APPLICATION

FOR ENCROACHMENTS & ENCUMBRANCES IN THE PUBLIC RIGHT-OF-WAY

An Encroachment Permit is required prior to placing privately-owned improvements ("Encroachment" or "Encumbrance") in the public Right-of-Way (ROW). Only Encroachment Permit Applications in accordance with Rules and Regulations and Permit Entrance Requirements for Encroachments in the Public Right-of-Way will be considered by the Department of Transportation & Infrastructure (DOTI). **It is the City's sole discretion whether to grant an Encroachment Permit based on any facts the City feels are relevant. Approval is not guaranteed.**

To apply, complete this application and submit together with required application materials in accordance with the Permit Entrance Requirements to DOTI.ER@denvergov.org. Please type or print clearly. If necessary, attach additional sheets to fully answer any of the following sections. Incomplete applications packages will not be accepted. Questions on this application or the process can be sent to DOTI.ER@denvergov.org.

☐ **Check if this application is for Tier Determination only**. *If checked, the project will not be submitted for full review until confirmation, and remaining submittal requirements, are received by owner.*

ADJACENT PROPERTY OWNER:

The adjacent property owner or Authorized Special District will be the Encroachment Owner and Permittee and is the responsible party for the Encroachment in accordance with the Rules and Regulations, including all fees and annual billing.

Company Name:	Agent on behalf of Denver Union Station Met District No.1
Contact Name:	Matt Schartz
Property Address:	1550 Wewatta St
Billing Address:	1881 16th St, 5th Floor, Denver, CO 80202
Phone:	7205049486
Email:	matthew.schartz@continuumpartners.com

PRIMARY CONTACT:

☐ *Check if the same as Adjacent Property Owner*

Company Name:	Sasaki
Contact Name:	Alex Hill
Address:	414 14th St Suite 250, Denver, CO 80202
Phone:	7205049486
Email:	ahill@sasaki.com

DENVER
THE MILE HIGH CITY

ENCROACHMENT INFORMATION:

Project Name:	Plaza of the Americas Renovation Bike Building
Adjacent Property Address:	1550 Wewatta St
Coordinates (Lat/Long):	39.752218, -105.002241
Encroachment Area, in SF:	1,450 SF

Is this project associated with a LAND DEVELOPMENT REVIEW?

Yes ☐ *No* ■ *If 'Yes', provide Project Master, Site Plan and/or Concept Development Project Numbers:*

Is the proposed encroachment located in Future Right-of-Way?

Finalizing permit and/or processing resolution for the Encroachment will not occur until the ROW dedication is finalized.

Yes ☐ *No* ■ *If 'Yes', provide ROW Dedication Project Number:*

Location Description: *(e.g. Located on the South side of 23rd Ave, twenty (20) feet from face of curb, and ten (10) feet west of pavement on Private Drive.)*

Plaza located adjacent to 1550 Wewatta St, between Wewatta St and 16th St

Description of Encroachment:

Describe the proposed encroachment, including the type and quantity of objects.

Encroachment includes the Bike Building, a small bike storage shelter that houses approximately 74 bikes, and adds an activating program to the existing plaza

Reason for Private Improvements in the Public ROW:

Private improvements should be located on private property. Only in cases where there are physical constraints that preclude the placement of private improvements on private property that an encroachment may be considered within the right-of-way. Make your case as to why this is a good use of the public right-of-way.

This Bike Building is meant to follow the previous intent for the site as a public amenity and a bike shelter.

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ATTESTATION:

By submitting this permit application and signing below, I understand and agree to the following:

1. That I am the property owner adjacent to the Encroachment Area, or the authorized representative of a Special District, that is responsible for the placement, maintenance, repair, replacement, removal, site restoration, ownership, or is otherwise responsible for the Encroachment in accordance with the Rules & Regulations for Encroachments and Encumbrances in the Public Right-of-Way.
2. That it is the City's sole discretion to classify the Tier of an Encroachment and whether to grant an Encroachment Permit based on any facts the City feels are relevant. The issuance of an Encroachment Permit confers no rights to the Right-of-Way, the Encroachment Permit is revocable and DOTI can order the removal of the Encroachment and restoration of the Encroachment Area for any reason the City feels relevant.
3. Permittee agrees to defend, indemnify, reimburse and hold harmless the City, its appointed and elected officials, agents and employees for, from and against all liabilities, claims, judgments, suits or demands for damages to persons or property arising out of, resulting from, or relating to an Encroachment Permit and the Encroachment ("Claims"). This indemnity shall be interpreted in the broadest possible manner to indemnify City for any acts or omissions of Permittee or its subcontractors either passive or active, irrespective of fault, including City's negligence whether active or passive.
4. Permittee's duty to defend and indemnify City shall arise at the time written notice of the Claim is first provided to City regardless of whether claimant has filed suit on the Claim. Permittee's duty to defend and indemnify City shall arise even if City is the only party sued by claimant and/or claimant alleges that City's negligence or willful misconduct was the sole cause of claimant's damages.
5. Permittee will defend any and all Claims which may be brought or threatened against City and will pay on behalf of City any expenses incurred by reason of such Claims including, but not limited to, court costs and attorney fees incurred in defending and investigating such Claims or seeking to enforce this indemnity obligation. Such payments on behalf of City shall be in addition to any other legal remedies available to City and shall not be considered City's exclusive remedy.
6. Insurance coverage requirements specified in an Encroachment Permit shall in no way lessen or limit the liability of Permittee under the terms of this indemnification obligation. Permittee shall obtain, at its own expense, any additional insurance that it deems necessary for the City's protection.
7. This defense and indemnification obligation shall survive the expiration or termination of any issued Encroachment Permit.
8. Permittee is fully responsible for all costs to install, maintain, repair, replace, remove, and restore the Encroachment Area, including annual City Encroachment Permit Fees. A lien will be placed on the Permittee's property for failure to remove a revoked or abandoned Encroachment for cost incurred by CCD to remove the Encroachment and restore the Encroachment Area on behalf of the Permittee.
9. Indemnity and Insurance for Tier I and Tier II Encroachments: Pursuant to and not superseding any General Terms and Conditions, as a condition for placement of a Tier I or Tier II Encroachment, the Owner of such Tier I or Tier II Encroachment shall hold CCD harmless from all loss or damage to persons or property on account of injury arising from the construction, repair, or maintenance of the Tier I or Tier II Encroachment. Obtain and Maintain a Commercial General Liability insurance policy with limits of $1,000,000 for each occurrence, $1,000,000 for each personal and advertising injury claim, $2,000,000 products and completed operations aggregate, and $2,000,000 policy aggregate. The City and County of Denver, its Elected and Appointed Officials, Employees and Volunteers shall be included as Additional Insured.
10. Indemnity and Insurance for Tier III Encroachments: Pursuant to and not superseding any General Terms and Conditions, as a condition for placement of a Tier III Encroachment, the Owner of such Tier III Encroachment shall hold CCD harmless from all loss or damage to persons or property on account of injury arising from the construction, repair, or maintenance of the Tier III Encroachment. Obtain and Maintain a Commercial General Liability insurance policy with limits of $1,000,000 for each occurrence, $1,000,000 for each personal and advertising injury claim, $2,000,000 products and completed operations aggregate, and $5,000,000 policy aggregate. A combination of primary and excess coverage may be used to meet the aggregate limit. The City and County of Denver, its Elected and Appointed Officials, Employees and Volunteers shall be included as Additional Insured.

ADJACENT PROPERTY OWNER SIGNATURE: _____ **DATE:** 05.18.2026

PRINT NAME: Matt Schartz **TITLE:** Manager

COMPANY: Agent on behalf of Denver Union Station Met District No.1

DENVER
TRANSPORTATION & INFRASTRUCTURE

PERMIT SUBMITTAL CHECKLIST

FOR ENCROACHMENTS & ENCUMBRANCES IN THE PUBLIC RIGHT-OF-WAY

Any Submittal not meeting all minimum checklist criteria herein will be rejected as incomplete.

