



**AGENDA for a Regular Meeting
of the Board of Trustees of the Town of Fairplay, CO
Monday, July 21, 2025, at 6:00 P.M. in the
Fairplay Town Hall, 901 Main St, Fairplay, CO**

[Join the Meeting by TEAMS](#) (Meeting ID: 296 509 367 065 / Passcode: TH3Vn22W)

- I. CALL TO ORDER**
- II. PLEDGE OF ALLEGIANCE**
- III. ROLL CALL**
- IV. APPROVAL OF AGENDA**
- V. CONSENT AGENDA** *(This item is intended to streamline the Board Meeting grouping routine, non-controversial business. The public or the Board Members may ask that an item be removed from the Consent Agenda for individual consideration.)*
 - A. APPROVAL OF CHECK EXPENDITURES** – Paid bills for all Town funds from July 4, 2025, through July 16, 2025, in the amount of **\$72,076.80**.
 - B. APPROVAL OF EFT EXPENDITURES** for all Town funds for June 1, 2025 through June 30, 2025, in the amount of **\$533,088.12**.
 - C. APPROVAL OF RECONCILIATION** for all Town financial accounts and funds with Financial Update for the month of May, 2025.
- VI. PROCLAMATIONS, PRESENTATIONS & UPDATES**
 - A.** Presentation by High Rockies Community School Regarding 2025 Llama Rama Fundraiser.
- VII. CITIZEN COMMENTS** *(This item allows the public to sign up to address the Board on matters that are not already on the agenda. Comments are limited to 5 minutes per person. On advice of counsel, neither the Board nor Staff members will directly respond to comments; instead, the Board will direct Staff to respond and, when necessary, provide a status update to the Board.)*
- VIII. NEW BUSINESS**
 - A. FIRST READING** – Should the Board of Trustees for the Town of Fairplay approve the adoption of Resolution No. 24, Series of 2025, entitled **“A RESOLUTION OF THE BOARD OF TRUSTEES FOR THE TOWN OF FAIRPLAY, COLORADO, APPROVING AN ENHANCED SALES TAX INCENTIVE PROGRAM AGREEMENT WITH JOSIAH RENZ FOR J.R.’S PIZZA PLACE.”**?
- IX. PUBLIC HEARINGS**
 - A. CERTIFICATE OF APPROPRIATENESS REQUEST – COA 2025-005.** Should the Board of Trustees for the Town of Fairplay, sitting at the Architectural Review Committee, approve an application from Shiela Waite for renovations for the building at 540 Front Street?
- X. OTHER BUSINESS**
 - A. Board Discussion.** Discussion of whether to create a process by which smaller development projects may apply for exemptions/waivers from specific application requirements that would otherwise apply to the development project.
- XI. OLD BUSINESS**
 - A.** Should the Board of Trustees for the Town of Fairplay, Colorado approve the purchase of real property adjacent to the Town’s Water Plant, 1582 Beaver Creek Road and TBD Beaver Creek Road, Fairplay, CO 80440 AKA county parcel ID R0048989 and R0048990, and the purchase of 10 water stock certificates.
- XII. STAFF AND BOARD OF TRUSTEE REPORTS**
- XIII. ADJOURNMENT.**

Upcoming Meetings / Events

Fairplay Gem, Mineral and Jewelry Show	July 24-27, 2025
TGIFairplay FREE Concert Friday with The Long Run	July 25, 2025
76 th Burro Days Celebration	July 25-27, 2025
Park County Intergovernmental Meeting	July 30, 2025
Fairplay Board of Trustees Regular Meeting	August 4, 2025
National Night Out	August 5, 2025
Fairplay Board of Trustees Regular Meeting	August 18, 2025
TGIFairplay Final FREE Concert Friday with Hazel Miller and FREE Ice Cream & Peaches	August 22, 2025

Report Criteria:

Detail report type printed

Check.Type = "Calculated","Void"

Check Issue Date	Check Number	Name	Description	Seq	Invoice Date	Check Amount	GL Account
07/10/2025	30119	Business Solutions Group,	Window Envelopes	1	06/23/2025	120.25	105030
Total 292:						120.25	
07/10/2025	30131	Ferrellgas	Water Plant Propane	1	06/17/2025	624.49	517495
Total 916:						624.49	
07/10/2025	30143	Mountain View Waste	PW Dumpster Disposal	1	07/01/2025	1,158.00	105650
Total 1414:						1,158.00	
07/10/2025	30151	Town of Fairplay	501 Main Street	1	06/30/2025	188.90	105195
Total 2134:						188.90	
07/10/2025	30153	USABlueBook	Water Filters	2	06/24/2025	770.54	517475
07/10/2025	30153		Filters	1	06/26/2025	899.10	517480
Total 2176:						1,669.64	
07/10/2025	30154	Utility Notification Center	locates	1	06/30/2025	33.93	517455
07/10/2025	30154		locates	1	06/30/2025	37.99	517455
Total 2194:						71.92	
07/10/2025	30157	Xcel Energy	311 Hwy 285 Unit MM 183	1	06/19/2025	209.48	105640
07/10/2025	30157		311 Hwy 285 Unit MM 183	1	06/20/2025	250.74	105640
07/10/2025	30157		747 Bogue St	1	06/20/2025	16.81	105841
07/10/2025	30157		47001 Hwy 9 Sign #1	1	06/20/2025	13.20	105640
07/10/2025	30157		1800 Beaver Creek - Water	1	06/20/2025	746.04	517495
07/10/2025	30157		22252 Hwy 285	1	06/23/2025	112.15	517680
07/10/2025	30157		1507 County Road 16	2	06/23/2025	3,681.14	517680
07/10/2025	30157		1190 Castello	1	06/23/2025	67.41	105650
07/10/2025	30157		200 2nd Fair	2	06/23/2025	117.75	517470
07/10/2025	30157		157 6th	3	06/23/2025	94.85	105640
07/10/2025	30157		156 5th	4	06/23/2025	12.77	105640
07/10/2025	30157		589 Platte - Beach	5	06/23/2025	13.20	105841
07/10/2025	30157		419 Front	6	06/23/2025	12.88	105640
07/10/2025	30157		117 Silverheels	1	06/23/2025	14.44	105841
07/10/2025	30157		Fairplay Chlorinator	1	06/23/2025	89.53	517470
07/10/2025	30157		501 Main Street	1	06/23/2025	679.00	105195
07/10/2025	30157		901 1/2 Main Street Town	1	06/23/2025	29.37	105640
Total 2296:						6,160.76	
07/10/2025	30141	Laser Graphics	Business Cards Ray Dougl	1	06/30/2025	136.00	105030
Total 2437:						136.00	
07/10/2025	30140	KONICA MINOLTA BUSIN	Events Copies-Concert	1	06/30/2025	37.23	105150
07/10/2025	30140		Town Hall copier	2	06/30/2025	129.70	105032
07/10/2025	30140		pd copier	3	06/30/2025	9.96	105465

Town of Fairplay

Paid Invoice Report - Paid Bills - Board

Page: 2

Check issue dates: 7/4/2025 - 7/16/2025

Jul 16, 2025 05:40PM

Check Issue Date	Check Number	Name	Description	Seq	Invoice Date	Check Amount	GL Account
Total 2448:						176.89	
07/10/2025	30129	Family Support Registry	15890460 71125	1	07/09/2025	285.69	102265
Total 2456:						285.69	
07/10/2025	30121	CenturyLink	Water Plant	1	06/19/2025	82.94	105645
Total 2614:						82.94	
07/10/2025	30124	Colorado Natural Gas, Inc.	PW office	1	07/02/2025	82.19	517680
07/10/2025	30124		WWTP	1	07/02/2025	783.94	517680
07/10/2025	30124		901 Main Street	1	07/02/2025	124.36	105023
07/10/2025	30124		Public Works Shop	1	07/02/2025	235.71	105650
07/10/2025	30124		501 Main Street	1	07/02/2025	85.45	105195
Total 2728:						1,311.65	
07/10/2025	30147	Shred America	monthly record destruction	1	07/02/2025	13.82	105030
Total 2793:						13.82	
07/10/2025	30146	Psychological Dimensions,	pd hiring step Steve Berlan	1	06/08/2025	450.00	105480
Total 2816:						450.00	
07/10/2025	30133	Heart of the Rockies Radio	Radio Promo - TGIF June	1	06/30/2025	245.00	105150
Total 2836:						245.00	
07/10/2025	30123	Colorado Analytical Lab	Drinking Water Required T	1	06/24/2025	359.00	517475
07/10/2025	30123		Water Testing	1	06/26/2025	54.00	517475
Total 2864:						413.00	
07/10/2025	30150	Tolin Mechanical	town cleanup fridge evac	1	06/23/2025	1,557.56	105135
Total 2867:						1,557.56	
07/10/2025	30136	Huber Technology, Inc.	Sanitation Wastewater Mai	1	06/18/2025	2,490.00	517680
Total 2874:						2,490.00	
07/10/2025	30152	Triangle Electric, Inc.	Electric Power for Seaques	1	06/24/2025	1,846.33	517467
Total 2876:						1,846.33	
07/10/2025	30137	Hunn Planning & Policy, LL	Planning Fees General Jun	1	07/07/2025	2,404.45	105105
07/10/2025	30137		Bill Back - Highside June 2	2	07/07/2025	337.50	105107
Total 3183:						2,741.95	
07/10/2025	30128	Ernst, Sarah	cell phone reimburse	1	07/01/2025	50.00	105065
Total 3313:						50.00	

Check Issue Date	Check Number	Name	Description	Seq	Invoice Date	Check Amount	GL Account
07/10/2025	30156	Warm Springs Consulting	WWTP Add ORC Fee - Jun	1	07/02/2025	.00	517627
07/10/2025	30156		WWTP Add ORC Fee - Jun	1	07/07/2025	.00	517627
Total 3463:						.00	
07/10/2025	30130	FBI-LEEDA	PD Training	1	05/27/2025	795.00	105424
Total 3529:						795.00	
07/10/2025	30125	DS Sales and Service, LLC	Lift Inspection - Repair	1	04/17/2025	525.00	105682
Total 3534:						525.00	
07/10/2025	30132	Hardesty Engineering and	On-Call Engineering Servic	1	06/30/2025	3,564.84	517432
Total 3618:						3,564.84	
07/10/2025	30122	Charles Abbott Associates,	Building Inspections June 2	1	06/01/2025	2,941.04	105058
Total 3655:						2,941.04	
07/10/2025	30145	ProWest Filtration Inc.	Water Plant Filters for Gall	1	06/27/2025	4,011.82	517430
Total 3663:						4,011.82	
07/10/2025	30155	Utopia Fairplay, Inc.	Tire Disposal for Town Clea	1	07/01/2025	1,035.00	105135
Total 3718:						1,035.00	
07/10/2025	30139	JOC Construction	Pay App#3-Final Burro Mu	1	06/23/2025	5,139.37	105196
Total 3758:						5,139.37	
07/10/2025	30144	Plante Moran	Monthly Contract Accounti	1	06/18/2025	4,725.68	517355
07/10/2025	30144		Monthly Contract Accounti	2	06/18/2025	4,725.68	106118
07/10/2025	30144		Monthly Accounting Servic	1	06/26/2025	2,178.30	517355
07/10/2025	30144		Monthly Accounting Servic	2	06/26/2025	2,178.30	106118
Total 3774:						13,807.96	
07/10/2025	30138	Iron Mountain	OFF SIGHT RECORDS ST	1	06/30/2025	189.00	105070
Total 3789:						189.00	
07/10/2025	30159	Salt Licking Goat Clothing	Burro Buster Race Shirts	1	06/02/2025	1,196.48	105171
Total 3801:						1,196.48	
07/10/2025	30118	ARTISTIC CUSTOM BAD	PD Badge, Oval Shield Fas	1	06/10/2025	900.00	105480
Total 3818:						900.00	
07/10/2025	30134	Highline	PW Internet July 2025	1	07/01/2025	149.95	105645
07/10/2025	30134		501 Main Internet June & J	2	07/01/2025	372.40	105195
07/10/2025	30134		Town Hall Internet - June &	3	07/01/2025	663.10	105060

Town of Fairplay

Paid Invoice Report - Paid Bills - Board

Page: 4

Check issue dates: 7/4/2025 - 7/16/2025

Jul 16, 2025 05:40PM

Check Issue Date	Check Number	Name	Description	Seq	Invoice Date	Check Amount	GL Account
Total 3855:						1,185.45	
07/10/2025	30158	PATRIOT PORTABLES AN	Prtable Toilets June Concer	1	06/30/2025	440.00	105150
07/10/2025	30158		July 4th Toilets	1	07/06/2025	880.00	105171
Total 3860:						1,320.00	
07/10/2025	30135	HomeServe USA	waterline insurance fees Ju	1	07/07/2025	1,634.20	517345
07/10/2025	30135		waterline insurance fees M	1	07/07/2025	1,631.85	517345
Total 3870:						3,266.05	
07/10/2025	30126	Elevated Cleaning Co	Monthly Cleaning 501 Main	1	07/02/2025	250.00	105195
07/10/2025	30126		Town Hall Monthly Cleanin	2	07/02/2025	300.00	105025
Total 3903:						550.00	
07/10/2025	30149	Thomas Matthew Flannery	Grant Writting Svc. June 20	1	07/03/2025	170.00	517322
07/10/2025	30149		Grant Writting Svc. June 20	2	07/03/2025	1,445.00	106122
Total 3909:						1,615.00	
07/10/2025	30127	Emergent Enforcement Sol	AVIS/EES Fees June 2025	1	07/03/2025	4,508.00	105476
Total 3946:						4,508.00	
Multiple	30148	TacticalGear.com	Uniform - Martinez	1	06/11/2025	.00	105410
Total 3952:						.00	
07/10/2025	30120	Carol Wasicka	Burro Booth Fee Refund	1	07/07/2025	225.00	104756
Total 3953:						225.00	
07/10/2025	30142	Matt Frank	Development Application R	1	07/10/2025	3,507.00	104260
Total 3954:						3,507.00	
Grand Totals:						72,076.80	

Report Criteria:

Detail report type printed

Check.Type = "Calculated", "Void"

Report Criteria:

Detail report type printed

Check.Type = "EFT", "Manual"

Check.Voided = No

Check Issue Date	Check Number	Name	Description	Seq	Invoice Date	Check Amount	GL Account
06/05/2025	605251	FPPA	5/30/25 PR	1	05/30/2025	7,503.59	102260
06/16/2025	616251		6/13/25 PR	1	06/16/2025	8,089.90	102260
06/27/2025	627252		6/27/25 PR	1	06/27/2025	7,894.20	102260
Total 940:						23,487.69	
05/30/2025	5302502	WEX Bank	Police Fuel	1	04/30/2025	2,059.94	105415
05/30/2025	5302502		Public Works Fuel	2	04/30/2025	453.68	105615
05/30/2025	5302502		Utility Fund Fuel	3	04/30/2025	453.69	517244
Total 2785:						2,967.31	
06/27/2025	627251	HIGH PEAK CONSTRUCT	Sidewalk Project	1	06/09/2025	245,438.50	105670
Total 3824:						245,438.50	
06/04/2025	604252	Mission Square 306727	5/30/25 457	1	05/30/2025	236.00	102255
06/16/2025	616252		6/13/25 457	1	06/16/2025	236.00	102255
Total 3882:						472.00	
06/04/2025	604251	Mission Square 106501	5/30/25 401	1	05/30/2025	1,540.52	102255
06/20/2025	620251		6/13/25 401	1	06/20/2020	1,495.28	102255
06/30/2025	630251		6/27/25 401	1	06/30/2025	1,499.72	102255
Total 3883:						4,535.52	
06/03/2025	603251	Public Sector Healthcare G	June 25 Insurance	1	06/01/2025	3,158.28	105013
06/03/2025	603251		June 25 Insurance	2	06/01/2025	88.78	105313
06/03/2025	603251		June 25 Insurance	3	06/01/2025	14,791.53	105413
06/03/2025	603251		June 25 Insurance	4	06/01/2025	6,169.79	105613
06/03/2025	603251		June 25 Insurance	5	06/01/2025	2,781.63	517013
06/03/2025	603251		June 25 Insurance	6	06/01/2025	1,042.85	102240
Total 3900:						28,032.86	
06/02/2025	602251	U.S. BANK	Flights to UT for Caselle Tr	1	05/20/2025	381.92	105015
06/02/2025	602251		Fairplay Challenge Coins	1	04/21/2025	740.00	105480
06/02/2025	602251		Food During Training	2	04/21/2025	192.09	105424
06/02/2025	602251		CO LTAP Registration	1	05/20/2025	50.00	517630
06/02/2025	602251		CO Rural Water Associatio	2	05/20/2025	50.00	517630
06/02/2025	602251		Water Treatment Operator	1	05/20/2025	104.00	517425
06/02/2025	602251		Barb Grover CC Expenses	1	05/20/2025	2,216.80	106165
06/02/2025	602251		PD Hose Attachment	1	05/20/2025	18.50	105445
06/02/2025	602251		Training Meal	2	05/20/2025	12.90	105424
06/02/2025	602251		Treaining Meal plus tip	3	05/20/2025	23.56	105424
06/02/2025	602251		Training Meal	4	05/20/2025	15.89	105424
06/02/2025	602251		Training Meal	5	05/20/2025	11.83	105424
06/02/2025	602251		Training Meal plus tip	6	05/20/2025	20.60	105424
06/02/2025	602251		Training Meal plus tip	7	05/20/2025	29.44	105424
06/02/2025	602251		Training Meal	8	05/20/2025	15.60	105424
06/02/2025	602251		Training Meal plus tip	9	05/20/2025	26.51	105424

Check issue dates: 6/1/2025 - 6/30/2025

Jul 17, 2025 01:16PM

Check Issue Date	Check Number	Name	Description	Seq	Invoice Date	Check Amount	GL Account
06/02/2025	602251		Training Lodging	10	05/20/2025	451.25	105424
06/02/2025	602251		CCCMA Lodging Sciacca	1	05/20/2025	420.00	105110
06/02/2025	602251		CML Registration Sciacca	2	05/20/2025	435.00	105110
06/02/2025	602251		Postage Fees for Checks t	3	05/20/2025	10.10	105030
06/02/2025	602251		CGFOA Class - Sciacca	4	05/20/2025	30.00	105110
06/02/2025	602251		Annual Domain Registratio	5	05/20/2025	23.00	105060
06/02/2025	602251		Annual Domain Registratio	6	05/20/2025	46.00	105060
06/02/2025	602251		Laptop Computer Replace	7	05/20/2025	1,511.22	105060
06/02/2025	602251		PD Embroidered Hoodies -	8	05/20/2025	1,189.15	517010
06/02/2025	602251		PD Smart Force Citizen Co	1	05/20/2025	76.71	105465
06/02/2025	6022521		QR Codes	1	05/20/2025	9.99	105130
06/02/2025	6022521		Packaging for mailing rack	2	05/20/2025	15.75	105130
06/02/2025	6022521		Marketing Postage for Maili	3	05/20/2025	106.80	105130
06/02/2025	6022521		Postage For Mailing Rack	4	05/20/2025	8.35	105130
06/02/2025	6022521		Events Table Cloths 4th of	5	05/20/2025	83.64	105171
06/02/2025	6022521		Events TGIF Table Cloths	6	05/20/2025	50.79	105150
06/02/2025	6022521		Events Glow Necklaces 4th	7	05/20/2025	65.96	105171
06/02/2025	6022521		Events Drink Tickets and G	8	05/20/2025	66.45	105150
06/02/2025	6022521		Visitor Center Map Holder	9	05/20/2025	59.11	105120
06/02/2025	6022521		TGIF Events Beer Cups	10	05/20/2025	71.97	105150
06/02/2025	6022521		Burro Days Events Beer C	11	05/20/2025	47.98	105162
06/02/2025	6022521		4th of July Events Beer Cu	12	05/20/2025	23.99	105171
06/02/2025	602251		Over Payment CC	1	05/20/2025	2,250.92	106165
06/02/2025	602251		PW Steering Column	1	05/20/2025	367.00	105625
06/02/2025	602251		PW Ford Dump Truck Start	2	05/20/2025	406.85	105625
06/02/2025	602251		Ron Martinez CC Expense	1	05/20/2025	815.61	106165
06/02/2025	602252		Postage	1	05/20/2025	10.10	105035
06/02/2025	602252		Courtney Avery - Name Pla	2	05/20/2025	20.00	105070
06/02/2025	602251		PD Equipment - Stop Stick	1	05/20/2025	520.00	105450
06/02/2025	602251		CO LTAP Registration	1	05/20/2025	50.00	517630
06/02/2025	602251		PW PSI Exams	2	05/20/2025	104.00	517630
Total 3937:						13,257.33	
06/13/2025	613251	FNF Construction Inc.	River Park Pay App #2	1	05/31/2025	207,575.00	105886
Total 3944:						207,575.00	
06/06/2025	606251	ADP	5/24/25 PR Fees	1	05/30/2025	228.36	106165
06/20/2025	620252		6/7/25 PR Fees	1	06/13/2025	267.47	106165
06/27/2025	627253		5/31/25 PR Fees	1	06/20/2025	25.00	106165
Total 3955:						520.83	
06/09/2025	609251	CLARITY BENEFIT SOLU	EE FSA Pmt	1	06/09/2025	111.54	102266
06/23/2025	623251		EE FSA Pmt	1	06/23/2025	111.54	102266
Total 3956:						223.08	
06/18/2025	618251	DEREK WEAVER CO., IN	New Equipment	1	06/18/2025	6,578.00	105690
Total 3957:						6,578.00	
Grand Totals:						533,088.12	

Town of Fairplay

Paid Invoice Report - Paid Bills - Board - EFT ONLY

Page: 3

Check issue dates: 6/1/2025 - 6/30/2025

Jul 17, 2025 01:16PM

Check Issue Date	Check Number	Name	Description	Seq	Invoice Date	Check Amount	GL Account
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Report Criteria:

Detail report type printed

Check.Type = "EFT", "Manual"

Check.Voided = No

Bank Account Name	Bank Account Ending	Caselle Account Number	Caselle Name	GL Account	05/31/2025 GL Balance	05/31/2025 Bank Balance	Variance	Notes
TBK - TOF - SAVINGS - STREET CUT ESCROW	x8210	7	TBK - Street Cut	10-1005	23,026.28	23,026.28	-	same GL & bank balance as March, quarterly statement
TBK - TOF - DDA - MMDA- DEPOSIT ACCT	1640293403	11	TBK MM DEPOSIT ACCT	01-1040	28,484.10	20,121.81	(8,362.29)	matches DIT from Rec Report
TBK - TOF - DDA - DISBURSEMENT ACCT	1640293402	12	TBK DISBURSEMENT ACCT	01-1030	(4,107.26)	23,357.15	27,464.41	matches O/S Checks from Rec Report
Xpress - Deposit Account	X10437	14	XPRESS BILL PAY DEPOSIT ACCT	01-1050	41,595.85	23,675.36	(17,920.49)	matches DIT from Rec Report
TBK - TOF - Shadow MM (Deposit)	xxxx1113	15	TBK-DEPOSIT ACCT-SHADOW	01-1041	-	-	-	No Bank Activity May - Final Rec Mar 25
TBK - TOF - Shadow DDA (Disbursement)	xxxx1111	16	TBK-DISBURSEMENT-SHADOW	01-1031	-	-	-	No Bank Activity May - Final Rec Mar 25
TBK - TOF - Shadow DDA (Square)	xxxx1115	17	TBK-SQUARE-SHADOW	01-1061	-	-	-	No Bank Activity May - Final Rec Mar 25
TBK - TOF - DDA - SQUARE CREDIT CARD	XXX3404	18	TBK BANK - SQUARE ACCT	01-1060	-	-	-	No Bank Activity May - Final Rec Apr 25
CSAFE - TOF - CONSERVATION	x62-01	19	CSAFE - CONSERVATION TRUST	20-1003	2,059.77	2,059.77	-	
CSAFE - TOF - DEBT RETIRE	x62-02	20	CSAFE - DEBT RETIRE	51-1005	28,576.88	28,576.88	-	
ZIONS BANK - TOF 2018 Debt Svc Reserve	2736500	21	ZION'S BANK - LOAN RESERVE	51-1004	369,021.25	369,021.25	-	
COLOTRUST - General 1640	x1640	22	COLO TRUST - GENERAL	10-1003	3,044,900.14	3,044,900.14	-	
COLOTRUST - WATER FUND	x2330	23	COLO TRUST - WATER FUND	51-1003	925,882.28	925,882.28	-	
US BANK - TOWN OF FAIRPLAY - CORP CHECKING	X-XXX-XXX-0542	24	US BANK - CHECKING ACCT	01-1062	260,690.49	314,696.87	54,006.38	Variance: \$55,446.38 uncashed checks LESS DIT total \$1,440 (PathPoint DIT = \$1,720 cash DIT = \$40 less \$320)

Prepared by: Angelica Jauregui, Accounting Consultant, Plante Moran & Finalized by Kourtney Matuschka, Senior Accounting Consultant

Reviewed by: Janelle Sciacca, Town Administrator/Clerk, Town of Fairplay

Signature

Date

7/14/2025

**Town of Fairplay
Financial Update
May 31, 2025**

10

	Fiscal Year 2024				Fiscal Year 2025		
	2024 Amended Budget	5/31/2024 Prior YTD Actual	12/31/2024 Year-End Actual (Unaudited)	YTD Actual As % of Budget	2025 Adopted Budget	5/31/2025 YTD Actual	YTD Actual As % of Budget
GENERAL FUND							
Revenue							
TAXES:	2,533,519.00	704,307.91	2,537,403.43	28%	2,449,358.00	673,893.76	28%
LICENSES:	132,742.00	50,672.88	132,484.20	38%	111,150.00	44,205.40	40%
FEE INCOME:	10,718.00	6,113.33	21,233.96	57%	106,120.00	18,977.68	18%
LAW ENFORCEMENT:	150,328.00	9,536.49	166,660.63	6%	129,260.00	56,552.61	44%
INTEREST INCOME:	153,807.00	75,491.06	209,618.13	49%	125,250.00	54,700.55	44%
MISCELLANEOUS INCOME:	158,786.00	50,588.65	366,192.02	32%	1,167,200.00	44,048.54	4%
GENERAL FUND Revenue Total:	3,139,900.00	896,710.32	3,433,592.37	29%	4,088,338.00	892,378.54	22%
Expenditures							
ADMINISTRATION:	710,900.00	249,249.93	719,911.85	35%	579,133.00	221,906.29	38%
COMMUNITY DEVELOPMENT:	1,049,932.00	543,853.82	1,242,520.02	52%	769,500.00	191,094.71	25%
TRANSIT:	24,991.00	3,695.23	7,097.93	15%	120,710.00	1,049.78	1%
JUDICIAL SYSTEM:	21,337.00	8,099.85	20,927.19	38%	21,860.00	8,413.21	38%
PUBLIC SAFETY:	1,457,834.00	831,215.28	1,152,732.62	57%	1,502,435.00	700,947.27	47%
PUBLIC WORKS:	702,144.00	189,946.65	661,097.59	27%	852,375.00	189,514.70	22%
PARKS & RECREATION:	38,900.00	10,273.60	54,250.62	26%	1,056,750.00	174,550.29	17%
NON-DEPARTMENTAL EXPENDITURES:	99,820.00	44,814.91	125,248.14	45%	158,500.00	90,607.45	57%
901 MAIN STREET:	-	-	-	0%	-	-	0%
GENERAL FUND Expenditure Total:	4,105,858.00	1,881,149.27	3,983,785.96	46%	5,061,263.00	1,578,083.70	31%
GENERAL FUND NET INCOME:	(965,958.00)	(984,438.95)	(550,193.59)	102%	(972,925.00)	(685,705.16)	70%
Unassigned - Beginning Fund Balance - General Fund	3,678,630.00	3,678,630.00	3,678,630.00	100%	3,128,436.41	3,128,436.41	100%
Unassigned - Ending Fund Balance - General Fund	2,712,672.00	2,694,191.05	3,128,436.41	99%	2,155,511.41	2,442,731.25	113%
TABOR RESTRICTED FUNDS 3% of General Fund expenditures	123,176.00	56,434.48	119,513.58	46%	151,838.00	47,342.51	31%
CONSERVATION TRUST FUND							
Revenue							
INTERGOVERNMENTAL REVENUES:	3,400.00	1,278.53	4,484.37	38%	4,590.00	1,107.41	24%
INTEREST INCOME:	100.00	44.08	103.52	44%	60.00	36.98	62%
CONSERVATION TRUST FUND Revenue Total:	3,500.00	1,322.61	4,587.89	38%	4,650.00	1,144.39	25%
Expenditures							
OPERATION EXPENSE:	2,600.00	2,522.25	2,522.25	97%	5,000.00	-	0%
CONSERVATION TRUST FUND Expenditure Total:	2,600.00	2,522.25	2,522.25	97%	5,000.00	-	0%
CONSERVATION TRUST FUND Net Income	900.00	(1,199.64)	2,065.64	-133%	(350.00)	1,144.39	-327%
Restricted - Beginning Fund Balance - CONSERVATION TRUST FUND	31,431.00	31,431.00	31,431.00	100%	33,496.64	33,496.64	100%
Restricted - Ending Fund Balance - CONSERVATION TRUST FUND	32,331.00	30,231.36	33,496.64	94%	33,146.64	34,641.03	105%

**Town of Fairplay
Financial Update
May 31, 2025**

11

	Fiscal Year 2024				Fiscal Year 2025		
	2024 Amended Budget	5/31/2024 Prior YTD Actual	12/31/2024 Year-End Actual (Unaudited)	YTD Actual As % of Budget	2025 Adopted Budget	5/31/2025 YTD Actual	YTD Actual As % of Budget
INTERNAL SERVICE FUND							
INTERNAL CHARGES FOR SERVICES REVENUE	153,868.00	51,857.20	153,868.27	34%	169,457.00	68,228.19	40%
OPERATING EXPENDITURES	228,232.00	-	66,134.46	0%	70,000.00	64,713.01	92%
INTERNAL SERVICE FUND Net Income	<u>(74,364.00)</u>	<u>51,857.20</u>	<u>87,733.81</u>	<u>-70%</u>	<u>99,457.00</u>	<u>3,515.18</u>	<u>4%</u>
Unassigned - Beginning Fund Balance - INTERNAL SERVICE FUND	142,362.00	142,362.00	142,362.00	100%	230,095.81	230,095.81	100%
Unassigned - Ending Fund Balance - INTERNAL SERVICE FUND	67,998.00	194,219.20	230,095.81	286%	329,552.81	233,610.99	71%
FAIRPLAY UTILITY ENTERPRISE							
Revenue							
WATER REVENUE:	517,788.00	322,610.64	553,787.62	62%	457,537.00	124,012.89	27%
WATER-MISCELLANEOUS REVENUE:	199,850.00	-	177,491.75	0%	-	-	0%
WASTEWATER REVENUE:	819,439.00	386,763.19	821,026.55	47%	675,000.00	258,733.75	38%
INTEREST/FEE REVENUE:	88,011.00	32,497.40	89,637.85	37%	75,000.00	32,985.01	44%
FAIRPLAY UTILITY ENTERPRISE Revenue Total:	<u>1,625,088.00</u>	<u>741,871.23</u>	<u>1,641,943.77</u>	<u>46%</u>	<u>1,207,537.00</u>	<u>415,731.65</u>	<u>34%</u>
Expenditures							
EMPLOYEE EXPENSES:	201,522.00	90,815.49	169,102.66	45%	178,515.00	69,846.51	39%
OFFICE/GENERAL EXPENSE:	82,771.00	32,789.21	82,120.67	40%	107,088.00	23,739.93	22%
CONTRACTUAL FEES:	91,750.00	27,176.23	78,707.05	30%	198,500.00	73,663.47	37%
WATER - PLANT & EQUIPMENT:	959,220.00	540,028.23	141,703.13	56%	381,500.00	45,715.11	12%
WASTEWATER-PLANT & EQUIPMENT:	540,126.00	70,749.10	559,221.94	13%	554,500.00	53,196.91	10%
DEBT SERVICE:	326,792.00	40,679.85	83,461.66	12%	326,845.00	4,645.86	1%
FAIRPLAY UTILITY ENTERPRISE Expenditure Total:	<u>2,202,181.00</u>	<u>802,238.11</u>	<u>1,114,317.11</u>	<u>36%</u>	<u>1,746,948.00</u>	<u>270,807.79</u>	<u>16%</u>
FAIRPLAY UTILITY ENTERPRISE FUND Net Income:	<u>(577,093.00)</u>	<u>(60,366.88)</u>	<u>527,626.66</u>	<u>10%</u>	<u>(539,411.00)</u>	<u>144,923.86</u>	<u>-27%</u>
Unassigned - Beginning Fund Balance - FAIRPLAY UTILITY ENTERPRISE FUND	1,912,970.00	1,912,970.00	1,912,970.00	100%	2,440,596.66	2,440,596.66	100%
Unassigned - Ending Fund Balance - FAIRPLAY UTILITY ENTERPRISE FUND	1,335,877.00	1,852,603.12	2,440,596.66	139%	1,901,185.66	2,585,520.52	136%



High Rockies Community School

PO BOX 802, Fairplay, CO 80440

Info@HighRockiesCommunitySchool.org

To: The Honorable Mayor and Trustees of the Town of Fairplay

From: Laurel Dumas, Head of School, High Rockies Community School; Kristine Helsper, Lead Teacher; Olivia Rodriguez (entering 6th grade), 2nd & 3rd Quarter Student Mayor; Violette Shaw (entering 7th grade), 4th Quarter Student Mayor

Date: July 14, 2025

Subject: Gratitude and Excitement for Llama Rama 2025

Dear Mayor Just and Town Trustees,

We are writing on behalf of High Rockies Community School with sincere gratitude for the opportunity to carry forward the beloved Llama Rama tradition during this year's Burro Days.

This event means a lot to us—both personally and as a school community. Over the past few years, our Lead Teacher and board members have joyfully participated in the race, and this year, it was important to us to make sure the tradition stayed alive. We're honored to carry on the race's original mission of raising awareness for organ and tissue donation, as championed by Rocky Mountain Rural Health, while also uplifting a new cause close to our hearts: creating a shared educational space at Sacramento Creek Ranch.

Though we're proud to be an outdoor, place-based school, we all know how quickly Colorado weather can shift—especially at 10,000 feet! Thunderstorms, high winds, and blizzards remind us that we sometimes need a safe, indoor space to gather and learn. That's why we've partnered with Mountain Area Land Trust (MALT) to renovate the historic barn at Sacramento Creek Ranch into a flexible, community-oriented learning space.

- HRCS would use the barn during school hours for project-based learning, quiet reading, and weather-sheltered instruction.
- MALT would open the space to other nonprofits and educational groups after school and on weekends—for field trips, workshops, and nature-based learning.

We see this project as a major investment not just in our students, but in the greater Fairplay and South Park communities. We've been working closely with our architectural and engineering teams and hope to begin construction this fall, with a grand opening planned for January 2026.

To make that vision a reality, we're actively fundraising and applying for grants and short-term loans to reach our \$500,000 goal. We're making progress, but there's still a long road ahead—and we would be so grateful for your continued support. We'd also love the opportunity to present to the Town Board

about the project, answer any questions, and explore potential ways to collaborate in support of this shared community asset.

In the meantime, all proceeds from this year's Llama Rama are going directly to this project. Our fundraising goal for the event is \$30,000, and we're thrilled to share that we've already raised over a third of that amount through sponsorships and student-led campaigns.

To learn more or lend your support, we invite you to check out:

- Our **Sponsor Campaign (see attached sponsorship descriptions):**

<https://www.zeffy.com/en-US/team/become-a-sponsor-15>

- Our **Student Campaign – High Rockies Kids Team:**

<https://www.zeffy.com/en-US/team/high-rockies-kids>

Thank you again for all the ways you support HRCS and our community. We look forward to sharing more with you soon and hope to see you out there cheering (or racing!) at this year's Llama Rama.

With deep appreciation,

Laurel Dumas, Head of School

Kristine Helsper, Lead Teacher

Olivia Rodriguez, Student Mayor

Violette Shaw, Student Mayor

High Rockies Community School

laurel.dumas@highrockiescommunityschool.org

LLAMA RAMA 2025

Schoolhouse Rock!

"From Heartbeat to Trailbeat: A Race That Rocks!"



Dear Park County Community Partners & Friends,

It is our pleasure to invite you to sponsor the 19th annual Llama Rama on Saturday, July 26, 2025 hosted during the world famous Town of Fairplay Burro Days, beginning at 10:30am!

Excitedly, this will be the first year this legacy event is organized by the High Rockies Community School (HRCS). This year's Llama Rama theme is Schoolhouse Rock! Students will enhance and enrich the event by participating in educational outreach to the public regarding organ donation.

This fundraising event will support HRCS's joint endeavor with the Mountain Area Land Trust(MALT) to transform a historic barn at Sacramento Creek Ranch into vibrant, flexible learning spaces tailored to meet the indoor needs of our outdoor school. The revitalized barn will serve at a shared community hub, used not only by HRCS during the school day, but also by local partners like MALT, the Mosquito Range Heritage Initiative(MRHI), the South Park Community Garden, and others for workshops, gatherings and educational programs year round. HRCS has already maxed out enrollment in its very first year with 52 students and a waitlist, and we're still without a dedicated space to call home. Right now, our students are learning in borrowed spots like the public library, a garage, and the South Park Rec Center. With your help, we can kick off the transformation of his barn into a space that brings our mission, and our community under one roof.

Details regarding sponsorship levels can be found in the enclosed Sponsorship Opportunities Form. Thank you for your time and consideration. Should you have any questions regarding this request, please call Kendra at (719) 838-1525 or email Kendra.Tully@highrockiescommuntyschool.org

We look forward to your support in hosting this year's Llama Rama event!

Sincerely,

Laurel Dumas
Head of School, HRCS

High Rockies Community School is a 501(c)(3) tax exempt non profit organization. Contributions are tax deductible to the extent allowed by law. EIN 99-2993625 CO State Registration 20241522939



2025 LLama Rama Sponsorship Opportunities Form

"From Heartbeat to Trailbeat: A Race That Rocks!"

☐ **Rock Star - \$1,000+**

Your logo. Your llama. Center stage.

- Signed photo of your logo with the winning team and their llama
- Prominent logo placement on event banner, website, and registration page
- Logo integrated into print marketing
- Shout-out from the MC during the race
- Logo in event recap & school newsletter
- Certificate of appreciation from HRCS

☐ **Heartbeat Hero - \$500**

Your support keeps the rhythm going.

- Photo op of your logo with the winning team and their llama
- Mention on social media & registration page
- Recognition in school newsletter and event signage
- Certificate of appreciation from HRCS

☐ **Groove Partner - \$250**

Every beat helps move the mission forward.

- Thank-you shout-out on social media
- Name included in digital newsletter & signage

☐ **In Kind Donation - any amount**

Snacks, water, race prizes, media, print services, swag, you name it!

- Business name listed on community thank you signage
- Verbal thank-you at the event
- Big llama love and gratitude from HRCS!

☐ **"Adopt-a-Llama" Mini Sponsorship - \$100**

Great option for families!

- Name printed on a tag tied to a llama's lead rope
- Thank you listing in program and school newsletter

Commitments must be confirmed prior to June 26th to ensure recognition on print marketing, if applicable. Rock Star Sponsorship opportunities will close on July 14th. NO other sponsor benefits are implied or guaranteed.



2025 Llama Rama Sponsorship / Donation Commitment Form

Please indicate how you/your company would like to support the 2025 Llama Rama race event.

Desired Sponsorship Level: please select one

- ☐ Rock Star - \$1,000+
- ☐ Heartbeat Hero - \$500
- ☐ Groove Partner - \$250
- ☐ In-kind Donation - any amount
- ☐ "Adopt-a-Llama" Mini Sponsorship - \$100

Sponsor/Donor Information: please complete the following sponsor contact information

Company (if applicable):

Contact:

Mailing Address:

City/State/Zip:

Phone:

Email:

Heart Beat and Rock Star Sponsors, please send a high resolution logo and/or branding info to
kendra.tully@highrockiescommunityschool.org

In-Kind Donations: additional details needed

In-kind Item Donation Description:

(approx. value): \$

Payment Options

1. Check: Please make checks payable to "High Rockies Community School". Mailing Address: HRCS, PO BOX 802, Fairplay, CO 80440. Please include a copy of this form if you mail in a check.
2. Credit Card: A separate link will be provided upon request.

Questions? Please call or email Kendra Tully, Board Treasurer, at (719) 838-1525 or
kendra.tully@highrockiescommunityschool.org



HRCS 2024-2025 (Pilot Year Highlights)

Demographics

- 14 full-time K–6 students (one moved in November)
- 2 part-time Homeschool Enrichment students (1st and 3rd grades)
- All pilot program students are returning for Year 1. Both part-time students have enrolled full-time.
- Year 1 enrollment increases to 48 full-time and 4 part-time students—reaching full capacity.

Academic Achievement & Reflections from Our Pilot Year

As a small, student-centered startup, we know that academic growth is deeply intertwined with school culture. During our pilot year, we laid the groundwork for both—ensuring that students, parents, and teaching staff felt safe, known, and empowered, while designing instructional systems centered on individualized learning and high expectations.

At year's end, our teaching team came together to reflect on what worked, what we learned, and what we're eager to carry forward. What follows is a synthesis of their insights, highlighting the academic and social-emotional growth fostered through our multi-age, place-based model.

- We prioritized a student-centered culture through morning circles, SEL instruction, and mindset lessons. Over time, students internalized these practices and emerged as confident, compassionate leaders.
- A focus on intrinsic motivation and student agency helped reframe traditional ideas of winning, losing, and grading. Students successfully tracked their own academic growth across the year and excitedly shared progress with their families.
- Among staff, we saw a shift toward greater collaboration—including co-teaching—and shared responsibility for every child. Educators regularly leveraged one another's strengths in service of student growth.
- Instructionally, key structures such as the Daily 5, reading buddies, and small-group instruction supported success in our multi-age classrooms. Learning was paced to student needs and shaped by voice and choice. We identified a need to further refine grade-band alignment in core instruction.
- A pilot student government program fostered ownership, responsibility, and engagement in school life.

As we prepare to welcome our first full cohort of students in Fall 2025, we're committed to building on this success—strengthening academic systems, refining instructional practices, and expanding student leadership. To fully realize this vision, we now need the physical space to match the strength of our program. With continued support, we will transform a historic barn into a purpose-built hub for collaborative, hands-on, expeditionary learning. This space will provide a consistent, inspiring environment where curiosity, confidence, and community can thrive. The foundation has been laid—now we're ready to build, not just for this first cohort, but to replicate our model in other mountain communities eager for innovative, place-based education.

Academic Achievement: Student Projects & Community Contributions

Student Learning Report: Year in Review

This year at High Rockies Community School, student learning flourished through four immersive, interdisciplinary thematic units, each culminating in a public-facing presentation or project. These experiences integrated academic standards with hands-on, real-world learning, making content come alive for students and our community alike.

- **Unit 1: Communities**

Students explored how both human and animal communities function and are governed. Through outdoor role-play, they enacted various government systems, collaboratively wrote a school constitution, and elected student leaders to guide daily life. Many extended the learning at home—writing family constitutions or bills of rights—demonstrating just how deeply the content resonated.

- **Unit 2: Biogeography**

Students connected with the land by studying native plants and geography. Each child illustrated a native species and wrote interpretive signage, now permanently displayed in the botanical garden at Sacramento Creek Ranch. As spring arrived, students excitedly recognized “their” plants on site, bringing academic knowledge into lived experience. The unit also incorporated compass and mapping skills and culminated in U.S. state research projects, where students analyzed landforms, created graphs, and highlighted cultural features.

- **Unit 3: Astronomy & Exploration**

This unit combined science and social studies as students created a scaled solar system trail, complete with painted planet rocks and custom signage. They also researched and embodied famous explorers for our Explorer Wax Museum, dressing in costume and delivering first-person speeches to community visitors. Local astronomy experts joined us for a stargazing night—where many students glimpsed galaxies through telescopes for the first time.

- **Unit 4: Create It! (Entrepreneurship)**

To close the year, students launched their own businesses. They designed products, managed production, and presented their goods at our end-of-year Community Market

Day, which drew over 100 attendees. Many students sold out—experiencing firsthand the challenge and pride of entrepreneurship. One student shared, “It’s really hard to be the CEO and manage people!” Through this unit, students applied math, writing, and time-management skills in authentic, high-stakes ways.

Throughout the year, students grew not only academically, but also in empathy, confidence, and perseverance. As one student shifted from “I don’t get this” to “I don’t get this *yet*,” we saw the impact of a growth mindset culture taking root. Our learners didn’t just meet standards—they embodied curiosity, creativity, and community-mindedness in every project. We are incredibly proud of their growth and all they’ve achieved.

Community Impact Highlights

- 100+ community members attended our year-end Market Day
- Community experts (including botanists, entrepreneurs, and astronomers) led guest sessions and supported projects
- Permanent student-created signage now enhances the botanical trail at Sacramento Creek Ranch
- Ongoing partnerships with Mountain Area Land Trust and local families helped deepen place-based learning
- Students served as docents and presenters at all four community events
- Every student, including emerging Kindergarten readers, participated in leading local storytime at the library—reading aloud and singing songs to children ages 0–4
- Students volunteered monthly at the local food bank, packing boxes of food to distribute to families in need—experiencing firsthand the power of giving back
- Our learners helped clean up the Fairplay beach, removing trash and fishing line to protect wildlife and improve shared community spaces

Academic Achievement: Student Assessment Data

End-of-Year STAR Assessment Highlights:

- Reading & Math: 100% of students scored *At or Above Grade Level*
- Many students exceeded grade-level expectations significantly.
- In Math, a third of our students scored in the 75th percentile or higher.
- In Reading, half of our students scored in the 75th percentile or higher.

Testimonials

“I’m grateful to express my heartfelt appreciation to all the incredible teachers and guides at this school. Since joining, my child has undergone a profound

transformation, blossoming into a happy and confident individual. I feel truly fortunate to be part of such a supportive community that fosters growth and positivity. Thank you for an unforgettable year."

— Parent of 5th Grade Student

"OMG what a magical program you have built! I haven't seen my daughter this happy in a long time. After shadow day, she told me all about doing math—and she was proud of herself! We've worked so hard to build that confidence. She wants to go to school over the summer! I was already recommending your school to others, but now I can speak from experience. You've brought something so special to our community."

— New HRCS Parent

"I wanted to tell you all how much I enjoyed the end-of-year celebration last week. But more than that, I wanted to share how much I appreciate your work, which is so evident in your students! My granddaughters' communication skills, behavior, and engagement are beyond their age level. The instructor at their pottery class even commented on how teachable and respectful they are. Thank you for what you've poured into these precious kiddos!"

— A Grateful Grandma



*Town of
Fairplay
Colorado*

Town of Fairplay

901 Main Street • P.O. Box 267

Fairplay, Colorado 80440

(719) 836-2622

www.fairplayco.us

STAFF MEMORANDUM

TO: Mayor and Board of Trustees

FROM: Janell Sciacca, Town Administrator

RE: New Business Item A – Resolution No. 2024, Series of 2025
ESTIP Agreement with Josiah Renz dba J.R.'s Pizza Place

DATE: July 21, 2025

BACKGROUND/ANALYSIS:

The Town of Fairplay adopted an ESTIP Program in 2008 in order to encourage the establishment and/or substantial expansion of retail sales tax-generating businesses; stimulate the economy; provide employment for residents and others; expand the goods available for purchase; and increase sales taxes collected by the Town. Further, increased sales tax enables the Town to provide expanded and improved municipal services and public or public-related improvements.

Josiah Renz is leasing 297½ US Highway 285 (formerly.South.Park.Brewing) and has submitted an ESTIP application in order to help expand his successful Pizza food truck operation into a brick-and-mortar location thereby filling a vacant commercial building in the Town's busy US 285 corridor, and providing an additional restaurant in our community to serve residents, businesses and visitors while also providing essential employment opportunities. Along with the application, Mr. Renz has submitted drawings demonstrating proposed improvements along with a copy of his business plan.

The base amount used for this agreement is \$0. The agreed upon amount of sales tax to be rebated over a five-year period of a 50/50 split is \$150,000. This means the applicant will receive up to, but no more than, \$150,000 over a five-year period in quarterly payments. The effective start date is January 1, 2026.

Fairplay Municipal Code Section 4-7-60 is written:

"The uses to which said shared enhanced sales taxes may be put by an applicant shall be strictly limited to those which are public or public-related in nature. For the purposes of this Article, public or public-related purposes shall mean public improvements, including, but not limited to construction or enlargement or improvement of privately owned property that will generate additional employment opportunities and/or sales tax revenues."

Mrj.Renz"s.proposal.meets.this.criteria;

Section 4-7-80 sets forth that:

“It is an overriding consideration and determination of the Board of Trustees that existing sources of Town sales tax revenues shall not be used, impaired or otherwise affected by this Enhanced Sales Tax Incentive Program. Therefore, it is hereby conclusively determined that only enhanced sales taxes generated by the properties described in an application shall be subject to division under this ESTIP.”

Section 4-7-60, approval of an application for inclusion in this ESTIP shall be given by the Board of Trustees at a public hearing held as a portion of a regularly scheduled Board meeting, based upon the following criteria:

- (1) The amount of enhanced sales taxes which are reasonably to be anticipated to be derived by the Town through the expanded or new retail sales tax-generating business;
- (2) The public benefits which are provided by the applicant through public works, public improvements, additional employment for the Town residents, etc.;
- (3) The amount of expenditures which may be deferred by the Town based upon public improvements to be completed by the applicant;
- (4) The conformance of the applicant's property or project with the comprehensive plan and zoning ordinances of the Town; and
- (5) The agreement required by Section 4-7-100 having been reached, which agreement shall contain and conform to all requirements of said Section.

Mrj.Renz"s.application.meets.this.criteria.and.the.standard.agreement.is.attached.with.the.approving.resolution;

RECOMMENDATION

Staff has met with the applicant and submitted this ESTIP for approval to the Board of Trustees. The recommendation is for adoption of Resolution No. 24, Series of 2025, as presented approving an Enhanced Sales Tax Incentive Agreement with J.R.’s Pizza Place, LLC as the application meets the criteria as outlined in the Fairplay Municipal Code.

ATTACHMENTS

- Resolution No. 24, Series of 2025
- ESTIP Agreement
- Business Plan
- Building Plan Set



Town of Fairplay
400 Front Street • P.O. Box 267
Fairplay, Colorado 80440
(719) 836-2622 phone
(719) 836-3279 fax
www.fairplayco.us

23



Enhanced Sales Tax Incentive Program (ESTIP) Application for consideration

Name of applicant (must be business owner):

Josiah Kentz J.R.'s Pizza Place, LLC

Property Address:

297 1/2 Hwy 285, Fairplay, CO 80440

Type of Entity (Individual, Corporation, Limited Liability Corporation, etc.)

LLC

Please Explain Your Business Operations, specifically the type of retail/service you are providing:

Expansion from foodtrailer to brick and mortar
Location. Increased menu, adding beer/alcohol, expanding
to catering options. More events. Provide a sit down
restaurant in town. Business is catered to be a family
friendly environment.

Is Your Business New to the Town of Fairplay? Yes [] No ☒

If Yes, When Is Your Business Expected to Open? While the Food Truck is not new to the Town,
the restaurant will be and is a significant
expansion from the truck business.

OR

Does Your Business Already Exist in the Town of Fairplay? Yes ☒ No []

If Yes, When Did Your Business Open? March 2024

Desired Length of ESTIP Contract (5 Year Maximum): 5 years

"Where History Meets the High Country"

Total Amount of Sales Tax Revenue Requested in ESTIP Funds Over Life of Agreement
(% of Town of Fairplay Sales Tax):

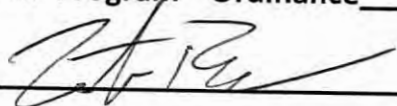
50%

Have You Read the Town of Fairplay's ESTIP Ordinance (Attached)? Yes ☒ No ☐

Have You Attached Your Business and/or Expansion plans to This Application?
Yes ☒ No ☐

Upon Submission of this Completed Application, a Meeting Will be Scheduled for you
to Meet With the Town Staff Regarding your Application and the Program.

By Signing this Application you Certify that you Have Received and Read the Rules and
Regulations of the ESTIP Program—Ordinance _____

Applicant Signature:  Date: 7/16/25

"Where History Meets the High Country"

Business Plan for J.R.'s Pizza Place

297 1/2 Hwy 285, Fairplay, CO 80440

Executive Summary

J.R.'s Pizza Place, previously operating as a successful food trailer in Fairplay, CO, is transitioning to a brick-and-mortar restaurant at 297 1/2 Hwy 285. This strategic move capitalizes on the brand's established reputation and the area's lack of competitive dining options. The new location will feature an expanded menu, including wood-fired pizzas, calzones, hot sandwiches, chicken wings, chicken tenders, salads, and eight appetizer options, alongside a new liquor license for beer and liquor drinks. Positioned at Fairplay's only stoplight, next to the town's sole grocery, hardware, and auto stores, the restaurant benefits from high visibility and foot traffic. With a projected annual revenue of \$1,010,640, based on conservative ticket and alcohol sales assumptions, and a net operating income of \$404,256, J.R.'s Pizza Place aims to become the premier dining destination in Fairplay.

Company Description

Business Name: J.R.'s Pizza Place

Location: 297 1/2 Hwy 285, Fairplay, CO 80440

Ownership: Existing entity, J.R.'s Pizza Place, expanding from food trailer to brick-and-mortar.

Mission: To provide high-quality, diverse dining options with a focus on wood-fired pizzas, hearty sandwiches, and local craft beverages, fostering a welcoming community hub.

Vision: To establish J.R.'s Pizza Place as the go-to casual restaurant in Fairplay, leveraging its prime location and expanded offerings to drive year-round growth.

Market Analysis

Target Market:

- **Demographics:** Population of 20,000 within a 20-mile radius, with a median age of 49; 8,000 within a 7.5-mile radius.
- **Customer Segments:** Local residents, seasonal tourists (fishermen, skiers, rafters), and pass-through travelers from South Denver or Colorado Springs heading to ski resorts or rafting destinations.
- **Seasonality:** Peak seasons from Memorial Day to Labor Day (fishing and rafting) and winter months (ski traffic).

Competitive Analysis:

- **Primary Competitor:** Sinclair, the only other pizza place in Fairplay.
- **Competitive Advantage:** J.R.'s Pizza Place offers a broader menu, alcohol service, and a prime location at the town's only stoplight, adjacent to key retail. No other pizza restaurants exist within a 6-mile radius, and Sinclair lacks the menu diversity and liquor license.

Market Opportunity:

- Fairplay's strategic position as a pass-through town for skiing (winter) and rafting (summer) ensures consistent traffic.
- The lack of dining competition and the restaurant's visibility at a high-traffic intersection position it to capture both local and tourist markets.
- The median age of 49 suggests a preference for quality dining experiences, aligning with the expanded menu and alcohol offerings.

Products and Services

Menu Offerings:

- **Core Items:** Wood-fired pizzas, calzones.
- **Expanded Items:** Chicken wings, chicken tenders, hot sandwiches, salads, and eight appetizer options (e.g., mozzarella sticks, cheese bread, caprese bites, etc.).
- **Beverages:** Beer and liquor drinks, with an average price of \$8 per drink.
- **Average Ticket Price:** \$42 (up from \$30, reflecting one additional item per ticket) + \$8 per drink.

Service Model:

- Counter-service with kitchen staff, a manager on duty, and a cashier/bartender.
- No full-service staff to maintain low labor costs (30% of revenue).
- Added options for private events utilizing the already owned trailer for festivals, caterings, weddings, etc.,

Operations Plan

Location:

- 297 1/2 Hwy 285, Fairplay, CO, a high-visibility site at the only stoplight, next to the town's only grocery, hardware, and auto stores.
- Transitioning from a food trailer to a brick-and-mortar setup with seating and a bar area.

Staffing:

- Kitchen staff, one manager per shift, and one cashier/bartender.
- Labor costs fixed at 30% of revenue.

Suppliers:

- Local and regional vendors for fresh ingredients, with COGS at 25% of revenue.
- Liquor suppliers for beer and spirits, ensuring competitive pricing.

Hours of Operation:

- Daily, 11:00 AM to 9:00 PM, with extended hours during peak seasons.

Licenses:

- Liquor license for beer and liquor drinks.
- Standard food service and business licenses for Park County, CO.

Marketing and Sales Strategy**Branding:**

- Maintain J.R.'s Pizza Place branding from the food trailer, emphasizing quality, community, and variety.

Marketing Channels:

- **Digital Marketing:** Social media (Facebook, Instagram) targeting local residents and tourists, highlighting seasonal specials.
- **Tourist Outreach:** Partner with local fishing, skiing, and rafting businesses to promote J.R.'s as a dining destination.
- **Loyalty Program:** Offer discounts for repeat customers and seasonal promotions (e.g., "Ski & Slice" deals).

Sales Strategy:

- Drive alcohol sales by bundling drinks with meals (e.g., pizza + beer combos).
- Promote high-margin items like wings and appetizers during peak seasons.
- Leverage the prime location to attract walk-in traffic from nearby stores.

Financial Projections**Revenue Assumptions:**

- **Average Ticket Price:** \$42 (food) + \$8 (one drink per ticket).
- **Tickets per Day:**
 - Slow months (e.g., October–April, excluding winter ski peaks): 50 tickets/day.
 - Busy months (Memorial Day–Labor Day, winter ski season): 90 tickets/day.
- **Monthly Revenue Calculation:**
 - Slow months: 50 tickets × (\$42 + \$8) × 30 days = \$75,000.

- Busy months: $90 \text{ tickets} \times (\$42 + \$8) \times 30 \text{ days} = \$135,000$.
- **Annual Revenue:**
 - 6 slow months: $6 \times \$75,000 = \$450,000$.
 - 6 busy months: $6 \times \$135,000 = \$810,000$.
 - Total: $\$450,000 + \$810,000 = \$1,260,000$.
 - Adjusted for conservatism (20% buffer): $\$1,260,000 \times 0.8 = \$1,008,000$.
 - Additional alcohol revenue (included in ticket): $\$8 \times 50\text{--}90 \text{ tickets} \times 365 \text{ days} = \$182,500$ (factored into total).

Expense Assumptions:

- **COGS:** 25% of revenue = $\$1,008,000 \times 0.25 = \$252,000$.
- **Labor:** 30% of revenue = $\$1,008,000 \times 0.30 = \$302,400$.
- **Fixed Overhead:** Based on actual quotes (e.g., rent, utilities, insurance) with a 10% contingency. Estimated at $\$26,000/\text{month} \times 12 = \$325,000$ (including contingency).
- **Total Expenses:** $\$252,000 \text{ (COGS)} + \$302,400 \text{ (labor)} + \$325,000 \text{ (overhead)} = \$879,400$.

Profitability:

- **Net Operating Income:** $\$1,008,000 - \$879,400 = \$128,600$.
- **Profit Margin:** $\$128,600 \div \$1,008,000 = 12.7\%$.
- **Note:** Profit margin is average due to high overhead estimates and revenue buffer. Potential for higher margins with optimized operations or additional revenue streams (e.g., catering).

Startup Costs:

- Estimated at $\$500,000\text{--}\$700,000$ for renovations, equipment, and initial inventory, pending final quotes.
- Financing via SBA loan or investor capital, with terms to be determined.

Growth Strategy

Short-Term (Year 1–2):

- Establish the brick-and-mortar as Fairplay's top dining option.
- Increase ticket averages through upselling alcohol and high-margin items.
- Build a loyal customer base via promotions and community engagement.

Mid-Long Term (Year 3–5):

- Consider a second location in a nearby town (e.g., Breckenridge or Buena Vista).
- Develop a regional brand presence, leveraging Fairplay's success.

Funding Requirements

- **Capital Needed:** \$500,000–\$700,000 for startup costs (renovations, equipment, liquor license, initial marketing).
- **Funding Sources:**
 - SBA loan (preferred, based on prior discussions).
 - Potential investor equity or owner's cash reserves.
- **Use of Funds:**
 - 85% renovations and equipment.
 - 10% initial inventory and liquor stock.
 - 5% contingency.

Risks and Mitigation

Risks:

- Seasonal revenue fluctuations.
- Higher-than-expected startup or operating costs.

Mitigation:

- Conservative revenue projections with a 20% buffer.
- 10% contingency in overhead estimates.
- Early application for liquor license and proactive engagement with local authorities.

Conclusion

J.R.'s Pizza Place is poised for success with its transition to a brick-and-mortar restaurant at 297 1/2 Hwy 285, Fairplay, CO. The expanded menu, liquor license, and unbeatable location—coupled with minimal competition and a strategic focus on both locals and tourists—position the business for strong growth. With projected annual revenue of \$1,008,000 and a net operating income of \$128,600, J.R.'s Pizza Place is a sound investment opportunity with significant potential for long-term profitability and regional expansion.

JR'S PIZZA RESTAURANT

297 US ROUTE 285
FAIRPLAY CO, 80440

CONSTRUCTION DOCUMENTS

04/01/2025

GEM STUDIO # 25-0012



8400 E. Prentice Ave.
Suite 1500
Greenwood Village,
CO 80111
P. (303) 409-7777



04/01/2025

JR'S PIZZA RESTAURANT

297 US ROUTE 285
FAIRPLAY CO, 80440

CONSTRUCTION DOCUMENTS

Project Number: 25-0012
Date: 04/01/2025
Drawn By: AW
Checked By: GM
Revisions:

No.	Date	Description
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Sheet Description

COVER SHEET

Sheet Number

T1.1

INDEX TO DRAWINGS

GENERAL	ARCHITECTURAL	KITCHEN EQUIPMENT	MECHANICAL	ELECTRICAL	PLUMBING
T1.1 COVER SHEET T1.2 GENERAL NOTES, WALL TYPES & LEGENDS T1.3 ACCESSIBILITY DIAGRAMS T1.4 3D VIEWS LS1.1 LIFE SAFETY PLAN	D1.1 DEMOLITION PLAN A1.1 FLOOR PLAN A1.2 FURNITURE & EQUIPMENT PLAN A3.1 ROOF PLAN A4.1 EXTERIOR ELEVATIONS A5.1 BUILDING SECTIONS A8.1 DOOR SCHEDULE & DETAILS A9.1 REFLECTED CEILING PLAN A10.1 FINISH PLAN A11.1 INTERIOR ELEVATIONS	FS1.01 EQUIPMENT PLAN FS1.21 ELEVATIONS	M001 MECHANICAL LEGEND M002 MECHANICAL SPECIFICATIONS M003 MECHANICAL COMCHECK M004 MECHANICAL SCHEDULES & DETAILS M100 MECHANICAL DEMOLITION PLAN M101 MECHANICAL PLAN	E000 ELECTRICAL LEGEND E001 ELECTRICAL SPECIFICATIONS E002 ELECTRICAL ONE-LINE DIAGRAMS E003 ELECTRICAL SCHEDULES & DETAILS E004 ELECTRICAL COMCHECK ED101 ELECTRICAL DEMOLITION POWER PLAN E101 LEVEL 1 POWER PLAN E201 ELECTRICAL LIGHTING PLAN	P001 PLUMBING LEGEND P002 PLUMBING SPECIFICATIONS P003 PLUMBING SCHEDULES AND DETAILS P100 PLUMBING DEMOLITION PLANS P101 SANITARY WASTE PLANS P201 LEVEL 1 DOMESTIC WATER AND GAS PLAN
					BID ADDITIVE ALTERNATES
					1. INSTALL R-30 BATT INSULATION ABOVE CEILING TILES 2. INSTALL ECOGRIP OR PROTECTALL OR SIMILAR, W/INTEGRAL COVE BASE IN LIEU OF SEALED CONCRETE & SPECIFIED RUBBER BASE

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FILE PATH: Autodesk Docs:\24-0009 JR's Pizza Restaurant\24-0009 JR's Pizza Restaurant R25.rvt

ARCHITECTURAL SYMBOLS	
	DRAWING NUMBER <u>DRAWING TITLE</u> DRAWING SCALE SHEET NUMBER
	SIM = SIMILAR TO VIEW OPP = MIRRORED VIEW <u>ENLARGED DETAIL</u>
	<u>INTERIOR ELEVATION</u>
	<u>EXTERIOR ELEVATION</u>
	VIEW DIRECTION <u>SECTION</u>
	<u>COLUMN GRIDLINE</u>
	<u>ELEVATION POINT</u>
	DRAWING NUMBER <u>DRAWING REFERENCE</u> SHEET NUMBER
	<u>CENTER LINE</u>
	<u>NORTH ARROW</u>
	DRAWING NUMBER <u>DRAWING REFERENCE</u> SHEET NUMBER
	ROOM NAME <u>ROOM LABEL</u> ROOM NUMBER AREA
	HEIGHT AFF <u>CEILING LABEL</u> CEILING TYPE
	KEYED NOTE SHEET NUMBER
	TOILET ACCESSORY SHEET NUMBER
	REVISION SHEET NUMBER
	WALL TYPE SHEET NUMBER
	WINDOW TYPE SHEET NUMBER
	HOLLOW METAL FRAME TYPE SHEET NUMBER
	DOOR NUMBER SHEET NUMBER
	DRAINAGE SLOPE SHEET NUMBER
WALL LEGEND	
NOTE: 1. SEE WALL TYPES FOR DETAILED DESIGNATIONS. 2. SEE LIFE SAFETY PLAN FOR FIRE SEPARATIONS.	
	DEMOLISHED
	EXISTING
	NEW STUD PARTITION
	NEW MASONRY PARTITION
	1 HR RATED PARTITION

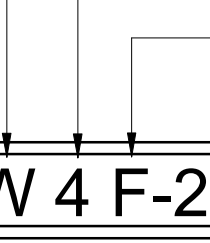
GENERAL NOTES

USE OF CONTRACT DOCUMENTS

1. DRAWINGS AND SPECIFICATIONS OF ALL DISCIPLINES INCLUDING HEREIN CONSTITUTE THE FULL SCOPE OF THIS PROJECT. THESE DOCUMENTS ARE INTENDED TO ESTABLISH THE FULL CONTRACTUAL OBLIGATION OF THE GENERAL CONTRACTOR TO COMPLETE THE WORK SHOWN AND SPECIFIED. IT SHALL BE THE GENERAL CONTRACTOR'S ULTIMATE RESPONSIBILITY TO COORDINATE THE PROPOSALS AND WORK OF ALL TRADES.
2. ARCHITECTURAL AND ENGINEERING DRAWINGS ARE COMPLEMENTARY. ITEMS INDICATED ON THE GENERAL CONTRACTOR'S DRAWING SHALL BE PROVIDED WHETHER OR NOT THEY ARE INDICATED ON AND/OR COORDINATED WITH CONSULTANTS' DRAWINGS. ANY CONFLICTS BETWEEN ARCHITECTURAL AND ENGINEERING WORK SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO PROCEEDING WITH THE WORK.
3. CONTRACTORS SHALL COORDINATE THE SCOPE OF THEIR WORK WITH THE CONTRACT DOCUMENTS, PLANS AND SPECIFICATIONS SHALL NOT BE SEPARATED. NO CLAIMS FOR EXTRAS WILL BE CONSIDERED FOR WORK NOT SHOWN OR SPECIFIED IN THE CONTRACT DOCUMENTS.
4. ALL WORK IS TO BE IN STRICT COMPLIANCE WITH ALL STATE LAWS AND CODES WHICH APPLY TO THIS WORK AND TO GENERALLY ACCEPTED CONSTRUCTION TRADE PRACTICES.
5. THE CONTRACTOR SHALL BE RESPONSIBLE AND LIABLE FOR PROBLEMS WHICH ARISE FROM FAILURE TO FOLLOW THESE PLANS, SPECIFICATIONS AND THE DESIGN INTENT THEY CONVEY, OR FOR PROBLEMS WHICH ARISE FROM OTHERS' FAILURE TO OBTAIN AND/OR FOLLOW THE DESIGN INTENT OF THE WORK AND/OR THE DESIGN AND/OR CONSTRUCTION ERRORS, OMISSIONS, INCONSISTENCIES, AMBIGUITIES OR CONFLICTS WHICH ARE ALLEGED.
6. SECTIONS AND DETAILS CONTAINED IN THE CONTRACT DOCUMENTS ARE TYPICAL. CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING AND QUANTIFYING QUANTITIES OF WORK TO BE PROVIDED IN OTHER SIMILAR AREAS OF THE PROJECT IF THEY CAN BE REASONABLY INFERRED TO BE A PART OF THE ASSEMBLY BASED ON OTHER SIMILAR SECTIONS AND DETAILS CONTAINED IN THE CONTRACT DOCUMENTS.
7. NOT ALL COMPONENTS IN EACH DETAIL MAY BE SPECIFICALLY CALLED OUT ON THAT PARTICULAR ARCHITECTURAL DETAIL. CONTRACTOR SHALL STILL BE RESPONSIBLE FOR PROVIDING THESE ITEMS IF THEY CAN BE REASONABLY INFERRED TO BE A PART OF THE ASSEMBLY BASED ON OTHER SIMILAR DETAILS CONTAINED IN THE CONTRACT DOCUMENTS.
8. CONTRACTOR SHALL NOT SCALE ANY DRAWINGS TO DETERMINE DIMENSIONS. RELY ONLY ON FIELD MEASUREMENT AND WRITTEN DIMENSIONS FOR NEW WORK.
9. ALL DIMENSIONS ARE FROM FACE OF STUD OR FACE OF MASONRY (UNO).
10. ALL DIMENSIONS AND CONDITIONS SHALL BE FIELD VERIFIED PRIOR TO PROCEEDING WITH THE WORK OF THIS CONTRACT. ANY DISCREPANCIES BETWEEN FIELD CONDITIONS AND CONTRACT DOCUMENTS SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO PROCEEDING WITH THE WORK.
11. SCALE INDICATED ON THE ELEVATIONS MAY NOT BE REPRESENTATIVE OF A SCALED DRAWING. THE CONTRACTOR SHALL MAKE FIELD MEASUREMENTS AS REQUIRED TO ASCERTAIN THE EXTENT AND QUANTITY OF WORK TO BE PERFORMED.
12. SUBCONTRACTORS SHALL INVESTIGATE ALL EXISTING CONDITIONS ASSOCIATED WITH THEIR SCOPE OF WORK AND PROVIDE ADEQUATE MATERIALS AND LABOR TO PROVIDING A BID TO THE GENERAL CONTRACTOR. NO CHANGE ORDERS WILL BE GRANTED FOR ADDITIONAL WORK/ROD WHICH IS EVIDENT FROM FIELD INVESTIGATION AND IS CONSISTENT WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS.
13. SUBCONTRACTORS SHALL VERIFY ROD QUANTITIES OF MATERIALS WITH THE GENERAL CONTRACTOR PRIOR TO PURCHASING. NO CHANGE ORDERS WILL BE GRANTED FOR ADDITIONAL QUANTITIES OR DETAIL OF WORK WHICH IS EVIDENT FROM FIELD CONDITIONS AND IS CONSISTENT WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS.
14. ANY WORK INSTALLED IN CONFLICT WITH THE CONTRACT DOCUMENTS SHALL BE CORRECTED BY THE CONTRACTOR AT HIS EXPENSE AND AT NO ADDITIONAL EXPENSE TO THE OWNER, ARCHITECT, OR CONSULTANTS.

CONTRACTOR RESPONSIBILITY

1. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY PERMITS AND INSPECTIONS
2. CONTRACTOR AND SUBCONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING AND PAYING FOR ALL PERMITS AND FEES REQUIRED, NOT NORMALLY COVERED BY THE BUILDING PERMIT.
3. CONTRACTOR SHALL FURNISH ALL NECESSARY MATERIALS AND LABOR TO OBTAIN ALL FEES AND OBTAIN ANY AND ALL BONDS REQUIRED BY ANY AGENCY IN ORDER TO DO THE WORK HEREIN DESCRIBED.
4. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES BELOW GRADE AND RELATED SERVICE CONNECTIONS WITH THE RESPECTIVE UTILITY COMPANIES.
5. THE CONTRACTOR SHALL REMOVE FROM THE SITE AND DISPOSE OF ALL TRASH, DEBRIS AND CONSTRUCTION MATERIALS DUE TO CONSTRUCTION OR DEMOLITION PRIOR TO COMPLETION OF THE WORK. THE CONTRACTOR SHALL LEAVE THE SITE IN A CONDITION EQUAL TO OR BETTER THAN IT WAS BEFORE COMMENCEMENT OF WORK ON THIS CONTRACT. THE CONTRACTOR SHALL ALSO ENSURE THAT TRASH AND DEBRIS IS NOT ALLOWED TO ACCUMULATE ON THE SITE OR NEARBY AREAS OF THE WORK.
6. THE CONTRACTOR SHALL RESTRICT ACCESS TO THE ROOF TO ONLY THOSE FORCES NEEDED ACCESS TO THE ROOF IN ORDER TO COMPLETE THEIR WORK. FINISHED ROOF SURFACES ARE TO BE PROTECTED FROM ALL TIME.
7. THE CONTRACTOR SHALL LIMIT HIS WORK AND FORCES UNDER HIS CONTROL TO ONLY THOSE AREAS OF WORK AS DEFINED BY THE CONTRACT DOCUMENTS.
8. THE CONTRACTOR SHALL PROVIDE CRAFTSMAN-LIKE INSTALLATION AND FINISH OF ALL EXPOSED CONSTRUCTION SYSTEMS.
9. PAINT ALL EXPOSED SCHEDULED PIPING, CONDUIT AND MECHANICAL EQUIPMENT IN AREAS NOTED TO BE PAINTED.
10. THE CONTRACTOR SHALL REPAIR AT HIS EXPENSE DAMAGE TO ANY FINISHES TO REMAIN WHICH ARE INCURRED DURING WORK ON THIS CONTRACT.
11. THE CONTRACTOR SHALL PROVIDE ADEQUATE WEATHER PROTECTION FOR THE BUILDING AND ITS CONTENTS DURING THE COURSE OF THE WORK. ALL OPENINGS IN ANY WALL OR ROOF SHALL BE PROTECTED FROM ALL FORMS OF WEATHER OR WATER.

WALL TYPES									
WALL TYPE GENERAL NOTES									
1. WALL TYPES ARE GENERIC IN NATURE AND DO NOT SHOW EVERY POSSIBLE CONFIGURATION OR CONDITION. REFER TO PLANS, ELEVATIONS, SECTIONS, AND DETAILS FOR SPECIFIC DESIGN INFORMATION AND ELEMENTS WHICH MAY ALTER INFORMATION CONTAINED IN WALL TYPES. 2. NEW EXTERIOR WALLS ARE DETAILED IN BUILDING AND WALL SECTIONS. 3. SEE STRUCTURAL PLANS FOR ADDITIONAL FRAMING INFORMATION AND REQUIREMENTS. 4. COORDINATE SEALING OF PENETRATIONS AT RATED WALLS WITH MEP DRAWINGS AND SPECIFICATIONS. 5. REFER TO NOTED U.L. ASSEMBLY FOR ADDITIONAL CONSTRUCTION INFORMATION. 6. ALL FIRE WALLS, SMOKE WALLS, AND WALLS REQUIRED TO HAVE PROTECTED OPENINGS OR PENETRATIONS ARE TO BE PERMANENTLY STENCIL LABELED ACCORDING TO FIRE CODE REQUIREMENTS IN ACCESSIBLE CONCEALED FLOOR, CEILING OR ATTIC SPACES. 7. REFER TO LIFE SAFETY PLANS FOR CONTINUITY OF ALL RATED PARTITIONS.									
WALL TAG LEGEND									
CORE COMPOSITION (SEE SIZING CHART) NOMINAL CORE SIZE (SEE SIZING CHART) SUBTYPE TYPICAL: <table> <tr> <td>A</td><td>FURRING</td></tr> <tr> <td>B</td><td>NON RATED PARTITION</td></tr> <tr> <td>C</td><td>NON RATED FULL-HEIGHT</td></tr> <tr> <td>D-Z</td><td>PROJECT SPECIFIC</td></tr> </table> F-(HOURS) FIRE RATED (SEE DETAILS) S-(HOURS) SMOKE RATED (SEE DETAILS) X-(STC) SOUND RATED (SEE DETAILS)		A	FURRING	B	NON RATED PARTITION	C	NON RATED FULL-HEIGHT	D-Z	PROJECT SPECIFIC
A	FURRING								
B	NON RATED PARTITION								
C	NON RATED FULL-HEIGHT								
D-Z	PROJECT SPECIFIC								
									
SEE WALL TYPE DETAILS FOR WALL ASSEMBLIES USED IN THIS PROJECT AND ADDITIONAL INFORMATION.									

WALL TYPE NOMINAL SIZING						
		CORE COMPOSITION				
		METAL STUD	WOOD STUD	CMU	BRICK	CONCRETE
		M	W	U	B	C
# - NOMINAL CORE SIZE	1	(HAT CHANNEL)	1x (FURRING STRIPS)	-	-	-
	2	2 1/8"	2x2	-	-	-
	3	2 1/2"	2x3	-	-	-
	4	3 5/8"	2x4	4"	1 WYTHE	4"
	6	6"	2x6	6"	-	6"
	8	8"	2x8	8"	2 WYTHE	8"
	10	10"	2x10	10"	-	10"
	12	12"	2x12	12"	3 WYTHE	12"

FIRE RATED CONSTRUCTION

1. ALL DUCT PENETRATIONS THROUGH PARTITIONS AND CEILINGS SHALL BE PROVIDED WITH NECESSARY FRAMES AND BRACINGS AROUND THE OPENING.
2. DUCT PENETRATIONS THROUGH FIRE RATED PARTITIONS SHALL BE PROVIDED WITH AUTOMATIC FIRE DAMPERS AS REQUIRED BY CURRENT FIRE CODE AND THE LOCAL AUTHORITY HAVING JURISDICTION. THE CONTRACTOR SHALL PROVIDE A COMPLETE FIRE SAFE BARRIER SEALING ALL AIR SPACES AND OPENINGS IN FIRE PROTECTED WALLS.
3. ALL FIRE AND/OR SMOKE BARRIERS OR WALLS SHALL BE EFFECTIVELY AND PERMANENTLY IDENTIFIED WITH SIGNS OR STENCILING ABOVE A DECORATIVE CEILING AND/OR IN CONCEALED SPACES WITH LETTERS A MINIMUM OF (2) INCHES HIGH ON A CONTRASTING BACKGROUND SPACED A MAXIMUM OF (12) INCHES APART. REFER TO MINIMUM (1) INCHES HIGH IN ACCORDANCE WITH MODIFICATIONS OF THE 2006 STANDARD FIRE PREVENTION CODE, 120-3.3, CHAPTER 6 OF THE RULES AND REGULATIONS OF THE FIRE SAFETY COMMISSIONER. THE HOURLY RATING SHALL BE INCLUDED ON ALL RATED BARRIERS IN WALLS IN FORMAT: "____ HOUR FIRE AND SMOKE BARRIER. PROTECT ALL OPENINGS."
4. ALL PENETRATIONS THROUGH FIRE RATED SYSTEMS (WALLS, FLOORS, CEILINGS, ETC.) SHALL BE SEALED WITH #16 BRAND FIRE BARRIER CALK CP261NS NO-SAG OR CP262SL SELF-LEVELING OR EQUAL. DEPTH OF CALK SHALL BE AS REQUIRED TO ACHIEVE THE REQUIRED FIRE RATING FOR THAT SYSTEM. PROVIDE BACKER ROD AS NECESSARY FOR BACK UP MATERIAL. NOTE BOTH SIDES OF RATED SYSTEMS SHALL BE CAULKED.
5. FIRE STOPPING REQUIREMENT: PENETRATIONS THROUGH RATED WALLS AND FLOORS SHALL BE SEALED WITH A MATERIAL CAPABLE OF PREVENTING THE PASSAGE OF FLAMES AND HOT GASES WHEN SUBJECTED TO THE REQUIREMENTS OF TEST STANDARD SPECIFICS FOR FIRESTOPS, ASTM E814.

NEW CONSTRUCTION

1. ALL WOOD IN CONTACT WITH MASONRY OR CONCRETE SHALL BE PRESSURE TREATED WITH AN APPROVED PRESERVATIVE.
2. ALL INSULATIONS NOT ON PLANS SHALL BE NONCOMBUSTIBLE AND MAINTAIN THERMAL AND MOISTURE PROTECTION AS NOTED IN THE SPECIFICATIONS.
3. CONTRACTOR SHALL COORDINATE THE INSTALLATION OF THE VARIOUS TRADE ITEMS WITHIN THE SPACE ABOVE ALL CEILINGS INCLUDING, BUT NOT LIMITED TO: STRUCTURAL MEMBERS, MECHANICAL DUCTS AND INSULATION, CONDUITS, RACEWAYS, SPRINKLER SYSTEM, LIGHT FIXTURES, CEILING SYSTEMS, AND ANY SPECIAL STRUCTURAL SUPPORTS (REQUIRED) AND SHALL BE RESPONSIBLE FOR MAINTAINING THE FINISH CEILING HEIGHT ABOVE THE FINISH FLOOR INDICATED IN THE DRAWINGS AND THE FINISH SCHEDULE. (CEILING HEIGHT DIMENSIONS ARE TO THE FINISH SURFACE OF CEILING.) CONTRACTOR SHALL NOTIFY ARCHITECT IN WRITING OF ANY CONFLICTS PRIOR TO PROCEEDING WITH THE WORK.
4. ACCESS PANELS SHALL BE PROVIDED AND INSTALLED WHEREVER REQUIRED BY BUILDING CODE OR FOR THE PROPER OPERATION OR MAINTENANCE OF MECHANICAL OR ELECTRICAL EQUIPMENT, WHETHER OR NOT INDICATED ON THE DRAWINGS. CONTRACTOR SHALL COORDINATE SIZE, LOCATION, AND TYPE OF ACCESS PANEL WITH OTHER CONTRACTORS' WORK AND RECEIVE APPROVAL OF THE ARCHITECT. ACCESS PANEL SHALL BE AS SPECIFIED. NO ACCESS PANEL SHALL BE LOCATED, FRAMED OR INSTALLED WITHOUT THE EXPRESSED APPROVAL OF THE ARCHITECT.
5. ALL DUCT PENETRATIONS THROUGH PARTITIONS AND CEILINGS SHALL BE PROVIDED WITH NECESSARY FRAMES AND BRACINGS AROUND THE OPENING AND SHALL BE PROVIDED WITH AUTOMATIC FIRE DAMPERS AS REQUIRED BY THE BUILDING DEPARTMENT FOR FIRE-RATED PENETRATIONS.
6. HORIZONTAL JOINT REINFORCEMENT IS GENERALLY NOT SHOWN FOR REASONS OF CLARITY. TIES AND ANCHORS SPECIFICALLY NOTED ON DETAILS ARE IN ADDITION TO HORIZONTAL JOINT REINFORCEMENT UNLESS SPECIFICALLY NOTED OTHERWISE.
7. SIZE OF MECHANICAL AND ELECTRICAL EQUIPMENT PADS AND BASES ARE APPROXIMATE ONLY. CONTRACTOR SHALL VERIFY DIMENSIONS WITH RESPECTIVE EQUIPMENT MANUFACTURER.
8. CONTRACTOR SHALL PROVIDE AND INSTALL ALL STIFFENERS, BRACING, BACK-UP PLATES, BLOCKING, AND SUPPORT BRACKETS REQUIRED FOR THE INSTALLATION OF ALL CASEWORK, TOILET ACCESSORIES AND ALL FLOOR-MOUNTED OR SUSPENDED MECHANICAL AND ELECTRICAL EQUIPMENT.
9. ALL DISSIMILAR METALLIC MATERIALS SHALL BE EFFECTIVELY ISOLATED FROM EACH OTHER TO PREVENT GALVANIC CORROSION.
10. FILLED CMU CELLS ON ARCHITECTURAL DRAWINGS ARE IN ADDITION TO THOSE SHOWN ON STRUCTURAL DRAWINGS AND SHALL BE REINFORCED AS INDICATED THEREIN.

