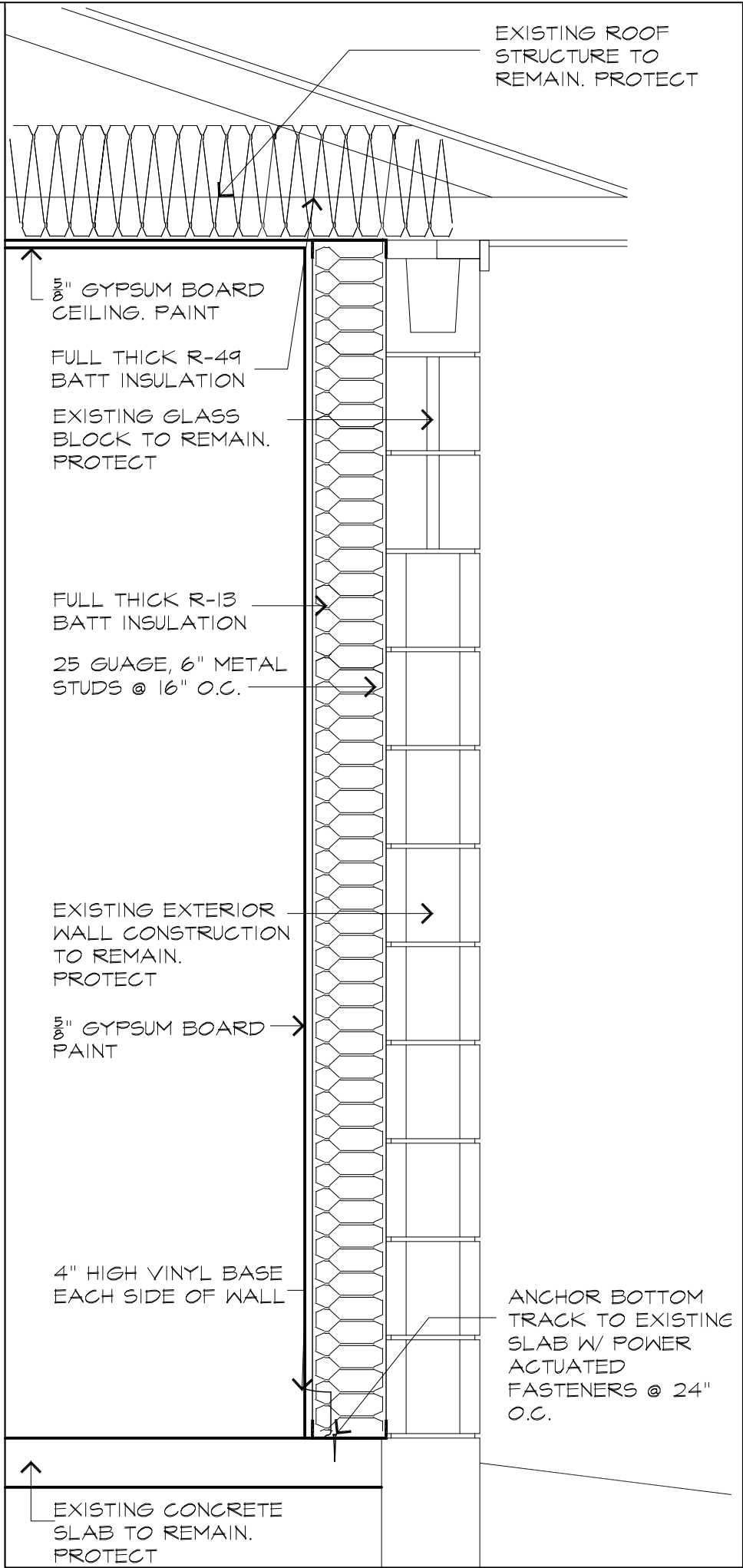
9 WALL TYPE WT-21
A7.2 SCALE: 1"=1'-0"



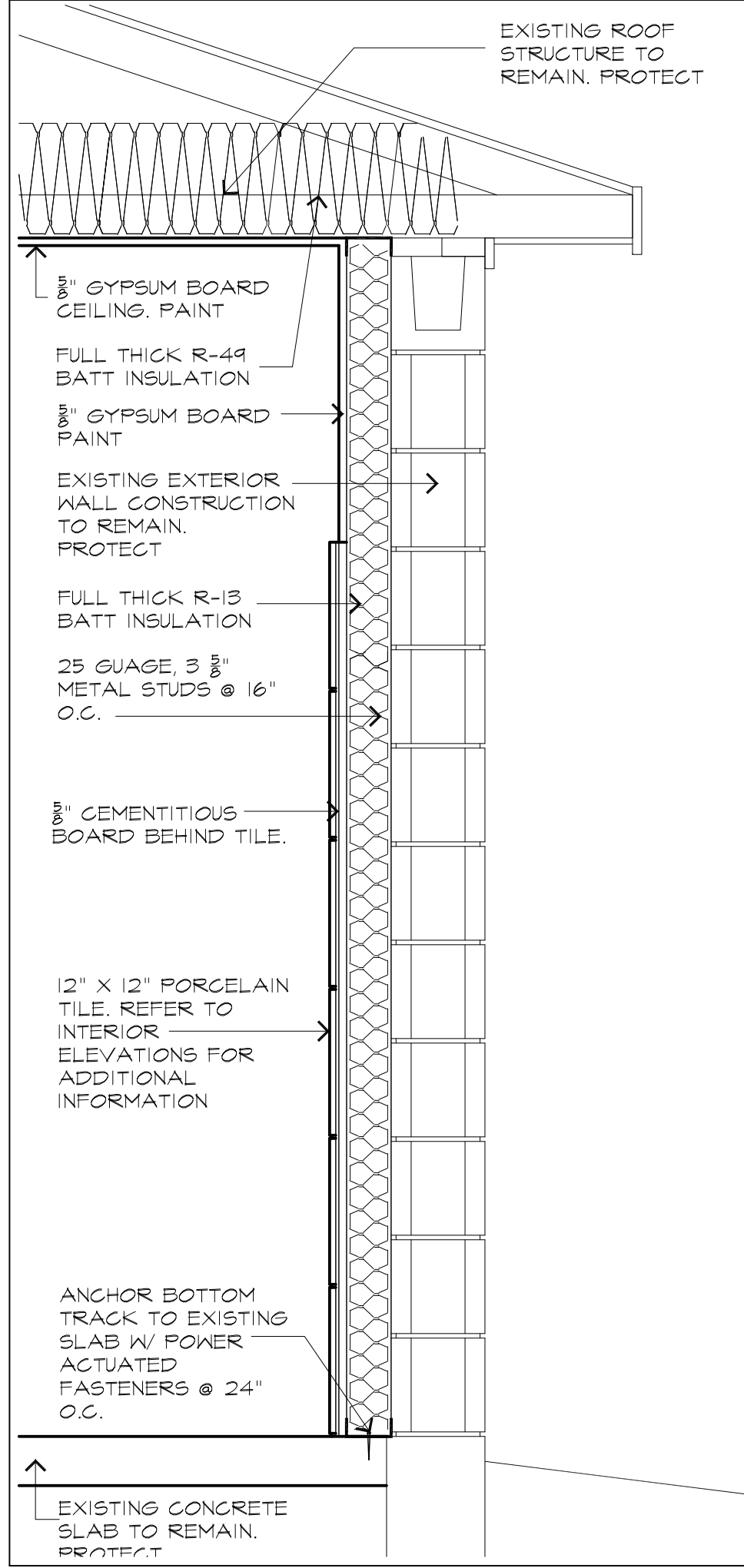
10 WALL TYPE WT-22
A7.2 SCALE: 1"=1'-0"



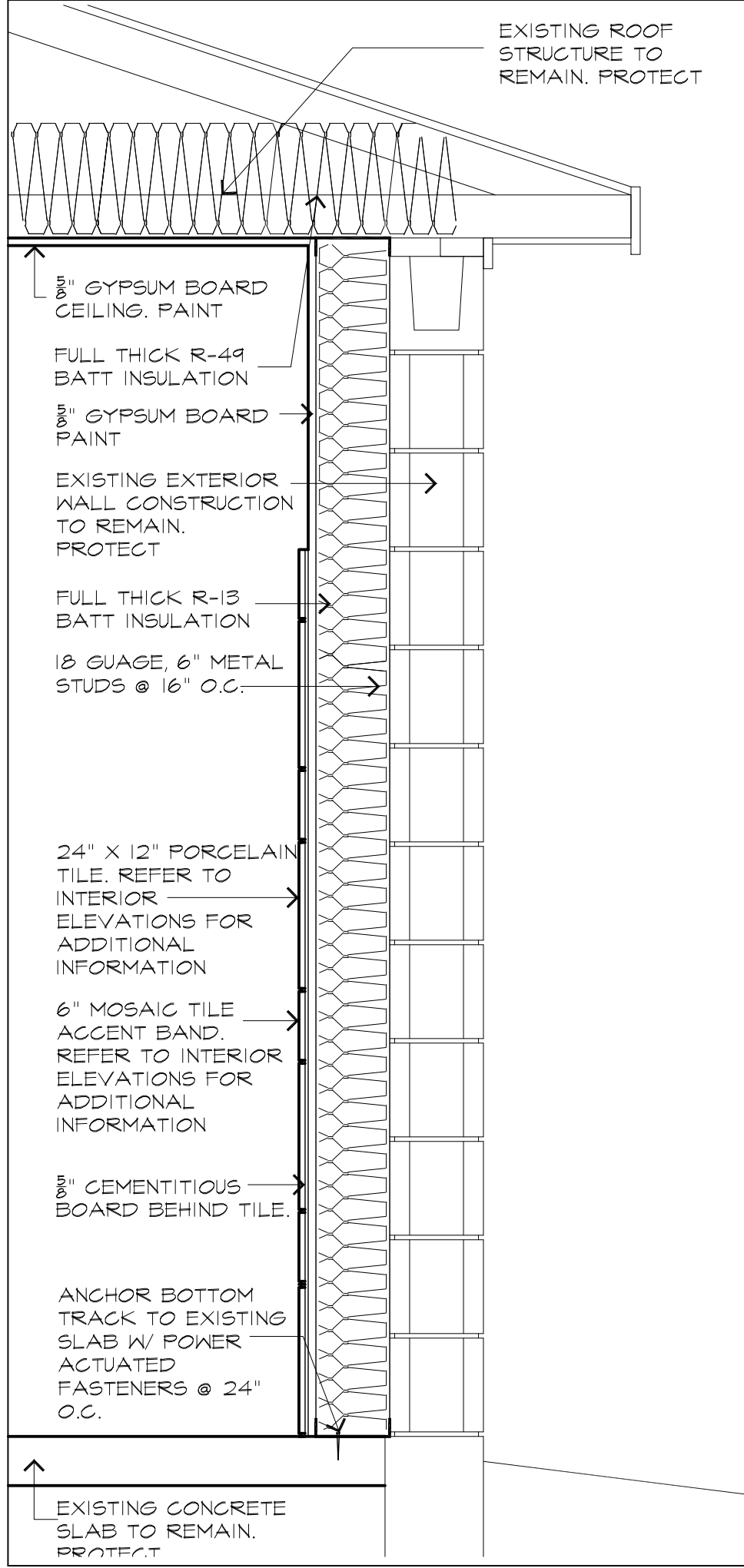
11 WALL TYPE WT-23
A7.2 SCALE: 1"=1'-0"



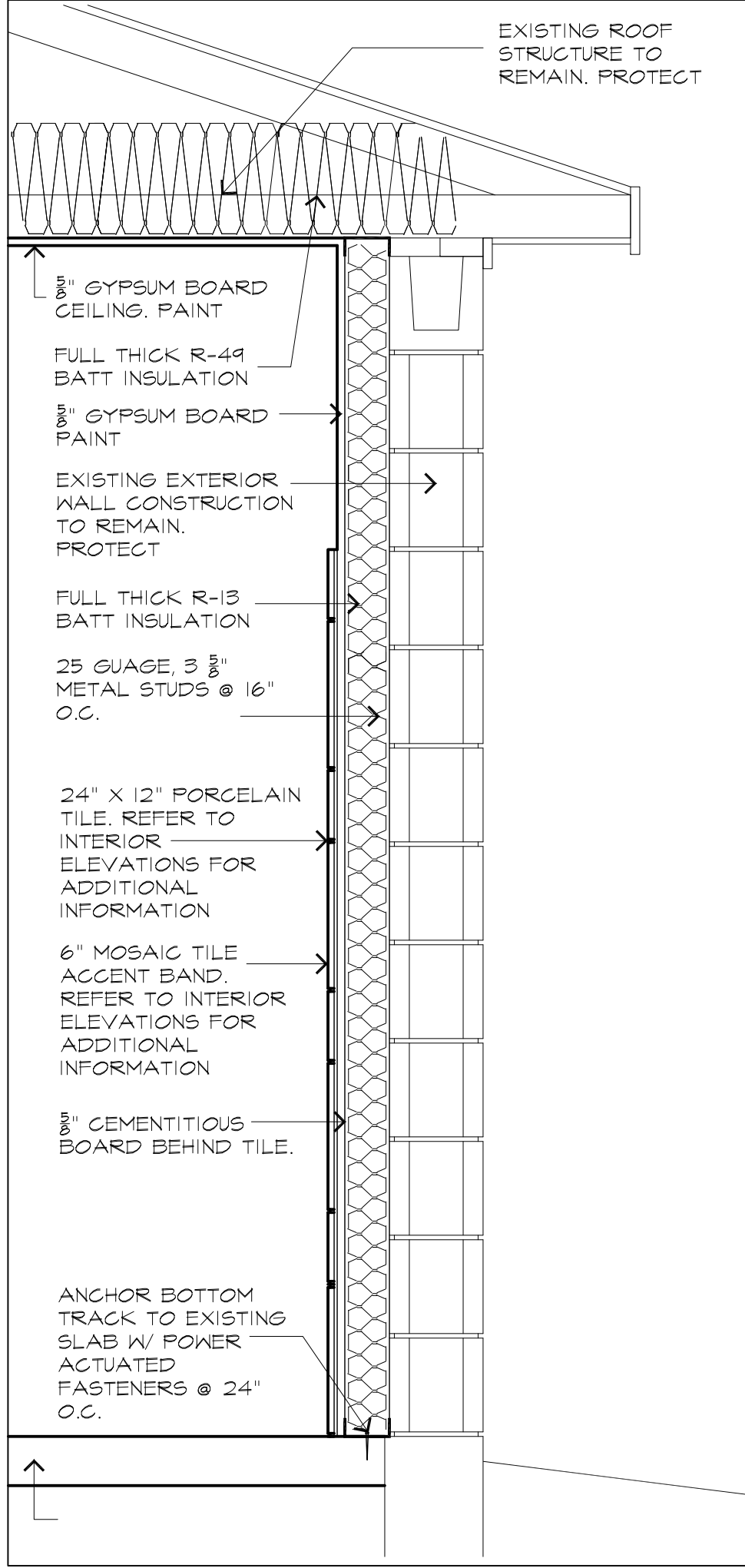
12 WALL TYPE WT-24
A7.2 SCALE: 1"=1'-0"



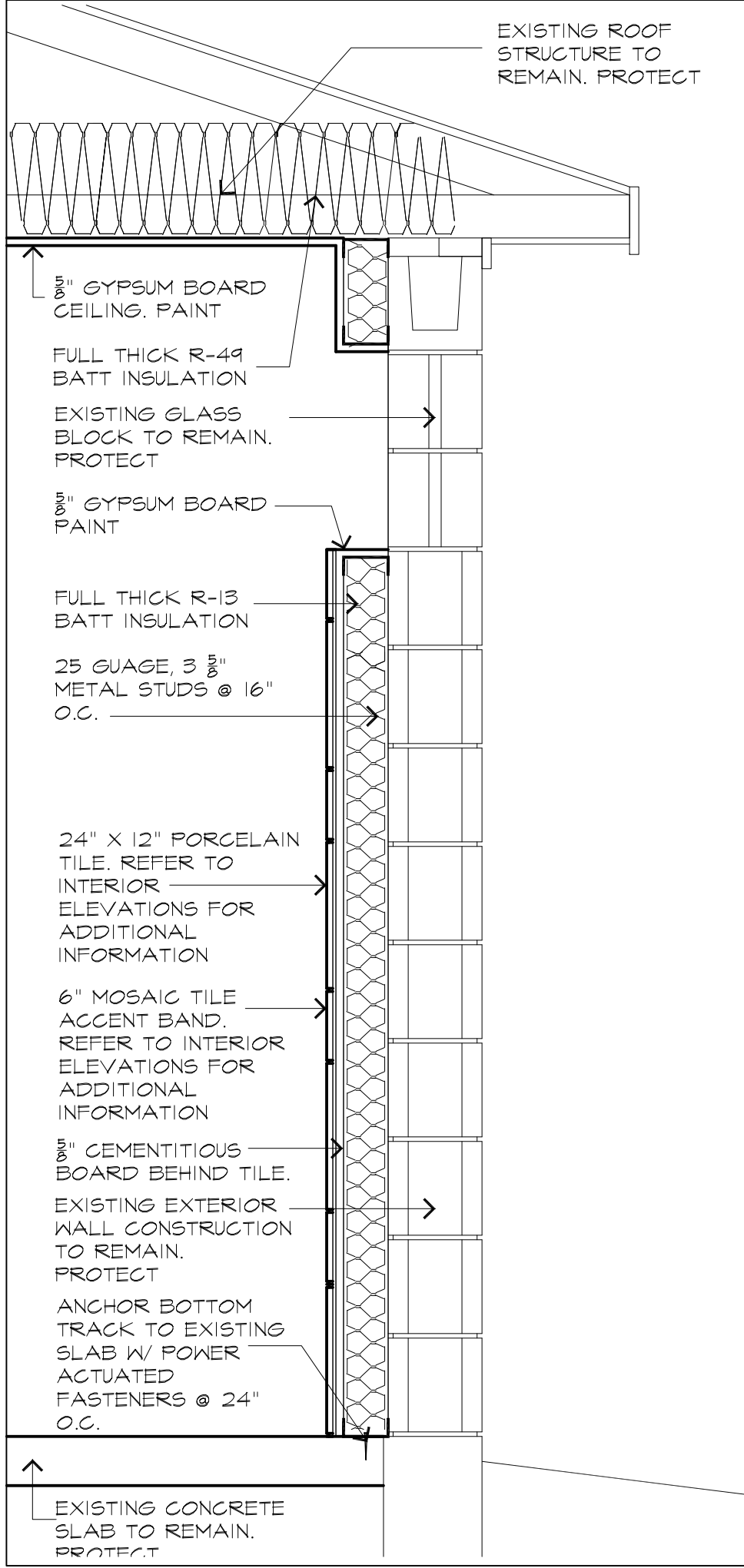
19 WALL TYPE WT-13
A7.2 SCALE: 1"=1'-0"



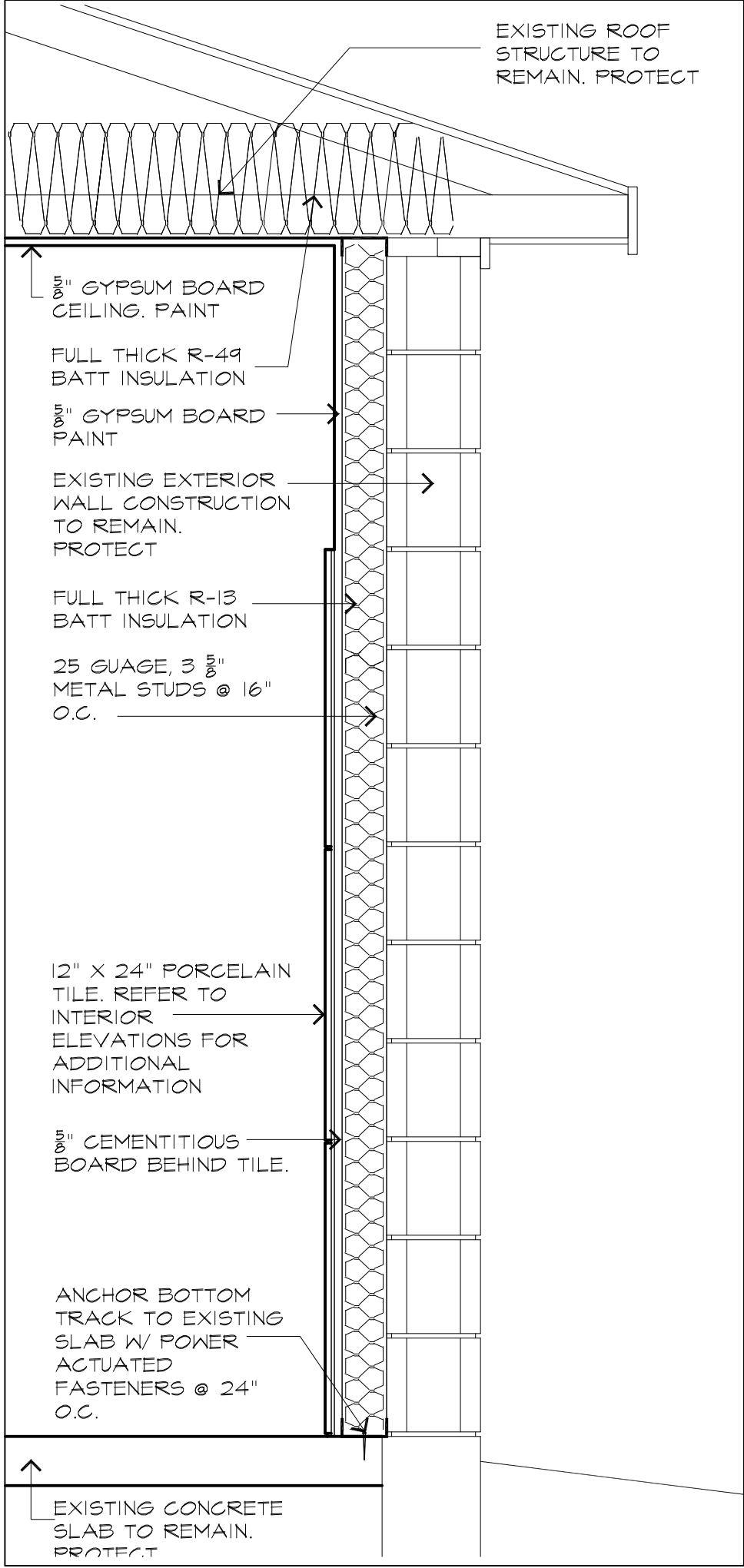
20 WALL TYPE WT-14
A7.2 SCALE: 1"=1'-0"



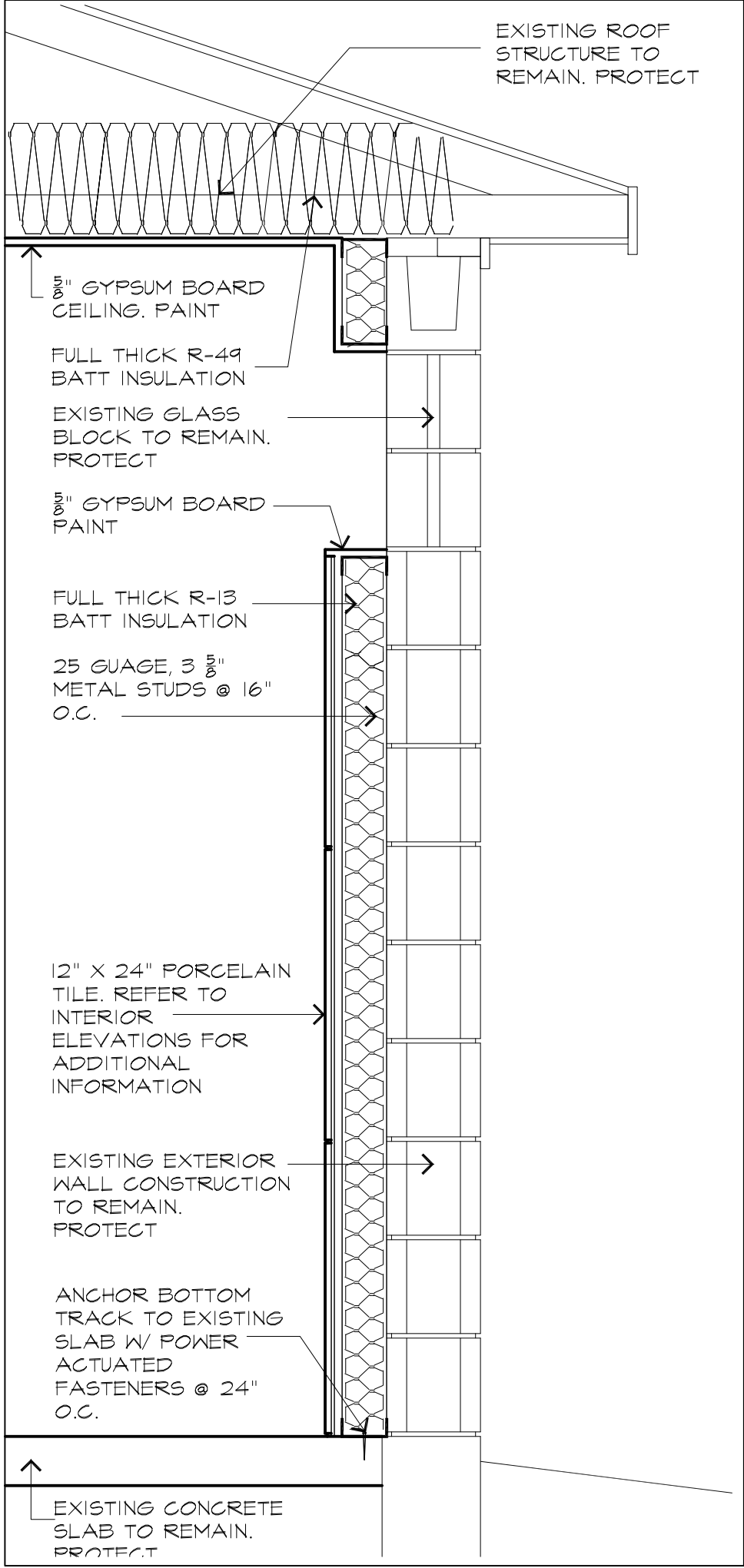
21 WALL TYPE WT-15
A7.2 SCALE: 1"=1'-0"



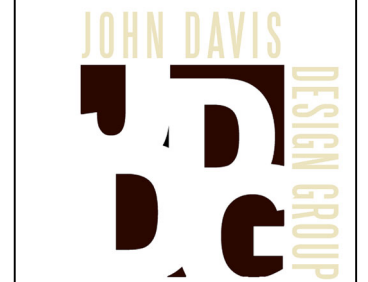
22 WALL TYPE WT-16
A7.2 SCALE: 1"=1'-0"



23 WALL TYPE WT-17
A7.2 SCALE: 1"=1'-0"



24 WALL TYPE WT-18
A7.2 SCALE: 1"=1'-0"



JOHN DAVIS
DESIGN GROUP

ARCHITECTS
INTERIORS
PLANNERS

176 TALAMINE COURT
SUITE 100
COLORADO SPRINGS,
COLORADO 80907
P 719/528-1177
F 719/444-8409

DO NOT SCALE
DRAWINGS FOR
CONSTRUCTION
PURPOSES

THESE DRAWINGS ARE THE PROPERTY OF
JOHN DAVIS ARCHITECTS. THEY SHALL BE USED
FOR THE SOLE PURPOSE OF CONSTRUCTING
THIS PROJECT. THEY SHALL NOT BE
REPRODUCED AND USED FOR THE PURPOSE
OF CONSTRUCTION DOCUMENTS FOR ANY
OTHER PROJECTS.

WALL TYPES
NEW INTERIOR REMODEL FOR
**MANITOU SPRINGS MOBILITY
HUB RESTROOM BUILDING**
132 MANITOU AVENUE
MANITOU SPRINGS, COLORADO 80829

PROJECT NO. 202440
DATE JANUARY 24, 2025
DRAWN BY JRD
CHECKED JRD
APPROVED JRD
REVISED
FINAL BID
DOCUMENTS
JANUARY 24, 2025

SHEET

A7.2

GENERAL REQUIREMENTS:

A. THE CONTRACTOR SHALL COORDINATE WITH ALL DRAWINGS / SPECIFICATIONS FOR THIS PROJECT FOR SCOPE AND GENERAL CONDITIONS.

B. CODE COMPLIANCE IS MANDATORY. NOTHING IN THESE DRAWINGS AND SPECIFICATIONS PERMITS WORK NOT CONFORMING TO THESE CODES AND PART A ABOVE. WHERE WORK IS SHOWN TO EXCEED MINIMUM CODE REQUIREMENTS, COMPLY WITH PART A ABOVE ABOVE, DRAWINGS AND SPECIFICATIONS.

C. PROVIDE ALL LABOR, MATERIALS, HANGERS, INSULATION, CONTROL HANDLES, ELECTRIC CONTROLS, AIR CONTROLS, VALVES, ACCESS PANELS, MECHANICAL EQUIPMENT, AND OTHER APPARATUS THAT MUST BE PROVIDED IN AN INACCESSIBLE LOCATION WITH SUITABLE ACCESS DOORS OR COVERS IN FRAMED OPENING, WHICH WILL PERMIT PROPER OPERATION AND SERVICING. PROVIDE ALL ITEMS NECESSARY FOR COMPLETE AND OPERATIONAL SYSTEMS DESCRIBED IN THESE DRAWINGS SHOWN OR NOT SHOWN UNLESS INDICATED OR NOTED OTHERWISE. IT IS THE INTENT OF THESE DRAWINGS FOR A COMPLETE AND READY FOR OPERATION OF ALL HVAC AND PIPING SYSTEMS.

D. DRAWINGS ARE DIAGRAMMATIC IN NATURE AND DO NOT SHOW ALL PIPING, OFFSETS, FITTINGS, AND ACCESSORIES THAT MAY BE REQUIRED. FOLLOW DRAWINGS AS CLOSELY AS ACTUAL BUILDING CONSTRUCTION AND THE WORK OF OTHER TRADES WILL PERMIT, INVESTIGATE STRUCTURAL AND FINISH CONDITIONS AFFECTING THIS WORK AND ARRANGE WORK ACCORDINGLY; PROVIDING SUCH FITTING, VALVES, AND ACCESSORIES REQUIRED TO MEET THE CONDITIONS.

E. VISIT SITE AND INCLUDE ALLOWANCE IN BID FOR ALL COSTS RELATED TO THE ALL PIPING AND EQUIPMENT INSTALLATION.

F. DEMONSTRATE THE OPERATION OF ALL SYSTEMS FOR THE OWNER AT A TIME AS DIRECTED BY THE OWNER.

G. LAYOUT ALL WORK IN ADVANCE. DO NOT DEFACE WORK OF OTHER TRADES. INSTALL ALL SLEEVES AND BLOCK OUTS+ WATERPROOF AS REQUIRED. FIRE STOP ALL FLOOR AND RATED WALL PENETRATIONS.

H. FIELD CHECK ALL EXISTING / NEW CONDITIONS AND INCLUDE AN ALLOWANCE IN BID FOR ANY REMOVAL AND/OR RELOCATION OF EXISTING PIPING, EQUIPMENT, ETC., AS INDICATED ON THE PLANS OR AS REQUIRED TO COORDINATE AND ADAPT NEW AND EXISTING MECHANICAL SYSTEMS TO ALL OTHER WORK. EXISTING PIPING AND MATERIAL WHICH SHALL BE REMOVED SHALL BECOME THE PROPERTY OF THE CONTRACTOR, EXCEPT EQUIPMENT SO NOTED, WHICH SHALL BECOME THE PROPERTY OF THE OWNER.

I. PROVIDE SHOP DRAWINGS, EQUIPMENT SUBMITTALS, CONTROL DIAGRAMS, AS REQUIRED FOR THE PROJECT. THE CONTRACTOR SHALL MAINTAIN A MARK-UP SET OF DRAWINGS WHICH INDICATE VARIATIONS IN THE ACTUAL INSTALLATION FROM THE ORIGINAL DESIGN. UPON COMPLETION OF THE WORK AND FINAL INSPECTION, DELIVER TO THE ARCHITECT / OWNER COPIES (CONSULT ARCHITECT ON QUANTITY) OF ALL SHOP DRAWINGS (EQUIPMENT SUBMITTALS), OPERATION AND MAINTENANCE MANUALS AND AS-BUILT (RECORD) DRAWINGS. ALL MANUALS SHALL INCLUDE A MAINTENANCE SCHEDULE FOR ALL REQUIRED EQUIPMENT.

J. VERIFY THE ACTUAL ELECTRICAL SERVICE/VOLTAGE WITH THE ELECTRICAL CONTRACTOR PRIOR TO ORDERING ANY EQUIPMENT REQUIRING ELECTRICAL CONNECTIONS.

STANDARDS
A. ALL PIPING, DUCTWORK, GRILLES, AND MATERIALS, ETC. SHALL BE NEW, IN FIRST CLASS CONDITION, AND UL LISTED WHERE APPLICABLE.

B. COMPLY WITH ALL APPLICABLE LOCAL CITY CODES AND AMENDMENTS, COUNTY AND STATE ORDINANCES. COMPLY WITH CURRENT INTERNATIONAL BUILDING CODE, INTERNATIONAL MECHANICAL CODE, INTERNATIONAL PLUMBING CODE, AND NATIONAL FIRE PROTECTION ASSOCIATION IN EFFECT FOR THIS JURISDICTION.

C. PROCURE AND PAY FOR ALL PERMITS, CONTRACTOR LICENSES, AND LIABILITY INSURANCE, ETC. FURNISH CERTIFICATE OF FINAL INSPECTION AND APPROVAL FROM LOCAL INSPECTOR.

D. MATERIALS SHALL BE AS SPECIFIED, AND/OR NOTED ON THE CONTRACT DRAWINGS.

E. ALL MATERIALS AND EQUIPMENT LOCATED IN AIR PLENUMS SHALL BE RATED FOR PLENUM APPLICATION.

GUARANTEE
A. MECHANICAL AND PLUMBING CONTRACTORS SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE YEARS BEGINNING WITH THE DATE OF FINAL ACCEPTANCE BY THE OWNER. THE M.C. AND P.C. SHALL BE RESPONSIBLE DURING THE INSTALLATION, TESTING AND GUARANTEE PERIODS FOR ANY DAMAGE CAUSED BY HIM (OR HIS SUBCONTRACTORS) OR BY DEFECTS IN HIS (OR HIS SUBCONTRACTORS') WORK, MATERIALS, OR EQUIPMENT INSTALLED OR FURNISHED UNDER THIS CONTRACT WHICH DEVELOPS DEFECTS, EXCEPT FOR NORMAL WEAR.

COORDINATION
A. PRIOR TO FABRICATION OR INSTALLATION OF ANY HVAC AND PLUMBING WORK, PARTICIPATE IN COORDINATION PLANNING MEETINGS WITH ALL OTHER BUILDING UTILITIES SYSTEMS TRADES, UNDER THE DIRECTION OF THE GENERAL CONTRACTOR, SO AS TO COMPLETELY ESTABLISH ROUTINGS, ELEVATIONS, SPACE REQUIREMENTS, AND COORDINATION OF LAYOUT AND SUSPENSION REQUIREMENTS IN RELATIONSHIP TO THE BUILDING STRUCTURE AND THE WORK OF ALL OTHER TRADES.

BASIC MATERIALS AND METHODS
GENERAL
A. THE WORK INCLUDED UNDER THIS HEADING CONSISTS OF FURNISHING MATERIAL, SUPPLIES, EQUIPMENT, TOOLS, TRANSPORTATION AND FACILITIES, AND PERFORMING ALL LABOR AND SERVICE FOR, AS REQUIRED IN CONNECTION WITH, OR PROPERLY INCIDENTAL TO, THE MECHANICAL INSTALLATION, AS DESCRIBED IN THESE SECTIONS OF THE SPECIFICATIONS, SHOWN ON THE DRAWINGS, OR REASONABLY IMPLIED THEREFROM.

WORK INCLUDED
A. COMPLETE INSTALLATION OF NEW HVAC AND PLUMBING SYSTEM COMPONENTS AS SHOWN IN THE DRAWINGS AND DESCRIBED IN THESE SPECIFICATIONS. INSTALL GAS PIPING, REGULATORS, SHUT-OFFS TO GAS FIRED UNITS IN ACCORDANCE WITH 2021 IFGC, LOCAL CODES, MANUFACTURER INSTALLATION INSTRUCTIONS, AS SHOWN IN THE DRAWINGS AND AS DESCRIBED IN THESE SPECIFICATIONS IF APPLICABLE.

B. PROVIDE MECHANICAL IDENTIFICATION FOR ALL NEW EQUIPMENT AND PIPING. IDENTIFICATION SHALL BE BY SET OR BRADY AND CONSIST OF THE FOLLOWING:

1. BRASS VALVE TAGS WITH STAMPED LETTERS SHALL BE PROVIDED FOR ALL VALVES. SECURE TO THE VALVE WITH CHROME PLATED BALL CHAINS.

2. IDENTIFY ALL PIPING AND, EQUIPMENT WITH PAINTED STENCILS, PLASTIC PIPE MARKERS OR PLASTIC TAPE MARKERS. MARKERS SHALL INDICATE TYPE INCLUDING SUPPLY OR RETURN AND DIRECTION OF FLOW.

3. ALL IDENTIFICATION SHALL CONFORM WITH IS INTERNATIONAL CODES AND ANSI A13.1.

MECHANICAL INSULATION

A. MANUFACTURERS: OWENS-CORNING, P.P.G., JOHNS-MANVILLE, C.S.G. CO, ARMOSTRONG, OR EQUAL.

B. PLUMBING PIPING TO BE INSULATED IN ACCORDANCE WITH 2021 IECC SECTION C404.4, 2021 IPC AND AS FOLLOWS:
1. ALL CONDENSATE PIPING LOCATED IN COLD AREAS OR WHERE CONDENSATION CAN OCCUR.

C. ALL INSULATION SHALL MEET ALL CODE REQUIREMENTS AND FIRE AND SMOKE HAZARD RATINGS AS TESTED BY PROCEDURE ASTM E-84, NATIONAL FIRE PROTECTION ASSOCIATION 225 AND UL 723, NOT EXCEEDING FLAME SPREAD 25 AND SMOKE DEVELOPED 50 RATINGS. PER 2021 IECC, IMC & IPC.

D. PROVIDE RIGID INSERTS AT ALL INSULATED HANGER LOCATIONS 2 1/2" AND LARGER. PROVIDE 180 DEGREE GALVANIZED STEEL SADDLES.

E. DUCTWORK SHALL BE INSULATED IN ACCORDANCE WITH 2021 IECC & IMC AND ASTM STANDARDS FOR COMMERCIAL AND INDUSTRIAL APPLICATIONS.

1. ALL S.A. & R.A. DUCTWORK INTENDED TO BE LOCATION WITH-IN BUILDING INSULATION AND CONDITIONED SPACE EXCEPT AS NOTED IN G BELOW AND IN UNIT 101 SEE PLANS

F. OPERATING TEMPERATURES OF 250°F AND DENSITY OF 13lb/FT3.

G. RETURN AIR DUCTS INSULATED WITH MINIMUM R-6 OR MINIMUM ALLOWABLE BY LOCAL CODE REQUIREMENTS FOR LOCATION IN R.A. PLENUM, O.A. DUCTS FROM EXTERIOR OPENING TO EQUIPMENT CONNECTION, EXHAUST AIR DUCTS WITH-IN 10 FEET OF EXTERIOR OPENING (PROTECT POSITIVE PRESSURE EXHAUST DUCTWORK LOCATED IN R.A. PLENUM), SUPPLY AIR SHALL BE INSULATED WITH MINIMUM R-6 OR MINIMUM ALLOWABLE BY LOCAL CODE REQUIREMENTS FOR LOCATION IN R.A. PLENUM.

MECHANICAL SPECIFICATION PLAN

SCALE: NTS

AIR DISTRIBUTION

A. FURNISH AND INSTALL DUCTWORK AND SHEET METAL ACCESSORIES AS SHOWN AND SPECIFIED HEREIN.

B. COMPLY WITH APPLICABLE CURRENT NFPA AND SMACNA STANDARDS, ASHRAE HANDBOOK, UL 181, AND 2021 IMC & IECC.

C. IN ADDITION TO ALL ITEMS SCHEDULED ON THE DRAWINGS, FURNISH SUBMITTALS ON ALL ITEMS SPECIFIED HERE-IN.

D. DUCTWORK MATERIALS 1. GAUGE AS PRESCRIBED BY CODE. 2. FLAT SHEETS ASTM A571, 3. ROUND FABRICATION PIPE LOCK LONGITUDINAL SEAMS WITH BEADED CRIMP TRANSVERSE JOINTS SECURED WITH SHEET METAL SCREWS. FITTINGS ADJUSTABLE 4-SEGMENT ELBOWS, MANUFACTURED CONICAL TEE FITTINGS AND TABS (SADDLE TAPS NOT PERMITTED), MANUFACTURED REGISTER BOOTS AND STACK HEADS.

E. FLEX DUCT ACCEPTABLE MANUFACTURER FLEXMASTER CLASSIFICATION NFPA 90A CLASS 1 UL 181 LABELED. LOW PRESSURE FLEXMASTER TYPE 5-INSULATED, FACTORY FABRICATED ASSEMBLY CONSISTING OF ZINC-COATED SPRING STEEL HELIX, SEAMLESS INNER LINER WRAPPED WITH A NOMINAL 1" THICK ONE-POUND DENSITY FIBERGLASS INSULATION ALL ASSEMBLED IN A VAPOR BARRIER JACKET, RATED FOR PRESSURES TO +3" WG.

F. SPIN-INS WITH BALANCING DAMPERS.

G. DUCTWORK SPECIALTIES TURNING 1. TURNING VANES CONSTRUCTION DOUBLE-THICKNESS AIR FOIL NONADJUSTABLE. 2. BALANCING DAMPERS CONSTRUCTION RIGID BEARINGS AND LOCKING QUADRANTS, WHERE USED IN CONJUNCTION WITH DUCT-MOUNTED COILS PROVIDE OPPOSED-BLADE TYPE WITH MAX 2" WIDE BLADES. 3. FLEX CONNECTION EQUAL TO VENTFABRICS VENTGLAS. 4. TEST HOLE LOW VELOCITY DUCTWORK DRILLED HOLE WITH FRICTION-FIT PLASTIC CAP ON METAL DUCT. 5. DUCT SEALANT COMPLIES WITH 2021 IECC.

H. GRILLES, REGISTERS, AND DIFFUSERS ACCEPTABLE MANUFACTURERS: NAILOR, CARNES, TITUS, TUTTLE & BAILEY, AND METAL AIRE.

I. LOW VELOCITY DUCTWORK. 1. ALL DUCTWORK IS CLASSIFIED AS LOW VELOCITY UNLESS INDICATED OTHERWISE. 2. FABRICATION IN ACCORDANCE WITH CURRENT SMACNA AND ASHRAE STANDARDS FOR VELOCITY DUCTWORK. 3. MANUFACTURED DUCT CONNECTION SYSTEM MAY BE UTILIZED FOR TRANSVERSE JOINTS IN RECTANGULAR GALVANIZED STEEL DUCTWORK PROVIDE IN STRICT ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. 4. MATERIALS EXPOSED GALVANIZED STEEL CONCEALED GALVANIZED STEEL, FLEX LOW PRESSURE TYPE PLENUM RATED PER 2021 IMC.

J. DUCTWORK FABRICATION AND INSTALLATION. 1. FABRICATE AND INSTALL TO MEET JOB CONDITIONS FROM DIMENSIONS TAKEN FROM JOBSITE AND SHOP DRAWINGS. TRANSITION AS REQUIRED TO AVOID INTERFERENCES, MAINTAIN REQUIRED CROSS-SECTIONAL AREA. 2. FABRICATE AND INSTALL SO NO UNDUE NOISE OR VIBRATION RESULTS. 3. DO NOT PROVIDE HOLES IN THE DUCT SYSTEMS FOR THE INSTALLATION OF HANGERS, CONDUIT, PIPES, ETC. 4. DUCT DIMENSIONS ON DRAWINGS ARE CLEAR INSIDE DIMENSION, INCREASE SHEET METAL DIMENSIONS TO ACCOMMODATE LINER. 5. LOCATE ALL DUCTWORK CONCEALED UNLESS INDICATED OTHERWISE.

K. ELBOWS. 1. CURVED CENTER LINE RADIUS EQUAL TO 1-1/2 TIMES THE DUCT WIDTH. 2. SQUARE FITTED WITH TURNING VANES WHEN DUCT SIZE INTO THE ELBOW IS THE SAME AS DUCT SIZE OUT. FITTED WITH FIXED EXTRACTOR WHEN DUCT SIZE INTO THE ELBOW IS DIFFERENT FROM DUCT SIZE OUT.

L. TAKE-OFFS. 1. 45° TAKE-OFF WHERE OTHER MEANS OF CONTROL ARE NOT INDICATED OR USED, AND IN DUCTWORK BEHIND SIDEWALL SUPPLY REGISTERS.

M. HANGERS AND SUPPORTS. 1. HORIZONTAL DUCTS PROVIDE HANGERS OF TYPE AND SPACING AS RECOMMENDED BY CURRENT SMACNA. 2. VERTICAL DUCTS THROUGH FLOORS PROVIDE GALVANIZED STEEL ANGLE ON AT LEAST TWO SIDES OF THE DUCT, FASTEN SECURELY TO DUCT AND FLOOR.

N. BALANCING DAMPERS. 1. PROVIDE FOR PROPER ADJUSTMENT AND CONTROL OF AIR DISTRIBUTION. MARK DAMPER ROD TO INDICATE THE RELATIVE POSITION OF THE DAMPER BLADES WITH RESPECT TO THE ROD.

O. FLEX DUCT. 1. USE LENGTHS AS NECESSARY TO MAKE CONNECTION WITHOUT PINCHING OR KINKING. SUSPEND HORIZONTAL RUNS WITH 3/4" WIDE FLAT STEEL BAND AT 36" O.C. MAKE END CONNECTIONS WITH STEEL DRAW BANDS. MAXIMUM LENGTH SHALL NOT EXCEED SIX FEET. INSTALL IN ACCORDANCE WITH MANUFACTURER INSTALLATION INSTRUCTIONS AND 2021 IMC REQUIREMENTS

P. FLEX CONNECTIONS PROVIDE AT INLET AND OUTLET TO ALL FANS.

Q. TEST HOLES. 1. PROVIDE ON BRANCH AND MAIN DUCT TO PROVIDE OPENINGS THROUGH DUCT WALLS FOR THE INSERTION OF TEST EQUIPMENT. LOCATE TO ENABLE TRAVERSE READINGS PER CURRENT ASHRAE STANDARDS.

R. PAINTING WHERE INTERIOR OF DUCT IS VISIBLE THROUGH GRILLES, LOUVERS, ETC, PAINT VISIBLE INSIDE PORTION OF DUCT WITH FLAT BLACK PAINT.

S. PROVIDE TEST AND BALANCE BY LICENSED CONTRACTOR, INDICATE DATA ON AABC TM-1 NATIONAL STANDARDS FORMS (OR EQUAL) FOR TOTAL SYSTEM BALANCE. PROVIDE REPORT TO OWNER AND INSPECTOR AT TIME OF HEATING FINAL.

GAS PIPING

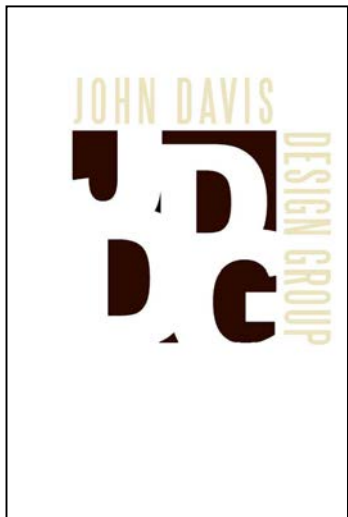
A. STEEL PIPE ASTM A53/A53M SCHEDULE 40 BLACK (GALVANIZED SHALL BE USED IN OUTDOOR LOCATIONS), FITTINGS ASME B16.3, MALLEABLE IRON, OR ASTM A234/A234, FORGED STEEL WELDING TYPE, JOINTS THREADED FOR PIPE 2" INCHES AND SMALLER, WELDED FOR PIPE 2-1/2 INCH AND LARGER, ALL WELDING SHALL BE BY A CERTIFIED PIPELINE WELDER. INACCESSIBLE LOCATION OR PLENUMS, ALL SIZES, SCHEDULE 40S BLACK SEAMLESS STEEL PIPE, BEVELED ENDS, WITH SOCKET WELD FITTINGS SAME THICKNESS AS PIPE AND WELDED JOINTS. ALL WELDING SHALL BE BY A CERTIFIED PIPELINE WELDER. ALL UNDER GROUND GAS PIPING, TUBING AND FITTINGS SHALL BE POLYETHYLENE PLASTIC PIPE CONFORMING TO ASTM D 2513 PIPE SHALL BE MARKED "GAS" AND "ASTM D 2513". LP (UNDILUTED LIQUEFIED PETROLEUM)-GAS SYSTEMS USING POLYETHYLENE SHALL BE IN ACCORDANCE WITH NFPA 58. ALL PIPING SHALL BE INSTALLED IN ACCORDANCE WITH 2021 IFGC CHAPTER 4, ASTM, NFPA, AND LOCAL CODE REQUIREMENTS.

B. VALVES
BALL VALVES: BRONZE BODY, FULL PORT STAINLESS STEEL BALL, TEFLON SEATS AND STUFFING BOX RING, BLOWOUT PROOF STEM, LEVER HANDLE AND THREADED ENDS. NIBCO T-585 OR EQUAL.

C. GAS COCKS 2-INCH AND SMALLER: 150 PSI WOG BRONZE BODY, STRAIGHTWAY PATTERN, SQUARE HEAD, THREADED ENDS.

D. GAS COCKS 2-1/2" INCH AND LARGER: 1500 SP-TB+ 175 PSI, LUBRICATED PLUG TYPE, SEMI-STEEL BODY, SINGLE GLAND, WRENCH OPERATED, FLANGED ENDS.

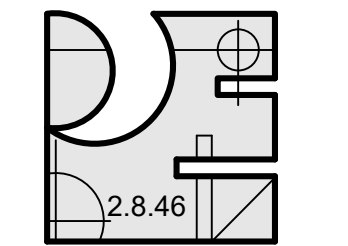
E. GAS LINE PRESSURE REGULATORS: SINGLE STAGE, STEEL JACKETED, CORROSION RESISTANT GAS PRESSURE REGULATORS WITH ATMOSPHERIC VENT OR LISTED LIMITING ORIFICE, ELEVATION COMPENSATOR WITH THREADED ENDS FOR 2-INCH AND SMALLER, FLANGED ENDS FOR 2-1/2" INCH AND LARGER FOR INLET AND OUTLET GAS PRESSURES, SPECIFIC GRAVITY, AND VOLUME FLOW INDICATED.



JOHN DAVIS
DESIGN GROUP

ARCHITECTS
INTERIORS
PLANNERS

176 TALAMINE COURT
SUITE 100
COLORADO SPRINGS,
COLORADO 80907
P 719/528-1177
F 719/444-8409



Pinnow
Engineering
LLC

2151 LONE WILLOW VW
COLORADO SPRINGS, CO 80904
PHONE: 719.661.4185

OWNERSHIP OF DOCUMENT
THE IDEAS AND DESIGNS
INCORPORATED HEREIN, AS
AN INSTRUMENT OF
PROFESSIONAL SERVICES IS
THE PROPERTY OF PINNOW
ENGINEERING LLC AND IS
NOT TO BE COPIED OR USED,
IN WHOLE OR PART, FOR
ANY OTHER PURPOSES
WITHOUT THE WRITTEN
AUTHORIZATION OF
PINNOW ENGINEERING LLC.
© 2025

MECHANICAL SPECIFICATION PLAN
NEW INTERIOR REMODEL FOR
MANITOU SPRINGS MOBILITY
HUB RESTROOM BUILDING
132 MANITOU AVENUE
MANITOU SPRINGS, COLORADO 80829

PROJECT NO.	F24-022
DATE	JANUARY 24, 2025
DRAWN BY	BCB
CHECKED	BCB
APPROVED	LAP

REVISED

FINAL BID
DOCUMENTS
JANUARY 24, 2025

SHEET

M-1
NOT TO SCALE OF 4

ENERGY RECOVERY VENTILATOR SCHEDULE														
TAG	MANUFACTURER	MODEL NUMBER	O.A. CFM	E.A. CFM	S.A. CFM	ER TYPE	O.A. FAN WATT	E.A. FAN WATT	ESP	UNIT VOLT / PHASE	MCA	MOCP	APPOX. WEIGHT LBS	REMARKS
ERV-1	RENEWAIRE	HE10-JINV-S11AA-DGNT-L	650	750	650	STATIC PLATE	321	312	0.7	120 / 1Ø	14.6	20	226	1,2,4,5,8,9
1. VERTICAL WALL MOUNTED, COORDINATE MOUNTING HEIGHTS AND CLEARANCES WITH EXISTING SPACE, OUTDOOR AIR FILTER(S) - 2" MERV 8 (1)20x20x2, EXHAUST AIR FILTER(S) - 2" MERV 8 (1)20x20x2, MOTORIZED BACKDRAFT DAMPERS, FAN EC DIRECT DRIVE MOTORS, STATIC PLATE, HEAT AND HUMIDITY TRANSFER, SPEED CONTROL MOTOR POTENTIOMETER, WALL BRACKET HANGING KIT, FACTORY WIRED NON-FUSED DISCONNECT SWITCH, TERMINAL STRIP FOR EC MOTORS, CONTROL TRANSFORMER WITH ISOLATION RELAY.														
2. PROVIDE DIGITAL 7-DAY PROGRAMMABLE TIMER FOR ROOM CIRCULATION, COORDINATE RELAYS AND CONTROL CONNECTIONS WITH E.C. AND SUPPLIER.														
3. SUMMER ENERGY RECOVERY PERFORMANCE: O.A. DB = 90.4°F, O.A. WB = 58.7°F, S.A. DB = 79.2°F, S.A. WB = 61.6°F, E.A. DB = 75°F, E.A. WB 61.6°F, COOLING LOAD REDUCTION = 11,835 BTU/H.														
4. WINTER ENERGY RECOVERY PERFORMANCE: O.A. DB = 1.3°F, O.A. WB = -0.5°F, S.A. DB = 51.3°F, S.A. WB = 38.7°F, E.A. DB = 70°F, E.A. DB = 49.6°F, HEATING LOAD REDUCTION = 40,608 BTU/H.														
5. SYSTEM ANALYSIS, ENTHALPY RECOVERY RATIO (EER) = SUMMER 44.8%, WINTER 71%, SENSIBLE ENERGY RECOVERY = SUMMER 72.7%, WINTER 72.7%.														
8. COORDINATE SERVICE LOCATION REQUIREMENTS AND FINAL LOCATIONS WITH G.C. OTHER TRADES PRIOR TO CONSTRUCTION PHASE.														
9. INSTALL IN ACCORDANCE WITH MANUFACTURERS INSTALLATION INSTRUCTIONS AND ALL LOCAL CODES, EQUIPMENT SPECIFIED CAN BE SUBSTITUTED WITH APPROVED EQUAL.														

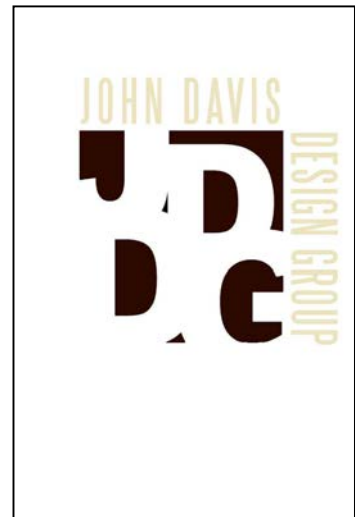
REGISTER, GRILLE, DIFFUSER SCHEDULE								
TAG	MANUFACTURER	MODEL NUMBER	SIZE	NECK SIZE	MOUNTING	FACE	USE	REMARKS
SG-1	PRICE	SPD	24"x24"	SEE PLAN	GYP	PLAQUE	SUPPLY	1,2,3
SG-2	PRICE	SPD	12"x12"	6"Ø	GYP	PLAQUE	SUPPLY	1,2,3
RG-1	PRICE	PDR	24"x24"	18"x18"	GYP	PERFORATED STEEL	RETURN	3
EG-1	PRICE	PDR	24"x24"	12"Ø	GYP	PERFORATED STEEL	EXHAUST	1,3
WG-1	GREENHECK	CONTRACTOR	24"x18"	-	WALL	EXTRUDED ALUMINUM	INTAKE	4,5,6,7
WG-2	GREENHECK	CONTRACTOR	10"x6"	-	WALL	EXTRUDED ALUMINUM	EXHAUST	4,5,6,7
WG-3	GREENHECK	CONTRACTOR	16"x12"	-	WALL	EXTRUDED ALUMINUM	INTAKE	4,5,6,7
1. MANUAL VOLUME DAMPER 2. 4-WAY BLOW PATTERN 3. SURFACE MOUNTING KIT WHERE REQUIRED. 4. WEATHER LOUVER, AMCA CERTIFIED RATING, DRAINABLE BLADES, 1/4" MESH SCREEN, PROVIDE DAMPER FOR USE. 5. WALL MOUNTING KIT, COORDINATE WITH G.C. DURING BIDDING PHASE. 6. PRIME COAT FINISH FOR PAINTING 7. COORDINATE ANY CONSTRUCTION / FRAMING REQUIREMENTS WITH G.C. CONTRACTOR / SUPPLIER RESPONSIBLE FOR PROVIDING ALL REQUIRED ACCESSORIES TO INCLUDE MOUNTING AND VOLUME CONTROLS. COORDINATE SCHEDULED, SUBSTITUTED EQUALS, COLORS AND STYLES WITH ARCHITECT, OWNER / OWNER'S REPRESENTATIVE DURING BIDDING PHASE AND SUBMITTAL PROCESS.								

FURNACE SCHEDULE														
TAG	MANUFACTURER	MODEL NUMBER	CFM	O.A. SETTING	O.A. CFM	E.S.P.	N.T.	INPUT CMBH	INPUT HMBH	VOLT / PHASE	UNIT AMPACITY	MOCP	APPOX. WEIGHT LBS	REMARKS
F-1	CARRIER	59SC5B100E21-22	1600	10%	160	.8	4	48	100	115 / 1Ø	16.7	20	204	1,2,3
1. UP-FLOW FURNACE, 96.1% AFUE, 1-STAGE HEATING, 1 HP ECM MOTOR, CASED COIL, PROVIDE SIZE TO NOT EXCEED .25 S.P. LOSS AT CFM SHOWN, C.A. AND FLUE PVC PIPING AND CONCENTRIC VENT KIT, SIZE AND INSTALL AND INSULATE PER MANUFACTURERS INSTALLATION INSTRUCTIONS, DIGITAL 7-DAY SET-BACK THERMOSTAT, SEE SHEET NOTES FOR CONDENSATE DRAINS, PROVIDE FILTER RACK AT BOTTOM R.A. OPENING (OPENING- FULL SIZE), HIGH EFF. FILTER, PROVIDE O.A. DUCT CONNECTION WITH MANUAL VOLUME DAMPER														
2. COORDINATE FINAL LOCATIONS WITH G.C. AND OWNER.														
3. INSTALL IN ACCORDANCE WITH MANUFACTURERS INSTALLATION INSTRUCTIONS AND ALL LOCAL CODES, EQUIPMENT SPECIFIED CAN BE SUBSTITUTED WITH APPROVED EQUAL.														

CONDENSER SCHEDULE										
TAG	MANUFACTURER	MODEL NUMBER	N.T.	INPUT CMBH	INPUT HMBH	VOLT / PHASE	MCA	MFS	APOX. WEIGHT LBS	REMARKS
CU-1	CARRIER	24SCA448N003	4	48	-	208/230 / 1Ø	24.5	40	171	1,2
1. GROUND MOUNTED, AIR COOLED, 13.4 - 16.0 SEER2, LOW AMBIENT CONTROLS TO 0°F WITH CRANK CASE HEATER, R-410A REFRIGERANT, PROVIDE INSULATED LINE-SETS FROM CU TO EACH FURNACE LOCATION CONSULT MANUFACTURERS INSTALLATION INSTRUCTIONS FOR LONG LINE APPLICATIONS, PROVIDE GROUND MOUNTING PAD.										
2. INSTALL IN ACCORDANCE WITH MANUFACTURERS INSTALLATION INSTRUCTIONS AND ALL LOCAL CODES, EQUIPMENT SPECIFIED CAN BE SUBSTITUTED WITH APPROVED EQUAL.										

EXHAUST FAN SCHEDULE												
TAG	MANUFACTURER	MODEL NUMBER	CFM	E.S.P.	H.P.	RPM	VOLT / PHASE	AMP	WATT	WEIGHT (LBS)	CONTROL	REMARKS
EF-1 & 2	GREENHECK	SPB110	100	0.375	-	950	115 / 1Ø	1.1	80.2	10	SWITCH WITH LIGHTS	1,2
1. CEILING MOUNTED, BACK DRAFT DAMPER, DIRECT DRIVE, PROVIDE VENT PIPE, SPEED CONTROLLER SWITCH WITH LIGHTS.												
2. INSTALL IN ACCORDANCE WITH MANUFACTURERS INSTALLATION INSTRUCTIONS AND ALL LOCAL CODES, EQUIPMENT SPECIFIED CAN BE SUBSTITUTED WITH APPROVED EQUAL.												

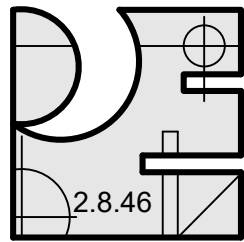
ELECTRIC HEATER SCHEDULE										
TAG	MANUFACTURER	MODEL NUMBER	BTU	WATT	KW	VOLT / PHASE	AMP	MOCP	APOX. WEIGHT LBS	REMARKS
EWH-1&2	REDD-I	AFA115D	5,120	1,500	1.5	120 / 1Ø	12.5	-	26	1,3
EDH-1	WARREN TECH	CBK	15,358	4,500	4.5	208 / 1Ø	21.6		32	2,3
1. WALL MOUNTED, HEAVY-DUTY 18GA STEEL GRILLE, FAN FORCED, INTEGRAL THERMOSTAT SET TO 70°F, PROVIDE WALL MOUNTING KIT AND INTEGRAL DISC SWITCH.										
2. DUCT HEATER PACKAGED, DUCT MOUNTED INSERT, PROVIDE AIR STREAM THERMOSTAT SET TO 68°F, DOOR INTERLOCK DISCONNECT SWITCH, PRIMARY AUTOMATIC RESET TEMP LIMITING CONTROL, LOAD CARRYING SECONDARY OVER TEMPERATURE PROTECTIVE DEVICE, DEFINITE PURPOSE MAGNETIC CONTACT, DIFFERENTIAL PRESSURE FAN INTER-LOCK SWITCH, STEP DOWN CONTROL TRANSFORMER / 24 VOLT, COORDINATE WITH E.C. AND SUPPLIER. COORDINATE PANEL ACCESS AND FLOW WITH SUPPLIER AS PER PLANS, UNIT SHALL HAVE ZERO CLEARANCE TO COMBUSTIBLES.										
3. INSTALL IN ACCORDANCE WITH MANUFACTURERS INSTALLATION INSTRUCTIONS AND ALL LOCAL CODES, EQUIPMENT SPECIFIED CAN BE SUBSTITUTED WITH APPROVED EQUAL.										



JOHN DAVIS
DESIGN GROUP

ARCHITECTS
INTERIORS
PLANNERS

176 TALAMINE COURT
SUITE 100
COLORADO SPRINGS,
COLORADO 80907
P 719/528-1177
F 719/444-8409



Pinnow
Engineering
LLC

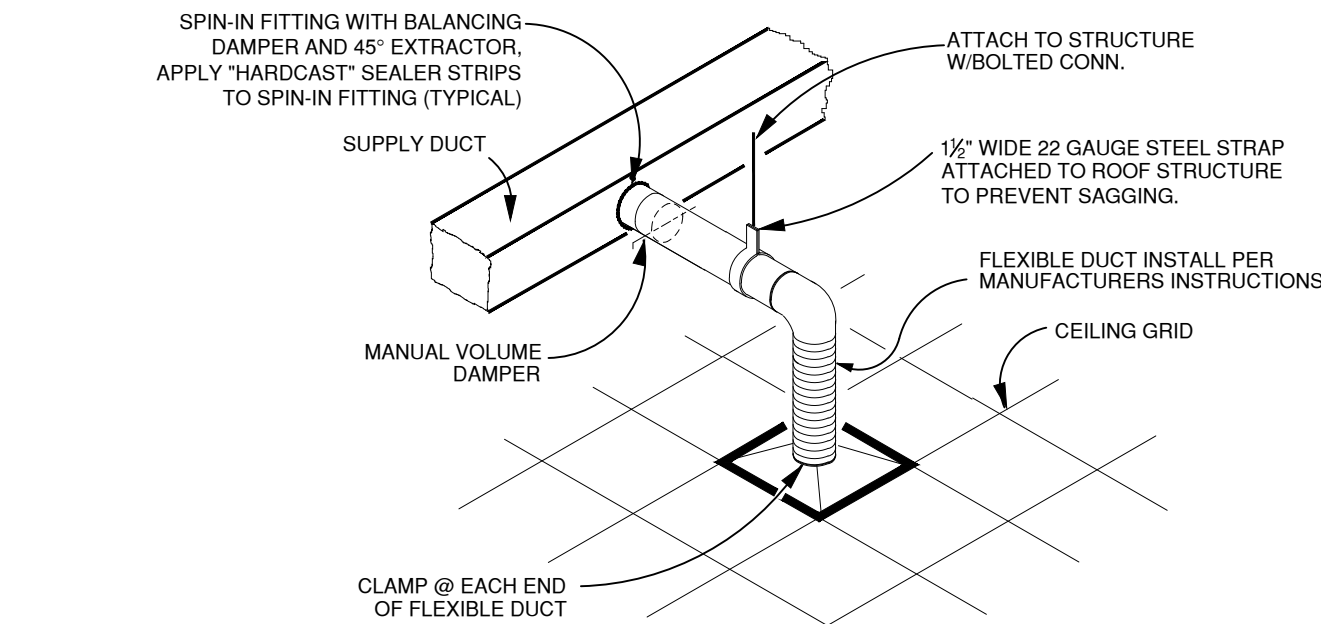
2151 LONE WILLOW Vw
COLORADO SPRINGS, CO 80904
PHONE: 719.661.4185

OWNERSHIP OF DOCUMENT
THE IDEAS AND DESIGNS
INCORPORATED HEREIN, AS
AN INSTRUMENT OF
PROFESSIONAL SERVICES IS
THE PROPERTY OF PINNOW
ENGINEERING LLC AND IS
NOT TO BE COPIED OR USED,
IN WHOLE OR PART, FOR
ANY OTHER PURPOSES
WITHOUT THE WRITTEN
AUTHORIZATION OF
PINNOW ENGINEERING LLC.
© 2025

MECHANICAL SCHEDULE PLAN

NEW INTERIOR REMODEL FOR
MANITOU SPRINGS MOBILITY
HUB RESTROOM BUILDING
132 MANITOU AVENUE
MANITOU SPRINGS, COLORADO 80829

PROJECT NO.	F24-022
DATE	JANUARY 24, 2025
DRAWN BY	BCB
CHECKED	BCB
APPROVED	LAP
REVISED	
FINAL BID DOCUMENTS JANUARY 24, 2025	
SHEET	
M-2	
NOT TO SCALE	OF 4

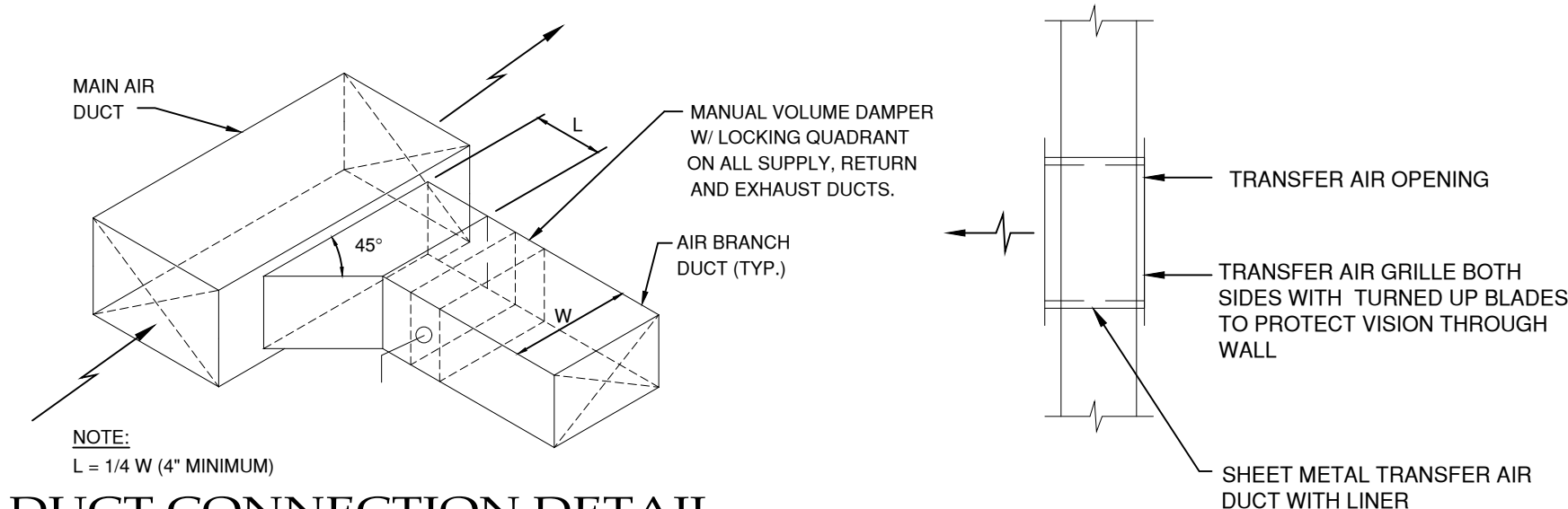


COMMENTS:

1. REFER TO THE MECHANICAL EQUIPMENT SCHEDULE FOR COMPONENT AND DEVICE SPECIFICATIONS.
2. SUPPORTS FOR FLEX DUCTWORK SHALL BE SPACED AT 4'-0" MAX. FLEX DUCT SHALL SAG NO MORE THAN 1/2" PER FOOT OF RUN.
3. ALL DUCT INSULATION SHALL HAVE A MINIMUM INSULATING VALUE OF R-6 AND BE IN ACCORDANCE WITH 15 IECC.
4. APPLY MASTIC DUCT SEALER AT EACH JOINT OR SEAM OR CONNECTION.
5. APPLY MASTIC TO DIFFUSER COLLAR AND SLIDE FLEX OVER WHILE STILL WET, BAND CLAMP AND TAPE.
6. SUPPORT DUCTWORK WITH 1/2" WIDE 22 GAUGE STEEL STRAPS FIRMLY ATTACHED TO THE BUILDING STRUCTURE. SPACING SHALL BE MAXIMUM 10'-0" FOR RIGID DUCTWORK, AND MINIMUM 4'-0" FOR FLEXIBLE DUCTWORK. 12 GAUGE WIRE MAY BE SUBSTITUTED FOR STRAPS IF 1 1/2" WIDE 22 GAUGE STEEL SADDLES ARE USED TO FULLY ENCIRCLE DUCT. REFER TO THE HVAC DUCT CONSTRUCTION STANDARDS PUBLISHED BY SMACNA FOR ADDITIONAL DETAILS. FULLY COMPLY WITH MECHANICAL CODES.

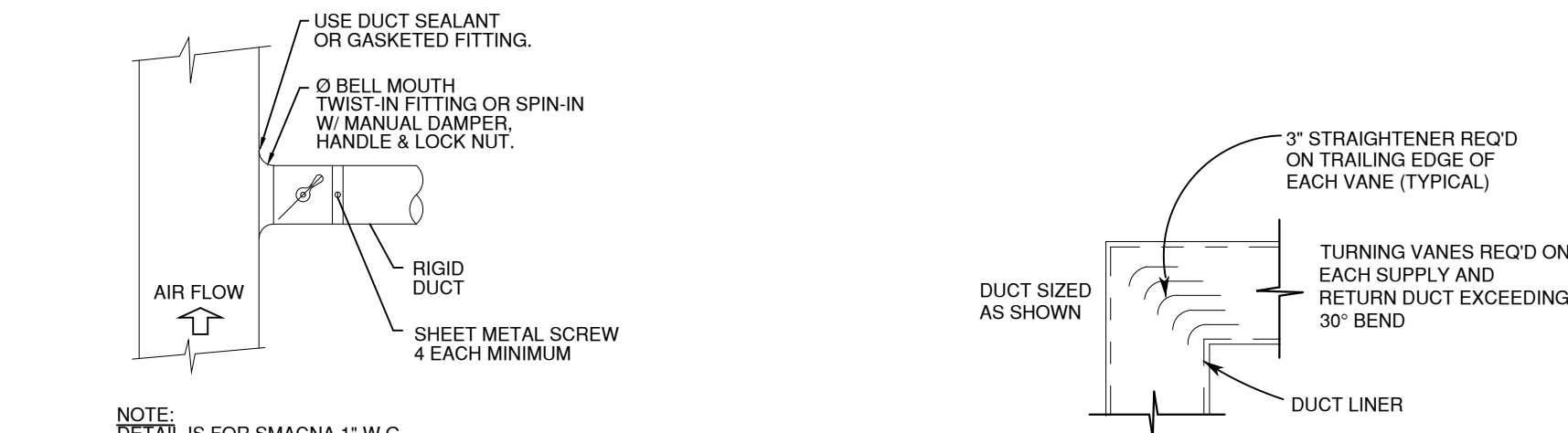
TYPICAL S.A. DIFFUSER CONNECTION DETAIL

NOT TO SCALE, INSTALL PER CURRENT SMACNA STANDARDS & 2021 IMC



DUCT CONNECTION DETAIL

(NTS) INSTALL PER 21 IMC & CURRENT SMACNA STANDARDS



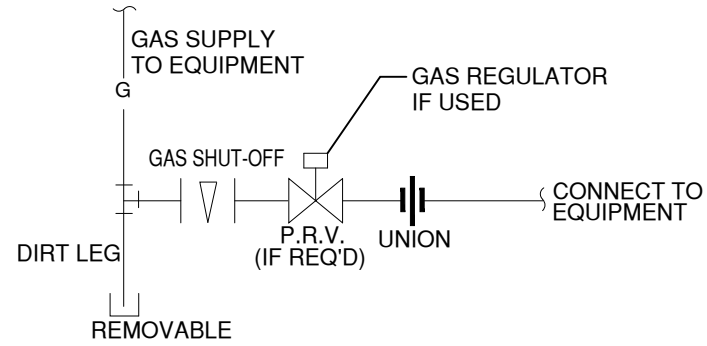
ROUND DUCT TAKE-OFF

NOT TO SCALE

TURNING VANE DETAIL

(NTS) INSTALL PER CURRENT SMACNA STANDARDS

SUPPORT INTERVALS SHALL BE PER SECTION 415 15 IFGC

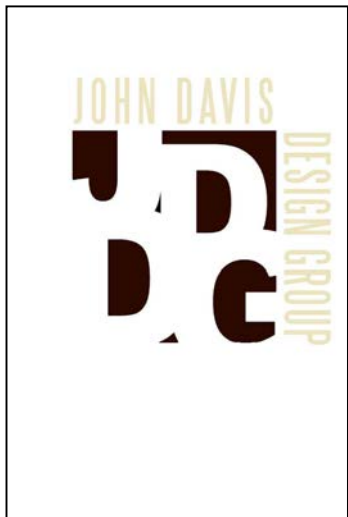


GAS PIPING CONNECTION DETAIL

(NTS) INSTALL PER 2021 IFGC

MECHANICAL GENERAL NOTES

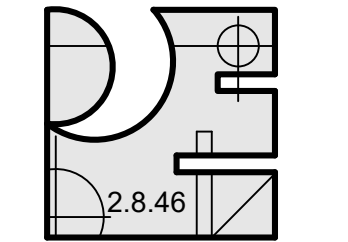
1. CONFORM TO ALL FEDERAL, STATE, AND LOCAL CODES. SEE ALL DRAWINGS / SPECIFICATIONS FOR THIS PROJECT FOR SCOPE AND GENERAL CONDITIONS.
2. COMPLY WITH APPLICABLE HEALTH AND SAFETY REGULATIONS.
3. INSTALLATION SHALL COMPLY WITH ANY CURRENT LOCAL CODES, 2021 IMC, IECC, IBC, IFC, IPC, CURRENT SMACNA, AND NFPA STANDARDS.
4. CALL FOR INSPECTIONS AS REQUIRED.
5. PROVIDE FLEXIBLE CONNECTIONS AT AIR HANDLERS DUCT CONNECTIONS, SUPPLY AND RETURN.
6. PROVIDE MANUFACTURED TURNING VANES AT ALL 90° RECTANGULAR ELBOWS IN SUPPLY AND RETURN DUCTS.
7. ALL SUPPLY AIR BRANCH TAKE-OFFS OR DIFFUSERS TO HAVE MANUAL VOLUME DAMPERS THAT ARE ACCESSIBLE, WHERE SUCH TAKE-OFFS OCCUR ABOVE HARD LID CEILINGS PROVIDE VOLUME DAMPER AT GRILLE OR ACCESS IN CEILING.
8. FLEX DUCT ON BRANCH RUNS IS PERMITTED LIMIT LENGTH TO 12', AND TO BE CLASS 0 OR 1 AND SHALL CONFORM TO 2021 IMC, IECC AND UL 181. SHEET METAL 90° ELBOWS ARE TO BE USED AT THE TOP OF THE DIFFUSER AS APPLICABLE. NO 90° BENDS IN FLEX DUCT, FLEX DUCT TO BE STRETCHED TIGHT.
9. ALL DUCT HANGERS TO COMPLY WITH 2021 IMC AND CURRENT SMACNA STANDARDS.
10. SUPPLY AIR AND RETURN AIR DUCTS SHALL BE CONSTRUCTED OF METAL AS SET FORTH IN 2021 IMC AND LOCAL CODES. ROUND OR SPIRAL PIPE MAY BE USED IN LIEU OF RECTANGULAR DUCT PROVIDED PIPE SIZING IS SUCH THAT THE SYSTEM CAPACITY IS NOT IMPAIRED AND IT MEETS 2021 IMC AND LOCAL CODE REQUIREMENTS (NO FIBROUS DUCT ALLOWED). COORDINATE WORK WITH G.C. AND OTHER TRADES TO MAXIMIZE CEILING HEIGHT AND AVOID CONFLICTS.
11. WHERE INTERIOR OF DUCT IS VISIBLE THROUGH GRILLE, PAINT INSIDE OF DUCT WITH FLAT BLACK PAINT.
12. ALL JOINTS OF DUCTWORK TO BE SEALED WITH DUCT SEALER AND SHALL BE IN ACCORDANCE WITH 2021 IMC & IECC.
13. THERMOSTAT CAPABILITIES SHALL BE IN ACCORDANCE WITH 2021 IECC REQUIREMENTS (DIGITAL SET-BACK). NOTE: TENANT REQUESTS DIGITAL, 7-DAY PROGRAMMABLE, CODE-PROTECTED THERMOSTAT.
14. CONTRACTOR TO CONFIRM VOLTAGES AND PHASES OF EQUIPMENT PRIOR TO ORDERING AND INSTALLATION. CONTROL WIRING BY THIS CONTRACTOR. LOW VOLTAGE ONLY. FAN WIRING BY ELECTRICAL CONTRACTOR. MECHANICAL CONTRACTOR SHALL COORDINATE REQUIRED CONNECTIONS TO GENERAL CONTRACTOR.
15. EXHAUST FANS TO HAVE BACK DRAFT DAMPERS, 1/4" MESH AND SHALL MAINTAIN 10' CLEARANCE FROM ANY BUILDING INTAKES OR BE 3' ABOVE.
16. LABEL ALL UNITS AS TO AREA SERVED. PROVIDE 110 VOLT OUTLET WITHIN 25' OF UNIT WHERE UNITS ARE LOCATED OUTSIDE. ROOF ACCESS TO BE PROVIDED WHEN UNITS ARE LOCATED ON ROOFS REQUIRING ACCESS HIGHER THAN 16' PER SECTION 306.5 2021 IMC. GUARDS IF REQUIRED SHALL BE IN ACCORDANCE WITH SECTION 304.10 & 304.11 2021 IMC. IF ROOF PITCH EXCEEDS 3 UNITS VERTICAL IN 12 UNITS HORIZONTAL A LEVEL SERVICE PLATFORM SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 306.5.1 2021 IMC.
17. MESH SCREEN ON LOUVERS NOT TO EXCEED 1/4" MESH.
18. CONTRACTOR TO PROVIDE TEST, ADJUST, CALIBRATE CONTROL SYSTEMS AND BALANCE THE SYSTEMS AT THE COMPLETION OF PROJECT IN ACCORDANCE WITH 2021 IMC, IECC AND ANY CURRENT LOCAL REQUIREMENTS. PROVIDE REPORT, SCHEMATICS AND DESCRIPTION TO INSPECTOR AND OWNER AT TIME OF HVAC FINAL.
19. DEVIATIONS FROM THE HVAC PLANS ARE THE RESPONSIBILITY OF THE HVAC CONTRACTOR & WILL NOT RESULT IN ADDITIONAL COSTS TO THE OWNER UNLESS WRITTEN CHANGE ORDERS ARE APPROVED BY OWNER. THIS CONTRACTOR TO BE RESPONSIBLE FOR PROPER FIT AND OTHER ASPECTS RELATED TO THE SUBSTITUTION.
20. A COMPLETE HVAC SYSTEM IS INTENDED FOR THIS PROJECT. ANY DISCREPANCIES AND OMISSIONS NOTED SHOULD BE BROUGHT TO THE ARCHITECT / ENGINEER'S ATTENTION DURING THE BIDDING PROCESS FOR CLARIFICATION.
21. PROVIDE OWNER WITH A WRITTEN WARRANTY COVERING MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE YEAR FROM DATE OF ACCEPTANCE OF THE PROJECT. PROVIDE OWNER WITH OPERATION AND MAINTENANCE MANUALS AND SYSTEM SCHEMATICS DURING SCHEDULED TRAINING / TURN OVER STAGE.
22. FIELD VERIFY ALL CONDITIONS AND LOCATIONS PRIOR TO CONSTRUCTION.
23. ALL RETURN DUCTWORK SHALL BE LINED WITH MINIMUM 1" LINER FOR SOUND ATTENUATION. INSULATE EXHAUST AND MAKE-UP AIR DUCTWORK WITH MINIMUM R-6 INSULATION TO EXTERIOR CONNECTION. ALL DUCTWORK NOT LOCATED WITHIN BUILDING INSULATION OR R.A. PLENUMS SHALL BE INSULATED IN ACCORDANCE WITH LOCAL CODE REQUIREMENTS AND 2021 IMC, IECC. (ALL DUCTWORK SHOWN ARE MINIMUM INTERIOR DIMENSIONS.)
24. OUTSIDE AIR (O.A.) REQUIREMENTS TO BE IN ACCORDANCE WITH 2021 IMC CHAPTER 4 AND TABLE 403.3.
25. THESE DRAWINGS AND DETAILS, ARE DIAGRAMMATIC IN NATURE AND MAY NOT SHOW ALL TRANSITIONS, OFFSETS, ECT. CONTRACTOR SHALL FIELD VERIFY ALL CONDITIONS AND PROVIDE ALL NECESSARY FITTINGS TO COMPLETE THE INTENT OF THE DRAWINGS. CONTRACTOR MAY LOCATED MECHANICAL EQUIPMENT DIFFERENTLY THAN SHOWN ON DRAWINGS DUE TO CONFLICTS, AS LONG AS FUNCTION IS NOT AFFECTED.
26. INSTALL ALL FIRE DAMPERS PER CHAPTER 6 2021 IMC, SECTION 607, AND MANUFACTURES INSTRUCTIONS. PROVIDE ACCESS DOORS PER 2021 IMC, SECTION 607.4.
27. ALL ROOF AND WALL PENETRATIONS SHALL HAVE WALL SLEEVES / ROOF JACKS, VENT CAPS, WEATHER PROTECTION, AND BE SEALED BY A LICENSED ROOF CONTRACTOR.
28. IF MATERIALS ARE EXPOSED WITHIN PLENUMS THEY SHALL BE NONCOMBUSTIBLE OR SHALL HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE-DEVELOPED INDEX OF NOT MORE THAN 50 WHEN TESTED IN ACCORDANCE WITH ASTM E 84 AND 2021 IMC, IECC.
29. EQUIPMENT AND APPLIANCES INSTALLED AT GRADE LEVEL SHALL BE SUPPORTED ON A LEVEL CONCRETE SLAB OR OTHER APPROVED MATERIAL EXTENDING A MINIMUM 3 INCHES ABOVE ADJOINING GRADE OR SHALL BE SUSPENDED A MINIMUM OF 3 INCHES ABOVE ADJOINING GRADE.
30. CONTRACTOR SHALL FIELD VERIFY ALL EQUIPMENT AND DUCT LOCATIONS AND CONDITIONS PRIOR TO FABRICATION, ORDERING AND CONSTRUCTION.
31. IF REQUIRED REPLACE ANY AIR FILTERS PRIOR TO TURNING SYSTEM OPERATIONS OVER TO OWNER.
32. CONTRACTOR RESPONSIBLE FOR COORDINATING AND VERIFYING ALL COLORS WITH OWNER AND ARCHITECT PRIOR TO PROCUREMENT.
33. MECHANICAL CONTRACTOR (M.C.) SHALL PROVIDE AND INSTALL SMOKE DETECTOR SHUT-DOWNS ON ALL AIR HANDLING EQUIPMENT IN ACCESS OF 2,000 CFM. M.C. MAY NOT EXCLUDE FROM SCOPE OF WORK AND MUST COORDINATE WITH GENERAL AND ELECTRICAL CONTRACTOR TO ENSURE CONNECTION TO FIRE CONTROL SYSTEM IF REQUIRED.
34. BUILDING OWNER AND/OR TENANT APPROVED AND REQUESTED EQUIPMENT AND LAYOUT SHOWN, NO ADDITIONAL ZONING REQUESTED, P.E. LLC NOT RESPONSIBLE FOR INDIVIDUAL ROOM COMFORT DUE TO SYSTEMS REQUESTED.



JOHN DAVIS
DESIGN GROUP

ARCHITECTS
INTERIORS
PLANNERS

176 TALAMINE COURT
SUITE 100
COLORADO SPRINGS,
COLORADO 80907
P 719/528-1177
F 719/444-8409



Pinnow
Engineering
LLC

2151 LONE WILLOW Vw
COLORADO SPRINGS, CO 80904
PHONE: 719.661.4185

OWNERSHIP OF DOCUMENT
THE IDEAS AND DESIGNS
INCORPORATED HEREIN, AS
AN INSTRUMENT OF
PROFESSIONAL SERVICES IS
THE PROPERTY OF PINNOW
ENGINEERING LLC AND IS
NOT TO BE COPIED OR USED,
IN WHOLE OR PART, FOR
ANY OTHER PURPOSES
WITHOUT THE WRITTEN
AUTHORIZATION OF
PINNOW ENGINEERING LLC.
© 2025

MECHANICAL NOTES AND DETAIL PLAN

NEW INTERIOR REMODEL FOR
MANITOU SPRINGS MOBILITY
HUB RESTROOM BUILDING
132 MANITOU AVENUE
MANITOU SPRINGS, COLORADO 80829

PROJECT NO.	F24-022
DATE	JANUARY 24, 2025
DRAWN BY	BCB
CHECKED	BCB
APPROVED	LAP

REVISED

FINAL BID
DOCUMENTS
JANUARY 24, 2025

SHEET

M-3
NOT TO SCALE OF 4

OUTSIDE AIR (O.A.) CHART FOR MAIN VENTILATION AREAS 2021 IMC TABLE 403.3 MINIMUM VENTILATION RATES													
ROOM/AREA	SQUARE FOOTAGE	DENSITY# / 1000 FT2	AREA O.A. CFM / FT2	OCCP. LOAD	O.A. CFM PER OCCP.	Z.A.D.A FACTOR	REQUIRED O.A. CFM	PROVIDED O.A.CFM	CO2 PROVIDED O.A. CFM	E.A. RATE CFM SQFT	REQUIRED E.A. CFM	PROVIDED E.A. CFM	REMARKS
WAITING 01	185	30	0.06	6	5	0.8	49	50	0	0.0	0	0	1,2
PUBLIC 07	107	30	0.06	3	5	0.8	28	50	0	0.0	0	0	1,2
TOTALS							77	100	0		0	0	
1. DENSITY OCCUPANT AND AREA SQUARE FOOTAGE BASED UPON NET OCCUPIABLE FLOOR AREA PER 15 IMC TABLE 403.3. (NOTE: HALLWAYS, STORAGE, AND RESTROOMS NOT IN TABLE ABOVE).													
2. F-1 SHALL BE SET TO PROVIDE 160 CFM O.A. EACH (10% OF UNIT CFM) TO AREAS SERVED CONTINUOUSLY.													

R/R EXHAUST BALANCE

EXHAUST: ERV-1:	750 CFM	MAKE-UP AIR ERV-1: F-1:	650 CFM 60 CFM
TOTAL:	750 CFM	TOTAL:	710 CFM
UP TO 10% NEGATIVE PRESSURE IS ALLOWABLE IN RESTROOMS.			

GAS LEGEND & NOTES

GL - SCHEDULE 40 METALLIC PIPE, .5 PSI, .5"WC PD, LESS THAN 2.0 PSI

GAS SYSTEM IS LESS THAN 2.0 PSI, REGULAR PRESSURE 7" TO 14" WC
INSTALL PER 2021 IFGC AND MANUFACTURES INSTRUCTIONS.

ALL GAS PIPING SHALL BE INSTALLED PER 2021 IFGC AND LOCAL UTILITY STANDARDS.

THESE DRAWINGS ARE DIAGRAMMATIC IN NATURE AND DO NOT SHOW ALL REQUIRED PIPING. CONTRACTOR SHALL FIELD VERIFY ALL CONDITIONS AND PROVIDE ALL NECESSARY MATERIALS TO COMPLETE THE INTENT OF THE DRAWINGS. CONTRACTOR MAY LOCATE PIPING DIFFERENTLY THAN SHOWN ON DRAWINGS DUE TO CONFLICTS, AS LONG AS SIZE AND FUNCTION IS NOT AFFECTED. ISOMETRICS ARE SHOWN ONLY FOR CLARITY REFER TO DRAWINGS FOR LOCATIONS, SIZING AND ROUTING.

FIELD VERIFY ALL LOCATIONS, CONDITIONS, SIZES PRIOR TO CONSTRUCTION, CONTRACTOR MAY RELOCATE DUE TO CONFLICTS THAT MAY ARISE IN FIELD AS LONG AS SIZE AND FUNCTION IS NOT AFFECTED.

EXISTING GAS METER (E)GM

EXISTING GAS METER, LESS THAN 2.0 PSI (REGULAR PRESSURE),
SCHEDULE 40 METALLIC PIPE
SEE TABLE 402.4(2) 21 IFGC (REGULAR PRESSURE 7" TO 14" WC)
TOTAL NEW LOAD DOES NOT EXCEED: 175.5 MBH
TDL TO FURTHEST UNIT DOES NOT EXCEED: 30' (APX. 24" WITH LOSSES)

COORDINATE WITH LOCAL UTILITIES FOR ADDED LOAD TO EXISTING GAS METER TO ENSURE METER SIZE AND MANIFOLD IS ADEQUATE FOR INCREASED LOAD

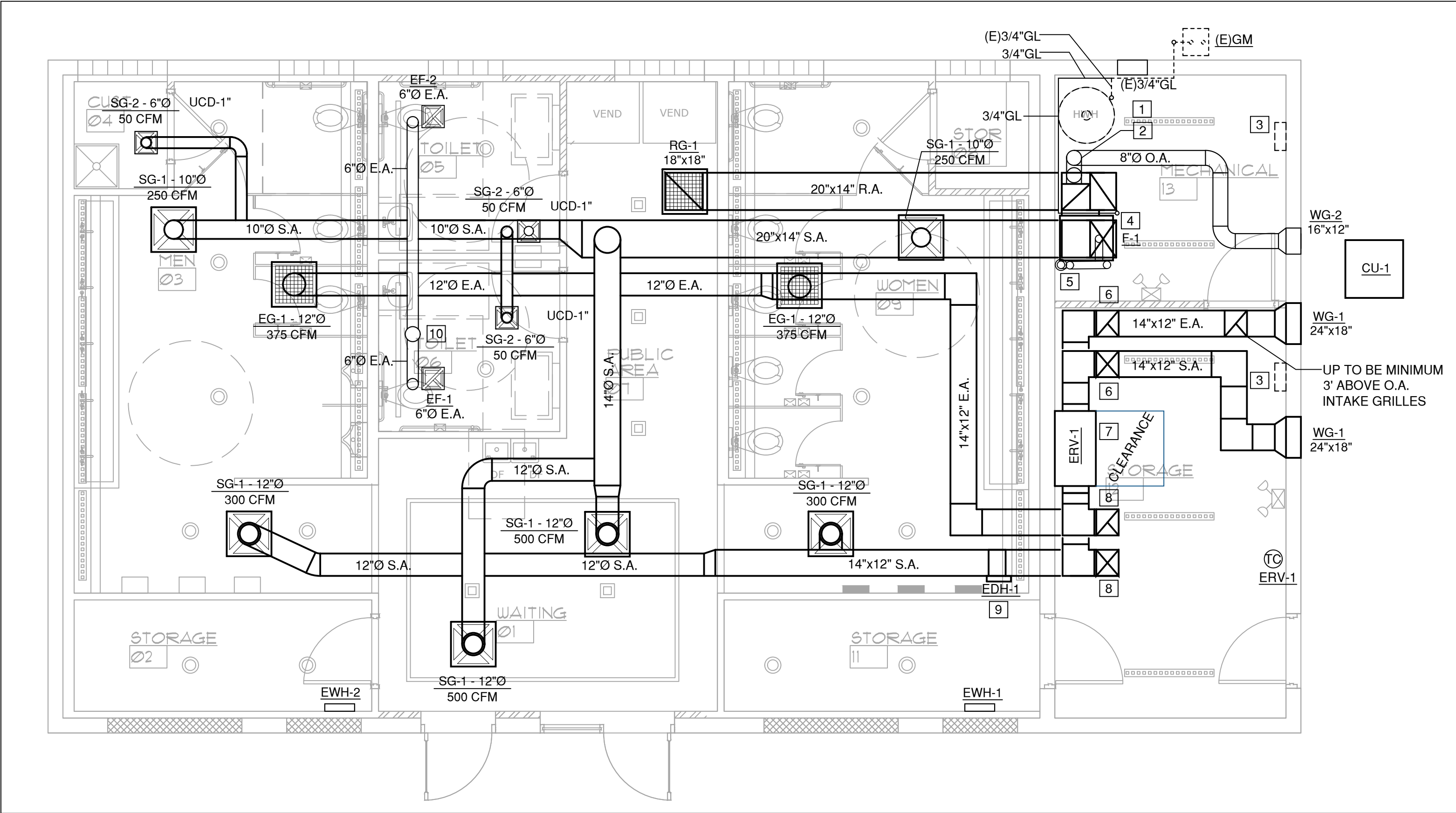
VERIFY ALL EQUIPMENT FINAL LOCATIONS, SYSTEM IS LESS THAN 2.0 PSI SYSTEM, REGULAR PRESSURE, PRIOR TO ORDERING, FABRICATION AND CONSTRUCTION, REPORT ANY DISCREPANCIES TO G.C. / ENGINEER

SHEET KEYED NOTES

- SEE ARCHITECTURAL DEMO PLANS. DEMO EXISTING RESTROOM EXHAUST FANS, DUCTWORK AND PTAC UNITS. OWNER REQUESTED RE-USE OF EXISTING WATER HEATER 62 GAL, 76.5 MBH, AND ELECTRIC WALL HEATERS. CONTRACTOR SHALL SERVICE, EXISTING HIGH / LOW 16"x16" C.A. WALL VENTS IN MECH ROOM.
- 6"Ø O.A. CONNECTED TO 20"x14" R.A. PLENUM, WITH MANUAL VOLUME DAMPER, UP INTO ATTIC INSULATE WITH R-8. ROUTE TO OUTSIDE WALL.
- OWNER REQUESTED RE-USE OF EXISTING ELECTRIC WALL HEATERS, CONTRACTOR SHALL SERVICE.
- PROVIDE PRIMARY COIL AND FURNACE CONDENSATE DRAIN CONNECTIONS (SIZE PER MANUFACTURERS INSTALLATION INSTRUCTIONS), COORDINATE WITH P.C. TO ROUTE DRAIN TO FD OR APPROVED LOCATION.
- 4"Ø PVC FLUE AND PVC PIPING UP TO CONCENTRIC VTR. PROVIDE ALL REQUIRED COMPONENTS, SIZE, INSULATE AND INSTALL IN ACCORDANCE WITH MANUFACTURERS INSTALLATION INSTRUCTIONS. COORDINATE ROOF PENETRATION WITH G.C. FOR PROPER FLASHING AND SEALING.
- 14"x12" S.A. & E.A. FROM ERV, STACKED TIGHT TO CEILING TO UP LOCATIONS INTO ATTIC SPACE, ROUTE TO OUTSIDE WALL, INSULATE WITH R-8 INSULATION, FIELD VERIFY UP AND ROUTING LOCATIONS WITH EXISTING ROOF JOISTS PRIOR TO ORDERING AND CONSTRUCTION
- WALL MOUNTED VERTICAL UNIT IN STORAGE RM, INSTALL PER MANUFACTURER INSTALLATION INSTRUCTIONS, PROVIDE ALL REQUIRED MATERIALS FOR PROPER OPERATION AND INSTALLATION
- 14"x12" S.A. & E.A. FROM ERV, STACKED TIGHT TO CEILING TO UP LOCATIONS INTO ATTIC SPACE, ROUTE TO GRILLE LOCATIONS, INSULATE WITH R-8 INSULATION, FIELD VERIFY UP AND ROUTING LOCATIONS WITH EXISTING ROOF JOISTS PRIOR TO ORDERING AND CONSTRUCTION
- PROVIDE ACCESS PANEL IN STORAGE ROOM FOR EDH SERVICE
- 6"Ø E.A. FROM EACH EXHAUST FAN CONNECTED TO 8"Ø E.A. VTR. PROVIDE HIGH WIND ROUTE CAP, 1/4" MESH SCREEN AND BDD's, COORDINATE ROOF PENETRATION AND SEALING WITH G.C.
- COORDINATE ALL DUCTWORK AND GRILLE LOCATIONS WITH ANY FIRE SUPPRESSION, ELECTRICAL AND PLUMBING CONTRACTOR'S PRIOR TO FABRICATION AND ORDERING.

LEGEND & ABBV.

SUPPLY GRILLE	SWITCH EF-1 UNIT SERVED
RETURN GRILLE	THERMOSTAT F-1 UNIT SERVED
EXHAUST GRILLE	VARIABLE VOLUME & TEMP ROOM CONTROL T16 UNIT SERVED
WALL / TRANSFER GRILLE	CARBON DIOXIDE SENSOR
CABINET CEILING MOUNTED EXHAUST FAN	E.A. - EXHAUST AIR
FLEXIBLE DUCT	T.A. - TRANSFER AIR
RIGID SUPPLY & RETURN DUCTWORK	S.A. - SUPPLY AIR
EXISTING SUPPLY & RETURN DUCTWORK	R.A. - RETURN AIR
VOLUME DAMPER	VTR - VENT THROUGH ROOF
TURNING VANES	CFM - CUBIC FOOT MINUTE
SG-1 - 10"Ø — GRILLE TAG / NECK SIZE 200 CFM — SET AIR FLOW	UCD - UNDER CUT-DOOR
-"-x"- SUPPLY / RETURN SQUARE DUCT ID SIZE	BDD - BACK DRAFT DAMPER
Ø" SUPPLY / RETURN ROUND DUCT ID SIZE	



MECHANICAL PLAN

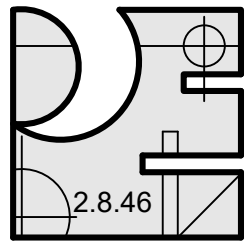
SCALE: 1/4"=1'-0"



JOHN DAVIS
DESIGN GROUP

ARCHITECTS
INTERIORS
PLANNERS

176 TALAMINE COURT SUITE 100
COLORADO SPRINGS,
COLORADO 80907
P 719/528-1177
F 719/444-8409



Pinnow
Engineering
LLC

2151 LONE WILLOW Vw
COLORADO SPRINGS, CO 80904
PHONE: 719.661.4185

OWNERSHIP OF DOCUMENT
THE IDEAS AND DESIGNS
INCORPORATED HEREIN, AS
AN INSTRUMENT OF
PROFESSIONAL SERVICES IS
THE PROPERTY OF PINNOW
ENGINEERING LLC AND IS
NOT TO BE COPIED OR USED,
IN WHOLE OR PART, FOR
ANY OTHER PURPOSES
WITHOUT THE WRITTEN
AUTHORIZATION OF
PINNOW ENGINEERING LLC.
© 2025

MECHANICAL PLAN

NEW INTERIOR REMODEL FOR
**MANITOU SPRINGS MOBILITY
HUB RESTROOM BUILDING**
132 MANITOU AVENUE
MANITOU SPRINGS, COLORADO 80829

PROJECT NO.	F24-022
DATE	JANUARY 24, 2025
DRAWN BY	BCB
CHECKED	BCB
APPROVED	LAP

REVISED

FINAL BID
DOCUMENTS
JANUARY 24, 2025

SHEET

M-4

SCALE: 1/4"=1'-0"

OF 4

GENERAL REQUIREMENTS:

- A. THE CONTRACTOR SHALL COORDINATE WITH ALL DRAWINGS / SPECIFICATIONS FOR THIS PROJECT FOR SCOPE AND GENERAL CONDITIONS.
- B. COMPLIANCE WITH ALL ADOPTED INTERNATIONAL CODES, LOCAL CODES, AND AMENDMENTS TO CODES, TO INCLUDE 2021 IPC AND CO STATE AMENDMENTS TO 2021 IPC ARE MANDATORY. NOTHING IN THESE DRAWINGS AND SPECIFICATIONS PERMITS WORK NOT CONFORMING TO THESE ADOPTED LOCAL CODES. WHERE WORK IS SHOWN TO EXCEED MINIMUM CODE REQUIREMENTS, COMPLY WITH DRAWING AND SPECIFICATIONS.
- C. PROVIDE ALL LABOR, MATERIALS, HANGERS, INSULATION, VALVES, ACCESS PANELS, EQUIPMENT, ETC. NECESSARY FOR COMPLETE AND OPERATIONAL SYSTEMS DESCRIBED IN THESE DRAWINGS SHOWN OR NOT SHOWN UNLESS INDICATED OR NOTED OTHERWISE. IT IS THE INTENT OF THESE DRAWINGS FOR A COMPLETE AND READY FOR OPERATION OF ALL HVAC AND PIPING SYSTEMS.
- D. DRAWINGS ARE DIAGRAMMATIC IN NATURE AND DO NOT SHOW ALL PIPING, OFFSETS, FITTINGS, AND ACCESSORIES THAT MAY BE REQUIRED. FOLLOW DRAWINGS AS CLOSELY AS ACTUAL BUILDING CONSTRUCTION AND THE WORK OF OTHER TRADES WILL PERMIT, INVESTIGATE STRUCTURAL AND FINISH CONDITIONS AFFECTING THIS WORK AND ARRANGE WORK ACCORDINGLY, PROVIDING SUCH FITTING, VALVES, AND ACCESSORIES REQUIRED TO MEET THE CONDITIONS.
- E. VISIT SITE AND INCLUDE ALLOWANCE IN BID FOR ALL COSTS RELATED TO THE ALL PIPING AND EQUIPMENT INSTALLATION.
- F. DEMONSTRATE THE OPERATION OF ALL SYSTEMS FOR THE OWNER AT A TIME AS DIRECTED BY THE OWNER.
- G. LAY OUT ALL WORK IN ADVANCE. DO NOT DEFACE WORK OF OTHER TRADES. INSTALL ALL SLEEVES AND BLOCK OUTS: WATERPROOF AS REQUIRED. FIRE STOP ALL FLOOR AND RATED WALL PENETRATIONS.
- H. FIELD CHECK ALL NEW / EXISTING CONDITIONS AND INCLUDE AN ALLOWANCE IN BID FOR ANY REMOVAL AND/OR RELOCATION OF EXISTING PIPING, EQUIPMENT, ETC., AS INDICATED ON THE PLANS OR AS REQUIRED TO COORDINATE AND ADAPT NEW AND EXISTING MECHANICAL SYSTEMS TO ALL OTHER WORK. EXISTING PIPING AND MATERIAL WHICH SHALL BE REMOVED SHALL BECOME THE PROPERTY OF THE CONTRACTOR, EXCEPT EQUIPMENT SO NOTED, WHICH SHALL BECOME THE PROPERTY OF THE OWNER.

I. PROVIDE SHOP DRAWINGS, EQUIPMENT AND FIXTURE SUBMITTALS FOR PROPOSED FIXTURES AND EQUIPMENT, THE CONTRACTOR SHALL MAINTAIN A MARK-UP SET OF DRAWINGS WHICH INDICATE VARIATIONS IN THE ACTUAL INSTALLATION FROM THE ORIGINAL DESIGN. UPON COMPLETION OF THE WORK AND FINAL INSPECTION, DELIVER TO THE ARCHITECT / OWNER COPIES (CONSULT ARCHITECT ON QUANTITY) OF ALL SHOP DRAWINGS (EQUIPMENT AND FIXTURE SUBMITTALS), OPERATION AND MAINTENANCE MANUALS AND AS-BUILT (RECORD) DRAWINGS. ALL MANUALS SHALL INCLUDE A MAINTENANCE SCHEDULE FOR ALL REQUIRED EQUIPMENT (I.E. PUMPS, WATER FILTERS).

J. CONTRACTOR SHALL FURNISH A FINAL COMMISSIONING REPORT, REPORT SHALL BE DELIVERED TO THE BUILDING OWNER PER SECTION C408.2 OF THE 2021 IECC.

K. VERIFY THE ACTUAL ELECTRICAL SERVICE/VOLTAGE WITH THE ELECTRICAL CONTRACTOR PRIOR TO ORDERING ANY EQUIPMENT REQUIRING ELECTRICAL CONNECTIONS.

- STANDARDS
- A. ALL PIPING, FIXTURES, COMPONENTS, AND MATERIALS, ETC. SHALL BE NEW, IN FIRST CLASS CONDITION, AND U.L. LISTED WHERE APPLICABLE.
- B. COMPLY WITH ALL APPLICABLE LOCAL CITY CODES AND AMENDMENTS, COUNTY AND STATE ORDINANCES. COMPLY WITH CURRENT INTERNATIONAL BUILDING CODE, INTERNATIONAL MECHANICAL CODE, INTERNATIONAL PLUMBING CODE, AND NATIONAL FIRE PROTECTION ASSOCIATION IN EFFECT FOR THIS JURISDICTION.
- C. PROCURE AND PAY FOR ALL PERMITS, CONTRACTOR LICENSES, AND LIABILITY INSURANCE, ETC. FURNISH CERTIFICATE OF FINAL INSPECTION AND APPROVAL FROM LOCAL INSPECTOR.
- D. MATERIALS SHALL BE AS SPECIFIED, AND/OR NOTED ON THE CONTRACT DRAWING.
- E. ALL MATERIALS AND EQUIPMENT LOCATED IN AIR PLENUMS SHALL BE RATED FOR PLENUM APPLICATION.

GUARANTEE

A. MECHANICAL AND PLUMBING CONTRACTORS SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE YEARS BEGINNING WITH THE DATE OF FINAL ACCEPTANCE BY THE OWNER. THE M.C. AND P.C. SHALL BE RESPONSIBLE DURING THE INSTALLATION, TESTING AND GUARANTEE PERIODS FOR ANY DAMAGE CAUSED BY HIM (OR HIS SUBCONTRACTORS) OR BY DEFECTS IN HIS (OR HIS SUBCONTRACTORS') WORK, MATERIALS, OR EQUIPMENT INSTALLED OR FURNISHED UNDER THIS CONTRACT WHICH DEVELOPS DEFECTS, EXCEPT FOR NORMAL WEAR.

COORDINATION

A. PRIOR TO FABRICATION OR INSTALLATION OF ANY HVAC AND PLUMBING WORK, PARTICIPATE IN COORDINATION PLANNING MEETINGS WITH ALL OTHER BUILDING UTILITIES SYSTEMS TRADES, UNDER THE DIRECTION OF THE GENERAL CONTRACTOR, SO AS TO COMPLETELY ESTABLISH ROUTINGS, ELEVATIONS, SPACE REQUIREMENTS, AND COORDINATION OF LAYOUT AND SUSPENSION REQUIREMENTS IN RELATIONSHIP TO THE BUILDING STRUCTURE AND THE WORK OF ALL OTHER TRADES.

BASIC MATERIALS AND METHODS

GENERAL

A. THE WORK INCLUDED UNDER THIS HEADING CONSISTS OF FURNISHING MATERIAL, SUPPLIES, EQUIPMENT, TOOLS, TRANSPORTATION AND FACILITIES, AND PERFORMING ALL LABOR AND SERVICE FOR, AS REQUIRED IN CONNECTION WITH, OR PROPERLY INCIDENTAL TO, THE PLUMBING INSTALLATION, AS DESCRIBED IN THESE SECTIONS OF THE SPECIFICATIONS, SHOWN ON THE DRAWINGS, OR REASONABLY IMPLIED THEREFROM.

WORK INCLUDED

A. COMPLETE INSTALLATION OF NEW PLUMBING SYSTEM COMPONENTS AS SHOWN IN THE DRAWINGS AND DESCRIBED IN THESE SPECIFICATIONS. INSTALL GAS PIPING, REGULATORS, SHUT-OFFS TO GAS FIRED UNITS IN ACCORDANCE WITH 2021 IFGC, LOCAL CODES, MANUFACTURER INSTALLATION INSTRUCTIONS, AS SHOWN IN THE DRAWINGS AND AS DESCRIBED IN THESE SPECIFICATIONS IF APPLICABLE.

B. PROVIDE MECHANICAL IDENTIFICATION FOR ALL NEW EQUIPMENT AND PIPING. IDENTIFICATION SHALL BE BY SET OR BRADY AND CONSIST OF THE FOLLOWING:

1. BRASS VALVE TAGS WITH STAMPED LETTERS SHALL BE PROVIDED FOR ALL VALVES. SECURE TO THE VALVE WITH CHROME PLATED BALL CHAINS.
2. IDENTIFY ALL PIPING AND, EQUIPMENT WITH PAINTED STENCILS, PLASTIC PIPE MARKERS OR PLASTIC TAPE MARKERS. MARKERS SHALL INDICATE TYPE INCLUDING SUPPLY OR RETURN AND DIRECTION OF FLOW.
3. ALL IDENTIFICATION SHALL CONFORM WITH 21 INTERNATIONAL CODES AND ANSI A13.1.

INSULATION

- A. MANUFACTURERS: OWENS-CORNING, P.P.G., JOHNS-MANVILLE, C.S.G. CO, ARMSTRONG, OR EQUAL.
- B. PLUMBING PIPING TO BE INSULATED IN ACCORDANCE WITH 2021 IECC SECTION C404.4, 2021 IPC AND AS FOLLOWS:
1. DOMESTIC COLD WATER IN R.A. PLENUMS, COLD SPACES AND AREAS OF POSSIBLE CONDENSATION, FROM SERVICE LOCATION TO TERMINATION WATER FIXTURE SUPPLY PIPE.
2. DOMESTIC HOT WATER SHALL BE INSULATED FROM WATER HEATER TO TERMINATION OF THE HEATED WATER FIXTURE SUPPLY PIPE SHALL BE INSULATED IN ACCORDANCE WITH 2021 IECC TABLE C403.12.3. INSULATION SHALL BE CONTINUOUS EXCEPT WHERE THE PIPING PASSES THROUGH A FRAMING MEMBER.
3. DOMESTIC HOT CIRCULATING WATER SYSTEM, FROM SOURCE TO TERMINATION CONNECTION
4. ROOF DRAIN BOULS
5. HORIZONTAL ROOF DRAIN PIPING INSULATION SHALL BE SNAP-ON TYPE, FIBERGLASS PIPE INSULATION OR OTHER MATERIALS APPROVED BY 2021 IPC & IECC, WITH WHITE SELF-SEALING FLAME RETARDANT VAPOR BARRIER JACKET. ALL VALVES AND FITTINGS SHALL BE INSULATED.
6. ALL CONDENSATE PIPING LOCATED IN COLD AREAS OR WHERE CONDENSATION CAN OCCUR.
- C. ALL INSULATION AND COMPONENTS SHALL MEET ALL CODE REQUIREMENTS AND FIRE AND SMOKE HAZARD RATINGS AS TESTED BY PROCEDURE ASTM E-84, NATIONAL FIRE PROTECTION ASSOCIATION 225 AND U.L. 723, NOT EXCEEDING FLAME SPREAD 25 AND SMOKE DEVELOPED 50 RATINGS, PER 2021 IECC, IMC & IPC.
- D. PROVIDE RIGID INSERTS AT ALL INSULATED HANGER LOCATIONS 2 1/2" AND LARGER. PROVIDE 180 DEGREE GALVANIZED STEEL SADDLES.
- E. OPERATING TEMPERATURES OF 250°F AND DENSITY OF 15lb/FT3.

PLUMBING SPECIFICATION PLAN

SCALE: NTS

PLUMBING GENERAL

- A. THE WORK INCLUDED UNDER THIS HEADING CONSISTS OF FURNISHING MATERIALS, SUPPLIES, EQUIPMENT, TOOLS, TRANSPORTATION AND FACILITIES, AND PERFORMING ALL LABOR AND SERVICES FOR, AS REQUIRED IN CONNECTION WITH, OR PROPERLY INCIDENTAL TO, THE PLUMBING WORK, AS DESCRIBED IN THESE SECTIONS OF THE SPECIFICATIONS, SHOWN ON THE DRAWINGS, OR REASONABLY IMPLIED THEREFROM.
- C. PROVIDE ALL REQUIRED INDIRECT DRAINS WITH A 1-1/2 INCH AIR GAP OR AS REQUIRED BY 2021 IMC & IPC, SECTION 802.2
- D. COMPLETE INSTALLATIONS OF NEW PIPING, SUPPORTS, HANGERS, REGULATORS AND VALVES TO MAKE ALL SYSTEMS OPERATIONAL TO THE EXTENT INDICATED. INSTALL PER 2021 IPC AND IBC.
- E. INSTALL WORK IN ACCORDANCE WITH STATE CODES AND INSTALLATION STANDARDS.
- F. ALL PIPING PENETRATIONS THROUGH RATED ASSEMBLIES SHALL BE SEALED TO MAINTAIN ASSEMBLY RATING.
- G. CONDUCT TESTS IN PRESENCE OF LOCAL CODE OFFICIAL AND CORRECT LEAKS OR DEFECTIVE WORK. CONDUCT AIR TESTS ON ROUGH PLUMBING IN COMPLIANCE WITH STATE PLUMBING CODES.

PIPE MATERIAL:

A. MATERIALS LISTED BELOW ARE STANDARD ONLY, P.C. MAY USE ALTERNATE MATERIALS AS LISTED IN 2021 IPC OR APPROVED AND/OR REQUIRED BY LOCAL BUILDING AUTHORITY / UTILITY DEPARTMENTS AND OWNER REQUESTS. P.C. RESPONSIBLE FOR VERIFYING ALL MATERIALS USED WITH BUILDING OWNER AND LOCAL AUTHORITY STANDARDS DURING BIDDING PHASE AND PRIOR TO ORDERING AND CONSTRUCTION.

NOTE FOR INSTALLERS: SEE STATE PLUMBING AMENDMENTS TO SECTION 105.102 SOLVENT CEMENTING. EXCEPTION REMOVED. PURPLE PRIMER REQUIRED IN THIS JURISDICTION.

B. DRAINAGE WASTE SEWER, VENT AND STORY PIPING BELOW GRADE AND/OR ABOVE GRADE:

POLYVINYL CHLORIDE (PVC):

ABS SCHEDULE 40 CELLULAR CORE (FOAM CORE) PIPE AND DWV FITTING SYSTEM, PIPE AND FITTING SHALL BE MANUFACTURED FROM ABS COMPOUND WITH A CELL CLASS OF 42222 FOR PIPE AND 32222 FOR FITTING AS PER ASTM D 3365 AND CONFORM WITH NATIONAL SANITATION FOUNDATION (NSF) STANDARD 14. PIPE SHALL BE IRON PIPE SIZE (IPS) CONFORMING TO ASTM F 628. FITTINGS SHALL CONFORM TO ASTM D 2661. SOLVENT CEMENT SHALL CONFORM TO ASTM D 2235. NON-PRESSURE DRAINAGE APPLICATIONS WHERE THE TEMPERATURE WITH NOT EXCEED 160°F.

PVC SCHEDULE 40 CELLULAR CORE (FOAM CORE) PIPE AND DWV FITTING SYSTEM, PIPE AND FITTINGS SHALL BE MANUFACTURED FROM PVC COMPOUND WITH A CELL CLASS OF 1432 PER ASTM D 4336 FOR PIPE AND 12454 PER ASTM D 1184 FOR FITTINGS AND CONFORM WITH (NSF) STANDARD 14. PIPE SHALL BE IPS CONFORMING TO ASTM F 681. FITTINGS SHALL CONFORM TO ASTM D 2665. SOLVENT CEMENTS SHALL CONFORM TO ASTM D 2564. PRIMER SHALL CONFORM TO ASTM F 656. NON-PRESSURE DRAINAGE APPLICATIONS WHERE THE TEMPERATURE WITH NOT EXCEED 140°F.

PVC SCHEDULE 40 SOLID WALL PIPE AND DWV FITTING SYSTEM, PIPE AND FITTINGS SHALL BE MANUFACTURED FROM PVC COMPOUND WITH A CELL CLASS OF 12454 PER ASTM D 1184 AND CONFORM WITH NSF STANDARD 14. PIPE SHALL BE IPS CONFORMING TO ASTM D 1185 AND ASTM D 2665. FITTINGS SHALL CONFORM TO ASTM D 2665. SOLVENT CEMENTS SHALL CONFORM TO ASTM D 2564. PRIMER SHALL CONFORM TO ASTM F 656. NON-PRESSURE DRAINAGE APPLICATIONS WHERE THE TEMPERATURE WITH NOT EXCEED 140°F.

IF SPECIFIED, HUB AND SPIGOT CAST IRON PIPING SYSTEM, SHALL BE MANUFACTURED FROM GRAY CAST IRON AND CONFORM TO ASTM A14. SERVICE WEIGHT, CAST IRON FITTINGS, JOINTS NEOPRENE GASKET SYSTEM TO FORM TO ASTM C564. ALL CAST IRON SOIL PIPE AND FITTINGS SHALL BE MARKED WITH THE COLLECTIVE TRADEMARK OF THE CAST IRON SOIL PIPE INSTITUTE

C. BELOW GRADE DOMESTIC COLD AS LISTED BELOW STANDARDS:

HIGH-DENSITY POLYETHYLENE, SDR3, PE3608, CONFORMING ASTM D2731, AWWA C301 AND NSF STANDARDS 14 AND 61, 200 PSI, CELL CLASSIFICATION 345464E AS DEFINED AND DESCRIBED IN ASTM D3350.

COPPER, ASTM B88, TYPE K, ANNEALED TEMPER (SOFT), NO FITTINGS SHALL BE LOCATED BELOW GRADE; NO JOINTS SHALL BE LOCATED BELOW GRADE.

D. ABOVE GRADE DOMESTIC COLD, HOT WATER AND CIRCULATION PIPING WITHIN THE BUILDING:

COPPER WATER TUBE NSF 61, ASTM B88, TYPE "L", HARD DRAWN, FITTINGS WROUGHT COPPER SOLDER-JOINT PRESSURE FITTINGS TO CONFORM WITH ASTM B16.22, JOINTS SOLDER, GRADE 95TA TO CONFORM TO ASTM B32.

CROSS-LINKED POLYETHYLENE (PEX), ASTM F816, ASTM F817, AWWA C301 AND NSF STANDARDS 14 AND 61, FITTINGS TO CONFORM WITH ASTM F1960. JOINTS PEX-A COLD EXPANSION FITTING, THE ENTIRE PEX SYSTEM SHALL HAVE A 25-YEAR WARRANTY. P.C. SHALL CONTACT PEX MANUFACTURER TO COORDINATE TRAINING REQUIREMENTS NECESSARY FOR 25-YEAR WARRANTY. P.C. SHALL FURNISH AND INSTALL ENGINEERED POLYMER FITTINGS EVERYWHERE EXCEPT WHERE THREADED CONNECTION ARE REQUIRED. BRASS FITTINGS SHALL BE USED FOR DOMESTIC WATER THREADED CONNECTIONS. STAINLESS STEEL FITTINGS SHALL BE USED FOR FILTERED WATER. COPPER PIPING SHALL BE INSTALLED FOR THE 18" MINIMUM DOWNSTREAM OF THE WATER HEATER. INSTALL PROPEX OUT OF THE WALL SUPPORT SYSTEM WITH CHROME PLATED PROPEX ESCUTCHEON AT ALL PLUMBING FIXTURES. PROTECT PIPING FROM POTENTIAL DAMAGE, SLEEVE PIPING UNDER CONCRETE SLABS NO FITTINGS UNDER SLAB. MINIMUM SIZE ON HOT WATER CIRCULATION LINES SHALL BE 3/4". PEX SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS INSTALLATION INSTRUCTIONS, 2018 IPC AND 2015 IECC REQUIREMENTS. APPROVED MANUFACTURERS: UPONOR / WIRSBORO, REHAU, OR ENGINEER-APPROVED EQUAL.

E. DOMESTIC WATER METER TO BE THE TYPE AND SIZE AS REQUIRED BY THE CITY WATER DEPARTMENT, AND SHALL BE FURNISHED BY THE OWNER AND INSTALLED BY THE PLUMBING CONTRACTOR. WATER METER SHALL BE INSTALLED ACCORDING TO THE CITY WATER DEPARTMENT STANDARDS, INCLUDING A REMOTE READER MOUNTED ON THE BUILDING EXTERIOR WALL.

F. INSTALL NON-CONDUCTING DIELECTRIC CONNECTIONS WHEREVER JOINTING DISSIMILAR METALS.

G. INSTALL PIPING TO MAINTAIN HEADROOM WITHOUT INTERFERING WITH USE OF SPACE OR TAKING MORE SPACE THAN NECESSARY; GROUP PIPING WHENEVER PRACTICAL AT COMMON ELEVATIONS. SUPPORT ALL PIPING IN ACCORDANCE WITH MANUFACTURER INSTALLATION INSTRUCTIONS, 2021 IPC & IECC REQUIREMENTS, COORDINATE ROUTING WITH M.C., G.C., E.C. PRIOR TO CONSTRUCTION.

H. INSTALL PIPING TO ALLOW FOR EXPANSION AND CONTRACTION WITHOUT STRESSING PIPE, JOINTS, OR CONNECTED EQUIPMENT.

G. PROVIDE ACCESS WHERE VALVES AND FITTINGS ARE NOT ACCESSIBLE.

I. SLEEVE PIPES PASSING THROUGH PARTITIONS, WALL AND FLOORS.

J. INSTALL UNIONS DOWNSTREAM OF VALVES AND AT EQUIPMENT OR APPARATUS CONNECTION. INSTALL VALVES WITH STEMS UPRIGHT OR HORIZONTAL. INSTALL BALL VALVES FOR SHUT-OFF AND TO ISOLATE EQUIPMENT, PART OF SYSTEMS, OR VERTICAL RISERS. INSTALL BUTTERFLY VALVES FOR THROTTLING, BYPASS, OR MANUAL FLOW CONTROL SERVICES. PIPE RELIEF FROM VALVES, BACK-FLOW PREVENTERS AND DRAINS TO NEAREST FLOOR DRAIN.

K. ALL INDIVIDUAL FIXTURES SHALL HAVE WATER SUPPLY SHUT-OFF VALVES.

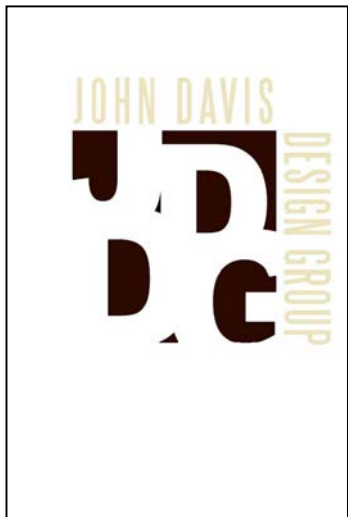
L. DOMESTIC WATER STERILIZATION SHALL BE CONDUCTED AND CERTIFIED AS REQUIRED BY THE STATE DEPARTMENT OF PUBLIC HEALTH. CLEAN AND DISINFECT SYSTEM PRIOR TO OPERATION IN ACCORDANCE WITH LOCAL JURISDICTION STANDARDS. .

CLEANOUTS

A. PROVIDE CLEANOUTS WHERE SHOWN ON THE DRAWINGS AND AT ALL BENDS OF 90 DEGREES OR MORE, AND SHALL BE SPACED AT NOT OVER 15 FEET APART IN ANY LINEAL RUN OF PIPING. ALL SHALL BE ACCESSIBLE! IF NOT, THEY SHALL BE EXTENDED TO THE FLOOR ABOVE AND PROVIDED WITH CHROME WALL OR FLOOR COVER.

B. CLEANOUTS SHALL BE PROVIDED AND INSTALLED PER 2021 IPC AND LOCAL CODES.

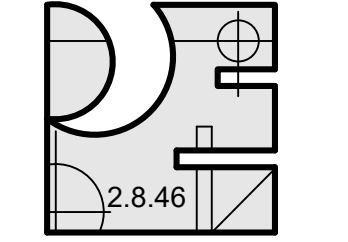
C. MANUFACTURERS: JOSAM, ZURN, JAY R SMITH, WADE, OR EQUAL.



JOHN DAVIS
DESIGN GROUP

ARCHITECTS
INTERIORS
PLANNERS

176 TALAMINE COURT
SUITE 100
COLORADO SPRINGS,
COLORADO 80907
P 719/528-1177
F 719/444-8409



Pinnow
Engineering
LLC

2151 LONE WILLOW Vw
COLORADO SPRINGS, CO 80904
PHONE: 719.661.4185

OWNERSHIP OF DOCUMENT
THE IDEAS AND DESIGNS
INCORPORATED HEREIN, AS
AN INSTRUMENT OF
PROFESSIONAL SERVICES IS
THE PROPERTY OF PINNOW
ENGINEERING LLC AND IS
NOT TO BE COPIED OR USED,
IN WHOLE OR PART, FOR
ANY OTHER PURPOSES
WITHOUT THE WRITTEN
AUTHORIZATION OF
PINNOW ENGINEERING LLC.
© 2025

PLUMBING SPECIFICATION PLAN

NEW INTERIOR REMODEL FOR
MANITOU SPRINGS MOBILITY
HUB RESTROOM BUILDING
132 MANITOU AVENUE
MANITOU SPRINGS, COLORADO 80829

PROJECT NO.	F24-022
DATE	JANUARY 24, 2025
DRAWN BY	BCB
CHECKED	BCB
APPROVED	LAP
REVISED	

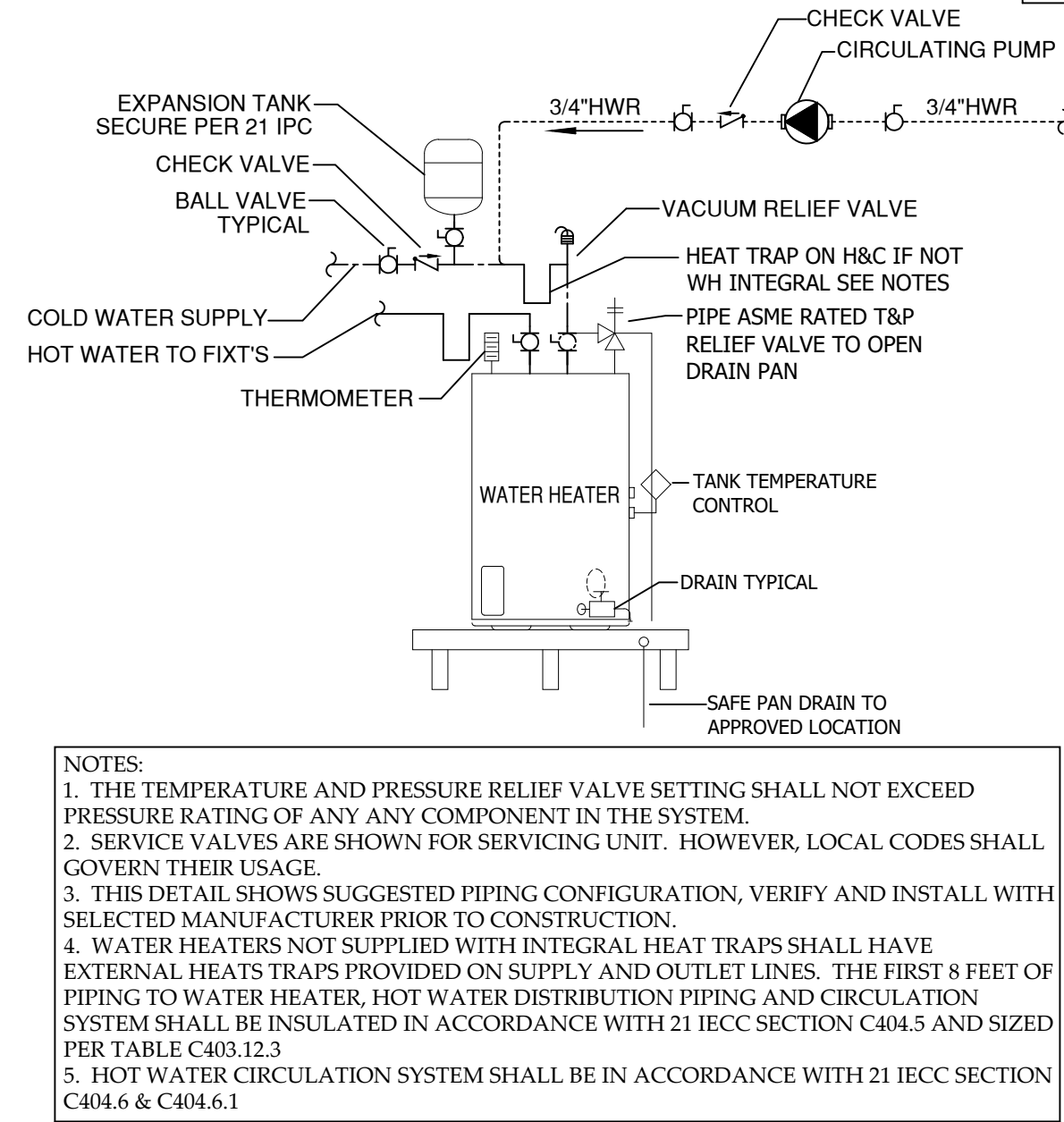
FINAL BID
DOCUMENTS
JANUARY 24, 2025

SHEET

P-1
NOT TO SCALE OF 3

PLUMBING FIXTURE LOADS						
PLUMBING FIXTURE	QTY	DFU	DFU TOTAL	WSFU	WSFU TOTAL	REMARKS
WATER CLOSET (FV)	10	4	40	10	100	-
LAVATORY	12	1	12	2	24	-
URINAL (FV)	2	2	4	5	10	-
MOP SINK	1	2	2	3	3	-
HOSE BIBB	6	0	0	10	60.0	-
WATER COOLER	2	0.5	1	.25	0.5	
FLOOR DRAIN / SINK	4	2.0	8	0	0.0	
TOTALS			67.0		197.5	
67 DFU = MINIMUM 4" BUILDING DRAIN REQUIRED, NEW 4" BUILDING DRAIN PROVIDED. 197.5 WSFU = 65 GPM, TDI, WITH PIPE LOSSES APX. 127', EXISTING 2" SERVICE WITH 2" C FOR DISTRIBUTION (ALLOW FOR PSI FOR FLUSH VALVE FIXTURES). ASSUMED STATIC SERVICE PRESSURE = 100 PSI BACK FLOW LOSS = 12 PSI METER LOSS = 12 PSI PRV LOSS = 15 PSI ELEV. LOSS: 18FT (HEIGHT) x 0.433 = 7.8 PSI ASSUMED AVAILABLE PRESSURE = 53.2 PSI						
WATER PRESSURE RANGE AFTER WATER METER, BFP, PRV AND ELEVATION HEAD SHALL BE MINIMUM BETWEEN 50 & 60 PSI FOR DISTRIBUTION. PSI IS ASSUMED IF MINIMUM REQUIRED PSI TO FIXTURE CANNOT BE PROVIDED AT FINAL, P.C. SHALL PROVIDE BOOSTER PUMP TO SYSTEM, PROVIDE OWNER ADD ALTERNATE PRICING DURING BIDDING PHASE.						
AT TOTAL DEVELOPED LENGTH DOES NOT EXCEEDING 150', 2" SERVICE WITH 2" C DISTRIBUTION PIPE CAN SUPPLY 365 WSFU / 105 GPM.						
ALL SEWER AND VENT PIPING SIZED IN ACCORDANCE WITH CHAPTER 7, 8 & 9 21 IPC. ALL WATER PIPING AND DISTRIBUTION SIZING IN ACCORDANCE WITH CHAPTER 6 AND APPENDIX E 21 IPC. ALL PIPING SHALL BE INSULATED AND INSTALLED PER 21 IPC. SEE ARCHITECTURE PLANS FOR FIXTURE CODE ANALYSIS DATA ON BATHROOM USE AND OCCUPANT LOAD.						
EXISTING METER, NEW 1" LINE TO BUILDING, PROVIDE PRV & BFP, NOT RESPONSIBLE FOR EXISTING SIZING, INTERIOR REMODEL, OWNER REQUESTED RE-USE OF EXISTING WATER METER GROUP, P.C. SHALL VERIFY EXISTING / NEW CONDITIONS AND PROVIDE ANY INFORMATION TO LOCAL UTILITIES IF REQUESTED. FIELD VERIFY LOCATION AND CONDITIONS PRIOR TO ORDERING AND CONSTRUCTION.						

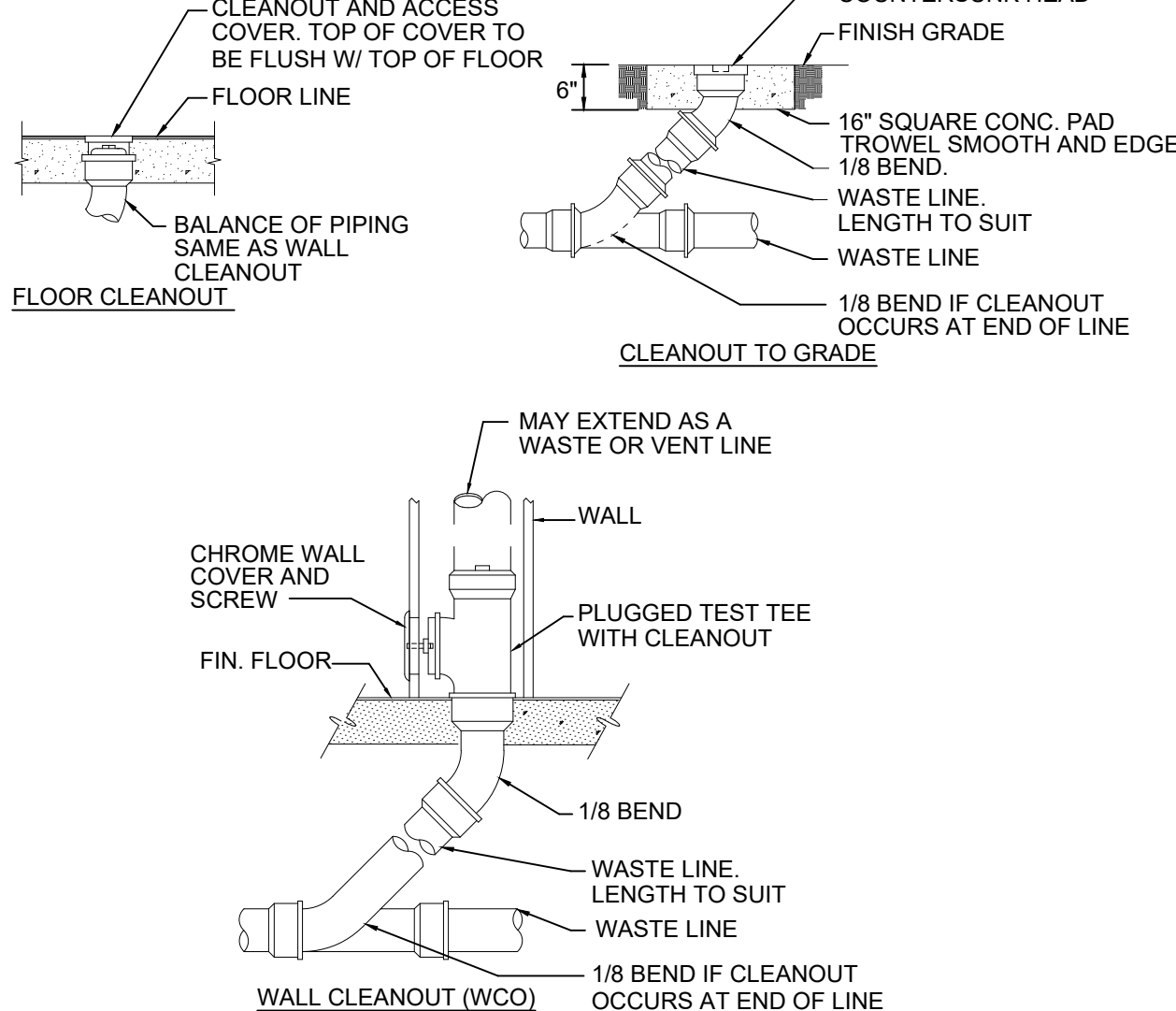
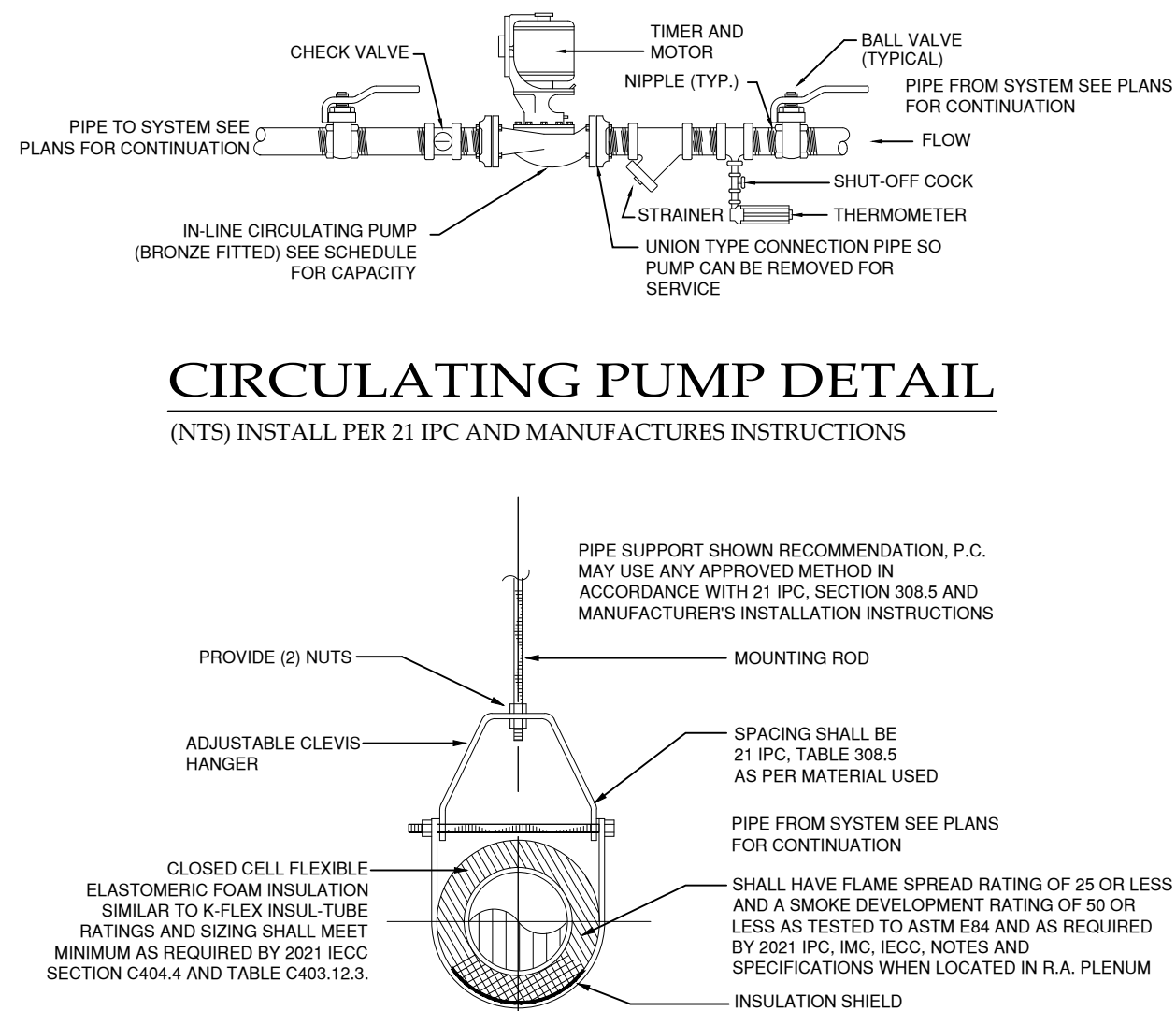
MINIMUM PIPE INSULATION SIZING					
FLUID TEMPERATURE RANGE °F	CONDUCTIVITY	MEAN RATING TEMP °F	PIPE OR TUBE < 1"	PIPE OR TUBE 1" TO 1-1/2"	PIPE OR TUBE 1-1/2" TO 4"
40 TO 60	0.24 TO 0.27	75	0.5"	0.5"	1.0"
105 TO 140	0.21 TO 0.28	100	1.0"	1.0"	1.5"
141 TO 200	0.25 TO 0.29	125	1.5"	1.5"	2.0"
SEE 21 IECC C404.4 AND TABLE C403.12.3 FOR OTHER REQUIREMENTS.					
CLOSED CELL FLEXIBLE ELASTOMERIC FOAM INSULATION, SIMILAR TO K-FLEX INSUL-TUBE, OTHER MANUFACTURERS MAY BE USED AS LONG AS MINIMUM REQUIRED RATINGS ARE MEET					
WHEN LOCATED IN R.A. PLENUM SHALL HAVE FLAME SPREAD RATING OF 25 OR LESS AND A SMOKE DEVELOPMENT RATING OF 50 OR LESS AS TESTED TO ASTM E84 AND AS REQUIRED BY 21 IPC, IMC, IECC, AND LOCAL CODES					



WATER HEATER DETAIL
(NTS) INSTALL PER 21 IPC & IECC MANUFACTURES INSTRUCTIONS

PLUMBING GENERAL NOTES

1. CONFORM TO ALL FEDERAL, STATE, AND LOCAL CODES 2023 FPRBC, 21 IPC, IMC, IBC, IECC, IFGC, IFC. SEE ALL DRAWINGS / SPECIFICATIONS FOR THIS PROJECT FOR SCOPE AND GENERAL CONDITIONS.
2. PROVIDE EXPANSION TANK FOR WATER HEATERS.
3. PROVIDE CLEAN OUTS IN WASTE PIPING PER 21 IPC AND LOCAL CODES.
4. ALL PLUMBING / PIPING SHALL CONFORM TO 21 IPC, IFGC, IBC, IECC, LOCAL AND WASTE/WATER CODES.
5. HOSE BIBBS / SILL COCKS MUST BE SELF DRAINING, FREEZE PROTECTED, AND FITTED WITH BACK FLOW PREVENTION DEVICE.
6. OPENINGS, CUTTING AND PATCHING AS REQUIRED SHALL BE ACCOMPLISHED BY OTHERS.
7. CONFIGURE PIPING IN SUCH A MANNER AS TO ALLOW EASE OF MAINTENANCE FOR ALL MECHANICAL EQUIPMENT. REFER TO MECHANICAL EQUIPMENT SHEETS.
8. FIELD VERIFY ALL CONDITIONS, LOCATIONS, FIXTURES, PIPING NEW/EXISTING PRIOR TO CONSTRUCTION.
9. FIRE PROTECT ALL PIPING PENETRATING FIRE RATED WALLS OR ASSEMBLIES. SEE SECTION 307.3 & 315 21 IPC AND SECTION 715, 21 IBC.
10. THESE DRAWINGS ARE DIAGRAMMATIC IN NATURE AND MAY NOT SHOW ALL FITTINGS, OFFSETS, ECT. CONTRACTOR SHALL FIELD VERIFY ALL CONDITIONS AND PROVIDE ALL NECESSARY FITTINGS TO COMPLETE THE INTENT OF THE DRAWINGS. CONTRACTOR MAY ROUTE PIPING DIFFERENTLY THAN SHOWN ON DRAWINGS DUE TO CONFLICTS, AS LONG AS FUNCTION AND SIZING IS NOT AFFECTED.
11. VERIFY REDUCED PRESSURE BACK FLOW PREVENTER AND PRESSURE REDUCING VALVE WITH METER SET IS EXISTING PROVIDE ANY MATERIALS TO BE IN ACCORDANCE WITH LOCAL UTILITIES.
12. STAINLESS STEEL REDUCED PRESSURE BACK FLOW PREVENTION DEVICES ARE REQUIRED AT ALL DIRECT CONNECTED APPLIANCES SUCH AS SODA / COFFEE MACHINES, ICE MAKERS, ETC.
13. INSULATE ALL PIPING IN ACCORDANCE WITH 21 IECC.
14. FIXTURE VENTS PER SECTION 909.2 21 IPC, TRAP ARM DISTANCES FROM VENT AS PER TABLE 309.3, 21 IPC. VENT PIPES TERMINATION SHALL COMPLY TO SIZE AND LOCATION REQUIREMENTS OF SECTION 903 & 904 21 IPC AND LOCAL CODES. (MINIMUM 10' FROM OR 3' ABOVE INTAKES, EXTENDED TO TOP OF PARAPETS, OFFSET AS NECESSARY).
15. ALL FIXTURES MUST BE LISTED AND APPROVED BY THIRD-PARTY CERTIFICATION PER SECTION 303.4 21 IPC, INSTALL FIXTURES, PIPING, ETC PER MANUFACTURES INSTRUCTIONS, 21 IPC, IFGC, IBC, AND LOCAL UTILITIES / BUILDING CODE REQUIREMENTS.
16. WASTE PIPING SHALL BE SCHEDULE 40 PVC, VENT AND ROOF DRAIN PIPING SHALL BE SCHEDULE 40 PVC (PROTECT WHEN LOCATED IN R.A. PLENUM OR RATED ASSEMBLY OR TRANSITION TO CAST-IRON, PER SECTION 307.6 21 IPC). UNDER GROUND WATER PIPING SHALL BE TYPE K COPPER OR HD POLYETHYLENE, ABOVE GROUND WATER PIPING SHALL BE TYPE L RIGID COPPER, IF LOCAL AUTHORITY ALLOWS CONTRACTOR MAY USE LISTED AND APPROVED PEX PIPING. GAS PIPING SHALL BE SCHEDULE 40 METALLIC. NOTE CONTRACTOR MAY USE APPROVED PIPING MATERIALS AS LISTED IN 21 IPC OR BY LOCAL BUILDING DEPARTMENT AMENDMENTS.
17. NOTE FOR INSTALLERS: SEE STATE PLUMBING AMENDMENTS TO SECTION 705.11.2 SOLVENT CEMENTING. EXCEPTION REMOVED. PURPLE PRIMER REQUIRED IN THIS JURISDICTION
18. PLUMBING CONTRACTOR SHALL FIELD VERIFY ALL EXISTING LOCATIONS PRIOR TO PURCHASING MATERIALS AND CONSTRUCTION, CONTRACTOR MAY RELOCATE DUE TO CONFLICTS AS LONG AS SIZE AND FUNCTION IS NOT AFFECTED.
19. TRAP SEAL PRIMERS SHALL BE IN ACCORDANCE WITH 21 IPC SECTION 901.2 & 1002.4, LISTED TRAP PROTECTOR'S MAY BE USED IF LOCAL BUILDING DEPARTMENT ALLOWS THEIR USE.
20. IF MATERIALS ARE EXPOSED WITHIN PLENUMS THEY SHALL BE NON COMBUSTIBLE OR SHALL HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE-DEVELOPED INDEX OF NOT MORE THAN 50 WHEN TESTED IN ACCORDANCE WITH ASTM E 84, PER SECTION 307.6 21 IPC & IMC.
21. ALL ROOF AND WALL PENETRATIONS SHALL HAVE WALL SLEEVES / ROOF JACKS, WEATHER PROTECTION, AND BE SEALED BY A LICENSED ROOFING CONTRACTOR.
22. COORDINATE WITH G.C. / OWNER FOR CONNECTION OF ANY OWNER PROVIDE PLUMBING FIXTURES OR EQUIPMENT.
23. NEW WORK, ALTERATIONS OR ADDITIONS TO PLUMBING SYSTEMS ARE SUBJECT TO FIELD INSPECTION.
24. ALL PLUMBING FIXTURES IN NEW CONSTRUCTION SHALL MEET THE REQUIREMENTS FOR WATER CONSERVATION PER TABLE 604.3 & 604.4 OF 21 IPC.
25. PROVIDE BACKFLOW ASSEMBLIES PER 21 IPC AND LOCAL UTILITY REQUIREMENTS.
26. INDIRECT WASTE PIPING SHALL CONFORM TO CHAPTER 8 21 IPC
27. PROTECT ALL PIPES FROM FREEZING PER SECTION 305.6 21 IPC
28. HOT WATER NOT TO EXCEED 110°F MAXIMUM, P.C. PROVIDE LIMITING DEVICE (TEMPERATURE MIXING VALVES) THAT CONFORMS TO ASSE 1070 AND SHALL LIMIT THE TEMPERED WATER TO A MAXIMUM OF 110°F ON ALL SINKS AND LAVATORIES USED FOR WASHING IN ACCORDANCE WITH 21 IPC CHAPTER 6, SECTIONS 607.1, 607.1.1 & 607.1.2
29. HOT WATER CIRCULATING SYSTEM SHALL BE IN ACCORDANCE WITH 21 IECC C404.6 & C404.6.1
30. CONTRACTOR RESPONSIBLE FOR COORDINATING ALL FIXTURES AND LOCATIONS WITH G.C. AND OWNER, COORDINATE WITH G.C. OWNER FOR ANY OTHER CONNECTIONS REQUIRED BY OWNER PROVIDED EQUIPMENT. OWNER HAS REVIEWED AND APPROVED DRAWINGS.
31. CONTRACTOR SHALL FURNISH A FINAL COMMISSIONING REPORT, REPORT SHALL BE DELIVERED TO THE BUILDING OWNER PER SECTION C408.2 OF THE 2021 IECC.
32. PLUMBING CONTRACTOR RESPONSIBLE FOR COORDINATING WITH COMPLETE SET OF DRAWINGS, SITE, OWNER DESIGN & SPECIFICATIONS, REQUIRED DEMO, AND EXISTING DESIGN CONDITIONS FOR ANY REQUIRED CONNECTIONS. COORDINATE WITH OWNER FOR OWNER & P.C. PROVIDED EQUIPMENT AND EQUIPMENT THAT MUST BE PURCHASED BY NATIONAL ACCOUNT PROGRAMS. ENSURE ALL ITEMS ARE COVERED DURING BIDDING PHASE AND AGAIN PRIOR TO ORDERING AND CONSTRUCTION.



PLUMBING FIXTURE SCHEDULE								
TAG	DESCRIPTION	MANUFACTURER	MODEL	C.W.	H.W.	TRAP	VENT	FIXTURE NOTES
WC-1	ADA WATER CLOSET	AMERICAN STANDARD	3043.001	1"		INTGRL	SEE PLAN	FLOOR MOUNTED, ELONGATED FLUSHOMETER TOILET, 12" CENTER OUTLET, 16-1/2"H BOWL, PROVIDE FRONT LESS SEAT COVER, SLOAN #C2 #11-1.28 FLUSHOMETER, 1.28 GPF, TOP SPUD, SINGLE FLUSH, EXPOSED SENSOR, MANUAL OVER-RIDE, BATTERY OPERATED, POLISHED CHROME FINISH, SHALL BE ADA COMPLIANT
WC-2	WATER CLOSET	AMERICAN STANDARD	3043.001	1"		INTGRL	SEE PLAN	FLOOR MOUNTED, ELONGATED FLUSHOMETER TOILET, 12" CENTER OUTLET, 16-1/2"H BOWL, PROVIDE FRONT LESS SEAT COVER, SLOAN #C2 #11-1.28 FLUSHOMETER, 1.28 GPF, TOP SPUD, SINGLE FLUSH, EXPOSED SENSOR, MANUAL OVER-RIDE, BATTERY OPERATED, POLISHED CHROME FINISH, VERIFY HEIGHT WITH OWNER PRIOR TO ORDERING
L-1	LAVATORY FAUCET	DELTA	86T1153	1/2"	1/2"	-	-	2-HOLE COUNTER MOUNTED, 0.5 GPM, DOUBLE TIP ACTION LEVER HANDLES METERING, MAXIMUM 110°F, POLISHED CHROME FINISH, SHALL BE INSTALLED FOR ADA COMPLIANCE, WRAP PIPES
L-2	ADA LAVATORY	AMERICAN STANDARD	0355.012	1/2"	1/2"	1-1/2"	1-1/2"	WALL MOUNTED, 20.5"x18.25", WALL BRACKETS, DELTA MODEL #86T1153 2-HOLE DECK MOUNTED FAUCET, 0.5 GPM, DOUBLE TIP ACTION LEVER HANDLES METERING, MAXIMUM 110°F, POLISHED CHROME FINISH, SHALL BE INSTALLED FOR ADA COMPLIANCE, WRAP PIPES
UR-1	ADA URINAL	AMERICAN STANDARD	6590.000	3/4"		INTGRL	1-1/2"	WALL MOUNTED, WALL BRACKETS, BARRIER FREE, TOP SPUD, ELONGATED 14-1/8" RIM, SLOAN #C2 #186-1.0, EXPOSED SENSOR, MANUAL OVER-RIDE FLUSHOMETER FAUCET, 1.0 GPF, SINGLE FLUSH, POLISHED CHROME FINISH, BATTERY OPERATED, SET FOR ADA COMPLIANCE
UR-2	URINAL	AMERICAN STANDARD	6590.000	3/4"		INTGRL	1-1/2"	WALL MOUNTED, WALL BRACKETS, BARRIER FREE, TOP SPUD, ELONGATED 14-1/8" RIM, SLOAN #C2 #186-1.0, EXPOSED SENSOR, MANUAL OVER-RIDE FLUSHOMETER FAUCET, 1.0 GPF, SINGLE FLUSH, POLISHED CHROME FINISH, BATTERY OPERATED
FD	FLOOR DRAIN	SIoux CHIEF	832				SEE PLAN	ADJUSTABLE, ROUND NICKEL-BRONZE STRAINER FLOOR COVER, TRAP PRIMER OR LISTED TRAP PROTECTOR
ET	EXPANSION TANK	WATTS	PLT-12	3/4"				MAXIMUM TEMPERATURE 200°F, MAX PRESSURE 150 PSI, 4.5 GALLON, 10LBS
RCP	CIRCULATING PUMP	BELL & GOSSETT	A-127L NBF-25		3/4"			3/4" FLANGE, 115V-1PH, 1.1 LO FLA, 1/15 HP, 125 WATT, COORDINATE ELECTRICAL CONNECT WITH E.C., 0 TO 17.2 GPM, PROVIDE AUTOMATIC TIMER, AQUASTAT KIT CONTROLS, AND REQUIRED VALVES
EWC	ADA WATER COOLER	ELKAY	LZSTL8WSLP	1/2"		1-1/2"	1-1/2"	WALL MOUNTED, HIGH-LOW ADA COOLER WITH EZH20 BOTTLE FILLING STATION, 8 GPH, 115V-1PH 5.0 FLA, 370 WATT, 65lbs, BARRIER FREE, INSTALL FOR ADA COMPLIANCE, PROVIDE REQUIRED WALL MOUNTING KIT
MS	MOP SINK	MUSTEE	63M	1/2"	1/2"	2"	1-1/2"	FLOOR MOUNTED, 24"x24"x10" BASIN, FIAT #830-AA WALL MOUNTED VACUUM BREAKER FAUCET, WITH HOSE CONNECTION, COORDINATE WITH OWNER IF HOSE AND REEL SYSTEM IS NEEDED, IF CHEMICAL DISPENSING SYSTEM IS PROVIDED MUST PROVIDE ADDITIONAL FAUCET AND CONNECT DIRECTLY TO SYSTEM, COORDINATE WITH OWNER FOR ANY OTHER REQUIREMENTS
MV	MIXING VALVE	WATTS	LFUSG-B	-				UNDER SINK THERMOSTATIC MIXING VALVE, SIZE PER LINE SERVED, TEMP. RANGE 80°F TO 120°F, MAXIMUM PRESSURE 150 PSI, INLET HOT MAXIMUM 180°F, MINIMUM 0.5 GPM FLOW, INTEGRAL CHECK VALVES AND SCREENS PREVENTS CROSS-FLOW AND CONTAMINATION, LEAD FREE, VERIFY UNION CONNECTIONS.
WHA	WATER HAMMER ARRESTOR	MIFAB	CL-NPB	SEE PLAN				B 3/4" = 12-30 - C 1" = 31-60 - D 1-1/4" = 61-113 FIXTURE UNITS SERVED, TEMPERATURE RANGE 250°F MAXIMUM, MAXIMUM PRESSURE 350 PSI, OPERATING PRESSURE 35-250 PSIG, SURGE PRESSURE 1,500 PSIG, BARREL TYPE "K" HARD DRAWN COPPER, PISTON BRASS, THREADED ADAPTER BRASS, SEALS O-RINGS, CERTIFIED TO ASSE 1010 PRODUCT STANDARD AND LISTED BY ASSE, NSF, (VERIFY LOCATIONS SELECTED) AND INSTALL IN ACCORDANCE WITH MANUFACTURERS INSTALLATION INSTRUCTIONS
HB-1	HOSE BIBB	WOODFORD	65	3/4"	-			WALL MOUNTED, REMOVABLE KEY AND/OR LOCK BOX (COORDINATE WITH OWNER), FREEZE PROTECTED, VACUUM BREAKER, ANTI-SIPHON BACK-FLOW PREVENTION
HB-2	HOSE BIBB	WOODFORD	24	3/4"	-			WALL MOUNTED, POLISHED CHROME, ANTI-SIPHON, VACUUM BREAKER PROTECTION, LOOSE TEE KEY OPTION FOR SECURITY, WALL FLANGE, VERIFY SELECTION WITH MANUFACTURER
OWNER, TENANT, ARCHITECT, & G.C. SHALL APPROVE ALL FIXTURES SCHEDULED DURING BIDDING AND PRIOR TO ORDERING AND CONSTRUCTION. EQUIPMENT SPECIFIED IS A STANDARD ONLY, FIXTURES MAY BE SUBSTITUTED WITH APPROVED EQUAL, ALL FIXTURES MUST BE LISTED AND APPROVED, MUST COMPLY TO ICC/ANSI A117.1 FOR ACCESSIBILITY, PROVIDE LIMITING DEVICE (TEMPERATURE MIXING VALVES) THAT CONFORMS TO ASSE 1070 AND SHALL LIMIT THE TEMPERED WATER TO A MAXIMUM OF 110°F ON ALL SINKS AND LAVATORIES USED FOR HAND WASHING IN ACCORDANCE WITH 21 IPC CHAPTER 6, SECTION 607.1.2.								

JOHN DAVIS
DESIGN GROUP

JOHN DAVIS
DESIGN GROUP

ARCHITECTS
INTERIORS
PLANNERS

176 TALAMINE COURT
SUITE 100
COLORADO SPRINGS,
COLORADO 80907
P 719/528-1177
F 719/444-8409

Pinnow
Engineering

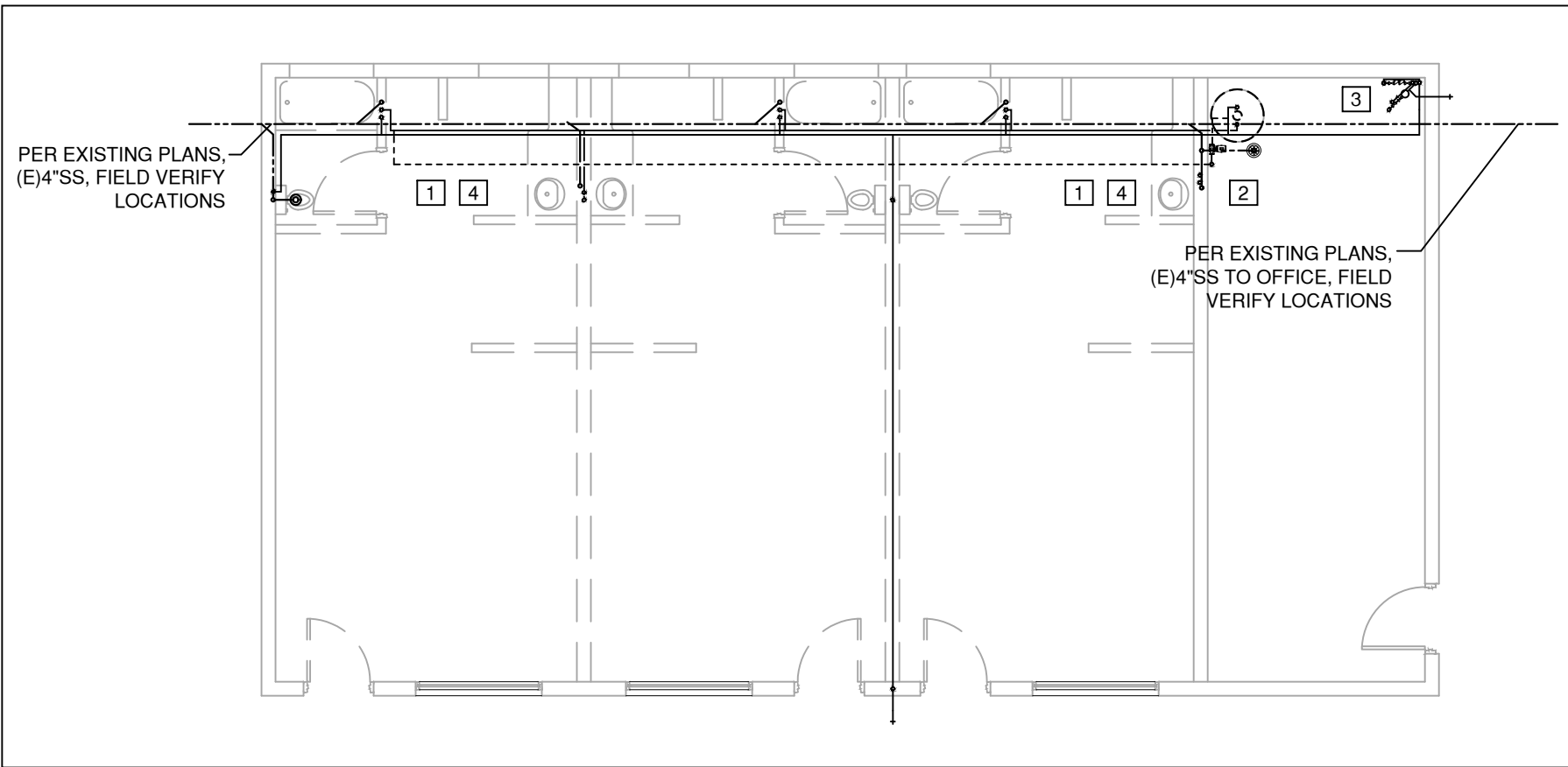
2151 LONE WILLOW Vw
COLORADO SPRINGS, CO 80904
PHONE: 719.661.4185

OWNERSHIP OF DOCUMENT
THE IDEAS AND DESIGNS
INCORPORATED HEREIN, AS
AN INSTRUMENT OF
PROFESSIONAL SERVICES IS
THE PROPERTY OF PINNOW
ENGINEERING LLC AND IS
NOT TO BE COPIED OR USED,
IN WHOLE OR PART, FOR
ANY OTHER PURPOSES
WITHOUT THE WRITTEN
AUTHORIZATION OF
PINNOW ENGINEERING LLC.
© 2025

PLUMBING SCHEDULE PLAN

NEW INTERIOR REMODEL FOR
MANITOU SPRINGS MOBILITY
HUB RESTROOM BUILDING
132 MANITOU AVENUE
MANITOU SPRINGS, COLORADO 80829

PROJECT NO.	F24-022
DATE	JANUARY 24, 2025
DRAWN BY	BCB
CHECKED	BCB
APPROVED	LAP
REVISED	
FINAL BID DOCUMENTS JANUARY 24, 2025	
SHEET	
P-2	
NOT TO SCALE	OF 3



DEMO PLUMBING PLAN

SHEET NOTES

- INTENTION TO DEMO ALL EXISTING PLUMBING FIXTURES (EXCEPT WATER HEATER), DEMO AND CAP EXISTING PIPING AS REQUIRED FOR NEW LAYOUT. SEE NEW LAYOUT PLANS, MAY RE-USE SERVICEABLE PIPING AS NEEDED FOR NEW LAYOUT, IF EXISTING PIPING IS RE-USED IT SHALL BE COMPLETELY CLEANED AS REQUIRED FOR INSTALLATION IN NEW LAYOUT.
- OWNER REQUESTED RE-USE OF EXISTING WATER HEATER, PC SHALL SERVICE, P.C. SHALL PROVIDE ADD ALTERNATE PRICING TO REPLACE IF HEATER IS UNSERVICEABLE.
- REQUESTED EXISTING 2" METER GROUP TO REMAIN, DEMO ANY (E)POOL FILL LINES, (E)HB LINES AND (E)3/4"C TO OFFICE BUILDING, PROVIDING NEW 1" LINE TO OFFICE BUILDING PER REQUEST.
- ALL EXISTING EQUIPMENT AND PIPING MAY NOT BE SHOWN, DEMO ALL AS REQUIRED COORDINATE WITH ALL TRADES, FIELD VERIFY SITE CONDITIONS WITH EXISTING AND NEW PLANS DURING BIDDING PHASE, CONTRACTOR SHALL COORDINATE ALL DRAWINGS FOR COMPLETE DEMO AND NEW INSTALLATION.