Encroachments shall be in accordance with:

- ☐ Denver Revised Municipal Code (DRMC) Chapter 49, Streets, Sidewalks and Other Public Ways
- ☐ Rules and Regulations Governing Encroachments & Encumbrances in the Public Right-of-Way
- ☐ Transportation Standards and Details for the Engineering Division

Application

- ☐ *Signed by adjacent property owner as owner of Encroachment or authorized Special District representative*

Evidence of Adjacent Property Ownership & Parcel Land Description

Required for all Encroachment Permit Applications

- ☐ *Current Title Work/Warranty Deed confirming ownership and parcel land description for adjacent property*
- ☐ *Parcel Land Description in* Word format

Land Description sealed and signed by a Professional Land Surveyor licensed in Colorado

Required for Tier II Underground Encroachments and all Tier III Encroachments (can be submitted after 1st review)

- ☐ *Encroachment Area Land Description and Exhibit(s) in* PDF format stamped and signed by PLS
- ☐ *Encroachment Area Land Description in* Word format

Site Plans sealed and signed by a Professional Engineer licensed in Colorado

GENERAL

- ☐ Vicinity map
- ☐ North arrows and numerical and bar scales (Scale not to exceed 1" = 40')
- ☐ Legend
- ☐ PE stamp area
- ☐ Plan set date and revision number (if applicable)

PLAN VIEW

Show, label and dimension existing and proposed final site conditions, including but not limited to the following (aerial imagery is allowed; however, it does not replace requirement for accurately scaled engineering drawings):

- ☐ Property lines, right-of-way width
- ☐ Edge of pavement, curb and gutter, sidewalks, nearby driveways and alleys
- ☐ Street lights, pedestrian lights, signal poles, utility poles
- ☐ Surface utility features (e.g. cabinets, handholes, manholes, inlets, vaults, valves, fire hydrants)
- ☐ Regulatory Floodplain boundaries (FEMA)
- ☐ Underground and overhead utilities (e.g. water, sewer, power, communications, gas, irrigation)
- ☐ Trees and landscaping in the ROW
- ☐ Street names and adjacent property address(es)
- ☐ Regional Transportation District (RTD) bus stop with any amenities
- ☐ Location and size of Encroachment – Show and dimension limits of both above and below ground elements
- ☐ Construction Materials
- ☐ Projection from building
- ☐ Distance from Encroachment to the nearest flowline

City and County of Denver Department of Transportation & Infrastructure
Right-of-Way Services | Engineering & Regulatory
201 W Colfax Ave, Dept 507 | Denver, CO 80202
www.denvergov.org/doti
Phone: 720-913-3003

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- [x] Distance from Encroachment to any other Streetscape feature/obstruction in the vicinity
- [x] Distance from property line to back of curb
- [x] Electrical service alignment, electrical connection location, and voltage/amps
- [x] No proposed Encroachments located in the intersection clear zone per Transportation Std. Dwg. 7.9

Elevation or Cross-Section Views

- [x] Location and size of Encroachment – Show and dimension limits of both above and below ground elements
- [x] Existing and final grade
- [x] Existing utilities and their size and depth
- [x] Vertical height/clearance of the Encroachment from finish grade

Detail Sheet(s)

- [x] Manufacturer's and/or construction detail(s)
- [x] Referenced City detail(s) by drawing number on the appropriate plan and elevation view(s)
- [x] Office of the Forester's (OCF) tree protection detail and notes
- [x] Special, non-standard, or modified City details

Structural Plans

- [x] Not Applicable
- [ ] Structural plans
- [ ] Manufacturers certification

Additional Required Material(s)

- [x] Not Applicable
- [ ] Approval from applicable reviewing authorities (e.g. design review district, floodplain, Arts & Venues)
- [ ] For properties sharing the Encroachment, appropriate legal documentation for review by the City

Comment Resolution Sheet(s) if Applicable

- [x] Not Applicable for 1st Submittal
- [ ] *Reviewer's and* Agency Name
- [ ] Review comments (reviewer comments must be verbatim)
- [ ] Formal written response to each comment

Fees:

Fees must be paid immediately after ER provides a project number and invoice for your application.

Fees (Non-Refundable):	Tier I Encroachment:	Tier II Encroachment:	Tier III Encroachment:
Initial Processing	No Fee	$1,500.00	$1,500.00
Land Description Review	N/A	$500.00	$500.00
Resolution Review	N/A	N/A	$300.00
Annual Permit	No Fee	$200.00	$200.00

Attestation:

I hereby attest that the above information is incorporated into the Encroachment Application and plan submittal:

Signature:	Alex Hill Digitally signed by Alex Hill Date: 2025.03.14 15:21:02 -06'00'	**Date:**	03.14.2025
Print Name:	Alex Hill	**Email:**	ahill@sasaki.com
Company:	Sasaki	**Phone:**	720.504.9486

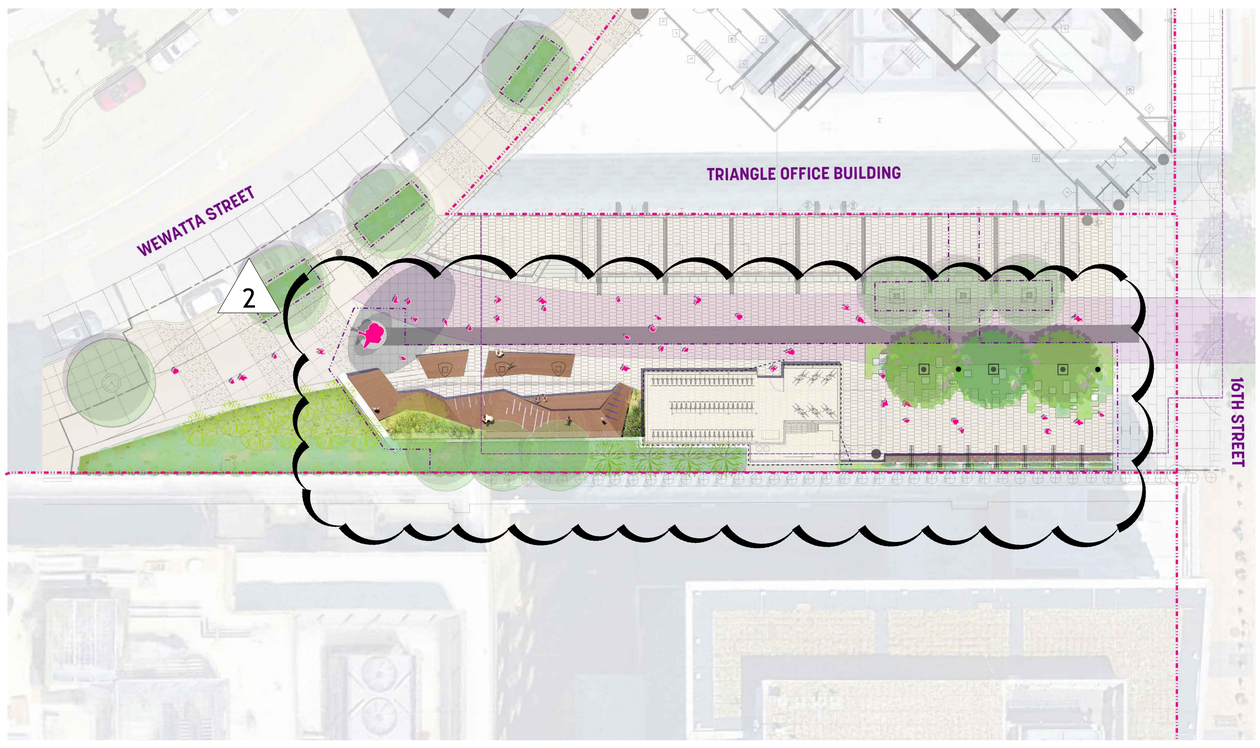
PLAZA OF THE AMERICAS
CONSTRUCTION DOCUMENTS

Downtown Denver Partnership
DUS Metropolitan District No.2

Adjacent to
1550 Wewatta Street
Denver, CO, 80202

ENCROACHMENT SUBMITTAL

Issue Date: 6.10.2026



LANDSCAPE ARCHITECT + CIVIL ENGINEER
SASAKI ASSOCIATES
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ALEX HILL, SENIOR ASSOCIATE
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KEN DIPALO
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www.hydrosystemskdi.com

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AE DESIGN
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Denver, CO 80202
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www.aedesign-inc.com

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POWER SURVEYING COMPANY
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www.powersurveying.com