SITE WORK

1. SOD, LANDSCAPING, SIDEWALKS, CURBS OR ANY OTHER SITE APPURTENANCES DAMAGED DURING DEMOLITION OR CONSTRUCTION SHALL BE REPLACED OR REPAIRED TO PRE-CONSTRUCTION CONDITIONS AT THE CONTRACTOR'S EXPENSE PRIOR TO COMPLETION OF THIS PROJECT.
2. WHERE EXIST'G WALKWAYS OR EXTERIOR MASONRY WALLS, CONTRACTOR SHALL ADJUST THE HEIGHT OF WEEPS AND BASE FLASHING AS NECESSARY TO PROVIDE CAVITY DRAINAGE ABOVE ADJACENT SURFACES, TYP.

The image contains two technical drawings of an MTL Stud Wall assembly, 6 inches above the ceiling. The left drawing is a side elevation showing the wall's profile. It features an MTL slip track at the top, bracing to the structure as required, and a ceiling assembly specified by RCP. The wall is supported by MTL studs at 16 inches on center, with batt insulation between them. A 5/8 inch galvanized wall board (GWB) is shown on one side, and the other side is caulked to the structure. The right drawing is a cross-section showing the wall's internal structure. It includes an MTL slip track at the top, bracing to the structure as required, and a ceiling assembly specified by RCP. The wall is supported by MTL studs at 16 inches on center, with batt insulation between them. A 5/8 inch galvanized wall board (GWB) is shown on both sides, and the other side is caulked to the structure. The drawings are labeled with dimensions and materials, and include a title block at the bottom.

**B.O. STRUCTURE
B.O. CEILING**

MTL SLIP TRACK

BRACING TO STRUCTURE
AS REQUIRED

6" MIN.

CEILING ASSEMBLY AS
SPECIFIED, SEE RCP

MTL STUDS @ 16" O.C.

BATT INSULATION

5/8" GWB (ONE SIDE)

CONT. CAULK AT CONC
STRUCTURE

B.O. STRUCTURE

MTL SLIP TRACK

BRACING TO STRUCTURE
AS REQUIRED

CEILING ASSEMBLY AS
SPECIFIED, SEE RCP

MTL STUDS @ 16" O.C.

BATT INSULATION

5/8" GWB (BOTH SIDES)

CONT. CAULK AT CONC
STRUCTURE

MTL STUD WALL (6" ABOVE CEILING)

NON-RATED ASSEMBLY

[M#B]

DEMOLITION AND DECONSTRUCTION

1. ALL DEMOLITION WORK SHALL COMPLY WITH THE REQUIREMENTS OF THE 2013 EDITION OF NFPA 241, STANDARD FOR SAFEGUARDING CONSTRUCTION, ALTERATION, AND DEMOLITION OPERATIONS.

2. THE CONTRACTOR SHALL PROVIDE, ERECT AND MAINTAIN ALL TEMPORARY BARRIER AND GUARDS, AND ALL SAFETY SHORING AND BRACING AS REQUIRED BY ALL APPLICABLE CODES.

3. CONTRACTOR SHALL PERFORM ALL OPERATIONS OF DEMOLITION AND REMOVAL INDICATED ON THE DRAWINGS AND AS MAY BE REQUIRED BY THE WORK. ALL WORK SHALL BE DONE CAREFULLY AND NEARLY SYSTEMATIC MANNER.

4. CONTRACTOR SHALL COORDINATE SEQUENCE OF DEMOLITION WITH PHASES OF CONSTRUCTION AGREED TO WITH OWNER AND ARCHITECT. COORDINATE ALL DEMOLITION WITH NEW CONSTRUCTION DRAWINGS.

5. CONTRACTOR SHALL COORDINATE EXTENT OF DEMOLITION WITH OTHER DRAWINGS IN THIS SET. NOTIFY ARCHITECT PRIOR TO PROCEEDING WITH DEMOLITION IN CASE OF A CONFLICT.

6. ALL EXISTING SHORING AND BRACING ARE TO REMAIN UNLESS OTHERWISE NOTED IN THE EXISTING DRAWINGS PROVIDED BY THE OWNER. THE ARCHITECT MAKES NO WARRANTY, EITHER EXPRESSED OR IMPLIED, FOR THE ACCURACY OR COMPLETENESS OF THE EXISTING INFORMATION RECORDED.

7. IF THERE ARE ANY DISCREPANCIES BETWEEN THE EXISTING INFORMATION AND THE ARCHITECT IN WRITING OF ANY DISCREPANCIES FOR CLARIFICATION PRIOR TO PROCEEDING WITH WORK.

8. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN FIELD PRIOR TO DEMOLITION. DIMENSIONS MEASURED ON THE JOB ARE FOR REFERENCE ONLY.

9. IF DURING THE COURSE OF CONSTRUCTION THE CONTRACTOR ENCOUNTERS MATERIALS THAT ARE SHOWN AS 'EXISTING TO REMAIN' WHICH HAVE ROT, TERMITE DAMAGE OR OTHER HIDDEN PROPERTIES WHICH THERE ARE NO RECORDS OF, THE ARCHITECT SHALL IMMEDIATELY BE NOTIFIED PRIOR TO PROCEEDING WITH THE WORK IN THE AREA OF DISCOVERY.

10. ALL ADJOINING PROPERTY AFFECTED BY ANY OPERATIONS OF DEMOLITION SHALL BE PROTECTED PER ALL APPLICABLE CODES.

11. CONTACT ARCHITECT IMMEDIATELY, IF DURING THE COURSE OF DEMOLITION, CIRCUMSTANCES ARE ENCOUNTERED IN WHICH THE EXTENT OR INTENT OF DEMOLITION INDICATED IN THE CONTRACT DRAWINGS IS UNCLEAR. DO NOT PROCEED WITH DEMOLITION IN THESE AREAS IN QUESTION UNTIL CLARIFICATION IS GIVEN BY ARCHITECT.

12. ALL EXISTING STRUCTURES AND EQUIPMENT TO REMAIN SHALL BE FULLY PROTECTED FROM DAMAGE. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR DAMAGE AND SHALL MAKE REPAIRS REQUIRED WITH THE DEMOLITION.

13. NO DEBRIS SHALL BE ALLOWED TO ACCUMULATE ON THE SITE. DEBRIS SHALL BE REMOVED BY THE CONTRACTOR AS THE JOB PROGRESSES. THE SITE SHALL BE LEFT BROOM CLEAN AT THE COMPLETION OF THE DEMOLITION.

14. REFER TO MECHANICAL, PLUMBING, ELECTRICAL, CIVIL, AND STRUCTURAL SHEETS FOR DEMOLITION OF ITEMS RELATED TO EACH DISCIPLINE. ALL EXISTING PENETRATIONS FOR BUILDING SYSTEMS NOT BEING RE-USED SHALL BE DEMOLISHED AND HOLES INFILLED TO MATCH ADJACENT CONSTRUCTION.

15. WHERE EXISTING WALLS ARE PARTIALLY DEMOLISHED, FINISH ENDS OF REMAINING WALLS TO MATCH ADJACENT CONSTRUCTION AND PROVIDE SMOOTH, EVEN SURFACES AT JAMBS OF NEW OPENINGS.

16. IF THE COURSE OF CONSTRUCTION NOT TO RE-USE ANY EXISTING STRUCTURAL FRAMING OR SUPPORT IN OR ON ANY EXISTING STRUCTURE TO REMAIN UNLESS SPECIFICALLY NOTED OTHERWISE. WHERE EXISTING MATERIALS/FINISHES ARE DISTURBED BY WORK OF THIS PROJECT, CUT, PATCH, AND REPAIR THOSE AREAS AS REQUIRED TO MATCH THE ADJACENT EXISTING MATERIALS/FINISHES IN CONFIGURATION, TEXTURE, COLOR, ETC. WITH SMOOTH AND LEVEL TRANSITION UNLESS OTHERWISE NOTED.

17. WHERE NEW MATERIALS/FINISHES ARE INSTALLED WITHIN EXISTING DOR, WINDOW OR OTHER OPENINGS, WITHIN NEW OPENINGS IN EXISTING CONSTRUCTION OR SUCH THAT THEY ABUT EXISTING CONSTRUCTION TO REMAIN, THOSE NEW MATERIALS/FINISHES SHALL MATCH THE ADJACENT EXISTING MATERIALS/FINISHES IN CONFIGURATION, TEXTURE, COLOR, ETC. WITH SMOOTH AND LEVEL TRANSITION.

18. CUTTING AND PATCHING WILL BE REQUIRED AS NECESSARY FOR BOTH THE INSTALLATION OF NEW ITEMS AND DUE TO THE REMOVAL OF EXISTING ITEMS. CONTRACTOR SHALL COORDINATE THIS WORK.

19. EXISTING FLOORS TO RECEIVE NEW FLOOR COVERING SHALL HAVE ALL HOLES FILLED, RIDGES MOVED AND FLOORS LEVELLED AS REQ'D AND ANY OTHER REPAIR WORK REQUIRED TO READY THE FLOORS FOR NEW FLOORING OR FOR NEW OPENINGS.

20. INVESTIGATE LOCATION OF NEW OPENINGS FOR CONFLICTS WITH EXISTING COLUMNS, PLUMBING, ELECTRICAL, MECHANICAL, AND OTHER EXISTING CONSTRUCTION AND REPORT CONFLICTS TO ARCHITECT PRIOR TO PROCEEDING WITH NEW OPENING WORK.

21. EXISTING STRUCTURAL ITEMS - DO NOT CUT, DRILL, NOTCH, OR MODIFY WITHOUT SPECIFIC, PRIOR APPROVAL OF ARCHITECT'S/STRUCTURAL ENGINEER.

22. IF THE COURSE OF CONSTRUCTION NOT TO RE-USE ANY STRUCTURAL ELEMENTS ARE ADEQUATELY SUPPORTED BY EITHER TEMPORARY SHORING OR NEW STRUCTURAL ELEMENTS AS REQUIRED TO PROTECT THE STABILITY AND INTEGRITY OF THE EXISTING STRUCTURE.

23. WHERE EXISTING MATERIALS/FINISHES ARE TO BE REMOVED, ALL MISC. WALLS, SCREWS, BOLTS, ETC., WHICH PENETRATE EXISTING WALLS, CEILING, FLOOR SURFACES TO REMAIN, PATCH ALL VOIDS IN EXISTING WALLS LEFT FROM REMOVAL OF SUCH ITEMS AND FROM ELECTRICAL, MECHANICAL AND PLUMBING WORK. FINISHING SHALL BE TO MATCH ADJACENT EXISTING MATERIALS/FINISHES IN CONFIGURATION, TEXTURE, COLOR, ETC. WITH SMOOTH AND LEVEL TRANSITION UNLESS OTHERWISE NOTED.

24. EXISTING WALLS AND CEILING (IF ANY) TO RECEIVE NEW FINISHES SHALL HAVE HOLES FILLED, RIDGES REMOVED, AND OTHER OBSTRUCTIONS WHICH WILL TELEGRAPH OR HINDER INSTALLATION OF NEW FINISH.

25. WHERE EXISTING PLUMBING FIXTURES ARE TO BE REMOVED, AND THE EXISTING PLUMBING LINES SERVING THEM TO BE ABANDONED, CAP THOSE LINES AS REQUIRED SUCH THAT THE CAP CAN BE CONCEALED BEHIND THE FINISH MATERIAL AT THE SURFACE.

26. WHERE EXISTING CONSTRUCTION MATERIALS/FINISHES ARE TO BE REMOVED, MAKE CLEAN BREAK (SAW CUT ACCEPTABLE), AND DO NOT DISTURB ADJACENT EXISTING CONSTRUCTION TO REMAIN.

WILLIAMS

SINCE 1983

CONSTRUCTION

VICINITY MAP:

PROJECT DESCRIPTION:

THE SCOPE OF THE PROJECT IS TENANT BUILDOUT FOR JR'S PIZZA. THE PROJECT WILL FEATURE A DINNING ROOM WITH FIXED SEATING AS WELL AS TABLE SEATING. THE BACK OF HOUSE WILL HAVE A STORAGE AREA FOR DRY GOODS AS WELL AS A KITCHEN WITH PIZZA OVEN, FRYERS AND OVENS. THERE WILL ALSO BE A PREP AREA, WALK-IN REFRIGERATOR AND A DISHWASHING AREA. THE EXISTING BAR AND BATHROOMS WILL REMAIN AND THE OCCUPANCY AND USE CLASSIFICATION WILL REMAIN THE SAME AS WELL.

31

GEM

STUDIO
ARCHITECTURE

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04/01/2025

JR'S PIZZA
RESTAURANT

297 US ROUTE 285
FAIRPLAY CO, 80440

CONSTRUCTION
DOCUMENTS

Project Number:

25-0012

Date:

04/01/2025

Drawn By:

AW

Checked By:

GM

Revisions:

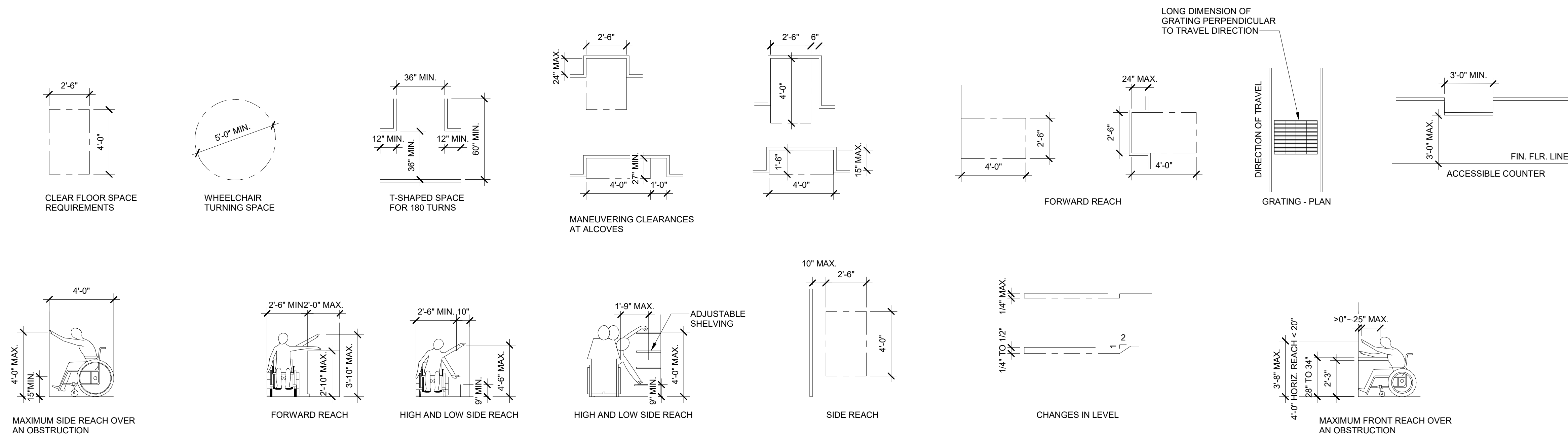
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Sheet Description

GENERAL
NOTES, WALL
TYPES &
LEGENDS

Sheet Number

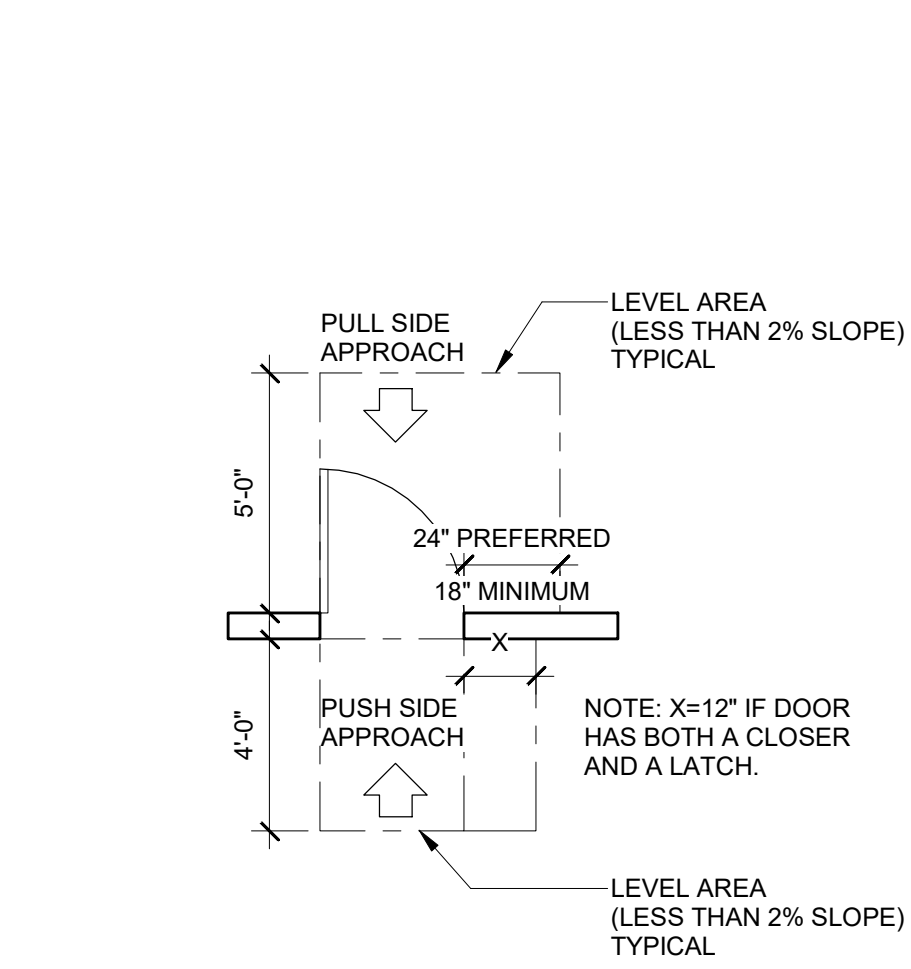
T1.2



1
T1.3

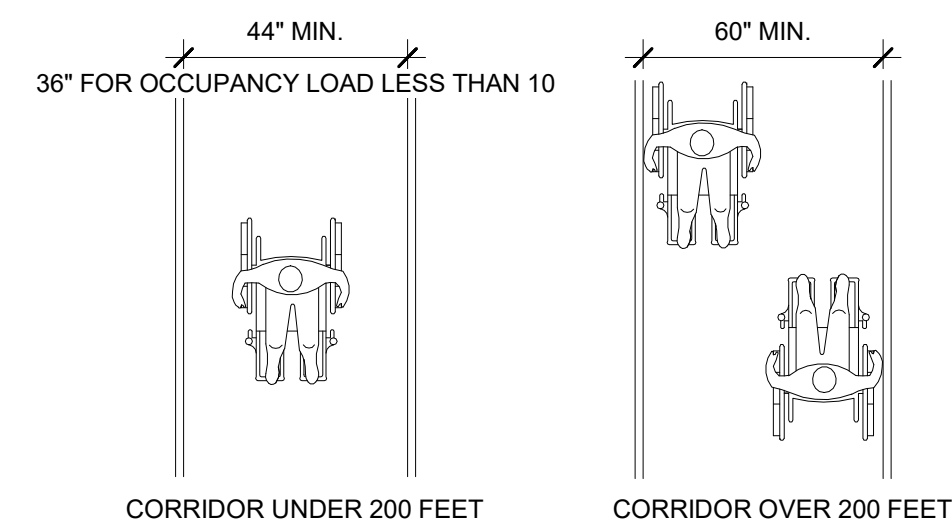
ADA - CLEARANCES

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



GENERAL NOTE:
REFER TO 2009 ICC/ANSI 117.1 FOR ADDITIONAL
ACCESSIBILITY DIAGRAM & REQUIREMENT

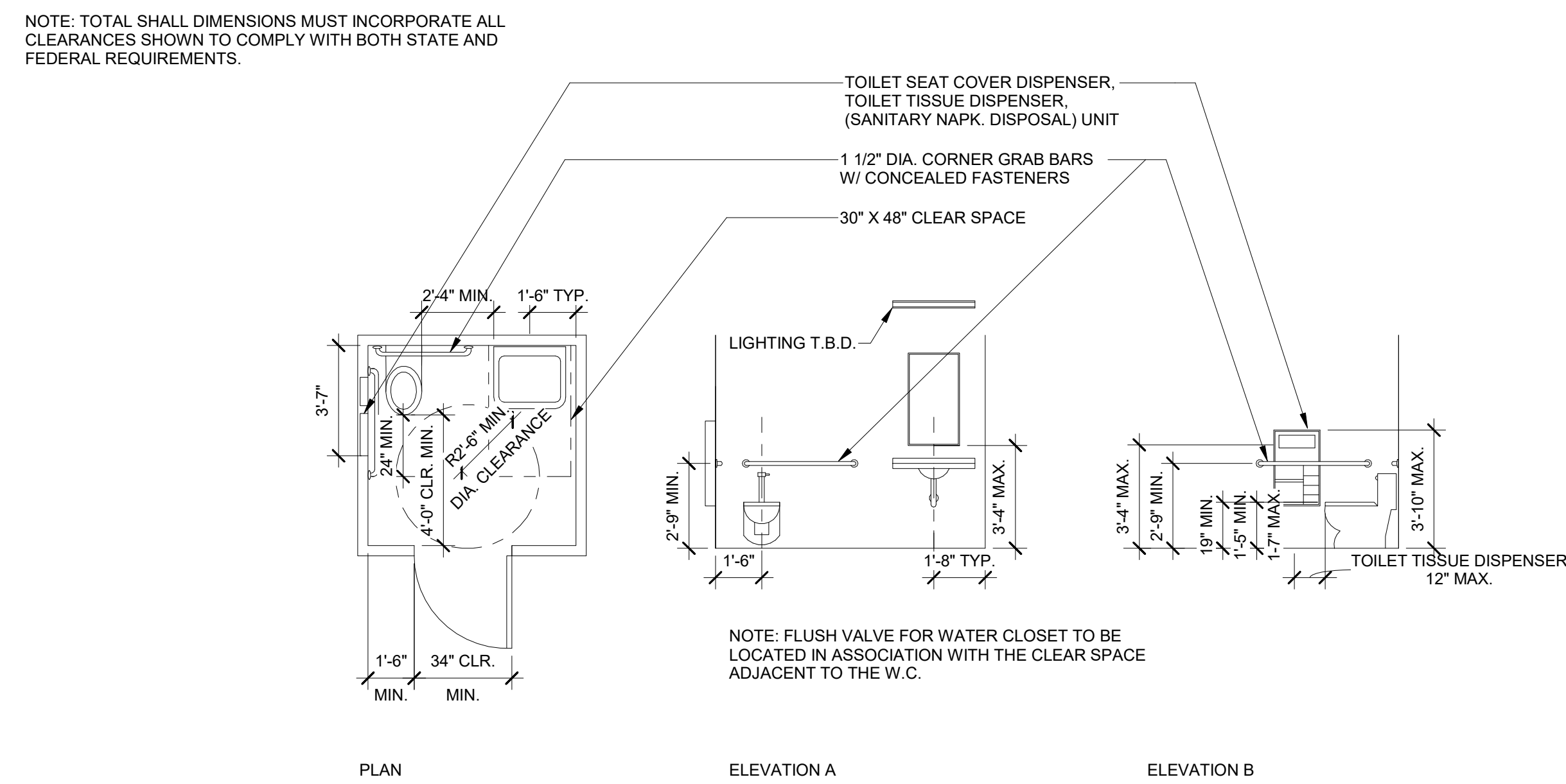
2 ADA - FRONT APPROACHES SWINGING DOORS
T1.3 SCALE: 1/4" = 1'-0"



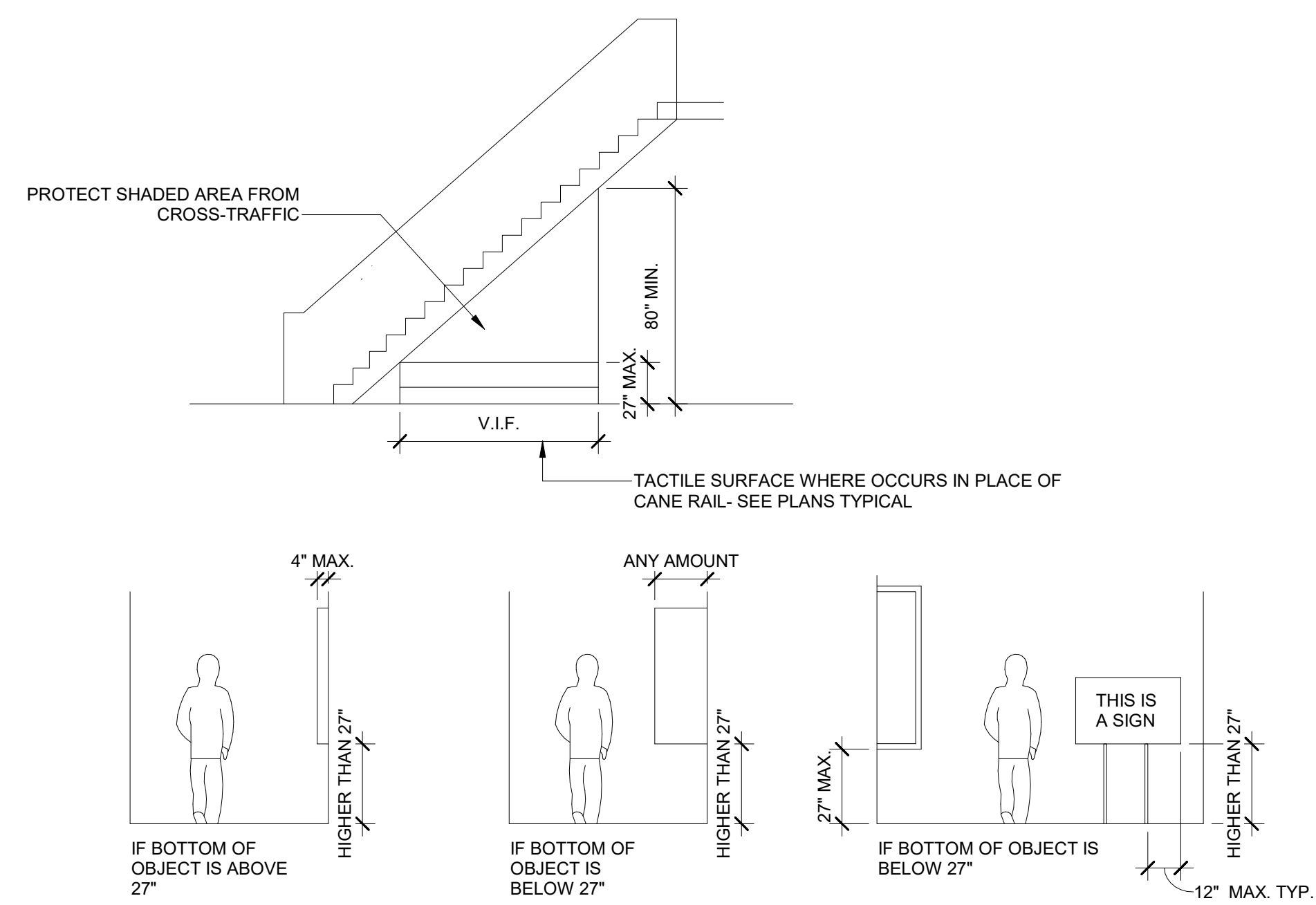
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T1.3

ADA - CORRIDORS

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



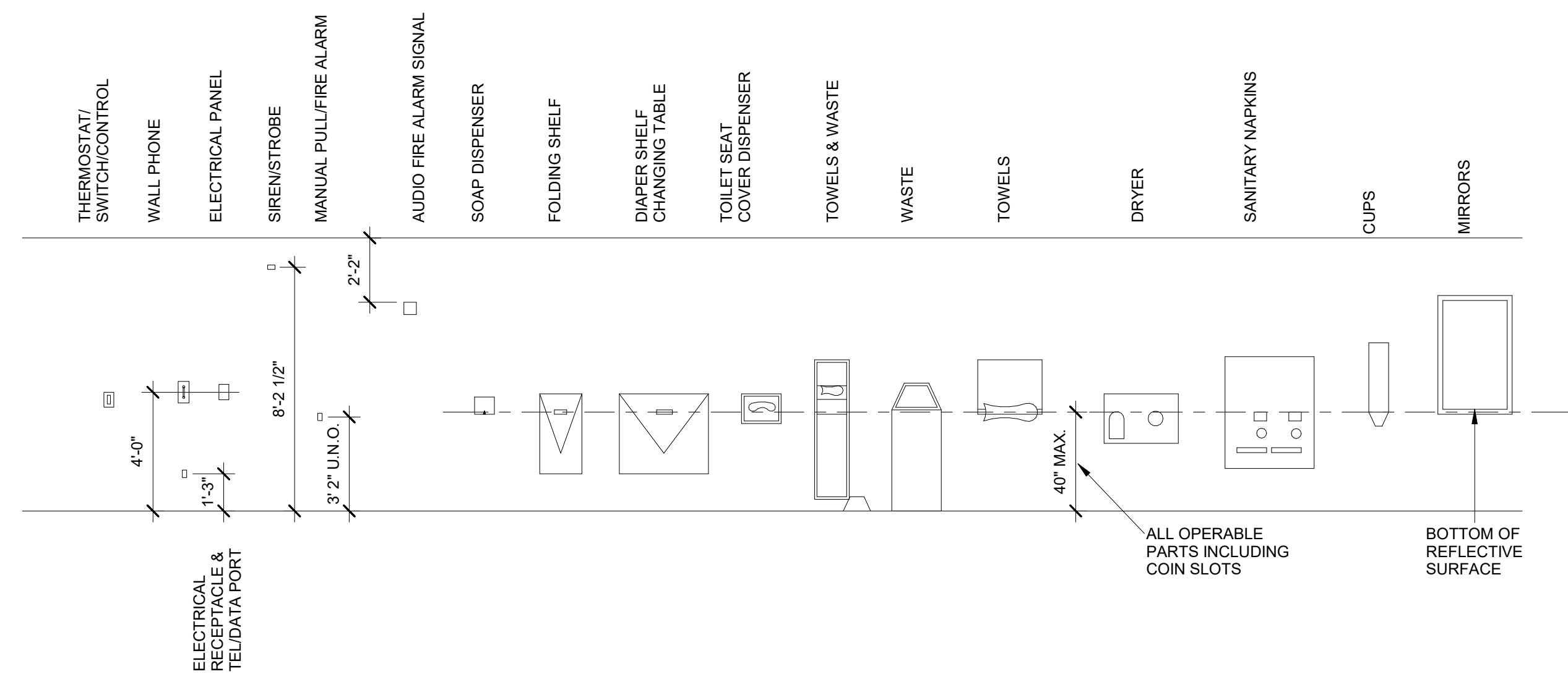
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T1.3 ADA - SINGLE OCCUPANCY WASHROOM
SCALE: 1/4" = 1'-0"



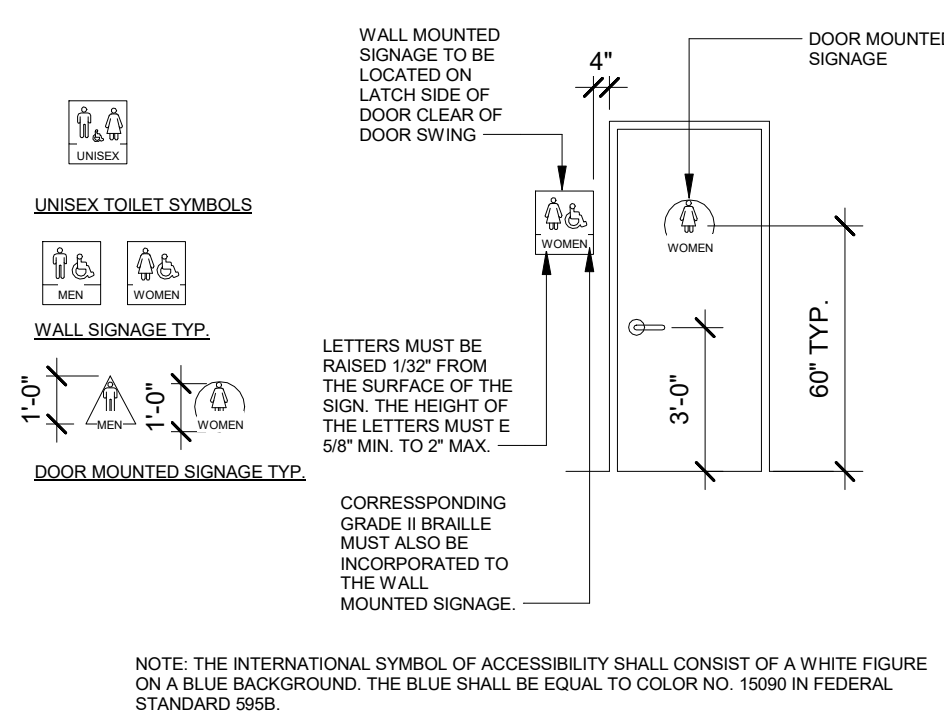
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T1.3

ADA - TYPICAL PROTRUDING OBJECT DETAILS

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



6 ADA - TYPICAL MOUNTING HEIGHTS



7
T1.3

ADA - IDENTIFICATION SYMBOLS FOR SANITARY FACILITIES

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

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04/01/2025

JR'S PIZZA
RESTAURANT

297 US ROUTE 285
FAIRPLAY CO, 80440

CONSTRUCTION
DOCUMENTS

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Sheet Description

ACCESSIBILITY DIAGRAMS

Sheet Number

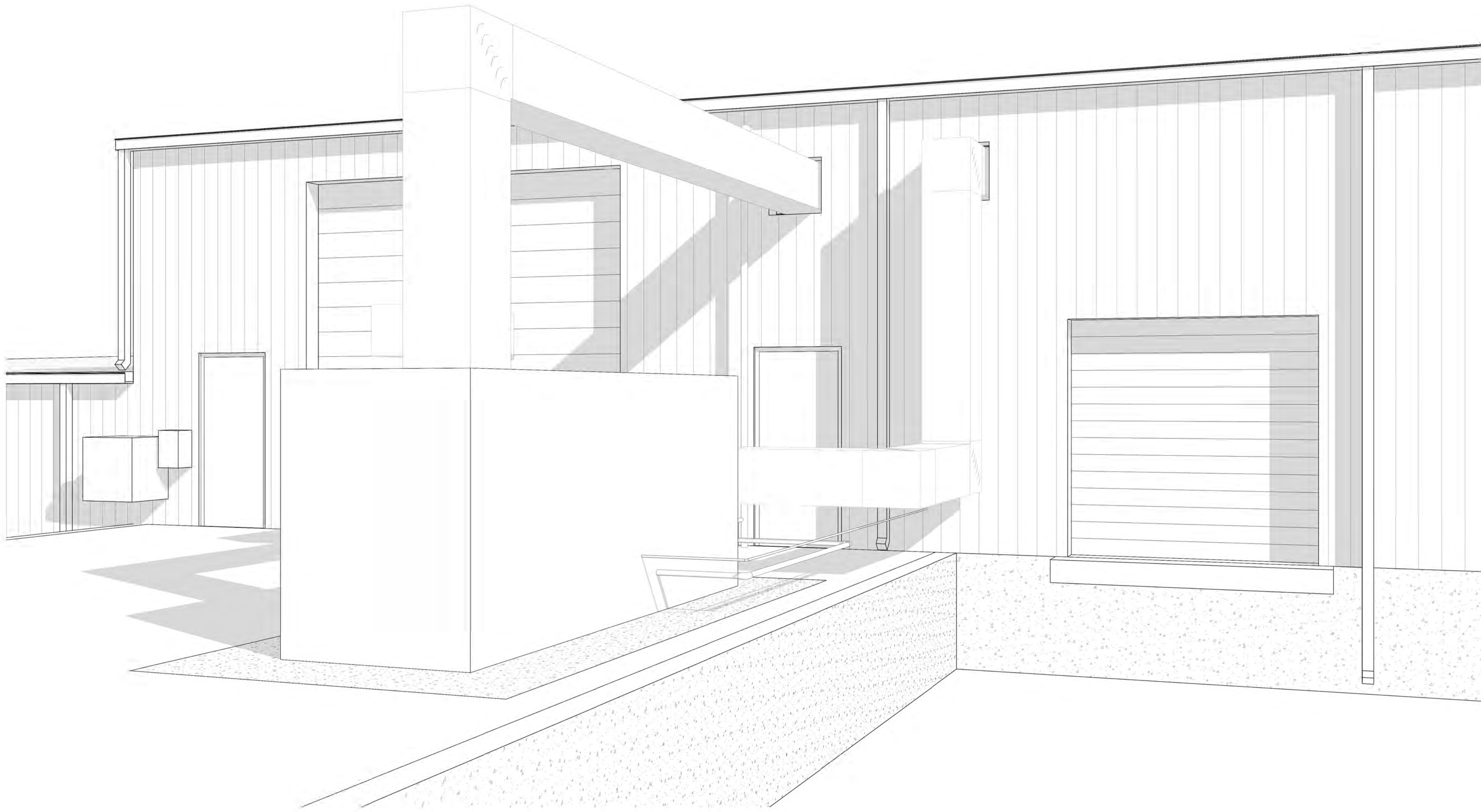
T1.3

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2 WEST 3D VIEW
T1.4 SCALE:



1 EAST 3D VIEW
T1.4 SCALE:



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04/01/2025

JR'S PIZZA RESTAURANT

297 US ROUTE 285
FAIRPLAY CO, 80440

CONSTRUCTION DOCUMENTS

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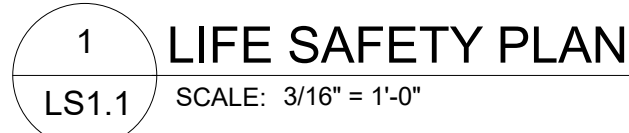
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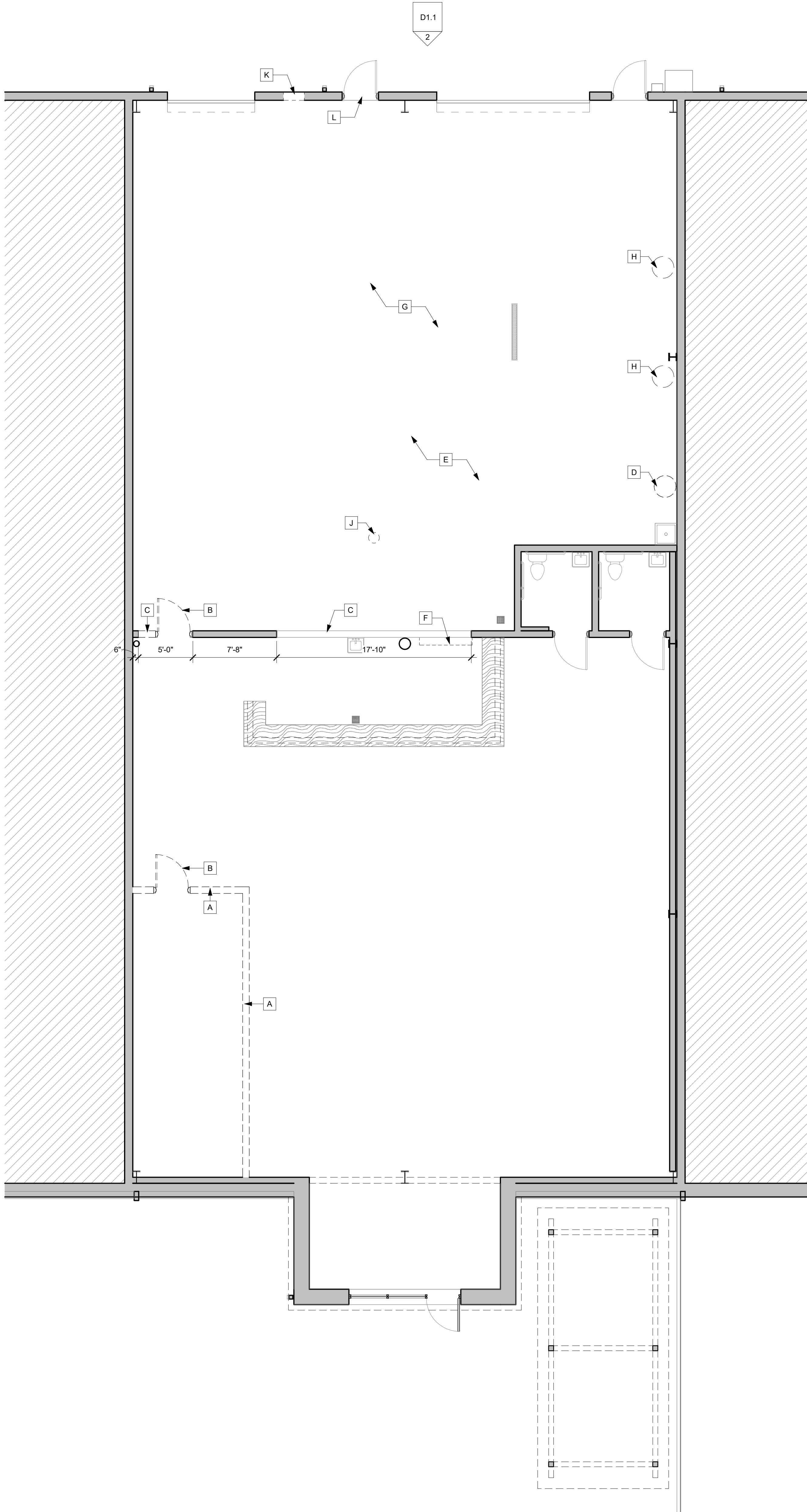
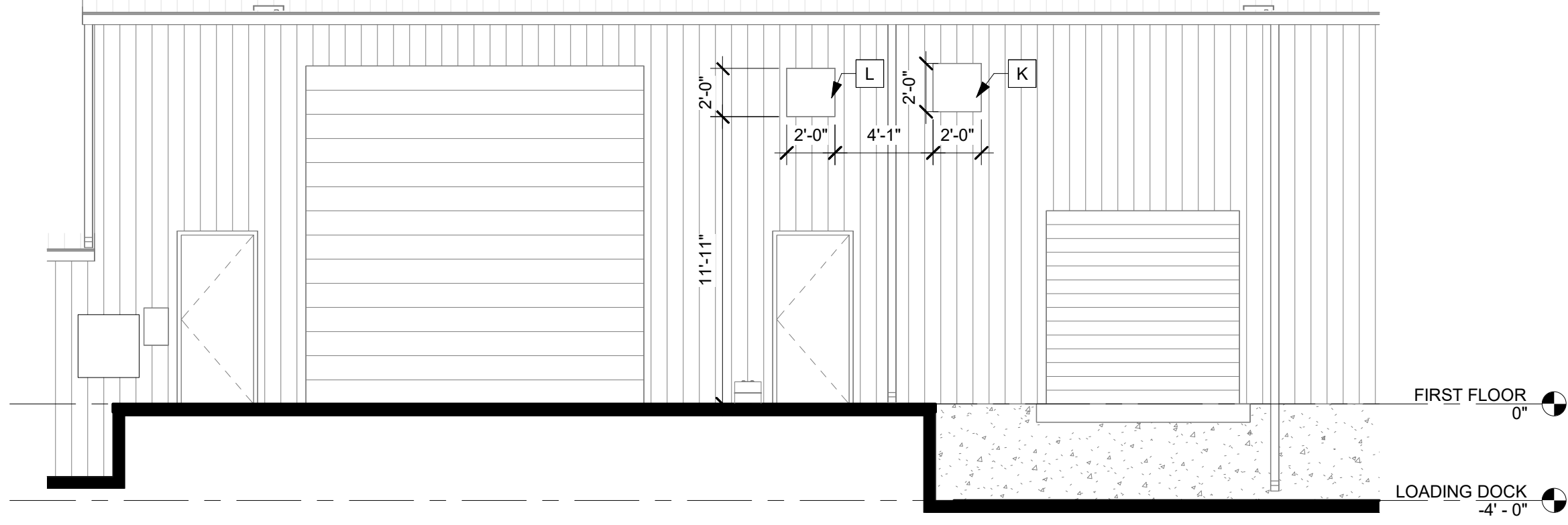
3D VIEWS

Sheet Number

T1.4



LS1.1



DEMO LEGEND

DEMOLISHED EXISTING TO REMAIN

GENERAL DEMOLITION NOTES

- ALL DEMOLITION WORK SHALL COMPLY WITH THE REQUIREMENTS OF THE 2013 EDITION OF NFPA 241, STANDARD FOR SAFEGUARDING CONSTRUCTION, ALTERATION, AND DEMOLITION OPERATIONS.
- CONTRACTOR SHALL COORDINATE SEQUENCE OF DEMOLITION WITH PHASES OF CONSTRUCTION AGREED TO WITH OWNER AND ARCHITECT. COORDINATE ALL DEMOLITION WITH NEW CONSTRUCTION DRAWINGS.
- THE CONTRACTOR SHALL FILE ALL NECESSARY CERTIFICATES OF INSURANCE, PAY ALL FEES, OBTAIN ALL PERMITS AND PROVIDE ANY AND ALL BONDS REQUIRED BY ANY AGENCY IN ORDER TO DO THE WORK HEREIN DESCRIBED.
- NO STRUCTURAL ELEMENTS SHALL BE REMOVED UNLESS PORTIONS AFFECTED ARE ADEQUATELY SUPPORTED BY EITHER TEMPORARY SHORING OR NEW STRUCTURAL ELEMENTS AS REQUIRED TO PROTECT THE STABILITY AND INTEGRITY OF THE EXISTING STRUCTURE.
- THE CONTRACTOR SHALL PROVIDE ADEQUATE WEATHER PROTECTION FOR THE BUILDING AND ITS CONTENTS DURING THE COURSE OF THE WORK. ALL OPENINGS IN ANY WALL OR ROOF SHALL BE PROTECTED FROM ALL FORMS OF WEATHER OR WATER.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN FIELD PRIOR TO DEMOLITION. DIMENSIONS INDICATED ON DEMOLITION PLAN ARE FOR REFERENCE ONLY.
- CONTRACTOR SHALL COORDINATE EXTENT OF DEMOLITION WITH OTHER DRAWINGS IN THIS SET. NOTIFY ARCHITECT PRIOR TO PROCEEDING WITH DEMOLITION IN CASE OF A CONFLICT.
- CONTRACTOR SHALL PERFORM ALL OPERATIONS OF DEMOLITION AND REMOVAL INDICATED ON THE DRAWINGS AND AS MAY BE REQUIRED BY THE WORK. ALL WORK SHALL BE DONE CAREFULLY AND NEATLY, IN A SYSTEMATIC MANNER.
- DEMOLITION DRAWINGS AND NOTATIONS ARE GENERAL IN NATURE. PRIOR TO BIDDING THE WORK CONTRACTORS SHOULD PERFORM IN-FIELD VISUAL INSPECTION AND MAKE FIELD MEASUREMENTS TO ASCERTAIN THE EXTENT AND QUANTITY OF WORK TO BE PERFORMED.
- THE CONTRACTOR SHALL PROVIDE, ERECT AND MAINTAIN ALL TEMPORARY BARRIER AND GUARDS, AND ALL TEMPORARY SHORING AND BRACING AS REQUIRED BY ALL APPLICABLE CODES.
- ALL ADJOINING PROPERTY AFFECTED BY ANY OPERATIONS OF DEMOLITION SHALL BE PROTECTED PER ALL APPLICABLE CODES.
- CONTACT ARCHITECT IMMEDIATELY, IF DURING THE COURSE OF DEMOLITION, CIRCUMSTANCES ARE ENCOUNTERED IN WHICH THE EXTENT OR INTENT OF DEMOLITION INDICATED IN THE CONTRACT DOCUMENTS IS UNCLEAR. DO NOT PROCEED WITH DEMOLITION IN THESE AREAS IN QUESTION UNTIL CLARIFICATION IS GIVEN BY ARCHITECT.
- ALL EXISTING SURFACES AND EQUIPMENT TO REMAIN SHALL BE FULLY PROTECTED FROM DAMAGE. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR DAMAGE AND SHALL MAKE REPAIRS REQUIRED WITHOUT ADDITIONAL COST TO THE OWNER.
- NO DEBRIS SHALL BE ALLOWED TO ACCUMULATE ON THE SITE. DEBRIS SHALL BE REMOVED BY THE CONTRACTOR AS THE JOB PROCEEDS. THE SITE SHALL BE LEFT BROOM CLEAN AT THE COMPLETION OF THE DEMOLITION.
- REFER TO MECHANICAL, PLUMBING, ELECTRICAL, CIVIL, AND STRUCTURAL SHEETS FOR DEMOLITION OF ITEMS RELATED TO EACH DISCIPLINE. **ALL EXISTING PENETRATIONS FOR BUILDING SYSTEMS NOT BEING RE-USED SHALL BE DEMOLISHED AND HOLES INFILLED TO MATCH ADJACENT CONSTRUCTION.**
- WHERE EXISTING WALLS ARE PARTIALLY DEMOLISHED, FINISH ENDS OF REMAINING WALLS TO MATCH ADJACENT CONSTRUCTION AND PROVIDE SMOOTH, EVEN SURFACES AT JAMBS OF NEW OPENINGS.

KEYED DEMOLITION NOTES

- A REMOVE AND DISPOSE OF EXISTING WALL PARTITIONS, EXISTING POWER/LOW VOLTAGE, & ALL ACCESSORIES.
- B REMOVE AND DISPOSE OF EXISTING DOOR, DOOR FRAME, AND ALL ACCESSORIES.
- C REMOVE AND DISPOSE OF PORTION OF EXISTING WALL, COORDINATE WITH NEW SCOPE OF WORK.
- D REMOVE & DISPOSE OF EXISTING WATER HEATER & PLUMBING LINES, SEE PLUMBING DRAWINGS.
- E SAW CUT EXISTING CONCRETE SLAB ON GRADE FOR NEW PLUMBING LINES, SEE PLUMBING DRAWINGS.
- F REMOVE & DISPOSE OF EXISTING WOOD SHELF & WALL BRACKETS.
- G REMOVE & DISPOSE OF EXISTING OVERHEAD BEER PLUMBING LINES.
- H REMOVE & DISPOSE OF EXISTING DUCTWORK RUN DOWN TO FLOOR, SEE MECHANICAL DRAWINGS
- J REMOVE PORTION OF EXISTING ROOF FOR NEW PIZZA OVEN EXHAUST FAN, SEE MECHANICAL DRAWINGS
- K REMOVE & DISPOSE OF EXISTING WALL LOUVER & RECONFIGURE EXISTING OPENING FOR NEW DUCT PENETRATION. SEE MECHANICAL DRAWINGS.
- L REMOVE & DISPOSE OF PORTION OF EXTERIOR WALL ABOVE DOOR FOR NEW DUCT PENETRATION, SEE MECHANICAL DRAWINGS



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JR'S PIZZA RESTAURANT

297 US ROUTE 285
FAIRPLAY CO, 80440

CONSTRUCTION DOCUMENTS

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Date: 04/01/2025
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No.	Date	Description
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Sheet Description

DEMOLITION PLAN

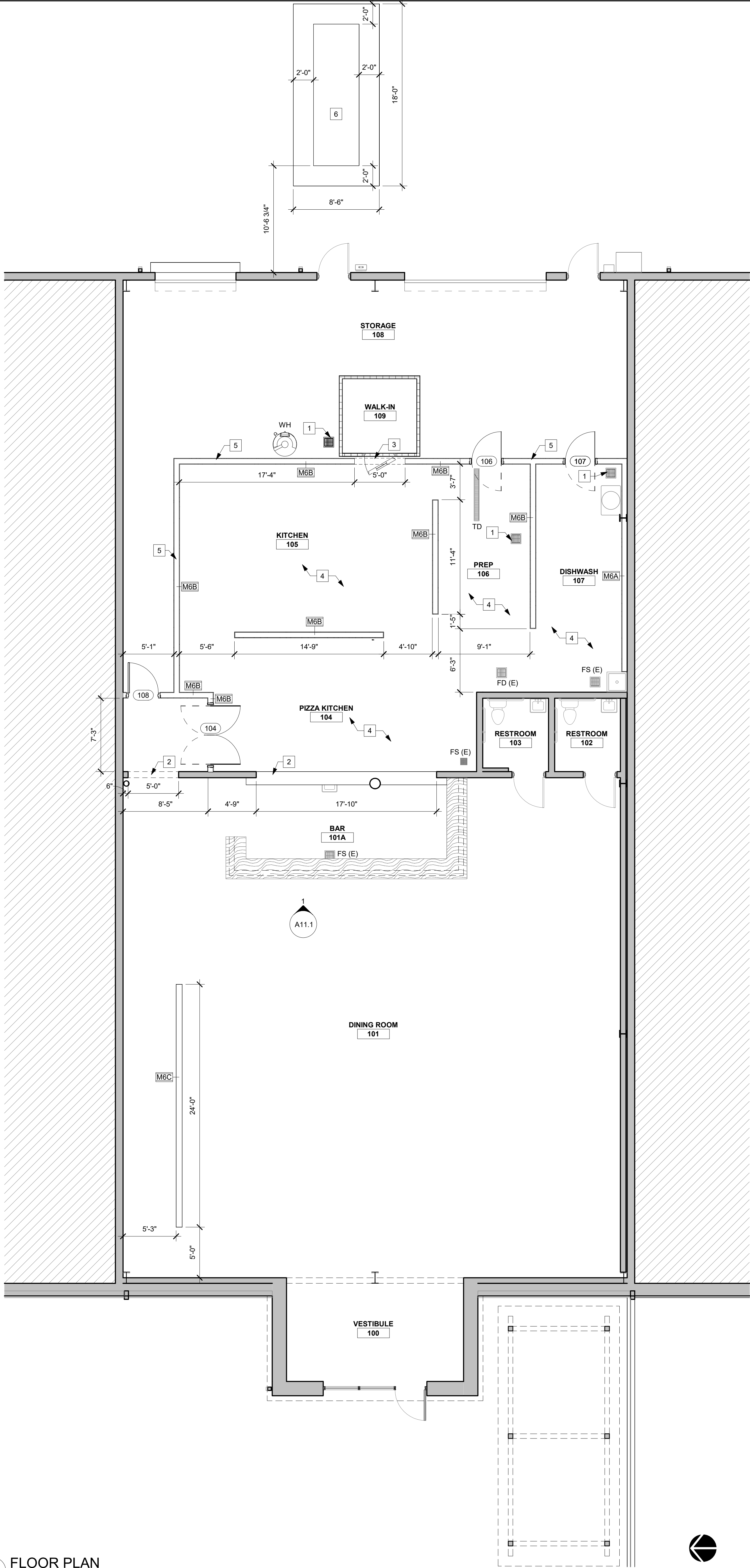
Sheet Number

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1 FLOOR PLAN
3/16" = 1'-0"



CONSTRUCTION

GENERAL CONSTRUCTION NOTES

- A. DIMENSIONS TO NEW CONSTRUCTION ARE MEASURED FROM FACE OF STUD OR MIDDLE OF STUD, TYP (UNO).
- B. REFER TO SHEET A9.1 FOR REFLECTED CEILING PLANS AND TYPICAL CEILING NOTES.
- C. REFER TO SHEET T1.2 FOR WALL TYPES AND SECTIONS.
- D. ALL NEW WALLS TO BE CONSTRUCTED 6" ABOVE SCHEDULED CEILING HEIGHT.
- E. ALL DOOR RETURNS ARE 4" FROM FACE OF GYP. TO FACE OF DOOR FRAME (UNO.), TYP. SEE DOOR DETAILS.
- F. SEE FINISH PLAN AND FINISH SCHEDULE SHEET A10.1.
- G. COORDINATE ALL ELECTRICAL AND LOW VOLTAGE LOCATIONS W/ THE OWNER PRIOR TO INSTALLATION OF GWS FINISHES.
- H. ALL CRACKS & CONTROL JOINTS TO BE FILLED AT KITCHEN FLOOR BEFORE NEW FLOORING IS INSTALLED.

KEYED CONSTRUCTION NOTES

- 1 INSTALL FLOOR SINK. SEE PLUMBING DRAWINGS.
- 2 INSTALL NEW OPENING IN EXISTING WALL, PROVIDE GMS BOX HEADER, SEE INTERIOR ELEVATIONS.
- 3 INSTALL 7'-2" TALL OPENING IN NEW WALL FOR WALK-IN COOLER ACCESS. PROVIDE BOX HEADER, SEE DETAIL 1/A8.1
- 4 INFILL DEMOLISHED CONCRETE SLAB ON GRADE WITH SIMILAR S.O.G OVER VAPOR BARRIER. INSTALL NEW FLOORING & WALL BASE SEE FINISH PLAN & SCHEDULE
- 5 STORAGE SIDE OF WALL TO BE TAPED ONLY. NOT FINISH READY FOR PAINTING.
- 6 NEW MECHANICAL UNIT SET ON 6" REINFORCED CONCRETE PAD. SEE STRUCTURAL DRAWINGS.



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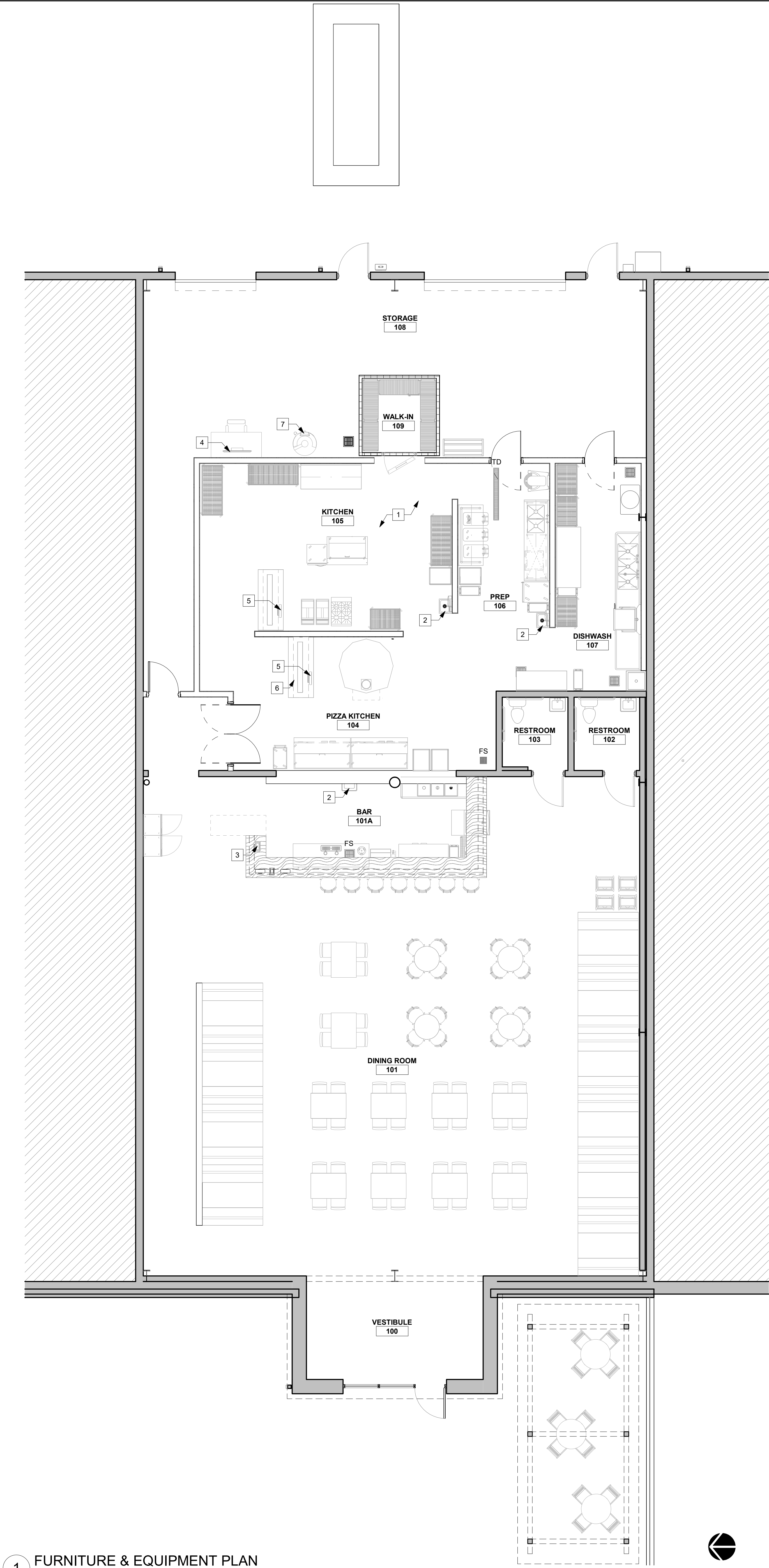
FLOOR PLAN

Sheet Number

A1.1

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1 FURNITURE & EQUIPMENT PLAN
3/16" = 1'-0"



GENERAL NOTES:

- A. KITCHEN EQUIPMENT SHOWN FOR REFERENCE ONLY. REFER TO KITCHEN EQUIPMENT PLANS FOR SPECIFICATIONS.
- B. SEATING TO BE PROVIDED AND INSTALLED BY OWNER.

KEYED CONSTRUCTION NOTES ☐

- 1 INSTALL ECOLAB LIQUID DILUTION SYSTEM. COORDINATE LOCATION WITH OWNER.
- 2 INSTALL SOAP DISPENSER & PAPER TOWEL DISPENSER AT SINK. (BY OWNER)
- 3 LOCATION OF POS, PROVIDE POWER & DATA, SEE ELECTRICAL DRAWINGS.
- 4 CENTRAL COMPUTER STATION, PROVIDE POWER & DATA, SEE ELECTRICAL DRAWINGS.
- 5 KITCHEN DISPLAY SCREEN, PROVIDE POWER & DATA, SEE ELECTRICAL DRAWINGS.
- 6 EXPO DISPLAY SCREEN, PROVIDE POWER & DATA, SEE ELECTRICAL DRAWINGS.
- 7 INSTALL WATER HEATER, SEE PLUMBING DRAWINGS.



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04/01/2025

JR'S PIZZA
RESTAURANT

297 US ROUTE 285
FAIRPLAY CO, 80440

CONSTRUCTION
DOCUMENTS

Project Number: 25-0012
Date: 04/01/2025
Drawn By: AW
Checked By: GM
Revisions:

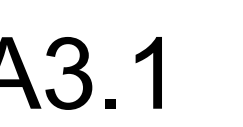
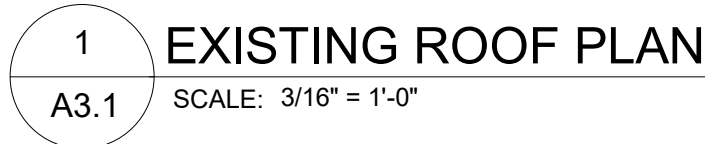
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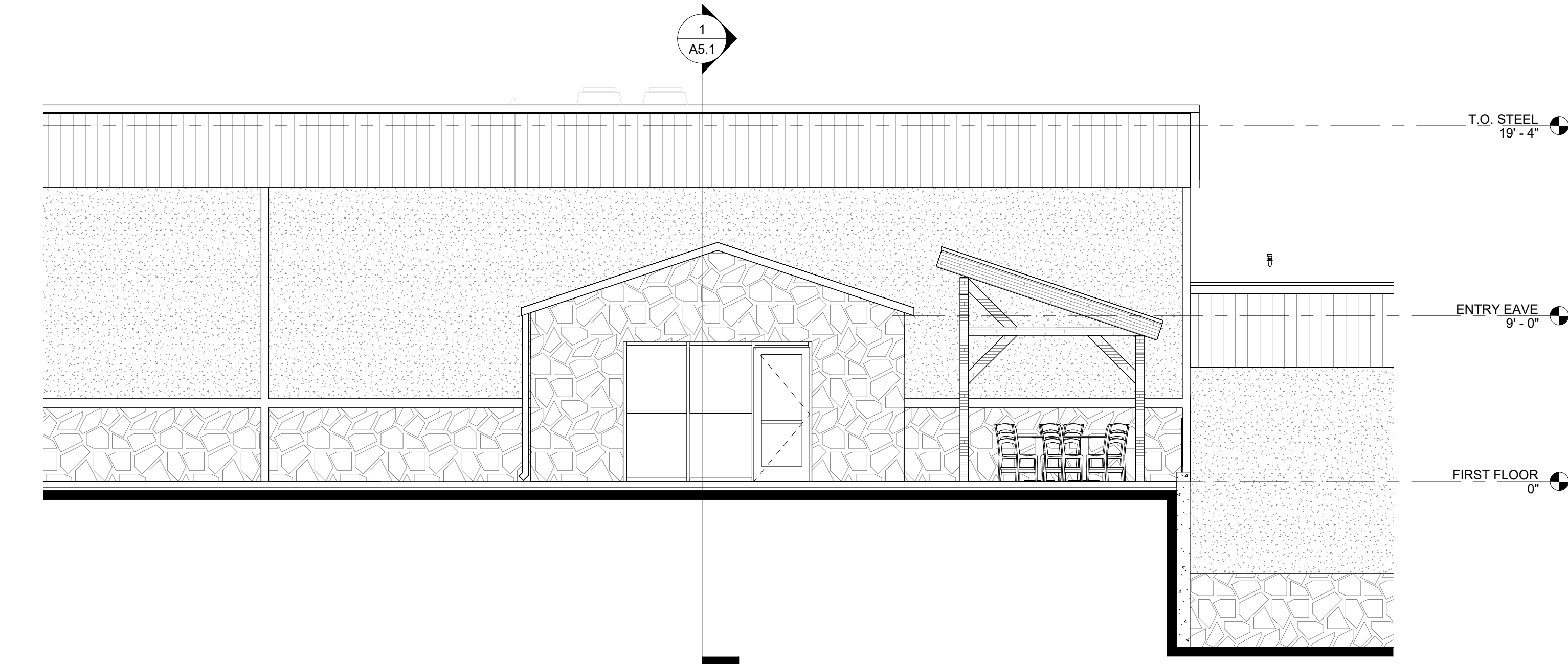
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FURNITURE &
EQUIPMENT
PLAN

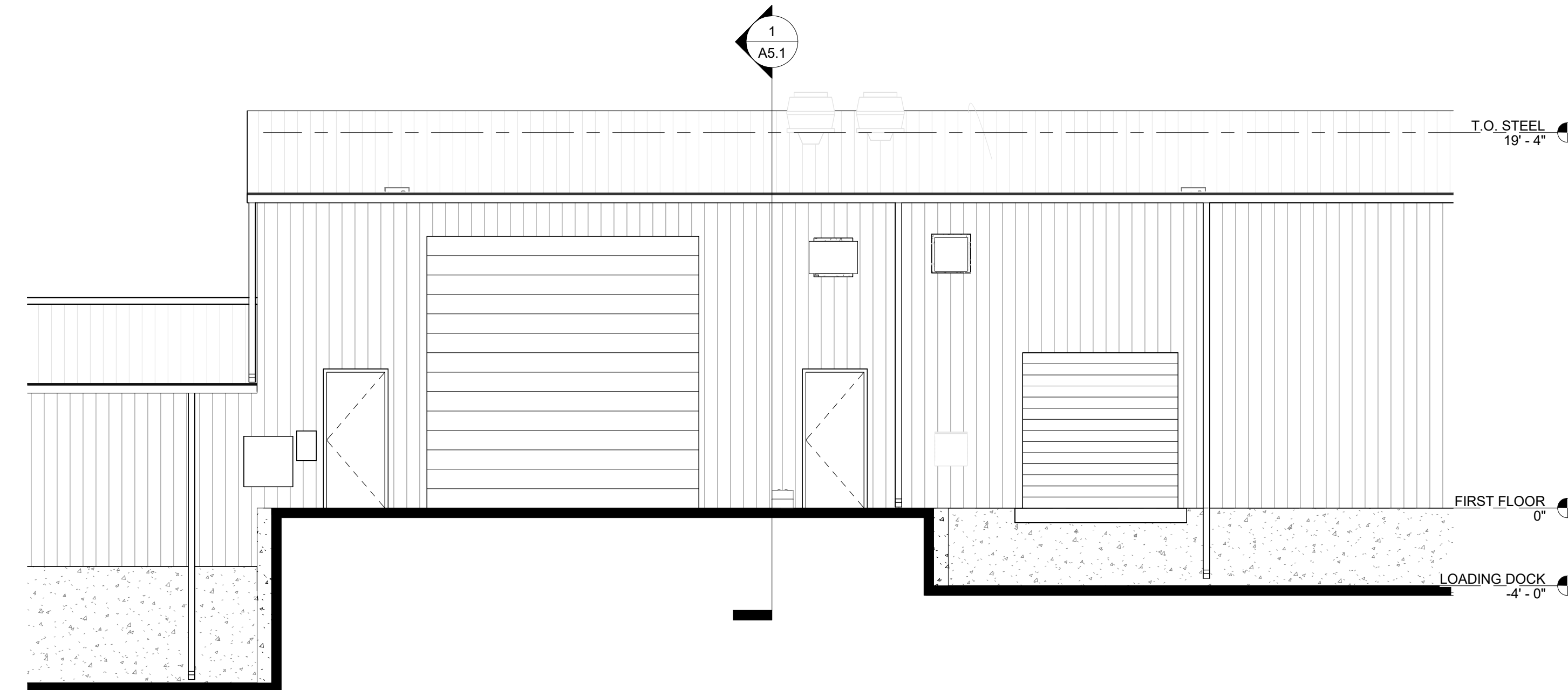
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A1.2





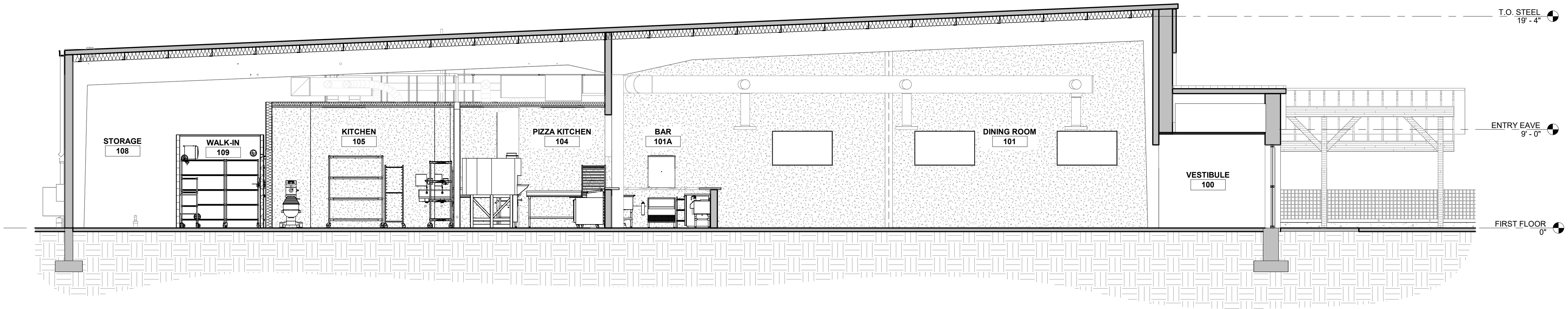
1 WEST EXTERIOR ELEVATION
A4.1 SCALE: 3/16" = 1'-0"



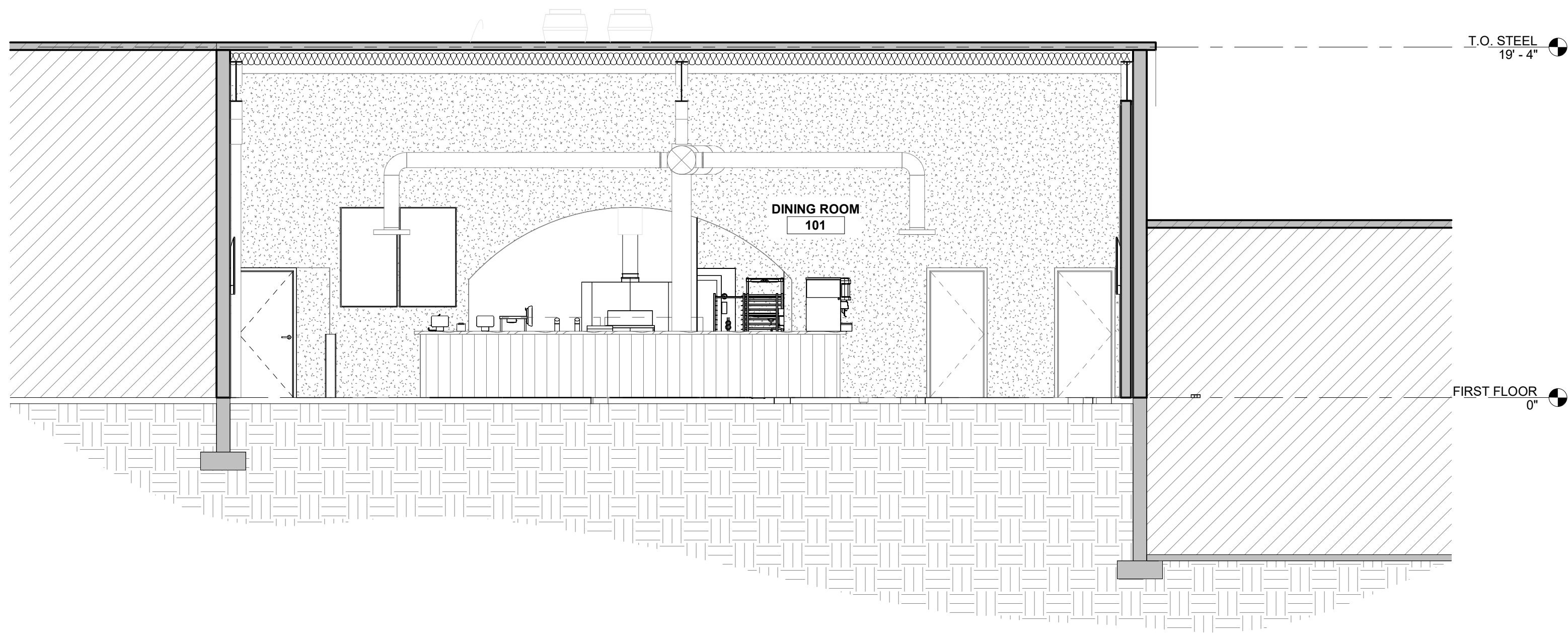
2 EAST EXTERIOR ELEVATION
A4.1 SCALE: 3/16" = 1'-0"

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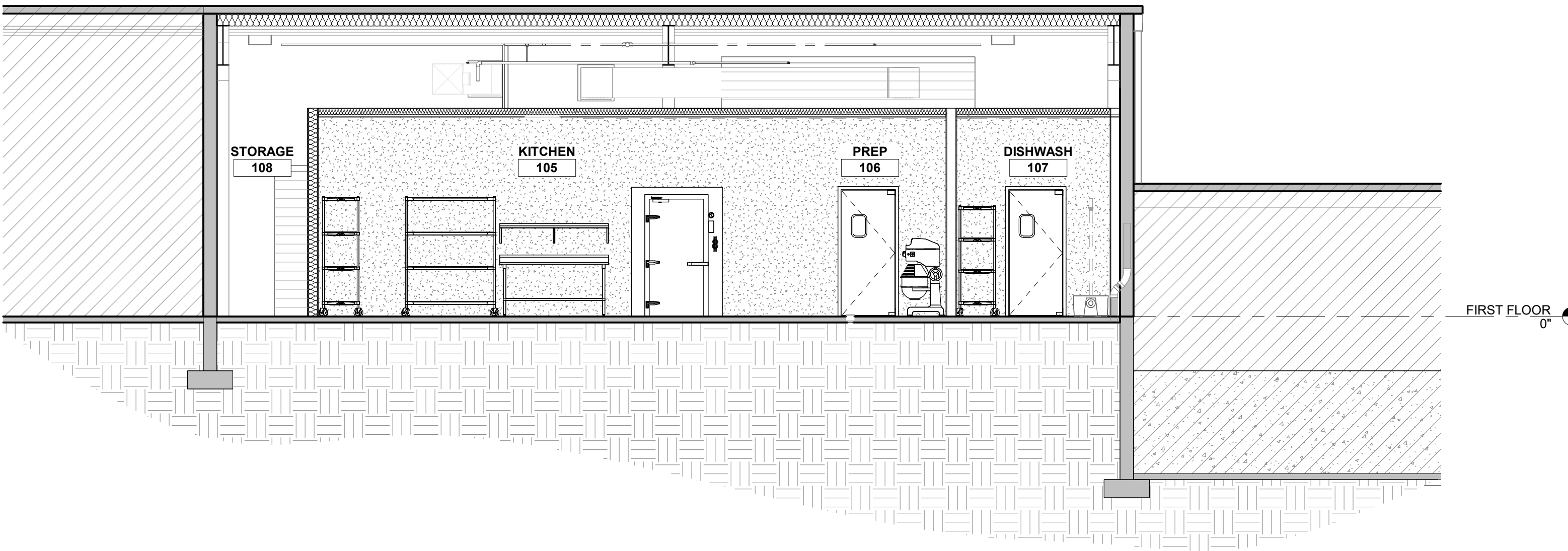
FILE PATH: Autodesk Docs/24-0009 JR's Pizza Restaurant/24-0009 JR's Pizza Restaurant R25.rvt