LEGEND & NOTES

- SANITARY SEWER (SS) ← WALL CLEANOUT
----- VENT (V) ◎ FLOOR/GRADE CLEANOUT
----- COLD WATER (C) ----- FILTERED COLD WATER (FCW)
----- HOT WATER (H)
----- HOT WATER RECIRC (HWR)
----- GREASE SEWER (GS)
----- STORM DRAINAGE (SD)
~~~~~ UNDER SLAB WATER COPPER OR HD POLYETHYLENE PIPING

TRAP ARMS HORIZONTAL DISTANCES PER TABLE 909.1 21 I.P.C.  
PROVIDE GRADE, FLOOR, WALL, END OF LINE CLEANOUTS PER 21 I.P.C.  
NO 1/2"x1/2" WATER TEES ALLOWED.

FIELD VERIFY ALL LOCATIONS, CONDITIONS, SIZES PRIOR TO CONSTRUCTION, CONTRACTOR MAY RELOCATE DUE TO CONFLICTS THAT MAY ARISE IN FIELD AS LONG AS SIZE AND FUNCTION IS NOT AFFECTED.

SELECTED CONTRACTOR SHALL FIELD VERIFY WITH ACTUAL SITE CONNECTION POINTS ALL LOCATIONS ARE ASSUMED. CONTRACTOR SHALL COORDINATE EXISTING WATER CONNECTIONS AND PROVIDE LOCATE SERVICES TO ENSURE ROUTING AS SHOWN. COORDINATE WITH OWNER FOR ABOVE STATED LOCATE SERVICES AND FINAL EQUIPMENT LOCATIONS DURING BIDDING, PRIOR TO FABRICATION, ORDERING, AND CONSTRUCTION.

THESE DRAWINGS ARE DIAGRAMMATIC IN NATURE AND DO NOT SHOW ALL REQUIRED PIPING. CONTRACTOR SHALL FIELD VERIFY ALL CONDITIONS AND PROVIDE ALL NECESSARY MATERIALS TO COMPLETE THE INTENT OF THE DRAWINGS. CONTRACTOR MAY LOCATE PIPING DIFFERENTLY THAN SHOWN ON DRAWINGS DUE TO CONFLICTS, AS LONG AS SIZE AND FUNCTION IS NOT AFFECTED. IF ISOMETRICS ARE SHOWN THEY ARE ONLY FOR CLARITY REFER TO DRAWINGS FOR LOCATIONS, SIZING AND ROUTING.

### PLUMBING SHEET NOTES

CONTRACTOR SHALL FURNISH AND/OR INSTALL ALL THE EQUIPMENT INDICATED WITHIN THESE DRAWINGS (SEE ARCHITECTURE AND FOOD SERVICE DRAWINGS) UNLESS OTHERWISE NOTED. VERIFY LOCATION AND DIMENSIONS IN THE FIELD PRIOR TO FABRICATION AND / OR INSTALLATION.

THE ENTIRE INSTALLATION SHALL BE GUARANTEED FREE OF DEFECTS AND CONTRACTOR SHALL REPAIR AND / OR REPLACE ANY DEFECTIVE MATERIALS OR EQUIPMENT AT NO COST TO THE OWNER FOR A MINIMUM PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE BY OWNER.

ALL WORK SUBJECT TO THE ACCEPTANCE AND APPROVAL OF THE OWNER. THE ARCHITECT SHALL BE NOTIFIED OF ANY AND ALL DISCREPANCIES BETWEEN FIELD CONDITIONS AND THE CONTRACT DOCUMENTS BEFORE PROCEEDING WITH THAT PORTION OF THE WORK. FAILURE OF PROPER NOTIFICATION DOES NOT RELIEVE THE CONTRACTOR. THE CONTRACTOR SHALL CORRECT ANY AND ALL WORK ARISING FROM SUCH FAILURE TO COORDINATE DISCREPANCIES TO SATISFACTION OF THE ARCHITECT WITHOUT ADDITIONAL COST TO THE OWNER.

ALL KITCHEN, PREP AREA AND SALES AREA EQUIPMENT WILL BE FURNISHED AND INSTALLED. EQUIPMENT WILL BE FURNISHED WITH TRIM, FAUCETS, ESCUTCHEONS, ETC. PLUMBING CONTRACTOR SHALL PROVIDE ALL ROUGH-IN TRAPS AND MAKE ALL FINAL CONNECTIONS (SEE EQUIPMENT SCHEDULE IN ARCHITECTURAL / FOOD SERVICE PLANS).

ALL PIPING TO BE CONCEALED IN HUNG CEILINGS, CHASES AND FURRED SPACES.

REFER TO EQUIPMENT SCHEDULE AND EQUIPMENT SPECIFICATIONS FOR EXACT LOCATIONS OF PLUMBING CONNECTIONS.

THE CONTRACTOR SHALL VERIFY DEPTH, SIZE, LOCATION OF ALL EXISTING UTILITIES IN FILED PRIOR TO STARTING WORK.

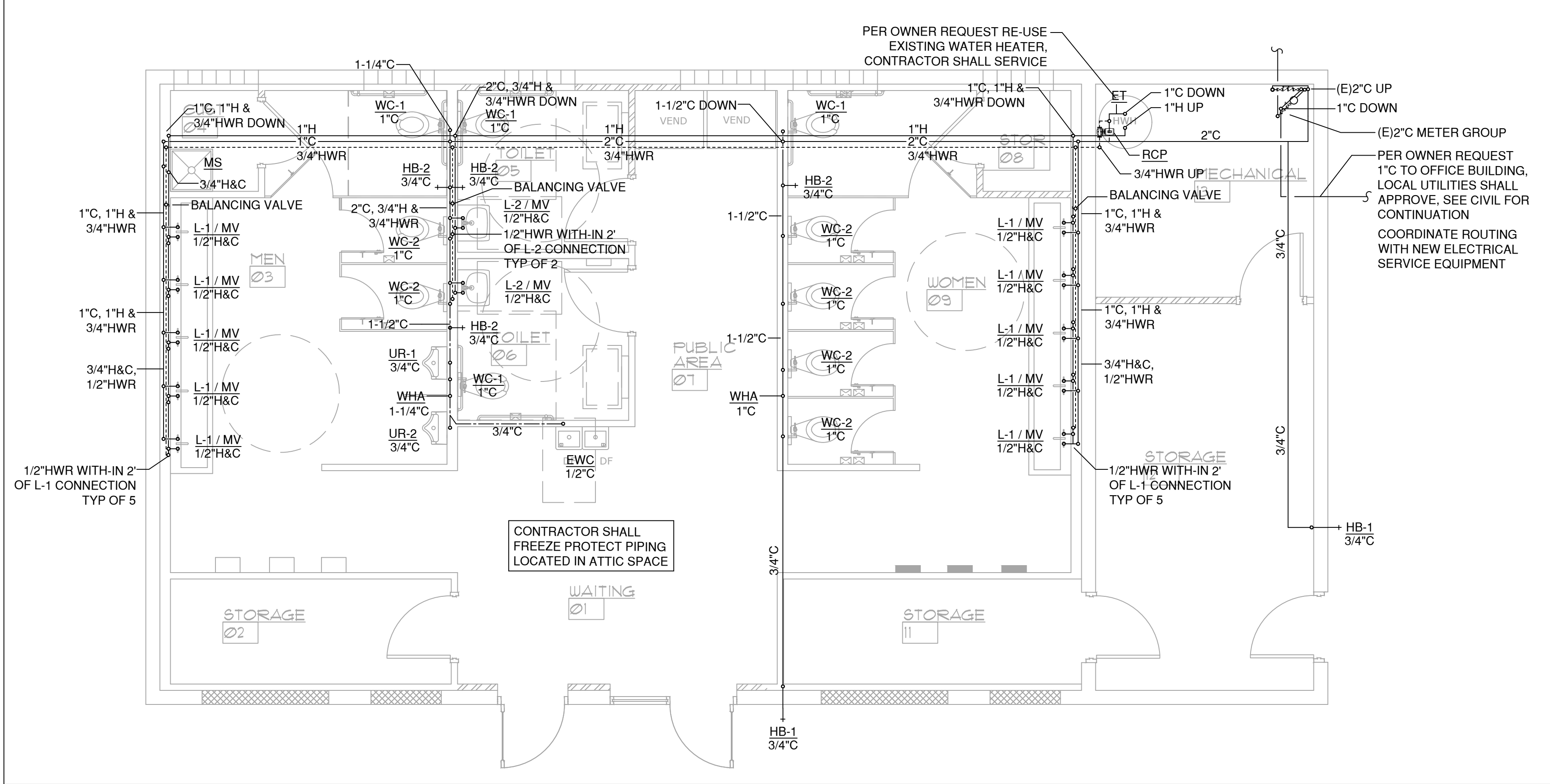
THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL PIPE HANGERS, AND SUPPORTS IN ACCORDANCE WITH 21 IPC.

ALL PENETRATIONS REQUIRED FOR PLUMBING EQUIPMENT AND PIPING THROUGH ANY WALL SHALL BE PROPERLY SEALED OFF TO MAINTAIN THE INTEGRITY OF THE STRUCTURE.

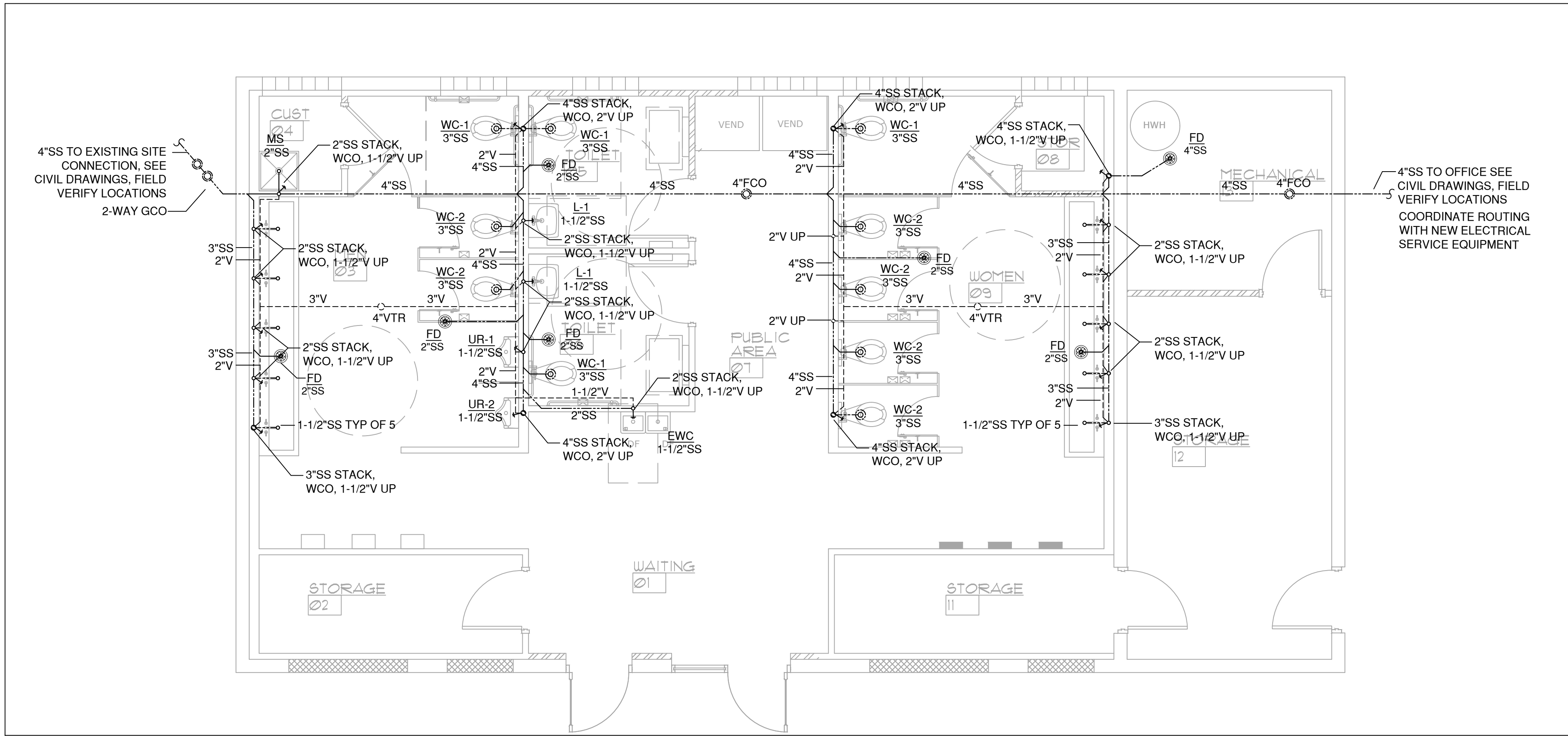
ALL SHUT OFF AND ISOLATION VALVES SHALL BE BALL TYPE. ALL VALVES SERVING TOILETS AND SINKS SHALL BE ANGLE STOP TYPE.

PROVIDE AN INDIVIDUAL BALL VALE AND BACK CHECK VALVE TO EACH INDIVIDUAL PIECE OF EQUIPMENT.

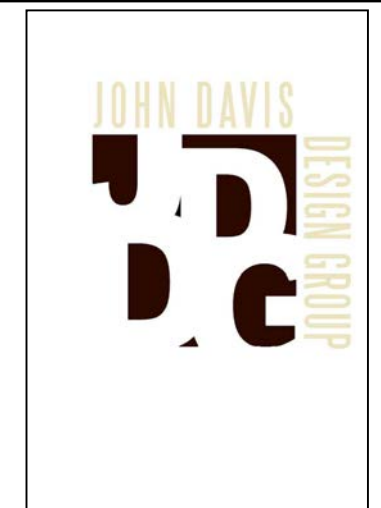
COORDINATE WITH OWNER ON CHEMICAL DISPENSER REQUIREMENTS FOR MOP SINK AND THREE COM SINK. MOUNT BOTTLE AND DISPENSER ABOVE SINK AS REQUIRED BY CHEMICAL SUPPLIER AND LOCAL CODES.



## WATER PLUMBING PLAN



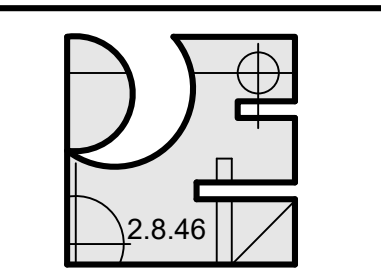
## WASTE & VENT PLUMBING PLAN



JOHN DAVIS  
DESIGN GROUP

ARCHITECTS  
INTERIORS  
PLANNERS

176 TALAMINE COURT  
SUITE 100  
COLORADO SPRINGS,  
COLORADO 80907  
P 719/528-1177  
F 719/444-8409



Pinnow  
Engineering  
LLC

2151 LONE WILLOW Vw  
COLORADO SPRINGS, CO 80904  
PHONE: 719.661.4185

OWNERSHIP OF DOCUMENT  
THE IDEAS AND DESIGNS  
INCORPORATED HEREIN, AS  
AN INSTRUMENT OF  
PROFESSIONAL SERVICES IS  
THE PROPERTY OF PINNOW  
ENGINEERING LLC AND IS  
NOT TO BE COPIED OR USED,  
IN WHOLE OR PART, FOR  
ANY OTHER PURPOSES  
WITHOUT THE WRITTEN  
AUTHORIZATION OF  
PINNOW ENGINEERING LLC.  
© 2025

PLUMBING PLAN  
NEW INTERIOR REMODEL FOR  
MANITOU SPRINGS MOBILITY  
HUB RESTROOM BUILDING  
132 MANITOU AVENUE  
MANITOU SPRINGS, COLORADO 80829

|             |                  |
|-------------|------------------|
| PROJECT NO. | F24-022          |
| DATE        | JANUARY 24, 2025 |
| DRAWN BY    | BCB              |
| CHECKED     | BCB              |
| APPROVED    | LAP              |
| REVISED     |                  |

FINAL BID  
DOCUMENTS  
JANUARY 24, 2025

SHEET

P-3

SCALE: 1/4"=1'-0" OF 3



DIVISION 26 - ELECTRICAL

SECTION 26 05 00 Common Work Results for Electrical

PART 1 GENERAL

1.01 GENERAL

A. Coordinate final placement of all devices and type installed.

1.02 SUMMARY OF WORK

A. Work Included: Unless specified otherwise, provide all labor, material(s) and equipment necessary for completely finished and operational systems. Provide all minor incidental items such as offsets, fittings, etc. required as part of the work even though not specified or indicated.

B. Description of Systems: The work of Division includes but is not limited to:  
1. Basic Materials and Installation

C. Provisions of the General Conditions apply to the Electrical Work.

D. The Electrical Contractor is to coordinate the Installation with all other trades.

E. Coordinate with the General Contractor for Permits and Inspections.

1.03 COORDINATION

A. General: Coordinate and order the progress of Electrical work to conform to the progress of the work of the other trades. Complete the entire installation as soon as the condition of the building will permit.

B. Installation Procedures: Confer and cooperate with other trades. Coordinate ceiling cavity space carefully with other trades.

C. Drawings and Specifications: The Drawings and Specifications are complementary; what is called for in either of these is binding as though called for by both. The Electrical Drawings indicate the general design and arrangement of lines, equipment, systems, etc. Information shown is diagrammatic in character and does not indicate every required offset, fitting, etc. Take dimensions, locations, levels, etc. from Architectural Drawings & equipment to be furnished.

D. Discrepancies: Examine Drawings and Specifications for other parts of the work, and if any discrepancies occur between the plans for the work of this Division and the plans for the work of others, report such discrepancies to the General Contractor and obtain written instructions for any changes necessary. Should there be a conflict in the dimensions or locations between Electrical Drawings and Architectural Drawings, the Architectural Drawings shall have precedence.

1.04 REGULATORY REQUIREMENTS

A. Pay for permit & inspection fee costs applicable to work of Div 16.

B. Comply with all Applicable Building Codes and Ordinances - Including but not limited to:

- 2021 International Building Code (IBC)
- 2021 International Mechanical Code (IMC)
- 2021 International Plumbing Code (IPC)
- 2021 International Energy Conservation Code (IECC)
- 2023 Pikes Peak Regional Building Code (PPRBC)
- 2020 National Electrical Code (NEC)
- Current IGO/ANSI A117.1 Accessibility Standard

C. Comply with requirements of the Utility Companies. Call for inspections required by local building inspection authority. Submit certificate of occupancy or final acceptance by inspection authority.

D. Discrepancies: If discrepancies occur between these Specifications, local codes, local Utility requirements, etc., the most stringent requirements shall apply.

SECTION 26 05 10 - BASIC MATERIALS & METHODS

PART 1 - GENERAL

1.01 SECTION INCLUDES

A. Wire, Cable, Boxes and Wiring Devices.

PART 2 - PRODUCTS

2.01 CONDUIT

- A. Utilize EMT for all above Grade and Interior Installations.  
B. MC Cable may be used per Part 3 (B)(2) below.  
C. Liquid Tight Flexible  
1. Utilize for Mechanical Equipment Connections.

2.01 WIRE AND CABLE

- A. Feeders Copper THWN-2 or XHHW-2.  
B. Branch circuit conductors (#12 minimum).  
1. Interior - THWN-2  
2. Exterior - XHHW-2

2.02 OUTLET AND JUNCTION BOXES

- A. Boxes Up to 150 Cubic Inches: Standard, One Piece, Zinc Coated.  
B. Lighting Fixture Outlet Boxes: Not less than 4" octagonal with Appropriate Ring.  
C. Flush Wiring Device Outlets: Minimum 4 Square with Appropriate Ring.

2.03 WIRING DEVICES

- A. Wall Switches: Fed. Spec. W-S 896E and NEMA Standard Test WD-1. All switches to be rated 20 Ampere minimum. Utilize AC quiet Type.  
B. Receptacles: NEMA Standard Test WD-1. Provide Commercial Grade Devices.  
C. Weatherproof Receptacles: Where indicated Provide an Assembly of a 'GFCI' receptacle with a 'Heavy-Duty Rain' Tight White In-Use Cover.  
D. Device and Faceplate Colors  
1. White Devices with White Nylon Covers.

Part 3. EXECUTION

3.01 PREPARATION

- A. Supports  
1. Support conduit from structure. Supports to be located per NEC requirements.  
2. Where outlets are installed in steel stud type systems, provide additional cross bracing, bridging, and/or straps as required to make the outlet completely rigid prior to application of the wall facing material.

3.02 INSTALLATION

A. Conduits

- Install raceways concealed where possible.
- Exposed Conduits by Owner's Representative approval Only.
- Install Conduits 6" away from Plumbing or HVAC Lines.
- Effectively seal all exterior wall or roof penetrations.
- Utilize compression fittings on all Exterior Conduits.
- Provide Insulating grommets in steel stud openings when installing cables through pre-punched or field punched openings.

B. Branch Circuits

- Multi-Circuit runs to be installed concealed in conduit.
- Single Circuit runs may be in MC Cable when installed concealed ONLY.
- All Exposed Branch Circuit runs to be in conduit.
- Include a dedicated neutral per single 120v circuit.
- Include a 'green' equipment grounding conductor for all circuits. Size per NEC Table 250.122.
- Include a Dedicated Neutral for all single pole (120v) runs.
- Color Coding for 120/208v: A - Black, B - Red, C - Blue and Neutral White.
- Equipment Grounding Conductor - Green.

B. Outlets and Boxes

- Flush Boxes without trim ring: Install plumb within 1/8" of finished surface.
- Flush Boxes with trim ring: Install plumb with trim ring within 1/8" of finished surface.
- Coordinate with other trades, as required, to maintain accessibility per NEC Requirements.

SECTION 26 05-53 - ELECTRICAL IDENTIFICATION

PART 1 GENERAL

1.01 DESCRIPTION

A. Directory Cards, Engraved Nameplates & Tape Labels

B. Engraved Nameplates.

C. Tape Labels.

PART 2 PRODUCTS

2.01 MATERIALS

- A. Engraved Plastic Nameplates: Black letters on a white background With self-adhesive back.  
B. Adhesive Tape Labels : Black Imprinted Letters on a White Background.  
C. Directory Cards - Provide New for each Panel.

PART 3 EXECUTION

3.01 PREPARATION

A. No temporary type of markings which are visible on equipment are permitted. Repair trim, housing, etc. where such markings cannot readily be removed. Defaced finishes must be refinished.

B. Thoroughly clean surface to which pressure sensitive type tape labels are applied to assure adherence of label.

3.02 INSTALLATION

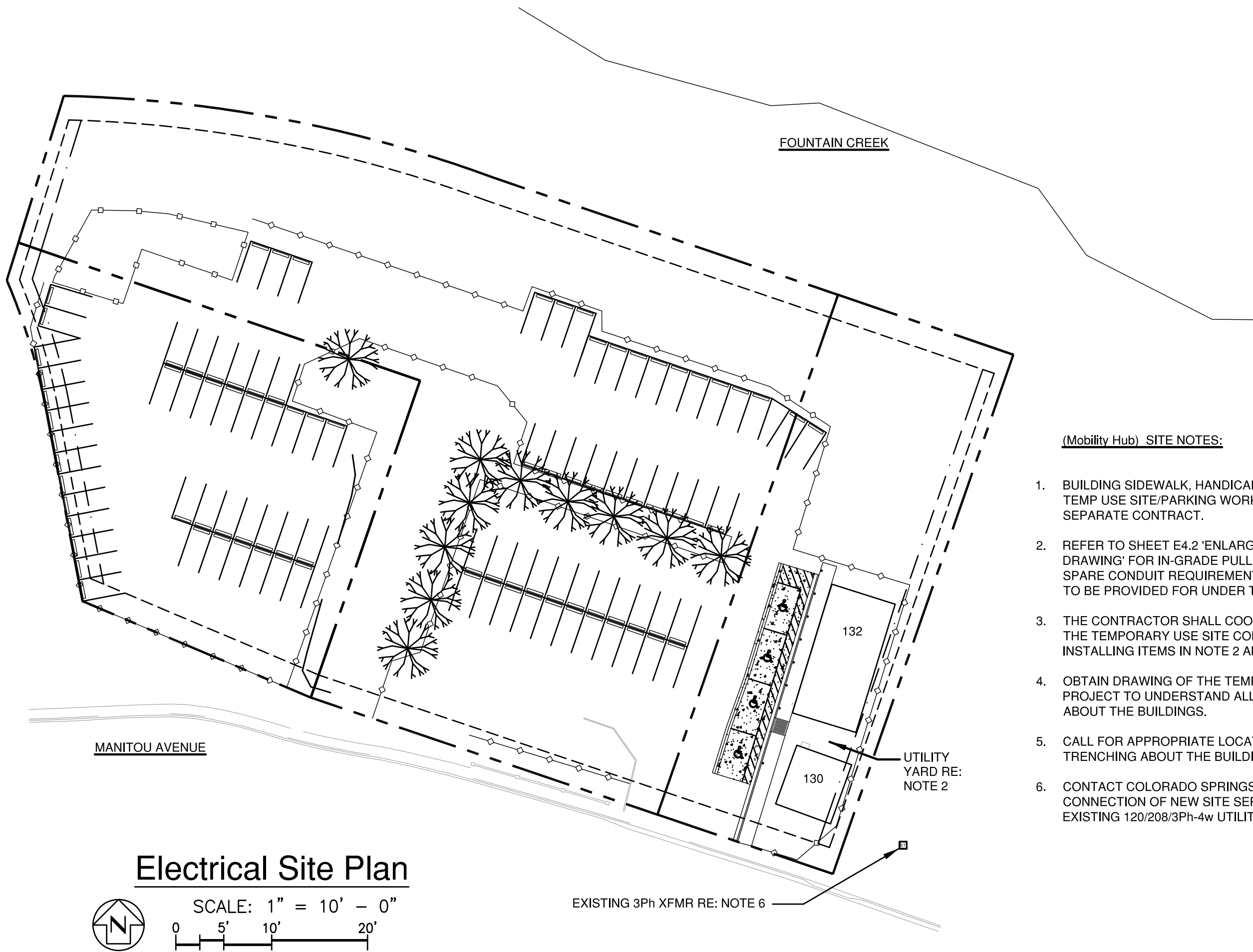
A. Label panelboards as designated on electrical drawings.

B. Directory cards, nameplates, and labels shall indicate the general area and type of electrical load served by each circuit.

3.03 SCHEDULE OF LABELS

- A. Provide ½ inch minimum height letters engraved in plastic laminate nameplates to identify the equipment item for:  
1. Branch and distribution panelboards.  
B. Provide 1/8 inch minimum height laser etched or engraved device identifying function or equipment controlled for:  
1. Exhaust fans.  
2. Light switches controlling lights that are out of sight.  
3. Remote test/indicator devices associated with smoke detectors.  
C. Provide neatly typed directories or identification labels. Use 12 or 15 pitch type as appropriate to ensure adequate information is included in small spaces.  
1. Branch circuit panelboard directories.  
D. Identify on Panel Schedule or adjacent to specific Breakers, which Circuits Serve Emergency Unit Equipment. NEC.

A FINAL COMMISSIONING REPORT SHALL BE PROVIDED BY THE CONTRACTOR AND DELIVERED TO THE BUILDING OWNER PER SECTION C408.2.5 OF THE 2021 IECC.



Electrical Site Plan



SCALE: 1" = 10' - 0"

EXISTING 3Ph XFMR RE: NOTE 6

(Mobility Hub) SITE NOTES:

- BUILDING SIDEWALK, HANDICAP PARKING AND TEMP USE SITE/PARKING WORK IS UNDER A SEPARATE CONTRACT.
- REFER TO SHEET E4.2 'ENLARGED UTILITY YARD DRAWING' FOR IN-GRADE PULL BOXES AND SPARE CONDUIT REQUIREMENTS. THESE ARE TO BE PROVIDED FOR UNDER THIS CONTRACT.
- THE CONTRACTOR SHALL COORDINATE WITH THE TEMPORARY USE SITE CONTRACTOR WHEN INSTALLING ITEMS IN NOTE 2 ABOVE.
- OBTAIN DRAWING OF THE TEMPORARY USE PROJECT TO UNDERSTAND ALL SITE UTILITIES ABOUT THE BUILDINGS.
- CALL FOR APPROPRIATE LOCATES PRIOR TO TRENCHING ABOUT THE BUILDINGS.
- CONTACT COLORADO SPRINGS UTILITIES FOR CONNECTION OF NEW SITE SERVICE TO THE EXISTING 120/208/3Ph-4w UTILITY XFMR.

PROJECT SCOPE OF WORK

- THIS PROJECT's PLANS CONSISTS OF THE MOBILITY HUB TOILET BUILDING AND THE OFFICE BUILDING. EACH SET SHALL BE ISSUED FOR SEPARATE PRICING, PERMIT AND CONSTRUCTION. HOWEVER, IF CONSTRUCTION OF BOTH PROJECTS (Simultaneously) IS CONTRACTED, THE CONSTRUCTION SHALL BE COMPLETED BY THE SAME GENERAL CONTRACTOR.
- THIS CONTRACT SHALL INCLUDE TEMPORARY POWER FOR ALL CONSTRUCTION PROJECTS. PROVIDE PANEL TMP AS INDICATED ON SHEETS E4.1 AND 4.2. THIS PANEL SHALL BE INSTALLED UNDER THE 'Hub Building' CONSTRUCTION DOCUMENTS. THIS WORK SHALL BE COMPLETED AS SOON AS POSSIBLE TO PROVIDE TEMPORARY POWER FOR THE TEMPORARY USE PROJECT.
- THIS PROJECT SHALL BE CONSTRUCTED IN PARALLEL WITH THE TEMPORARY USE PARKING AREA PROJECT. THESE PROJECT's: WHILE UNDER SEPARATE CONTRACT, WILL REQUIRE COOPERATION FROM BOTH PROJECT's CONTRACTOR's.
- EQUIPMENT FROM THIS PROJECT WILL BE REQUIRED TO BE INSTALLED IN TEMPORARY USE PARKING PROJECT's BUILDING's SIDEWALK AND HANDICAP PARKING AREAS. THIS SHALL BE COORDINATED TO BE INSTALLED AND COMPLETED BY THE SCHEDULED COMPLETION OF THE TEMPORARY USE PARKING PROJECT (Est. 01 June 2025).

INDEX TO ELECTRICAL DRAWINGS

E0.1 ELECTRICAL SITE PLAN AND SPECIFICATIONS

E0.2 FIXTURE SCHEDULE AND LIGHTING CONTROLS

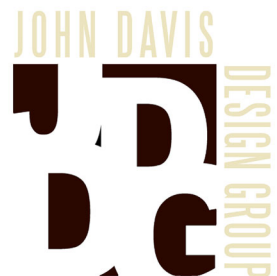
E1.1 ELECTRICAL DEMOLITION PLANS

E2.1 NEW WORK LIGHTING PLAN

E3.1 NEW WORK POWER & SIGNAL PLAN

E4.1 SERVICE DIAGRAMS, PANEL SCHEDULE AND CALCULATIONS

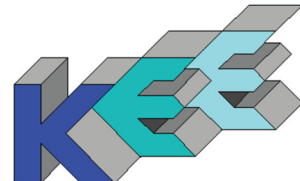
E4.2 ELECTRICAL UTILITY YARD LAYOUT



JOHN DAVIS  
DESIGN GROUP

ARCHITECTS  
INTERIORS  
PLANNERS

176 TALAMINE COURT SUITE 100  
COLORADO SPRINGS,  
COLORADO 80907  
P 719/528-1177  
F 719/444-8409



KOHNERT ELECTRICAL  
ENGINEER's, INC.

911 S. 8th Street, Ste 200  
Colorado Springs Co 80905  
Phone (719) 633-2637

DO NOT SCALE  
DRAWINGS FOR  
CONSTRUCTION  
PURPOSES

THESE DRAWINGS ARE THE PROPERTY OF  
JDDG ARCHITECTS. THEY SHALL BE USED  
FOR THE SOLE PURPOSE OF CONSTRUCTING  
THIS PROJECT. THEY SHALL NOT BE  
REPRODUCED AND USED FOR THE PURPOSE  
OF CONSTRUCTION DOCUMENTS FOR ANY  
OTHER PROJECTS.

Partial Electrical Site Plan & Specifications

NEW INTERIOR REMODEL FOR  
MANITOU SPRINGS MOBILITY  
HUB TOILET BUILDING  
132 MANITOU AVENUE

MANITOU SPRINGS, COLORADO 80829

FINAL BID DOCUMENTS

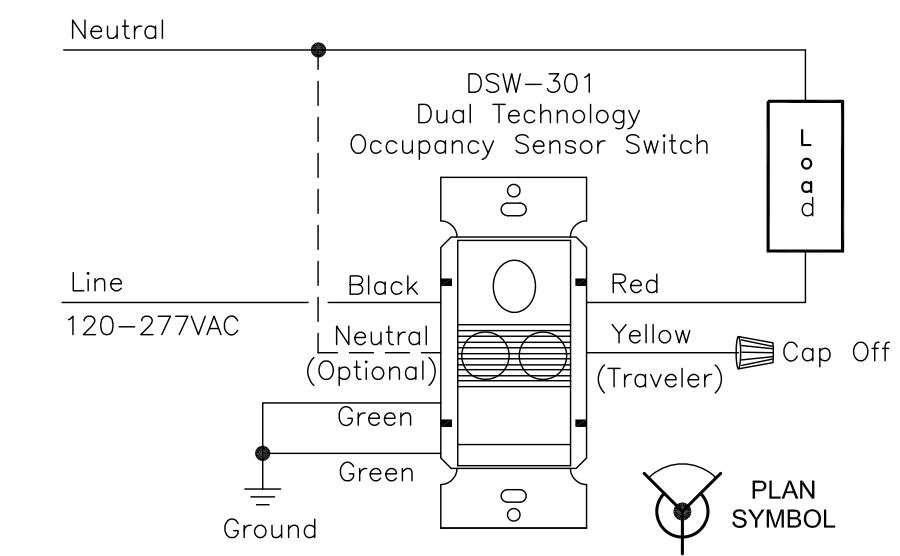
|             |                  |
|-------------|------------------|
| PROJECT NO. | 202446           |
| DATE        | JANUARY 24, 2025 |
| DRAWN BY    | msk              |
| CHECKED     | lmak             |
| APPROVED    | msk              |
| REVISED     |                  |

SHEET

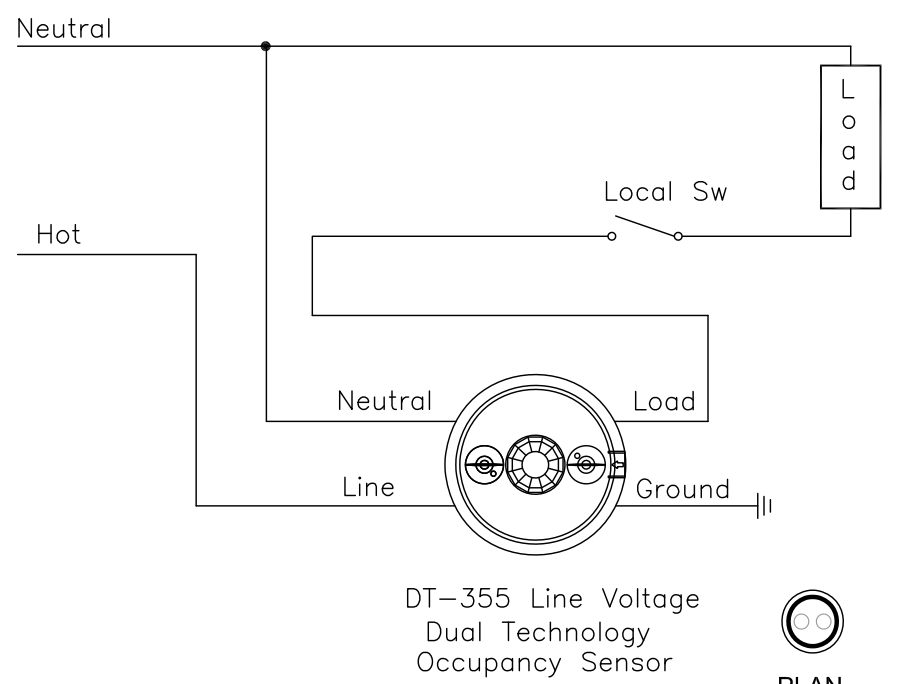
E0.1

Z:\2024\2024.037\_2024.037\_ Dillon Bus Hub - Electrical Final Bid Documents 0123-25.dwg Jan 23, 2025 - 11:28am

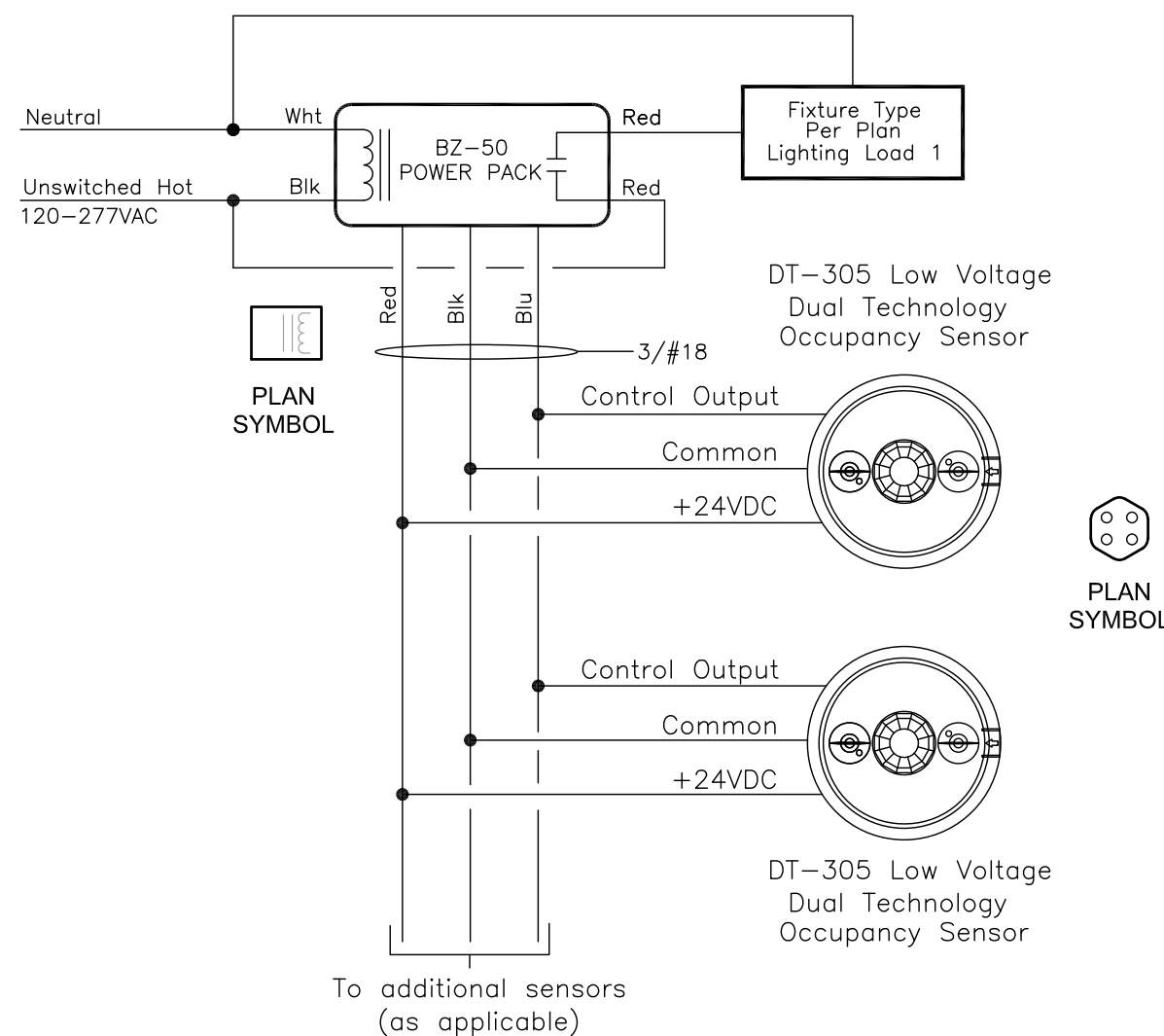




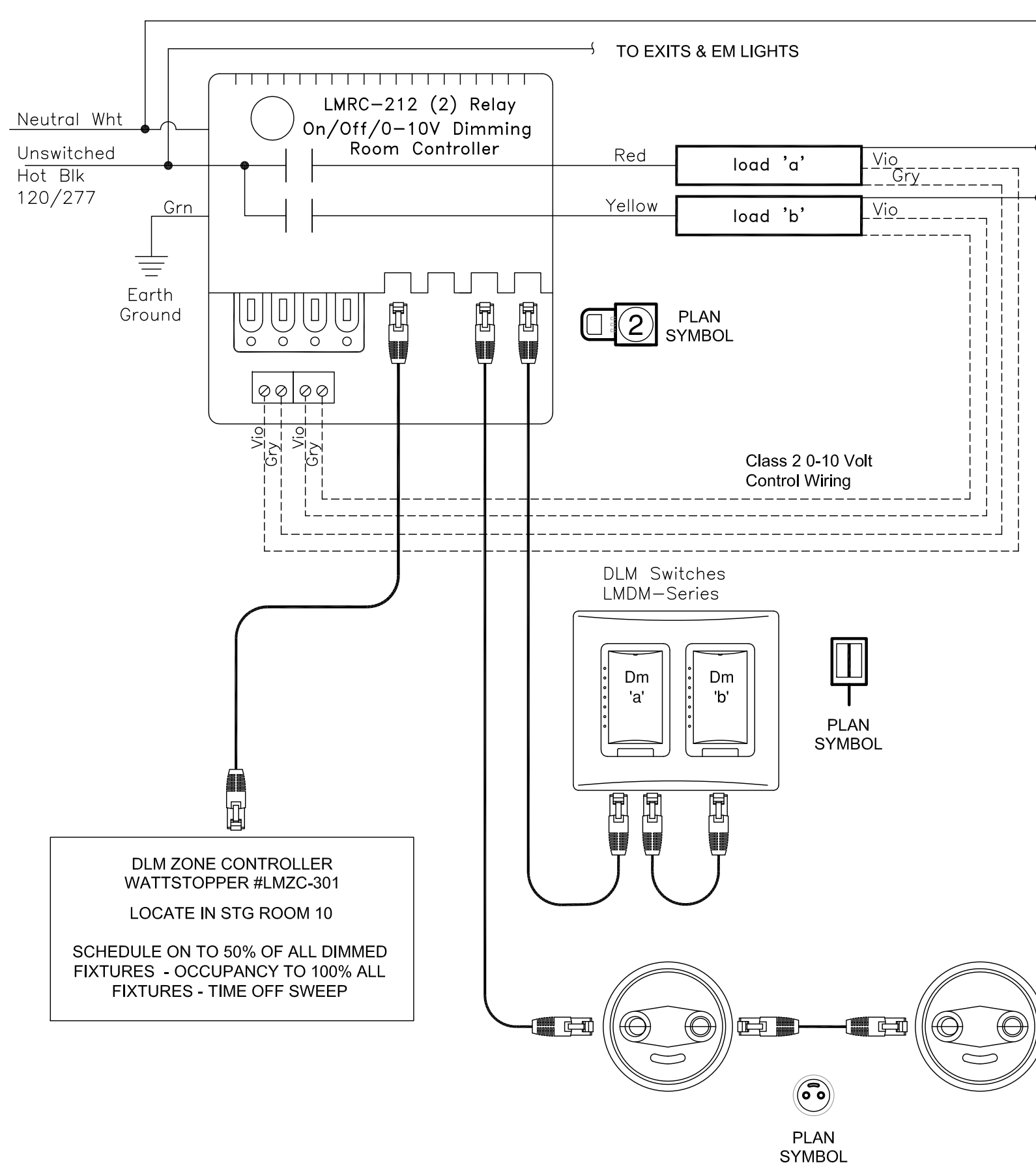
**A** WALL MOUNTED OCCUPANCY SENSOR



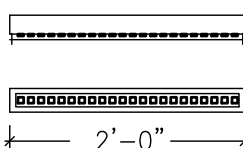
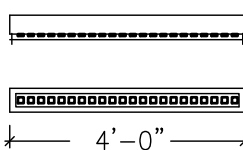
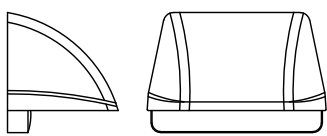
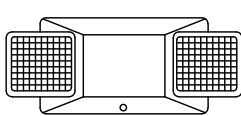
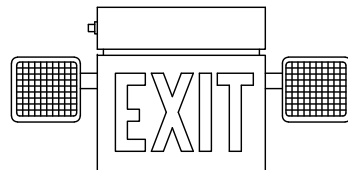
**B** DIGITAL LIGHTING - SMALL RESTROOMS



**C** DIGITAL LIGHTING - LARGE RESTROOMS



**D** DIGITAL LIGHTING - WAITING

| Manitou Bus Hub Toilet Bldg Fixture Schedule                                          |                                                                                                                                                                         |                                                                                                                                                             |       |            |          |         |                         |  |  |
|---------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|------------|----------|---------|-------------------------|--|--|
| TYPE                                                                                  | PICTORAL                                                                                                                                                                | DESCRIPTION & MANUFACTURES<br>CATALOGUE NUMBERS<br><br>ALL BALLASTS ARE 120V UNLESS LISTED OTHERWISE                                                        | NOTES | FINISH     | LOCATION | LAMP(S) |                         |  |  |
|                                                                                       |                                                                                                                                                                         |                                                                                                                                                             |       |            |          | NO.     | TYPE                    |  |  |
| A                                                                                     |   | 2' LED SLIM LENSED STRIP LIGHT WITH 120V ELECTRONIC DIMMING DRIVER.<br>COLUMBIA #MPS2-35ML-CW-EDU OR APPROVED EQUIVALENT.                                   | 1     | B.W.E.     | VARIOUS  | -       | 27W/<br>3400LUM/<br>835 |  |  |
| B                                                                                     |   | 4' LED SLIM LENSED STRIP LIGHT WITH 120V ELECTRONIC DIMMING DRIVER.<br>COLUMBIA #MPS4-35MW-CW-EDU OR APPROVED EQUIVALENT.                                   | 1     | B.W.E.     | VARIOUS  | -       | 27W/<br>3541LUM/<br>835 |  |  |
| C                                                                                     |                                                                                                                                                                         |                                                                                                                                                             |       |            |          |         |                         |  |  |
| D                                                                                     |                                                                                                                                                                         |                                                                                                                                                             |       |            |          |         |                         |  |  |
| E                                                                                     |                                                                                                                                                                         |                                                                                                                                                             |       |            |          |         |                         |  |  |
| F                                                                                     |                                                                                                                                                                         |                                                                                                                                                             |       |            |          |         |                         |  |  |
| G                                                                                     |                                                                                                                                                                         |                                                                                                                                                             |       |            |          |         |                         |  |  |
| H                                                                                     |                                                                                    |                                                                                                                                                             |       |            |          |         |                         |  |  |
|  |                                                                                    | SELF CONTAINED EMERGENCY LIGHT WITH INJECTION MOLDED (HIGH ABUSE) HOUSING, 2 HEADS AND SELF DIAGNOSTIC FEATURE.<br><br>DUAL LITE 'EV2' SERIES OR EQUIVALENT | 1     | WHITE      | VARIOUS  | 2       | BY MFG R                |  |  |
|  |                                                                                    | RECESSED SELF-CONTAINED GREEN LED EXIT SIGN WITH WITH (2) EMERGENCY LIGHT HEADS, BRUSHED ALUM, AND ACRYLIC.<br>DUALITE #CELCRIGN OR APPROVED EQUIVALENT.    | 1 & 2 | WHITE BODY | ENTRY    | 1       | PER MFG R               |  |  |

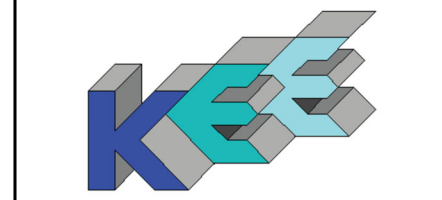
- NOTES:
- SUBMIT REQUEST FOR SUBSTITUTION FIXTURE 7 WORKING DAYS PRIOR TO BID. APPROVED FIXTURES WILL BE LISTED IN AN ADDENDUM.
  - CONTRACTOR IS RESPONSIBLE TO COORDINATE EXIT SIGN FACES AND ARROWS WITH LOCATIONS IN WHICH EQUIPMENT IS INSTALLED.
  - FIXTURE TO BE CONTROLLED VIA INVERTER. DUALITE #LPS-32-S-RTSLP OR APPROVED EQUIVALENT.



JOHN DAVIS  
DESIGN GROUP

ARCHITECTS  
INTERIORS  
PLANNERS

176 TALAMINE COURT  
SUITE 100  
COLORADO SPRINGS,  
COLORADO 80907  
P 719/528-1177  
F 719/444-8409



KOHNET ELECTRICAL  
ENGINEER'S, INC.

911 S. 8th Street, Ste 200  
Colorado Springs Co 80905  
Phone (719) 633-2637

DO NOT SCALE  
DRAWINGS FOR  
CONSTRUCTION  
PURPOSES

THESE DRAWINGS ARE THE PROPERTY OF  
JDD ARCHITECTS. THEY SHALL BE USED  
FOR THE SOLE PURPOSE OF CONSTRUCTING  
THIS PROJECT. THEY SHALL NOT BE  
REPRODUCED AND USED FOR THE PURPOSE  
OF CONSTRUCTION DOCUMENTS FOR ANY  
OTHER PROJECTS.

Fixture Schedule & Lighting Controls

NEW INTERIOR REMODEL FOR

MANITOU SPRINGS MOBILITY

HUB TOILET BUILDING

132 MANITOU AVENUE  
MANITOU SPRINGS, COLORADO 80829

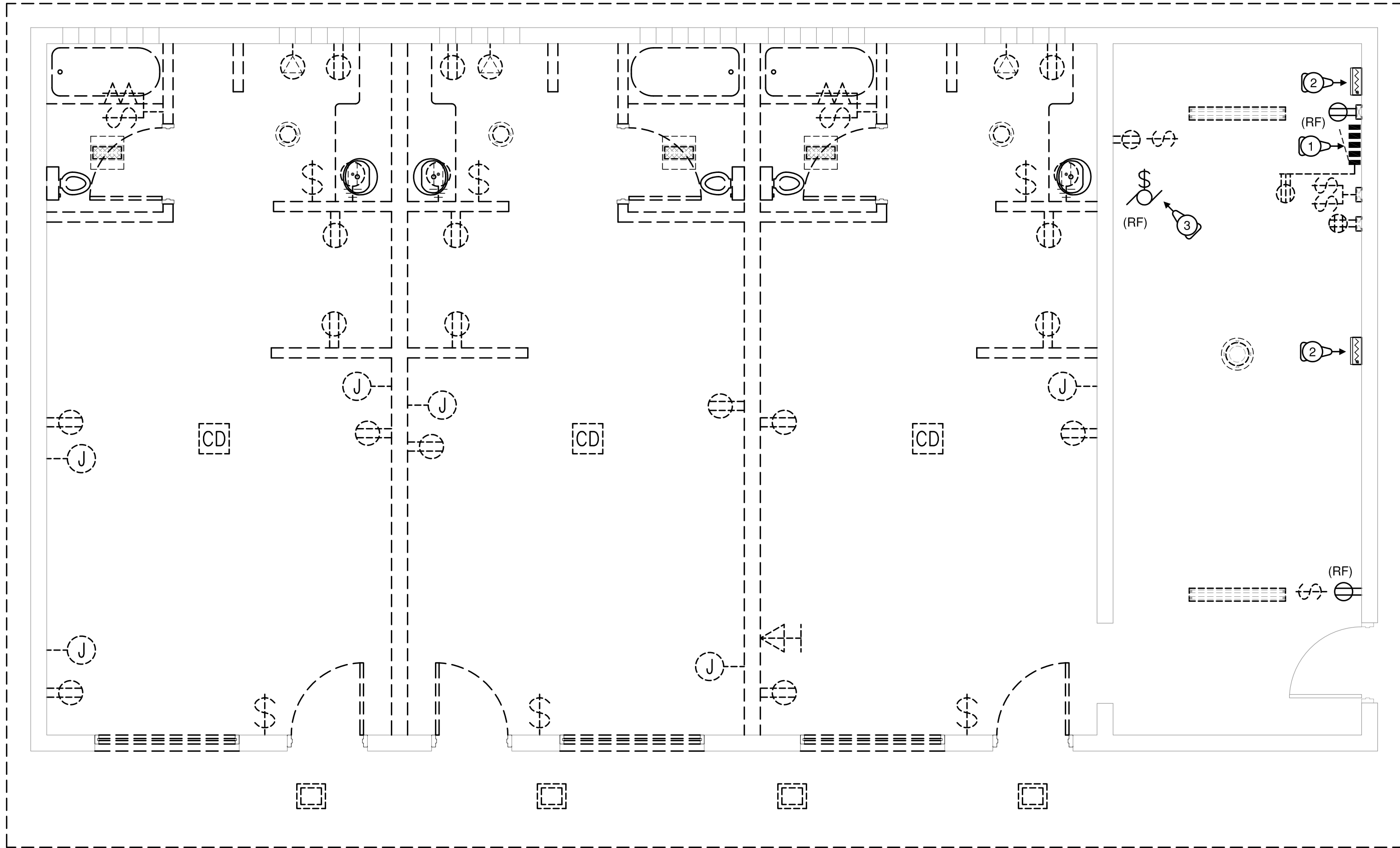
FINAL BID DOCUMENTS

|             |                  |
|-------------|------------------|
| PROJECT NO. | 202446           |
| DATE        | JANUARY 24, 2025 |
| DRAWN BY    | lmak             |
| CHECKED     | rnsk             |
| APPROVED    | rnsk             |
| REVISED     |                  |

SHEET

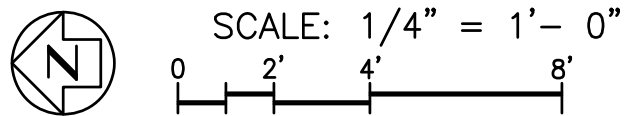
E0.2





Electrical Demolition Plan

- ELECTRICAL DEMOLITION FLAGNOTES:**
- ① EXISTING PANEL TO BE REPLACED WITH NEW. REMOVE FEEDER TO OFFICE BUILDING. RE: SHEET E0.1 AND E4.2.
  - ② EXISTING ELECTRICAL WALL HEATER. REMOVE EXISTING FEED AND REFEED AS INDICATED ON NEW WORK PLAN.
  - ③ EXISTING FURNACE REMOVE FEED AND REFEED AS INDICATED ON NEW WORK PLAN.



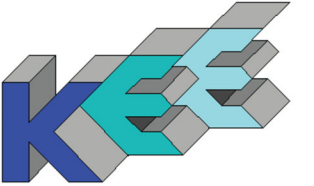
- ELECTRICAL GENERAL DEMOLITION NOTES:**
- LOCATIONS OF DEVICES AND EQUIPMENT INDICATED HAVE BEEN VERIFIED BY THE ENGINEER, HOWEVER, THERE MAY BE DEVICES, EQUIPMENT AND CIRCUITS NOT DISCOVERED. THE CONTRACTOR SHALL RESOLVE IN FIELD OR CONTACT THE ENGINEER FOR RESOLUTION.
  - ALL ELECTRICAL (Devices, Lighting and Branch Circuits) ARE SCHEDULED FOR DEMOLITION UNLESS INDICATE (RF) FOR DEVICES THAT ARE TO REMAIN AND BE REFEED AS INDICATED.



**JOHN DAVIS  
DESIGN GROUP**

**ARCHITECTS  
INTERIORS  
PLANNERS**

176 TALAMINE COURT  
SUITE 100  
COLORADO SPRINGS,  
COLORADO 80907  
P 719/528-1177  
F 719/444-8409



**KOHNERT ELECTRICAL  
ENGINEER's, INC.**

911 S. 8th Street, Ste 200  
Colorado Springs Co 80905  
Phone (719) 633-2637

**DO NOT SCALE  
DRAWINGS FOR  
CONSTRUCTION  
PURPOSES**

THESE DRAWINGS ARE THE PROPERTY OF  
JDDG ARCHITECTS. THEY SHALL BE USED  
FOR THE SOLE PURPOSE OF CONSTRUCTING  
THIS PROJECT. THEY SHALL NOT BE  
REPRODUCED AND USED FOR THE PURPOSE  
OF CONSTRUCTION DOCUMENTS FOR ANY  
OTHER PROJECTS.

Electrical Demolition Plan

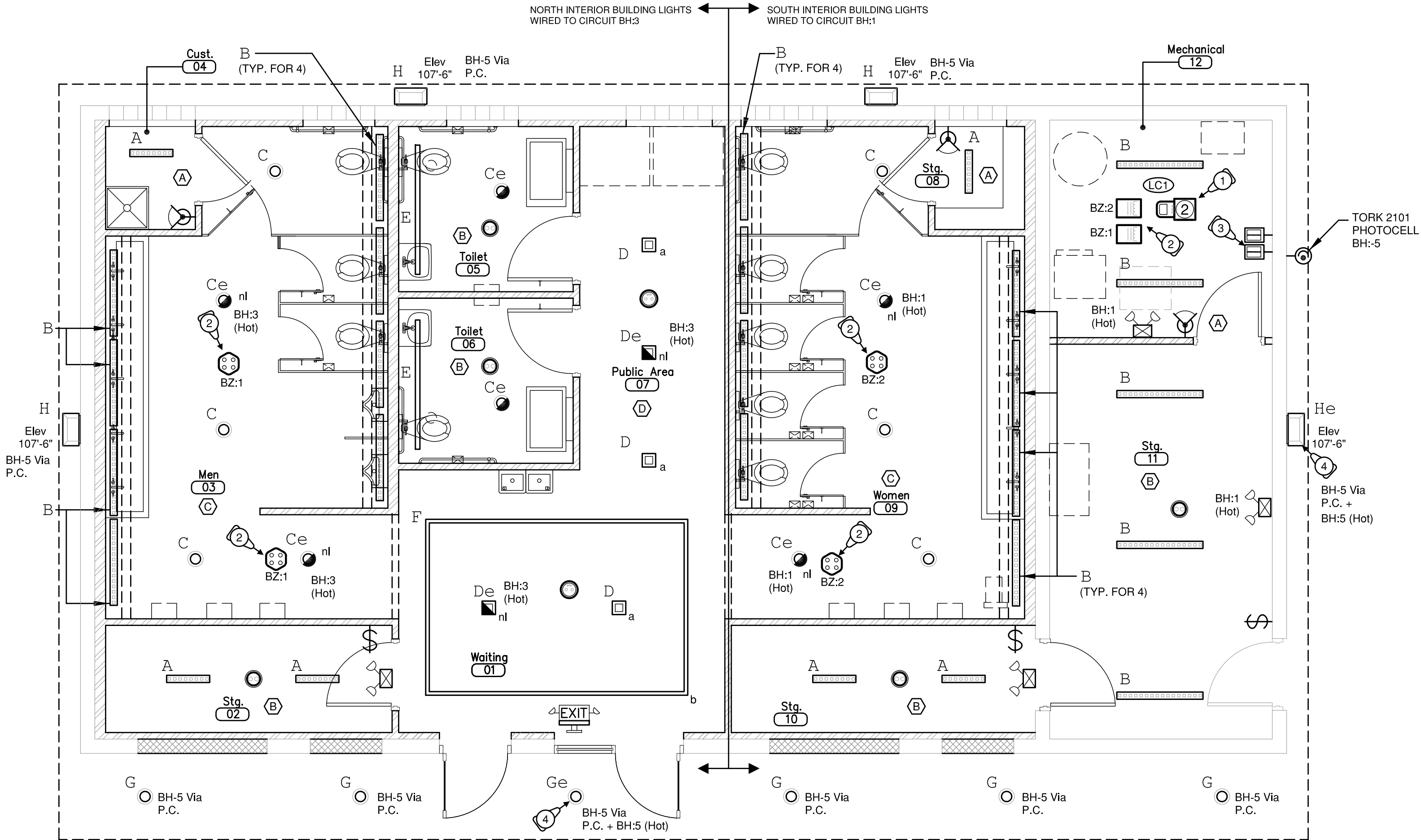
**NEW INTERIOR REMODEL FOR  
MANITOU SPRINGS MOBILITY  
HUB TOILET BUILDING  
132 MANITOU AVENUE  
MANITOU SPRINGS, COLORADO 80829**

|                     |                  |
|---------------------|------------------|
| FINAL BID DOCUMENTS |                  |
| PROJECT NO.         | 202446           |
| DATE                | JANUARY 24, 2025 |
| DRAWN BY            | msk              |
| CHECKED             | lmsk             |
| APPROVED            | msk              |
| REVISED             |                  |
| SHEET               |                  |
| E1.1                |                  |

Z:\2024\2024.037\_2024.037 Dillon Bus Hub - Electrical Final Bid Documents 01-23-25.dwg Jan 23, 2025 - 11:26am



| LIGHTING FIXTURE SYMBOL LEGEND                                                                                                                                              |                                                                                                                                                                                                                                 |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| SYMBOL                                                                                                                                                                      | DESCRIPTION                                                                                                                                                                                                                     |
|                                                                                                                                                                             | FLUORESCENT OR LED FIXTURE. UPPER CASE LETTER INDICATES TYPE. LOWER CASE LETTER INDICATES CONTROLLING SWITCH AND NUMBER IS CIRCUIT NUMBER.                                                                                      |
|                                                                                                                                                                             | LIGHT FIXTURE WIRED HOT AS NIGHT LIGHT. RE: FIXTURE SCHEDULE FOR FIXTURES THAT REQUIRE AN EMERGENCY BATTERY TYPE BALLAST/DRIVER.                                                                                                |
|                                                                                                                                                                             | SELF CONTAINED (2) HEAD EMERGENCY LIGHT. RE: FIXTURE SCHEDULE FOR SPECIFICATIONS OF NEW DEVICES. WIRE HOT AHEAD OF LOCAL SWITCHED CIRCUIT.                                                                                      |
|                                                                                                                                                                             | EXISTING SELF CONTAINED - EXIT SIGN/EM LIGHT. RE: FIXTURE SCHEDULE FOR ADDITIONAL INFORMATION. WIRE AHEAD OF LOCAL SWITCH OR TO HOT CIRCUIT INDICATED.                                                                          |
| Line Voltage Controls                                                                                                                                                       |                                                                                                                                                                                                                                 |
| SYMBOL                                                                                                                                                                      | DESCRIPTION                                                                                                                                                                                                                     |
|                                                                                                                                                                             | 20A-1P WALL SWITCH INSTALLED AT +45" ABOVE FINISHED FLOOR.                                                                                                                                                                      |
|                                                                                                                                                                             | WALL MOUNTED 120V DUAL TECHNOLOGY MOTION SENSOR/ SWITCH WITH MANUAL ON-OFF OPERATION AND ADJUSTABLE TIME DELAY. FLUSH MOUNTED AT + 45" A.F.F. WATTSTOPPER #DW-100 OR APPROVED EQUIVALENT.                                       |
|                                                                                                                                                                             | LINE VOLTAGE (DUAL TECHNOLOGY- 360 DEG) OCCUPANCY SENSOR SWITCH WITH 5 TO 30 MINUTE TIME DELAY (SET AT 15 MINUTES). INSTALL FLUSH IN CEILING & WIRE AHEAD OF FIXTURE CONTROLLING DEVICE. WATTSTOPPER #DT-355 OR APPROVED EQUIV. |
| Low Voltage Controls                                                                                                                                                        |                                                                                                                                                                                                                                 |
| SYMBOL                                                                                                                                                                      | DESCRIPTION                                                                                                                                                                                                                     |
|                                                                                                                                                                             | 277/24V POWER PACK FOR LOW VOLTAGE OCCUPANCY SENSOR/PHOTOCELL CONTROL DEVICES. WATTSTOPPER #BZ-50-P OR APPROVED EQUIVALENT.                                                                                                     |
|                                                                                                                                                                             | LOW VOLTAGE DUAL TECHNOLOGY OCCUPANCY SENSOR. WATTSTOPPER #DT-305 (FOR AREA COVERAGE) OR APPROVED EQUIVALENT.                                                                                                                   |
| DIGITAL CNTRLS SYMBOL LEGEND                                                                                                                                                |                                                                                                                                                                                                                                 |
| SYMBOL                                                                                                                                                                      | DESCRIPTION                                                                                                                                                                                                                     |
|                                                                                                                                                                             | DIGITAL PLENUM RATED RELAY ROOM LIGHTING CONTROLLER WITH (1) RELAY OUTPUT, 0-10V DIMMING OUTPUT, LED STATUS INDICATOR AND "PLUG 'n' GO" AUTOMATIC CONFIGURATION. WATTSTOPPER #LMRC-212.                                         |
|                                                                                                                                                                             | DIGITAL SINGLE BUTTON WALL DIMMER FOR ON/OFF OPERATION, 0-10V DIMMING, LED STATUS, IR TRANSCIEVER AND "PLUG 'n' GO" AUTOMATIC CONFIGURATION. WATTSTOPPER #LMDM-101-X.                                                           |
|                                                                                                                                                                             | CEILING MOUNTED DIGITAL DUAL TECHNOLOGY OCCUPANCY SENSOR WITH LCD DISPLAY, IR TRANSCIEVER AND "PLUG 'n' GO" AUTOMATIC CONFIGURATION. WATTSTOPPER #LMDC-100.                                                                     |
| <p><u>GENERAL NOTE:</u></p> <p>AFC MC LUMINAIRY CABLE (OR EQUIVALENT) MAY BE UTILIZED FROM ROOM CONTROLLERS TO LIGHTING LOADS. CABLE INCLUDES 0-10V DIMMING CONDUCTORS.</p> |                                                                                                                                                                                                                                 |



### New Work Lighting Plan

SCALE: 1/4" = 1' - 0"

#### NEW WORK - INSTALLATION NOTES:

- ALL NEW SINGLE POLE BRANCH CIRCUITS TO HAVE DEDICATED NEUTRALS.
- NEW MULTI-CIRCUIT HOMERUNS TO BE IN CONDUIT.
- SINGLE CIRCUITS MAY BE IN MC CABLE.
- ALL CIRCUITS ARE 20A. WIRING IS TO BE #12 WITH #12g, UNLESS NOTED OTHERWISE.
- THE CONTRACTOR SHALL FIELD DETERMINE BRANCH CIRCUIT ROUTING, CONDUIT FILL, JUNCTION BOX LOCATIONS. INSTALLATION SHALL CONFORM THE 2023 NATIONAL ELECTRICAL CODE.
- COORDINATE TO ENSURE ACCESSIBILITY TO ALL JUNCTION BOXES.
- CONDUIT SUPPORTS PER NATIONAL ELECTRICAL CODE REQUIREMENTS.
- SEAL ALL EXTERIOR WALL PENETRATIONS.
- WIRE ALL EXIT/EM/NL ETC HOT AHEAD OF CONTROLLED CIRCUIT. CIRCUIT TO BE SAME AS THE CONTROLLED CIRCUIT.
- COORDINATE WITH ARCHITECTURAL ELEVATION DRAWINGS PRIOR TO ROUGH-IN OF EXTERIOR FIXTURES.

#### LIGHTING CONTROLLER LOCATION NOTE:

- (LC1) ALL LIGHTING CONTROLLER EQUIPMENT (Relay Pack, Power Packs, Etc.) ARE TO BE INSTALLED IN A READILY ACCESSIBLE LOCATION. WALL OR CEILING MOUNT IN MECHANICAL ROOM. DO NOT INSTALL IN ATTIC SPACE DUE TO TEMPERATURE FLUCTUATIONS.

#### LIGHTING FLAG NOTES

- FINAL LOCATION OF ROOM CONTROLLER TO BE FIELD DETERMINED. CONTROLLER TO OPERATE WAITING/PUBLIC AREA - RE: WIRING DIAGRAM ON SHEET E0.2.
- LOW VOLTAGE DUAL TECHNOLOGY (PIR/ULTRASOUND) TO BE POWERED VIA POWER PACKS BZ1 OR BZ2. POWER PACKS. RE: WIRING DIAGRAM ON SHEET E0.2.
- FINAL LOCATION OF DIMMER SWITCHES FOR WAITING/PUBLIC AREA CONFIRM LOCATION WITH OWNER'S REPRESENTATIVE. AREA TO HAVE TIME ON/OFF TO 50% AND FULL BRIGHTNESS WHEN DETECTING OCCUPANCY.
- EXTERIOR LIGHT TO BE WIRED VIA EMERGENCY LIGHTING INVERTER (Cct. BH:5). RE: FIXTURE SCHEDULE FOR INVERTER SPECIFICATIONS. INSTALL INVERTER IN MECHANICAL ROOM.

#### LIGHTING CONTROL WORK NOTES

- (A) LIGHTING IN THIS ROOM IS CONTROLLED BY A WALL MOUNTED OCCUPANCY SENSOR SWITCH. RE: E0.2 FOR CONTROL WIRING DIAGRAM.
- (B) LIGHTING THIS ROOM IS CONTROLLED BY A LINE VOLTAGE CEILING MOUNTED OCCUPANCY SENSOR. INSTALL WITH LOCAL SWITCH WHERE SHOWN ON PLANS. RE: E0.2 FOR CONTROL WIRING DIAGRAM.
- (C) LIGHTING THIS ROOM IS CONTROLLED BY A LOW VOLTAGE CEILING MOUNTED OCCUPANCY SENSORS POWERED VIA POWER PACKS. RE: E0.2 FOR CONTROL WIRING DIAGRAM.
- (D) LIGHTING IN THIS ROOM IS CONTROLLED BY A MODULAR LOW VOLTAGE RELAY SYSTEM WITH LOW VOLTAGE DIMMING CONTROL. SYSTEM IS FOR A DUAL RELAY OUTPUT. RE: WIRING DIAGRAM ON SHEET E0.2.

**JOHN DAVIS  
DESIGN GROUP**

**JOHN DAVIS  
DESIGN GROUP**

**ARCHITECTS  
INTERIORS  
PLANNERS**

176 TALAMINE COURT SUITE 100  
COLORADO SPRINGS,  
COLORADO 80907  
P 719/528-1177  
F 719/444-8409

**K&E**

**KOHNERT ELECTRICAL  
ENGINEER'S, INC.**

911 S. 8th Street, Ste 200  
Colorado Springs Co 80905  
Phone (719) 633-2637

**DO NOT SCALE  
DRAWINGS FOR  
CONSTRUCTION  
PURPOSES**

THESE DRAWINGS ARE THE PROPERTY OF  
JOHN DAVIS ARCHITECTS. THEY SHALL BE USED  
FOR THE SOLE PURPOSE OF CONSTRUCTING  
THIS PROJECT. THEY SHALL NOT BE  
REPRODUCED AND USED FOR THE PURPOSE  
OF CONSTRUCTION DOCUMENTS FOR ANY  
OTHER PROJECTS.

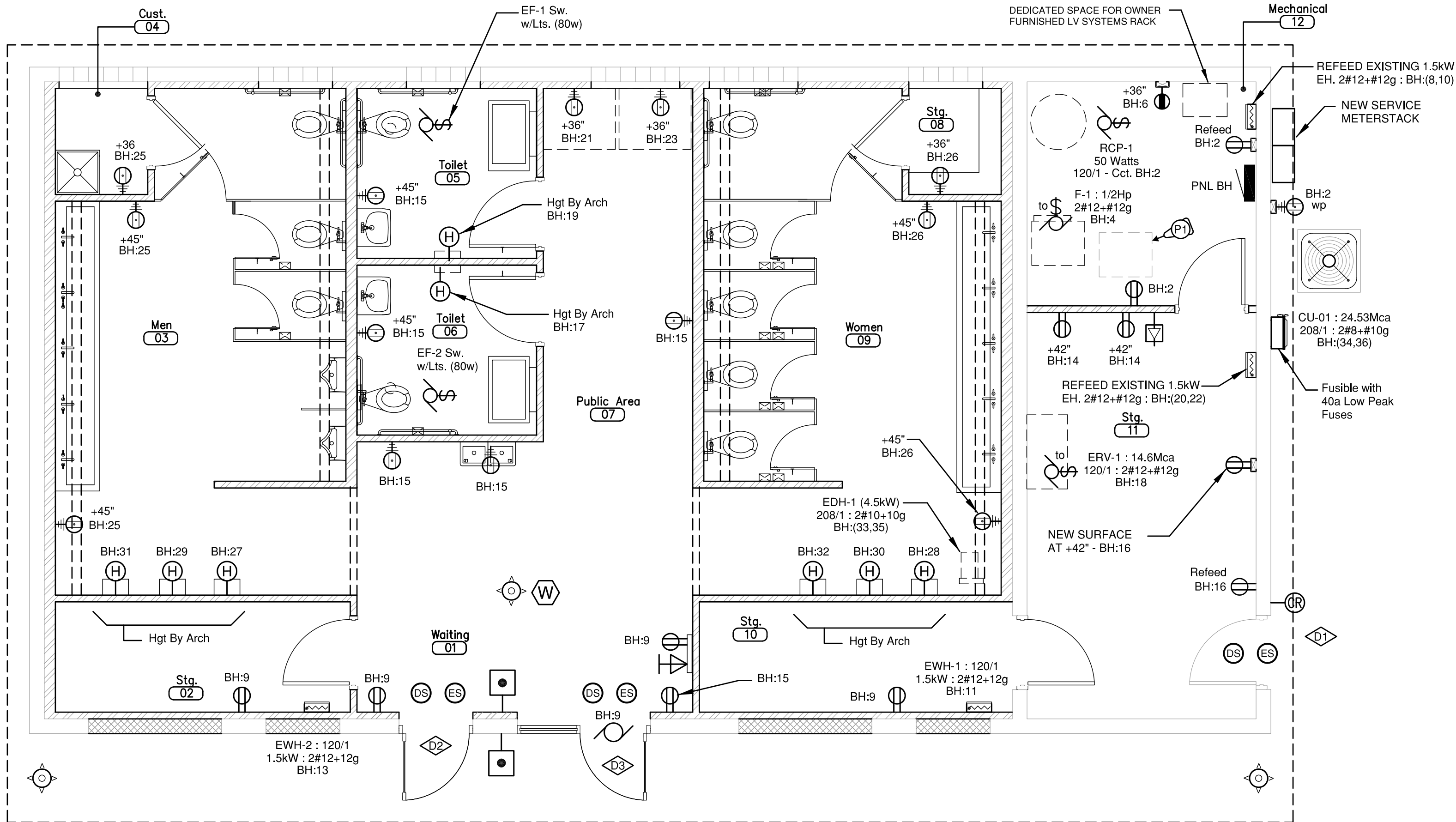
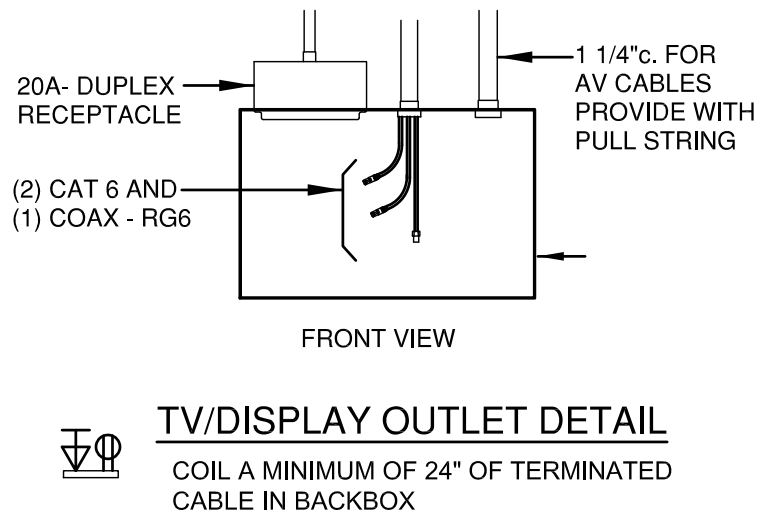
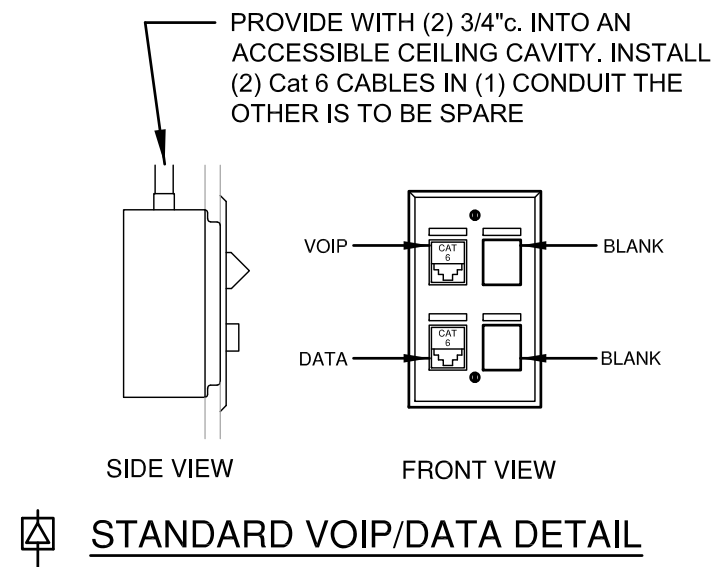
**NEW INTERIOR REMODEL FOR  
MANITOU SPRINGS MOBILITY  
HUB TOILET BUILDING  
132 MANITOU AVENUE  
MANITOU SPRINGS, COLORADO 80829**

**New Work Lighting Plan**

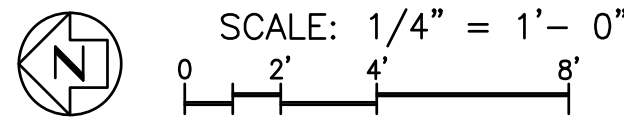
| FINAL BID DOCUMENTS |                  |
|---------------------|------------------|
| PROJECT NO.         | 202446           |
| DATE                | JANUARY 24, 2025 |
| DRAWN BY            | lmak             |
| CHECKED             | msk              |
| APPROVED            | msk              |
| REVISED             |                  |
| SHEET               |                  |
| E2.1                |                  |

Z:\2024\2024.037\_2024.037 Dillon Bus Hub - Electrical Final Bid Documents 01-23-25.dwg Jan 23, 2025 - 11:26am





**New Work Power & Signal Plan**



**LOW VOLTAGE DEVICE LEGEND**

| SYMBOL | DESCRIPTION                                                                                                                                                                                                                                                                                                                                                       |
|--------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|        | CEILING MOUNTED SECURITY CAMERA - PROVIDE (1) CAT6 CABLE BACK TO PATCH PANEL. COORDINATE FINAL LOCATIONS AND ROUGH-IN REQUIREMENTS WITH SECURITY SYSTEM VENDOR/CONTRACTOR. EXTERIOR CAMERAS TO BE RECESSED IN SOFFIT OR AS OTHERWISE APPROVED BY ARCHITECT.                                                                                                       |
|        | CARD READER - PROVIDE A FLUSH 4S BOX WITH SINGLE GANG RING AND A 1/2". INTO ACCESSIBLE CEILING CAVITY WITH 22/4 TO DOOR ACCESS PANEL. CONFIRM REQUIREMENT WITH OWNER'S ACCESS CONTROL VENDOR/CONTRACTOR PRIOR TO ROUGH-IN. MOUNT AT +45" A.F.F.                                                                                                                   |
|        | DOOR POSITION SWITCH - PROVIDE CAT6 CABLE BACK TO DOOR ACCESS PANEL. CONFIRM REQUIREMENT WITH OWNER'S ACCESS CONTROL VENDOR/CONTRACTOR PRIOR TO ROUGH-IN.                                                                                                                                                                                                         |
|        | ELECTRIC STRIKE - PROVIDE 18/2 TO TO DOOR ACCESS PANEL. CONFIRM REQUIREMENT WITH OWNER'S ACCESS CONTROL VENDOR/CONTRACTOR PRIOR TO ROUGH-IN.                                                                                                                                                                                                                      |
|        | PROVIDE ROUGH IN (FLUSH 4S - 2 1/2" DEEP BOX WITH SINGLE GANG RING AND (2) 3/4". INTO ACCESSIBLE CEILING OR AS OTHERWISE INDICATED ON DRAWINGS). IF INSTALLED IN NON ACCESSIBLE CEILING AREAS, PROVIDE CONDUIT BACK TO IT RACK OR CLOSEST ACCESSIBLE CEILING CAVITY. INSTALL, TERMINATE AND TEST CABLE AS INDICATED. RE: DETAIL THIS SHEET FOR CABLE REQUIREMENT. |
|        | PROVIDE ROUGH IN PER DETAIL THIS SHEET. IF INSTALLED IN NON ACCESSIBLE CEILING AREAS, PROVIDE CONDUIT BACK TO IT RACK OR CLOSEST ACCESSIBLE CEILING CAVITY. INSTALL, TERMINATE AND TEST CABLE AS INDICATED. RE: DETAIL THIS SHEET FOR CABLE REQUIREMENT.                                                                                                          |
|        | PROVIDE ROUGH-IN FOR WIRELESS ACCESS POINTS (WAP). EXACT LOCATION BY OWNER. PROVIDE BOX AND CAT 6 CABLE IN 3/4". BACK TO TO IT RACK LOCATION. WIRELESS ACCESS DEVICE, CABLE TERMINATION AND TESTING ARE BY THE OWNER'S VENDOR.                                                                                                                                    |

LOW VOLTAGE SYSTEM DEVICES AND CABLING ARE SHOWN FOR PRICING ONLY. THE FINAL INSTALLATION SHALL BE COORDINATED AND INSTALLED PER THE OWNER'S LOW VOLTAGE SYSTEMS VENDOR(S) REQUIREMENTS. THIS INCLUDES TV, SECURITY AND INFORMATION TECHNOLOGY SYSTEMS. CONTRACTOR TO PROVIDE ALL APPROPRIATE ROUGH-IN AND INSTALL CABLES INDICATED (PROVIDE FOR ADEQUATE LENGTHS FOR CABLE MAKE UP). SYSTEM DEVICES, FINAL CABLE TERMINATIONS AND TESTING SHALL BE BY THE OWNER'S VENDORS.

**GENERAL LOW VOLTAGE WORK NOTES**

- PROVIDE BACK BOXES AS REQUIRED BY SYSTEM SUPPLIER AND 3/4" INTO ACCESSIBLE CEILING CAVITY. (FOR DOOR ACCESS CONTROL).
- ROUGH-IN OF SECURITY DEVICES ARE CONCEPTUAL. FINAL DESIGN BY SECURITY CONTRACTOR. CONFIRM ALL REQUIREMENTS PRIOR TO ROUGH-IN.
- FOR ALL SECURITY DEVICES INSTALLED IN NON ACCESSIBLE CEILING AREAS, PROVIDE 3/4". INTO CLOSEST ACCESSIBLE CEILING CAVITY.

**DOOR CONTROLS OPERATION NOTES**

**D1 SINGLE DOOR WITH CARD READER**

DOOR TO REMAIN LOCKED AT ALL TIMES ACTIVE LEAF TO UNLOCK UPON VALID ACCESS FREE MECHANICAL EGRESS VIA EXIT DEVICES REX TO PROVIDE VALID EXIT TO SHUNT DPS BUT NOT UNLOCK DOOR. DPS TO REPORT DOOR HELD AND DOOR FORCED OPEN TRANSACTIONS

**D2 SINGLE DOOR WITH TIMECLOCK FUNCTION/SYSTEM FUNCTION**

DOOR TO REMAIN LOCKED AT ALL TIMES DOOR TO UNLOCK UPON VALID ACCESS SUCH AS TIMECLOCK ETC.FREE MECHANICAL EGRESS VIA EXIT DEVICES REX TO PROVIDE VALID EXIT TO SHUNT DPS BUT NOT UNLOCK DOOR DPS TO REPORT DOOR HELD AND DOOR FORCED OPEN TRANSACTIONS.

**D3 SINGLE DOOR W. TIMECLOCK FUNCTION/SYSTEM FUNCTION, &HANDICAP DOOR OPERATORS**

DOOR TO REMAIN LOCKED AT ALL TIMES ACTIVE LEAF TO UNLOCK UPON VALID ACCESS INTERIOR ACTUATOR TO UNLOCK AND OPEN DOOR EXTERIOR ACTUATOR TO BE CUT OFF UNLESS DOOR IS UNLOCKED VIA SYSTEM FREE MECHANICAL EGRESS VIA EXIT DEVICES REX TO PROVIDE VALID EXIT TO SHUNT DPS BUT NOT UNLOCK DOOR DPS TO REPORT DOOR HELD AND DOOR FORCED OPEN TRANSACTIONS

**POWER & SIGNAL LEGEND**

| SYMBOL | DESCRIPTION                                                                                                                                                                                                                        |
|--------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|        | 20A, TAMPER RESISTANT DUPLEX RECEPTACLE NEMA TYPE 5-20R. MOUNT AT +18" UNLESS NOTED OTHERWISE.                                                                                                                                     |
|        | 20A, TAMPER RESISTANT GROUND FAULT CIRCUIT INTERRUPTER TYPE DUPLEX RECEPTACLE MOUNTED AT +18" A.F.F. UNLESS INDICATED OTHERWISE. RECEPTACLE TO BE READILY ACCESSIBLE PER NEC. PROVIDE WITH REMOTE TEST SWITCH AND/OR GFCI BREAKER. |
|        | 20A, TAMPER RESISTANT "GFCI" RECEPTACLE PROVIDED WITH "RAINTIGHT WHILE IN-USE" WEATHERPROOF COVER. MOUNT AT +24" UNLESS INDICATED OTHERWISE.                                                                                       |
|        | 20A, DUPLEX RECEPTACLE WIRED TO A DEDICATED 20A CIRCUIT. MOUNT AT +18" A.F.F UNLESS NOTED OTHERWISE.                                                                                                                               |
|        | CONNECTION FOR HAND DRYER. COORDINATE WITH ARCHITECTURAL ELEVATION DRAWINGS PRIOR TO ROUGH-IN.                                                                                                                                     |
|        | JUNCTION BOX.                                                                                                                                                                                                                      |
|        | FRACTIONAL HORSEPOWER MOTOR CONNECTION. PROVIDE MOTOR RATED SNAP SWITCH WITH THERMAL OVERLOAD. MOUNT AT MOTOR.                                                                                                                     |
|        | FRACTIONAL HORSEPOWER MOTOR CONNECTION. PROVIDE MOTOR RATED SNAP SWITCH W/O THERMAL OVERLOAD. MOUNT AT MOTOR.                                                                                                                      |
|        | MOTOR CONNECTIONS.                                                                                                                                                                                                                 |
|        | PUSHBUTTON AND MOTOR FOR HANDICAP DOOR OPERATOR.                                                                                                                                                                                   |
|        | HEAVY DUTY MOTOR RATED DISCONNECT SWITCH. PROVIDE NEMA 3R FOR EXTERIOR APPLICATIONS                                                                                                                                                |
|        | CONNECTION FOR EQUIPMENT. RE: MECHANICAL FOR EXACT REQUIREMENTS.                                                                                                                                                                   |
|        | CONNECTION FOR MECHANICAL EQUIPMENT WITH HEATING COIL.                                                                                                                                                                             |
|        | SURFACE MOUNTED BRANCH CIRCUIT PANEL.                                                                                                                                                                                              |
|        | FLUSH MOUNTED BRANCH CIRCUIT PANEL.                                                                                                                                                                                                |
|        | CONTROL PANEL.                                                                                                                                                                                                                     |

**NEW WORK - INSTALLATION NOTES:**

- ALL NEW SINGLE POLE BRANCH CIRCUITS TO HAVE DEDICATED NEUTRALS.
- NEW MULTI-CIRCUIT HOMERUNS TO BE IN CONDUIT.
- SINGLE CIRCUITS MAY BE IN MC CABLE.
- ALL CIRCUITS ARE 20A. WIRING IS TO BE #12 WITH #12g, UNLESS NOTED OTHERWISE.
- THE CONTRACTOR SHALL FIELD DETERMINE BRANCH CIRCUIT ROUTING, CONDUIT FILL, JUNCTION BOX LOCATIONS. INSTALLATION SHALL CONFORM THE 2023 NATIONAL ELECTRICAL CODE.
- COORDINATE TO ENSURE ACCESSIBILITY TO ALL JUNCTION BOXES.
- CONDUIT SUPPORTS PER NATIONAL ELECTRICAL CODE REQUIREMENTS.
- SEAL ALL EXTERIOR WALL PENETRATIONS.
- COORDINATE WITH OWNER'S VENDOR(S) LOW VOLTAGE SYSTEM CONTRACTORS FOR EXACT INSTALLATION REQUIREMENTS (i.e. Door Access, Security, Information Technology, Etc).

**NEW WORK FLAGNOTE:**

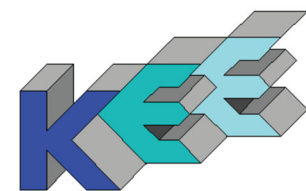
- INSTALL (3) PORCELAIN KEYLESS WITH 9W LED A-LAMP, (1) 15A GFCI DUPLEX AND (1) SINGLE POLE LIGHT SW. IN ATTIC. LOCATE RECEPTACLE AND SWITCH AT ATTIC ACCESS POINT. WIRE TO CIRCUIT BH:12.



**JOHN DAVIS  
DESIGN GROUP**

**ARCHITECTS  
INTERIORS  
PLANNERS**

176 TALAMINE COURT  
SUITE 100  
COLORADO SPRINGS,  
COLORADO 80907  
P 719/528-1177  
F 719/444-8409



**KOHNERT ELECTRICAL  
ENGINEER'S, INC.**

911 S. 8th Street, Ste 200  
Colorado Springs Co 80905  
Phone (719) 633-2637

**DO NOT SCALE  
DRAWINGS FOR  
CONSTRUCTION  
PURPOSES**

THESE DRAWINGS ARE THE PROPERTY OF JDDG ARCHITECTS. THEY SHALL BE USED FOR THE SOLE PURPOSE OF CONSTRUCTING THIS PROJECT. THEY SHALL NOT BE REPRODUCED AND USED FOR THE PURPOSE OF CONSTRUCTION DOCUMENTS FOR ANY OTHER PROJECTS.

New Work Power Plan

**NEW INTERIOR REMODEL FOR  
MANITOU SPRINGS MOBILITY  
HUB TOILET BUILDING  
132 MANITOU AVENUE  
MANITOU SPRINGS, COLORADO 80829**

Z:\2024\2024.037 - 2024.037 Dillon Bus Hub - Electrical Final Bid Documents 01-23-25.dwg Jan 23, 2025 - 11:26am

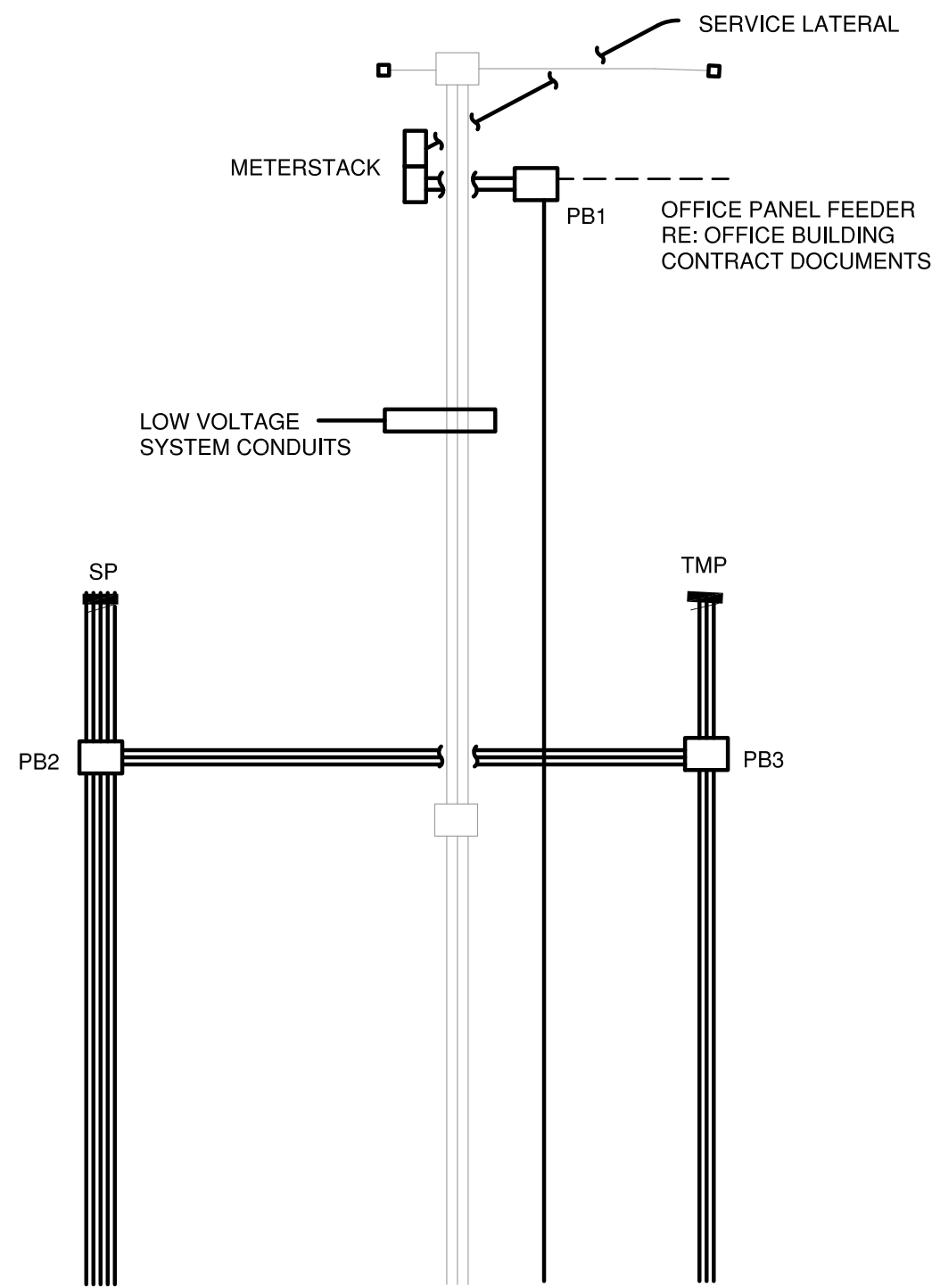
FINAL BID DOCUMENTS

|             |                  |
|-------------|------------------|
| PROJECT NO. | 202446           |
| DATE        | JANUARY 24, 2025 |
| DRAWN BY    | msk              |
| CHECKED     | lmak             |
| APPROVED    | msk              |
| REVISED     |                  |

SHEET

**E3.1**



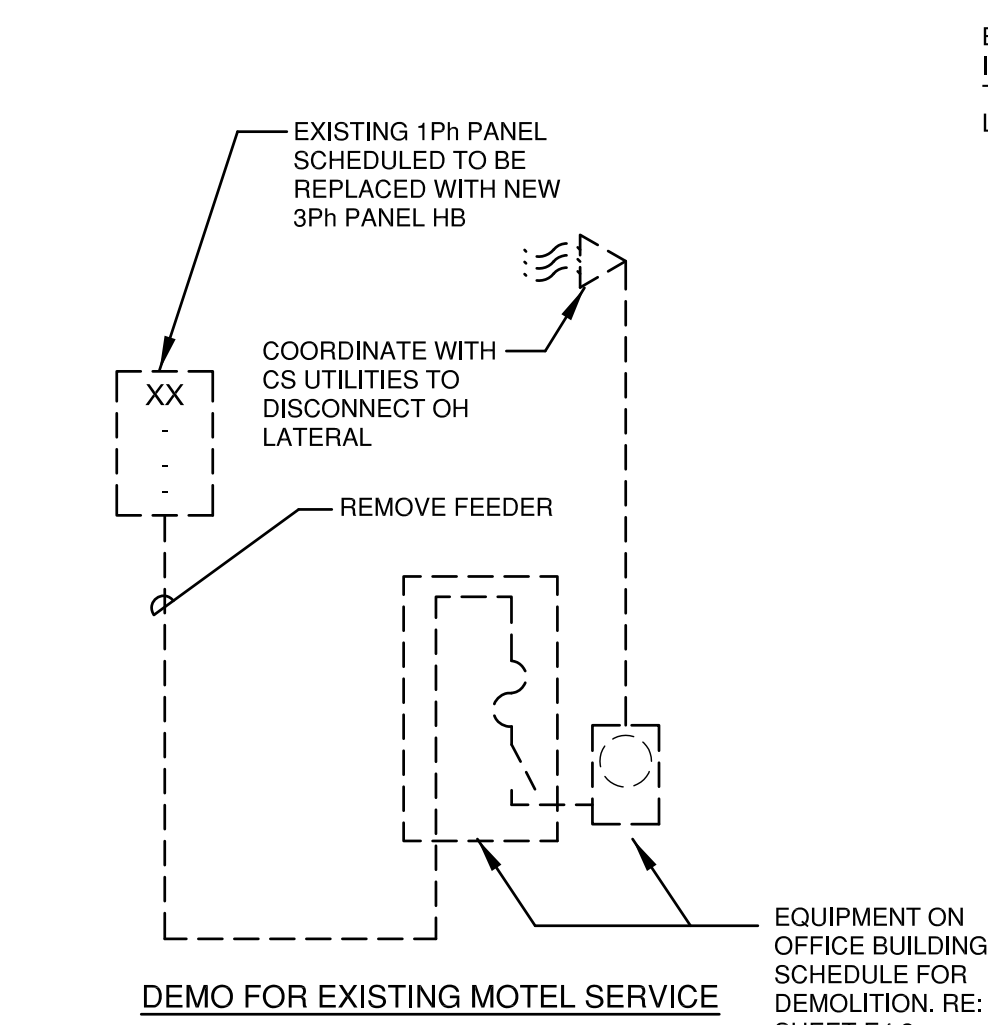


LAYOUT OF INGRADE PULLBOXES  
AND SPARE CONDUITS RE: E4.2  
FOR ADDITIONAL REQUIREMENTS

| ELECTRICAL LOAD SUMMARY FOR SERVICE EQUIPMENT |           |        |             |               |         |
|-----------------------------------------------|-----------|--------|-------------|---------------|---------|
| Load Type                                     | Load Code | PNL BH | Conn Kva    | Demand Factor | Dmd Kva |
| LIGHTING                                      | Ltg       | 1.7    | 1.7         | 1.25          | 2.1     |
| COMPUTER                                      | Cmp       | 0.0    | 0.0         | 1.25          | 0.0     |
| MOTORS                                        | Mtr       | 4.7    | 4.7         | 1.25          | 5.9     |
| HEATING                                       | Htg       | 10.5   | 10.5        | 1.25          | 13.1    |
| AIR CONDITIONING                              | A/C       | 7.5    | 7.5         | 1.25          | 9.4     |
| RECEPTACLES                                   | Rec       | 7.8    | 7.8         | 10+50%        | 7.8     |
| KITCHEN                                       | Kit       | 0.0    | 0.0         | 1.00          | 0.0     |
| OTHR                                          | Othr      | 16.0   | 16.0        | 1.00          | 16.0    |
| Demand Kva                                    |           | 54.3   | Demand Kva  | 54.3          |         |
| Demand Amps                                   |           | 150.8  | Demand Amps | 150.8         |         |

SERVICE CALCULATION NOTES:

- LOADS INDICATED ARE FOR THIS PERMIT ONLY.
- SERVICE IS DESIGNED TO ACCOMMODATE ADDITIONAL LOADS:
  - OFFICE BUILDING LOADS (Calculated Demand Amps = 96.7A)
  - FUTURE PERMANENT SITE LOADS (Est. Demand Amps = 106.4A)
  - FUTURE EV CHARGING STATIONS (Est. Demand Amps = 154.2A)
- TOTAL ANTICIPATED SERVICE LOAD DEMAND AMPS = 508.1 Amps



| Calculated Available Fault Currents |                          |              |                          |
|-------------------------------------|--------------------------|--------------|--------------------------|
| For Name                            |                          |              |                          |
| EQUIPMENT                           | CALCULATED FAULT CURRENT | O.C. DEVICE  | SCSR RATING OF EQUIPMENT |
| Meterstack                          | 20,925 Sca               | 600a MCB     | 42,000 AIC               |
| Panel HB                            | 16,734 Sca               | 200a CB      | 16,734 Sca               |
| Panel SP                            | 8,434 Sca                | 125a CB      | 10,000 AIC               |
| Panel TMP                           | 3,517 Sca                | 100a MCB     | 10,000 AIC               |
| CU-1                                | 6,737 Sca                | 40a LP Fuses | Re: Note 2               |

NOTES:

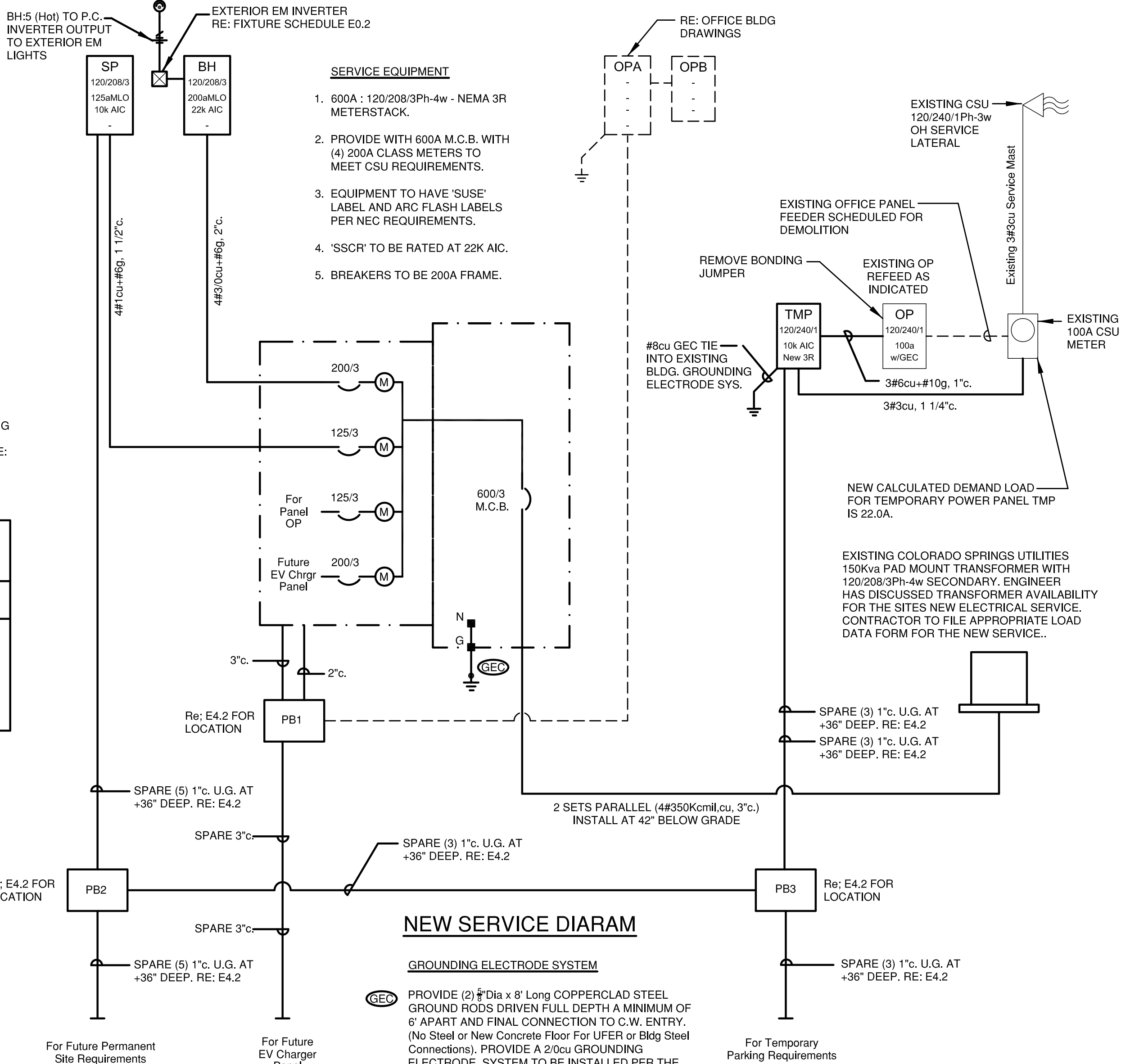
- Calculations are Based Upon the Existing 150kVA Utility Company Transformer. Contractor to Confirm that Transformer kVA will be 150. If a Different Size is Used Contract the Engineer for Revised Calculated Available Fault Currents.
- Equipment is Rated 5,000 AIC - Fuses Limit Fault Current to 1,237 Sca.

VOLTAGE DROP CALCULATIONS

|               |       |
|---------------|-------|
| TO METERSTACK | 0.67% |
| TO PANEL HB   | 0.80% |
| TO PANEL SP   | 1.28% |
| TO PANEL TMP  | 0.33% |

CALCULATIONS ARE BASED UPON ACTUAL AND ANTICIPATED FUTURE LOAD CAPACITIES

| SCHEDULE FOR PANEL                                                                                       |                          |  |  |                |      |                       |       |                 |                       | BH         |  |    |
|----------------------------------------------------------------------------------------------------------|--------------------------|--|--|----------------|------|-----------------------|-------|-----------------|-----------------------|------------|--|----|
| VOLTS/PHASE/WIRE                                                                                         |                          |  |  | 120/208/3ph-4w |      |                       |       | MAIN DEVICE     |                       | 225a MLO   |  |    |
| MOUNTING                                                                                                 |                          |  |  | SURFACE        |      |                       |       | S.C. RATING     |                       | 22,000 AIC |  |    |
| NOTES: Provide with Plano Hinge Door on Door Cover<br>Provide with Arc Flash Label per NEC Requirements  |                          |  |  |                |      |                       |       |                 |                       |            |  |    |
| Duty/Demand Load Is Calculated Per NEC : Ltg, Cmp, Htg, Mtr & AC at 125%, Rec @ 10 + 50% and Othr @ 100% |                          |  |  |                |      |                       |       |                 |                       |            |  |    |
| PHASE A (KVA)                                                                                            |                          |  |  | 12.2           |      |                       |       | CONNECTED KVA   |                       | 50.20      |  |    |
| PHASE B (KVA)                                                                                            |                          |  |  | 18.1           |      |                       |       | LOAD FACTOR     |                       | 1.08       |  |    |
| PHASE C (KVA)                                                                                            |                          |  |  | 19.9           |      |                       |       | DUTY/DEMAND KVA |                       | 54.29      |  |    |
| AVERAGE AMPS/LEG BASED ON DUTY/DEMAND KVA                                                                |                          |  |  |                |      |                       |       | 150.8           |                       |            |  |    |
| #                                                                                                        | DESCRIPTION              |  |  | LOAD           | BRKR | PH                    | BRKR  | LOAD            | DESCRIPTION           |            |  | #  |
| 1                                                                                                        | Ltg : Interior South     |  |  | 715            | 201  | A                     | 201   | 620             | Rec : Mech Room       |            |  | 2  |
| 3                                                                                                        | Ltg : Interior North     |  |  | 500            | 201  | B                     | 201   | 1,890           | Mtr : Furnace         |            |  | 4  |
| 5                                                                                                        | Ltg : Exterior           |  |  | 130            | 201  | C                     | 201   | 1,250           | Cmp IT Rack           |            |  | 6  |
| 7                                                                                                        | Spare                    |  |  |                | 201  | A                     | 202   | 750             | Tstat : Mech Rm EWH   |            |  | 8  |
| 9                                                                                                        | Rec : Stg Rm Liby, HC Dr |  |  | 1,080          | 201  | B                     | Do    | 750             | Do                    |            |  | 10 |
| 11                                                                                                       | Tstat : S Stg EWH        |  |  | 1,500          | 201  | C                     | 201   | 350             | Ltg : Attic + Rec     |            |  | 12 |
| 13                                                                                                       | Tstat : N Stg EWH        |  |  | 1,500          | 201  | A                     | 201   | 750             | Rec : Storage         |            |  | 14 |
| 15                                                                                                       | Lobby + Tli Rec          |  |  | 1,260          | 201  | B                     | 201   | 750             | Rec : Storage         |            |  | 16 |
| 17                                                                                                       | Othr : Hand Dry W Toilet |  |  | 2,000          | 201  | A                     | 201   | 1,580           | MTR : ERV + EF        |            |  | 18 |
| 19                                                                                                       | Othr : Hand Dry E Toilet |  |  | 2,000          | 201  | A                     | 202   | 750             | Tstat : Stg Rm EWH    |            |  | 20 |
| 21                                                                                                       | Rec : Vending            |  |  | 1,130          | 201  | B                     | Do    | 750             | Do                    |            |  | 22 |
| 23                                                                                                       | Rec : Vending            |  |  | 1,130          | 201  | C                     | 201   | 2,000           | Spare                 |            |  | 24 |
| 25                                                                                                       | Rec : Men's RR           |  |  | 540            | 201  | A                     | 201   | 540             | Rec : Wmn's Toilet    |            |  | 26 |
| 27                                                                                                       | Othr : Hand Dry Men's    |  |  | 2,000          | 201  | B                     | 201   | 2,000           | Othr : Hand Dry Wmn's |            |  | 28 |
| 29                                                                                                       | Othr : Hand Dry Men's    |  |  | 2,000          | 201  | C                     | 201   | 2,000           | Othr : Hand Dry Wmn's |            |  | 30 |
| 31                                                                                                       | Othr : Hand Dry Men's    |  |  | 2,000          | 201  | A                     | 201   | 2,000           | Othr : Hand Dry Wmn's |            |  | 32 |
| 33                                                                                                       | Tstat : E Duct Htr       |  |  | 2,250          | 30/2 | B                     | 40/2  | 3,750           | AC : Condensing Unit  |            |  | 34 |
| 35                                                                                                       | Do                       |  |  | 2,250          | Do   | C                     | Do    | 3,750           | Do                    |            |  | 36 |
| 37                                                                                                       | Space                    |  |  |                |      | A                     | 100/3 |                 | Spare                 |            |  | 38 |
| 39                                                                                                       | Space                    |  |  |                |      | B                     | Do    |                 | Do                    |            |  | 40 |
| 41                                                                                                       | Space                    |  |  |                |      | C                     | Do    |                 | Do                    |            |  | 42 |
| ENCLOSURE TYPE: Nema 1                                                                                   |                          |  |  |                |      | BREAKER TYPE: Bolt On |       |                 |                       |            |  |    |
| CLASS OF EQUIPMENT: Panelboard                                                                           |                          |  |  |                |      | NO. CIRCUITS: 42      |       |                 |                       |            |  |    |



NEW SERVICE DIARAM

GROUNDING ELECTRODE SYSTEM

PROVIDE (2) 8" Dia x 8' Long COPPERCLAD STEEL GROUND RODS DRIVEN FULL DEPTH A MINIMUM OF 6' APART AND FINAL CONNECTION TO C.W. ENTRY. (No Steel or New Concrete Floor For UFER or Bldg Steel Connections). PROVIDE A 2/0cu GROUNDING ELECTRODE SYSTEM TO BE INSTALLED PER THE 2023 NATIONAL ELECTRICAL CODE. SPECIFICALLY ARTILE 250.

| SCHEDULE FOR PANEL                                                                                                                               |             |                |      |                       |      | SP              |                   |      |  |
|--------------------------------------------------------------------------------------------------------------------------------------------------|-------------|----------------|------|-----------------------|------|-----------------|-------------------|------|--|
| VOLTS/PHASE/WIRE                                                                                                                                 |             | 120/208/3ph-4w |      | MAIN DEVICE           |      | 125a MLO        |                   |      |  |
| MOUNTING                                                                                                                                         |             | SURFACE        |      | S.C. RATING           |      | 10,000 AIC      |                   |      |  |
| NOTES: Provide with Plano Hinge Door on Door Cover : To Service Future Permanent Site Loads<br>Provide with Arc Flash Label per NEC Requirements |             |                |      |                       |      |                 |                   |      |  |
| Duty/Demand Load Is Calculated Per NEC : Ltg, Cmp, Htg, Mtr & AC at 125%, Rec @ 10 + 50% and Othr @ 100%                                         |             |                |      |                       |      |                 |                   |      |  |
| PHASE A (KVA)                                                                                                                                    |             |                |      | 0.00                  |      | CONNECTED KVA   |                   | 0.00 |  |
| PHASE B (KVA)                                                                                                                                    |             |                |      | 0.00                  |      | LOAD FACTOR     |                   | 0.00 |  |
| PHASE C (KVA)                                                                                                                                    |             |                |      | 0.00                  |      | DUTY/DEMAND KVA |                   | 0.00 |  |
| AVERAGE AMPS/LEG BASED ON DUTY/DEMAND KVA                                                                                                        |             |                |      |                       |      |                 |                   | 0.00 |  |
| #                                                                                                                                                | DESCRIPTION | LOAD           | BRKR | PH                    | BRKR | LOAD            | DESCRIPTION       | #    |  |
| 1                                                                                                                                                | Spare       |                | 201  | A                     | G201 |                 | Spare             | 2    |  |
| 3                                                                                                                                                | Spare       |                | 201  | B                     | G201 |                 | Spare             | 4    |  |
| 5                                                                                                                                                | Spare       |                | 201  | C                     | G201 |                 | Spare             | 6    |  |
| 7                                                                                                                                                | Spare       |                | 201  | A                     | 50/2 |                 | Future Food Truck | 8    |  |
| 9                                                                                                                                                | Spare       |                | 201  | B                     | Do   |                 | Do                | 10   |  |
| 11                                                                                                                                               | Spare       |                | 201  | C                     | 50/2 |                 | Future Food Truck | 12   |  |
| 13                                                                                                                                               | Space       |                |      | A                     | Do   |                 | Do                | 14   |  |
| 15                                                                                                                                               | Space       |                |      | B                     | 50/2 |                 | Future Food Truck | 16   |  |
| 17                                                                                                                                               | Space       |                |      | C                     | Do   |                 | Do                | 18   |  |
| 19                                                                                                                                               |             |                |      | A                     |      |                 |                   | 20   |  |
| ENCLOSURE TYPE: Nema 1                                                                                                                           |             |                |      | BREAKER TYPE: Bolt On |      |                 |                   |      |  |
| CLASS OF EQUIPMENT: Panelboard                                                                                                                   |             |                |      | NO. CIRCUITS: 20      |      |                 |                   |      |  |

| SCHEDULE FOR PANEL                                                                                            |             |                |      |                       |             |       | TMP                   |    |
|---------------------------------------------------------------------------------------------------------------|-------------|----------------|------|-----------------------|-------------|-------|-----------------------|----|
| VOLTS/PHASE/WIRE                                                                                              |             | 120/240/1ph-3w |      |                       | MAIN DEVICE |       | 100a MCB              |    |
| MOUNTING                                                                                                      |             | SURFACE        |      |                       | S.C. RATING |       | 10,000 AIC            |    |
| NOTES: Provide with 'SUSE' and Arc Flash Labels meeting NEC Requirements<br>To Serve Temporary Use Site Loads |             |                |      |                       |             |       |                       |    |
| Duty/Demand Load Is Calculated Per NEC : Ltg. Cmp. Htg. Mtr & AC at 125%, Rec @ 10 + 50% and Othr @ 100%      |             |                |      |                       |             |       |                       |    |
| PHASE A (KVA)                                                                                                 |             | 2.2            |      | CONNECTED KVA         |             | 5.28  |                       |    |
| PHASE B (KVA)                                                                                                 |             | 3.3            |      | LOAD FACTOR           |             | 1.00  |                       |    |
| PHASE C (KVA)                                                                                                 |             | N/A            |      | DUTY/DEMAND KVA       |             | 5.28  |                       |    |
| AVERAGE AMPS/LEG BASED ON DUTY/DEMAND KVA                                                                     |             |                |      |                       |             |       | 22.0                  |    |
| #                                                                                                             | DESCRIPTION | LOAD           | BRKR | PH                    | BRKR        | LOAD  | DESCRIPTION           | #  |
| 1                                                                                                             | Rec @ Panel | 180            | 201  | A                     | G201        |       | Spare                 | 2  |
| 3                                                                                                             | Spare       |                | 201  | B                     | G201        |       | Spare                 | 4  |
| 5                                                                                                             | Spare       |                | 201  | A                     |             |       | Space                 | 6  |
| 7                                                                                                             | Spare       |                | 201  | B                     |             |       | Space                 | 8  |
| 9                                                                                                             | Spare       |                | 201  | A                     |             |       | Space                 | 10 |
| 11                                                                                                            | Space       |                |      | B                     |             |       | Space                 | 12 |
| 13                                                                                                            | Space       |                |      | A                     |             |       | Space                 | 14 |
| 15                                                                                                            | Space       |                |      | B                     | 60/2        | 3,300 | Existing Office Panel | 16 |
| 17                                                                                                            | Space       |                |      | A                     | Do          | 1,800 | Do                    | 18 |
| 19                                                                                                            |             |                |      | B                     |             |       |                       | 20 |
| ENCLOSURE TYPE: Nema 3R                                                                                       |             |                |      | BREAKER TYPE: Plug On |             |       |                       |    |
| CLASS OF EQUIPMENT: Load Center                                                                               |             |                |      | NO. CIRCUITS: 20      |             |       |                       |    |

Service, Panels and Specifications

NEW INTERIOR REMODEL FOR  
MANITOU SPRINGS MOBILITY  
HUB TOILET BUILDING  
132 MANITOU AVENUE  
MANITOU SPRINGS, COLORADO 80829

Z:\2024\2024.037 - 2024.037 Dillon Bus Hub - Electrical Final Bid Documents 01-23-25.dwg Jan 23, 2025 - 12:26pm

JOHN DAVIS  
DESIGN GROUP

JOHN DAVIS  
DESIGN GROUP

ARCHITECTS  
INTERIORS  
PLANNERS

176 TALAMINE COURT  
SUITE 100  
COLORADO SPRINGS,  
COLORADO 80907  
P 719/528-1177  
F 719/444-8409

KEE  
KOHNET ELECTRICAL  
ENGINEER's, INC.

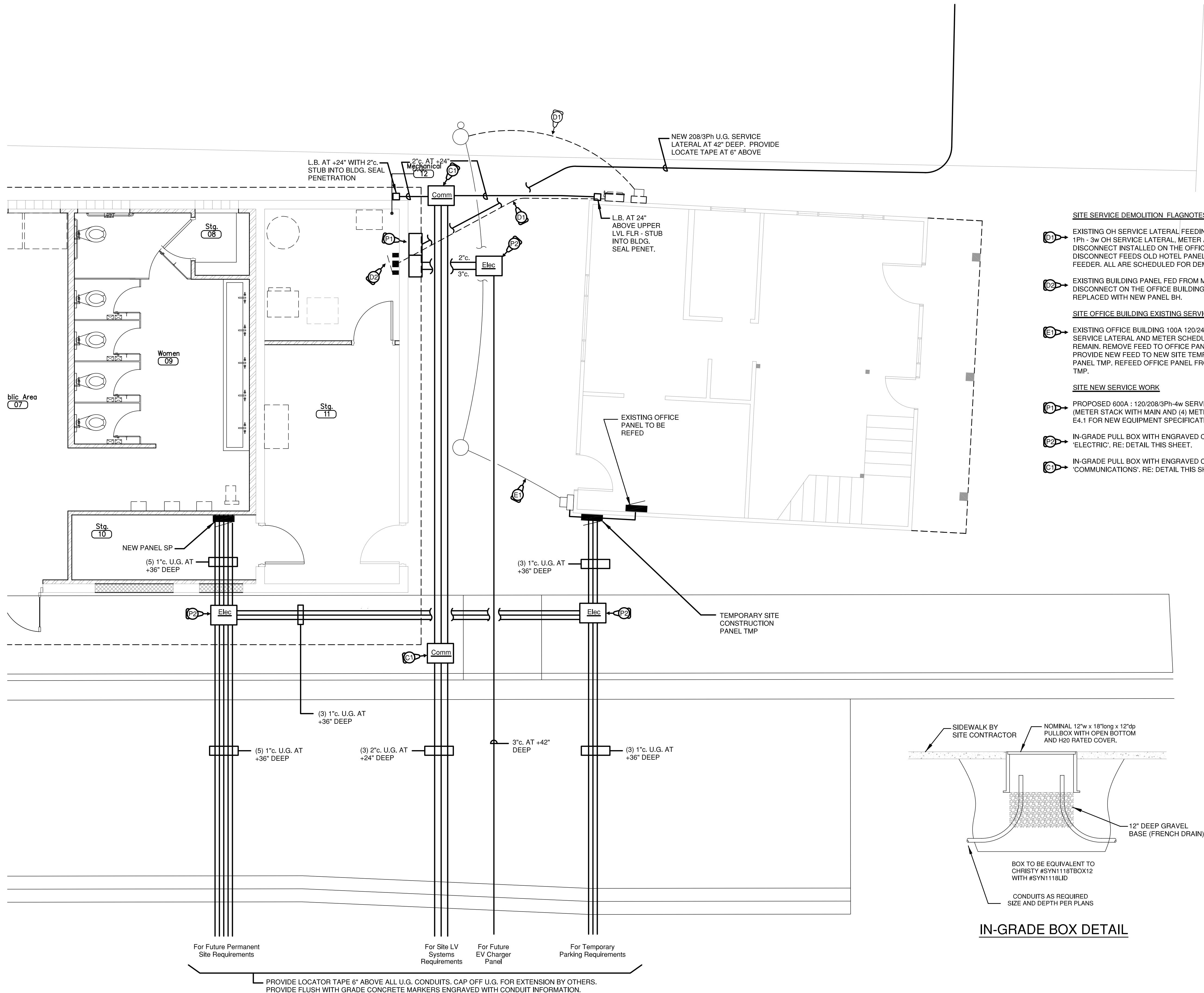
911 S. 8th Street, Ste 200  
Colorado Springs Co 80905  
Phone (719) 633-2637

DO NOT SCALE  
DRAWINGS FOR  
CONSTRUCTION  
PURPOSES

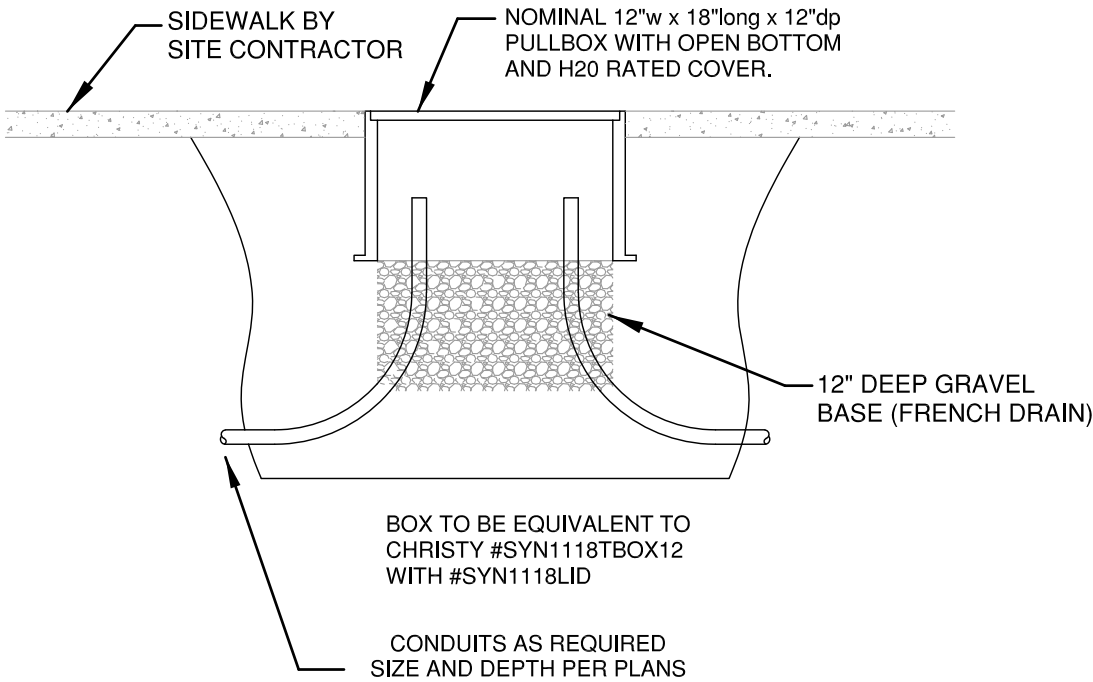
THESE DRAWINGS ARE THE PROPERTY OF  
JDD ARCHITECTS. THEY SHALL BE USED  
FOR THE SOLE PURPOSE OF CONSTRUCTING  
THIS PROJECT. THEY SHALL NOT BE  
REPRODUCED AND USED FOR THE PURPOSE  
OF CONSTRUCTION DOCUMENTS FOR ANY  
OTHER PROJECTS.

|                     |                  |
|---------------------|------------------|
| FINAL BID DOCUMENTS |                  |
| PROJECT NO.         | 202446           |
| DATE                | JANUARY 24, 2025 |
| DRAWN BY            | msk              |
| CHECKED             | lmak             |
| APPROVED            | msk              |
| REVISED             |                  |
| SHEET               |                  |
| E4.1                |                  |

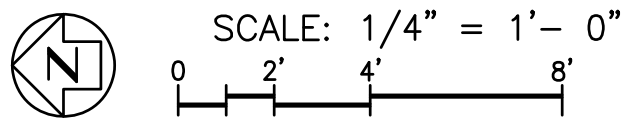




- SITE SERVICE DEMOLITION - FLAENOTES**
- D1** EXISTING OH SERVICE LATERAL FEEDING 200A 120/240 1Ph - 3w OH SERVICE LATERAL. METER AND DISCONNECT INSTALLED ON THE OFFICE BUILDING. DISCONNECT FEEDS OLD HOTEL PANEL VIA AN U.G. FEEDER. ALL ARE SCHEDULED FOR DEMOLITION.
  - D2** EXISTING BUILDING PANEL FED FROM METER AND DISCONNECT ON THE OFFICE BUILDING. PANEL TO BE REPLACED WITH NEW PANEL BH.
- SITE OFFICE BUILDING EXISTING SERVICE METER**
- E1** EXISTING OFFICE BUILDING 100A 120/240/1Ph-3w OH SERVICE LATERAL AND METER SCHEDULED TO REMAIN. REMOVE FEED TO OFFICE PANEL AND PROVIDE NEW FEED TO NEW SITE TEMPORARY POWER PANEL TMP. REFEED OFFICE PANEL FROM NEW PANEL TMP.
- SITE NEW SERVICE WORK**
- P1** PROPOSED 600A : 120/208/3Ph-4w SERVICE EQUIPMENT (METER STACK WITH MAIN AND (4) METERS. RE: SHEET E4.1 FOR NEW EQUIPMENT SPECIFICATIONS.
  - P2** IN-GRADE PULL BOX WITH ENGRAVED COVER 'ELECTRIC'. RE: DETAIL THIS SHEET.
  - C1** IN-GRADE PULL BOX WITH ENGRAVED COVER 'COMMUNICATIONS'. RE: DETAIL THIS SHEET.



Enlarged Electric Utility Yard Layout



JOHN DAVIS  
DESIGN GROUP

JOHN DAVIS  
DESIGN GROUP

ARCHITECTS  
INTERIORS  
PLANNERS

176 TALAMINE COURT  
SUITE 100  
COLORADO SPRINGS,  
COLORADO 80907  
P 719/528-1177  
F 719/444-8409

KES

KOHNERT ELECTRICAL  
ENGINEER'S, INC.

911 S. 8th Street, Ste 200  
Colorado Springs Co 80905  
Phone (719) 633-2637

DO NOT SCALE  
DRAWINGS FOR  
CONSTRUCTION  
PURPOSES

THESE DRAWINGS ARE THE PROPERTY OF  
JDD ARCHITECTS. THEY SHALL BE USED  
FOR THE SOLE PURPOSE OF CONSTRUCTING  
THIS PROJECT. THEY SHALL NOT BE  
REPRODUCED AND USED FOR THE PURPOSE  
OF CONSTRUCTION DOCUMENTS FOR ANY  
OTHER PROJECTS.

Enlarged Electric Utility Yard Layout

NEW INTERIOR REMODEL FOR  
MANITOU SPRINGS MOBILITY  
HUB TOILET BUILDING  
132 MANITOU AVENUE

MANITOU SPRINGS, COLORADO 80829

FINAL BID DOCUMENTS

|             |                  |
|-------------|------------------|
| PROJECT NO. | 202446           |
| DATE        | JANUARY 24, 2025 |
| DRAWN BY    | msk              |
| CHECKED     | lmsk             |
| APPROVED    | msk              |
| REVISED     |                  |

SHEET

E4.2

Z:\2024\2024.037 - Dillon Bus Hub - Electrical Final Bid Documents 01-23-25.dwg Jan 23, 2025 - 11:27am

Page 103 of 323



|                                                                                     |                              |
|-------------------------------------------------------------------------------------|------------------------------|
|    | EARTH<br>OR<br>EARTH         |
|    | POROUS FILL                  |
|    | ROCK                         |
|    | CONCRETE                     |
|    | BRICK                        |
|    | MASONRY (CMU)                |
|    | CEMENT, SAND, GROUT, PLASTER |
|    | STONE                        |
|    | STEEL                        |
|    | FINISHED WOOD                |
|   | ROUGH WOOD                   |
|  | SHIMS                        |
|  | PLYWOOD                      |
|  | GLASS                        |
|  | ALUMINUM                     |
|  | GYPSUM WALLBOARD (GWB)       |
|  | FIREPROOFING                 |
|  | BATT INSULATION              |
|  | RIGID INSULATION             |
|  | FIRESAFING                   |
|  | CERAMIC TILE                 |
|  | METAL STUDS                  |
|  | STRUCTURAL GLAZED TILE       |

|                                                                                   |                                              |
|-----------------------------------------------------------------------------------|----------------------------------------------|
|  | NEW OR REQUIRED ELEVATION                    |
|  | EXISTING ELEVATION                           |
|  | EXISTING CONTOURS                            |
|  | NEW CONTOURS                                 |
|  | LEVEL/ELEVATION INDICATOR                    |
|  | KEYNOTE (DEMOLITION)                         |
|  | WINDOW TYPE                                  |
|  |                                              |
|  | GRID LINE                                    |
|  | ROOM/SPACE NUMBER                            |
|  | FRAME TYPE                                   |
|  | DOOR NUMBER                                  |
|  | DETAIL NUMBER<br>DETAIL<br>SHEET WHERE DRAWN |
|  | BUILDING/WALL SECTION                        |
|  | INTERIOR ELEVATION                           |
|  | ENLARGED PLAN OR ELEVATION                   |
|  | PARTITION TYPES                              |
|  | CENTERLINE, GRIDS                            |
|  | PROPERTY, BOUNDARY LINES                     |
|  | MATCH LINE                                   |

|          |                         |            |                            |          |                           |
|----------|-------------------------|------------|----------------------------|----------|---------------------------|
| AC       | ANCHOR BOLTS            | FT         | FEET/FOOT                  | PLBG     | PLUMBING                  |
| ACQST    | ACOUSTICAL              | FIN        | FINISH                     | PLYWD    | PLYWOOD                   |
| ADD      | AREA DRAIN              | FF         | FINISH FLOOR               | PL       | PROPERTY LINE             |
| ADJ      | ADDENDUM                | FEC        | FIRE EXTINGUISHER          | PT       | POINT                     |
| AF       | ADJUSTABLE/ADJACENT     | FR         | FRAME                      | PRPT     | PARAPET                   |
| ALT      | ABOVE FINISHED FLOOR    | FR         | FIRE RESISTANT             | PTN      | PARTITION                 |
| ALUM/AL  | ALUMINUM                | FL         | FLASHING                   | PVC      | POLYVINYLCORIDE           |
| AP       | ACCESS PANEL            | FLR        | FLOOR                      |          |                           |
| ∠        | ANGLE                   | FD         | FLOOR DRAIN                | QT       | QUARRY TILE               |
| APPROX   | APPROXIMATE             | FS         | FLOOR SINK                 | RAD/R    | RADIUS                    |
| ARCH     | ARCHITECTURAL/ARCHITECT | FLUOR      | FLUORESCENT                | RECP     | RECEPTACLE                |
| AUTO     | AUTOMATIC               | FUR        | FURRING                    | REFIN    | REFINISH                  |
|          |                         |            |                            | REFL     | REFLECTED                 |
| BD       | BOARD                   |            |                            | REINF    | REINFORCEMENT/REINFORCING |
| BLK      | BLOCK                   | GALV       | GALVANIZED                 | REQ'D    | REQUIRED                  |
| BLKG     | BLOCKING                | GI         | GALVANIZED IRON/STEEL      | REV      | REVISED/REVISION          |
| BLDG     | BUILDING                | GA         | GUAGE/GAGE                 | RF       | ROOF, ROOFING             |
| BM       | BEAM                    | GB/GYP BD  | GYPSPUM BOARD              | RTU      | ROOF TOP UNIT             |
| B.M.CH   | BENCH MARK              | GP PLAS    | GYPSPUM PLASTER            | R&R      | REMOVE AND REPLACE        |
| BOT      | BOTTOM                  |            |                            | RD       | ROOF DRAIN                |
| BR       | BACKER ROD              | HC         | HANDICAPPED                | RM       | ROOM                      |
| BRG      | BEARING                 | HDWE       | HARDWARE                   | RO       | ROUGH OPENING             |
|          |                         | HR         | HOOR                       | R's      | RISERS                    |
|          |                         | HT         | HEIGHT                     |          |                           |
| CAB'T    | CABINET                 | HDR        | HEADER                     | SAG      | SUSPENDED ACOUSTICAL GRID |
| CB       | CATCH BASIN             | HM         | HOLLOW METAL               | SAT      | SUSPENDED ACOUSTICAL TILE |
| CEM      | CEMENT                  | HORIZ      | HORIZONTAL                 | SALV     | SALVAGE                   |
| CEM PLAS | CEMENT PLASTER          | HB         | HOSE BIB                   | SCHED    | SCHEDULES                 |
| CLG      | CEILING                 |            |                            | SEP      | SEPARATE                  |
| C        | CAST IRON               | INCL       | INCLUSIVE                  | SHT      | SHEET                     |
| CJ       | CONTROL JOINT           | ID         | INSIDE DIAMETER            | SIM      | SIMILAR                   |
| ∅        | CENTER LINE             | INSUL      | INSULATION                 | SPEC     | SPECIFICATIONS/SPECIFIED  |
| CLR      | CLEAR                   | INT        | INTERIOR                   | SO       | SQUARE                    |
| CMU      | CONCRETE MASONRY UNIT   |            |                            | SQ FT/SF | SQUARE FOOT/SQUARE FEET   |
| COL      | COLUMN                  | JAN        | JANITOR                    | SQ IN    | SQUARE INCH               |
| COMP     | COMPOSITE               | JT         | JOINT                      | SQ YD    | SQUARE YARD               |
| CONC     | CONCRETE                | JST        | JOIST                      | SS       | STAINLESS STEEL           |
| CONST    | CONSTRUCTION            |            |                            | STD      | STANDARD                  |
| CONT     | CONTINUOUS              | JO         | KNOCK OUT                  | STL      | STEEL                     |
| CONTR    | CONTRACTOR              |            |                            | STRUC    | STRUCTURAL                |
| CORR     | CORRIDOR                |            |                            | ST       | STRAIGHT                  |
| CPT      | CARPET                  | LD BRG     | LOAD BEARING               |          |                           |
| CR       | CLASSROOM               | LAV        | LAVATORY                   | TELE     | TELEPHONE                 |
| CT       | CERAMIC TILE            | LT         | LIGHT                      | TB       | TACK BOARD                |
| CTSK     | COUNTERSINK             | LOUV       | LOUVER                     | THK      | THICK                     |
|          |                         |            |                            | T&B      | TOP AND BOTTOM            |
| DBL      | DOUBLE                  |            |                            | T&G      | TONGUE & GROOVE           |
| DEMO     | DEMOLITION              | MAT'L      | MATERIAL                   | TLT      | TOILET                    |
| DEG      | DEGREE                  | MANUF/MANF | MANUFACTUR                 | T.O.     | TOP OF                    |
| DET/DTL  | DETAIL                  | MO         | MASONRY OPENING            | TS       | TUBE STEEL                |
| DF       | DRINKING FOUNTAIN       | MAX        | MAXIMUM                    | TREADS   | TREADS                    |
| DIA      | DIAMETER                | MAS        | MASONRY                    | TOW      | TOP OF WALL               |
| DIAG     | DIAGONAL                | MECH       | MECHANICAL                 | TRANSF   | TRANSFORMER               |
| DM       | DIMENSION               | MTL/MET    | METAL                      | TYP      | TYPICAL                   |
| DN       | DOOR                    | MIN        | MINIMUM                    |          |                           |
| DO       | DOOR OPENING            | —          | MINUS                      |          |                           |
| DOWN     | DOWN                    | MISC       | MISCELLANEOUS              | UBC      | UNIFORM BUILDING CODE     |
| DS       | DOWNSPOUT               | MT/MNT     | MOUNT, MOUNTED             | UNF      | UNFINISHED                |
| DWG      | DRAWING                 |            |                            | UNO      | UNLESS NOTED OTHERWISE    |
|          |                         | NOM        | NOMINAL                    |          |                           |
| E        | EAST                    | NIC        | NOT IN CONTRACT            | VCT      | VINYL COMPOSITION TILE    |
| EA       | EACH                    | NTS        | NOT TO SCALE               | VERT     | VERTICAL                  |
| EF       | EXHAUST FAN             | NO         | NUMBER                     | VS       | VENT STACK                |
| EJ       | EXPANSION JOINT         |            |                            | VWC      | VINYL WALL COVERING       |
| ELEC     | ELECTRIC                | OC         | ON CENTER                  |          |                           |
| EL       | ELEVATION               | OPNG       | OPENING                    | WC       | WATER CLOSET              |
| ELEV     | ELEVATION/ELEVATOR      | OPP        | OPPOSITE                   | W        | WASHER                    |
| EMER     | EMERGENCY               | OD         | OUTSIDE DIA/OVERFLOW DRAIN | WDW/WIND | WINDOW                    |
| EP       | ELECTRIC PANEL          | ORIG       | ORIGINAL                   | W/       | WITH                      |
| EQ       | EQUAL                   |            |                            | W/O      | WITHOUT                   |
| ETC      | ETCETERA                |            |                            | WD       | WOOD                      |
| EWC      | ELECTRIC WATER COOLER   | PNT        | PAINTED                    | WWF      | WELDED WIRE FABRIC        |
| EW       | EACH WAY                | PR         | PAIR                       | WF       | WIDE FLANGE               |
| EXIST    | EXISTING                | PLAS LAM   | PLASTIC LAMINATE           | WK       | WORK                      |
| EXP      | EXPANSION               | PL         | PLATE                      |          |                           |
| EXT      | EXTERIOR                | PLUS       | PLUS                       | ®        | AT                        |

The image shows the contact information for John Davis Design Group. At the top is the company logo, which consists of the name "JOHN DAVIS" in a gold serif font above a stylized "JD" monogram in dark brown, with "DESIGN GROUP" in a gold sans-serif font to the right. Below the logo, the company name "JOHN DAVIS DESIGN GROUP" is written in a large, bold, black sans-serif font. Underneath, the roles "ARCHITECTS", "INTERIORS", and "PLANNERS" are listed in a smaller, bold, black sans-serif font. The address "176 TALAMINE COURT SUITE 100" is followed by "COLORADO SPRINGS, COLORADO 80907". The phone number "P 719/528-1177" and fax number "F 719/444-8409" are listed next. A horizontal line separates this section from the disclaimer below. The disclaimer, in a small black sans-serif font, states: "THESE DRAWINGS ARE THE PROPERTY OF JDDG ARCHITECTS. THEY SHALL BE USED FOR THE SOLE PURPOSE OF CONSTRUCTING THIS PROJECT. THEY SHALL NOT BE REPRODUCED AND USED FOR THE PURPOSE OF CONSTRUCTION DOCUMENTS FOR ANY OTHER PROJECTS."

TITLE SHEET

NEW INTERIOR REMODEL FOR  
**MANITOU SPRINGS MOBILITY  
& PARKING OFFICES**  
130 MANITOU AVENUE  
MANITOU SPRINGS, COLORADO 80829

|                                                |                  |
|------------------------------------------------|------------------|
| PROJECT NO.                                    | 202446           |
| DATE                                           | JANUARY 24, 2025 |
| DRAWN BY                                       | AVE              |
| CHECKED                                        | JRD              |
| APPROVED                                       | JRD              |
| REVISED                                        |                  |
| FINAL BID SET<br>DOCUMENTS<br>JANUARY 24, 2025 |                  |
| SHEET                                          |                  |
| T 1.0                                          |                  |

NEW INTERIOR REMODEL FOR:  
MANITOU SPRINGS MOBILITY  
& PARKING OFFICES  
130 MANITOU AVENUE  
MANITOU SPRINGS, COLORADO 80829



NEW INTERIOR REMODEL FOR:

# MANITOU SPRINGS MOBILITY & PARKING OFFICES

130 MANITOU AVENUE  
MANITOU SPRINGS, COLORADO 80829

INDEX TO DRAWINGS

ARCHITECTURAL:

|         |                                                               |
|---------|---------------------------------------------------------------|
| T 1.0   | TITLE SHEET                                                   |
| T 2.0   | TITLE SHEET                                                   |
| GN 1.0  | GENERAL NOTES                                                 |
| LSP 1.1 | LIFE SAFETY FLOOR PLAN, BUILDING CODE DATA                    |
| ADA 1.1 | ACCESSIBILITY DETAILS                                         |
| ADA 1.2 | ADA SIGNAGE DETAILS                                           |
| D 1.1   | MAIN AND UPPER LEVEL DEMOLITION FLOOR PLANS, DEMOLITION NOTES |
| A 1.1   | MAIN LEVEL REMODELED AND DIMENSIONED FLOOR PLANS              |
| A 1.2   | UPPER LEVEL REMODELED AND DIMENSIONED FLOOR PLANS             |
| A 1.3   | MAIN AND UPPER LEVEL WALL TYPE FLOOR PLANS                    |
| A 2.1   | MAIN AND UPPER LEVEL REFLECTED CEILING PLANS, CEILING LEGEND  |
| A 2.2   | MAIN AND UPPER LEVEL DIMENSIONED CEILING PLANS                |
| A 3.1   | ENLARGED TOILET FLOOR PLAN                                    |
| A 4.1   | DOOR AND ROOM FINISH SCHEDULES                                |
| A 5.1   | INTERIOR ELEVATIONS                                           |
| A 6.1   | EXTERIOR ELEVATIONS                                           |
| A 6.2   | AD ALTERNATE #1 EXTERIOR ELEVATIONS                           |
| A 7.1   | WALL TYPES                                                    |

STRUCTURAL:

|    |                                              |
|----|----------------------------------------------|
| S1 | FLOOR AND ROOF FRAMING PLANS, SPECIFICATIONS |
| S2 | STRUCTURAL DETAILS                           |

MECHANICAL:

|     |                               |
|-----|-------------------------------|
| M-1 | MECHANICAL SPECIFICATION PLAN |
| M-2 | MECHANICAL SCHEDULE PLAN      |
| M-3 | MECHANICAL PLAN               |

PLUMBING:

|     |                             |
|-----|-----------------------------|
| P-1 | PLUMBING SPECIFICATION PLAN |
| P-2 | PLUMBING SCHEDULE PLAN      |
| P-3 | PLUMBING PLAN               |

ELECTRICAL:

|       |                                              |
|-------|----------------------------------------------|
| E 0.1 | PARTIAL ELECTRICAL SITE & DEMO PLANS + SPECS |
| E 0.2 | FIXTURE SCHEDULE & LIGHTING CONTROLS         |
| E 1.1 | NEW WORK LIGHTING PLANS                      |
| E 2.1 | NEW WORK POWER AND LV ROUGH-IN PLANS         |
| E 3.1 | SERVICE, PANELS AND SPECIFICATIONS           |

LIST OF CONSULTANTS

ARCHITECT:

JOHN DAVIS DESIGN GROUP  
176 TALAMINE COURT, SUITE 100  
COLORADO SPRINGS, COLORADO 80907  
PHONE (719) 528-1177  
FAX (719) 444-8409

PLUMBING:

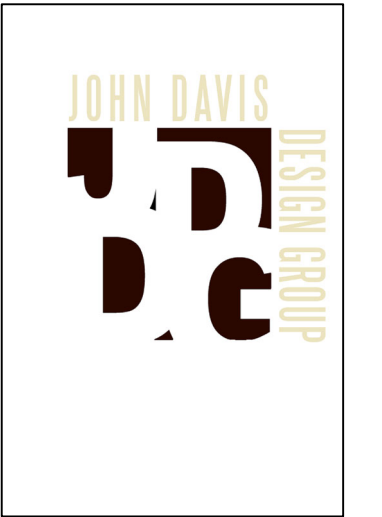
PINNOW ENGINEERING  
P. O. BOX 331  
CASCADE, COLORADO 80909  
PHONE (719) 360-0600

MECHANICAL:

PINNOW ENGINEERING  
P. O. BOX 331  
CASCADE, COLORADO 80909  
PHONE (719) 360-0600

ELECTRICAL:

KOHNERT ELECTRICAL ENGINEERS, INC  
911 SOUTH 8TH STREET, SUITE 200  
COLORADO SPRINGS, COLORADO 80905  
PHONE (719) 633-2637



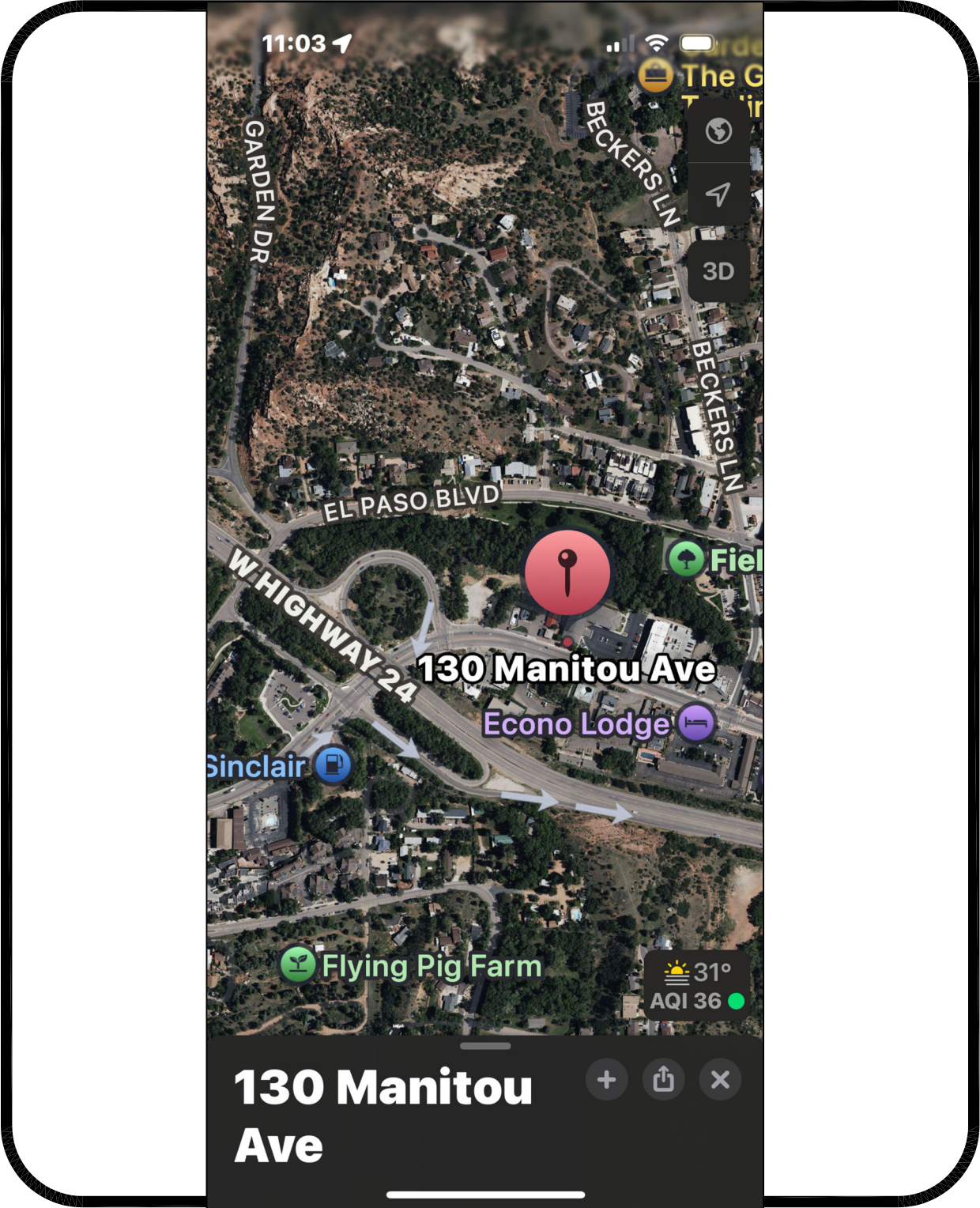
JOHN DAVIS  
DESIGN GROUP

ARCHITECTS  
INTERIORS  
PLANNERS

176 TALAMINE COURT  
SUITE 100  
COLORADO SPRINGS,  
COLORADO 80907  
P 719/528-1177  
F 719/444-8409

DO NOT SCALE  
DRAWINGS FOR  
CONSTRUCTION  
PURPOSES

THESE DRAWINGS ARE THE PROPERTY OF  
JDDG ARCHITECTS. THEY SHALL BE USED  
FOR THE SOLE PURPOSE OF CONSTRUCTING  
THIS PROJECT. THEY SHALL NOT BE  
REPRODUCED AND USED FOR THE PURPOSE  
OF CONSTRUCTION DOCUMENTS FOR ANY  
OTHER PROJECTS.



VICINITY MAP  
NOT TO SCALE

TITLE SHEET

NEW INTERIOR REMODEL FOR  
**MANITOU SPRINGS MOBILITY  
& PARKING OFFICES**  
130 MANITOU AVENUE  
MANITOU SPRINGS, COLORADO 80829

|                        |                  |
|------------------------|------------------|
| PROJECT NO.            | 202446           |
| DATE                   | JANUARY 24, 2025 |
| DRAWN BY               | AVE              |
| CHECKED                | JRD              |
| APPROVED               | JRD              |
| REVISED                |                  |
| FINAL BID<br>DOCUMENTS |                  |
| JANUARY 24, 2021       |                  |

SHEET

T 2.0



|                                                                                                                                                                                                                             |                                                                         |                                                             |                                                              |                                                              |                                                              |                                                              |                                                              |                                                              |                                                              |                                                              |                                                              |                                                              |                                                              |                                                              |                                                              |                                                              |                                                              |                                                                                                                                                                                                                                                                                                                                             |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------|-------------------------------------------------------------|--------------------------------------------------------------|--------------------------------------------------------------|--------------------------------------------------------------|--------------------------------------------------------------|--------------------------------------------------------------|--------------------------------------------------------------|--------------------------------------------------------------|--------------------------------------------------------------|--------------------------------------------------------------|--------------------------------------------------------------|--------------------------------------------------------------|--------------------------------------------------------------|--------------------------------------------------------------|--------------------------------------------------------------|--------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <div><div>7</div><div>GN1.0</div></div> <div>GENERAL NOTES</div>                                                                                                                                                            | <div><div>8</div><div>GN1.0</div></div> <div>GENERAL REQUIREMENTS</div> | <div><div>9</div><div>GN1.0</div></div> <div>NOT USED</div> | <div><div>10</div><div>GN1.0</div></div> <div>NOT USED</div> | <div><div>11</div><div>GN1.0</div></div> <div>NOT USED</div> | <div><div>12</div><div>GN1.0</div></div> <div>NOT USED</div> | <div><div>13</div><div>GN1.0</div></div> <div>NOT USED</div> | <div><div>14</div><div>GN1.0</div></div> <div>NOT USED</div> | <div><div>15</div><div>GN1.0</div></div> <div>NOT USED</div> | <div><div>16</div><div>GN1.0</div></div> <div>NOT USED</div> | <div><div>17</div><div>GN1.0</div></div> <div>NOT USED</div> | <div><div>18</div><div>GN1.0</div></div> <div>NOT USED</div> | <div><div>19</div><div>GN1.0</div></div> <div>NOT USED</div> | <div><div>20</div><div>GN1.0</div></div> <div>NOT USED</div> | <div><div>21</div><div>GN1.0</div></div> <div>NOT USED</div> | <div><div>22</div><div>GN1.0</div></div> <div>NOT USED</div> | <div><div>23</div><div>GN1.0</div></div> <div>NOT USED</div> | <div><div>24</div><div>GN1.0</div></div> <div>NOT USED</div> |                                                                                                                                                                                                                                                                                                                                             |  |
| <div><div>JOHN DAVIS<br/>DESIGN GROUP</div><div>ARCHITECTS<br/>INTERIORS<br/>PLANNERS</div><div>176 TALAMINE COURT<br/>SUITE 100<br/>COLORADO SPRINGS,<br/>COLORADO 80907<br/>P 719/528-1177<br/>F 719/444-8409</div></div> |                                                                         |                                                             |                                                              |                                                              |                                                              |                                                              |                                                              |                                                              |                                                              |                                                              |                                                              |                                                              |                                                              |                                                              |                                                              |                                                              |                                                              | <div>DO NOT SCALE<br/>DRAWINGS FOR<br/>CONSTRUCTION<br/>PURPOSES</div> <div>THESE DRAWINGS ARE THE PROPERTY OF<br/>JDDG ARCHITECTS. THEY SHALL BE USED<br/>FOR THE SOLE PURPOSE OF CONSTRUCTING<br/>THIS PROJECT. THEY SHALL NOT BE<br/>REPRODUCED AND USED FOR THE PURPOSE<br/>OF CONSTRUCTION DOCUMENTS FOR ANY<br/>OTHER PROJECTS.</div> |  |
| <div>PROJECT NO. 202446</div> <div>DATE JANUARY 28, 2025</div> <div>DRAWN BY JRD</div> <div>CHECKED JRD</div> <div>APPROVED JRD</div> <div>REVISED</div> <div>FINAL BID<br/>DOCUMENTS<br/>JANUARY 24, 2025</div>            |                                                                         |                                                             |                                                              |                                                              |                                                              |                                                              |                                                              |                                                              |                                                              |                                                              |                                                              |                                                              |                                                              |                                                              |                                                              |                                                              |                                                              | <div>SHEET</div> <div>GN1.0</div>                                                                                                                                                                                                                                                                                                           |  |



BUILDING CODE: USBC (2021 IBC)  
MECHANICAL CODE: USBC (2021 IMC)  
PLUMBING CODE: USBC (2018 IPC)  
ELECTRICAL CODE: USBC (2023 NEC)  
ENERGY CODE: USBC (2021 IECC)  
HANDICAP ACCESSIBILITY CODE: 2017 ANSI A117.1  
FIRE CODE: 2021 IFC  
PIKES PEAK REGIONAL BUILDING CODE: 2023 (PPRBC)

1. BUILDING OCCUPANCY B (EXISTING)  
2. CONSTRUCTION TYPE: V-B (EXISTING)  
3. BUILDING AREA: 1,248 S.F. (EXISTING)  
MAIN LEVEL: 624 S.F. (EXISTING)  
UPPER LEVEL: 624 S.F. (EXISTING)  
4. OCCUPANT LOAD: MAIN LEVEL: 153 S.F./15 = 10.20 OCCUPANTS  
RECEPTION: 188 S.F./100 = 1.88 OCCUPANTS  
OFFICE: 65 S.F./300 = 0.22 OCCUPANTS  
STORAGE: 45 S.F./300 = 0.15 OCCUPANTS  
MECHANICAL: 12.45 (13 OCCUPANTS)  
TOTAL OCCUPANTS:

UPPER LEVEL:  
OPEN AREA: 175 S.F./100 = 1.75 OCCUPANTS  
BREAK: 97 S.F./100 = 0.97 OCCUPANTS  
STORAGE: 298 S.F./300 = 0.99 OCCUPANTS  
TOTAL OCCUPANTS: 3.61 (4 OCCUPANTS)  
TOTAL BUILDING OCCUPANTS: 17.00 OCCUPANTS

5. PLUMBING FIXTURES:  
(9) MEN 9 WOMEN  
WC UR LAV DF MOP SINK  
TOTAL PROVIDED: 1 - 1 2 1

6. MEANS OF EGRESS:  
MAIN LEVEL:  
MAXIMUM TRAVEL DISTANCE: 200 FEET (ANY POINT - NON SPRINKLED)  
ACTUAL TRAVEL DISTANCE: 43'-9"  
ACTUAL COMMON PATH OF TRAVEL: NOT APPLICABLE  
NUMBER OF EXITS REQUIRED: 1  
NUMBER OF EXITS PROVIDED: 1

MINIMUM DOOR WIDTH: 0.2 X 13 = 2.6  
(ACTUAL) = 36"  
MIN. DOOR IS 36"

UPPER LEVEL:  
MAXIMUM TRAVEL DISTANCE: 200 FEET (ANY POINT - NON SPRINKLED)  
ACTUAL TRAVEL DISTANCE: 66'-6"  
ACTUAL COMMON PATH OF TRAVEL: NOT APPLICABLE  
NUMBER OF EXITS REQUIRED: 1  
NUMBER OF EXITS PROVIDED: 1

MINIMUM DOOR WIDTH: 0.2 X 4 = 0.8  
(ACTUAL) = 36"  
MIN. DOOR IS 36"

MINIMUM STAIR WIDTH: 0.3 X 4 = 1.2  
(ACTUAL) = 42"

7. REQUIRED SEPARATION BETWEEN OCCUPANCIES:  
PER SECTION 508.3, NO SEPARATION REQUIRED.

8. BUILDING IS NOT EQUIPPED WITH AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM

9. ALLOWABLE AREAS  
B OCCUPANCY: 9,000 S.F.  
S1 OCCUPANCY: 9,000 S.F.  
BUILDING AREA: 1,248 S.F.

SITE DATA:

ADDRESS: 130 MANITOU AVENUE  
MANITOU SPRINGS, CO 80829  
TAX SCHEDULE NUMBER: 74044-10-036  
LEGAL DESCRIPTION: LOT 2, JAMES GANG SUB, FIL NO 2  
ZONE: PF (PUBLIC FACILITIES)  
OWNER: CITY OF MANITOU SPRINGS  
606 MANITOU AVENUE  
MANITOO SPRINGS, CO  
80829-1877

BUILDING CODE DATA

SITE DATA

JOHN DAVIS  
DESIGN GROUP

JOHN DAVIS  
DESIGN GROUP  
ARCHITECTS  
INTERIORS  
PLANNERS

176 TALAMINE COURT  
SUITE 100  
COLORADO SPRINGS,  
COLORADO 80907  
P 719/528-1177  
F 719/444-8409

DO NOT SCALE  
DRAWINGS FOR  
CONSTRUCTION  
PURPOSES

THESE DRAWINGS ARE THE PROPERTY OF  
JDDG ARCHITECTS. THEY SHALL BE USED  
FOR THE SOLE PURPOSE OF CONSTRUCTING  
THIS PROJECT. THEY SHALL NOT BE  
REPRODUCED AND USED FOR THE PURPOSE  
OF CONSTRUCTION DOCUMENTS FOR ANY  
OTHER PROJECTS.

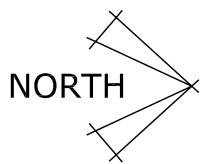
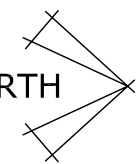
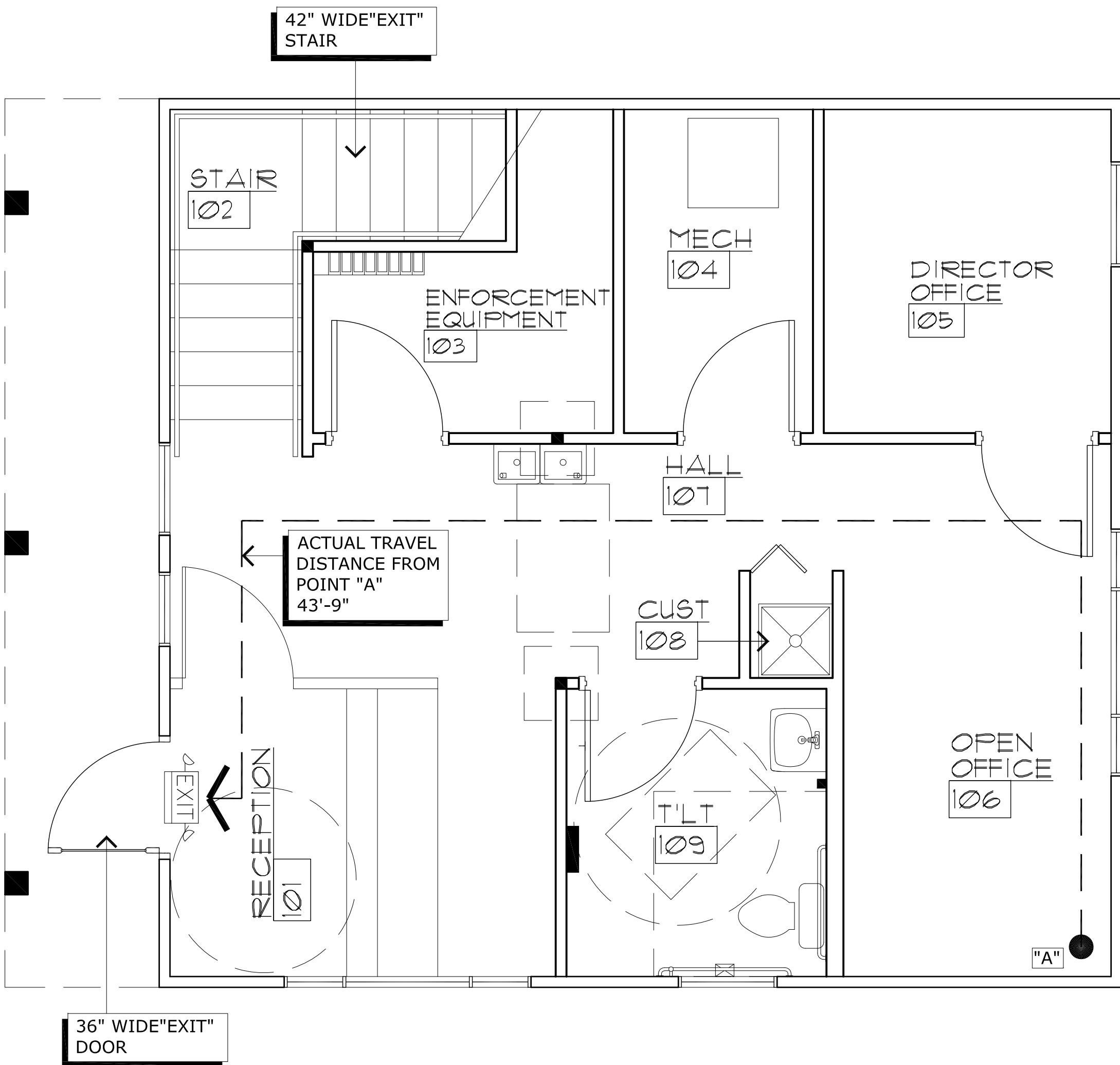
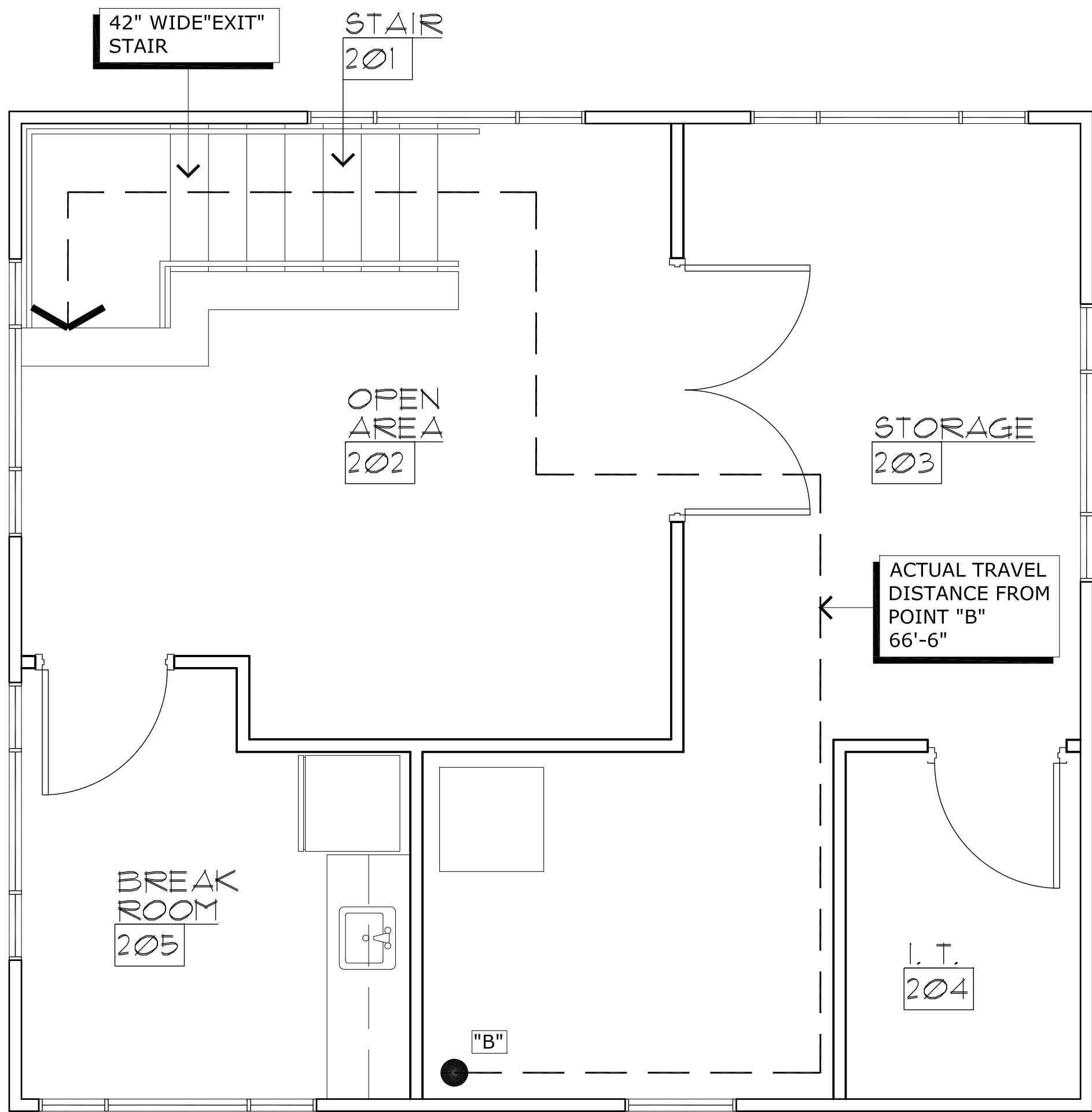
MAIN & UPPER LEVEL LIFE SAFETY FLOOR PLANS

NEW INTERIOR REMODEL FOR  
MANITOU SPRINGS MOBILITY  
& PARKING OFFICES  
130 MANITOU AVENUE  
MANITOU SPRINGS, COLORADO 80829

|                            |                  |
|----------------------------|------------------|
| PROJECT NO.                | 202446           |
| DATE                       | JANUARY 24, 2025 |
| DRAWN BY                   | JRD              |
| CHECKED                    | JRD              |
| APPROVED                   | JRD              |
| REVISED                    |                  |
| FINAL BID SET<br>DOCUMENTS | JANUARY 24, 2025 |

SHEET

LSP1.1



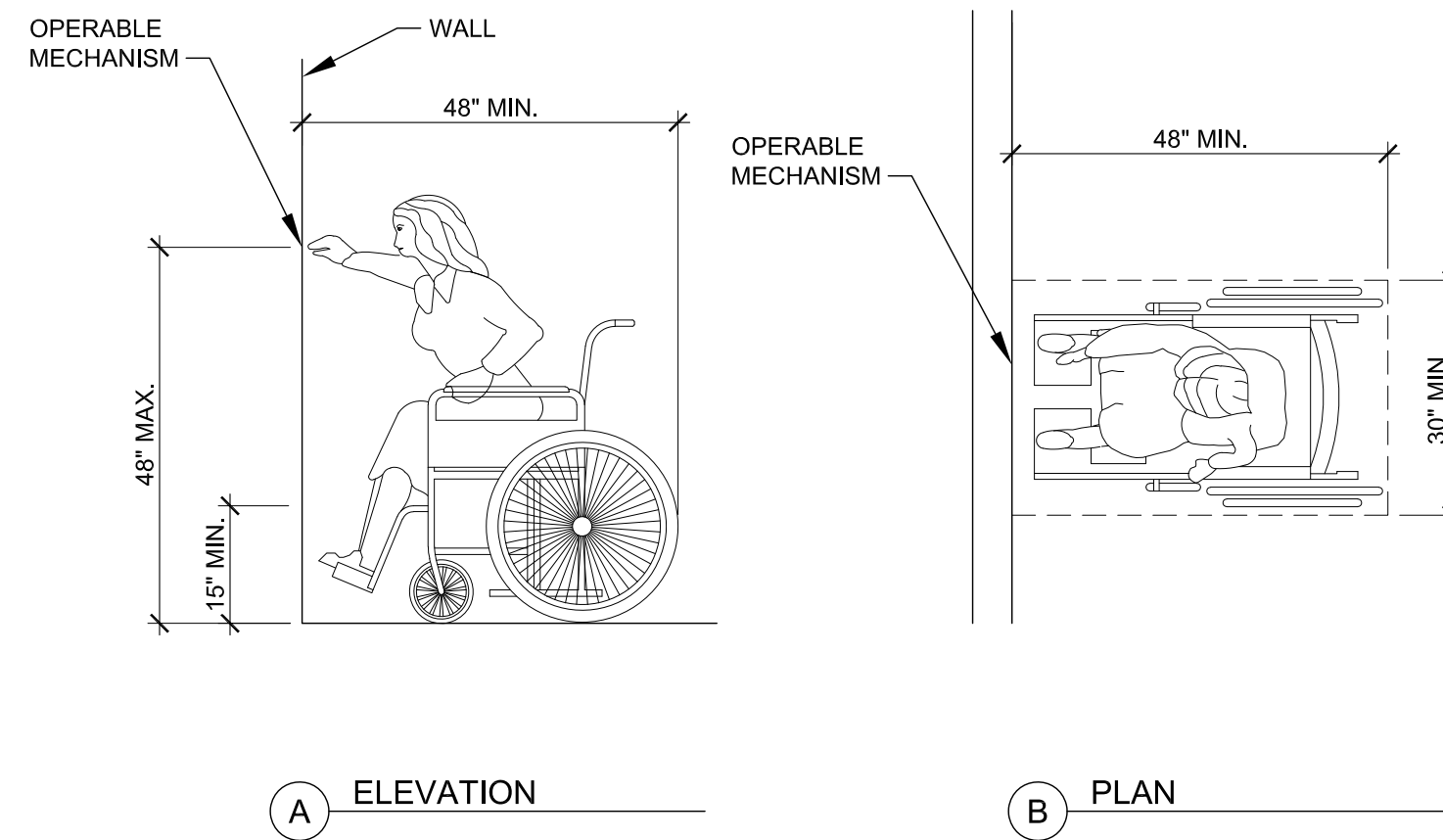
UPPER LEVEL LIFE SAFETY FLOOR PLAN

MAIN LEVEL LIFE SAFETY FLOOR PLAN

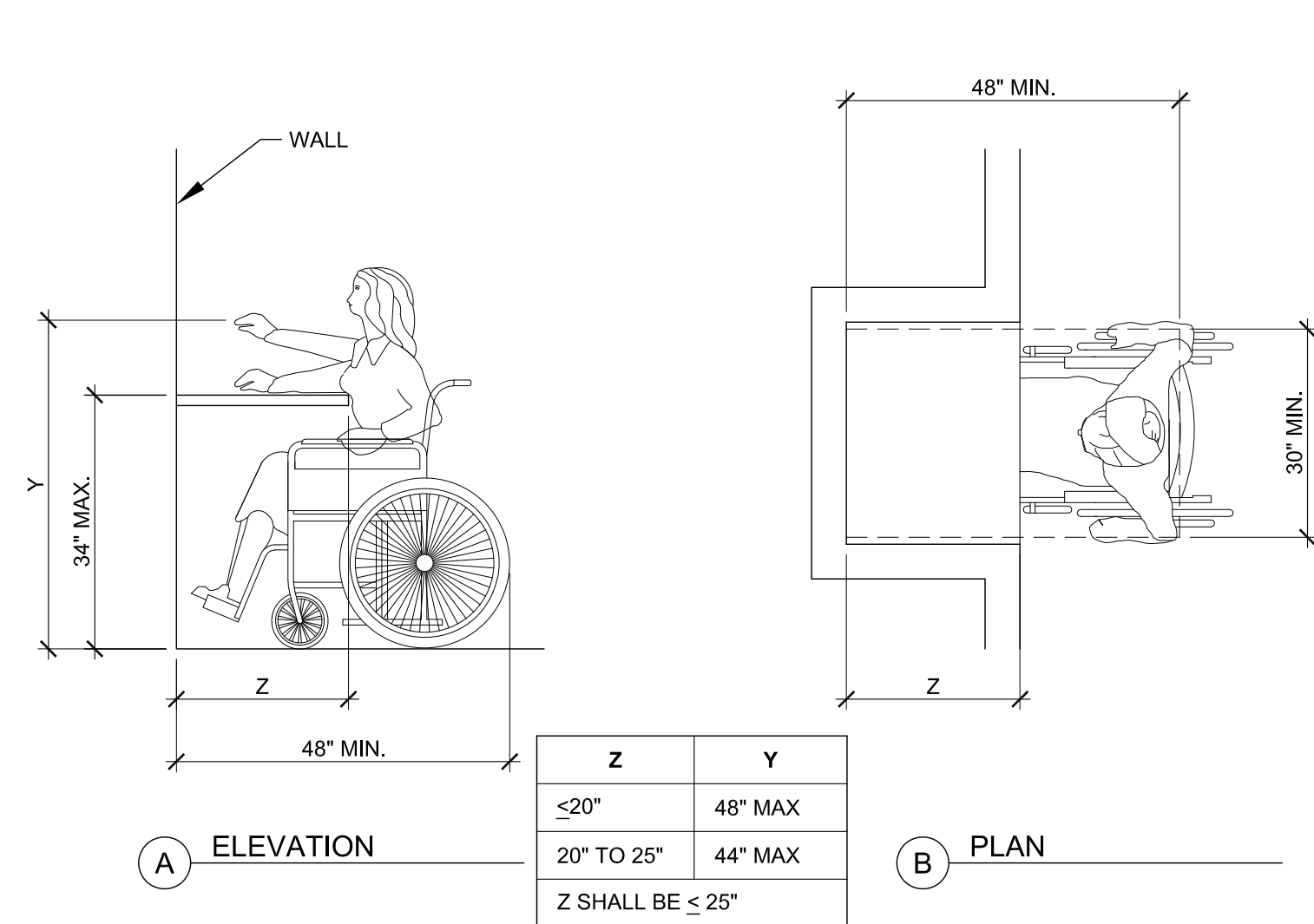
SCALE: 3/8"=1'-0"

SCALE: 3/8"=1'-0"

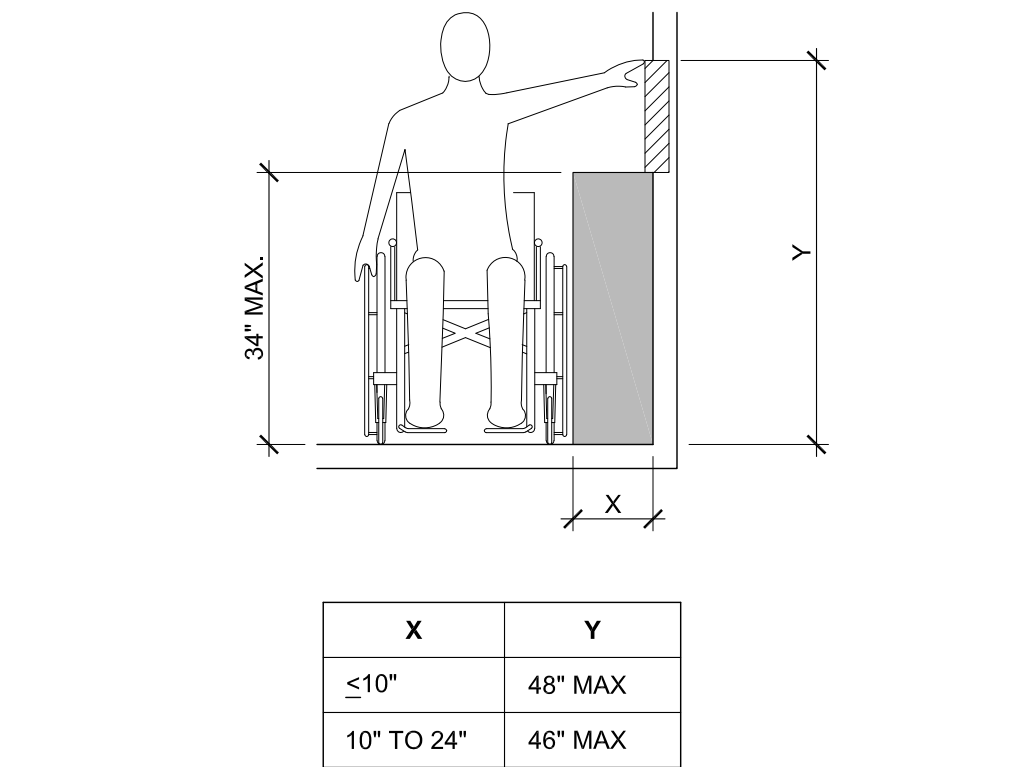




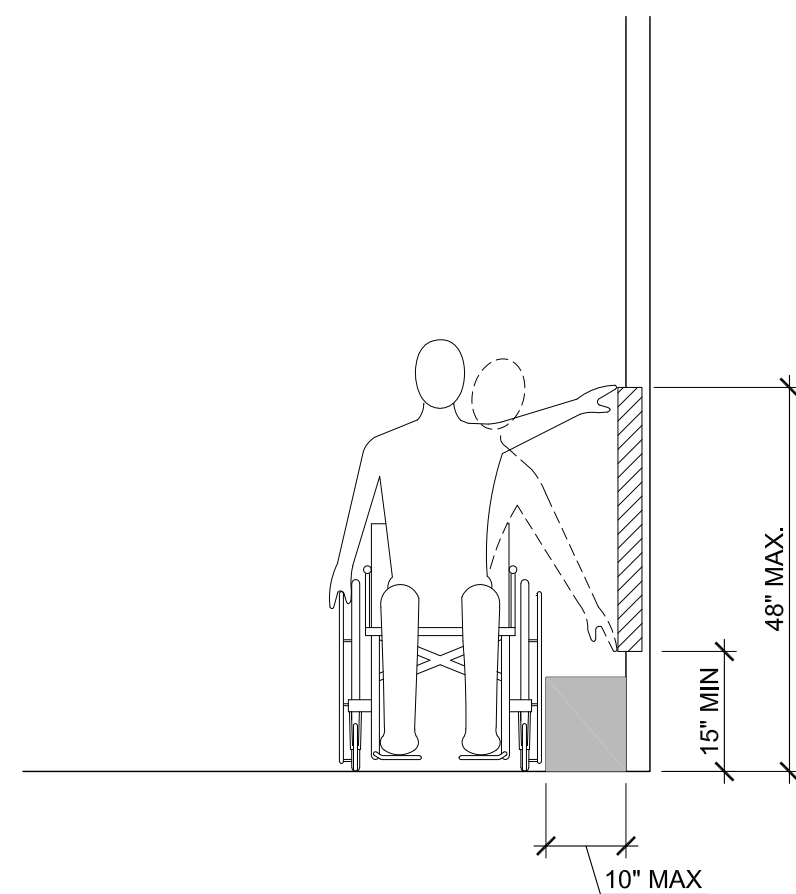
**B1** REACH LIMIT TO OPERABLE MECHANISMS  
1/2" = 1'-0"



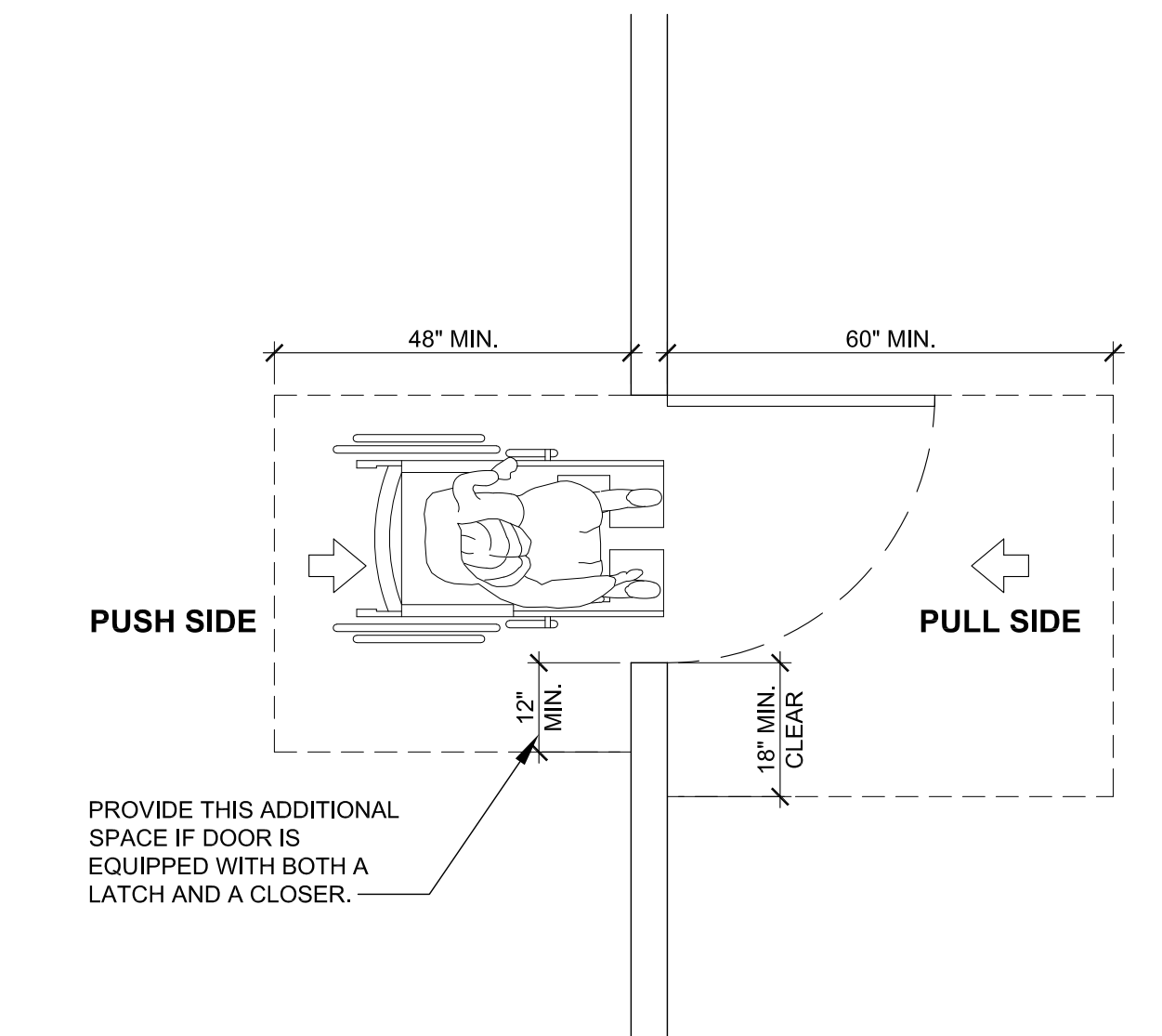
**A1** MAXIMUM FORWARD REACH OVER AN OBSTRUCTION  
1/2" = 1'-0"



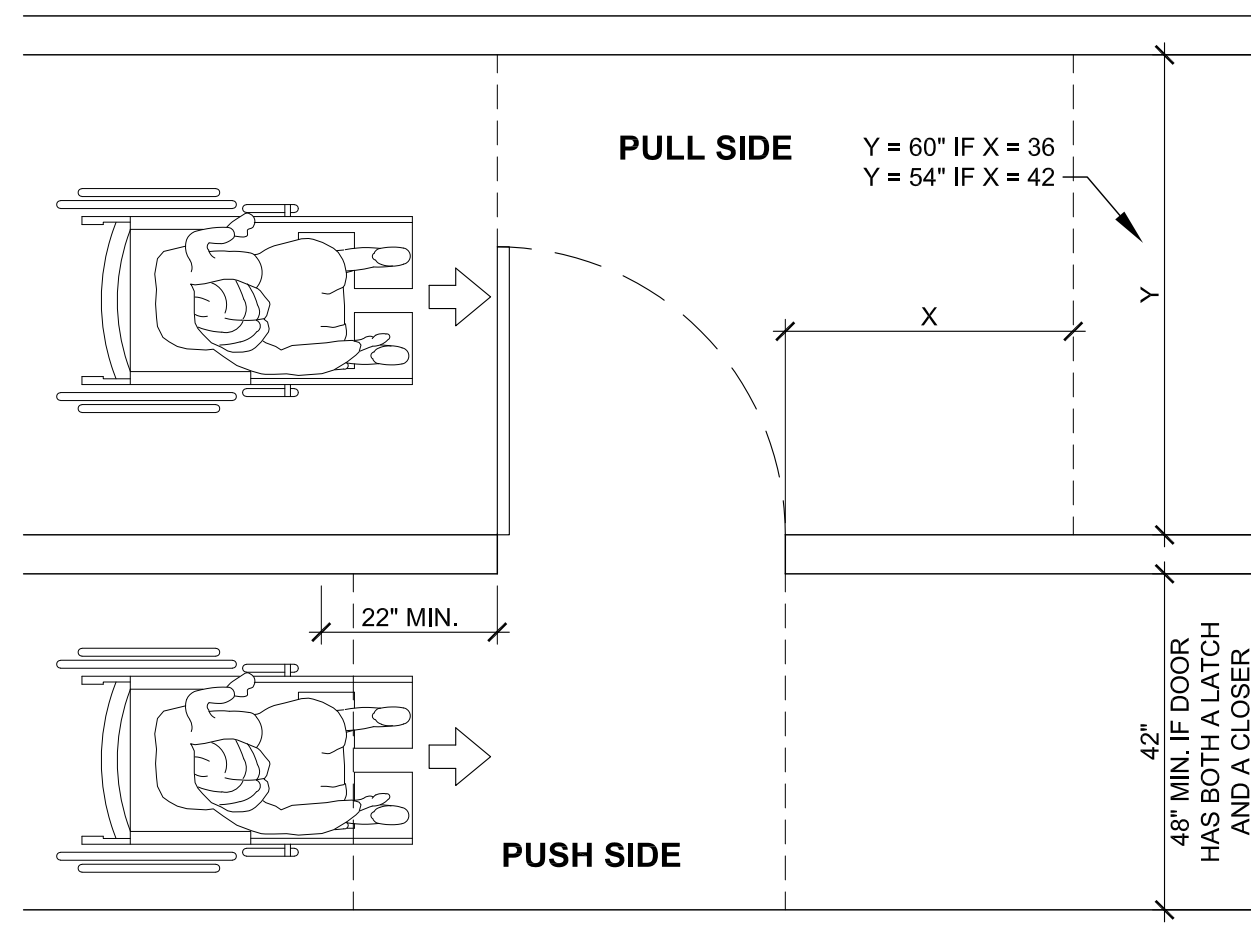
**X#** OBSTRUCTED HIGH SIDE REACH  
1/2" = 1'-0"



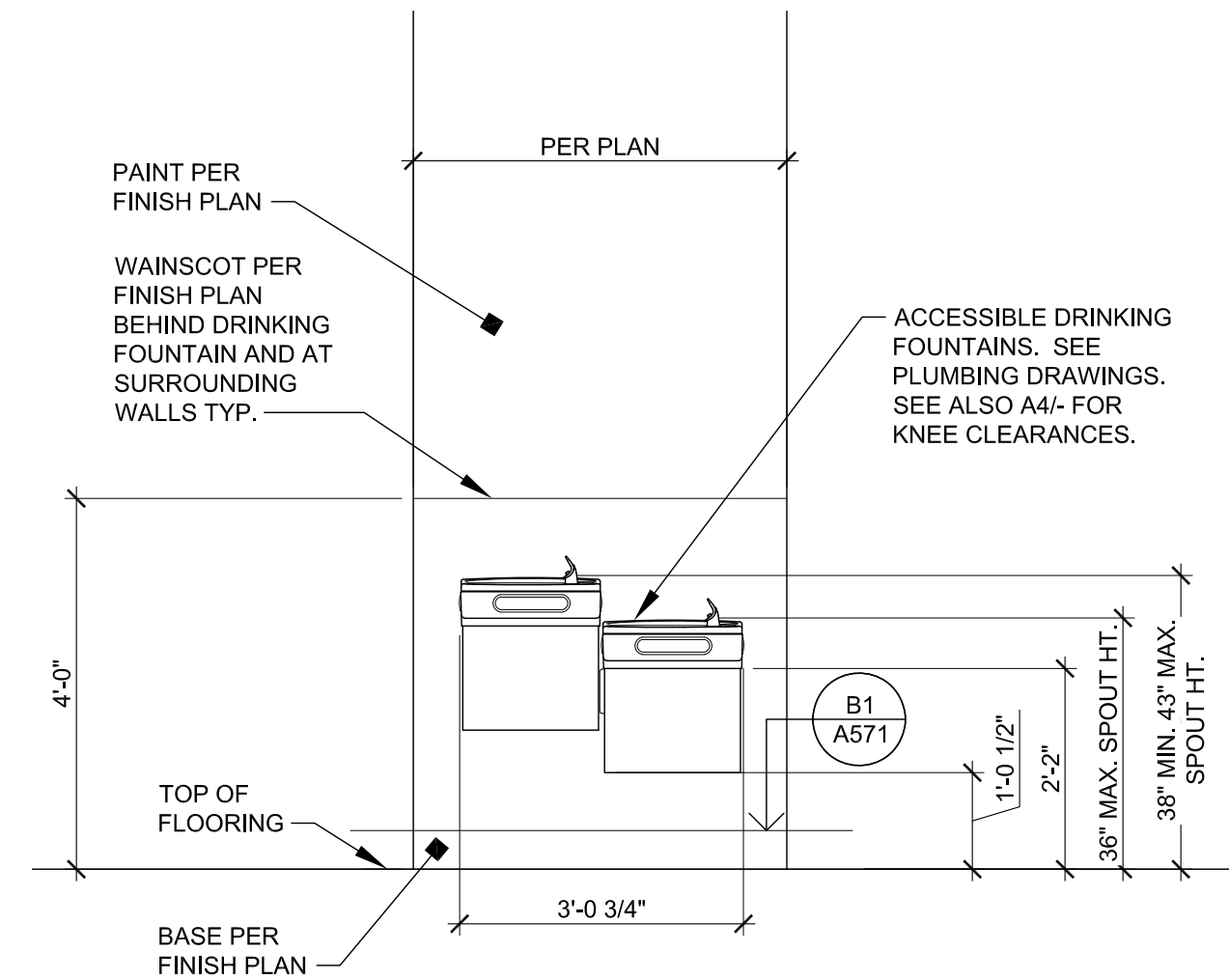
**A2** UNOBSTRUCTED SIDE REACH  
1/2" = 1'-0"



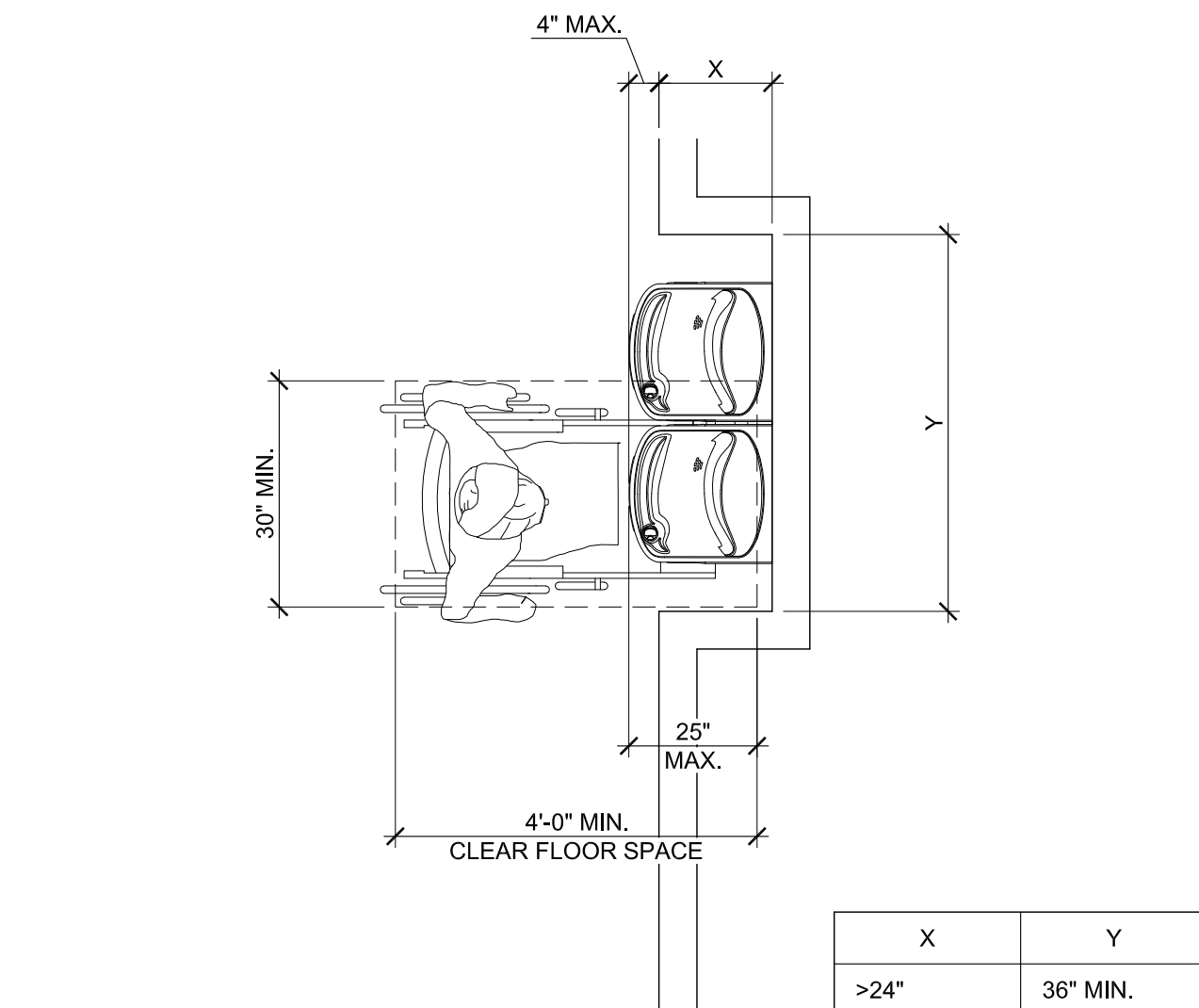
**B3** MANUEVERING FRONT APPROACH  
1/2" = 1'-0"



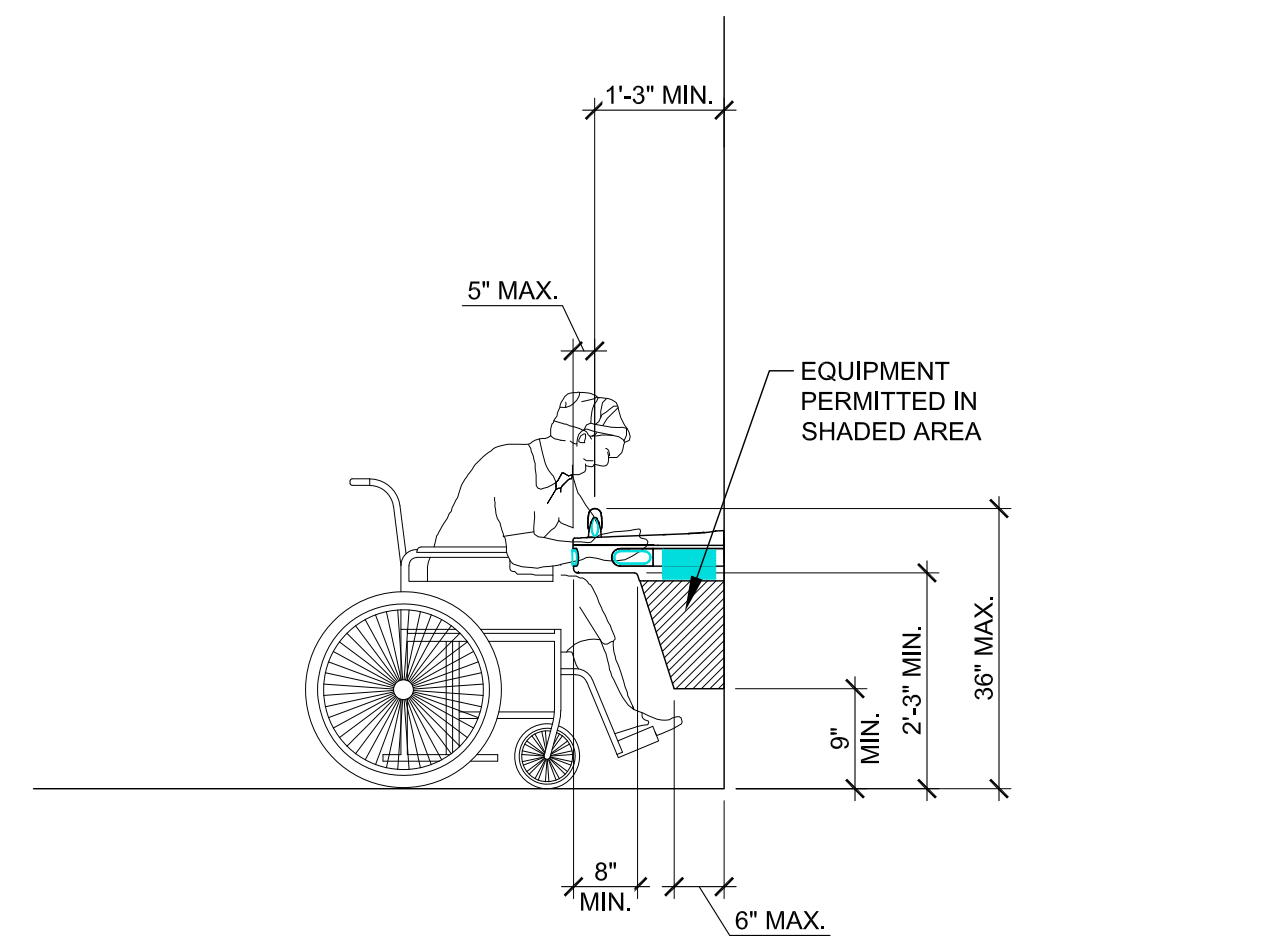
**A3** MANUEVERING SIDE APPROACH  
1/2" = 1'-0"



**C4** DRINKING FOUNTAIN ELEVATION  
1/2" = 1'-0"



**B4** DRINKING FOUNTAIN CLEARANCE (TYP.)  
1/2" = 1'-0"



**A4** SPOUT HEIGHT AND KNEE CLEARANCE  
1/2" = 1'-0"



JOHN DAVIS  
DESIGN GROUP

ARCHITECTS  
INTERIORS  
PLANNERS

176 TALAMINE COURT  
SUITE 100  
COLORADO SPRINGS,  
COLORADO 80907  
P 719/528-1177  
F 719/444-8409

DO NOT SCALE  
DRAWINGS FOR  
CONSTRUCTION  
PURPOSES

THESE DRAWINGS ARE THE PROPERTY OF  
JDDG ARCHITECTS. THEY SHALL BE USED  
FOR THE SOLE PURPOSE OF CONSTRUCTING  
THIS PROJECT. THEY SHALL NOT BE  
REPRODUCED AND USED FOR THE PURPOSE  
OF CONSTRUCTION DOCUMENTS FOR ANY  
OTHER PROJECTS.

ACCESSIBILITY DETAILS  
**NEW INTERIOR REMODEL FOR  
MANITOU SPRINGS MOBILITY  
& PARKING OFFICES  
130 MANITOU AVENUE  
MANITOU SPRINGS, COLORADO 80829**

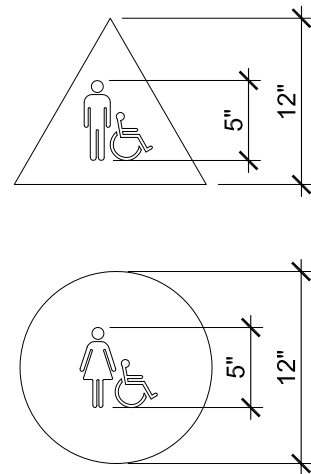
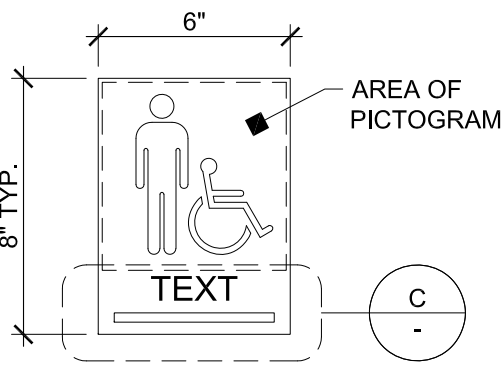
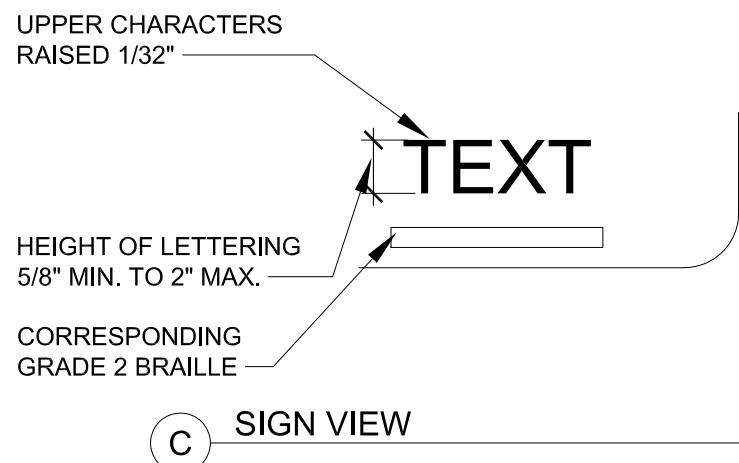
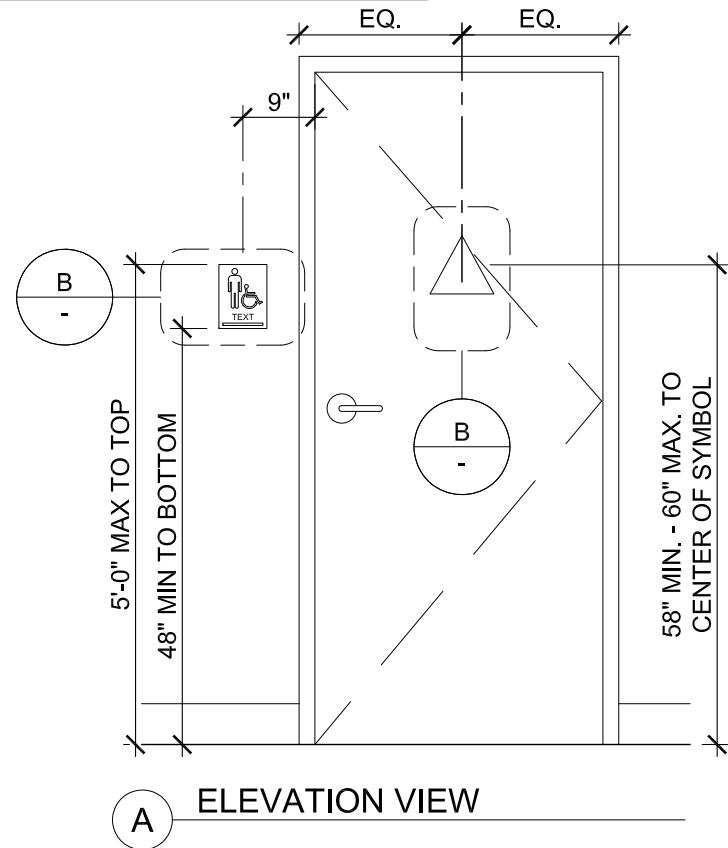
PROJECT NO. 202446  
DATE JANUARY 24, 2025  
DRAWN BY ATB  
CHECKED ATB  
APPROVED JRD  
REVISED  
FINAL BID SET  
DOCUMENTS  
JANUARY 24, 2025

SHEET

ADA1.1



ACCESSIBILITY SIGNAGE:  
PROVIDE ACRYLIC REVERSE SILK  
SCREENED SIGNS WITH INTERNATIONAL  
SYMBOL OF ACCESSIBILITY, RAISED  
LETTERS, AND BRAILLE, AT ACCESSIBLE  
TOILET FACILITIES; ONE FOR EACH SEX  
OR ONE UNISEX.

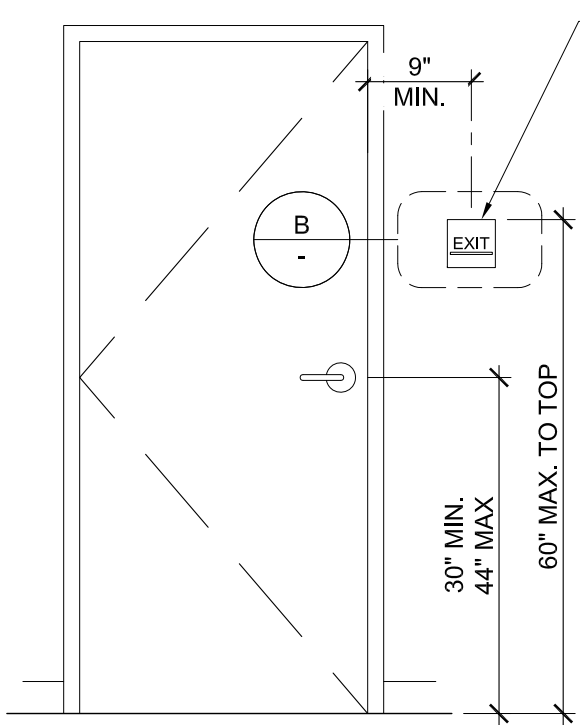


B2

### ACCESSIBLE RESTROOM SIGNAGE

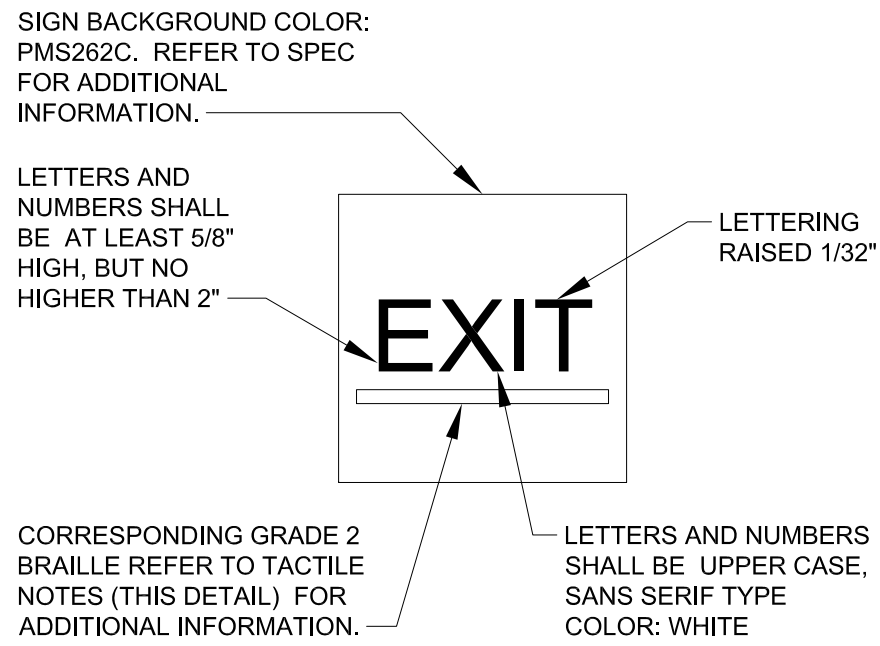
1/4" = 1'-0"

| ACCESSIBLE SIGNAGE                                                     |          |  |
|------------------------------------------------------------------------|----------|--|
| ADA SIGN DESCRIPTION                                                   | MODEL#   |  |
| WINDOW / COUNTER DECAL SYMBOL OF ACCESSIBILITY - SIZE: 6" X 6"         | ADA-1006 |  |
| "EXIT" - SIZE: 6" X 6"; W/ ADA/CBC BRAILLE                             | ADA-1242 |  |
| "EXIT ROUTE" - SIZE: 6" X 6"; W/ ADA/CBC BRAILLE                       | ADA-1243 |  |
| WHEELCHAIR ACCESSIBLE ENTRANCE - SIZE: 6" X 8"                         | ADA-1070 |  |
| "WOMEN" WHEELCHAIR ACCESSIBLE RESTROOM - WALL - SIZE: 6" X 8"          | ADA-1024 |  |
| "MEN" WHEELCHAIR ACCESSIBLE RESTROOM - WALL - SIZE: 6" X 8"            | ADA-1025 |  |
| "UNISEX" WHEELCHAIR ACCESSIBLE RESTROOM - WALL - SIZE: 6" X 8"         | ADA-1026 |  |
| "ALL GENDER" ACCESSIBLE RESTROOM - TACTILE BRAILLE - WALL - 8" X 9"    | ADA-1245 |  |
| "WOMEN" ACCESSIBLE RESTROOM - DOOR - SIZE: 12" DIA. CIRCLE             | T24-1001 |  |
| "MEN" ACCESSIBLE RESTROOM - DOOR - SIZE: 12" TRIANGLE                  | T24-1000 |  |
| "UNISEX" WHEELCHAIR ACCESSIBLE RESTROOM - DOOR - 12" TRIANGLE/CIRCLE   | T24-1003 |  |
| "ALL GENDER" WHEELCHAIR ACCESSIBLE RESTROOM - DOOR - 12" X 12"         | ADA-1251 |  |
| * SIGNAGE TO BE ADA WHITE ON BLACK AVAILABLE FROM WWW.ADASIGNDEPOT.COM |          |  |
| ** NOT ALL USED AT THIS LOCATION                                       |          |  |



A

TACTILE EXIT SIGNAGE (PLASTIC SIGN)



B

EXIT SIGN DETAIL

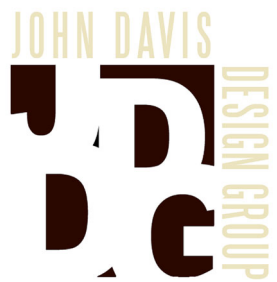
B3

### TACTILE EXIT SIGNAGE DETAILS

1/4" = 1'-0"

### TACTILE EXIT SIGNAGE REQUIREMENTS

- EACH GRADE-LEVEL EXTERIOR DOOR SHALL BE IDENTIFIED BY A TACTILE SIGN WITH THE WORD "EXIT".
- EACH EXIT DOOR THAT LEADS DIRECTLY TO A GRADE-LEVEL EXTERIOR EXIT BY MEANS OF AN EXIT ENCLOSURE OR AN EXIT PASSAGEWAY IS IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORDS, "EXIT ROUTE".
- EACH EXIT DOOR THAT LEADS DIRECTLY TO A GRADE-LEVEL EXTERIOR EXIT BY MEANS OF A STAIRWAY OR RAMP IS IDENTIFIED BY A TACTILE EXIT SIGN THAT STATES "EXIT STAIR DOWN", "EXIT RAMP DOWN", "EXIT STAIR UP" OR "EXIT RAMP UP", AS APPROPRIATE.
- EACH EXIT ACCESS DOOR FROM AN INTERIOR ROOM OR AREA TO A CORRIDOR OR HALLWAY THAT IS REQUIRED TO HAVE A VISUAL EXIT SIGN IS IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORDS, "EXIT ROUTE".
- EACH EXIT DOOR THROUGH A HORIZONTAL EXIT SHALL BE IDENTIFIED BY A SIGN WITH THE WORDS, "TO EXIT".
- LETTERS ON SIGNS ARE RAISED 1/32", SANS SERIF UPPERCASE CHARACTERS AND ARE ACCOMPANIED BY GRADE 2 BRAILLE.
- RAISED CHARACTERS ARE BETWEEN 5/8" AND 2" HIGH.
- BRAILLE DOTS ARE 1/10" ON CENTER IN EACH CELL WITH 2/10" SPACE BETWEEN CELLS, MEASURED FROM THE SECOND COLUMN OF DOTS IN THE FIRST CELL TO THE FIRST COLUMN OF DOTS IN THE SECOND CELL. [NOTE: CA AND OTHER JURISDICTIONS ONLY]
- BRAILLE DOTS ARE RAISED A MINIMUM OF 1/40" ABOVE THE BACKGROUND.
- CHARACTERS AND BACKGROUND OF SIGNS IS EGGSHELL, MATTE, OR OTHER NON-GLARE FINISH.
- CHARACTERS CONTRAST WITH THEIR BACKGROUND (LIGHT CHARACTERS ON A DARK BACKGROUND, OR DARK CHARACTERS ON A LIGHT BACKGROUND).
- LETTERS ON SIGNS HAVE A WIDTH-TO-HEIGHT RATIO BETWEEN 3:5 AND 1:1 AND A STROKE WIDTH-TO-HEIGHT BETWEEN 1:5 AND 1:10.
- SIGNS ARE TO BE INSTALLED ON THE WALL ADJACENT TO THE LATCH SIDE OF THE DOOR. (AT DOUBLE LEAF DOORS AND WHEN THERE IS NO WALL SPACE AT THE LATCH SIDE, SIGNS SHALL BE PLACED ON THE NEAREST ADJACENT WALL, PREFERABLY ON THE RIGHT.)
- MOUNTING HEIGHT IS 60" MAX. FROM THE FINISHED FLOOR TO THE TOP OF THE SIGN.
- MOUNTING LOCATION ALLOWS A PERSON TO APPROACH WITHIN 3" OF THE SIGNAGE WITHOUT ENCOUNTERING PROTRUDING OBJECTS OR STANDING WITHIN THE SWING OF A DOOR.



JOHN DAVIS  
DESIGN GROUP

ARCHITECTS  
INTERIORS  
PLANNERS

176 TALAMINE COURT  
SUITE 100  
COLORADO SPRINGS,  
COLORADO 80907  
P 719/528-1177  
F 719/444-8409

DO NOT SCALE  
DRAWINGS FOR  
CONSTRUCTION  
PURPOSES

THESE DRAWINGS ARE THE PROPERTY OF  
JDDG ARCHITECTS. THEY SHALL BE USED  
FOR THE SOLE PURPOSE OF CONSTRUCTING  
THIS PROJECT. THEY SHALL NOT BE  
REPRODUCED AND USED FOR THE PURPOSE  
OF CONSTRUCTION DOCUMENTS FOR ANY  
OTHER PROJECTS.

ADA SIGNAGE DETAILS

NEW INTERIOR REMODEL FOR  
**MANITOU SPRINGS MOBILITY  
& PARKING OFFICES**  
130 MANITOU AVENUE  
MANITOU SPRINGS, COLORADO 80829

|                            |                  |
|----------------------------|------------------|
| PROJECT NO.                | 202446           |
| DATE                       | JANUARY 24, 2025 |
| DRAWN BY                   | JRD              |
| CHECKED                    | JRD              |
| APPROVED                   | JRD              |
| REVISED                    |                  |
| FINAL BID SET<br>DOCUMENTS | JANUARY 24, 2025 |

SHEET

ADA1.2



DUE CARE SHALL BE EXERCISED IN THE REMOVAL OF ALL  
SALVAGEABLE ITEMS SUCH AS, BUT NOT LIMITED TO, DOORS,  
BLINDS, MILLWORK, CASEWORK, SHELVEING, LIGHT FIXTURES, ETC.

OWNER RESERVES THE RIGHT TO RETAIN SALVAGEABLE ITEMS  
REMOVED DURING DEMOLITION.

PROVIDE SECURITY AND WEATHER ENCLOSURES DURING CONSTRUCTION AS REQUIRED.

WHERE EXISTING WALLS AND/OR PARTITIONS ARE REMOVED, CONTRACTOR WILL GRIND SMOOTH AND PROVIDE SKIM COAT AS REQUIRED TO CREATE SMOOTH FLUSH SURFACE FINISHES.

DASHED LINES REPRESENT ITEM TO BE REMOVED UNLESS OTHERWISE NOTED.

FIELD VERIFY LOCATION OF ALL NEW OPENINGS.

CONTRACTOR WILL REMOVE ALL ITEMS FROM SITE DURING DEMOLITION THAT ARE NOT SALVAGED BY THE OWNER.

GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL BE RESPONSIBLE FOR PROVIDING ALL DEMOLITION AS REQUIRED TO COMPLETE DEMOLITION WORK AND TO OBTAIN THE FINISHED PRODUCT AS SHOWN ON THE DRAWINGS.

REMOVE ALL WALL MOUNTED ITEMS IN ROOMS RECEIVING DEMOLITION WHICH INTERFERE WITH WORK. REPLACE AFTER DEMOLITION OR NEW ITEMS ARE PLACED AND PATCH HOLES IN WALL.

REFER TO MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS  
BY OTHERS FOR ADDITIONAL INFORMATION REGARDING  
DEMOLITION OF THESE RESPECTIVE DISCIPLINES.

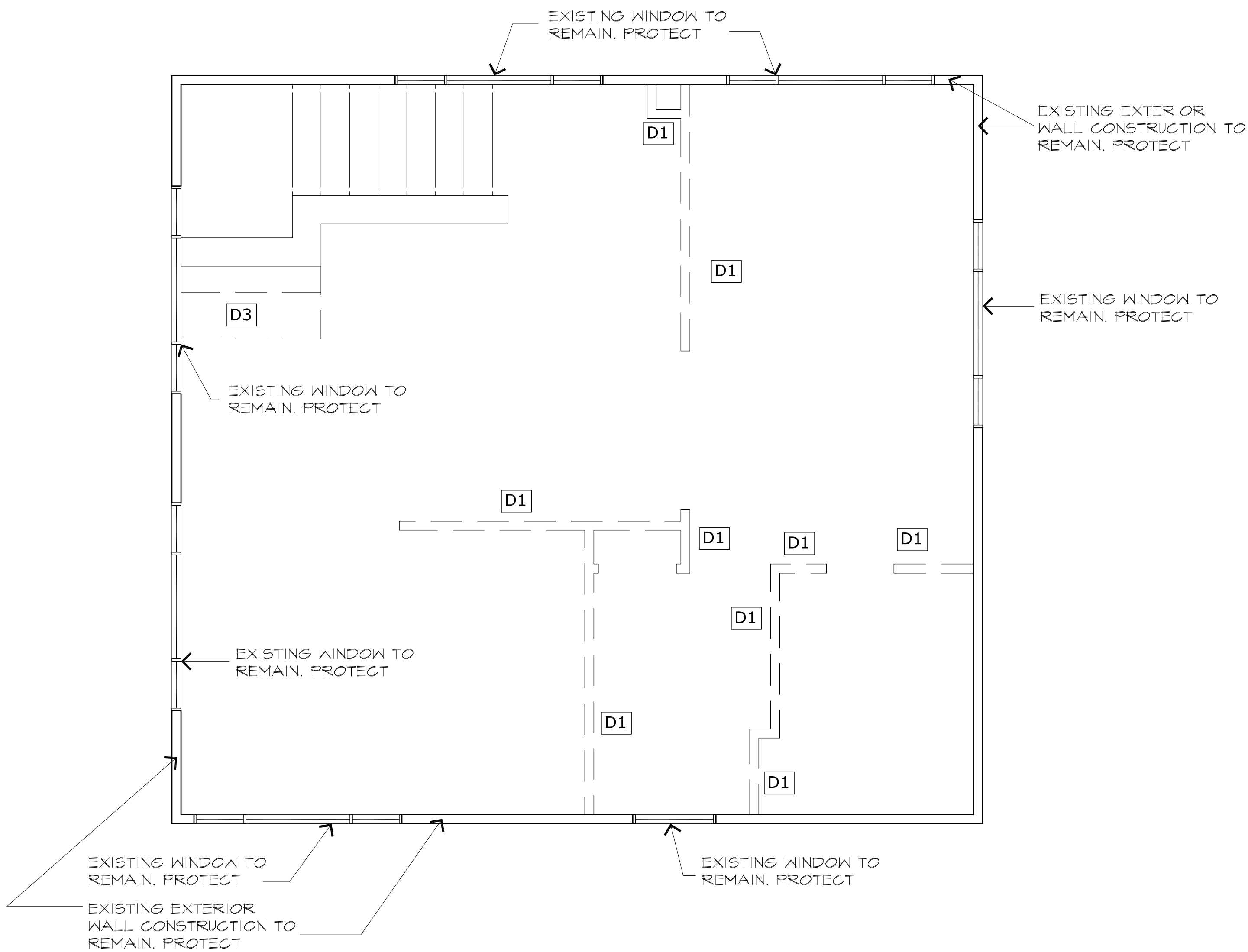
REMOVE EXISTING EXHAUST FANS. PATCH EXISTING ROOF PER MANUFACTURERS RECOMMENDATIONS REFER TO MECHANICAL DEMOLITION OF THESE RESPECTIVE DISCIPLINES.

|    |                                                                                                                                |
|----|--------------------------------------------------------------------------------------------------------------------------------|
| D1 | REMOVE EXISTING WALL CONSTRUCTION                                                                                              |
| D2 | REMOVE EXISTING DOOR/FRAME AND HARDWARE                                                                                        |
| D3 | REMOVE EXISTING PLATFORM CONSTRUCTION                                                                                          |
| D4 | REMOVE PORTION OF EXISTING CONCRETE SLAB FOR NEW CONCRETE FOOTING PAD. REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION |

### DEMOLITION KEY NOTES

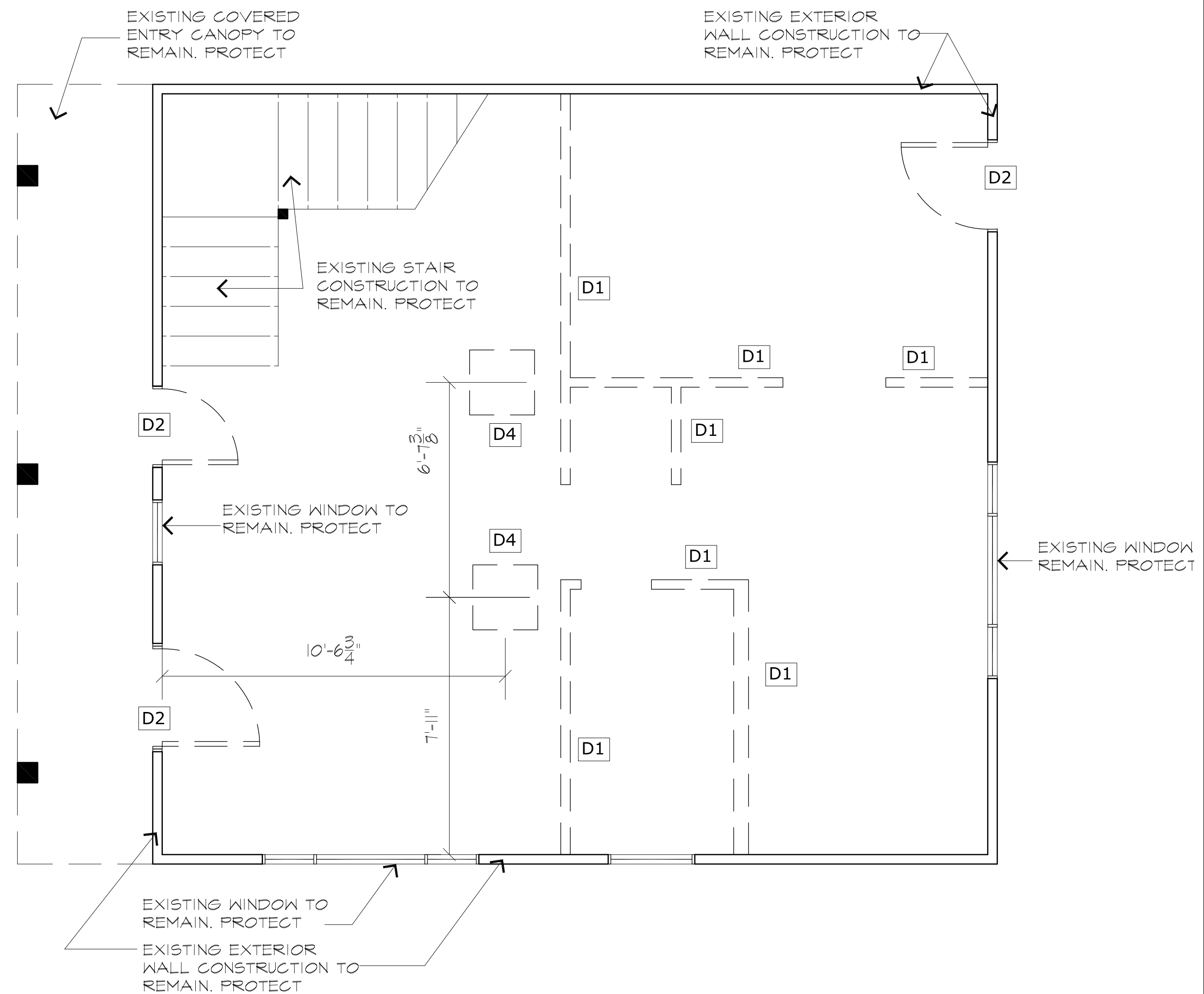
NOT USED

NOT USED



UPPER LEVEL DEMOLITION FLOOR PLAN

SCALE: 3/8"=1'-0"



## MAIN LEVEL DEMOLITION FLOOR PLAN

SCALE: 3/8"=1'-0'



JOHN DAVIS  
DESIGN GROUP

JOHN DAVIS  
DESIGN GROUP

ARCHITECTS  
INTERIORS  
PLANNERS

176 TALAMINE COURT  
SUITE 100  
COLORADO SPRINGS,  
COLORADO 80907  
P 719/528-1177  
F 719/444-8409

DO NOT SCALE  
DRAWINGS FOR  
CONSTRUCTION  
PURPOSES

THESE DRAWINGS ARE THE PROPERTY OF  
JDDG ARCHITECTS. THEY SHALL BE USED  
FOR THE SOLE PURPOSE OF CONSTRUCTING  
THIS PROJECT. THEY SHALL NOT BE  
REPRODUCED AND USED FOR THE PURPOSE  
OF CONSTRUCTION DOCUMENTS FOR ANY  
OTHER PROJECTS.

## MAIN & UPPER LEVEL DEMOLITION FLOOR PLANS

NEW INTERIOR REMODEL FOR  
**MANITOU SPRINGS MOBILITY  
& PARKING OFFICES**  
130 MANITOU AVENUE

**MANITOU SPRINGS, COLORADO 80829**

|                                                                     |                  |
|---------------------------------------------------------------------|------------------|
| PROJECT NO.                                                         | 202446           |
| DATE                                                                | JANUARY 24, 2025 |
| DRAWN BY                                                            | JRD              |
| CHECKED                                                             | JRD              |
| APPROVED                                                            | JRD              |
| REVISED                                                             |                  |
| <b>FINAL BID SET</b><br><b>DOCUMENTS</b><br><b>JANUARY 24, 2025</b> |                  |

SHEET

## D1.1







1  
A1.2

NOT USED

2  
A1.2

NOT USED

3  
A1.2

NOT USED

4  
A1.2

NOT USED

5  
A1.2

NOT USED

6  
A1.2

NOT USED

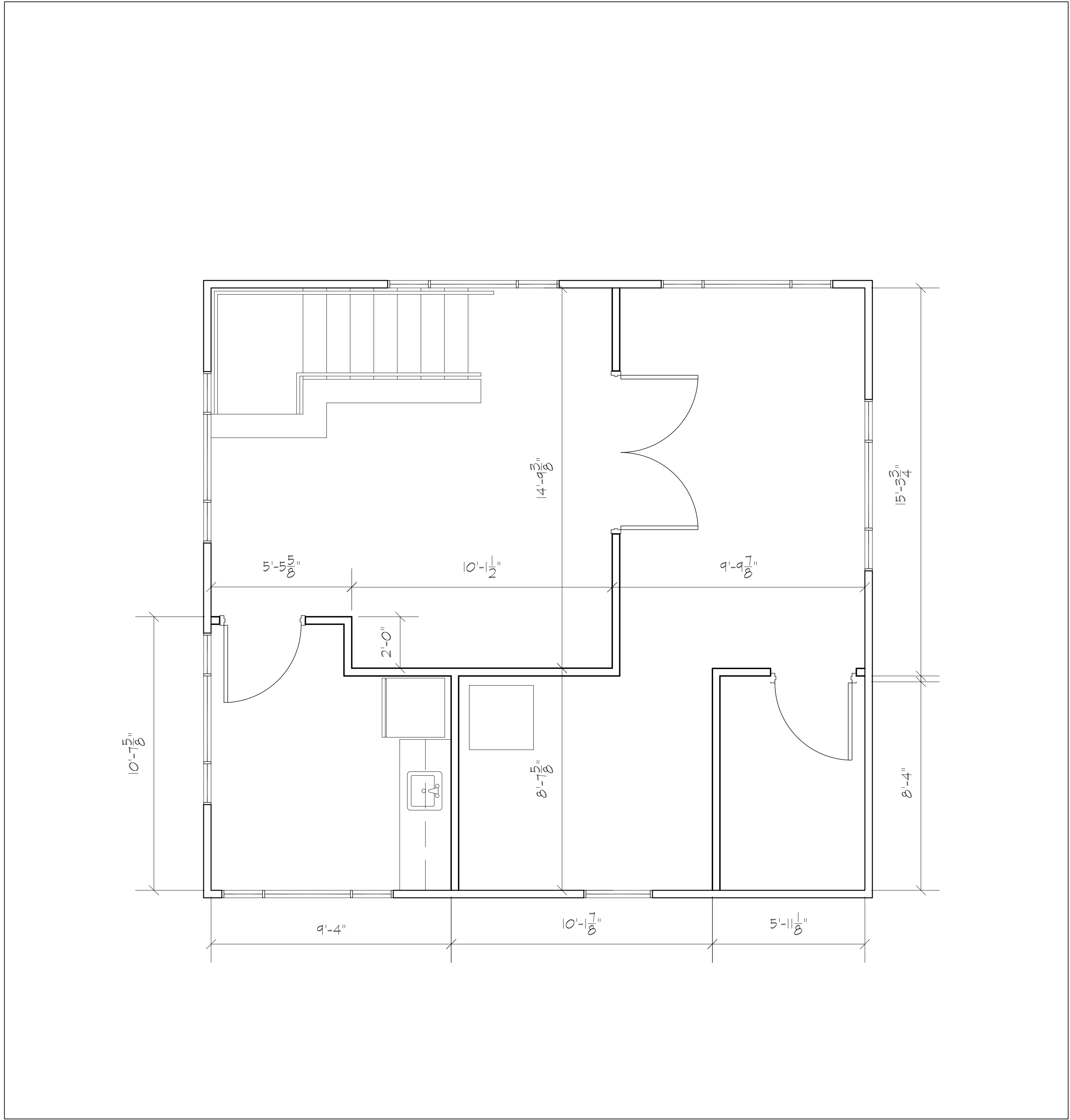
JOHN DAVIS  
DESIGN GROUP

ARCHITECTS  
INTERIORS  
PLANNERS

176 TALAMINE COURT  
SUITE 100  
COLORADO SPRINGS,  
COLORADO 80907  
P 719/528-1177  
F 719/444-8409

DO NOT SCALE  
DRAWINGS FOR  
CONSTRUCTION  
PURPOSES

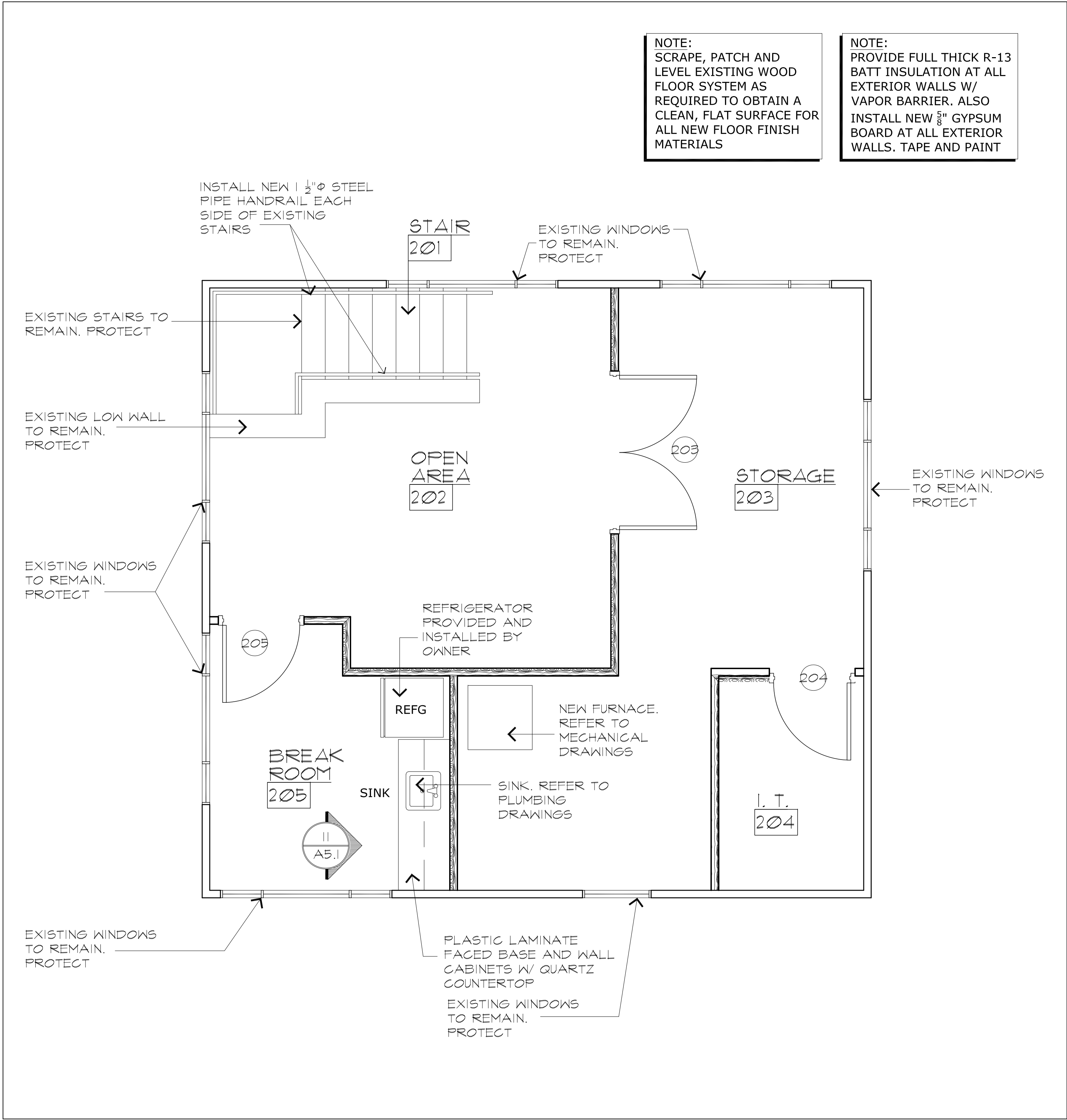
THESE DRAWINGS ARE THE PROPERTY OF  
JDDG ARCHITECTS. THEY SHALL BE USED  
FOR THE SOLE PURPOSE OF CONSTRUCTING  
THIS PROJECT. THEY SHALL NOT BE  
REPRODUCED AND USED FOR THE PURPOSE  
OF CONSTRUCTION DOCUMENTS FOR ANY  
OTHER PROJECTS.



19  
A1.2

UPPER LEVEL DIMENSIONED FLOOR PLAN

SCALE: 3/8"=1'-0"



22  
A1.2

UPPER LEVEL REMODELED FLOOR PLAN

SCALE: 3/8"=1'-0"

UPPER LEVEL REMODELED & DIMENSIONED PLAN

NEW INTERIOR REMODEL FOR  
MANITOU SPRINGS MOBILITY  
& PARKING OFFICES  
130 MANITOU AVENUE  
MANITOU SPRINGS, COLORADO 80829

PROJECT NO. 202446

DATE JANUARY 24, 2025

DRAWN BY JRD

CHECKED JRD

APPROVED JRD

REVISED

FINAL BID SET  
DOCUMENTS  
JANUARY 24, 2025

SHEET

A1.2



1  
A1.3

NOT USED

2  
A1.3

NOT USED

3  
A1.3

NOT USED

4  
A1.3

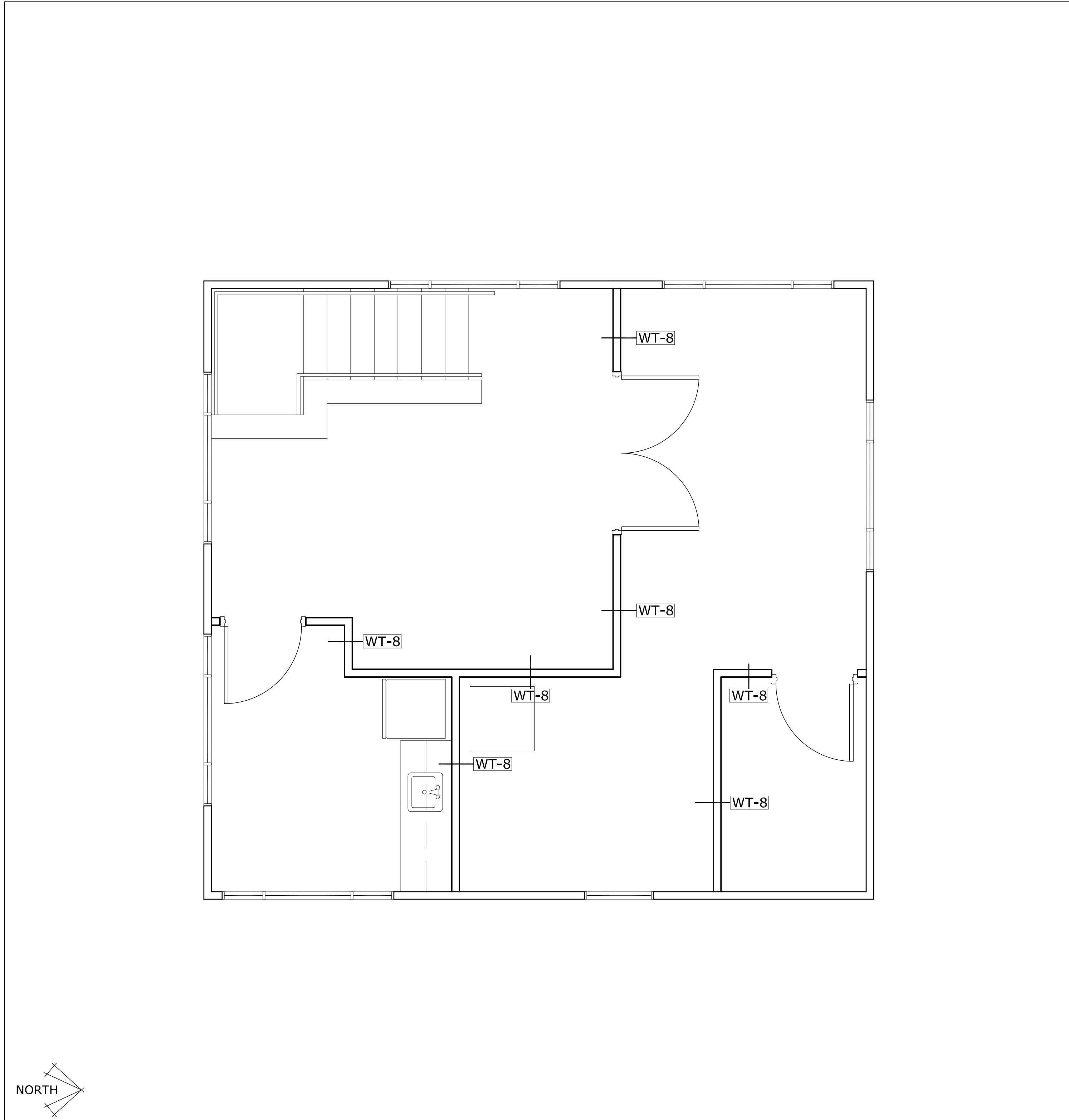
NOT USED

5  
A1.3

NOT USED

6  
A1.3

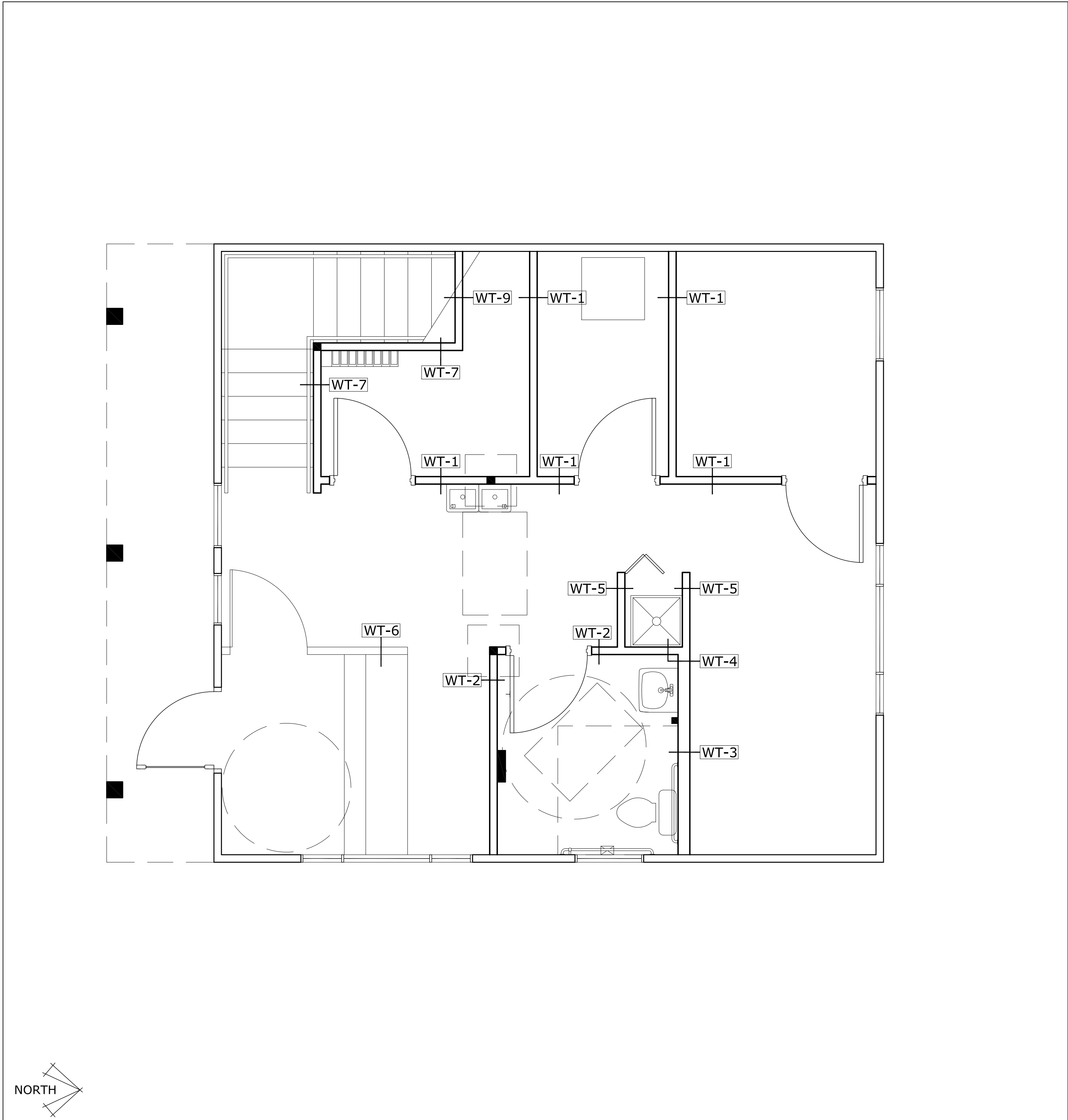
NOT USED



19  
A1.3

MAIN LEVEL WALL TYPE FLOOR PLAN

SCALE: 3/8"=1'-0"



22  
A1.3

MAIN LEVEL WALL TYPE FLOOR PLAN

SCALE: 3/8"=1'-0"

JOHN DAVIS  
DESIGN GROUP

JOHN DAVIS  
DESIGN GROUP

ARCHITECTS  
INTERIORS  
PLANNERS

176 TALAMINE COURT  
SUITE 100  
COLORADO SPRINGS,  
COLORADO 80907  
P 719/528-1177  
F 719/444-8409

DO NOT SCALE  
DRAWINGS FOR  
CONSTRUCTION  
PURPOSES

THESE DRAWINGS ARE THE PROPERTY OF  
JDDG ARCHITECTS. THEY SHALL BE USED  
FOR THE SOLE PURPOSE OF CONSTRUCTING  
THIS PROJECT. THEY SHALL NOT BE  
REPRODUCED AND USED FOR THE PURPOSE  
OF CONSTRUCTION DOCUMENTS FOR ANY  
OTHER PROJECTS.

WALL TYPE FLOOR PLANS

NEW INTERIOR REMODEL FOR  
**MANITOU SPRINGS MOBILITY  
& PARKING OFFICES**  
130 MANITOU AVENUE  
MANITOU SPRINGS, COLORADO 80829

|                            |                  |
|----------------------------|------------------|
| PROJECT NO.                | 202446           |
| DATE                       | JANUARY 24, 2025 |
| DRAWN BY                   | JRD              |
| CHECKED                    | JRD              |
| APPROVED                   | JRD              |
| REVISED                    |                  |
| FINAL BID SET<br>DOCUMENTS | JANUARY 24, 2025 |
| SHEET                      | A1.3             |

Page 113 of 323



1.

ALL DIMENSIONS SHOWN ON REFLECTED CEILING PLAN ARE FROM FACE OF WALL FINISH UNLESS NOTED OTHERWISE
2.

ALL CEILING GRID SHALL BE CENTERED IN ROOM FROM EACH DIRECTION UNLESS NOTED OTHERWISE
3.

ALL CEILING HEIGHTS REFERENCED ON PLAN ARE FROM FINISH FLOOR (A.F.F.)
4.

GENERAL CONTRACTOR SHALL FIELD VERIFY FIXTURE QUANTITIES AND ALSO MAKE PROPER ADJUSTMENTS FOR ANY CHANGES IN THE PLAN DUE TO ADDITIONAL REQUIREMENTS, LOCAL CODES, ETC
5.

REFER TO MECHANICAL DRAWINGS FOR EXACT SIZE AND LOCATION OF ALL DIFFUSERS AND EXHAUST FANS
6.

REFER TO REFLECTED CEILING PLAN FOR LOCATION OF ALL LIGHT FIXTURES
7.

GENERAL CONTRACTOR SHALL MAKE PROPER ADJUSTMENTS FOR THE LOCATION OF ALL DIFFUSERS AND EXHAUST FANS
8.

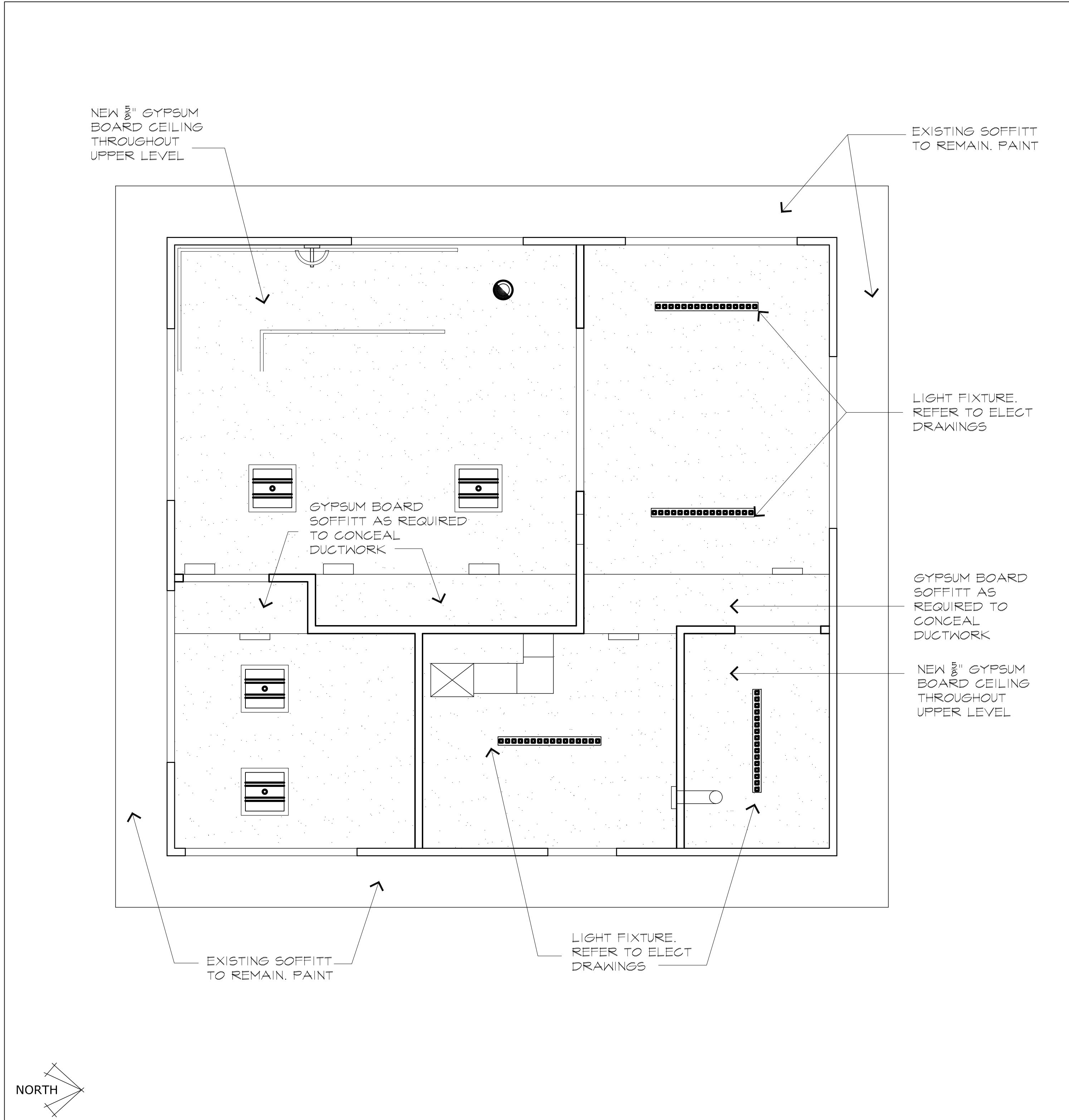
ALL LIGHT FIXTURES SHALL BE LOCATED IN CENTER OF CEILING TILES UNLESS OTHERWISE NOTED
9.

REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL LIGHTING INFORMATION

1

A2.1

CEILING NOTES



19

A2.1

UPPER LEVEL REFLECTED CEILING PLAN

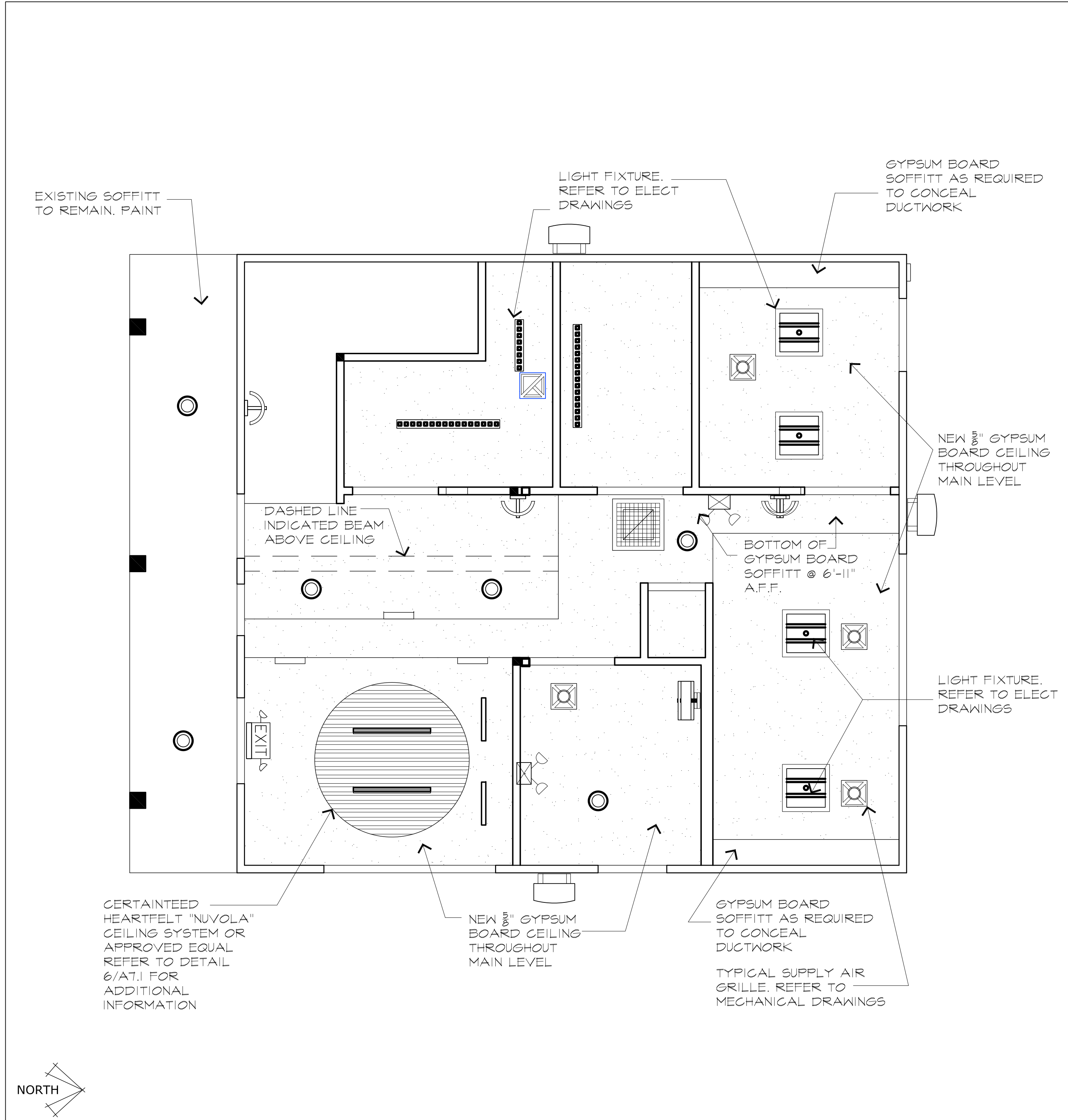
SCALE: 3/8"=1'-0"

| CEILING SYMBOLS |                              |        |                                  | CEILING SYMBOLS |                                       |        |                                    |
|-----------------|------------------------------|--------|----------------------------------|-----------------|---------------------------------------|--------|------------------------------------|
| SYMBOL          | DESCRIPTION                  | SYMBOL | DESCRIPTION                      | SYMBOL          | DESCRIPTION                           | SYMBOL | DESCRIPTION                        |
|                 | SUPPLY AIR GRILLE FLUSH TYPE |        | EXHAUST AIR GRILLE FLUSH TYPE    |                 | INDUSTRIAL LIGHT FIXTURE SURFACE TYPE |        | STRIP LIGHT FIXTURE SURFACE TYPE   |
|                 | RETURN AIR GRILLE FLUSH TYPE |        | LAY-IN LIGHT FIXTURE RECESS TYPE |                 | RECESSED CAN LIGHT                    |        | LOW BAY LIGHT FIXTURE SURFACE TYPE |

3

A2.1

CEILING LEGEND

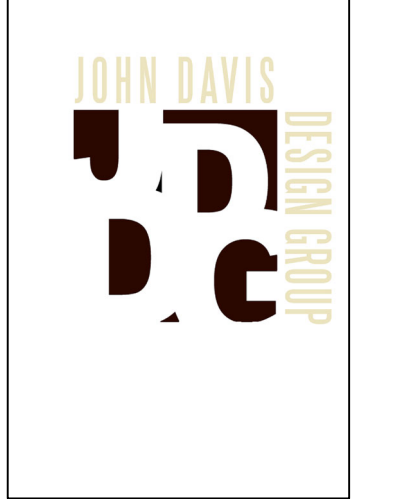


22

A2.1

MAIN LEVEL REFLECTED CEILING PLAN

SCALE: 3/8"=1'-0"



JOHN DAVIS  
DESIGN GROUP

ARCHITECTS  
INTERIORS  
PLANNERS

176 TALAMINE COURT  
SUITE 100  
COLORADO SPRINGS,  
COLORADO 80907  
P 719/528-1177  
F 719/444-8409

DO NOT SCALE  
DRAWINGS FOR  
CONSTRUCTION  
PURPOSES

THESE DRAWINGS ARE THE PROPERTY OF  
JOHN DAVIS ARCHITECTS. THEY SHALL BE USED  
FOR THE SOLE PURPOSE OF CONSTRUCTING  
THIS PROJECT. THEY SHALL NOT BE  
REPRODUCED AND USED FOR THE PURPOSE  
OF CONSTRUCTION DOCUMENTS FOR ANY  
OTHER PROJECTS.

MANI & UPPER LEVEL REFLECTED CEILING PLANS

**NEW INTERIOR REMODEL FOR  
MANITOU SPRINGS MOBILITY  
& PARKING OFFICES  
130 MANITOU AVENUE  
MANITOU SPRINGS, COLORADO 80829**

|                                                |                  |
|------------------------------------------------|------------------|
| PROJECT NO.                                    | 202446           |
| DATE                                           | JANUARY 24, 2025 |
| DRAWN BY                                       | JRD              |
| CHECKED                                        | JRD              |
| APPROVED                                       | JRD              |
| REVISED                                        |                  |
| FINAL BID SET<br>DOCUMENTS<br>JANUARY 24, 2025 |                  |

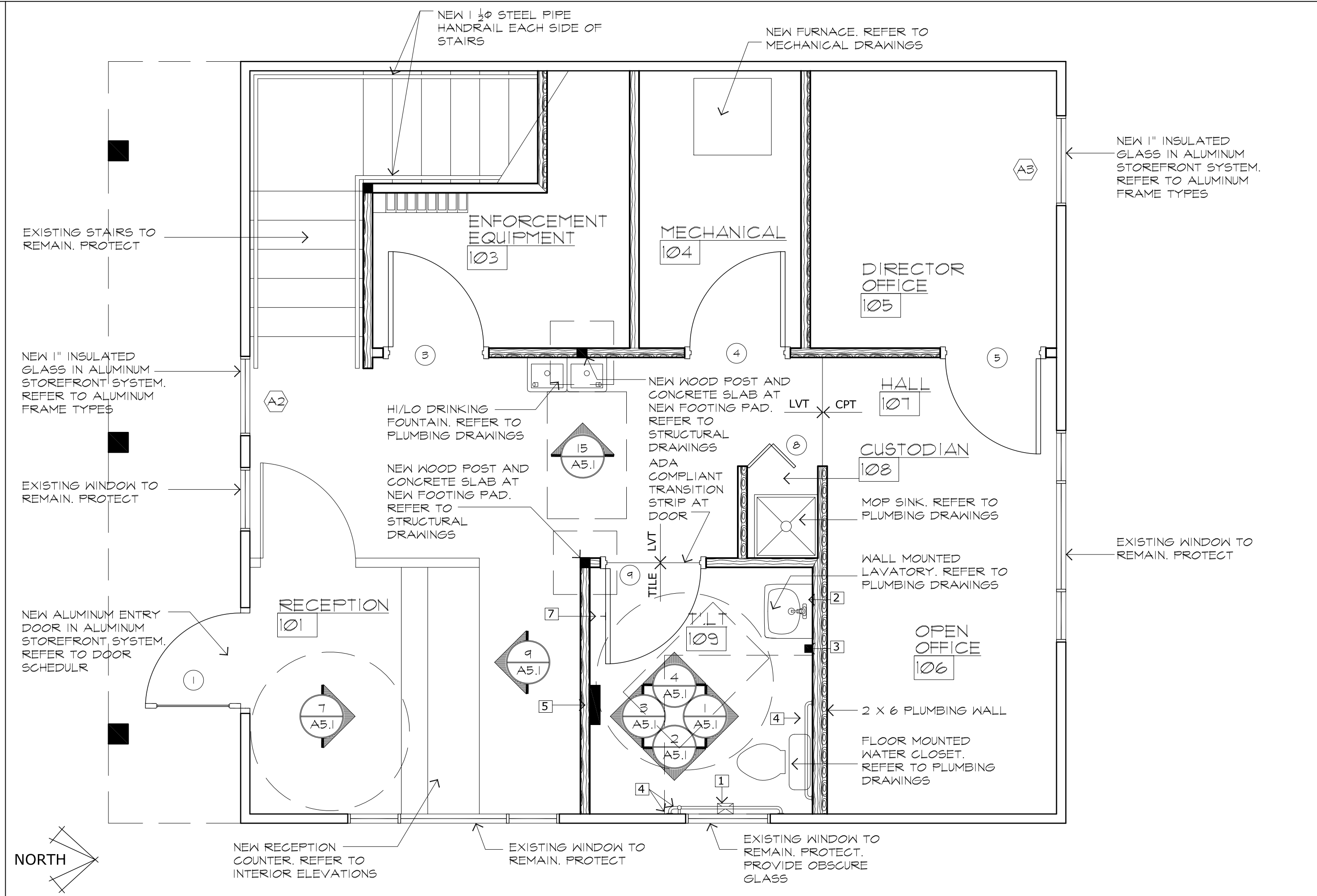
SHEET

A2.1

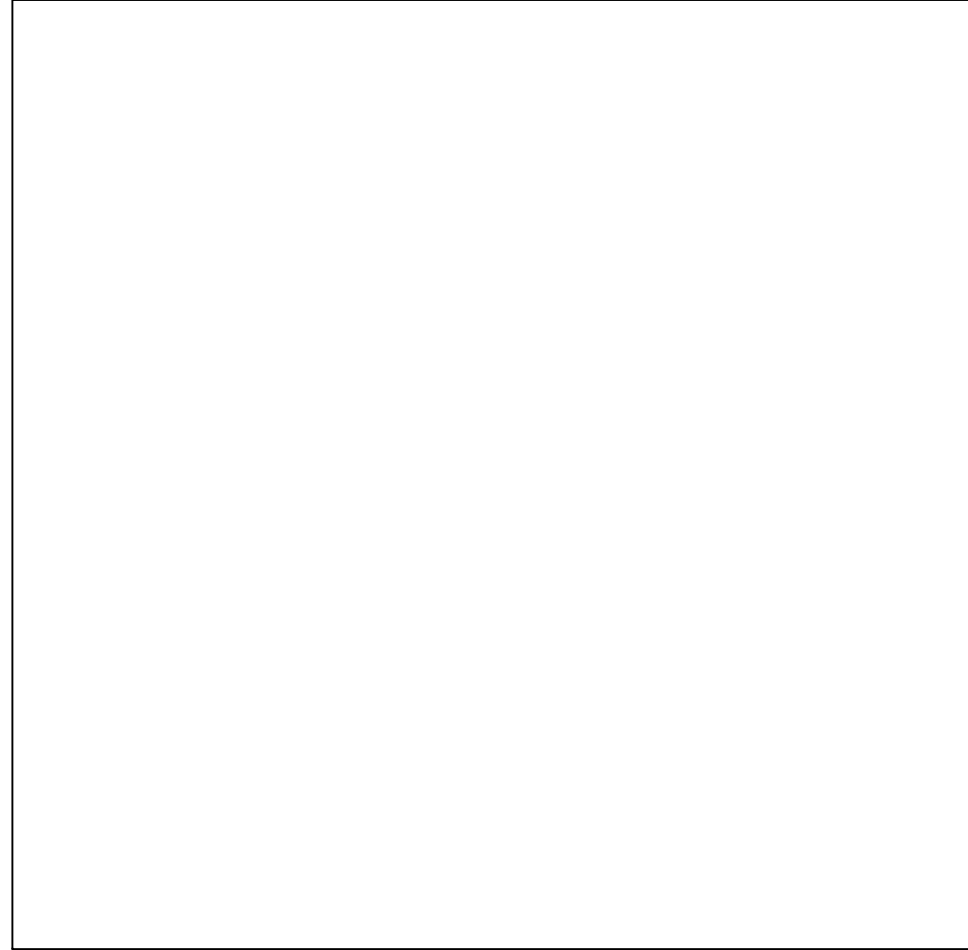




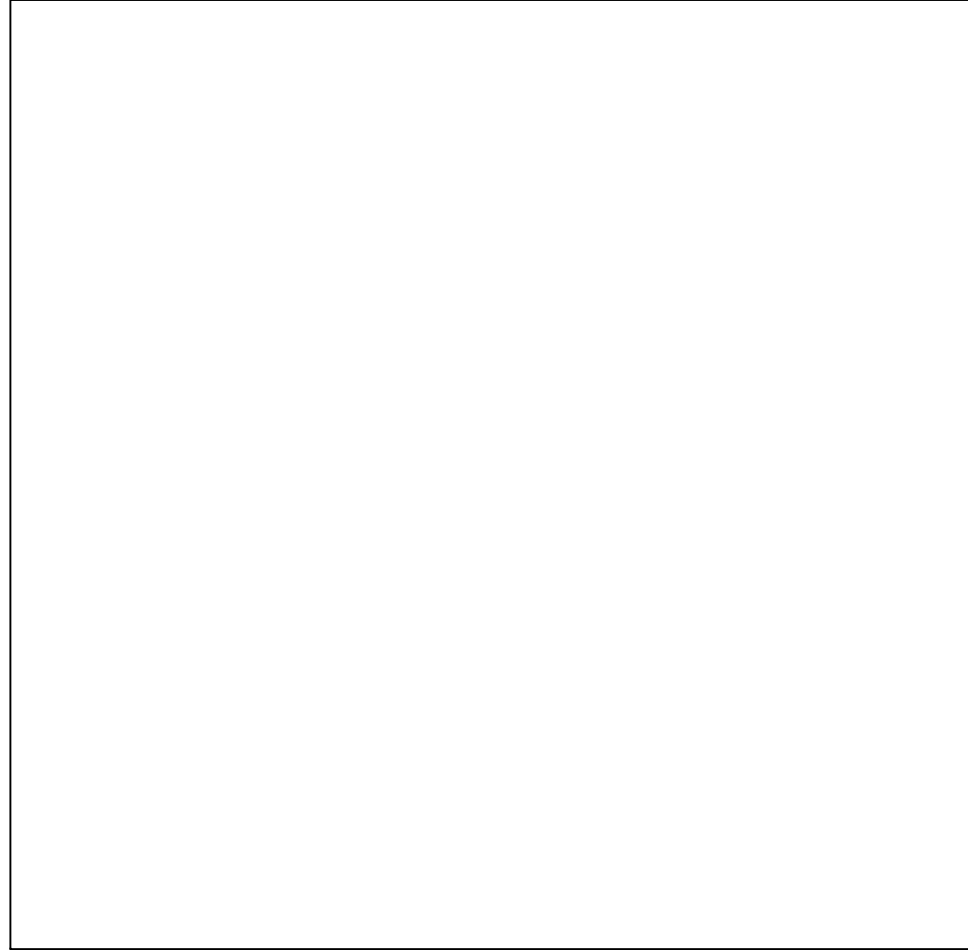




7  
A3.1  
ENLARGED FLOOR PLAN  
SCALE: 3/8"=1'-0"



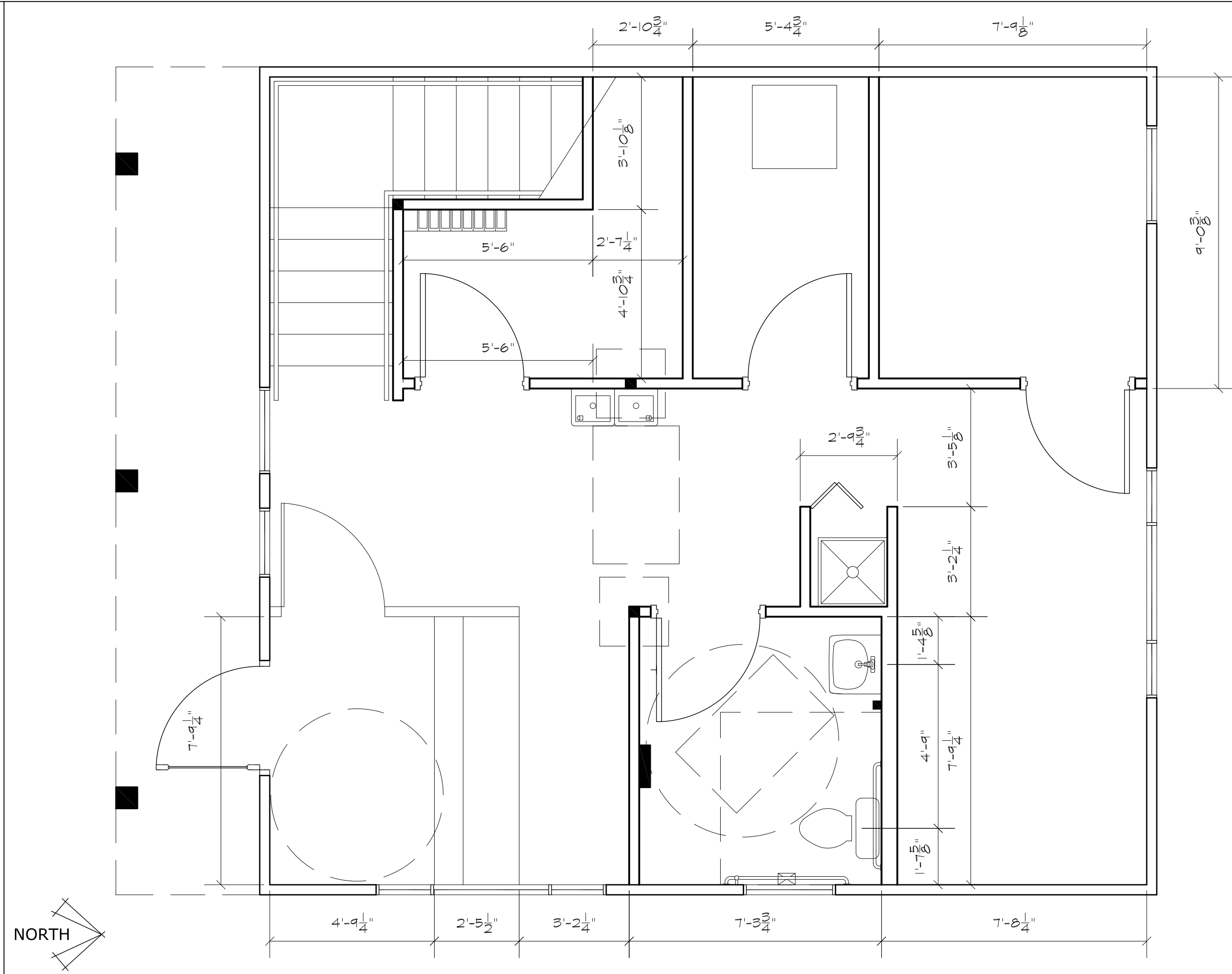
13  
A3.1  
NOT USED



14  
A3.1  
NOT USED

- |                                                                                                                                                                                |                                                      |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------|
| 1 TOILET PAPER HOLDER (PENAL-WARE 1840-FA SERIES)                                                                                                                              | 6 INSULATION AT LAVATORY PIPING                      |
| 2 PLATE GLASS MIRROR (BOBRICK B-165 1830)                                                                                                                                      | 7 COAT HOOK (BOBRICK B-212 ALUMINUM W/ MATTE FINISH) |
| 3 ELECTRIC HAND DRYERS GLOBAL INDUSTRIAL AUTOMATIC HAND DRYER                                                                                                                  |                                                      |
| 4 GRAB BAR (ACORN 1108-5, 1108-4 AND 1108-1) 1 1/2" DIA X 42" LONG (HORIZONTAL) & 1 1/2" DIA X 36" LONG (HORIZONTAL) & 1 1/2" X 18" LONG VERTICAL SATIN FINISH STAINLESS STEEL |                                                      |
| 5 SOAP DISPENSER (BOBRICK B-2112)                                                                                                                                              |                                                      |
- GENERAL NOTES:  
MOUNT TOILET ACCESSORIES PER ANSI A117.1-2009 REQUIREMENTS

15  
A3.1  
TOILET ACCESSORIES



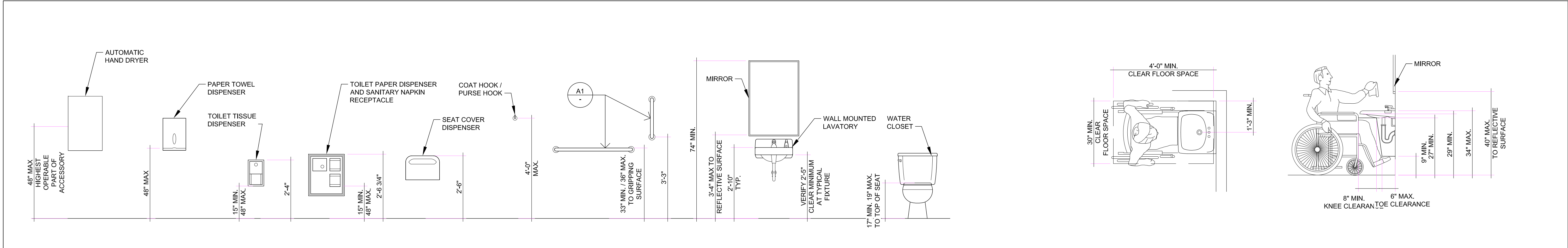
9  
A3.1  
ENLARGED DIMENSIONED FLOOR PLAN  
SCALE: 3/8"=1'-0"

- 1) GC TO INSTALL WITH MOUNTING KIT # 252-30.
- 2) THE STRUCTURAL STRENGTH OF GRAB BARS SHALL MEET THE FOLLOWING SPECIFICATIONS:
- (A) BENDING STRESS IN A GRAB BAR INDUCED BY THE MAXIMUM BENDING MOMENT FROM THE APPLICATION OF 250 lbf (1112N) SHALL BE LESS THAN THE ALLOWABLE STRESS FOR THE MATERIAL OF THE GRAB BAR.
- (B) SHEAR STRESS INDUCED IN A GRAB BAR BY THE APPLICATION OF 250 lbf (1112N) SHALL BE LESS THAN THE ALLOWABLE SHEAR STRESS FOR THE MATERIAL OF THE GRAB BAR. IF THE CONNECTIONS BETWEEN THE GRAB BAR AND ITS MOUNTING BRACKET OR OTHER SUPPORT IS CONSIDERED TO BE FULLY RESTRAINED, THEN DIRECT AND TORSIONAL SHEAR STRESSES SHALL BE TOTALLED FOR THE COMBINED SHEAR STRESS, WHICH SHALL NOT EXCEED THE ALLOWABLE SHEAR STRESS.
- (C) SHEAR FORCE INDUCED IN A FASTENER OR MOUNTING DEVICE FROM THE APPLICATION OF 250 lbf (1112N) SHALL BE LESS THAN THE ALLOWABLE LATERAL LOAD OF EITHER THE FASTENER OR MOUNTING DEVICE OR THE SUPPORTING STRUCTURE, WHICHEVER IS THE SMALLER ALLOWABLE LOAD.
- (D) TENSILE FORCE INDUCED IN A FASTENER BY A DIRECT TENSION FORCE OF 250 lbf (1112N) PLUS THE MAXIMUM MOMENT FROM THE APPLICATION OF 250 lbf (1112N) SHALL BE LESS THAN THE ALLOWABLE WITHDRAWAL LOAD BETWEEN THE FASTENER AND THE SUPPORTING STRUCTURE.

16  
A3.1  
GRAB BAR NOTES

1. DISPENSERS THAT CONTROL DELIVERY OR THAT DO NOT PERMIT CONTINUOUS PAPER FLOW SHALL NOT BE USED.
2. INTERIOR SURFACES - TOILET ROOM FLOORS SHALL HAVE A SMOOTH, HARD, NON-ABSORBENT SURFACE, SUCH AS PORTLAND CEMENT, CONCRETE, CERAMIC TILE, OR OTHER APPROVED MATERIALS WHICH EXTEND UPWARD ONTO THE WALLS AT LEAST 5".
3. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES OR SINKS.
4. PROVIDE BLOCKING AT ALL WALL MOUNTED FIXTURES AND ACCESSORIES.

18  
A3.1  
GENERAL NOTES



19  
A3.1  
ADA/ANSI MOUNTING HEIGHTS  
SCALE: 1/2"=1'-0"

**JOHN DAVIS DESIGN GROUP**

ARCHITECTS  
INTERIORS  
PLANNERS

176 TALAMINE COURT SUITE 100  
COLORADO SPRINGS,  
COLORADO 80907  
P 719/528-1177  
F 719/444-8409

DO NOT SCALE  
DRAWINGS FOR  
CONSTRUCTION  
PURPOSES

THESE DRAWINGS ARE THE PROPERTY OF  
JOHN DAVIS DESIGN GROUP. THEY SHALL BE USED  
FOR THE SOLE PURPOSE OF CONSTRUCTING  
THIS PROJECT. THEY SHALL NOT BE  
REPRODUCED AND USED FOR THE PURPOSE  
OF CONSTRUCTION DOCUMENTS FOR ANY  
OTHER PROJECTS.

ENLARGED FLOOR PLAN, INTERIOR ELEVATIONS

**NEW INTERIOR REMODEL FOR  
MANITOU SPRINGS MOBILITY  
& PARKING OFFICES  
130 MANITOU AVENUE  
MANITOU SPRINGS, COLORADO 80829**

PROJECT NO. 202446  
DATE JANUARY 24, 2025  
DRAWN BY JRD  
CHECKED JRD  
APPROVED JRD  
REVISED  
FINAL BID SET  
DOCUMENTS  
JANUARY 24, 2025

SHEET

**A3.1**



| DOOR SCHEDULE |                           |      |      |       |       |      |       |        |             |              |
|---------------|---------------------------|------|------|-------|-------|------|-------|--------|-------------|--------------|
| DOOR#         | SIZE                      | DOOR |      |       | FRAME |      |       | RATING | HDWE. GROUP | REMARKS      |
|               |                           | TYPE | MAT  | FIN   | TYPE  | MAT  | FIN   |        |             |              |
|               | MAIN LEVEL                |      |      |       |       |      |       |        |             |              |
| 1             | 3'-0" X 6'-8"             | A    | ALUM | FAC   | A1    | ALUM | FAC   |        | 1           |              |
| 2             | NOT USED                  |      |      |       |       |      |       |        |             | NOT USED     |
| 3             | 3'-0" X 6'-8" X 1 3/4"    | B    | WOOD | STAIN | H1    | HM   | PAINT |        | 2           |              |
| 4             | 3'-0" X 6'-8" X 1 3/4"    | B    | WOOD | STAIN | H1    | HM   | PAINT |        | 2           |              |
| 5             | 3'-0" X 6'-8" X 1 3/4"    | B    | WOOD | STAIN | H1    | HM   | PAINT |        | 3           |              |
| 6             | NOT USED                  |      |      |       |       |      |       |        |             | NOT USED     |
| 7             | NOT USED                  |      |      |       |       |      |       |        |             | NOT USED     |
| 8             | 2'-0" X 6'-8"             | C    | WOOD | STAIN | H1    | HM   | PAINT |        | 4           | BI-FOLD DOOR |
| 9             | 3'-0" X 6'-8" X 1 3/4"    | B    | WOOD | STAIN | H1    | HM   | PAINT |        | 5           |              |
|               |                           |      |      |       |       |      |       |        |             |              |
|               | UPPER LEVEL               |      |      |       |       |      |       |        |             |              |
| 201           | NOT USED                  |      |      |       |       |      |       |        |             | NOT USED     |
| 202           | NOT USED                  |      |      |       |       |      |       |        |             | NOT USED     |
| 203           | PR 3'-0" X 6'-8" X 1 3/4" | B    | WOOD | STAIN | H1    | HM   | PAINT |        | 6           |              |
| 204           | 3'-0" X 6'-8" X 1 3/4"    | B    | WOOD | STAIN | H1    | HM   | PAINT |        | 2           |              |
| 205           | 3'-0" X 6'-8" X 1 3/4"    | B    | WOOD | STAIN | H1    | HM   | PAINT |        | 7           |              |

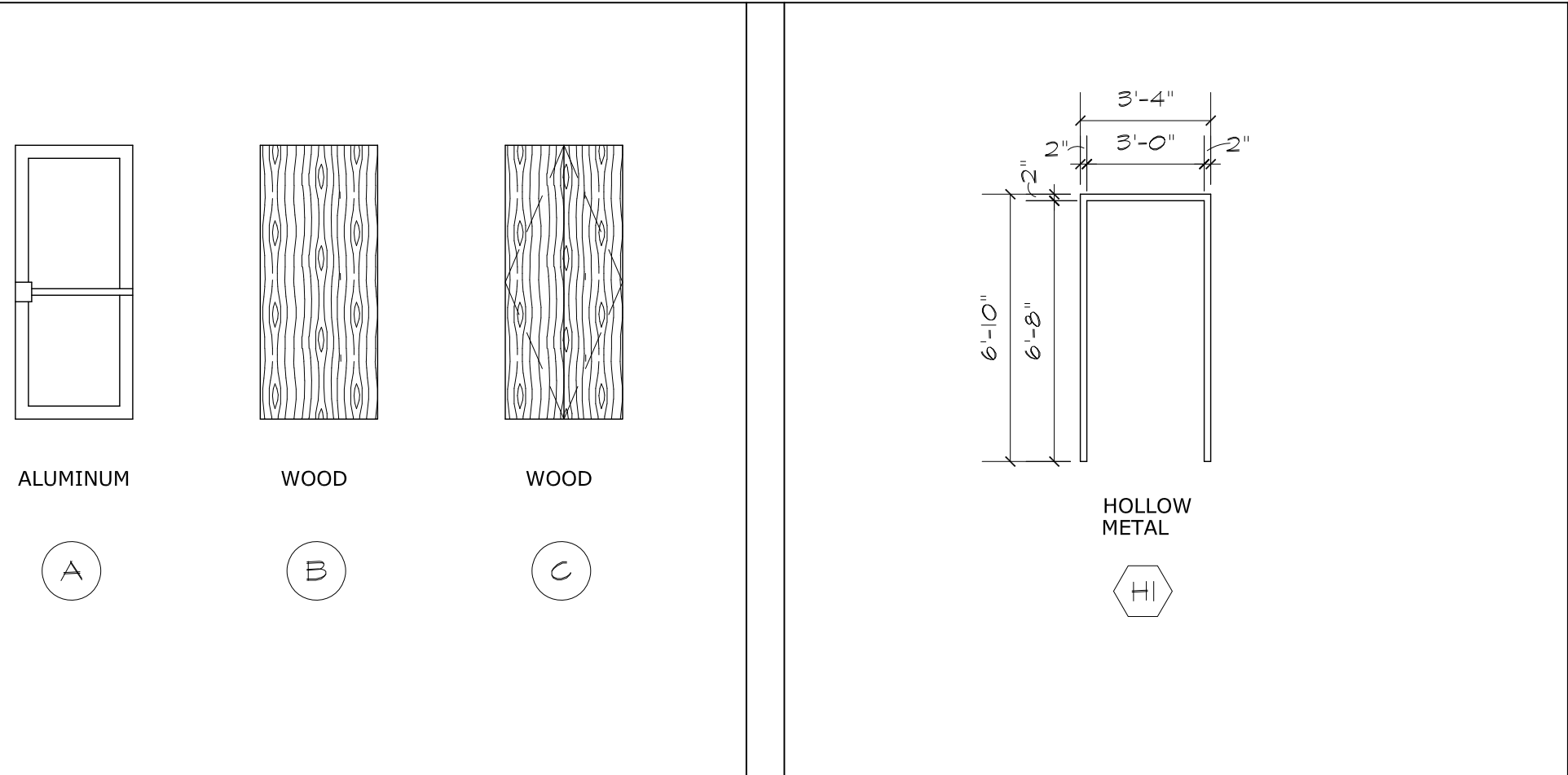
DOOR SCHEDULE

| ROOM FINISH SCHEDULE |                   |       |     |      |       |       |       |       |       |       |       |       |       |         |       |       |
|----------------------|-------------------|-------|-----|------|-------|-------|-------|-------|-------|-------|-------|-------|-------|---------|-------|-------|
| NO.                  | ROOM NAME         | FLOOR |     | BASE |       | NORTH |       | SOUTH |       | EAST  |       | WEST  |       | CEILING |       |       |
|                      |                   | MAT   | FIN | MAT  | FIN   | MAT   | FIN   | MAT   | FIN   | MAT   | FIN   | MAT   | FIN   | MAT     | FIN   | HGHT  |
|                      | MAIN LEVEL        |       |     |      |       |       |       |       |       |       |       |       |       |         |       |       |
| 01                   | RECEPTION         | LVT   | FAC | WOOD | STAIN | GB    | PAINT | GLASS | FAC   | GLASS | FAC   | GB    | PAINT | GB      | PAINT | 8'-0" |
| 02                   | STAIR             | LVT   | FAC | WOOD | STAIN | GB    | PAINT | GB    | PAINT | GB    | PAINT | GB    | PAINT | GB      | PAINT | VAR   |
| 03                   | ENFORCEMENT EQUIP | LVT   | FAC | WOOD | STAIN | GB    | PAINT | GB    | PAINT | GB    | PAINT | GB    | PAINT | GB      | PAINT | 8'-0" |
| 04                   | MECHANICAL        | LVT   | FAC | WOOD | STAIN | GB    | PAINT | GB    | PAINT | GB    | PAINT | GB    | PAINT | GB      | PAINT | 8'-0" |
| 05                   | DIRECTOR OFFICE   | CPT   | FAC | WOOD | STAIN | GLASS | FAC   | GB    | PAINT | GB    | PAINT | GB    | PAINT | GB      | PAINT | 8'-0" |
| 06                   | OPEN OFFICE       | CPT   | FAC | WOOD | STAIN | GLASS | FAC   | GB    | PAINT | GB    | PAINT | GB    | PAINT | GB      | PAINT | 8'-0" |
| 07                   | HALL              | LVT   | FAC | WOOD | STAIN | -     | -     | -     | -     | GB    | PAINT | GB    | PAINT | GB      | PAINT | 8'-0" |
| 08                   | CUSTODIAN         | LVT   | FAC | WOOD | STAIN | FRP   | FAC   | FRP   | FAC   | FRP   | FAC   | FRP   | FAC   | GB      | PAINT | 8'-0" |
| 09                   | TOILET            | TILE  | FAC | TILE | FAC   | TILE  | FAC   | TILE  | FAC   | TILE  | FAC   | TILE  | FAC   | GB      | PAINT | 8'-0" |
|                      | UPPER LEVEL       |       |     |      |       |       |       |       |       |       |       |       |       |         |       |       |
| 201                  | STAIR             | LVT   | FAC | WOOD | STAIN | -     | -     | GB    | PAINT | GB    | PAINT | GLASS | FAC   | GB      | PAINT | VAR   |
| 202                  | OPEN AREA         | CPT   | FAC | WOOD | STAIN | GB    | PAINT | GLASS | FAC   | GB    | PAINT | GB    | PAINT | GB      | PAINT | 8'-0" |
| 203                  | STORAGE           | CPT   | FAC | WOOD | STAIN | GLASS | FAC   | GLASS | FAC   | GB    | PAINT | GLASS | FAC   | GB      | PAINT | 8'-0" |
| 204                  | I.T.              | LVT   | FAC | WOOD | STAIN | GB    | PAINT | GB    | PAINT | GB    | PAINT | GB    | PAINT | GB      | PAINT | 8'-0" |
| 205                  | BREAK ROOM        | LVT   | FAC | WOOD | STAIN | GB    | PAINT | GLASS | FAC   | GB    | PAINT | GB    | PAINT | GB      | PAINT | 8'-0" |

NOTE:

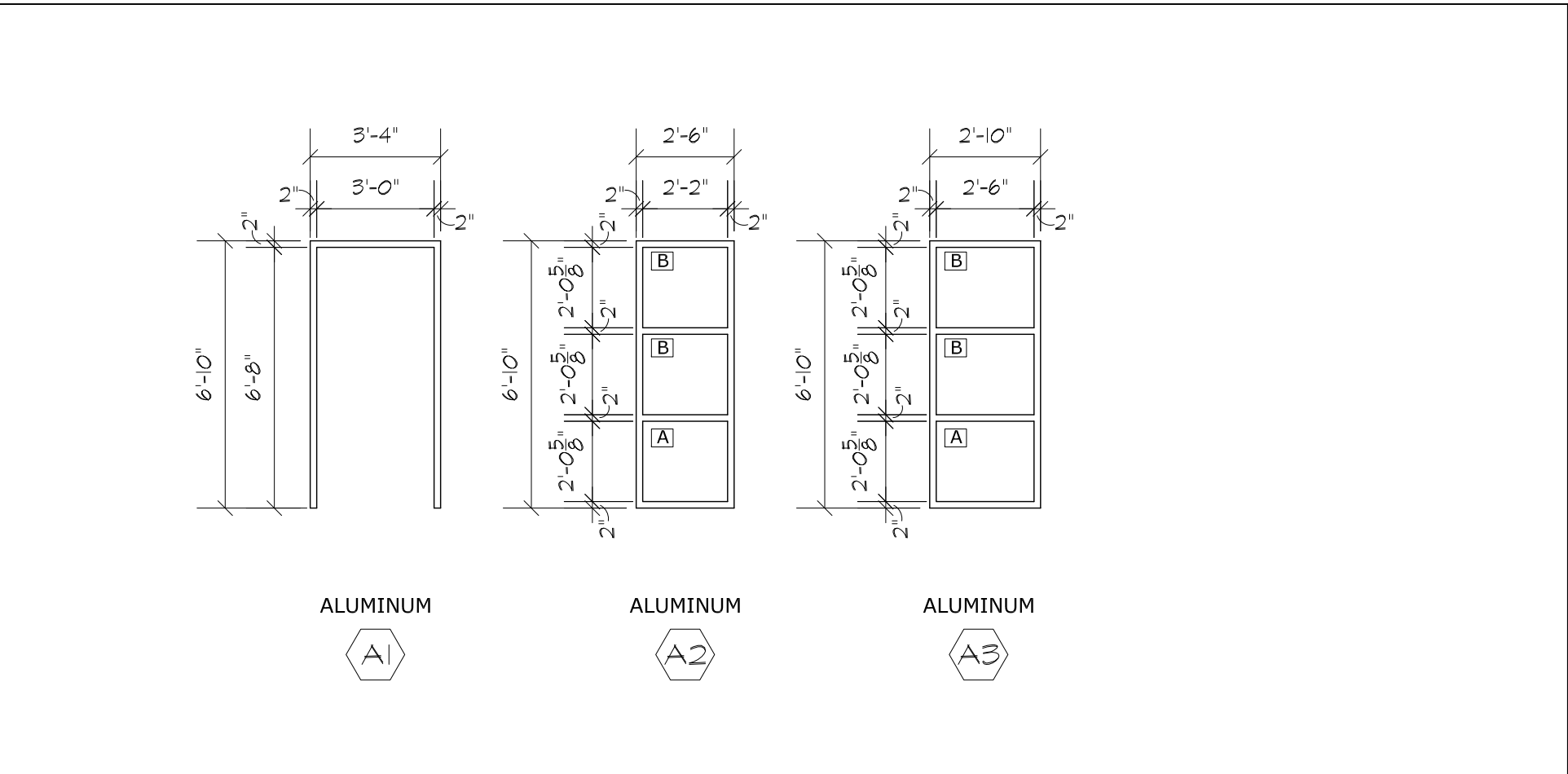
- OWNER HAS APPROXIMATELY 98 SQUARE YARDS OF 24" X 24" MULT-DIRECTIONAL CARPET TILES IN STORAGE THAT THEY WANT TO USE ON THIS PROJECT. GENERAL CONTRACTOR SHALL PROVIDE A LABOR COST TO INSTALL THE OWNER PROVIDED CARPET TILES ONLY. DO NOT PROVIDE ANY MATERIAL COST.
- OWNER HAS APPROXIMATELY 215 SQUARE FEET OF 51.97" X 7.72" LUXURY VINYL PLANKS IN STORAGE THAT THEY WANT TO USE ON THIS PROJECT. THERE ARE APPROXIMATELY 320 SQUARE FEET OF LVT FLOORING REQUIRED FOR THIS PROJECT. GENERAL CONTRACTOR SHALL PROVIDE A LABOR COST ONLY TO INSTALL THE OWNER PROVIDED LVT FLOORING AND A LABOR AND MATERIALS COST TO INSTALL APPROXIMATELY 105 SQUARE FEET OF SPECIFIED LVT FLOORING

ROOM FINISH SCHEDULE

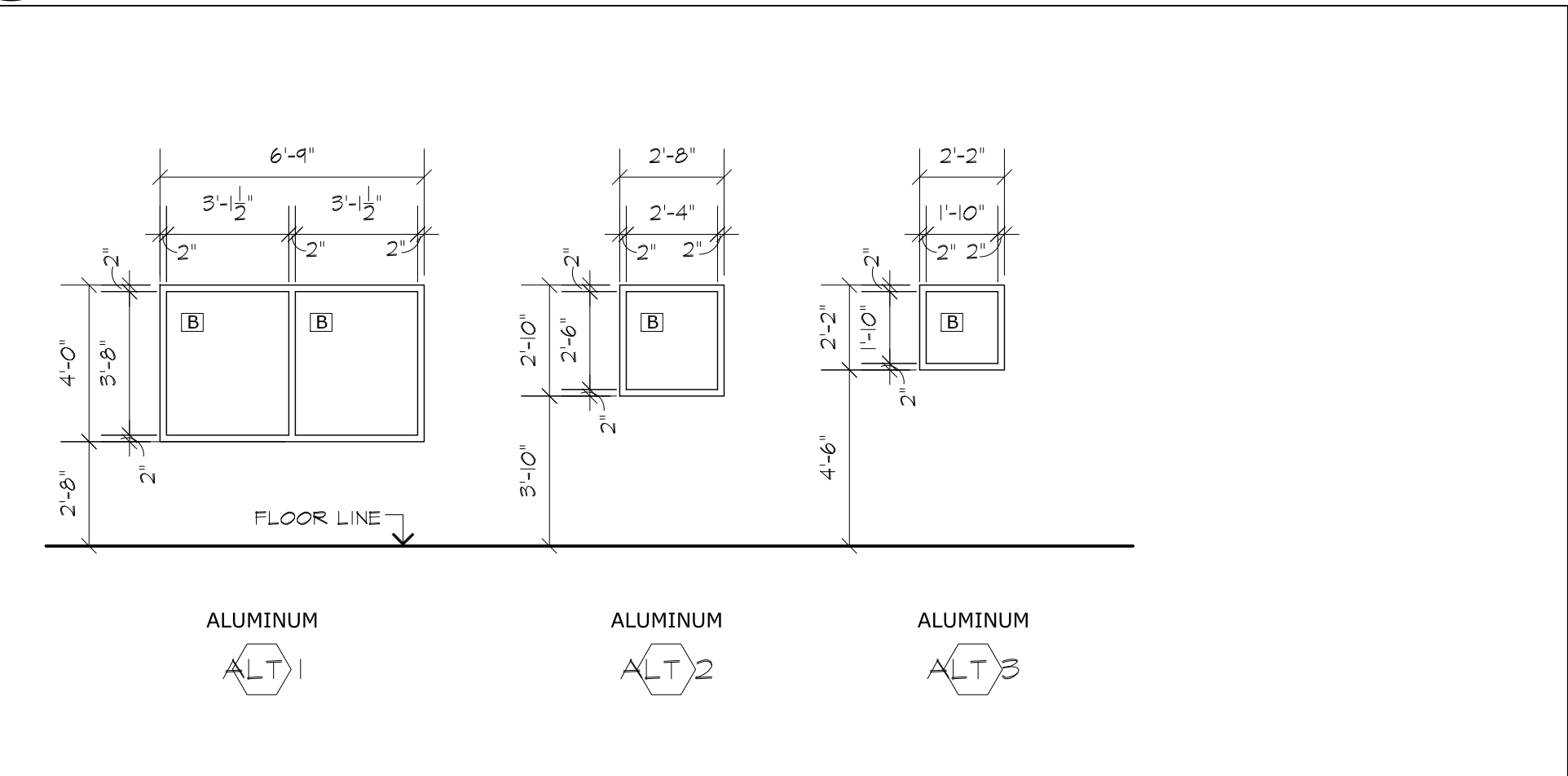


DOOR TYPES

HOLLOW METAL FRAME TYPES



ALUMINUM FRAME TYPES



ADD ALTERNATE #1 ALUMINUM FRAME TYPES

|       |                              |
|-------|------------------------------|
| CPT   | CARPET                       |
| CT    | CERAMIC TILE                 |
| EPNT  | EPOXY PAINT                  |
| EX    | EXISTING                     |
| FAC   | FACTORY APPLIED FINISH       |
| FRP   | FRP PANEL                    |
| GB    | GYPSUM BOARD                 |
| GL    | GLASS                        |
| GLBLK | GLASS BLOCK                  |
| LVT   | LUXURY VINYL TILE            |
| NA    | NOT APPLICABLE               |
| PNT   | PAINT                        |
| QT    | QUARRY TILE                  |
| TBD   | TO BE DETERMINED             |
| SAT   | SUSPENDED ACOUSTICAL TILE    |
| SS    | STAINLESS STEEL              |
| STL   | STEEL                        |
| STR   | EXPOSED STRUCTURE            |
| TILE  | PORCELAIN TILE               |
| VSF   | VINYL SHEET FLOORING         |
| WD    | WOOD                         |
| WRGB  | WATER RESISTANT GYPSUM BOARD |

ABBREVIATIONS

NOT USED

HARDWARE GROUP # 1

CONTINUOUS PIANO HINGE, KAWNEER SAM  
II CONCEALED CLOSER, DOR-O-MATIC 1990  
CONCEALED ROD, KAWNEER STYLE  
CO-9/CO-12 PULL, RIM CYLINDER, PEMKO  
1761 ALUMINUM THRESHOLD, PEMKO 9241  
WEATHERSTRIPPING

HARDWARE GROUP # 2

1 1/2 PR IVES 5BB1 4 1/2" X 4 1/2" NRP  
BUTTS, SCHLAGE ALX80P STOREROOM  
LOCKSET, ATHENS DESIGN, US 652 FINISH,  
IVES 5R54 SILENCERS, IVES WS406/407CCV  
WALL STOP

HARDWARE GROUP # 3

1 1/2 PR IVES 5BB1 4 1/2" X 4 1/2" NRP  
BUTTS, SCHLAGE ALX50P OFFICE LOCKSET,  
ATHENS DESIGN, US 652 FINISH, IVES 5R54  
SILENCERS, IVES WS406/407CCV WALL  
STOP

HARDWARE GROUP # 4

MANUFACTURERS STANDARD HARDWARE

HARDWARE GROUP # 5

1 1/2 PR IVES 5BB1 4 1/2" X 4 1/2" NRP  
BUTTS, SCHLAGE ND40 PRIVACY LOCKSET,  
ATHENS DESIGN, US 652 FINISH, SCHLAGE,  
IVES 5R64 SILENCERS, IVES WS406/407CCV  
WALL STOP

HARDWARE GROUP # 6

3 PR IVES 5BB1 4 1/2" X 4 1/2" NRP BUTTS,  
SCHLAGE ND80PD STOREROOM LOCKSET,  
ATHENS DESIGN, US 652 FINISH, SCHLAGE  
NON-TURNING LEVER (F170ELA652), IVES  
5R64 SILENCERS, IVES WS406/407CCV WALL  
STOP

HARDWARE GROUP # 7

1 1/2 PR IVES5BB1 4 1/2" X 4 1/2" NRP  
BUTTS, SCHLAGE ALX10 PASSAGE LOCKSET,  
ATHENS DESIGN, US 652 FINISH, IVES 5R54  
SILENCERS, IVES WS406/407CCV WALL  
STOP

FLOORING

- A. LVT  
MOHAWK - LIVING LOCAL  
918 SILVER

- C. PORCELAIN TILE (TOILET)  
MARAZZI  
MOROCCAN CONCRETE  
MC57 CHARCOAL  
24" X 24"

WALL TILE

- A. PORCELAIN TILE (TOILET)  
BEDROSANS  
DARK BEIGE - HIGHLAND  
12" X 24"

WALL BASE

- A. JOHSONITE  
6.375" WITH TOE  
#28 MEDIUM GREY WG  
(ROLL, NO 4 FOOT CUT)

FLOOR GROUT

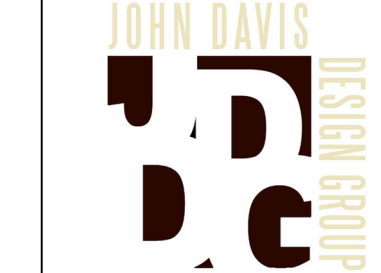
- A. CUSTOM  
644 SHADOW

WALL GROUT

- A. MATEL  
5107 IRON

SCHLUTER TRIM

- A. SCHLUTER JOLLY  
TSDA DARK ANTHRACITE



JOHN DAVIS  
DESIGN GROUP

ARCHITECTS  
INTERIORS  
PLANNERS

176 TALAMINE COURT  
SUITE 100  
COLORADO SPRINGS,  
COLORADO 80907  
P 719/528-1177  
F 719/444-8409

DO NOT SCALE  
DRAWINGS FOR  
CONSTRUCTION  
PURPOSES

THESE DRAWINGS ARE THE PROPERTY OF  
JDDG ARCHITECTS. THEY SHALL BE USED  
FOR THE SOLE PURPOSE OF CONSTRUCTING  
THIS PROJECT. THEY SHALL NOT BE  
REPRODUCED AND USED FOR THE PURPOSE  
OF CONSTRUCTION DOCUMENTS FOR ANY  
OTHER PROJECTS.

SCHEDULES, DOOR/FRAME TYPES

NEW INTERIOR REMODEL FOR  
MANITOU SPRINGS MOBILITY  
& PARKING OFFICES  
130 MANITOU AVENUE  
MANITOU SPRINGS, COLORADO 80829

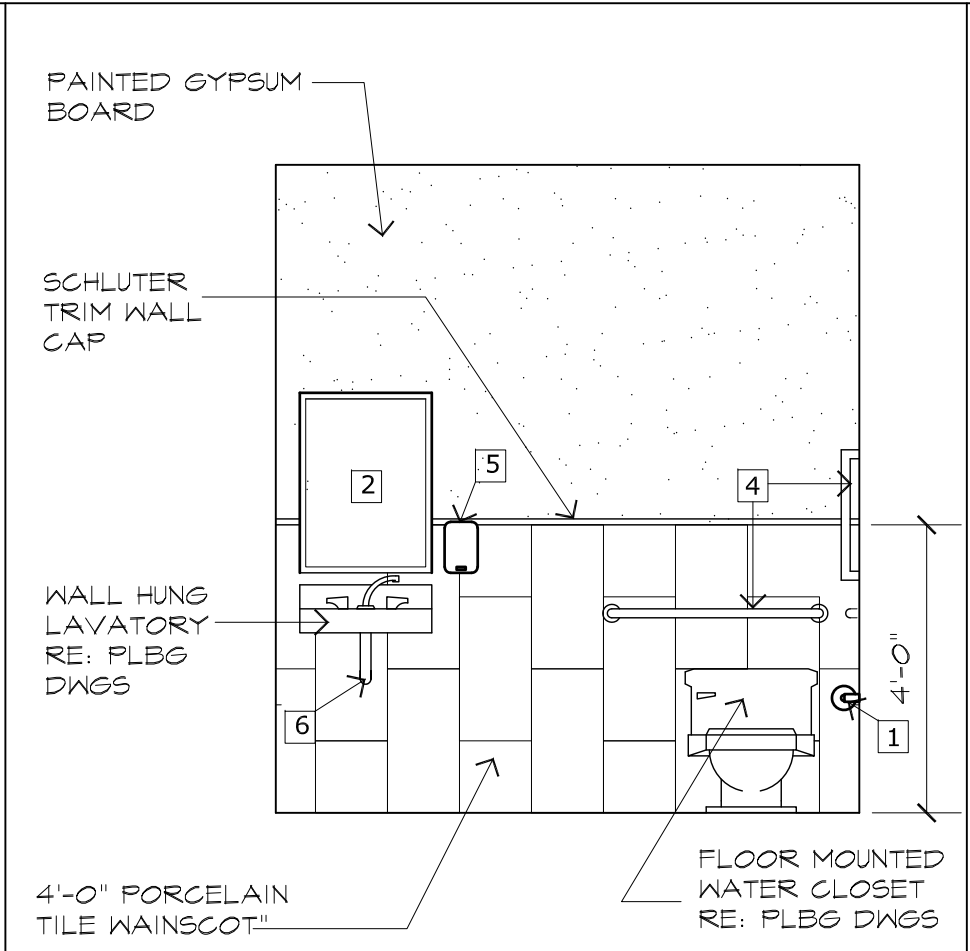
|             |                  |
|-------------|------------------|
| PROJECT NO. | 202446           |
| DATE        | JANUARY 24, 2025 |
| DRAWN BY    | JRD              |
| CHECKED     | JRD              |
| APPROVED    | JRD              |

REVISED  
FINAL BID  
DOCUMENTS  
JANUARY 24, 2021

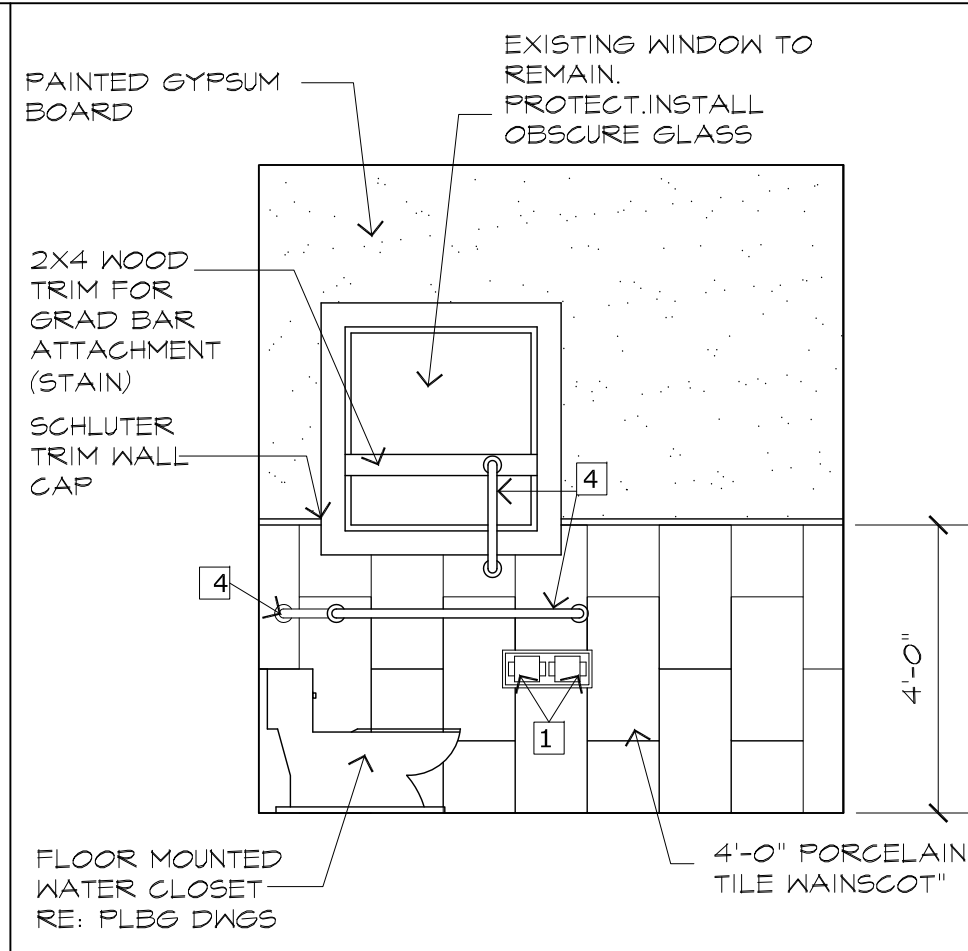
SHEET

A4.1

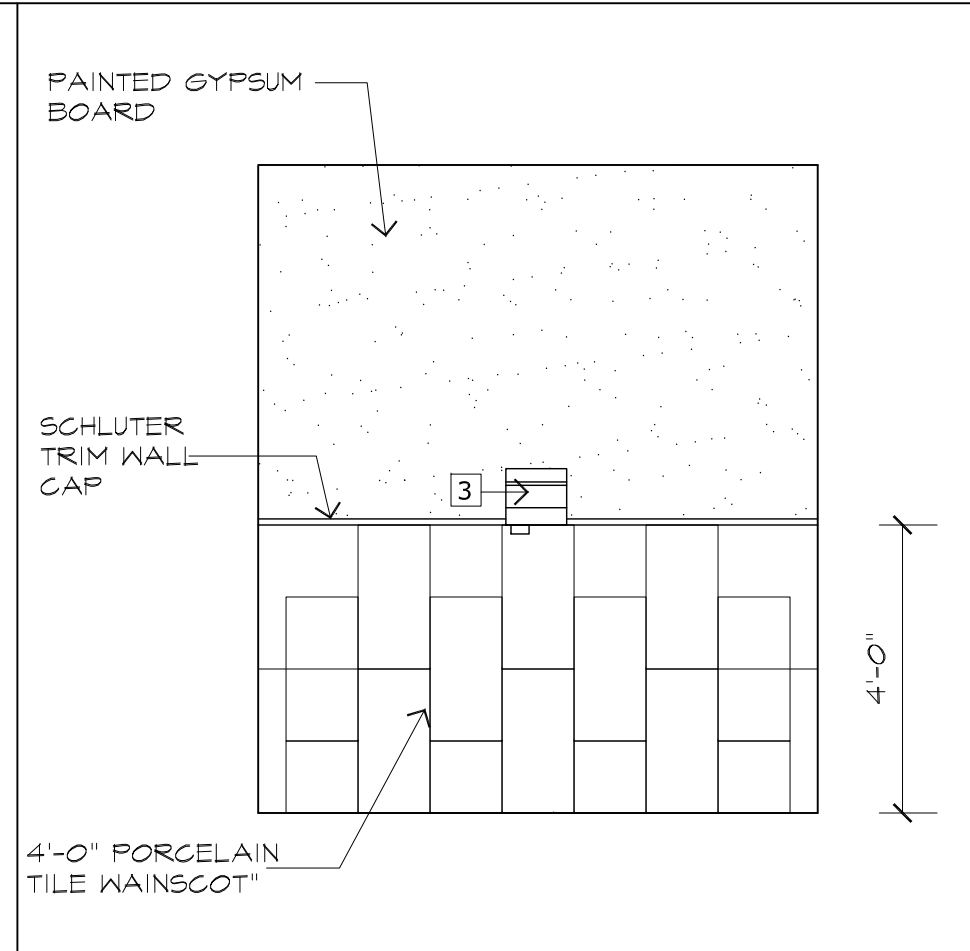




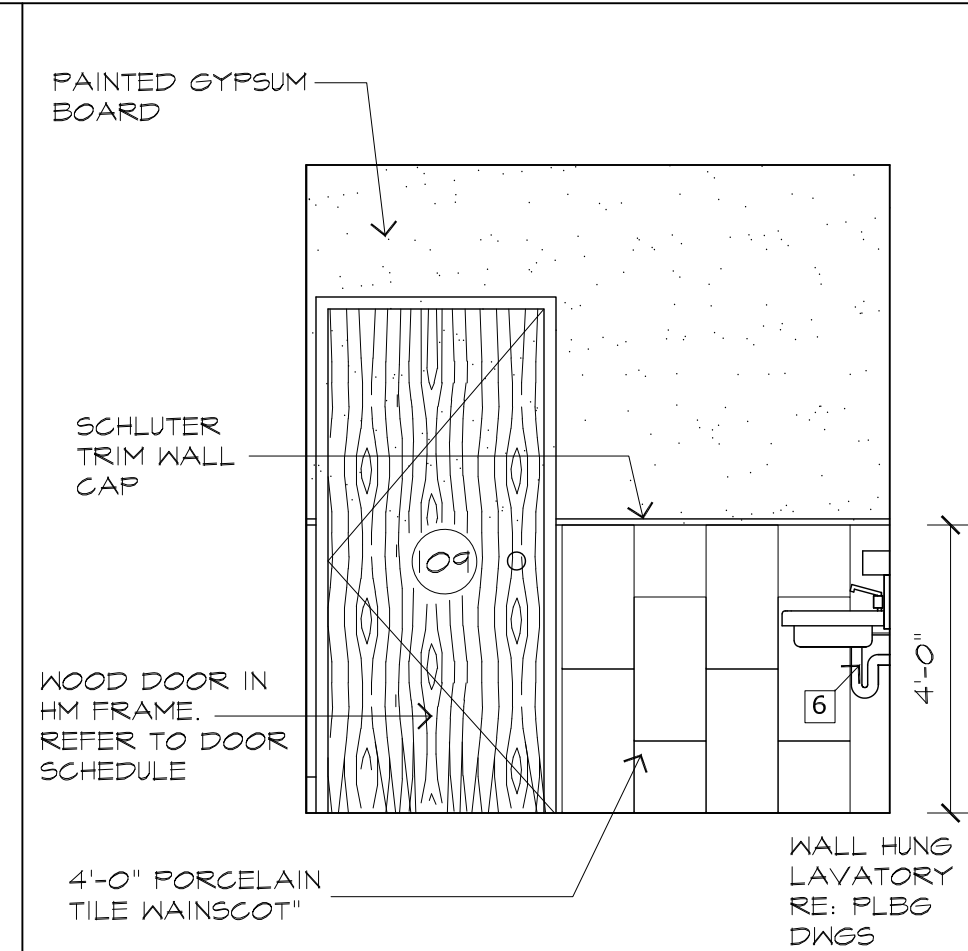
1 NORTH WALL TOILET 109  
A5.1 SCALE: 3/8"=1'-0"



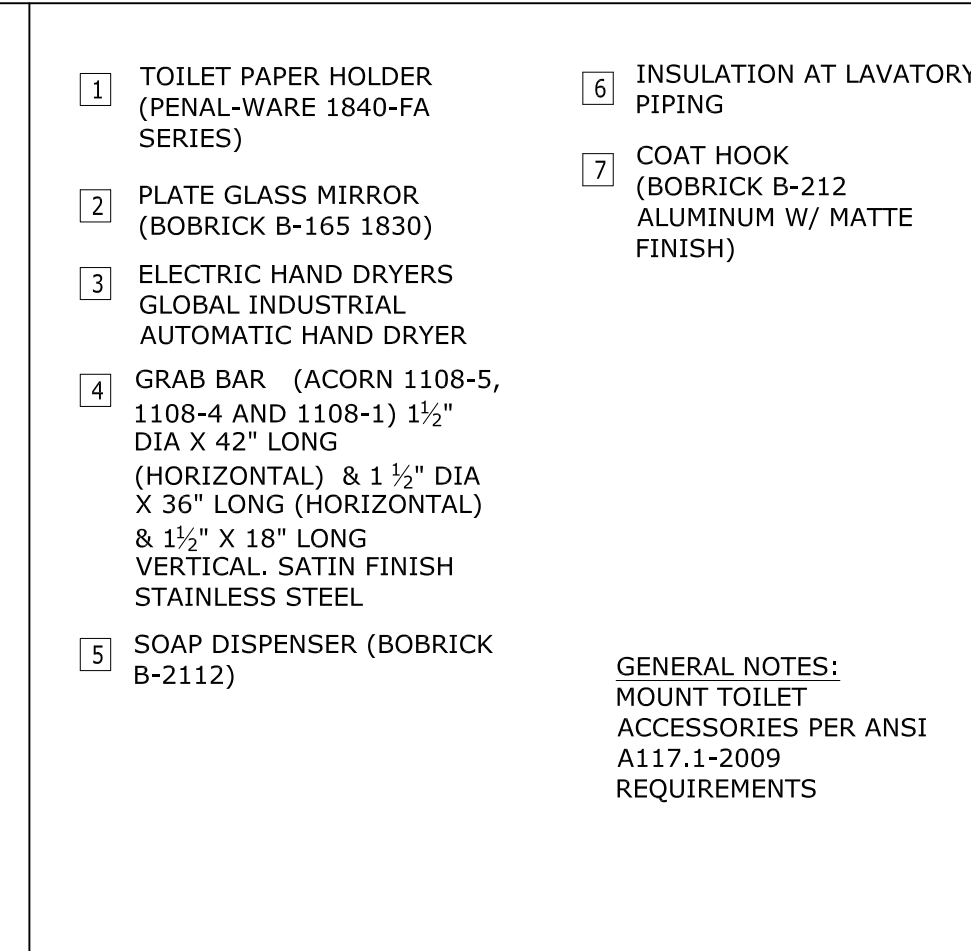
2 EAST WALL TOILET 109  
A5.1 SCALE: 3/8"=1'-0"



3 SOUTH WALL TOILET 109  
A5.1 SCALE: 3/8"=1'-0"



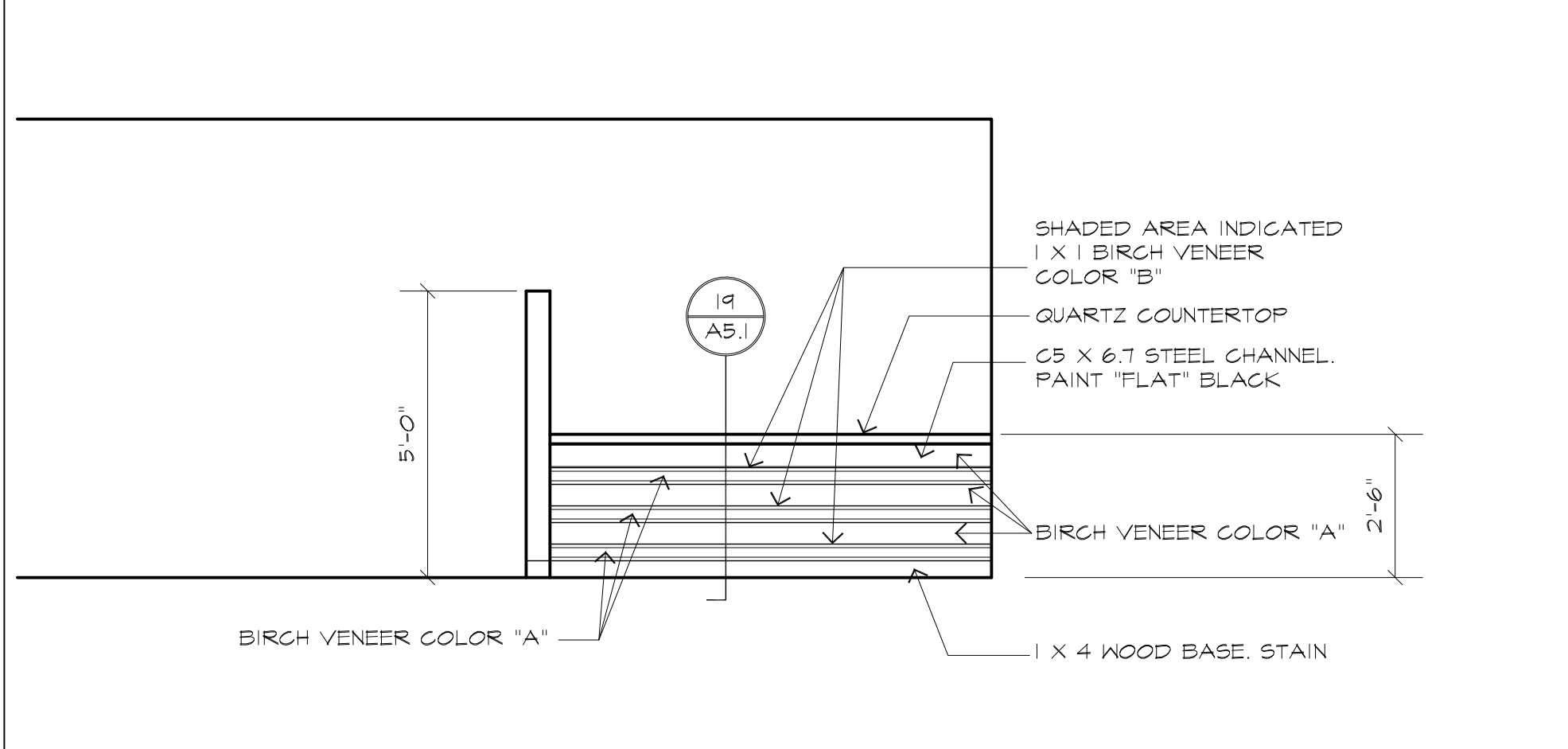
4 WEST WALL TOILET 109  
A5.1 SCALE: 3/8"=1'-0"



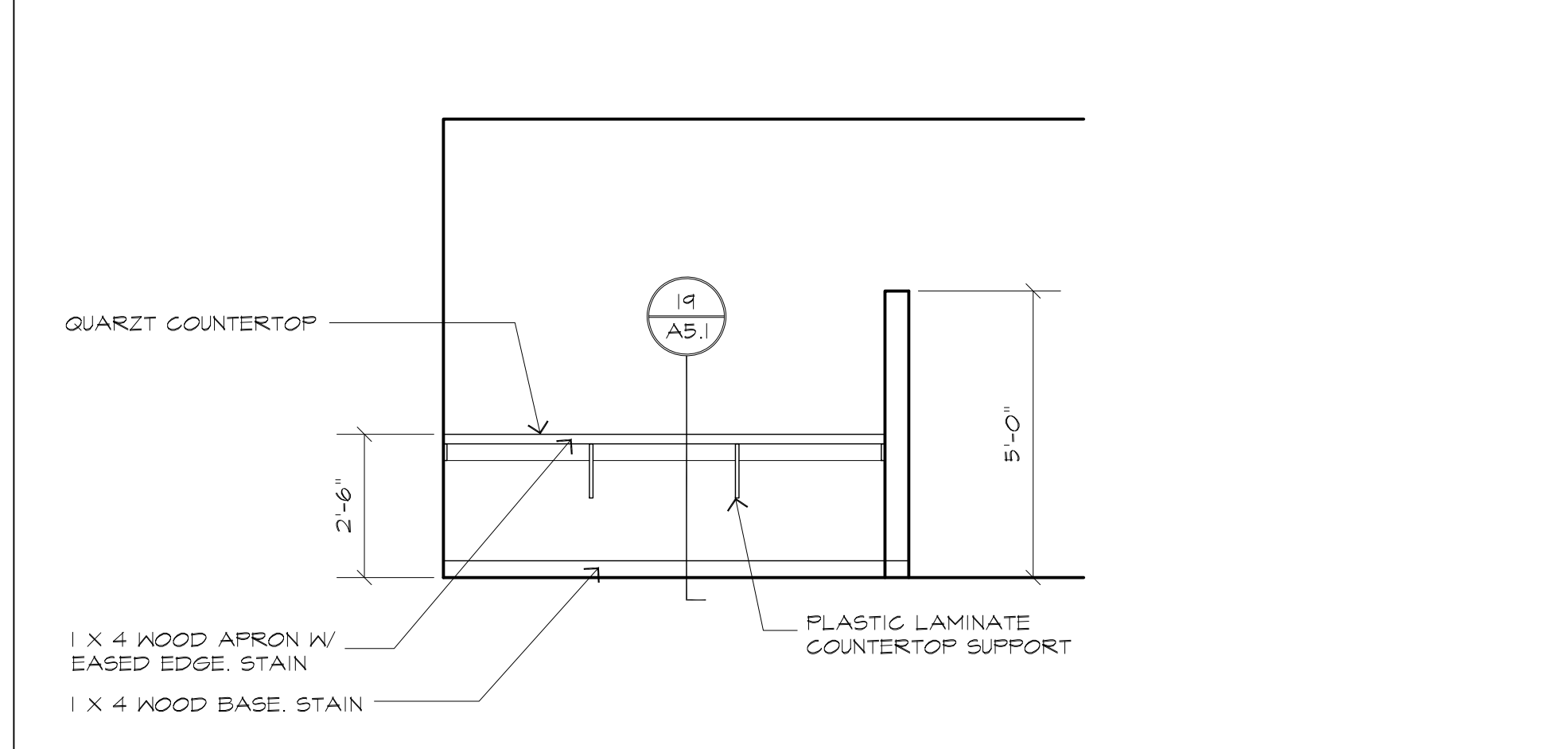
5 TOILET ACCESSORIES  
A5.1



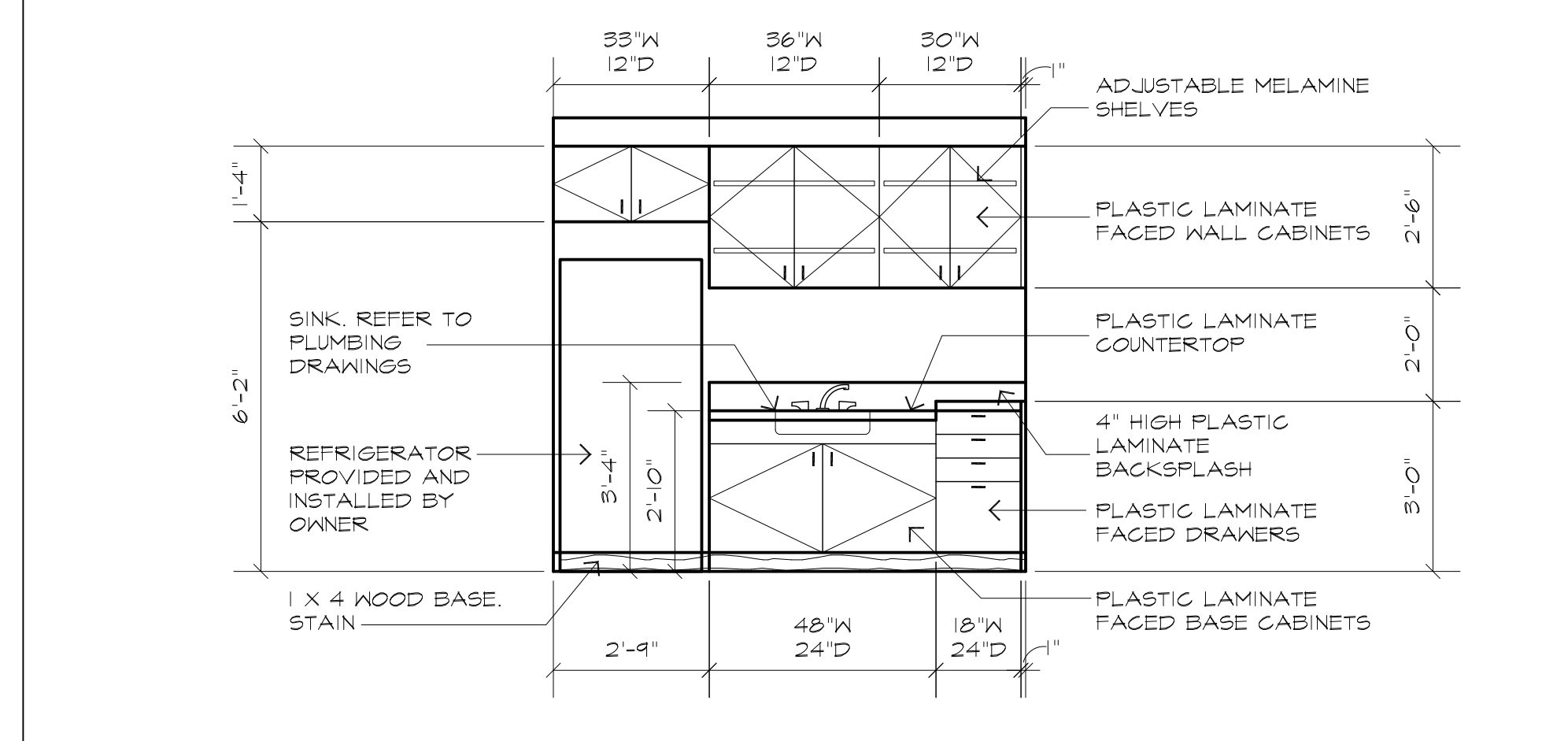
6 NOT USED  
A5.1



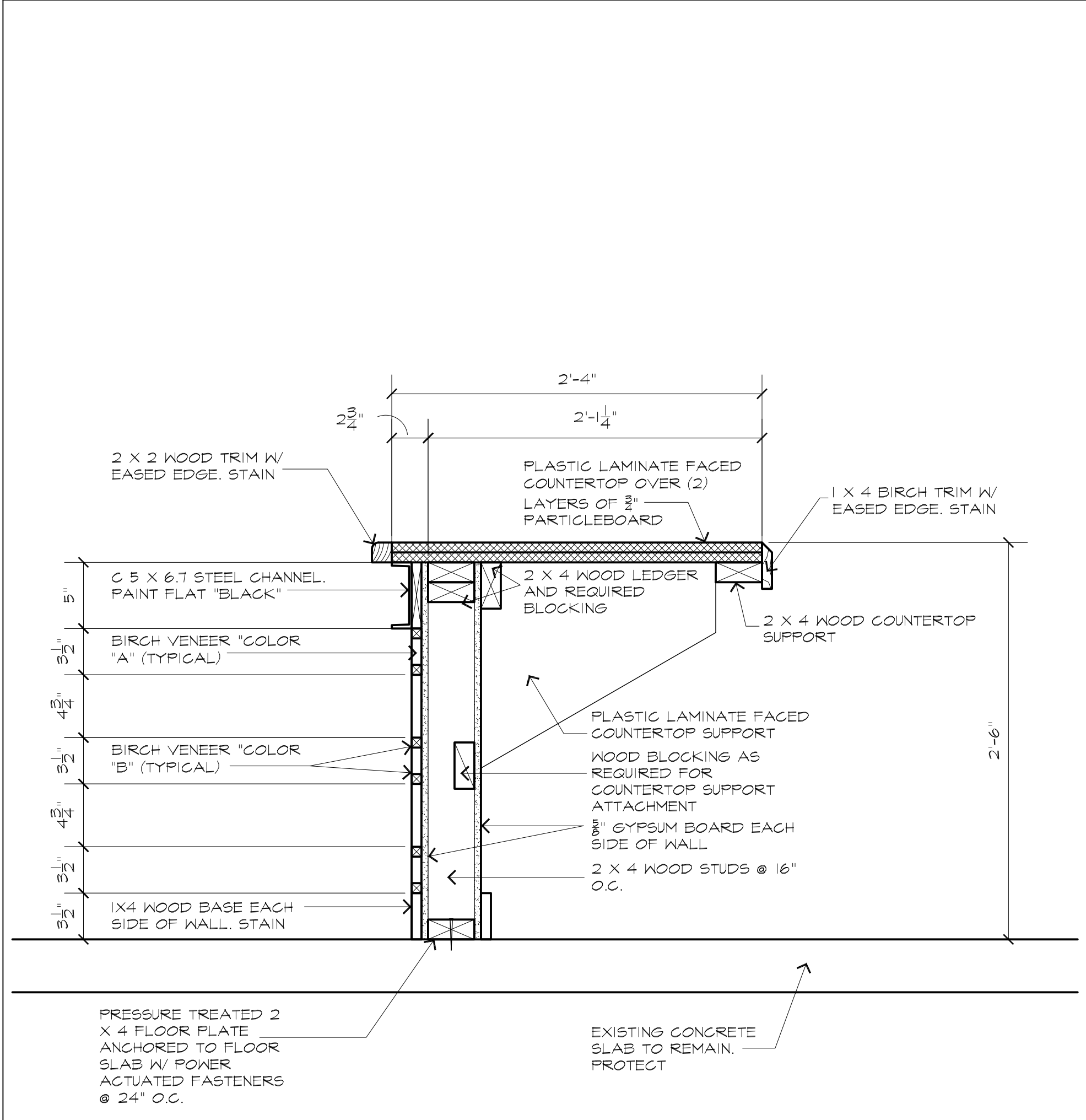
7 RECEPTION COUNTER FRONT  
A5.1 SCALE: 3/8"=1'-0"



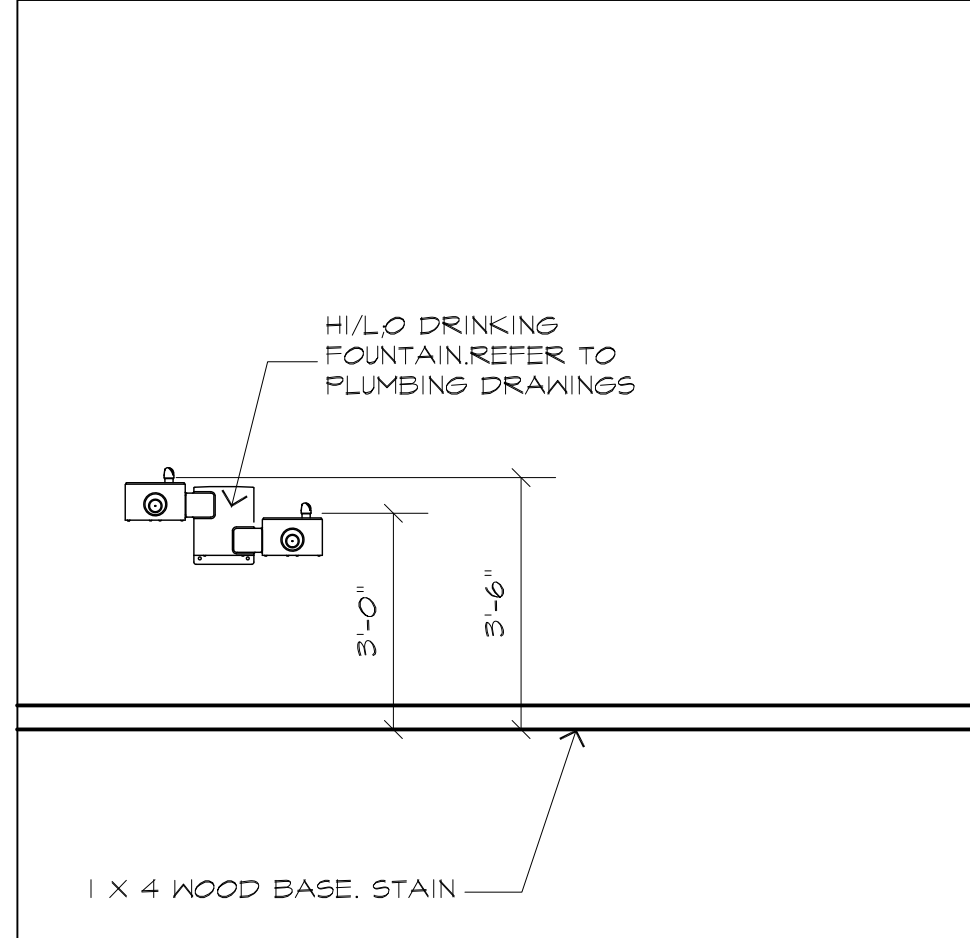
8 RECEPTION COUNTER REAR  
A5.1 SCALE: 3/8"=1'-0"



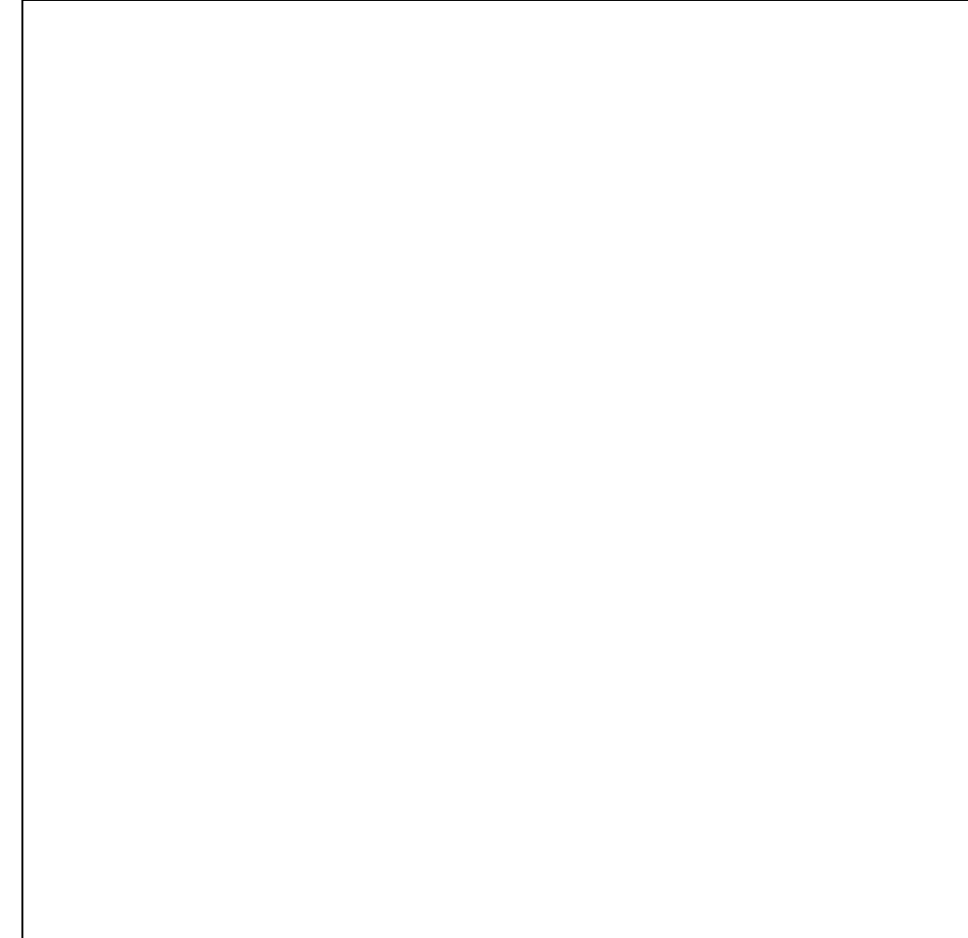
11 BREAK ROOM COUNTER  
A5.1 SCALE: 3/8"=1'-0"



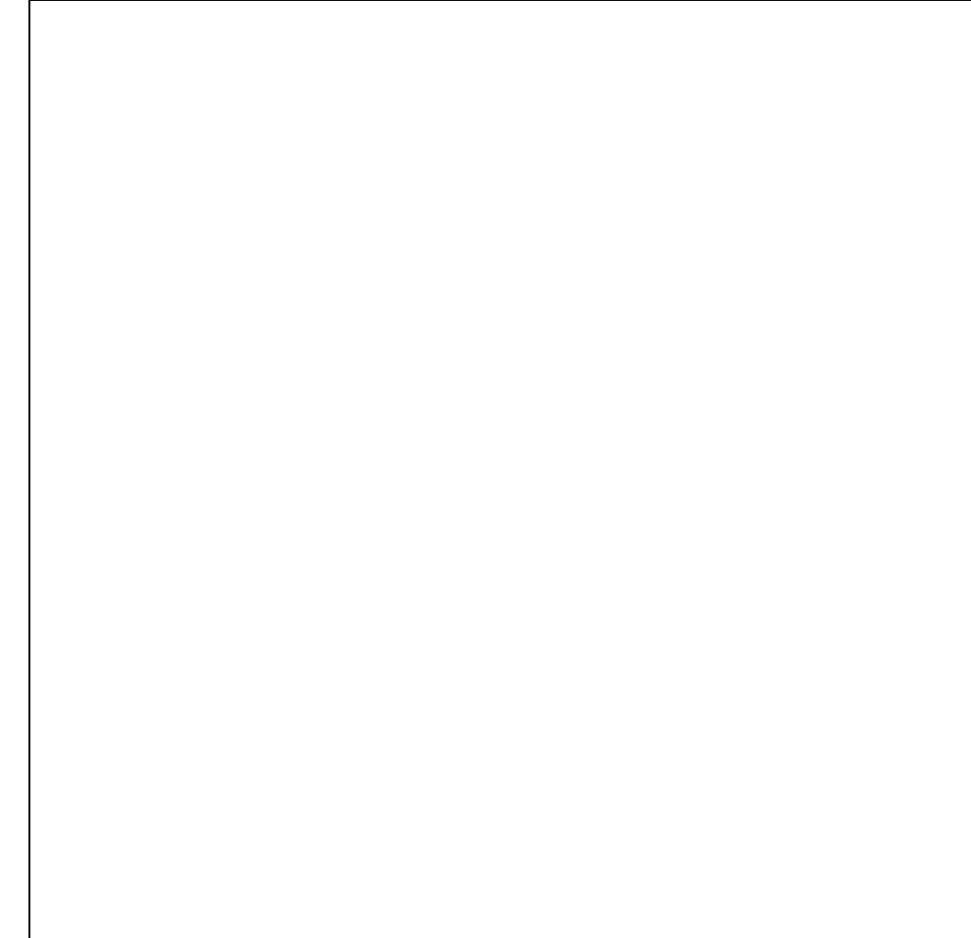
19 SECTION THRU RECEPTION COUNTER  
A5.1 SCALE: 1 1/2"=1'-0"



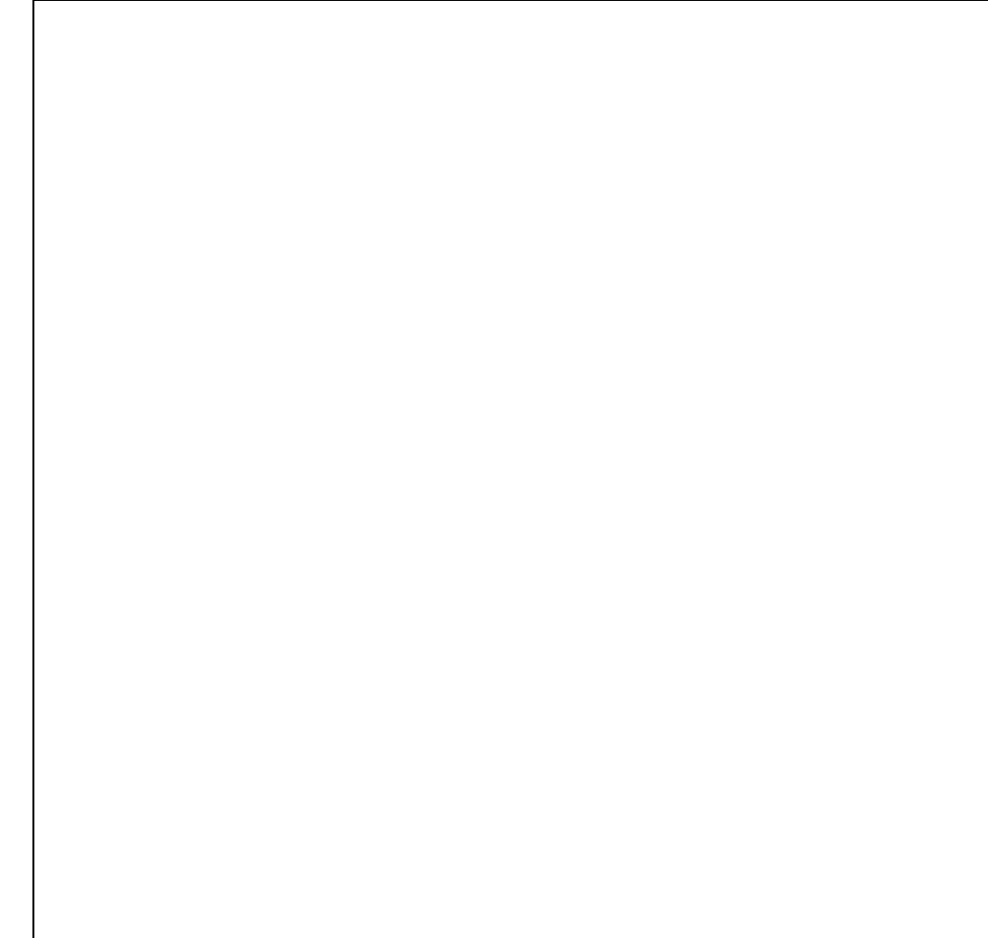
15 DRINKING FOUNTAIN ELEVATION  
A5.1 SCALE: 3/8"=1'-0"



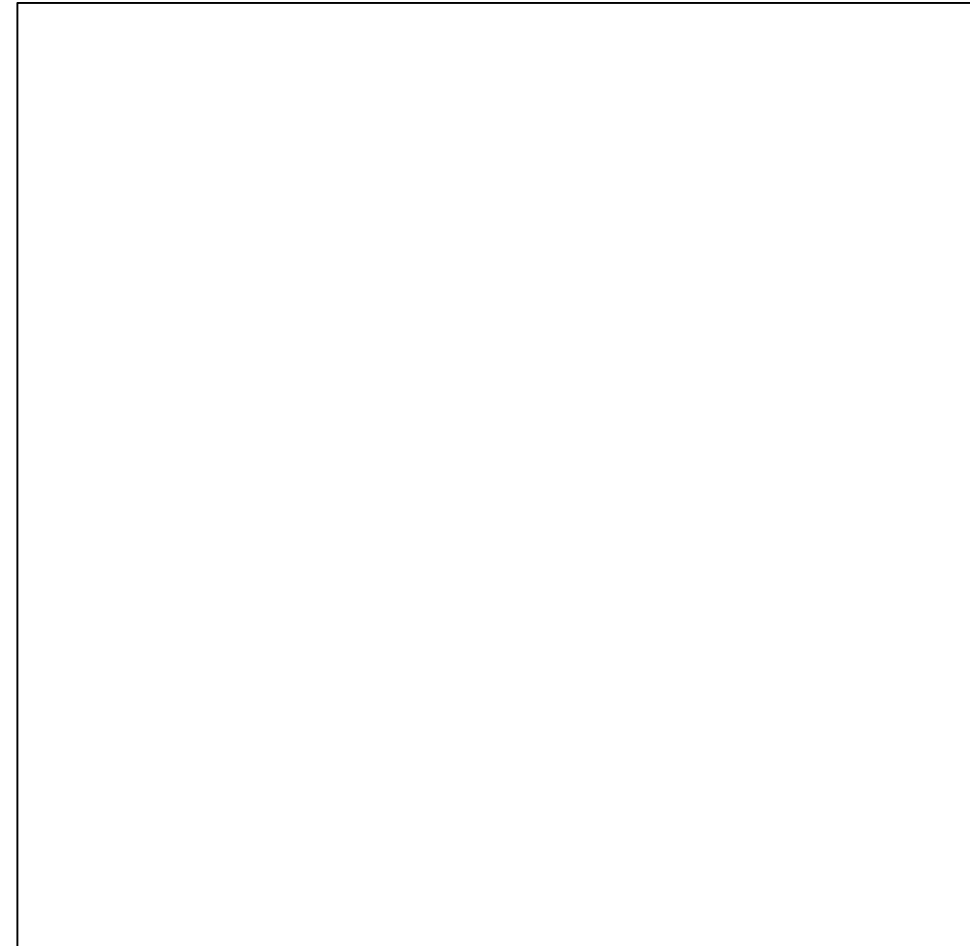
16 NOT USED  
5.1



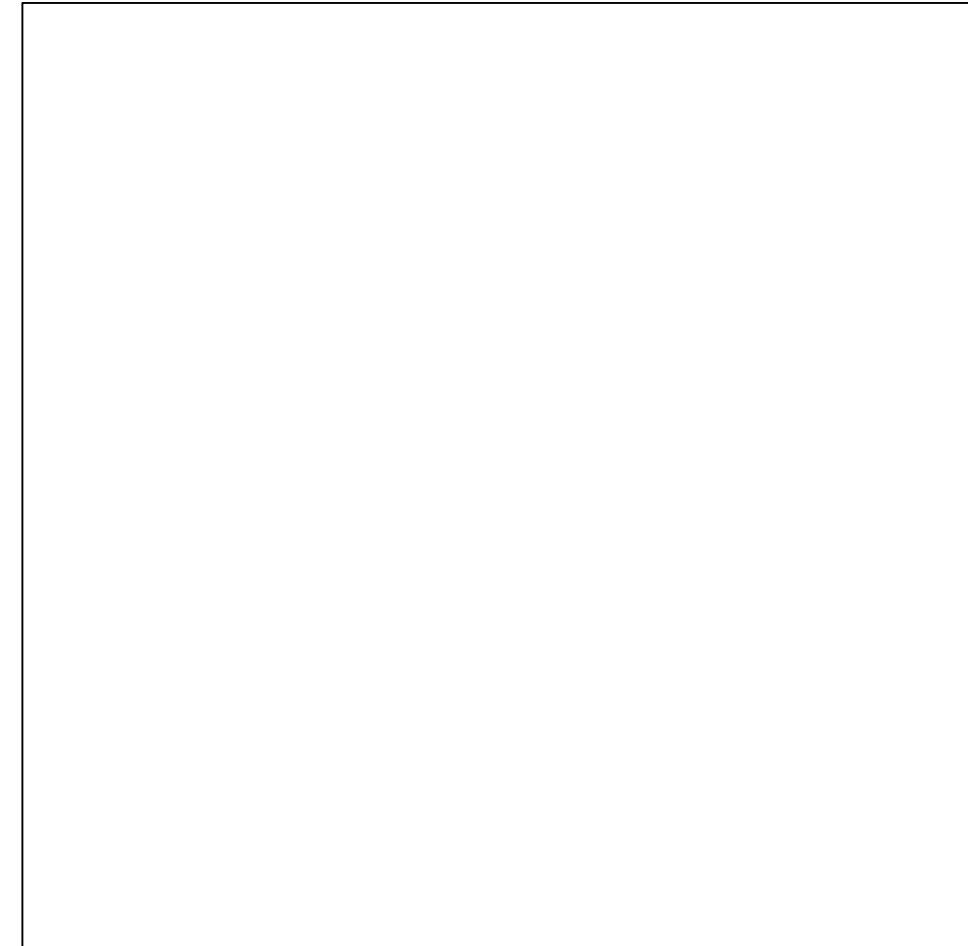
17 NOT USED  
A5.1



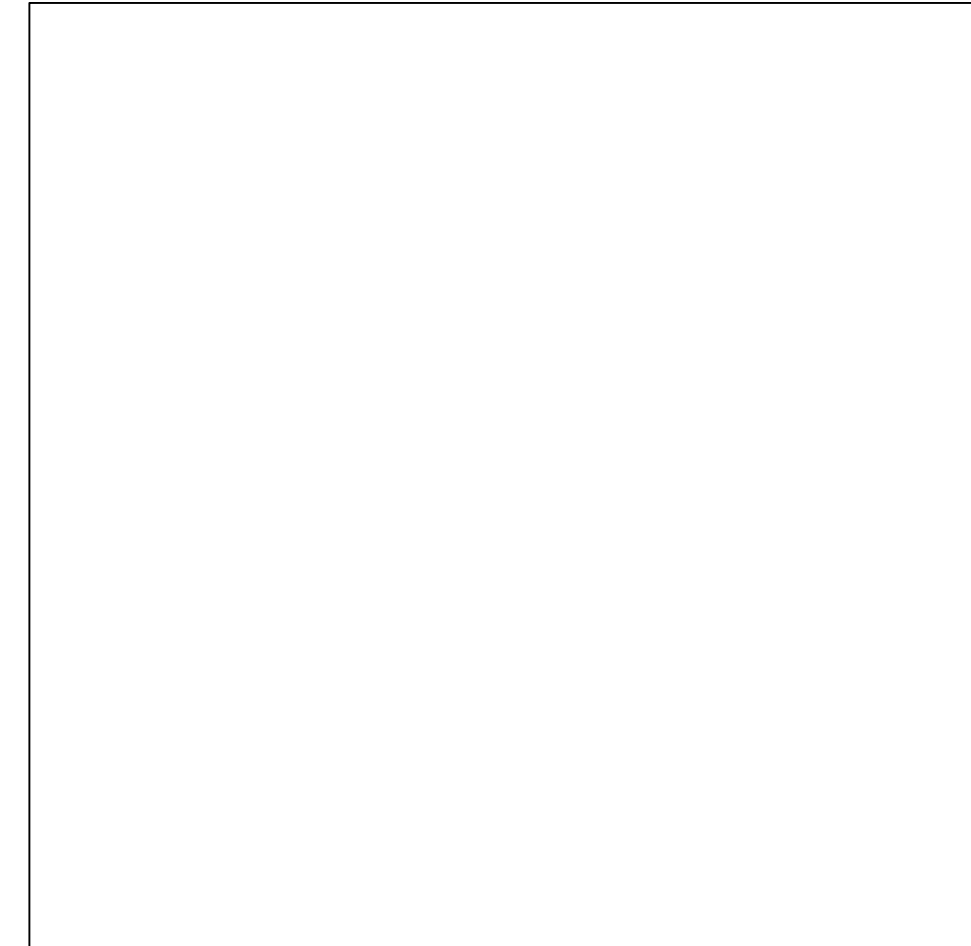
18 NOT USED  
A5.1



21 NOT USED  
A5.1



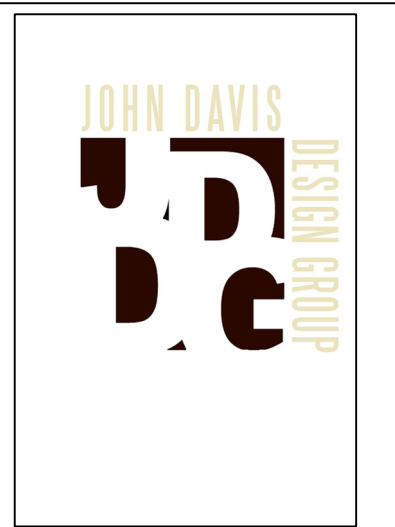
22 NOT USED  
A5.1



23 NOT USED  
A5.1



24 NOT USED  
A5.1



JOHN DAVIS  
DESIGN GROUP

ARCHITECTS  
INTERIORS  
PLANNERS

176 TALAMINE COURT  
SUITE 100  
COLORADO SPRINGS,  
COLORADO 80907  
P 719/528-1177  
F 719/444-8409

DO NOT SCALE  
DRAWINGS FOR  
CONSTRUCTION  
PURPOSES

THESE DRAWINGS ARE THE PROPERTY OF  
JDD ARCHITECTS. THEY SHALL BE USED  
FOR THE SOLE PURPOSE OF CONSTRUCTING  
THIS PROJECT. THEY SHALL NOT BE  
REPRODUCED AND USED FOR THE PURPOSE  
OF CONSTRUCTION DOCUMENTS FOR ANY  
OTHER PROJECTS.

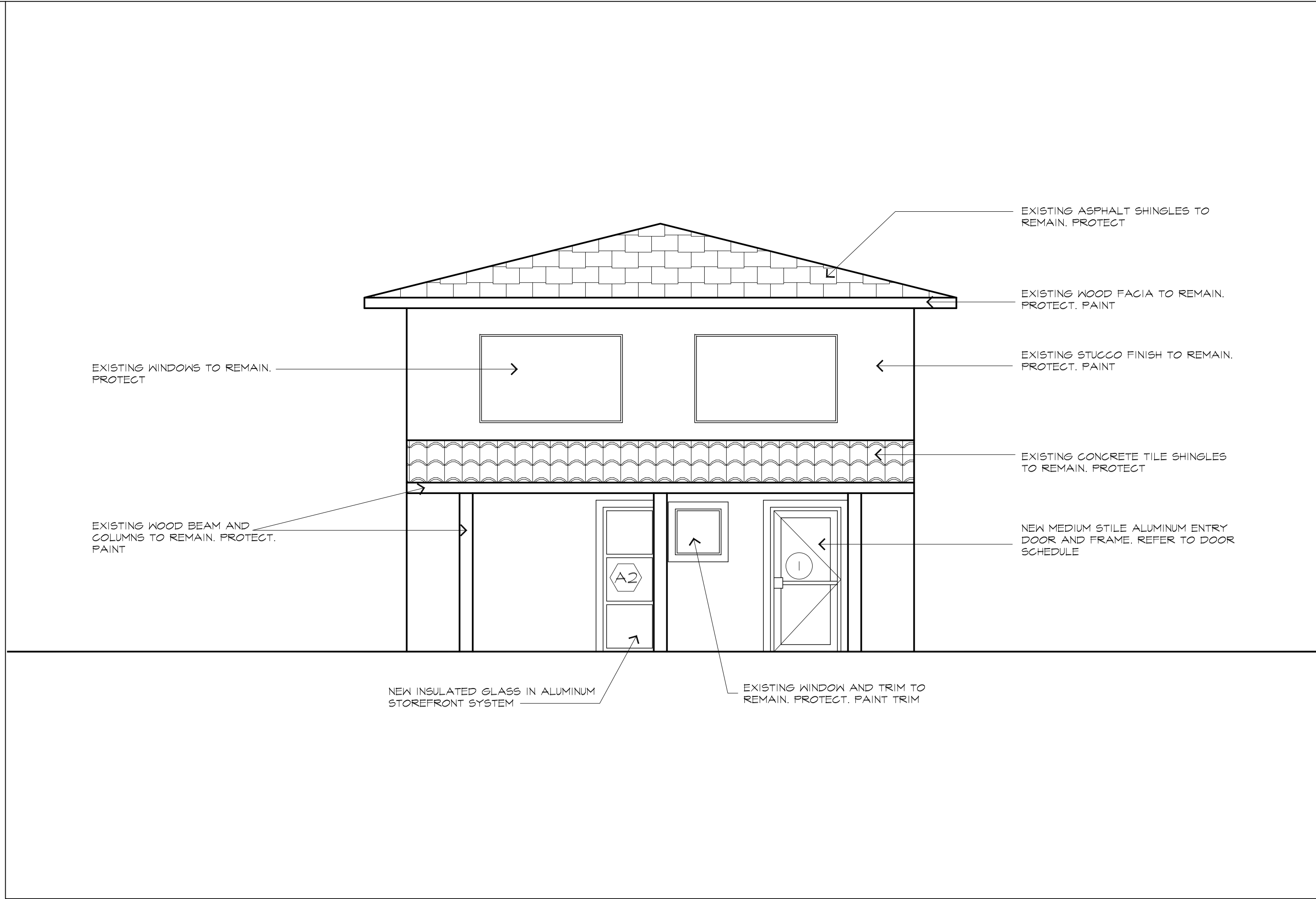
INTERIOR ELEVATIONS  
NEW INTERIOR REMODEL FOR  
MANITOU SPRINGS MOBILITY  
& PARKING OFFICES  
130 MANITOU AVENUE  
MANITOU SPRINGS, COLORADO 80829

|                            |                  |
|----------------------------|------------------|
| PROJECT NO.                | 202446           |
| DATE                       | JANUARY 24, 2025 |
| DRAWN BY                   | JRD              |
| CHECKED                    | JRD              |
| APPROVED                   | JRD              |
| REVISED                    |                  |
| FINAL BID SET<br>DOCUMENTS | JANUARY 24, 2025 |

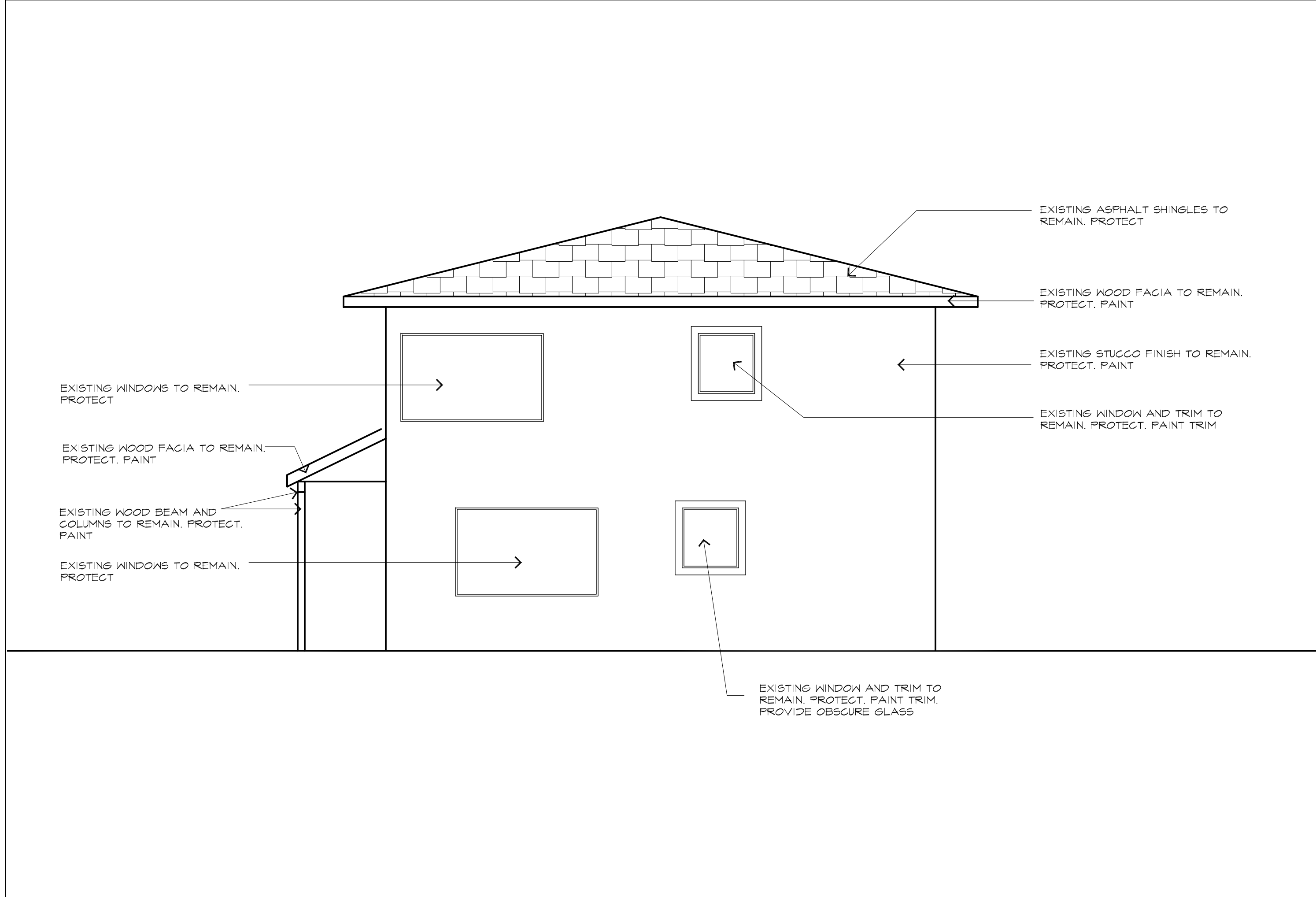
SHEET

A5.1

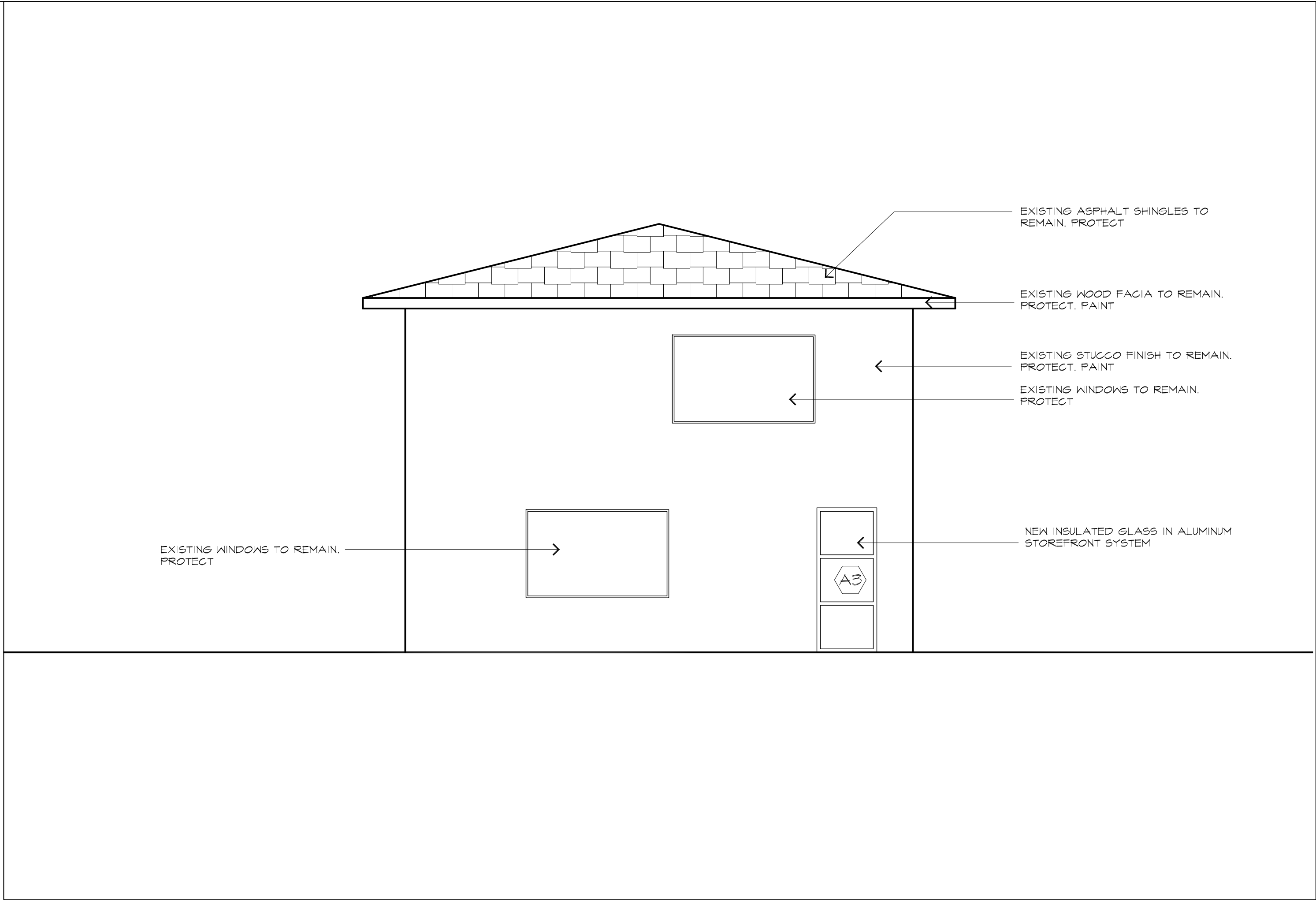




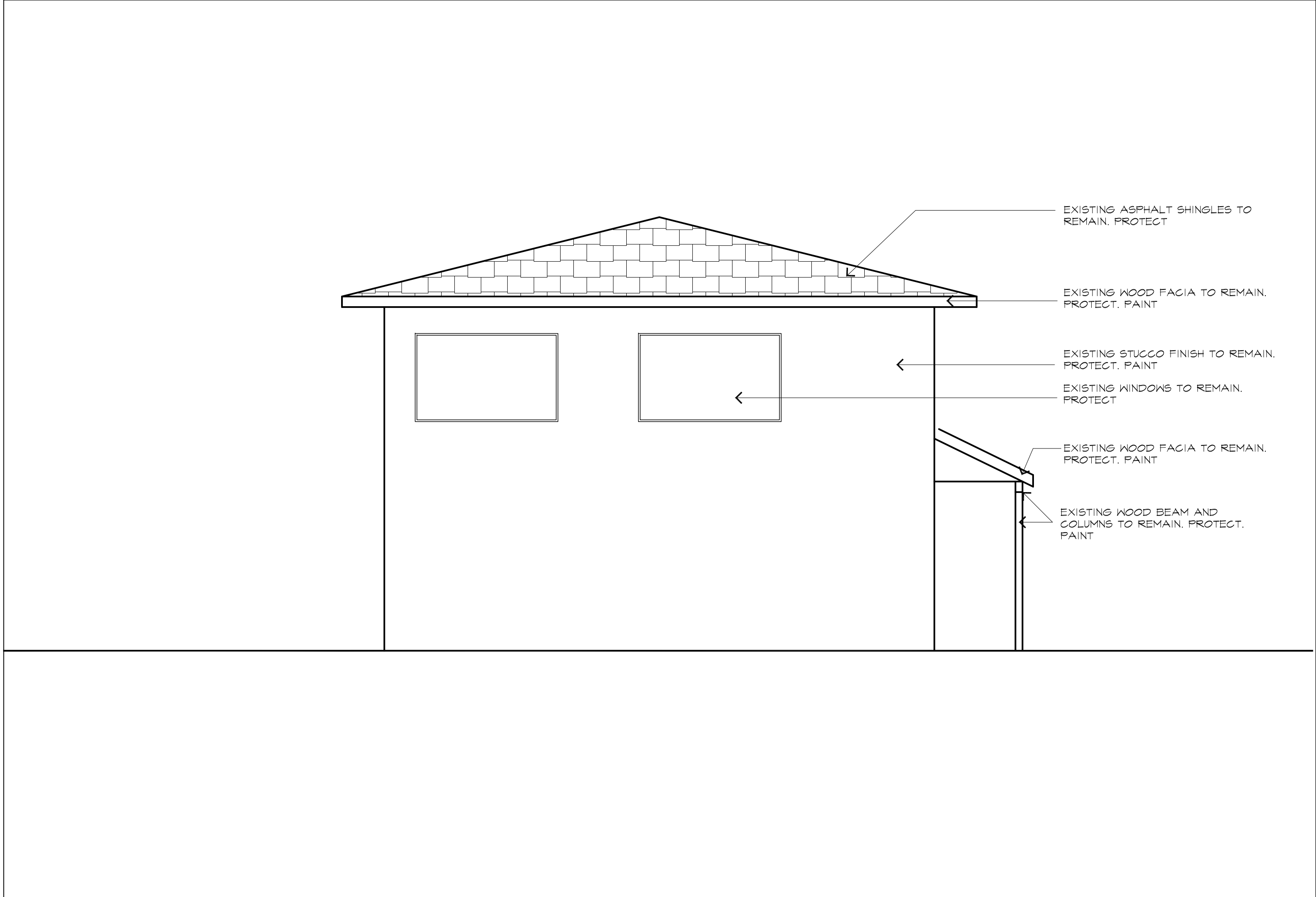
7 SOUTH ELEVATION  
A6.1 SCALE: 1/4"=1'-0"



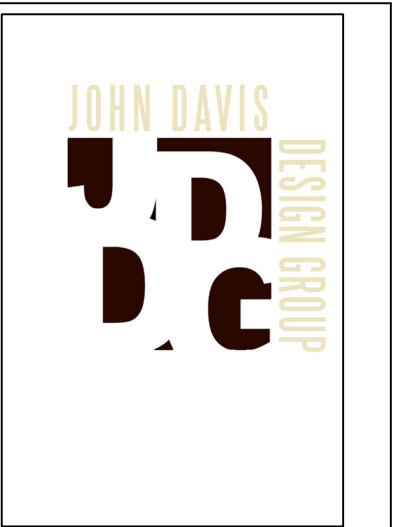
19 EAST ELEVATION  
A6.1 SCALE: 1/4"=1'-0"



10 NOTTH ELEVATION  
A6.1 SCALE: 1/4"=1'-0"



22 WEST ELEVATION  
A6.1 SCALE: 1/4"=1'-0"



JOHN DAVIS  
DESIGN GROUP

ARCHITECTS  
INTERIORS  
PLANNERS

176 TALAMINE COURT  
SUITE 100  
COLORADO SPRINGS,  
COLORADO 80907  
P 719/528-1177  
F 719/444-8409

DO NOT SCALE  
DRAWINGS FOR  
CONSTRUCTION  
PURPOSES

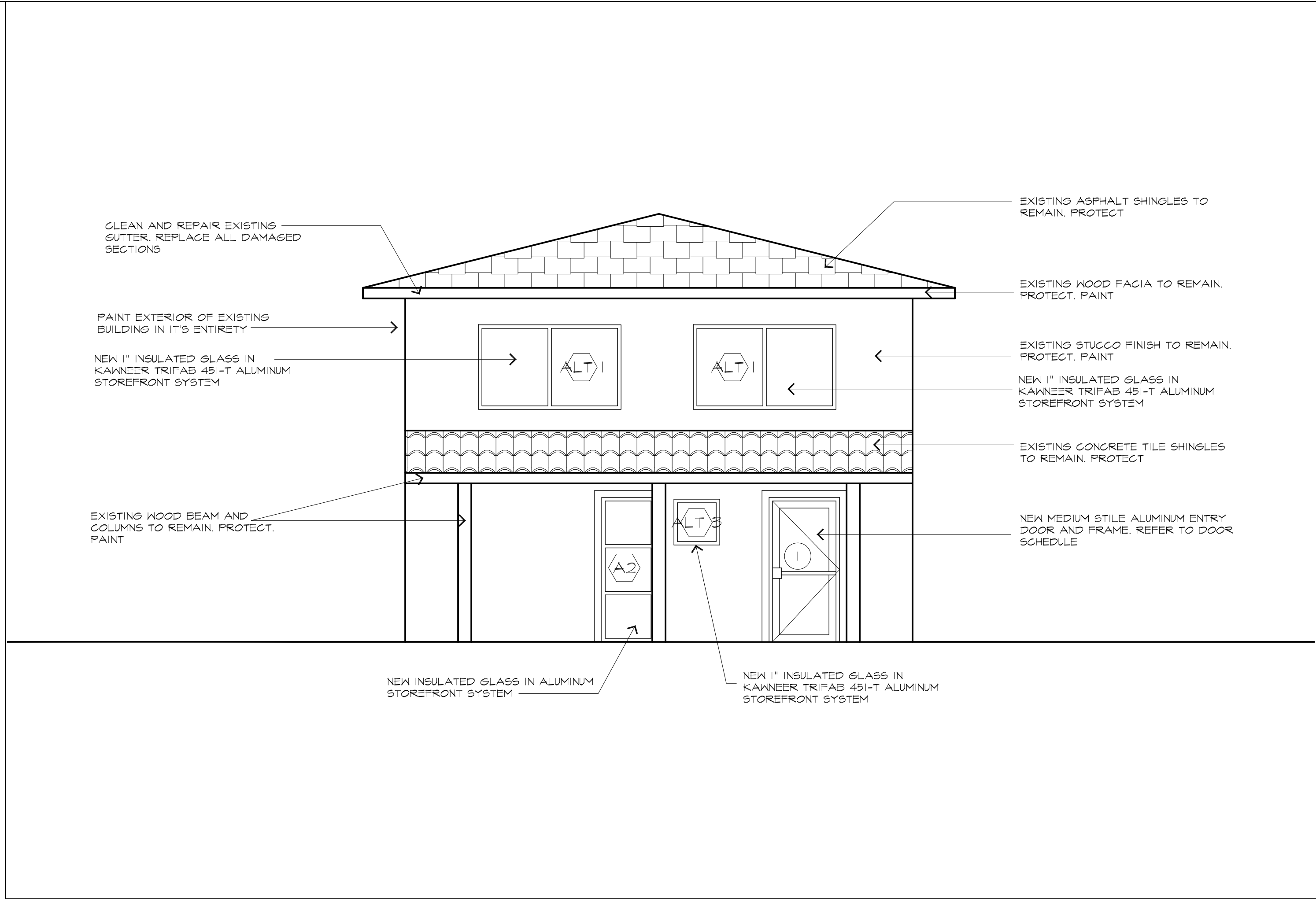
THESE DRAWINGS ARE THE PROPERTY OF  
JOHN DAVIS ARCHITECTS. THEY SHALL BE USED  
FOR THE SOLE PURPOSE OF CONSTRUCTING  
THIS PROJECT. THEY SHALL NOT BE  
REPRODUCED AND USED FOR THE PURPOSE  
OF CONSTRUCTION DOCUMENTS FOR ANY  
OTHER PROJECTS.

EXTERIOR ELEVATIONS  
NEW INTERIOR REMODEL FOR  
MANITOU SPRINGS MOBILITY  
& PARKING OFFICES  
130 MANITOU AVENUE  
MANITOU SPRINGS, COLORADO 80829

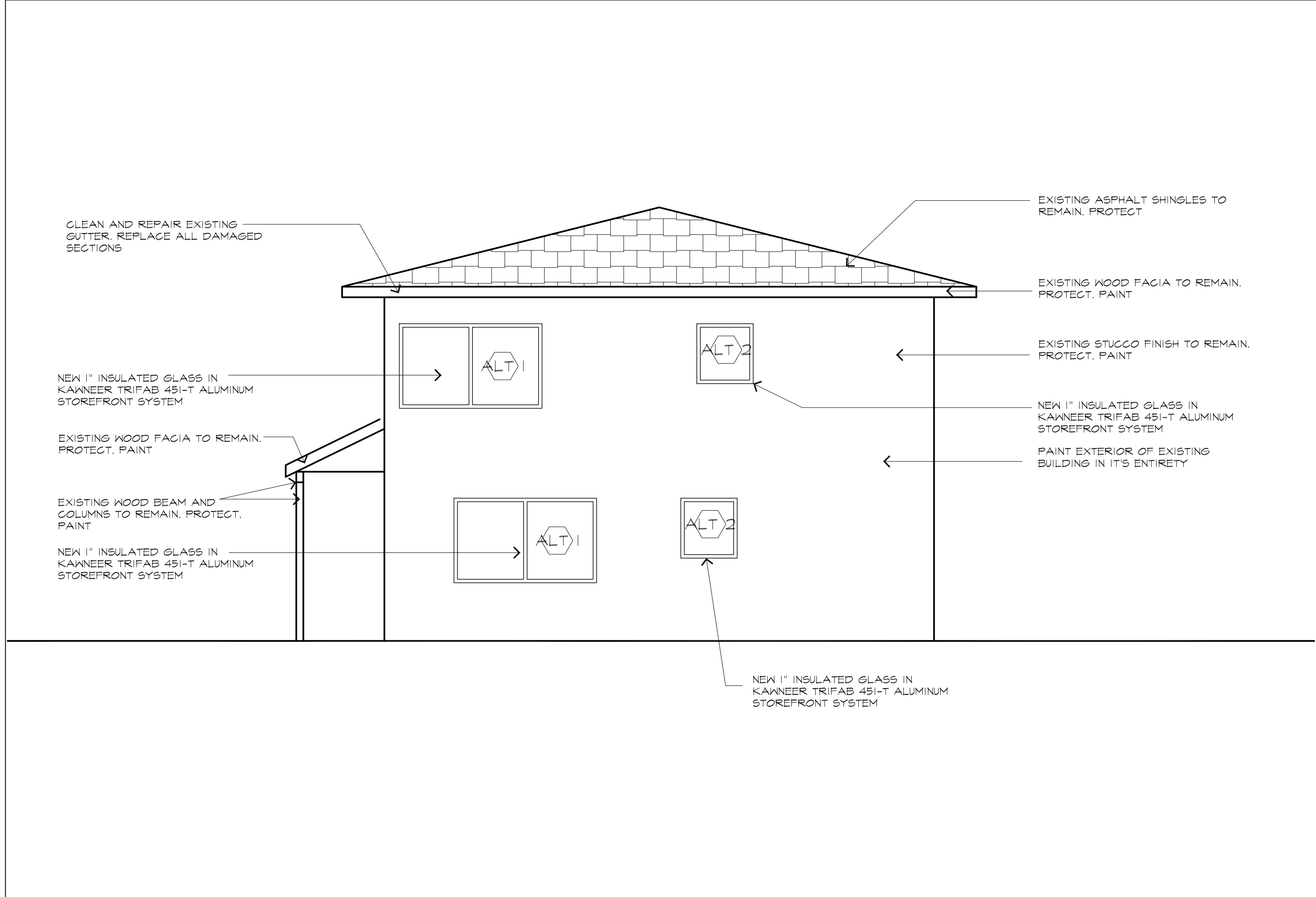
PROJECT NO. 202446  
DATE JANUARY 24, 2025  
DRAWN BY JRD  
CHECKED JRD  
APPROVED JRD  
REVISED  
FINAL BID SET  
DOCUMENTS  
JANUARY 24, 2025

SHEET  
A6.1

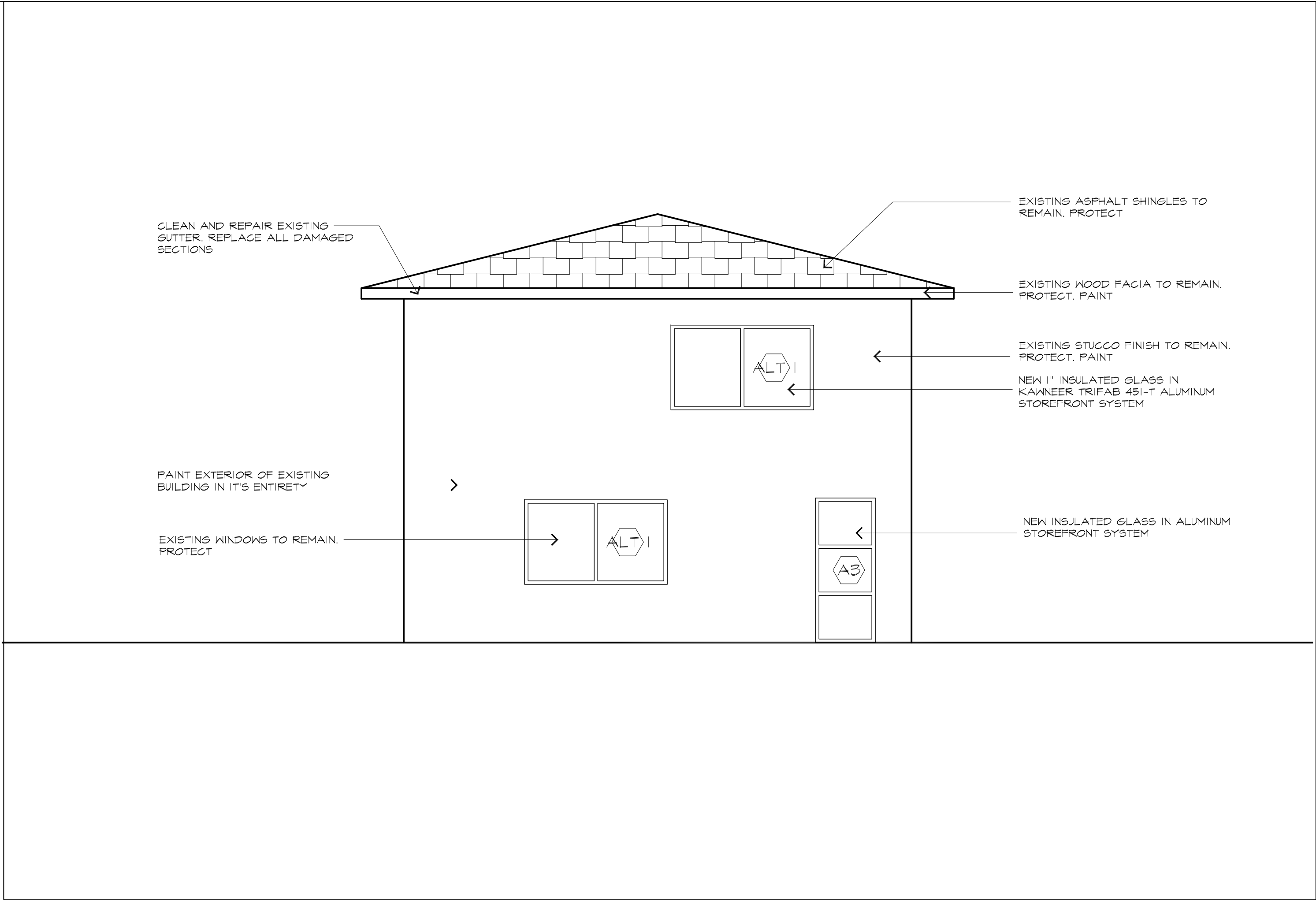




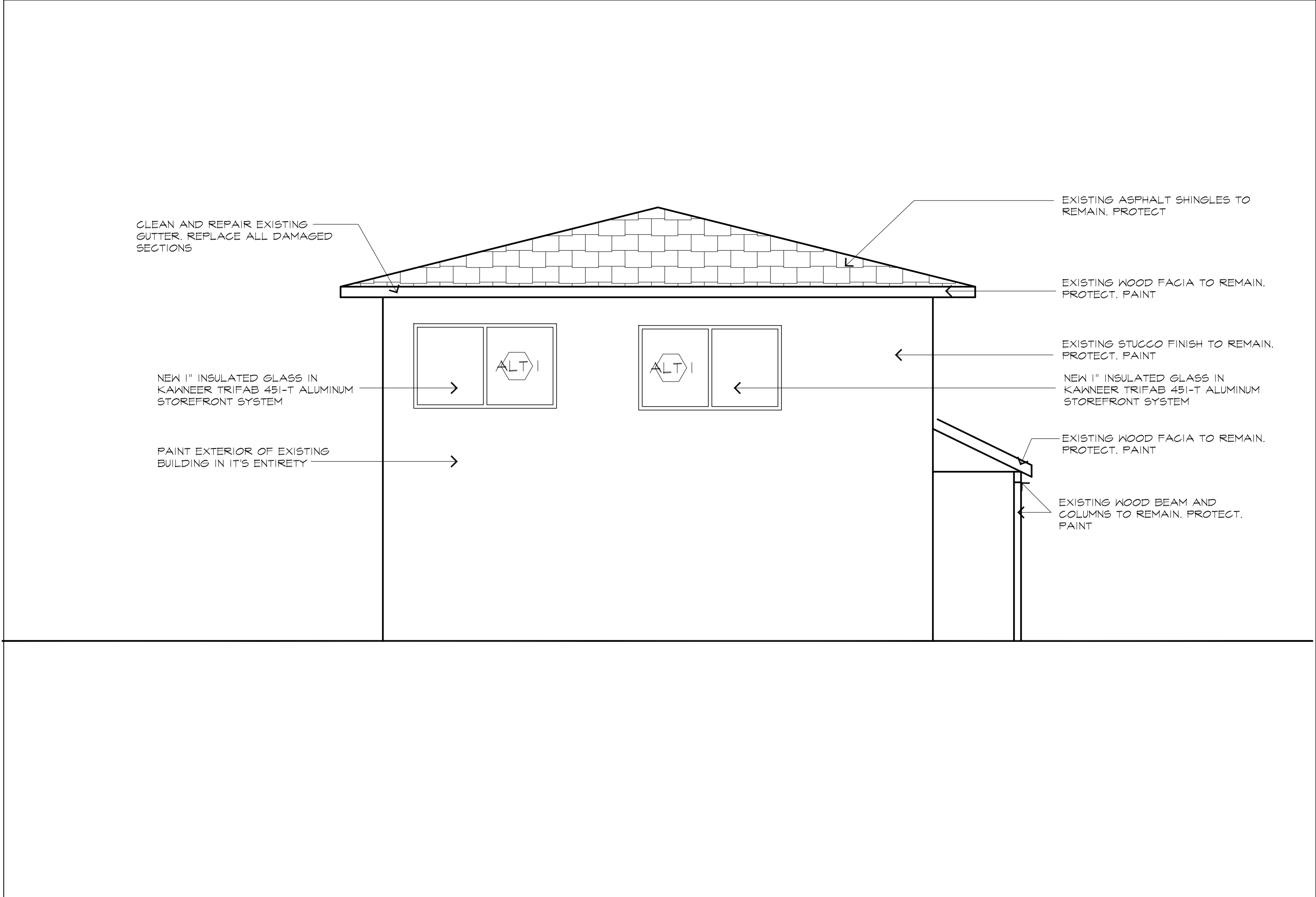
7 SOUTH ELEVATION  
A6.2 SCALE: 1/4"=1'-0"



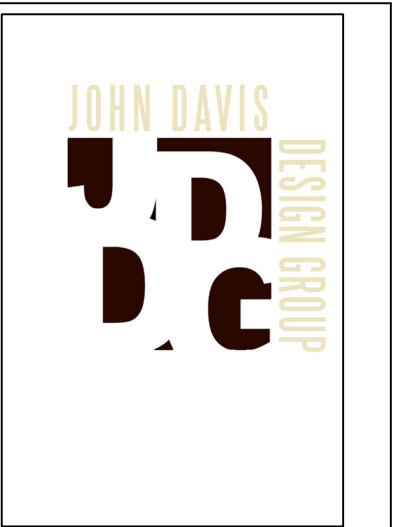
19 EAST ELEVATION  
A6.2 SCALE: 1/4"=1'-0"



10 NOTTH ELEVATION  
A6.2 SCALE: 1/4"=1'-0"



22 WEST ELEVATION  
A6.2 SCALE: 1/4"=1'-0"



JOHN DAVIS  
DESIGN GROUP

ARCHITECTS  
INTERIORS  
PLANNERS

176 TALAMINE COURT  
SUITE 100  
COLORADO SPRINGS,  
COLORADO 80907  
P 719/528-1177  
F 719/444-8409

DO NOT SCALE  
DRAWINGS FOR  
CONSTRUCTION  
PURPOSES

THESE DRAWINGS ARE THE PROPERTY OF  
JDDG ARCHITECTS. THEY SHALL BE USED  
FOR THE SOLE PURPOSE OF CONSTRUCTING  
THIS PROJECT. THEY SHALL NOT BE  
REPRODUCED AND USED FOR THE PURPOSE  
OF CONSTRUCTION DOCUMENTS FOR ANY  
OTHER PROJECTS.

ADD ALTERNATE EXTERIOR ELEVATIONS  
NEW INTERIOR REMODEL FOR  
**MANITOU SPRINGS MOBILITY  
& PARKING OFFICES**  
130 MANITOU AVENUE  
MANITOU SPRINGS, COLORADO 80829

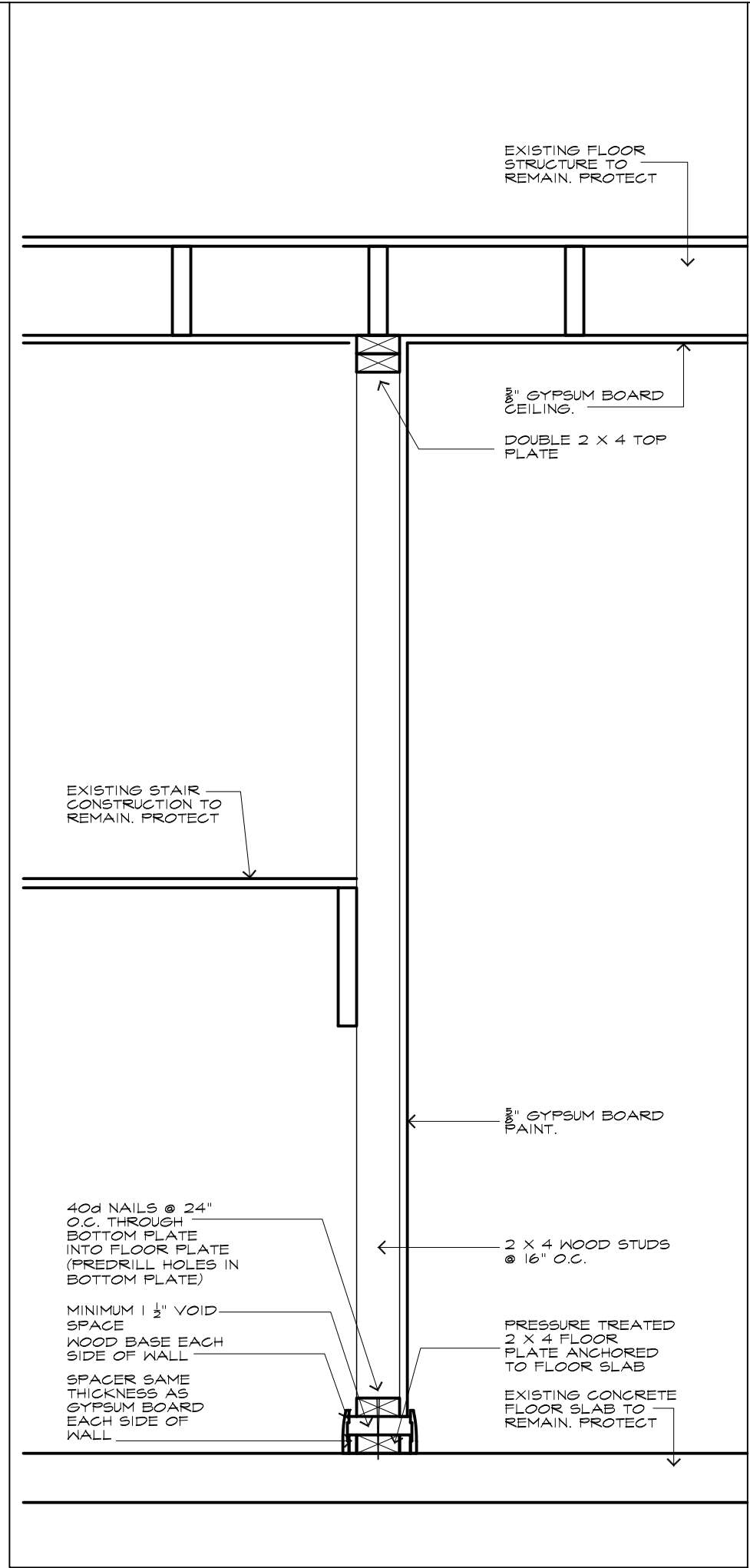
|             |                  |
|-------------|------------------|
| PROJECT NO. | 202446           |
| DATE        | JANUARY 28, 2025 |
| DRAWN BY    | JRD              |
| CHECKED     | JRD              |
| APPROVED    | JRD              |
| REVISED     |                  |

FINAL BID  
DOCUMENTS  
JANUARY 24, 2025

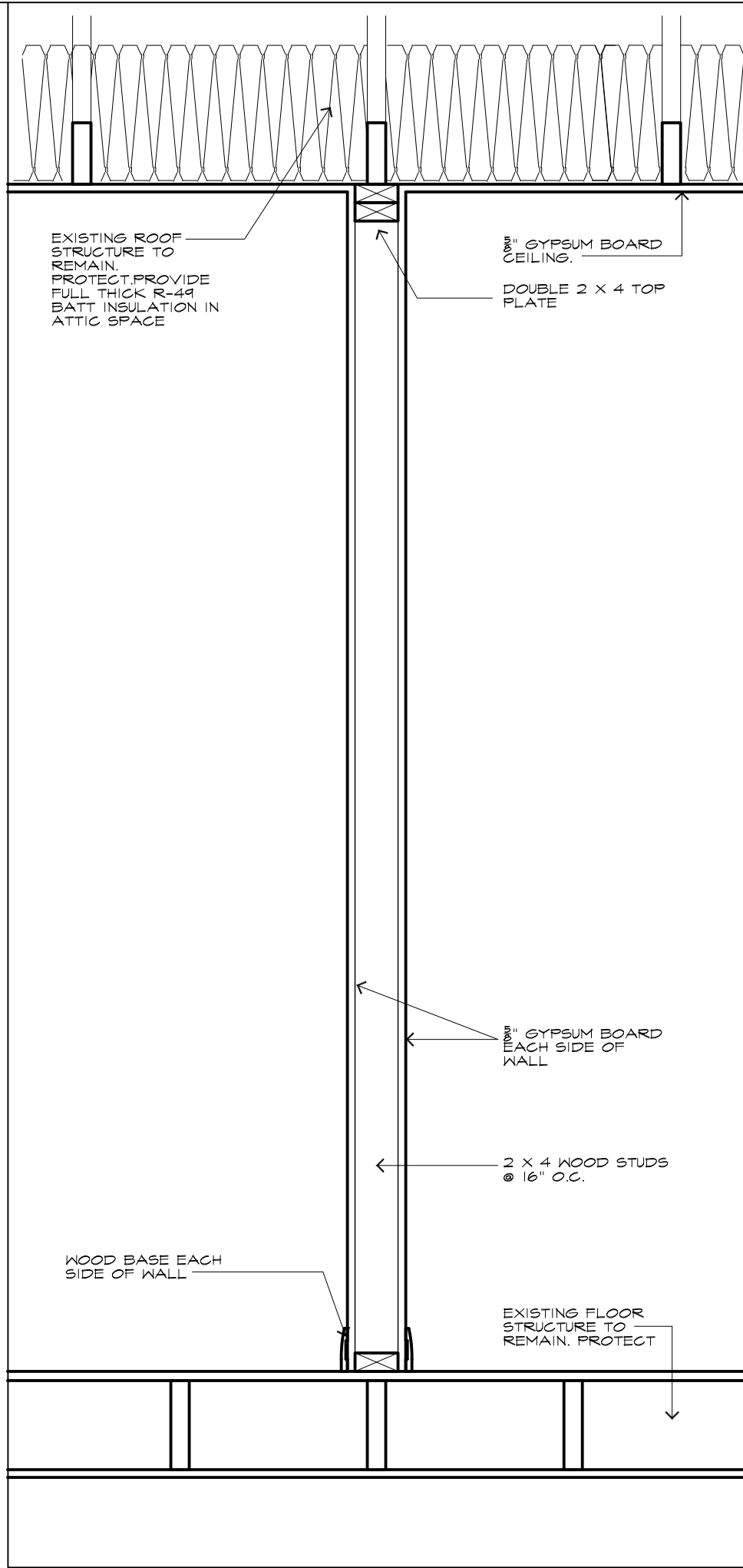
SHEET

A6.2

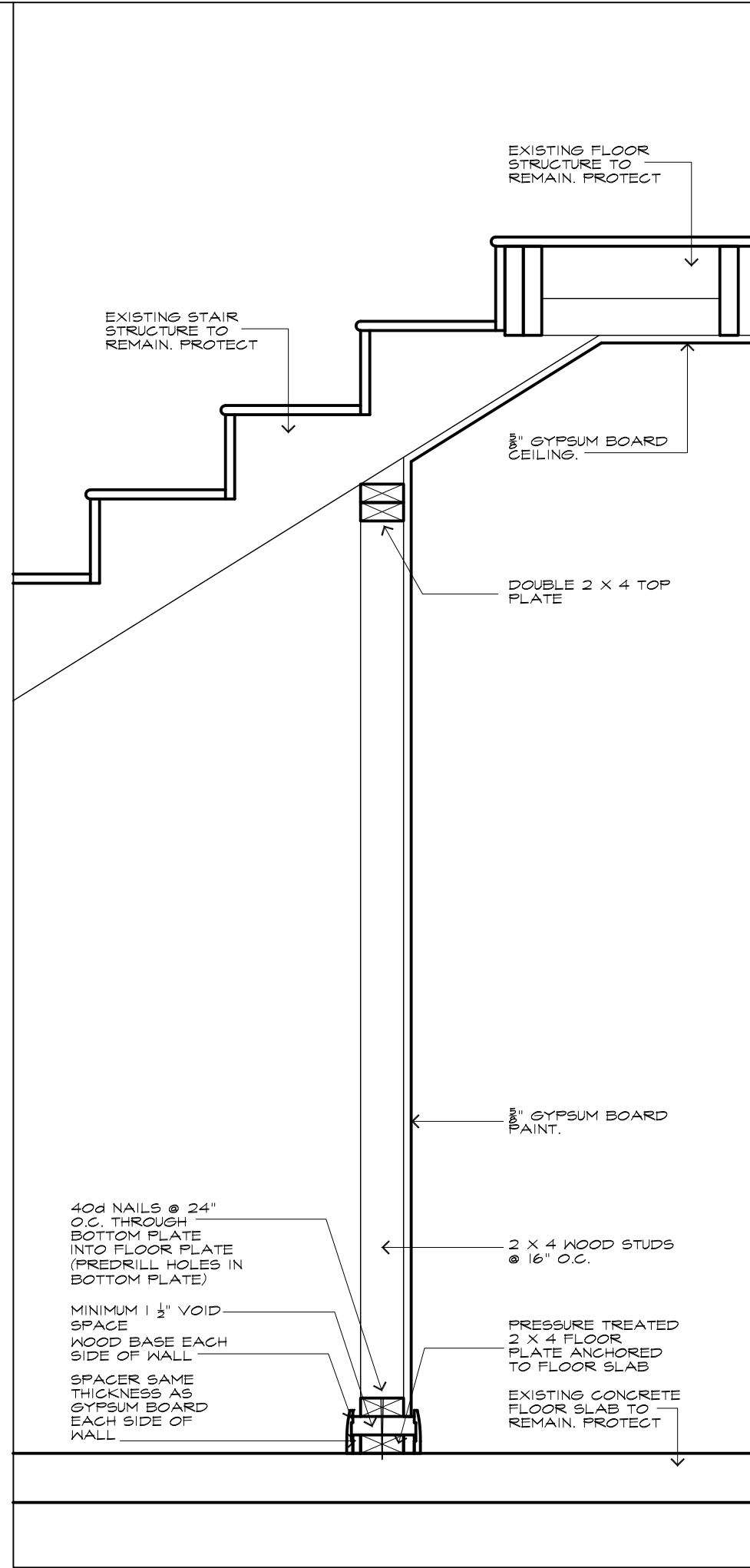




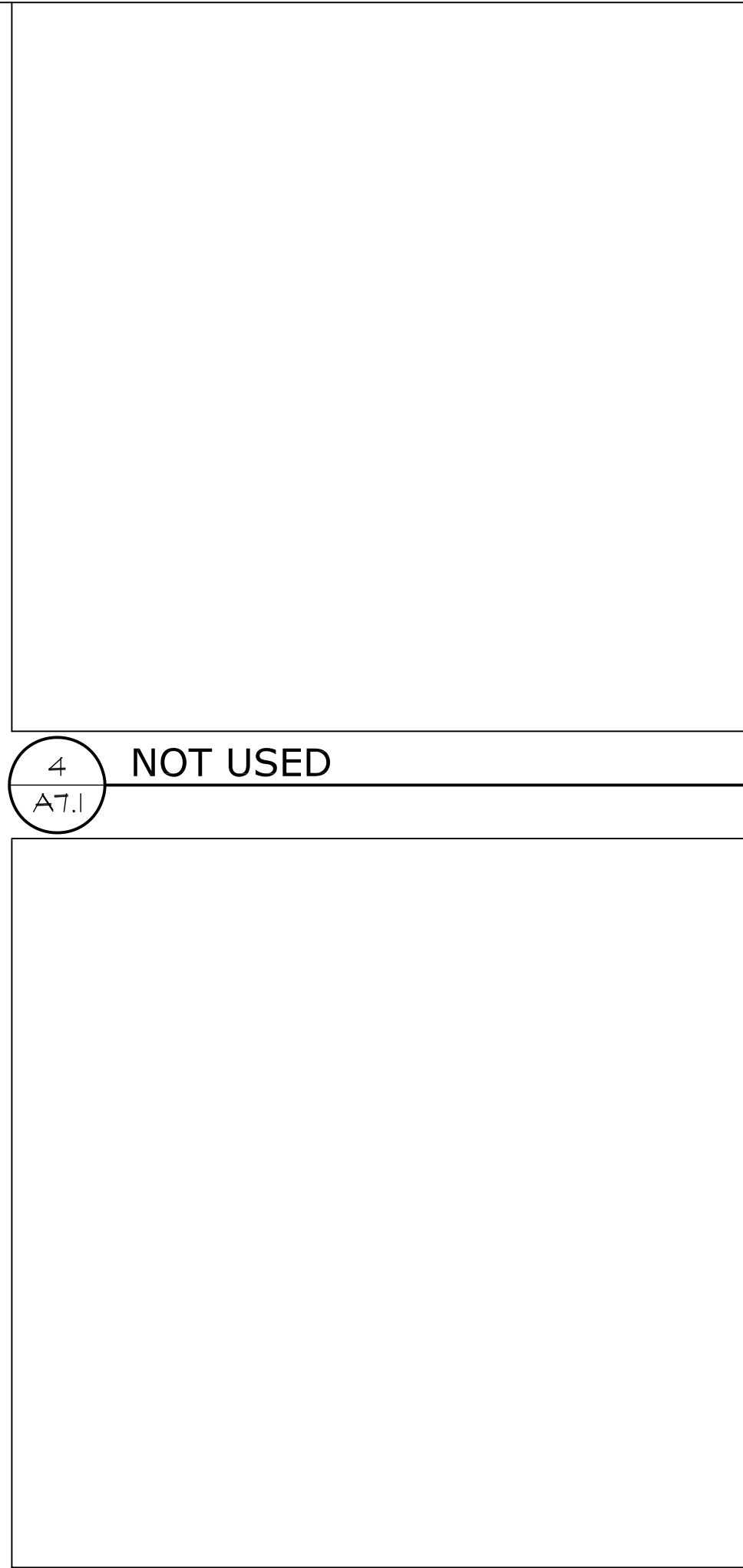
7 WALL TYPE WT-7  
A7.1 SCALE: 1"=1'-0"



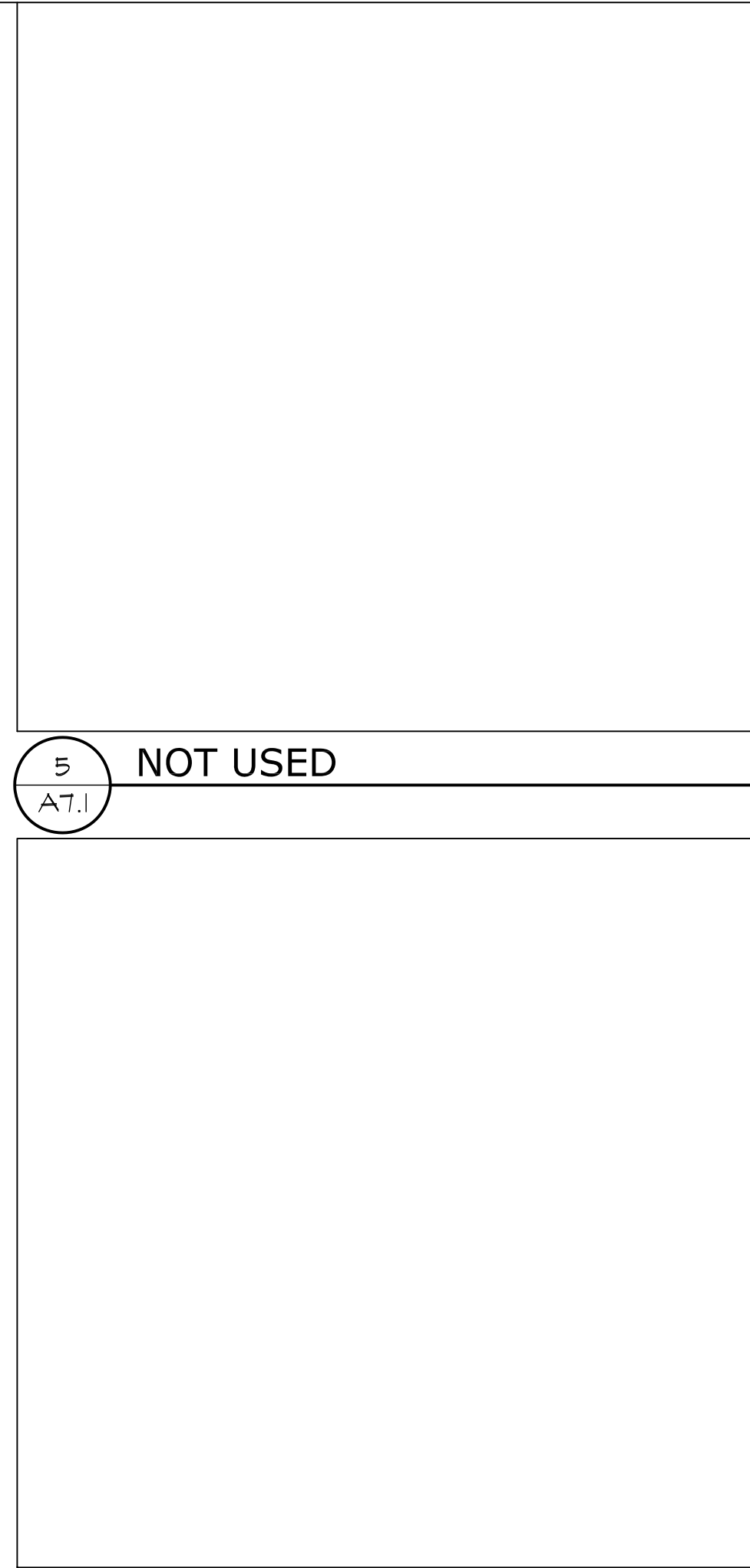
8 WALL TYPE WT-8  
A7.1 SCALE: 1"=1'-0"



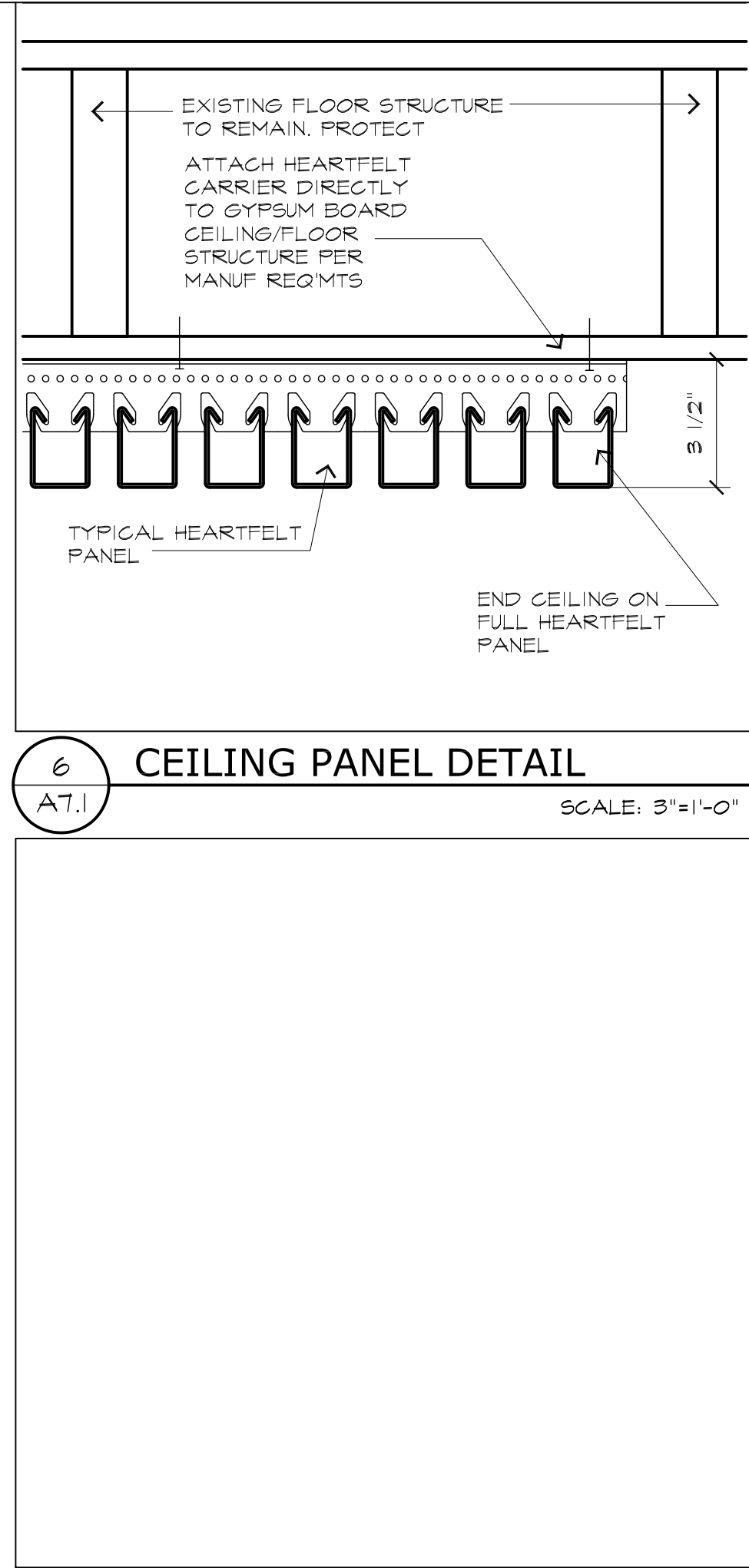
9 WALL TYPE WT-9  
A7.1 SCALE: 1"=1'-0"



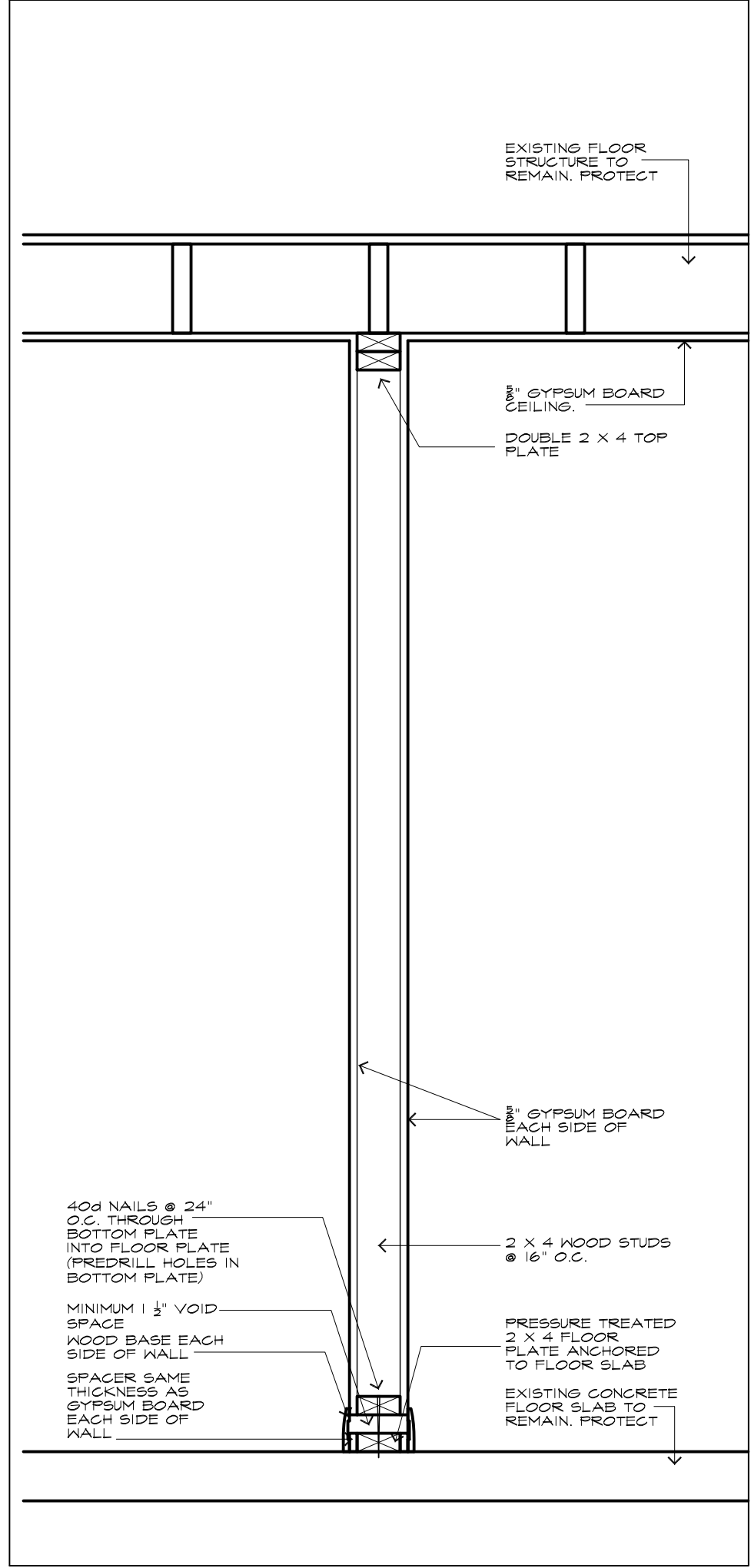
10 WALL TYPE WT-10  
A7.1 SCALE: 1"=1'-0"



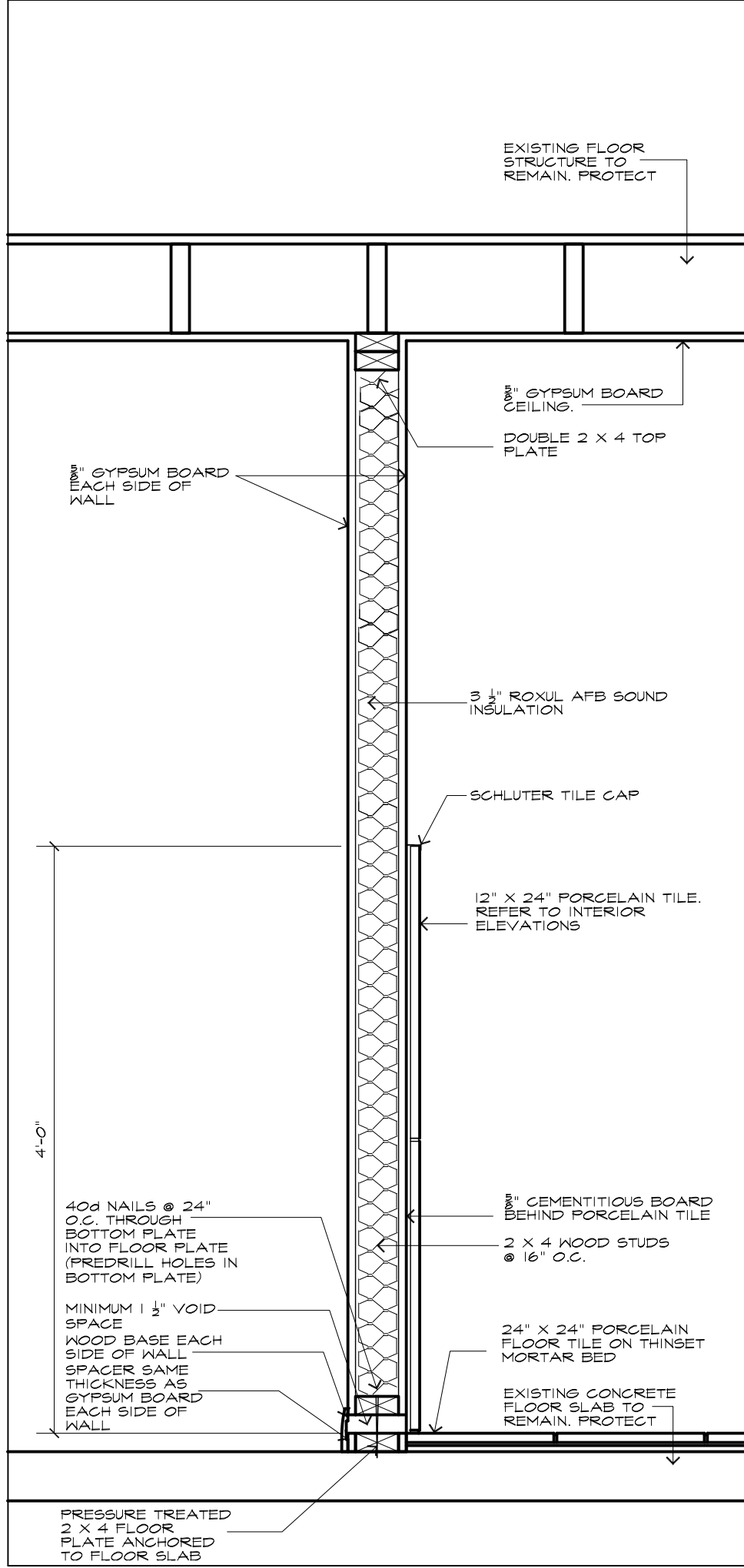
11 WALL TYPE WT-11  
A7.1 SCALE: 1"=1'-0"



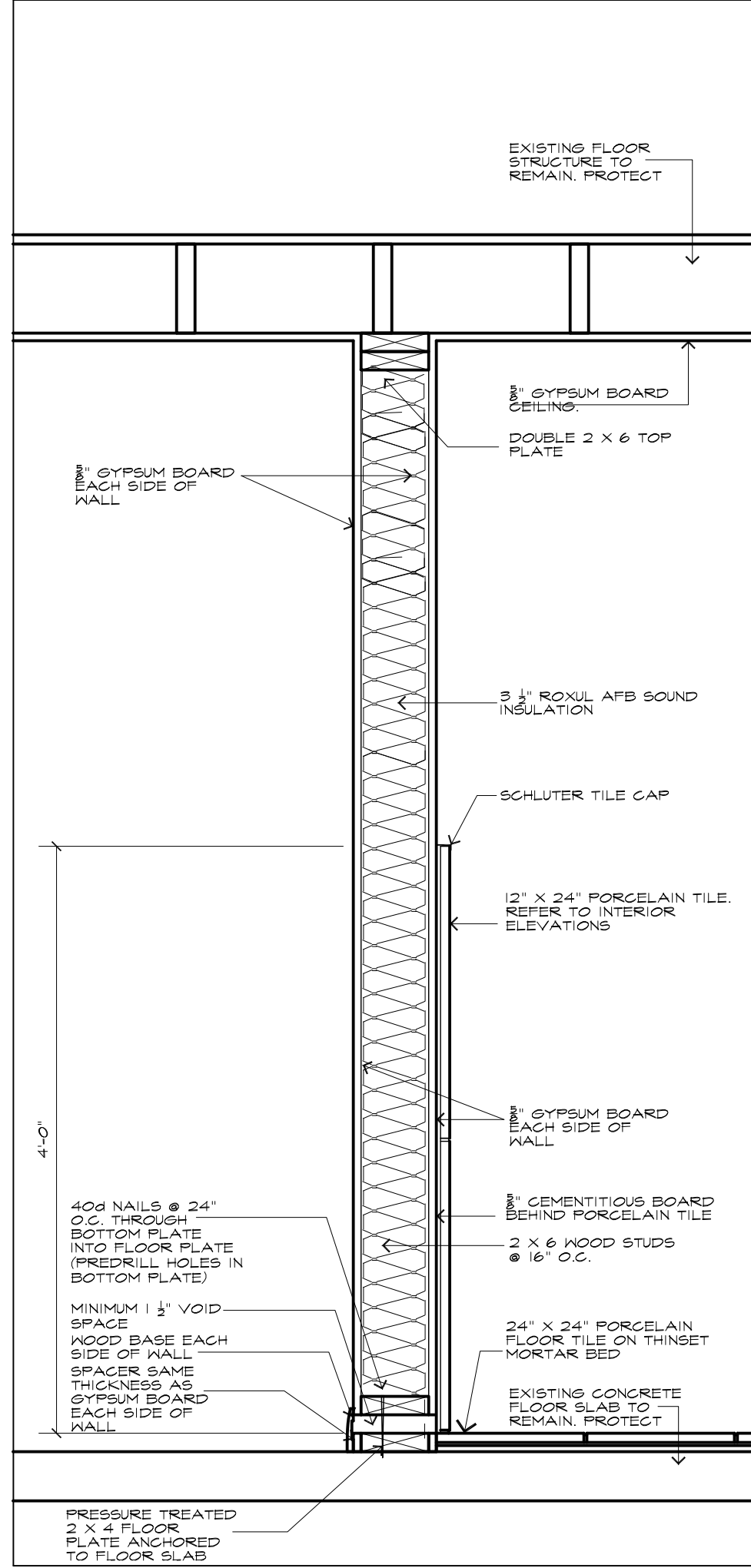
12 WALL TYPE WT-12  
A7.1 SCALE: 1"=1'-0"



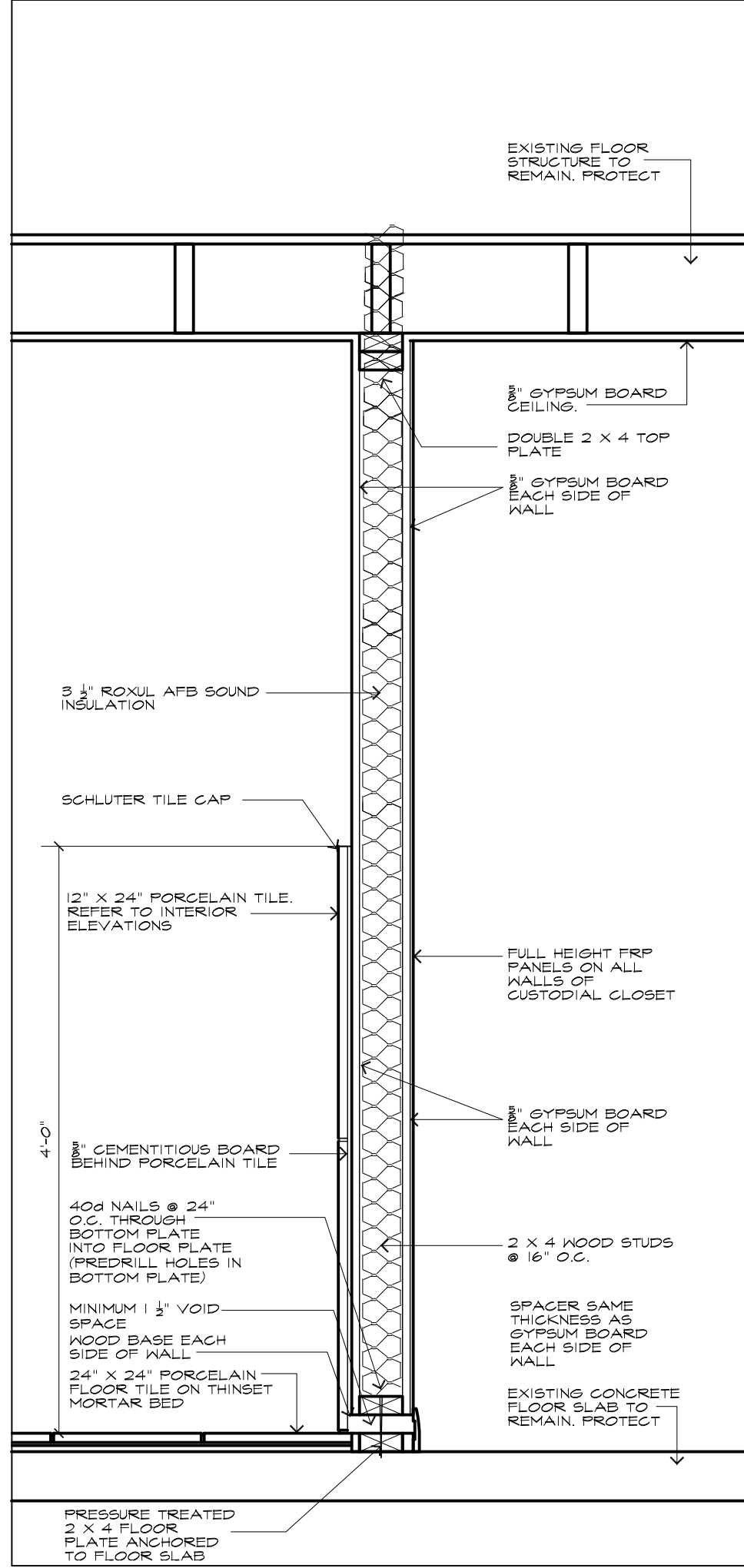
19 WALL TYPE WT-1  
A7.1 SCALE: 1"=1'-0"



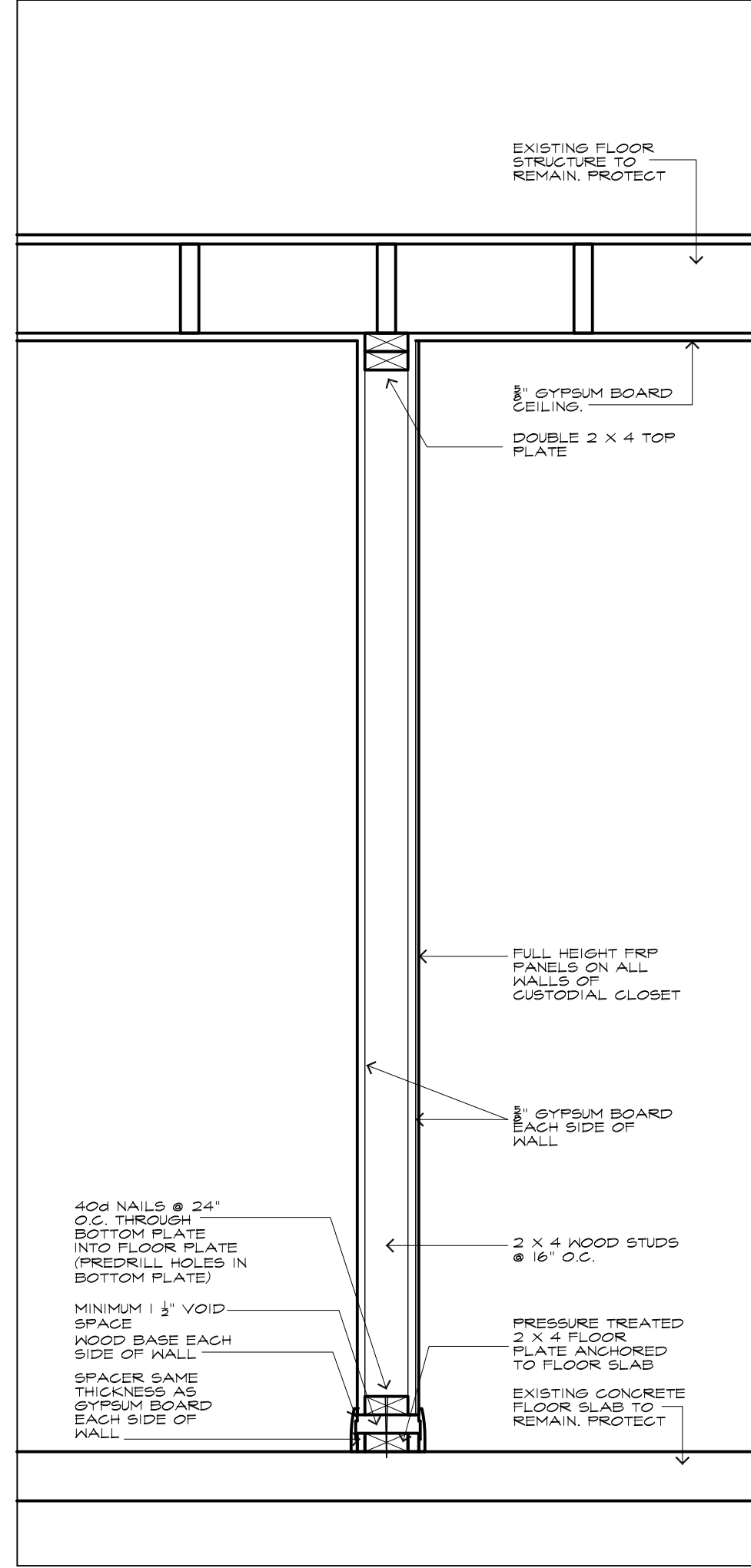
20 WALL TYPE WT-2  
A7.1 SCALE: 1"=1'-0"



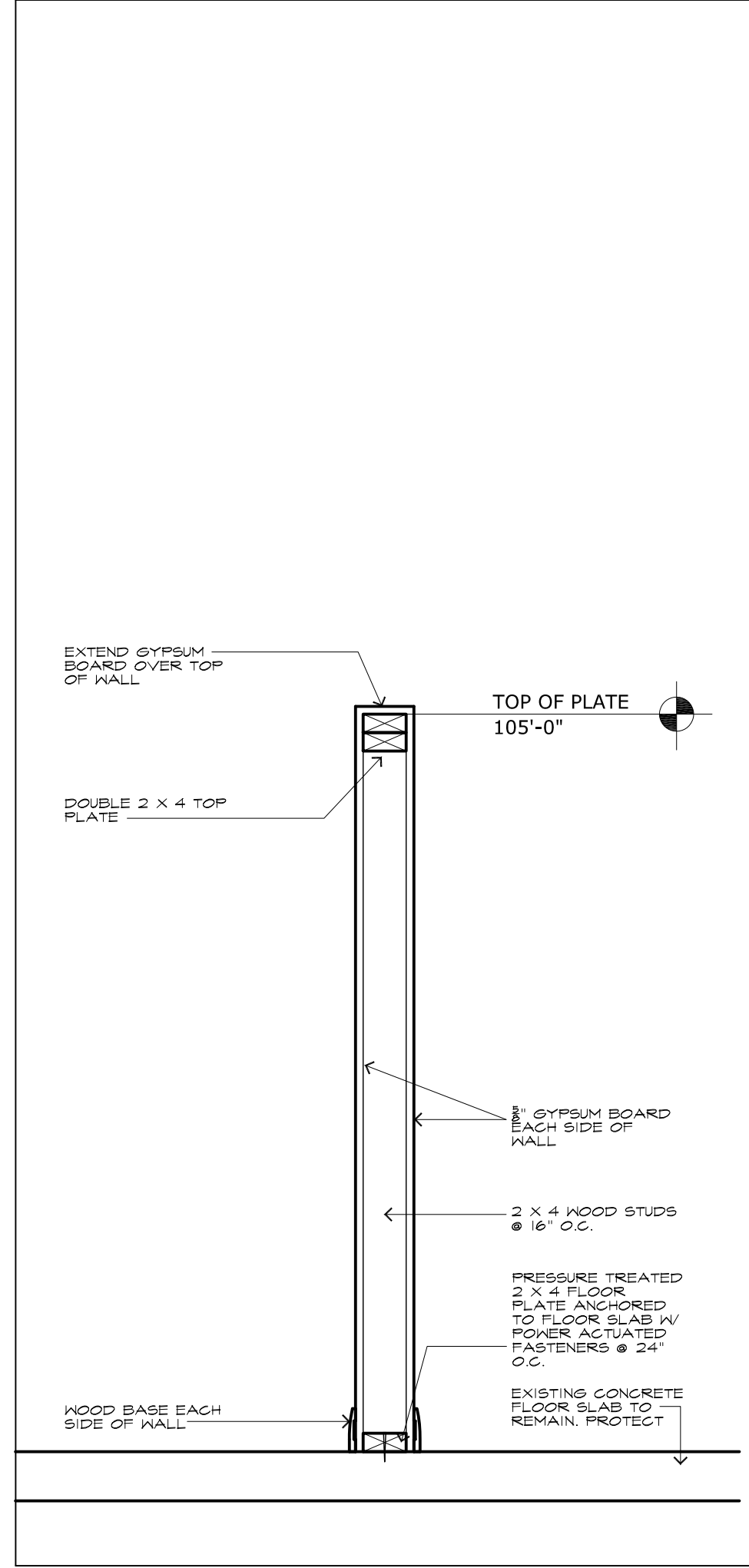
21 WALL TYPE WT-3  
A7.1 SCALE: 1"=1'-0"



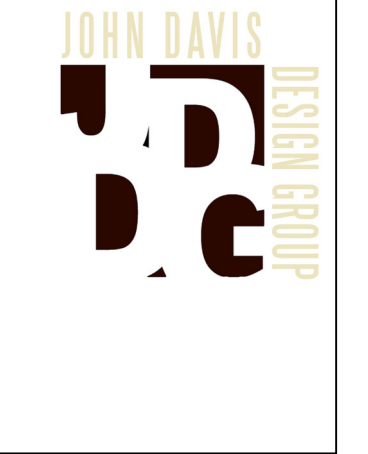
22 WALL TYPE WT-4  
A7.1 SCALE: 1"=1'-0"



23 WALL TYPE WT-5  
A7.1 SCALE: 1"=1'-0"



24 WALL TYPE WT-6  
A7.1 SCALE: 1"=1'-0"



JOHN DAVIS  
DESIGN GROUP

ARCHITECTS  
INTERIORS  
PLANNERS

176 TALAMINE COURT  
SUITE 100  
COLORADO SPRINGS,  
COLORADO 80907  
P 719/528-1177  
F 719/444-8409

DO NOT SCALE  
DRAWINGS FOR  
CONSTRUCTION  
PURPOSES

THESE DRAWINGS ARE THE PROPERTY OF  
JOHN DAVIS ARCHITECTS. THEY SHALL BE USED  
FOR THE SOLE PURPOSE OF CONSTRUCTING  
THIS PROJECT. THEY SHALL NOT BE  
REPRODUCED AND USED FOR THE PURPOSE  
OF CONSTRUCTION DOCUMENTS FOR ANY  
OTHER PROJECTS.

WALL TYPES  
NEW INTERIOR REMODEL FOR  
**MANITOU SPRINGS MOBILITY  
& PARKING OFFICES**  
130 MANITOU AVENUE  
MANITOU SPRINGS, COLORADO 80829

PROJECT NO. 202446  
DATE JANUARY 24, 2025  
DRAWN BY JRD  
CHECKED JRD  
APPROVED JRD  
REVISED  
FINAL BID SET  
DOCUMENTS  
JANUARY 24, 2025

SHEET

A7.1



- GENERAL NOTES
1. Materials and workmanship shall be in accordance with the requirements of "The International Building Code", 2021 Edition.
  2. Contractor shall check and verify all dimensions shown on structural drawings with those shown on architectural.
  3. Contractor shall notify Engineer of any discrepancies between architectural and structural drawings and receive written clarification of discrepancies before proceeding with construction.
  4. Contractor shall field measure and verify all existing conditions and dimensions at job site.
  5. In case existing conditions or dimensions vary from those shown on drawing, Contractor shall notify the Engineer so proper adjustments can be made.
  6. Special inspections shall be performed in accordance with I.B.C. Sections 1704 and 1705 when such inspections are required by the Building Official. Contractor shall coordinate the work schedule with the special inspectors who are selected and paid by the Owner.
  7. During the erection of the building, the contractor shall be responsible for temporary bracing and shoring to withstand all loads to which the structure may be subjected, including lateral loads, stockpiles of materials and equipment. Temporary bracing shall remain in place until all structural framing, diagonal bracing, rigid frames, and diaphragms are in place with connections completed.
  8. Where the Structural Drawings appear to conflict with OSHA requirements, the Structural Drawings represent final conditions only; the contractor shall add all erection framing, bolts, stabilizer plates, etc. as may be necessary to comply with OSHA.

- FOUNDATION GENERAL NOTES
1. Maximum bearing pressure assumed in foundation design: 1,500 psf.
  2. It is highly recommended that a Colorado licensed geotechnical engineer perform an open hole observation prior to placing foundations to ensure assumed design bearing capacity is satisfactory.
  3. In case conditions found at the site vary from those indicated on the drawings, the Engineer is to be notified so that adjustments to the foundation design can be made based on actual field conditions.
  4. All footings shall be the exact size shown on the drawings.
  5. No footings shall be placed without adequate notification to allow Engineer to observe reinforcing if they deem necessary.
  6. No concrete shall be placed in excavation containing water or on frozen ground.

- CONCRETE GENERAL NOTES
1. Material and workmanship shall be in accordance with the requirements of "Building Code Requirements for Structural Concrete" (ACI 318-19).
  2. Concrete mixes shall conform to the following:

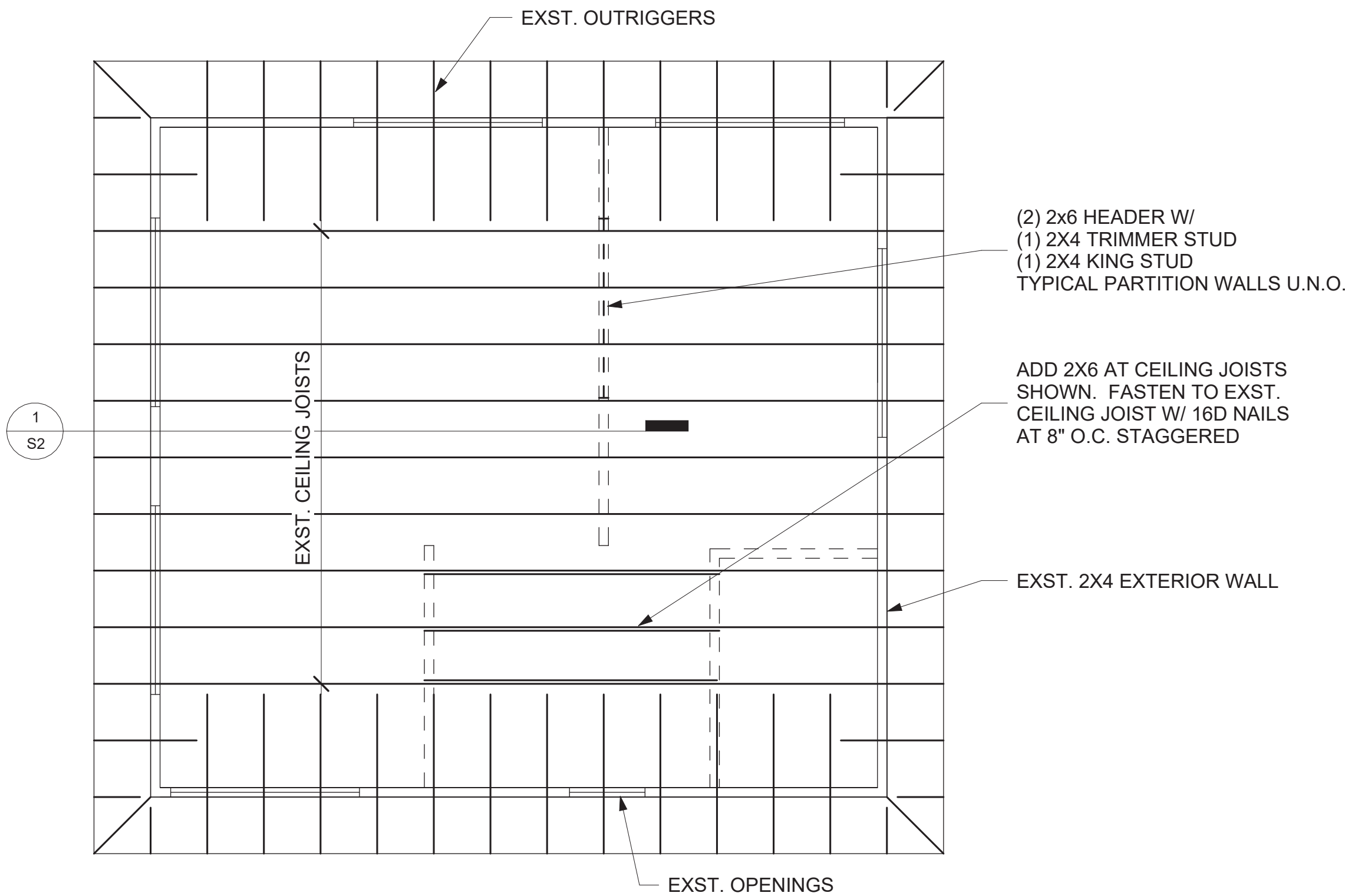
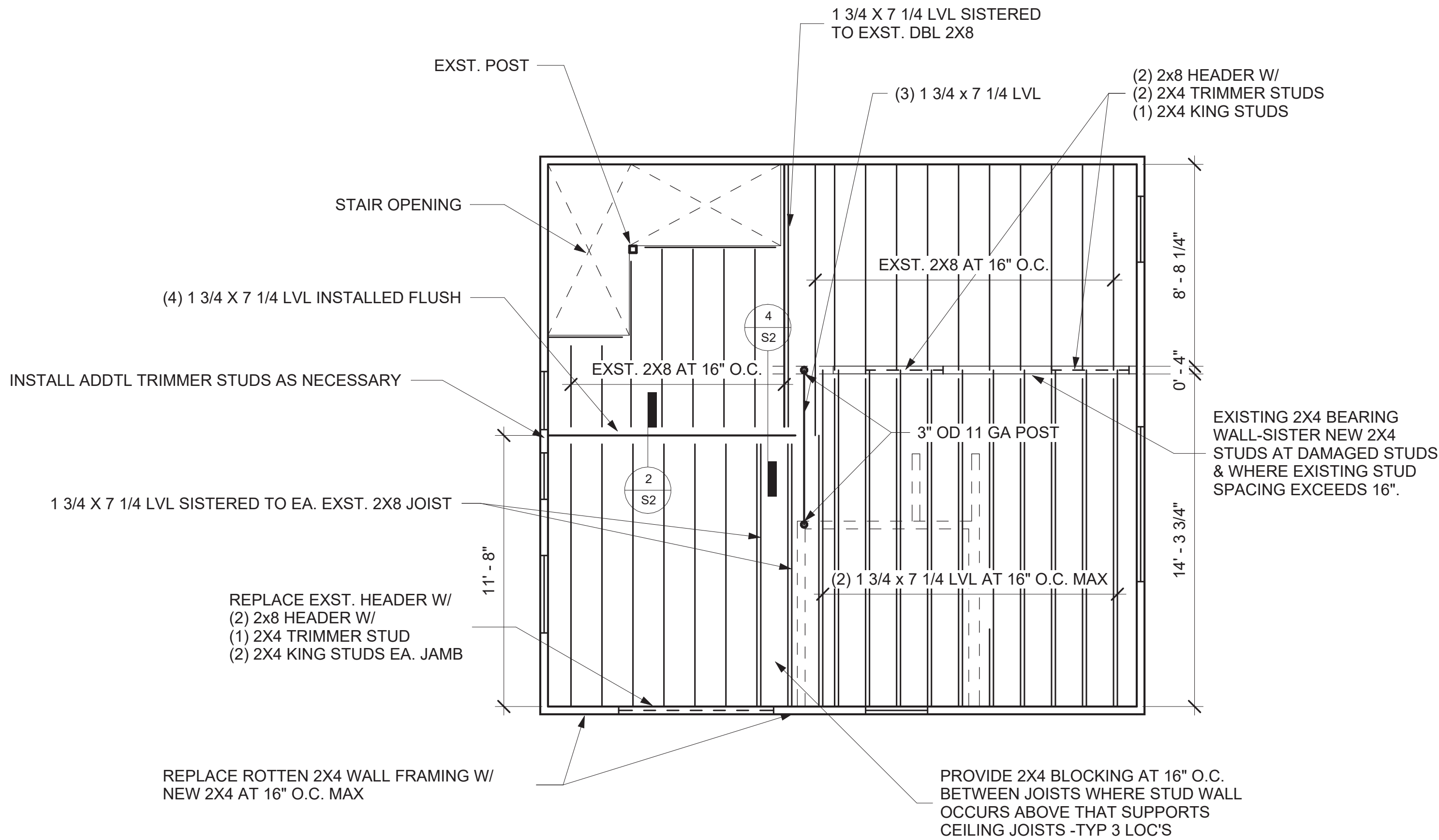
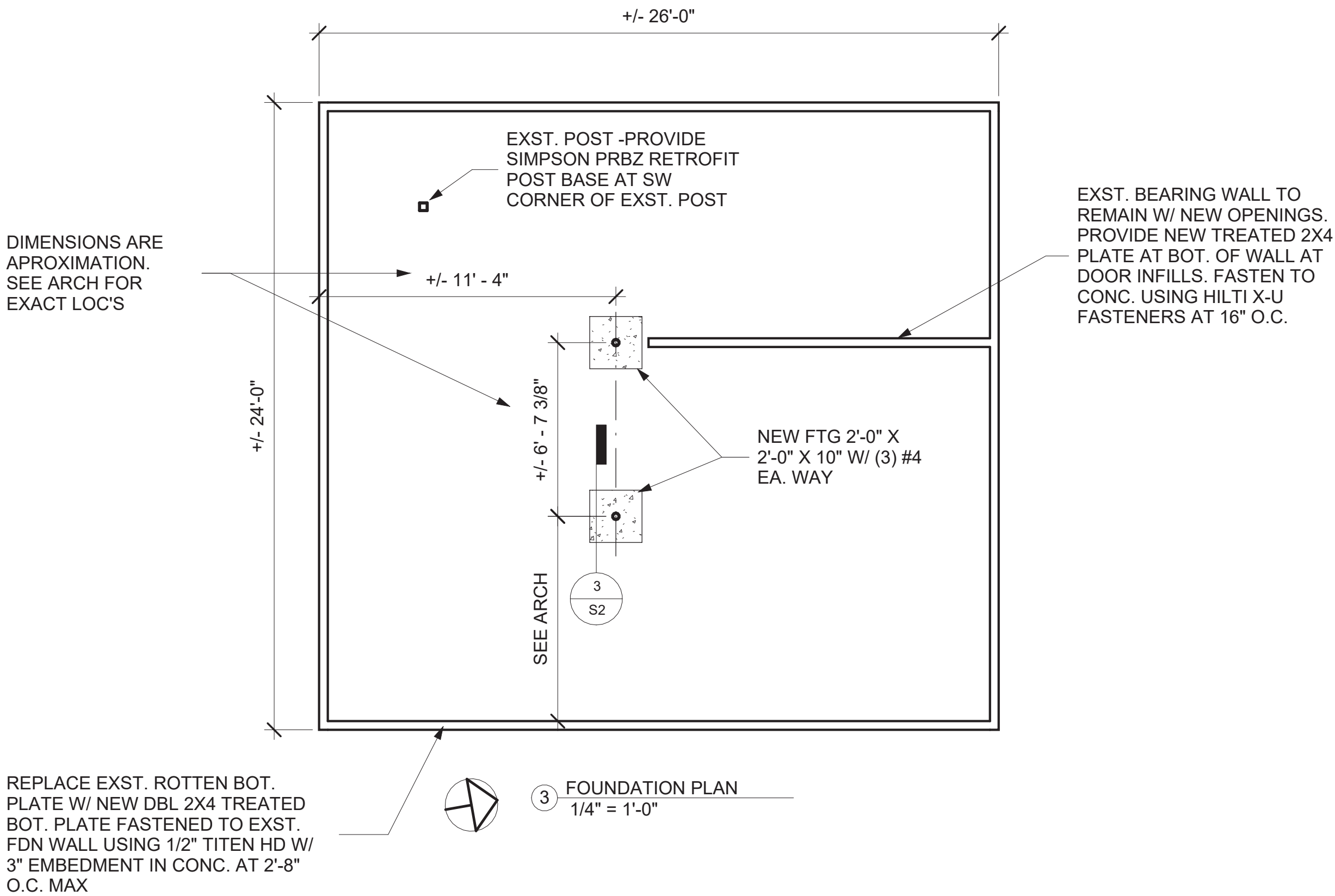
Mix "A" - For Footing and Foundation Elements  
Minimum 28 day compressive strength 4,500 psi  
Maximum Aggregate Size 3/4 inch  
Entrained Air Content 6% ± 1 1/2%  
Slump 4 inch Max  
Water Reducing Admixture per manuf. recommendations  
(Slump may be increased to 6 inch with water reducing admixture)  
Fly ash may be substituted in specified amounts in this mix.  
Water/Cement Ratio 0.45 Max  
Mix "B" - For interior slab on grade  
Minimum 28 day compressive strength 4,000 psi  
Maximum Aggregate Size 3/4 inch  
Entrained Air Content 0%  
Slump 4 inch Max  
Water Reducing Admixture per manuf. recommendations  
(Slump may be increased to 5 inch with water reducing admixture)  
Water/Cement Ratio 0.45 Max

3. All cement used in concrete shall be Type I/II.
4. All concrete shall have a minimum cementitious materials content of 470 lbs. per cubic yard unless otherwise specified.
5. Calcium Chloride shall not be added to concrete.
6. Reinforcing bars shall conform to ASTM A-615, Grade 60 or ASTM A-706.
7. Bar bending details and placing drawings shall be in accordance with the "Manual of Standard Practice for Detailing Reinforced Concrete Structures" ACI 315, latest edition).
9. Provide bar supports and spacers to place all bars in proper location, and wire adequately at intersections to hold bars firmly in position while concrete is placed. Vertical dowels shall be supported in place prior to placing concrete.
10. Bar supports and spacers which rest on or against exposed surface shall be hot dipped galvanized or plastic coated.
12. See architectural, mechanical and electrical drawings for additional openings, depressions, curbs, floor finishes, inserts and other embedded items.
14. Reinforcing bar sizes shown are English designation. The bars may be furnished with the equivalent metric markings:

- TIMBER GENERAL NOTES
1. All wood framing shall conform to the "National Design Specification for Wood Construction", latest edition, recommended by the "National Forest Products Association".
  2. Sawn lumber framing members shall conform to the following species and grades: (Hem-Fir #2 or better).
  3. Laminated Veneer Lumber (LVL) prefabricated structural wood beams shall be "Microllam" 2.0E as manufactured by Weyerhaeuser, or "Versa-Lam" 2.1E 2800 as manufactured by Boise Cascade, Inc.
  4. Sheathing panels shall be identified with the appropriate trademark of the American Plywood Association, and shall meet the requirements of U.S. Product Standard PS1-07 or APA PRP-108, Performance Standards, latest edition.
  5. All floor sheathing shall be 23/32" tongue-and-groove APA rated exposure 1 with panel identification 48/24.
  6. Contractor shall coordinate joist locations with all floor openings for plumbing, mechanical, etc.
  7. Install blocking panels between all wood floor joists at all supports.
  8. Double and triple built-up solid sawn wood members shall be nailed together with two 16d nails spaced at 1'-4" o.c. on center except where noted otherwise on drawings.
  9. Minimum nailing for all wood framing shall conform to Table No. 2304.10.2, International Building Code, 2021 Edition, unless noted otherwise.

DESIGN LOADS

|                                    |                              |
|------------------------------------|------------------------------|
| Floor Live Load                    | 40 psf                       |
| Floor Dead Load                    | 18 psf                       |
| Flat Roof Snow Load P <sub>f</sub> | 30 psf                       |
| Risk Category                      | II                           |
| Wind design speed                  | 130 mph 3 sec gust, ultimate |
| Exposure Category                  | C                            |
| Seismic design forces              |                              |
| S <sub>S</sub> =                   | 0.185g                       |
| S <sub>1</sub> =                   | 0.059g                       |
| Seismic Design Category            | B                            |
| Frost Depth                        | 30 inches                    |



MAPLE HILL ENGINEERING LLC

1633 N Pearl St, Unit 539  
Denver, CO 80203

(720) 706-7873  
www.maplehillengineer.com

Manitou Springs Mobility Hub  
132 Manitou Ave  
Manitou Springs, CO 80829

PROJECT NUMBER:  
24061

DATE:  
1/24/2025

DRAWN BY:  
JLF

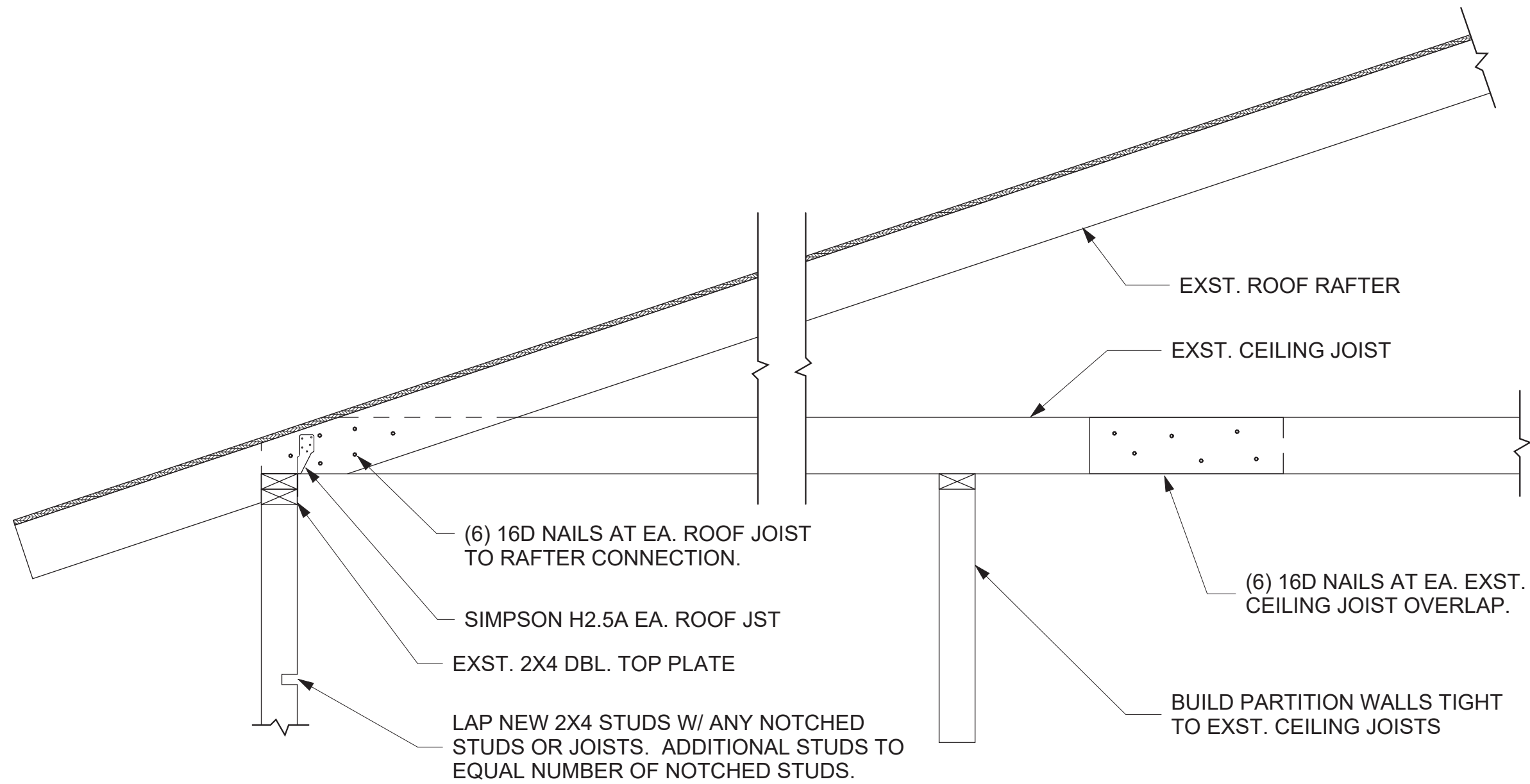
ISSUED FOR:  
Construction Drawings

Revision Schedule  
Revision Number Revision Date

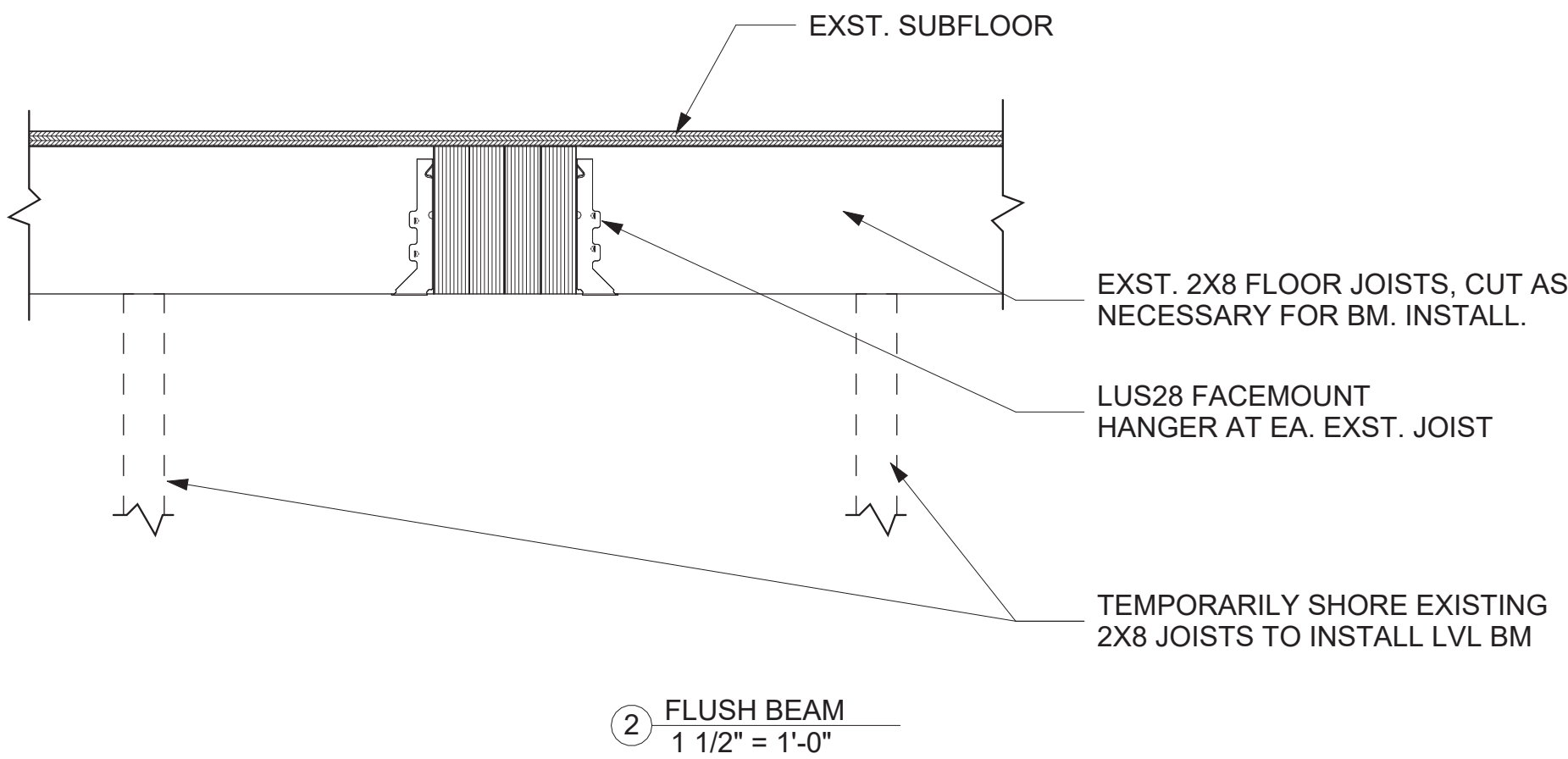
SHEET:

S1

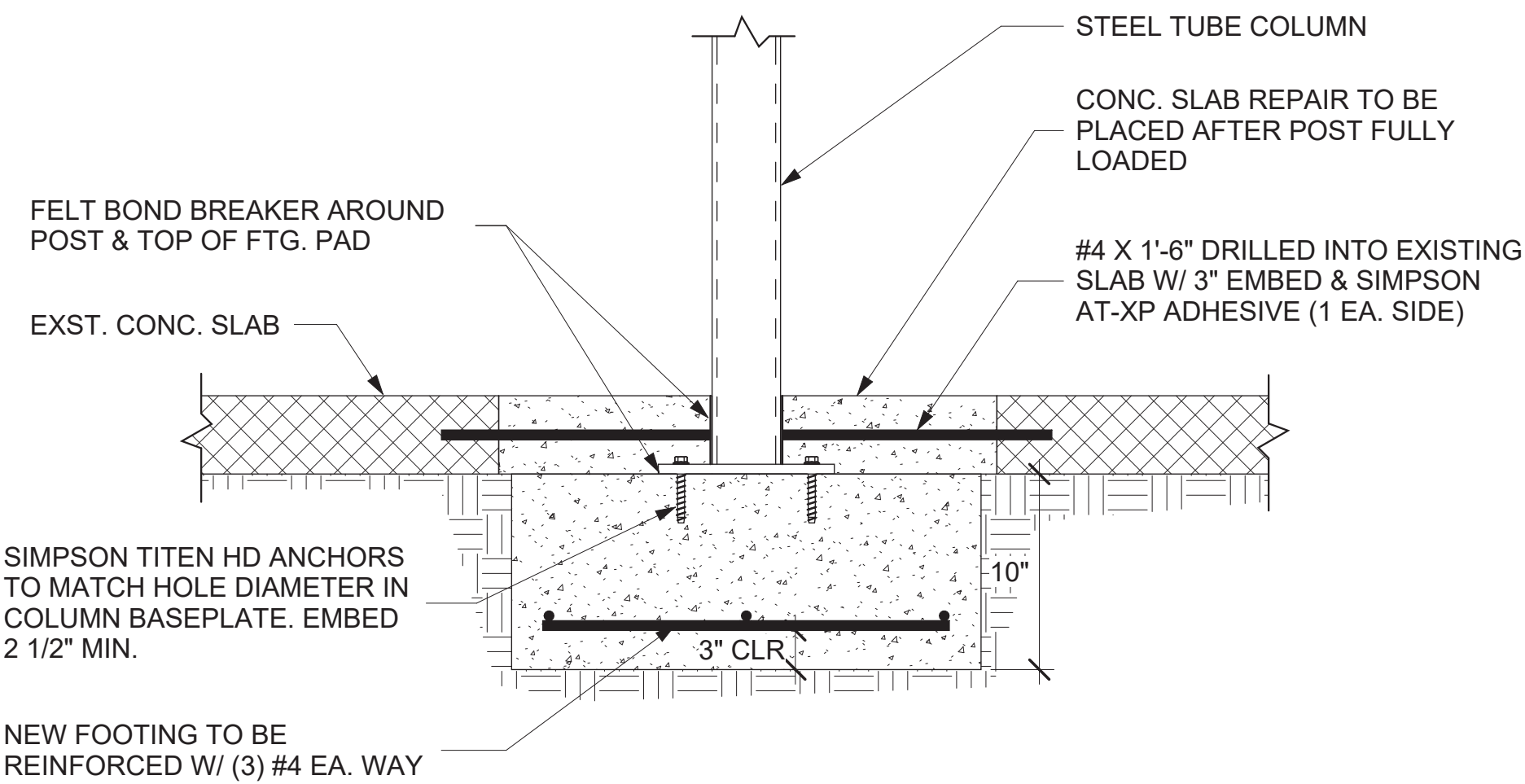




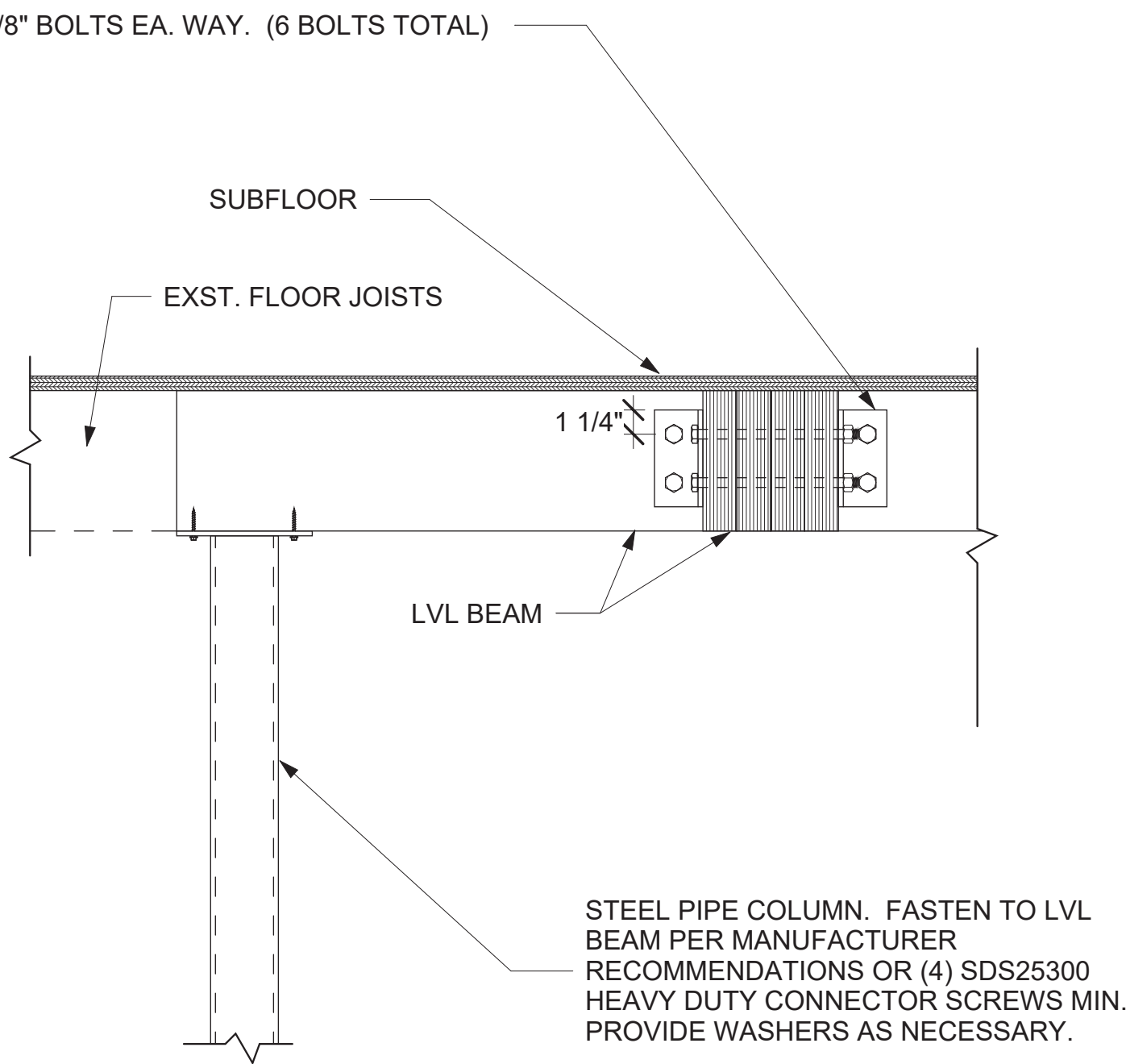
① ROOF FRAMING  
1" = 1'-0"



② FLUSH BEAM  
1 1/2" = 1'-0"



③ NEW POST FOOTING EXST. SLAB  
1 1/2" = 1'-0"



④ BEAM TO POST  
1 1/2" = 1'-0"



MAPLE HILL ENGINEERING LLC

1633 N Pearl St, Unit 539  
Denver, CO 80203  
(720) 706-7873  
www.maplehillengineer.com

Manitou Springs Mobility Hub  
132 Manitou Ave  
Manitou Springs, CO 80829

|                 |                       |
|-----------------|-----------------------|
| PROJECT NUMBER: | 24061                 |
| DATE:           | 1/24/2025             |
| DRAWN BY:       | JLF                   |
| ISSUED FOR:     | Construction Drawings |

| Revision Number | Revision Date |
|-----------------|---------------|
|                 |               |

SHEET:

S2



GENERAL REQUIREMENTS:

A. THE CONTRACTOR SHALL COORDINATE WITH ALL DRAWINGS / SPECIFICATIONS FOR THIS PROJECT FOR SCOPE AND GENERAL CONDITIONS.

B. CODE COMPLIANCE IS MANDATORY. NOTHING IN THESE DRAWINGS AND SPECIFICATIONS PERMITS WORK NOT CONFORMING TO THESE CODES AND PART A ABOVE. WHERE WORK IS SHOWN TO EXCEED MINIMUM CODE REQUIREMENTS, COMPLY WITH PART A ABOVE ABOVE, DRAWINGS AND SPECIFICATIONS.

C. PROVIDE ALL LABOR, MATERIALS, HANGERS, INSULATION, CONTROL HANDLES, ELECTRIC CONTROLS, AIR CONTROLS, VALVES, ACCESS PANELS, MECHANICAL EQUIPMENT, AND OTHER APPARATUS THAT MUST BE PROVIDED IN AN INACCESSIBLE LOCATION WITH SUITABLE ACCESS DOORS OR COVERS IN FRAMED OPENING WHICH WILL PERMIT PROPER OPERATION AND SERVICING. PROVIDE ALL ITEMS NECESSARY FOR COMPLETE AND OPERATIONAL SYSTEMS DESCRIBED IN THESE DRAWINGS SHOWN OR NOT SHOWN UNLESS INDICATED OR NOTED OTHERWISE. IT IS THE INTENT OF THESE DRAWINGS FOR A COMPLETE AND READY FOR OPERATION OF ALL HVAC AND PIPING SYSTEMS.

D. DRAWINGS ARE DIAGRAMMATIC IN NATURE AND DO NOT SHOW ALL PIPING, OFFSETS, FITTINGS, AND ACCESSORIES THAT MAY BE REQUIRED. FOLLOW DRAWINGS AS CLOSELY AS ACTUAL BUILDING CONSTRUCTION AND THE WORK OF OTHER TRADES WILL PERMIT, INVESTIGATE STRUCTURAL AND FINISH CONDITIONS AFFECTING THIS WORK AND ARRANGE WORK ACCORDINGLY, PROVIDING SUCH FITTING, VALVES, AND ACCESSORIES REQUIRED TO MEET THE CONDITIONS.

E. VISIT SITE AND INCLUDE ALLOWANCE IN BID FOR ALL COSTS RELATED TO THE ALL PIPING AND EQUIPMENT INSTALLATION.

F. DEMONSTRATE THE OPERATION OF ALL SYSTEMS FOR THE OWNER AT A TIME AS DIRECTED BY THE OWNER.

G. LAYOUT ALL WORK IN ADVANCE. DO NOT DEFACE WORK OF OTHER TRADES. INSTALL ALL SLEEVES AND BLOCK OUTS: WATERPROOF AS REQUIRED. FIRE STOP ALL FLOOR AND RATED WALL PENETRATIONS.

H. FIELD CHECK ALL EXISTING / NEW CONDITIONS AND INCLUDE AN ALLOWANCE IN BID FOR ANY REMOVAL AND/OR RELOCATION OF EXISTING PIPING, EQUIPMENT, ETC., AS INDICATED ON THE PLANS OR AS REQUIRED TO COORDINATE AND ADAPT NEW AND EXISTING MECHANICAL SYSTEMS TO ALL OTHER WORK. EXISTING PIPING AND MATERIAL WHICH SHALL BE REMOVED SHALL BECOME THE PROPERTY OF THE CONTRACTOR EXCEPT EQUIPMENT SO NOTED, WHICH SHALL BECOME THE PROPERTY OF THE OWNER.

I. PROVIDE SHOP DRAWINGS, EQUIPMENT SUBMITTALS, CONTROL DIAGRAMS, AS REQUIRED FOR THE PROJECT. THE CONTRACTOR SHALL MAINTAIN A MARK-UP SET OF DRAWINGS WHICH INDICATE VARIATIONS IN THE ACTUAL INSTALLATION FROM THE ORIGINAL DESIGN. UPON COMPLETION OF THE WORK AND FINAL INSPECTION, DELIVER TO THE ARCHITECT / OWNER COPIES (CONSULT ARCHITECT ON QUANTITY) OF ALL SHOP DRAWINGS (EQUIPMENT SUBMITTALS), OPERATION AND MAINTENANCE MANUALS AND AS-BUILT (RECORD) DRAWINGS. ALL MANUALS SHALL INCLUDE A MAINTENANCE SCHEDULE FOR ALL REQUIRED EQUIPMENT.

J. VERIFY THE ACTUAL ELECTRICAL SERVICE/VOLTAGE WITH THE ELECTRICAL CONTRACTOR PRIOR TO ORDERING ANY EQUIPMENT REQUIRING ELECTRICAL CONNECTIONS.

STANDARDS  
A. ALL PIPING, DUCTWORK, GRILLES, AND MATERIALS, ETC. SHALL BE NEW, IN FIRST CLASS CONDITION, AND U.L. LISTED WHERE APPLICABLE.

B. COMPLY WITH ALL APPLICABLE LOCAL CITY CODES AND AMENDMENTS, COUNTY AND STATE ORDINANCES. COMPLY WITH CURRENT INTERNATIONAL BUILDING CODE, INTERNATIONAL MECHANICAL CODE, INTERNATIONAL PLUMBING CODE, AND NATIONAL FIRE PROTECTION ASSOCIATION IN EFFECT FOR THIS JURISDICTION.

C. PROCURE AND PAY FOR ALL PERMITS, CONTRACTOR LICENSES, AND LIABILITY INSURANCE, ETC. FURNISH CERTIFICATE OF FINAL INSPECTION AND APPROVAL FROM LOCAL INSPECTOR.

D. MATERIALS SHALL BE AS SPECIFIED, AND/OR NOTED ON THE CONTRACT DRAWINGS.

E. ALL MATERIALS AND EQUIPMENT LOCATED IN AIR PLENUMS SHALL BE RATED FOR PLENUM APPLICATION.

GUARANTEE

A. MECHANICAL AND PLUMBING CONTRACTORS SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE YEAR, BEGINNING WITH THE DATE OF FINAL ACCEPTANCE BY THE OWNER. THE M.C. AND P.C. SHALL BE RESPONSIBLE DURING THE INSTALLATION, TESTING AND GUARANTEE PERIODS FOR ANY DAMAGE CAUSED BY HIM (OR HIS SUBCONTRACTORS) OR BY DEFECTS IN HIS (OR HIS SUBCONTRACTORS') WORK, MATERIALS, OR EQUIPMENT INSTALLED OR FURNISHED UNDER THIS CONTRACT WHICH DEVELOPS DEFECTS, EXCEPT FOR NORMAL WEAR.

COORDINATION

A. PRIOR TO FABRICATION OR INSTALLATION OF ANY HVAC AND PLUMBING WORK, PARTICIPATE IN COORDINATION PLANNING MEETINGS WITH ALL OTHER BUILDING UTILITIES SYSTEMS TRADES, UNDER THE DIRECTION OF THE GENERAL CONTRACTOR, SO AS TO COMPLETELY ESTABLISH ROUTINGS, ELEVATIONS, SPACE REQUIREMENTS, AND COORDINATION OF LAYOUT AND SUSPENSION REQUIREMENTS IN RELATIONSHIP TO THE BUILDING STRUCTURE AND THE WORK OF ALL OTHER TRADES.

BASIC MATERIALS AND METHODS

GENERAL

A. THE WORK INCLUDED UNDER THIS HEADING CONSISTS OF FURNISHING MATERIAL, SUPPLIES, EQUIPMENT, TOOLS, TRANSPORTATION AND FACILITIES, AND PERFORMING ALL LABOR AND SERVICE FOR, AS REQUIRED IN CONNECTION WITH, OR PROPERLY INCIDENTAL TO, THE MECHANICAL INSTALLATION, AS DESCRIBED IN THESE SECTIONS OF THE SPECIFICATIONS, SHOWN ON THE DRAWINGS, OR REASONABLY IMPLIED THEREFROM.

WORK INCLUDED

A. COMPLETE INSTALLATION OF NEW HVAC AND PLUMBING SYSTEM COMPONENTS AS SHOWN IN THE DRAWINGS AND DESCRIBED IN THESE SPECIFICATIONS. INSTALL GAS PIPING, REGULATORS, SHUT-OFFS TO GAS FIRED UNITS IN ACCORDANCE WITH 2021 IFGC, LOCAL CODES, MANUFACTURER INSTALLATION INSTRUCTIONS, AS SHOWN IN THE DRAWINGS AND AS DESCRIBED IN THESE SPECIFICATIONS IF APPLICABLE.

B. PROVIDE MECHANICAL IDENTIFICATION FOR ALL NEW EQUIPMENT AND PIPING. IDENTIFICATION SHALL BE BY SET OR BRADY AND CONSIST OF THE FOLLOWING:

1. BRASS VALVE TAGS WITH STAMPED LETTERS SHALL BE PROVIDED FOR ALL VALVES. SECURE TO THE VALVE WITH CHROME PLATED BALL CHAINS.

2. IDENTIFY ALL PIPING AND, EQUIPMENT WITH PAINTED STENCILS, PLASTIC PIPE MARKERS OR PLASTIC TAPE MARKERS. MARKERS SHALL INDICATE TYPE INCLUDING SUPPLY OR RETURN AND DIRECTION OF FLOW.

3. ALL IDENTIFICATION SHALL CONFORM WITH IS INTERNATIONAL CODES AND ANSI A13.1.

MECHANICAL INSULATION

A. MANUFACTURERS: OWENS-CORNING, P.P.G., JOHNS-MANVILLE, C.S.G. CO, ARMSTRONG, OR EQUAL.

B. PLUMBING PIPING TO BE INSULATED IN ACCORDANCE WITH 2021 IECC SECTION C404.4, 2021 IPC AND AS FOLLOWS:  
1. ALL CONDENSATE PIPING LOCATED IN COLD AREAS OR WHERE CONDENSATION CAN OCCUR.

C. ALL INSULATION SHALL MEET ALL CODE REQUIREMENTS AND FIRE AND SMOKE HAZARD RATINGS AS TESTED BY PROCEDURE ASTM E-84, NATIONAL FIRE PROTECTION ASSOCIATION 225 AND U.L. 123, NOT EXCEEDING FLAME SPREAD 25 AND SMOKE DEVELOPED 50 RATINGS, PER 2021 IECC, IMC & IPC.

D. PROVIDE RIGID INSERTS AT ALL INSULATED HANGER LOCATIONS 2 1/2" AND LARGER. PROVIDE 180 DEGREE GALVANIZED STEEL SADDLES.

E. DUCTWORK SHALL BE INSULATED IN ACCORDANCE WITH 2021 IECC & IMC AND ASTM STANDARDS FOR COMMERCIAL AND INDUSTRIAL APPLICATIONS.

1. ALL S.A. & R.A. DUCTWORK INTENDED TO BE LOCATION WITH-IN BUILDING INSULATION AND CONDITIONED SPACE EXCEPT AS NOTED IN G BELOW AND IN UNIT 101 SEE PLANS

F. OPERATING TEMPERATURES OF 250°F AND DENSITY OF 1.5lb/FT3.

G. RETURN AIR DUCTS INSULATED WITH MINIMUM R-6 OR MINIMUM ALLOWABLE BY LOCAL CODE REQUIREMENTS FOR LOCATION IN R.A. PLENUM, O.A. DUCTS FROM EXTERIOR OPENING TO EQUIPMENT CONNECTION, EXHAUST AIR DUCTS WITH-IN 10 FEET OF EXTERIOR OPENING (PROTECT POSITIVE PRESSURE EXHAUST DUCTWORK LOCATED IN R.A. PLENUM), SUPPLY AIR SHALL BE INSULATED WITH MINIMUM R-6 OR MINIMUM ALLOWABLE BY LOCAL CODE REQUIREMENTS FOR LOCATION IN R.A. PLENUM.

MECHANICAL SPECIFICATION PLAN

SCALE: NTS

AIR DISTRIBUTION

A. FURNISH AND INSTALL DUCTWORK AND SHEET METAL ACCESSORIES AS SHOWN AND SPECIFIED HEREIN.

B. COMPLY WITH APPLICABLE CURRENT NFPA AND SMACNA STANDARDS, ASHRAE HANDBOOK, UL 181, AND 2021 IMC & IECC.

C. IN ADDITION TO ALL ITEMS SCHEDULED ON THE DRAWINGS, FURNISH SUBMITTALS ON ALL ITEMS SPECIFIED HERE-IN.

D. DUCTWORK MATERIALS: 1. GAUGE AS PRESCRIBED BY CODE. 2. FLAT SHEETS ASTM A527, 3. ROUND FABRICATION PIPE LOCK LONGITUDINAL SEAMS WITH BEADED CRIMP TRANSVERSE JOINTS SECURED WITH SHEET METAL SCREWS. FITTINGS: ADJUSTABLE 4-SEGMENT ELBOWS, MANUFACTURED CONICAL TEE FITTINGS AND TABS (SADDLE TAPS NOT PERMITTED), MANUFACTURED REGISTER BOOTS AND STACK HEADS.

E. FLEX DUCT ACCEPTABLE MANUFACTURER FLEXMASTER, CLASSIFICATION NFPA 90A CLASS 1 UL 181 LABELED, LOW PRESSURE FLEXMASTER TYPE 5-INSULATED, FACTORY FABRICATED ASSEMBLY CONSISTING OF ZINC-COATED SPRING STEEL HELIX, SEAMLESS INNER LINER WRAPPED WITH A NOMINAL 1" THICK ONE-POUND DENSITY FIBERGLASS INSULATION ALL ASSEMBLED IN A VAPOR BARRIER JACKET, RATED FOR PRESSURES TO >3" WG.

F. SPIN-INS WITH BALANCING DAMPERS.

G. DUCTWORK SPECIALTIES TURNING: 1. TURNING VANES CONSTRUCTION DOUBLE-THICKNESS AIR FOIL, NONADJUSTABLE. 2. BALANCING DAMPERS CONSTRUCTION RIGID BEARINGS AND LOCKING QUADRANTS, WHERE USED IN CONJUNCTION WITH DUCT-MOUNTED COILS PROVIDE OPPOSED-BLADE TYPE WITH MAX 2" WIDE BLADES. 3. FLEX CONNECTION EQUAL TO VENTFABRICS VENTGLAS. 4. TEST HOLE LOW VELOCITY DUCTWORK DRILLED HOLE WITH FRICTION-FIT PLASTIC GAP ON METAL DUCT. 5. DUCT SEALANT COMPLIES WITH 2021 IECC.

H. GRILLES, REGISTERS, AND DIFFUSERS ACCEPTABLE MANUFACTURERS: NAILOR, GARNES, TITUS, TUTTLE & BAILEY, AND METAL AIRE.

I. LOW VELOCITY DUCTWORK. 1. ALL DUCTWORK IS CLASSIFIED AS LOW VELOCITY UNLESS INDICATED OTHERWISE. 2. FABRICATION IN ACCORDANCE WITH CURRENT SMACNA AND ASHRAE STANDARDS FOR VELOCITY DUCTWORK. 3. MANUFACTURED DUCT CONNECTION SYSTEM MAY BE UTILIZED FOR TRANSVERSE JOINTS IN RECTANGULAR GALVANIZED STEEL DUCTWORK PROVIDED IN STRICT ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. 4. MATERIALS EXPOSED GALVANIZED STEEL CONCEALED GALVANIZED STEEL, FLEX LOW PRESSURE TYPE PLENUM RATED PER 2021 IMC.

J. DUCTWORK FABRICATION AND INSTALLATION. 1. FABRICATE AND INSTALL TO MEET JOB CONDITIONS FROM DIMENSIONS TAKEN FROM JOBSITE AND SHOP DRAWINGS. TRANSITION AS REQUIRED TO AVOID INTERFERENCES, MAINTAIN REQUIRED CROSS-SECTIONAL AREA. 2. FABRICATE AND INSTALL SO NO UNDUE NOISE OR VIBRATION RESULTS. 3. DO NOT PROVIDE HOLES IN THE DUCT SYSTEMS FOR THE INSTALLATION OF HANGERS, CONDUIT, PIPES, ETC. 4. DUCT DIMENSIONS ON DRAWINGS ARE CLEAR INSIDE DIMENSION, INCREASE SHEET METAL DIMENSIONS TO ACCOMMODATE LINER. 5. LOCATE ALL DUCTWORK CONCEALED UNLESS INDICATED OTHERWISE.

K. ELBOWS. 1. CURVED CENTER LINE RADIUS EQUAL TO 1-1/2 TIMES THE DUCT WIDTH. 2. SQUARE FITTED WITH TURNING VANES WHEN DUCT SIZE INTO THE ELBOW IS THE SAME AS DUCT SIZE OUT. FITTED WITH FIXED EXTRACTOR WHEN DUCT SIZE INTO THE ELBOW IS DIFFERENT FROM DUCT SIZE OUT.

L. TAKE-OFFS. 1. 45° TAKE-OFF WHERE OTHER MEANS OF CONTROL ARE NOT INDICATED OR USED, AND IN DUCTWORK BEHIND SIDEWALL SUPPLY REGISTERS.

M. HANGERS AND SUPPORTS. 1. HORIZONTAL DUCTS PROVIDE HANGERS OF TYPE AND SPACING AS RECOMMENDED BY CURRENT SMACNA. 2. VERTICAL DUCTS THROUGH FLOORS PROVIDE GALVANIZED STEEL ANGLE ON AT LEAST TWO SIDES OF THE DUCT, FASTEN SECURELY TO DUCT AND FLOOR.

N. BALANCING DAMPERS. 1. PROVIDE FOR PROPER ADJUSTMENT AND CONTROL OF AIR DISTRIBUTION. MARK DAMPER ROD TO INDICATE THE RELATIVE POSITION OF THE DAMPER BLADES WITH RESPECT TO THE ROD.

O. FLEX DUCT. 1. USE LENGTHS AS NECESSARY TO MAKE CONNECTION WITHOUT FINCHING OR KINKING. SUSPEND HORIZONTAL RUNS WITH 3/4" WIDE FLAT STEEL BAND AT 36" O.C. MAKE END CONNECTIONS WITH STEEL DRAW BANDS. MAXIMUM LENGTH SHALL NOT EXCEED SIX FEET. INSTALL IN ACCORDANCE WITH MANUFACTURER INSTALLATION INSTRUCTIONS AND 2021 IMC REQUIREMENTS

P. FLEX CONNECTIONS PROVIDE AT INLET AND OUTLET TO ALL FANS.

Q. TEST HOLES. 1. PROVIDE ON BRANCH AND MAIN DUCT TO PROVIDE OPENINGS THROUGH DUCT WALLS FOR THE INSERTION OF TEST EQUIPMENT. LOCATE TO ENABLE TRAVERSE READINGS PER CURRENT ASHRAE STANDARDS.

R. PAINTING WHERE INTERIOR OF DUCT IS VISIBLE THROUGH GRILLES, LOUVERS, ETC, PAINT VISIBLE INSIDE PORTION OF DUCT WITH FLAT BLACK PAINT.

S. PROVIDE TEST AND BALANCE BY LICENSED CONTRACTOR, INDICATE DATA ON AABC MN-1 NATIONAL STANDARDS FORMS (OR EQUAL) FOR TOTAL SYSTEM BALANCE. PROVIDE REPORT TO OWNER AND INSPECTOR AT TIME OF HEATING FINAL.

GAS PIPING

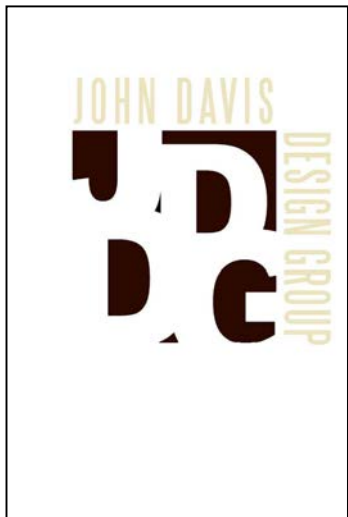
A. STEEL PIPE ASTM A53/A53M SCHEDULE 40 BLACK (GALVANIZED SHALL BE USED IN OUTDOOR LOCATIONS), FITTINGS ASME B16.3, MALLEABLE IRON, OR ASTM A234/A234, FORGED STEEL WELDING TYPE, JOINTS THREADED FOR PIPE 2" INCHES AND SMALLER, WELDED FOR PIPE 2-1/2 INCH AND LARGER. ALL WELDING SHALL BE BY A CERTIFIED PIPELINE WELDER. INACCESSIBLE LOCATION OR PLENUMS: ALL SIZES: SCHEDULE 40 BLACK SEAMLESS STEEL PIPE, BEVELED ENDS, WITH SOCKET WELD FITTINGS SAME THICKNESS AS PIPE AND WELDED JOINTS. ALL WELDING SHALL BE BY A CERTIFIED PIPELINE WELDER. ALL UNDER GROUND GAS PIPING, TUBING AND FITTINGS SHALL BE POLYETHYLENE PLASTIC PIPE CONFORMING TO ASTM D 2513 PIPE SHALL BE MARKED "GAS" AND "ASTM D 2513". LP (UNDILUTED LIQUEFIED PETROLEUM)-GAS SYSTEMS USING POLYETHYLENE SHALL BE IN ACCORDANCE WITH NFPA 58. ALL PIPING SHALL BE INSTALLED IN ACCORDANCE WITH 2021 IFGC CHAPTER 4, ASTM, NFPA, AND LOCAL CODE REQUIREMENTS.

B. VALVES  
BALL VALVES: BRONZE BODY, FULL PORT STAINLESS STEEL BALL, TEFLON SEATS AND STUFFING BOX RING, BLOWOUT PROOF STEM, LEVER HANDLE AND THREADED ENDS. NIBCO T-585 OR EQUAL.

C. GAS COCKS 2-INCH AND SMALLER: 150 PSI WOG BRONZE BODY, STRAIGHTWAY PATTERN, SQUARE HEAD, THREADED ENDS.

D. GAS COCKS 2-1/2" INCH AND LARGER: 155 SP-TB & 175 PSI, LUBRICATED PLUG TYPE, SEMI-STEEL BODY, SINGLE GLAND, WRENCH OPERATED, FLANGED ENDS.

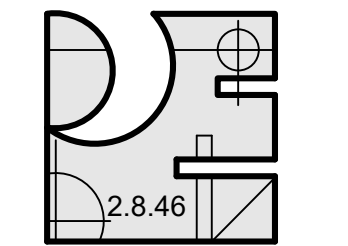
E. GAS LINE PRESSURE REGULATORS: SINGLE STAGE, STEEL JACKETED, CORROSION RESISTANT GAS PRESSURE REGULATORS WITH ATMOSPHERIC VENT OR LISTED LIMITING ORIFICE, ELEVATION COMPENSATOR WITH THREADED ENDS FOR 2-INCH AND SMALLER, FLANGED ENDS FOR 2-1/2" INCH AND LARGER FOR INLET AND OUTLET GAS PRESSURES, SPECIFIC GRAVITY, AND VOLUME FLOW INDICATED.



JOHN DAVIS  
DESIGN GROUP

ARCHITECTS  
INTERIORS  
PLANNERS

176 TALAMINE COURT  
SUITE 100  
COLORADO SPRINGS,  
COLORADO 80907  
P 719/528-1177  
F 719/444-8409



Pinnow  
Engineering  
LLC

2151 LONE WILLOW VW  
COLORADO SPRINGS, CO 80904  
PHONE: 719.661.4185

OWNERSHIP OF DOCUMENT  
THE IDEAS AND DESIGNS  
INCORPORATED HEREIN, AS  
AN INSTRUMENT OF  
PROFESSIONAL SERVICES IS  
THE PROPERTY OF PINNOW  
ENGINEERING LLC AND IS  
NOT TO BE COPIED OR USED,  
IN WHOLE OR PART, FOR  
ANY OTHER PURPOSES  
WITHOUT THE WRITTEN  
AUTHORIZATION OF  
PINNOW ENGINEERING LLC.  
© 2025

MECHANICAL SPECIFICATION PLAN

NEW INTERIOR REMODEL FOR

MANITOU SPRINGS MOBILITY  
& PARKING OFFICES  
130 MANITOU AVENUE

MANITOU SPRINGS, COLORADO 80829

|             |                  |
|-------------|------------------|
| PROJECT NO. | F24-022          |
| DATE        | JANUARY 24, 2025 |
| DRAWN BY    | BCB              |
| CHECKED     | BCB              |
| APPROVED    | LAP              |

REVISED

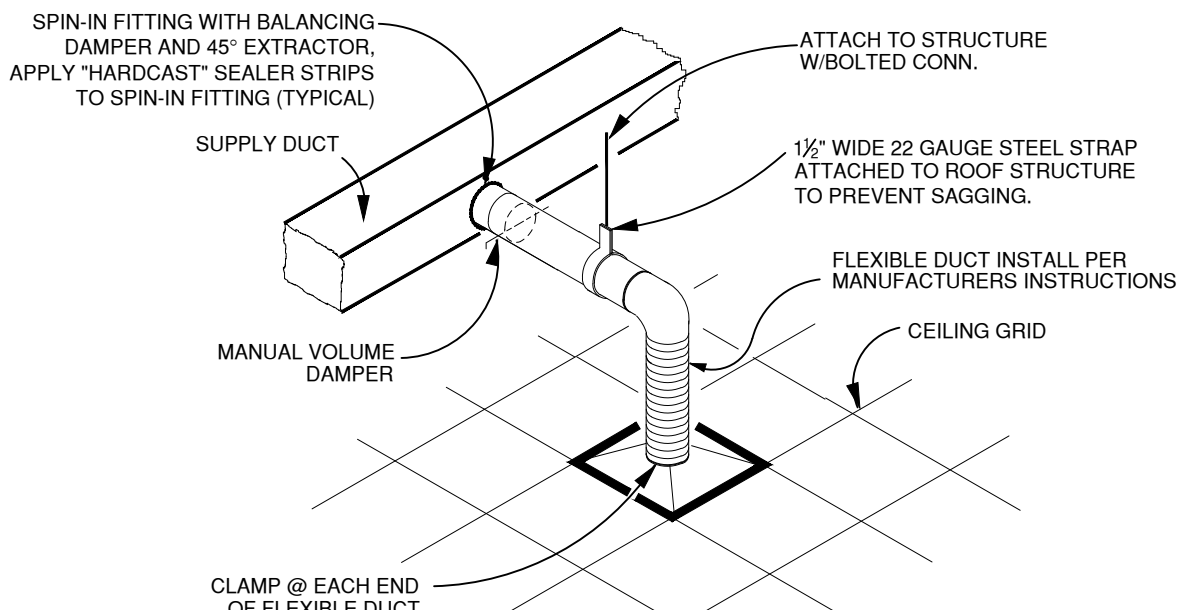
FINAL BID  
DOCUMENTS  
JANUARY 24, 2025

SHEET

M-1

NOT TO SCALE OF 3



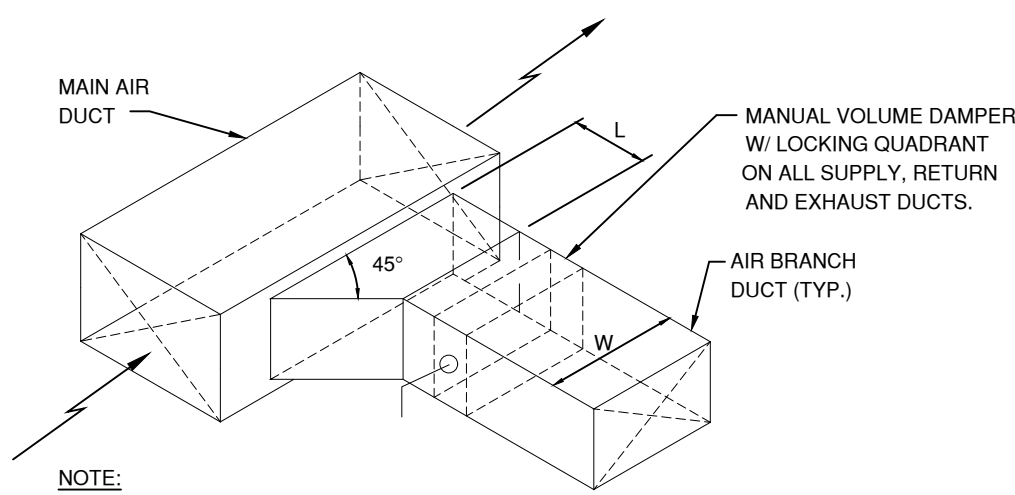


COMMENTS:

1. REFER TO THE MECHANICAL EQUIPMENT SCHEDULE FOR COMPONENT AND DEVICE SPECIFICATIONS.
2. SUPPORTS FOR FLEX DUCTWORK SHALL BE SPACED AT 4'-0" MAX. FLEX DUCT SHALL SAG NO MORE THAN ½" PER FOOT OF RUN.
3. ALL DUCT INSULATION SHALL HAVE A MINIMUM INSULATING VALUE OF R-6 AND BE IN ACCORDANCE WITH 15 IECC.
4. APPLY MASTIC DUCT SEALER AT EACH JOINT OR SEAM OR CONNECTION.
5. APPLY MASTIC TO DIFFUSER COLLAR AND SLIDE FLEX OVER WHILE STILL WET, BAND CLAMP AND TAPE.
6. SUPPORT DUCTWORK WITH ½" WIDE 22 GAUGE STEEL STRAPS FIRMLY ATTACHED TO THE BUILDING STRUCTURE. SPACING SHALL BE MAXIMUM 16'-0" FOR RIGID DUCTWORK, AND MINIMUM 4'-0" FOR FLEXIBLE DUCTWORK. 12 GAUGE WIRE MAY BE SUBSTITUTED FOR STRAPS IF 1 ½" WIDE 22 GAUGE STEEL SADDLES ARE USED TO FULLY ENCLOSE DUCT. REFER TO THE HVAC DUCT CONSTRUCTION STANDARDS PUBLISHED BY SMACNA FOR ADDITIONAL DETAILS. FULLY COMPLY WITH MECHANICAL CODES.

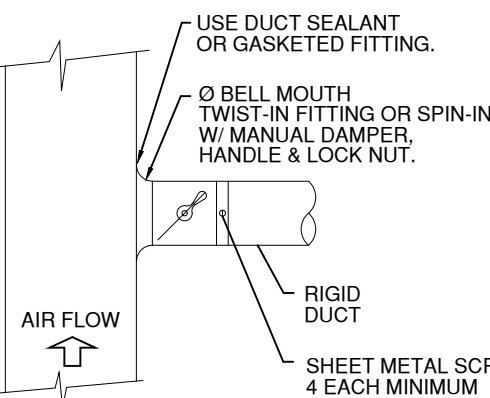
TYPICAL S.A. DIFFUSER CONNECTION DETAIL

NOT TO SCALE, INSTALL PER CURRENT SMACNA STANDARDS & 2021 IMC



DUCT CONNECTION DETAIL

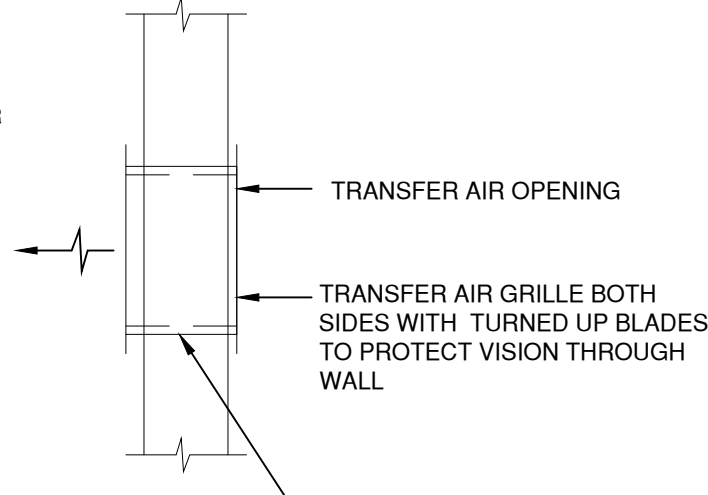
(NTS) INSTALL PER 21 IMC & CURRENT SMACNA STANDARDS



NOTE: DETAIL IS FOR SMACNA 1" W.G. PRESSURE CLASSIFICATION DUCT.

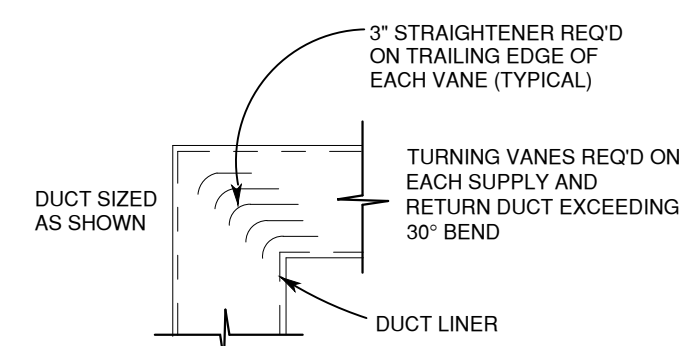
ROUND DUCT TAKE-OFF

NOT TO SCALE



WALL TRANSFER DETAIL

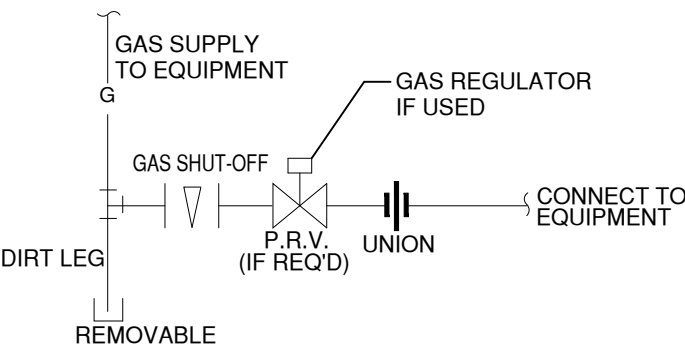
NO SCALE



TURNING VANE DETAIL

(NTS) INSTALL PER CURRENT SMACNA STANDARDS

SUPPORT INTERVALS SHALL BE PER SECTION 415 15 IFGC



GAS PIPING CONNECTION DETAIL

(NTS) INSTALL PER 2021 IFGC

MECHANICAL GENERAL NOTES

1. CONFORM TO ALL FEDERAL, STATE, AND LOCAL CODES. SEE ALL DRAWINGS / SPECIFICATIONS FOR THIS PROJECT FOR SCOPE AND GENERAL CONDITIONS.
2. COMPLY WITH APPLICABLE HEALTH AND SAFETY REGULATIONS.
3. INSTALLATION SHALL COMPLY WITH ANY CURRENT LOCAL CODES, 2021 IMC, IECC, IBC, IFC, IPC, CURRENT SMACNA, AND NFPA STANDARDS.
4. CALL FOR INSPECTIONS AS REQUIRED.
5. PROVIDE FLEXIBLE CONNECTIONS AT AIR HANDLERS DUCT CONNECTIONS, SUPPLY AND RETURN.
6. PROVIDE MANUFACTURED TURNING VANES AT ALL 90° RECTANGULAR ELBOWS IN SUPPLY AND RETURN DUCTS.
7. ALL SUPPLY AIR BRANCH TAKE-OFFS OR DIFFUSERS TO HAVE MANUAL VOLUME DAMPERS THAT ARE ACCESSIBLE, WHERE SUCH TAKE-OFFS OCCUR ABOVE HARD LID CEILINGS PROVIDE VOLUME DAMPER AT GRILLE OR ACCESS IN CEILING.
8. FLEX DUCT ON BRANCH RUNS IS PERMITTED LIMIT LENGTH TO 12', AND TO BE CLASS 0 OR 1 AND SHALL CONFORM TO 2021 IMC, IECC AND UL 181. SHEET METAL 90° ELBOWS ARE TO BE USED AT THE TOP OF THE DIFFUSER AS AFFICABLE. NO 90° BENDS IN FLEX DUCT, FLEX DUCT TO BE STRETCHED TIGHT.
9. ALL DUCT HANGERS TO COMPLY WITH 2021 IMC AND CURRENT SMACNA STANDARDS.
10. SUPPLY AIR AND RETURN AIR DUCTS SHALL BE CONSTRUCTED OF METAL AS SET FORTH IN 2021 IMC AND LOCAL CODES. ROUND OR SPIRAL PIPE MAY BE USED IN LIEU OF RECTANGULAR DUCT PROVIDED PIPE SIZING IS SUCH THAT THE SYSTEM CAPACITY IS NOT IMPAIRED AND IT MEETS 2021 IMC AND LOCAL CODE REQUIREMENTS (NO FIBROUS DUCT ALLOWED). COORDINATE WORK WITH G.C. AND OTHER TRADES TO MAXIMIZE CEILING HEIGHT AND AVOID CONFLICTS.
11. WHERE INTERIOR OF DUCT IS VISIBLE THROUGH GRILLE, PAINT INSIDE OF DUCT WITH FLAT BLACK PAINT.
12. ALL JOINTS OF DUCTWORK TO BE SEALED WITH DUCT SEALER AND SHALL BE IN ACCORDANCE WITH 2021 IMC & IECC.
13. THERMOSTAT CAPABILITIES SHALL BE IN ACCORDANCE WITH 2021 IECC REQUIREMENTS (DIGITAL SET-BACK). NOTE: TENANT REQUESTS DIGITAL, T-DAY PROGRAMMABLE, CODE-PROTECTED THERMOSTAT.
14. CONTRACTOR TO CONFIRM VOLTAGES AND PHASES OF EQUIPMENT PRIOR TO ORDERING AND INSTALLATION. CONTROL WIRING BY THIS CONTRACTOR (LOW VOLTAGE ONLY) & POWER WIRING BY ELECTRICAL CONTRACTOR. MECHANICAL CONTRACTOR SHALL COORDINATE REQUIRED CONNECTIONS TO GENERAL CONTRACTOR.
15. EXHAUST FANS TO HAVE BACK DRAFT DAMPERS, ¼" MESH AND SHALL MAINTAIN 10" CLEARANCE FROM ANY BUILDING INTAKES OR BE 3' ABOVE.
16. LABEL ALL UNITS AS TO AREA SERVED. PROVIDE 110 VOLT OUTLET WITHIN 25' OF UNIT WHERE UNITS ARE LOCATED OUTSIDE. ROOF ACCESS TO BE PROVIDED WHEN UNITS ARE LOCATED ON ROOFS REQUIRING ACCESS HIGHER THAN 16' PER SECTION 306.5 2021 IMC. GUARDS IF REQUIRED SHALL BE IN ACCORDANCE WITH SECTION 304.10 & 304.11 2021 IMC. IF ROOF PITCH EXCEEDS 3 UNITS VERTICAL IN 12 UNITS HORIZONTAL A LEVEL SERVICE PLATFORM SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 306.5.1 2021 IMC.
17. MESH SCREEN ON LOUVERS NOT TO EXCEED ½ MESH.
18. CONTRACTOR TO PROVIDE TEST, ADJUST CALIBRATE CONTROL SYSTEMS AND BALANCE THE SYSTEMS AT THE COMPLETION OF PROJECT IN ACCORDANCE WITH 2021 IMC, IECC AND ANY CURRENT LOCAL REQUIREMENTS. PROVIDE REPORT, SCHEMATICS AND DESCRIPTION TO INSPECTOR AND OWNER AT TIME OF HVAC FINAL.
19. DEVIATIONS FROM THE HVAC PLANS ARE THE RESPONSIBILITY OF THE HVAC CONTRACTOR & WILL NOT RESULT IN ADDITIONAL COSTS TO THE OWNER UNLESS WRITTEN CHANGE ORDERS ARE APPROVED BY OWNER. THIS CONTRACTOR TO BE RESPONSIBLE FOR PROPER FIT AND OTHER ASPECTS RELATED TO THE SUBSTITUTION.
20. A COMPLETE HVAC SYSTEM IS INTENDED FOR THIS PROJECT. ANY DISCREPANCIES AND OMISSIONS NOTED SHOULD BE BROUGHT TO THE ARCHITECT / ENGINEER'S ATTENTION DURING THE BIDDING PROCESS FOR CLARIFICATION.
21. PROVIDE OWNER WITH A WRITTEN WARRANTY COVERING MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE YEAR FROM DATE OF ACCEPTANCE OF THE PROJECT. PROVIDE OWNER WITH OPERATION AND MAINTENANCE MANUALS AND SYSTEM SCHEMATICS DURING SCHEDULED TRAINING / TURN OVER STAGE.
22. FIELD VERIFY ALL CONDITIONS AND LOCATIONS PRIOR TO CONSTRUCTION.
23. ALL RETURN DUCTWORK SHALL BE LINED WITH MINIMUM 1" LINER FOR SOUND ATTENUATION. INSULATE EXHAUST AND MAKE-UP AIR DUCTWORK WITH MINIMUM R-6 INSULATION TO EXTERIOR CONNECTION. ALL DUCTWORK NOT LOCATED WITHIN BUILDING INSULATION OR R.A. PLENUMS SHALL BE INSULATED IN ACCORDANCE WITH LOCAL CODE REQUIREMENTS AND 2021 IMC, IECC. (ALL DUCTWORK SHOWN ARE MINIMUM INTERIOR DIMENSIONS.)
24. OUTSIDE AIR (O.A.) REQUIREMENTS TO BE IN ACCORDANCE WITH 2021 IMC CHAPTER 4 AND TABLE 403.3.
25. THESE DRAWINGS AND DETAILS, ARE DIAGRAMMATIC IN NATURE AND MAY NOT SHOW ALL TRANSITIONS, OFFSETS, ECT. CONTRACTOR SHALL FIELD VERIFY ALL CONDITIONS AND PROVIDE ALL NECESSARY FITTINGS TO COMPLETE THE INTENT OF THE DRAWINGS. CONTRACTOR MAY LOCATED MECHANICAL EQUIPMENT DIFFERENTLY THAN SHOWN ON DRAWINGS DUE TO CONFLICTS, AS LONG AS FUNCTION IS NOT AFFECTED.
26. INSTALL ALL FIRE DAMPERS PER CHAPTER 6 2021 IMC, SECTION 607, AND MANUFACTURES INSTRUCTIONS, PROVIDE ACCESS DOORS PER 2021 IMC, SECTION 607.4.
27. ALL ROOF AND WALL PENETRATIONS SHALL HAVE WALL SLEEVES / ROOF JACKS, VENT CAPS, WEATHER PROTECTION, AND BE SEALED BY A LICENSED ROOF CONTRACTOR.
28. IF MATERIALS ARE EXPOSED WITHIN PLENUMS THEY SHALL BE NONCOMBUSTIBLE OR SHALL HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE-DEVELOPED INDEX OF NOT MORE THAN 50 WHEN TESTED IN ACCORDANCE WITH ASTM E 84 AND 2021 IMC, IECC.
29. EQUIPMENT AND APPLIANCES INSTALLED AT GRADE LEVEL SHALL BE SUPPORTED ON A LEVEL CONCRETE SLAB OR OTHER APPROVED MATERIAL EXTENDING A MINIMUM 3 INCHES ABOVE ADJOINING GRADE OR SHALL BE SUSPENDED A MINIMUM OF 3 INCHES ABOVE ADJOINING GRADE.
30. CONTRACTOR SHALL FIELD VERIFY ALL EQUIPMENT AND DUCT LOCATIONS AND CONDITIONS PRIOR TO FABRICATION. ORDERING AND CONSTRUCTION.
31. IF REQUIRED REPLACE ANY AIR FILTERS PRIOR TO TURNING SYSTEM OPERATIONS OVER TO OWNER.
32. CONTRACTOR RESPONSIBLE FOR COORDINATING AND VERIFYING ALL COLORS WITH OWNER AND ARCHITECT PRIOR TO PROCUREMENT.
33. MECHANICAL CONTRACTOR (M.C.) SHALL PROVIDE AND INSTALL SMOKE DETECTOR SHUT-DOWNS ON ALL AIR HANDLING EQUIPMENT IN ACCESS OF 2,000 CFM. M.C. MAY NOT EXCLUDE FROM SCOPE OF WORK AND MUST COORDINATE WITH GENERAL AND ELECTRICAL CONTRACTOR TO ENSURE CONNECTION TO FIRE CONTROL SYSTEM IF REQUIRED.
34. BUILDING OWNER AND/OR TENANT APPROVED AND REQUESTED EQUIPMENT AND LAYOUT SHOWN, NO ADDITIONAL ZONING REQUESTED, P.E. LLC NOT RESPONSIBLE FOR INDIVIDUAL ROOM COMFORT DUE TO SYSTEMS REQUESTED.

FURNACE SCHEDULE

| TAG                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | MANUFACTURER | MODEL NUMBER    | CFM | O.A. SETTING | O.A. CFM | E.S.P. | N.T. | INPUT CMBH | INPUT HMBH | VOLT / PHASE | UNIT AMPACITY | MOCP | APPOX. WEIGHT LBS | REMARKS |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|-----------------|-----|--------------|----------|--------|------|------------|------------|--------------|---------------|------|-------------------|---------|
| F-1&2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | CARRIER      | 59SC5B040E17-12 | 600 | 15%          | 90       | .8     | 1.5  | 18         | 40         | 115 / 1Ø     | 10.3          | 15   | 167               | 1,2,3   |
| 1. UP-FLOW FURNACE, 96.5% AFUE, 1-STAGE HEATING, 1/2 HP ECM MOTOR, CASED COIL PROVIDE SIZE TO NOT EXCEED .25 S.P. LOSS AT CFM SHOWN, C.A. AND FLUE PVC PIPING AND CONCENTRIC VENT KIT, SIZE AND INSTALL AND INSULATE PER MANUFACTURERS INSTALLATION INSTRUCTIONS, DIGITAL 7-DAY SET-BACK THERMOSTAT, SEE SHEET NOTES FOR CONDENSATE DRAINS, PROVIDE FILTER RACK AT BOTTOM R.A. OPENING (OPENING FULL SIZE), HIGH EFF. FILTER, PROVIDE O.A. DUCT CONNECTION WITH MANUAL VOLUME DAMPER |              |                 |     |              |          |        |      |            |            |              |               |      |                   |         |
| 2. COORDINATE FINAL LOCATIONS WITH G.C. AND OWNER.                                                                                                                                                                                                                                                                                                                                                                                                                                   |              |                 |     |              |          |        |      |            |            |              |               |      |                   |         |
| 3. INSTALL IN ACCORDANCE WITH MANUFACTURERS INSTALLATION INSTRUCTIONS AND ALL LOCAL CODES, EQUIPMENT SPECIFIED CAN BE SUBSTITUTED WITH APPROVED EQUAL.                                                                                                                                                                                                                                                                                                                               |              |                 |     |              |          |        |      |            |            |              |               |      |                   |         |

CONDENSER SCHEDULE

| TAG                                                                                                                                                                                                                                                                                             | MANUFACTURER | MODEL NUMBER | N.T. | INPUT CMBH | INPUT HMBH | VOLT / PHASE | MCA  | MFS | APPOX. WEIGHT LBS | REMARKS |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|--------------|------|------------|------------|--------------|------|-----|-------------------|---------|
| CU-1&2                                                                                                                                                                                                                                                                                          | CARRIER      | 24SCA418N003 | 1.5  | 18         | -          | 208/230 / 1Ø | 10.4 | 15  | 100               | 1,2     |
| 1. GROUND MOUNTED, AIR COOLED, 13.4 - 16.0 SEER2, LOW AMBIENT CONTROLS TO 0°F WITH CRANK CASE HEATER, R-410A REFRIGERANT, PROVIDE INSULATED LINE-SETS FROM CU TO EACH FURNACE LOCATION CONSULT MANUFACTURERS INSTALLATION INSTRUCTIONS FOR LONG LINE APPLICATIONS, PROVIDE GROUND MOUNTING PAD. |              |              |      |            |            |              |      |     |                   |         |
| 2. INSTALL IN ACCORDANCE WITH MANUFACTURERS INSTALLATION INSTRUCTIONS AND ALL LOCAL CODES, EQUIPMENT SPECIFIED CAN BE SUBSTITUTED WITH APPROVED EQUAL.                                                                                                                                          |              |              |      |            |            |              |      |     |                   |         |

TRANSFER / EXHAUST FAN SCHEDULE

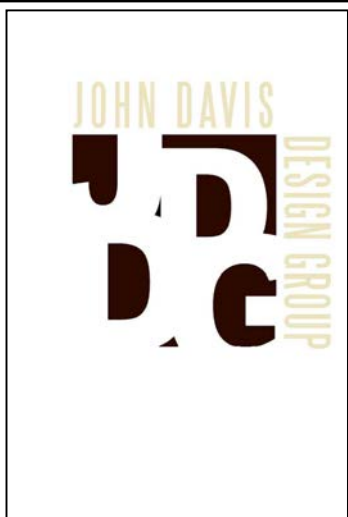
| TAG                                                                                                                                                    | MANUFACTURER    | MODEL NUMBER | CFM | E.S.P. | H.P. | RPM  | VOLT / PHASE | AMP  | WATT  | WEIGHT (LBS) | CONTROL             | REMARKS |
|--------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|--------------|-----|--------|------|------|--------------|------|-------|--------------|---------------------|---------|
| TF-1                                                                                                                                                   | GREENHECK       | SPB110       | 100 | 0.375  | -    | 950  | 115 / 1Ø     | 1.1  | 80.2  | 10           | LINE VOLTAGE T-STAT | 1,3     |
| TF-2                                                                                                                                                   | GREENHECK       | CSP-A290     | 250 | 0.375  | -    | 1350 | 120 / 1Ø     | 0.71 | 102.0 | 23           | LINE VOLTAGE T-STAT | 1,3     |
| EF-1                                                                                                                                                   | DELTA BREEZSLIM | SLM100       | 80  | 0.25   | -    | -    | 120 / 1Ø     | 0.3  | 17.7  | 10           | SWITCH WITH LIGHTS  | 2,3     |
| 1. CEILING MOUNTED, BACK DRAFT DAMPER, DIRECT DRIVE, PROVIDE VENT PIPE, SPEED CONTROLLER AND LINE VOLTAGE T-STAT.                                      |                 |              |     |        |      |      |              |      |       |              |                     |         |
| 2. WALL MOUNTED, BACK DRAFT DAMPER, 4" Ø WALL OVAL TO 6" Ø VENT PIPE, DIRECT DRIVE.                                                                    |                 |              |     |        |      |      |              |      |       |              |                     |         |
| 3. INSTALL IN ACCORDANCE WITH MANUFACTURERS INSTALLATION INSTRUCTIONS AND ALL LOCAL CODES, EQUIPMENT SPECIFIED CAN BE SUBSTITUTED WITH APPROVED EQUAL. |                 |              |     |        |      |      |              |      |       |              |                     |         |

REGISTER, GRILLE, DIFFUSER SCHEDULE

| TAG  | MANUFACTURER | MODEL NUMBER | SIZE    | NECK SIZE | MOUNTING   | FACE               | USE      | REMARKS |
|------|--------------|--------------|---------|-----------|------------|--------------------|----------|---------|
| SG-1 | PRICE        | CONTRACTOR   | 14"x6"  | -         | DUCT / GYP | 45° LOUVERED STEEL | SUPPLY   | 1,2,6   |
| SG-2 | PRICE        | SPD          | 12"x12" | SEE PLAN  | GYP        | PLAQUE             | SUPPLY   | 1,3,4   |
| RG-1 | PRICE        | PDR          | 24"x24" | 14"x14"   | GYP        | PERFORATED STEEL   | RETURN   | 1,3,4   |
| RG-2 | PRICE        | CONTRACTOR   | 14"x6"  | -         | WALL       | 45° LOUVERED STEEL | RETURN   | 6       |
| RG-3 | PRICE        | CONTRACTOR   | 12"x18" | -         | WALL       | 45° LOUVERED STEEL | RETURN   | 5,6     |
| TG-1 | PRICE        | CONTRACTOR   | 10"x6"  | -         | WALL       | 45° LOUVERED STEEL | TRANSFER | 6       |
| TG-2 | PRICE        | CONTRACTOR   | 10"x6"  | -         | WALL       | 45° LOUVERED STEEL | TRANSFER | 7       |
| TG-3 | PRICE        | CONTRACTOR   | 14"x8"  | -         | WALL       | 45° LOUVERED STEEL | TRANSFER | 7       |

1. MANUAL VOLUME DAMPER
2. 3-WAY BLOW PATTERN
3. 4-WAY BLOW PATTERN
4. SURFACE MOUNTING KIT WHERE REQUIRED.
5. OPPOSED BLADE VOLUME DAMPER
6. DUCT CONNECTION
7. GRILLE ON EACH SIDE OF WALL.

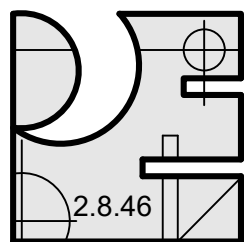
CONTRACTOR / SUPPLIER RESPONSIBLE FOR PROVIDING ALL REQUIRED ACCESSORIES TO INCLUDE MOUNTING AND VOLUME CONTROLS. COORDINATE SCHEDULED, SUBSTITUTED EQUALS, COLORS AND STYLES WITH ARCHITECT, OWNER / OWNER'S REPRESENTATIVE DURING BIDDING PHASE AND SUBMITTAL PROCESS.



JOHN DAVIS  
DESIGN GROUP

ARCHITECTS  
INTERIORS  
PLANNERS

176 TALAMINE COURT SUITE 100  
COLORADO SPRINGS,  
COLORADO 80907  
P 719/528-1177  
F 719/444-8409



Pinnow  
Engineering  
LLC

2151 LONE WILLOW Vw  
COLORADO SPRINGS, CO 80904  
PHONE: 719.661.4185

OWNERSHIP OF DOCUMENT  
THE IDEAS AND DESIGNS  
INCORPORATED HEREIN, AS  
AN INSTRUMENT OF  
PROFESSIONAL SERVICES IS  
THE PROPERTY OF PINNOW  
ENGINEERING LLC AND IS  
NOT TO BE COPIED OR USED,  
IN WHOLE OR PART, FOR  
ANY OTHER PURPOSES  
WITHOUT THE WRITTEN  
AUTHORIZATION OF  
PINNOW ENGINEERING LLC.  
© 2025

MECHANICAL SCHEDULE PLAN  
NEW INTERIOR REMODEL FOR  
MANITOU SPRINGS MOBILITY  
& PARKING OFFICES  
130 MANITOU AVENUE  
MANITOU SPRINGS, COLORADO 80829

|             |                  |
|-------------|------------------|
| PROJECT NO. | F24-022          |
| DATE        | JANUARY 24, 2025 |
| DRAWN BY    | BCB              |
| CHECKED     | BCB              |
| APPROVED    | LAP              |

REVISED

FINAL BID  
DOCUMENTS  
JANUARY 24, 2025

SHEET

M-2

NOT TO SCALE

OF 3



|                                                                                   |                                                                  |                                                                                   |                                                        |
|-----------------------------------------------------------------------------------|------------------------------------------------------------------|-----------------------------------------------------------------------------------|--------------------------------------------------------|
|  | SUPPLY GRILLE                                                    |  | SWITCH<br>EF-1 UNIT SERVED                             |
|  | RETURN GRILLE                                                    |  | THERMOSTAT<br>F-1 UNIT SERVED                          |
|  | EXHAUST GRILLE                                                   |  | VARIABLE VOLUME & TEMP ROOM CONTROL<br>T16 UNIT SERVED |
|  | WALL / TRANSFER GRILLE                                           |  | CARBON DIOXIDE SENSOR                                  |
|  | CABINET CEILING MOUNTED<br>EXHAUST FAN                           | E.A. - EXHAUST AIR                                                                |                                                        |
|  | FLEXIBLE DUCT                                                    | T.A. - TRANSFER AIR                                                               |                                                        |
|  | RIGID SUPPLY & RETURN DUCTWORK                                   | S.A. - SUPPLY AIR                                                                 |                                                        |
|  | EXISTING SUPPLY & RETURN DUCTWORK                                | R.A. - RETURN AIR                                                                 |                                                        |
|  | VOLUME DAMPER                                                    | VTR - VENT THROUGH ROOF                                                           |                                                        |
|  | TURNING VANES                                                    | CFM - CUBIC FOOT MINUTE                                                           |                                                        |
|  | SG-1, 10"Ø — GRILLE TAG / NECK SIZE<br>200 CFM<br>— SET AIR FLOW | UCD - UNDER COUT-DROOF                                                            |                                                        |
|                                                                                   | —X-Ø SUPPLY / RETURN SQUARE DUCT ID SIZE                         | BDD - BACK DRAFT DAMPER                                                           |                                                        |
|                                                                                   | Ø- SUPPLY / RETURN ROUND DUCT ID SIZE                            |                                                                                   |                                                        |

| ROOM/AREA        | SQUARE<br>FOOTAGE | DENSITY#<br>/1000 FT2 | AREA O.A.<br>CFM / FT2 | OCCP.<br>LOAD | O.A. CFM<br>PER OCCP. | Z.A.D.A<br>FACTOR | REQUIRED<br>O.A. CFM | PROVIDED<br>O.A.CFM | E.A. RATE<br>CFM SQFT | REQUIRED<br>E.A. CFM | PROVIDED<br>E.A. CFM | REMARKS |
|------------------|-------------------|-----------------------|------------------------|---------------|-----------------------|-------------------|----------------------|---------------------|-----------------------|----------------------|----------------------|---------|
| RECEPTION 101    | 83                | 30                    | 0.06                   | 2             | 5                     | 0.8               | 22                   | 41                  | 0.0                   | 0                    | 0                    | 1,2     |
| DIRECTOR OFF 105 | 68                | 5                     | 0.06                   | 1             | 5                     | 0.8               | 11                   | 15                  | 0.0                   | 0                    | 0                    | 1,2     |
| OPEN OFFICE 106  | 104               | 5                     | 0.06                   | 1             | 5                     | 0.8               | 11                   | 26                  | 0.0                   | 0                    | 0                    | 1,2     |
| OPEN AREA 202    | 165               | 5                     | 0.06                   | 1             | 5                     | 0.8               | 18                   | 45                  | 0.0                   | 0                    | 0                    | 1,2     |
| BREAK RM 205     | 70                | 30                    | 0.06                   | 2             | 5                     | 0.8               | 18                   | 18                  | 0.0                   | 0                    | 0                    | 1,2     |
| TOTALS           |                   |                       |                        |               |                       |                   | 80                   | 145                 |                       | 0                    | 0                    |         |

- HEET
- M-3
- SCALE: 1/4"=1'-0"
- OF 3



GENERAL REQUIREMENTS:

- A. THE CONTRACTOR SHALL COORDINATE WITH ALL DRAWINGS / SPECIFICATIONS FOR THIS PROJECT FOR SCOPE AND GENERAL CONDITIONS.
- B. COMPLIANCE WITH ALL ADOPTED INTERNATIONAL CODES, LOCAL CODES, AND AMENDMENTS TO CODES, TO INCLUDE 2021 IPC AND CO STATE AMENDMENTS TO 2021 IPC ARE MANDATORY. NOTHING IN THESE DRAWINGS AND SPECIFICATIONS PERMITS WORK NOT CONFORMING TO THESE ADOPTED LOCAL CODES. WHERE WORK IS SHOWN TO EXCEED MINIMUM CODE REQUIREMENTS, COMPLY WITH DRAWING AND SPECIFICATIONS.
- C. PROVIDE ALL LABOR, MATERIALS, HANGERS, INSULATION, VALVES, ACCESS PANELS, EQUIPMENT, ETC. NECESSARY FOR COMPLETE AND OPERATIONAL SYSTEMS DESCRIBED IN THESE DRAWINGS SHOWN OR NOT SHOWN UNLESS INDICATED OR NOTED OTHERWISE. IT IS THE INTENT OF THESE DRAWINGS FOR A COMPLETE AND READY FOR OPERATION OF ALL HVAC AND PIPING SYSTEMS.
- D. DRAWINGS ARE DIAGRAMMATIC IN NATURE AND DO NOT SHOW ALL PIPING, OFFSETS, FITTINGS, AND ACCESSORIES THAT MAY BE REQUIRED. FOLLOW DRAWINGS AS CLOSELY AS ACTUAL BUILDING CONSTRUCTION AND THE WORK OF OTHER TRADES WILL PERMIT, INVESTIGATE STRUCTURAL AND FINISH CONDITIONS AFFECTING THIS WORK AND ARRANGE WORK ACCORDINGLY, PROVIDING SUCH FITTING, VALVES, AND ACCESSORIES REQUIRED TO MEET THE CONDITIONS.
- E. VISIT SITE AND INCLUDE ALLOWANCE IN BID FOR ALL COSTS RELATED TO THE ALL PIPING AND EQUIPMENT INSTALLATION.
- F. DEMONSTRATE THE OPERATION OF ALL SYSTEMS FOR THE OWNER AT A TIME AS DIRECTED BY THE OWNER.
- G. LAY OUT ALL WORK IN ADVANCE. DO NOT DEFACE WORK OF OTHER TRADES. INSTALL ALL SLEEVES AND BLOCK OUTS: WATERPROOF AS REQUIRED. FIRE STOP ALL FLOOR AND RATED WALL PENETRATIONS.
- H. FIELD CHECK ALL NEW / EXISTING CONDITIONS AND INCLUDE AN ALLOWANCE IN BID FOR ANY REMOVAL AND/OR RELOCATION OF EXISTING PIPING, EQUIPMENT, ETC., AS INDICATED ON THE PLANS OR AS REQUIRED TO COORDINATE AND ADAPT NEW AND EXISTING MECHANICAL SYSTEMS TO ALL OTHER WORK. EXISTING PIPING AND MATERIAL WHICH SHALL BE REMOVED SHALL BECOME THE PROPERTY OF THE CONTRACTOR, EXCEPT EQUIPMENT SO NOTED, WHICH SHALL BECOME THE PROPERTY OF THE OWNER.

- I. PROVIDE SHOP DRAWINGS, EQUIPMENT AND FIXTURE SUBMITTALS FOR PROPOSED FIXTURES AND EQUIPMENT, THE CONTRACTOR SHALL MAINTAIN A MARK-UP SET OF DRAWINGS WHICH INDICATE VARIATIONS IN THE ACTUAL INSTALLATION FROM THE ORIGINAL DESIGN. UPON COMPLETION OF THE WORK AND FINAL INSPECTION, DELIVER TO THE ARCHITECT / OWNER COPIES (CONSULT ARCHITECT ON QUANTITY) OF ALL SHOP DRAWINGS (EQUIPMENT AND FIXTURE SUBMITTALS), OPERATION AND MAINTENANCE MANUALS AND AS-BUILT (RECORD) DRAWINGS. ALL MANUALS SHALL INCLUDE A MAINTENANCE SCHEDULE FOR ALL REQUIRED EQUIPMENT (I.E. PUMPS, WATER FILTERS).
- J. CONTRACTOR SHALL FURNISH A FINAL COMMISSIONING REPORT, REPORT SHALL BE DELIVERED TO THE BUILDING OWNER PER SECTION C408.2 OF THE 2021 IECC.

- K. VERIFY THE ACTUAL ELECTRICAL SERVICE/VOLTAGE WITH THE ELECTRICAL CONTRACTOR PRIOR TO ORDERING ANY EQUIPMENT REQUIRING ELECTRICAL CONNECTIONS.
- STANDARDS
- A. ALL PIPING, FIXTURES, COMPONENTS, AND MATERIALS, ETC. SHALL BE NEW, IN FIRST CLASS CONDITION, AND U.L. LISTED WHERE APPLICABLE.
- B. COMPLY WITH ALL APPLICABLE LOCAL CITY CODES AND AMENDMENTS, COUNTY AND STATE ORDINANCES. COMPLY WITH CURRENT INTERNATIONAL BUILDING CODE, INTERNATIONAL MECHANICAL CODE, INTERNATIONAL PLUMBING CODE, AND NATIONAL FIRE PROTECTION ASSOCIATION IN EFFECT FOR THIS JURISDICTION.
- C. PROCURE AND PAY FOR ALL PERMITS, CONTRACTOR LICENSES, AND LIABILITY INSURANCE, ETC. FURNISH CERTIFICATE OF FINAL INSPECTION AND APPROVAL FROM LOCAL INSPECTOR.
- D. MATERIALS SHALL BE AS SPECIFIED, AND/OR NOTED ON THE CONTRACT DRAWING.
- E. ALL MATERIALS AND EQUIPMENT LOCATED IN AIR PLENUMS SHALL BE RATED FOR PLENUM APPLICATION.

- GUARANTEE
- A. MECHANICAL AND PLUMBING CONTRACTORS SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE YEARS BEGINNING WITH THE DATE OF FINAL ACCEPTANCE BY THE OWNER. THE M.C. AND P.C. SHALL BE RESPONSIBLE DURING THE INSTALLATION, TESTING AND GUARANTEE PERIODS FOR ANY DAMAGE CAUSED BY HIM (OR HIS SUBCONTRACTORS) OR BY DEFECTS IN HIS (OR HIS SUBCONTRACTORS') WORK, MATERIALS, OR EQUIPMENT INSTALLED OR FURNISHED UNDER THIS CONTRACT WHICH DEVELOPS DEFECTS, EXCEPT FOR NORMAL WEAR.

- COORDINATION
- A. PRIOR TO FABRICATION OR INSTALLATION OF ANY HVAC AND PLUMBING WORK, PARTICIPATE IN COORDINATION PLANNING MEETINGS WITH ALL OTHER BUILDING UTILITIES SYSTEMS TRADES, UNDER THE DIRECTION OF THE GENERAL CONTRACTOR, SO AS TO COMPLETELY ESTABLISH ROUTINGS, ELEVATIONS, SPACE REQUIREMENTS, AND COORDINATION OF LAYOUT AND SUSPENSION REQUIREMENTS IN RELATIONSHIP TO THE BUILDING STRUCTURE AND THE WORK OF ALL OTHER TRADES.

- BASIC MATERIALS AND METHODS
- GENERAL
- A. THE WORK INCLUDED UNDER THIS HEADING CONSISTS OF FURNISHING MATERIAL, SUPPLIES, EQUIPMENT, TOOLS, TRANSPORTATION AND FACILITIES, AND PERFORMING ALL LABOR AND SERVICE FOR, AS REQUIRED IN CONNECTION WITH, OR PROPERLY INCIDENTAL TO, THE PLUMBING INSTALLATION, AS DESCRIBED IN THESE SECTIONS OF THE SPECIFICATIONS, SHOWN ON THE DRAWINGS, OR REASONABLY IMPLIED THEREFROM.

- WORK INCLUDED
- A. COMPLETE INSTALLATION OF NEW PLUMBING SYSTEM COMPONENTS AS SHOWN IN THE DRAWINGS AND DESCRIBED IN THESE SPECIFICATIONS. INSTALL GAS PIPING, REGULATORS, SHUT-OFFS TO GAS FIRED UNITS IN ACCORDANCE WITH 2021 IFGC, LOCAL CODES, MANUFACTURER INSTALLATION INSTRUCTIONS, AS SHOWN IN THE DRAWINGS AND AS DESCRIBED IN THESE SPECIFICATIONS IF APPLICABLE.
- B. PROVIDE MECHANICAL IDENTIFICATION FOR ALL NEW EQUIPMENT AND PIPING. IDENTIFICATION SHALL BE BY SET OR BRADY AND CONSIST OF THE FOLLOWING:
1. BRASS VALVE TAGS WITH STAMPED LETTERS SHALL BE PROVIDED FOR ALL VALVES. SECURE TO THE VALVE WITH CHROME PLATED BALL CHAINS.
2. IDENTIFY ALL PIPING AND, EQUIPMENT WITH PAINTED STENCILS, PLASTIC PIPE MARKERS OR PLASTIC TAPE MARKERS. MARKERS SHALL INDICATE TYPE INCLUDING SUPPLY OR RETURN AND DIRECTION OF FLOW.
3. ALL IDENTIFICATION SHALL CONFORM WITH 21 INTERNATIONAL CODES AND ANSI A13.1.

- INSULATION
- A. MANUFACTURERS: OWENS-CORNING, P.P.G., JOHNS-MANVILLE, C.S.G. CO, ARMSTRONG, OR EQUAL.
- B. PLUMBING PIPING TO BE INSULATED IN ACCORDANCE WITH 2021 IECC SECTION C404.4, 2021 IPC AND AS FOLLOWS:
1. DOMESTIC COLD WATER IN R.A. PLENUMS, COLD SPACES AND AREAS OF POSSIBLE CONDENSATION, FROM SERVICE LOCATION TO TERMINATION WATER FIXTURE SUPPLY PIPE.
2. DOMESTIC HOT WATER SHALL BE INSULATED FROM WATER HEATER TO TERMINATION OF THE HEATED WATER FIXTURE SUPPLY PIPE SHALL BE INSULATED IN ACCORDANCE WITH 2021 IECC TABLE C403.12.3. INSULATION SHALL BE CONTINUOUS EXCEPT WHERE THE PIPING PASSES THROUGH A FRAMING MEMBER.
3. DOMESTIC HOT CIRCULATING WATER SYSTEM, FROM SOURCE TO TERMINATION CONNECTION
4. ROOF DRAIN BOULS
5. HORIZONTAL ROOF DRAIN PIPING INSULATION SHALL BE SNAP-ON TYPE, FIBERGLASS PIPE INSULATION OR OTHER MATERIALS APPROVED BY 2021 IPC & IECC, WITH WHITE SELF-SEALING FLAME RETARDANT VAPOR BARRIER JACKET. ALL VALVES AND FITTINGS SHALL BE INSULATED.
6. ALL CONDENSATE PIPING LOCATED IN COLD AREAS OR WHERE CONDENSATION CAN OCCUR.
- C. ALL INSULATION AND COMPONENTS SHALL MEET ALL CODE REQUIREMENTS AND FIRE AND SMOKE HAZARD RATINGS AS TESTED BY PROCEDURE ASTM E-84, NATIONAL FIRE PROTECTION ASSOCIATION 225 AND U.L. 723, NOT EXCEEDING FLAME SPREAD 25 AND SMOKE DEVELOPED 50 RATINGS, PER 2021 IECC, IMC & IPC.
- D. PROVIDE RIGID INSERTS AT ALL INSULATED HANGER LOCATIONS 2 1/2" AND LARGER. PROVIDE 180 DEGREE GALVANIZED STEEL SADDLES.
- E. OPERATING TEMPERATURES OF 250°F AND DENSITY OF 15lb/FT3.

PLUMBING SPECIFICATION PLAN

SCALE: NTS

PLUMBING GENERAL

- A. THE WORK INCLUDED UNDER THIS HEADING CONSISTS OF FURNISHING MATERIALS, SUPPLIES, EQUIPMENT, TOOLS, TRANSPORTATION AND FACILITIES, AND PERFORMING ALL LABOR AND SERVICES FOR, AS REQUIRED IN CONNECTION WITH, OR PROPERLY INCIDENTAL TO, THE PLUMBING WORK, AS DESCRIBED IN THESE SECTIONS OF THE SPECIFICATIONS, SHOWN ON THE DRAWINGS, OR REASONABLY IMPLIED THEREFROM.
- C. PROVIDE ALL REQUIRED INDIRECT DRAINS WITH A 1-1/2 INCH AIR GAP OR AS REQUIRED BY 2021 IMC & IPC, SECTION 802.2
- D. COMPLETE INSTALLATIONS OF NEW PIPING, SUPPORTS, HANGERS, REGULATORS AND VALVES TO MAKE ALL SYSTEMS OPERATIONAL TO THE EXTENT INDICATED. INSTALL PER 2021 IPC AND IBC.
- E. INSTALL WORK IN ACCORDANCE WITH STATE CODES AND INSTALLATION STANDARDS.
- F. ALL PIPING PENETRATIONS THROUGH RATED ASSEMBLIES SHALL BE SEALED TO MAINTAIN ASSEMBLY RATING.
- G. CONDUCT TESTS IN PRESENCE OF LOCAL CODE OFFICIAL AND CORRECT LEAKS OR DEFECTIVE WORK. CONDUCT AIR TESTS ON ROUGH PLUMBING IN COMPLIANCE WITH STATE PLUMBING CODES.

PIPE MATERIAL:

- A. MATERIALS LISTED BELOW ARE STANDARD ONLY, P.C. MAY USE ALTERNATE MATERIALS AS LISTED IN 2021 IPC OR APPROVED AND/OR REQUIRED BY LOCAL BUILDING AUTHORITY / UTILITY DEPARTMENTS AND OWNER REQUESTS. P.C. RESPONSIBLE FOR VERIFYING ALL MATERIALS USED WITH BUILDING OWNER AND LOCAL AUTHORITY STANDARDS DURING BIDDING PHASE AND PRIOR TO ORDERING AND CONSTRUCTION.

NOTE FOR INSTALLERS: SEE STATE PLUMBING AMENDMENTS TO SECTION 105.102 SOLVENT CEMENTING. EXCEPTION REMOVED. PURPLE PRIMER REQUIRED IN THIS JURISDICTION.

- B. DRAINAGE WASTE SEWER, VENT AND STORY PIPING BELOW GRADE AND/OR ABOVE GRADE:

POLYVINYL CHLORIDE (PVC):

ABS SCHEDULE 40 CELLULAR CORE (FOAM CORE) PIPE AND DWV FITTING SYSTEM, PIPE AND FITTING SHALL BE MANUFACTURED FROM ABS COMPOUND WITH A CELL CLASS OF 42222 FOR PIPE AND 32222 FOR FITTING AS PER ASTM D 3365 AND CONFORM WITH NATIONAL SANITATION FOUNDATION (NSF) STANDARD 14. PIPE SHALL BE IRON PIPE SIZE (IPS) CONFORMING TO ASTM F 628. FITTINGS SHALL CONFORM TO ASTM D 2661. SOLVENT CEMENT SHALL CONFORM TO ASTM D 2235. NON-PRESSURE DRAINAGE APPLICATIONS WHERE THE TEMPERATURE WITH NOT EXCEED 160°F.

PVC SCHEDULE 40 CELLULAR CORE (FOAM CORE) PIPE AND DWV FITTING SYSTEM, PIPE AND FITTINGS SHALL BE MANUFACTURED FROM PVC COMPOUND WITH A CELL CLASS OF 1432 PER ASTM D 4396 FOR PIPE AND 12454 PER ASTM D 1184 FOR FITTINGS AND CONFORM WITH (NSF) STANDARD 14. PIPE SHALL BE IPS CONFORMING TO ASTM F 681. FITTINGS SHALL CONFORM TO ASTM D 2665. SOLVENT CEMENTS SHALL CONFORM TO ASTM D 2564. PRIMER SHALL CONFORM TO ASTM F 656. NON-PRESSURE DRAINAGE APPLICATIONS WHERE THE TEMPERATURE WITH NOT EXCEED 140°F.

PVC SCHEDULE 40 SOLID WALL PIPE AND DWV FITTING SYSTEM, PIPE AND FITTINGS SHALL BE MANUFACTURED FROM PVC COMPOUND WITH A CELL CLASS OF 12454 PER ASTM D 1184 AND CONFORM WITH NSF STANDARD 14. PIPE SHALL BE IPS CONFORMING TO ASTM D 1185 AND ASTM D 2665. FITTINGS SHALL CONFORM TO ASTM D 2665. SOLVENT CEMENTS SHALL CONFORM TO ASTM D 2564. PRIMER SHALL CONFORM TO ASTM F 656. NON-PRESSURE DRAINAGE APPLICATIONS WHERE THE TEMPERATURE WITH NOT EXCEED 140°F.

IF SPECIFIED, HUB AND SPIGOT CAST IRON PIPING SYSTEM, SHALL BE MANUFACTURED FROM GRAY CAST IRON AND CONFORM TO ASTM A14. SERVICE WEIGHT, CAST IRON FITTINGS, JOINTS NEOPRENE GASKET SYSTEM TO FORM TO ASTM C564. ALL CAST IRON SOIL PIPE AND FITTINGS SHALL BE MARKED WITH THE COLLECTIVE TRADEMARK OF THE CAST IRON SOIL PIPE INSTITUTE

- C. BELOW GRADE DOMESTIC COLD AS LISTED BELOW STANDARDS:

HIGH-DENSITY POLYETHYLENE, SDR3, PE3608, CONFORMING ASTM D2731, AWWA C901 AND NSF STANDARDS 14 AND 61, 200 PSI, CELL CLASSIFICATION 345464E AS DEFINED AND DESCRIBED IN ASTM D3350.

COPPER, ASTM B88, TYPE K, ANNEALED TEMPER (SOFT), NO FITTINGS SHALL BE LOCATED BELOW GRADE; NO JOINTS SHALL BE LOCATED BELOW GRADE.

- D. ABOVE GRADE DOMESTIC COLD, HOT WATER AND CIRCULATION PIPING WITHIN THE BUILDING:

COPPER WATER TUBE NSF 61, ASTM B88, TYPE "L", HARD DRAWN, FITTINGS WROUGHT COPPER SOLDER-JOINT PRESSURE FITTINGS TO CONFORM WITH ASTM B1622, JOINTS SOLDER, GRADE 95TA TO CONFORM TO ASTM B32.

CROSS-LINKED POLYETHYLENE (PEX), ASTM F816, ASTM F817, AWWA C901 AND NSF STANDARDS 14 AND 61, FITTINGS TO CONFORM WITH ASTM F1960. JOINTS PEX-A COLD EXPANSION FITTING, THE ENTIRE PEX SYSTEM SHALL HAVE A 25-YEAR WARRANTY. P.C. SHALL CONTACT PEX MANUFACTURER TO COORDINATE TRAINING REQUIREMENTS NECESSARY FOR 25-YEAR WARRANTY. P.C. SHALL FURNISH AND INSTALL ENGINEERED POLYMER FITTINGS EVERYWHERE EXCEPT WHERE THREADED CONNECTION ARE REQUIRED. BRASS FITTINGS SHALL BE USED FOR DOMESTIC WATER THREADED CONNECTIONS. STAINLESS STEEL FITTINGS SHALL BE USED FOR FILTERED WATER. COPPER PIPING SHALL BE INSTALLED FOR THE 18" MINIMUM DOWNSTREAM OF THE WATER HEATER. INSTALL PROPEX OUT OF THE WALL SUPPORT SYSTEM WITH CHROME PLATED PROPEX ESCUTCHEON AT ALL PLUMBING FIXTURES. PROTECT PIPING FROM POTENTIAL DAMAGE, SLEEVE PIPING UNDER CONCRETE SLABS NO FITTINGS UNDER SLAB. MINIMUM SIZE ON HOT WATER CIRCULATION LINES SHALL BE 3/4". PEX SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS INSTALLATION INSTRUCTIONS, 2018 IPC AND 2015 IECC REQUIREMENTS. APPROVED MANUFACTURERS: UPONOR / WIRSBORO, REHAU, OR ENGINEER-APPROVED EQUAL.

E. DOMESTIC WATER METER TO BE THE TYPE AND SIZE AS REQUIRED BY THE CITY WATER DEPARTMENT, AND SHALL BE FURNISHED BY THE OWNER AND INSTALLED BY THE PLUMBING CONTRACTOR. WATER METER SHALL BE INSTALLED ACCORDING TO THE CITY WATER DEPARTMENT STANDARDS, INCLUDING A REMOTE READER MOUNTED ON THE BUILDING EXTERIOR WALL.

- F. INSTALL NON-CONDUCTING DIELECTRIC CONNECTIONS WHEREVER JOINTING DISSIMILAR METALS.

G. INSTALL PIPING TO MAINTAIN HEADROOM WITHOUT INTERFERING WITH USE OF SPACE OR TAKING MORE SPACE THAN NECESSARY; GROUP PIPING WHENEVER PRACTICAL AT COMMON ELEVATIONS. SUPPORT ALL PIPING IN ACCORDANCE WITH MANUFACTURER INSTALLATION INSTRUCTIONS, 2021 IPC & IECC REQUIREMENTS, COORDINATE ROUTING WITH M.C., G.C., E.C. PRIOR TO CONSTRUCTION.

- H. INSTALL PIPING TO ALLOW FOR EXPANSION AND CONTRACTION WITHOUT STRESSING PIPE, JOINTS, OR CONNECTED EQUIPMENT.

- G. PROVIDE ACCESS WHERE VALVES AND FITTINGS ARE NOT ACCESSIBLE.

- I. SLEEVE PIPES PASSING THROUGH PARTITIONS, WALL AND FLOORS.

J. INSTALL UNIONS DOWNSTREAM OF VALVES AND AT EQUIPMENT OR APPARATUS CONNECTION. INSTALL VALVES WITH STEMS UPRIGHT OR HORIZONTAL. INSTALL BALL VALVES FOR SHUT-OFF AND TO ISOLATE EQUIPMENT, PART OF SYSTEMS, OR VERTICAL RISERS. INSTALL BUTTERFLY VALVES FOR THROTTLING, BYPASS, OR MANUAL FLOW CONTROL SERVICES. PIPE RELIEF FROM VALVES, BACK-FLOW PREVENTERS AND DRAINS TO NEAREST FLOOR DRAIN.

- K. ALL INDIVIDUAL FIXTURES SHALL HAVE WATER SUPPLY SHUT-OFF VALVES.

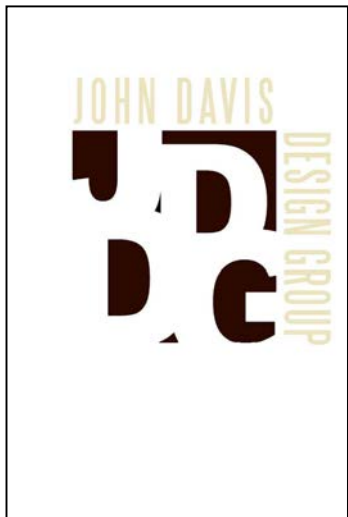
L. DOMESTIC WATER STERILIZATION SHALL BE CONDUCTED AND CERTIFIED AS REQUIRED BY THE STATE DEPARTMENT OF PUBLIC HEALTH. CLEAN AND DISINFECT SYSTEM PRIOR TO OPERATION IN ACCORDANCE WITH LOCAL JURISDICTION STANDARDS. .

CLEANOUTS

A. PROVIDE CLEANOUTS WHERE SHOWN ON THE DRAWINGS AND AT ALL BENDS OF 90 DEGREES OR MORE, AND SHALL BE SPACED AT NOT OVER 15 FEET APART IN ANY LINEAL RUN OF PIPING. ALL SHALL BE ACCESSIBLE! IF NOT, THEY SHALL BE EXTENDED TO THE FLOOR ABOVE AND PROVIDED WITH CHROME WALL OR FLOOR COVER.

- B. CLEANOUTS SHALL BE PROVIDED AND INSTALLED PER 2021 IPC AND LOCAL CODES.

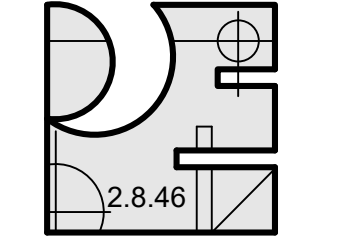
- C. MANUFACTURERS: JOSAM, ZURN, JAY R SMITH, WADE, OR EQUAL.



JOHN DAVIS  
DESIGN GROUP

ARCHITECTS  
INTERIORS  
PLANNERS

176 TALAMINE COURT  
SUITE 100  
COLORADO SPRINGS,  
COLORADO 80907  
P 719/528-1177  
F 719/444-8409



Pinnow  
Engineering  
LLC

2151 LONE WILLOW Vw  
COLORADO SPRINGS, CO 80904  
PHONE: 719.661.4185

OWNERSHIP OF DOCUMENT  
THE IDEAS AND DESIGNS  
INCORPORATED HEREIN, AS  
AN INSTRUMENT OF  
PROFESSIONAL SERVICES IS  
THE PROPERTY OF PINNOW  
ENGINEERING LLC AND IS  
NOT TO BE COPIED OR USED,  
IN WHOLE OR PART, FOR  
ANY OTHER PURPOSES  
WITHOUT THE WRITTEN  
AUTHORIZATION OF  
PINNOW ENGINEERING LLC.  
© 2025

PLUMBING SPECIFICATION PLAN  
NEW INTERIOR REMODEL FOR  
MANITOU SPRINGS MOBILITY  
& PARKING OFFICES  
130 MANITOU AVENUE  
MANITOU SPRINGS, COLORADO 80829

|             |                  |
|-------------|------------------|
| PROJECT NO. | F24-022          |
| DATE        | JANUARY 24, 2025 |
| DRAWN BY    | BCB              |
| CHECKED     | BCB              |
| APPROVED    | LAP              |
| REVISED     |                  |

FINAL BID  
DOCUMENTS  
JANUARY 24, 2025

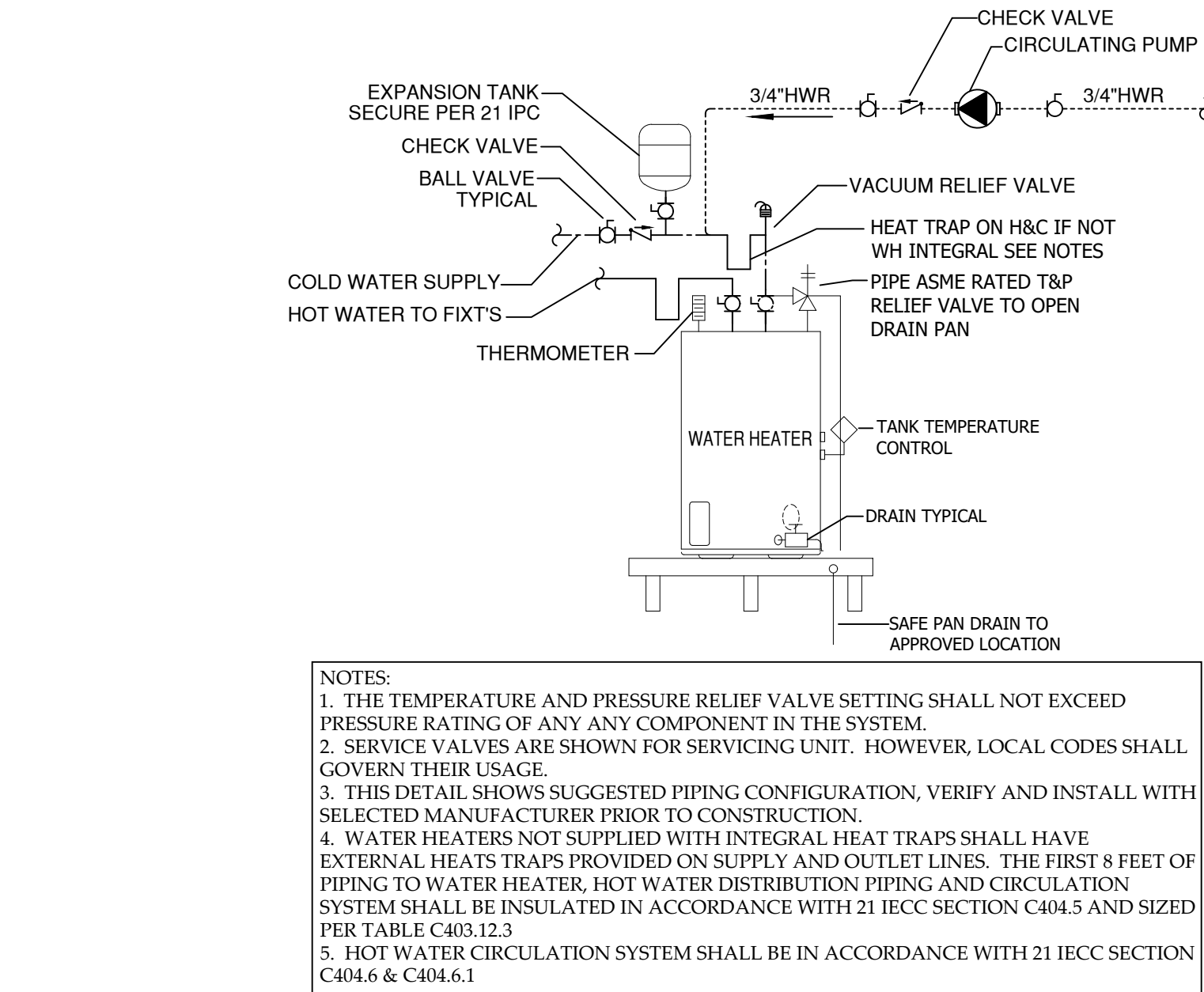
SHEET

P-1  
NOT TO SCALE OF 3



| PLUMBING FIXTURE LOADS                                                                                                                                                                                                                                                                                                                                     |     |     |           |      |            |                    |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|-----|-----------|------|------------|--------------------|
| PLUMBING FIXTURE                                                                                                                                                                                                                                                                                                                                           | QTY | DFU | DFU TOTAL | WSFU | WSFU TOTAL | REMARKS            |
| WATER CLOSET (FMT)                                                                                                                                                                                                                                                                                                                                         | 1   | 4   | 4         | 5.0  | 5.0        | FLUSH O METER TANK |
| LAVATORY                                                                                                                                                                                                                                                                                                                                                   | 1   | 1   | 1         | 2    | 2          | -                  |
| SINK                                                                                                                                                                                                                                                                                                                                                       | 1   | 2   | 2         | 1.4  | 1.4        | -                  |
| WATER CONNECTIONS                                                                                                                                                                                                                                                                                                                                          | 1   |     |           | .25  | 0.25       | -                  |
| TOTALS                                                                                                                                                                                                                                                                                                                                                     |     |     | 7.0       |      | 8.6        |                    |
| 7.0 DFU = MINIMUM 3" BUILDING DRAIN REQUIRED, NEW 4" BUILDING DRAIN PROVIDED.<br>8.6 WSFU = 13.7 GPM, TDL WITH PIPE LOSSES APX. 127", (E)2" C METER WITH NEW 1" FROM METER TO BUILDING FOR DISTRIBUTION.                                                                                                                                                   |     |     |           |      |            |                    |
| ASSUMED STATIC SERVICE PRESSURE = 100 PSI<br>BACK FLOW LOSS = 12 PSI<br>METER LOSS = 12 PSI<br>PRV LOSS = 15 PSI<br>ELEV. LOSS: 18FT (HEIGHT) x 0.433 = 7.8 PSI<br>ASSUMED AVAILABLE PRESSURE = 53.2 PSI                                                                                                                                                   |     |     |           |      |            |                    |
| WATER PRESSURE RANGE AFTER WATER METER, BFP, PRV AND ELEVATION HEAD SHALL BE MINIMUM BETWEEN 50 & 60 PSI FOR DISTRIBUTION. PSI IS ASSUMED IF PSI TO FIXTURE CANNOT BE PROVIDED AT FINAL, P.C. SHALL PROVIDE BOOSTER PUMP TO SYSTEM, PROVIDE OWNER ADD ALTERNATE PRICING DURING BIDDING PHASE.                                                              |     |     |           |      |            |                    |
| AT TOTAL DEVELOPED LENGTH DOES NOT EXCEEDING 150', 1" C SERVICE FOR DISTRIBUTION PIPE CAN SUPPLY 32 WSFU / 24.9 GPM.                                                                                                                                                                                                                                       |     |     |           |      |            |                    |
| ALL SEWER AND VENT PIPING SIZED IN ACCORDANCE WITH CHAPTER 7, 8 & 9 21 IPC. ALL WATER PIPING AND DISTRIBUTION SIZING IN ACCORDANCE WITH CHAPTER 6 AND APPENDIX E 21 IPC. ALL PIPING SHALL BE INSULATED AND INSTALLED PER 21 IPC. SEE ARCHITECTURE PLANS FOR FIXTURE CODE ANALYSIS DATA ON BATHROOM USE AND OCCUPANT LOAD.                                  |     |     |           |      |            |                    |
| EXISTING METER, NEW 1" LINE TO BUILDING, PROVIDE PRV & BFP, NOT RESPONSIBLE FOR EXISTING SIZING, INTERIOR REMODEL, OWNER REQUESTED RE-USE OF EXISTING WATER METER GROUP, P.C. SHALL VERIFY EXISTING / NEW CONDITIONS AND PROVIDE ANY INFORMATION TO LOCAL UTILITIES IF REQUESTED. FIELD VERIFY LOCATION AND CONDITIONS PRIOR TO ORDERING AND CONSTRUCTION. |     |     |           |      |            |                    |

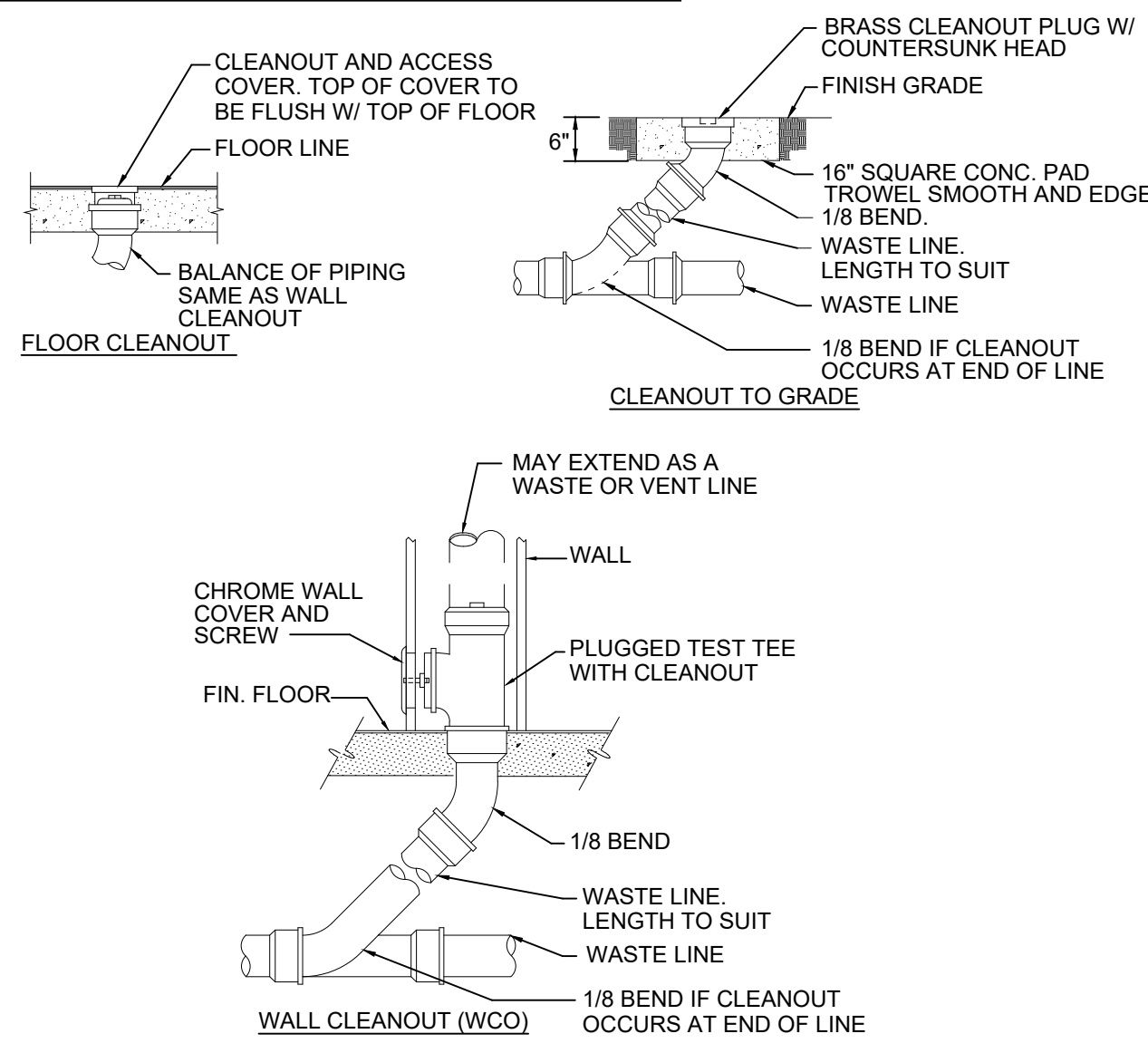
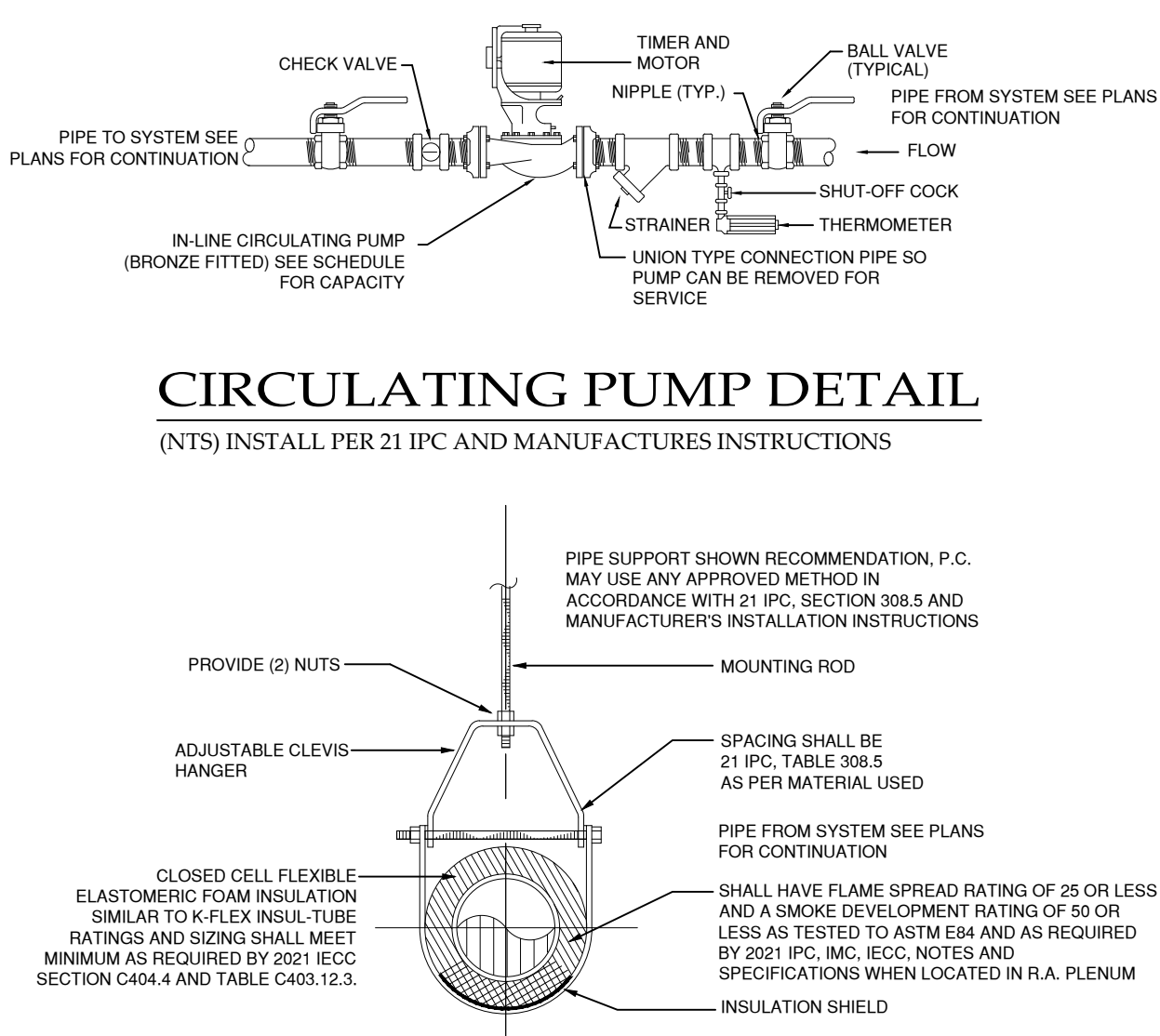
| MINIMUM PIPE INSULATION SIZING                                                                                                                                                                    |              |                     |                   |                           |                           |  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|---------------------|-------------------|---------------------------|---------------------------|--|
| FLUID TEMPERATURE RANGE °F                                                                                                                                                                        | CONDUCTIVITY | MEAN RATING TEMP °F | PIPE OR TUBE < 1" | PIPE OR TUBE 1" TO 1-1/2" | PIPE OR TUBE 1-1/2" TO 4" |  |
| 40 TO 60                                                                                                                                                                                          | 0.24 TO 0.27 | 75                  | 0.5"              | 0.5"                      | 1.0"                      |  |
| 105 TO 140                                                                                                                                                                                        | 0.21 TO 0.28 | 100                 | 1.0"              | 1.0"                      | 1.5"                      |  |
| 141 TO 200                                                                                                                                                                                        | 0.25 TO 0.29 | 125                 | 1.5"              | 1.5"                      | 2.0"                      |  |
| SEE 21 IECC C404.4 AND TABLE C403.12.3 FOR OTHER REQUIREMENTS.                                                                                                                                    |              |                     |                   |                           |                           |  |
| CLOSED CELL FLEXIBLE ELASTOMERIC FOAM INSULATION, SIMILAR TO K-FLEX INSUL-TUBE, OTHER MANUFACTURERS MAY BE USED AS LONG AS MINIMUM REQUIRED RATINGS ARE MEET                                      |              |                     |                   |                           |                           |  |
| WHEN LOCATED IN R.A. PLENUM SHALL HAVE FLAME SPREAD RATING OF 25 OR LESS AND A SMOKE DEVELOPMENT RATING OF 50 OR LESS AS TESTED TO ASTM E84 AND AS REQUIRED BY 21 IPC, IMC, IECC, AND LOCAL CODES |              |                     |                   |                           |                           |  |



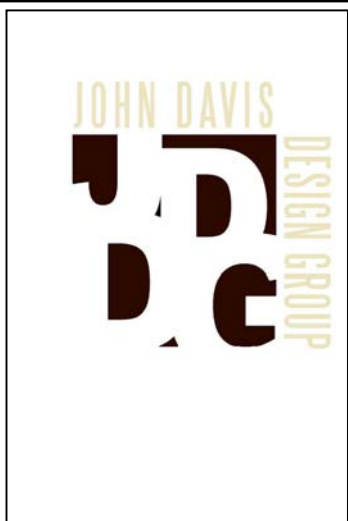
## WATER HEATER DETAIL

(NTS) INSTALL PER 21 IPC & IECC MANUFACTURES INSTRUCTIONS

| PLUMBING GENERAL NOTES |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1.                     | CONFORM TO ALL FEDERAL, STATE, AND LOCAL CODES 2023 PFRBC, 21 IPC, IMC, IBC, IECC, IFGC, IFG. SEE ALL DRAWINGS / SPECIFICATIONS FOR THIS PROJECT FOR SCOPE AND GENERAL CONDITIONS.                                                                                                                                                                                                                                                                                                                                                                                             |
| 2.                     | PROVIDE EXPANSION TANK FOR WATER HEATERS.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| 3.                     | PROVIDE CLEAN OUTS IN WASTE PIPING PER 21 IPC AND LOCAL CODES.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| 4.                     | ALL PLUMBING / PIPING SHALL CONFORM TO 21 IPC, IFGC, IBC, IECC, LOCAL AND WASTE/WATER CODES.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| 5.                     | HOSE BIBBS / SILL COCKS MUST BE SELF DRAINING, FREEZE PROTECTED, AND FITTED WITH BACK FLOW PREVENTION DEVICE.                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| 6.                     | OPENINGS, CUTTING AND PATCHING AS REQUIRED SHALL BE ACCOMPLISHED BY OTHERS.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| 7.                     | CONFIGURE PIPING IN SUCH A MANNER AS TO ALLOW EASE OF MAINTENANCE FOR ALL MECHANICAL EQUIPMENT. REFER TO MECHANICAL EQUIPMENT SHEETS.                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| 8.                     | FIELD VERIFY ALL CONDITIONS, LOCATIONS, FIXTURES, PIPING NEW/EXISTING PRIOR TO CONSTRUCTION.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| 9.                     | FIRE PROTECT ALL PIPING PENETRATING FIRE RATED WALLS OR ASSEMBLIES. SEE SECTION 307.3 & 315 21 IPC AND SECTION 715, 21 IBC.                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| 10.                    | THESE DRAWINGS ARE DIAGRAMMATIC IN NATURE AND MAY NOT SHOW ALL FITTINGS, OFFSETS, ECT. CONTRACTOR SHALL FIELD VERIFY ALL CONDITIONS AND PROVIDE ALL NECESSARY FITTINGS TO COMPLETE THE INTENT OF THE DRAWINGS. CONTRACTOR MAY ROUTE PIPING DIFFERENTLY THAN SHOWN ON DRAWINGS DUE TO CONFLICTS, AS LONG AS FUNCTION AND SIZING IS NOT AFFECTED.                                                                                                                                                                                                                                |
| 11.                    | VERIFY REDUCED PRESSURE BACK FLOW PREVENTER AND PRESSURE REDUCING VALVE WITH METER SET IS EXISTING PROVIDE ANY MATERIALS TO BE IN ACCORDANCE WITH LOCAL UTILITIES.                                                                                                                                                                                                                                                                                                                                                                                                             |
| 12.                    | STAINLESS STEEL REDUCED PRESSURE BACK FLOW PREVENTION DEVICES ARE REQUIRED AT ALL DIRECT CONNECTED APPLIANCES SUCH AS SODA / COFFEE MACHINES, ICE MAKERS, ETC.                                                                                                                                                                                                                                                                                                                                                                                                                 |
| 13.                    | INSULATE ALL PIPING IN ACCORDANCE WITH 21 IECC.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| 14.                    | FIXTURE VENTS PER SECTION 909 21 IPC, TRAP ARM DISTANCES FROM VENT AS PER TABLE 909.1 21 IPC, VENT PIPES TERMINATION SHALL COMPLY TO SIZE AND LOCATION REQUIREMENTS OF SECTION 903 & 904 21 IPC AND LOCAL CODES. (MINIMUM 10' FROM OR 3' ABOVE INTAKES, EXTENDED TO TOP OF PARAPETS, OFFSET AS NECESSARY.)                                                                                                                                                                                                                                                                     |
| 15.                    | ALL FIXTURES MUST BE LISTED AND APPROVED BY THIRD-PARTY CERTIFICATION PER SECTION 303.4 21 IPC, INSTALL FIXTURES, PIPING, ETC PER MANUFACTURER'S INSTRUCTIONS, 21 IPC, IFGC, IBC, AND LOCAL UTILITIES / BUILDING CODE REQUIREMENTS.                                                                                                                                                                                                                                                                                                                                            |
| 16.                    | WASTE PIPING SHALL BE SCHEDULE 40 PVC, VENT AND ROOF DRAIN PIPING SHALL BE SCHEDULE 40 PVC (PROTECT WHEN LOCATED IN R.A. PLENUM OR RATED ASSEMBLY OR TRANSITION TO CAST-IRON, PER SECTION 307.6 21 IPC). UNDER GROUND WATER PIPING SHALL BE TYPE K COPPER OR HD POLYETHYLENE, ABOVE GROUND WATER PIPING SHALL BE TYPE L RIGID COPPER, IF LOCAL AUTHORITY ALLOWS CONTRACTOR MAY USE LISTED AND APPROVED PEX PIPING. GAS PIPING SHALL BE SCHEDULE 40 METALLIC. NOTE CONTRACTOR MAY USE APPROVED PIPING MATERIALS AS LISTED IN 21 IPC OR BY LOCAL BUILDING DEPARTMENT AMENDMENTS. |
| 17.                    | NOTE FOR INSTALLERS: SEE STATE PLUMBING AMENDMENTS TO SECTION 105.112 SOLVENT CEMENTING. EXCEPTION REMOVED. PURPLE PRIMER REQUIRED IN THIS JURISDICTION                                                                                                                                                                                                                                                                                                                                                                                                                        |
| 18.                    | PLUMBING CONTRACTOR SHALL FIELD VERIFY ALL EXISTING LOCATIONS PRIOR TO PURCHASING MATERIALS AND CONSTRUCTION, CONTRACTOR MAY RELOCATE DUE TO CONFLICTS AS LONG AS SIZE AND FUNCTION IS NOT AFFECTED.                                                                                                                                                                                                                                                                                                                                                                           |
| 19.                    | TRAP SEAL PRIMERS SHALL BE IN ACCORDANCE WITH 21 IPC SECTION 901.2 & 1002.4, LISTED TRAP PROTECTOR'S MAY BE USED IF LOCAL BUILDING DEPARTMENT ALLOWS THEIR USE.                                                                                                                                                                                                                                                                                                                                                                                                                |
| 20.                    | IF MATERIALS ARE EXPOSED WITHIN PLENUMS THEY SHALL BE NON COMBUSTIBLE OR SHALL HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE-DEVELOPED INDEX OF NOT MORE THAN 50 WHEN TESTED IN ACCORDANCE WITH ASTM E 84, PER SECTION 307.6 21 IPC & IMC.                                                                                                                                                                                                                                                                                                                         |
| 21.                    | ALL ROOF AND WALL PENETRATIONS SHALL HAVE WALL SLEEVES / ROOF JACKS, WEATHER PROTECTION, AND BE SEALED BY A LICENSED ROOFING CONTRACTOR.                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| 22.                    | COORDINATE WITH G.C. / OWNER FOR CONNECTION OF ANY OWNER PROVIDE PLUMBING FIXTURES OR EQUIPMENT.                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| 23.                    | NEW WORK, ALTERATIONS OR ADDITIONS TO PLUMBING SYSTEMS ARE SUBJECT TO FIELD INSPECTION.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| 24.                    | ALL PLUMBING FIXTURES IN NEW CONSTRUCTION SHALL MEET THE REQUIREMENTS FOR WATER CONSERVATION PER TABLE 604.3 & 604.4 OF 21 IPC.                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| 25.                    | PROVIDE BACKFLOW ASSEMBLIES PER 21 IPC AND LOCAL UTILITY REQUIREMENTS.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| 26.                    | INDIRECT WASTE PIPING SHALL CONFORM TO CHAPTER 8 21 IPC                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| 27.                    | PROTECT ALL PIPES FROM FREEZING PER SECTION 305.6 21 IPC                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| 28.                    | HOT WATER NOT TO EXCEED 110°F MAXIMUM, P.C. PROVIDE LIMITING DEVICE (TEMPERATURE MIXING VALVES) THAT CONFORMS TO ASSE 1070 AND SHALL LIMIT THE TEMPERED WATER TO A MAXIMUM OF 110°F ON ALL SINKS AND LAVATORIES USED FOR WASHING IN ACCORDANCE WITH 21 IPC CHAPTER 6, SECTIONS 607.1, 607.1.1 & 607.1.2                                                                                                                                                                                                                                                                        |
| 29.                    | HOT WATER CIRCULATING SYSTEM SHALL BE IN ACCORDANCE WITH 21 IECC C404.6 & C404.6.1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| 30.                    | CONTRACTOR RESPONSIBLE FOR COORDINATING ALL FIXTURES AND LOCATIONS WITH G.C. AND OWNER, COORDINATE WITH G.C. OWNER FOR ANY OTHER CONNECTIONS REQUIRED BY OWNER PROVIDED EQUIPMENT. OWNER HAS REVIEWED AND APPROVED DRAWINGS.                                                                                                                                                                                                                                                                                                                                                   |
| 31.                    | CONTRACTOR SHALL FURNISH A FINAL COMMISSIONING REPORT, REPORT SHALL BE DELIVERED TO THE BUILDING OWNER PER SECTION C408.2 OF THE 2021 IECC.                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| 32.                    | PLUMBING CONTRACTOR RESPONSIBLE FOR COORDINATING WITH COMPLETE SET OF DRAWINGS, SITE, OWNER DESIGN & SPECIFICATIONS, REQUIRED DEMO, AND EXISTING DESIGN CONDITIONS FOR ANY REQUIRED CONNECTIONS. COORDINATE WITH OWNER FOR OWNER & P.C. PROVIDED EQUIPMENT AND EQUIPMENT THAT MUST BE PURCHASED BY NATIONAL ACCOUNT PROGRAMS. ENSURE ALL ITEMS ARE COVERED DURING BIDDING PHASE AND AGAIN PRIOR TO ORDERING AND CONSTRUCTION.                                                                                                                                                  |



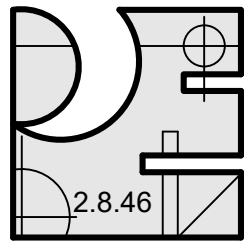
| PLUMBING FIXTURE SCHEDULE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                       |                   |               |      |      |          |          |                                                                                                                                                                                                                                                                                   |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|-------------------|---------------|------|------|----------|----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| TAG                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | DESCRIPTION           | MANUFACTURER      | MODEL         | C.W. | H.W. | TRAP     | VENT     | FIXTURE NOTES                                                                                                                                                                                                                                                                     |
| WC                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | ADA WATER CLOSET      | AMERICAN STANDARD | 215AA.104     | 1/2" | -    | INTGRL   | -        | FLOOR MOUNTED, TANK TYPE, 1.28 GPF, CADET PRO FLUSHING SYSTEM, 16-1/2" ELONGATED BOWL, OPEN FRONT LESS COVER, SHALL BE ADA COMPLIANT                                                                                                                                              |
| L-1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | ADA LAVATORY          | AMERICAN STANDARD | 0355.012      | 1/2" | 1/2" | 1-1/2"   | 1-1/2"   | WALL MOUNTED, 20.5"x18.25", WALL BRACKETS, AMERICAN STANDARD MODEL #6055.205 DECK MOUNTED FAUCET, 0.5 GPM, INFRARED SENSOR, BATTERY OPERATED, MAXIMUM 110°F, POLISHED CHROME FINISH, SHALL BE INSTALLED FOR ADA COMPLIANCE, WRAP PIPES                                            |
| WH                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | ELECTRIC WATER HEATER | STATE             | PCE-20        | 3/4" | 3/4" |          |          | 20 GALLON, ELECTRIC, 240-1Ø, NON-SIMULTANEOUS WIRING, 3,000 WATT ELEMENT (3KW), RECOVERY 14 GPH @ 90°F RISE, WALL MOUNTED WH QUICK STAND PLATFORM #30-SWHP-WM, 18GA, 1-1/4" DRAIN TO MS,                                                                                          |
| ET                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | EXPANSION TANK        | WATTS             | PLT-5         | 3/4" |      |          |          | MAXIMUM TEMPERATURE 200°F, PRESSURE 150 PSI, 2.1 GALLON                                                                                                                                                                                                                           |
| RCP                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | CIRCULATING PUMP      | BELL & GOSSETT    | A-127L NBF-25 |      | 3/4" |          |          | 3/4" FLANGE, 115V-1PH, 1.10 FLA, 1/15 HP, 125 WATT, COORDINATE ELECTRICAL CONNECT WITH E.C., 0 TO 17.2 GPM, PROVIDE AUTOMATIC TIMER, AQUASTAT KIT CONTROLS, AND REQUIRED VALVES                                                                                                   |
| MV                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | MIXING VALVE          | WATTS             | LFUSG-B       | -    |      |          |          | UNDER SINK THERMOSTATIC MIXING VALVE, SIZE PER LINE SERVED, TEMP. RANGE 80°F TO 120°F, MAXIMUM PRESSURE 150 PSI, INLET HOT MAXIMUM 180°F, MINIMUM 0.5 GPM FLOW, INTEGRAL CHECK VALVES AND SCREENS PREVENTS CROSS-FLOW AND CONTAMINATION, LEAD FREE, VERIFY UNION CONNECTIONS.     |
| S-1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | SINK                  | ELKAY             | DLR172210     | 1/2" | 1/2" | 1-1/2"   | 1-1/2"   | COUNTER MOUNTED, 18ga STAINLESS STEEL, 17"x20", SINGLE BOWL, 14"x14"x10-1/8", AMERICAN STANDARD 7500.170 GOOSE NECK FAUCET, WRIST BLADE HANDLE, VERIFY SELECTION WITH OWNER TYPICAL                                                                                               |
| EWC                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | ADA WATER COOLER      | ELKAY             | LZSTL8WSLP    | 1/2" |      | 1-1/2"   | 1-1/2"   | WALL MOUNTED, HIGH-LOW ADA COOLER WITH EZH20 BOTTLE FILLING STATION , 8 GPH, 115V-1PH 5.0 FLA, 370 WATT, 65lbs, BARRIER FREE, INSTALL FOR ADA COMPLIANCE, PROVIDE REQUIRED WALL MOUNTING KIT                                                                                      |
| MS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | MOP SINK              | MUSTEE            | 63M           | 1/2" | 1/2" | 2"       | 1-1/2"   | FLOOR MOUNTED, 24"x24"x10" BASIN, FIAT #830-AA WALL MOUNTED VACUUM BREAKER FAUCET, WITH HOSE AND REEL SYSTEM IS NEEDED, IF CHEMICAL DISPENSING SYSTEM IS PROVIDED MUST PROVIDE ADDITIONAL FAUCET AND CONNECT DIRECTLY TO SYSTEM, COORDINATE WITH OWNER FOR ANY OTHER REQUIREMENTS |
| FD                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | FLOOR DRAIN           | SIoux CHIEF       | 832           |      |      | SEE PLAN | SEE PLAN | ADJUSTABLE, ROUND NICKEL-BRONZE STRAINER FLOOR COVER, TRAP PRIMER OR LISTED TRAP PROTECTOR                                                                                                                                                                                        |
| WCN                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | WATER CONNECTION      | CONTRACTOR        | CONTRACTOR    |      |      |          |          | STAINLESS STEEL BACK FLOW PREVENTION DEVICE, PROVIDE STYLE REQUIRED PER FIXTURE AND SIZE PER LINE SERVED.                                                                                                                                                                         |
| OWNER, TENANT, ARCHITECT, & G.C. SHALL APPROVE ALL FIXTURES SCHEDULED DURING BIDDING AND PRIOR TO ORDERING AND CONSTRUCTION. EQUIPMENT SPECIFIED IS A STANDARD ONLY, FIXTURES MAY BE SUBSTITUTED WITH APPROVED EQUAL. ALL FIXTURES MUST BE LISTED AND APPROVED, MUST COMPLY TO ICC/ANSI A117.1 FOR ACCESSIBILITY, PROVIDE LIMITING DEVICE (TEMPERATURE MIXING VALVES) THAT CONFORMS TO ASSE 1070 AND SHALL LIMIT THE TEMPERED WATER TO A MAXIMUM OF 110°F ON ALL SINKS AND LAVATORIES USED FOR HAND WASHING IN ACCORDANCE WITH 21 IPC CHAPTER 6, SECTION 607.1.2. |                       |                   |               |      |      |          |          |                                                                                                                                                                                                                                                                                   |



JOHN DAVIS  
DESIGN GROUP

ARCHITECTS  
INTERIORS  
PLANNERS

176 TALAMINE COURT  
SUITE 100  
COLORADO SPRINGS,  
COLORADO 80907  
P 719/528-1177  
F 719/444-8409



Pinnow  
Engineering  
LLC

2151 LONE WILLOW Vw  
COLORADO SPRINGS CO 80904  
PHONE: 719.661.1185

OWNERSHIP OF DOCUMENT  
THE IDEAS AND DESIGNS  
INCORPORATED HEREIN, AS  
AN INSTRUMENT OF  
PROFESSIONAL SERVICES IS  
THE PROPERTY OF PINNOW  
ENGINEERING LLC AND IS  
NOT TO BE COPIED OR USED,  
IN WHOLE OR PART, FOR  
ANY OTHER PURPOSES  
WITHOUT THE WRITTEN  
AUTHORIZATION OF  
PINNOW ENGINEERING LLC.  
© 2025

PLUMBING SCHEDULE PLAN  
NEW INTERIOR REMODEL FOR  
MANITOU SPRINGS MOBILITY  
& PARKING OFFICES  
130 MANITOU AVENUE  
MANITOU SPRINGS, COLORADO 80829

|             |                  |
|-------------|------------------|
| PROJECT NO. | F24-022          |
| DATE        | JANUARY 24, 2025 |
| DRAWN BY    | BCB              |
| CHECKED     | BCB              |
| APPROVED    | LAP              |
| REVISED     |                  |

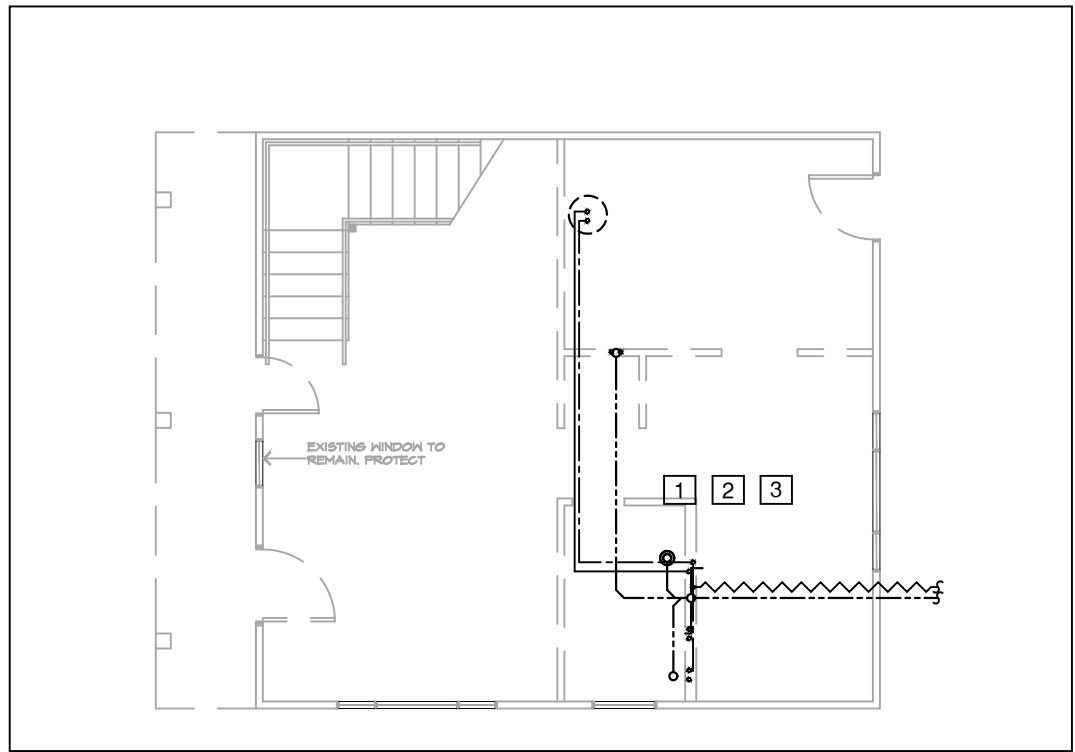
FINAL BID  
DOCUMENTS  
JANUARY 24, 2025

SHEET

P-2

NOT TO SCALE OF 3





## DEMO PLUMBING PLAN

### SHEET NOTES

- INTENTION TO DEMO ALL EXISTING PLUMBING FIXTURES, DEMO AND CAP EXISTING PIPING AS REQUIRED FOR NEW LAYOUT. SEE NEW LAYOUT PLANS. MAY RE-USE SERVICEABLE PIPING AS NEEDED FOR NEW LAYOUT, IF EXISTING PIPING IS RE-USED IT SHALL BE COMPLETELY CLEANED AS REQUIRED FOR INSTALLATION IN NEW LAYOUT.
- REQUESTED NEW 4"SS AND 1" LINE FROM EXISTING 2" METER GROUP TO AT RESTROOM BUILDING. DEMO (E)3"SS AND (E)3/4"C FROM RESTROOM BUILDING.
- ALL EXISTING EQUIPMENT AND PIPING MAY NOT BE SHOWN, DEMO ALL AS REQUIRED COORDINATE WITH ALL TRADES. FIELD VERIFY SITE CONDITIONS WITH EXISTING AND NEW PLANS DURING BIDDING PHASE, CONTRACTOR SHALL COORDINATE ALL DRAWINGS FOR COMPLETE DEMO AND NEW INSTALLATION.

### LEGEND & NOTES

- SANITARY SEWER (SS)
- VENT (V)
- COLD WATER (C)
- HOT WATER (H)
- HOT WATER RECIRC (HWR)
- GREASE SEWER (GS)
- STORM DRAINAGE (SD)
- ~~~~~ UNDER SLAB WATER COPPER OR HD POLYETHYLENE PIPING
- WALL CLEANOUT
- FLOOR/GRADE CLEANOUT
- FILTERED COLD WATER (FCW)