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mike@bld-studio.com
www.bld-studio.com

STRUCTURAL ENGINEER
KL&A
421 E. 4th St.
Loveland, CO 80537
ANDY PADDOCK, PE
TEL. 970.667.2426
apaddock@klaa.com
www.klaa.com

SASAKI
414 14TH STREET, SUITE 250 DENVER, CO 80202
P 617 923 5352 W SASAKI.COM

Sasaki Project No: **38313.00/.01/.02**

SHEET INDEX		
ORDER	#	SHEET NAME OR DISCIPLINE SERIES
		GENERAL SHEET SERIES
1	G0.00	COVER SHEET
2	G0.01	GENERAL NOTES AND SHEET INDEX
3	G0.02	SURVEY
		DEMO AND TREE PROTECTION
4	L1.00	SITE PREPARATION AND DEMOLITION PLAN
		LANDSCAPE SERIES
5	L2.00	LAYOUT PLAN
6	L3.00	MATERIALS PLAN
7	L4.00	GRADING AND DRAINAGE PLAN
8	L5.00	PLANTING SCHEDULE
9	L5.01	PLANTING PLAN - UNDERSTORY
10	L5.10	PLANTING PLAN - TREE
		SECTIONS AND ELEVATIONS
11	L7.00	SECTIONS AND ELEVATIONS
12	L7.01	SECTIONS AND ELEVATIONS
13	L7.02	SECTIONS AND ELEVATIONS
		DETAILS
14	L8.00	HARDSCAPE DETAILS
15	L8.01	HARDSCAPE DETAILS
16	L8.02	HARDSCAPE DETAILS
17	L8.03	HARDSCAPE DETAILS
18	L8.04	PLANTING DETAILS
19	L8.05	PLANTING DETAILS
20	L8.06	PLANTING DETAILS
		ELECTRICAL
21	E0.00	ELECTRICAL COVERSHEET
22	E1.00	ELECTRICAL SITE PLAN
23	E1.00	ELECTRICAL SITE PLAN CONT.
24	E2.00	ELECTRICAL SCHEDULES AND DETAILS
25	E2.01	ELECTRICAL SCHEDULES AND DETAILS
26	E3.00	ELECTRICAL LIGHTING COMPLIANCE
		IRRIGATION
27	IR0.00	IRRIGATION NOTES AND SCHEDULE
28	IR1.00	IRRIGATION PLAN
29	IR2.00	IRRIGATION DETAILS
30	IR2.01	IRRIGATION DETAILS
31	IR2.02	IRRIGATION DETAILS
		STRUCTURAL
33	S0.00	GENERAL NOTES AND LOAD KEY
34	S0.01	GENERAL NOTES
35	S0.02	GENERAL NOTES AND SPECIAL INSPECTIONS
36	S1.00	NORTHEAST FOUNDATION PLAN
37	S1.01	FOUNDATION PLAN
38	S1.02	ROOF FRAMING PLAN
39	S3.00	BUILDING SECTIONS
40	S3.01	BRACED FRAME ELEVATIONS
41	S3.02	BRACED FRAME DETAILS
42	S4.00	FOUNDATION DETAILS
43	S4.01	FOUNDATION DETAILS
44	S4.10	ROOF DETAILS

SHEET INDEX		
ORDER	#	SHEET NAME OR DISCIPLINE SERIES
		ARTWORK STRUCTURAL
1	S000	COVER SHEET

SHEET INDEX		
ORDER	#	SHEET NAME OR DISCIPLINE SERIES
		ARCHITECTURAL
1	A0.00	COVER SHEET
2	A0.01	PROJECT INFO/SHEET INDEX
3	A0.02	CODE ANALYSIS
4	A0.03	ADA/ANSI GUIDELINES
5	A0.09	SURVEY
6	A1.00	SITE PLAN
7	A1.01	ROOF PLAN
8	A1.02	FLOOR PLAN
9	A1.03	LAYOUT PLAN
10	A1.40	REFLECTED CEILING PLAN
11	A2.01	BUILDING ELEVATIONS
12	A4.01	BUILDING SECTIONS
13	A4.20	WALL SECTIONS 1-1/2"
14	A5.01	ENLARGED ENTRY DOOR
15	A5.02	ENLARGED STORAGE DOOR
16	A5.20	WALL/ROOF DETAILS 3"