1 EAST-WEST BUILDING SECTION
A5.1 SCALE: 3/16" = 1'-0"



2 BUILDING SECTION NORTH-SOUTH #1
A5.1 SCALE: 3/16" = 1'-0"



3 BUILDING NORTH-SOUTH BUILDING SECTION #2
A5.1 SCALE: 3/16" = 1'-0"



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Sheet Description

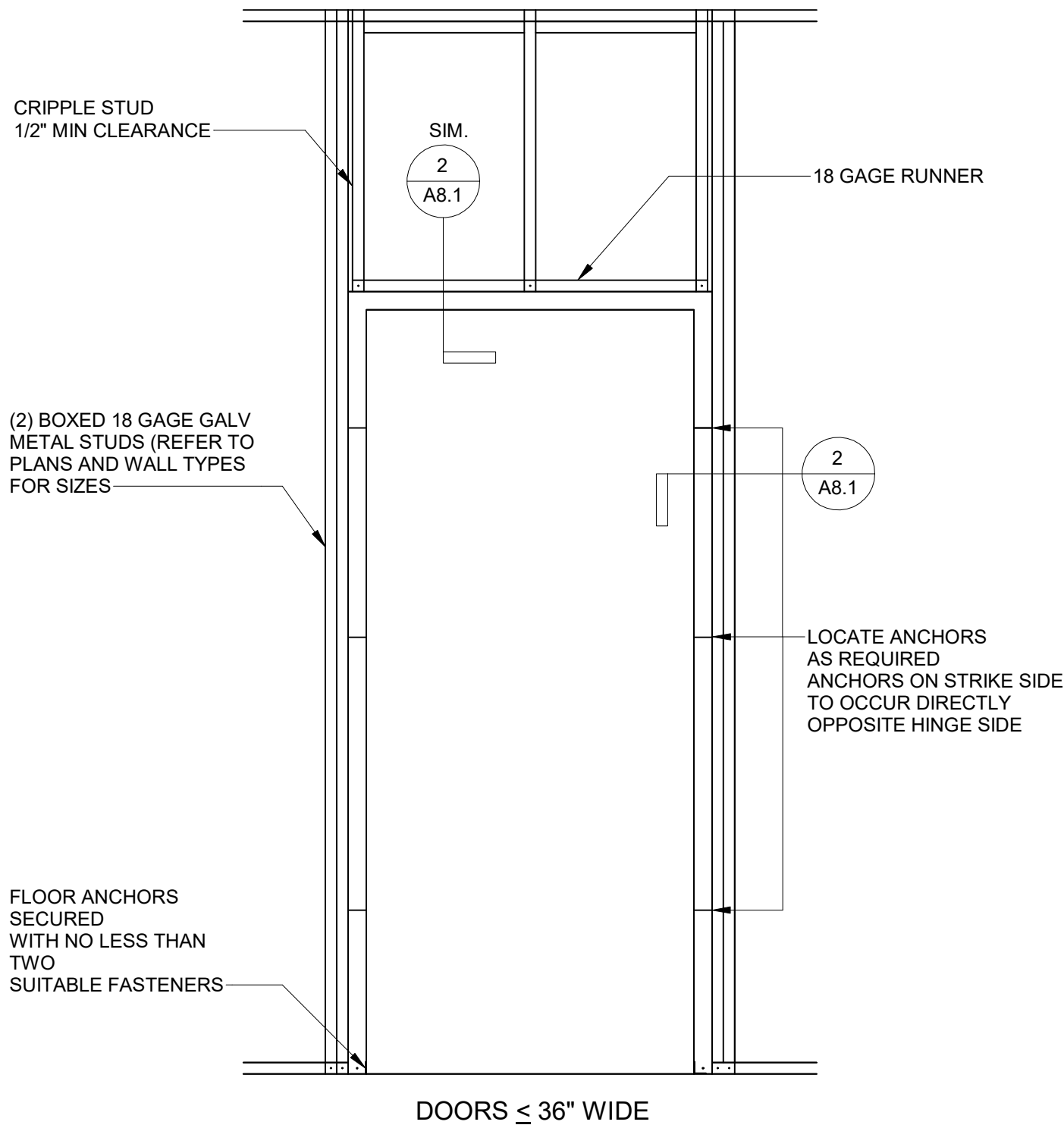
BUILDING
SECTIONS

Sheet Number

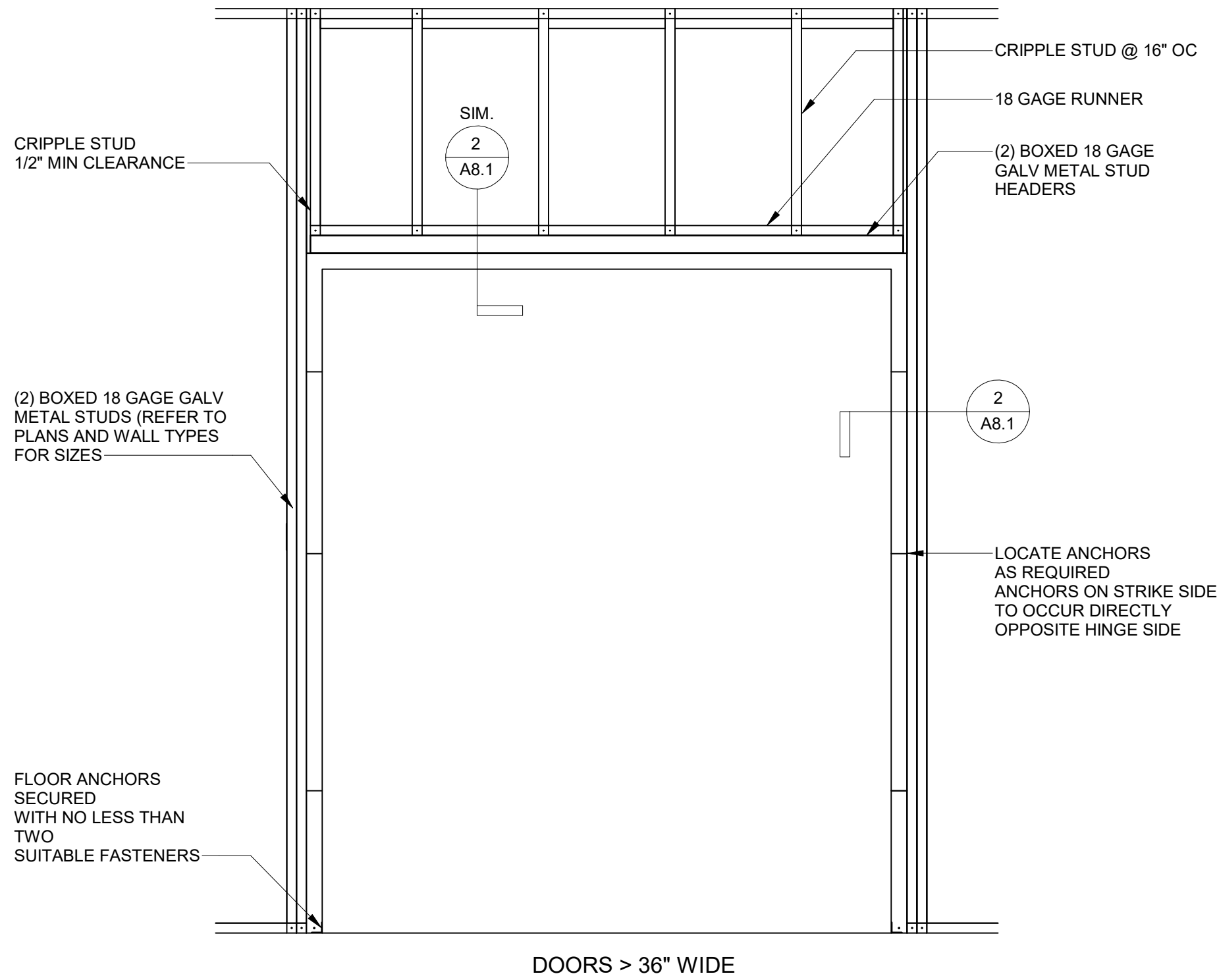
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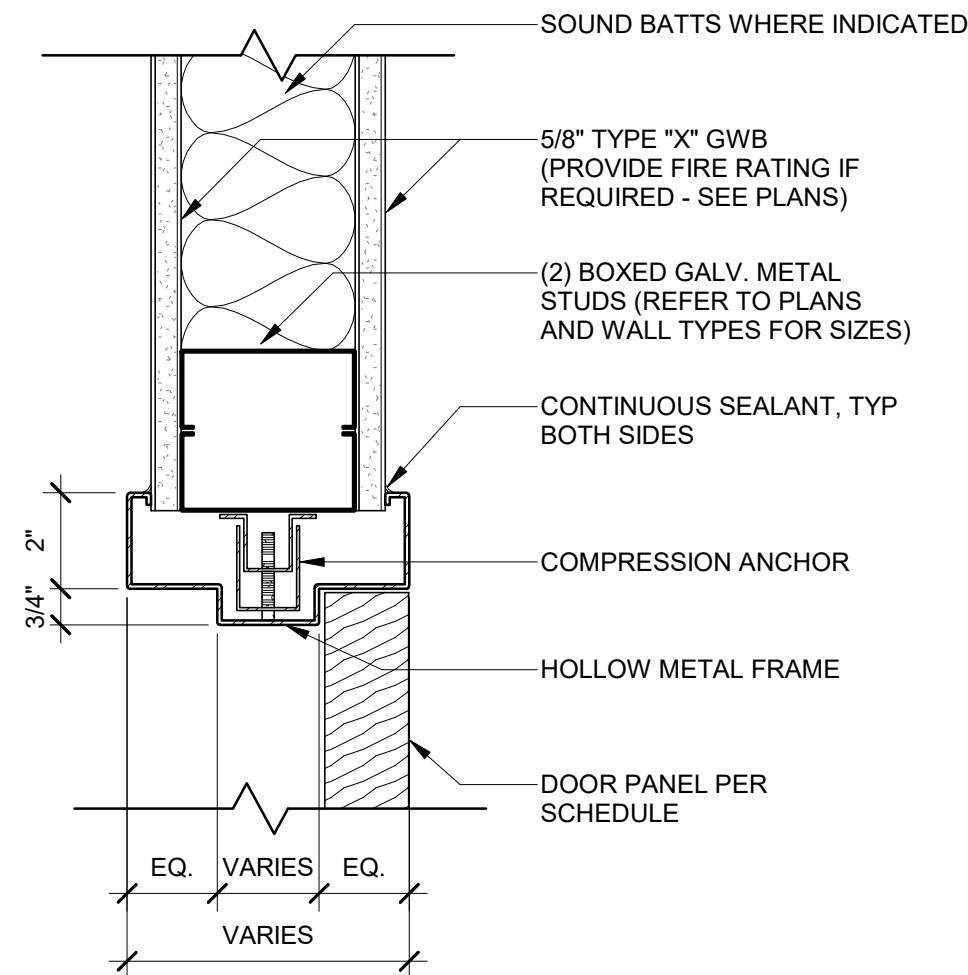
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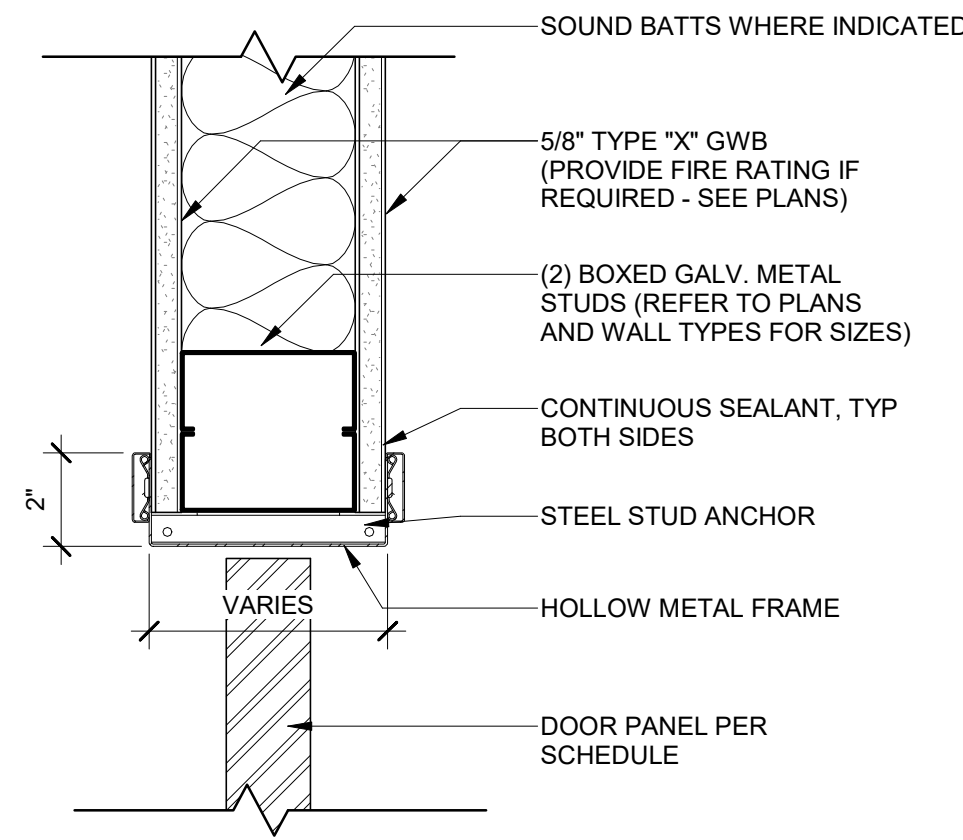
1 DOOR FRAME DETAILS
SCALE: 3/4" = 1'-0"



DOORS > 36" WIDE



2 DOOR JAMB DETAIL (HEAD SIM.)
SCALE: 3" = 1'-0"

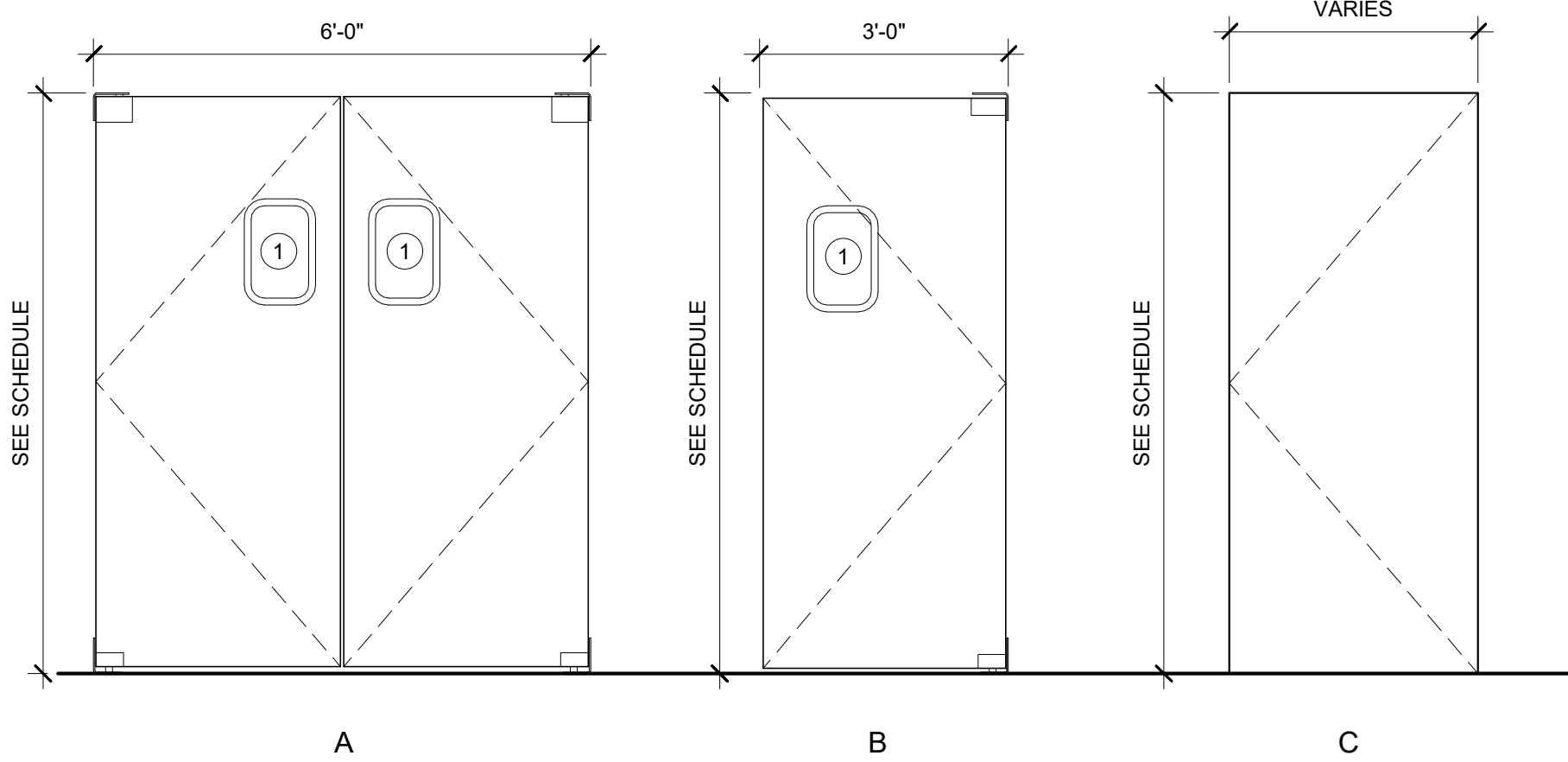


3 ELIASON DOOR JAMB DETAIL (HEAD SIM.)
SCALE: 3" = 1'-0"

DOOR AND FRAME SCHEDULE

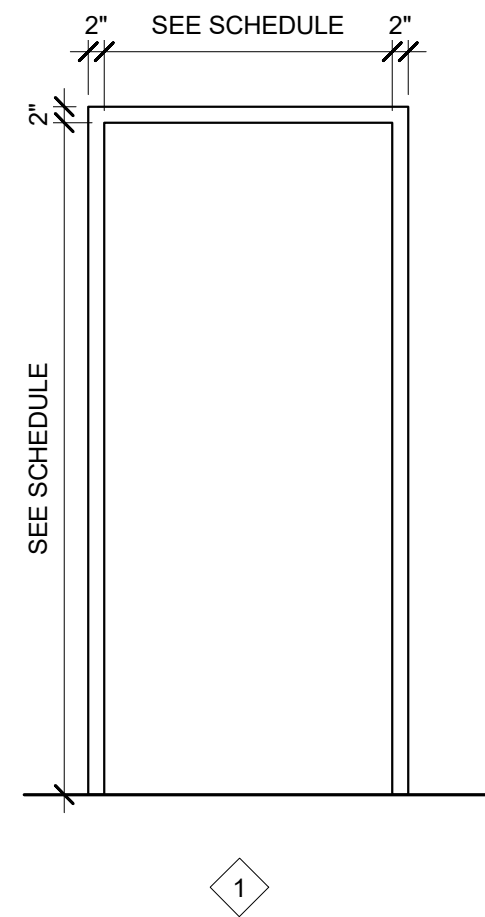
DOOR		DOOR						DETAIL		FIRE RATING (MINUTES)	DETAIL		
DOOR NO.	ROOM NAME	DOOR TYPE	MAT'L	WIDTH	HEIGHT	THK	FRAME TYPE	MAT'L			HEAD	JAMB	REMARKS
FIRST FLOOR													
104	PIZZA KITCHEN	A	S S	6'-0"	7'-0"	5/8"	1	HM	N/A		3/A-8.1	3/A-8.1	
106	PREP	B	S S	3'-0"	7'-0"	5/8"	1	HM	N/A		3/A-8.1	3/A-8.1	
107	DISHWASH	B	S S	3'-0"	7'-0"	5/8"	1	HM	N/A		3/A-8.1	3/A-8.1	
108	STORAGE	C	SCW	3'-0"	7'-0"	1 3/4"	1	HM	N/A		2/A-8.1	2/A-8.1	

DOOR TYPES



BASIS OF DESIGN:
ELIASON DSP-3 STAINLESS STEEL TRAFFIC DOOR

HOLLOW METAL FRAME TYPES



GENERAL DOOR NOTES

1. ALL THRESHOLDS SHALL CONFORM TO HANDICAP ACCESS REQUIREMENTS.
2. PROVIDE UNDERCUTS PER MECHANICAL DRAWINGS.
3. ALL DOORS TO HAVE CLOSERS (U.N.O).

GLAZING LEGEND

- 1 1/4" ACRYLIC (BY MANUFACTURER)



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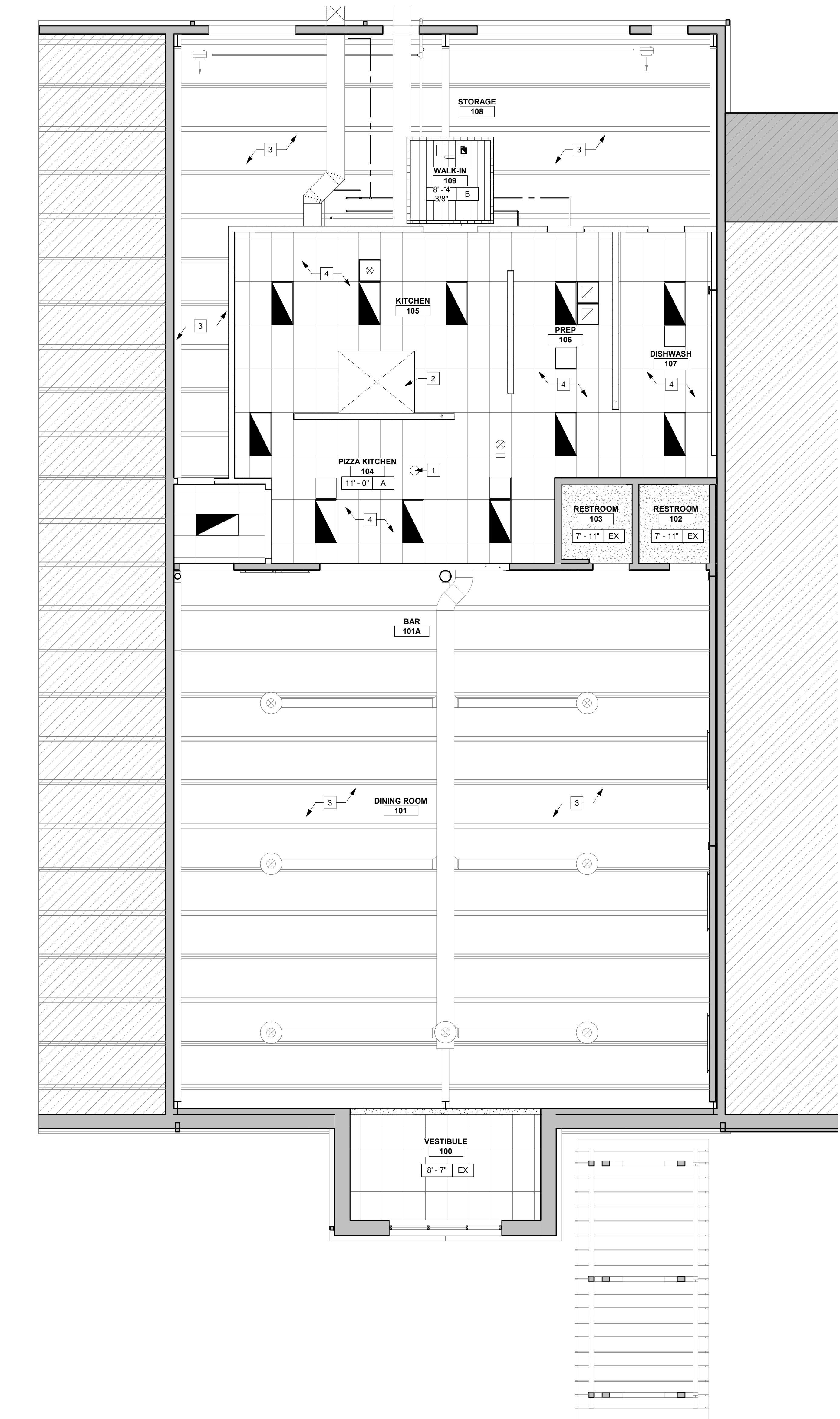
No.	Date	Description
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Sheet Description

DOOR
SCHEDULE &
DETAILS

Sheet Number

A8.1



1 REFLECTED CEILING PLAN
A9.1 SCALE: 3/16" = 1'-0"



GENERAL REFLECTED CEILING PLAN NOTES

- A. ALL ABOVE-CEILING AND EXPOSED SYSTEMS INSTALLATION BY SUBS TO BE COORDINATED WITH OTHER TRADES PRIOR TO BEGINNING WORK.
- B. ENGINEERING DRAWINGS TAKE PRECEDENCE FOR PARTICULAR FIXTURE TYPES. ARCHITECTURAL REFLECTED CEILING PLANS ARE FOR COORDINATION OF AESTHETIC ARRANGEMENTS.
- C. ENGINEERING DRAWINGS TAKE PRECEDENCE FOR SIZES OF DUCTWORK. ARCHITECTURAL REFLECTED CEILING PLANS ARE FOR COORDINATION OF AESTHETIC ARRANGEMENTS.
- D. CEILING HEIGHTS INDICATED ARE FROM TOP OF FINISH FLOOR TO UNDERSIDE OF FINISHED CEILING.
- E. ALL LAY-IN ACOUSTICAL CEILINGS TO BE ACT-1 WITH GRID 1 U.N.O.
- F. EXPOSED PIPING, CONDUIT, ETC. NOT SHOWN FOR CLARITY. ALL EXPOSED ELEMENTS SHALL BE PAINTED, UNO.
- G. ALL EXPOSED ELECTRICAL CONDUIT TO BE PAINTED TO MATCH ADJACENT SURFACES.
- H. REFER TO FINISH PLANS AND INTERIOR ELEVATIONS FOR ADDITIONAL FINISH INFORMATION. REFER TO SPECS FOR GWB TYPE DESIGNATIONS.

KEYED REFLECTED CEILING PLAN NOTES

- 1 PIZZA OVEN EXHAUST VENT. SEE EQUIPMENT SPECIFICATIONS & MECHANICAL DRAWINGS.
- 2 EXHAUST HOOD. SEE EQUIPMENT SPECIFICATIONS & MECHANICAL DRAWINGS.
- 3 CEILING OPEN TO STRUCTURE. NO SCOPE OF WORK
- 4 ADDITIVE ALTERNATE #1: INSTALL R-30 BATT INSULATION ABOVE CEILING TILES

FIXTURE LEGEND

- 2' x 4' DIRECT/INDIRECT TROFFER, SEE ELECTRICAL DRAWINGS

FINISH SYMBOLS LEGEND

CEILING HEIGHT 10'-0" A REMARKS

- LAY-IN ACOUSTICAL CEILING
- GWB CEILING
- EXISTING EXPOSED STRUCTURE
- INSULATED METAL PANEL

REMARKS

- A. 4'-0" X 2'-0" VINYL FACED SUSPENDED ACOUSTICAL CEILING TILES AS SPECIFIED.
- B. INSULATED METAL PANEL CEILING (BY COOLER MANUFACTURER)



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CONSTRUCTION
DOCUMENTS

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Sheet Description

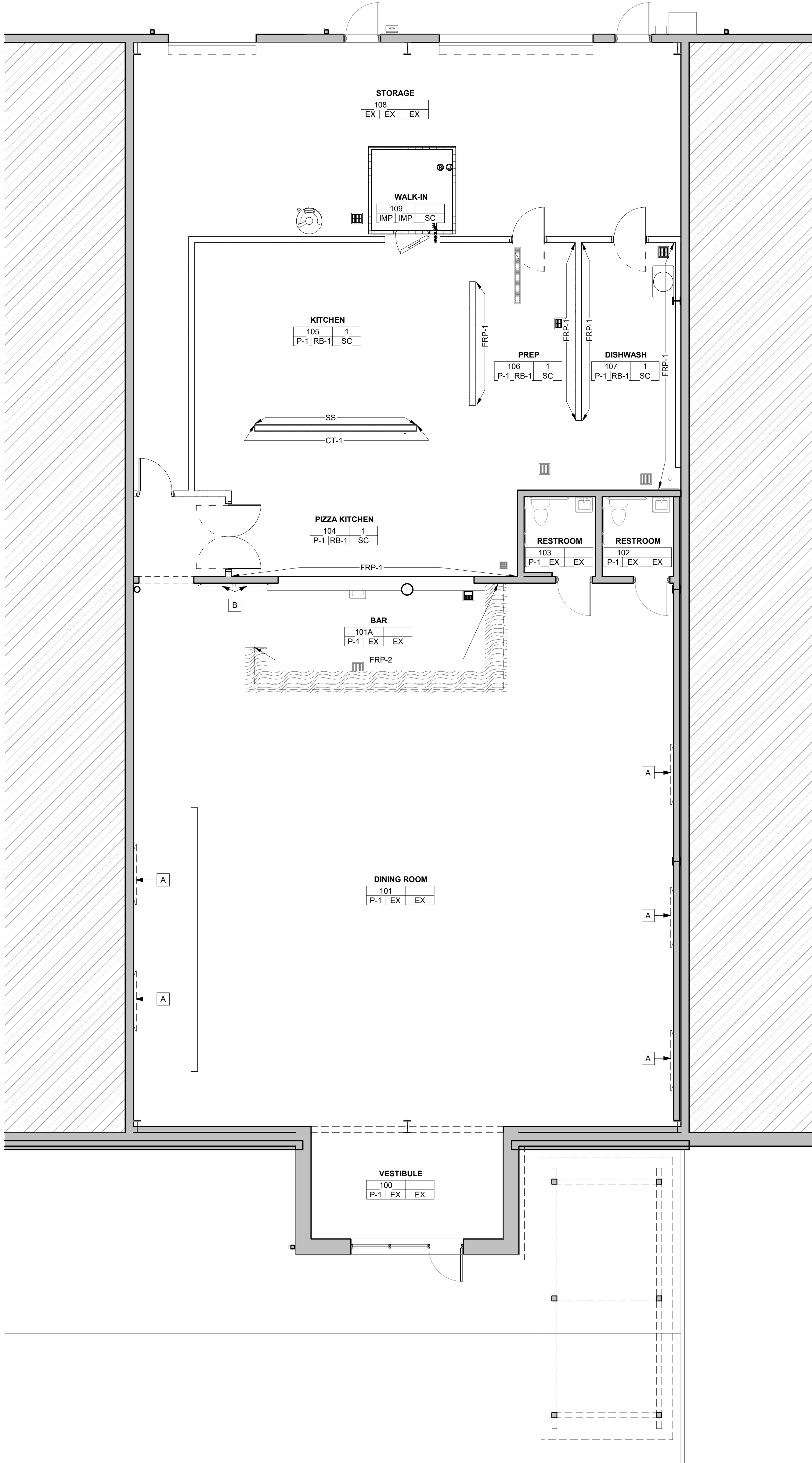
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CEILING PLAN

Sheet Number

A9.1

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1 FINISH PLAN
A10.1 SCALE: 3/16" = 1'-0"



CONSTRUCTION

GENERAL FINISH NOTES

- REFER TO SPECIFICATIONS FOR PAINT SYSTEM.
- ALL PAINT TERMINATES AT INSIDE CORNER, U.N.O.
- REFER TO REFLECTED CEILING PLANS AND INTERIOR ELEVATIONS FOR ADDITIONAL FINISH INFORMATION. REFER TO SPECIFICATIONS FOR GWB TYPE DESIGNATIONS.
- PROVIDE EXTRUDED ALUM TRANSITION STRIPS AT ALL CHANGES IN FLOOR MATERIAL.
- ROOMS OR SPACES NOT PROVIDED WITH FINISH TAGS SHALL HAVE UNFINISHED FLOORS, WALLS PAINTED P-1, AND NO WALL BASE (UNO).
- PROVIDE EXPANSION JOINTS WITH COVERS AT ALL NEW AND EXISTING JOINTS.
- ALL HOLLOW METAL FRAMES TO BE PAINTED BY OWNER
- ALL WALLS TO BE PAINTED BY OWNER
- PROVIDE EXTRUDED ALUM REVEALS BETWEEN NEW GWB AND EXISTING WALLS OR STRUCTURE EXCEPT WHERE NEW GWB INFILLS AN EXISTING OPENING WITHIN AN EXISTING WALL.

KEYED FINISH NOTES

- A WALL MOUNTED TELEVISION (BY OWNER)
- B MENU SIGNAGE (BY OWNER)

FINISH SYMBOLS LEGEND

ROOM NAME		ROOM FINISH TAG
ROOM NUMBER	101	1
WALL FINISH	P-1, RB-1, CPT-1	FLOOR FINISH
		BASE FINISH
		ACCENT FINISH AREA

FINISH LEGEND

PAINT	
P-1	PAINT BY OWNER
SEALED CONCRETE	
SC	HIGH PERFORMANCE, NON-YELLOWING, CLEAR ACRYLIC BASED SEALER
WALL BOARD	
SS	STAINLESS STEEL WALL PANELS - FULL HEIGHT UNDER HOOD.
FRP-1	MARLITE, SYMMETRIX FRP, CLASSIC COLOR, COLOR: C100-G44 WHITE, PANEL SIZE: 4' X 8' X 3/32", INSTALL 8'-0" A.F.F.
FRP-2	MARLITE, SYMMETRIX FRP, CLASSIC COLOR, COLOR: C105-G44 Black, PANEL SIZE: 4' X 8' X 3/32"
RUBBER BASE	
RB-1	4" RUBBER BASE, BOD: ROPPE, 100 BLACK
INSULATED METAL PANEL	
IMP	INSULATED METAL PANEL BY COOLER MANUFACTURER

REMARKS

- BID ALTERNATE #2
INSTALL ECOGRIP OR PROTECTALL OR SIMILAR WITH INTEGRAL COVE BASE IN LIEU OF SEALED CONCRETE & SPECIFIED RUBBER BASE.



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JR'S PIZZA RESTAURANT

297 US ROUTE 285
FAIRPLAY CO, 80440

CONSTRUCTION DOCUMENTS

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Revisions:

No.	Date	Description
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Sheet Description

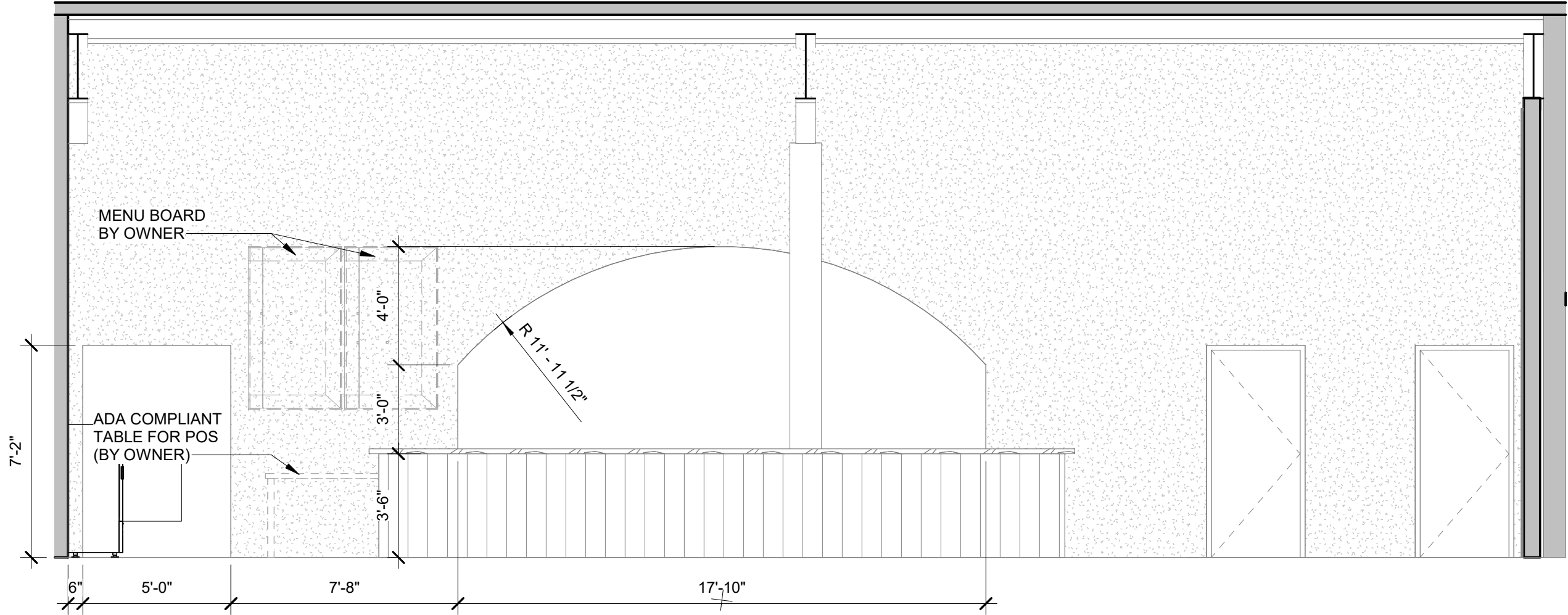
FINISH PLAN

Sheet Number

A10.1

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1 PASS THROUGH OPENING INTERIOR ELEVATION
1/4" = 1'-0"



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JR'S PIZZA
RESTAURANT

297 US ROUTE 285
FAIRPLAY CO, 80440

CONSTRUCTION
DOCUMENTS

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No.	Date	Description
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Sheet Description

INTERIOR
ELEVATIONS

Sheet Number

A11.1

JR'S Pizza Restaurant

FAIRPLAY, CO

HEALTH DEPARTMENT NOTES:

1. OWNER/OPERATOR IS REQUIRED TO TAKE OUT A SEPARATE HEALTH DEPARTMENT PERMIT
2. ALL FOOD SERVICE AND RELATED PRODUCTS SHALL BE NATIONAL SANITARY FOUNDATION (NSF) OR (ULI) APPROVED FOR FOOD SERVICE.
3. CONSTRUCTION JOINTS, CRACKS AND CREVICES IN THE BUILDING OR CABINETRY MUST BE FILLED WITH AN APPROVED SEALANT/CAULK.
4. WINDOWS THAT OPEN MUST HAVE A MINIMUM OF #16 MESH SCREEN.
5. DOORS TO THE OUTSIDE AND REST ROOMS MUST HAVE AUTOMATIC DOOR CLOSURE OR BE FITTED WITH AN AIR CURTAIN, AND MUST NOT HAVE MORE THAN 1/4" MAX. GAP FROM BOTTOM OF DOOR TO FINISHED FLOOR.
6. EXTERIOR PASS-THRU WINDOWS MUST BE SCREENED OR AIR CURTAINED.
7. CONDUIT FOR ELECTRICAL, PLUMBING, REFRIGERATION, SODA OR ANY OTHER SERVICE MUST BE CONCEALED IN WALLS, FLOORS, CEILING OR 1-1/2" FIBER WALL WITHIN HEALTH DEPARTMENT APPROVED CHASE. RUNS WITH END RUN SEALED TIGHTLY.
8. AIR DUCT/CG TO DETERMINE IF AND WHERE AIR SCREENS ARE REQUIRED FOR ENTRY DOORS PER CODE.
9. TRASH/GARBAGE AREAS RECEIVING FOOD WASTE OR FOOD CONTAINERS MUST HAVE AN APPROVED TRASH DUMPSTER.
10. VERMIN PROOFING WILL INCLUDE BUT NOT LIMITED TO INSECTS AND RODENTS. THIS FACILITY IS TO BE CONSTRUCTED, MAINTAINED AND OPERATED AS TO PREVENT VERMIN INFESTATION. PREVENTION DEVICES SHALL BE PROVIDED AS REQUIRED BY LOCAL AGENCIES.
11. FLOOR SINKS AND FLOOR DRAINS WILL BE INSTALLED FOR EASY CLEANING ACCESS AND INSPECTION.
12. AT LEAST 50-FOOT CANDLES AT A SURFACE WHERE A FOOD EMPLOYEE IS WORKING WITH FOOD OR WORKING WITH UTENSILS OR EQUIPMENT SUCH AS KNIVES, SLICERS, GRINDERS, OR SAWS WHERE EMPLOYEE SAFETY IS A FACTOR AND IN OTHER AREAS AND ROOMS DURING PERIODS OF CLEANING. AT LEAST 20-FOOT CANDLES AT A DISTANCE OF 30' ABOVE THE FLOOR IN AREAS USED FOR HAND WASHING, WAREWASHING, AND EQUIPMENT AND UTENSIL STORAGE, AND IN TOILET ROOMS. MINIMUM OF 10-FOOT CANDLES IN WALK-IN COOLERS/FREEZERS & DRY STORAGE AREAS.
13. CUSTOM STAINLESS STEEL EQUIPMENT SHALL MEET NSF STANDARDS.
14. POT SINKS AND DRAIN BOARDS MUST BE LARGE ENOUGH TO HOLD THE LARGEST POT/UTENSIL TO BE WASHED. DRAIN BOARDS ARE TO BE EQUAL IN SIZE OR LARGER THAN SINK COMPARTMENTS.

FOOD SERVICE NOTES:

1. ALL FOODSERVICE EQUIPMENT AND FIXTURES FURNISHED AND INSTALLED SHALL BE AS ENVIRONMENTAL HEALTH AUTHORITIES.
2. CONDUTTS FOR REFRIGERATION, BEVERAGE, AND SODA LINES ARE NOT THE RESPONSIBILITY OF THE FOODSERVICE EQUIPMENT CONTRACTOR, BUT ARE TO BE SUPPLIED AND INSTALLED BY OTHERS.
3. FSEC CONTRACTOR IS RESPONSIBLE FOR SEALING ANY FIXTURES TO WALL AND COUNTER PANELS.
4. ALL EQUIPMENT IS TO BE PROPERLY LEVELLED AND PINNED TO FLOOR AS REQUIRED.

ABBREVIATIONS

8	AND	DFA	DROP FROM ABOVE	H	HEIGHT	OC	ON CENTER	SPD	SEE PLUMBING DRAWINGS
9	ANGLE	DM	DIMENSION	HGT	HEIGHT	OD	OUTSIDE DIAMETER	SPEC	SPECIFICATIONS
10	AT	DN	DOWN	HB	HOSE BIB	OP	OPPOSITE	SQ	SQUARE
11	CENTER LINE	DSA	DIVISION OF STATE ARCHITECT	HHS	HEX HEAD SCREW	OVD	OVERHEAD	SIS	STAINLESS STEEL
12	DIAMETER	DWG	DRAWING	HM	HOLLOW METAL	OZ	OUNCE	STD	STANDARD
13	DEGREE	(E)	EXISTING	HORIZ	HORIZONTAL	PC	PLUMBING CONTRACTOR	STL	STEEL
14	PLATE OR PROPERTY LINE	E	EAST	HP	HORSE POWER	PP	POWER DRIVEN PIN	STOR	STORAGE
15	POUND OR NUMBER	EA	EACH	HTR	HEATER	PERE	PERFORATED	SIS	SELF TAPPING SCREW
16	SQUARE FOOT	EC	ELECTRICAL CONTRACTOR	HW	HOT WATER	PERM	PERMETER	SUSP	SUSPENDED
17	ANCHOR BOLT	ELEC	ELECTRICAL	HVAC	HEATING, VENTILATION, AIR	PERP	PERPENDICULAR	T&G	TONGUE & GROOVE
18	ABOVE	ELECT	ELECTRICAL	ID	INSIDE DIMENSION	PH	PLASTIC HARDWARE	TEMP	TEMPERATURE
19	ACOUSTIC	ELEV	ELEVATION	IN	INCH	PLM	PLASTIC LAMINATE	THRU	THROUGH
20	ACOUSTIC CEILING TILE	ENTR	ENTRANCE	INTERIOR	INTERIOR	PLM	PER LINEAL FOOT	TO	TOP OF
21	ABOVE COUNTER HEIGHT	EP	ELECTRICAL PANEL	JAN	JANITORIAL	PLF	PLASTIC LAMINATE	TOB	TOP OF WALK-IN BOX
22	ABOVE FINISHED FLOOR	EQ	EQUIPMENT	JB	JUNCTION BOX	PLYD	PLYWOOD	TOP	TOP OF FLOOR
23	ALUMINUM	EXG	EXISTING	KEC	KITCHEN EQUIP. CONTRACTOR	PR	POINT OF SALE	TOP	TOP OF FLOOR
24	ARCHITECTURAL, ARCHITECT	EXH	EXHAUST	L	LENGTH	PR	PAIR	TOS	TOP OF SLABS/STEEL
25	AVERAGE	EXT	EXTERIOR	LAV	LAVATORY	PSR	POUNDS PER SQUARE FOOT	TOW	TOP OF WALL
26	BOARD	FAB	FABRICATOR/FABRICATION	LDR	LEADER	PTR	PRINTER	TS	TUBE STEEL
27	BELOW	FBE	FIRE EXTINGUISHER	LF	LINEAR FOOT/FEET	QTR	QUARTER	TV	TELEVISION
28	BUILDING	FEC	FIRE EXTINGUISHER CABINET	LH	LEFT HAND	QTY	QUANTITY	TY	TYPICAL
29	BLOCKING	FHWS	FLAT HEAD WOOD SCREW	LHR	LEFT HAND REVERSED	RCPT	RECEPTACLE	UNO	UNLESS NOTED OTHERWISE
30	BM	FIN	FINISH	LT	LIGHT	REFR	REFRIGERATOR	UNO	UNLESS OTHERWISE NOTE
31	BEAM	FL	FULL LOAD	M	METER	REINF	REINFORCING/REINFORCEMENT	UTL	UTILITY
32	BOTTOM	FLR	FLOOR	MAX	MAXIMUM	READ	REQUIRED	VERM	VERIFY BY FIELD MEASURE
33	BRITISH THERMAL UNITS PER HOUR	FOC	FACE OF CURTAIN, INSTALLED	MB	MACHINE BOLT	RHR	RIGHT HAND REVERSED	VCT	VENT
34	CENTER LINE	FOS	FACE OF STUD	MECH	MECHANICAL	RHS	ROUND HEAD WOOD SCREW	VEN	VENDOR
35	CEILING	FOSL	FACE OF STEEL	MFR	MANUFACTURER	RM	ROOM	VENT	VENTILATION
36	CLEARANCE/CLEAR	FSEC	FOOD SERVICE EQUIP. CONTRACTOR	MIN	MINIMUM	RNG	ROUGH OPENING	VERT	VERTICAL
37	CNR	FRP	FIBERGLASS REINFORCED PANEL	MISC	MISCELLANEOUS	RVL	RAINWATER LEADER	VOL	VOLUME
38	COUNTER	FT	FOOT OR FEET	MW	MAL IRON WASHER	S	SOUTH	W	WEST
39	COLUMN	FTG	FOOTING	MM	MILLIMETER	SAN	SANITATION	W	WITH
40	COMPOSITE	GA	GAUGE	MOD	MODULAR	SCD	SEE CIVIL DRAWINGS	WO	WITHOUT
41	CONNECTOR/CONNECTION	GALV	GALVANIZED	MT	MOUNT	SCHD	SCHEDULE	WD	WOOD
42	CONTINUOUS	GC	GENERAL CONTRACTOR	MTD	MOUNTED	SECT	SECTION	WID	WIDTH
43	CARPET	GFC	GROUND FAULT CIRCUIT	MTL	METAL	SED	SEE ELECTRICAL DRAWINGS	YD	YARD
44	CASEWORK	INTERRUPTER	INTERRUPTER	N	NORTH	SF	SQUARE FOOT	YR	YEAR
45	COLD WATER	GSM	GALVANIZED SHEET METAL	(N)	NEW	SHT	SHEET		
46	DOUBLE	GMB	GYP/STUM WALLBOARD	NIC	NOT IN CONTRACT	SIM	SIMILAR		
47	DUPLEX CONVENIENCE OUTLET	GYP	GYP/STUM WALLBOARD	NOM	NOMINAL	SLV	SLEEVE		
48	DEMOLITION				NOT TO SCALE	SMD	SHEET METAL SCREW		
49	DET			NIS		SMS			

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OWNER
?
FOOD SERVICE DESIGNER
Edward Don & Company 9801 Adam Don Parkway Woodridge, IL 60517 888.777.4366

SITE MAP

SITE MAP	
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DISCLAIMER

DISCLAIMER

SHEET INDEX	
FS0.0	Cover Sheet
FS1.01	Equipment Plan
FS1.11	Equipment Utility Schedule
FS1.21	Elevations

REVISIONS

REVISIONS		
#	DESCRIPTION	DATE
1	For Construction	06/12/2025

For Construction 06/12/2025

JR's Pizza Restaurant

FAIRPLAY, CO

GENERAL CONTRACTOR NOTES:

1. FOOD SERVICE EQUIPMENT DESIGNER IS NOT AN ARCHITECT OR AN ENGINEER. THESE DRAWINGS ARE PROVIDED FOR THE CONVENIENCE OF THE ARCHITECT, GENERAL CONTRACTOR, TRADE ENGINEERS AND SUBCONTRACTORS TO SHOW GENERAL PLACEMENT OF THE FOOD SERVICE EQUIPMENT.
2. FS-XXX DRAWINGS ARE PROVIDED FOR THE SOLE PURPOSE OF LOCATING EQUIPMENT REQUIREMENTS ONLY, AND DO NOT RELIEVE THE GENERAL CONTRACTOR OR SUBCONTRACTOR OF THE RESPONSIBILITY OF COMPLYING WITH ALL APPLICABLE CODES. PLEASE SEE ARCHITECT'S DRAWINGS FOR ALL OTHER REQUIREMENTS AND CODES.
3. IT IS THE RESPONSIBILITY OF THE OWNER, ARCHITECT AND/OR GENERAL CONTRACTOR TO INFORM THE FSEC IN WRITING OF ANY AND ALL CHANGES AND ALL ADDENDUMS TO PLANS WHICH ARE MADE PRIOR TO AND DURING CONSTRUCTION. FSEC ASSUMES NO RESPONSIBILITY FOR EQUIPMENT DEVIATIONS OF SIZE AND/OR UTILITIES FROM LACK OF THIS INFORMATION. THE OWNER WILL BE RESPONSIBLE FOR ALL COST INCURRED BY FAILURE TO GIVE FSEC NOTICE OF CHANGES.
4. COORDINATE ALL PHASES OF CONSTRUCTION WITH FOOD SERVICE EQUIPMENT CONTRACTOR, INCLUDING ADVANCE NOTIFICATION FOR ROUGH INSPECTIONS, FINISH PLUMBING, ELECTRICAL WORK, ROOF-PAD READINESS, ETC.
5. LAST DATED REVISIONS VOID ALL PREVIOUS PLANS.
6. PERMITS AND FEES ARE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND OWNER UNLESS OTHERWISE NOTED.
7. SITE CONDITIONS TO BE VERIFIED BY GC. ANY VARIANCES TO BE NOTED PRIOR TO CONSTRUCTION. FSEC MUST HAVE ADEQUATE SITE & BUILDING ACCESS FOR PROPER DELIVERY AND INSTALLATION OF ALL EQUIPMENT, INCLUDING OVERSIZED PIECES.
8. FSEC TAKES NO RESPONSIBILITY FOR ERRORS OR OMISSIONS IF WE ARE NOT INSTALLING THE PROJECT.
9. ROOF TOP PLAN BY THE ARCHITECT/ENGINEER. PLATFORMS BY THE GC.
10. ROOF, CEILING & WALL PENETRATIONS PROVIDED BY THE GC. CODE COMPLIANT CHASES TO BE PROVIDED AS NECESSARY, BY GC TO INCLUDE FIRE RATED SEALANT AS NEEDED.
11. EXHAUST SYSTEM TO BE DESIGNED BY A MECHANICAL ENGINEER AND SUPPLIED BY THE GC FROM THE DUCTS UP. FINAL WELD OR CONNECTION BY THE GC CLEAN OUTS, FIRE RATED WRAPING/SHAFTS AND ENCLOSURES BY THE GC AS SPECIFIED BY LOCAL ORDINANCES. BALANCE REPORT BY GC/OWNER REPRESENTATIVE.
12. GC IS THE FINAL AUTHORITY IN ASSURING THAT ALL TRADES COMPLY WITH STATE & LOCAL CODES.
13. ROUGH-INS INDICATED ON THIS PLAN PERTAIN TO FOOD SERVICE EQUIPMENT ONLY. FSEC TO PROVIDE ONE SITE TRIP TO CHECK OPEN STUD WALLS FOR UTILITY REVIEW.
14. WALL FINISHES IN KITCHEN AND SCULLERY ARE TO BE INSTALLED PRIOR TO INSTALLATION OF FOOD SERVICE EQUIPMENT.
15. NON-COMBUSTIBLE WALLS ARE TO BE PROVIDED BEHIND ALL COOKING EQUIPMENT OR WHERE EXHAUST HOODS ARE MOUNTED. NO COMBUSTIBLES CEILING STRUCTURES WITH-IN 18" FROM TOP OF EXHAUST HOOD. THIS EXCLUDES DISH WASHER HOODS.
16. GC TO PROVIDE WALL BACKING OF WOOD BLOCKING OR METAL FOR THE INSTALLATION OF SHELVES, FIRE SUPPRESSION EQUIP., LOCKERS, ETC. COORDINATE HEIGHTS WITH EQUIPMENT.
17. WALK-IN SPRINKLERS BY GC IF NEEDED (PROTECT FREEZER SPRINKLER IF NEEDED). SPRINKLER PENETRATIONS BY GC/FIRE SPRINKLER CONTRACTOR.
18. GC TO VERIFY ALL INSTALLATION, UTILITY REQUIREMENTS, AND SIZING OF OWNER/VEHICULAR/ARCHITECT/OTHERS SUPPLIED EQUIPMENT.
19. FLOOR DRAINS AND TROUGHS MUST HAVE FLOOR SLOPED PROPERLY. GC CONTRACTORS TO VERIFY REQUIREMENTS WITH LOCAL CODES.
20. METERS SHALL BE ORDERED AND PLACED BY THE GC/OWNER IN A TIMELY MANNER. DELAYS MUST BE ACKNOWLEDGED WITH EQUIPMENT SUPPLIER.
21. DEBRIS BOX BY GC AND TO BE AVAILABLE FOR FSEC USE.
22. PLUMBING & ELECTRICAL CONTRACTORS ARE RESPONSIBLE TO PROVIDE ANY PARTS NECESSARY FOR FINAL CONNECTIONS.
23. SODA SYSTEM MAY REQUIRE ELECTRICAL POWER AT SOURCE OF STRUP.
24. WALK-IN BOX TO BE WIRED COMPLETE BY ELECTRICIAN INCLUDING BUT NOT LIMITED TO INTERNAL WIRING, DOOR HEATERS, COIL, HEAT TAPE, SHUTOFFS AND COMPRESSOR.
25. WALK-IN BOX TO BE PLUMBED COMPLETELY, INCLUDING BUT NOT LIMITED TO CONDENSATE DRAIN LINE.
26. WALK-IN PAD MUST BE SMOOTH & LEVEL FOR INSTALLATION.
27. GC SHALL BE RESPONSIBLE FOR ALL GENERAL AND FINAL CLEANUP INCLUDING PILING OF PROTECTIVE PLASTIC FILM FROM STAINLESS STEEL AND REPOSITIONING EQUIPMENT AFTER TRADE HOOK UPS.
28. SEAL ALL CRACKS AND CREVICES IN COUNTERTOPS, AROUND METAL FLASHING, AND CONDUIT W/NOH-HARDENING SILICON SEALANT.
29. GC TO PERFORM AND PROVIDE THIRD PARTY AIR BALANCE TEST FOR ALL TYPE 1 EXHAUST HOODS PRIOR TO FINAL INSPECTION. SUBMIT A COPY OF THE AIR BALANCE TEST TO ENVIRONMENTAL HEALTH ONCE COMPLETED.
30. GENERAL CONTRACTOR TO ENSURE THAT THE SLAB UNDER THE COOKLINE EQUIPMENT IS LEVEL AND NOT PITCHED.
31. ALL ROOF CURB AND ROOF JACKS TO BE PROVIDED, LOCATED AND INSTALLED BY GC INCLUDING RESALTING OF ROOF AND ROOF PENETRATIONS.

32. GENERAL CONTRACTOR TO CUT AND PROVIDE HOLES THROUGH CEILING, ROOFS, WALLS, AND FLOORS FOR DUCTS, REFRIGERATION LINES, ETC. IN ACCORDANCE WITH LOCAL FIRE AND BUILDING CODES AND IN ACCORDANCE WITH DUCT SIZES SPECIFIED. GENERAL CONTRACTOR TO PROVIDE THE RESKYLING OF ALL HOLES (INCLUDING INSTALLATION OF THE FAN CURBS AND ROOF JACKS). GENERAL CONTRACTOR TO PROVIDE THE REPAIR OF ALL DAMAGE TO THE BUILDING. ETC. AS MAY BE REQUIRED BY LOCAL BUILDING AND FIRE CODES. (SEE NOTES BELOW)
33. WHERE NOISE OR VIBRATION PRODUCING EQUIPMENT (DISH MACHINE, DISPOSER, ETC.) IS LOCATED ADJACENT TO DINING AREAS AND/OR ANY PUBLIC AREAS, PROVISIONS SHOULD BE MADE BY THE GENERAL CONTRACTOR TO SOUND PROOF COMMON WALLS.
34. SLEEVES AND CONDUITS TO BE PROVIDED BY GC IN WALLS, FLOORS, AND CEILING FOR LINES (DRAINS, REFRIGERATION, BEVERAGE, FIRE SUPPRESSION, ETC.) TO PASS THROUGH AND GC TO RESEAL AFTER LINES ARE RUN. ALL CONDUIT TO MEET LOCAL CODES. - SEE DETAILS ON RESPECTIVE SHEETS.
35. GENERAL CONTRACTOR TO PROVIDE ACCESS TO HOODS AT AREA ABOVE HOODS FOR MOUNTING OF HOOD SUPPORTS. IF ACCESS IS NOT PROVIDED, GENERAL CONTRACTOR TO PROVIDE HOOD SUPPORTS. GENERAL CONTRACTOR TO PROVIDE STRUCTURALLY ENGINEERED SUPPORT FOR ALL EQUIPMENT HANGING FROM CEILING.
36. PROVIDE DOOR WALL OPENINGS AND OR PASSAGES TO ASSURE ACCESS FOR ALL KITCHEN EQUIPMENT AND FRONT-END ITEMS. COORDINATE SIZES WITH FSEC REMOVAL OF WINDOW GLASS, WINDOW FRAMES, DOORS AND DOOR FRAMES AND CENTER POST FOR ENTRY OF EQUIPMENT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND AT NO EXPENSE TO FSEC IF NECESSARY.
37. GENERAL CONTRACTOR TO PROVIDE AND INSTALL ALL WALL BACKING PER LOCATION BY FSEC.
38. ALL DIMENSIONS SHOWN ARE MEASURED FROM GUIDELINES, FINISHED WALLS, FLOORS, CEILINGS, AND/OR COLUMN TO CENTER LINES OF STUDS OR OUTLETS. ALLOWANCE SHALL BE MADE FOR MISCELLANEOUS OBSTRUCTIONS, STRUCTURES, VENTING, ELECTRICAL, PLUMBING, AND THICKNESS OF FINISHES WHEN FRAMING AND/OR ROUGH-IN AS REQUIRED.
39. WHEN EQUIPMENT IS NOTED AS EXISTING IT IS THE RESPONSIBILITY OF RESPECTIVE TRADES TO CONFIRM EXISTING UTILITY REQUIREMENTS.
40. WHEN EQUIPMENT IS NOTED BY VENDOR, UTILITY REQUIREMENTS SHOULD BE VERIFIED BY RESPECTIVE TRADES TO CONFIRM UTILITY REQUIREMENTS.

FIRE PROTECTION SYSTEM NOTES:

1. WHERE INDICATED ON DRAWINGS, LIQUID CHEMICAL SYSTEM SHALL BE PROVIDED TO PROTECT ALL COOKING EXHAUST HOODS, DUCTS, AND COOKING APPLIANCE AGAINST FIRE AND RE-FLASH BY A FIRE CONTROL SYSTEM. THE SIZE AND NUMBER OF SYSTEMS SHALL BE IN CONFORMANCE WITH N.F.P.A. PAMPHLET 96, AND LOCAL AND STATE CODES. THE SYSTEM SHALL BE INSTALLED BY AUTHORIZED INSTALLERS.
2. THE SYSTEM SHALL BE AUTOMATIC ACTIVATED OR BE MANUALLY OPERABLE AT THE NOZZLE RELEASE AND A REMOTE MANUAL PULL. OPERATORS SHALL BE LOCATED AS SHOWN ON THE ELECTRICAL ROUGH-IN DRAWING. ACTIVATION OF THE SYSTEM SHALL PROVIDE AUTOMATIC GAS AND/OR ELECTRIC FUEL LINE CUT-OFF.
3. ELECTRICALLY CONTROLLED OR MANUALLY CONTROLLED GAS SOLENOID VALVE SHALL BE INSTALLED BY THE PLUMBING CONTRACTOR. THE ELECTRICAL CONTRACTOR SHALL FURNISH AND INSTALL LINE VOLTAGE WIRING AND CONDUIT FROM CUT-OFF RELAY TO SOLENOID VALVE AND CONNECT CUT-OFF RELAY AND SOLENOID VALVE AS REQUIRED.
4. ELECTRICAL COOKING EQUIPMENT SHALL BE SHUT-OFF AT THE ELECTRICAL PANEL BY MEANS OF SHUNT TRIPS, ELECTRICAL CIRCUIT BREAKERS, AND CONDUIT FROM FIRE PROTECTING MICRO-SWITCH, OR EQUIVALENT, TO PANELS, TO MEET ALL LOCAL CODES.
5. ALL HAND HELD FIRE EXTINGUISHERS TO BE PROVIDED BY GENERAL CONTRACTOR.
6. ALL TIENS TO FIRE SAFETY SYSTEMS TO BE THE RESPONSIBILITY OF ELECTRICAL CONTRACTOR.

MASONRY CONTRACTOR NOTES:

1. ALL CURB DIMENSIONS ARE FINISHED DIMENSIONS. VERIFY FACE AND TOP FINISH (WHERE CURB IS EXPOSED) WITH ARCHITECT, GENERAL CONTRACTOR AND OWNER.
2. ALL CURB HEIGHTS TO BE TAKEN FROM FINISHED FLOOR TO TOP OF FINISHED CURB.
3. ALL CURB DIMENSIONS ARE TAKEN FROM FINISHED WALL TO FACE OF FINISHED CURB, OR FROM FINISHED FACE OF CURB TO FINISHED FACE OF CURB.
4. PROVIDE A 3/4" RADIUS COVE WHERE FINISHED FACE OF CURB INTERSECTS THE FINISHED FLOOR.
5. SEE PLUMBING PLANS/ FOR EXACT LOCATION OF FLOOR SINKS AND FLOOR DRAINS.
6. DO NOT SCALE DRAWINGS - USE WRITTEN DIMENSIONS SHOWN ON "FS-XXX" PLANS.

REFRIGERATION CONTRACTOR NOTES:

1. REFRIGERATION LINES TO BE INSTALLED AND PROTECTED FROM DAMAGE.
2. REFRIGERATION CONTRACTOR TO BE RESPONSIBLE FOR LOCATING AND SETTING IN PLACE REMOTE COMPRESSORS, VERIFY LOCATION WITH APPLICABLE PARTIES.
3. REFRIGERATION CONTRACTOR TO BE RESPONSIBLE FOR ALL APPLICABLE PERMITTING REQUIRED BY LOCAL JURISDICTIONS.

REFRIGERATION GENERAL REQUIREMENTS:

1. GENERAL CONTRACTOR AND/OR SUBDIVISIONS SHALL PROVIDE FLOOR REQUIREMENTS AND/OR SLAB RECESSES) AT WALK-IN COOLERS AND FREEZER AS SPECIFIED.
2. EVAPORATOR CONDENSATE DRAIN LINE(S) SHALL BE REFRIGERATION GRADE HARD COPPER USING 1" STANDOFFS. "P" TRAP DRAIN OUTSIDE WALK-IN COMPARTMENTS). PROVIDE AND INSTALL SLEEVES THROUGH WALK-IN AND BUILDING WALLS FOR DRAIN LINE(S). FOAM & CAULK AROUND SLEEVES AND DRAIN LINES. WRAP WITH DRAIN LINE HEATER AND INSULATION WHERE SUBJECT TO FREEZING TEMPERATURES.
3. KEC (SECTION 114000) SHALL FURNISH AND INSTALL METAL CLOSURE PANELS & TRIM TO MATCH WALK-IN FACING WHERE WALK-IN ABUTS BUILDING WALLS AND CEILING.
4. BUILDING FLOOR UNDER WALK-IN MUST BE SMOOTH AND LEVEL WITHIN PLUS OR MINUS 1/8" PER FOOT.
5. REFRIGERATION CONTRACTOR SHALL VERIFY LOCATION OF CONDENSING UNIT(S) PRIOR TO INSTALLATION.
6. INDOOR RACK SYSTEMS SHALL REQUIRE MECHANICAL VENTILATION OF NOT LESS THAN 800 CFM PER H.P. FOR AIR-COOLED UNITS AND 250 CFM PER H.P. FOR WATER-COOLED UNITS UNLESS DIRECTED OTHERWISE BY MANUFACTURERS' RECOMMENDATIONS.
7. GENERAL CONTRACTOR AND/OR SUBDIVISIONS TO COORDINATE CLEARANCE REQUIREMENTS OF ROOFTOP REFRIGERATION UNITS) FROM BUILDING EDGES AND OTHER ROOFTOP MECHANICAL UNITS AS DIRECTED BY CODE.
8. GENERAL CONTRACTOR AND/OR SUBDIVISIONS SHALL PROVIDE STRUCTURAL REINFORCEMENT TO BUILDING AS REQUIRED FOR HANGING AND/OR MOUNTING OF REFRIGERATION EQUIPMENT. COORDINATE EQUIPMENT LOCATION(S) WITH REFRIGERATION CONTRACTOR.
9. ALL ROOF MATERIAL/FLASHING AND REQUIRED ROOF PENETRATIONS(S) FOR REFRIGERATION SYSTEMS ARE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND/OR SUBDIVISIONS.
10. REFRIGERATION CONTRACTOR SHALL PITCH OR SEAL PENETRATIONS THROUGH PIPE CURBS(S) WITH TAR UPON INSTALLATION OF REFRIGERATION LINES.
11. REFRIGERATION CONTRACTOR SHALL FURNISH REFRIGERATION PIPING AND INSTALL CONDENSERS, CONDENSING UNITS, AND EVAPORATOR COILS. REFRIGERATION CONTRACTOR TO CHARGE, START-UP, RUN, AND CHECK FOR OPERATING TEMPERATURES.
12. REFRIGERATION CONTRACTOR SHALL FURNISH AND INSTALL FLEXIBLE CLOSED CELL INSULATION ON REFRIGERATION LINES TO PREVENT CONDENSATION.
13. GENERAL CONTRACTOR AND/OR SUBDIVISIONS SHALL COORDINATE ACCESSIBILITY OF REFRIGERATION PIPING TO CONDENSING UNITS (THROUGH MULTIPLE FLOORS WHERE REQUIRED) WITH REFRIGERATION CONTRACTOR.
14. REFRIGERATION LINES TO BE CONCEALED WITHIN WALLS, ABOVE CEILINGS, AND BENEATH FLOORS WHERE POSSIBLE. REFRIGERATION CONTRACTOR TO INSTALL LINESETS IN WALLS DURING FRAMING.
15. REFRIGERATION CONTRACTOR SHALL FOAM & SEAL INSIDE & OUTSIDE OF ALL REFRIGERATION PENETRATIONS THROUGH WALK-IN COOLER/FREEZER(S) AND REMOTE REFRIGERATION UNITS.
16. REFRIGERATION CONTRACTOR SHALL FOAM AND SEAL BOTH ENDS OF CONDUIT (WHERE SPECIFIED) UPON INSTALLATION OF REFRIGERATION LINES.
17. PULL BOXES FOR REFRIGERATION LINES (WHERE SPECIFIED) SHALL BE MINIMUM 12" X 12".
18. KEC (SECTION 114000) FURNISHED REMOTE CONDENSERS/CONDENSING UNITS FOR ICE MACHINES SHALL BE INSTALLED NO FURTHER THAN 75'-0" FROM UNIT OR WITHIN MANUFACTURER'S RECOMMENDED MAXIMUM DISTANCE.
19. REFRIGERATION CONTRACTOR SHALL INSTALL REFRIGERATION LINE SETS FOR ICE MACHINES.

VENTILATION GENERAL NOTES:

1. MECHANICAL EXHAUST SYSTEMS SHALL BE PROVIDED ABOVE ALL COOKING EQUIPMENT AND DISHWASHERS AS DIRECTED BY THE AUTHORITIES HAVING JURISDICTION.
2. EXHAUST HOODS SHALL BE CONSTRUCTED IN ACCORDANCE WITH LOCAL BUILDING CODES AND MEET NSF, UL, AND NFPA-96 STANDARDS.
3. MAKE-UP AIR MUST BE PROVIDED FOR MECHANICAL EXHAUST SYSTEMS AS REQUIRED BY THE AUTHORITIES HAVING JURISDICTION.
4. HVAC/MECHANICAL CONTRACTOR** TO COORDINATE LOCATIONS OF EXHAUST AND MAKE-UP AIR DUCTS WITH THE KEC (SECTION 114000).
5. EXHAUST DUCT IN ENCLOSED EXHAUST SHAFTS SHALL BE WRAPPED WITH APPROVED DUCT INSULATION OR MEET THE MINIMUM FIRE RATING AND CLEARANCE REQUIREMENTS.
6. GENERAL CONTRACTOR AND/OR SUBDIVISIONS SHALL FLASH-IN ALL ROOF CURBS FOR EXHAUST/MAKE-UP AIR FANS.
7. EXHAUST HOODS AND EXHAUST DUCT SYSTEMS SHALL BE PROVIDED WITH AN AUTOMATIC FIRE EXTINGUISHING SYSTEM.

VENTILATION REQUIREMENTS:

1. KEC (SECTION 114000) SHALL FURNISH AND INSTALL ALL EXHAUST HOODS, HVAC/MECHANICAL CONTRACTOR (DIVISION 23) SHALL FURNISH AND INSTALL EXHAUST/SUPPLY FAN(S), CURBS, AND DUCTWORK UPSTREAM FROM EXHAUST HOOD COLLARS.
2. HVAC/MECHANICAL CONTRACTOR (DIVISION 23) SHALL INSTALL KEC (SECTION 14000) FURNISHED HOODS, EXHAUST/SUPPLY FAN(S), AND CURBS.
3. HVAC/MECHANICAL CONTRACTOR (DIVISION 23) SHALL FURNISH AND INSTALL DUCTWORK BETWEEN EXHAUST HOOD COLLARS AND FANS).
4. FIRE SUPPRESSION SYSTEM FOR EXHAUST HOODS SHALL BE FURNISHED AND INSTALLED BY KEC (SECTION 114000) OR HVAC/MECHANICAL CONTRACTOR (DIVISION 23).



BUILD

Design • Equipment • Contract

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THESE DRAWINGS ARE NOT FOR CONSTRUCTION UNLESS THEY BEAR THE PROJECT NAME AND ARCHITECTURAL SEALING AGENCY THE PROJECT IS TO BE BUILT UNDER.

JR's Pizza Restaurant

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DATE:

D size(24"x 36")

SCALE: 1/4"=1'-0" (UNO)

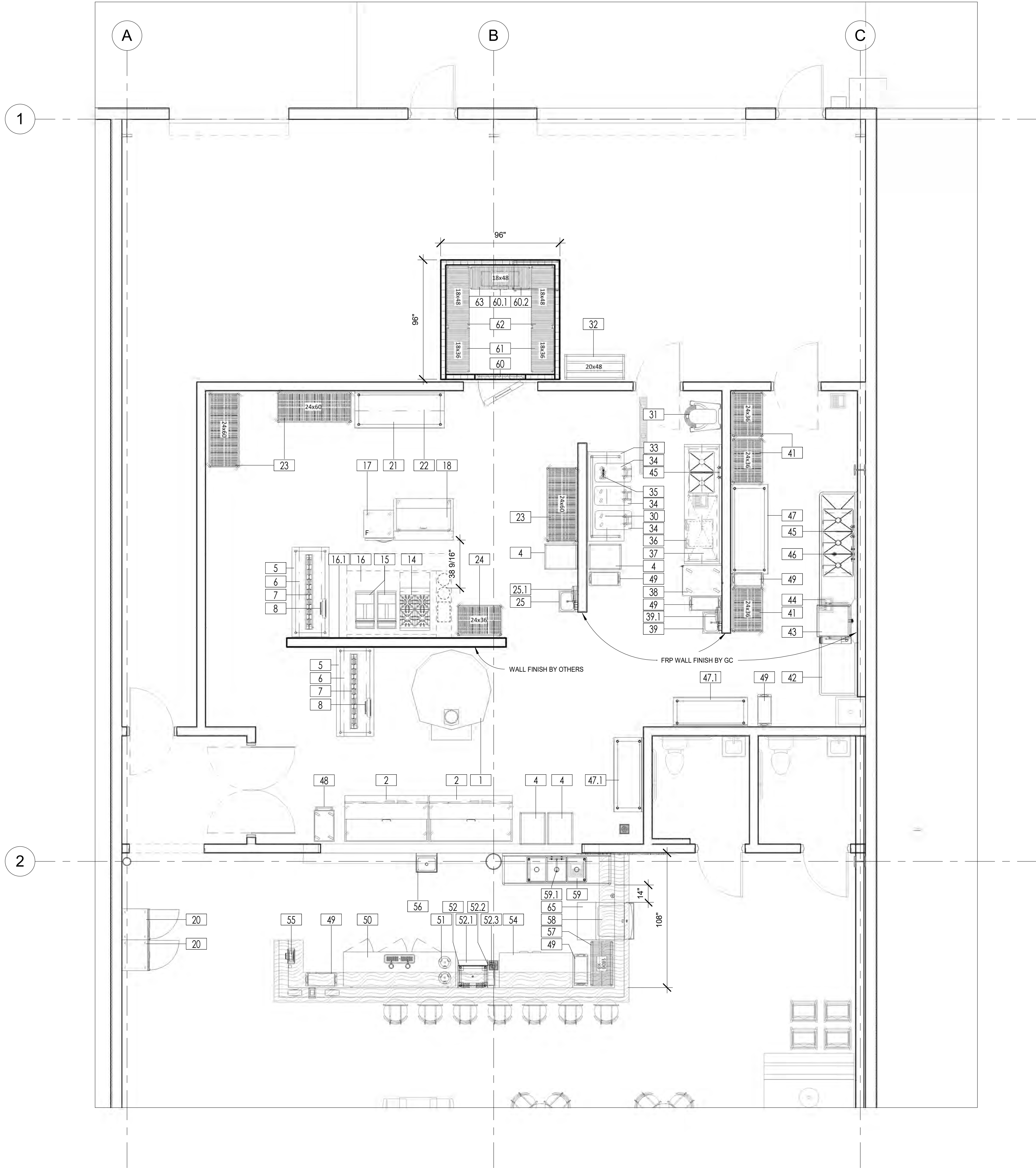
Food Service Revision List		
#	Description	Date
1	For Construction	06/12/2025

Cover Sheet Notes

FS0.1

For Construction 06/12/2025

Equipment Schedule				
Item Number	Qty	Description	Manufacturer	Model
1	1	5' Stone Hearth Oven	Wood Stone	WS-MS-5-RFG-W
2	2	Refrigerated Prep Table	Beverage-Air	DP67HC
4	4	Pan Rack	John Boos	ABPR-1820-3KD-X
5	2	Work Table	John Boos	ST6R1.5-3072SSK-X
6	2	Table Mounted Overshelf	John Boos	OS-ES-1872-X
7	2	Heat Lamp	Hatco	GRAH-60
8	2	KDS Monitor	By Others	N.I.C.
9-13	1	Spare Number	--	--
14	1	4-Burner Range	American Range	AR-4
15	2	Gas Fryer	Pitco	35C+S
16	1	Exhaust Hood System	Accurex	Custom
16.1	1	Wall Flashing	Metal Fab	Custom
17	1	Reach-In Freezer	Arctic Air	AWF25
18	1	Refrigerated Sandwich Prep Unit	Arctic Air	AST48R
20	2	Refrigerator, Reach-In, Glass Door	Beverage-Air	MT10-1B
21	1	Worktable	John Boos	ST4R5-3072SSK
22	1	Wall-Mtd. Shelf	John Boos	BHS1672-X
23	3	Shelving Unit, Polymer Mobile	Olympic	J2460C
24	1	Shelving Unit, Polymer Mobile	Olympic	J2436C
25	1	Hand Sink	BK Resources	BKHS-W-SS-P-G
25.1	1	Soap & Towels	By Owner	By Owner
26-29	1	Spare Number	--	--
30	1	Wall-Mtd. Shelf	John Boos	BHS1672-X
31	1	40 Quart Mixer	Thunderbird	ARM-40
32	1	Dunnage Rack	New Age	2018
33	1	Work Table	Advance Tabco	TKSS-306
34	3	Ingredient Bin	Cambro	IB36148
35	1	Mixer, Compact	Robot Coupe	CMP 250 VV
36	1	Work Table, Stainless Steel Top	John Boos	ST6R1.5-3096GSK-X
37	1	Wall Shelves, Stainless Steel	John Boos	BHS1696
38	1	Hot-N-Hold Proofer Cabinet	Cres Cor	121-PH-1818D
39	1	Hand Sink	BK Resources	BKHS-W-SS-P-G
39.1	1	Soap & Towels	By Owner	By Owner
40	1	Spare Number	--	--
41	3	Shelving Unit, Polymer Mobile	Olympic	J2436C
42	1	Clean Straight Dishtable	John Boos	CDT4-S48SBK-R
43	1	Ventless Door-Style Dishmachine	By Owner	By Owner
44	1	3-Compartment Sink	Metal Fab	John Boos
45	2	Faucet, Splash Mount	T&S Brass	B-0290
46	1	Pre-Rinse Faucet	John Boos	PB-PRW-1LF
47	1	Worktable	John Boos	ST4R5-3072SSK
47.1	2	Worktable	John Boos	ST4R5-3060SSK
48	1	Service Cart	Cambro	BC225110
49	6	Slim Jim Trash Can	By Owner	By Owner
50	1	Draft Beer Cooler	Arctic Air	ADD72R-2
51	2	Nitrogen Tank	By Owner	By Owner
52	1	Underbar Ice Bin	By Owner	By Owner
52.1	1	Underbar Speed Rail	By Owner	By Owner
52.2	1	Soda Gun Holder	By Owner	By Owner
52.3	1	Soda Gun	By Owner	By Owner
54	1	Back Bar Cooler, Refrigerator	Beverage Air	BB58HC-1-FG-S
55	1	POS	By Owner	By Owner
56	1	Hand Sink	By Owner	Existing
57	1	Shelving	Metro	5A347K3
58	1	Ice Beverage Dispenser	By Owner	By Owner
59	1	Sink, 3-Compartment	John Boos	3B16204-2D18-X
59.1	1	Faucet, Splash Mount	John Boos	PBF-10-SLF
60	1	Walk-In Cooler	Norlake	KLB741010-C
60.1	1	Evaporator Coil (Cooler)	Custom	Custom
60.2	1	Cooler Condenser	Custom	Custom
61	2	Wire Shelving Unit	Olympic	J1836K
62	2	Wire Shelving Unit	Olympic	J1848K
63	1	Wire Shelving Unit	Olympic	J1848K
65	1	Self-Contained Ice Machine	Ice-O-Matic	ICEU300FA
65.1	1	Inline Water Filter	Ice-O-Matic	IC14C



01 L1 Equipment Plan
1/4" = 1'-0"

For Construction 06/12/2025

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JR's Pizza Restaurant
FAIRPLAY, CO

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SHEET SIZE
D size(24"x 36")
SCALE: 1/4"=1'0" (UON)

Food Service Revision List		
#	Description	Date
1	For Construction	06/12/2025

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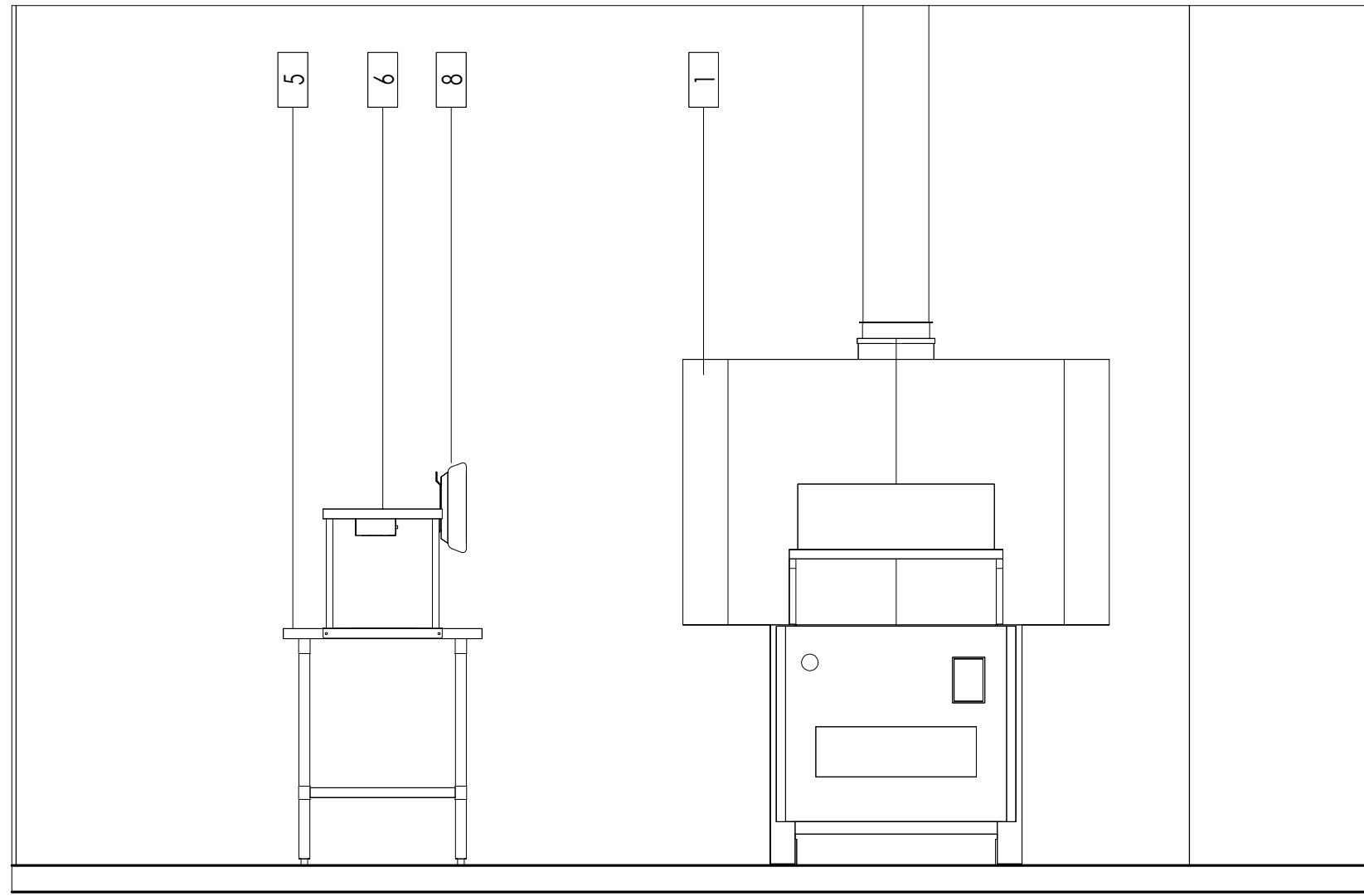
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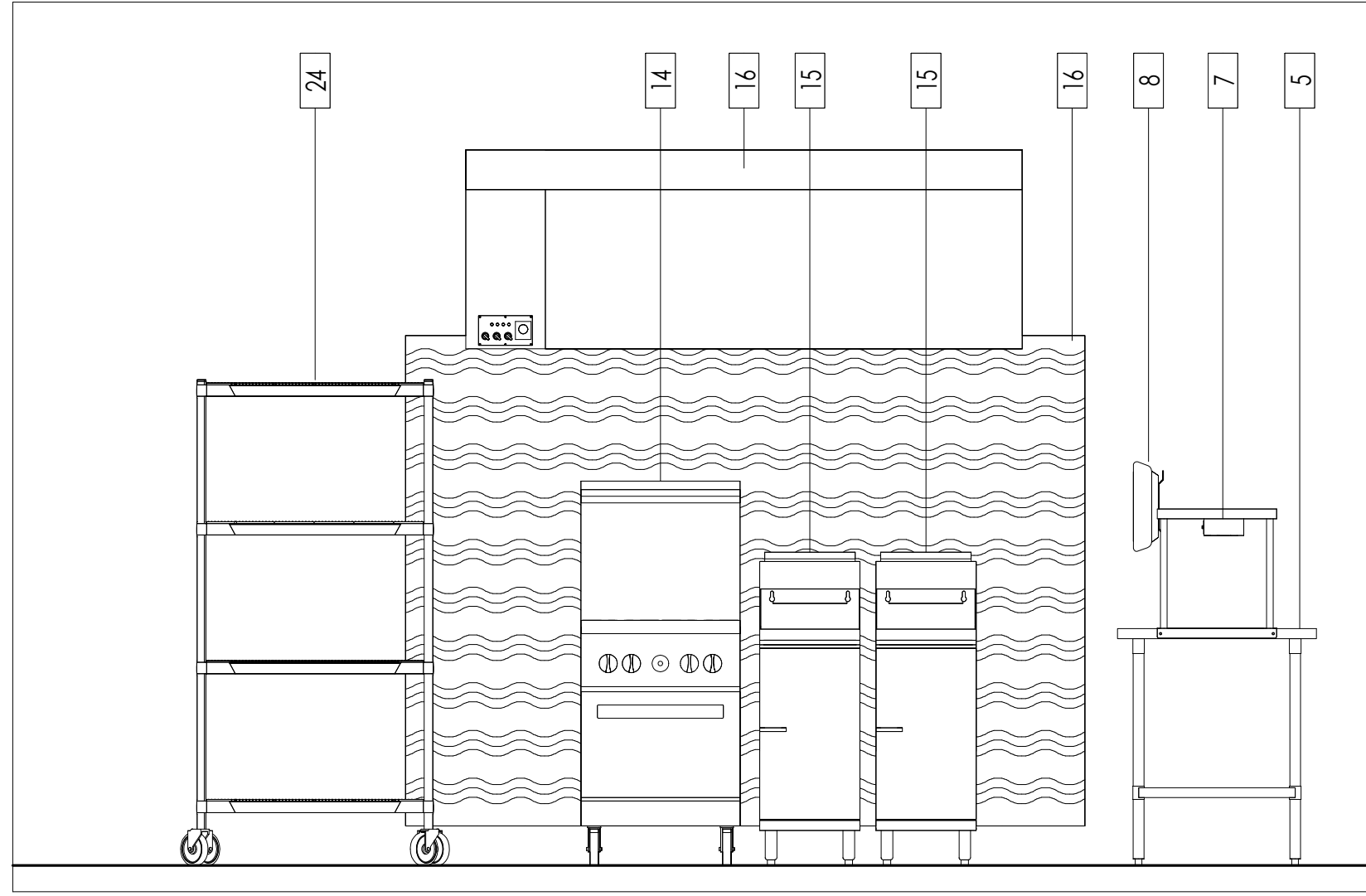
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FS1.21