TRAP ARMS HORIZONTAL DISTANCES PER TABLE 909.1 21 I.P.C. PROVIDE GRADE, FLOOR, WALL, END OF LINE CLEANOUTS PER 21 I.P.C. NO 1/2"x1/2" WATER TEES ALLOWED.

FIELD VERIFY ALL LOCATIONS, CONDITIONS, SIZES PRIOR TO CONSTRUCTION, CONTRACTOR MAY RELOCATE DUE TO CONFLICTS THAT MAY ARISE IN FIELD AS LONG AS SIZE AND FUNCTION IS NOT AFFECTED.

SELECTED CONTRACTOR SHALL FIELD VERIFY WITH ACTUAL SITE CONNECTION POINTS ALL LOCATIONS ARE ASSUMED. CONTRACTOR SHALL COORDINATE EXISTING WATER CONNECTIONS AND PROVIDE LOCATE SERVICES TO ENSURE ROUTING AS SHOWN. COORDINATE WITH OWNER FOR ABOVE STATED LOCATE SERVICES AND FINAL EQUIPMENT LOCATIONS DURING BIDDING, PRIOR TO FABRICATION, ORDERING, AND CONSTRUCTION.

THESE DRAWINGS ARE DIAGRAMMATIC IN NATURE AND DO NOT SHOW ALL REQUIRED PIPING. CONTRACTOR SHALL FIELD VERIFY ALL CONDITIONS AND PROVIDE ALL NECESSARY MATERIALS TO COMPLETE THE INTENT OF THE DRAWINGS. CONTRACTOR MAY LOCATE PIPING DIFFERENTLY THAN SHOWN ON DRAWINGS DUE TO CONFLICTS, AS LONG AS SIZE AND FUNCTION IS NOT AFFECTED. IF ISOMETRICS ARE SHOWN THEY ARE ONLY FOR CLARITY REFER TO DRAWINGS FOR LOCATIONS, SIZING AND ROUTING.

### PLUMBING SHEET NOTES

CONTRACTOR SHALL FURNISH AND/OR INSTALL ALL THE EQUIPMENT INDICATED WITHIN THESE DRAWINGS (SEE ARCHITECTURE AND FOOD SERVICE DRAWINGS) UNLESS OTHERWISE NOTED. VERIFY LOCATION AND DIMENSIONS IN THE FIELD PRIOR TO FABRICATION AND / OR INSTALLATION.

THE ENTIRE INSTALLATION SHALL BE GUARANTEED FREE OF DEFECTS AND CONTRACTOR SHALL REPAIR AND / OR REPLACE ANY DEFECTIVE MATERIALS OR EQUIPMENT AT NO COST TO THE OWNER FOR A MINIMUM PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE BY OWNER.

ALL WORK SUBJECT TO THE ACCEPTANCE AND APPROVAL OF THE OWNER. THE ARCHITECT SHALL BE NOTIFIED OF ANY AND ALL DISCREPANCIES BETWEEN FIELD CONDITIONS AND THE CONTRACT DOCUMENTS BEFORE PROCEEDING WITH THAT PORTION OF THE WORK. FAILURE OF PROPER NOTIFICATION DOES NOT RELIEVE THE CONTRACTOR. THE CONTRACTOR SHALL CORRECT ANY AND ALL WORK ARISING FROM SUCH FAILURE TO COORDINATE DISCREPANCIES TO SATISFACTION OF THE ARCHITECT WITHOUT ADDITIONAL COST TO THE OWNER.

ALL KITCHEN, PREP AREA AND SALES AREA EQUIPMENT WILL BE FURNISHED AND INSTALLED. EQUIPMENT WILL BE FURNISHED WITH TRIM, FAUCETS, ESCUTCHEONS, ETC. PLUMBING CONTRACTOR SHALL PROVIDE ALL ROUGH-IN TRAPS AND MAKE ALL FINAL CONNECTIONS (SEE EQUIPMENT SCHEDULE IN ARCHITECTURAL / FOOD SERVICE PLANS).

ALL PIPING TO BE CONCEALED IN HUNG CEILINGS, CHASES AND FURRED SPACES.

REFER TO EQUIPMENT SCHEDULE AND EQUIPMENT SPECIFICATIONS FOR EXACT LOCATIONS OF PLUMBING CONNECTIONS.

THE CONTRACTOR SHALL VERIFY DEPTH, SIZE, LOCATION OF ALL EXISTING UTILITIES IN FILED PRIOR TO STARTING WORK.

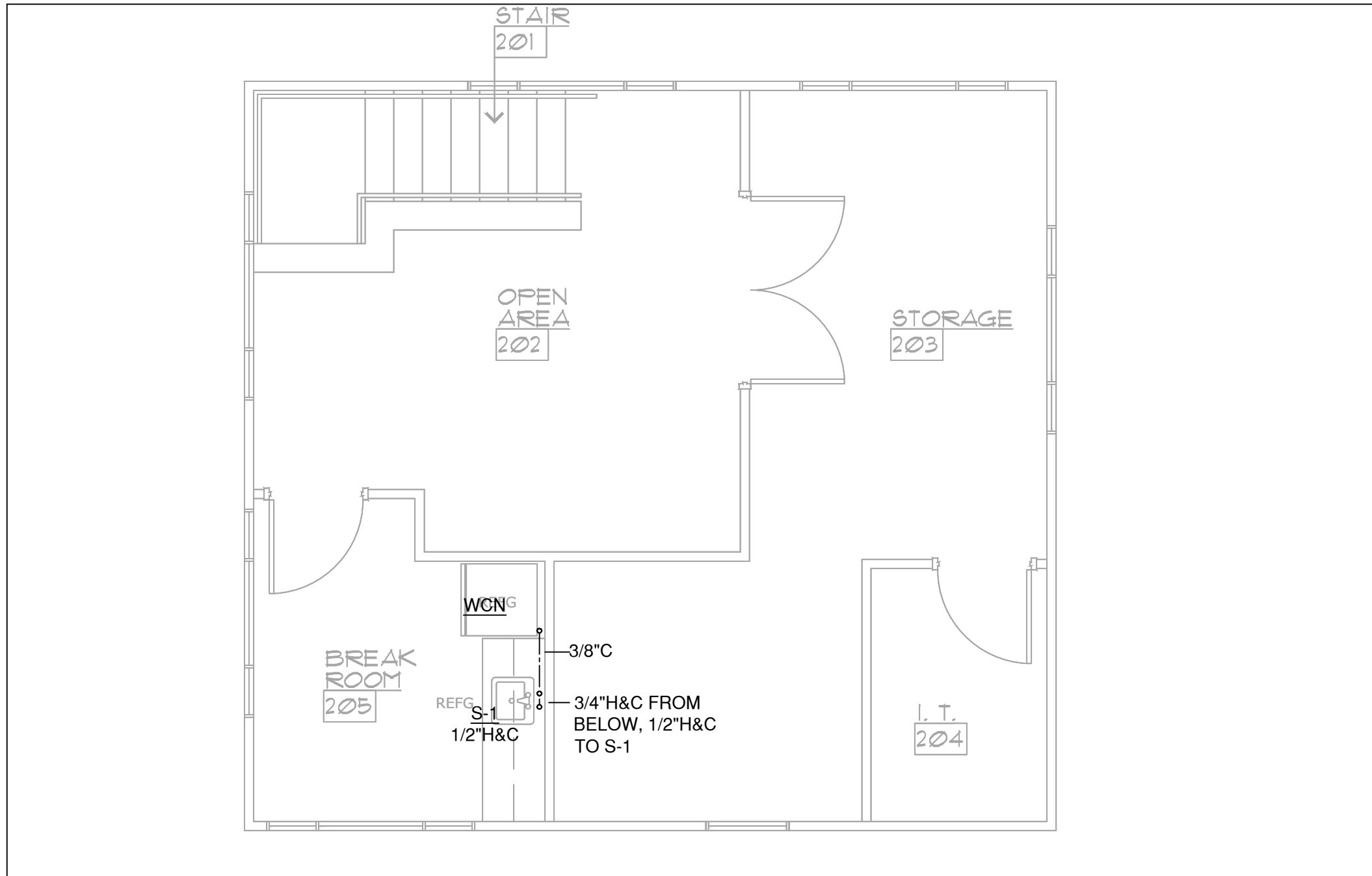
THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL PIPE HANGERS, AND SUPPORTS IN ACCORDANCE WITH 21 IPC.

ALL PENETRATIONS REQUIRED FOR PLUMBING EQUIPMENT AND PIPING THROUGH ANY WALL SHALL BE PROPERLY SEALED OFF TO MAINTAIN THE INTEGRITY OF THE STRUCTURE.

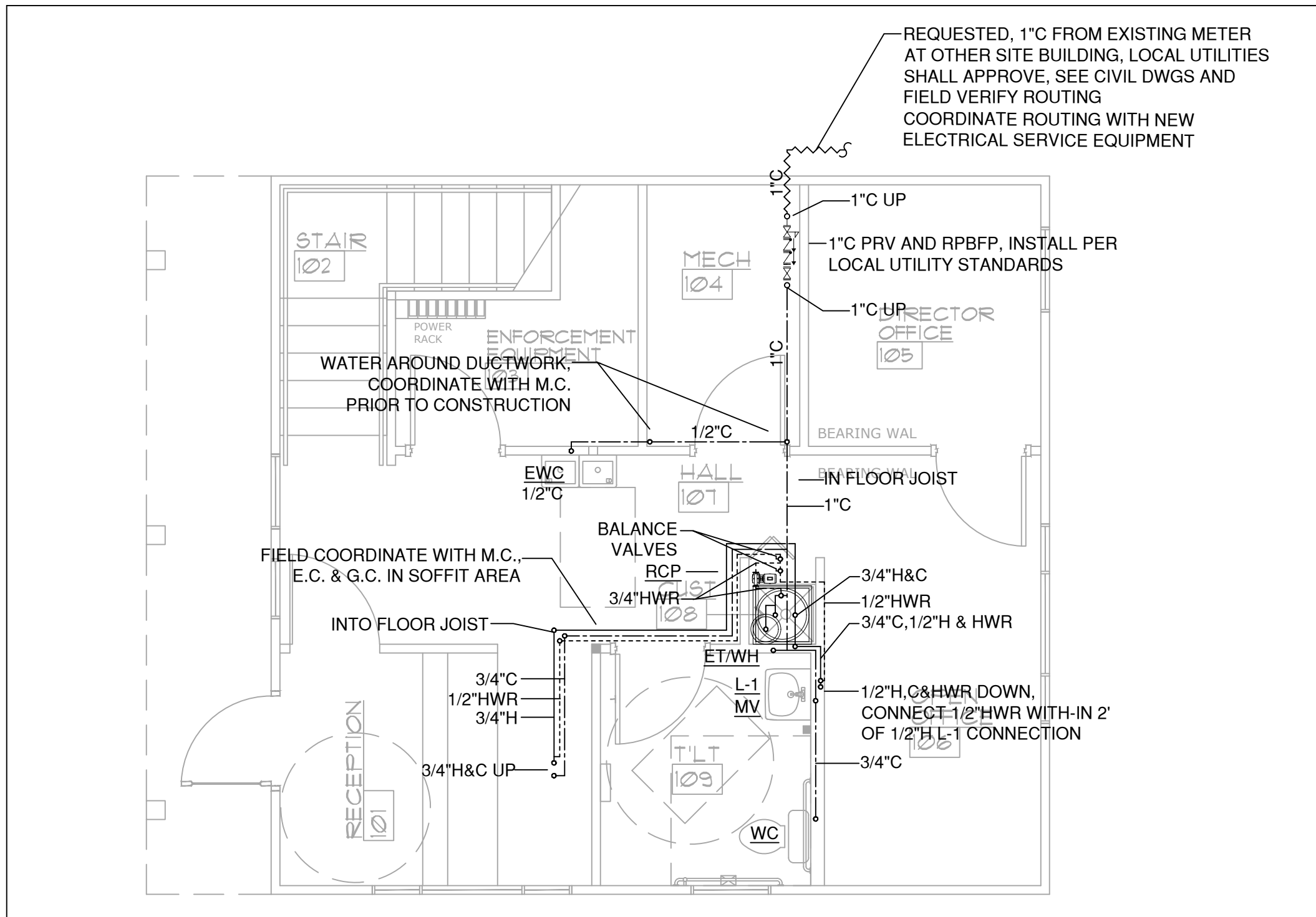
ALL SHUT OFF AND ISOLATION VALVES SHALL BE BALL TYPE. ALL VALVES SERVING TOILETS AND SINKS SHALL BE ANGLE STOP TYPE.

PROVIDE AN INDIVIDUAL BALL VALE AND BACK CHECK VALVE TO EACH INDIVIDUAL PIECE OF EQUIPMENT.

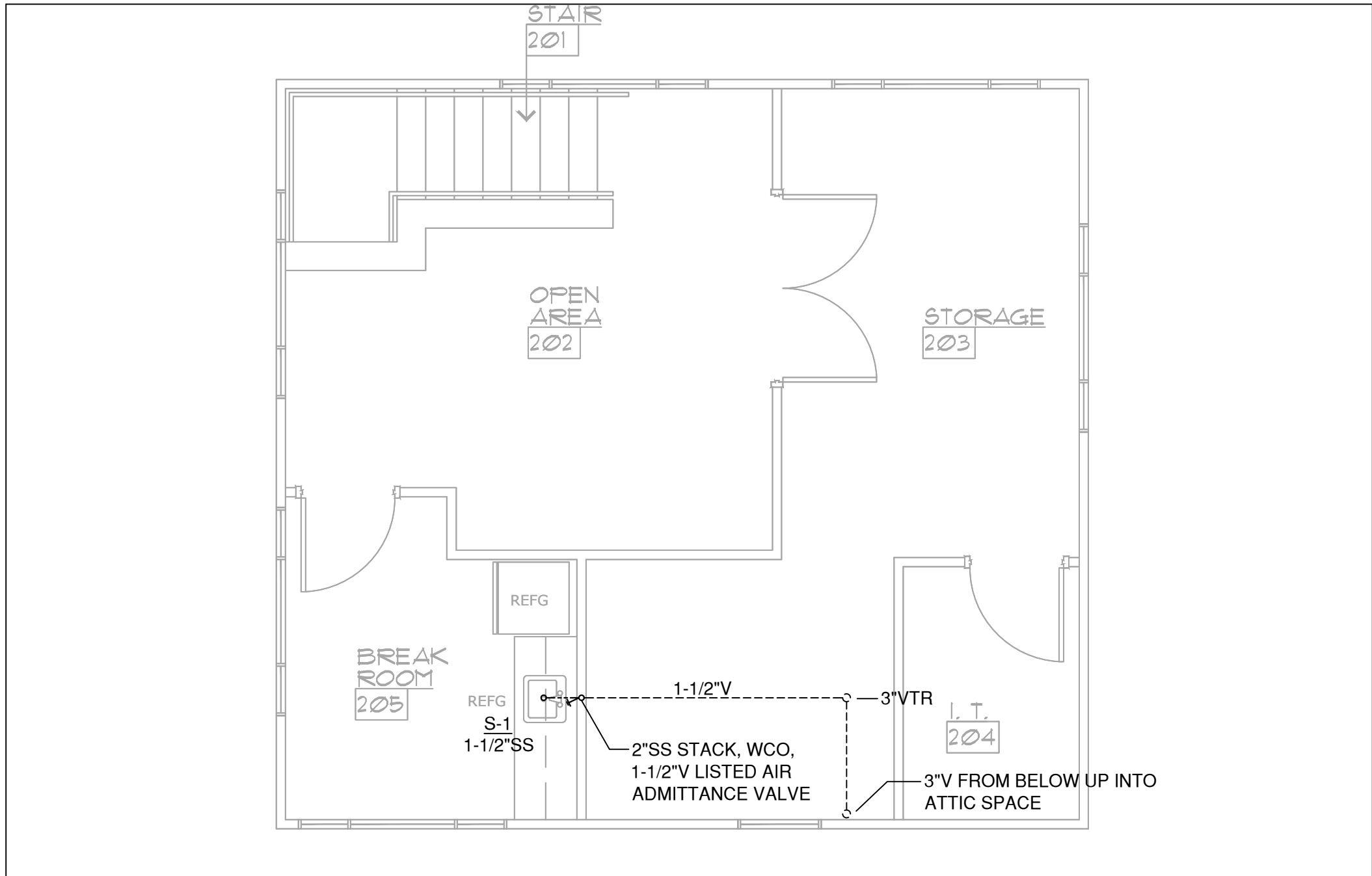
COORDINATE WITH OWNER ON CHEMICAL DISPENSER REQUIREMENTS FOR MOP SINK AND THREE COM SINK. MOUNT BOTTLE AND DISPENSER ABOVE SINK AS REQUIRED BY CHEMICAL SUPPLIER AND LOCAL CODES.



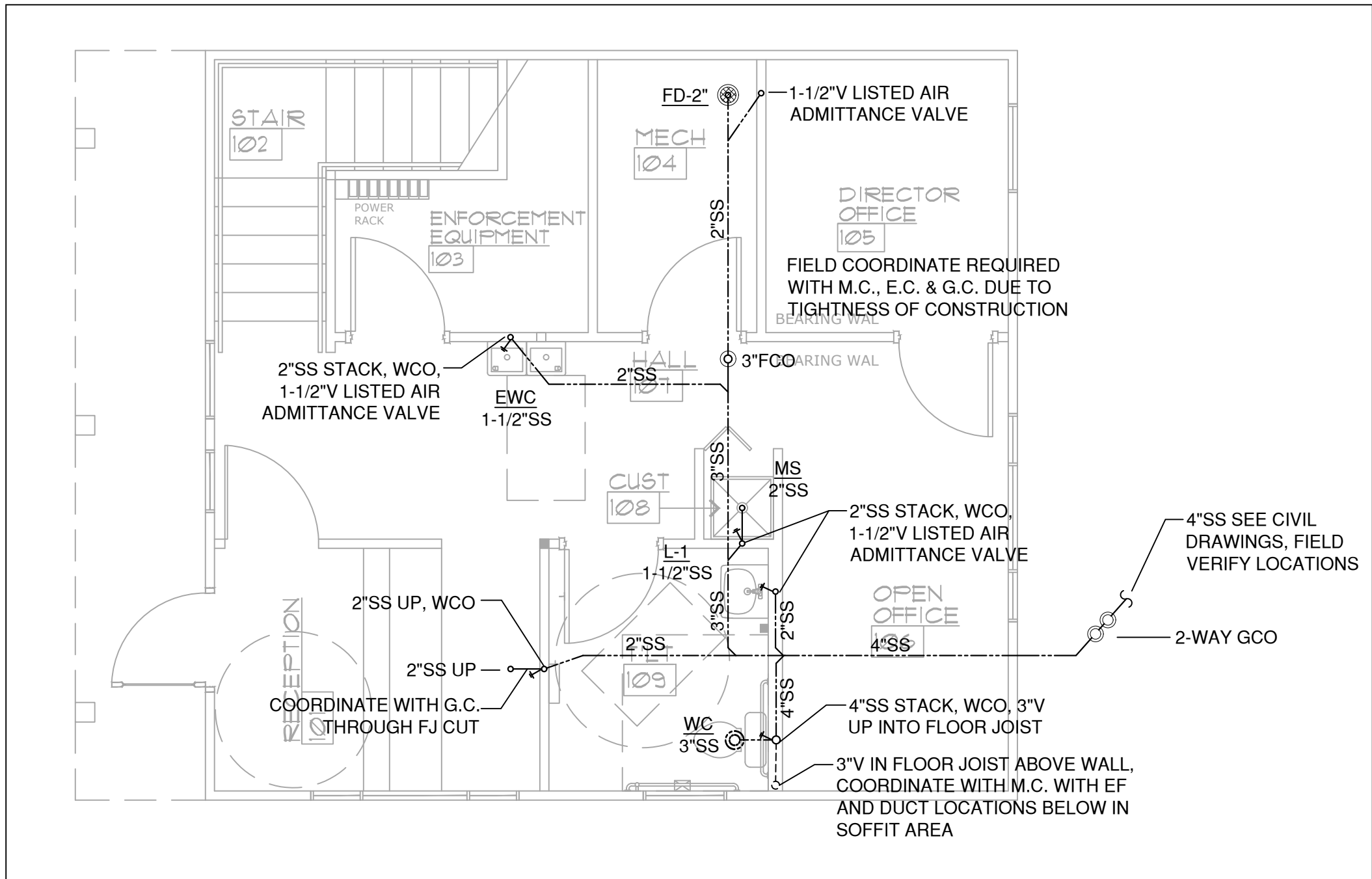
## UPPER LEVEL WATER PLUMBING PLAN



## MAIN LEVEL WATER PLUMBING PLAN



## UPPER LEVEL WASTE & VENT PLUMBING PLAN



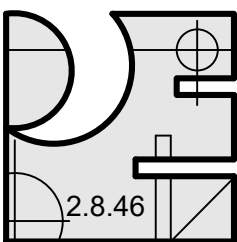
## MAIN LEVEL WASTE & VENT PLUMBING PLAN



JOHN DAVIS  
DESIGN GROUP

ARCHITECTS  
INTERIORS  
PLANNERS

176 TALAMINE COURT  
SUITE 100  
COLORADO SPRINGS,  
COLORADO 80907  
P 719/528-1177  
F 719/444-8409



Pinnow  
Engineering  
LLC

2151 LONE WILLOW Vw  
COLORADO SPRINGS, CO 80904  
PHONE: 719.661.4185

OWNERSHIP OF DOCUMENT  
THE IDEAS AND DESIGNS  
INCORPORATED HEREIN, AS  
AN INSTRUMENT OF  
PROFESSIONAL SERVICES IS  
THE PROPERTY OF PINNOW  
ENGINEERING LLC AND IS  
NOT TO BE COPIED OR USED,  
IN WHOLE OR PART, FOR  
ANY OTHER PURPOSES  
WITHOUT THE WRITTEN  
AUTHORIZATION OF  
PINNOW ENGINEERING LLC.  
© 2025

PLUMBING PLAN  
NEW INTERIOR REMODEL FOR  
MANITOU SPRINGS MOBILITY  
& PARKING OFFICES  
130 MANITOU AVENUE  
MANITOU SPRINGS, COLORADO 80829

|             |                  |
|-------------|------------------|
| PROJECT NO. | P24-022          |
| DATE        | JANUARY 24, 2025 |
| DRAWN BY    | BCB              |
| CHECKED     | BCB              |
| APPROVED    | LAP              |
| REVISED     |                  |

FINAL BID  
DOCUMENTS  
JANUARY 24, 2025

SHEET

P-3

SCALE: 1/4"=1'-0" OF 3



DIVISION 26 - ELECTRICAL

SECTION 26 05 00 Common Work Results for Electrical

PART 1 GENERAL

1.01 GENERAL

A. Coordinate final placement of all devices and type installed.

1.02 SUMMARY OF WORK

A. Work Included: Unless specified otherwise, provide all labor, material(s) and equipment necessary for completely finished and operational systems. Provide all minor incidental items such as offsets, fittings, etc. required as part of the work even though not specified or indicated.

B. Description of Systems: The work of Division includes but is not limited to:

1. Basic Materials and Installation

C. Provisions of the General Conditions apply to the Electrical Work.

D. The Electrical Contractor is to coordinate the Installation with all other trades.

E. Coordinate with the General Contractor for Permits and Inspections.

1.03 COORDINATION

A. General: Coordinate and order the progress of Electrical work to conform to the progress of the work of the other trades. Complete the entire installation as soon as the condition of the building will permit.

B. Installation Procedures: Confer and cooperate with other trades. Coordinate ceiling cavity space carefully with other trades.

C. Drawings and Specifications: The Drawings and Specifications are complementary: what is called for in either of these is binding as though called for by both. The Electrical Drawings indicate the general design and arrangement of lines, equipment, systems, etc. Information shown is diagrammatic in character and does not indicate every required offset, fitting, etc. Take dimensions, locations, levels, etc. from Architectural Drawings & equipment to be furnished.

D. Discrepancies: Examine Drawings and Specifications for other parts of the work, and if any discrepancies occur between the plans for the work of this Division and the plans for the work of others, report such discrepancies to the General Contractor and obtain written instructions for any changes necessary. Should there be a conflict in the dimensions or locations between Electrical Drawings and Architectural Drawings, the Architectural Drawings shall have precedence.

1.04 REGULATORY REQUIREMENTS

A. Pay for permit & inspection fee costs applicable to work of Div 16.

B. Comply with all Applicable Building Codes and Ordinances - Including but not limited to:

- 2021 International Building Code (IBC)
- 2021 International Mechanical Code (IMC)
- 2021 International Plumbing Code (IPC)
- 2021 International Energy Conservation Code (IECC)
- 2023 Pikes Peak Regional Building Code (PPRBC)
- 2020 National Electrical Code (NEC)
- Current ICC/ANSI A117.1 Accessibility Standard

C. Comply with requirements of the Utility Companies. Call for inspections required by local building inspection authority. Submit certificate of occupancy or final acceptance by inspection authority.

D. Discrepancies: If discrepancies occur between these Specifications, local codes, local Utility requirements, etc., the most stringent requirements shall apply.

SECTION 26 05 10 - BASIC MATERIALS & METHODS

PART 1 - GENERAL

1.01 SECTION INCLUDES

A. Wire, Cable, Boxes and Wiring Devices.

PART 2 - PRODUCTS

2.01 CONDUIT

- A. Utilize EMT for all above Grade and Interior Installations.
- B. MC Cable may be used per Part 3 (B)(2) below.
- C. Liquid Tight Flexible
1. Utilize for Mechanical Equipment Connections.

2.01 WIRE AND CABLE

- A. Feeders Copper THWN-2 or XHHW-2.
- B. Branch circuit conductors (#12 minimum).
1. Interior - THWN-2
2. Exterior - XHHW-2

2.02 OUTLET AND JUNCTION BOXES

- A. Boxes Up to 150 Cubic Inches: Standard, One Piece, Zinc Coated.
- B. Lighting Fixture Outlet Boxes: Not less than 4" octagonal with Appropriate Ring.
- C. Flush Wiring Device Outlets: Minimum 4 Square with Appropriate Ring.

2.03 WIRING DEVICES

- A. Wall Switches: Fed. Spec. W-S 896E and NEMA Standard Test WD-1. All switches to be rated 20 Ampere minimum. Utilize AC quiet Type.
- B. Receptacles: NEMA Standard Test WD-1. Provide Commercial Grade Devices.
- C. Weatherproof Receptacles: Where indicated Provide an Assembly of a 'GFCI' receptacle with a 'Heavy-Duty Rain' Tight White In-Use Cover.
- D. Device and Faceplate Colors
1. White Devices with White Nylon Covers.

Part 3. EXECUTION

3.01 PREPARATION

- A. Supports
1. Support conduit from structure. Supports to be located per NEC requirements.
2. Where outlets are installed in steel stud type systems, provide additional cross bracing, bridging, and/or straps as required to make the outlet completely rigid prior to application of the wall facing material.

3.02 INSTALLATION

A. Conduits

- Install raceways concealed where possible.
- Exposed Conduits by Owner's Representative approval Only.
- Install Conduits 6" away from Plumbing or HVAC Lines.
- Effectively seal all exterior wall or roof penetrations.
- Utilize compression fittings on all Exterior Conduits.
- Provide insulating grommets in steel stud openings when installing cables through pre-punched or field punched openings.

B. Branch Circuits

- Multi-Circuit runs to be installed concealed in conduit.
- Single Circuit runs may be in MC Cable when installed concealed ONLY.
- All Exposed Branch Circuit runs to be in conduit.
- Include a dedicated neutral per single 120v circuit.
- Include a 'green' equipment grounding conductor for all circuits. Size per NEC Table 250.122.
- Include a Dedicated Neutral for all single pole (120v) runs.
- Color Coding for 120/208v: A - Black, B - Red, C - Blue and Neutral White.
- Equipment Grounding Conductor - Green.

B. Outlets and Boxes

- Flush Boxes without trim ring: Install plumb within 1/8" of finished surface.
- Flush Boxes with trim ring: Install plumb with trim ring within 1/8" of finished surface.
- Coordinate with other trades, as required, to maintain accessibility per NEC Requirements.

SECTION 26 05-53 - ELECTRICAL IDENTIFICATION

PART 1 GENERAL

1.01 DESCRIPTION

A. Directory Cards, Engraved Nameplates & Tape Labels

B. Engraved Nameplates.

C. Tape Labels.

PART 2 PRODUCTS

2.01 MATERIALS

- A. Engraved Plastic Nameplates: Black letters on a white background With self-adhesive back.
- B. Adhesive Tape Labels : Black Imprinted Letters on a White Background.
- C. Directory Cards - Provide New for each Panel.

PART 3 EXECUTION

3.01 PREPARATION

- A. No temporary type of markings which are visible on equipment are permitted. Repaint trim, housing, etc. where such markings cannot readily be removed. Defaced finishes must be refinished.
- B. Thoroughly clean surface to which pressure sensitive type tape labels are applied to assure adherence of label.

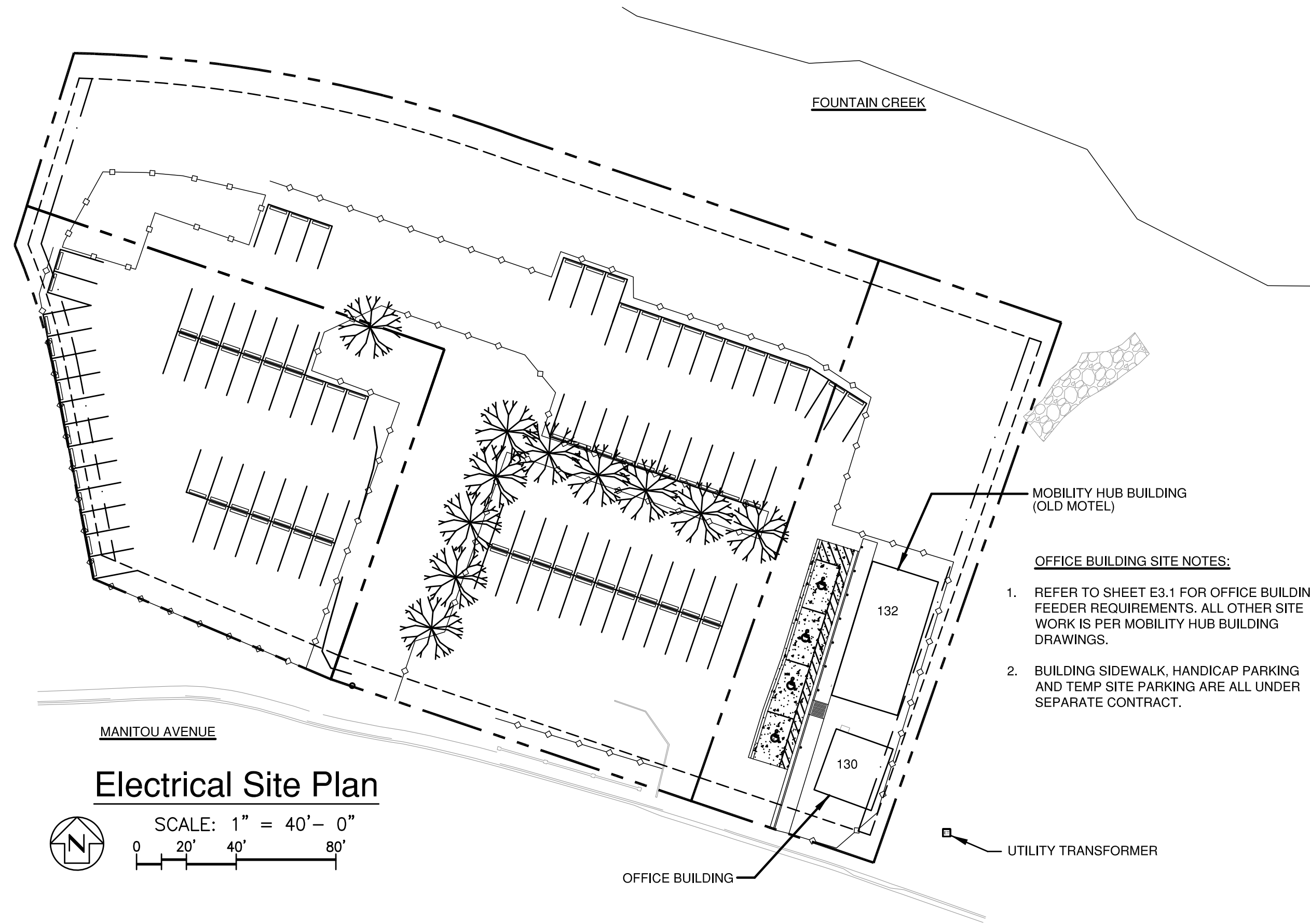
3.02 INSTALLATION

- A. Label panelboards as designated on electrical drawings.
- B. Directory cards, nameplates, and labels shall indicate the general area and type of electrical load served by each circuit.

3.03 SCHEDULE OF LABELS

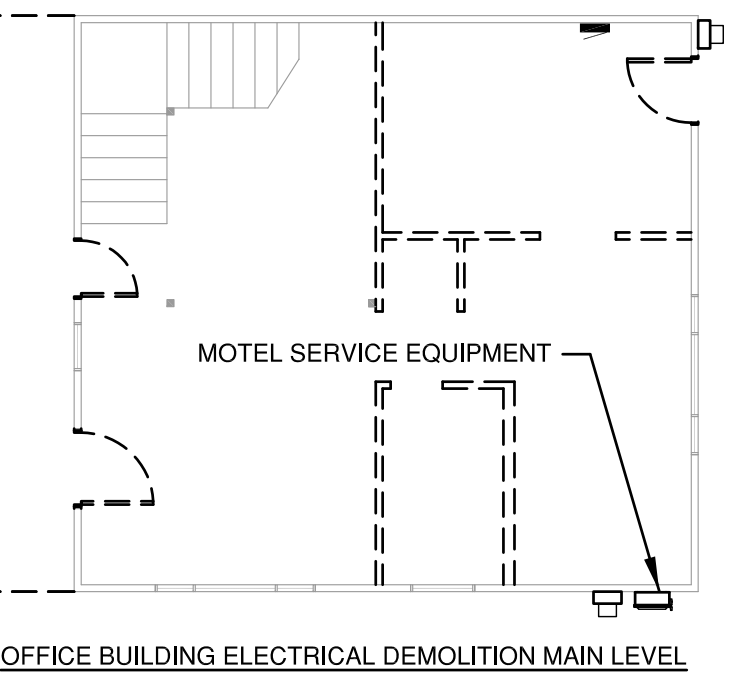
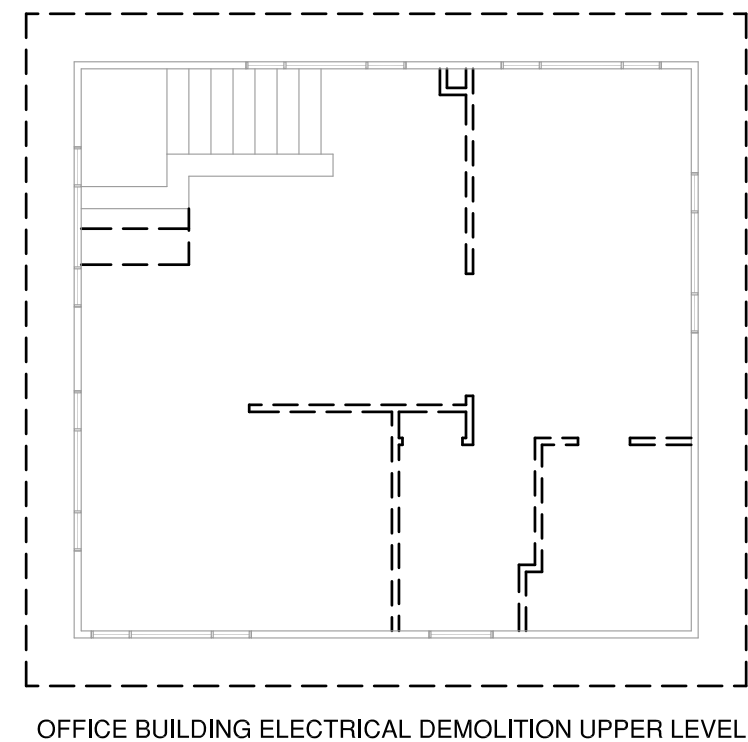
- A. Provide ½ inch minimum height letters engraved in plastic laminate nameplates to identify the equipment item for:
1. Branch and distribution panelboards.
- B. Provide 1/8 inch minimum height laser etched or engraved device identifying function or equipment controlled for:
1. Exhaust fans.
2. Light switches controlling lights that are out of sight.
3. Remote test/indicator devices associated with smoke detectors.
- C. Provide neatly typed directories or identification labels. Use 12 or 15 pitch type as appropriate to ensure adequate information is included in small spaces.
1. Branch circuit panelboard directories.
- D. Identify on Panel Schedule or adjacent to specific Breakers, which Circuits Serve Emergency Unit Equipment. NEC.

A FINAL COMMISSIONING REPORT SHALL BE PROVIDED BY THE CONTRACTOR AND DELIVERED TO THE BUILDING OWNER PER SECTION C408.2.5 OF THE 2021 IECC.



OFFICE BUILDING SITE NOTES:

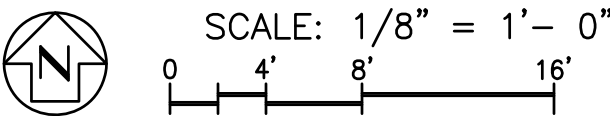
- REFER TO SHEET E3.1 FOR OFFICE BUILDING FEEDER REQUIREMENTS. ALL OTHER SITE WORK IS PER MOBILITY HUB BUILDING DRAWINGS.
- BUILDING SIDEWALK, HANDICAP PARKING AND TEMP SITE PARKING ARE ALL UNDER SEPARATE CONTRACT.



OFFICE BUILDING ELECTRICAL DEMOLITION NOTES:

- ELECTRICAL DEMOLITION IS PARTIALLY COMPLETE. CONTRACTOR TO SURVEY THE BUILDING AND REMOVE ALL REMAINING ELECTRICAL COMPONENTS. INCLUDING PANEL, BRANCH CIRCUIT WIRING, BOXES AND CONDUITS.
- CONTRACTOR TO PROPERLY DISPOSE OF ALL ITEMS THAT ARE BEING REMOVED.
- RE: E3.1 FOR ANY ADDITIONAL WORK UNDER THIS CONTRACT.

Electrical Demo Plan



INDEX TO ELECTRICAL DRAWINGS

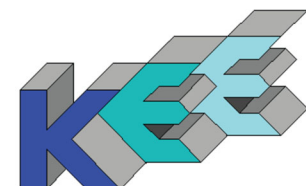
- E0.1 ELECTRICAL SITE PLAN, ELEC. DEMO PLAN AND SPECIFICATIONS
- E0.2 FIXTURE SCHEDULE AND LIGHTING CONTROLS
- E1.1 NEW WORK LIGHTING PLANS
- E2.1 NEW WORK POWER & LV PLANS
- E3.1 SERVICE DIAGRAMS, PANEL SCHEDULE, SERVICE CALCULATIONS AND ENLARGED UTILITY YARD LAYOUT



JOHN DAVIS  
DESIGN GROUP

ARCHITECTS  
INTERIORS  
PLANNERS

176 TALAMINE COURT  
SUITE 100  
COLORADO SPRINGS,  
COLORADO 80907  
P 719/528-1177  
F 719/444-8409



KOHNERT ELECTRICAL  
ENGINEER'S, INC.

911 S. 8th Street, Ste 200  
Colorado Springs Co 80905  
Phone (719) 633-2637

DO NOT SCALE  
DRAWINGS FOR  
CONSTRUCTION  
PURPOSES

THESE DRAWINGS ARE THE PROPERTY OF  
JDD ARCHITECTS. THEY SHALL BE USED  
FOR THE SOLE PURPOSE OF CONSTRUCTING  
THIS PROJECT. THEY SHALL NOT BE  
REPRODUCED AND USED FOR THE PURPOSE  
OF CONSTRUCTION DOCUMENTS FOR ANY  
OTHER PROJECTS.

Partial Electrical Site & Demo Plans + Specs

NEW INTERIOR REMODEL FOR  
MANITOU SPRINGS MOBILITY  
& PARKING OFFICES  
130 MANITOU AVENUE  
MANITOU SPRINGS, COLORADO 80829

FINAL BID DOCUMENTS

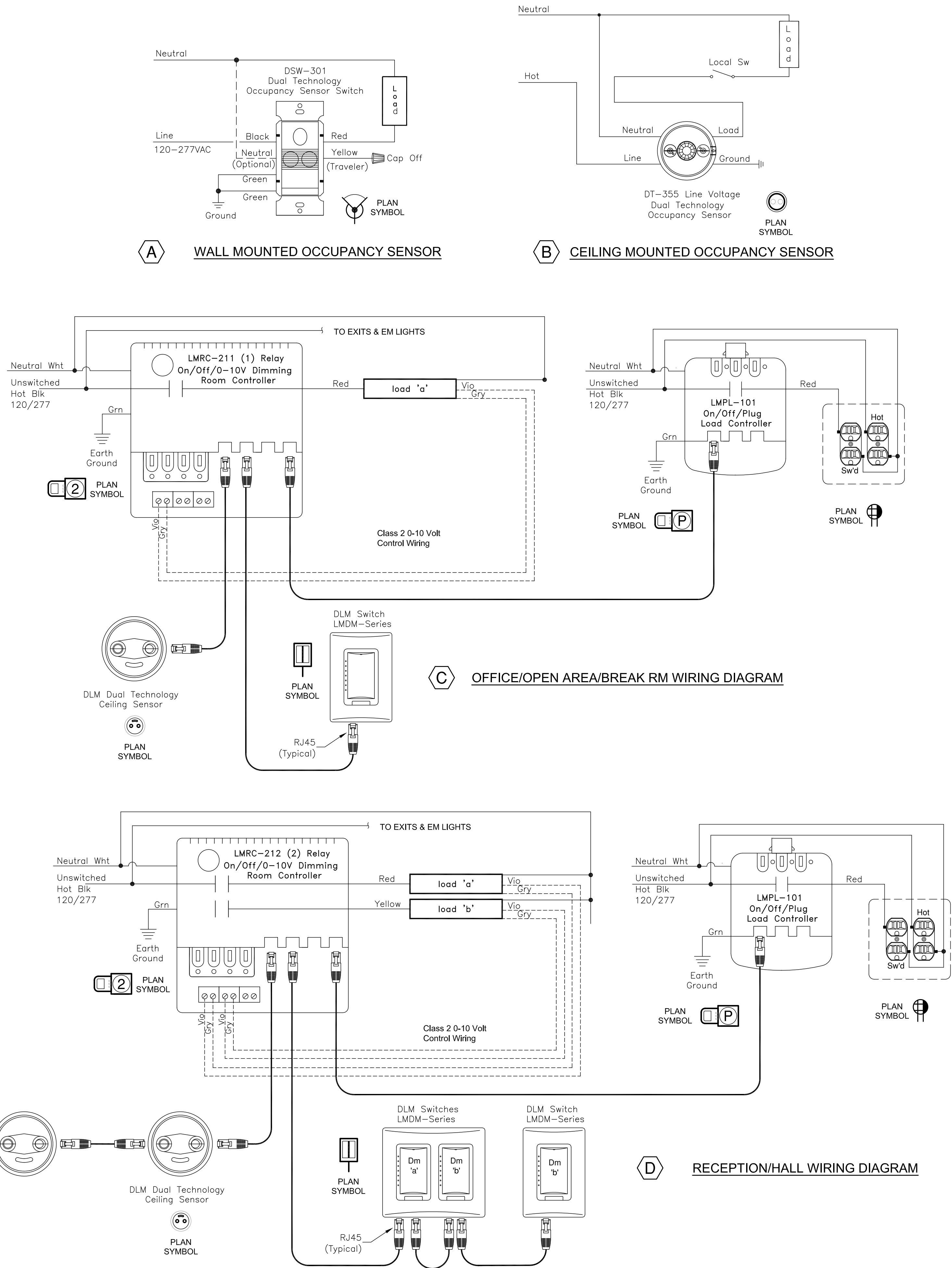
|             |                  |
|-------------|------------------|
| PROJECT NO. | 202446           |
| DATE        | JANUARY 24, 2025 |
| DRAWN BY    | msk              |
| CHECKED     | lmsk             |
| APPROVED    | msk              |
| REVISED     |                  |

SHEET

E0.1

Z:\2024\2024.037\2024.037\_Alt Dillon Office - Electrical Final Bid Documents 01-23-25.dwg Jan 23, 2025 - 12:27pm





| Manitou Bus Hub Office Fixture Schedule |          |                                                                                                                                                                                                                            |       |              |            |         |                         |  |  |
|-----------------------------------------|----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|--------------|------------|---------|-------------------------|--|--|
| TYPE                                    | PICTORAL | DESCRIPTION & MANUFACTURES<br>CATALOGUE NUMBERS<br>ALL BALLASTS ARE 120V UNLESS LISTED OTHERWISE                                                                                                                           | NOTES | FINISH       | LOCATION   | LAMP(S) |                         |  |  |
|                                         |          |                                                                                                                                                                                                                            |       |              |            | NO.     | TYPE                    |  |  |
| L1                                      |          | 2' LED SLIM LENSED STRIP LIGHT WITH 120V ELECTRONIC DIMMING DRIVER.<br>COLUMBIA #MPS2-35ML-CW-EDU OR APPROVED EQUIVALENT.                                                                                                  | 1     | B.W.E.       | VARIOUS    | -       | 27W/<br>3700LUM/<br>835 |  |  |
| L2                                      |          | 4' LED SLIM LENSED STRIP LIGHT WITH 120V ELECTRONIC DIMMING DRIVER.<br>COLUMBIA #MPS4-35ML-CW-EDU OR APPROVED EQUIVALENT.                                                                                                  | 1     | B.W.E.       | VARIOUS    | -       | 40W/<br>4277LUM/<br>835 |  |  |
| L3                                      |          | 2' x 2 SURFACE MOUNTED SHALLOW LED FIXTURE WITH EFFICIENT ACRYLIC CENTER LENS AND 0-10V DIMMING.<br>CEILING: GYP<br>CURRENT #LCAT22-S-35-L031-SM-EDU OR APPROVED EQUIVALENT.                                               | 1     | WHITE        | OFFICE     | -       | 23W/<br>3100LUM/<br>835 |  |  |
| L4                                      |          | 2' x 3' PENDANT MOUNTED LED FIXTURE. BOTTOM TO BE FLUSH WITH ARCHITECTURAL CEILING FEATURE. PROVIDE A W. ACRYLIC CENTER LENS AND 0-10V DIMMING.<br>FINELITE #HP2-P-D-3'-B-835-F-96LG-120-SC-FC-10% OR APPROVED EQUIVALENT. | 1     | WHITE        | RECEPTION  | -       | 14W/<br>1263LUM/<br>835 |  |  |
| L5                                      |          | RECESSED LED DOWNLIGHT W/NOMINAL 6" APERTURE SEMI-SPECULAR FINISH AND ELEC. 0-10V DIM. DRIVER.<br>PRESCOLITE #LTR-6RD-H-SL-10L-DM1-IC-LTR-6RD-T-SL-35K-8-XW-VSS-B6 OR APPROVED EQUIVALENT.                                 | 1     | CLEAR        | VARIOUS    | -       | 12W/<br>1000LUM/<br>835 |  |  |
| L6                                      |          | SLIM SURFACE MOUNTED LINEAR ADJUSTABLE FIXTURE ALUMINUM HOUSING AND REFLECTOR.<br>FLUXWERX #HY1-T-S2-S-J1-XX-XX-W1-9-35-C-F2-M OR APPROVED EQUIV.                                                                          | 1     | BY ARCH      | VARIOUS    | -       | 13W/<br>1458LUM/<br>835 |  |  |
| L7                                      |          | 24" LONG LED UNDER CABINET FIXTURE. COORDINATE WITH ARCHITECTURAL CASEWORK DRAWINGS.<br>BRUCK #138546-32-35K-90-120-XX OR APPROVED EQUIVALENT.                                                                             | 1     | BY ARCH      | UNDER CAB. | -       | 18W<br>1350LUM<br>835   |  |  |
| L8                                      |          | 16.5" X 5" ADA LED WALL SCONCE WITH DECORATIVE TRIM.<br>TERON #TGR-SOA-L12.0-ZE-UNIV-XXX-35K OR APPROVED EQUIVALENT.                                                                                                       | 1     | BY ARCH      | VARIOUS    | -       | 12W<br>1400LUM<br>835   |  |  |
| L9                                      |          | 24" DECORATIVE LED OVER MIRROR LIGHT WITH WHITE ACRYLIC DIFFUSER AND ELECTRONIC DRIVER.<br>TERON #A24-L19.0-500-120-XX-35K OR APPROVED EQUIVALENT.                                                                         | 1     | BY ARCH      | RESTROOMS  | -       | 17W/<br>1540LUM/<br>835 |  |  |
| L10                                     |          | NOMINAL 6" DIAMETER SURFACE MOUNTED (ROUND) EDGE LIT LED LIGHT WITH HIGH IMPACT POLYCARBONATE DIFFUSER. (SET TO 35K)<br>COLUMBIA #LBSES-6RD-XX OR EQUIVALENT.                                                              | 1     | BY ARCH      | VARIOUS    | -       | 13W/<br>1144LUM/<br>835 |  |  |
| L11                                     |          | SMALL EXTERIOR LED FIXTURE WITH AN ACRYLIC DIFFUSER AND DIE-CAST ALUMINUM HOUSING.<br>HUBBELL LNC-5L-U-3K-2-X OR APPROVED EQUIVALENT                                                                                       | 1     | BY ARCH      | EXTERIOR   | -       | 1150LUM/<br>13W/<br>830 |  |  |
|                                         |          | SELF CONTAINED EMERGENCY LIGHT WITH INJECTION MOLDED (HIGH ABUSE) HOUSING, 2 HEADS AND SELF DIAGNOSTIC FEATURE.<br>DUAL LITE 'EV2' SERIES OR EQUIVALENT                                                                    | 1     | WHITE        | VARIOUS    | 2       | BY MFR                  |  |  |
|                                         |          | RECESSED SELF-CONTAINED GREEN LED EXIT SIGN WITH (2) EMERGENCY LIGHT HEADS, BRUSHED ALUM. AND ACRYLIC.<br>DUALITE #CELCR1GN OR APPROVED EQUIVALENT.                                                                        | 1 & 2 | WHITE BODY   | ENTRY      | 1       | PER MFR                 |  |  |
|                                         |          | SELF CONTAINED WET LOCATION LISTED EMERGENCY LIGHT WITH DIE-CAST ALUMINUM HOUSING AND INTERNAL HEATER TO OPERATE AT -22 deg F.<br>DUALITE #PG-X-HTR OR APPROVED EQUIVALENT.                                                | 1     | BY ARCHITECT | EXTERIOR   | -       | PER MFR                 |  |  |

- NOTES:
- SUBMIT REQUEST FOR SUBSTITUTION FIXTURE 7 WORKING DAYS PRIOR TO BID. APPROVED FIXTURES WILL BE LISTED IN AN ADDENDUM.
  - CONTRACTOR IS RESPONSIBLE TO COORDINATE EXIT SIGN FACES AND ARROWS WITH LOCATIONS IN WHICH EQUIPMENT IS INSTALLED.

JOHN DAVIS  
DESIGN GROUP

JOHN DAVIS  
DESIGN GROUP

ARCHITECTS  
INTERIORS  
PLANNERS

176 TALAMINE COURT  
SUITE 100  
COLORADO SPRINGS,  
COLORADO 80907  
P 719/528-1177  
F 719/444-8409

KEE

KOHNERT ELECTRICAL  
ENGINEER'S, INC.

911 S. 8th Street, Ste 200  
Colorado Springs, Co 80905  
Phone (719) 633-2637

DO NOT SCALE  
DRAWINGS FOR  
CONSTRUCTION  
PURPOSES

THESE DRAWINGS ARE THE PROPERTY OF  
JDD ARCHITECTS. THEY SHALL BE USED  
FOR THE SOLE PURPOSE OF CONSTRUCTING  
THIS PROJECT. THEY SHALL NOT BE  
REPRODUCED AND USED FOR THE PURPOSE  
OF CONSTRUCTION DOCUMENTS FOR ANY  
OTHER PROJECTS.

Fixture Schedule & Lighting Controls

NEW INTERIOR REMODEL FOR  
MANITOU SPRINGS MOBILITY  
& PARKING OFFICES  
130 MANITOU AVENUE  
MANITOU SPRINGS, COLORADO 80829

FINAL BID DOCUMENTS

PROJECT NO. 202446

DATE JANUARY 24, 2025

DRAWN BY msk

CHECKED lmsk

APPROVED msk

REVISED

SHEET

E0.2

Z:\2024\2024.037 - Electrical Final Bid Documents 01-23-25.dwg Jan 23, 2025 - 12:28pm



| LIGHTING FIXTURE SYMBOL LEGEND                                                                                                                                |                                                                                                                                                                                                                                 |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| SYMBOL                                                                                                                                                        | DESCRIPTION                                                                                                                                                                                                                     |
|                                                                                                                                                               | FLUORESCENT OR LED FIXTURE. UPPER CASE LETTER INDICATES TYPE. LOWER CASE LETTER INDICATES CONTROLLING SWITCH AND NUMBER IS CIRCUIT NUMBER.                                                                                      |
|                                                                                                                                                               | LIGHT FIXTURE WIRED HOT AS NIGHT LIGHT. RE: FIXTURE SCHEDULE FOR FIXTURES THAT REQUIRE AN EMERGENCY BATTERY TYPE BALLAST/DRIVER.                                                                                                |
|                                                                                                                                                               | SELF-CONTAINED (2) HEAD EMERGENCY LIGHT. RE: FIXTURE SCHEDULE FOR SPECIFICATIONS OF NEW DEVICES. WIRE HOT AHEAD OF LOCAL SWITCHED CIRCUIT.                                                                                      |
|                                                                                                                                                               | EXISTING SELF-CONTAINED - EXIT SIGN/EM LIGHT. RE: FIXTURE SCHEDULE FOR ADDITIONAL INFORMATION. WIRE AHEAD OF LOCAL SWITCH OR TO HOT CIRCUIT INDICATED.                                                                          |
| Line Voltage Controls                                                                                                                                         |                                                                                                                                                                                                                                 |
| SYMBOL                                                                                                                                                        | DESCRIPTION                                                                                                                                                                                                                     |
|                                                                                                                                                               | 20A-1P WALL SWITCH INSTALLED AT +45" ABOVE FINISHED FLOOR.                                                                                                                                                                      |
|                                                                                                                                                               | WALL MOUNTED 120V DUAL TECHNOLOGY MOTION SENSOR/ SWITCH WITH MANUAL ON-OFF OPERATION AND ADJUSTABLE TIME DELAY. FLUSH MOUNTED AT + 45" A.F.F. WATTSTOPPER #DW-100 OR APPROVED EQUIVALENT.                                       |
|                                                                                                                                                               | LINE VOLTAGE (DUAL TECHNOLOGY- 360 DEG) OCCUPANCY SENSOR SWITCH WITH 5 TO 30 MINUTE TIME DELAY (SET AT 15 MINUTES). INSTALL FLUSH IN CEILING & WIRE AHEAD OF FIXTURE CONTROLLING DEVICE. WATTSTOPPER #DT-355 OR APPROVED EQUIV. |
| DIGITAL CNTRLS SYMBOL LEGEND                                                                                                                                  |                                                                                                                                                                                                                                 |
| SYMBOL                                                                                                                                                        | DESCRIPTION                                                                                                                                                                                                                     |
|                                                                                                                                                               | DIGITAL PLENUM RATED RELAY ROOM LIGHTING CONTROLLER WITH (1) RELAY OUTPUT, 0-10V DIMMING OUTPUT, LED STATUS INDICATOR AND "PLUG 'n' GO" AUTOMATIC CONFIGURATION. WATTSTOPPER #LMRC-211.                                         |
|                                                                                                                                                               | DIGITAL PLENUM RATED RELAY ROOM LIGHTING CONTROLLER WITH (2) RELAY OUTPUT, 0-10V DIMMING OUTPUT, LED STATUS INDICATOR AND "PLUG 'n' GO" AUTOMATIC CONFIGURATION. WATTSTOPPER #LMRC-212.                                         |
|                                                                                                                                                               | DIGITAL SINGLE BUTTON WALL DIMMER FOR ON/OFF OPERATION, 0-10V DIMMING, LED STATUS, IR TRANSCEIVER AND "PLUG 'n' GO" AUTOMATIC CONFIGURATION. WATTSTOPPER #LMDM-101-X.                                                           |
|                                                                                                                                                               | CEILING MOUNTED DIGITAL DUAL TECHNOLOGY OCCUPANCY SENSOR WITH LCD DISPLAY, IR TRANSCEIVER AND "PLUG 'n' GO" AUTOMATIC CONFIGURATION. WATTSTOPPER #LMDC-100.                                                                     |
|                                                                                                                                                               | DIGITAL SINGLE RELAY PLUG LOAD CONTROLLER WITH LED STATUS INDICATOR AND "PLUG 'n' GO" AUTOMATIC CONFIGURATION. WATTSTOPPER #LMPL-101 OR APPROVED EQUIVALENT. RE: POWER PLANS AND CONTROLS DIAGRAM ON SHEET E0.2                 |
| GENERAL NOTE:<br><br>AFC MC LUMINAIRY CABLE (OR EQUIVALENT) MAY BE UTILIZED FROM ROOM CONTROLLERS TO LIGHTING LOADS. CABLE INCLUDES 0-10V DIMMING CONDUCTORS. |                                                                                                                                                                                                                                 |

LIGHTING CONTROL WORK NOTES

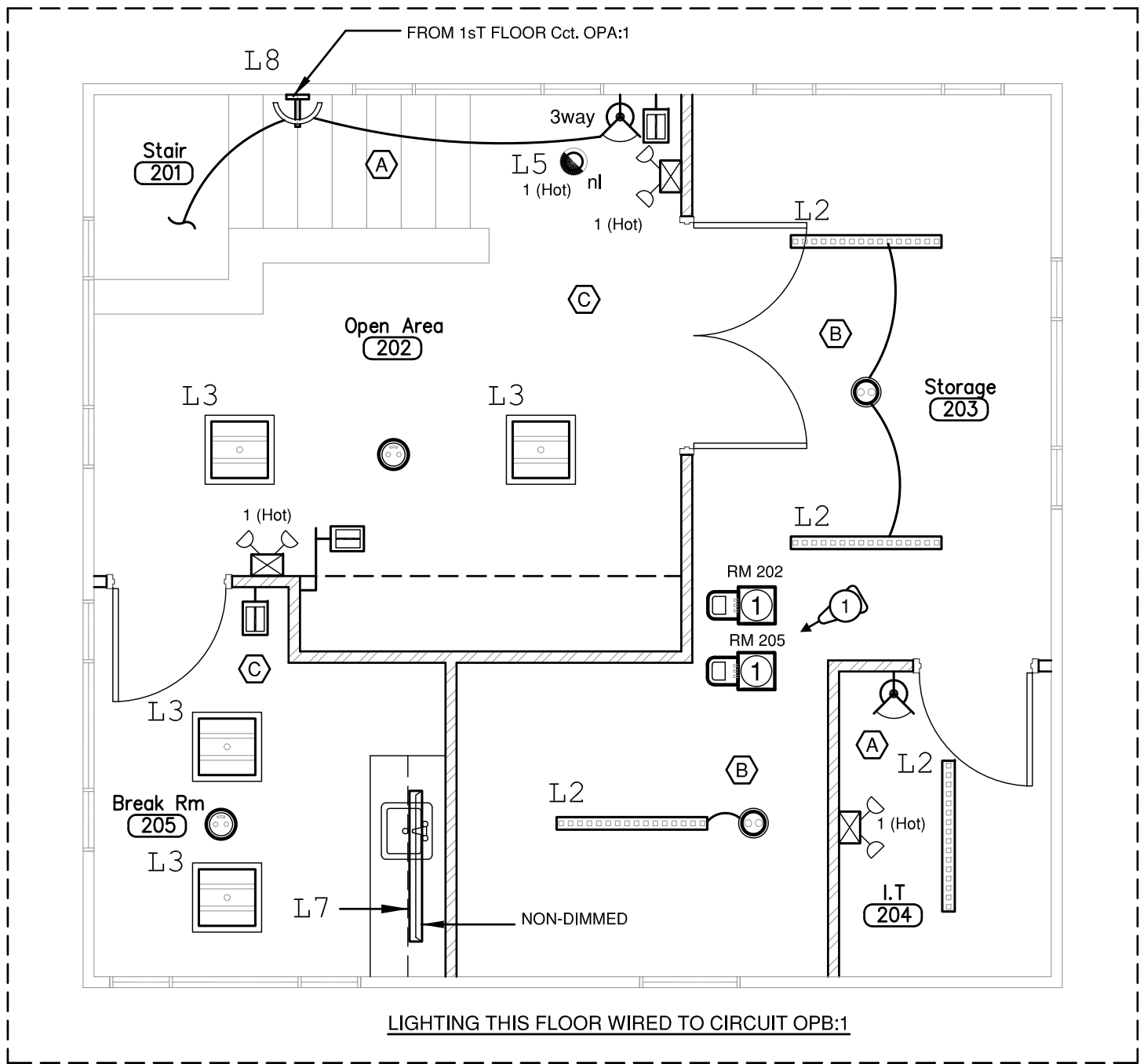
- LIGHTING IN THIS ROOM IS CONTROLLED BY A WALL MOUNTED OCCUPANCY SENSOR SWITCH. RE: E0.2 FOR CONTROL WIRING DIAGRAM.
- LIGHTING THIS ROOM IS CONTROLLED BY A LINE VOLTAGE CEILING MOUNTED OCCUPANCY SENSOR. INSTALL WITH LOCAL SWITCH WHERE SHOWN ON PLANS. RE: E0.2 FOR CONTROL WIRING DIAGRAM.
- LIGHTING IN THIS ROOM IS CONTROLLED BY A MODULAR LOW VOLTAGE RELAY SYSTEM WITH LOW VOLTAGE DIMMING CONTROL. SYSTEM IS FOR A SINGLE RELAY OUTPUT. RE: WIRING DIAGRAM ON SHEET E0.2.
- LIGHTING IN THIS ROOM IS CONTROLLED BY A MODULAR LOW VOLTAGE RELAY SYSTEM WITH LOW VOLTAGE DIMMING CONTROL. SYSTEM IS FOR A DUAL RELAY OUTPUT. RE: WIRING DIAGRAM ON SHEET E0.2.

LIGHTING GENERAL WORK NOTES

1. WIRE ALL EXIT/EM/NL ETC HOT AHEAD OF CONTROLLED CIRCUIT. CIRCUIT TO BE SAME AS THE CONTROLLED CIRCUIT.
2. COORDINATE WITH ARCHITECTURAL ELEVATION DRAWINGS PRIOR TO ROUGH-IN OF EXTERIOR FIXTURES.

LIGHTING FLAG NOTES

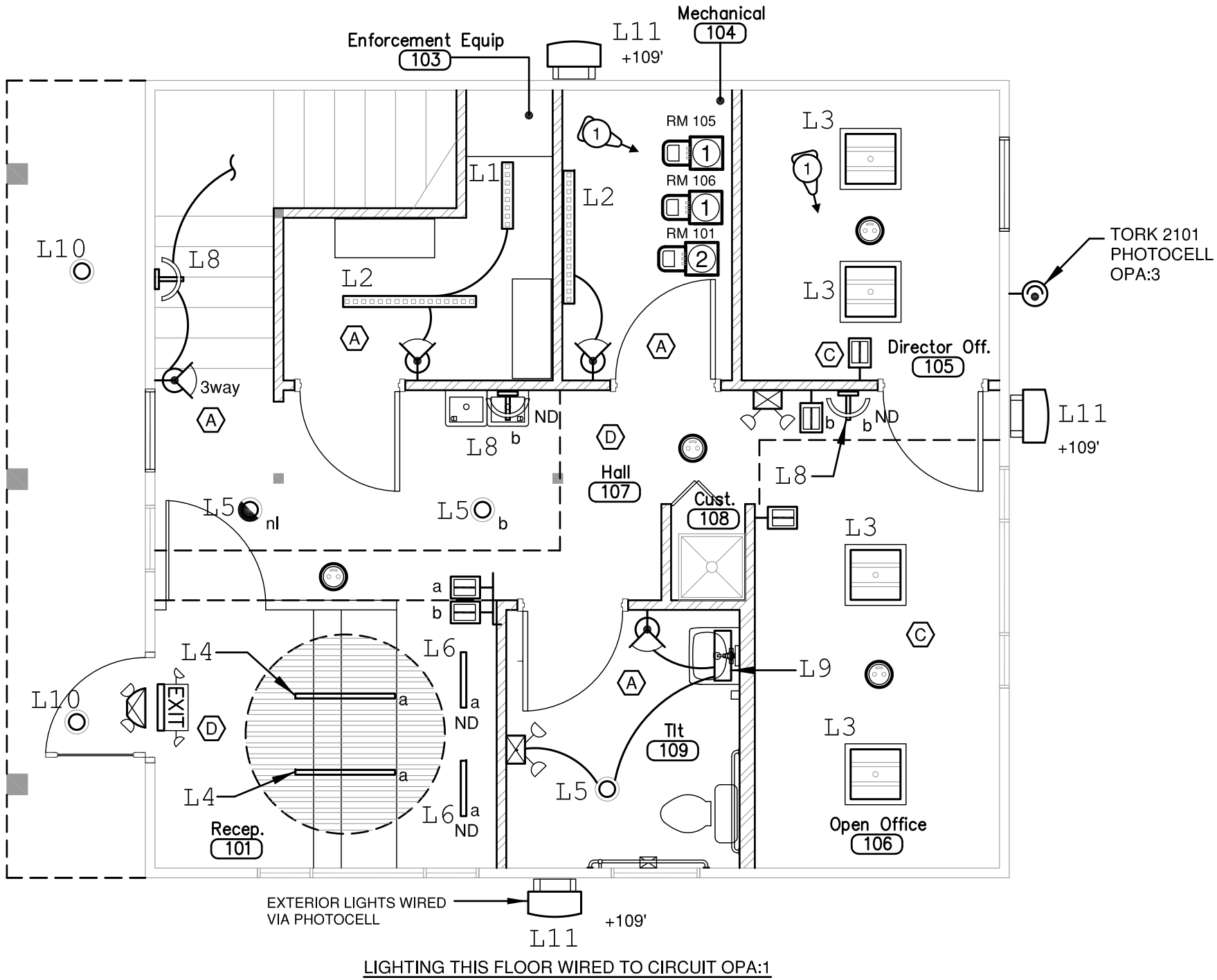
- ROOM CONTROLLERS ARE TO BE INSTALLED WALL MOUNTED ADJACENT TO PLUG CONTROLLERS INDICATED ON SHEET E2.1. LABEL ROOM SERVED. RE: WIRING DIAGRAM ON SHEET E0.2 AS PLUG AND LIGHTING CONTROLLERS ARE INTERCONNECTED WITH CAT 5 CABLE.



Upper Level Lighting Plan

SCALE: 1/4" = 1'- 0"

NONE OF THE PRIMARY OR SECONDARY DAYLIGHTING ZONES EXCEED 150W EACH. DAYLIGHTING CONTROLS ARE NOT REQUIRED



Main Level Lighting Plan

SCALE: 1/4" = 1'- 0"

JOHN DAVIS  
DESIGN GROUP

JOHN DAVIS  
DESIGN GROUP

ARCHITECTS  
INTERIORS  
PLANNERS

176 TALAMINE COURT  
SUITE 100  
COLORADO SPRINGS,  
COLORADO 80907  
P 719/528-1177  
F 719/444-8409

KEE

KOHNERT ELECTRICAL  
ENGINEER'S, INC.

911 S. 8th Street, Ste 200  
Colorado Springs Co 80905  
Phone (719) 633-2637

DO NOT SCALE  
DRAWINGS FOR  
CONSTRUCTION  
PURPOSES

THESE DRAWINGS ARE THE PROPERTY OF  
JDD ARCHITECTS. THEY SHALL BE USED  
FOR THE SOLE PURPOSE OF CONSTRUCTING  
THIS PROJECT. THEY SHALL NOT BE  
REPRODUCED AND USED FOR THE PURPOSE  
OF CONSTRUCTION DOCUMENTS FOR ANY  
OTHER PROJECTS.

New Work Lighting Plans

NEW INTERIOR REMODEL FOR  
MANITOU SPRINGS MOBILITY  
& PARKING OFFICES  
130 MANITOU AVENUE  
MANITOU SPRINGS, COLORADO 80829

FINAL BID DOCUMENTS

PROJECT NO. 202446

DATE JANUARY 24, 2025

DRAWN BY msk

CHECKED lmsk

APPROVED msk

REVISED

SHEET

E1.1

Z:\2024\2024.037\ 2024.037-Alt Dillon Office - Electrical Final Bid Documents 01-23-25.dwg Jan 23, 2025 - 12:33pm

Page 132 of 323



| LOW VOLTAGE DEVICE LEGEND |                                                                                                                                                                                                                                                                                                                                                                     |
|---------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| SYMBOL                    | DESCRIPTION                                                                                                                                                                                                                                                                                                                                                         |
|                           | WALL MOUNTED SECURITY CAMERA - PROVIDE (1) CAT6 CABLE BACK TO PATCH PANEL. COORDINATE FINAL LOCATIONS AND ROUGH-IN REQUIREMENTS WITH SECURITY SYSTEM VENDOR/CONTRACTOR.                                                                                                                                                                                             |
|                           | CEILING MOUNTED SECURITY CAMERA - PROVIDE (1) CAT6 CABLE BACK TO PATCH PANEL. COORDINATE FINAL LOCATIONS AND ROUGH-IN REQUIREMENTS WITH SECURITY SYSTEM VENDOR/CONTRACTOR. EXTERIOR CAMERAS TO BE RECESSED IN SOFFIT OR AS OTHERWISE APPROVED BY ARCHITECT.                                                                                                         |
|                           | CARD READER - PROVIDE A FLUSH 4S BOX WITH SINGLE GANG RING AND A 1/2" c. INTO ACCESSIBLE CEILING CAVITY WITH 224 TO DOOR ACCESS PANEL. CONFIRM REQUIREMENT WITH OWNER'S ACCESS CONTROL VENDOR/CONTRACTOR PRIOR TO ROUGH-IN. MOUNT AT +45" A.F.F.                                                                                                                    |
|                           | DOOR POSITION SWITCH - PROVIDE CAT6 CABLE BACK TO DOOR ACCESS PANEL. CONFIRM REQUIREMENT WITH OWNER'S ACCESS CONTROL VENDOR/CONTRACTOR PRIOR TO ROUGH-IN.                                                                                                                                                                                                           |
|                           | ELECTRIC STRIKE - PROVIDE 18/2 TO TO DOOR ACCESS PANEL. CONFIRM REQUIREMENT WITH OWNER'S ACCESS CONTROL VENDOR/CONTRACTOR PRIOR TO ROUGH-IN.                                                                                                                                                                                                                        |
|                           | PROVIDE ROUGH IN (FLUSH 4S - 2 1/2" DEEP BOX WITH SINGLE GANG RING AND (2) 3/4" c. INTO ACCESSIBLE CEILING OR AS OTHERWISE INDICATED ON DRAWINGS). IF INSTALLED IN NON ACCESSIBLE CEILING AREAS, PROVIDE CONDUIT BACK TO IT RACK OR CLOSEST ACCESSIBLE CEILING CAVITY. INSTALL, TERMINATE AND TEST CABLE AS INDICATED. RE: DETAIL THIS SHEET FOR CABLE REQUIREMENT. |
|                           | PROVIDE FOR WIRELESS ACCESS POINT CONNECTIONS (WAP) AS INDICATED. CONFIRM FINAL PLACEMENT WITH OWNER DURING CONSTRUCTION. PROVIDE (1) CAT 6 FROM EACH OUTLET TO OWNER FURNISHED PATCH PANEL. IF INSTALLED IN NON ACCESSIBLE CEILING, PROVIDE CONDUIT BACK TO IT RACK.                                                                                               |

GENERAL LOW VOLTAGE WORK NOTES

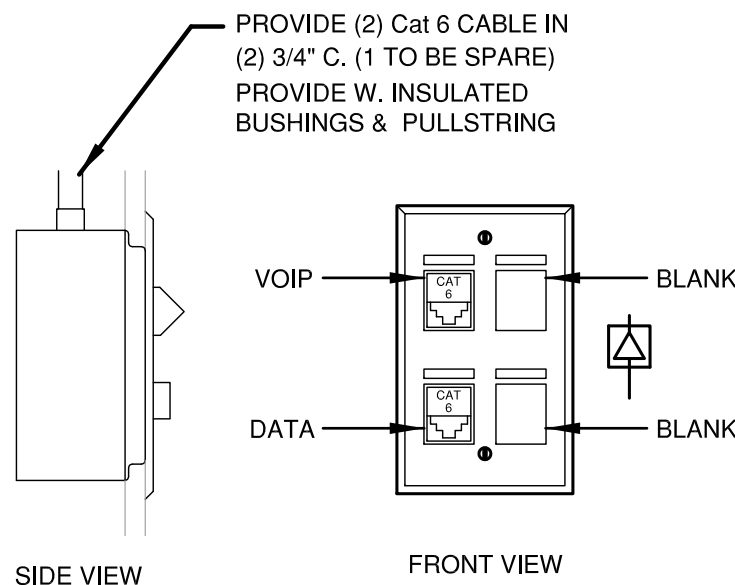
- PROVIDE BACK BOXES AS REQUIRED BY SYSTEM SUPPLIER AND 3/4" c. INTO ACCESSIBLE CEILING CAVITY. (FOR DOOR ACCESS CONTROL).
- ROUGH-IN OF SECURITY DEVICES ARE CONCEPTUAL. FINAL DESIGN BY SECURITY CONTRACTOR. CONFIRM ALL REQUIREMENTS PRIOR TO ROUGH-IN.
- FOR ALL SECURITY DEVICES INSTALLED IN NON ACCESSIBLE CEILING AREAS, PROVIDE 3/4" c. INTO CLOSEST ACCESSIBLE CEILING CAVITY.

DOOR CONTROLS OPERATION NOTES

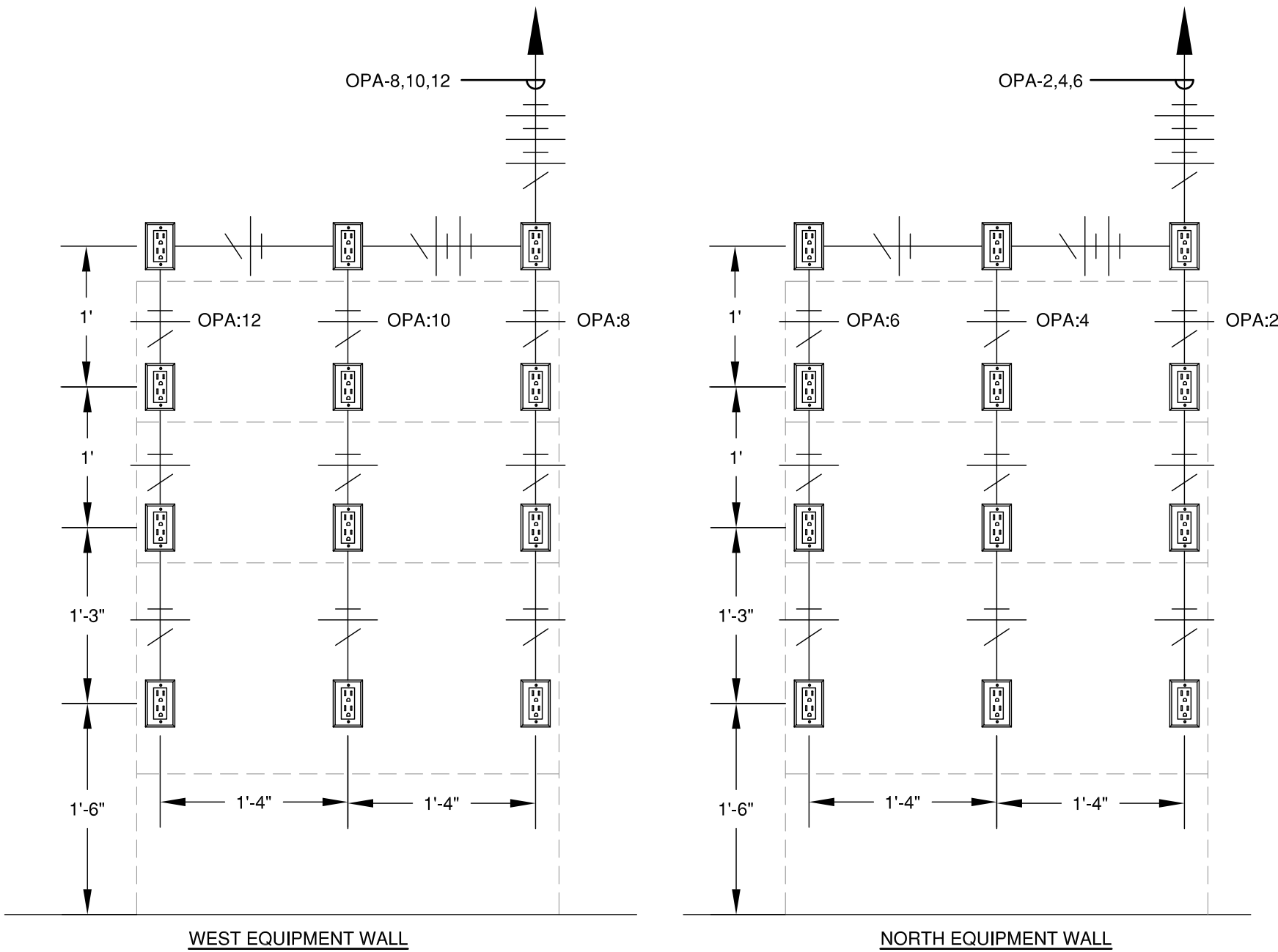
SINGLE DOOR WITH CARD READER

DOOR TO REMAIN LOCKED AT ALL TIMES  
ACTIVE LEAF TO UNLOCK UPON VALID ACCESS  
FREE MECHANICAL EGRESS VIA EXIT DEVICES  
REX TO PROVIDE VALID EXIT TO SHUNT DPS BUT NOT UNLOCK DOOR.  
DPS TO REPORT DOOR HELD AND DOOR FORCED OPEN TRANSACTIONS

LOW VOLTAGE SYSTEM DEVICES AND CABLING ARE SHOWN FOR PRICING ONLY. THE FINAL INSTALLATION SHALL BE COORDINATED AND INSTALLED PER THE OWNER'S LOW VOLTAGE SYSTEMS VENDOR(S) REQUIREMENTS. THIS INCLUDES TV, SECURITY AND INFORMATION TECHNOLOGY SYSTEMS. CONTRACTOR TO PROVIDE ALL APPROPRIATE ROUGH-IN AND INSTALL CABLES INDICATED (PROVIDE FOR ADEQUATE LENGTHS FOR CABLE MAKE UP). SYSTEM DEVICES, FINAL CABLE TERMINATIONS AND TESTING SHALL BE BY THE OWNER'S VENDOR'S.



STANDARD DATA/VOIP OUTLET DETAIL



| POWER & SIGNAL LEGEND |                                                                                                                                                                                                                                                                                                                                                                                      |
|-----------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| SYMBOL                | DESCRIPTION                                                                                                                                                                                                                                                                                                                                                                          |
|                       | 20A, DUPLEX RECEPTACLE NEMA TYPE 5-20R. MOUNT AT +18" UNLESS NOTED OTHERWISE.                                                                                                                                                                                                                                                                                                        |
|                       | (2) FLUSH MOUNTED 20A DUPLEX RECEPTACLES - NEMA 5-20R - INSTALLED WITH A SINGLE QUAD FACEPLATE. MOUNT AT +18" A.F.F. UNLESS NOTED OTHERWISE. WIRE SUCH THAT LEFT RECEPTACLE IS SWITCHED AND RIGHT RECEPTACLE IS HOT PER 2021 INTERNATIONAL ENERGY CONSERVATION CODE REQUIREMENTS. LABEL PER NATIONAL ELECTRICAL CODE REQUIREMENTS. RE: WIRING DIAGRAMS ON SHEET E0.2.                |
|                       | (2) FLUSH MOUNTED 20A GFCI PROTECTED DUPLEX RECEPTACLES - NEMA 5-20R - INSTALLED WITH A SINGLE QUAD FACEPLATE. MOUNT AT +18" A.F.F. UNLESS NOTED OTHERWISE. WIRE SUCH THAT LEFT RECEPTACLE IS SWITCHED AND RIGHT RECEPTACLE IS HOT PER 2021 INTERNATIONAL ENERGY CONSERVATION CODE REQUIREMENTS. LABEL PER NATIONAL ELECTRICAL CODE REQUIREMENTS. RE: WIRING DIAGRAMS ON SHEET E0.2. |
|                       | 20A, GROUND FAULT CIRCUIT INTERRUPTER TYPE DUPLEX RECEPTACLE MOUNTED AT +18" A.F.F. UNLESS INDICATED OTHERWISE.                                                                                                                                                                                                                                                                      |
|                       | 20A, 'GFCI' RECEPTACLE PROVIDED WITH 'RAINTIGHT' WHILE IN-USE' WEATHERPROOF COVER. MOUNT AT +24" UNLESS INDICATED OTHERWISE.                                                                                                                                                                                                                                                         |
|                       | 20A, DUPLEX RECEPTACLE WIRED TO A DEDICATED 20A CIRCUIT. MOUNT AT +18" A.F.F. UNLESS NOTED OTHERWISE.                                                                                                                                                                                                                                                                                |
|                       | HAND DRYER CONNECTION.                                                                                                                                                                                                                                                                                                                                                               |
|                       | JUNCTION BOX.                                                                                                                                                                                                                                                                                                                                                                        |
|                       | FRACTIONAL HORSEPOWER MOTOR CONNECTION. PROVIDE MOTOR RATED SNAP SWITCH WITH THERMAL OVERLOAD. MOUNT AT MOTOR.                                                                                                                                                                                                                                                                       |
|                       | FRACTIONAL HORSEPOWER MOTOR CONNECTION. PROVIDE MOTOR RATED SNAP SWITCH W/O THERMAL OVERLOAD. MOUNT AT MOTOR.                                                                                                                                                                                                                                                                        |
|                       | HEAVY DUTY MOTOR RATED DISCONNECT SWITCH. PROVIDE NEMA 3R FOR EXTERIOR APPLICATIONS                                                                                                                                                                                                                                                                                                  |
|                       | SURFACE MOUNTED BRANCH CIRCUIT PANEL.                                                                                                                                                                                                                                                                                                                                                |

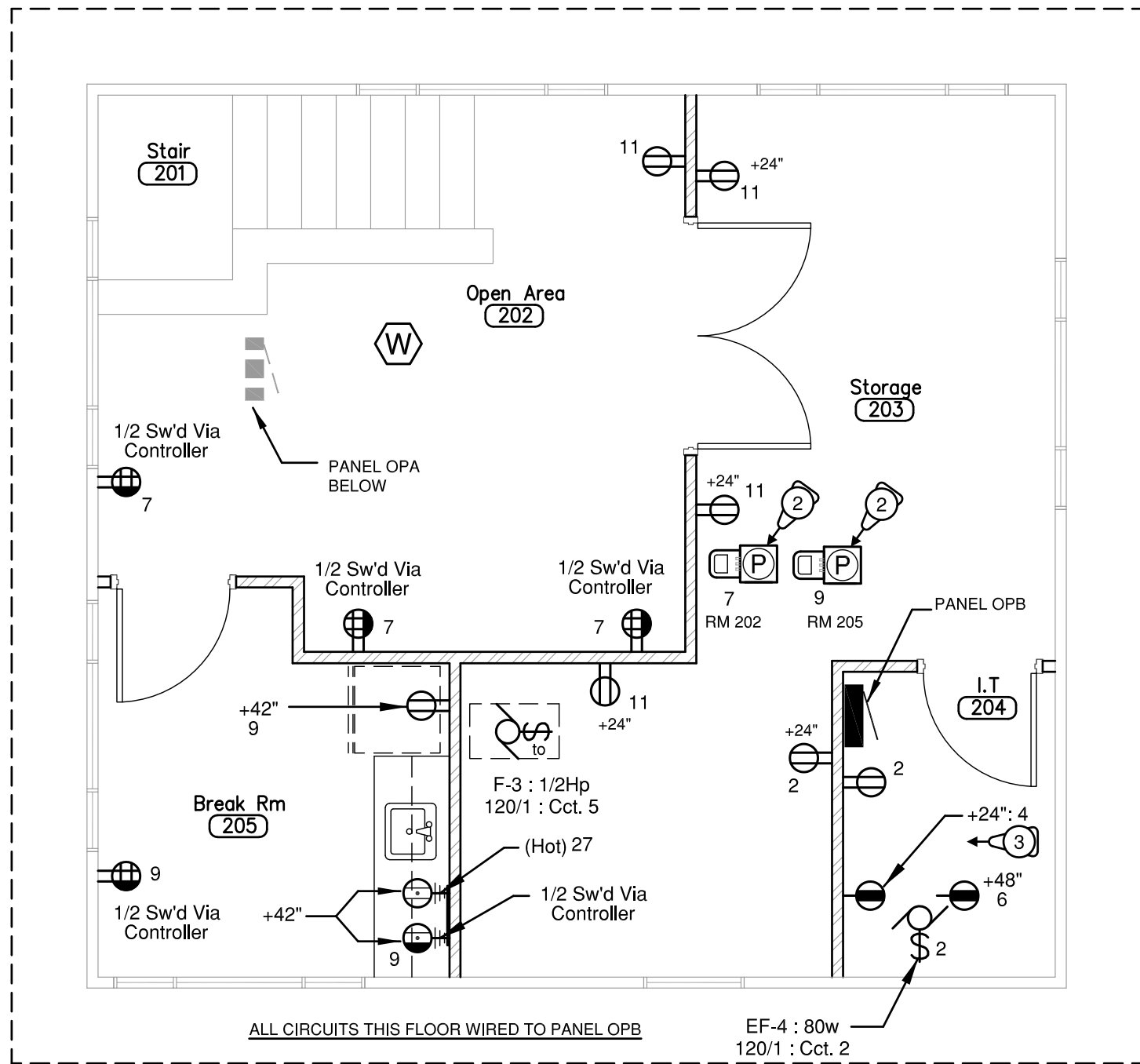
ALL HEIGHTS INDICATED ARE TO CENTER OF DEVICE.

NEW WORK GENERAL INSTALLATION NOTES:

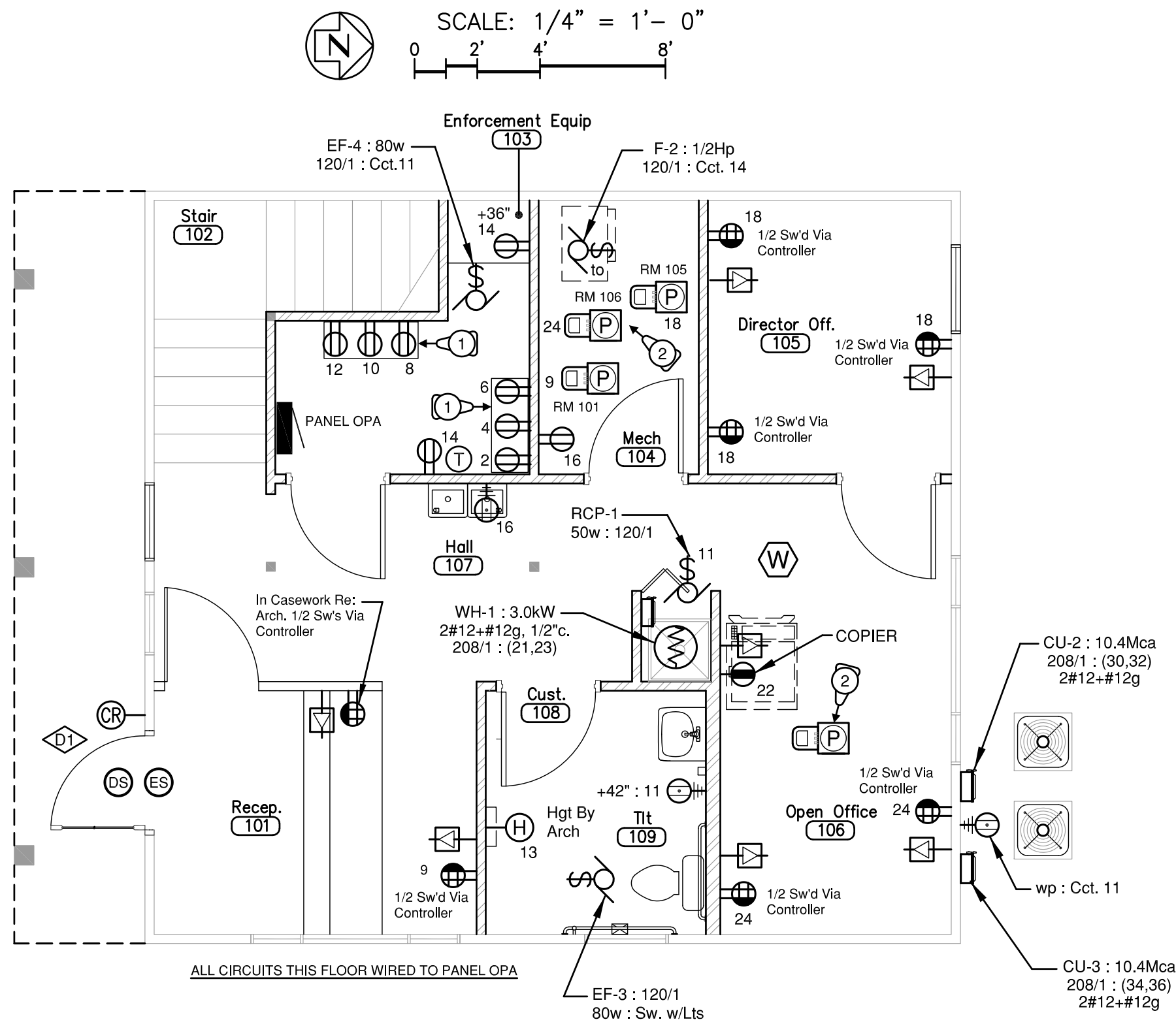
- ALL NEW SINGLE POLE BRANCH CIRCUITS TO HAVE DEDICATED NEUTRALS.
- NEW MULTI-CIRCUIT HOMERUNS TO BE IN CONDUIT.
- SINGLE CIRCUITS MAY BE IN MC CABLE.
- ALL 20A WIRING IS TO BE #12 WITH #12g. UNLESS NOTED OTHERWISE.

NEW WORK FLAG NOTES:

- RE: ELEVATION DRAWING THIS SHEET FOR INSTALLATION OF RECEPTACLES THIS AREA.
- ALL CONTROLLERS TO BE INSTALLED SURFACE MOUNTED IN MECHANICAL OR STORAGE ROOMS ADJACENT TO LIGHTING CONTROLLERS (Re: E1.1). LABEL ROOM SERVED. RE: WIRING DIAGRAMS SHEET E0.2 AS PLUG & LIGHTING CONTROLLERS ARE INTERCONNECTED WITH CAT 5 CABLE.
- DEDICATED SPACE FOR OWNER FURNISHED IT RACKS AND EQUIPMENT. COORDINATE WITH OWNER'S LOW VOLTAGE VENDOR.



Upper Level Power and LV Rough-In Plan



Main Level Power and LV Rough-In Plan

JOHN DAVIS  
DESIGN GROUP

JOHN DAVIS  
DESIGN GROUP

ARCHITECTS  
INTERIORS  
PLANNERS

176 TALAMINE COURT  
SUITE 100  
COLORADO SPRINGS,  
COLORADO 80907  
P 719/528-1177  
F 719/444-8409

KOHNET ELECTRICAL  
ENGINEER'S, INC.

911 S. 8th Street, Ste 200  
Colorado Springs Co 80905  
Phone (719) 633-2637

DO NOT SCALE  
DRAWINGS FOR  
CONSTRUCTION  
PURPOSES

THESE DRAWINGS ARE THE PROPERTY OF  
JOHN DAVIS ARCHITECTS. THEY SHALL BE USED  
FOR THE SOLE PURPOSE OF CONSTRUCTING  
THIS PROJECT. THEY SHALL NOT BE  
REPRODUCED AND USED FOR THE PURPOSE  
OF CONSTRUCTION DOCUMENTS FOR ANY  
OTHER PROJECTS.

New Work Power & LV Rough -in Plans

NEW INTERIOR REMODEL FOR  
MANITOU SPRINGS MOBILITY  
& PARKING OFFICES  
130 MANITOU AVENUE  
MANITOU SPRINGS, COLORADO 80829

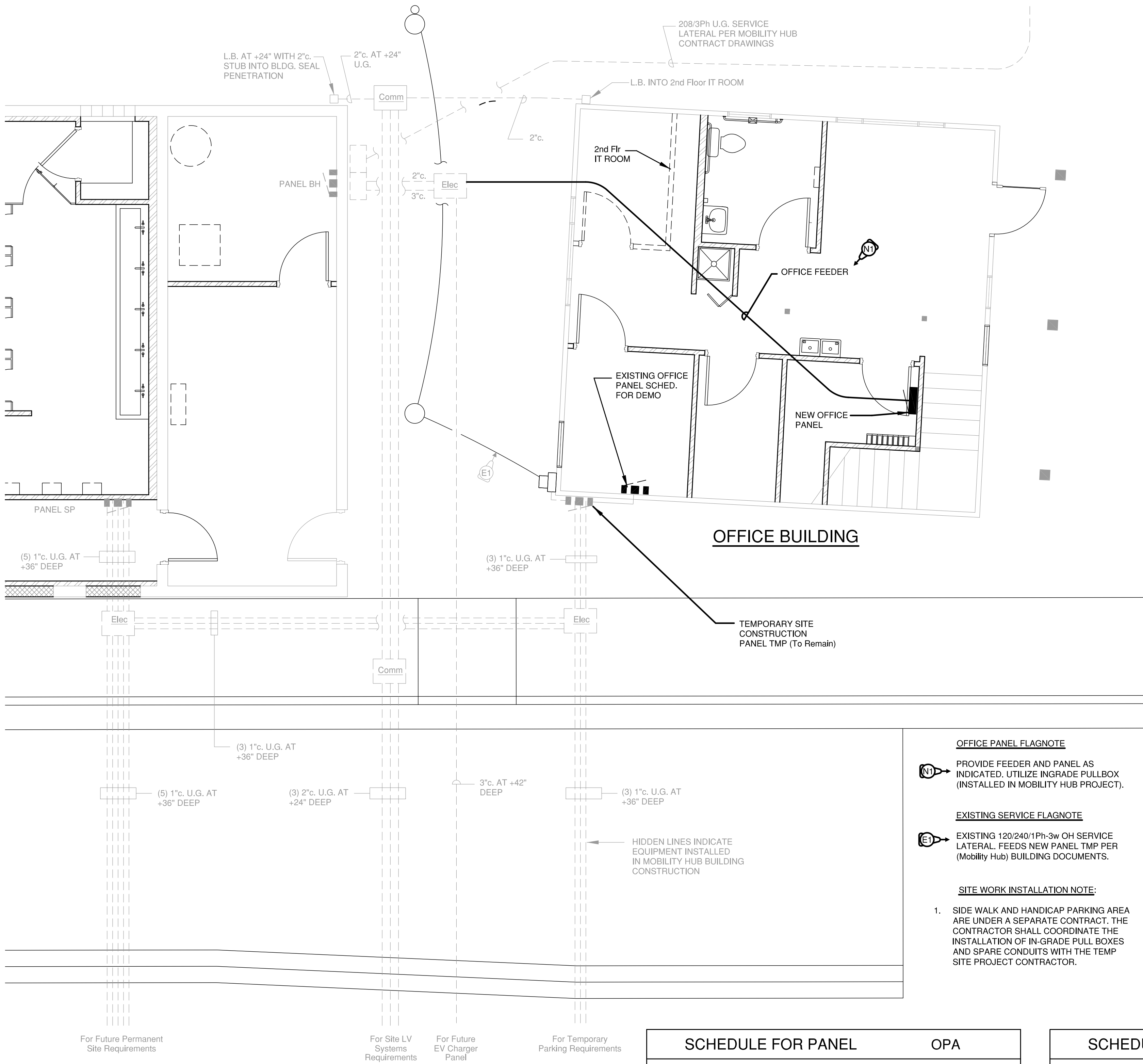
FINAL BID DOCUMENTS

|             |                  |
|-------------|------------------|
| PROJECT NO. | 202446           |
| DATE        | JANUARY 24, 2025 |
| DRAWN BY    | msk              |
| CHECKED     | lmsk             |
| APPROVED    | msk              |
| REVISED     |                  |

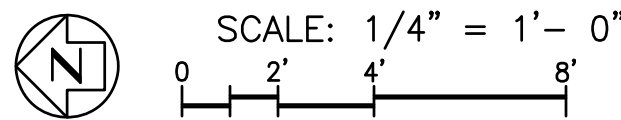
SHEET

E2.1





Enlarged Electric Utility Yard Layout



| Calculated Available Fault Currents<br>Manitou Mobility Site Office Building |                          |             |                          |
|------------------------------------------------------------------------------|--------------------------|-------------|--------------------------|
| EQUIPMENT                                                                    | CALCULATED FAULT CURRENT | O.C. DEVICE | SCSR RATING OF EQUIPMENT |
| PANEL OPA                                                                    | 8,969 Sca                | 125a CB     | 10,000 AIC               |
| Panel OPB                                                                    | 8,026 Sca                | 60a CB      | 10,000 AIC               |
| CU's                                                                         | 1,774 Sca                | 15a CB      | 5,000 AIC                |

| VOLTAGE DROP CALCULATIONS |       |
|---------------------------|-------|
| TO PANEL OPA              | 1.59% |
| TO PANEL OPB              | 1.99% |

| SCHEDULE FOR PANEL                                                                                      |                           |  |  |  |                |                       |    |                 |       | OPA                      |    |
|---------------------------------------------------------------------------------------------------------|---------------------------|--|--|--|----------------|-----------------------|----|-----------------|-------|--------------------------|----|
| VOLTS/PHASE/WIRE                                                                                        |                           |  |  |  | 120/208/3ph-4w |                       |    | MAIN DEVICE     |       | 200a MLO                 |    |
| MOUNTING                                                                                                |                           |  |  |  | SURFACE        |                       |    | S.C. RATING     |       | 10,000 AIC               |    |
| NOTES: Provide with Piano Hinge Door on Door Cover<br>Provide with Arc Flash Label per NEC Requirements |                           |  |  |  |                |                       |    |                 |       |                          |    |
| Duty/Demand Load is Calculated Per NEC : Ltg, Cmp, Htg, Mtr & AC at 125%, Rec @ 10 + 50% and Othr @100% |                           |  |  |  |                |                       |    |                 |       |                          |    |
| PHASE A (KVA)                                                                                           |                           |  |  |  | 8.6            |                       |    | CONNECTED KVA   |       | 30.82                    |    |
| PHASE B (KVA)                                                                                           |                           |  |  |  | 11.0           |                       |    | LOAD FACTOR     |       | 1.11                     |    |
| PHASE C (KVA)                                                                                           |                           |  |  |  | 11.2           |                       |    | DUTY/DEMAND KVA |       | 34.10                    |    |
| AVERAGE AMPS/LEG BASED ON DUTY/DEMAND KVA                                                               |                           |  |  |  |                |                       |    |                 |       | 94.7                     |    |
| #                                                                                                       | DESCRIPTION               |  |  |  | LOAD           | BRKR                  | PH | BRKR            | LOAD  | DESCRIPTION              | #  |
| 1                                                                                                       | Ltg : Main Level          |  |  |  | 500            | 201                   | A  | 201             | 1,000 | Cmp : Equip Rm Charters  | 2  |
| 2                                                                                                       | Ltg : Upper Level         |  |  |  | 500            | 201                   | B  | 201             | 1,000 | Cmp : Equip Rm Charters  | 4  |
| 3                                                                                                       | Ltg : Exterior            |  |  |  | 500            | 201                   | C  | 201             | 1,000 | Cmp : Equip Rm Charters  | 6  |
| 4                                                                                                       | Spare                     |  |  |  |                | 201                   | A  | 201             | 1,000 | Cmp : Equip Rm Charters  | 8  |
| 5                                                                                                       | Rec : Reception           |  |  |  | 720            | 201                   | B  | 201             | 1,000 | Cmp : Equip Rm Charters  | 10 |
| 6                                                                                                       | Rec : Toilet + RCP + EF-4 |  |  |  | 420            | 201                   | C  | 201             | 1,000 | Cmp : Equip Rm Charters  | 12 |
| 7                                                                                                       | Othr : Hand Dryer         |  |  |  | 2,000          | 201                   | A  | 201             | 1,130 | Mtr : Main Lvl Furnace   | 14 |
| 8                                                                                                       | Spare                     |  |  |  |                | 201                   | B  | 201             | 1,260 | Rec : Equip + Mech + EWC | 16 |
| 9                                                                                                       | Spare                     |  |  |  |                | 201                   | C  | 201             | 1,080 | Rec : NE Office          | 18 |
| 10                                                                                                      | Spare                     |  |  |  |                | 201                   | A  | 201             |       | Spare                    | 20 |
| 11                                                                                                      | Othr : Water Heater       |  |  |  | 1,500          | 202                   | B  | 201             | 1,250 | Rec : Open Office Copier | 22 |
| 12                                                                                                      | Do                        |  |  |  | 1,500          | Do                    | C  | 201             | 720   | Rec : Open Office        | 24 |
| 13                                                                                                      | Spare                     |  |  |  |                | 201                   | A  | 201             |       | Spare                    | 26 |
| 14                                                                                                      | Spare                     |  |  |  |                | 201                   | B  | 201             |       | Spare                    | 28 |
| 15                                                                                                      | Spare                     |  |  |  |                | 201                   | C  | 201             |       | Spare                    | 30 |
| 16                                                                                                      | Panel OPB                 |  |  |  | 2,000          | 703                   | A  | Do              | 960   | AC : Main Lvl Cond Unit  | 32 |
| 17                                                                                                      | Do                        |  |  |  | 2,800          | Do                    | B  | 152             | 960   | AC : Upper Lvl Cond Unit | 34 |
| 18                                                                                                      | Do                        |  |  |  | 3,100          | Do                    | C  | Do              | 960   | Do                       | 36 |
| 19                                                                                                      | Space                     |  |  |  |                |                       | A  |                 |       | Space                    | 38 |
| 20                                                                                                      | Space                     |  |  |  |                |                       | B  |                 |       | Space                    | 40 |
| 21                                                                                                      | Space                     |  |  |  |                |                       | C  |                 |       | Space                    | 42 |
| ENCLOSURE TYPE: Nema 1                                                                                  |                           |  |  |  |                | BREAKER TYPE: Bolt On |    |                 |       |                          |    |
| CLASS OF EQUIPMENT: Panelboard                                                                          |                           |  |  |  |                | NO. CIRCUITS: 42      |    |                 |       |                          |    |

| SCHEDULE FOR PANEL                                                                                      |                         |  |  |  |                       |      |                 |             |       | OPB                   |    |
|---------------------------------------------------------------------------------------------------------|-------------------------|--|--|--|-----------------------|------|-----------------|-------------|-------|-----------------------|----|
| VOLTS/PHASE/WIRE                                                                                        |                         |  |  |  | 120/208/3ph-4w        |      |                 | MAIN DEVICE |       | 100a MLO              |    |
| MOUNTING                                                                                                |                         |  |  |  | SURFACE               |      |                 | S.C. RATING |       | 10,000 AIC            |    |
| NOTES: Provide with Piano Hinge Door on Door Cover<br>Provide with Arc Flash Label per NEC Requirements |                         |  |  |  |                       |      |                 |             |       |                       |    |
| Duty/Demand Load is Calculated Per NEC : Ltg, Cmp, Htg, Mtr & AC at 125%, Rec @ 10 + 50% and Othr @100% |                         |  |  |  |                       |      |                 |             |       |                       |    |
| PHASE A (KVA)                                                                                           |                         |  |  |  | 2.0                   |      | CONNECTED KVA   |             | 7.87  |                       |    |
| PHASE B (KVA)                                                                                           |                         |  |  |  | 2.8                   |      | LOAD FACTOR     |             | 1.13  |                       |    |
| PHASE C (KVA)                                                                                           |                         |  |  |  | 3.1                   |      | DUTY/DEMAND KVA |             | 8.90  |                       |    |
| AVERAGE AMPS/LEG BASED ON DUTY/DEMAND KVA                                                               |                         |  |  |  |                       |      |                 |             |       | 24.7                  |    |
| #                                                                                                       | DESCRIPTION             |  |  |  | LOAD                  | BRKR | PH              | BRKR        | LOAD  | DESCRIPTION           | #  |
| 1                                                                                                       | Ltg : Upper Level       |  |  |  | 500                   | 201  | A               | 201         | 440   | Rec : IT + IT Ext Fan | 2  |
| 2                                                                                                       | Spare                   |  |  |  |                       | 201  | B               | 201         | 1,250 | Cmp : IT Server Rack  | 4  |
| 3                                                                                                       | Mtr : Upper Lvl Furnace |  |  |  | 1,130                 | 201  | C               | 201         | 1,250 | Cmp : IT Server Rack  | 6  |
| 4                                                                                                       | Rec : Open Area         |  |  |  | 1,080                 | 201  | A               | 201         |       | Spare                 | 8  |
| 5                                                                                                       | Rec : Break Rm          |  |  |  | 1,500                 | 201  | B               | 201         |       | Spare                 | 10 |
| 6                                                                                                       | Rec : Storage Rm        |  |  |  | 720                   | 201  | C               | 201         |       | Spare                 | 12 |
| 7                                                                                                       | Spare                   |  |  |  |                       | 201  | A               |             |       | Spare                 | 14 |
| 8                                                                                                       | Spare                   |  |  |  |                       | 201  | B               |             |       | Spare                 | 16 |
| 9                                                                                                       | Spare                   |  |  |  |                       | 201  | C               |             |       | Spare                 | 18 |
| 10                                                                                                      | Spare                   |  |  |  |                       | 201  |                 |             |       | Spare                 |    |
| ENCLOSURE TYPE: Nema 1                                                                                  |                         |  |  |  | BREAKER TYPE: Bolt On |      |                 |             |       |                       |    |
| CLASS OF EQUIPMENT: Panelboard                                                                          |                         |  |  |  | NO. CIRCUITS: 18      |      |                 |             |       |                       |    |

MOBILITY HUB SERVICE DIARAM

ALL EQUIPMENT SHOWN IS INSTALLED PER MOBILITY HUB CONTRACT DOCUMENTS UNLESS INDICATE NEW

| ELECTRICAL LOAD SUMMARY FOR SERVICE EQUIPMENT |           |        |         |          |               |         |
|-----------------------------------------------|-----------|--------|---------|----------|---------------|---------|
| Load Type                                     | Load Code | PNL BH | PNL OPA | Conn Kva | Demand Factor | Dmd Kva |
| LIGHTING                                      | Ltg       | 1.7    | 2.0     | 3.7      | 1.25          | 4.6     |
| COMPUTER                                      | Cmp       | 0.0    | 8.5     | 8.5      | 1.25          | 10.6    |
| MOTORS                                        | Mtr       | 4.7    | 2.2     | 6.9      | 1.25          | 8.6     |
| HEATING                                       | Htg       | 10.5   | 0.0     | 10.5     | 1.25          | 13.1    |
| AIR CONDITIONING                              | A/C       | 7.5    | 3.8     | 11.3     | 1.25          | 14.1    |
| RECEPTACLES                                   | Rec       | 7.8    | 9.2     | 17.0     | 10+50%        | 13.5    |
| KITCHEN                                       | Kit       | 0.0    | 0.0     | 0.0      | 1.00          | 0.0     |
| OTHR                                          | Othr      | 16.0   | 5.0     | 21.0     | 1.00          | 21      |
| Demand Kva                                    |           | 54.3   | 34.8    |          |               | 85.6    |
| Demand Amps                                   |           | 150.8  | 96.7    |          |               | 237.8   |

SERVICE CALCULATION NOTES:

- PANEL OPA LOADS INCLUDES PANEL OPB LOADS.
- LOADS FOR PANEL BH ARE FROM MOBILITY BUS CONTRACT DOCUMENTS.
- SERVICE IS DESIGNED TO ACCOMMODATE FUTURE LOADS:
  - FUTURE PERMANENT SITE LOADS (Est. Demand Amps = 106.4A)
  - FUTURE EV CHARGING STATIONS (Est. Demand Amps = 154.2A)
- TOTAL DESIGNED SERVICE LOAD WITH FUTURE CALCULATED DEMAND AMPS = 498.4 Amps

JOHN DAVIS  
DESIGN GROUP

JOHN DAVIS  
DESIGN GROUP

ARCHITECTS  
INTERIORS  
PLANNERS

176 TALAMINE COURT  
SUITE 100  
COLORADO SPRINGS,  
COLORADO 80907  
P 719/528-1177  
F 719/444-8409

KOHNET ELECTRICAL  
ENGINEER's, INC.

911 S. 8th Street, Ste 200  
Colorado Springs Co 80905  
Phone (719) 633-2637

DO NOT SCALE  
DRAWINGS FOR  
CONSTRUCTION  
PURPOSES

THESE DRAWINGS ARE THE PROPERTY OF  
JDD ARCHITECTS. THEY SHALL BE USED  
FOR THE SOLE PURPOSE OF CONSTRUCTING  
THIS PROJECT. THEY SHALL NOT BE  
REPRODUCED AND USED FOR THE PURPOSE  
OF CONSTRUCTION DOCUMENTS FOR ANY  
OTHER PROJECTS.

Service, Panels and Specifications

NEW INTERIOR REMODEL FOR  
MANITOU SPRINGS MOBILITY  
& PARKING OFFICES  
130 MANITOU AVENUE  
MANITOU SPRINGS, COLORADO 80829

FINAL BID DOCUMENTS

PROJECT NO. 202446

DATE JANUARY 24, 2025

DRAWN BY msk

CHECKED lmk

APPROVED msk

REVISED

SHEET

E3.1



# CITY OF MANITOU SPRINGS

## ADDENDUM FORM

### RFB 2025-002.1

ADDENDUM NUMBER: 4    DATE: March 4<sup>th</sup>, 2025

#### 1.01 GENERAL

The following changes, additions, and/or deletions are, by issuance of the Addendum for the RFB 2025-002.1 Dillon Phase 2 Building Renovations, as if originally contained therein. Execution of the acknowledgement of receipt shall be the bidder's acceptance of the conditions herein set forth. This Addendum shall be submitted with and attached to the submitted Bid Form. Failure to do so may result in the rejection of the Bid.

#### 1.02 The addendum includes the following revisions:

1. Clarifications Log: revision to response #20; addition of question/response #40 and #41. (All new or revised responses are in red font).
2. Parking Offices Electrical Addendum No. 1
3. Toilet Building Electrical Addendum No. 1
4. Revised Wall Tile Schedule

#### 1.03 ACKNOWLEDGEMENT OF RECEIPT

Receipt is acknowledged this \_\_\_\_\_ day of 20\_\_\_\_.

---

Name of Bidder

---

Authorized Officer

---

Title

END OF ADDENDUM



## City of Manitou Springs - Dillon Mobility Hub Phase 2 Building Renovations - Clarifications Log Rev.1

| Item No. | Drawing/ Spec Reference | Contractor Questions                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|----------|-------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1        |                         | Will there be liquidated damages on this project?                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|          | Response:               | Yes. See attached Liquidated Damages Schedule                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| 2        |                         | Will this project be a lump sum bid or a guaranteed maximum price?                                                                                                                                                                                                                                                                                                                                                                                                                      |
|          | Response:               | Lump Sum                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| 3        |                         | Will there be any asbestos abatement removal in this project?                                                                                                                                                                                                                                                                                                                                                                                                                           |
|          | Response:               | No                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| 4        | GN1.0                   | Detail 7/GN1.0 General Note #12 states the necessary permits are to be paid by Owner. However, Detail 8/GN1.0 General Requirements Note #7.1 states the General Contractor shall pay for the permits. Which is correct?                                                                                                                                                                                                                                                                 |
|          | Response:               | General Contractor shall pay for the permits and be reimbursed by the owner.                                                                                                                                                                                                                                                                                                                                                                                                            |
| 5        | GN1.0, D1.1 & P-3       | Detail 11/GN1.0 Site Specific Note #7 states to provide a new hot water heater as indicated on the remodeled floor plan and plumbing drawings. However, drawings D1.1 & P-3 indicate the existing hot water heater is to be serviced and remain. Which is correct?                                                                                                                                                                                                                      |
|          | Response:               | Per owner request service and remain, provide add alternate pricing to replace if not serviceable.                                                                                                                                                                                                                                                                                                                                                                                      |
| 6        | GN1.0, A7.2             | Detail 11/GN1.0 Site Specific Note #17 states to install 25 gauge, 3 5/8" metal studs adjacent to the exterior walls, however, the north wall indicates WT-14 which is called out as an 18 gauge 6" metal stud wall on detail 20/A7.2. Which is correct?                                                                                                                                                                                                                                |
|          | Response:               | WT-1 and WT-14 shall be 8", 18 gauge steel studs.                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| 7        | A7.1, A7.2              | The majority of the Wall Types indicate 25 gauge metal studs with the exception of WT-11 & WT-14 which call for 18 gauge metal studs. Are 25 gauge metal studs desired at all wall types?                                                                                                                                                                                                                                                                                               |
|          | Response:               | 25 gauge metal studs except for WT-11 and WT-14                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| 8        | A7.1, A7.2, P-3         | The drain, waste and vent piping and water lines for the Lavatory Faucets are shown in wall types WT-1 (6" wall), WT- 11 (3 5/8" wall) and WT-14 (6" wall). The HW/HWC piping is shown to be looped in these walls and require insulation. We are concerned there is not enough room in these walls for all the necessary piping and believe these walls should be 8" at these areas. Is an 8" wall acceptable at these locations?                                                      |
|          | Response:               | Change WT-11 and WT-14 to 8", 18 gauge steel studs.                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| 9        | GN1.0, D1.1, A2.1       | Detail 11/GN1.0 Site Specific Note #19 states to install new 5/8" gypsum board ceilings throughout, however, there are notes on the Demolition Floor Plan, detail 21/D1.1 that state the existing gypsum board ceilings are to remain. Additionally, there are notes on the Reflected Ceiling Plan, detail 21/A2.1, that call for new 5/8" gypsum board ceilings. Please clarify what is desired and clearly delineate what existing areas are to remain and which areas are to be new. |
|          | Response:               | Existing ceiling shall be removed throughout the building and a new 5/8" gypsum board ceiling installed.                                                                                                                                                                                                                                                                                                                                                                                |





## City of Manitou Springs - Dillon Mobility Hub Phase 2 Building Renovations - Clarifications Log Rev.1

| Item No. | Drawing/ Spec Reference | Contractor Questions                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|----------|-------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 10       | A3.1                    | There are several notes on the Enlarged Toilet Room Floor Plan, detail 15/A3.1, that indicate 3 5/8", 25 gauge metal studs @ 16" o.c. w/full thick R-21 batt insulation. These notes conflict with the R-13 batt insulation indicated in the wall types for these areas. Please clarify what is desired at these areas. If R-21 batt insulation is to be used, please clearly delineate the extents off the walls to receive R-21 batt insulation and/or revise the wall types accordingly.                                                                           |
|          | <b>Response:</b>        | 3 5/8" studs will receive R-13 batt insulation.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| 11       | A2.1, A2.2              | The Reflected Ceiling Plans, detail 21/A2.1 & detail 21/A2.2 show a rectangular shape ceiling element in the Waiting Area, but there isn't a cut through the area or notes indicating what this area is or its elevation. Please provide more information for this area so it can be priced.                                                                                                                                                                                                                                                                          |
|          | <b>Response:</b>        | This is a light fixture. Refer to the electrical lighting plan.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| 12       |                         | How thick is the existing concrete slab?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|          | <b>Response:</b>        | Assume 4" thick.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| 13       | 15/A3.1                 | The drawings indicate a new concrete slab but there aren't any details on how to build this new slab. How thick does the new concrete slab need to be? Is any reinforcement required in this slab? How does it tie into the existing concrete slab to remain? What is the mix design? Please provide the necessary details to price and build this new concrete slab.                                                                                                                                                                                                 |
|          | <b>Response:</b>        | New 4" thick concrete slab w/ 6X6 W1.4 X W1.4 WWF w/ trowel finish for epoxy floor.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| 14       | A4.1                    | Please provide more guidelines or a specification for the wood doors. The drawings do not indicate anything other than a wood door and pricing varies depending on what is desired. What species should the wood door be (birch, pine, oak, poplar etc.)? Are the wood doors to be solid wood, solid core or hollow core doors? What is the stain for the wood doors?                                                                                                                                                                                                 |
|          | <b>Response:</b>        | Solid core 5 Ply flush door. Stain as selected by owner.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| 15       | Page 3 of the RFB       | The RFB states all interior finishes not specified in the construction documents shall be selected by the City of Manitou Springs staff from selection provided by the general contractor. The price for interior finishes can vary significantly. Please provide more information and/or guidelines on what level of finishes are desired or provide specifications so finishes can be priced competitively. Another option would be to have each general contractor carry the same Allowance for finishes and do our best to work with in that budget once awarded. |
|          | <b>Response:</b>        | Please refer to the attached Wall Tile Schedule                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| 16       | A4.1                    | The floor finish is indicated as epoxy. The price for epoxy flooring can vary significantly depending on the product. Please provide more information and/or guidelines on what is desired or provide a specification so this can be priced competitively.                                                                                                                                                                                                                                                                                                            |
|          | <b>Response:</b>        | Urethane Cement Finish                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| 17       | A4.1                    | Detail 21/A4.1 calls for 1" insulated glass in the aluminum storefront system, however, this detail is not referenced anywhere on the plans. Is 1" insulated glass required for the storefront system? If so, please clarify what areas are to have 1" insulated glass.                                                                                                                                                                                                                                                                                               |



## City of Manitou Springs - Dillon Mobility Hub Phase 2 Building Renovations - Clarifications Log Rev.1

| Item No.  | Drawing/ Spec Reference | Contractor Questions                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|-----------|-------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|           | <b>Response:</b>        | Detail occurs at front entrance. Frame Type A1.                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>18</b> | P-3                     | Sheet Note 2 on P-3 indicates an Add Alternate to replace the existing water heater. Is this Add Alternate desired? If so, please provide specifications or the necessary information to price this competitively.                                                                                                                                                                                                                                                                               |
|           | <b>Response:</b>        | Per owner request service and remain, provide add alternate pricing to replace if not serviceable., (E)WH is 62 Gal, 76.5 MBH, 80%.                                                                                                                                                                                                                                                                                                                                                              |
| <b>19</b> | A5.3, P-2               | Detail 13/A5.3 calls for a cast-in-place concrete vanity to be installed at each of the larger bathrooms. More details are needed to price and build this vanity. What is the mix design for the concrete? Please provide dimensions for the edges and the trough so it can be formed and poured. Would the City be open to using a precast concrete vanity in these areas? Something similar to a Trueform Concrete product.                                                                    |
|           | <b>Response:</b>        | See drawing this addendum. A precast vanity is acceptable as long as the vanity length is provided.                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>20</b> | E4.2                    | It is our understanding that a portion of the underground conduits shown on E4.2 will be installed as part of the Temporary Parking Lot construction. If this is the case, what portions of these underground conduits will be installed by the contractor awarded the Temporary Parking Lot project?                                                                                                                                                                                            |
|           | <b>Response:</b>        | All underground conduits, in-grade pullboxes, etc. shown of Sheet E4.2 are to be installed by the Mobility Hub Site Contractor. Coordinate with the Site Contractor's installation of the sidewalk and handicapped parking. <b>Rev 3/04: All electrical scopes will be performed under the Phase 2 project for efficiency. The Phase 1 Contractor is not responsible for this scope.</b>                                                                                                         |
| <b>21</b> |                         | The RFB Narrative and drawing notes have conflicting information about painting the exterior of the office building. The exterior painting is listed as an Add Alternate but the notes on the building elevations indicate the exterior of the building (stucco, facia, soffits etc.) are to be painted. Is the exterior painting of the building to be an Add Alternate? If so, please clearly delineate what should be included in the Add Alternate and what should be price in the Base Bid. |
|           | <b>Response:</b>        | Exterior painting is Add Alternate #1.                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>22</b> | A1.1, S2                | Detail 22/A1.1 calls for new wood posts at the main level, however, these are called out to be steel pipes in the Structural Drawings, S2. Please clarify which is correct.                                                                                                                                                                                                                                                                                                                      |
|           | <b>Response:</b>        | Provide steel pipe columns per structural drawings.                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>23</b> | A4.1                    | The notes in the Room Finish Schedule, detail 19/A4.1 state we are to provide Labor Only pricing for some of the materials the City has in storage. Please confirm the City will also being providing all other installation materials (i.e. adhesives, underlayment (if required), transitions, etc.)                                                                                                                                                                                           |
|           | <b>Response:</b>        | City only has carpet and tile. All additional installation materials shall be provided by the general contractor.                                                                                                                                                                                                                                                                                                                                                                                |
| <b>24</b> |                         | How thick is the existing concrete slab?                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|           | <b>Response:</b>        | Assume 4" thick.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>25</b> |                         | Please provide more guidelines or a specification for the wood base. The drawings do not indicate anything other than a wood base and pricing varies depending on what is desired. What species should the wood be (birch, pine, oak, poplar etc.)?                                                                                                                                                                                                                                              |
|           | <b>Response:</b>        | 1 x 4 Birch. Stain as selected by owner.                                                                                                                                                                                                                                                                                                                                                                                                                                                         |



## City of Manitou Springs - Dillon Mobility Hub Phase 2 Building Renovations - Clarifications Log Rev.1

| Item No. | Drawing/ Spec Reference | Contractor Questions                                                                                                                                                                    |
|----------|-------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 26       | A5.1                    | Details 7&9/A5.1 show a quartz countertop at the Reception Desk, however, detail 19/A5.1 shows a P-Lam countertop at this desk. Please clarify what type of top is desired.             |
|          | Response:               | Change from Quartz to Plastic Laminate.                                                                                                                                                 |
| 27       | P-3                     | The Main Level Water Plumbing Plan on P-3 appears to show a mop sink and the water heater in the Custodian Room 108. Please clarify what is to be installed in this area.               |
|          | Response:               | WH is on shelf above mop sink, see Plumbing schedule for quick stand platform.                                                                                                          |
| 28       |                         | Can a handrail detail be provided?                                                                                                                                                      |
|          | Response:               | Handrail is 1 1/2" steel pipe with typical attachment to a gypsum board partition.                                                                                                      |
| 29       |                         | In order to replace the rotted framing around the window, the window will have to be removed. Notes say the window is to remain and be protected. Please clarify if this is acceptable. |
|          | Response:               | Remove and replace existing window as required to repair any/all rotted wood.                                                                                                           |
| 30       |                         | Can you provide a materials legend for Building A?                                                                                                                                      |
|          | Response:               | Please refer to the attached Wall Tile Schedule                                                                                                                                         |
| 31       |                         | Building B calls for wood base throughout by the finish specs call for rubber base. Please clarify. If wood base is chosen, what is the species of wood and stain color?                |
|          | Response:               | 1 x 4 Birch. Stain as selected by owner.                                                                                                                                                |
| 32       |                         | Will you need any access panels in Building A to access any plumbing?                                                                                                                   |
|          | Response:               | WH is on shelf above mop sink, see Plumbing schedule for quick stand platform.                                                                                                          |
| 33       |                         | Will the existing fencing remain around the property during construction?                                                                                                               |
|          | Response:               | The City of Manitou Springs will remove the fence.                                                                                                                                      |
| 34       |                         | Do you have the manufacturer name for the existing metal roof?                                                                                                                          |
|          | Response:               | No                                                                                                                                                                                      |
| 35       |                         | The existing STILE metal roof system has been discontinued. Please clarify how you would like any existing damage replaced and roof penetrations sealed.                                |
|          | Response:               | Will need to address this in the field                                                                                                                                                  |
| 36       |                         | Re: Restrooms building: Demo plans removing large sections of concrete, but ALL the wall types show to protect during existing. Please clarify.                                         |
|          | Response:               | Remove the existing concrete slab as shown. Wall types should call out new concrete slab.                                                                                               |
| 37       |                         | Re: Restrooms building: Are you expecting the floor to be completely leveled, flattened and water to drain towards floor drains?                                                        |
|          | Response:               | Restroom floors shall be poured level.                                                                                                                                                  |





## City of Manitou Springs - Dillon Mobility Hub Phase 2 Building Renovations - Clarifications Log Rev.1

| Item No. | Drawing/ Spec Reference | Contractor Questions                                                                                                                                                                                                                                                                                                                                                                 |
|----------|-------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 38       |                         | For the exterior painting, is there a Basis of Design specific paint brand and type determined?                                                                                                                                                                                                                                                                                      |
|          | Response:               | Sherwin-Williams Exterior Acrylic Latex Paint. Color as selected by the owner.                                                                                                                                                                                                                                                                                                       |
| 39       |                         | For the exterior painting, is there a Basis of Design specific paint brand and type determined?                                                                                                                                                                                                                                                                                      |
|          | Response:               | Sherwin-Williams Exterior Acrylic Latex Paint. Color as selected by the owner.                                                                                                                                                                                                                                                                                                       |
| 40       |                         | On page E3.1 of the office drawings, it shows panel "OP" to be scheduled for demolition; on page E4.1 of toilet building drawings, it shows panel "OP" being installed fed from panel "TMP." Which is correct?                                                                                                                                                                       |
|          | Response:               | It is the contractors responsibility to familiarize themselves with the different projects on this Site. During Construction of the Toilet Building, Pnl OP will need to be refed as indicated on Toilet Building Sheet E4.1. When and if Construction of Parking Offices commences, Panel OP will be removed and replaced by Panels OPA & OPB as show on Parking Offices Sheet E3.1 |
| 41       |                         | Re: Office building: Are you aware that the electrical engineer rotated the office building 180 degrees on E3.1? That will change LF runs of UG work.                                                                                                                                                                                                                                |
|          | Response:               | Both Building are <u>existing</u> - RE: North Arrow on Plans. Buildings are rotated to fit on page. This does not have any impact on lengths of U.G feeds.                                                                                                                                                                                                                           |

March 3, 2025

ELECTRICAL ADDENDUM TO  
PLANS AND PROJECT MANUAL  
FOR

City of Manitou Springs – City Mobility Hub – **Parking Offices**

Electrical Engineer

Kohnert Electrical Engineers Inc.  
911 South 8<sup>th</sup> Street  
Colorado Springs, Colorado 80905

The following shall become as fully a part of the above-named plans and project manual as if therein written and shall take full and complete precedence over anything therein contained to the contrary.

Acknowledgment: Each bidder shall indicate on the Bid Form his acknowledgment of receipt of this addendum.

Each and every bidder, subcontractor, and material supplier shall be responsible for reading each and every item in this addendum to ascertain to what extent and in what manner it affects that work in which he is interested.

## **DRAWING ITEMS**

### **Electrical General Notes:**

1. All Homeruns to be in EMT. MC Cable may be used for single circuit runs. RE: Specifications.
2. Refer to Mechanical Drawings and Addendums for exact location of all Mechanical Equipment.
3. Electrical Contractor to confirm all mechanical equipment connections prior to rough-in.
4. Electrical Contractor shall refer to Architectural Casework prior to rough-in.
5. All conduits for low voltage systems to have insulated bushings and pull string. All low voltage conduits to be stubbed into accessible ceiling unless otherwise noted.
6. Owner to provide IT Rack and Patch Panels.
7. Coordinate with Owner's Serving Low Voltage Company for Services (Tele, CATV etc) to the Building.
8. Coordinate with all trades to maintain NEC Clearances for ALL Electrical Equipment.
9. **ALL** Submittals shall be reviewed by Electrical Contractor **PRIOR** to submitting for approval. Submittals shall be stamped bearing reviewers name and contact number.
10. Lighting Submittals **WILL NOT** be reviewed until Lighting Controls Submittals have been received.
11. Only prior approved product listed in an addendum will be accepted on this project.

### **Sheet E0.2 Fixture Schedule and Lighting Controls**

1. Open Area 202 to have (2) dimmer switches as shown on Sheet E1.1.

### **Sheet E1.1 Lighting Plans**

1. Clarifications: 'ND' = Non-Dimmed.
2. Mech Room 104: Type L2 to be wall mounted.

### **Sheet E3.1 Service, Panels and Specifications**

1. Panel OPA Clarification: Exterior Lighting to be wired to circuit 3. Circuit 5 to be spare

END OF ADDENDUM



March 3, 2025

ELECTRICAL ADDENDUM TO  
PLANS AND PROJECT MANUAL  
FOR

City of Manitou Springs – City Mobility Hub – **Toilet Building**

Electrical Engineer

Kohnert Electrical Engineers Inc.  
911 South 8<sup>th</sup> Street  
Colorado Springs, Colorado 80905

The following shall become as fully a part of the above-named plans and project manual as if therein written and shall take full and complete precedence over anything therein contained to the contrary.

Acknowledgment: Each bidder shall indicate on the Bid Form his acknowledgment of receipt of this addendum.

Each and every bidder, subcontractor, and material supplier shall be responsible for reading each and every item in this addendum to ascertain to what extent and in what manner it affects that work in which he is interested.

## **DRAWING ITEMS**

### **Electrical General Notes:**

1. All Homeruns to be in EMT. MC Cable may be used for single circuit runs. RE: Specifications.
2. Refer to Mechanical Drawings and Addendums for exact location of all Mechanical Equipment.
3. Electrical Contractor to confirm all mechanical equipment connections prior to rough-in.
4. Electrical Contractor shall refer to Architectural Casework prior to rough-in.
5. All conduits for low voltage systems to have insulated bushings and pull string. All low voltage conduits to be stubbed into accessible ceiling unless otherwise noted.
6. Owner to provide IT Rack and Patch Panels.
7. Coordinate with Owner's Serving Low Voltage Company for Services (Tele, CATV etc) to the Building.
8. Coordinate with all trades to maintain NEC Clearances for ALL Electrical Equipment.
9. **ALL** Submittals shall be reviewed by Electrical Contractor **PRIOR** to submitting for approval. Submittals shall be stamped bearing reviewers name and contact number.
10. Lighting Submittals **WILL NOT** be reviewed until Lighting Controls Submittals have been received.
11. Only prior approved product listed in an addendum will be accepted on this project.