GENERAL NOTES

1. REFERENCES IN THESE NOTES TO APPLICABLE CODES SHALL INCLUDE COMPREHENSIVELY THE LATEST EDITION OF ALL FEDERAL, REGIONAL, CITY, FIRE DEPARTMENT AND LOCAL CODES, LAWS, ORDINANCES, ORDERS, RULES, AND GUIDELINES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARITY WITH THE APPLICABLE CODES AND COMPLY FULLY AS REQUIRED.
2. REFERENCES IN THESE NOTES TO THE CONTRACTOR SHALL APPLY TO THE CONTRACTOR, THEIR AGENTS, ALL SUBCONTRACTORS AND ALL OTHERS EMPLOYED BY THE CONTRACTOR FOR THE PURPOSE OF THE EXECUTION OF THE WORK.
3. REFERENCES IN THESE NOTES TO THE BUILDING OWNER OR ARCHITECT SHALL INCLUDE ALL CONSULTING ENGINEERS AND AUTHORIZED AGENTS OR REPRESENTATIVES OF THESE PARTIES.
4. REFERENCES IN THESE NOTES TO THE WORK SHALL INCLUDE ALL ELEMENTS AND COMPONENTS OF THE CONTRACT DOCUMENTS, DRAWINGS, AND SPECIFICATIONS WHETHER OR NOT SPECIFICALLY IDENTIFIED.
5. WHERE DISCREPANCIES OR CONFLICTS OCCUR BETWEEN APPLICABLE CODES AND/OR THE CONTRACT DOCUMENTS, THE CONFLICT SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER/LANDSCAPE ARCHITECT. IT IS REQUIRED THAT ANY DISCREPANCY BETWEEN CODE AND THE CONTRACTORS DOCUMENTS AGREED TO IN WRITING BY THE AUTHORITY HAVING JURISDICTION.
6. PROPERTY LINES, EXISTING UTILITY INFORMATION AND TOPOGRAPHY INFORMATION TAKEN FROM THE TAIL TRACKS PLAZA SURVEY, PREPARED BY POWER SURVEYING COMPANY, DATED JULY 18, 2024.
7. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AND STRUCTURES, AS SHOWN ON THESE PLANS, IS BASED ON RECORDS OF VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR, PRIOR TO THE START OF CONSTRUCTION, SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES IN THE FIELD. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANY, ANY GOVERNING PERMITTING AUTHORITY, AND "DIG SAFE" AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION WORK TO REQUEST THE EXACT FIELD LOCATION OF UTILITIES AND THE ARCHITECT SHALL BE NOTIFIED, IN WRITING, OF ANY UTILITIES INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTIONS TAKEN BEFORE PROCEEDING WITH THE WORK. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLAN.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING ALL CONTROL POINTS AND BENCHMARKS NECESSARY FOR THE WORK.
9. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND PAYING FOR ANY PERMITS AND/OR CONNECTION FEES REQUIRED TO CARRY OUT THE WORK.
10. THE CONTRACTOR SHALL PROVIDE COPIES OF ALL PERMITS AS REQUESTED BY THE BUILDING OWNER OR THE ARCHITECT.
11. THE CONTRACTOR SHALL COMTACT THE OWNER TO DETERMINE ALL RULES GOVERNING THE EXECUTION OF THE WORK WITHIN THE PROJECT AREA AND SHALL FULLY COMPLY WITH SUCH RULES TO THE SATISFACTION OF THE BUILDING OWNER THROUGHOUT THE COURSE OF CONSTRUCTION.
12. THE CONTRACTOR SHALL VISIT THE PROJECT SITE AND BE KNOWLEDGEABLE OF CONDITIONS THEREON. CONTRACTOR SHALL INVESTIGATE, VERIFY AND BE RESPONSIBLE FOR THE COORDINATION OF THE WORK WITH ALL CONDITIONS AND DIMENSIONS OF THE PROJECT SITE AND SHALL NOTIFY THE ARCHITECT OF ANY CONDITIONS REQUIRING MODIFICATION OF THE PLANS PRIOR TO THE SUBMITTAL OF CONSTRUCTION BIDS FOR THE WORK.
13. SUBMITTAL OF CONSTRUCTION BIDS SHALL BE DEEMED AS EVIDENCE THAT THE CONTRACTOR HAS REVIEWED THE EXISTING CONDITIONS AND HAS INCLUDED COSTS FOR THE INHERENT CONDITIONS AND/OR DIFFICULTIES WHICH AFFECT THE EXECUTION AND COMPLETION OF THE WORK.
14. THROUGHOUT ALL PHASES OF CONSTRUCTION, INCLUDING SUSPENSION OF THE WORK, AND UNTIL FINAL ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL KEEP THE PROJECT SITE CLEAN AND FREE FROM THE ACCUMULATION OF RUBBISH AND DEBRIS. THE CONTRACTOR SHALL ABATE DUST NUISANCE AS NECESSARY. ALL RUBBISH AND DEBRIS SHALL BE REMOVED FROM THE PROJECT SITE AND DISPOSED OF AS LAWFULLY REQUIRED.
15. ALL DETAILS, SECTIONS AND NOTES SHOWN ON DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL APPLY TO SIMILAR SITUATIONS ELSEWHERE UNLESS NOTED OTHERWISE. WHERE SPECIFIC DIMENSIONS, DETAILS, OR DESIGN INTENT CANNOT BE DETERMINED, CONSULT ARCHITECT BEFORE PROCEEDING WITH THE WORK.
16. DIMENSIONS ARE CONSIDERED TO BE "NOMINAL" UNLESS OTHERWISE NOTED. ALL MEASUREMENTS ARE TO FINISHED SURFACE UNLESS OTHERWISE NOTED.
17. IN THE EVENT THAT QUESTIONS ARISE WITH RESPECT TO THE INTENT OF THE CONTRACT DOCUMENTS THE CONTRACTOR SHALL NOTIFY THE ARCHITECT FOR CLARIFICATION OF THE INTENT.
18. THE CONTRACTOR SHALL SUBMIT TO THE ARCHITECT ANY REQUESTS FOR MODIFICATIONS TO THE CONTRACT DOCUMENTS IN THE FORM OF FIELD DRAWINGS, SHOP DRAWINGS, SAMPLES OR OTHER MEANS APPROPRIATE WITH SPECIFIC CHANGES IDENTIFIED FOR REVIEW.
19. THE CONTRACTOR SHALL PROTECT ALL COMPLETED WORK FROM THE DETRIMENTAL EFFECTS OF THE SUBSEQUENT PHASES OR TRADES AS NECESSARY TO PREVENT DAMAGE AND DEFECTS.
20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE IMMEDIATE REMOVAL, REPAIR, AND REPLACEMENT OF ALL DAMAGED AND DEFECTIVE MATERIALS AND WORKMANSHIP TO THE SATISFACTION OF THE BUILDING OWNER AND THE ARCHITECT.
21. ALL MATERIALS AND EQUIPMENT ARE TO BE NEW, UNLESS OTHERWISE NOTED.
22. THE ARCHITECT SHALL HAVE ACCESS TO THE PROJECT SITE AT ALL TIMES DURING THE EXECUTION OF THE WORK.
23. THE CONTRACTOR SHALL PREPARE AND SUBMIT TO THE ARCHITECT OR TO THE OWNER SHOP DRAWINGS, PROJECT DATA, SAMPLES AND SIMILAR SUBMITTALS AS REQUIRED BY THE CONSTRUCTION DOCUMENTS WITH REASONABLE PROMPTNESS AND IN SUCH SEQUENCE AS TO CAUSE NO DELAY IN THE WORK OR IN THE ACTIVITIES OF THE OWNER OR OF SEPARATE CONTRACTORS. NO PORTION OF THE WORK REQUIRING A SHOP DRAWING OR SUBMITTAL SHALL BE COMMENCED UNTIL THE SUBMISSION HAS BEEN APPROVED BY THE ARCHITECT AND/OR CONSULTING ARCHITECTS. ALL SUCH PORTIONS OF THE WORK SHALL BE IN ACCORDANCE WITH APPROVED SHOP DRAWINGS AND SAMPLES.
24. SAMPLES OF ALL FINISHES, COLORS AND MATERIALS SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO ORDERING OF PRODUCTS OR COMMENCING RELATED WORK.

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P 617 923 6352 W SASAKI.COM

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Irrigation Consulting & Water Management
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o: 303.980.5327 www.hydrosystemskdi.com

AE DESIGN
Integrated Lighting, Technology, and Electrical Solutions
1900 Wazee Street #205 | Denver, CO 80202 | 303.296.3034
aedesign-inc.com Project #: 6757.00

POWER Surveying Company, Inc. Established 1948
6911 BROADWAY
DENVER, CO 80221

bld
2405 W 32ND ST.
DENVER, CO 80211

KL&A Engineers & Builders
421 E. 4th Street
Loveland, Colorado 80537
(970) 667 2426

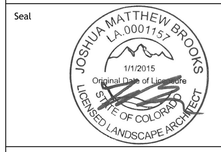
©2024 KL&A, INC

Buffalo, WY ○ Carbondale, CO ○ Golden, CO ○ Loveland, CO

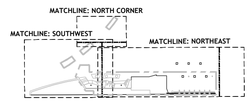
No.	Description	Date
5	ENCROACHMENT SUBMITTAL	06.10.2026
4	100% CONSTRUCTION DOCUMENTS, REVISION #2	02.27.2026
3	100% CONSTRUCTION DOCUMENTS, REVISION #1	12.12.2025
2	100% DESIGN DEVELOPMENT	11.04.2024
1	100% SCHEMATIC DESIGN	10.04.2024

DRAWING ISSUE & REVISION HISTORY

Seal



Key Map



Project Title:

PLAZA OF THE AMERICAS RENOVATION

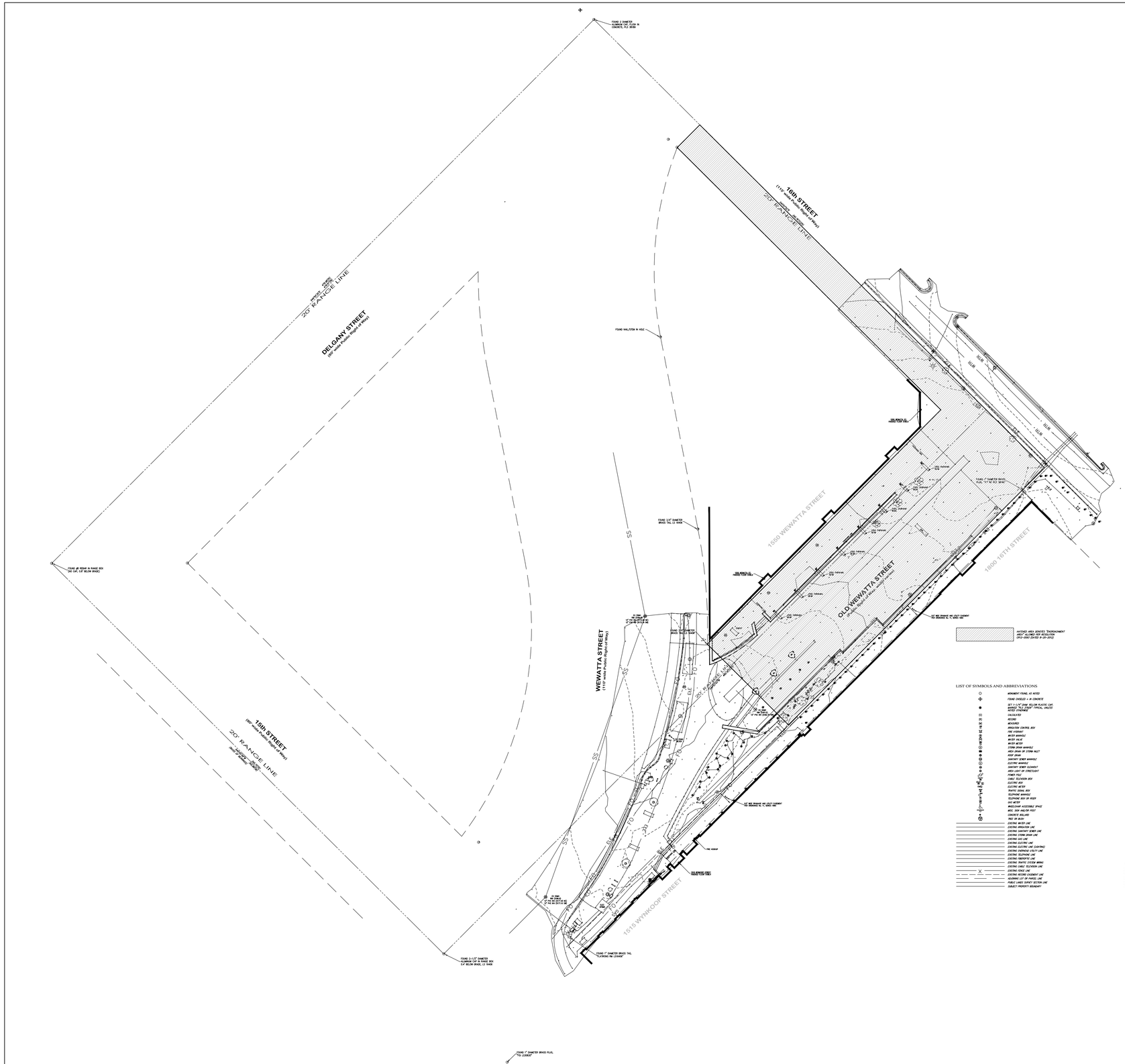
Drawing Title:

GENERAL NOTES AND SHEET INDEX

Sasaki Project No: **38313.00**
Drawn By: **SB**
Checked By: **JP, AH**
Approved By: **JB**
Issue Date: 6.10.2026

Drawing No.

G0.01



01 SURVEY
1" = 30'-0"

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

N

Plot Date: 6/9/2026 File: G:\38313.00\3.0_Working\3.9_CAD\01_Sheets\G0.02 SURVEY.dwg Saved By: sbittinger

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No.	Description	Date
5	ENCROACHMENT SUBMITTAL	06.10.2026
4	100% CONSTRUCTION DOCUMENTS, REVISION #2	02.27.2026
3	100% CONSTRUCTION DOCUMENTS, REVISION #1	12.12.2025
2	100% DESIGN DEVELOPMENT	11.04.2024
1	100% SCHEMATIC DESIGN	10.04.2024

DRAWING ISSUE & REVISION HISTORY

Seal

COLORADO REGISTERED RICHARD B. GABRIEL 37929 PROFESSIONAL LAND SURVEYOR 7-26-2024

Key Map

Project Title:

PLAZA OF THE AMERICAS RENOVATION

Drawing Title:

SURVEY

Drawn By: **RICHARD B. GABRIEL, P.L.S.**
On Behalf: **POWER SURVEYING COMPANY, INC.**

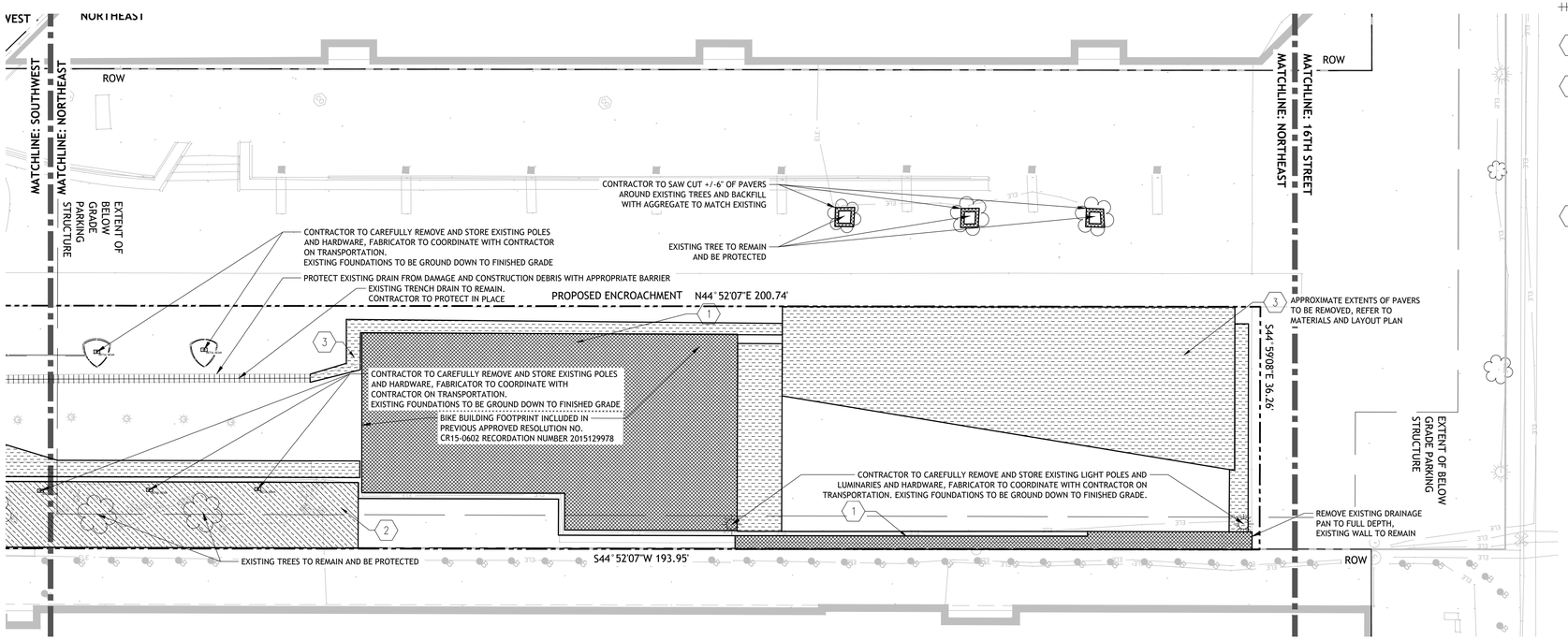
Issue Date: **07.07.2024**

Drawing No.