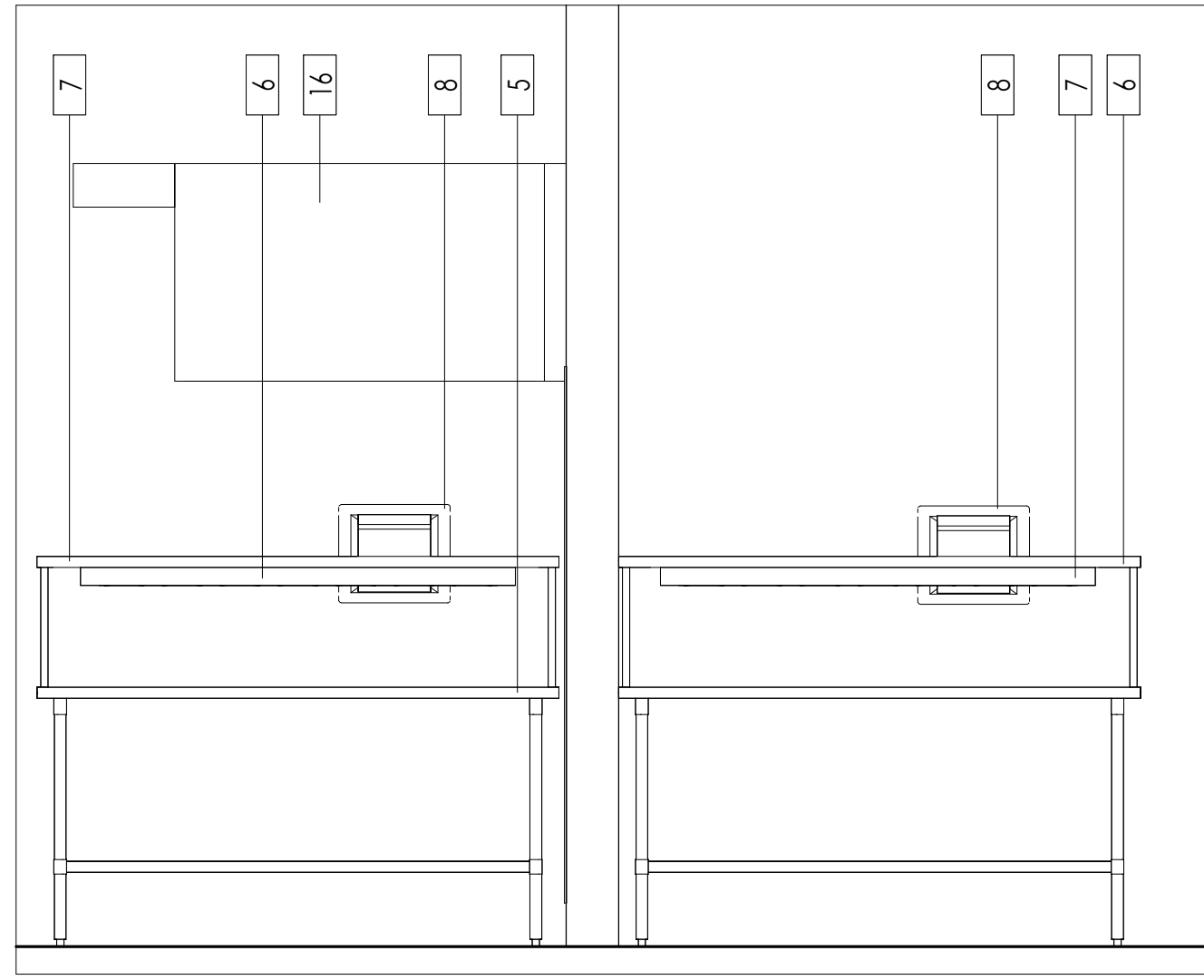
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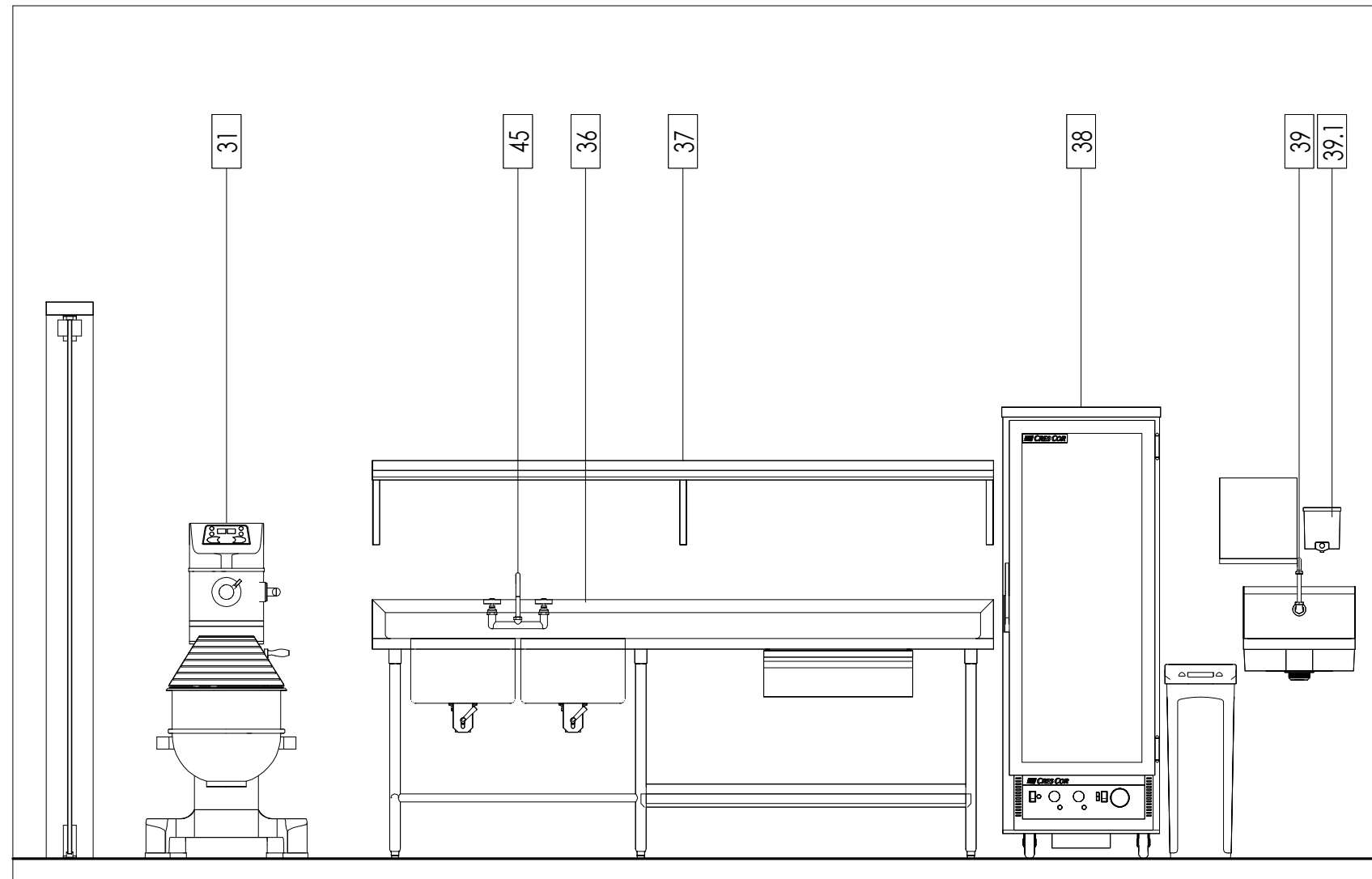
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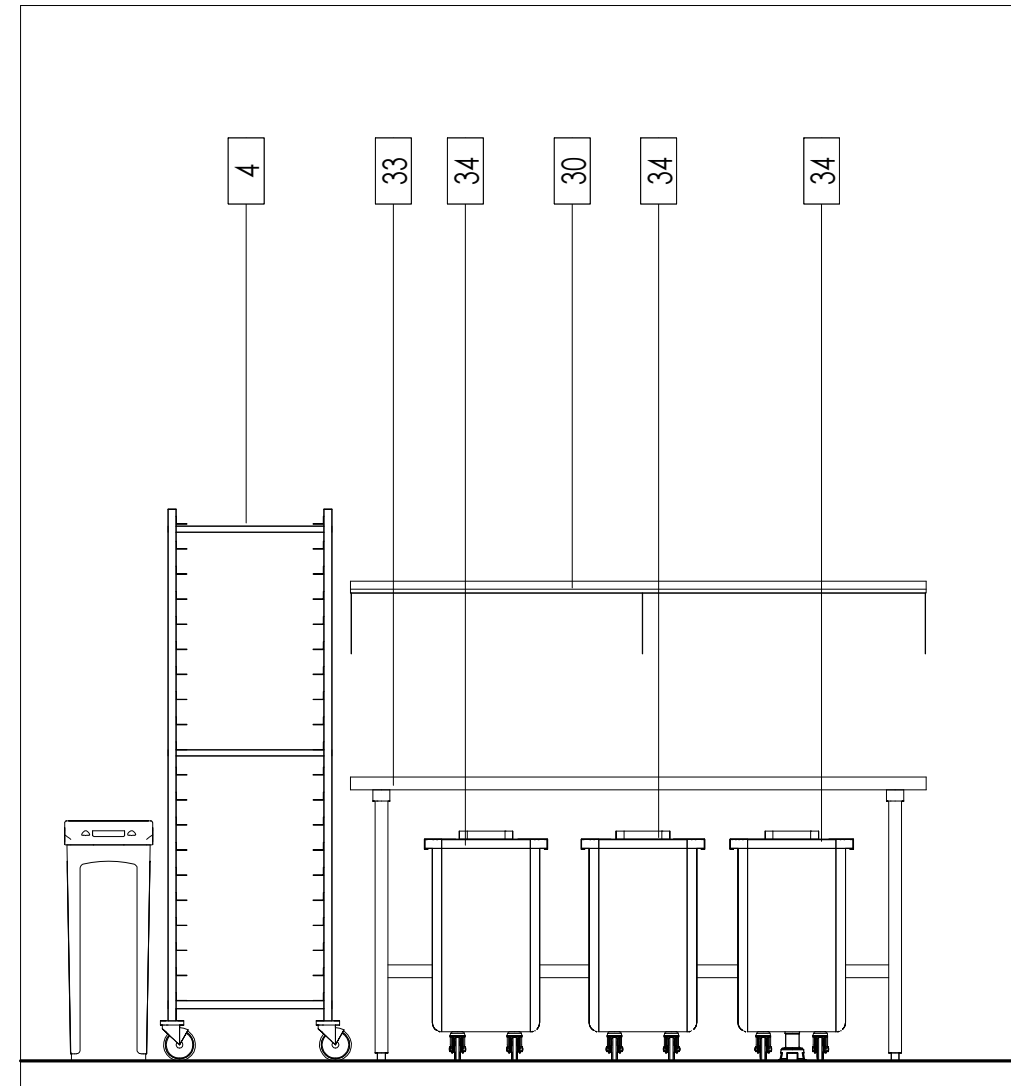
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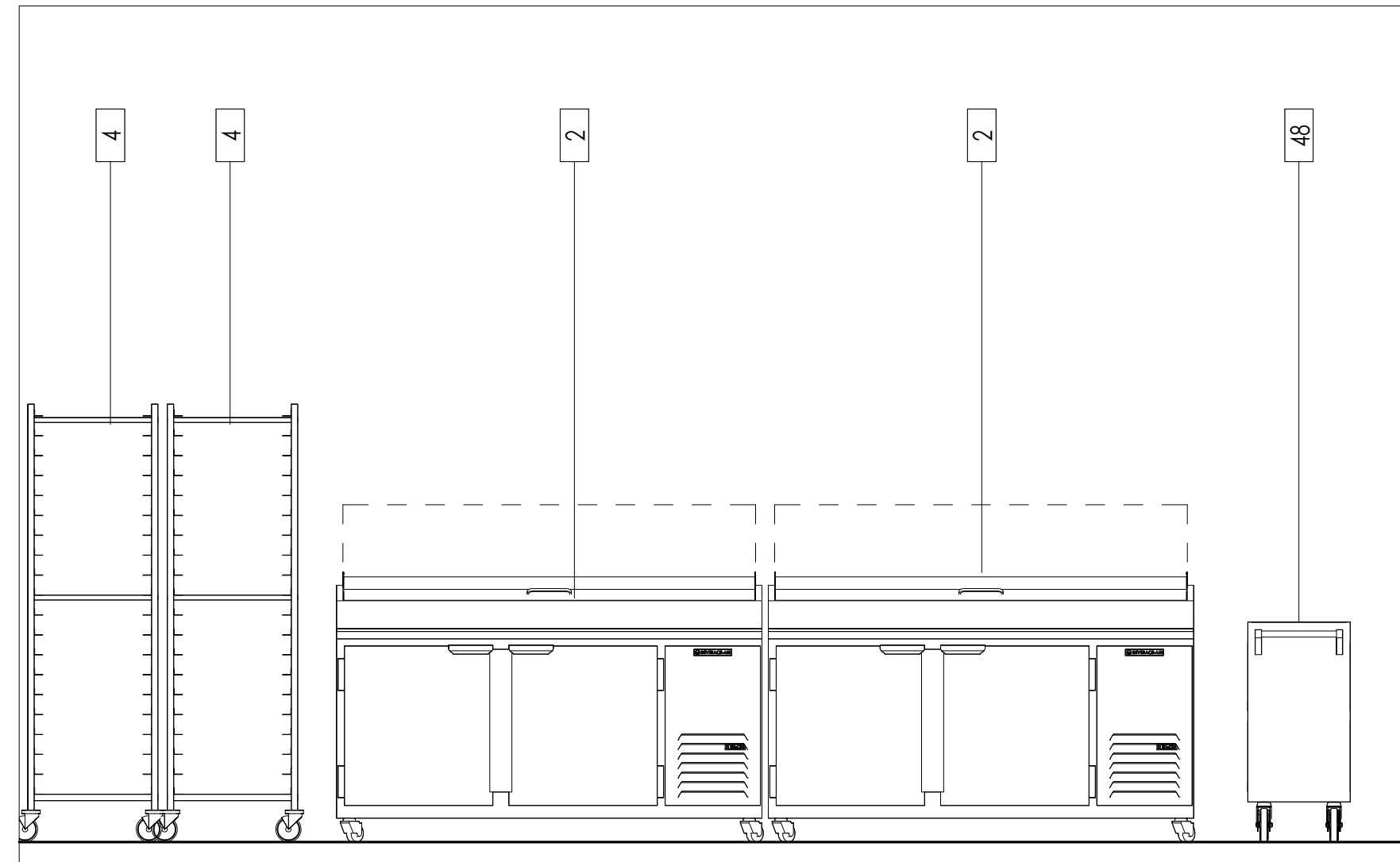
Landing / Heat Lamps
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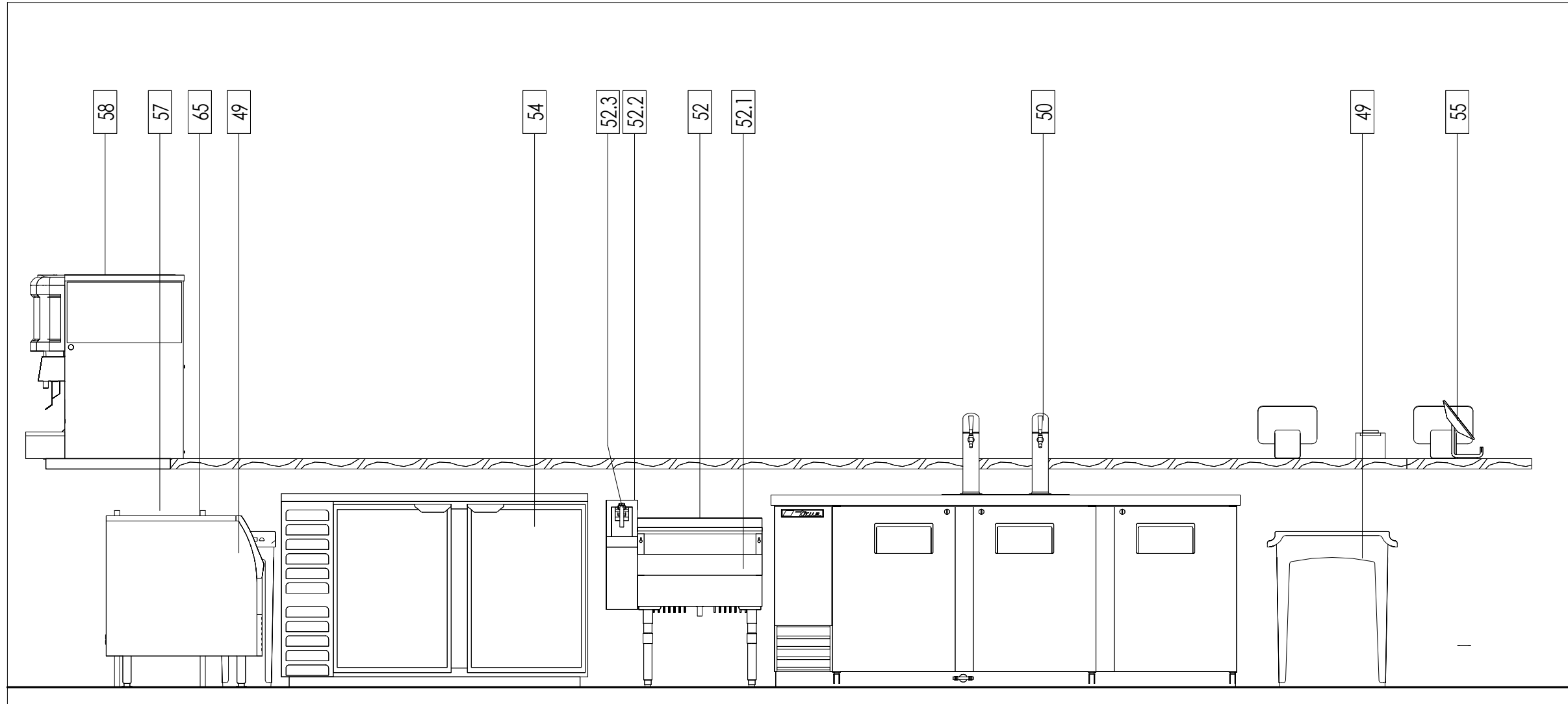
Mixer / Proofer
1/2" = 1'-0"



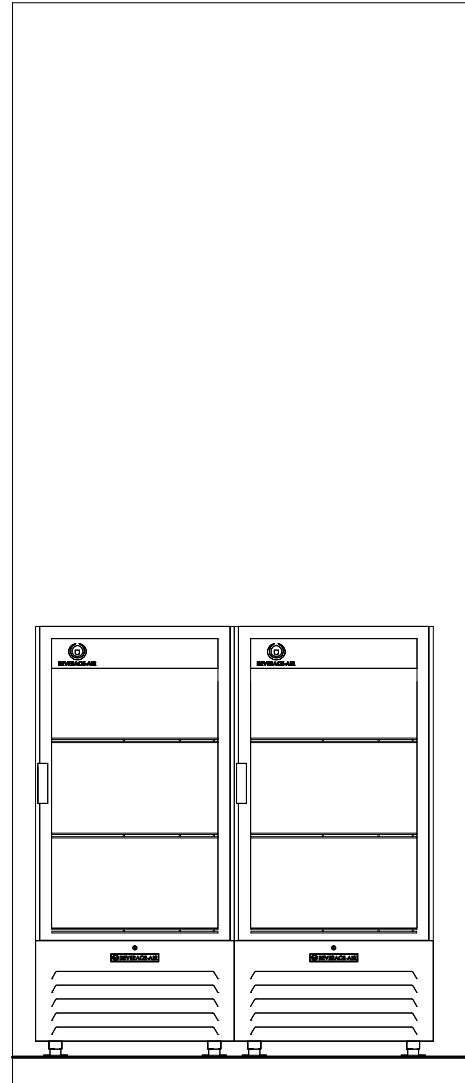
Dough Prep
1/2" = 1'-0"



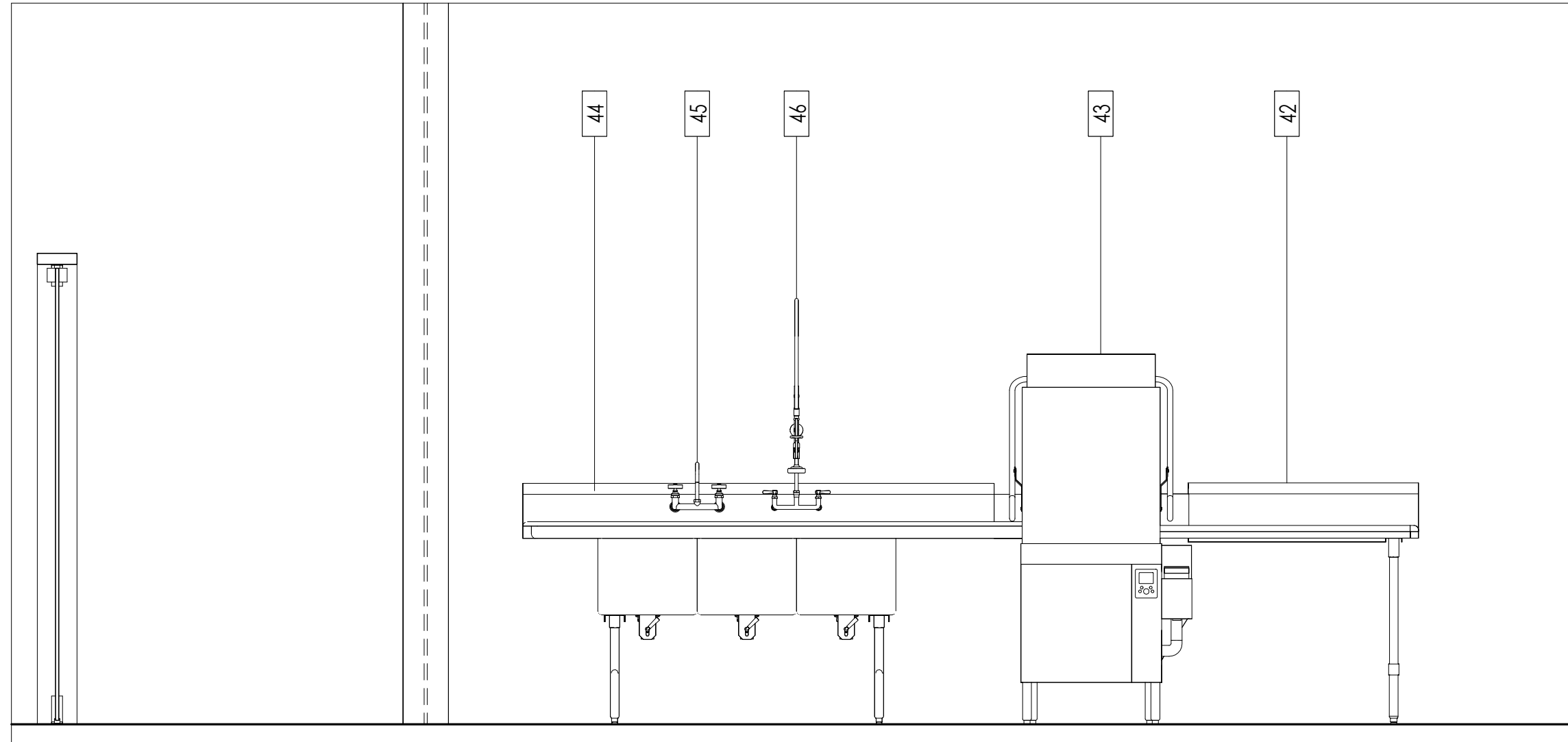
Prep
1/2" = 1'-0"



Beer Draft Cooler
1/2" = 1'-0"

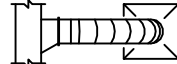
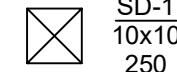
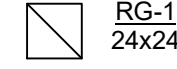
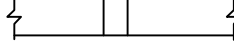
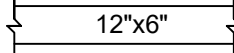
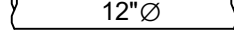
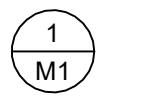
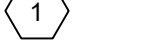


Refrigerated Merchandise
1/2" = 1'-0"



Dishwash
1/2" = 1'-0"

For Construction 06/12/2025

MECHANICAL SYMBOLS	ABBREVIATIONS	MECHANICAL GENERAL NOTES
NOTE: ALL DUCT DIMENSIONS SHOWN ON DRAWINGS ARE INSIDE DIMENSIONS.  INSULATED FLEXIBLE DUCT (MAXIMUM 5'-0" LONG)  TYPE, NECK SIZE, CFM AT SUPPLY DIFFUSER OR REGISTER  TYPE, SIZE AT RETURN/EXHAUST GRILLE  MANUAL VOLUME CONTROL DAMPER  SQUARE TO ROUND TRANSITION  THERMOSTAT  RECTANGULAR DUCT (1ST FIG. SIDE SHOWN)  ROUND DUCT (1ST FIG. = DIAMETER)  FIRE DAMPER, 1.5 HR, DYNAMIC  COMBINATION SMOKE AND FIRE DAMPER, 2HR, DYNAMIC  END-OF-DEMOLITION  CONNECTION POINT OF NEW WORK TO EXISTING  VIEW REFERENCE: UPPER NUMBER INDICATES DETAIL NUMBER LOWER NUMBER INDICATES SHEET NUMBER  KEYNOTE REFERENCE SYMBOL  RADIATION DAMPER	1F, 2F, #F FIRST FLOOR, SECOND FLOOR, # FLOOR AFF ABOVE FINISHED FLOOR AHU AIR HANDLING UNIT BDD BACKDRAFT DAMPER BFF BELOW FINISHED FLOOR BOD BOTTOM OF DUCT BOS BOTTOM OF STRUCTURE BTU BRITISH THERMAL UNIT CD CONDENSATE CFM CUBIC FEET PER MINUTE CO CLEANOUT CON CONDENSATE PIPE DN DOWN EA EXHAUST AIR EAT ENTERING AIR TEMPERATURE EC ELECTRICAL CONTRACTOR EDB ENTERING DRY BULB EF EXHAUST FAN EWB ENTERING WET BULB FACP FIRE ALARM CONTROL PANEL FD FIRE DAMPER FF FINISHED FLOOR FSM FIRE/SMOKE DAMPER GPM GALLONS PER MINUTE HB HOSE BIBB HTG HEATING IN, WC INCHES OF WATER COLUMN LAT LEAVING AIR TEMPERATURE LDB LEAVING DRY BULB LWB LEAVING WET BULB LWT LEAVING WATER TEMPERATURE MBH 1000 BTU PER HOUR MC MECHANICAL CONTRACTOR MCA MINIMUM CIRCUIT AMPACITY M MOTORIZED DAMPER MFR MANUFACTURER MTD MOUNTED N/A NOT APPLICABLE NC NOISE CRITERIA OA OUTSIDE AIR OP OPERABLE PH, Q PHASE QTY QUANTITY RA RETURN AIR RH RELATIVE HUMIDITY RPM REVOLUTIONS PER MINUTE SA SUPPLY AIR SD SMOKE DETECTOR SF SQUARE FEET SP STATIC PRESSURE TA TRANSFER AIR T-STAT THERMOSTAT UH UNIT HEATER UL UNDERWRITERS LABORATORIES, INC. W/, W/O WITH, WITHOUT WB WET BULB WC WATER COLUMN	1. REFER TO PLANS FOR ADDITIONAL NOTES. 2. THE PLANS ARE, TO A GREAT EXTENT, DIAGRAMMATIC IN NATURE. DRAWING SCALES SHOULD BE VERIFIED FROM DIMENSIONS ON ARCHITECTURAL PLANS. THE INFORMATION PRESENTED IS AS EXACT AS COULD BE SECURED. THE CONTRACTOR SHALL OBTAIN EXACT LOCATION, MEASUREMENTS, LEVELS, ETC. AT THE SITE AND SHALL SATISFACTORILY ADAPT THE WORK TO THE ACTUAL CONDITIONS AT THE PROJECT SITE. 3. CONTRACTOR SHALL VISIT THE JOB SITE PRIOR TO SUBMITTING A BID TO COVER THE CONDITIONS AT THE SITE INFORMING THEMSELVES OF ALL DETAILS. 4. ALL WORK SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL CODES, LAWS, ACTS AND ORDINANCES, AND ALL AUTHORITIES HAVING JURISDICTION. 5. THE COMPLETED INSTALLATION SHALL BE IN ACCORDANCE WITH ALL ENGINEERING REQUIREMENTS, THE OWNER'S DESIGN CRITERIA, UTILITY COMPANY REQUIREMENTS, APPLICABLE INDUSTRY STANDARDS OF GOOD PRACTICE AND SAFETY AND THE MANUFACTURER'S STRICTEST RECOMMENDATIONS FOR EQUIPMENT AND PRODUCT APPLICATION AND INSTALLATION. 6. MANUFACTURER'S NAMES ON WHICH THIS SPECIFICATION IS BASED INDICATE THE MINIMUM QUALITY OF PRODUCT REQUIRED BY ARCHITECT/ENGINEER. SUBSTITUTIONS MAY BE MADE TO THOSE SPECIFIED IF DEEMED EQUIVALENT BY THE ARCHITECT/ENGINEER DURING SUBMITTAL REVIEW. 7. RECORD DRAWINGS - PREPARE AND SUBMIT TO THE OWNER RECORD DRAWINGS INDICATING THE EXACT LOCATION OF ALL EQUIPMENT INCLUDING THE EQUIPMENT'S "AS INSTALLED" SIZE(S), MANUFACTURER, MODEL NUMBERS, AND PERFORMANCE NUMBERS. 8. SUPPORTS - EQUIPMENT, PIPING, DUCTWORK OR ANY OTHER ACCESSORY SHALL NOT BE SUPPORTED FROM OTHER PIPING, DUCTWORK, METAL ROOF DECK, LATERAL BRACING BRIDGING OR CONDUIT. ITEMS SHALL ONLY BE SUPPORTED FROM BUILDING STRUCTURE. 9. COORDINATE EXACT LOCATION OF ALL DUCTWORK, AIR TERMINAL UNITS, PIPING, ETC., WITH STRUCTURAL, ARCHITECTURAL, ELECTRICAL, AND OTHER MECHANICAL SYSTEMS. 10. WHERE MOUNTING HEIGHTS ARE NOT DETAILED OR DIMENSIONED, INSTALL MECHANICAL SERVICES AND OVERHEAD EQUIPMENT TO PROVIDE THE MAXIMUM HEADROOM POSSIBLE. 11. ALL DUCTWORK TO VIBRATING EQUIPMENT SHALL HAVE FLEXIBLE CONNECTORS. 12. DUCT/EQUIPMENT SMOKE DETECTORS SHALL BE FURNISHED BY MECHANICAL CONTRACTOR AND WIRED BY ELECTRICAL CONTRACTOR. 13. CONTRACTOR TO BE RESPONSIBLE FOR PROTECTION OF THEIR EMPLOYEES FROM ANY LEAD DUST THAT MAY BE ENCOUNTERED. 14. THE LOCATION OF UTILITIES IS SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. 15. ALL TESTS SHALL BE COMPLETED BEFORE ANY MECHANICAL EQUIPMENT OR PIPING INSULATION IS APPLIED. 16. ALL CONCEALED SUPPLY DUCTWORK INSTALLED OR MODIFIED ON THIS PROJECT SHALL BE WRAPPED WITH INSULATION PER SPECIFICATIONS. 17. CONTRACTOR TO COORDINATE DUCTWORK WITH FIRE RATED WALLS AND FLOORS SHOWN ON ARCHITECTURAL DRAWINGS, MAINTAINING NECESSARY RATING OF WALLS. 18. ALL DUCTWORK DIMENSIONS, AS SHOWN ON THE DRAWINGS, ARE INTERNAL CLEAR DIMENSIONS AND DUCT SIZE SHALL BE INCREASED TO COMPENSATE FOR DUCT LINING THICKNESS. 19. MECHANICAL CONTRACTOR IS COMPLETELY RESPONSIBLE FOR PROVIDING ALL PRESSURE AND/OR TEMPERATURE TAPS IN PIPING AS REQUIRED FOR PROPER BALANCING OF ALL SYSTEMS. 20. BEFORE INSTALLATION, EQUIPMENT CONTRACTOR SHALL VERIFY THAT COILS CAN BE REMOVED WITHOUT INTERFERENCE. CONTRACTOR SHALL PROVIDE ADEQUATE ACCESS AND COIL REMOVAL SPACE FOR ALL EQUIPMENT. 21. ACCESS PANELS ARE REQUIRED (MINIMUM 18"X18" FOR ACCESS TO EVERY VALVE, DAMPER, TERMINAL UNIT, AND CONTROL SENSOR IF NOT OTHERWISE ACCESSIBLE. ACCESS PANEL SHALL BE APPROVED BY ARCHITECT. 22. INSULATE DUCT WORK AND PIPING PER 2021 IECC AND AUTHORITY HAVING JURISDICTION. 23. HVAC LOAD CALCULATIONS ARE PERFORMED PER 2021 IECC SECTION C403.1.1, AND ASHRAE STANDARD 183, PROVIDE BY OTHERS. 24. CONTROL DAMPERS, FIRE DAMPERS, SMOKE DAMPERS, AND COMBINATION FIRE-SMOKE DAMPERS SHALL BE LEAKAGE CLASS I. 25. THE CONTRACTOR SHALL COORDINATE AND COOPERATE WITH ARCHITECT AND OWNER AT ALL TIMES FOR ALL NEW-TO-EXISTING CONNECTIONS, SYSTEM SHUTDOWNS, RESTART-UP, AND FLUSHING AND FILLING OF BOTH NEW AND EXISTING AFFECTED SYSTEMS. 26. REPORT ANY EXISTING DAMAGED EQUIPMENT OR SYSTEMS TO THE OWNER PRIOR TO ANY WORK. 27. INSTALL ALL EQUIPMENT AND MATERIALS IN SUCH A MANNER AS TO PROVIDE REQUIRED ACCESS FOR SERVICING AND MAINTENANCE. ALLOW AMPLE SPACE FOR REMOVAL OF ALL PARTS THAT REQUIRE REPLACEMENT OR SERVICING. 28. FURNISH HINGED STEEL ACCESS DOORS WITH CONCEALED LATCH, WHETHER SHOWN ON DRAWINGS OR NOT, WHERE REQUIRED FOR ACCESS TO ALL CONCEALED VALVES, SHOCK ABSORBERS, MOTORS, FANS, BALANCING COCKS, AND OTHER OPERATING DEVICES REQUIRING ADJUSTMENT OR SERVICING. ACCESS DOORS IN FIRE-RATED WALLS AND CEILINGS SHALL HAVE EQUIVALENT UL LABEL AND FIRE RATING. 29. IT IS THE INTENTION OF THESE SPECIFICATIONS AND DRAWINGS TO CALL FOR FINISHED WORK, TESTED AND READY FOR OPERATION. WHEREVER THE WORD "PROVIDE" IS USED, IT SHALL MEAN "FURNISH AND INSTALL COMPLETE AND READY FOR USE". 30. SECURE AND PAY FOR ALL PERMITS, TAP FEES, TAXES, ROYALTIES, LICENSES, AND INSPECTION IN CONNECTION WITH THE WORK SPECIFIED UNDER DIVISION 23. 31. ALL WORK SHALL COMPLY WITH ALL APPLICABLE CODES AND REGULATIONS. 32. DRAWINGS ARE DIAGRAMMATIC IN CHARACTER AND DO NOT NECESSARILY INDICATE EVERY REQUIRED OFFSET, VALVE, FITTING, ETC. 33. DRAWINGS SHALL NOT BE SCALED FOR ROUGH-IN MEASUREMENTS OR USED AS SHOP DRAWINGS. ALL DIMENSIONS SHALL BE VERIFIED IN FIELD. 34. ALL NEW, RELOCATED AND EXISTING MATERIALS, IN CEILING PLENUMS SHALL BE CLASS 1 RATED, NOT EXCEEDING A RATING OF 25 FLAME SPREAD AND 50 SMOKE DEVELOPED. REMOVE AND REPLACE ALL EXISTING MATERIALS NOT IN COMPLIANCE. 35. BEFORE ANY EQUIPMENT CAN BE ORDERED AND/OR INSTALLED, DETERMINE THAT SAID EQUIPMENT WILL PROPERLY FIT WITHIN THE SPACE ALLOCATED; THAT REQUIRED PIPING GRADES CAN BE MAINTAINED; AND THAT DUCTWORK CAN BE RUN AS INTENDED. 36. COORDINATE THE INSTALLATION OR MECHANICAL MATERIALS AND EQUIPMENT ABOVE AND BELOW CEILINGS, LIGHT FIXTURES, AND OTHER BUILDING COMPONENTS SHALL BE LOCATED AS TIGHT TO STRUCTURE AS POSSIBLE. COORDINATE CEILING CAVITY SPACE CAREFULLY WITH ALL TRADES. 37. ALL MATERIALS AND EQUIPMENT SHALL BE NEW, FREE OF DEFECTS, AND INSTALLED IN ACCORDANCE WITH MANUFACTURER'S CURRENT PUBLISHED RECOMMENDATIONS. 38. CONTRACTOR SHALL PREPARE AND SUBMIT TO THE ENGINEER ELECTRONIC (PDFS) OF ALL SHOP DRAWINGS AND DESCRIPTIVE EQUIPMENT DATA/SUBMITTALS REQUIRED FOR THE PROJECT. THE CONTRACTOR SHALL IDENTIFY ANY "LONG LEAD TIME" ITEMS WHICH MAY IMPACT THE OVERALL PROJECT SCHEDULE. ALL BIDS SHALL INCLUDE COSTS ASSOCIATED WITH THE PURCHASE AND DELIVERY OF EQUIPMENT TO MEET THE PROJECT SCHEDULE. 39. QUIET OPERATION AND VIBRATION: MECHANICAL EQUIPMENT PROVIDED UNDER THIS CONTRACT SHALL OPERATE UNDER ALL LOAD CONDITIONS WITHOUT NOISE OR VIBRATION. KEEP A COMPLETE SET OF RECORD DOCUMENT PRINTS IN CUSTODY DURING THE ENTIRE PERIOD OF CONSTRUCTION AT THE CONSTRUCTION SITE. AT THE COMPLETION OF THE PROJECT, TURN THESE DRAWINGS OVER TO THE GENERAL CONTRACTOR FOR HIS SUBMISSION TO THE ARCHITECT. 41. THE CONTRACTOR FOR THIS WORK SHALL EXAMINE THE DRAWINGS AND SPECIFICATIONS FOR OTHER PARTS OF THE WORK, AND IF HEADROOM OR SPACE CONDITIONS APPEAR INADEQUATE OR IF ANY DISCREPANCIES OCCUR BETWEEN THE PLANS FOR THEIR WORK AND THE PLANS FOR THE WORK OF OTHERS, THEY SHALL REPORT SUCH DISCREPANCIES TO THE ARCHITECT/ENGINEER AND SHALL OBTAIN WRITTEN INSTRUCTIONS FOR ANY CHANGES NECESSARY TO ACCOMMODATE THEIR WORK WITH THE WORK OF OTHERS. ANY CHANGES IN THE WORK COVERED BY THIS SPECIFICATION MADE NECESSARY BY THE FAILURE OR NEGLECT OF THE CONTRACTOR TO REPORT SUCH DISCREPANCIES SHALL BE MADE BY AND AT THE EXPENSE OF THE CONTRACTOR. 42. OPERATING AND MAINTENANCE DATA: THE CONTRACTOR SHALL PREPARE AN OPERATING AND MAINTENANCE MANUAL COVERING ALL SYSTEMS AND EQUIPMENT INSTALLED UNDER THIS DIVISION. SUBMIT AN OUTLINE OF A PREVENTATIVE MAINTENANCE PROGRAM FOR EACH SYSTEM. CONTRACTOR SHALL PROPERLY LUBRICATE ALL MECHANICAL PIECES OF EQUIPMENT, WHICH THEY HAVE PROVIDED BEFORE TURNING THE BUILDING OVER TO THE OWNER. WARRANTIES a. PROVIDE COMPLETE WARRANTY INFORMATION FOR EACH ITEM, INCLUDING, NAME OF PRODUCT OR EQUIPMENT; DATE OF BEGINNING OF WARRANTY OR BOND; DURATION OF WARRANTY OR BOND; AND NAMES, ADDRESSES AND TELEPHONE NUMBERS OF MANUFACTURING/SERVICING PERSONNEL, AS WELL AS, PROCEDURES FOR FILING A CLAIM AND OBTAINING WARRANTY SERVICES. b. THE CONTRACTOR SHALL WARRANT ALL MATERIALS, WORKMANSHIP AND THE SUCCESSFUL OPERATION OF ALL EQUIPMENT AS IDENTIFIED IN THE GENERAL CONDITIONS, OR DIVISION 1. MECHANICAL/ELECTRICAL REQUIREMENTS FOR MECHANICAL EQUIPMENT: 1. CONTRACTOR SHALL REVIEW ELECTRICAL POWER REQUIREMENTS FOR MECHANICAL EQUIPMENT THAT ARE SCHEDULED ON THE ELECTRICAL DRAWINGS PRIOR TO ORDERING EQUIPMENT. DO NOT PURCHASE MOTORS OR ELECTRICAL EQUIPMENT UNTIL POWER CHARACTERISTICS AVAILABLE AT BUILDING SITE LOCATION HAVE BEEN CONFIRMED BY CONTRACTOR. 2. PROVIDE SAFETY DISCONNECT SWITCHES FOR ALL MECHANICAL EQUIPMENT, UNLESS SPECIFICALLY SHOWN ON DIVISION 16 REQUIREMENTS. 3. FURNISH COMBINATION TYPE FULL NEMA RATED STARTERS WITH FUSED DISCONNECT SWITCH FOR ALL MOTORS PROVIDED. 4. ELECTRICAL WIRING IN CONNECTION WITH THE AUTOMATIC TEMPERATURE CONTROL SYSTEM, INCLUDING INTERLOCK WIRING, WHERE SHOWN ON THE DIVISION 16 DRAWINGS, SHALL BE PERFORMED BY THE ELECTRICAL CONTRACTOR. ALL OTHER WIRING, INCLUDING 120V REQUIRED FOR PROPER OPERATION OF THE AUTOMATIC TEMPERATURE CONTROL SYSTEM, SHALL BE PERFORMED BY THE MECHANICAL CONTRACTOR. MECHANICAL SYSTEMS FIRESTOPPING 1. PROVIDE FIRE-STOPPING MATERIAL AND SYSTEMS AS LISTED IN THE U.L. FIRE RESISTANCE DIRECTORY EQUAL TO THE FIRE RESISTANCE RATING OF THE RESPECTIVE WALL OR FLOOR ASSEMBLY FOR ALL PENETRATIONS OF PIPING, DUCTWORK, AND OTHER MECHANICAL ITEMS THROUGH FIRE-RATED CORRIDOR WALLS, FIRE-RESISTIVE WALLS, FIRE RESISTIVE SHAFTS, AND FLOOR PENETRATIONS.
STANDARD MOUNTING HEIGHTS		
MECHANICAL SENSORS CONTROLS (CENTERLINE)	48" (ADA) / 60" 48" (ADA) / 60"	
COMMISSIONING NOTES		
• SYSTEMS COMMISSIONING WILL NOT BE REQUIRED FOR THIS PROJECT.		
GENERAL SCOPE OF WORK		
• RENOVATION OF AN EXISTING BREWERY AND TAP ROOM FOR A NEW PIZZA RESTAURANT. • (1) NEW GAS FIRED, EVAPORATIVE COOLED MAKE-UP AIR UNIT. • (1) NEW COOKLINE HOOD, PRE-FABRICATED GREASE DUCT, AND EXHAUST FAN. • (1) NEW PIZZA OVEN, PRE-FABRICATED GREASE DUCT, AND EXHAUST FAN. • (1) NEW GAS FIRED WATER HEATER. • (1) EXISTING GAS FIRED FURNACE. • (1) NEW GREASE INTERCEPTOR.		
ENERGY CODE COMPLIANCE		
• THIS PROJECT IS DESIGNED IN ACCORDANCE WITH 2018 IECC.		
IMC REFRIGERATION COMPLIANCE		
• NO MECHANICAL SYSTEMS CONTAINING REFRIGERANT ARE PROPOSED. WALK-IN COOLER REFRIGERANT COMPLIANCE TO BE PROVIDED BY WALK-IN PROVIDER.		

No.	Date	Description
0	03/28/25	PERMIT

**Ramirez,
Johnson, &
Associates**

3301 Lawrence St. Ste 2
Denver, CO 80205
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297 US ROUTE 285
FAIRPLAY CO,80440

Project Number: 25-001

Drawn By: JCI
Checked By: SK
Revisions:

Sheet Description

Sheet Number

██████████

[illegible]

PRINTED: 3/28/2025 2:54:11 PM

FILE PATH: Autodesk Docs:\24-0009 JR's Pizza Restaurant\JRA-JR Pizza-Mech(25).rvt

COMcheck Software Version COMcheckWeb
Mechanical Compliance Certificate

Project Information

Energy Code: 2018 IECC
Project Title: JR Pizza
Location: Fairplay, Colorado
Climate Zone: 7
Project Type: Alteration

Construction Site: 297 US ROUTE 285
Fairplay, Colorado 80440
Owner/Agent: Designer/Contractor: Ramirez Johnson & Associates LLC

Efficiency Packages

Description Credit

Mechanical Systems List

Quantity System Type & Description

- 1 MAU-1 (Single Zone):
Heating: 1 each - Central Furnace (MAU-1). Gas. Capacity = 733 kBtu/h
Proposed Efficiency = 80.00% Et. Required Efficiency = 80.00 % Et.
Fan System: Supply | Kitchen - Compliance (Motor nameplate HP and fan efficiency method) : Passes
Fans:
MAU-1 Supply, Constant Volume, 2866 CFM, 1.0 motor nameplate hp, 70.0 fan efficiency grade, 0.0 total fan efficiency, 0.0 design fan efficiency
1 GWH-1:
Gas Storage Water Heater, Capacity: 100 gallons, Input Rating: 199 kBtu/h w/ Circulation Pump
Proposed Efficiency: 97.00 % Et. Required Efficiency: 80.00 % Et.

Mechanical Compliance Statement

Compliance Statement: The proposed mechanical alteration project represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed mechanical systems have been designed to meet the 2018 IECC requirements in COMcheckWeb and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

Scott K. Zimmerman

Name - Title Signature Date 2025-03-28

COMcheck Software Version COMcheckWeb
Inspection Checklist

Energy Code: 2018 IECC

Requirements: 100.0% were addressed directly in the COMcheck software

Text in the "Comments/Assumptions" column is provided by the user in the COMcheck Requirements screen. For each requirement, the user certifies that a code requirement will be met and how that is documented, or that an exception is being claimed. Where compliance is itemized in a separate table, a reference to that table is provided.

Section # & Req.ID	Plan Review	Complies?	Comments/Assumptions
C103.2 (PL2)	Plans, specifications, and/or calculations provide all information with which compliance can be determined for the mechanical systems and equipment and document where exceptions to the standard are claimed. List calculations per acceptable engineering standards and handbooks.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	Requirement will be met. Location on plans/spec: M004
C103.2 (PL3)	Plans, specifications, and/or calculations provide all information with which compliance can be determined for the service water heating systems and equipment and document where exceptions to the standard are claimed. Hot water system sized per manufacturer's sizing guide.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	Requirement will be met. Location on plans/spec: M002, P003

Additional Comments/Assumptions:

Section # & Req.ID	Footings / Foundation Inspection	Complies?	Comments/Assumptions
C403.12.2 (F09)	Snowmelt melting system and freeze protection systems have sensors and controls configured to limit service for pavement temperature and outdoor temperature. Future connection to controls.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	Requirement will be met. Location on plans/spec: P201

Additional Comments/Assumptions:

Section # & Req.ID	Plumbing Rough-In Inspection	Complies?	Comments/Assumptions
C404.5, C404.5.1, C404.5.2 (PL6)	Heated water supply piping conforms to pipe length and volume requirements. Refer to section details.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	Exception: Requirement does not apply.
C404.6.1 (PL3)	Automatic time switches installed to automatically switch off the recirculating hot-water system or heat trace.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	Requirement will be met. Location on plans/spec: M002, P003
C404.6.3 (PL7)	Pumps that circulate water between a heater and storage tank have controls that limit operation from startup to <= 5 minutes after end of heating cycle.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	Exception: Requirement does not apply.
C404.7 (PL8)	Demand recirculation water systems have controls that start the pump upon receiving a signal from the action of a user of a fixture or appliance and limits the temperature of the water entering the cold-water piping to 104°F.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	Exception: Requirement does not apply.

Additional Comments/Assumptions:

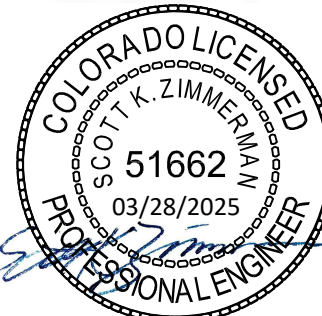
Section # & Req.ID	Mechanical Rough-In Inspection	Complies?	Comments/Assumptions
C402.2.6 (ME41)	Thermally ineffective panel surfaces of sensible heating panels have	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	Exception: Requirement does not apply.
C403.8.4 (ME142)	Motors for fans that are not less than 1/2 hp and less than 1 hp are electronically commutated motors or have a minimum motor efficiency of 70 percent. These motors have the means to adjust motor speed.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	Exception: Requirement does not apply.
C403.8.5 (ME143)	Each DX cooling system > 65 kBtu and chiller water/evaporative cooling system with fans > 1/4 hp are designed to vary the indoor fan airflow as a function of load and comply with detailed requirements of this section.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	Exception: Requirement does not apply.
C403.12.1 (ME71)	Systems that heat outside the building envelope are radiant heat systems controlled by an occupancy sensing device or timer switch.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	Exception: Requirement does not apply.
C403.2.2 (ME59)	Natural or mechanical ventilation is provided in accordance with International Mechanical Code Chapter 4. Mechanical ventilation has capability to reduce outdoor air supply to minimum per IMC Chapter 4.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	Requirement will be met. Location on plans/spec: M004, M101
C403.13 (ME159)	Demand control ventilation provided for spaces >500 ft2 and >25 people/1000 ft2 occupant density and served by systems with air side economizer, auto modulating outside air damper control, or design airflow >3.00 cfm.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	Exception: Requirement does not apply.
C403.7.2 (ME115)	Enclosed parking garage ventilation has automatic contaminant detector and capacity to stage or modulate fans to 50% or less of design capacity.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	Exception: Requirement does not apply.
C403.7.6 (ME141)	HVAC systems serving guestrooms in Group R-1 buildings with > 50 guestrooms. Each guestroom is provided with controls that automatically manage temperature setpoint and ventilation (see sections C403.7.6.1 and C403.7.6.2).	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	Exception: Requirement does not apply.
C403.1.4 (ME57)	Exhaust air energy recovery on systems meeting Table C403.7.4(1) and C403.7.4(2).	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	Exception: Requirement does not apply.
C403.7.5 (ME160)	Kitchen exhaust systems comply with replacement air and conditioned supply air limitations, and satisfy hood rating requirements and minimum exhaust air cfm.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	Requirement will be met. Location on plans/spec: M004, M101
C403.11.1 (ME60)	HVAC ducts and plenums insulated in accordance with C403.11.1 and constructed in accordance with C403.11.2, verification may need to occur during Foundation Inspection.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	Requirement will be met. Location on plans/spec: M002, M101



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JR'S PIZZA
RESTAURANT

297 US ROUTE 285
FAIRPLAY CO.80440

TENANT
IMPROVEMENT

Project Number: 25-0012
Date: 03/28/25
Drawn By: JCK
Checked By: SKZ
Revisions:

No.	Date	Description
0	03/28/25	PERMIT

Sheet Description

MECHANICAL
COMCHECK

Sheet Number

M003

MAKE UP AIR UNIT SCHEDULE (GAS/EVAP)																					
TAG	MANUFACTURER AND MODEL NUMBER	LOCATION	SUPPLY FAN			HEATING SECTION						COOLING SECTION			ELECTRICAL				WEIGHT	NOTES	
			SUPPLY AIRFLOW RATE (CFM)	MINIMUM OUTSIDE AIRFLOW RATE (CFM)	MAXIMUM OUTSIDE AIRFLOW RATE (CFM)	ESP (IN.WC)	HP	DRIVE	FUEL	EFF (%)	TYPE	INPUT (MBH)	OUTPUT (MBH)	TYPE	TOTAL CAPACITY (MBH)	SENSIBLE CAPACITY (MBH)	MCA (A)	MOCp (A)			VOLT/PH/HZ
MAU-1	ACCUREX XIGX-P116-H22-MF-L	GRADE	2,866	450	2,100	0.5	1.0	DIRECT	NG	81	DIRECT	233.2	188.9	EVAP	-	-	8.3	15	208/3/60	2000	ALL
NOTES:	1. HORIZONTAL DISCHARGE, DIRECT GAS FIRED MAKE UP AIR UNIT WITH EVAPORATIVE COOLING. CAPABLE OF RECIRCULATING DURING EVORATIVE COOLING. 2. ELECTRICAL DISCONNECT AND SERVICE RECEPTACLE. 3. KITCHEN CONTROL PANEL AND PULL STATION WITH INTERLOCK CAPABILITY WITH EXHAUST FAN FOR FIRE SUPPRESSION SYSTEM SHUTOFF CONTROL. 4. CONTROL PANEL SHALL PROVIDE LINEAR SUPPLY MAKEUP AIR RESET STRATEGY BASED ON EXHAUST RISER TEMPERATURES. 5. ALUMINUM MESH FILTERED WEATHER HOOD, AND MOTORIZED INTAKE DAMPER. 6. PROVIDE WITH CELDECK EVAPORATIVE COOLING MEDIA AND AUTO FILL/DRAIN CONTROLS 7. MAU DRAIN/FILL VALVE. LOCATE VALVES REMOTLY IN REAR STORAGE AREA. 8. ROUTE CAT 5 CABLE FROM CONTROL PANEL TO MAU. REFER TO ELEC FOR COORDINATION. 9. ROUTE 120V FROM CONTROL PANEL TO MAU. REFER TO ELEC FOR COORDINATION. 10. MAKE UP AIR UNIT FURNACE SECTION REQUIRES 6"-14"WG NATURAL GAS INPUT AT THE UNIT. 11. DESIGN TEMPERATURES: SUMMER OA DB/WB = 80F/58.1, WINTER OA DB = -10F 12. UNIT SHALL BE CAPABLE OF MODULATING OUTSIDE AIR VOLUME IN RELATION TO RETURN AIR VOLUME TO MAINTAIN BUILDING STATIC PRESSURE. WHEN NO HOODS ARE ACTIVE, THE UNIT SHALL REDUCE TO MINIMUM OA VOLUME INDICATED ON SCHEDULE. AS EACH HOOD IS ENERGIZED, THE UNIT SHALL MODULATE OA VOLUME TO MAINTAIN BUILDING STATIC PRESSURE.																				

KITCHEN HOOD SCHEDULE											
TAG	MANUFACTURER AND MODEL NUMBER	HOOD TYPE	DIMENSIONS	EXHAUST		ELECTRICAL				WEIGHT	NOTES
				AIRFLOW RATE (CFM)	S.P. (IN.WC)	SUPPLY AIRFLOW RATE CFM	MCA (A)	MOCP (A)	VOLT/PH/HZ		
HOOD-1	ACCUREX XBEW	I	72"X54"X24"	1,350	0.5	1,080	11.9	20	120/1/60	815	ALL
NOTES:											
1.	UL 710 LISTED. PROVIDE WITH ANSUL FIRE SUPPRESSION SYSTEM AND UTILITY CABINET FOR HOOD.										
2.	PROVIDE WITH LED LIGHT FIXTURE AND STAINLESS STEEL BAFFLES.										
3.	PROVIDE WITH FINISHED END SKIRTS.										
4.	MAKE UP AIR SUPPLY PLENUM SHALL HAVE FRONT FACE SUPPLY.										
5.	PROVIDE WITH REMOTE PULL STATION.										
6.	PROVIDE WITH TEMPERATURE SENSOR AND AUTOMATIC CONTROLS SUCH THAT HOOD AND FAN WILL OPERATE WHEN EQUIPMENT BELOW TURNED ON.										
7.	CONTROL PANEL SHALL BE PROVIDED WITH LINEAR SUPPLY/MAKE UP AIR RESET STRATEGY BASED ON EXHAUST RISER TEMPERATURES.										
8.	CONTROL PANEL TO ENABLE MAKE UP AIR UNIT MAU-1 WHEN PIZZA OVEN EXHAUST FAN KEF-2 IS ENERGIZED.										
9.	PROVIDE WITH TIMED MANUAL OVERRIDE (100% AIRFLOW) CONTROL.										

EXHAUST FAN SCHEDULE										
TAG	MANUFACTURER AND MODEL NUMBER	LOCATION	TYPE	FAN		ELECTRICAL			NOTES	
				AIRFLOW RATE (CFM)	ESP (IN.WC)	DRIVE	HP	VOLT/PH/Hz		
KEF-1	ACCUREX (BY OWNER)	ROOF	UPBLAST	1,350	1.0	DIRECT	1.0	208/3/60	1,2,3,4	
KEF-2	WOODSTONE WS-GSV (BY OWNER)	ROOF	ROOF	750	0.3	DIRECT	-	120/1/60	1,2,3	
NOTES:										
1. UL 762 LISTED										
2. PROVIDE WITH ELECTRICAL DISCONNECT										
3. FANS TO BE INTERLOCKED AND CONTROLLED BY HOOD-#										

DUCT INSULATION SCHEDULE (2018 IECC)				
APPLICATION	DUCT LOCATION	DUCT SERVICE	INSULATION MIN. R-VALUE	NOMINAL INSULATION THICKNESS
COMMERCIAL	EXPOSED TO WEATHER ON THE EXTERIOR OF THE BUILDING.	SUPPLY/RETURN	12	WRAP: NOT ALLOWED
				LINER: 2"
	IN UNCONDITIONED ATTICS, BASEMENTS, CRAWL SPACES, GARAGES, & OTHER UNCONDITIONED SPACES.	SUPPLY/RETURN	12	WRAP: 2" - 2.2"
				LINER: 1-1/2"
NOTES: 1. INSULATION IS NOT REQUIRED (UNLESS OTHERWISE NOTED) ON THE FOLLOWING DUCTS IN COMMERCIAL APLIATIONS: A. EXHAUST DUCTS. B. DUCTS LOCATED IN THE CONDITIONED SPACE. C. RETURN DUCTS LOCATED IN RETURN PLENUMS. D. SUPPLY DUCTS IF THE TEMPERATURE DIFFERENCE BETWEEN THE INSIDE AND THE OUTSIDE OF THE DUCT DOES NOT EXCEED 15 DEG F. E. WHEN LOCATED WITHIN A BUILDING ENVELOPE AND SEPARATED FROM THE BUILDING EXTERIOR OR UNCONDITIONED SPACE BY A MINIMUM OF R-12 INSULATION.				

GRILLE REGISTER & DIFFUSER SCHEDULE								
TAG	MANUFACTURER AND MODEL NUMBER	TYPE	MODULE SIZE	NECK SIZE	FINISH	PERFORMANCE		NOTES
						MAX NC	MAX ADP (IN.WC)	
SD-1	TITUS TMS	CEILING	24X24	SEE PLANS	WHITE	30	0.08	1,2
SD-2	TITUS PAS	CEILING	24X24	SEE PLANS	WHITE	30	0.08	1,2,3
RG-1	TITUS 50F	CEILING	24X24	SEE PLANS	WHITE	25	0.06	2
RG-2	TITUS 23 RL	WALL	SEE PLAN	-	WHITE	25	0.06	2
NOTES:								
1.	PROVIDE OBD FOR AIR BALANCING							
2.	COORDINATE FINISH WITH ARCHITECT PRIOR TO ORDER							
3.	PROVIDE WITHOUT DIRECTIONAL DEFLECTORS							

52

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Project Number: 25-0012
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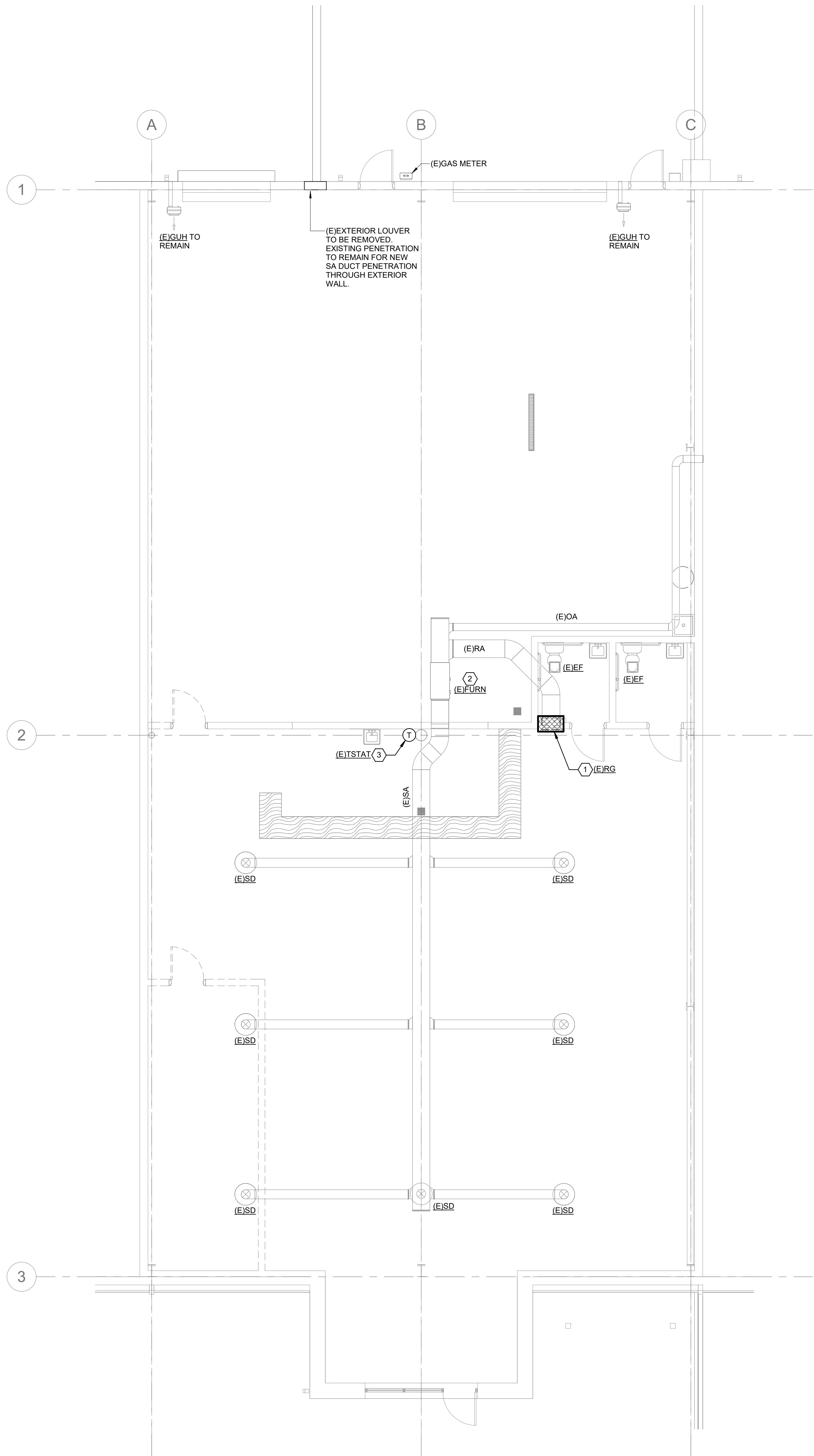
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1	2025-06-04	REV 1 - PERMIT COMMENTS

Sheet Description

MECHANICAL
SCHEDULES
AND DETAILS

Sheet Number

M004



1 MECHANICAL DEMOLITION PLAN
SCALE: 3/16" = 1'-0"

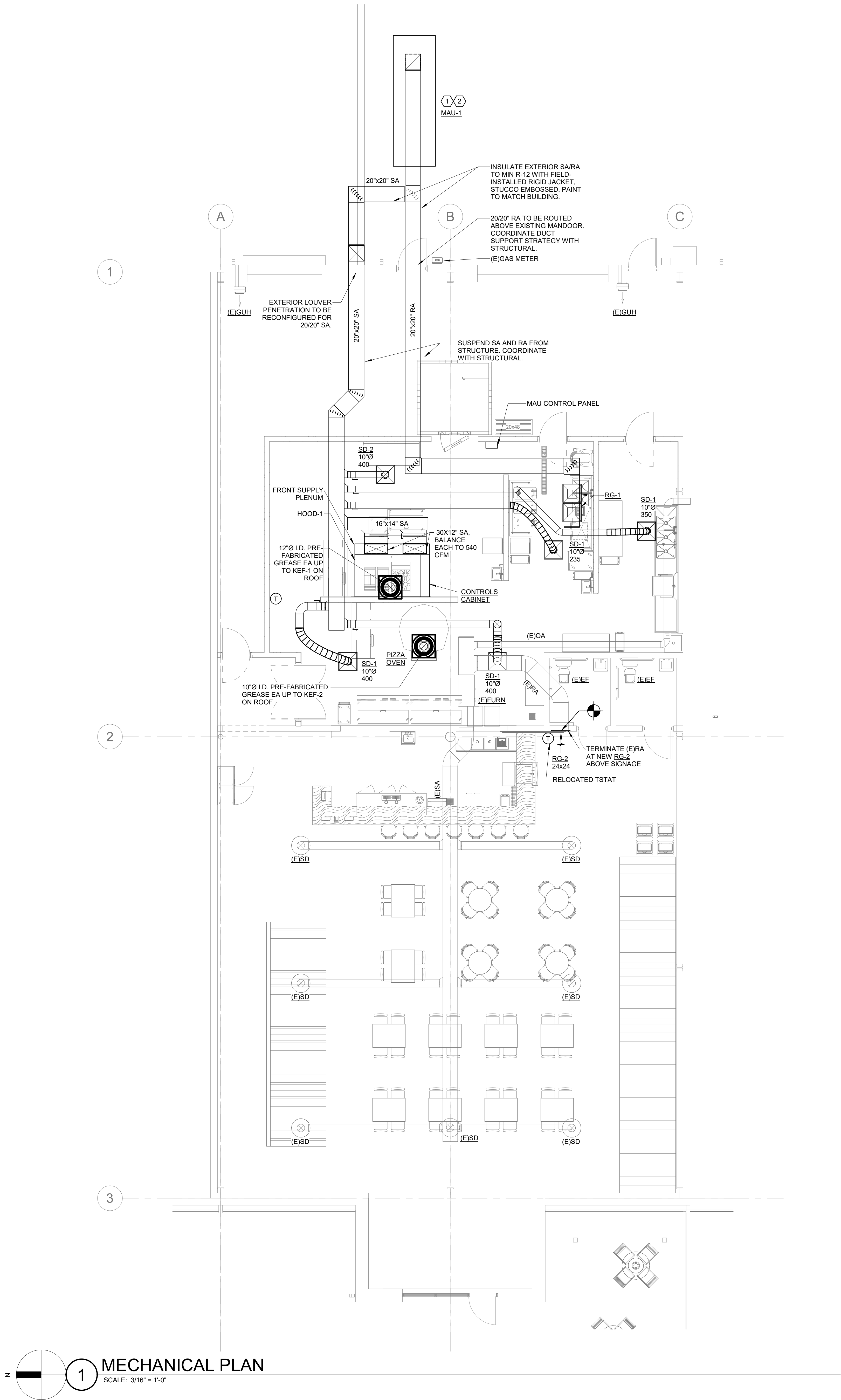
GENERAL NOTES

- ALL WORK SHOWN SHALL COMPLY WITH ALL NATIONAL, STATE, AND LOCAL CODES AND ORDINANCES.
- REFERENCE ALL OTHER DRAWINGS AND SPECIFICATIONS FOR ADDITIONAL WORK OR CLARIFICATION OF NECESSARY WORK.
- ALL SUPPLY AIR DIFFUSERS IN HARD CEILINGS: PROVIDE DIFFUSERS WITH OPPOSED BLADE BALANCING DAMPERS.
- COORDINATE DUCT ROUTING WITH EXISTING STRUCTURAL CONDITIONS PRIOR TO BID.
- COORDINATE EXPOSED DUCT COLOR AND FINISH WITH ARCHITECT AND OWNER.
- INSTALL EQUIPMENT ON MINIMUM 14" CURBS. COORDINATE WITH ARCHITECT FOR SCREENING REQUIREMENTS.
- MAINTAIN INTEGRITY OF FIRE-RATED PARTITIONS WITH UL-LISTED FIRESTOP SYSTEM.
- PROVIDE REFRIGERANT PIPING FROM OUTDOOR UNITS TO INDOOR UNITS PER MFR'S RECOMMENDATIONS. COORDINATE AVAILABILITY, PERFORMANCE, AND LENGTHS WITH MFR PRIOR TO BID. PROVIDE LINESETS OR HARD PIPE PER SPECIFICATIONS AS REQUIRED.

KEY NOTES

- (E)RG LOW ON WALL TO BE REMOVED. ASSOCIATED (E)RA TO BE RECONFIGURED FOR NEW RETURN GRILLE LOCATION.
- (E)URN TO REMAIN TO PROVIDE HEATING AND VENTILATION FOR DINING ROOM. ASSOCIATED FLUE, COMBUSTION AIR, OA, ETC. TO REMAIN UNCHANGED. ASSOCIATED RA LOCATION TO BE RELOCATED.
- (E)URN TSTAT TO BE RELOCATED. SEE NEW WORK PLAN FOR NEW LOCATION.

No.	Date	Description
0	03/28/25	PERMIT



GENERAL NOTES

- ALL WORK SHOWN SHALL COMPLY WITH ALL NATIONAL, STATE, AND LOCAL CODES AND ORDINANCES.
- REFERENCE ALL OTHER DRAWINGS AND SPECIFICATIONS FOR ADDITIONAL WORK OR CLARIFICATION OF NECESSARY WORK.
- ALL SUPPLY AIR DIFFUSERS IN HARD CEILINGS: PROVIDE DIFFUSERS WITH OPPOSED BLADE BALANCING DAMPERS.
- COORDINATE DUCT ROUTING WITH EXISTING STRUCTURAL CONDITIONS PRIOR TO BID.
- COORDINATE EXPOSED DUCT COLOR AND FINISH WITH ARCHITECT AND OWNER.
- INSTALL EQUIPMENT ON MINIMUM 14" CURBS. COORDINATE WITH ARCHITECT FOR SCREENING REQUIREMENTS.
- MAINTAIN INTEGRITY OF FIRE-RATED PARTITIONS WITH UL-LISTED FIRESTOP SYSTEM.
- PROVIDE REFRIGERANT PIPING FROM OUTDOOR UNITS TO INDOOR UNITS PER MFR'S RECOMMENDATIONS. COORDINATE AVAILABILITY, PERFORMANCE, AND LENGTHS WITH MFR PRIOR TO BID. PROVIDE LINESETS OR HARD PIPE PER SPECIFICATIONS AS REQUIRED.

KEY NOTES

- MAINTAIN 3'-0" CLEARANCE FROM FLUE DISCHARGE TO OPERABLE OPENINGS AND 10'-0" CLEARANCE TO MECHANICAL INTAKES.
- PACKAGED MAKE-UP AIR UNIT MAU-1 TO BE PROVIDED WITH A LEVEL CONCRETE SURFACE. CONCRETE SURFACE TO PROVIDE A MINIMUM OF 30" CLEAR WORKING AREA IN FRONT OF EQUIPMENT SERVICE ACCESS. GUARD RAILS OR OTHER APPROVED MEANS OF FALL PREVENTION SHALL BE PROVIDED WHERE ADJACENT GRADE IS MORE THAN 30" BELOW CONCRETE SURFACE AND WITHIN 10'-0" OF EQUIPMENT. MOUNT MAU-1 A MINIMUM OF 24" ABOVE FINISHED CONCRETE.

KITCHEN AIR BALANCE

EXHAUST AIR:
KEF-1 = -1350 CFM
KEF-2 = -750 CFM
OUTSIDE AIR:
MAU-1 = +2100 CFM
NET AIR BALANCE = 0 CFM

No.	Date	Description
1	2025-06-04	REV 1 - PERMIT COMMENTS

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ELECTRICAL SYMBOLS			ELECTRICAL GENERAL NOTES	
NOTE:		POWER	LIGHTING	ABBREVIATIONS
THIS IS A MASTER SYMBOLS LIST. ALL SYMBOLS, ABBREVIATIONS, ETC. MAY NOT NECESSARILY BE USED ON ALL DRAWINGS			NOTE: UPPER CASE LETTER DENOTES LUMINAIRES TYPE. LOWER CASE LETTER ADJACENT TO LUMINAIRE INDICATES SWITCH THAT CONTROLS LUMINAIRES. HATCHING DENOTES FIXTURE SHALL BE PROVIDED WITH EMERGENCY BATTERY BACKUP.	
ONE LINE AND RISER		PANEL CURRENT TRANSFORMER, RATED AS SPECIFIED OR REQUIRED MOTOR SURGE PROTECTION DEVICE GROUND CONNECTION SWITCH, RATING AS SHOWN FUSE, FUSE AMPACITY AND TYPE AS SHOWN CIRCUIT BREAKER, RATING AS SHOWN UTILITY METER (AS REQUIRED BY UTILITY) DIGITAL METER SAFETY SWITCH, NON-FUSED, 240V, U.N.O. FUSED DISCONNECT COMBINATION STARTER/DISCONNECT (SIZE AS INDICATED) T-TXX TRANSFORMER, TYPE AND RATING AS SHOWN CONDUIT CONNECTION CIRCUIT BREAKER WITH GROUND FAULT PROTECTION FUSE WITH GROUND FAULT PROTECTION AUTOMATIC TRANSFER SWITCH GROUND CONNECTION WITH TEST WELL GROUND ROD	2' X 4' RECESSED LUMINAIRE, MOUNTING IS NOTED ON LUMINAIRE SCHEDULE 2' X 4' SURFACE LUMINAIRE, MOUNTING IS NOTED ON LUMINAIRE SCHEDULE 2' X 2' RECESSED LUMINAIRE, MOUNTING IS NOTED ON LUMINAIRE SCHEDULE 1' X 4' RECESSED LUMINAIRE, MOUNTING IS NOTED ON LUMINAIRE SCHEDULE 1' X 4' SURFACE MOUNTED LUMINAIRE, MOUNTING IS NOTED ON LUMINAIRE SCHEDULE 1' X 4' WALL MOUNTED LUMINAIRE, MOUNTING IS NOTED ON LUMINAIRE SCHEDULE PENDANT LUMINAIRE, MOUNTING IS NOTED ON LUMINAIRE SCHEDULE FLUORESCENT STRIP TYPE LUMINAIRE, LENGTHS AS NOTED ON LUMINAIRE SCHEDULE SURFACE MOUNTED DOWNLIGHT, MOUNTING IS NOTED ON LUMINAIRE SCHEDULE RECESSED MOUNTED DOWNLIGHT, MOUNTING IS NOTED ON LUMINAIRE SCHEDULE WALL MOUNTED LUMINAIRE, MOUNTING IS NOTED ON LUMINAIRE SCHEDULE WALL WASH LUMINAIRE, MOUNTING IS NOTED ON LUMINAIRE SCHEDULE RECESSED STEP LIGHT LUMINAIRE TRACK LUMINAIRE, MOUNTING IS NOTED ON LUMINAIRE SCHEDULE CEILING FAN, MOUNTING IS NOTED ON LUMINAIRE SCHEDULE CEILING MOUNTED EXIT SIGN. PROVIDE DIRECTIONAL ARROWS AS REQUIRED EMERGENCY BATTERY LUMINAIRE (2 HEAD) 84" AFF, UNLESS OTHERWISE NOTED EMERGENCY BATTERY LUMINAIRE (2 HEAD) WITH MOUNTED EXIT SIGN. PROVIDE DIRECTIONAL ARROWS AS REQUIRED MOUNT AT 84" AFF, UNLESS OTHERWISE NOTED WALL MOUNTED EXIT SIGN. PROVIDE DIRECTIONAL ARROWS AS REQUIRED SINGLE POLE MOUNTED, EXTERIOR LUMINAIRE BOLLARD LUMINAIRE SINGLE POLE SWITCH; 3= THREE WAY SWITCH, 4= FOUR WAY SWITCH, K= KEY SWITCH, D= DIMMER SWITCH, FAN= CEILING FAN SWITCH, TO= MOTOR RATED SWITCH, 3D= THREE WAY DIMMER SWITCH, P= PILOT LIGHT, OS= OCCUPANCY SENSOR, LV= LOW VOLTAGE SWITCH (LOWER SWITCH CASE LETTER INDICATES LUMINAIRES CONTROLLED) CEILING MOUNTED VACANCY SENSOR CEILING MOUNTED OCCUPANCY SENSOR DAYLIGHT SENSOR WALL MOUNTED TIMECLOCK	A AMPS, AIR (COMPRESSED) AC ABOVE COUNTER AFC ABOVE FINISHED CEILING AEEA AREA FOR EVACUATION ASSISTANCE AFF ABOVE FINISHED FLOOR AFG ABOVE FINISHED GRADE AHU AIR HANDLING UNIT AIC AMPERE INTERRUPTING CURRENT AL ALUMINUM ATS AUTOMATIC TRANSFER SWITCH AWG AMERICAN WIRE GAUGE AV FOR AUDIO VISUAL MEDIA CABINET BFF BELOW FINISHED FLOOR BKR BREAKER BOS BOTTOM OF STRUCTURE BTU BRITISH THERMAL UNIT C CONDUIT CATV CABLE TELEVISION SYSTEM CCTV CLOSED CIRCUIT TELEVISION CFM CUBIC FEET PER MINUTE CKT CIRCUIT CLS CEILING CM COFFEE MAKER CU COPPER, CONDENSING UNIT DEMOLISH DEMOLISH DDC DIRECT DIGITAL CONTROL DN DOWN DP DOUBLE POLE, DOUBLE THROW DPST DOUBLE POLE, SINGLE THROW DW DISHWASHER EJ EXISTING EPO EMERGENCY POWER OFF ETR EXISTING TO REMAIN FBO FURNISHED BY OTHERS FF FINISHED FLOOR FHC FIRE HOSE CABINET FLA FULL LOAD AMPS FLR FLOOR GD GARBAGE DISPOSAL GFI GROUND FAULT CIRCUIT INTERRUPTER GFI RECEPTACLE OR CIRCUIT BREAKER GFR GROUND FAULT RELAY GND GROUND HSTAT HUMIDISTAT HTG HEATING HTR HEATER IG ISOLATED GROUND KCMIL 1000 CIRCULAR MILS KV KILOVOLT KVA KILOVOLT AMPS KVAR KILOVOLT AMPS REACTIVE KW KILOWATT KWH KILOWATT HOUR LF LIGHT EMITTING DIODE LF LINEAR FEET LRA LOCKED ROTOR AMPS LCA MINIMUM CIRCUIT AMPACITY MCB MAIN CIRCUIT BREAKER MCC MOTOR CONTROL CENTER MOTORIZED DAMPER MDP MAIN DISTRIBUTION PANEL MFR MANUFACTURER MH MANHOLE MSB MAIN SWITCHBOARD MSD MOUNTED MW MICROWAVE N/A NOT APPLICABLE NIC NOT IN CONTRACT NIO NORMALLY OPEN, NORMALLY CLOSED NL NIGHT LIGHT OC ON CENTER OV OVEN PHø PHASE PNL PANEL QTY QUANTITY RL RELOCATE RCP REFLECTED CEILING PLAN REF REFRIGERATOR REV REVISION RLA RUNNING LOAD AMPS RPM REVOLUTIONS PER MINUTE SD SUPPLY AIR SD SMOKE DETECTOR SF SQUARE FEET SP SINGLE POLE, DOUBLE THROW SPST SINGLE POLE, SINGLE THROW SP STATIC PRESSURE STO SWITCH W/ THERMAL OVERLOAD SWBD SWITCHBOARD TSTAT THERMOSTAT TL TWISTLOCK TV TELEVISION TYP TYPICAL U/F UNDERFLOOR U/G UNDERGROUND U/S UNDER SLAB UL UNDERWRITERS LABORATORIES, INC. UNO UNLESS NOTED OTHERWISE UPS UNINTERRUPTIBLE POWER SUPPLY VAV VARIABLE AIR VOLUME VM VENDING MACHINE W/ WITH W/O WITHOUT WP WEATHERPROOF WT WATERTIGHT, WEIGHT XFMR TRANSFORMER XP EXPLOSION PROOF BUILDING CODE 2018 IBC EXISTING BUILDING 2018 IEBC FIRE 2018 IFC MECHANICAL 2018 IMC FUEL GAS 2018 IFGC PLUMBING 2018 IPC ENERGY CONSERVATION 2018 IECC ELECTRICAL 2023 NEC
MISCELLANEOUS		KEY NOTE DESIGNATION SHORT CIRCUIT TAG DESIGNATION FEEDER TAG DESIGNATION REVISION NUMBER DESIGNATION EXISTING LINEWORK DEMOLITION LINEWORK NEW LINEWORK		
COMMUNICATIONS		JUNCTION BOX FOR INSTALLATION OF COMMUNICATION OR DATA OUTLET, MOUNTED 18" AFF, UNLESS OTHERWISE NOTED. INSTALL 1" CONDUIT FROM BOX TO 3" INTO ACCESSIBLE LOCATION ABOVE FINISHED CEILING. PROVIDE (2) RJ-45 JACKS UNLESS NOTED OTHERWISE. FLOOR JUNCTION BOX FOR INSTALLATION OF COMMUNICATION OR DATA OUTLET. INSTALL 1" CONDUIT FROM BOX CONCEALED IN FLOOR SLAB TO WALL AND TO 3" INTO ACCESSIBLE LOCATION ABOVE FINISHED CEILING. PROVIDE (2) RJ-45 JACKS UNLESS NOTED OTHERWISE. JUNCTION BOX FOR INSTALLATION OF TV OUTLET. MOUNTED 18" AFF, UNLESS OTHERWISE NOTED. INSTALL 1" CONDUIT FROM BOX TO 3" INTO ACCESSIBLE LOCATION ABOVE FINISHED CEILING. COORDINATE MOUNTING HEIGHT WITH ARCHITECT PRIOR TO ROUGH-IN. CEILING MOUNTED JUNCTION BOX FOR INSTALLATION OF WIRELESS ACCESS POINT. PROVIDE (1) RJ-45 JACKS UNLESS NOTED OTHERWISE. EMERGENCY COMMUNICATIONS SYSTEM (ECS) SPEAKER		
SECURITY DEVICES		JUNCTION BOX FOR INSTALLATION OF CARD READER, MOUNTED 48" AFF, UNLESS OTHERWISE NOTED. INSTALL 1" CONDUIT FROM BOX TO 3" INTO ACCESSIBLE LOCATION ABOVE FINISHED CEILING, U.N.O. JUNCTION BOX FOR INSTALLATION OF SECURITY CAMERA, MOUNTED 96" AFF, UNLESS OTHERWISE NOTED. INSTALL 1" CONDUIT FROM BOX TO 3" INTO ACCESSIBLE LOCATION ABOVE FINISHED CEILING, U.N.O. REFER TO SECURITY CONSULTANT DRAWINGS FOR FINAL REQUIREMENTS.		
		PANELBOARD, ELECTRICAL DISTRIBUTION PANEL, OR LOAD CENTER SURFACE MOUNTED PANELBOARD, ELECTRICAL DISTRIBUTION PANEL, OR LOAD CENTER RECESSED MOUNTED 20 AMP, 125V, NEMA 5-20R DUPLEX RECEPTACLE 20 AMP, 125V, NEMA 5-20R QUAD RECEPTACLE 20 AMP, 125V, NEMA 5-20R GFCI DUPLEX RECEPTACLE 20 AMP, 125V, NEMA 5-20R GFCI DUPLEX RECEPTACLE, MOUNTED 6" ABOVE COUNTER AND/OR ABOVE BACKSPLASH, UNLESS OTHERWISE NOTED 20 AMP, 125V, NEMA 5-20R DUPLEX RECEPTACLE, MOUNTED 6" ABOVE COUNTER AND/OR ABOVE BACKSPLASH, UNLESS OTHERWISE NOTED 20 AMP, 125V, NEMA 5-20R QUAD RECEPTACLE, MOUNTED 6" ABOVE COUNTER AND/OR ABOVE BACKSPLASH, UNLESS OTHERWISE NOTED 20 AMP, 125V, NEMA 5-20R SWITCHED DUPLEX RECEPTACLE 20 AMP, 125V, NEMA 5-20R DUPLEX FLOOR RECEPTACLE, 3/4" CONDUIT RUN CONCEALED IN FLOOR SLAB 20 AMP, 125V, NEMA 5-20R CEILING FLOOR RECEPTACLE, 3/4" CONDUIT RUN CONCEALED IN FLOOR SLAB 20 AMP, 125V, NEMA 5-20R QUAD CEILING RECEPTACLE, 3/4" CONDUIT JUNCTION BOX, WALL MOUNTED JUNCTION BOX, FLOOR MOUNTED JUNCTION BOX, CEILING MOUNTED SPECIAL RECEPTACLE, FLOOR MOUNTED, CONFIGURATION AS NOTED ON PLAN SPECIAL RECEPTACLE, WALL MOUNTED, CONFIGURATION AS NOTED ON PLAN SPECIAL RECEPTACLE, CEILING MOUNTED, CONFIGURATION AS NOTED ON PLAN FURNITURE FEED RECEPTACLE, WALL MOUNTED, CONFIGURATION AS NOTED ON PLAN FURNITURE FEED RECEPTACLE, FLOOR MOUNTED, CONFIGURATION AS NOTED ON PLAN MOTOR: HORSEPOWER AS INDICATED ON PLANS OR DIAGRAMS PLUGMOLD, REFER TO DRAWING FOR LENGTHS SAFETY SWITCH, NON-FUSED, 240V, U.N.O. FUSED DISCONNECT COMBINATION STARTER/DISCONNECT (SIZE AS INDICATED) PHOTOCCELL EMERGENCY POWER OFF (EPO) BUTTON ELECTRIC VEHICLE CHARGER, WALL MOUNTED ELECTRIC VEHICLE CHARGER	FIRE ALARM FIRE ALARM CONTROL PANEL FIRE ALARM REMOTE ANNUNCIATOR PANEL SMOKE DETECTOR, ADDRESSABLE PHOTO ELECTRIC COMBINATION SMOKE AND CARBON MONOXIDE DETECTOR, ADDRESSABLE PHOTO ELECTRIC HEAT DETECTOR DUCT SMOKE DETECTOR, ADDRESSABLE PHOTO ELECTRIC FIRE ADA ALARM STROBE MOUNTED AT 90" AFF OR 6" BELOW CEILING WHICHEVER IS LOWER FIRE ADA ALARM HORN MOUNTED AT 90" AFF OR 6" BELOW CEILING WHICHEVER IS LOWER FIRE ALARM AUDIBLE AND ADA STROBE LIGHT MOUNTED AT 90" AFF OR 6" BELOW CEILING, WHICHEVER IS LOWER FIRE ALARM MANUAL PULL STATION, ADDRESSABLE DOUBLE ACTION MAGNETIC DOOR HOLDER	CONDUIT DESIGNATIONS PANEL NAME / CIRCUIT NUMBER - BRANCH CIRCUITS HOMERUN USE NUMBER 12 AWG WIRE, UNLESS OTHERWISE NOTED. ALL CIRCUITS SHALL CONTAIN A GROUND AND NEUTRAL CONDUCTOR, UNLESS NOTED OTHERWISE. CONTRACTOR SHALL PROVIDE MULTI-WIRE CIRCUIT HANDLE TIES AS FINAL FIELD INSTALLED WIRING REQUIRES. ANNUNCIATION PANELS INTERCOM (AREA ONLY) EXIT SIGNS (WALL MOUNTED BTM.) INTERCOMS PHOTOCCELLS CONDUIT AND WIRE CONCEALED, 3/4" UNLESS OTHERWISE NOTED, CONDUIT USED FOR SWITCH LEGS, AND CONDUIT USED FOR CONTROL WIRING CONDUIT AND WIRE EMBEDDED IN CONCRETE OR BELOW GRADE
			STD. MOUNTING HEIGHTS U.N.O. ARCHITECTURAL DRAWINGS SHALL TAKE PRECEDENCE OVER MOUNTING HEIGHTS INDICATED ON ELECTRICAL DRAWINGS. RECEPTACLES (CENTERLINE) 18" RECEPTACLES IN EQUIP. RMS. 48" RECEPTACLES (EXTERIOR) 24" RECEPTACLES (GARAGES) 42" ALARMS, SWITCHES AND CONTROLS (CENTERLINE) 48" SAFETY SWITCHES 48" PANELS (TOP) 72" FIRE ALARM PULL STATIONS (HANDLE) 44" STROBES (CENTERLINE) 80" FIRE ALARM BELLS (EXTERIOR) 12'-0" CONTROLS (FIRE ALARM CONTROL PANEL) 48" ANNUNCIATION PANELS 48" INTERCOM (AREA ONLY) 36" EXIT SIGNS (WALL MOUNTED BTM.) 80" INTERCOMS 48" PHOTOCCELLS 12'-0"	CODE SUMMARY BUILDING CODE 2018 IBC EXISTING BUILDING 2018 IEBC FIRE 2018 IFC MECHANICAL 2018 IMC FUEL GAS 2018 IFGC PLUMBING 2018 IPC ENERGY CONSERVATION 2018 IECC ELECTRICAL 2023 NEC

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Sheet Description

ELECTRICAL
LEGEND

Sheet Number

E000

ELECTRICAL SPECIFICATIONS

PART 1 - GENERAL

1.01 GENERAL PROJECT REQUIREMENTS

- A. ALL DRAWINGS AND GENERAL PROVISIONS OF CONTRACT, INCLUDING DIVISION 1 SPECIFICATION SECTIONS AND GENERAL AND SUPPLEMENTARY CONDITIONS, SHALL APPLY TO THIS SECTION.
- B. RELATED DOCUMENTS: ARCHITECTURAL SPECIFICATIONS, LIGHTING FIXTURE SPECIFICATIONS INCLUDED IN OTHERS' DOCUMENTS, GENERAL, SPECIAL AND SUPPLEMENTARY CONDITIONS, AND SIMILAR DOCUMENTS SHALL FORM A PART OF THESE SPECIFICATIONS.
- C. SCOPE OF WORK: PROVIDE ALL REQUIRED LABOR, MATERIALS, EQUIPMENT AND CONTRACTOR'S SERVICES NECESSARY FOR COMPLETE AND SAFE INSTALLATION OF ELECTRICAL WORK IN CONFORMITY WITH REQUIREMENTS OF ALL AUTHORITIES HAVING JURISDICTION, AS INDICATED ON DRAWINGS AND/OR DESCRIBED IN THESE SPECIFICATIONS.
- D. SITE CLEANLINESS: KEEP SITE FREE FROM SURPLUS MATERIAL, TOOLS, AND RUBBISH AT ALL TIMES DURING CONSTRUCTION PERIOD AND, UPON COMPLETION, LEAVE SITE IN CLEAN CONDITION.
- E. DAMAGE: REPAIR ANY DAMAGE CAUSED TO WORK OF OTHER TRADES AND ANY OTHER DAMAGE CAUSED BY THIS SECTION TO INTENDED/ORIGINAL CONDITION.
- F. PASSAGE OF EQUIPMENT: CHECK THE DIMENSIONS OF EQUIPMENT OF THIS SECTION TO ENSURE THAT SUCH EQUIPMENT CAN PASS THROUGH THE NECESSARY AREAS TO REACH ITS INTIMATE INSTALLED LOCATION. INCLUDE IN BID COSTS FOR ALL WORK REQUIRED, INCLUDING ANY WORK REQUIRED TO MOVE THE EQUIPMENT THROUGH THE SITE TO THIS FINAL LOCATION AND ANY DISMANTLING/RE-ASSEMBLY.
- G. GUARANTEE: CONTRACTOR SHALL GUARANTEE THAT ALL PORTIONS OF THE WORK ARE IN ACCORDANCE WITH CONTRACT REQUIREMENTS; GUARANTEE ALL WORK AGAINST FAILURE AND IMPROPER MATERIAL AND WORKMANSHIP FOR A MINIMUM PERIOD OF ONE YEAR FROM DATE OF FINAL ACCEPTANCE BY OWNER. IF GUARANTEES OR WARRANTIES FOR LONGER TERMS ARE SPECIFICALLY REQUESTED BY OWNER, TERM SHALL APPLY.
- H. PERMITS AND INSPECTIONS: CONTRACTOR SHALL SECURE ALL APPROVALS AND PAY ALL FEES FOR WORK INSTALLED AND DELIVER CERTIFICATE TO OWNER, INCLUDE ALL COSTS IN BASE BID.
- I. PRIOR TO SUBMITTING BID, CONTRACTOR SHALL VERIFY ALL OBTAINABLE WORKING HOURS, EMPLOYEE PARKING AREAS, MATERIAL DELIVERY AND STORAGE REQUIREMENTS, AND REQUIREMENTS FOR DEMOLITION AND REMOVAL OF CONSTRUCTION DEBRIS (IF ANY), INCLUDE ALL COSTS IN BID FOR DUST BARRIERS AND DUMPSTERS FOR THE DURATION OF THE PROJECT AS REQUIRED.
- J. DURING PREPARATION OF BID, CONTRACTOR MAY DISCOVER ERRORS IN THESE DOCUMENTS OR DISCREPANCIES BETWEEN THESE DOCUMENTS AND THOSE OF OTHER TRADES. IN CASE OF DISCREPANCIES, CONTRACTOR IS RESPONSIBLE FOR BRIDGING THE GREATER QUANTITY OR HIGHER QUALITY ITEMS IF NO SUFFICIENT RESOLUTION OF THE DISCREPANCY IS DETERMINED PRIOR TO SUBMITTING BID.
- K. RECORD DRAWINGS: UPON PROJECT COMPLETION, PROVIDE THE OWNER WITH ONE SET OF DIGITAL AS-BUILT DRAWINGS IN PDF WITH UNLOCKED PANEL SCHEDULES, ACCURATELY REFLECTING ALL INSTALLED WORK.