### **Sheet E4.1 Service, Panels and Specifications**

1. Service Equipment Note 4: SCCR to be 42K AIC.

### **Sheet E4.2 Enlarged Electric Utility Yard Layout**

1. Clarification: Note by Room tag Mechanical 12 to read '2" c. at +24" U.G'.

END OF ADDENDUM

## WALL TILE SCHEDULE

### 1. TILE "A"

BEDROSIANS

24" X 12"

SAHARA MATTE PORCELAIN TILE IN TAUPE

### 2. TILE "B"

DALTILE

CASCADING WATERS GLASS MOSAIC

BROOKCREST

### 3. TILE "C"

DALTILE

12" X 12"

GLACIER WHITE

### 4. TILE "D"

MODWALL TILE

4  $\frac{1}{4}$ " X 4  $\frac{1}{4}$ "

FIJI MATTE

### 5. TILE "E"

MODWALL TILE

4  $\frac{1}{4}$ " X 4  $\frac{1}{4}$ "

TROPIC MATTE

### 6. TILE "F"

NOT USED



## 7. TILE "G"

BEDROSIANS

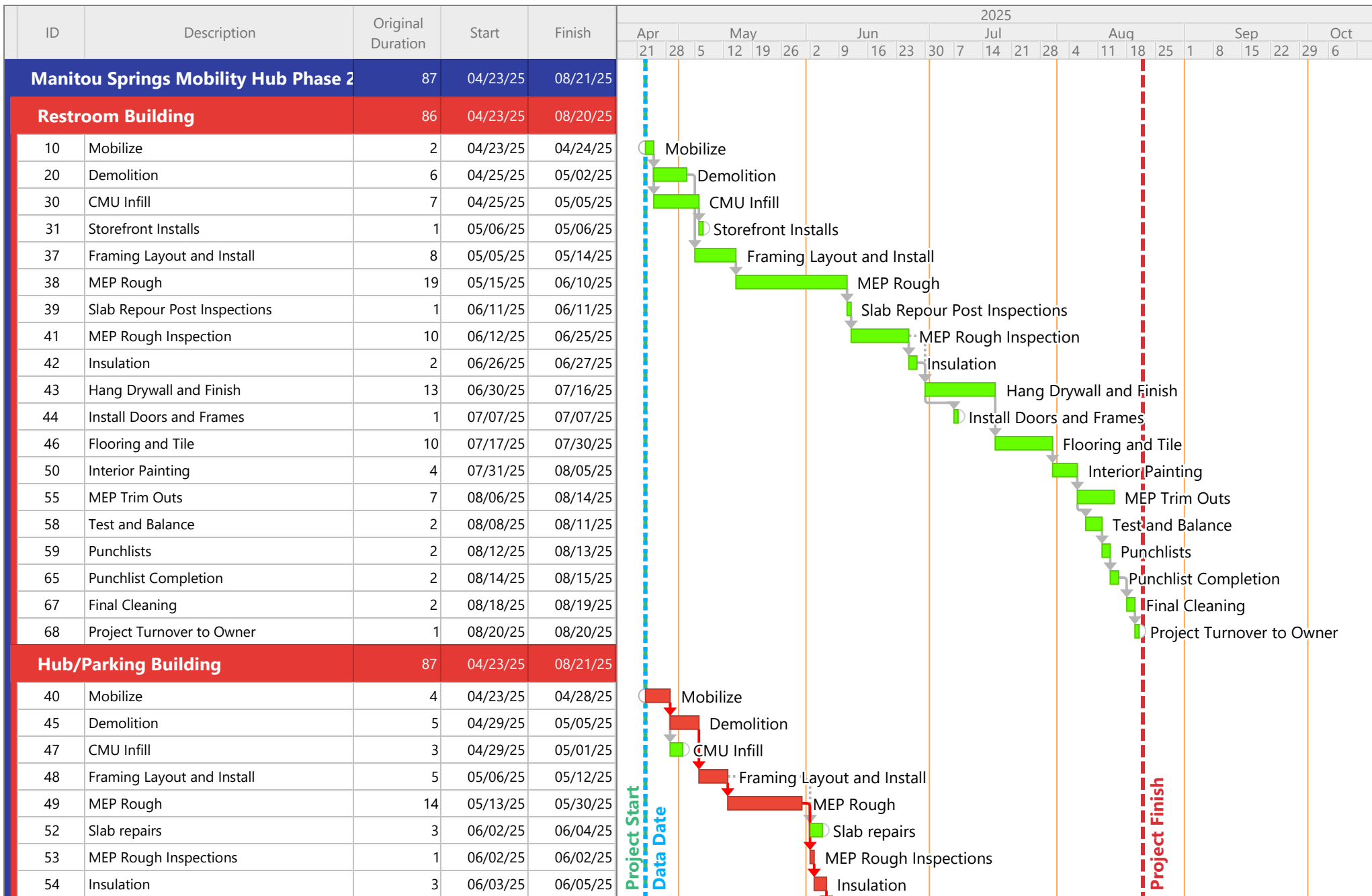
12" X 24"

CASTILLE SHADOWSTON

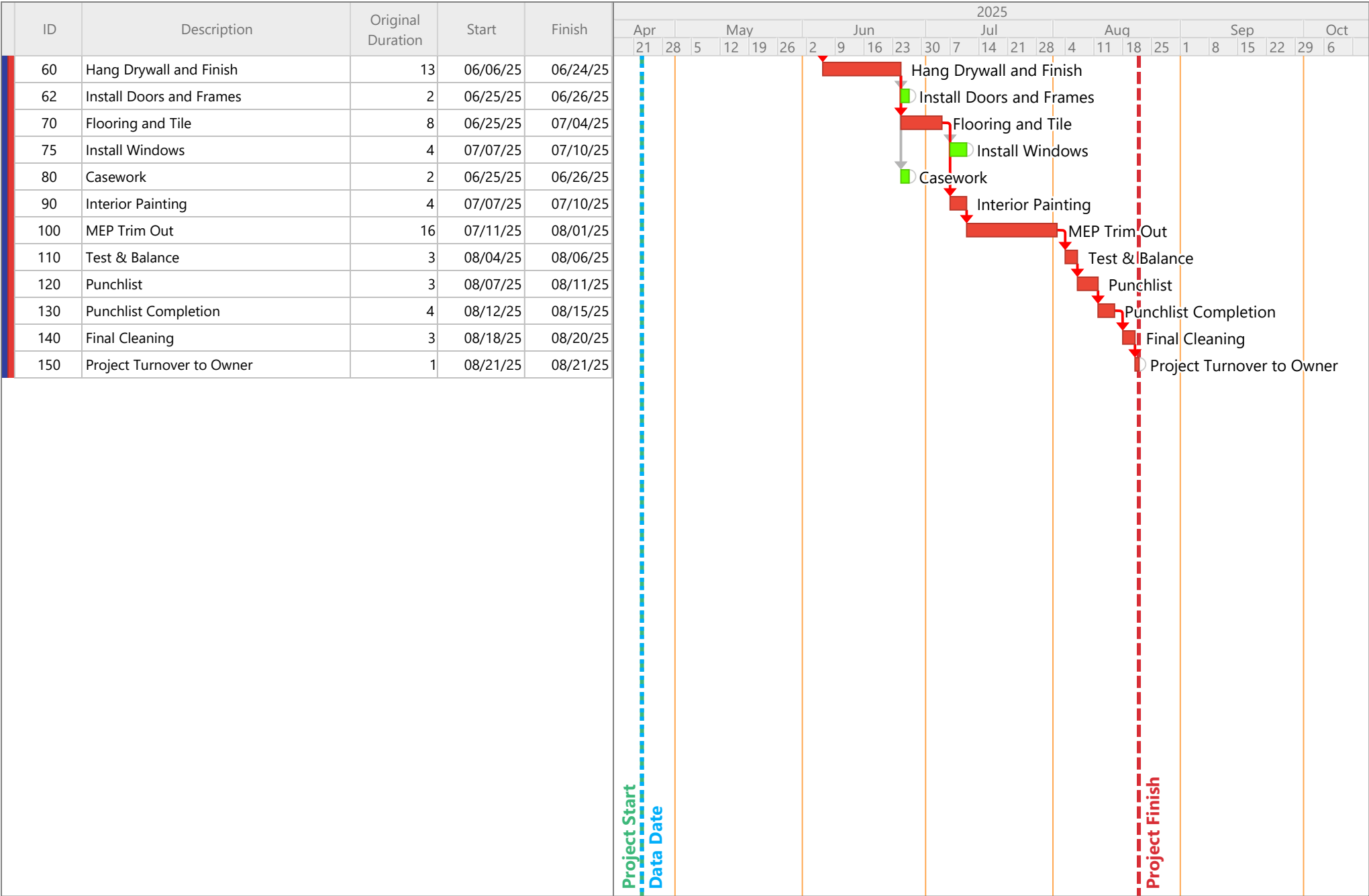
## GROUT COLORS

MAPEI 187 LINEN (USE WITH TILE "A" AND TILE "F" )

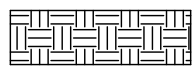
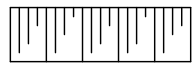
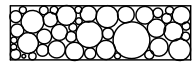
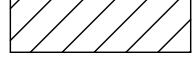
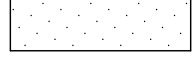
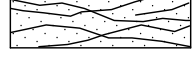
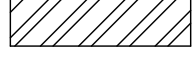
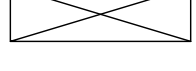
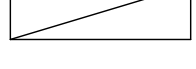
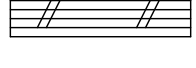
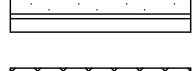
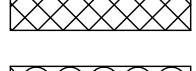
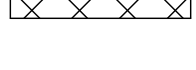
MAPEI 100 WHITE (USE WITH TILE "C, TILE "D" AND TILE "E"



Start Date: 04/23/25  
 Finish Date: 08/21/25  
 Data Date: 04/23/25  
 Run Date: 04/11/25  
 Manitou Springs Dillon Mobility Hub Phase 2 UPDATE 4.11.25.ppx





| MATERIALS                                                                           |                           | SYMBOLS                                                                           |                            | ARCHITECTURAL ABBREVIATIONS |                         |           |                           |          |                           |
|-------------------------------------------------------------------------------------|---------------------------|-----------------------------------------------------------------------------------|----------------------------|-----------------------------|-------------------------|-----------|---------------------------|----------|---------------------------|
|    | EARTH<br>OR<br>EARTH      |  | NEW OR REQUIRED ELEVATION  | AB                          | ANCHOR BOLTS            | FT        | FEET/FOOT                 | PLBG     | PLUMBING                  |
|    |                           |  | EXISTING ELEVATION         | ACoust                      | ACOUSTICAL              | FIN       | FINISH                    | PLYWD    | PLYWOOD                   |
|    | POROUS FILL               |  | EXISTING CONTOURS          | AD                          | AREA DRAIN              | FF        | FINISH FLOOR              | PL       | PROPERTY LINE             |
|    | ROCK                      |  | NEW CONTOURS               | ADD                         | ADDENDUM                | FEC       | FIRE EXTINGUISHER CABINET | PT       | POINT                     |
|    | CONCRETE                  |  | LEVEL/ELEVATION INDICATOR  | ADJ                         | ADJUSTABLE /ADJACENT    | FR        | FRAME                     | PRPT     | PARAPET                   |
|    | BRICK                     |  | KEYNOTE (DEMOLITION)       | AFF                         | ABOVE FINISHED FLOOR    | FR        | FIRE RESISTANT            | PTN      | PARTITION                 |
|    | MASONRY (CMU)             |  | WINDOW TYPE                | AL                          | ALTERNATIVE             | FLASH     | FLASHING                  | PVC      | POLYVINYLCHLORIDE         |
|    | CEMENT, SAND, GROUT, PLAS |  | GRID LINE                  | ALUM/AL                     | ALUMINUM ACCESS PANEL   | FLR       | FLOOR                     | QT       | QUARRY TILE               |
|    | STONE                     |  | ROOM/SPACE NUMBER          | AP                          | ANGLE                   | FD        | FLOOR DRAIN               |          |                           |
|    | STEEL                     |  | FRAME TYPE                 | Z                           | APPROXIMATE             | FS        | FLOOR SINK                | RAD/R    | RADIUS                    |
|    | FINISHED WOOD             |  | DOOR NUMBER                | ARCH                        | ARCHITECTURAL/ARCHITECT | FLUOR     | FLUORESCENT               | RECPT    | RECEPTACLE                |
|    | ROUGH WOOD                |  | DETAIL NUMBER              | AUTO                        | AUTOMATIC BEARING       | FTG       | FOOTING                   | REFIN    | REFINISH                  |
|    | SHIMS                     |  | SHEET WHERE DRAWN          | BD                          | BOARD                   | FURR      | FURRING                   | REFL     | REFLECTED                 |
|    | PLYWOOD                   |  | BUILDING/WALL SECTION      | BLK                         | BLOCK                   |           |                           | REINF    | REINFORCEMENT/REINFORCING |
|    | GLASS                     |  | INTERIOR ELEVATION         | BLKG                        | BLOCKING                |           |                           | REQ'D    | REQUIRED                  |
|    | ALUMINUM                  |  | ENLARGED PLAN OR ELEVATION | BLDG                        | BUILDING                |           |                           | REV      | REVISED/REVISION          |
|    | GYPSUM WALLBOARD (GWB)    |  | PARTITION TYPES            | BM                          | BENCH MARK              |           |                           | RF       | ROOF, ROOFING             |
|    | FIREPROOFING              |  | CENTERLINE, GRIDS          | B.M.                        | BENCH MARK              | GB/GYP BD | GYPSUM BOARD              | RTU      | ROOF, TOP UNIT            |
|    | BATT INSULATION           |  | PROPERTY, BOUNDARY LINES   | BOT                         | BOTTOM                  | GYP PLAS  | GYSPUM PLASTER            | R&R      | REMOVE AND REPLACE        |
|   | RIGID INSULATION          |  | MATCH LINE                 | BR                          | BACKER ROD              |           |                           | RD       | ROOF DRAIN                |
|  | FIRESAFING                |                                                                                   |                            | BRG                         | BEARING                 |           |                           | RM       | ROOM                      |
|  | CERAMIC TILE              |                                                                                   |                            |                             |                         |           |                           | RO       | ROUGH OPENING             |
|  | METAL STUDS               |                                                                                   |                            | CAB'T                       | CABINET                 |           |                           | R's      | RISERS                    |
|  | STRUCTURAL GLAZED TILE    |                                                                                   |                            | CB                          | CATCH BASIN             | HC        | HANDICAPPED               | SAG      | SUSPENDED ACOUSTICAL GRID |
|                                                                                     |                           |                                                                                   |                            | CEM                         | CEMENT                  | HDWE      | HARDWARE                  | SAT      | SUSPENDED ACOUSTICAL TILE |
|                                                                                     |                           |                                                                                   |                            | CEM PLAS                    | CEMENT PLASTER          | HR        | HOUR                      | SALV     | SALVAGE                   |
|                                                                                     |                           |                                                                                   |                            | CLG                         | CAST IRON               | HT        | HEIGHT                    | SCHED    | SCHEDULES                 |
|                                                                                     |                           |                                                                                   |                            | CJ                          | CONTROL JOINT           | HDR       | HEADER                    | SEP      | SEPARATE                  |
|                                                                                     |                           |                                                                                   |                            | CL                          | CENTER LINE             | HM        | HOLLOW METAL              | SHT      | SHEET                     |
|                                                                                     |                           |                                                                                   |                            | CLR                         | CLEAR                   | HORIZ     | HORIZONTAL                | SIM      | SIMILAR                   |
|                                                                                     |                           |                                                                                   |                            | CMU                         | CONCRETE MASONRY UNIT   | HB        | HOSE BIB                  | SPEC     | SPECIFICATIONS/SPECIFIED  |
|                                                                                     |                           |                                                                                   |                            | COL                         | COLUMN                  |           |                           | SQ       | SQUARE                    |
|                                                                                     |                           |                                                                                   |                            | COMP                        | COMPOSITE               |           |                           | SQ FT/SF | SQUARE FOOT/SQUARE FEET   |
|                                                                                     |                           |                                                                                   |                            | CONC                        | CONCRETE                |           |                           | SQ IN    | SQUARE INCH               |
|                                                                                     |                           |                                                                                   |                            | CONST                       | CONSTRUCTION            |           |                           | SQ YD    | SQUARE YARD               |
|                                                                                     |                           |                                                                                   |                            | CONT                        | CONTINUOUS              | JAN       | JANITOR                   | SS       | STAINLESS STEEL           |
|                                                                                     |                           |                                                                                   |                            | CONTR                       | CONTRACTOR              | JT        | JOINT                     | STD      | STANDARD                  |
|                                                                                     |                           |                                                                                   |                            | CORR                        | CORRIDOR                | JST       | JOIST                     | STL      | STEEL                     |
|                                                                                     |                           |                                                                                   |                            | CPT                         | CARPET                  | KO        | KNOCK OUT                 | STRUC    | STRUCTURAL                |
|                                                                                     |                           |                                                                                   |                            | CR                          | CLASSROOM               |           |                           | ST       | STRAIGHT                  |
|                                                                                     |                           |                                                                                   |                            | CT                          | CERAMIC TILE            | LD BRG    | LOAD BEARING              |          |                           |
|                                                                                     |                           |                                                                                   |                            | CTSK                        | COUNTERSINK             | LAV       | LAVATORY                  | TELE     | TELEPHONE                 |
|                                                                                     |                           |                                                                                   |                            |                             |                         | LT        | LIGHT                     | TB       | TACK BOARD                |
|                                                                                     |                           |                                                                                   |                            |                             |                         | LOUV      | LOUVER                    | THK      | THICK                     |
|                                                                                     |                           |                                                                                   |                            |                             |                         |           |                           | T&B      | TOP AND BOTTOM            |
|                                                                                     |                           |                                                                                   |                            |                             |                         |           |                           | T&G      | TONGUE & GROOVE           |
|                                                                                     |                           |                                                                                   |                            |                             |                         |           |                           | TLT      | TOILET                    |
|                                                                                     |                           |                                                                                   |                            |                             |                         |           |                           | T.O.     | TOP OF                    |
|                                                                                     |                           |                                                                                   |                            |                             |                         |           |                           | TS       | TUBE STEEL                |
|                                                                                     |                           |                                                                                   |                            |                             |                         |           |                           | T's      | TREADS                    |
|                                                                                     |                           |                                                                                   |                            |                             |                         |           |                           | TOW      | TOP OF WALL               |
|                                                                                     |                           |                                                                                   |                            |                             |                         |           |                           | TRANSF   | TRANSFORMER               |
|                                                                                     |                           |                                                                                   |                            |                             |                         |           |                           | TYP      | TYPICAL                   |
|                                                                                     |                           |                                                                                   |                            |                             |                         |           |                           |          |                           |
|                                                                                     |                           |                                                                                   |                            |                             |                         |           |                           | UBC      | UNIFORM BUILDING CODE     |
|                                                                                     |                           |                                                                                   |                            |                             |                         |           |                           | UNF      | UNFINISHED                |
|                                                                                     |                           |                                                                                   |                            |                             |                         |           |                           | UNO      | UNLESS NOTED OTHERWISE    |
|                                                                                     |                           |                                                                                   |                            |                             |                         |           |                           |          |                           |
|                                                                                     |                           |                                                                                   |                            |                             |                         |           |                           | VCT      | VINYL COMPOSITION TILE    |
|                                                                                     |                           |                                                                                   |                            |                             |                         |           |                           | VERT     | VERTICAL                  |
|                                                                                     |                           |                                                                                   |                            |                             |                         |           |                           | VS       | VENT STACK                |
|                                                                                     |                           |                                                                                   |                            |                             |                         |           |                           | VWC      | VINYL WALL COVERING       |
|                                                                                     |                           |                                                                                   |                            |                             |                         |           |                           |          |                           |
|                                                                                     |                           |                                                                                   |                            |                             |                         |           |                           | WC       | WATER CLOSET              |
|                                                                                     |                           |                                                                                   |                            |                             |                         |           |                           | W        | WASHER                    |
|                                                                                     |                           |                                                                                   |                            |                             |                         |           |                           | WDW/WIND | WINDOW                    |
|                                                                                     |                           |                                                                                   |                            |                             |                         |           |                           | W/       | WITH                      |
|                                                                                     |                           |                                                                                   |                            |                             |                         |           |                           | W/O      | WITHOUT                   |
|                                                                                     |                           |                                                                                   |                            |                             |                         |           |                           | WD       | WOOD                      |
|                                                                                     |                           |                                                                                   |                            |                             |                         |           |                           | WDF      | WELDED WIRE FABRIC        |
|                                                                                     |                           |                                                                                   |                            |                             |                         |           |                           | WFL      | WIDE FLANGE               |
|                                                                                     |                           |                                                                                   |                            |                             |                         |           |                           | WK       | WORK                      |
|                                                                                     |                           |                                                                                   |                            |                             |                         |           |                           |          |                           |
|                                                                                     |                           |                                                                                   |                            |                             |                         |           |                           | ©        | AT                        |

NEW INTERIOR REMODEL FOR:

# MANITOU SPRINGS MOBILITY HUB RESTROOM BUILDING

132 MANITOU AVENUE  
MANITOU SPRINGS, COLORADO 80829

JOHN DAVIS  
DESIGN GROUP

JOHN DAVIS  
DESIGN GROUP

ARCHITECTS  
INTERIORS  
PLANNERS

176 TALAMINE COURT  
SUITE 100  
COLORADO SPRINGS,  
COLORADO 80907  
P 719/528-1177  
F 719/444-8409

DO NOT SCALE  
DRAWINGS FOR  
CONSTRUCTION  
PURPOSES

THESE DRAWINGS ARE THE PROPERTY OF  
JOHN DAVIS ARCHITECTS. THEY SHALL BE USED  
FOR THE SOLE PURPOSE OF CONSTRUCTING  
THIS PROJECT. THEY SHALL NOT BE  
REPRODUCED AND USED FOR THE PURPOSE  
OF CONSTRUCTION DOCUMENTS FOR ANY  
OTHER PROJECTS.

TITLE SHEET

NEW INTERIOR REMODEL FOR  
MANITOU SPRINGS MOBILITY  
HUB TOILET BUILDING  
132 MANITOU AVENUE  
MANITOU SPRINGS, COLORADO 80829

|                                            |                  |
|--------------------------------------------|------------------|
| PROJECT NO.                                | 202440           |
| DATE                                       | JANUARY 24, 2025 |
| DRAWN BY                                   | AVE              |
| CHECKED                                    | JRD              |
| APPROVED                                   | JRD              |
| REVISED                                    |                  |
| FINAL BID<br>DOCUMENTS<br>JANUARY 24, 2025 |                  |
| SHEET                                      | T 1.0            |



NEW INTERIOR REMODEL FOR:

MANITOU SPRINGS MOBILITY  
HUB RESTROOM BUILDING

132 MANITOU AVENUE  
MANITOU SPRINGS, COLORADO 80829

INDEX TO DRAWINGS

ARCHITECTURAL:

- T 1.0 TITLE SHEET
- T 2.0 TITLE SHEET
- GN 1.0 GENERAL NOTES
- LSP 1.1 LIFE SAFETY FLOOR PLAN, BUILDING CODE DATA
- ADA 1.1 ACCESSIBILITY DETAILS
- ADA 1.2 ADA SIGNAGE DETAILS
- D 1.1 DEMOLITION FLOOR PLANS, DEMOLITION NOTES
- A 1.1 REMODELED AND DIMENSIONED FLOOR PLANS
- A 1.2 WALL TYPE FLOOR PLANS
- A 2.1 REFLECTED CEILING PLAN, CEILING LEGEND
- A 2.2 REFLECTED CEILING DIMENSIONED PLAN
- A 3.1 ENLARGED TOILET FLOOR PLAN
- A 3.2 ENLARGED DIMENSIONED FLOOR PLAN
- A 4.1 DOOR AND ROOM FINISH SCHEDULES
- A 5.1 INTERIOR ELEVATIONS
- A 5.2 INTERIOR ELEVATIONS
- A 5.3 INTERIOR ELEVATIONS
- A 5.4 INTERIOR ELEVATIONS
- A 6.1 EXTERIOR ELEVATIONS
- A 7.1 WALL TYPES
- A 7.2 WALL TYPES

MECHANICAL:

- M-1 MECHANICAL SPECIFICATION PLAN
- M-2 MECHANICAL SCHEDULE PLAN
- M-3 MECHANICAL NOTES AND DETAIL PLAN
- M-4 MECHANICAL PLAN

PLUMBING:

- P-1 PLUMBING SPECIFICATION PLAN
- P-2 PLUMBING SCHEDULE PLAN
- P-3 PLUMBING PLAN

ELECTRICAL:

- E 0.1 PARTIAL ELECTRICAL SITE & DEMO PLANS, SPECS
- E 0.2 FIXTURE SCHEDULE & LIGHTING CONTROL DIAGRAM
- E 1.1 ELECTRICAL DEMOLITION PLAN
- E 2.1 NEW WORK LIGHTING PLAN
- E 3.1 NEW WORK POWER PLANS
- E 4.1 SERVICE PANELS & SPECIFICATIONS
- E 4.2 ENLARGED ELECTRICAL UTILITY YARD LAYOUT

LIST OF CONSULTANTS

ARCHITECT:

JOHN DAVIS DESIGN GROUP  
176 TALAMINE COURT, SUITE 100  
COLORADO SPRINGS, COLORADO 80907  
PHONE (719) 528-1177  
FAX (719) 444-8409

PLUMBING:

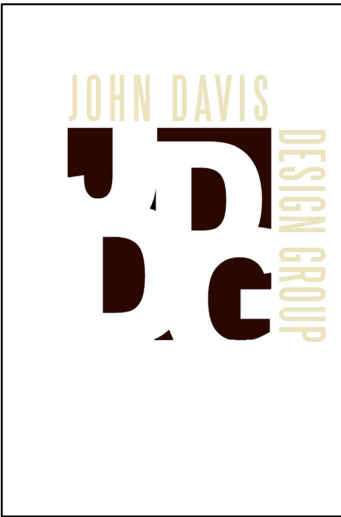
PINNOW ENGINEERING  
P. O. BOX 331  
CASCADE, COLORADO 80909  
PHONE (719) 360-0600

MECHANICAL:

PINNOW ENGINEERING  
P. O. BOX 331  
CASCADE, COLORADO 80909  
PHONE (719) 360-0600

ELECTRICAL:

KOHNERT ELECTRICAL ENGINEERS, INC  
911 SOUTH 8TH STREET, SUITE 200  
COLORADO SPRINGS, COLORADO 80905  
PHONE (719) 633-2637



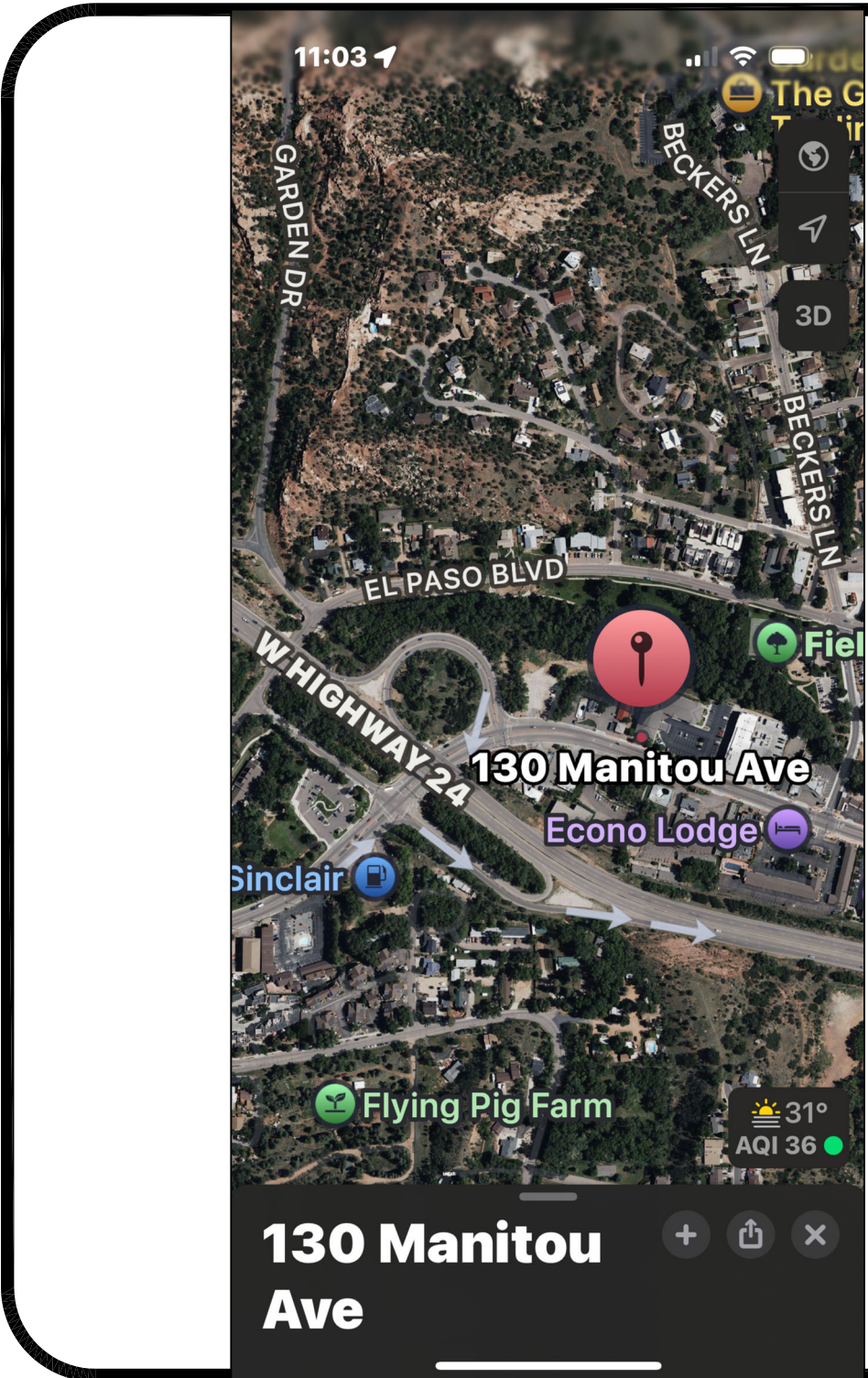
JOHN DAVIS  
DESIGN GROUP

ARCHITECTS  
INTERIORS  
PLANNERS

176 TALAMINE COURT  
SUITE 100  
COLORADO SPRINGS,  
COLORADO 80907  
P 719/528-1177  
F 719/444-8409

DO NOT SCALE  
DRAWINGS FOR  
CONSTRUCTION  
PURPOSES

THESE DRAWINGS ARE THE PROPERTY OF  
JOHN DAVIS ARCHITECTS. THEY SHALL BE USED  
FOR THE SOLE PURPOSE OF CONSTRUCTING  
THIS PROJECT. THEY SHALL NOT BE  
REPRODUCED AND USED FOR THE PURPOSE  
OF CONSTRUCTION DOCUMENTS FOR ANY  
OTHER PROJECTS.



VICINITY MAP  
NOT TO SCALE

TITLE SHEET

NEW INTERIOR REMODEL FOR  
MANITOU SPRINGS MOBILITY  
HUB TOILET BUILDING  
132 MANITOU AVENUE  
MANITOU SPRINGS, COLORADO 80829

|                        |                  |
|------------------------|------------------|
| PROJECT NO.            | 202440           |
| DATE                   | JANUARY 24, 2025 |
| DRAWN BY               | AVE              |
| CHECKED                | JRD              |
| APPROVED               | JRD              |
| REVISED                |                  |
| FINAL BID<br>DOCUMENTS |                  |
| JANUARY 24, 2021       |                  |

SHEET

T 2.0







BUILDING CODE: USBC (2021 IBC)  
MECHANICAL CODE: USBC (2021 IMC)  
PLUMBING CODE: USBC (2018 IPC)  
ELECTRICAL CODE: USBC (2023 NEC)  
ENERGY CODE: USBC (2021 IECC)  
HANDICAP ACCESSIBILITY CODE: 2017 ANSI A117.1  
FIRE CODE: 2021 IFC  
PIKES PEAK REGIONAL BUILDING CODE: 2023 (PPRBC)

1. BUILDING OCCUPANCY B (CHANGE OF OCCUPANCY)  
2. CONSTRUCTION TYPE: V-B (EXISTING)  
3. TENANT AREA: 1,684 S.F. (EXISTING)

4. OCCUPANT LOAD: PUBLIC AREA: 274 S.F./15 = 18.33 OCCUPANTS  
TOILETS: 1,000 W.F./100 = 10.00 OCCUPANTS  
STORAGE: 280 S.F./300 = 0.83 OCCUPANTS  
MECHANICAL: 130 S.F./300 = 0.43 OCCUPANTS  
TOTAL OCCUPANTS: 29.59 (30 OCCUPANTS)

MINIMUM DOOR WIDTH: 0.2 X 30 = 6  
(ACTUAL) = 72"  
MIN. DOOR IS 36"

7. REQUIRED SEPARATION BETWEEN OCCUPANCIES:  
PER SECTION 508.3, NO SEPARATION REQUIRED.
8. BUILDING IS NOT EQUIPPED WITH AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM
9. ALLOWABLE AREAS
- B OCCUPANCY  
S1 OCCUPANCY  
BUILDING AREA: 1,684 S.F.

SITE DATA:

ADDRESS: 130 MANITOU AVENUE  
MANITOU SPRINGS, CO 80829

TAX SCHEDULE NUMBER: 74044-10-036

LEGAL DESCRIPTION: LOT 2, JAMES GANG SUB, FIL NO 2

ZONE: PF (PUBLIC FACILITIES)

OWNER: CITY OF MANITOU SPRINGS  
606 MANITOU AVENUE  
MANITOO SPRINGS, CO  
80829-1877

5. PLUMBING FIXTURES:

|                 | (15) MEN |    |     | (15) WOMEN |     |    |          |  |
|-----------------|----------|----|-----|------------|-----|----|----------|--|
|                 | WC       | UR | LAV | WC         | LAV | DF | MOP SINK |  |
| TOTAL REQUIRED: | 1        | -  | 1   | 1          | 1   | 2  | 1        |  |
| TOTAL PROVIDED: | 3        | 2  | 5   | 5          | 5   | 2  | 1        |  |

TWO UNISEX FAMILY TOILET ROOMS ARE ALSO PROVIDED.

6. MEANS OF EGRESS:  
MAXIMUM TRAVEL DISTANCE:

200 FEET (ANY POINT - NON SPRINKLED)  
ACTUAL TRAVEL DISTANCE: 52'-2"  
ACTUAL COMMON PATH OF TRAVEL: NOT APPLICABLE

NUMBER OF EXITS REQUIRED: 1  
NUMBER OF EXITS PROVIDED: 1

BUILDING CODE DATA

NOT USED

NOT USED

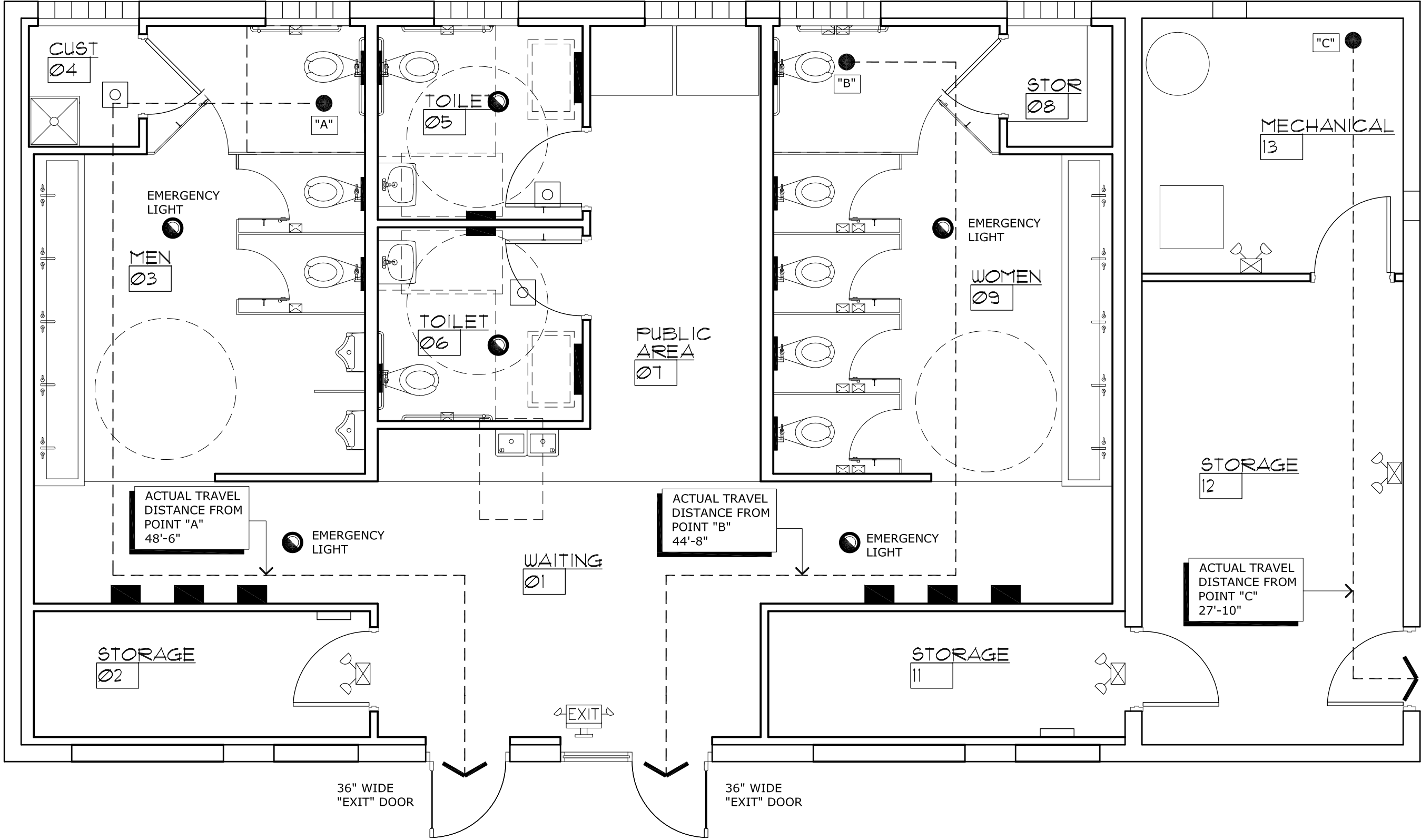
NOT USED

NOT USED

NOT USED

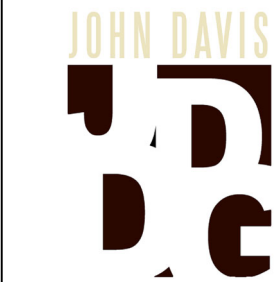
NOT USED

NOT USED



LIFE SAFETY FLOOR PLAN

SCALE: 1/4"=1'-0"



JOHN DAVIS  
DESIGN GROUP

ARCHITECTS  
INTERIORS  
PLANNERS

176 TALAMINE COURT  
SUITE 100  
COLORADO SPRINGS,  
COLORADO 80907  
P 719/528-1177  
F 719/444-8409

DO NOT SCALE  
DRAWINGS FOR  
CONSTRUCTION  
PURPOSES

THESE DRAWINGS ARE THE PROPERTY OF  
JDDG ARCHITECTS. THEY SHALL BE USED  
FOR THE SOLE PURPOSE OF CONSTRUCTING  
THIS PROJECT. THEY SHALL NOT BE  
REPRODUCED AND USED FOR THE PURPOSE  
OF CONSTRUCTION DOCUMENTS FOR ANY  
OTHER PROJECTS.

LIFE SAFETY FLOOR PLAN, BUILDING CODE DATA

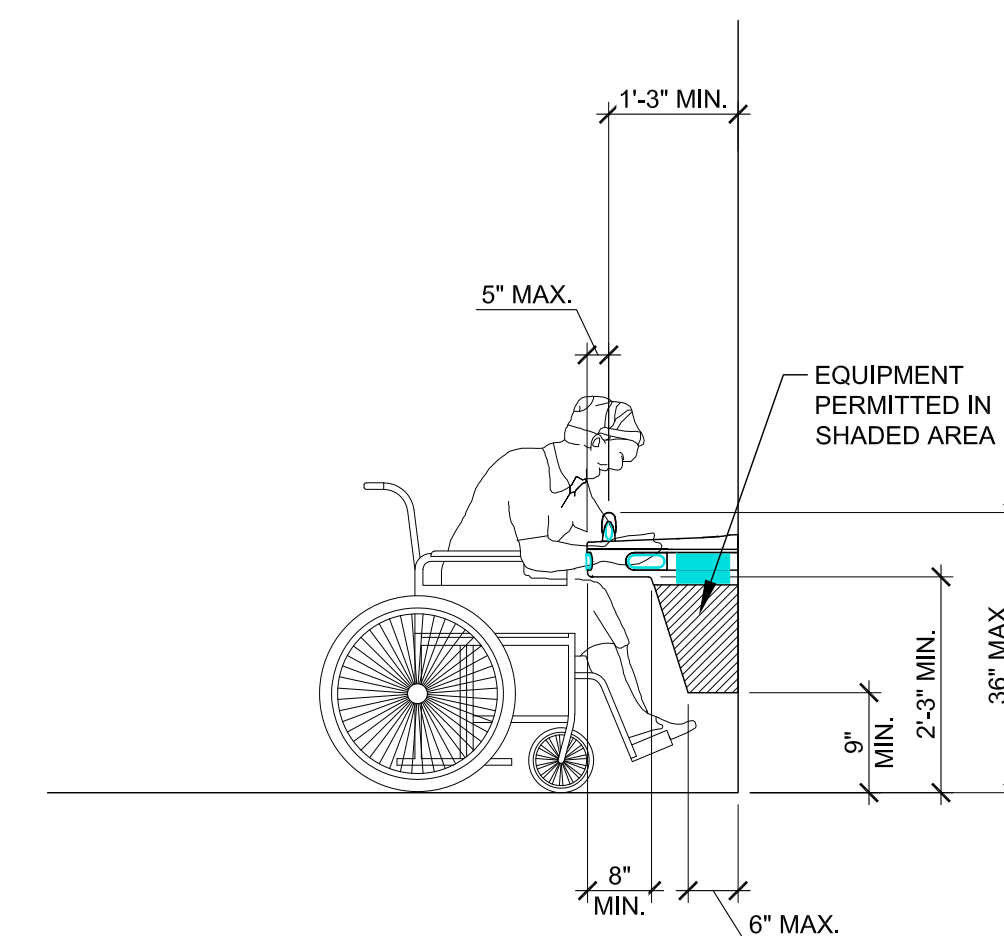
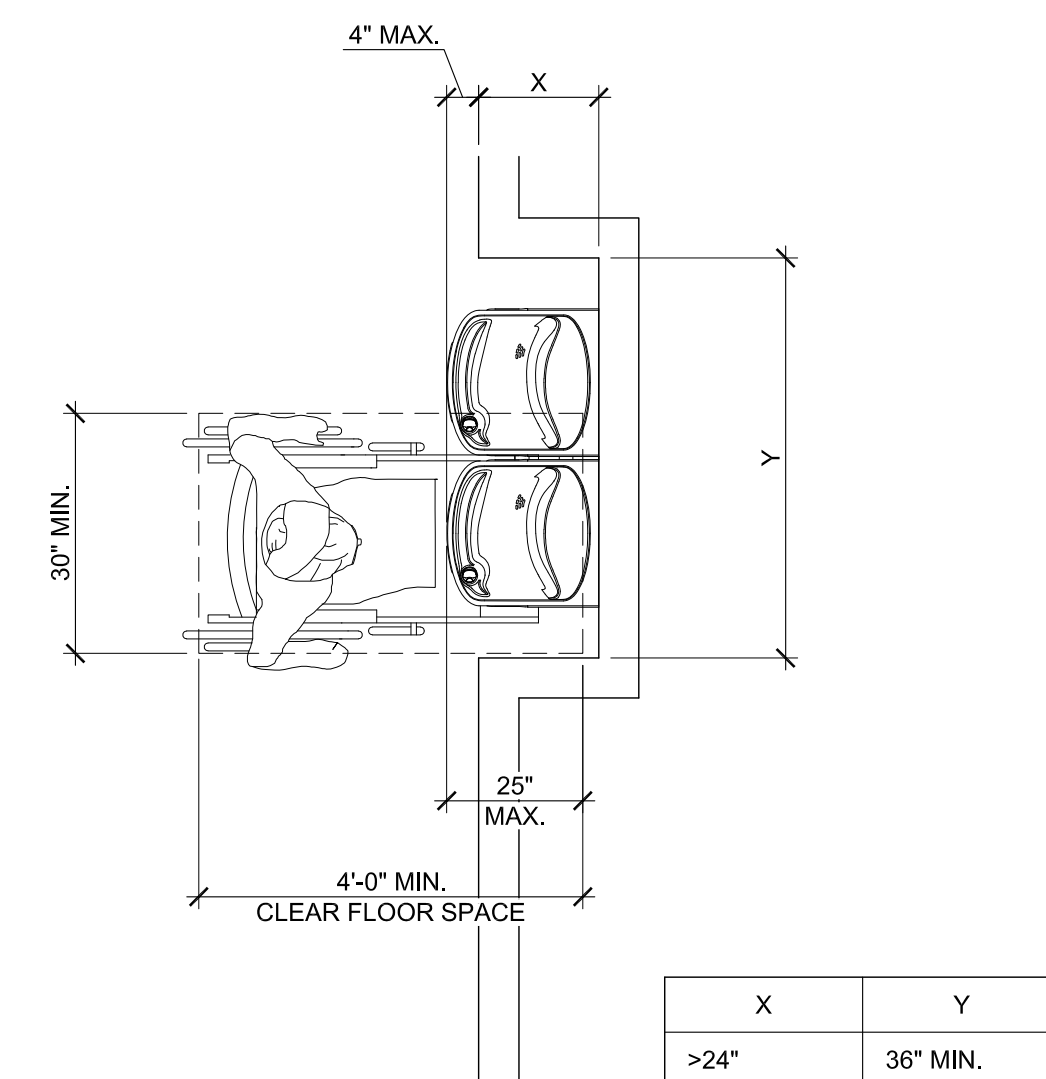
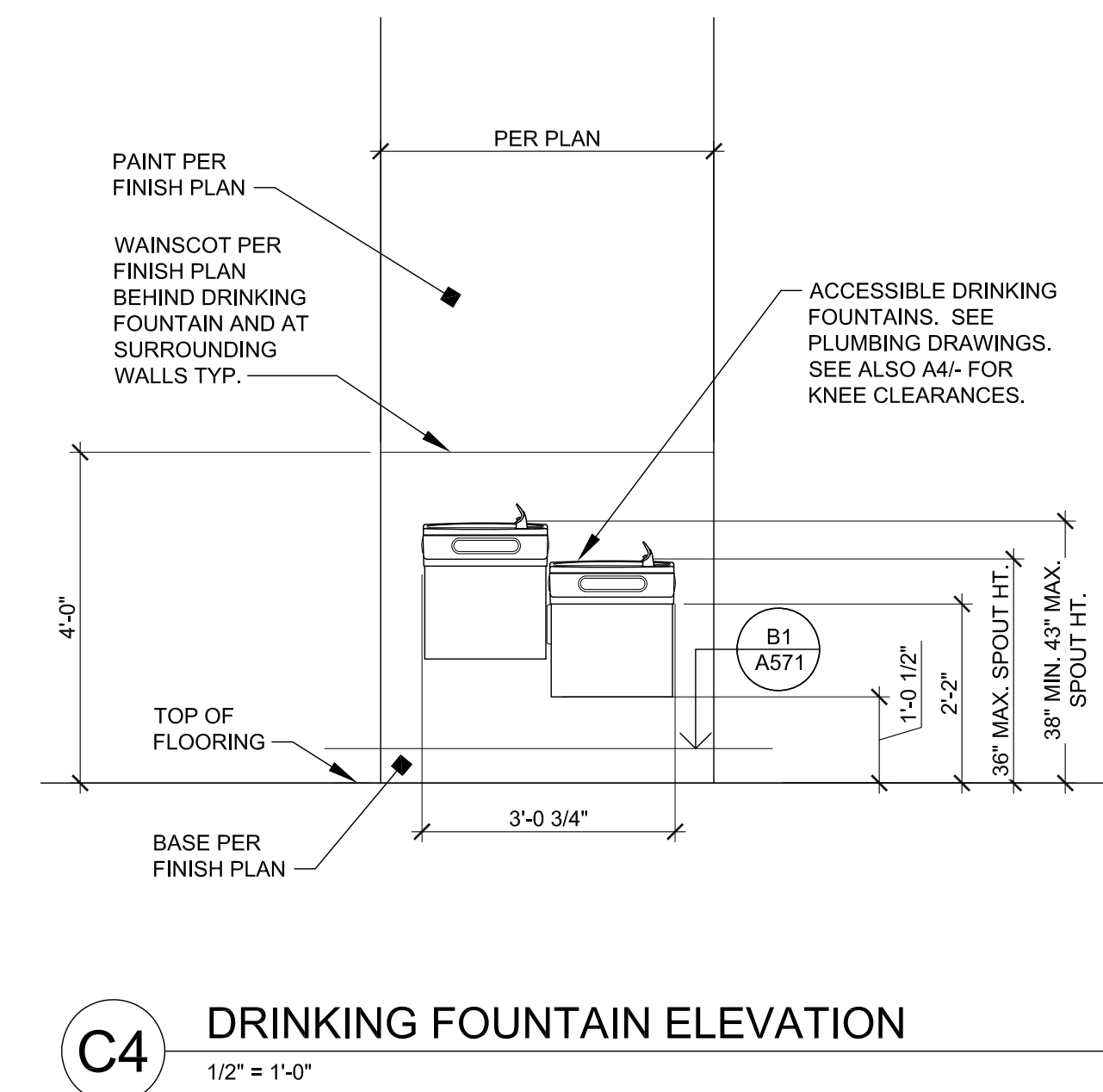
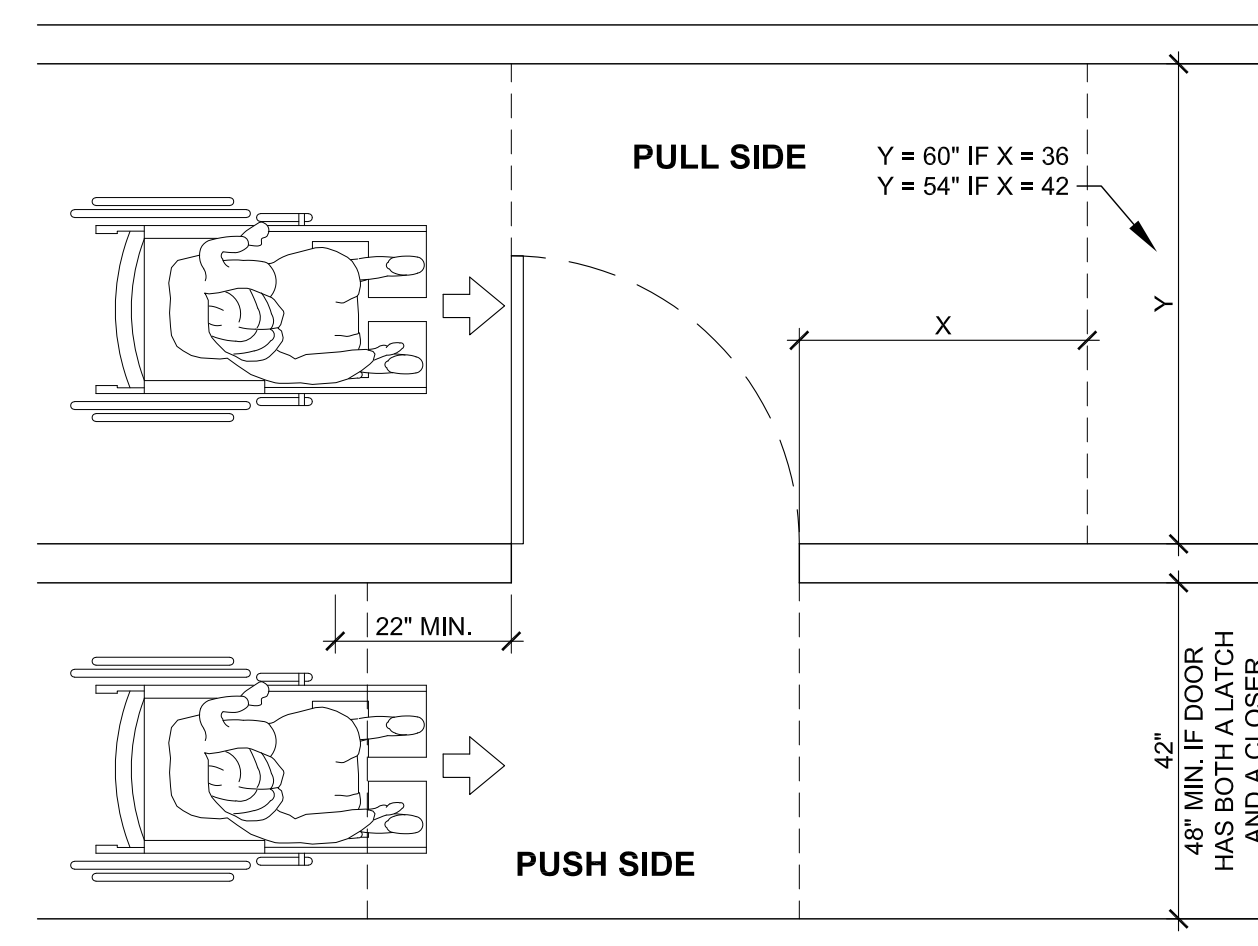
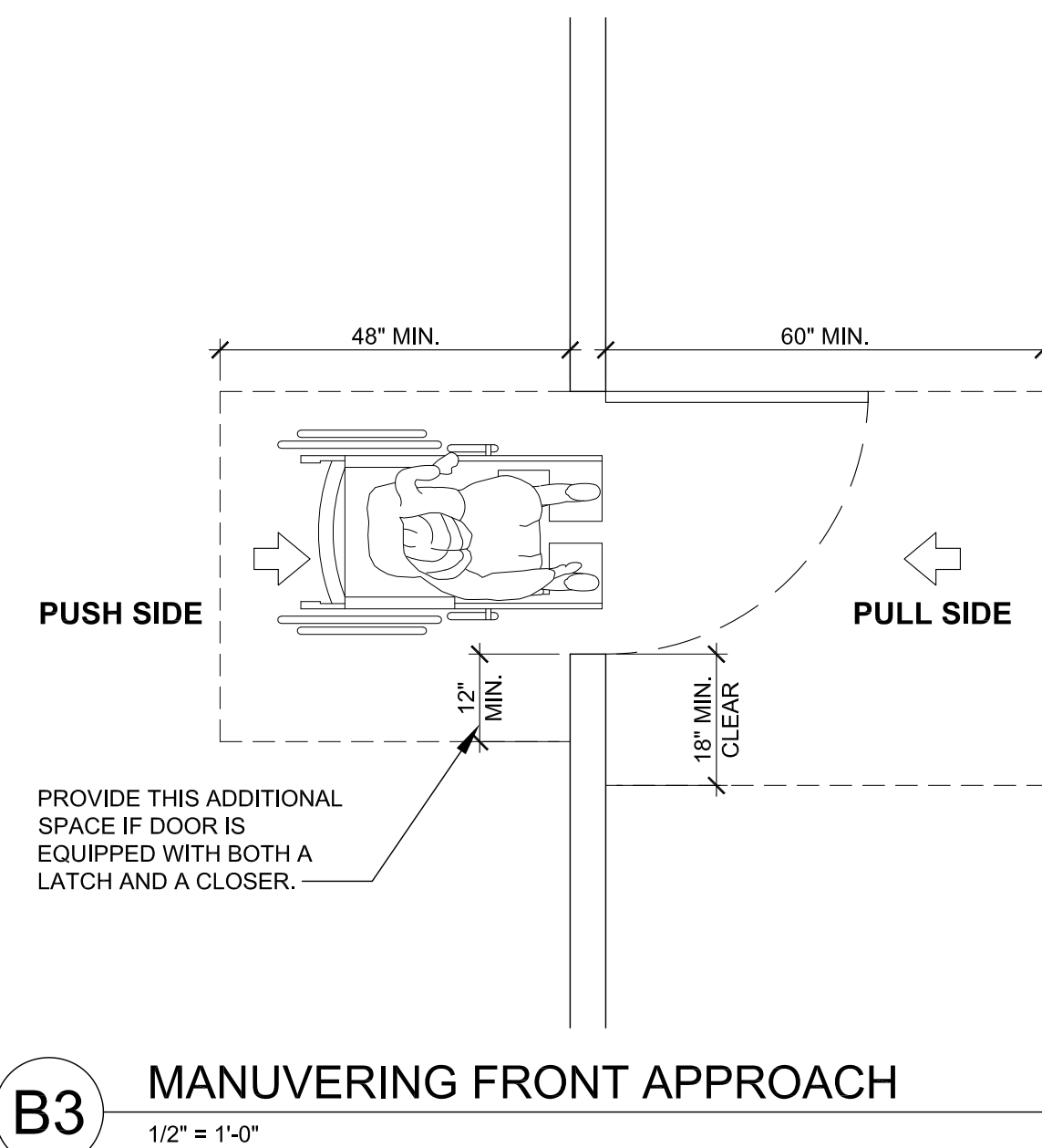
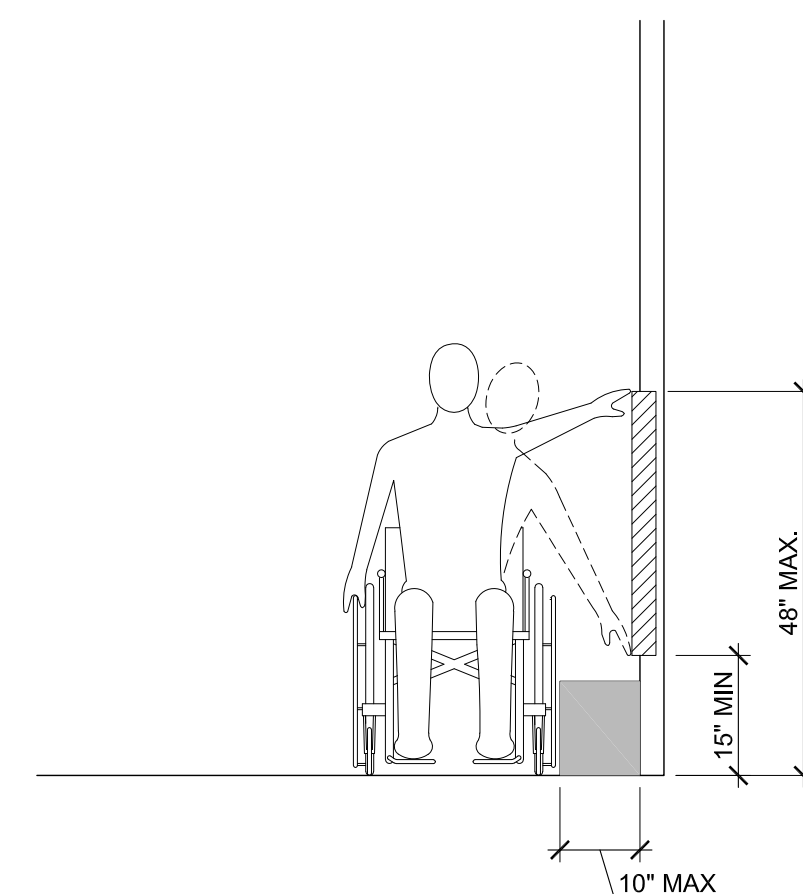
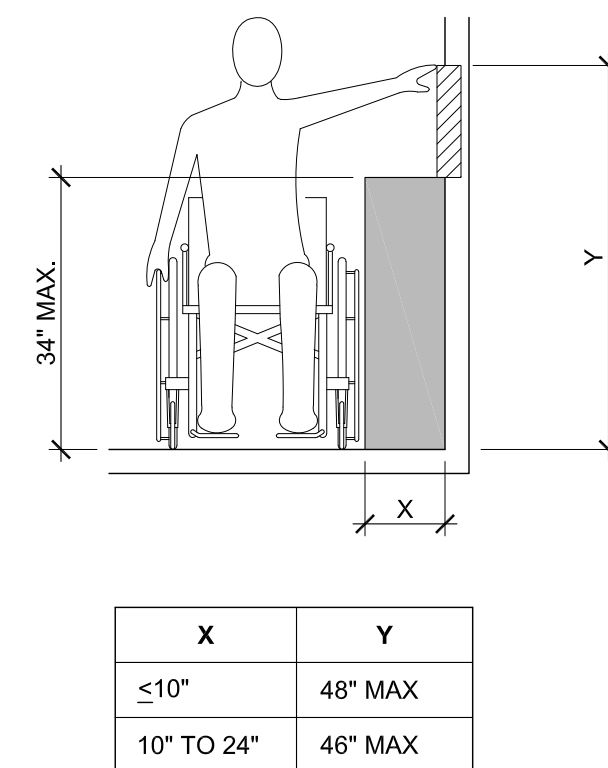
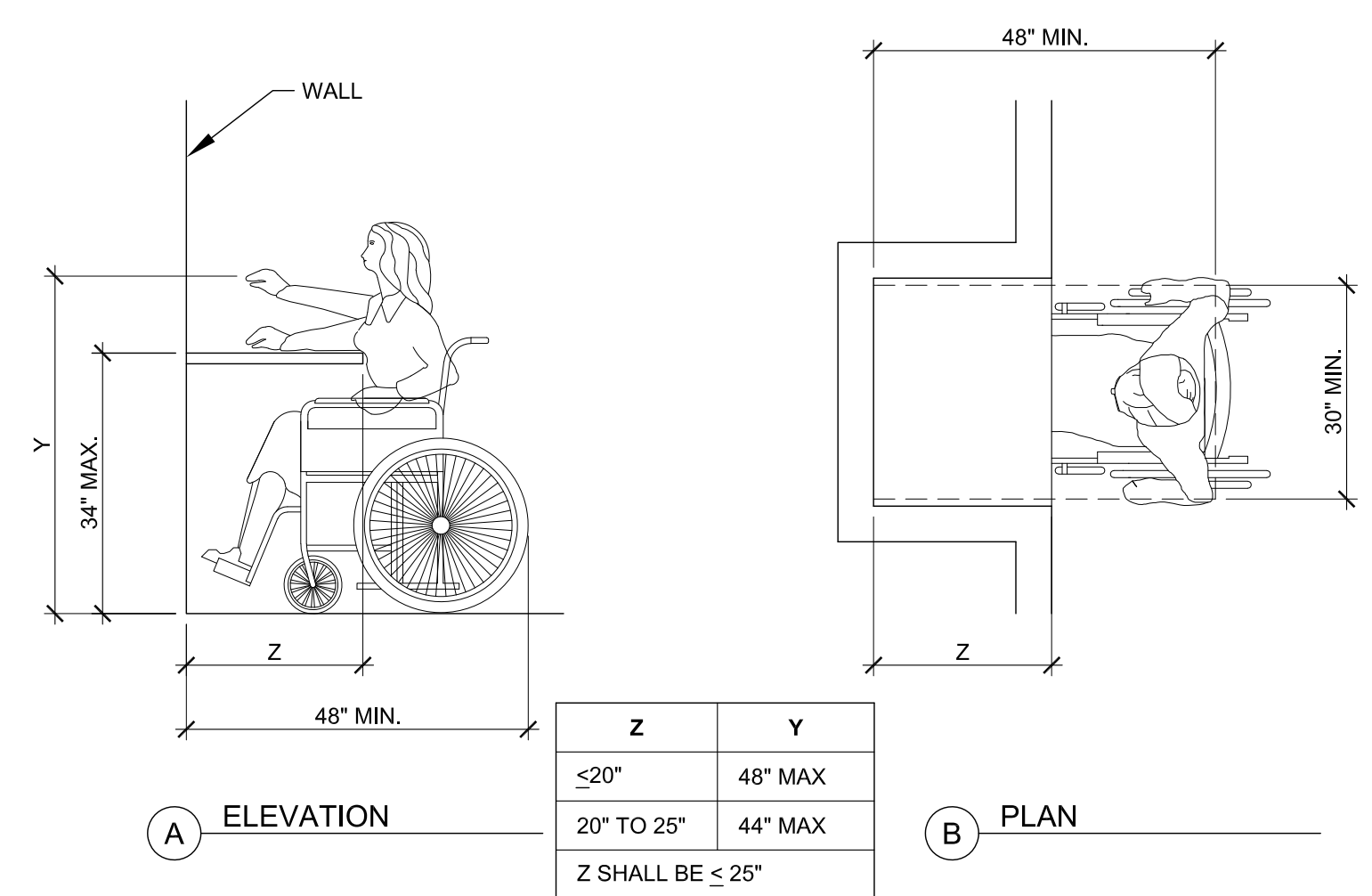
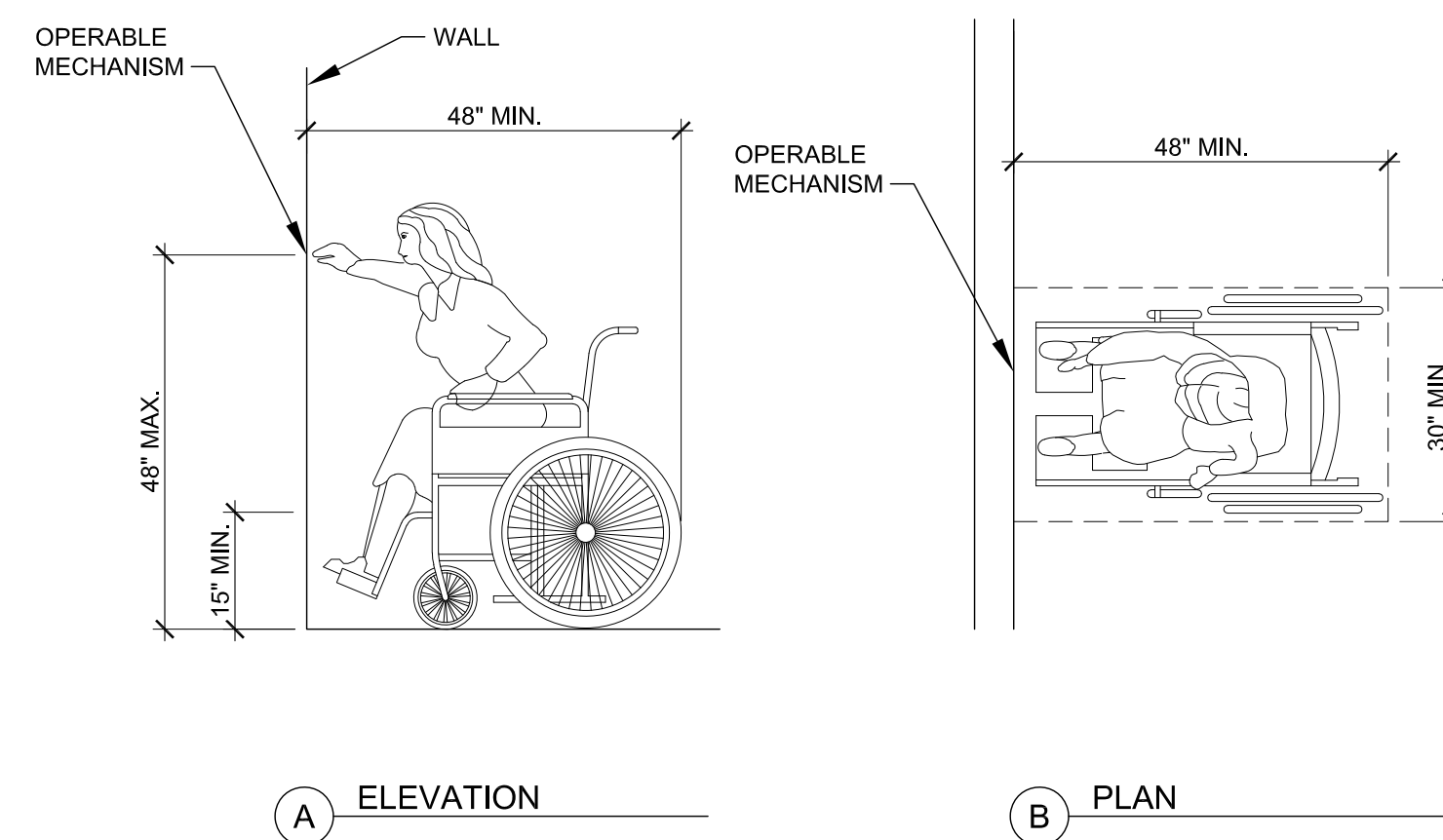
NEW INTERIOR REMODEL FOR  
MANITOU SPRINGS MOBILITY  
HUB RESTROOM BUILDING  
132 MANITOU AVENUE  
MANITOU SPRINGS, COLORADO 80829

PROJECT NO. 202440  
DATE JANUARY 24, 2025  
DRAWN BY JRD  
CHECKED JRD  
APPROVED JRD  
REVISED  
FINAL BID  
DOCUMENTS  
JANUARY 24, 2025

SHEET

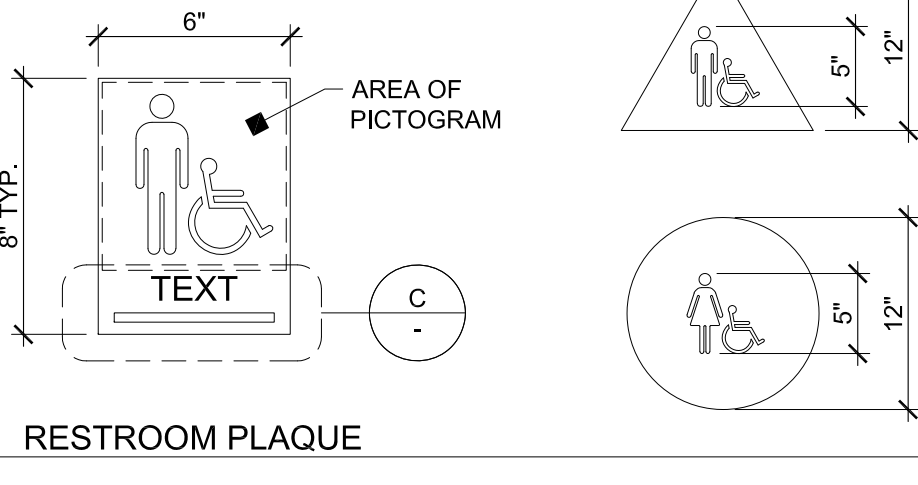
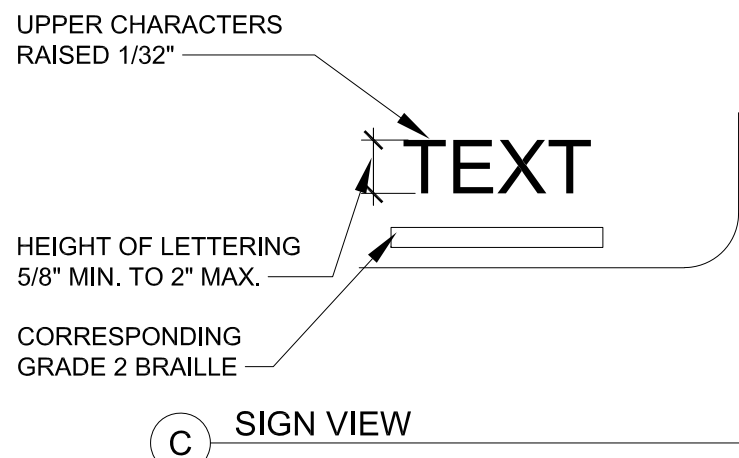
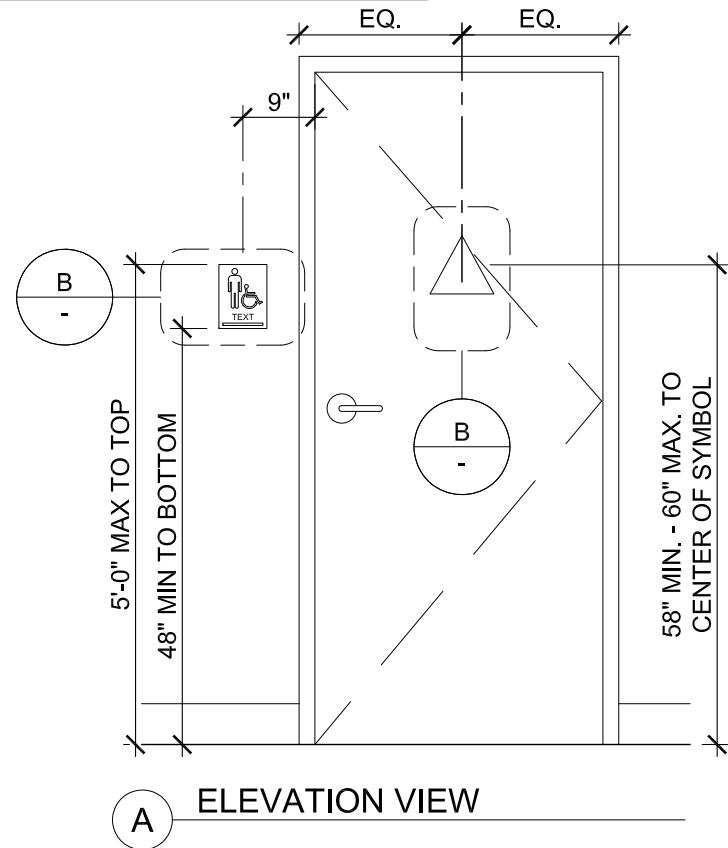
LSP1.1





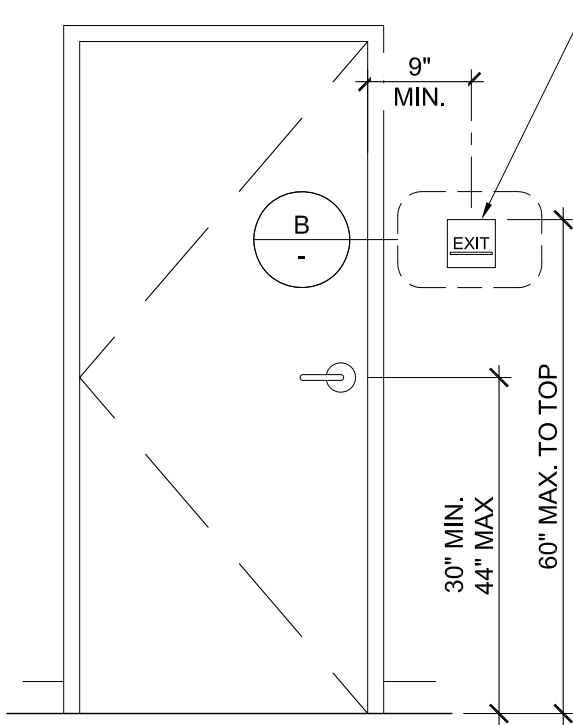


ACCESSIBILITY SIGNAGE:  
PROVIDE ACRYLIC REVERSE SILK  
SCREENED SIGNS WITH INTERNATIONAL  
SYMBOL OF ACCESSIBILITY, RAISED  
LETTERS, AND BRAILLE, AT ACCESSIBLE  
TOILET FACILITIES; ONE FOR EACH SEX  
OR ONE UNISEX.

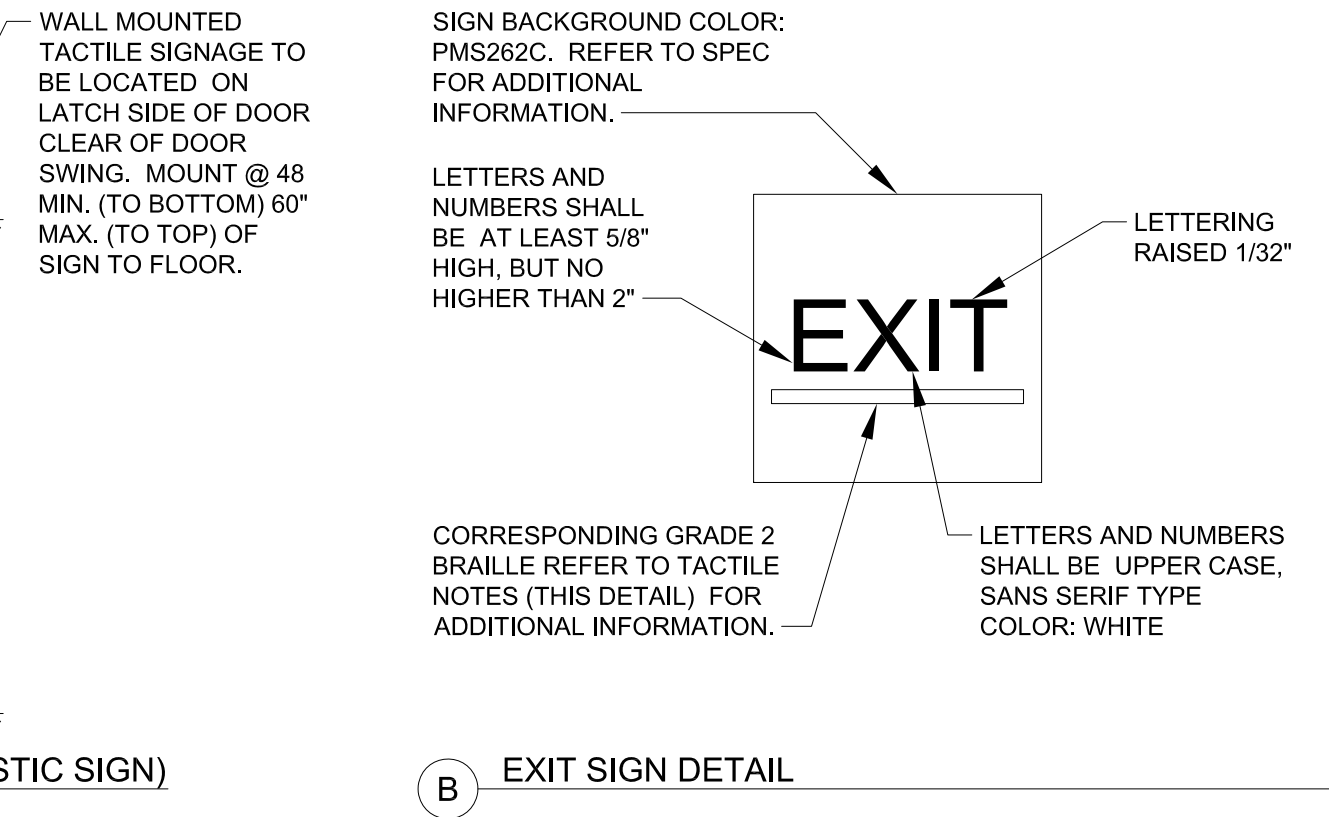


**B2 ACCESSIBLE RESTROOM SIGNAGE**  
1/4" = 1'-0"

| ACCESSIBLE SIGNAGE                                                                                         |          |  |
|------------------------------------------------------------------------------------------------------------|----------|--|
| ADA SIGN DESCRIPTION                                                                                       | MODEL#   |  |
| WINDOW / COUNTER DECAL SYMBOL OF ACCESSIBILITY - SIZE: 6" X 6"                                             | ADA-1006 |  |
| "EXIT" - SIZE: 6" X 6"; W/ ADA/CBC BRAILLE                                                                 | ADA-1242 |  |
| "EXIT ROUTE" - SIZE: 6" X 6"; W/ ADA/CBC BRAILLE                                                           | ADA-1243 |  |
| WHEELCHAIR ACCESSIBLE ENTRANCE - SIZE: 6" X 8"                                                             | ADA-1070 |  |
| "WOMEN" WHEELCHAIR ACCESSIBLE RESTROOM - WALL - SIZE: 6" X 8"                                              | ADA-1024 |  |
| "MEN" WHEELCHAIR ACCESSIBLE RESTROOM - WALL - SIZE: 6" X 8"                                                | ADA-1025 |  |
| "UNISEX" WHEELCHAIR ACCESSIBLE RESTROOM - WALL - SIZE: 8" X 8"                                             | ADA-1026 |  |
| "ALL GENDER" ACCESSIBLE RESTROOM - TACTILE BRAILLE - WALL - 8" X 9"                                        | ADA-1245 |  |
| "WOMEN" ACCESSIBLE RESTROOM - DOOR - SIZE: 12" DIA. CIRCLE                                                 | T24-1001 |  |
| "MEN" ACCESSIBLE RESTROOM - DOOR - SIZE: 12" TRIANGLE                                                      | T24-1000 |  |
| "UNISEX" WHEELCHAIR ACCESSIBLE RESTROOM - DOOR - 12" TRIANGLE/CIRCLE                                       | T24-1003 |  |
| "ALL GENDER" WHEELCHAIR ACCESSIBLE RESTROOM - DOOR - 12" X 12"                                             | ADA-1251 |  |
| * SIGNAGE TO BE ADA WHITE ON BLACK AVAILABLE FROM WWW.ADASIGNDEPOT.COM<br>** NOT ALL USED AT THIS LOCATION |          |  |



**A TACTILE EXIT SIGNAGE (PLASTIC SIGN)**



**B EXIT SIGN DETAIL**

**B3 TACTILE EXIT SIGNAGE DETAILS**  
1/4" = 1'-0"

#### TACTILE EXIT SIGNAGE REQUIREMENTS

- EACH GRADE-LEVEL EXTERIOR DOOR SHALL BE IDENTIFIED BY A TACTILE SIGN WITH THE WORD "EXIT".
- EACH EXIT DOOR THAT LEADS DIRECTLY TO A GRADE-LEVEL EXTERIOR EXIT BY MEANS OF AN EXIT ENCLOSURE OR AN EXIT PASSAGEWAY IS IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORDS, "EXIT ROUTE".
- EACH EXIT DOOR THAT LEADS DIRECTLY TO A GRADE-LEVEL EXTERIOR EXIT BY MEANS OF A STAIRWAY OR RAMP IS IDENTIFIED BY A TACTILE EXIT SIGN THAT STATES "EXIT STAIR DOWN", "EXIT RAMP DOWN", "EXIT STAIR UP" OR "EXIT RAMP UP", AS APPROPRIATE.
- EACH EXIT ACCESS DOOR FROM AN INTERIOR ROOM OR AREA TO A CORRIDOR OR HALLWAY THAT IS REQUIRED TO HAVE A VISUAL EXIT SIGN IS IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORDS, "EXIT ROUTE".
- EACH EXIT DOOR THROUGH A HORIZONTAL EXIT SHALL BE IDENTIFIED BY A SIGN WITH THE WORDS, "TO EXIT".
- LETTERS ON SIGNS ARE RAISED 1/32", SANS SERIF UPPERCASE CHARACTERS AND ARE ACCOMPANIED BY GRADE 2 BRAILLE.
- RAISED CHARACTERS ARE BETWEEN 5/8" AND 2" HIGH.
- BRAILLE DOTS ARE 1/10" ON CENTER IN EACH CELL WITH 2/10" SPACE BETWEEN CELLS, MEASURED FROM THE SECOND COLUMN OF DOTS IN THE FIRST CELL TO THE FIRST COLUMN OF DOTS IN THE SECOND CELL. [NOTE: CA AND OTHER JURISDICTIONS ONLY]
- BRAILLE DOTS ARE RAISED A MINIMUM OF 1/40" ABOVE THE BACKGROUND.
- CHARACTERS AND BACKGROUND OF SIGNS IS EGGSHELL, MATTE, OR OTHER NON-GLARE FINISH.
- CHARACTERS CONTRAST WITH THEIR BACKGROUND (LIGHT CHARACTERS ON A DARK BACKGROUND, OR DARK CHARACTERS ON A LIGHT BACKGROUND).
- LETTERS ON SIGNS HAVE A WIDTH-TO-HEIGHT RATIO BETWEEN 3:5 AND 1:1 AND A STROKE WIDTH-TO-HEIGHT BETWEEN 1:5 AND 1:10.
- SIGNS ARE TO BE INSTALLED ON THE WALL ADJACENT TO THE LATCH SIDE OF THE DOOR. (AT DOUBLE LEAF DOORS AND WHEN THERE IS NO WALL SPACE AT THE LATCH SIDE, SIGNS SHALL BE PLACED ON THE NEAREST ADJACENT WALL, PREFERABLY ON THE RIGHT.)
- MOUNTING HEIGHT IS 60" MAX. FROM THE FINISHED FLOOR TO THE TOP OF THE SIGN.
- MOUNTING LOCATION ALLOWS A PERSON TO APPROACH WITHIN 3" OF THE SIGNAGE WITHOUT ENCOUNTERING PROTRUDING OBJECTS OR STANDING WITHIN THE SWING OF A DOOR.



JOHN DAVIS  
DESIGN GROUP

ARCHITECTS  
INTERIORS  
PLANNERS

176 TALAMINE COURT  
SUITE 100  
COLORADO SPRINGS,  
COLORADO 80907  
P 719/528-1177  
F 719/444-8409

DO NOT SCALE  
DRAWINGS FOR  
CONSTRUCTION  
PURPOSES

THESE DRAWINGS ARE THE PROPERTY OF  
JDDG ARCHITECTS. THEY SHALL BE USED  
FOR THE SOLE PURPOSE OF CONSTRUCTING  
THIS PROJECT. THEY SHALL NOT BE  
REPRODUCED AND USED FOR THE PURPOSE  
OF CONSTRUCTION DOCUMENTS FOR ANY  
OTHER PROJECTS.

ADA SIGNAGE DETAILS

NEW INTERIOR REMODEL FOR  
**MANITOU SPRINGS MOBILITY  
HUB RESTROOM BUILDING**  
132 MANITOU AVENUE  
MANITOU SPRINGS, COLORADO 80829

|                        |                  |
|------------------------|------------------|
| PROJECT NO.            | 202440           |
| DATE                   | JANUARY 24, 2025 |
| DRAWN BY               | JRD              |
| CHECKED                | JRD              |
| APPROVED               | JRD              |
| REVISED                |                  |
| FINAL BID<br>DOCUMENTS |                  |
| JANUARY 24, 2025       |                  |

SHEET

ADA1.2



DUE CARE SHALL BE EXERCISED IN THE REMOVAL OF ALL  
SALVAGEABLE ITEMS SUCH AS, BUT NOT LIMITED TO, DOORS,  
BLINDS, MILLWORK, CASEWORK, SHELVEING, LIGHT FIXTURES, ETC.

OWNER RESERVES THE RIGHT TO RETAIN SALVAGEABLE ITEMS  
REMOVED DURING DEMOLITION.

PROVIDE SECURITY AND WEATHER ENCLOSURES DURING CONSTRUCTION AS REQUIRED.

WHERE EXISTING WALLS AND/OR PARTITIONS ARE REMOVED,  
CONTRACTOR WILL GRIND SMOOTH AND PROVIDE SKIM COAT  
AS REQUIRED TO CREATE SMOOTH FLUSH SURFACE FINISHES.

DASHED LINES REPRESENT ITEM TO BE REMOVED UNLESS OTHERWISE NOTED.

FIELD VERIFY LOCATION OF ALL NEW OPENINGS.

CONTRACTOR WILL REMOVE ALL ITEMS FROM SITE DURING  
DEMOLITION THAT ARE NOT SALVAGED BY THE OWNER.

GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL BE RESPONSIBLE FOR PROVIDING ALL DEMOLITION AS REQUIRED TO COMPLETE DEMOLITION WORK AND TO OBTAIN THE FINISHED PRODUCT AS SHOWN ON THE DRAWINGS.

REMOVE ALL WALL MOUNTED ITEMS IN ROOMS RECEIVING  
DEMOLITION WHICH INTERFERE WITH WORK. REPLACE AFTER  
DEMOLITION OR NEW ITEMS ARE PLACED AND PATCH HOLES IN  
WALL.

REFER TO MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS  
BY OTHERS FOR ADDITIONAL INFORMATION REGARDING  
DEMOLITION OF THESE RESPECTIVE DISCIPLINES.

REMOVE EXISTING EXHAUST FANS. PATCH EXISTING ROOF PER  
MANUFACTURERS RECOMMENDATIONS REFER TO MECHANICAL  
DEMOLITION OF THESE RESPECTIVE DISCIPLINES.

7 GENERAL NOTES

- |    |                                                                                                                  |
|----|------------------------------------------------------------------------------------------------------------------|
| D1 | REMOVE EXISTING WALL CONSTRUCTION                                                                                |
| D2 | REMOVE EXISTING DOOR/FRAME AND HARDWARE                                                                          |
| D3 | REMOVE EXISTING FLOOR COVERINGS AND WALL BASE                                                                    |
| D4 | REMOVE EXISTING WINDOW                                                                                           |
| D5 | REMOVE EXISTING THRU-WALL AIR CONDITIONING UNIT                                                                  |
| D6 | REMOVE EXISTING PLUMBING FIXTURES                                                                                |
| D7 | REMOVE EXISTING VANITY TOPS                                                                                      |
| D8 | REMOVE PORTION OF EXISTING WALL FOR NEW DOOR OPENING. REFER TO REMODELED FLOOR PLAN D=FOR ADDITIONAL INFORMATION |

13 DEMOLITION KEY NOTES

19 NOT USED

NOT USED

NOT USED

NOT USED

NOT USED

NOT USED

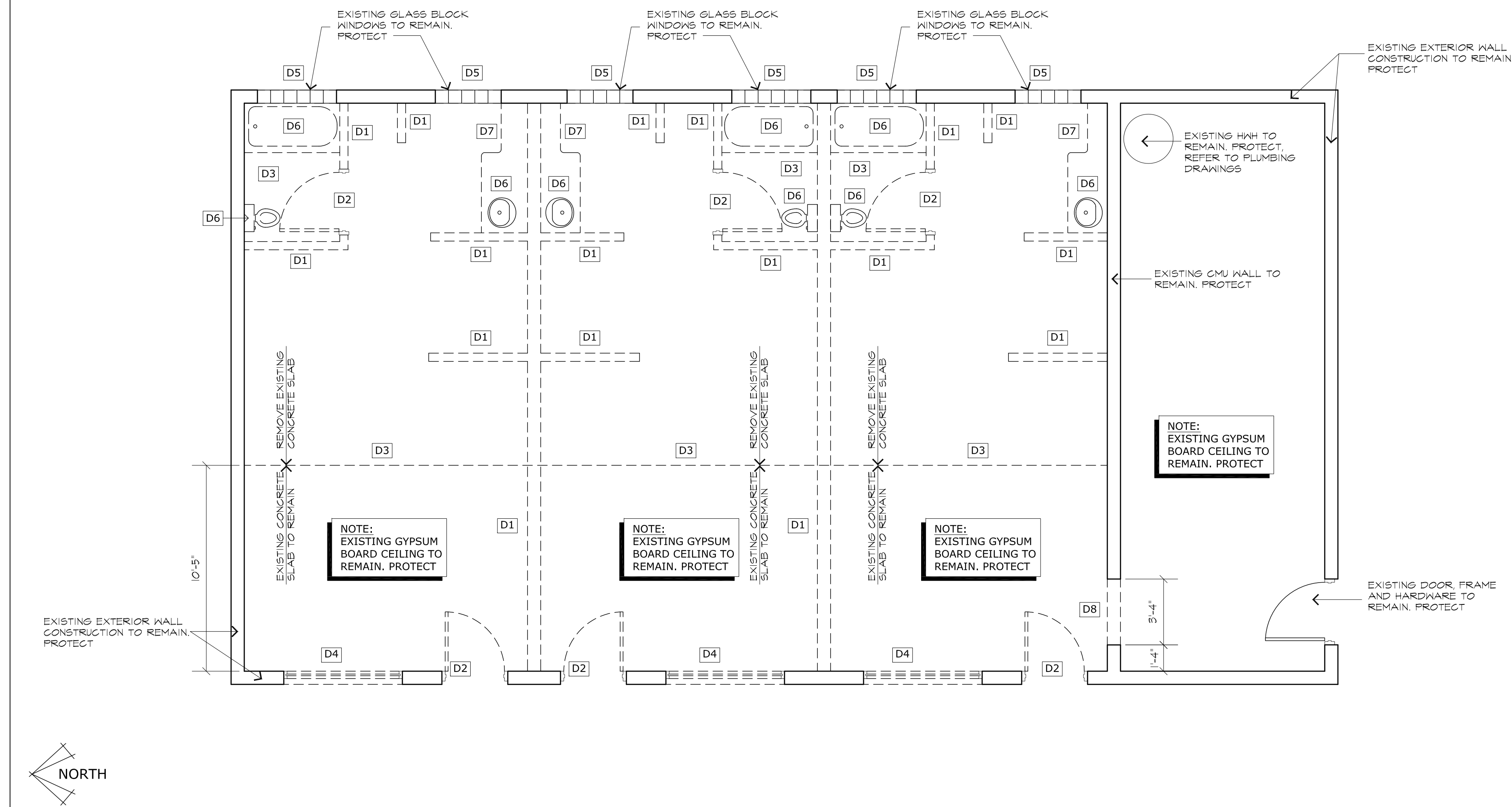
NOT USED

NOT USED

## NOT USED

## NOT USED

## NOT USED



## DEMOLITION FLOOR PLAN

SCALE: 1/4"=1'-0"



JOHN DAVIS  
DESIGN GROUP

ARCHITECTS  
INTERIORS  
PLANNERS

176 TALAMINE COURT  
SUITE 100  
COLORADO SPRINGS,  
COLORADO 80907  
P 719/528-1177  
F 719/444-8409

DO NOT SCALE  
DRAWINGS FOR  
CONSTRUCTION  
PURPOSES

THESE DRAWINGS ARE THE PROPERTY OF  
JDDG ARCHITECTS. THEY SHALL BE USED  
FOR THE SOLE PURPOSE OF CONSTRUCTING  
THIS PROJECT. THEY SHALL NOT BE  
REPRODUCED AND USED FOR THE PURPOSE  
OF CONSTRUCTION DOCUMENTS FOR ANY  
OTHER PROJECTS.

demolition floor plan, demolition notes

**NEW INTERIOR REMODEL FOR  
MANITOU SPRINGS MOBILITY  
HUB RESTROOM BUILDING  
132 MANITOU AVENUE**

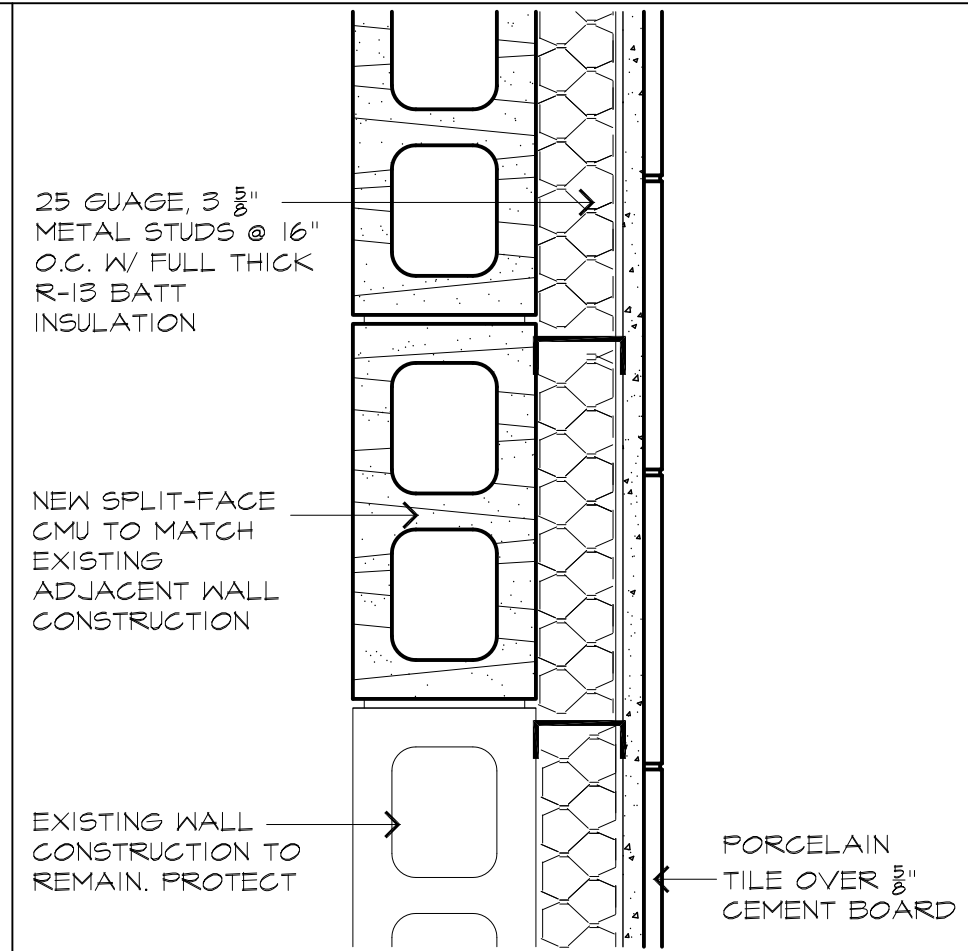
**MANITOU SPRINGS, COLORADO 80829**

|                                            |                  |
|--------------------------------------------|------------------|
| PROJECT NO.                                | 202440           |
| DATE                                       | JANUARY 24, 2025 |
| DRAWN BY                                   | JRD              |
| CHECKED                                    | JRD              |
| APPROVED                                   | JRD              |
| REVISED                                    |                  |
| FINAL BID<br>DOCUMENTS<br>JANUARY 24, 2025 |                  |

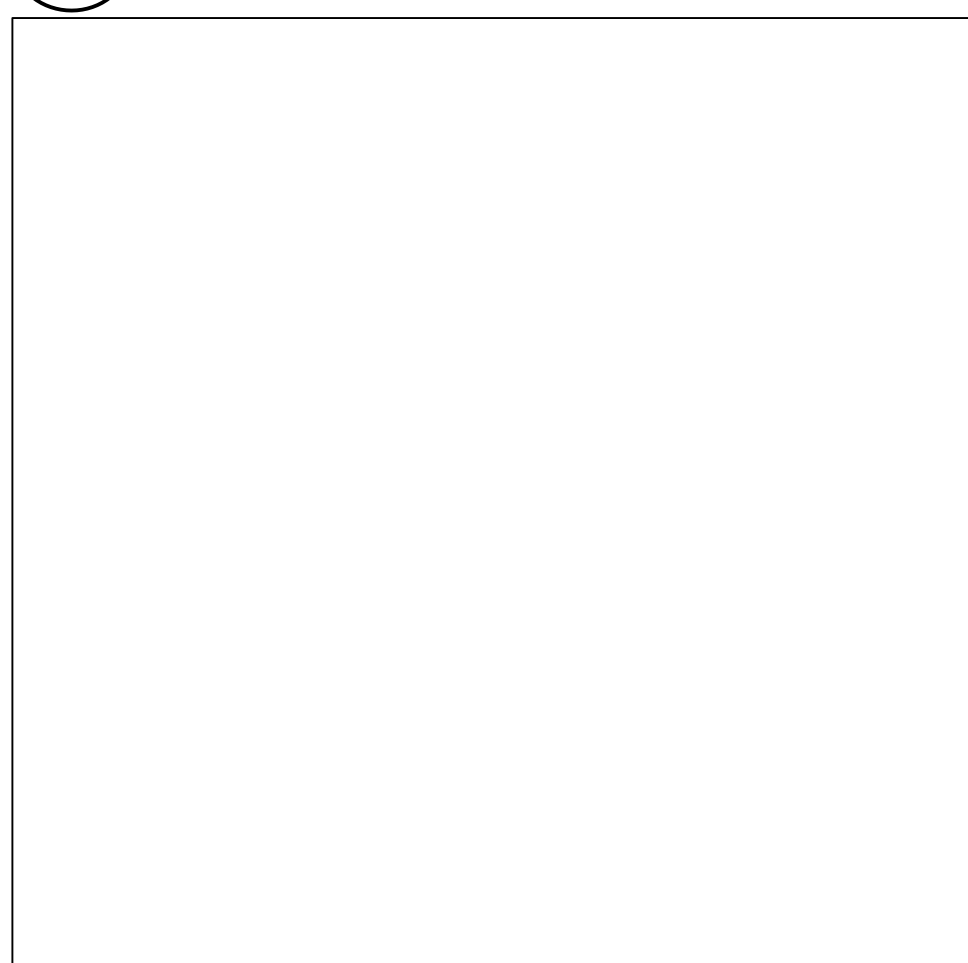
SHEET

## D1.1

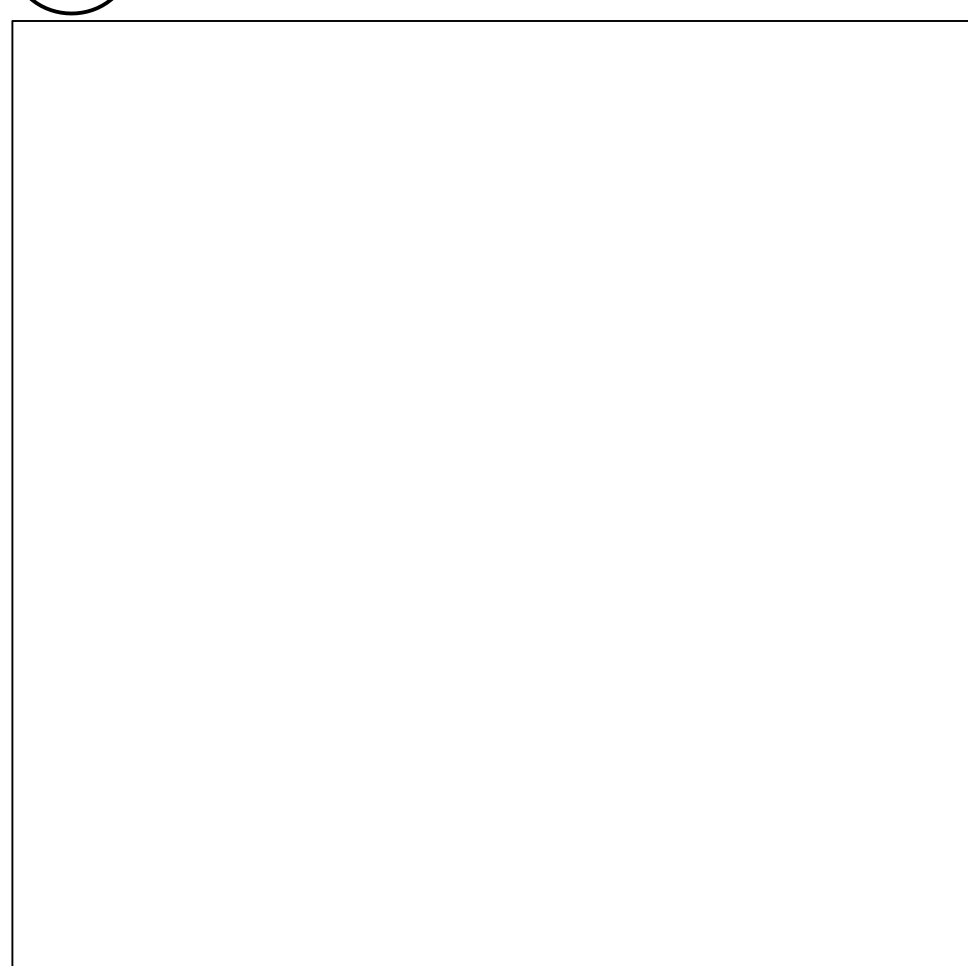




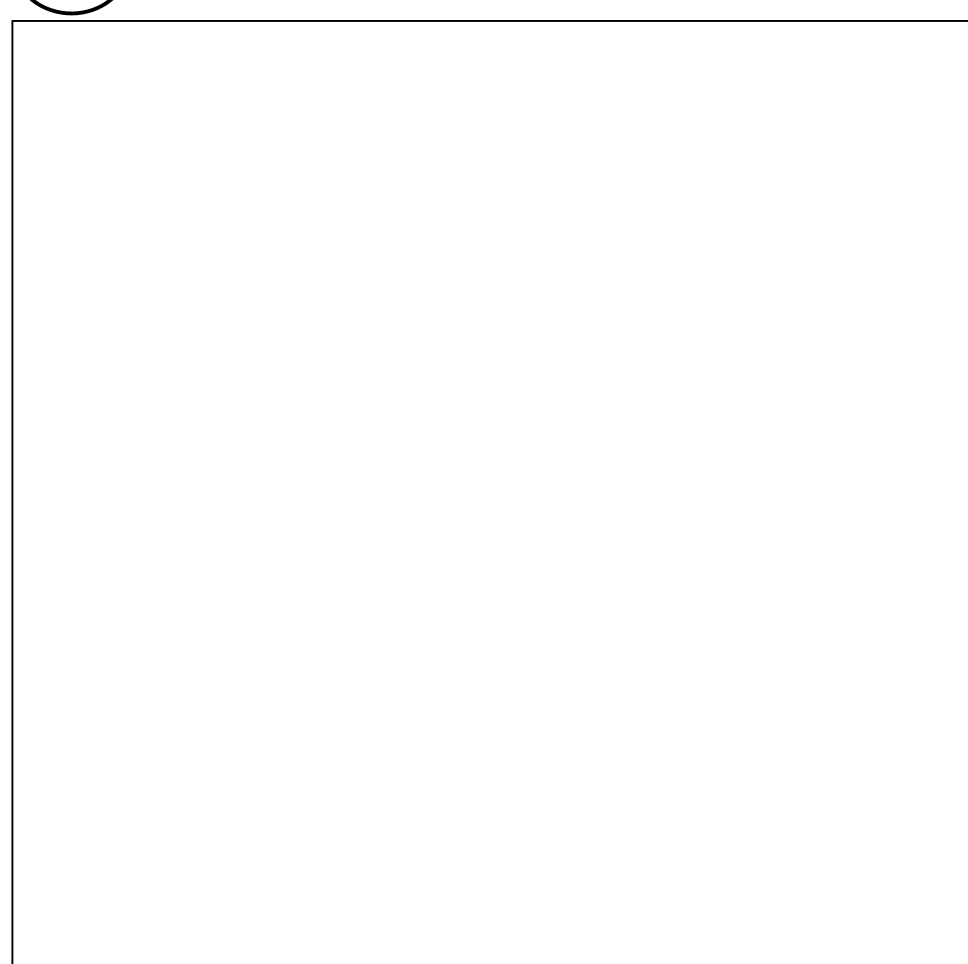
1 PLAN DETAIL  
SCALE: 1 1/2"=1'-0"



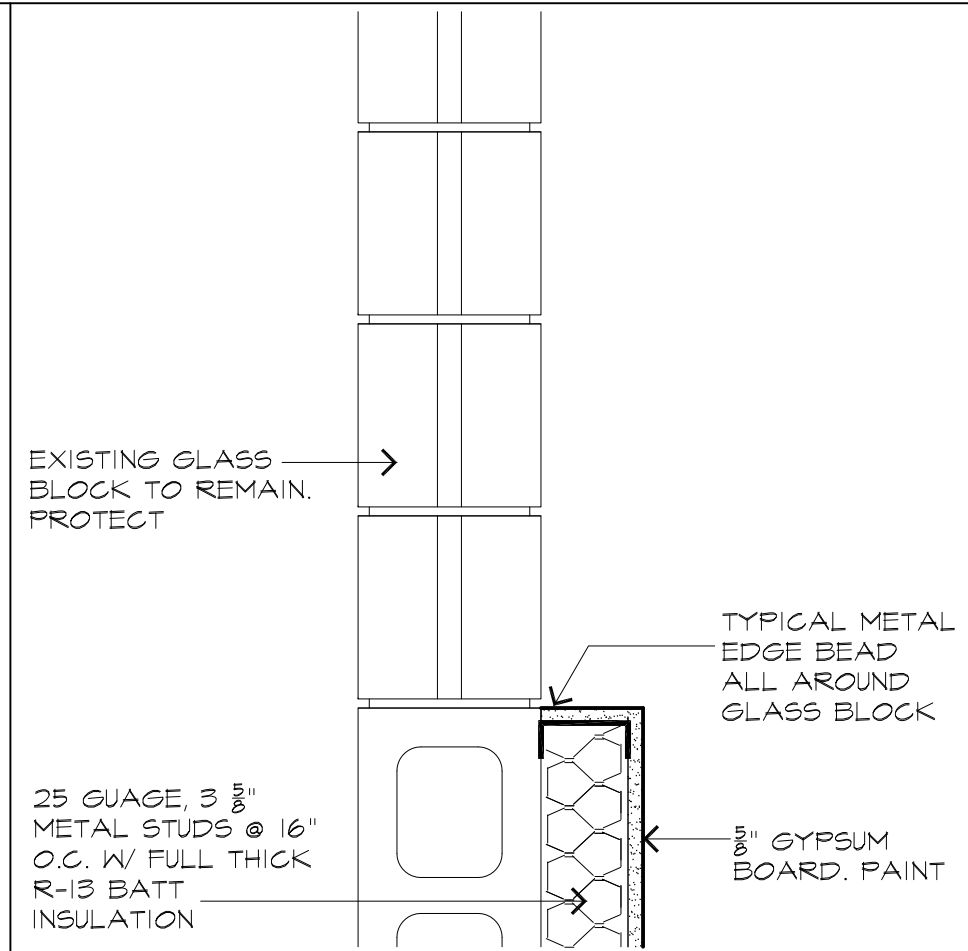
7 NOT USED  
A1.1



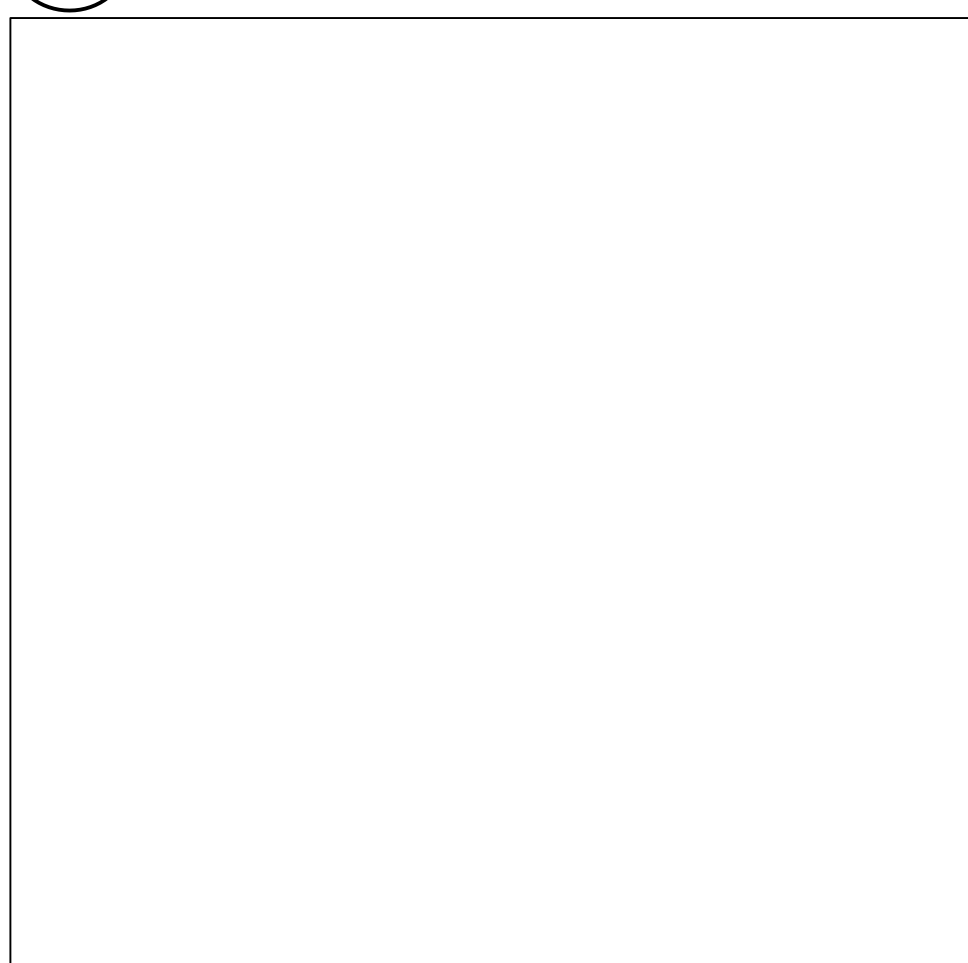
13 NOT USED  
A1.1



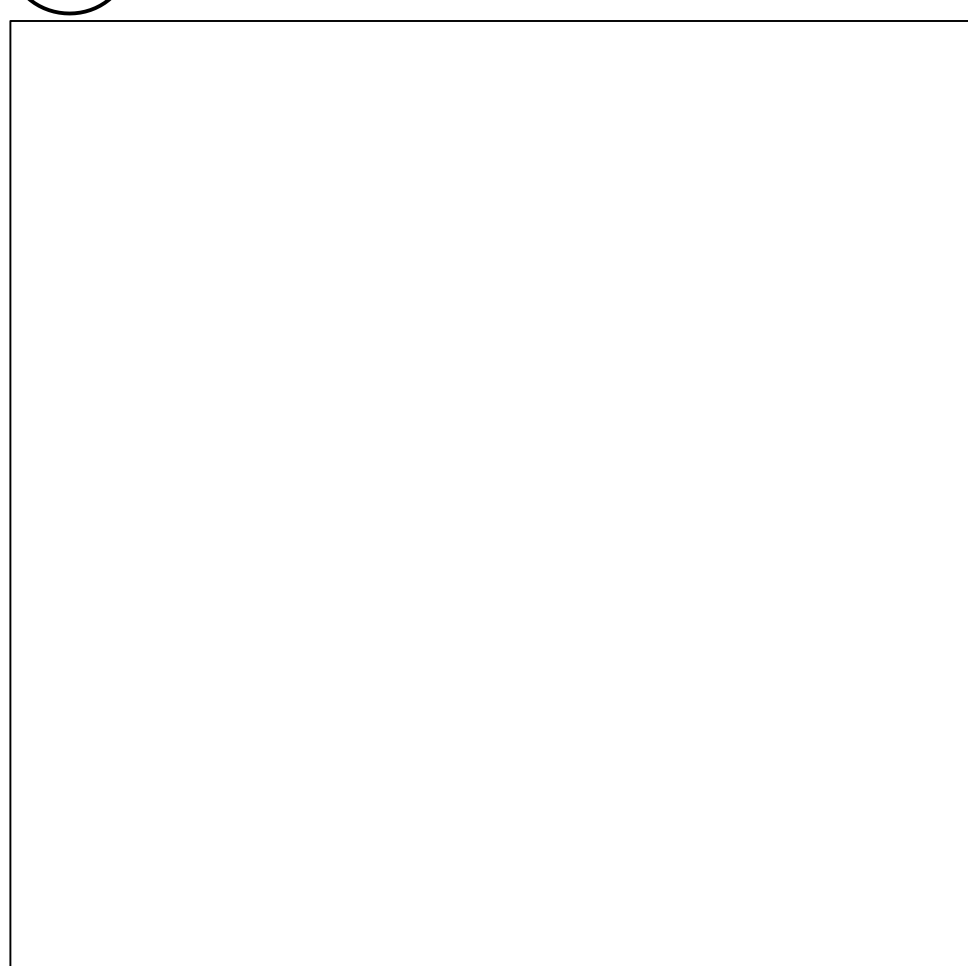
19 NOT USED  
A1.1



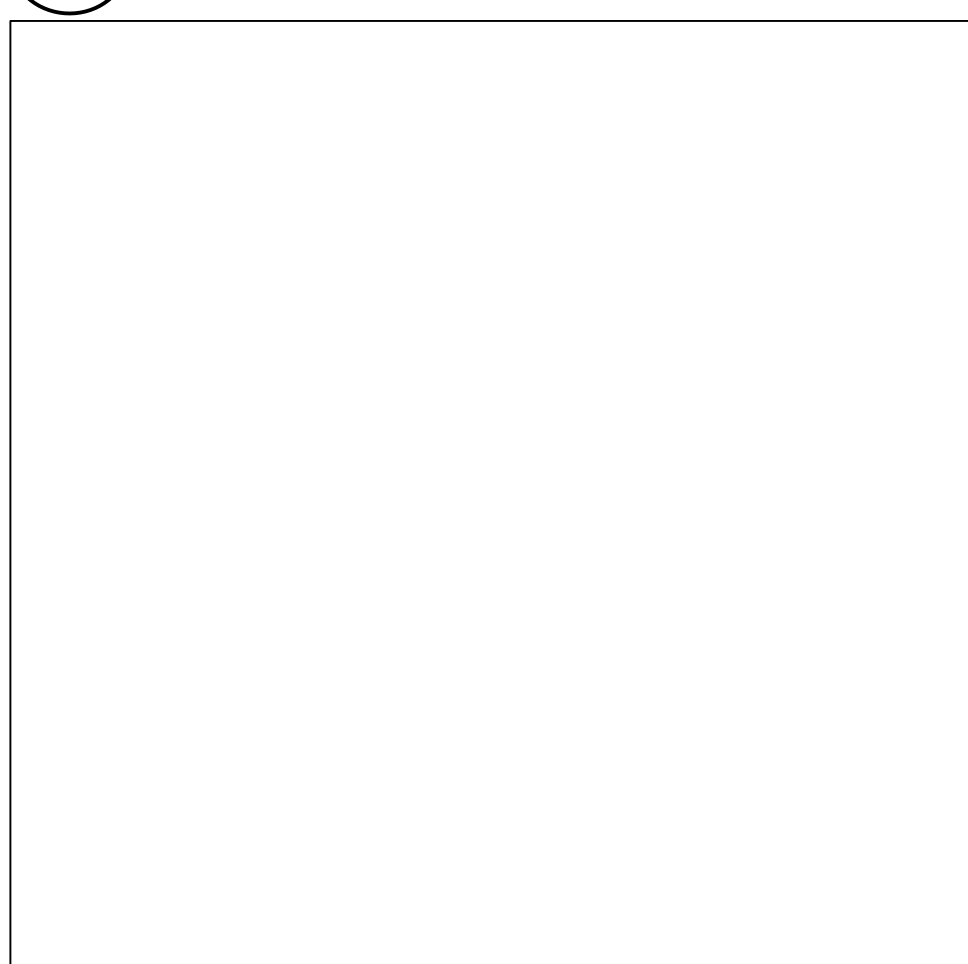
2 PLAN DETAIL  
SCALE: 1 1/2"=1'-0"



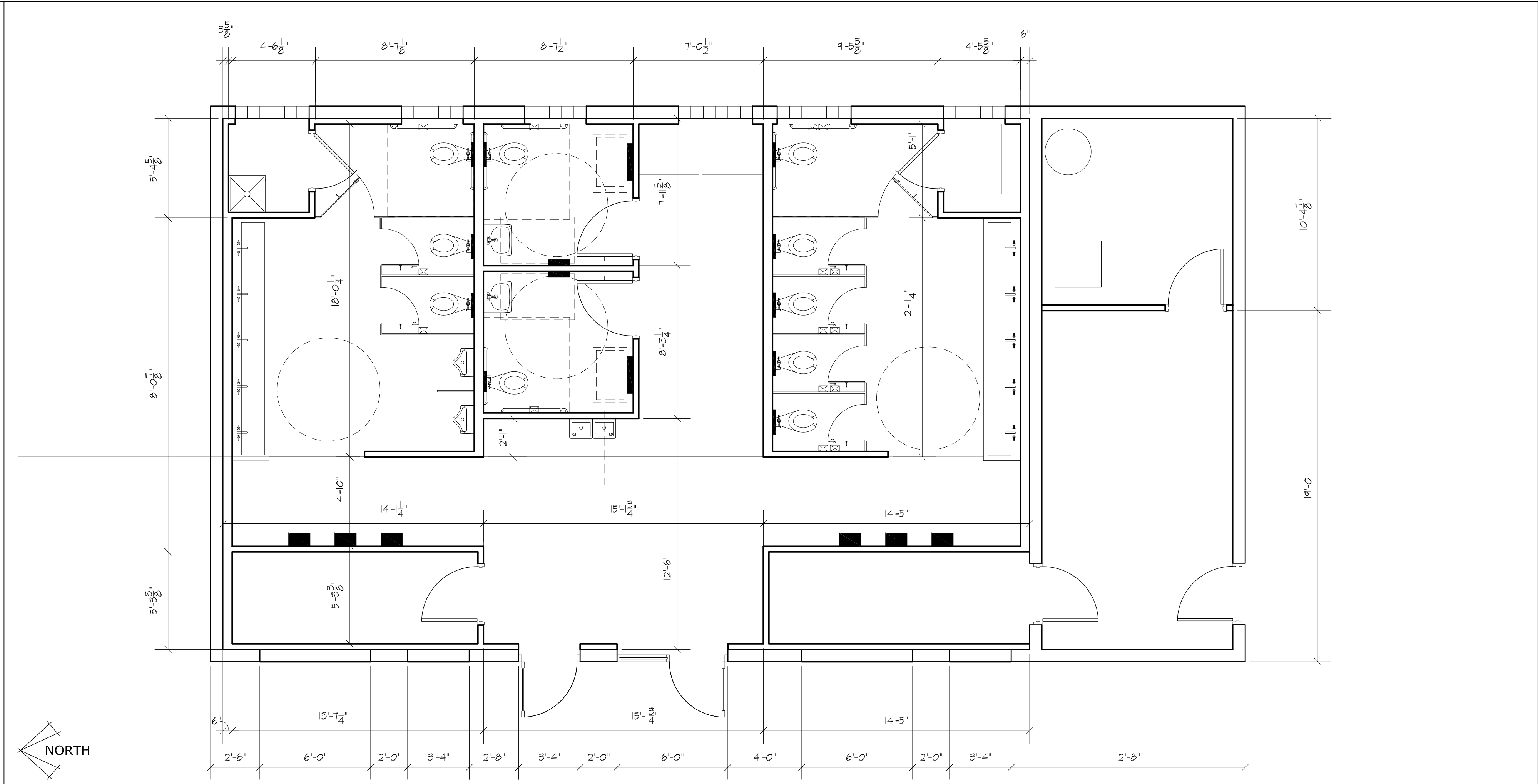
8 NOT USED  
A1.1



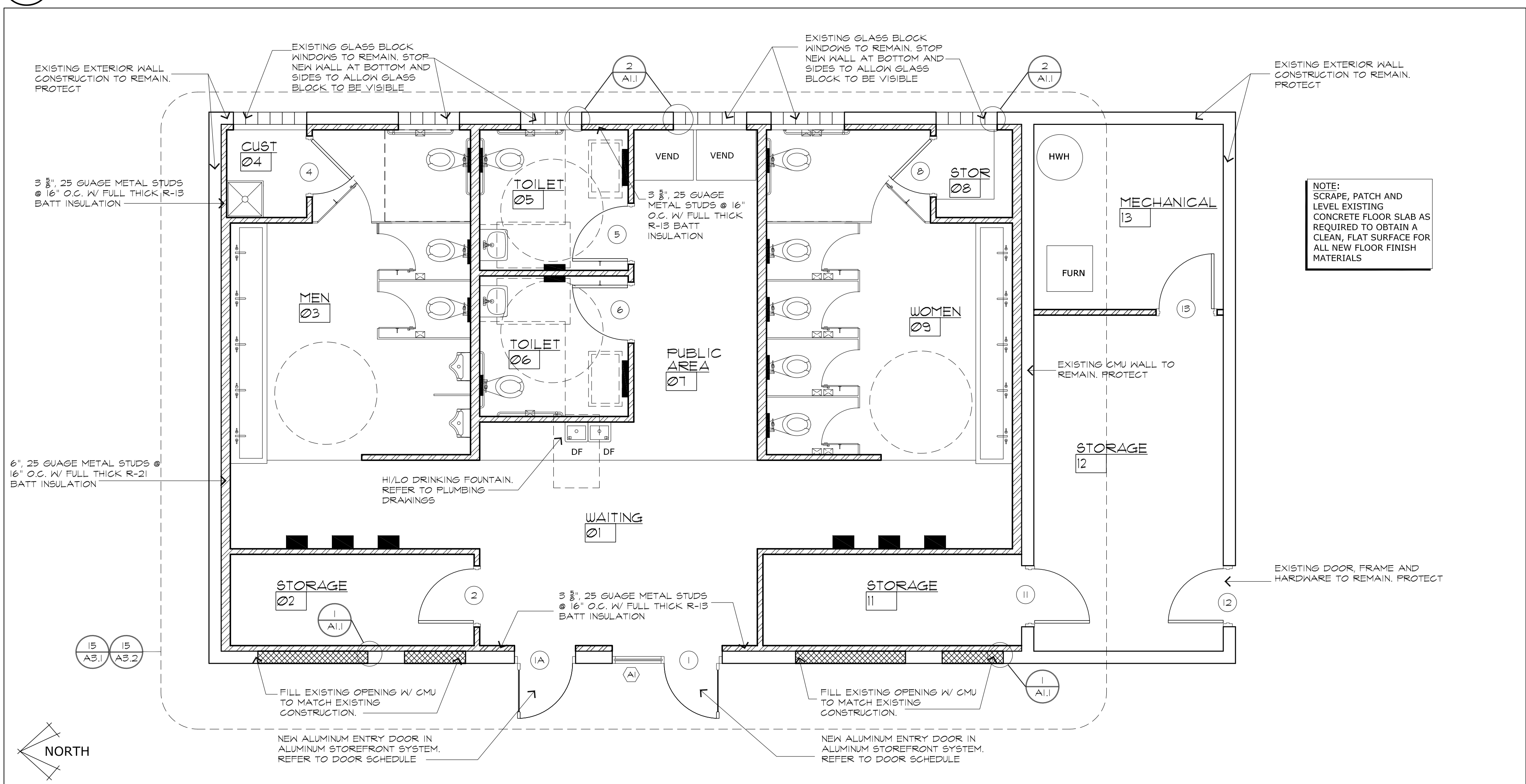
14 NOT USED  
A1.1



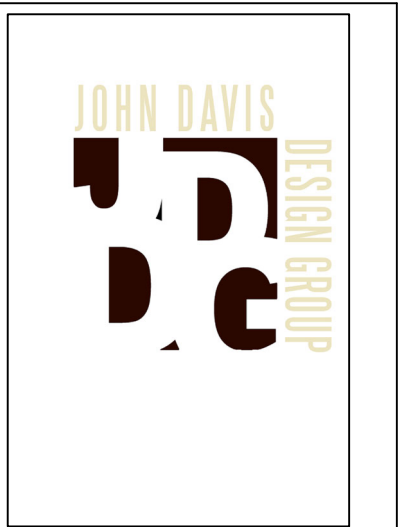
20 NOT USED  
A1.1



9 DIMENSIONED FLOOR PLAN  
SCALE: 1/4"=1'-0"



21 REMODELED FLOOR PLAN  
SCALE: 1/4"=1'-0"



JOHN DAVIS  
DESIGN GROUP  
ARCHITECTS  
INTERIORS  
PLANNERS  
176 TALAMINE COURT  
SUITE 100  
COLORADO SPRINGS,  
COLORADO 80907  
P 719/528-1177  
F 719/444-8409

DO NOT SCALE  
DRAWINGS FOR  
CONSTRUCTION  
PURPOSES  
THESE DRAWINGS ARE THE PROPERTY OF  
JDDG ARCHITECTS. THEY SHALL BE USED  
FOR THE SOLE PURPOSE OF CONSTRUCTING  
THIS PROJECT. THEY SHALL NOT BE  
REPRODUCED AND USED FOR THE PURPOSE  
OF CONSTRUCTION DOCUMENTS FOR ANY  
OTHER PROJECTS.

REMODELED AND DIMENSIONED FLOOR PLANS  
NEW INTERIOR REMODEL FOR  
MANITOU SPRINGS MOBILITY  
HUB RESTROOM BUILDING  
132 MANITOU AVENUE  
MANITOU SPRINGS, COLORADO 80829

|                        |                  |
|------------------------|------------------|
| PROJECT NO.            | 202440           |
| DATE                   | JANUARY 24, 2025 |
| DRAWN BY               | JRD              |
| CHECKED                | JRD              |
| APPROVED               | JRD              |
| REVISD                 |                  |
| FINAL BID<br>DOCUMENTS |                  |
| JANUARY 24, 2025       |                  |
| SHEET                  |                  |
| A1.1                   |                  |



1  
A1.2

NOT USED

2  
A1.2

NOT USED

2  
A1.2

NOT USED

2  
A1.2

NOT USED

2  
A1.2

NOT USED

2  
A1.2

NOT USED

7  
A1.2

NOT USED

8  
A1.2

NOT USED

8  
A1.2

NOT USED

8  
A1.2

NOT USED

8  
A1.2

NOT USED

8  
A1.2

NOT USED

13  
A1.2

NOT USED

14  
A1.2

NOT USED

19  
A1.2

NOT USED

20  
A1.2

NOT USED

21  
A1.2

WALL TYPE FLOOR PLAN

SCALE: 1/4"=1'-0"

JOHN DAVIS  
DESIGN GROUP

ARCHITECTS  
INTERIORS  
PLANNERS

176 TALAMINE COURT  
SUITE 100  
COLORADO SPRINGS,  
COLORADO 80907  
P 719/528-1177  
F 719/444-8409

DO NOT SCALE  
DRAWINGS FOR  
CONSTRUCTION  
PURPOSES

THESE DRAWINGS ARE THE PROPERTY OF  
JDDG ARCHITECTS. THEY SHALL BE USED  
FOR THE SOLE PURPOSE OF CONSTRUCTING  
THIS PROJECT. THEY SHALL NOT BE  
REPRODUCED AND USED FOR THE PURPOSE  
OF CONSTRUCTION DOCUMENTS FOR ANY  
OTHER PROJECTS.

WALL TYPE PLAN

NEW INTERIOR REMODEL FOR  
MANITOU SPRINGS MOBILITY  
HUB RESTROOM BUILDING  
132 MANITOU AVENUE  
MANITOU SPRINGS, COLORADO 80829

PROJECT NO. 202440

DATE JANUARY 24, 2025

DRAWN BY JRD

CHECKED JRD

APPROVED JRD

REVISED

FINAL BID  
DOCUMENTS  
JANUARY 24, 2025

SHEET

A1.2



1.

ALL DIMENSIONS SHOWN ON REFLECTED CEILING PLAN ARE FROM FACE OF WALL FINISH UNLESS NOTED OTHERWISE
2.

ALL CEILING GRID SHALL BE CENTERED IN ROOM FROM EACH DIRECTION UNLESS NOTED OTHERWISE
3.

ALL CEILING HEIGHTS REFERENCED ON PLAN ARE FROM FINISH FLOOR (A.F.F.)
4.

GENERAL CONTRACTOR SHALL FIELD VERIFY FIXTURE QUANTITIES AND ALSO MAKE PROPER ADJUSTMENTS FOR ANY CHANGES IN THE PLAN DUE TO ADDITIONAL REQUIREMENTS, LOCAL CODES, ETC
5.

REFER TO MECHANICAL DRAWINGS FOR EXACT SIZE AND LOCATION OF ALL DIFFUSERS AND EXHAUST FANS
6.

REFER TO REFLECTED CEILING PLAN FOR LOCATION OF ALL LIGHT FIXTURES
7.

GENERAL CONTRACTOR SHALL MAKE PROPER ADJUSTMENTS FOR THE LOCATION OF ALL DIFFUSERS AND EXHAUST FANS
8.

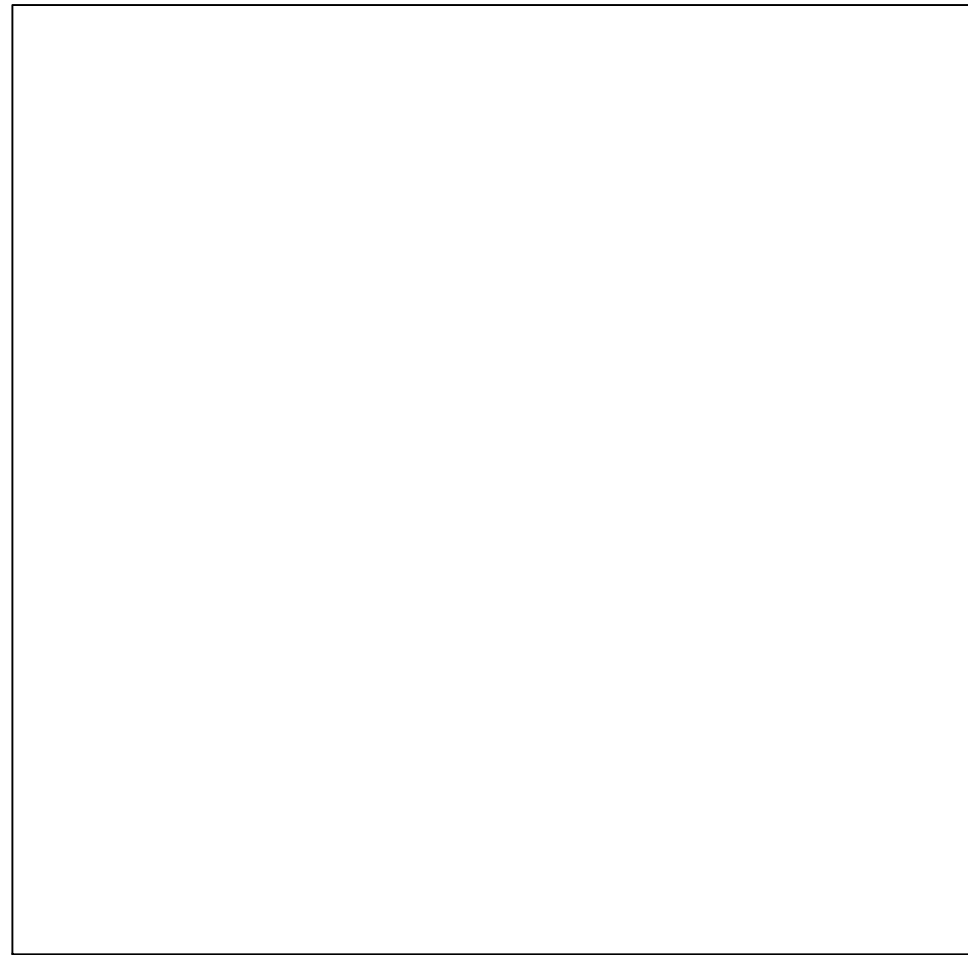
ALL LIGHT FIXTURES SHALL BE LOCATED IN CENTER OF CEILING TILES UNLESS OTHERWISE NOTED
9.

REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL LIGHTING INFORMATION

1

A2.1

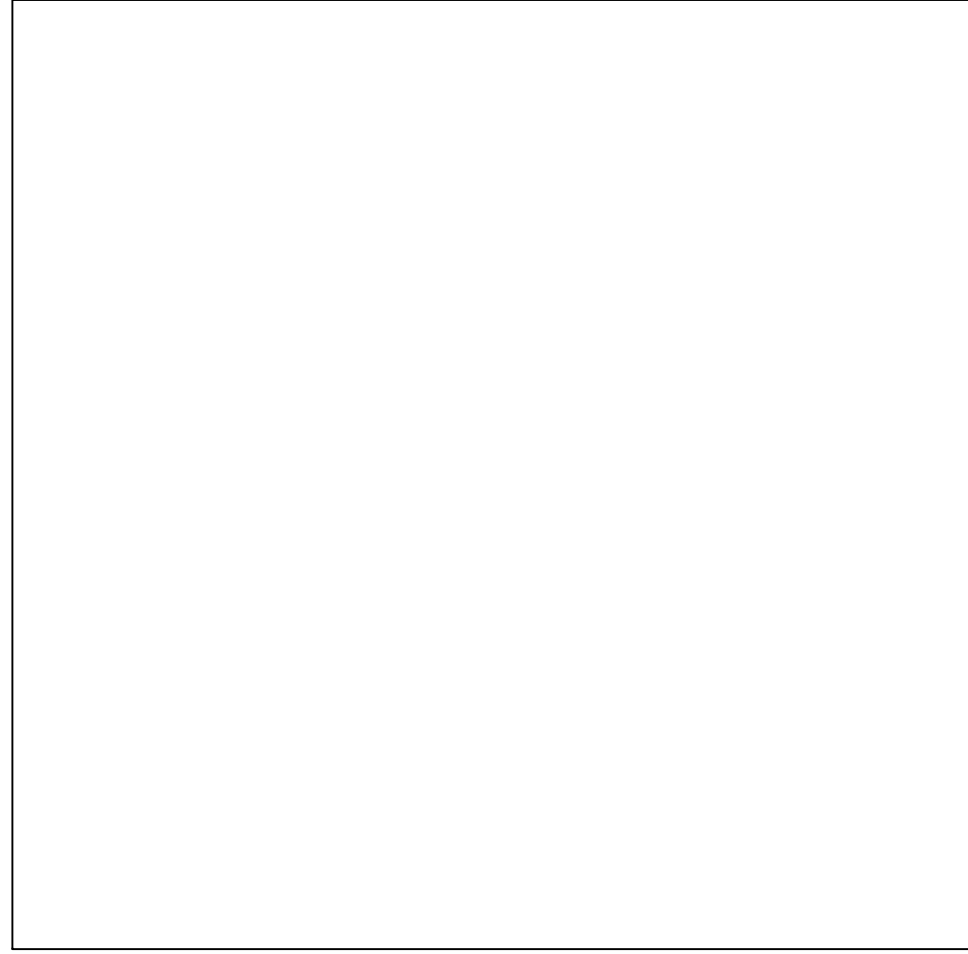
CEILING NOTES



7

A2.1

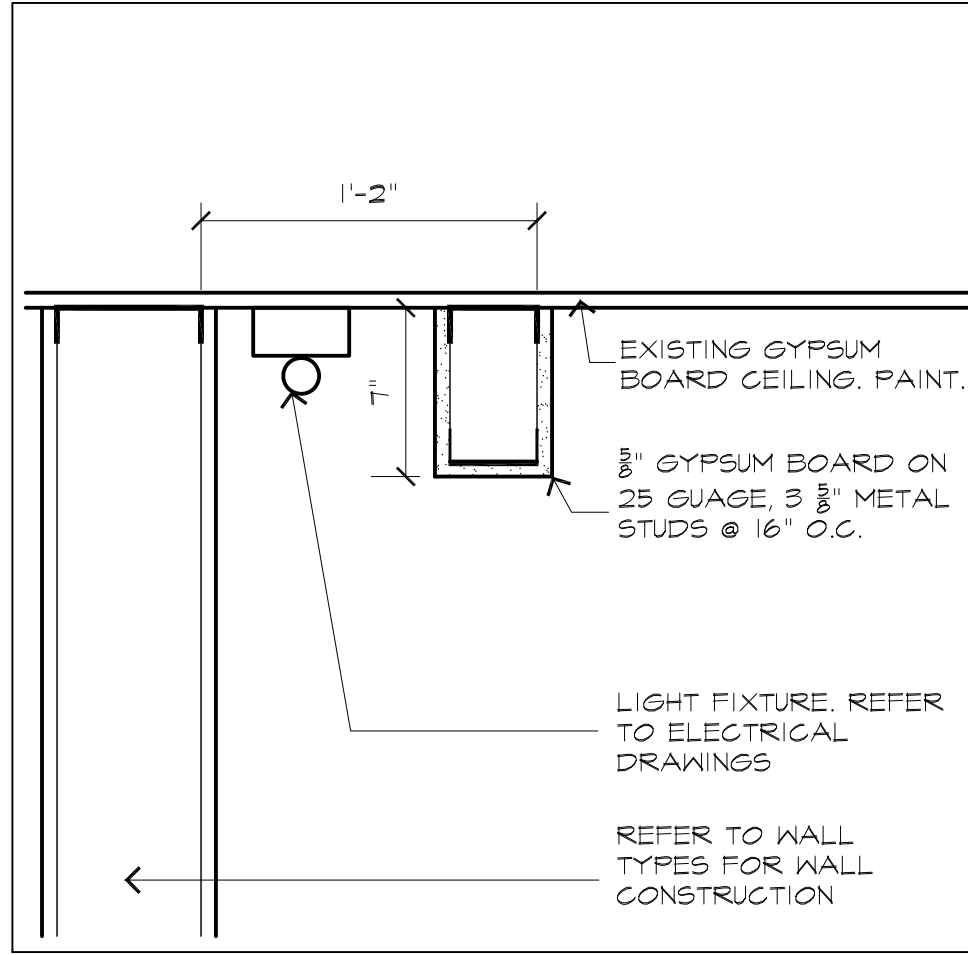
NOT USED



13

A2.1

NOT USED

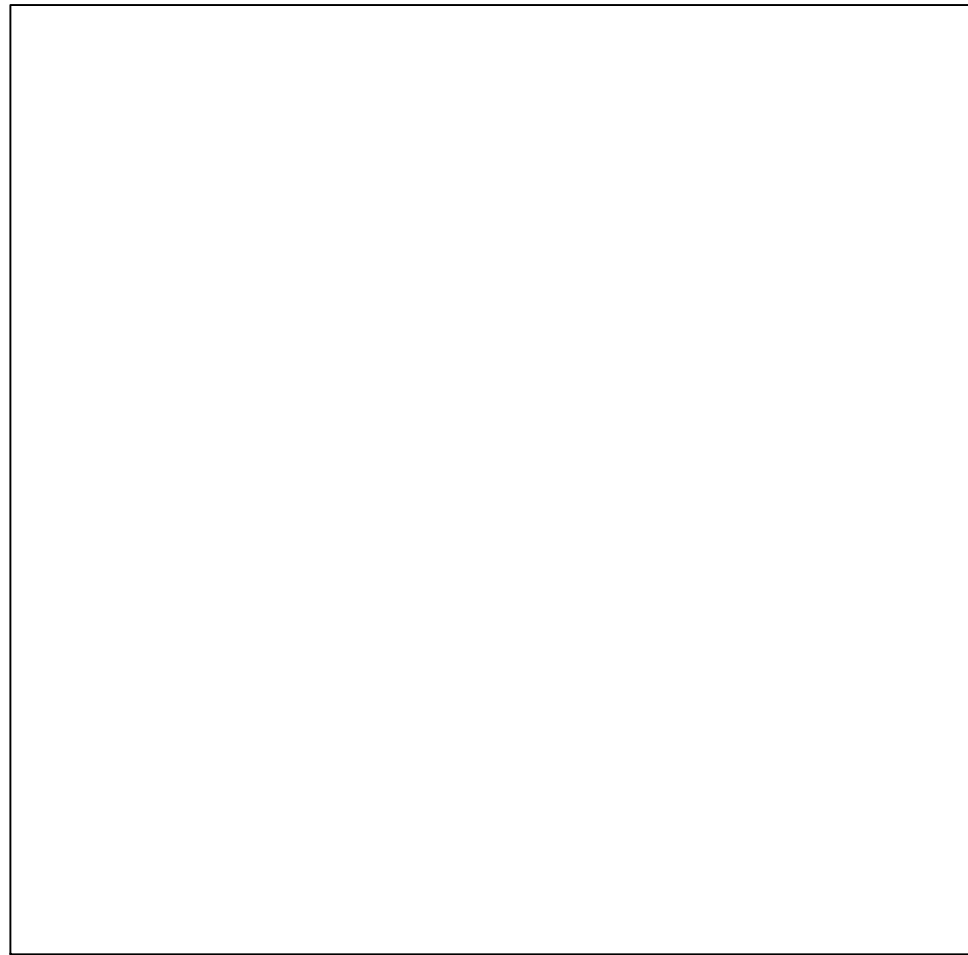


19

A2.1

LIGHT VALANCE DETAIL

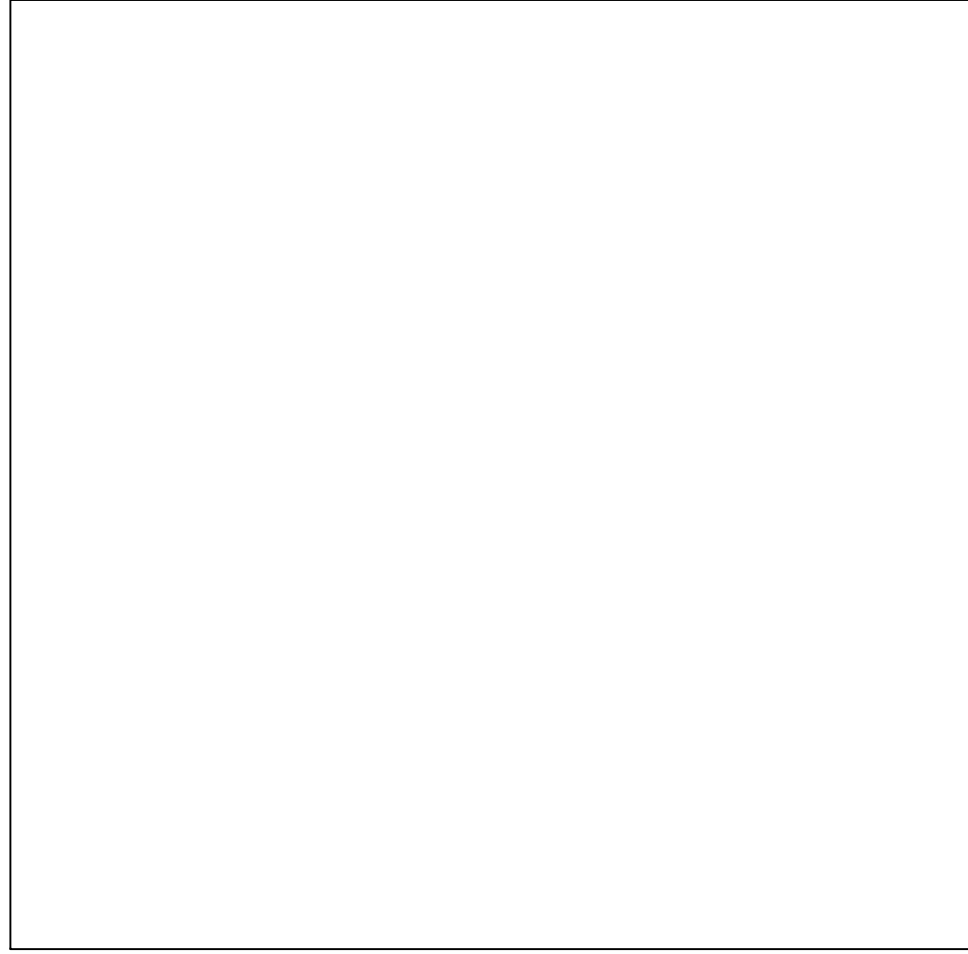
SCALE: 1/2"=1'-0"



8

A2.1

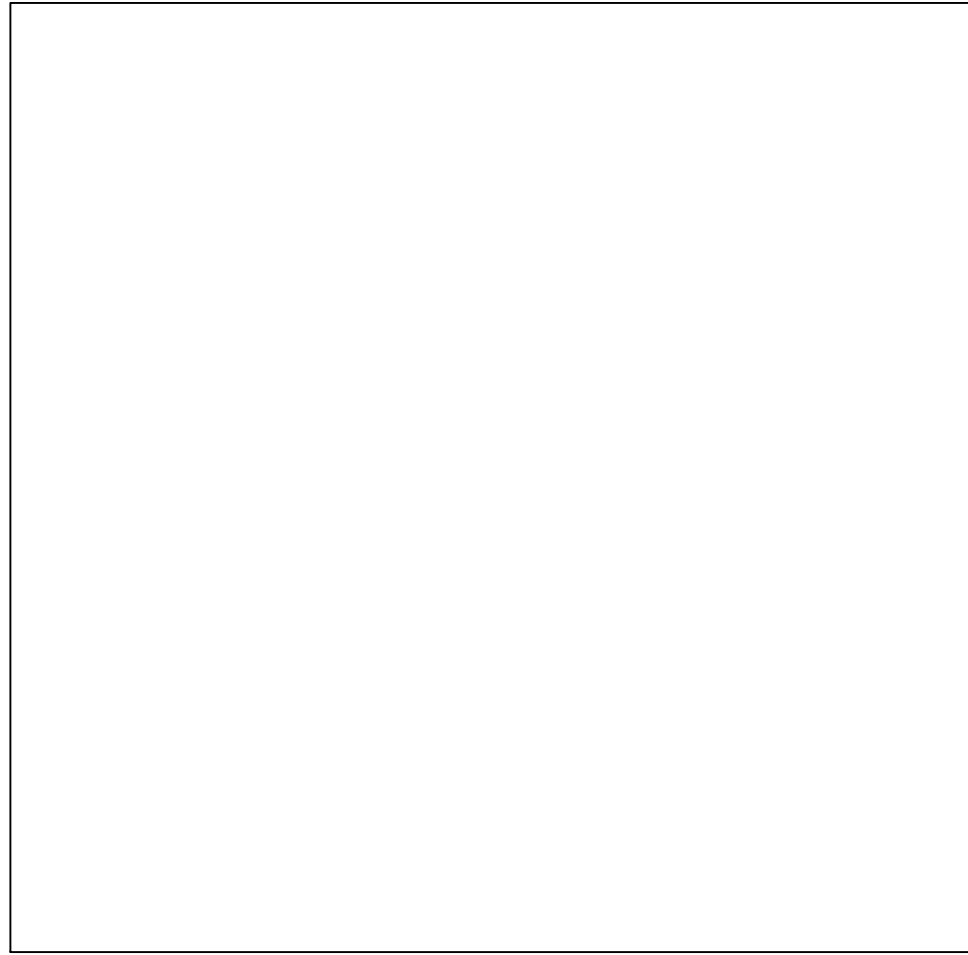
NOT USED



14

A2.1

NOT USED



20

A2.1

NOT USED

| CEILING SYMBOLS |                              |        |                                  | CEILING SYMBOLS |                                       |        |                                    |
|-----------------|------------------------------|--------|----------------------------------|-----------------|---------------------------------------|--------|------------------------------------|
| SYMBOL          | DESCRIPTION                  | SYMBOL | DESCRIPTION                      | SYMBOL          | DESCRIPTION                           | SYMBOL | DESCRIPTION                        |
|                 | SUPPLY AIR GRILLE FLUSH TYPE |        | EXHAUST AIR GRILLE FLUSH TYPE    |                 | INDUSTRIAL LIGHT FIXTURE SURFACE TYPE |        | STRIP LIGHT FIXTURE SURFACE TYPE   |
|                 | RETURN AIR GRILLE FLUSH TYPE |        | LAY-IN LIGHT FIXTURE RECESS TYPE |                 | RECESSED CAN LIGHT                    |        | LOW BAY LIGHT FIXTURE SURFACE TYPE |

3

A2.1

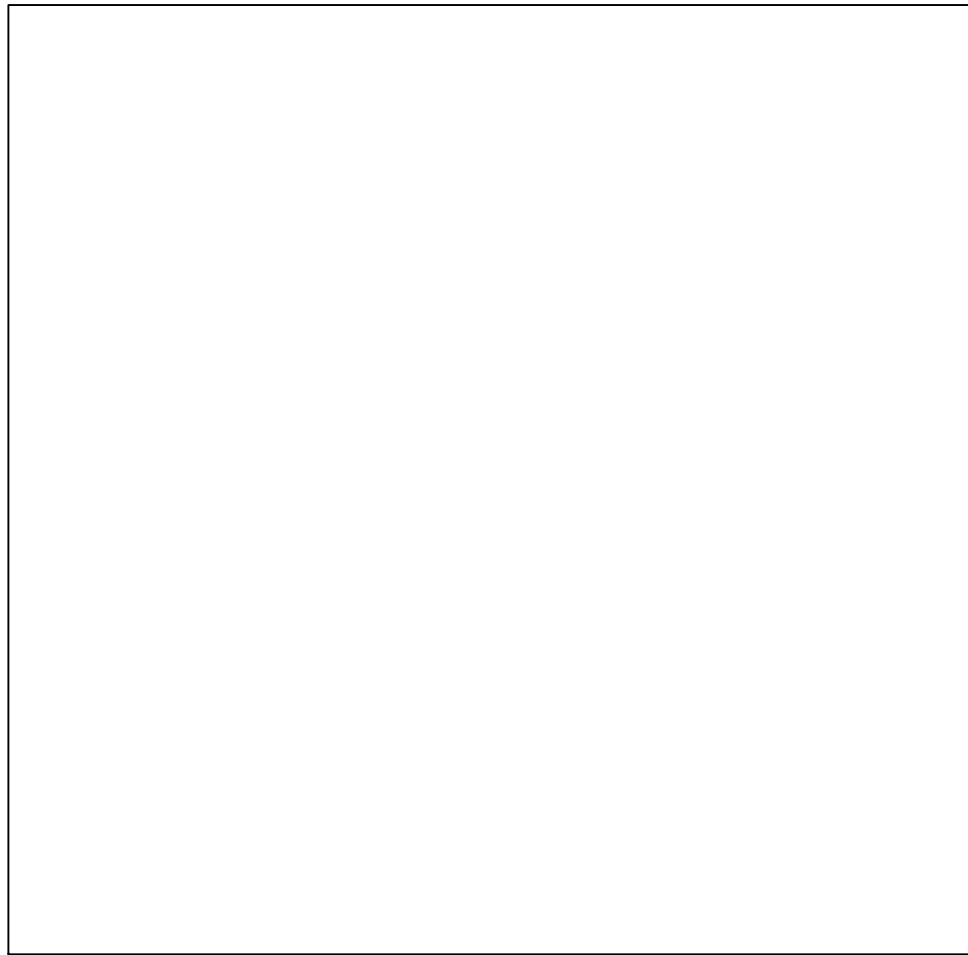
CEILING LEGEND



9

A2.1

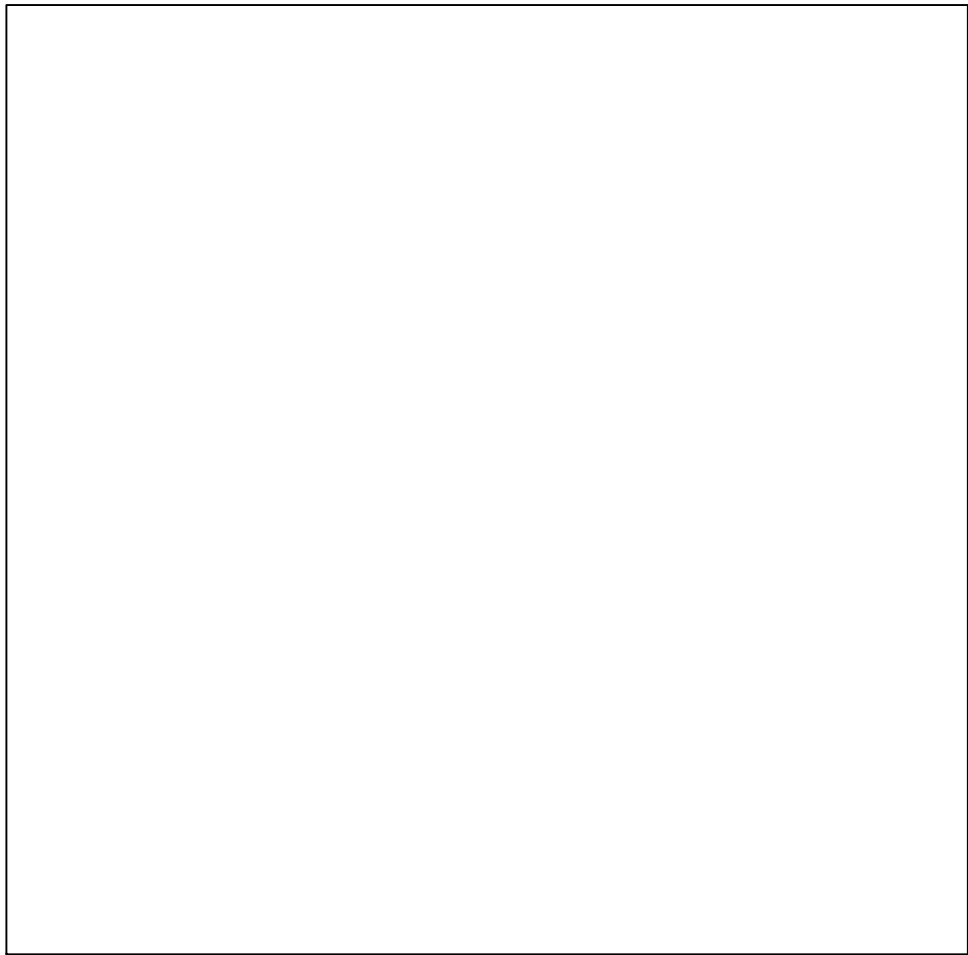
NOT USED



10

A2.1

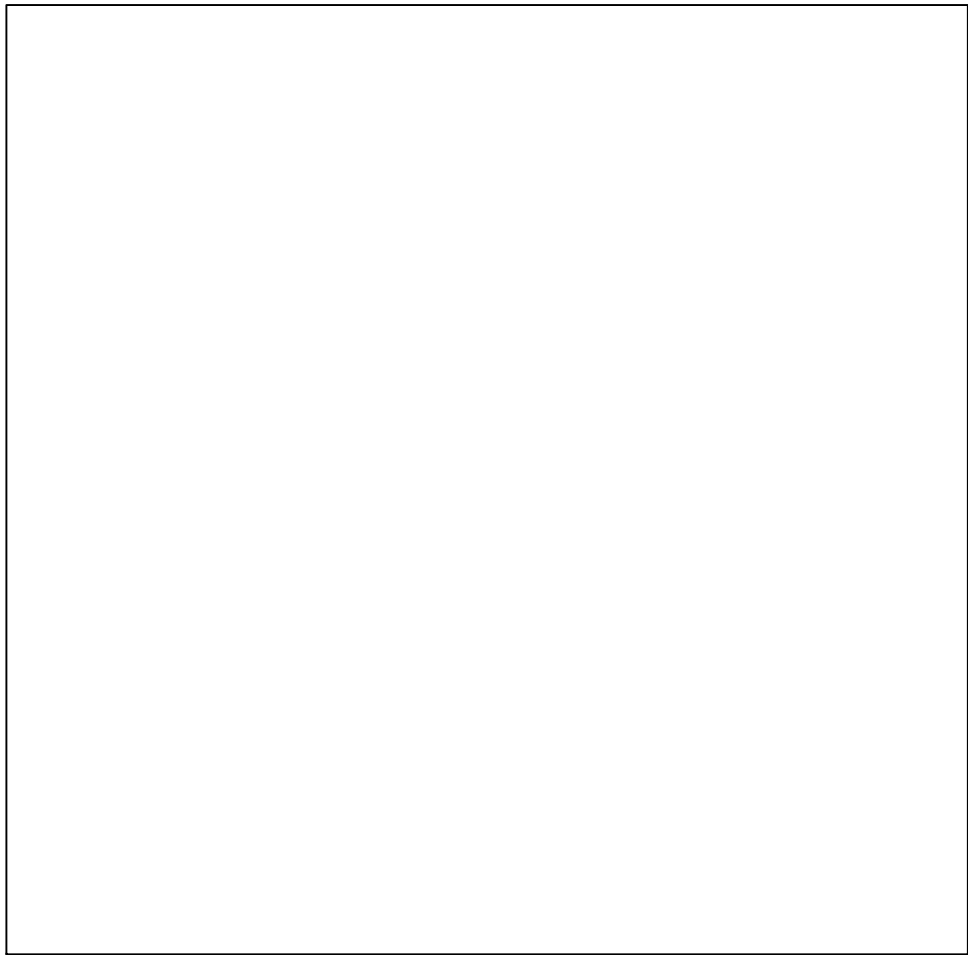
NOT USED



11

A2.1

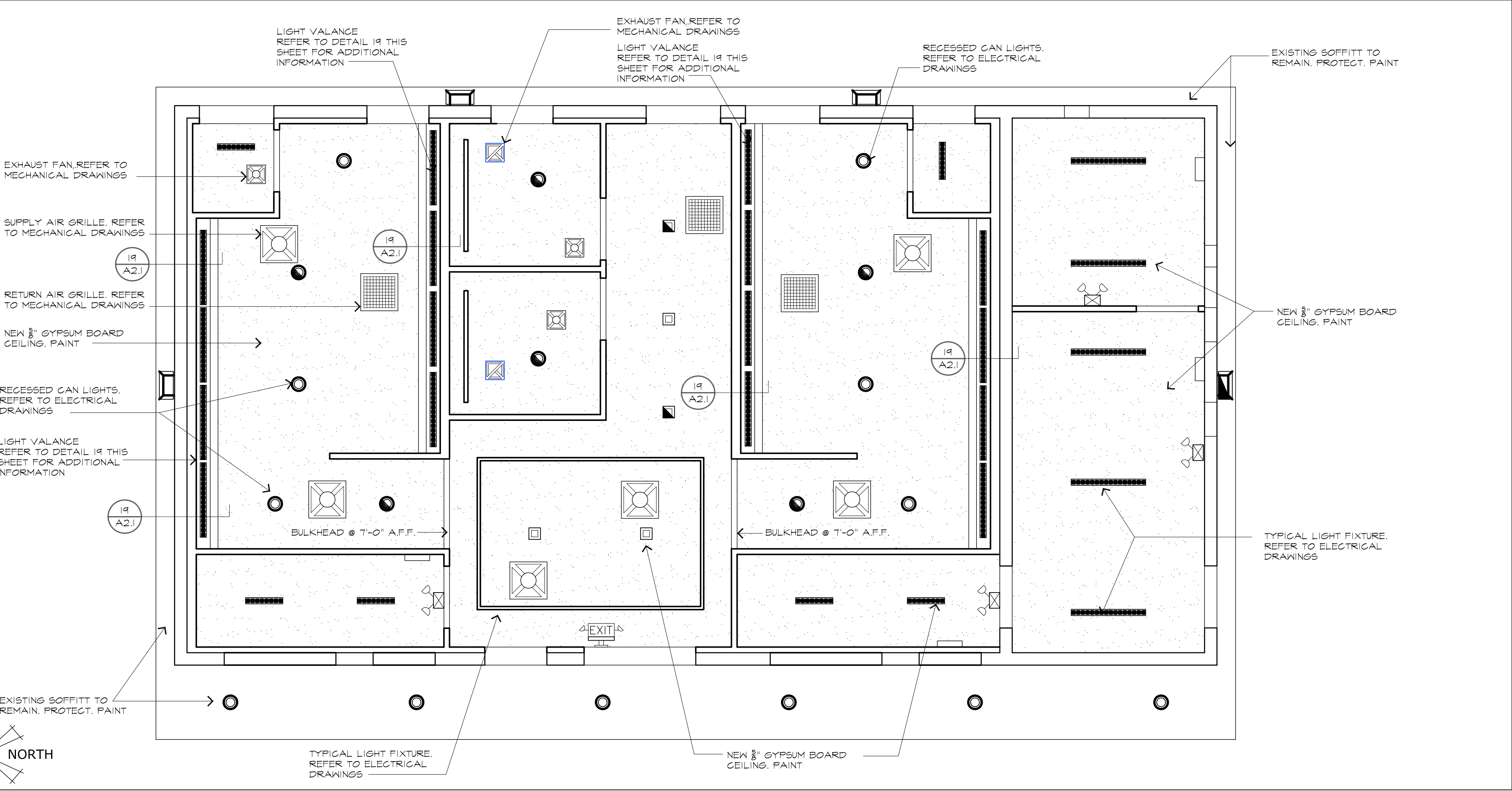
NOT USED



12

A2.1

NOT USED



21

A2.1

REFLECTED CEILING PLAN

SCALE: 1/4"=1'-0"

JOHN DAVIS  
DESIGN GROUP

ARCHITECTS  
INTERIORS  
PLANNERS

176 TALAMINE COURT  
SUITE 100  
COLORADO SPRINGS,  
COLORADO 80907  
P 719/528-1177  
F 719/444-8409

DO NOT SCALE  
DRAWINGS FOR  
CONSTRUCTION  
PURPOSES

THESE DRAWINGS ARE THE PROPERTY OF  
JDDG ARCHITECTS. THEY SHALL BE USED  
FOR THE SOLE PURPOSE OF CONSTRUCTING  
THIS PROJECT. THEY SHALL NOT BE  
REPRODUCED AND USED FOR THE PURPOSE  
OF CONSTRUCTION DOCUMENTS FOR ANY  
OTHER PROJECTS.

REFLECTED CEILING PLAN, CEILING LEGEND

NEW INTERIOR REMODEL FOR  
MANITOU SPRINGS MOBILITY  
HUB RESTROOM BUILDING  
132 MANITOU AVENUE  
MANITOU SPRINGS, COLORADO 80829

|                                            |                  |
|--------------------------------------------|------------------|
| PROJECT NO.                                | 202440           |
| DATE                                       | JANUARY 24, 2025 |
| DRAWN BY                                   | JRD              |
| CHECKED                                    | JRD              |
| APPROVED                                   | JRD              |
| REVISED                                    |                  |
| FINAL BID<br>DOCUMENTS<br>JANUARY 24, 2025 |                  |
| SHEET                                      | A2.1             |





JOHN DAVIS  
DESIGN GROUP

ARCHITECTS  
INTERIORS  
PLANNERS

176 TALAMINE COURT  
SUITE 100  
COLORADO SPRINGS,  
COLORADO 80907  
P 719/528-1177  
F 719/444-8409

DO NOT SCALE  
DRAWINGS FOR  
CONSTRUCTION  
PURPOSES

THESE DRAWINGS ARE THE PROPERTY OF  
ODD ARCHITECTS. THEY SHALL BE USED  
FOR THE SOLE PURPOSE OF CONSTRUCTING  
THIS PROJECT. THEY SHALL NOT BE  
REPRODUCED AND USED FOR THE PURPOSES  
OF CONSTRUCTION DOCUMENTS FOR ANY  
OTHER PROJECTS.

1. THE PROBLEM  
 2. OF THE PROBLEM  
 3. OF THE PROBLEM  
 4. OF THE PROBLEM  
 5. OF THE PROBLEM  
 6. OF THE PROBLEM  
 7. OF THE PROBLEM  
 8. OF THE PROBLEM  
 9. OF THE PROBLEM  
 10. OF THE PROBLEM  
 11. OF THE PROBLEM  
 12. OF THE PROBLEM  
 13. OF THE PROBLEM  
 14. OF THE PROBLEM  
 15. OF THE PROBLEM  
 16. OF THE PROBLEM  
 17. OF THE PROBLEM  
 18. OF THE PROBLEM  
 19. OF THE PROBLEM  
 20. OF THE PROBLEM  
 21. OF THE PROBLEM  
 22. OF THE PROBLEM  
 23. OF THE PROBLEM  
 24. OF THE PROBLEM  
 25. OF THE PROBLEM  
 26. OF THE PROBLEM  
 27. OF THE PROBLEM  
 28. OF THE PROBLEM  
 29. OF THE PROBLEM  
 30. OF THE PROBLEM  
 31. OF THE PROBLEM  
 32. OF THE PROBLEM  
 33. OF THE PROBLEM  
 34. OF THE PROBLEM  
 35. OF THE PROBLEM  
 36. OF THE PROBLEM  
 37. OF THE PROBLEM  
 38. OF THE PROBLEM  
 39. OF THE PROBLEM  
 40. OF THE PROBLEM  
 41. OF THE PROBLEM  
 42. OF THE PROBLEM  
 43. OF THE PROBLEM  
 44. OF THE PROBLEM  
 45. OF THE PROBLEM  
 46. OF THE PROBLEM  
 47. OF THE PROBLEM  
 48. OF THE PROBLEM  
 49. OF THE PROBLEM  
 50. OF THE PROBLEM  
 51. OF THE PROBLEM  
 52. OF THE PROBLEM  
 53. OF THE PROBLEM  
 54. OF THE PROBLEM  
 55. OF THE PROBLEM  
 56. OF THE PROBLEM  
 57. OF THE PROBLEM  
 58. OF THE PROBLEM  
 59. OF THE PROBLEM  
 60. OF THE PROBLEM  
 61. OF THE PROBLEM  
 62. OF THE PROBLEM  
 63. OF THE PROBLEM  
 64. OF THE PROBLEM  
 65. OF THE PROBLEM  
 66. OF THE PROBLEM  
 67. OF THE PROBLEM  
 68. OF THE PROBLEM  
 69. OF THE PROBLEM  
 70. OF THE PROBLEM  
 71. OF THE PROBLEM  
 72. OF THE PROBLEM  
 73. OF THE PROBLEM  
 74. OF THE PROBLEM  
 75. OF THE PROBLEM  
 76. OF THE PROBLEM  
 77. OF THE PROBLEM  
 78. OF THE PROBLEM  
 79. OF THE PROBLEM  
 80. OF THE PROBLEM  
 81. OF THE PROBLEM  
 82. OF THE PROBLEM  
 83. OF THE PROBLEM  
 84. OF THE PROBLEM  
 85. OF THE PROBLEM  
 86. OF THE PROBLEM  
 87. OF THE PROBLEM  
 88. OF THE PROBLEM  
 89. OF THE PROBLEM  
 90. OF THE PROBLEM  
 91. OF THE PROBLEM  
 92. OF THE PROBLEM  
 93. OF THE PROBLEM  
 94. OF THE PROBLEM  
 95. OF THE PROBLEM  
 96. OF THE PROBLEM  
 97. OF THE PROBLEM  
 98. OF THE PROBLEM  
 99. OF THE PROBLEM  
 100. OF THE PROBLEM

# MANITOU SPRINGS MOBILITY HUB RESTROOM BUILDING

**MANITOU SPRINGS, COLORADO 80829**

|             |                  |
|-------------|------------------|
| PROJECT NO. | 202440           |
| DATE        | JANUARY 24, 2025 |
| DRAWN BY    | JRD              |
| CHECKED     | JRD              |
| APPROVED    | JRD              |

REVISED  
FINAL BID  
DOCUMENTS  
JANUARY 24, 2025

HEET

## A2.2

A2.2

NOT USED

2  
A2.2

NOT USED

3  
A2.2

NOT USED

4

A2.2

NOT USED

5  
A2.2

NOT USED

6  
A2.2

NOT USED

A2.2

NOT USED

8  
A2.2

NOT USED

A2.2

NOT USED

10  
A2.2

NOT USED

A2.2

NOT USED

12  
A2.2

NOT USED

13  
A2.2

NOT USED

14  
A2.2

NOT USED

19  
A2.2

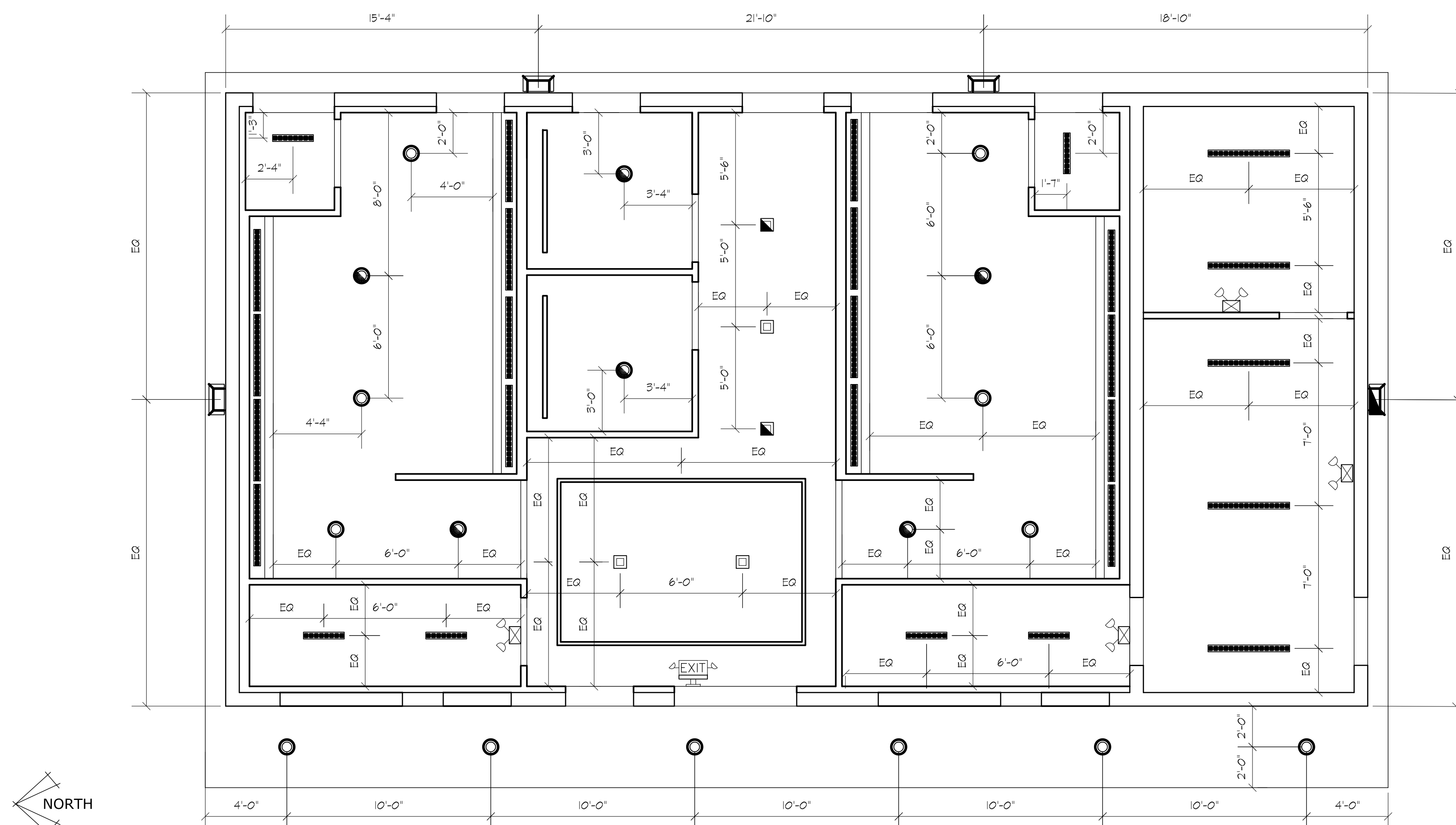
SCALE: 1 1/2" = 1'-0"

20  
A2.2

NOT USED

21  
A2.2

SCALE: 1/4"=1'-0"





- GENERAL NOTES:**  
MOUNT TOILET  
ACCESSORIES PER ANSI  
A117.1-2017  
REQUIREMENTS

1  
A3.1

7  
A3.1

13  
A3.1

19  
A3.1

8  
A3.1

14  
A3.1

20  
A3.1

15  
A3.1

2 |  
A3.1

22  
A3.1

23  
A3.1

24  
A3.1



### A3.1



1  
A3.2

NOT USED

2  
A3.2

NOT USED

7  
A3.2

NOT USED

8  
A3.2

NOT USED

13  
A3.2

NOT USED

14  
A3.2

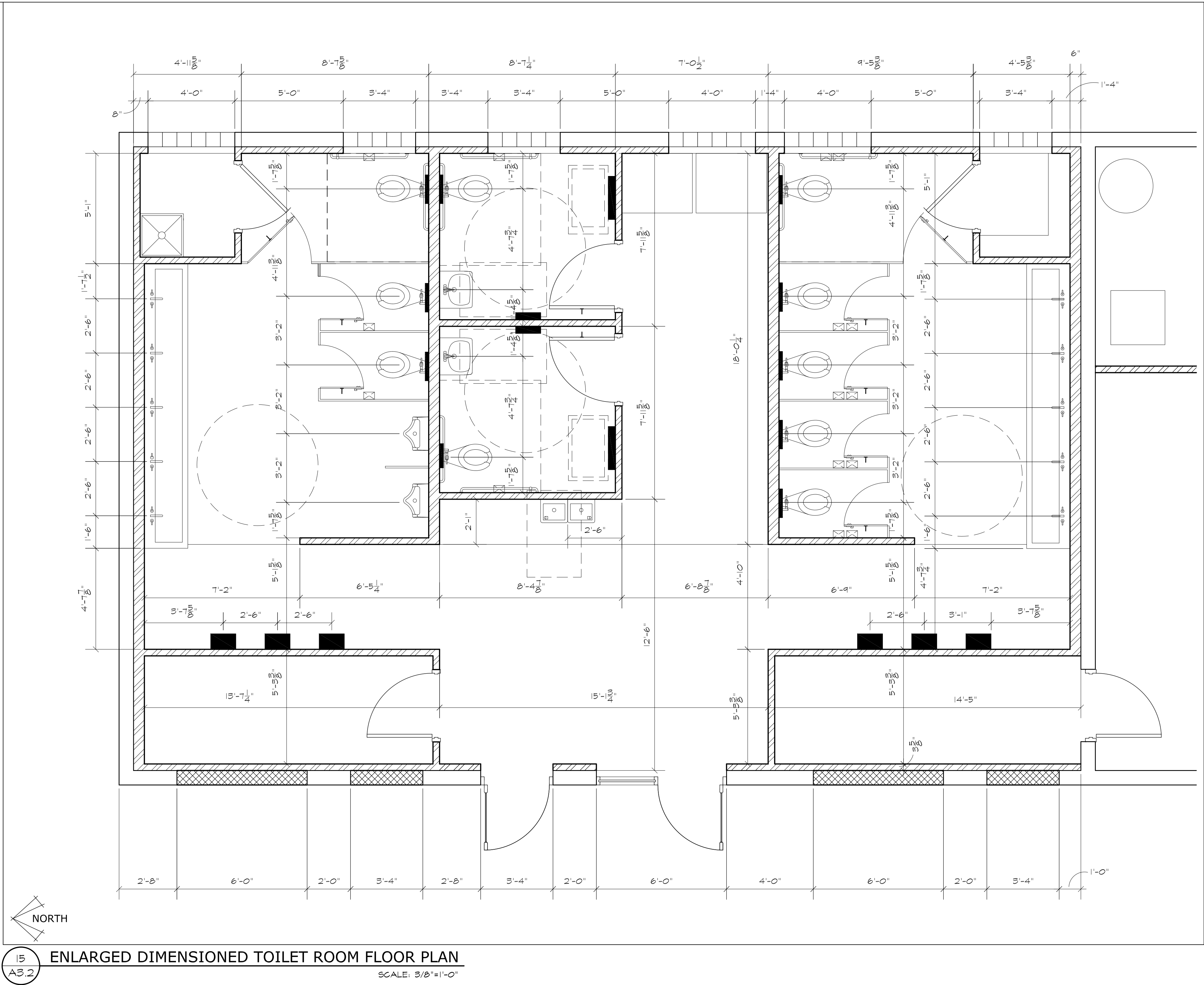
NOT USED

19  
A3.2

NOT USED

20  
A3.2

NOT USED



JOHN DAVIS  
DESIGN GROUP

ARCHITECTS  
INTERIORS  
PLANNERS

176 TALAMINE COURT  
SUITE 100  
COLORADO SPRINGS,  
COLORADO 80907  
P 719/528-1177  
F 719/444-8409

DO NOT SCALE  
DRAWINGS FOR  
CONSTRUCTION  
PURPOSES

THESE DRAWINGS ARE THE PROPERTY OF  
JOOD ARCHITECTS. THEY SHALL BE USED  
FOR THE SOLE PURPOSE OF CONSTRUCTING  
THIS PROJECT. THEY SHALL NOT BE  
REPRODUCED AND USED FOR THE PURPOSE  
OF CONSTRUCTION DOCUMENTS FOR ANY  
OTHER PROJECTS.

ENLARGED DIMENSIONED FLOOR PLANS

NEW INTERIOR REMODEL FOR  
MANITOU SPRINGS MOBILITY  
HUB RESTROOM BUILDING  
132 MANITOU AVENUE  
MANITOU SPRINGS, COLORADO 80829

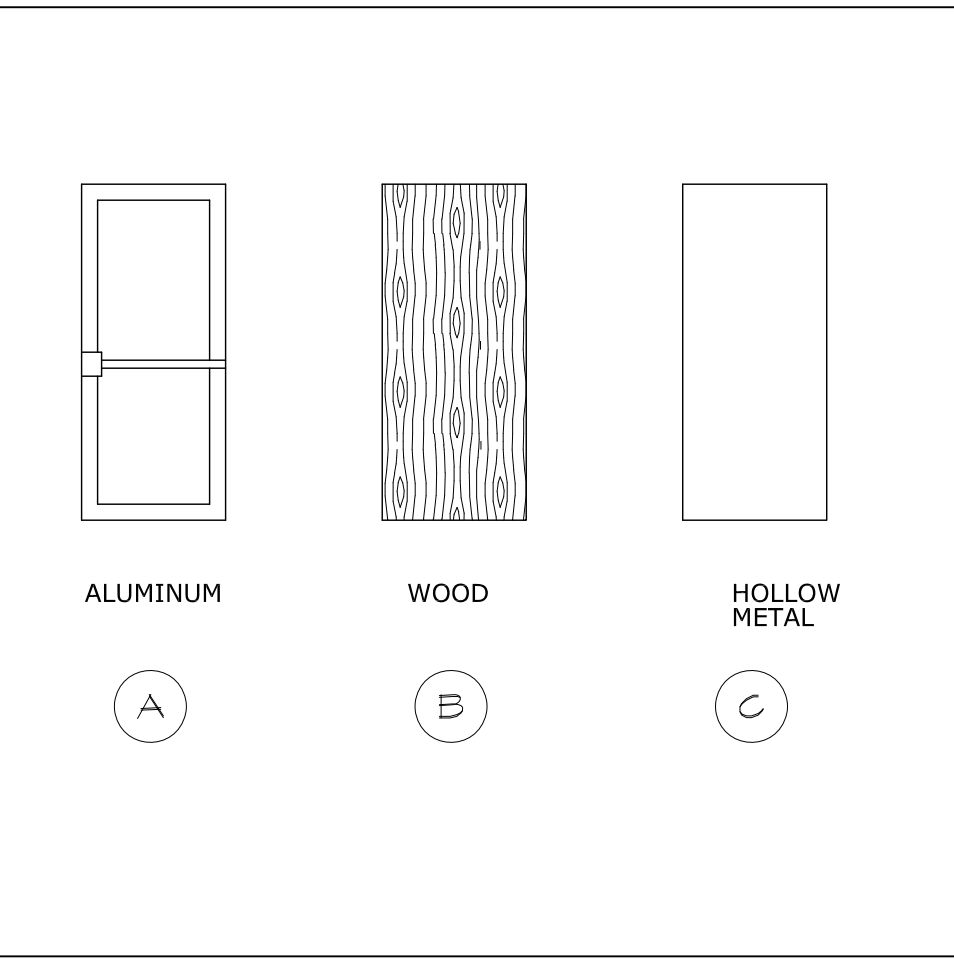
|                        |                  |
|------------------------|------------------|
| PROJECT NO.            | 202440           |
| DATE                   | JANUARY 24, 2025 |
| DRAWN BY               | JRD              |
| CHECKED                | JRD              |
| APPROVED               | JRD              |
| REVISED                |                  |
| FINAL BID<br>DOCUMENTS |                  |
| JANUARY 24, 2025       |                  |

SHEET

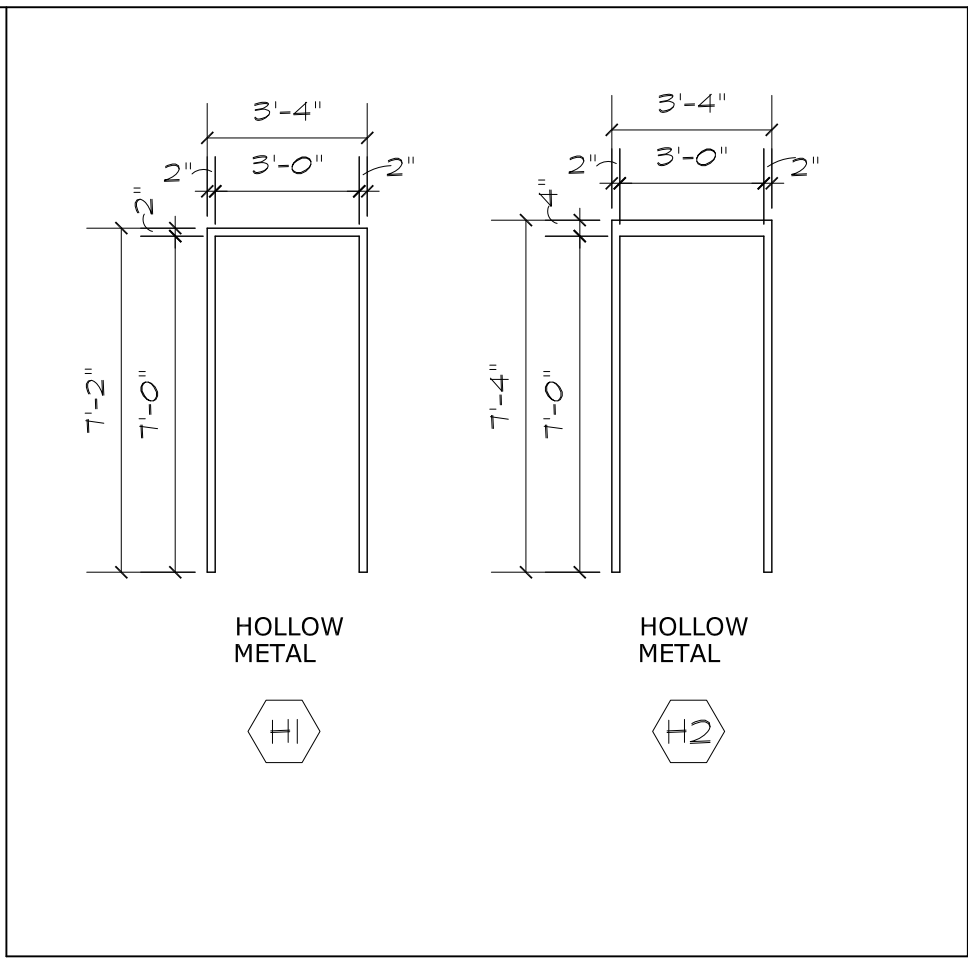
A3.2



| DOOR SCHEDULE |                        |      |      |       |       |      |       |        |             |                |
|---------------|------------------------|------|------|-------|-------|------|-------|--------|-------------|----------------|
| DOOR#         | SIZE                   | DOOR |      |       | FRAME |      |       | RATING | HDWE. GROUP | REMARKS        |
|               |                        | TYPE | MAT  | FIN   | TYPE  | MAT  | FIN   |        |             |                |
| 1             | 3'-0" X 7'-0"          | A    | ALUM | FAC   | A1    | ALUM | FAC   |        | 1           | DETAIL 20/A4.1 |
| 1A            | 3'-0" X 7'-0"          | A    | ALUM | FAC   | A2    | ALUM | FAC   |        | 1           | DETAIL 20/A4.1 |
| 2             | 3'-0" X 7'-0" X 1 3/4" | B    | WOOD | STAIN | H1    | HM   | PAINT |        | 2           |                |
| 3             | NOT USED               |      |      |       |       |      |       |        |             | NOT USED       |
| 4             | 3'-0" X 7'-0" X 1 3/4" | B    | WOOD | STAIN | H1    | HM   | PAINT |        | 2           |                |
| 5             | 3'-0" X 7'-0" X 1 3/4" | B    | WOOD | STAIN | H1    | HM   | PAINT |        | 3           |                |
| 6             | 3'-0" X 7'-0" X 1 3/4" | B    | WOOD | STAIN | H1    | HM   | PAINT |        | 3           |                |
| 7             | NOT USED               |      |      |       |       |      |       |        |             | NOT USED       |
| 8             | 3'-0" X 7'-0" X 1 3/4" | B    | WOOD | STAIN | H1    | HM   | PAINT |        | 2           |                |
| 9             | NOT USED               |      |      |       |       |      |       |        |             | NOT USED       |
| 10            | NOT USED               |      |      |       |       |      |       |        |             | NOT USED       |
| 11            | 3'-0" X 7'-0" X 1 3/4" | B    | WOOD | STAIN | H1    | HM   | PAINT |        | 2           | DETAIL 19/A4.1 |
| 12            | EXISTING               |      |      |       |       |      |       |        |             | EXISTING       |
| 13            | 3'-0" X 7'-0" X 1 3/4" | C    | HM   | PAINT | H1    | HM   | PAINT |        | 2           |                |
|               |                        |      |      |       |       |      |       |        |             |                |



4 DOOR TYPES  
A4.1 SCALE: 1/4"=1'-0"



5 HOLLOW METAL FRAME TYPES  
A4.1 SCALE: 1/4"=1'-0"

HARDWARE GROUP #1

CONTINUOUS PIANO HINGE, KAWNEER SAM  
II CONCEALED CLOSER, DOR-O-MATIC 1990  
CONCEALED ROD, KAWNEER STYLE  
CO-9/CO-12 PULL, RIM CYLINDER, PEMKO  
1761 ALUMINUM THRESHOLD, PEMKO 9241  
WEATHERSTRIPPING

HARDWARE GROUP #2

1 1/2 PR IVES 5BB1 4 1/2" X 4 1/2" NRP  
BUTTS, SCHLAGE ALX80P STOREROOM  
LOCKSET, ATHENS DESIGN, US 652 FINISH,  
IVES 5R54 SILENCERS, IVES WS406/407CCV  
WALL STOP, ROCKWOOD 1050 (10" X 34")  
KICK PLATE

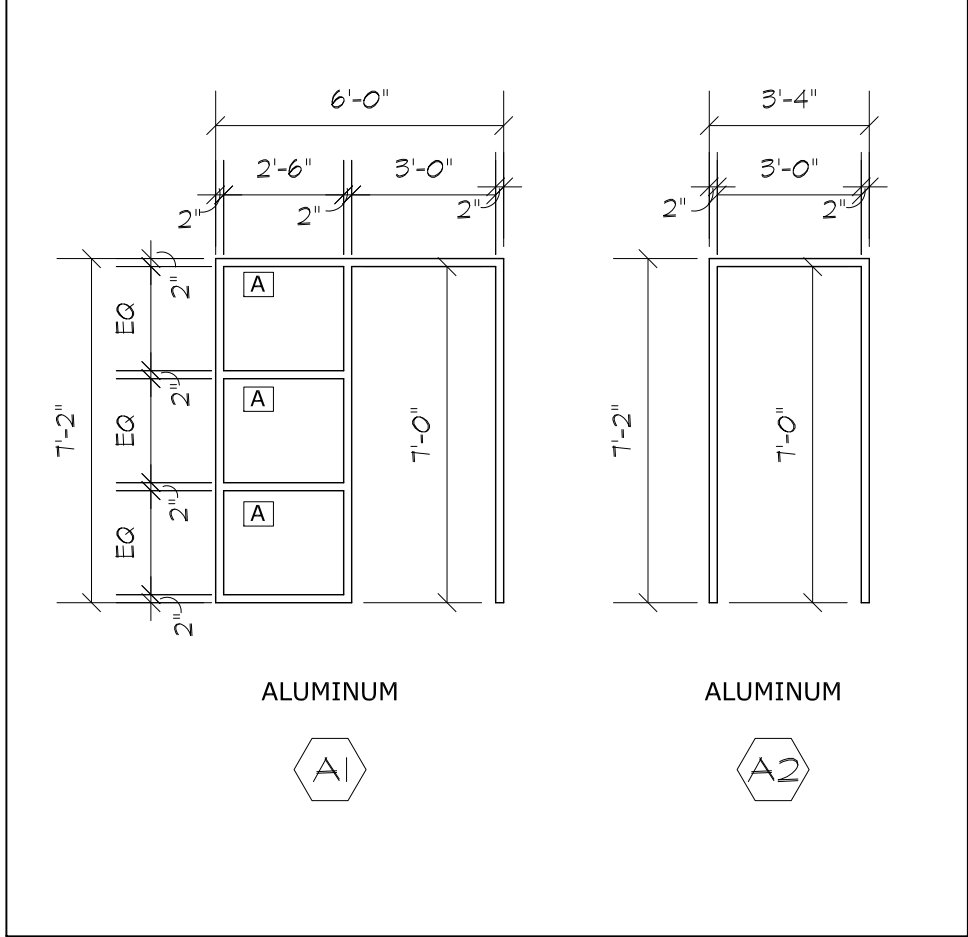
HARDWARE GROUP #3

1 1/2 PR IVES 5BB1 4 1/2" X 4 1/2" NRP  
BUTTS, SCHLAGE ND40 PRIVACY LOCKSET,  
ATHENS DESIGN, US 652 FINISH, SCHLAGE,  
IVES 5R64 SILENCERS, IVES WS406/407CCV  
WALL STOP, ROCKWOOD 1050 (10" X 34")  
KICK PLATE

6 HARDWARE GROUPS  
A4.1

| ROOM FINISH SCHEDULE |             |       |     |       |     |         |         |         |         |         |         |         |         |         |       |       |          |
|----------------------|-------------|-------|-----|-------|-----|---------|---------|---------|---------|---------|---------|---------|---------|---------|-------|-------|----------|
| NO.                  | ROOM NAME   | FLOOR |     | BASE  |     | NORTH   |         | SOUTH   |         | EAST    |         | WEST    |         | CEILING |       |       | REMARKS  |
|                      |             | MAT   | FIN | MAT   | FIN | MAT     | FIN     | MAT     | FIN     | MAT     | FIN     | MAT     | FIN     | MAT     | FIN   | HGHT  |          |
| 01                   | WAITING     | EPOXY | FAC | TILE  | FAC | TILE GB | FAC PNT | TILE GB | FAC PNT | TILE GB | FAC PNT | TILE GB | FAC PNT | GB      | PAINT | 8'-0" |          |
| 02                   | STORAGE     | EPOXY | FAC | VINYL | FAC | GB      | PAINT   | GB      | PAINT   | GB      | PAINT   | GB      | PAINT   | GB      | PAINT | 8'-0" |          |
| 03                   | MEN         | EPOXY | FAC | TILE  | FAC | TILE GB | FAC PNT | TILE GB | FAC PNT | TILE GB | FAC PNT | TILE GB | FAC PNT | GB      | PAINT | 8'-0" |          |
| 04                   | CUSTODIAN   | EPOXY | FAC | VINYL | FAC | FRP     | FAC     | FRP     | FAC     | FRP     | FAC     | FRP     | FAC     | GB      | PAINT | 8'-0" |          |
| 05                   | TOILET      | EPOXY | FAC | TILE  | FAC | TILE GB | FAC PNT | TILE GB | FAC PNT | TILE GB | FAC PNT | TILE GB | FAC PNT | GB      | PAINT | 8'-0" |          |
| 06                   | TOILET      | EPOXY | FAC | TILE  | FAC | TILE GB | FAC PNT | TILE GB | FAC PNT | TILE GB | FAC PNT | TILE GB | FAC PNT | GB      | PAINT | 8'-0" |          |
| 07                   | PUBLIC AREA | EPOXY | FAC | TILE  | FAC | TILE GB | FAC PNT | TILE GB | FAC PNT | TILE GB | FAC PNT | TILE GB | FAC PNT | GB      | PAINT | 8'-0" |          |
| 08                   | STORAGE     | EPOXY | FAC | VINYL | FAC | GB      | PAINT   | GB      | PAINT   | GB      | PAINT   | GB      | PAINT   | GB      | PAINT | 8'-0" |          |
| 09                   | WOMEN       | EPOXY | FAC | TILE  | FAC | TILE GB | FAC PNT | TILE GB | FAC PNT | TILE GB | FAC PNT | TILE GB | FAC PNT | GB      | PAINT | 8'-0" |          |
| 10                   | NOT USED    |       |     |       |     |         |         |         |         |         |         |         |         |         |       |       | NOT USED |
| 11                   | STORAGE     | EPOXY | FAC | VINYL | FAC | GB      | PAINT   | GB      | PAINT   | GB      | PAINT   | GB      | PAINT   | GB      | PAINT | 8'-0" |          |
| 12                   | STORAGE     | EPOXY | FAC | VINYL | FAC | EXIST   | PAINT   | GB      | PAINT   | GB      | PAINT   | GB      | PAINT   | GB      | PAINT | 8'-0" |          |
| 13                   | MECHANICAL  | EPOXY | FAC | VINYL | FAC | EXIST   | PAINT   | GB      | PAINT   | GB      | PAINT   | GB      | PAINT   | GB      | PAINT | 8'-0" |          |

|       |                              |
|-------|------------------------------|
| CPT   | CARPET                       |
| CT    | CERAMIC TILE                 |
| EPNT  | EPOXY PAINT                  |
| EX    | EXISTING                     |
| FAC   | FACTORY APPLIED FINISH       |
| FRP   | FRP PANEL                    |
| GB    | GYPSUM BOARD                 |
| GL    | GLASS                        |
| GLBLK | GLASS BLOCK                  |
| LVT   | LUXURY VINYL TILE            |
| NA    | NOT APPLICABLE               |
| PNT   | PAINT                        |
| QT    | QUARRY TILE                  |
| TBD   | TO BE DETERMINED             |
| SAT   | SUSPENDED ACOUSTICAL TILE    |
| SS    | STAINLESS STEEL              |
| STL   | STEEL                        |
| STR   | EXPOSED STRUCTURE            |
| TILE  | PORCELAIN TILE               |
| VSF   | VINYL SHEET FLOORING         |
| WD    | WOOD                         |
| WRGB  | WATER RESISTANT GYPSUM BOARD |



11 ALUMINUM FRAME TYPES  
A4.1 SCALE: 1/4"=1'-0"



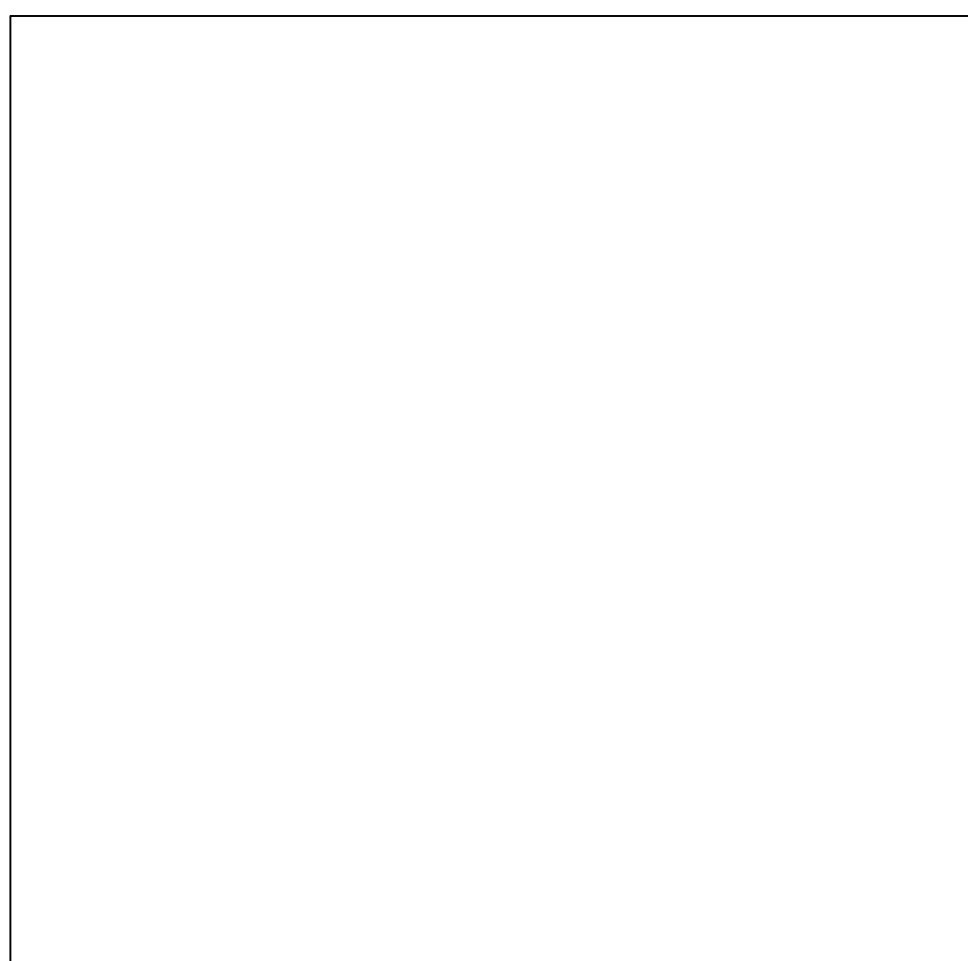
12 NOT USED  
A4.1

10 ABBREVIATIONS  
A4.1

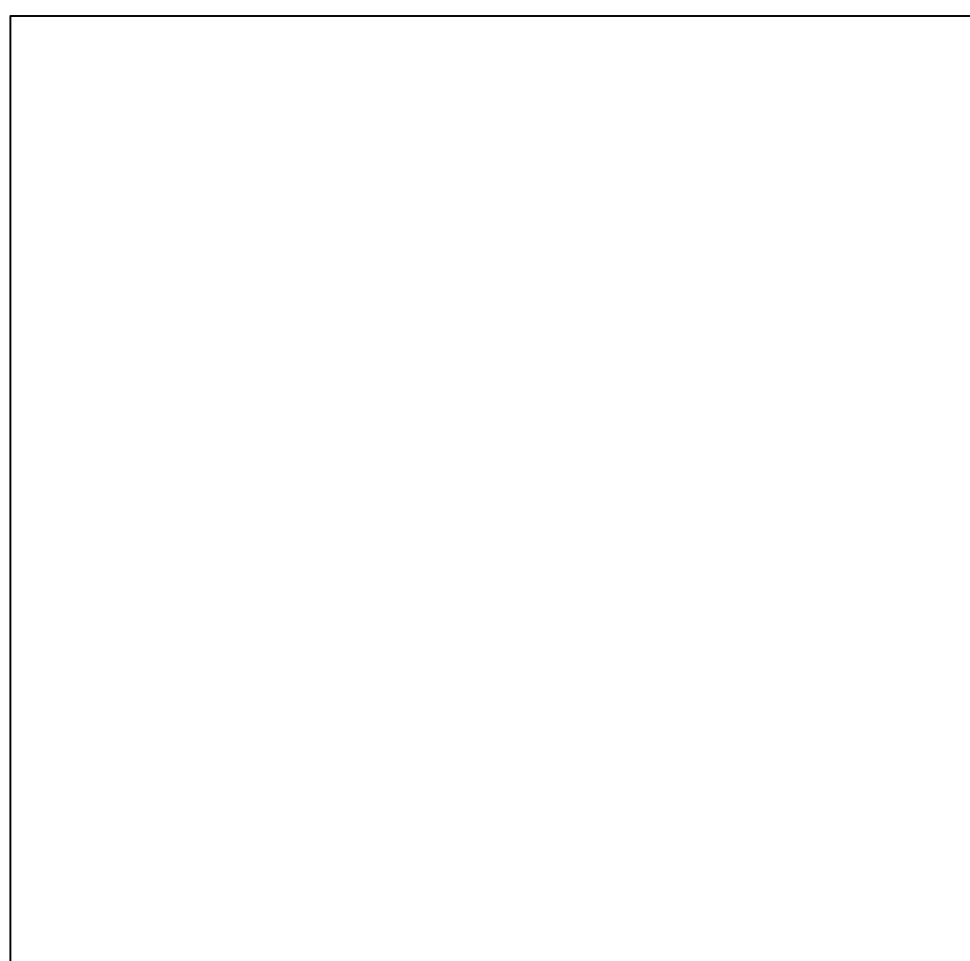
7 ROOM FINISH SCHEDULE  
A4.1



13 NOT USED  
A4.1



14 NOT USED  
A4.1

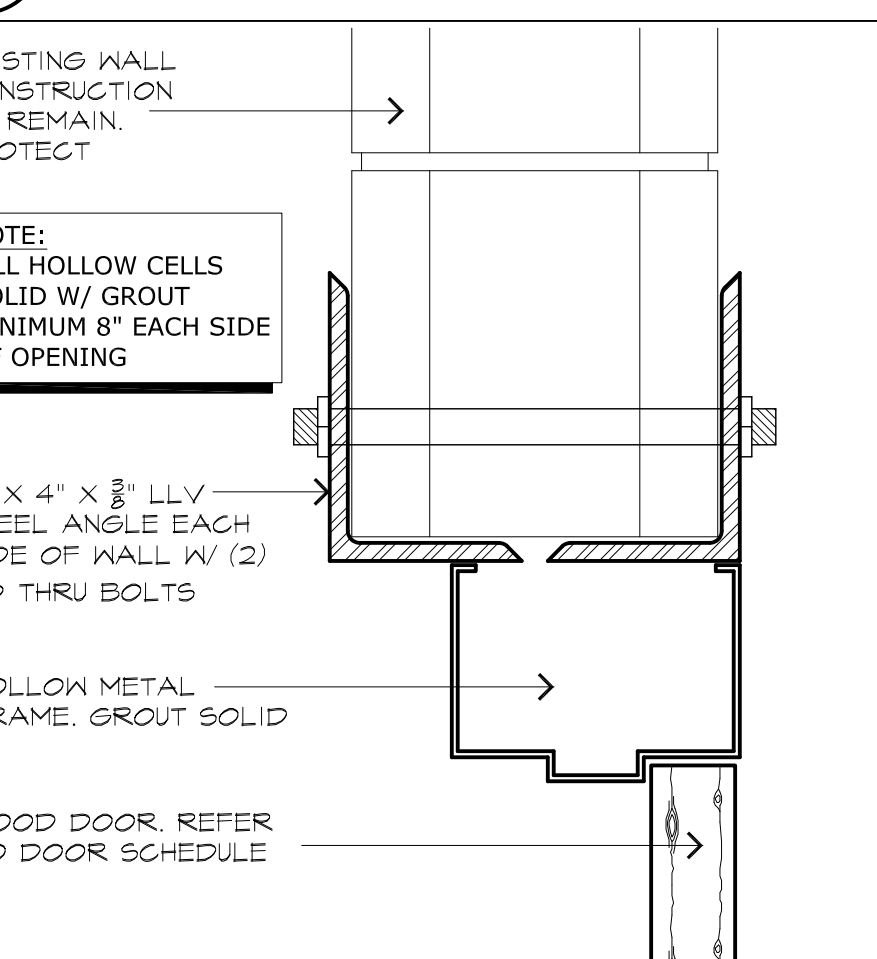


15 NOT USED  
A4.1

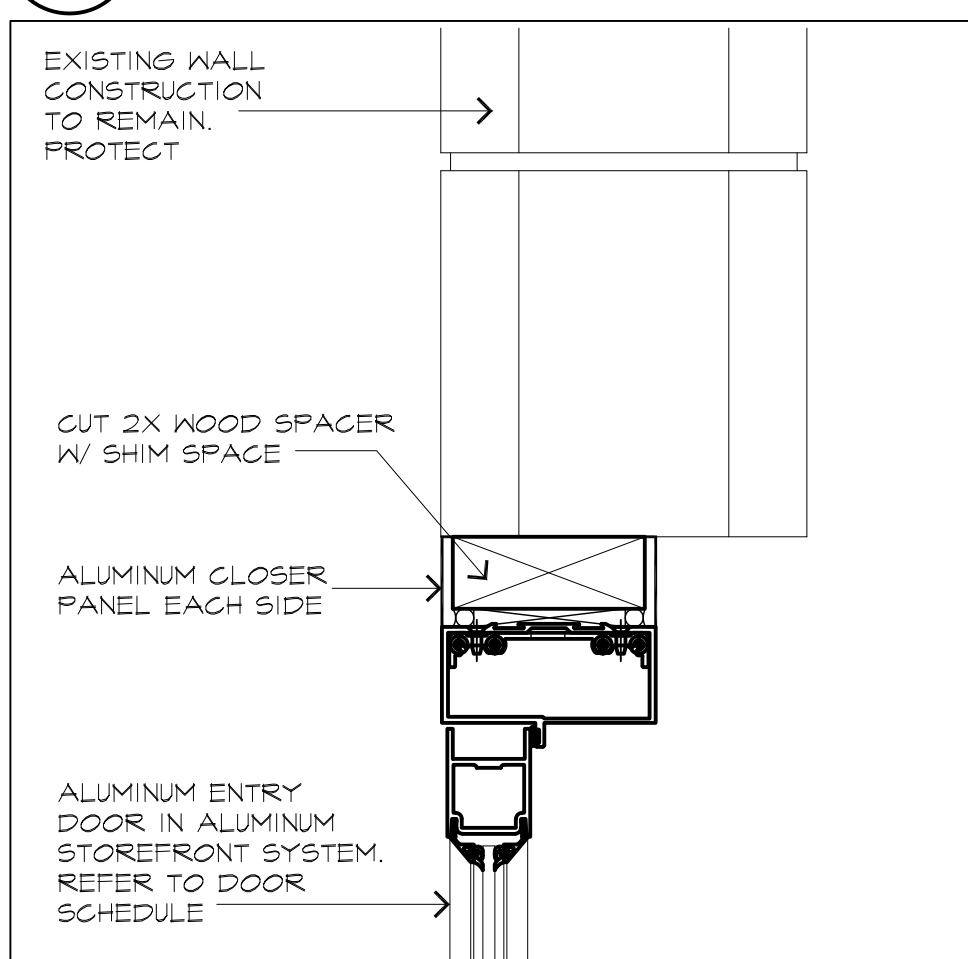
16 NOT USED  
A4.1

17 NOT USED  
A4.1

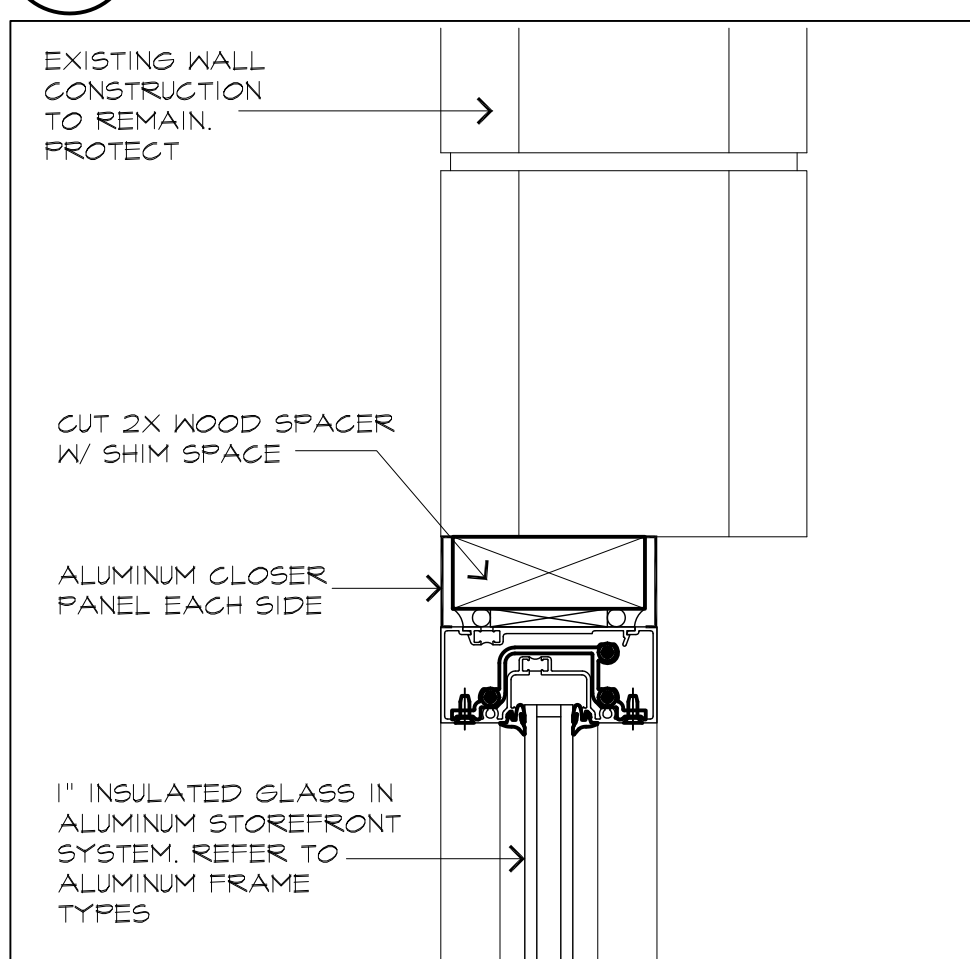
18 NOT USED  
A4.1



19 HEAD DETAIL  
A4.1 SCALE: 3/8"=1'-0"



20 HEAD DETAIL  
A4.1 SCALE: 3/8"=1'-0"



21 HEAD DETAIL  
A4.1 SCALE: 3/8"=1'-0"

22 NOT USED  
A4.1

23 NOT USED  
A4.1

24 NOT USED  
A4.1

JOHN DAVIS  
DESIGN GROUP

ARCHITECTS  
INTERIORS  
PLANNERS

176 TALAMINE COURT  
SUITE 100  
COLORADO SPRINGS,  
COLORADO 80907  
P 719/528-1177  
F 719/444-8409

DO NOT SCALE  
DRAWINGS FOR  
CONSTRUCTION  
PURPOSES

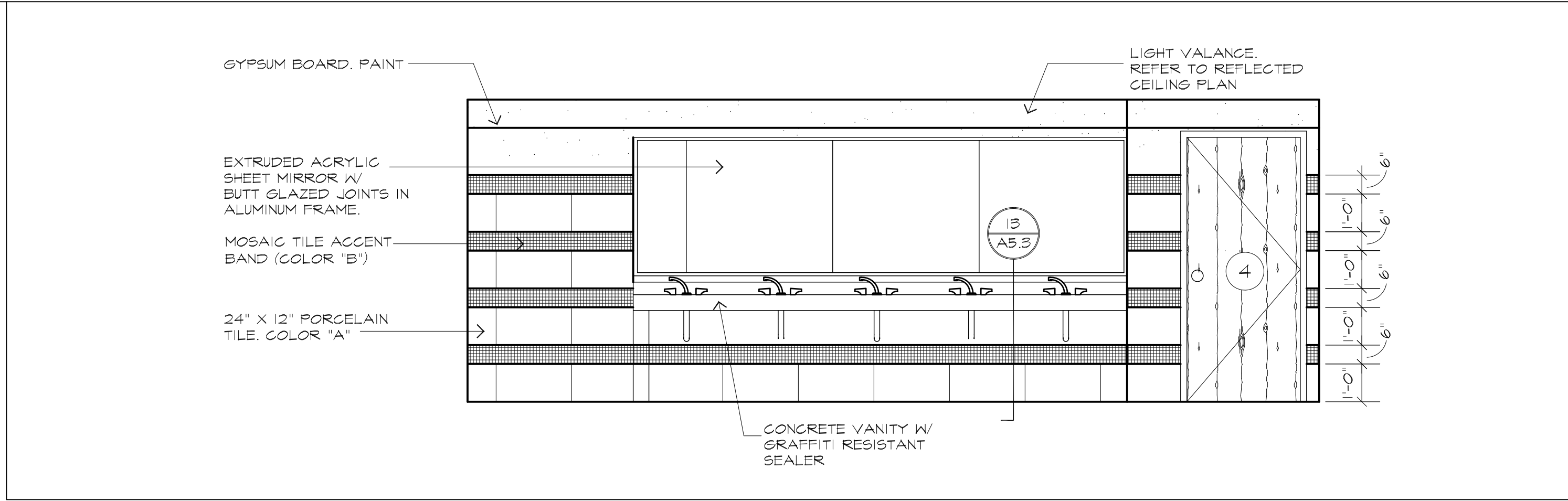
THESE DRAWINGS ARE THE PROPERTY OF  
JOHN DAVIS ARCHITECTS. THEY SHALL BE USED  
FOR THE SOLE PURPOSE OF CONSTRUCTING  
THIS PROJECT. THEY SHALL NOT BE  
REPRODUCED AND USED FOR THE PURPOSE  
OF CONSTRUCTION DOCUMENTS FOR ANY  
OTHER PROJECTS.

DOOR AND ROOM FINISH SCHEDULES

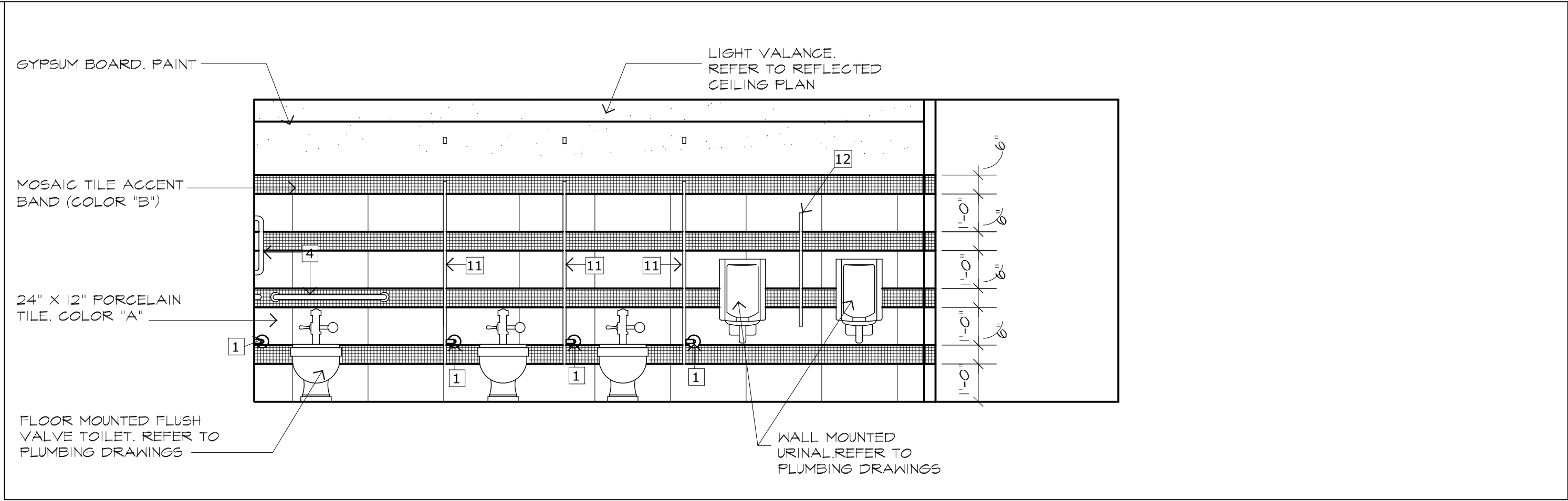
NEW INTERIOR REMODEL FOR  
MANITOU SPRINGS MOBILITY  
HUB RESTROOM BUILDING  
132 MANITOU AVENUE  
MANITOU SPRINGS, COLORADO 80829

|                                            |                  |
|--------------------------------------------|------------------|
| PROJECT NO.                                | 202440           |
| DATE                                       | JANUARY 24, 2025 |
| DRAWN BY                                   | JRD              |
| CHECKED                                    | JRD              |
| APPROVED                                   | JRD              |
| REVISED                                    |                  |
| FINAL BID<br>DOCUMENTS<br>JANUARY 24, 2025 |                  |
| SHEET                                      |                  |

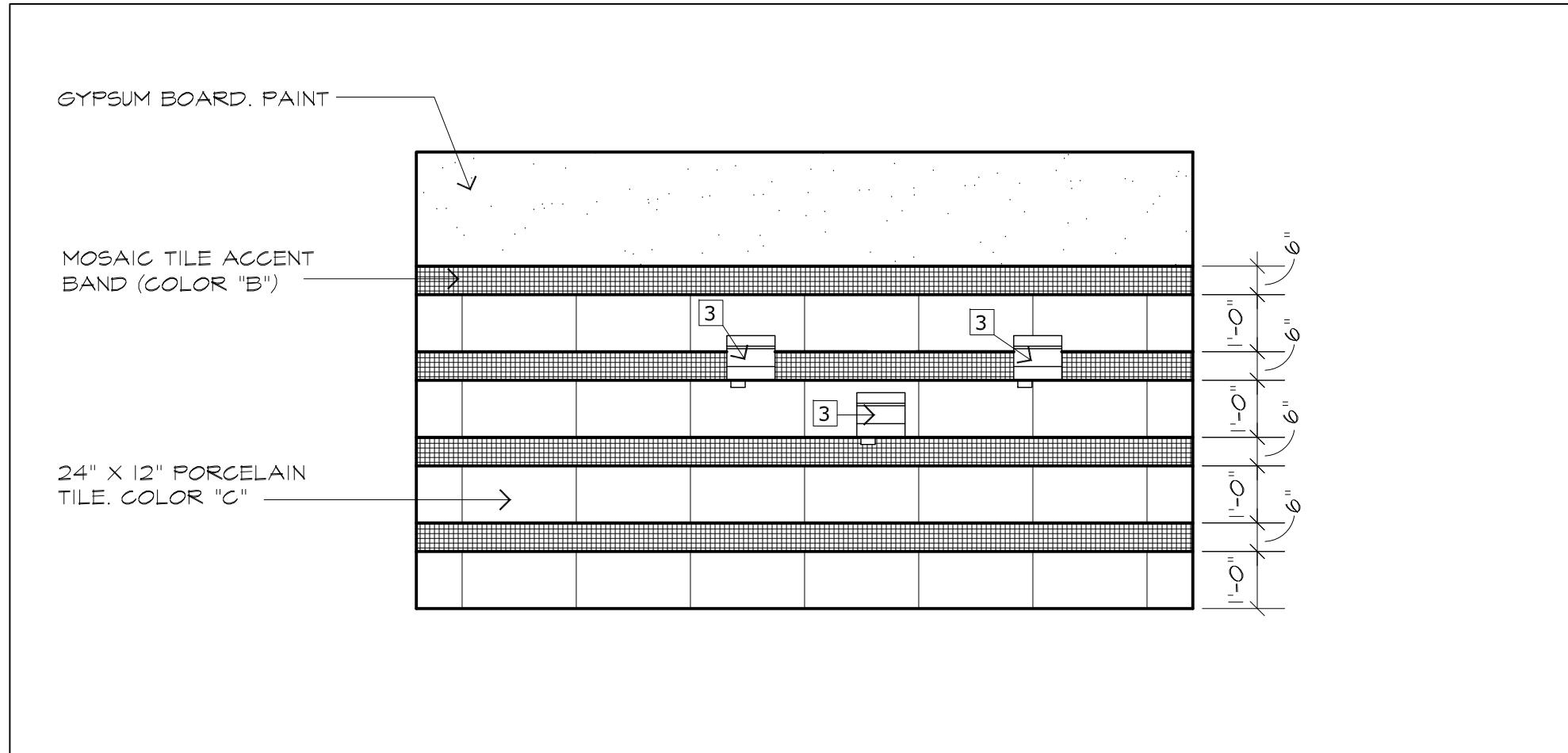




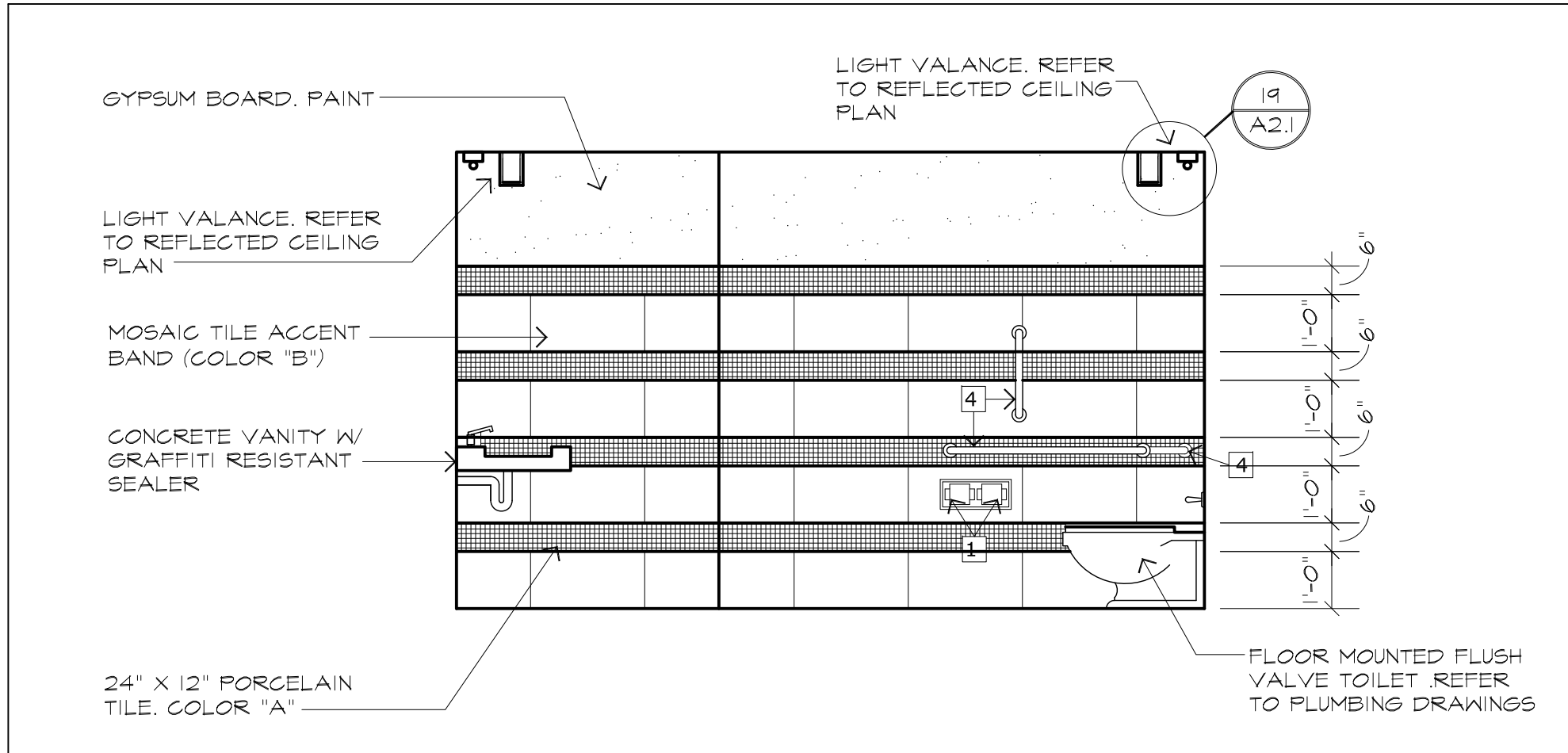
1 NORTH WALL MEN 03  
A5.1 SCALE: 3/8"=1'-0"



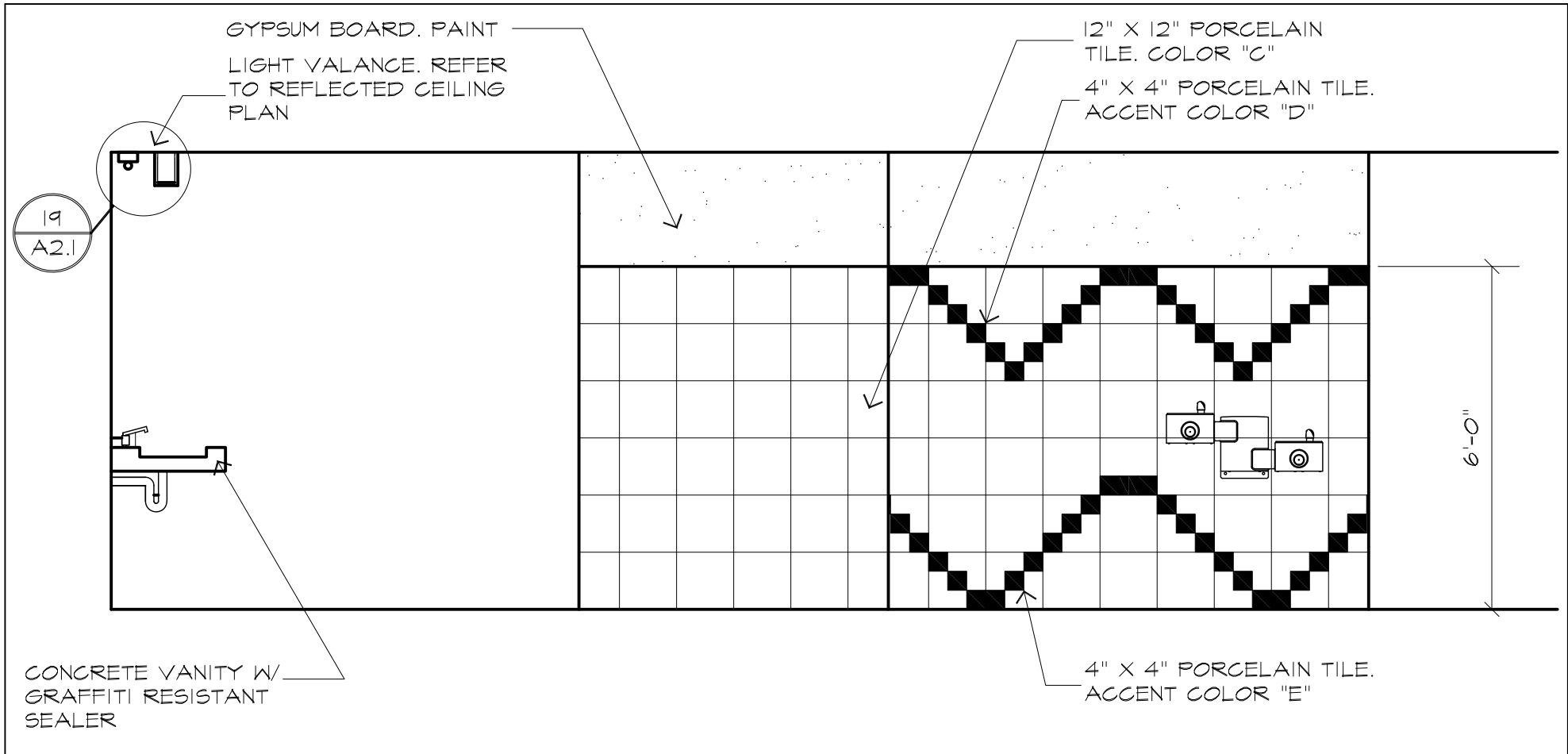
4 SOUTH WALL MEN 03  
A5.1 SCALE: 3/8"=1'-0"



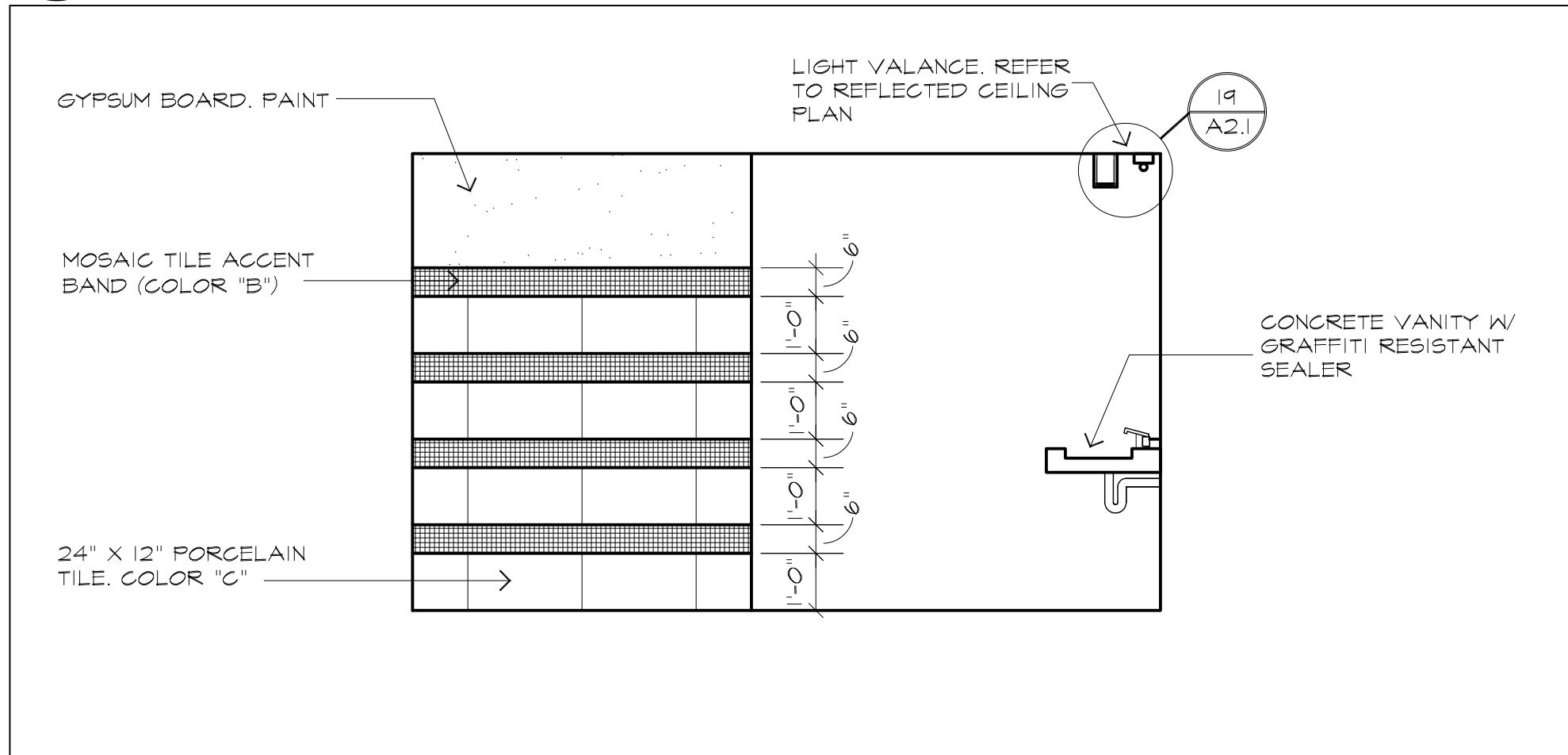
7 WEST WALL MEN 03  
A5.1 SCALE: 3/8"=1'-0"



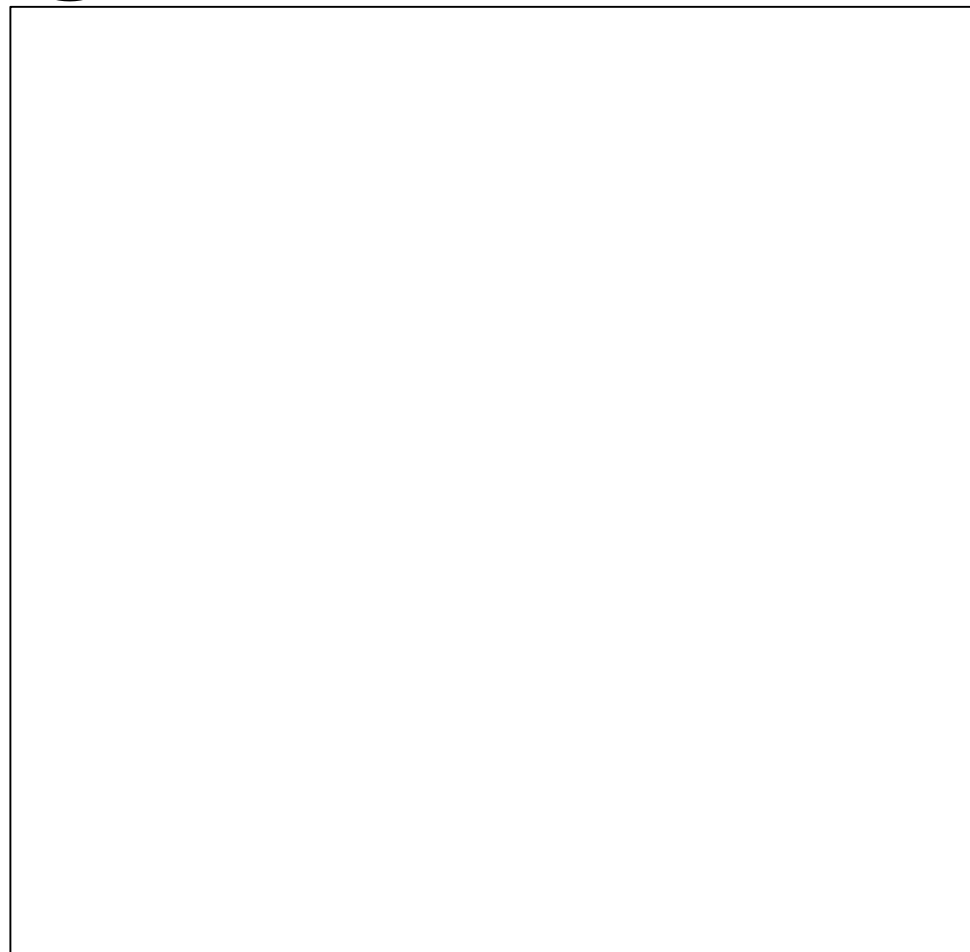
9 EAST WALL MEN 03  
A5.1 SCALE: 3/8"=1'-0"



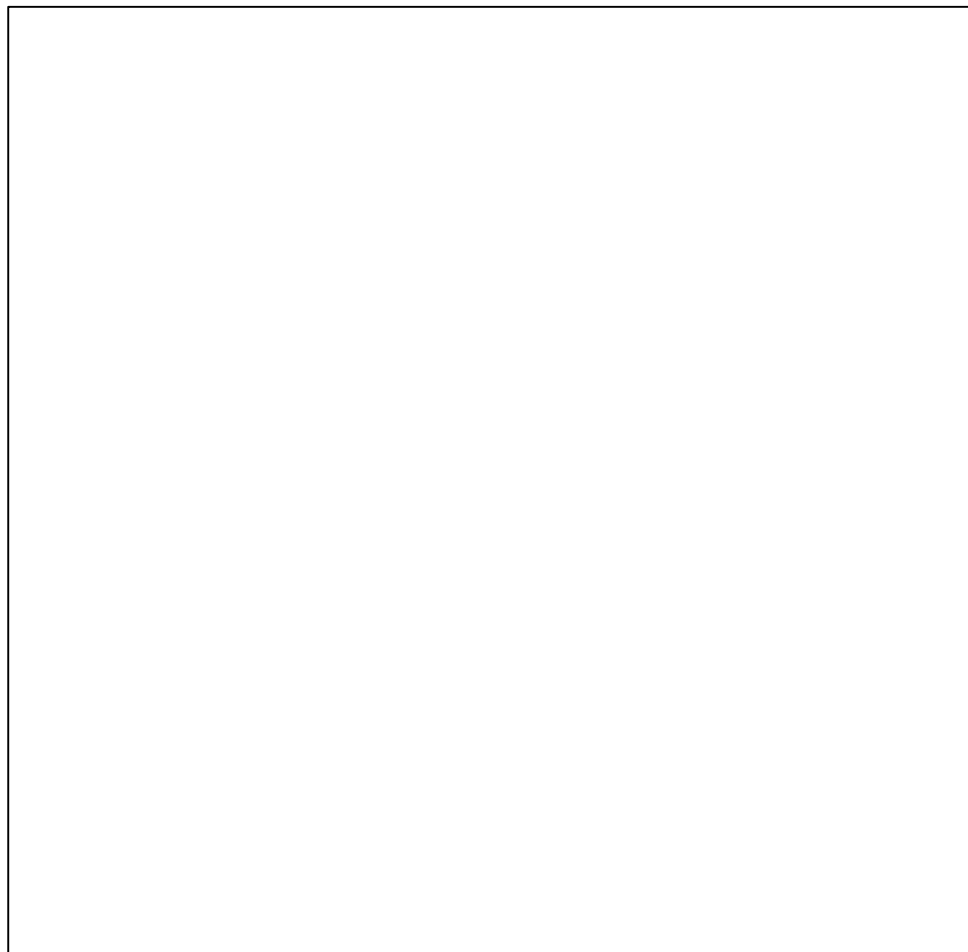
11 SOUTH WALL MEN 03  
A5.1 SCALE: 3/8"=1'-0"



13 NORTH WALL MEN 03  
A5.1 SCALE: 3/8"=1'-0"



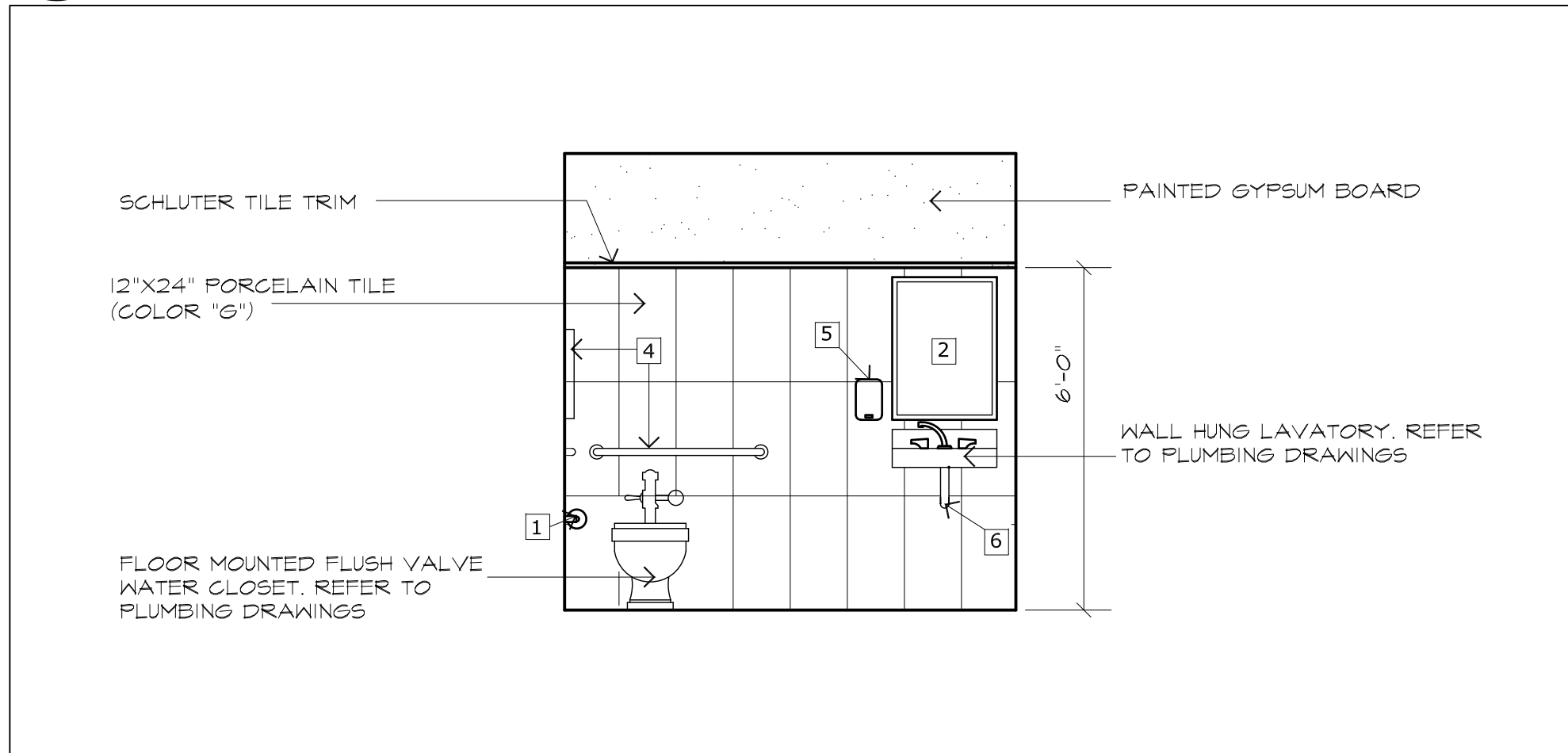
15 NOT USED  
A5.1



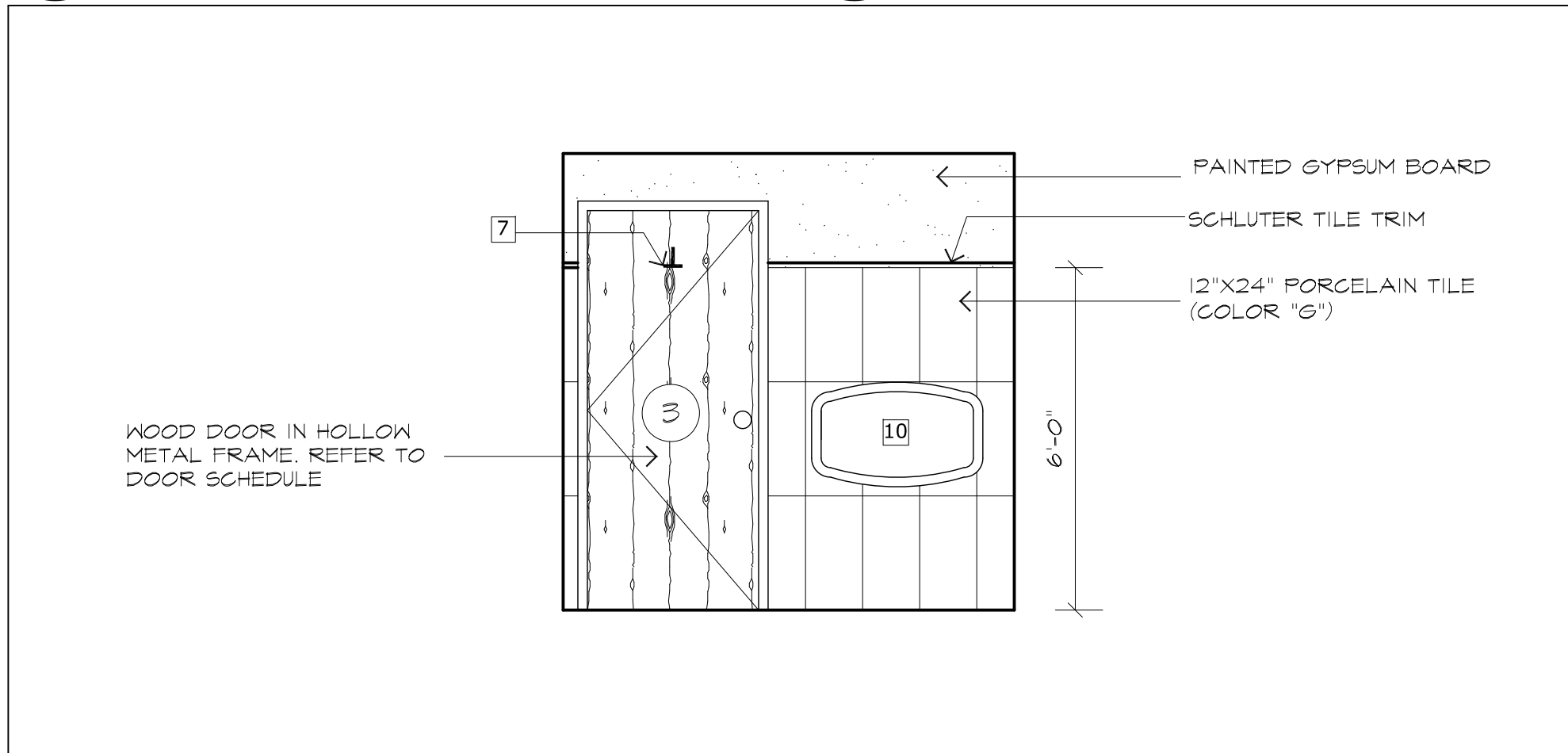
16 NOT USED  
A5.1

- 1 TOILET PAPER HOLDER (PENAL-WARE 1840-FA SERIES)
- 2 PLATE GLASS MIRROR (BRADLEY 781-024300 24" X 30")
- 3 ELECTRIC HAND DRYERS GLOBAL INDUSTRIAL AUTOMATIC HAND DRYER
- 4 GRAB BAR (ACORN 1108-5, 1108-4 AND 1108-1) 1 1/2" DIA X 42" LONG (HORIZONTAL) & 1 1/2" DIA X 36" LONG (HORIZONTAL) & 1 1/2" X 18" LONG VERTICAL. SATIN FINISH STAINLESS STEEL
- 5 SOAP DISPENSER (BOBRICK B-2111)
- 6 INSULATION AT LAVATORY PIPING
- 7 COAT HOOK (BOBRICK B-212 ALUMINUM W/ MATTE FINISH)
- 8 SANITARY NAPKIN DISPOSAL (BOBRICK B-2112)
- 9 PLATE GLASS MIRROR (5'-0" X 3'-4")
- 10 BABY CHANGING STATION (KOLA KARE KB200-01SS)
- 11 BOBRICK SOLID COLOR REINFORCED COMPOSITE SIERRA SERIES® 1090 FLOOR MOUNTED OVERHEAD BRACED TOILET PARTITION
- 12 BOBRICK SOLID COLOR REINFORCED COMPOSITE SIERRA SERIES® 1090 FLOOR MOUNTED OVERHEAD BRACED URINAL SCREEN
- 13 SOAP DISPENSER (BOBRICK LAVATORY MOUNTED)
- 14 SET COVER DISPENSER (BOBRICK B-221)
- GENERAL NOTES:  
MOUNT TOILET ACCESSORIES PER ANSI A117.1-2017 REQUIREMENTS

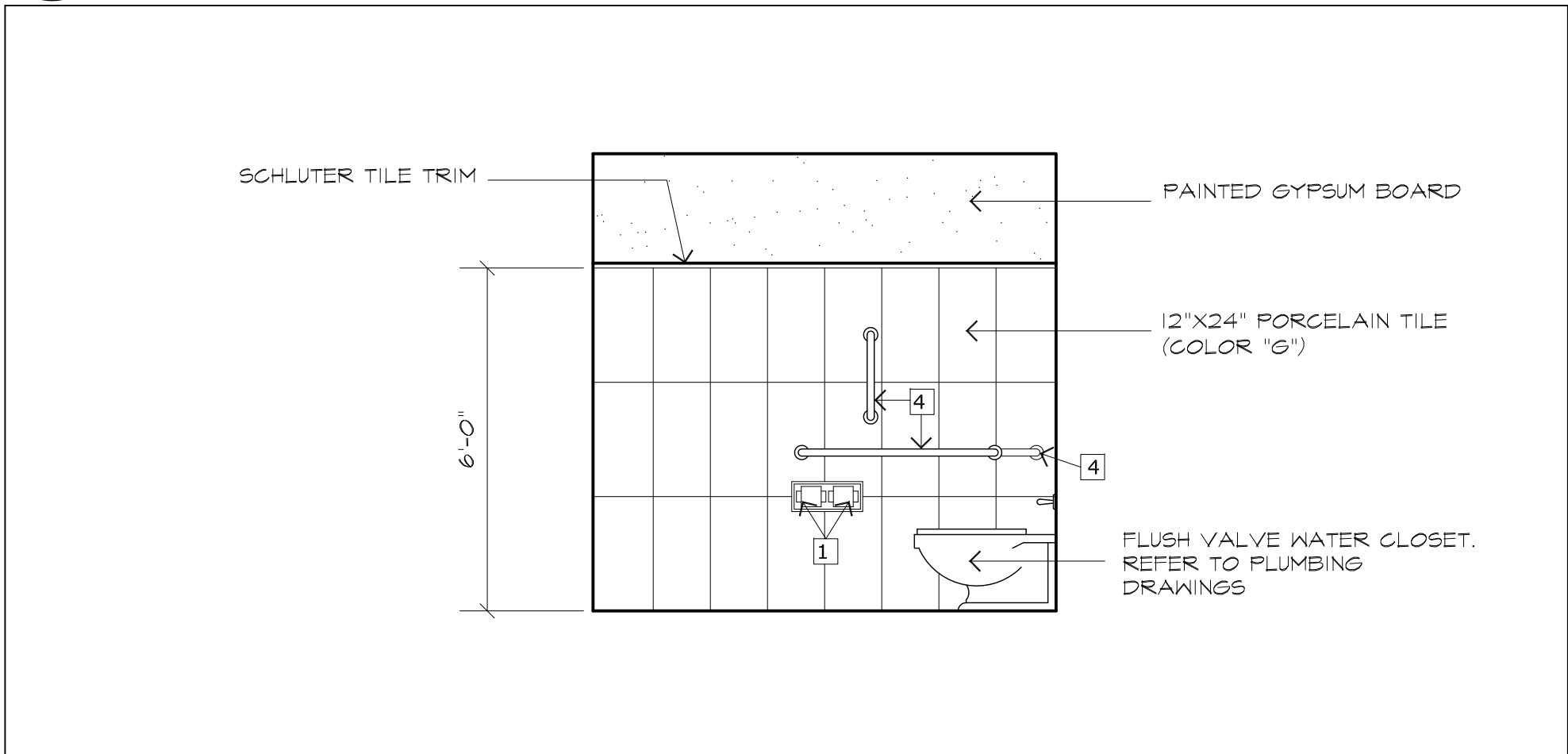
17 TOILET ACCESSORIES  
A5.1



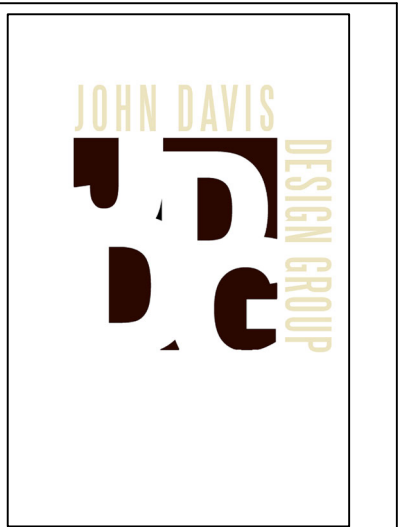
19 NORTH WALL TOILET 06  
A5.1 SCALE: 3/8"=1'-0"



21 SOUTH WALL TOILET 06  
A5.1 SCALE: 3/8"=1'-0"



23 WEST WALL TOILET 06  
A5.1 SCALE: 3/8"=1'-0"



JOHN DAVIS  
DESIGN GROUP

ARCHITECTS  
INTERIORS  
PLANNERS

176 TALAMINE COURT SUITE 100  
COLORADO SPRINGS,  
COLORADO 80907  
P 719/528-1177  
F 719/444-8409

DO NOT SCALE  
DRAWINGS FOR  
CONSTRUCTION  
PURPOSES

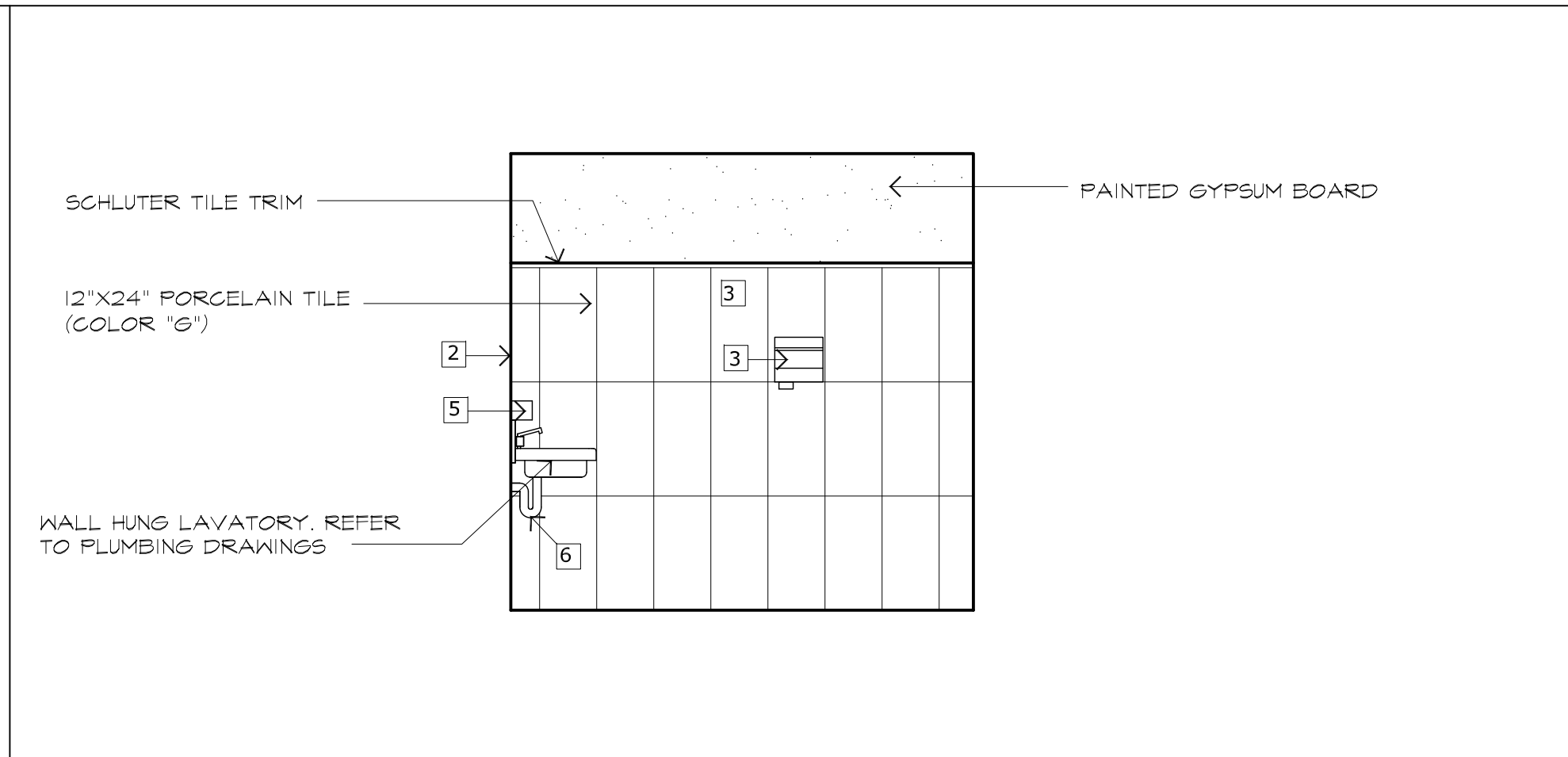
THESE DRAWINGS ARE THE PROPERTY OF  
JDDG ARCHITECTS. THEY SHALL BE USED  
FOR THE SOLE PURPOSE OF CONSTRUCTING  
THIS PROJECT. THEY SHALL NOT BE  
REPRODUCED AND USED FOR THE PURPOSE  
OF CONSTRUCTION DOCUMENTS FOR ANY  
OTHER PROJECTS.

INTERIOR ELEVATIONS  
NEW INTERIOR REMODEL FOR  
MANITOU SPRINGS MOBILITY  
HUB RESTROOM BUILDING  
132 MANITOU AVENUE  
MANITOU SPRINGS, COLORADO 80829

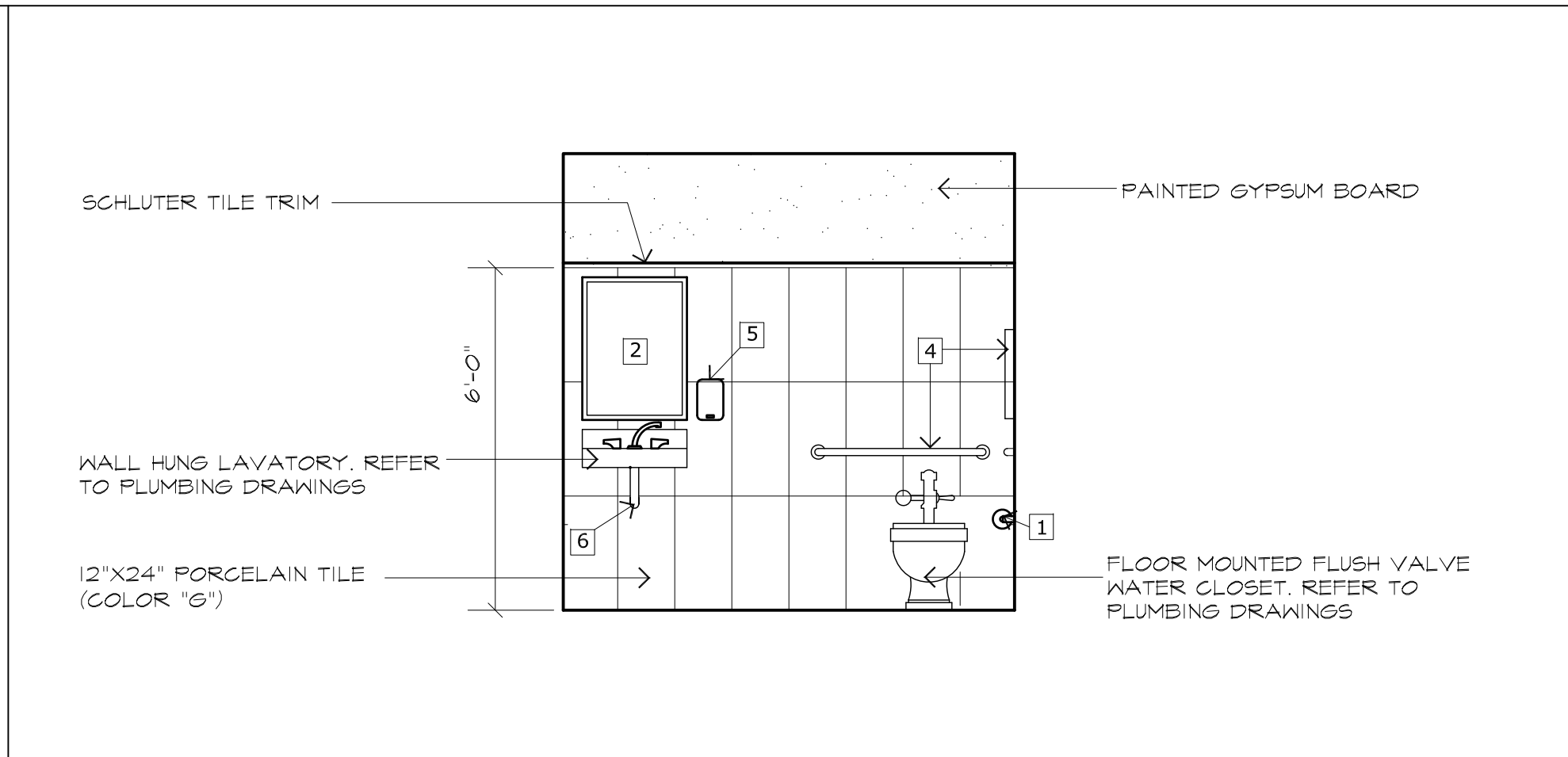
PROJECT NO. 202440  
DATE JANUARY 24, 2025  
DRAWN BY JRD  
CHECKED JRD  
APPROVED JRD  
REVISED  
FINAL BID  
DOCUMENTS  
JANUARY 24, 2025

SHEET  
A5.1

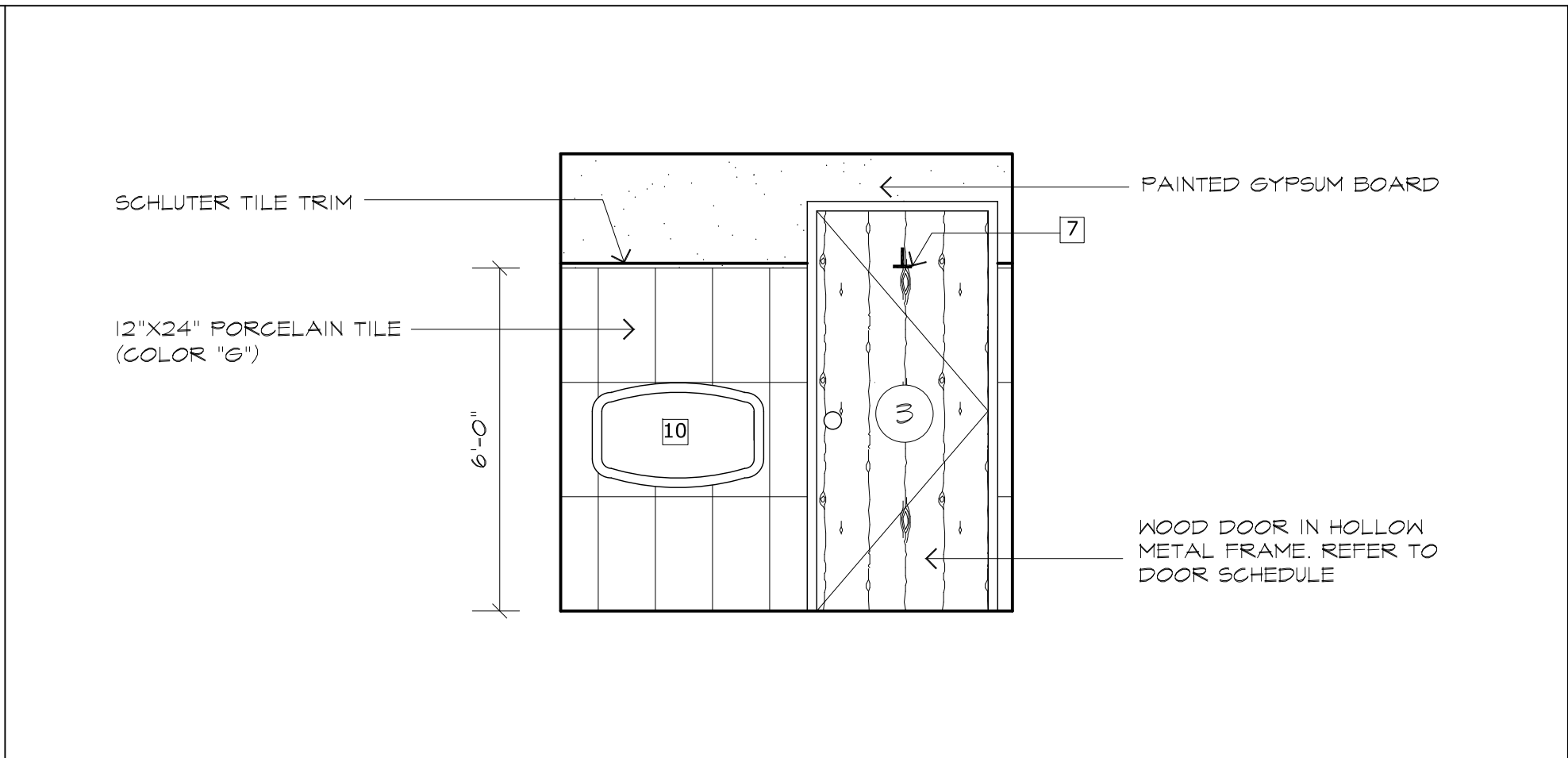




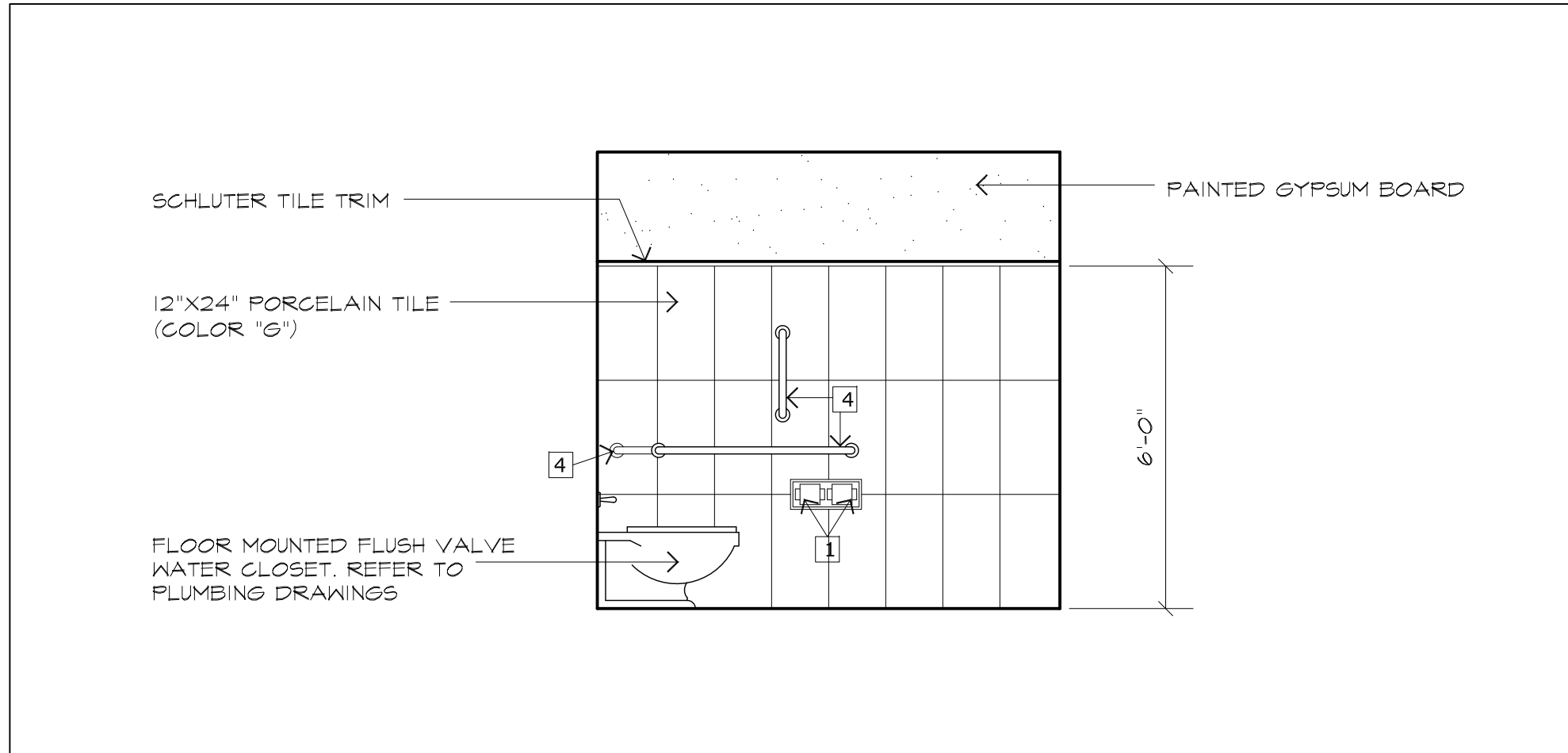
1 EAST WALL TOILET 06  
A5.2 SCALE: 3/8"=1'-0"



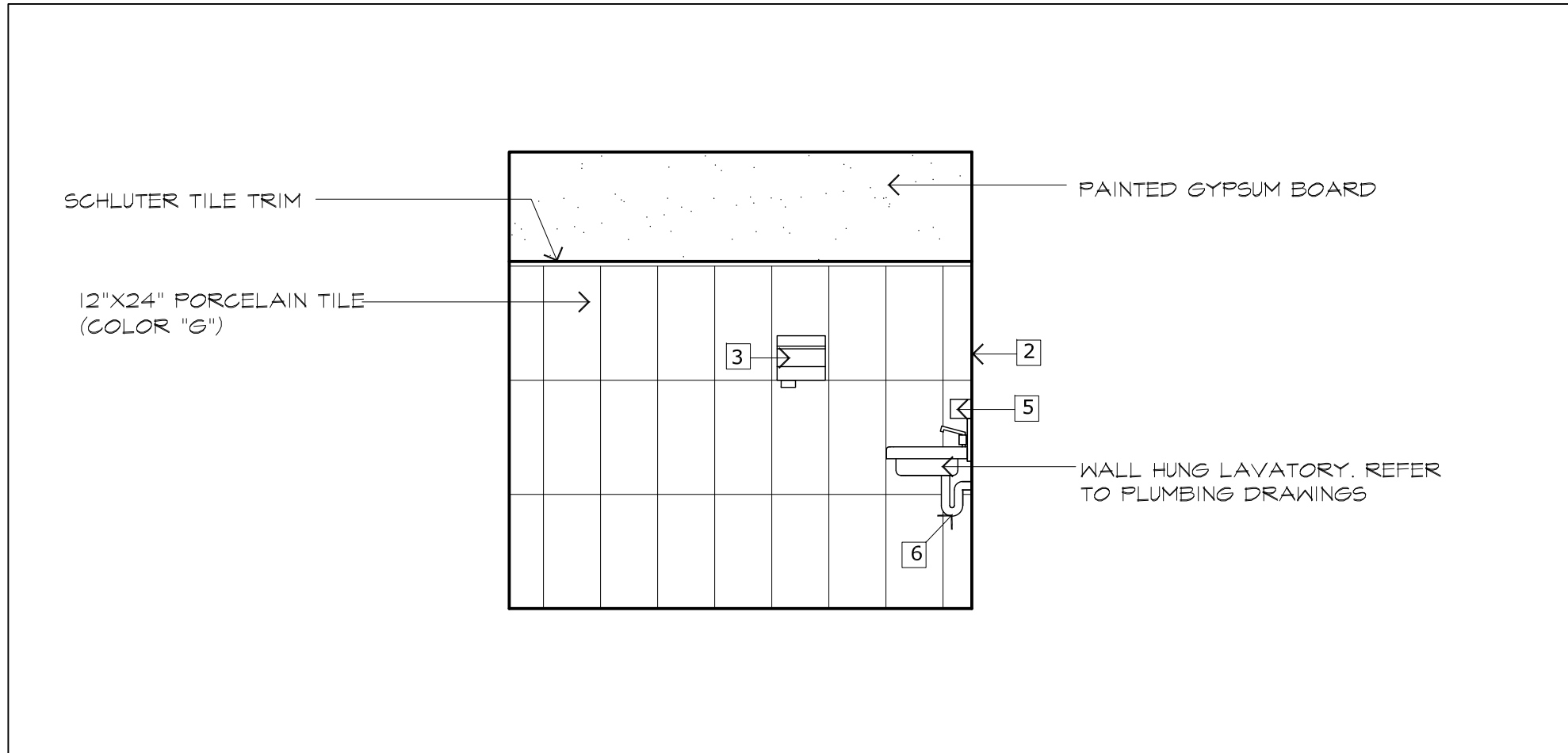
3 NORTH WALL TOILET 05  
A5.2 SCALE: 3/8"=1'-0"



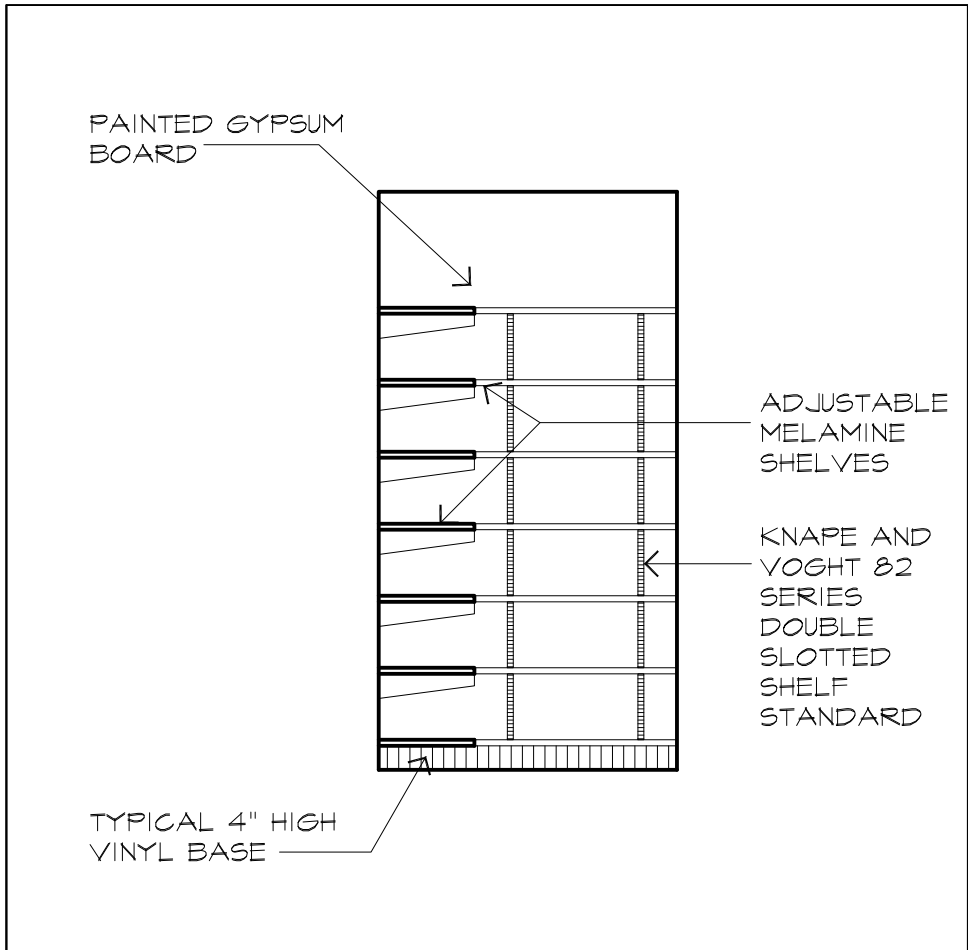
5 SOUTH WALL TOILET 05  
A5.2 SCALE: 3/8"=1'-0"



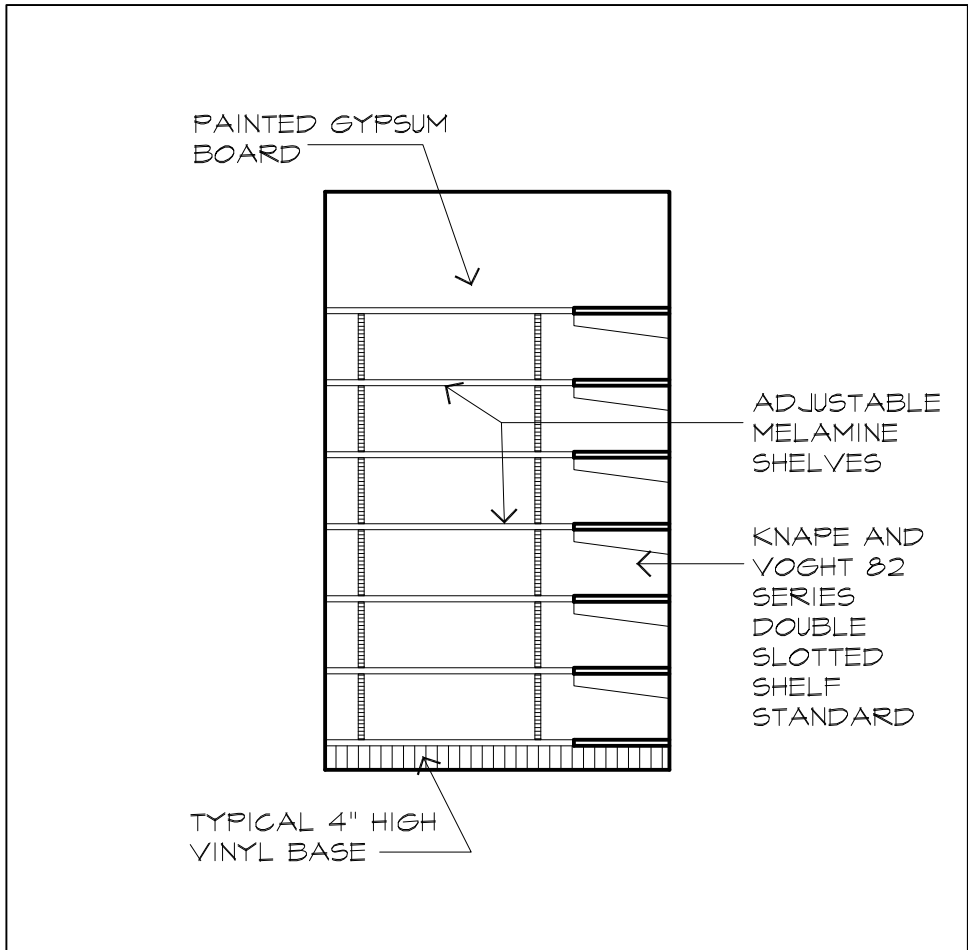
7 EAST WALL TOILET 05  
A5.2 SCALE: 3/8"=1'-0"



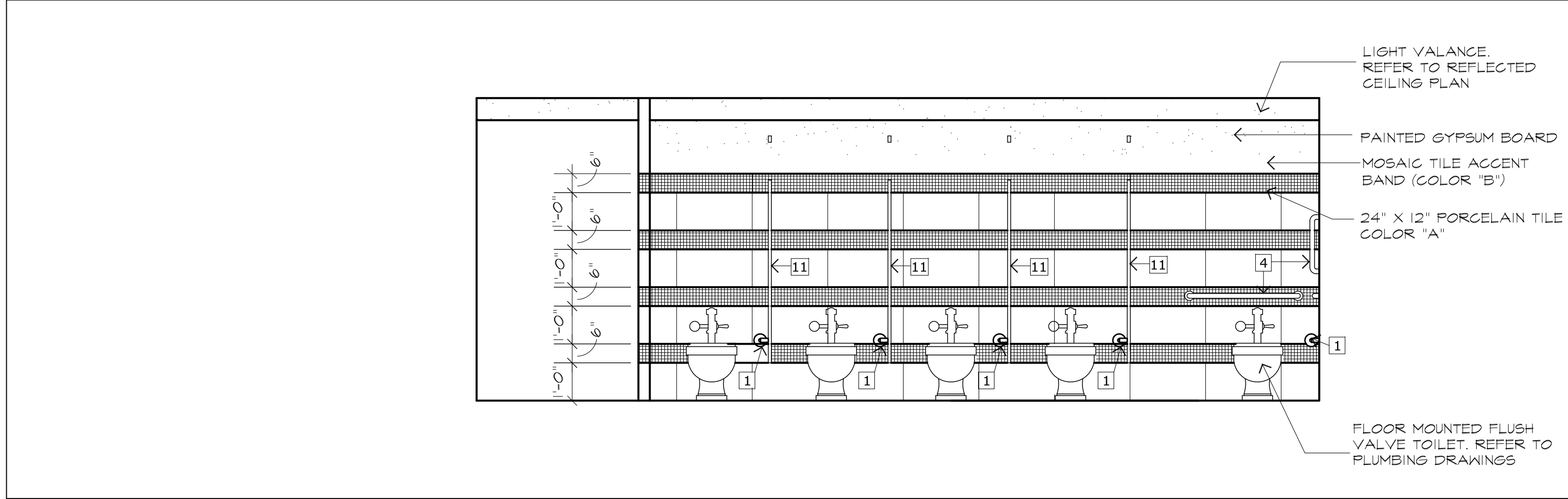
9 WEST WALL TOILET 05  
A5.2 SCALE: 3/8"=1'-0"



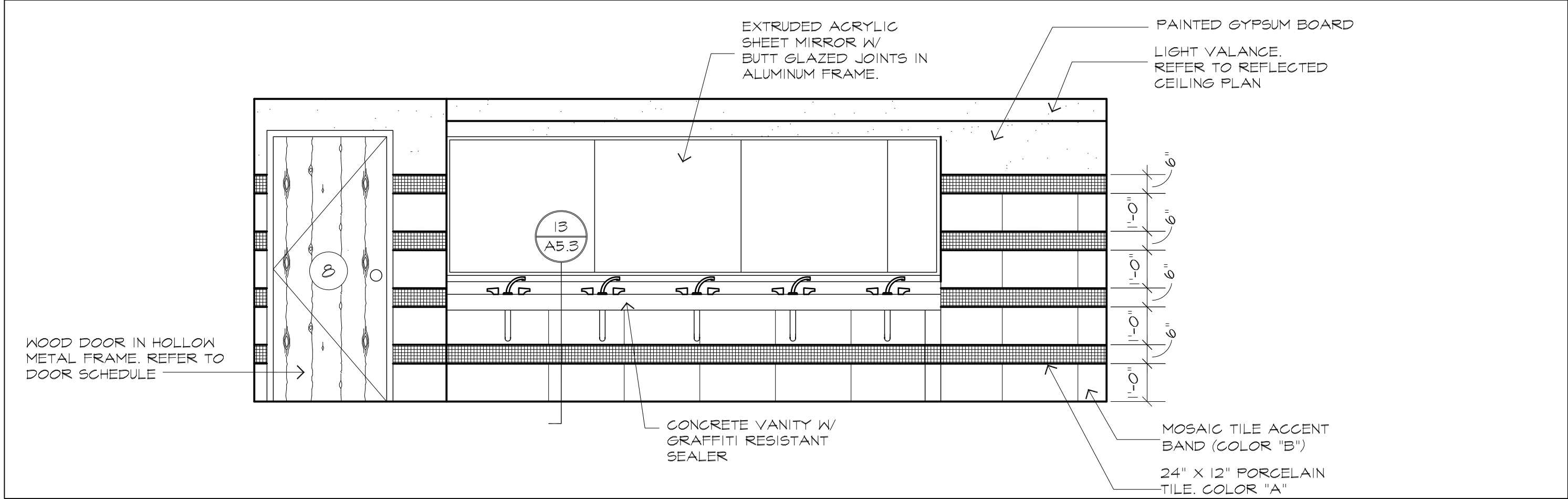
11 WEST WALL STORAGE 08  
A5.2 SCALE: 3/8"=1'-0"



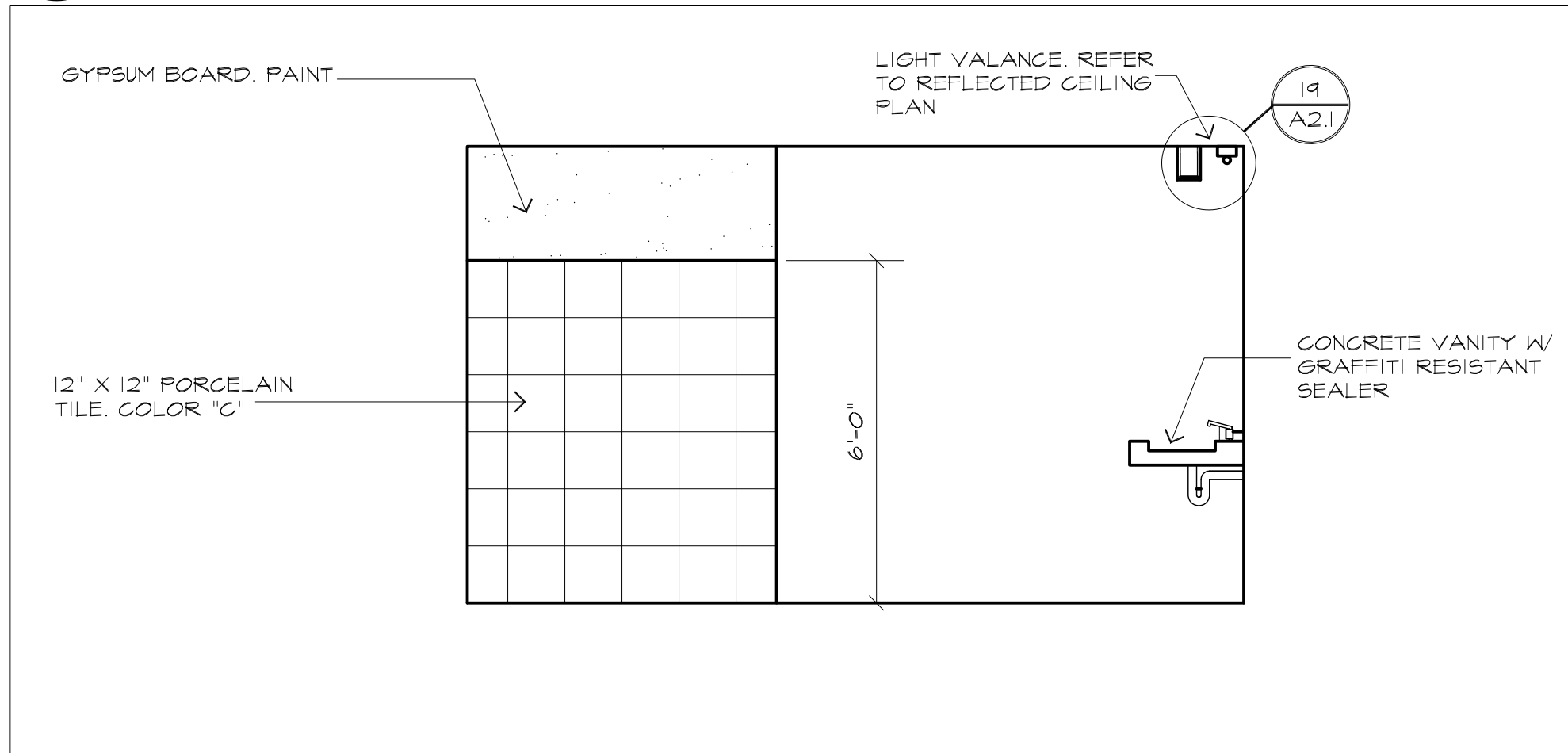
12 SOUTH WALL STORAGE 08  
A5.2 SCALE: 3/8"=1'-0"



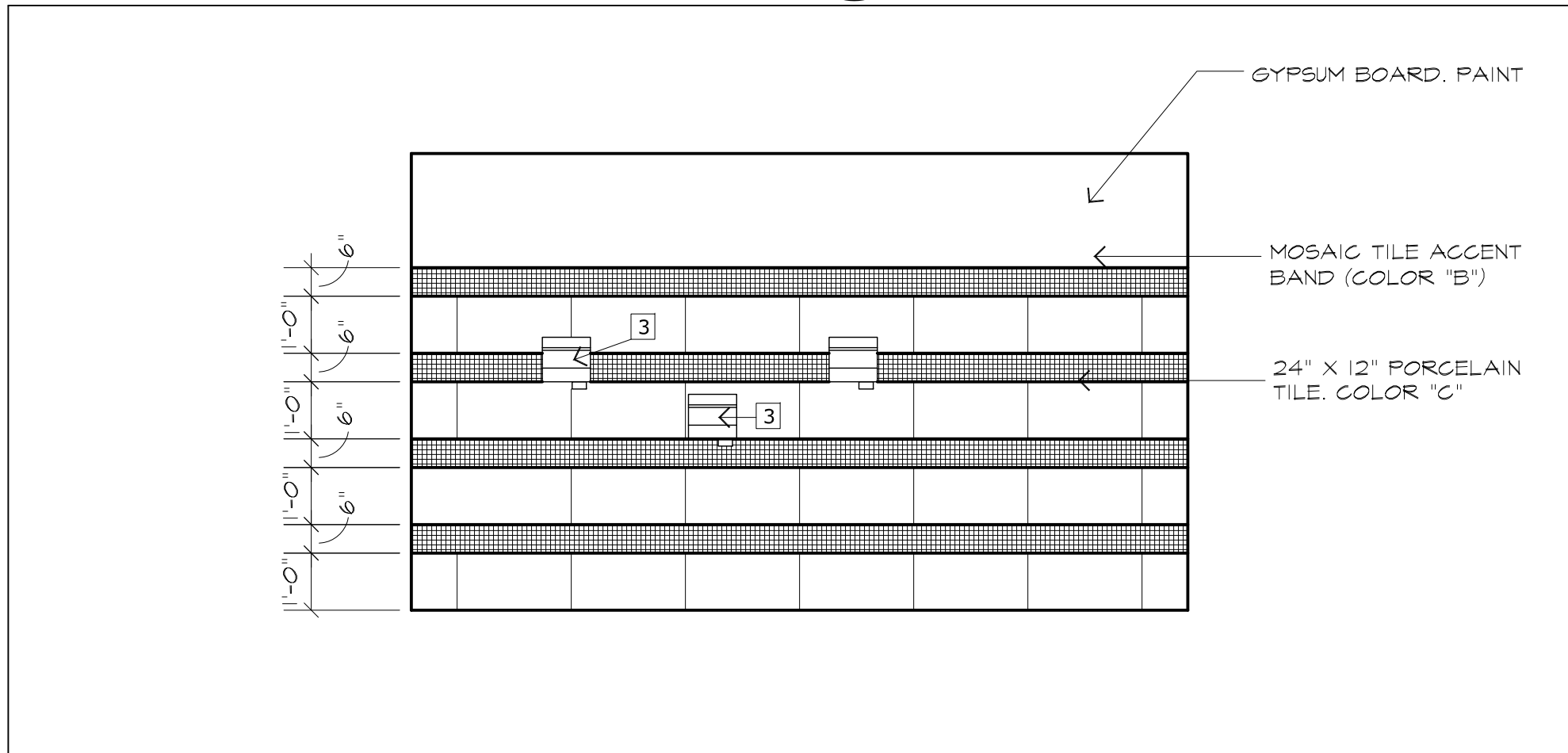
13 NORTH WALL WOMEN 09  
A5.2 SCALE: 3/8"=1'-0"



16 SOUTH WALL WOMEN 09  
A5.2 SCALE: 3/8"=1'-0"



19 SOUTH WALL WOMEN 09  
A5.2 SCALE: 3/8"=1'-0"



21 EAST WALL TOILET 09  
A5.2 SCALE: 3/8"=1'-0"

- |                                                                                                                                                                        |                                                                                                                |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------|
| 1 TOILET PAPER HOLDER (PENAL-WARE 1840-FA SERIES)                                                                                                                      | 8 SANITARY NAPKIN DISPOSAL (BOBRICK B-2112)                                                                    |
| 2 PLATE GLASS MIRROR (BRADLEY 781-024300 24" X 30")                                                                                                                    | 9 PLATE GLASS MIRROR (5'-0" X 3'-4")                                                                           |
| 3 ELECTRIC HAND DRYERS GLOBAL INDUSTRIAL AUTOMATIC HAND DRYER                                                                                                          | 10 BABY CHANGING STATION (KOLA KARE KB200-01SS)                                                                |
| 4 GRAB BAR (ACORN 1108-5, 1108-4 AND 1108-1) 1½" DIA X 42" LONG (HORIZONTAL) & 1½" DIA X 36" LONG (HORIZONTAL) & 1½" X 18" LONG VERTICAL. SATIN FINISH STAINLESS STEEL | 11 BOBRICK SOLID COLOR REINFORCED COMPOSITE SIERRA SERIES® 1090 FLOOR MOUNTED OVERHEAD BRACED TOILET PARTITION |
| 5 SOAP DISPENSER (BOBRICK B-2111)                                                                                                                                      | 12 BOBRICK SOLID COLOR REINFORCED COMPOSITE SIERRA SERIES® 1090 FLOOR MOUNTED OVERHEAD BRACED URINAL SCREEN    |
| 6 INSULATION AT LAVATORY PIPING                                                                                                                                        | 13 SOAP DISPENSER (BOBRICK LAVATORY MOUNTED)                                                                   |
| 7 COAT HOOK (BOBRICK B-212 ALUMINUM W/ MATTE FINISH)                                                                                                                   | 14 SET COVER DISPENSER (BOBRICK B-221)                                                                         |
- GENERAL NOTES:  
MOUNT TOILET ACCESSORIES PER ANSI A117.1-2017 REQUIREMENTS

23 TOILET ACCESSORIES  
A5.2



JOHN DAVIS  
DESIGN GROUP

ARCHITECTS  
INTERIORS  
PLANNERS

176 TALAMINE COURT  
SUITE 100  
COLORADO SPRINGS,  
COLORADO 80907  
P 719/528-1177  
F 719/444-8409

DO NOT SCALE  
DRAWINGS FOR  
CONSTRUCTION  
PURPOSES

THESE DRAWINGS ARE THE PROPERTY OF  
JDD ARCHITECTS. THEY SHALL BE USED  
FOR THE SOLE PURPOSE OF CONSTRUCTING  
THIS PROJECT. THEY SHALL NOT BE  
REPRODUCED AND USED FOR THE PURPOSE  
OF CONSTRUCTION DOCUMENTS FOR ANY  
OTHER PROJECTS.