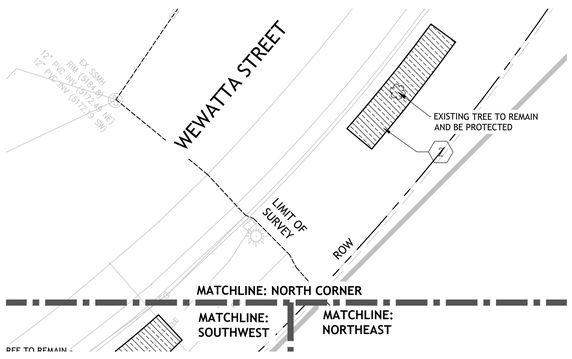
G0.02

DEMOLITION LEGEND

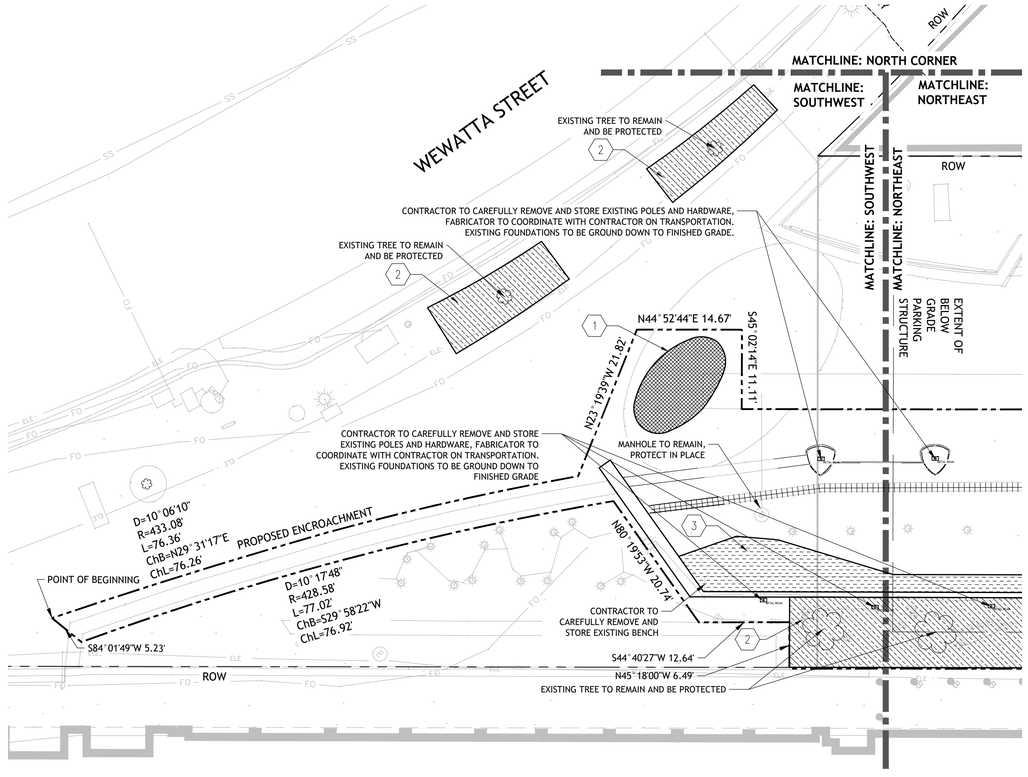
- LIMIT OF WORK
- EXTENTS OF PROPOSED STRUCTURAL SOIL CELLS
- SUBSURFACE UTILITIES TO BE PROTECTED
- 1 — REMOVE EXISTING AND DISPOSE
- 2 — ROOT PROTECTION ZONE, PRESERVE EXISTING TREE PLANTING AND REMOVE EXISTING UNDERSTORY PLANTING, CONTRACTOR TO TAKE CARE TO NOT DAMAGE EXISTING TREE ROOTS. AIR SPADING, HAND DIGGING AND/OR ROOT PRUNING MAY BE REQUIRED. STRIP AND STOCKPILE TOPSOIL FOR REUSE, TYP.
- 3 — CAREFULLY REMOVE AND STOCKPILE EXISTING PAVERS AND PRESERVE FOR FUTURE USE, REMOVE WHOLE PAVERS WITHIN BOUNDARY, DO NOT CUT ANY PAVERS



03 NORTHEAST END
1" = 10'-0"



02 NORTH CORNER
1" = 10'-0"



01 SOUTHWEST END
1" = 10'-0"

0' 5' 10' 20'
SCALE: 1" = 10'

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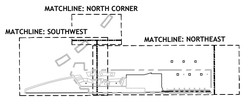
DRAWING ISSUE & REVISION HISTORY

Seal

Key Map



Project Title:

PLAZA OF THE AMERICAS RENOVATION

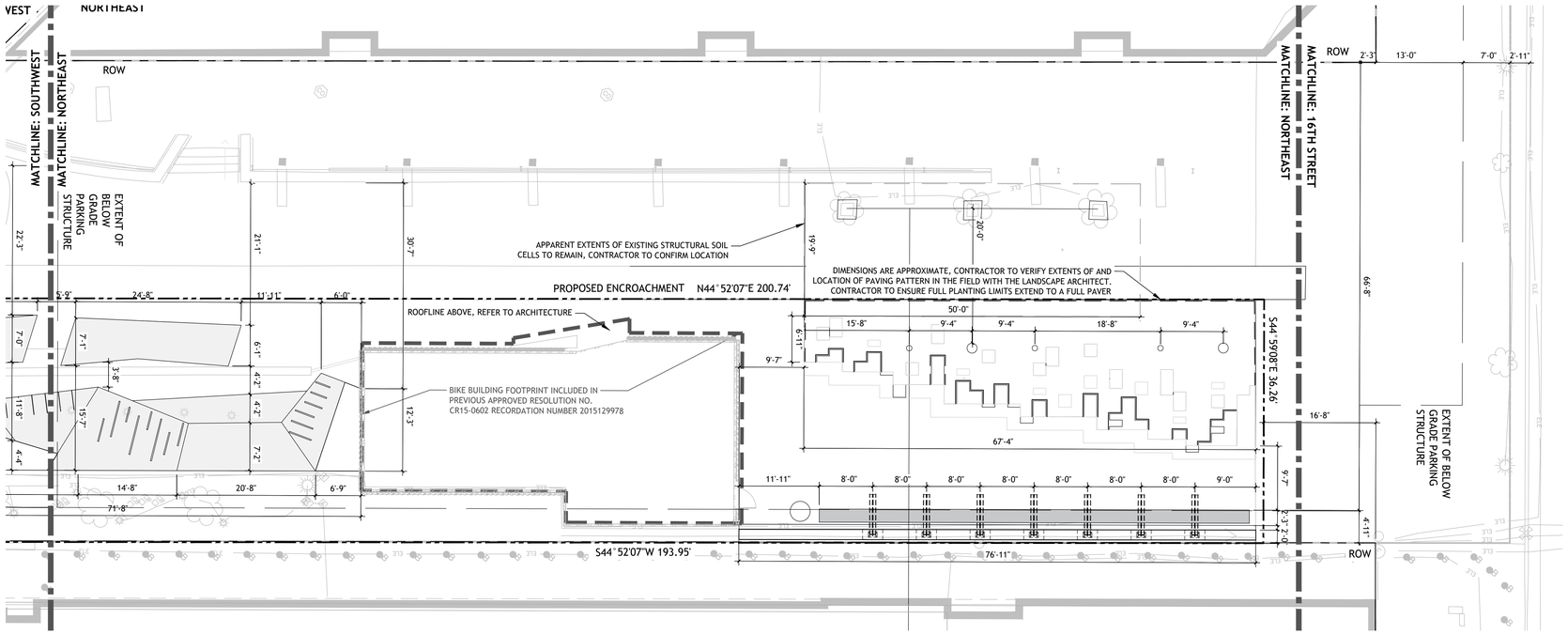
Drawing Title:

SITE PREPARATION AND DEMOLITION

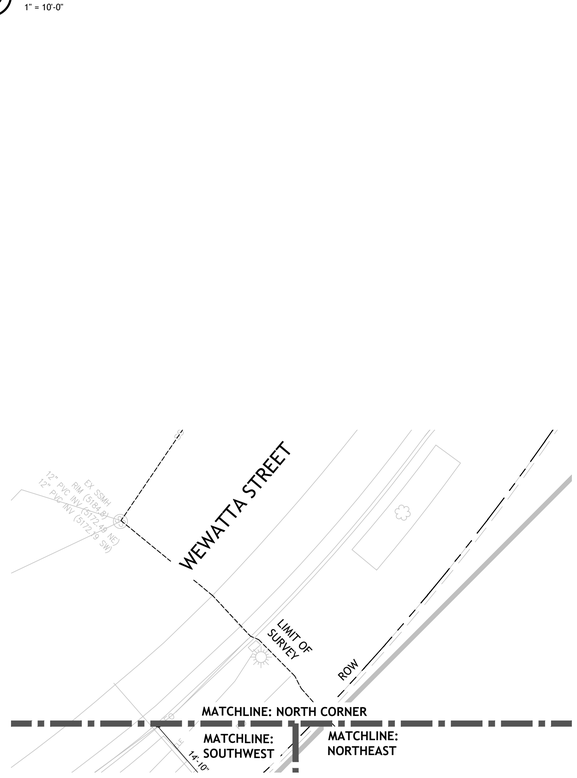
Sasaki Project No: **38313.00**
Drawn By: **SB**
Checked By: **JP, AH**
Approved By: **JB**
Issue Date: **6.10.2026**

Drawing No.