1.02 DEFINITIONS AND TERMINOLOGY

- A. DRAWINGS AND SPECIFICATIONS ARE OF SIMPLIFIED FORM AND INCLUDE INCOMPLETE SENTENCES, WORDS OR PHRASES SUCH AS "THE CONTRACTOR SHALL," "SHALL BE," "FURNISH," "PROVIDE," "X," "ANY," "THE" AND "ALL" MAY BE OMITTED FOR BREVITY.
- B. UNITS AND/OR PHRASES USED IN THESE DOCUMENTS ARE DEFINED AS FOLLOWS:
- "FURNISH OR PROVIDE": TO SUPPLY, INSTALL, AND CONNECT COMPLETELY AND READY FOR SAFE AND REGULAR OPERATION OF PARTICULAR WORK REFERRED TO UNLESS SPECIFICALLY NOTED OTHERWISE.
 - "INSTALL": TO ERECT, MOUNT, AND CONNECT COMPLETELY WITH ANY NECESSARY RELATED ACCESSORIES (WHETHER SPECIFICALLY INDICATED OR NOT).
 - "SUPPLY": TO PURCHASE, PROCURE, ACQUIRE, AND DELIVER COMPLETE WITH ANY NECESSARY RELATED ACCESSORIES.
 - "WORK": LABOR, MATERIALS, EQUIPMENT, AND ACCESSORIES AND OTHER ITEMS REQUIRED FOR PROPER AND COMPLETE INSTALLATION.
 - "CONTRACTOR": ELECTRICAL CONTRACTOR, UNLESS NOTED OTHERWISE.
 - "PROJECT MANAGER": THE INDIVIDUAL RESPONSIBLE FOR THE COORDINATION AND COMPLETION OF ALL REQUIRED CONSTRUCTION WORK FOR THIS PROJECT (THE GENERAL CONTRACTOR OR ARCHITECT OR OTHER AUTHORITY AS DESCRIBED IN THE CONTRACT).
 - "OWNER": THE OWNER OR TENANT THAT IS THE ULTIMATE RECIPIENT OF THE CONSTRUCTION WORK PERFORMED.
 - "WIRING": RACEWAY, FITTINGS, CONDUCTORS, BOXES, AND RELATED ITEMS.
 - "CONCEALED": INSTALLED EMBEDDED IN MASONRY OR OTHER CONSTRUCTION, IN FURRED SPACES, WITHIN DOUBLE PARTITIONS OR HUNG CEILINGS, IN TRENCHES, IN GRAVEL SPACES, IN ENCLOSURES, OR AS DEFINED IN NEC ARTICLE 100.
 - "EXPOSED": NOT INSTALLED UNDERGROUND OR "CONCEALED" AS DEFINED ABOVE, OR AS DEFINED IN NEC ARTICLE 100.
 - "EQUAL": ACCEPTABLE EQUIVALENT IN MATERIALS, WEIGHT, SIZE, DESIGN, OPERATION, AND EFFICIENCY OF SPECIFIED PRODUCT. FINAL DETERMINATION OF ACCEPTABLE EQUIVALENCY SHALL BE MADE BY ENGINEER WHEN AN ITEM IS INDICATED AS "APPROVED EQUAL."

- C. WHERE TERMS ARE NOT DEFINED IN THESE DOCUMENTS, THE DEFINITIONS IN NEC ARTICLE 100 SHALL TAKE PRECEDENCE.

1.03 REFERENCE STANDARDS

- A. COMPLY WITH ALL PUBLISHED CODES, SPECIFICATIONS, STANDARDS, TESTS, OR RECOMMENDED METHODS OF TRADE, INDUSTRY OR GOVERNMENTAL ORGANIZATIONS, OR LOCAL UTILITIES AS THEY APPLY TO WORK IN THIS DIVISION AS OUTLINED BELOW.
- ADA - AMERICAN WITH DISABILITIES ACT.
 - ANSI - AMERICAN NATIONAL STANDARDS INSTITUTE.
 - ASTM - AMERICAN SOCIETY OF TESTING AND MATERIALS.
 - CIM - CERTIFIED BALLAST MANUFACTURERS.
 - ETL - ELECTRICAL TESTING LABORATORIES.
 - FAA - FEDERAL AVIATION ADMINISTRATION.
 - FCO - FEDERAL COMMUNICATIONS COMMISSION.
 - FM - FACTORY MUTUAL.
 - IEEE - INSTITUTE OF ELECTRICAL AND ELECTRONICS ENGINEERS.
 - ILLUMINATING ENGINEERING SOCIETY.
 - NEC - NATIONAL ELECTRICAL CODE.
 - NECA - NATIONAL ELECTRICAL CONTRACTORS ASSOCIATION.
 - NEMA - NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION.
 - NFPA - NATIONAL FIRE PROTECTION ASSOCIATION.
 - OSHA - OCCUPATIONAL SAFETY AND HEALTH.
 - UL - UNDERWRITERS' LABORATORIES, INC.
 17. LOCALLY ADOPTED BUILDING CODES AND/OR OTHER BUILDING CODES SPECIFIC TO THIS JURISDICTION.
 18. LOCALLY ADOPTED ELECTRICAL CODES AND/OR OTHER ELECTRICAL CODES SPECIFIC TO THIS JURISDICTION.
 19. LOCAL UTILITY AUTHORITIES.
 20. LOCAL FIRE DEPARTMENT.
- B. COMPLIANCE WITH GOVERNING CODES AND REGULATIONS SHALL BE SUBJECT TO THE FOLLOWING GUIDELINES:
- DRAWINGS AND SPECIFICATION REQUIREMENTS SHALL GOVERN WHERE THEY EXCEED GOVERNING CODE AND REGULATION REQUIREMENTS.
 - WHERE REQUIREMENTS BETWEEN GOVERNING CODES AND REGULATIONS VARY, THE MORE STRINGENT SHALL APPLY.
 - NOTHING CONTAINED IN CONTRACT DOCUMENTS SHALL BE CONSTRUED AS AUTHORITY OR PERMISSION TO DISREGARD OR VIOLATE LEGAL REQUIREMENTS; CONTRACTOR SHALL IMMEDIATELY DRAW THE ATTENTION OF THE PROJECT MANAGER TO ANY SUCH CONFLICTS NOTED IN THE CONTRACT DOCUMENTS.

1.04 SUBMITTALS

- A. PROVIDE ELECTRONIC COPIES OF SUBMITTALS WITH DESCRIPTIVE DATA FOR ALL PRODUCTS AND MATERIALS FOR REVIEW BY ENGINEER PRIOR TO ORDERING. SUBMITTALS SHALL CLEARLY IDENTIFY MANUFACTURER, MODEL NUMBER, AND ANY DETAILS NECESSARY TO SHOW COMPLIANCE WITH THE SPECIFICATION DOCUMENTS IN ADDITION TO THOSE PARAMETERS OUTLINED BELOW FOR THE FOLLOWING ITEMS:
- LIGHTING FIXTURES: INCLUDING PHOTOMETRIC PERFORMANCE DATA AND ANALYSIS (WITH PARAMETERS OUTLINED AS REQUIRED BY ENGINEER, FIXTURE POLES AND MOUNTING ARMS, BALLASTS, AND LAMPS).
 - DEVICES AND EQUIPMENT: INCLUDING WALL SWITCHES, WALL-BOX DIMMERS, RECEPTACLES, DEVICE COVER PLATES, SAFETY SWITCHES, ETC.
 - OVERCURRENT DEVICES: INCLUDING TIME/CURRENT CURVES IF REQUESTED.
 - SWITCHBOARDS: DISTRIBUTION BOARDS, MOTOR CONTROL CENTERS, AND PANELBOARDS: DIMENSIONS, ENCLOSURE DATA, VOLTAGE AND PHASE, AMPACITY, OVERCURRENT DEVICES (INCLUDING DIMENSIONS, AMPACITY RATINGS, TYPES, POLES, ETC.) AND ALL RELATED ACCESSORIES.
 - TRANSFORMERS: WEIGHT OF TRANSFORMER, MOUNTING DETAILS, AND PERFORMANCE DATA (INCLUDING IMPEDANCE, EFFICIENCY, AND CATALOG LEVEL).
 - SPECIAL SYSTEMS AND EQUIPMENT: ARCHITECTURAL/THEATRICAL DIMMING EQUIPMENT AND CONTROLS, OCCUPANCY AND DAYLIGHT HARVESTING SENSORS, EMERGENCY POWER SOURCES AND RELATED TRANSFER EQUIPMENT, TRANSIENT VOLTAGE SURGE SUPPRESSORS, SUB-METERING DEVICES, ETC.
- B. SHOP DRAWINGS: COORDINATED LAYOUT PLANS FOR ELECTRICAL ROOMS, INFORMATION TECHNOLOGY ROOMS, AND OTHER SPECIALIZED AREAS AS REQUESTED BY THE ENGINEER, SHOWING WORK OF ALL TRADES INCLUDING BUT NOT LIMITED TO DUCTWORK, HVAC, PLUMBING, FIRE PROTECTION PIPING, ELECTRICAL CONDUITS, BUS DUCTS, AND ALL RELATED EQUIPMENT.
- C. 165 SUBSTITUTIONS
- A. PROCEDURE: CONTRACTOR'S BID SHALL INCLUDE PRODUCTS AS OUTLINED IN THE SPECIFICATION DOCUMENTS. EXCEPT IN THE CASE OF PRODUCT UNAVAILABILITY, SUBSTITUTIONS WILL NOT BE ALLOWED. ENGINEER WILL CONSIDER FORMAL REQUESTS FOR SUBSTITUTION OF PRODUCTS ONLY IF THE REQUEST MEETS THE FOLLOWING CONDITIONS:
- WRITTEN EVIDENCE OF PRODUCT UNAVAILABILITY NECESSITATING THE PROPOSED SUBSTITUTION FROM THE SPECIFIED PRODUCT'S MANUFACTURER REPRESENTATIVE OR SUPPLIER.
 - COMPLETE DATA SUBSTANTIATING COMPLIANCE OF PROPOSED SUBSTITUTION WITH REQUIREMENTS AND SPECIFICATIONS STATED IN CONTRACT DOCUMENTS.
 - DATA RELATING TO CHANGES IN CONSTRUCTION SCHEDULE.
 - COMPLETE DESCRIPTION OF ANY EFFECT OF SUBSTITUTION ON OTHER WORK IN THIS AND OTHER TRADES.
- B. FAILURE TO PLACE ORDERS FOR SPECIFIED ITEMS IN A TIMELY MANNER (WITH RESPECT TO THE PROJECT MANAGER'S CONSTRUCTION SCHEDULE) DOES NOT CONSTITUTE PRODUCT UNAVAILABILITY.

- C. CONTRACTOR SHALL BE RESPONSIBLE AT NO EXTRA COST TO OWNER FOR ANY CHANGES RESULTING FROM PROPOSED SUBSTITUTIONS WHICH AFFECT WORK OF OTHER TRADES OR RELATED CONTRACTS.
- D. CLAIMS FOR ADDITIONAL COSTS CAUSED BY SUBSTITUTION WHICH MAY SUBSEQUENTLY BECOME APPARENT SHALL BE MET BY THE CONTRACTOR.
- E. SUBSTITUTIONS WILL NOT BE CONSIDERED FOR ACCEPTANCE WHEN ACCEPTANCE WILL REQUIRE SUBSTANTIAL REVISION OF CONTRACT DOCUMENTS, UNLESS CONTRACTOR BEARS COST OF REDESIGN.
- F. SUBSTITUTE PRODUCTS SHALL NOT BE ORDERED OR INSTALLED WITHOUT PRIOR WRITTEN APPROVAL/ACCEPTANCE BY ENGINEER.

1.06 PRODUCT DELIVERY, STORAGE, AND HANDLING

- A. SHIP EQUIPMENT IN ORIGINAL PACKAGES TO PREVENT DAMAGE OR ENTRANCE OF FOREIGN MATTER. HANDLE AND SHIP IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
- B. PROVIDE AND MAINTAIN PROTECTIVE COVERINGS DURING CONSTRUCTION.
- C. REPLACE, AT NO EXPENSE TO OWNER, EQUIPMENT OR MATERIAL DAMAGED, LOST, OR STOLEN DURING STORAGE OR HANDLING AS DIRECTED BY THE PROJECT MANAGER.

1.07 EXISTING CONDITIONS (AS APPLICABLE)

- A. VERIFICATION: BEFORE SUBMITTING BID, BECOME THOROUGHLY FAMILIAR WITH ACTUAL EXISTING CONDITIONS AND THE PRESENT INSTALLATIONS TO WHICH CONNECTIONS MUST BE MADE OR WHICH MUST BE ALTERED. THE INTENT OF THE WORK IS SHOWN ON THE DRAWINGS AND DESCRIBED HEREIN, AND NO CONSIDERATION WILL BE GRANTED BY REASON OF LACK OF FAMILIARITY ON THE PART OF THE CONTRACTOR WITH ACTUAL PHYSICAL CONDITIONS, REQUIREMENTS, AND PRACTICES AT THE SITE.
- B. TEMPORARY SHUTDOWNS: SHALL BE PERFORMED AT NO ADDITIONAL CHARGES TO OWNER. SHUTDOWNS SHALL BE UNDERTAKEN AT TIMES NOT TO INTERFERE WITH NORMAL OPERATION OF EXISTING FACILITIES. OBTAIN WRITTEN CONSENT OF OWNER PRIOR TO SHUTDOWNS.
- C. ALARM AND EMERGENCY SYSTEMS SHALL NOT BE INTERRUPTED.

- D. CONNECTIONS TO EXISTING WORK: INSTALL NEW WORK AND CONNECT TO EXISTING WORK WITH MINIMUM INTERFERENCE TO EXISTING FACILITIES. MAINTAIN CONTINUOUS OPERATION OF EXISTING FACILITIES AS REQUIRED. CONTRAST RECEPTACLES: ALL RECEPTACLES THAT ARE CONTROLLED BY AN AUTOMATIC CONTROL DEVICE SHALL BE PERMANENTLY MARKED WITH THE SYMBOL AS SHOWN IN NEC 406.3(F) AND THE WORD "CONTROLLED". THE MARKING SHALL BE LOCATED ON THE RECEPTACLE FACE AND VISIBLE AFTER INSTALLATION.
- E. SPECIAL USE: NEMA TYPES AND RATINGS AS INDICATED ON DRAWINGS OR AS REQUIRED TO MATCH CORD CAP OF EQUIPMENT.
- F. DEVICE PLATES: SPECIFY VERIFY TYPE WITH ARCHITECT.
- G. WEATHERPROOF DEVICE COVERS: FOR RECEPTACLES INSTALLED OUTDOORS, PROVIDE NEMA 3R, CAST METAL, LOCKABLE, "NAUSE" TYPE COVERS.

- H. REMOVAL AND RELOCATION OF EXISTING WORK
- DISCONNECT AND REMOVE OR RELOCATE ANY ELECTRICAL EQUIPMENT AND/OR DEVICES REQUIRED BY REMOVAL OR CHANGES IN EXISTING CONSTRUCTION.
 - REMOVE EXISTING CONDUCTORS FROM EXISTING RACEWAYS TO BE REUSED AND REPLACE WITH NEW CONDUCTORS.
 - REMOVE EXISTING CONDUCTORS NO LONGER USED. REMOVE RACEWAYS IN ALL CASES EXCEPT WHERE THE REMOVAL OF THE MATERIALS SHALL BE NECESSARY TO EXISTING CONSTRUCTION. CAP AND MARK AS "ABANDONED" ANY UNUSED RACEWAYS TO REMAIN.
 - CUT AND CAP ABANDONED FLOOR RACEWAYS FLUSH WITH CONCRETE FLOOR OR BEHIND WALLS AND CEILINGS.
 - CUT AND PATCH EXISTING CONSTRUCTION AS REQUIRED. ALL PATCHING SHALL BE OF THE SAME MATERIALS.
 - DISPOSE OF REMOVED ELECTRICAL EQUIPMENT, LIGHTING FIXTURES, AND DEVICES AS DIRECTED.
 - CUT AND PATCH EXISTING CONSTRUCTION AS REQUIRED. ALL PATCHING SHALL BE OF THE SAME MATERIALS.
 - FINISH AND WORKMANSHIP AS THE EXISTING AREA AND SHALL ACCURATELY MATCH ALL SURROUNDING WORK TO HEAVY DUTY UNLESS OTHERWISE NOTED.
 - IF ASBESTOS INSULATION IS FOUND WHEN WORKING IN EXISTING AREAS, IMMEDIATELY STOP WORK AND NOTIFY PROJECT MANAGER. DO NOT RESTART WORK UNTIL ADVISED IN WRITING BY PROJECT MANAGER THAT IT IS SAFE TO DO SO FOLLOWING REMEDIATION, ENCLOSURES, ETC.

1.08 TELECOMMUNICATIONS AND OTHER LOW-VOLTAGE SYSTEMS

- A. SCOPE: ALL TELECOMMUNICATIONS AND OTHER LOW-VOLTAGE CABLE DESIGNS ARE OUTSIDE OF THE SCOPE OF THE ELECTRICAL DOCUMENTS. THE DOCUMENTS REPRESENT THE GENERAL ARRANGEMENT OF EMPTY RACEWAYS TO BE PROVIDED TO ACCOMMODATE THE TELECOMMUNICATIONS AND OTHER LOW-VOLTAGE SYSTEMS. CONTRACTOR SHALL VERIFY EXIST RACEWAY, JUNCTION BOX, AND DEVICE BOX REQUIREMENTS WITH THE OWNER'S SELECTED TELECOMMUNICATIONS CONSULTANT PRIOR TO ORDERING THE COMPONENTS OF THE RACEWAY AND BOX SYSTEM.
- B. SUBMITTALS: CONTRACTOR SHALL SUBMIT ALL COMPONENTS OF THE TELECOMMUNICATION AND OTHER LOW-VOLTAGE SYSTEMS TO THE OWNER'S SELECTED TELECOMMUNICATIONS CONSULTANT FOR APPROVAL.

PART 1 - PRODUCTS

2.01 QUALITY ASSURANCE

- A. QUALITY OF MATERIALS SHALL BE IN ACCORDANCE WITH THE FOLLOWING:
- MATERIALS SHALL BE NEW AND LISTED BY UL (OR SIMILAR AGENCY ACCEPTED BY THE AUTHORITY HAVING JURISDICTION), IF ANY.
 - MATERIALS AND EQUIPMENT OF SIMILAR APPLICATION SHALL BE OF THE SAME MANUFACTURE, UNLESS OTHERWISE NOTED.
 - MATERIALS SHALL CONFORM TO NEMA, ANSI, AND IEEE STANDARDS.

2.02 RACEWAYS

- A. RIGID GALVANIZED STEEL CONDUIT (RGS): FULL-WEDGE PIPE, GALVANIZED, THREADED.
- B. INTERMEDIATE METAL CONDUIT (IMC): LIGHTWEIGHT STEEL PIPE, GALVANIZED, THREADED.
- C. ELECTROMETALLIC TUBING (EMT): THIN WALL PIPE, GALVANIZED, THREADED.
- D. RIGID NONMETALLIC CONDUIT: SCHEDULE 40 PVC.
- E. FLEXIBLE STEEL CONDUIT: STANDARD-WALL, GALVANIZED.
- F. FLEXIBLE ALUMINUM CONDUIT: STANDARD-WALL.
- G. MINIMUM TRADE SIZE IS 1/2" FOR ALL RIGID AND FLEXIBLE CONDUITS.

2.03 RACEWAY FITTINGS AND ACCESSORIES

- A. RIGID GALVANIZED AND INTERMEDIATE METAL CONDUIT: ZINC DIE CAST NOT PERMITTED.
- B. ELECTROMETALLIC TUBING: COMPRESSION (WET LOCATIONS) OR DOUBLE SET SCREW TYPE (DRY LOCATIONS ONLY); GALVANIZED RIGID STEEL ELBOWS, 2 IN. OR LARGER.
- C. FLEXIBLE METALLIC CONDUIT: ANGLE WEDGE TYPE WITH INSULATED THROAT. D. BUSHINGS: METALLIC INSULATED TYPE.

2.04 BOXES

- A. OUTLET BOXES: STAMPED OR WELDED STEEL, 4 IN. SQUARE OR OCTAGON WITH APPROPRIATE MUD RING, EXCEPT AS OTHERWISE REQUIRED BY CONSTRUCTION, DEVICES OR WIRING, AS FOLLOWS:
- LIGHTING FIXTURES: 1-1/2" DEEP ABOVE CEILING, 2-1/8" DEEP IN WALL.
 - IN WALL FOR RECEPTACLES, SWITCHES, TELEDATA DEVICES: 1-1/2" DEEP.
 - IN WALL FOR WALL-BOX DIMMERS AND GFCI RECEPTACLES: 2-1/8" DEEP.
 - WITH RAISED COVERS AND FIXTURE STUDS WHERE REQUIRED.
 - THROUGH THE WALL TYPE, NOT PERMITTED.
 - WITHOUT FIXTURE OR DEVICE: BLANK COVER.
 - OFFSET BACK-TO-BACK OUTLETS: MINIMUM 6 IN. SEPARATION.

- B. BOXES FOR WET/DAMP LOCATIONS: WEATHERPROOF (NEMA 3R), CAST METAL.
- C. IN HAZARDOUS LOCATIONS: CAST, COPPER-FREE ALUMINUM.
- D. JUNCTION AND PULL BOXES: GALVANIZED SHEET STEEL, SCREW-ON COVERS, INSULATED SUPPORTS FOR CABLES, INSTALLED ONLY IN ACCESSIBLE LOCATIONS.
- E. FLOOR BOXES: GALVANIZED CAST IRON WITH BRASS COVERS AND FLANGES, SUITABLE FOR CONDUIT AND DEVICES INDICATED.

- F. EXTERIOR GRADE-MOUNTED PULL BOXES: CONCRETE OR COMPOSITE FIBER CONSTRUCTION WITH BOLT-DOWN COVERS. METALLIC COVERS ARE NOT PERMITTED.
- G. PROVIDE BARRIERS IN ALL BOXES BETWEEN 480V/277 VOLT WIRING ENERGIZED FROM SEPARATE SERVICES, 208Y/120 VOLT AND 480Y/277 VOLT WIRING, EMERGENCY AND NORMAL WIRING.

2.05 WIRE AND CABLE

- A. CONDUCTORS: ASTM STANDARD SOLID, STRANDED FOR #6 AWG AND LARGER.
- TYPE: COPPER, UNLESS OTHERWISE NOTED. CONTRACTOR SHALL NOT SUBSTITUTE ALUMINUM FOR ANY BRANCH CIRCUITS. CONTRACTOR MAY SUBSTITUTE ALUMINUM FOR FEEDERS SIZED #10 AWG OR LARGER ONLY WITH WRITTEN CONSENT OF ENGINEER.
 - SIZE: FOR GENERAL USE (BASED UPON 100 LOAD):
 - #12 AWG MINIMUM FOR ALL CIRCUITS 120V OR MORE.
 - FOR 20A/1P 120V BRANCH CIRCUITS OVER 100 FEET IN TOTAL LENGTH: #10 AWG THROUGHOUT ENTIRE CIRCUIT.
 - FOR 20A/1P 120V BRANCH CIRCUITS OVER 110 FEET IN TOTAL LENGTH: #8 AWG FOR HOMERUN, #10 AWG THROUGHOUT REMAINDER OF CIRCUIT.
 - FOR 20A/1P 277V BRANCH CIRCUIT HOMERUNS OVER 160 FEET IN LENGTH: #10 AWG THROUGHOUT ENTIRE CIRCUIT.
 - FOR 20A/1P 277V BRANCH CIRCUITS OVER 260 FEET IN LENGTH: #8 AWG FOR HOMERUN, #10 AWG THROUGHOUT REMAINDER OF CIRCUIT.
 - SIZE: FOR CONTROL AND ALARM: #14 AWG MINIMUM. EXCEPT FOR 120V CIRCUITS OR CIRCUITS OVER 200 FEET IN LENGTH PROVIDE #12 AWG MINIMUM.
 - OTHER VOLTAGES AND PHASES: BRANCH CIRCUIT SIZE ADJUSTED AS REQUIRED TO MAINTAIN VOLTAGE DROP BELOW 3% (FEEDERS BELOW 2%).
 - WHERE BRANCH CIRCUITS OR FEEDERS HAVE BEEN ADJUSTED FOR VOLTAGE DROP, INCREASE RACEWAY SIZES FOR LARGER WIRE (AS REQUIRED). EQUIPMENT GROUNDING CONDUCTOR TO BE RESIZED TO CORRESPOND TO THE NORMAL AMPACITY OF THE NEW FEEDER SIZE.

- B. INSULATION
- 1/4 IN. THIN, FEEDERS AND BRANCH CIRCUITS EXCEPT AS NOTED.
 - SF2-2: BRANCH CIRCUITS LOCATED IN WIRING CHANNELS OF CONTINUOUS FLUORESCENT FIXTURES OR WHERE AMBIENT TEMPERATURES EXCEED 80°C.
 - TYPE NM (ROMEX®) CABLE NOT ALLOWED.
 - COLOR CODING: CONDUCTORS SHALL BE COLOR CODED TO DIFFERENTIATE THE PHASES, THE SAME COLOR CODE BEING ASSIGNED TO THE SAME PHASE THROUGHOUT.
 - RATING: CONDUCTORS FOR CIRCUITS RATED 100A OR LESS HAVE BEEN SIZED BASED UPON 60°C TEMPERATURE RATING (NEC TABLE 310.15 (B)(16)). CONDUCTORS FOR CIRCUITS RATED OVER 100A HAVE BEEN SIZED BASED UPON 75°C TEMPERATURE RATING. 90°C CONDUCTOR TEMP. RATING IS USED ONLY FOR CALCULATING DERATING WHERE ALLOWED BY NEC.

- C. METAL CLAD (MC) CABLE: FOR BRANCH CIRCUITS IN DRY LOCATIONS, WALLS, HUNG CEILINGS, AND FURRED SPACES TO BRANCH DISTRIBUTION BOX ONLY. NOT ALLOWED FOR HOMERUNS.
- D. SHIP EQUIPMENT IN ORIGINAL PACKAGES TO PREVENT DAMAGE OR ENTRANCE OF FOREIGN MATTER. HANDLE AND SHIP IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
- E. TERMINATIONS, SPLICES AND TAPS UNDER 600V:
- COPPER CONDUCTORS #10 AWG AND SMALLER: WITH COMPRESSION-TYPE OR TWIST-ON SPRING-LOADED CONNECTORS AND NYLON-INSULATED COVERING.
 - COPPER CONDUCTORS #8 AWG AND LARGER: MECHANICAL BOLT PRESSURE OR HYDRAULIC-COMPRESSION TYPE USING MANUFACTURER'S RECOMMENDED TOOLING.
 - CABLE LUGS AND CONNECTORS: COMPRESSION TYPE OF SAME METAL AS CONDUCTOR. PROVIDE TO MATCH CABLE, WITH MARKING INDICATING SIZE AND TYPE.

2.06 DEVICES

- A. LOCAL WALL SWITCHES: HEAVY DUTY, TOGGLE, OR ROCKER QUIET TYPE, 20A, 120/277VAC, COORDINATE WITH ARCHITECT FOR FINISH COLOR.
- B. DIMMER SWITCHES: SLIDER TYPE, SIZED PER TOTAL CONTROLLED LOAD OR AS INDICATED, COORDINATE WITH ARCHITECT FOR FINISH COLOR.
- C. RECEPTACLES:
- A. DUPLEX CONVENIENCE: NEMA 5-20R UNLESS OTHERWISE NOTED. GFCI-TYPE WHERE INDICATED OR REQUIRED BY CODE.
 - B. SINGLE: NEMA 5-20R UNLESS OTHERWISE NOTED. COORDINATE WITH ARCHITECT FOR FINISH COLOR.
 - C. TRIPLES: NEMA 5-20R UNLESS OTHERWISE NOTED. COORDINATE WITH ARCHITECT FOR FINISH COLOR.
 - D. SPECIAL USE: NEMA TYPES AND RATINGS AS INDICATED ON DRAWINGS OR AS REQUIRED TO MATCH CORD CAP OF EQUIPMENT.
 - E. DEVICE PLATES: SPECIFY VERIFY TYPE WITH ARCHITECT.
 - F. WEATHERPROOF DEVICE COVERS: FOR RECEPTACLES INSTALLED OUTDOORS, PROVIDE NEMA 3R, CAST METAL, LOCKABLE, "NAUSE" TYPE COVERS.

2.07 LOW-VOLTAGE DISTRIBUTION EQUIPMENT

- A. DISCONNECT SWITCHES
- FUSED OR NONFUSED AS NOTED.
 - VOLTAGE AS REQUIRED FOR APPLICATION.
 - AMPACITY AS REQUIRED FOR APPLICATION. MINIMUM SIZE SHALL BE 125% OF FULL-LOAD AMPS OF EQUIPMENT SERVED, UNLESS OTHERWISE NOTED.
 - HEAVY DUTY UNLESS OTHERWISE NOTED.
 - HORSEPOWER RATED FOR MOTOR LOADS.
 - TOGGLE TYPE NONFUSED, MAXIMUM RATING OF 20A AT 800V OR 350A AT 250V, USE ONLY WHEN FULL-LOAD AMPS OF LOAD DOES NOT EXCEED 80% OF SWITCH RATING.
 - KNEE-BRAKE TYPE: LOAD BREAK, QUICK-MAKE-QUICK-BREAK, UL CLASS R UP TO 600V, MAXIMUM RATING 800A EXCEPT AS NOTED, ARC QUENCHERS, INDIVIDUALLY MOUNTED EXCEPT AS NOTED.
- B. FUSES
1. MATCH EXISTING WHERE APPLICABLE.
 2. FUSES FOR MOTOR AND TRANSFORMER LOADS: CURRENT LIMITING, DUAL ELEMENT, TIME DELAY TYPE, 200,000 AC, EQUAL TO BUSSMANN FUSETRON FRN OR FRRS OR LEAK-LEAK LPN OR LPS (UL CLASS R), VOLTAGE RATINGS TO SUIT APPLICATION, AMP RATINGS PER PANELS, UNLESS OTHERWISE NOTED.
 3. FOR OTHER LOADS: CURRENT LIMITING, FAST ACTING TYPE, 200,000 AC, EQUAL TO BUSSMANN LIMTRON KTN, KTS, OR KTL (UL CLASS R, UP TO 600A, CLASS 1, OVER 600A), UNLESS OTHERWISE NOTED.
 4. ALL FUSES SHALL BE OF THE SAME MANUFACTURER.
 5. SUPPLY 1 SPARE MATCHING FUSE FOR EACH SET OF 3 INSTALLED.

- C. CIRCUIT BREAKERS
- GENERAL REQUIREMENTS: THERMAL-MAGNETIC, QUICK-MAKE-QUICK-BREAK, MANUALLY OPERATED WITH INSULATED TRIP-FREE HANDLE, MULTIPOLAR TYPES WITH INTERNAL TRIP BAR, TERMINALS UL LISTED FOR 75°C, SUITABLE FOR COPPER OR ALUMINUM, HACR-RATED TO SUIT APPLICATION, MANUFACTURER TO MATCH EXISTING EQUIPMENT, IF ANY.
 - SHORT CIRCUIT INTERRUPTING CAPACITY.
 - SIZE TO MATCH EQUIPMENT: AIC RATING INDICATED ON DIAGRAMS AND SCHEDULES.
 - SERIES-RATED COMBINATIONS: AIC RATINGS ON DRAWINGS ARE BASED UPON FULLY-RATED EQUIPMENT. SERIES-RATED EQUIPMENT IS ALLOWED TO EXCEED ITS RATED AIC RATING WHERE REQUIRED.
 - GFCI PROTECTION: WHERE THE ELECTRICAL CODE REQUIRES GFCI PROTECTION OF SPECIFIC RECEPTACLES THAT ARE NOT READILY ACCESSIBLE (SUCH AS BEHIND REFRIGERATORS OR SIMILAR UTILIZATION EQUIPMENT), PROVIDE GFCI-TYPE CIRCUIT BREAKERS IN LINE (UL OR GFCI RECEPTACLES).
- D. MOTOR CONTROLLER/STARTERS:
- MANUAL MOTOR CONTROLLERS: 600VAC HEAVY DUTY RATED, SINGLE OR MULTIPOLAR TO SUIT APPLICATION, MOUNTED IN SUITABLE NEMA ENCLOSURE, HORSEPOWER RATED TO SUIT MOTOR TO BE CONTROLLED, H-O-A OR START-STOP OPERATION AS NEEDED FOR APPLICATION.

- E. BRANCH CIRCUIT PANELBOARDS:
- GENERAL REQUIREMENTS:
 - A. PROVIDE FACTORY-ASSEMBLED, ENCLOSED PANELBOARDS WITH DOORS, SURFACE-MOUNTED OR RECESSED AS INDICATED.
 - B. PROVIDE FEEDER TERMINAL LUGS FOR BOTH MAIN BREAKERS AND MAIN LUGS, RATED FOR USE WITH COPPER OR ALUMINUM CABLES AS REQUIRED.
 - C. ALL DOOR LOCKS SHALL BE KEYS-ALIKE.
 - D. PROVIDE SEPARATE HINGED AND LOCKABLE DOORS FOR MAIN CONTACTOR COMPARTMENTS AS REQUIRED.
 - E. AIC RATING FOR PANEL BUS SHALL BE AS INDICATED ON DRAWINGS.
 - F. PANEL BUS MAY BE COPPER OR ALUMINUM.
 - PROVIDE CONTROL TRANSFORMER FOR THE SHUNT TRIP ELEMENT IN THE PANELBOARD ENCLOSURE AS REQUIRED.
 - PROVIDE CIRCUIT DIRECTORY CONSISTING OF METAL FRAME WITH TRANSPARENT PLASTIC COVER, PROVIDE TYPEWRITTEN LIST INDICATING CIRCUIT NUMBERS AND LOADS TO MATCH ACTUAL "AS-BUILT" CONDITIONS TO CORRESPOND WITH PROJECT RECORD DRAWINGS.
 - ACCEPTABLE MANUFACTURERS: SQUARE D, SIEMENS, GENERAL ELECTRIC, AND Eaton/CUTLER-HAMMER.

- F. ENCLOSURES: DEAD FRONT, NEMA TYPE 1 (INDOOR) OR NEMA TYPE 3R (OUTDOOR), UNLESS OTHERWISE NOTED. ALL EQUIPMENT SHALL HAVE SUFFICIENT OUTTER SPACE TO ACCOMMODATE THE THE QUANTITY AND SIZE OF CONDUCTORS REQUIRED. CONTRACTOR SHALL PROVIDE LISTED OVERSIZED ENCLOSURES WHERE REQUIRED.
- G. TEMPERATURE RATING: ALL LOW-VOLTAGE DISTRIBUTION EQUIPMENT SHALL BE RATED FOR 75°C MINIMUM, NO EXCEPTIONS.

- H. NAMEPLATES: PROVIDE NAMEPLATES FOR ALL DISCONNECT SWITCHES, ENCLOSED CIRCUIT BREAKERS, PANELS, CABINETS, TRANSFORMER ENCLOSURES, MOTOR CONTROLLERS, DISTRIBUTION BOARDS, AND SWITCHBOARDS. NAMEPLATES SHALL BE FASTENED WITH EPOXY CEMENT, ENGRAVED BLACK BACKGROUND WITH 3/4" WHITE LETTERING, INSCRIPTION INDICATING EQUIPMENT AND VOLTAGE.

2.08 LUMINAIRES

- A. PROVIDE LUMINAIRES, COMPONENTS, AND LAMPS AS SPECIFIED IN THE DRAWINGS.
- B. LUMINAIRE CATALOG NUMBERS USED TO ILLUSTRATE EQUIPMENT TYPE DO NOT NECESSARILY DENOTE REQUIRED MOUNTING EQUIPMENT OR ACCESSORIES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE FIXTURE MOUNTING TYPES TO SUIT APPLICATION AND TO PROVIDE REQUIRED ACCESSORIES TO SUIT.
- C. LIGHTING CONTROL SYSTEM
- GENERAL: PROVIDE LIGHTING CONTROL SYSTEM COMPONENTS AS SPECIFIED ON THE DRAWINGS. CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL COMPONENTS FOR A COMPLETE AND OPERABLE SYSTEM PER MANUFACTURER'S REQUIREMENTS. WHETHER ALL COMPONENTS ARE SPECIFIED IN THE DRAWINGS OR NOT, COORDINATE COMMISSIONING REQUIREMENTS WITH LIGHTING DESIGNER AND/OR ENGINEER AS REQUIRED.
 - COMPATIBILITY WITH LED DRIVERS: LIGHTING DIMMING CONTROLS SHALL BE COMPATIBLE WITH THE LED LUMINAIRES AND/OR LAMPS SPECIFIC IN THESE DRAWINGS. CONTRACTOR SHALL VERIFY COMPATIBILITY WITH LED AND DIMMER MANUFACTURERS SUCH THAT LED LUMINAIRES AND LAMPS DIM TO 20% OR LESS WITHOUT FLICKERING.

- D. LAMPS: PROVIDE AS SPECIFIED IN THE DRAWINGS AND TO SUIT APPLICATION.

PART II - EXECUTION

3.01 INSTALLATION

- A. GENERAL REQUIREMENTS:
- DO NOT SCALE ELECTRICAL DRAWINGS. VERIFY EXIST LOCATIONS OF ALL FIXTURES, DEVICES, BOXES, RACEWAYS, AND OTHER EQUIPMENT WITH THE DRAWINGS OF ARCHITECTS, INTERIOR DESIGNERS, AND ALL OTHER CONSULTANTS. EACH DEVICE AND FIXTURE HEIGHT SHALL BE VERIFIED WITH OTHERS' DIMENSIONED DRAWINGS (INCLUDING MILL/WORK SHOP DRAWINGS) TO ENSURE PROPER HEIGHT AND LOCATION. CONTRACTOR SHALL VERIFY THE EXIST LOCATION OF ALL MECHANICAL EQUIPMENT AND ALL OTHER EQUIPMENT REQUIRING ELECTRICAL CONNECTION PRIOR TO ROUGH-IN.
 - THE CONTRACT DRAWINGS LOCATE THE GENERAL ARRANGEMENTS FOR THE ELECTRICAL SYSTEMS. PRIOR TO INSTALLATION, CONTRACTOR SHALL REVIEW THE COMPLETE SET OF CONSTRUCTION DOCUMENTS FOR CONFLICTS WITH OTHER TRADES. DRAWINGS ARE DIAGRAMMATIC AND DO NOT INDICATE ALL OBSTRUCTIONS, OFFSETS, MECHANICAL DUCT OR PIPING CONFLICTS, OR STRUCTURAL CONDITIONS THAT MAY AFFECT THE INSTALLATION. DUE TO THESE OR OTHER LEGITIMATE REASONS, THE CONTRACTOR MAY DECIDE TO INSTALL THE WORK INDICATED IN A MANNER DIFFERENT FROM THAT SHOWN. SUCH CHANGES SHALL BE PRESENTED FOR REVIEW AND APPROVAL FROM THE PROJECT MANAGER PRIOR TO PROCEEDING. UPON APPROVAL, THE WORK SHALL BE PERFORMED AND THE RECORD DRAWINGS PREPARED TO ACCURATELY REFLECT THE WORK AS ACTUALLY INSTALLED.
 - IN ALL CASES, MANUFACTURER'S DRAWINGS, DETAILS, AND/OR INSTRUCTIONS SHALL BE FOLLOWED FOR ALL EQUIPMENT AND DEVICES INSTALLED. IN CASES OF CONFLICT WITH THESE DRAWINGS AND SPECIFICATIONS, THE MANUFACTURER'S RECOMMENDED INSTALLATION METHODS SHALL TAKE PRECEDENCE.

- THOROUGHLY CLEAN ITEMS BEFORE INSTALLATION. CAP OPENINGS DURING CONSTRUCTION TO PREVENT INFILTRATION OF DIRT AND OTHER FOREIGN OBJECTS UNTIL FINAL CONNECTIONS HAVE BEEN MADE.
- RACEWAYS SHALL BE INSTALLED CONCEALED, EXCEPT IN AREAS OUT OF PUBLIC VIEW, EQUIPMENT ROOMS, AND OTHER SIMILAR AREAS, OR WHERE CONDITIONS RENDER CONCEALMENT IMPRACTICAL. WHERE EXPOSED, INSTALL PARALLEL WITH OR AT RIGHT ANGLES TO WALLS, WHERE INSTALLED IN MASONRY, RUN VERTICALLY ONLY.
- RIGID STEEL AND INTERMEDIATE METALLIC CONDUIT SHALL BE PERMITTED FOR USE WITH FEEDERS AND BRANCH CIRCUITS, IN EXPOSED AREAS WHERE SUBJECT TO PHYSICAL DAMAGE, USE ONLY RIGID GALVANIZED STEEL CONDUIT.
- EMT SHALL BE PERMITTED FOR USE WITH FEEDERS AND BRANCH CIRCUITS, AND MAY BE INSTALLED IN WET LOCATIONS (ABOVE GRADE), DRY LOCATIONS, WALLS, HUNG CEILINGS, HOLLOW BLOCK WALLS, AND FURRED SPACES.
- FLEXIBLE STEEL CONDUIT: USE FOR BRANCH CIRCUITS ONLY.
 - A. PERMITTED USES: DRY LOCATIONS (EXCEPT AS NOTED), IN WALLS, HUNG CEILINGS, AND FURRED SPACES, FOR SHORT CONNECTIONS WHERE RIGID CONDUIT IS IMPRACTICABLE, FROM OUTLET BOX TO A RECESSED LIGHTING FIXTURE (MAXIMUM 6 FT. LENGTH).
 - B. REQUIRED USES: FOR FINAL CONNECTION TO MOTOR TERMINAL BOX, TRANSFORMERS AND OTHER VIBRATING EQUIPMENT (WITH POLY VINYL SHEATHING WHERE INSTALLED IN WET LOCATIONS), FOR EXPANSION JOINT CROSSINGS (CROSS AT RIGHT ANGLES AND ANCHOR ENDS, MINIMUM LENGTH 18" WITH SLACK).
 - C. WHERE ALLOWED BY CODE, MC CABLE MAY BE INSTALLED, WHERE MULTIPLE CABLES ARE ROUTED ADJACENT TO EACH OTHER (BUNDLED), A MINIMUM SEPARATION OF ONE (1) CABLE DIAMETER (LARGEST) SHALL BE MAINTAINED.
 - D. THE LOWER END OF THE CONDUIT OR RACEWAY SHALL BE OPENED TO PERMIT THE INSTALLATION OF CABLES AS REQUIRED BY CODE. PLASTIC CABLE TIES SHALL NOT BE USED AS MEANS OF SUPPORT.
 - E. SUPPORTS: USE CEILING TRAPEZOIDAL OR BRACKET SUPPORTS (MAINTAINING 75% OF RATING), USE U-BOLTS AT EACH FLOOR LEVEL OF RISER RACEWAYS, CONNECTED TO ACCEPTABLE SUPPORTS, FOR GROUPED LINES AND SERVICES. USE TRAPEZOIDAL ENDERS OF BOLTED ANGLES OR CHANNELS. SECURE RACEWAYS TO SUPPORTS WITH 1/4" DIA. STEEL BOLTS OR U-BOLTS, SPACED MINIMUM 10 FEET ON CENTER FOR METALLIC RACEWAY AND AS REQUIRED FOR NONMETALLIC RACEWAY, OR PER CODE. WHERE BUILDING CONSTRUCTION IS INADEQUATE TO SUPPORT RACEWAYS, PROVIDE ADDITIONAL SUPPORTS.
 - F. MAINTAIN GROUNDING CONTINUITY OF INTERRUPTED METALLIC RACEWAYS WITH GROUND CONDUCTOR, AND IN LINE OF END OF RACEWAY, WOODS-CLAMP.
 - G. REAM ENDS OF METALLIC CONDUITS PRIOR RACEWAY SYSTEM ASSEMBLY.
 - H. NO RACEWAY SHALL CONTAIN MORE THAN NINE (9) CURRENT-CARRYING CONDUCTORS UNLESS OTHERWISE NOTED. WHERE MULTIPLE CONDUCTORS IN EXCESS OF THREE ARE INDICATED ON THESE DRAWINGS, THEY HAVE BEEN DERATED AS REQUIRED BY CODE. UP TO THREE HOMERUNS FOR 20A/1P #12 AWG BRANCH CIRCUITS MAY BE DERATED BY CODE. PROVIDE 1/2" DIA. STEEL BOLTS OR U-BOLTS, SPACED MINIMUM 10 FEET ON CENTER FOR METALLIC RACEWAY AND AS REQUIRED FOR NONMETALLIC RACEWAY, OR PER CODE. WHERE BUILDING CONSTRUCTION IS INADEQUATE TO SUPPORT RACEWAYS, PROVIDE ADDITIONAL SUPPORTS.
 - I. WHERE MORE THAN ONE CONDUIT TERMINATES IN A JUNCTION BOX, CONTRACTOR SHALL IDENTIFY EACH CONDUIT AND JUNCTION BOX IN A MANNER ALLOWING IDENTIFICATION AFTER ALL WALL FINISHES HAVE BEEN APPLIED.
 - J. PROVIDE FISH OR PULL WIRE, GALVANIZED OR NYLON ROPE, IN ALL EMPTY RACEWAYS OVER 10 FEET LONG.
 - K. SLEEVES: FURNISH AND SET ALL SLEEVES FOR PASSAGE OF CONDUIT THROUGH WALLS, ROOF, FLOORS, AND ELSEWHERE AS REQUIRED FOR PROPER PROTECTION OF EACH CONDUIT PASSING THROUGH BUILDING SURFACES.
 - L. PROVIDE 1/2" DIA. AND 480Y/277 VOLT SYSTEMS, EXCEPT 480 VOLT MOTOR BRANCH CIRCUIT WIRING AND RELATED 120 VOLT CONTROL WIRING.

- B. RACEWAYS, WIRE, AND CABLES:
- ROUTING OF RACEWAY SYSTEMS AS SHOWN IS DIAGRAMMATIC. ACTUAL LOCATION AND ROUTING OF ALL RACEWAYS SHALL BE DETERMINED BY CONTRACTOR TO SUIT FIELD CONDITIONS.
 - SECURE RACEWAYS TO WALLS, CEILING, FLOORS, AND OTHER SURFACES IN AREAS OUT OF PUBLIC VIEW, EQUIPMENT ROOMS, AND OTHER SIMILAR AREAS, OR WHERE CONDITIONS RENDER CONCEALMENT IMPRACTICAL. WHERE EXPOSED, INSTALL PARALLEL WITH OR AT RIGHT ANGLES TO WALLS, WHERE INSTALLED IN MASONRY, RUN VERTICALLY ONLY.
 - RIGID STEEL AND INTERMEDIATE METALLIC CONDUIT SHALL BE PERMITTED FOR USE WITH FEEDERS AND BRANCH CIRCUITS, IN EXPOSED AREAS WHERE SUBJECT TO PHYSICAL DAMAGE, USE ONLY RIGID GALVANIZED STEEL CONDUIT.
 - EMT SHALL BE PERMITTED FOR USE WITH FEEDERS AND BRANCH CIRCUITS, AND MAY BE INSTALLED IN WET LOCATIONS (ABOVE GRADE), DRY LOCATIONS, WALLS, HUNG CEILINGS, HOLLOW BLOCK WALLS, AND FURRED SPACES.
 - FLEXIBLE STEEL CONDUIT: USE FOR BRANCH CIRCUITS ONLY.
 - A. PERMITTED USES: DRY LOCATIONS (EXCEPT AS NOTED), IN WALLS, HUNG CEILINGS, AND FURRED SPACES, FOR SHORT CONNECTIONS WHERE RIGID CONDUIT IS IMPRACTICABLE, FROM OUTLET BOX TO A RECESSED LIGHTING FIXTURE (MAXIMUM 6 FT. LENGTH).
 - B. REQUIRED USES: FOR FINAL CONNECTION TO MOTOR TERMINAL BOX, TRANSFORMERS AND OTHER VIBRATING EQUIPMENT (WITH POLY VINYL SHEATHING WHERE INSTALLED IN WET LOCATIONS), FOR EXPANSION JOINT CROSSINGS (CROSS AT RIGHT ANGLES AND ANCHOR ENDS, MINIMUM LENGTH 18" WITH SLACK).
 - C. WHERE ALLOWED BY CODE, MC CABLE MAY BE INSTALLED, WHERE MULTIPLE CABLES ARE ROUTED ADJACENT TO EACH OTHER (BUNDLED), A MINIMUM SEPARATION OF ONE (1) CABLE DIAMETER (LARGEST) SHALL BE MAINTAINED.
 - D. THE LOWER END OF THE CONDUIT OR RACEWAY SHALL BE OPENED TO PERMIT THE INSTALLATION OF CABLES AS REQUIRED BY CODE. PLASTIC CABLE TIES SHALL NOT BE USED AS MEANS OF SUPPORT.
 - E. SUPPORTS: USE CEILING TRAPEZOIDAL OR BRACKET SUPPORTS (MAINTAINING 75% OF RATING), USE U-BOLTS AT EACH FLOOR LEVEL OF RISER RACEWAYS, CONNECTED TO ACCEPTABLE SUPPORTS, FOR GROUPED LINES AND SERVICES. USE TRAPEZOIDAL ENDERS OF BOLTED ANGLES OR CHANNELS. SECURE RACEWAYS TO SUPPORTS WITH 1/4" DIA. STEEL BOLTS OR U-BOLTS, SPACED MINIMUM 10 FEET ON CENTER FOR METALLIC RACEWAY AND AS REQUIRED FOR NONMETALLIC RACEWAY, OR PER CODE. WHERE BUILDING CONSTRUCTION IS INADEQUATE TO SUPPORT RACEWAYS, PROVIDE ADDITIONAL SUPPORTS.
 - F. MAINTAIN GROUNDING CONTINUITY OF INTERRUPTED METALLIC RACEWAYS WITH GROUND CONDUCTOR, AND IN LINE OF END OF RACEWAY, WOODS-CLAMP.
 - G. REAM ENDS OF METALLIC CONDUITS PRIOR RACEWAY SYSTEM ASSEMBLY.
 - H. NO RACEWAY SHALL CONTAIN MORE THAN NINE (9) CURRENT-CARRYING CONDUCTORS UNLESS OTHERWISE NOTED. WHERE MULTIPLE CONDUCTORS IN EXCESS OF THREE ARE INDICATED ON THESE DRAWINGS, THEY HAVE BEEN DERATED AS REQUIRED BY CODE. UP TO THREE HOMERUNS FOR 20A/1P #12 AWG BRANCH CIRCUITS MAY BE DERATED AS REQUIRED BY CODE. PROVIDE 1/2" DIA. STEEL BOLTS OR U-BOLTS, SPACED MINIMUM 10 FEET ON CENTER FOR METALLIC RACEWAY AND AS REQUIRED FOR NONMETALLIC RACEWAY, OR PER CODE. WHERE BUILDING CONSTRUCTION IS INADEQUATE TO SUPPORT RACEWAYS, PROVIDE ADDITIONAL SUPPORTS.
 - I. WHERE MORE THAN ONE CONDUIT TERMINATES IN A JUNCTION BOX, CONTRACTOR SHALL IDENTIFY EACH CONDUIT AND JUNCTION BOX IN A MANNER ALLOWING IDENTIFICATION AFTER ALL WALL FINISHES HAVE BEEN APPLIED.
 - J. PROVIDE F

Branch Panel: P2																	
Location: SEE PLAN					Volts: 120/208 Wye					A.I.C. Rating: 10,000							
Supply From:					Phases: 3					Mains Type: MLO							
Mounting: Recessed					Wires: 4					Bus Rating: 200 A							
Enclosure: Type 1																	
CKT	Circuit Description	OPT	Load Class	Trip	Poles	A		B		C		Poles	Trip	Load Class	OPT	Circuit Description	CKT
1						996	600										2
3	MAU-1		E	15 A	3			996	600			3	20 A	E		KEF-1	4
5										996	600						6
7	HEAT TRACE	GFPE	E	20 A	1	1800	667					1	20 A	E		KEF-2	8
9	SPACE															SPACE	10
11	SPACE											1				SPACE	12
13	SPACE											1				SPACE	14
15	SPACE											1				SPACE	16
17	SPACE											1				SPACE	18
19	SPACE											1				SPACE	20
21	SPACE											1				SPACE	22
23	SPACE											1				SPACE	24
25	SPACE											1				SPACE	26
27	SPACE											1				SPACE	28
29	SPACE											1				SPACE	30
31	SPACE											1				SPACE	32
33	SPACE											1				SPACE	34
35	SPACE											1				SPACE	36
37	SPACE											1				SPACE	38
39	SPACE											1				SPACE	40
41	SPACE											1				SPACE	42
Total Load:						4063 VA		1596 VA		1596 VA							
Total Amps:						34 A		13 A		13 A							
Phase Balance:						39 % A-B		100 % B-C		39 % C-A							
Load Classification			Connected Load			Demand Factor			Estimated Demand			Panel Totals					
L	Lighting															Total Conn. Load:	7255 VA
C	Continuous															Total Est. Demand:	7255 VA
R	Receptacle															Total Conn.:	20 A
M	Motor															Total Est. Demand:	20 A
LM	Largest Motor															Spare Capacity:	180 A
E	Equipment					7255 VA		100.00%		7255 VA							
A	Appliance																
Options:																	
S/T - PROVIDE SHUNT TRIP BREAKER / 'GFCI' - PROVIDE CIRCUIT BREAKER / 'GFP' - PROVIDE GFP CIRCUIT BREAKER / 'ERMS' - ENERGY REDUCING MAINTENANCE SWITCH / 'ZSI' - ZONE SELECTIVE INTERLOCKING / 'L' - PROVIDE CIRCUIT BREAKER WITH LOCKING PROVISIONS / 'R' - PROVIDE CIRCUIT BREAKER WITH RED MARKING / 'NEW' PROVIDE CIRCUIT...																	
Notes:																	

Branch Panel: P1														
Location: SEE PLAN					Volts: 120/208 Wye					A.I.C. Rating: 10,000				
Supply From:					Phases: 3					Mains Type: MCB				
Mounting: Recessed					Wires: 4					Bus Rating: 200 A				
Enclosure: Type 1										MCB Rating: 200 A				
CKT	Circuit Description	OPT	Load Class	Trip	Poles	A	B	C	Poles	Trip	Load Class	OPT	Circuit Description	CKT
1	NO BUS SPACE			--	1	--	--			1	--		NO BUS SPACE	2
3	1 - PIZZA OVEN	GFCI	E	20 A	1		127	1035		1	20 A	E	GFCI 2 - REF. WORK TABLES	4
5	SHUNT SPACE			--	1			--	1346	1	20 A	E	GFCI 7B - HEAT LAMP	6
7	7A - HEAT LAMP	GFCI	E	20 A	1	1346	1150			1	20 A	E	GFCI 8B - KDS MONITOR	8
9	8A - KDS MONITOR	GFCI	E	20 A	1		1150	840						10
11	BACK FURNACES			--	1			600	840	3	20 A	E	GFCI 31 - MIXER	12
13	BAR PREP TABLE			--	1	720	840							14
15	BAR PREP TABLE			--	1		720	265		1	20 A	E	GFCI 35 - COMPACT MIXER	16
17	38 - PROOFER CABINET	GFCI	E	20 A	1			1921	1150	1	20 A	E	GFCI E43 - DISHWASHER	18
19	20 - FRIDGES, NORTH RECEPT	GFCI	R, E	20 A	1	640	1380			1	20 A	E	GFCI 56 - BEVERAGE DISPENSER	20
21	SIGN			--	1		1200	900		1	20 A	R	GFCI GEN. KITCHEN RECEPTS	22
23	WINDOW PLUG			--	1			180	540	1	20 A	L	KITCHEN LIGHTS	24
25	BAR LIGHTS			--	1	500	500			1	20 A	E	GFCI HOOD CONTROLS & LIGHTS	26
27	FRONT LIGHTS			--	1		500	1200		1	20 A	E	GFCI HOOD ANSUL SYSTEM	28
29	GWH-1, HWCP-1(*)	GFCI	E	20 A	1			1150	1507	1	20 A	E	GFCI 65 - ICE MAKER	30
31	SPACE			--	1	--	360			1	20 A	--	BATH PLUGS	32
33	17,18 - FREEZER AND WORK...	GFCI	E	20 A	1		1300	1200		1	20 A	--	GARAGE DOOR OPENER	34
35	REAR LIGHTS		L	20 A	1			256	1440	1	20 A	--	FRONT FURNACE	36
37	BAR GFI - 50,54 EQUIPMENT	GFCI	R, E	20 A	1	790	--			1	--	--	SPACE	38
39	BAR GFI		R	20 A	1		360	--		1	--	--	SPACE	40
41	BAR GFI		R	20 A	1			900	--	1	--	--	SPACE	42
Total Load:						8225 VA	10796 VA	11829 VA						
Total Amps:						69 A	93 A	102 A						
Phase Balance:						76 % A-B	91 % B-C	70 % C-A						
Load Classification		Connected Load		Demand Factor		Estimated Demand		Panel Totals						
L	Lighting					796 VA	125.00%	995 VA	Total Conn. Load: 30849 VA					
C	Continuous								Total Est. Demand: 31048 VA					
R	Receptacle					2520 VA	100.00%	2520 VA	Total Conn.: 86 A					
M	Motor								Total Est. Demand: 86 A					
LM	Largest Motor								Spare Capacity: 114 A					
E	Equipment					20113 VA	100.00%	20113 VA						
A	Appliance													
OPTIONS:														
ST - PROVIDE SHUNT TRIP BREAKER / 'GFCI' - PROVIDE CIRCUIT BREAKER / 'GFP' - PROVIDE GFP CIRCUIT BREAKER / 'ERMS' - ENERGY REDUCING MAINTENANCE SWITCH / 'ZSI' - ZONE SELECTIVE INTERLOCKING / 'L' - PROVIDE CIRCUIT BREAKER WITH LOCKING PROVISIONS / 'R' - PROVIDE CIRCUIT BREAKER WITH RED MARKING / 'NEW' PROVIDE CIRCUIT....														
Notes:														
(*) - PROVIDE LOCKABLE CIRCUIT BREAKER AS REQUIRED BY ARTICLE 422 NEC.														

GENERAL NOTES

- REFER TO ELECTRICAL FLOOR PLANS FOR PANEL LOCATIONS.
- CONTRACTOR IS RESPONSIBLE FOR SUBMITTING UTILITY APPLICATION TO UTILITY COMPANY.
- CONTRACTOR SHALL PROVIDE SELECTIVE COORDINATION AS REQUIRED BY NEC 700.32 UPON ACCEPTANCE OF BID TO BE SUBMITTED WITH PERMIT DOCUMENTS.
- ALL EQUIPMENT IS EXISTING TO REMAIN UNLESS OTHERWISE NOTED.
- INFORMATION ON THIS SHEET WAS OBTAINED FROM FIELD SURVEY OBSERVATIONS AND RECORD DRAWINGS. THE DRAWINGS REPRESENT INFORMATION AS ACCURATE AS POSSIBLE. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS PRIOR TO BID. NOTIFY ENGINEER IMMEDIATELY IF ACTUAL FIELD CONDITIONS DIFFER FROM INFORMATION INDICATED ON THE DRAWINGS.
- ALL NEW DEVICES IN EXISTING GEAR SHALL BE UL LISTED FOR THE EQUIPMENT, BE OF THE SAME MANUFACTURER AND WITHSTAND RATING.
- ITEMS SHOWN IN THIN DASHED LIGHT LINEWEIGHT ARE EXISTING TO REMAIN. ITEMS SHOWN IN THICK BLACK LINEWEIGHT ARE NEW.
- CONTRACTOR SHALL CONTACT UTILITY COMPANY TO COORDINATE ELECTRICAL WORK. COORDINATE AND VERIFY EXISTING ELECTRICAL SERVICE AND TRANSFORMER ARE OF ADEQUATE CAPACITY TO ACCOMMODATE NEW WORK. COORDINATE WITH OWNER/GC PRIOR TO BID.
- NEW TRANSFORMERS SHALL MEET THE MINIMUM EFFICIENCY REQUIREMENTS OF IECC 405.7.

KEY NOTES

(THIS SHEET)

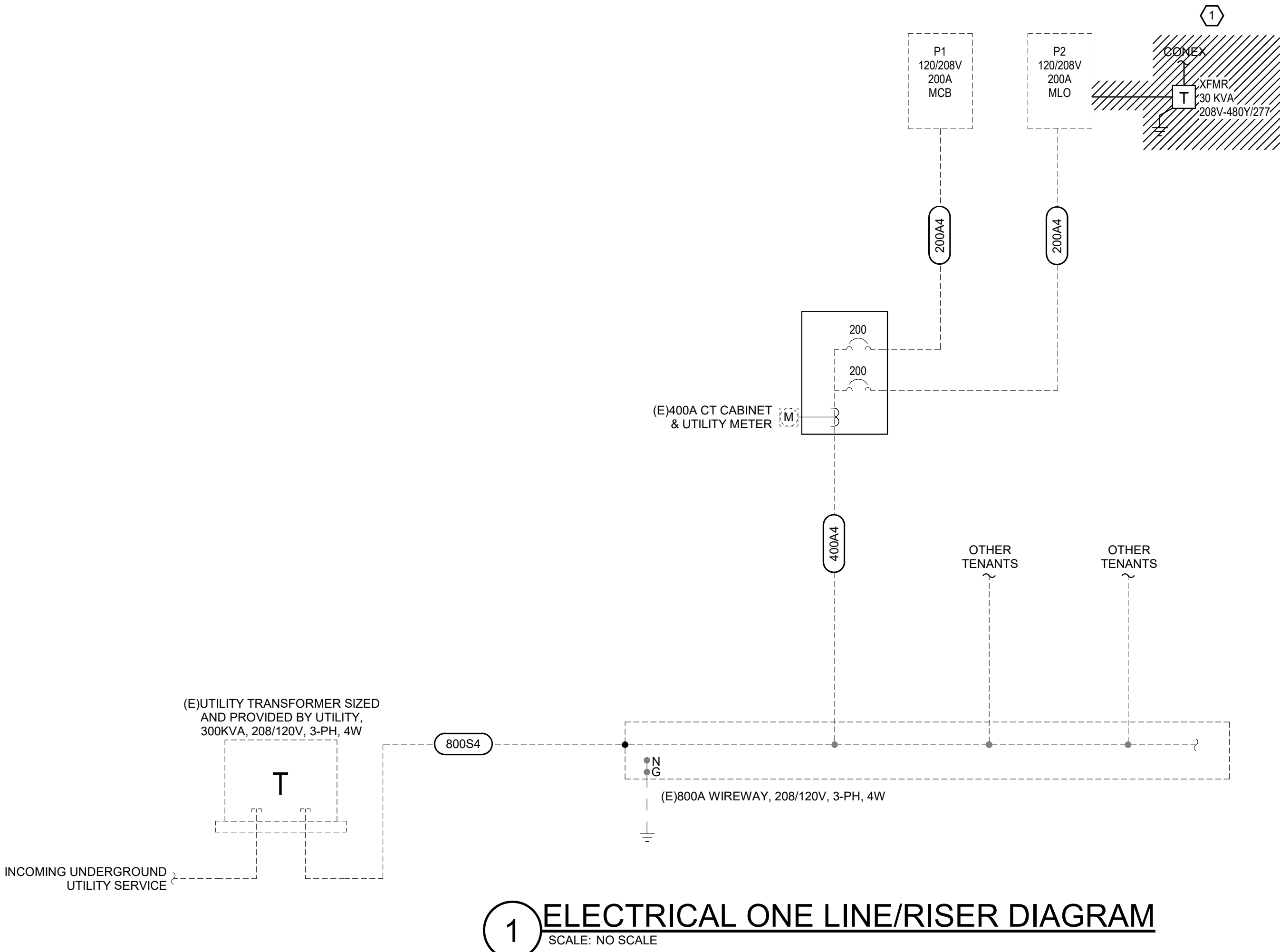
- 3ØKVA STEP-UP TRANSFORMER AND CONEX TRAILER CONNECTIONS TO BE DEMOLISHED. REMOVE BRANCH CIRCUITING INCLUDING BACK BOXES, CONDUCTORS AND CONDUIT FROM DEVICE LOCATIONS TO SOURCE OR NEAREST ACTIVE DEVICE.

COPPER FEEDER SCHEDULE

MARK	CONDUCTOR AND CONDUIT
200A4	4 #3/0, 1 #6 GND 2" C
400A4	2 SETS OF 4 #3/0, 1 #3 GND-2" C
800S4	3 SETS OF 4 300 KCMIL - 2 1/2" C

SHORT CIRCUIT / VOLTAGE DROP ANALYSIS CALCULATIONS

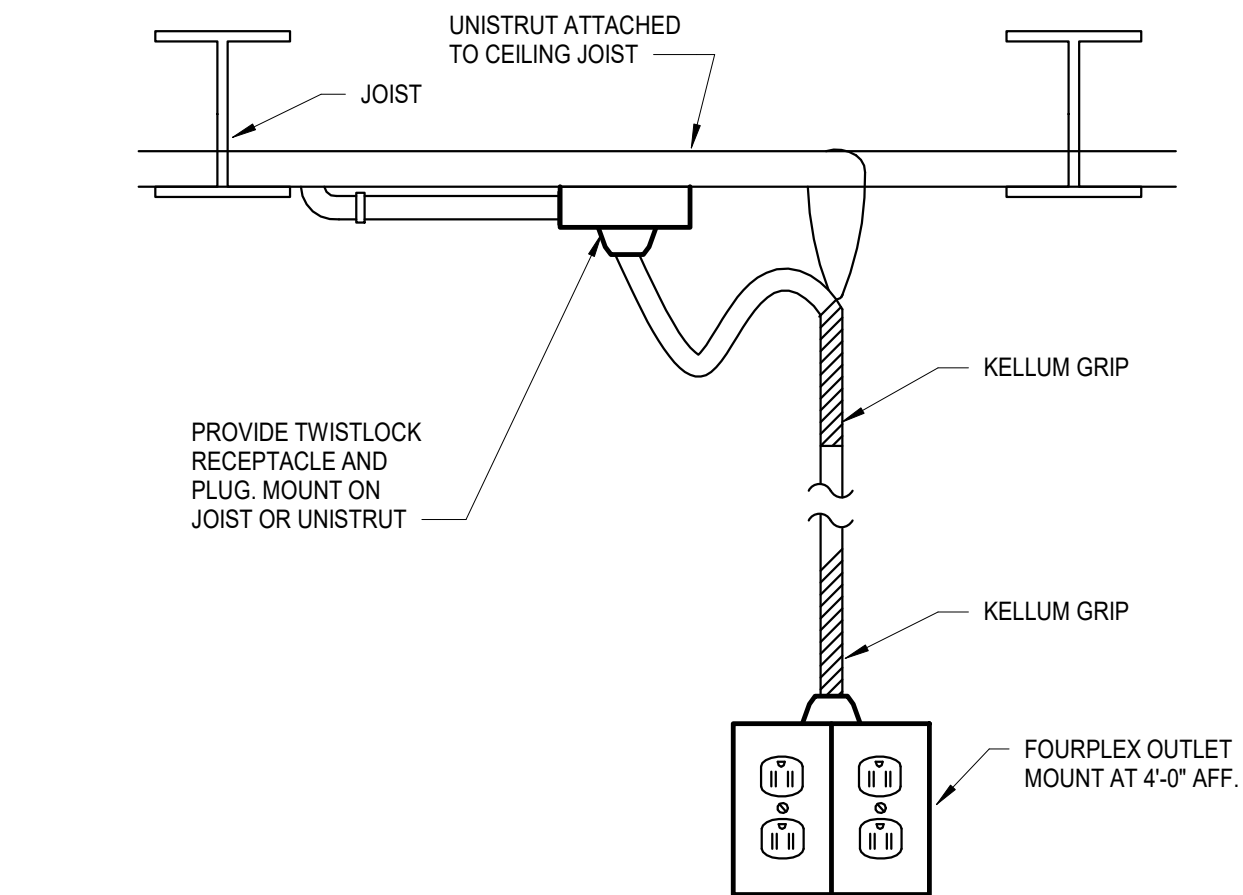
PROJECT NAME:				JR'S PIZZA		PROJEC...		25.022		BY:		MTS															
INITIAL					CABLE										FINAL					SEGMENT VD				CUMM VD			
FROM		ISC	PRI VOLT	TO	LOAD AMPS	USED	FT	SETS OF AWG OR COND	AL	OR CU	OR MAG OR NMAG	C VALUE	CIRC MILS	F	M	ISC	VD	% VD (L-N)	VD	%VD (L-N)							
X0	UTIL XFMR - 300KVA	52000	208	CT/METER	400	X	25	2	3/0	CU	NMAG	27846	335600	0.38876	0.720069	37444		0.7	0.3	0.7	0.3	X0					
X1	CT/METER	37444	208	P1	200	X	150	1	3/0	CU	NMAG	13923	167800	3.35918	0.229401	8590		4.1	2.0	4.8	2.3	X1					
X2	CT/METER	37444	208	P2	200	X	150	1	3/0	CU	MAG	12844	167800	3.64138	0.215453	8067		4.1	2.0	4.8	2.3	X2					
NO...																											
1. FEEDER LENGTHS ARE TO BE IN FEET AND AS SHOWN ON THE DRAWINGS PER FAULT CURRENT REQUIREMENTS OF NEC 110.9 AND 110.10. FEEDER LENGTH SHORTER THAN SPECIFIED WILL NOT BE ACCEPTED. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY FIELD CONDITION THAT RESULTS IN A CHANGE OF 10% OR GREATER CIRCUIT DISTANCE.																											



LUMINAIRE SCHEDULE									
TYPE	DESCRIPTION	MANUFACTURER	MODEL	INPUT VA	LAMPS	VOLTAGE	MOUNTING	NOTES	
L1	2X4 RECESSED INDIRECT LED TROFFER	COLUMBIA	LJT24-40HL-G-FA12-ED1U	45.0 VA	LED	120 V	RECESSED		
S1	EXISTING 8' STRIP LUMINAIRE	EXISTING	EXISTING TO REMAIN	64.0 VA	(2) T8	120 V	SURFACE		
X1	SINGLE FACE THERMOPLASTIC EXIT SIGN WITH EM LED LIGHT, GREEN LED LETTERS, UNIVERSAL MOUNTING, AND EM BATTERY BACKUP WITH SELF DIAGNOSTICS. MOUNT AS SHOWN ON PLANS	LITHONIA	ECC--G-SPV	5.0 VA	LED	120 V	SURFACE		
X2	THERMOPLASTIC EMERGENCY LED LIGHT	LITHONIA	ELM2-LED-SD	5.0 VA	LED	120 V	SURFACE	1	
X3	SINGLE FACE THERMOPLASTIC EXIT SIGN WITH GREEN LED LETTERS, UNIVERSAL MOUNTING, AND EM BATTERY BACKUP WITH SELF DIAGNOSTICS. MOUNT AS SHOWN ON PLANS	LITHONIA	LQM-S-W-G-MVOLT-EL-SD	2.0 VA	LED	120 V	SURFACE	1	
ABBREVIATIONS: BF - BOTTOM OF FIXTURE; OH - OVERALL FIXTURE HEIGHT; RD - RECESSED FIXTURE DEPTH; AFF - ABOVE FINISHED FLOOR									
GENERAL NOTES: A. LUMINAIRE SHOWN WITH CATALOG NUMBERS ARE THE BASIS OF DESIGN. SIMILAR BY OTHER LISTED MANUFACTURERS ARE ACCEPTABLE WITH PRIOR APPROVAL BY OWNER AND ENGINEER. B. CONTRACTOR TO VERIFY LIGHT FIXTURE CATALOG NUMBER AND INSTALLATION REQUIREMENTS PRIOR TO ORDERING. C. VERIFY TRIM COMPATIBILITY WITH CEILING TYPE PRIOR TO SUBMITTALS.									
SCHEDULED NOTES: 1. PROVIDE WITH 90 MINUTE BATTERY BACKUP, INTEGRAL SELF DIAGNOSTICS, ARROWS AS SHOWN ON PLANS AND MOUNTING TYPE AS SHOWN ON PLAN.									