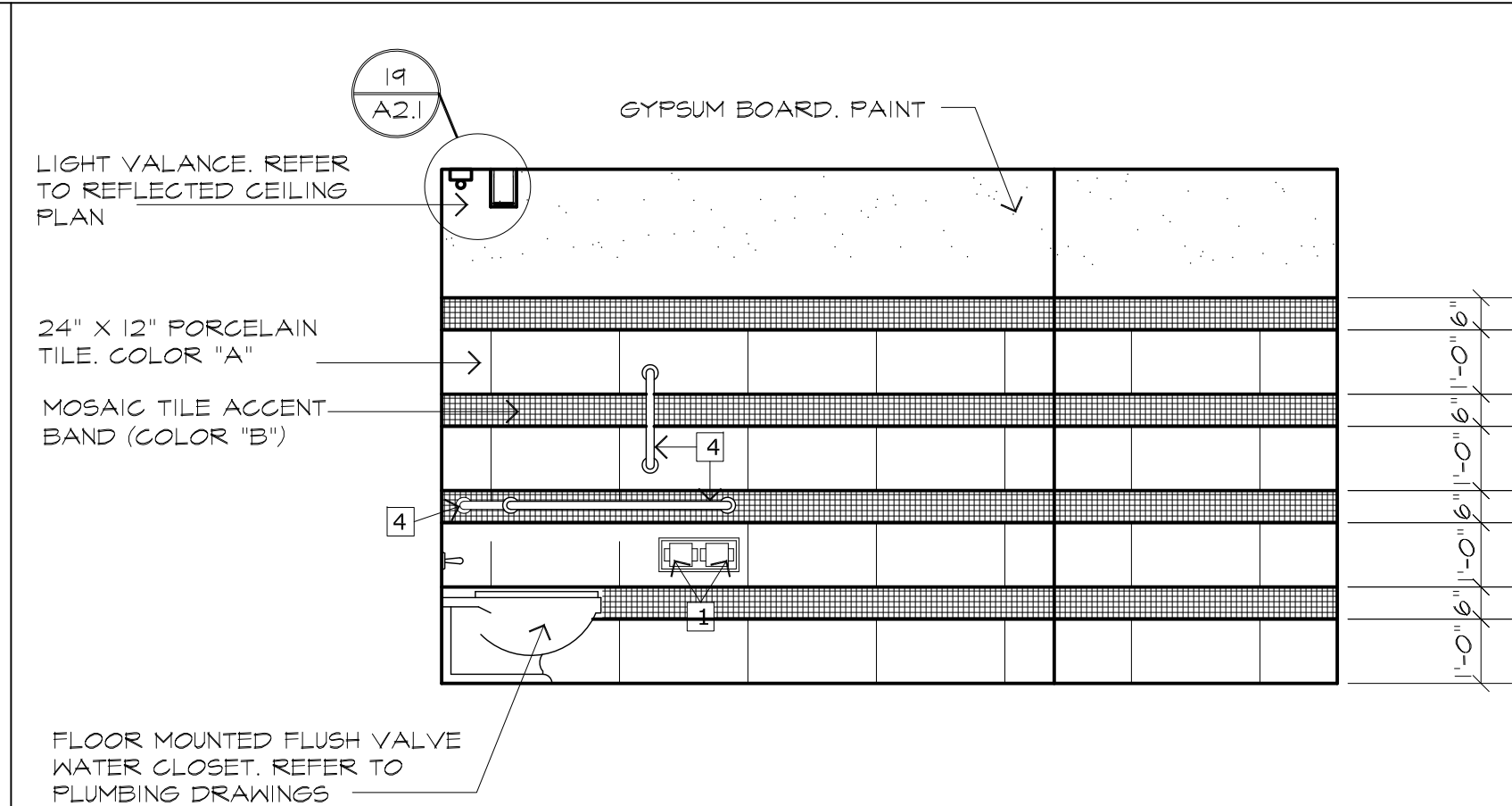
INTERIOR ELEVATIONS  
NEW INTERIOR REMODEL FOR  
MANITOU SPRINGS MOBILITY  
HUB RESTROOM BUILDING  
132 MANITOU AVENUE  
MANITOU SPRINGS, COLORADO 80829

PROJECT NO. 202440  
DATE JANUARY 24, 2025  
DRAWN BY JRD  
CHECKED JRD  
APPROVED JRD  
REVISED  
FINAL BID  
DOCUMENTS  
JANUARY 24, 2025

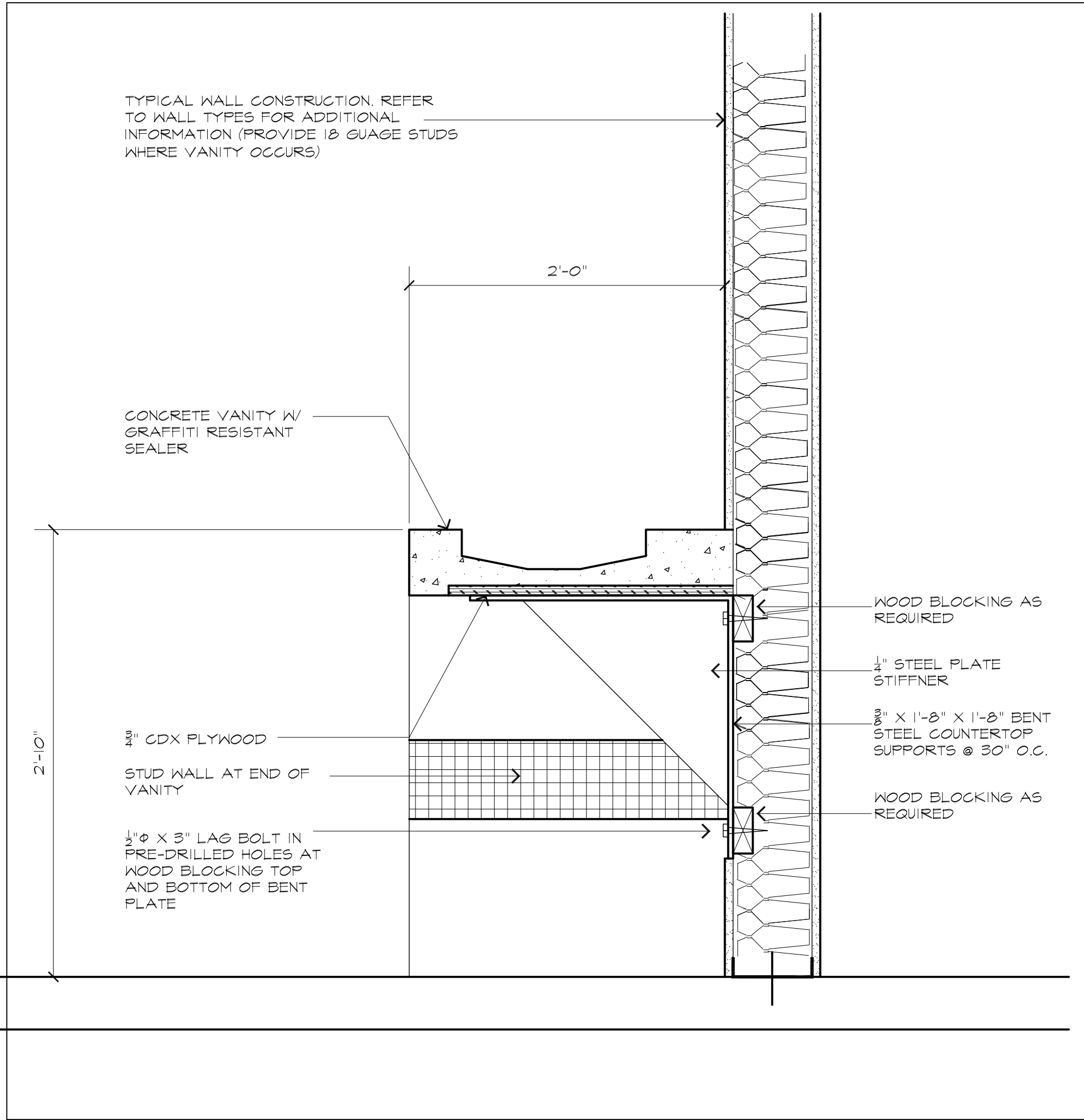
SHEET

A5.2

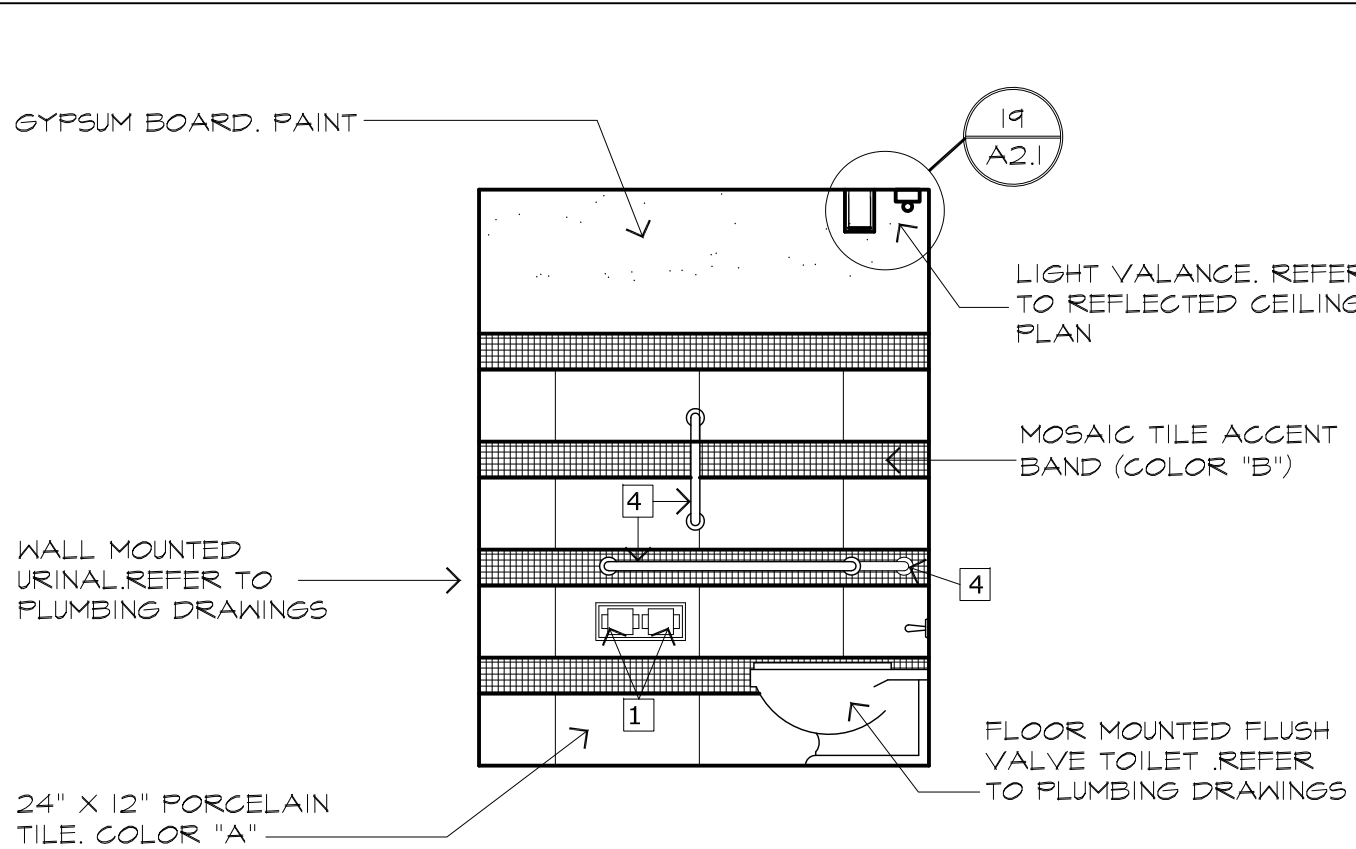




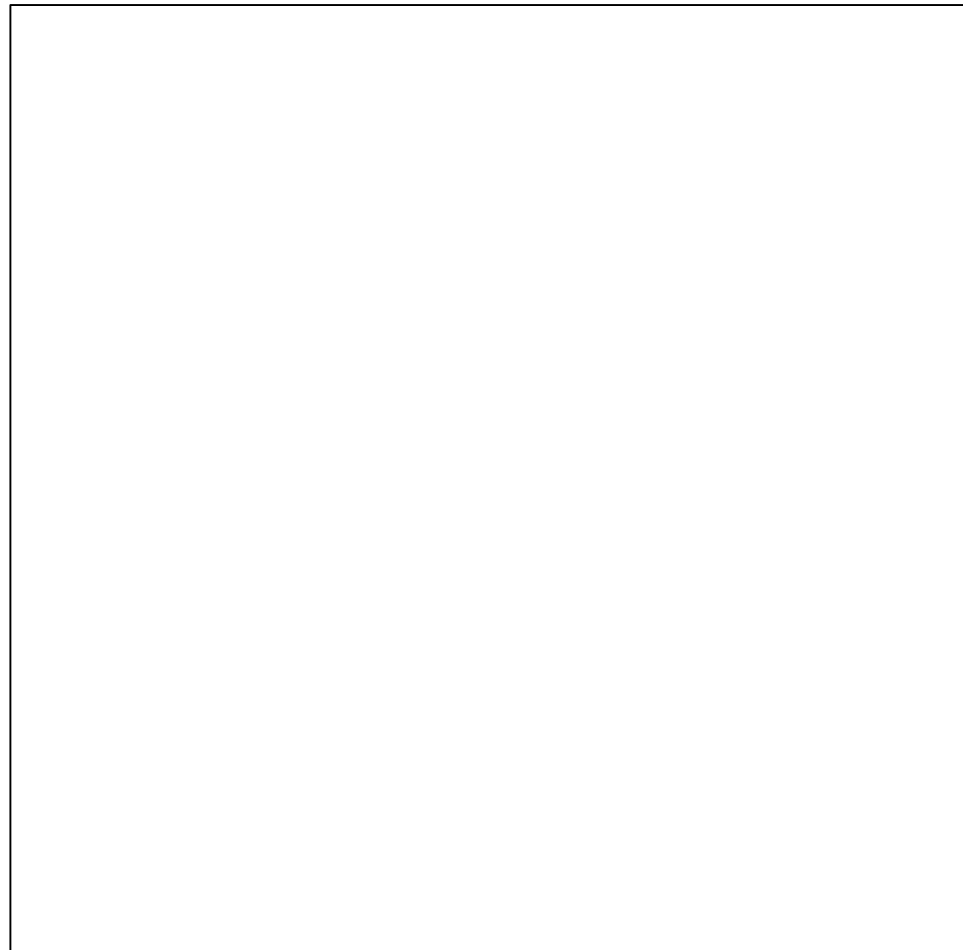
1 EAST WALL WOMEN 07  
A5.3 SCALE: 3/8"=1'-0"



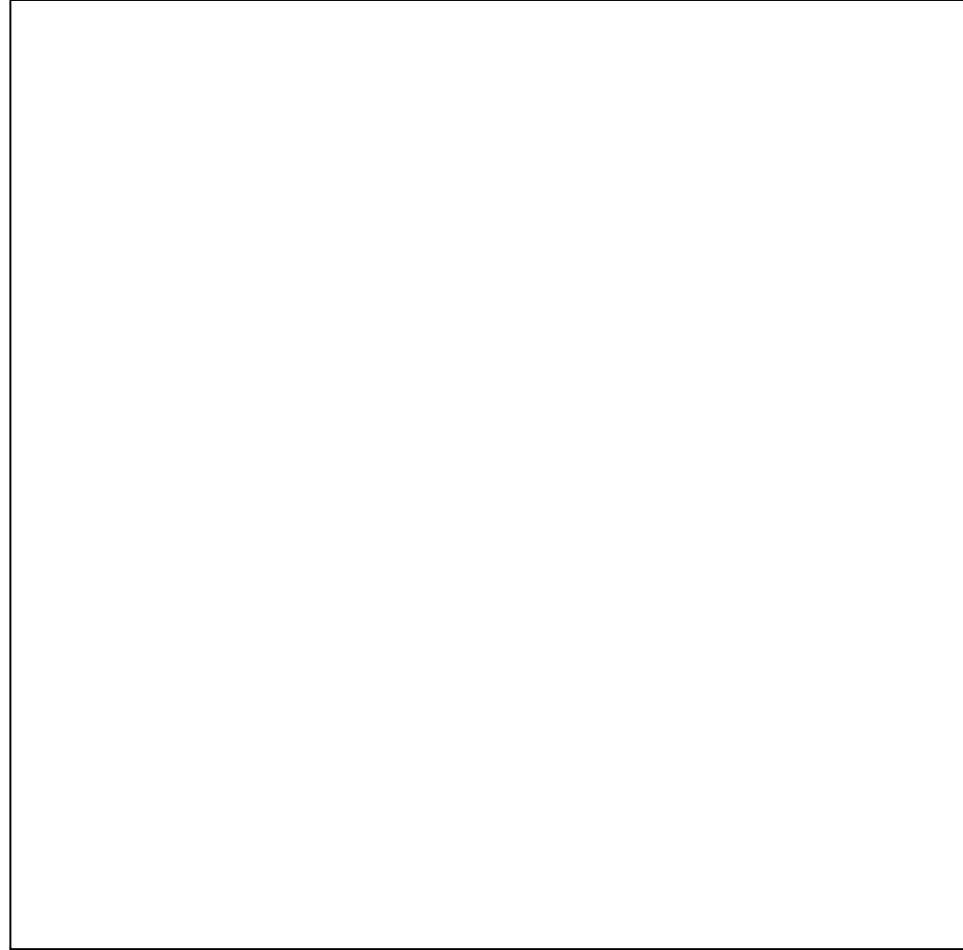
13 VANITY DETAIL  
A5.3 SCALE: 1 1/2"=1'-0"



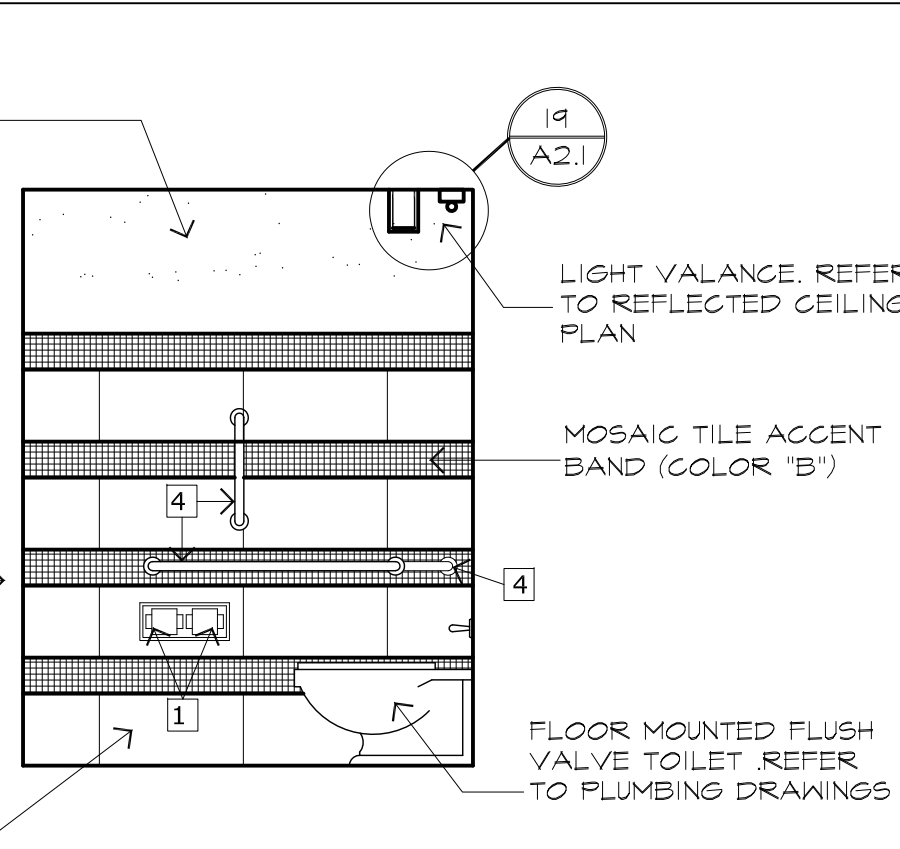
3 WEST WALL WOMEN 07  
A5.3 SCALE: 3/8"=1'-0"



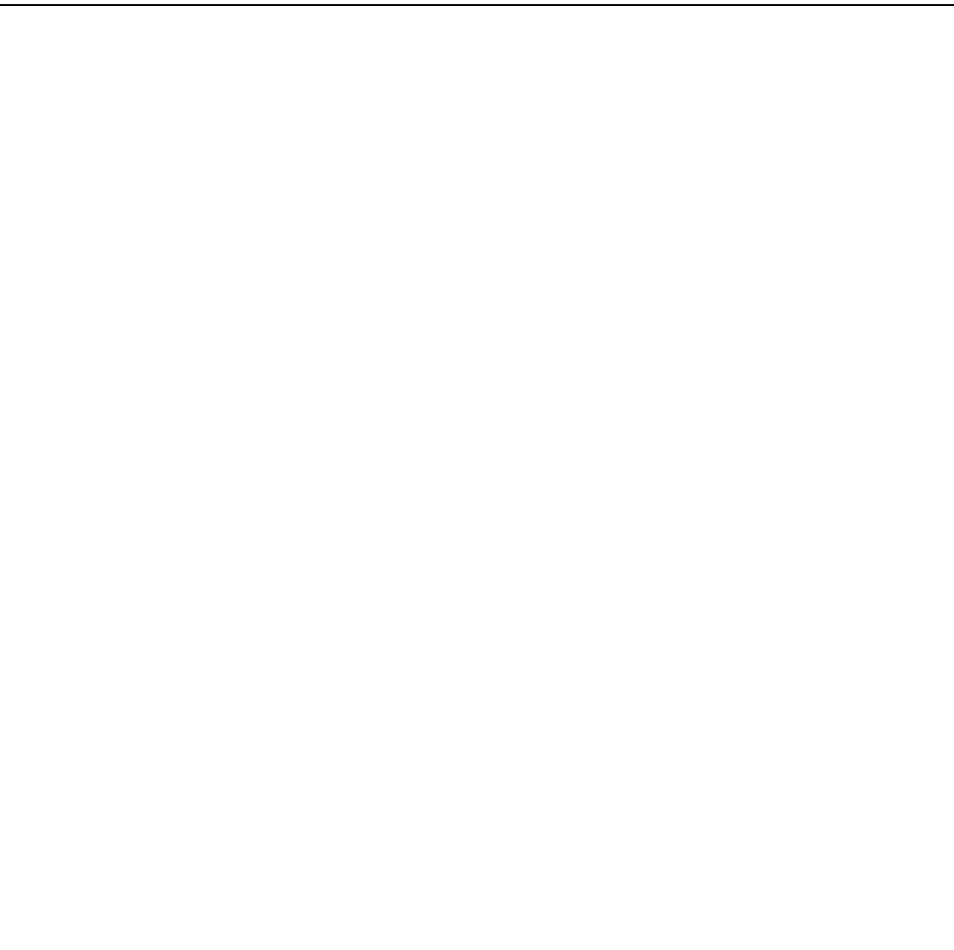
9 NOT USED  
A5.3



15 NOT USED  
A5.3



5 TOILET ACCESSORIES  
A5.3



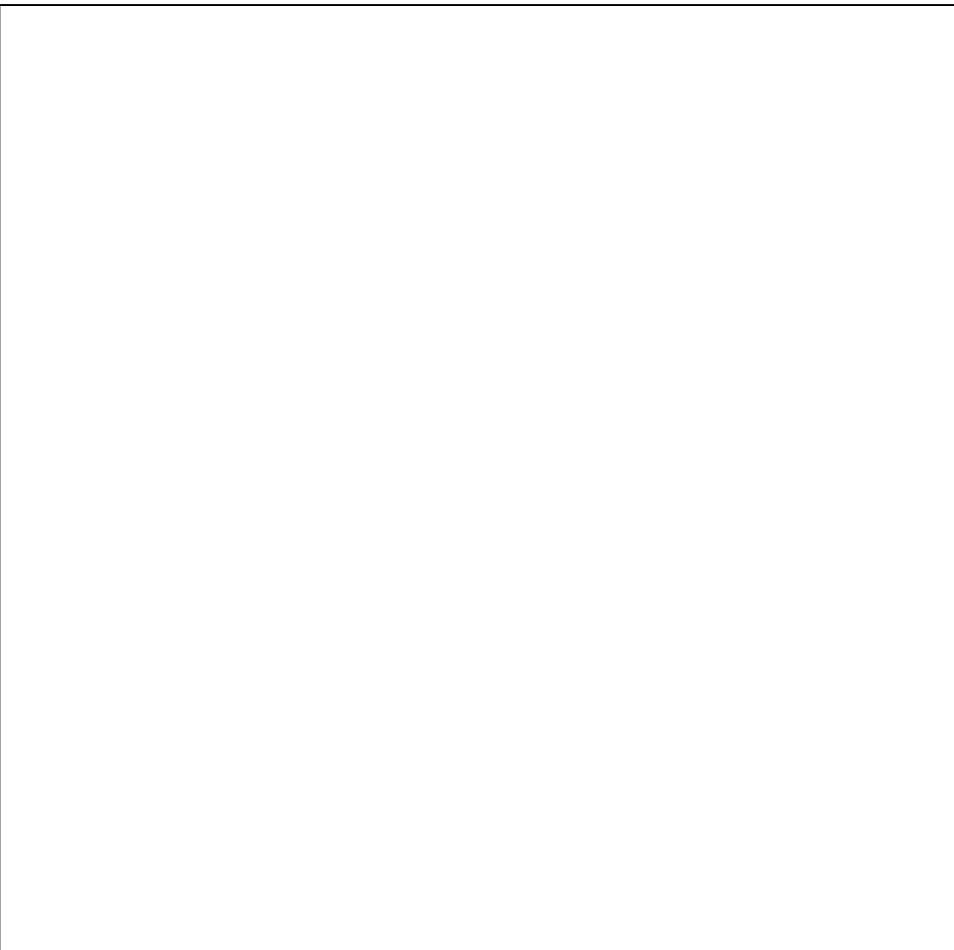
10 NOT USED  
A5.3

1) GC TO INSTALL WITH MOUNTING KIT # 252-30.  
2) THE STRUCTURAL STRENGTH OF GRAB BARS SHALL MEET THE FOLLOWING SPECIFICATIONS:  
(A) BENDING STRESS IN A GRAB BAR INDUCED BY THE MAXIMUM BENDING MOMENT FROM THE APPLICATION OF 250 lbf (1112N) SHALL BE LESS THAN THE ALLOWABLE STRESS FOR THE MATERIAL OF THE GRAB BAR.  
(B) SHEAR STRESS INDUCED IN A GRAB BAR BY THE APPLICATION OF 250 lbf (1112N) SHALL BE LESS THAN THE ALLOWABLE SHEAR STRESS FOR THE MATERIAL OF THE GRAB BAR, IF THE CONNECTIONS BETWEEN THE GRAB BAR AND ITS MOUNTING BRACKET OR OTHER SUPPORT IS CONSIDERED TO BE FULLY RESTRAINED, THEN DIRECT AND TORSIONAL SHEAR STRESSES SHALL BE TOTALED FOR THE COMBINED SHEAR STRESS, WHICH SHALL NOT EXCEED THE ALLOWABLE SHEAR STRESS.  
(C) SHEAR FORCE INDUCED IN A FASTENER OR MOUNTING DEVICE FROM THE APPLICATION OF 250 lbf (1112N) SHALL BE LESS THAN THE ALLOWABLE LATERAL LOAD OF EITHER THE FASTENER OR MOUNTING DEVICE OR THE SUPPORTING STRUCTURE, WHICHEVER IS THE SMALLER ALLOWABLE LOAD.  
(D) TENSILE FORCE INDUCED IN A FASTENER BY A DIRECT TENSION FORCE OF 250 lbf (1112N) PLUS THE MAXIMUM MOMENT FROM THE APPLICATION OF 250 lbf (1112N) SHALL BE LESS THAN THE ALLOWABLE WITHDRAWAL LOAD BETWEEN THE FASTENER AND THE SUPPORTING STRUCTURE.

16 GRAB BAR NOTES  
A5.3

- TOILET PAPER HOLDER (PENAL-WARE 1840-FA SERIES)
  - PLATE GLASS MIRROR (BRADLEY 781-024300 24" X 30")
  - ELECTRIC HAND DRYERS GLOBAL INDUSTRIAL AUTOMATIC HAND DRYER
  - GRAB BAR (ACORN 1108-5, 1108-4 AND 1108-1) 1 1/2" DIA X 42" LONG (HORIZONTAL) & 1 1/2" DIA X 36" LONG (HORIZONTAL) & 1 1/2" X 18" LONG VERTICAL SATIN FINISH STAINLESS STEEL
  - SOAP DISPENSER (BOBRICK B-2111)
  - INSULATION AT LAVATORY PIPING
  - COAT HOOK (BOBRICK B-212 ALUMINUM W/ MATTE FINISH)
  - SANITARY NAPKIN DISPOSAL (BOBRICK B-2112)
  - PLATE GLASS MIRROR (5'-0" X 3'-4")
  - BABY CHANGING STATION (KOLA KARE KB200-01SS)
  - BOBRICK SOLID COLOR REINFORCED COMPOSITE SIERRA SERIES® 1090 FLOOR MOUNTED OVERHEAD BRACED TOILET PARTITION
  - BOBRICK SOLID COLOR REINFORCED COMPOSITE SIERRA SERIES® 1090 FLOOR MOUNTED OVERHEAD BRACED URINAL SCREEN
  - SOAP DISPENSER (BOBRICK LAVATORY MOUNTED)
  - SET COVER DISPENSER (BOBRICK B-221)
- GENERAL NOTES:  
MOUNT TOILET ACCESSORIES PER ANSI A117.1-2017 REQUIREMENTS

5 TOILET ACCESSORIES  
A5.3



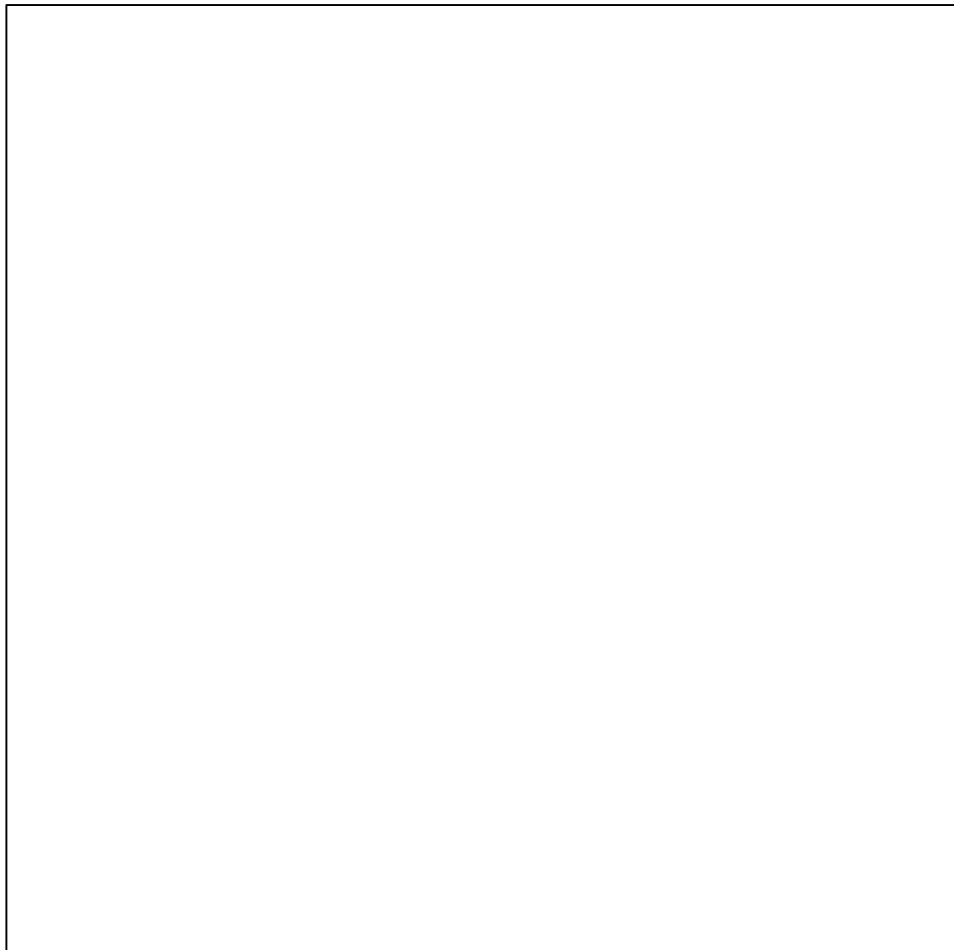
11 NOT USED  
A5.3

1) GC TO INSTALL WITH MOUNTING KIT # 252-30.  
2) THE STRUCTURAL STRENGTH OF GRAB BARS SHALL MEET THE FOLLOWING SPECIFICATIONS:  
(A) BENDING STRESS IN A GRAB BAR INDUCED BY THE MAXIMUM BENDING MOMENT FROM THE APPLICATION OF 250 lbf (1112N) SHALL BE LESS THAN THE ALLOWABLE STRESS FOR THE MATERIAL OF THE GRAB BAR.  
(B) SHEAR STRESS INDUCED IN A GRAB BAR BY THE APPLICATION OF 250 lbf (1112N) SHALL BE LESS THAN THE ALLOWABLE SHEAR STRESS FOR THE MATERIAL OF THE GRAB BAR, IF THE CONNECTIONS BETWEEN THE GRAB BAR AND ITS MOUNTING BRACKET OR OTHER SUPPORT IS CONSIDERED TO BE FULLY RESTRAINED, THEN DIRECT AND TORSIONAL SHEAR STRESSES SHALL BE TOTALED FOR THE COMBINED SHEAR STRESS, WHICH SHALL NOT EXCEED THE ALLOWABLE SHEAR STRESS.  
(C) SHEAR FORCE INDUCED IN A FASTENER OR MOUNTING DEVICE FROM THE APPLICATION OF 250 lbf (1112N) SHALL BE LESS THAN THE ALLOWABLE LATERAL LOAD OF EITHER THE FASTENER OR MOUNTING DEVICE OR THE SUPPORTING STRUCTURE, WHICHEVER IS THE SMALLER ALLOWABLE LOAD.  
(D) TENSILE FORCE INDUCED IN A FASTENER BY A DIRECT TENSION FORCE OF 250 lbf (1112N) PLUS THE MAXIMUM MOMENT FROM THE APPLICATION OF 250 lbf (1112N) SHALL BE LESS THAN THE ALLOWABLE WITHDRAWAL LOAD BETWEEN THE FASTENER AND THE SUPPORTING STRUCTURE.

16 GRAB BAR NOTES  
A5.3

- TOILET PAPER HOLDER (PENAL-WARE 1840-FA SERIES)
  - PLATE GLASS MIRROR (BRADLEY 781-024300 24" X 30")
  - ELECTRIC HAND DRYERS GLOBAL INDUSTRIAL AUTOMATIC HAND DRYER
  - GRAB BAR (ACORN 1108-5, 1108-4 AND 1108-1) 1 1/2" DIA X 42" LONG (HORIZONTAL) & 1 1/2" DIA X 36" LONG (HORIZONTAL) & 1 1/2" X 18" LONG VERTICAL SATIN FINISH STAINLESS STEEL
  - SOAP DISPENSER (BOBRICK B-2111)
  - INSULATION AT LAVATORY PIPING
  - COAT HOOK (BOBRICK B-212 ALUMINUM W/ MATTE FINISH)
  - SANITARY NAPKIN DISPOSAL (BOBRICK B-2112)
  - PLATE GLASS MIRROR (5'-0" X 3'-4")
  - BABY CHANGING STATION (KOLA KARE KB200-01SS)
  - BOBRICK SOLID COLOR REINFORCED COMPOSITE SIERRA SERIES® 1090 FLOOR MOUNTED OVERHEAD BRACED TOILET PARTITION
  - BOBRICK SOLID COLOR REINFORCED COMPOSITE SIERRA SERIES® 1090 FLOOR MOUNTED OVERHEAD BRACED URINAL SCREEN
  - SOAP DISPENSER (BOBRICK LAVATORY MOUNTED)
  - SET COVER DISPENSER (BOBRICK B-221)
- GENERAL NOTES:  
MOUNT TOILET ACCESSORIES PER ANSI A117.1-2017 REQUIREMENTS

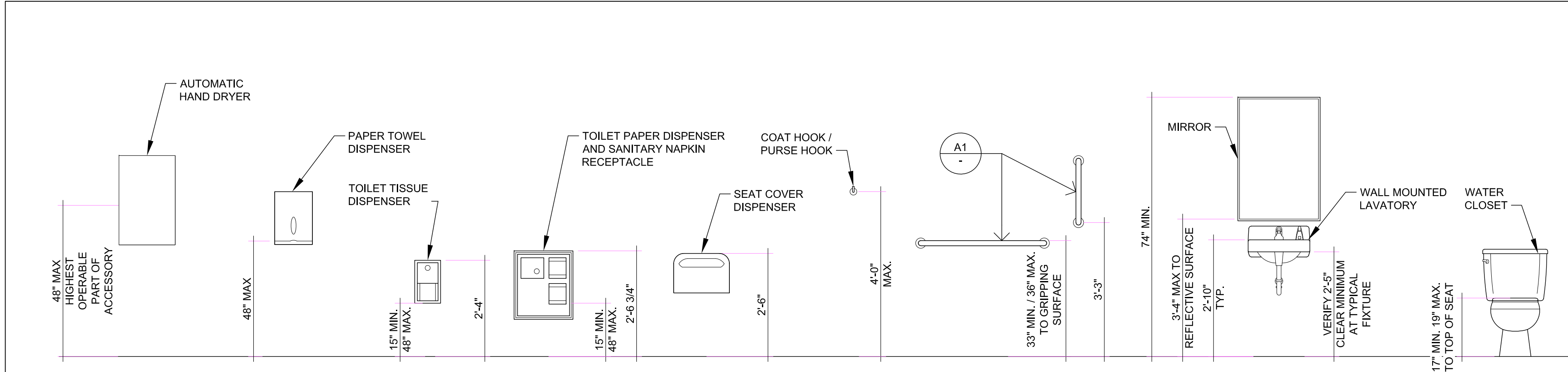
5 TOILET ACCESSORIES  
A5.3



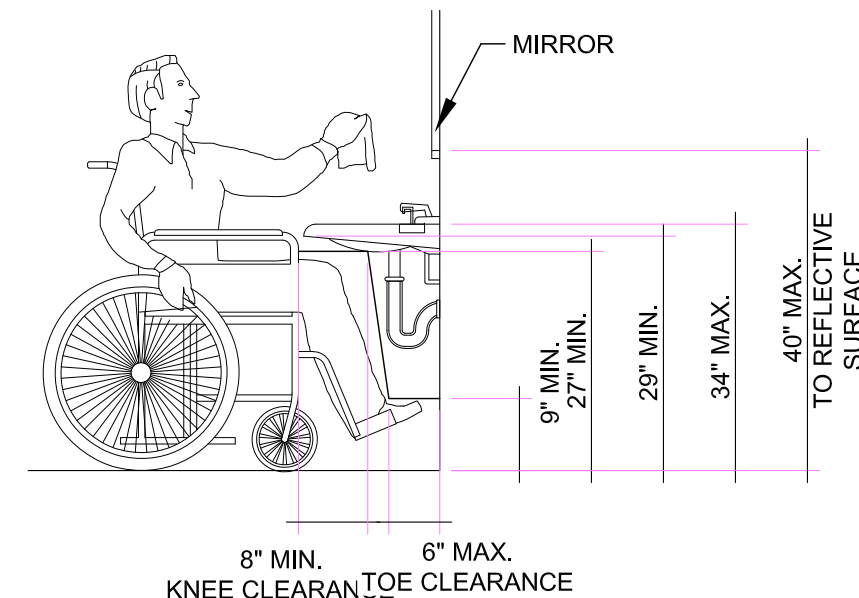
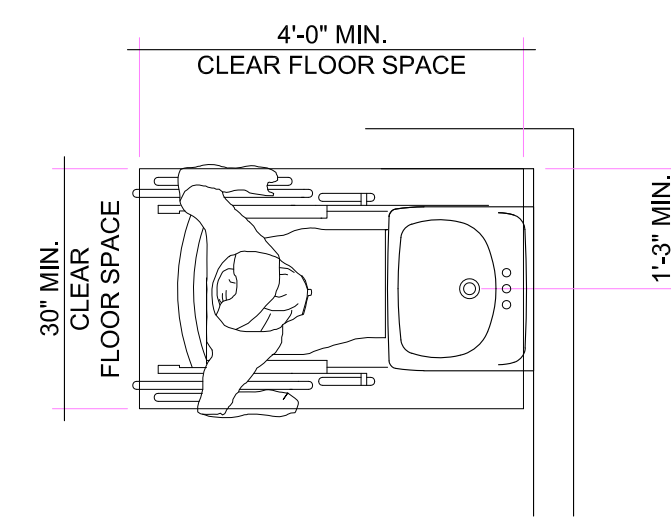
12 NOT USED  
A5.3

- DISPENSERS THAT CONTROL DELIVERY OR THAT DO NOT PERMIT CONTINUOUS PAPER FLOW SHALL NOT BE USED.
- INTERIOR SURFACES - TOILET ROOM FLOORS SHALL HAVE A SMOOTH, HARD, NON-ABSORBENT SURFACE, SUCH AS PORTLAND CEMENT, CONCRETE, CERAMIC TILE, OR OTHER APPROVED MATERIALS WHICH EXTEND UPWARD ONTO THE WALLS AT LEAST 5".
- THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES OR SINKS.
- PROVIDE BLOCKING AT ALL WALL MOUNTED FIXTURES AND ACCESSORIES.

18 GENERAL NOTES  
A5.3



19 ADA/ANSI MOUNTING HEIGHTS  
A5.3 SCALE: 1/2"=1'-0"



JOHN DAVIS DESIGN GROUP  
ARCHITECTS INTERIORS PLANNERS  
176 TALAMINE COURT SUITE 100  
COLORADO SPRINGS, COLORADO 80907  
P 719/528-1177  
F 719/444-8409

DO NOT SCALE DRAWINGS FOR CONSTRUCTION PURPOSES

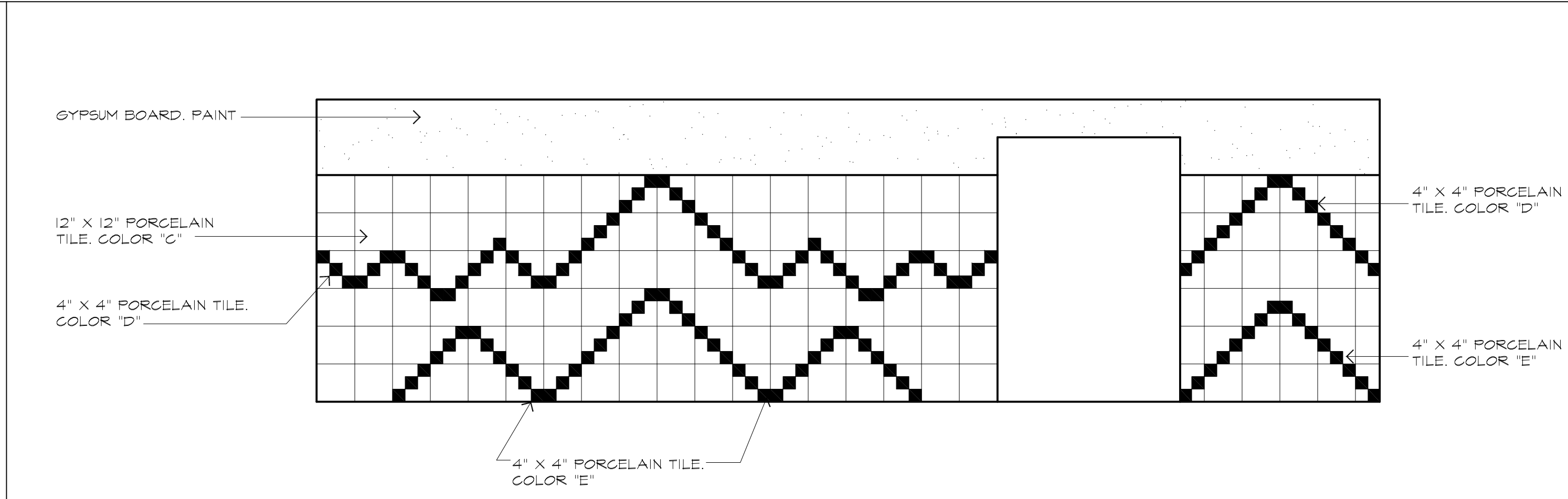
THESE DRAWINGS ARE THE PROPERTY OF JDDG ARCHITECTS. THEY SHALL BE USED FOR THE SOLE PURPOSE OF CONSTRUCTING THIS PROJECT. THEY SHALL NOT BE REPRODUCED AND USED FOR THE PURPOSE OF CONSTRUCTION DOCUMENTS FOR ANY OTHER PROJECTS.

INTERIOR ELEVATIONS  
NEW INTERIOR REMODEL FOR  
MANITOU SPRINGS MOBILITY  
HUB RESTROOM BUILDING  
132 MANITOU AVENUE  
MANITOU SPRINGS, COLORADO 80829

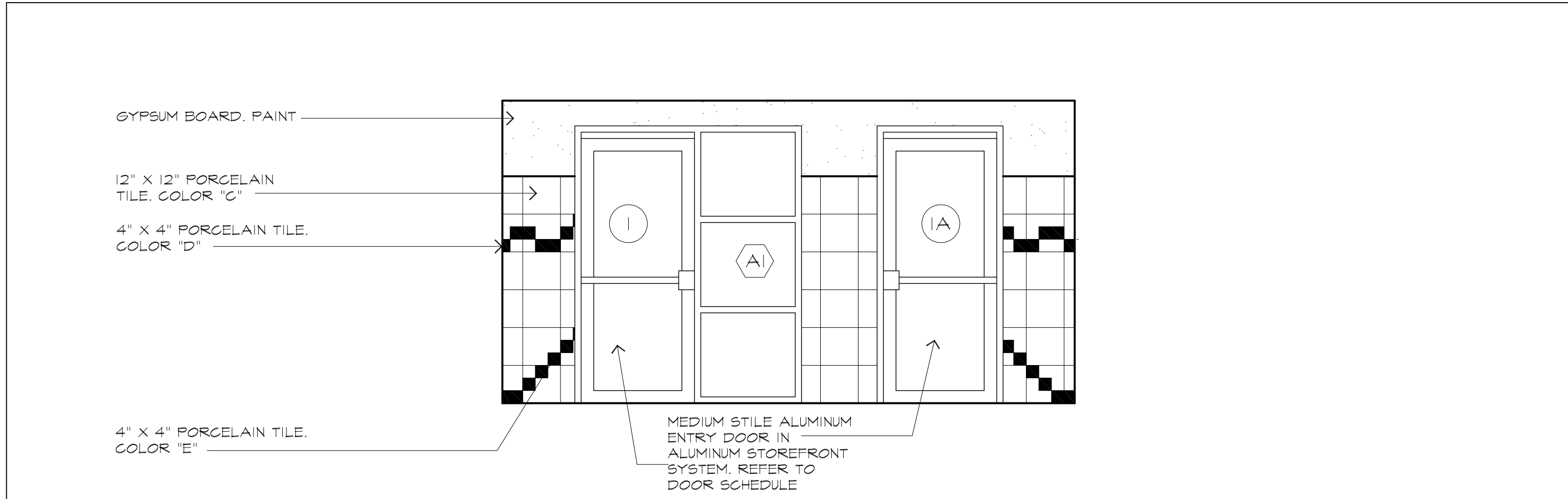
PROJECT NO. 202440  
DATE JANUARY 24, 2025  
DRAWN BY JRD  
CHECKED JRD  
APPROVED JRD  
REVISED  
FINAL BID DOCUMENTS  
JANUARY 24, 2025

SHEET  
A5.3

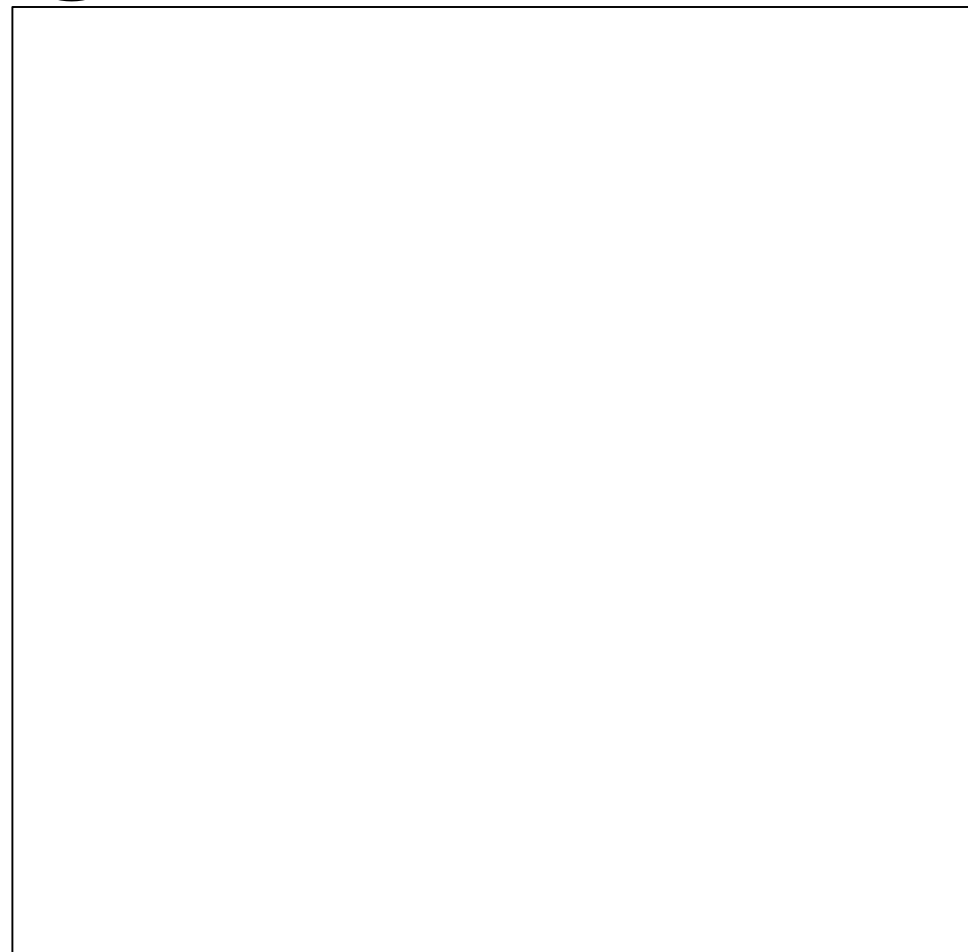




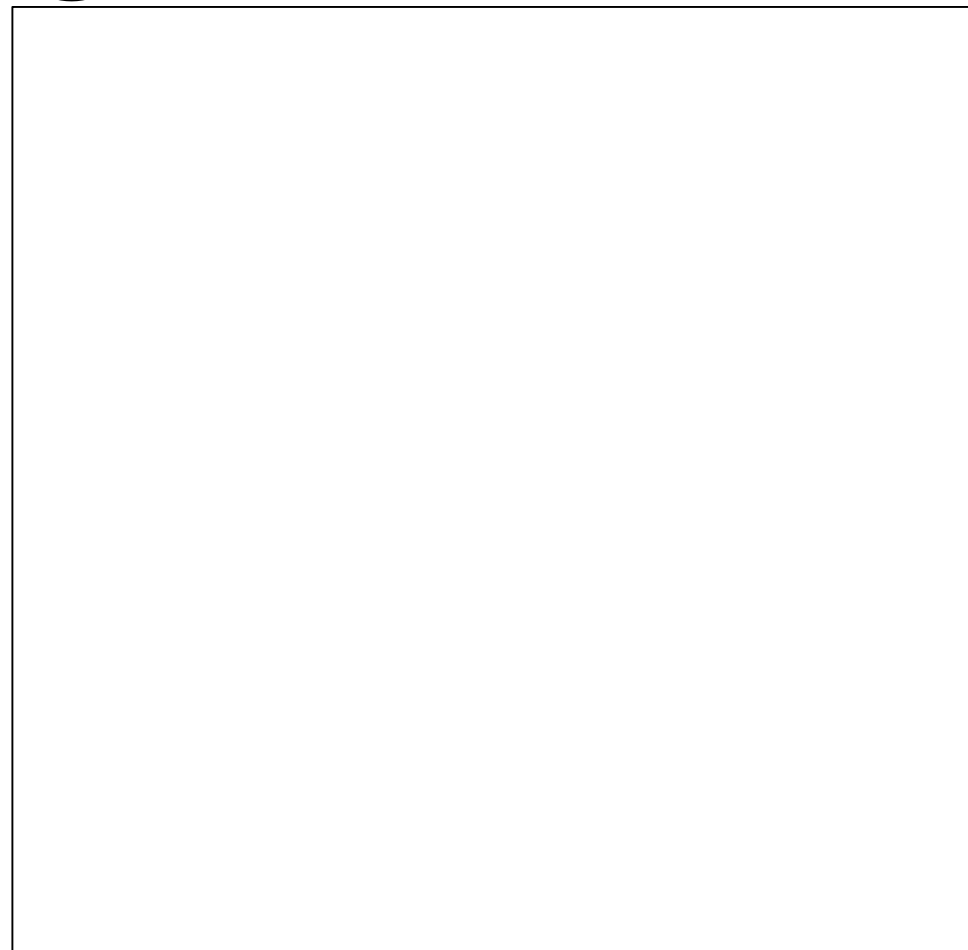
1 SOUTH WALL WAITING 01  
A5.4 SCALE: 3/8"=1'-0"



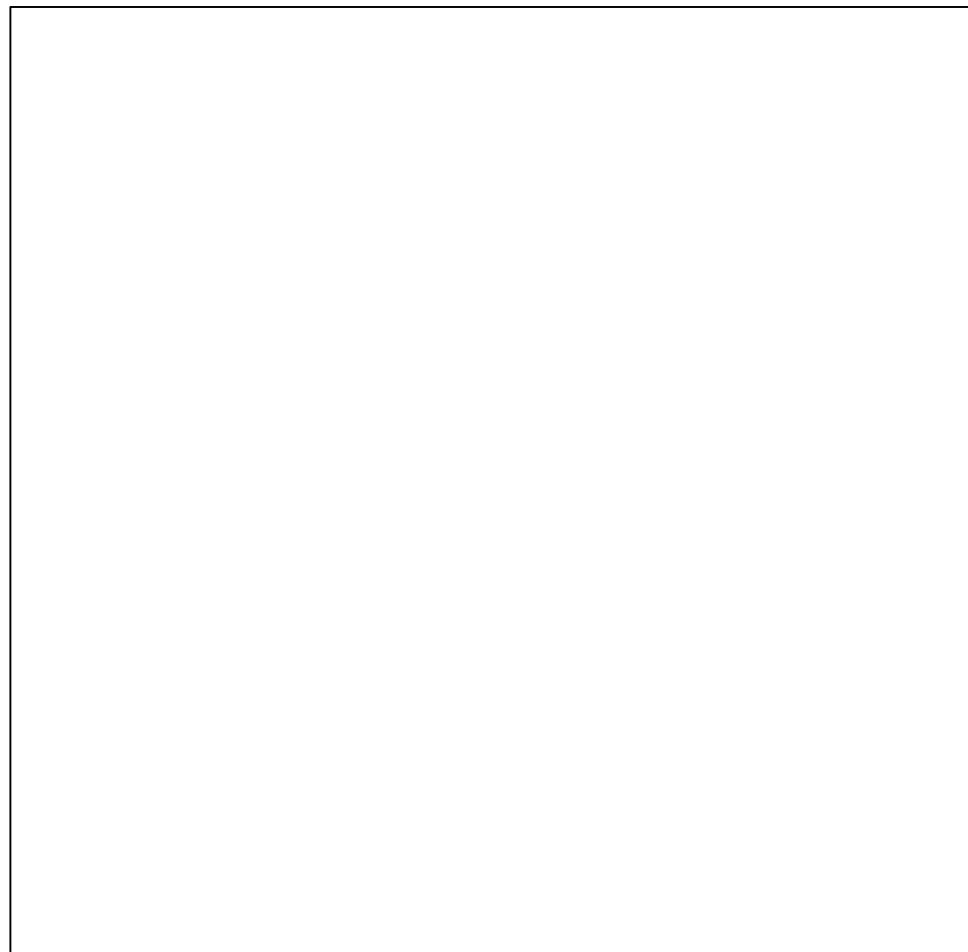
7 WEST WALL WAITING 01  
A5.4 SCALE: 3/8"=1'-0"



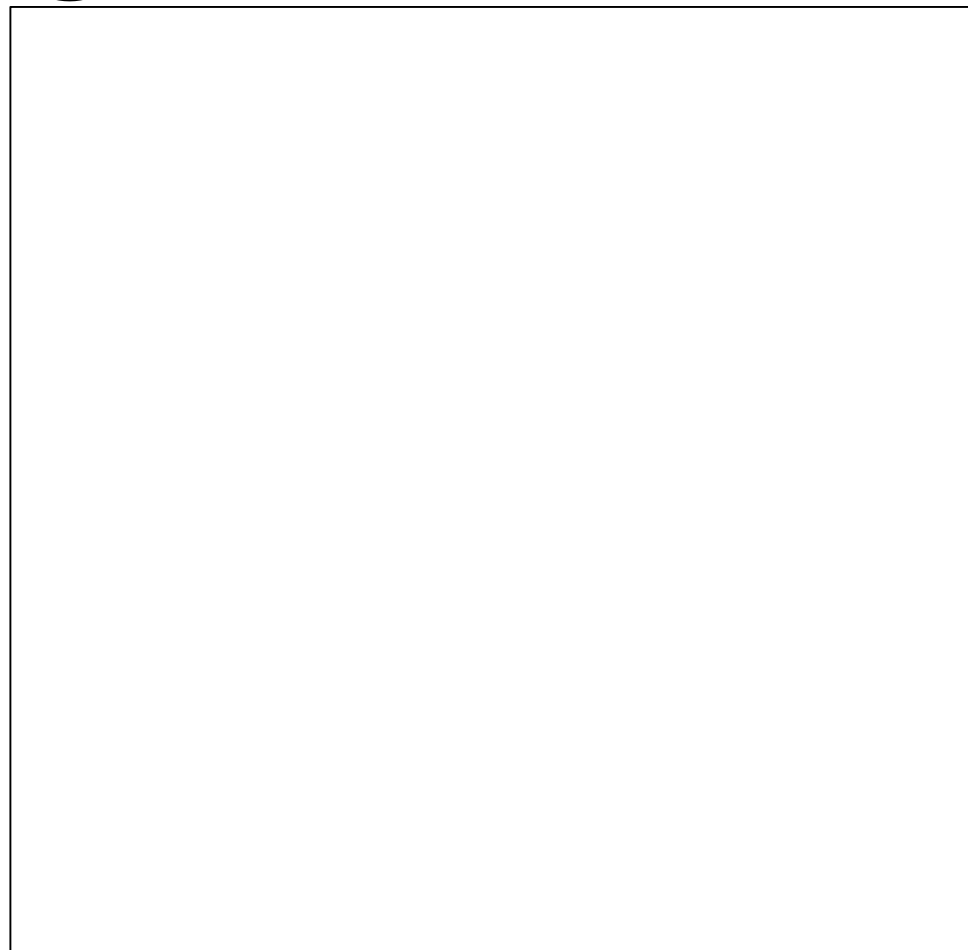
13 NOT USED  
A5.4



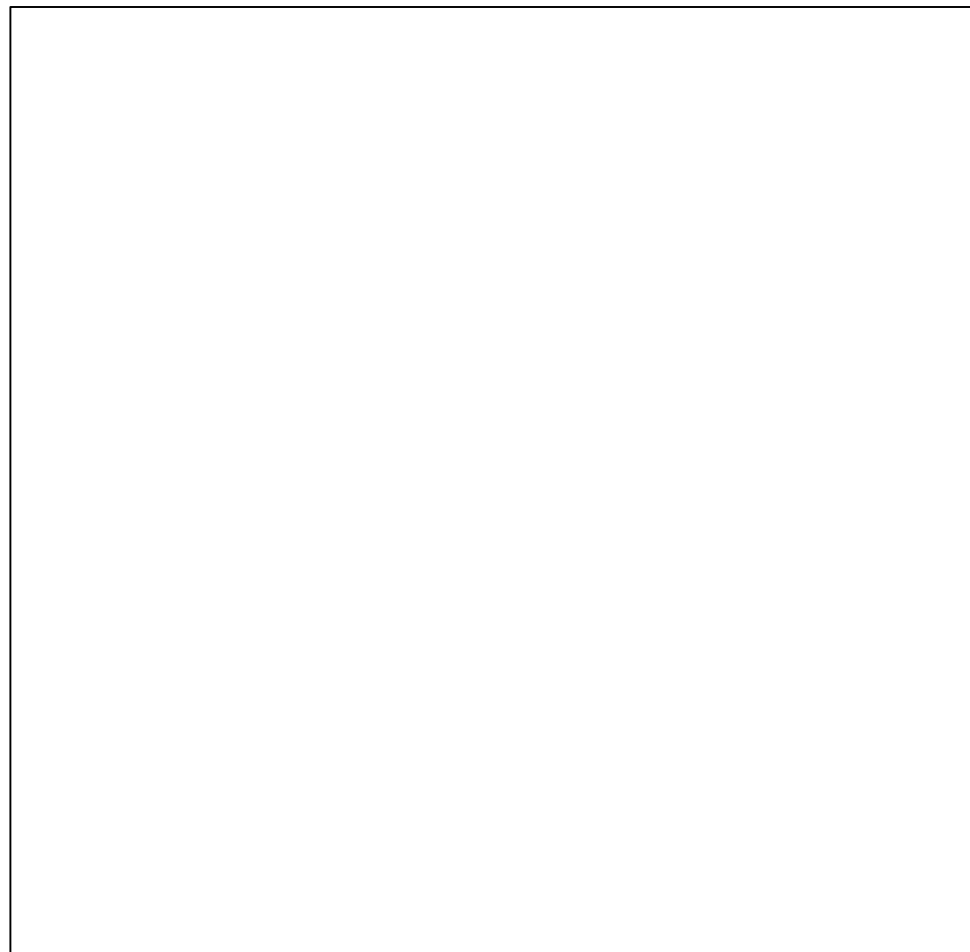
19 NOT USED  
A5.4



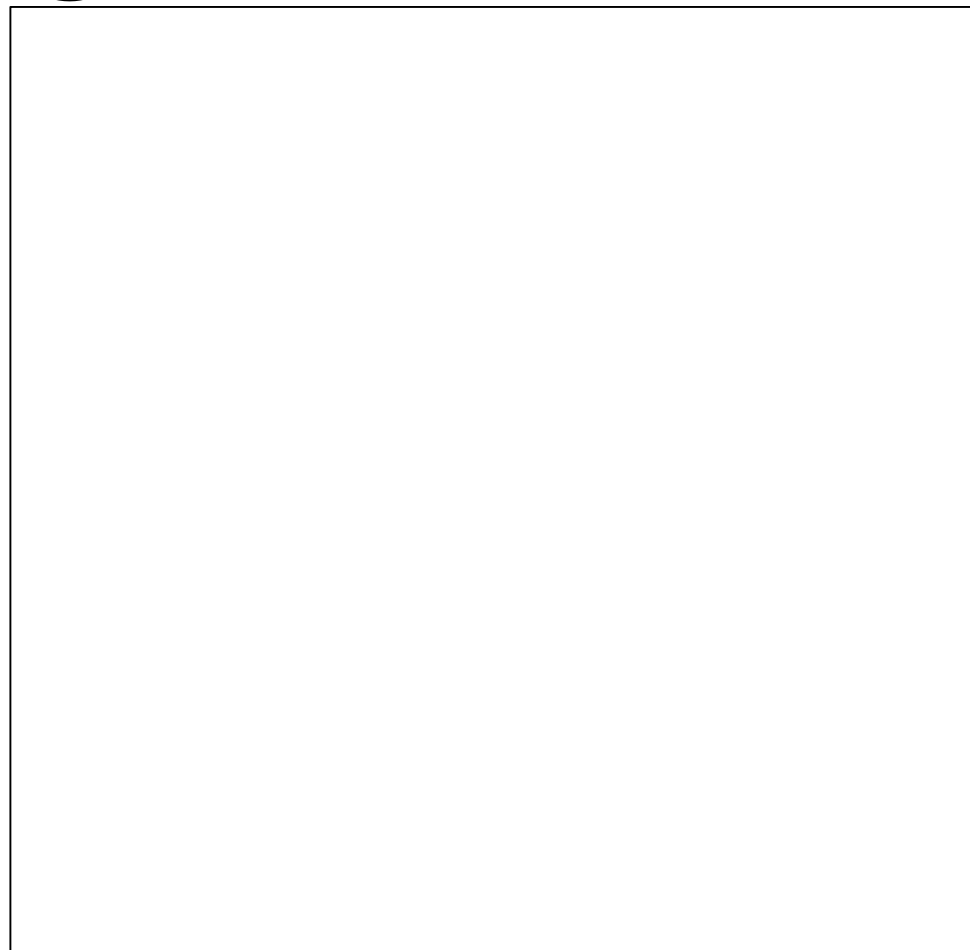
14 NOT USED  
A5.4



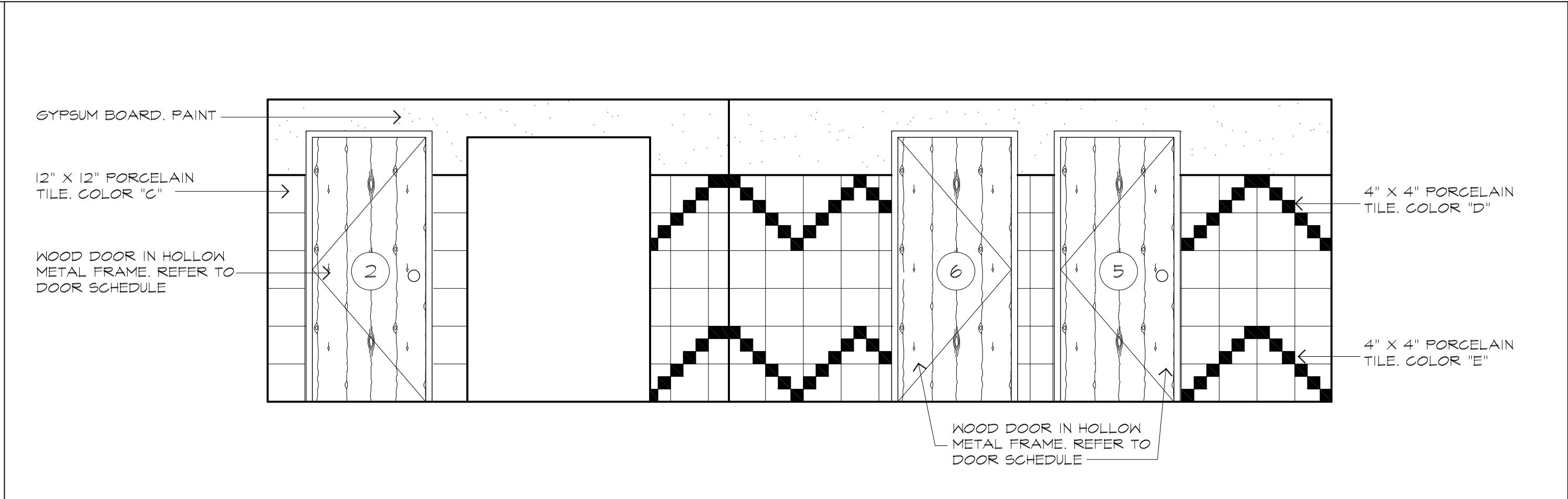
20 NOT USED  
A5.4



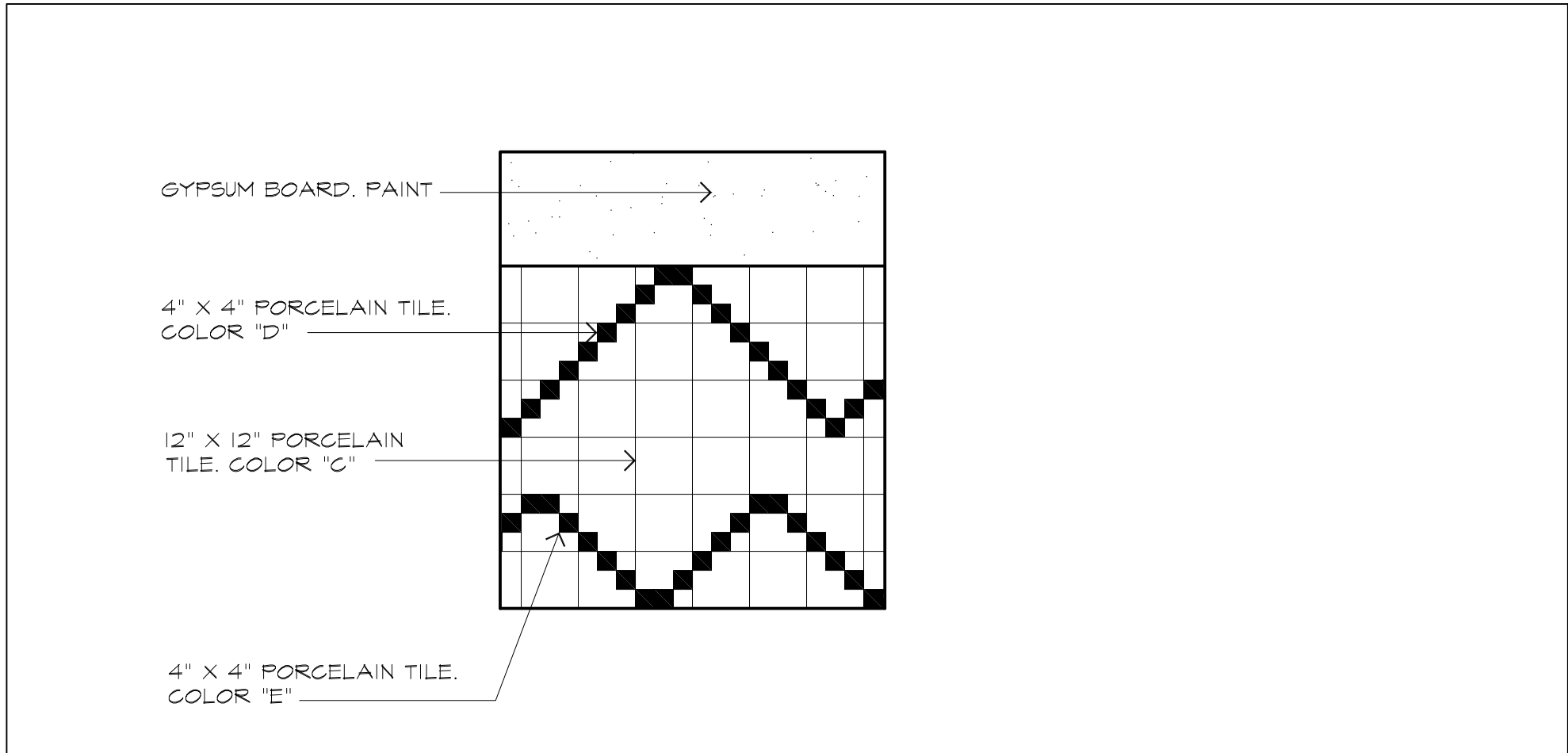
15 NOT USED  
A5.4



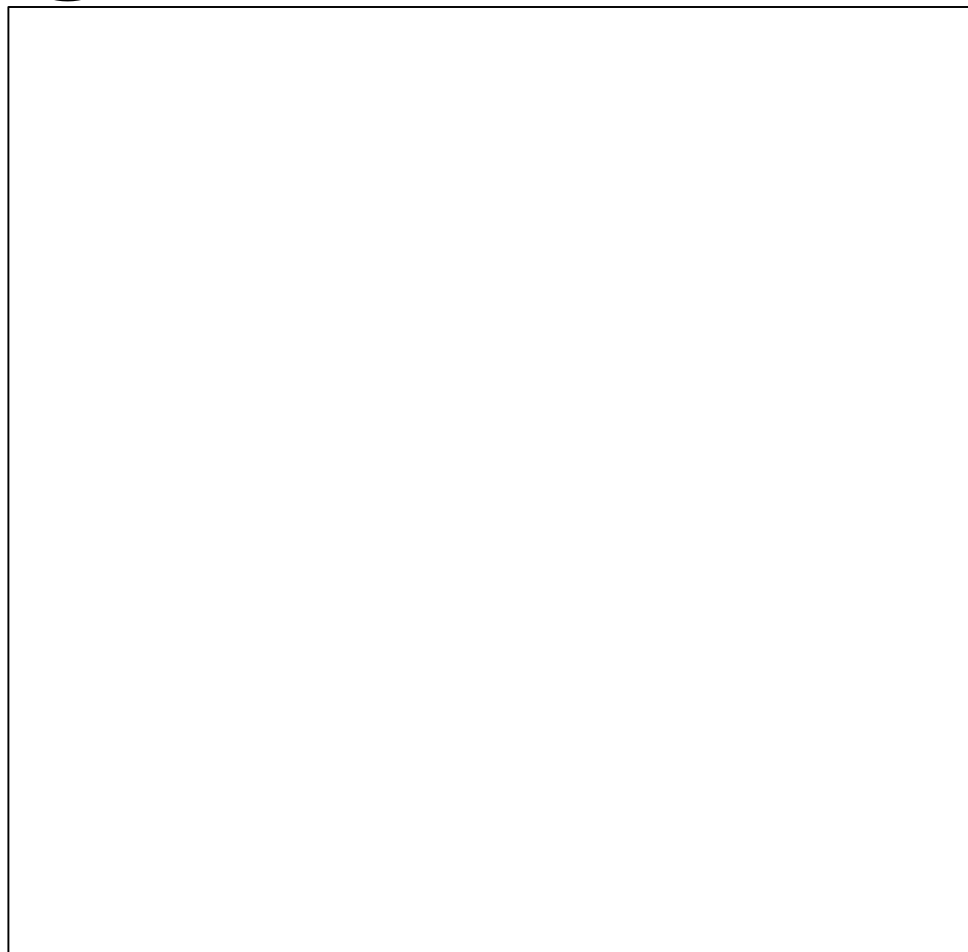
21 NOT USED  
A5.4



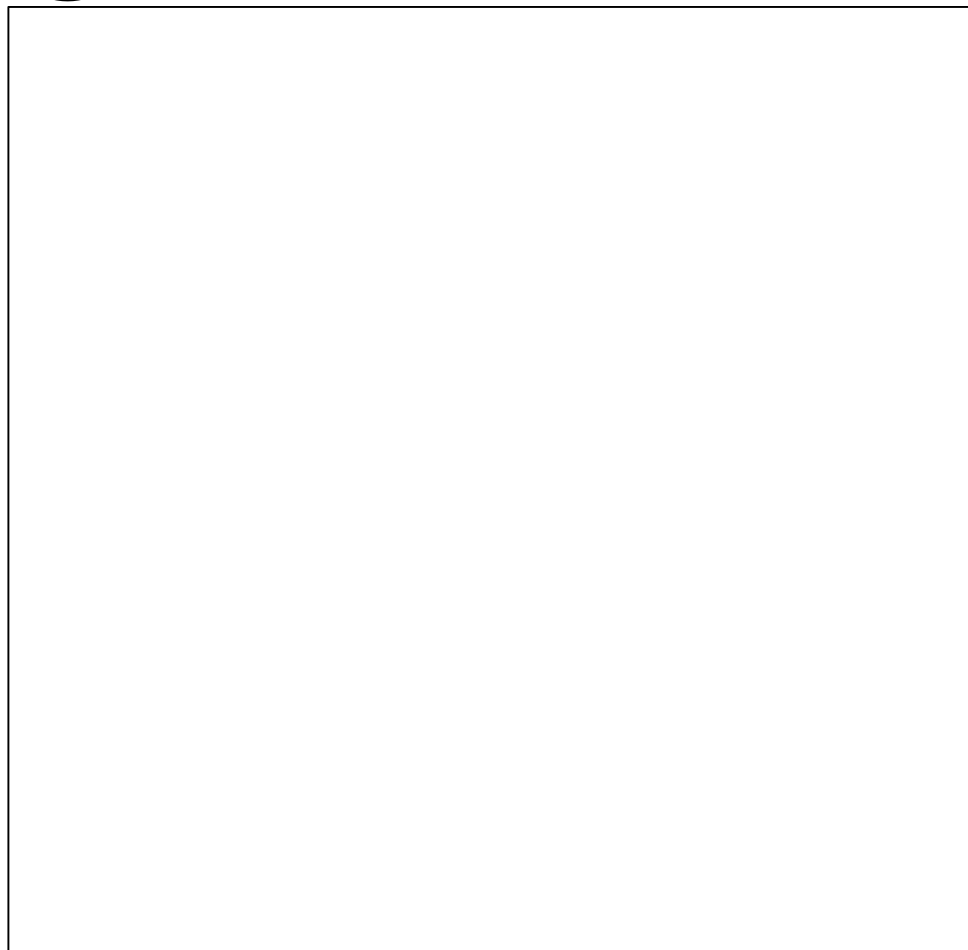
4 NORTH WALL WAITING 01  
A5.4 SCALE: 3/8"=1'-0"



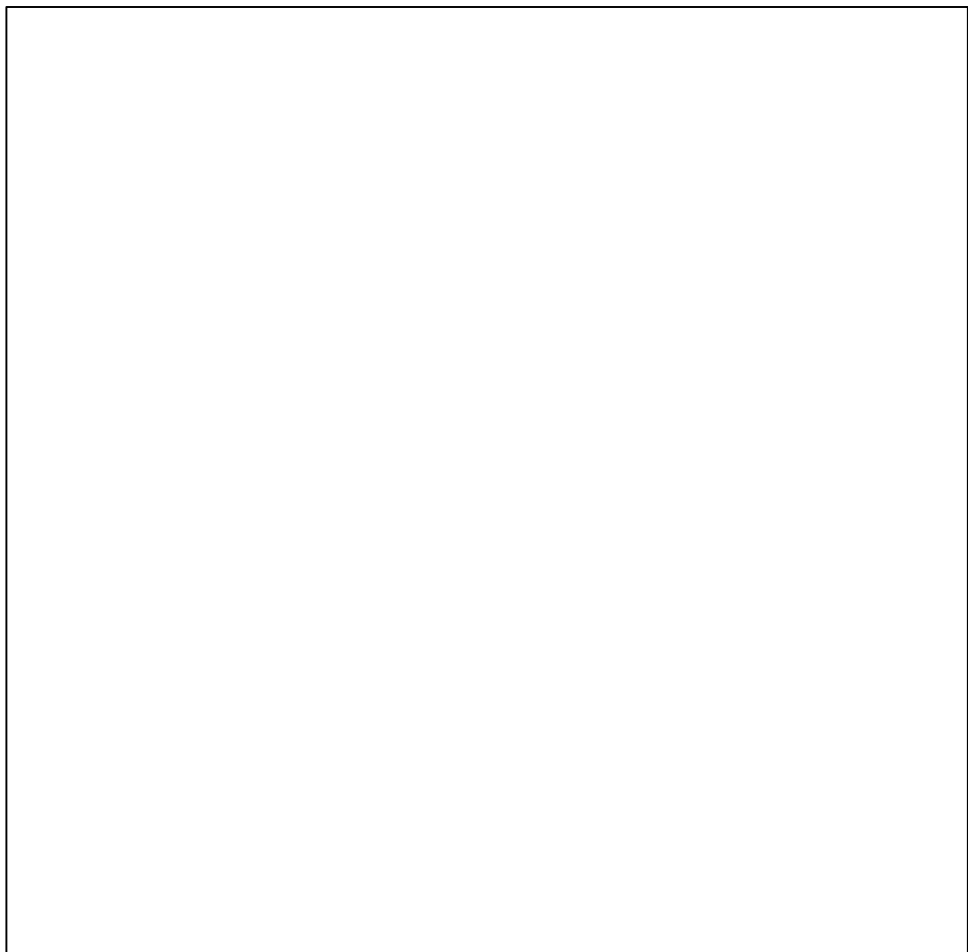
10 NORTH WALL WAITING 01  
A5.4 SCALE: 3/8"=1'-0"



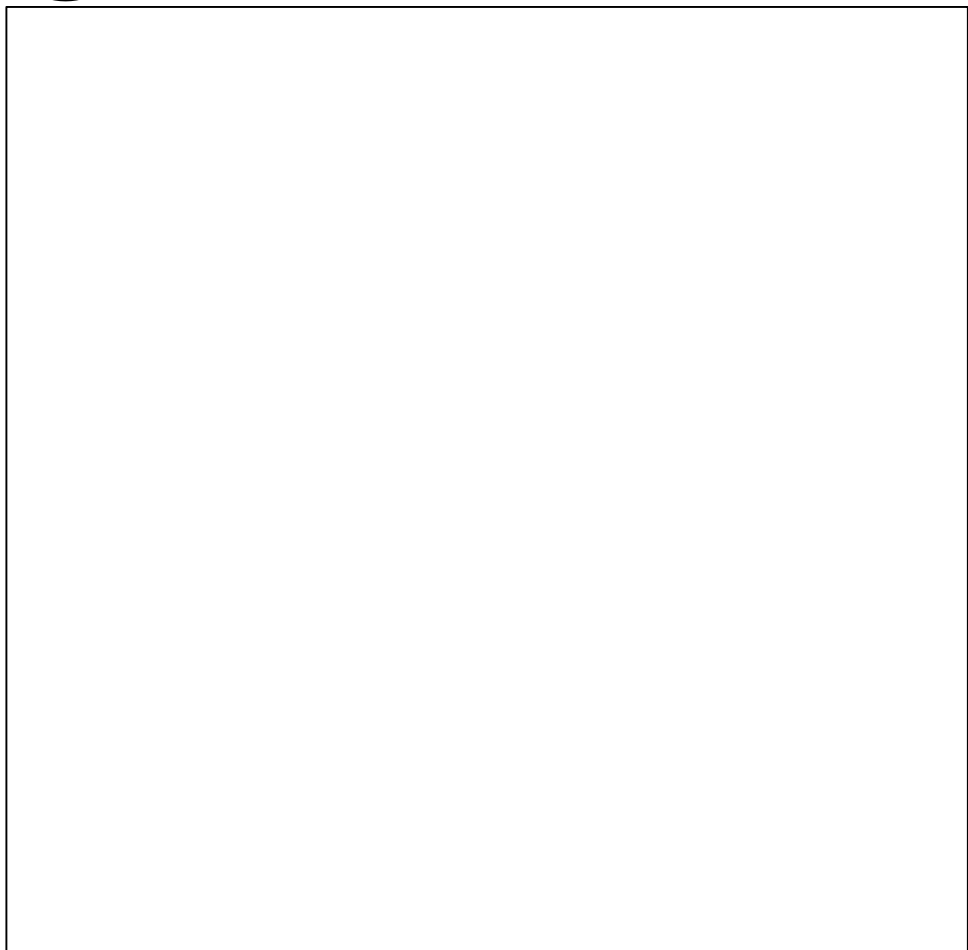
16 NOT USED  
A5.4



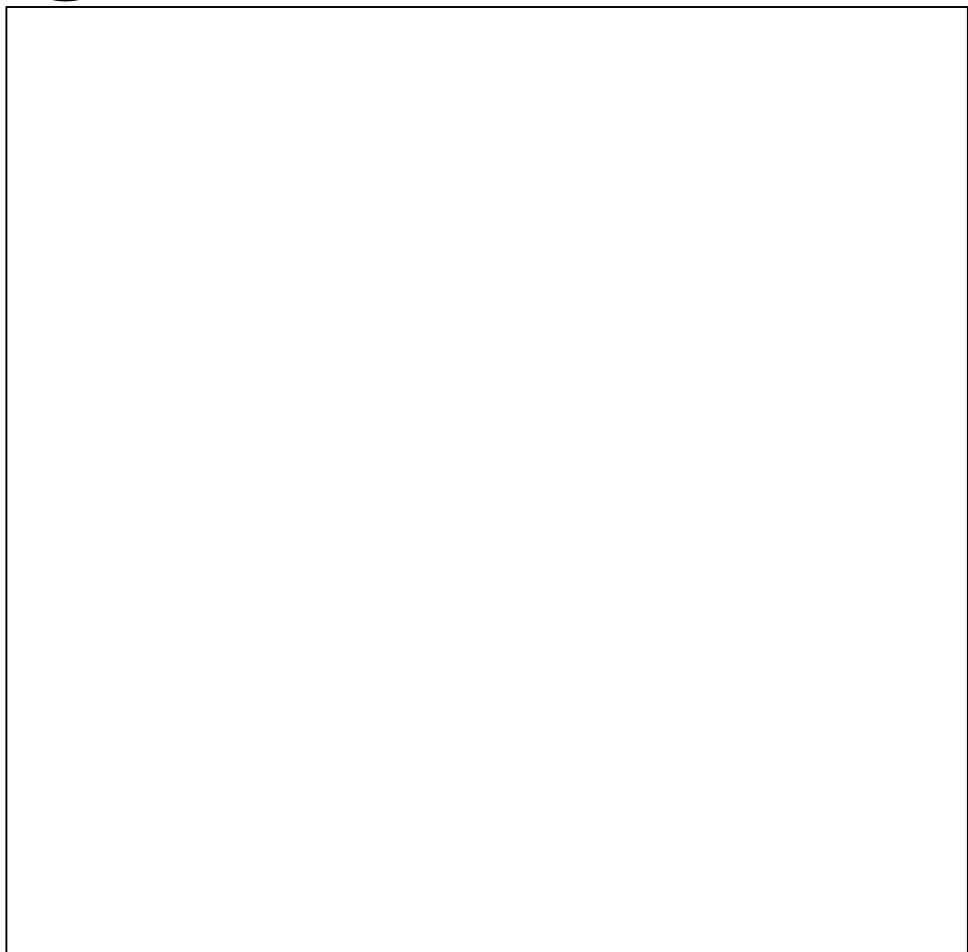
22 NOT USED  
A5.4



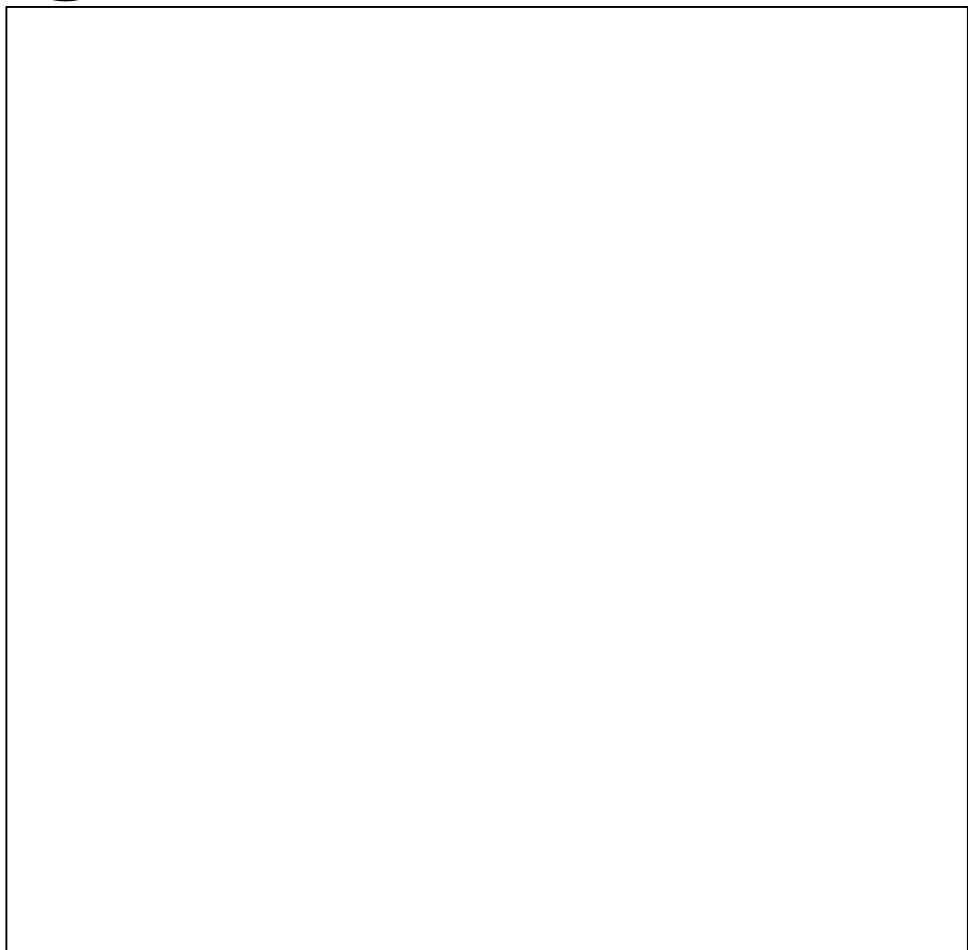
17 NOT USED  
A5.4



23 NOT USED  
A5.4



18 NOT USED  
A5.4



24 NOT USED  
A5.4

JOHN DAVIS  
DESIGN GROUP

JOHN DAVIS  
DESIGN GROUP

ARCHITECTS  
INTERIORS  
PLANNERS

176 TALAMINE COURT  
SUITE 100  
COLORADO SPRINGS,  
COLORADO 80907  
P 719/528-1177  
F 719/444-8409

DO NOT SCALE  
DRAWINGS FOR  
CONSTRUCTION  
PURPOSES

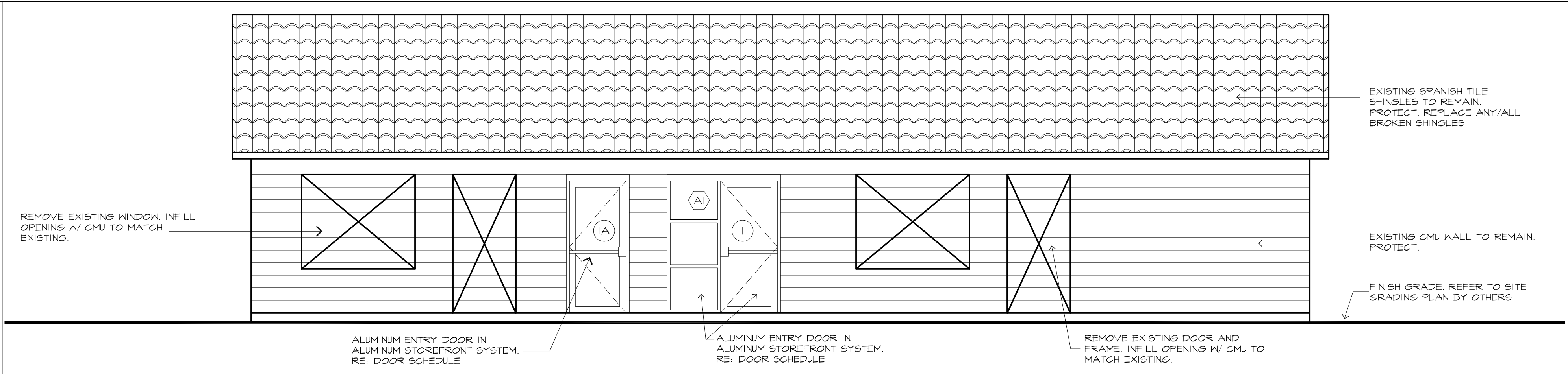
THESE DRAWINGS ARE THE PROPERTY OF  
JDDG ARCHITECTS. THEY SHALL BE USED  
FOR THE SOLE PURPOSE OF CONSTRUCTING  
THIS PROJECT. THEY SHALL NOT BE  
REPRODUCED AND USED FOR THE PURPOSE  
OF CONSTRUCTION DOCUMENTS FOR ANY  
OTHER PROJECTS.

INTERIOR ELEVATIONS

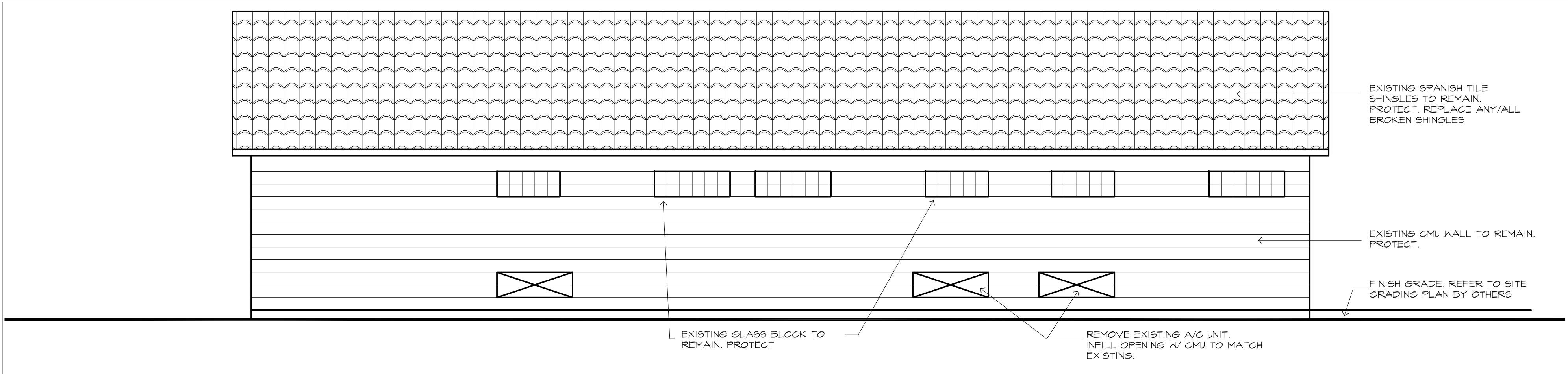
NEW INTERIOR REMODEL FOR  
MANITOU SPRINGS MOBILITY  
HUB RESTROOM BUILDING  
132 MANITOU AVENUE  
MANITOU SPRINGS, COLORADO 80829

|                        |                  |
|------------------------|------------------|
| PROJECT NO.            | 202440           |
| DATE                   | JANUARY 24, 2025 |
| DRAWN BY               | JRD              |
| CHECKED                | JRD              |
| APPROVED               | JRD              |
| REVISED                |                  |
| FINAL BID<br>DOCUMENTS | JANUARY 24, 2025 |
| SHEET                  | A5.4             |

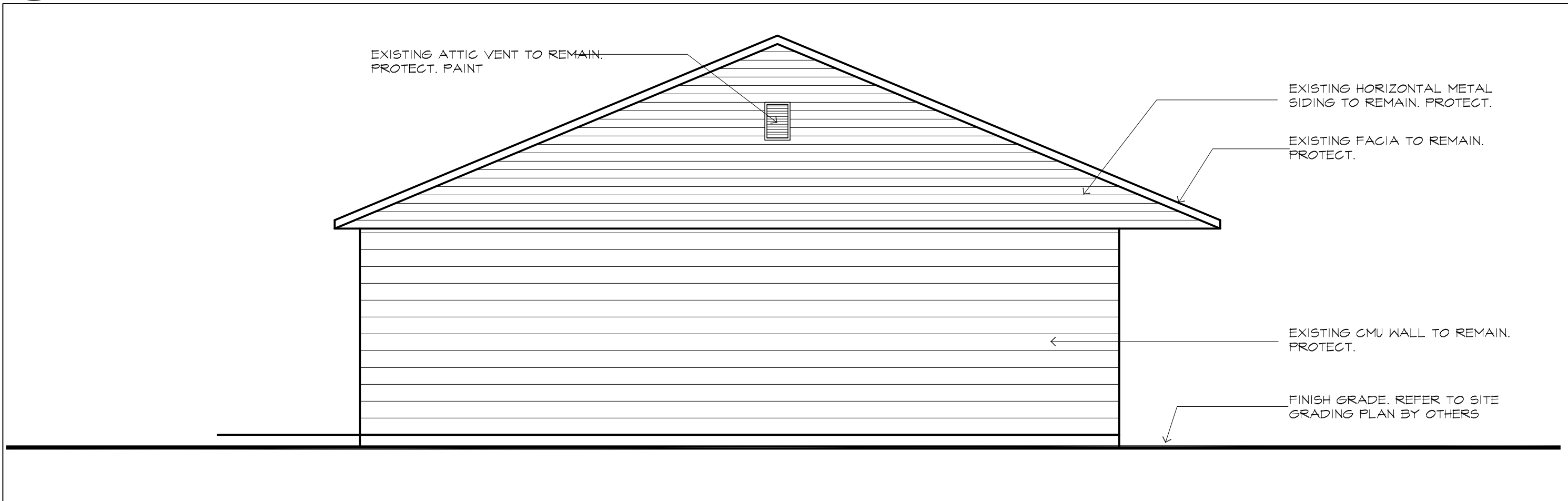




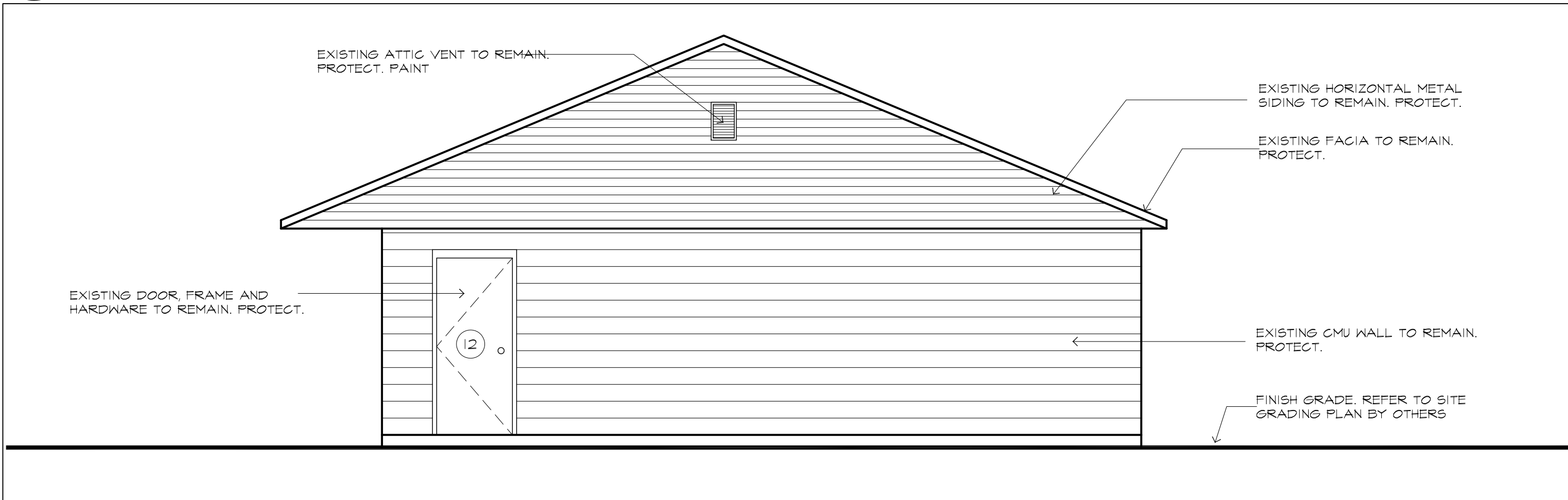
1 WEST ELEVATION  
A6.1 SCALE: 1/4"=1'-0"



7 EAST ELEVATION  
A6.1 SCALE: 1/4"=1'-0"



13 SOUTH ELEVATION  
A6.1 SCALE: 1/4"=1'-0"



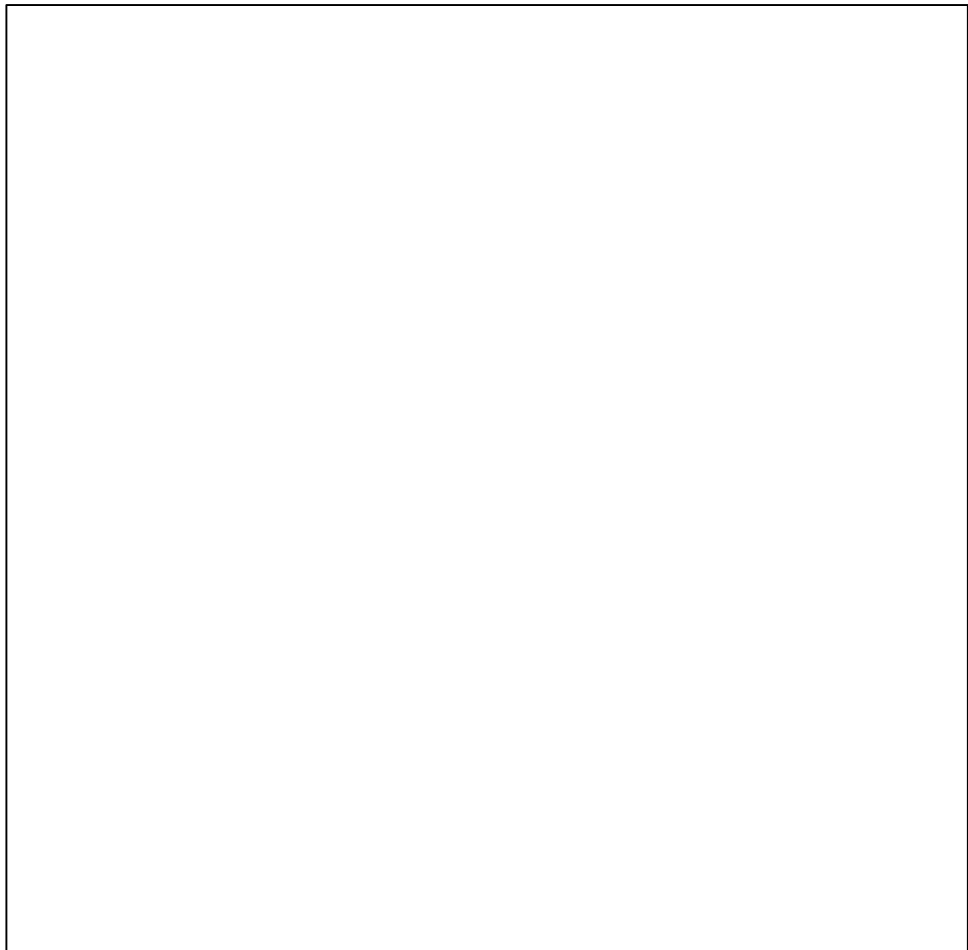
19 NORTH ELEVATION  
A6.1 SCALE: 1/4"=1'-0"



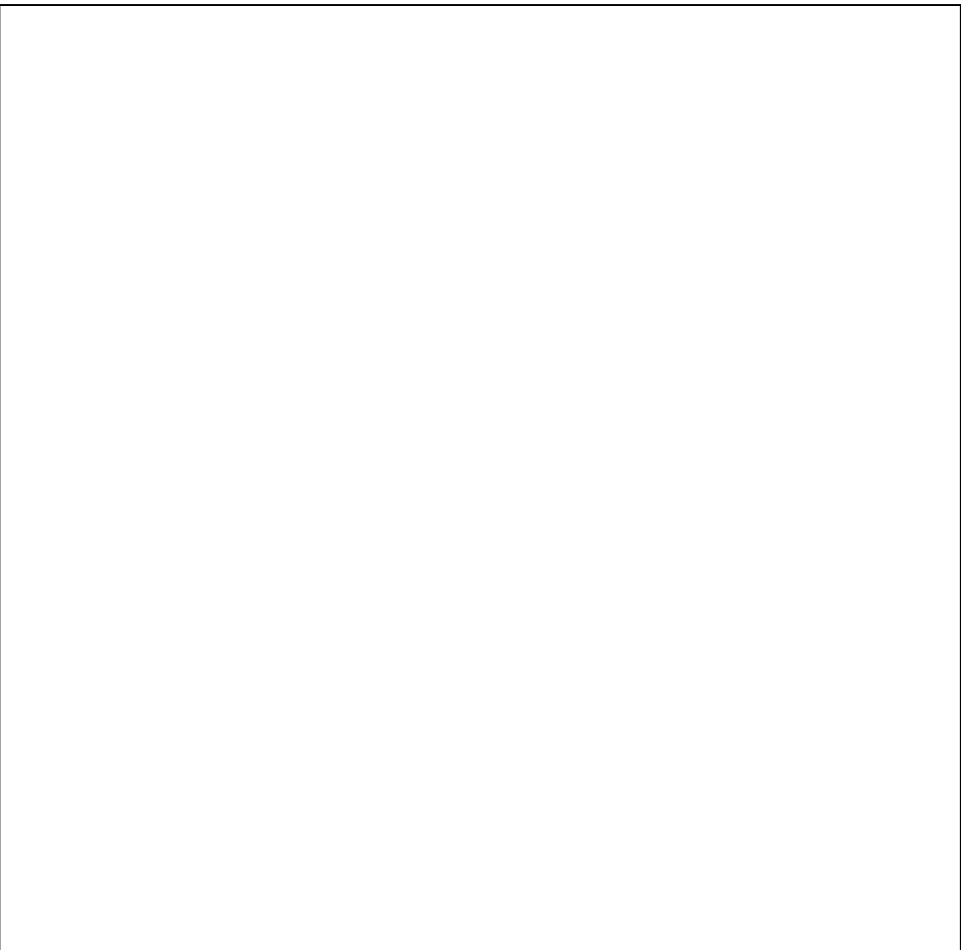
5 NOT USED  
A6.1



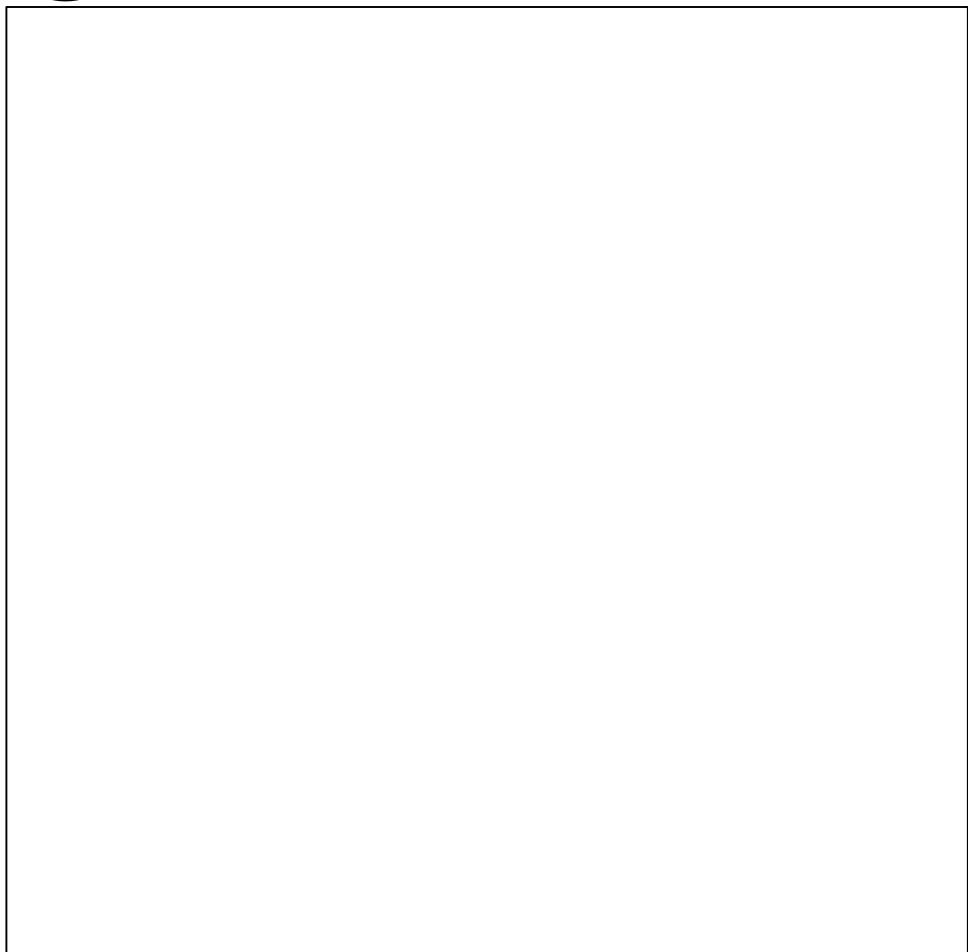
6 NOT USED  
A6.1



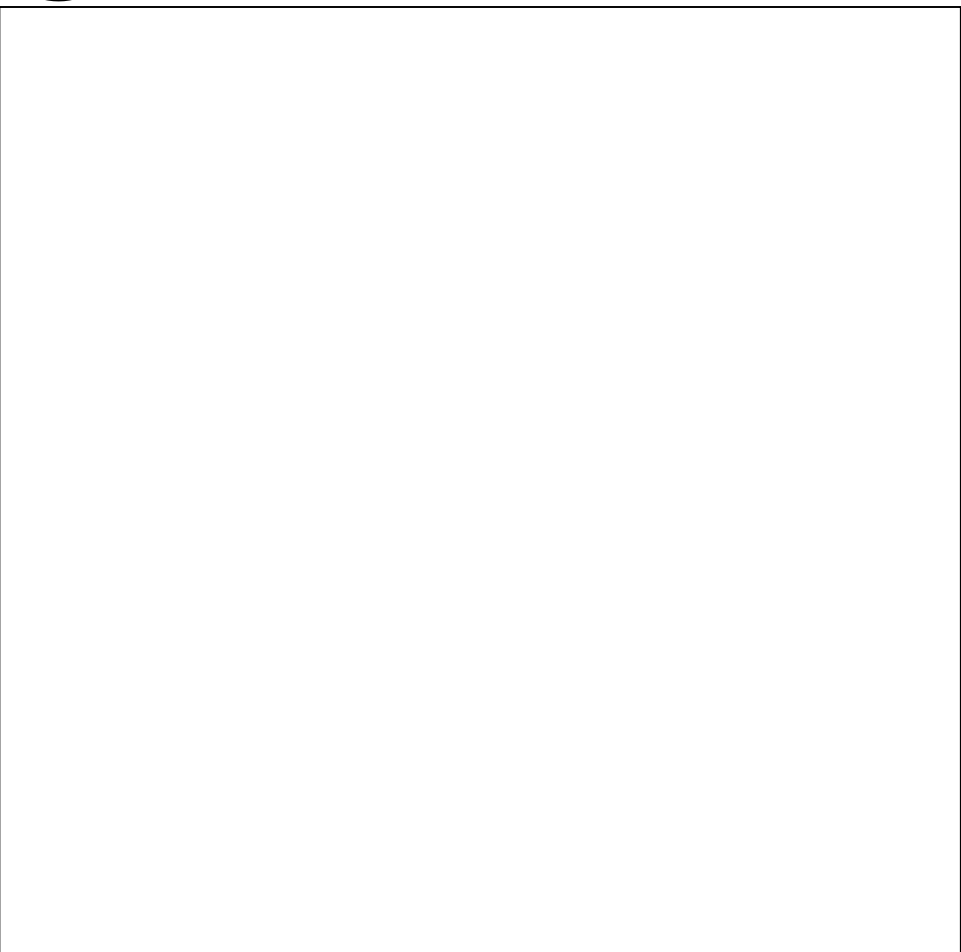
11 NOT USED  
A6.1



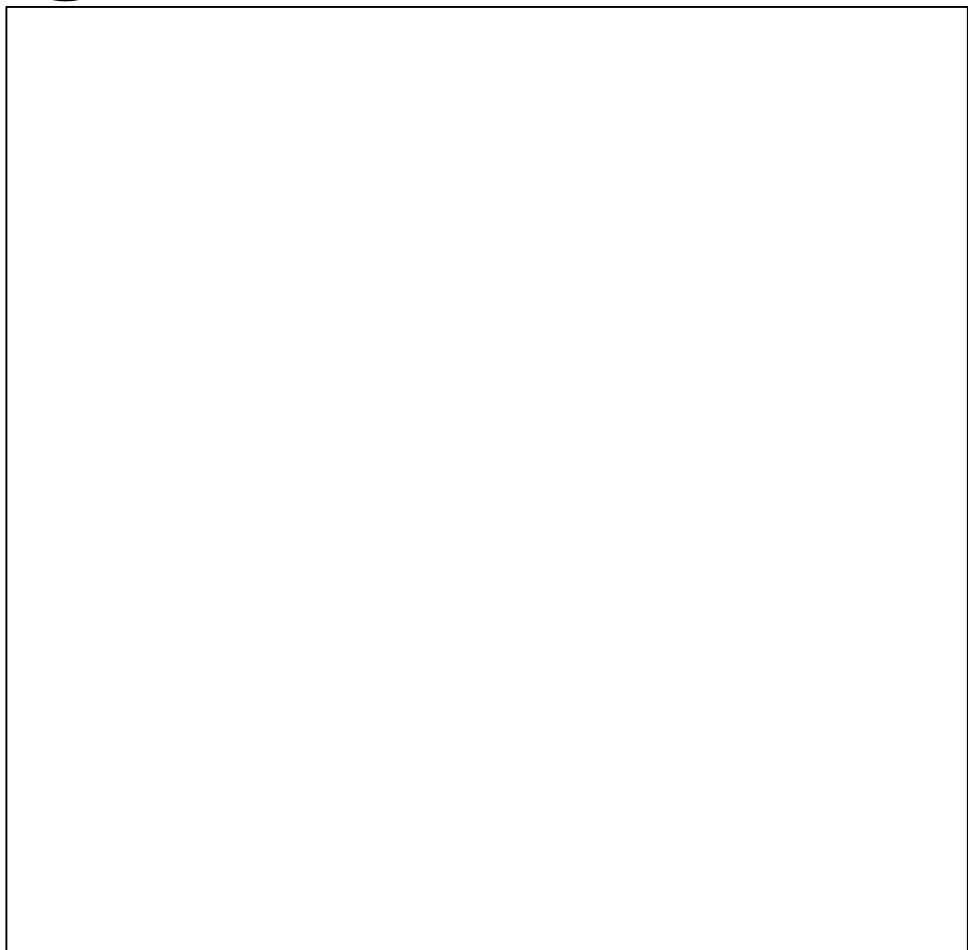
12 NOT USED  
A6.1



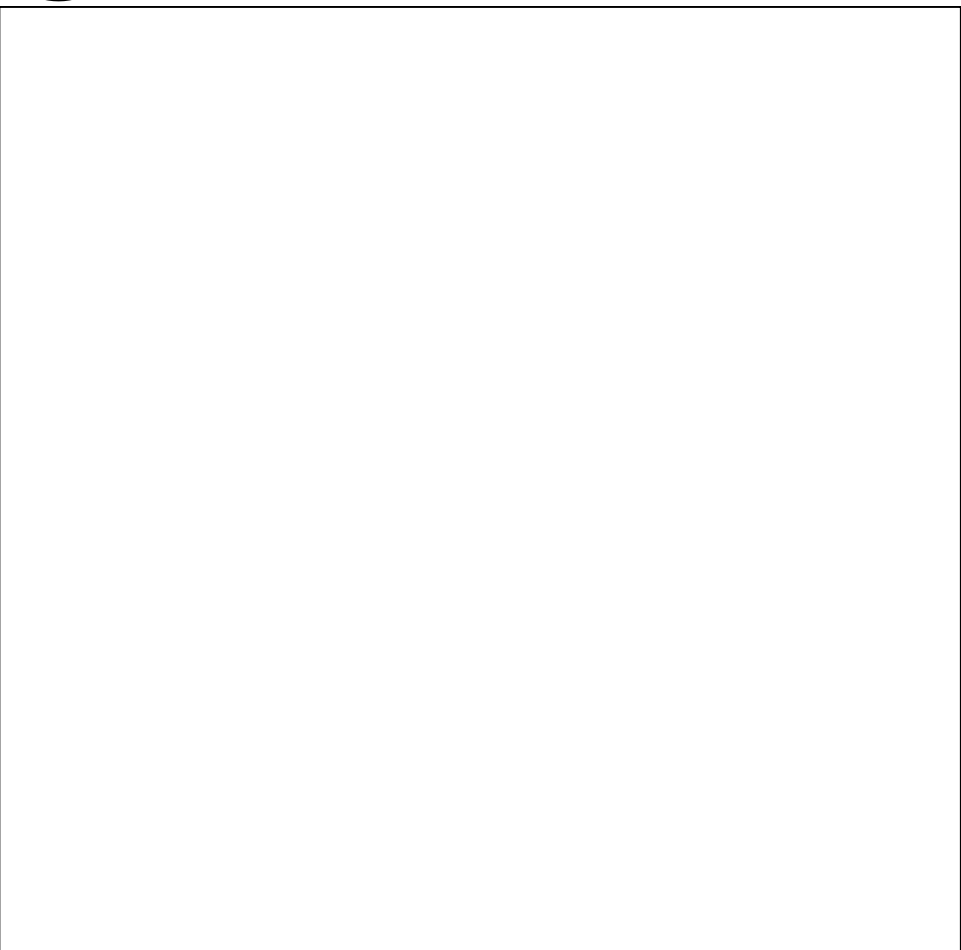
17 NOT USED  
A6.1



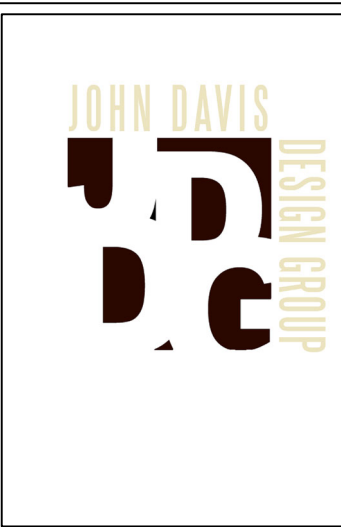
18 NOT USED  
A6.1



23 NOT USED  
A6.1



24 NOT USED  
A6.1



JOHN DAVIS  
DESIGN GROUP

ARCHITECTS  
INTERIORS  
PLANNERS

176 TALAMINE COURT  
SUITE 100  
COLORADO SPRINGS,  
COLORADO 80907  
P 719/528-1177  
F 719/444-8409

DO NOT SCALE  
DRAWINGS FOR  
CONSTRUCTION  
PURPOSES

THESE DRAWINGS ARE THE PROPERTY OF  
JDDG ARCHITECTS. THEY SHALL BE USED  
FOR THE SOLE PURPOSE OF CONSTRUCTING  
THIS PROJECT. THEY SHALL NOT BE  
REPRODUCED AND USED FOR THE PURPOSE  
OF CONSTRUCTION DOCUMENTS FOR ANY  
OTHER PROJECTS.

EXTERIOR ELEVATIONS  
NEW INTERIOR REMODEL FOR  
MANITOU SPRINGS MOBILITY  
HUB RESTROOM BUILDING  
132 MANITOU AVENUE  
MANITOU SPRINGS, COLORADO 80829

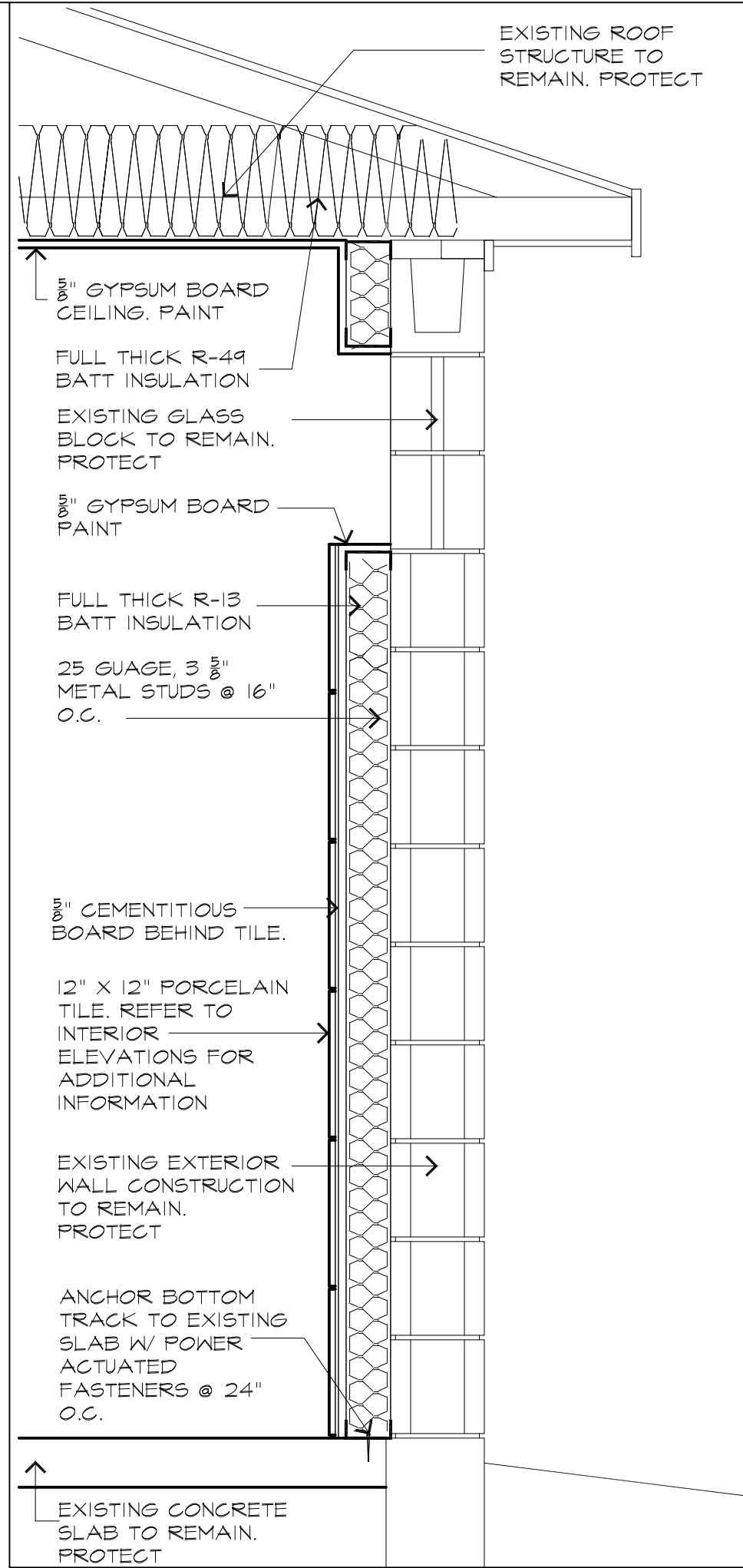
PROJECT NO. 202440  
DATE JANUARY 24, 2025  
DRAWN BY JRD  
CHECKED JRD  
APPROVED JRD  
REVISED  
FINAL BID  
DOCUMENTS  
JANUARY 24, 2025

SHEET  
A6.1

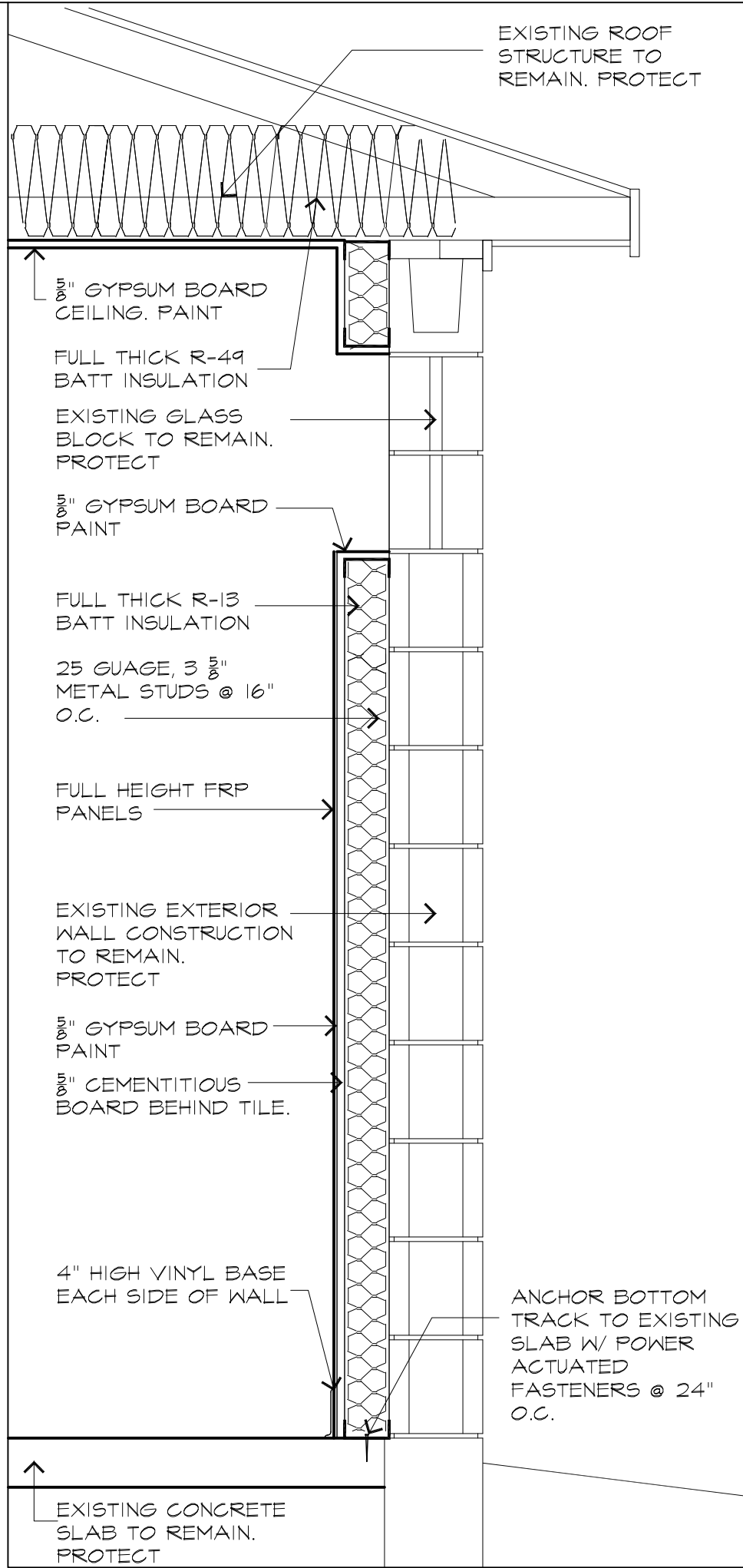




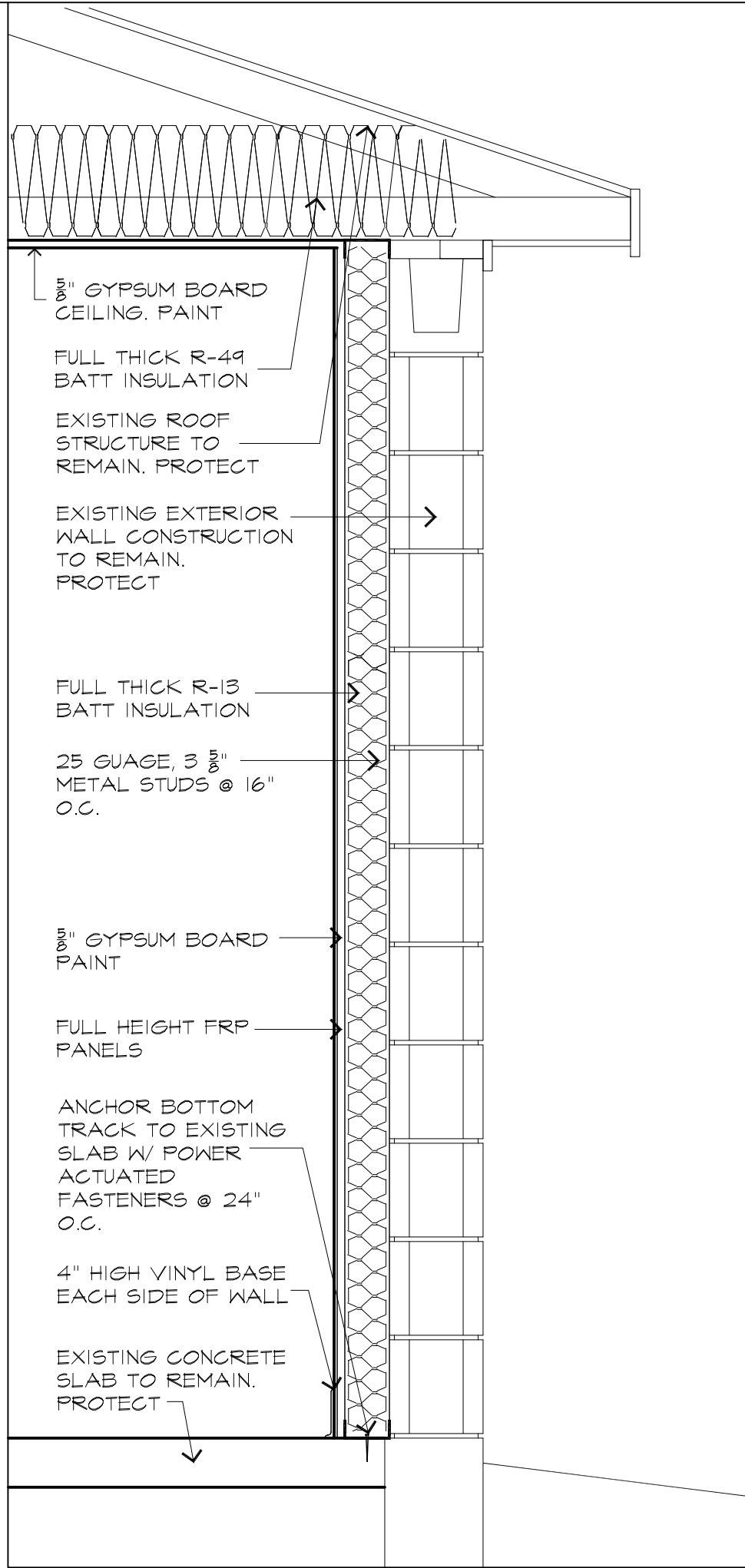




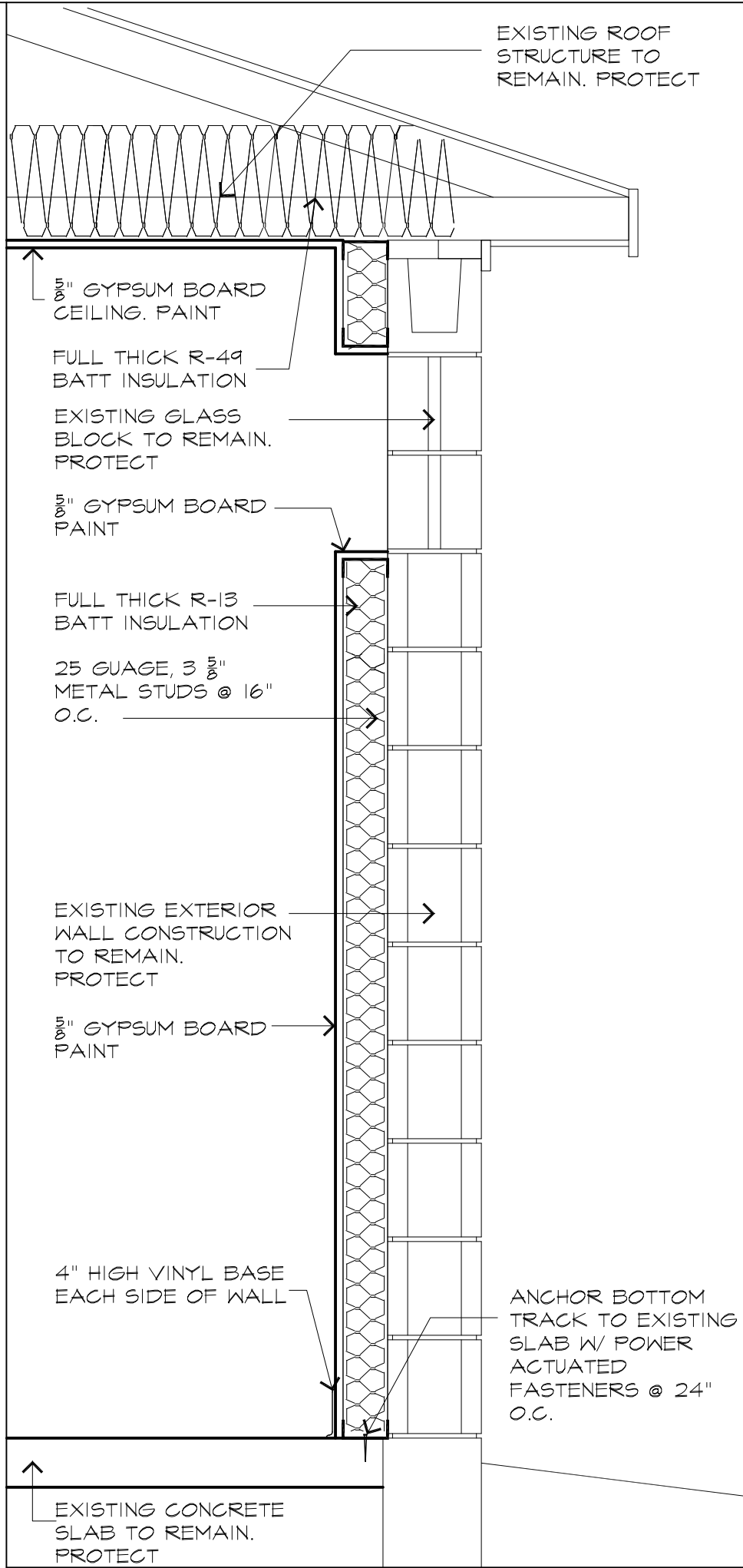
1 WALL TYPE WT-19  
A7.2 SCALE: 1"=1'-0"



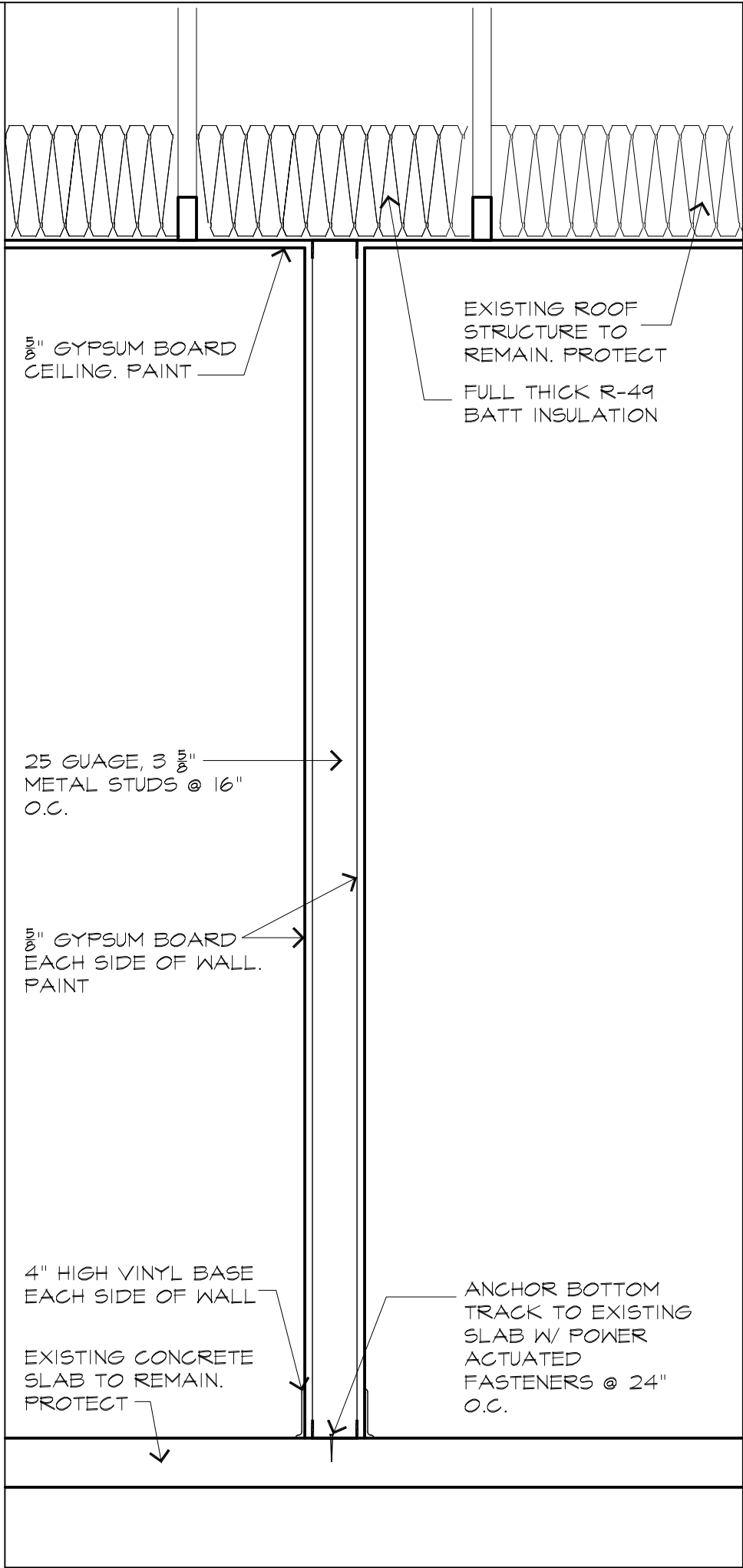
8 WALL TYPE WT-20  
A7.2 SCALE: 1"=1'-0"



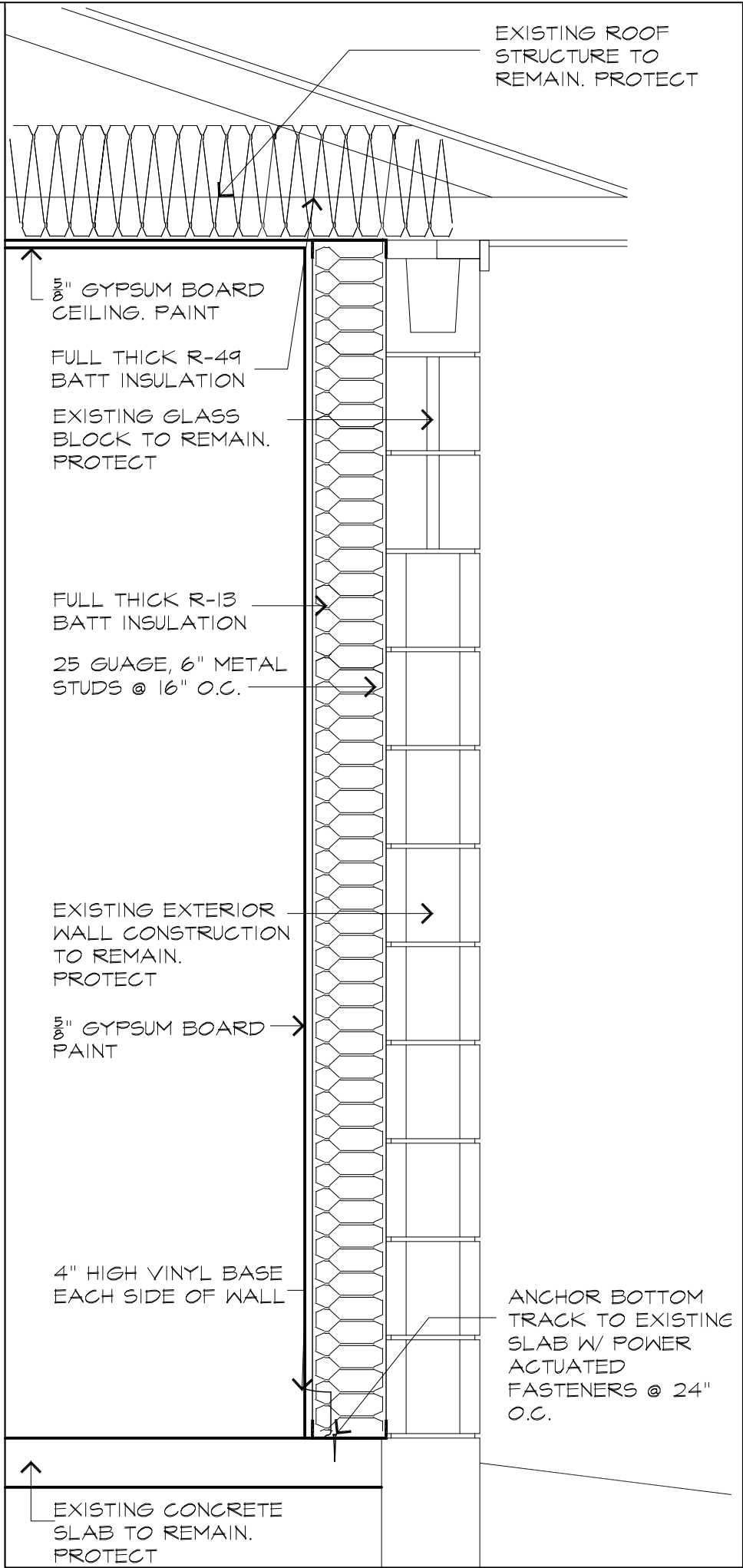
9 WALL TYPE WT-21  
A7.2 SCALE: 1"=1'-0"



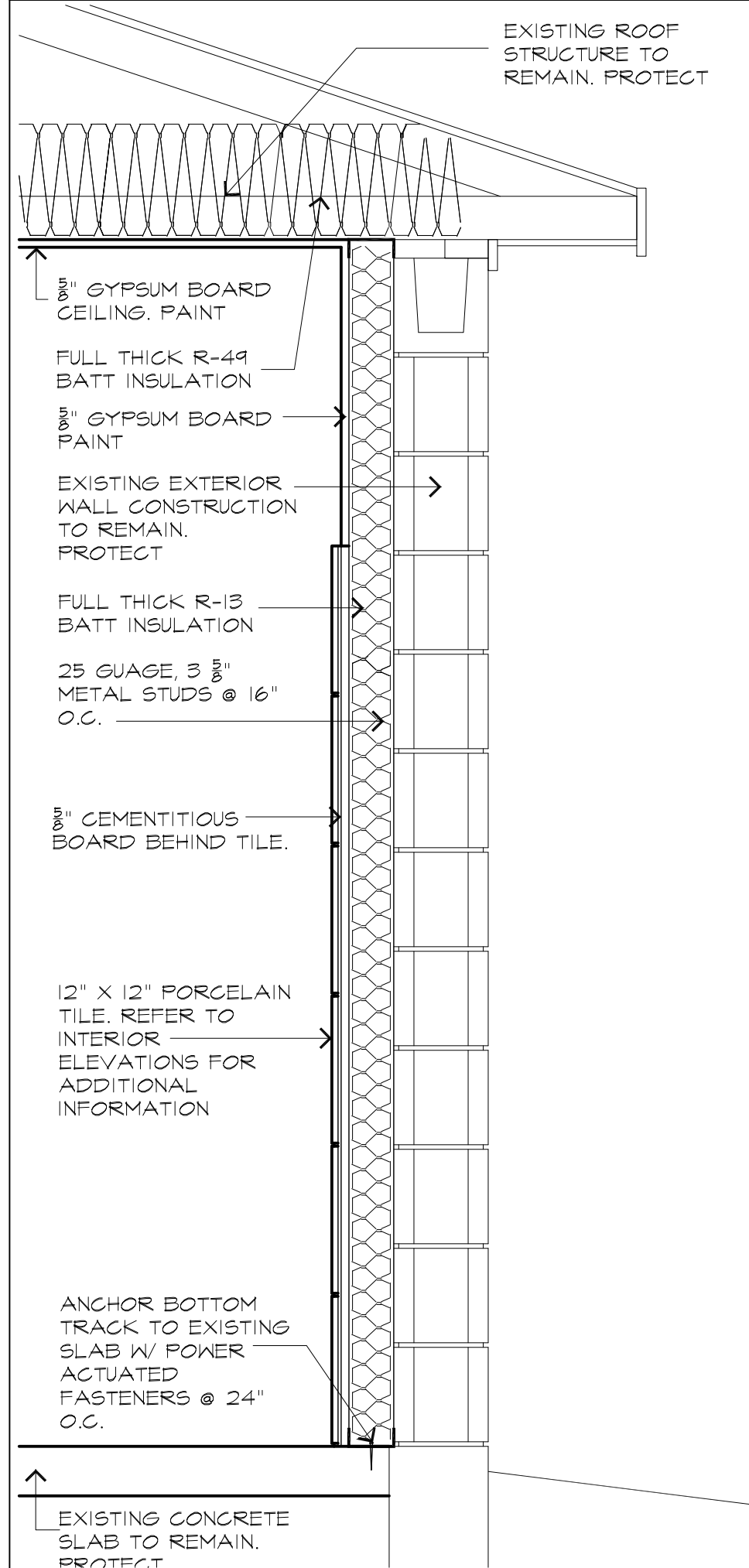
10 WALL TYPE WT-22  
A7.2 SCALE: 1"=1'-0"



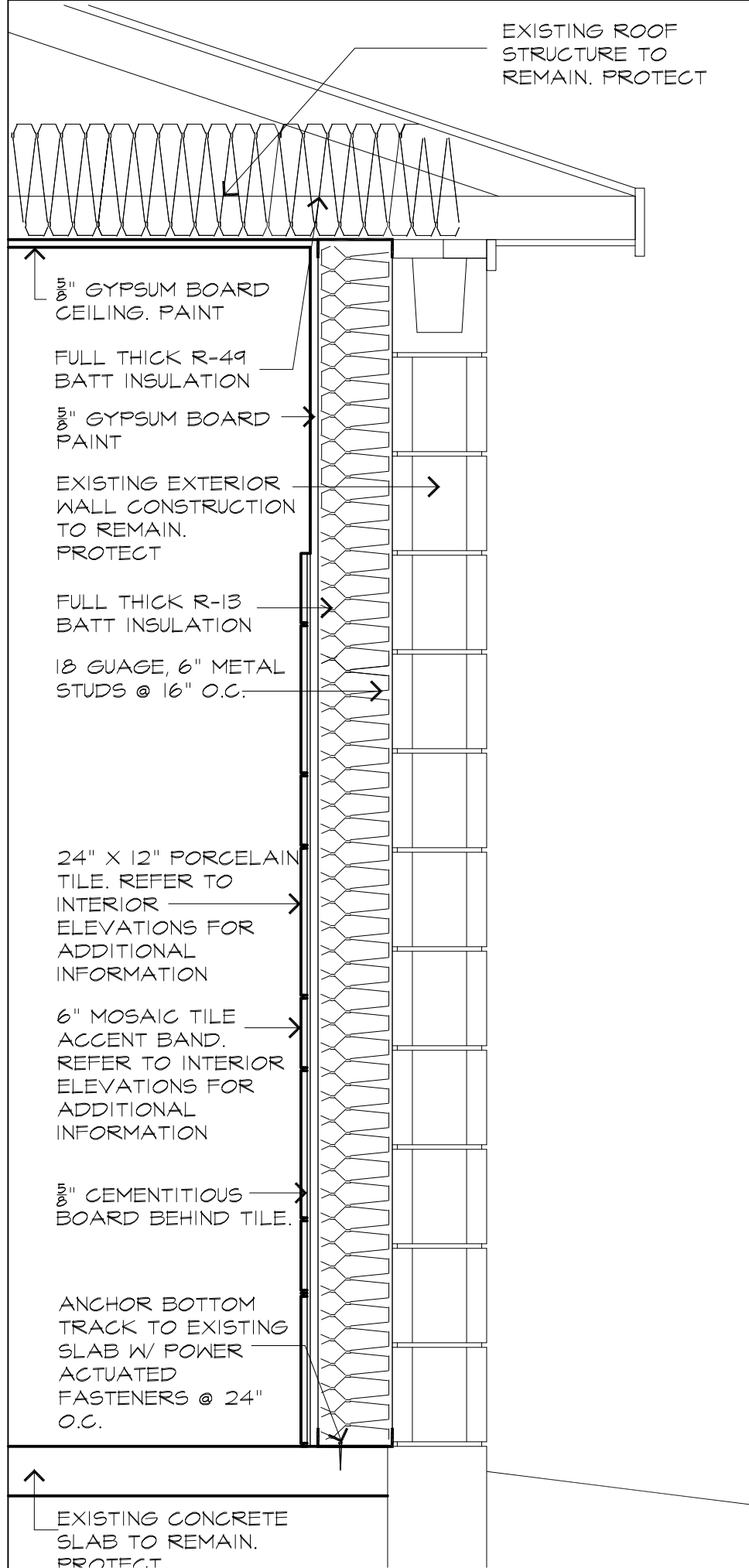
11 WALL TYPE WT-23  
A7.2 SCALE: 1"=1'-0"



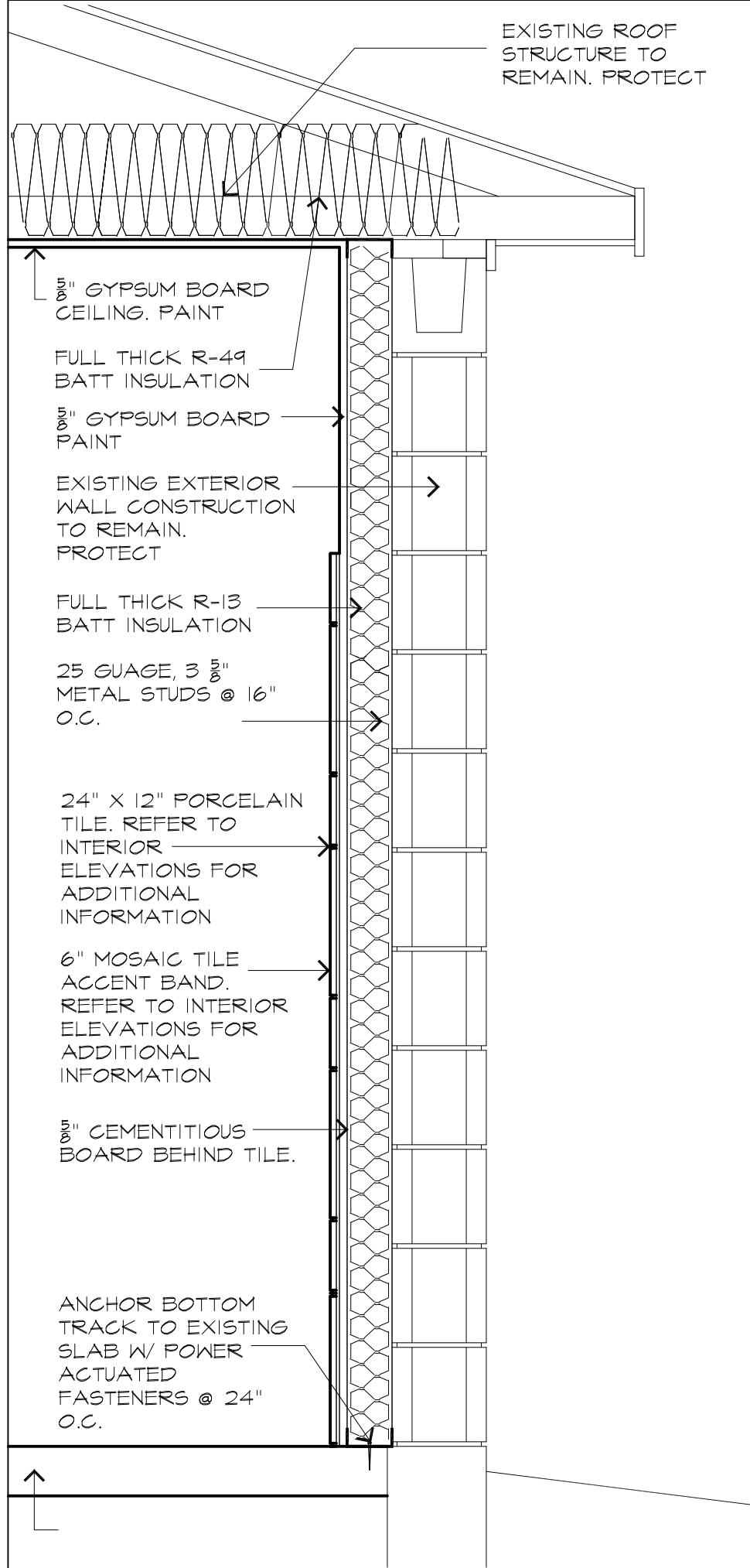
12 WALL TYPE WT-24  
A7.2 SCALE: 1"=1'-0"



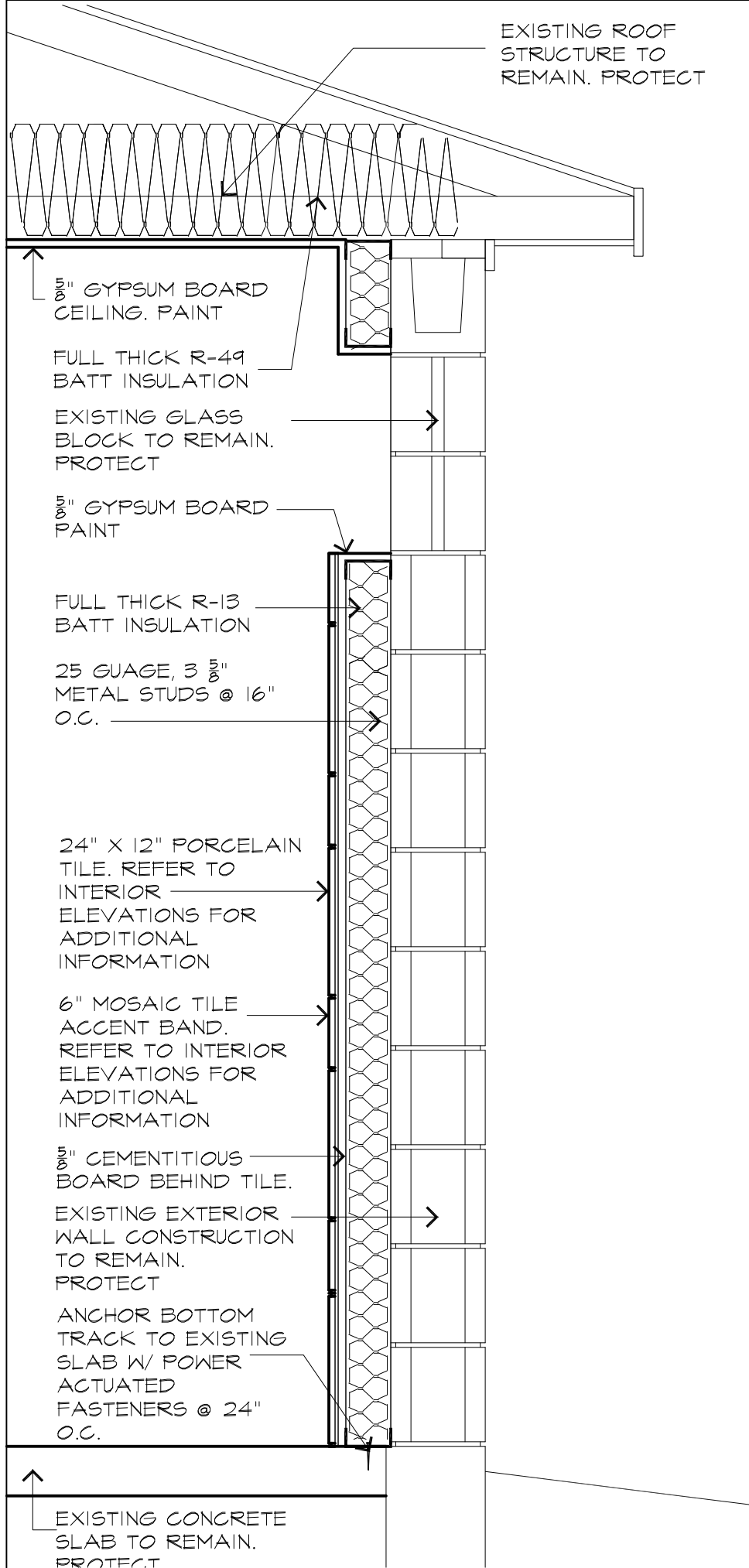
19 WALL TYPE WT-13  
A7.2 SCALE: 1"=1'-0"



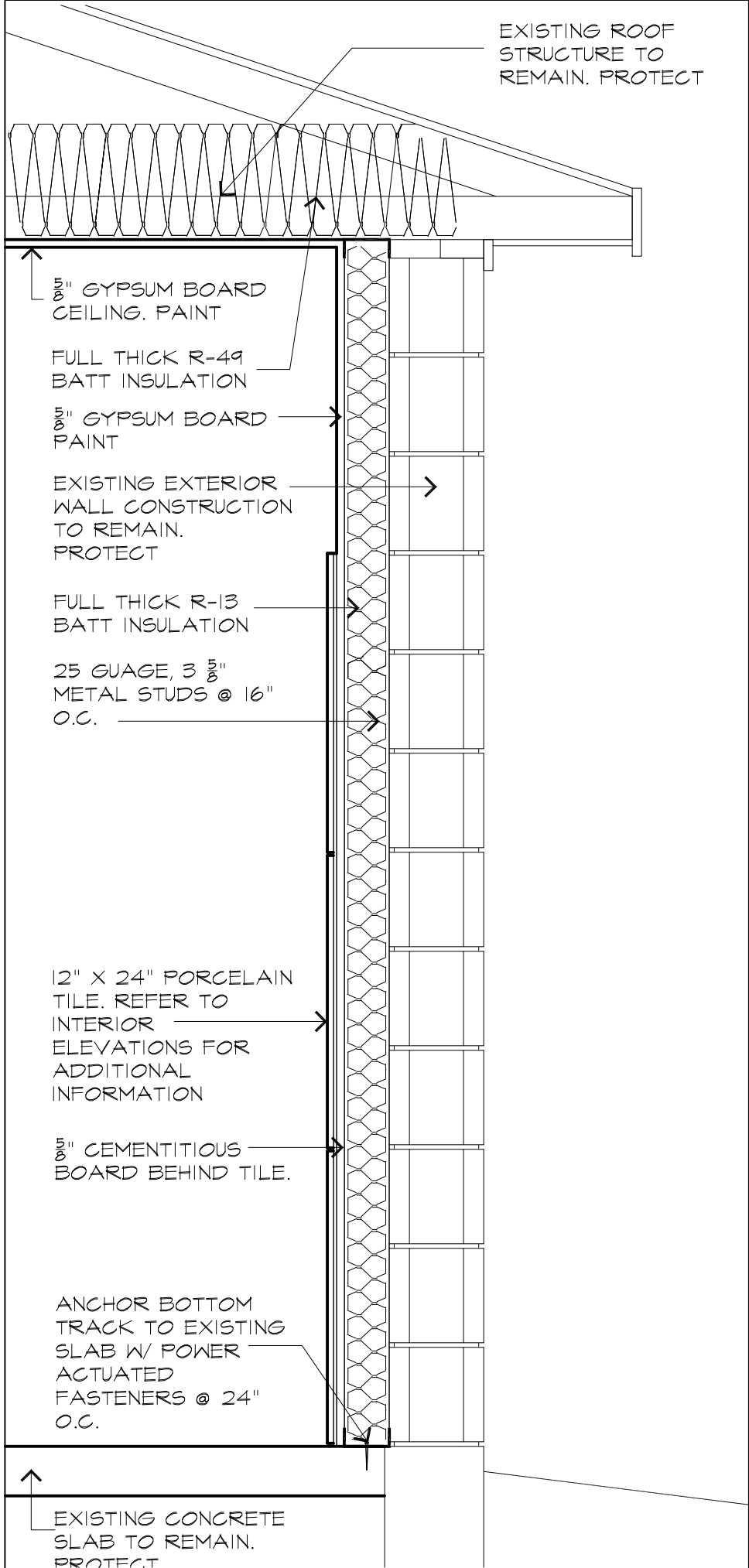
20 WALL TYPE WT-14  
A7.2 SCALE: 1"=1'-0"



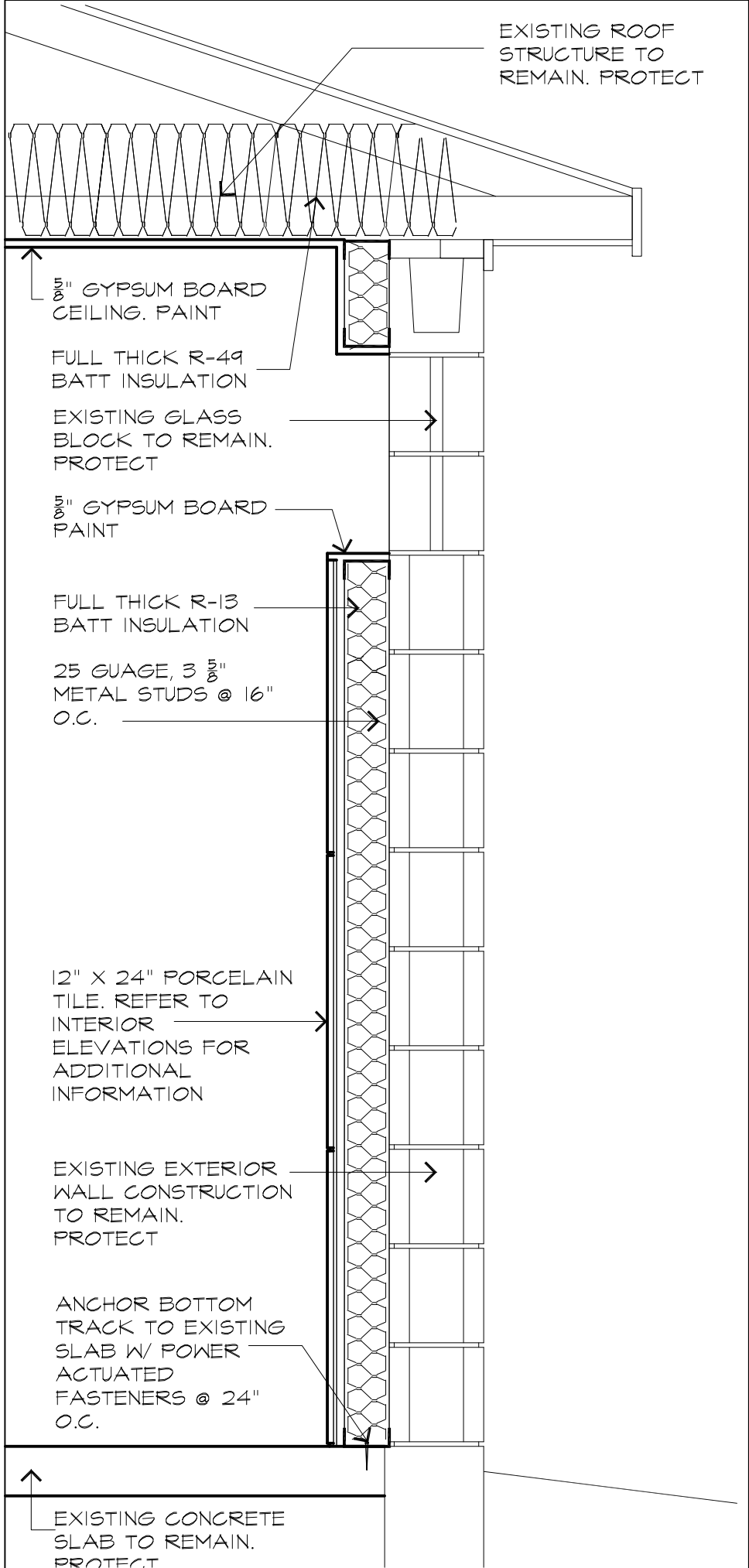
21 WALL TYPE WT-15  
A7.2 SCALE: 1"=1'-0"



22 WALL TYPE WT-16  
A7.2 SCALE: 1"=1'-0"



23 WALL TYPE WT-17  
A7.2 SCALE: 1"=1'-0"



24 WALL TYPE WT-18  
A7.2 SCALE: 1"=1'-0"



JOHN DAVIS  
DESIGN GROUP

ARCHITECTS  
INTERIORS  
PLANNERS

176 TALAMINE COURT  
SUITE 100  
COLORADO SPRINGS,  
COLORADO 80907  
P 719/528-1177  
F 719/444-8409

DO NOT SCALE  
DRAWINGS FOR  
CONSTRUCTION  
PURPOSES

THESE DRAWINGS ARE THE PROPERTY OF  
JOHN DAVIS ARCHITECTS. THEY SHALL BE USED  
FOR THE SOLE PURPOSE OF CONSTRUCTING  
THIS PROJECT. THEY SHALL NOT BE  
REPRODUCED AND USED FOR THE PURPOSE  
OF CONSTRUCTION DOCUMENTS FOR ANY  
OTHER PROJECTS.

WALL TYPES  
NEW INTERIOR REMODEL FOR  
**MANITOU SPRINGS MOBILITY  
HUB RESTROOM BUILDING**  
132 MANITOU AVENUE  
MANITOU SPRINGS, COLORADO 80829

PROJECT NO. 202440  
DATE JANUARY 24, 2025  
DRAWN BY JRD  
CHECKED JRD  
APPROVED JRD  
REVISED  
FINAL BID  
DOCUMENTS  
JANUARY 24, 2025

SHEET

A7.2



GENERAL REQUIREMENTS:

A. THE CONTRACTOR SHALL COORDINATE WITH ALL DRAWINGS / SPECIFICATIONS FOR THIS PROJECT FOR SCOPE AND GENERAL CONDITIONS.

B. CODE COMPLIANCE IS MANDATORY. NOTHING IN THESE DRAWINGS AND SPECIFICATIONS PERMITS WORK NOT CONFORMING TO THESE CODES AND PART A ABOVE. WHERE WORK IS SHOWN TO EXCEED MINIMUM CODE REQUIREMENTS, COMPLY WITH PART A ABOVE ABOVE, DRAWINGS AND SPECIFICATIONS.

C. PROVIDE ALL LABOR, MATERIALS, HANGERS, INSULATION, CONTROL HANDLES, ELECTRIC CONTROLS, AIR CONTROLS, VALVES, ACCESS PANELS, MECHANICAL EQUIPMENT, AND OTHER APPARATUS THAT MUST BE PROVIDED IN AN INACCESSIBLE LOCATION WITH SUITABLE ACCESS DOORS OR COVERS IN FRAMED OPENING, WHICH WILL PERMIT PROPER OPERATION AND SERVICING. PROVIDE ALL ITEMS NECESSARY FOR COMPLETE AND OPERATIONAL SYSTEMS DESCRIBED IN THESE DRAWINGS SHOWN OR NOT SHOWN UNLESS INDICATED OR NOTED OTHERWISE. IT IS THE INTENT OF THESE DRAWINGS FOR A COMPLETE AND READY FOR OPERATION OF ALL HVAC AND PIPING SYSTEMS.

D. DRAWINGS ARE DIAGRAMMATIC IN NATURE AND DO NOT SHOW ALL PIPING, OFFSETS, FITTINGS, AND ACCESSORIES THAT MAY BE REQUIRED. FOLLOW DRAWINGS AS CLOSELY AS ACTUAL BUILDING CONSTRUCTION AND THE WORK OF OTHER TRADES WILL PERMIT, INVESTIGATE STRUCTURAL AND FINISH CONDITIONS AFFECTING THIS WORK AND ARRANGE WORK ACCORDINGLY; PROVIDING SUCH FITTING, VALVES, AND ACCESSORIES REQUIRED TO MEET THE CONDITIONS.

E. VISIT SITE AND INCLUDE ALLOWANCE IN BID FOR ALL COSTS RELATED TO THE ALL PIPING AND EQUIPMENT INSTALLATION.

F. DEMONSTRATE THE OPERATION OF ALL SYSTEMS FOR THE OWNER AT A TIME AS DIRECTED BY THE OWNER.

G. LAYOUT ALL WORK IN ADVANCE. DO NOT DEFACE WORK OF OTHER TRADES. INSTALL ALL SLEEVES AND BLOCK OUTS+ WATERPROOF AS REQUIRED. FIRE STOP ALL FLOOR AND RATED WALL PENETRATIONS.

H. FIELD CHECK ALL EXISTING / NEW CONDITIONS AND INCLUDE AN ALLOWANCE IN BID FOR ANY REMOVAL AND/OR RELOCATION OF EXISTING PIPING, EQUIPMENT, ETC., AS INDICATED ON THE PLANS OR AS REQUIRED TO COORDINATE AND ADAPT NEW AND EXISTING MECHANICAL SYSTEMS TO ALL OTHER WORK. EXISTING PIPING AND MATERIAL WHICH SHALL BE REMOVED SHALL BECOME THE PROPERTY OF THE CONTRACTOR, EXCEPT EQUIPMENT SO NOTED, WHICH SHALL BECOME THE PROPERTY OF THE OWNER.

I. PROVIDE SHOP DRAWINGS, EQUIPMENT SUBMITTALS, CONTROL DIAGRAMS, AS REQUIRED FOR THE PROJECT. THE CONTRACTOR SHALL MAINTAIN A MARK-UP SET OF DRAWINGS WHICH INDICATE VARIATIONS IN THE ACTUAL INSTALLATION FROM THE ORIGINAL DESIGN. UPON COMPLETION OF THE WORK AND FINAL INSPECTION, DELIVER TO THE ARCHITECT / OWNER COPIES (CONSULT ARCHITECT ON QUANTITY) OF ALL SHOP DRAWINGS (EQUIPMENT SUBMITTALS), OPERATION AND MAINTENANCE MANUALS AND AS-BUILT (RECORD) DRAWINGS. ALL MANUALS SHALL INCLUDE A MAINTENANCE SCHEDULE FOR ALL REQUIRED EQUIPMENT.

J. VERIFY THE ACTUAL ELECTRICAL SERVICE/VOLTAGE WITH THE ELECTRICAL CONTRACTOR PRIOR TO ORDERING ANY EQUIPMENT REQUIRING ELECTRICAL CONNECTIONS.

STANDARDS  
A. ALL PIPING, DUCTWORK, GRILLES, AND MATERIALS, ETC. SHALL BE NEW, IN FIRST CLASS CONDITION, AND UL LISTED WHERE APPLICABLE.

B. COMPLY WITH ALL APPLICABLE LOCAL CITY CODES AND AMENDMENTS, COUNTY AND STATE ORDINANCES. COMPLY WITH CURRENT INTERNATIONAL BUILDING CODE, INTERNATIONAL MECHANICAL CODE, INTERNATIONAL PLUMBING CODE, AND NATIONAL FIRE PROTECTION ASSOCIATION IN EFFECT FOR THIS JURISDICTION.

C. PROCURE AND PAY FOR ALL PERMITS, CONTRACTOR LICENSES, AND LIABILITY INSURANCE, ETC. FURNISH CERTIFICATE OF FINAL INSPECTION AND APPROVAL FROM LOCAL INSPECTOR.

D. MATERIALS SHALL BE AS SPECIFIED, AND/OR NOTED ON THE CONTRACT DRAWINGS.

E. ALL MATERIALS AND EQUIPMENT LOCATED IN AIR PLENUMS SHALL BE RATED FOR PLENUM APPLICATION.

GUARANTEE  
A. MECHANICAL AND PLUMBING CONTRACTORS SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE YEARS BEGINNING WITH THE DATE OF FINAL ACCEPTANCE BY THE OWNER. THE M.C. AND P.C. SHALL BE RESPONSIBLE DURING THE INSTALLATION, TESTING AND GUARANTEE PERIODS FOR ANY DAMAGE CAUSED BY HIM (OR HIS SUBCONTRACTORS) OR BY DEFECTS IN HIS (OR HIS SUBCONTRACTORS') WORK, MATERIALS, OR EQUIPMENT INSTALLED OR FURNISHED UNDER THIS CONTRACT WHICH DEVELOPS DEFECTS, EXCEPT FOR NORMAL WEAR.

COORDINATION  
A. PRIOR TO FABRICATION OR INSTALLATION OF ANY HVAC AND PLUMBING WORK, PARTICIPATE IN COORDINATION PLANNING MEETINGS WITH ALL OTHER BUILDING UTILITIES SYSTEMS TRADES, UNDER THE DIRECTION OF THE GENERAL CONTRACTOR, SO AS TO COMPLETELY ESTABLISH ROUTINGS, ELEVATIONS, SPACE REQUIREMENTS, AND COORDINATION OF LAYOUT AND SUSPENSION REQUIREMENTS IN RELATIONSHIP TO THE BUILDING STRUCTURE AND THE WORK OF ALL OTHER TRADES.

BASIC MATERIALS AND METHODS  
GENERAL  
A. THE WORK INCLUDED UNDER THIS HEADING CONSISTS OF FURNISHING MATERIAL, SUPPLIES, EQUIPMENT, TOOLS, TRANSPORTATION AND FACILITIES, AND PERFORMING ALL LABOR AND SERVICE FOR, AS REQUIRED IN CONNECTION WITH, OR PROPERLY INCIDENTAL TO, THE MECHANICAL INSTALLATION, AS DESCRIBED IN THESE SECTIONS OF THE SPECIFICATIONS, SHOWN ON THE DRAWINGS, OR REASONABLY IMPLIED THEREFROM.

WORK INCLUDED  
A. COMPLETE INSTALLATION OF NEW HVAC AND PLUMBING SYSTEM COMPONENTS AS SHOWN IN THE DRAWINGS AND DESCRIBED IN THESE SPECIFICATIONS. INSTALL GAS PIPING, REGULATORS, SHUT-OFFS TO GAS FIRED UNITS IN ACCORDANCE WITH 2021 IFGC, LOCAL CODES, MANUFACTURER INSTALLATION INSTRUCTIONS, AS SHOWN IN THE DRAWINGS AND AS DESCRIBED IN THESE SPECIFICATIONS IF APPLICABLE.

B. PROVIDE MECHANICAL IDENTIFICATION FOR ALL NEW EQUIPMENT AND PIPING. IDENTIFICATION SHALL BE BY SET OR BRADY AND CONSIST OF THE FOLLOWING:

1. BRASS VALVE TAGS WITH STAMPED LETTERS SHALL BE PROVIDED FOR ALL VALVES. SECURE TO THE VALVE WITH CHROME PLATED BALL CHAINS.

2. IDENTIFY ALL PIPING AND, EQUIPMENT WITH PAINTED STENCILS, PLASTIC PIPE MARKERS OR PLASTIC TAPE MARKERS. MARKERS SHALL INDICATE TYPE INCLUDING SUPPLY OR RETURN AND DIRECTION OF FLOW.

3. ALL IDENTIFICATION SHALL CONFORM WITH IS INTERNATIONAL CODES AND ANSI A13.1.

MECHANICAL INSULATION

A. MANUFACTURERS: OWENS-CORNING, P.P.G., JOHNS-MANVILLE, C.S.G. CO, ARMOSTRONG, OR EQUAL.

B. PLUMBING PIPING TO BE INSULATED IN ACCORDANCE WITH 2021 IECC SECTION C404.4, 2021 IPC AND AS FOLLOWS:  
1. ALL CONDENSATE PIPING LOCATED IN COLD AREAS OR WHERE CONDENSATION CAN OCCUR.

C. ALL INSULATION SHALL MEET ALL CODE REQUIREMENTS AND FIRE AND SMOKE HAZARD RATINGS AS TESTED BY PROCEDURE ASTM E-84, NATIONAL FIRE PROTECTION ASSOCIATION 225 AND UL 723, NOT EXCEEDING FLAME SPREAD 25 AND SMOKE DEVELOPED 50 RATINGS. PER 2021 IECC, IMC & IPC.

D. PROVIDE RIGID INSERTS AT ALL INSULATED HANGER LOCATIONS 2 1/2" AND LARGER. PROVIDE 180 DEGREE GALVANIZED STEEL SADDLES.

E. DUCTWORK SHALL BE INSULATED IN ACCORDANCE WITH 2021 IECC & IMC AND ASTM STANDARDS FOR COMMERCIAL AND INDUSTRIAL APPLICATIONS.

1. ALL S.A. & R.A. DUCTWORK INTENDED TO BE LOCATION WITH-IN BUILDING INSULATION AND CONDITIONED SPACE EXCEPT AS NOTED IN G BELOW AND IN UNIT 101 SEE PLANS

F. OPERATING TEMPERATURES OF 250°F AND DENSITY OF 13lb/FT3.

G. RETURN AIR DUCTS INSULATED WITH MINIMUM R-6 OR MINIMUM ALLOWABLE BY LOCAL CODE REQUIREMENTS FOR LOCATION IN R.A. PLENUM, O.A. DUCTS FROM EXTERIOR OPENING TO EQUIPMENT CONNECTION, EXHAUST AIR DUCTS WITH-IN 10 FEET OF EXTERIOR OPENING (PROTECT POSITIVE PRESSURE EXHAUST DUCTWORK LOCATED IN R.A. PLENUM), SUPPLY AIR SHALL BE INSULATED WITH MINIMUM R-6 OR MINIMUM ALLOWABLE BY LOCAL CODE REQUIREMENTS FOR LOCATION IN R.A. PLENUM.

MECHANICAL SPECIFICATION PLAN

SCALE: NTS

AIR DISTRIBUTION

A. FURNISH AND INSTALL DUCTWORK AND SHEET METAL ACCESSORIES AS SHOWN AND SPECIFIED HEREIN.

B. COMPLY WITH APPLICABLE CURRENT NFPA AND SMACNA STANDARDS, ASHRAE HANDBOOK, UL 181, AND 2021 IMC & IECC.

C. IN ADDITION TO ALL ITEMS SCHEDULED ON THE DRAWINGS, FURNISH SUBMITTALS ON ALL ITEMS SPECIFIED HERE-IN.

D. DUCTWORK MATERIALS 1. GAUGE AS PRESCRIBED BY CODE. 2. FLAT SHEETS ASTM A521, 3. ROUND FABRICATION PIPE LOCK LONGITUDINAL SEAMS WITH BEADED CRIMP TRANSVERSE JOINTS SECURED WITH SHEET METAL SCREWS. FITTINGS ADJUSTABLE 4-SEGMENT ELBOWS, MANUFACTURED CONICAL TEE FITTINGS AND TABS (SADDLE TAPS NOT PERMITTED), MANUFACTURED REGISTER BOOTS AND STACK HEADS.

E. FLEX DUCT ACCEPTABLE MANUFACTURER FLEXMASTER CLASSIFICATION NFPA 90A CLASS 1 UL 181 LABELED. LOW PRESSURE FLEXMASTER TYPE 5-INSULATED, FACTORY FABRICATED ASSEMBLY CONSISTING OF ZINC-COATED SPRING STEEL HELIX, SEAMLESS INNER LINER WRAPPED WITH A NOMINAL 1" THICK ONE-POUND DENSITY FIBERGLASS INSULATION ALL ASSEMBLED IN A VAPOR BARRIER JACKET, RATED FOR PRESSURES TO +3" WG.

F. SPIN-INS WITH BALANCING DAMPERS.

G. DUCTWORK SPECIALTIES TURNING 1. TURNING VANES CONSTRUCTION DOUBLE-THICKNESS AIR FOIL NONADJUSTABLE. 2. BALANCING DAMPERS CONSTRUCTION RIGID BEARINGS AND LOCKING QUADRANTS, WHERE USED IN CONJUNCTION WITH DUCT-MOUNTED COILS PROVIDE OPPOSED-BLADE TYPE WITH MAX 2" WIDE BLADES. 3. FLEX CONNECTION EQUAL TO VENTFABRICS VENTGLAS. 4. TEST HOLE LOW VELOCITY DUCTWORK DRILLED HOLE WITH FRICTION-FIT PLASTIC CAP ON METAL DUCT. 5. DUCT SEALANT COMPLIES WITH 2021 IECC.

H. GRILLES, REGISTERS, AND DIFFUSERS ACCEPTABLE MANUFACTURERS: NAILOR, CARNES, TITUS, TUTTLE & BAILEY, AND METAL AIRE.

I. LOW VELOCITY DUCTWORK. 1. ALL DUCTWORK IS CLASSIFIED AS LOW VELOCITY UNLESS INDICATED OTHERWISE. 2. FABRICATION IN ACCORDANCE WITH CURRENT SMACNA AND ASHRAE STANDARDS FOR VELOCITY DUCTWORK. 3. MANUFACTURED DUCT CONNECTION SYSTEM MAY BE UTILIZED FOR TRANSVERSE JOINTS IN RECTANGULAR GALVANIZED STEEL DUCTWORK PROVIDE IN STRICT ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. 4. MATERIALS EXPOSED GALVANIZED STEEL CONCEALED GALVANIZED STEEL, FLEX LOW PRESSURE TYPE PLENUM RATED PER 2021 IMC.

J. DUCTWORK FABRICATION AND INSTALLATION. 1. FABRICATE AND INSTALL TO MEET JOB CONDITIONS FROM DIMENSIONS TAKEN FROM JOBSITE AND SHOP DRAWINGS. TRANSITION AS REQUIRED TO AVOID INTERFERENCES, MAINTAIN REQUIRED CROSS-SECTIONAL AREA. 2. FABRICATE AND INSTALL SO NO UNDUE NOISE OR VIBRATION RESULTS. 3. DO NOT PROVIDE HOLES IN THE DUCT SYSTEMS FOR THE INSTALLATION OF HANGERS, CONDUIT, PIPES, ETC. 4. DUCT DIMENSIONS ON DRAWINGS ARE CLEAR INSIDE DIMENSION, INCREASE SHEET METAL DIMENSIONS TO ACCOMMODATE LINER. 5. LOCATE ALL DUCTWORK CONCEALED UNLESS INDICATED OTHERWISE.

K. ELBOWS. 1. CURVED CENTER LINE RADIUS EQUAL TO 1-1/2 TIMES THE DUCT WIDTH. 2. SQUARE FITTED WITH TURNING VANES WHEN DUCT SIZE INTO THE ELBOW IS THE SAME AS DUCT SIZE OUT. FITTED WITH FIXED EXTRACTOR WHEN DUCT SIZE INTO THE ELBOW IS DIFFERENT FROM DUCT SIZE OUT.

L. TAKE-OFFS. 1. 45° TAKE-OFF WHERE OTHER MEANS OF CONTROL ARE NOT INDICATED OR USED, AND IN DUCTWORK BEHIND SIDEWALL SUPPLY REGISTERS.

M. HANGERS AND SUPPORTS. 1. HORIZONTAL DUCTS PROVIDE HANGERS OF TYPE AND SPACING AS RECOMMENDED BY CURRENT SMACNA. 2. VERTICAL DUCTS THROUGH FLOORS PROVIDE GALVANIZED STEEL ANGLE ON AT LEAST TWO SIDES OF THE DUCT, FASTEN SECURELY TO DUCT AND FLOOR.

N. BALANCING DAMPERS. 1. PROVIDE FOR PROPER ADJUSTMENT AND CONTROL OF AIR DISTRIBUTION. MARK DAMPER ROD TO INDICATE THE RELATIVE POSITION OF THE DAMPER BLADES WITH RESPECT TO THE ROD.

O. FLEX DUCT. 1. USE LENGTHS AS NECESSARY TO MAKE CONNECTION WITHOUT PINCHING OR KINKING. SUSPEND HORIZONTAL RUNS WITH 3/4" WIDE FLAT STEEL BAND AT 36" O.C. MAKE END CONNECTIONS WITH STEEL DRAW BANDS. MAXIMUM LENGTH SHALL NOT EXCEED SIX FEET. INSTALL IN ACCORDANCE WITH MANUFACTURER INSTALLATION INSTRUCTIONS AND 2021 IMC REQUIREMENTS

P. FLEX CONNECTIONS PROVIDE AT INLET AND OUTLET TO ALL FANS.

Q. TEST HOLES. 1. PROVIDE ON BRANCH AND MAIN DUCT TO PROVIDE OPENINGS THROUGH DUCT WALLS FOR THE INSERTION OF TEST EQUIPMENT. LOCATE TO ENABLE TRAVERSE READINGS PER CURRENT ASHRAE STANDARDS.

R. PAINTING WHERE INTERIOR OF DUCT IS VISIBLE THROUGH GRILLES, LOUVERS, ETC, PAINT VISIBLE INSIDE PORTION OF DUCT WITH FLAT BLACK PAINT.

S. PROVIDE TEST AND BALANCE BY LICENSED CONTRACTOR, INDICATE DATA ON AABC TM-1 NATIONAL STANDARDS FORMS (OR EQUAL) FOR TOTAL SYSTEM BALANCE. PROVIDE REPORT TO OWNER AND INSPECTOR AT TIME OF HEATING FINAL.

GAS PIPING

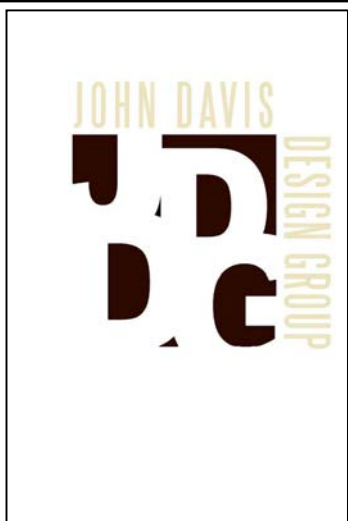
A. STEEL PIPE ASTM A53/A53M SCHEDULE 40 BLACK (GALVANIZED SHALL BE USED IN OUTDOOR LOCATIONS), FITTINGS ASME B16.3, MALLEABLE IRON, OR ASTM A234/A234, FORGED STEEL WELDING TYPE, JOINTS THREADED FOR PIPE 2" INCHES AND SMALLER, WELDED FOR PIPE 2-1/2 INCH AND LARGER, ALL WELDING SHALL BE BY A CERTIFIED PIPELINE WELDER. INACCESSIBLE LOCATION OR PLENUMS, ALL SIZES, SCHEDULE 40S BLACK SEAMLESS STEEL PIPE, BEVELED ENDS, WITH SOCKET WELD FITTINGS SAME THICKNESS AS PIPE AND WELDED JOINTS. ALL WELDING SHALL BE BY A CERTIFIED PIPELINE WELDER. ALL UNDER GROUND GAS PIPING, TUBING AND FITTINGS SHALL BE POLYETHYLENE PLASTIC PIPE CONFORMING TO ASTM D 2513 PIPE SHALL BE MARKED "GAS" AND "ASTM D 2513". LP (UNDILUTED LIQUEFIED PETROLEUM)-GAS SYSTEMS USING POLYETHYLENE SHALL BE IN ACCORDANCE WITH NFPA 58. ALL PIPING SHALL BE INSTALLED IN ACCORDANCE WITH 2021 IFGC CHAPTER 4, ASTM, NFPA, AND LOCAL CODE REQUIREMENTS.

B. VALVES  
BALL VALVES: BRONZE BODY, FULL PORT STAINLESS STEEL BALL, TEFLON SEATS AND STUFFING BOX RING, BLOWOUT PROOF STEM, LEVER HANDLE AND THREADED ENDS. NIBCO T-585 OR EQUAL.

C. GAS COCKS 2-INCH AND SMALLER: 150 PSI WOG BRONZE BODY, STRAIGHTWAY PATTERN, SQUARE HEAD, THREADED ENDS.

D. GAS COCKS 2-1/2" INCH AND LARGER: 1500 SP-TB+ 115 PSI, LUBRICATED PLUG TYPE, SEMI-STEEL BODY, SINGLE GLAND, WRENCH OPERATED, FLANGED ENDS.

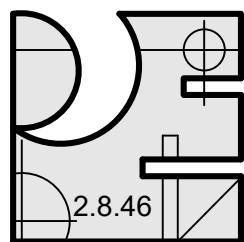
E. GAS LINE PRESSURE REGULATORS: SINGLE STAGE, STEEL JACKETED, CORROSION RESISTANT GAS PRESSURE REGULATORS WITH ATMOSPHERIC VENT OR LISTED LIMITING ORIFICE, ELEVATION COMPENSATOR WITH THREADED ENDS FOR 2-INCH AND SMALLER, FLANGED ENDS FOR 2-1/2" INCH AND LARGER FOR INLET AND OUTLET GAS PRESSURES, SPECIFIC GRAVITY, AND VOLUME FLOW INDICATED.



JOHN DAVIS  
DESIGN GROUP

ARCHITECTS  
INTERIORS  
PLANNERS

176 TALAMINE COURT  
SUITE 100  
COLORADO SPRINGS,  
COLORADO 80907  
P 719/528-1177  
F 719/444-8409



Pinnow  
Engineering  
LLC

2151 LONE WILLOW VW  
COLORADO SPRINGS, CO 80904  
PHONE: 719.661.4185

OWNERSHIP OF DOCUMENT  
THE IDEAS AND DESIGNS  
INCORPORATED HEREIN, AS  
AN INSTRUMENT OF  
PROFESSIONAL SERVICES IS  
THE PROPERTY OF PINNOW  
ENGINEERING LLC AND IS  
NOT TO BE COPIED OR USED,  
IN WHOLE OR PART, FOR  
ANY OTHER PURPOSES  
WITHOUT THE WRITTEN  
AUTHORIZATION OF  
PINNOW ENGINEERING LLC.  
© 2025

MECHANICAL SPECIFICATION PLAN

NEW INTERIOR REMODEL FOR  
MANITOU SPRINGS MOBILITY  
HUB RESTROOM BUILDING  
132 MANITOU AVENUE  
MANITOU SPRINGS, COLORADO 80829

|             |                  |
|-------------|------------------|
| PROJECT NO. | F24-022          |
| DATE        | JANUARY 24, 2025 |
| DRAWN BY    | BCB              |
| CHECKED     | BCB              |
| APPROVED    | LAP              |

REVISED

FINAL BID  
DOCUMENTS  
JANUARY 24, 2025

SHEET

M-1

NOT TO SCALE

OF 4



| ENERGY RECOVERY VENTILATOR SCHEDULE                                                                                                                                                                                                                                                                                                                                                                                                                                      |              |                        |          |          |          |              |               |               |     |                   |      |      |                   |             |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|------------------------|----------|----------|----------|--------------|---------------|---------------|-----|-------------------|------|------|-------------------|-------------|
| TAG                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | MANUFACTURER | MODEL NUMBER           | O.A. CFM | E.A. CFM | S.A. CFM | ER TYPE      | O.A. FAN WATT | E.A. FAN WATT | ESP | UNIT VOLT / PHASE | MCA  | MOCP | APPOX. WEIGHT LBS | REMARKS     |
| ERV-1                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | RENEWAIRE    | HE10-JINV-S11AA-DGNT-L | 650      | 750      | 650      | STATIC PLATE | 321           | 312           | 0.7 | 120 / 1Ø          | 14.6 | 20   | 226               | 1,2,4,5,8,9 |
| 1. VERTICAL WALL MOUNTED, COORDINATE MOUNTING HEIGHTS AND CLEARANCES WITH EXISTING SPACE, OUTDOOR AIR FILTER(S) - 2" MERV 8 (1)20x20x2, EXHAUST AIR FILTER(S) - 2" MERV 8 (1)20x20x2, MOTORIZED BACKDRAFT DAMPERS, FAN EC DIRECT DRIVE MOTORS, STATIC PLATE, HEAT AND HUMIDITY TRANSFER, SPEED CONTROL MOTOR POTENTIOMETER, WALL BRACKET HANGING KIT, FACTORY WIRED NON-FUSED DISCONNECT SWITCH, TERMINAL STRIP FOR EC MOTORS, CONTROL TRANSFORMER WITH ISOLATION RELAY. |              |                        |          |          |          |              |               |               |     |                   |      |      |                   |             |
| 2. PROVIDE DIGITAL 7-DAY PROGRAMMABLE TIMER FOR ROOM CIRCULATION, COORDINATE RELAYS AND CONTROL CONNECTIONS WITH E.C. AND SUPPLIER.                                                                                                                                                                                                                                                                                                                                      |              |                        |          |          |          |              |               |               |     |                   |      |      |                   |             |
| 3. SUMMER ENERGY RECOVERY PERFORMANCE: O.A. DB = 90.4°F, O.A. WB = 58.7°F, S.A. DB = 79.2°F, S.A. WB = 61.6°F, E.A. DB = 75°F, E.A. WB 61.6°F, COOLING LOAD REDUCTION = 11,835 BTU/H.                                                                                                                                                                                                                                                                                    |              |                        |          |          |          |              |               |               |     |                   |      |      |                   |             |
| 4. WINTER ENERGY RECOVERY PERFORMANCE: O.A. DB = 1.3°F, O.A. WB = -0.5°F, S.A. DB = 51.3°F, S.A. WB = 38.7°F, E.A. DB = 70°F, E.A. DB = 49.6°F, HEATING LOAD REDUCTION = 40,608 BTU/H.                                                                                                                                                                                                                                                                                   |              |                        |          |          |          |              |               |               |     |                   |      |      |                   |             |
| 5. SYSTEM ANALYSIS, ENTHALPY RECOVERY RATIO (EER) = SUMMER 44.8%, WINTER 71%, SENSIBLE ENERGY RECOVERY = SUMMER 72.7%, WINTER 72.7%.                                                                                                                                                                                                                                                                                                                                     |              |                        |          |          |          |              |               |               |     |                   |      |      |                   |             |
| 8. COORDINATE SERVICE LOCATION REQUIREMENTS AND FINAL LOCATIONS WITH G.C. OTHER TRADES PRIOR TO CONSTRUCTION PHASE.                                                                                                                                                                                                                                                                                                                                                      |              |                        |          |          |          |              |               |               |     |                   |      |      |                   |             |
| 9. INSTALL IN ACCORDANCE WITH MANUFACTURERS INSTALLATION INSTRUCTIONS AND ALL LOCAL CODES, EQUIPMENT SPECIFIED CAN BE SUBSTITUTED WITH APPROVED EQUAL.                                                                                                                                                                                                                                                                                                                   |              |                        |          |          |          |              |               |               |     |                   |      |      |                   |             |

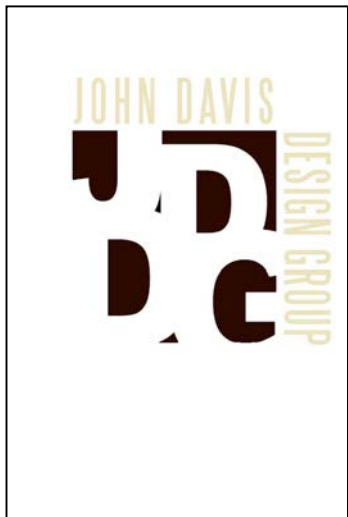
| REGISTER, GRILLE, DIFFUSER SCHEDULE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |              |              |         |           |          |                   |         |         |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|--------------|---------|-----------|----------|-------------------|---------|---------|
| TAG                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | MANUFACTURER | MODEL NUMBER | SIZE    | NECK SIZE | MOUNTING | FACE              | USE     | REMARKS |
| SG-1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | PRICE        | SPD          | 24"x24" | SEE PLAN  | GYP      | PLAQUE            | SUPPLY  | 1,2,3   |
| SG-2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | PRICE        | SPD          | 12"x12" | 6"Ø       | GYP      | PLAQUE            | SUPPLY  | 1,2,3   |
| RG-1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | PRICE        | PDR          | 24"x24" | 18"x18"   | GYP      | PERFORATED STEEL  | RETURN  | 3       |
| EG-1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | PRICE        | PDR          | 24"x24" | 12"Ø      | GYP      | PERFORATED STEEL  | EXHAUST | 1,3     |
| WG-1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | GREENHECK    | CONTRACTOR   | 24"x18" | -         | WALL     | EXTRUDED ALUMINUM | INTAKE  | 4,5,6,7 |
| WG-2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | GREENHECK    | CONTRACTOR   | 10"x6"  | -         | WALL     | EXTRUDED ALUMINUM | EXHAUST | 4,5,6,7 |
| WG-3                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | GREENHECK    | CONTRACTOR   | 16"x12" | -         | WALL     | EXTRUDED ALUMINUM | INTAKE  | 4,5,6,7 |
| 1. MANUAL VOLUME DAMPER<br>2. 4-WAY BLOW PATTERN<br>3. SURFACE MOUNTING KIT WHERE REQUIRED.<br>4. WEATHER LOUVER, AMCA CERTIFIED RATING, DRAINABLE BLADES, 1/4" MESH SCREEN, PROVIDE DAMPER FOR USE.<br>5. WALL MOUNTING KIT, COORDINATE WITH G.C. DURING BIDDING PHASE.<br>6. PRIME COAT FINISH FOR PAINTING<br>7. COORDINATE ANY CONSTRUCTION / FRAMING REQUIREMENTS WITH G.C.<br>CONTRACTOR / SUPPLIER RESPONSIBLE FOR PROVIDING ALL REQUIRED ACCESSORIES TO INCLUDE MOUNTING AND VOLUME CONTROLS. COORDINATE SCHEDULED, SUBSTITUTED EQUALS, COLORS AND STYLES WITH ARCHITECT, OWNER / OWNER'S REPRESENTATIVE DURING BIDDING PHASE AND SUBMITTAL PROCESS. |              |              |         |           |          |                   |         |         |

| FURNACE SCHEDULE                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |              |                 |      |              |          |        |      |            |            |              |               |      |                   |         |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|-----------------|------|--------------|----------|--------|------|------------|------------|--------------|---------------|------|-------------------|---------|
| TAG                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | MANUFACTURER | MODEL NUMBER    | CFM  | O.A. SETTING | O.A. CFM | E.S.P. | N.T. | INPUT CMBH | INPUT HMBH | VOLT / PHASE | UNIT AMPACITY | MOCP | APPOX. WEIGHT LBS | REMARKS |
| F-1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | CARRIER      | 59SC5B100E21-22 | 1600 | 10%          | 160      | .8     | 4    | 48         | 100        | 115 / 1Ø     | 16.7          | 20   | 204               | 1,2,3   |
| 1. UP-FLOW FURNACE, 96.1% AFUE, 1-STAGE HEATING, 1 HP ECM MOTOR, CASED COIL, PROVIDE SIZE TO NOT EXCEED .25 S.P. LOSS AT CFM SHOWN, C.A. AND FLUE PVC PIPING AND CONCENTRIC VENT KIT, SIZE AND INSTALL AND INSULATE PER MANUFACTURERS INSTALLATION INSTRUCTIONS, DIGITAL 7-DAY SET-BACK THERMOSTAT, SEE SHEET NOTES FOR CONDENSATE DRAINS, PROVIDE FILTER RACK AT BOTTOM R.A. OPENING (OPENING- FULL SIZE), HIGH EFF. FILTER, PROVIDE O.A. DUCT CONNECTION WITH MANUAL VOLUME DAMPER |              |                 |      |              |          |        |      |            |            |              |               |      |                   |         |
| 2. COORDINATE FINAL LOCATIONS WITH G.C. AND OWNER.                                                                                                                                                                                                                                                                                                                                                                                                                                   |              |                 |      |              |          |        |      |            |            |              |               |      |                   |         |
| 3. INSTALL IN ACCORDANCE WITH MANUFACTURERS INSTALLATION INSTRUCTIONS AND ALL LOCAL CODES, EQUIPMENT SPECIFIED CAN BE SUBSTITUTED WITH APPROVED EQUAL.                                                                                                                                                                                                                                                                                                                               |              |                 |      |              |          |        |      |            |            |              |               |      |                   |         |

| CONDENSER SCHEDULE                                                                                                                                                                                                                                                                              |              |              |      |            |            |              |      |     |                   |         |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|--------------|------|------------|------------|--------------|------|-----|-------------------|---------|
| TAG                                                                                                                                                                                                                                                                                             | MANUFACTURER | MODEL NUMBER | N.T. | INPUT CMBH | INPUT HMBH | VOLT / PHASE | MCA  | MFS | APPOX. WEIGHT LBS | REMARKS |
| CU-1                                                                                                                                                                                                                                                                                            | CARRIER      | 24SCA448N003 | 4    | 48         | -          | 208/230 / 1Ø | 24.5 | 40  | 171               | 1,2     |
| 1. GROUND MOUNTED, AIR COOLED, 13.4 - 16.0 SEER2, LOW AMBIENT CONTROLS TO 0°F WITH CRANK CASE HEATER, R-410A REFRIGERANT, PROVIDE INSULATED LINE-SETS FROM CU TO EACH FURNACE LOCATION CONSULT MANUFACTURERS INSTALLATION INSTRUCTIONS FOR LONG LINE APPLICATIONS, PROVIDE GROUND MOUNTING PAD. |              |              |      |            |            |              |      |     |                   |         |
| 2. INSTALL IN ACCORDANCE WITH MANUFACTURERS INSTALLATION INSTRUCTIONS AND ALL LOCAL CODES, EQUIPMENT SPECIFIED CAN BE SUBSTITUTED WITH APPROVED EQUAL.                                                                                                                                          |              |              |      |            |            |              |      |     |                   |         |

| EXHAUST FAN SCHEDULE                                                                                                                                   |              |              |     |        |      |     |              |     |      |              |                    |         |
|--------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|--------------|-----|--------|------|-----|--------------|-----|------|--------------|--------------------|---------|
| TAG                                                                                                                                                    | MANUFACTURER | MODEL NUMBER | CFM | E.S.P. | H.P. | RPM | VOLT / PHASE | AMP | WATT | WEIGHT (LBS) | CONTROL            | REMARKS |
| EF-1 & 2                                                                                                                                               | GREENHECK    | SPB110       | 100 | 0.375  | -    | 950 | 115 / 1Ø     | 1.1 | 80.2 | 10           | SWITCH WITH LIGHTS | 1,2     |
| 1. CEILING MOUNTED, BACK DRAFT DAMPER, DIRECT DRIVE, PROVIDE VENT PIPE, SPEED CONTROLLER SWITCH WITH LIGHTS.                                           |              |              |     |        |      |     |              |     |      |              |                    |         |
| 2. INSTALL IN ACCORDANCE WITH MANUFACTURERS INSTALLATION INSTRUCTIONS AND ALL LOCAL CODES, EQUIPMENT SPECIFIED CAN BE SUBSTITUTED WITH APPROVED EQUAL. |              |              |     |        |      |     |              |     |      |              |                    |         |

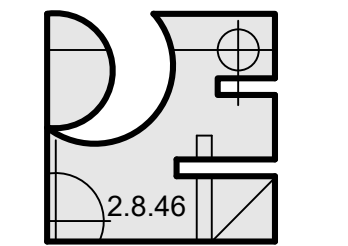
| ELECTRIC HEATER SCHEDULE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |              |              |        |       |     |              |      |      |                  |         |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|--------------|--------|-------|-----|--------------|------|------|------------------|---------|
| TAG                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | MANUFACTURER | MODEL NUMBER | BTU    | WATT  | KW  | VOLT / PHASE | AMP  | MOCP | APOX. WEIGHT LBS | REMARKS |
| EWH-1&2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | REDD-I       | AFA115D      | 5,120  | 1,500 | 1.5 | 120 / 1Ø     | 12.5 | -    | 26               | 1,3     |
| EDH-1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | WARREN TECH  | CBK          | 15,358 | 4,500 | 4.5 | 208 / 1Ø     | 21.6 |      | 32               | 2,3     |
| 1. WALL MOUNTED, HEAVY-DUTY 18GA STEEL GRILLE, FAN FORCED, INTEGRAL THERMOSTAT SET TO 70°F, PROVIDE WALL MOUNTING KIT AND INTEGRAL DISC SWITCH.                                                                                                                                                                                                                                                                                                                                                                |              |              |        |       |     |              |      |      |                  |         |
| 2. DUCT HEATER PACKAGED, DUCT MOUNTED INSERT, PROVIDE AIR STREAM THERMOSTAT SET TO 68°F, DOOR INTERLOCK DISCONNECT SWITCH, PRIMARY AUTOMATIC RESET TEMP LIMITING CONTROL, LOAD CARRYING SECONDARY OVER TEMPERATURE PROTECTIVE DEVICE, DEFINITE PURPOSE MAGNETIC CONTACT, DIFFERENTIAL PRESSURE FAN INTER-LOCK SWITCH, STEP DOWN CONTROL TRANSFORMER / 24 VOLT, COORDINATE WITH E.C. AND SUPPLIER. COORDINATE PANEL ACCESS AND FLOW WITH SUPPLIER AS PER PLANS, UNIT SHALL HAVE ZERO CLEARANCE TO COMBUSTIBLES. |              |              |        |       |     |              |      |      |                  |         |
| 3. INSTALL IN ACCORDANCE WITH MANUFACTURERS INSTALLATION INSTRUCTIONS AND ALL LOCAL CODES, EQUIPMENT SPECIFIED CAN BE SUBSTITUTED WITH APPROVED EQUAL.                                                                                                                                                                                                                                                                                                                                                         |              |              |        |       |     |              |      |      |                  |         |



JOHN DAVIS  
DESIGN GROUP

ARCHITECTS  
INTERIORS  
PLANNERS

176 TALAMINE COURT  
SUITE 100  
COLORADO SPRINGS,  
COLORADO 80907  
P 719/528-1177  
F 719/444-8409



Pinnow  
Engineering  
LLC

2151 LONE WILLOW Vw  
COLORADO SPRINGS, CO 80904  
PHONE: 719.661.4185

OWNERSHIP OF DOCUMENT  
THE IDEAS AND DESIGNS  
INCORPORATED HEREIN, AS  
AN INSTRUMENT OF  
PROFESSIONAL SERVICES IS  
THE PROPERTY OF PINNOW  
ENGINEERING LLC AND IS  
NOT TO BE COPIED OR USED,  
IN WHOLE OR PART, FOR  
ANY OTHER PURPOSES  
WITHOUT THE WRITTEN  
AUTHORIZATION OF  
PINNOW ENGINEERING LLC.  
© 2025

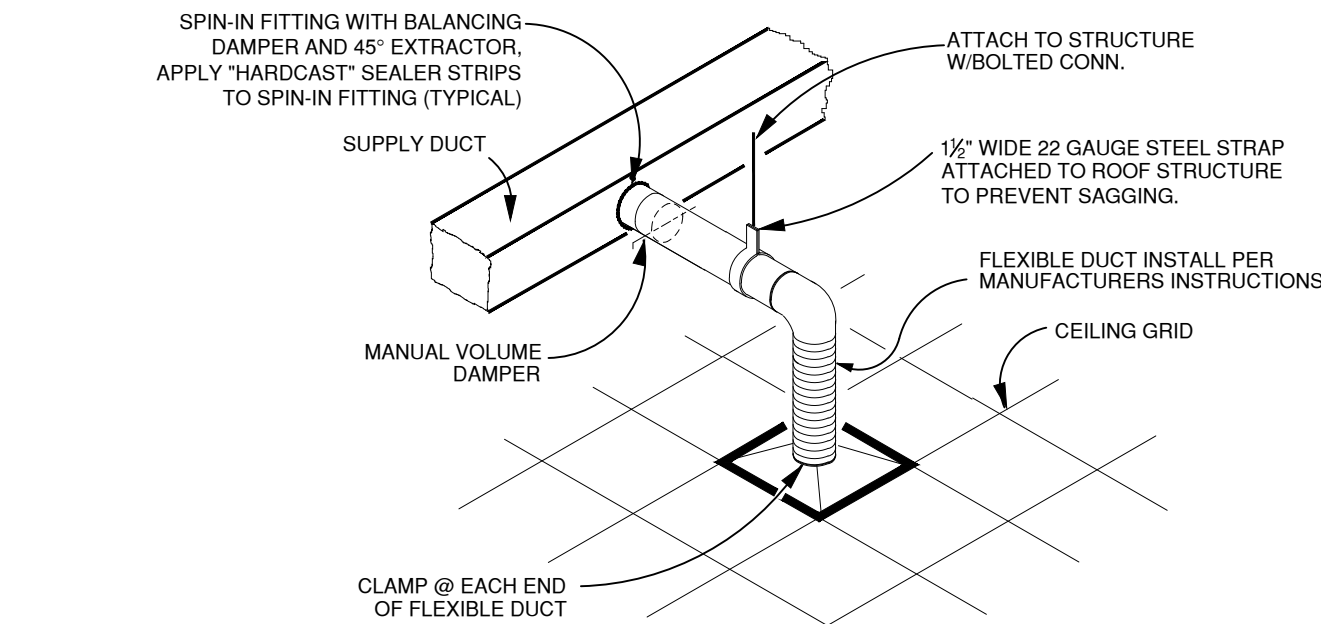
MECHANICAL SCHEDULE PLAN  
NEW INTERIOR REMODEL FOR  
MANITOU SPRINGS MOBILITY  
HUB RESTROOM BUILDING  
132 MANITOU AVENUE  
MANITOU SPRINGS, COLORADO 80829

|             |                  |
|-------------|------------------|
| PROJECT NO. | F24-022          |
| DATE        | JANUARY 24, 2025 |
| DRAWN BY    | BCB              |
| CHECKED     | BCB              |
| APPROVED    | LAP              |

REVISED  
FINAL BID  
DOCUMENTS  
JANUARY 24, 2025

SHEET  
M-2  
NOT TO SCALE OF 4



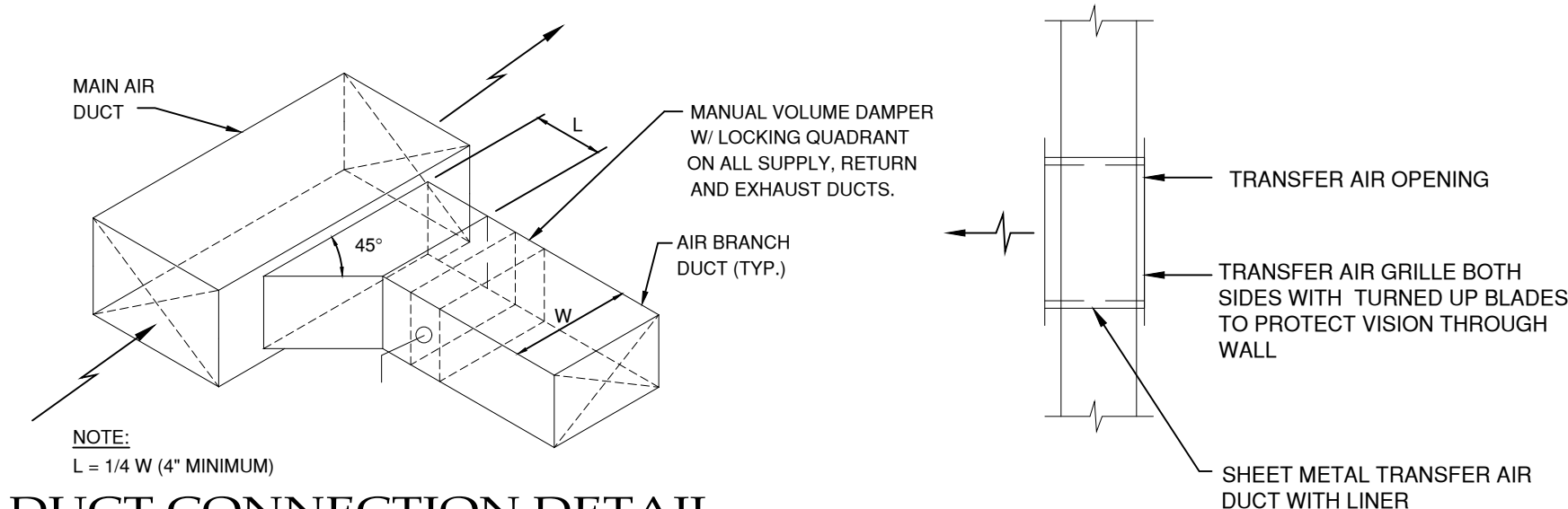


COMMENTS:

1. REFER TO THE MECHANICAL EQUIPMENT SCHEDULE FOR COMPONENT AND DEVICE SPECIFICATIONS.
2. SUPPORTS FOR FLEX DUCTWORK SHALL BE SPACED AT 4'-0" MAX. FLEX DUCT SHALL SAG NO MORE THAN 1/2" PER FOOT OF RUN.
3. ALL DUCT INSULATION SHALL HAVE A MINIMUM INSULATING VALUE OF R-6 AND BE IN ACCORDANCE WITH 15 IECC.
4. APPLY MASTIC DUCT SEALER AT EACH JOINT OR SEAM OR CONNECTION.
5. APPLY MASTIC TO DIFFUSER COLLAR AND SLIDE FLEX OVER WHILE STILL WET, BAND CLAMP AND TAPE.
6. SUPPORT DUCTWORK WITH 1/2" WIDE 22 GAUGE STEEL STRAPS FIRMLY ATTACHED TO THE BUILDING STRUCTURE. SPACING SHALL BE MAXIMUM 10'-0" FOR RIGID DUCTWORK, AND MINIMUM 4'-0" FOR FLEXIBLE DUCTWORK. 12 GAUGE WIRE MAY BE SUBSTITUTED FOR STRAPS IF 1 1/2" WIDE 22 GAUGE STEEL SADDLES ARE USED TO FULLY ENCIRCLE DUCT. REFER TO THE HVAC DUCT CONSTRUCTION STANDARDS PUBLISHED BY SMACNA FOR ADDITIONAL DETAILS. FULLY COMPLY WITH MECHANICAL CODES.

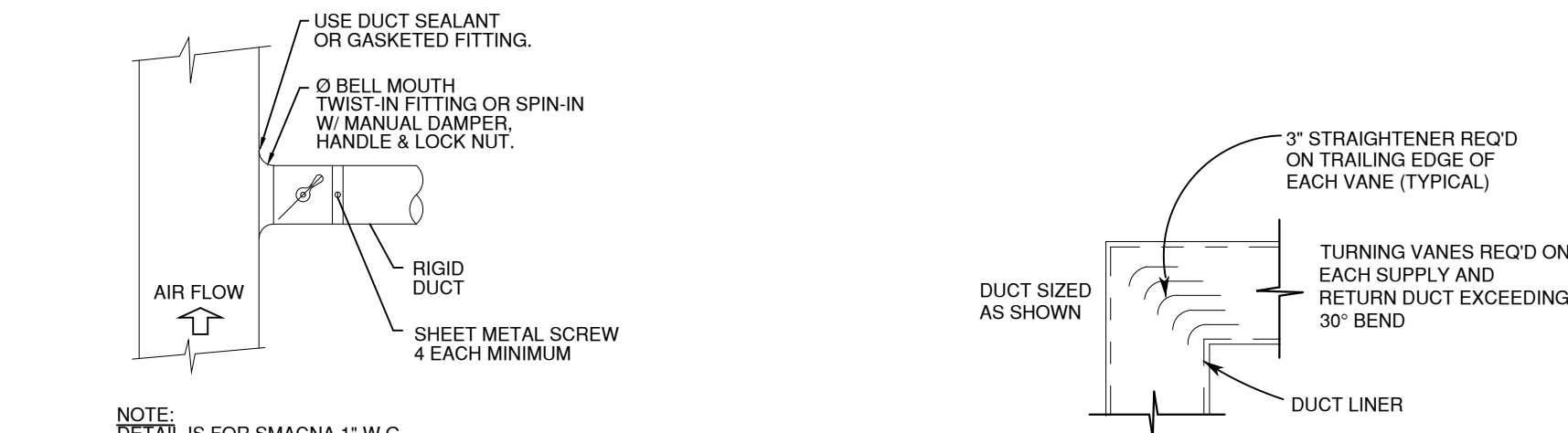
TYPICAL S.A. DIFFUSER CONNECTION DETAIL

NOT TO SCALE, INSTALL PER CURRENT SMACNA STANDARDS & 2021 IMC



DUCT CONNECTION DETAIL

(NTS) INSTALL PER 21 IMC & CURRENT SMACNA STANDARDS



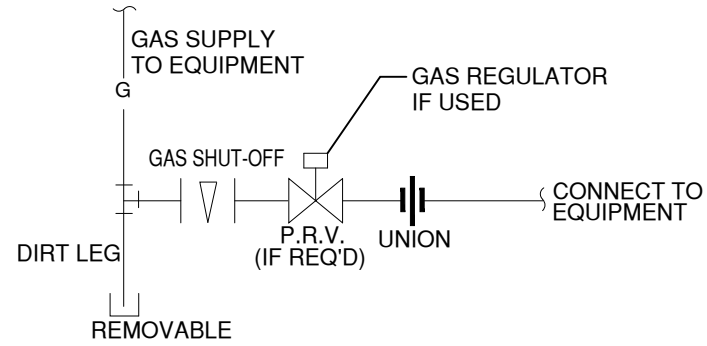
ROUND DUCT TAKE-OFF

NOT TO SCALE

TURNING VANE DETAIL

(NTS) INSTALL PER CURRENT SMACNA STANDARDS

SUPPORT INTERVALS SHALL BE PER SECTION 415 15 IFGC

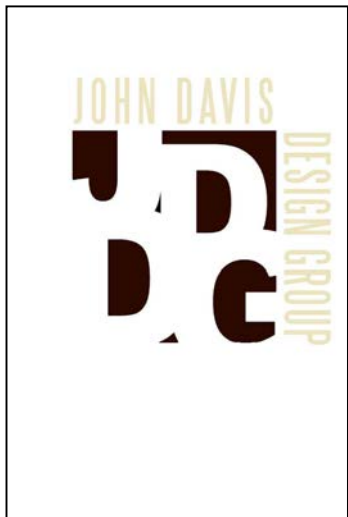


GAS PIPING CONNECTION DETAIL

(NTS) INSTALL PER 2021 IFGC

MECHANICAL GENERAL NOTES

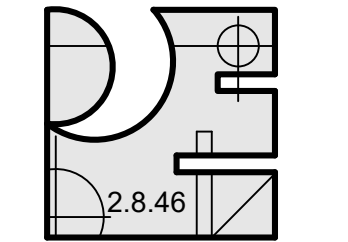
1. CONFORM TO ALL FEDERAL, STATE, AND LOCAL CODES. SEE ALL DRAWINGS / SPECIFICATIONS FOR THIS PROJECT FOR SCOPE AND GENERAL CONDITIONS.
2. COMPLY WITH APPLICABLE HEALTH AND SAFETY REGULATIONS.
3. INSTALLATION SHALL COMPLY WITH ANY CURRENT LOCAL CODES, 2021 IMC, IECC, IBC, IRC, IPC, CURRENT SMACNA, AND NFPA STANDARDS.
4. CALL FOR INSPECTIONS AS REQUIRED.
5. PROVIDE FLEXIBLE CONNECTIONS AT AIR HANDLERS DUCT CONNECTIONS, SUPPLY AND RETURN.
6. PROVIDE MANUFACTURED TURNING VANES AT ALL 90° RECTANGULAR ELBOWS IN SUPPLY AND RETURN DUCTS.
7. ALL SUPPLY AIR BRANCH TAKE-OFFS OR DIFFUSERS TO HAVE MANUAL VOLUME DAMPERS THAT ARE ACCESSIBLE, WHERE SUCH TAKE-OFFS OCCUR ABOVE HARD LID CEILINGS PROVIDE VOLUME DAMPER AT GRILLE OR ACCESS IN CEILING.
8. FLEX DUCT ON BRANCH RUNS IS PERMITTED LIMIT LENGTH TO 12', AND TO BE CLASS 0 OR 1 AND SHALL CONFORM TO 2021 IMC, IECC AND UL 181. SHEET METAL 90° ELBOWS ARE TO BE USED AT THE TOP OF THE DIFFUSER AS APPLICABLE. NO 90° BENDS IN FLEX DUCT, FLEX DUCT TO BE STRETCHED TIGHT.
9. ALL DUCT HANGERS TO COMPLY WITH 2021 IMC AND CURRENT SMACNA STANDARDS.
10. SUPPLY AIR AND RETURN AIR DUCTS SHALL BE CONSTRUCTED OF METAL AS SET FORTH IN 2021 IMC AND LOCAL CODES. ROUND OR SPIRAL PIPE MAY BE USED IN LIEU OF RECTANGULAR DUCT PROVIDED PIPE SIZING IS SUCH THAT THE SYSTEM CAPACITY IS NOT IMPAIRED AND IT MEETS 2021 IMC AND LOCAL CODE REQUIREMENTS (NO FIBROUS DUCT ALLOWED). COORDINATE WORK WITH G.C. AND OTHER TRADES TO MAXIMIZE CEILING HEIGHT AND AVOID CONFLICTS.
11. WHERE INTERIOR OF DUCT IS VISIBLE THROUGH GRILLE, PAINT INSIDE OF DUCT WITH FLAT BLACK PAINT.
12. ALL JOINTS OF DUCTWORK TO BE SEALED WITH DUCT SEALER AND SHALL BE IN ACCORDANCE WITH 2021 IMC & IECC.
13. THERMOSTAT CAPABILITIES SHALL BE IN ACCORDANCE WITH 2021 IECC REQUIREMENTS (DIGITAL SET-BACK). NOTE: TENANT REQUESTS DIGITAL, 7-DAY PROGRAMMABLE, CODE-PROTECTED THERMOSTAT.
14. CONTRACTOR TO CONFIRM VOLTAGES AND PHASES OF EQUIPMENT PRIOR TO ORDERING AND INSTALLATION. CONTROL WIRING BY THIS CONTRACTOR (LOW VOLTAGE ONLY). FLOWER WIRING BY ELECTRICAL CONTRACTOR. MECHANICAL CONTRACTOR SHALL COORDINATE REQUIRED CONNECTIONS TO GENERAL CONTRACTOR.
15. EXHAUST FANS TO HAVE BACK DRAFT DAMPERS, 1/4" MESH AND SHALL MAINTAIN 10' CLEARANCE FROM ANY BUILDING INTAKES OR BE 3' ABOVE.
16. LABEL ALL UNITS AS TO AREA SERVED. PROVIDE 110 VOLT OUTLET WITHIN 25' OF UNIT WHERE UNITS ARE LOCATED OUTSIDE. ROOF ACCESS TO BE PROVIDED WHEN UNITS ARE LOCATED ON ROOFS REQUIRING ACCESS HIGHER THAN 16' PER SECTION 306.5 2021 IMC. GUARDS IF REQUIRED SHALL BE IN ACCORDANCE WITH SECTION 304.10 & 304.11 2021 IMC. IF ROOF PITCH EXCEEDS 3 UNITS VERTICAL IN 12 UNITS HORIZONTAL A LEVEL SERVICE PLATFORM SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 306.5.1 2021 IMC.
17. MESH SCREEN ON LOUVERS NOT TO EXCEED 1/4" MESH.
18. CONTRACTOR TO PROVIDE TEST, ADJUST CALIBRATE CONTROL SYSTEMS AND BALANCE THE SYSTEMS AT THE COMPLETION OF PROJECT IN ACCORDANCE WITH 2021 IMC, IECC AND ANY CURRENT LOCAL REQUIREMENTS. PROVIDE REPORT, SCHEMATICS AND DESCRIPTION TO INSPECTOR AND OWNER AT TIME OF HVAC FINAL.
19. DEVIATIONS FROM THE HVAC PLANS ARE THE RESPONSIBILITY OF THE HVAC CONTRACTOR & WILL NOT RESULT IN ADDITIONAL COSTS TO THE OWNER UNLESS WRITTEN CHANGE ORDERS ARE APPROVED BY OWNER. THIS CONTRACTOR TO BE RESPONSIBLE FOR PROPER FIT AND OTHER ASPECTS RELATED TO THE SUBSTITUTION.
20. A COMPLETE HVAC SYSTEM IS INTENDED FOR THIS PROJECT. ANY DISCREPANCIES AND OMISSIONS NOTED SHOULD BE BROUGHT TO THE ARCHITECT / ENGINEER'S ATTENTION DURING THE BIDDING PROCESS FOR CLARIFICATION.
21. PROVIDE OWNER WITH A WRITTEN WARRANTY COVERING MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE YEAR FROM DATE OF ACCEPTANCE OF THE PROJECT. PROVIDE OWNER WITH OPERATION AND MAINTENANCE MANUALS AND SYSTEM SCHEMATICS DURING SCHEDULED TRAINING / TURN OVER STAGE.
22. FIELD VERIFY ALL CONDITIONS AND LOCATIONS PRIOR TO CONSTRUCTION.
23. ALL RETURN DUCTWORK SHALL BE LINED WITH MINIMUM 1" LINER FOR SOUND ATTENUATION. INSULATE EXHAUST AND MAKE-UP AIR DUCTWORK WITH MINIMUM R-6 INSULATION TO EXTERIOR CONNECTION. ALL DUCTWORK NOT LOCATED WITHIN BUILDING INSULATION OR R.A. PLENUMS SHALL BE INSULATED IN ACCORDANCE WITH LOCAL CODE REQUIREMENTS AND 2021 IMC, IECC. (ALL DUCTWORK SHOWN ARE MINIMUM INTERIOR DIMENSIONS.)
24. OUTSIDE AIR (O.A.) REQUIREMENTS TO BE IN ACCORDANCE WITH 2021 IMC CHAPTER 4 AND TABLE 403.3.
25. THESE DRAWINGS AND DETAILS, ARE DIAGRAMMATIC IN NATURE AND MAY NOT SHOW ALL TRANSITIONS, OFFSETS, ECT. CONTRACTOR SHALL FIELD VERIFY ALL CONDITIONS AND PROVIDE ALL NECESSARY FITTINGS TO COMPLETE THE INTENT OF THE DRAWINGS. CONTRACTOR MAY LOCATED MECHANICAL EQUIPMENT DIFFERENTLY THAN SHOWN ON DRAWINGS DUE TO CONFLICTS, AS LONG AS FUNCTION IS NOT AFFECTED.
26. INSTALL ALL FIRE DAMPERS PER CHAPTER 6 2021 IMC, SECTION 607, AND MANUFACTURES INSTRUCTIONS. PROVIDE ACCESS DOORS PER 2021 IMC, SECTION 607.4.
27. ALL ROOF AND WALL PENETRATIONS SHALL HAVE WALL SLEEVES / ROOF JACKS, VENT CAPS, WEATHER PROTECTION, AND BE SEALED BY A LICENSED ROOF CONTRACTOR.
28. IF MATERIALS ARE EXPOSED WITHIN PLENUMS THEY SHALL BE NONCOMBUSTIBLE OR SHALL HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE-DEVELOPED INDEX OF NOT MORE THAN 50 WHEN TESTED IN ACCORDANCE WITH ASTM E 84 AND 2021 IMC, IECC.
29. EQUIPMENT AND APPLIANCES INSTALLED AT GRADE LEVEL SHALL BE SUPPORTED ON A LEVEL CONCRETE SLAB OR OTHER APPROVED MATERIAL EXTENDING A MINIMUM 3 INCHES ABOVE ADJOINING GRADE OR SHALL BE SUSPENDED A MINIMUM OF 3 INCHES ABOVE ADJOINING GRADE.
30. CONTRACTOR SHALL FIELD VERIFY ALL EQUIPMENT AND DUCT LOCATIONS AND CONDITIONS PRIOR TO FABRICATION, ORDERING AND CONSTRUCTION.
31. IF REQUIRED REPLACE ANY AIR FILTERS PRIOR TO TURNING SYSTEM OPERATIONS OVER TO OWNER.
32. CONTRACTOR RESPONSIBLE FOR COORDINATING AND VERIFYING ALL COLORS WITH OWNER AND ARCHITECT PRIOR TO PROCUREMENT.
33. MECHANICAL CONTRACTOR (M.C.) SHALL PROVIDE AND INSTALL SMOKE DETECTOR SHUT-DOWNS ON ALL AIR HANDLING EQUIPMENT IN ACCESS OF 2,000 CFM, M.C. MAY NOT EXCLUDE FROM SCOPE OF WORK AND MUST COORDINATE WITH GENERAL AND ELECTRICAL CONTRACTOR TO ENSURE CONNECTION TO FIRE CONTROL SYSTEM IF REQUIRED.
34. BUILDING OWNER AND/OR TENANT APPROVED AND REQUESTED EQUIPMENT AND LAYOUT SHOWN, NO ADDITIONAL ZONING REQUESTED, P.E. LLC NOT RESPONSIBLE FOR INDIVIDUAL ROOM COMFORT DUE TO SYSTEMS REQUESTED.



JOHN DAVIS  
DESIGN GROUP

ARCHITECTS  
INTERIORS  
PLANNERS

176 TALAMINE COURT  
SUITE 100  
COLORADO SPRINGS,  
COLORADO 80907  
P 719/528-1177  
F 719/444-8409



Pinnow  
Engineering  
LLC

2151 LONE WILLOW Vw  
COLORADO SPRINGS, CO 80904  
PHONE: 719.661.4185

OWNERSHIP OF DOCUMENT  
THE IDEAS AND DESIGNS  
INCORPORATED HEREIN, AS  
AN INSTRUMENT OF  
PROFESSIONAL SERVICES IS  
THE PROPERTY OF PINNOW  
ENGINEERING LLC AND IS  
NOT TO BE COPIED OR USED,  
IN WHOLE OR PART, FOR  
ANY OTHER PURPOSES  
WITHOUT THE WRITTEN  
AUTHORIZATION OF  
PINNOW ENGINEERING LLC.  
© 2025

MECHANICAL NOTES AND DETAIL PLAN  
NEW INTERIOR REMODEL FOR  
MANITOU SPRINGS MOBILITY  
HUB RESTROOM BUILDING  
132 MANITOU AVENUE  
MANITOU SPRINGS, COLORADO 80829

|             |                  |
|-------------|------------------|
| PROJECT NO. | F24-022          |
| DATE        | JANUARY 24, 2025 |
| DRAWN BY    | BCB              |
| CHECKED     | BCB              |
| APPROVED    | LAP              |

REVISED

FINAL BID  
DOCUMENTS  
JANUARY 24, 2025

SHEET

M-3

NOT TO SCALE OF 4



| OUTSIDE AIR (O.A.) CHART FOR MAIN VENTILATION AREAS<br>2021 IMC TABLE 403.3 MINIMUM VENTILATION RATES                                                                 |                   |                        |                        |               |                       |                   |                      |                     |                          |                       |                      |                      |         |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|------------------------|------------------------|---------------|-----------------------|-------------------|----------------------|---------------------|--------------------------|-----------------------|----------------------|----------------------|---------|
| ROOM/AREA                                                                                                                                                             | SQUARE<br>FOOTAGE | DENSITY#<br>/ 1000 FT2 | AREA O.A.<br>CFM / FT2 | OCCP.<br>LOAD | O.A. CFM<br>PER OCCP. | Z.A.D.A<br>FACTOR | REQUIRED<br>O.A. CFM | PROVIDED<br>O.A.CFM | CO2 PROVIDED<br>O.A. CFM | E.A. RATE<br>CFM SQFT | REQUIRED<br>E.A. CFM | PROVIDED<br>E.A. CFM | REMARKS |
| WAITING 01                                                                                                                                                            | 185               | 30                     | 0.06                   | 6             | 5                     | 0.8               | 49                   | 50                  | 0                        | 0.0                   | 0                    | 0                    | 1,2     |
| PUBLIC 07                                                                                                                                                             | 107               | 30                     | 0.06                   | 3             | 5                     | 0.8               | 28                   | 50                  | 0                        | 0.0                   | 0                    | 0                    | 1,2     |
| TOTALS                                                                                                                                                                |                   |                        |                        |               |                       |                   | 77                   | 100                 | 0                        |                       | 0                    | 0                    |         |
| 1. DENSITY OCCUPANT AND AREA SQUARE FOOTAGE BASED UPON NET OCCUPIABLE FLOOR AREA PER 15 IMC TABLE 403.3. (NOTE: HALLWAYS, STORAGE, AND RESTROOMS NOT IN TABLE ABOVE). |                   |                        |                        |               |                       |                   |                      |                     |                          |                       |                      |                      |         |
| 2. F-1 SHALL BE SET TO PROVIDE 160 CFM O.A. EACH (10% OF UNIT CFM) TO AREAS SERVED CONTINUOUSLY.                                                                      |                   |                        |                        |               |                       |                   |                      |                     |                          |                       |                      |                      |         |

### R/R EXHAUST BALANCE

|                                                        |         |                               |                   |
|--------------------------------------------------------|---------|-------------------------------|-------------------|
| EXHAUST:<br>ERV-1:                                     | 750 CFM | MAKE-UP AIR<br>ERV-1:<br>F-1: | 650 CFM<br>60 CFM |
| TOTAL:                                                 | 750 CFM | TOTAL:                        | 710 CFM           |
| UP TO 10% NEGATIVE PRESSURE IS ALLOWABLE IN RESTROOMS. |         |                               |                   |

### GAS LEGEND & NOTES

GL - SCHEDULE 40 METALLIC PIPE, .5 PSI, .5"WC PD, LESS THAN 2.0 PSI

GAS SYSTEM IS LESS THAN 2.0 PSI, REGULAR PRESSURE 7" TO 14" WC  
INSTALL PER 2021 IFGC AND MANUFACTURES INSTRUCTIONS.

ALL GAS PIPING SHALL BE INSTALLED PER 2021 IFGC AND LOCAL UTILITY STANDARDS.

THESE DRAWINGS ARE DIAGRAMMATIC IN NATURE AND DO NOT SHOW ALL REQUIRED PIPING. CONTRACTOR SHALL FIELD VERIFY ALL CONDITIONS AND PROVIDE ALL NECESSARY MATERIALS TO COMPLETE THE INTENT OF THE DRAWINGS. CONTRACTOR MAY LOCATE PIPING DIFFERENTLY THAN SHOWN ON DRAWINGS DUE TO CONFLICTS, AS LONG AS SIZE AND FUNCTION IS NOT AFFECTED. ISOMETRICS ARE SHOWN ONLY FOR CLARITY REFER TO DRAWINGS FOR LOCATIONS, SIZING AND ROUTING.

FIELD VERIFY ALL LOCATIONS, CONDITIONS, SIZES PRIOR TO CONSTRUCTION, CONTRACTOR MAY RELOCATE DUE TO CONFLICTS THAT MAY ARISE IN FIELD AS LONG AS SIZE AND FUNCTION IS NOT AFFECTED.

### EXISTING GAS METER (E)GM

EXISTING GAS METER, LESS THAN 2.0 PSI (REGULAR PRESSURE),  
SCHEDULE 40 METALLIC PIPE  
SEE TABLE 402.4(2) 21 IFGC (REGULAR PRESSURE 7" TO 14" WC)  
TOTAL NEW LOAD DOES NOT EXCEED: 175.5 MBH  
TDL TO FURTHEST UNIT DOES NOT EXCEED: 30' (APX. 24" WITH LOSSES)

COORDINATE WITH LOCAL UTILITIES FOR ADDED LOAD TO EXISTING GAS METER TO ENSURE METER SIZE AND MANIFOLD IS ADEQUATE FOR INCREASED LOAD

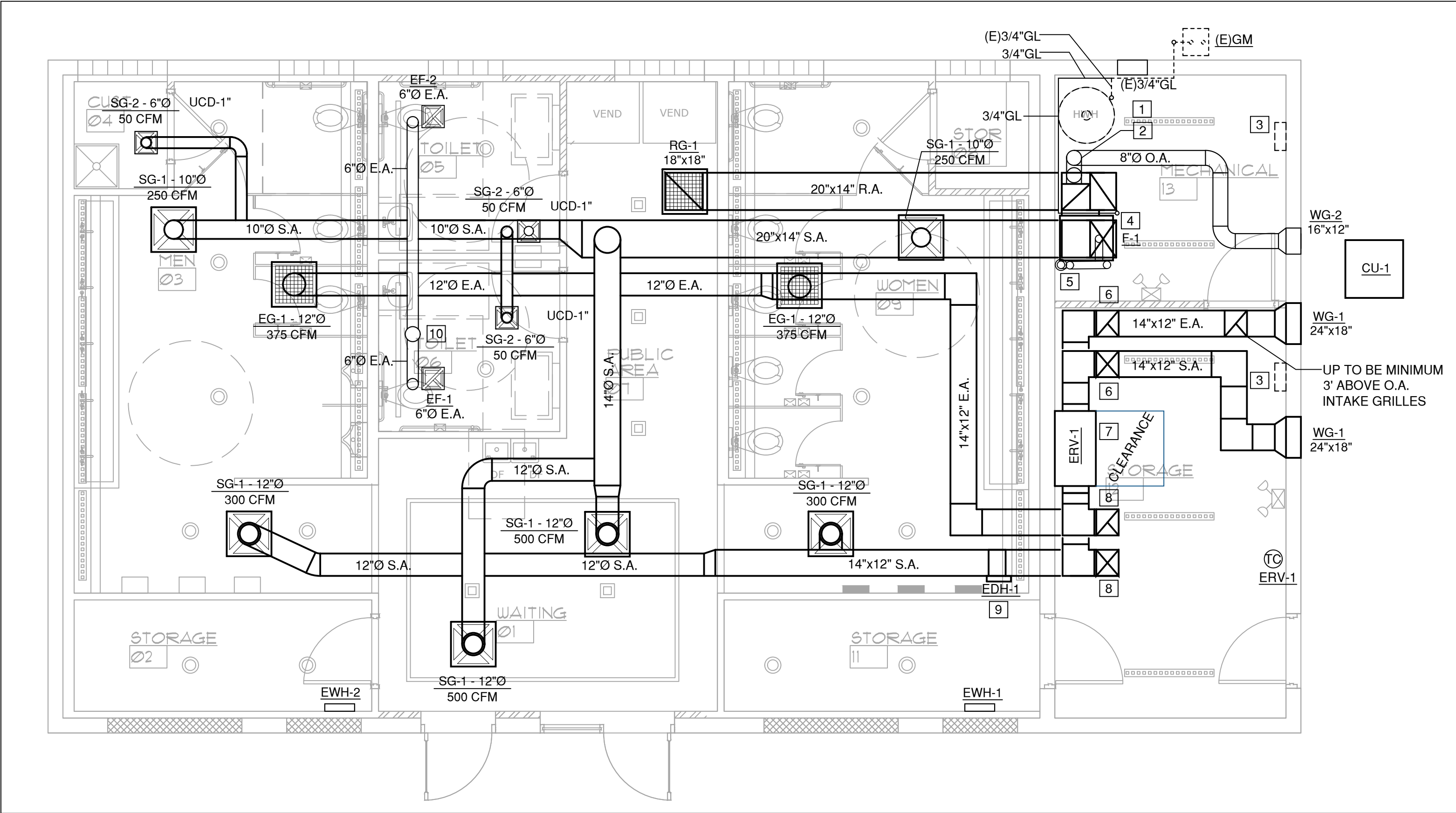
VERIFY ALL EQUIPMENT FINAL LOCATIONS, SYSTEM IS LESS THAN 2.0 PSI SYSTEM, REGULAR PRESSURE, PRIOR TO ORDERING, FABRICATION AND CONSTRUCTION, REPORT ANY DISCREPANCIES TO G.C. / ENGINEER

### SHEET KEYED NOTES

- SEE ARCHITECTURAL DEMO PLANS. DEMO EXISTING RESTROOM EXHAUST FANS, DUCTWORK AND PTAC UNITS. OWNER REQUESTED RE-USE OF EXISTING WATER HEATER 62 GAL, 76.5 MBH, AND ELECTRIC WALL HEATERS. CONTRACTOR SHALL SERVICE, EXISTING HIGH / LOW 16"x16" C.A. WALL VENTS IN MECH ROOM.
- 6"Ø O.A. CONNECTED TO 20"x14" R.A. PLENUM, WITH MANUAL VOLUME DAMPER, UP INTO ATTIC INSULATE WITH R-8. ROUTE TO OUTSIDE WALL.
- OWNER REQUESTED RE-USE OF EXISTING ELECTRIC WALL HEATERS, CONTRACTOR SHALL SERVICE.
- PROVIDE PRIMARY COIL AND FURNACE CONDENSATE DRAIN CONNECTIONS (SIZE PER MANUFACTURERS INSTALLATION INSTRUCTIONS), COORDINATE WITH P.C. TO ROUTE DRAIN TO FD OR APPROVED LOCATION.
- 4"Ø PVC FLUE AND PVC PIPING UP TO CONCENTRIC VTR. PROVIDE ALL REQUIRED COMPONENTS, SIZE, INSULATE AND INSTALL IN ACCORDANCE WITH MANUFACTURERS INSTALLATION INSTRUCTIONS. COORDINATE ROOF PENETRATION WITH G.C. FOR PROPER FLASHING AND SEALING.
- 14"x12" S.A. & E.A. FROM ERV, STACKED TIGHT TO CEILING TO UP LOCATIONS INTO ATTIC SPACE, ROUTE TO OUTSIDE WALL, INSULATE WITH R-8 INSULATION, FIELD VERIFY UP AND ROUTING LOCATIONS WITH EXISTING ROOF JOISTS PRIOR TO ORDERING AND CONSTRUCTION
- WALL MOUNTED VERTICAL UNIT IN STORAGE RM, INSTALL PER MANUFACTURER INSTALLATION INSTRUCTIONS, PROVIDE ALL REQUIRED MATERIALS FOR PROPER OPERATION AND INSTALLATION
- 14"x12" S.A. & E.A. FROM ERV, STACKED TIGHT TO CEILING TO UP LOCATIONS INTO ATTIC SPACE, ROUTE TO GRILLE LOCATIONS, INSULATE WITH R-8 INSULATION, FIELD VERIFY UP AND ROUTING LOCATIONS WITH EXISTING ROOF JOISTS PRIOR TO ORDERING AND CONSTRUCTION
- PROVIDE ACCESS PANEL IN STORAGE ROOM FOR EDH SERVICE
- 6"Ø E.A. FROM EACH EXHAUST FAN CONNECTED TO 8"Ø E.A. VTR. PROVIDE HIGH WIND ROUTE CAP, 1/4" MESH SCREEN AND BDD's, COORDINATE ROOF PENETRATION AND SEALING WITH G.C.
- COORDINATE ALL DUCTWORK AND GRILLE LOCATIONS WITH ANY FIRE SUPPRESSION, ELECTRICAL AND PLUMBING CONTRACTOR'S PRIOR TO FABRICATION AND ORDERING.

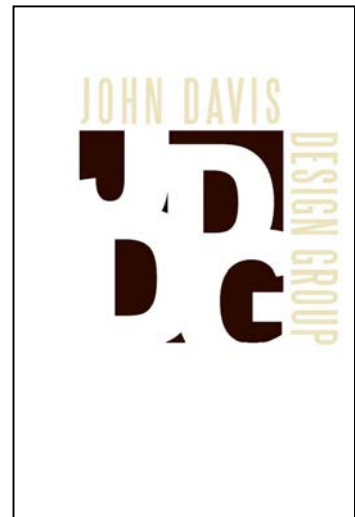
### LEGEND & ABBV.

|                                                                                     |                                                                |                                                                                     |                                                        |
|-------------------------------------------------------------------------------------|----------------------------------------------------------------|-------------------------------------------------------------------------------------|--------------------------------------------------------|
|  | SUPPLY GRILLE                                                  |  | SWITCH                                                 |
|  | RETURN GRILLE                                                  |  | EF-1 UNIT SERVED                                       |
|  | EXHAUST GRILLE                                                 |  | THERMOSTAT                                             |
|  | WALL / TRANSFER GRILLE                                         |  | F-1 UNIT SERVED                                        |
|  | CABINET CEILING MOUNTED EXHAUST FAN                            |  | VARIABLE VOLUME & TEMP ROOM CONTROL<br>VTR UNIT SERVED |
|  | FLEXIBLE DUCT                                                  |  | CO2 CARBON DIOXIDE SENSOR                              |
|  | RIGID SUPPLY & RETURN DUCTWORK                                 |  | E.A. - EXHAUST AIR                                     |
|  | EXISTING SUPPLY & RETURN DUCTWORK                              |  | T.A. - TRANSFER AIR                                    |
|  | VOLUME DAMPER                                                  |  | S.A. - SUPPLY AIR                                      |
|  | TURNING VANES                                                  |  | R.A. - RETURN AIR                                      |
|  | SG-1 - 10"Ø — GRILLE TAG / NECK SIZE<br>200 CFM — SET AIR FLOW |  | VTR - VENT THROUGH ROOF                                |
|  | 14"x12" SUPPLY / RETURN SQUARE DUCT ID SIZE                    |  | CFM - CUBIC FOOT MINUTE                                |
|  | Ø" SUPPLY / RETURN ROUND DUCT ID SIZE                          |  | UCD - UNDER CUT-DOOR                                   |
|                                                                                     |                                                                |  | BDD - BACK DRAFT DAMPER                                |



### MECHANICAL PLAN

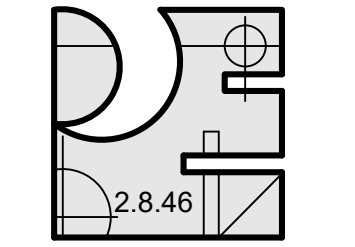
SCALE: 1/4"=1'-0"



JOHN DAVIS  
DESIGN GROUP

ARCHITECTS  
INTERIORS  
PLANNERS

176 TALAMINE COURT SUITE 100  
COLORADO SPRINGS,  
COLORADO 80907  
P 719/528-1177  
F 719/444-8409



Pinnow  
Engineering  
LLC

2151 LONE WILLOW Vw  
COLORADO SPRINGS, CO 80904  
PHONE: 719.661.4185

OWNERSHIP OF DOCUMENT  
THE IDEAS AND DESIGNS  
INCORPORATED HEREIN, AS  
AN INSTRUMENT OF  
PROFESSIONAL SERVICES IS  
THE PROPERTY OF PINNOW  
ENGINEERING LLC AND IS  
NOT TO BE COPIED OR USED,  
IN WHOLE OR PART, FOR  
ANY OTHER PURPOSES  
WITHOUT THE WRITTEN  
AUTHORIZATION OF  
PINNOW ENGINEERING LLC.  
© 2025

MECHANICAL PLAN

NEW INTERIOR REMODEL FOR  
MANITOU SPRINGS MOBILITY  
HUB RESTROOM BUILDING  
132 MANITOU AVENUE  
MANITOU SPRINGS, COLORADO 80829

|             |                  |
|-------------|------------------|
| PROJECT NO. | F24-022          |
| DATE        | JANUARY 24, 2025 |
| DRAWN BY    | BCB              |
| CHECKED     | BCB              |
| APPROVED    | LAP              |

REVISED

FINAL BID  
DOCUMENTS  
JANUARY 24, 2025

SHEET

M-4

SCALE: 1/4"=1'-0" OF 4



GENERAL REQUIREMENTS:

- A. THE CONTRACTOR SHALL COORDINATE WITH ALL DRAWINGS / SPECIFICATIONS FOR THIS PROJECT FOR SCOPE AND GENERAL CONDITIONS.
- B. COMPLIANCE WITH ALL ADOPTED INTERNATIONAL CODES, LOCAL CODES, AND AMENDMENTS TO CODES, TO INCLUDE 2021 IPC AND CO STATE AMENDMENTS TO 2021 IPC ARE MANDATORY. NOTHING IN THESE DRAWINGS AND SPECIFICATIONS PERMITS WORK NOT CONFORMING TO THESE ADOPTED LOCAL CODES. WHERE WORK IS SHOWN TO EXCEED MINIMUM CODE REQUIREMENTS, COMPLY WITH DRAWING AND SPECIFICATIONS.
- C. PROVIDE ALL LABOR, MATERIALS, HANGERS, INSULATION, VALVES, ACCESS PANELS, EQUIPMENT, ETC. NECESSARY FOR COMPLETE AND OPERATIONAL SYSTEMS DESCRIBED IN THESE DRAWINGS SHOWN OR NOT SHOWN UNLESS INDICATED OR NOTED OTHERWISE. IT IS THE INTENT OF THESE DRAWINGS FOR A COMPLETE AND READY FOR OPERATION OF ALL HVAC AND PIPING SYSTEMS.
- D. DRAWINGS ARE DIAGRAMMATIC IN NATURE AND DO NOT SHOW ALL PIPING, OFFSETS, FITTINGS, AND ACCESSORIES THAT MAY BE REQUIRED. FOLLOW DRAWINGS AS CLOSELY AS ACTUAL BUILDING CONSTRUCTION AND THE WORK OF OTHER TRADES WILL PERMIT, INVESTIGATE STRUCTURAL AND FINISH CONDITIONS AFFECTING THIS WORK AND ARRANGE WORK ACCORDINGLY, PROVIDING SUCH FITTING, VALVES, AND ACCESSORIES REQUIRED TO MEET THE CONDITIONS.
- E. VISIT SITE AND INCLUDE ALLOWANCE IN BID FOR ALL COSTS RELATED TO THE ALL PIPING AND EQUIPMENT INSTALLATION.
- F. DEMONSTRATE THE OPERATION OF ALL SYSTEMS FOR THE OWNER AT A TIME AS DIRECTED BY THE OWNER.
- G. LAY OUT ALL WORK IN ADVANCE. DO NOT DEFACE WORK OF OTHER TRADES. INSTALL ALL SLEEVES AND BLOCK OUTS: WATERPROOF AS REQUIRED. FIRE STOP ALL FLOOR AND RATED WALL PENETRATIONS.
- H. FIELD CHECK ALL NEW / EXISTING CONDITIONS AND INCLUDE AN ALLOWANCE IN BID FOR ANY REMOVAL AND/OR RELOCATION OF EXISTING PIPING, EQUIPMENT, ETC., AS INDICATED ON THE PLANS OR AS REQUIRED TO COORDINATE AND ADAPT NEW AND EXISTING MECHANICAL SYSTEMS TO ALL OTHER WORK. EXISTING PIPING AND MATERIAL WHICH SHALL BE REMOVED SHALL BECOME THE PROPERTY OF THE CONTRACTOR, EXCEPT EQUIPMENT SO NOTED, WHICH SHALL BECOME THE PROPERTY OF THE OWNER.

- I. PROVIDE SHOP DRAWINGS, EQUIPMENT AND FIXTURE SUBMITTALS FOR PROPOSED FIXTURES AND EQUIPMENT, THE CONTRACTOR SHALL MAINTAIN A MARK-UP SET OF DRAWINGS WHICH INDICATE VARIATIONS IN THE ACTUAL INSTALLATION FROM THE ORIGINAL DESIGN. UPON COMPLETION OF THE WORK AND FINAL INSPECTION, DELIVER TO THE ARCHITECT / OWNER COPIES (CONSULT ARCHITECT ON QUANTITY) OF ALL SHOP DRAWINGS (EQUIPMENT AND FIXTURE SUBMITTALS), OPERATION AND MAINTENANCE MANUALS AND AS-BUILT (RECORD) DRAWINGS. ALL MANUALS SHALL INCLUDE A MAINTENANCE SCHEDULE FOR ALL REQUIRED EQUIPMENT (I.E. PUMPS, WATER FILTERS).
- J. CONTRACTOR SHALL FURNISH A FINAL COMMISSIONING REPORT, REPORT SHALL BE DELIVERED TO THE BUILDING OWNER PER SECTION C408.2 OF THE 2021 IECC.

- K. VERIFY THE ACTUAL ELECTRICAL SERVICE/VOLTAGE WITH THE ELECTRICAL CONTRACTOR PRIOR TO ORDERING ANY EQUIPMENT REQUIRING ELECTRICAL CONNECTIONS.
- STANDARDS
- A. ALL PIPING, FIXTURES, COMPONENTS, AND MATERIALS, ETC. SHALL BE NEW, IN FIRST CLASS CONDITION, AND U.L. LISTED WHERE APPLICABLE.
- B. COMPLY WITH ALL APPLICABLE LOCAL CITY CODES AND AMENDMENTS, COUNTY AND STATE ORDINANCES. COMPLY WITH CURRENT INTERNATIONAL BUILDING CODE, INTERNATIONAL MECHANICAL CODE, INTERNATIONAL PLUMBING CODE, AND NATIONAL FIRE PROTECTION ASSOCIATION IN EFFECT FOR THIS JURISDICTION.
- C. PROCURE AND PAY FOR ALL PERMITS, CONTRACTOR LICENSES, AND LIABILITY INSURANCE, ETC. FURNISH CERTIFICATE OF FINAL INSPECTION AND APPROVAL FROM LOCAL INSPECTOR.
- D. MATERIALS SHALL BE AS SPECIFIED, AND/OR NOTED ON THE CONTRACT DRAWING.
- E. ALL MATERIALS AND EQUIPMENT LOCATED IN AIR PLENUMS SHALL BE RATED FOR PLENUM APPLICATION.

- GUARANTEE
- A. MECHANICAL AND PLUMBING CONTRACTORS SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE YEARS BEGINNING WITH THE DATE OF FINAL ACCEPTANCE BY THE OWNER. THE M.C. AND P.C. SHALL BE RESPONSIBLE DURING THE INSTALLATION, TESTING AND GUARANTEE PERIODS FOR ANY DAMAGE CAUSED BY HIM (OR HIS SUBCONTRACTORS) OR BY DEFECTS IN HIS (OR HIS SUBCONTRACTORS') WORK, MATERIALS, OR EQUIPMENT INSTALLED OR FURNISHED UNDER THIS CONTRACT WHICH DEVELOPS DEFECTS, EXCEPT FOR NORMAL WEAR.

- COORDINATION
- A. PRIOR TO FABRICATION OR INSTALLATION OF ANY HVAC AND PLUMBING WORK, PARTICIPATE IN COORDINATION PLANNING MEETINGS WITH ALL OTHER BUILDING UTILITIES SYSTEMS TRADES, UNDER THE DIRECTION OF THE GENERAL CONTRACTOR, SO AS TO COMPLETELY ESTABLISH ROUTINGS, ELEVATIONS, SPACE REQUIREMENTS, AND COORDINATION OF LAYOUT AND SUSPENSION REQUIREMENTS IN RELATIONSHIP TO THE BUILDING STRUCTURE AND THE WORK OF ALL OTHER TRADES.

- BASIC MATERIALS AND METHODS
- GENERAL
- A. THE WORK INCLUDED UNDER THIS HEADING CONSISTS OF FURNISHING MATERIAL, SUPPLIES, EQUIPMENT, TOOLS, TRANSPORTATION AND FACILITIES, AND PERFORMING ALL LABOR AND SERVICE FOR, AS REQUIRED IN CONNECTION WITH, OR PROPERLY INCIDENTAL TO, THE PLUMBING INSTALLATION, AS DESCRIBED IN THESE SECTIONS OF THE SPECIFICATIONS, SHOWN ON THE DRAWINGS, OR REASONABLY IMPLIED THEREFROM.

- WORK INCLUDED
- A. COMPLETE INSTALLATION OF NEW PLUMBING SYSTEM COMPONENTS AS SHOWN IN THE DRAWINGS AND DESCRIBED IN THESE SPECIFICATIONS. INSTALL GAS PIPING, REGULATORS, SHUT-OFFS TO GAS FIRED UNITS IN ACCORDANCE WITH 2021 IFGC, LOCAL CODES, MANUFACTURER INSTALLATION INSTRUCTIONS, AS SHOWN IN THE DRAWINGS AND AS DESCRIBED IN THESE SPECIFICATIONS IF APPLICABLE.
- B. PROVIDE MECHANICAL IDENTIFICATION FOR ALL NEW EQUIPMENT AND PIPING. IDENTIFICATION SHALL BE BY SET OR BRADY AND CONSIST OF THE FOLLOWING:
1. BRASS VALVE TAGS WITH STAMPED LETTERS SHALL BE PROVIDED FOR ALL VALVES. SECURE TO THE VALVE WITH CHROME PLATED BALL CHAINS.
2. IDENTIFY ALL PIPING AND, EQUIPMENT WITH PAINTED STENCILS, PLASTIC PIPE MARKERS OR PLASTIC TAPE MARKERS. MARKERS SHALL INDICATE TYPE INCLUDING SUPPLY OR RETURN AND DIRECTION OF FLOW.
3. ALL IDENTIFICATION SHALL CONFORM WITH 21 INTERNATIONAL CODES AND ANSI A13.1.

- INSULATION
- A. MANUFACTURERS: OWENS-CORNING, P.P.G., JOHNS-MANVILLE, C.S.G. CO, ARMSTRONG, OR EQUAL.
- B. PLUMBING PIPING TO BE INSULATED IN ACCORDANCE WITH 2021 IECC SECTION C404.4, 2021 IPC AND AS FOLLOWS:
1. DOMESTIC COLD WATER IN R.A. PLENUMS, COLD SPACES AND AREAS OF POSSIBLE CONDENSATION, FROM SERVICE LOCATION TO TERMINATION WATER FIXTURE SUPPLY PIPE.
2. DOMESTIC HOT WATER SHALL BE INSULATED FROM WATER HEATER TO TERMINATION OF THE HEATED WATER FIXTURE SUPPLY PIPE SHALL BE INSULATED IN ACCORDANCE WITH 2021 IECC TABLE C403.12.3. INSULATION SHALL BE CONTINUOUS EXCEPT WHERE THE PIPING PASSES THROUGH A FRAMING MEMBER.
3. DOMESTIC HOT CIRCULATING WATER SYSTEM, FROM SOURCE TO TERMINATION CONNECTION
4. ROOF DRAIN BOULS
5. HORIZONTAL ROOF DRAIN PIPING INSULATION SHALL BE SNAP-ON TYPE, FIBERGLASS PIPE INSULATION OR OTHER MATERIALS APPROVED BY 2021 IPC & IECC, WITH WHITE SELF-SEALING FLAME RETARDANT VAPOR BARRIER JACKET. ALL VALVES AND FITTINGS SHALL BE INSULATED.
6. ALL CONDENSATE PIPING LOCATED IN COLD AREAS OR WHERE CONDENSATION CAN OCCUR.
- C. ALL INSULATION AND COMPONENTS SHALL MEET ALL CODE REQUIREMENTS AND FIRE AND SMOKE HAZARD RATINGS AS TESTED BY PROCEDURE ASTM E-84, NATIONAL FIRE PROTECTION ASSOCIATION 225 AND U.L. 723, NOT EXCEEDING FLAME SPREAD 25 AND SMOKE DEVELOPED 50 RATINGS, PER 2021 IECC, IMC & IPC.
- D. PROVIDE RIGID INSERTS AT ALL INSULATED HANGER LOCATIONS 2 1/2" AND LARGER. PROVIDE 180 DEGREE GALVANIZED STEEL SADDLES.
- E. OPERATING TEMPERATURES OF 250°F AND DENSITY OF 15lb/FT3.

PLUMBING SPECIFICATION PLAN

SCALE: NTS

PLUMBING GENERAL

- A. THE WORK INCLUDED UNDER THIS HEADING CONSISTS OF FURNISHING MATERIALS, SUPPLIES, EQUIPMENT, TOOLS, TRANSPORTATION AND FACILITIES, AND PERFORMING ALL LABOR AND SERVICES FOR, AS REQUIRED IN CONNECTION WITH, OR PROPERLY INCIDENTAL TO, THE PLUMBING WORK, AS DESCRIBED IN THESE SECTIONS OF THE SPECIFICATIONS, SHOWN ON THE DRAWINGS, OR REASONABLY IMPLIED THEREFROM.
- C. PROVIDE ALL REQUIRED INDIRECT DRAINS WITH A 1-1/2 INCH AIR GAP OR AS REQUIRED BY 2021 IMC & IPC, SECTION 802.2
- D. COMPLETE INSTALLATIONS OF NEW PIPING, SUPPORTS, HANGERS, REGULATORS AND VALVES TO MAKE ALL SYSTEMS OPERATIONAL TO THE EXTENT INDICATED. INSTALL PER 2021 IPC AND IBC.
- E. INSTALL WORK IN ACCORDANCE WITH STATE CODES AND INSTALLATION STANDARDS.
- F. ALL PIPING PENETRATIONS THROUGH RATED ASSEMBLIES SHALL BE SEALED TO MAINTAIN ASSEMBLY RATING.
- G. CONDUCT TESTS IN PRESENCE OF LOCAL CODE OFFICIAL AND CORRECT LEAKS OR DEFECTIVE WORK. CONDUCT AIR TESTS ON ROUGH PLUMBING IN COMPLIANCE WITH STATE PLUMBING CODES.

PIPE MATERIAL:

- A. MATERIALS LISTED BELOW ARE STANDARD ONLY, P.C. MAY USE ALTERNATE MATERIALS AS LISTED IN 2021 IPC OR APPROVED AND/OR REQUIRED BY LOCAL BUILDING AUTHORITY / UTILITY DEPARTMENTS AND OWNER REQUESTS. P.C. RESPONSIBLE FOR VERIFYING ALL MATERIALS USED WITH BUILDING OWNER AND LOCAL AUTHORITY STANDARDS DURING BIDDING PHASE AND PRIOR TO ORDERING AND CONSTRUCTION.

NOTE FOR INSTALLERS: SEE STATE PLUMBING AMENDMENTS TO SECTION 105.102 SOLVENT CEMENTING. EXCEPTION REMOVED. PURPLE PRIMER REQUIRED IN THIS JURISDICTION.

- B. DRAINAGE WASTE SEWER, VENT AND STORY PIPING BELOW GRADE AND/OR ABOVE GRADE:

POLYVINYL CHLORIDE (PVC):

ABS SCHEDULE 40 CELLULAR CORE (FOAM CORE) PIPE AND DWV FITTING SYSTEM, PIPE AND FITTING SHALL BE MANUFACTURED FROM ABS COMPOUND WITH A CELL CLASS OF 42222 FOR PIPE AND 32222 FOR FITTING AS PER ASTM D 3365 AND CONFORM WITH NATIONAL SANITATION FOUNDATION (NSF) STANDARD 14. PIPE SHALL BE IRON PIPE SIZE (IPS) CONFORMING TO ASTM F 628. FITTINGS SHALL CONFORM TO ASTM D 2661. SOLVENT CEMENT SHALL CONFORM TO ASTM D 2235. NON-PRESSURE DRAINAGE APPLICATIONS WHERE THE TEMPERATURE WITH NOT EXCEED 160°F.

PVC SCHEDULE 40 CELLULAR CORE (FOAM CORE) PIPE AND DWV FITTING SYSTEM, PIPE AND FITTINGS SHALL BE MANUFACTURED FROM PVC COMPOUND WITH A CELL CLASS OF 1432 PER ASTM D 4396 FOR PIPE AND 12454 PER ASTM D 1184 FOR FITTINGS AND CONFORM WITH (NSF) STANDARD 14. PIPE SHALL BE IPS CONFORMING TO ASTM F 681. FITTINGS SHALL CONFORM TO ASTM D 2665. SOLVENT CEMENTS SHALL CONFORM TO ASTM D 2564. PRIMER SHALL CONFORM TO ASTM F 656. NON-PRESSURE DRAINAGE APPLICATIONS WHERE THE TEMPERATURE WITH NOT EXCEED 140°F.

PVC SCHEDULE 40 SOLID WALL PIPE AND DWV FITTING SYSTEM, PIPE AND FITTINGS SHALL BE MANUFACTURED FROM PVC COMPOUND WITH A CELL CLASS OF 12454 PER ASTM D 1184 AND CONFORM WITH NSF STANDARD 14. PIPE SHALL BE IPS CONFORMING TO ASTM D 1185 AND ASTM D 2665. FITTINGS SHALL CONFORM TO ASTM D 2665. SOLVENT CEMENTS SHALL CONFORM TO ASTM D 2564. PRIMER SHALL CONFORM TO ASTM F 656. NON-PRESSURE DRAINAGE APPLICATIONS WHERE THE TEMPERATURE WITH NOT EXCEED 140°F.

IF SPECIFIED, HUB AND SPIGOT CAST IRON PIPING SYSTEM, SHALL BE MANUFACTURED FROM GRAY CAST IRON AND CONFORM TO ASTM A14. SERVICE WEIGHT, CAST IRON FITTINGS, JOINTS NEOPRENE GASKET SYSTEM TO FORM TO ASTM C564. ALL CAST IRON SOIL PIPE AND FITTINGS SHALL BE MARKED WITH THE COLLECTIVE TRADEMARK OF THE CAST IRON SOIL PIPE INSTITUTE

- C. BELOW GRADE DOMESTIC COLD AS LISTED BELOW STANDARDS:

HIGH-DENSITY POLYETHYLENE, SDR3, PE3608, CONFORMING ASTM D2731, AWWA C901 AND NSF STANDARDS 14 AND 61, 200 PSI, CELL CLASSIFICATION 345464E AS DEFINED AND DESCRIBED IN ASTM D3350.

COPPER, ASTM B88, TYPE K, ANNEALED TEMPER (SOFT), NO FITTINGS SHALL BE LOCATED BELOW GRADE; NO JOINTS SHALL BE LOCATED BELOW GRADE.

- D. ABOVE GRADE DOMESTIC COLD, HOT WATER AND CIRCULATION PIPING WITHIN THE BUILDING:

COPPER WATER TUBE NSF 61, ASTM B88, TYPE "L", HARD DRAWN, FITTINGS WROUGHT COPPER SOLDER-JOINT PRESSURE FITTINGS TO CONFORM WITH ASTM B16.22, JOINTS SOLDER, GRADE 95TA TO CONFORM TO ASTM B32.

CROSS-LINKED POLYETHYLENE (PEX), ASTM F816, ASTM F817, AWWA C901 AND NSF STANDARDS 14 AND 61, FITTINGS TO CONFORM WITH ASTM F1960. JOINTS PEX-A COLD EXPANSION FITTING, THE ENTIRE PEX SYSTEM SHALL HAVE A 25-YEAR WARRANTY. P.C. SHALL CONTACT PEX MANUFACTURER TO COORDINATE TRAINING REQUIREMENTS NECESSARY FOR 25-YEAR WARRANTY. P.C. SHALL FURNISH AND INSTALL ENGINEERED POLYMER FITTINGS EVERYWHERE EXCEPT UHER THREADED CONNECTION ARE REQUIRED. BRASS FITTINGS SHALL BE USED FOR DOMESTIC WATER THREADED CONNECTIONS. STAINLESS STEEL FITTINGS SHALL BE USED FOR FILTERED WATER. COPPER PIPING SHALL BE INSTALLED FOR THE 18" MINIMUM DOWNSTREAM OF THE WATER HEATER. INSTALL PROPEX OUT OF THE WALL SUPPORT SYSTEM WITH CHROME PLATED PROPEX ESCUTCHEON AT ALL PLUMBING FIXTURES. PROTECT PIPING FROM POTENTIAL DAMAGE, SLEEVE PIPING UNDER CONCRETE SLABS NO FITTINGS UNDER SLAB. MINIMUM SIZE ON HOT WATER CIRCULATION LINES SHALL BE 3/4". PEX SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS INSTALLATION INSTRUCTIONS, 2018 IPC AND 2015 IECC REQUIREMENTS. APPROVED MANUFACTURERS: UPONOR / WIRSBORO, REHAU, OR ENGINEER-APPROVED EQUAL.

E. DOMESTIC WATER METER TO BE THE TYPE AND SIZE AS REQUIRED BY THE CITY WATER DEPARTMENT, AND SHALL BE FURNISHED BY THE OWNER AND INSTALLED BY THE PLUMBING CONTRACTOR. WATER METER SHALL BE INSTALLED ACCORDING TO THE CITY WATER DEPARTMENT STANDARDS, INCLUDING A REMOTE READER MOUNTED ON THE BUILDING EXTERIOR WALL.

- F. INSTALL NON-CONDUCTING DIELECTRIC CONNECTIONS WHEREVER JOINTING DISSIMILAR METALS.

G. INSTALL PIPING TO MAINTAIN HEADROOM WITHOUT INTERFERING WITH USE OF SPACE OR TAKING MORE SPACE THAN NECESSARY; GROUP PIPING WHENEVER PRACTICAL AT COMMON ELEVATIONS. SUPPORT ALL PIPING IN ACCORDANCE WITH MANUFACTURER INSTALLATION INSTRUCTIONS, 2021 IPC & IECC REQUIREMENTS, COORDINATE ROUTING WITH M.C., G.C., E.C. PRIOR TO CONSTRUCTION.

- H. INSTALL PIPING TO ALLOW FOR EXPANSION AND CONTRACTION WITHOUT STRESSING PIPE, JOINTS, OR CONNECTED EQUIPMENT.

- G. PROVIDE ACCESS WHERE VALVES AND FITTINGS ARE NOT ACCESSIBLE.

- I. SLEEVE PIPES PASSING THROUGH PARTITIONS, WALL AND FLOORS.

J. INSTALL UNIONS DOWNSTREAM OF VALVES AND AT EQUIPMENT OR APPARATUS CONNECTION. INSTALL VALVES WITH STEMS UPRIGHT OR HORIZONTAL. INSTALL BALL VALVES FOR SHUT-OFF AND TO ISOLATE EQUIPMENT, PART OF SYSTEMS, OR VERTICAL RISERS. INSTALL BUTTERFLY VALVES FOR THROTTLING, BYPASS, OR MANUAL FLOW CONTROL SERVICES. PIPE RELIEF FROM VALVES, BACK-FLOW PREVENTERS AND DRAINS TO NEAREST FLOOR DRAIN.

- K. ALL INDIVIDUAL FIXTURES SHALL HAVE WATER SUPPLY SHUT-OFF VALVES.

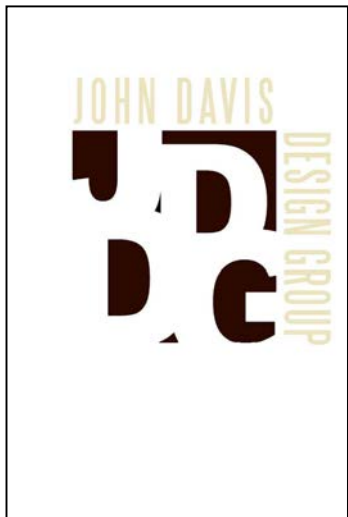
L. DOMESTIC WATER STERILIZATION SHALL BE CONDUCTED AND CERTIFIED AS REQUIRED BY THE STATE DEPARTMENT OF PUBLIC HEALTH. CLEAN AND DISINFECT SYSTEM PRIOR TO OPERATION IN ACCORDANCE WITH LOCAL JURISDICTION STANDARDS. .

CLEANOUTS

A. PROVIDE CLEANOUTS WHERE SHOWN ON THE DRAWINGS AND AT ALL BENDS OF 90 DEGREES OR MORE, AND SHALL BE SPACED AT NOT OVER 15 FEET APART IN ANY LINEAL RUN OF PIPING. ALL SHALL BE ACCESSIBLE! IF NOT, THEY SHALL BE EXTENDED TO THE FLOOR ABOVE AND PROVIDED WITH CHROME WALL OR FLOOR COVER.

- B. CLEANOUTS SHALL BE PROVIDED AND INSTALLED PER 2021 IPC AND LOCAL CODES.

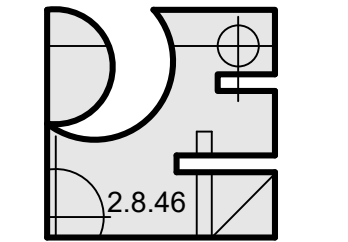
- C. MANUFACTURERS: JOSAM, ZURN, JAY R SMITH, WADE, OR EQUAL.



JOHN DAVIS  
DESIGN GROUP

ARCHITECTS  
INTERIORS  
PLANNERS

176 TALAMINE COURT  
SUITE 100  
COLORADO SPRINGS,  
COLORADO 80907  
P 719/528-1177  
F 719/444-8409



Pinnow  
Engineering  
LLC

2151 LONE WILLOW Vw  
COLORADO SPRINGS, CO 80904  
PHONE: 719.661.4185

OWNERSHIP OF DOCUMENT  
THE IDEAS AND DESIGNS  
INCORPORATED HEREIN, AS  
AN INSTRUMENT OF  
PROFESSIONAL SERVICES IS  
THE PROPERTY OF PINNOW  
ENGINEERING LLC AND IS  
NOT TO BE COPIED OR USED,  
IN WHOLE OR PART, FOR  
ANY OTHER PURPOSES  
WITHOUT THE WRITTEN  
AUTHORIZATION OF  
PINNOW ENGINEERING LLC.  
© 2025

PLUMBING SPECIFICATION PLAN

NEW INTERIOR REMODEL FOR  
MANITOU SPRINGS MOBILITY  
HUB RESTROOM BUILDING  
132 MANITOU AVENUE  
MANITOU SPRINGS, COLORADO 80829

|             |                  |
|-------------|------------------|
| PROJECT NO. | F24-022          |
| DATE        | JANUARY 24, 2025 |
| DRAWN BY    | BCB              |
| CHECKED     | BCB              |
| APPROVED    | LAP              |
| REVISED     |                  |

FINAL BID  
DOCUMENTS  
JANUARY 24, 2025

SHEET

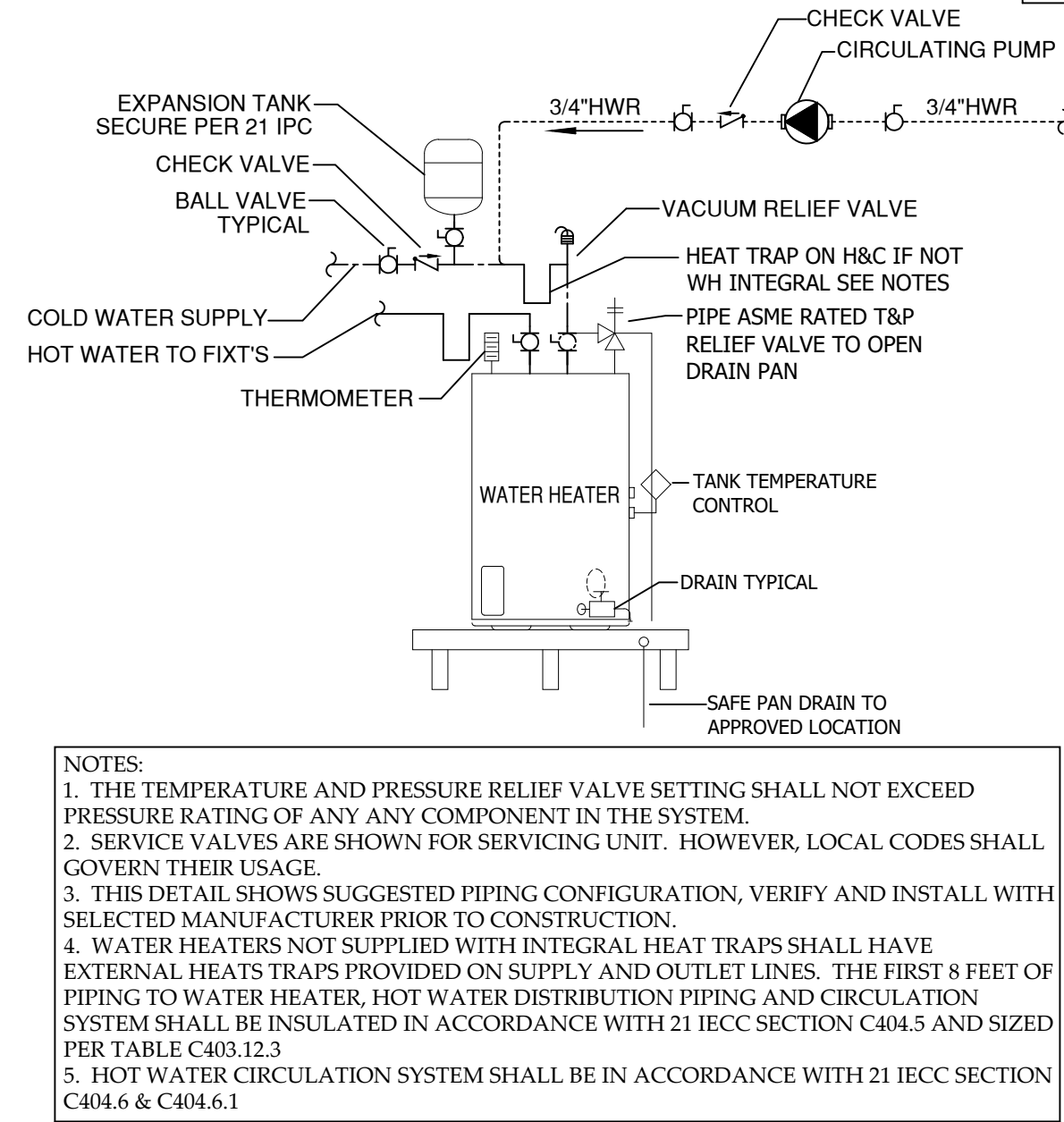
P-1

NOT TO SCALE OF 3



| PLUMBING FIXTURE LOADS                                                                                                                                                                                                                                                                                                                                                                                                                         |     |     |           |      |            |         |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|-----|-----------|------|------------|---------|
| PLUMBING FIXTURE                                                                                                                                                                                                                                                                                                                                                                                                                               | QTY | DFU | DFU TOTAL | WSFU | WSFU TOTAL | REMARKS |
| WATER CLOSET (FV)                                                                                                                                                                                                                                                                                                                                                                                                                              | 10  | 4   | 40        | 10   | 100        | -       |
| LAVATORY                                                                                                                                                                                                                                                                                                                                                                                                                                       | 12  | 1   | 12        | 2    | 24         | -       |
| URINAL (FV)                                                                                                                                                                                                                                                                                                                                                                                                                                    | 2   | 2   | 4         | 5    | 10         | -       |
| MOP SINK                                                                                                                                                                                                                                                                                                                                                                                                                                       | 1   | 2   | 2         | 3    | 3          | -       |
| HOSE BIBB                                                                                                                                                                                                                                                                                                                                                                                                                                      | 6   | 0   | 0         | 10   | 60.0       | -       |
| WATER COOLER                                                                                                                                                                                                                                                                                                                                                                                                                                   | 2   | 0.5 | 1         | 25   | 0.5        |         |
| FLOOR DRAIN / SINK                                                                                                                                                                                                                                                                                                                                                                                                                             | 4   | 2.0 | 8         | 0    | 0.0        |         |
| TOTALS                                                                                                                                                                                                                                                                                                                                                                                                                                         |     |     | 67.0      |      | 197.5      |         |
| 67 DFU = MINIMUM 4" BUILDING DRAIN REQUIRED, NEW 4" BUILDING DRAIN PROVIDED.<br>197.5 WSFU = 65 GPM, TDI, WITH PIPE LOSSES APX. 127', EXISTING 2" SERVICE WITH 2" C FOR DISTRIBUTION (ALLOW FOR PSI FOR FLUSH VALVE FIXTURES).<br><br>ASSUMED STATIC SERVICE PRESSURE = 100 PSI<br>BACK FLOW LOSS = 12 PSI<br>METER LOSS = 12 PSI<br>PRV LOSS = 15 PSI<br>ELEV. LOSS: 18FT (HEIGHT) x 0.433 = 7.8 PSI<br>ASSUMED AVAILABLE PRESSURE = 53.2 PSI |     |     |           |      |            |         |
| WATER PRESSURE RANGE AFTER WATER METER, BFP, PRV AND ELEVATION HEAD SHALL BE MINIMUM BETWEEN 50 & 60 PSI FOR DISTRIBUTION. PSI IS ASSUMED IF MINIMUM REQUIRED PSI TO FIXTURE CANNOT BE PROVIDED AT FINAL, P.C. SHALL PROVIDE BOOSTER PUMP TO SYSTEM, PROVIDE OWNER ADD ALTERNATE PRICING DURING BIDDING PHASE.                                                                                                                                 |     |     |           |      |            |         |
| AT TOTAL DEVELOPED LENGTH DOES NOT EXCEEDING 150', 2" SERVICE WITH 2" C DISTRIBUTION PIPE CAN SUPPLY 365 WSFU / 105 GPM.                                                                                                                                                                                                                                                                                                                       |     |     |           |      |            |         |
| ALL SEWER AND VENT PIPING SIZED IN ACCORDANCE WITH CHAPTER 7, 8 & 9 21 IPC. ALL WATER PIPING AND DISTRIBUTION SIZING IN ACCORDANCE WITH CHAPTER 6 AND APPENDIX E 21 IPC. ALL PIPING SHALL BE INSULATED AND INSTALLED PER 21 IPC. SEE ARCHITECTURE PLANS FOR FIXTURE CODE ANALYSIS DATA ON BATHROOM USE AND OCCUPANT LOAD.                                                                                                                      |     |     |           |      |            |         |
| EXISTING METER, NEW 1" LINE TO BUILDING, PROVIDE PRV & BFP, NOT RESPONSIBLE FOR EXISTING SIZING, INTERIOR REMODEL, OWNER REQUESTED RE-USE OF EXISTING WATER METER GROUP, P.C. SHALL VERIFY EXISTING / NEW CONDITIONS AND PROVIDE ANY INFORMATION TO LOCAL UTILITIES IF REQUESTED. FIELD VERIFY LOCATION AND CONDITIONS PRIOR TO ORDERING AND CONSTRUCTION.                                                                                     |     |     |           |      |            |         |

| MINIMUM PIPE INSULATION SIZING                                                                                                                                                                    |              |                     |                   |                           |                           |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|---------------------|-------------------|---------------------------|---------------------------|
| FLUID TEMPERATURE RANGE °F                                                                                                                                                                        | CONDUCTIVITY | MEAN RATING TEMP °F | PIPE OR TUBE < 1" | PIPE OR TUBE 1" TO 1-1/2" | PIPE OR TUBE 1-1/2" TO 4" |
| 40 TO 60                                                                                                                                                                                          | 0.24 TO 0.27 | 75                  | 0.5"              | 0.5"                      | 1.0"                      |
| 105 TO 140                                                                                                                                                                                        | 0.21 TO 0.28 | 100                 | 1.0"              | 1.0"                      | 1.5"                      |
| 141 TO 200                                                                                                                                                                                        | 0.25 TO 0.29 | 125                 | 1.5"              | 1.5"                      | 2.0"                      |
| SEE 21 IECC C404.4 AND TABLE C403.12.3 FOR OTHER REQUIREMENTS.                                                                                                                                    |              |                     |                   |                           |                           |
| CLOSED CELL FLEXIBLE ELASTOMERIC FOAM INSULATION, SIMILAR TO K-FLEX INSUL-TUBE, OTHER MANUFACTURERS MAY BE USED AS LONG AS MINIMUM REQUIRED RATINGS ARE MEET                                      |              |                     |                   |                           |                           |
| WHEN LOCATED IN R.A. PLENUM SHALL HAVE FLAME SPREAD RATING OF 25 OR LESS AND A SMOKE DEVELOPMENT RATING OF 50 OR LESS AS TESTED TO ASTM E84 AND AS REQUIRED BY 21 IPC, IMC, IECC, AND LOCAL CODES |              |                     |                   |                           |                           |

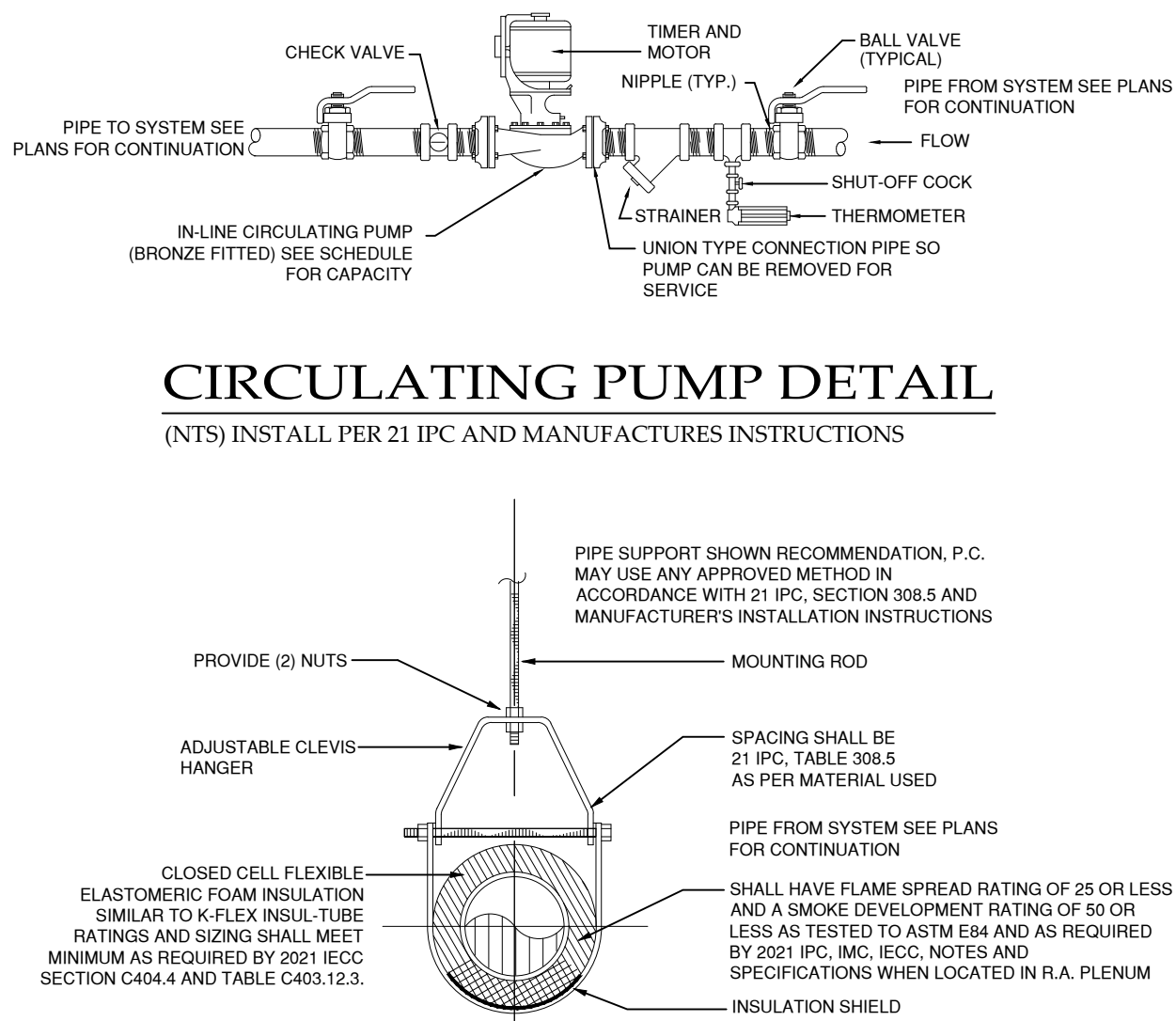


**WATER HEATER DETAIL**  
(NTS) INSTALL PER 21 IPC & IECC MANUFACTURES INSTRUCTIONS

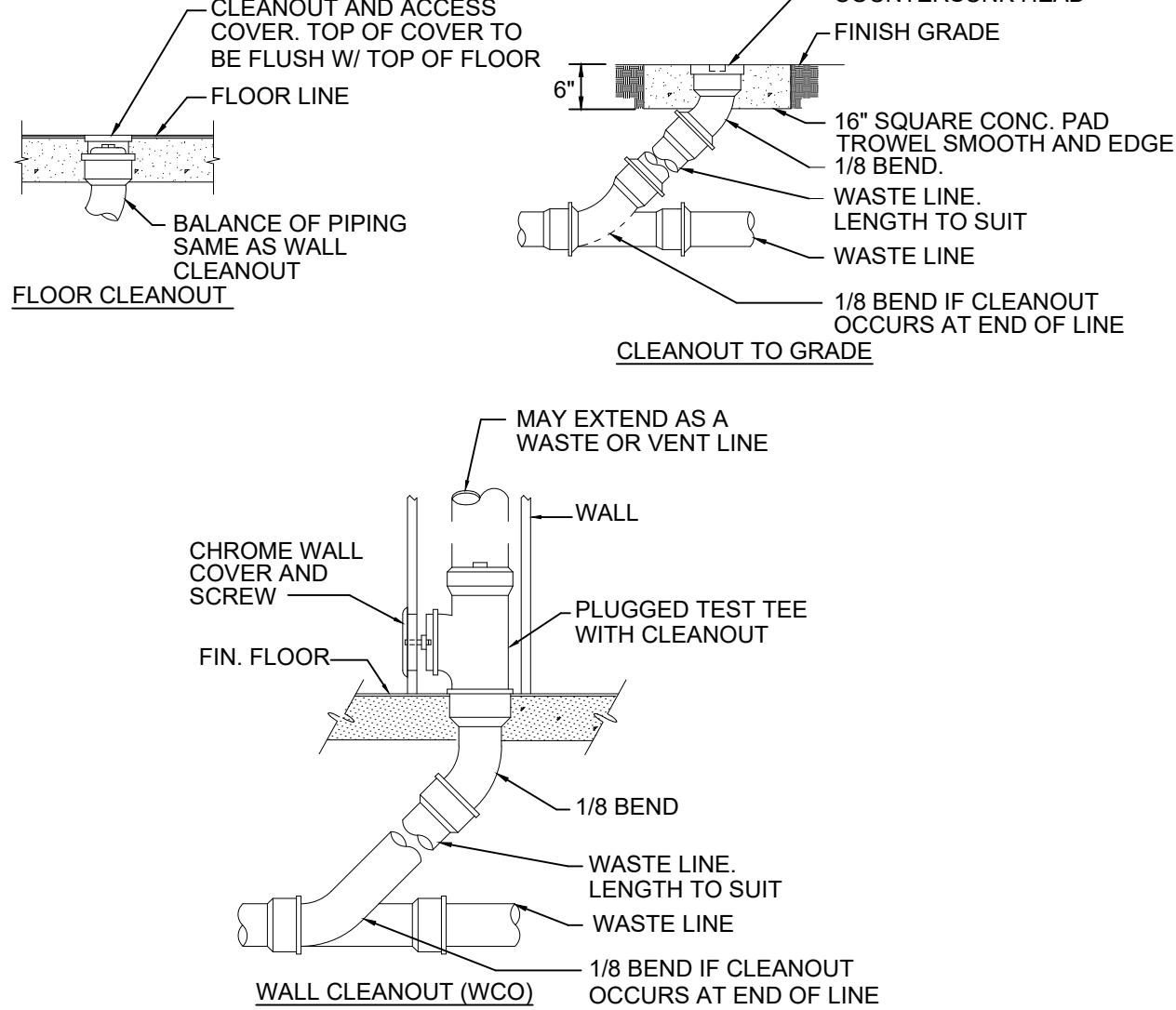
## PLUMBING GENERAL NOTES

---

1. CONFORM TO ALL FEDERAL, STATE, AND LOCAL CODES 2023 FPRBC, 21 IPC, IMC, IBC, IECC, IFGC, IFC. SEE ALL DRAWINGS / SPECIFICATIONS FOR THIS PROJECT FOR SCOPE AND GENERAL CONDITIONS.
2. PROVIDE EXPANSION TANK FOR WATER HEATERS.
3. PROVIDE CLEAN OUTS IN WASTE PIPING PER 21 IPC AND LOCAL CODES.
4. ALL PLUMBING / PIPING SHALL CONFORM TO 21 IPC, IFGC, IBC, IECC, LOCAL AND WASTE/WATER CODES.
5. HOSE BIBBS / SILL COCKS MUST BE SELF DRAINING, FREEZE PROTECTED, AND FITTED WITH BACK FLOW PREVENTION DEVICE.
6. OPENINGS, CUTTING AND PATCHING AS REQUIRED SHALL BE ACCOMPLISHED BY OTHERS.
7. CONFIGURE PIPING IN SUCH A MANNER AS TO ALLOW EASE OF MAINTENANCE FOR ALL MECHANICAL EQUIPMENT. REFER TO MECHANICAL EQUIPMENT SHEETS.
8. FIELD VERIFY ALL CONDITIONS, LOCATIONS, FIXTURES, PIPING NEW/EXISTING PRIOR TO CONSTRUCTION.
9. FIRE PROTECT ALL PIPING PENETRATING FIRE RATED WALLS OR ASSEMBLIES. SEE SECTION 307.3 & 315 21 IPC AND SECTION 715, 21 IBC.
10. THESE DRAWINGS ARE DIAGRAMMATIC IN NATURE AND MAY NOT SHOW ALL FITTINGS, OFFSETS, ECT. CONTRACTOR SHALL FIELD VERIFY ALL CONDITIONS AND PROVIDE ALL NECESSARY FITTINGS TO COMPLETE THE INTENT OF THE DRAWINGS. CONTRACTOR MAY ROUTE PIPING DIFFERENTLY THAN SHOWN ON DRAWINGS DUE TO CONFLICTS, AS LONG AS FUNCTION AND SIZING IS NOT AFFECTED.
11. VERIFY REDUCED PRESSURE BACK FLOW PREVENTER AND PRESSURE REDUCING VALVE WITH METER SET IS EXISTING PROVIDE ANY MATERIALS TO BE IN ACCORDANCE WITH LOCAL UTILITIES.
12. STAINLESS STEEL REDUCED PRESSURE BACK FLOW PREVENTION DEVICES ARE REQUIRED AT ALL DIRECT CONNECTED APPLIANCES SUCH AS SODA / COFFEE MACHINES, ICE MAKERS, ETC.
13. INSULATE ALL PIPING IN ACCORDANCE WITH 21 IECC.
14. FIXTURE VENTS PER SECTION 909 21 IPC, TRAP ARM DISTANCES FROM VENT AS PER TABLE 309.1 21 IPC, VENT PIPES TERMINATION SHALL COMPLY TO SIZE AND LOCATION REQUIREMENTS OF SECTION 903 & 904 21 IPC AND LOCAL CODES. (MINIMUM 10' FROM OR 3' ABOVE INTAKES, EXTENDED TO TOP OF PARAPETS, OFFSET AS NECESSARY).
15. ALL FIXTURES MUST BE LISTED AND APPROVED BY THIRD-PARTY CERTIFICATION PER SECTION 303.4 21 IPC, INSTALL FIXTURES, PIPING, ETC PER MANUFACTURES INSTRUCTIONS, 21 IPC, IFGC, IBC, AND LOCAL UTILITIES / BUILDING CODE REQUIREMENTS.
16. WASTE PIPING SHALL BE SCHEDULE 40 PVC, VENT AND ROOF DRAIN PIPING SHALL BE SCHEDULE 40 PVC (PROTECT WHEN LOCATED IN R.A. PLENUM OR RATED ASSEMBLY OR TRANSITION TO CAST-IRON, PER SECTION 307.6 21 IPC). UNDER GROUND WATER PIPING SHALL BE TYPE K COPPER OR HD POLYETHYLENE, ABOVE GROUND WATER PIPING SHALL BE TYPE L RIGID COPPER, IF LOCAL AUTHORITY ALLOWS CONTRACTOR MAY USE LISTED AND APPROVED PEX PIPING. GAS PIPING SHALL BE SCHEDULE 40 METALLIC. NOTE CONTRACTOR MAY USE APPROVED PIPING MATERIALS AS LISTED IN 21 IPC OR BY LOCAL BUILDING DEPARTMENT AMENDMENTS.
17. NOTE FOR INSTALLERS: SEE STATE PLUMBING AMENDMENTS TO SECTION 705.11.2 SOLVENT CEMENTING. EXCEPTION REMOVED. PURPLE PRIMER REQUIRED IN THIS JURISDICTION
18. PLUMBING CONTRACTOR SHALL FIELD VERIFY ALL EXISTING LOCATIONS PRIOR TO PURCHASING MATERIALS AND CONSTRUCTION, CONTRACTOR MAY RELOCATE DUE TO CONFLICTS AS LONG AS SIZE AND FUNCTION IS NOT AFFECTED.
19. TRAP SEAL PRIMERS SHALL BE IN ACCORDANCE WITH 21 IPC SECTION 901.2 & 1002.4, LISTED TRAP PROTECTOR'S MAY BE USED IF LOCAL BUILDING DEPARTMENT ALLOWS THEIR USE.
20. IF MATERIALS ARE EXPOSED WITHIN PLENUMS THEY SHALL BE NON COMBUSTIBLE OR SHALL HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE-DEVELOPED INDEX OF NOT MORE THAN 50 WHEN TESTED IN ACCORDANCE WITH ASTM E 84, PER SECTION 307.6 21 IPC & IMC.
21. ALL ROOF AND WALL PENETRATIONS SHALL HAVE WALL SLEEVES / ROOF JACKS, WEATHER PROTECTION, AND BE SEALED BY A LICENSED ROOFING CONTRACTOR.
22. COORDINATE WITH G.C. / OWNER FOR CONNECTION OF ANY OWNER PROVIDE PLUMBING FIXTURES OR EQUIPMENT.
23. NEW WORK, ALTERATIONS OR ADDITIONS TO PLUMBING SYSTEMS ARE SUBJECT TO FIELD INSPECTION.
24. ALL PLUMBING FIXTURES IN NEW CONSTRUCTION SHALL MEET THE REQUIREMENTS FOR WATER CONSERVATION PER TABLE 604.3 & 604.4 OF 21 IPC.
25. PROVIDE BACKFLOW ASSEMBLIES PER 21 IPC AND LOCAL UTILITY REQUIREMENTS.
26. INDIRECT WASTE PIPING SHALL CONFORM TO CHAPTER 8 21 IPC
27. PROTECT ALL PIPES FROM FREEZING PER SECTION 305.6 21 IPC
28. HOT WATER NOT TO EXCEED 110°F MAXIMUM, P.C. PROVIDE LIMITING DEVICE (TEMPERATURE MIXING VALVES) THAT CONFORMS TO ASSE 1070 AND SHALL LIMIT THE TEMPERED WATER TO A MAXIMUM OF 110°F ON ALL SINKS AND LAVATORIES USED FOR WASHING IN ACCORDANCE WITH 21 IPC CHAPTER 6, SECTIONS 607.1, 607.1.1 & 607.1.2
29. HOT WATER CIRCULATING SYSTEM SHALL BE IN ACCORDANCE WITH 21 IECC C404.6 & C404.6.1
30. CONTRACTOR RESPONSIBLE FOR COORDINATING ALL FIXTURES AND LOCATIONS WITH G.C. AND OWNER, COORDINATE WITH G.C. OWNER FOR ANY OTHER CONNECTIONS REQUIRED BY OWNER PROVIDED EQUIPMENT. OWNER HAS REVIEWED AND APPROVED DRAWINGS.
31. CONTRACTOR SHALL FURNISH A FINAL COMMISSIONING REPORT, REPORT SHALL BE DELIVERED TO THE BUILDING OWNER PER SECTION C400.2 OF THE 2021 IECC.
32. PLUMBING CONTRACTOR RESPONSIBLE FOR COORDINATING WITH COMPLETE SET OF DRAWINGS, SITE, OWNER DESIGN & SPECIFICATIONS, REQUIRED DEMO, AND EXISTING DESIGN CONDITIONS FOR ANY REQUIRED CONNECTIONS. COORDINATE WITH OWNER FOR OWNER & P.C. PROVIDED EQUIPMENT AND EQUIPMENT THAT MUST BE PURCHASED BY NATIONAL ACCOUNT PROGRAMS. ENSURE ALL ITEMS ARE COVERED DURING BIDDING PHASE AND AGAIN PRIOR TO ORDERING AND CONSTRUCTION.