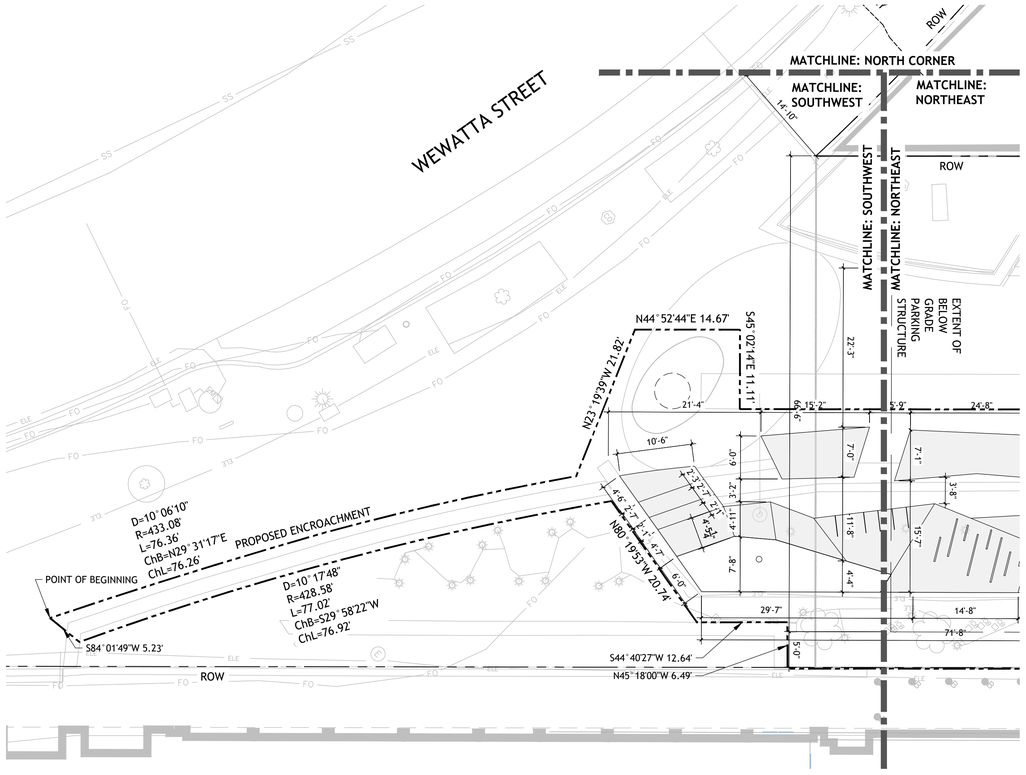
L1.00



03 NORTHEAST END
1" = 10'-0"



02 NORTH CORNER
1" = 10'-0"



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0' 5' 10' 20'
SCALE: 1" = 10'

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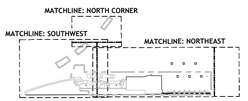


Project Title:

PLAZA OF THE AMERICAS RENOVATION

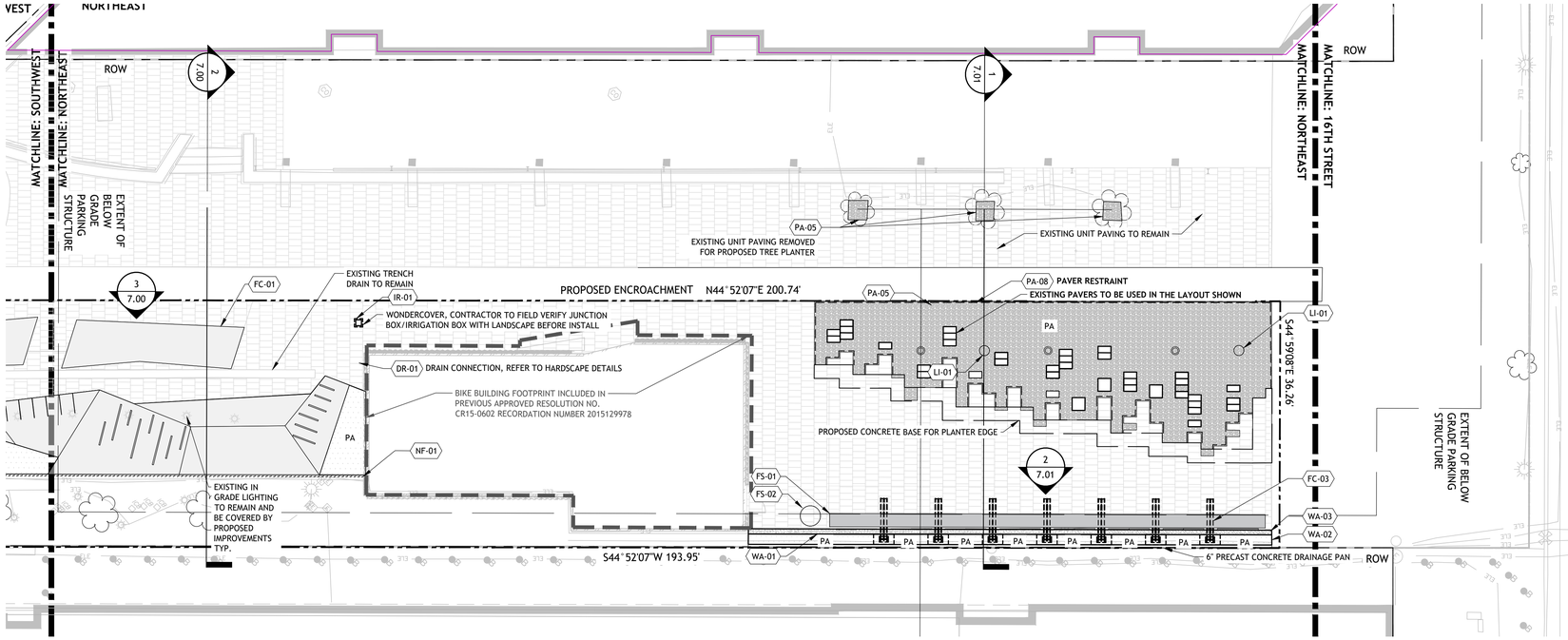
Drawing Title:

LAYOUT PLAN

Sasaki Project No: **38313.00**
Drawn By: **SB**
Checked By: **JP, AH**
Approved By: **JB**
Issue Date: 6.10.2026

Drawing No.

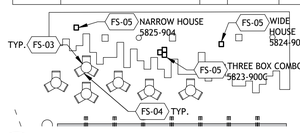
L2.00



04 NORTHEAST END

1" = 10'-0"

SYMBOL	DESCRIPTION	QTY	TYPE	MANUFACTURER	MODEL	DIMENSIONS	COLOR & FINISH
FS-03	LANDSCAPE FORMS BISTRO TABLE	7	TABLE	LANDSCAPE FORMS	BRAVO BISTRO	27"DIAX28"H	RAL 5002 POWDERCOATED METAL
FS-04	LANDSCAPE FORMS BISTRO CHAIR	21	CHAIR	LANDSCAPE FORMS	BRAVO BISTRO	16"WX32.5"H	RAL 5002 POWDERCOATED METAL
FS-05	VESTRE HABITAT WINGS	5	BIRDHOUSE	VESTRE	HABITAT WINGS	10"WX9"LX10"H	RAL 5002 POWDERCOATED METAL

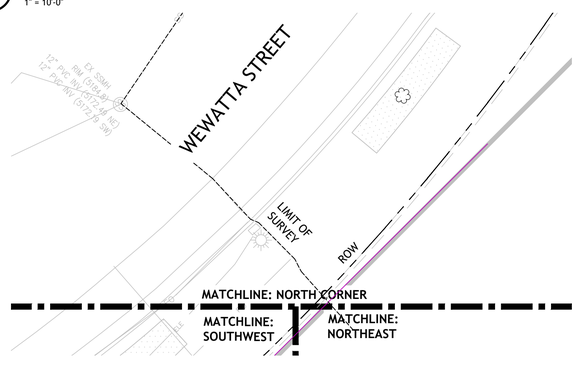


FF&E SCHEDULE NOTES

1. FF&E CONTRACTOR TO PROVIDE CUT SHEET PACKAGE FOR REVIEW BY DESIGN TEAM AND OWNERSHIP TO APPROVE COLOR, MATERIALS, AND MODELS PRIOR TO ORDERING
2. REQUESTS FOR SUBSTITUTIONS MUST BE APPROVED PRIOR TO PROCURING MATERIALS
3. ALL FIXTURES TO BE SET ON TOP OF PEDESTAL SYSTEM, NOT TO BE ANCHORED
4. EQUAL ALTERNATIVES MAY BE PROPOSED TO BE ACCEPTED BY DESIGN TEAM AND OWNERSHIP
5. REFER TO FF&E PLAN FOR APPROXIMATE LOCATION