MECHANICAL EQUIPMENT SCHEDULE														
TAG	NUMBER	EQUIPMENT DESCRIPTION	PANEL	CIRCUIT	MCA	TOTAL POWER LOAD	VOLT	PH	MOTOR RATED SWITCH	DISC SW	DISC. SWITCH		FEEDER	NOTES
											AMPS	POLES		
GWH	1	GAS WATER HEATER	P1	29	5.0 A	575 VA	120 V	1	No	No			2 #12, 1 #12 GND-1/2" C	
HWCP	1	HOT WATER CIRCULATION PUMP	P1	29	5.0 A	575 VA	120 V	1	No	No			2 #12, 1 #12 GND-1/2" C	2
KEF	1	KITCHEN EXHAUST FAN	P2	2,4,6	5.0 A	1800 VA	208 V	3	No	Yes	30 A	3	3 #12, 1 #12 GND-1/2" C	1
KEF	2	KITCHEN EXHAUST FAN	P2	8	5.8 A	667 VA	120 V	1	No	Yes	30 A	1	2 #12, 1 #12 GND-1/2" C	
MAU	1	MAKEUP AIR UNIT	P2	1,3,5	8.3 A	2988 VA	208 V	3	No	Yes	30 A	3	3 #12, 1 #12 GND-1/2" C	1
GENERAL NOTES:														
1. REFER TO MECHANICAL DRAWINGS FOR MECHANICAL EQUIPMENT LOCATIONS.														
2. DIVISION 26 CONTRACTOR TO VERIFY EXACT POWER REQUIREMENTS WITH DIVISION 23 CONTRACTOR PRIOR TO ROUGH-IN.														
NOTES:														
1. REFER TO MECHANICAL SCHEDULES FOR ADDITIONAL INFORMATION. COORDINATE INTERCONNECTION WITH OTHER KITCHEN MECHANICAL EQUIPMENT.														
2. UNIT PLUGS INTO NEMA 5-20R RECEPTACLE. PROVIDE RECEPTACLE IN AN ACCESSIBLE LOCATION TO POWER PUMP.														

KITCHEN EQUIPMENT SCHEDULE												
TAG	EQUIPMENT DESCRIPTION	PANEL	CIRCUIT	MCA	TOTAL POWER LOAD	VOLT	PH	CORD & PLUG	FEEDER	NOTES		
1	PIZZA OVEN	P1	3	1 A	127 VA	120 V	1	J-BOX	2 #12, 1 #12 GND-1/2" C	1		
2	REFRIGERATED WORK TABLE	P1	4	5 A	518 VA	120 V	1	NEMA 5-20P	2 #12, 1 #12 GND-1/2" C			
7A	HEAT LAMP	P1	7	12 A	1346 VA	120 V	1	NEMA 5-20P	2 #12, 1 #12 GND-1/2" C			
7B	HEAT LAMP	P1	6	12 A	1346 VA	120 V	1	NEMA 5-20P	2 #12, 1 #12 GND-1/2" C			
8A	KDS MONITOR	P1	9	10 A	1150 VA	120 V	1	VERIFY	2 #12, 1 #12 GND-1/2" C	2		
8B	KDS MONITOR	P1	8	10 A	1150 VA	120 V	1	VERIFY	2 #12, 1 #12 GND-1/2" C	2		
17	REACH-IN FREEZER	P1	33	7 A	805 VA	120 V	1	NEMA 5-20P	2 #12, 1 #12 GND-1/2" C			
18	REFRIGERATED WORK TABLE	P1	33	4 A	495 VA	120 V	1	NEMA 5-20P	2 #12, 1 #12 GND-1/2" C			
20	SWING DOOR REFRIGERATOR	P1	19	4 A	460 VA	120 V	1	NEMA 5-20P	2 #12, 1 #12 GND-1/2" C			
31	40 QUART MIXER	P1	10,12,14	7 A	2520 VA	208 V	3	NEMA L15-20P	3 #12, 1 #12 GND-1/2" C			
35	COMPACT MIXER	P1	16	2 A	265 VA	120 V	1	NEMA 5-20P	2 #12, 1 #12 GND-1/2" C			
38	PROOFER CABINET	P1	17	17 A	1921 VA	120 V	1	NEMA 5-20P	2 #12, 1 #12 GND-1/2" C			
43	DISHWASHER	P1	18	10 A	1150 VA	120 V	1	NEMA 5-20P	2 #12, 1 #12 GND-1/2" C			
50	BEER DISPENSER	P1	37	3 A	322 VA	120 V	1	NEMA 5-20P	2 #12, 1 #12 GND-1/2" C			
54	BACK BAR COOLER	P1	37	3 A	288 VA	120 V	1	NEMA 5-20P	2 #12, 1 #12 GND-1/2" C			
55	POS			12 A	1380 VA	120 V	1	VERIFY	2 #12, 1 #12 GND-1/2" C	2		
58	BEVERAGE DISPENSER	P1	20	12 A	1380 VA	120 V	1	NEMA 5-20P	2 #12, 1 #12 GND-1/2" C			
60.2	COOLER CONDENSING UNIT			11 A	1311 VA	120 V	1	NEMA 5-20P	2 #12, 1 #12 GND-1/2" C	3		
65	ICE MAKER	P1	30	13 A	1507 VA	120 V	1	NEMA 5-20P	2 #12, 1 #12 GND-1/2" C			
GENERAL NOTES: 1. ALL KITCHEN EQUIPMENT FED WITH RECEPTACLES 50A AND SMALLER SHALL HAVE GFCI PROTECTION. PROVIDE GFCI TRIP WHERE DEVICES ARE READILY ACCESSIBLE. FIELD COORDINATE DEVICE LOCATIONS AND REQUIREMENTS WHERE BOTH SHUNT TRIP AND GFCI IS REQUIRED. 2. LOADS UNDER HOODS SHALL BE TIED INTO THE FIRE SUPPRESSION SYSTEM TO BE DE-ENERGIZED UPON F.S. SYSTEM ACTIVATION. 3. CONTRACTOR SHALL COORDINATE ROUGH-IN HEIGHT WITH OWNER OR KITCHEN EQUIPMENT CONTRACTOR'S DRAWINGS. 4. VERIFY INDIVIDUAL EQUIPMENT CONNECTIONS AND DISCONNECT MOUNTING LOCATIONS WITH EQUIPMENT LAYOUT, ARCHITECTURAL ELEVATIONS, KITCHEN EQUIPMENT INSTALLER SHOP DRAWINGS, ETC. PRIOR TO ROUGH-IN AND INSTALLATION TO AVOID CONFLICTS. DO NOT LOCATE DISCONNECTS OR OTHER DEVICES (OTHER THAN JUNCTION BOX CONNECTIONS OR CORD AND PLUG RECEPTACLES) BEHIND COOKING EQUIPMENT OR BELOW EXHAUST HOOD ASSEMBLIES. 5. PROVIDE SUFFICIENT FLEX CONDUIT FROM DISCONNECTS TO EQUIPMENT SO EQUIPMENT CAN BE MOVED FOR CLEANING AND MAINTENANCE PURPOSES. PROVIDE SUFFICIENT CONDUIT AS REQUIRED. 6. RECEPTACLES TO BE NEMA SIZED AND RATED FOR EQUIPMENT PROVIDED. 7. PROVIDE SHUNT TRIP CIRCUIT BREAKERS FOR FIRE CONTROL SHUTOFF OF COOKING EQUIPMENT BELOW EXHAUST HOODS AND VENTILATORS AS SHOWN AND AS REQUIRED BY LOCAL CODES AND NFPA STANDARDS. PROVIDE INTERLOCKS TO FIRE SUPPRESSION SYSTEM AS REQUIRED. 8. PROVIDE SWITCHES, JUNCTION BOXES, RECEPTACLES, COVERPLATES, WIRING PLUGS AND CORDS, ETC., AS INDICATED AND REQUIRED FOR FINAL CONNECTIONS TO EQUIPMENT. VERIFY AND COORDINATE REQUIREMENTS WITH FOOD SERVICE DRAWINGS, SPECIFICATIONS, SHOP DRAWINGS, AND INDIVIDUAL EQUIPMENT MANUFACTURER(S). CONDUIT STUBS THROUGH FLOORS SHALL BE LOCATED AND INSTALLED TO AVOID AND PREVENT DAMAGE FROM PORTABLE EQUIPMENT. 9. PROVIDE CONDUIT, CONDUCTORS, AND TERMINATIONS AS REQUIRED BETWEEN HOOD CONTROL PANEL AND ALL DEVICES CONTROLLED BY PANEL, SUCH AS DAMPERS, SOLENOIDS, LUMINAIRES, ETC. TO PROVIDE A FULLY FUNCTIONING SYSTEM. PROVIDE CONDUIT, CONDUCTORS AND TERMINATIONS AS REQUIRED BETWEEN HOOD SECTIONS. PROVIDE INTERLOCK BETWEEN EXHAUST/SUPPLY FANS, FIRE PROTECTION SYSTEM CONTROL PANEL, AND COOKING EQUIPMENT FIRE CONTROL SHUTOFF PANEL. PROVIDE INTERLOCK BETWEEN EXHAUST PLUGS AND COOKING EQUIPMENT FIRE CONTROL SHUTOFF PANEL. PROVIDE INTERLOCKING CONNECTION TO ASSOCIATED POWER PANEL SHUNT-TRIP CIRCUIT BREAKERS FOR SHUTDOWN OF EQUIPMENT LOCATED BELOW AND IN EXHAUST HOODS AND VENTILATION EQUIPMENT UPON ACTIVATION OF THE FIRE SUPPRESSION SYSTEM. REFER TO FOOD SERVICE EQUIPMENT SHOP DRAWINGS AND SUPPRESSION SYSTEM SUPPLIER DRAWINGS FOR SPECIFIC WIRING REQUIREMENTS. 10. VERIFY POWER REQUIREMENTS FOR EACH PIECE OF EQUIPMENT PRIOR TO ROUGH-IN.												
NOTES: 1. EQUIPMENT SHALL BE HARDWIRED. IF EQUIPMENT IS EQUIPPED WITH A UNIT SWITCH MEETING THE REQUIREMENTS OF ARTICLE 422 OF THE NATIONAL ELECTRICAL CODE, A DISCONNECT SWITCH IS NOT REQUIRED. IF THE EQUIPMENT DOES NOT HAVE A UNIT SWITCH, THE CONTRACTOR SHALL PROVIDE AND INSTALL A DISCONNECT SWITCH SIZED TO MEET THE NATIONAL ELECTRICAL CODE, OR A LOCKING CIRCUIT BREAKER. PROVIDE FUSE TYPE AND AMPACITY IN DISCONNECT AS RECOMMENDED BY EQUIPMENT MANUFACTURER AS REQUIRED. 2. CONTRACTOR SHALL COORDINATE THE RECEPTACLE CONFIGURATION WITH KITCHEN EQUIPMENT CONTRACTOR. IF EQUIPMENT IS NOT SUPPLIED WITH CORD AND PLUG, CONTRACTOR SHALL PROVIDE AND INSTALL APPROPRIATELY SIZED CORD AND PLUG. 3. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING AND CONNECTING LIGHTS PROVIDED BY EQUIPMENT SUPPLIER IN FREEZERS AND COOLERS. ALL CONDUIT SHALL BE ROUTED OUTSIDE OF THE FREEZER AND COOLER ENCLOSURES.												



58

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FAIRPLAY CO, 80440

TENANT
IMPROVEMENT

Project Number: 25-0012
Date: 03/28/25
Drawn By: MTS
Checked By: TWG
Revisions:

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0	03/28/25	PERMIT

Sheet Description

ELECTRICAL
SCHEDULES &
DETAILS

Sheet Number

E003

COMcheck Software Version COMcheckWeb
Interior Lighting Compliance Certificate

Project Information

Energy Code: 2018 IECC
Project Title: 25-022 JR PIZZA
Project Type: Alteration

Construction Site: 297 US ROUTE 285
FAIRPLAY, Colorado 80440
Owner/Agent: Designer/Contractor:

Allowed Interior Lighting Power

A Area Category	B Floor Area (ft2)	C Allowed Watts / ft2	D Allowed Watts
1-KITCHEN (Common Space Types:Food Preparation)	1228	1.06	1302
2-STORAGE (Common Space Types:Storage >=50 - <=1000 sq.ft.): Exempt			
Total Allowed Watts =			1302

Area Category Exemption Qualifications

Activity Area	# Fixtures		Total # Watts	
	Pre-Alt.	Repl./Added	Pre-Alt.	Post-Alt.
STORAGE (Common Space Types: Storage >=50 - <=1000 sq.ft., 929 sq.ft.)			490,000	280,000
Exemption: Replacement of bulbs and ballasts only.				

Proposed Interior Lighting Power

Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	A Lamps/ Fixture	B Lamps/ Fixture	C # of Fixture	D Fixture Watt.	E (C X D)
KITCHEN (Common Space Types: Food Preparation, 1228 sq.ft.)					
LED 2x4 TROFFER: L1: Other:	1		12	45	540
STORAGE (Common Space Types: Storage >=50 - <=1000 sq.ft., 929 sq.ft.): Exempt					
Total Proposed Watts =					540

Interior Lighting PASSES

Interior Lighting Compliance Statement

Compliance Statement: The proposed interior lighting alteration project represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed interior lighting systems have been designed to meet the 2018 IECC requirements in COMcheck Version COMcheckWeb and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

Name - Title Signature Date

Project Title: 25-022 JR PIZZA
Data filename: Report date: 03/27/25
Page 1 of 5

COMcheck Software Version COMcheckWeb
Inspection Checklist

Energy Code: 2018 IECC

Requirements: 0.0% were addressed directly in the COMcheck software

Text in the "Comments/Assumptions" column is provided by the user in the COMcheck Requirements screen. For each requirement, the user certifies that a code requirement will be met and how that is documented, or that an exception is being claimed. Where compliance is itemized in a separate table, a reference to that table is provided.

Section # & Req.ID	Plan Review	Complies?	Comments/Assumptions
C103.2 [PR4]1	Plans, specifications, and/or calculations provide all information with which compliance can be determined for the interior lighting and electrical systems and equipment and document where exceptions to the standard are claimed. Information provided should include interior lighting power calculations, wattage of bulbs and ballasts, transformers and control devices.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	

Additional Comments/Assumptions:

1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)

Project Title: 25-022 JR PIZZA
Data filename: Report date: 03/27/25
Page 2 of 5

Section # & Req.ID	Rough-In Electrical Inspection	Complies?	Comments/Assumptions
C405.2.2.2 [EL22]1	Spaces required to have light-reduction controls have a manual control that allows the occupant to reduce the connected lighting load in a reasonably uniform illumination pattern >= 50 percent.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
C405.2.1.1 [EL18]1	Occupancy sensors installed in classrooms/lecture/training rooms, conference/meeting/multipurpose rooms, copy/print rooms, lounges/breakrooms, enclosed offices, open plan office areas, restrooms, storage rooms, locker rooms, warehouse storage areas, and other spaces <= 300 sqft that are enclosed by floor-to-ceiling height partitions. Reference section language C405.2.1.2 for control function in warehouses and section C405.2.1.3 for open plan office spaces.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
C405.2.1.2 [EL19]1	Occupancy sensors control function in warehouses, the lighting in aiseways and open areas is controlled with occupant sensors that automatically reduce lighting power by 50% or more when the areas are unoccupied. The occupant sensors control lighting in each aisleway independently and do not control lighting beyond the aisleway being controlled by the sensor.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
C405.2.1.3 [EL20]1	Occupant sensor control function in open plan office areas. Occupant sensor controls in open office spaces >= 300 sq. ft. have controls 1) configured so that general lighting can be controlled separately in control zones with floor areas <= 600 sq.ft. within the space, 2) automatically turn off general lighting in all control zones within 20 minutes after all occupants have left the space, 3) are configured so that general lighting power in each control zone is reduced by >= 80% of the full zone general lighting power within 20 minutes of all occupants leaving that control zone, and 4) are configured such that any daylight responsive control will activate space general lighting or control zone general lighting only when occupancy for the same area is detected.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
C405.2.2.2.1 [EL21]2	Each area not served by occupancy sensors (per C405.2.1) have time-switch controls and functions detailed in sections C405.2.2.1 and C405.2.2.2.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	

1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)

Project Title: 25-022 JR PIZZA
Data filename: Report date: 03/27/25
Page 3 of 5

Section # & Req.ID	Rough-In Electrical Inspection	Complies?	Comments/Assumptions
C405.2.3.1 [EL23]2	Daylight zones provided with individual controls that control the lights independent of general area lighting. See code section C405.2.3.2 Daylight-responsive controls for applicable spaces. C405.2.3.1 Daylight responsive control function and section C405.2.3.2 Daylight zone.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
C405.2.4 [EL26]1	Separate lighting control devices for specific uses installed per approved lighting plans.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
C405.2.4 [EL27]1	Additional interior lighting power allowed for special functions per the approved lighting plans and is automatically controlled and separated from general lighting.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
C405.3 [EL6]1	Exit signs do not exceed 5 watts per face.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
C405.6 [EL26]2	Low-voltage dry-type distribution electric transformers meet the minimum efficiency requirements of Table C405.6.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
C405.7 [EL27]1	Electric motors meet the minimum efficiency requirements of Tables C405.7(1) through C405.7(4). Efficiency verified through certification under an approved certification program or the equipment efficiency ratings shall be provided by motor manufacturer (where certification programs do not exist).	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
C405.8.2 [EL28]1	Escalators and moving walks comply with ASME A17.1/CSA B44 and have automatic controls configured to reduce speed to the minimum permitted speed in accordance with ASME A17.1/CSA B44 or applicable local code when not conveying passengers.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
C405.9 [EL29]1	Total voltage drop across the combination of feeders and branch circuits <= 5%.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	

Additional Comments/Assumptions:

1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)

Project Title: 25-022 JR PIZZA
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Page 4 of 5

Section # & Req.ID	Final Inspection	Complies?	Comments/Assumptions
C303.3.2 [F117]1	Furnished O&M instructions for systems and equipment to the building owner or designated representative.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
C405.4.1 [F118]1	Interior installed lamp and fixture lighting power is consistent with what is shown on the approved lighting plans, demonstrating proposed watts are less than or equal to allowed watts.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	See the Interior Lighting fixture schedule for values.
C408.1.1 [F157]1	Building operations and maintenance documents will be provided to the owner. Documents will cover manufacturers' information, specifications, programming procedures and means of illustrating to owner how building equipment and systems are intended to be installed, maintained, and operated.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
C408.2.5.1 [F116]1	Furnished as-built drawings for electric power systems within 90 days of system acceptance.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
C408.3 [F133]1	Lighting systems have been tested to ensure proper calibration, adjustment, programming, and operation.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	

Additional Comments/Assumptions:

1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)

Project Title: 25-022 JR PIZZA
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Page 5 of 5

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Project Number: 25-0012
Date: 03/28/25
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Sheet Description

ELECTRICAL
COMCHECK

Sheet Number

E004

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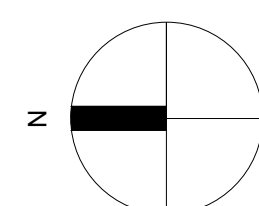
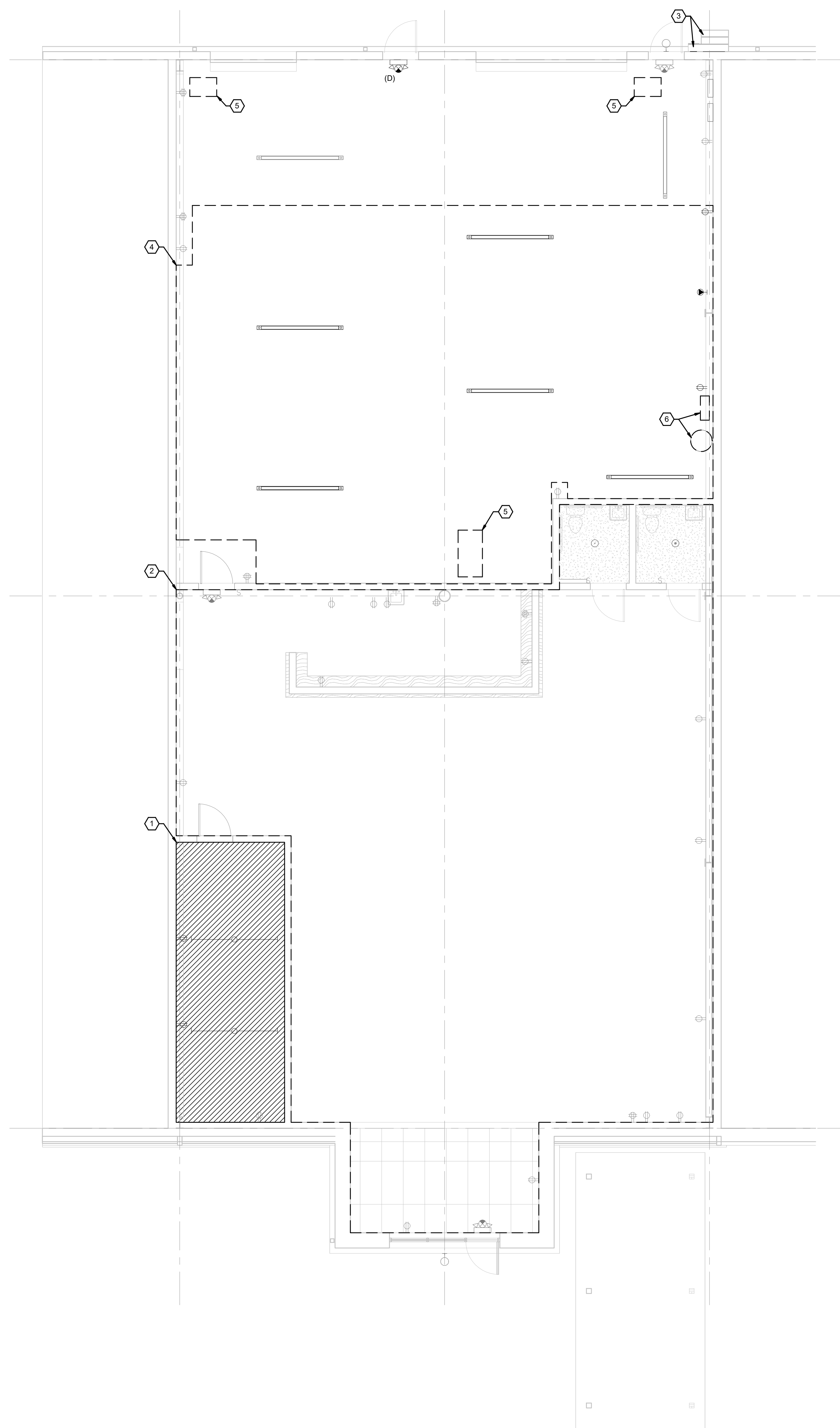
No.	Date	Description
0	03/28/25	PERMIT

Sheet Description

ELECTRICAL
DEMOLITION
POWER PLAN

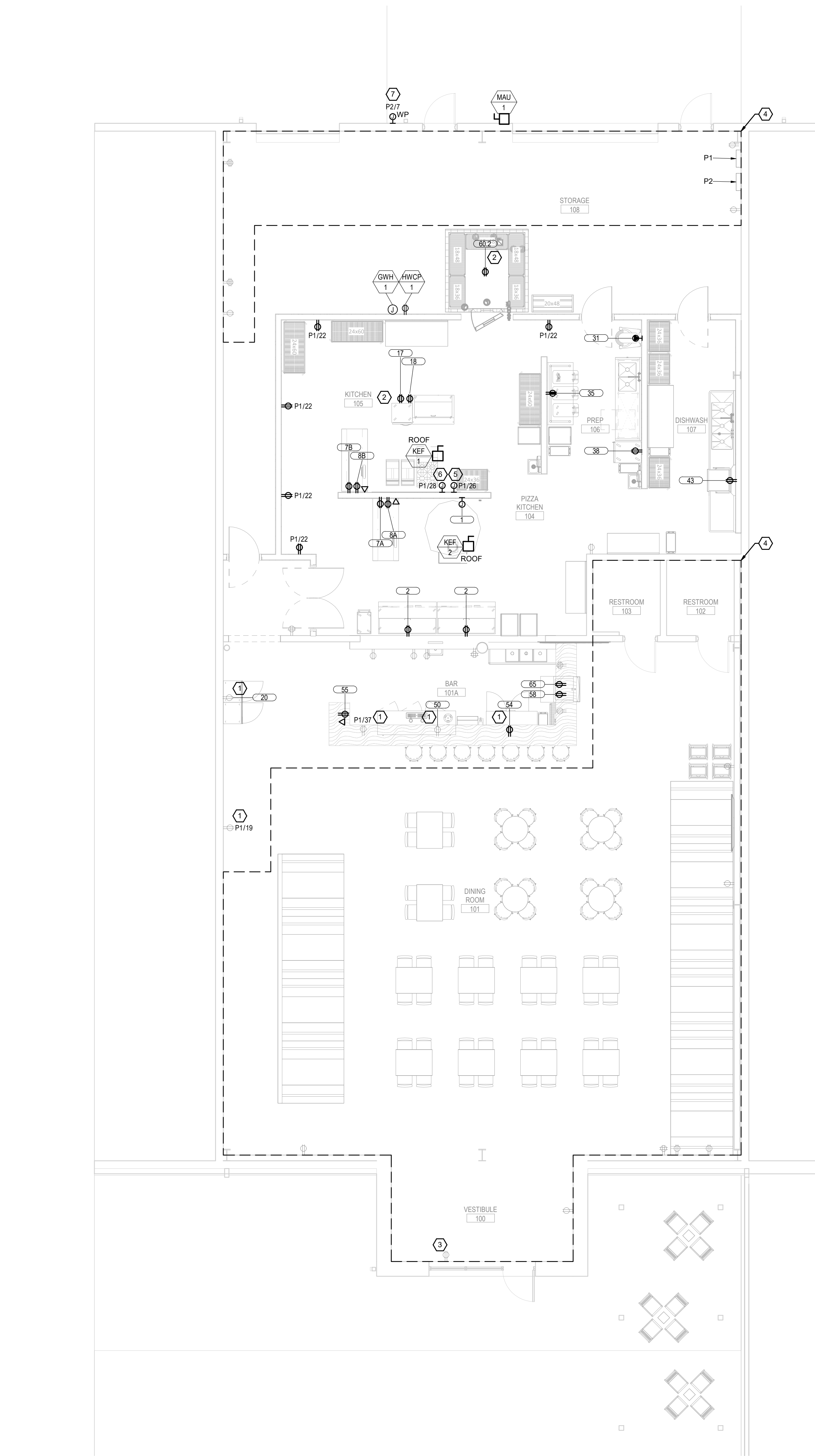
Sheet Number

ED101



1 FIRST FLOOR - ELECTRICAL DEMOLITION PLAN

SCALE: 3/16" = 1'-0"



GENERAL NOTES

- SEE SHEET E0.0 FOR LEGEND AND ADDITIONAL GENERAL NOTES.
- INFORMATION ON THIS SHEET WAS OBTAINED FROM FIELD SURVEY INFORMATION AND RECORD DRAWINGS. THE DRAWINGS REPRESENT INFORMATION AS ACCURATE AS POSSIBLE. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS PRIOR TO BID. NOTIFY ENGINEER IMMEDIATELY IF ACTUAL FIELD CONDITIONS DIFFER FROM INFORMATION INDICATED ON THE DRAWINGS.
- ELECTRICAL CONTRACTOR SHALL VISIT JOB SITE AND FAMILIARIZE THEMSELVES WITH THE PROJECT AND INCLUDE IN THEIR BID ALL COSTS ASSOCIATED WITH NEW WORK.

KEY NOTES

(THIS SHEET)

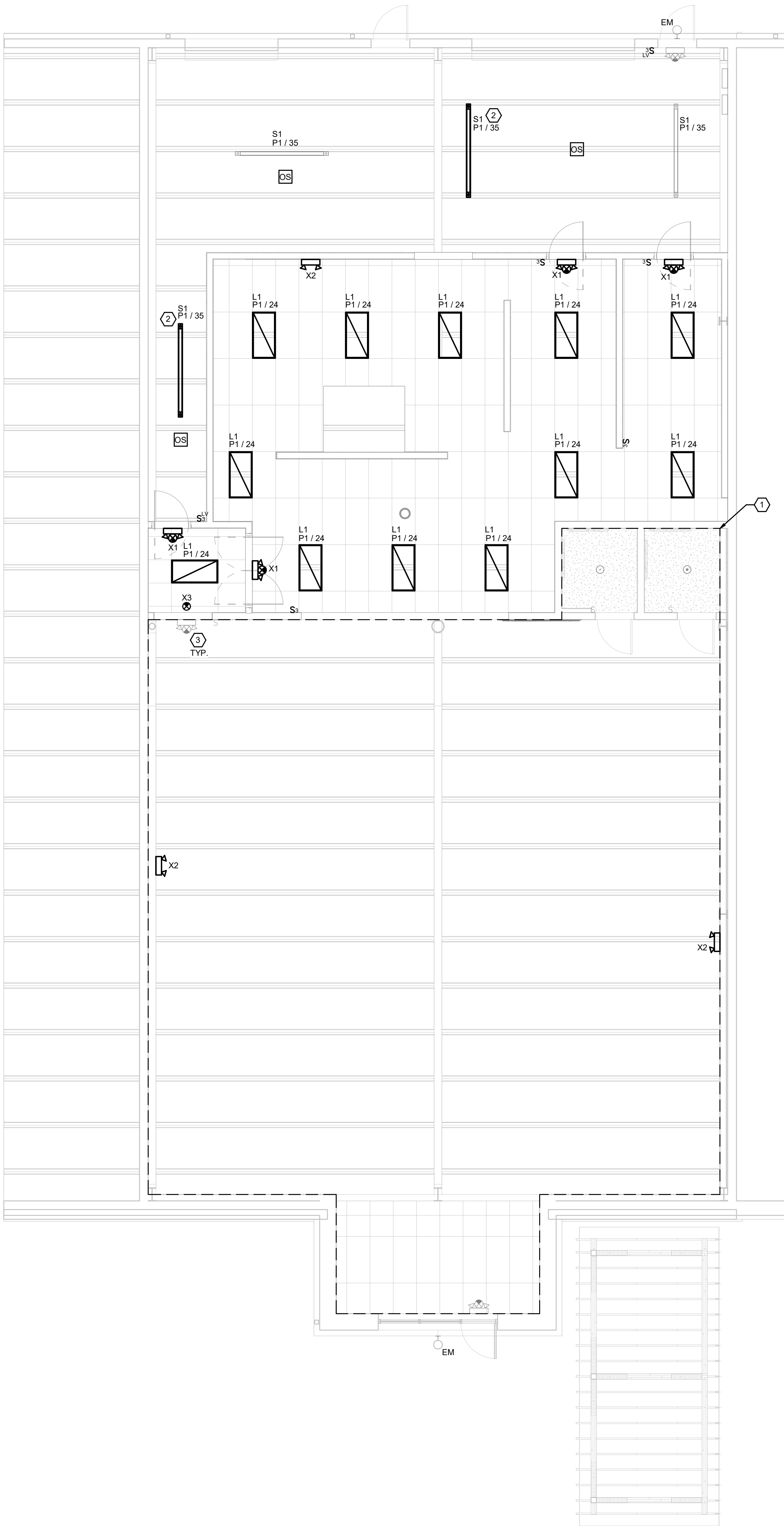
- CONTRACTOR TO REUSE EXISTING RECEPTACLE, RECIRCUIT AS INDICATED ON PLAN OR AS INDICATED ON KITCHEN EQUIPMENT SCHEDULE.
- PROVIDE DROP CORD RECEPTACLE TO CONNECTION TO EQUIPMENT. REFER TO DETAIL #2 SHEET E003 FOR ADDITIONAL INFORMATION.
- CEILING MOUNTED DISPLAY WINDOW RECEPTACLE PER NEC 210.62 IS EXISTING TO REMAIN. MAINTAIN CIRCUIT CONTINUITY TO DEVICE.
- EXISTING ELECTRICAL DEVICES WITHIN THIS AREA ARE EXISTING TO REMAIN. DEVICES ON WALLS THAT ARE TO BE DEMOLISHED SHALL BE REMOVED. DEMO CONDUIT, BACK BOXES AND CONDUCTORS BACK TO NEAREST DEVICE ON CIRCUIT. REFER TO ARCHITECTURAL DRAWINGS FOR EXTENT OF DEMOLITION.
- PROVIDE 120V SINGLE PHASE CONNECTION TO KITCHEN HOOD CONTROLS AND LIGHTING. COORDINATE EXACT LOCATION AND REQUIREMENTS WITH KITCHEN EQUIPMENT SUPPLIER PRIOR TO ROUGH-IN.
- PROVIDE DEDICATED 120V SINGLE PHASE CONNECTION FOR ANSUL HOOD SYSTEM. COORDINATE EXACT LOCATION AND REQUIREMENTS WITH HOOD INSTALLER AND FIRE ALARM CONTRACTOR PRIOR TO ROUGH-IN.
- PROVIDE DEDICATED 120V SINGLE PHASE CONNECTION FOR EXTERIOR HEAT TRACE SYSTEM. COORDINATE ELECTRICAL REQUIREMENTS AND LOCATION WITH MECHANICAL CONTRACTOR PRIOR TO ROUGH-IN.

No.	Date	Description
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FILE PATH: Autodesk Docs:\24-0009 JR's Pizza Restaurant\RJ-A - JR Pizza - Elec\25\rvt

1 FIRST FLOOR - LIGHTING PLAN
SCALE: 3/16" = 1'-0"



GENERAL NOTES

1. SEE SHEET E0.0 FOR LEGEND AND ADDITIONAL GENERAL NOTES.
2. CONFIRM MOUNTING HEIGHT AND LOCATION OF ALL LUMINAIRES AND DEVICES WITH ARCHITECT PRIOR TO ROUGH-IN. REFER TO ARCHITECTURAL ELEVATIONS AND REFLECTED CEILING PLANS.
3. CONNECT ALL EXIT SIGNS AHEAD OF LOCAL SWITCHING.
4. ALL CEILING MOUNTED OCCUPANCY SENSORS AND VACANCY SENSORS SHALL BE DUAL TECHNOLOGY TYPE.
5. COORDINATE LUMINAIRE LOCATIONS WITH MECHANICAL PIPING, DUCTWORK, ETC. TO AVOID CONFLICTS. SEE SPECIFICATIONS FOR COORDINATION REQUIREMENTS.
6. FIELD COORDINATE EXACT LOCATIONS OF CEILING MOUNTED OCCUPANCY SENSORS AND VACANCY SENSORS PER MANUFACTURER'S INSTRUCTIONS. THE LOCATIONS OF THE SENSORS ON DRAWINGS ARE DIAGRAMMATIC. DO NOT LOCATE OCCUPANCY SENSORS WITHIN THREE FEET OF AN HVAC SUPPLY DEVICE. IF ADDITIONAL SENSORS ARE NEEDED FOR COMPLETE COVERAGE OF SPACE THEY SHALL BE PROVIDED AND INSTALLED BY THE CONTRACTOR AS REQUIRED TO PROVIDE COMPLETE SPACE COVERAGE.
7. CONTRACTOR SHALL PROVIDE ALL NECESSARY SWITCH PACKS FOR OCCUPANCY SENSORS TO PROVIDE FUNCTION INDICATED.
8. ALL EXIT SIGNS SHALL BE CIRCUITED TO LIGHTING CIRCUIT SERVING OTHER LUMINAIRES IN THE SAME SPACE AS THE EXIT SIGNS.
9. LOSS OF UTILITY POWER SHALL ENERGIZE ALL EGRESS LIGHTING. THE DESIGN SHALL MEET ALL UL STANDARDS FOR LIFE SAFETY REQUIREMENTS.
10. VACANCY/OCCUPANCY SENSORS SHALL BE SET AT A MAXIMUM 15 MINUTE TIMEOUT.
11. CONTRACTOR SHALL VERIFY DIMMER SWITCHES ORDERED ARE COMPATIBLE WITH THE LUMINAIRES THEY CONTROL.

KEY NOTES

(THIS SHEET)

1. EXISTING ELECTRICAL DEVICES WITHIN THIS AREA ARE EXISTING TO REMAIN. DEVICES ON WALLS THAT ARE TO BE DEMOLISHED SHALL BE REMOVED. DEMO CONDUIT, BACK BOXES AND CONDUCTORS BACK TO NEAREST DEVICE ON CIRCUIT. REFER TO ARCHITECTURAL DRAWINGS FOR EXTENT OF DEMOLITION. EXISTING LUMINAIRES WITHIN THIS AREA ARE EXISTING TO REMAIN.
2. ELECTRICAL CONTRACTOR TO PRESERVE AND REINSTALL EXISTING DEMOLISHED 1/2" STRIP LUMINAIRES AS SHOWN ON PLAN. PROVIDE NEW 3-WAY SWITCH FOR CONTROL OF ALL STORAGE LUMINAIRES. SEE PLAN FOR LOCATIONS. CIRCUIT TO EXISTING REAR LIGHTING CIRCUIT P1/05.
3. CONTRACTOR TO TEST EXISTING TO REMAIN EXIT/EM BATTERY UNIT. PROVIDE LINE-ITEM PRICING TO REPLACE WITH NEW UNIT IN SAME LOCATION.

LIGHTING CONTROLS NOTES

(THIS SHEET)

1. ALL LIGHTING CONTROLS TO COMPLY WITH IECC 2018 AND LOCAL CODES.
2. MANUFACTURER TO PROVIDE SHOP DRAWINGS INDICATING ALL LIGHTING DEVICES, ZONING, ETC. FOR REVIEW BY ENGINEER AND OWNER.
3. OCCUPANCY SENSOR CONTROL SHALL BE PROVIDED IN ALL STORAGE ROOMS, AND ANY ENCLOSED SPACES 300SF OR LESS.
4. ALL REGULARLY OCCUPIED SPACES TO HAVE DIMMING CONTROL, 0-10V PROTOCOL, UON.
5. LIGHTING IN STORAGE ROOMS AND ANY NON-REGULARLY OCCUPIED SPACES SHALL BE CONTROLLED VIA DUAL-TECHNOLOGY WALL-SWITCH OCCUPANCY SENSOR. PROGRAM TO MANUAL-ON, 5-MINUTE AUTO-OFF.



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Sheet Description

**ELECTRICAL
LIGHTING
PLAN**

Sheet Number

E201

**Ramirez,
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TENANT
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No.	Date	Description
0	03/28/25	PERMIT

PLUMBING LEGEND

P001

PLUMBING SYMBOLS		ABBREVIATIONS		PLUMBING GENERAL NOTES	
DOMESTIC COLD WATER PIPING DOMESTIC HOT WATER PIPING DOMESTIC HOT WATER RECIRCULATION PIPING 4" SAN SANITARY WASTE PIPING 2" V VENT PIPING PIPING ELBOW UP PIPING ELBOW DOWN PIPING TEE UP PIPING TEE DOWN VTR VENT THRU ROOF FD-1 FLOOR DRAIN, TYPE HOSE BIBB / WALL HYDRANT GATE (SHUT OFF) VALVE BALL (SHUT OFF) VALVE CO WCO LINE CLEANOUT / WALL CLEANOUT FCO FLOOR CLEANOUT CONNECTION POINT OF NEW WORK TO EXISTING 1 VIEW REFERENCE: UPPER NUMBER INDICATES SHEET NUMBER LOWER NUMBER INDICATES DETAIL NUMBER 1 KEYNOTE REFERENCE SYMBOL 1F, 2F, #F AFF FIRST FLOOR, SECOND FLOOR, # FLOOR ABOVE FINISHED FLOOR BFF BOS BTU CO CLEANOUT DOWN DN EC ETR EWB FACP FF GPM HB HTG IN, WC LWT MBH MC MCA MFR MTD N/A NC OF PH, O QTY RA RH RPM SAN SF ST UL WB, W/O WB WC BFF BOTTOM OF STRUCTURE BRITISH THERMAL UNIT CLEANOUT DOWN ELECTRICAL CONTRACTOR EXISTING TO REMAIN ENTERING WET BULB FIRE ALARM CONTROL PANEL FINISHED FLOOR GALLONS PER MINUTE HOSE BIBB HEATING INCHES OF WATER COLUMN LEAVING WATER TEMPERATURE 1000 BTU PER HOUR MECHANICAL CONTRACTOR MINIMUM CIRCUIT AMPACITY MANUFACTURER MOUNTED NOT APPLICABLE NOISE CRITERIA OVERFLOW STORM PHASE QUANTITY RETURN AIR RELATIVE HUMIDITY REVOLUTIONS PER MINUTE SANITARY WASTE SQUARE FEET STORM UNDERWRITERS LABORATORIES, INC. WITH, WITHOUT WET BULB WATER COLUMN 1. REFER TO PLANS FOR ADDITIONAL NOTES. 2. THE PLANS ARE, TO A GREAT EXTENT, DIAGRAMMATIC IN NATURE. DRAWING SCALES SHOULD BE VERIFIED FROM DIMENSIONS ON ARCHITECTURAL PLANS. THE INFORMATION PRESENTED IS AS EXACT AS COULD BE SECURED. THE CONTRACTOR SHALL OBTAIN EXACT LOCATION, MEASUREMENTS, LEVELS, ETC. AT THE SITE AND SHALL SATISFACTORILY ADAPT THE WORK TO THE ACTUAL CONDITIONS AT THE PROJECT SITE. 3. CONTRACTOR SHALL VISIT THE JOB SITE PRIOR TO SUBMITTING A BID TO COVER THE CONDITIONS AT THE SITE INFORMING THEMSELVES OF ALL DETAILS. 4. ALL WORK SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL CODES, LAWS, ACTS AND ORDINANCES, AND ALL AUTHORITIES HAVING JURISDICTION. 5. THE COMPLETED INSTALLATION SHALL BE IN ACCORDANCE WITH ALL ENGINEERING REQUIREMENTS, THE OWNER'S DESIGN CRITERIA, UTILITY COMPANY REQUIREMENTS, APPLICABLE INDUSTRY STANDARDS OF GOOD PRACTICE AND SAFETY AND THE MANUFACTURER'S STRICTEST RECOMMENDATIONS FOR EQUIPMENT AND PRODUCT APPLICATION AND INSTALLATION. 6. MANUFACTURER'S NAMES ON WHICH THIS SPECIFICATION IS BASED INDICATE THE MINIMUM QUALITY OF PRODUCT REQUIRED BY ARCHITECT/ENGINEER. SUBSTITUTIONS MAY BE MADE TO THOSE SPECIFIED IF DEEMED EQUIVALENT BY THE ARCHITECT/ENGINEER DURING SUBMITTAL REVIEW. 7. RECORD DRAWINGS - PREPARE AND SUBMIT TO THE OWNER RECORD DRAWINGS INDICATING THE EXACT LOCATION OF ALL EQUIPMENT INCLUDING THE EQUIPMENTS' AS INSTALLED' SIZE(S), MANUFACTURER, MODEL NUMBERS, AND PERFORMANCE NUMBERS. 8. SUPPORTS - EQUIPMENT, PIPING, DUCTWORK OR ANY OTHER ACCESSORY SHALL NOT BE SUPPORTED FROM OTHER PIPING, DUCTWORK, METAL ROOF DECK, LATERAL BRACING BRIDGING OR CONDUIT. ITEMS SHALL ONLY BE SUPPORTED FROM BUILDING STRUCTURE. 9. COORDINATE EXACT LOCATION OF ALL DUCTWORK, AIR TERMINAL UNITS, PIPING, ETC., WITH STRUCTURAL, ARCHITECTURAL, ELECTRICAL, AND OTHER MECHANICAL SYSTEMS. 10. WHERE MOUNTING HEIGHTS ARE NOT DETAILED OR DIMENSIONED, INSTALL MECHANICAL SERVICES AND OVERHEAD EQUIPMENT TO PROVIDE THE MAXIMUM HEADROOM POSSIBLE. 11. ALL DUCTWORK TO VIBRATING EQUIPMENT SHALL HAVE FLEXIBLE CONNECTORS. 12. DUCT/EQUIPMENT SMOKE DETECTORS SHALL BE FURNISHED BY MECHANICAL CONTRACTOR AND WIRED BY ELECTRICAL CONTRACTOR. 13. CONTRACTOR TO BE RESPONSIBLE FOR PROTECTION OF THEIR EMPLOYEES FROM ANY LEAD DUST THAT MAY BE ENCOUNTERED. 14. THE LOCATION OF UTILITIES IS SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. 15. ALL TESTS SHALL BE COMPLETED BEFORE ANY MECHANICAL EQUIPMENT OR PIPING INSULATION IS APPLIED. 16. ALL CONCEALED SUPPLY DUCTWORK INSTALLED OR MODIFIED ON THIS PROJECT SHALL BE WRAPPED WITH INSULATION PER SPECIFICATIONS. 17. CONTRACTOR TO COORDINATE DUCTWORK WITH FIRE RATED WALLS AND FLOORS SHOWN ON ARCHITECTURAL DRAWINGS, MAINTAINING NECESSARY RATING OF WALLS. 18. ALL DUCTWORK DIMENSIONS, AS SHOWN ON THE DRAWINGS, ARE INTERNAL CLEAR DIMENSIONS AND DUCT SIZE SHALL BE INCREASED TO COMPENSATE FOR DUCT LINING THICKNESS. 19. MECHANICAL CONTRACTOR IS COMPLETELY RESPONSIBLE FOR PROVIDING ALL PRESSURE AND/OR TEMPERATURE TAPS IN PIPING AS REQUIRED FOR PROPER BALANCING OF ALL SYSTEMS. 20. BEFORE INSTALLATION, EQUIPMENT CONTRACTOR SHALL VERIFY THAT COILS CAN BE REMOVED WITHOUT INTERFERENCE. CONTRACTOR SHALL PROVIDE ADEQUATE ACCESS AND COIL REMOVAL SPACE FOR ALL EQUIPMENT. 21. ACCESS PANELS ARE REQUIRED (MINIMUM 18"x18" FOR ACCESS TO EVERY VALVE, DAMPER, TERMINAL UNIT, AND CONTROL SENSOR IF NOT OTHERWISE ACCESSIBLE. ACCESS PANEL SHALL BE APPROVED BY ARCHITECT. 22. INSULATE DUCT WORK AND PIPING PER 2021 IECC AND AUTHORITY HAVING JURISDICTION. 23. HVAC LOAD CALCULATIONS ARE PERFORMED PER 2021 IECC SECTION C403.1.1, AND ASHRAE STANDARD 183, PROVIDE BY OTHERS. 24. CONTROL DAMPERS, FIRE DAMPERS, SMOKE DAMPERS, AND COMBINATION FIRE-SMOKE DAMPERS SHALL BE LEAKAGE CLASS I. 25. THE CONTRACTOR SHALL COORDINATE AND COOPERATE WITH ARCHITECT AND OWNER AT ALL TIMES FOR ALL NEW-TO-EXISTING CONNECTIONS, SYSTEM SHUTDOWNS, RESTART-UP, AND FLUSHING AND FILLING OF BOTH NEW AND EXISTING AFFECTED SYSTEMS. 26. REPORT ANY EXISTING DAMAGED EQUIPMENT OR SYSTEMS TO THE OWNER PRIOR TO ANY WORK. 27. INSTALL ALL EQUIPMENT AND MATERIALS IN SUCH A MANNER AS TO PROVIDE REQUIRED ACCESS FOR SERVICING AND MAINTENANCE. ALLOW AMPLE SPACE FOR REMOVAL OF ALL PARTS THAT REQUIRE REPLACEMENT OR SERVICING. 28. FURNISH HINGED STEEL ACCESS DOORS WITH CONCEALED LATCH, WHETHER SHOWN ON DRAWINGS OR NOT, WHERE REQUIRED FOR ACCESS TO ALL CONCEALED VALVES, SHOCK ABSORBERS, MOTORS, FANS, BALANCING COCKS, AND OTHER OPERATING DEVICES REQUIRING ADJUSTMENT OR SERVICING. ACCESS DOORS IN FIRE-RATED WALLS AND CEILINGS SHALL HAVE EQUIVALENT UL LABEL AND FIRE RATING. 29. IT IS THE INTENTION OF THESE SPECIFICATIONS AND DRAWINGS TO CALL FOR FINISHED WORK, TESTED AND READY FOR OPERATION, WHEREVER THE WORD "PROVIDE" IS USED, IT SHALL MEAN "FURNISH AND INSTALL COMPLETE AND READY FOR USE". 30. SECURE AND PAY FOR ALL PERMITS, TAP FEES, TAXES, ROYALTIES, LICENSES, AND INSPECTION IN CONNECTION WITH THE WORK SPECIFIED UNDER DIVISION 23. 31. ALL WORK SHALL COMPLY WITH ALL APPLICABLE CODES AND REGULATIONS. 32. DRAWINGS ARE DIAGRAMMATIC IN CHARACTER AND DO NOT NECESSARILY INDICATE EVERY REQUIRED OFFSET, VALVE, FITTING, ETC. 33. DRAWINGS SHALL NOT BE SCALED FOR ROUGH-IN MEASUREMENTS OR USED AS SHOP DRAWINGS. ALL DIMENSIONS SHALL BE VERIFIED IN FIELD. 34. ALL NEW, RELOCATED AND EXISTING MATERIALS, IN CEILING PLENUMS SHALL BE CLASS 1 RATED, NOT EXCEEDING A RATING OF 25 FLAME SPREAD AND 50 SMOKE DEVELOPED. REMOVE AND REPLACE ALL EXISTING MATERIALS NOT IN COMPLIANCE. 35. BEFORE ANY EQUIPMENT CAN BE ORDERED AND/OR INSTALLED, DETERMINE THAT SAID EQUIPMENT WILL PROPERLY FIT WITHIN THE SPACE ALLOCATED; THAT REQUIRED PIPING GRADES CAN BE MAINTAINED; AND THAT DUCTWORK CAN BE RUN AS INTENDED. 36. COORDINATE THE INSTALLATION OR MECHANICAL MATERIALS AND EQUIPMENT ABOVE AND BELOW CEILINGS, LIGHT FIXTURES, AND OTHER BUILDING COMPONENTS SHALL BE LOCATED AS TIGHT TO STRUCTURE AS POSSIBLE. COORDINATE CEILING CAVITY SPACE CAREFULLY WITH ALL TRADES. 37. ALL MATERIALS AND EQUIPMENT SHALL BE NEW, FREE OF DEFECTS, AND INSTALLED IN ACCORDANCE WITH MANUFACTURER'S CURRENT PUBLISHED RECOMMENDATIONS. 38. CONTRACTOR SHALL PREPARE AND SUBMIT TO THE ENGINEER ELECTRONIC (PDFS) OF ALL SHOP DRAWINGS AND DESCRIPTIVE EQUIPMENT DATA/SUBMITTALS REQUIRED FOR THE PROJECT. THE CONTRACTOR SHALL IDENTIFY ANY "LONG LEAD TIME" ITEMS WHICH MAY IMPACT THE OVERALL PROJECT SCHEDULE. ALL BIDS SHALL INCLUDE COSTS ASSOCIATED WITH THE PURCHASE AND DELIVERY OF EQUIPMENT TO MEET THE PROJECT SCHEDULE. 39. QUIET OPERATION AND VIBRATION: MECHANICAL EQUIPMENT PROVIDED UNDER THIS CONTRACT SHALL OPERATE UNDER ALL LOAD CONDITIONS WITHOUT NOISE OR VIBRATION. 40. KEEP A COMPLETE SET OF RECORD DOCUMENT PRINTS IN CUSTODY DURING THE ENTIRE PERIOD OF CONSTRUCTION AT THE CONSTRUCTION SITE. AT THE COMPLETION OF THE PROJECT, TURN THESE DRAWINGS OVER TO THE GENERAL CONTRACTOR FOR HIS SUBMISSION TO THE ARCHITECT. 41. THE CONTRACTOR FOR THIS WORK SHALL EXAMINE THE DRAWINGS AND SPECIFICATIONS FOR OTHER PARTS OF THE WORK, AND IF HEADROOM OR SPACE CONDITIONS APPEAR INADEQUATE OR IF ANY DISCREPANCIES OCCUR BETWEEN THE PLANS FOR THEIR WORK AND THE PLANS FOR THE WORK OF OTHERS, THEY SHALL REPORT SUCH DISCREPANCIES TO THE ARCHITECT/ENGINEER AND SHALL OBTAIN WRITTEN INSTRUCTIONS FOR ANY CHANGES NECESSARY TO ACCOMMODATE THEIR WORK WITH THE WORK OF OTHERS. ANY CHANGES IN THE WORK COVERED BY THIS SPECIFICATION MADE NECESSARY BY THE FAILURE OR NEGLECT OF THE CONTRACTOR TO REPORT SUCH DISCREPANCIES SHALL BE MADE BY AND AT THE EXPENSE OF THE CONTRACTOR. 42. OPERATING AND MAINTENANCE DATA: THE CONTRACTOR SHALL PREPARE AN OPERATING AND MAINTENANCE MANUAL COVERING ALL SYSTEMS AND EQUIPMENT INSTALLED UNDER THIS DIVISION. SUBMIT AN OUTLINE OF A PREVENTATIVE MAINTENANCE PROGRAM FOR EACH SYSTEM. CONTRACTOR SHALL PROPERLY LUBRICATE ALL MECHANICAL PIECES OF EQUIPMENT, WHICH THEY HAVE PROVIDED BEFORE TURNING THE BUILDING OVER TO THE OWNER. WARRANTIES a. PROVIDE COMPLETE WARRANTY INFORMATION FOR EACH ITEM, INCLUDING, NAME OF PRODUCT OR EQUIPMENT; DATE OF BEGINNING OF WARRANTY OR BOND; DURATION OF WARRANTY OR BOND; AND NAMES, ADDRESSES AND TELEPHONE NUMBERS OF MANUFACTURING/SERVICING PERSONNEL, AS WELL AS, PROCEDURES FOR FILING A CLAIM AND OBTAINING WARRANTY SERVICES. b. THE CONTRACTOR SHALL WARRANT ALL MATERIALS, WORKMANSHIP AND THE SUCCESSFUL OPERATION OF ALL EQUIPMENT AS IDENTIFIED IN THE GENERAL CONDITIONS, OR DIVISION 1. MECHANICAL/ELECTRICAL REQUIREMENTS FOR MECHANICAL EQUIPMENT: 1. CONTRACTOR SHALL REVIEW ELECTRICAL POWER REQUIREMENTS FOR MECHANICAL EQUIPMENT THAT ARE SCHEDULED ON THE ELECTRICAL DRAWINGS PRIOR TO ORDERING EQUIPMENT. DO NOT PURCHASE MOTORS OR ELECTRICAL EQUIPMENT UNTIL POWER CHARACTERISTICS AVAILABLE AT BUILDING SITE LOCATION HAVE BEEN CONFIRMED BY CONTRACTOR. 2. PROVIDE SAFETY DISCONNECT SWITCHES FOR ALL MECHANICAL EQUIPMENT, UNLESS SPECIFICALLY SHOWN ON DIVISION 16 REQUIREMENTS. 3. FURNISH COMBINATION TYPE FULL NEMA RATED STARTERS WITH FUSED DISCONNECT SWITCH FOR ALL MOTORS PROVIDED. 4. ELECTRICAL WIRING IN CONNECTION WITH THE AUTOMATIC TEMPERATURE CONTROL SYSTEM, INCLUDING INTERLOCK WIRING, WHERE SHOWN ON THE DIVISION 16 DRAWINGS, SHALL BE PERFORMED BY THE ELECTRICAL CONTRACTOR. ALL OTHER WIRING, INCLUDING 120V REQUIRED FOR PROPER OPERATION OF THE AUTOMATIC TEMPERATURE CONTROL SYSTEM, SHALL BE PERFORMED BY THE MECHANICAL CONTRACTOR. PLUMBING SYSTEMS FIRESTOPPING 1. PROVIDE FIRE-STOPPING MATERIAL AND SYSTEMS AS LISTED IN THE U.L. FIRE RESISTANCE DIRECTORY EQUAL TO THE FIRE RESISTANCE RATING OF THE RESPECTIVE WALL OR FLOOR ASSEMBLY FOR ALL PENETRATIONS OF PIPING, DUCTWORK, AND OTHER MECHANICAL ITEMS THROUGH FIRE-RATED CORRIDOR WALLS, FIRE-RESISTIVE WALLS, FIRE RESISTIVE SHAFTS, AND FLOOR PENETRATIONS. PLUMBING WATER CLOSETS LAVATOIRES BATH/TUB GRAB BAR (ABOVE RIM) SPRAY HOSE (SHOWER) SHOWER CONTROLS 17"-19" 17" 9" 60" 48" GENERAL SCOPE OF WORK (1) NEW GAS FIRED WATER HEATER. (1) NEW GREASE INTERCEPTOR MODIFICATION OF EXISTING GAS SYSTEM FOR NEW KITCHEN EQUIPMENT, NEW GWH-1, AND NEW MAU-1.					

MECHANICAL AND PLUMBING SPECIFICATIONS - EXISTING BUILDING

A. GENERAL:	1. WHILE ALL WORK IS IN PROGRESS, EXCEPT FOR SHORT DESIGNATED INTERVALS DURING WHICH CONNECTIONS ARE TO BE MADE, AS TO ELIMINATE THE POSSIBILITY OF ANY PHYSICAL OR POTENTIAL OCCUPED SPACES SHALL BE MAINTAINED, PROVIDE TEMPORARY PIPING SERVICES WHERE REQUIRED TO MAINTAIN EXISTING AREAS OPERABLE.	2. ANY WORK WHICH WILL AFFECT THE BUILDING OCCUPANTS, INCLUDING, BUT NOT LIMITED TO, WORK WHICH GENERATES EXCESSIVE NOISE, DUST, SMOKE, OR EXCESSIVE HEAT TO BUILDING OCCUPANTS, SHALL BE PERFORMED AFTER BUSINESS HOURS, UNLESS PRIOR APPROVAL HAS BEEN OBTAINED FROM THE BUILDING MANAGER.	3. THE CONTRACTOR SHALL COORDINATE AND COOPERATE WITH ARCHITECT AND OWNER AT ALL TIMES FOR ALL NEW-TO-EXISTING CONNECTIONS, SYSTEM SHUTDOWNS, RESTART-UP, AND FLUSHING AND FILING OF BOTH NEW AND EXISTING AFFECTED SYSTEMS.	4. THE CONTRACTOR SHALL VISIT AND EXAMINE THE PREMISES AND/OR JOB SITE SO AS TO ASCERTAIN, PRIOR TO BIDDING, THE EXISTING CONDITIONS IN WHICH THEY WILL BE REQUIRED TO OPERATE IN PERFORMING THEIR PART OF THE CONTRACT. NO EXTRAS WILL BE ALLOWED DUE TO LACK OF KNOWLEDGE OF THESE CONDITIONS.	5. REPORT ANY EXISTING DAMAGED EQUIPMENT OR SYSTEMS TO THE OWNER PRIOR TO ANY WORK.	6. INSTALL ALL EQUIPMENT AND MATERIALS IN SUCH A MANNER AS TO PROVIDE REQUIRED ACCESS FOR SERVICING AND MAINTENANCE. ALLOW AMPLE SPACE FOR REMOVAL OF ALL PARTS THAT REQUIRE REPLACEMENT OR SERVICING.	7. FURNISH HINGED STEEL ACCESS DOORS WITH CONCEALED LATCH, WHETHER SHOWN ON DRAWINGS OR NOT, WHERE REQUIRED FOR ACCESS TO ALL CONCEALED VALVES, SHOCK ABSORBERS, MOTORS, FANS, BALANCING COCKS, AND OTHER OPERATING DEVICES REQUIRING ADJUSTMENT OR SERVICING. ACCESS DOORS IN FIRE-RATED WALLS AND CEILINGS SHALL HAVE EQUIVALENT UL LABEL AND FIRE RATING.	8. IT IS THE INTENTION OF THESE SPECIFICATIONS AND DRAWINGS TO CALL FOR FINISHED WORK, TESTED AND READY FOR OPERATION, WHEREVER THE WORD "PROVIDE" IS USED, IT SHALL MEAN "FURNISH AND INSTALL COMPLETE AND READY FOR USE."	9. SECURE AND PAY FOR ALL PERMITS, FEES, TAXES, ROYALTIES, LICENSES, AND INSPECTIONS IN CONNECTION WITH THE WORK SPECIFIED UNDER DIVISION 23.	10. ALL WORK SHALL COMPLY WITH ALL APPLICABLE CODES AND REGULATIONS.	11. DRAWINGS ARE DIAGRAMMATIC IN CHARACTER AND DO NOT NECESSARILY INDICATE EVERY REQUIRED OFFSET, VALVE, FITTING, ETC.	12. DRAWINGS SHALL NOT BE SCALED FOR ROUGH-IN MEASUREMENTS OR USED AS SHOP DRAWINGS. ALL DIMENSIONS SHALL BE VERIFIED IN FIELD.	13. ALL NEW, RELOCATED, AND EXISTING MATERIALS, IN CEILING PLenums SHALL BE CLASS 1 RATED, NOT EXCEEDING RATING OF 25 FLAME SPREAD AND 50 SMOKE DEVELOPED. REMOVE AND REPLACE ALL EXISTING MATERIALS NOT IN COMPLIANCE.	14. BEFORE ANY EQUIPMENT IS ORDERED AND/OR INSTALLED, DETERMINE THAT SAID EQUIPMENT WILL PROPERLY FIT WITHIN THE SPACE ALLOCATED. THAT REQUIRED PIPING GRADES CAN BE MAINTAINED, AND THAT THAT EQUIPMENT CAN BE RUN AS INTENDED.	15. COORDINATE THE INSTALLATION OF MECHANICAL MATERIALS AND EQUIPMENT ABOVE AND BELOW CEILINGS, LIGHT FIXTURES, AND OTHER BUILDING COMPONENTS. ALL COMPONENTS SHALL BE LOCATED AS TIGHT TO STRUCTURE AS POSSIBLE. COORDINATE CEILING CAVITY SPACE CAREFULLY WITH ALL TRADES.	16. CONTRACTOR SHALL NOTIFY ENGINEER 48 HOURS PRIOR TO SUBSTANTIAL COMPLETION OF CONSTRUCTION OR INSTALLATION OF CEILING TILE, TO SCHEDULE A FINAL PUNCH LIST WALKTHROUGH.	17. ALL MATERIALS AND EQUIPMENT SHALL BE NEW, FREE OF DEFECTS, AND INSTALLED IN ACCORDANCE WITH MANUFACTURER'S CURRENT PUBLISHED RECOMMENDATIONS.	18. CONTRACTOR SHALL PREPARE AND SUBMIT TO THE ENGINEER ELECTRONIC (PDF) COPIES OF ALL SHOP DRAWINGS AND DESCRIPTIVE EQUIPMENT DATA/SUBMITTALS REQUIRED FOR THE PROJECT. THE CONTRACTOR SHALL IDENTIFY ANY "LONG LEAD TIME" ITEMS WHICH MAY IMPACT THE OVERALL PROJECT SCHEDULE. ALL BIDS SHALL INCLUDE COSTS ASSOCIATED WITH THE PURCHASE AND DELIVERY OF EQUIPMENT TO MEET THE PROJECT SCHEDULE.	19. QUIET OPERATION AND VIBRATION: MECHANICAL EQUIPMENT PROVIDED UNDER THIS CONTRACT SHALL OPERATE UNDER ALL LOAD CONDITIONS WITHOUT NOISE OR VIBRATION.	20. KEEP A COMPLETE SET OF RECORD DOCUMENT PRINTS IN CUSTODY DURING ENTIRE PERIOD OF CONSTRUCTION AT THE CONSTRUCTION SITE. AT THE COMPLETION OF THE PROJECT, TURN THESE DRAWINGS OVER TO THE GENERAL CONTRACTOR FOR HIS SUBMISSION TO THE ARCHITECT.	21. THE CONTRACTOR FOR THIS WORK SHALL EXAMINE THE DRAWINGS AND SPECIFICATIONS FOR OTHER PARTS OF THE WORK, AND IF HEADROOM OR SPACE CONDITIONS APPEAR INADEQUATE OR IF ANY DISCREPANCIES OCCUR BETWEEN THE PLANS FOR HIS WORK AND THE PLANS FOR THE WORK OF OTHERS, HE SHALL REPORT SUCH DISCREPANCIES TO THE ARCHITECT/ENGINEER AND SHALL OBTAIN WRITTEN INSTRUCTIONS FOR ANY CHANGES NECESSARY TO ACCOMMODATE HIS WORK WITH THE WORK OF OTHERS. ANY CHANGES IN THE WORK COVERED BY THIS SPECIFICATION MADE NECESSARY BY THE FAILURE OR NEGLECT OF THE CONTRACTOR TO REPORT SUCH DISCREPANCIES SHALL BE MADE BY AND AT THE EXPENSE OF THIS CONTRACTOR.	22. OPERATING AND MAINTENANCE DATA: THE CONTRACTOR SHALL PREPARE AN OPERATING AND MAINTENANCE MANUAL COVERING ALL SYSTEMS AND EQUIPMENT INSTALLED UNDER THIS DIVISION. SUBMIT AN OUTLINE OF A PREVENTATIVE MAINTENANCE PROGRAM FOR EACH SYSTEM. CONTRACTOR SHALL PROPERLY LUBRICATE ALL MECHANICAL PIECES OF EQUIPMENT, WHICH HE HAS PROVIDED BEFORE TURNING THE BUILDING OVER TO THE OWNER.	23. DEMOLITION: a. DURING THE DEMOLITION PHASE REMOVE EXISTING EQUIPMENT, PIPING, DUCTWORK, AND RELATED ITEMS, EITHER AS SHOWN ON THE DEMOLITION DRAWINGS AS BEING REMOVED, OR AS REQUIRED FOR THE WORK. b. PROPERLY CAP AND SEAL ALL DUCTWORK AND PIPING NOT USED. c. EXISTING THERMOSTATS, DIFFUSERS, DUCTWORK, ETC., NOTED ON DRAWINGS TO BE RE-USED SHALL BE THOROUGHLY CLEANED AND/OR REFINISHED TO MATCH NEW. d. THE LOCATION OF EXISTING EQUIPMENT, PIPING, DUCTWORK, ETC., SHOWN ON THE DRAWINGS HAS BEEN TAKEN FROM EXISTING DRAWINGS AND IS, THEREFORE, ONLY AS ACCURATE AS THAT INFORMATION.	24. WARRANTIES: a. PROVIDE COMPLETE WARRANTY INFORMATION FOR EACH ITEM, INCLUDING, NAME OF PRODUCT OR EQUIPMENT, DATE OF BEGINNING OF WARRANTY OR BOND, DURATION OF WARRANTY OR BOND, AND NAMES, ADDRESSES, AND TELEPHONE NUMBERS OF MANUFACTURING/SERVICING PERSONNEL, AS WELL AS PROCEDURES FOR FILING A CLAIM AND OBTAINING WARRANTY SERVICES.	b. THE CONTRACTOR SHALL WARRANT ALL MATERIALS, WORKMANSHIP AND THE SUCCESSFUL OPERATION OF ALL SUPPLY OF SERVICE AS IDENTIFIED IN THE GENERAL CONDITIONS, OR DIVISION 1.	c. ANY FILTERS USED DURING CONSTRUCTION SHALL BE DEFERRED WITH NEW FILTERS DURING FINAL CLEANUP.	26. EXISTING EQUIPMENT: CHECK, VERIFY AND MAKE OPERABLE ALL EXISTING EQUIPMENT THAT IS NOTED TO BE RE-USED. PROVIDE REPAIRS ON ALL FANS, MOTORS, AIR CONDITIONING UNITS, ETC., AS REQUIRED TO BRING THEM TO PROPER OPERATING CONDITION, CLEAN COILS AND ENCLOSURE, LUBRICATE, CHECK MOTORS AND REPLACE FILTERS.	27. RESPONSIBILITY OF CONTRACTOR: THE CONTRACTOR IS RESPONSIBLE FOR THE COMPLETE AND SATISFACTORY INSTALLATION OF MECHANICAL EQUIPMENT THAT ARE SCHEDULED ON THE DRAWINGS AND SPECIFICATIONS. HE SHALL PROVIDE, WITHOUT EXTRA CHARGE, ALL INCIDENTAL ITEMS REQUIRED, AS A PART OF HIS WORK. THE INSTALLATION SHALL BE SO MADE THAT ITS SEVERAL COMPONENT PARTS WILL FUNCTION TOGETHER AS A WORKABLE SYSTEM AND SHALL BE LEFT WITH ALL PARTS ADJUSTED AND IN WORKING ORDER.	A. MECHANICAL/ELECTRICAL REQUIREMENTS FOR MECHANICAL EQUIPMENT: 1. CONTRACTOR SHALL REVIEW ELECTRICAL POWER REQUIREMENTS FOR MECHANICAL EQUIPMENT THAT ARE SCHEDULED ON THE ELECTRICAL DRAWINGS PRIOR TO ORDERING EQUIPMENT. DO NOT PURCHASE MOTORS OR ELECTRICAL EQUIPMENT UNTIL POWER CHARACTERISTICS AVAILABLE AT BUILDING SITE LOCATION HAVE BEEN CONFIRMED BY CONTRACTOR.	2. PROVIDE SAFETY DISCONNECT SWITCHES FOR ALL MECHANICAL EQUIPMENT SPECIFICALLY SHOWN OR DIVISION 16 REQUIREMENTS.	3. FURNISH COMBINATION TYPE FULL NEMA RATED STARTERS WITH FLEXIBLEBARS AVAILABLE INDICATED SERVICE WITHOUT PIPING FAILURE.	4. ELECTRICAL WIRING IN CONNECTION WITH THE AUTOMATIC TEMPERATURE CONTROL SYSTEM, INCLUDING INTERLOCK WIRING, PENETRATIONS OF PIPING, DUCTWORK, AND OTHER MECHANICAL PERFORMED BY THE ELECTRICAL CONTRACTOR. ALL OTHER WIRING, INCLUDING 120V REQUIRED FOR PROPER OPERATION OF FLEXIBLE DUCTWORK NOT U.L. APPROVED SHALL BE REMOVED AND PERFORMED BY THE MECHANICAL CONTRACTOR.	B. MECHANICAL SYSTEMS FIRESTOPPING: 1. GENERAL: FIRE STOPPING OF WALLS AND SYSTEMS AS LISTED IN THE U.L. FIRE RESISTANCE DIRECTORY EQUAL TO THE FIRE RESISTANCE RATING OF THE RESPECTIVE WALL OR FLOOR ASSEMBLY FOR ALL PENETRATIONS OF PIPING, DUCTWORK, AND OTHER MECHANICAL ITEMS THROUGH FIRE-RATED CORRIDOR WALLS, FIRE RESISTIVE WALLS, FIRE RESISTIVE PARTS, AND FLOOR PENETRATIONS.	C. PIPING APPLICATION 1. ALL PIPING SHALL CONFORM TO APPLICABLE NATIONAL, STATE, AND LOCAL CODES.	E. REFER TO PIPING APPLICATION SCHEDULE FOR ADDITIONAL INFORMATION.	F. PIPING INSTALLATION: 1. GENERAL: INST ALL PIPES AND PIPE FITTINGS IN ACCORDANCE WITH RECOGNIZED INDUSTRY PRACTICES WHICH WILL ACHIEVE PERMANENTLY LEAK-PROOF PIPING SYSTEMS, CAPABLE OF PERFORMING EACH INDICATED SERVICE WITHOUT PIPING FAILURE. INSTALL EACH RUN WITH MINIMUM JOINTS AND COUPLINGS, BUT WITH ADEQUATE AND ACCESSIBLE UNIONS FOR DISASSEMBLY AND MAINTENANCE/REPLACEMENT OF VALVES AND EQUIPMENT.	2. SANITARY WASTE AND VENT; ROOF DRAIN; AND STORM DRAIN PIPING: a. VERIFY ALL INVERT ELEVATIONS OF EXISTING WASTE AND STORM DRAIN PIPING PRIOR TO ANY NEW WORK. b. INSTALL PLUMBING DRAINAGE PIPING WITH MINIMUM 1/4" PER FOOT (2%) DOWNWARD SLOPE IN DIRECTION OF DRAIN FOR PIPING 3" AND SMALLER. INSTALL 1/4" AND LARGER PIPING WITH MINIMUM 1/8" PER FOOT (1%) DOWNWARD SLOPE IN DIRECTION OF DRAIN.	c. GRADE VENT PIPING FOR PROPER VENTILATION (MINIMUM 1/4" PER FOOT (2%) DOWNWARD SLOPE IN DIRECTION OF DRAIN FOR PIPING 3" AND SMALLER. INSTALL 1/4" AND LARGER PIPING WITH MINIMUM 1/8" PER FOOT (1%) DOWNWARD SLOPE IN DIRECTION OF DRAIN.	3. CONTRACTOR SHALL FIELD VERIFY ALL PIPING AND PLUMBING LOCATIONS AND INVERTS PRIOR TO TRENCHING OR INSTALLATION OF NEW PIPING. ALLOW FOR COST OF X-RAYING FLOOR FOR LOCATING BURIED PIPING AND PRIOR TO MAKING FLOOR PENETRATIONS.	4. INSTALL HANGERS AND GUIDES AS NECESSARY TO PROVIDE PIPING SYSTEMS, WHICH ARE SELF SUPPORTING AND NOT DEPENDENT UPON CONNECTIONS TO EQUIPMENT. ALL PIPING SHALL BE ADEQUATELY SUPPORTED FROM THE BUILDING STRUCTURE WITH ADJUSTABLE HANGERS TO MAINTAIN UNIFORM GRADING WHERE REQUIRED AND TO PREVENT SAGGING AND POCKETING.	5. ALLOW FLEXIBILITY IN THE ERECTION OF THE PIPING SYSTEM IN ORDER TO PREVENT EXCESSIVE STRESSES IN MATERIALS AND JOINTS DUE TO THERMAL EXPANSION OR EQUIPMENT VIBRATION. PROVIDE SUFFICIENT SWING JOINTS, ANCHORS, EXPANSION LOOPS, EXPANSION JOINTS AND/OR OTHER DEVICES AS NECESSARY AND INSTALL, SO AS TO PERMIT FREE EXPANSION AND CONTRACTION WITHOUT CAUSING UNDUE STRESSES.	6. PROVIDE SHUTOFF VALVES AND UNIONS OR FLANGES TO ISOLATE EACH ITEM OF EQUIPMENT.	7. PROVIDE DIELECTRIC NIPPLES AT ALL JUNCTIONS OF DISSIMILAR METALS.	8. PROVIDE SHEET METAL SHIELDS FOR PIPING 2" AND SMALLER (EXCEPT WHERE REQUIRED TO BE CLAMPED) AND CALCIUM SILICATE THERMAL INSERT WITH SHEET METAL SHIELDS FOR PIPING LARGER THAN 2" AND FOR ALL SIZES OF INSULATED PIPING REQUIRED TO BE CLAMPED.	9. PROVIDE ELECTROLYSIS ISOLATORS AT ALL HANGERS AND SUPPORTS FOR DOMESTIC WATER AND OTHER WATER LINES WHICH ARE NOT INSULATED.	10. TEST ALL PIPING SYSTEMS. CORRECT LEAKS BY REMAKING JOINTS. GIVE A MINIMUM OF TWENTY FOUR (24) HOURS NOTICE TO ENGINEER OF DATES WHEN ACCEPTANCE TEST WILL BE CONDUCTED.	11. ALL PIPING SHALL BE CLEANED AND FLUSHED PRIOR TO SERVICE.	12. DOMESTIC WATER SUPPLY AND DISTRIBUTION SYSTEM SHALL BE STERILIZED WITH LIQUID CHLORINE OR HYPOCHLORITE BEFORE ACCEPTANCE FOR OPERATION. IN ACCORDANCE WITH AMERICAN WATER WORKS ASSOCIATION 6001 "STANDARD FOR DISINFECTING WATER MAINS". INSTALL PIPING WITHIN CONDITIONED SPACE UNLESS NOTED OTHERWISE.	H. MECHANICAL IDENTIFICATION: 1. LABEL ALL DUCT ACCESS DOORS, PIPING, EQUIPMENT, AND THERMOSTATS. PIPING AND EQUIPMENT SHALL BE IDENTIFIED WITH 2" HIGH TEXT LABELS AND 6" FLOW ARROWS.	I. VIBRATION CONTROL: 1. ALL MECHANICAL EQUIPMENT, PIPING AND DUCTWORK AS NOTED OR IN THE SPECIFICATION, SHALL BE MOUNTED ON VIBRATION ISOLATORS TO PREVENT THE TRANSMISSION OF VIBRATION AND MECHANICALLY TRANSMITTED SOUND TO THE BUILDING STRUCTURE. VIBRATION ISOLATORS SHALL BE SELECTED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND THE WEIGHT DISTRIBUTION, SO AS TO PRODUCE REASONABLY UNIFORM DEFLECTION.	H. WATER DISTRIBUTION SYSTEM: 1. ALL EQUIPMENT AND FIXTURES WHICH ARE CONNECTED TO A POTABLE WATER SUPPLY, SHALL BE INSTALLED IN SUCH A MANNER AS TO ELIMINATE THE POSSIBILITY OF ANY PHYSICAL OR POTENTIAL CROSS-CONNECTION. VACUUM BREAKERS SHALL BE PROVIDED FOR ALL SUBMERGED/ENCLOSED OUTLETS AND INSTALLED A MINIMUM OF 6" ABOVE OVERFLOW RIM.	2. INSTALL BACKFLOW PREVENTERS ON PLUMBING LINES WHERE CONTAMINATION OF DOMESTIC WATER MAY OCCUR.	3. INSTALL PRESSURE REDUCING VALVES TO LIMIT MAXIMUM PRESSURE AT PLUMBING FIXTURES TO 85 PSIG.	4. INSTALL WATER HAMMER ARRESTERS IN DOMESTIC WATER PIPING SYSTEM AT EACH SET OF FLUSH VALVES AND IN OTHER LOCATIONS WHERE HYDROSTATIC SHOCK PRESSURES COULD OCCUR.	I. METAL DUCTWORK: 1. NEW RECTANGULAR SUPPLY DUCTWORK SHALL BE GALVANIZED SHEET METAL, WRAPPED WITH FIBERGLASS INSULATION.	2. ALL DUCT DIMENSIONS ARE INSIDE CLEAR DIMENSIONS IN INCHES.	3. FABRICATE DUCTWORK TO MEET THE INSTALLATION REQUIREMENTS COMPLYING WITH SMACNA "HVAC DUCT CONSTRUCTION STANDARDS". MEDIUM PRESSURE DUCT, PRESSURE CLASS 4" W.G. POSITIVE OR NEGATIVE, SEAL CLASS A, LOW PRESSURE DUCT, DOWNSTREAM OF FAN COIL UNITS, -PRESSURE CLASS 2" W.G. POSITIVE OR NEGATIVE, SEAL CLASS B.	4. USE MINIMUM 26 GA. WHERE DUCTS ARE WITHIN CORRIDORS.	5. SMACNA STANDARDS: COMPLY WITH SMACNA "HVAC DUCT CONSTRUCTION STANDARDS, METAL AND FLEXIBLE" FOR FABRICATION AND INSTALLATION OF METAL DUCTWORK. COMPLY WITH SMACNA "HVAC AIR DUCT LEAKAGE TEST MANUAL" FOR TESTING OF DUCT SYSTEMS.	6. ALL RECTANGULAR DUCTWORK WITH 45 DEG. ELBOWS OR GREATER SHALL HAVE SINGLE WALL TURNING VANES OR LONG RADII ELBOWS. PROVIDE LONG RADII ELBOWS FOR ROUND DUCTWORK.	7. FLEXIBLE DUCTWORK SHALL BE LISTED UNDER UL-181 STANDARDS AS CLASS 1 AIR DUCT MATERIAL. MINIMUM OPERATING PRESSURE RATING SHALL BE 6" W.G. WITH MINIMUM WORKING VELOCITY RATING SHALL BE 4000 F.P.M.	8. ALL INSULATED FLEXIBLE DUCTS SHALL BE CONSTRUCTED OF A METALIZED RIPSTOP REINFORCED LAMINATE INNER CORE: 1-1/2" THICK, 34" LB. CU. FT. DENSITY FIBERGLASS INSULATION WITH "C" FACTOR OF 0.23 OR LESS, AND AN OUTER JACKET MADE EXCLUSIVELY OF FIRE RETARDANT REINFORCED ALUMINIZED MATERIAL. EQUAL TO FLEXMASTER TYPE SM.	9. EXISTING FLEXIBLE DUCTWORK, WHICH REMAINS IN PLACE, MAY BE REUSED IF IT IS PROPERLY LABELED WITH U.L. 181 TAG. EXISTING FLEXIBLE DUCTWORK AND OTHER MECHANICAL SHALL BE REMOVED AND REPLACED WITH THAT SPECIFIED IN NOTES ABOVE.	10. FINAL CONNECTION OF FLEXIBLE DUCTWORK TO RUN-OUT DUCTS AND CEILING DIFFUSERS SHALL BE MADE WITH 0.5" WIDE POSITIVE-LOCKING STEEL STRAPS (APPLIES TO ALL FLEXIBLE DUCTWORK NEW AND EXISTING).	11. MAXIMUM LENGTH: FOR ANY DUCT RUN USING FLEXIBLE DUCTWORK, SHALL NOT EXCEED 5'-0".	12. CONNECTIONS TO EXHAUST GRILLES SHALL BE MADE WITH RIGID DUCTWORK ONLY.	13. SEAL ALL DUCTWORK WITH NON-HARDENING, NON-MIGRATING MASTIC OR LIQUID ELASTIC SEALANT, OF TYPE APPLICABLE FOR FABRICATION/INSTALLATION DETAIL, AS COMPOUNDED AND RECOMMENDED BY MANUFACTURER, SPECIFICALLY FOR SEALING JOINTS AND SEAMS IN DUCTWORK.	14. DUCT TAKEOFFS: PROVIDE SPIN-IN FITTINGS AT FLEXIBLE OR ROUND SHEET METAL DUCT TAKEOFFS TO AIR DEVICES. FITTINGS DOWNSTREAM OF AIR TERMINALS SHALL INCLUDE BUTTERFLY TYPE MANUAL, VOL. LINE, DAMPER WITH END BEARINGS, REGULATOR, AND LOCKING DEVICE.	15. PROVIDE DUCT HANGERS IN ACCORDANCE WITH SMACNA HVAC DUCT MANUALS.	J. COMBINATION FIRE/SMOKE DAMPERS: 1. PROVIDE AND INSTALL U.L. LABELED, CLASS II (FOR VELOCITIES UP TO 150 FPM) OR CLASS I (FOR VELOCITIES ABOVE 150 FPM), MOTOR-DRIVEN COMBINATION FIRE/SMOKE DAMPERS AT ALL FIRE RATED WALLS, FULL DUCT SIZE, WITH TYPE 304 STAINLESS STEEL SIDE SEALS, COMBINATION SILICONE/GALVANIZED STEEL EDGE SEALS, BRONZE OILITE OR STAINLESS STEEL SLEEVE BEARINGS, AIRFOIL SHAPED GALVANIZED STEEL PARALLEL ACTING BLADES ALONG WITH OUT-OF-ASTREAM WITH SAMB LINKAGE WITH STAINLESS STEEL PIVOTS AND FACTORY SLEEVE, RED ENAMEL FINISH, CALKED AND ATTACHED TO DAMPER IN ACCORDANCE WITH U.L. FIRE DAMPER REQUIREMENTS.	K. AIR OUTLETS AND INLETS: 1. CEILING COMPATIBILITY: PROVIDE DIFFUSERS WITH BORDER STYLES THAT ARE COMPATIBLE WITH ADJACENT CEILING SYSTEMS, AND THAT ARE SPECIFICALLY MANUFACTURED TO FIT INTO CEILING MODULE WITH ACCURATE FIT AND ADEQUATE SUPPORT. REFER TO ARCHITECTURAL DRAWINGS AND SPECIFICATIONS FOR TYPES OF CEILING SYSTEMS, WHICH WILL CONTAIN EACH TYPE OF CEILING AIR DIFFUSER.	L. CONTROLS: 1. TEMPERATURE CONTROLS CONTRACTOR SHALL PROVIDE A COMPLETE NEW/MODIFIED CONTROL SYSTEM USING NEW CONTROL DEVICES AS REQUIRED OR TO REPLACEABLE EXISTING DEVICES FOR THE MECHANICAL SYSTEMS TO OPERATE AS REQUIRED. THE CONTRACTOR SHALL INSPECT THE EXISTING CONDITIONS PRIOR TO SUBMITTING A PROPOSAL.	2. THE EXISTING TEMPERATURE CONTROL SYSTEM CONTROL DEVICES, DAMPERS, OPERATORS, WIRING, CONDUIT, AIR PIPING, VALVES, ETC. NOT BEING MODIFIED, AND WHICH ARE NO LONGER UTILIZED, SHALL BE REMOVED, AND NOT ABANDONED IN PLACE.	3. CHECK AND MAKE OPERABLE ALL WIRING AND PNEUMATIC CONTROL LUBRICATOR FOR ALL THE SYSTEMS ASSOCIATED WITH THE PROJECT AREA.	4. THE CONTROL CONTRACTOR WILL BE RESPONSIBLE FOR ALL INSTALLATION, PROGRAMMING, COMMISSIONING, TESTING AND PERFORMANCE VERIFICATION.	5. THE CONTROLS CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING ALL DEVICES REQUIRED FOR A COMPLETE OPERATING CONTROL SYSTEM.	6. PROVIDE 120V WIRINGS AS REQUIRED FOR THE TEMPERATURE CONTROL SYSTEMS, UNLESS SPECIFICALLY INDICATED ON ELECTRICAL DRAWINGS.	7. ALL THERMOSTAT CONTROLS SHALL HAVE A 5°F DEADBAND. THERMOSTATIC CONTROLS SHALL BE PROGRAMMED TO MIN 55°F (HEATING) AND 55°F (COOLING) SETBACK DURING THE UNOCCUPIED MODE.	8. AUTOMATIC START CONTROLS SHALL BE PROVIDED FOR EACH HVAC SYSTEM. CONTROLS SHALL BE CAPABLE OF AUTOMATICALLY ADJUSTING THE DAILY START TIME AS REQUIRED TO REACH THE OCCUPIED SETPOINT JUST PRIOR TO ENTERING THE SCHEDULED OCCUPIED TIME.	11. EQUIPMENT WITH INSTALLED ECONOMIZER SHALL HAVE THE FOLLOWING POINTS PERMANENTLY MONITORED: a. OUTSIDE AIR TEMPERATURE. b. SUPPLY AIR TEMPERATURE. c. RETURN AIR TEMPERATURE. MEASURING DEVICES TO OPERATE PROPERLY TO WITHIN FOLLOWING RANGES: a. TEMPERATURE SENSORS SHALL HAVE AN ACCURACY OF ±2° F (1.1°C) OVER THE RANGE OF 40°F TO 80°F (4°C TO 28.7°C). b. PRESSURE SENSORS SHALL HAVE AN ACCURACY OF ±0.1 INCHES WATER GAGE. c. FLOW SENSORS SHALL HAVE AN ACCURACY OF ±3% OF FULL SCALE.	12. EQUIPMENT CONTROLLER TO REPORT THE FOLLOWING SYSTEM STATUS: a. FREE COOLING AVAILABLE. b. ECONOMIZER ENABLED. c. COMPRESSOR ENABLED. d. HEATING ENABLED. e. MIXED AIR LOW LIMIT CYCLE ACTIVE. f. THE CURRENT VALUE OF EACH SENSOR.	13. EQUIPMENT CONTROLLER TO BE CAPABLE OF MANUALLY INITIATING EACH MODE INDEPENDENTLY FOR TESTING PURPOSES.	14. EQUIPMENT CONTROLLER TO REPORT FOLLOWING FAULTS TO FAULT MANAGEMENT APPLICATION ACCESSIBLE BY SERVICE PERSONNEL OR ANNUNCIATED LOCALLY ON ZONE THERMOSTATS: a. AIR TEMPERATURE SENSOR FAILURE/FAULT. b. NOT ECONOMIZING WHEN UNIT SHOULD BE ECONOMIZING. c. ECONOMIZING WHEN UNIT SHOULD NOT BE ECONOMIZING. d. DAMPER NOT MODULATING. e. EXCESS OUTDOOR AIR.	M. PIPING INSULATION: 1. ALL NEW AND EXISTING PIPING SHALL BE INSULATED WITH FIBERGLASS PIPING INSULATION. "K" FACTOR SHALL BE MAXIMUM OF 0.27 AT 75° F MEAN TEMPERATURE. INSULATION SHALL HAVE JACKET WITH TENSILE STRENGTH AND FACTORY APPLIED VAPOR BARRIER JACKET WITH PERMEABILITY OF 0.02 PERM WITH ADHESIVE SELF-SEALING LAP JOINT. SEE PIPING INSULATION SCHEDULE FOR MINIMUM INSULATION THICKNESS REQUIRED.	N. DUCTWORK INSULATION: 1. ALL NEW AND EXISTING UN-INSULATED DUCTWORK SHALL BE WRAPPED WITH, FLEXIBLE FIBERGLASS DUCTWORK INSULATION, 1-1/2" THICK, TYPE I, 1.0 LB. PER CU. FT. DENSITY. MINIMUM INSULATION VALUE SHALL BE R-6. ALL WRAP INSULATION SEAMS AND JOINTS SHALL BE SEALED WITH VAPOR-TIGHT FOIL-SCRIM-KRAFT TAPE. OMIT INSULATION WHERE DUCTWORK IS SPECIFIED TO BE LINED.	2. RECTANGULAR DUCTWORK EXPOSED TO WEATHER OR UNCONDITIONED SPACES SHALL BE INSULATED TO MINIMUM R-12 BY ONE OF THE FOLLOWING METHODS: a. LINE WITH RIGID FIBERGLASS INSULATION BOARD, 2" THICK (DENSITY OF 3 LBS. PER CU. FT. AND FACTORY APPLIED VAPOR BARRIER FACING) AND WRAP WITH 2" FLEXIBLE FIBERGLASS BLANKET INSULATION (DENSITY OF 1 LBS. PER CU. FT.). b. WRAP WITH TWO LAYERS OF 2" FLEXIBLE FIBERGLASS BLANKET INSULATION (DENSITY OF 1.0 LBS. PER CU. FT.). c. WRAPPED WITH TWO LAYERS OF 2" FLEXIBLE FIBERGLASS BLANKET INSULATION (DENSITY OF 1 LBS. PER CU. FT.).	3. DUCTWORK ON WHICH INSULATION IS NOT REQUIRED: LINED DUCTWORK MEETING THE INSULATION REQUIREMENTS ABOVE, EXHAUST AIR DUCTWORK, EXCEPT AS SPECIFICALLY NOTED ON DRAWINGS, PRE-INSULATED FLEX DUCT.	O. EXISTING INSULATION REPAIR: 1. REPAIR DAMAGED SECTIONS OF EXISTING MECHANICAL INSULATION, BOTH PREVIOUSLY DAMAGED OR DAMAGING TO THE BUILDING CONSTRUCTION PERIOD. USE INSULATION OF SAME THICKNESS AS EXISTING INSULATION; INSTALL NEW JACKET LAPPING AND SEAL OVER EXISTING.	TESTING, ADJUSTING AND BALANCING: A. GENERAL: 1. THE CONTRACTOR SHALL TEST, ADJUST AND BALANCE ALL AIR SIDE SYSTEMS AND EQUIPMENT THROUGHOUT THE BUILDING, INCLUDING UNIMODEL SYSTEMS AND EQUIPMENT, SUPPLY RETURN AIR SYSTEMS, AIR TERMINALS, DIFFUSERS AND GRILLES, GENERAL EXHAUST/SUPPLY FANS, AIR HANDLING UNITS, TERMINAL UNITS, ETC.	B. QUALIFICATIONS OF CONTRACTOR: 1. THE MECHANICAL CONTRACTOR SHALL PROCURE THE SERVICES OF AN INDEPENDENT TESTING AND BALANCING AGENCY (NOT ENGAGED IN ENGINEERING DESIGN AND IS NOT A DIVISION OF A MECHANICAL CONTRACTING ENTITY), SPECIALIZING IN THE TESTING, ADJUSTING AND BALANCING OF ENVIRONMENTAL SYSTEMS TO PERFORM THE ABOVE-MENTIONED WORK. WORK SHALL BE PERFORMED BY QUALIFIED TECHNICIANS WHO ARE CURRENTLY CERTIFIED BY THE TESTING, ADJUSTING AND BALANCING BUREAU (TABB), THE NATIONAL ENVIRONMENTAL BALANCING BUREAU (NEBB), OR THE ASSOCIATED AIR BALANCE COUNCIL (AABC).	C. APPROVAL OF CONTRACTOR: 1. ANY TESTING AND BALANCING FIRM DESIRING TO OFFER THEIR SERVICES FOR THIS WORK SHALL SUBMIT THEIR QUALIFICATIONS TO THE ENGINEER PRIOR TO BEGINNING WORK.	D. TESTING PROCEDURES: 1. TESTING AND BALANCING SHALL NOT BEGIN UNTIL THE SYSTEM HAS BEEN COMPLETED AND IS IN FULL WORKING ORDER. 2. BEFORE ANY AIR BALANCE WORK IS DONE, CHECK THE SYSTEM FOR DUCT LEAKAGE, ASSURE THAT NEW FILTERS ARE INSTALLED, CHECK FOR CORRECT FAN ROTATION, FOR EQUIPMENT VIBRATION, AND AUTOMATIC DAMPERS FOR PROPER OPERATION, ALL VOLUME CONTROL DAMPERS AND OUTLETS SHALL BE WIDE OPEN AT THIS TIME. 3. BEFORE ANY HYDRONIC, DOMESTIC WATER OR APPLICABLE SYSTEM BALANCING WORK IS DONE, THE SYSTEMS SHALL BE CHECKED FOR PLUGGED STRAINERS, PROPER PUMP ROTATION, CONTROL VALVE INSTALLATION AND OPERATION, AIR LOCKS, SYSTEM STATIC PRESSURE, FLOW METER, AND CHECK VALVE INSTALLATION. ALL THROTTLING DEVICES AND CONTROL VALVES SHALL BE OPEN AT THIS TIME.	E. GENERAL SYSTEM AND EQUIPMENT PROCEDURES: 1. BALANCE ALL AIR AND WATER FLOWS AT TERMINALS TO WITHIN +10% TO -5% OF DESIGN FLOW QUANTITIES. NOTIFY CONTRACTOR/ENGINEER IN WRITING OF CONDITIONS DETRIMENTAL TO THE PROPER COMPLETION OF THE TEST AND BALANCE WORK. 2. MINIMUM COOLING CFM FOR VAV TERMINALS SHALL BE SET AT 10% OF MAXIMUM DESIGN. 3. RECORD PRIMARY AND AMBIENT AIR, DRY BULB AND WET BULB TEMPERATURES AT THE TIME OF TESTING. 4. CHECK AND CALIBRATE ALL THERMOSTATS AND TEMPERATURE SENSORS. REPORT TO THE GENERAL CONTRACTOR ANY MALFUNCTIONING THERMOSTAT AND SENSORS AND REPAIR OR REPLACE AS REQUIRED. THERMOSTATS OR SENSORS SHALL BE SET FOR: a. HEATING MODE-SET AND LOCK AT 72 DEGREES F +/- 2° F. b. COOLING MODE-SET AND LOCK AT 75 DEGREES F +/- 2° F.	F. TEST AND BALANCE REQUIREMENTS: 1. GENERAL EXHAUST/SUPPLY FANS: a. ADJUST CFM TO SYSTEM REQUIREMENTS. FOR BELT DRIVE, INCLUDE SHEAVE AND BELT EXAMINATION TO DELIVER AIR FLOW WITHIN LIMITS OF INSTALLED MOTOR HORSEPOWER AND MECHANICAL STRESS LIMITS OF THE FAN. b. MEASURE AND REPORT STATIC PRESSURES UPSTREAM AND DOWNSTREAM OF FANS (DUCTED UNITS ONLY). c. MEASURE AND REPORT FAN RPM. d. REPORT DESIGN FAN INLET AND OUTLET SIZES, ACTUAL INLET AND OUTLET SIZES, AND DESIGN AND ACTUAL VELOCITIES THROUGH THE ORIFICE. 2. HYDRONIC SYSTEMS: THE SYSTEM SHALL BE BALANCED PROPORTIONALLY USING THE FLOW METERS, ON COMPLETION OF THE BALANCE, THE FOLLOWING INFORMATION SHALL BE RECORDED IN THE REPORT: FLOW METER SIZE AND BRAND, REQUIRED FLOW RATE AND PRESSURE DROP, VALVE SETTINGS ON METERS WITH A READABLE SCALE, AND FLOW RATE IN BOTH FULL COIL FLOW AND FULL BYPASS MODES. 3. EQUIPMENT: PROVIDE START-UP REPORT FOR ALL NEW AND EXISTING HVAC UNITS, AUX, AIR CONDITIONING SYSTEMS, ETC. REPORT SHALL INCLUDE NAME/PLATE DATA, DESIGN DATA, MEASURED MOTOR AMP DRAW, VOLTAGE, DISCHARGE AND SUCTION STATIC PRESSURE AND TEMPERATURE, MEASURE ADJUST AND REPORT AIRFLOWS, SET VFD SPEEDS OF VARIABLE-SPEED FAN SYSTEM, CHECK AND VERIFY ACTIVATION OF ELECTRIC AND GAS FIED EQUIPMENT.	G. REPORT OF WORK: 1. THE TESTING AND BALANCING CONTRACTOR SHALL SUBMIT ELECTRONIC (PDF) COPIES OF THE FINAL TESTING AND BALANCING REPORT AT LEAST FIFTEEN (15) CALENDAR DAYS PRIOR TO THE DATE FOR WHICH THE MECHANICAL CONTRACTOR REQUESTS FINAL INSPECTION. 2. A COMPLETE REDUCED SET OF MECHANICAL CONTRACT DRAWINGS (SHOWING EACH SYSTEM) SHALL BE PROVIDED IN THE REPORT, WITH ALL EQUIPMENT, FLOW MEASURING DEVICES, TERMINALS, CLEARLY MARKED AND ALL EQUIPMENT DESIGNATED. THE TEST AND BALANCE CONTRACTOR CAN OBTAIN DRAWING FILES FROM THE ENGINEER FOR DEVELOPMENT OF THESE DRAWINGS. 3. THE REPORT SHALL INCLUDE A LIST OF ALL EQUIPMENT USED IN THE TESTING AND BALANCING WORK. 4. THIS PROJECT WILL NOT BE CONSIDERED SUBSTANTIALLY COMPLETE UNTIL A SATISFACTORY REPORT IS RECEIVED. THE TESTING & BALANCING CONTRACTOR SHALL RESPOND TO AND CORRECT ALL DEFICIENCIES WITHIN SEVEN (7) DAYS OF RECEIVING THE ENGINEER'S WRITTEN REPORT OF THE BALANCING REPORT. FAILURE TO COMPLY WILL RESULT IN HOLDING RETAINAGE OF THE PAYMENT UNTIL ALL ITEMS HAVE BEEN CORRECTED TO THE SATISFACTION OF THE ENGINEER.	H. GUARANTEE OF WORK: 1. THE TESTING & BALANCING CONTRACTOR SHALL GUARANTEE THE ACCURACY OF THE TESTING AND BALANCING FOR A PERIOD OF 90 DAYS FROM THE DATE OF FINAL ACCEPTANCE OF THE TEST AND BALANCE REPORT. DURING THIS PERIOD, THE TESTING & BALANCING CONTRACTOR SHALL MAKE PERSONNEL AVAILABLE AT NO COST TO THE OWNER TO CORRECT DEFICIENCIES THAT MAY BECOME APPARENT IN THE SYSTEM BALANCE.
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Professional Engineer