**TYPICAL PIPE SUPPORT DETAIL**  
(NTS) INSTALL PER 21 IPC SECTION 308, 21 IECC AND MANUFACTURES INSTRUCTIONS



**CLEAN OUT DETAILS**  
(NTS) INSTALL PER 21 IPC & LOCAL STANDARDS

| PLUMBING FIXTURE SCHEDULE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                       |                   |               |          |      |        |          |                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|-------------------|---------------|----------|------|--------|----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| TAG                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | DESCRIPTION           | MANUFACTURER      | MODEL         | C.W.     | H.W. | TRAP   | VENT     | FIXTURE NOTES                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| WC-1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | ADA WATER CLOSET      | AMERICAN STANDARD | 3043.001      | 1"       |      | INTGRL | SEE PLAN | FLOOR MOUNTED, ELONGATED FLUSHOMETER TOILET, 12" CENTER OUTLET, 16-1/2"H BOWL, PROVIDE FRONT LESS SEAT COVER, SLOAN #C2 #11-1.28 FLUSHOMETER, 1.28 GPF, TOP SPUD, SINGLE FLUSH, EXPOSED SENSOR, MANUAL OVER-RIDE, BATTERY OPERATED, POLISHED CHROME FINISH, SHALL BE ADA COMPLIANT                                                                                                                                                                        |
| WC-2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | WATER CLOSET          | AMERICAN STANDARD | 3043.001      | 1"       |      | INTGRL | SEE PLAN | FLOOR MOUNTED, ELONGATED FLUSHOMETER TOILET, 12" CENTER OUTLET, 16-1/2"H BOWL, PROVIDE FRONT LESS SEAT COVER, SLOAN #C2 #11-1.28 FLUSHOMETER, 1.28 GPF, TOP SPUD, SINGLE FLUSH, EXPOSED SENSOR, MANUAL OVER-RIDE, BATTERY OPERATED, POLISHED CHROME FINISH, VERIFY HEIGHT WITH OWNER PRIOR TO ORDERING                                                                                                                                                    |
| L-1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | LAVATORY FAUCET       | DELTA             | 86T1153       | 1/2"     | 1/2" | -      | -        | 2-HOLE COUNTER MOUNTED, 0.5 GPM, DOUBLE TIP ACTION LEVER HANDLES METERING, MAXIMUM 110°F, POLISHED CHROME FINISH, SHALL BE INSTALLED FOR ADA COMPLIANCE, WRAP PIPES                                                                                                                                                                                                                                                                                       |
| L-2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | ADA LAVATORY          | AMERICAN STANDARD | 0355.012      | 1/2"     | 1/2" | 1-1/2" | 1-1/2"   | WALL MOUNTED, 20.5"x18.25", WALL BRACKETS, DELTA MODEL #86T1153 2-HOLE DECK MOUNTED FAUCET, 0.5 GPM, DOUBLE TIP ACTION LEVER HANDLES METERING, MAXIMUM 110°F, POLISHED CHROME FINISH, SHALL BE INSTALLED FOR ADA COMPLIANCE, WRAP PIPES                                                                                                                                                                                                                   |
| UR-1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | ADA URINAL            | AMERICAN STANDARD | 6590.000      | 3/4"     |      | INTGRL | 1-1/2"   | WALL MOUNTED, WALL BRACKETS, BARRIER FREE, TOP SPUD, ELONGATED 14-1/8" RIM, SLOAN #C2 #186-1.0, EXPOSED SENSOR, MANUAL OVER-RIDE FLUSHOMETER FAUCET, 1.0 GPF, SINGLE FLUSH, POLISHED CHROME FINISH, BATTERY OPERATED, SET FOR ADA COMPLIANCE                                                                                                                                                                                                              |
| UR-2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | URINAL                | AMERICAN STANDARD | 6590.000      | 3/4"     |      | INTGRL | 1-1/2"   | WALL MOUNTED, WALL BRACKETS, BARRIER FREE, TOP SPUD, ELONGATED 14-1/8" RIM, SLOAN #C2 #186-1.0, EXPOSED SENSOR, MANUAL OVER-RIDE FLUSHOMETER FAUCET, 1.0 GPF, SINGLE FLUSH, POLISHED CHROME FINISH, BATTERY OPERATED                                                                                                                                                                                                                                      |
| FD                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | FLOOR DRAIN           | SIoux CHIEF       | 832           |          |      |        | SEE PLAN | ADJUSTABLE, ROUND NICKEL-BRONZE STRAINER FLOOR COVER, TRAP PRIMER OR LISTED TRAP PROTECTOR                                                                                                                                                                                                                                                                                                                                                                |
| ET                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | EXPANSION TANK        | WATTS             | PLT-12        | 3/4"     |      |        |          | MAXIMUM TEMPERATURE 200°F, MAX PRESSURE 150 PSI, 4.5 GALLON, 10LBS                                                                                                                                                                                                                                                                                                                                                                                        |
| RCP                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | CIRCULATING PUMP      | BELL & GOSSETT    | A-127L NBF-25 |          | 3/4" |        |          | 3/4" FLANGE, 115V-1PH, 1.1 LO FLA, 1/15 HP, 125 WATT, COORDINATE ELECTRICAL CONNECT WITH E.C., 0 TO 17.2 GPM, PROVIDE AUTOMATIC TIMER, AQUASTAT KIT CONTROLS, AND REQUIRED VALVES                                                                                                                                                                                                                                                                         |
| EWC                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | ADA WATER COOLER      | ELKAY             | LZSTL8WSLP    | 1/2"     |      | 1-1/2" | 1-1/2"   | WALL MOUNTED, HIGH-LOW ADA COOLER WITH EZH20 BOTTLE FILLING STATION, 8 GPH, 115V-1PH 5.0 FLA, 370 WATT, 65lbs, BARRIER FREE, INSTALL FOR ADA COMPLIANCE, PROVIDE REQUIRED WALL MOUNTING KIT                                                                                                                                                                                                                                                               |
| MS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | MOP SINK              | MUSTEE            | 63M           | 1/2"     | 1/2" | 2"     | 1-1/2"   | FLOOR MOUNTED, 24"x24"x10" BASIN, FIAT #830-AA WALL MOUNTED VACUUM BREAKER FAUCET, WITH HOSE CONNECTION, COORDINATE WITH OWNER IF HOSE AND REEL SYSTEM IS NEEDED, IF CHEMICAL DISPENSING SYSTEM IS PROVIDED MUST PROVIDE ADDITIONAL FAUCET AND CONNECT DIRECTLY TO SYSTEM, COORDINATE WITH OWNER FOR ANY OTHER REQUIREMENTS                                                                                                                               |
| MV                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | MIXING VALVE          | WATTS             | LFUSG-B       | -        |      |        |          | UNDER SINK THERMOSTATIC MIXING VALVE, SIZE PER LINE SERVED, TEMP. RANGE 80°F TO 120°F, MAXIMUM PRESSURE 150 PSI, INLET HOT MAXIMUM 180°F, MINIMUM 0.5 GPM FLOW, INTEGRAL CHECK VALVES AND SCREENS PREVENTS CROSS-FLOW AND CONTAMINATION, LEAD FREE, VERIFY UNION CONNECTIONS.                                                                                                                                                                             |
| WHA                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | WATER HAMMER ARRESTOR | MIFAB             | CL-NPB        | SEE PLAN |      |        |          | B 3/4" = 12-30 - C 1" = 31-60 - D 1-1/4" = 61-113 FIXTURE UNITS SERVED, TEMPERATURE RANGE 250°F MAXIMUM, MAXIMUM PRESSURE 350 PSI, OPERATING PRESSURE 35-250 PSIG, SURGE PRESSURE 1,500 PSIG, BARREL TYPE "K" HARD DRAWN COPPER, PISTON BRASS, THREADED ADAPTER BRASS, SEALS O-RINGS, CERTIFIED TO ASSE 1010 PRODUCT STANDARD AND LISTED BY ASSE, NSF, (VERIFY LOCATIONS SELECTED) AND INSTALL IN ACCORDANCE WITH MANUFACTURERS INSTALLATION INSTRUCTIONS |
| HB-1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | HOSE BIBB             | WOODFORD          | 65            | 3/4"     | -    |        |          | WALL MOUNTED, REMOVABLE KEY AND/OR LOCK BOX (COORDINATE WITH OWNER), FREEZE PROTECTED, VACUUM BREAKER, ANTI-SIPHON BACK-FLOW PREVENTION                                                                                                                                                                                                                                                                                                                   |
| HB-2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | HOSE BIBB             | WOODFORD          | 24            | 3/4"     | -    |        |          | WALL MOUNTED, POLISHED CHROME, ANTI-SIPHON, VACUUM BREAKER PROTECTION, LOOSE TEE KEY OPTION FOR SECURITY, WALL FLANGE, VERIFY SELECTION WITH MANUFACTURER                                                                                                                                                                                                                                                                                                 |
| OWNER, TENANT, ARCHITECT, & G.C. SHALL APPROVE ALL FIXTURES SCHEDULED DURING BIDDING AND PRIOR TO ORDERING AND CONSTRUCTION. EQUIPMENT SPECIFIED IS A STANDARD ONLY, FIXTURES MAY BE SUBSTITUTED WITH APPROVED EQUAL, ALL FIXTURES MUST BE LISTED AND APPROVED, MUST COMPLY TO ICC/ANSI A117.1 FOR ACCESSIBILITY, PROVIDE LIMITING DEVICE (TEMPERATURE MIXING VALVES) THAT CONFORMS TO ASSE 1070 AND SHALL LIMIT THE TEMPERED WATER TO A MAXIMUM OF 110°F ON ALL SINKS AND LAVATORIES USED FOR HAND WASHING IN ACCORDANCE WITH 21 IPC CHAPTER 6, SECTION 607.1.2. |                       |                   |               |          |      |        |          |                                                                                                                                                                                                                                                                                                                                                                                                                                                           |

JOHN DAVIS  
DESIGN GROUP

JOHN DAVIS  
DESIGN GROUP

ARCHITECTS  
INTERIORS  
PLANNERS

176 TALAMINE COURT  
SUITE 100  
COLORADO SPRINGS,  
COLORADO 80907  
P 719/528-1177  
F 719/444-8409

2.8.46

Pinnow  
Engineering  
LLC

2151 LONE WILLOW Vw  
COLORADO SPRINGS, CO 80904  
PHONE: 719.661.4185

OWNERSHIP OF DOCUMENT  
THE IDEAS AND DESIGNS  
INCORPORATED HEREIN, AS  
AN INSTRUMENT OF  
PROFESSIONAL SERVICES IS  
THE PROPERTY OF PINNOW  
ENGINEERING LLC AND IS  
NOT TO BE COPIED OR USED,  
IN WHOLE OR PART, FOR  
ANY OTHER PURPOSES  
WITHOUT THE WRITTEN  
AUTHORIZATION OF  
PINNOW ENGINEERING LLC.  
© 2025

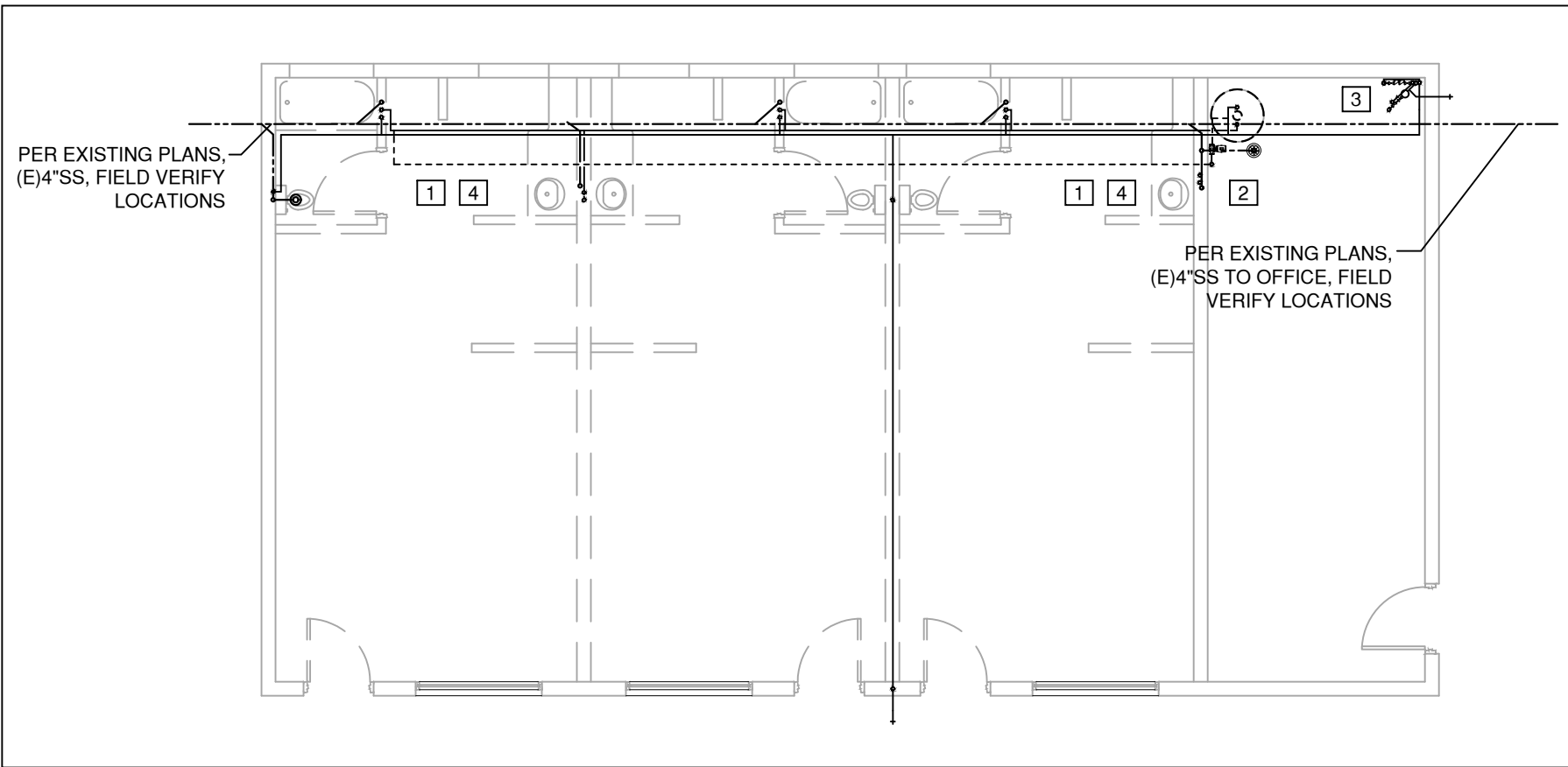
PLUMBING SCHEDULE PLAN

NEW INTERIOR REMODEL FOR  
MANITOU SPRINGS MOBILITY  
HUB RESTROOM BUILDING  
132 MANITOU AVENUE  
MANITOU SPRINGS, COLORADO 80829

|                                         |                  |
|-----------------------------------------|------------------|
| PROJECT NO.                             | F24-022          |
| DATE                                    | JANUARY 24, 2025 |
| DRAWN BY                                | BCB              |
| CHECKED                                 | BCB              |
| APPROVED                                | LAP              |
| REVISED                                 |                  |
| FINAL BID DOCUMENTS<br>JANUARY 24, 2025 |                  |
| SHEET                                   |                  |
| P-2                                     |                  |
| NOT TO SCALE                            | OF 3             |

Page 175 of 323





## DEMO PLUMBING PLAN

### SHEET NOTES

- INTENTION TO DEMO ALL EXISTING PLUMBING FIXTURES (EXCEPT WATER HEATER), DEMO AND CAP EXISTING PIPING AS REQUIRED FOR NEW LAYOUT. SEE NEW LAYOUT PLANS, MAY RE-USE SERVICEABLE PIPING AS NEEDED FOR NEW LAYOUT, IF EXISTING PIPING IS RE-USED IT SHALL BE COMPLETELY CLEANED AS REQUIRED FOR INSTALLATION IN NEW LAYOUT.
- OWNER REQUESTED RE-USE OF EXISTING WATER HEATER, PC SHALL SERVICE, P.C. SHALL PROVIDE ADD ALTERNATE PRICING TO REPLACE IF HEATER IS UNSERVICEABLE.
- REQUESTED EXISTING 2" METER GROUP TO REMAIN, DEMO ANY (E)POOL FILL LINES, (E)HB LINES AND (E)3/4"C TO OFFICE BUILDING, PROVIDING NEW 1" LINE TO OFFICE BUILDING PER REQUEST.
- ALL EXISTING EQUIPMENT AND PIPING MAY NOT BE SHOWN, DEMO ALL AS REQUIRED COORDINATE WITH ALL TRADES, FIELD VERIFY SITE CONDITIONS WITH EXISTING AND NEW PLANS DURING BIDDING PHASE, CONTRACTOR SHALL COORDINATE ALL DRAWINGS FOR COMPLETE DEMO AND NEW INSTALLATION.

### LEGEND & NOTES

- SANITARY SEWER (SS)      ← WALL CLEANOUT  
----- VENT (V)      ◎ FLOOR/GRADE CLEANOUT  
----- COLD WATER (C)      ----- FILTERED COLD WATER (FCW)  
----- HOT WATER (H)  
----- HOT WATER RECIRC (HWR)  
----- GREASE SEWER (GS)  
----- STORM DRAINAGE (SD)  
~~~~~ UNDER SLAB WATER COPPER OR HD POLYETHYLENE PIPING

TRAP ARMS HORIZONTAL DISTANCES PER TABLE 909.1 21 I.P.C.
PROVIDE GRADE, FLOOR, WALL, END OF LINE CLEANOUTS PER 21 I.P.C.
NO 1/2"x1/2" WATER TEES ALLOWED.

FIELD VERIFY ALL LOCATIONS, CONDITIONS, SIZES PRIOR TO CONSTRUCTION, CONTRACTOR MAY RELOCATE DUE TO CONFLICTS THAT MAY ARISE IN FIELD AS LONG AS SIZE AND FUNCTION IS NOT AFFECTED.

SELECTED CONTRACTOR SHALL FIELD VERIFY WITH ACTUAL SITE CONNECTION POINTS ALL LOCATIONS ARE ASSUMED. CONTRACTOR SHALL COORDINATE EXISTING WATER CONNECTIONS AND PROVIDE LOCATE SERVICES TO ENSURE ROUTING AS SHOWN. COORDINATE WITH OWNER FOR ABOVE STATED LOCATE SERVICES AND FINAL EQUIPMENT LOCATIONS DURING BIDDING, PRIOR TO FABRICATION, ORDERING, AND CONSTRUCTION.

THESE DRAWINGS ARE DIAGRAMMATIC IN NATURE AND DO NOT SHOW ALL REQUIRED PIPING. CONTRACTOR SHALL FIELD VERIFY ALL CONDITIONS AND PROVIDE ALL NECESSARY MATERIALS TO COMPLETE THE INTENT OF THE DRAWINGS. CONTRACTOR MAY LOCATE PIPING DIFFERENTLY THAN SHOWN ON DRAWINGS DUE TO CONFLICTS, AS LONG AS SIZE AND FUNCTION IS NOT AFFECTED. IF ISOMETRICS ARE SHOWN THEY ARE ONLY FOR CLARITY REFER TO DRAWINGS FOR LOCATIONS, SIZING AND ROUTING.

PLUMBING SHEET NOTES

CONTRACTOR SHALL FURNISH AND/OR INSTALL ALL THE EQUIPMENT INDICATED WITHIN THESE DRAWINGS (SEE ARCHITECTURE AND FOOD SERVICE DRAWINGS) UNLESS OTHERWISE NOTED. VERIFY LOCATION AND DIMENSIONS IN THE FIELD PRIOR TO FABRICATION AND / OR INSTALLATION.

THE ENTIRE INSTALLATION SHALL BE GUARANTEED FREE OF DEFECTS AND CONTRACTOR SHALL REPAIR AND / OR REPLACE ANY DEFECTIVE MATERIALS OR EQUIPMENT AT NO COST TO THE OWNER FOR A MINIMUM PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE BY OWNER.

ALL WORK SUBJECT TO THE ACCEPTANCE AND APPROVAL OF THE OWNER. THE ARCHITECT SHALL BE NOTIFIED OF ANY AND ALL DISCREPANCIES BETWEEN FIELD CONDITIONS AND THE CONTRACT DOCUMENTS BEFORE PROCEEDING WITH THAT PORTION OF THE WORK. FAILURE OF PROPER NOTIFICATION DOES NOT RELIEVE THE CONTRACTOR. THE CONTRACTOR SHALL CORRECT ANY AND ALL WORK ARISING FROM SUCH FAILURE TO COORDINATE DISCREPANCIES TO SATISFACTION OF THE ARCHITECT WITHOUT ADDITIONAL COST TO THE OWNER.

ALL KITCHEN, PREP AREA AND SALES AREA EQUIPMENT WILL BE FURNISHED AND INSTALLED. EQUIPMENT WILL BE FURNISHED WITH TRIM, FAUCETS, ESCUTCHEONS, ETC. PLUMBING CONTRACTOR SHALL PROVIDE ALL ROUGH-IN TRAPS AND MAKE ALL FINAL CONNECTIONS (SEE EQUIPMENT SCHEDULE IN ARCHITECTURAL / FOOD SERVICE PLANS).

ALL PIPING TO BE CONCEALED IN HUNG CEILINGS, CHASES AND FURRED SPACES.

REFER TO EQUIPMENT SCHEDULE AND EQUIPMENT SPECIFICATIONS FOR EXACT LOCATIONS OF PLUMBING CONNECTIONS.

THE CONTRACTOR SHALL VERIFY DEPTH, SIZE, LOCATION OF ALL EXISTING UTILITIES IN FILED PRIOR TO STARTING WORK.

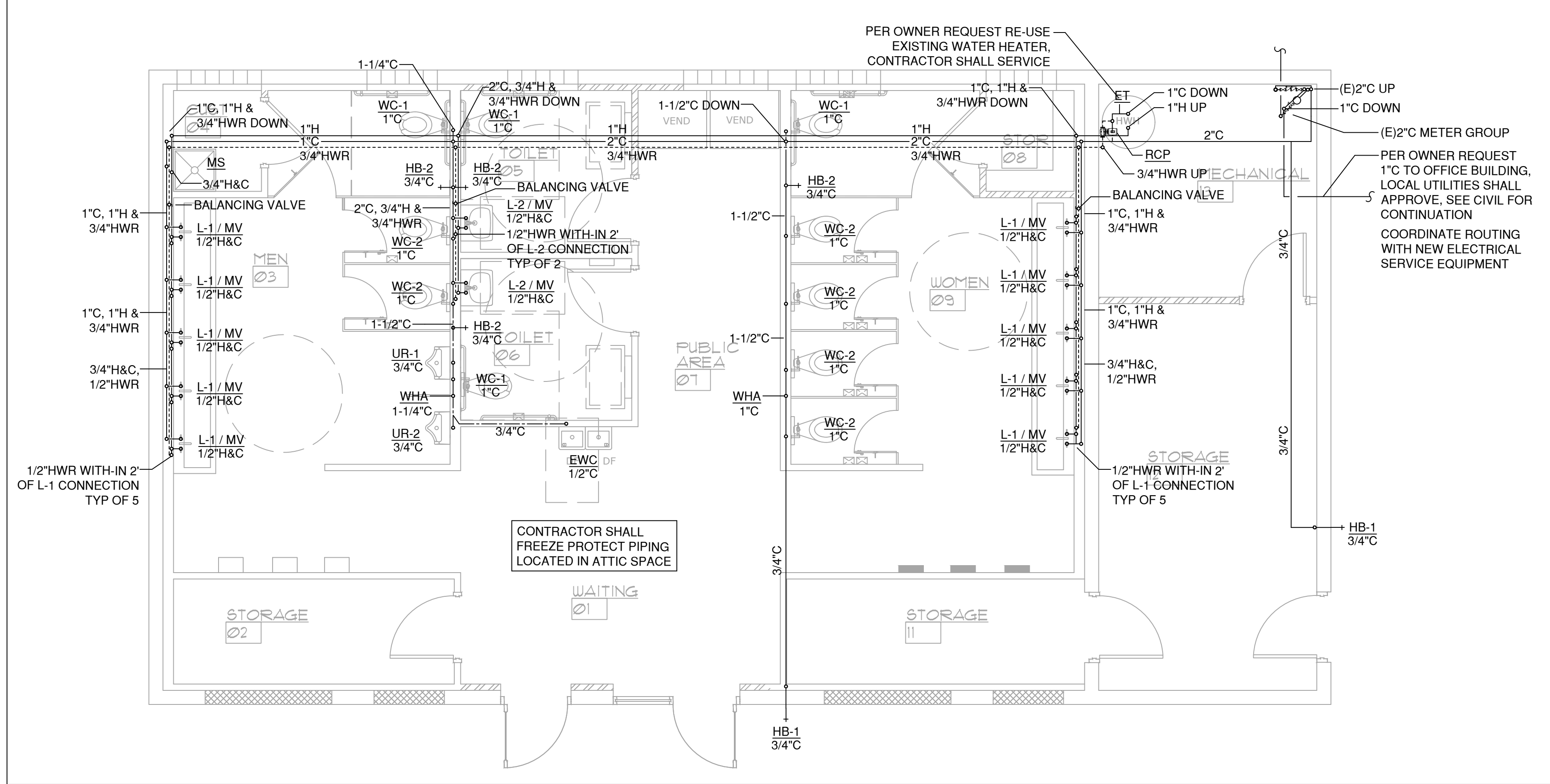
THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL PIPE HANGERS, AND SUPPORTS IN ACCORDANCE WITH 21 IPC.

ALL PENETRATIONS REQUIRED FOR PLUMBING EQUIPMENT AND PIPING THROUGH ANY WALL SHALL BE PROPERLY SEALED OFF TO MAINTAIN THE INTEGRITY OF THE STRUCTURE.

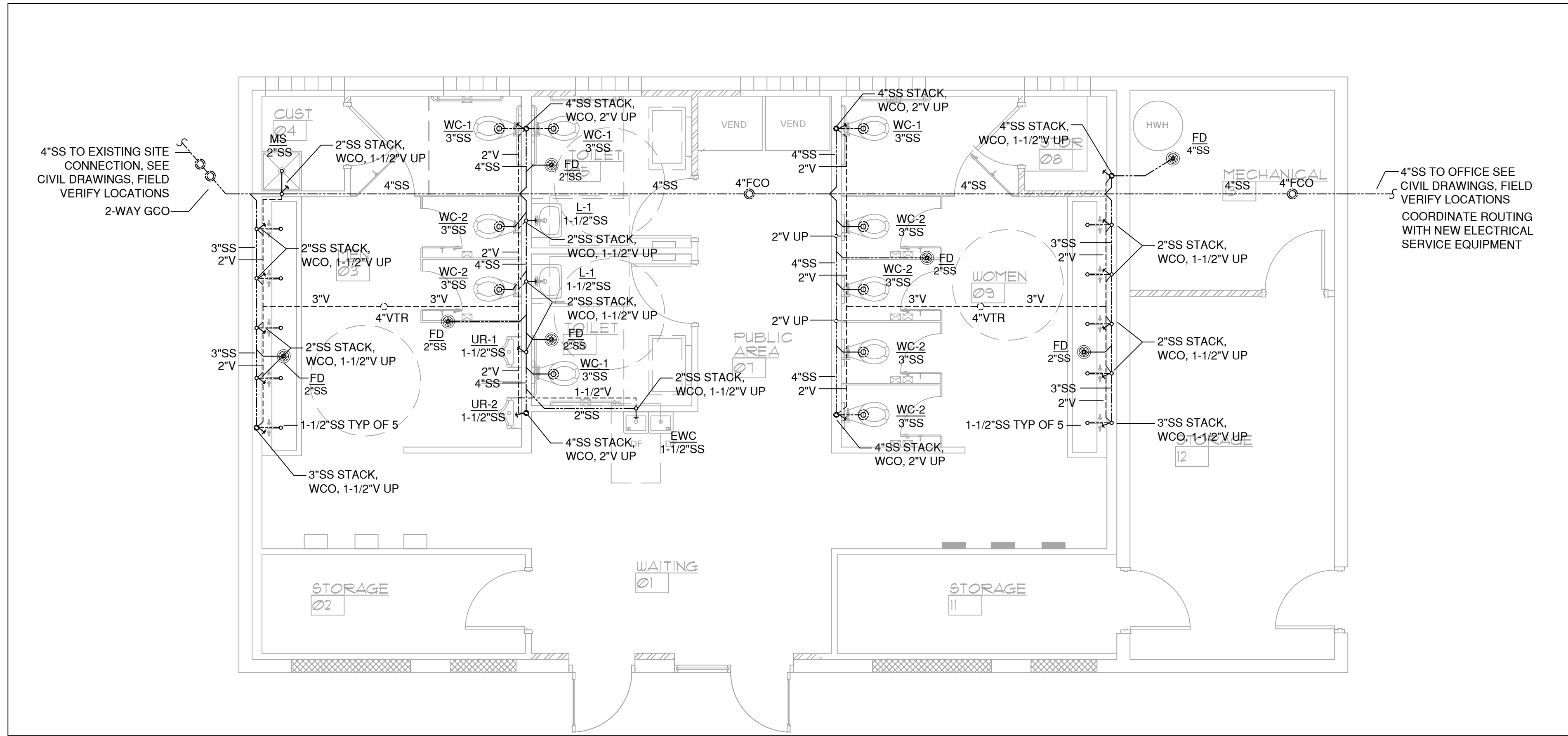
ALL SHUT OFF AND ISOLATION VALVES SHALL BE BALL TYPE. ALL VALVES SERVING TOILETS AND SINKS SHALL BE ANGLE STOP TYPE.

PROVIDE AN INDIVIDUAL BALL VALE AND BACK CHECK VALVE TO EACH INDIVIDUAL PIECE OF EQUIPMENT.

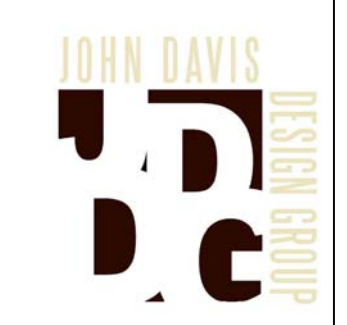
COORDINATE WITH OWNER ON CHEMICAL DISPENSER REQUIREMENTS FOR MOP SINK AND THREE COM SINK. MOUNT BOTTLE AND DISPENSER ABOVE SINK AS REQUIRED BY CHEMICAL SUPPLIER AND LOCAL CODES.



WATER PLUMBING PLAN



WASTE & VENT PLUMBING PLAN

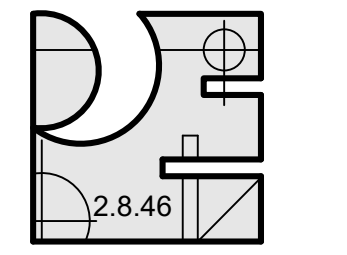


JOHN DAVIS
DESIGN GROUP

JOHN DAVIS
DESIGN GROUP

ARCHITECTS
INTERIORS
PLANNERS

176 TALAMINE COURT
SUITE 100
COLORADO SPRINGS,
COLORADO 80907
P 719/528-1177
F 719/444-8409



Pinnow
Engineering

2151 LONE WILLOW Vw
COLORADO SPRINGS, CO 80904
PHONE: 719.661.4185

OWNERSHIP OF DOCUMENT
THE IDEAS AND DESIGNS
INCORPORATED HEREIN, AS
AN INSTRUMENT OF
PROFESSIONAL SERVICES IS
THE PROPERTY OF PINNOW
ENGINEERING LLC AND IS
NOT TO BE COPIED OR USED,
IN WHOLE OR PART, FOR
ANY OTHER PURPOSES
WITHOUT THE WRITTEN
AUTHORIZATION OF
PINNOW ENGINEERING LLC.
© 2025

PLUMBING PLAN

NEW INTERIOR REMODEL FOR
MANITOU SPRINGS MOBILITY
HUB RESTROOM BUILDING
132 MANITOU AVENUE
MANITOU SPRINGS, COLORADO 80829

PROJECT NO. F24-022

DATE JANUARY 24, 2025

DRAWN BY BCB

CHECKED BCB

APPROVED LAP

REVISED

FINAL BID
DOCUMENTS
JANUARY 24, 2025

SHEET

P-3

SCALE: 1/4"=1'-0"

OF 3

DIVISION 26 - ELECTRICAL

SECTION 26 05 00 Common Work Results for Electrical

PART 1 GENERAL

1.01 GENERAL

A. Coordinate final placement of all devices and type installed.

1.02 SUMMARY OF WORK

A. Work Included: Unless specified otherwise, provide all labor, material(s) and equipment necessary for completely finished and operational systems. Provide all minor incidental items such as offsets, fittings, etc. required as part of the work even though not specified or indicated.

B. Description of Systems: The work of Division includes but is not limited to:
1. Basic Materials and Installation

C. Provisions of the General Conditions apply to the Electrical Work.

D. The Electrical Contractor is to coordinate the Installation with all other trades.

E. Coordinate with the General Contractor for Permits and Inspections.

1.03 COORDINATION

A. General: Coordinate and order the progress of Electrical work to conform to the progress of the work of the other trades. Complete the entire installation as soon as the condition of the building will permit.

B. Installation Procedures: Confer and cooperate with other trades. Coordinate ceiling cavity space carefully with other trades.

C. Drawings and Specifications: The Drawings and Specifications are complementary; what is called for in either of these is binding as though called for by both. The Electrical Drawings indicate the general design and arrangement of lines, equipment, systems, etc. Information shown is diagrammatic in character and does not indicate every required offset, fitting, etc. Take dimensions, locations, levels, etc. from Architectural Drawings & equipment to be furnished.

D. Discrepancies: Examine Drawings and Specifications for other parts of the work, and if any discrepancies occur between the plans for the work of this Division and the plans for the work of others, report such discrepancies to the General Contractor and obtain written instructions for any changes necessary. Should there be a conflict in the dimensions or locations between Electrical Drawings and Architectural Drawings, the Architectural Drawings shall have precedence.

1.04 REGULATORY REQUIREMENTS

A. Pay for permit & inspection fee costs applicable to work of Div 16.

B. Comply with all Applicable Building Codes and Ordinances - Including but not limited to:

- 2021 International Building Code (IBC)
- 2021 International Mechanical Code (IMC)
- 2021 International Plumbing Code (IPC)
- 2021 International Energy Conservation Code (IECC)
- 2023 Pikes Peak Regional Building Code (PPRBC)
- 2020 National Electrical Code (NEC)
- Current IGO/ANSI A117.1 Accessibility Standard

C. Comply with requirements of the Utility Companies. Call for inspections required by local building inspection authority. Submit certificate of occupancy or final acceptance by inspection authority.

D. Discrepancies: If discrepancies occur between these Specifications, local codes, local Utility requirements, etc., the most stringent requirements shall apply.

SECTION 26 05 10 - BASIC MATERIALS & METHODS

PART 1 - GENERAL

1.01 SECTION INCLUDES

A. Wire, Cable, Boxes and Wiring Devices.

PART 2 - PRODUCTS

2.01 CONDUIT

- A. Utilize EMT for all above Grade and Interior Installations.
B. MC Cable may be used per Part 3 (B)(2) below.
C. Liquid Tight Flexible
1. Utilize for Mechanical Equipment Connections.

2.01 WIRE AND CABLE

- A. Feeders Copper THWN-2 or XHHW-2.
B. Branch circuit conductors (#12 minimum).
1. Interior - THWN-2
2. Exterior - XHHW-2

2.02 OUTLET AND JUNCTION BOXES

- A. Boxes Up to 150 Cubic Inches: Standard, One Piece, Zinc Coated.
B. Lighting Fixture Outlet Boxes: Not less than 4" octagonal with Appropriate Ring.
C. Flush Wiring Device Outlets: Minimum 4 Square with Appropriate Ring.

2.03 WIRING DEVICES

- A. Wall Switches: Fed. Spec. W-S 896E and NEMA Standard Test WD-1. All switches to be rated 20 Ampere minimum. Utilize AC quiet Type.
B. Receptacles: NEMA Standard Test WD-1. Provide Commercial Grade Devices.
C. Weatherproof Receptacles: Where indicated Provide an Assembly of a 'GFCI' receptacle with a 'Heavy-Duty Rain' Tight White In-Use Cover.
D. Device and Faceplate Colors
1. White Devices with White Nylon Covers.

Part 3. EXECUTION

3.01 PREPARATION

- A. Supports
1. Support conduit from structure. Supports to be located per NEC requirements.
2. Where outlets are installed in steel stud type systems, provide additional cross bracing, bridging, and/or straps as required to make the outlet completely rigid prior to application of the wall facing material.

3.02 INSTALLATION

A. Conduits

- Install raceways concealed where possible.
- Exposed Conduits by Owner's Representative approval Only.
- Install Conduits 6" away from Plumbing or HVAC Lines.
- Effectively seal all exterior wall or roof penetrations.
- Utilize compression fittings on all Exterior Conduits.
- Provide Insulating grommets in steel stud openings when installing cables through pre-punched or field punched openings.

B. Branch Circuits

- Multi-Circuit runs to be installed concealed in conduit.
- Single Circuit runs may be in MC Cable when installed concealed ONLY.
- All Exposed Branch Circuit runs to be in conduit.
- Include a dedicated neutral per single 120v circuit.
- Include a 'green' equipment grounding conductor for all circuits. Size per NEC Table 250.122.
- Include a Dedicated Neutral for all single pole (120v) runs.
- Color Coding for 120/208v: A - Black, B - Red, C - Blue and Neutral White.
- Equipment Grounding Conductor - Green.

B. Outlets and Boxes

- Flush Boxes without trim ring: Install plumb within 1/8" of finished surface.
- Flush Boxes with trim ring: Install plumb with trim ring within 1/8" of finished surface.
- Coordinate with other trades, as required, to maintain accessibility per NEC Requirements.

SECTION 26 05-53 - ELECTRICAL IDENTIFICATION

PART 1 GENERAL

1.01 DESCRIPTION

A. Directory Cards, Engraved Nameplates & Tape Labels

B. Engraved Nameplates.

C. Tape Labels.

PART 2 PRODUCTS

2.01 MATERIALS

- A. Engraved Plastic Nameplates: Black letters on a white background With self-adhesive back.
B. Adhesive Tape Labels : Black Imprinted Letters on a White Background.
C. Directory Cards - Provide New for each Panel.

PART 3 EXECUTION

3.01 PREPARATION

- A. No temporary type of markings which are visible on equipment are permitted. Repair trim, housing, etc. where such markings cannot readily be removed. Defaced finishes must be refinished.
B. Thoroughly clean surface to which pressure sensitive type tape labels are applied to assure adherence of label.

3.02 INSTALLATION

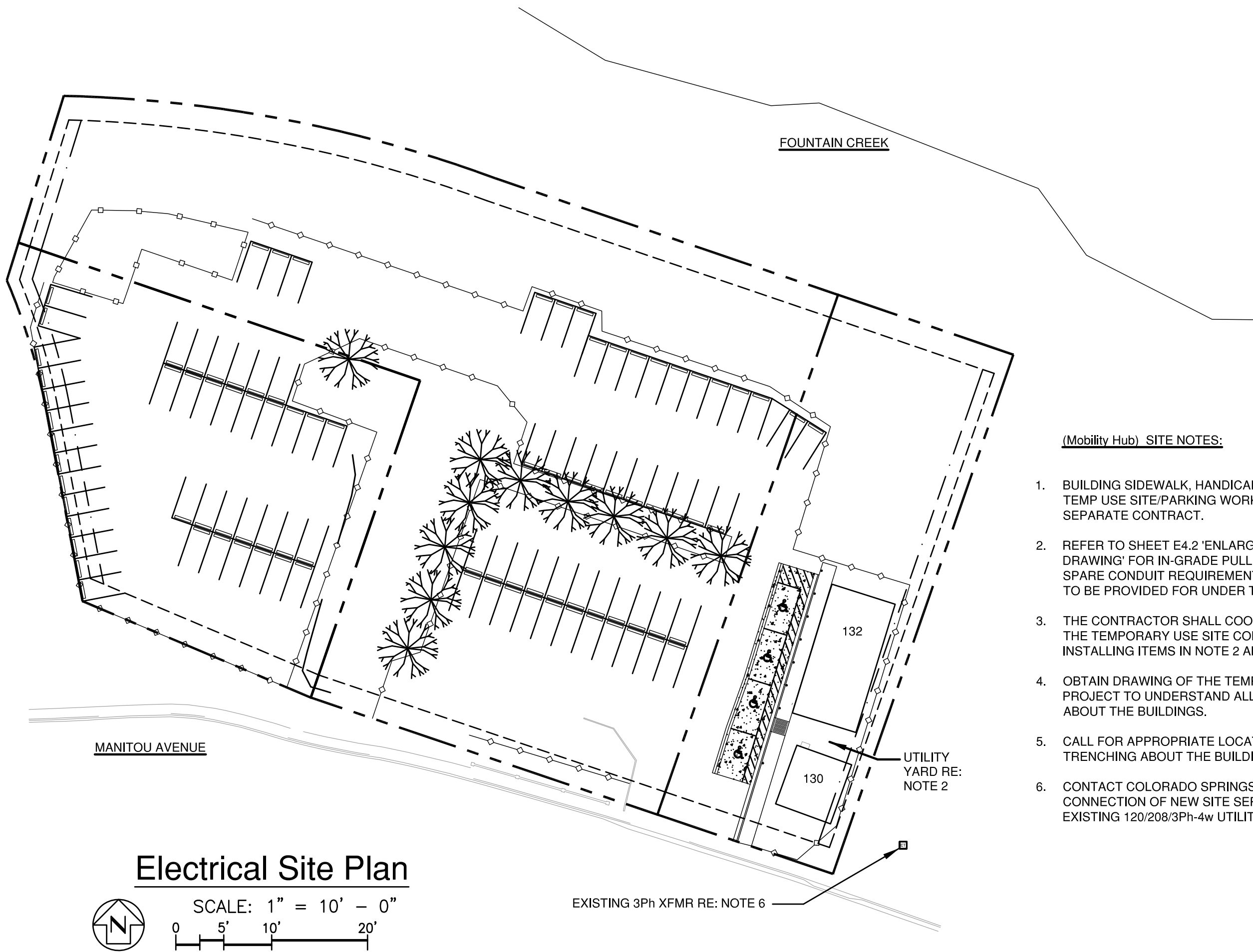
A. Label panelboards as designated on electrical drawings.

B. Directory cards, nameplates, and labels shall indicate the general area and type of electrical load served by each circuit.

3.03 SCHEDULE OF LABELS

- A. Provide ½ inch minimum height letters engraved in plastic laminate nameplates to identify the equipment item for:
1. Branch and distribution panelboards.
B. Provide 1/8 inch minimum height laser etched or engraved device identifying function or equipment controlled for:
1. Exhaust fans.
2. Light switches controlling lights that are out of sight.
3. Remote test/indicator devices associated with smoke detectors.
C. Provide neatly typed directories or identification labels. Use 12 or 15 pitch type as appropriate to ensure adequate information is included in small spaces.
1. Branch circuit panelboard directories.
D. Identify on Panel Schedule or adjacent to specific Breakers, which Circuits Serve Emergency Unit Equipment. NEC.

A FINAL COMMISSIONING REPORT SHALL BE PROVIDED BY THE CONTRACTOR AND DELIVERED TO THE BUILDING OWNER PER SECTION C408.2.5 OF THE 2021 IECC.



Electrical Site Plan



SCALE: 1" = 10' - 0"

EXISTING 3Ph XFMR RE: NOTE 6

(Mobility Hub) SITE NOTES:

- BUILDING SIDEWALK, HANDICAP PARKING AND TEMP USE SITE/PARKING WORK IS UNDER A SEPARATE CONTRACT.
- REFER TO SHEET E4.2 'ENLARGED UTILITY YARD DRAWING' FOR IN-GRADE PULL BOXES AND SPARE CONDUIT REQUIREMENTS. THESE ARE TO BE PROVIDED FOR UNDER THIS CONTRACT.
- THE CONTRACTOR SHALL COORDINATE WITH THE TEMPORARY USE SITE CONTRACTOR WHEN INSTALLING ITEMS IN NOTE 2 ABOVE.
- OBTAIN DRAWING OF THE TEMPORARY USE PROJECT TO UNDERSTAND ALL SITE UTILITIES ABOUT THE BUILDINGS.
- CALL FOR APPROPRIATE LOCATES PRIOR TO TRENCHING ABOUT THE BUILDINGS.
- CONTACT COLORADO SPRINGS UTILITIES FOR CONNECTION OF NEW SITE SERVICE TO THE EXISTING 120/208/3Ph-4w UTILITY XFMR.

PROJECT SCOPE OF WORK

- THIS PROJECT's PLANS CONSISTS OF THE MOBILITY HUB TOILET BUILDING AND THE OFFICE BUILDING. EACH SET SHALL BE ISSUED FOR SEPARATE PRICING, PERMIT AND CONSTRUCTION. HOWEVER, IF CONSTRUCTION OF BOTH PROJECTS (Simultaneously) IS CONTRACTED, THE CONSTRUCTION SHALL BE COMPLETED BY THE SAME GENERAL CONTRACTOR.
- THIS CONTRACT SHALL INCLUDE TEMPORARY POWER FOR ALL CONSTRUCTION PROJECTS. PROVIDE PANEL TMP AS INDICATED ON SHEETS E4.1 AND 4.2. THIS PANEL SHALL BE INSTALLED UNDER THE 'Hub Building' CONSTRUCTION DOCUMENTS. THIS WORK SHALL BE COMPLETED AS SOON AS POSSIBLE TO PROVIDE TEMPORARY POWER FOR THE TEMPORARY USE PROJECT.
- THIS PROJECT SHALL BE CONSTRUCTED IN PARALLEL WITH THE TEMPORARY USE PARKING AREA PROJECT. THESE PROJECT's: WHILE UNDER SEPARATE CONTRACT, WILL REQUIRE COOPERATION FROM BOTH PROJECT's CONTRACTOR's.
- EQUIPMENT FROM THIS PROJECT WILL BE REQUIRED TO BE INSTALLED IN TEMPORARY USE PARKING PROJECT's BUILDING's SIDEWALK AND HANDICAP PARKING AREAS. THIS SHALL BE COORDINATED TO BE INSTALLED AND COMPLETED BY THE SCHEDULED COMPLETION OF THE TEMPORARY USE PARKING PROJECT (Est. 01 June 2025).

INDEX TO ELECTRICAL DRAWINGS

E0.1 ELECTRICAL SITE PLAN AND SPECIFICATIONS

E0.2 FIXTURE SCHEDULE AND LIGHTING CONTROLS

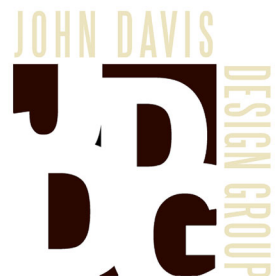
E1.1 ELECTRICAL DEMOLITION PLANS

E2.1 NEW WORK LIGHTING PLAN

E3.1 NEW WORK POWER & SIGNAL PLAN

E4.1 SERVICE DIAGRAMS, PANEL SCHEDULE AND CALCULATIONS

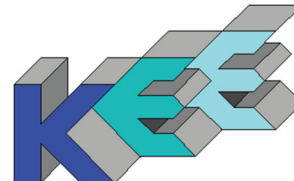
E4.2 ELECTRICAL UTILITY YARD LAYOUT



JOHN DAVIS
DESIGN GROUP

ARCHITECTS
INTERIORS
PLANNERS

176 TALAMINE COURT SUITE 100
COLORADO SPRINGS,
COLORADO 80907
P 719/528-1177
F 719/444-8409



KOHNERT ELECTRICAL
ENGINEER's, INC.

911 S. 8th Street, Ste 200
Colorado Springs Co 80905
Phone (719) 633-2637

DO NOT SCALE
DRAWINGS FOR
CONSTRUCTION
PURPOSES

THESE DRAWINGS ARE THE PROPERTY OF
JDDG ARCHITECTS. THEY SHALL BE USED
FOR THE SOLE PURPOSE OF CONSTRUCTING
THIS PROJECT. THEY SHALL NOT BE
REPRODUCED AND USED FOR THE PURPOSE
OF CONSTRUCTION DOCUMENTS FOR ANY
OTHER PROJECTS.

Partial Electrical Site Plan & Specifications

NEW INTERIOR REMODEL FOR
MANITOU SPRINGS MOBILITY
HUB TOILET BUILDING
132 MANITOU AVENUE

MANITOU SPRINGS, COLORADO 80829

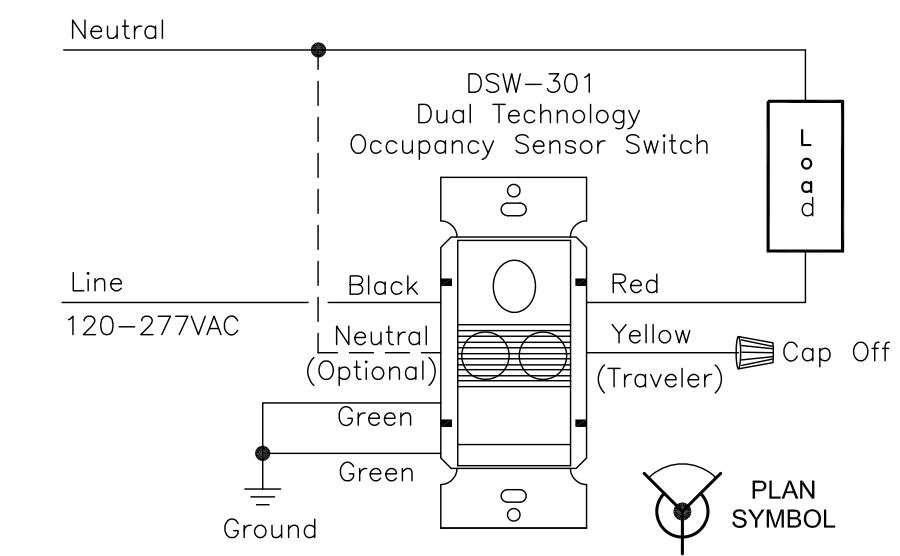
FINAL BID DOCUMENTS

| | |
|-------------|------------------|
| PROJECT NO. | 202446 |
| DATE | JANUARY 24, 2025 |
| DRAWN BY | msk |
| CHECKED | lmak |
| APPROVED | msk |
| REVISED | |

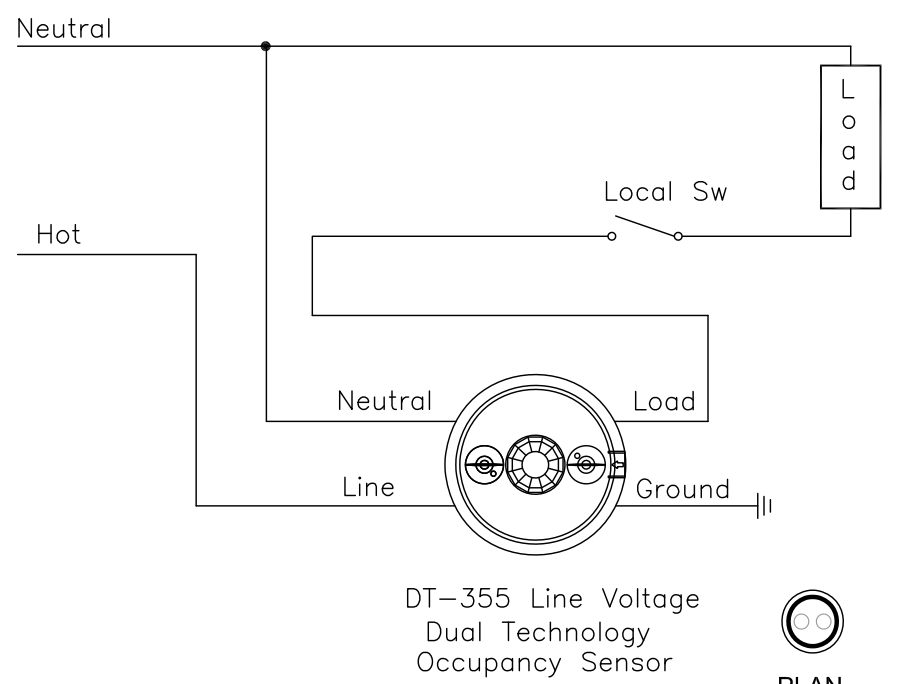
SHEET

E0.1

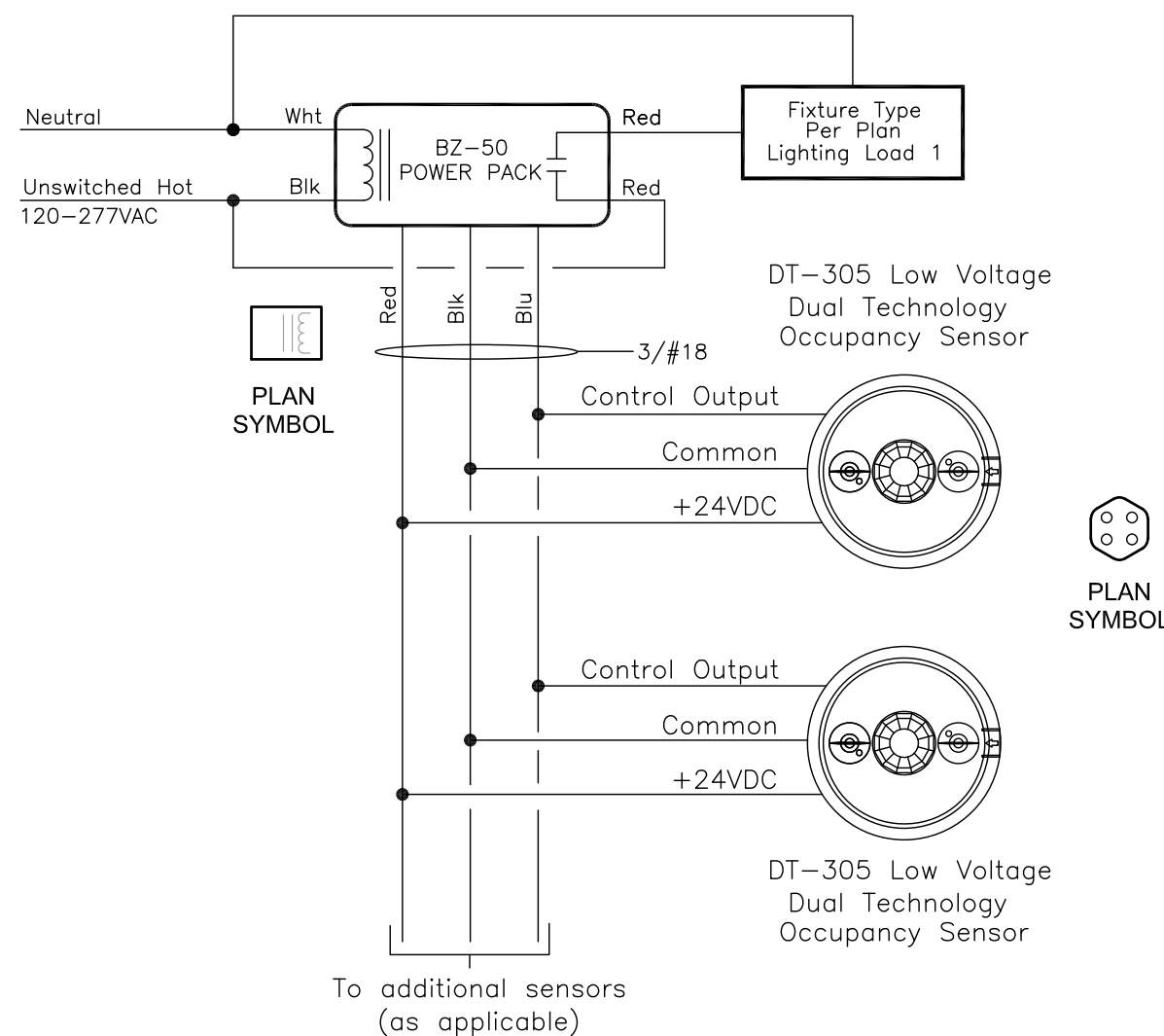
Z:\2024\2024.037_2024.037 Dillon Bus Hub - Electrical Final Bid Documents 0123-25.dwg Jan 23, 2025 - 11:28am



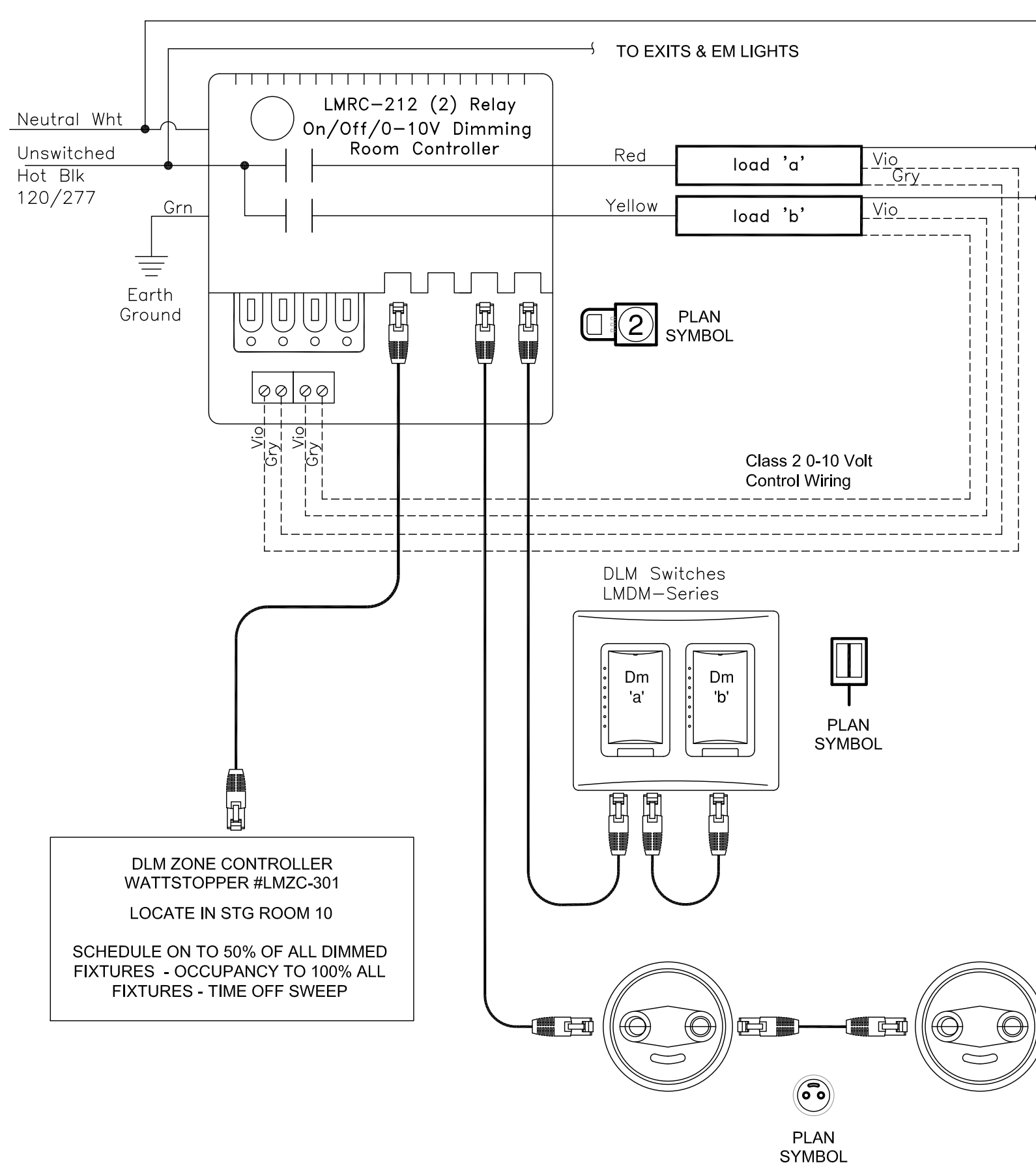
A WALL MOUNTED OCCUPANCY SENSOR



B DIGITAL LIGHTING - SMALL RESTROOMS



C DIGITAL LIGHTING - LARGE RESTROOMS



D DIGITAL LIGHTING - WAITING

| Manitou Bus Hub Toilet Bldg Fixture Schedule | | | | | | | | | |
|--|----------|---|-------|------------|-----------|---------|--------------------------|--|--|
| TYPE | PICTORAL | DESCRIPTION & MANUFACTURES CATALOGUE NUMBERS
ALL BALLASTS ARE 120V UNLESS LISTED OTHERWISE | NOTES | FINISH | LOCATION | LAMP(S) | | | |
| | | | | | | NO. | TYPE | | |
| A | | 2' LED SLIM LENSED STRIP LIGHT WITH 120V ELECTRONIC DIMMING DRIVER.
COLUMBIA #MPS2-35ML-CW-EDU OR APPROVED EQUIVALENT. | 1 | B.W.E. | VARIOUS | - | 27W/
3400LUM/
835 | | |
| B | | 4' LED SLIM LENSED STRIP LIGHT WITH 120V ELECTRONIC DIMMING DRIVER.
COLUMBIA #MPS4-35MW-CW-EDU OR APPROVED EQUIVALENT. | 1 | B.W.E. | VARIOUS | - | 27W/
3541LUM/
835 | | |
| C | | RECESSED LED DOWNLIGHT W/NOMINAL 6" APERTURE SEMI-SPECULAR FINISH AND ELEC. 0-10V DIM. DRIVER. PRESCOLITE #LTR-6RD-H-SL-10L-DM1-IC-LTR-6RD-T-SL-35K-8-XW-VS-B6 OR APPROVED EQUIVALENT.
Ce SAME AS C WITH EM DRIVER | 1 | CLEAR | VARIOUS | - | 12W/
1000LUM/
835 | | |
| D | | RECESSED SQUARE LED DOWNLIGHT W/NOM. 6" APER. SEMI-SPECULAR FINISH AND ELEC. 0-10V DIM. DRIVER. PRESCOLITE #LTR-6SQD-H-SL-10L-DM1-IC-LTR-6SQD-T-SL-35K-8-XW-VS OR APPROVED EQUIVALENT.
De SAME AS D WITH EM DRIVER | 1 | CLEAR | VARIOUS | - | 12W/
906LUM/
835 | | |
| E | | 2" x 6' RECESSED IC RATED LINEAR LED DOWNLIGHT W. SOFT ACRYLIC LENS AND ELEC. 0-10V DIM. DRIVER. LITECONTROL #HP2-R-0-6'-B-835-F-98LG-120-SC-FC-10%-VF-SW OR APPROVED EQUIVALENT. | 1 | WHITE | RESTROOMS | - | 27W/
2886LUM/
835 | | |
| F | | RECESSED 12' X 8' TAPE LIGHT INSTALLED IN EXTRUDED ALUMINUM HOUSING & 0-10V ELEC. DIMMING. BEULUX JB01-SLS-F-L200-IP00-CT35-AA90-40'-DTR OR APPROVED EQUIVALENT. | 1 | BY ARCH | WAITING | - | 200LUM/FT
60W/
835 | | |
| G | | NOMINAL 6" DIAMETER SURFACE MOUNTED (ROUND) EDGE LIT LED LIGHT WITH HIGH IMPACT POLYCARBONATE DIFFUSER. (SET TO 35K)
COLUMBIA #LBSES-6RD-XX OR EQUIVALENT.
Ge SAME AS G WIRED VIA INVERTER | 1 & 3 | BY ARCH | VARIOUS | - | 13W/
1144LUM/
835 | | |
| H | | SMALL EXTERIOR LED FIXTURE WITH AN ACRYLIC DIFFUSER AND DIE-CAST ALUMINUM HOUSING. HUBBELL LNC-5L-U-3K-2-X OR APPROVED EQUIVALENT
He SAME AS H WIRED VIA INVERTER | 1 & 3 | BY ARCH | EXTERIOR | - | 1150LUM/
13W/
830 | | |
| | | SELF CONTAINED EMERGENCY LIGHT WITH INJECTION MOLDED (HIGH ABUSE) HOUSING, 2 HEADS AND SELF DIAGNOSTIC FEATURE.
DUAL LITE 'EV2' SERIES OR EQUIVALENT | 1 | WHITE | VARIOUS | 2 | BY MFG | | |
| | | RECESSED SELF-CONTAINED GREEN LED EXIT SIGN WITH WITH (2) EMERGENCY LIGHT HEADS, BRUSHED ALUM. AND ACRYLIC.
DUALITE #CELCR1GN OR APPROVED EQUIVALENT. | 1 & 2 | WHITE BODY | ENTRY | 1 | PER MFG | | |

- NOTES:
- SUBMIT REQUEST FOR SUBSTITUTION FIXTURE 7 WORKING DAYS PRIOR TO BID. APPROVED FIXTURES WILL BE LISTED IN AN ADDENDUM.
 - CONTRACTOR IS RESPONSIBLE TO COORDINATE EXIT SIGN FACES AND ARROWS WITH LOCATIONS IN WHICH EQUIPMENT IS INSTALLED.
 - FIXTURE TO BE CONTROLLED VIA INVERTER. DUALITE #LPS-32-S-RTSLP OR APPROVED EQUIVALENT.

JOHN DAVIS
DESIGN GROUP

JOHN DAVIS
DESIGN GROUP

JOHN DAVIS
DESIGN GROUP

ARCHITECTS
INTERIORS
PLANNERS

176 TALAMINE COURT
SUITE 100
COLORADO SPRINGS,
COLORADO 80907
P 719/528-1177
F 719/444-8409

KEE

KOHNERT ELECTRICAL
ENGINEER'S, INC.

911 S. 8th Street, Ste 200
Colorado Springs Co 80905
Phone (719) 633-2637

DO NOT SCALE
DRAWINGS FOR
CONSTRUCTION
PURPOSES

THESE DRAWINGS ARE THE PROPERTY OF
JDD ARCHITECTS. THEY SHALL BE USED
FOR THE SOLE PURPOSE OF CONSTRUCTING
THIS PROJECT. THEY SHALL NOT BE
REPRODUCED AND USED FOR THE PURPOSE
OF CONSTRUCTION DOCUMENTS FOR ANY
OTHER PROJECTS.

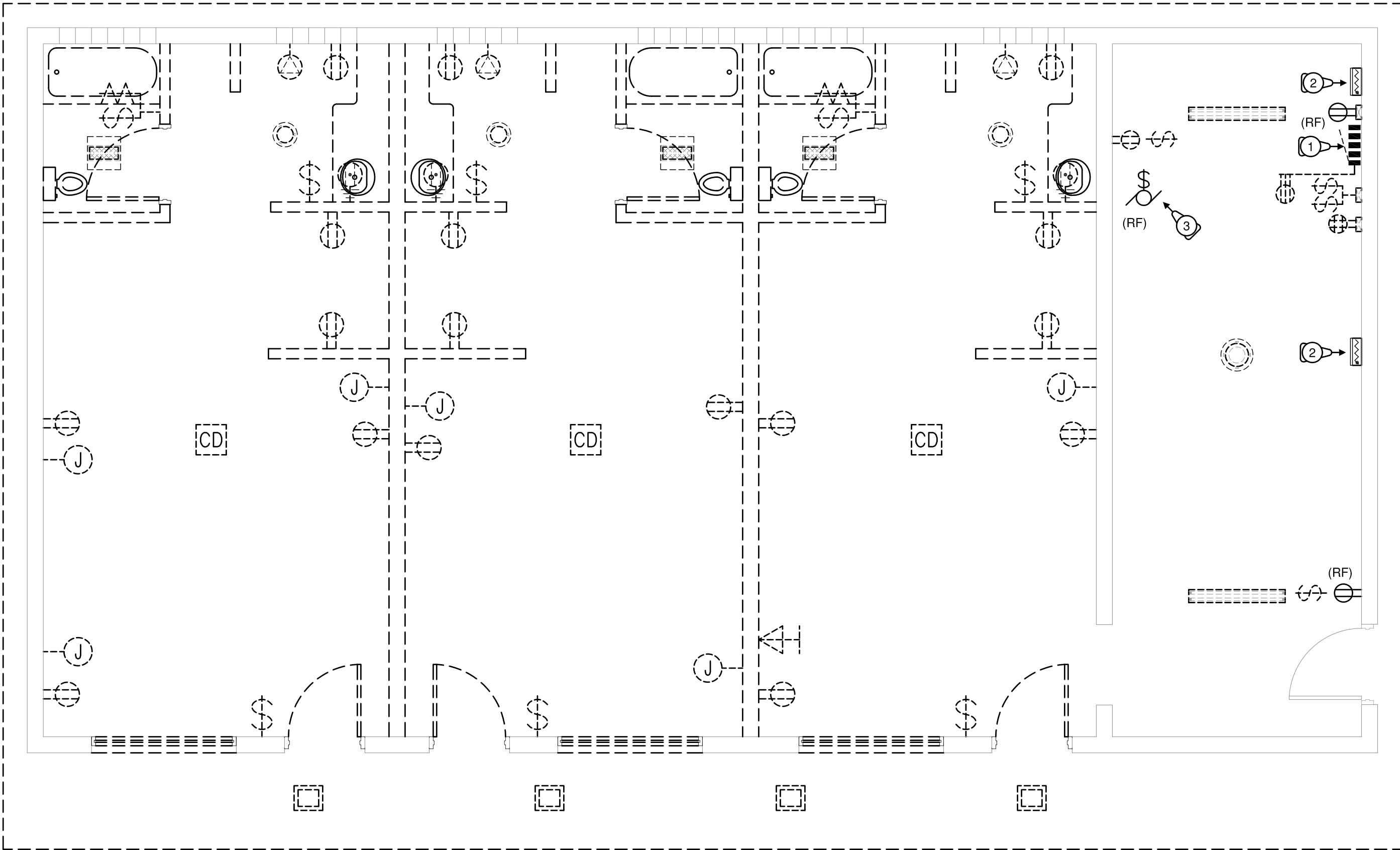
Fixture Schedule & Lighting Controls

NEW INTERIOR REMODEL FOR
MANITOU SPRINGS MOBILITY
HUB TOILET BUILDING
132 MANITOU AVENUE
MANITOU SPRINGS, COLORADO 80829

| | |
|---------------------|------------------|
| FINAL BID DOCUMENTS | |
| PROJECT NO. | 202446 |
| DATE | JANUARY 24, 2025 |
| DRAWN BY | lmak |
| CHECKED | rnsk |
| APPROVED | rnsk |
| REVISED | |
| SHEET | |
| E0.2 | |

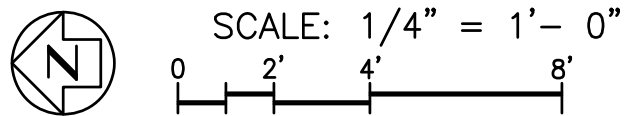
Z:\2024\2024.037_2024.037 Dillon Bus Hub - Electrical Final Bid Documents 01-23-25.dwg Jan 23, 2025 - 11:25am

Page 178 of 323



Electrical Demolition Plan

- ELECTRICAL DEMOLITION FLAGNOTES:
- ① EXISTING PANEL TO BE REPLACED WITH NEW. REMOVE FEEDER TO OFFICE BUILDING. RE: SHEET E0.1 AND E4.2.
 - ② EXISTING ELECTRICAL WALL HEATER. REMOVE EXISTING FEED AND REFEED AS INDICATED ON NEW WORK PLAN.
 - ③ EXISTING FURNACE REMOVE FEED AND REFEED AS INDICATED ON NEW WORK PLAN.



- ELECTRICAL GENERAL DEMOLITION NOTES:
- LOCATIONS OF DEVICES AND EQUIPMENT INDICATED HAVE BEEN VERIFIED BY THE ENGINEER, HOWEVER, THERE MAY BE DEVICES, EQUIPMENT AND CIRCUITS NOT DISCOVERED. THE CONTRACTOR SHALL RESOLVE IN FIELD OR CONTACT THE ENGINEER FOR RESOLUTION.
 - ALL ELECTRICAL (Devices, Lighting and Branch Circuits) ARE SCHEDULED FOR DEMOLITION UNLESS INDICATE (RF) FOR DEVICES THAT ARE TO REMAIN AND BE REFEED AS INDICATED.

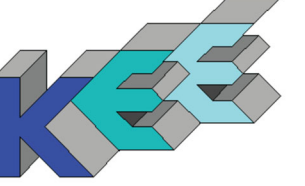


JOHN DAVIS
DESIGN GROUP

JOHN DAVIS
DESIGN GROUP

ARCHITECTS
INTERIORS
PLANNERS

176 TALAMINE COURT
SUITE 100
COLORADO SPRINGS,
COLORADO 80907
P 719/528-1177
F 719/444-8409



KOHNERT ELECTRICAL
ENGINEER's, INC.

911 S. 8th Street, Ste 200
Colorado Springs Co 80905
Phone (719) 633-2637

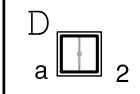
DO NOT SCALE
DRAWINGS FOR
CONSTRUCTION
PURPOSES

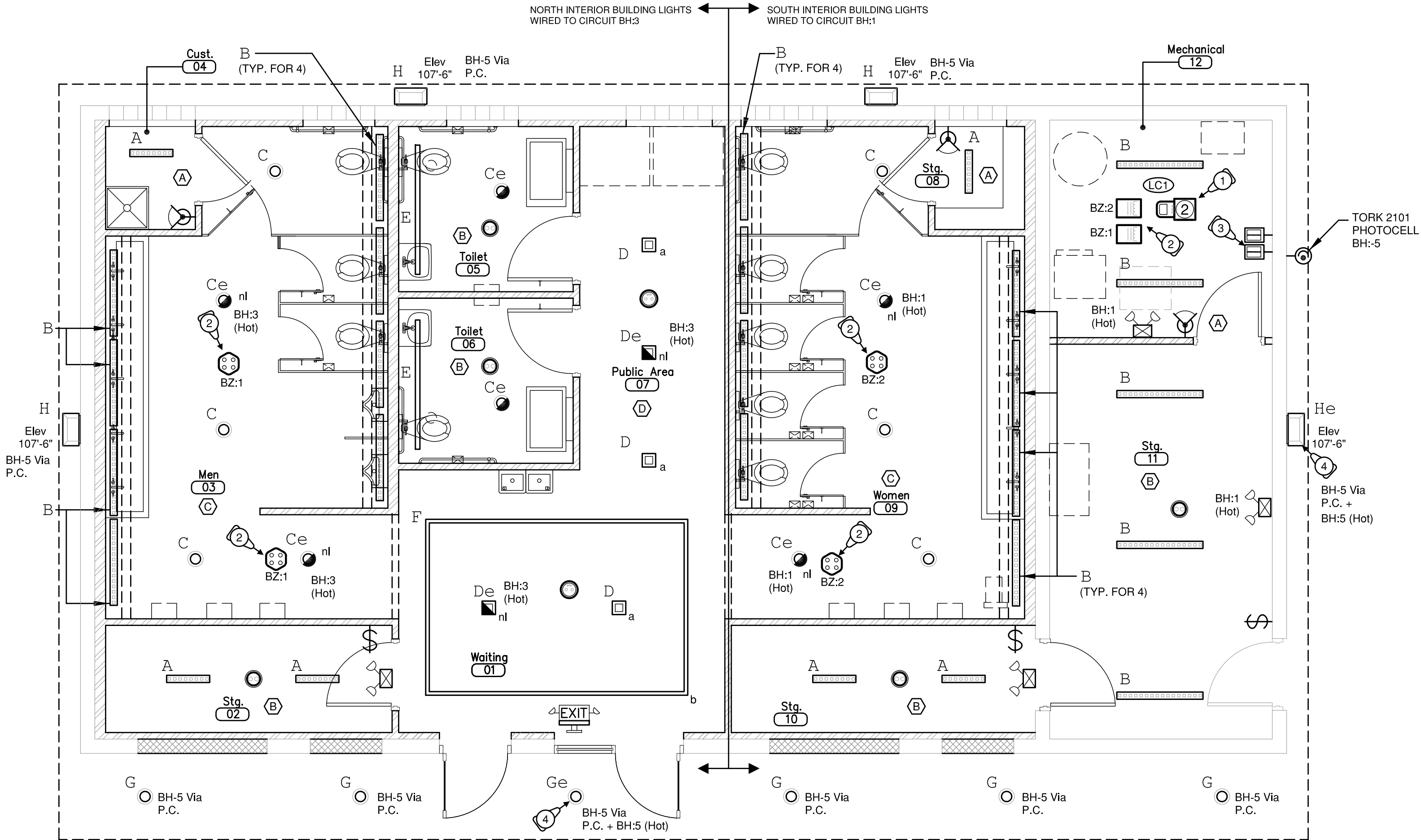
THESE DRAWINGS ARE THE PROPERTY OF
JDD ARCHITECTS. THEY SHALL BE USED
FOR THE SOLE PURPOSE OF CONSTRUCTING
THIS PROJECT. THEY SHALL NOT BE
REPRODUCED AND USED FOR THE PURPOSE
OF CONSTRUCTION DOCUMENTS FOR ANY
OTHER PROJECTS.

Electrical Demolition Plan

NEW INTERIOR REMODEL FOR
MANITOU SPRINGS MOBILITY
HUB TOILET BUILDING
132 MANITOU AVENUE
MANITOU SPRINGS, COLORADO 80829

| | |
|---------------------|------------------|
| FINAL BID DOCUMENTS | |
| PROJECT NO. | 202446 |
| DATE | JANUARY 24, 2025 |
| DRAWN BY | msk |
| CHECKED | lmsk |
| APPROVED | msk |
| REVISED | |
| SHEET | E1.1 |

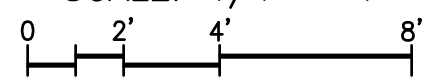
| LIGHTING FIXTURE SYMBOL LEGEND | |
|---|---|
| SYMBOL | DESCRIPTION |
|  | FLUORESCENT OR LED FIXTURE. UPPER CASE LETTER INDICATES TYPE. LOWER CASE LETTER INDICATES CONTROLLING SWITCH AND NUMBER IS CIRCUIT NUMBER. |
|  | LIGHT FIXTURE WIRED HOT AS NIGHT LIGHT. RE: FIXTURE SCHEDULE FOR FIXTURES THAT REQUIRE AN EMERGENCY BATTERY TYPE BALLAST/DRIVER. |
|  | SELF CONTAINED (2) HEAD EMERGENCY LIGHT. RE: FIXTURE SCHEDULE FOR SPECIFICATIONS OF NEW DEVICES. WIRE HOT AHEAD OF LOCAL SWITCHED CIRCUIT. |
|  | EXISTING SELF CONTAINED - EXIT SIGN/EM LIGHT. RE: FIXTURE SCHEDULE FOR ADDITIONAL INFORMATION. WIRE AHEAD OF LOCAL SWITCH OR TO HOT CIRCUIT INDICATED. |
| Line Voltage Controls | |
| SYMBOL | DESCRIPTION |
|  | 20A-1P WALL SWITCH INSTALLED AT +45" ABOVE FINISHED FLOOR. |
|  | WALL MOUNTED 120V DUAL TECHNOLOGY MOTION SENSOR/ SWITCH WITH MANUAL ON-OFF OPERATION AND ADJUSTABLE TIME DELAY. FLUSH MOUNTED AT + 45" A.F.F. WATTSTOPPER #DW-100 OR APPROVED EQUIVALENT. |
|  | LINE VOLTAGE (DUAL TECHNOLOGY- 360 DEG) OCCUPANCY SENSOR SWITCH WITH 5 TO 30 MINUTE TIME DELAY (SET AT 15 MINUTES). INSTALL FLUSH IN CEILING & WIRE AHEAD OF FIXTURE CONTROLLING DEVICE. WATTSTOPPER #DT-355 OR APPROVED EQUIV. |
| Low Voltage Controls | |
| SYMBOL | DESCRIPTION |
|  | 277/24V POWER PACK FOR LOW VOLTAGE OCCUPANCY SENSOR/PHOTOCELL CONTROL DEVICES. WATTSTOPPER #BZ-50-P OR APPROVED EQUIVALENT. |
|  | LOW VOLTAGE DUAL TECHNOLOGY OCCUPANCY SENSOR. WATTSTOPPER #DT-305 (FOR AREA COVERAGE) OR APPROVED EQUIVALENT. |
| DIGITAL CNTRLS SYMBOL LEGEND | |
| SYMBOL | DESCRIPTION |
|  | DIGITAL PLENUM RATED RELAY ROOM LIGHTING CONTROLLER WITH (1) RELAY OUTPUT, 0-10V DIMMING OUTPUT, LED STATUS INDICATOR AND "PLUG 'n' GO" AUTOMATIC CONFIGURATION. WATTSTOPPER #LMRC-212. |
|  | DIGITAL SINGLE BUTTON WALL DIMMER FOR ON/OFF OPERATION, 0-10V DIMMING, LED STATUS, IR TRANSCIEVER AND "PLUG 'n' GO" AUTOMATIC CONFIGURATION. WATTSTOPPER #LMDM-101-X. |
|  | CEILING MOUNTED DIGITAL DUAL TECHNOLOGY OCCUPANCY SENSOR WITH LCD DISPLAY, IR TRANSCIEVER AND "PLUG 'n' GO" AUTOMATIC CONFIGURATION. WATTSTOPPER #LMDC-100. |
| <p><u>GENERAL NOTE:</u></p> <p>AFC MC LUMINAIRY CABLE (OR EQUIVALENT) MAY BE UTILIZED FROM ROOM CONTROLLERS TO LIGHTING LOADS. CABLE INCLUDES 0-10V DIMMING CONDUCTORS.</p> | |



New Work Lighting Plan



SCALE: 1/4" = 1' - 0"



NEW WORK - INSTALLATION NOTES:

- ALL NEW SINGLE POLE BRANCH CIRCUITS TO HAVE DEDICATED NEUTRALS.
- NEW MULTI-CIRCUIT HOMERUNS TO BE IN CONDUIT.
- SINGLE CIRCUITS MAY BE IN MC CABLE.
- ALL CIRCUITS ARE 20A. WIRING IS TO BE #12 WITH #12g, UNLESS NOTED OTHERWISE.
- THE CONTRACTOR SHALL FIELD DETERMINE BRANCH CIRCUIT ROUTING, CONDUIT FILL, JUNCTION BOX LOCATIONS. INSTALLATION SHALL CONFORM THE 2023 NATIONAL ELECTRICAL CODE.
- COORDINATE TO ENSURE ACCESSIBILITY TO ALL JUNCTION BOXES.
- CONDUIT SUPPORTS PER NATIONAL ELECTRICAL CODE REQUIREMENTS.
- SEAL ALL EXTERIOR WALL PENETRATIONS.
- WIRE ALL EXIT/EM/NL ETC HOT AHEAD OF CONTROLLED CIRCUIT. CIRCUIT TO BE SAME AS THE CONTROLLED CIRCUIT.
- COORDINATE WITH ARCHITECTURAL ELEVATION DRAWINGS PRIOR TO ROUGH-IN OF EXTERIOR FIXTURES.

LIGHTING CONTROLLER LOCATION NOTE:

- LC:1** ALL LIGHTING CONTROLLER EQUIPMENT (Relay Pack, Power Packs, Etc.) ARE TO BE INSTALLED IN A READILY ACCESSIBLE LOCATION. WALL OR CEILING MOUNT IN MECHANICAL ROOM. DO NOT INSTALL IN ATTIC SPACE DUE TO TEMPERATURE FLUCTUATIONS.

LIGHTING FLAG NOTES

- FINAL LOCATION OF ROOM CONTROLLER TO BE FIELD DETERMINED. CONTROLLER TO OPERATE WAITING/PUBLIC AREA - RE: WIRING DIAGRAM ON SHEET E0.2.
- LOW VOLTAGE DUAL TECHNOLOGY (PIR/ULTRASOUND) TO BE POWERED VIA POWER PACKS BZ:1 OR BZ:2. POWER PACKS. RE: WIRING DIAGRAM ON SHEET E0.2.
- FINAL LOCATION OF DIMMER SWITCHES FOR WAITING/PUBLIC AREA CONFIRM LOCATION WITH OWNER'S REPRESENTATIVE. AREA TO HAVE TIME ON/OFF TO 50% AND FULL BRIGHTNESS WHEN DETECTING OCCUPANCY.
- EXTERIOR LIGHT TO BE WIRED VIA EMERGENCY LIGHTING INVERTER (Cct. BH:5). RE: FIXTURE SCHEDULE FOR INVERTER SPECIFICATIONS. INSTALL INVERTER IN MECHANICAL ROOM.

LIGHTING CONTROL WORK NOTES

- A** LIGHTING IN THIS ROOM IS CONTROLLED BY A WALL MOUNTED OCCUPANCY SENSOR SWITCH. RE: E0.2 FOR CONTROL WIRING DIAGRAM.
- B** LIGHTING THIS ROOM IS CONTROLLED BY A LINE VOLTAGE CEILING MOUNTED OCCUPANCY SENSOR. INSTALL WITH LOCAL SWITCH WHERE SHOWN ON PLANS. RE: E0.2 FOR CONTROL WIRING DIAGRAM.
- C** LIGHTING THIS ROOM IS CONTROLLED BY A LOW VOLTAGE CEILING MOUNTED OCCUPANCY SENSORS POWERED VIA POWER PACKS. RE: E0.2 FOR CONTROL WIRING DIAGRAM.
- D** LIGHTING IN THIS ROOM IS CONTROLLED BY A MODULAR LOW VOLTAGE RELAY SYSTEM WITH LOW VOLTAGE DIMMING CONTROL. SYSTEM IS FOR A DUAL RELAY OUTPUT. RE: WIRING DIAGRAM ON SHEET E0.2.

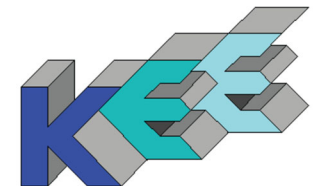


JOHN DAVIS
DESIGN GROUP

JOHN DAVIS
DESIGN GROUP

ARCHITECTS
INTERIORS
PLANNERS

176 TALAMINE COURT SUITE 100
COLORADO SPRINGS,
COLORADO 80907
P 719/528-1177
F 719/444-8409



KOHNERT ELECTRICAL
ENGINEER'S, INC.

911 S. 8th Street, Ste 200
Colorado Springs Co 80905
Phone (719) 633-2637

DO NOT SCALE
DRAWINGS FOR
CONSTRUCTION
PURPOSES

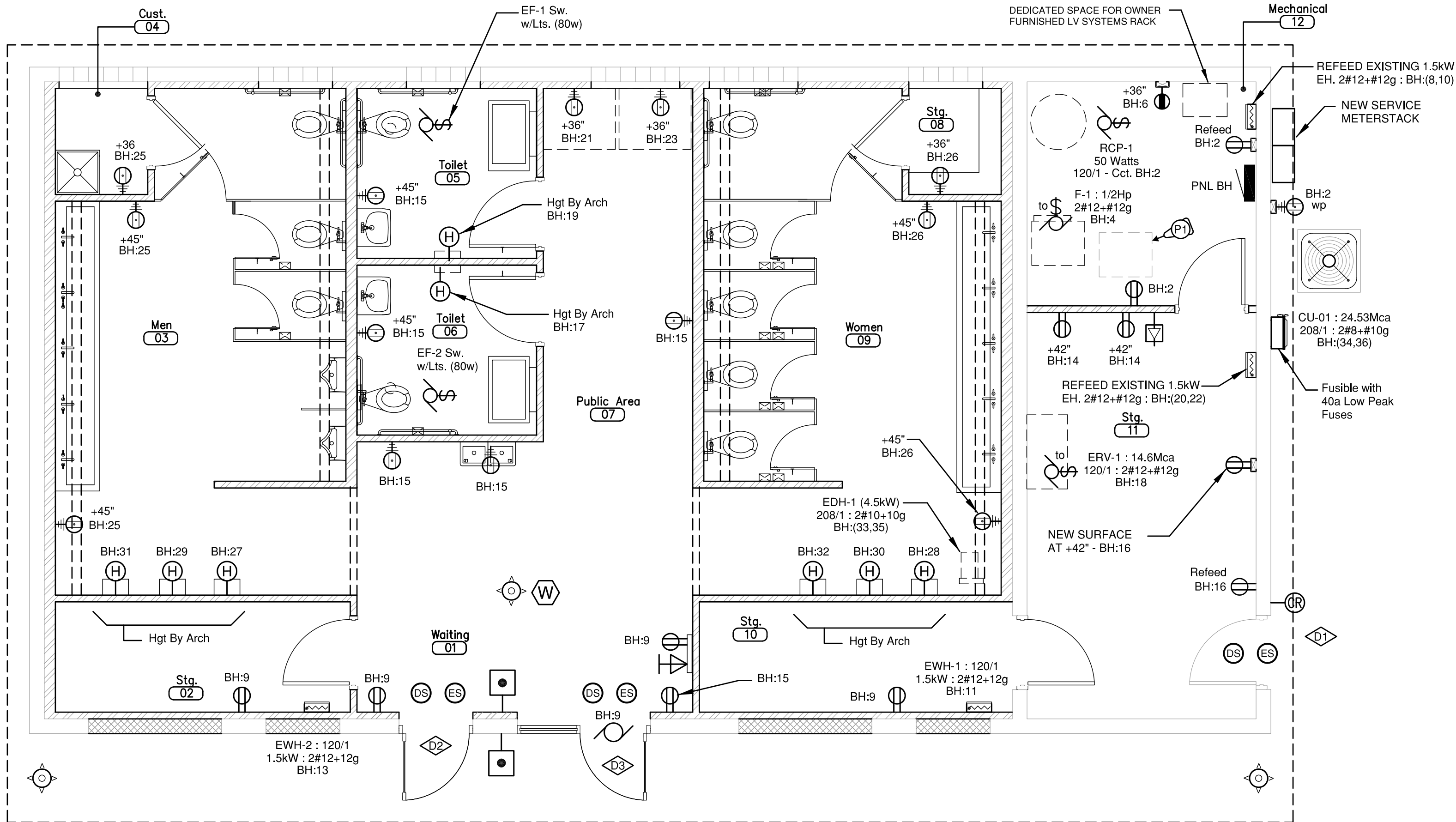
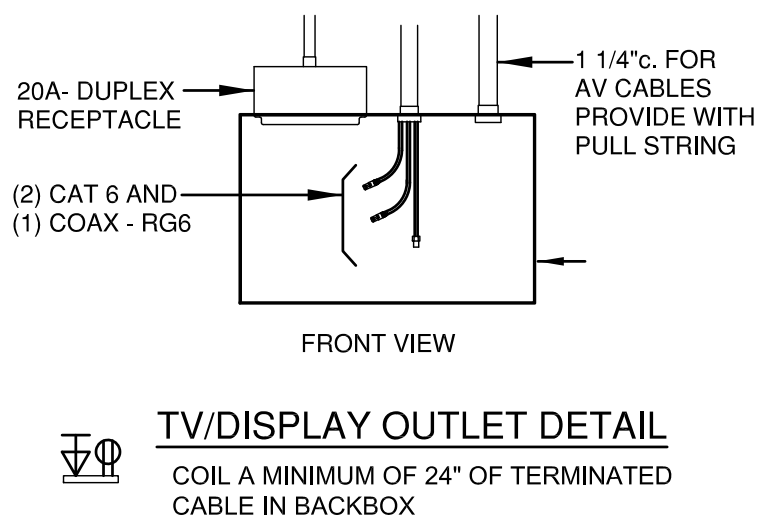
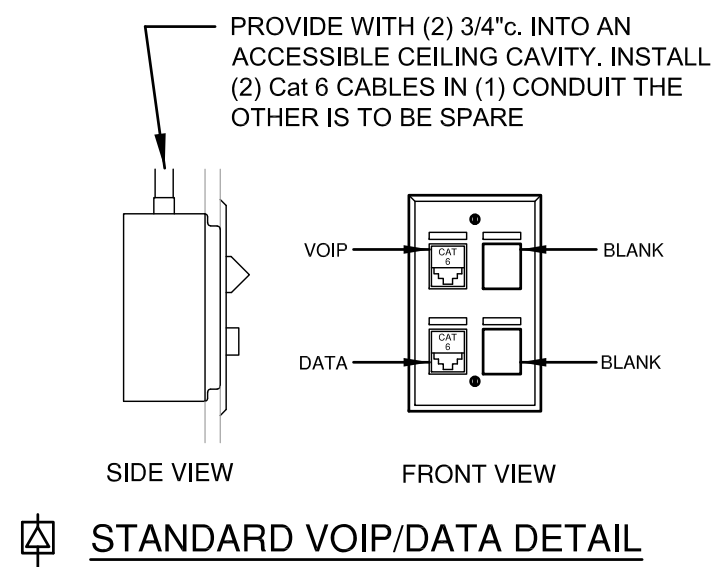
THESE DRAWINGS ARE THE PROPERTY OF
JDDG ARCHITECTS. THEY SHALL BE USED
FOR THE SOLE PURPOSE OF CONSTRUCTING
THIS PROJECT. THEY SHALL NOT BE
REPRODUCED AND USED FOR THE PURPOSE
OF CONSTRUCTION DOCUMENTS FOR ANY
OTHER PROJECTS.

New Work Lighting Plan

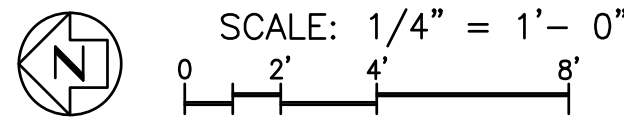
NEW INTERIOR REMODEL FOR
MANITOU SPRINGS MOBILITY
HUB TOILET BUILDING
132 MANITOU AVENUE
MANITOU SPRINGS, COLORADO 80829

| FINAL BID DOCUMENTS | |
|---------------------|------------------|
| PROJECT NO. | 202446 |
| DATE | JANUARY 24, 2025 |
| DRAWN BY | lmak |
| CHECKED | msk |
| APPROVED | msk |
| REVISED | |
| SHEET | |
| E2.1 | |

Z:\2024\2024.037_2024.037 Dillon Bus Hub - Electrical Final Bid Documents 01-23-25.dwg Jan 23, 2025 - 11:26am



New Work Power & Signal Plan



LOW VOLTAGE DEVICE LEGEND

| SYMBOL | DESCRIPTION |
|--------|---|
| | CEILING MOUNTED SECURITY CAMERA - PROVIDE (1) CAT6 CABLE BACK TO PATCH PANEL. COORDINATE FINAL LOCATIONS AND ROUGH-IN REQUIREMENTS WITH SECURITY SYSTEM VENDOR/CONTRACTOR. EXTERIOR CAMERAS TO BE RECESSED IN SOFFIT OR AS OTHERWISE APPROVED BY ARCHITECT. |
| | CARD READER - PROVIDE A FLUSH 4S BOX WITH SINGLE GANG RING AND A 1/2". INTO ACCESSIBLE CEILING CAVITY WITH 22/4 TO DOOR ACCESS PANEL. CONFIRM REQUIREMENT WITH OWNER'S ACCESS CONTROL VENDOR/CONTRACTOR PRIOR TO ROUGH-IN. MOUNT AT +45" A.F.F. |
| | DOOR POSITION SWITCH - PROVIDE CAT6 CABLE BACK TO DOOR ACCESS PANEL. CONFIRM REQUIREMENT WITH OWNER'S ACCESS CONTROL VENDOR/CONTRACTOR PRIOR TO ROUGH-IN. |
| | ELECTRIC STRIKE - PROVIDE 18/2 TO TO DOOR ACCESS PANEL. CONFIRM REQUIREMENT WITH OWNER'S ACCESS CONTROL VENDOR/CONTRACTOR PRIOR TO ROUGH-IN. |
| | PROVIDE ROUGH IN (FLUSH 4S - 2 1/2" DEEP BOX WITH SINGLE GANG RING AND (2) 3/4". INTO ACCESSIBLE CEILING OR AS OTHERWISE INDICATED ON DRAWINGS). IF INSTALLED IN NON ACCESSIBLE CEILING AREAS, PROVIDE CONDUIT BACK TO IT RACK OR CLOSEST ACCESSIBLE CEILING CAVITY. INSTALL, TERMINATE AND TEST CABLE AS INDICATED. RE: DETAIL THIS SHEET FOR CABLE REQUIREMENT. |
| | PROVIDE ROUGH IN PER DETAIL THIS SHEET. IF INSTALLED IN NON ACCESSIBLE CEILING AREAS, PROVIDE CONDUIT BACK TO IT RACK OR CLOSEST ACCESSIBLE CEILING CAVITY. INSTALL, TERMINATE AND TEST CABLE AS INDICATED. RE: DETAIL THIS SHEET FOR CABLE REQUIREMENT. |
| | PROVIDE ROUGH-IN FOR WIRELESS ACCESS POINTS (WAP). EXACT LOCATION BY OWNER. PROVIDE BOX AND CAT 6 CABLE IN 3/4". BACK TO TO IT RACK LOCATION. WIRELESS ACCESS DEVICE, CABLE TERMINATION AND TESTING ARE BY THE OWNER'S VENDOR. |

LOW VOLTAGE SYSTEM DEVICES AND CABLING ARE SHOWN FOR PRICING ONLY. THE FINAL INSTALLATION SHALL BE COORDINATED AND INSTALLED PER THE OWNER'S LOW VOLTAGE SYSTEMS VENDOR(S) REQUIREMENTS. THIS INCLUDES TV, SECURITY AND INFORMATION TECHNOLOGY SYSTEMS. CONTRACTOR TO PROVIDE ALL APPROPRIATE ROUGH-IN AND INSTALL CABLES INDICATED (PROVIDE FOR ADEQUATE LENGTHS FOR CABLE MAKE UP). SYSTEM DEVICES, FINAL CABLE TERMINATIONS AND TESTING SHALL BE BY THE OWNER'S VENDORS.

GENERAL LOW VOLTAGE WORK NOTES

- PROVIDE BACK BOXES AS REQUIRED BY SYSTEM SUPPLIER AND 3/4" INTO ACCESSIBLE CEILING CAVITY. (FOR DOOR ACCESS CONTROL).
- ROUGH-IN OF SECURITY DEVICES ARE CONCEPTUAL. FINAL DESIGN BY SECURITY CONTRACTOR. CONFIRM ALL REQUIREMENTS PRIOR TO ROUGH-IN.
- FOR ALL SECURITY DEVICES INSTALLED IN NON ACCESSIBLE CEILING AREAS, PROVIDE 3/4". INTO CLOSEST ACCESSIBLE CEILING CAVITY.

DOOR CONTROLS OPERATION NOTES

D1 SINGLE DOOR WITH CARD READER

DOOR TO REMAIN LOCKED AT ALL TIMES ACTIVE LEAF TO UNLOCK UPON VALID ACCESS FREE MECHANICAL EGRESS VIA EXIT DEVICES REX TO PROVIDE VALID EXIT TO SHUNT DPS BUT NOT UNLOCK DOOR. DPS TO REPORT DOOR HELD AND DOOR FORCED OPEN TRANSACTIONS

D2 SINGLE DOOR WITH TIMECLOCK FUNCTION/SYSTEM FUNCTION

DOOR TO REMAIN LOCKED AT ALL TIMES DOOR TO UNLOCK UPON VALID ACCESS SUCH AS TIMECLOCK ETC.FREE MECHANICAL EGRESS VIA EXIT DEVICES REX TO PROVIDE VALID EXIT TO SHUNT DPS BUT NOT UNLOCK DOOR DPS TO REPORT DOOR HELD AND DOOR FORCED OPEN TRANSACTIONS.

D3 SINGLE DOOR W. TIMECLOCK FUNCTION/SYSTEM FUNCTION, &HANDICAP DOOR OPERATORS

DOOR TO REMAIN LOCKED AT ALL TIMES ACTIVE LEAF TO UNLOCK UPON VALID ACCESS INTERIOR ACTUATOR TO UNLOCK AND OPEN DOOR EXTERIOR ACTUATOR TO BE CUT OFF UNLESS DOOR IS UNLOCKED VIA SYSTEM FREE MECHANICAL EGRESS VIA EXIT DEVICES REX TO PROVIDE VALID EXIT TO SHUNT DPS BUT NOT UNLOCK DOOR DPS TO REPORT DOOR HELD AND DOOR FORCED OPEN TRANSACTIONS

POWER & SIGNAL LEGEND

| SYMBOL | DESCRIPTION |
|--------|--|
| | 20A, TAMPER RESISTANT DUPLEX RECEPTACLE NEMA TYPE 5-20R. MOUNT AT +18" UNLESS NOTED OTHERWISE. |
| | 20A, TAMPER RESISTANT GROUND FAULT CIRCUIT INTERRUPTER TYPE DUPLEX RECEPTACLE MOUNTED AT +18" A.F.F. UNLESS INDICATED OTHERWISE. RECEPTACLE TO BE READILY ACCESSIBLE PER NEC. PROVIDE WITH REMOTE TEST SWITCH AND/OR GFCI BREAKER. |
| | 20A, TAMPER RESISTANT 'GFCI' RECEPTACLE PROVIDED WITH 'RAINTIGHT WHILE IN-USE' WEATHERPROOF COVER. MOUNT AT +24" UNLESS INDICATED OTHERWISE. |
| | 20A, DUPLEX RECEPTACLE WIRED TO A DEDICATED 20A CIRCUIT. MOUNT AT +18" A.F.F UNLESS NOTED OTHERWISE. |
| | CONNECTION FOR HAND DRYER. COORDINATE WITH ARCHITECTURAL ELEVATION DRAWINGS PRIOR TO ROUGH-IN. |
| | JUNCTION BOX. |
| | FRACTIONAL HORSEPOWER MOTOR CONNECTION. PROVIDE MOTOR RATED SNAP SWITCH WITH THERMAL OVERLOAD. MOUNT AT MOTOR. |
| | FRACTIONAL HORSEPOWER MOTOR CONNECTION. PROVIDE MOTOR RATED SNAP SWITCH W/O THERMAL OVERLOAD. MOUNT AT MOTOR. |
| | MOTOR CONNECTIONS. |
| | PUSHBUTTON AND MOTOR FOR HANDICAP DOOR OPERATOR. |
| | HEAVY DUTY MOTOR RATED DISCONNECT SWITCH. PROVIDE NEMA 3R FOR EXTERIOR APPLICATIONS |
| | CONNECTION FOR EQUIPMENT. RE: MECHANICAL FOR EXACT REQUIREMENTS. |
| | CONNECTION FOR MECHANICAL EQUIPMENT WITH HEATING COIL. |
| | SURFACE MOUNTED BRANCH CIRCUIT PANEL. |
| | FLUSH MOUNTED BRANCH CIRCUIT PANEL. |
| | CONTROL PANEL. |

NEW WORK - INSTALLATION NOTES:

- ALL NEW SINGLE POLE BRANCH CIRCUITS TO HAVE DEDICATED NEUTRALS.
- NEW MULTI-CIRCUIT HOMERUNS TO BE IN CONDUIT.
- SINGLE CIRCUITS MAY BE IN MC CABLE.
- ALL CIRCUITS ARE 20A. WIRING IS TO BE #12 WITH #12g, UNLESS NOTED OTHERWISE.
- THE CONTRACTOR SHALL FIELD DETERMINE BRANCH CIRCUIT ROUTING, CONDUIT FILL, JUNCTION BOX LOCATIONS. INSTALLATION SHALL CONFORM THE 2023 NATIONAL ELECTRICAL CODE.
- COORDINATE TO ENSURE ACCESSIBILITY TO ALL JUNCTION BOXES.
- CONDUIT SUPPORTS PER NATIONAL ELECTRICAL CODE REQUIREMENTS.
- SEAL ALL EXTERIOR WALL PENETRATIONS.
- COORDINATE WITH OWNER'S VENDOR(S) LOW VOLTAGE SYSTEM CONTRACTORS FOR EXACT INSTALLATION REQUIREMENTS (i.e. Door Access, Security, Information Technology, Etc).

NEW WORK FLAGNOTE:

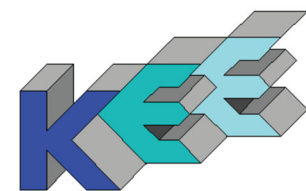
- INSTALL (3) PORCELAIN KEYLESS WITH 9W LED A-LAMP, (1) 15A GFCI DUPLEX AND (1) SINGLE POLE LIGHT SW. IN ATTIC. LOCATE RECEPTACLE AND SWITCH AT ATTIC ACCESS POINT. WIRE TO CIRCUIT BH:12.



JOHN DAVIS
DESIGN GROUP

ARCHITECTS
INTERIORS
PLANNERS

176 TALAMINE COURT
SUITE 100
COLORADO SPRINGS,
COLORADO 80907
P 719/528-1177
F 719/444-8409



KOHNERT ELECTRICAL
ENGINEER'S, INC.

911 S. 8th Street, Ste 200
Colorado Springs Co 80905
Phone (719) 633-2637

DO NOT SCALE
DRAWINGS FOR
CONSTRUCTION
PURPOSES

THESE DRAWINGS ARE THE PROPERTY OF
JDDG ARCHITECTS. THEY SHALL BE USED
FOR THE SOLE PURPOSE OF CONSTRUCTING
THIS PROJECT. THEY SHALL NOT BE
REPRODUCED AND USED FOR THE PURPOSE
OF CONSTRUCTION DOCUMENTS FOR ANY
OTHER PROJECTS.

New Work Power Plan

NEW INTERIOR REMODEL FOR
MANITOU SPRINGS MOBILITY
HUB TOILET BUILDING
132 MANITOU AVENUE
MANITOU SPRINGS, COLORADO 80829

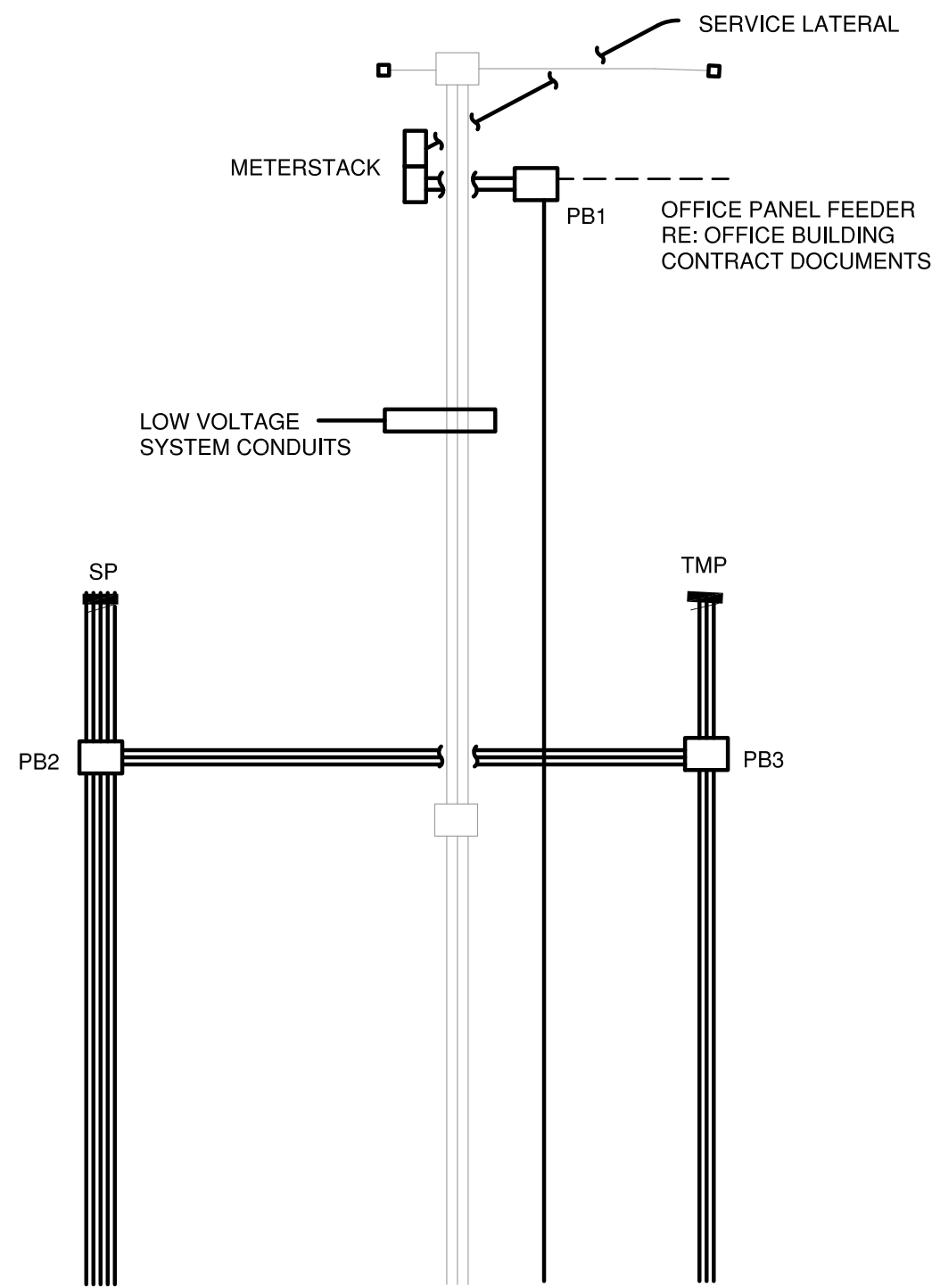
FINAL BID DOCUMENTS

| | |
|-------------|------------------|
| PROJECT NO. | 202446 |
| DATE | JANUARY 24, 2025 |
| DRAWN BY | msk |
| CHECKED | lmak |
| APPROVED | msk |
| REVISED | |

SHEET

E3.1

Z:\2024\2024.037 - 2024.037 Dillon Bus Hub - Electrical Final Bid Documents 01-23-25.dwg Jan 23, 2025 - 11:26am



LAYOUT OF INGRADE PULLBOXES
AND SPARE CONDUITS RE: E4.2
FOR ADDITIONAL REQUIREMENTS

| ELECTRICAL LOAD SUMMARY FOR SERVICE EQUIPMENT | | | | | |
|---|-----------|--------|-------------|---------------|---------|
| Load Type | Load Code | PNL BH | Conn Kva | Demand Factor | Dmd Kva |
| LIGHTING | Ltg | 1.7 | 1.7 | 1.25 | 2.1 |
| COMPUTER | Cmp | 0.0 | 0.0 | 1.25 | 0.0 |
| MOTORS | Mtr | 4.7 | 4.7 | 1.25 | 5.9 |
| HEATING | Htg | 10.5 | 10.5 | 1.25 | 13.1 |
| AIR CONDITIONING | A/C | 7.5 | 7.5 | 1.25 | 9.4 |
| RECEPTACLES | Rec | 7.8 | 7.8 | 10+50% | 7.8 |
| KITCHEN | Kit | 0.0 | 0.0 | 1.00 | 0.0 |
| OTHR | Othr | 16.0 | 16.0 | 1.00 | 16.0 |
| Demand Kva | | 54.3 | Demand Kva | 54.3 | |
| Demand Amps | | 150.8 | Demand Amps | 150.8 | |

SERVICE CALCULATION NOTES:

- LOADS INDICATED ARE FOR THIS PERMIT ONLY.
- SERVICE IS DESIGNED TO ACCOMMODATE ADDITIONAL LOADS:
 - OFFICE BUILDING LOADS (Calculated Demand Amps = 96.7A)
 - FUTURE PERMANENT SITE LOADS (Est. Demand Amps = 106.4A)
 - FUTURE EV CHARGING STATIONS (Est. Demand Amps = 154.2A)
- TOTAL ANTICIPATED SERVICE LOAD DEMAND AMPS = 508.1 Amps

| Calculated Available Fault Currents | | | |
|-------------------------------------|--------------------------|--------------|--------------------------|
| For Name | | | |
| EQUIPMENT | CALCULATED FAULT CURRENT | O.C. DEVICE | SCSR RATING OF EQUIPMENT |
| Meterstack | 20,925 Sca | 600aMCB | 42,000 AIC |
| Panel HB | 16,734 Sca | 200a CB | 16,734 Sca |
| Panel SP | 8,434 Sca | 125a CB | 10,000 AIC |
| Panel TMP | 3,517 Sca | 100a MCB | 10,000 AIC |
| CU-1 | 6,737 Sca | 40a LP Fuses | Re: Note 2 |

NOTES:

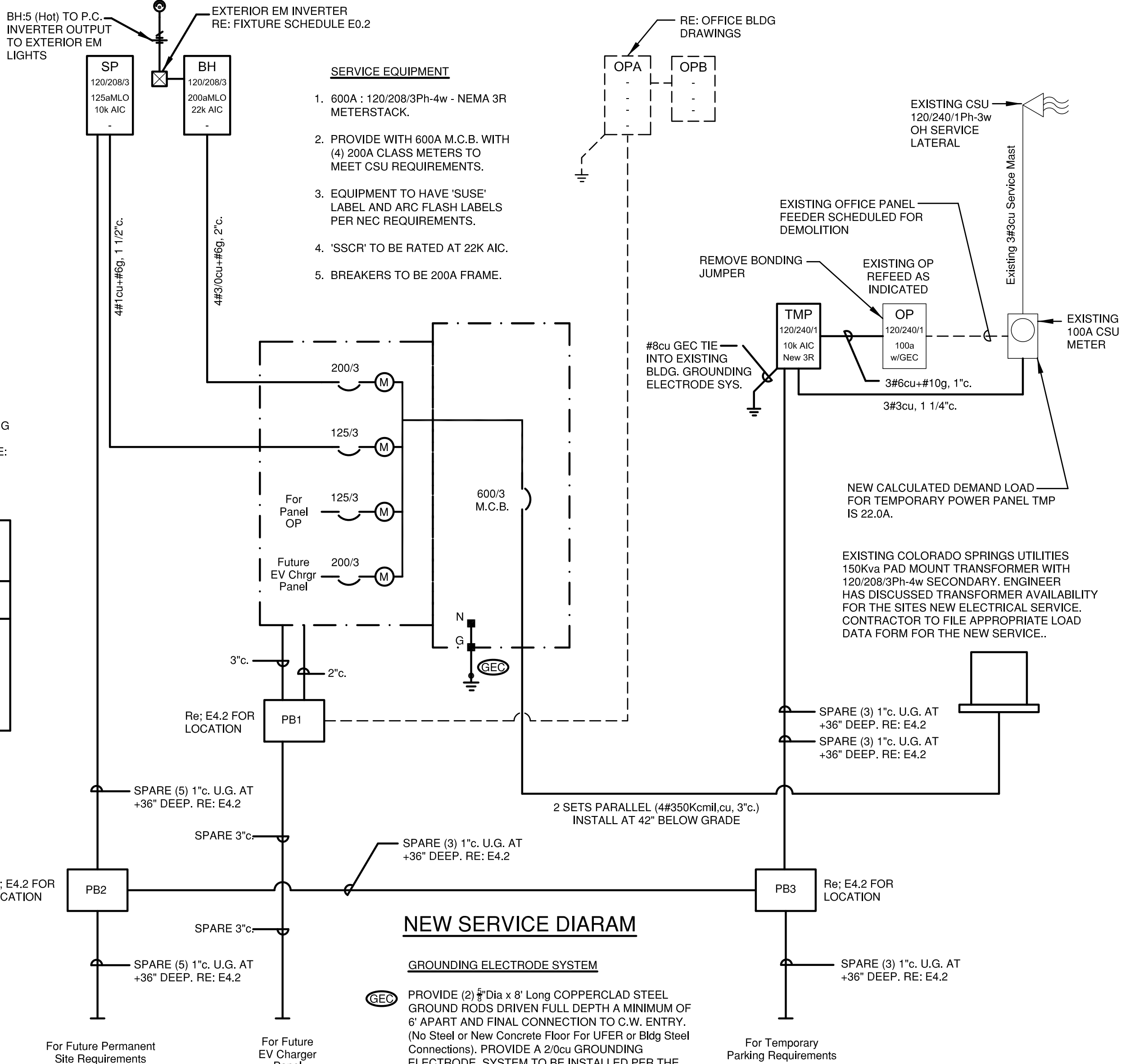
- Calculations are Based Upon the Existing 150kVA Utility Company Transformer. Contractor to Confirm that Transformer kVA will be 150. If a Different Size is Used Contract the Engineer for Revised Calculated Available Fault Currents.
- Equipment is Rated 5,000 AIC - Fuses Limit Fault Current to 1,237 Sca.

VOLTAGE DROP CALCULATIONS

| | |
|---------------|-------|
| TO METERSTACK | 0.67% |
| TO PANEL HB | 0.80% |
| TO PANEL SP | 1.28% |
| TO PANEL TMP | 0.33% |

CALCULATIONS ARE BASED UPON ACTUAL AND ANTICIPATED FUTURE LOAD CAPACITIES

| SCHEDULE FOR PANEL | | | | | | | | | | BH | |
|--|--------------------------|-------|------|----------------|-------|-----------------------|-----------------------|-----------------|--|------------|--|
| VOLTS/PHASE/WIRE | | | | 120/208/3ph-4w | | | | MAIN DEVICE | | 225a MLO | |
| MOUNTING | | | | SURFACE | | | | S.C. RATING | | 22,000 AIC | |
| NOTES: Provide with Piano Hinge Door on Door Cover
Provide with Arc Flash Label per NEC Requirements | | | | | | | | | | | |
| Duty/Demand Load Is Calculated Per NEC : Ltg, Cmp, Htg, Mtr & AC at 125%, Rec @ 10 + 50% and Othr @ 100% | | | | | | | | | | | |
| PHASE A (KVA) | | | | 12.2 | | | | CONNECTED KVA | | 50.20 | |
| PHASE B (KVA) | | | | 18.1 | | | | LOAD FACTOR | | 1.08 | |
| PHASE C (KVA) | | | | 19.9 | | | | DUTY/DEMAND KVA | | 54.29 | |
| AVERAGE AMPS/LEG BASED ON DUTY/DEMAND KVA | | | | | | | | 150.8 | | | |
| # | DESCRIPTION | LOAD | BRKR | PH | BRKR | LOAD | DESCRIPTION | # | | | |
| 1 | Ltg : Interior South | 715 | 201 | A | 201 | 620 | Rec : Mech Room | 2 | | | |
| 3 | Ltg : Interior North | 500 | 201 | B | 201 | 1,890 | Mtr : Furnace | 4 | | | |
| 5 | Ltg : Exterior | 130 | 201 | C | 201 | 1,250 | Cmp IT Rack | 6 | | | |
| 7 | Spare | | 201 | A | 202 | 750 | Tstat : Mech Rm EWH | 8 | | | |
| 9 | Rec : Stg Rm Lby, HC Dr | 1,080 | 201 | B | Do | 750 | Do | 10 | | | |
| 11 | Tstat : S Stg EWH | 1,500 | 201 | C | 201 | 350 | Ltg : Attic + Rec | 12 | | | |
| 13 | Tstat : N Stg EWH | 1,500 | 201 | A | 201 | 750 | Rec : Storage | 14 | | | |
| 15 | Lobby + Tli Rec | 1,260 | 201 | B | 201 | 750 | Rec : Storage | 16 | | | |
| 17 | Othr : Hand Dry W Toilet | 2,000 | 201 | C | 201 | 1,580 | MTR : ERV + EF | 18 | | | |
| 19 | Othr : Hand Dry E Toilet | 2,000 | 201 | A | 202 | 750 | Tstat : Stg Rm EWH | 20 | | | |
| 21 | Rec : Vending | 1,130 | 201 | B | Do | 750 | Do | 22 | | | |
| 23 | Rec : Vending | 1,130 | 201 | C | 201 | 2,000 | Spare | 24 | | | |
| 25 | Rec : Men's RR | 540 | 201 | A | 201 | 540 | Rec : Wmn's Toilet | 26 | | | |
| 27 | Othr : Hand Dry Men's | 2,000 | 201 | B | 201 | 2,000 | Othr : Hand Dry Wmn's | 28 | | | |
| 29 | Othr : Hand Dry Men's | 2,000 | 201 | C | 201 | 2,000 | Othr : Hand Dry Wmn's | 30 | | | |
| 31 | Othr : Hand Dry Men's | 2,000 | 201 | A | 201 | 2,000 | Othr : Hand Dry Wmn's | 32 | | | |
| 33 | Tstat : E Duct Htr | 2,250 | 30/2 | B | 40/2 | 3,750 | AC : Condensing Unit | 34 | | | |
| 35 | Do | 2,250 | Do | C | Do | 3,750 | Do | 36 | | | |
| 37 | Space | | | A | 100/3 | | Spare | 38 | | | |
| 39 | Space | | | B | Do | | Do | 40 | | | |
| 41 | Space | | | C | Do | | Do | 42 | | | |
| ENCLOSURE TYPE: Nema 1 | | | | | | BREAKER TYPE: Bolt On | | | | | |
| CLASS OF EQUIPMENT: Panelboard | | | | | | NO. CIRCUITS: 42 | | | | | |



NEW SERVICE DIARAM

GROUNDING ELECTRODE SYSTEM

PROVIDE (2) 8" Dia x 8' Long COPPERCLAD STEEL GROUND RODS DRIVEN FULL DEPTH A MINIMUM OF 6' APART AND FINAL CONNECTION TO C.W. ENTRY. (No Steel or New Concrete Floor For UFER or Bldg Steel Connections). PROVIDE A 2/0cu GROUNDING ELECTRODE SYSTEM TO BE INSTALLED PER THE 2023 NATIONAL ELECTRICAL CODE. SPECIFICALLY ARTILE 250.

| SCHEDULE FOR PANEL | | | | | | | | | | SP | |
|--|-------------|--|----------------|------|----|-----------------------|------|-------------------|------------|------|--|
| VOLTS/PHASE/WIRE | | | 120/208/3ph-4w | | | MAIN DEVICE | | | 125a MLO | | |
| MOUNTING | | | SURFACE | | | S.C. RATING | | | 10,000 AIC | | |
| NOTES: Provide with Piano Hinge Door on Door Cover : To Service Future Permanent Site Loads
Provide with Arc Flash Label per NEC Requirements | | | | | | | | | | | |
| Duty/Demand Load Is Calculated Per NEC : Ltg, Cmp, Htg, Mtr & AC at 125%, Rec @ 10 + 50% and Othr @ 100% | | | | | | | | | | | |
| PHASE A (KVA) | | | 0.00 | | | CONNECTED KVA | | | 0.00 | | |
| PHASE B (KVA) | | | 0.00 | | | LOAD FACTOR | | | 0.00 | | |
| PHASE C (KVA) | | | 0.00 | | | DUTY/DEMAND KVA | | | 0.00 | | |
| AVERAGE AMPS/LEG BASED ON DUTY/DEMAND KVA | | | | | | | | | | 0.00 | |
| # | DESCRIPTION | | LOAD | BRKR | PH | BRKR | LOAD | DESCRIPTION | | # | |
| 1 | Spare | | | 201 | A | G201 | | Spare | | 2 | |
| 3 | Spare | | | 201 | B | G201 | | Spare | | 4 | |
| 5 | Spare | | | 201 | C | G201 | | Spare | | 6 | |
| 7 | Spare | | | 201 | A | 50/2 | | Future Food Truck | | 8 | |
| 9 | Spare | | | 201 | B | Do | | Do | | 10 | |
| 11 | Spare | | | 201 | C | 50/2 | | Future Food Truck | | 12 | |
| 13 | Space | | | | A | Do | | Do | | 14 | |
| 15 | Space | | | | B | 50/2 | | Future Food Truck | | 16 | |
| 17 | Space | | | | C | Do | | Do | | 18 | |
| 19 | | | | | A | | | | | 20 | |
| ENCLOSURE TYPE: Nema 1 | | | | | | BREAKER TYPE: Bolt On | | | | | |
| CLASS OF EQUIPMENT: Panelboard | | | | | | NO. CIRCUITS: 20 | | | | | |

| SCHEDULE FOR PANEL | | | | | | | TMP | |
|---|-------------|----------------|------|-----------------------|-------------|-------|-----------------------|----|
| VOLTS/PHASE/WIRE | | 120/240/1ph-3w | | | MAIN DEVICE | | 100a MCB | |
| MOUNTING | | SURFACE | | | S.C. RATING | | 10,000 AIC | |
| NOTES: Provide with 'SUSE' and Arc Flash Labels meeting NEC Requirements
To Serve Temporary Use Site Loads | | | | | | | | |
| Duty/Demand Load Is Calculated Per NEC : Ltg, Cmp, Htr & AC at 125%, Rec @ 10 + 50% and Othr @ 100% | | | | | | | | |
| PHASE A (KVA) | | 2.2 | | CONNECTED KVA | | 5.28 | | |
| PHASE B (KVA) | | 3.3 | | LOAD FACTOR | | 1.00 | | |
| PHASE C (KVA) | | N/A | | DUTY/DEMAND KVA | | 5.28 | | |
| AVERAGE AMPS/LEG BASED ON DUTY/DEMAND KVA | | | | | | | 22.0 | |
| # | DESCRIPTION | LOAD | BRKR | PH | BRKR | LOAD | DESCRIPTION | # |
| 1 | Rec @ Panel | 180 | 201 | A | G201 | | Spare | 2 |
| 3 | Spare | | 201 | B | G201 | | Spare | 4 |
| 5 | Spare | | 201 | A | | | Space | 6 |
| 7 | Spare | | 201 | B | | | Space | 8 |
| 9 | Spare | | 201 | A | | | Space | 10 |
| 11 | Space | | | B | | | Space | 12 |
| 13 | Space | | | A | | | Space | 14 |
| 15 | Space | | | B | 60/2 | 3,300 | Existing Office Panel | 16 |
| 17 | Space | | | A | Do | 1,800 | Do | 18 |
| 19 | | | | B | | | | 20 |
| ENCLOSURE TYPE: Nema 3R | | | | BREAKER TYPE: Plug On | | | | |
| CLASS OF EQUIPMENT: Load Center | | | | NO. CIRCUITS: 20 | | | | |

Service, Panels and Specifications

NEW INTERIOR REMODEL FOR
MANITOU SPRINGS MOBILITY
HUB TOILET BUILDING
132 MANITOU AVENUE
MANITOU SPRINGS, COLORADO 80829

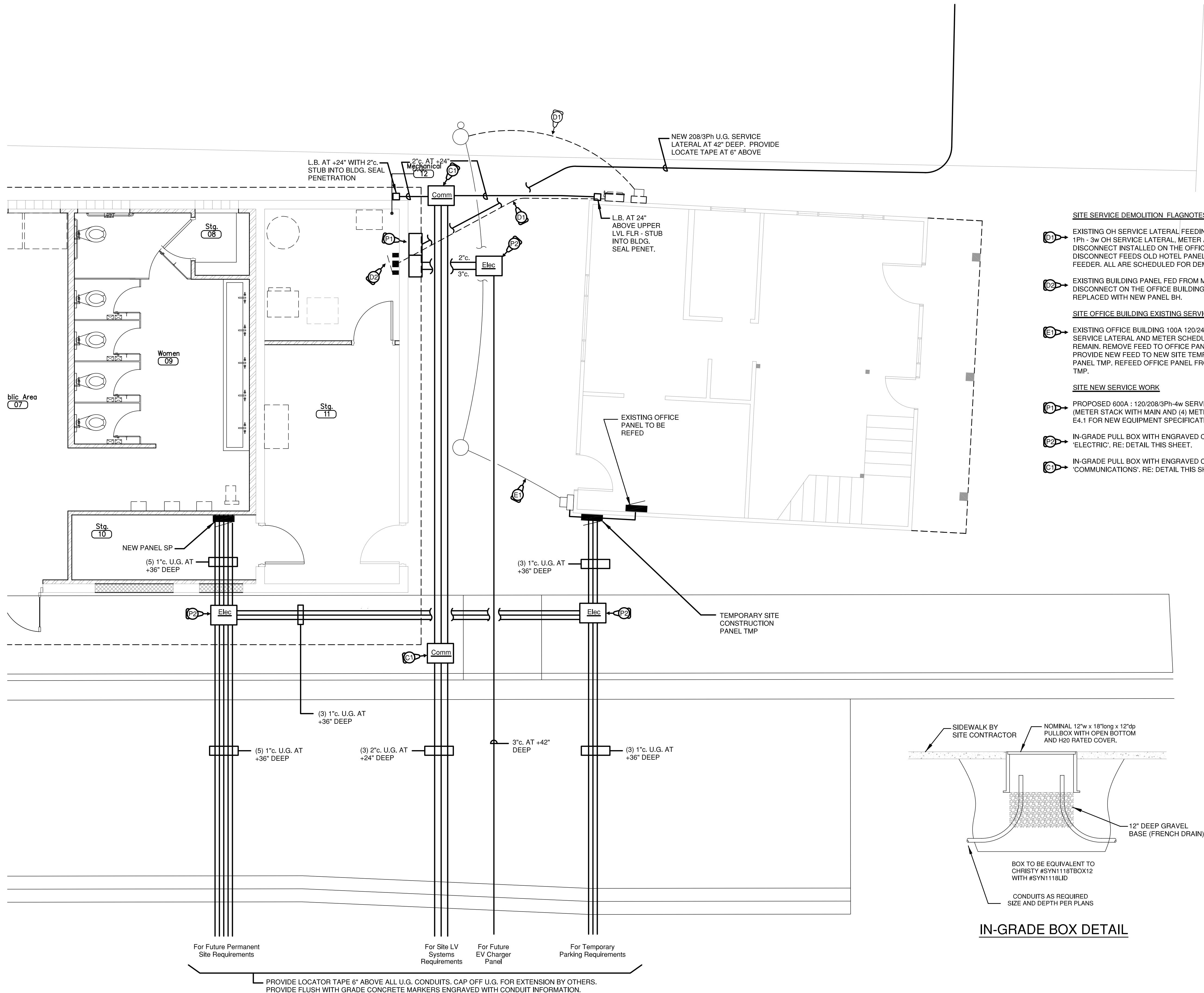
Z:\2024\2024.037 - 2024.037 Dillon Bus Hub - Electrical Final Bid Documents 01-23-25.dwg Jan 23, 2025 - 12:26pm

FINAL BID DOCUMENTS

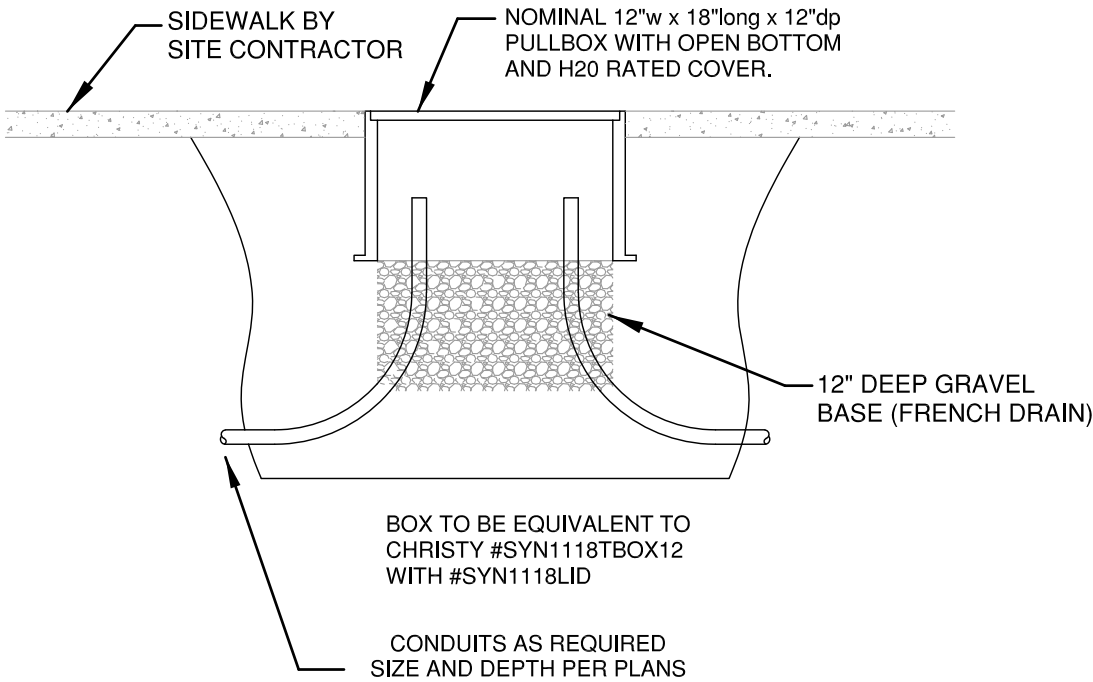
| | |
|-------------|------------------|
| PROJECT NO. | 202446 |
| DATE | JANUARY 24, 2025 |
| DRAWN BY | msk |
| CHECKED | lmak |
| APPROVED | msk |
| REVISED | |

SHEET

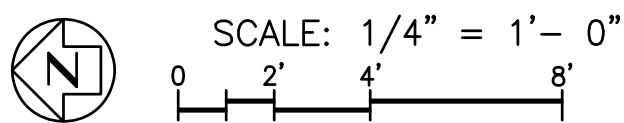
E4.1



- SITE SERVICE DEMOLITION - FLA**
- D1** EXISTING OH SERVICE LATERAL FEEDING 200A 120/240 1Ph - 3w OH SERVICE LATERAL. METER AND DISCONNECT INSTALLED ON THE OFFICE BUILDING. DISCONNECT FEEDS OLD HOTEL PANEL VIA AN U.G. FEEDER. ALL ARE SCHEDULED FOR DEMOLITION.
 - D2** EXISTING BUILDING PANEL FED FROM METER AND DISCONNECT ON THE OFFICE BUILDING. PANEL TO BE REPLACED WITH NEW PANEL BH.
- SITE OFFICE BUILDING EXISTING SERVICE METER**
- E1** EXISTING OFFICE BUILDING 100A 120/240/1Ph-3w OH SERVICE LATERAL AND METER SCHEDULED TO REMAIN. REMOVE FEED TO OFFICE PANEL AND PROVIDE NEW FEED TO NEW SITE TEMPORARY POWER PANEL TMP. REFEED OFFICE PANEL FROM NEW PANEL TMP.
- SITE NEW SERVICE WORK**
- P1** PROPOSED 600A : 120/208/3Ph-4w SERVICE EQUIPMENT (METER STACK WITH MAIN AND (4) METERS. RE: SHEET E4.1 FOR NEW EQUIPMENT SPECIFICATIONS.
 - P2** IN-GRADE PULL BOX WITH ENGRAVED COVER 'ELECTRIC'. RE: DETAIL THIS SHEET.
 - C1** IN-GRADE PULL BOX WITH ENGRAVED COVER 'COMMUNICATIONS'. RE: DETAIL THIS SHEET.



Enlarged Electric Utility Yard Layout



**JOHN DAVIS
DESIGN GROUP**

**JOHN DAVIS
DESIGN GROUP**

**ARCHITECTS
INTERIORS
PLANNERS**

176 TALAMINE COURT
SUITE 100
COLORADO SPRINGS,
COLORADO 80907
P 719/528-1177
F 719/444-8409

**KOHNET ELECTRICAL
ENGINEER's, INC.**

911 S. 8th Street, Ste 200
Colorado Springs Co 80905
Phone (719) 633-2637

**DO NOT SCALE
DRAWINGS FOR
CONSTRUCTION
PURPOSES**

THESE DRAWINGS ARE THE PROPERTY OF JDD ARCHITECTS. THEY SHALL BE USED FOR THE SOLE PURPOSE OF CONSTRUCTING THIS PROJECT. THEY SHALL NOT BE REPRODUCED AND USED FOR THE PURPOSE OF CONSTRUCTION DOCUMENTS FOR ANY OTHER PROJECTS.

Enlarged Electric Utility Yard Layout

**NEW INTERIOR REMODEL FOR
MANITOU SPRINGS MOBILITY
HUB TOILET BUILDING**

**132 MANITOU AVENUE
MANITOU SPRINGS, COLORADO 80829**

FINAL BID DOCUMENTS

| | |
|-------------|------------------|
| PROJECT NO. | 202446 |
| DATE | JANUARY 24, 2025 |
| DRAWN BY | msk |
| CHECKED | lmsk |
| APPROVED | msk |
| REVISED | |

SHEET

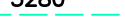
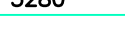
E4.2

Z:\2024\2024.037 - Dillon Bus Hub - Electrical Final Bid Documents 01-23-25.dwg Jan 23, 2025 - 11:27am

MATERIALS

| | |
|---|------------------------------|
|  | EARTH
OR
EARTH |
|  | POROUS FILL |
|  | ROCK |
|  | CONCRETE |
|  | BRICK |
|  | MASONRY (CMU) |
|  | CEMENT, SAND, GROUT, PLASTER |
|  | STONE |
|  | STEEL |
|  | FINISHED WOOD |
|  | ROUGH WOOD |
|  | SHIMS |
|  | PLYWOOD |
|  | GLASS |
|  | ALUMINUM |
|  | GYPSUM WALLBOARD (GWB) |
|  | FIREPROOFING |
|  | BATT INSULATION |
|  | RIGID INSULATION |
|  | FIRESAFING |
|  | CERAMIC TILE |
|  | METAL STUDS |
|  | STRUCTURAL GLAZED TILE |

SYMBOLS

| | |
|---|----------------------------|
|  | NEW OR REQUIRED ELEVATION |
|  | EXISTING ELEVATION |
|  | EXISTING CONTOURS |
|  | NEW CONTOURS |
|  | LEVEL/ELEVATION INDICATOR |
|  | KEYNOTE (DEMOLITION) |
|  | WINDOW TYPE |
|  | |
|  | GRID LINE |
|  | ROOM/SPACE NUMBER |
|  | FRAME TYPE |
|  | DOOR NUMBER |
|  | DETAIL NUMBER |
|  | DETAIL |
|  | SHEET WHERE DRAWN |
|  | BUILDING/WALL SECTION |
|  | INTERIOR ELEVATION |
|  | ENLARGED PLAN OR ELEVATION |
|  | PARTITION TYPES |
|  | CENTERLINE, GRIDS |
|  | PROPERTY, BOUNDARY LINES |
|  | MATCH LINE |

ARCHITECTURAL ABBREVIATIONS

| | | | | | |
|----------|-------------------------|------------|----------------------------|-----------|---------------------------|
| ACOUS | ANCHOR BOLTS | FT | FEET/FOOT | PLBG | PLUMBING |
| AD | ACOUSTICAL | FIN | FINISH | PLYWD | PLYWOOD |
| ADD | AREA DRAIN | FF | FINISH FLOOR | PL | PROPERTY LINE |
| ADJ | ADDENDUM | FEC | FIRE EXTINGUISHER CABINET | PT | POINT |
| AFF | ADJUSTABLE/ADJACENT | FR | FRAME | PRPT | PARPET |
| ALT | ABOVE FINISHED FLOOR | FR | FIRE RESISTANT | PTIN | PARTITION |
| ALUM/AL | ALUMINUM | FLASH | FLASHING | PVC | POLYVINYLCHLORIDE |
| AP | ACCESS PANEL | FLR | FLOOR | | |
| ∠ | ANGLE | FD | FLOOR DRAIN | QT | QUARRY TILE |
| APPROX | APPROXIMATE | FS | FLOOR SINK | | |
| ARCH | ARCHITECTURAL/ARCHITECT | FLUOR | FLUORESCENT | RAD/R | RADIUS |
| AUTO | AUTOMATIC | FTG | FOOTING | RECEPT | RECEPTACLE |
| | | FURR | FURRING | REFIN | REFINISH |
| BD | BOARD | | | REFL | REFLECTED |
| BLK | BLOCK | GALV | GALVANIZED | REINF | REINFORCEMENT/REINFORCING |
| BLKG | BLOCKING | GI | GALVANIZED IRON/STEEL | REQ'D | REQUIRED |
| BLDGD | BUILDING | GA | GAUGE/GAGE | REV | REVISED/REVISION |
| BM | BEAM | GB/GYP BD | GYP/UM BOARD | RF | ROOF, ROOFING |
| B.M. | BENCH MARK | GYP PLAS | GYP/UM PLASTER | RTU | ROOF TOP UNIT |
| BOT | BOTTOM | | | R&R | REMOVE AND REPLACE |
| BR | BACKER ROD | | | RD | ROOF DRAIN |
| BRG | BEARING | HC | HANDICAPPED | RM | ROOM |
| | | HDWE | HARDWARE | RO | ROUGH OPENING |
| | | HR | HOUR | R's | RISERS |
| | | HT | HEIGHT | | |
| CAB'T | CABINET | HDR | HEADER | SAG | SUSPENDED ACOUSTICAL GRID |
| CB | CATCH BASIN | HM | HOLLOW METAL | SAT | SUSPENDED ACOUSTICAL TILE |
| CEM | CEMENT | HORIZ | HORIZONTAL | SALV | SALVAGE |
| CEM PLAS | CEMENT PLASTER | HB | HOSE BIB | SCHED | SCHEDULES |
| CLG | CEILING | | | SEP | SEPARATE |
| CI | CAST IRON | INCL | INCLUSIVE | SHT | SHEET |
| CJ | CONJOL JOINT | ID | INSIDE DIAMETER | SIM | SIMILAR |
| CL | CENTER LINE | INSUL | INSULATION | SO | SPECIFICATIONS/SPECIFIED |
| CLR | CLEAR | INT | INTERIOR | SO FT/ SF | SQUARE |
| CMU | CONCRETE MASONRY UNIT | | | SQ IN | SQUARE FOOT/SQUARE FEET |
| COL | COLUMN | JAN | JANITOR | SQ INCH | SQUARE INCH |
| COMP | COMPOSITE | JT | JOINT | SQ YD | SQUARE YARD |
| CONC | CONCRETE | JST | JOIST | SS | STAINLESS STEEL |
| CONST | CONSTRUCTION | | | STD | STANDARD |
| CONT | CONTINUOUS | KO | KNOCK OUT | STL | STEEL |
| CONTR | CONTRACTOR | | | STRUC | STRUCTURAL |
| CORR | CORRIDOR | | | ST | STRAIGHT |
| CPT | CARPET | LD BRG | LOAD BEARING | TELE | TELEPHONE |
| CR | CLASSROOM | LAV | LAVATORY | TB | TACK BOARD |
| CT | CERAMIC TILE | LT | LIGHT | THK | THICK |
| CTSK | COUNTERSINK | LOUV | LOUVER | T&B | TOP AND BOTTOM |
| | | | | T&G | TONGUE & GROOVE |
| | | | | TLT | TOILET |
| | | | | T.O. | TOP OF |
| DBL | DOUBLE | | | TS | TUBE STEEL |
| DEMO | DEMOLITION | MAT'L | MATERIAL | T's | TREADS |
| DEG | DEGREE | MANUF/MANF | MANUFACTUR | TOW | TOP OF WALL |
| DET/DTL | DETAIL | MO | MASONRY OPENING | TRANSF | TRANSFORMER |
| DF | DRINKING FOUNTAIN | MAX | MAXIMUM | TYP | TYPICAL |
| DIA | DIAMETER | MAS | MASONRY | | |
| DIAG | DIAGONAL | MECH | MECHANICAL | | |
| DIM | DIMENSION | MTL/MET | METAL | | |
| DR | DOOR | MIN | MINIMUM | | |
| DO | DOOR OPENING | - | MINUS | | |
| DN | DOWN | MISC | MISCELLANEOUS | UBC | UNIFORM BUILDING CODE |
| DS | DOWNSPOUT | MT/MNT | MOUNT, MOUNTED | UNF | UNFINISHED |
| DWG | DRAWING | | | UNO | UNLESS NOTED OTHERWISE |
| | | NOM | NOMINAL | | |
| E | EAST | NIC | NOT IN CONTRACT | VCT | VINYL COMPOSITION TILE |
| EA | EACH | NTS | NOT TO SCALE | VERT | VERTICAL |
| EF | EXHAUST FAN | NO | NUMBER | VS | VENT STACK |
| EJ | EXPANSION JOINT | | | VWC | VINYL WALL COVERING |
| ELEC | ELECTRIC | OC | ON CENTER | | |
| EL | ELEVATION/ELEVATOR | OPNG | OPENING | WC | WATER CLOSET |
| EMER | EMERGENCY | OPP | OPPOSITE | W | WASHER |
| EP | ELECTRIC PANEL | OD | OUTSIDE DIA/OVERFLOW DRAIN | WDW/WIND | WINDOW |
| EQ | EQUAL | ORIG | ORIGINAL | W/ | WITH |
| ETC | ETCETERA | | | W/O | WITHOUT |
| EWC | ELECTRIC WATER COOLER | | | WO | WOOD |
| EW | EACH WAY | PNT | PAINTED | WWF | WELED WIRE FABRIC |
| EXIST | EXISTING | PAR | PAR | WLF | WIDE FLANGE |
| EXP | EXPANSION | PLAS LAM | PLASTIC LAMINATE | WK | WORK |
| EXT | EXTERIOR | PL | PLATE | | |
| | | + | PLUS | | |
| | | | | ® | AT |



JOHN DAVIS
DESIGN GROUP

ARCHITECTS
INTERIORS
PLANNERS

L76 TALAMINE COURT
SUITE 100
COLORADO SPRINGS
COLORADO 80901
P 719/528-1171
F 719/444-8409

DO NOT SCALE
DRAWINGS FOR
CONSTRUCTION
PURPOSES

THESE DRAWINGS ARE THE PROPERTY OF DDG ARCHITECTS. THEY SHALL BE USED FOR THE SOLE PURPOSE OF CONSTRUCTION OF THIS PROJECT. THEY SHALL NOT BE REPRODUCED AND USED FOR THE PURPOSE OF CONSTRUCTION DOCUMENTS FOR ANY OTHER PROJECTS.

**NEW INTERIOR REMODEL FOR
MANITOU SPRINGS MOBILITY
& PARKING OFFICES
130 MANITOU AVENUE
MANITOU SPRINGS, COLORADO 80829**

| | |
|------------------|------------------|
| PROJECT NO. | 20244 |
| DATE | JANUARY 24, 2025 |
| DRAWN BY | AVE |
| CHECKED | JRD |
| APPROVED | JRD |
| REVISED | |
| FINAL BID SET | |
| DOCUMENTS | |
| JANUARY 24, 2025 | |

T 1.0

NEW INTERIOR REMODEL FOR:
MANITOU SPRINGS MOBILITY
& PARKING OFFICES
130 MANITOU AVENUE
MANITOU SPRINGS, COLORADO 80829

NEW INTERIOR REMODEL FOR:
MANITOU SPRINGS MOBILITY
& PARKING OFFICES
130 MANITOU AVENUE
MANITOU SPRINGS, COLORADO 80829

INDEX TO DRAWINGS

ARCHITECTURAL:

| | |
|---------|---|
| T 1.0 | TITLE SHEET |
| T 2.0 | TITLE SHEET |
| GN 1.0 | GENERAL NOTES |
| LSP 1.1 | LIFE SAFETY FLOOR PLAN, BUILDING CODE DATA |
| ADA 1.1 | ACCESSIBILITY DETAILS |
| ADA 1.2 | ADA SIGNAGE DETAILS |
| D 1.1 | MAIN AND UPPER LEVEL DEMOLITION FLOOR PLANS, DEMOLITION NOTES |
| A 1.1 | MAIN LEVEL REMODELED AND DIMENSIONED FLOOR PLANS |
| A 1.2 | UPPER LEVEL REMODELED AND DIMENSIONED FLOOR PLANS |
| A 1.3 | MAIN AND UPPER LEVEL WALL TYPE FLOOR PLANS |
| A 2.1 | MAIN AND UPPER LEVEL REFLECTED CEILING PLANS, CEILING LEGEND |
| A 2.2 | MAIN AND UPPER LEVEL DIMENSIONED CEILING PLANS |
| A 3.1 | ENLARGED TOILET FLOOR PLAN |
| A 4.1 | DOOR AND ROOM FINISH SCHEDULES |
| A 5.1 | INTERIOR ELEVATIONS |
| A 6.1 | EXTERIOR ELEVATIONS |
| A 6.2 | AD ALTERNATE #1 EXTERIOR ELEVATIONS |
| A 7.1 | WALL TYPES |

STRUCTURAL:

| | |
|----|--|
| S1 | FLOOR AND ROOF FRAMING PLANS, SPECIFICATIONS |
| S2 | STRUCTURAL DETAILS |

MECHANICAL:

| | |
|-----|-------------------------------|
| M-1 | MECHANICAL SPECIFICATION PLAN |
| M-2 | MECHANICAL SCHEDULE PLAN |
| M-3 | MECHANICAL PLAN |

PLUMBING:

| | |
|-----|-----------------------------|
| P-1 | PLUMBING SPECIFICATION PLAN |
| P-2 | PLUMBING SCHEDULE PLAN |
| P-3 | PLUMBING PLAN |

ELECTRICAL:

| | |
|-------|--|
| E 0.1 | PARTIAL ELECTRICAL SITE & DEMO PLANS + SPECS |
| E 0.2 | FIXTURE SCHEDULE & LIGHTING CONTROLS |
| E 1.1 | NEW WORK LIGHTING PLANS |
| E 2.1 | NEW WORK POWER AND LV ROUGH-IN PLANS |
| E 3.1 | SERVICE, PANELS AND SPECIFICATIONS |

LIST OF CONSULTANTS

ARCHITECT:

JOHN DAVIS DESIGN GROUP
176 TALAMINE COURT, SUITE 100
COLORADO SPRINGS, COLORADO 80907
PHONE (719) 528-1177
FAX (719) 444-8409

PLUMBING:

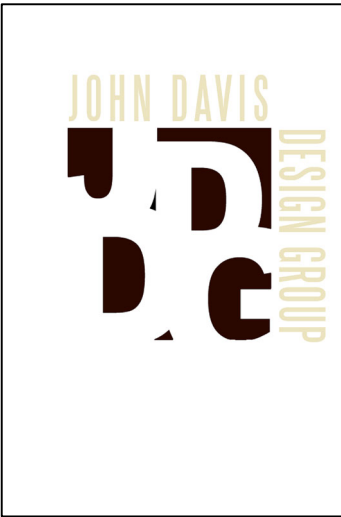
PINNOW ENGINEERING
P. O. BOX 331
CASCADE, COLORADO 80909
PHONE (719) 360-0600

MECHANICAL:

PINNOW ENGINEERING
P. O. BOX 331
CASCADE, COLORADO 80909
PHONE (719) 360-0600

ELECTRICAL:

KOHNERT ELECTRICAL ENGINEERS, INC
911 SOUTH 8TH STREET, SUITE 200
COLORADO SPRINGS, COLORADO 80905
PHONE (719) 633-2637



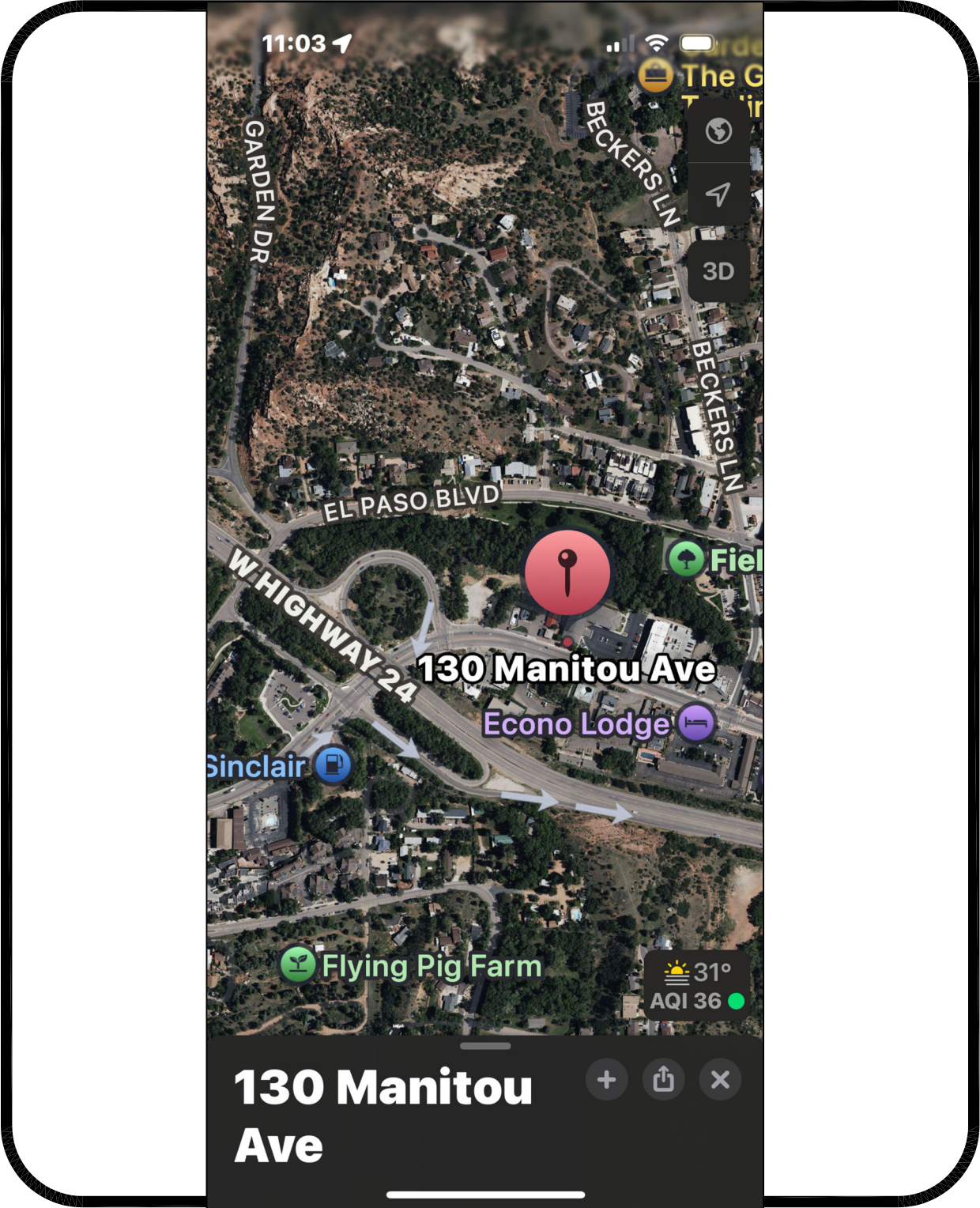
JOHN DAVIS
DESIGN GROUP

ARCHITECTS
INTERIORS
PLANNERS

176 TALAMINE COURT
SUITE 100
COLORADO SPRINGS,
COLORADO 80907
P 719/528-1177
F 719/444-8409

DO NOT SCALE
DRAWINGS FOR
CONSTRUCTION
PURPOSES

THESE DRAWINGS ARE THE PROPERTY OF
JDDG ARCHITECTS. THEY SHALL BE USED
FOR THE SOLE PURPOSE OF CONSTRUCTING
THIS PROJECT. THEY SHALL NOT BE
REPRODUCED AND USED FOR THE PURPOSE
OF CONSTRUCTION DOCUMENTS FOR ANY
OTHER PROJECTS.



VICINITY MAP
NOT TO SCALE

TITLE SHEET

NEW INTERIOR REMODEL FOR
MANITOU SPRINGS MOBILITY
& PARKING OFFICES
130 MANITOU AVENUE
MANITOU SPRINGS, COLORADO 80829

| | |
|------------------------|------------------|
| PROJECT NO. | 202446 |
| DATE | JANUARY 24, 2025 |
| DRAWN BY | AVE |
| CHECKED | JRD |
| APPROVED | JRD |
| REVISED | |
| FINAL BID
DOCUMENTS | |
| JANUARY 24, 2021 | |

SHEET

T 2.0

| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|--|---|--|---|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|-------------------------------|--|
| <div><div>7</div><div>GN1.0</div></div> <div>GENERAL NOTES</div> | | <div><div>8</div><div>GN1.0</div></div> <div>GENERAL REQUIREMENTS</div> | | <div><div>9</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>10</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>11</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>12</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>13</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>14</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>15</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>16</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>17</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>18</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>19</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>20</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>21</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>22</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>23</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>24</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>25</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>26</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>27</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>28</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>29</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>30</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>31</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>32</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>33</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>34</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>35</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>36</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>37</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>38</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>39</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>40</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>41</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>42</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>43</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>44</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>45</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>46</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>47</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>48</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>49</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>50</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>51</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>52</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>53</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>54</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>55</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>56</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>57</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>58</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>59</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>60</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>61</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>62</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>63</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>64</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>65</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>66</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>67</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>68</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>69</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>70</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>71</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>72</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>73</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>74</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>75</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>76</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>77</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>78</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>79</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>80</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>81</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>82</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>83</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>84</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>85</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>86</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>87</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>88</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>89</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>90</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>91</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>92</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>93</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>94</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>95</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>96</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>97</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>98</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>99</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>100</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>101</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>102</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>103</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>104</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>105</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>106</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>107</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>108</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>109</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>110</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>111</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>112</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>113</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>114</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>115</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>116</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>117</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>118</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>119</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>120</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>121</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>122</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>123</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>124</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>125</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>126</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>127</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>128</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>129</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>130</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>131</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>132</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>133</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>134</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>135</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>136</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>137</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>138</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>139</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>140</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>141</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>142</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>143</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>144</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>145</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>146</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>147</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>148</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>149</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>150</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>151</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>152</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>153</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>154</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>155</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>156</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>157</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>158</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>159</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>160</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>161</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>162</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>163</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>164</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>165</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>166</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>167</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>168</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>169</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>170</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>171</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>172</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>173</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>174</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>175</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>176</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>177</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>178</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>179</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>180</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>181</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>182</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>183</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>184</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>185</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>186</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>187</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>188</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>189</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>190</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>191</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>192</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>193</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>194</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>195</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>196</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>197</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>198</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>199</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>200</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>201</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>202</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>203</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>204</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>205</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>206</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>207</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>208</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>209</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>210</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>211</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>212</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>213</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>214</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>215</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>216</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>217</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>218</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>219</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>220</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>221</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>222</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>223</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>224</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>225</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>226</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>227</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>228</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>229</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>230</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>231</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>232</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>233</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>234</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>235</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>236</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>237</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>238</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>239</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>240</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>241</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>242</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>243</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>244</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>245</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>246</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>247</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>248</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>249</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>250</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>251</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>252</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>253</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>254</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>255</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>256</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>257</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>258</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>259</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>260</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>261</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>262</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>263</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>264</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>265</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>266</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>267</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>268</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>269</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>270</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>271</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>272</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>273</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>274</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>275</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>276</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>277</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>278</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>279</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>280</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>281</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>282</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>283</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>284</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>285</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>286</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>287</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>288</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>289</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>290</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>291</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>292</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>293</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>294</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>295</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>296</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>297</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>298</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>299</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>300</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>301</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>302</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>303</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>304</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>305</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>306</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>307</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>308</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>309</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>310</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>311</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>312</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>313</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>314</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>315</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>316</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>317</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>318</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>319</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>320</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>321</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>322</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>323</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>324</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>325</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>326</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>327</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>328</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>329</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>330</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>331</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>332</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>333</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>334</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>335</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>336</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>337</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>338</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>339</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>340</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>341</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>342</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>343</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>344</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>345</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>346</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>347</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>348</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>349</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>350</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>351</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>352</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>353</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>354</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>355</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>356</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>357</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>358</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>359</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>360</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>361</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>362</div><div>GN1.0</div></div> <div>NOT USED</div> | | <div><div>363</div><</div> | |
|--|--|---|--|---|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|-------------------------------|--|

JOHN DAVIS
DESIGN GROUP

ARCHITECTS
INTERIORS
PLANNERS

176 TALAMINE COURT
SUITE 100
COLORADO SPRINGS,
COLORADO 80907
P 719/528-1177
F 719/444-8409

DO NOT SCALE
DRAWINGS FOR
CONSTRUCTION
PURPOSES

THESE DRAWINGS ARE THE PROPERTY OF
JOHN DAVIS ARCHITECTS. THEY SHALL BE USED
FOR THE SOLE PURPOSE OF CONSTRUCTING
THIS PROJECT. THEY SHALL NOT BE
REPRODUCED AND USED FOR THE PURPOSE
OF CONSTRUCTION DOCUMENTS FOR ANY
OTHER PROJECTS.

GENERAL NOTES

NEW INTERIOR REMODEL FOR
MANITOU SPRINGS MOBILITY
& PARKING OFFICES
130 MANITOU AVENUE
MANITOU SPRINGS, COLORADO 80829

| | |
|--|------------------|
| PROJECT NO. | 202446 |
| DATE | JANUARY 28, 2025 |
| DRAWN BY | JRD |
| CHECKED | JRD |
| APPROVED | JRD |
| REVISED | |
| FINAL BID
DOCUMENTS
JANUARY 24, 2025 | |
| SHEET | |

GN1.0

BUILDING CODE: USBC (2021 IBC)
MECHANICAL CODE: USBC (2021 IMC)
PLUMBING CODE: USBC (2018 IPC)
ELECTRICAL CODE: USBC (2023 NEC)
ENERGY CODE: USBC (2021 IECC)
HANDICAP ACCESSIBILITY CODE: 2017 ANSI A117.1
FIRE CODE: 2021 IFC
PIKES PEAK REGIONAL BUILDING CODE: 2023 (PPRBC)

1. BUILDING OCCUPANCY B (EXISTING)
2. CONSTRUCTION TYPE: V-B (EXISTING)
3. BUILDING AREA: 1,248 S.F. (EXISTING)
MAIN LEVEL: 624 S.F. (EXISTING)
UPPER LEVEL: 624 S.F. (EXISTING)
4. OCCUPANT LOAD: MAIN LEVEL: 153 S.F./15 = 10.20 OCCUPANTS
RECEPTION: 188 S.F./100 = 1.88 OCCUPANTS
OFFICE: 65 S.F./300 = 0.22 OCCUPANTS
STORAGE: 45 S.F./300 = 0.15 OCCUPANTS
MECHANICAL: 12.45 (13 OCCUPANTS)
TOTAL OCCUPANTS:

UPPER LEVEL:
OPEN AREA: 175 S.F./100 = 1.75 OCCUPANTS
BREAK: 97 S.F./100 = 0.97 OCCUPANTS
STORAGE: 298 S.F./300 = 0.99 OCCUPANTS
TOTAL OCCUPANTS: 3.61 (4 OCCUPANTS)
TOTAL BUILDING OCCUPANTS: 17.00 OCCUPANTS

5. PLUMBING FIXTURES:

| | | | | | |
|-----------------|---------|---------|-----|----|----------|
| | (9) MEN | 9 WOMEN | | | |
| | WC | UR | LAV | DF | MOP SINK |
| TOTAL PROVIDED: | 1 | - | 1 | 2 | 1 |

6. MEANS OF EGRESS:
MAIN LEVEL:
MAXIMUM TRAVEL DISTANCE: 200 FEET (ANY POINT - NON SPRINKLED)
ACTUAL TRAVEL DISTANCE: 43'-9"
ACTUAL COMMON PATH OF TRAVEL: NOT APPLICABLE
NUMBER OF EXITS REQUIRED: 1
NUMBER OF EXITS PROVIDED: 1

MINIMUM DOOR WIDTH: 0.2 X 13 = 2.6
(ACTUAL) = 36"
MIN. DOOR IS 36"

UPPER LEVEL:
MAXIMUM TRAVEL DISTANCE: 200 FEET (ANY POINT - NON SPRINKLED)
ACTUAL TRAVEL DISTANCE: 66'-6"
ACTUAL COMMON PATH OF TRAVEL: NOT APPLICABLE
NUMBER OF EXITS REQUIRED: 1
NUMBER OF EXITS PROVIDED: 1

MINIMUM DOOR WIDTH: 0.2 X 4 = 0.8
(ACTUAL) = 36"
MIN. DOOR IS 36"

MINIMUM STAIR WIDTH: 0.3 X 4 = 1.2
(ACTUAL) = 42"

7. REQUIRED SEPARATION BETWEEN OCCUPANCIES:
PER SECTION 508.3, NO SEPARATION REQUIRED.

8. BUILDING IS NOT EQUIPPED WITH AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM

9. ALLOWABLE AREAS
B OCCUPANCY: 9,000 S.F.
S1 OCCUPANCY: 9,000 S.F.
BUILDING AREA: 1,248 S.F.

SITE DATA:

ADDRESS: 130 MANITOU AVENUE
MANITOU SPRINGS, CO 80829

TAX SCHEDULE NUMBER: 74044-10-036

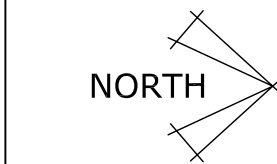
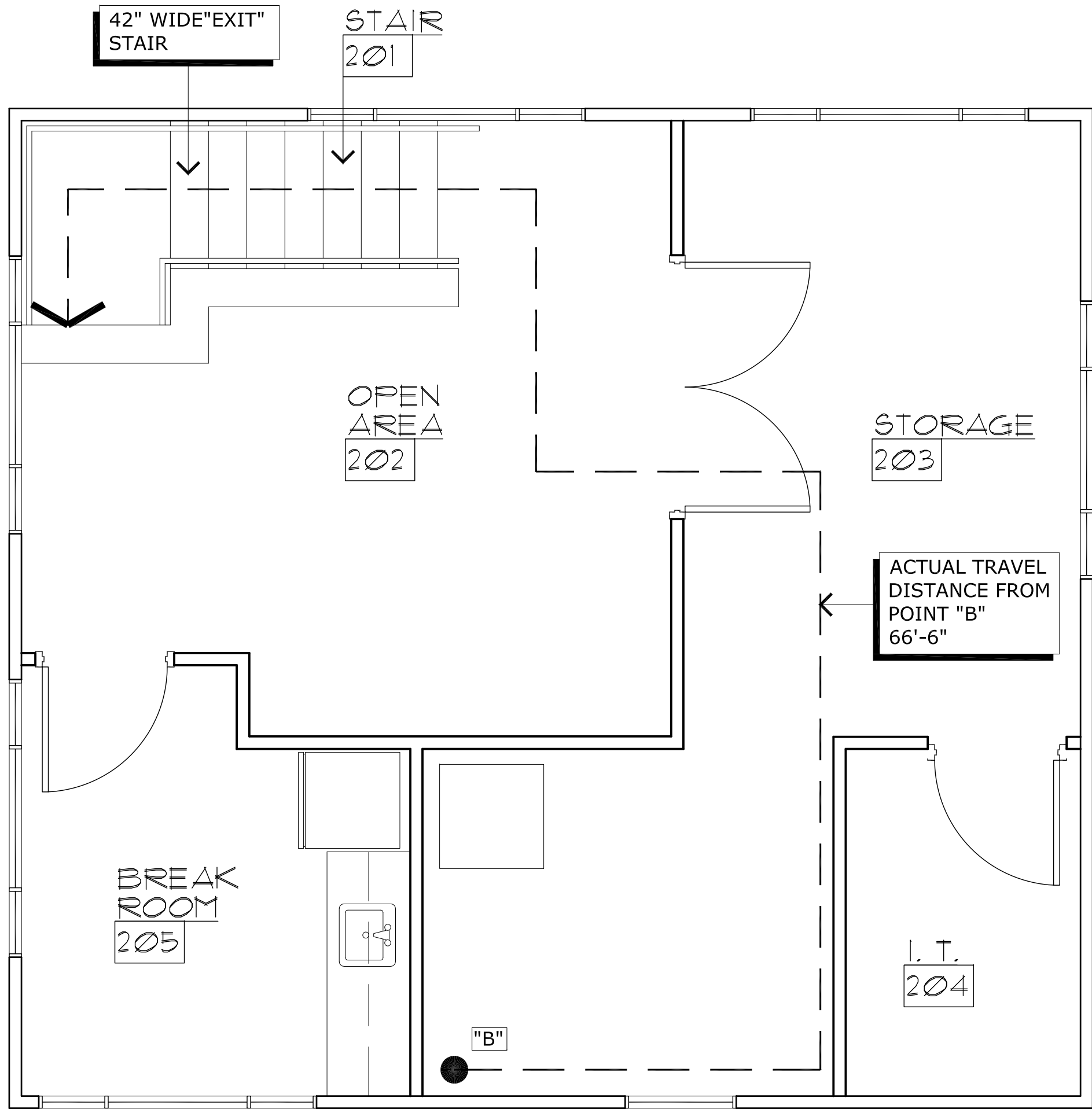
LEGAL DESCRIPTION: LOT 2, JAMES GANG SUB, FIL NO 2

ZONE: PF (PUBLIC FACILITIES)

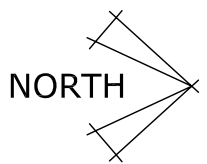
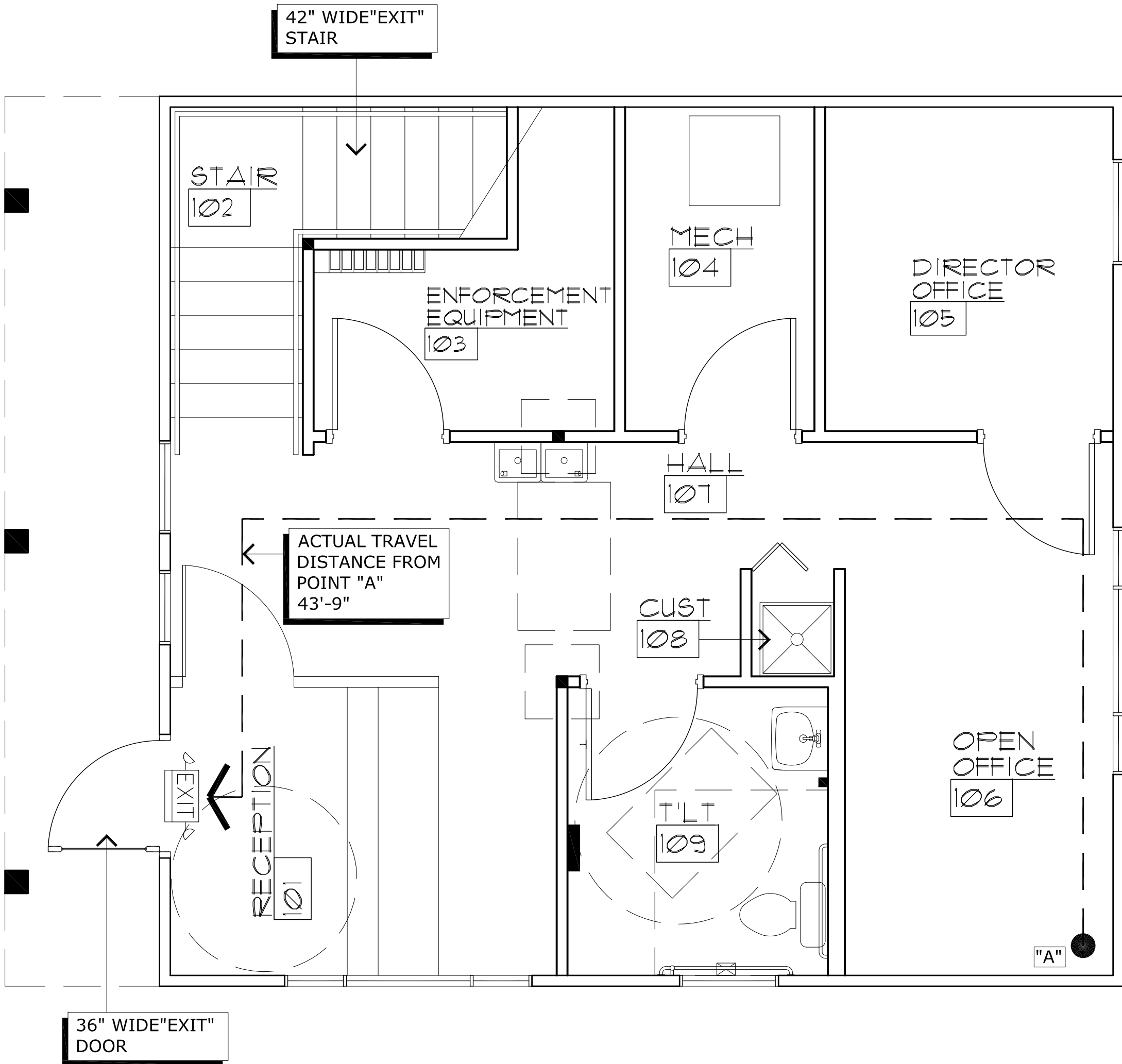
OWNER: CITY OF MANITOU SPRINGS
606 MANITOU AVENUE
MANITOO SPRINGS, CO
80829-1877

1 BUILDING CODE DATA

6 SITE DATA



19 UPPER LEVEL LIFE SAFETY FLOOR PLAN
SCALE: 3/8"=1'-0"



22 MAIN LEVEL LIFE SAFETY FLOOR PLAN
SCALE: 3/8"=1'-0"

JOHN DAVIS
DESIGN GROUP

JOHN DAVIS
DESIGN GROUP
ARCHITECTS
INTERIORS
PLANNERS

176 TALAMINE COURT
SUITE 100
COLORADO SPRINGS,
COLORADO 80907
P 719/528-1177
F 719/444-8409

DO NOT SCALE
DRAWINGS FOR
CONSTRUCTION
PURPOSES

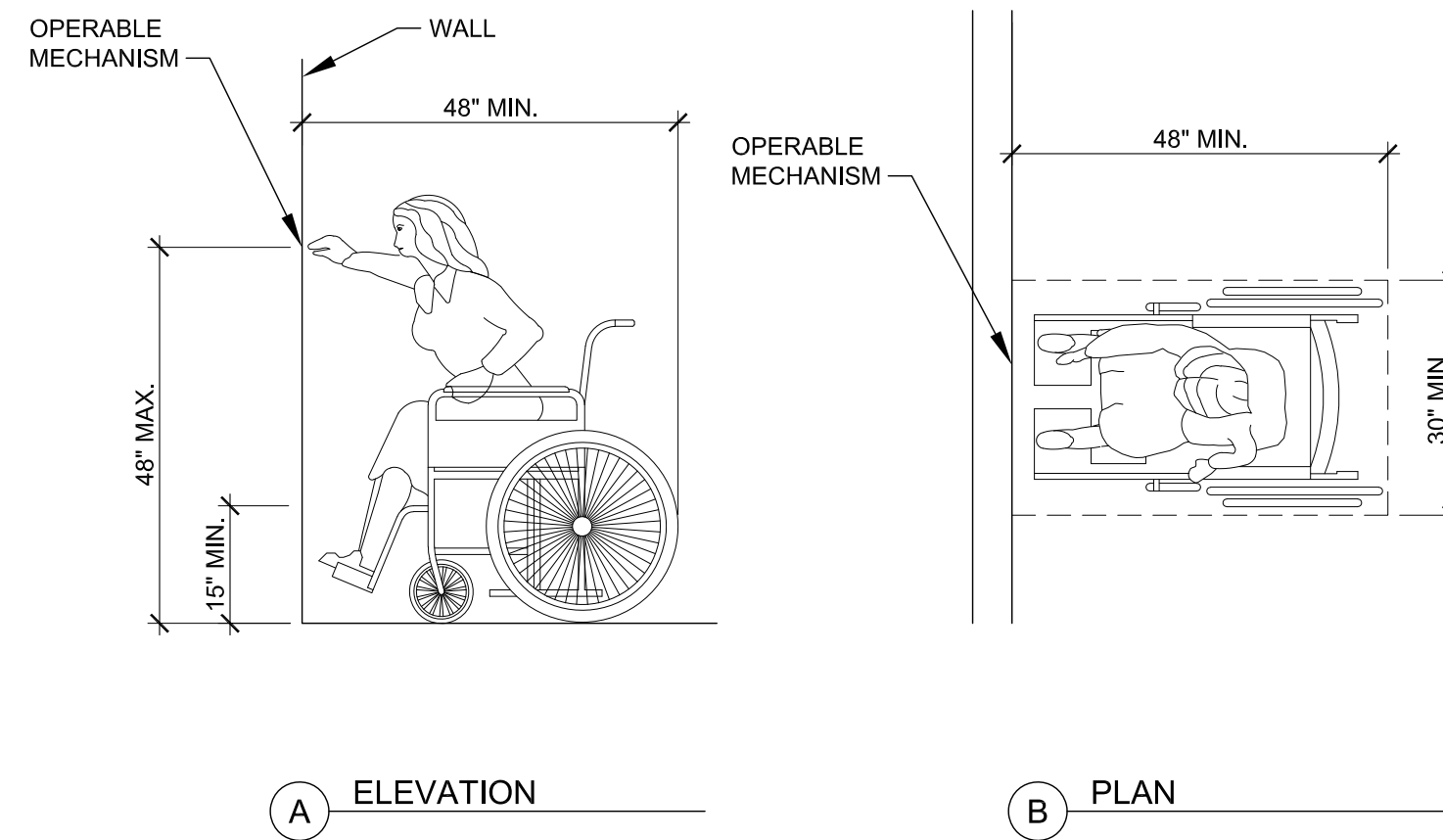
THESE DRAWINGS ARE THE PROPERTY OF
JDDG ARCHITECTS. THEY SHALL BE USED
FOR THE SOLE PURPOSE OF CONSTRUCTING
THIS PROJECT. THEY SHALL NOT BE
REPRODUCED AND USED FOR THE PURPOSE
OF CONSTRUCTION DOCUMENTS FOR ANY
OTHER PROJECTS.

MAIN & UPPER LEVEL LIFE SAFETY FLOOR PLANS

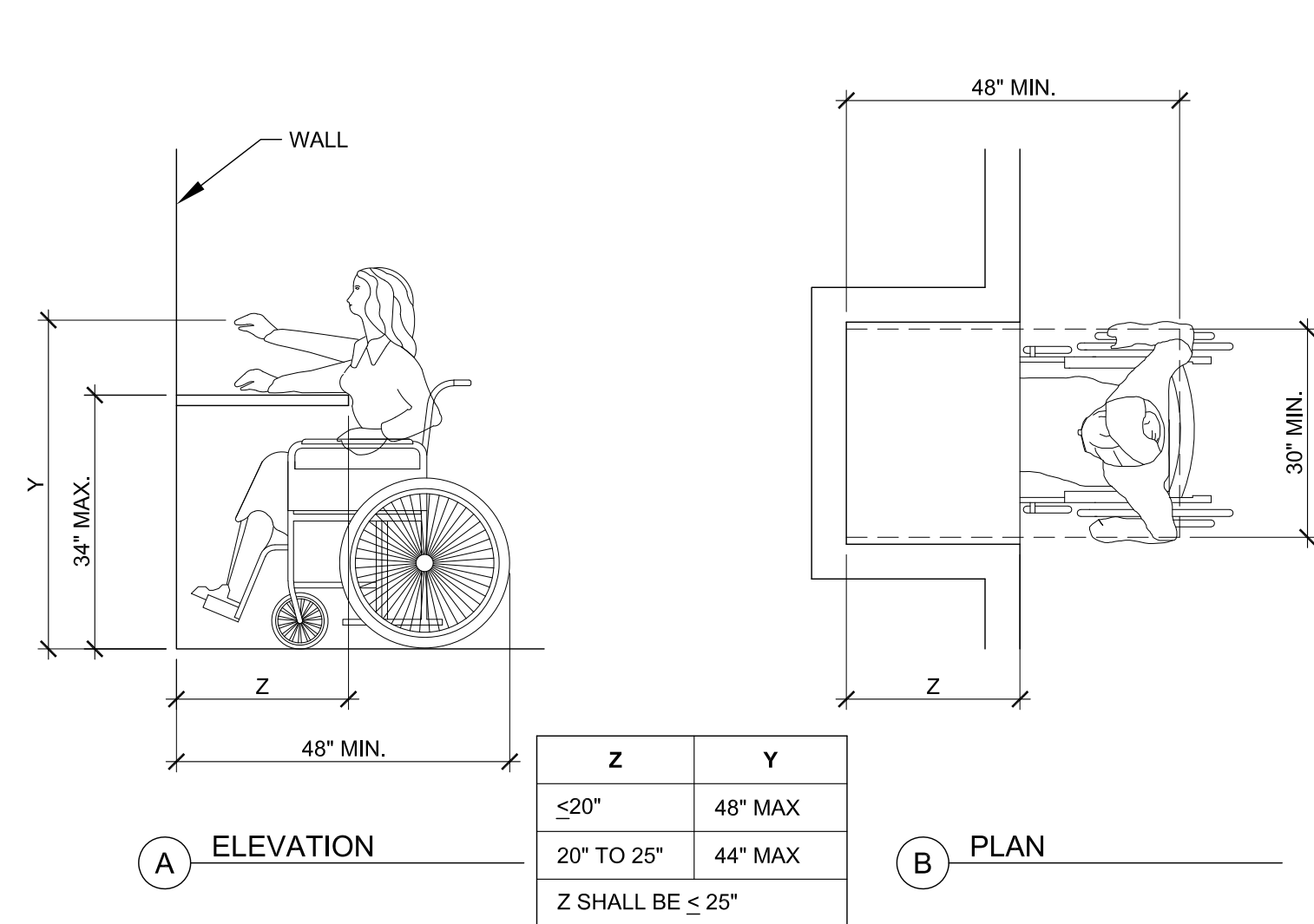
NEW INTERIOR REMODEL FOR
MANITOU SPRINGS MOBILITY
& PARKING OFFICES
130 MANITOU AVENUE
MANITOU SPRINGS, COLORADO 80829

| | |
|----------------------------|------------------|
| PROJECT NO. | 202446 |
| DATE | JANUARY 24, 2025 |
| DRAWN BY | JRD |
| CHECKED | JRD |
| APPROVED | JRD |
| REVISED | |
| FINAL BID SET
DOCUMENTS | |
| JANUARY 24, 2025 | |
| SHEET | |

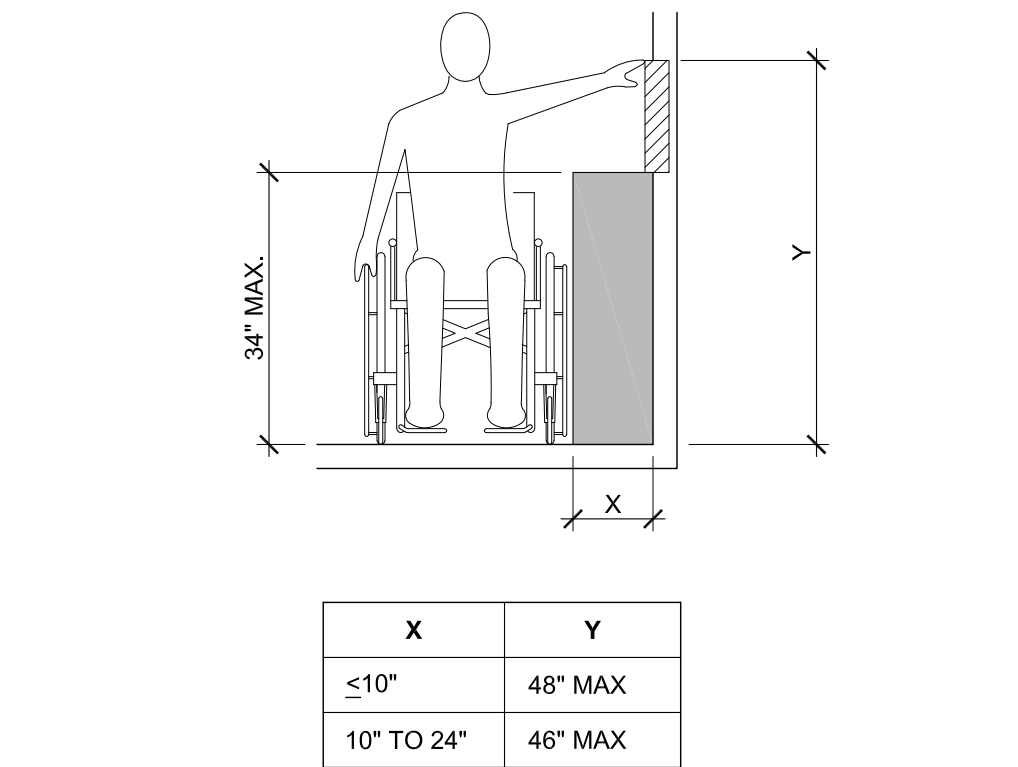
LSP1.1



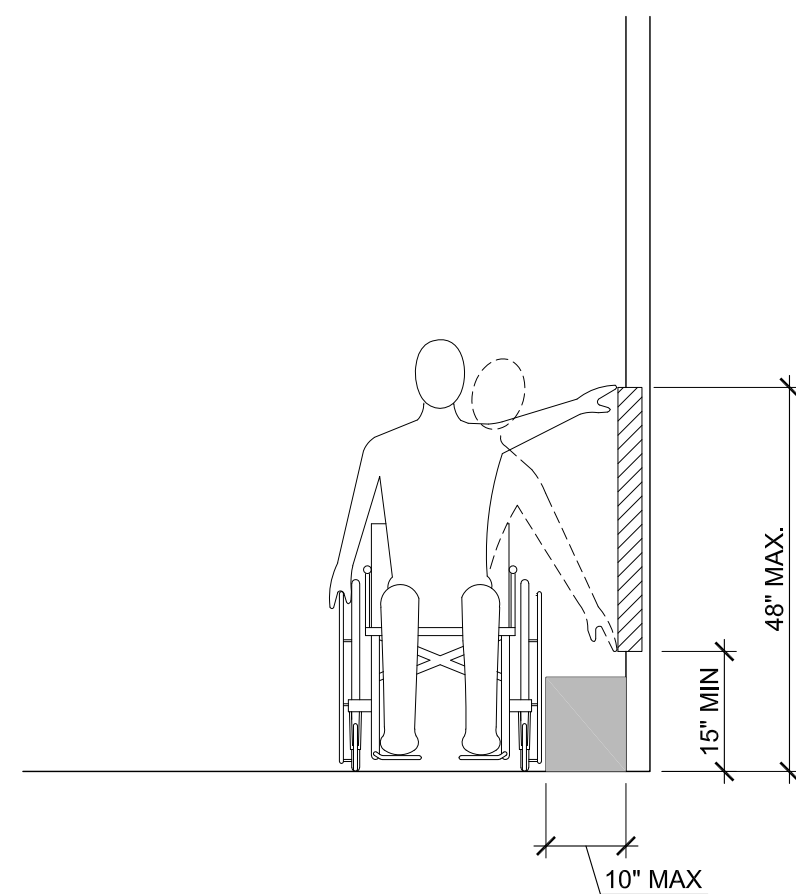
B1 REACH LIMIT TO OPERABLE MECHANISMS
1/2" = 1'-0"



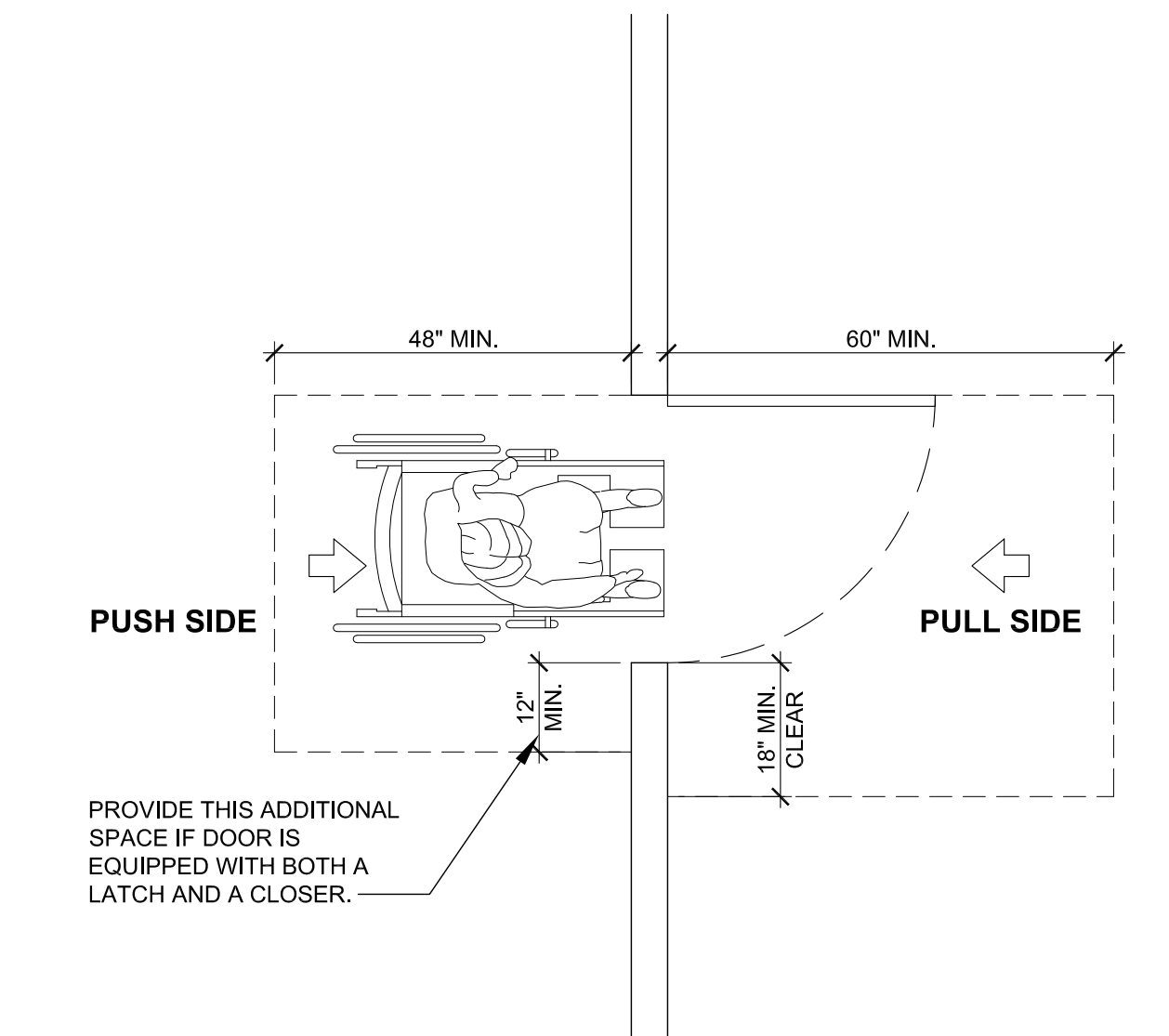
A1 MAXIMUM FORWARD REACH OVER AN OBSTRUCTION
1/2" = 1'-0"



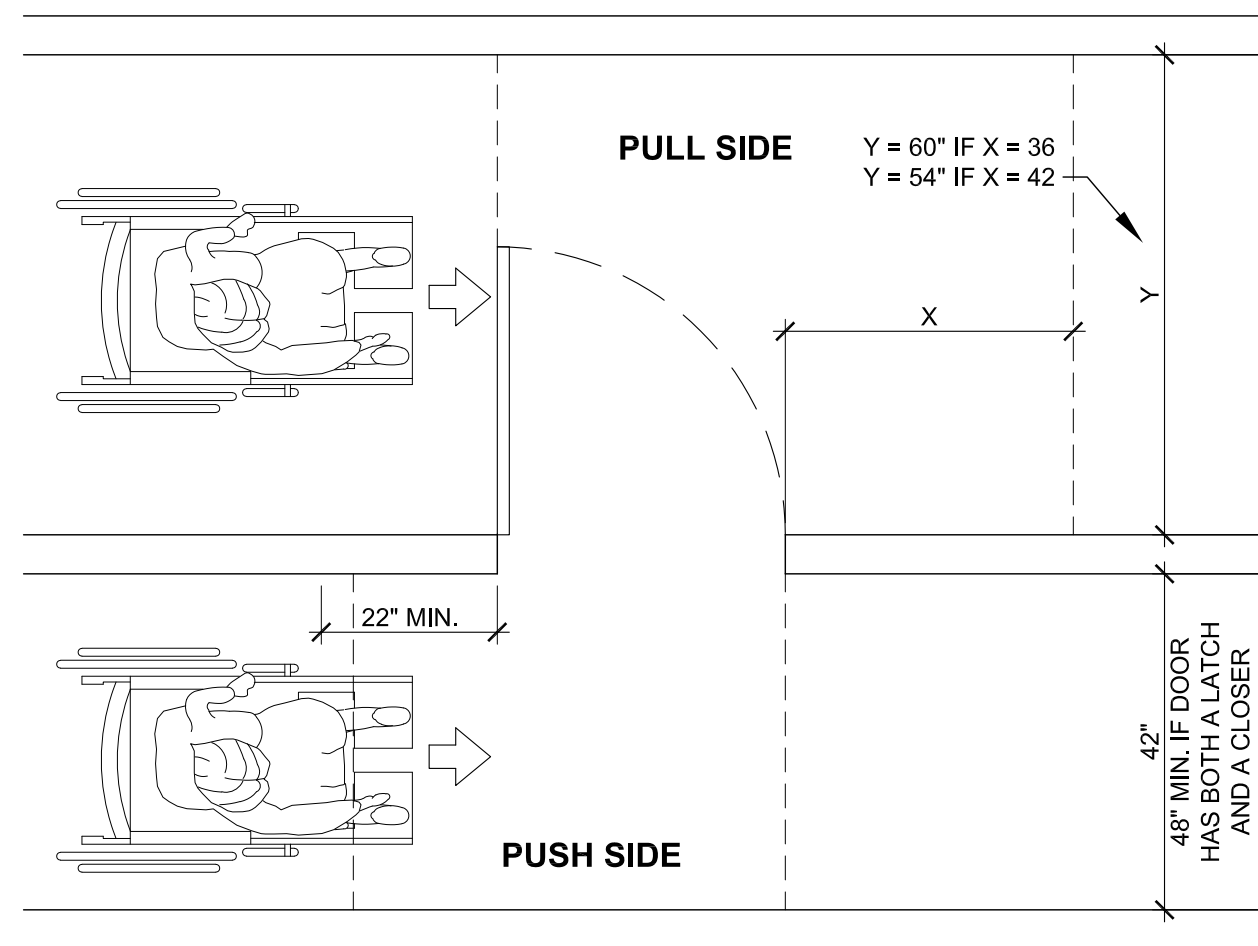
X# OBSTRUCTED HIGH SIDE REACH
1/2" = 1'-0"



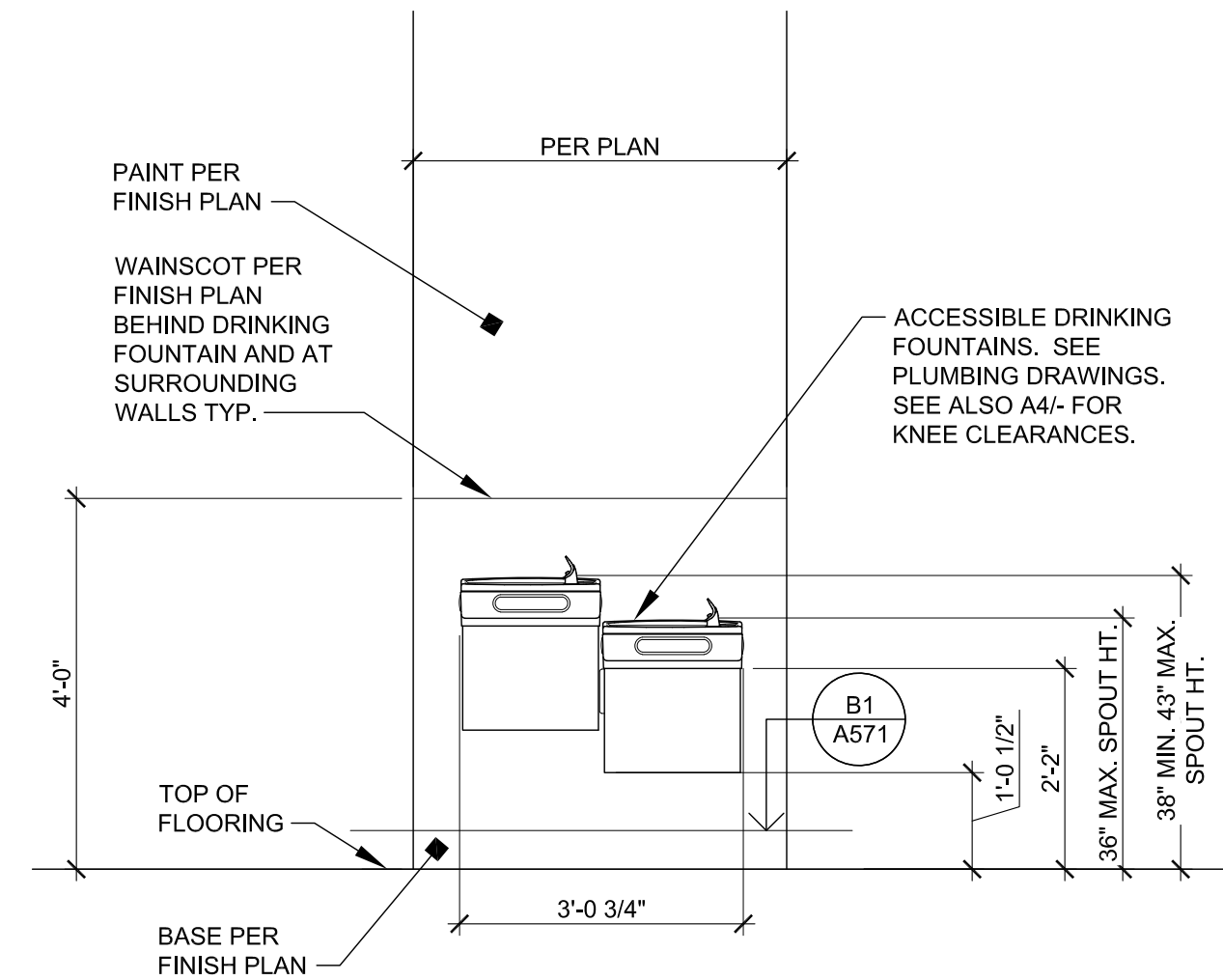
A2 UNOBSTRUCTED SIDE REACH
1/2" = 1'-0"



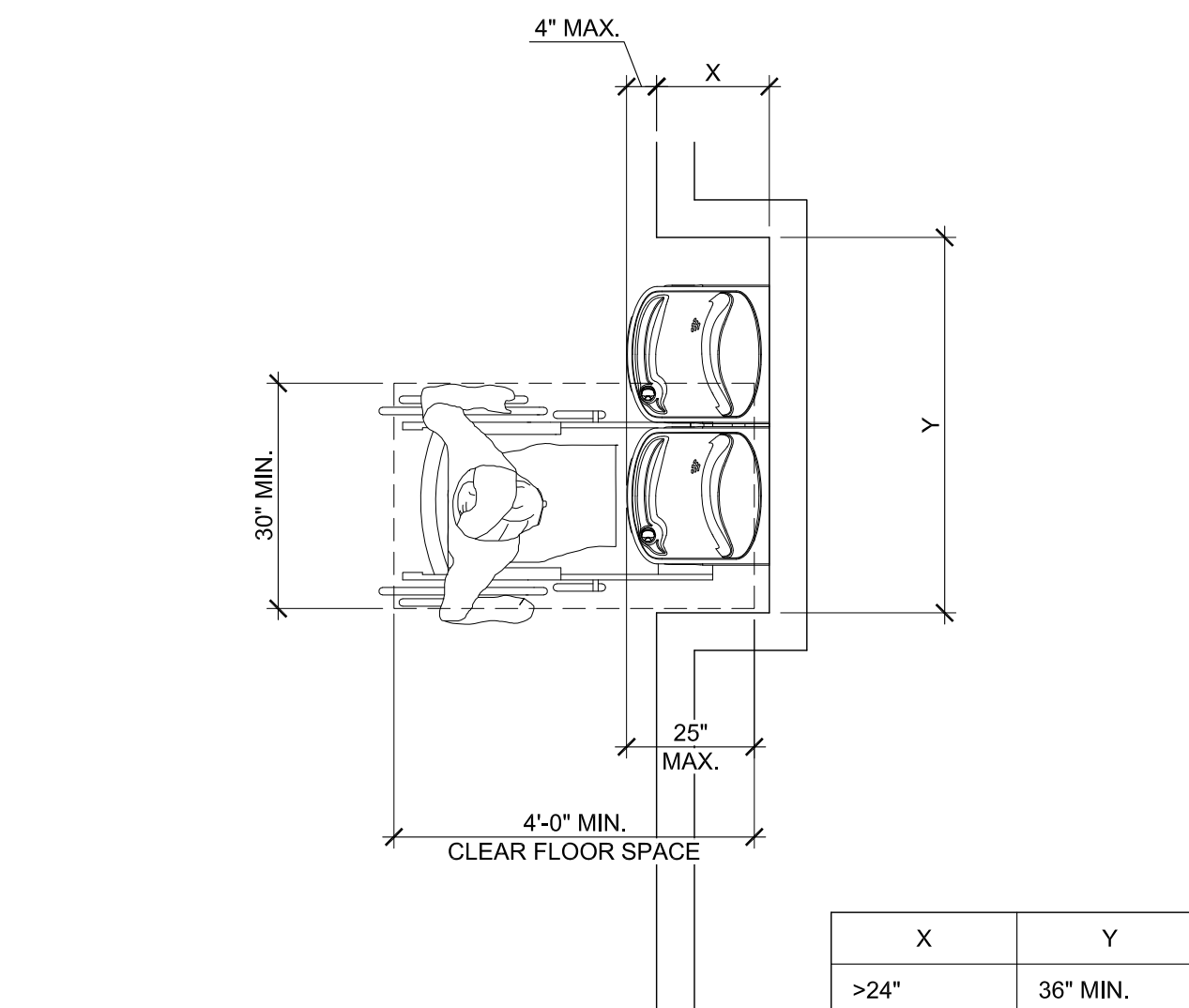
B3 MANEUVERING FRONT APPROACH
1/2" = 1'-0"



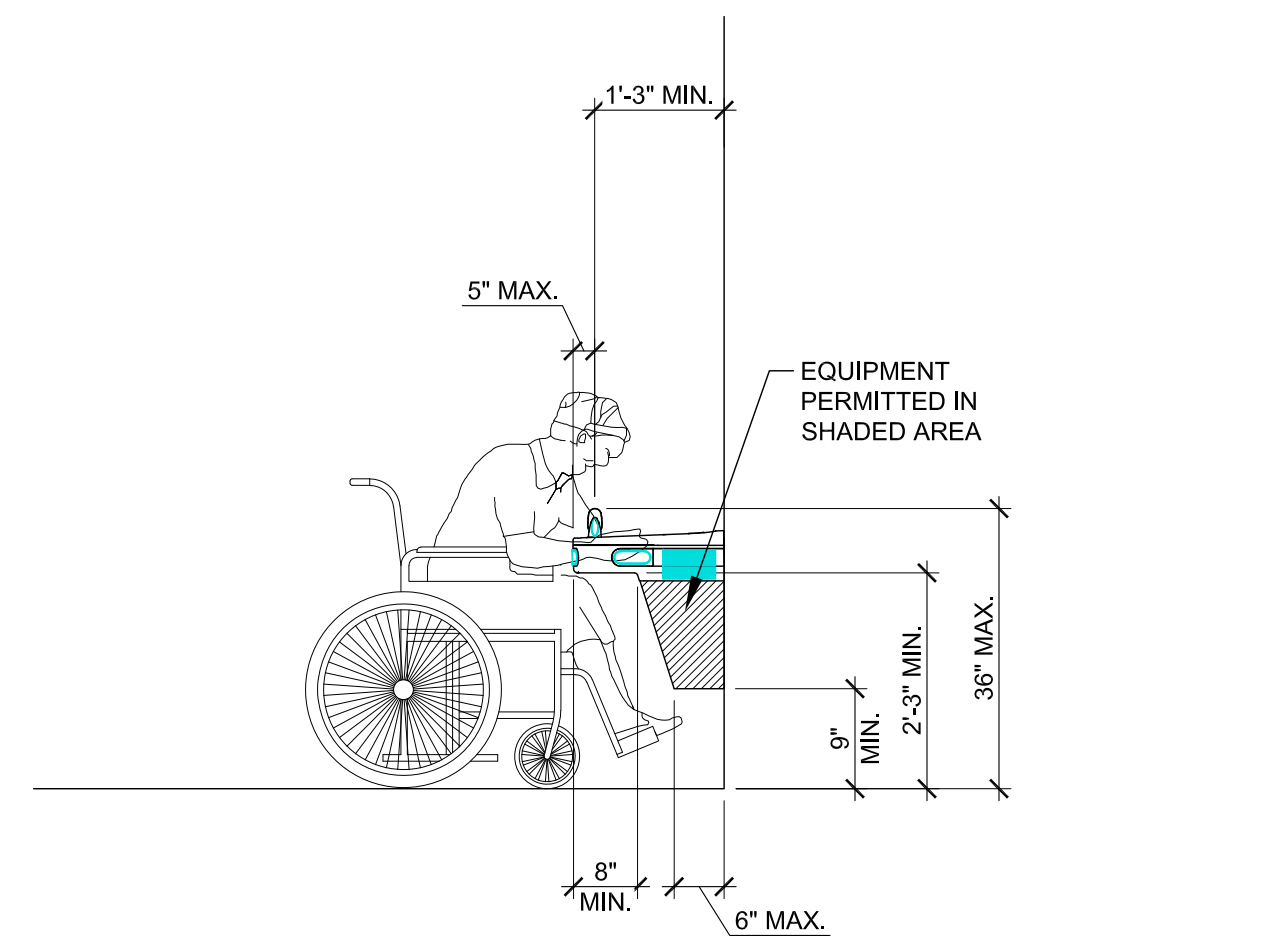
A3 MANEUVERING SIDE APPROACH
1/2" = 1'-0"



C4 DRINKING FOUNTAIN ELEVATION
1/2" = 1'-0"



B4 DRINKING FOUNTAIN CLEARANCE (TYP.)
1/2" = 1'-0"



A4 SPOUT HEIGHT AND KNEE CLEARANCE
1/2" = 1'-0"

JOHN DAVIS
DESIGN GROUP

JOHN DAVIS
DESIGN GROUP

ARCHITECTS
INTERIORS
PLANNERS

176 TALAMINE COURT
SUITE 100
COLORADO SPRINGS,
COLORADO 80907
P 719/528-1177
F 719/444-8409

DO NOT SCALE
DRAWINGS FOR
CONSTRUCTION
PURPOSES

THESE DRAWINGS ARE THE PROPERTY OF
JDDG ARCHITECTS. THEY SHALL BE USED
FOR THE SOLE PURPOSE OF CONSTRUCTING
THIS PROJECT. THEY SHALL NOT BE
REPRODUCED AND USED FOR THE PURPOSE
OF CONSTRUCTION DOCUMENTS FOR ANY
OTHER PROJECTS.

ACCESSIBILITY DETAILS

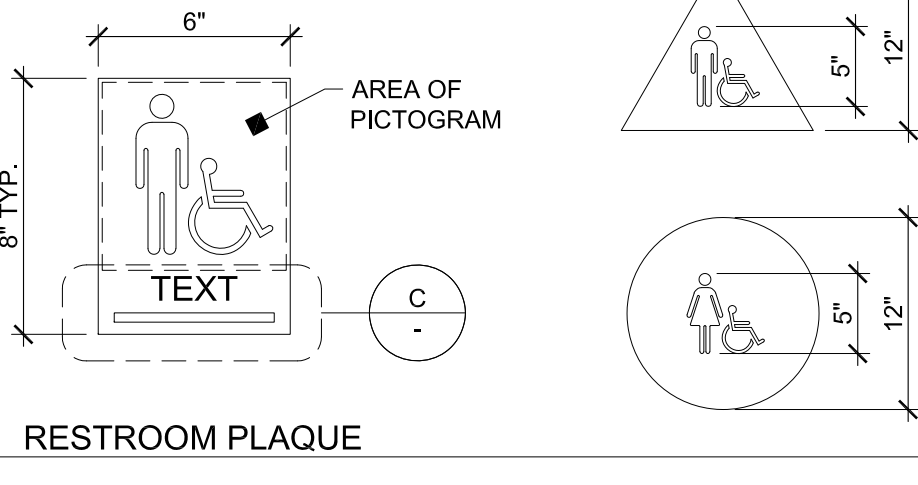
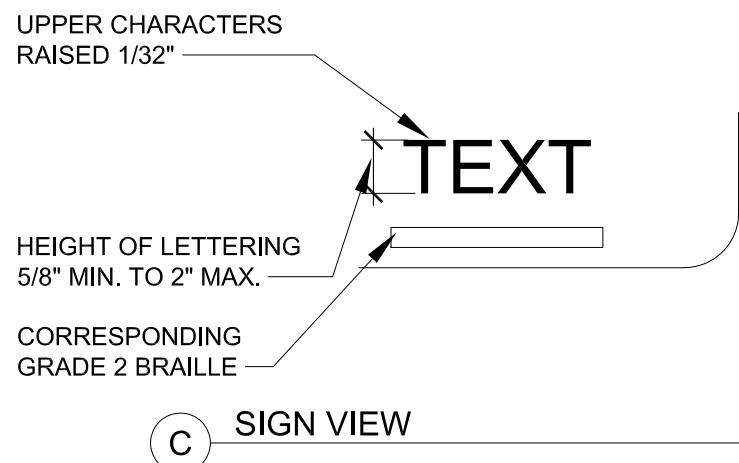
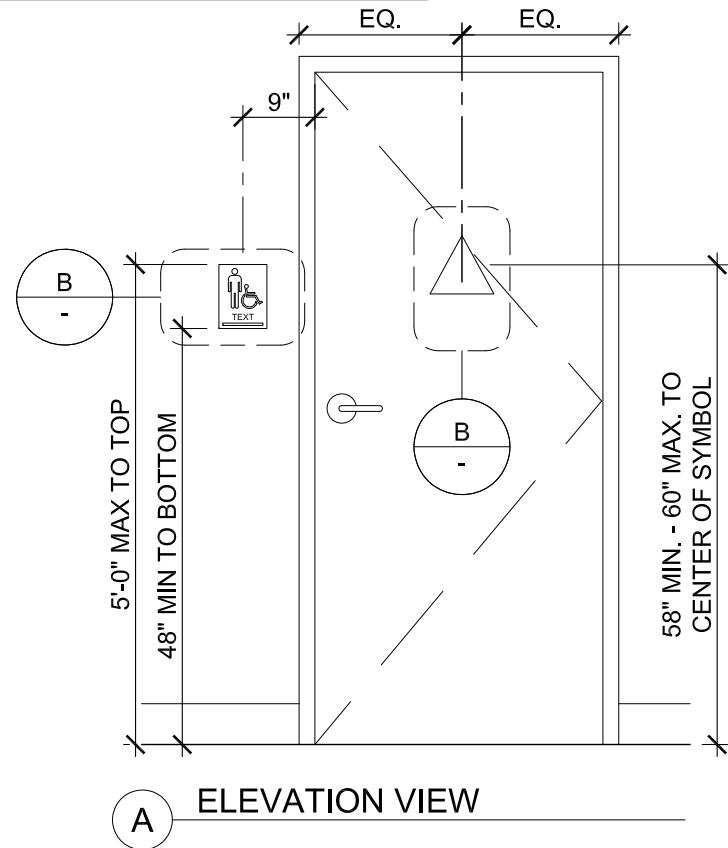
NEW INTERIOR REMODEL FOR
MANITOU SPRINGS MOBILITY
& PARKING OFFICES
130 MANITOU AVENUE
MANITOU SPRINGS, COLORADO 80829

PROJECT NO. 202446
DATE JANUARY 24, 2025
DRAWN BY ATB
CHECKED ATB
APPROVED JRD
REVISED
FINAL BID SET
DOCUMENTS
JANUARY 24, 2025

SHEET

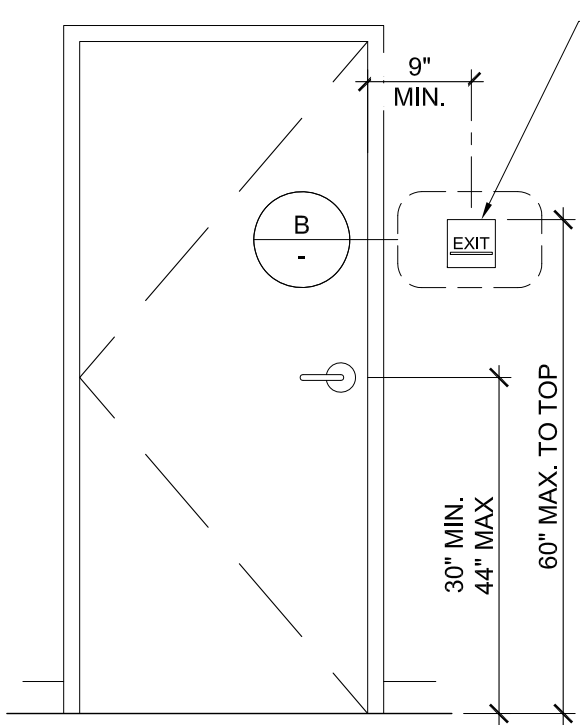
ADA1.1

ACCESSIBILITY SIGNAGE:
PROVIDE ACRYLIC REVERSE SILK
SCREENED SIGNS WITH INTERNATIONAL
SYMBOL OF ACCESSIBILITY, RAISED
LETTERS, AND BRAILLE, AT ACCESSIBLE
TOILET FACILITIES; ONE FOR EACH SEX
OR ONE UNISEX.

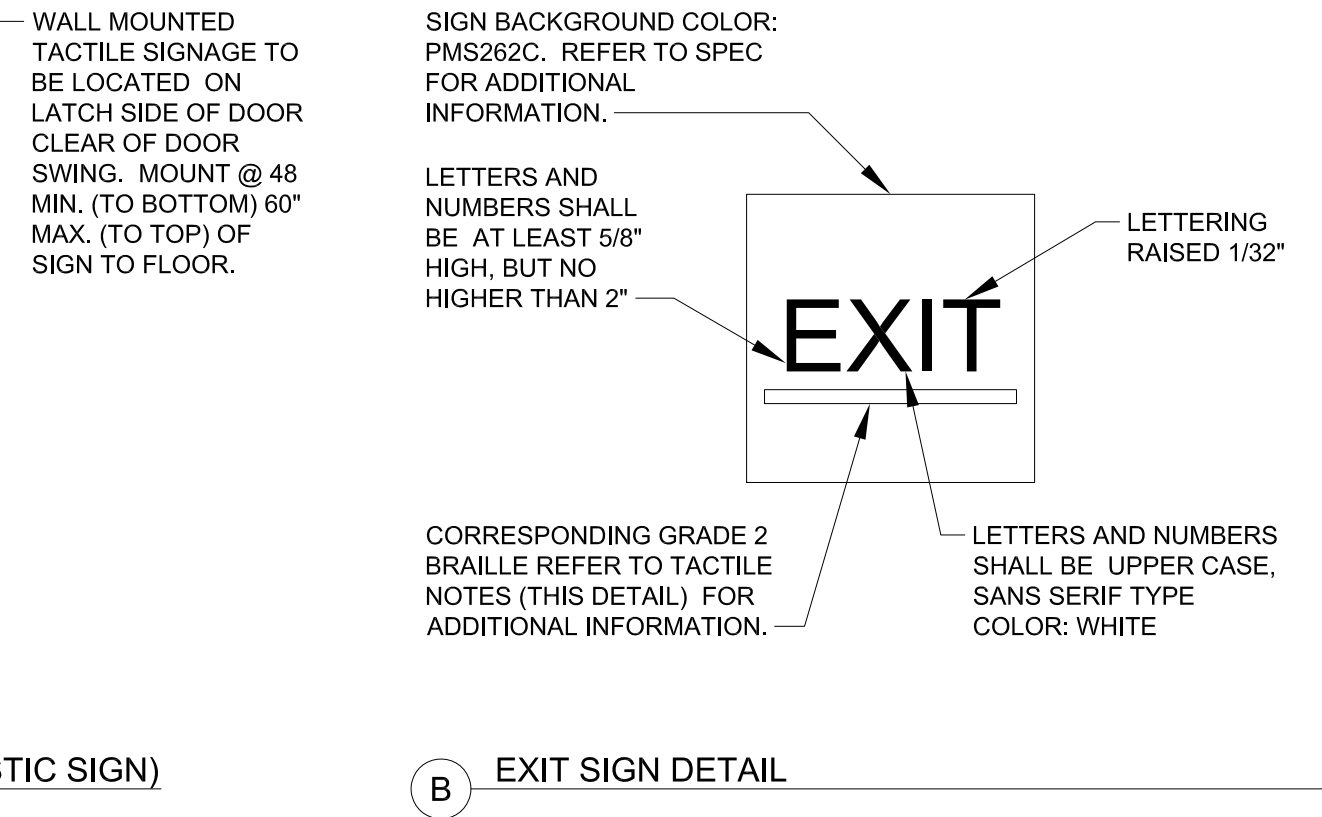


B2 ACCESSIBLE RESTROOM SIGNAGE
1/4" = 1'-0"

| ACCESSIBLE SIGNAGE | | |
|--|----------|--|
| ADA SIGN DESCRIPTION | MODEL# | |
| WINDOW / COUNTER DECAL SYMBOL OF ACCESSIBILITY - SIZE: 6" X 6" | ADA-1006 | |
| "EXIT" - SIZE: 6" X 6"; W/ ADA/CBC BRAILLE | ADA-1242 | |
| "EXIT ROUTE" - SIZE: 6" X 6"; W/ ADA/CBC BRAILLE | ADA-1243 | |
| WHEELCHAIR ACCESSIBLE ENTRANCE - SIZE: 6" X 8" | ADA-1070 | |
| "WOMEN" WHEELCHAIR ACCESSIBLE RESTROOM - WALL - SIZE: 6" X 8" | ADA-1024 | |
| "MEN" WHEELCHAIR ACCESSIBLE RESTROOM - WALL - SIZE: 6" X 8" | ADA-1025 | |
| "UNISEX" WHEELCHAIR ACCESSIBLE RESTROOM - WALL - SIZE: 6" X 8" | ADA-1026 | |
| "ALL GENDER" ACCESSIBLE RESTROOM - TACTILE BRAILLE - WALL - 8" X 9" | ADA-1245 | |
| "WOMEN" ACCESSIBLE RESTROOM - DOOR - SIZE: 12" DIA. CIRCLE | T24-1001 | |
| "MEN" ACCESSIBLE RESTROOM - DOOR - SIZE: 12" TRIANGLE | T24-1000 | |
| "UNISEX" WHEELCHAIR ACCESSIBLE RESTROOM - DOOR - 12" TRIANGLE/CIRCLE | T24-1003 | |
| "ALL GENDER" WHEELCHAIR ACCESSIBLE RESTROOM - DOOR - 12" X 12" | ADA-1251 | |
| * SIGNAGE TO BE ADA WHITE ON BLACK AVAILABLE FROM WWW.ADASIGNDEPOT.COM
** NOT ALL USED AT THIS LOCATION | | |



A TACTILE EXIT SIGNAGE (PLASTIC SIGN)



B EXIT SIGN DETAIL

B3 TACTILE EXIT SIGNAGE DETAILS
1/4" = 1'-0"

TACTILE EXIT SIGNAGE REQUIREMENTS

- EACH GRADE-LEVEL EXTERIOR DOOR SHALL BE IDENTIFIED BY A TACTILE SIGN WITH THE WORD "EXIT".
- EACH EXIT DOOR THAT LEADS DIRECTLY TO A GRADE-LEVEL EXTERIOR EXIT BY MEANS OF AN EXIT ENCLOSURE OR AN EXIT PASSAGEWAY IS IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORDS, "EXIT ROUTE".
- EACH EXIT DOOR THAT LEADS DIRECTLY TO A GRADE-LEVEL EXTERIOR EXIT BY MEANS OF A STAIRWAY OR RAMP IS IDENTIFIED BY A TACTILE EXIT SIGN THAT STATES "EXIT STAIR DOWN", "EXIT RAMP DOWN", "EXIT STAIR UP" OR "EXIT RAMP UP", AS APPROPRIATE.
- EACH EXIT ACCESS DOOR FROM AN INTERIOR ROOM OR AREA TO A CORRIDOR OR HALLWAY THAT IS REQUIRED TO HAVE A VISUAL EXIT SIGN IS IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORDS, "EXIT ROUTE".
- EACH EXIT DOOR THROUGH A HORIZONTAL EXIT SHALL BE IDENTIFIED BY A SIGN WITH THE WORDS, "TO EXIT".
- LETTERS ON SIGNS ARE RAISED 1/32", SANS SERIF UPPERCASE CHARACTERS AND ARE ACCOMPANIED BY GRADE 2 BRAILLE.
- RAISED CHARACTERS ARE BETWEEN 5/8" AND 2" HIGH.
- BRAILLE DOTS ARE 1/10" ON CENTER IN EACH CELL WITH 2/10" SPACE BETWEEN CELLS, MEASURED FROM THE SECOND COLUMN OF DOTS IN THE FIRST CELL TO THE FIRST COLUMN OF DOTS IN THE SECOND CELL. [NOTE: CA AND OTHER JURISDICTIONS ONLY]
- BRAILLE DOTS ARE RAISED A MINIMUM OF 1/40" ABOVE THE BACKGROUND.
- CHARACTERS AND BACKGROUND OF SIGNS IS EGGSHELL, MATTE, OR OTHER NON-GLARE FINISH.
- CHARACTERS CONTRAST WITH THEIR BACKGROUND (LIGHT CHARACTERS ON A DARK BACKGROUND, OR DARK CHARACTERS ON A LIGHT BACKGROUND).
- LETTERS ON SIGNS HAVE A WIDTH-TO-HEIGHT RATIO BETWEEN 3:5 AND 1:1 AND A STROKE WIDTH-TO-HEIGHT BETWEEN 1:5 AND 1:10.
- SIGNS ARE TO BE INSTALLED ON THE WALL ADJACENT TO THE LATCH SIDE OF THE DOOR. (AT DOUBLE LEAF DOORS AND WHEN THERE IS NO WALL SPACE AT THE LATCH SIDE, SIGNS SHALL BE PLACED ON THE NEAREST ADJACENT WALL, PREFERABLY ON THE RIGHT.)
- MOUNTING HEIGHT IS 60" MAX. FROM THE FINISHED FLOOR TO THE TOP OF THE SIGN.
- MOUNTING LOCATION ALLOWS A PERSON TO APPROACH WITHIN 3" OF THE SIGNAGE WITHOUT ENCOUNTERING PROTRUDING OBJECTS OR STANDING WITHIN THE SWING OF A DOOR.



JOHN DAVIS
DESIGN GROUP

ARCHITECTS
INTERIORS
PLANNERS

176 TALAMINE COURT
SUITE 100
COLORADO SPRINGS,
COLORADO 80907
P 719/528-1177
F 719/444-8409

DO NOT SCALE
DRAWINGS FOR
CONSTRUCTION
PURPOSES

THESE DRAWINGS ARE THE PROPERTY OF
JDDG ARCHITECTS. THEY SHALL BE USED
FOR THE SOLE PURPOSE OF CONSTRUCTING
THIS PROJECT. THEY SHALL NOT BE
REPRODUCED AND USED FOR THE PURPOSE
OF CONSTRUCTION DOCUMENTS FOR ANY
OTHER PROJECTS.

ADA SIGNAGE DETAILS

NEW INTERIOR REMODEL FOR
**MANITOU SPRINGS MOBILITY
& PARKING OFFICES**
130 MANITOU AVENUE
MANITOU SPRINGS, COLORADO 80829

| | |
|--|------------------|
| PROJECT NO. | 202446 |
| DATE | JANUARY 24, 2025 |
| DRAWN BY | JRD |
| CHECKED | JRD |
| APPROVED | JRD |
| REVISED | |
| FINAL BID SET
DOCUMENTS
JANUARY 24, 2025 | |

SHEET

ADA1.2

FIELD VERIFY LOCATION OF ALL NEW OPENINGS.

REMOVE EXISTING EXHAUST FANS. PATCH EXISTING ROOF PER MANUFACTURERS RECOMMENDATIONS REFER TO MECHANICAL DEMOLITION OF THESE RESPECTIVE DISCIPLINES.

- | | |
|----|--|
| D1 | REMOVE EXISTING WALL CONSTRUCTION |
| D2 | REMOVE EXISTING DOOR/FRAME AND HARDWARE |
| D3 | REMOVE EXISTING PLATFORM CONSTRUCTION |
| D4 | REMOVE PORTION OF EXISTING CONCRETE SLAB FOR NEW CONCRETE FOOTING PAD. REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION |

1
D1.1



19
D1.1

SCALE: 3/8"=1'-0"

4
D1.1

5
D1.1

6
DI.1



22
D1.1

SCALE: 3/8"=1'-0'

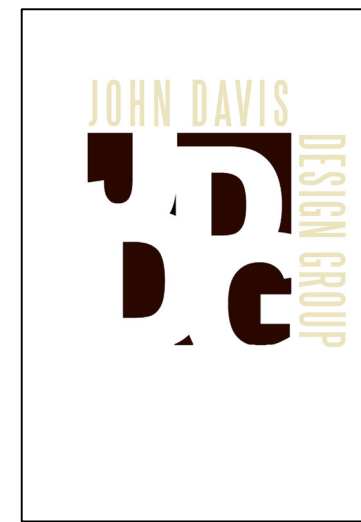
76 TALAMINE COURT
SUITE 100
COLORADO SPRINGS,
COLORADO 80907
P 719/528-1177
F 719/444-8409

THESE DRAWINGS ARE THE PROPERTY OF
JDDG ARCHITECTS. THEY SHALL BE USED
FOR THE SOLE PURPOSE OF CONSTRUCTING
THIS PROJECT. THEY SHALL NOT BE
REPRODUCED AND USED FOR THE PURPOSE
OF CONSTRUCTION DOCUMENTS FOR ANY
OTHER PROJECTS.

MANITOU SPRINGS, COLORADO 80829

SHEET

D1.1



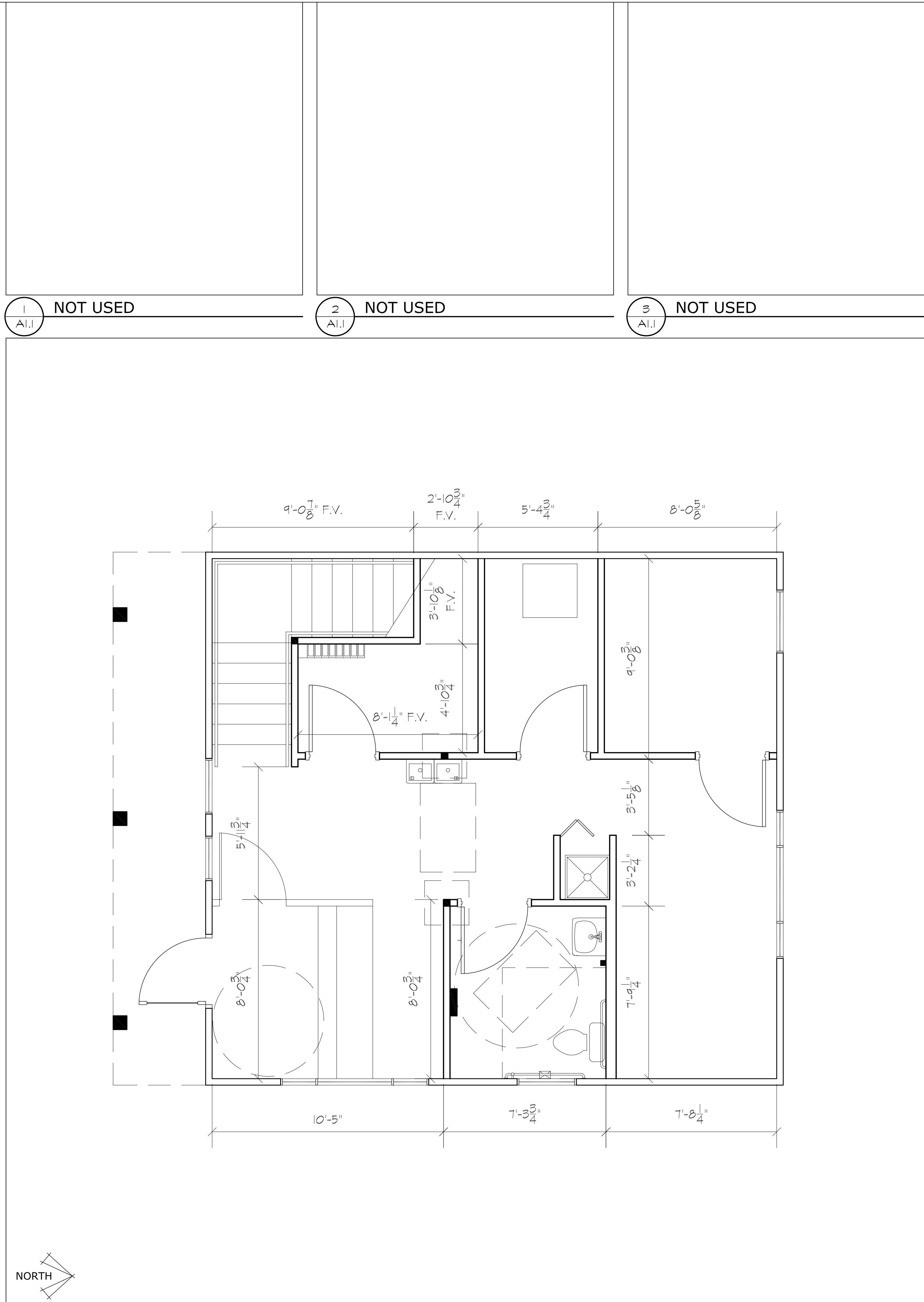
ARCHITECTS
INTERIORS
PLANNERS

THESE DRAWINGS ARE THE PROPERTY OF DDG ARCHITECTS. THEY SHALL BE USED FOR THE SOLE PURPOSE OF CONSTRUCTION OF THIS PROJECT. THEY SHALL NOT BE REPRODUCED AND USED FOR THE PURPOSES OF CONSTRUCTION DOCUMENTS FOR ANY OTHER PROJECTS.

**NEW INTERIOR REMODEL FOR
MANITOU SPRINGS MOBILITY
& PARKING OFFICES
130 MANITOU AVENUE
MANITOU SPRINGS, COLORADO 80829**

REVISED
FINAL BID SET
DOCUMENTS
JANUARY 24, 2025

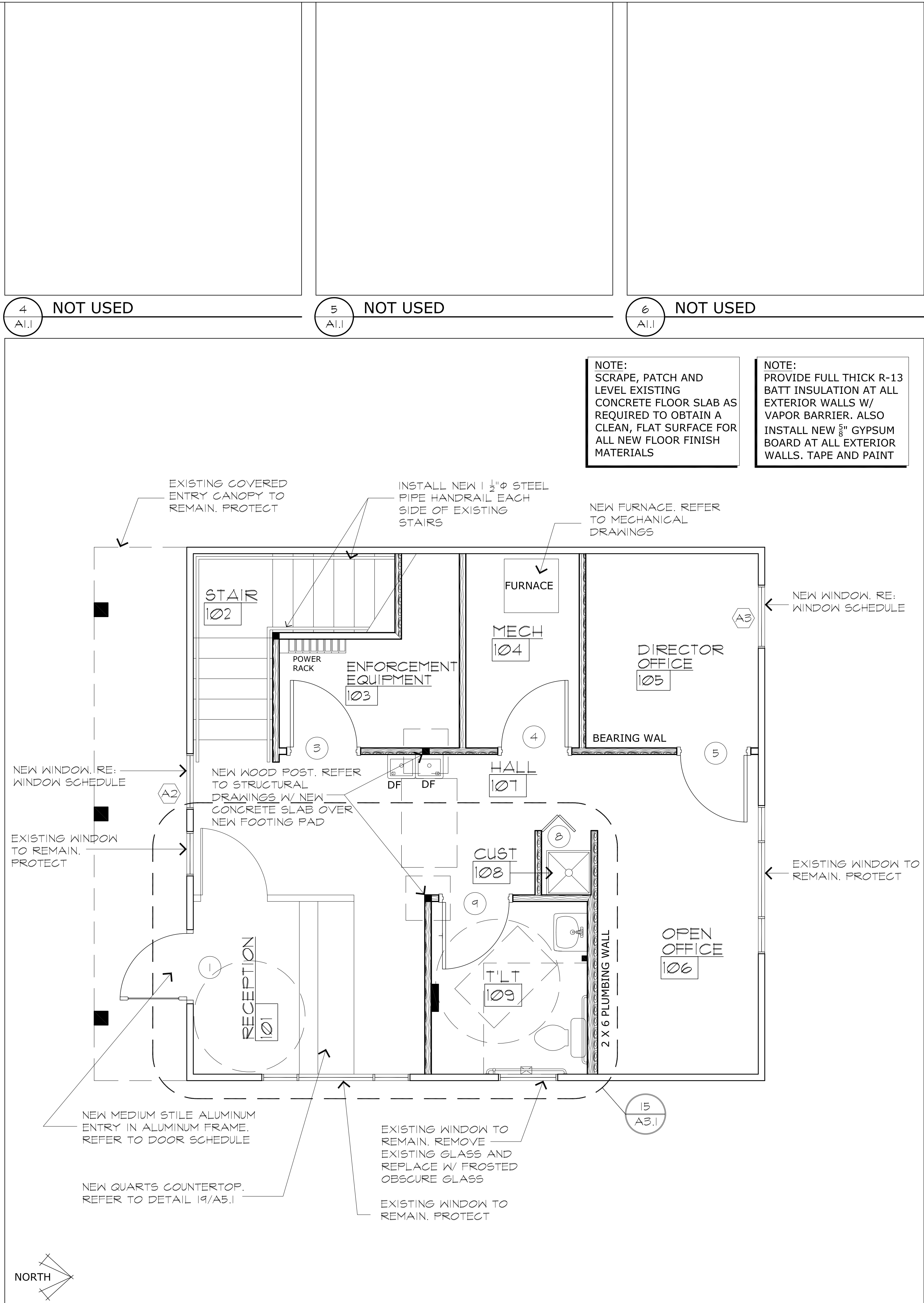
A1.1



19
A.I.I.

MAIN LEVEL DIMENSIONED FLOOR PLAN

SCALE: 3/8"=1'-0"



22 MAIN LEVEL REMODELED FLOOR PLAN
A.I.I. SCALE: 3/8"=1'-0"

1
A1.2

NOT USED

2
A1.2

NOT USED

3
A1.2

NOT USED

4
A1.2

NOT USED

5
A1.2

NOT USED

6
A1.2

NOT USED

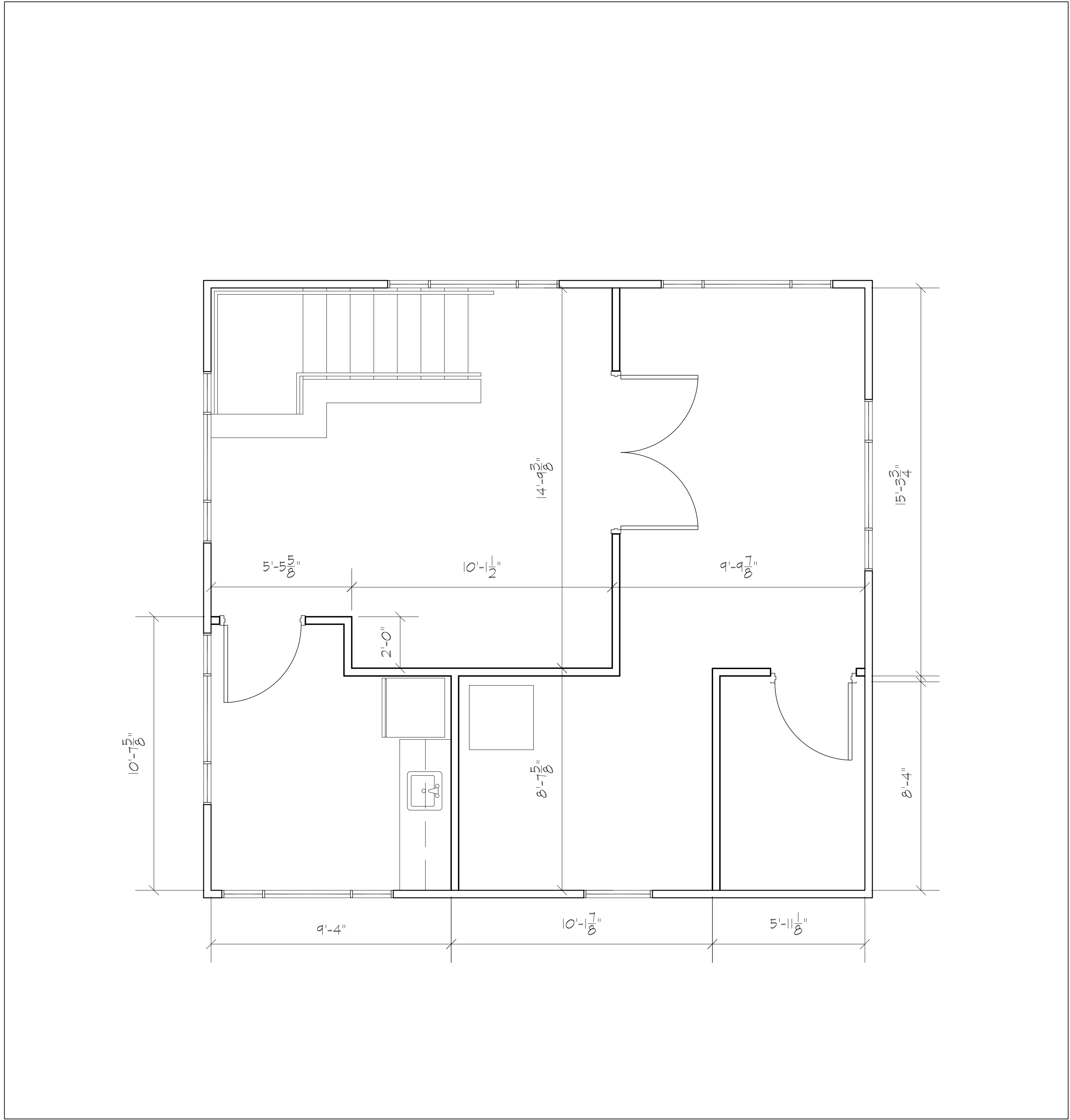
JOHN DAVIS
DESIGN GROUP

ARCHITECTS
INTERIORS
PLANNERS

176 TALAMINE COURT
SUITE 100
COLORADO SPRINGS,
COLORADO 80907
P 719/528-1177
F 719/444-8409

DO NOT SCALE
DRAWINGS FOR
CONSTRUCTION
PURPOSES

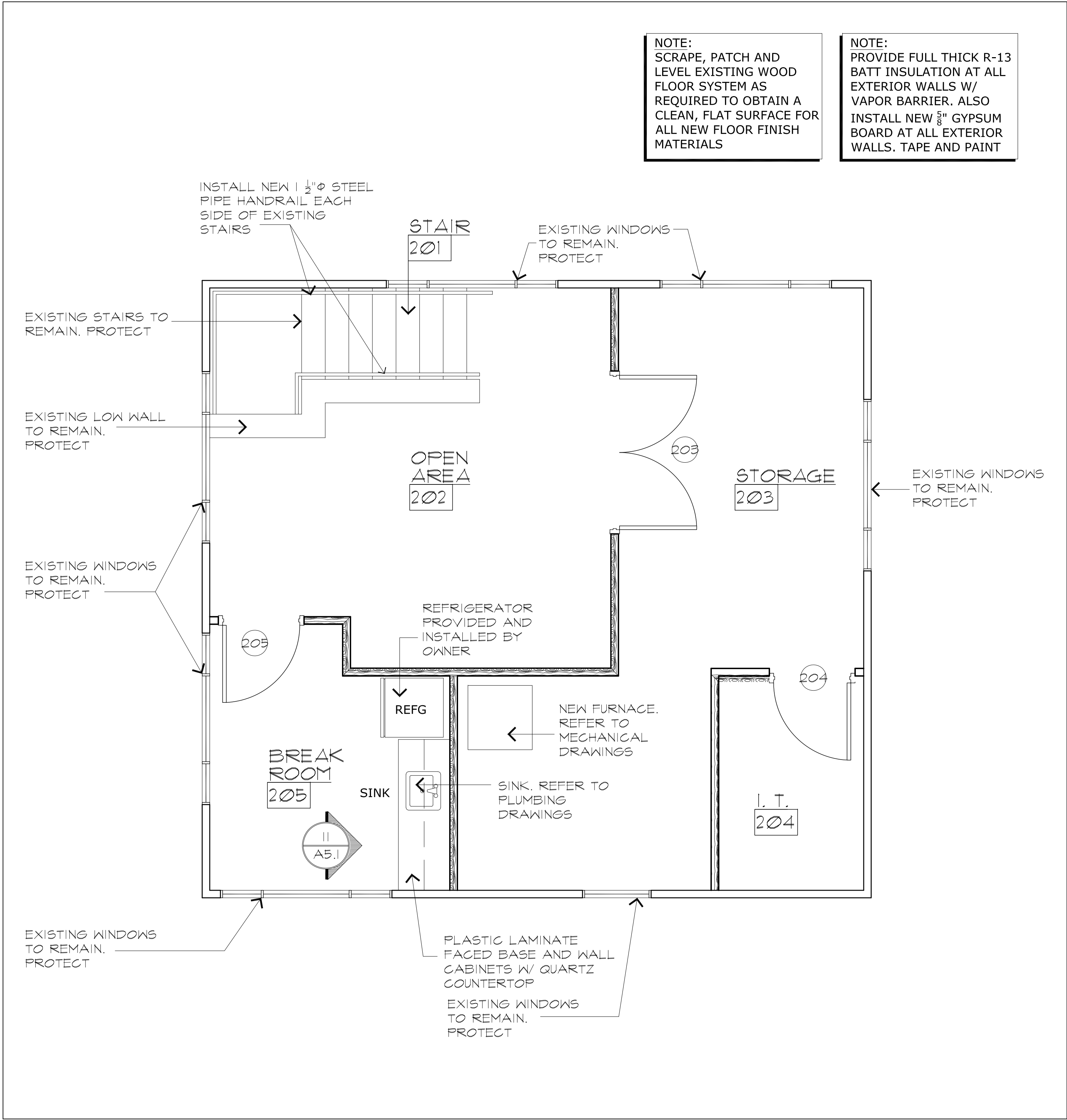
THESE DRAWINGS ARE THE PROPERTY OF
JDDG ARCHITECTS. THEY SHALL BE USED
FOR THE SOLE PURPOSE OF CONSTRUCTING
THIS PROJECT. THEY SHALL NOT BE
REPRODUCED AND USED FOR THE PURPOSE
OF CONSTRUCTION DOCUMENTS FOR ANY
OTHER PROJECTS.



19
A1.2

UPPER LEVEL DIMENSIONED FLOOR PLAN

SCALE: 3/8"=1'-0"



22
A1.2

UPPER LEVEL REMODELED FLOOR PLAN

SCALE: 3/8"=1'-0"

UPPER LEVEL REMODELED & DIMENSIONED PLAN

NEW INTERIOR REMODEL FOR
MANITOU SPRINGS MOBILITY
& PARKING OFFICES
130 MANITOU AVENUE
MANITOU SPRINGS, COLORADO 80829

| | |
|----------------------------|------------------|
| PROJECT NO. | 202446 |
| DATE | JANUARY 24, 2025 |
| DRAWN BY | JRD |
| CHECKED | JRD |
| APPROVED | JRD |
| REVISED | |
| FINAL BID SET
DOCUMENTS | JANUARY 24, 2025 |
| SHEET | |

A1.2

1
A1.3

NOT USED

2
A1.3

NOT USED

3
A1.3

NOT USED

4
A1.3

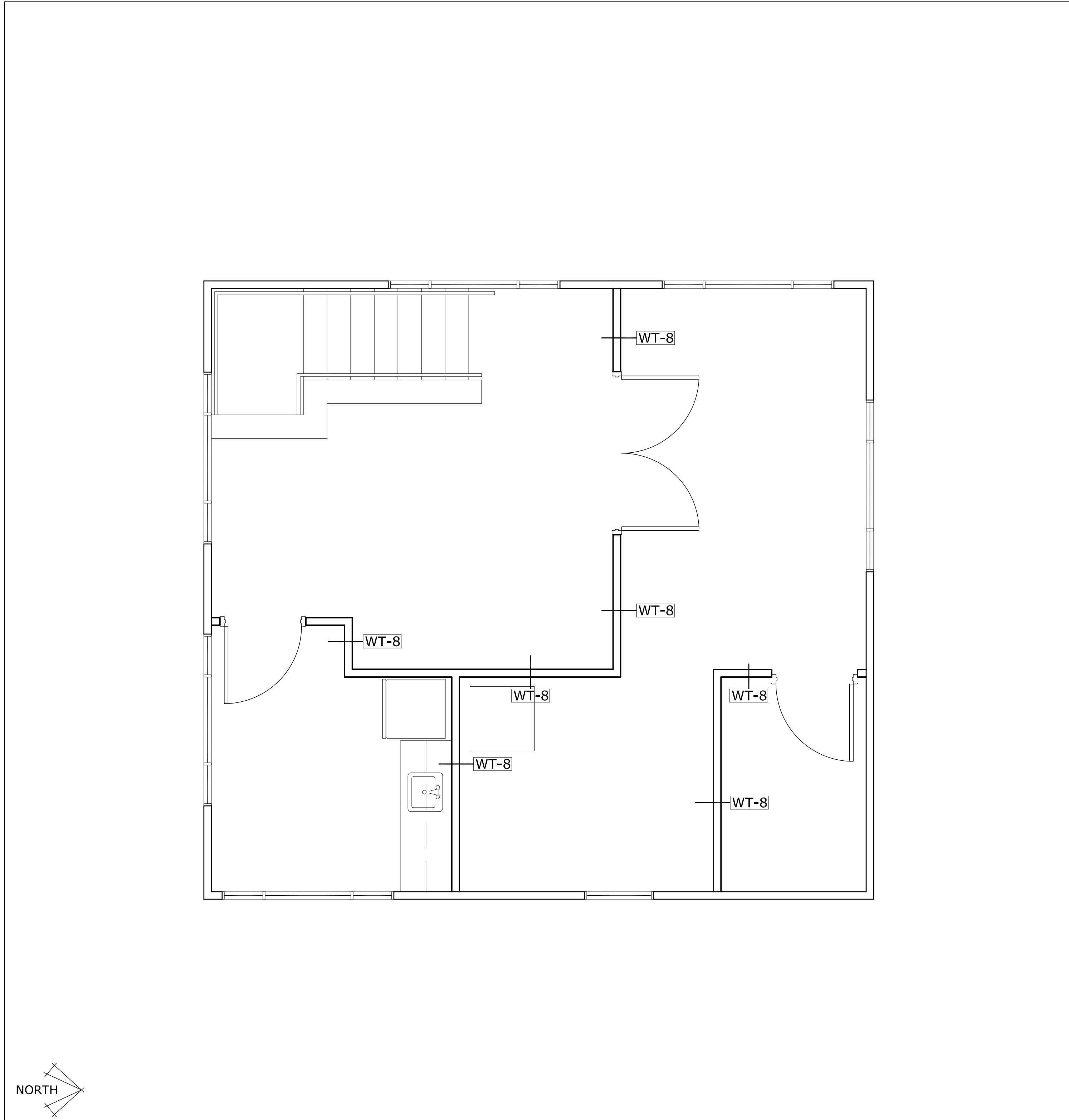
NOT USED

5
A1.3

NOT USED

6
A1.3

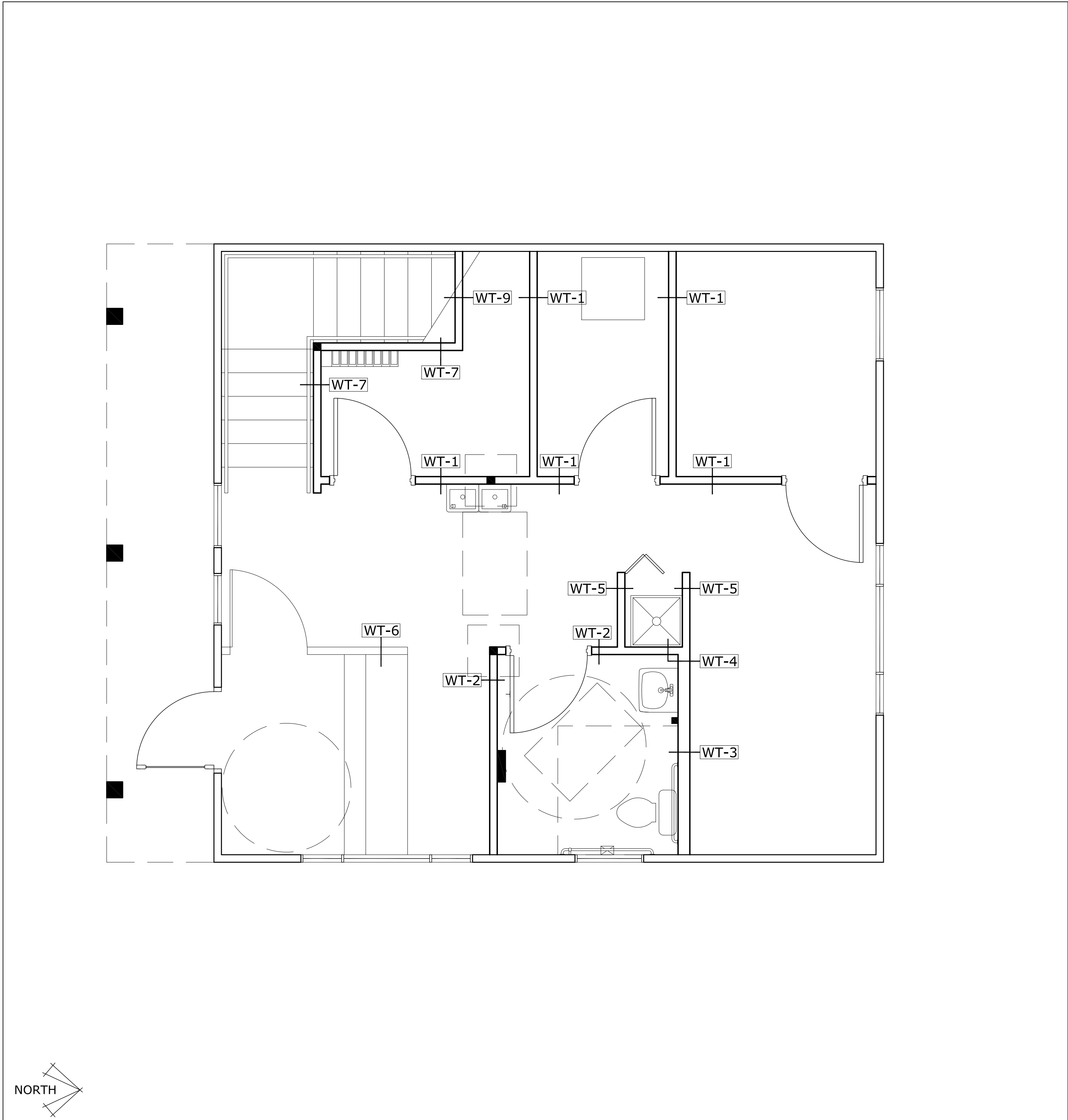
NOT USED



19
A1.3

MAIN LEVEL WALL TYPE FLOOR PLAN

SCALE: 3/8"=1'-0"



22
A1.3

MAIN LEVEL WALL TYPE FLOOR PLAN

SCALE: 3/8"=1'-0"

JOHN DAVIS
DESIGN GROUP

JOHN DAVIS
DESIGN GROUP

ARCHITECTS
INTERIORS
PLANNERS

176 TALAMINE COURT
SUITE 100
COLORADO SPRINGS,
COLORADO 80907
P 719/528-1177
F 719/444-8409

DO NOT SCALE
DRAWINGS FOR
CONSTRUCTION
PURPOSES

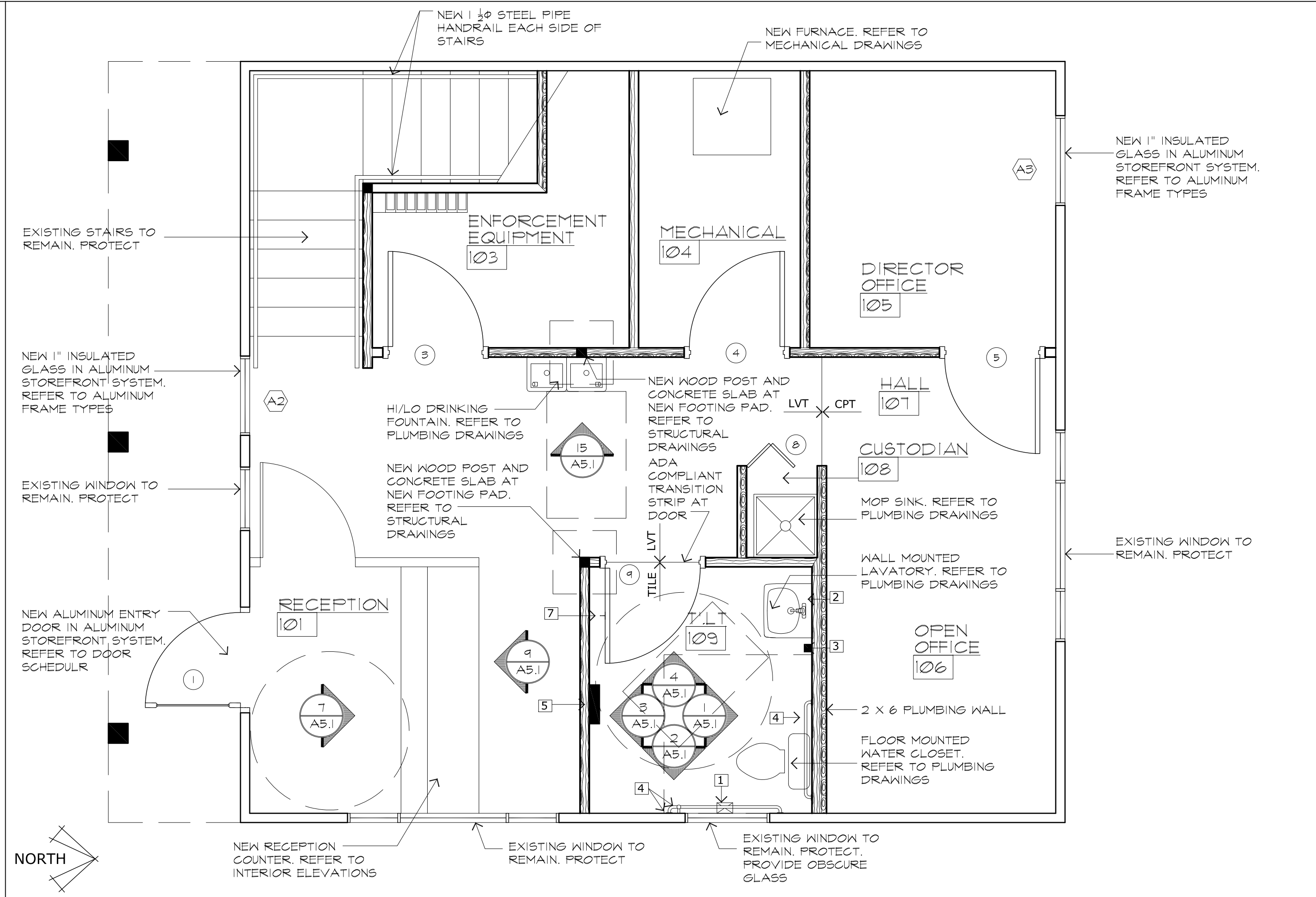
THESE DRAWINGS ARE THE PROPERTY OF
JDDG ARCHITECTS. THEY SHALL BE USED
FOR THE SOLE PURPOSE OF CONSTRUCTING
THIS PROJECT. THEY SHALL NOT BE
REPRODUCED AND USED FOR THE PURPOSE
OF CONSTRUCTION DOCUMENTS FOR ANY
OTHER PROJECTS.

WALL TYPE FLOOR PLANS

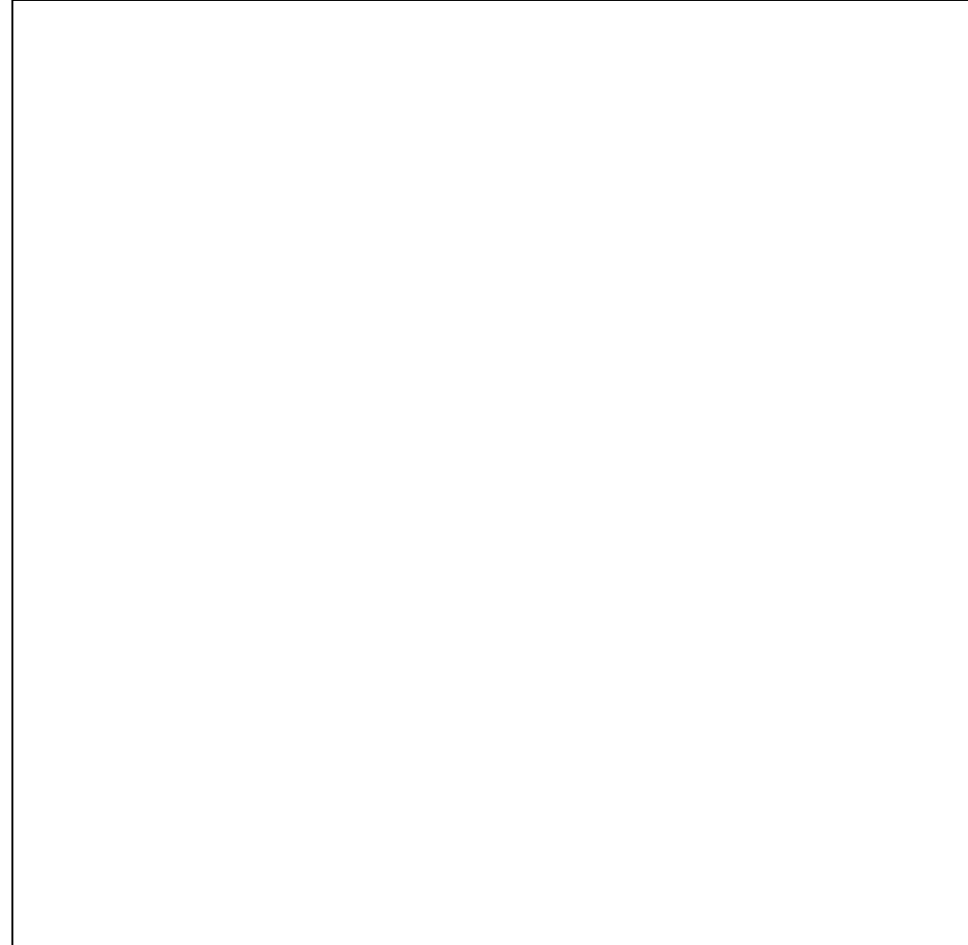
NEW INTERIOR REMODEL FOR
MANITOU SPRINGS MOBILITY
& PARKING OFFICES
130 MANITOU AVENUE
MANITOU SPRINGS, COLORADO 80829

| | |
|----------------------------|------------------|
| PROJECT NO. | 202446 |
| DATE | JANUARY 24, 2025 |
| DRAWN BY | JRD |
| CHECKED | JRD |
| APPROVED | JRD |
| REVISED | |
| FINAL BID SET
DOCUMENTS | JANUARY 24, 2025 |
| SHEET | A1.3 |

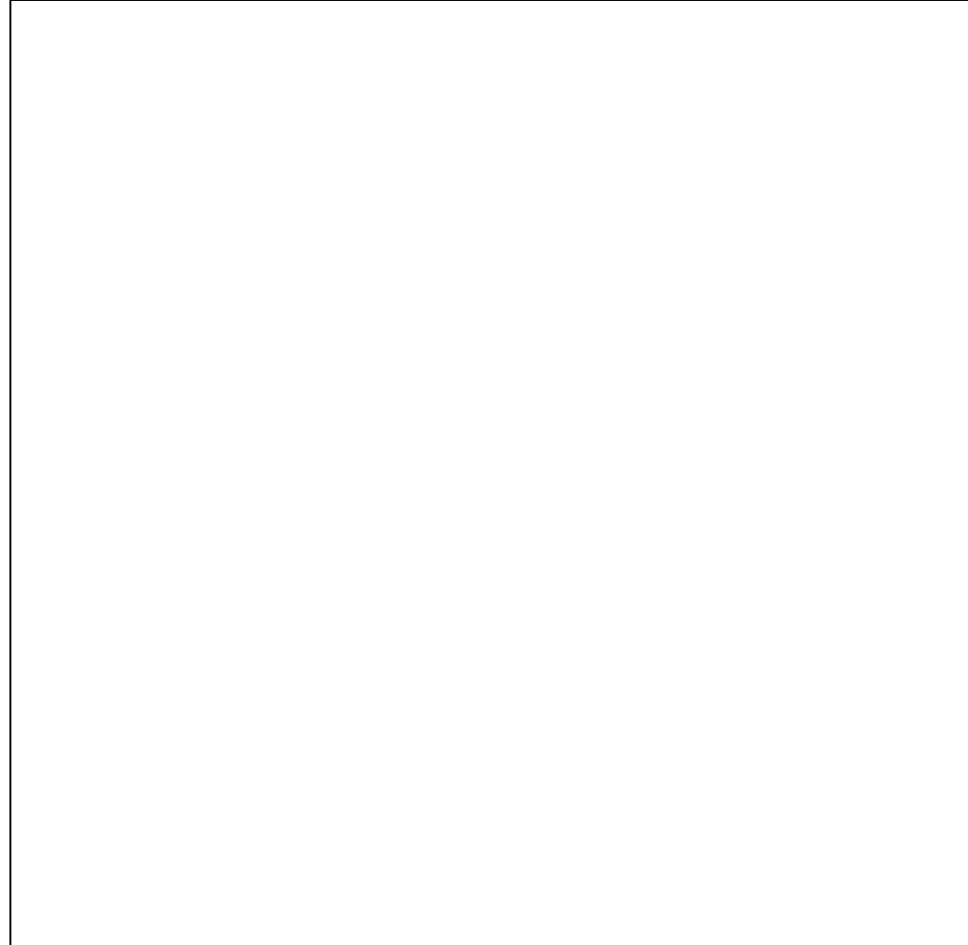
Page 193 of 323



7
A3.1
ENLARGED FLOOR PLAN
SCALE: 3/8"=1'-0"



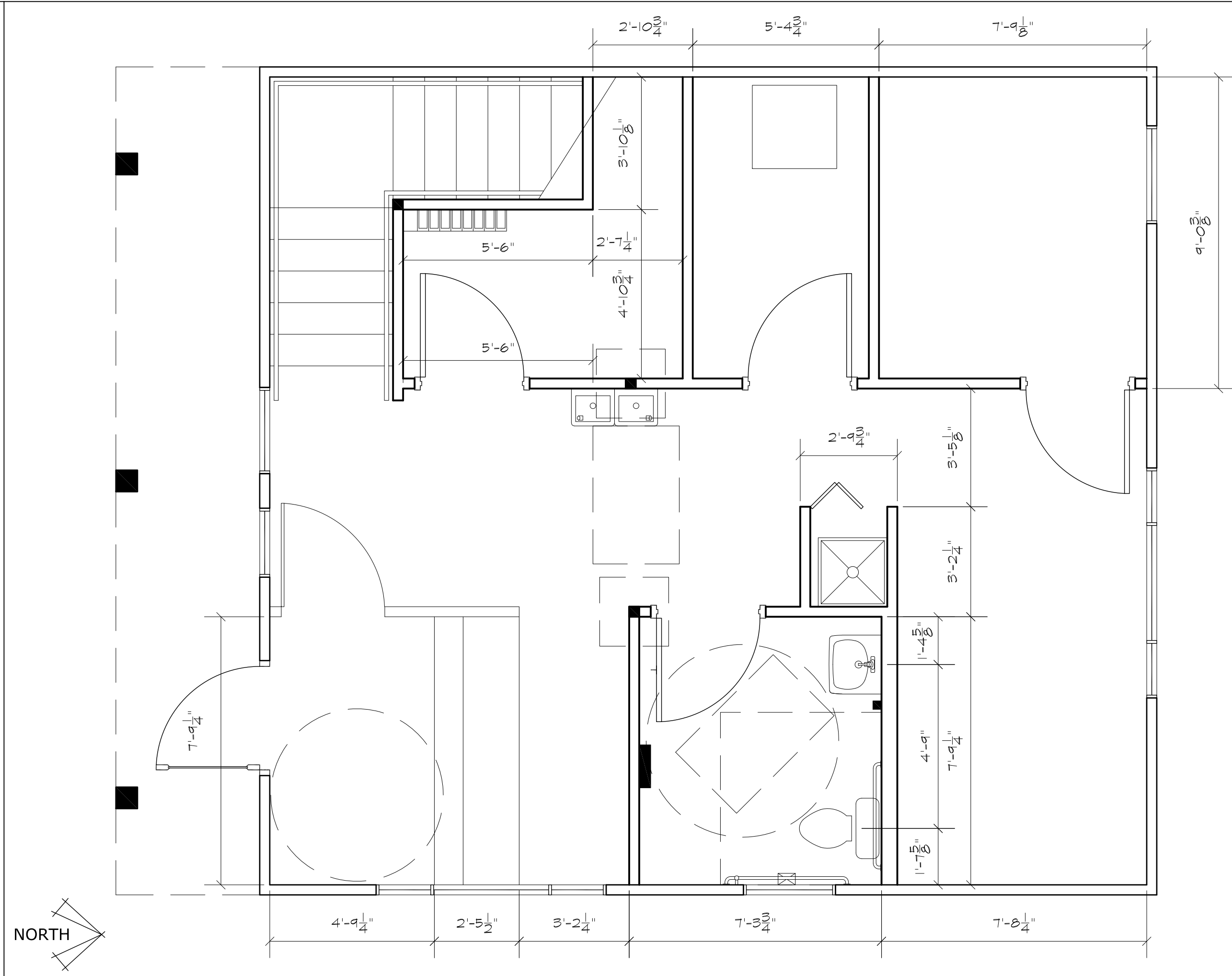
13
A3.1
NOT USED



14
A3.1
NOT USED

- | | |
|--|--|
| 1 TOILET PAPER HOLDER (PENAL-WARE 1840-FA SERIES) | 6 INSULATION AT LAVATORY PIPING |
| 2 PLATE GLASS MIRROR (BOBRICK B-165 1830) | 7 COAT HOOK (BOBRICK B-212 ALUMINUM W/ MATTE FINISH) |
| 3 ELECTRIC HAND DRYERS GLOBAL INDUSTRIAL AUTOMATIC HAND DRYER | |
| 4 GRAB BAR (ACORN 1108-5, 1108-4 AND 1108-1) 1 1/2" DIA X 42" LONG (HORIZONTAL) & 1 1/2" DIA X 36" LONG (HORIZONTAL) & 1 1/2" X 18" LONG VERTICAL SATIN FINISH STAINLESS STEEL | |
| 5 SOAP DISPENSER (BOBRICK B-2112) | |
- GENERAL NOTES:
MOUNT TOILET ACCESSORIES PER ANSI A117.1-2009 REQUIREMENTS

15
A3.1
TOILET ACCESSORIES



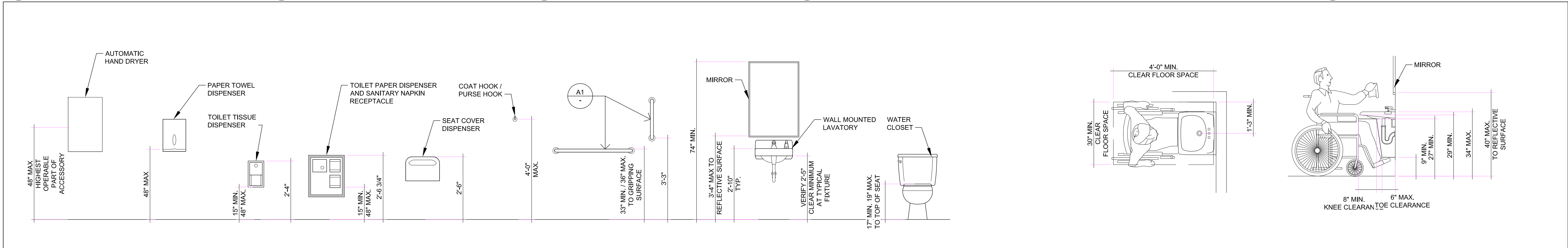
9
A3.1
ENLARGED DIMENSIONED FLOOR PLAN
SCALE: 3/8"=1'-0"

- 1) GC TO INSTALL WITH MOUNTING KIT # 252-30.
- 2) THE STRUCTURAL STRENGTH OF GRAB BARS SHALL MEET THE FOLLOWING SPECIFICATIONS:
- (A) BENDING STRESS IN A GRAB BAR INDUCED BY THE MAXIMUM BENDING MOMENT FROM THE APPLICATION OF 250 lbf (1112N) SHALL BE LESS THAN THE ALLOWABLE STRESS FOR THE MATERIAL OF THE GRAB BAR.
- (B) SHEAR STRESS INDUCED IN A GRAB BAR BY THE APPLICATION OF 250 lbf (1112N) SHALL BE LESS THAN THE ALLOWABLE SHEAR STRESS FOR THE MATERIAL OF THE GRAB BAR. IF THE CONNECTIONS BETWEEN THE GRAB BAR AND ITS MOUNTING BRACKET OR OTHER SUPPORT IS CONSIDERED TO BE FULLY RESTRAINED, THEN DIRECT AND TORSIONAL SHEAR STRESSES SHALL BE TOTALLED FOR THE COMBINED SHEAR STRESS, WHICH SHALL NOT EXCEED THE ALLOWABLE SHEAR STRESS.
- (C) SHEAR FORCE INDUCED IN A FASTENER OR MOUNTING DEVICE FROM THE APPLICATION OF 250 lbf (1112N) SHALL BE LESS THAN THE ALLOWABLE LATERAL LOAD OF EITHER THE FASTENER OR MOUNTING DEVICE OR THE SUPPORTING STRUCTURE, WHICHEVER IS THE SMALLER ALLOWABLE LOAD.
- (D) TENSILE FORCE INDUCED IN A FASTENER BY A DIRECT TENSION FORCE OF 250 lbf (1112N) PLUS THE MAXIMUM MOMENT FROM THE APPLICATION OF 250 lbf (1112N) SHALL BE LESS THAN THE ALLOWABLE WITHDRAWAL LOAD BETWEEN THE FASTENER AND THE SUPPORTING STRUCTURE.

16
A3.1
GRAB BAR NOTES

1. DISPENSERS THAT CONTROL DELIVERY OR THAT DO NOT PERMIT CONTINUOUS PAPER FLOW SHALL NOT BE USED.
2. INTERIOR SURFACES - TOILET ROOM FLOORS SHALL HAVE A SMOOTH, HARD, NON-ABSORBENT SURFACE, SUCH AS PORTLAND CEMENT, CONCRETE, CERAMIC TILE, OR OTHER APPROVED MATERIALS WHICH EXTEND UPWARD ONTO THE WALLS AT LEAST 5".
3. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES OR SINKS.
4. PROVIDE BLOCKING AT ALL WALL MOUNTED FIXTURES AND ACCESSORIES.

18
A3.1
GENERAL NOTES



19
A3.1
ADA/ANSI MOUNTING HEIGHTS
SCALE: 1/2"=1'-0"

JOHN DAVIS
DESIGN GROUP

JOHN DAVIS
DESIGN GROUP

ARCHITECTS
INTERIORS
PLANNERS

176 TALAMINE COURT
SUITE 100
COLORADO SPRINGS,
COLORADO 80907
P 719/528-1177
F 719/444-8409

DO NOT SCALE
DRAWINGS FOR
CONSTRUCTION
PURPOSES

THESE DRAWINGS ARE THE PROPERTY OF
JOHN DAVIS DESIGN GROUP. THEY SHALL BE USED
FOR THE SOLE PURPOSE OF CONSTRUCTING
THIS PROJECT. THEY SHALL NOT BE
REPRODUCED AND USED FOR THE PURPOSE
OF CONSTRUCTION DOCUMENTS FOR ANY
OTHER PROJECTS.

ENLARGED FLOOR PLAN, INTERIOR ELEVATIONS

**NEW INTERIOR REMODEL FOR
MANITOU SPRINGS MOBILITY
& PARKING OFFICES
130 MANITOU AVENUE
MANITOU SPRINGS, COLORADO 80829**

PROJECT NO. 202446
DATE JANUARY 24, 2025
DRAWN BY JRD
CHECKED JRD
APPROVED JRD
REVISED
FINAL BID SET
DOCUMENTS
JANUARY 24, 2025

SHEET

A3.1

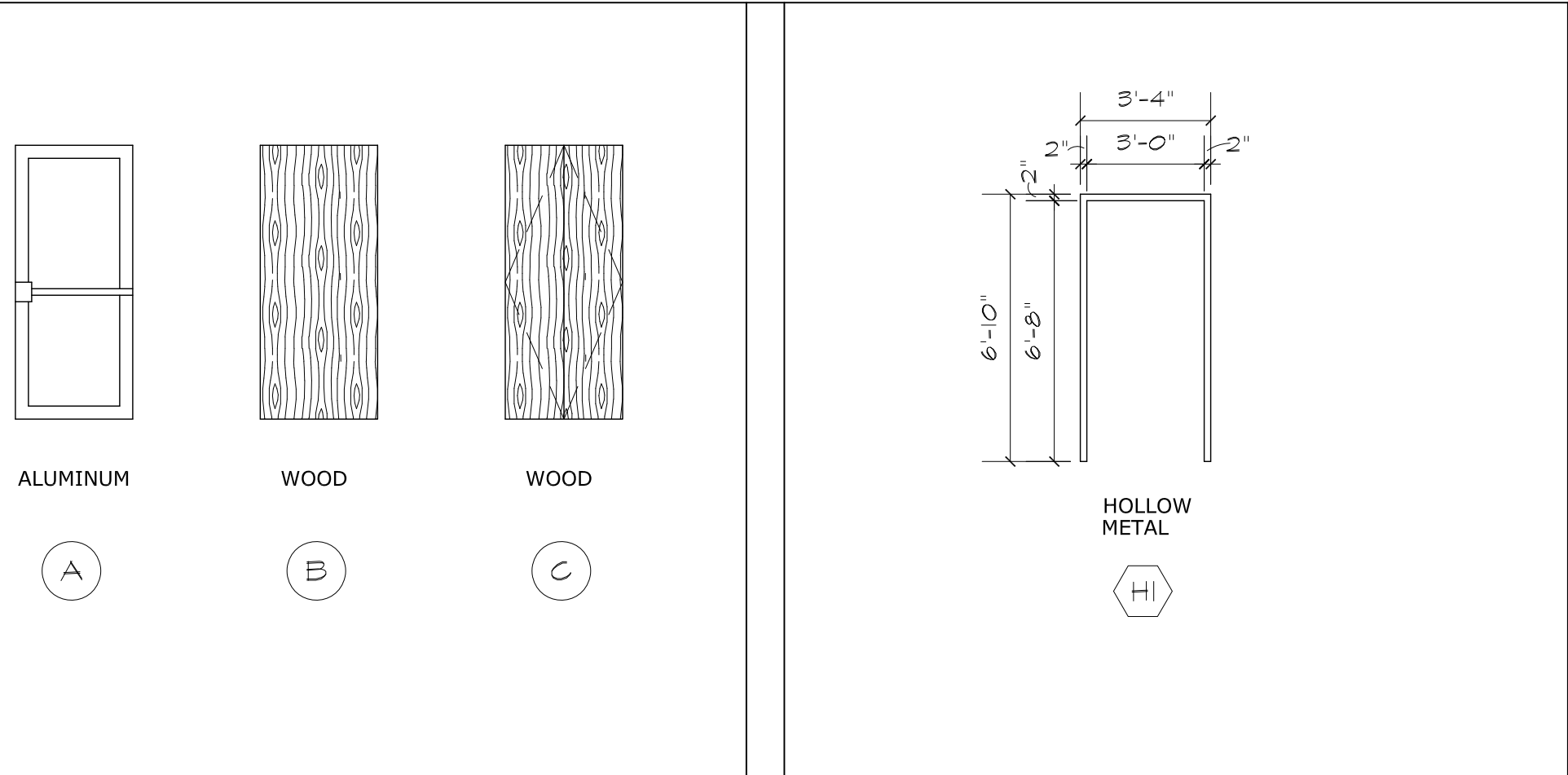
| DOOR SCHEDULE | | | | | | | | | | |
|---------------|---------------------------|------|------|-------|-------|------|-------|--------|-------------|--------------|
| DOOR# | SIZE | DOOR | | | FRAME | | | RATING | HDWE. GROUP | REMARKS |
| | | TYPE | MAT | FIN | TYPE | MAT | FIN | | | |
| | MAIN LEVEL | | | | | | | | | |
| 1 | 3'-0" X 6'-8" | A | ALUM | FAC | A1 | ALUM | FAC | | 1 | |
| 2 | NOT USED | | | | | | | | | NOT USED |
| 3 | 3'-0" X 6'-8" X 1 3/4" | B | WOOD | STAIN | H1 | HM | PAINT | | 2 | |
| 4 | 3'-0" X 6'-8" X 1 3/4" | B | WOOD | STAIN | H1 | HM | PAINT | | 2 | |
| 5 | 3'-0" X 6'-8" X 1 3/4" | B | WOOD | STAIN | H1 | HM | PAINT | | 3 | |
| 6 | NOT USED | | | | | | | | | NOT USED |
| 7 | NOT USED | | | | | | | | | NOT USED |
| 8 | 2'-0" X 6'-8" | C | WOOD | STAIN | H1 | HM | PAINT | | 4 | BI-FOLD DOOR |
| 9 | 3'-0" X 6'-8" X 1 3/4" | B | WOOD | STAIN | H1 | HM | PAINT | | 5 | |
| | | | | | | | | | | |
| | UPPER LEVEL | | | | | | | | | |
| 201 | NOT USED | | | | | | | | | NOT USED |
| 202 | NOT USED | | | | | | | | | NOT USED |
| 203 | PR 3'-0" X 6'-8" X 1 3/4" | B | WOOD | STAIN | H1 | HM | PAINT | | 6 | |
| 204 | 3'-0" X 6'-8" X 1 3/4" | B | WOOD | STAIN | H1 | HM | PAINT | | 2 | |
| 205 | 3'-0" X 6'-8" X 1 3/4" | B | WOOD | STAIN | H1 | HM | PAINT | | 7 | |

DOOR SCHEDULE

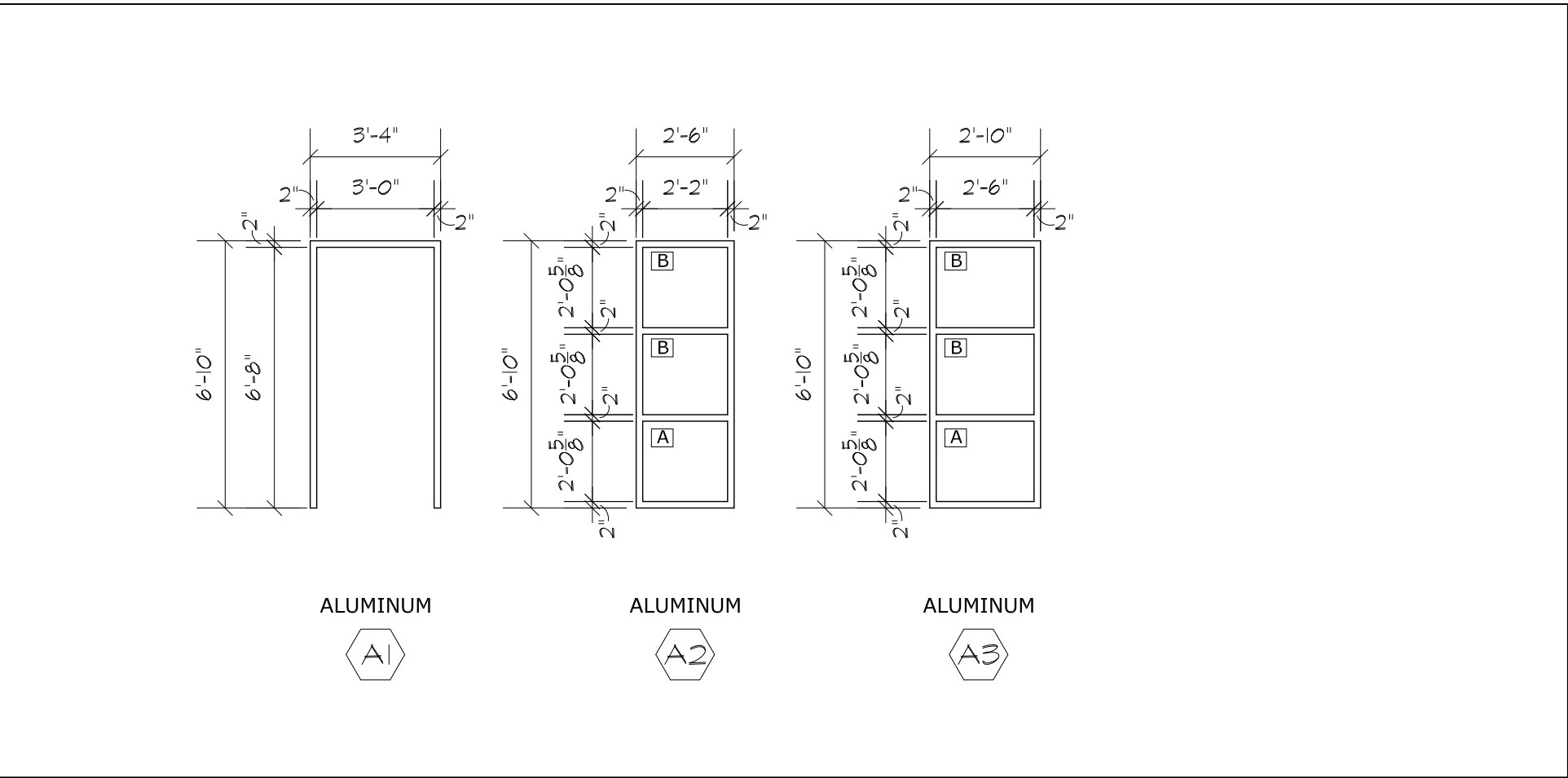
| ROOM FINISH SCHEDULE | | | | | | | | | | | | | | | | | |
|----------------------|-------------------|-------|-----|------|-------|----------|-----------|----------|-----------|----------|-----------|----------|-----------|---------|-------|-------|---------|
| NO. | ROOM NAME | FLOOR | | BASE | | NORTH | | SOUTH | | EAST | | WEST | | CEILING | | | REMARKS |
| | | MAT | FIN | MAT | FIN | MAT | FIN | MAT | FIN | MAT | FIN | MAT | FIN | MAT | FIN | HGHT | |
| | MAIN LEVEL | | | | | | | | | | | | | | | | |
| 01 | RECEPTION | LVT | FAC | WOOD | STAIN | GB | PAINT | GLASS GB | FAC PAINT | GLASS GB | FAC PAINT | GB | PAINT | GB | PAINT | 8'-0" | |
| 02 | STAIR | LVT | FAC | WOOD | STAIN | GB | PAINT | GB | PAINT | GB | PAINT | GB | PAINT | GB | PAINT | VAR | |
| 03 | ENFORCEMENT EQUIP | LVT | FAC | WOOD | STAIN | GB | PAINT | GB | PAINT | GB | PAINT | GB | PAINT | GB | PAINT | 8'-0" | |
| 04 | MECHANICAL | LVT | FAC | WOOD | STAIN | GB | PAINT | GB | PAINT | GB | PAINT | GB | PAINT | GB | PAINT | 8'-0" | |
| 05 | DIRECTOR OFFICE | CPT | FAC | WOOD | STAIN | GLASS GB | FAC PAINT | GB | PAINT | GB | PAINT | GB | PAINT | GB | PAINT | 8'-0" | |
| 06 | OPEN OFFICE | CPT | FAC | WOOD | STAIN | GLASS GB | FAC PAINT | GB | PAINT | GB | PAINT | GB | PAINT | GB | PAINT | 8'-0" | |
| 07 | HALL | LVT | FAC | WOOD | STAIN | - | - | - | - | GB | PAINT | GB | PAINT | GB | PAINT | 8'-0" | |
| 08 | CUSTODIAN | LVT | FAC | WOOD | STAIN | FRP | FAC | FRP | FAC | FRP | FAC | FRP | FAC | GB | PAINT | 8'-0" | |
| 09 | TOILET | TILE | FAC | TILE | FAC | TILE GB | FAC PNT | TILE GB | FAC PNT | TILE GB | FAC PNT | TILE GB | FAC PNT | GB | PAINT | 8'-0" | |
| | UPPER LEVEL | | | | | | | | | | | | | | | | |
| 201 | STAIR | LVT | FAC | WOOD | STAIN | - | - | GB | PAINT | GB | PAINT | GLASS GB | FAC PAINT | GB | PAINT | VAR | |
| 202 | OPEN AREA | CPT | FAC | WOOD | STAIN | GB | PAINT | GLASS GB | FAC PAINT | GB | PAINT | GB | PAINT | GB | PAINT | 8'-0" | |
| 203 | STORAGE | CPT | FAC | WOOD | STAIN | GLASS GB | FAC PAINT | GLASS GB | FAC PAINT | GB | PAINT | GLASS GB | FAC PAINT | GB | PAINT | 8'-0" | |
| 204 | I.T. | LVT | FAC | WOOD | STAIN | GB | PAINT | GB | PAINT | GB | PAINT | GB | PAINT | GB | PAINT | 8'-0" | |
| 205 | BREAK ROOM | LVT | FAC | WOOD | STAIN | GB | PAINT | GLASS GB | FAC PAINT | GLASS GB | FAC PAINT | GB | PAINT | GB | PAINT | 8'-0" | |

- NOTE:
- OWNER HAS APPROXIMATELY 98 SQUARE YARDS OF 24" X 24" MULT-DIRECTIONAL CARPET TILES IN STORAGE THAT THEY WANT TO USE ON THIS PROJECT. GENERAL CONTRACTOR SHALL PROVIDE A LABOR COST TO INSTALL THE OWNER PROVIDED CARPET TILES ONLY. DO NOT PROVIDE ANY MATERIAL COST.
 - OWNER HAS APPROXIMATELY 215 SQUARE FEET OF 51.97" X 7.72" LUXURY VINYL PLANKS IN STORAGE THAT THEY WANT TO USE ON THIS PROJECT. THERE ARE APPROXIMATELY 320 SQUARE FEET OF LVT FLOORING REQUIRED FOR THIS PROJECT. GENERAL CONTRACTOR SHALL PROVIDE A LABOR COST ONLY TO INSTALL THE OWNER PROVIDED LVT FLOORING AND A LABOR AND MATERIALS COST TO INSTALL APPROXIMATELY 105 SQUARE FEET OF SPECIFIED LVT FLOORING

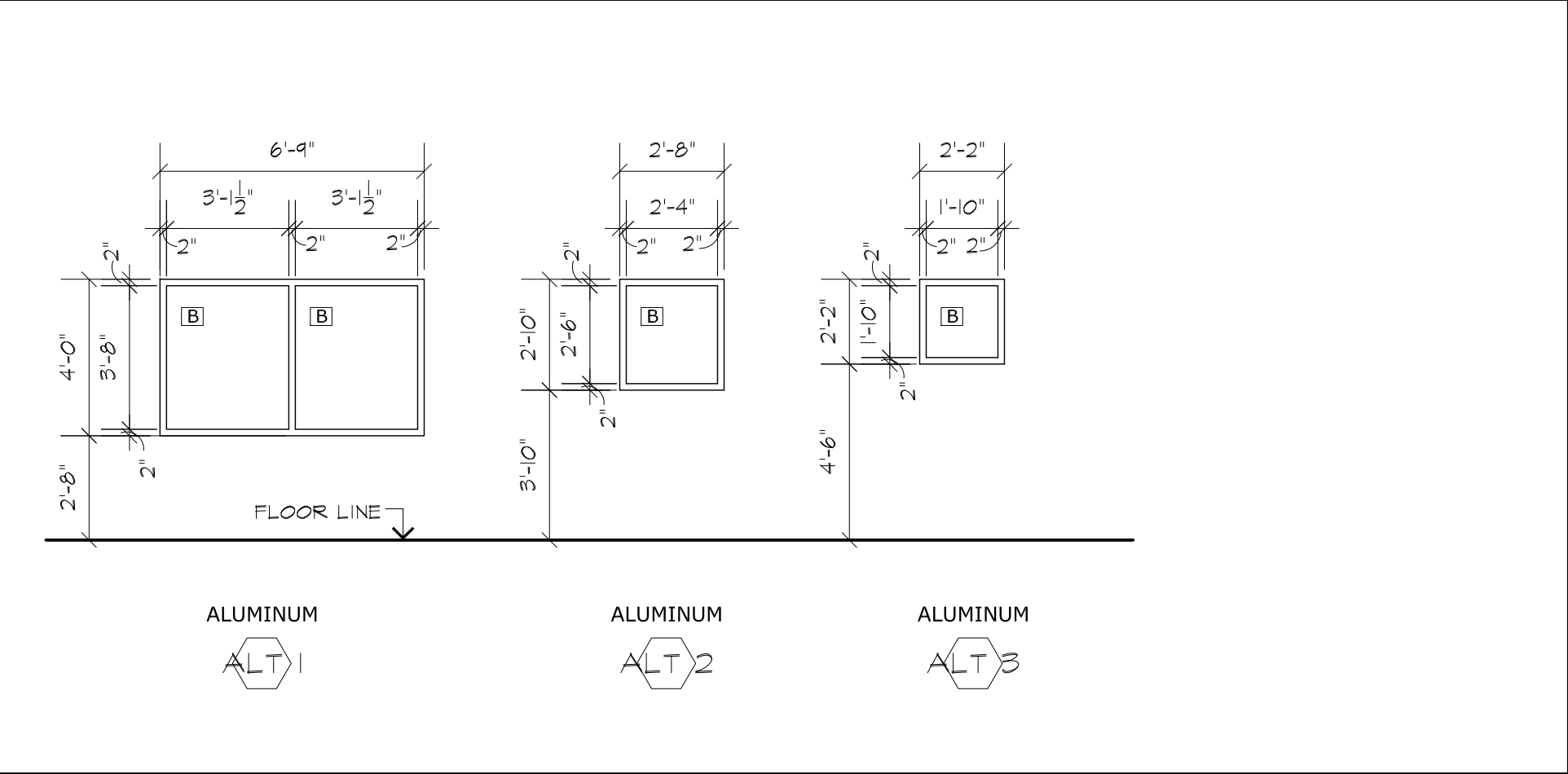
ROOM FINISH SCHEDULE



DOOR TYPES HOLLOW METAL FRAME TYPES



ALUMINUM FRAME TYPES



ADD ALTERNATE #1 ALUMINUM FRAME TYPES

| | |
|-------|------------------------------|
| CPT | CARPET |
| CT | CERAMIC TILE |
| EPNT | EPOXY PAINT |
| EX | EXISTING |
| FAC | FACTORY APPLIED FINISH |
| FRP | FRP PANEL |
| GB | GYPSUM BOARD |
| GL | GLASS |
| GLBLK | GLASS BLOCK |
| LVT | LUXURY VINYL TILE |
| NA | NOT APPLICABLE |
| PNT | PAINT |
| QT | QUARRY TILE |
| TBD | TO BE DETERMINED |
| SAT | SUSPENDED ACOUSTICAL TILE |
| SS | STAINLESS STEEL |
| STL | STEEL |
| STR | EXPOSED STRUCTURE |
| TILE | PORCELAIN TILE |
| VSF | VINYL SHEET FLOORING |
| WD | WOOD |
| WRGB | WATER RESISTANT GYPSUM BOARD |

ABBREVIATIONS NOT USED

HARDWARE GROUP # 1

CONTINUOUS PIANO HINGE, KAWNEER SAM
11 CONCEALED CLOSER, DOR-O-MATIC 1990
CONCEALED ROD, KAWNEER STYLE
CO-9/CO-12 PULL, RIM CYLINDER, PEMKO
1761 ALUMINUM THRESHOLD, PEMKO 9241
WEATHERSTRIPPING

HARDWARE GROUP # 2

1 1/2 PR IVES 5BB1 4 1/2" X 4 1/2" NRP
BUTTS, SCHLAGE ALX80P STOREROOM
LOCKSET, ATHENS DESIGN, US 652 FINISH,
IVES 5R54 SILENCERS, IVES WS406/407CCV
WALL STOP

HARDWARE GROUP # 3

1 1/2 PR IVES 5BB1 4 1/2" X 4 1/2" NRP
BUTTS, SCHLAGE ALX50P OFFICE LOCKSET,
ATHENS DESIGN, US 652 FINISH, IVES 5R54
SILENCERS, IVES WS406/407CCV WALL
STOP

HARDWARE GROUP # 4

MANUFACTURERS STANDARD HARDWARE

HARDWARE GROUP # 5

1 1/2 PR IVES 5BB1 4 1/2" X 4 1/2" NRP
BUTTS, SCHLAGE ND40 PRIVACY LOCKSET,
ATHENS DESIGN, US 652 FINISH, SCHLAGE,
IVES 5R64 SILENCERS, IVES WS406/407CCV
WALL STOP

HARDWARE GROUP # 6

3 PR IVES 5BB1 4 1/2" X 4 1/2" NRP BUTTS,
SCHLAGE ND80PD STOREROOM LOCKSET,
ATHENS DESIGN, US 652 FINISH, SCHLAGE
NON-TURNING LEVER (F170ELA652), IVES
5R64 SILENCERS, IVES WS406/407CCV WALL
STOP

HARDWARE GROUP # 7

1 1/2 PR IVES5BB1 4 1/2" X 4 1/2" NRP
BUTTS, SCHLAGE ALX10 PASSAGE LOCKSET,
ATHENS DESIGN, US 652 FINISH, IVES 5R54
SILENCERS, IVES WS406/407CCV WALL
STOP

HARDWARE GROUPS

- FLOORING
 - LVT
MOHAWK - LIVING LOCAL
918 SILVER
 - PORCELAIN TILE (TOILET)
MARAZZI
MOROCCAN CONCRETE
MC57 CHARCOAL
24" X 24"
- WALL TILE
 - PORCELAIN TILE (TOILET)
BEDROSANS
DARK BEIGE - HIGHLAND
12" X 24"
- WALL BASE
 - JOHSONITE
6.375" WITH TOE
#28 MEDIUM GREY WG
(ROLL, NO 4 FOOT CUT)
- FLOOR GROUT
 - CUSTOM
644 SHADOW
- WALL GROUT
 - MATEL
5107 IRON
- SCHLUTER TRIM
 - SCHLUTER JOLLY
TSDA DARK ANTHRACITE

JOHN DAVIS
DESIGN GROUP

ARCHITECTS
INTERIORS
PLANNERS

176 TALAMINE COURT
SUITE 100
COLORADO SPRINGS,
COLORADO 80907
P 719/528-1177
F 719/444-8409

DO NOT SCALE
DRAWINGS FOR
CONSTRUCTION
PURPOSES

THESE DRAWINGS ARE THE PROPERTY OF
JDOR ARCHITECTS. THEY SHALL BE USED
FOR THE SOLE PURPOSE OF CONSTRUCTING
THIS PROJECT. THEY SHALL NOT BE
REPRODUCED AND USED FOR THE PURPOSE
OF CONSTRUCTION DOCUMENTS FOR ANY
OTHER PROJECTS.

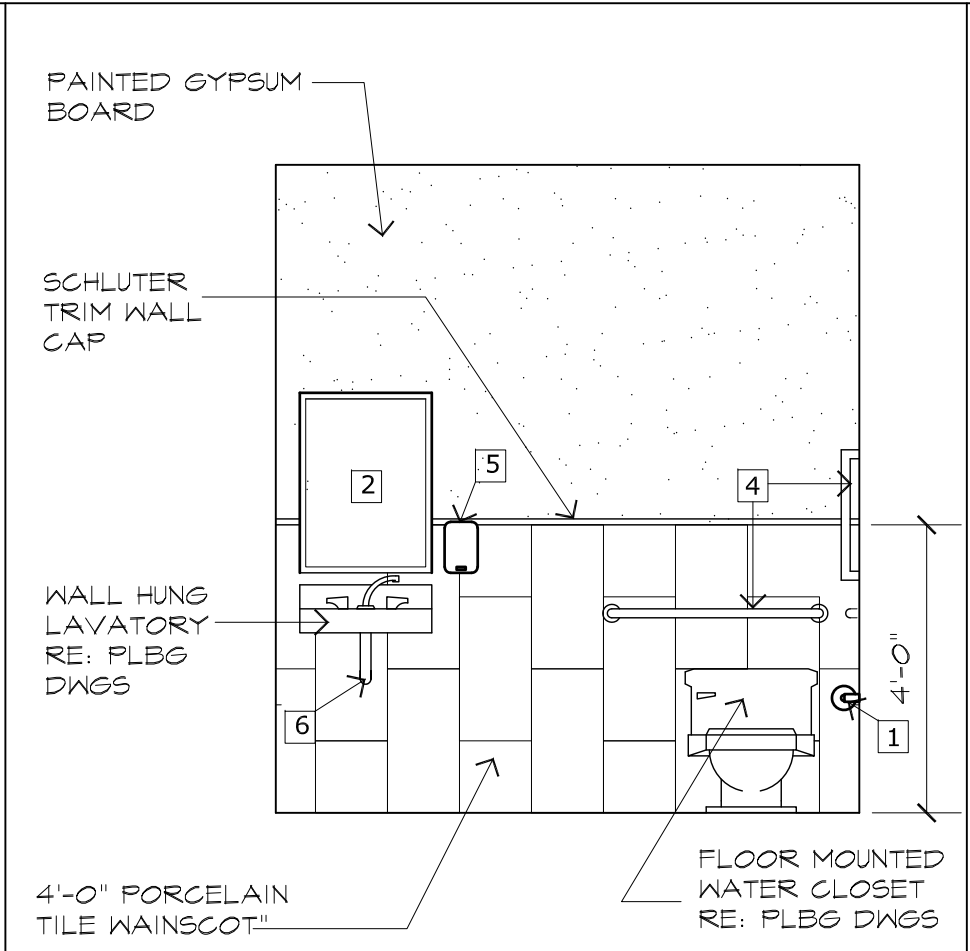
SCHEDULES, DOOR/FRAME TYPES

NEW INTERIOR REMODEL FOR
MANITOU SPRINGS MOBILITY
& PARKING OFFICES
130 MANITOU AVENUE
MANITOU SPRINGS, COLORADO 80829

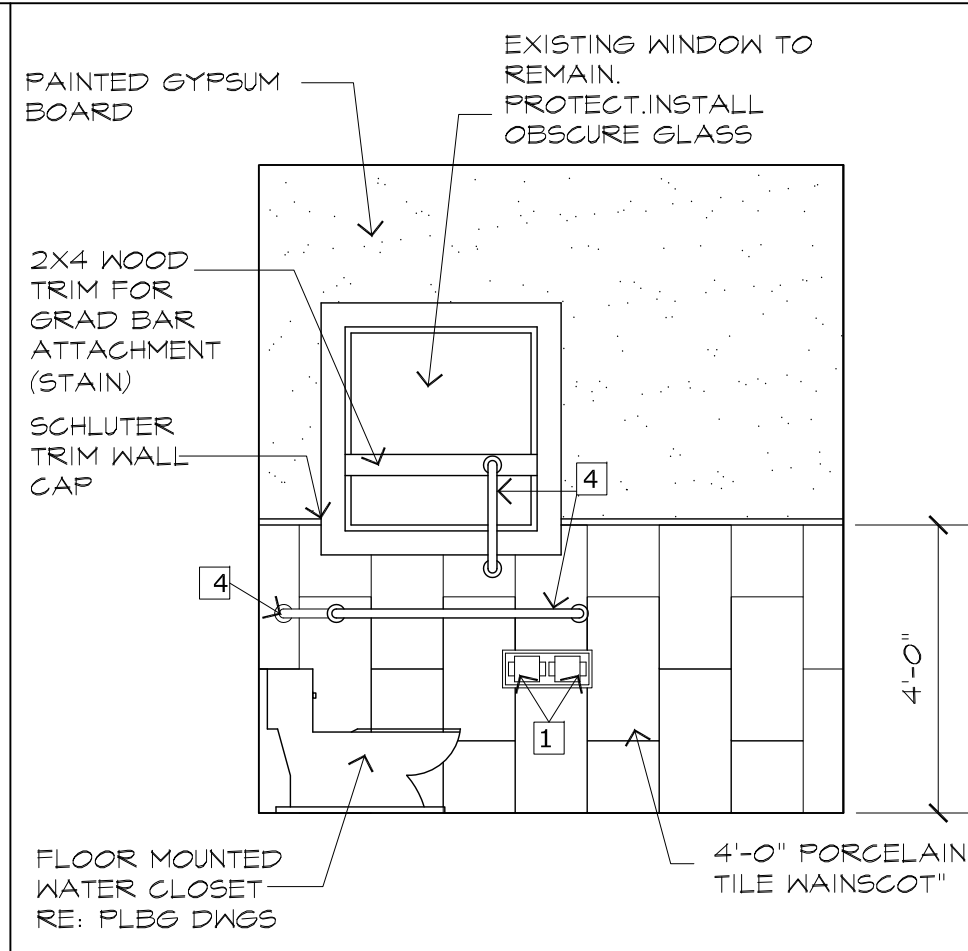
| | |
|--|------------------|
| PROJECT NO. | 202446 |
| DATE | JANUARY 24, 2025 |
| DRAWN BY | JRD |
| CHECKED | JRD |
| APPROVED | JRD |
| REVISED | |
| FINAL BID
DOCUMENTS
JANUARY 24, 2021 | |

SHEET

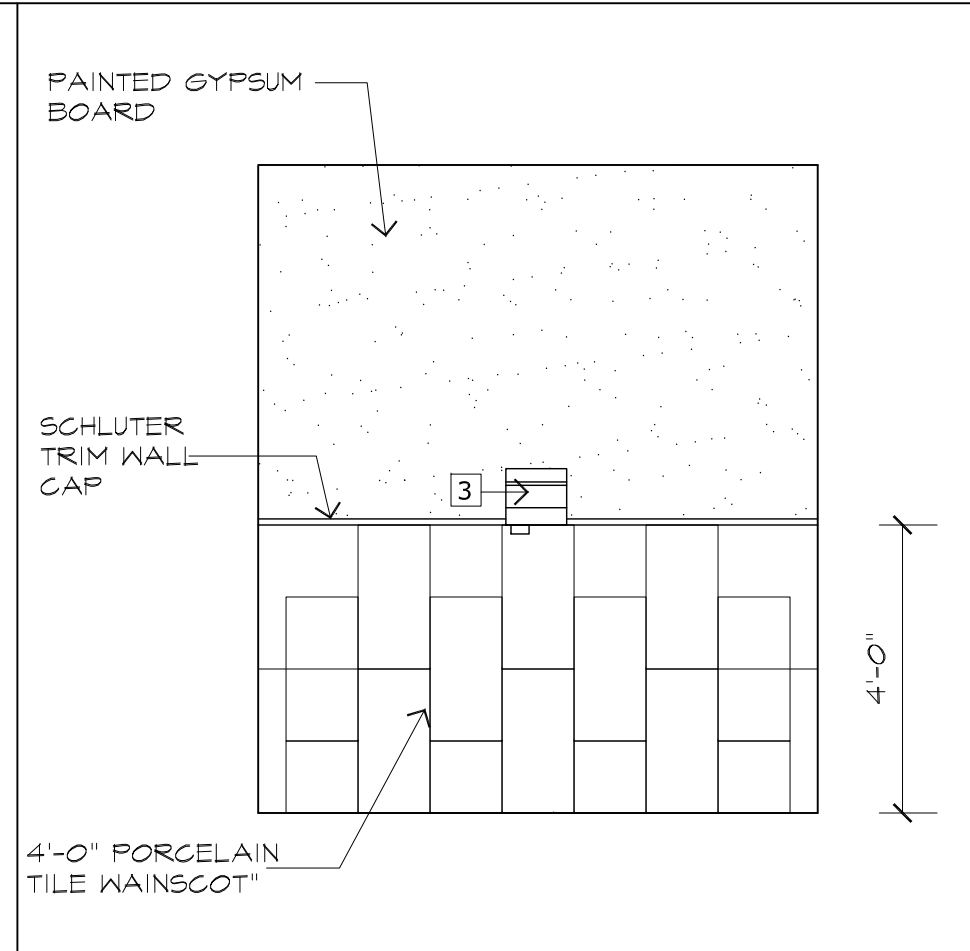
A4.1



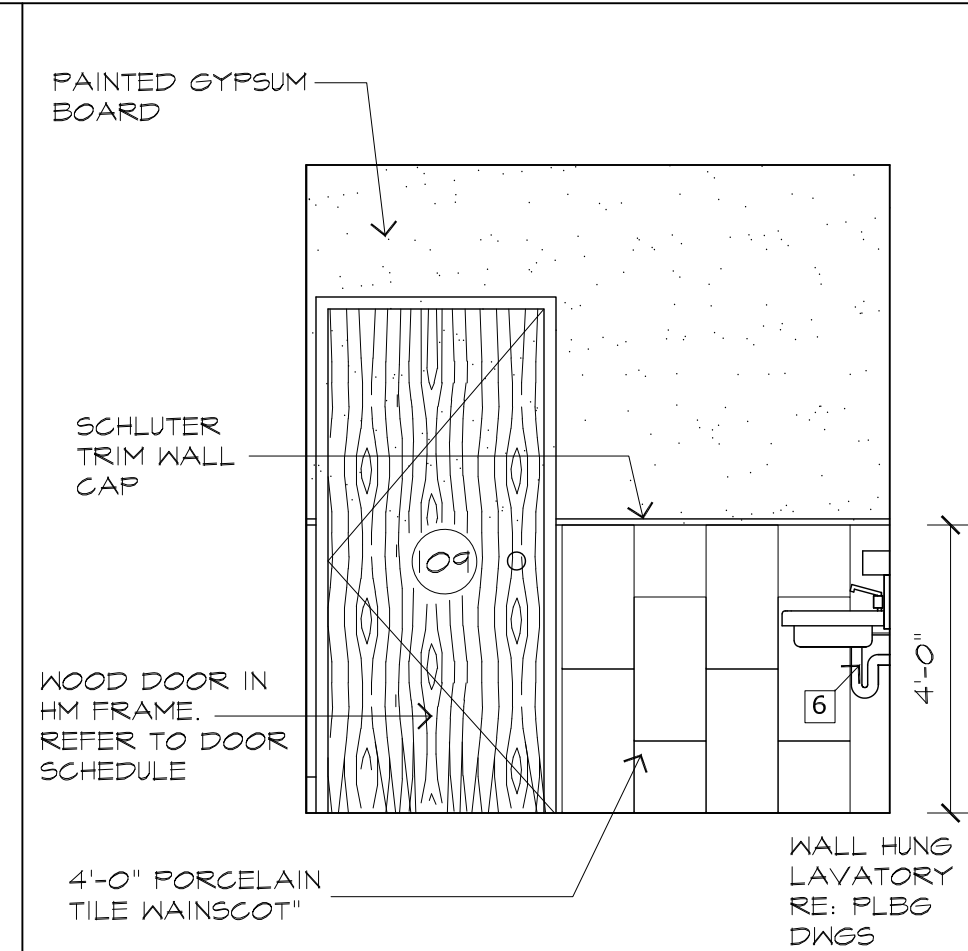
1 NORTH WALL TOILET 109
A5.1 SCALE: 3/8"=1'-0"



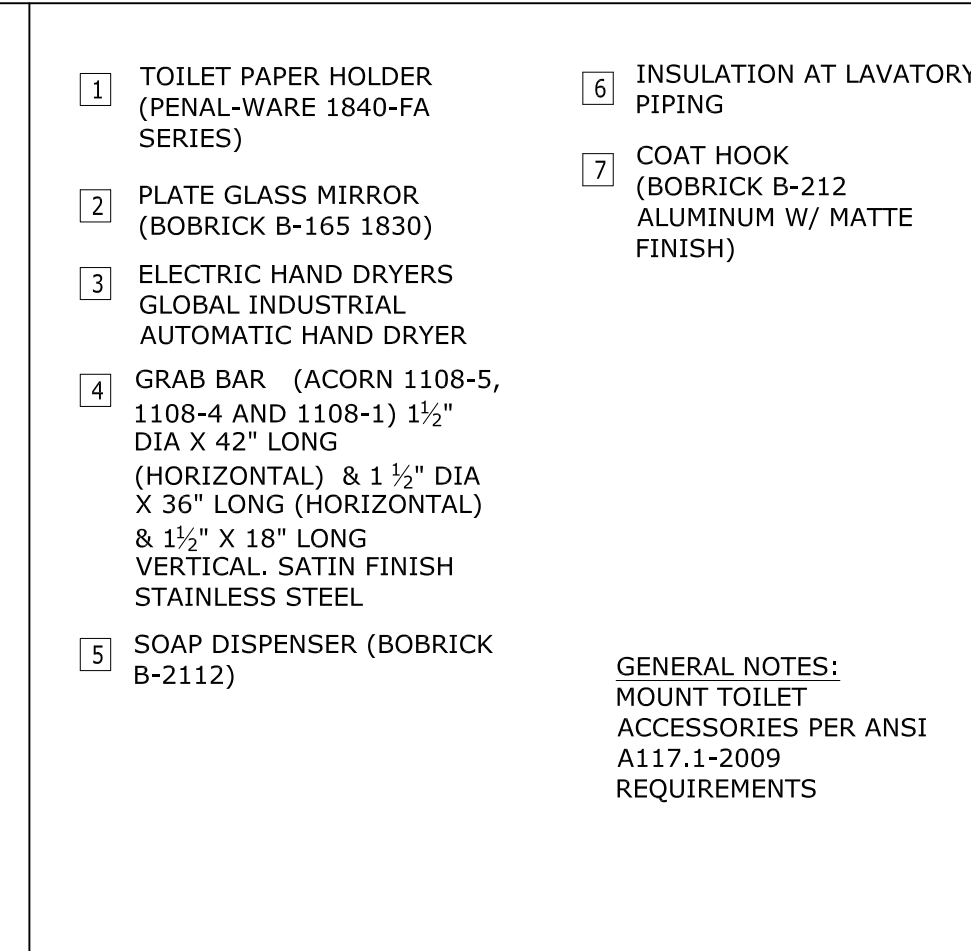
2 EAST WALL TOILET 109
A5.1 SCALE: 3/8"=1'-0"



3 SOUTH WALL TOILET 109
A5.1 SCALE: 3/8"=1'-0"



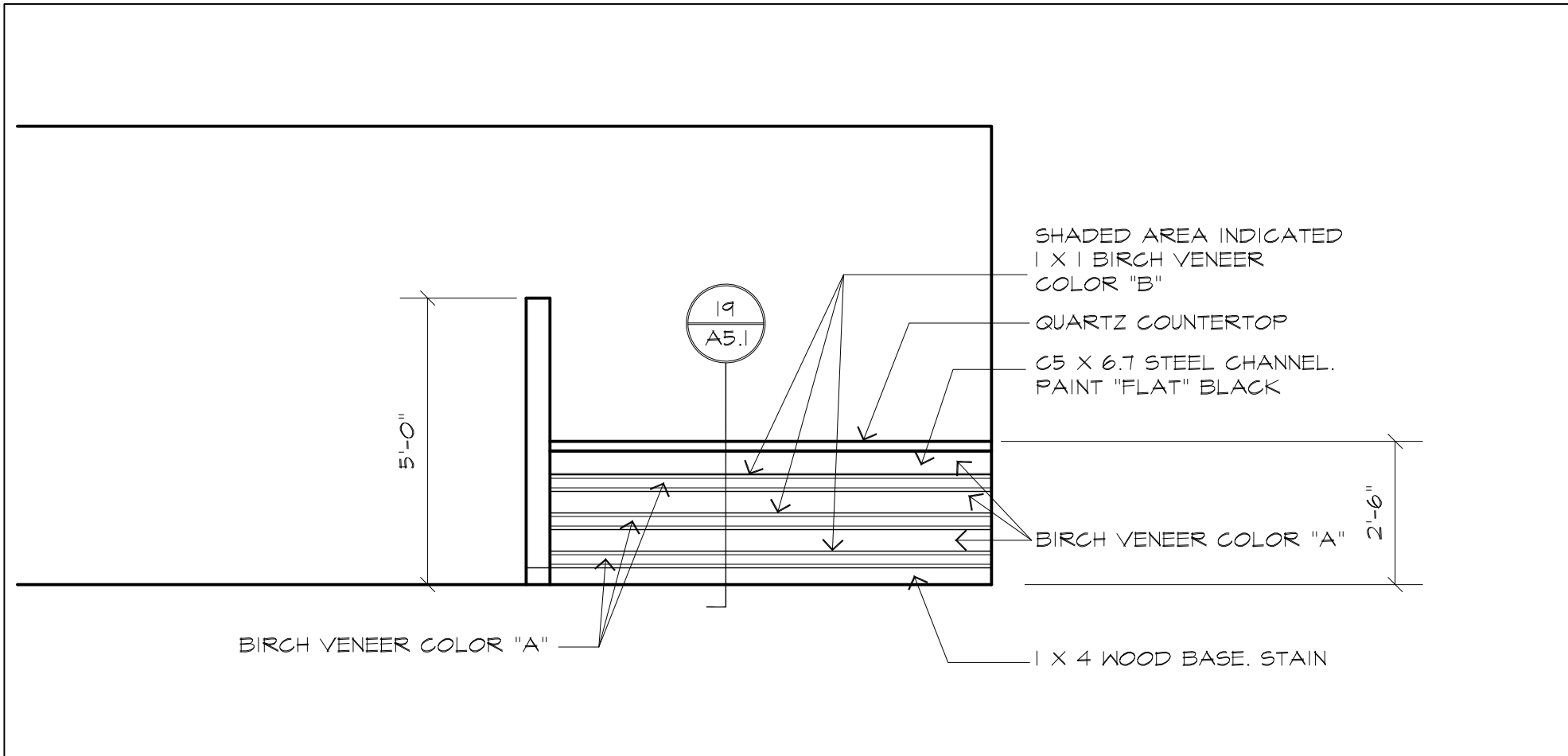
4 WEST WALL TOILET 109
A5.1 SCALE: 3/8"=1'-0"



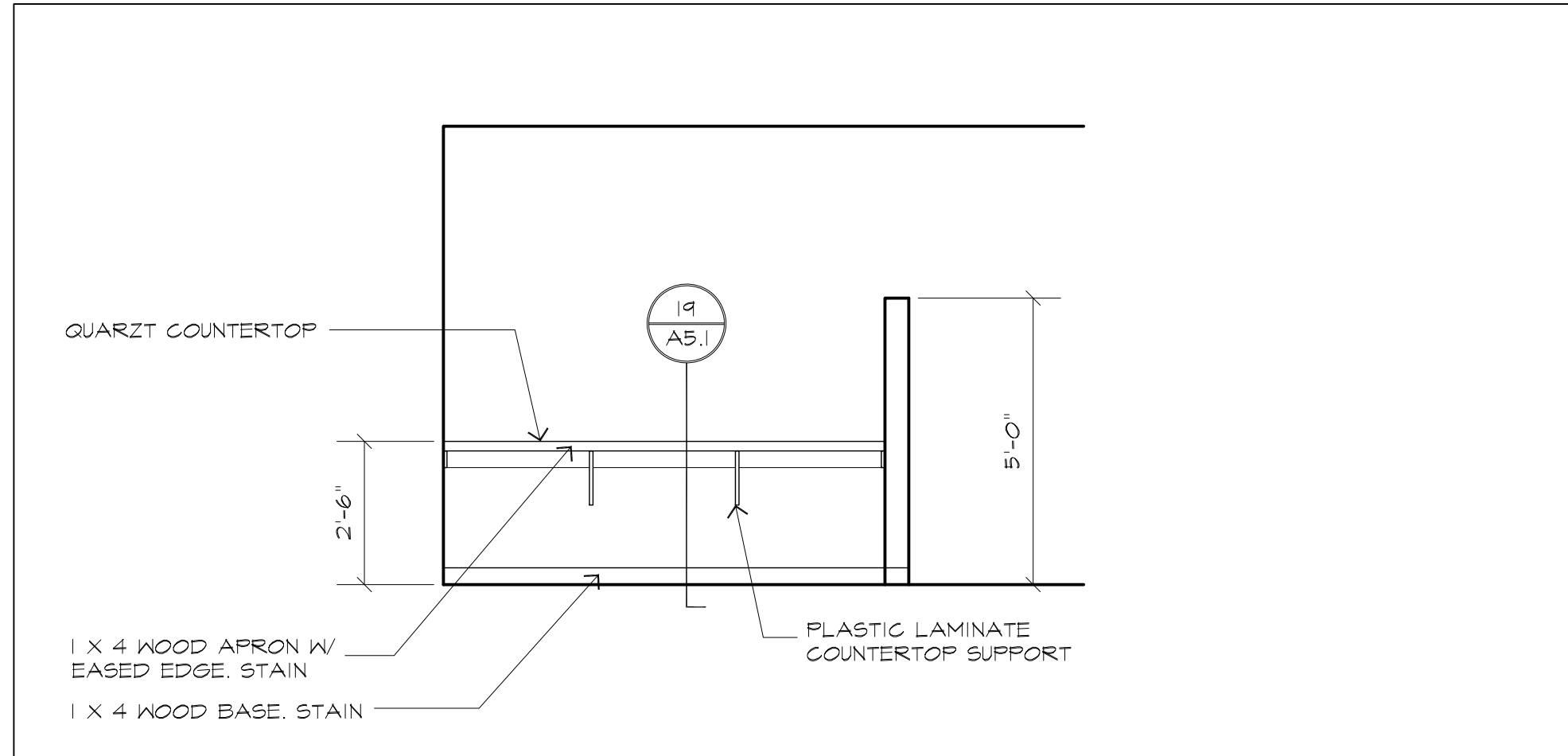
5 TOILET ACCESSORIES
A5.1



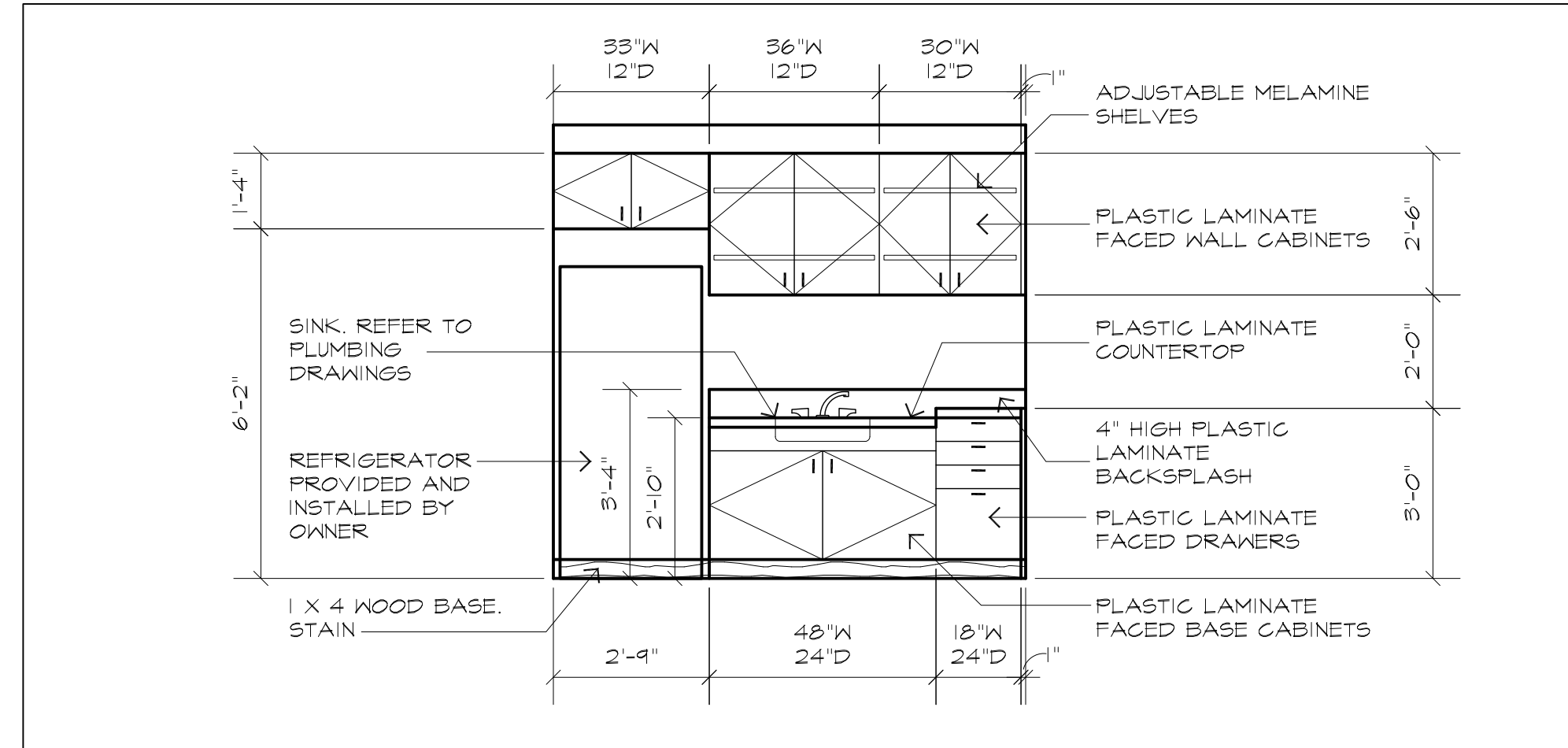
6 NOT USED
A5.1



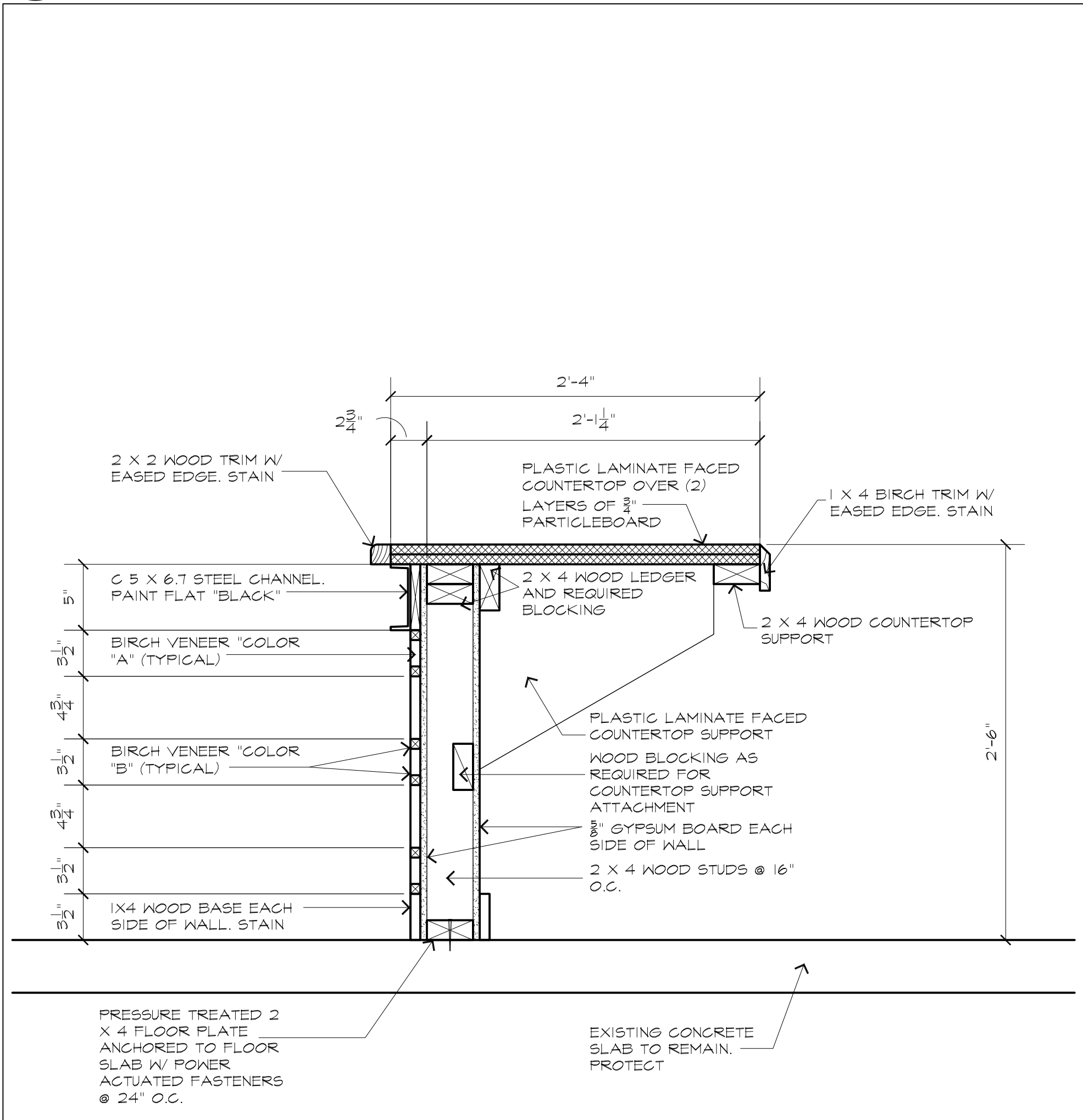
7 RECEPTION COUNTER FRONT
A5.1 SCALE: 3/8"=1'-0"



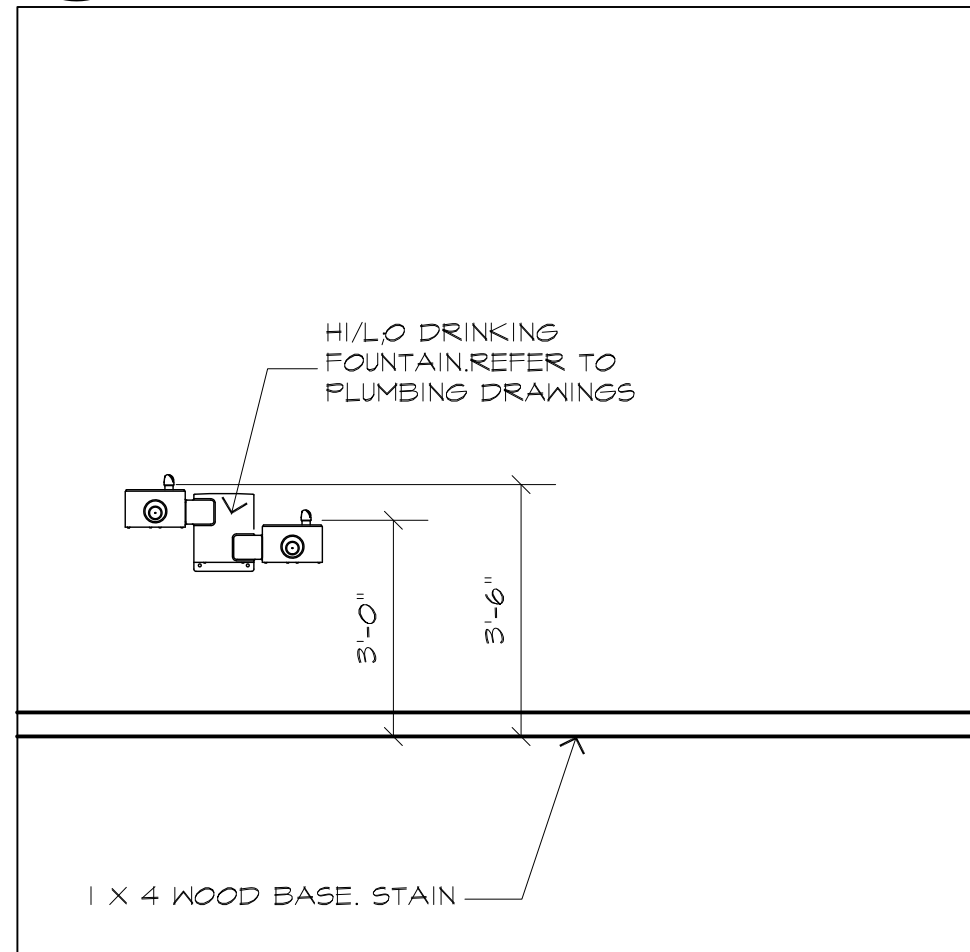
9 RECEPTION COUNTER REAR
A5.1 SCALE: 3/8"=1'-0"



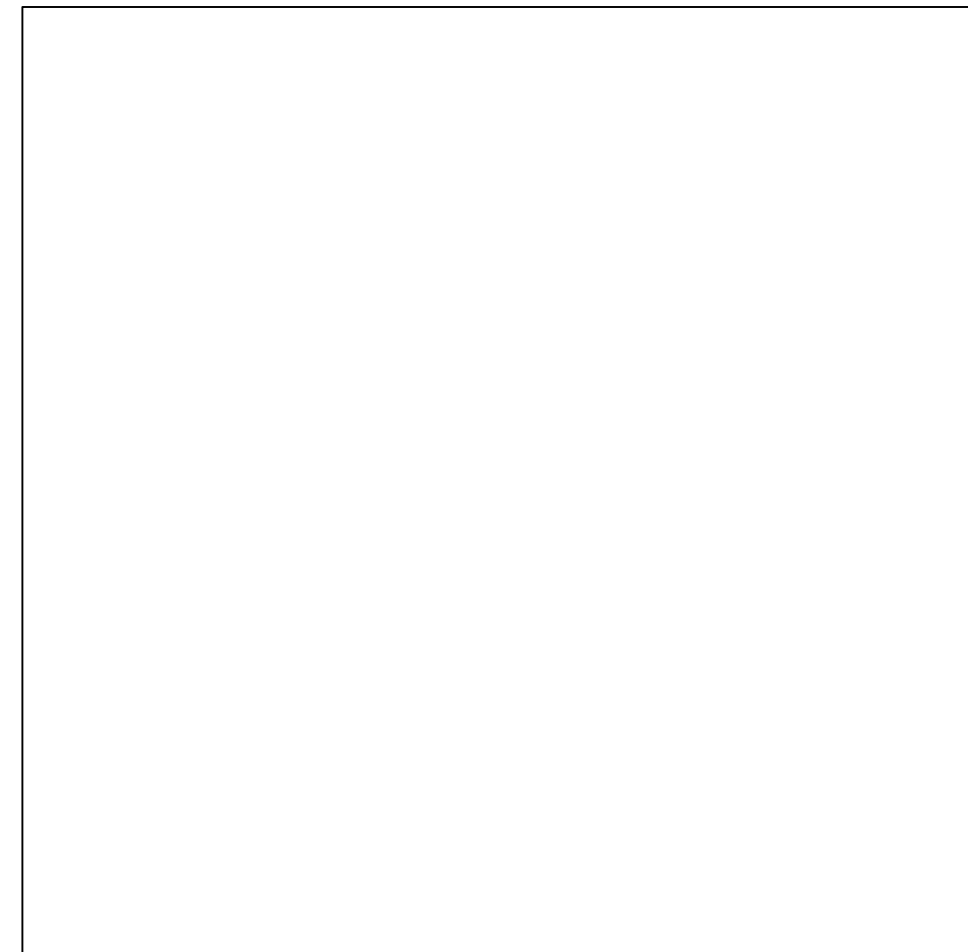
11 BREAK ROOM COUNTER
A5.1 SCALE: 3/8"=1'-0"



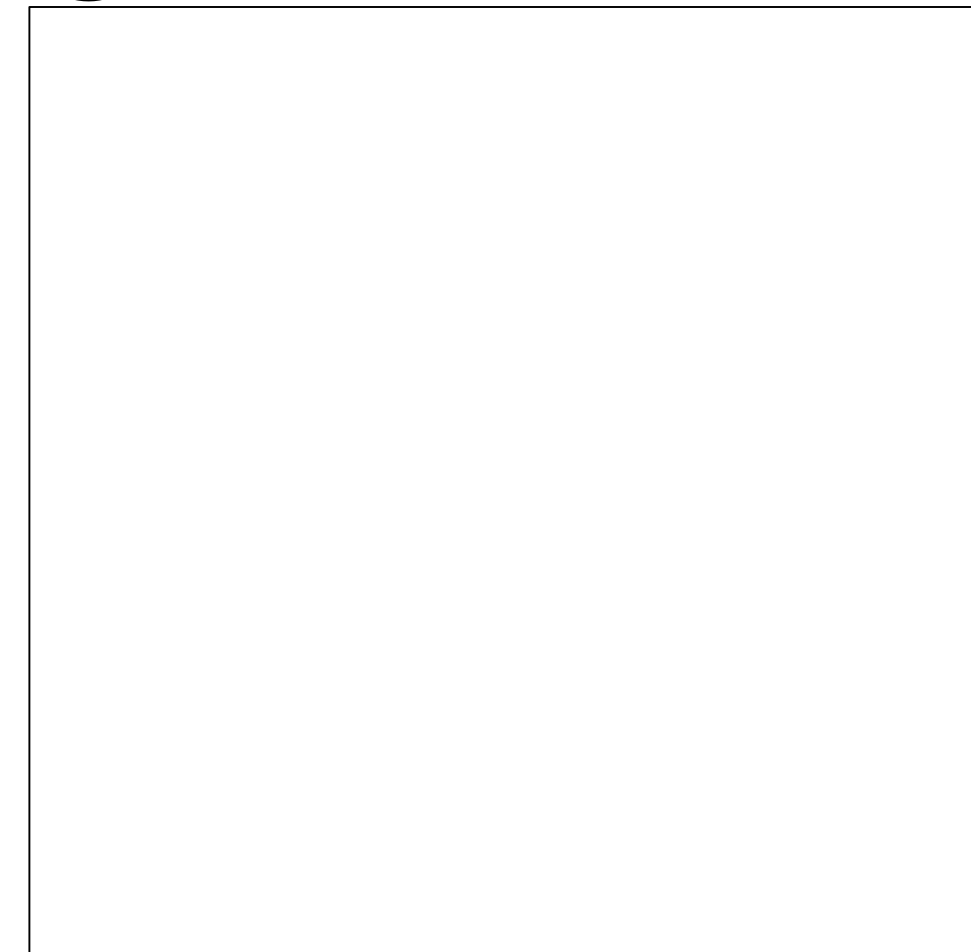
19 SECTION THRU RECEPTION COUNTER
A5.1 SCALE: 1 1/2"=1'-0"



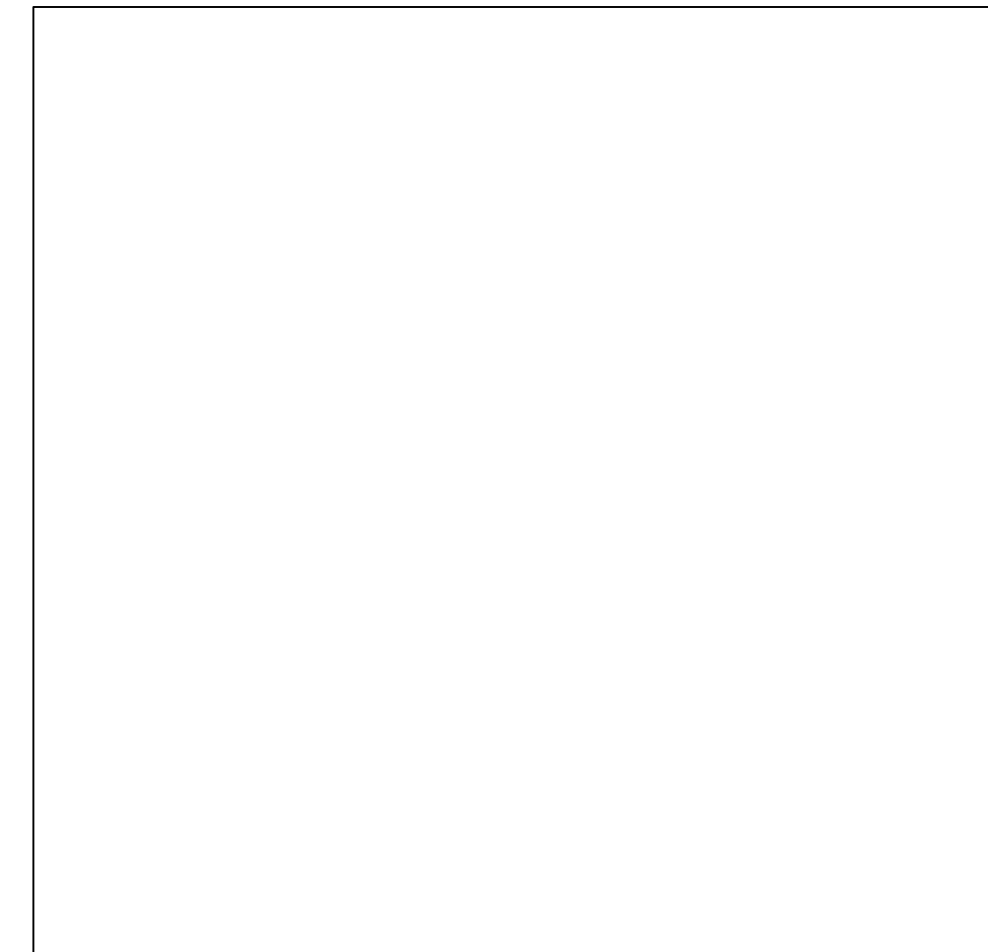
15 DRINKING FOUNTAIN ELEVATION
A5.1 SCALE: 3/8"=1'-0"



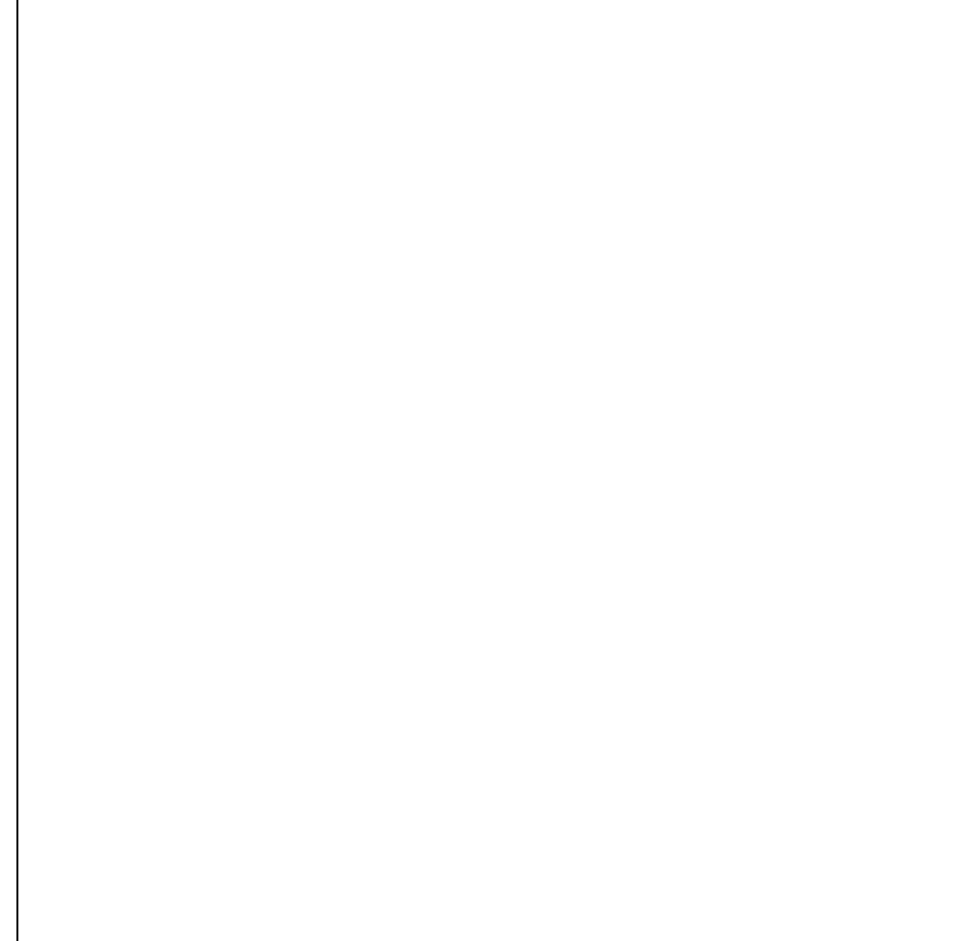
16 NOT USED
5.1



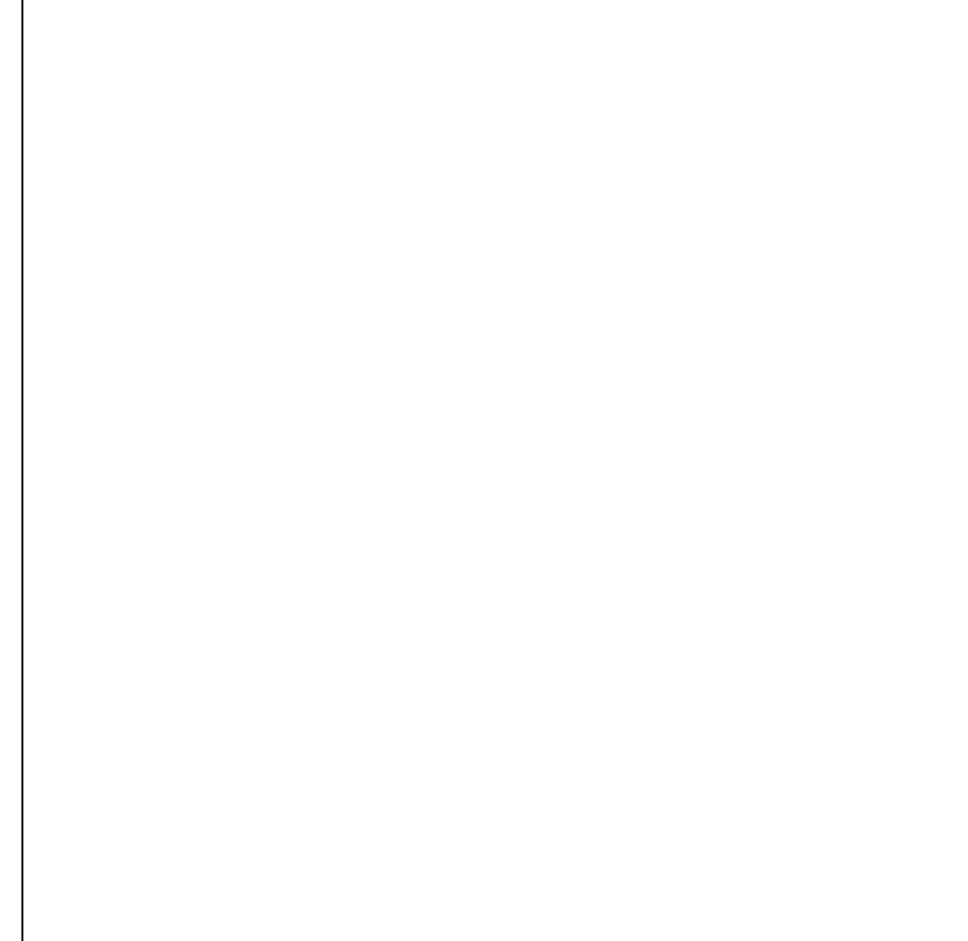
17 NOT USED
A5.1



18 NOT USED
A5.1



21 NOT USED
A5.1



22 NOT USED
A5.1



23 NOT USED
A5.1



24 NOT USED
A5.1



JOHN DAVIS
DESIGN GROUP

ARCHITECTS
INTERIORS
PLANNERS

176 TALAMINE COURT
SUITE 100
COLORADO SPRINGS,
COLORADO 80907
P 719/528-1177
F 719/444-8409

DO NOT SCALE
DRAWINGS FOR
CONSTRUCTION
PURPOSES

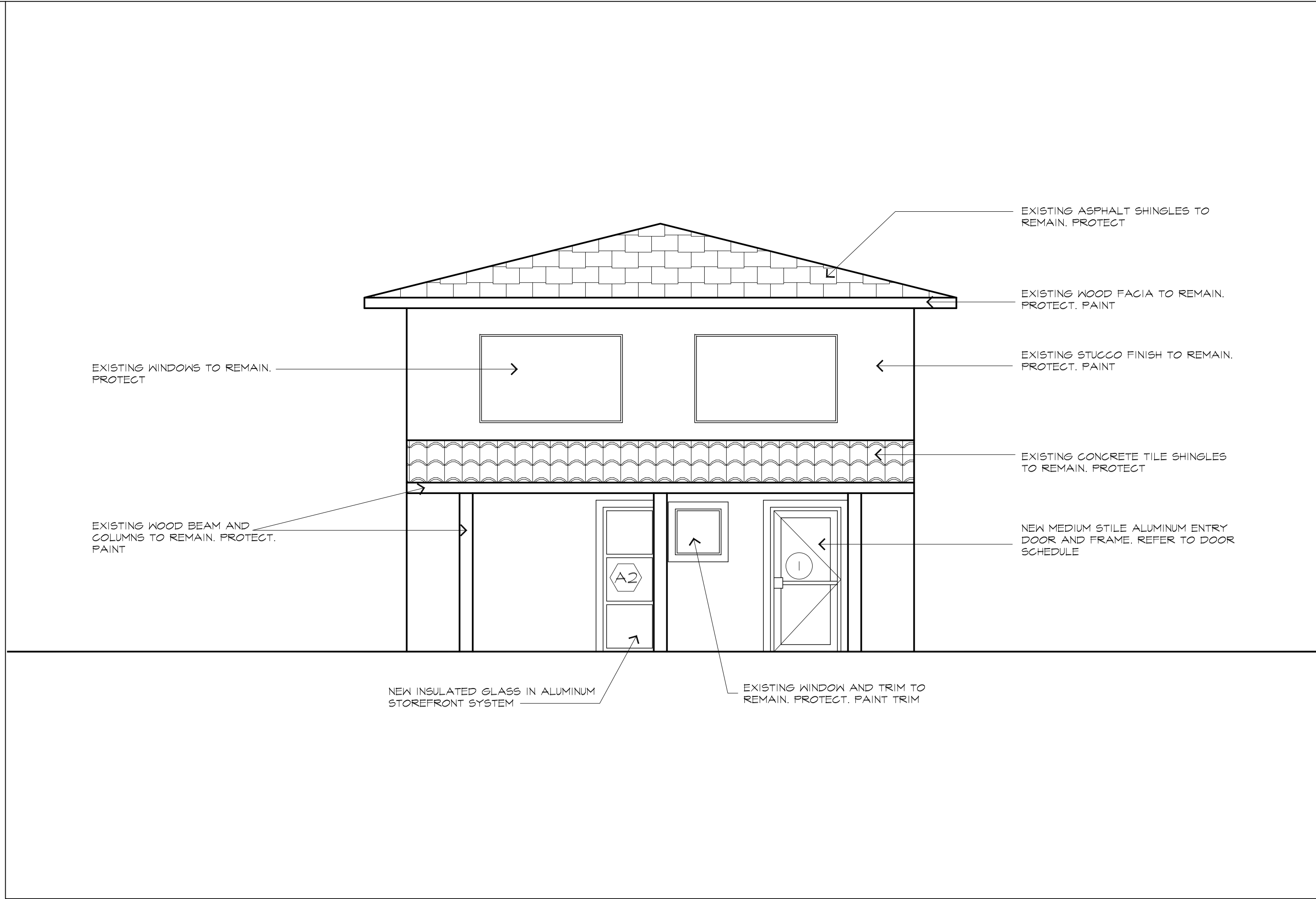
THESE DRAWINGS ARE THE PROPERTY OF
JDDG ARCHITECTS. THEY SHALL BE USED
FOR THE SOLE PURPOSE OF CONSTRUCTING
THIS PROJECT. THEY SHALL NOT BE
REPRODUCED AND USED FOR THE PURPOSE
OF CONSTRUCTION DOCUMENTS FOR ANY
OTHER PROJECTS.

INTERIOR ELEVATIONS
NEW INTERIOR REMODEL FOR
MANITOU SPRINGS MOBILITY
& PARKING OFFICES
130 MANITOU AVENUE
MANITOU SPRINGS, COLORADO 80829

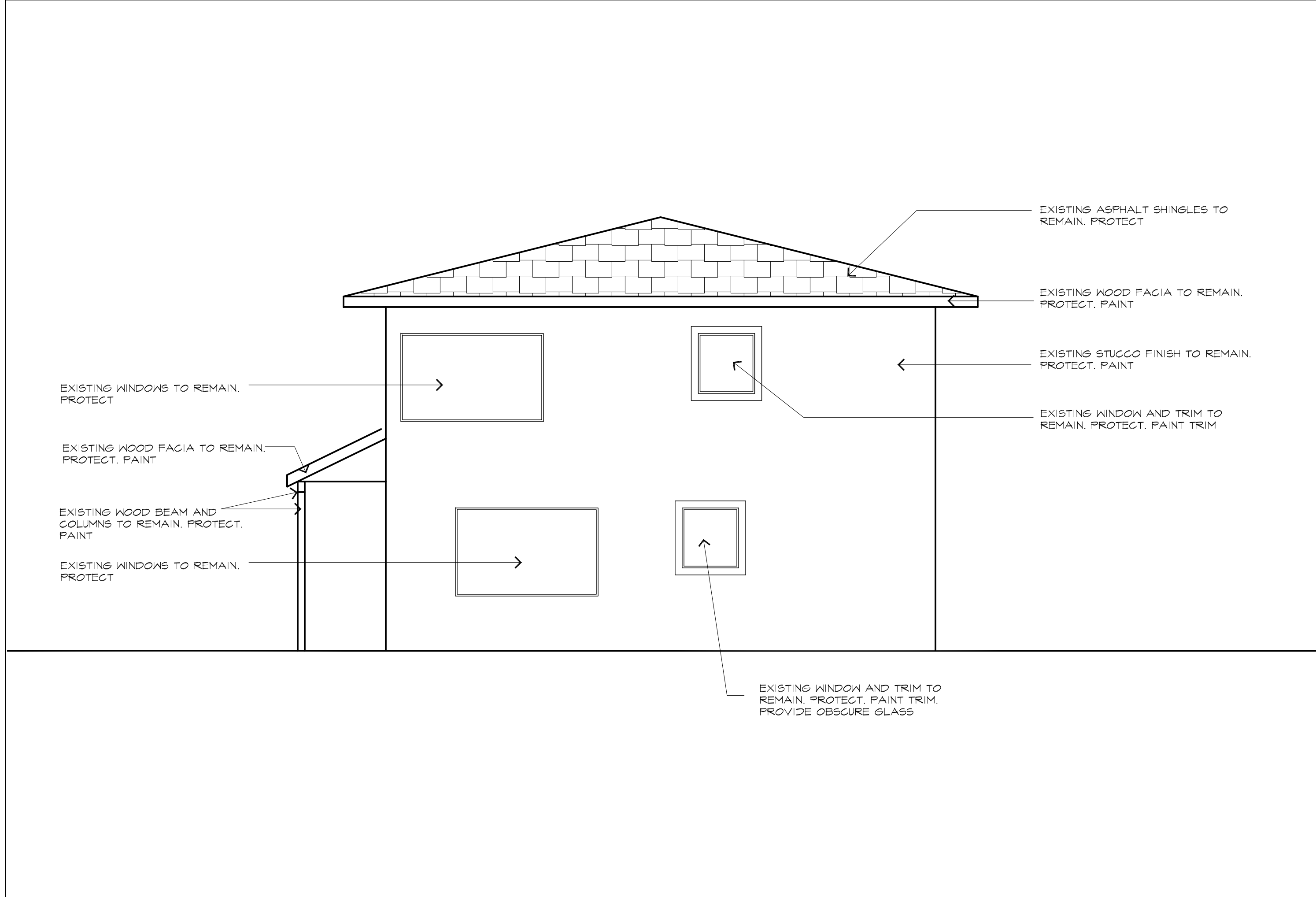
PROJECT NO. 202446
DATE JANUARY 24, 2025
DRAWN BY JRD
CHECKED JRD
APPROVED JRD
REVISED
FINAL BID SET
DOCUMENTS
JANUARY 24, 2025

SHEET

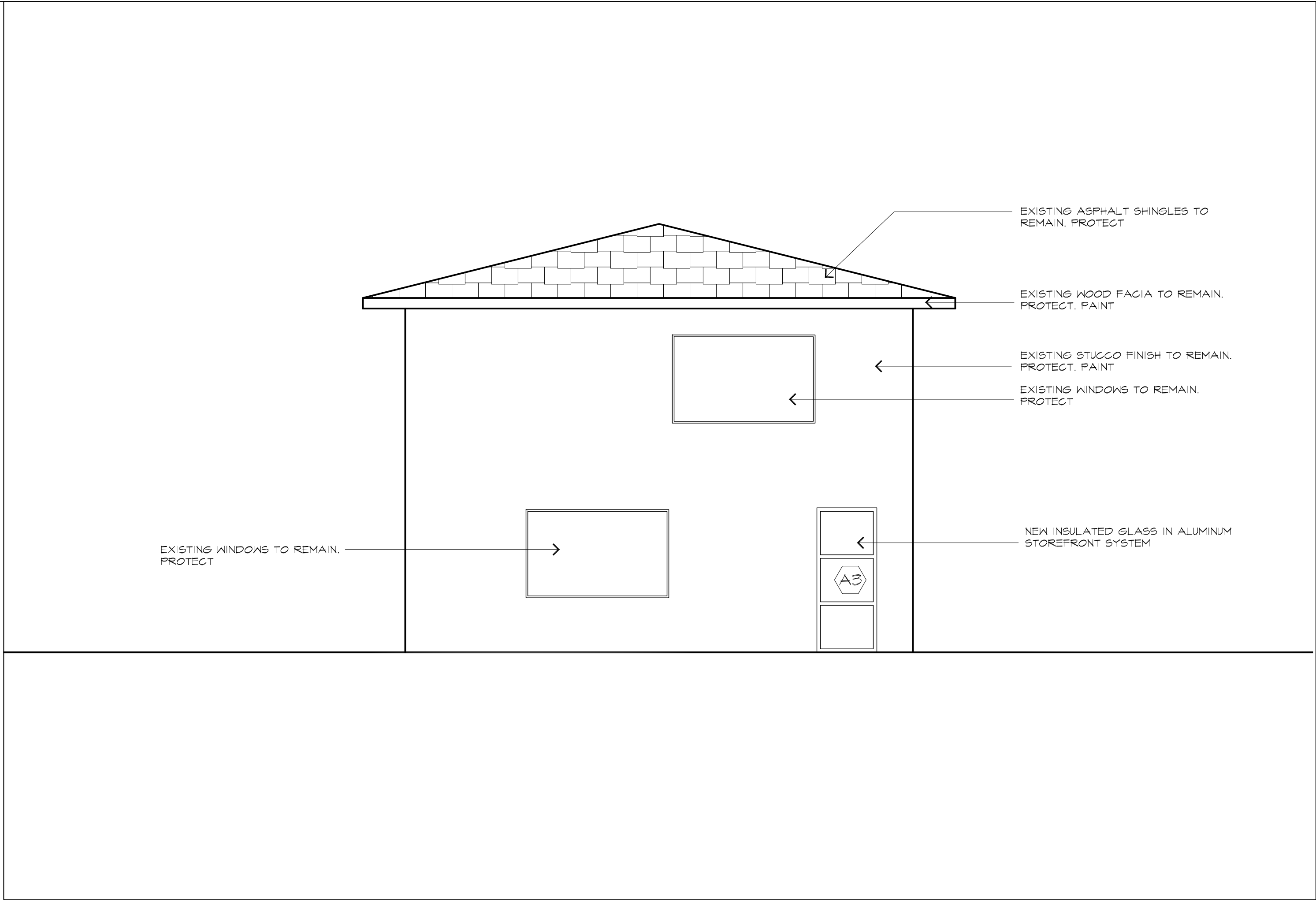
A5.1



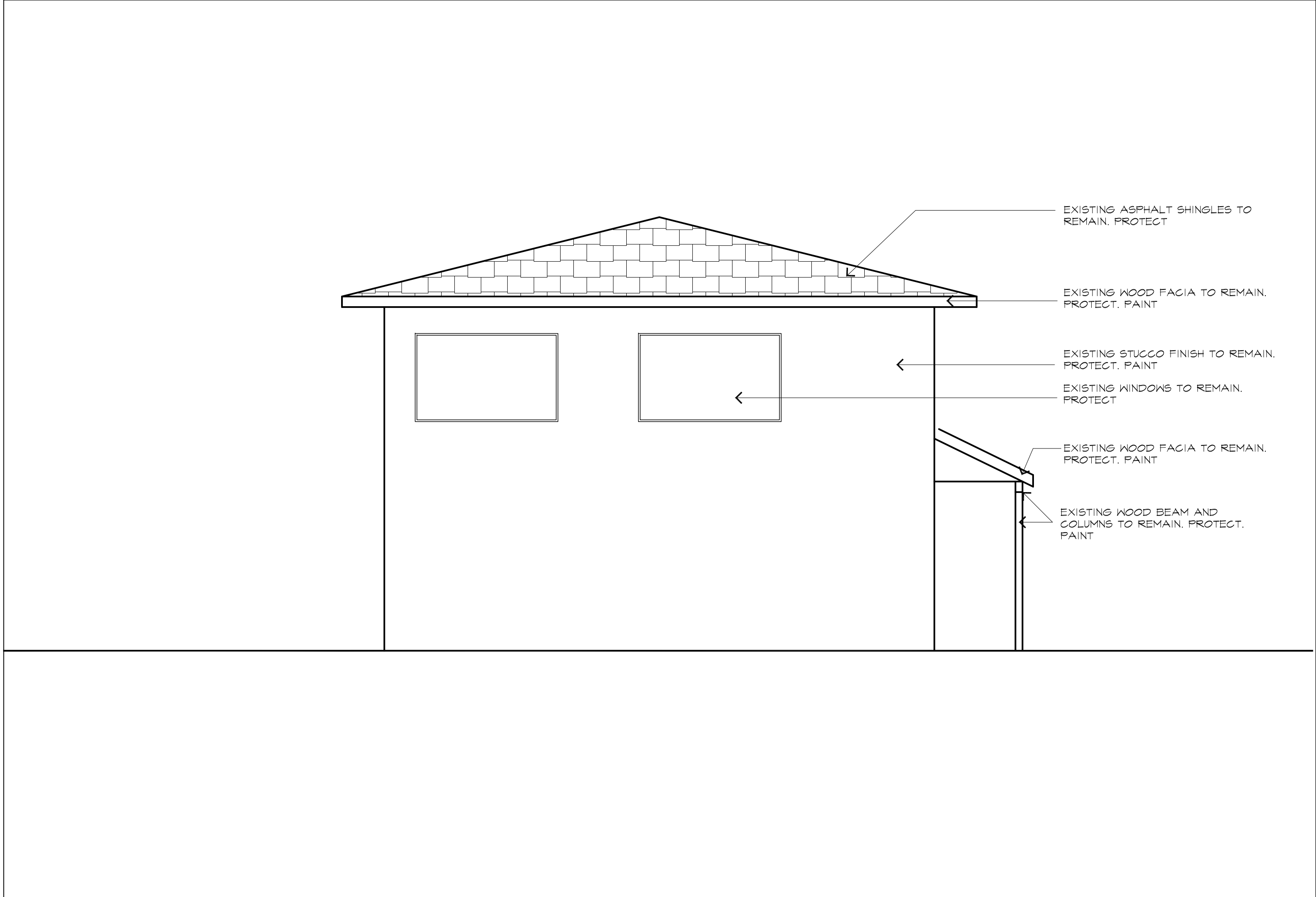
7 SOUTH ELEVATION
A6.1 SCALE: 1/4"=1'-0"



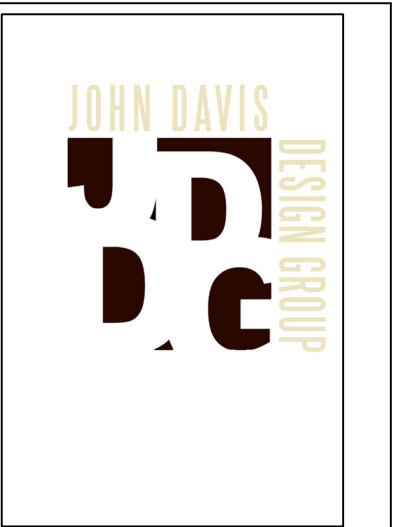
19 EAST ELEVATION
A6.1 SCALE: 1/4"=1'-0"



10 NOTTH ELEVATION
A6.1 SCALE: 1/4"=1'-0"



22 WEST ELEVATION
A6.1 SCALE: 1/4"=1'-0"



JOHN DAVIS
DESIGN GROUP

ARCHITECTS
INTERIORS
PLANNERS

176 TALAMINE COURT
SUITE 100
COLORADO SPRINGS,
COLORADO 80907
P 719/528-1177
F 719/444-8409

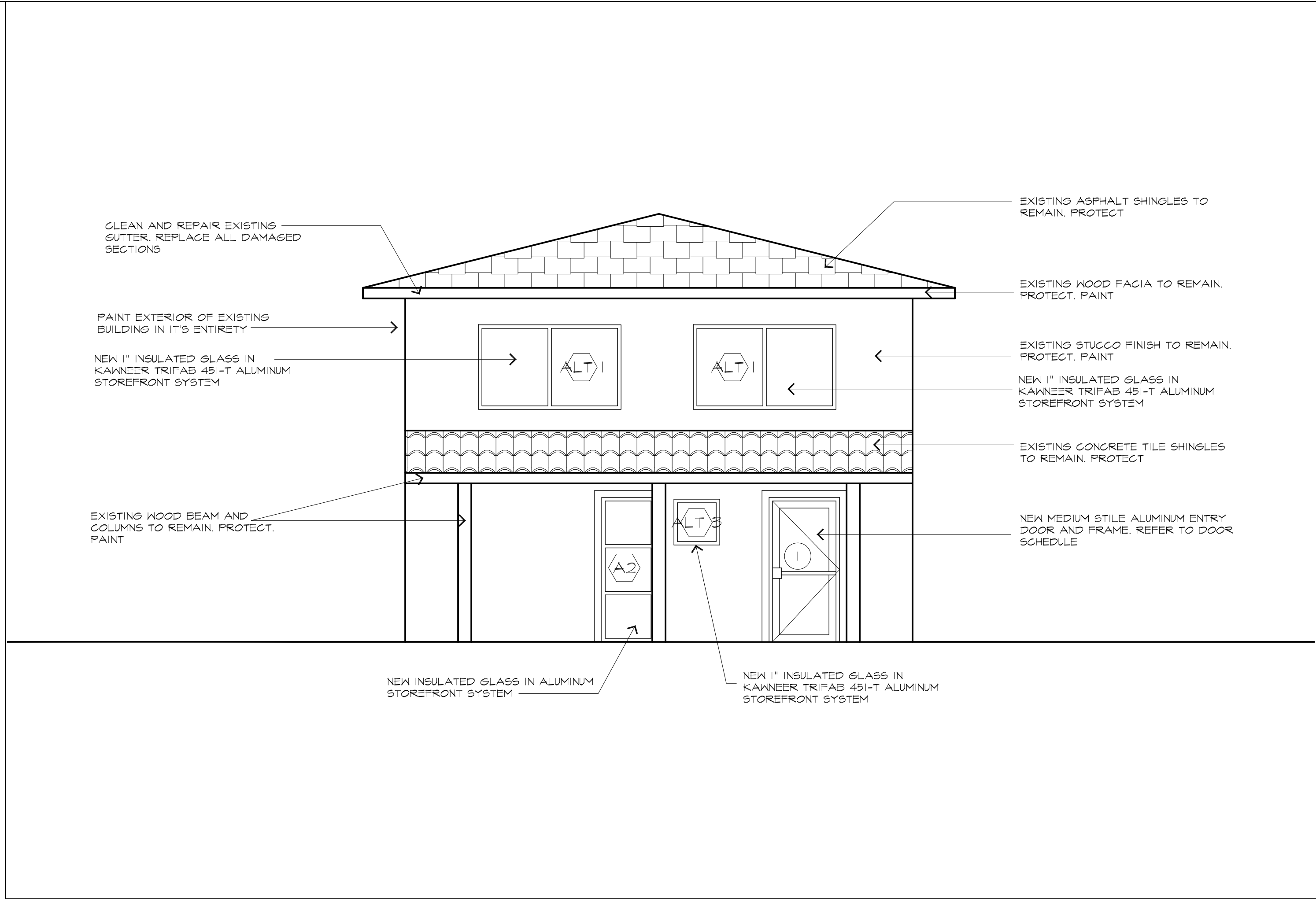
DO NOT SCALE
DRAWINGS FOR
CONSTRUCTION
PURPOSES

THESE DRAWINGS ARE THE PROPERTY OF
JOHN DAVIS ARCHITECTS. THEY SHALL BE USED
FOR THE SOLE PURPOSE OF CONSTRUCTING
THIS PROJECT. THEY SHALL NOT BE
REPRODUCED AND USED FOR THE PURPOSE
OF CONSTRUCTION DOCUMENTS FOR ANY
OTHER PROJECTS.

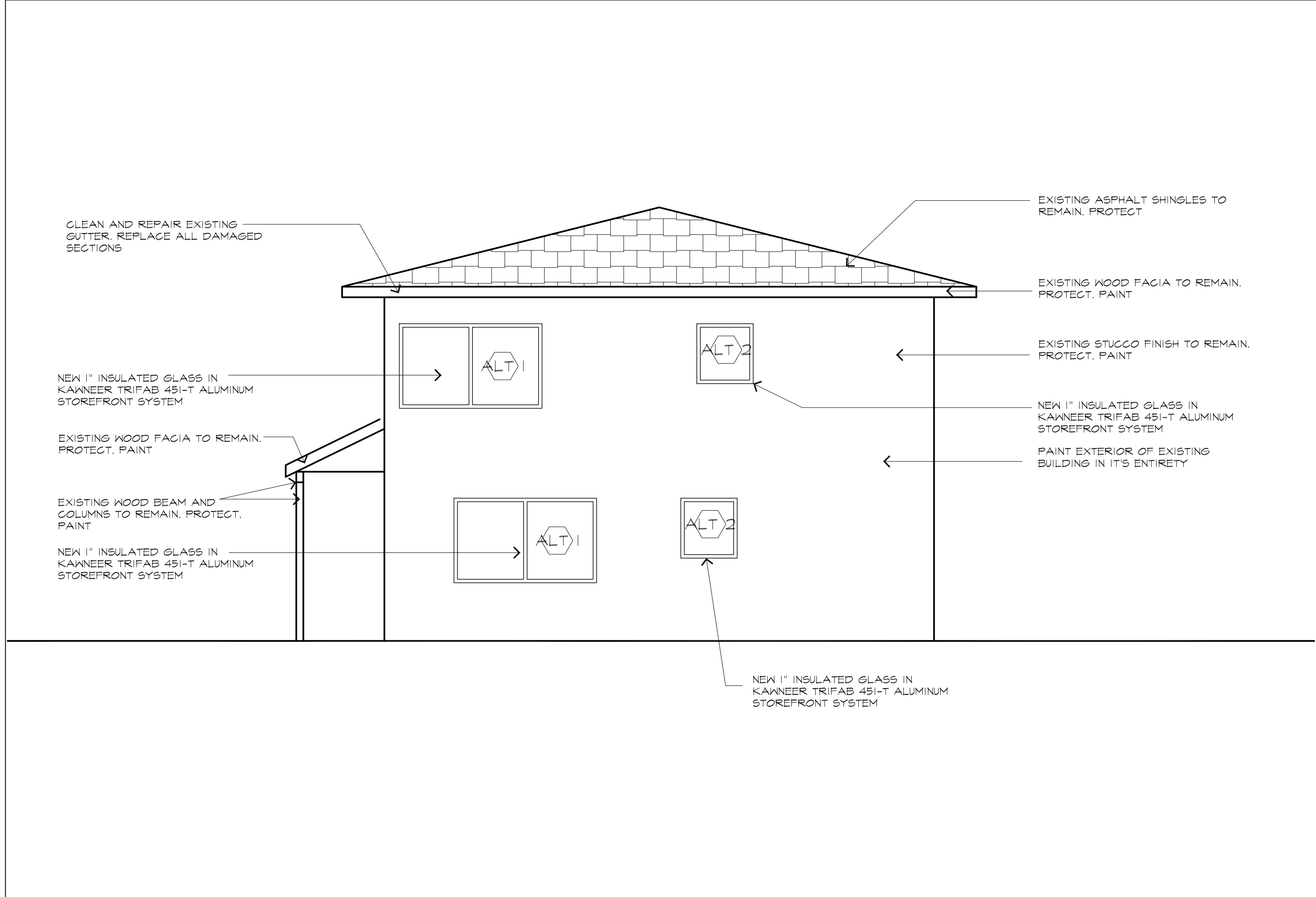
EXTERIOR ELEVATIONS
NEW INTERIOR REMODEL FOR
MANITOU SPRINGS MOBILITY
& PARKING OFFICES
130 MANITOU AVENUE
MANITOU SPRINGS, COLORADO 80829

PROJECT NO. 202446
DATE JANUARY 24, 2025
DRAWN BY JRD
CHECKED JRD
APPROVED JRD
REVISED
FINAL BID SET
DOCUMENTS
JANUARY 24, 2025

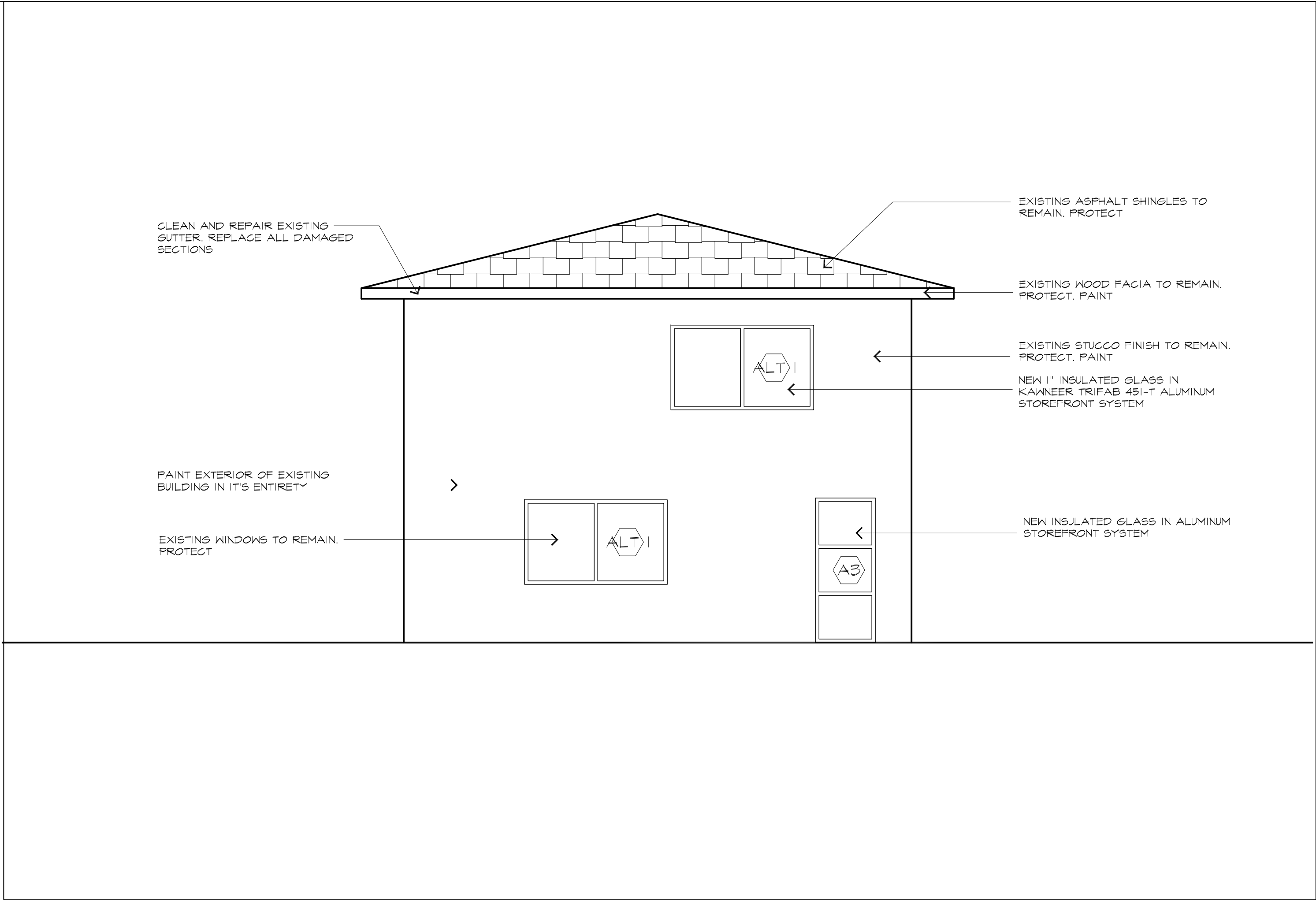
SHEET
A6.1



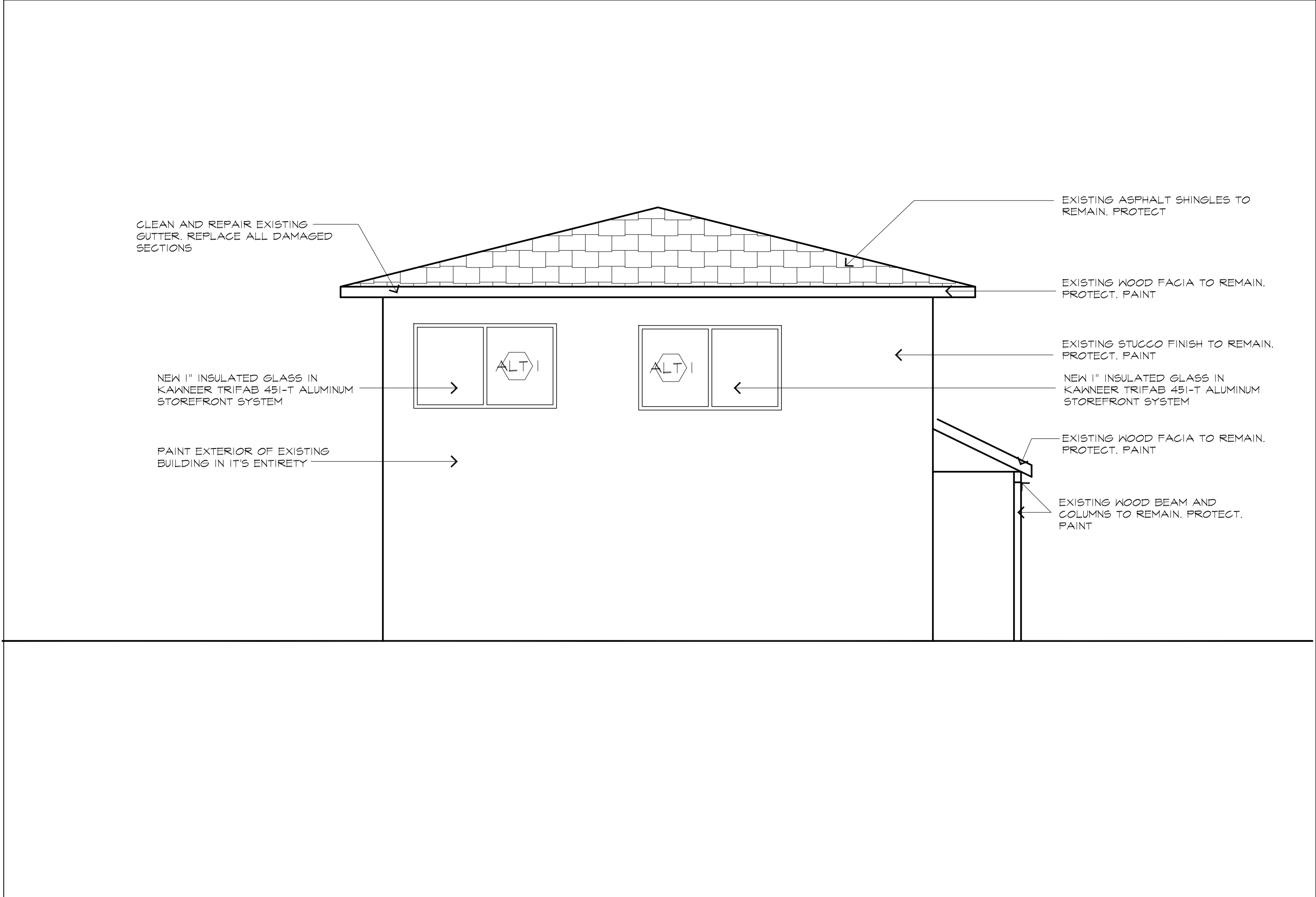
7 SOUTH ELEVATION
A6.2 SCALE: 1/4"=1'-0"



19 EAST ELEVATION
A6.2 SCALE: 1/4"=1'-0"



10 NOTTH ELEVATION
A6.2 SCALE: 1/4"=1'-0"



22 WEST ELEVATION
A6.2 SCALE: 1/4"=1'-0"

JOHN DAVIS
DESIGN GROUP

JOHN DAVIS
DESIGN GROUP

ARCHITECTS
INTERIORS
PLANNERS

176 TALAMINE COURT
SUITE 100
COLORADO SPRINGS,
COLORADO 80907
P 719/528-1177
F 719/444-8409

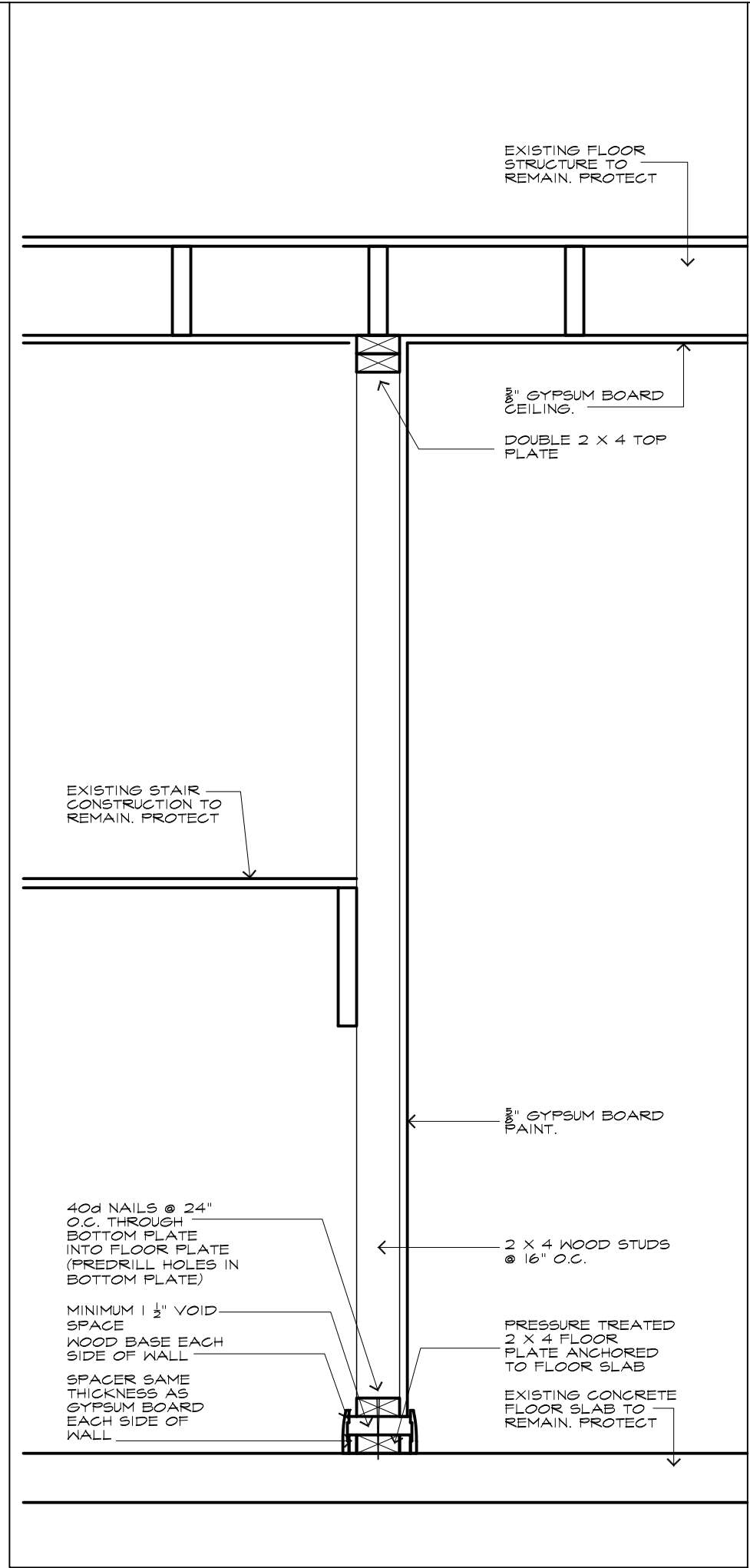
DO NOT SCALE
DRAWINGS FOR
CONSTRUCTION
PURPOSES

THESE DRAWINGS ARE THE PROPERTY OF
JDDG ARCHITECTS. THEY SHALL BE USED
FOR THE SOLE PURPOSE OF CONSTRUCTING
THIS PROJECT. THEY SHALL NOT BE
REPRODUCED AND USED FOR THE PURPOSE
OF CONSTRUCTION DOCUMENTS FOR ANY
OTHER PROJECTS.

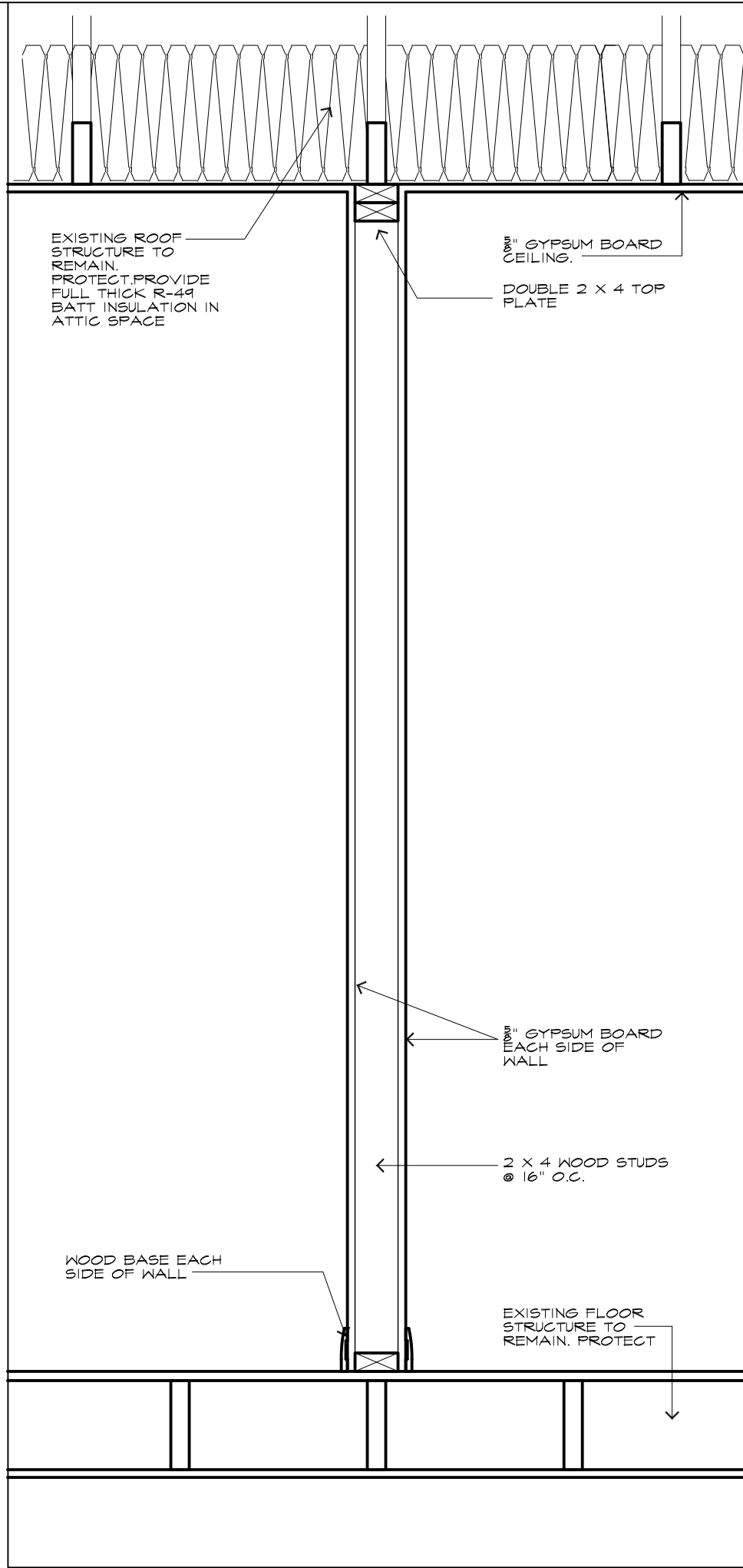
ADD ALTERNATE EXTERIOR ELEVATIONS

NEW INTERIOR REMODEL FOR
MANITOU SPRINGS MOBILITY
& PARKING OFFICES
130 MANITOU AVENUE
MANITOU SPRINGS, COLORADO 80829

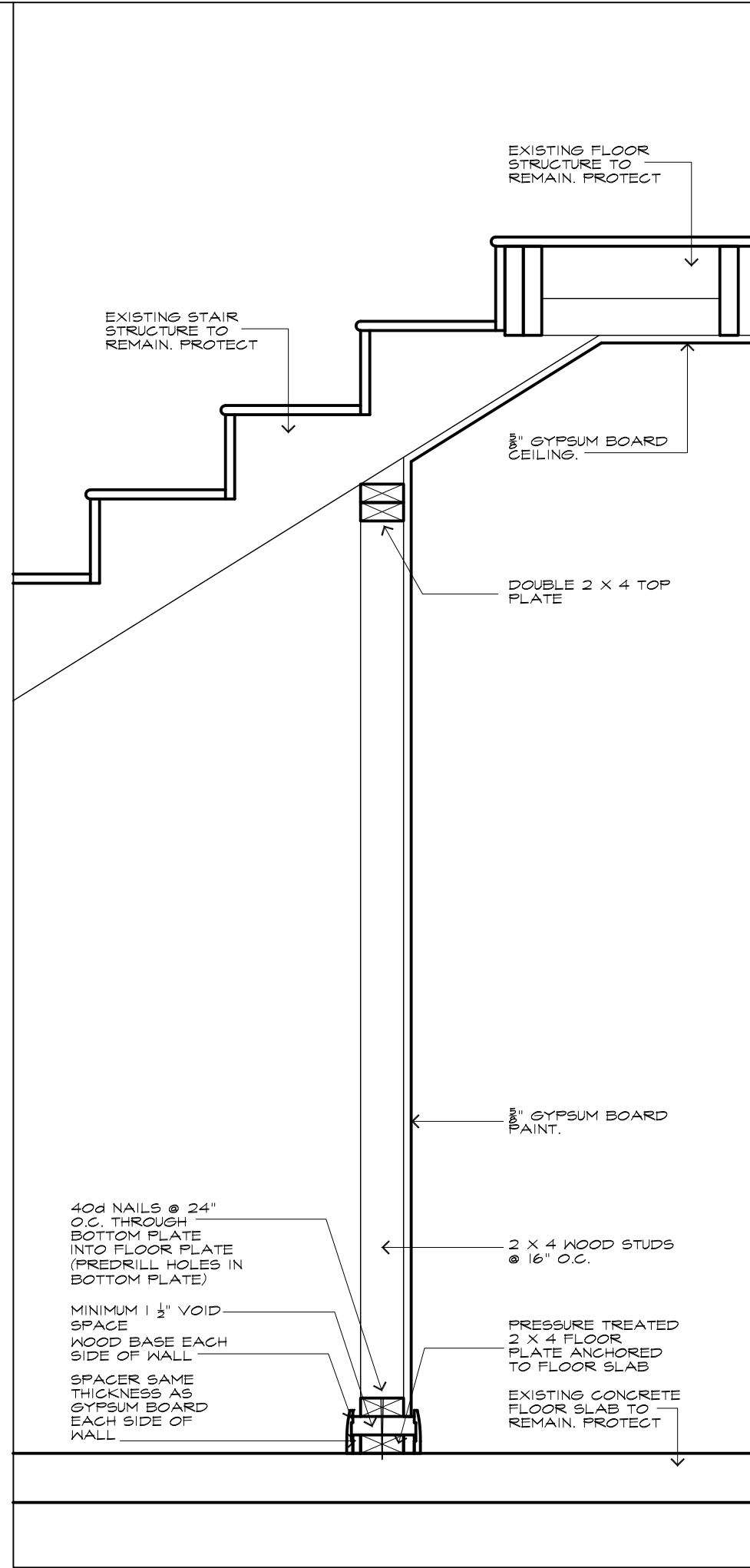
| | |
|--|------------------|
| PROJECT NO. | 202446 |
| DATE | JANUARY 28, 2025 |
| DRAWN BY | JRD |
| CHECKED | JRD |
| APPROVED | JRD |
| REVISED | |
| FINAL BID
DOCUMENTS
JANUARY 24, 2025 | |
| SHEET | |
| A6.2 | |



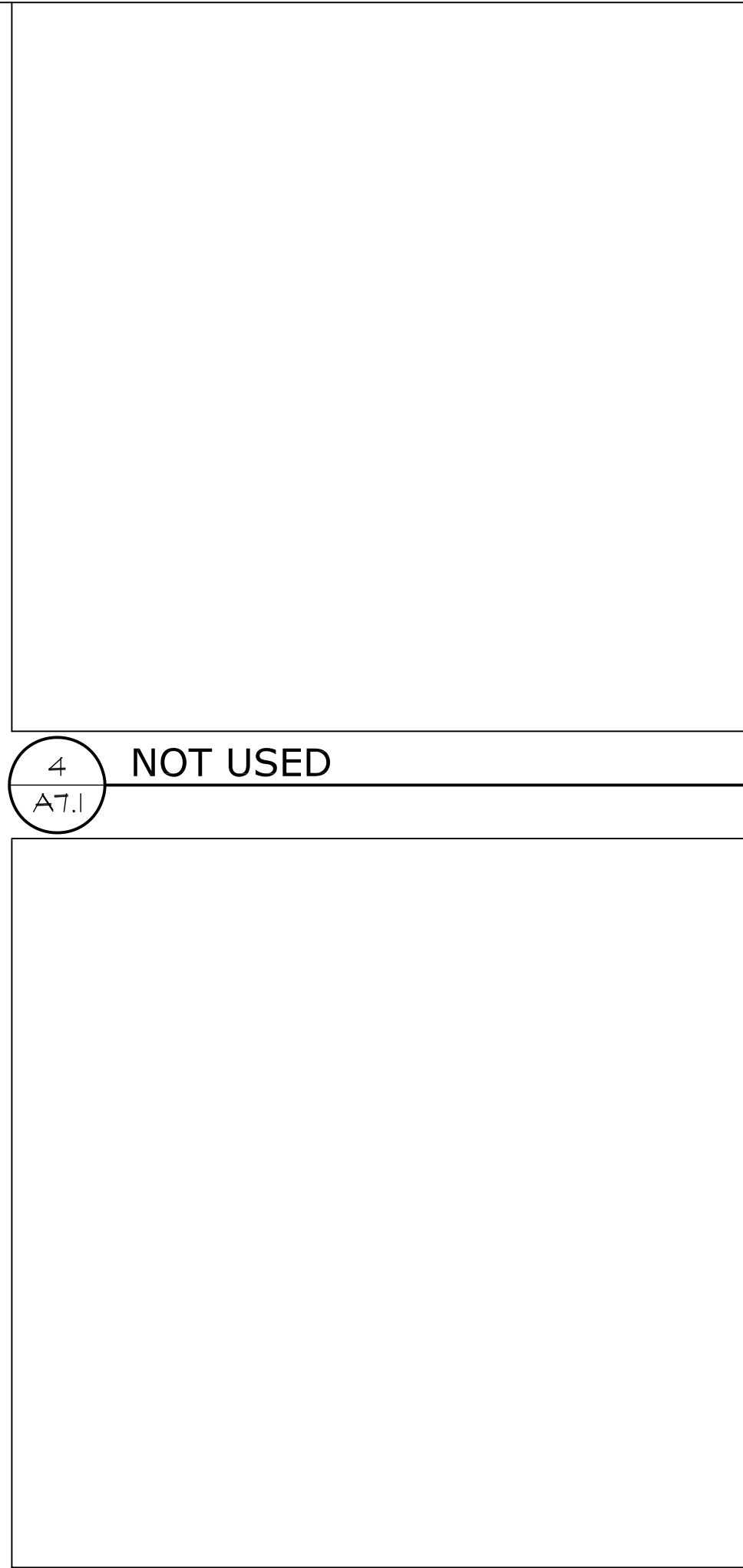
7 WALL TYPE WT-7
A7.1 SCALE: 1"=1'-0"



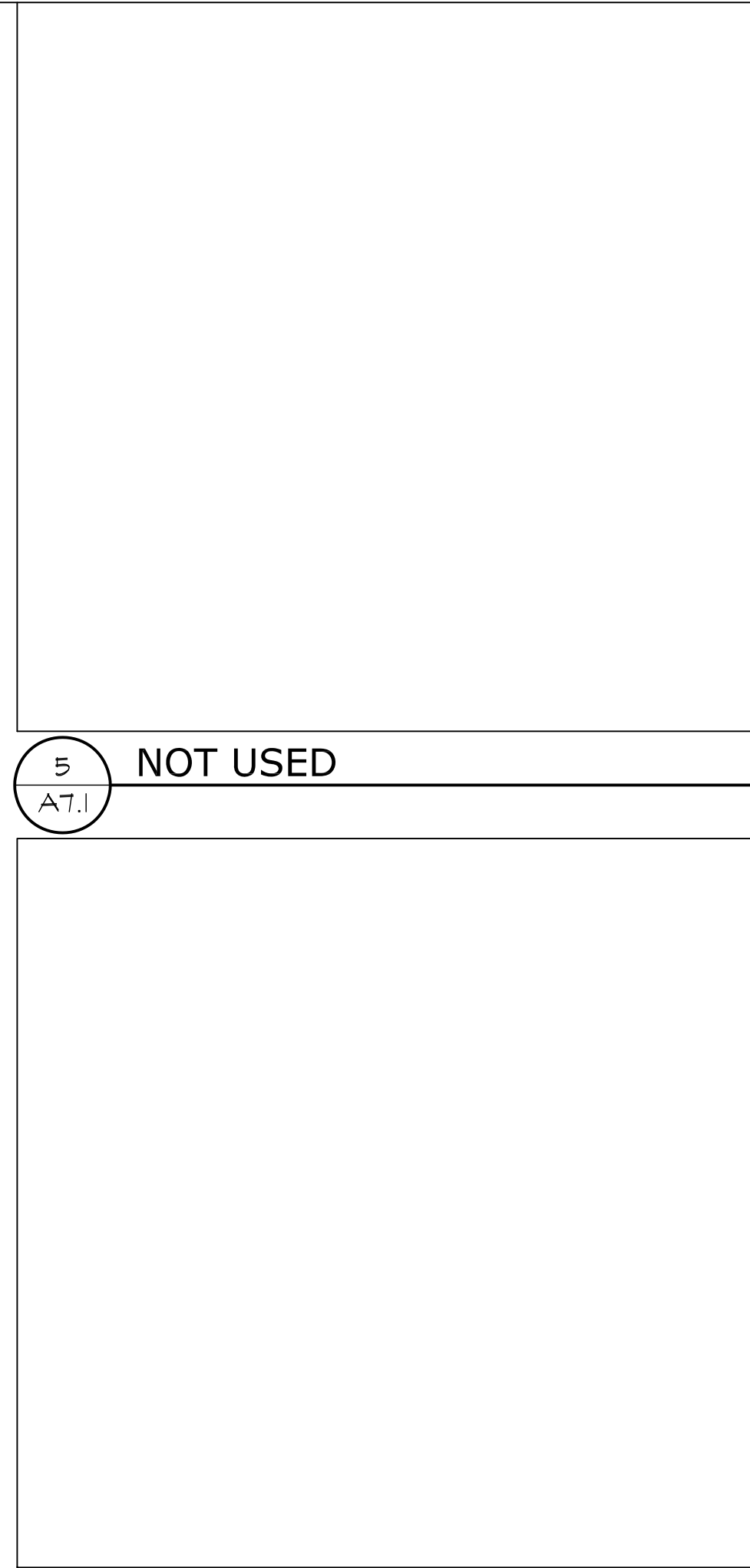
8 WALL TYPE WT-8
A7.1 SCALE: 1"=1'-0"



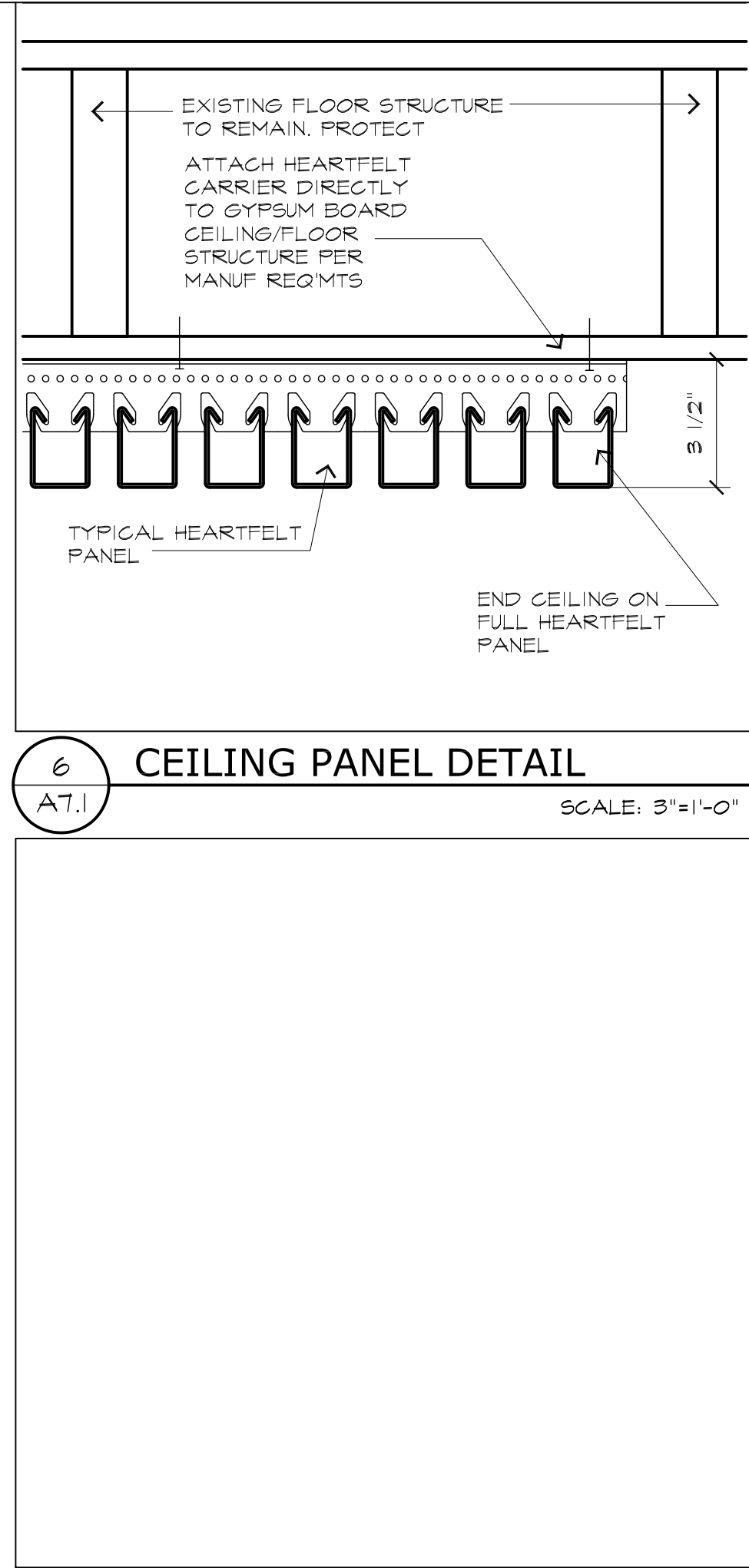
9 WALL TYPE WT-9
A7.1 SCALE: 1"=1'-0"



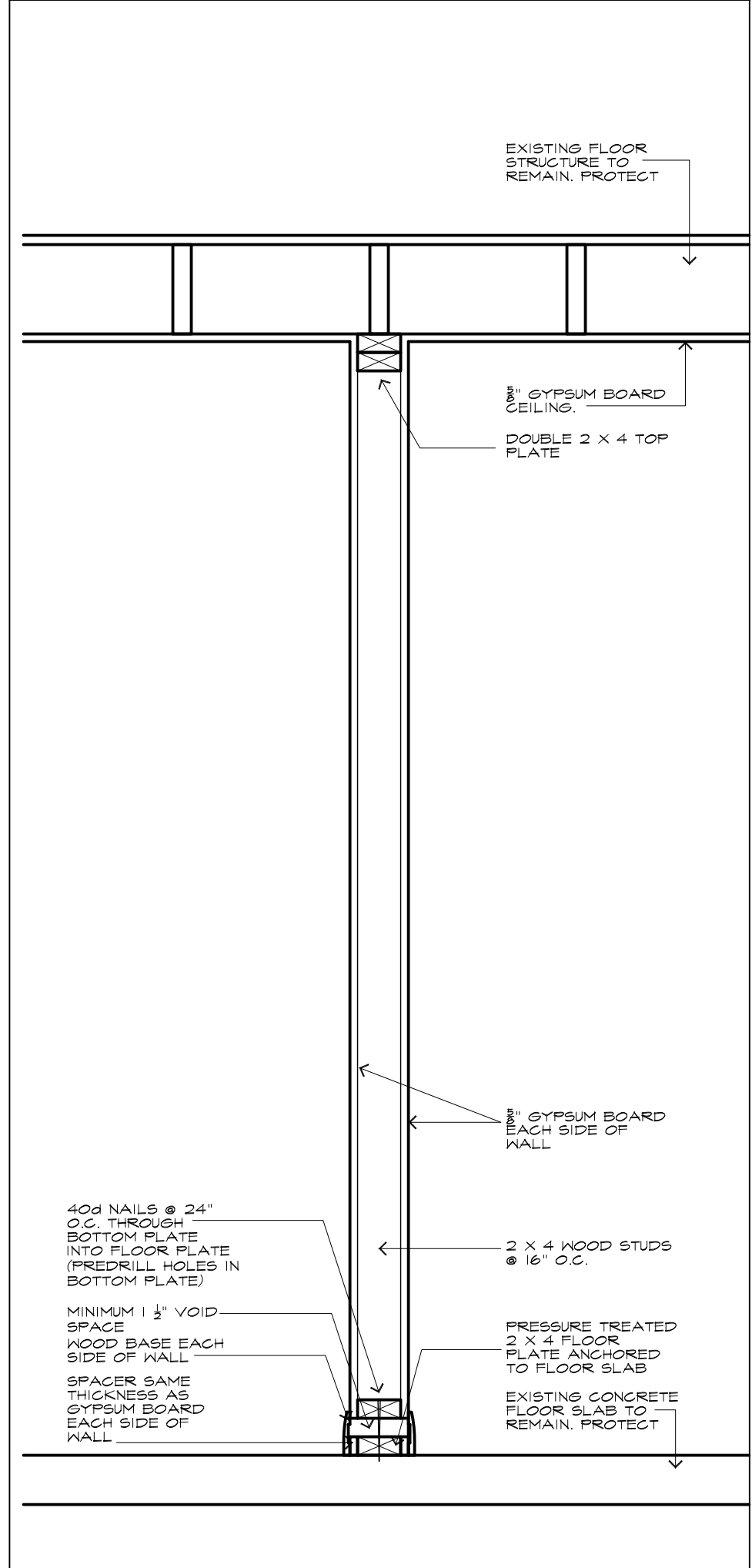
10 WALL TYPE WT-10
A7.1 SCALE: 1"=1'-0"



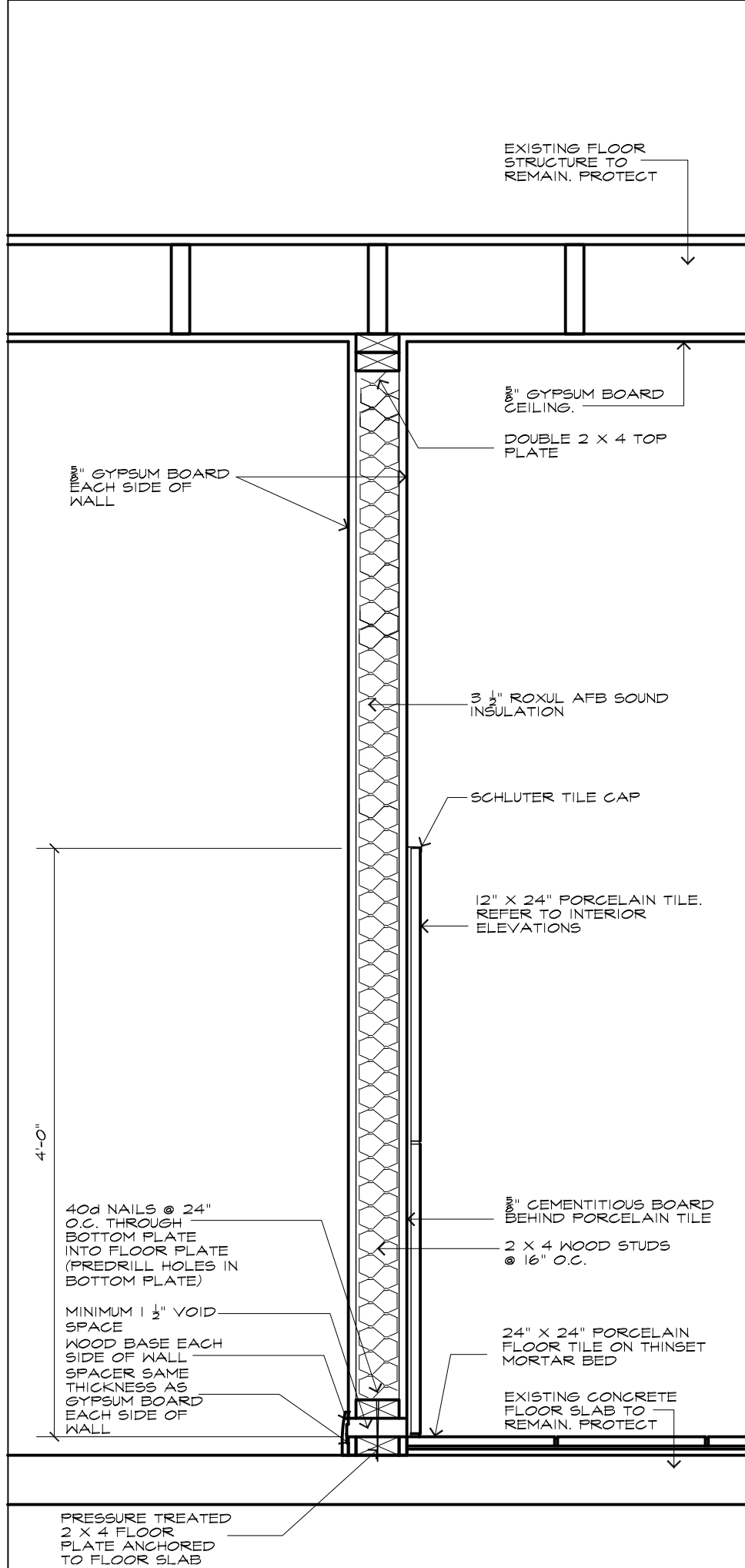
11 WALL TYPE WT-11
A7.1 SCALE: 1"=1'-0"



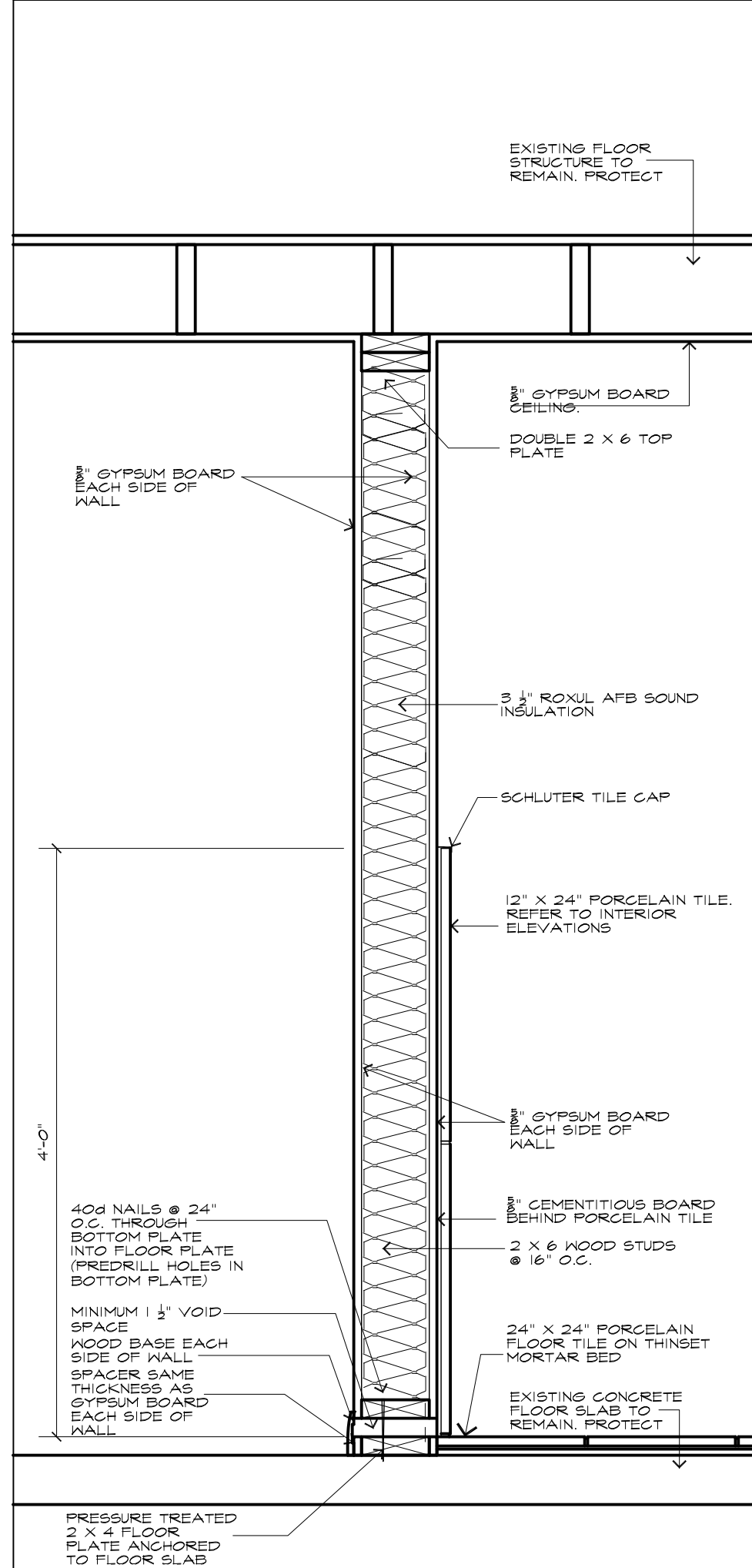
12 WALL TYPE WT-12
A7.1 SCALE: 1"=1'-0"



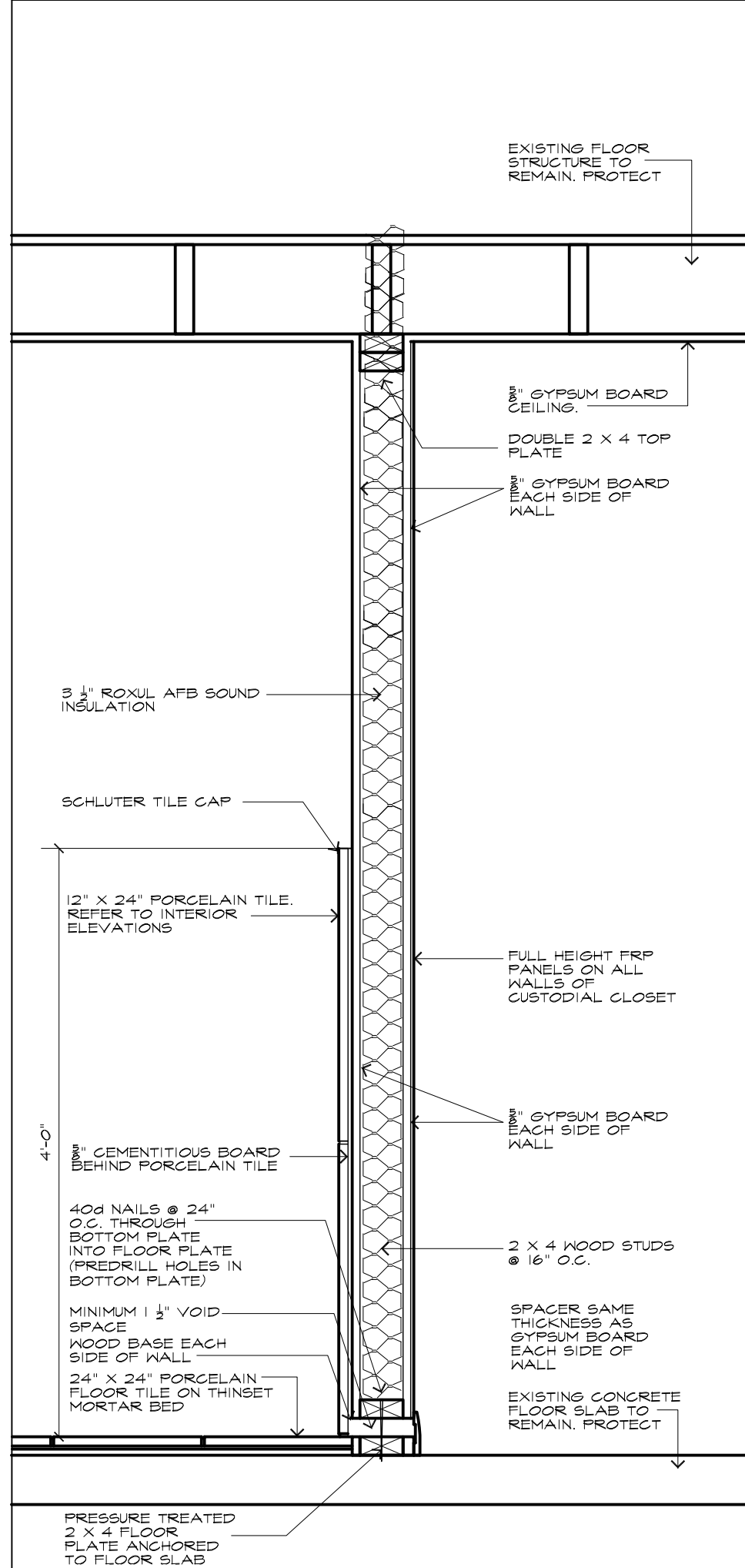
19 WALL TYPE WT-1
A7.1 SCALE: 1"=1'-0"



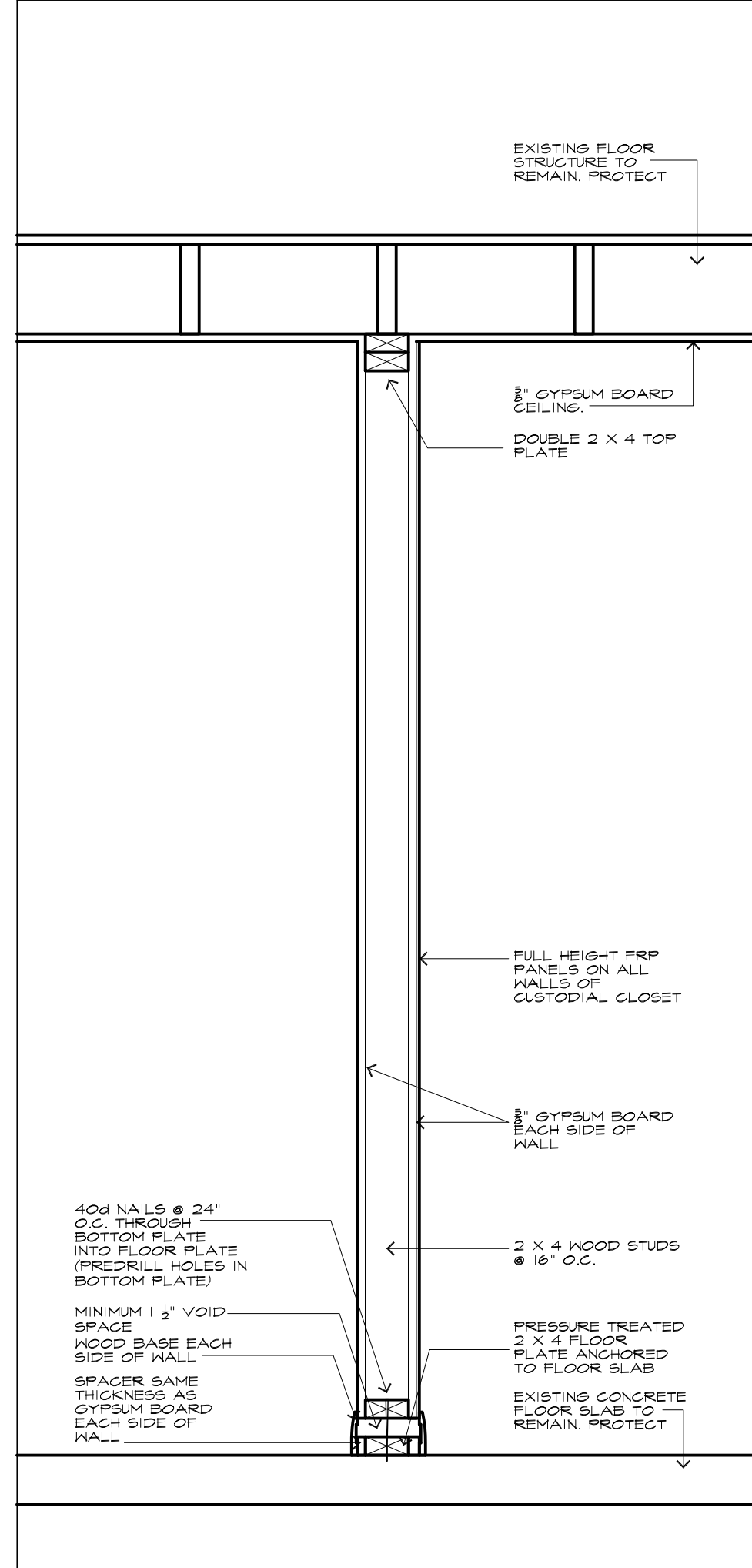
20 WALL TYPE WT-2
A7.1 SCALE: 1"=1'-0"



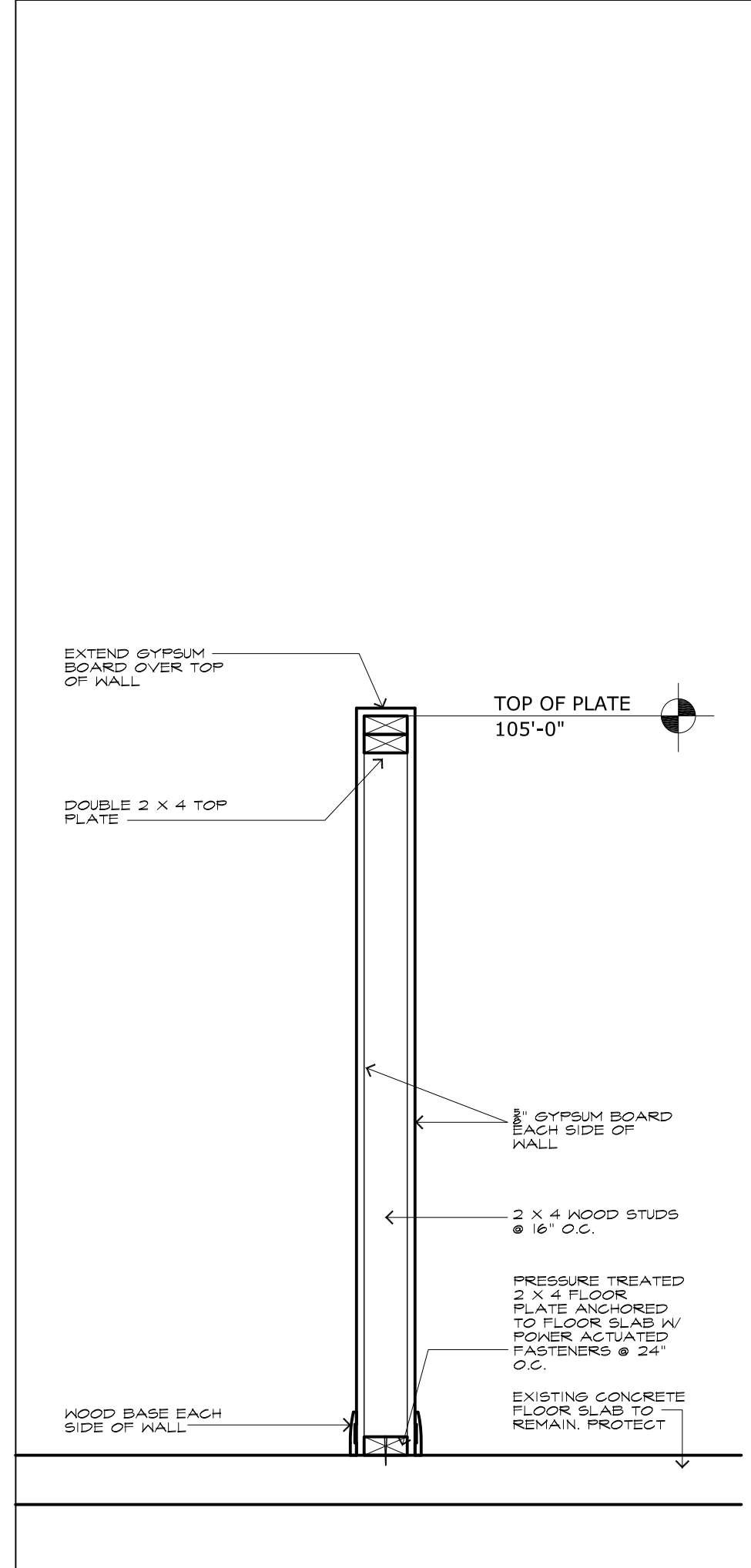
21 WALL TYPE WT-3
A7.1 SCALE: 1"=1'-0"



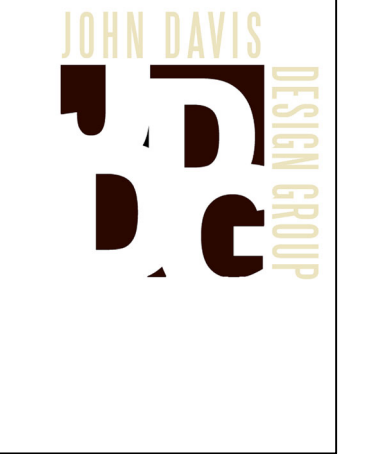
22 WALL TYPE WT-4
A7.1 SCALE: 1"=1'-0"



23 WALL TYPE WT-5
A7.1 SCALE: 1"=1'-0"



24 WALL TYPE WT-6
A7.1 SCALE: 1"=1'-0"



JOHN DAVIS
DESIGN GROUP

ARCHITECTS
INTERIORS
PLANNERS

176 TALAMINE COURT
SUITE 100
COLORADO SPRINGS,
COLORADO 80907
P 719/528-1177
F 719/444-8409

DO NOT SCALE
DRAWINGS FOR
CONSTRUCTION
PURPOSES

THESE DRAWINGS ARE THE PROPERTY OF
JOHN DAVIS ARCHITECTS. THEY SHALL BE USED
FOR THE SOLE PURPOSE OF CONSTRUCTING
THIS PROJECT. THEY SHALL NOT BE
REPRODUCED AND USED FOR THE PURPOSE
OF CONSTRUCTION DOCUMENTS FOR ANY
OTHER PROJECTS.

WALL TYPES
NEW INTERIOR REMODEL FOR
**MANITOU SPRINGS MOBILITY
& PARKING OFFICES**
130 MANITOU AVENUE
MANITOU SPRINGS, COLORADO 80829

PROJECT NO. 202446
DATE JANUARY 24, 2025
DRAWN BY JRD
CHECKED JRD
APPROVED JRD
REVISED
FINAL BID SET
DOCUMENTS
JANUARY 24, 2025

SHEET

A7.1

- GENERAL NOTES
1. Materials and workmanship shall be in accordance with the requirements of "The International Building Code", 2021 Edition.
 2. Contractor shall check and verify all dimensions shown on structural drawings with those shown on architectural.
 3. Contractor shall notify Engineer of any discrepancies between architectural and structural drawings and receive written clarification of discrepancies before proceeding with construction.
 4. Contractor shall field measure and verify all existing conditions and dimensions at job site.
 5. In case existing conditions or dimensions vary from those shown on drawing, Contractor shall notify the Engineer so proper adjustments can be made.
 6. Special inspections shall be performed in accordance with I.B.C. Sections 1704 and 1705 when such inspections are required by the Building Official. Contractor shall coordinate the work schedule with the special inspectors who are selected and paid by the Owner.
 7. During the erection of the building, the contractor shall be responsible for temporary bracing and shoring to withstand all loads to which the structure may be subjected, including lateral loads, stockpiles of materials and equipment. Temporary bracing shall remain in place until all structural framing, diagonal bracing, rigid frames, and diaphragms are in place with connections completed.
 8. Where the Structural Drawings appear to conflict with OSHA requirements, the Structural Drawings represent final conditions only; the contractor shall add all erection framing, bolts, stabilizer plates, etc. as may be necessary to comply with OSHA.

- FOUNDATION GENERAL NOTES
1. Maximum bearing pressure assumed in foundation design: 1,500 psf.
 2. It is highly recommended that a Colorado licensed geotechnical engineer perform an open hole observation prior to placing foundations to ensure assumed design bearing capacity is satisfactory.
 3. In case conditions found at the site vary from those indicated on the drawings, the Engineer is to be notified so that adjustments to the foundation design can be made based on actual field conditions.
 4. All footings shall be the exact size shown on the drawings.
 5. No footings shall be placed without adequate notification to allow Engineer to observe reinforcing if they deem necessary.
 6. No concrete shall be placed in excavation containing water or on frozen ground.

- CONCRETE GENERAL NOTES
1. Material and workmanship shall be in accordance with the requirements of "Building Code Requirements for Structural Concrete" (ACI 318-19).
 2. Concrete mixes shall conform to the following:

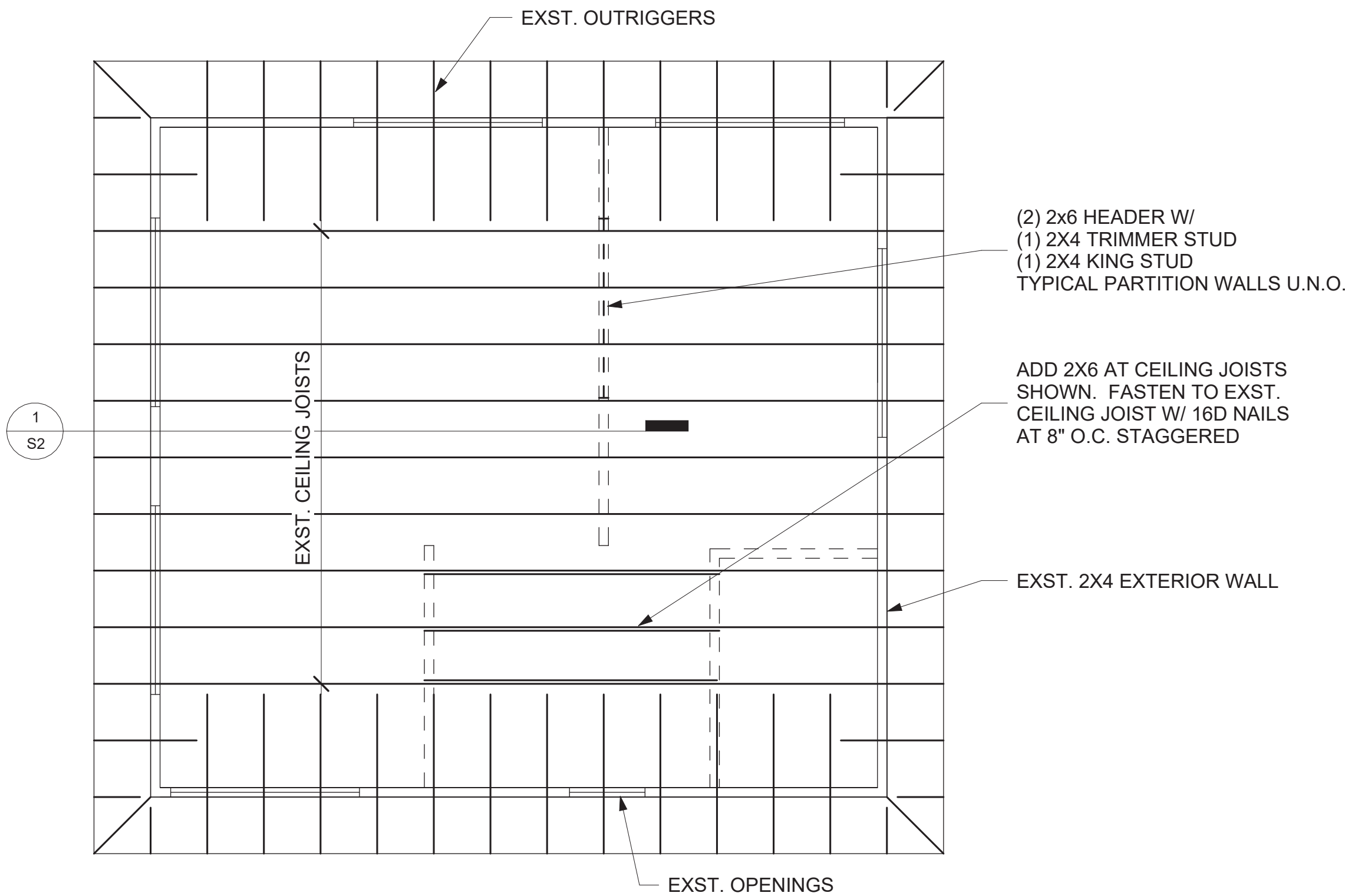
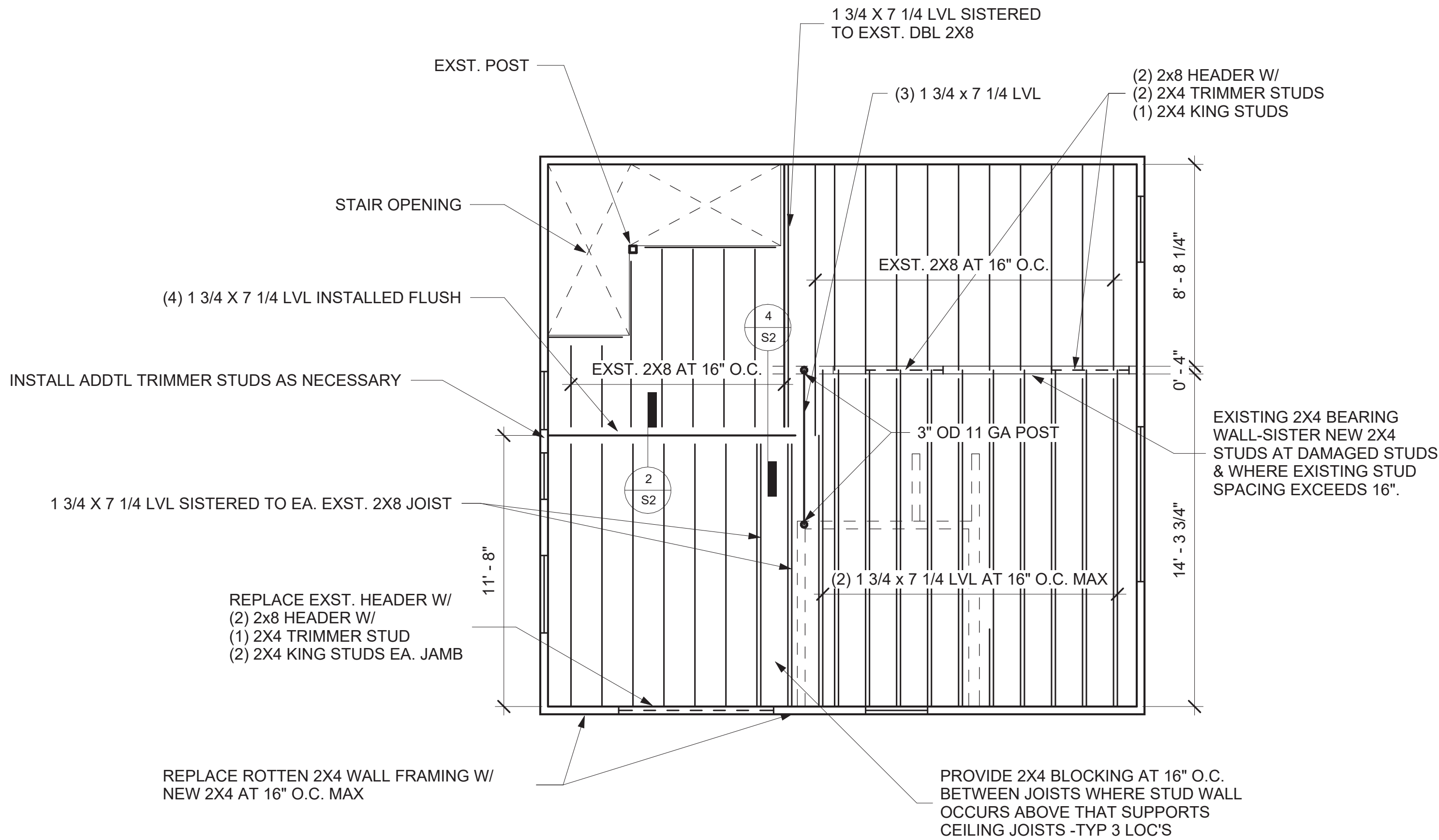
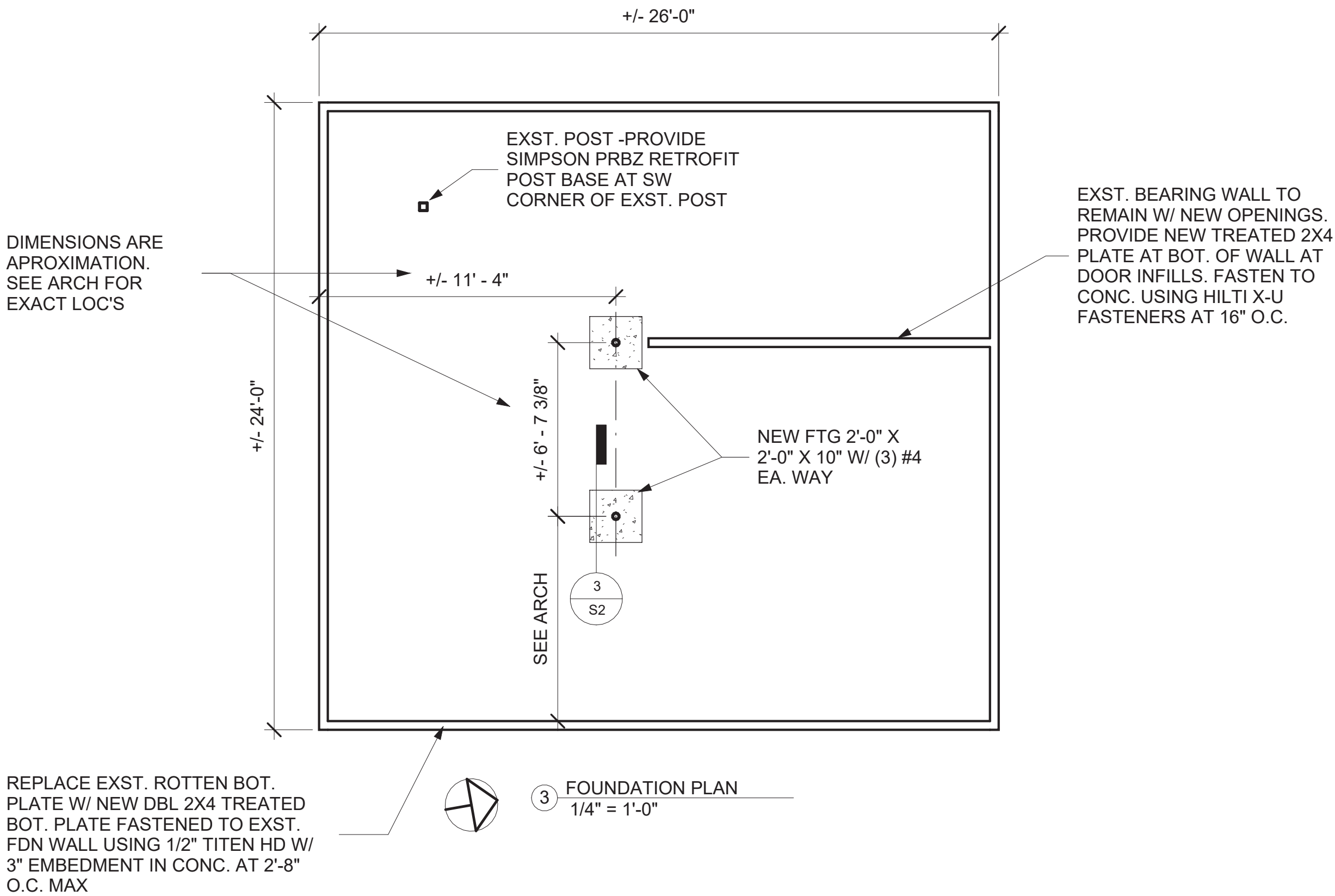
Mix "A" - For Footing and Foundation Elements
Minimum 28 day compressive strength 4,500 psi
Maximum Aggregate Size 3/4 inch
Entrained Air Content 6% ± 1 1/2%
Slump 4 inch Max
Water Reducing Admixture per manuf. recommendations
(Slump may be increased to 6 inch with water reducing admixture)
Fly ash may be substituted in specified amounts in this mix.
Water/Cement Ratio 0.45 Max
Mix "B" - For interior slab on grade
Minimum 28 day compressive strength 4,000 psi
Maximum Aggregate Size 3/4 inch
Entrained Air Content 0%
Slump 4 inch Max
Water Reducing Admixture per manuf. recommendations
(Slump may be increased to 5 inch with water reducing admixture)
Water/Cement Ratio 0.45 Max

3. All cement used in concrete shall be Type I/II.
4. All concrete shall have a minimum cementitious materials content of 470 lbs. per cubic yard unless otherwise specified.
5. Calcium Chloride shall not be added to concrete.
6. Reinforcing bars shall conform to ASTM A-615, Grade 60 or ASTM A-706.
7. Bar bending details and placing drawings shall be in accordance with the "Manual of Standard Practice for Detailing Reinforced Concrete Structures" ACI 315, latest edition).
9. Provide bar supports and spacers to place all bars in proper location, and wire adequately at intersections to hold bars firmly in position while concrete is placed. Vertical dowels shall be supported in place prior to placing concrete.
10. Bar supports and spacers which rest on or against exposed surface shall be hot dipped galvanized or plastic coated.
12. See architectural, mechanical and electrical drawings for additional openings, depressions, curbs, floor finishes, inserts and other embedded items.
14. Reinforcing bar sizes shown are English designation. The bars may be furnished with the equivalent metric markings:

- TIMBER GENERAL NOTES
1. All wood framing shall conform to the "National Design Specification for Wood Construction", latest edition, recommended by the "National Forest Products Association".
 2. Sawn lumber framing members shall conform to the following species and grades: (Hem-Fir #2 or better).
 3. Laminated Veneer Lumber (LVL) prefabricated structural wood beams shall be "Microllam" 2.0E as manufactured by Weyerhaeuser, or "Versa-Lam" 2.1E 2800 as manufactured by Boise Cascade, Inc.
 4. Sheathing panels shall be identified with the appropriate trademark of the American Plywood Association, and shall meet the requirements of U.S. Product Standard PS1-07 or APA PRP-108, Performance Standards, latest edition.
 5. All floor sheathing shall be 23/32" tongue-and-groove APA rated exposure 1 with panel identification 48/24.
 6. Contractor shall coordinate joist locations with all floor openings for plumbing, mechanical, etc.
 7. Install blocking panels between all wood floor joists at all supports.
 8. Double and triple built-up solid sawn wood members shall be nailed together with two 16d nails spaced at 1'-4" o.c. on center except where noted otherwise on drawings.
 9. Minimum nailing for all wood framing shall conform to Table No. 2304.10.2, International Building Code, 2021 Edition, unless noted otherwise.

DESIGN LOADS

| | |
|------------------------------------|------------------------------|
| Floor Live Load | 40 psf |
| Floor Dead Load | 18 psf |
| Flat Roof Snow Load P _f | 30 psf |
| Risk Category | II |
| Wind design speed | 130 mph 3 sec gust, ultimate |
| Exposure Category | C |
| Seismic design forces | |
| S _S = | 0.185g |
| S ₁ = | 0.059g |
| Seismic Design Category | B |
| Frost Depth | 30 inches |



MAPLE HILL ENGINEERING LLC

1633 N Pearl St, Unit 539
Denver, CO 80203

(720) 706-7873
www.maplehillengineer.com

Manitou Springs Mobility Hub
132 Manitou Ave
Manitou Springs, CO 80829

PROJECT NUMBER:
24061

DATE:
1/24/2025

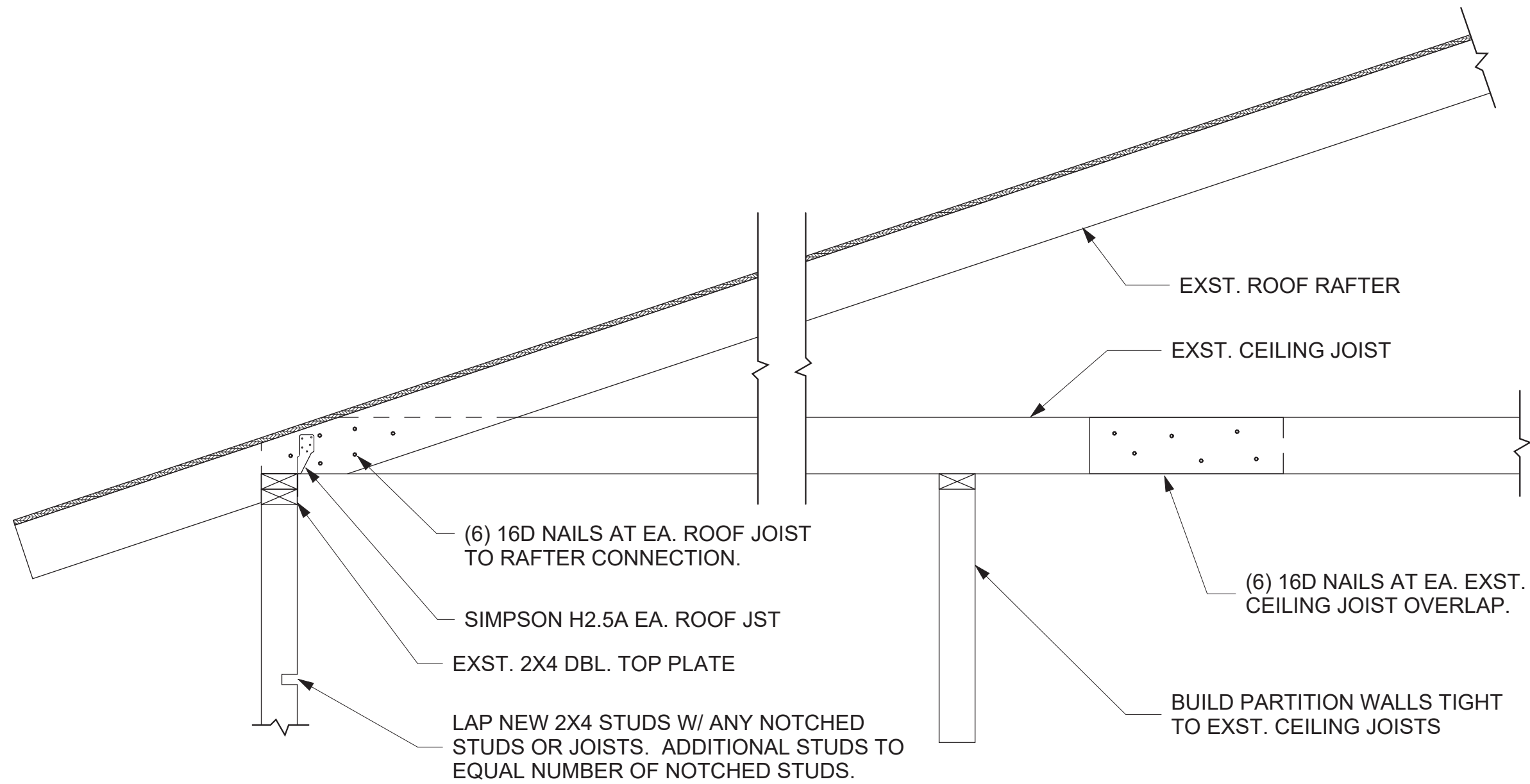
DRAWN BY:
JLF

ISSUED FOR:
Construction Drawings

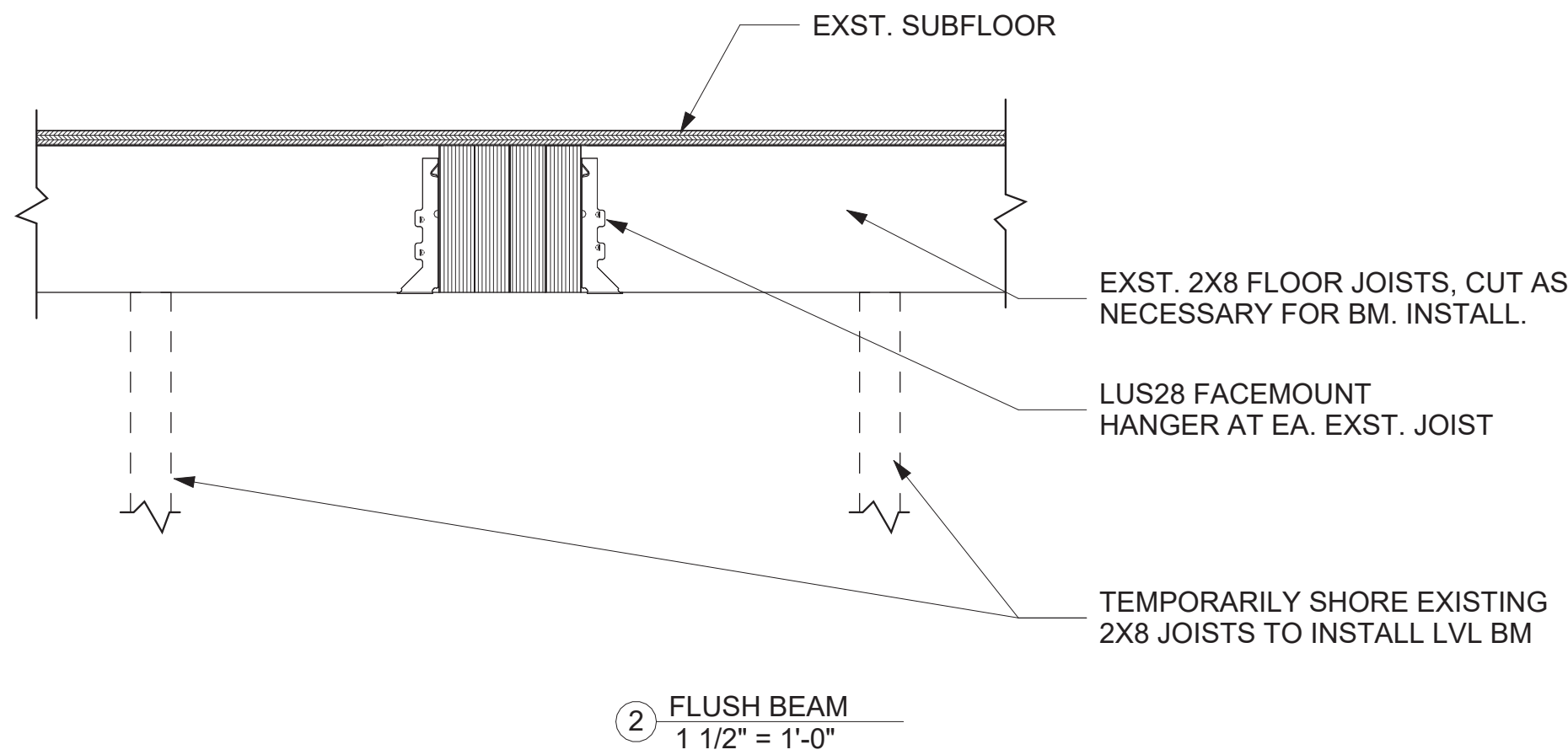
Revision Schedule
Revision Number Revision Date

SHEET:

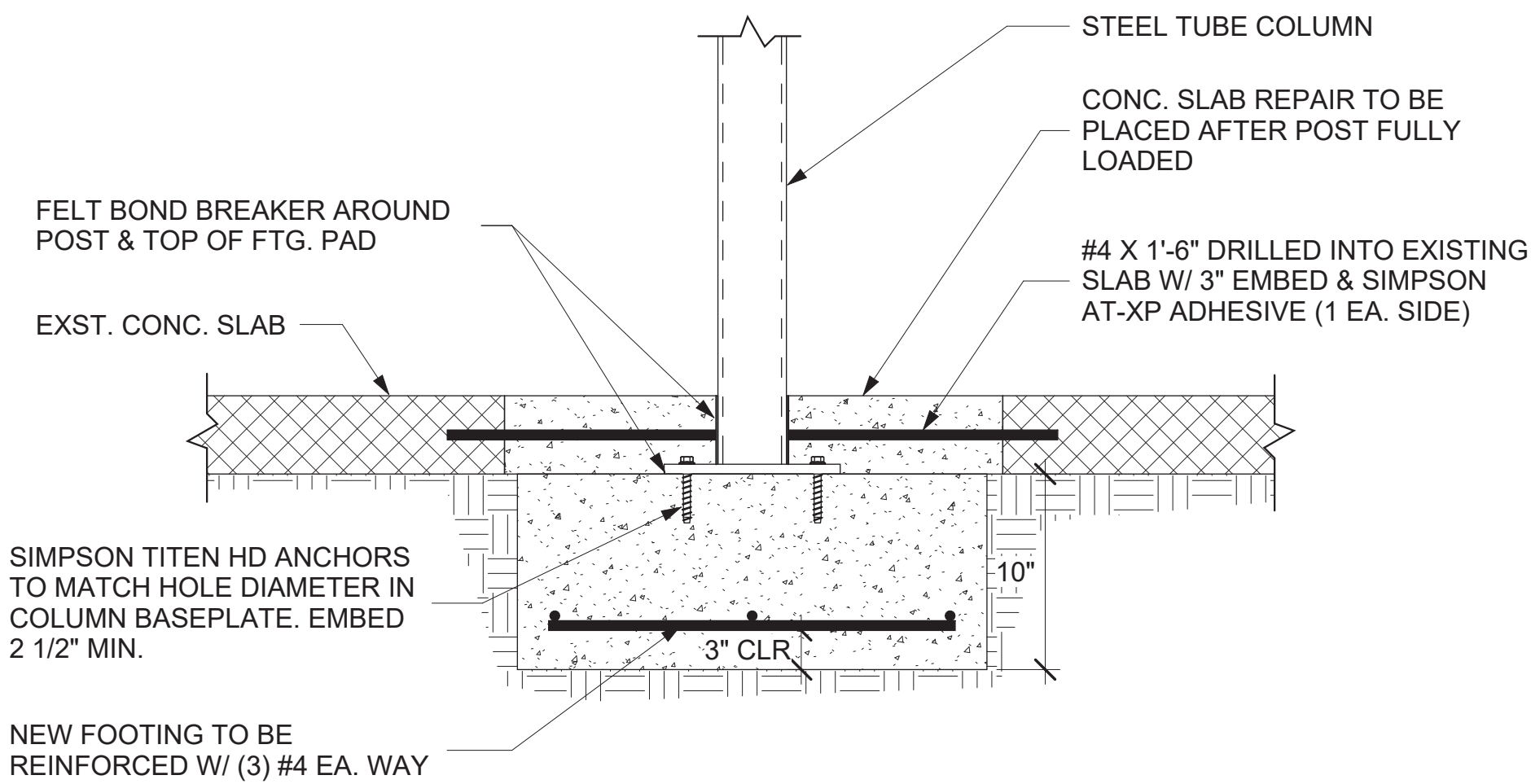
S1



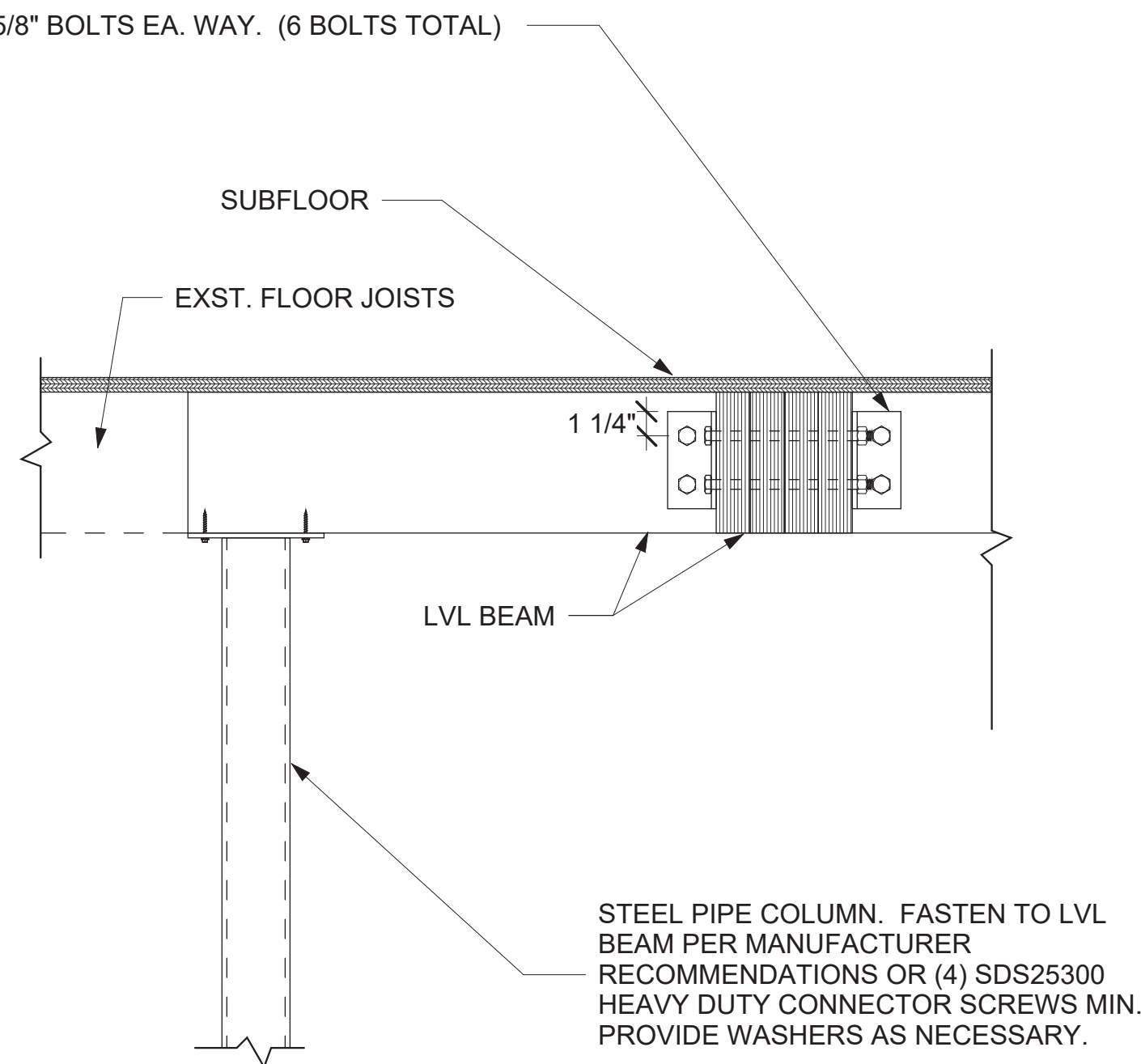
① ROOF FRAMING
1" = 1'-0"



② FLUSH BEAM
1 1/2" = 1'-0"

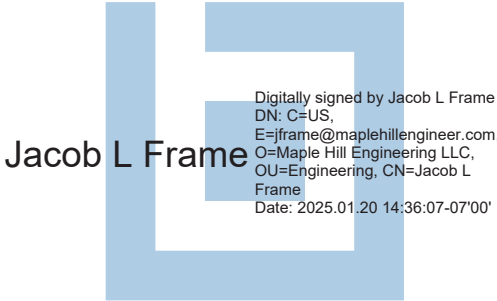


③ NEW POST FOOTING EXST. SLAB
1 1/2" = 1'-0"



④ BEAM TO POST
1 1/2" = 1'-0"

L3X3X1/4 X 0'-6" W/ (2) 5/8" BOLTS EA. WAY. (6 BOLTS TOTAL)



MAPLE HILL ENGINEERING LLC

1633 N Pearl St, Unit 539
Denver, CO 80203

(720) 706-7873
www.maplehillengineer.com

Manitou Springs Mobility Hub
132 Manitou Ave
Manitou Springs, CO 80829

PROJECT NUMBER:
24061

DATE:
1/24/2025

DRAWN BY:
JLF

ISSUED FOR:
Construction Drawings

Revision Schedule

| Revision Number | Revision Date |
|-----------------|---------------|
|-----------------|---------------|

SHEET:

S2

GENERAL REQUIREMENTS:

A. THE CONTRACTOR SHALL COORDINATE WITH ALL DRAWINGS / SPECIFICATIONS FOR THIS PROJECT FOR SCOPE AND GENERAL CONDITIONS.

B. CODE COMPLIANCE IS MANDATORY. NOTHING IN THESE DRAWINGS AND SPECIFICATIONS PERMITS WORK NOT CONFORMING TO THESE CODES AND PART A ABOVE. WHERE WORK IS SHOWN TO EXCEED MINIMUM CODE REQUIREMENTS, COMPLY WITH PART A ABOVE ABOVE, DRAWINGS AND SPECIFICATIONS.

C. PROVIDE ALL LABOR, MATERIALS, HANGERS, INSULATION, CONTROL HANDLES, ELECTRIC CONTROLS, AIR CONTROLS, VALVES, ACCESS PANELS, MECHANICAL EQUIPMENT, AND OTHER APPARATUS THAT MUST BE PROVIDED IN AN INACCESSIBLE LOCATION WITH SUITABLE ACCESS DOORS OR COVERS IN FRAMED OPENING WHICH WILL PERMIT PROPER OPERATION AND SERVICING. PROVIDE ALL ITEMS NECESSARY FOR COMPLETE AND OPERATIONAL SYSTEMS DESCRIBED IN THESE DRAWINGS SHOWN OR NOT SHOWN UNLESS INDICATED OR NOTED OTHERWISE. IT IS THE INTENT OF THESE DRAWINGS FOR A COMPLETE AND READY FOR OPERATION OF ALL HVAC AND PIPING SYSTEMS.

D. DRAWINGS ARE DIAGRAMMATIC IN NATURE AND DO NOT SHOW ALL PIPING, OFFSETS, FITTINGS, AND ACCESSORIES THAT MAY BE REQUIRED. FOLLOW DRAWINGS AS CLOSELY AS ACTUAL BUILDING CONSTRUCTION AND THE WORK OF OTHER TRADES WILL PERMIT, INVESTIGATE STRUCTURAL AND FINISH CONDITIONS AFFECTING THIS WORK AND ARRANGE WORK ACCORDINGLY, PROVIDING SUCH FITTING, VALVES, AND ACCESSORIES REQUIRED TO MEET THE CONDITIONS.

E. VISIT SITE AND INCLUDE ALLOWANCE IN BID FOR ALL COSTS RELATED TO THE ALL PIPING AND EQUIPMENT INSTALLATION.

F. DEMONSTRATE THE OPERATION OF ALL SYSTEMS FOR THE OWNER AT A TIME AS DIRECTED BY THE OWNER.

G. LAYOUT ALL WORK IN ADVANCE. DO NOT DEFACE WORK OF OTHER TRADES. INSTALL ALL SLEEVES AND BLOCK OUTS: WATERPROOF AS REQUIRED. FIRE STOP ALL FLOOR AND RATED WALL PENETRATIONS.

H. FIELD CHECK ALL EXISTING / NEW CONDITIONS AND INCLUDE AN ALLOWANCE IN BID FOR ANY REMOVAL AND/OR RELOCATION OF EXISTING PIPING, EQUIPMENT, ETC., AS INDICATED ON THE PLANS OR AS REQUIRED TO COORDINATE AND ADAPT NEW AND EXISTING MECHANICAL SYSTEMS TO ALL OTHER WORK. EXISTING PIPING AND MATERIAL WHICH SHALL BE REMOVED SHALL BECOME THE PROPERTY OF THE CONTRACTOR EXCEPT EQUIPMENT SO NOTED, WHICH SHALL BECOME THE PROPERTY OF THE OWNER.

I. PROVIDE SHOP DRAWINGS, EQUIPMENT SUBMITTALS, CONTROL DIAGRAMS, AS REQUIRED FOR THE PROJECT. THE CONTRACTOR SHALL MAINTAIN A MARK-UP SET OF DRAWINGS WHICH INDICATE VARIATIONS IN THE ACTUAL INSTALLATION FROM THE ORIGINAL DESIGN. UPON COMPLETION OF THE WORK AND FINAL INSPECTION, DELIVER TO THE ARCHITECT / OWNER COPIES (CONSULT ARCHITECT ON QUANTITY) OF ALL SHOP DRAWINGS (EQUIPMENT SUBMITTALS), OPERATION AND MAINTENANCE MANUALS AND AS-BUILT (RECORDED) DRAWINGS. ALL MANUALS SHALL INCLUDE A MAINTENANCE SCHEDULE FOR ALL REQUIRED EQUIPMENT.

J. VERIFY THE ACTUAL ELECTRICAL SERVICE/VOLTAGE WITH THE ELECTRICAL CONTRACTOR PRIOR TO ORDERING ANY EQUIPMENT REQUIRING ELECTRICAL CONNECTIONS.

STANDARDS
A. ALL PIPING, DUCTWORK, GRILLES, AND MATERIALS, ETC. SHALL BE NEW, IN FIRST CLASS CONDITION, AND U.L. LISTED WHERE APPLICABLE.

B. COMPLY WITH ALL APPLICABLE LOCAL CITY CODES AND AMENDMENTS, COUNTY AND STATE ORDINANCES. COMPLY WITH CURRENT INTERNATIONAL BUILDING CODE, INTERNATIONAL MECHANICAL CODE, INTERNATIONAL PLUMBING CODE, AND NATIONAL FIRE PROTECTION ASSOCIATION IN EFFECT FOR THIS JURISDICTION.

C. PROCURE AND PAY FOR ALL PERMITS, CONTRACTOR LICENSES, AND LIABILITY INSURANCE, ETC. FURNISH CERTIFICATE OF FINAL INSPECTION AND APPROVAL FROM LOCAL INSPECTOR.

D. MATERIALS SHALL BE AS SPECIFIED, AND/OR NOTED ON THE CONTRACT DRAWINGS.

E. ALL MATERIALS AND EQUIPMENT LOCATED IN AIR PLENUMS SHALL BE RATED FOR PLENUM APPLICATION.

GUARANTEE

A. MECHANICAL AND PLUMBING CONTRACTORS SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE YEAR, BEGINNING WITH THE DATE OF FINAL ACCEPTANCE BY THE OWNER. THE M.C. AND P.C. SHALL BE RESPONSIBLE DURING THE INSTALLATION, TESTING AND GUARANTEE PERIODS FOR ANY DAMAGE CAUSED BY HIM (OR HIS SUBCONTRACTORS) OR BY DEFECTS IN HIS (OR HIS SUBCONTRACTORS') WORK, MATERIALS, OR EQUIPMENT INSTALLED OR FURNISHED UNDER THIS CONTRACT WHICH DEVELOPS DEFECTS, EXCEPT FOR NORMAL WEAR.

COORDINATION

A. PRIOR TO FABRICATION OR INSTALLATION OF ANY HVAC AND PLUMBING WORK, PARTICIPATE IN COORDINATION PLANNING MEETINGS WITH ALL OTHER BUILDING UTILITIES SYSTEMS TRADES, UNDER THE DIRECTION OF THE GENERAL CONTRACTOR, SO AS TO COMPLETELY ESTABLISH ROUTINGS, ELEVATIONS, SPACE REQUIREMENTS, AND COORDINATION OF LAYOUT AND SUSPENSION REQUIREMENTS IN RELATIONSHIP TO THE BUILDING STRUCTURE AND THE WORK OF ALL OTHER TRADES.

BASIC MATERIALS AND METHODS

GENERAL

A. THE WORK INCLUDED UNDER THIS HEADING CONSISTS OF FURNISHING MATERIAL, SUPPLIES, EQUIPMENT, TOOLS, TRANSPORTATION AND FACILITIES, AND PERFORMING ALL LABOR AND SERVICE FOR, AS REQUIRED IN CONNECTION WITH, OR PROPERLY INCIDENTAL TO, THE MECHANICAL INSTALLATION, AS DESCRIBED IN THESE SECTIONS OF THE SPECIFICATIONS, SHOWN ON THE DRAWINGS, OR REASONABLY IMPLIED THEREFROM.

WORK INCLUDED

A. COMPLETE INSTALLATION OF NEW HVAC AND PLUMBING SYSTEM COMPONENTS AS SHOWN IN THE DRAWINGS AND DESCRIBED IN THESE SPECIFICATIONS. INSTALL GAS PIPING, REGULATORS, SHUT-OFFS TO GAS FIRED UNITS IN ACCORDANCE WITH 2021 IFGC, LOCAL CODES, MANUFACTURER INSTALLATION INSTRUCTIONS, AS SHOWN IN THE DRAWINGS AND AS DESCRIBED IN THESE SPECIFICATIONS IF APPLICABLE.

B. PROVIDE MECHANICAL IDENTIFICATION FOR ALL NEW EQUIPMENT AND PIPING. IDENTIFICATION SHALL BE BY SET OR BRADY AND CONSIST OF THE FOLLOWING:

1. BRASS VALVE TAGS WITH STAMPED LETTERS SHALL BE PROVIDED FOR ALL VALVES. SECURE TO THE VALVE WITH CHROME PLATED BALL CHAINS.

2. IDENTIFY ALL PIPING AND, EQUIPMENT WITH PAINTED STENCILS, PLASTIC PIPE MARKERS OR PLASTIC TAPE MARKERS. MARKERS SHALL INDICATE TYPE INCLUDING SUPPLY OR RETURN AND DIRECTION OF FLOW.

3. ALL IDENTIFICATION SHALL CONFORM WITH IS INTERNATIONAL CODES AND ANSI A13.1.

MECHANICAL INSULATION

A. MANUFACTURERS: OWENS-CORNING, P.P.G., JOHNS-MANVILLE, C.S.G. CO, ARMSTRONG, OR EQUAL.

B. PLUMBING PIPING TO BE INSULATED IN ACCORDANCE WITH 2021 IECC SECTION C404.4, 2021 IPC AND AS FOLLOWS:
1. ALL CONDENSATE PIPING LOCATED IN COLD AREAS OR WHERE CONDENSATION CAN OCCUR.

C. ALL INSULATION SHALL MEET ALL CODE REQUIREMENTS AND FIRE AND SMOKE HAZARD RATINGS AS TESTED BY PROCEDURE ASTM E-84, NATIONAL FIRE PROTECTION ASSOCIATION 225 AND U.L. 123, NOT EXCEEDING FLAME SPREAD 25 AND SMOKE DEVELOPED 50 RATINGS. PER 2021 IECC, IMC & IPC.

D. PROVIDE RIGID INSERTS AT ALL INSULATED HANGER LOCATIONS 2 1/2" AND LARGER. PROVIDE 180 DEGREE GALVANIZED STEEL SADDLES.

E. DUCTWORK SHALL BE INSULATED IN ACCORDANCE WITH 2021 IECC & IMC AND ASTM STANDARDS FOR COMMERCIAL AND INDUSTRIAL APPLICATIONS.

1. ALL S.A. & R.A. DUCTWORK INTENDED TO BE LOCATION WITH-IN BUILDING INSULATION AND CONDITIONED SPACE EXCEPT AS NOTED IN G BELOW AND IN UNIT 101 SEE PLANS

F. OPERATING TEMPERATURES OF 250°F AND DENSITY OF 15lb/FT3.

G. RETURN AIR DUCTS INSULATED WITH MINIMUM R-6 OR MINIMUM ALLOWABLE BY LOCAL CODE REQUIREMENTS FOR LOCATION IN R.A. PLENUM, O.A. DUCTS FROM EXTERIOR OPENING TO EQUIPMENT CONNECTION, EXHAUST AIR DUCTS WITH-IN 10 FEET OF EXTERIOR OPENING (PROTECT POSITIVE PRESSURE EXHAUST DUCTWORK LOCATED IN R.A. PLENUM), SUPPLY AIR SHALL BE INSULATED WITH MINIMUM R-6 OR MINIMUM ALLOWABLE BY LOCAL CODE REQUIREMENTS FOR LOCATION IN R.A. PLENUM.

MECHANICAL SPECIFICATION PLAN

SCALE: NTS

AIR DISTRIBUTION

A. FURNISH AND INSTALL DUCTWORK AND SHEET METAL ACCESSORIES AS SHOWN AND SPECIFIED HEREIN.

B. COMPLY WITH APPLICABLE CURRENT NFPA AND SMACNA STANDARDS, ASHRAE HANDBOOK, UL 181, AND 2021 IMC & IECC.

C. IN ADDITION TO ALL ITEMS SCHEDULED ON THE DRAWINGS, FURNISH SUBMITTALS ON ALL ITEMS SPECIFIED HERE-IN.

D. DUCTWORK MATERIALS: 1. GAUGE AS PRESCRIBED BY CODE. 2. FLAT SHEETS ASTM A527, 3. ROUND FABRICATION PIPE LOCK LONGITUDINAL SEAMS WITH BEADED CRIMP TRANSVERSE JOINTS SECURED WITH SHEET METAL SCREWS. FITTINGS: ADJUSTABLE 4-SEGMENT ELBOWS, MANUFACTURED CONICAL TEE FITTINGS AND TABS (SADDLE TAPS NOT PERMITTED), MANUFACTURED REGISTER BOOTS AND STACK HEADS.

E. FLEX DUCT ACCEPTABLE MANUFACTURER FLEXMASTER, CLASSIFICATION NFPA 90A CLASS 1 UL 181 LABELED, LOW PRESSURE FLEXMASTER TYPE 5-INSULATED, FACTORY FABRICATED ASSEMBLY CONSISTING OF ZINC-COATED SPRING STEEL HELIX, SEAMLESS INNER LINER WRAPPED WITH A NOMINAL 1" THICK ONE-POUND DENSITY FIBERGLASS INSULATION ALL ASSEMBLED IN A VAPOR BARRIER JACKET, RATED FOR PRESSURES TO >3" WG.

F. SPIN-INS WITH BALANCING DAMPERS.

G. DUCTWORK SPECIALTIES TURNING: 1. TURNING VANES CONSTRUCTION DOUBLE-THICKNESS AIR FOIL NONADJUSTABLE. 2. BALANCING DAMPERS CONSTRUCTION RIGID BEARINGS AND LOCKING QUADRANTS, WHERE USED IN CONJUNCTION WITH DUCT-MOUNTED COILS PROVIDE OPPOSED-BLADE TYPE WITH MAX 2" WIDE BLADES. 3. FLEX CONNECTION EQUAL TO VENTFABRICS VENTGLAS. 4. TEST HOLE LOW VELOCITY DUCTWORK DRILLED HOLE WITH FRICTION-FIT PLASTIC GAP ON METAL DUCT. 5. DUCT SEALANT COMPLIES WITH 2021 IECC.

H. GRILLES, REGISTERS, AND DIFFUSERS ACCEPTABLE MANUFACTURERS: NAILOR, GARNES, TITUS, TUTTLE & BAILEY, AND METAL AIRE.

I. LOW VELOCITY DUCTWORK. 1. ALL DUCTWORK IS CLASSIFIED AS LOW VELOCITY UNLESS INDICATED OTHERWISE. 2. FABRICATION IN ACCORDANCE WITH CURRENT SMACNA AND ASHRAE STANDARDS FOR VELOCITY DUCTWORK. 3. MANUFACTURED DUCT CONNECTION SYSTEM MAY BE UTILIZED FOR TRANSVERSE JOINTS IN RECTANGULAR GALVANIZED STEEL DUCTWORK PROVIDED IN STRICT ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. 4. MATERIALS EXPOSED GALVANIZED STEEL CONCEALED GALVANIZED STEEL, FLEX LOW PRESSURE TYPE PLENUM RATED PER 2021 IMC.

J. DUCTWORK FABRICATION AND INSTALLATION. 1. FABRICATE AND INSTALL TO MEET JOB CONDITIONS FROM DIMENSIONS TAKEN FROM JOBSITE AND SHOP DRAWINGS. TRANSITION AS REQUIRED TO AVOID INTERFERENCES, MAINTAIN REQUIRED CROSS-SECTIONAL AREA. 2. FABRICATE AND INSTALL SO NO UNDUE NOISE OR VIBRATION RESULTS. 3. DO NOT PROVIDE HOLES IN THE DUCT SYSTEMS FOR THE INSTALLATION OF HANGERS, CONDUIT, PIPES, ETC. 4. DUCT DIMENSIONS ON DRAWINGS ARE CLEAR INSIDE DIMENSION, INCREASE SHEET METAL DIMENSIONS TO ACCOMMODATE LINER. 5. LOCATE ALL DUCTWORK CONCEALED UNLESS INDICATED OTHERWISE.

K. ELBOWS. 1. CURVED CENTER LINE RADIUS EQUAL TO 1-1/2 TIMES THE DUCT WIDTH. 2. SQUARE FITTED WITH TURNING VANES WHEN DUCT SIZE INTO THE ELBOW IS THE SAME AS DUCT SIZE OUT. FITTED WITH FIXED EXTRACTOR WHEN DUCT SIZE INTO THE ELBOW IS DIFFERENT FROM DUCT SIZE OUT.

L. TAKE-OFFS. 1. 45° TAKE-OFF WHERE OTHER MEANS OF CONTROL ARE NOT INDICATED OR USED, AND IN DUCTWORK BEHIND SIDEWALL SUPPLY REGISTERS.

M. HANGERS AND SUPPORTS. 1. HORIZONTAL DUCTS PROVIDE HANGERS OF TYPE AND SPACING AS RECOMMENDED BY CURRENT SMACNA. 2. VERTICAL DUCTS THROUGH FLOORS PROVIDE GALVANIZED STEEL ANGLE ON AT LEAST TWO SIDES OF THE DUCT, FASTEN SECURELY TO DUCT AND FLOOR.

N. BALANCING DAMPERS. 1. PROVIDE FOR PROPER ADJUSTMENT AND CONTROL OF AIR DISTRIBUTION. MARK DAMPER ROD TO INDICATE THE RELATIVE POSITION OF THE DAMPER BLADES WITH RESPECT TO THE ROD.

O. FLEX DUCT. 1. USE LENGTHS AS NECESSARY TO MAKE CONNECTION WITHOUT FINCHING OR KINKING. SUSPEND HORIZONTAL RUNS WITH 3/4" WIDE FLAT STEEL BAND AT 36" O.C. MAKE END CONNECTIONS WITH STEEL DRAW BANDS. MAXIMUM LENGTH SHALL NOT EXCEED SIX FEET. INSTALL IN ACCORDANCE WITH MANUFACTURER INSTALLATION INSTRUCTIONS AND 2021 IMC REQUIREMENTS

P. FLEX CONNECTIONS PROVIDE AT INLET AND OUTLET TO ALL FANS.

Q. TEST HOLES. 1. PROVIDE ON BRANCH AND MAIN DUCT TO PROVIDE OPENINGS THROUGH DUCT WALLS FOR THE INSERTION OF TEST EQUIPMENT. LOCATE TO ENABLE TRAVERSE READINGS PER CURRENT ASHRAE STANDARDS.

R. PAINTING WHERE INTERIOR OF DUCT IS VISIBLE THROUGH GRILLES, LOUVERS, ETC, PAINT VISIBLE INSIDE PORTION OF DUCT WITH FLAT BLACK PAINT.

S. PROVIDE TEST AND BALANCE BY LICENSED CONTRACTOR, INDICATE DATA ON AABC MN-1 NATIONAL STANDARDS FORMS (OR EQUAL) FOR TOTAL SYSTEM BALANCE. PROVIDE REPORT TO OWNER AND INSPECTOR AT TIME OF HEATING FINAL.

GAS PIPING

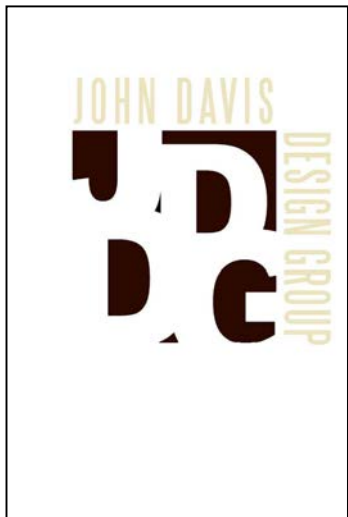
A. STEEL PIPE ASTM A53/A53M SCHEDULE 40 BLACK (GALVANIZED SHALL BE USED IN OUTDOOR LOCATIONS), FITTINGS ASME B16.3, MALLEABLE IRON, OR ASTM A234/A234, FORGED STEEL WELDING TYPE, JOINTS THREADED FOR PIPE 2" INCHES AND SMALLER, WELDED FOR PIPE 2-1/2 INCH AND LARGER. ALL WELDING SHALL BE BY A CERTIFIED PIPELINE WELDER. INACCESSIBLE LOCATION OR PLENUMS: ALL SIZES: SCHEDULE 40 BLACK SEAMLESS STEEL PIPE, BEVELED ENDS, WITH SOCKET WELD FITTINGS SAME THICKNESS AS PIPE AND WELDED JOINTS. ALL WELDING SHALL BE BY A CERTIFIED PIPELINE WELDER. ALL UNDER GROUND GAS PIPING, TUBING AND FITTINGS SHALL BE POLYETHYLENE PLASTIC PIPE CONFORMING TO ASTM D 2513 PIPE SHALL BE MARKED "GAS" AND "ASTM D 2513". LP (UNDILUTED LIQUEFIED PETROLEUM)-GAS SYSTEMS USING POLYETHYLENE SHALL BE IN ACCORDANCE WITH NFPA 58. ALL PIPING SHALL BE INSTALLED IN ACCORDANCE WITH 2021 IFGC CHAPTER 4, ASTM, NFPA, AND LOCAL CODE REQUIREMENTS.

B. VALVES
BALL VALVES: BRONZE BODY, FULL PORT STAINLESS STEEL BALL, TEFLON SEATS AND STUFFING BOX RING, BLOWOUT PROOF STEM, LEVER HANDLE AND THREADED ENDS. NIBCO T-585 OR EQUAL.

C. GAS COCKS 2-INCH AND SMALLER: 150 PSI WOG BRONZE BODY, STRAIGHTWAY PATTERN, SQUARE HEAD, THREADED ENDS.

D. GAS COCKS 2-1/2" INCH AND LARGER: 155 SP-TB & 175 PSI, LUBRICATED PLUG TYPE, SEMI-STEEL BODY, SINGLE GLAND, WRENCH OPERATED, FLANGED ENDS.

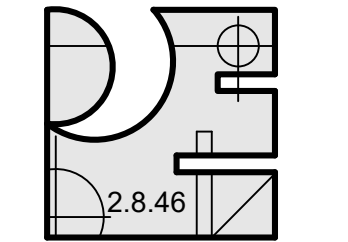
E. GAS LINE PRESSURE REGULATORS: SINGLE STAGE, STEEL JACKETED, CORROSION RESISTANT GAS PRESSURE REGULATORS WITH ATMOSPHERIC VENT OR LISTED LIMITING ORIFICE, ELEVATION COMPENSATOR WITH THREADED ENDS FOR 2-INCH AND SMALLER, FLANGED ENDS FOR 2-1/2" INCH AND LARGER FOR INLET AND OUTLET GAS PRESSURES, SPECIFIC GRAVITY, AND VOLUME FLOW INDICATED.



JOHN DAVIS
DESIGN GROUP

ARCHITECTS
INTERIORS
PLANNERS

176 TALAMINE COURT
SUITE 100
COLORADO SPRINGS,
COLORADO 80907
P 719/528-1177
F 719/444-8409



Pinnow
Engineering
LLC

2151 LONE WILLOW VW
COLORADO SPRINGS, CO 80904
PHONE: 719.661.4185

OWNERSHIP OF DOCUMENT
THE IDEAS AND DESIGNS
INCORPORATED HEREIN, AS
AN INSTRUMENT OF
PROFESSIONAL SERVICES IS
THE PROPERTY OF PINNOW
ENGINEERING LLC AND IS
NOT TO BE COPIED OR USED,
IN WHOLE OR PART, FOR
ANY OTHER PURPOSES
WITHOUT THE WRITTEN
AUTHORIZATION OF
PINNOW ENGINEERING LLC.
© 2025

MECHANICAL SPECIFICATION PLAN

NEW INTERIOR REMODEL FOR
MANITOU SPRINGS MOBILITY
& PARKING OFFICES
130 MANITOU AVENUE
MANITOU SPRINGS, COLORADO 80829

PROJECT NO. F24-022

DATE JANUARY 24, 2025

DRAWN BY BCB

CHECKED BCB

APPROVED LAF

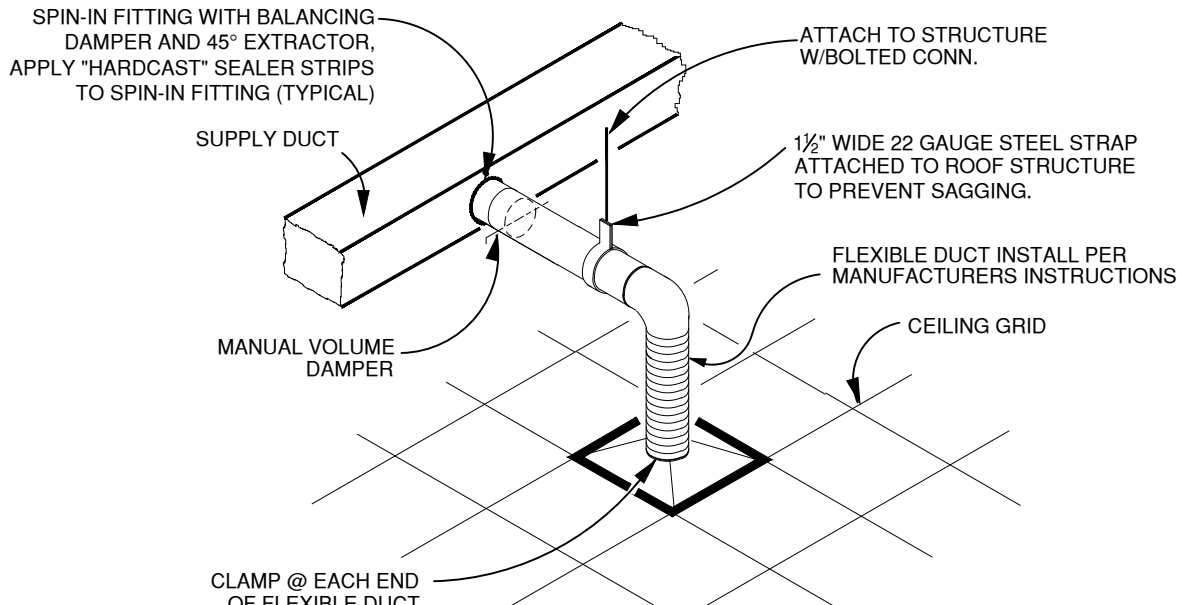
REVISED

FINAL BID
DOCUMENTS
JANUARY 24, 2025

SHEET

M-1

NOT TO SCALE OF 3

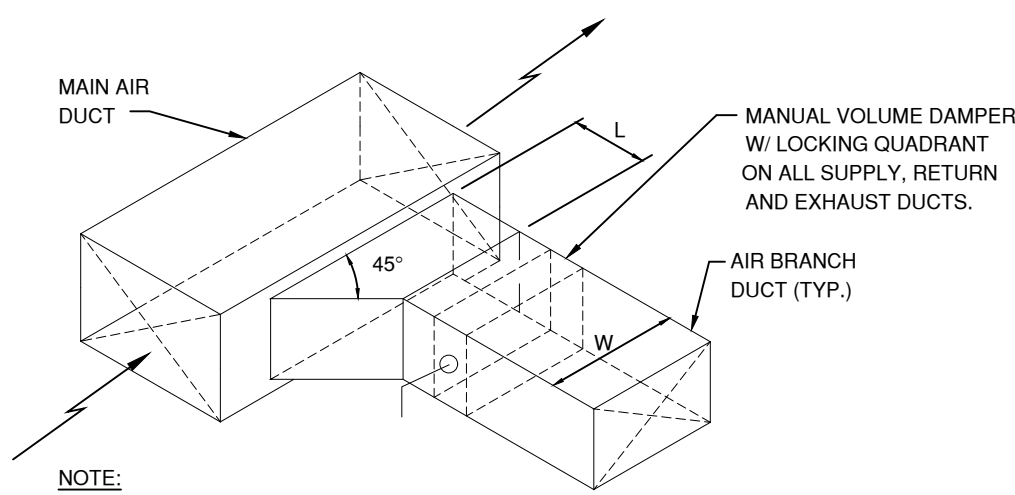


COMMENTS:

1. REFER TO THE MECHANICAL EQUIPMENT SCHEDULE FOR COMPONENT AND DEVICE SPECIFICATIONS.
2. SUPPORTS FOR FLEX DUCTWORK SHALL BE SPACED AT 4'-0" MAX. FLEX DUCT SHALL SAG NO MORE THAN ½" PER FOOT OF RUN.
3. ALL DUCT INSULATION SHALL HAVE A MINIMUM INSULATING VALUE OF R-6 AND BE IN ACCORDANCE WITH 15 IECC.
4. APPLY MASTIC DUCT SEALER AT EACH JOINT OR SEAM OR CONNECTION.
5. APPLY MASTIC TO DIFFUSER COLLAR AND SLIDE FLEX OVER WHILE STILL WET, BAND CLAMP AND TAPE.
6. SUPPORT DUCTWORK WITH ½" WIDE 22 GAUGE STEEL STRAPS FIRMLY ATTACHED TO THE BUILDING STRUCTURE. SPACING SHALL BE MAXIMUM 16'-0" FOR RIGID DUCTWORK, AND MINIMUM 4'-0" FOR FLEXIBLE DUCTWORK. 12 GAUGE WIRE MAY BE SUBSTITUTED FOR STRAPS IF 1 ½" WIDE 22 GAUGE STEEL SADDLES ARE USED TO FULLY ENCLOSE DUCT. REFER TO THE HVAC DUCT CONSTRUCTION STANDARDS PUBLISHED BY SMACNA FOR ADDITIONAL DETAILS. FULLY COMPLY WITH MECHANICAL CODES.

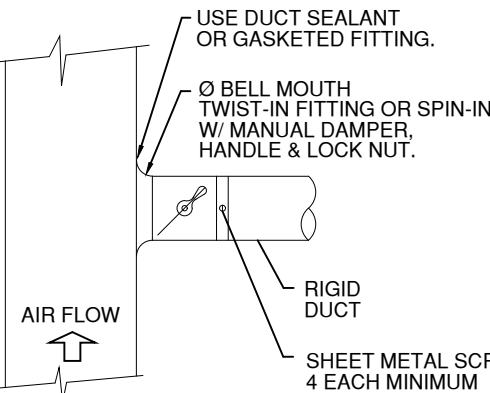
TYPICAL S.A. DIFFUSER CONNECTION DETAIL

NOT TO SCALE, INSTALL PER CURRENT SMACNA STANDARDS & 2021 IMC



DUCT CONNECTION DETAIL

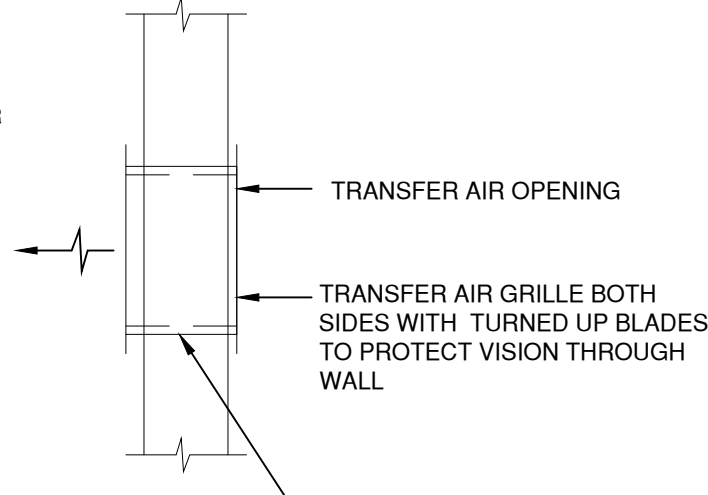
(NTS) INSTALL PER 21 IMC & CURRENT SMACNA STANDARDS



NOTE:
DETAIL IS FOR SMACNA 1" W.G.
PRESSURE CLASSIFICATION DUCT.

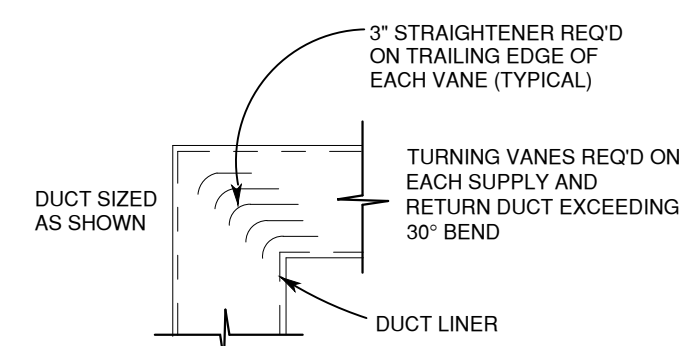
ROUND DUCT TAKE-OFF

NOT TO SCALE



WALL TRANSFER DETAIL

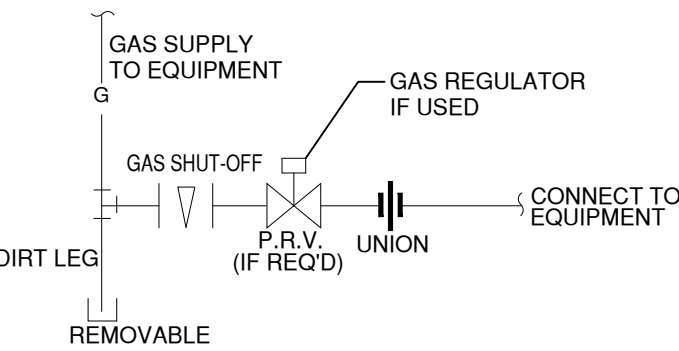
NO SCALE



TURNING VANE DETAIL

(NTS) INSTALL PER CURRENT SMACNA STANDARDS

SUPPORT INTERVALS SHALL BE PER SECTION 415 15 IFGC



GAS PIPING CONNECTION DETAIL

(NTS) INSTALL PER 2021 IFGC

MECHANICAL GENERAL NOTES

1. CONFORM TO ALL FEDERAL, STATE, AND LOCAL CODES. SEE ALL DRAWINGS / SPECIFICATIONS FOR THIS PROJECT FOR SCOPE AND GENERAL CONDITIONS.
2. COMPLY WITH APPLICABLE HEALTH AND SAFETY REGULATIONS.
3. INSTALLATION SHALL COMPLY WITH ANY CURRENT LOCAL CODES, 2021 IMC, IECC, IBC, IFG, IPC, CURRENT SMACNA, AND NFPA STANDARDS.
4. CALL FOR INSPECTIONS AS REQUIRED.
5. PROVIDE FLEXIBLE CONNECTIONS AT AIR HANDLERS DUCT CONNECTIONS, SUPPLY AND RETURN.
6. PROVIDE MANUFACTURED TURNING VANES AT ALL 90° RECTANGULAR ELBOWS IN SUPPLY AND RETURN DUCTS.
7. ALL SUPPLY AIR BRANCH TAKE-OFFS OR DIFFUSERS TO HAVE MANUAL VOLUME DAMPERS THAT ARE ACCESSIBLE, WHERE SUCH TAKE-OFFS OCCUR ABOVE HARD LID CEILING, PROVIDE VOLUME DAMPER AT GRILLE OR ACCESS IN CEILING.
8. FLEX DUCT ON BRANCH RUNS IS PERMITTED LIMIT LENGTH TO 12', AND TO BE CLASS 0 OR 1 AND SHALL CONFORM TO 2021 IMC, IECC AND UL 181. SHEET METAL 90° ELBOWS ARE TO BE USED AT THE TOP OF THE DIFFUSER AS AFFICABLE. NO 90° BENDS IN FLEX DUCT, FLEX DUCT TO BE STRETCHED TIGHT.
9. ALL DUCT HANGERS TO COMPLY WITH 2021 IMC AND CURRENT SMACNA STANDARDS.
10. SUPPLY AIR AND RETURN AIR DUCTS SHALL BE CONSTRUCTED OF METAL AS SET FORTH IN 2021 IMC AND LOCAL CODES. ROUND OR SPIRAL PIPE MAY BE USED IN LIEU OF RECTANGULAR DUCT PROVIDED PIPE SIZING IS SUCH THAT THE SYSTEM CAPACITY IS NOT IMPAIRED AND IT MEETS 2021 IMC AND LOCAL CODE REQUIREMENTS (NO FIBROUS DUCT ALLOWED). COORDINATE WORK WITH G.C. AND OTHER TRADES TO MAXIMIZE CEILING HEIGHT AND AVOID CONFLICTS.
11. WHERE INTERIOR OF DUCT IS VISIBLE THROUGH GRILLE, PAINT INSIDE OF DUCT WITH FLAT BLACK PAINT.
12. ALL JOINTS OF DUCTWORK TO BE SEALED WITH DUCT SEALER AND SHALL BE IN ACCORDANCE WITH 2021 IMC & IECC.
13. THERMOSTAT CAPABILITIES SHALL BE IN ACCORDANCE WITH 2021 IECC REQUIREMENTS (DIGITAL SET-BACK). NOTE: TENANT REQUESTS DIGITAL, T-DAY PROGRAMMABLE, CODE-PROTECTED THERMOSTAT.
14. CONTRACTOR TO CONFIRM VOLTAGES AND PHASES OF EQUIPMENT PRIOR TO ORDERING AND INSTALLATION. CONTROL WIRING BY THIS CONTRACTOR (LOW VOLTAGE ONLY) & POWER WIRING BY ELECTRICAL CONTRACTOR. MECHANICAL CONTRACTOR SHALL COORDINATE REQUIRED CONNECTIONS TO GENERAL CONTRACTOR.
15. EXHAUST FANS TO HAVE BACK DRAFT DAMPERS, ¼" MESH AND SHALL MAINTAIN 10" CLEARANCE FROM ANY BUILDING INTAKES OR BE 3' ABOVE.
16. LABEL ALL UNITS AS TO AREA SERVED. PROVIDE 110 VOLT OUTLET WITHIN 25' OF UNIT WHERE UNITS ARE LOCATED OUTSIDE. ROOF ACCESS TO BE PROVIDED WHEN UNITS ARE LOCATED ON ROOFS REQUIRING ACCESS HIGHER THAN 16' PER SECTION 306.5 2021 IMC. GUARDS IF REQUIRED SHALL BE IN ACCORDANCE WITH SECTION 304.10 & 304.11 2021 IMC. IF ROOF PITCH EXCEEDS 3 UNITS VERTICAL IN 12 UNITS HORIZONTAL A LEVEL SERVICE PLATFORM SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 306.5.1 2021 IMC.
17. MESH SCREEN ON LOUVERS NOT TO EXCEED ½" MESH.
18. CONTRACTOR TO PROVIDE TEST, ADJUST, CALIBRATE CONTROL SYSTEMS AND BALANCE THE SYSTEMS AT THE COMPLETION OF PROJECT IN ACCORDANCE WITH 2021 IMC, IECC AND ANY CURRENT LOCAL REQUIREMENTS. PROVIDE REPORT, SCHEMATICS AND DESCRIPTION TO INSPECTOR AND OWNER AT TIME OF HVAC FINAL.
19. DEVIATIONS FROM THE HVAC PLANS ARE THE RESPONSIBILITY OF THE HVAC CONTRACTOR & WILL NOT RESULT IN ADDITIONAL COSTS TO THE OWNER UNLESS WRITTEN CHANGE ORDERS ARE APPROVED BY OWNER. THIS CONTRACTOR TO BE RESPONSIBLE FOR PROPER FIT AND OTHER ASPECTS RELATED TO THE SUBSTITUTION.
20. A COMPLETE HVAC SYSTEM IS INTENDED FOR THIS PROJECT. ANY DISCREPANCIES AND OMISSIONS NOTED SHOULD BE BROUGHT TO THE ARCHITECT / ENGINEER'S ATTENTION DURING THE BIDDING PROCESS FOR CLARIFICATION.
21. PROVIDE OWNER WITH A WRITTEN WARRANTY COVERING MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE YEAR FROM DATE OF ACCEPTANCE OF THE PROJECT. PROVIDE OWNER WITH OPERATION AND MAINTENANCE MANUALS AND SYSTEM SCHEMATICS DURING SCHEDULED TRAINING / TURN OVER STAGE.
22. FIELD VERIFY ALL CONDITIONS AND LOCATIONS PRIOR TO CONSTRUCTION.
23. ALL RETURN DUCTWORK SHALL BE LINED WITH MINIMUM 1" LINER FOR SOUND ATTENUATION. INSULATE EXHAUST AND MAKE-UP AIR DUCTWORK WITH MINIMUM R-6 INSULATION TO EXTERIOR CONNECTION. ALL DUCTWORK NOT LOCATED WITHIN BUILDING INSULATION OR R.A. PLENUMS SHALL BE INSULATED IN ACCORDANCE WITH LOCAL CODE REQUIREMENTS AND 2021 IMC, IECC. (ALL DUCTWORK SHOWN ARE MINIMUM INTERIOR DIMENSIONS.)
24. OUTSIDE AIR (O.A.) REQUIREMENTS TO BE IN ACCORDANCE WITH 2021 IMC CHAPTER 4 AND TABLE 403.3.
25. THESE DRAWINGS AND DETAILS, ARE DIAGRAMMATIC IN NATURE AND MAY NOT SHOW ALL TRANSITIONS, OFFSETS, ECT. CONTRACTOR SHALL FIELD VERIFY ALL CONDITIONS AND PROVIDE ALL NECESSARY FITTINGS TO COMPLETE THE INTENT OF THE DRAWINGS. CONTRACTOR MAY LOCATED MECHANICAL EQUIPMENT DIFFERENTLY THAN SHOWN ON DRAWINGS DUE TO CONFLICTS, AS LONG AS FUNCTION IS NOT AFFECTED.
26. INSTALL ALL FIRE DAMPERS PER CHAPTER 6 2021 IMC, SECTION 607, AND MANUFACTURES INSTRUCTIONS, PROVIDE ACCESS DOORS PER 2021 IMC, SECTION 607.4.
27. ALL ROOF AND WALL PENETRATIONS SHALL HAVE WALL SLEEVES / ROOF JACKS, VENT CAPS, WEATHER PROTECTION, AND BE SEALED BY A LICENSED ROOF CONTRACTOR.
28. IF MATERIALS ARE EXPOSED WITHIN PLENUMS THEY SHALL BE NONCOMBUSTIBLE OR SHALL HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE-DEVELOPED INDEX OF NOT MORE THAN 50 WHEN TESTED IN ACCORDANCE WITH ASTM E 84 AND 2021 IMC, IECC.
29. EQUIPMENT AND APPLIANCES INSTALLED AT GRADE LEVEL SHALL BE SUPPORTED ON A LEVEL CONCRETE SLAB OR OTHER APPROVED MATERIAL EXTENDING A MINIMUM 3 INCHES ABOVE ADJOINING GRADE OR SHALL BE SUSPENDED A MINIMUM OF 3 INCHES ABOVE ADJOINING GRADE.
30. CONTRACTOR SHALL FIELD VERIFY ALL EQUIPMENT AND DUCT LOCATIONS AND CONDITIONS PRIOR TO FABRICATION. ORDERING AND CONSTRUCTION.
31. IF REQUIRED REPLACE ANY AIR FILTERS PRIOR TO TURNING SYSTEM OPERATIONS OVER TO OWNER.
32. CONTRACTOR RESPONSIBLE FOR COORDINATING AND VERIFYING ALL COLORS WITH OWNER AND ARCHITECT PRIOR TO PROCUREMENT.
33. MECHANICAL CONTRACTOR (M.C.) SHALL PROVIDE AND INSTALL SMOKE DETECTOR SHUT-DOWNS ON ALL AIR HANDLING EQUIPMENT IN ACCESS OF 2,000 CFM. M.C. MAY NOT EXCLUDE FROM SCOPE OF WORK AND MUST COORDINATE WITH GENERAL AND ELECTRICAL CONTRACTOR TO ENSURE CONNECTION TO FIRE CONTROL SYSTEM IF REQUIRED.
34. BUILDING OWNER AND/OR TENANT APPROVED AND REQUESTED EQUIPMENT AND LAYOUT SHOWN, NO ADDITIONAL ZONING REQUESTED, P.E. LLC NOT RESPONSIBLE FOR INDIVIDUAL ROOM COMFORT DUE TO SYSTEMS REQUESTED.

FURNACE SCHEDULE

| TAG | MANUFACTURER | MODEL NUMBER | CFM | O.A. SETTING | O.A. CFM | E.S.P. | N.T. | INPUT CMBH | INPUT HMBH | VOLT / PHASE | UNIT AMPACITY | MOCP | APPOX. WEIGHT LBS | REMARKS |
|--|--------------|-----------------|-----|--------------|----------|--------|------|------------|------------|--------------|---------------|------|-------------------|---------|
| F-1&2 | CARRIER | 59SC5B040E17-12 | 600 | 15% | 90 | .8 | 1.5 | 18 | 40 | 115 / 1Ø | 10.3 | 15 | 167 | 1,2,3 |
| 1. UP-FLOW FURNACE, 96.5% AFUE, 1-STAGE HEATING, 1/2 HP ECM MOTOR, CASED COIL PROVIDE SIZE TO NOT EXCEED .25 S.P. LOSS AT CFM SHOWN, C.A. AND FLUE PVC PIPING AND CONCENTRIC VENT KIT, SIZE AND INSTALL AND INSULATE PER MANUFACTURERS INSTALLATION INSTRUCTIONS, DIGITAL 7-DAY SET-BACK THERMOSTAT, SEE SHEET NOTES FOR CONDENSATE DRAINS, PROVIDE FILTER RACK AT BOTTOM R.A. OPENING (OPENING FULL SIZE), HIGH EFF. FILTER, PROVIDE O.A. DUCT CONNECTION WITH MANUAL VOLUME DAMPER | | | | | | | | | | | | | | |
| 2. COORDINATE FINAL LOCATIONS WITH G.C. AND OWNER. | | | | | | | | | | | | | | |
| 3. INSTALL IN ACCORDANCE WITH MANUFACTURERS INSTALLATION INSTRUCTIONS AND ALL LOCAL CODES, EQUIPMENT SPECIFIED CAN BE SUBSTITUTED WITH APPROVED EQUAL. | | | | | | | | | | | | | | |

CONDENSER SCHEDULE

| TAG | MANUFACTURER | MODEL NUMBER | N.T. | INPUT CMBH | INPUT HMBH | VOLT / PHASE | MCA | MFS | APPOX. WEIGHT LBS | REMARKS |
|---|--------------|--------------|------|------------|------------|--------------|------|-----|-------------------|---------|
| CU-1&2 | CARRIER | 24SCA418N003 | 1.5 | 18 | - | 208/230 / 1Ø | 10.4 | 15 | 100 | 1,2 |
| 1. GROUND MOUNTED, AIR COOLED, 13.4 - 16.0 SEER2, LOW AMBIENT CONTROLS TO 0°F WITH CRANK CASE HEATER, R-410A REFRIGERANT, PROVIDE INSULATED LINE-SETS FROM CU TO EACH FURNACE LOCATION CONSULT MANUFACTURERS INSTALLATION INSTRUCTIONS FOR LONG LINE APPLICATIONS, PROVIDE GROUND MOUNTING PAD. | | | | | | | | | | |
| 2. INSTALL IN ACCORDANCE WITH MANUFACTURERS INSTALLATION INSTRUCTIONS AND ALL LOCAL CODES, EQUIPMENT SPECIFIED CAN BE SUBSTITUTED WITH APPROVED EQUAL. | | | | | | | | | | |

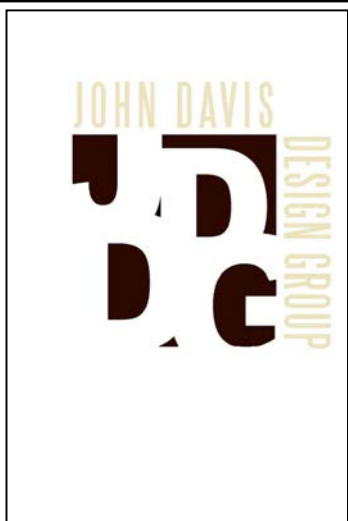
TRANSFER / EXHAUST FAN SCHEDULE

| TAG | MANUFACTURER | MODEL NUMBER | CFM | E.S.P. | H.P. | RPM | VOLT / PHASE | AMP | WATT | WEIGHT (LBS) | CONTROL | REMARKS |
|--|-----------------|--------------|-----|--------|------|------|--------------|------|-------|--------------|---------------------|---------|
| TF-1 | GREENHECK | SPB110 | 100 | 0.375 | - | 950 | 115 / 1Ø | 1.1 | 80.2 | 10 | LINE VOLTAGE T-STAT | 1,3 |
| TF-2 | GREENHECK | CSP-A290 | 250 | 0.375 | - | 1350 | 120 / 1Ø | 0.71 | 102.0 | 23 | LINE VOLTAGE T-STAT | 1,3 |
| EF-1 | DELTA BREEZSLIM | SLM100 | 80 | 0.25 | - | - | 120 / 1Ø | 0.3 | 17.7 | 10 | SWITCH WITH LIGHTS | 2,3 |
| 1. CEILING MOUNTED, BACK DRAFT DAMPER, DIRECT DRIVE, PROVIDE VENT PIPE, SPEED CONTROLLER AND LINE VOLTAGE T-STAT. | | | | | | | | | | | | |
| 2. WALL MOUNTED, BACK DRAFT DAMPER, 4" Ø WALL OVAL TO 6" Ø VENT PIPE, DIRECT DRIVE. | | | | | | | | | | | | |
| 3. INSTALL IN ACCORDANCE WITH MANUFACTURERS INSTALLATION INSTRUCTIONS AND ALL LOCAL CODES, EQUIPMENT SPECIFIED CAN BE SUBSTITUTED WITH APPROVED EQUAL. | | | | | | | | | | | | |

REGISTER, GRILLE, DIFFUSER SCHEDULE

| TAG | MANUFACTURER | MODEL NUMBER | SIZE | NECK SIZE | MOUNTING | FACE | USE | REMARKS |
|------|--------------|--------------|---------|-----------|------------|--------------------|----------|---------|
| SG-1 | PRICE | CONTRACTOR | 14"x6" | - | DUCT / GYP | 45° LOUVERED STEEL | SUPPLY | 1,2,6 |
| SG-2 | PRICE | SPD | 12"x12" | SEE PLAN | GYP | PLAQUE | SUPPLY | 1,3,4 |
| RG-1 | PRICE | PDR | 24"x24" | 14"x14" | GYP | PERFORATED STEEL | RETURN | 1,3,4 |
| RG-2 | PRICE | CONTRACTOR | 14"x6" | - | WALL | 45° LOUVERED STEEL | RETURN | 6 |
| RG-3 | PRICE | CONTRACTOR | 12"x18" | - | WALL | 45° LOUVERED STEEL | RETURN | 5,6 |
| TG-1 | PRICE | CONTRACTOR | 10"x6" | - | WALL | 45° LOUVERED STEEL | TRANSFER | 6 |
| TG-2 | PRICE | CONTRACTOR | 10"x6" | - | WALL | 45° LOUVERED STEEL | TRANSFER | 7 |
| TG-3 | PRICE | CONTRACTOR | 14"x8" | - | WALL | 45° LOUVERED STEEL | TRANSFER | 7 |

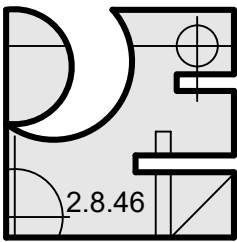
1. MANUAL VOLUME DAMPER
 2. 3-WAY BLOW PATTERN
 3. 4-WAY BLOW PATTERN
 4. SURFACE MOUNTING KIT WHERE REQUIRED.
 5. OPPOSED BLADE VOLUME DAMPER
 6. DUCT CONNECTION
 7. GRILLE ON EACH SIDE OF WALL.
- CONTRACTOR / SUPPLIER RESPONSIBLE FOR PROVIDING ALL REQUIRED ACCESSORIES TO INCLUDE MOUNTING AND VOLUME CONTROLS. COORDINATE SCHEDULED, SUBSTITUTED EQUALS, COLORS AND STYLES WITH ARCHITECT, OWNER / OWNER'S REPRESENTATIVE DURING BIDDING PHASE AND SUBMITTAL PROCESS.



JOHN DAVIS
DESIGN GROUP

ARCHITECTS
INTERIORS
PLANNERS

176 TALAMINE COURT
SUITE 100
COLORADO SPRINGS,
COLORADO 80907
P 719/528-1177
F 719/444-8409



Pinnow
Engineering
LLC

2151 LONE WILLOW W_Y
COLORADO SPRINGS, CO 80904
PHONE: 719.661.4185

OWNERSHIP OF DOCUMENT
THE IDEAS AND DESIGNS
INCORPORATED HEREIN, AS
AN INSTRUMENT OF
PROFESSIONAL SERVICES IS
THE PROPERTY OF PINNOW
ENGINEERING LLC AND IS
NOT TO BE COPIED OR USED,
IN WHOLE OR PART, FOR
ANY OTHER PURPOSES
WITHOUT THE WRITTEN
AUTHORIZATION OF
PINNOW ENGINEERING LLC.
© 2025

MECHANICAL SCHEDULE PLAN
NEW INTERIOR REMODEL FOR
MANITOU SPRINGS MOBILITY
& PARKING OFFICES
130 MANITOU AVENUE
MANITOU SPRINGS, COLORADO 80829

| | |
|-------------|------------------|
| PROJECT NO. | F24-022 |
| DATE | JANUARY 24, 2025 |
| DRAWN BY | BCB |
| CHECKED | BCB |
| APPROVED | LAP |

REVISED

FINAL BID
DOCUMENTS
JANUARY 24, 2025

SHEET

M-2

NOT TO SCALE

OF 3

LEGEND & ABBV.

 SUPPLY GRILLE

 RETURN GRILLE

 EXHAUST GRILLE

 WALL / TRANSFER GRILLE

 CABINET CEILING MOUNTED EXHAUST FAN

 FLEXIBLE DUCT

 RIGID SUPPLY & RETURN DUCTWORK

 EXISTING SUPPLY & RETURN DUCTWORK

 VOLUME DAMPER

 TURNING VANES

SG-1 - 10"Ø
200 CFM

GRILLE TAG / NECK SIZE

SET AIR FLOW

200 CFM

0" SUPPLY / RETURN SQUARE DUCT ID SIZE

0" SUPPLY / RETURN ROUND DUCT ID SIZE

 SWITCH

 UNIT SERVED

 THERMOSTAT

 UNIT SERVED

 VARIABLE VOLUME & TEMP ROOM CONTROL

 CARBON DIOXIDE SENSOR

 E.A. - EXHAUST AIR

 T.A. - TRANSFER AIR

 S.A. - SUPPLY AIR

 R.A. - RETURN AIR

 VTR - VENT THROUGH ROOF

 CFM - CUBIC FOOT MINUTE

 UCD - UNDER CUT-DOOR

 BDD - BACK DRAFT DAMPER

| OUTSIDE AIR (O.A.) CHART FOR MAIN VENTILATION AREAS
2021 IMC TABLE 403.3 MINIMUM VENTILATION RATES | | | | | | | | | | | | |
|---|----------------|---------------------|---------------------|------------|--------------------|----------------|-------------------|------------------|--------------------|-------------------|-------------------|---------|
| ROOM/AREA | SQUARE FOOTAGE | DENSITY# / 1000 FT2 | AREA O.A. CFM / FT2 | OCCP. LOAD | O.A. CFM PER OCCP. | Z.A.D.A FACTOR | REQUIRED O.A. CFM | PROVIDED O.A.CFM | E.A. RATE CFM SQFT | REQUIRED E.A. CFM | PROVIDED E.A. CFM | REMARKS |
| RECEPTION 101 | 83 | 30 | 0.06 | 2 | 5 | 0.8 | 22 | 41 | 0.0 | 0 | 0 | 1,2 |
| DIRECTOR OFF 105 | 68 | 5 | 0.06 | 1 | 5 | 0.8 | 11 | 15 | 0.0 | 0 | 0 | 1,2 |
| OPEN OFFICE 106 | 104 | 5 | 0.06 | 1 | 5 | 0.8 | 11 | 26 | 0.0 | 0 | 0 | 1,2 |
| OPEN AREA 202 | 165 | 5 | 0.06 | 1 | 5 | 0.8 | 18 | 45 | 0.0 | 0 | 0 | 1,2 |
| BREAK RM 205 | 70 | 30 | 0.06 | 2 | 5 | 0.8 | 18 | 18 | 0.0 | 0 | 0 | 1,2 |
| TOTALS | | | | | | | 80 | 145 | | 0 | 0 | |
| 1. DENSITY OCCUPANT AND AREA SQUARE FOOTAGE BASED UPON NET OCCUPIABLE FLOOR AREA PER 15 IMC TABLE 403.3. (NOTE: HALLWAYS, STORAGE, AND RESTROOMS NOT IN TABLE ABOVE). | | | | | | | | | | | | |
| 2. F-1 & 2 SHALL BE SET TO PROVIDE 90 CFM O.A. EACH (15% OF UNIT CFM) TO AREAS SERVED CONTINUOUSLY. | | | | | | | | | | | | |

GAS LEGEND & NOTES

GL - SCHEDULE 40 METALLIC PIPE, .5 PSI, .5"WC PD, LESS THAN 2.0 PSI

GAS SYSTEM IS LESS THAN 2.0 PSI, REGULAR PRESSURE 7" to 14" WC
INSTALL PER 2021 IFGC AND MANUFACTURES INSTRUCTIONS.

ALL GAS PIPING SHALL BE INSTALLED PER 2021 IFGC AND LOCAL UTILITY STANDARDS.

THESE DRAWINGS ARE DIAGRAMMATIC IN NATURE AND DO NOT SHOW ALL REQUIRED PIPING. CONTRACTOR SHALL FIELD VERIFY ALL CONDITIONS AND PROVIDE ALL NECESSARY MATERIALS TO COMPLETE THE INTENT OF THE DRAWINGS. CONTRACTOR MAY LOCATE PIPING DIFFERENTLY THAN SHOWN ON DRAWINGS DUE TO CONFLICTS, AS LONG AS SIZE AND FUNCTION IS NOT AFFECTED. ISOMETRICS ARE SHOWN ONLY FOR CLARITY REFER TO DRAWINGS FOR LOCATIONS, SIZING AND ROUTING.

FIELD VERIFY ALL LOCATIONS, CONDITIONS, SIZES PRIOR TO CONSTRUCTION, CONTRACTOR MAY RELOCATE DUE TO CONFLICTS THAT MAY ARISE IN FIELD AS LONG AS SIZE AND FUNCTION IS NOT AFFECTED.

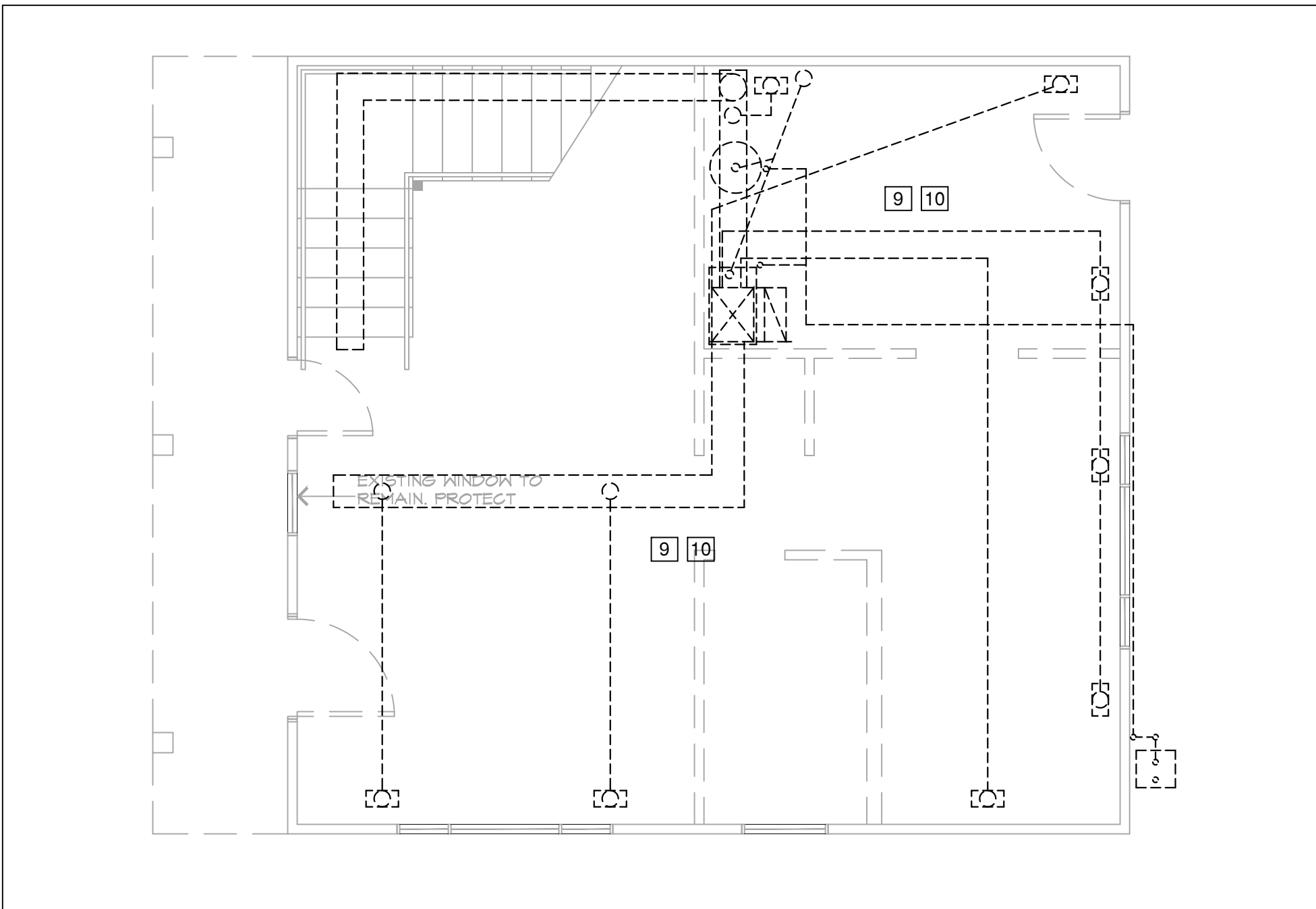
EXISTING GAS METER, LESS THAN 2.0 PSI (REGULAR PRESSURE),
SCHEDULE 40 METALLIC PIPE
SEE TABLE 402.4(2) 2) IFGC (REGULAR PRESSURE 7" TO 14" WC)
TOTAL NEW LOAD DOES NOT EXCEED: 120 MBH
TDL TO FURTHEST UNIT DOES NOT EXCEED: 100' (APX. 78' WITH LOSSES)

COORDINATE WITH LOCAL UTILITIES FOR ADDED LOAD TO EXISTING GAS METER TO ENSURE METER SIZE AND MANIFOLD IS ADEQUATE FOR INCREASED LOAD

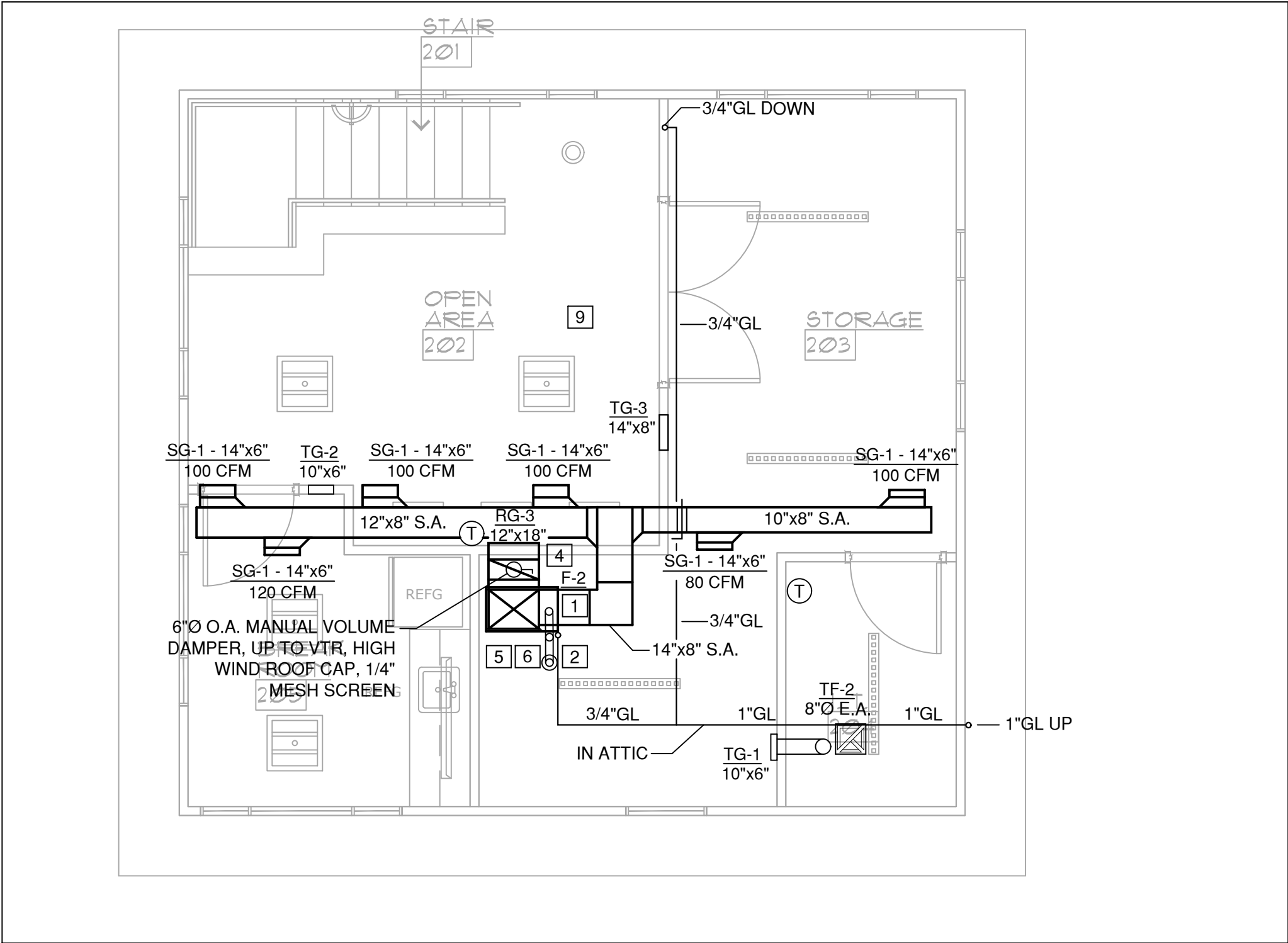
VERIFY ALL EQUIPMENT FINAL LOCATIONS, SYSTEM IS LESS THAN 2.0 PSI SYSTEM, REGULAR PRESSURE, PRIOR TO ORDERING, FABRICATION AND CONSTRUCTION, REPORT ANY DISCREPANCIES TO G.C. / ENGINEER

SHEET KEYED NOTES

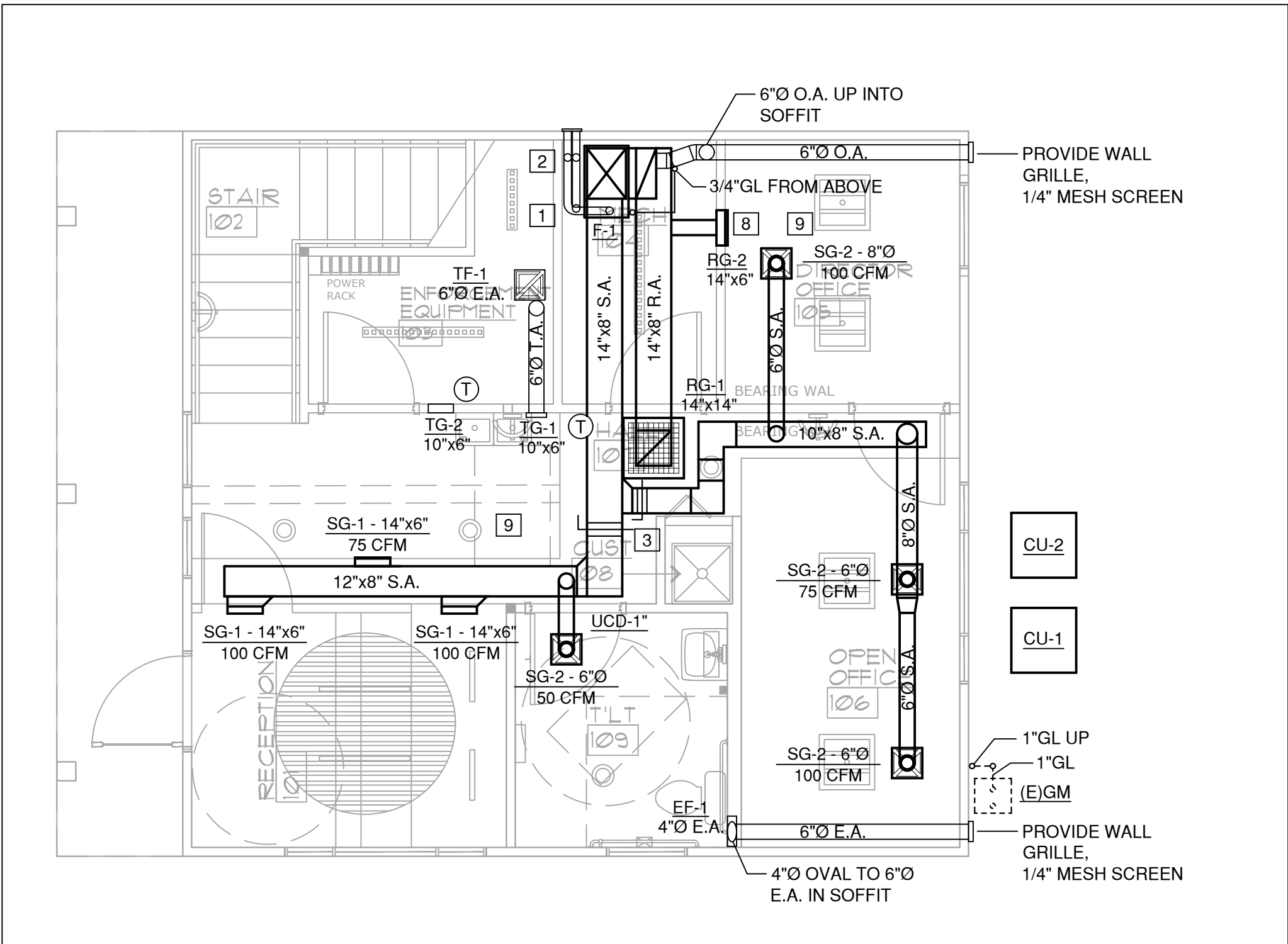
- 1 PROVIDE PRIMARY COIL AND FURNACE CONDENSATE DRAIN CONNECTIONS (SIZE PER MANUFACTURERS INSTALLATION INSTRUCTIONS). COORDINATE WITH P.C. TO ROUTE DRAIN TO FD OR APPROVED LOCATION.
- 2 3"Ø PVC FLUE AND PVC PIPING UP TO CONCENTRIC WALL VENT ON F-1 AND VTR ON F-2. PROVIDE ALL REQUIRED COMPONENTS, SIZE, INSULATE AND INSTALL IN ACCORDANCE WITH MANUFACTURERS INSTALLATION INSTRUCTIONS. COORDINATE ROOF PENETRATION WITH G.C. FOR PROPER FLASHING AND SEALING.
- 3 PROVIDE ACCESS PANEL FOR BALANCE DAMPERS
- 4 14"x10" R.A. FROM FULL SIZE R.A. PLENUM UNDER FURANCE, PROVIDE 12"x18" RG-2
- 5 PROVIDE PRIMARY COIL AND FURNACE CONDENSATE DRAIN CONNECTIONS (SIZE PER MANUFACTURERS INSTALLATION INSTRUCTIONS). COORDINATE WITH P.C. TO ROUTE DRAIN TO S-1 TAIL PIECE OR APPROVED LOCATION, PROVIDE CONDENSATE PUMP IF PROPER FALL CANNOT BE MET
- 6 SECONDARY CONDENSATE DRAIN SHALL HAVE CONDENSATE DETECTION SWITCH TO DISABLE COOLING WHEN MOISTURE IS DETECTED, INSTALL PER MANUFACTURERS INSTRUCTIONS.
- 7 COORDINATE ALL DUCTWORK AND GRILLE LOCATIONS WITH ANY FIRE SUPPRESSION, ELECTRICAL AND PLUMBING CONTRACTOR'S PRIOR TO FABRICATION AND ORDERING.
- 8 6"Ø R.A. TO 14"x3.5" WALL SLEEVE DOWN TO GRILLE NEAR FLOOR.
- 9 INTENTION TO DEMO ALL EXISTING HVAC EQUIPMENT, DEMO FURNACE, WATER HEATER, EXHAUST FANS, DUCTWORK, FLUE VENTING, GAS PIPING BACK TO EXISTING METER, SEE NEW LAYOUT PLANS.
- 10 ALL EXISTING EQUIPMENT AND PIPING MAY NOT BE SHOWN, DEMO ALL AS REQUIRED COORDINATE WITH ALL TRADES, FIELD VERIFY SITE CONDITIONS WITH EXISTING AND NEW PLANS DURING BIDDING PHASE, CONTRACTOR SHALL COORDINATE ALL DRAWINGS FOR COMPLETE DEMO AND NEW INSTALLATION.



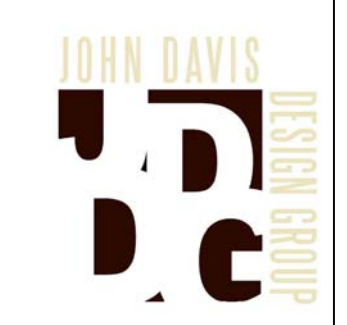
DEMO MECHANICAL PLAN
SCALE: 1/4"=1'-0"



UPPER LEVEL MECHANICAL PLAN
SCALE: 1/4"=1'-0"



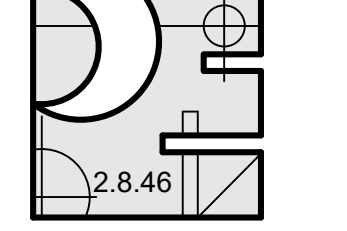
MAIN LEVEL MECHANICAL PLAN
SCALE: 1/4"=1'-0"



JOHN DAVIS
DESIGN GROUP

ARCHITECTS
INTERIORS
PLANNERS

176 TALAMINE COURT
SUITE 100
COLORADO SPRINGS,
COLORADO 80907
P 719/528-1177
F 719/444-8409



Pinnow
Engineering
LLC

2151 LONE WILLOW Vw
COLORADO SPRINGS, CO 80904
PHONE: 719.661.4185

OWNERSHIP OF DOCUMENT
THE IDEAS AND DESIGNS
INCORPORATED HEREIN, AS
AN INSTRUMENT OF
PROFESSIONAL SERVICES IS
THE PROPERTY OF PINNOW
ENGINEERING LLC AND IS
NOT TO BE COPIED OR USED,
IN WHOLE OR PART, FOR
ANY OTHER PURPOSES
WITHOUT THE WRITTEN
AUTHORIZATION OF
PINNOW ENGINEERING LLC.
© 2025

MECHANICAL PLAN

NEW INTERIOR REMODEL FOR
MANITOU SPRINGS MOBILITY
& PARKING OFFICES
130 MANITOU AVENUE
MANITOU SPRINGS, COLORADO 80829

| | |
|--|------------------|
| PROJECT NO. | F24-022 |
| DATE | JANUARY 24, 2025 |
| DRAWN BY | BCB |
| CHECKED | BCB |
| APPROVED | LAP |
| REVISED | |
| FINAL BID
DOCUMENTS
JANUARY 24, 2025 | |
| SHEET | M-3 |
| SCALE: 1/4"=1'-0" | OF 3 |

GENERAL REQUIREMENTS:

- A. THE CONTRACTOR SHALL COORDINATE WITH ALL DRAWINGS / SPECIFICATIONS FOR THIS PROJECT FOR SCOPE AND GENERAL CONDITIONS.
- B. COMPLIANCE WITH ALL ADOPTED INTERNATIONAL CODES, LOCAL CODES, AND AMENDMENTS TO CODES, TO INCLUDE 2021 IPC AND CO STATE AMENDMENTS TO 2021 IPC ARE MANDATORY. NOTHING IN THESE DRAWINGS AND SPECIFICATIONS PERMITS WORK NOT CONFORMING TO THESE ADOPTED LOCAL CODES. WHERE WORK IS SHOWN TO EXCEED MINIMUM CODE REQUIREMENTS, COMPLY WITH DRAWING AND SPECIFICATIONS.
- C. PROVIDE ALL LABOR, MATERIALS, HANGERS, INSULATION, VALVES, ACCESS PANELS, EQUIPMENT, ETC. NECESSARY FOR COMPLETE AND OPERATIONAL SYSTEMS DESCRIBED IN THESE DRAWINGS SHOWN OR NOT SHOWN UNLESS INDICATED OR NOTED OTHERWISE. IT IS THE INTENT OF THESE DRAWINGS FOR A COMPLETE AND READY FOR OPERATION OF ALL HVAC AND PIPING SYSTEMS.
- D. DRAWINGS ARE DIAGRAMMATIC IN NATURE AND DO NOT SHOW ALL PIPING, OFFSETS, FITTINGS, AND ACCESSORIES THAT MAY BE REQUIRED. FOLLOW DRAWINGS AS CLOSELY AS ACTUAL BUILDING CONSTRUCTION AND THE WORK OF OTHER TRADES WILL PERMIT. INVESTIGATE STRUCTURAL AND FINISH CONDITIONS AFFECTING THIS WORK AND ARRANGE WORK ACCORDINGLY, PROVIDING SUCH FITTING, VALVES, AND ACCESSORIES REQUIRED TO MEET THE CONDITIONS.

E. VISIT SITE AND INCLUDE ALLOWANCE IN BID FOR ALL COSTS RELATED TO THE ALL PIPING AND EQUIPMENT INSTALLATION.

F. DEMONSTRATE THE OPERATION OF ALL SYSTEMS FOR THE OWNER AT A TIME AS DIRECTED BY THE OWNER.

G. LAY OUT ALL WORK IN ADVANCE. DO NOT DEFACE WORK OF OTHER TRADES. INSTALL ALL SLEEVES AND BLOCK OUTS: WATERPROOF AS REQUIRED. FIRE STOP ALL FLOOR AND RATED WALL PENETRATIONS.

H. FIELD CHECK ALL NEW / EXISTING CONDITIONS AND INCLUDE AN ALLOWANCE IN BID FOR ANY REMOVAL AND/OR RELOCATION OF EXISTING PIPING, EQUIPMENT, ETC., AS INDICATED ON THE PLANS OR AS REQUIRED TO COORDINATE AND ADAPT NEW AND EXISTING MECHANICAL SYSTEMS TO ALL OTHER WORK. EXISTING PIPING AND MATERIAL WHICH SHALL BE REMOVED SHALL BECOME THE PROPERTY OF THE CONTRACTOR, EXCEPT EQUIPMENT SO NOTED, WHICH SHALL BECOME THE PROPERTY OF THE OWNER.

I. PROVIDE SHOP DRAWINGS, EQUIPMENT AND FIXTURE SUBMITTALS FOR PROPOSED FIXTURES AND EQUIPMENT. THE CONTRACTOR SHALL MAINTAIN A MARK-UP SET OF DRAWINGS WHICH INDICATE VARIATIONS IN THE ACTUAL INSTALLATION FROM THE ORIGINAL DESIGN. UPON COMPLETION OF THE WORK AND FINAL INSPECTION, DELIVER TO THE ARCHITECT / OWNER COPIES (CONSULT ARCHITECT ON QUANTITY) OF ALL SHOP DRAWINGS (EQUIPMENT AND FIXTURE SUBMITTALS), OPERATION AND MAINTENANCE MANUALS AND AS-BUILT (RECORD) DRAWINGS. ALL MANUALS SHALL INCLUDE A MAINTENANCE SCHEDULE FOR ALL REQUIRED EQUIPMENT (I.E. PUMPS, WATER FILTERS).

J. CONTRACTOR SHALL FURNISH A FINAL COMMISSIONING REPORT, REPORT SHALL BE DELIVERED TO THE BUILDING OWNER PER SECTION C408.2 OF THE 2021 IECC.

K. VERIFY THE ACTUAL ELECTRICAL SERVICE/VOLTAGE WITH THE ELECTRICAL CONTRACTOR PRIOR TO ORDERING ANY EQUIPMENT REQUIRING ELECTRICAL CONNECTIONS.

STANDARDS

A. ALL PIPING, FIXTURES, COMPONENTS, AND MATERIALS, ETC. SHALL BE NEW, IN FIRST CLASS CONDITION, AND U.L. LISTED WHERE APPLICABLE.

B. COMPLY WITH ALL APPLICABLE LOCAL CITY CODES AND AMENDMENTS, COUNTY AND STATE ORDINANCES. COMPLY WITH CURRENT INTERNATIONAL BUILDING CODE, INTERNATIONAL MECHANICAL CODE, INTERNATIONAL PLUMBING CODE, AND NATIONAL FIRE PROTECTION ASSOCIATION IN EFFECT FOR THIS JURISDICTION.

C. PROCURE AND PAY FOR ALL PERMITS, CONTRACTOR LICENSES, AND LIABILITY INSURANCE, ETC. FURNISH CERTIFICATE OF FINAL INSPECTION AND APPROVAL FROM LOCAL INSPECTOR.

D. MATERIALS SHALL BE AS SPECIFIED, AND/OR NOTED ON THE CONTRACT DRAWING.

E. ALL MATERIALS AND EQUIPMENT LOCATED IN AIR PLENUMS SHALL BE RATED FOR PLENUM APPLICATION.

GUARANTEE

A. MECHANICAL AND PLUMBING CONTRACTORS SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE YEARS BEGINNING WITH THE DATE OF FINAL ACCEPTANCE BY THE OWNER. THE M.C. AND P.C. SHALL BE RESPONSIBLE DURING THE INSTALLATION, TESTING AND GUARANTEE PERIODS FOR ANY DAMAGE CAUSED BY HIM (OR HIS SUBCONTRACTORS) OR BY DEFECTS IN HIS (OR HIS SUBCONTRACTORS') WORK, MATERIALS, OR EQUIPMENT INSTALLED OR FURNISHED UNDER THIS CONTRACT WHICH DEVELOPS DEFECTS, EXCEPT FOR NORMAL WEAR.

COORDINATION

A. PRIOR TO FABRICATION OR INSTALLATION OF ANY HVAC AND PLUMBING WORK, PARTICIPATE IN COORDINATION PLANNING MEETINGS WITH ALL OTHER BUILDING UTILITIES SYSTEMS TRADES, UNDER THE DIRECTION OF THE GENERAL CONTRACTOR, SO AS TO COMPLETELY ESTABLISH ROUTINGS, ELEVATIONS, SPACE REQUIREMENTS, AND COORDINATION OF LAYOUT AND SUSPENSION REQUIREMENTS IN RELATIONSHIP TO THE BUILDING STRUCTURE AND THE WORK OF ALL OTHER TRADES.

BASIC MATERIALS AND METHODS

GENERAL

A. THE WORK INCLUDED UNDER THIS HEADING CONSISTS OF FURNISHING MATERIAL, SUPPLIES, EQUIPMENT, TOOLS, TRANSPORTATION AND FACILITIES, AND PERFORMING ALL LABOR AND SERVICE FOR, AS REQUIRED IN CONNECTION WITH, OR PROPERLY INCIDENTAL TO, THE PLUMBING INSTALLATION, AS DESCRIBED IN THESE SECTIONS OF THE SPECIFICATIONS, SHOWN ON THE DRAWINGS, OR REASONABLY IMPLIED THEREFROM.

WORK INCLUDED

A. COMPLETE INSTALLATION OF NEW PLUMBING SYSTEM COMPONENTS AS SHOWN IN THE DRAWINGS AND DESCRIBED IN THESE SPECIFICATIONS. INSTALL GAS PIPING, REGULATORS, SHUT-OFFS TO GAS FIRED UNITS IN ACCORDANCE WITH 2021 IFGC, LOCAL CODES, MANUFACTURER INSTALLATION INSTRUCTIONS, AS SHOWN IN THE DRAWINGS AND AS DESCRIBED IN THESE SPECIFICATIONS IF APPLICABLE.

B. PROVIDE MECHANICAL IDENTIFICATION FOR ALL NEW EQUIPMENT AND PIPING. IDENTIFICATION SHALL BE BY SET OR BRADY AND CONSIST OF THE FOLLOWING:

- BRASS VALVE TAGS WITH STAMPED LETTERS SHALL BE PROVIDED FOR ALL VALVES. SECURE TO THE VALVE WITH CHROME PLATED BALL CHAINS.
- IDENTIFY ALL PIPING AND, EQUIPMENT WITH PAINTED STENCILS, PLASTIC PIPE MARKERS OR PLASTIC TAPE MARKERS. MARKERS SHALL INDICATE TYPE INCLUDING SUPPLY OR RETURN AND DIRECTION OF FLOW.
- ALL IDENTIFICATION SHALL CONFORM WITH 21 INTERNATIONAL CODES AND ANSI A13.1.

INSULATION

A. MANUFACTURERS: OWENS-CORNING, P.P.G., JOHNS-MANVILLE, C.S.G. CO, ARMSTRONG, OR EQUAL.

- B. PLUMBING PIPING TO BE INSULATED IN ACCORDANCE WITH 2021 IECC SECTION C404.4, 2021 IPC AND AS FOLLOWS:
- DOMESTIC COLD WATER IN R.A. PLENUMS, COLD SPACES AND AREAS OF POSSIBLE CONDENSATION, FROM SERVICE LOCATION TO TERMINATION WATER FIXTURE SUPPLY PIPE.
 - DOMESTIC HOT WATER SHALL BE INSULATED FROM WATER HEATER TO TERMINATION OF THE HEATED WATER FIXTURE SUPPLY PIPE SHALL BE INSULATED IN ACCORDANCE WITH 2021 IECC TABLE C403.12.3. INSULATION SHALL BE CONTINUOUS EXCEPT WHERE THE PIPING PASSES THROUGH A FRAMING MEMBER.
 - DOMESTIC HOT CIRCULATING WATER SYSTEM, FROM SOURCE TO TERMINATION CONNECTION
 - ROOF DRAIN BOULS
 - HORIZONTAL ROOF DRAIN PIPING INSULATION SHALL BE SNAP-ON TYPE, FIBERGLASS PIPE INSULATION OR OTHER MATERIALS APPROVED BY 2021 IPC & IECC, WITH WHITE SELF-SEALING FLAME RETARDANT VAPOR BARRIER JACKET. ALL VALVES AND FITTINGS SHALL BE INSULATED.
 - ALL CONDENSATE PIPING LOCATED IN COLD AREAS OR WHERE CONDENSATION CAN OCCUR.

C. ALL INSULATION AND COMPONENTS SHALL MEET ALL CODE REQUIREMENTS AND FIRE AND SMOKE HAZARD RATINGS AS TESTED BY PROCEDURE ASTM E-84, NATIONAL FIRE PROTECTION ASSOCIATION 225 AND U.L. 723, NOT EXCEEDING FLAME SPREAD 25 AND SMOKE DEVELOPED 50 RATINGS, PER 2021 IECC, IMC & IPC.

D. PROVIDE RIGID INSERTS AT ALL INSULATED HANGER LOCATIONS 2 1/2" AND LARGER. PROVIDE 180 DEGREE GALVANIZED STEEL SADDLES.

E. OPERATING TEMPERATURES OF 250°F AND DENSITY OF 15lb/FT3.

PLUMBING SPECIFICATION PLAN

SCALE: NTS

PLUMBING GENERAL

A. THE WORK INCLUDED UNDER THIS HEADING CONSISTS OF FURNISHING MATERIALS, SUPPLIES, EQUIPMENT, TOOLS, TRANSPORTATION AND FACILITIES, AND PERFORMING ALL LABOR AND SERVICES FOR, AS REQUIRED IN CONNECTION WITH, OR PROPERLY INCIDENTAL TO, THE PLUMBING WORK, AS DESCRIBED IN THESE SECTIONS OF THE SPECIFICATIONS, SHOWN ON THE DRAWINGS, OR REASONABLY IMPLIED THEREFROM.

C. PROVIDE ALL REQUIRED INDIRECT DRAINS WITH A 1-1/2 INCH AIR GAP OR AS REQUIRED BY 2021 IMC & IPC, SECTION 802.2

D. COMPLETE INSTALLATIONS OF NEW PIPING, SUPPORTS, HANGERS, REGULATORS AND VALVES TO MAKE ALL SYSTEMS OPERATIONAL TO THE EXTENT INDICATED. INSTALL PER 2021 IPC AND IBC.

E. INSTALL WORK IN ACCORDANCE WITH STATE CODES AND INSTALLATION STANDARDS.

F. ALL PIPING PENETRATIONS THROUGH RATED ASSEMBLIES SHALL BE SEALED TO MAINTAIN ASSEMBLY RATING.

G. CONDUCT TESTS IN PRESENCE OF LOCAL CODE OFFICIAL AND CORRECT LEAKS OR DEFECTIVE WORK. CONDUCT AIR TESTS ON ROUGH PLUMBING IN COMPLIANCE WITH STATE PLUMBING CODES.

PIPE MATERIAL:

A. MATERIALS LISTED BELOW ARE STANDARD ONLY, P.C. MAY USE ALTERNATE MATERIALS AS LISTED IN 2021 IPC OR APPROVED AND/OR REQUIRED BY LOCAL BUILDING AUTHORITY / UTILITY DEPARTMENTS AND OWNER REQUESTS. P.C. RESPONSIBLE FOR VERIFYING ALL MATERIALS USED WITH BUILDING OWNER AND LOCAL AUTHORITY STANDARDS DURING BIDDING PHASE AND PRIOR TO ORDERING AND CONSTRUCTION.

NOTE FOR INSTALLERS: SEE STATE PLUMBING AMENDMENTS TO SECTION 105.102 SOLVENT CEMENTING. EXCEPTION REMOVED. PURPLE PRIMER REQUIRED IN THIS JURISDICTION.

B. DRAINAGE WASTE SEWER, VENT AND STORY PIPING BELOW GRADE AND/OR ABOVE GRADE:

POLYVINYL CHLORIDE (PVC):
ABS SCHEDULE 40 CELLULAR CORE (FOAM CORE) PIPE AND DWV FITTING SYSTEM, PIPE AND FITTING SHALL BE MANUFACTURED FROM ABS COMPOUND WITH A CELL CLASS OF 42222 FOR PIPE AND 32222 FOR FITTING AS PER ASTM D 3365 AND CONFORM WITH NATIONAL SANITATION FOUNDATION (NSF) STANDARD 14. PIPE SHALL BE IRON PIPE SIZE (IPS) CONFORMING TO ASTM F 628. FITTINGS SHALL CONFORM TO ASTM D 2661. SOLVENT CEMENT SHALL CONFORM TO ASTM D 2235. NON-PRESSURE DRAINAGE APPLICATIONS WHERE THE TEMPERATURE WITH NOT EXCEED 160°F.

PVC SCHEDULE 40 CELLULAR CORE (FOAM CORE) PIPE AND DWV FITTING SYSTEM, PIPE AND FITTINGS SHALL BE MANUFACTURED FROM PVC COMPOUND WITH A CELL CLASS OF 1432 PER ASTM D 4336 FOR PIPE AND 12454 PER ASTM D 1184 FOR FITTINGS AND CONFORM WITH (NSF) STANDARD 14. PIPE SHALL BE IPS CONFORMING TO ASTM F 681. FITTINGS SHALL CONFORM TO ASTM D 2665. SOLVENT CEMENTS SHALL CONFORM TO ASTM D 2564. PRIMER SHALL CONFORM TO ASTM F 656. NON-PRESSURE DRAINAGE APPLICATIONS WHERE THE TEMPERATURE WITH NOT EXCEED 140°F.

PVC SCHEDULE 40 SOLID WALL PIPE AND DWV FITTING SYSTEM, PIPE AND FITTINGS SHALL BE MANUFACTURED FROM PVC COMPOUND WITH A CELL CLASS OF 12454 PER ASTM D 1184 AND CONFORM WITH NSF STANDARD 14. PIPE SHALL BE IPS CONFORMING TO ASTM D 1185 AND ASTM D 2665. FITTINGS SHALL CONFORM TO ASTM D 2665. SOLVENT CEMENTS SHALL CONFORM TO ASTM D 2564. PRIMER SHALL CONFORM TO ASTM F 656. NON-PRESSURE DRAINAGE APPLICATIONS WHERE THE TEMPERATURE WITH NOT EXCEED 140°F.

IF SPECIFIED, HUB AND SPIGOT CAST IRON PIPING SYSTEM, SHALL BE MANUFACTURED FROM GRAY CAST IRON AND CONFORM TO ASTM A14. SERVICE WEIGHT, CAST IRON FITTINGS, JOINTS NEOPRENE GASKET SYSTEM TO FORM TO ASTM C564. ALL CAST IRON SOIL PIPE AND FITTINGS SHALL BE MARKED WITH THE COLLECTIVE TRADEMARK OF THE CAST IRON SOIL PIPE INSTITUTE

C. BELOW GRADE DOMESTIC COLD AS LISTED BELOW STANDARDS:

HIGH-DENSITY POLYETHYLENE, SDR3, PE3608, CONFORMING ASTM D2731, AWWA C901 AND NSF STANDARDS 14 AND 61, 200 PSI, CELL CLASSIFICATION 345464E AS DEFINED AND DESCRIBED IN ASTM D3350.

COPPER, ASTM B88, TYPE K, ANNEALED TEMPER (SOFT), NO FITTINGS SHALL BE LOCATED BELOW GRADE; NO JOINTS SHALL BE LOCATED BELOW GRADE.

D. ABOVE GRADE DOMESTIC COLD, HOT WATER AND CIRCULATION PIPING WITHIN THE BUILDING:

COPPER WATER TUBE NSF 61, ASTM B88, TYPE "L", HARD DRAWN, FITTINGS WROUGHT COPPER SOLDER-JOINT PRESSURE FITTINGS TO CONFORM WITH ASTM B16.22, JOINTS SOLDER, GRADE 95TA TO CONFORM TO ASTM B32.

CROSS-LINKED POLYETHYLENE (PEX), ASTM F816, ASTM F817, AWWA C901 AND NSF STANDARDS 14 AND 61, FITTINGS TO CONFORM WITH ASTM F1960. JOINTS PEX-A COLD EXPANSION FITTING, THE ENTIRE PEX SYSTEM SHALL HAVE A 25-YEAR WARRANTY. P.C. SHALL CONTACT PEX MANUFACTURER TO COORDINATE TRAINING REQUIREMENTS NECESSARY FOR 25-YEAR WARRANTY. P.C. SHALL FURNISH AND INSTALL ENGINEERED POLYMER FITTINGS EVERYWHERE EXCEPT WHERE THREADED CONNECTION ARE REQUIRED. BRASS FITTINGS SHALL BE USED FOR DOMESTIC WATER THREADED CONNECTIONS. STAINLESS STEEL FITTINGS SHALL BE USED FOR FILTERED WATER. COPPER PIPING SHALL BE INSTALLED FOR THE 18" MINIMUM DOWNSTREAM OF THE WATER HEATER. INSTALL PROPEX OUT OF THE WALL SUPPORT SYSTEM WITH CHROME PLATED PROPEX ESCUTCHEON AT ALL PLUMBING FIXTURES. PROTECT PIPING FROM POTENTIAL DAMAGE, SLEEVE PIPING UNDER CONCRETE SLABS NO FITTINGS UNDER SLAB. MINIMUM SIZE ON HOT WATER CIRCULATION LINES SHALL BE 3/4". PEX SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS INSTALLATION INSTRUCTIONS, 2018 IPC AND 2015 IECC REQUIREMENTS. APPROVED MANUFACTURERS: UPONOR / WIRSBORO, REHAU, OR ENGINEER-APPROVED EQUAL.

E. DOMESTIC WATER METER TO BE THE TYPE AND SIZE AS REQUIRED BY THE CITY WATER DEPARTMENT, AND SHALL BE FURNISHED BY THE OWNER AND INSTALLED BY THE PLUMBING CONTRACTOR. WATER METER SHALL BE INSTALLED ACCORDING TO THE CITY WATER DEPARTMENT STANDARDS, INCLUDING A REMOTE READER MOUNTED ON THE BUILDING EXTERIOR WALL.

F. INSTALL NON-CONDUCTING DIELECTRIC CONNECTIONS WHEREVER JOINTING DISSIMILAR METALS.

G. INSTALL PIPING TO MAINTAIN HEADROOM WITHOUT INTERFERING WITH USE OF SPACE OR TAKING MORE SPACE THAN NECESSARY; GROUP PIPING WHENEVER PRACTICAL AT COMMON ELEVATIONS. SUPPORT ALL PIPING IN ACCORDANCE WITH MANUFACTURER INSTALLATION INSTRUCTIONS, 2021 IPC & IECC REQUIREMENTS, COORDINATE ROUTING WITH M.C., G.C., E.C. PRIOR TO CONSTRUCTION.

H. INSTALL PIPING TO ALLOW FOR EXPANSION AND CONTRACTION WITHOUT STRESSING PIPE, JOINTS, OR CONNECTED EQUIPMENT.

G. PROVIDE ACCESS WHERE VALVES AND FITTINGS ARE NOT ACCESSIBLE.

I. SLEEVE PIPES PASSING THROUGH PARTITIONS, WALL AND FLOORS.

J. INSTALL UNIONS DOWNSTREAM OF VALVES AND AT EQUIPMENT OR APPARATUS CONNECTION. INSTALL VALVES WITH STEMS UPRIGHT OR HORIZONTAL. INSTALL BALL VALVES FOR SHUT-OFF AND TO ISOLATE EQUIPMENT, PART OF SYSTEMS, OR VERTICAL RISERS. INSTALL BUTTERFLY VALVES FOR THROTTLING, BYPASS, OR MANUAL FLOW CONTROL SERVICES. PIPE RELIEF FROM VALVES, BACK-FLOW PREVENTERS AND DRAINS TO NEAREST FLOOR DRAIN.

K. ALL INDIVIDUAL FIXTURES SHALL HAVE WATER SUPPLY SHUT-OFF VALVES.

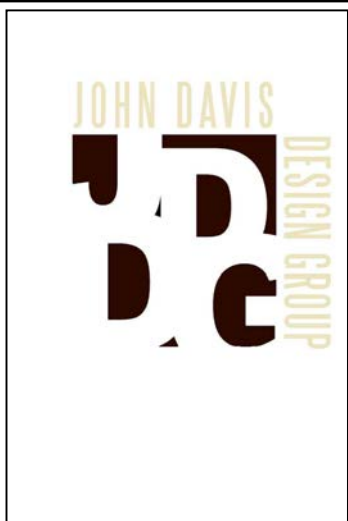
L. DOMESTIC WATER STERILIZATION SHALL BE CONDUCTED AND CERTIFIED AS REQUIRED BY THE STATE DEPARTMENT OF PUBLIC HEALTH. CLEAN AND DISINFECT SYSTEM PRIOR TO OPERATION IN ACCORDANCE WITH LOCAL JURISDICTION STANDARDS. .

CLEANOUTS

A. PROVIDE CLEANOUTS WHERE SHOWN ON THE DRAWINGS AND AT ALL BENDS OF 90 DEGREES OR MORE, AND SHALL BE SPACED AT NOT OVER 15 FEET APART IN ANY LINEAL RUN OF PIPING. ALL SHALL BE ACCESSIBLE! IF NOT, THEY SHALL BE EXTENDED TO THE FLOOR ABOVE AND PROVIDED WITH CHROME WALL OR FLOOR COVER.

B. CLEANOUTS SHALL BE PROVIDED AND INSTALLED PER 2021 IPC AND LOCAL CODES.

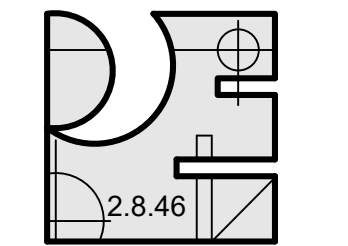
C. MANUFACTURERS: JOSAM, ZURN, JAY R SMITH, WADE, OR EQUAL.



JOHN DAVIS
DESIGN GROUP

ARCHITECTS
INTERIORS
PLANNERS

176 TALAMINE COURT
SUITE 100
COLORADO SPRINGS,
COLORADO 80907
P 719/528-1177
F 719/444-8409



Pinnow
Engineering
LLC

2151 LONE WILLOW Vw
COLORADO SPRINGS, CO 80904
PHONE: 719.661.4185

OWNERSHIP OF DOCUMENT
THE IDEAS AND DESIGNS
INCORPORATED HEREIN, AS
AN INSTRUMENT OF
PROFESSIONAL SERVICES IS
THE PROPERTY OF PINNOW
ENGINEERING LLC AND IS
NOT TO BE COPIED OR USED,
IN WHOLE OR PART, FOR
ANY OTHER PURPOSES
WITHOUT THE WRITTEN
AUTHORIZATION OF
PINNOW ENGINEERING LLC.
© 2025

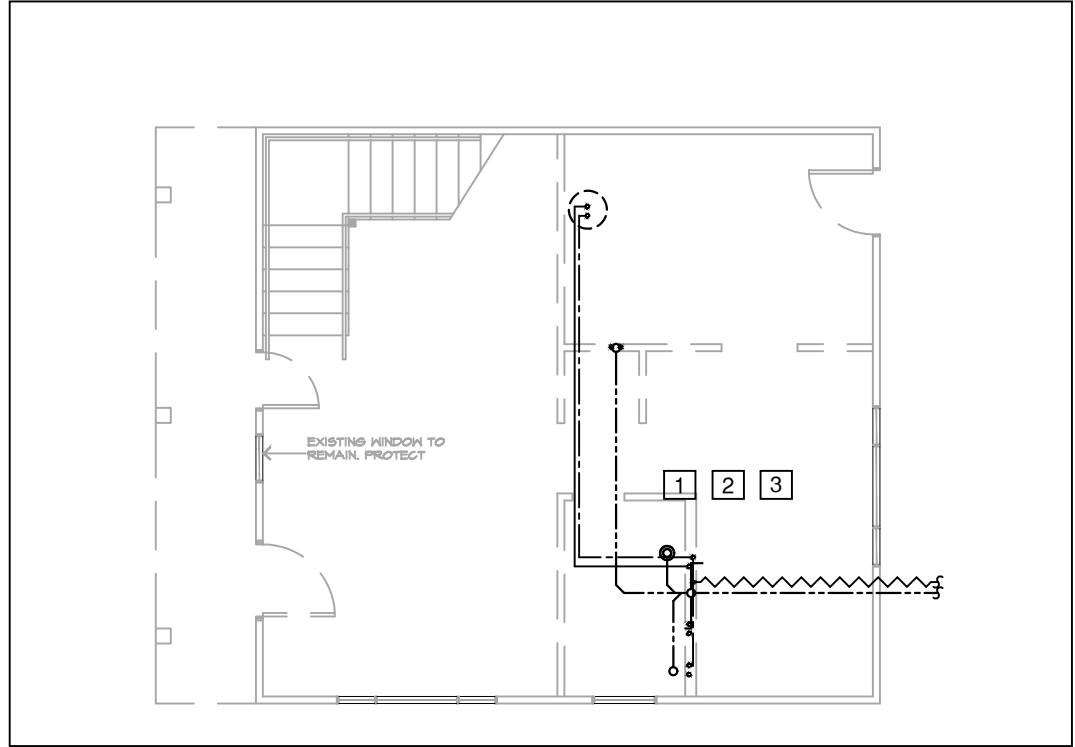
PLUMBING SPECIFICATION PLAN
NEW INTERIOR REMODEL FOR
MANITOU SPRINGS MOBILITY
& PARKING OFFICES
130 MANITOU AVENUE
MANITOU SPRINGS, COLORADO 80829

| | |
|-------------|------------------|
| PROJECT NO. | F24-022 |
| DATE | JANUARY 24, 2025 |
| DRAWN BY | BCB |
| CHECKED | BCB |
| APPROVED | LAP |
| REVISED | |

FINAL BID
DOCUMENTS
JANUARY 24, 2025

SHEET

P-1
NOT TO SCALE OF 3



DEMO PLUMBING PLAN

SHEET NOTES

- INTENTION TO DEMO ALL EXISTING PLUMBING FIXTURES, DEMO AND CAP EXISTING PIPING AS REQUIRED FOR NEW LAYOUT. SEE NEW LAYOUT PLANS. MAY RE-USE SERVICEABLE PIPING AS NEEDED FOR NEW LAYOUT, IF EXISTING PIPING IS RE-USED IT SHALL BE COMPLETELY CLEANED AS REQUIRED FOR INSTALLATION IN NEW LAYOUT.
- REQUESTED NEW 4"SS AND 1" LINE FROM EXISTING 2" METER GROUP TO AT RESTROOM BUILDING. DEMO (E)3"SS AND (E)3/4"C FROM RESTROOM BUILDING.
- ALL EXISTING EQUIPMENT AND PIPING MAY NOT BE SHOWN, DEMO ALL AS REQUIRED COORDINATE WITH ALL TRADES. FIELD VERIFY SITE CONDITIONS WITH EXISTING AND NEW PLANS DURING BIDDING PHASE, CONTRACTOR SHALL COORDINATE ALL DRAWINGS FOR COMPLETE DEMO AND NEW INSTALLATION.

LEGEND & NOTES

- SANITARY SEWER (SS)
- VENT (V)
- COLD WATER (C)
- HOT WATER (H)
- HOT WATER RECIRC (HWR)
- GREASE SEWER (GS)
- STORM DRAINAGE (SD)
- ~~~~~ UNDER SLAB WATER COPPER OR HD POLYETHYLENE PIPING
- WALL CLEANOUT
- FLOOR/GRADE CLEANOUT
- FILTERED COLD WATER (FCW)

TRAP ARMS HORIZONTAL DISTANCES PER TABLE 909.1 21 I.P.C. PROVIDE GRADE, FLOOR, WALL, END OF LINE CLEANOUTS PER 21 I.P.C. NO 1/2"x1/2" WATER TEES ALLOWED.

FIELD VERIFY ALL LOCATIONS, CONDITIONS, SIZES PRIOR TO CONSTRUCTION, CONTRACTOR MAY RELOCATE DUE TO CONFLICTS THAT MAY ARISE IN FIELD AS LONG AS SIZE AND FUNCTION IS NOT AFFECTED.

SELECTED CONTRACTOR SHALL FIELD VERIFY WITH ACTUAL SITE CONNECTION POINTS ALL LOCATIONS ARE ASSUMED. CONTRACTOR SHALL COORDINATE EXISTING WATER CONNECTIONS AND PROVIDE LOCATE SERVICES TO ENSURE ROUTING AS SHOWN. COORDINATE WITH OWNER FOR ABOVE STATED LOCATE SERVICES AND FINAL EQUIPMENT LOCATIONS DURING BIDDING, PRIOR TO FABRICATION, ORDERING, AND CONSTRUCTION.

THESE DRAWINGS ARE DIAGRAMMATIC IN NATURE AND DO NOT SHOW ALL REQUIRED PIPING. CONTRACTOR SHALL FIELD VERIFY ALL CONDITIONS AND PROVIDE ALL NECESSARY MATERIALS TO COMPLETE THE INTENT OF THE DRAWINGS. CONTRACTOR MAY LOCATE PIPING DIFFERENTLY THAN SHOWN ON DRAWINGS DUE TO CONFLICTS, AS LONG AS SIZE AND FUNCTION IS NOT AFFECTED. IF ISOMETRICS ARE SHOWN THEY ARE ONLY FOR CLARITY REFER TO DRAWINGS FOR LOCATIONS, SIZING AND ROUTING.

PLUMBING SHEET NOTES

CONTRACTOR SHALL FURNISH AND/OR INSTALL ALL THE EQUIPMENT INDICATED WITHIN THESE DRAWINGS (SEE ARCHITECTURE AND FOOD SERVICE DRAWINGS) UNLESS OTHERWISE NOTED. VERIFY LOCATION AND DIMENSIONS IN THE FIELD PRIOR TO FABRICATION AND / OR INSTALLATION.

THE ENTIRE INSTALLATION SHALL BE GUARANTEED FREE OF DEFECTS AND CONTRACTOR SHALL REPAIR AND / OR REPLACE ANY DEFECTIVE MATERIALS OR EQUIPMENT AT NO COST TO THE OWNER FOR A MINIMUM PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE BY OWNER.

ALL WORK SUBJECT TO THE ACCEPTANCE AND APPROVAL OF THE OWNER. THE ARCHITECT SHALL BE NOTIFIED OF ANY AND ALL DISCREPANCIES BETWEEN FIELD CONDITIONS AND THE CONTRACT DOCUMENTS BEFORE PROCEEDING WITH THAT PORTION OF THE WORK. FAILURE OF PROPER NOTIFICATION DOES NOT RELIEVE THE CONTRACTOR. THE CONTRACTOR SHALL CORRECT ANY AND ALL WORK ARISING FROM SUCH FAILURE TO COORDINATE DISCREPANCIES TO SATISFACTION OF THE ARCHITECT WITHOUT ADDITIONAL COST TO THE OWNER.

ALL KITCHEN, PREP AREA AND SALES AREA EQUIPMENT WILL BE FURNISHED AND INSTALLED. EQUIPMENT WILL BE FURNISHED WITH TRIM, FAUCETS, ESCUTCHEONS, ETC. PLUMBING CONTRACTOR SHALL PROVIDE ALL ROUGH-IN TRAPS AND MAKE ALL FINAL CONNECTIONS (SEE EQUIPMENT SCHEDULE IN ARCHITECTURAL / FOOD SERVICE PLANS).

ALL PIPING TO BE CONCEALED IN HUNG CEILINGS, CHASES AND FURRED SPACES.

REFER TO EQUIPMENT SCHEDULE AND EQUIPMENT SPECIFICATIONS FOR EXACT LOCATIONS OF PLUMBING CONNECTIONS.

THE CONTRACTOR SHALL VERIFY DEPTH, SIZE, LOCATION OF ALL EXISTING UTILITIES IN FILED PRIOR TO STARTING WORK.

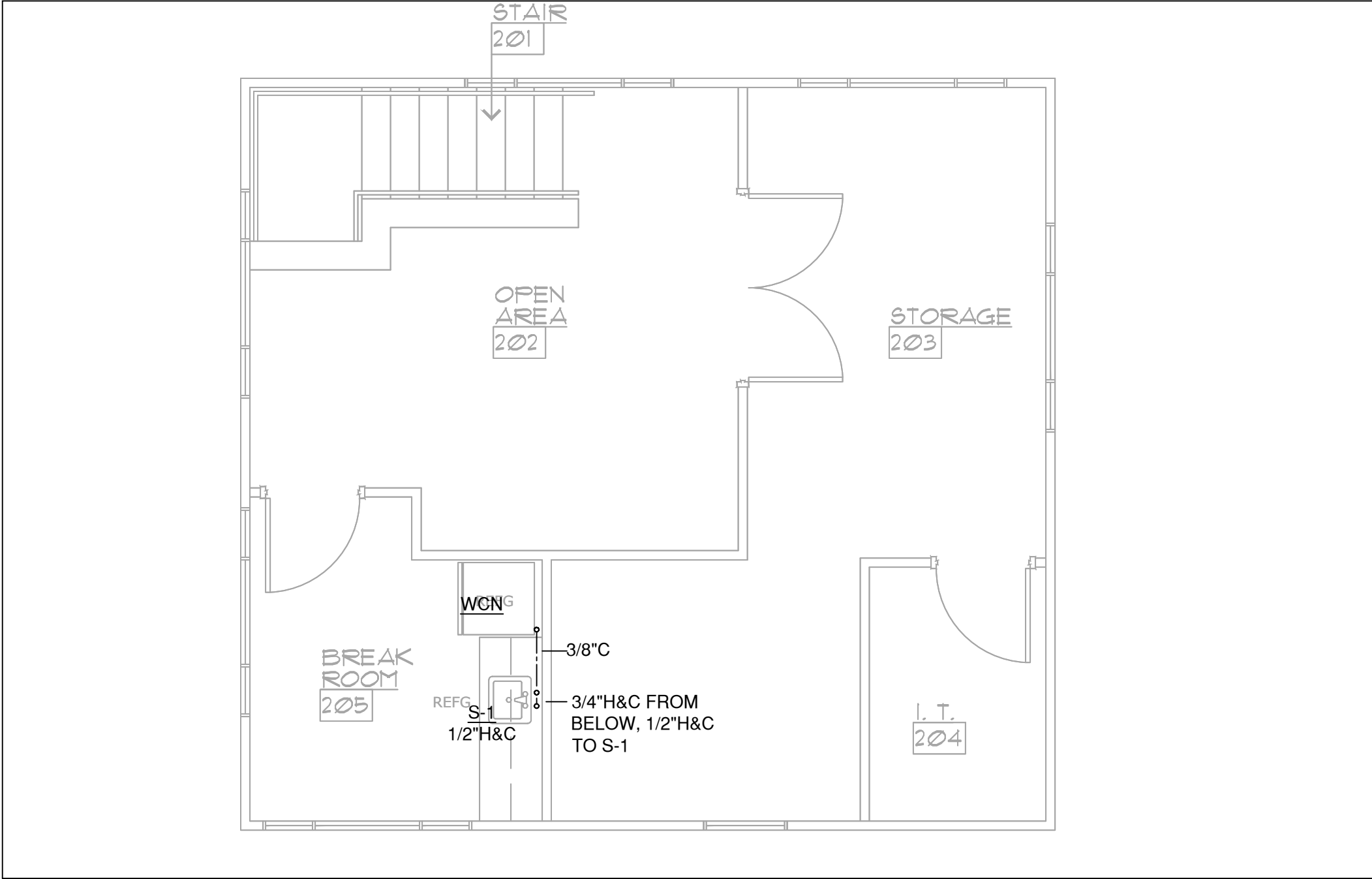
THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL PIPE HANGERS, AND SUPPORTS IN ACCORDANCE WITH 21 IPC.

ALL PENETRATIONS REQUIRED FOR PLUMBING EQUIPMENT AND PIPING THROUGH ANY WALL SHALL BE PROPERLY SEALED OFF TO MAINTAIN THE INTEGRITY OF THE STRUCTURE.

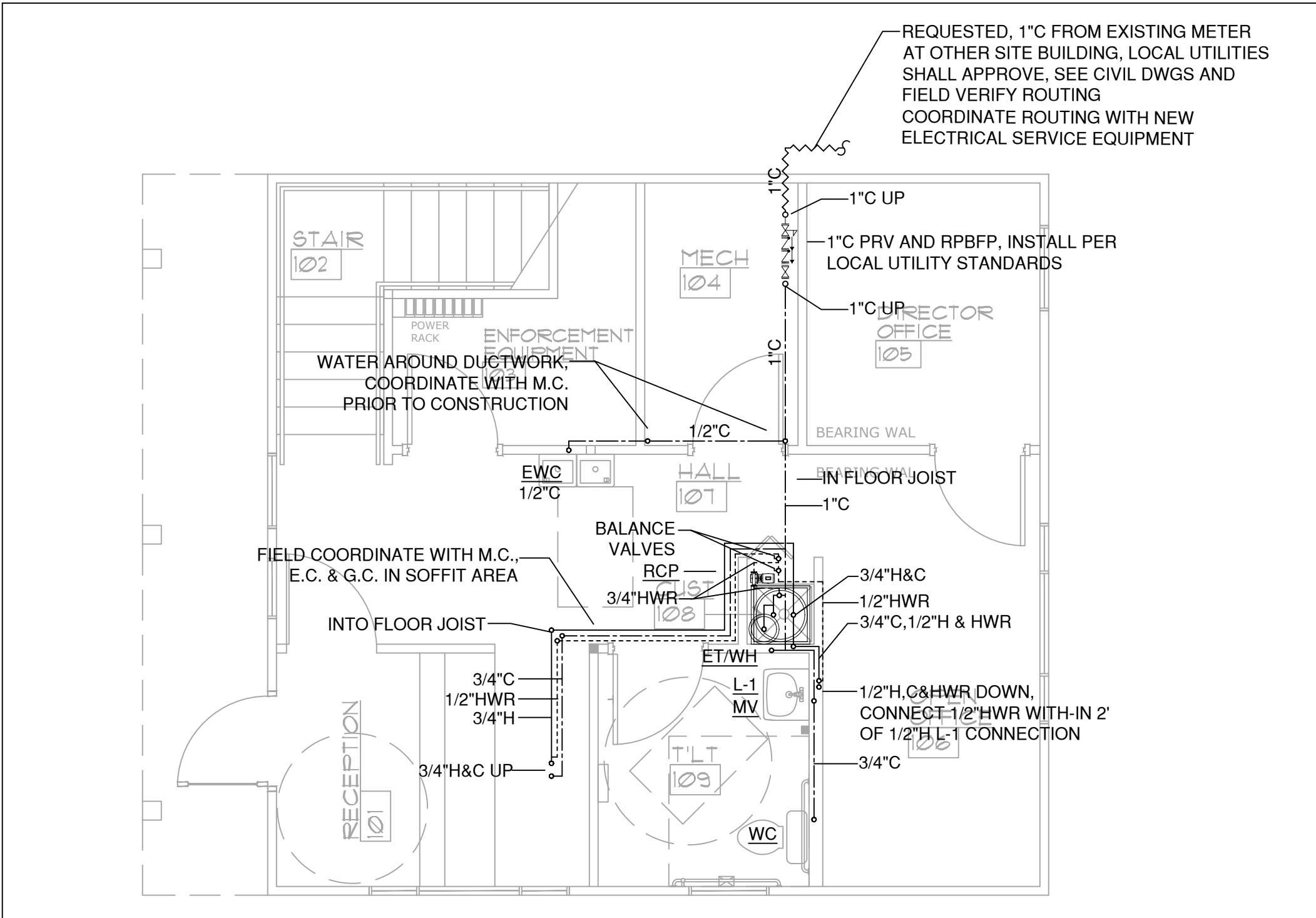
ALL SHUT OFF AND ISOLATION VALVES SHALL BE BALL TYPE. ALL VALVES SERVING TOILETS AND SINKS SHALL BE ANGLE STOP TYPE.

PROVIDE AN INDIVIDUAL BALL VALE AND BACK CHECK VALVE TO EACH INDIVIDUAL PIECE OF EQUIPMENT.

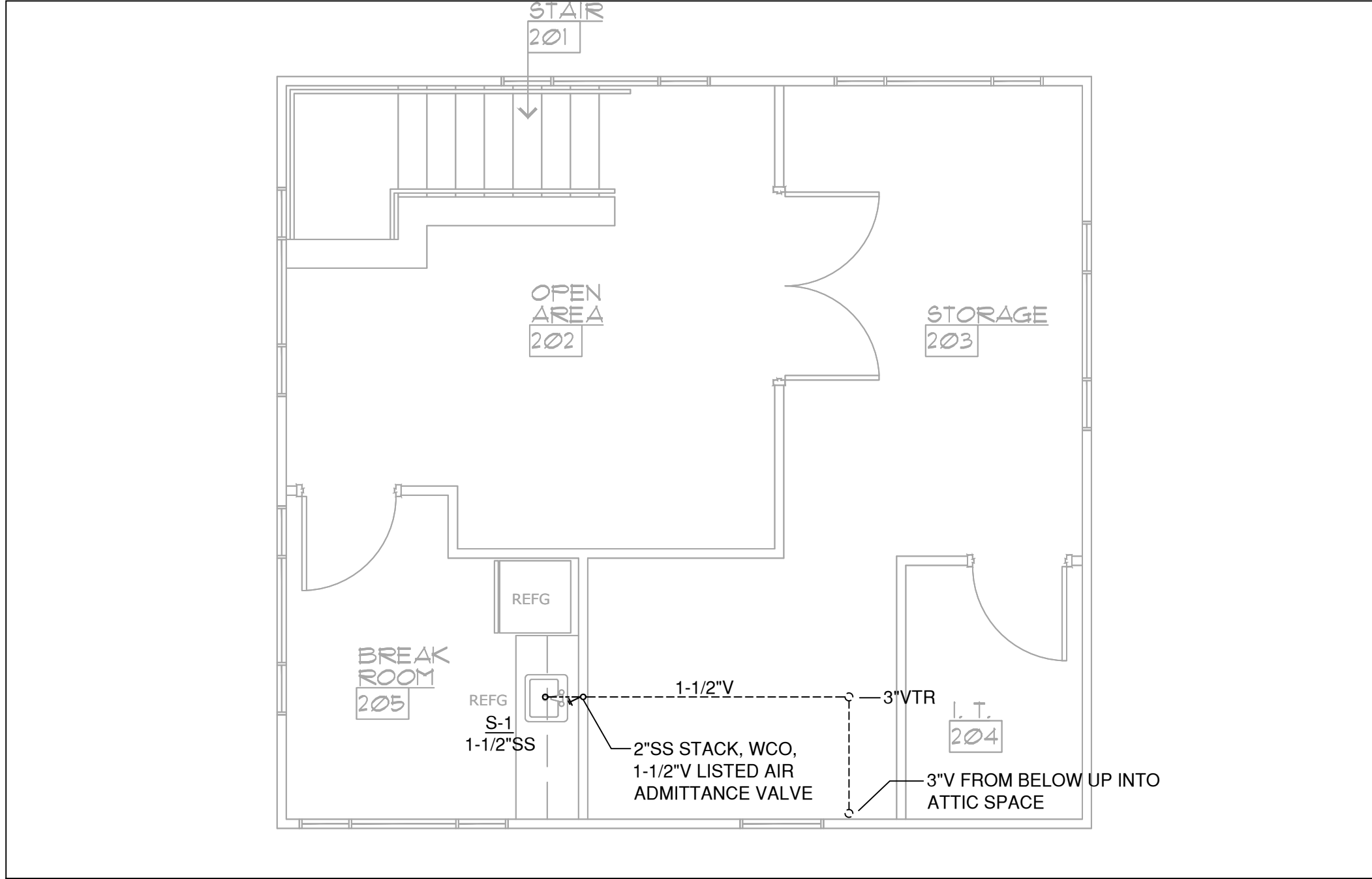
COORDINATE WITH OWNER ON CHEMICAL DISPENSER REQUIREMENTS FOR MOP SINK AND THREE COM SINK. MOUNT BOTTLE AND DISPENSER ABOVE SINK AS REQUIRED BY CHEMICAL SUPPLIER AND LOCAL CODES.



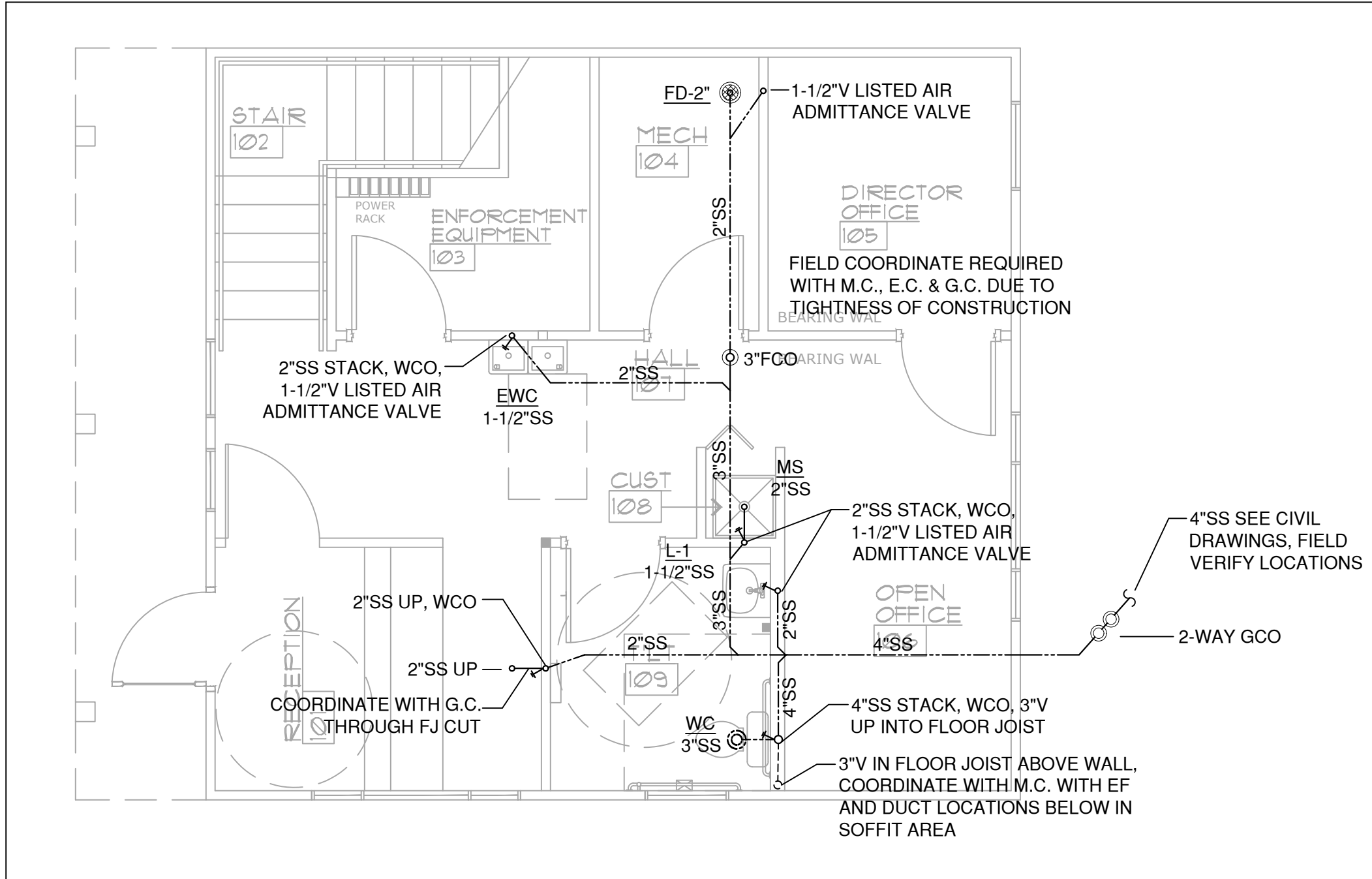
UPPER LEVEL WATER PLUMBING PLAN



MAIN LEVEL WATER PLUMBING PLAN



UPPER LEVEL WASTE & VENT PLUMBING PLAN



MAIN LEVEL WASTE & VENT PLUMBING PLAN

JOHN DAVIS
DESIGN GROUP

ARCHITECTS
INTERIORS
PLANNERS

176 TALAMINE COURT
SUITE 100
COLORADO SPRINGS,
COLORADO 80907
P 719/528-1177
F 719/444-8409

2.8.46

Pinnow
Engineering
LLC

2151 LONE WILLOW Vw
COLORADO SPRINGS, CO 80904
PHONE: 719.661.4185

OWNERSHIP OF DOCUMENT
THE IDEAS AND DESIGNS
INCORPORATED HEREIN, AS
AN INSTRUMENT OF
PROFESSIONAL SERVICES IS
THE PROPERTY OF PINNOW
ENGINEERING LLC AND IS
NOT TO BE COPIED OR USED,
IN WHOLE OR PART, FOR
ANY OTHER PURPOSES
WITHOUT THE WRITTEN
AUTHORIZATION OF
PINNOW ENGINEERING LLC.
© 2025

PLUMBING PLAN

NEW INTERIOR REMODEL FOR
MANITOU SPRINGS MOBILITY
& PARKING OFFICES
130 MANITOU AVENUE
MANITOU SPRINGS, COLORADO 80829

| | |
|--|------------------|
| PROJECT NO. | P24-022 |
| DATE | JANUARY 24, 2025 |
| DRAWN BY | BCB |
| CHECKED | BCB |
| APPROVED | LAP |
| REVISED | |
| FINAL BID
DOCUMENTS
JANUARY 24, 2025 | |
| SHEET | P-3 |
| SCALE: 1/4"=1'-0" | OF 3 |

Page 209 of 323

DIVISION 26 - ELECTRICAL

SECTION 26 05 00 Common Work Results for Electrical

PART 1 GENERAL

1.01 GENERAL

A. Coordinate final placement of all devices and type installed.

1.02 SUMMARY OF WORK

A. Work Included: Unless specified otherwise, provide all labor, material(s) and equipment necessary for completely finished and operational systems. Provide all minor incidental items such as offsets, fittings, etc. required as part of the work even though not specified or indicated.

B. Description of Systems: The work of Division includes but is not limited to:

1. Basic Materials and Installation

C. Provisions of the General Conditions apply to the Electrical Work.

D. The Electrical Contractor is to coordinate the Installation with all other trades.

E. Coordinate with the General Contractor for Permits and Inspections.

1.03 COORDINATION

A. General: Coordinate and order the progress of Electrical work to conform to the progress of the work of the other trades. Complete the entire installation as soon as the condition of the building will permit.

B. Installation Procedures: Confer and cooperate with other trades. Coordinate ceiling cavity space carefully with other trades.

C. Drawings and Specifications: The Drawings and Specifications are complementary: what is called for in either of these is binding as though called for by both. The Electrical Drawings indicate the general design and arrangement of lines, equipment, systems, etc. Information shown is diagrammatic in character and does not indicate every required offset, fitting, etc. Take dimensions, locations, levels, etc. from Architectural Drawings & equipment to be furnished.

D. Discrepancies: Examine Drawings and Specifications for other parts of the work, and if any discrepancies occur between the plans for the work of this Division and the plans for the work of others, report such discrepancies to the General Contractor and obtain written instructions for any changes necessary. Should there be a conflict in the dimensions or locations between Electrical Drawings and Architectural Drawings, the Architectural Drawings shall have precedence.

1.04 REGULATORY REQUIREMENTS

A. Pay for permit & inspection fee costs applicable to work of Div 16.

B. Comply with all Applicable Building Codes and Ordinances - Including but not limited to:

- 2021 International Building Code (IBC)
- 2021 International Mechanical Code (IMC)
- 2021 International Plumbing Code (IPC)
- 2021 International Energy Conservation Code (IECC)
- 2023 Pikes Peak Regional Building Code (PPRBC)
- 2020 National Electrical Code (NEC)
- Current ICC/ANSI A117.1 Accessibility Standard

C. Comply with requirements of the Utility Companies. Call for inspections required by local building inspection authority. Submit certificate of occupancy or final acceptance by inspection authority.

D. Discrepancies: If discrepancies occur between these Specifications, local codes, local Utility requirements, etc., the most stringent requirements shall apply.

SECTION 26 05 10 - BASIC MATERIALS & METHODS

PART 1 - GENERAL

1.01 SECTION INCLUDES

A. Wire, Cable, Boxes and Wiring Devices.

PART 2 - PRODUCTS

2.01 CONDUIT

- A. Utilize EMT for all above Grade and Interior Installations.
- B. MC Cable may be used per Part 3 (B)(2) below.
- C. Liquid Tight Flexible
1. Utilize for Mechanical Equipment Connections.

2.01 WIRE AND CABLE

- A. Feeders Copper THWN-2 or XHHW-2.
- B. Branch circuit conductors (#12 minimum).
- Interior - THWN-2
 - Exterior - XHHW-2

2.02 OUTLET AND JUNCTION BOXES

- A. Boxes Up to 150 Cubic Inches: Standard, One Piece, Zinc Coated.
- B. Lighting Fixture Outlet Boxes: Not less than 4" octagonal with Appropriate Ring.
- C. Flush Wiring Device Outlets: Minimum 4 Square with Appropriate Ring.

2.03 WIRING DEVICES

- A. Wall Switches: Fed. Spec. W-S 896E and NEMA Standard Test WD-1. All switches to be rated 20 Ampere minimum. Utilize AC quiet Type.
- B. Receptacles: NEMA Standard Test WD-1. Provide Commercial Grade Devices.
- C. Weatherproof Receptacles: Where indicated Provide an Assembly of a 'GFCI' receptacle with a 'Heavy-Duty Rain' Tight White In-Use Cover.
- D. Device and Faceplate Colors
- White Devices with White Nylon Covers.

Part 3. EXECUTION

3.01 PREPARATION

- A. Supports
- Support conduit from structure. Supports to be located per NEC requirements.
 - Where outlets are installed in steel stud type systems, provide additional cross bracing, bridging, and/or straps as required to make the outlet completely rigid prior to application of the wall facing material.

3.02 INSTALLATION

A. Conduits

- Install raceways concealed where possible.
- Exposed Conduits by Owner's Representative approval Only.
- Install Conduits 6" away from Plumbing or HVAC Lines.
- Effectively seal all exterior wall or roof penetrations.
- Utilize compression fittings on all Exterior Conduits.
- Provide insulating grommets in steel stud openings when installing cables through pre-punched or field punched openings.

B. Branch Circuits

- Multi-Circuit runs to be installed concealed in conduit.
- Single Circuit runs may be in MC Cable when installed concealed ONLY.
- All Exposed Branch Circuit runs to be in conduit.
- Include a dedicated neutral per single 120v circuit.
- Include a 'green' equipment grounding conductor for all circuits. Size per NEC Table 250.122.
- Include a Dedicated Neutral for all single pole (120v) runs.
- Color Coding for 120/208v: A - Black, B - Red, C - Blue and Neutral White.
- Equipment Grounding Conductor - Green.

B. Outlets and Boxes

- Flush Boxes without trim ring: Install plumb within 1/8" of finished surface.
- Flush Boxes with trim ring: Install plumb with trim ring within 1/8" of finished surface.
- Coordinate with other trades, as required, to maintain accessibility per NEC Requirements.

SECTION 26 05-53 - ELECTRICAL IDENTIFICATION

PART 1 GENERAL

1.01 DESCRIPTION

A. Directory Cards, Engraved Nameplates & Tape Labels

B. Engraved Nameplates.

C. Tape Labels.

PART 2 PRODUCTS

2.01 MATERIALS

- A. Engraved Plastic Nameplates: Black letters on a white background With self-adhesive back.
- B. Adhesive Tape Labels : Black Imprinted Letters on a White Background.
- C. Directory Cards - Provide New for each Panel.

PART 3 EXECUTION

3.01 PREPARATION

A. No temporary type of markings which are visible on equipment are permitted. Repaint trims, housing, etc. where such markings cannot readily be removed. Defaced finishes must be refinished.

B. Thoroughly clean surface to which pressure sensitive type tape labels are applied to assure adherence of label.

3.02 INSTALLATION

A. Label panelboards as designated on electrical drawings.

B. Directory cards, nameplates, and labels shall indicate the general area and type of electrical load served by each circuit.

3.03 SCHEDULE OF LABELS

A. Provide ½ inch minimum height letters engraved in plastic laminate nameplates to identify the equipment item for:

1. Branch and distribution panelboards.

B. Provide 1/8 inch minimum height laser etched or engraved device identifying function or equipment controlled for:

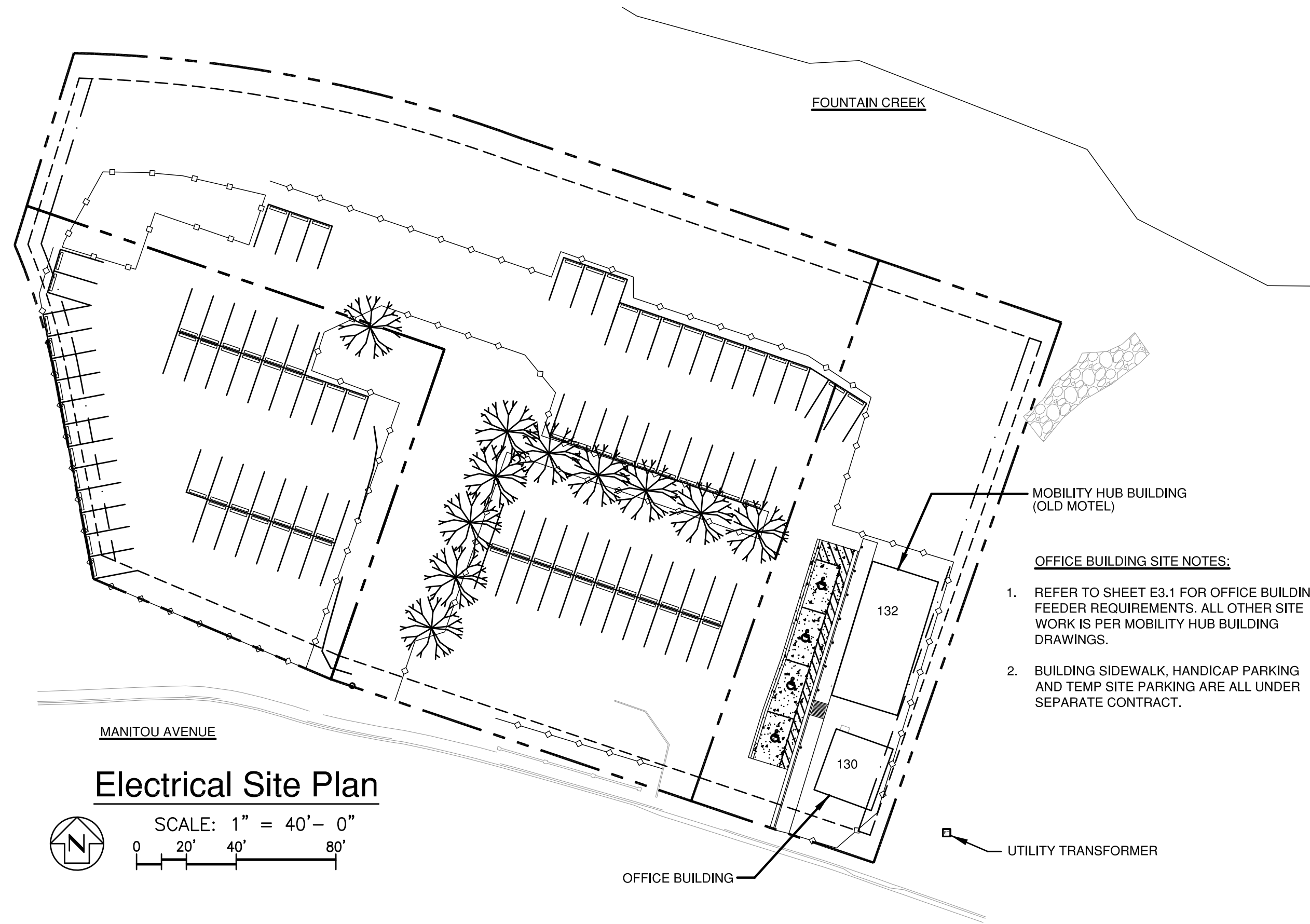
- Exhaust fans.
- Light switches controlling lights that are out of sight.
- Remote test/indicator devices associated with smoke detectors.

C. Provide neatly typed directories or identification labels. Use 12 or 15 pitch type as appropriate to ensure adequate information is included in small spaces.

1. Branch circuit panelboard directories.

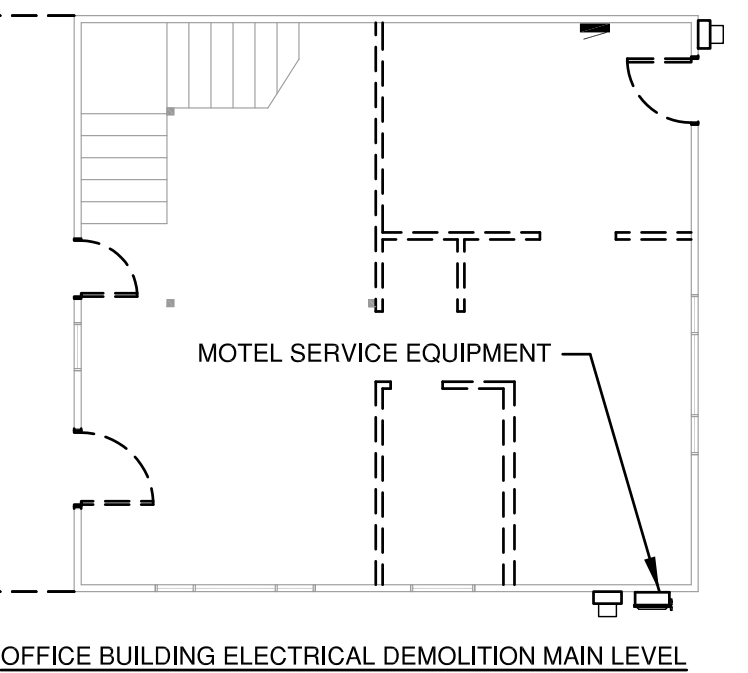
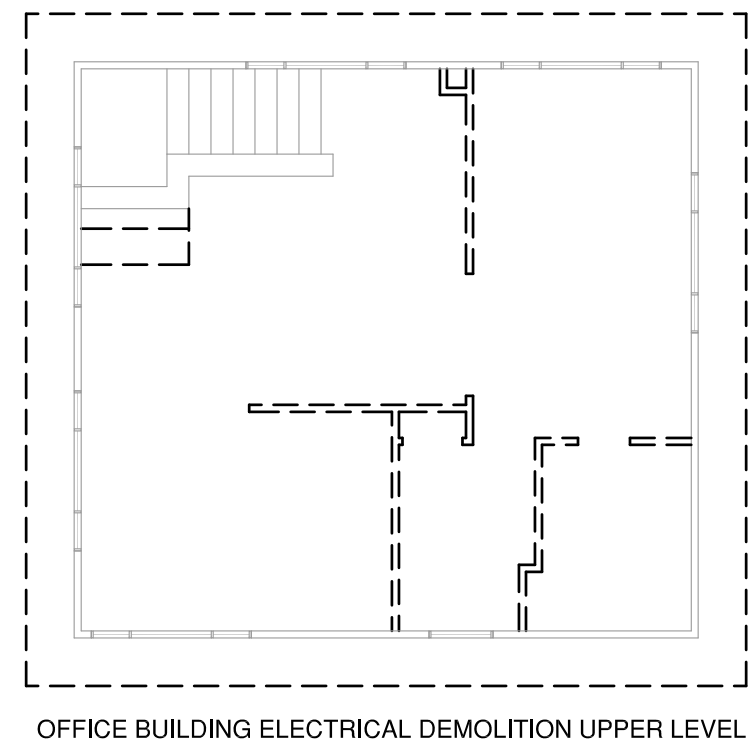
D. Identify on Panel Schedule or adjacent to specific Breakers, which Circuits Serve Emergency Unit Equipment. NEC.