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FAIRPLAY CO,80440

TENANT IMPROVEMENT

Project Number:	25-0012
Date:	03/28/25
Drawn By:	JCK
Checked By:	SKZ
Revisions:	

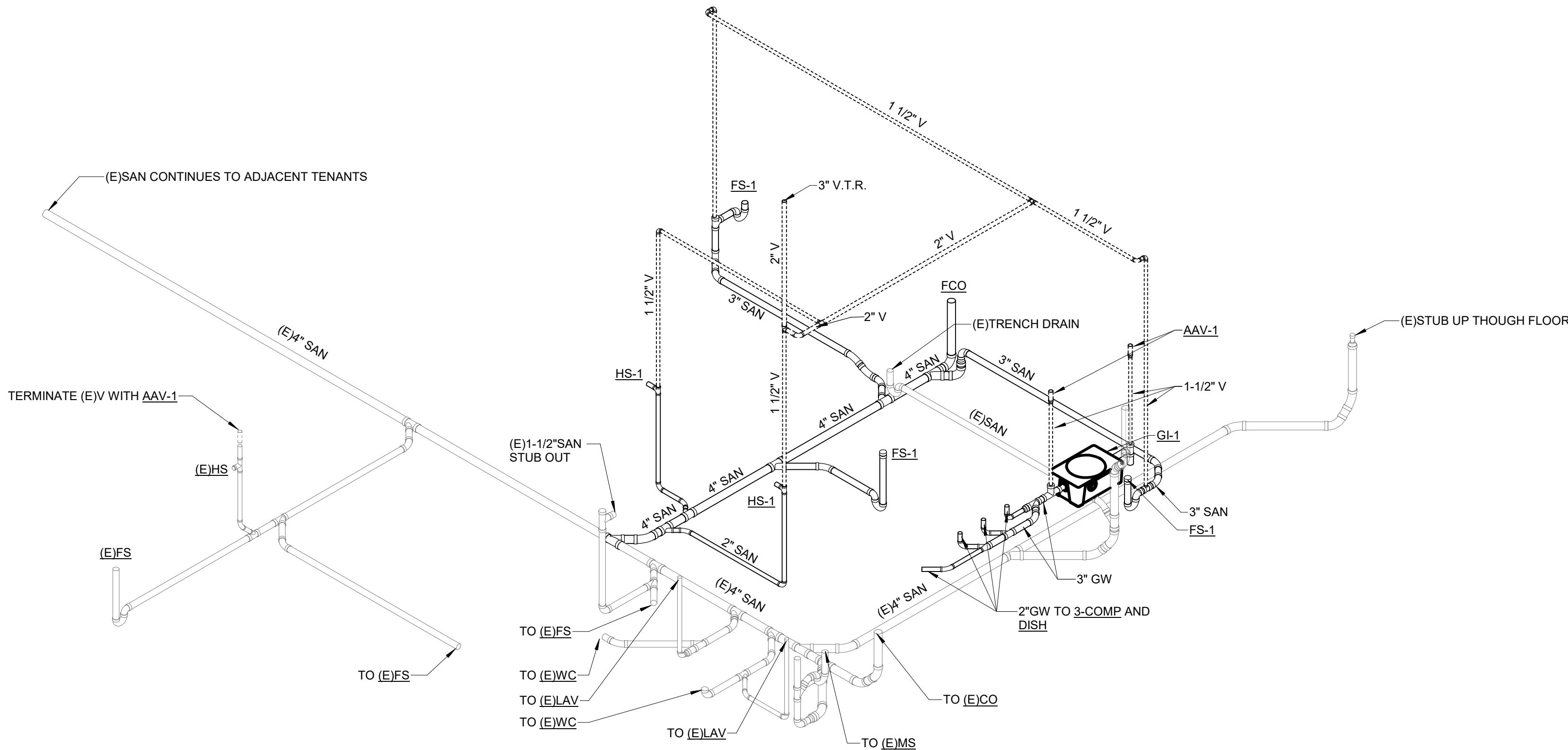
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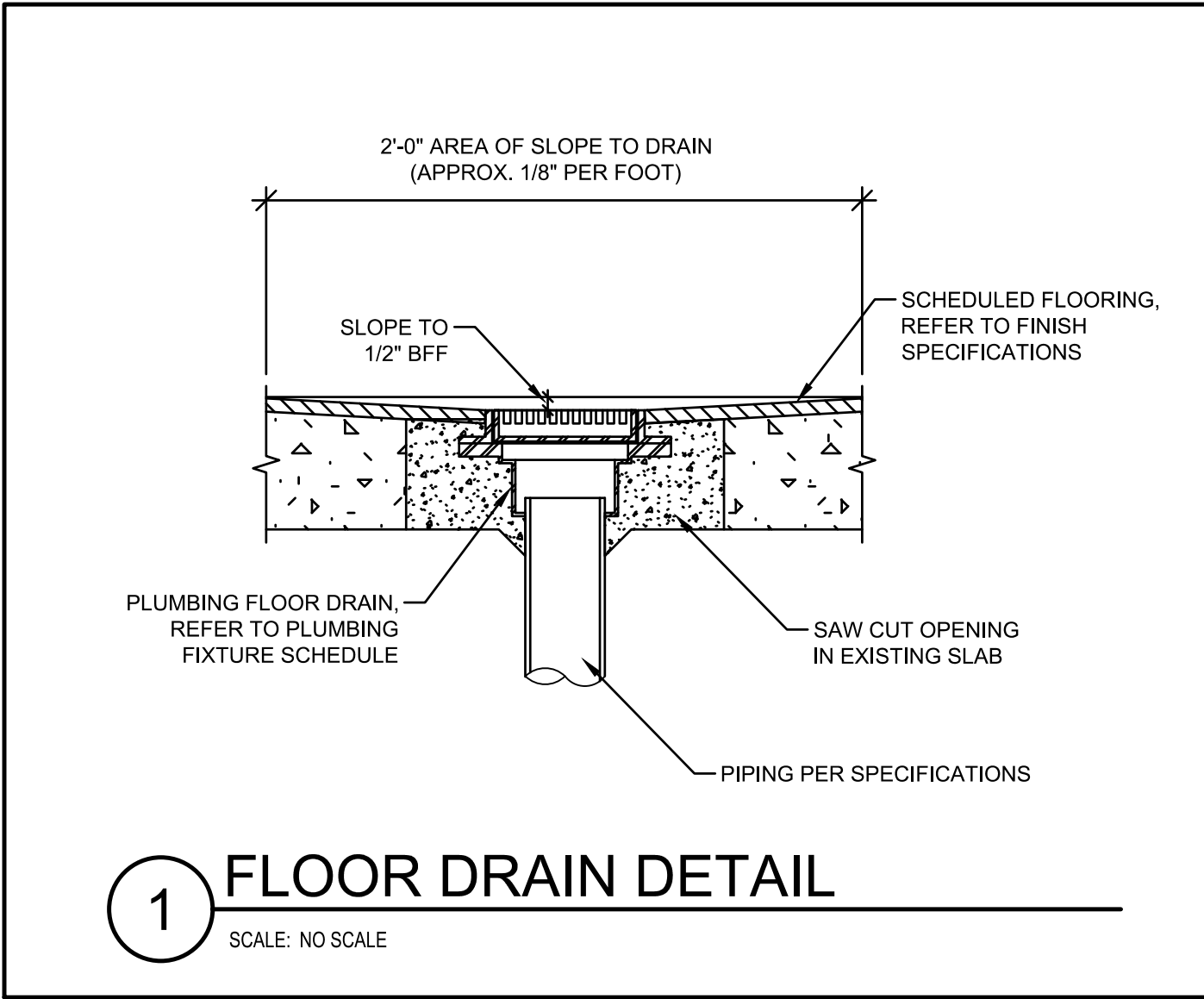
PLUMBING SPECIFICATIONS

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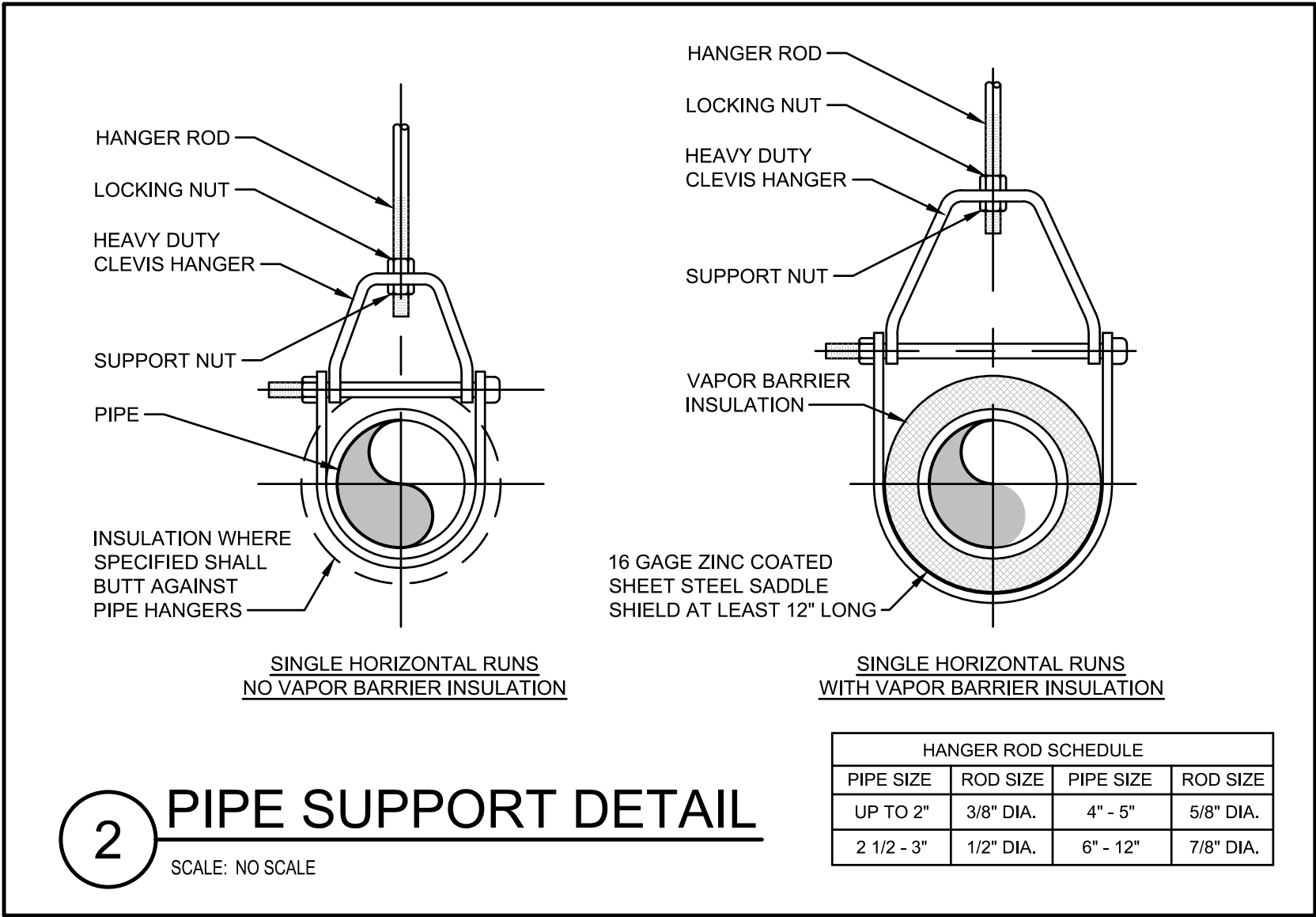
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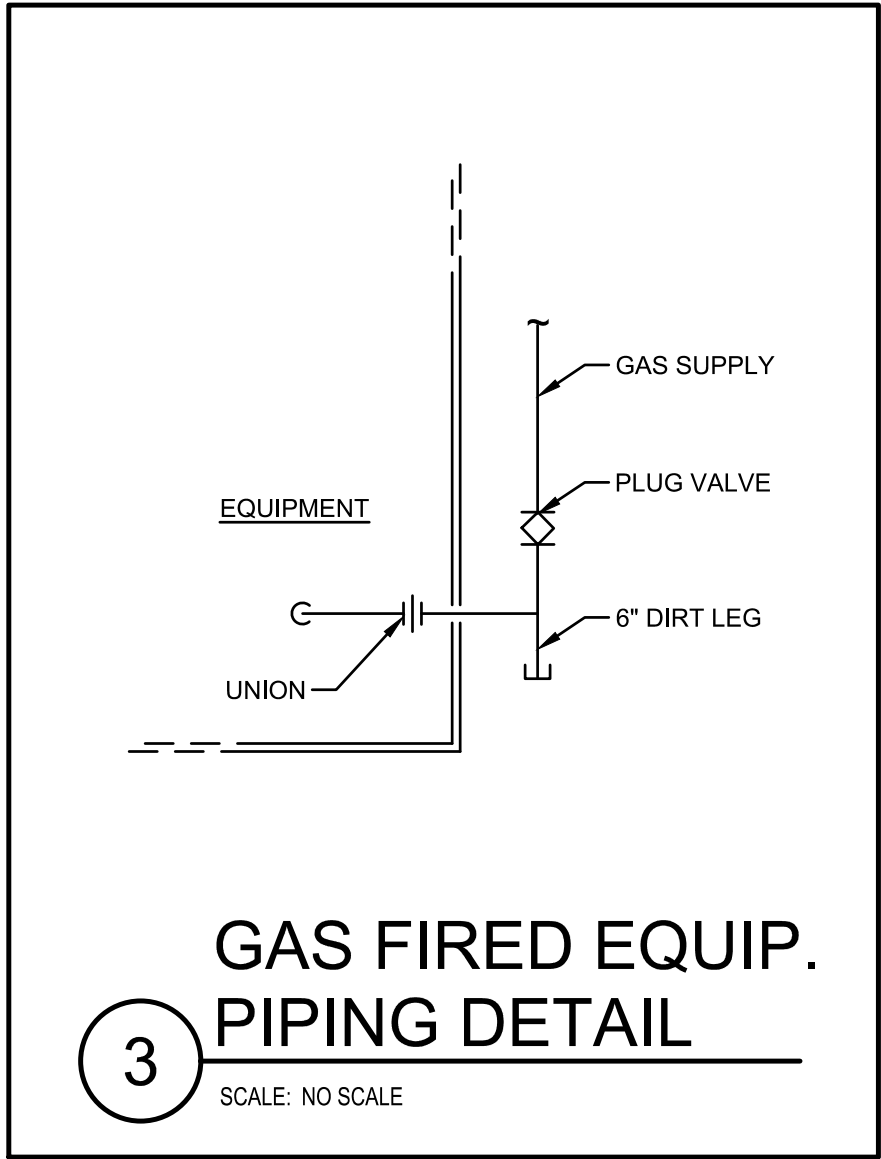
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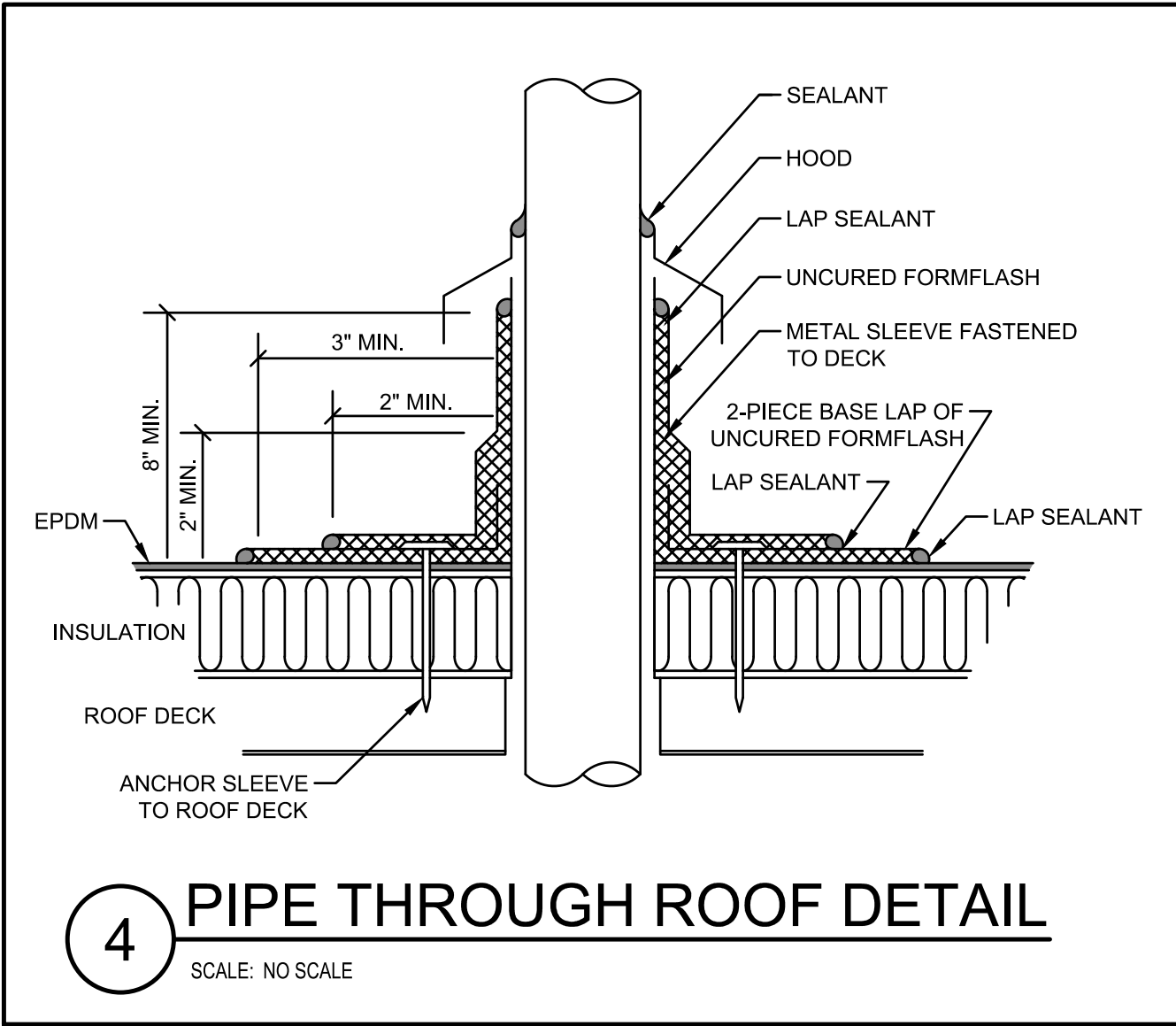
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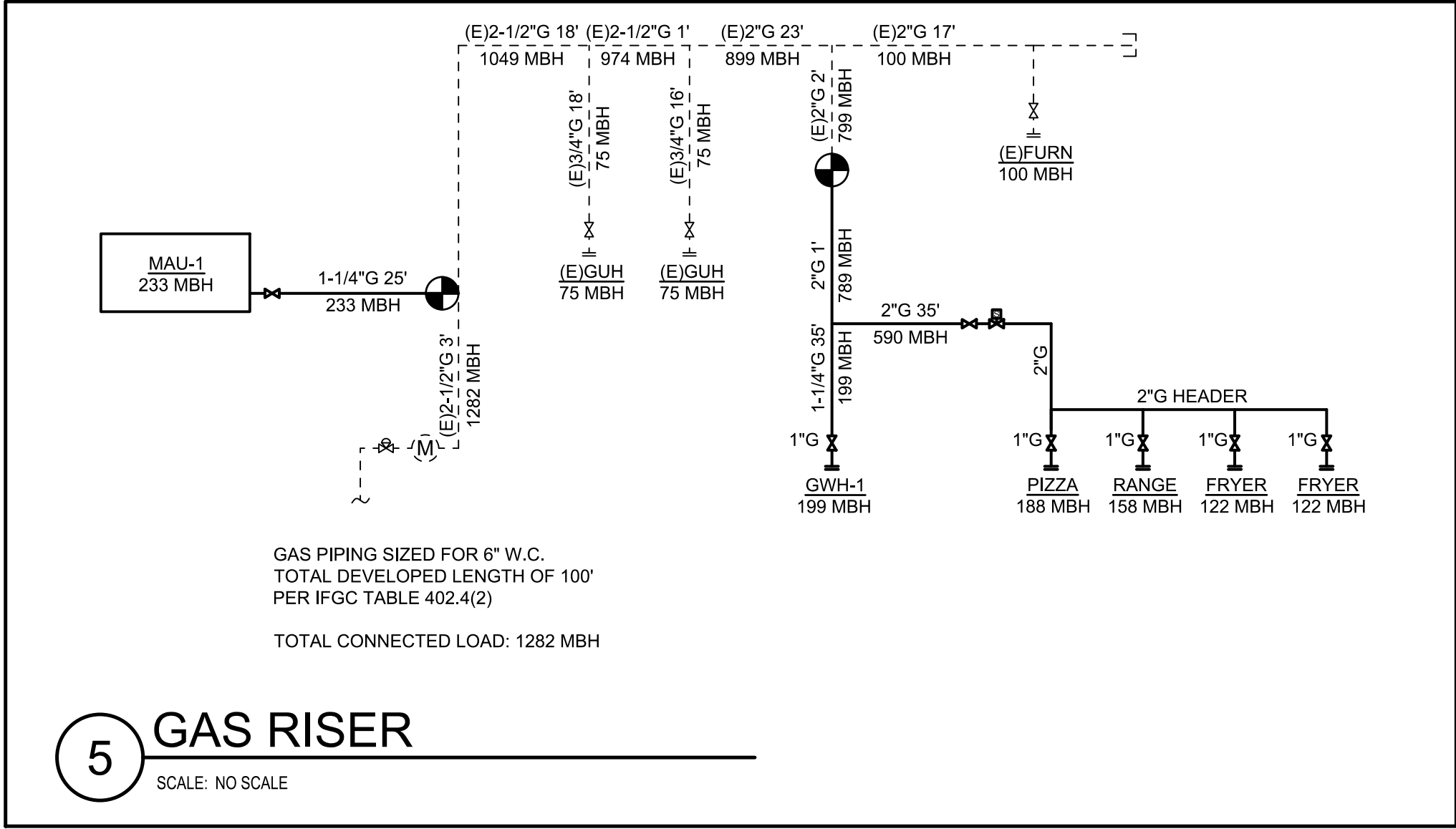
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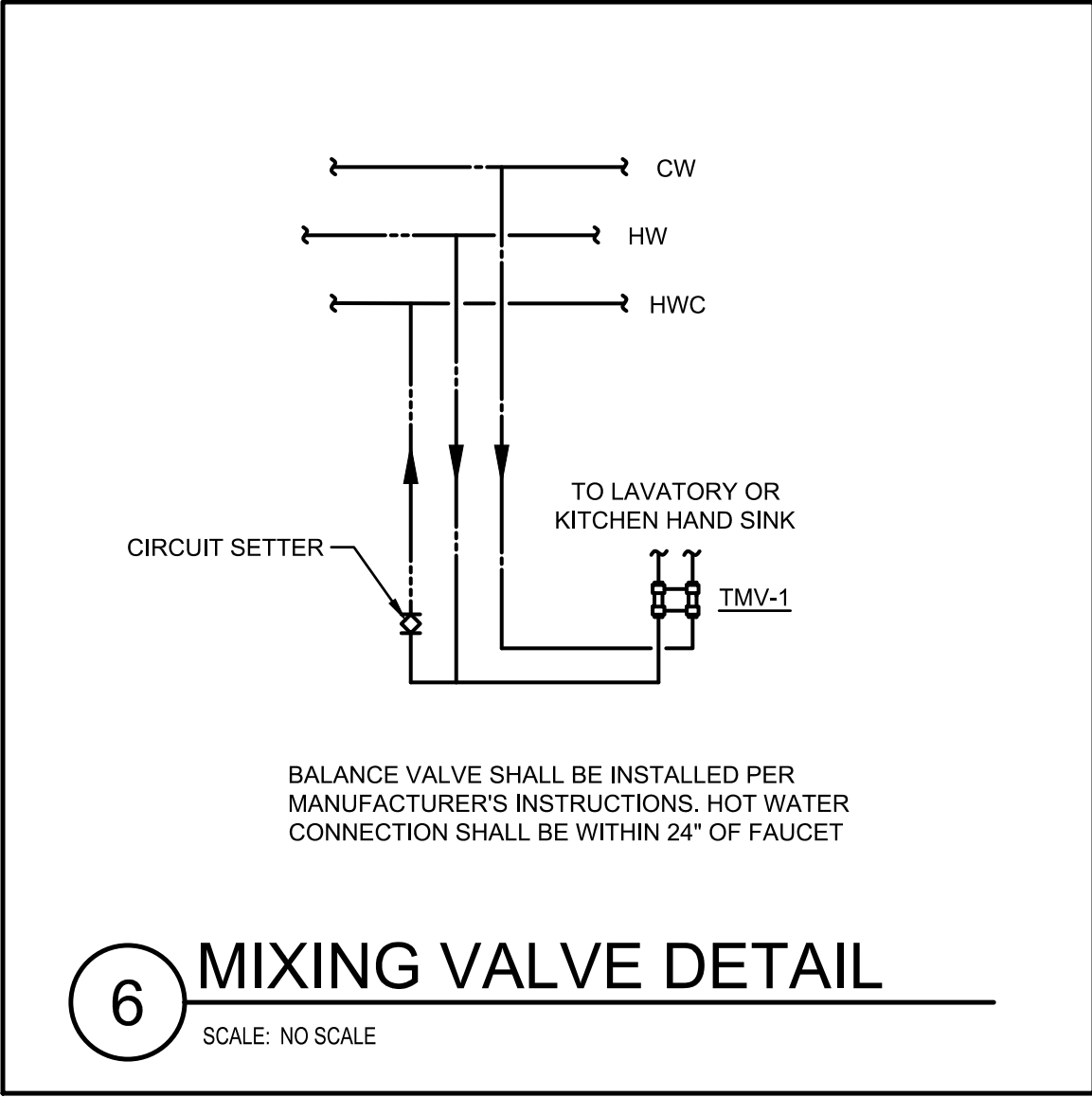
3 GAS FIRED EQUIP. PIPING DETAIL
SCALE: NO SCALE



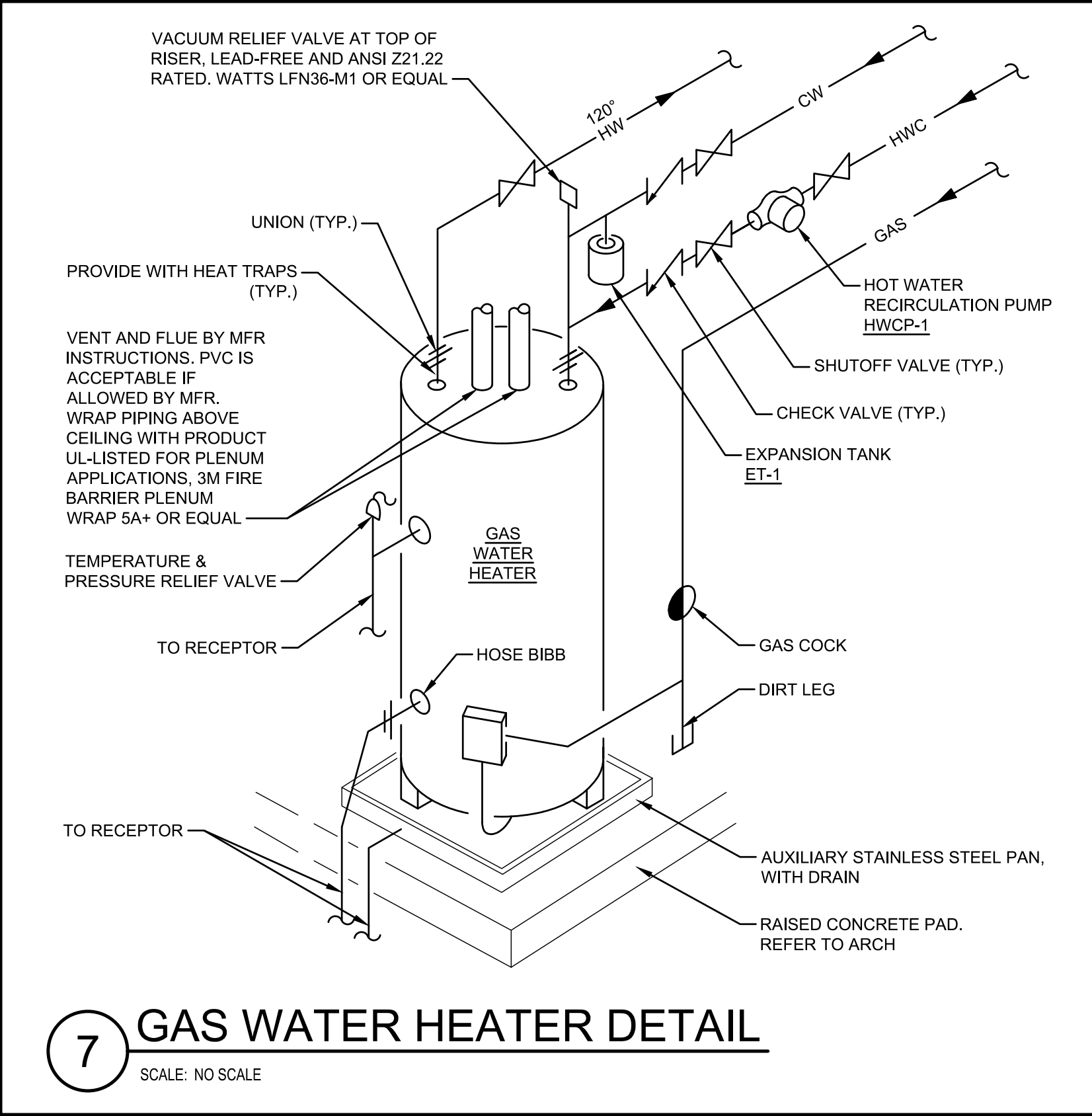
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SCALE: NO SCALE



5 GAS RISER
SCALE: NO SCALE



6 MIXING VALVE DETAIL
SCALE: NO SCALE



7 GAS WATER HEATER DETAIL
SCALE: NO SCALE

PLUMBING FIXTURES						
TAG	MANUFACTURER AND MODEL NUMBER	DESCRIPTION	CW	HW	W	V
GW-H-1	AO SMITH BTH-199	GAS WATER HEATER, SEALED/POWER DIRECT VENT, 199 MBH, 100 GALLONS, 235 GPH RECOVERY AT 100°F RISE, 115V/1PHASE, 5A PROVIDE WITH HEAT TRAPS, VACUUM BREAKER, T&P VALVE, AND CONDENSATE NEUTRALIZER: AXIOM NC-1 OR EQUIVALENT.	1"	1"	-	3"
HWCP-1	BELL & GOSSETT E3	HOT WATER RECIRCULATION PUMP WITH INTEGRAL TIMER/THERMOSTAT AT CONTROL, 2 GPM AT 2.5 FT H2O, 120/1, 10W.	-	1/2"	-	-
ET-1	AMTROL ST-12	INLINE THERMAL EXPANSION TANK, TANK VOLUME 4.4 GAL WITH 0.73 ACCEPTANCE FACTOR.	3/4"	-	-	-
FS-1	JOSAM 49320	12"x12"x6" CAST IRON FLOOR SINK WITH 1/2 GRATE, PORCELAIN COATING WITH DOME STRAINER. PROVIDE SURE SEAL TRAP GUARD.	-	-	2"	2"
FD-1	JOSAM 30000	5" ROUND FLOOR DRAIN, ADJUSTABLE C.I. BODY WITH NICKEL ALLOY TOP. PROVIDE SURE SEAL TRAP GUARD.	-	-	2"	2"
TMV-1	WATTS LFUSGB	THERMOSTATIC MIXING VALVE FOR POINT OF USE, ASSE 1070 LISTED.	3/8"	3/8"	-	-
GI-1	SCHIER GB-2	HYDROMECHANICAL INTERCEPTOR, MIN 50GPM CAPACITY WITH WATER TIGHT LID.	-	-	4"	2"
HB-1	WOODFORD 65	FREEZEPROOF WALL HYDRANT WITH VACUUM BREAKER, COORDINATE STEM LENGTH WITH WALL THICKNESS.	3/4"	-	-	-
BFP-1	WATTS LF7R	DUAL CHECK VALVE.	1/2"	-	-	-
HS-1	RE: FOOD SERVICE PLANS	HAND SINK. PROVIDE VALVE STOPS AND TMV-1.	1/2"	1/2"	1-1/2"	1-1/4"
OTHER	RE: FOOD SERVICE PLANS	REFER TO FOOD SERVICE PLANS FOR BAR SINK, 3 COMP. PREP SINK AND OTHERS.	SEE PLANS	SEE PLANS	2"	1-1/4"
NOTES: SIZES SHOWN ARE MINIMUM PIPE SIZES TO A SINGLE FIXTURE. MINIMUM PIPE SIZE TO 2 OR MORE FIXTURES IS 3/4". ALL FIXTURES LISTED ARE NOT NECESSARILY USED ON THIS PROJECT.						

PIPING APPLICATION SCHEDULE			
SERVICE	LOCATION	PIPE	FITTING
DOMESTIC COLD/HOT WATER	INDOOR (ABOVE GRADE)	TYPE L OR TYPE M COPPER	WROUGHT COPPER SOLDER JOINER/PERMISSIBLE FOR SIZES 1/2"-6" FITTINGS ASME B16.22
SANITARY WASTE	BELOW GRADE	SOLID WALL PVC	PVC SOCKET FITTING ASTM D 2665
SANITARY WASTE AND VENT	ABOVE GRADE	SOLID WALL PVC	PVC SOCKET FITTING ASTM D 2665
CONDENSATE AND EQUIPMENT DRAINS	ABOVE GRADE	TYPE M OR DMV COPPER	CAST COPPER SOLDER JOINT FITTINGS ASME B16.23
FUEL GAS	ABOVE GRADE	SCH 40 BLACK STEEL	150 LB MALLEABLE IRON THREADED OR WELDED
FUEL GAS	ABOVE GRADE	BRAIDED STAINLESS STEEL HOSE WITH PVC COATING. FLEXIBLE HOSE AND FITTING SYSTEM PER ANSI Z21.69/CSA6.16	FOR FINAL KITCHEN EQUIPMENT CONNECTIONS ONLY.

PIPING INSULATION SCHEDULE		
SERVICE	NOMINAL PIPE SIZE	
	< 1-1/2"	1-1/2" < 4"
INSULATION THICKNESS		
DOMESTIC COLD WATER	1"	1-1/2"
DOMESTIC HOT WATER	1"	1-1/2"
NOTES: 1 ALL PIPING SHALL BE INSULATED AS REQUIRED BY APPLICABLE IECC. 2 INSULATION NOT REQUIRED FOR PIPING CONVEYING FLUIDS WITH A DESIGN OPERATING TEMPERATURE BETWEEN 60°F AND 105°F. 3 INSULATION THICKNESS BASED ON CONDUCTIVITY (K-VALUE) NOT EXCEEDING 0.27. 4 INSULATION EXPOSED TO WEATHER SHALL BE JACKETED WITH 0.016" ALUMINUM.		

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P. (303) 409-7777

Ramirez,
Johnson, &
Associates

3301 Lawrence St. Ste 2
Denver, CO 80202
720.598.0774
www.rj-aeng.com

COLORADO LICENSED
SCOTT R. JIMENEZ
51662
03/28/2025
PROFESSIONAL ENGINEER

JR'S PIZZA
RESTAURANT

297 US ROUTE 285
FAIRPLAY CO,80440

TENANT
IMPROVEMENT

Project Number: 25-0012
Date: 03/28/25
Drawn By: JCK
Checked By: SKZ
Revisions:

No.	Date	Description
0	03/28/25	PERMIT

Sheet Description

PLUMBING
SCHEDULES
AND DETAILS

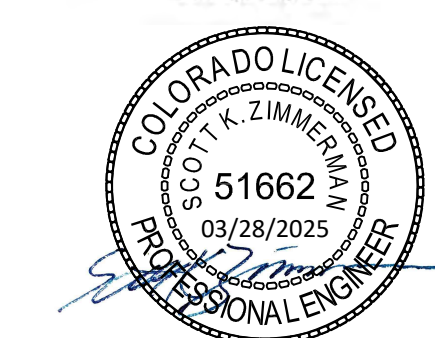
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P003

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Sheet Description

PLUMBING DEMOLITION PLANS

Sheet Number

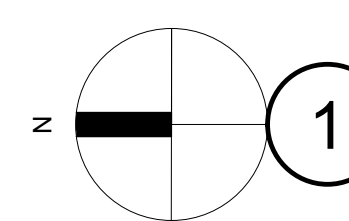
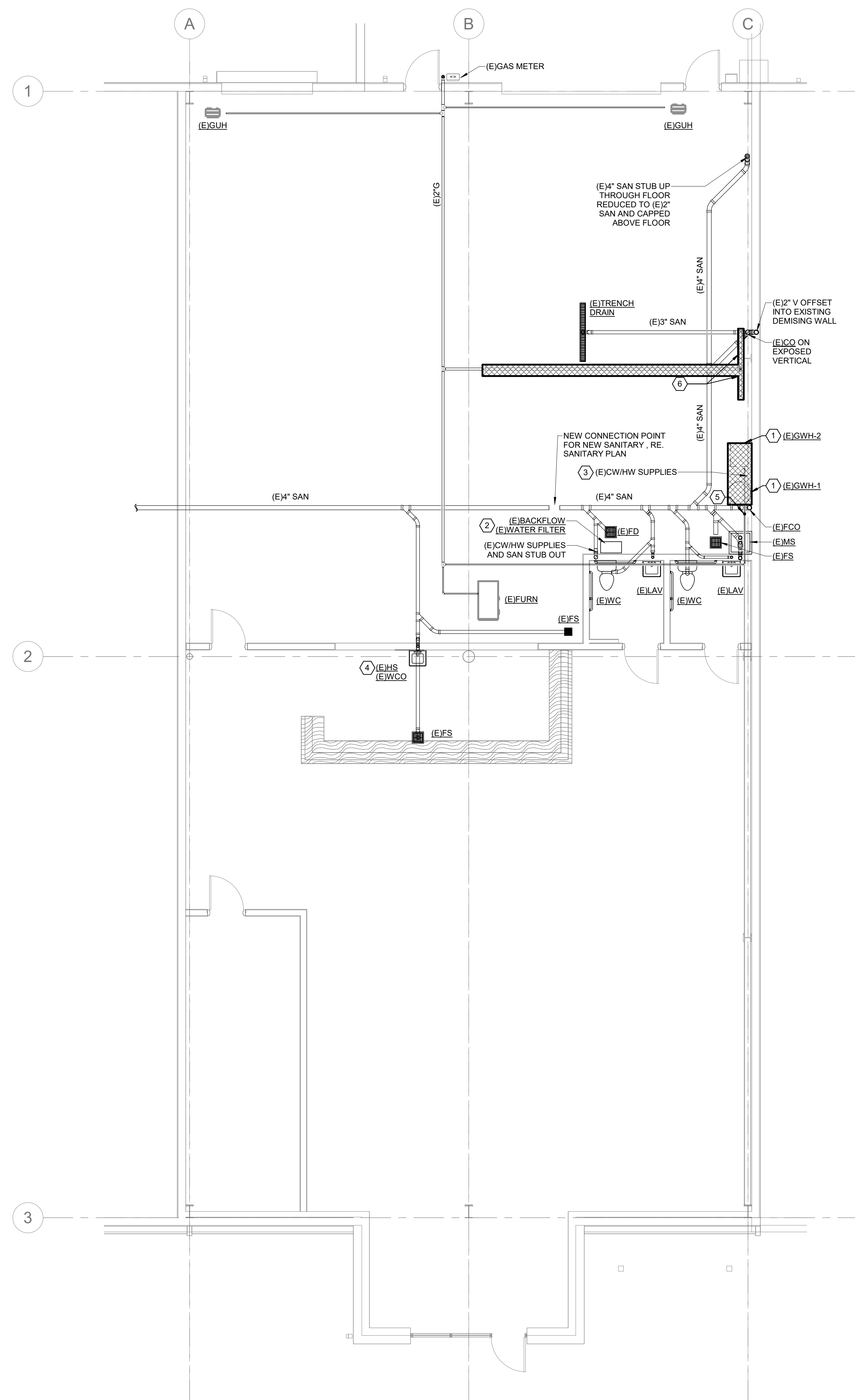
P100

GENERAL NOTES

- A. ALL WORK SHOWN SHALL COMPLY WITH ALL NATIONAL, STATE, AND LOCAL CODES AND ORDINANCES.
- B. REFERENCE ALL OTHER DRAWINGS AND SPECIFICATIONS FOR ADDITIONAL WORK OR CLARIFICATION OF NECESSARY WORK.
- C. VERIFY INVERT ELEVATIONS AND SLOPES PRIOR TO BID.
- D. ROUTE HOT WATER CIRCULATION WITHIN 24" OF PUBLIC LAVATORY/SINK ROUGH-IN PER 2021 IECC.
- E. VISIBLE EQUIPMENT AND APPLIANCE DRAINS SHALL BE COPPER PER PIPING APPLICATION SCHEDULE.
- F. MAINTAIN INTEGRITY OF FIRE-RATED PARTITIONS WITH UN-LISTED FIRESTOP SYSTEM.
- G. REFER TO STRUCTURAL PLANS AND SPECIFICATIONS FOR DETAILS. PRIOR TO START OF WORK, COORDINATE ALL CLEARANCES TO STRUCTURAL FOOTINGS AND PERS, PIPING PENETRATIONS, SLEEVES, AND BLOCKOUTS WITH STRUCTURAL PLANS.

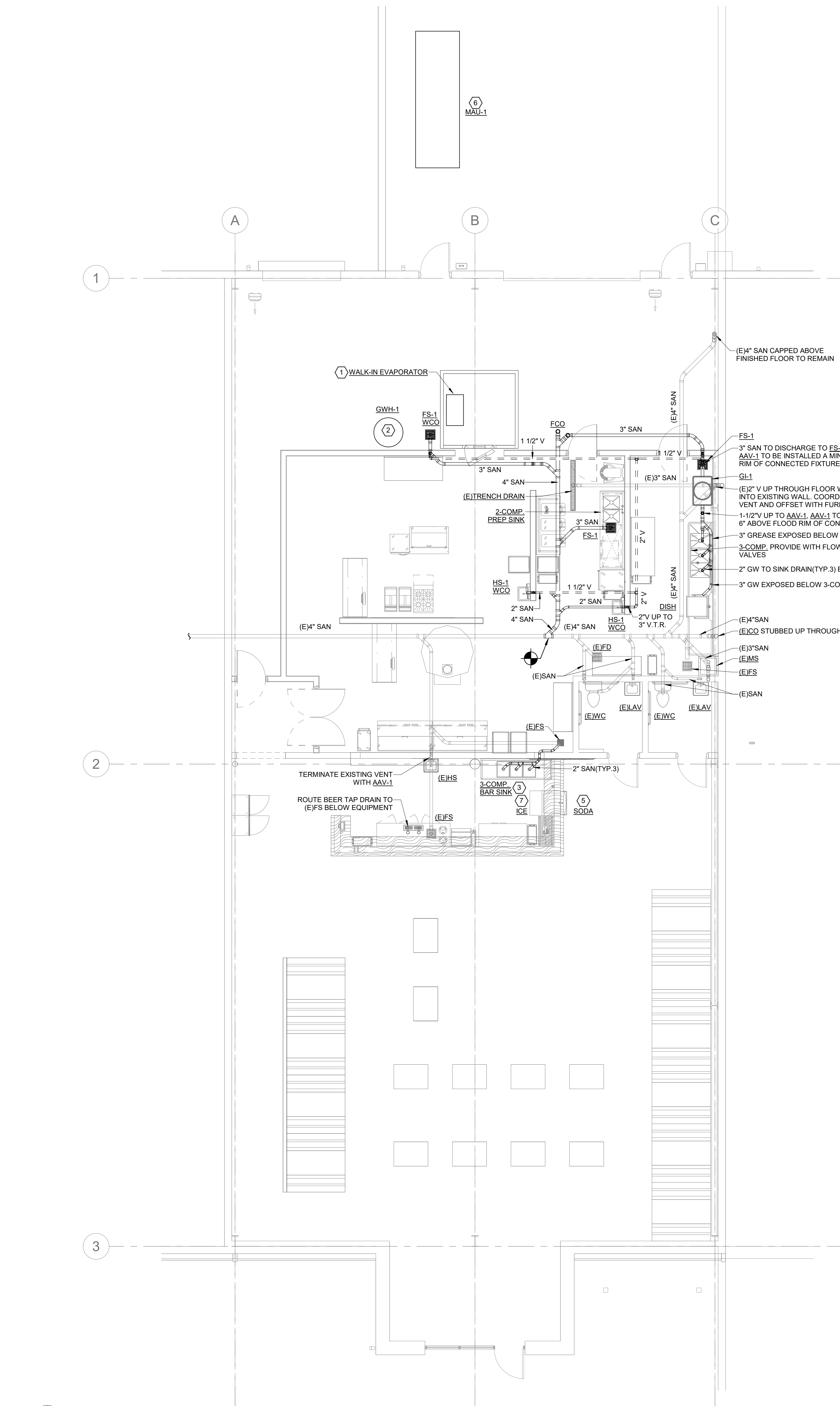
KEY NOTES

1. REMOVE EXISTING WATER HEATERS, FLUES, AND COMBUSTION AIR.
2. EXISTING BACKFLOW TO REMAIN. CONTRACTOR TO REMOVE OR REPLACE EXISTING WATER FILTER, CONFIRM WITH OWNER PRIOR TO CONSTRUCTION.
3. REMOVE EXISTING CWHW SUPPLIES AT TENANT DEMISING WALL FOR NEW FURRED WALL. CAP EXISTING CWHW AT NEAREST MAIN.
4. EXISTING HAND SINK TO REMAIN.
5. REMOVE EXISTING GAS PIPING AT EXISTING GAS WATER HEATERS AND CAP UP HIGH ABOVE NEW CEILING.
6. REMOVE EXISTING GAS BRANCHES ALONG FLOOR AND GAS RISER. (E2) "G BRANCH AT GAS MAIN TO REMAIN FOR REUSE.



PLUMBING DEMOLITION PLAN

SCALE: 3/16" = 1'-0"



1 SANITARY WASTE AND VENT PLAN
SCALE: 3/16" = 1'-0"

GENERAL NOTES

- ALL WORK SHOWN SHALL COMPLY WITH ALL NATIONAL, STATE, AND LOCAL CODES AND ORDINANCES.
- REFERENCE ALL OTHER DRAWINGS AND SPECIFICATIONS FOR ADDITIONAL WORK OR CLARIFICATION OF NECESSARY WORK.
- VERIFY INVERT ELEVATIONS AND SLOPES PRIOR TO BID.
- ROUTE HOT WATER CIRCULATION WITHIN 24" OF PUBLIC LAVATORY/SINK ROUGH-INS PER 2021 IECC.
- VISIBLE EQUIPMENT AND APPLIANCE DRAINS SHALL BE COPPER PER PIPING APPLICATION SCHEDULE.
- MAINTAIN INTEGRITY OF FIRE-RATED PARTITIONS WITH UL-LISTED FIRESTOP SYSTEM.
- REFER TO STRUCTURAL PLANS AND SPECIFICATIONS FOR DETAILS. PRIOR TO START OF WORK, COORDINATE ALL CLEARANCES TO STRUCTURAL FOOTINGS AND PIERS, PIPING PENETRATIONS, SLEEVES, AND BLOCKOUTS WITH STRUCTURAL PLANS.

KEY NOTES

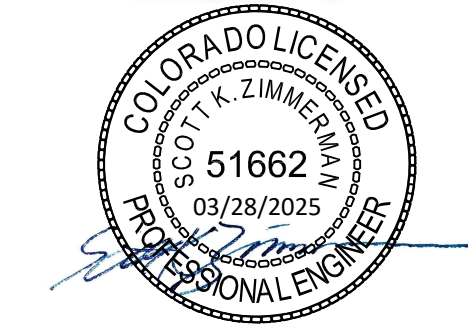
- ROUTE WALK-IN EVAPORATOR CONDENSATE TO FLOOR SINK AND DISCHARGE WITH AIRGAP.
- ROUTE WATER HEATER DRAIN, CONDENSATE, AND T&P RELIEF TO FLOOR SINK AND DISCHARGE WITH AIRGAP.
- ROUTE 3-COMP BAR SINK WASTE THROUGH WALL TO (E)FS IN KITCHEN AND DISCHARGE WITH AIR GAP.
- ROUTE 2-COMP PREP SINK WASTE TO FS-1 AND DISCHARGE WITH AIR GAP.
- ROUTE SODA MACHINE DRAIN, FULL SIZE, TO (E)FS IN KITCHEN AND DISCHARGE WITH AIR GAP.
- ROUTE 3/4" DRAIN TO LANDSCAPED AREA WITH SPALSH BLOCK. COORDINATE WITH ARCHOWNER.
- ROUTE ICE MACHINE DRAIN, FULL SIZE, TIGHT TO BAR WALL TO (E)FS BELOW BEER TAPS, DISCHARGE WITH AIR GAP.



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**JR'S PIZZA
RESTAURANT**

297 US ROUTE 285
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Project Number: 25-0012
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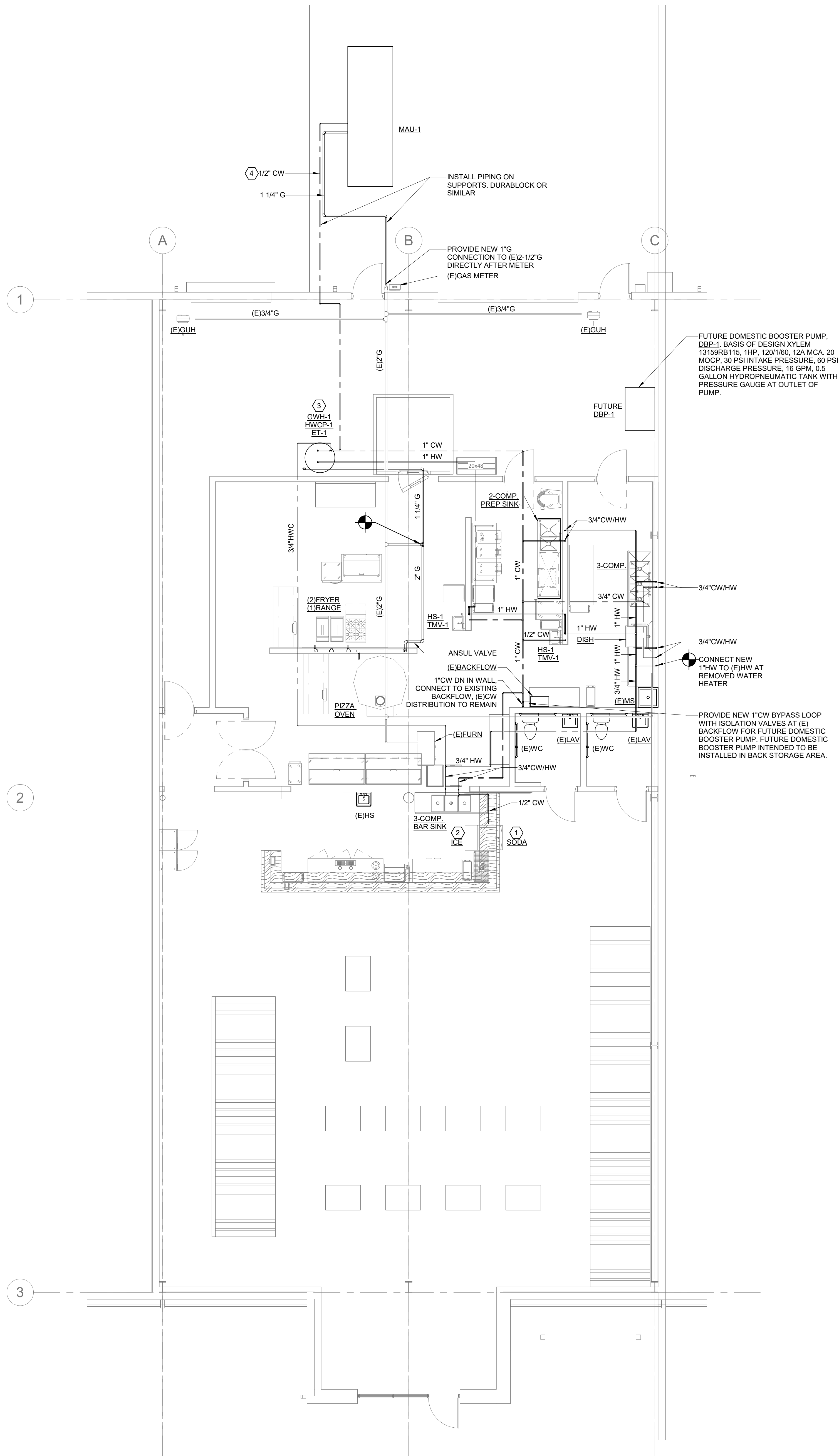
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Sheet Description

**SANITARY
WASTE PLANS**

Sheet Number

P101

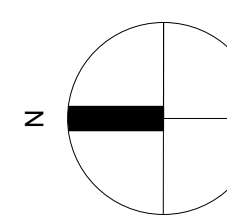


GENERAL NOTES

- A. ALL WORK SHOWN SHALL COMPLY WITH ALL NATIONAL, STATE, AND LOCAL CODES AND ORDINANCES.
- B. REFERENCE ALL OTHER DRAWINGS AND SPECIFICATIONS FOR ADDITIONAL WORK OR CLARIFICATION OF NECESSARY WORK.
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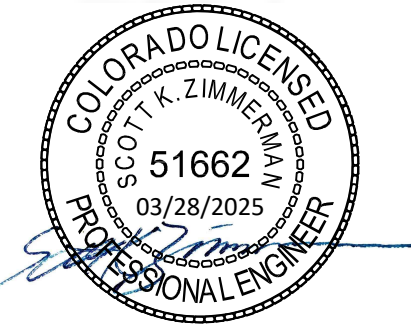
KEY NOTES

1. PROVIDE SODA MACHINE WITH 1/2" CW AND BBP-1.
2. PROVIDE ICE MACHINE WITH 1/2" CW.
3. RE. WATER HEATER DETAIL.
4. PROVIDE CW EXPOSED TO AMBIENT TEMPERATURES WITH SELF REGULATING HEAT TRACE.



DOMESTIC WATER AND GAS PLAN

SCALE: 3/16" = 1'-0"



Project Number: 25-0012
Date: 03/28/25
Drawn By: JCK
Checked By: SKZ
Revisions:

No.	Date	Description
0	03/28/25	PERMIT

Sheet Description

LEVEL 1
DOMESTIC
WATER AND
GAS PLAN

Sheet Number

P201

TOWN OF FAIRPLAY, COLORADO**RESOLUTION NO. 24
(Series of 2025)**

A RESOLUTION OF THE BOARD OF TRUSTEES FOR THE TOWN OF FAIRPLAY, COLORADO, AUTHORIZING THE EXECUTION OF AN ENHANCED SALES TAX INCENTIVE PROGRAM (ESTIP) AGREEMENT BETWEEN THE TOWN AND JOSIAH RENZ FOR J.R.'S PIZZA PLACE.

WHEREAS, the purpose of the ESTIP is to encourage the establishment and substantial expansion of retail sales tax-generating businesses with the Town; and

WHEREAS, Josiah Renz doing business as J.R.'s Pizza Place (the "Applicant") wishes to participate in the ESTIP; and

WHEREAS, Board of Trustees of the Town of Fairplay specifically finds that entering into this ESTIP Agreement with Josiah Renz for J.R.'s Pizza Place will stimulate the economy of and within the Town; thereby providing employment for residents of the Town and others; thereby expanding the goods available for purchase and consumption by residents of the Town; and further increasing the sales taxes collected by the Town; and

WHEREAS, the Town Board finds that redevelopment of the Property is necessary to promote the public welfare including the expansion of retail sales tax and/or property tax generating business and expanded employment opportunities; and

WHEREAS, the Town Board further finds that entering into this ESTIP Agreement shall provide a mechanism for the provision to the residents of the Town of necessary public improvements at no cost or reduced cost to the residents and the government of the Town; and

WHEREAS, the Board of Trustees has reviewed the ESTIP application and agreement, heard the statements of the applicant, public and staff, and giving due consideration to the matter, finds that the application meets the criteria as set forth in Article VII, Chapter Four, of the Fairplay Municipal Code.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES FOR THE TOWN OF FAIRPLAY, COLORADO, that:

Section 1. The Agreement between the Town of Fairplay and Josiah Renz dba J.R.'s Pizza Place is hereby approved in substantially the same form as attached hereto, subject to final approval by the Town Attorney.

Section 2. The Mayor is authorized to execute the agreement attached hereto as "Exhibit A", and to execute the same on behalf of the Town.

RESOLVED, APPROVED, and ADOPTED this 21st day of July 2025.

TOWN OF FAIRPLAY, COLORADO

Frank Just, Mayor

ATTEST:

Janell Sciacca, Town Clerk

ENHANCED SALES TAX INCENTIVE PROGRAM AGREEMENT (J.R.'s Pizza Place Project)

THIS ENHANCED SALES TAX INCENTIVE PROGRAM AGREEMENT (hereafter referred to as the "J.R.'s Pizza Place ESTIP Agreement") is made and executed this ____ day of _____, 2025, by and between the TOWN OF FAIRPLAY, COLORADO, a Colorado statutory municipality, (hereafter referred to as the "Town"), and J.R.'s Pizza Place, LLC, a Colorado Limited Liability Company (hereafter referred to as the "Redeveloper").

W I T N E S S E T H

WHEREAS, the Redeveloper is the owner of certain real property in the Town of Fairplay, Colorado, commonly known and numbered as 297½ US Highway 285, Fairplay, Colorado 80440 (hereafter referred to as the "Property"); and

WHEREAS, the Redeveloper proposes to redevelop the Property as a Wood Fired Pizza Restaurant with catering and space for special events, which redevelopment will include the construction of certain public or public-related improvements generally described as furniture, fixtures and improvements to real property which will generate new sales taxes and employment opportunities in the Town; and

WHEREAS, in entering into this ESTIP Agreement, the Town Board of the Town specifically finds that entering into this ESTIP Agreement will encourage the establishment or substantial expansion of retail sales tax generating businesses within the Town; thereby stimulating the economy of and within the Town; thereby providing employment for residents of the Town and others; thereby expanding the goods available for purchase and consumption by residents of the Town; and further increasing the sales taxes collected by the Town; and

WHEREAS, the Town Board finds that the redevelopment of the Property is necessary to promote the public welfare including the expansion of retail sales tax and/or property tax generating business and expanded employment opportunities; and

WHEREAS, the Town Board further finds that entering into this ESTIP Agreement shall provide a mechanism for the provision to the residents of the Town of necessary public improvements at no cost or reduced cost to the residents and the government of the Town; and

WHEREAS, the parties hereto wish to set forth in full their agreement as to the general nature and extent of the public improvements which shall be constructed and installed by the Redeveloper within and upon the Property, and the manner for and extent of the reimbursement to the Redeveloper for such construction and installation; and

WHEREAS, the parties wish to memorialize all aspects of their agreement as to the terms and conditions of such reimbursement in this ESTIP Agreement.

NOW THEREFORE, the parties hereto, for themselves, their successors and assigns (to the extent this ESTIP Agreement is assignable, as specified hereinafter), in and for the consideration of the performance of the mutual covenants and promises set forth herein, the receipt and adequacy of which are hereby acknowledged, do hereby covenant and agree as follows:

1. This ESTIP Agreement is entered into in compliance with Ordinance No. 3A, Series of 2008 of the Town of Fairplay (the "ESTIP Ordinance").

2. The parties hereby mutually agree that Redeveloper will construct, or caused to be constructed, certain public or public-related improvements within or adjacent to the Property including but not limited to the creation of new retail sales tax generating facilities together with signage, furniture and fixtures. The parties covenant and agree that such improvements, as well as the additional employment opportunities and tax revenues to be generated by the redevelopment of the Property are significant benefits to the Town and its residents, and that the reimbursements contemplated by this Agreement are for a valid and important public purpose.

3. The parties hereby mutually agree that the base amount of the Town's four percent (4%) general sales tax to be used in determining the "enhanced sales tax" to be shared hereunder is Zero Dollars (\$0.00) annually. Pursuant to the provisions of the ESTIP Ordinance, all sales tax revenues collected from the portion of the Property consisting of the J.R.'s Pizza Place Restaurant, which exceed Zero Dollars (\$0.00) annually shall constitute "enhanced sales taxes" and shall be subject to division as specified herein.

4. The parties hereby agree that any and all "enhanced sales taxes" as defined in paragraph 3 above shall be subject to sharing by the Town and the Redeveloper on a 50/50 basis, with Fifty percent (50%) of said enhanced sales taxes being available to the Town for use in its discretion, and Fifty percent (50%) being reimbursed to the Redeveloper for the cost of the public and public-related improvements.

5. The parties agree that the maximum amount of "enhanced sales tax" revenue which is subject to distribution to the Redeveloper from sales within the Property hereunder shall be One Hundred Fifty Thousand Dollars (\$150,000.00), and that the "enhanced sales taxes" shall be shared through and including December 31, 2018. The parties specifically acknowledge and agree that whether or not the entire One Hundred Fifty Thousand Dollars (\$150,000.00) has been received by Redeveloper, this ESTIP Agreement shall terminate following division and payment of the sales tax increment through December 31, 2031. Likewise, the parties acknowledge and agree that receipt by Redeveloper of the entire One Hundred Fifty Thousand Dollars (\$150,000.00) prior to December 31, 2031, shall terminate this ESTIP Agreement.

6. It shall be the duty of the Town to undertake collection of all sales taxes generated from the Property, and thereafter to administer division and sharing thereof, in accordance with the provisions of the ESTIP Ordinance. The parties agree that, for purposes of administration of

this ESTIP Agreement, reimbursement to Redeveloper shall commence with sales taxes collected on or after January 1, 2026, and shall occur on a quarterly basis (i.e., January - March, April - June, July - September, and October - December) using Zero Dollars (\$0.00) as a consistent quarterly base amount. As provided in the ESTIP Ordinance, in the event, in any quarterly period, the agreed quarterly base amount is not met by the Redeveloper, and thus, no enhanced sales taxes are generated for that quarter, no funds shall be shared with the Redeveloper for said quarter, and no increment shall be shared for that year until that deficit, and any cumulative deficit, if any, has been satisfied. Reimbursements to Redeveloper shall be made within sixty (60) days following the last day of each quarter and shall be calculated based upon all sales taxes paid to the Town from the Property in the preceding quarter.

7. The parties specifically acknowledge and agree that no undertaking on the part of the Town to share "enhanced sales taxes" as specified herein constitutes a debt or obligation of the Town within any constitutional or statutory provision. The Town's obligations hereunder shall be subject to annual appropriation by the Town Board unless and until approved by the Town's electors.

8. Any and all undisbursed "enhanced sales tax" increment subject to sharing hereunder shall be escrowed in the event there is a legal challenge to the Enhanced Sales Tax Incentive Program in general or to this ESTIP Agreement. In the event of such a legal challenge, Redeveloper may continue to receive reimbursements under this Agreement if it posts a bond or other security, in a form acceptable to the Town, for the full amount of such reimbursements. The Town shall actively defend against any such legal challenge, and the Redeveloper may participate in such defense at its own cost and expense.

9. The obligations, benefits, and provisions of this ESTIP Agreement are appurtenant to ownership of the property and shall run with the land. Should Redeveloper sell or convey the Property to any third party, such conveyance shall be considered an assignment to such party of all the obligations, benefits and provisions of this ESTIP Agreement and Redeveloper agrees, upon request by the Town, to execute any and all documents reasonably necessary or appropriate to memorialize such assignment.

10. This ESTIP Agreement shall be subject to amendment only by a written instrument executed by each party. Any such amendment shall require the approval by the Town Board of the Town of Fairplay at a regular or special meeting of the Town Board, and execution thereof by the Mayor and attestation by the Town Clerk.

11. Any written notices provided for or required in this ESTIP Agreement shall be deemed delivered when either personally delivered or mailed, postage fully prepaid, certified or registered mail, return-receipt requested, to the parties at the following addresses:

To the Town: Town Administrator
 Town of Fairplay
 PO Box 267
 Fairplay, CO 80440

To the Purchaser: Josiah Renz
 J.R.'s Pizza Place, LLC
 PO Box 5
 Fairplay, CO 80440

DONE AND RESOLVED this day and date first above set forth.

THE TOWN OF FAIRPLAY, COLORADO

ATTEST:

 Frank Just, Mayor

 Janell Sciacca, Town Clerk

APPROVED AS TO FORM:

 Joe Rivera, Town Attorney

STATE OF COLORADO)
) ss.
 COUNTY OF)

Subscribed, sworn to and acknowledged before me this ____ day of _____,
 2025, by Frank Just as Mayor of the Town of Fairplay and Janell Sciacca as Town Clerk.

My commission expires: _____

 Notary Public

J.R.'S PIZZA PLACE, LLC

By: _____

Its: _____

STATE OF COLORADO)
)
COUNTY OF) ss.

Subscribed, sworn to and acknowledged before me this _____ day of _____, 2025, by _____ as _____ of _____, a Colorado _____.

My commission expires:

Notary Public

Fairplay Planning Department
 Fairplay Town Hall
 901 Main Street
 Fairplay, Colorado 80440



Fairplay Board of Trustees
 Mayor – Frank Just
 Mayor Pro Tem – Ray Douglas
 Courtney Avery
 Erik Baum
 Josh Voorhis

Town Board of Trustees / Architectural Review Hearing

RNS Excavating & Contracting Certificate of Appropriateness – Town Center Zone District 425 Main Street

Hearing Date:	July 21, 2025
Case # and Process:	COA 2025-005 / Certificate of Appropriateness
Owner/Applicant:	Sheila Waite, RNS Excavating & Contracting
Representative:	Same
Location/Legal:	425 Main Street / NW'LY 35' Lot 13 and SE'LY 15' Lot 15, Block 5, Town of Fairplay
Zoning/Structure:	Town Center Overlay Zone District / Commercial
Staff Member:	Scot Hunn, Town Planner
Staff Recommendation:	Approval

I. Summary of Request:

The Applicant, Sheila Waite, requests review of a Certificate of Appropriateness (COA) at 425 Main Street in the Town Center (TC) Overlay Zone District for the replacement and reconstruction of an existing deck structure located at the rear of the property.