A FINAL COMMISSIONING REPORT SHALL BE PROVIDED BY THE CONTRACTOR AND DELIVERED TO THE BUILDING OWNER PER SECTION C408.2.5 OF THE 2021 IECC.



OFFICE BUILDING SITE NOTES:

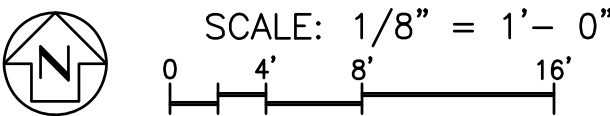
- REFER TO SHEET E3.1 FOR OFFICE BUILDING FEEDER REQUIREMENTS. ALL OTHER SITE WORK IS PER MOBILITY HUB BUILDING DRAWINGS.
- BUILDING SIDEWALK, HANDICAP PARKING AND TEMP SITE PARKING ARE ALL UNDER SEPARATE CONTRACT.



OFFICE BUILDING ELECTRICAL DEMOLITION NOTES:

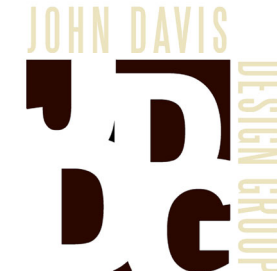
- ELECTRICAL DEMOLITION IS PARTIALLY COMPLETE. CONTRACTOR TO SURVEY THE BUILDING AND REMOVE ALL REMAINING ELECTRICAL COMPONENTS. INCLUDING PANEL, BRANCH CIRCUIT WIRING, BOXES AND CONDUITS.
- CONTRACTOR TO PROPERLY DISPOSE OF ALL ITEMS THAT ARE BEING REMOVED.
- RE: E3.1 FOR ANY ADDITIONAL WORK UNDER THIS CONTRACT.

Electrical Demo Plan



INDEX TO ELECTRICAL DRAWINGS

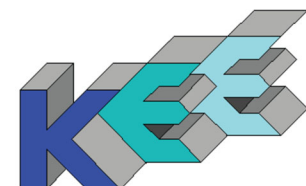
- E0.1 ELECTRICAL SITE PLAN, ELEC. DEMO PLAN AND SPECIFICATIONS
- E0.2 FIXTURE SCHEDULE AND LIGHTING CONTROLS
- E1.1 NEW WORK LIGHTING PLANS
- E2.1 NEW WORK POWER & LV PLANS
- E3.1 SERVICE DIAGRAMS, PANEL SCHEDULE, SERVICE CALCULATIONS AND ENLARGED UTILITY YARD LAYOUT



JOHN DAVIS
DESIGN GROUP

ARCHITECTS
INTERIORS
PLANNERS

176 TALAMINE COURT
SUITE 100
COLORADO SPRINGS,
COLORADO 80907
P 719/528-1177
F 719/444-8409



KOHNERT ELECTRICAL
ENGINEER'S, INC.

911 S. 8th Street, Ste 200
Colorado Springs Co 80905
Phone (719) 633-2637

DO NOT SCALE
DRAWINGS FOR
CONSTRUCTION
PURPOSES

THESE DRAWINGS ARE THE PROPERTY OF
JDD ARCHITECTS. THEY SHALL BE USED
FOR THE SOLE PURPOSE OF CONSTRUCTING
THIS PROJECT. THEY SHALL NOT BE
REPRODUCED AND USED FOR THE PURPOSE
OF CONSTRUCTION DOCUMENTS FOR ANY
OTHER PROJECTS.

Partial Electrical Site & Demo Plans + Specs

NEW INTERIOR REMODEL FOR
MANITOU SPRINGS MOBILITY
& PARKING OFFICES
130 MANITOU AVENUE
MANITOU SPRINGS, COLORADO 80829

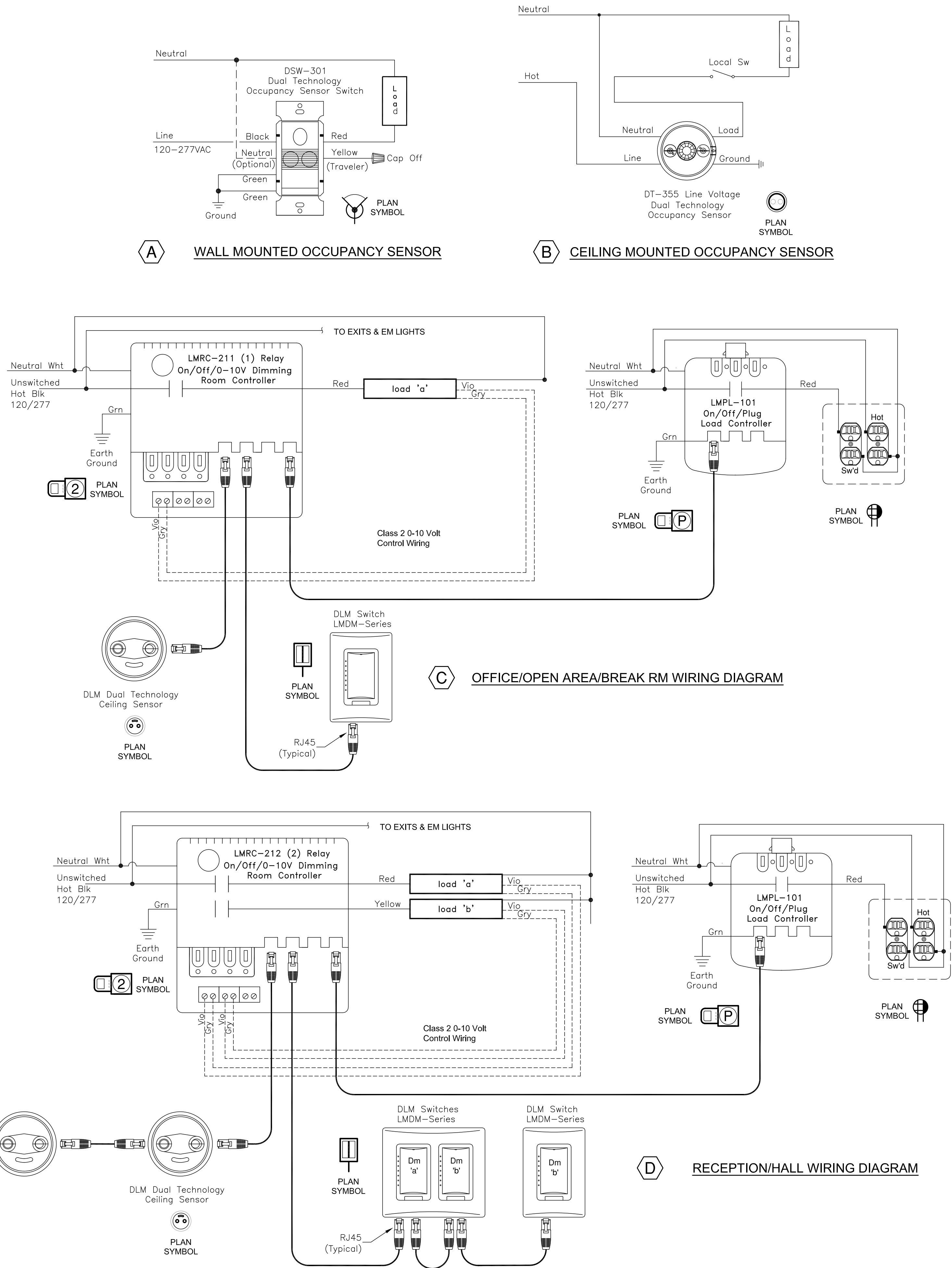
FINAL BID DOCUMENTS

| | |
|-------------|------------------|
| PROJECT NO. | 202446 |
| DATE | JANUARY 24, 2025 |
| DRAWN BY | msk |
| CHECKED | lmsk |
| APPROVED | msk |
| REVISED | |

SHEET

E0.1

Z:\2024\2024-037-2024-037-Alt Dillon Office - Electrical Final Bid Documents 01-23-25.dwg Jan 23, 2025 - 12:27pm



| Manitou Bus Hub Office Fixture Schedule | | | | | | | | | |
|---|----------|--|-------|--------------|------------|---------|-------------------------|--|--|
| TYPE | PICTORAL | DESCRIPTION & MANUFACTURES
CATALOGUE NUMBERS
ALL BALLASTS ARE 120V UNLESS LISTED OTHERWISE | NOTES | FINISH | LOCATION | LAMP(S) | | | |
| | | | | | | NO. | TYPE | | |
| L1 | | 2' LED SLIM LENSED STRIP LIGHT WITH 120V ELECTRONIC DIMMING DRIVER.
COLUMBIA #MPS2-35ML-CW-EDU OR APPROVED EQUIVALENT. | 1 | B.W.E. | VARIOUS | - | 27W/
3700LUM/
835 | | |
| L2 | | 4' LED SLIM LENSED STRIP LIGHT WITH 120V ELECTRONIC DIMMING DRIVER.
COLUMBIA #MPS4-35ML-CW-EDU OR APPROVED EQUIVALENT. | 1 | B.W.E. | VARIOUS | - | 40W/
4277LUM/
835 | | |
| L3 | | 2' x 2' SURFACE MOUNTED SHALLOW LED FIXTURE WITH EFFICIENT ACRYLIC CENTER LENS AND 0-10V DIMMING.
CEILING: GYP
CURRENT #LCAT22-S-35-L031-SM-EDU OR APPROVED EQUIVALENT. | 1 | WHITE | OFFICE | - | 23W/
3100LUM/
835 | | |
| L4 | | 2' x 3' PENDANT MOUNTED LED FIXTURE. BOTTOM TO BE FLUSH WITH ARCHITECTURAL CEILING FEATURE. PROVIDE A W. ACRYLIC CENTER LENS AND 0-10V DIMMING.
FINELITE #HP2-P-D-3'-B-835-F-96LG-120-SC-FC-10% OR APPROVED EQUIVALENT. | 1 | WHITE | RECEPTION | - | 14W/
1263LUM/
835 | | |
| L5 | | RECESSED LED DOWNLIGHT W/NOMINAL 6" APERTURE SEMI-SPECULAR FINISH AND ELEC. 0-10V DIM. DRIVER.
PRESCOLITE #LTR-6RD-H-SL-10L-DM1-IC-LTR-6RD-T-SL-35K-8-XW-VSS-B6 OR APPROVED EQUIVALENT. | 1 | CLEAR | VARIOUS | - | 12W/
1000LUM/
835 | | |
| L6 | | SLIM SURFACE MOUNTED LINEAR ADJUSTABLE FIXTURE ALUMINUM HOUSING AND REFLECTOR.
FLUXWERX #HY1-T-S2-S-J1-XX-XX-W1-9-35-C-F2-M OR APPROVED EQUIV. | 1 | BY ARCH | VARIOUS | - | 13W/
1458LUM/
835 | | |
| L7 | | 24" LONG LED UNDER CABINET FIXTURE. COORDINATE WITH ARCHITECTURAL CASEWORK DRAWINGS.
BRUCK #138546-32-35K-90-120-XX OR APPROVED EQUIVALENT. | 1 | BY ARCH | UNDER CAB. | - | 18W
1350LUM
835 | | |
| L8 | | 16.5" X 5" ADA LED WALL SCONCE WITH DECORATIVE TRIM.
TERON #TGR-SOA-L12.0-ZE-UNIV-XXX-35K OR APPROVED EQUIVALENT. | 1 | BY ARCH | VARIOUS | - | 12W
1400LUM
835 | | |
| L9 | | 24" DECORATIVE LED OVER MIRROR LIGHT WITH WHITE ACRYLIC DIFFUSER AND ELECTRONIC DRIVER.
TERON #A24-L19.0-500-120-XX-35K OR APPROVED EQUIVALENT. | 1 | BY ARCH | RESTROOMS | - | 17W/
1540LUM/
835 | | |
| L10 | | NOMINAL 6" DIAMETER SURFACE MOUNTED (ROUND) EDGE LIT LED LIGHT WITH HIGH IMPACT POLYCARBONATE DIFFUSER. (SET TO 35K)
COLUMBIA #LBSES-6RD-XX OR EQUIVALENT. | 1 | BY ARCH | VARIOUS | - | 13W/
1144LUM/
835 | | |
| L11 | | SMALL EXTERIOR LED FIXTURE WITH AN ACRYLIC DIFFUSER AND DIE-CAST ALUMINUM HOUSING.
HUBBELL LNC-5L-U-3K-2-X OR APPROVED EQUIVALENT | 1 | BY ARCH | EXTERIOR | - | 1150LUM/
13W/
830 | | |
| | | SELF CONTAINED EMERGENCY LIGHT WITH INJECTION MOLDED (HIGH ABUSE) HOUSING, 2 HEADS AND SELF DIAGNOSTIC FEATURE.
DUAL LITE 'EV2' SERIES OR EQUIVALENT | 1 | WHITE | VARIOUS | 2 | BY MFGR | | |
| | | RECESSED SELF-CONTAINED GREEN LED EXIT SIGN WITH (2) EMERGENCY LIGHT HEADS, BRUSHED ALUM, AND ACRYLIC.
DUALITE #CELCR1GN OR APPROVED EQUIVALENT. | 1 & 2 | WHITE BODY | ENTRY | 1 | PER MFGR | | |
| | | SELF CONTAINED WET LOCATION LISTED EMERGENCY LIGHT WITH DIE-CAST ALUMINUM HOUSING AND INTERNAL HEATER TO OPERATE AT -22 deg F.
DUALITE #PG-X-HTR OR APPROVED EQUIVALENT. | 1 | BY ARCHITECT | EXTERIOR | - | PER MFGR | | |

- NOTES:
- SUBMIT REQUEST FOR SUBSTITUTION FIXTURE 7 WORKING DAYS PRIOR TO BID. APPROVED FIXTURES WILL BE LISTED IN AN ADDENDUM.
 - CONTRACTOR IS RESPONSIBLE TO COORDINATE EXIT SIGN FACES AND ARROWS WITH LOCATIONS IN WHICH EQUIPMENT IS INSTALLED.

JOHN DAVIS
DESIGN GROUP

JOHN DAVIS
DESIGN GROUP

ARCHITECTS
INTERIORS
PLANNERS

176 TALAMINE COURT
SUITE 100
COLORADO SPRINGS,
COLORADO 80907
P 719/528-1177
F 719/444-8409

KEE

KOHNERT ELECTRICAL
ENGINEER'S, INC.

911 S. 8th Street, Ste 200
Colorado Springs, Co 80905
Phone (719) 633-2637

DO NOT SCALE
DRAWINGS FOR
CONSTRUCTION
PURPOSES

THESE DRAWINGS ARE THE PROPERTY OF
JDD ARCHITECTS. THEY SHALL BE USED
FOR THE SOLE PURPOSE OF CONSTRUCTING
THIS PROJECT. THEY SHALL NOT BE
REPRODUCED AND USED FOR THE PURPOSE
OF CONSTRUCTION DOCUMENTS FOR ANY
OTHER PROJECTS.

Fixture Schedule & Lighting Controls

NEW INTERIOR REMODEL FOR
MANITOU SPRINGS MOBILITY
& PARKING OFFICES
130 MANITOU AVENUE
MANITOU SPRINGS, COLORADO 80829

FINAL BID DOCUMENTS

| | |
|-------------|------------------|
| PROJECT NO. | 202446 |
| DATE | JANUARY 24, 2025 |
| DRAWN BY | msk |
| CHECKED | lmak |
| APPROVED | msk |
| REVISED | |

SHEET

E0.2

Z:\2024\2024.037 - Electrical Final Bid Documents 01-23-25.dwg Jan 23, 2025 - 12:28pm

| LIGHTING FIXTURE SYMBOL LEGEND | |
|---|---|
| SYMBOL | DESCRIPTION |
| | FLUORESCENT OR LED FIXTURE. UPPER CASE LETTER INDICATES TYPE. LOWER CASE LETTER INDICATES CONTROLLING SWITCH AND NUMBER IS CIRCUIT NUMBER. |
| | LIGHT FIXTURE WIRED HOT AS NIGHT LIGHT. RE: FIXTURE SCHEDULE FOR FIXTURES THAT REQUIRE AN EMERGENCY BATTERY TYPE BALLAST/DRIVER. |
| | SELF-CONTAINED (2) HEAD EMERGENCY LIGHT. RE: FIXTURE SCHEDULE FOR SPECIFICATIONS OF NEW DEVICES. WIRE HOT AHEAD OF LOCAL SWITCHED CIRCUIT. |
| | EXISTING SELF-CONTAINED - EXIT SIGN/EM LIGHT. RE: FIXTURE SCHEDULE FOR ADDITIONAL INFORMATION. WIRE AHEAD OF LOCAL SWITCH OR TO HOT CIRCUIT INDICATED. |
| Line Voltage Controls | |
| SYMBOL | DESCRIPTION |
| | 20A-1P WALL SWITCH INSTALLED AT +45" ABOVE FINISHED FLOOR. |
| | WALL MOUNTED 120V DUAL TECHNOLOGY MOTION SENSOR/ SWITCH WITH MANUAL ON-OFF OPERATION AND ADJUSTABLE TIME DELAY. FLUSH MOUNTED AT + 45" A.F.F. WATTSTOPPER #DW-100 OR APPROVED EQUIVALENT. |
| | LINE VOLTAGE (DUAL TECHNOLOGY- 360 DEG) OCCUPANCY SENSOR SWITCH WITH 5 TO 30 MINUTE TIME DELAY (SET AT 15 MINUTES). INSTALL FLUSH IN CEILING & WIRE AHEAD OF FIXTURE CONTROLLING DEVICE. WATTSTOPPER #DT-355 OR APPROVED EQUIV. |
| DIGITAL CNTRLs SYMBOL LEGEND | |
| SYMBOL | DESCRIPTION |
| | DIGITAL PLENUM RATED RELAY ROOM LIGHTING CONTROLLER WITH (1) RELAY OUTPUT, 0-10V DIMMING OUTPUT, LED STATUS INDICATOR AND "PLUG 'n' GO" AUTOMATIC CONFIGURATION. WATTSTOPPER #LMRC-211. |
| | DIGITAL PLENUM RATED RELAY ROOM LIGHTING CONTROLLER WITH (2) RELAY OUTPUT, 0-10V DIMMING OUTPUT, LED STATUS INDICATOR AND "PLUG 'n' GO" AUTOMATIC CONFIGURATION. WATTSTOPPER #LMRC-212. |
| | DIGITAL SINGLE BUTTON WALL DIMMER FOR ON/OFF OPERATION, 0-10V DIMMING, LED STATUS, IR TRANSCEIVER AND "PLUG 'n' GO" AUTOMATIC CONFIGURATION. WATTSTOPPER #LMDM-101-X. |
| | CEILING MOUNTED DIGITAL DUAL TECHNOLOGY OCCUPANCY SENSOR WITH LCD DISPLAY, IR TRANSCEIVER AND "PLUG 'n' GO" AUTOMATIC CONFIGURATION. WATTSTOPPER #LMDC-100. |
| | DIGITAL SINGLE RELAY PLUG LOAD CONTROLLER WITH LED STATUS INDICATOR AND "PLUG 'n' GO" AUTOMATIC CONFIGURATION. WATTSTOPPER #LMPL-101 OR APPROVED EQUIVALENT. RE: POWER PLANS AND CONTROLS DIAGRAM ON SHEET E0.2 |
| GENERAL NOTE:

AFC MC LUMINAIRY CABLE (OR EQUIVALENT) MAY BE UTILIZED FROM ROOM CONTROLLERS TO LIGHTING LOADS. CABLE INCLUDES 0-10V DIMMING CONDUCTORS. | |

LIGHTING CONTROL WORK NOTES

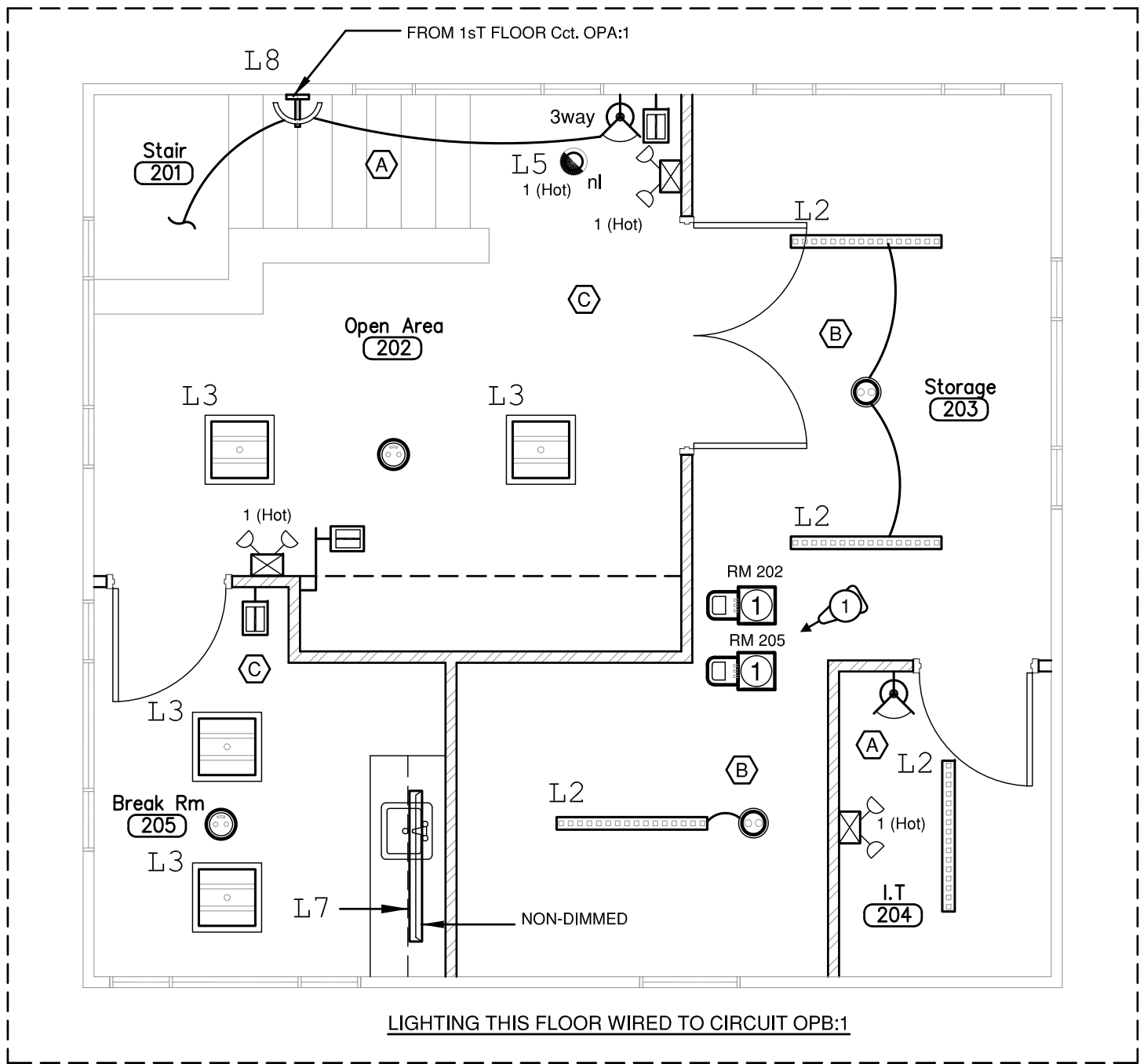
- LIGHTING IN THIS ROOM IS CONTROLLED BY A WALL MOUNTED OCCUPANCY SENSOR SWITCH. RE: E0.2 FOR CONTROL WIRING DIAGRAM.
- LIGHTING THIS ROOM IS CONTROLLED BY A LINE VOLTAGE CEILING MOUNTED OCCUPANCY SENSOR. INSTALL WITH LOCAL SWITCH WHERE SHOWN ON PLANS. RE: E0.2 FOR CONTROL WIRING DIAGRAM.
- LIGHTING IN THIS ROOM IS CONTROLLED BY A MODULAR LOW VOLTAGE RELAY SYSTEM WITH LOW VOLTAGE DIMMING CONTROL. SYSTEM IS FOR A SINGLE RELAY OUTPUT. RE: WIRING DIAGRAM ON SHEET E0.2.
- LIGHTING IN THIS ROOM IS CONTROLLED BY A MODULAR LOW VOLTAGE RELAY SYSTEM WITH LOW VOLTAGE DIMMING CONTROL. SYSTEM IS FOR A DUAL RELAY OUTPUT. RE: WIRING DIAGRAM ON SHEET E0.2.

LIGHTING GENERAL WORK NOTES

1. WIRE ALL EXIT/EM/NL ETC HOT AHEAD OF CONTROLLED CIRCUIT. CIRCUIT TO BE SAME AS THE CONTROLLED CIRCUIT.
2. COORDINATE WITH ARCHITECTURAL ELEVATION DRAWINGS PRIOR TO ROUGH-IN OF EXTERIOR FIXTURES.

LIGHTING FLAG NOTES

- ROOM CONTROLLERS ARE TO BE INSTALLED WALL MOUNTED ADJACENT TO PLUG CONTROLLERS INDICATED ON SHEET E2.1. LABEL ROOM SERVED. RE: WIRING DIAGRAM ON SHEET E0.2 AS PLUG AND LIGHTING CONTROLLERS ARE INTERCONNECTED WITH CAT 5 CABLE.



| LOW VOLTAGE DEVICE LEGEND | |
|---------------------------|---|
| SYMBOL | DESCRIPTION |
| | WALL MOUNTED SECURITY CAMERA - PROVIDE (1) CAT6 CABLE BACK TO PATCH PANEL. COORDINATE FINAL LOCATIONS AND ROUGH-IN REQUIREMENTS WITH SECURITY SYSTEM VENDOR/CONTRACTOR. |
| | CEILING MOUNTED SECURITY CAMERA - PROVIDE (1) CAT6 CABLE BACK TO PATCH PANEL. COORDINATE FINAL LOCATIONS AND ROUGH-IN REQUIREMENTS WITH SECURITY SYSTEM VENDOR/CONTRACTOR. EXTERIOR CAMERAS TO BE RECESSED IN SOFFIT OR AS OTHERWISE APPROVED BY ARCHITECT. |
| | CARD READER - PROVIDE A FLUSH 4S BOX WITH SINGLE GANG RING AND A 1/2" c. INTO ACCESSIBLE CEILING CAVITY WITH 224 TO DOOR ACCESS PANEL. CONFIRM REQUIREMENT WITH OWNER'S ACCESS CONTROL VENDOR/CONTRACTOR PRIOR TO ROUGH-IN. MOUNT AT +45" A.F.F. |
| | DOOR POSITION SWITCH - PROVIDE CAT6 CABLE BACK TO DOOR ACCESS PANEL. CONFIRM REQUIREMENT WITH OWNER'S ACCESS CONTROL VENDOR/CONTRACTOR PRIOR TO ROUGH-IN. |
| | ELECTRIC STRIKE - PROVIDE 18/2 TO TO DOOR ACCESS PANEL. CONFIRM REQUIREMENT WITH OWNER'S ACCESS CONTROL VENDOR/CONTRACTOR PRIOR TO ROUGH-IN. |
| | PROVIDE ROUGH IN (FLUSH 4S - 2 1/2" DEEP BOX WITH SINGLE GANG RING AND (2) 3/4" c. INTO ACCESSIBLE CEILING OR AS OTHERWISE INDICATED ON DRAWINGS). IF INSTALLED IN NON ACCESSIBLE CEILING AREAS, PROVIDE CONDUIT BACK TO IT RACK OR CLOSEST ACCESSIBLE CEILING CAVITY. INSTALL, TERMINATE AND TEST CABLE AS INDICATED. RE: DETAIL THIS SHEET FOR CABLE REQUIREMENT. |
| | PROVIDE FOR WIRELESS ACCESS POINT CONNECTIONS (WAP) AS INDICATED. CONFIRM FINAL PLACEMENT WITH OWNER DURING CONSTRUCTION. PROVIDE (1) CAT 6 FROM EACH OUTLET TO OWNER FURNISHED PATCH PANEL. IF INSTALLED IN NON ACCESSIBLE CEILING, PROVIDE CONDUIT BACK TO IT RACK. |

GENERAL LOW VOLTAGE WORK NOTES

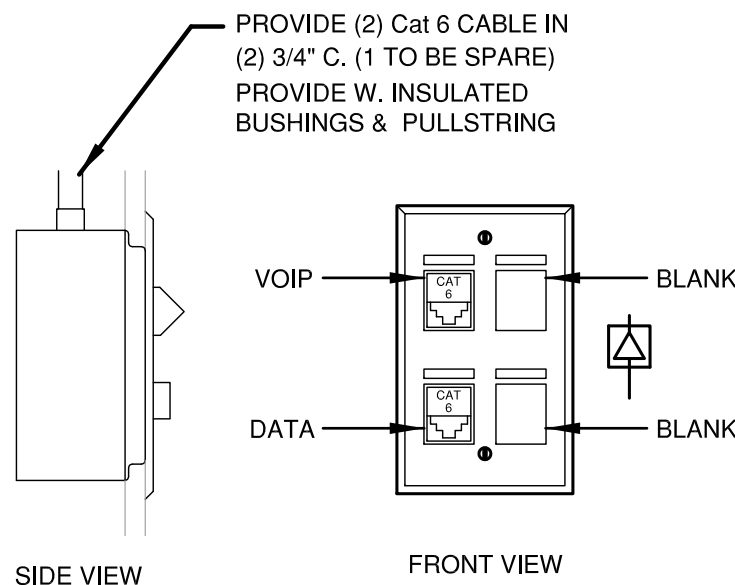
- PROVIDE BACK BOXES AS REQUIRED BY SYSTEM SUPPLIER AND 3/4" c. INTO ACCESSIBLE CEILING CAVITY. (FOR DOOR ACCESS CONTROL).
- ROUGH-IN OF SECURITY DEVICES ARE CONCEPTUAL. FINAL DESIGN BY SECURITY CONTRACTOR. CONFIRM ALL REQUIREMENTS PRIOR TO ROUGH-IN.
- FOR ALL SECURITY DEVICES INSTALLED IN NON ACCESSIBLE CEILING AREAS, PROVIDE 3/4" c. INTO CLOSEST ACCESSIBLE CEILING CAVITY.

DOOR CONTROLS OPERATION NOTES

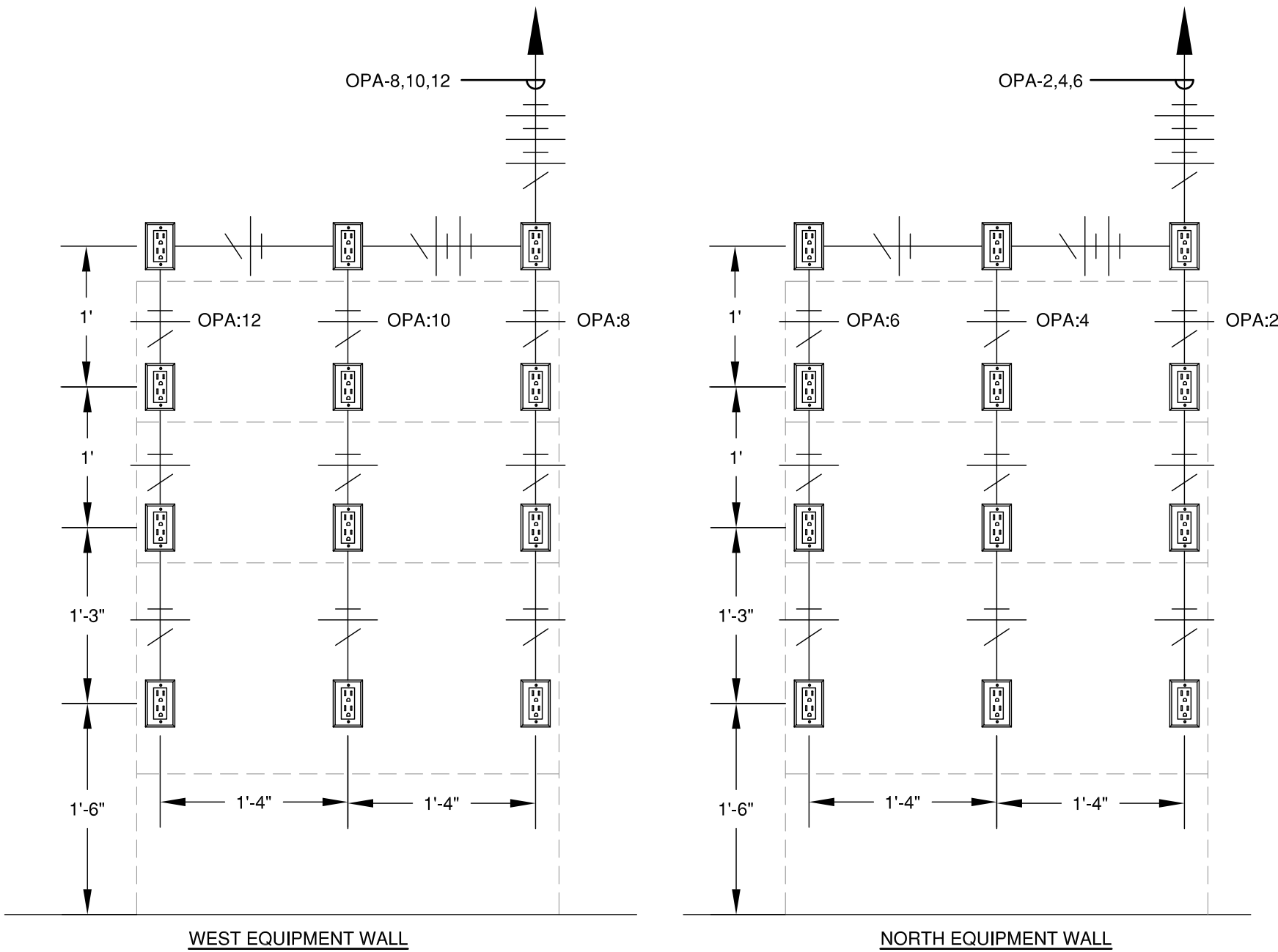
SINGLE DOOR WITH CARD READER

DOOR TO REMAIN LOCKED AT ALL TIMES
ACTIVE LEAF TO UNLOCK UPON VALID ACCESS
FREE MECHANICAL EGRESS VIA EXIT DEVICES
REX TO PROVIDE VALID EXIT TO SHUNT DPS BUT NOT UNLOCK DOOR.
DPS TO REPORT DOOR HELD AND DOOR FORCED OPEN TRANSACTIONS

LOW VOLTAGE SYSTEM DEVICES AND CABLING ARE SHOWN FOR PRICING ONLY. THE FINAL INSTALLATION SHALL BE COORDINATED AND INSTALLED PER THE OWNER'S LOW VOLTAGE SYSTEMS VENDOR(S) REQUIREMENTS. THIS INCLUDES TV, SECURITY AND INFORMATION TECHNOLOGY SYSTEMS. CONTRACTOR TO PROVIDE ALL APPROPRIATE ROUGH-IN AND INSTALL CABLES INDICATED (PROVIDE FOR ADEQUATE LENGTHS FOR CABLE MAKE UP). SYSTEM DEVICES, FINAL CABLE TERMINATIONS AND TESTING SHALL BE BY THE OWNER'S VENDOR'S.



STANDARD DATA/VOIP OUTLET DETAIL



| POWER & SIGNAL LEGEND | |
|-----------------------|--|
| SYMBOL | DESCRIPTION |
| | 20A, DUPLEX RECEPTACLE NEMA TYPE 5-20R. MOUNT AT +18" UNLESS NOTED OTHERWISE. |
| | (2) FLUSH MOUNTED 20A DUPLEX RECEPTACLES - NEMA 5-20R - INSTALLED WITH A SINGLE QUAD FACEPLATE. MOUNT AT +18" A.F.F. UNLESS NOTED OTHERWISE. WIRE SUCH THAT LEFT RECEPTACLE IS SWITCHED AND RIGHT RECEPTACLE IS HOT PER 2021 INTERNATIONAL ENERGY CONSERVATION CODE REQUIREMENTS. LABEL PER NATIONAL ELECTRICAL CODE REQUIREMENTS. RE: WIRING DIAGRAMS ON SHEET E0.2. |
| | (2) FLUSH MOUNTED 20A GFCI PROTECTED DUPLEX RECEPTACLES - NEMA 5-20R - INSTALLED WITH A SINGLE QUAD FACEPLATE. MOUNT AT +18" A.F.F. UNLESS NOTED OTHERWISE. WIRE SUCH THAT LEFT RECEPTACLE IS SWITCHED AND RIGHT RECEPTACLE IS HOT PER 2021 INTERNATIONAL ENERGY CONSERVATION CODE REQUIREMENTS. LABEL PER NATIONAL ELECTRICAL CODE REQUIREMENTS. RE: WIRING DIAGRAMS ON SHEET E0.2. |
| | 20A, GROUND FAULT CIRCUIT INTERRUPTER TYPE DUPLEX RECEPTACLE MOUNTED AT +18" A.F.F. UNLESS INDICATED OTHERWISE. |
| | 20A, 'GFCI' RECEPTACLE PROVIDED WITH 'RAINTIGHT' WHILE IN-USE' WEATHERPROOF COVER. MOUNT AT +24" UNLESS INDICATED OTHERWISE. |
| | 20A, DUPLEX RECEPTACLE WIRED TO A DEDICATED 20A CIRCUIT. MOUNT AT +18" A.F.F. UNLESS NOTED OTHERWISE. |
| | HAND DRYER CONNECTION. |
| | JUNCTION BOX. |
| | FRACTIONAL HORSEPOWER MOTOR CONNECTION. PROVIDE MOTOR RATED SNAP SWITCH WITH THERMAL OVERLOAD. MOUNT AT MOTOR. |
| | FRACTIONAL HORSEPOWER MOTOR CONNECTION. PROVIDE MOTOR RATED SNAP SWITCH W/O THERMAL OVERLOAD. MOUNT AT MOTOR. |
| | HEAVY DUTY MOTOR RATED DISCONNECT SWITCH. PROVIDE NEMA 3R FOR EXTERIOR APPLICATIONS |
| | SURFACE MOUNTED BRANCH CIRCUIT PANEL. |

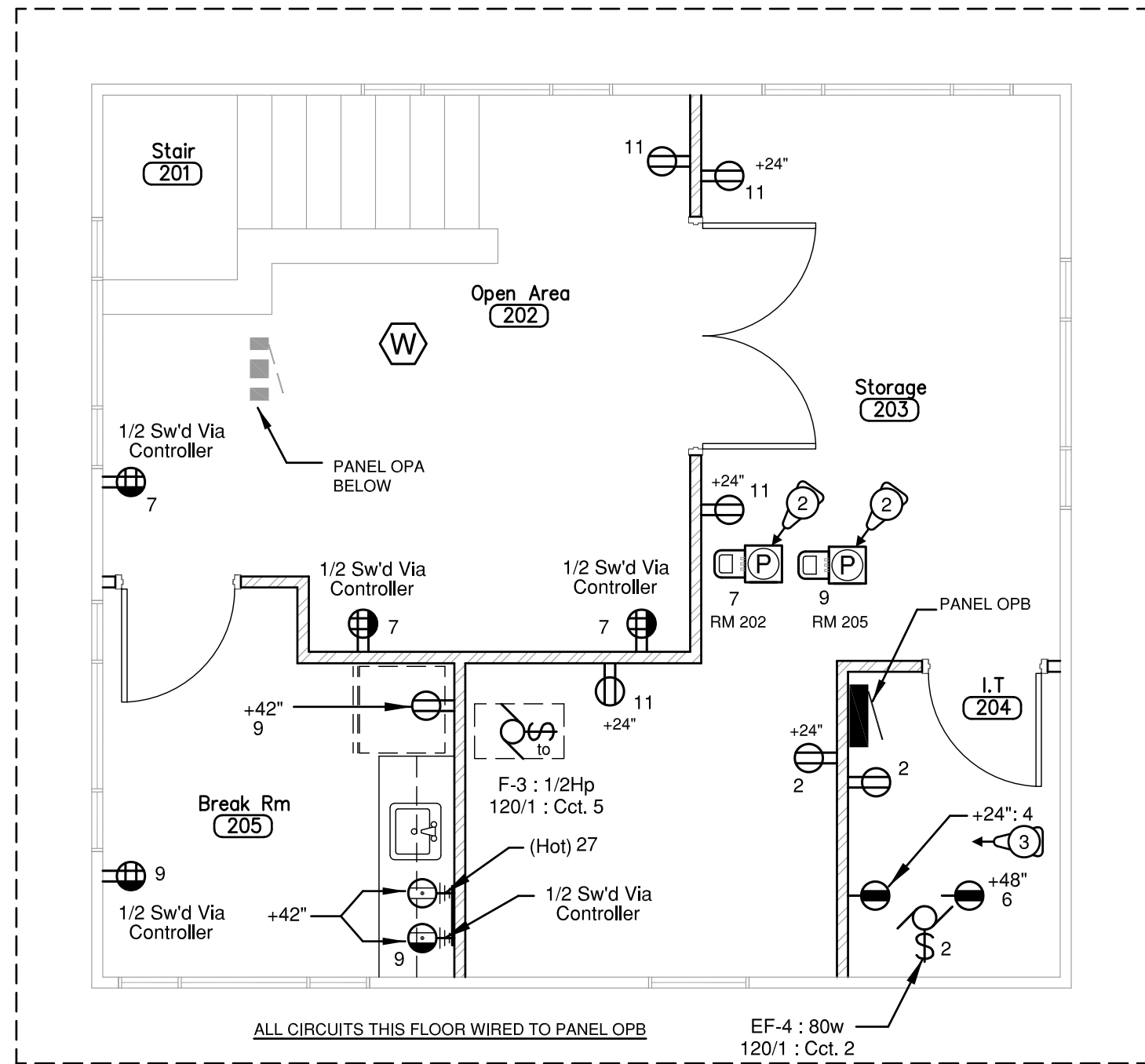
ALL HEIGHTS INDICATED ARE TO CENTER OF DEVICE.

NEW WORK GENERAL INSTALLATION NOTES:

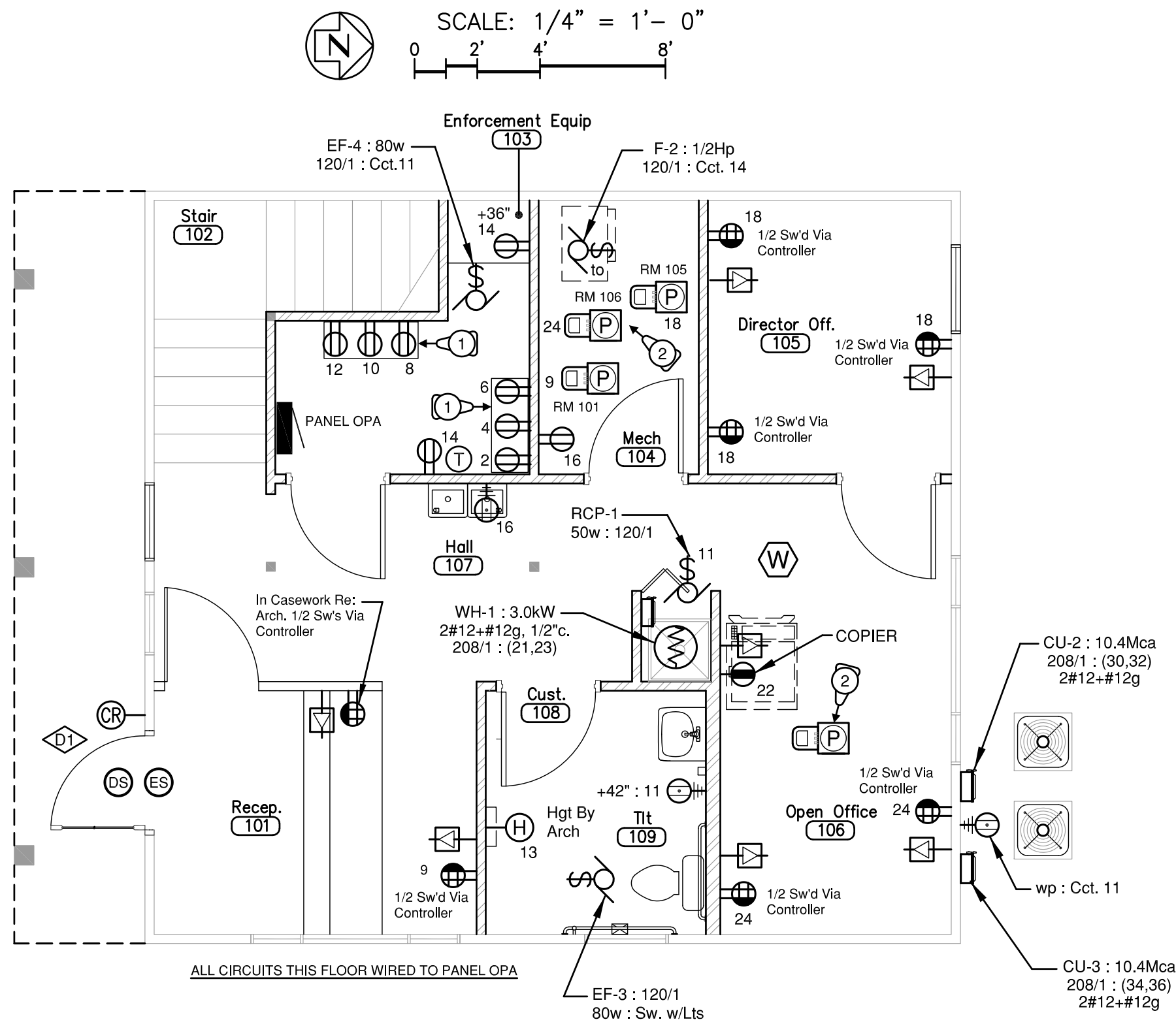
- ALL NEW SINGLE POLE BRANCH CIRCUITS TO HAVE DEDICATED NEUTRALS.
- NEW MULTI-CIRCUIT HOMERUNS TO BE IN CONDUIT.
- SINGLE CIRCUITS MAY BE IN MC CABLE.
- ALL 20A WIRING IS TO BE #12 WITH #12g. UNLESS NOTED OTHERWISE.

NEW WORK FLAG NOTES:

- RE: ELEVATION DRAWING THIS SHEET FOR INSTALLATION OF RECEPTACLES THIS AREA.
- ALL CONTROLLERS TO BE INSTALLED SURFACE MOUNTED IN MECHANICAL OR STORAGE ROOMS ADJACENT TO LIGHTING CONTROLLERS (Re: E1.1). LABEL ROOM SERVED. RE: WIRING DIAGRAMS SHEET E0.2 AS PLUG & LIGHTING CONTROLLERS ARE INTERCONNECTED WITH CAT 5 CABLE.
- DEDICATED SPACE FOR OWNER FURNISHED IT RACKS AND EQUIPMENT. COORDINATE WITH OWNER'S LOW VOLTAGE VENDOR.



Upper Level Power and LV Rough-In Plan



Main Level Power and LV Rough-In Plan

JOHN DAVIS
DESIGN GROUP

JOHN DAVIS
DESIGN GROUP

ARCHITECTS
INTERIORS
PLANNERS

176 TALAMINE COURT
SUITE 100
COLORADO SPRINGS,
COLORADO 80907
P 719/528-1177
F 719/444-8409

KOHNET ELECTRICAL
ENGINEER'S, INC.

911 S. 8th Street, Ste 200
Colorado Springs Co 80905
Phone (719) 633-2637

DO NOT SCALE
DRAWINGS FOR
CONSTRUCTION
PURPOSES

THESE DRAWINGS ARE THE PROPERTY OF
JOHN DAVIS ARCHITECTS. THEY SHALL BE USED
FOR THE SOLE PURPOSE OF CONSTRUCTING
THIS PROJECT. THEY SHALL NOT BE
REPRODUCED AND USED FOR THE PURPOSE
OF CONSTRUCTION DOCUMENTS FOR ANY
OTHER PROJECTS.

New Work Power & LV Rough -in Plans

NEW INTERIOR REMODEL FOR
MANITOU SPRINGS MOBILITY
& PARKING OFFICES
130 MANITOU AVENUE
MANITOU SPRINGS, COLORADO 80829

| FINAL BID DOCUMENTS | |
|---------------------|------------------|
| PROJECT NO. | 202446 |
| DATE | JANUARY 24, 2025 |
| DRAWN BY | msk |
| CHECKED | lmsk |
| APPROVED | msk |
| REVISED | |
| SHEET | |
| E2.1 | |

Z:\2024\2024.037 - 2024.037-Alt Dillon Office - Electrical Final Bid Documents 01-23-25.dwg Jan 23, 2025 - 12:28pm

Page 213 of 323

RESTROOM BUILDING BID TABULATION SHEET

RFB 2025-002.1: Dillon Mobility Hub Building Renovations
City of Manitou Springs

Building Sqft:

1,684

Instructions: Complete the fields highlighted in Yellow

Contractor Name:

iiCon Construction Colorado

Date Estimated:

4/8/2025

| ITEM NO. | DESCRIPTION | UNITS | QUANTITY | UNIT COST | COST | SUBTOTAL | Per Sqft |
|-------------------|---|-------|----------|-------------|-------------|--------------|----------|
| BASE BID | | | | | | | |
| Demolition | | | | | | | |
| 2025002-01 | Demolition | LS | 1 | \$6,300.00 | \$6,300.00 | | |
| | | | | | | \$6,300.00 | \$3.74 |
| Mechanical | | | | | | | |
| 2025002-02 | HVAC Materials, Install, and Labor | LS | 1 | \$55,870.00 | \$55,870.00 | | |
| | | | | | | \$55,870.00 | \$33.18 |
| Electrical | | | | | | | |
| 2025002-03 | Electrical Materials/Fixtures, Install, and Labor | LS | 1 | \$86,975.00 | \$86,975.00 | | |
| | | | | | | \$86,975.00 | \$51.65 |
| Plumbing | | | | | | | |
| 2025002-04 | Plumbing Materials/Fixtures, Install, and Labor | LS | 1 | \$99,877.00 | \$99,877.00 | | |
| 2025002-05 | RESTROOM ACCESSORIES, TOILET PARTITIONS | LS | 1 | \$29,711.97 | \$29,711.97 | | |
| | | | | | | \$129,588.97 | \$76.95 |
| Finishings | | | | | | | |
| 2025002-05 | Painting Materials and Labor | LS | 1 | \$8,190.00 | \$8,190.00 | | |
| 2025002-06 | Doors and Hardware and Install | LS | 1 | \$5,250.00 | \$5,250.00 | | |
| 2025002-07 | Flooring Materials Install and Labor | LS | 1 | \$19,000.00 | \$19,000.00 | | |
| 2025002-08 | Tile Materials Install and Labor | LS | 1 | \$21,515.00 | \$21,515.00 | | |
| 2025002-09 | Specialty Construction: Restroom Sink Basins | LS | 1 | | \$0.00 | | |
| 2025002-10 | Mill Work/Cabinetry | N/A | | | \$0.00 | | |
| | | | | | | \$53,955.00 | \$32.04 |
| Structural | | | | | | | |
| 2025002-11 | Framing, Drywall, Insulation, Install and Labor | LS | 1 | \$54,393.00 | \$54,393.00 | | |
| 2025002-12 | Exterior Building Doors/Windows - Cinderblock | LS | 1 | \$5,540.00 | \$5,540.00 | | |
| | | | | | | \$59,933.00 | \$35.59 |
| General | | | | | | | |
| 2025002-44 | Mobilization | LS | 1 | | \$0.00 | | |

| | | | | | | | |
|------------|--|----|---|------------|-------------|---------------|-----------|
| 2025002-45 | Construction staging and dumpster(s) | LS | 1 | | \$0.00 | | |
| 2025002-46 | Traffic Control Measures | LS | 1 | | \$0.00 | | |
| 2025002-47 | Quality Control and Testing | LS | 1 | | \$0.00 | | |
| 2025002-48 | Post-construction cleaning | LS | 1 | | \$0.00 | | |
| 2025002-50 | Equipment Rental(s) | LS | 1 | | \$0.00 | | |
| 2025002-51 | GENERAL CONDITIONS | | 1 | | \$49,387.22 | | |
| | | | | | | \$49,387.22 | \$29.33 |
| | Add Alternates | | | | | | |
| 2025002-A1 | Exterior paint | LS | 1 | \$4,861.00 | \$4,861.00 | | |
| 2025002-A2 | Gutter cleaning, repair and/or replacement | LS | 1 | \$5,530.00 | \$5,530.00 | | |
| 2025002-A3 | ALLOWANCE TO REPLACE BROKEN ROOF TILES PER PLANS | LS | 1 | \$7,500.00 | \$7,500.00 | | |
| 2025002-A4 | [OTHER] | LS | 1 | | \$0.00 | | |
| 2025002-A5 | [OTHER] | LS | 1 | | \$0.00 | | |
| 2025002-A6 | [OTHER] | LS | 1 | | \$0.00 | | |
| | | | | | | \$17,891.00 | \$10.62 |
| | TOTAL BASE BID COST | | | | | \$ 459,900.19 | \$ 273.10 |

| | ADDITIONAL COSTS | | LUMP SUM | Percent of Base Bid | TOTAL | SUBTOTAL | Per Sqft |
|--|--|--|-------------|---------------------|---------------------|-------------|-----------------|
| | Construction Contingency (5% assumed if not provided) | | | 5.0% | \$22,995.01 | | |
| | Construction Contingency (10% assumed if not provided) | | | 0.0% | \$0.00 | | |
| | Project Management | | | | \$0.00 | | |
| | OVERHEAD AND PROFIT | | | | \$52,235.31 | | |
| | P&P BOND | | \$ 4,623.52 | | \$4,623.52 | | |
| | [OTHER] | | | | \$0.00 | | |
| | [OTHER] | | | | \$0.00 | | |
| | [OTHER] | | | | \$0.00 | | |
| | [OTHER] | | | | \$0.00 | | |
| | TOTAL Additional Costs | | | | | \$79,853.84 | \$47.42 |
| | TOTAL BASE BID + Additional | | | | \$539,754.03 | | \$320.52 |

| TIMELINE REQUIREMENTS | Select Resp | Comments |
|---|-------------|----------|
| Are you able to complete the project by September 1st, 2025? | Yes | |
| Are you able to provide proof of required Certificate of Insurance and Bond requirements by April 22, 2025? | Yes | |
| Are you able obtain contract signatures and notarization by noon April 11th, 2025 (noon)? | Yes | |

MOBILITY & PARKING OFFICES BUILDING BID TABULATION SHEET

RFB 2025-002.1: Dillon Mobility Hub Building Renovations
City of Manitou Springs

1,248

Building Sqft:

Instructions: Complete the fields highlighted in Yellow

Contractor Name:

iiCon Construction Colorado

Date Estimated:

3/7/2025

| ITEM NO. | DESCRIPTION | UNITS | QUANTITY | UNIT COST | COST | SUBTOTAL | Per Sqft |
|-------------------|---|-------|----------|-------------|-------------|-------------|----------|
| BASE BID | | | | | | | |
| Demolition | | | | | | | |
| 2025002-01 | Demolition | LS | 1 | \$5,988.00 | \$5,988.00 | | |
| | | | | | | \$5,988.00 | \$4.80 |
| Mechanical | | | | | | | |
| 2025002-02 | HVAC Materials, Install, and Labor | LS | 1 | \$40,935.00 | \$40,935.00 | | |
| | | | | | | \$40,935.00 | \$32.80 |
| Electrical | | | | | | | |
| 2025002-03 | Electrical Materials/Fixtures, Install, and Labor | LS | 1 | \$41,600.00 | \$41,600.00 | | |
| | | | | | | \$41,600.00 | \$33.33 |
| Plumbing | | | | | | | |
| 2025002-04 | Plumbing Materials/Fixtures, Install, and Labor | LS | 1 | \$36,568.00 | \$36,568.00 | | |
| | | | | | | \$36,568.00 | \$29.30 |
| Finishings | | | | | | | |
| 2025002-05 | Painting Materials and Labor | LS | 1 | \$8,270.00 | \$8,270.00 | | |
| 2025002-06 | Doors and Hardware and Install | LS | 1 | \$4,000.00 | \$4,000.00 | | |
| 2025002-07 | Flooring Materials Install and Labor | LS | 1 | \$8,300.00 | \$8,300.00 | | |
| 2025002-08 | Tile Materials Install and Labor | LS | 1 | | \$0.00 | | |
| 2025002-09 | Specialty Construction: N/A | N/A | | | \$0.00 | | |
| 2025002-10 | Mill Work/Cabinetry | LS | 1 | \$6,800.00 | \$6,800.00 | | |
| | | | | | | \$27,370.00 | \$21.93 |
| Structural | | | | | | | |
| 2025002-11 | Framing, Drywall, Insulation, Install and Labor | LS | 1 | \$23,265.00 | \$23,265.00 | | |
| 2025002-12 | Exterior Building Doors/Windows (see Add Alternate) | N/A | | | \$0.00 | | |
| | | | | | | \$23,265.00 | \$18.64 |
| General | | | | | | | |
| 2025002-44 | Mobilization | LS | 1 | | \$0.00 | | |
| 2025002-45 | Construction staging and dumpster(s) | LS | 1 | | \$0.00 | | |
| 2025002-46 | Traffic Control Measures | LS | 1 | | \$0.00 | | |

| | | | | | | | |
|------------|--|----|---|------------|-------------|---------------|-----------|
| 2025002-47 | Quality Control and Testing | LS | 1 | | \$0.00 | | |
| 2025002-48 | Post-construction cleaning | LS | 1 | | \$0.00 | | |
| 2025002-50 | Equipment Rental(s) | LS | 1 | | \$0.00 | | |
| 2025002-51 | GENERAL CONDITIONS | LS | 1 | | \$32,736.55 | | |
| | | | | | | \$32,736.55 | \$26.23 |
| | Add Alternates | | | | | | |
| 2025002-A1 | Exterior paint | LS | 1 | \$2,713.00 | \$2,713.00 | | |
| 2025002-A2 | Gutter cleaning, repair and/or replacement | LS | 1 | \$4,456.00 | \$4,456.00 | | |
| 2025002-A3 | Window removal and replacement | LS | 1 | \$9,633.00 | \$9,633.00 | | |
| 2025002-A4 | [OTHER] | LS | 1 | | \$0.00 | | |
| 2025002-A5 | [OTHER] | LS | 1 | | \$0.00 | | |
| 2025002-A6 | [OTHER] | LS | 1 | | \$0.00 | | |
| | | | | | | \$16,802.00 | \$13.46 |
| | TOTAL BASE BID COST | | | | | \$ 225,264.55 | \$ 180.50 |

| | ADDITIONAL COSTS | | LUMP SUM | Percent of Base Bid | TOTAL | SUBTOTAL | Per Sqft |
|--|--|--|-------------|---------------------|---------------------|-------------|-----------------|
| | Construction Contingency (5% assumed if not provided) | | | 0.0% | \$11,263.23 | | |
| | Construction Contingency (10% assumed if not provided) | | | 0.0% | | | |
| | Project Management | | | | \$0.00 | | |
| | OVERHEAD AND PROFIT | | | | \$32,893.31 | | |
| | P&P BOND | | \$ 4,623.52 | | \$4,623.52 | | |
| | [OTHER] | | | | \$0.00 | | |
| | [OTHER] | | | | \$0.00 | | |
| | [OTHER] | | | | \$0.00 | | |
| | [OTHER] | | | | \$0.00 | | |
| | TOTAL Additional Costs | | | | | \$48,780.06 | \$39.09 |
| | TOTAL BASE BID + Additional | | | | \$274,044.61 | | \$219.59 |

| TIMELINE REQUIREMENTS | Select Resp | Comments |
|---|-------------|----------|
| Are you able to complete the project by September 1st, 2025? | Yes | |
| Are you able to provide proof of required Certificate of Insurance and Bond requirements by April 22, 2025? | Yes | |
| Are you able obtain contract signatures and notarization by noon April 11th, 2025 (noon)? | Yes | |

City of Manitou Springs - Dillon Mobility Hub Phase 2
Utility Scope Alternate

Alternate #5:

| Quantity | Description | Unit | Material | Unit | Labor | Unit | Sub/Equip | Total | Subcontractor |
|----------|--|------|----------|------|-------|--------------|---------------|----------------------|---------------|
| 1 LS | Utility work under Manitou Ave. Includes connection to main sanitary and water, new lines for both, potholing for gas, sewer, water/tel and elec, and ROW permit, concrete and asphalt patch | \$ - | \$ - | \$ - | \$ - | \$ 97,055.00 | \$ 97,055.00 | \$ 97,055.00 | MAXUS |
| 1 LS | Concrete Replacement | | | | | \$ 5,750.00 | \$ 5,750.00 | \$ 5,750.00 | iiCON |
| | | | | | | | \$ - | \$ - | |
| | | | | | | | \$ - | \$ - | |
| | | | | | | | \$ - | \$ - | |
| | | | | | | | \$ - | \$ - | |
| | | | | | | | \$ - | \$ - | |
| | Sub-Total | | \$ - | | \$ - | | \$ 102,805.00 | \$ 102,805.00 | |
| | Sales Tax | 7% | \$ - | | | | | \$ - | |
| | Insurance | | | - | \$ - | 0.0% | \$ - | \$ - | |
| | Sub-Total | | \$ - | | \$ - | | \$ 102,805.00 | \$ 102,805.00 | |
| | Builder's Risk Insurance | | | | | | | \$ - | |
| | Permits & Plan Review | | | | | | | \$ - | |
| | Business License | | | | | | | \$ - | |
| | Civil Design | | | | | | | \$ - | |
| | Architectural/Structural Design | | | | | | | \$ - | |
| | Contingency | | | | | | | \$ - | |
| | Sub-Total | | | | | | | \$ 102,805.00 | |
| | Fee | | | | | | | \$ 2,878.54 | 3% |
| | Sub-Total | | | | | | | \$ 105,683.54 | |
| | P&P Bond | | | | | | | \$ 1,056.84 | 1% |
| | Sub-Total | | | | | | | \$ 106,740.38 | |
| | CUT/ADD | | | | | | | \$ - | |
| | TOTAL | | | | | | | \$ 106,741 | |



Know what's below.
Call before you dig.

DILLON MOTEL PARK & RIDE

MANITOU SPRINGS, COLORADO, 80829

UTILITY SERVICE PLAN

MARCH, 2025

AGENCIES CONTACT INFORMATION:

| | |
|----------------------|---|
| OWNER | CITY OF MANITOU SPRINGS
606 MANITOU AVE, MANITOU
SPRINGS, COLORADO 80829
ROY CHANEY, (719) 685-2600 |
| CIVIL ENGINEER | MATRIX DESIGN GROUP
2435 RESEARCH PARKWAY, SUITE 300
COLORADO SPRINGS, COLORADO 80920
COREY PETERSON, (719) 575-0100 |
| ENGINEERING DIVISION | CITY OF MANITOU SPRINGS
606 MANITOU AVE, MANITOU
SPRINGS, COLORADO 80829
ROY CHANEY, (719) 685-2600 |
| CONTRACTOR | TBD |
| SURVEYOR | MATRIX DESIGN GROUP
2435 RESEARCH PARKWAY, SUITE 300
COLORADO SPRINGS, COLORADO 80920 |

UTILITY SERVICE PLAN NOTES

THE CONTRACTOR SHALL NOTIFY COLORADO SPRINGS UTILITIES' INSPECTIONS OFFICE 719-668-4658 A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION.

GENERAL:

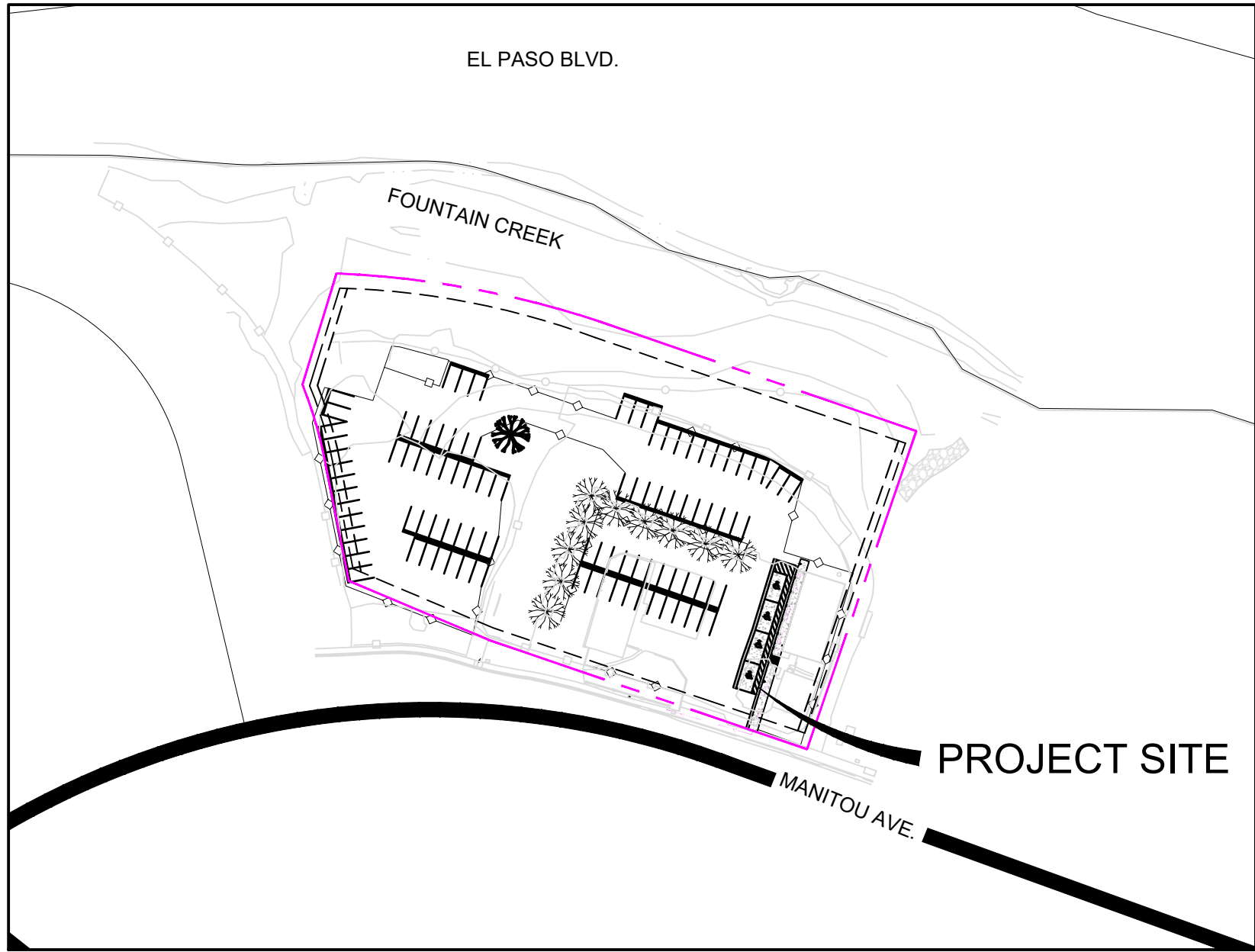
- ALL CONSTRUCTION METHODS AND MATERIALS SHALL MEET *COLORADO SPRINGS UTILITIES' WASTEWATER AND WATER LINE EXTENSION AND SERVICE STANDARDS (WATER/WASTEWATER LESS)*.
- COLORADO SPRINGS UTILITIES DOES NOT GUARANTEE THE ACCURACY OF LOCATIONS OF EXISTING PIPELINES, MANHOLES, HYDRANTS, VALVES AND SERVICE LINES. IF FIELD CONDITIONS ARE FOUND TO BE DIFFERENT THAN SHOWN ON THE PLANS, THE CONTRACTOR SHALL NOTIFY THE INSPECTOR AND THE DESIGN ENGINEER IMMEDIATELY.
- THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO ANY UTILITY FACILITIES AS A RESULT OF HIS ACTIONS. THE CONTRACTOR SHALL MAKE ALL THE REQUIRED REPAIRS IMMEDIATELY TO THE SATISFACTION OF COLORADO SPRINGS UTILITIES.
- ALL FIELD STAKING SHALL COMPLY WITH THE *WATER/WASTEWATER LESS*.
- CORROSION PROTECTION MEASURES SHALL COMPLY WITH THE *WATER/WASTEWATER LESS*.
- FINAL LOCATION OF ALL WASTEWATER AND WATER SERVICES SHALL BE APPROVED IN THE FIELD BY THE COLORADO SPRINGS UTILITIES INSPECTOR.
- ALL TRENCH BACKFILL AND COMPACTION SHALL BE IN ACCORDANCE WITH SECTION 206 OF THE *CITY OF COLORADO SPRINGS STANDARD SPECIFICATIONS MANUAL AND SECTION 5.18 OF THE WATER LESS*.

WASTEWATER:

- SERVICE STUBS SHALL BE INSTALLED A MINIMUM OF SEVEN FEET (7') INTO THE PROPERTY, UNLESS OTHERWISE SHOWN, AND THE END OF THE STUB SHALL BE MARKED WITH A 2"x4"x12" STEEL OR WOODEN POST.
- SERVICES SHALL BE CONNECTED A MINIMUM OF FIVE FEET (5') FROM THE OUTSIDE EDGE OF ANY MANHOLE ON THE MAIN LINE AND SHALL MAINTAIN TWO FEET (2') OF SEPARATION BETWEEN TAPS CENTER TO CENTER.
- ALL CLEANOUTS SHALL BE THE SAME SIZE AS THE SERVICE LINE.
- THE CONTRACTOR SHALL NOTIFY EL PASO COUNTY DEPARTMENT OF HEALTH AND ENVIRONMENT WHEN ANY SEPTIC TANK IS TO BE ABANDONED AND PAY ALL FEES NECESSARY TO OBTAIN A PERMIT.

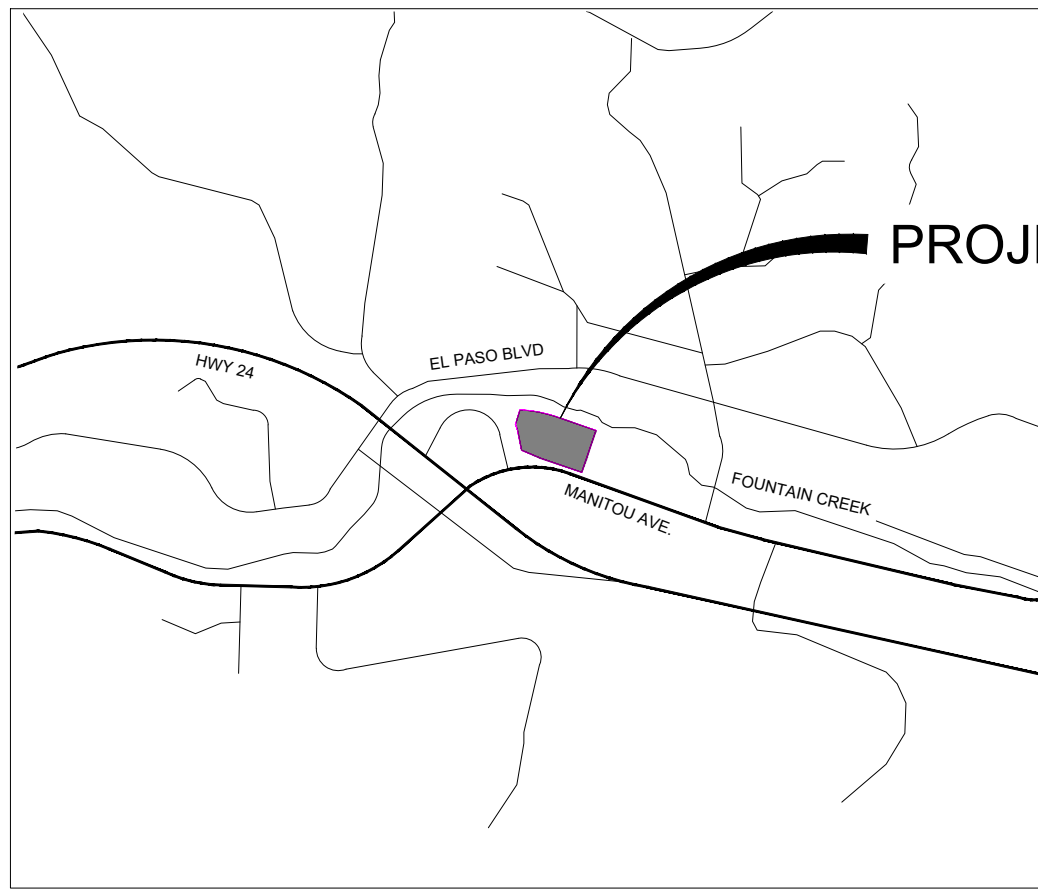
WATER:

- SERVICE STUBS SHALL BE INSTALLED WITH THE CURB STOP AT OR NEAR PROPERTY LINE AND SHALL NOT BE INSTALLED WITHIN DRIVEWAYS OR SIDEWALKS (SEE DETAIL DRAWING B2-3).
- SERVICE TAPS SHALL BE MADE A MINIMUM OF THREE FEET (3') FROM THE BELL OR APPURTENANCE ON THE WATER MAIN. TAPS SHALL BE A MINIMUM OF THREE FEET (3') APART ON THE SAME SIDE OF THE WATER MAIN AND A MINIMUM OF ONE-AND-A-HALF FEET (1.5') WHEN TAPS ARE MADE ON OPPOSITE SIDES OF THE WATER MAIN.
- ALL SERVICES FOR COMMERCIAL USE AND SOME RESIDENTIAL USES REQUIRE INSTALLATION OF A BACKFLOW PREVENTION ASSEMBLY IMMEDIATELY AFTER THE METER. THE BACKFLOW PREVENTION ASSEMBLY SHALL BE APPROVED BY THE FOUNDATION FOR CROSS-CONNECTION CONTROL AND HYDRAULIC RESEARCH OF THE UNIVERSITY OF SOUTHERN CALIFORNIA (USC-FCCCHR) AND INSTALLED IN ACCORDANCE WITH THIS LISTING. PLEASE REFERENCE THE WATER LINE EXTENSION STANDARDS FOR ADDITIONAL REQUIREMENTS.
- ALL TAPS ON COLORADO SPRINGS UTILITIES WATER MAINS SHALL BE PERFORMED BY COLORADO SPRINGS UTILITIES. ALL OTHER TAPS SHALL BE PERFORMED BY THE CONTRACTOR.
- ANY ABANDONED SERVICES MUST BE PHYSICALLY DISCONNECTED AT THE MAIN. ANY NECESSARY REPAIRS TO THE MAIN AND/OR SHUT DOWN OF THE TAPPING VALVE SHALL BE AS DIRECTED BY COLORADO SPRINGS UTILITIES.
- ALL WATER SERVICE LINES SHOULD ENTER THE BUILDING WITHIN 5 FEET OF AN EXTERIOR WALL. EXPOSED WATER PLUMBING SHALL BE MINIMIZED INSIDE THE BUILDING PRIOR TO THE WATER METER AND/OR APPROVED BACKFLOW PREVENTION ASSEMBLY OR METHOD.
- ALL HDPE WATER SERVICE LINES MUST EXTEND A MINIMUM OF 6 INCHES ABOVE THE FLOOR AND BE 90 DEGREES FROM THE FLOOR PLAN TO ALLOW FOR BRACING AND TRANSITION TO THE METER LOOP ASSEMBLY.



SITE MAP

1" = 100'



VICINITY MAP

1" = 1000'

Sheet List Table

| Sheet Number | Sheet Title | Sheet Description |
|--------------|-------------|----------------------|
| 1 | CS01 | COVER SHEET |
| 2 | USP01 | UTILITY SERVICE PLAN |

OWNER/DEVELOPER PLAN APPROVAL

THE UNDERSIGNED OWNER/DEVELOPER AGREES THAT THEY SHALL, AT THEIR EXPENSE, BE SOLELY RESPONSIBLE FOR 1) THE INSTALLATION OF THE PROPOSED UTILITY INFRASTRUCTURE IN ACCORDANCE WITH THESE PLANS, AND 2) ALL DAMAGES AND DEFECTS ARISING FROM, OR RELATED TO, THE INSTALLATION, MAINTENANCE OR OPERATION OF THE PUBLIC UTILITY INFRASTRUCTURE FROM THE DATE OF PRELIMINARY ACCEPTANCE FOR A PERIOD OF TWO YEARS, OR UNTIL FINAL ACCEPTANCE, WHICHEVER IS LATER.

THE UNDERSIGNED UNDERSTANDS THAT ALL PRIVATE UTILITY INFRASTRUCTURE, AS INDICATED ON THESE PLANS, SHALL REMAIN THE PROPERTY OF THE OWNER AND SHALL BE MAINTAINED BY THE OWNER, AS REQUIRED BY *COLORADO SPRINGS UTILITIES' LINE EXTENSION AND SERVICE STANDARDS*.

- ☐ PUBLIC WATER MAIN PROPOSED ☐ PUBLIC WASTEWATER MAIN PROPOSED ☒ PRIVATE WATER SERVICE LINE (<4") AND/OR PRIVATE WASTEWATER SERVICE LINE (<8")
- ☐ PRIVATE WATER MAIN PROPOSED ☐ PRIVATE WASTEWATER MAIN PROPOSED

SIGNED: _____ DATE: _____

OWNER/DEVELOPER (PRINT NAME)

DBA: _____

ADDRESS: _____

PHONE: _____

EMAIL: _____

PREPARED UNDER THE DIRECT SUPERVISION OF:

Date: _____
COREY PETERSEN, PE #56571
FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC.

THE LOCATIONS OF EXISTING ABOVE GROUND AND UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL ABOVE GROUND AND UNDERGROUND UTILITIES.

**COLORADO SPRINGS UTILITIES
COMMERCIAL UTILITY SERVICE DESIGN APPROVAL**

PROJECT NUMBER: 2025-XXXX

CSU SHEET 1 OF 2

APPROVAL EXPIRES ONE (1) YEAR FROM THE DATE ABOVE AND RESUBMITTAL OF THESE PLANS FOR REVIEW AND APPROVAL IS REQUIRED IF CONSTRUCTION DOES NOT BEGIN DURING THIS PERIOD.

| REFERENCE DRAWINGS | | | | | |
|--|------|-------------|----|--|--|
| X-1289-PR-TEMP SITE | | | | | |
| X-1288-EX-BASE | | | | | |
| X-1289-EX-MAP | | | | | |
| X-Title-USP | | | | | |
| No. | DATE | DESCRIPTION | BY | | |
| REVISIONS | | | | | |
| COMPUTER FILE MANAGEMENT | | | | | |
| FILE NAME: S:\24.1289.003 Dillon Motel Park N Ride\500 CADD\504 Plan Sets\Construction Plans\Utility Plans\Utility Service Plan\CS01.dwg | | | | | |
| CTB FILE: Matrix.ctb | | | | | |
| PLOT DATE: 3/21/2025 1:32 PM | | | | | |
| THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE. | | | | | |

SHEET KEY



BASIS OF BEARING

BEARINGS AARE BASED ON THE NORTHEAST LINE OF THAT PARCEL OF LAND DESCRIBED IN THE SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 220201139 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER'S OFFICE, MONUMENTED AT THE NORTHWEST END BY A 1 INCH YELLOW PLASTIC CAP STAMPED "UP&E, LS 11624", AND AT THE SOUTHEAST END BY A 1 1/2 INCH ALUMINUM CAP STAMPED "DB&CO, PLS 37913", AND IS ASSUMED TO BEAR SOUTH 71°01'02" EAST, A DISTANCE OF 117.20 FEET.

BENCHMARK

FIMS MONUMENT MU07 IS A 2-INCH DIAMETER ALUMINUM CAP STAMPED "CSU FIMS CONTROL MU07" ON SOUTHEAST CORNER OF STORM SEWER INLET ON NORTH SIDE OF MANITOU AVENUE AT 461 MANITOU AVENUE. ELEVATION WAS ESTABLISHED BY GPS OBSERVATIONS (GEOID 188) AND IS REFERENCED TO NGVD29 ELEVATION = 6,289.77 FEET. COORDINATE SYSTEM: NAD83 COLORADO STATE PLACE, CENTRAL ZONE, US SURVEY FOOT.



SEAL

FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC.
PROJECT No. 24.1289.003

DESIGNED BY: MF
DRAWN BY: AL
CHECKED BY: MF

SCALE
HORIZ. N/A
VERT. N/A

DATE ISSUED: MARCH, 2025
SHEET 1 OF 2

DRAWING No.
CS01

- ROW/PROPERTY LINE
EDGE OF ASPHALT
PR. 1" COPPER WATER SERVICE
PR. 4" PVC SANITARY SERVICE
VALVE (PROPOSED)
VALVE (EXISTING)
EX. UNDERGROUND ELECTRIC LINE
EX. GAS LINE
EX. COMMUNICATIONS LINE
EX. 30" DIP WATER MAIN
EX. 8" WATER MAIN
EX. SAN SEWER MAIN
EX. WATER METER
EX. ELECTRICAL EQUIPMENT
EX. GAS EQUIPMENT

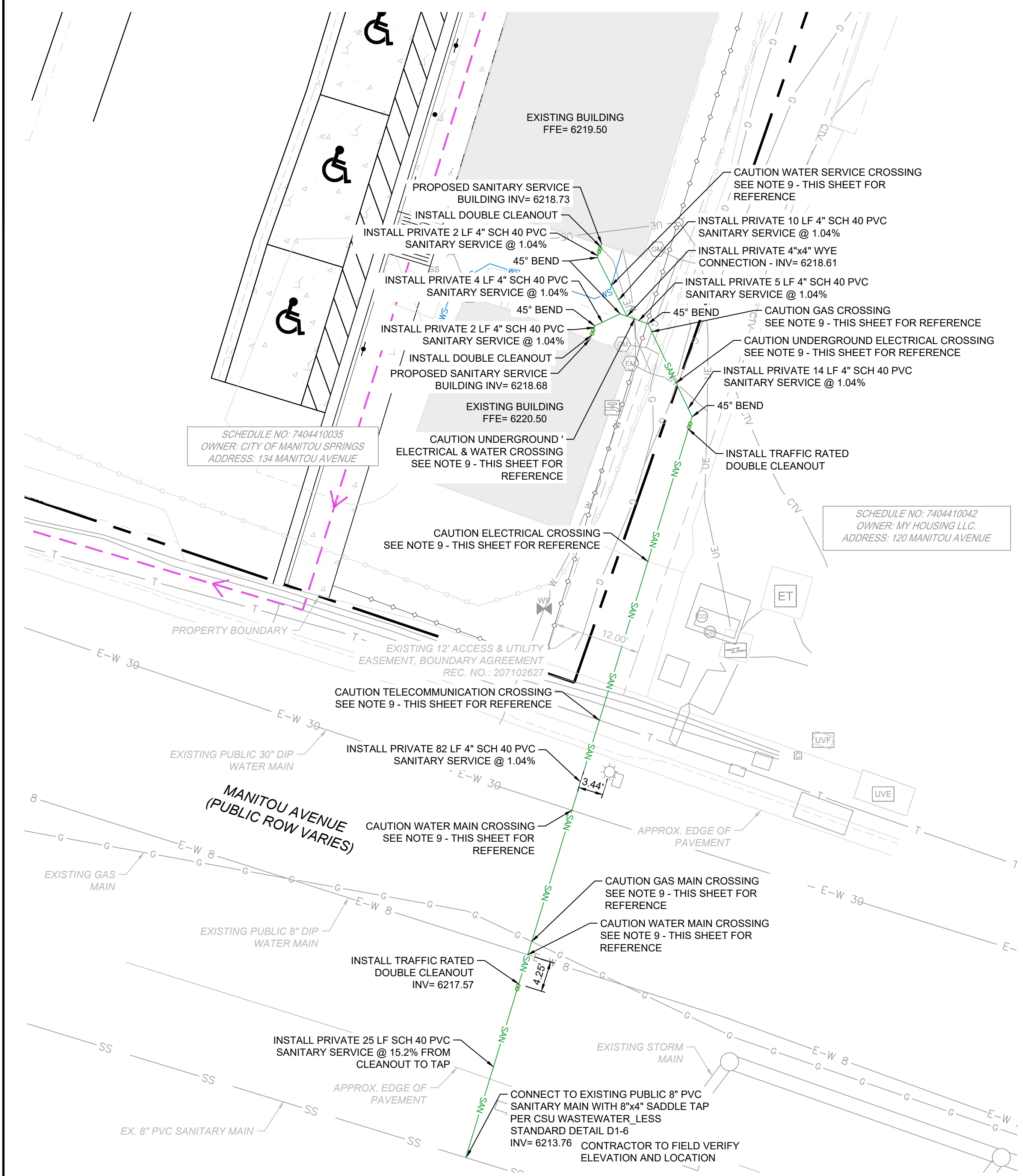
1. THE CONTRACTOR SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ALL WORK IS PERFORMED IN ACCORDANCE WITH APPLICABLE STANDARDS AND REGULATIONS AS SET FORTH BY THE GOVERNING AGENCIES.
2. NO FIELD CHANGES SHALL BE MADE WITHOUT PRIOR WRITTEN APPROVAL OF THE FIELD ENGINEER.
3. SITE UTILITY LINES AS SHOWN ON THE PLAN SHEETS ARE PLOTTED FROM THE BEST AVAILABLE INFORMATION GIVEN FROM SURVEY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION AND PROTECTION OF ALL UTILITIES IN PLACE.
4. THE CONTRACTOR SHALL CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO AT 1-800-922-1987 TWO BUSINESS DAYS IN ADVANCE OF ANY EXCAVATION OR GRADING.
5. THE CONTRACTOR SHALL PROTECT AND MAINTAIN ALL UTILITY AND STRUCTURES AFFECTED BY THE WORK AND ANY DAMAGE SHALL BE REPAIRED AND RESTORED TO THE SATISFACTION OF THE RESPECTIVE UTILITY OWNER. THE CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL UTILITIES DURING CONSTRUCTION. THE CONTRACTOR SHALL COORDINATE ALL UTILITY RELOCATIONS AS NECESSARY. THE ENGINEERING INSPECTIONS, UTILITY DEPARTMENTS AND UTILITY OWNERS SHALL BE NOTIFIED A MINIMUM OF 48 HOURS PRIOR TO COMMENCING WORK WHERE THESE UTILITIES MAY BE AFFECTED.
6. IN SOME OF THE PROPOSED AREAS OF CONSTRUCTION EXISTING UNDERGROUND TELEPHONE, FIBER AND CABLE TELEVISION FACILITIES MAY BE LOCATED IN CLOSE PROXIMITY TO THE WORK. THE CONTRACTOR SHALL VERIFY LOCATIONS WITH SURVEY & MAY, IF NECESSARY, TEMPORARILY DISPLACE THE CABLES DURING CONSTRUCTION AND REINSTALL THEM IN ACCORDANCE WITH THE APPROPRIATE TELEPHONE, FIBER OR CABLE COMPANY'S GUIDELINES. COORDINATION WITH BOTH THE TELEPHONE AND CABLE TELEVISION COMPANY IS REQUIRED TO BE DONE BY THE CONTRACTOR.
7. THE CONTRACTOR SHALL OBTAIN AN APPROVED TRAFFIC CONTROL PLAN PRIOR TO COMMENCING CONSTRUCTION ACTIVITIES.
8. THE PHYSICAL FEATURES WITHIN THE LIMITS OF THE PROJECT HAVE BEEN SHOWN BASED ON THE BEST AVAILABLE INFORMATION AT THE TIME OF DESIGN FROM THE SURVEY PROVIDED AND FIELD OBSERVATIONS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE FEATURES SHOWN. THE CONTRACTOR SHALL REVIEW AND VERIFY EXISTING PHYSICAL FEATURES AND ELEVATIONS THEMSELVES OF THE CONDITIONS TO BE ENCOUNTERED DURING THE CONSTRUCTION.
9. ALL WORK SHALL BE DONE TO THE LINES, GRADES, SECTIONS, AND ELEVATIONS SHOWN ON THE PLANS UNLESS OTHERWISE NOTED OR APPROVED BY THE FIELD ENGINEER.
10. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE FIELD ENGINEER.
11. THE FIELD ENGINEER SHALL BE NOTIFIED WITHIN 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.
12. THE CONTRACTOR SHALL LIMIT CONSTRUCTION ACTIVITIES TO THOSE AREAS WITHIN THE LIMITS OF DISTURBANCE. ANY DISTURBANCE BEYOND THESE LIMITS SHALL BE RESTORED TO ORIGINAL CONDITIONS BY THE CONTRACTOR AT HIS/HER OWN EXPENSE.
13. THE CONTRACTOR SHALL CLOSELY MONITOR ACCESS FOR CONSTRUCTION EQUIPMENT AND MATERIALS THROUGH THE ADJACENT SITES.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PRESERVING ANY MONUMENT, RANGE POINTS, TIES, BENCHMARKS AND/OR SURVEY CONTROL POINTS WHICH MAY BE DISTURBED OR DESTROYED BY CONSTRUCTION. SUCH POINTS SHALL BE REFERENCED AND REPLACED WITH APPROPRIATE MONUMENT BY A REGISTERED PROFESSIONAL LAND SURVEYOR AUTHORIZED TO PRACTICE LAND SURVEYING IN THE STATE OF COLORADO.
15. THE CONTRACTOR SHALL NOT STOCKPILE MATERIAL WITHIN 10 FEET OF THE EDGE OF TRAVELED WAYS.
16. THE CONTRACTOR SHALL FURNISH, INSTALL, AND MAINTAIN TEMPORARY TRAFFIC CONTROL DEVICES NECESSARY THROUGHOUT THE DURATION OF CONSTRUCTION. THE CONTRACTOR SHALL CONTACT TRAFFIC ENGINEERING FORTY-EIGHT (48) HOURS IN ADVANCE FOR ANY REQUIRED MODIFICATION OF TRAFFIC SIGNALS WITHIN CONSTRUCTION AREAS AS NECESSARY TO MAINTAIN SAFE OPERATIONS.
17. ANY DISCREPANCY WITHIN THESE PLANS SHOULD BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ENGINEER AND WORK MAY BE TEMPORARILY STOPPED UNTIL THE DISCREPANCY IS DISCUSSED AND DECISIONS/AGREEMENTS HAVE BEEN MADE.
18. APPROVAL OF THESE PLANS BY THE COLORADO SPRINGS ENGINEER DOES NOT AUTHORIZE ANY WORK TO BE PERFORMED UNTIL THE APPROPRIATE PERMITS HAVE BEEN ISSUED.

PROJECT NUMBER: _____
WORK ORDER NUMBER: _____

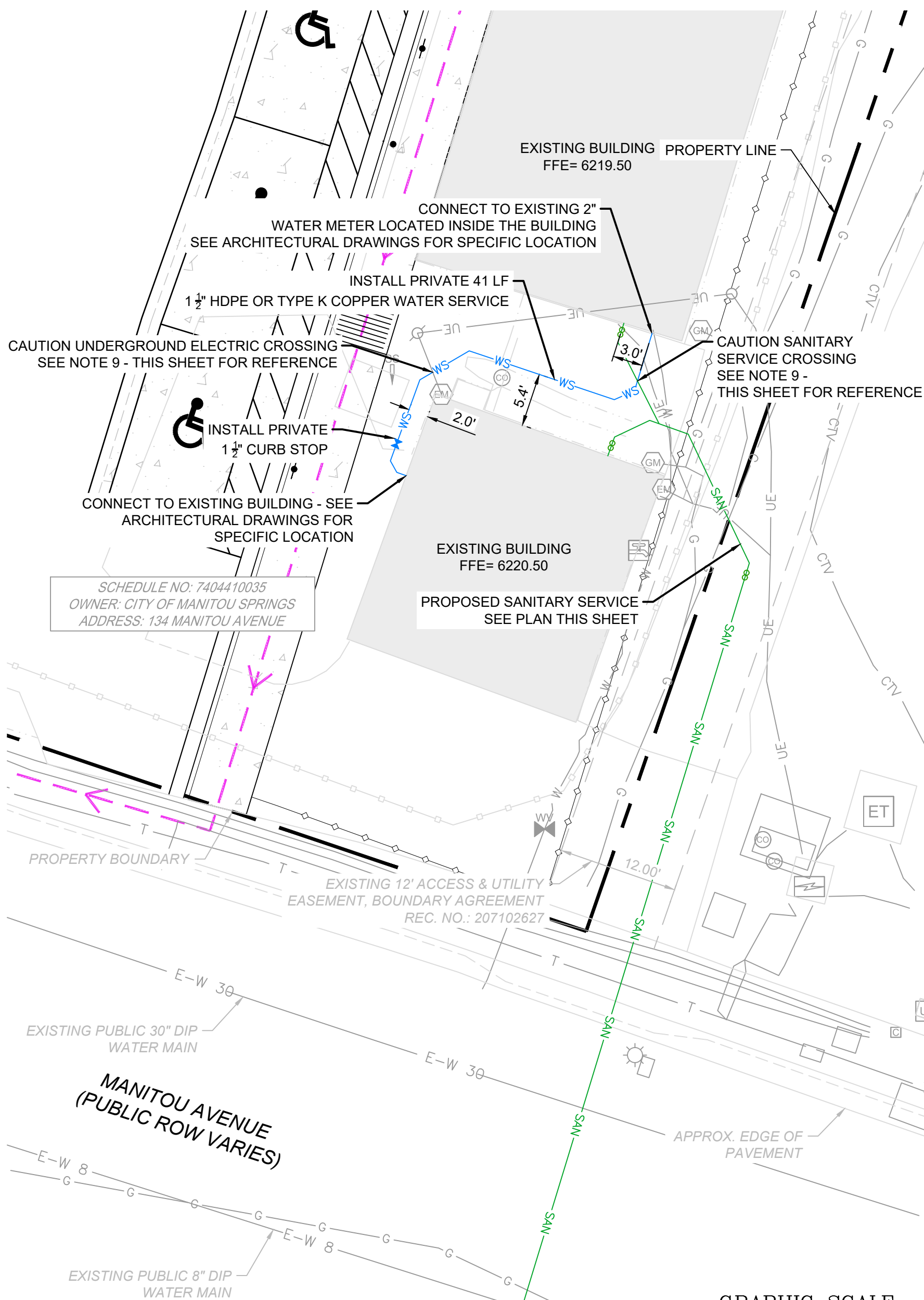
PROJECT NUMBER: _____
WORK ORDER NUMBER: _____

CSU SHEET 2 OF 2

APPROVAL EXPIRES ONE (1) YEAR FROM THE DATE ABOVE AND RESUBMITTAL OF THESE PLANS FOR REVIEW AND APPROVAL IS REQUIRED IF CONSTRUCTION DOES NOT BEGIN DURING THIS PERIOD.



1. PROFILE PIPE LENGTHS ARE LENGTHS OF PIPES BETWEEN VERTICAL BENDS AS WELL AS FITTINGS AND HORIZONTAL BENDS. PLAN VIEW LENGTHS WITH BEARINGS ARE SPANNING PIPE LENGTHS IN A STRAIGHT LINE BETWEEN FITTINGS.
2. EXISTING UTILITIES TO BE FIELD LOCATED AND EXPOSED AT ALL CONNECTION POINTS AND CRITICAL CROSSING LOCATIONS.
3. CONTRACTOR TO COORDINATE WITH ALL EXISTING UTILITY OWNERS AT TIME OF CONSTRUCTION IF IMPACTING OR CROSSING THE RESPECTIVE UTILITY.
4. ALL SANITARY SEWER SERVICES ARE 4" SDR-40 PVC WITH A MINIMUM SLOPE OF 1.04% WITH SELECT BEDDING. CONNECTION TO EX. 8" SANITARY MAIN WITHIN MANITOU AVENUE IS TO BE FIELD VERIFIED BY CONTRACTOR PRIOR TO ANY CONSTRUCTION.
5. ALL WATER SERVICES ARE TO BE EITHER 1 1/2" HDPE OR 1 1/2" TYPE K COPPER PER CSU WATER LESS STANDARDS. MAINTAIN A MINIMUM 4.5' DEPTH COVER AT ALL TIMES.
6. EXISTING SANITARY SERVICE IS TO BE ABANDON IN PLACE.
7. SEE ARCHITECTURAL ELEVATIONS FOR THIS SITE FOR APPROXIMATE LOCATIONS OF UTILITY METERS. ALL WET UTILITIES ARE MIN. 36" FROM DRY UTILITIES.
8. STUBS PERPENDICULAR TO THE FOUNDATION CAN BE CAPPED 5' FROM THE FOUNDATION. WET UTILITIES THAT ARE PARALLEL TO THE FOUNDATION NEED TO BE 15' FOR ALL MATERIALS EXCEPT HDPE WHICH CAN BE 7.5' PARALLEL TO THE FOUNDATION.
9. ALL PROPOSED WET UTILITY SERVICE LINES NEED 1.5 VERTICAL CLEARANCE FROM OTHER WET UTILITIES, AND 1' FROM DRY UTILITIES. MAINTAIN A MINIMUM OF 1.5' HORIZONTALLY FROM EXISTING UTILITIES WITH PROPOSED WET UTILITIES.



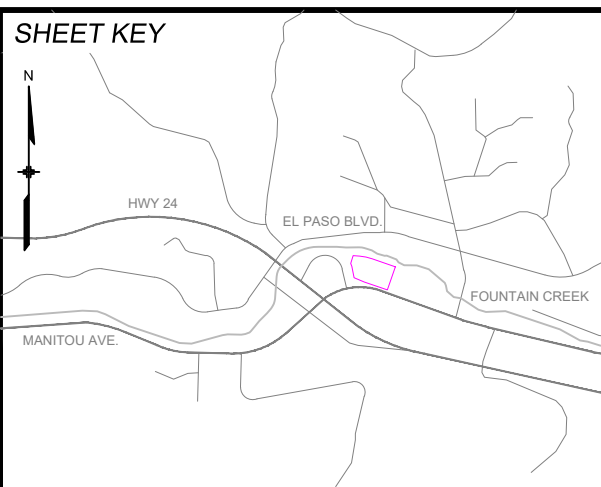
GRAPHIC SCALE



(IN FEET)
1 inch = 10 ft.

| | | | | | |
|--|------------|-------------|--------------------|--|-----------|
| REFERENCE
DRAWINGS

X-1289-EX-UTL'S
X-1289-EX-BASE
X-1289-EX-MAP
X-T89-USP
X-1289-PR-TEMP_SITE | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | No. | DATE | DESCRIPTION | | BY |
| REVISIONS | | | | | |
| COMPUTER FILE MANAGEMENT | | | | | |
| FILE NAME: S:\24, 1289, 003 Dillon Motel Park N Ride\500 CADD\504 Plan Sets\Construction Plans\Utility Plans\Utility Service Plan\USP01.dwg
CTB FILE: Matrix.ctb
PLOT DATE: 3/21/2025 1:32 PM
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE. | | | | | |



BEARINGS AARE BASED ON THE NORTHEAST LINE OF THAT PARCEL OF LAND DESCRIBED IN THE SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 220201139 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER'S OFFICE, MONUMENTED AT THE NORTHWEST END BY A 1 INCH YELLOW PLASTIC CAP STAMPED "UP&E, LS 11624", AND AT THE SOUTHEAST END BY A 1/2 INCH ALUMINUM CAP STAMPED "DB&CO, PLS 37913", AND IS ASSUMED TO BEAR SUDBY 71°01'02" EAST, A DISTANCE OF 117.20 FEET.

FIMS MONUMENT MU07 IS A 2-INCH DIAMETER ALUMINUM CAP NAMED "CSU FIMS CONTROL MU07" ON SOUTHEAST CORNER OF STORM SEWER INLET ON NORTH SIDE OF MANITOVA AVENUE AT 461 MANITOVA AVENUE. ELEVATION WAS ESTABLISHED BY GPS OBSERVATIONS (GEOID 18B) AND IS REFERENCED TO NGVD29 ELEVATION = 6,289.77 FEET. COORDINATE SYSTEM: NAD83 COLORADO STATE PLACE, CENTRAL ZONE, US SURVEY FOOT.



FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, IN
PROJECT No. 24.1289.00

DESIGNED BY:
DRAWN BY:
CHECKED BY:

| SCALE | |
|--------|----------|
| HORIZ. | 1" = 10' |
| VERT. | N/A |

| | |
|--------------|-------------|
| DATE ISSUED: | MARCH, 2025 |
| SHEET | 2 OF 2 |

DRAWING No.
USP01



Memorandum

Title: Recognition of Tim Beeson
From: Gillian Rossi, Parks & Recreation Director
To: Mayor and City Council
CC: City Administrator Denise Howell
Allocated Time: 10 Minutes

April 15, 2025

Purpose:

To recognize Tim Beeson as he steps down from the role of OSAC Chair and celebrate what has been accomplished during his term.

Background:

Tim was voted in as the Open Space Advisory Committee (OSAC) Chair in August 2023. Tim is resigning from the position this year, effective March 31, 2025.

Pros and Cons:

N/A

Fiscal Impact:

None.

Workload Impact:

None.

Recommended Action:

Share recognition and appreciation for Tim Beeson.



Memorandum

To: City of Manitou Springs City Council

From: Gillian Rossi, Parks & Recreation Director

Date: March 19th, 2025

Re: Recognition of Tim Beeson

Tim Beeson has served as a member of the Open Space Advisory Committee since 2020 and was voted in as the Chair in August 2023. As he makes plans to step down from the Chair position this year, it is worth recognizing what has been accomplished during his term.

From Nancy Wilson, former OSAC Chair and Vice Chair, Current OSAC Alternate Member:

Tim took over as Chair of OSAC in August 2023 following the surprising resignation of then Chair Shannon Solman who was relocating to the East Coast. The Committee was in need of new leadership PRONTO, and Tim stepped in. Having been Chair of OSAC myself for several years I can certainly say it is no easy task and a pretty steep learning curve. Tim threw himself into it and has never looked back. Every month agendas must be researched and developed, packet contents gathered, phone calls and emails fielded and research completed in preparation for the meeting. Running the meeting can actually be the fun part, or not! Of course those of you on City Council know the drill, it's a lot of work, especially as a volunteer.

Under Tim's detailed leadership OSAC has accomplished a lot in the past two years. We have added to our portfolio of open space and preserved a lovely riparian area on Fountain Creek. We have supported the City in the further development of the Creek Walk Trail both financially and in terms of planning. And of course, OSAC has continued trail improvements, repairs and maintenance at the same time researching possible new trails and trail connections, something Tim excels at. Finally, Tim has put in hours and hours (and probably some sleepless nights) in the purchase of the important trailhead connection for the new Black Canyon Open Space as well as the just completed Black Canyon Master Plan. It's going to be a stellar new addition to our community and Tim deserves a ton of kudos for getting it done!

Tim is a good personal friend and certainly a friend and advocate for the outdoors. He will always have my admiration for stepping up when it was needed, keeping our feet to fire when required and keeping his eye on the prize for all of us. Thank you, Tim!

From Judy Carnick, OSAC Member:

I think Tim has done an admiral job of keeping OSAC organized and moving forward.



Just one small snapshot comes to mind: After Tim had his knee surgery and prior to OSAC acquiring the access link to Black Canyon Open Space property, there was a hike for OSAC members to see what the property looked like. We assembled across El Paso at the corner near the proposed entrance site. And who shows up? Limping along, here comes Tim! I was really surprised because his surgery had been relatively recent, and the word was that the first piece of the hike was "in the rough."

But Tim knew his limitations. He met everyone, said "Hi," and walked on the sidewalk and maybe a bit up the side street with us. It was the first time any of us had seen him since his surgery.

No one would have given it a thought had he not showed up, but I thought it was a really nice thing for him to come out to see us off.

Tim is a dedicated volunteer with a true passion for the maintenance and acquisition of open spaces within the City of Manitou Springs. It has been an honor to serve as the Staff Liaison to OSAC during Tim's term.



Memorandum

Title: Proclamation No. 0525, A Proclamation to Recognize the Bear Brothers Site

From: Mayor John Graham

To: Mayor and City Council

CC: City Administrator Denise Howell

Allocated Time: 5 Minutes

April 15, 2025

Purpose:

To recognize the Native American traditions regarding the rock formations above Engleman Canyon known as "Gog and Magog." To acknowledge their importance to Ute tradition and also the Ute names for the rocks, all of which contribute to the unique history and culture of Manitou Springs and the surrounding region.

Background:

During the 2023 Indigenous Peoples' Day celebration in Manitou Springs, residents learned that Gog and Magog Rocks, prominent formations above Engleman Canyon, hold a special significance for the Ute people. Consequently, at the 2024 celebration, Ute Tribal Elder Larry Cesspooch told the story of how the rocks are considered by the Utes to be the place where the Bear Dance was taught to his people and explained that the Ute name for the site is "Bear Brothers." This proclamation is an effort to perpetuate that story more broadly.

Pros and Cons:

Pros: Acknowledges Native American traditions and the cultural significance of the location to the Ute people. Contributes to the unique history and culture of Manitou Springs for all of our residents and visitors.

Cons: There could be some pushback from some individuals who would like us to leave well enough alone, although the native peoples were here first.

Fiscal Impact:

None.

Workload Impact:

None.

Recommended Action:



Read Proclamation No. 0525, recognizing the Bear Brothers site.



City of Manitou Springs
Proclamation No. 0525

Proclamation

Bear Brothers

WHEREAS, Manitou Springs has a rich human history, composed of the stories of many people and their cultural attributes that enrich our sense of place, and

WHEREAS, central to our history are the traditions of the Native people who first called this area home and held the valley to be a place of peace and healing, and

WHEREAS, during the 2024 Indigenous Peoples' Day celebration in Manitou Springs, Ute Tribal Elder Larry Cesspooch told the story of how the Bear Dance was given to his people and its special importance to Manitou Springs:

“According to Ute tradition, two brothers were hunting near the massive boulders above Manitou Springs named by white settlers and commonly known as “Gog and Magog Rocks.”

“At that place, the brothers came upon a female bear who was performing a dance. One brother was scared and ran off. The remaining brother was transfixed at the sight of the dancing.”

“The bear noticed the Ute, came over to him, and taught him the Bear Dance.”

“The warrior taught the dance to his people, and it became an important spiritual and seasonal observation for the Utes, for it heralds the arrival of spring.”

WHEREAS, Ute Elder Cesspooch asked the crowd to recognize the site by the name “Bear Brothers” – “Kwe Pah Veh Chew” in Ute – so that the story and the special significance of rocks would be remembered for their deep connection to our Native peoples.

NOW, THEREFORE, BE IT RESOLVED, the people of Manitou Springs wish to formally acknowledge the importance of this and to acknowledge the Ute name. We encourage all people to have a more complete appreciation of the many cultures that are the foundation of our common heritage, and which contribute to our unique sense of community.

Adopted this 15th day of April 2025 in the City of Manitou Springs, El Paso County, Colorado.

Mayor John G. Graham

City Clerk Elena Krebs



Memorandum

Title: Proclamation No. 0625, A Proclamation Recognizing April 22, 2025 as Earth Day

From: Mayor Pro Tem Natalie Johnson

To: Mayor and City Council

CC: City Administrator Denise Howell

Allocated Time: 5 Minutes

April 15, 2025

Purpose:

For the City Council to formally issue a proclamation recognizing Earth Day on April 22, 2025. This proclamation will demonstrate the City's continued commitment to environmental responsibility, community engagement, and sustainable practices.

Background:

Established in 1970, Earth Day serves as a call to action for the preservation of our natural environment and the promotion of policies and behaviors that sustain a healthy planet.

The City of Manitou Springs has a strong track record of supporting environmental programs such as community recycling events and tree-planting days in recognition of Arbor Day. Issuing a proclamation in honor of Earth Day reinforces these efforts and encourages further community participation in sustainability initiatives.

Pros and Cons:

N/A

Fiscal Impact:

None.

Workload Impact:

Minimal.

Recommended Action:

Read Proclamation No. 0625 and recognize April 22, 2025 as Earth Day.



City of Manitou Springs
Proclamation No. 0625

Proclamation

**Earth Day
April 22, 2025**

WHEREAS, Earth Day was first celebrated on April 22, 1970, with the goal of inspiring environmental awareness and encouraging conservation, protection, and appreciation for our planet's resources; and

WHEREAS, it is the responsibility of each of us to act to safeguard the environment and recognize that all human life depends upon the Earth and upon one another for mutual existence and wellbeing; and

WHEREAS, Manitou Springs as a community has the obligation to protect the Earth for the next generation by reducing carbon emissions, recycling resources, and joining with other communities around the world striving for a cleaner, safer planet; and

WHEREAS, Manitou Springs citizens, schools, city staff and elected officials are committed and working together to increase energy efficiency, protect the environment, and develop eco-friendly policies and lifestyles.

NOW, THEREFORE, BE IT RESOLVED, We, the City Council of Manitou Springs, Colorado, do hereby proclaim April 22, 2025, as Earth Day in Manitou Springs and urge all our citizens to work towards energy efficiency and adopt more eco-friendly behaviors that will allow us to protect the Earth we live on.

Adopted this 15th day of April 2025 in the City of Manitou Springs, El Paso County, Colorado.

Mayor John G. Graham

City Clerk Elena Krebs



Memorandum

Title: Request for Appointment of Frank DeLay to the City Planning Commission

From: City Clerk's Office

To: Mayor and City Council

CC: City Administrator Denise Howell

Allocated Time: 5 Minutes

April 15, 2025

Purpose:

For City Council to consider appointing Frank DeLay as a new alternate member of the City Planning Commission (CPC).

Background:

Frank DeLay has many years of volunteer experience with various community organizations and government entities. Mr. DeLay would like to be more involved in the City and has submitted an application and resume for the City Council's consideration. Additionally, CPC Chair Delwiche has submitted a letter of endorsement for the applicant's appointment.

Pros and Cons:

N/A

Fiscal Impact:

None.

Workload Impact:

Minimal.

Recommended Action:

Move to appoint Frank DeLay as an alternate member of the City Planning Commission.



City of Manitou Springs

Application for Board/Commission Membership

Please complete the following to express interest in board or commission membership.

[Click here for a list of all board and commission vacancies!](#)

Which Board are you Applying For? City Planning Commission

Membership Requested • Alternate

Full Name Frank DeLay

Street Address [Redacted]

City Manitou Springs

State COLORADO

Zip Code 80829

Phone [Redacted]

Email [Redacted]

Do you have any special interests? If so, please briefly provide details below: Looking to become more involved in Manitou Springs. I believe that my background lends to serving on the Planning Commission.

Per City Charter 9.3: The Council shall not appoint to any Board or Commission any member of the immediate family of any Council Member. Immediate family shall be defined as spouse, parents, brothers, sisters, and children.
(Amendment No. 8, adopted and approved January 14, 1975)

Do you have an immediate family member on City Council? No

Please attach a resume: Frank DeLay Resume 1-25 for City of Manitou Springs.docx

FRANK DELAY

[REDACTED], Manitou Springs, CO 80829

GOAL

Become more involved with the local community and lend my skills to help the city I live in.

PROVEN EXPERIENCE

Extensive hands-on professional experience in accounting, business planning, budgeting, investments, real estate, financial strategy, lending, information technology, government and human resources. Also an active member of the community for various non-profit organizations and government entities.

PROFESSIONAL EXPERIENCE

2024- Present

PRESIDENT AND CEO, PIKES PEAK NATIONAL BANK

2022 -2024

BRANCH PRESIDENT, VALUEBANK TEXAS, PORT ARANSAS, TEXAS

2020-2022

GRAND COUNTY TREASURER AND PUBLIC TRUSTEE, HOT SULPHUR SPRINGS, COLORADO

2020-2022

BUSINESS MANAGER/REAL ESTATE BROKER, THE LOCAL REAL ESTATE GROUP, GRANBY, COLORADO

2003 – 2020

PRESIDENT, GRAND MOUNTAIN BANK, FSB, GRANBY, COLORADO

1992 – 2003

CHIEF FINANCIAL OFFICER/COMPLIANCE OFFICER, HIGH COUNTRY BANK, SALIDA, COLORADO

1986 – 1992

SAVINGS AND LOAN EXAMINER, OFFICE OF THRIFT SUPERVISION, DENVER, COLORADO

EDUCATION

BS FINANCE, UNIVERSITY OF COLORADO, BOULDER, COLORADO

VOLUNTEER ACTIVITIES

- Board Member – Colorado Springs Philharmonic
- Cheyenne Mountain Rotary Club Member
- City of Port Aransas Recreation Development Corporation Past Board Member
- Rotary Club of Port Aransas Past President
- Colorado Headwaters Land Trust Past Board Member
- Middle Park Medical Foundation Past Board Member
- Rotary Club of Granby Past President and Past Member
- Grand County BEDA Past Vice President (Small business lending fund)
- Moffat Road Railroad Museum Past Board Member and Past Treasurer
- Town of Fraser Affordable Housing Land Search Committee
- Granby Chamber of Commerce Past Board President/Treasurer
- Grand County Library Foundation Past Board Member
- Heart of the Rockies Chamber of Commerce Past Board Member/Treasurer
- Salida Kiwanis Club Past President/Member
- Trails Conservation Corp Past Member

April 3, 2025

Mayor Graham and City Council,

I have reviewed Frank DeLay's application and believe he is well qualified for appointment as an alternate member of the Planning Commission. Frank has attended several commission meetings and has met with me to discuss the expectations and responsibilities of this role. He has demonstrated a clear understanding of the commission's duties, including its quasi-judicial function and the limitations that come with the position.

I strongly recommend Frank DeLay for appointment as an alternate member of the Planning Commission.

Sincerely,
Alan Delwiche
Chair, Planning Commission



Memorandum

Title: Adoption of Plan Manitou 2.0
From: Fred Rollenhagen, Planning Director
To: Mayor and City Council
CC: City Administrator Denise Howell
Allocated Time: 45 Minutes

April 15, 2025

Purpose:

The purpose of this request is for the City Council to consider adopting the current draft of Plan Manitou 2.0 as the comprehensive plan for the City of Manitou Springs.

Background:

Generally, a comprehensive plan is a long-range plan that identifies community goals and policies for its development. It is a foundational document of long-term planning and conveys a future vision with long-term goals and objectives for activities that affect the City. Plan Manitou 2.0 is an update to the original Plan Manitou adopted in 2017. Generally, communities are encouraged to update their comprehensive plans every 5 to 7 years or so to ensure the plan's goals and policies remain relevant, and to consider recent changes and challenges that could affect implementing the plan. This update focused on the document's Part 3, the Action Plan, which identifies numerous priorities and action items meant to implement the Plan. These priorities were reviewed and prioritized to further help the City achieve its goals.

A robust public engagement process was conducted over the past year that enabled the public to engage in the review and prioritization of action items that are intended to implement the goals and policies of Plan Manitou. Topic-specific Working Groups, composed of citizens and residents of the City, were appointed to take a deeper dive into topic-specific issues and to identify priorities that would be vetted to the public. Citizens were provided numerous opportunities to engage in the process. There were in-person meetings and special events, multiple online surveys, questionnaires and the ability to submit comments and preferences. Additionally, engagement with City staff occurred to help understand the existing capacity for carrying out the Action Plan.

After the completion of the draft, two more suggestions were presented by a Councilmember to be included in the list of priorities for the City; 1) the establishment of a community center, and 2) the establishment of appropriate Council Chambers.

The attached PowerPoint presentation details how the update process was conducted



and what revisions resulted in.

Pros and Cons:

Pros: Plan Manitou 2.0 communicates community goals, policies, and an Action Plan (Part 3 of Plan Manitou 2.0) that was informed by the public and citizens. It helps inform decision-makers of the community's goals to ensure new policies, action items, and code revisions are made with those goals in mind. Updating a comprehensive plan every 5 to 7 years is important to assure goals and policies are current and remain relevant.

Cons: Staff is not aware of specific cons to approving Plan Manitou 2.0 at this time.

Fiscal Impact:

There is no direct fiscal impact, however a comprehensive plan is a policy plan that identifies community goals for its development. Plan Manitou 2.0 could affect the revision or preparation of policies and/or codes that would affect private and community investment, and how new development and re-development is permitted.

Workload Impact:

The Planning Staff managed the workload of the selected consultant firm who carried out the approved scope of services. Kickoff for this project occurred in February 2024 and required staff time for the past year. Preparing and updating general plans and comprehensive plans is one of the primary duties of a Planning Department to accomplish.

Recommended Action:

Planning Commission Recommendation: The Planning Commission recommends approving this Plan Manitou 2.0 update with three (3) amendments as presented in the PowerPoint presentation; 1) one revision to the Future Land Use Map to assure the current use of the property located at the northwest corner of Becker's Lane and Via San Miguel matches the future land use designation, 2) to verify whether the wildfire risk information shown on the Future Growth Opportunities and Constraints map is accurate, and 3) update the Becker's Lane Opportunity Area description to reflect new development.

Staff Recommendation: Staff concurs with the Planning Commission's recommendation and recommends approval of the draft of Plan Manitou 2.0 with CPC revisions as noted.

CITY COUNCIL: ADOPTION HEARING

April 15, 2025

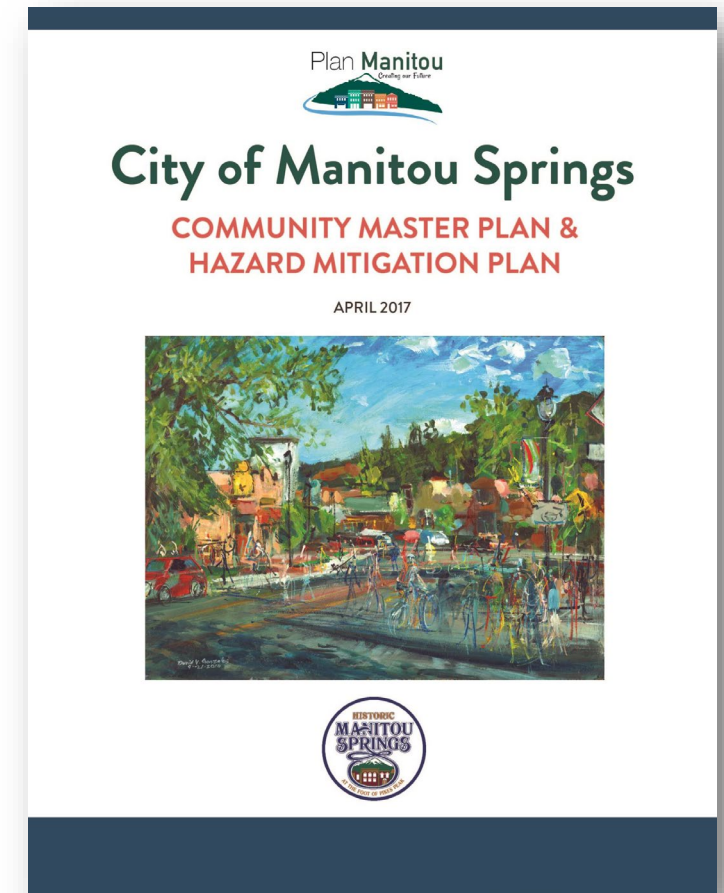


CLARION

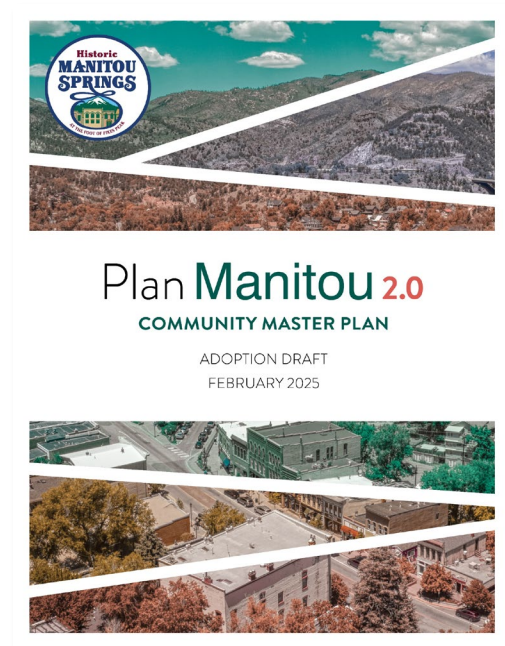
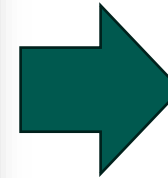
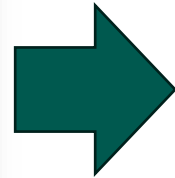
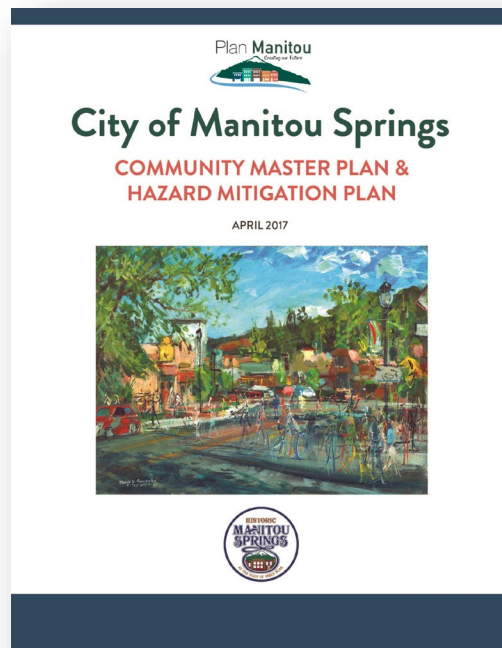
PLAN MANITOU 2.0: PROJECT OBJECTIVES

Not a “start from scratch” effort...

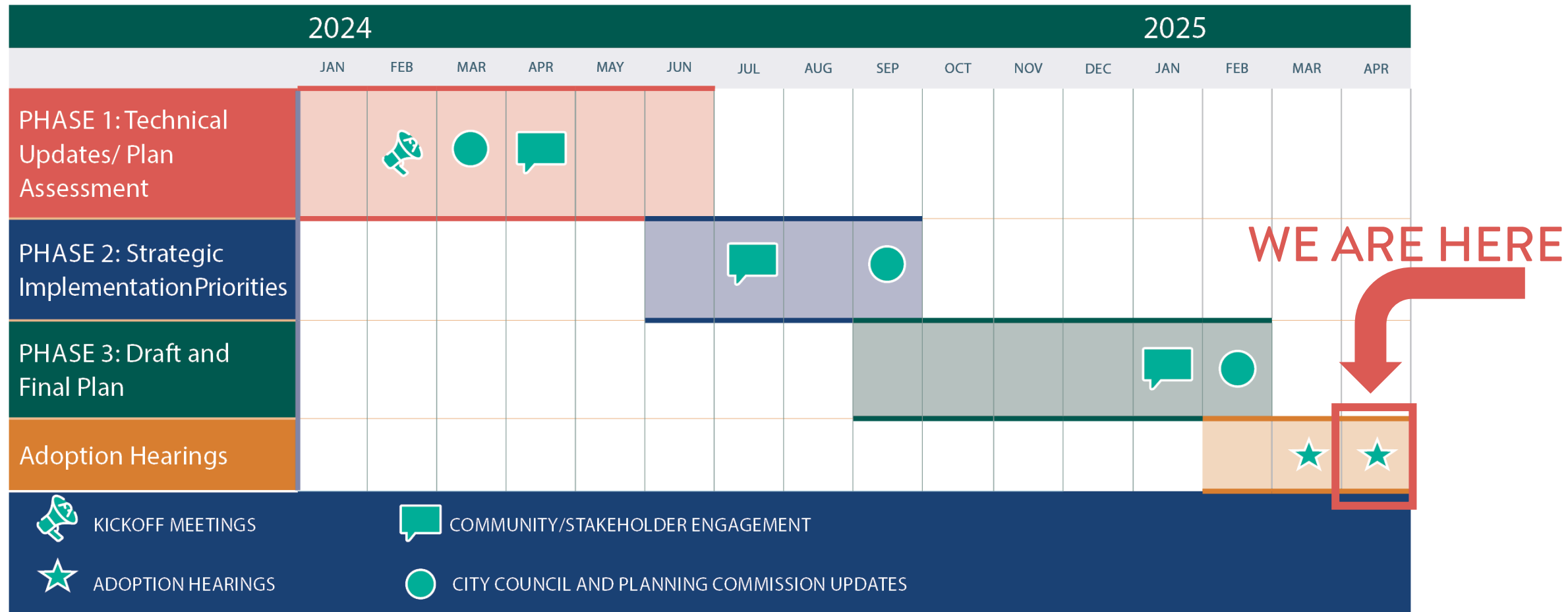
- Refresh background and trends data
- Align the Plan with recently completed plans and studies
- Confirm/refine overarching vision, goals, and policies
- Clarify near-term priorities and strategic opportunities for implementation



RELATIONSHIP TO HAZARD MITIGATION PLAN



PROJECT TIMELINE



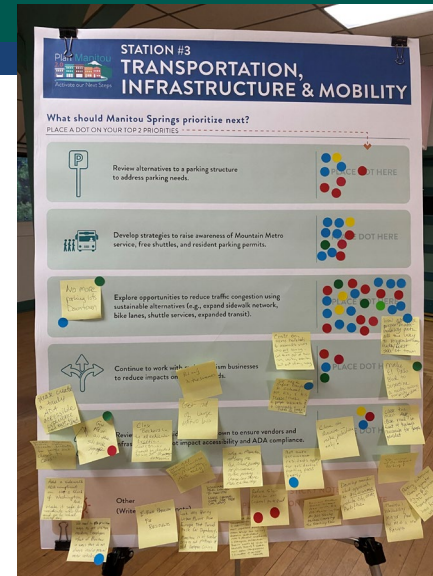
OPPORTUNITIES FOR INPUT COMMUNITY-AT-LARGE

Online Input Opportunities

- Plan Manitou 101/Question of the Week (4 rounds): June-July 2024
- Question of the Month: July 2024
- Strategic Priorities Survey/Draft Plan: Dec. '24 – Jan. '25

In-Person Input Opportunities

- Pop-up Events
 - Ice Cream Social - July 1, 2024
 - Day of Friendship - July 27, 2024
- Community Meetings
 - July 30, 2024
 - January 22, 2025



OPPORTUNITIES FOR INPUT WORKING GROUPS

- April 8, 2024: Section-by-section review of 2017 Plan and progress to date
- July 29, 2024: Review Preliminary Priorities
- January 21, 2025: Review draft Action Plan



OPPORTUNITIES FOR INPUT

CITY DEPARTMENTS

- **February 20, 2024:** Department Interviews
- **July 30, 2024:** Review Preliminary Priorities
- **November 22, 2024:** Preview of Draft Action Plan Review Criteria
- **November 8 – December 13, 2024:** Review Opportunity: Staff Draft – Plan Manitou 2.0 and Action Plan

OPPORTUNITIES FOR INPUT

ELECTED AND APPOINTED OFFICIALS

- **February 20, 2024: City Council Work Session**
- **March 13, 2024: Planning Commission Work Session**
- **September 24, 2024: Joint Work Session**
- **February 12, 2025: Joint Work Session**
- **March 12, 2025: Planning Commission Public Hearing (Plan Certification)**

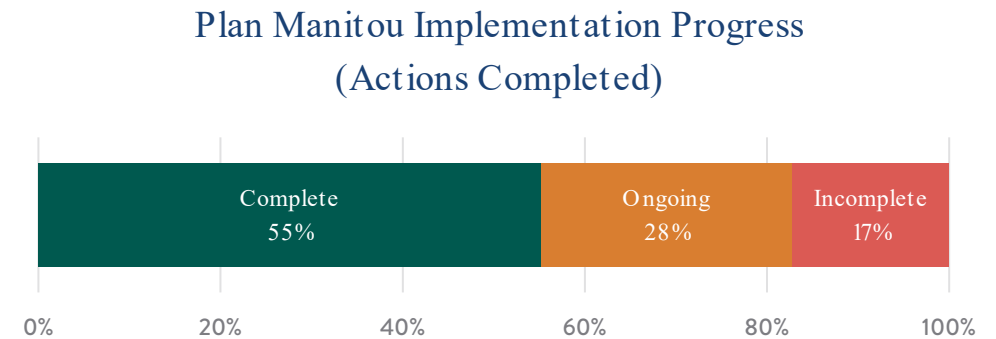
WHAT WE HEARD

WHAT WE HEARD

IMPLEMENTATION PROGRESS TO DATE

- A lot of progress has been made!
- Some ambitious efforts have run into practical limitations – others are ongoing
- Progress and metric tracking difficult (staff turnover, many data points)
- Difficult for community, staff, City officials to prioritize

Vision statements, goals, and policies are still relevant



Source: Plan Assessment, June 2024

WHAT WE HEARD

PRIORITIES FOR PLAN MANITOU 2.0

Regarding plan substance....

- Double-down on the goals and policies established by 2017 Plan

Regarding implementation approach...

- Recalibrate actions where needed based on current conditions and progress since 2017
- Focus on ongoing efforts and big projects already underway before taking on too much
- Be realistic about what can be accomplished based on City budget, staffing, and resources

WHAT'S NEW?

WHAT'S NEW?



Plan Manitou 2.0 COMMUNITY MASTER PLAN

ADOPTION DRAFT
FEBRUARY 2025



- Updated introduction to reflect 2.0 process
- Updated Community Profile
- Updated Action Plan

CHECK IT OUT:

www.manitouspringsco.gov/planmanitou

COMMUNITY PROFILE/STORYMAP

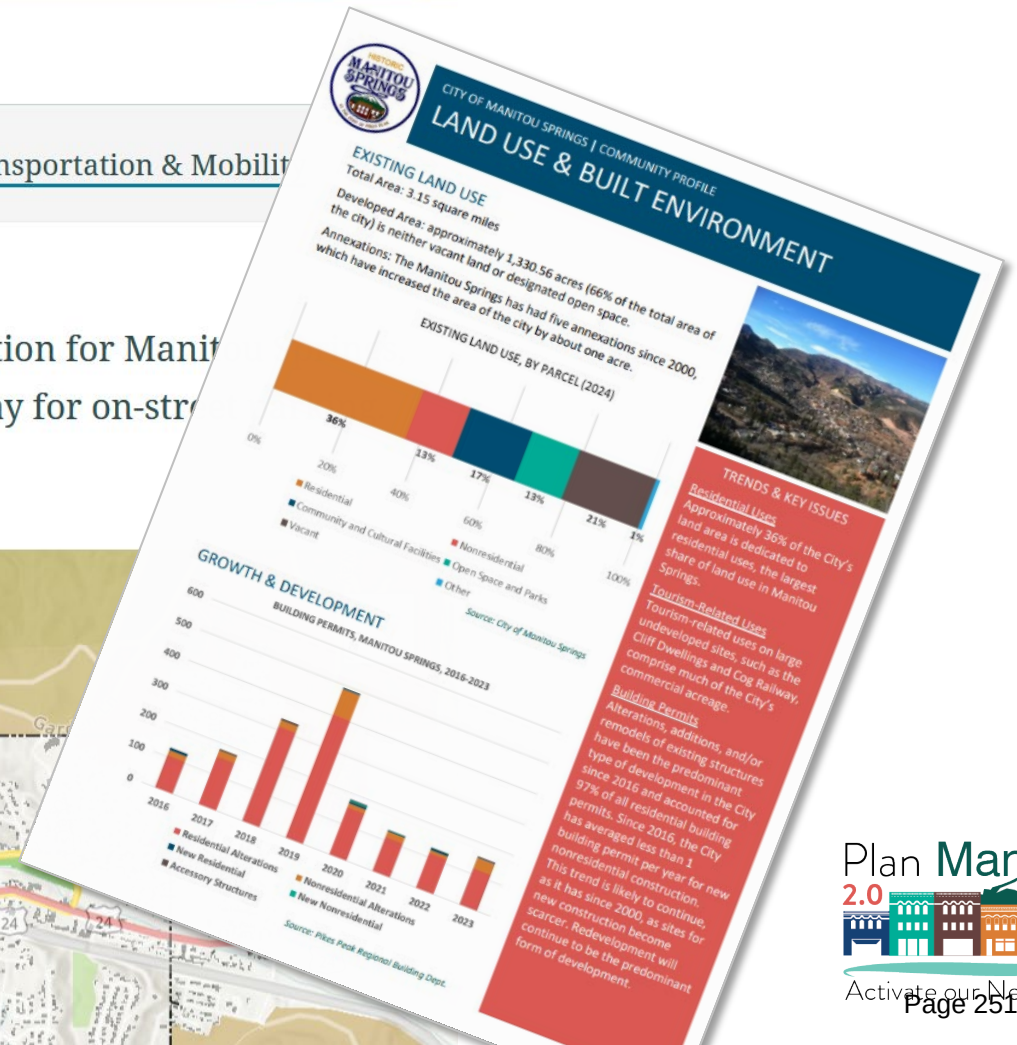
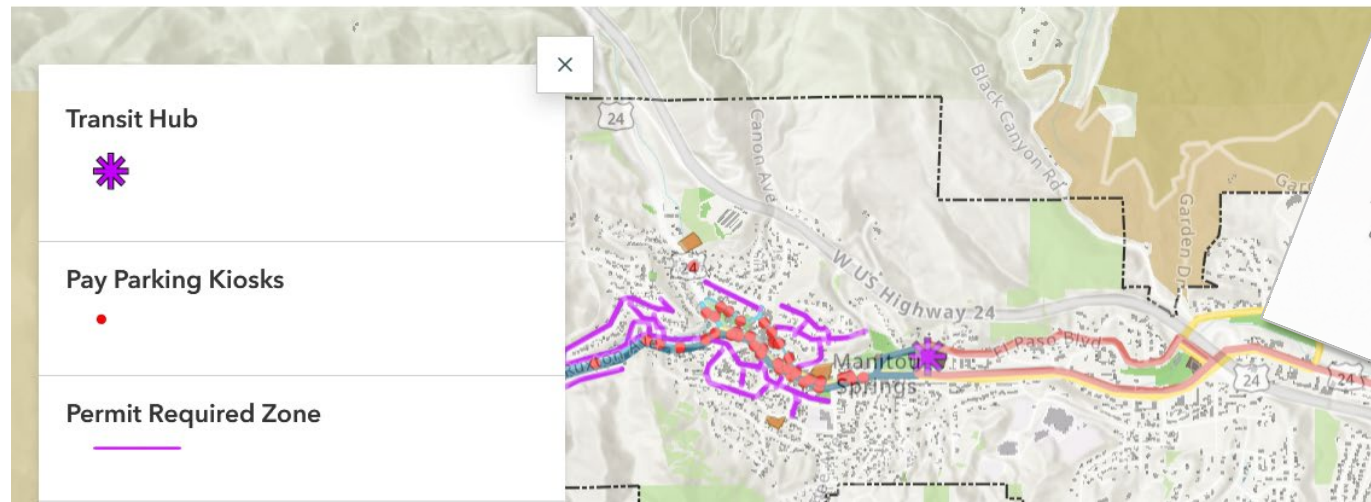


Community Profile

[About](#)[Land Use & Built Environment](#)[Infrastructure & Services](#)[Transportation & Mobility](#)

Transit and Parking

The Transit and Parking map, below, shows transit and parking information for Manitou Springs, including the streets where a parking permit is required and kiosks to pay for on-street parking.



ACTION PLAN (PART 3)

- STRATEGIC PRIORITIES

- 1- to 3-year timeframe
- Aligned with available resources (staffing and financial means)
- Determines work program for city departments

- ONGOING PRIORITIES

- Short- and long-term continuous efforts
- Many things that departments are already doing

- LONG-TERM ACTIONS

- 4-years and beyond
- Potential to elevate to strategic priorities if additional resources become available
- Comprehensive list of actions that could become strategic priorities in the future

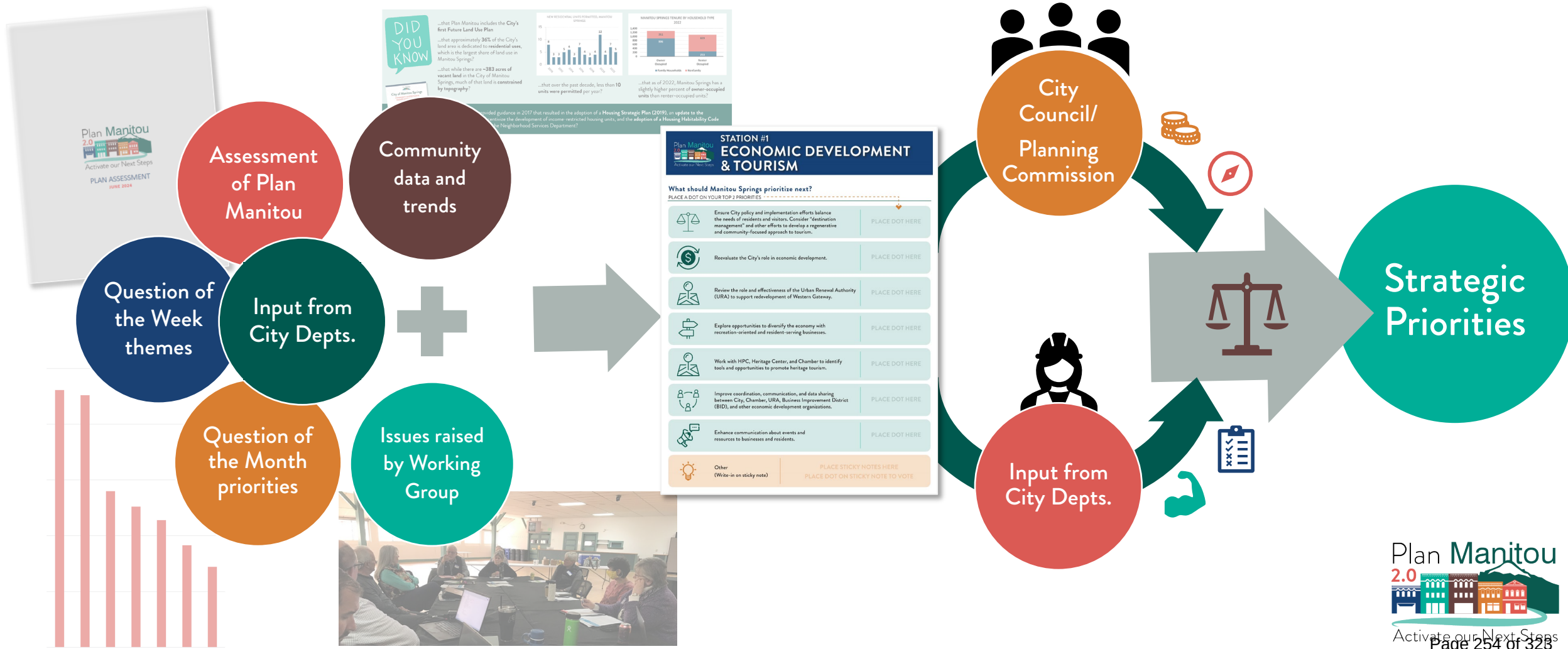


STATUS OF ACTIONS (ALL CATEGORIES)

Of the 249 actions listed....

- 122 are currently underway/ongoing
- 97 were carried over from 2017 Plan (with updates in some cases)
- 30 are new

HOW WE IDENTIFIED STRATEGIC PRIORITIES?



STATUS OF STRATEGIC PRIORITIES

Of the 25 priorities listed....

- 15 are currently underway
- 4 were carried over from near-term priorities identified as part of the 2017 Plan
- 6 are new

SCREENING CRITERIA

| Strategic Priority Screening Criteria | | | |
|---------------------------------------|--|----------------|---|
| Criterion | Considerations | Weighted Score | Notes |
| Action Lead | City-led effort | 5-6 | Reflective of level of control City has over Strategic Priority as part of Work Program |
| | Community-led effort | 3-4 | |
| | Partner-led effort | 1-2 | |
| Fiscal Impact | Already funded through grants or on next year's CIP | 7-8 | Reflective of burden on City budget & work needed to be done to secure funding |
| | Already funded through City budget or on CIP (after next year) | 5-6 | |
| | Eligible for grant funding | 3-4 | |
| | Requires funding through loan, lease purchase, or other | 1-2 | |
| Staff Capacity | Accounted for in current department work program(s) | 5-6 | Reflective of whether Strategic Priority will come along with increased Staffing needs |
| | Not accounted for in current department work program(s) – Low Level of Support Needed | 3-4 | |
| | Not accounted for in current department work program(s) – High Level of Support Needed | 1-2 | |
| Total | | 3-20 | |

| Community Values Bonus | Considerations | Weighted Score | Notes |
|-----------------------------------|---|----------------|--|
| Hazard Mitigation / Resilience | Aligns with HMP priority | 0-2 | Additional Points for Alignment |
| Sustainability | Aligns with Community Sustainability Goals | 0-2 | Additional Points for Alignment |
| Bang for the Buck / Social Impact | Provides a significant community benefit relative to level of effort and cost | 0-2 | Additional Points for Alignment |
| Total | | 0-6 | |
| Total Initial Score | | 3-26 | Only items over 15 warrant consideration as Strategic Priorities |

| Additional Bonus | | | |
|-----------------------|------------------------------|----|---|
| City Council-Directed | City Council-directed effort | +5 | Additional Points for high-priority Council initiatives |

Items that score over 15 warrant consideration as Strategic Priorities

HOW WILL THE ACTION PLAN BE USED?

- Reviewed and updated every two years
- Adaptable to major changes:
 - Funding
 - Staffing
 - City Council-direction
- Editable to add future actions for consideration

INTERNAL TRACKING WORKSHEET

| Plan Element: Economic Development and Tourism (EDT) | | | | | | | | |
|---|--------------------|--|--------------------------|-----------------------|---|-----------------------------------|----------------------|---|
| Action | Responsibility | Partners | Relevant Goals | Timing | Resources | Status | Source | Notes |
| Strategic Priority | | | | | | | | |
| SP-3: Develop and implement a Destination Management Plan that balances the needs of residents and visitors; establishes a brand/identity for marketing; focuses on a diverse, year-round economy; clarifies organizational roles, responsibilities, coordination, and communication between the City, Chamber, URA, BID, and other community partners; and promotes a regenerative and community-focused approach to tourism. | Lead: MSCCVB | Partners: Administration, URA, BID, CRANE | ED-1, ED-2 | Near-term (Strategic) | Staff time, General Fund, Outside Grant, Regional Collaboration | Not started (new) | 2.0 Engagement | More detailed action than existing FA-4.1 |
| SP-4: Design and install street signs demarcating the boundaries of the City's historic district and sub-districts. | Lead: Public Works | Partners: Planning, HPC | EDT-2, EDU-2, HN-4, HC-1 | Near-term (Strategic) | Staff time, Capital Improvement | Underway | FA-4.9 | This project has been initiated. The signs have been designed and staff is currently negotiating costs of fabrication and installation. |
| SP-5: Explore ways the City and emergency responders can help businesses and residents prepare for hazard risks and reduce insurance costs. This may include creating a central location for information such as a website and/or hosting training events. | Lead: Public Works | Partners: Administration, Planning, Police, Fire, MSCCVB, Finance | EDT-4 | Near-term (Strategic) | Staff time, Regional Collaboration | Underway (As Opportunities Arise) | EDT-4.1 with updates | The City currently participates in the Community Rating System which lower flood insurance costs. |
| Ongoing Priority | | | | | | | | |
| EDT-d: Explore options for providing guided tours to complement self-guided walking tours of unique or interesting elements of the City's history | Lead: Planning | Partners: HPC, Heritage Center, MSCCVB | EDT-2, EDU-2, HC-1 | Ongoing | Staff time, Regional Collaboration | Underway (As Opportunities Arise) | FA-4.8 with updates | A series of plaques have been installed around downtown describing notable persons and buildings. <i>[The only part of this action that is outstanding are the guided tours, which may not be the City's role].</i> |
| EDT-e: Continue to reach out to the organizers of the Manitou Community Market to understand their plans for expanding or growing the event, if any, and to understand any barriers they may face in terms of space constraints, attracting vendors, etc. Work with organizers to address any concerns or issues, as possible. | Lead: Planning | Partners: MSCCVB, Recreation & Events Coordinator | EDT-1 | Ongoing | Staff time, Regional Collaboration | Not started (carry over) | FA-3.12 | <i>[Staff: Is this market still active? Should it be updated to Manitou Farmers Market?]</i> |
| EDT-f: Partner with building owners to install temporary pop-up retail stores, art displays, or interpretive displays that depict the history of the community within vacant or underutilized storefronts. | Lead: Planning | Partners: BID, Manitou Springs Arts Council, Manitou CRANE, MSCCVB | EDT-1, EDT-2, AC-3 | Ongoing | Staff time, Regional Collaboration | Underway (As Opportunities Arise) | FA-4.4 | The CRANE Director will identify opportunities as they arise. The new Land Use and Development Code codified this use's allowance in most zone districts. |

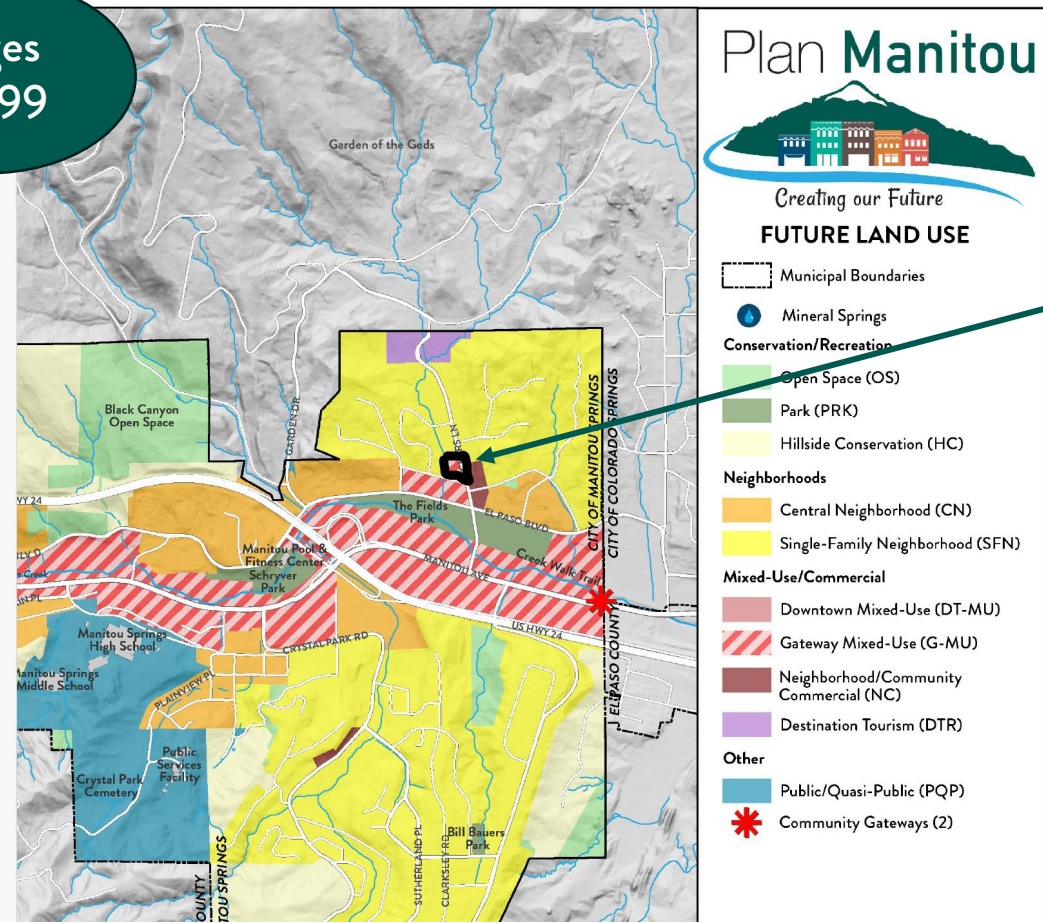
Additional
info for staff
and decision-
makers

CPC RECOMMENDATIONS

March 12, 2025

FUTURE LAND USE MAP: BECKER'S LANE

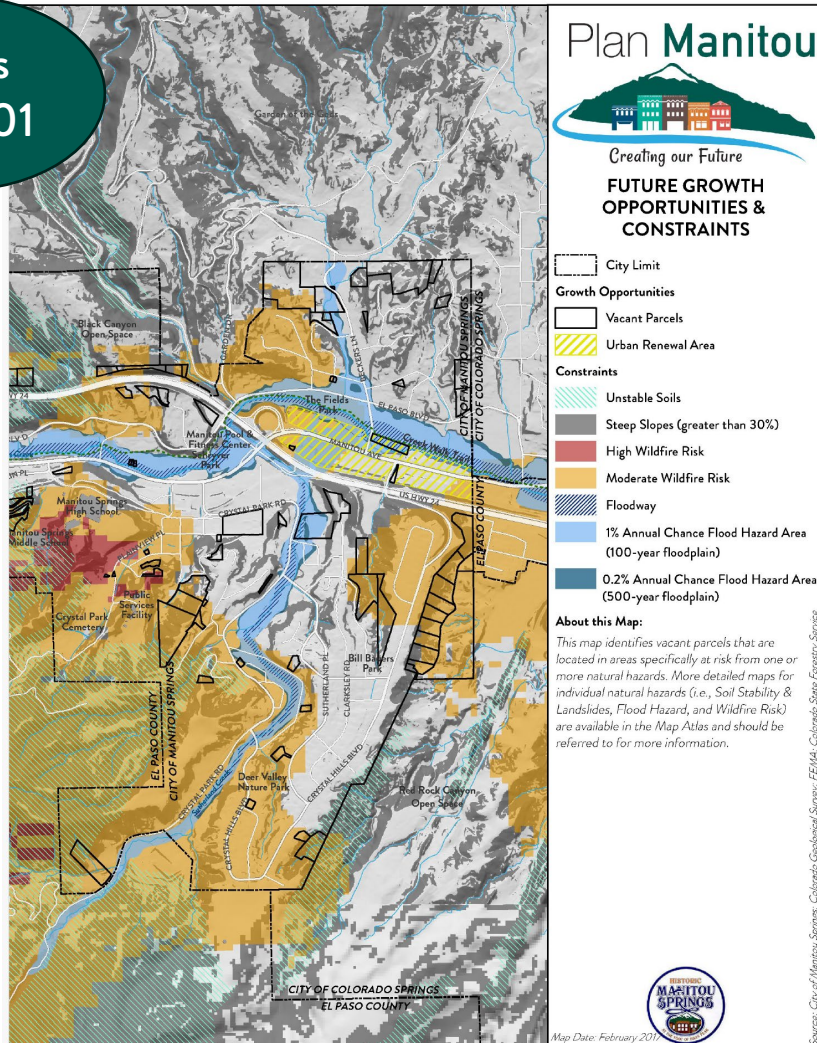
Pages
98-99



Change designation from
Gateway Mixed-Use to
Single-Family Neighborhood
to reflect the post-2017
rezoning of this parcel

FUTURE GROWTH OPPORTUNITIES AND CONSTRAINTS MAP

Pages
100-101



CPC RECOMMENDATION: Verify whether the wildfire risk information shown on the Future Growth Opportunities and Constraints map is accurate/current.

STAFF RECOMMENDATION: Update the 'About this Map' note in the legend to:

- 1) Acknowledge that this is a composite map that reflects a more generalized depiction of hazards
- 2) Direct readers to Natural Hazard Risk Reduction and Mitigation page on the City's website (which includes an interactive map and a step-by-step review of hazards) for additional detail:

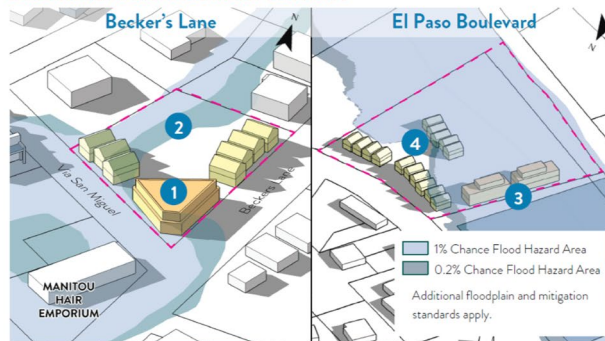
<https://www.manitouspringsco.gov/498/Natural-Hazard-Risk-Reduction-Mitigation>

ILLUSTRATIVE CONCEPT: BECKER'S LANE

Pages
122-123

PART 2: REINVESTMENT & RESILIENCY FRAMEWORK – OPPORTUNITY AREAS: BECKER'S LANE/EL PASO BOULEVARD

ILLUSTRATIVE DEVELOPMENT CONCEPT



The development concept for this Opportunity Area envisions the redevelopment of the vacant building located at the corner of Becker's Lane and Via San Miguel to a mixed-use structure, incorporating ground floor retail or some other neighborhood-oriented commercial service and apartments. The site also includes townhomes fronting both Becker's Lane and Via San Miguel on either side of the mixed-use structure. On the mobile home park site, the concept envisions redevelopment adding new apartment or condominium buildings of 2-4 stories with townhomes on the remaining portions of the site fronting El Paso Boulevard. Since much of the mobile home site is located within the 1% annual chance floodplain, the concept design assumes that the new structures comply with existing floodplain regulations and include best practices for mitigating flood damage.

Illustrative Development Concept Elements:

- 1 Apartment building with ground floor commercial on corner
- 2 Parking located away from street frontages
- 3 Multi-unit 2-4 story residential structure fronting the adjacent sports fields
- 4 Townhomes create a lower-intensity edge along El Paso Boulevard

PLAN MANITOU | 123

Update description to:

- Reflect that the featured site has already been redeveloped
- Note that similar concepts could be applied to other sites in this vicinity

QUESTIONS?



Memorandum

Title: Second Reading and Public Hearing of Ordinance No. 0325, an Ordinance Amending the Zoning Map of the City of Manitou Springs, Colorado, Rezoning 5 Parcels also known by Assessor's Office as Schedule Numbers 74052-03-097, 74052-02-016, 74052-03-120, 74054-35-025, and 74044-10-050, Manitou Springs, Colorado, To Park Zone District

From: Frederick Rollenhagen, Planning Director

To: Mayor and City Council

CC: City Administrator Denise Howell

Allocated Time: 15 Minutes

April 15, 2025

Purpose:

On April 1, 2025, at the first reading of Ordinance 0325, the Ordinance was approved by City Council. As required by the City Charter, Ordinance 0325 is being brought before the City Council for second reading and a public hearing.

Ordinance Nos. 0325, 0425, and 0525 proposes to rezone a total of 56 city-owned parcels to align with their current and intended use. These parcels will be designated as Open Space (OS), Public Facility (PF), or Park (P), as detailed below. This city-initiated rezoning effort aims to update and clarify the Official Zoning Map, ensuring that each parcel is appropriately categorized to reflect its function and future purpose.

Background:

The City of Manitou Springs has acquired the parcels listed in the City Planning Commission Staff Report to further the objectives of Plan Manitou and support the delivery of city services. Properly zoning these parcels ensures consistency with community planning efforts, protects the integrity of public spaces, and improves the accuracy of land use data. For instance, this rezoning process will support accurate metrics on city-owned open space acquisitions and enable staff to evaluate the compatibility of future land use proposals more effectively by considering correct adjacent zone districts.

These parcels vary in topography, development status, and location within the City's jurisdiction. While most of the parcels are proposed for rezoning to Open Space (OS) to reflect their intended conservation, a few will be designated for Public Facility (PF) use to accommodate drainage infrastructure and parking areas. Lastly, five parcels will be designated for park space - one currently has a split-zone, likely due to a past mapping error.



This rezoning request was formally presented to the City Planning Commission during its regularly scheduled meeting on March 12, 2025. During the presentation, City staff outlined the purpose and justification for the rezoning, highlighting its alignment with Plan Manitou, the Parks, Open Space, and Trails (POST) Master Plan, and the City's Land Use and Development Code. Staff also provided details on the specific parcels, their current and proposed zoning classifications, and the anticipated benefits of the rezoning.

No major concerns were raised by the Planning Commission members. Additionally, no members of the public provided comments or objections during the public hearing portion of the meeting. The City Planning Commission recommended approval of the rezoning, indicating general agreement that the rezoning was appropriate and consistent with city planning objectives. Please reference the City Planning Commission staff report, attached to item I1, for additional details.

Pros and Cons:

Pros:

- Supports the goals outlined in Plan Manitou, the Parks, Open Space, and Trails (POST) Master Plan, and others, ensuring consistency in land use planning.
- Accurately designates parcels for their intended use (Open Space, Public Facility, or Park), reducing zoning conflicts.
- Supports the preservation of open space, formalizes parkland, and ensures appropriate zoning for public infrastructure like drainage and parking areas.
- An additional layer of protection for public open space and parks, enhancing quality of life for residents and visitors.
- Provides clearer zoning data, improving the City's ability to assess future land use proposals and infrastructure needs.

Cons:

- Open space and parkland require ongoing maintenance, which may place additional demands on the City's budget and resources.
- Nearby property owners may have differing opinions on the best use of the land, particularly if they had expectations of alternative development.
- While the rezoning clarifies land use, some parcels with challenging topography or access limitations may still require further planning and management.

**Fiscal Impact:**

The proposed rezoning of 56 city-owned parcels does not have direct fiscal implications, because the City already owns and maintains the subject parcels. However, the following are indirect implications or implications caused by the purchase of the property:

- By designating parcels as Open Space (OS), the City could reduce long-term infrastructure demands, as open space requires less municipal investment in utilities, roads, and services.
- Protecting open space and parkland could enhance surrounding property values, potentially leading to increased property tax revenue.
- Well-maintained parks and open spaces attract visitors and enhance Manitou Springs' appeal as a destination, indirectly benefiting local businesses and increasing sales tax revenue.
- Clearly defining parcels for public facility use (PF) allows for better long-term capital improvement planning, ensuring efficient allocation of city funds.
- Open space and parkland require ongoing maintenance, including landscaping, trail upkeep, and safety measures, which may increase operational expenses.
- Parcels rezoned for public facility use (PF) may require funding for future improvements, such as drainage systems, parking areas, or municipal buildings.
- Rezoning certain parcels may restrict opportunities for future commercial or residential development, potentially reducing property tax revenue from those sites.

Workload Impact:

Approximately 40 staff hours have been appropriated by the application.

Recommended Action:

Staff recommends approval of the application without conditions.

Motion Options (select one):

- Adopt Ordinance No. 0325, amending the Zoning Map of the City of Manitou Springs, Colorado, rezoning 5 parcels from various zone districts to Park (P); based upon the findings that the request meets the review criteria for granting a rezoning, as set forth in City Code Section 18.06.4.3.
- Adopt Ordinance No. 0325, amending the Zoning Map of the City of Manitou Springs, Colorado, rezoning 5 parcels from various zone districts to Park (P);



based upon the findings that the request meets the review criteria for granting a rezoning, as set forth in City Code Section 18.06.4.3, with the conditions as follows_____.

- Deny the rezoning of the 5 parcels, based upon the findings that the request does not meet the review criteria for granting a rezoning, as set forth in City Code Section 18.06.4.3.
- Postpone the rezoning of the 5 parcels to May 6, 2025 for further consideration.

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF MANITOU SPRINGS, COLORADO, REZONING 5 PARCELS ALSO KNOWN BY ASSESSOR'S OFFICE AS SCHEDULE NUMBERS 7405203097, 7405202016, 7405203120, 7405435025, and 7404410050, MANITOU SPRINGS, COLORADO, TO Park ZONE DISTRICT.

WHEREAS, the Manitou Springs City Council, after reviewing the recommendations and findings of the Planning Department and Planning Commission, has approved rezoning the property as described in Section 1 below from various zone districts to Park zone district.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MANITOU SPRINGS, COLORADO, THAT:

Section 1: The following described property shall be rezoned from various zone districts to Park zone district.

| Assessor's Parcel Number | Legal Description |
|--------------------------|---|
| 7405203097 | TRACTS A & C MANITOU BUSINESS PARK |
| 7405202016 | TRACT D MANITOU BUSINESS PARK |
| 7405203120 | TR A TREWEEKE SUB FIL NO 1 |
| 7405435025 | LOTS 1 TO 4, PARCELS 1 TO 5 SEVEN MINUTE SPRING MANITOU SPRINGS |
| 7404410050 | TRACT IN SE4 OF SEC 4-14-67 AS FOLS, FROM A PT ON N LN OF MANITOU AVE THAT IS 863.3 FT NW FROM ITS POI OF SD N LN WITH E LN OF SEC 4, RUN NLY AT R/A TO MANITOU AVE 75 FT FOR POB, TH CONT NELY ON LAST MENT COURSE 110.3 FT M/L TO PT ON SLY R/W LN OF D + R G RR, NWLY ON SD R/W LN TO PT ON E LN OF BECKERS LANE THAT IS 227.28 FT NELY FROM N LN OF MANITOU AVE, SWLY ON SD E LN 90.28 FT, TH ANG L 86<59' + RUN SELY 517.1 FT M/L TO POB, EX PT CONV TO CITY FOR R/W BY REC# 220214660 |

Section 2: This rezoning shall be reflected within the Zoning Code of the City of Manitou Springs and the Zoning Map.

Section 3. 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 City Council hereby declares that it would have passed this ordinance and each part or parts hereof irrespective of the fact that any one part or parts be declared unconstitutional or invalid.

Section 4: This ordinance is deemed necessary for the protection of the health, welfare and safety of the community.

Section 5: This Ordinance shall be in full force and effect from and after five (5) days of its final passage and publication as provided by law.

Passed on first reading and ordered published this 1st day of April, 2025.

A Public Hearing on Ordinance No. 0325 will be held at the April 15, 2025, City Council meeting. The Council meeting will be held at 6:00 pm at City Hall, 606 Manitou Avenue, Manitou Springs, Colorado.

City Clerk, Elena Krebs

Ordinance Published: April 2, 2025.
City's Official Website and City Hall

Passed on second reading and adopted by Council this 15th day of April 2025.

Mayor, John Graham

City Clerk, Elena Krebs

Published: April 16, 2025 (in full)
City's Official Website and City Hall



Title: City-Owned Parcel Rezoning
From: Fred Rollenhagen
To: City Planning Commission
Address of Proposal: Various Locations
Applicant: City of Manitou Springs

March 12, 2025

Proposal:

The City of Manitou Springs is proposing the rezoning of 56 city-owned parcels to align with their current and intended use. These parcels are proposed to be designated as Open Space (OS), Public Facility (PF), or Park (P), as detailed. This city-initiated rezoning effort aims to update and clarify the Official Zoning Map, ensuring that each parcel is appropriately categorized to reflect its current function and future purpose.

Zone District:

Various

Background & Existing Conditions:

The City of Manitou Springs has acquired the parcels listed below to further the objectives of Plan Manitou and support the delivery of city services. Properly zoning these parcels ensures consistency with community planning efforts, protects the integrity of public spaces, and improves the accuracy of land use data. For instance, this rezoning process will support accurate metrics on city-owned open space acquisitions, and enable staff to evaluate the compatibility of future land use proposals more effectively by considering correct adjacent zone districts.

The following section of this report lists each parcel's current zoning designation, proposed rezoning classification, and present use. These parcels vary in topography, development status, and location within the City's jurisdiction. While most of the parcels are proposed for rezoning to Open Space (OS) to reflect their intended conservation, a few will be designated for Public Facility (PF) to accommodate drainage infrastructure and parking areas. Lastly, five parcels will be designated for park space-one currently has a split-zone, likely due to a past mapping error.

Application Detail:

The following table outlines the parcels proposed for rezoning. To facilitate clarity and organization within this report, each parcel has been assigned an identification number. These ID numbers correspond to an attached exhibit that visually depicts the location of each parcel within the City. Additionally, an overview exhibit is included to illustrate the City's jurisdictional boundary along with the general distribution of the parcels across Manitou Springs. This overview provides context for how these parcels are situated relative to one another and to the broader city landscape.

Zone District

Abbreviation



Hillside Low Density Residential HLDR
Low Density Residential LDR
General Residential GR
Commercial C
Open Space OS
Public Facility PF
Park P

| ID | Assessor's Parcel Number | Current Zone District | Proposed Zone District | Current Use |
|----|--------------------------|-----------------------|------------------------|--------------------------|
| 1 | 7404413029 | LDR | OS | Vacant |
| 2 | 7409100003 | LDR | OS | Vacant |
| 3 | 7406100015 | HLDR | OS | Serpentine Dr,
Vacant |
| 4 | 7405314005 | HLDR | OS | Vacant |
| 5 | 7405314019 | HLDR | OS | Vacant |
| 6 | 7405413026 | GR | OS | Vacant |
| 7 | 7405421001 | HLDR | OS | Vacant |
| 8 | 7405210003 | HLDR | OS | Vacant |
| 9 | 7405211006 | HLDR | OS | Vacant |
| 10 | 7405218001 | HLDR | OS | Vacant |
| 11 | 7405404022 | GR | OS | Vacant |
| 12 | 7405410010 | GR | OS | Vacant |
| 13 | 7405411025 | GR | OS | Vacant |
| 14 | 7405424003 | HLDR | OS | Vacant |
| 15 | 7405424035 | HLDR | OS | Vacant |
| 16 | 7405424036 | HLDR | OS | Vacant |
| 17 | 7405424010 | GR | OS | Vacant |
| 18 | 7405428008 | C | OS | Fountain Creek, Vacant |
| 19 | 7405428009 | C | OS | Vacant |
| 20 | 7405428026 | C | OS | Vacant |
| 21 | 7405435029 | GR | OS | Vacant |
| 22 | 7405435030 | GR | OS | Vacant |
| 23 | 7405435031 | GR | OS | Vacant |
| 24 | 7405435035 | GR | OS | Vacant |
| 25 | 7406101025 | GR | OS | Vacant |
| 26 | 7406105038 | GR | OS | Vacant |
| 27 | 7406108009 | GR | OS | Vacant |
| 28 | 7406200005 | HLDR | OS | Vacant |
| 29 | 7406200008 | HLDR | OS | Vacant |
| 30 | 7406302003 | HLDR | OS | Barr Trail Restroom |



| ID | Assessor's Parcel Number | Current Zone District | Proposed Zone District | Current Use |
|----|--------------------------|-----------------------|------------------------|---|
| 31 | 7406403013 | GR | OS | Vacant |
| 32 | 7406423019 | GR | OS | Vacant |
| 33 | 7408216004 | LDR | OS | Vacant |
| 34 | 7409202039 | HLDR | OS | Vacant |
| 35 | 7405432011 | GR | OS | Vacant |
| 36 | 7405432019 | GR | OS | Vacant |
| 37 | 7405431003 | GR | OS | Vacant |
| 38 | 7405432010 | GR | OS | Vacant |
| 39 | 7404306075 | C | PF | Chamber of Commerce |
| 40 | 7404318008 | GR | PF | Public Works Facility |
| 41 | 7404321004 | GR | PF | Public Works Facility |
| 42 | 7404410024 | C | PF | Vacant
(Dillon Mobility Hub) |
| 43 | 7404410035 | C | PF | Vacant
(Dillon Mobility Hub) |
| 44 | 7404410036 | C | PF | Vacant
(Dillon Mobility Hub) |
| 45 | 7404410048 | C | PF | Fountain Creek, Drainage infrastructure |
| 46 | 7405212010 | GR | PF | Drainage infrastructure |
| 47 | 7405212029 | GR | PF | Drainage infrastructure |
| 48 | 7405212032 | GR | PF | Drainage infrastructure |
| 49 | 7405213005 | GR | PF | Drainage infrastructure |
| 50 | 7405212040 | GR | PF | Drainage infrastructure |
| 51 | 7405325007 | GR | PF | Prospect Parking Lot |
| 52 | 7405203097 | HLDR | P | Vacant |
| 53 | 7405202016 | HLDR | P | Vacant |
| 54 | 7405203120 | GR | P | Vacant |
| 55 | 7405435025 | GR / P | P | Seven Minute Spring Park |
| 56 | 7404410050 | C | P | Vacant |

Public Involvement:

This city-initiated rezoning was publicly noticed through multiple channels. An official notice was published in the local newspaper, ensuring broad community awareness. Additionally, a notice was physically posted on each parcel to provide on-site visibility of the proposed changes. To directly inform nearby residents and stakeholders, property owners within a 300-foot radius of each parcel's boundaries received notification postcards detailing the proposed rezoning. As of the preparation of this report, staff has responded to approximately 20 inquiries about this



proposal. An update of the number of inquiries will be provided to the Planning Commission during the hearing.

Findings & Review Criteria:

According to Section 18.06.4.3 of the Land Use and Development Code, the Planning Commission and City Council must evaluate all rezoning applications based on the following criteria. Below, each criterion is listed along with staff's findings and analysis.

1. **General conformance with the goals and policies of the Comprehensive Plan and other plans and policies adopted by the City Council.** Plan Manitou provides overarching guidance that informs the City's decision to acquire each of these parcels. The proposed rezoning aligns with and supports multiple goals and policies outlined in Plan Manitou by ensuring that each parcel's zoning designation reflects its intended and/or actual use. Properly classifying these parcels reinforces the City's long-term vision for land use, environmental stewardship, and public infrastructure. By rezoning these properties in accordance with their current and future functions—whether as open space, public facilities, or parkland—the City is actively implementing the strategic objectives of Plan Manitou, promoting responsible land management, and enhancing community resources. For example:
 - Goal IP-2: Support continued investment in and ongoing maintenance of the City's infrastructure to ensure efficient and equitable provision of effective services.
 - Goal NE-1: Preserve, protect, connect, and manage natural habitats and ecosystems.
 - Policy NE 1.2 Open Space Acquisition: Continue to acquire open space

Additionally, rezoning 38 parcels to Open Space (OS) and five parcels to Park (P) aligns with the goals and recommendations outlined in the Manitou Springs Parks, Open Space, and Trails (POST) Master Plan. Many of these parcels are located within areas identified as potential open space in the plan, specifically referenced on pages 100–101. This rezoning effort directly supports the City's commitment to preserving natural landscapes, expanding recreational opportunities, and maintaining ecological resilience. Notable areas identified in the POST plan that overlap with these parcels include:

- Midland
- Incline North
- Serpentine Drive
- Higginbotham South
- Williams Canyon
- Highway North
- Crystal Hills



2. Compliance with applicable statutory provisions. The proposed rezoning complies with all relevant statutory provisions outlined in the City's Land Use and Development Code, as well as other applicable state and local regulations. The City's authority to rezone municipally owned parcels is well established, and this action is in accordance with adopted plans, including Plan Manitou and the Manitou Springs Parks, Open Space, and Trails (POST) Master Plan. These plans emphasize the importance of proper land classification to ensure effective resource management and strategic urban planning. Additionally, rezoning city-owned land to Open Space (OS), Public Facility (PF), or Park (P) ensures that public assets are correctly designated, reducing the risk of inconsistencies in land use policies.

3. Whether the rezoning will adversely impact or overburden public facilities and services. Rezoning these parcels will not adversely impact or overburden public facilities and services. Instead, it will provide greater clarity in land management, ensuring that existing infrastructure and services are planned and allocated efficiently.

- Parcels designated as Open Space (OS) will be preserved for conservation, recreation, and environmental protection, reducing the need for additional infrastructure.
- Parcels designated as Public Facility (PF) will support necessary city services, such as drainage infrastructure or parking areas, ensuring that these essential functions are properly integrated into the City's zoning framework.
- Parcels rezoned to Park (P) will enhance recreational opportunities and formalize public access, ensuring that city parks are accurately designated for maintenance and future improvements.

By properly classifying these parcels, the City can plan for future infrastructure needs and avoid potential conflicts between zoning designations and actual land use.

4. Whether the rezoning will result in a higher risk to natural hazards and geologic hazards. The proposed rezoning does not increase exposure to natural or geologic hazards. Many of the parcels in question are already undeveloped or intended for public use, meaning that the rezoning action will not introduce new risks.

- Parcels designated as Open Space (OS) often serve as natural buffers, reducing the impact of flooding, erosion, and landslides by maintaining vegetation and preventing development in sensitive areas.
- Public Facility (PF) parcels identified for infrastructure use, such as drainage systems, help mitigate risks by improving stormwater management and stabilizing land conditions.



- Rezoning a split-zoned parcel to Park (P) corrects inconsistencies and ensures appropriate land management practices.

By maintaining these areas for conservation, public facilities, and recreation, the City is proactively managing potential hazards and ensuring responsible land use.

5. Whether the proposed rezoning is compatible with the surrounding land uses. The proposed rezoning is compatible with surrounding land uses and supports existing zoning patterns throughout Manitou Springs.

- Open Space (OS) designations align with adjacent natural areas, parks, and residential neighborhoods that benefit from protected landscapes and recreational access.
- Public Facility (PF) designations reflect the current and intended use of infrastructure-related parcels, ensuring their zoning is consistent with nearby municipal and service-related properties.
- Park (P) rezoning ensures that public parkland is correctly identified and managed in harmony with nearby community spaces.

By aligning zoning with actual land use, this rezoning effort prevents potential conflicts and supports the City's long-term vision for sustainable land management and community development.

Staff Recommendation:

Staff recommends approval of the proposed rezoning of 56 city-owned parcels, as detailed in this report. Based on staff's analysis, this rezoning aligns with the goals and policies of Plan Manitou, complies with the Land Use and Development Code, and meets the established review criteria for rezoning. No conditions are proposed as part of this recommendation.

Motion Language Options:

Staff recommends approval of the proposed rezoning of 56 city-owned parcels, as detailed in this report. Based on staff's analysis, this rezoning aligns with the goals and policies of Plan Manitou, complies with the Land Use and Development Code, and meets the established review criteria for rezoning. No conditions are proposed as part of this recommendation.

City of Manitou Springs

City-Owned Parcel Rezoning

Parcel 1

General Location:

South of the Crystal
Hill Road & Highway
24 underpass

Tax Schedule Number(s):

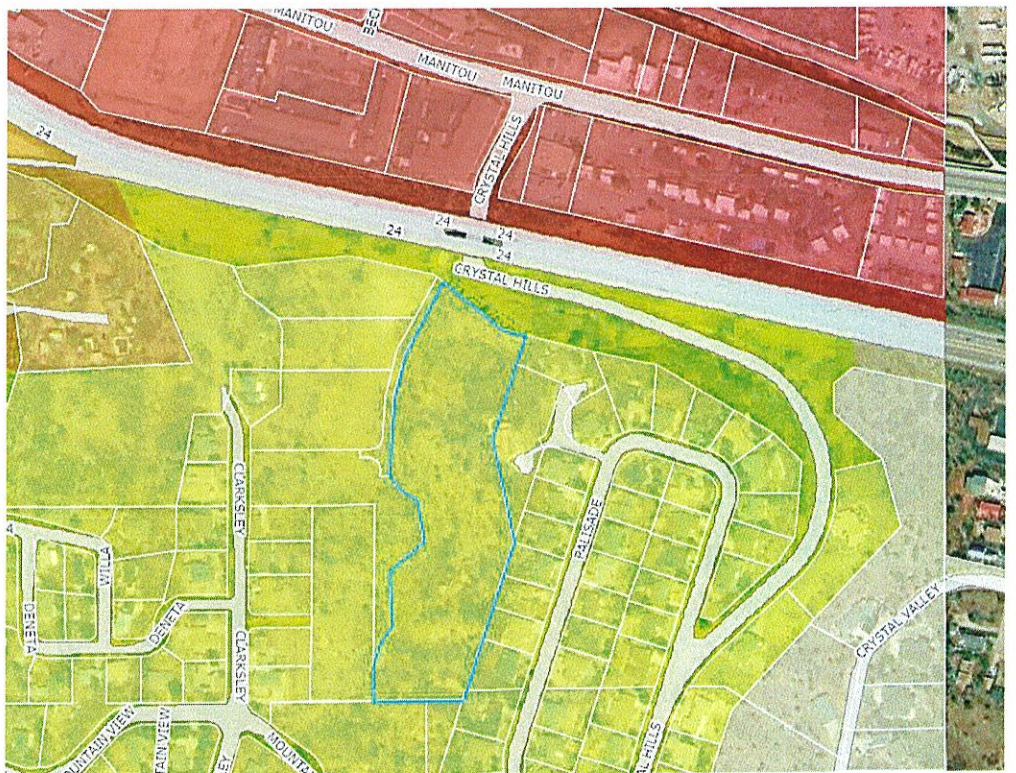
74044-13-029

Current Zone District:

Low Density
Residential
(LDR)

Proposed Zone District:

Open Space
(OS)



City of Manitou Springs

City-Owned Parcel Rezoning

Parcel 2

General Location:

North of Sutherland
Road & West of
Crystal Hills
Boulevard

Tax Schedule Number(s):

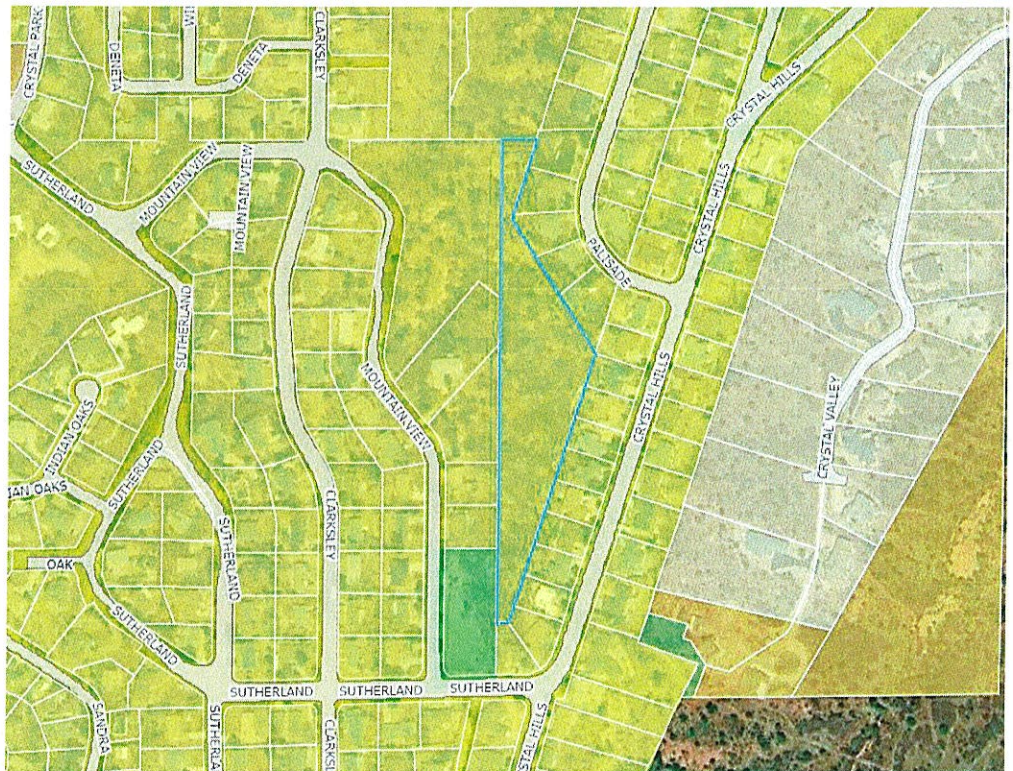
74091-00-003

Current Zone District:

Low Density
Residential
(LDR)

Proposed Zone District:

Open Space
(OS)



City of Manitou Springs

City-Owned Parcel Rezoning

Parcel 3

General Location:

Through Serpentine
Drive, West of
Highway 24

Tax Schedule Number(s):

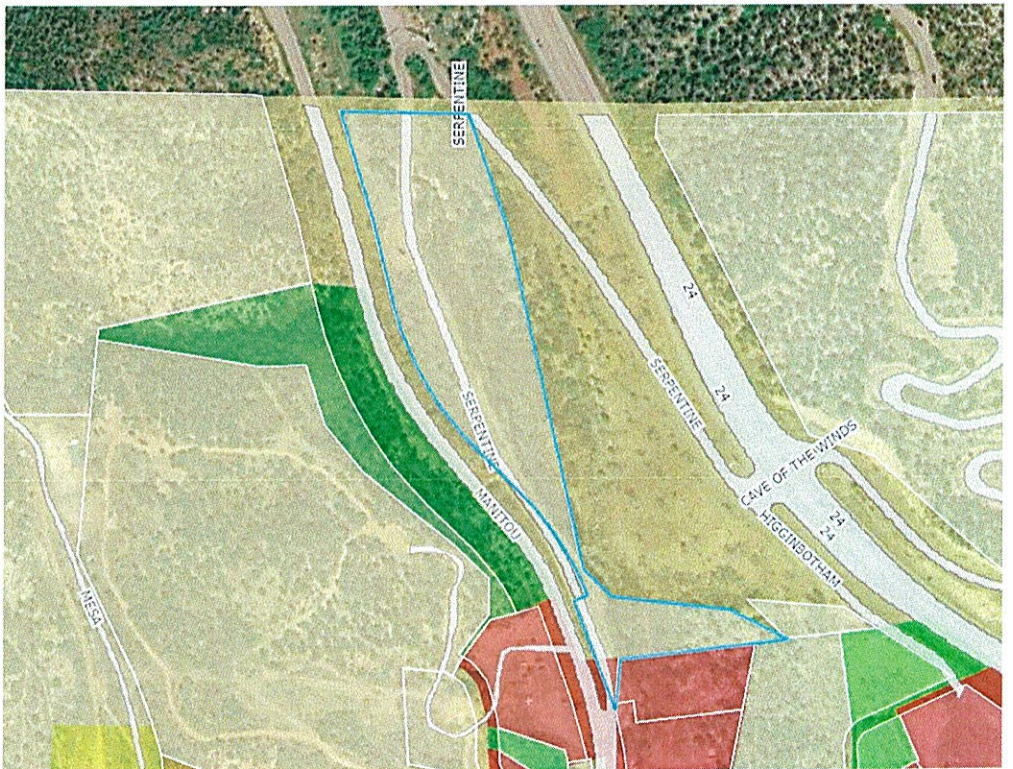
74061-00-015

Current Zone District:

Hillside Low Density
Residential (HLDR)

Proposed Zone District:

Open Space
(OS)



City of Manitou Springs

City-Owned Parcel Rezoning

Parcels

4, 5

General Location:

Southwest of Uinta
Road/Chipeta Road

Tax Schedule Number(s):

74053-14-005

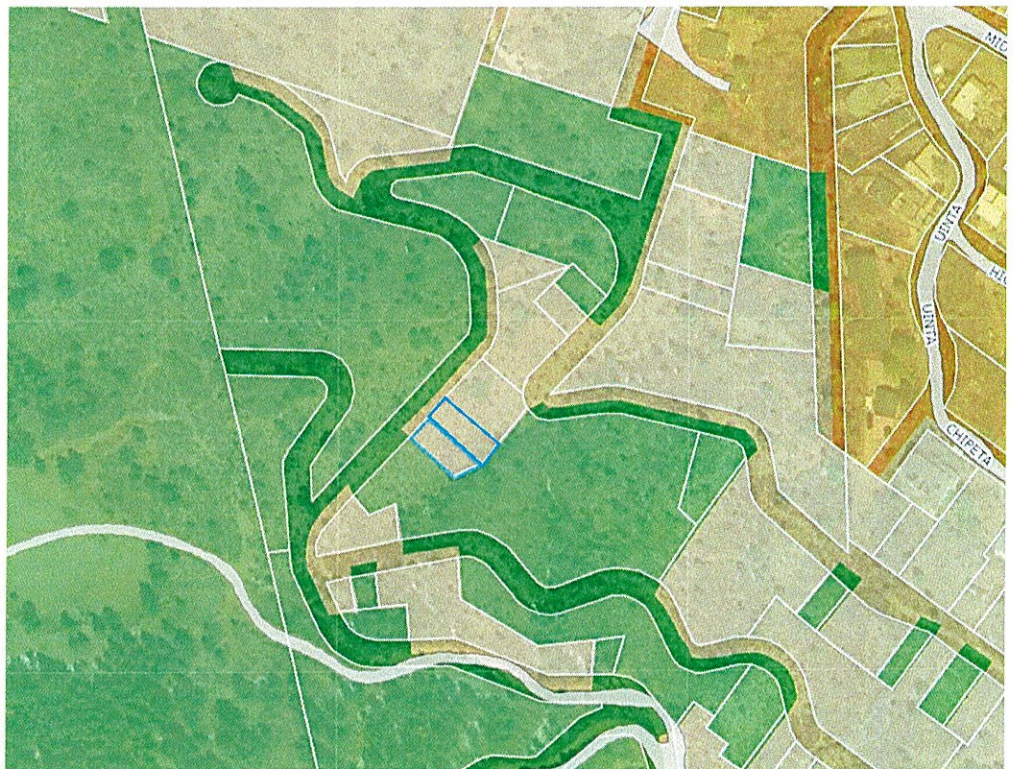
74053-14-019

Current Zone District:

Hillside Low Density
Residential (HLDR)

Proposed Zone District:

Open Space
(OS)



City of Manitou Springs

City-Owned Parcel Rezoning

Parcels

6, 7

General Location:

Southeast of the
intersection of South
Path & Peakview
Boulevard

Tax Schedule Number(s):

74054-13-026

74054-21-001

Current Zone District:

General Residential
(GR)

Hillside Low Density
Residential (HLDR)

Proposed Zone District:

Open Space
(OS)



City of Manitou Springs

City-Owned Parcel Rezoning

Parcels
8, 9, 10

General Location:

North of Highway 24,
East of Canon
Avenue

Tax Schedule Number(s):

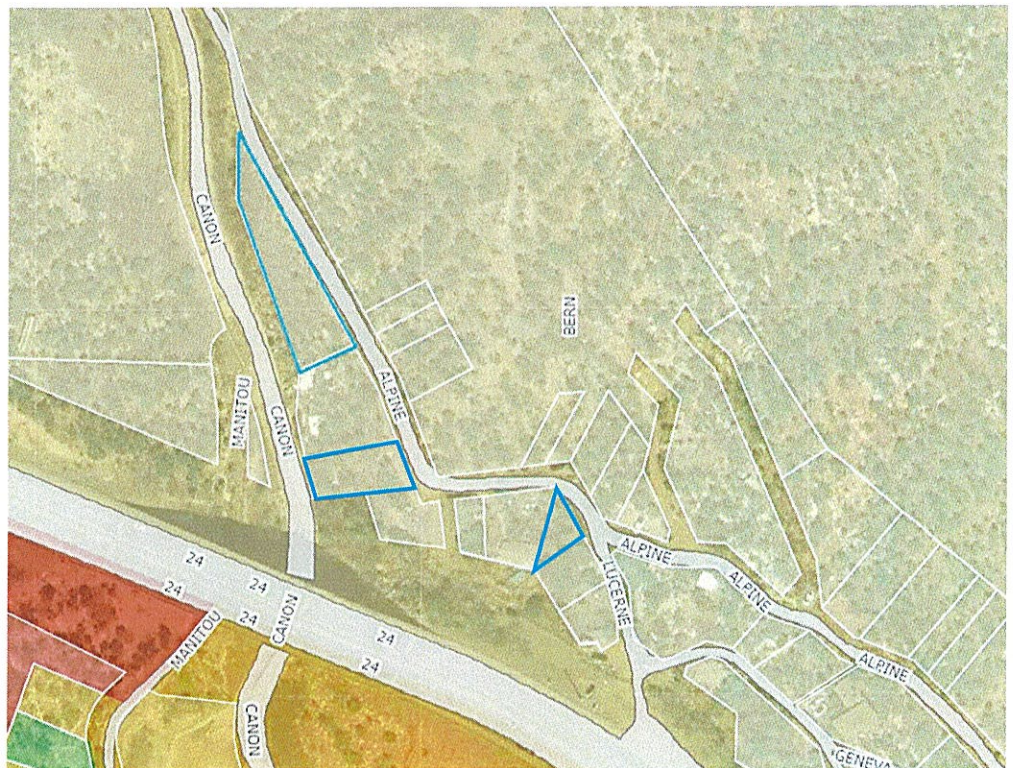
74052-10-003
74052-11-006
74052-18-001

Current Zone District:

Hillside Low-Density
Residential (HLDR)

Proposed Zone District:

Open Space
(OS)



City of Manitou Springs

City-Owned Parcel Rezoning

Parcel 11

General Location:

Southeast of Pawnee
Avenue and Prospect
Place

Tax Schedule Number(s):

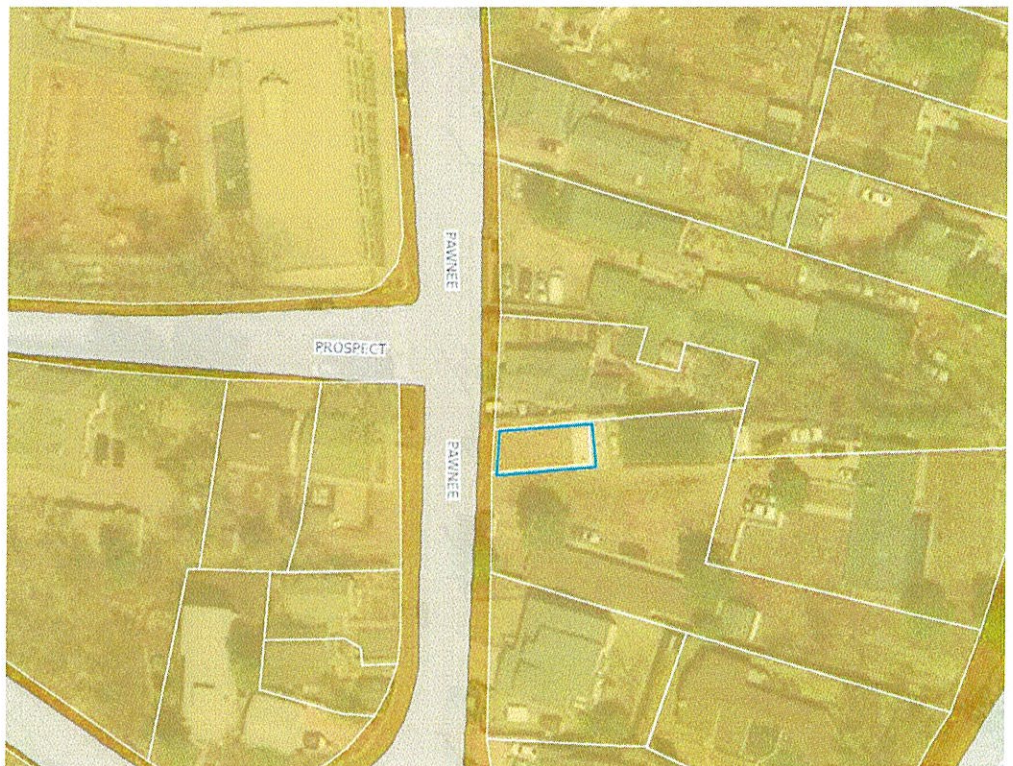
74054-04-022

Current Zone District:

General Residential
(GR)

Proposed Zone District:

Open Space
(OS)



City of Manitou Springs

City-Owned Parcel Rezoning

Parcels

12, 13

General Location:

Southeast of Deer Path Avenue and Oklahoma Road

Tax Schedule Number(s):

74054-10-010

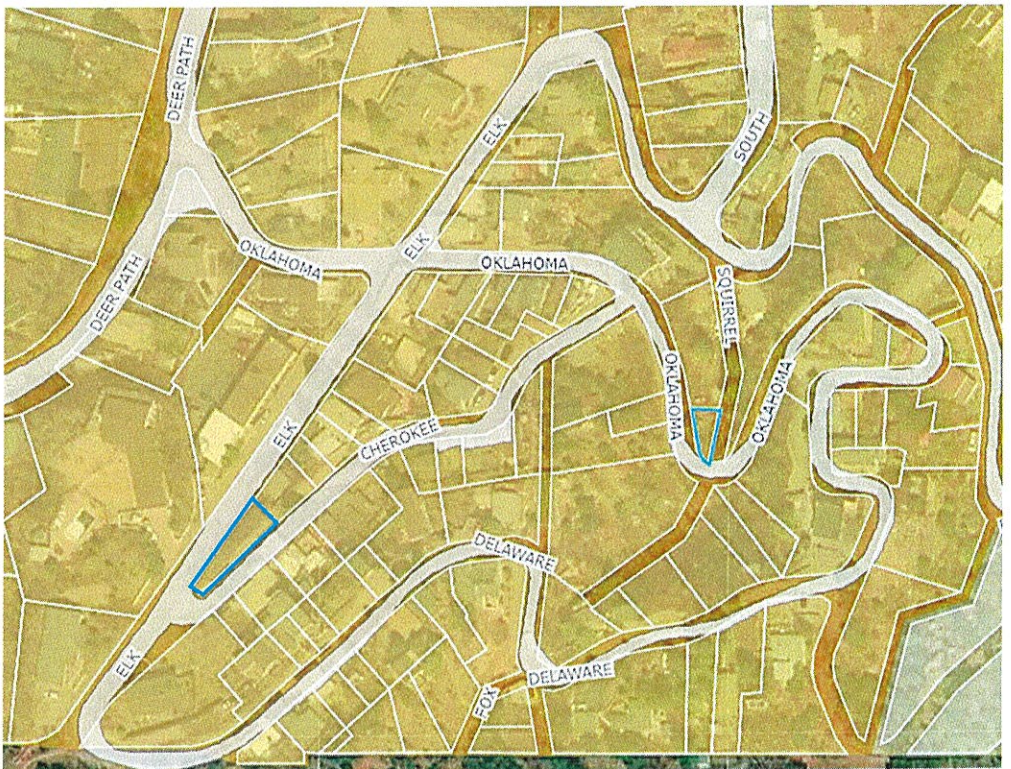
74054-11-025

Current Zone District:

General Residential (GR)

Proposed Zone District:

Open Space (OS)



City of Manitou Springs

City-Owned Parcel Rezoning

Parcels

14, 15,
16, 17

General Location:

North and South of
Highway 24, East of
Washington Avenue

Tax Schedule Number(s):

74054-24-003

74054-24-035

74054-24-036

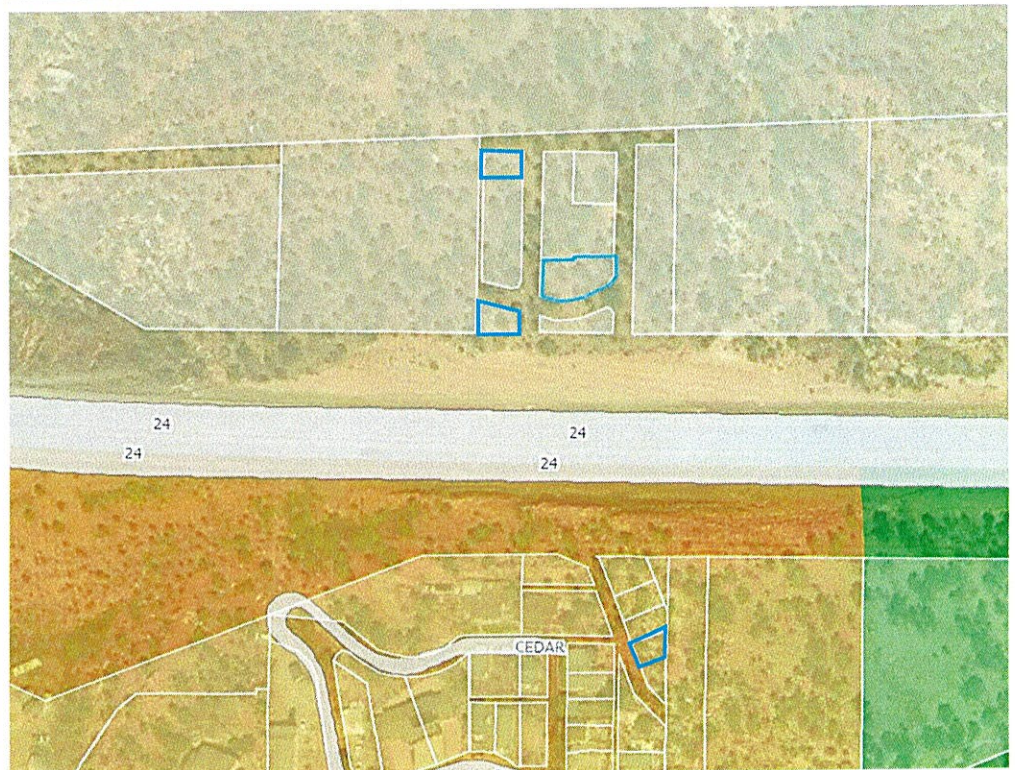
74054-24-010

Current Zone District:

Hillside Low-Density
Residential (HLDR) &
General Residential
(GR)

Proposed Zone District:

Open Space
(OS)



City of Manitou Springs

City-Owned Parcel Rezoning

Parcels
18, 19, 20

General Location:

North of Manitou
Avenue, East of Old
Mans Trail

Tax Schedule Number(s):

74054-28-008

74054-28-009

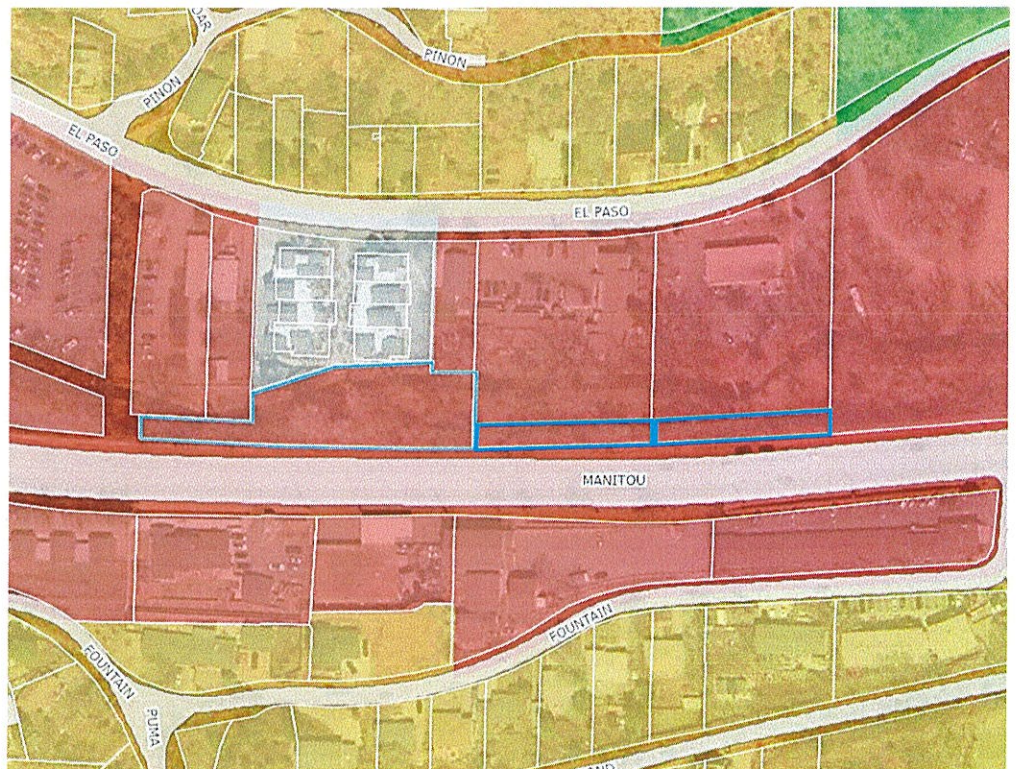
74054-28-026

Current Zone District:

Commercial (C)

Proposed Zone District:

Open Space
(OS)



City of Manitou Springs

City-Owned Parcel Rezoning

Parcels
21, 22,
23, 24

General Location:

North of Lovers Lane,
West of Washington
Avenue

Tax Schedule Number(s):

74054-35-029
74054-35-030
74054-35-031
74054-35-035

Current Zone District:

General Residential
(GR)

Proposed Zone District:

Open Space
(OS)



City of Manitou Springs

City-Owned Parcel Rezoning

Parcel 25

General Location:

East of Minnehaha
and Rock Road
Intersection

Tax Schedule Number(s):

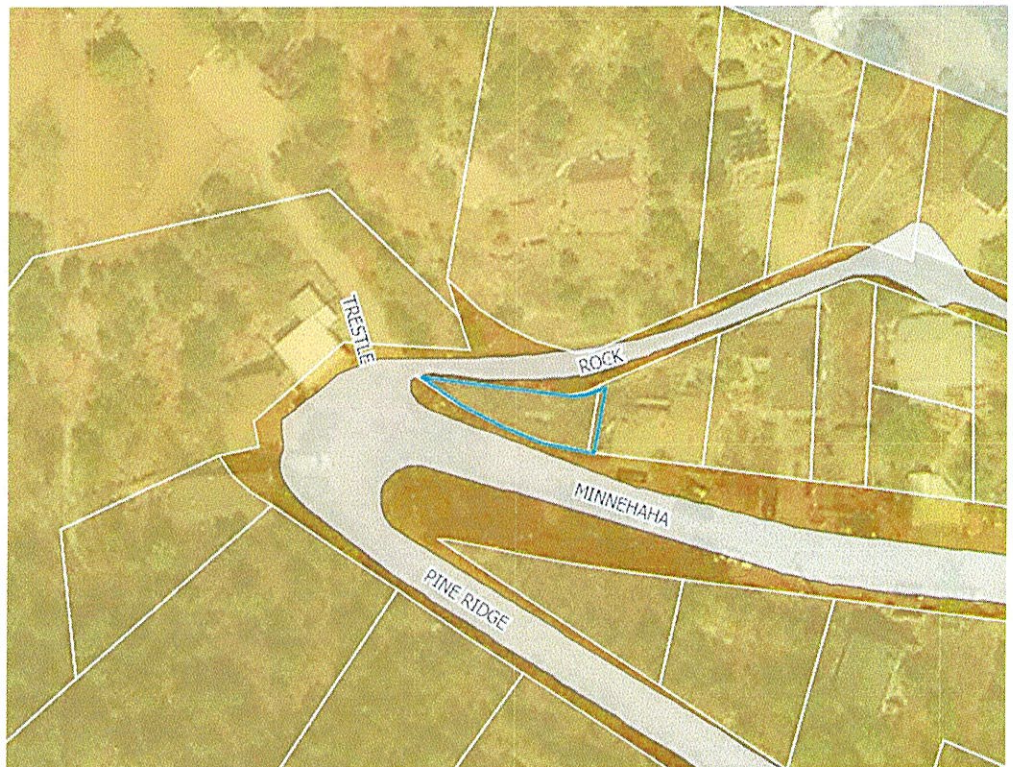
74061-01-025

Current Zone District:

General Residential
(GR)

Proposed Zone District:

Open Space
(OS)



City of Manitou Springs

City-Owned Parcel Rezoning

Parcel 26

General Location:

Northeast of Pine
Ridge and Duncan
Avenues

Tax Schedule Number(s):

74061-05-038

Current Zone District:

General Residential
(GR)

Proposed Zone District:

Open Space
(OS)



City of Manitou Springs

City-Owned Parcel Rezoning

Parcel 27

General Location:

Southwest of Illinois
and Mesa Avenue
Intersection

Tax Schedule Number(s):

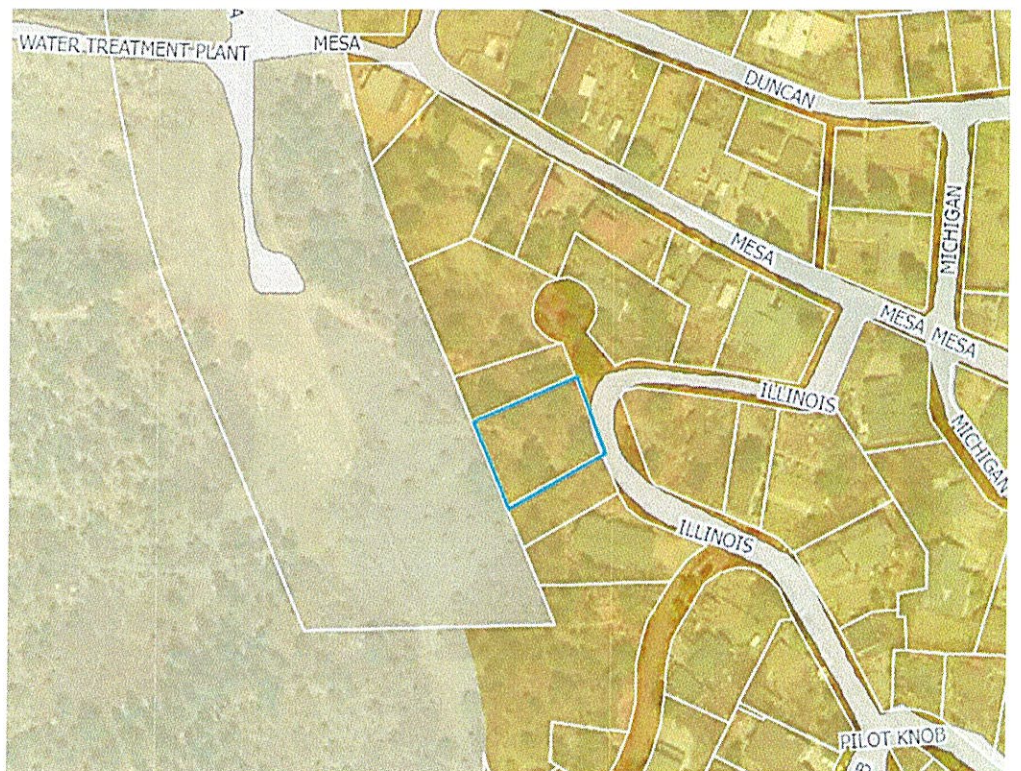
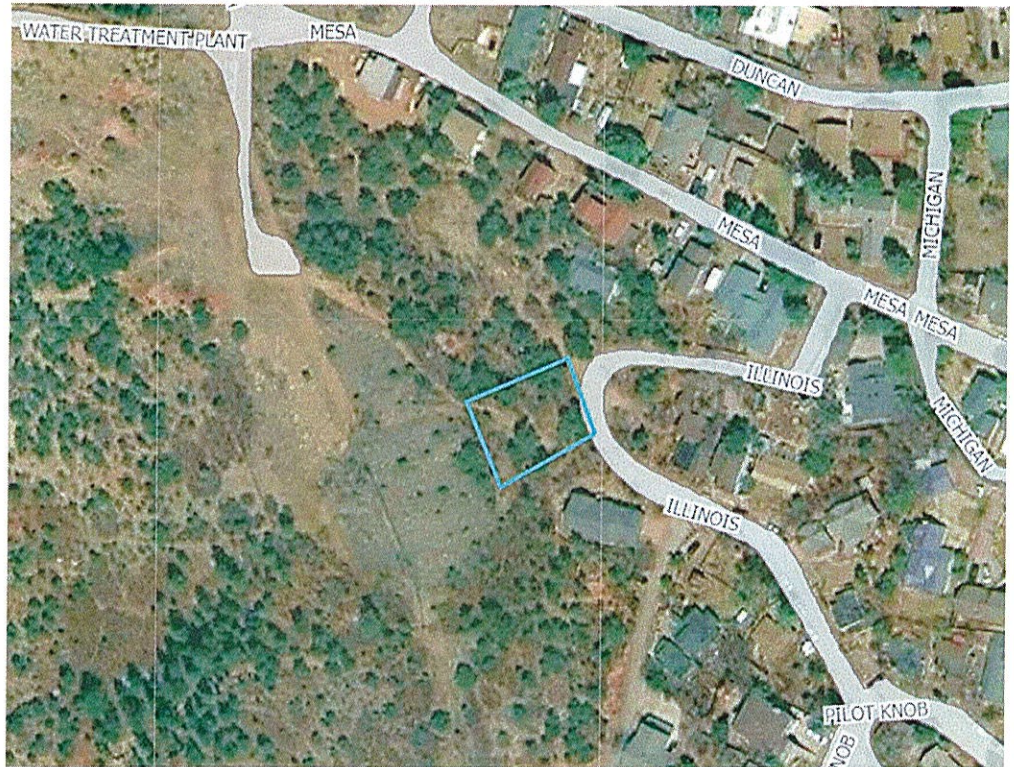
74061-08-009

Current Zone District:

General Residential
(GR)

Proposed Zone District:

Open Space
(OS)



City of Manitou Springs

City-Owned Parcel Rezoning

Parcels
28, 29

General Location:

West of the Water
Treatment Plant

Tax Schedule Number(s):

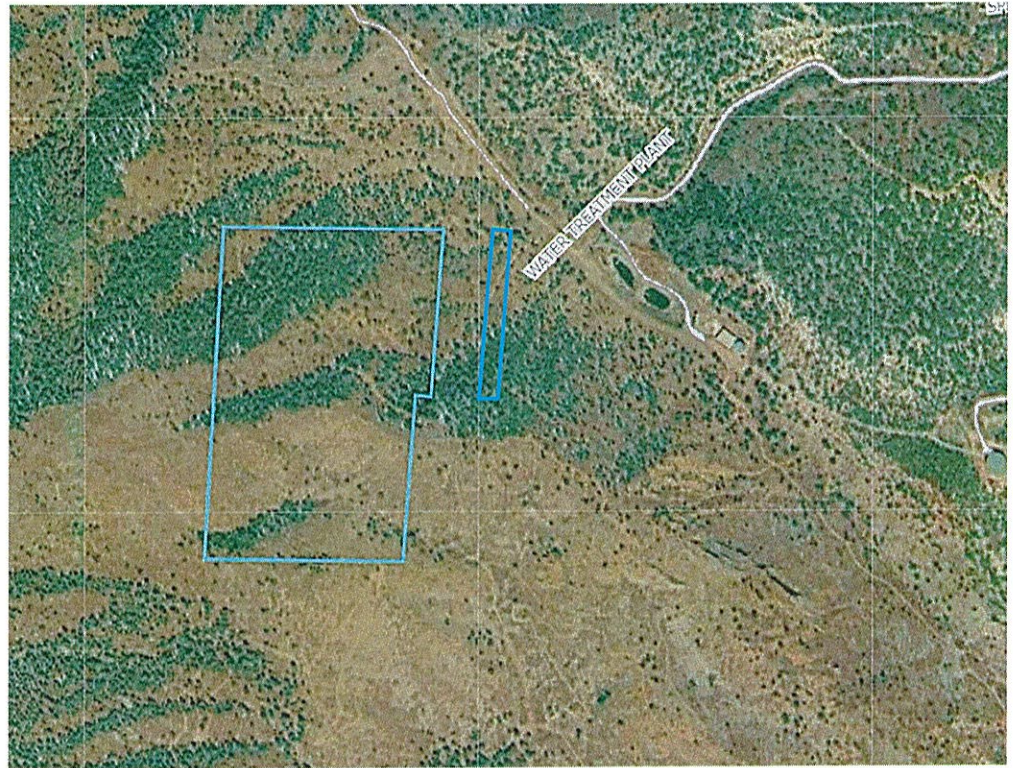
74062-00-005
74062-00-008

Current Zone District:

Hillside Low-Density
Residential (HLDR)

Proposed Zone District:

Open Space
(OS)



City of Manitou Springs

City-Owned Parcel Rezoning

Parcel 30

General Location:

Northwest of Hydro
Street & Ruxton
Avenue Intersection

Tax Schedule Number(s):

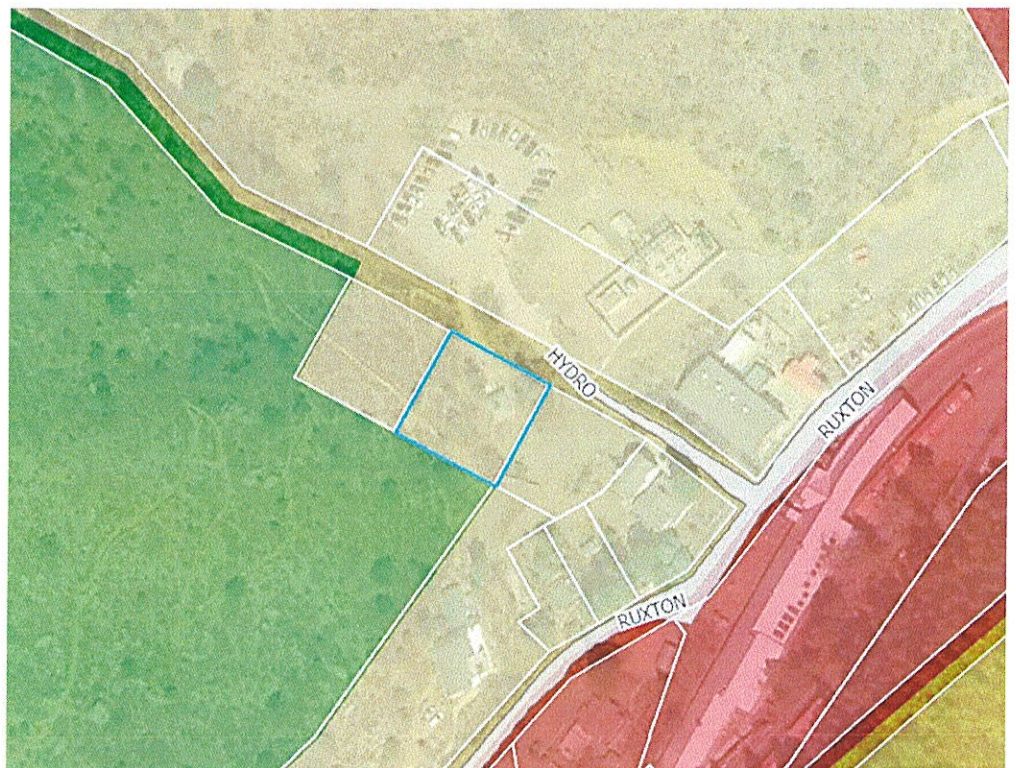
74063-02-003

Current Zone District:

Hillside Low-Density
Residential (HLDR)

Proposed Zone District:

Open Space
(OS)



City of Manitou Springs

City-Owned Parcel Rezoning

Parcel 31

General Location:

North of Winter
Street

Tax Schedule Number(s):

74064-03-013

Current Zone District:

General Residential
(GR)

Proposed Zone District:

Open Space
(OS)



City of Manitou Springs

City-Owned Parcel Rezoning

Parcel 32

General Location:

Southwest of Ruxton
Avenue & Brook
Street Intersection

Tax Schedule Number(s):

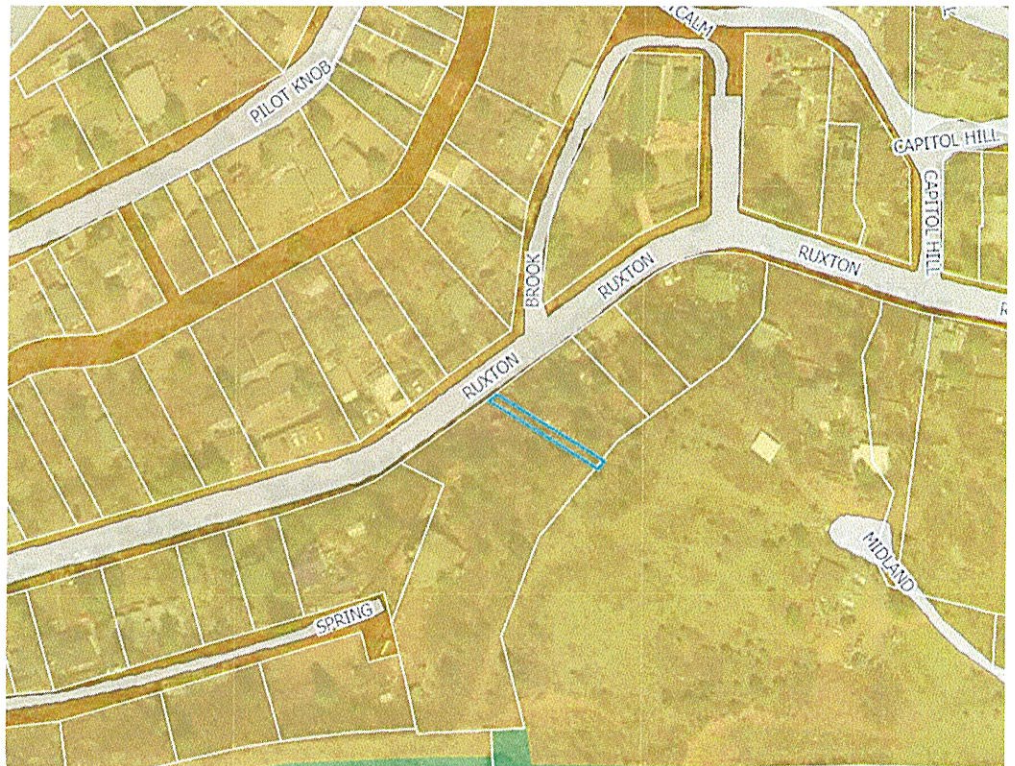
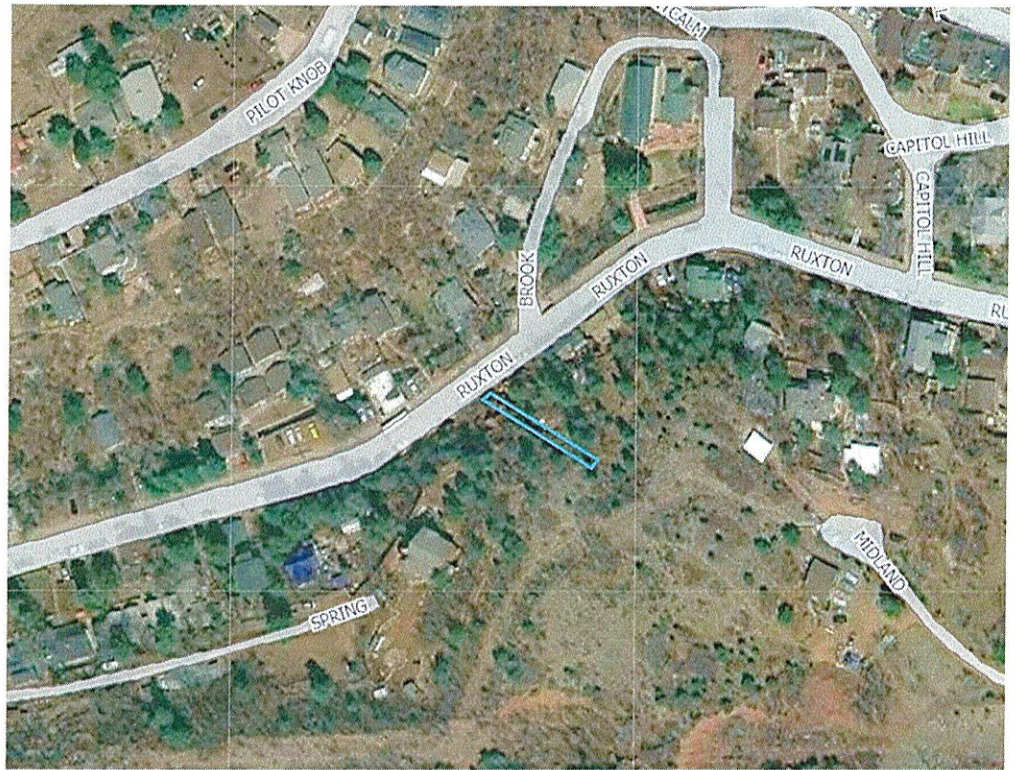
74064-23-019

Current Zone District:

General Residential
(GR)

Proposed Zone District:

Open Space
(OS)



City of Manitou Springs

City-Owned Parcel Rezoning

Parcel 33

General Location:

Southwest of
Pawnee & Eagle
Avenues

Tax Schedule Number(s):

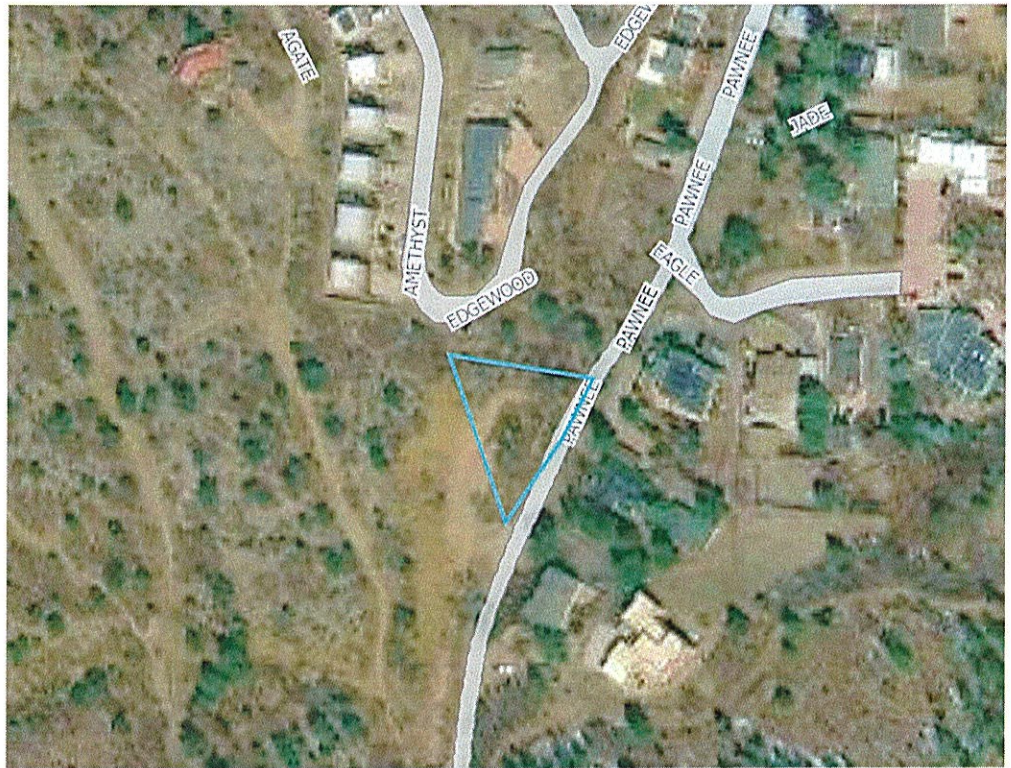
74082-16-004

Current Zone District:

Low-Density
Residential (LDR)

Proposed Zone District:

Open Space
(OS)



City of Manitou Springs

City-Owned Parcel Rezoning

Parcel 34

General Location:

North of Oak Place &
Keithley Road

Tax Schedule Number(s):

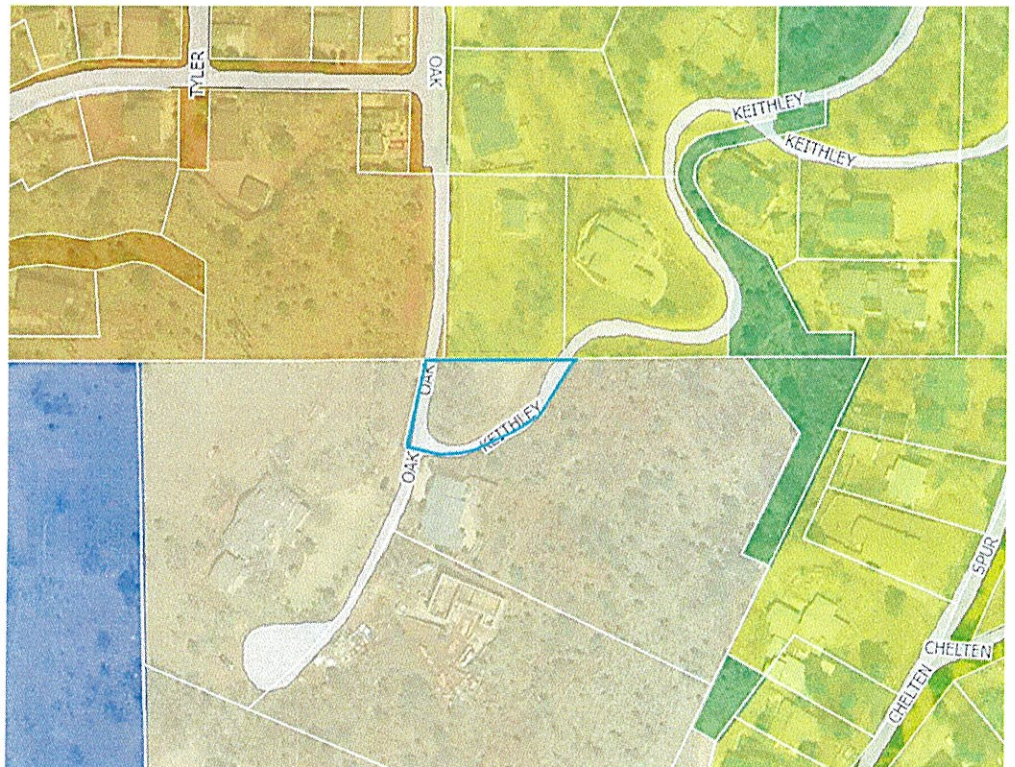
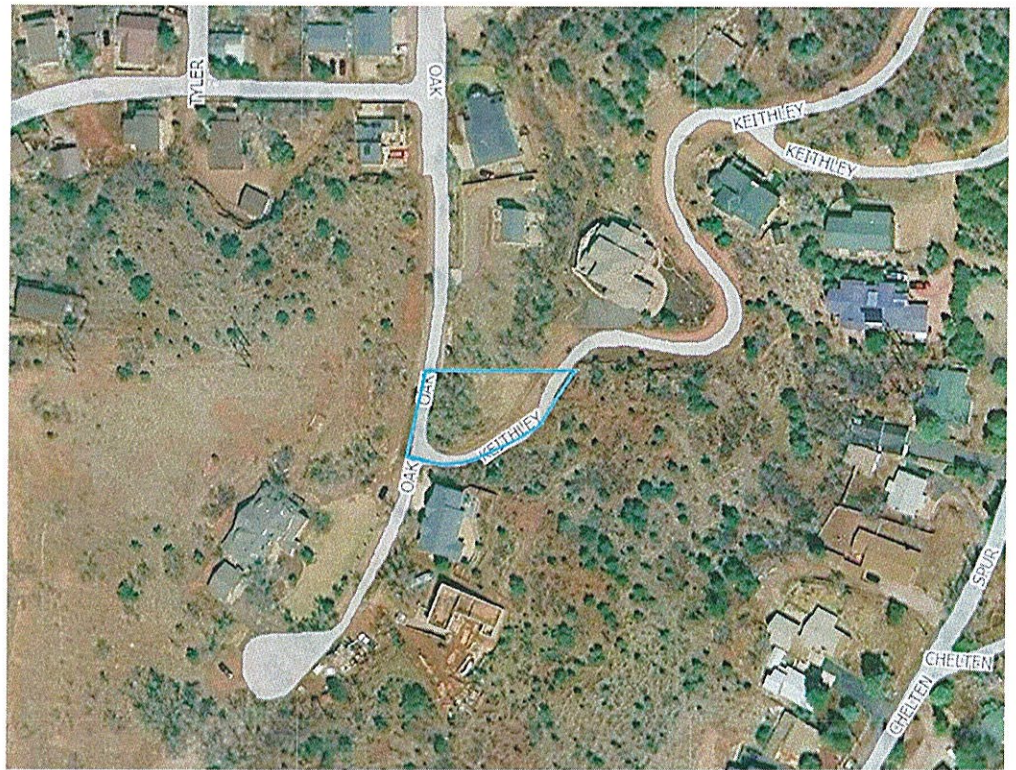
74092-02-039

Current Zone District:

Hillside Low-Density
Residential (HLDR)

Proposed Zone District:

Open Space
(OS)



City of Manitou Springs

City-Owned Parcel Rezoning

Parcels
35, 36, 37

General Location:

South of Chipeta
Road

Tax Schedule Number(s):

74053-19-015
74053-19-013
74053-14-008

Current Zone District:

Hillside Low-Density
Residential (HLDR)

Proposed Zone District:

Open Space
(OS)



City of Manitou Springs

City-Owned Parcel Rezoning

Parcels
38, 39,
40, 41

General Location:

South of Highway 24,
Northeast of Burn
Road

Tax Schedule Number(s):

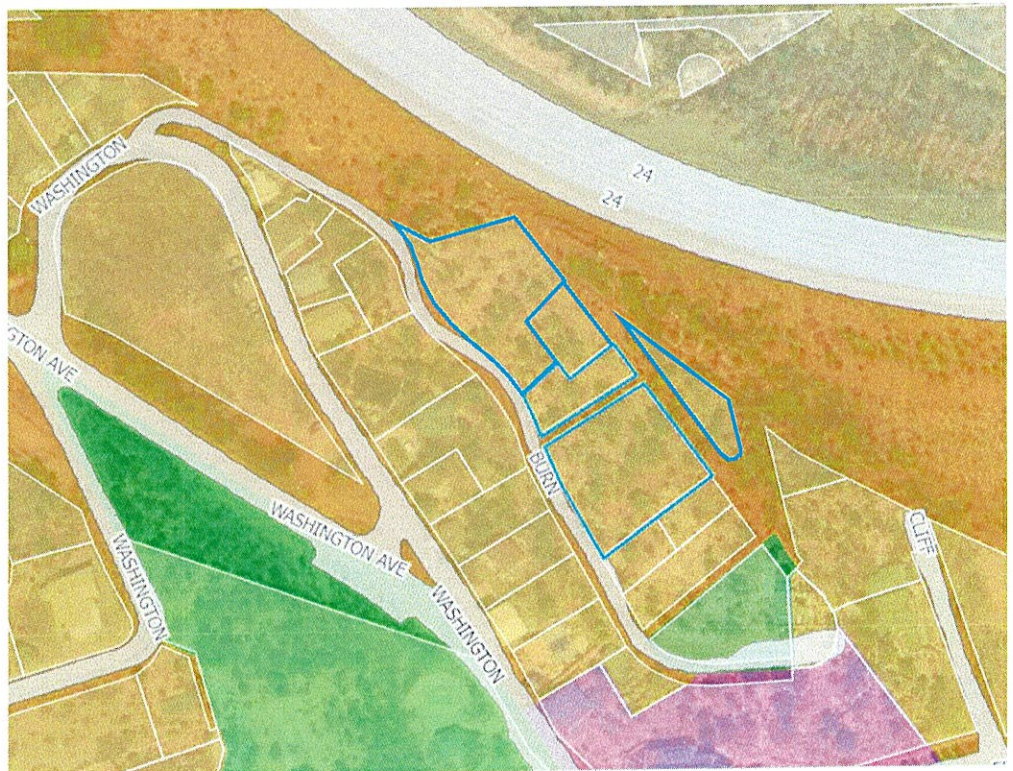
74054-32-011
74054-32-019
74054-31-003
74054-32-010

Current Zone District:

General Residential
(GR)

Proposed Zone District:

Open Space
(OS)



City of Manitou Springs

City-Owned Parcel Rezoning

Parcel 42

General Location:

Northeast corner of
Manitou and Mayfair
Avenues

Tax Schedule Number(s):

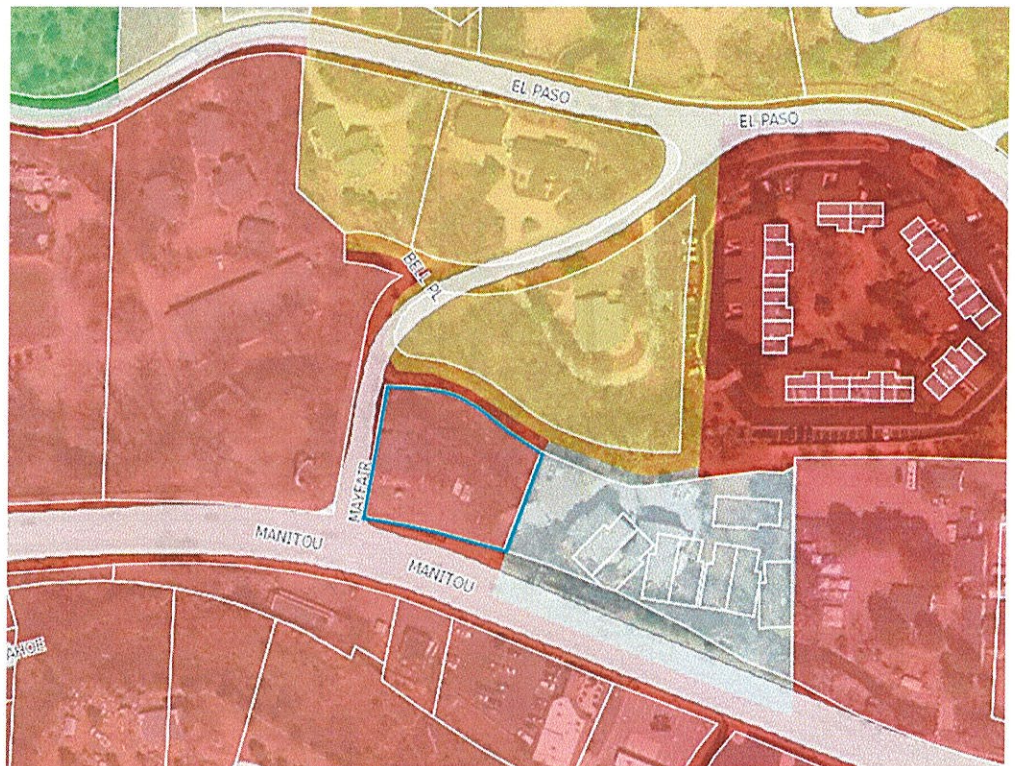
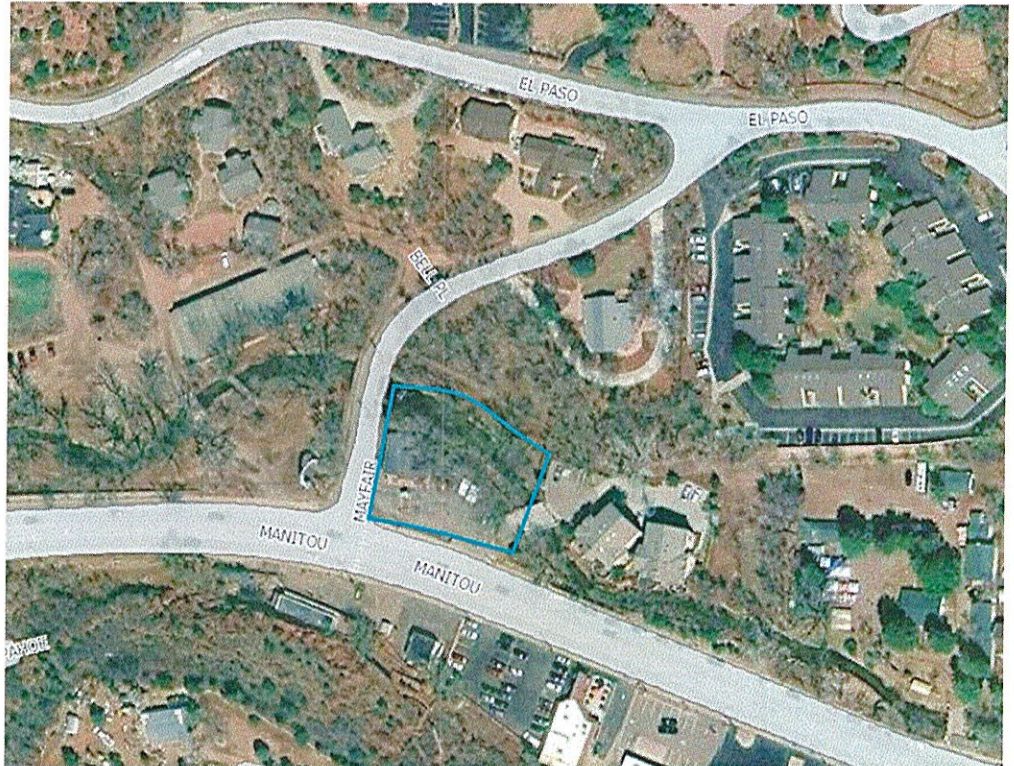
74043-06-075

Current Zone District:

Commercial (C)

Proposed Zone District:

Public Facility
(PF)



City of Manitou Springs

City-Owned Parcel Rezoning

Parcels

43, 44

General Location:

North of the City
Public Works Facility

Tax Schedule Number(s):

74043-18-008

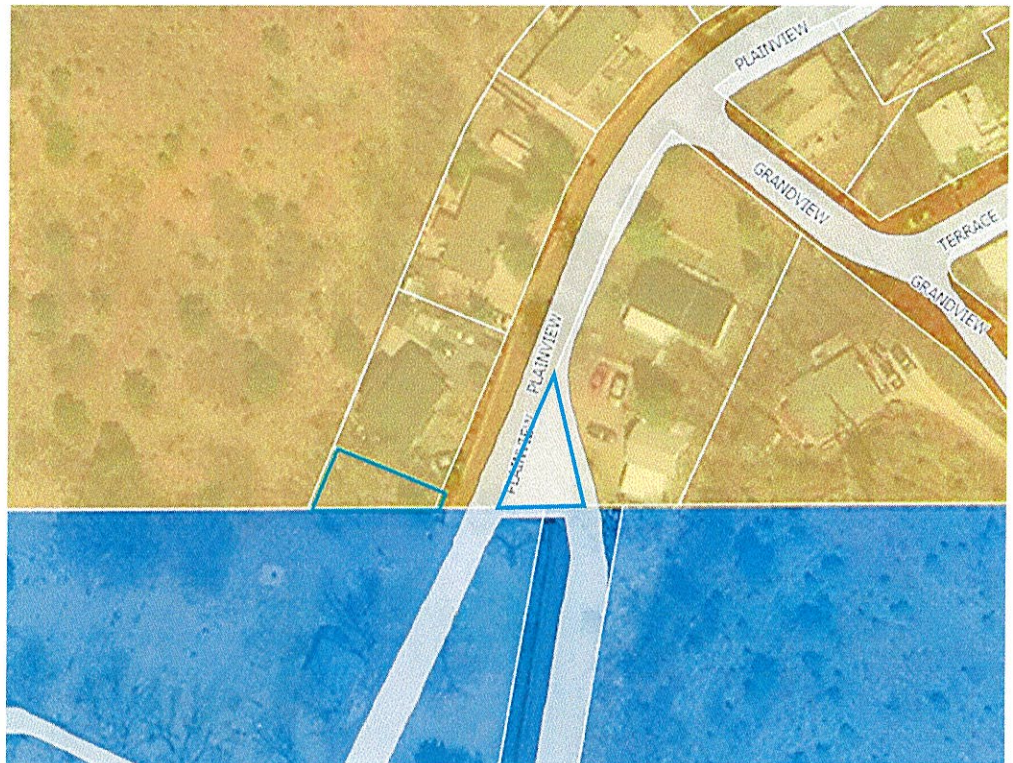
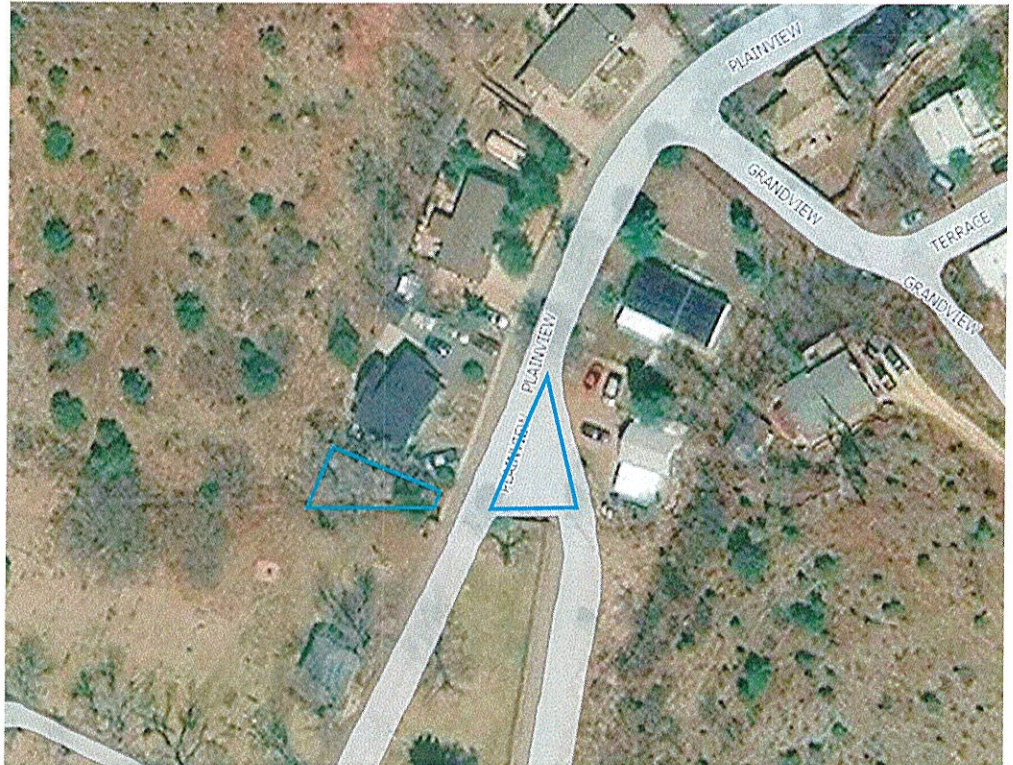
74043-21-004

Current Zone District:

General Residential
(GR)

Proposed Zone District:

Public Facility
(PF)



City of Manitou Springs

City-Owned Parcel Rezoning

Parcels
45, 46, 47

General Location:

Northeast of the
Manitou Avenue and
Highway 24
interchange

Tax Schedule Number(s):

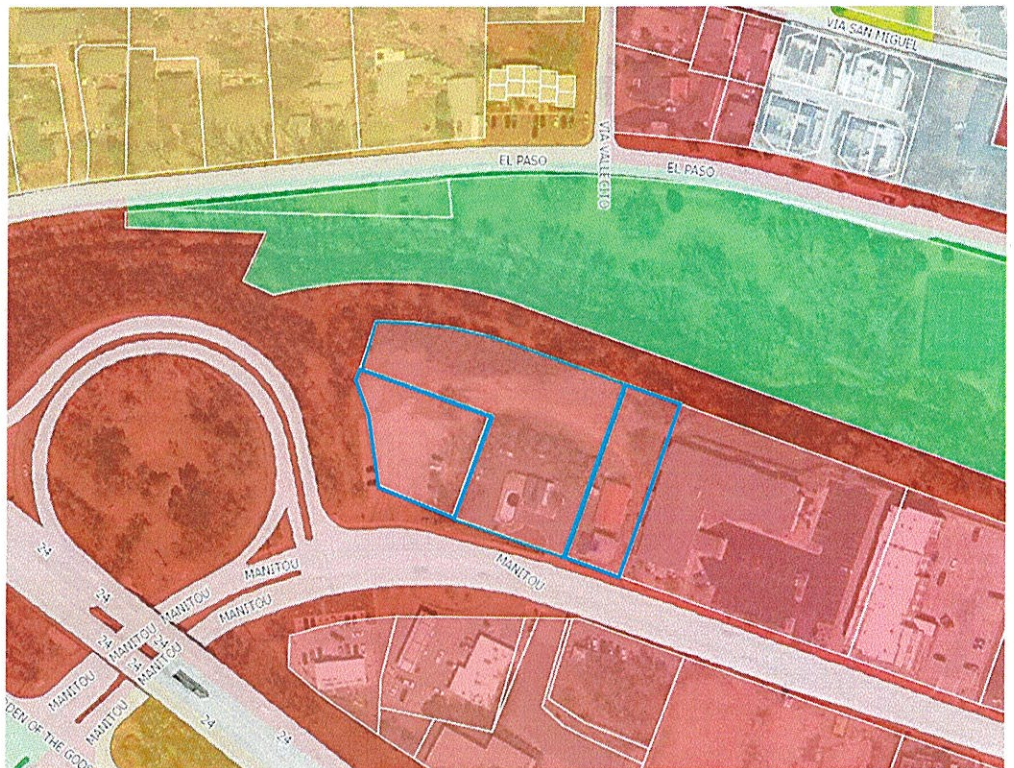
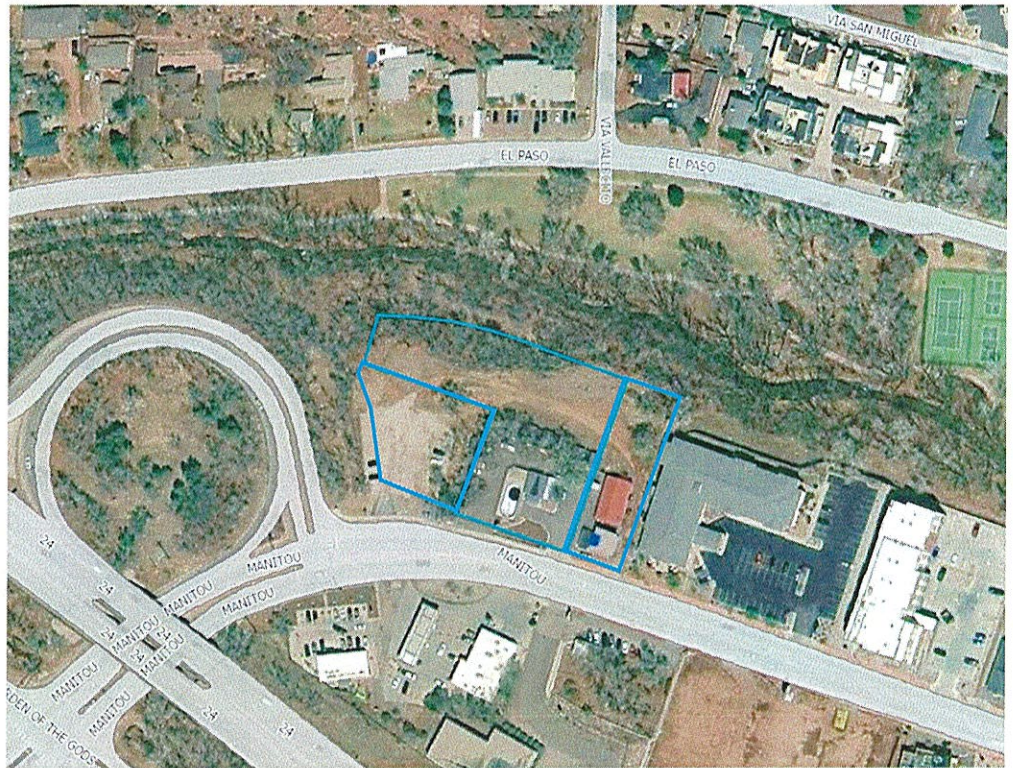
74044-10-024
74044-10-035
74044-10-036

Current Zone District:

Commercial (C)

Proposed Zone District:

Public Facility
(PF)



City of Manitou Springs

City-Owned Parcel Rezoning

Parcel 48

General Location:

North of the Manitou
Avenue Eastern
Gateway Sign

Tax Schedule Number(s):

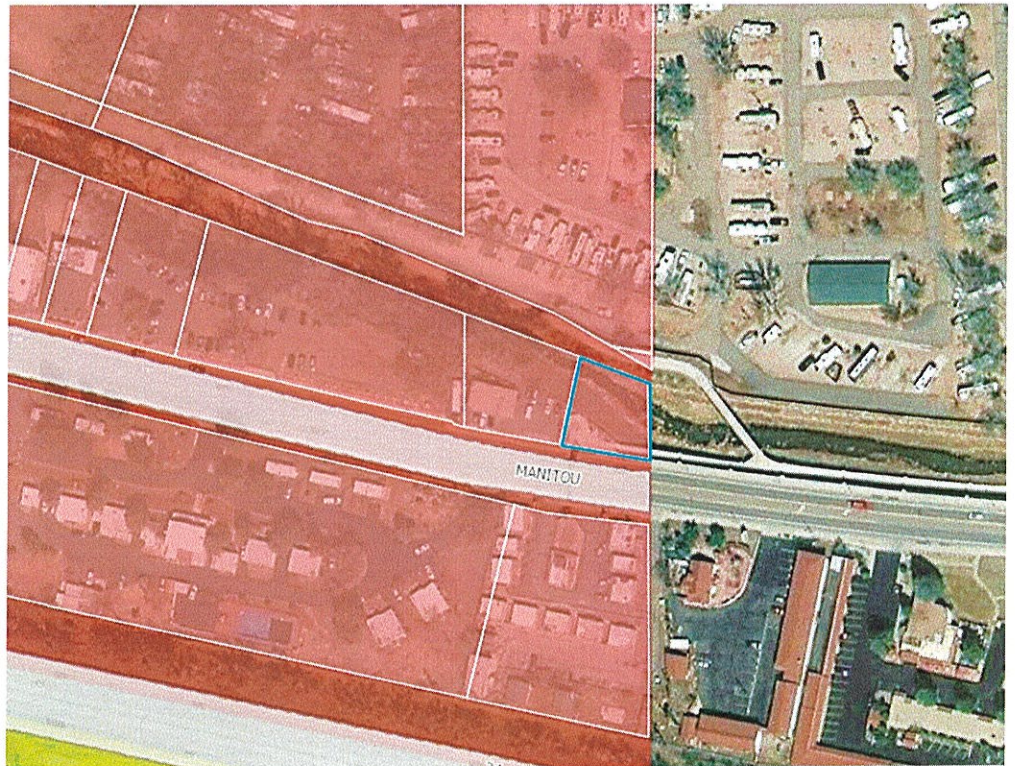
74044-10-048

Current Zone District:

Commercial (C)

Proposed Zone District:

Public Facility
(PF)



City of Manitou Springs

City-Owned Parcel Rezoning

Parcels
49, 50, 51,
52, 53

General Location:

West of Canon
Avenue and South of
Highway 24

Tax Schedule Number(s):

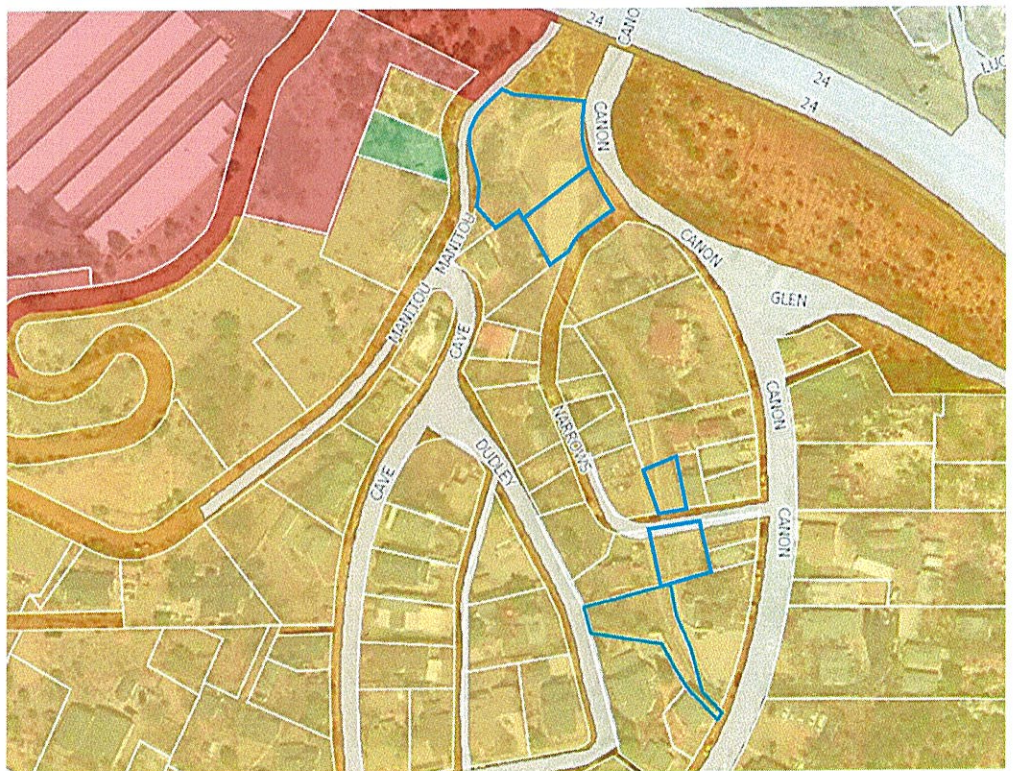
74052-12-010
74052-12-029
74052-12-032
74052-13-005
74052-12-040

Current Zone District:

General Residential
(GR)

Proposed Zone District:

Public Facility
(PF)



City of Manitou Springs

City-Owned Parcel Rezoning

Parcel 54

General Location:

South of the Prospect
and Modoc Place
Intersection

Tax Schedule Number(s):

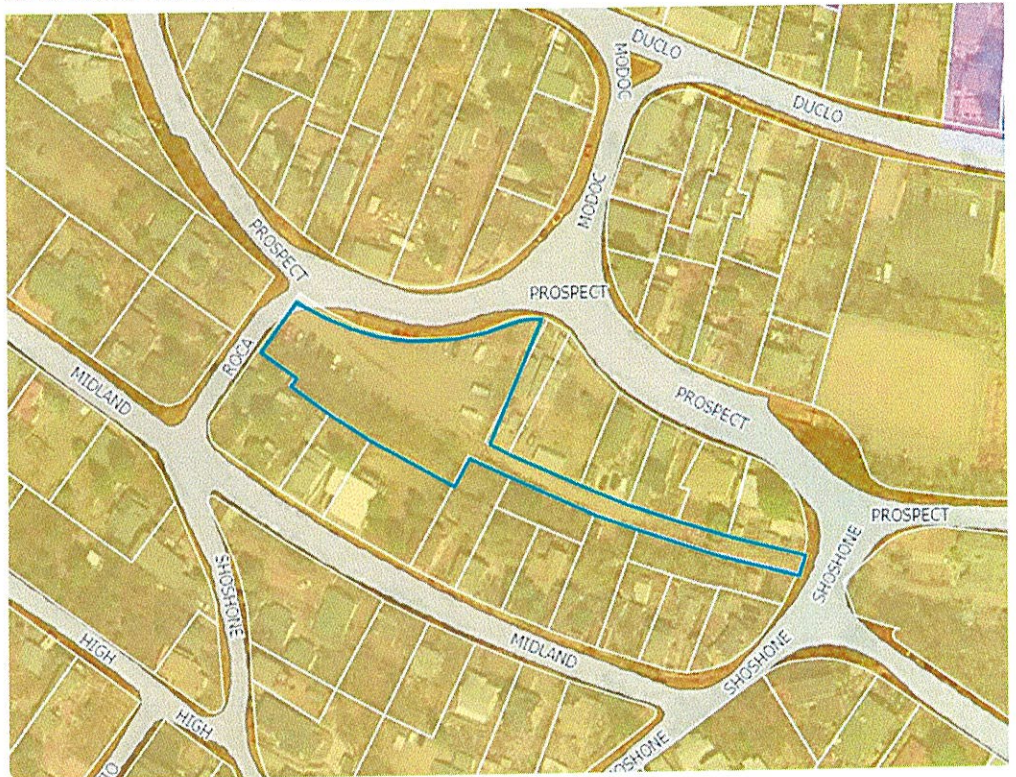
74053-25-007

Current Zone District:

General Residential
(GR)

Proposed Zone District:

Public Facility
(PF)



City of Manitou Springs

City-Owned Parcel Rezoning

Parcel 55

General Location:

North of El Paso
Boulevard bordered
by Washington
Avenue

Tax Schedule Number(s):

74054-35-025

Current Zone District:

Split zoned General
Residential (GR) and
Park (P)

Proposed Zone District:

Park
(P)



City of Manitou Springs

City-Owned Parcel Rezoning

Parcel 56

General Location:

Northeast of the
intersection of
Manitou Avenue &
Beckers Lane

Tax Schedule Number(s):

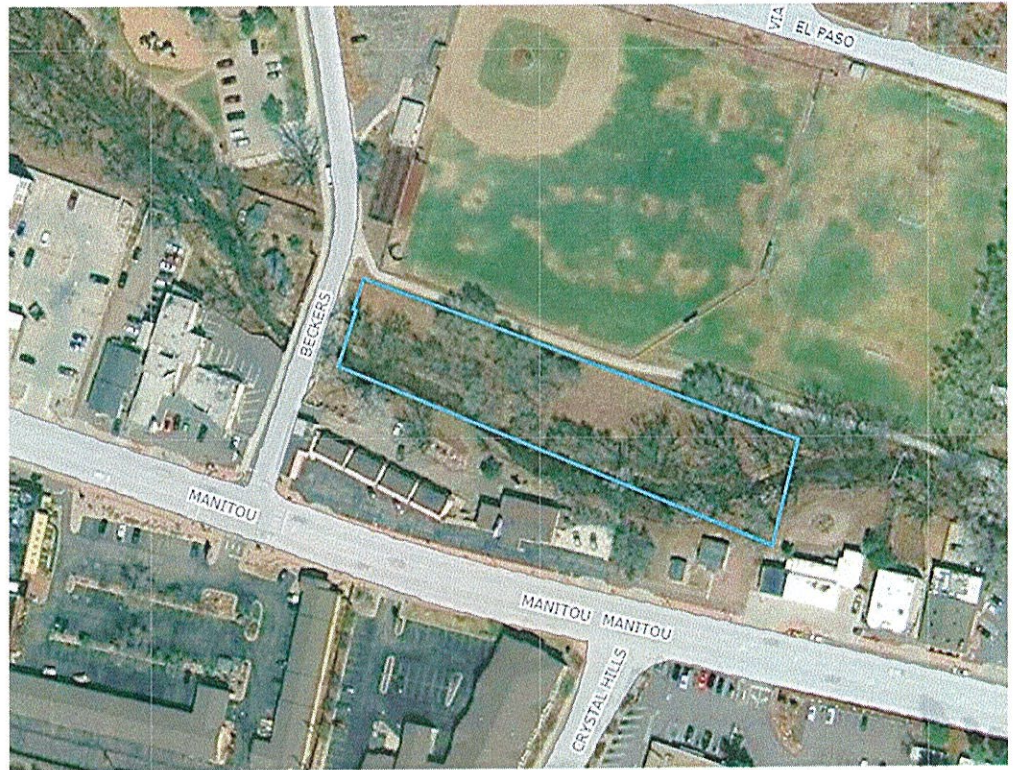
74044-10-050

Current Zone District:

Commercial (C)

Proposed Zone District:

Park
(P)



City of Manitou Springs

City-Owned Parcel Rezoning

Parcels
57, 58, 59

General Location:

South of Serpentine
Drive/Higginbotham
Road, East of
Manitou Avenue

Tax Schedule Number(s):

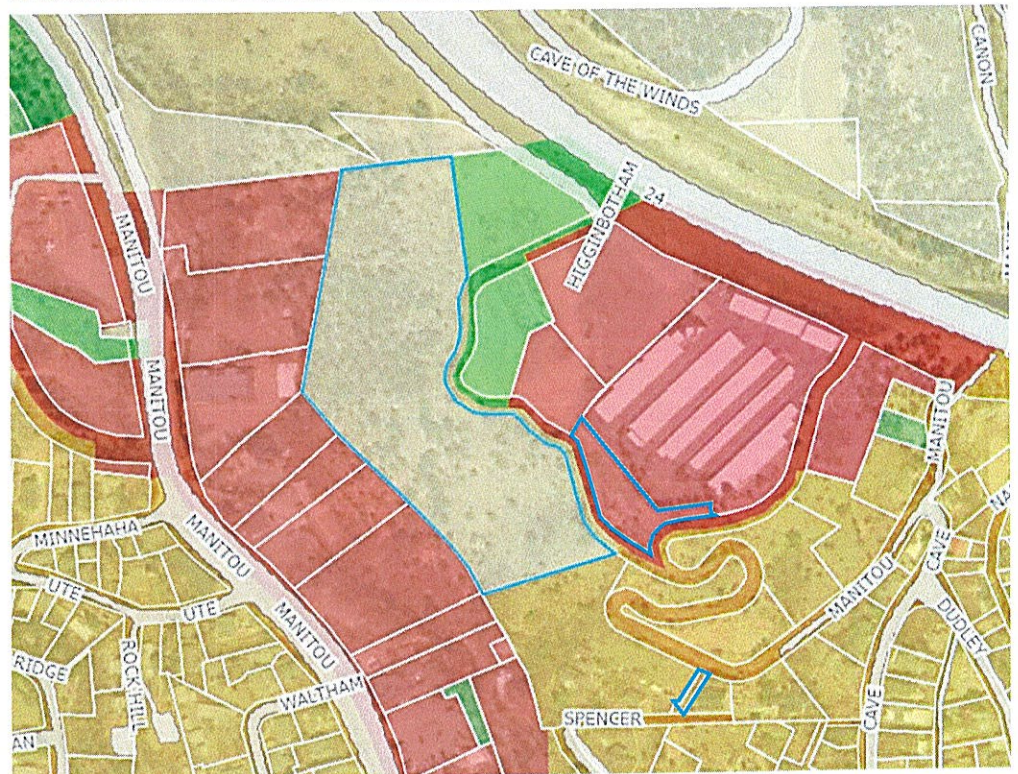
74052-03-097
74052-02-016
74052-03-120

Current Zone District:

Hillside Low Density
Residential (HLDR)
Commercial (C)
General Residential
(GR)

Proposed Zone District:

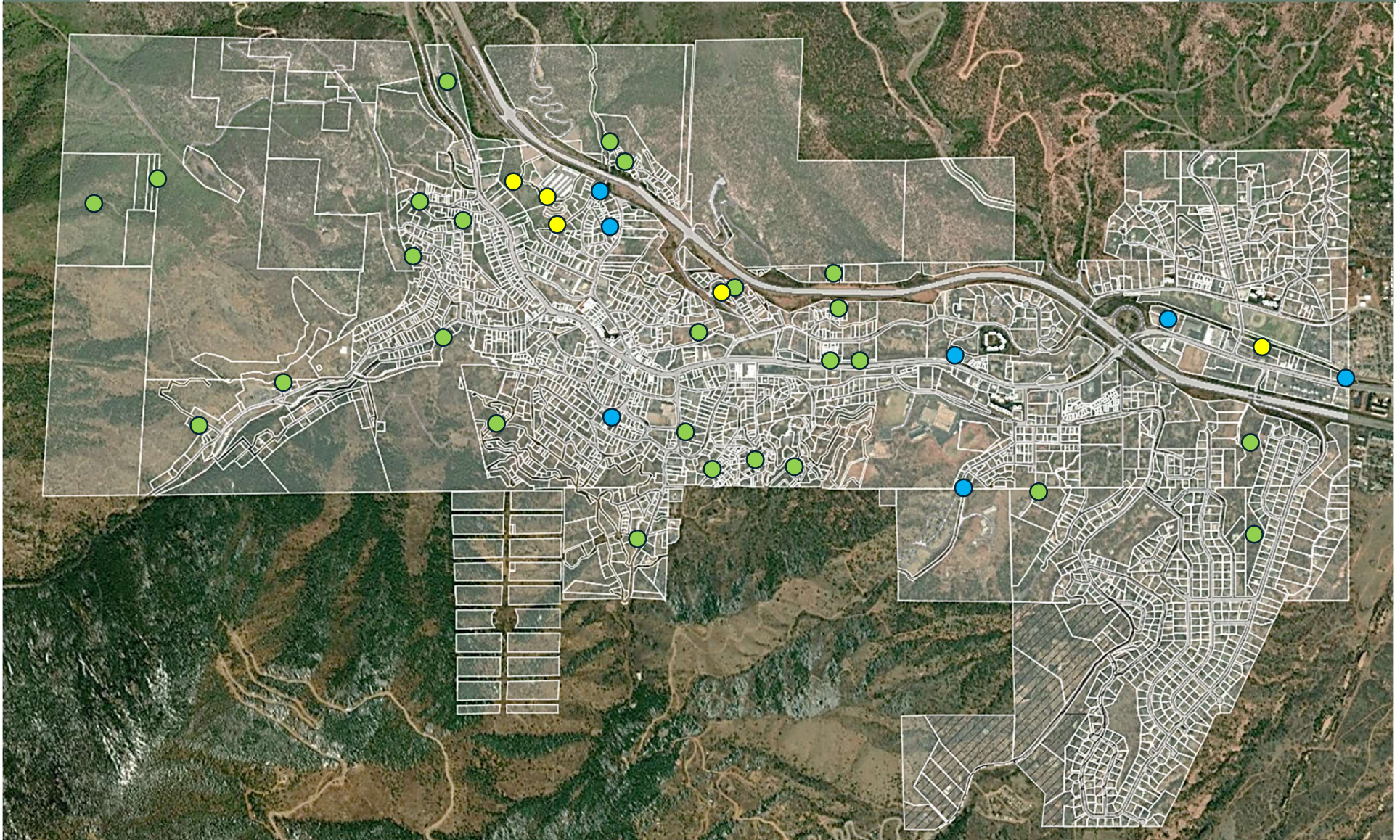
Park
(P)



City of Manitou Springs

City-Owned Parcel Rezoning

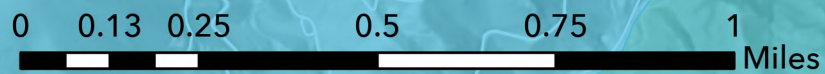
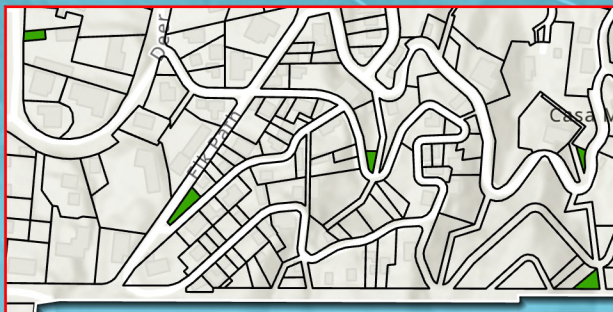
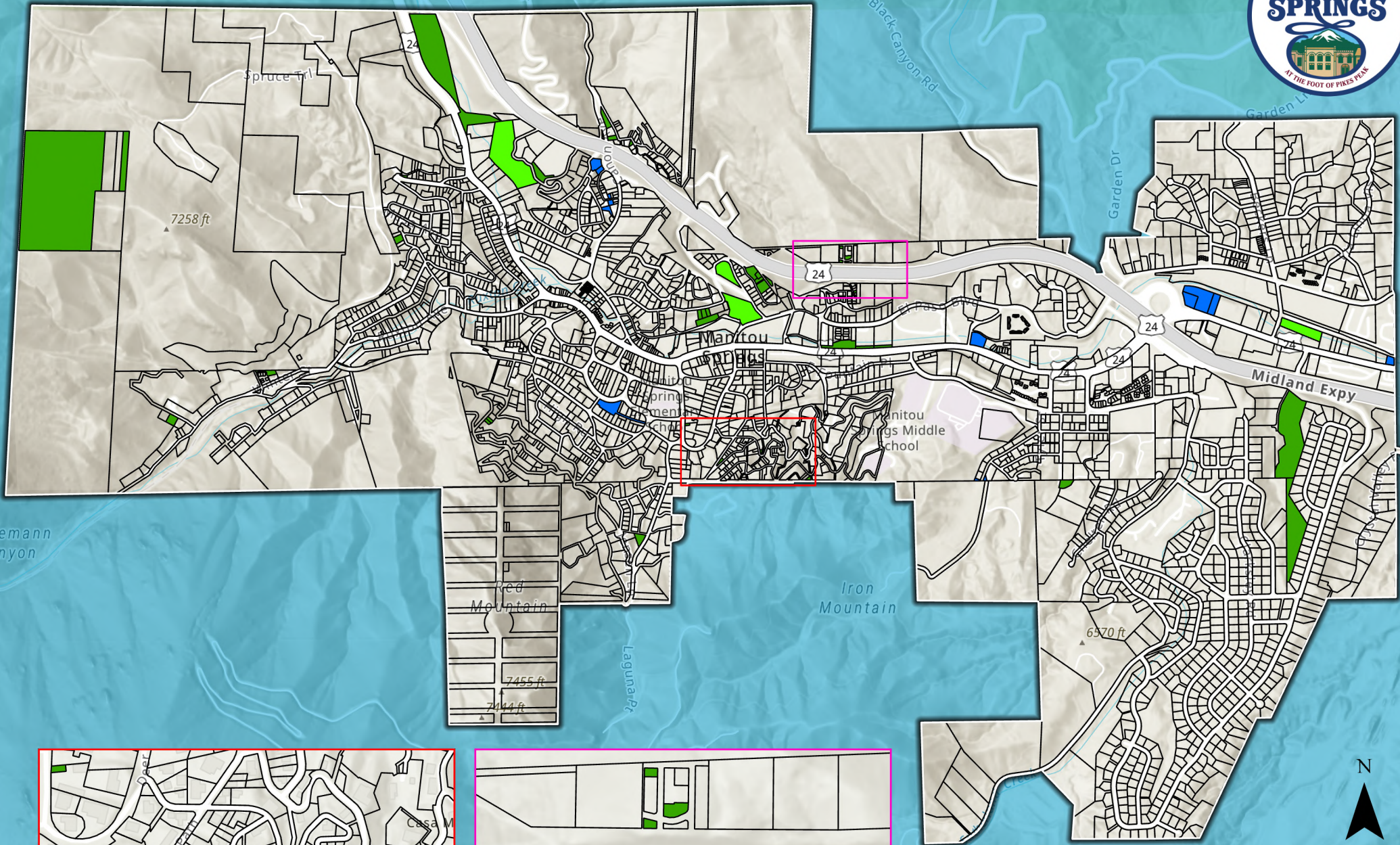
Overview



Parcels proposed to be rezoned to: ● Open Space ● Public Facility ● Park

*Some points may represent more than one parcel

Rezoning Map



- Rezoned to Open Space (OS)
 - Rezoned to Park (PK)
 - Rezoned to Public Facility (PF)
 - Manitou Municipal Boundary
 - Parcel Boundaries
- Page 308 of 323



Memorandum

Title: Second Reading and Public Hearing of Ordinance No. 0425, An Ordinance Amending the Zoning Map of the City of Manitou Springs, Colorado, Rezoning 13 Parcels also known by Assessor's Office as Schedule Numbers 74043-06-075, 74043-18-008, 74043-21-004, 74044-10-024, 74044-10-035, 74044-10-036, 74044-10-048, 74052-12-010, 74052-12-029, 74052-12-032, 74052-13-005, 74052-12-040, and 74053-25-007, Manitou Springs, Colorado, To Public Facility Zone District

From: Frederick Rollenhagen, Planning Director

To: Mayor and City Council

CC: City Administrator Denise Howell

Allocated Time: 15 Minutes

April 15, 2025

Purpose:

On April 1, 2025, at the first reading of Ordinance 0425, the Ordinance was approved by City Council. As required by the City Charter, Ordinance 0425 is being brought before the City Council for second reading and a public hearing.

Ordinance Nos. 0325, 0425, and 0525 proposes to rezone a total of 56 city-owned parcels to align with their current and intended use. These parcels will be designated as Open Space (OS), Public Facility (PF), or Park (P), as detailed below. This city-initiated rezoning effort aims to update and clarify the Official Zoning Map, ensuring that each parcel is appropriately categorized to reflect its function and future purpose.

Background:

The City of Manitou Springs has acquired the parcels listed in the City Planning Commission Staff Report to further the objectives of Plan Manitou and support the delivery of city services. Properly zoning these parcels ensures consistency with community planning efforts, protects the integrity of public spaces, and improves the accuracy of land use data. For instance, this rezoning process will support accurate metrics on city-owned open space acquisitions and enable staff to evaluate the compatibility of future land use proposals more effectively by considering correct adjacent zone districts.

These parcels vary in topography, development status, and location within the City's jurisdiction. While most of the parcels are proposed for rezoning to Open Space (OS) to reflect their intended conservation, a few will be designated for Public Facility (PF) use to accommodate drainage infrastructure and parking areas. Lastly, five parcels will be designated for park space - one currently has a split-zone, likely due to a past mapping



error.

This rezoning request was formally presented to the City Planning Commission during its regularly scheduled meeting on March 12, 2025. During the presentation, City staff outlined the purpose and justification for the rezoning, highlighting its alignment with Plan Manitou, the Parks, Open Space, and Trails (POST) Master Plan, and the City's Land Use and Development Code. Staff also provided details on the specific parcels, their current and proposed zoning classifications, and the anticipated benefits of the rezoning.

No major concerns were raised by the Planning Commission members. Additionally, no members of the public provided comments or objections during the public hearing portion of the meeting. The City Planning Commission recommended approval of the rezoning, indicating general agreement that the rezoning was appropriate and consistent with city planning objectives. Please reference the City Planning Commission staff report, attached to item I1, for additional details.

Pros and Cons:

Pros:

- Supports the goals outlined in Plan Manitou, the Parks, Open Space, and Trails (POST) Master Plan, and others, ensuring consistency in land use planning.
- Accurately designates parcels for their intended use (Open Space, Public Facility, or Park), reducing zoning conflicts.
- Supports the preservation of open space, formalizes parkland, and ensures appropriate zoning for public infrastructure like drainage and parking areas.
- An additional layer of protection for public open space and parks, enhancing quality of life for residents and visitors.
- Provides clearer zoning data, improving the City's ability to assess future land use proposals and infrastructure needs.

Cons:

- Open space and parkland require ongoing maintenance, which may place additional demands on the City's budget and resources.
- Nearby property owners may have differing opinions on the best use of the land, particularly if they had expectations of alternative development.
- While the rezoning clarifies land use, some parcels with challenging topography



or access limitations may still require further planning and management.

Fiscal Impact:

The proposed rezoning of 56 city-owned parcels does not have direct fiscal implications, because the City already owns and maintains the subject parcels. However, the following are indirect implications or implications caused by the purchase of the property:

- By designating parcels as Open Space (OS), the City could reduce long-term infrastructure demands, as open space requires less municipal investment in utilities, roads, and services.
- Protecting open space and parkland could enhance surrounding property values, potentially leading to increased property tax revenue.
- Well-maintained parks and open spaces attract visitors and enhance Manitou Springs' appeal as a destination, indirectly benefiting local businesses and increasing sales tax revenue.
- Clearly defining parcels for public facility use (PF) allows for better long-term capital improvement planning, ensuring efficient allocation of city funds.
- Open space and parkland require ongoing maintenance, including landscaping, trail upkeep, and safety measures, which may increase operational expenses.
- Parcels rezoned for public facility use (PF) may require funding for future improvements, such as drainage systems, parking areas, or municipal buildings.
- Rezoning certain parcels may restrict opportunities for future commercial or residential development, potentially reducing property tax revenue from those sites.

Workload Impact:

Approximately 40 staff hours have been appropriated by the application.

Recommended Action:

Staff recommends approval of the application without conditions.

Motion Options (select one):

- Adopt Ordinance No. 0425 amending the Zoning Map of the City of Manitou Springs, Colorado, rezoning 13 parcels from various zone districts to Public Facility (PF); based upon the findings that the request meets the review criteria for granting a rezoning, as set forth in City Code Section 18.06.4.3.



- Adopt Ordinance No. 0425 amending the Zoning Map of the City of Manitou Springs, Colorado, rezoning 13 parcels from various zone districts to Public Facility (PF); based upon the findings that the request meets the review criteria for granting a rezoning, as set forth in City Code Section 18.06.4.3, with the conditions as follows _____.
- Deny the rezoning of the 13 parcels based upon the findings that the request does not meet the review criteria for granting a rezoning, as set forth in City Code Section 18.06.4.3
- Postpone the rezoning of the 13 parcels to May 6, 2025 for further consideration.

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF MANITOU SPRINGS, COLORADO, REZONING 13 PARCELS ALSO KNOWN BY ASSESSOR'S OFFICE AS SCHEDULE NUMBERS 7404306075, 7404318008, 7404321004, 7404410024, 7404410035, 7404410036, 7404410048, 7405212010, 7405212029, 7405212032, 7405213005, 7405212040, and 7405325007, MANITOU SPRINGS, COLORADO, TO PUBLIC FACILITY ZONE DISTRICT.

WHEREAS, the Manitou Springs City Council, after reviewing the recommendations and findings of the Planning Department and Planning Commission, has approved rezoning the property as described in Section 1 below from various zone districts to Public Facility zone district.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MANITOU SPRINGS, COLORADO, THAT:

Section 1: The following described property shall be rezoned from various zone districts to Public Facility zone district.

| Assessor's Parcel Number | Legal Description |
|---------------------------------|---|
| 7404306075 | BLK 1 WEST RED CRAGS MANITOU SPGS, NOW VAC, EX PT PLATTED TO FOUNTAIN CREEK VILLAS PLAT 11278 TOG W/ TR IN SW4 SEC 4-14-67 DESC AS FOLS: BEG AT POI OF THAT PART OF N LN OF FORMER R/W OF COLO SPGS & INTERURBAN RR CO & N R/W LN OF MANITOU AVE, TH SELY ALG N R/W LN OF MANITOU AVE TO SW COR OF LOT 9 FOUNTAIN CREEK VILLAS, TH NELY ALG WLY BDRY OF SD LOT 9 TO A PT SD PT ALSO BEING ON SD NLY R/W LN OF FORMER R/W OF COLO SPGS & INTERURBAN RR, TH SWLY ALG N RR LN TO POB |
| 7404318008 | LOT 1 BLK K PLAINVIEW ADD 2 MANITOU SPRINGS |
| 7404321004 | PART OF BLK G PLAINVIEW ADD 2 MANITOU SPGS DES AS FOLS, BEG AT SW COR OF BLK G PLAINVIEW ADD 2, TH N 22<26' E 74.08 FT, TH ANG R 144<46' SELY 70.11 FT, TH ANG R 102<48' 43.70 FT TO POB |
| 7404410024 | TRACT IN NW4SE4 SEC 4-14-67 AS FOLS, BEG AT A PT ON NLY LN OF MANITOU AVE THAT IS 895.0 FT NWLY FROM ITS INTSEC WITH WLY LN OF BECKERS LANE, TH N 18<05' E 140.0 FT, N 71<55' W 177.2 FT TO PT IN SUTHERLAND CRK, S 16<16' W 16.4 FT, TH ALG ARC OF CUR TO R HAVING A RAD OF 260.0 FT A DIST OF 55.8 FT, S 11<40' E 82.2 FT, TH S 67<58'30" E 103.5 FT M/L TO POB |

| | |
|------------|---|
| 7404410035 | LOT 1 JAMES GANG ACRES SUB FIL NO 2 |
| 7404410036 | LOT 2 JAMES GANG ACRES SUB FIL NO 2 |
| 7404410048 | TRACT IN SE4 SEC 4-14-67 DESC AS FOLS: COM AT SE COR SD SEC 4 TH N 00<38'03" W 1202.53 FT TO POB TH N 76<34'22" W 139.91 FT TH S 79<33'34" E 41.26 FT TH N 09<52'29" E 105.04 FT TH S 70<32'35" E 81.00 FT TH S 00<38'03" E 101.52 FT TO POB |
| 7405212010 | PART OF LOT 34 BLK A MANITOU SPGS AS FOLS, BEG AT PT ON SLY LN OF SD LOT 49.7 FT WLY FROM SE COR LOT 34, RUN WLY ALG SD SLY LN 55 FT TO PT, ANG R 90<0' NLY 48.93 FT TO PT IN SLY LN OF 16 FT RD, ANG R 90<40' ELY 54.28 FT ALG SLY LN OF SD RD, TH SLY TO POB |
| 7405212029 | LOT 9 BLK 2 EX NLY 10.0 FT BELLE-VUE ADD MANITOU SPRINGS |
| 7405212032 | PART OF LOT 23 AS FOLS, BEG AT A PT ON WLY LN OF LOT THAT IS 64.1 FT SWLY FROM NW COR THEREOF, TH S 62<50'30" E 10.6 FT, S 83<34' E 85.2 FT TO ELY LOT LN, WLY ON SD ELY LN TO SE COR OF LOT, SWLY ON SLY LOT LN TO SW COR OF LOT, TH NELY ON WLY LOT LN TO POB WHITES SUB OF PART OF LOT 14 BLK D MANITOU HEIGHTS MANITOU SPGS LOT 22 WHITES SUB OF PART OF LOT 14 BLK D MANITOU HEIGHTS AND NLY 10.0 FT OF LOT 9 BLK 2 BELLE-VUE ADD MANITOU SPGS |
| 7405213005 | PART OF LOT 34 + S 12 FT OF LOT 33 KNOWN AS PRIVATE RD BLK A MANITOU SPGS AS FOLS, BEG AT SE COR LOT 3 BLK 1, BELLE VUE ADD, RUN SLY AT R/A 53.26 FT M/L TO PT ON NLY LN OF 16 FT PRIVATE RD, ANG L 83<55' ELY ALG NLY LN OF SD ROAD 31 FT, ANG L 90<55' NLY 56.76 FT, TH ANG L 95<10' W 35.9 FT TO POB |
| 7405212040 | LOT 2 MCALEXANDER SUB |
| 7405325007 | LOTS 13, 14 + ALL OF FORMER MID TERM R/W NOT OTHERWISE PARCELLED ON ASSESSORS MAP 74053D BLK 2 SUB OF PART OF BLKS D + E MANITOU SPGS |

Section 2: This rezoning shall be reflected within the Zoning Code of the City of Manitou Springs and the Zoning Map.

Section 3. 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 City Council hereby declares that it would have passed this ordinance and each part or parts hereof irrespective of the fact that any one part or parts be declared unconstitutional or invalid.

Section 4: This ordinance is deemed necessary for the protection of the health, welfare and safety of the community.

Section 5: This Ordinance shall be in full force and effect from and after five (5) days of its final passage and publication as provided by law.

Passed on first reading and ordered published this 1st day of April 2025.

A Public Hearing on Ordinance No. 0425 will be held at the April 15, 2025, City Council meeting. The Council meeting will be held at 6:00 pm at City Hall, 606 Manitou Avenue, Manitou Springs, Colorado.

City Clerk, Elena Krebs

Ordinance Published: April 02, 2025 (in full)
City's Official Website and City Hall

Passed on second reading and adopted by Council this 15th day of April 2025.

Mayor, John Graham

City Clerk, Elena Krebs

Published: April 16, 2025 (in full)
City's Official Website and City Hall



Memorandum

Title: Second Reading and Public Hearing of Ordinance No. 0524, an Ordinance Amending the Zoning Map of the City of Manitou Springs, Colorado, Rezoning 38 Parcels also known by Assessor's Office as Schedule Numbers 74044-13-029, 74091-00-003, 74061-00-015, 74053-14-005, 74053-14-019, 74054-13-026, 74054-21-001, 74052-10-003, 74052-11-006, 74052-18-001, 74054-04-022, 74054-10-010, 74054-11-025, 74054-24-003, 74054-24-035, 74054-24-036, 74054-24-010, 74054-28-008, 74054-28-009, 74054-28-026, 740543-50-29, 74054-35-030, 74054-35-031, 74054-35-035, 74061-01-025, 74061-05-038, 74061-08-009, 74062-00-005, 74062-00-008, 740630-20-03, 74064-03-013, 74064-23-019, 74082-16-004, 740920-20-39, 74054-32-011, 74054-32-019, 74054-31-003, and 74054-32-010, Manitou Springs, Colorado, To Open Space Zone District

From: Frederick Rollenhagen, Planning Director

To: Mayor and City Council

CC: City Administrator Denise Howell

Allocated Time: 15 Minutes

April 15, 2025

Purpose:

On April 1, 2025, at the first reading of Ordinance 0525, the Ordinance was approved by City Council. As required by the City Charter, Ordinance 0525 is being brought before the City Council for second reading and a public hearing.

Ordinance Nos. 0325, 0425, and 0525 proposes to rezone a total of 56 city-owned parcels to align with their current and intended use. These parcels will be designated as Open Space (OS), Public Facility (PF), or Park (P), as detailed below. This city-initiated rezoning effort aims to update and clarify the Official Zoning Map, ensuring that each parcel is appropriately categorized to reflect its function and future purpose.

Background:

The City of Manitou Springs has acquired the parcels listed in the City Planning Commission Staff Report to further the objectives of Plan Manitou and support the delivery of city services. Properly zoning these parcels ensures consistency with community planning efforts, protects the integrity of public spaces, and improves the accuracy of land use data. For instance, this rezoning process will support accurate metrics on city-owned open space acquisitions and enable staff to evaluate the compatibility of future land use proposals more effectively by considering correct adjacent zone districts.



These parcels vary in topography, development status, and location within the City's jurisdiction. While most of the parcels are proposed for rezoning to Open Space (OS) to reflect their intended conservation, a few will be designated for Public Facility (PF) use to accommodate drainage infrastructure and parking areas. Lastly, five parcels will be designated for park space - one currently has a split-zone, likely due to a past mapping error.

This rezoning request was formally presented to the City Planning Commission during its regularly scheduled meeting on March 12, 2025. During the presentation, City staff outlined the purpose and justification for the rezoning, highlighting its alignment with Plan Manitou, the Parks, Open Space, and Trails (POST) Master Plan, and the City's Land Use and Development Code. Staff also provided details on the specific parcels, their current and proposed zoning classifications, and the anticipated benefits of the rezoning.

No major concerns were raised by the Planning Commission members. Additionally, no members of the public provided comments or objections during the public hearing portion of the meeting. The City Planning Commission recommended approval of the rezoning, indicating general agreement that the rezoning was appropriate and consistent with city planning objectives. Please reference the City Planning Commission staff report, attached to item I1, for additional details.

Pros and Cons:

Pros:

- Supports the goals outlined in Plan Manitou, the Parks, Open Space, and Trails (POST) Master Plan, and others, ensuring consistency in land use planning.
- Accurately designates parcels for their intended use (Open Space, Public Facility, or Park), reducing zoning conflicts.
- Supports the preservation of open space, formalizes parkland, and ensures appropriate zoning for public infrastructure like drainage and parking areas.
- An additional layer of protection for public open space and parks, enhancing quality of life for residents and visitors.
- Provides clearer zoning data, improving the City's ability to assess future land use proposals and infrastructure needs.

Cons:

- Open space and parkland require ongoing maintenance, which may place



additional demands on the City's budget and resources.

- Nearby property owners may have differing opinions on the best use of the land, particularly if they had expectations of alternative development.
- While the rezoning clarifies land use, some parcels with challenging topography or access limitations may still require further planning and management.

Fiscal Impact:

The proposed rezoning of 56 city-owned parcels does not have direct fiscal implications, because the City already owns and maintains the subject parcels. However, the following are indirect implications or implications caused by the purchase of the property:

- By designating parcels as Open Space (OS), the City could reduce long-term infrastructure demands, as open space requires less municipal investment in utilities, roads, and services.
- Protecting open space and parkland could enhance surrounding property values, potentially leading to increased property tax revenue.
- Well-maintained parks and open spaces attract visitors and enhance Manitou Springs' appeal as a destination, indirectly benefiting local businesses and increasing sales tax revenue.
- Clearly defining parcels for public facility use (PF) allows for better long-term capital improvement planning, ensuring efficient allocation of city funds.
- Open space and parkland require ongoing maintenance, including landscaping, trail upkeep, and safety measures, which may increase operational expenses.
- Parcels rezoned for public facility use (PF) may require funding for future improvements, such as drainage systems, parking areas, or municipal buildings.
- Rezoning certain parcels may restrict opportunities for future commercial or residential development, potentially reducing property tax revenue from those sites.

Workload Impact:

Approximately 40 staff hours have been appropriated by the application.

Recommended Action:

Staff recommends approval of the application without conditions.

Motion Options (select one):



- Adopt Ordinance No. 0525, amending the Zoning Map of the City of Manitou Springs, Colorado, rezoning 38 parcels from various zone districts to Open Space (OS); based upon the findings that the request meets the review criteria for granting a rezoning, as set forth in City Code Section 18.06.4.3.
- Adopt Ordinance No. 0525, amending the Zoning Map of the City of Manitou Springs, Colorado, rezoning 38 parcels from various zone districts to Open Space (OS); based upon the findings that the request meets the review criteria for granting a rezoning, as set forth in City Code Section 18.06.4.3, with the conditions as follows_____.
- Deny the rezoning of the 38 parcels, based upon the findings that the request does not meet the review criteria for granting a rezoning, as set forth in City Code Section 18.06.4.3.
- Postpone the rezoning of the 38 parcels to May 6, 2025 for further consideration.

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF MANITOU SPRINGS, COLORADO, REZONING 38 PARCELS ALSO KNOWN BY ASSESSOR'S OFFICE AS SCHEDULE NUMBERS 7404413029, 7409100003, 7406100015, 7405314005, 7405314019, 7405413026, 7405421001, 7405210003, 7405211006, 7405218001, 7405404022, 7405410010, 7405411025, 7405424003, 7405424035, 7405424036, 7405424010, 7405428008, 7405428009, 7405428026, 7405435029, 7405435030, 7405435031, 7405435035, 7406101025, 7406105038, 7406108009, 7406200005, 7406200008, 7406302003, 7406403013, 7406423019, 7408216004, 7409202039, 7405432011, 7405432019, 7405431003, and 7405432010, MANITOU SPRINGS, COLORADO, TO OPEN SPACE ZONE DISTRICT.

WHEREAS, the Manitou Springs City Council, after reviewing the recommendations and findings of the Planning Department and Planning Commission, has approved rezoning the property as described in Section 1 below from various zone districts to Open Space zone district.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MANITOU SPRINGS, COLORADO, THAT:

Section 1: The following described property shall be rezoned from various zone districts to Open Space zone district.

| Assessor's Parcel Number | Legal Description |
|---------------------------------|--|
| 7404413029 | TR B HYSKELL VALLEY ESTATES |
| 7409100003 | NE4NE4 OF SEC 9-14-67 LY E OF CRYSTAL HILLS SUB 1 + W OF CRYSTAL HILLS SUB 2 |
| 7406100015 | TRACT IN W2 SEC 5 + IN E2 SEC 6-14-67 + PART OF BLK W MANITOU SPGS AS FOLS, BEG AT NE COR OF SEC 6, TH WLY 421.6 FT FOR POB, S 21<08'30" E 274.6 FT, S 14<55'30" E 776.3 FT, S 49<20'30" E 90.2 FT, S 85<36'30" E 264.1 FT TO PT ON NELY PROPERTY LN, TH SELY ON SD PROPERTY LN TO INTSEC A LN AT A PT 377.0 FT E OF E LN OF SEC 6, SWLY ON SD LN 377.0 FT, S ALG SD E LN 104.7 FT TO SE COR OF NE4NE4 OF SEC 6, NWLY + ALG E LN OF MANITOU AVE 294.4 FT, W TO INTSEC ELY LN OF HWY 24 AS DES IN BK 842-258, NLY ON ELY LN OF SD HWY TO N LN OF SEC 6, ELY ALG N LN TO POB, EX PART TO HWY |
| 7405314005 | LOT 20 BLK 4 OURAY ADD 2 MANITOU SPGS |
| 7405314019 | LOT 19 BLK 4 OURAY ADD 2 MANITOU SPGS |
| 7405413026 | LOT 7 BLK 14 PEAKVIEW ADD MANITOU SPGS TOG W/THAT PT OF VAC PEAKVIEW BLVD R/W LY ADJ BY BK |

| | |
|------------|---|
| | 3728-697 |
| 7405421001 | LOT 16 BLK 16 PEAKVIEW ADD MANITOU SPGS |
| 7405210003 | LOT 8 BLK E LITTLE SWITZERLAND ADD MANITOU SPGS |
| 7405211006 | LOT 5 BLK F LITTLE SWITZERLAND ADD MANITOU SPGS |
| 7405218001 | LOTS 1 TO 2 BLK F LITTLE SWITZERLAND MANITOU SPGS |
| 7405404022 | PART OF LOTS 10, 11 BLK M MANITOU SPGS AS FOLS, BEG AT INTSEC OF NLY R/W LN OF MID TERM RY CO WITH WLY LN OF LOT 10, TH NELY ON SD NLY R/W LN 50 FT, ANG R 90< SELY 23 FT, ANG R 90< SWLY PARA WITH 1ST COURSE TO WLY LN OF BLK M, TH NLY ON SD WLY LN TO POB |
| 7405410010 | LOT 23 BLK 1 PEAKVIEW ADD MANITOU SPGS |
| 7405411025 | LOTS 23-25 BLK 2 PEAKVIEW ADD MANITOU SPGS |
| 7405424003 | LOTS 1, 9 BLK 4 AMD PLAT OF SUNNY CREST ADD MANITOU SPGS |
| 7405424035 | LOT 5 BLK 5 AMD PLAT OF SUNNY CREST ADD MANITOU SPGS |
| 7405424036 | THAT PART OF LOT 6 LY N OF HWY BLK 1 AMD PLAT OF SUNNY CREST ADD MANITOU SPGS |
| 7405424010 | LOT 2 BLK 3 ARTERBERRYS SUB MANITOU SPGS |
| 7405428008 | SLY 25 FT OF LOT 4 BLK N MANITOU SPGS BEING 25 FT S OF + ADJ TO LOTS 8 TO 11 INC BLK 1 SUB OF PART OF LOTS 2 TO 5 INC BLK N MANITOU SPGS |
| 7405428009 | SLY 25 FT OF LOT 5 BLK N MANITOU SPGS BEING 25 FT S OF + ADJ TO LOTS 12 TO 15 INC BLK 1 SUB OF PART OF LOTS 2 TO 5 BLK N MANITOU SPGS |
| 7405428026 | TRACT A CREEKWALK TOWNHOMES |
| 7405435029 | LOT 8 BLK 10 AMD PLAT MANSIONS PARK PLACE, TOG WITH N2 VAC WICHITA WAY (VAC BY REC #201156361), TOG WITH ACCESS EASEMENT DES BY BK 3479-829 |
| 7405435030 | LOT 7 BLK 10 AMD PLAT MANSIONS PARK PLACE, SUBJ TO AND TOG WITH ACCESS EASEMENT BY BK 3479-829 MANITOU SPGS, TOG WITH N2 VAC WICHITA WAY (VAC BY REC #201156361) ADJ TO SD LOT 7 |
| 7405435031 | LOT 6 BLK 10 AMD PLAT MANSIONS PARK PLACE MANITOU SPGS, TOG WITH N2 VAC WICHITA WAY (VAC BY REC #201156361) ADJ TO SD LOT 6 |
| 7405435035 | LOTS 7 TO 11 INC, WLY 50 FT OF LOT 12 BLK 9 AMD PLAT |

| | |
|------------|--|
| | MANSIONS PARK PLACE MANITOU SPGS, TOG WITH S2 VAC WICHITA WAY (VAC BY REC #201156361) ADJ |
| 7406101025 | LOT 21 EX E 28 FT BLK 1 BURNETT + LENNON ADD MANITOU SPGS |
| 7406105038 | TRACT A BULL SUB FIL NO 1 |
| 7406108009 | LOTS 4, 5 BLK 10 BURNETT + LENNON ADD MANITOU SPGS |
| 7406200005 | PART OF E2NE4SW4NW4 OF SEC 6-14-67 AS FOLS, BEG AT NE COR OF SW4NW4, TH S 40 RDS, W 4 RDS, N 40 RDS, TH E 4 RDS TO POB |
| 7406200008 | W 3/4 OF SW4NW4, W 66 FT OF E2NE4SW4NW4 SEC 6-14-67 |
| 7406302003 | LOTS 3, 4 BLK 23 MANITOU IRON SPGS CO ADD MANITOU SPGS |
| 7406403013 | LOT 9 COGWAY SUB |
| 7406423019 | SWLY 10.0 FT OF LOT 18 BLK 9 VAC + REFIL PLAT OF PART OF SPRING ST + RUXTON AVE TOGETHER WITH REFIL OF LOT 12 BLK 8 + LOTS 13 TO 22 INC BLK 9 MANITOU IRON SPRINGS CO ADD MANITOU SPGS |
| 7408216004 | DRAINAGE TRACT IN RED MOUNTAIN HEIGHTS FIL NO 1 |
| 7409202039 | TR A DILLON SUB FILING NO 2 |
| 7405432011 | LOTS 46 TO 53 INC BLK 7 AMD PLAT MANSIONS PARK PLACE MANITOU SPGS |
| 7405432019 | LOTS 39, 41 TO 43 INC, THAT PART OF LOTS 33, 35, 37, 38, 40 LY SLY OF STATE HWY BLK 7 AMD PLAT MANSIONS PARK PLACE MANITOU SPGS |
| 7405431003 | TRACT IN NE4NW4SE4 SEC 5-14-67 WHICH IS FORMER LOTS 9 TO 15 INC BLK A ALBRECHTS RESUB OF PART OF LOT 1 BLK N MANITOU SPGS -NOW VAC- EX PART TO STATE HWY PARCEL 107 REV |
| 7405432010 | LOTS 44, 45 BLK 7 AMD PLAT MANSIONS PARK PLACE MANITOU SPGS |

Section 2: This rezoning shall be reflected within the Zoning Code of the City of Manitou Springs and the Zoning Map.

Section 3. 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 City Council hereby declares that it would have passed this ordinance and each part or parts hereof irrespective of the fact that any one part or parts be declared unconstitutional or invalid.

Section 4: This ordinance is deemed necessary for the protection of the health, welfare and safety of the community.

Section 5: This Ordinance shall be in full force and effect from and after five (5) days of its final passage and publication as provided by law.

Passed on first reading and ordered published this 1st day of April 2025.

A Public Hearing on Ordinance No. 0525 will be held at the April 15, 2025, City Council meeting. The Council meeting will be held at 6:00 pm at City Hall, 606 Manitou Avenue, Manitou Springs, Colorado.

City Clerk, Elena Krebs

Ordinance Published: April 2, 2025 (in full)
City's Official Website and City Hall

Passed on second reading and adopted by Council this 15th day of April 2025.

Mayor, John Graham

City Clerk, Elena Krebs

Published: April 16, 2025 (in full)
City's Official Website and City Hall