II. Summary of Applicable Standards:

Generally, the proposed deck remodel, as described and depicted in the application, is consistent with the Town Center Design Standards which are attached to this report for reference. Per the Design Standards, the following statements of intent are germane to the Town Board of Trustees review:

The Fairplay Town Center Overlay District has been established to ensure that high standards of design are maintained to protect the aesthetic qualities of Fairplay’s historic building stock.

And,

The Design Standards serve as a tool for preserving the Town Center by informing property owners and builders about compatible and appropriate design for new construction within the District. The Standards also provide design expectation for additions and alterations made to the District’s historic buildings and give property owners direction in preserving their historic commercial buildings and houses.

Exterior Materials (p. 5):

Under “Exterior Materials,” the following standard applies to this proposal:

Traditional exterior materials included log, milled wood, brick, and stone. New buildings must use materials that are compatible with the historic structures. Materials should consider those of buildings in the surrounding areas.

Standards

- *Use materials that appear similar in scale, texture, and finish to those used traditionally, such as brick, stone, molded metal, and wood.*
- *Preferred wood materials are horizontal wood siding and board and batten siding.*
- *Brick and stone are acceptable exterior materials.*

Staff Response:

The existing deck structure is constructed of wood. The proposal to remove and replace the deck – in essentially the same location, size, and configuration but including a slightly different stair configuration – proposes to use wood as well as composite decking materials.

Importantly, the existing building and wood deck structure do not convey a particular “look” or historical architectural character. Therefore, the Applicant has focused on matching and complementing exterior materials and colors rather than any particular historical architectural period or design.

Staff are recommending approval of the Certificate of Appropriateness, with no conditions or suggested revisions.

III. Summary of UDC Requirements and Town Center Design Standards:

Certificate of Appropriateness Requirements and Standards

The following sections of Article VIII – *Town Center Overlay District*, Unified Development Code (UDC) are applicable to the RNS Excavating & Contracting request:

Findings:

Section(s) 16-8-10, *Purpose*, and 16-8-70, *Findings*, of the UDC below outline the intent of the Design Guidelines and the findings necessary for the approval of a Certificate of Appropriateness:

Section 16-8-10 – Intent

The purpose of the Town Center Overlay District is to ensure that high standards of design are maintained for all residential, business and commercial buildings and uses in the Town Center Overlay District. The requirements applicable to properties located in the Town Center Overlay District are in addition to the requirements and limitations of the underlying zone district designation of the property. Anyone seeking to renovate the exterior of or add to an existing structure or building, or construct a new building in the Town Center Overlay District shall be subject to the Architectural Review Committee approval. In promoting the general purposes of this Chapter, the specific intent of this Article is to:

- A. Protect the historic and architectural qualities of the Town's historic building stock;*
- B. Promote development and building consistent with the policies of the comprehensive plan;*
- C. Promote a consistent standard in architectural design and the construction of aesthetically pleasing structures;*
- D. Improve the general quality of the historic environment and promote conservation of the historic resources of the Town;*
- E. Encourage land uses which are orderly, functionally efficient, healthful and convenient to the historic sections of the Town;*
- F. Encourage the development of structures that are compatible within the historic districts;*
- G. Promote neighborhood integrity by compatibility in architecture and cohesiveness in style within the historic districts;*
- H. Encourage the preservation of pre-1910 and Victorian styles of architecture; and*
- I. Promote visual relief throughout the historic districts by preservation of mountain vistas and open space.*

Section 16-8-70 – Findings

- A. *In reviewing all proposed plans, the Committee is required to consider the Town Center Overlay District Design Guidelines and shall be guided by the protection, safety and preservation, as nearly as is practicable, of the historic style, qualities and characteristics of the buildings, structures and architectural features associated with or surrounding the subject development and historic district.*
- B. *In order to disapprove or deny a project, the Committee shall make findings relating to the project's inconsistency with one (1) or more of the Town Center Overlay District Design Guidelines or the goals and policies set forth for the district or as stated in this Article.*

Staff Response:

The proposed deck replacement generally meets the purpose and intent of the Design Guidelines, specifically:

- *Promote a consistent standard in architectural design and the construction of aesthetically pleasing structures.*
- *Improve the general quality of the historic environment and promote conservation of the historic resources of the Town; and*
- *Promote neighborhood integrity by compatibility in architecture and cohesiveness in style within the historic districts.*

IV. Staff Recommendation:

The application for the Certificate of Appropriateness for the RNS Excavating & Contracting deck replacement proposal meets the Town's criteria and necessary findings.

Staff are recommending approval of the Certificate of Appropriateness, with no conditions or suggested revisions.

Suggested Motion:

In the event the Town Board votes to approve the Certificate of Appropriateness request, staff respectfully recommends the following motion:

“I move that the Fairplay Board of Trustees, sitting as the Architectural Review Committee, approve the application for a Certificate of Appropriateness filed by RNS Excavating & Contracting for the removal and replacement of a deck at the RNS Excavating & Contracting Building located at 425 Main Street within the Town Center Overlay District, because the proposal meets the Town's criteria and standards for approval; and that the Board direct the

Town Clerk to issue said Certificate of Appropriateness within seven (7) business days as per the plans submitted and approved (*or approved with modifications*) by the Committee.”

Attachments:

- Applicant Submittal Packet
- Design Guidelines

CERTIFICATE OF APPROPRIATENESS

Property Address/Location 425 Main St. Fairplay CO 80440			
Applicant Sheila Waite		Property Owner of Record (if other than Applicant)	
Mailing Address P.O. Box 462		City, State, Zip Fairplay CO 80440	
Telephone 970 333 4008	Email RUSexcavating@hotmail.com	Telephone	Email
Property Zone District: Town Center		(Attach additional owners information if necessary)	

Provide a brief description of proposed work:

On the back building tear off existing deck and rebuild per plans attached. The deck will be composite material to match the building and the railing will be mate black metal railing.

In the back building

**ADDITIONAL
ITEMS
REQUIRED**

In addition to this application and fee, the following items must be submitted (Town staff may require additional items, depending on the nature of the request):

SITE PLAN

- _____ Elevation drawings, 3D depiction or similar plans sufficient to allow effective design review
- _____ Vicinity map
- _____ North arrow
- _____ Scale
- _____ Property line dimensions
- _____ Adjacent streets indicated
- _____ Building location: Existing, proposed and proposed removal
- _____ Footprints of structures on adjacent properties
- _____ Driveway width dimension, existing and proposed curb cuts and parking spaces
- _____ Existing, proposed removed or relocated landscaping

NONRESIDENTIAL

- _____ Total site area in square footage
- _____ Number of buildings on site and total
- _____ Square footage for each and percent covered
- _____ Number of stories of each building
- _____ Parking spaces: existing and proposed
- _____ Landscaping: total area in square footage and percent of total site

MULTIPLE-FAMILY RESIDENTIAL

- _____ Total site area in square footage
- _____ Number of buildings and units to be removed
- _____ Number of buildings and stories proposed on site
- _____ Square footage of each unit and number of bedrooms
- _____ Building, coverage in square footage and percent of total site
- _____ Parking spaces proposed
- _____ Landscaping: materials used and total area in square footage and percent of total site

ARCHITECTURAL PLANS

- ☐ Scale: Drawn to a commonly accepted scale suitable to the size of project
☐ Elevation drawings, 3D depiction or similar plans adequate to describe concept and allow effective design review
☐ Major materials indicated

APPLICANT INFORMED TO BRING TO MEETING

- ☐ Quality photos of site, surrounding areas, structures and streetscape of neighborhood, appropriately labeled
☐ A total of three sets of plans are needed at the meeting (one in the file and the applicant brings two sets of plans to the meeting)
☐ Asbestos Free statement and executed CDPHE application with proof of paid fees (if demolition is required)

DEMOLITION REQUESTS ONLY:

Please describe the reason for the demolition request and the proposed land use after demolition.

Tear down old deck because it is crooked and made of wood that doesn't stand up to the elements. The deck will then be rebuilt.

CERTIFICATION

I certify that I am the Property Owner of Record or an Agent authorized by the Property Owner to file this application on their behalf. I understand and acknowledge that a Certificate of Appropriateness is not a permit to begin work. If a Certificate of Appropriateness is issued for my project, I will obtain all required licenses and permits prior to commencing work.

Shirley White
Applicant Signature

6/25/25
Date

OFFICE USE ONLY

Date Received _____ By _____ File Number _____

Level of Review Architectural Review Committee
 Town Staff _____

Action Approved as Submitted _____
 Approved with Conditions _____
 Denied _____

Date of Action _____

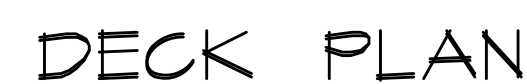
STRUCTURAL ELEMENTS OF

PENCEENGINEERING
STRUCTURAL ENGINEERING AND CONSTRUCTION CONSULTING

PHONE: 303.947.6244
: 719.496.6244
FAX: 719.496.6244
WWW.PENCEENGINEERING.COM

ANALYSIS PROCEDURE - EQUIVALENT LATERAL FORCE

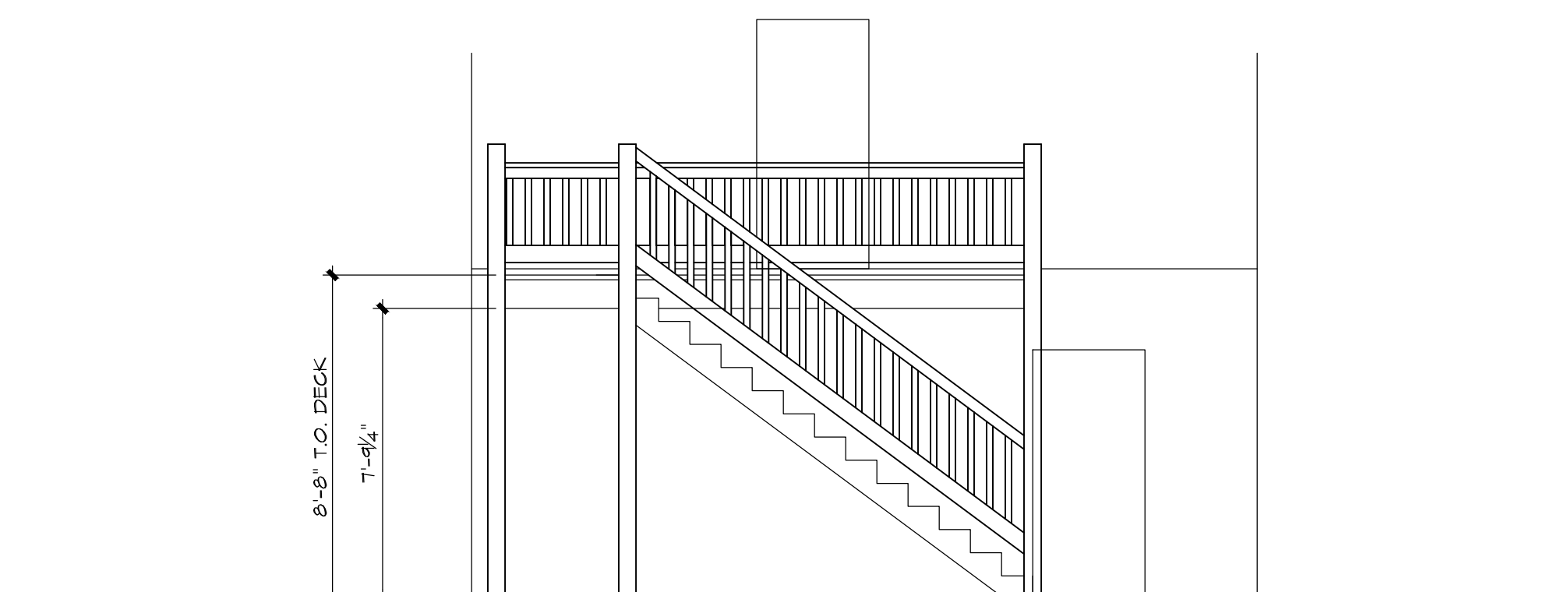
1. VERIFY ALL DIMENSIONS IN FIELD.
2. FOUNDATION DESIGN IS BASED ON THE ASSUMED MAXIMUM ALLOWABLE BEARING PRESSURE OF 2000 PSF
3. ALL FOOTINGS ARE TO BEAR ON NATURAL UNDISTURBED BEARING MATERIAL OR COMPACTED STRUCTURAL FILL. IT IS RECOMMENDED THAT COMPENSATION EFFORTS BE MADE TO MAINTAIN ADEQUATE TOE AND HANGER RECOMMENDATIONS. ALL STEEL JOIST STRINGERS TO BE 2X12 #2 HF. @ 12" O.C. MAX.
4. ALL EXTERIOR JOIST HANGERS SHALL BE SIMPSON LUS TYPE HANGERS. COATINGS OF HANGERS SHALL BE PER THE TREATED WOOD SUPPLIER, UNLESS NOTED OTHERWISE.
5. ALL HANGING BEAMS SHALL BE 12" X 12" O.C WITH LUS TYPE HANGERS SUPPORTED BY BEAMS PER PLAN.
6. HAND AND GUARD RAIL SHALL BE INSTALLED PER IRC 2018



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



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



6/23/25	PERMIT
---------	--------

DATE: 6/23/25

CHK'D BY: DMP

ENGINEERING, LLC 2025
Do not reproduce these drawings and

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instruments of service and shall remain the property of the Engineer whether the project for

drawings and specifications shall not be used by

anyone on any other project for additions to this project by others except by the express written

Permit No. _____

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LEGEND

- INDICATES FOUND NO. 5 REBAR WITH 1 1/2" ALUM. CAP, LS 16117
- () INDICATES FIELD MEASUREMENTS UNLESS OTHERWISE NOTED.
- INDICATES SET #5 REBAR 1 1/2" YELLOW PLASTIC CAP, LS 11944
- INDICATES EXISTING WAGON WHEEL FENCE
- ALL TIES ARE PERPENDICULAR TO PROPERTY LINES

LOT 15

LOT 14

LOT 13

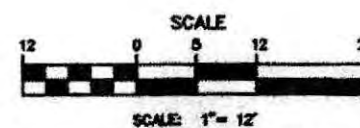
LOT 12

BLOCK 5

BLOCK 5

Tear off and replace per plan

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84

SURVEYOR'S CERTIFICATE

I, THOMAS L. BURNETT, A PROFESSIONAL LAND SURVEYOR LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS LAND SURVEY PLAT WAS MADE BY ME OR DIRECTLY UNDER MY SUPERVISION ON OR ABOUT OCTOBER 8, 2019, AND THAT THE SURVEY IS BASED UPON THE INFORMATION AND BELIEF, IT HAS BEEN MADE IN ACCORDANCE WITH APPLICABLE STANDARDS. THE SURVEY IS NOT A GUARANTEE OR WARRANTY, AND THE ACCOMPANYING NOTES, SPECIFICATIONS, AND PROPERLY SHOWS SAID LAND AND THE SURVEY THEREOF.

DATED THIS 9th DAY OF OCTOBER, 2019

THOMAS L. BURNETT

PROFESSIONAL LAND SURVEYOR, COLORADO LICENSE NO. 11944

© 2019 BURNETT LAND SURVEYING, INC.

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

DEPOSITED THIS 9th DAY OF OCTOBER, 2019, AT 10:00 A.M., IN BOOK 11944 OF THE COUNTY SURVEYOR'S LAND SURVEY PLATS, RIGHT-OF-WAY SURVEYS AT PAGE 11944 AT RECEPTION NO. 11944

NOTE: LEGAL DESCRIPTION AND RECORD EASEMENTS PER THE RECORDED PLAT OF FAIRPLAY BLOCK 5, AS RECORDED APRIL 14, 1982, REC'D BOOK #111041

- NOTES:**
- 1) THE BASIS OF BEARING IS THE PLATTED BEARING OF THE EASTERLY LINE OF THE WESTERLY 35' LOT 13 AS BEING N36°00'00"E, WITH BOTH CORNERS BEING FOUND MONUMENTS AS SHOWN.
 - 2) CLIENT DID NOT WANT RIGHT-OF-WAYS AND EASEMENTS RESEARCHED AND SHOWN.
 - 3) THE PURPOSE OF THIS SURVEY IS TO FIND OR SET THE PROPERTY CORNERS AND LOCATE IMPROVEMENTS.
 - 4) MEASUREMENTS SHOWN IN PARENTHESES ARE FIELD MEASUREMENTS, UNLESS OTHERWISE NOTED.
 - 5) CERTIFICATION NOT VALID WITHOUT ORIGINAL SEAL AND SIGNATURE, THIS SURVEY AND ALL RELATED DOCUMENTS ARE FOR THE SOLE USE OF THE CLIENT AT THE DATE OF CERTIFICATION, AND DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITY WITHOUT AN EXPRESSED RESTATEMENT BY THE SURVEYOR NAMING SAID PERSON OR ENTITY.
 - 6) ANY PERSON WHO KNOWINGLY REMOVES, ALTERS, OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR BOUNDARY MONUMENT OR ACCESSORY, COMBATS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-6-508, C.R.S.
 - 7) ALL DIMENSIONS ARE IN U.S. SURVEY FEET
 - 8) LEGAL DESCRIPTION FROM DEED FOR THIS PROPERTY IS RECORDED AT REC. NO. 737043

LIMITATIONS OF ACTIONS AGAINST LAND SURVEYORS

ALL ACTIONS AGAINST ANY LAND SURVEYOR BROUGHT TO RECOVER DAMAGES RESULTING FROM ANY ALLEGED NEGLIGENCE OR DEFECTIVE LAND SURVEY SHALL BE BROUGHT WITHIN THREE YEARS AFTER THE PERSON BRINGING THE ACTION EITHER DISCOVERED, OR IN THE EXERCISE OF REASONABLE DILIGENCE AND CONCERN, SHOULD HAVE DISCOVERED THE NEGLIGENCE OR DEFECT WHICH GAVE RISE TO SUCH ACTION, AND NOT THEREAFTER, BUT IN NO CASE SHALL SUCH AN ACTION BE BROUGHT MORE THAN TEN YEARS AFTER THE COMPLETION OF THE SURVEY UPON WHICH SUCH ACTION IS BASED.

TITLE COMMITMENT NOTES:

THIS LAND SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY BURNETT LAND SURVEYING, INC., TO DETERMINE OWNERSHIP OF THIS TRACT, VERIFY THE DESCRIPTION SHOWN, VERIFY THE COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS, OR VERIFY EASEMENTS OF RECORD, FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAY OR TITLE OF RECORD, BURNETT LAND SURVEYING, INC., RELIED UPON THE TITLE COMMITMENT BY:

FIDELITY NATIONAL TITLE INSURANCE COMPANY.

COMMITMENT NO. 008-POB48800-301-041

IMPROVEMENT SURVEY PLAT

NWLY 35' LOT 13 & SE'LY 15' LOT 14, BLOCK #5

TOWN OF FAIRPLAY, PARK COUNTY, COLORADO

SEC. 33 T. 9S R. 77W 6th P.M.	ADDRESS: 425 MAIN STREET
BURNETT LAND SURVEYING, INC.	DATE: OCTOBER 8, 2019
P.O. BOX 1965, 301 HWY 285, STE 104 FAIRPLAY, COLORADO 80440 (719) 866-1495	SCALE: 1" = 12'
	DRAWN BY: BTD
	JOB NO. 2019-285
	OWNER: BENES

Town Center Overlay District DESIGN STANDARDS

The Town Center represents Fairplay's historic community hub, with mining heritage and architecture typified by many of the older buildings. Newer buildings incorporate architectural features that enhance the historic designs of the past. Main Street (State Highway 9) is a major traffic corridor through the Town Center. Front Street is anchored by South Park City on the north. A map defining the district is included. Where the map is defined by a street, the boundary is considered the centerline of the street right of way.

An "Overlay District" is defined as an area within the Town where additional land development requirements are added to the underlying zoning district to protect or enhance the character of the community. Overlay districts are not designed to prevent changes, but to assist in shaping changes that enhance the characteristics that make a town unique. This overlay district encourages consistency in architecture, but does not force "sameness."

The Fairplay Town Center Overlay District has been established to ensure that high standards of design are maintained to protect the aesthetic qualities of Fairplay's historic building stock.

The Design Standards serve as a tool for preserving the Town Center by informing property owners and builders about compatible and appropriate design for new construction within the District. The Standards also provide design expectations for additions and alterations made to the District's historic buildings and give property owners direction in preserving their historic commercial buildings and houses.

The Design Standards are used by the Fairplay Staff and the Architectural Review Committee as they review design plans for construction projects within the Town Center Overlay District.

ARCHITECTURAL REVIEW PROCEDURE

All construction work within the Town Center Overlay District that would affect the exterior of a structure and which would require a building permit must obtain a Certificate of Appropriateness before a building permit will be issued.

GENERAL DESIGN STANDARDS

The following Design Standards apply to all construction projects within the Town Center Overlay District, including new construction, additions, and alterations.

CONTEXT

The Fairplay Town Center Overlay District contains a variety of architectural styles, visual patterns, and open spaces that contributes to the overall visual appearance of the town. Both the commercial district and the residential neighborhoods have a degree of visual continuity based on recurrent patterns, spacing, sizes, and shapes. In some

blocks this continuity is very strong. In other blocks there is less continuity, because buildings of different architectural styles or types are located next to each other.

Standards

- *Design of a new building must be compatible with the spirit of the historic character of the Town Center.*
- *Design of an addition or modification must be compatible with the spirit of the historic buildings.*

AUTHENTICITY

The Fairplay Town Center Overlay District has value because of its authentic architectural styles and elements. Constructing copies of historic buildings or using duplicate historic features lessens the integrity of the District.

Standards

- *The design of a new building or exterior modification to an existing structure should not be an exact duplication of a historic building.*
- *Renditions of historic design are encouraged while "mirror" renditions are not encouraged.*

MODERN DEVICES

Modern devices, such as solar panels, skylights, satellite dishes, and wind turbines can detract from the appearance of a Town Center Overlay District. These Standards are not intended to discourage alternative energy sources. It is hoped that these devices will be used, and will be incorporated inconspicuously into building design.

Standards

- *If installing modern devices on a property in the Town Center Overlay District such as skylights or satellite dishes, care must be taken to incorporate them inconspicuously into building design.*
- *A modern device, such as a satellite dish or skylight, should not detract from the historic integrity of the building.*

DEMOLITION

Fairplay has an ordinance governing the issuance of permits for demolitions. A permit must be acquired prior to the demolition of any structure within the Town.

Standards

- *If you plan to demolish and reconstruct, review and a detailed list of ALL salvageable materials from the demolished building shall be provided prior to issuance of a COA and all listed materials, embellishments, hardware, appointments, etc. shall be incorporated into the new construction.*
- *All demolitions shall be performed in accordance with the Town Code.*
- *Speculative demolitions are discouraged.*

NEW CONSTRUCTION

New construction should complement existing historic buildings. The form, height, exterior materials, and decorative elements of a new building should be compatible with those in the surrounding area.

SITE CONSIDERATIONS

The way in which a building is placed on its lot and relates to the neighboring buildings contributes to the visual unity of a historic area.

For example, commercial buildings in historic Fairplay were typically rectangular in form, one to two stories in height, built to the front lot line, and placed on a 25' by 100' lot. Residential buildings were typically set back from the front property line.

Standards

- *New construction should complement the size, height, and arrangement of the surrounding buildings.*
- *For new commercial buildings on corner lots, both street-facing walls should be treated as primary facades.*

HEIGHT AND WIDTH

Early commercial buildings in Fairplay were 25 feet wide and had 0 side yard setbacks on the 25-foot-wide lots. Those that occupied multiple lots were broken into 25-foot storefronts. Both masonry buildings and wood frame buildings were one or two stories tall. Log buildings were typically one story in height. Residential buildings were typically narrow allowing them to be built on a 25 foot wide lot.

Standards

- *Limit building width to 25 feet, or break up a wider building into smaller storefronts of approximately 25 feet.*
- *Consider the height and width of surrounding buildings.*
- *Do not dwarf neighboring buildings.*

FORM AND MASS

Commercial buildings were rectangular in form and built to the front of the lot line to conform to the long, narrow lot. Historic buildings typically were smaller in mass than today's commercial buildings. This smaller size provided a more human scale, accentuated by sidewalks, boardwalks, large display windows and recessed entries that invited pedestrians down the street and into the stores. Residential buildings were typically narrow allowing them to be built on a 25 foot wide lot with a front setback.

Standards

- *Use a solid, rectangular form in design of a new building.*
- *Design a new building so that its mass appears similar to that of the historic structures.*

- *Break up the façade of a large new building into smaller visual units.*

SCALE AND RHYTHM

Two-story buildings in the Town Center Overlay District had a visual distinction between the ground floor and upper stories. One-story false front buildings generally had a similar horizontal alignment of their façade cornices. Both featured a 25-foot width that provided a visual pattern along the commercial block.

Standards

- *Include a horizontal division on the building fronts: on two-story buildings between the first and second story, and on one-story buildings between the windows and the false-front façade.*
- *Repeat horizontal rhythm reflected in adjacent buildings.*

PLACEMENT

The buildings in the Town Center Overlay District were traditionally placed at the front of the lot line to provide ready pedestrian access. Most were fronted by a sidewalk or boardwalk and a few had a shed-roofed porch. Horses and horse-drawn wagons were tied to hitching rails in front of the building.

Guideline

- *Place a new building to the front of the lot line with the entrance at the front of the building.*

SIDEWALKS AND PORCHES

Sidewalks and boardwalks allowed people to walk along the street edge without becoming soiled by dust and mud. They are an integral part of the business district's historic character. Several wood frame buildings also had shed-roofed porches supported by posts that sheltered customers from inclement weather.

Standards

- *Wooden boardwalks are allowed but must meet the Town of Fairplay design standards and accessibility standards of the Americans with Disabilities Act (ADA).*
- *Consider using synthetic materials that simulate wood.*
- *Consider including a shed-roofed porch in your new building design, if appropriate to the architectural design of the building. A right-of-way permit may be required if the porch extends out over public property.*
- *Other appropriate sidewalk materials would be stone or brick.*

SIGNS

Fairplay merchants advertised their wares in a variety of ways. They painted their store name on the building façade, hung a sign from the wall extending over the sidewalk, and painted a sign on the inside of the window glass. They did not have the electrical signage available to today's merchants. The Unified Development Code defines acceptable sign size, type, and placement.

Standards

- *Consider a window sign either painted or hung inside of the window.*
- *Mount signs so they will not obscure any architectural details.*
- *Use sign materials and colors that are compatible with the façade materials and colors. Best are those that appear similar to signs used historically. For example, painted wood and metal are appropriate.*
- *Consider whole building façade as part of an overall sign plan or program. Signs should be in scale with the building front. Avoid a sign that overwhelms the building.*
- *Lighted signs will be evaluated based on the lumen level. Externally lighted signs are preferable to internally lighted signs and the light source should be directed at the sign without visibility of the light source from pedestrians or passing vehicles or creating lighting trespass on adjoining properties.*

ARCHITECTURAL FEATURES

The architectural features of historic commercial and residential buildings reflected both practicality and the popular tastes of the time. Builders selected materials and incorporated roof forms, storefront arrangements, window patterns, and ornamental elements based upon local availability of materials, functional use of the building, and design styles favored elsewhere in Colorado and the United States.

Standards

- *A new building should blend in with its historic counterparts.*
- *A new building should have compatible form, placement, height, and massing.*
- *A new building should include architectural features that complement those on the historic buildings.*

EXTERIOR MATERIALS

Traditional exterior materials included log, milled wood, brick, and stone. New buildings must use materials that are compatible with the historic structures. Materials should consider those of buildings in the surrounding areas.

Standards

- *Use materials that appear similar in scale, texture, and finish to those used traditionally, such as brick, stone, molded metal, and wood.*
- *Preferred wood materials are horizontal wood siding and board and batten siding.*
- *Brick and stone are acceptable exterior materials.*

ROOF FORMS, MATERIALS, AND FEATURES

Commercial buildings possessed various roof types; some with false front facades. Masonry buildings had a flat roof that sloped slightly to the rear, with a cornice or

parapet at the front wall. Wood frame buildings possessed a front-gabled roof, many with a false front façade. Both roof forms are acceptable for new construction in the Town Center Overlay District. However, the design should complement the design and exterior materials of the surrounding buildings.

Masonry buildings typically had a cornice at the front roof line, a feature that was both attractive and structural. One-story masonry buildings had a patterned brick cornice with dentiling or corbelling. Some false front façades had metal sheathing.

Standards

- ***Complement the roof forms and materials of nearby historic buildings in your roof design.***
- ***False front façade should be incorporated into the design of new front gabled building.***
- ***For new commercial buildings on corner lots, both street-facing elevations should be treated as primary facades.***

STOREFRONTS

Most historic business buildings had a first floor storefront that consisted of a recessed entry flanked by large windows with panes. Some store windows had kickplates below to protect the glass and transom windows above to allow sunlight into the far rear reaches of stores. New design may reflect contemporary versions of historic features.

Some historic buildings had cloth awnings. These provided shelter and shade for pedestrians, reinforced the color scheme of the façade, and sometimes served as a location for signs.

Standards

- ***Incorporate large windows with panes on the first floor of your commercial design.***
- ***Consider incorporating a recessed entry into your commercial design.***
- ***Consider including kickplates and transoms in your design.***
- ***Use contemporary versions of historic features, such as cornices or cornice brackets.***
- ***Consider including a shed-roofed porch in your new building design if appropriate to the architectural design of the building.***
- ***Cloth awnings are allowed, if appropriate to the design of your building.***
- ***For new commercial buildings on corner lots, both street-facing elevations should be treated as primary facades.***

WINDOWS

Second story and side windows were typically tall and narrow. Windows on masonry buildings had stone lintels and sills to support the wall load. Window lintels in masonry buildings often had curved tops that were both structural and decorative. Upper stories typically had more wall surface than window openings. New design should complement this traditional arrangement. Residential windows were typically vertical with window

lights.

Standards

- *Use tall, narrow windows in the upper stories and side walls of building.*
- *Arrange windows in the upper stories of the front façade in a rhythmic pattern.*
- *The arrangement of upper story windows should have more wall surface than windows.*
- *Consider including contemporary renditions of decorative historic window features such as a pediment or lintel.*
- *Use a contemporary rendition rather than an exact duplicate.*
- *Use divided light patterns in windows that complement the original windows.*

DECORATIVE ELEMENTS

Fairplay's historic buildings have decorative features that complement the architectural styles and tastes of the time. New commercial design can incorporate simplified versions of historic ornamentation.

Standards

- *Include a cornice or parapet treatment in your design of a new commercial building.*
- *Include a false front façade or a roof parapet.*
- *Consider including cornice brackets.*
- *Refrain from creating exact duplicates of historic decorative features.*
- *For a building located on a corner lot, use compatible decorative elements for all street-facing walls.*

PRESERVATION & ALTERATION OF HISTORIC BUILDINGS

ARCHITECTURAL FEATURES

Fairplay's historic buildings convey the essence of the town's origins as a mining town. They are an asset, not just of the individual property owners, but of the entire community. Therefore, they must be cared for and preserved. The architectural features of a historic building identify it as a specific architectural style or from a particular period. Collectively, the historic buildings contribute to the community's unique character and its sense of place. These features should be carefully preserved.

Standards

- *Preserve the historic features that distinguish the building. For example, preserve the original storefront arrangement of recessed entrance, large display windows, clerestories, and transoms.*
- *Refrain from removing or altering original materials and details.*
- *Repair rather than replace deteriorated features. If replacement is needed, try to match new material and details to the original.*

- *Preserve architectural features, such as arched window lintels, window molding, or ornamental cornices, which are examples of skilled craftsmanship that characterize older buildings.*
- *Changes to buildings and environments over time are evidence of the history of the building and the area. Alterations older than 50 years should be preserved.*
- *Design new additions or alterations so that the essential form and integrity of the original building remains obvious.*
- *The document entitled Secretary of Interior's Standards for Historic Preservation, is a good reference for historic preservation projects.*

EXTERIOR MATERIALS

Traditional exterior materials included log, clapboard, board and batten, brick, and stone. Cornices were made of pressed metal or wood. Historic materials should be carefully preserved. New materials should complement those of buildings in the surrounding areas.

Standards

- *Preserve historic exterior materials.*
- *Repair wood features by carefully patching or reinforcing the wood.*
- *Attempt to preserve as much of the original wood as possible.*
- *Replace extensively deteriorated or missing parts with a compatible substitute material.*
- *Protect and maintain wood features by providing proper drainage.*

ROOF FORMS, MATERIALS, AND FEATURES

Commercial buildings had one of two roof forms. Masonry buildings had a flat roof with a cornice or parapet at the front wall. Wood frame buildings possessed a front gabled roof, many with a false front façade. Residential buildings had a sloped roof.

Both roof forms are acceptable for new construction in the Town Center Overlay District, but your design should complement surrounding buildings and the building materials used (masonry or wood frame).

Masonry buildings typically had a cornice or parapet at the façade roofline. This feature was attractive and provided structural support. The two-story blocks have cornices with decorative elements. The one-story masonry buildings had a patterned brick cornice with dentils or corbels. The roof forms, materials, and features are an important part of the appearance of a historic building and must be preserved.

Standards

- *Preserve historic roof forms and features, including cornices, brackets, molding, brick corbels, and dentils.*
- *Preserve false front façades.*

- ***Install mechanical and service equipment on the roof, so that it is inconspicuous from the public right-of-way and does not damage or obscure the character of the building.***

STOREFRONTS

Turn-of-the-century commercial buildings typically had a recessed entry way flanked by large display windows. The large window space allowed merchants to display their goods and provided interior natural lighting. This arrangement is an important architectural element of commercial buildings and contributes to the visual unity of Front Street's commercial buildings.

Other features of the historic storefront were kickplates below the display windows, and, above, transom windows that offered additional natural lighting to the interior. Several historic buildings also had boardwalks.

Cloth awnings were used on some historic buildings. They provided shelter and shade for pedestrians, reinforced the color scheme of the façade, and served as a location for signs.

Standards

- ***Preserve storefront arrangement, including the recessed entry way, doors, large windows, transoms, and kickplates.***
- ***Preserve the elements that distinguish the first floor from upper stories, such as the horizontal metal lintel.***
- ***Preserve the porch and boardwalk.***
- ***Cloth awnings are allowed.***

DOORS AND WINDOWS

A door centered between large display windows is the typical arrangement for historic commercial buildings. The second story windows on these are tall and narrow, and they are grouped together or are in a rhythmic arrangement.

Standards

- ***Preserve original entrances.***
- ***Preserve the locations and shapes of original window openings.***
- ***Storm windows or double-pane glass are acceptable if the casing emulates the original design.***

DECORATIVE ELEMENTS

The town's historic buildings have ornamental features that reflect the architectural styles and tastes of the time. Elements such as decorative cornices, corbelled or detailed brick cornices, curved window tops, decorative window tops, and ornamental woodworking should be carefully preserved.

Standards

- ***Preserve decorative elements.***

- ***When original decorative elements are gone:***
 - ***If historic photographs are available of your building, reproduce these historic features.***
 - ***If no historic photographs are available, choose a simplified contemporary rendition of an ornamental feature.***
- ***Refrain from adding elaborate decorative elements that were not originally on your historic commercial building.***
- ***Repair and repaint decorative features. If deteriorated, replace with a substitute item of similar design and material.***

ADDITIONS

Many buildings in the Fairplay Town Center Overlay District have evolved over time. An addition to a historic building should be made toward the rear, where it is least visible.

An addition should be smaller than and visually subordinate to the original structure.

Standards

- ***Place any additions toward the rear of the building, if possible.***
- ***Preserve the original form and profile of the building.***
- ***Make an addition so that all the architectural features of the original building are left intact.***
- ***Additions should be clad in exterior material that resembles the appearance, texture, and dimension of the historic materials on the original building.***

APPROPRIATENESS OF USE

Selecting a new use that is similar to a building's original function can help minimize substantial changes to the historic building.

Standards

- ***Seek a new use that is compatible with the historic character of the building.***
- ***Select a new use that requires minimal change to the original structure.***



*Town of
Fairplay
Colorado*

Town of Fairplay

901 Main Street • P.O. Box 267

Fairplay, Colorado 80440

(719) 836-2622

www.fairplayco.us

STAFF MEMORANDUM

To: Board of Trustees

From: Joseph Rivera, Town Attorney

Re: A process by which development projects may apply for exemptions/waivers from specific application requirements that would otherwise apply to the development project.

Date: July 21, 2025

In considering whether to approve a waiver process or not, please consider the following topics:

The scope of the waiver:

Should a waiver be available for all types of applications or only specific types of applications? Town staff's experiences with applications for minor subdivisions prompted this request to the Board. Please keep in mind, there are some statutorily prescribed processes which cannot be waived.

Broad overview of the different ways in which the Town may process a waiver request:

1. Town Administrator grants the waiver.
 - a. Town Administrator grants the waiver, and the applicant accepts the waiver and no further review;
 - b. Town Administrator grants the waiver, and the applicant accepts the waiver and Town Administrator submits to the Board notice of the waiver and no further review; or
 - c. Town Administrator grants the waiver, and the applicant accepts the waiver and Town Administrator submits to the Board notice of the waiver and a Board member may ask for a hearing regarding the waiver.
2. Town Administrator denies the waiver request and the applicant appeals the denial to the Board.
3. All requests for waivers are presented to and heard by the Board.

The best time to process a waiver request:

1. The waiver request can be heard when the completed application is heard by the Board during a public hearing; or
2. The waiver request must be resolved before the completed application is heard by the Board during a public hearing.

Attachment: Portion of Town's code applicable to requests for a minor subdivision

submitted the plat to the Town, along with any and all other documents and evidence, if necessary, demonstrating that all applicable conditions of approval for the subdivision have been satisfied, including the execution of a development or subdivision improvements agreement and the full payment of all fees. No person shall sell, transfer, convey, lease or rent, or negotiate to sell, transfer, convey, lease or rent, any lot or other property within the subdivision until the final subdivision plat has been duly recorded in the office of the Park County Clerk and Recorder.

12. The Mayor and Director of Public Works shall sign a reproducible Mylar original of the final subdivision plat and two (2) prints or copies thereof. One (1) fully executed copy or print will be returned to the applicant and the Town Clerk shall retain the other.
- (G) It shall be the responsibility of the Town Clerk to file the approved plat with the Park County Clerk and Recorder's Office within ten (10) days of the date of the last signature thereon. Simultaneously with the filing of the final plat, the Town Clerk shall also record any development or subdivision improvements agreement and any agreement for dedications, together with such other legal documents as may be required by the Town Attorney to be recorded. The applicant shall bear the cost of all recordation fees.

(Ord. 2015-3, §1, 1-4-2016)

Sec. 16-14-30. Appeals.

- (A) An applicant may appeal a decision of the Town Administrator and/or Director of Public Works denying a preliminary or final subdivision application to the Board of Trustees by filing a written notice of appeal with the Town Clerk not more than fifteen (15) days from the date of the decision being appealed from. Such notice shall specify in plain language the grounds for the appeal and shall be accompanied by any required filing fee and a copy of the decision being appealed. Upon receipt of a timely notice of appeal, the Town Clerk shall schedule the matter for a public hearing before the Board of Trustees to be conducted not more than forty-five (45) days from the date the notice of appeal was received. Notice of the public hearing shall conform to the requirements of Article IV of this Chapter. Absent good and just cause, the failure of an appellant to attend the public hearing on his or her appeal shall constitute an abandonment of the appeal and no further proceedings shall be had thereon.
- (B) All hearings on appeal shall be based on the record of the proceedings before the Town Administrator and/or Director of Public Works and the appellant shall carry the burden of persuasion with regard to all issues on appeal. The concurring vote of a majority of the membership of the Board of Trustees shall be required to reverse a decision of the Town Administrator or Public Works Director. The Board of Trustees shall evaluate a decision of the Town Administrator and Director of Public Works under an abuse of discretion standard, taking into consideration the requirements and criteria applicable to subdivision applications. Decisions of the Board of Trustees shall be entered not more than thirty (30) days from the conclusion of the hearing and shall be reduced to writing, a copy of which shall be promptly mailed to the appellant.

(Ord. 2015-3, §1, 1-4-2016)

ARTICLE XV Procedures—Minor Subdivisions

Sec. 16-15-10. Eligibility for minor subdivision processing.

- (A) A subdivision of land which complies with all of the following requirements as herein defined shall be processed within the provisions of this Article:
1. The proposed subdivision plan/plat shall contain four (4) or fewer lots;

2. All lots must abut an existing street that satisfies all minimum municipal street standards;
 3. The proposed subdivision plan/plat does not require or involve the installation or extension of a new water or sewer main or the installation of public improvements beyond curb, gutter and sidewalk;
 4. The proposed subdivision plan/plat shall meet the minimum requirements of this Chapter; and
 5. The subdivider shall not request any variance from the requirements of this Chapter or other applicable Town ordinances and resolutions during the subdivision process.
- (B) Any proposed subdivision which does not comply with all of the requirements as specified in Subsection (A) above shall be considered a major subdivision and must be processed in compliance with Article XIV of this Chapter.

(Ord. 2015-3, §1, 1-4-2016)

Sec. 16-15-20. Minor subdivision preliminary and final subdivision plan/plat approval.

- (A) Pre-application conference. No application for minor subdivision plan/plat approval may be submitted to the Town without the applicant having first met with Town staff (planning, building and public works) for a pre-application conference as required in Section 16-13-30. Applicants may schedule a time and date with the Town Clerk for the pre-application conference.
- (B) Application. After the pre-application conference as required in (a) above, an applicant may file the necessary application and supporting materials, inclusive of a proposed final plat prepared by a registered land surveyor, with the Town Clerk, accompanied by the appropriate fee. Minor Subdivision submittals shall conform to the requirements of a subdivision Final Plat. The proposed final plat need not be placed on Mylar at the time of application. (However, one (1) reproducible Mylar of the final plat along with one (1) reproducible Mylar copy of the final plat and two (2) paper prints shall be required upon final approval of the application by the Town Administrator.) The applicant must submit a complete application not less than thirty (30) days prior to consideration of the minor subdivision by the Town Administrator. The applicant's failure to provide a fully completed application and/or supply all necessary supporting information or materials will cause the Town Clerk to suspend consideration of the application.
- (C) Copies. Unless otherwise directed by the Town Clerk, the applicant shall provide ten (10) copies of all application materials. The Town Clerk may specify a lesser or greater number of copies in order to ensure that a sufficient number of copies are provided to those persons or agencies charged with reviewing the application.
- (D) Referral of application. Upon receipt of a complete application and the payment of all required fees (and/or the posting of a deposit by the applicant to pay the costs of the application review), the Town Clerk shall distribute copies of the application and supporting materials to the Town Planner and Department of Public Works and, as may be necessary or appropriate given the nature of the application, the following persons and agencies:
1. Town Clerk;
 2. Town Attorney;
 3. Building Official;
 4. Public Works;
 5. Fire Department;
 6. Colorado Department of Transportation;
 7. Such other person or agency as the Town deems appropriate for a full review of the application.

- (E) The Town Clerk shall inform each outside agency receiving a request for review and referral comments that it must respond to such referral within twenty (20) days or such other time period as specified in the referral notice, and that a failure to timely respond shall be deemed to mean that the outside agency has no comments or objections to the development or activity proposed in the application. Reasonable extensions in the time period for submitting referral comments may be approved for good cause upon written request by the outside agency to the Town Administrator. The Town may retain the services of and refer applications to, in whole or in part, outside professional consultants, inclusive of engineers, surveyors, land use planners and legal professionals, to assist in the processing, review, evaluation, design and approval of the application, the cost of which shall be paid for by the applicant as part of the application/review fee.
- (F) Town Administrator action.
1. The Town Administrator shall review and consider a request for preliminary minor subdivision plan/plat approval, along with any referral comments and recommendations from any department or agency, at a noticed public hearing not later than thirty (30) days after the date on which a complete application was filed with the Town, inclusive of the payment of all required fees, unless the Town Administrator receives a written request by the applicant to extend such time, or the applicant consents to an extension of the time at the request of the Town Administrator. At the conclusion of the hearing, and in no event later than ten (10) days thereafter, the Town Administrator shall issue written findings and approve, disapprove or conditionally approve the application by written resolution. If disapproved, the applicant may appeal the decision of the Town Administrator to the Board of Trustees at a subsequently scheduled and noticed public hearing. The Town Administrator in her/his sole discretion may refer the application to the Board of Trustees for a decision if the application in the opinion of the Town Administrator receives written objections from adjoining property owners, or due to character of the application.
 2. The Town Administrator shall not grant preliminary approval of a minor subdivision plan/plat application absent substantial compliance of the plan/plat with the Town's comprehensive plan and the applicable criteria set forth in this Chapter, without receiving input from referral agencies, without obtaining the comments and approval of the Department of Public Works with respect to the adequacy of the existing streets and water and sanitary sewer systems to service the proposed development.
 3. Approval or conditional approval of a preliminary minor subdivision plan/plat shall be valid for six (6) months from the date thereof and shall not constitute an acceptance or approval of any subsequent submission regarding the proposed subdivision. A failure by an applicant to submit an application for final minor subdivision plat approval to the Town Administrator within six (6) months from the date of the preliminary approval shall cause the preliminary approval to automatically expire; except where, for good cause shown, the Town Administrator, acting within the original six-month approval period, extends such period, in which case the preliminary approval shall be extended for a maximum of one additional six (6) month period.

(Ord. 2015-3, §1, 1-4-2016)

Sec. 16-15-30. Town administrator's or board of trustee action; final approval.

- (A) The Town Administrator shall approve, approve with conditions, deny or at her/his sole discretion refer to the Board of Trustees, an application for final minor subdivision plan/plat and the proposed final subdivision plat after public notice is made in conformance with Article IV and not sooner than thirty (30) days from the date on which a completed application for final approval is submitted by the applicant to the Town Clerk. If the Town Administrator does not refer the application to the Board of Trustees and no objections are received after the public notice has been made in conformance with Article IV, the Town Administrator shall approve, approve with conditions or deny the application. In the event that objections are received, the

application shall be scheduled before the Board of Trustees for a public hearing in conformance with Article IV. At the conclusion of the hearing, and after discussion and deliberation thereon, the Board of Trustees shall vote to approve, approve with conditions or deny the application and final plat, and shall thereafter direct staff to prepare a written resolution with supporting findings reflecting the Board's decision for review and approval at its next regularly scheduled meeting.

- (B) The Town Administrator or the Board of Trustees may only grant final minor subdivision plan/plat approval upon finding that the application substantially complies with the Town's comprehensive plan and the applicable criteria set forth in this Chapter, and that the proposed subdivision will not adversely impact the public health, safety and welfare. The burden to demonstrate the application's and plan/plat's compliance with all applicable criteria shall rest with the applicant.
- (C) The Town Administrator or in the case of Board of Trustee approval, the Mayor and Director of Public Works shall execute the approved final minor subdivision plat within a reasonable time after final approval of the plat and the applicant has submitted same to the Town, along with any and all other documents and evidence, if necessary, demonstrating that all applicable conditions of approval for the subdivision have been satisfied, including the execution of any development or subdivision improvements agreement and the full payment of all fees. No person shall sell, transfer, convey, lease or rent, or negotiate to sell, transfer, convey, lease or rent, any lot or other property within the subdivision until the final subdivision plat has been duly recorded in the office of the Park County Clerk and Recorder.
- (D) The Town Administrator or in the case of Board of Trustee approval, the Mayor and Director of Public Works shall sign a reproducible Mylar original of the final minor subdivision plat and two (2) prints or copies thereof. One (1) copy or print will be returned to the applicant and the Town Clerk shall retain the other.
- (E) It shall be the responsibility of the Town Clerk to file the approved plat with the Park County Clerk and Recorder's Office within ten (10) days of the date of the last signature thereon. Simultaneously with the filing of the final plat, the Town Clerk shall also record the development or subdivision improvements agreement, if any, and any agreement for dedications, together with such other legal documents as may be required by the Town Attorney to be recorded. The applicant shall bear the cost of all recordation fees.

(Ord. 2015-3, §1, 1-4-2016)

Sec. 16-15-40. Appeals.

- (A) An applicant may appeal a decision of the Town Administrator denying a final minor subdivision plan/plat to the Board of Trustees by filing a written notice of appeal with the Town Clerk not more than ten (10) days from the date of the Town Administrator's written decision. Such written notice shall specify in plain language the grounds for the appeal and shall be accompanied by any required filing fee and a copy of the Town Administrator's decision being appealed. Upon receipt of a timely notice of appeal, the Town Clerk shall schedule the matter for a hearing before the Board of Trustees to be conducted not more than thirty (30) days from the date the notice of appeal was received. Notice of the public hearing shall conform to the requirements of Article IV of this Chapter. Absent good and just cause, the failure of an appellant to attend the hearing on his or her appeal shall constitute an abandonment of the appeal and no further proceedings shall be had thereon.
- (B) All hearings on appeal shall be based on the written decision of the Town Administrator and the appellant shall carry the burden of persuasion with regard to all issues on appeal. The concurring vote of a majority of the membership of the Board of Trustees shall be required to reverse a decision of the Town Administrator. The Board of Trustees shall evaluate a decision of the Town Administrator under an abuse of discretion standard, taking into consideration the requirements and criteria applicable to preliminary subdivision applications. Decisions of the Board of Trustees shall be entered not more than thirty (30) days from the

conclusion of the hearing and shall be reduced to writing, a copy of which shall be promptly mailed to the appellant.

(Ord. 2015-3, §1, 1-4-2016)

ARTICLE XVI Subdivision Plat Details

Sec. 16-16-10. Plat specifications.

In addition to the common submittal requirements in Article III, the following specifications shall apply to subdivision submittals.

- (A) Plat preparation: The applicant shall cause the preparation of a subdivision plat on the subject property by a registered land surveyor. The subdivision plat shall comply with the detailed application form, the provisions of these regulations, the ordinances of the Town and State law. The subdivision plat may be comprised of multiple pages/sheets.
- (B) Plat size: The size of all final plats shall be twenty-four (24) inches by thirty-six (36) inches.
- (C) Plat requirements: Without limiting an applicant's right to file additional materials, the following application and subdivision plat details shall apply to all applications for subdivisions:
 1. Name of proposed subdivision.
 2. Name, address and telephone number of the applicant and legal property owners of subsurface mineral estates, including mineral lessees, if any.
 3. Evidence of a title and any related supporting materials as needed.
 4. Metes and bounds legal description, including monumentation certified by a registered land surveyor, and the total number of acres to be subdivided.
 5. Survey notes of subdivision perimeter survey and copies of all monuments required pursuant to Section 38-53-103, C.R.S.
 6. North point with written and graphic indication of the scale.
 7. Vicinity map showing the subject site, streets, street names, schools, parks, railroads, public transit facilities, other identifying features of the area and any other public facilities within one-half (½) mile from the proposed subdivision.
 8. Geologic investigation reports regarding area suitability for the proposed development.
 9. Tables of soil-type interpretations, as prepared for the preliminary plan submission based on the National Cooperative Soils Survey, United States Department of Agriculture, Soil Conservation Service, and provided by the Soil Conservation District.
 10. Existing and proposed contours at two-foot intervals, width and direction of flow of all watercourses and any area inundated by the one-hundred-year frequency flood.
 11. The plat shall show all adjacent and included right-of-way locations, dimensions of proposed streets with delineation of proposed right-of-way dedication, names of existing and proposed streets; the proposed lot layouts, lot dimensions, lot areas and lot and block numbers; adjacent and included pedestrian ways; and all approximate locations of all building setback lines within and immediately adjacent to the subdivision.



**TOWN ADMINISTRATION / CLERK'S OFFICE / HR /
GIS / BUILDING / CAPITAL PROJECTS / ETC**

MONTHLY REPORT FOR JUNE 2025

ADMINISTRATION / UTILITY / BUILDING	• Short Term Rental Licenses Issued - 10 • Food Truck Licenses Issued - 3 • June Water & Sewer Billing Completed • Scheduling 10 Neptune meter installations for testing on Town system • Hardesty completed SRF Drinking Water & Wastewater Eligibility surveys • Payrolls and associated reported reporting for June 13 and 27 completed • Plante Moran / Staff responded to Auditor inquires, Audit expected by July 31 • Working with Habitat on updating outstanding improvements and Letter of Credit • Staff completed multiple trainings on new Town website • Continuing on moving 401A and 457B to CRA - Official transition in August • Transition of Town checking account to US Bank is officially complete • TBK Bank account remains open for cash deposits only • Town Attorney & Administrator conducted first recodification review with CivicPlus • Full time Transit driver Christian Kingsford started June 30! (<i>See Article Below</i>) • Town SCADA upgrade program underway • Two downtown Merchants meetings held on June 11 • Mayor Pro Tem Douglas and Town Administrator attended CML Conference • Town Administrator attended CIRSA Annual Business Meeting • Town Staff (Public Works and Officers) participated in Nate Carrigan Tourney • Town Administrator attended initial discussion on Regional Transit Authority • The Town has received a violation from CDPHE (<i>See information below</i>)
CLERK'S OFFICE / COURT	• Accepted application for Colorado Cantina - Hearing set for August 4 • Accepted and processing Special Events permit for Fall Festival
DEVELOPMENT	• Development Review Meeting Held June 16 • See Town Planner's and Engineer's Reports for Specifics on Applications • Staff is working on changes to Code Enforcement process and will incorporate Officers following a training in August
CAPITAL PROJECTS	• River Park Trail - 95% Complete railing, benches, trash cans, etc being acquired • 501 Main Reroof - 2 Quotes received. CIRSA requested 3rd quote before Aug 4 Board meeting action • The final 3 sidewalks installations are underway and should be done by July 31.





Fairplay Transit is now available on demand for rides around Fairplay along with between town and Alma. Photo courtesy of the Town of Fairplay.

Local bus service rolls along in Fairplay

BY MERYL PHAIR
Staff Writer

Fairplay’s shuttle bus service is now up and running, giving residents rides to and from Alma along with on-demand rides around town. With one driver currently on board, the Fairplay Transit service will be running Thursday through Sunday from 7 a.m. to 5 p.m. to catch the busy weekend and visitor traffic.

Janell Sciacca, Town of Fairplay Administrator and Clerk, said the current schedule may change depending on need with the possibility of rotating into a winter schedule this fall from Monday through Thursday to shuttle students and workers. There may also be interest in having the bus run later during evening hours, she said.

Two buses, both outfitted with Fairplay’s town logo, will be in rotation. One has four-wheel drive for the winter and the other has two-wheel drive for the summer months. Both are ADA accessible with a wheelchair lift. The vehicles were donated to the town from Cripple Creek, one from their bus system and the other from the now closed Cripple Creek Care Center.

For on-demand requests, all residents need to do is call a phone number to request a ride. The town has designated a route based on a community survey which identified pick-up and drop-off stops at community anchor points such as the Post Office and Prather’s Market, which drivers will run consistently.

“We’re partnering with Alma to be able to provide the service back and forth between here and there, especially while Summit Stage is not in town because it’s gone over the hill,” said Sciacca. “It’s on demand for people who need rides to medical appointments, to the market, that sort of thing.”

The service hopes to be of

use for community organizations such as working with the Seniors Alliance to coordinate rides to pick up medications or to the South Park Recreation Center for workout classes. Sciacca also mentioned potentially working with the High Rockies Community School as the local charter school does not currently have bus transportation.

The service got off to a start at the town’s Fourth of July celebration and will be in service throughout the town’s busy summer event schedule such as Friday night concerts, Burro Days and the upcoming Park County Fair. Sciacca said the shuttle will help transport people to their cars during town events to alleviate the congestion of parked cars in the town center. “Instead of downtown and along Main Street, they can park at one of the town facilities or over at the fairgrounds and the bus can shuttle people back and forth,” said Sciacca.

While only one driver is on staff, Sciacca said they hope to expand the service where they can, and if additional drivers are to come on board, increase service to seven days a week.

“We have to stay in the Fairplay area so we can’t go to Hartsel for now but in the

future, especially if we can hire additional drivers, we can look at doing a once-a-month or once-every-other-week trip for people who want to go to Silverthorne,” said Sciacca. “It’s being developed but right now, we’re kicking off on demand.”

The initiative has been funded by a Colorado Department of Transportation (CDOT) grant for a little over \$100,000 which will go towards maintenance, operations and salaries for drivers. The service is being provided at no cost with hopes of continuing to fund the community resource through grants. Sciacca said down the line they may consider charging groups to help defray operational costs but the hope is to make it as accessible as possible.

“The more we get the word out the more opportunities we are going to have to help out,” said Sciacca. “We have a walkable community but we want people to know that they can access the service when they do need it.”

To request a ride in Fairplay, call 719-839-6202. For questions about the service or inquiries on collaborating with the town, give Town Hall a ring at 719-836-2622.

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OPINION

DEMOCRATIC FROM PAGE 4

are required to treat those without health coverage, will still serve the working poor but without compensation. These hospitals will close. Nursing homes rely on elderly residents’ Medicare benefits to operate. They will close. Disabled Americans will lose benefits and may need to be institutionalized.

Trump’s priorities are very cruel. To address the emphasis on illegal immigration, Trump’s Big Beautiful Bill creates the largest law enforcement agency ever in our history – Immigration and Customs Enforcement will receive \$170.7 billion to be used for additional ICE personnel, constructing detention centers, continuing the building of the wall. By closing the borders and removing undocumented immigrants – most of whom are essential to our agriculture, hospitality, construction, food processing industries – Trump prioritizes his xenophobic rants over the well-being of our workers and the health of our economy.

Colorado has approxi-

mately 162,00 undocumented immigrants working in our state, and several of our communities have already endured ICE raids. As many as 471,000 Coloradans are estimated to lose Medicaid assistance once the Big Beautiful Bill is enacted. Cynically, the bill ensures that no cuts will take effect until after the 2026 midterm elections – a provision designed to protect lawmakers’ jobs. That is a priority. Our lawmakers have been threatened with primary challenges by Trump if they vote against the bill. Conversely Elon Musk is threatening to campaign against any lawmaker who voted for the measure – because he finds the debt increase abhorrent.

Our Constitution’s Preamble includes “to promote the General Welfare” as one of the purposes of our government’s founding. We’ll see what happens in 2026. But our main priority must be paying attention, educating ourselves and voting with clear intent in the next election. The welfare of our nation depends on the priorities of our leaders– let’s make sure their priorities serve us all.

NEWS

CPW releases Colorado Gray Wolf Annual Report for 2024 to 2025

COLORADO PARKS AND WILDLIFE

Colorado Parks and Wildlife (CPW) has published its second annual report that documents the status of gray wolves, wolf management, wolf monitoring, research related to wolves, and education and outreach in Colorado during the biological year April 1, 2024, to March 31, 2025. Events that have happened since March 31 will be included in next year’s annual report.

Wolf restoration is a multi-year effort, intending to release 10 to 15 wolves per year for three to five years. Releases will occur in locations west of the Continental Divide, with a 60-mile buffer from Tribal lands to the south and the northern and western borders of the state. Upon completing this three

to five year effort, CPW will continue to monitor the wolf population and supplement the restoration effort with additional releases if necessary.

The report covers how wolf restoration in 2024-2025 was conducted in three interrelated phases: capture, translocation, and release. It outlines how CPW monitors the wolves and the agency’s major efforts in mitigating wolf-livestock conflict. General information on the biological and ecological research topics that CPW is studying is also outlined.

For additional information on how to stay informed about wolves in Colorado, visit cpw.state.co.us and sign up for our Gray Wolf Reintroduction eNews.

PLEASE RECYCLE!



COLORADO
Department of Public
Health & Environment

Dedicated to protecting and improving the health and environment of the people of Colorado

July 10, 2025

JANELLE SCIACCA
FAIRPLAY TOWN OF - PWSID CO0147020
901 MAIN ST
FAIRPLAY CO 80440

Violation Notice
Treatment Technique Violation

The Colorado Department of Public Health and Environment (“Department”) has identified the following violation(s) of Section 11.8(3)(b) of the Colorado Primary Drinking Water Regulations (“Regulation 11”), 5 CCR 1002-11 for FAIRPLAY TOWN OF (“Supplier”):

Facility Name: Sample Station Blockhouse Meter			Facility ID: 013
Analyte Name	Minimum Disinfectant Residual Required	Number of Samples with Result(s) below Minimum	Monitoring Period
SURFACE WATER ENTRY POINT CHLORINE RESIDUAL	0.3 mg/L	4	June, 2025

- How do I resolve this violation? The Supplier must maintain entry point chlorine residual levels at or above the minimum level in future compliance periods and continuously thereafter.

Public notice required. The Supplier must notify its consumers of this violation no later than August 9, 2025 as described on the following page:



Tier 2 Public Notice Requirements Create a public notice, obtain a certificate of delivery, and review delivery instructions at: https://cdphe.colorado.gov/pnrule	
Action Required	Deadline
Prepare a public notice: Use the Department's public notice form to create a public notice that includes all of the required elements.	As soon as possible, but no later than August 9, 2025
Distribute the public notice: Community water systems must directly deliver the public notice to each customer. A Tier 1 public notice must be hand delivered, unless alternative delivery activities have been approved by the Department. A Tier 2 public notice must be mailed or hand delivered.	
Submit a copy of the public notice and a certificate of delivery form to the Department via fax, mail, or the Portal .	No later than 10 days after distributing the public notice

This Violation Notice does not constitute an Enforcement Order and is not subject to appeal. The Department may pursue formal enforcement action with penalties concerning the above violation(s), including issuing the Supplier an Enforcement Order or amending a current order.

If there are any questions regarding the contents of this letter and/or requirements for the Supplier, please contact your compliance specialist:

Leah York
720-515-0241
leah.york@state.co.us

Resources and guidance to assist with compliance:

- Requirements: Monitoring requirements for drinking water systems are available on the [Monitoring Schedule](#).
- Reporting: Drinking water suppliers can report to the Department online using the [data portal](#). You may also report by US mail or fax to 303-758-1398.
- Find [forms, guidance, regulations, and templates](#).

Some of the letter's content may not be fully accessible. If you encounter any accessibility barriers with this letter, please contact us at 303-692-3500.

ec:

JANELL SCIACCA - JSCIACCA@FAIRPLAYCO.US; AC
MARTIN DELINE - WARMSPRINGSCONSULTING@GMAIL.COM;
MARTINDELINE1950@GMAIL.COM; OPERATOR
FAIRPLAY TOWN OF - INFO@FAIRPLAYCO.US; OWNER
MIKE SMITH - JSMITH@PARKCO.US; PARK COUNTY ENVIRONMENTAL HEALTH DEPT
TROY HUFFMAN - TROY.HUFFMAN@STATE.CO.US; PARK COUNTY ENVIRONMENTAL
HEALTH DEPT

File: CO0147020, PARK COUNTY, COMMUNITY - GROUNDWATER UDI SURFACE WATER



IMPORTANT INFORMATION ABOUT YOUR DRINKING WATER

Town of Fairplay Does/Did Not Meet Treatment Requirements

Este informe contiene información muy importante sobre su agua potable. Tradúzcalo o hable con alguien que lo entienda bien.

Our water system recently violated a drinking water requirement. Although this situation is not an emergency, as our customers you have a right to know what happened, what you should do, and what we are doing to correct this situation.

The Town routinely monitor disinfectant residuals entering the distribution system. This measurement tells us whether we are effectively disinfecting the water supply. Disinfectant residual is the amount of chlorine or related disinfectant entering the pipes of the distribution system. If the amount of the disinfectant residual is too low, organisms may grow in the pipes. On 06/17/25, disinfectant residuals dropped below 0.3 mg/L for 12 hours.

What does this mean? What should I do?

- **You do not need to boil your water or take other actions. However, if you have specific health concerns, consult your doctor.**
- Inadequately treated water may contain disease-causing organisms. These organisms include bacteria, viruses, and parasites which can cause symptoms such as nausea, cramps, diarrhea, and associated headaches. These symptoms are not only caused only by organisms in drinking water, but also by other factors. If you experience any of these symptoms and they persist, you may want to consult your doctor.
- If you have an infant, severely compromised immune system, are pregnant, or are elderly, you may be at increased risk and should seek advice from your doctor about drinking this water. General guidelines on ways to lessen the risk of infection by bacteria and other disease-causing organisms are available from EPA's Safe Drinking Water Hotline at 1-800-426-4791.

What is being done?

- We started flow by gravity from our infiltration gallery on June 17th at 100 gpm to storage tank not realizing our new program would not start the chemical metering pump with no pumps running. By the time we realized this, the Cl₂ residual in the storage tank level had dropped below 0.3mg/l. We started chlorine addition and the residual level came back to 0.3 mg/l. The time line was from 0730 to 1930 or about 12 hours. We did maintain a residual throughout this time but below the 0.3 mg/l standard. We immediately called our computer controls company and they made changes in the program to allow the metering pump to start upon receiving a flow signal through the meter regardless if a pump is running. This has been tested and will prevent this from occurring again.

We anticipate resolving the problem by – N/A. PROBLEM HAS BEEN RESOLVED. For more information, please contact Marty Deline at mdeline@fairplayco.us or 720-607-9251, or PO Box 267 Fairplay Co 80440.

Please share this information with all the other people who drink this water, especially those who may not have received this notice directly (for example, people in apartments, nursing homes, schools, and businesses). You can do this by posting this notice in a public place or distributing copies by hand or mail.

This notice is being sent to you by: Town of Fairplay - CO0147020
Date distributed: Mailed out with August water bills.

****Quarterly Grant Writing Report for the Town of Fairplay****

****Prepared by: Tom Flannery****

****Date: 07/17/2025****

****Grant Applications and Outcomes:****

1. **Congressional Directed Spending (Police Station)**

- ****Outcome:**** The application made it into the final appropriations bill. If awarded, the Town of Fairplay will receive approximately \$1.2 million. We will know this fall or mid-winter.

2. **Edward Byrne JAG Grant:**

- ****Outcome:**** We finally received the full amount of \$67,500 for the Edward Byrne Justice Assistance Grant (JAG).

3. **POST Training Grant:**

- ****Outcome:**** We were awarded approximately \$4,800 for the Peace Officer Standards and Training (POST) grant.

4. **DOJ COPS Hiring Assistance Grant:**

- ****Outcome:**** The application is pending. If awarded, the grant will offset an officer's pay by \$125,000 over three years.

5. **2026 Edward Byrne Grant for a New Tahoe:**

- ****Outcome:**** The application was not successful. Limited funds for the grant led to restricted awards, and our previous large grant for radios last year put us at a disadvantage.

****Additional Activities:****

- **Webinars and Training:**

- Attended several webinars organized by the Environmental Protection Agency (EPA) regarding upcoming grants covering water-related projects.

****Conclusion:****

The last quarter has been productive with significant achievements in securing grants for the Police Department and other essential services. While we faced some challenges, such as the unsuccessful application for the new Tahoe, our overall progress has been positive. We will continue to monitor and apply for new grant opportunities to further support the needs of the Town of Fairplay.

Thomas Flannery
Grant Manager, Town of Fairplay

From: [Tom Flannery](#)
To: [Janell Sciacca](#); [Jeff Worley](#)
Subject: Fw: CDS project included in Fiscal Year 2026 draft bill text
Date: Friday, July 11, 2025 1:14:49 PM

Well, we never made it this far before. We're not there yet but great news!

Get [Outlook for iOS](#)

From: Ortiz, Patrick (Hickenlooper) <Patrick_Ortiz@hickenlooper.senate.gov>
Sent: Friday, July 11, 2025 2:05:06 PM
To: Tom Flannery <tflannery@fairplayco.us>
Cc: Amy Mitchell <Amy.Mitchell@parkcountycogov>
Subject: CDS project included in Fiscal Year 2026 draft bill text

Hello,

We are reaching out to let you know that the Fiscal Year 2026 **draft** USDA appropriations bill text was released, which includes funding for congressionally directed spending (CDS) projects, including yours! The Fairplay Police Station project is currently included at a level of \$ **1,199,000**

Please note that inclusion in the draft bill text does not guarantee funding as there are still a number of steps to go. Both the House and Senate need to pass the final appropriations bills, which will then go to the President for his signature. Though passing the appropriations bills can happen as early as the fall, we expect this process will take place in the winter. We will be sure to keep you updated as the process unfolds.

In the meantime, congratulations on making it to this next step and don't hesitate to reach out with any questions.

Take care,

--

Patrick Ortiz
San Luis Valley Regional Representative
Office of U.S. Senator John Hickenlooper
719-588-9158



Town of Fairplay

Police Department

901 Main Street
Fairplay, CO, 80440
(719) 836-2840

To: Janell Sciacca, Town Administrator
From: Jeff Worley, Chief of Police
Date: July 16, 2025
Re: Fairplay Police Department Monthly Report – June 2025

Police Department Updates and Projects

AVI project updates: Concerning the AVIS corridor (AKA “public safety corridor”) designations for Highways 9 and 285, CDOT has requested further information. As such the application has been temporarily delayed. Regarding our automated speed violations, we have been regularly assured by Emergent Enforcement Solutions that our Town is doing well and “on track” with where we should be at this point in the project. The police department will continue to monitor the progress of the hand-held LiDAR portion of the project and report back to the Board in the coming months.

More good news about the Congressionally Directed Spending grant submission for a new PD building project. We were notified by Senator Hickenlooper’s office that the Fiscal Year 2026 draft USDA appropriations bill text was released, which includes funding for congressionally directed spending (CDS) projects, and our proposed PD project is still included as part of the package. If Fairplay is awarded funding for the project, we should hear word in fall or early winter.

FPD officers made an arrest stemming from the drug-related search warrant that was executed in the Hartsel area in February. The suspect was charged with felony possession of controlled substances.

Two 2024 burglary cases were successfully solved. The police department received notification from CBI that DNA “hits” positively identified the names of the burglars from evidence that officers had submitted for forensic analysis. In the first instance, the July 2024 break in at the Middle Fork RV Park laundromat, the suspect was identified as a person with a history of committing burglaries in surrounding jurisdictions. In the second instance, the October 2024 Dollar General “smash-and-grab” burglar was identified as a local with a long history of drug use. Officers are seeking arrest warrants for both men.

Police Activity – Statistical Data

The following are some of the pure statistical data the Department collected for the month of June 2025:

- 191 calls-for-service (CFS) in all categories that include criminal, non-criminal, and traffic-related events. This represents an average of 6.4 incidents per day or about 103% of May’s reportable activity.
- Of the total CFS numbers:
 - 164 events took place in Fairplay proper or nearby, e.g. agency-assists or follow-ups outside of nearby Fairplay (86% of CFS numbers)
 - Of the Fairplay calls, 22 ***occurred at or were related to local businesses*** – not including incidental events, for example traffic stops in a business parking lot and extra patrol checks (or about 13% of Fairplay CFS totals)
 - 27 incidents took place in Alma (14% of total CFS)
 - None of Alma’s incidents ***were related to local businesses*** (or 0% of Alma CFS totals)
- Of the CFS numbers, 53 were traffic-related (28% of the CFS total):
 - 41 traffic contacts in Fairplay (77% of total traffic related events OR 25% of total Fairplay CFS)
 - 12 traffic contacts in Alma (23% of total traffic related events OR 44% of total Alma CFS)
 - 11 total citations issued
 - 21% of all traffic contacts resulted in citations
- Of the 11 citations issued:
 - 8 were tickets issued in Fairplay (73% of all citations)
 - 3 were violations in Alma (27% of all citations)
- 458 automated violations captured for speeding and submitted for approval (***Note:*** While this indicates actual speed violations of 10 MPH above the speed limit in any given speed zone, it is not definitive as to the actual number of citations that will be approved by EES, based on license plate readability, etc, and sent out for payment.)



Town of Fairplay

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MEMO

Date: July 21, 2025
To: Town of Fairplay, Mayor Just & Board of Trustees
From: Julie Bullock & Kelsey Sprys, Special Events Staff
Re: Visitor Center & Events Monthly Staff Report

Below you will find information to update you on what staff is currently working on or has completed:

- **Visitor Center –**
 - Staff met virtually with the Colorado Welcome Center program director on July 14th to discuss next steps and training opportunities. It was an introduction to the community partnership and staff will receive more information in the coming months.
 - The Visitor Center is now keeping summer hours which is Mon-Fri, 9am-4pm and Sat, 9am-2pm. We have a full schedule of volunteers at this time but can always use backup volunteers to cover vacations. Those interested in volunteering should reach out to Kelsey Sprys, 719-839-6119, ksprys@fairplayco.us.

SUMMER EVENT UPDATE:

- **TGIFairplay Free Concert Series-**
 - The July 25 TGIFairplay free concert is set to go with “The Long Run.” The Burro Days food vendors will be providing food for the evening and we will kick off Burro Days that night.
- **Independence Day Celebration – Recap**
 - Burro Buster 5k – there was a record number of runners for the race, 143! Last year there were 92 so that was quite an increase. Staff has also received a \$500 donation from Top of the World Rodeo for use of our beer trailer with the stipulations that the money be used for a youth scholarship so this was a perfect fit with our Burro Buster 5k/Town of Fairplay scholarship program.
 - All activities were well-attended, band was enjoyed, food lines were long (considering three food trucks next year, although Yummies did help take some stress off the other trucks), and fireworks were beautiful. There were 49 chalk artists, over 30 Strut Your Mutt entries and 22 parade entries plus the emergency services vehicles.
 - Staff did discuss the fireworks “mishap” regarding the finale with Fielding Heckendorf, and Claire Skalinski from J & M Displays. There was a firing issue with the group of mortars that made up the finale. Fielding was able to rewire it but it just took some time. Claire expressed her disappointment and said we were not the only ones that had this

- experience in the state. It turned out to be a manufacturing issue and all those particular finales have been removed. J & M Displays would like to give us a free finale for our 2026 show. We are on their calendar for 2026 and will receive an agreement at the beginning of the year.
- **76th Burro Days Celebration** – July 25-27, 2025
 - Vendor Update – Staff has had six cancelations from vendors but has easily filled the booth spaces from the waitlist where 18 hopeful vendors still remain.
 - Burro Race – registrations are starting to come in, we have 33 registered for the short course and 6 for the long course at this time. We expect several more registrations and typically have a good number of “day of” registrants.
 - Volunteers – as you know it takes more than 100 volunteers to put on Burro Days. If you or someone you know would like to volunteer, there are several opportunities available. Please have them reach out to Julie 719-839-6077 or Kelsey 719-839-6119.
 - Live Music – all live music spots are filled with a great variety of musicians. Both the Gazebo on the lawn and the Entertainment tent will be utilized all weekend. Locals favorite, Split Window, will close out Saturday’s events from 4pm – 6pm at the tent.
 - Outhouse Race – Staff does not currently have any entries for the Outhouse race. There are two that have said they are registering. Remind your friends that they can build an outhouse and staff can find runners if they don’t have people to do that. It’s such a fun event staff would like to have a few more entries.
 - Burro Days newspapers were inserted into 5,000+ papers in Leadville, Buena Vista, Salida and Fairplay July 17 and 18 and more will be distributed throughout Burro Days weekend.
 - Burro Museum – Staff is working hard to set up the new Burro Days Museum at the Visitor Center. It is very exciting to finally have a permanent home that can be enjoyed all year by visitors and the community. Staff is hopeful that more donations will begin coming in when people learn that there is a permanent location. **Staff is planning a grand opening for the museum on Friday, July 25th at 4pm, just before the Burro Days festivities begin at 5pm. Staff would love to have the Mayor and Board of Trustees there to help cut the ribbon!**
 - **Fairplay Fall Festival** – September 20, 2025
 - All plans are on track and more details will be given in the August staff report.
 - **Leadership Journey** – Kelsey Sprys applied for the Colorado Leadership Tourism Journey which is a year-long training and mentorship opportunity for emerging leaders in the tourism industry. If chosen for the program, Kelsey will attend several networking workshops and be responsible for an Action Learning Project to be completed by the end of the experience. Kelsey will complete an interview on July 21st and will be notified at the beginning of August if she is accepted.

Staff will continue to provide updates on Events monthly in our Staff Report. Please let us know if there are any questions about the information provided or on events in general. Thank you.



Town of
Fairplay
Colorado

To:
From:
RE:
Date:

Mayor Just and Board of Trustees
Tim Medlin Streets and Utilities Superintendent
June 2025 Report
07/14/2025

Streets

- Set out flowers
- Patched potholes on 4th street
- Swept streets

Facilities

- More cleanup around the shop
- Graded the parking lot and expanded it at the pw office
- Started weed eating around the buildings

Parks

- Hauled dirt and rocks to Burro Park
- Cohen park; removed stumps and rocks. Cleaned up debris from around play areas

Utilities

- Started exercising Water main valves
- Clean waste water plant and water plant

Crew

- The crew we have is a great group. I enjoy working with them and can trust them to get things done.



Events

- Town cleanup went very well
- The June concert was a learning experience for some of us but went very well.

Equipment

- A rock fell behind a hydraulic cylinder causing it to break. It damaged the housing as well so we had to replace the cylinder
- The grader has a hydraulic leak somewhere under the cab and is too complicated for us, the fuel tank has to be removed.

To: Mayor and Board of Trustees

From: Scot Hunn, Contract Town Planner

Date: July 16, 2025

RE: Monthly Planning Department Activity Status Update – June 2025

General Planning Services:

- Office Day Monday, June 16, 2025
 - Development Review Team Meeting Attendance.
 - Attendance at Town Board meeting.
- Virtual Board Meeting Attendance
 - Monday, June 2nd

Pre-Application Meetings:

- June 16, 2025 – Bar S Ranch

Other Applicant Meetings:

- Frank Minor Subdivision
 - Met with Matt Frank and Alan Strobe to discuss minor subdivision requirements and to clarify staff's position related to grading and drainage plan details.
- South Park Food Bank Special Use Permit
 - Met with Charlie Schultz and Tina Darrah to discuss initial review comments by staff.
 - Discussed required and requested/suggested revisions to the site plan and Food Bank operations plan needed prior to deeming the application complete.

Active Land Use Applications and Interagency Referrals:

- Active Land Use Applications "In Process"
 - 3 Minor Subdivisions (Beck; Frank; Steiner-Miller)
 - 1 Exemption Plat (Stoinski Lot Line Elimination)
 - 1 Variance (Highside Brewing)
 - 2 Special Use Permits (Finley Mini-Storage; South Park Food Bank)
 - 2 Development Agreements (Stone Creek Subdivision; Habitat for Humanity)

- Interagency Referrals
 - No interagency referral requests in June 2025.

Special Projects:

- Comprehensive Plan and UDC Update Project – Request for Proposals (On Hold)
Completed a DRAFT Request for Proposals (RFP) for professional services to update the Town's comprehensive plan (last adopted/updated in 2013) as well as code updates and amendments to the Town's Unified Development Code (UDC). **Project is on hold until 2026 pending budget/funding.**



STATUS UPDATE

TO: Janell Sciacca, Town Administrator
FROM: Deron Dirksen, PE
DATE: June 2025 Summary (5/17 – 6/14)
RE: Engineering Services Status Report – Miscellaneous Projects

2018-499.011 – General Engineering

Status/Recent Progress

- o Development Review Team meeting
- o Park County Flood Risk Meeting.
- o Information for Tim for Heights Tank.
- o CDOT follow up for storm drain infrastructure.

Upcoming Activities

- o Continuing Development Review Team, miscellaneous meetings, and supporting staff as needed.

2018-499.039 – River Park Trail

Status/Recent Progress

- o Construction Observation
- o Weekly meetings.
- o CDOT forms
- o Pay Applications

Upcoming Activities

- o Construction observation
- o Weekly meetings
- o Construction administration.
- o Final walk through

2018-499.044 – Beck

Status/Recent Progress

- o Started to review high level concept submittal
- o Correspondence to Scot and Janell

Upcoming Activities

- o None.

2018-499.048 – 715 Main Street - Pharmacy

Status/Recent Progress

- o Meeting with applicant's engineer.

- o Review grading
- Upcoming Activities
 - o Review drainage report and grading.

2018-499.050 – Marval

Status/Recent Progress

- o Correspondence with applicant's engineer.
- o Internal coordination with Janell and Ken Hardesty.
- o Hydraulic modeling

Upcoming Activities

- o Working with applicant's engineer for hydraulic model.

2018-499.052 – POWT CDOT

Status/Recent Progress

- o Coordination with CDOT consultant for meeting and coordination.

Upcoming Activities

- o Waiting on CDOT

2018-499.053 – Stoinski

Status/Recent Progress

- o Meeting with applicant

Upcoming Activities

- o None.

Project Status Worksheet

Town of Fairplay



SGM No. 2018-499

ACTIVE WORK ORDERS		BUDGET AMOUNT	CURRENT BILLING	BILLED JTD	% JTD	BUDGET BALANCE
ENGINEERING TASK ORDERS						
0.001	GIS	\$ -	\$ -		-	\$ -
0.007	Habitat for Humanity	\$ -	\$ -		-	\$ -
0.011	General Engineering	\$ -	\$ 1,035.50		-	\$ -
0.017	Betts	\$ -	\$ -		-	\$ -
0.018	Stone Creek	\$ -	\$ -	\$ 17,429.00	-	
0.023	Burro Park	\$ -	\$ -	\$ -	-	\$ -
0.025	Water Distribution	\$ 44,900.00	\$ -	\$40,801.01	91%	\$ 4,098.99
0.029	Impact Fee	\$ 58,547.00	\$ -	\$ 8,711.44	15%	\$ 49,835.56
0.035	1171 Bullet Road	\$ -	\$ -	\$ 4,506.50		
0.039	River Park Trail	\$ 25,000.00	\$ 12,151.75	\$ 97,150.86	389%	
0.040	Melo Subdivision	\$ -	\$ -	\$ 3,913.50	-	
0.041	Fitting Subdivision	\$ -	\$ -	\$ 1,816.00	-	
0.042	Steinermiller	\$ -	\$ -	\$ 9,981.50	-	
0.043	SH9_US285 Floodplain	\$ 3,000.00	\$ -	\$ 2,040.00	68%	\$ 960.00
0.044	Beck	\$ -	\$ 436.00	\$ 3,119.00	-	
0.045	Circle K	\$ -	\$ -	\$ 105.00	-	
0.046	Town Sidewalks	\$ 11,764.00	\$ -	\$ 11,764.00	100%	\$ -
0.047	French Subdivision	\$ -	\$ -	\$ 381.50	-	
0.048	715 Main Street - Pharmacy	\$ -	\$ 218.00	\$ 436.00	-	
0.049	240 Beaver Lane	\$ -	\$ -	\$ 2,399.00	-	
0.050	Marval	\$ -	\$ 490.50	\$ 2,623.50	-	
0.051	540 Front Street	\$ -	\$ -	\$ 436.00	-	
0.052	POTW CDOT	\$ -	\$ 109.00	\$ 1,144.50	-	
0.053	Stoinski	\$ -	\$ 327.50	\$ 982.50	-	
TOTALS		\$ 143,211.00	\$ 14,768.25	\$209,740.81		\$ 54,894.55