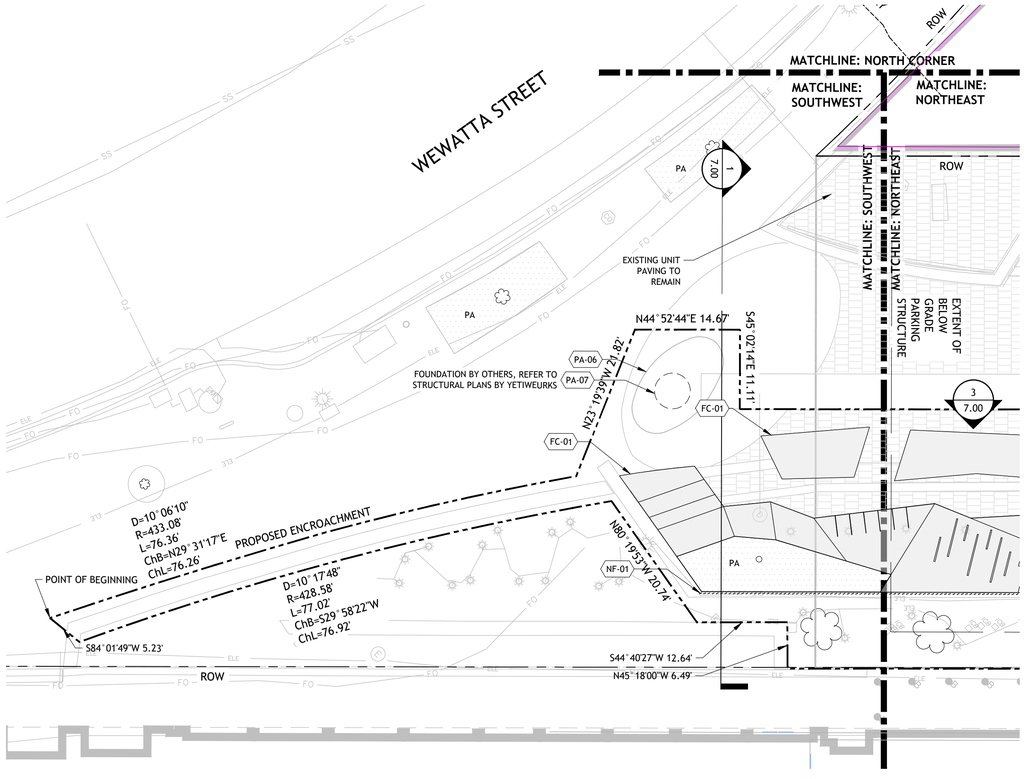
03 FF&E PLAN

1" = 10'-0"



02 NORTH CORNER

1" = 10'-0"



01 SOUTHWEST END

1" = 10'-0"

MATERIALS LEGEND

WA-01	DOWELED CONCRETE WALL ADDITION
WA-02	RAISED PLANTER
WA-03	CAST IN PLACE CONCRETE WALL
FC-01	PLAYSCAPE FEATURE AT WEWATTA ST
FC-03	SALVAGED CURVED POLE
FS-01	SALVAGED GRETCHEN BENCH
FS-02	SALVAGED TRASH RECEPTACLE
FS-03	LANDSCAPE FORMS BISTRO TABLE
FS-04	LANDSCAPE FORMS BISTRO CHAIR
FS-05	VESTRE HABITAT WINGS
LI-01	SALVAGED PEDESTRIAN LIGHT
NF-01	LANDSCAPE FENCE
IR-01	WUNDERCOVER TYPE 01
DR-01	DRAIN CONNECTION
PA-05	CRUSH STONE MULCH
PA-06	PERMANENT TOTEM INSTALLATION PAVING
PA-07	PERMANENT TOTEM INSTALLATION FOUNDATION BY OTHERS
PA-08	PAVER RESTRAINT
EJ	EXPANSION JOINT

0' 5' 10' 20'

SCALE: 1" = 10'

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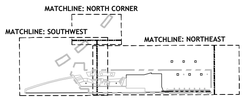
DRAWING ISSUE & REVISION HISTORY

Seal

Key Map



Project Title:

PLAZA OF THE AMERICAS RENOVATION

Drawing Title:

MATERIALS PLAN

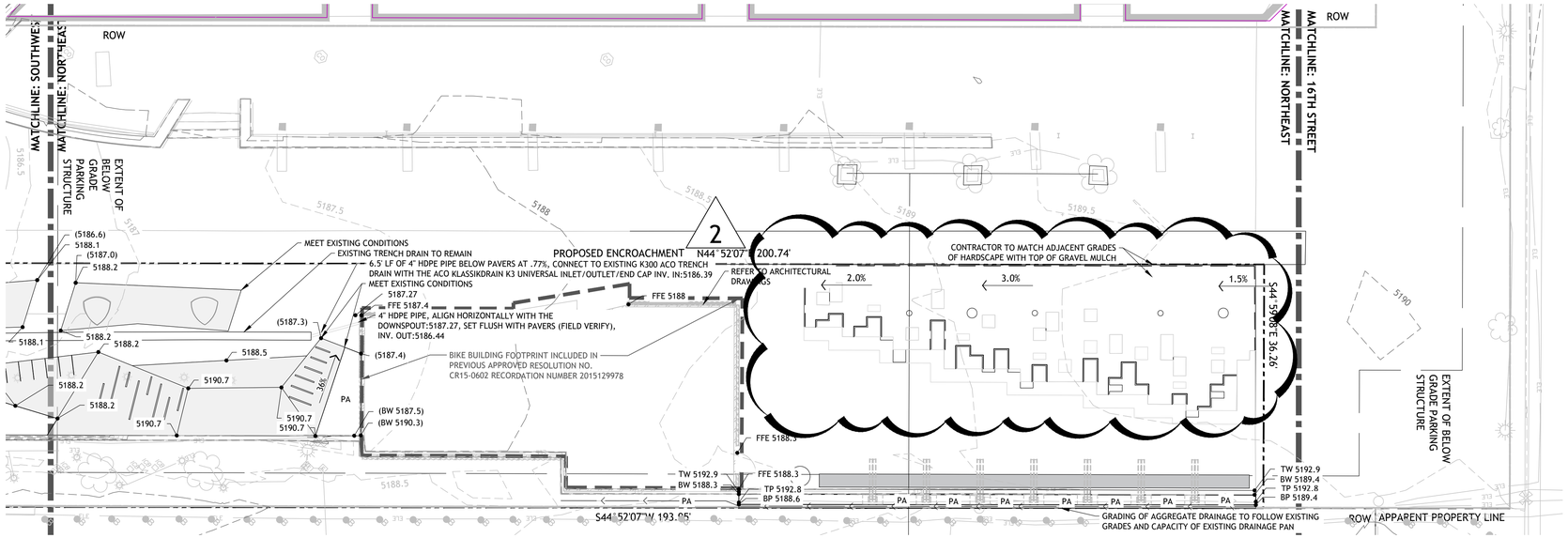
Sasaki Project No: **38313.00**
Drawn By: **SB**
Checked By: **JP, AH**
Approved By: **JB**
Issue Date: **6.10.2026**

Drawing No.

L3.00

GRADING AND DRAINAGE LEGEND

- LIMIT OF WORK
- SWALE
- 774 — EXISTING MAJOR CONTOUR
- 774 — EXISTING MINOR CONTOUR
- DIRECTION OF WATER FLOW
- 0.00 — SPOT ELEVATION (PROPOSED)
- TW — TOP OF WALL
- BW — BOTTOM OF WALL
- TP — TOP OF PLANTER
- BP — BOTTOM OF PLANTER



03 NORTHEAST END
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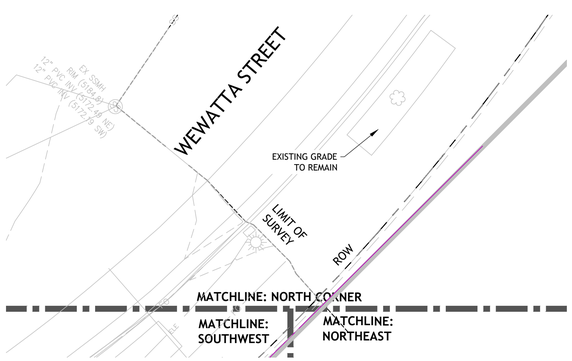

02 NORTH CORNER
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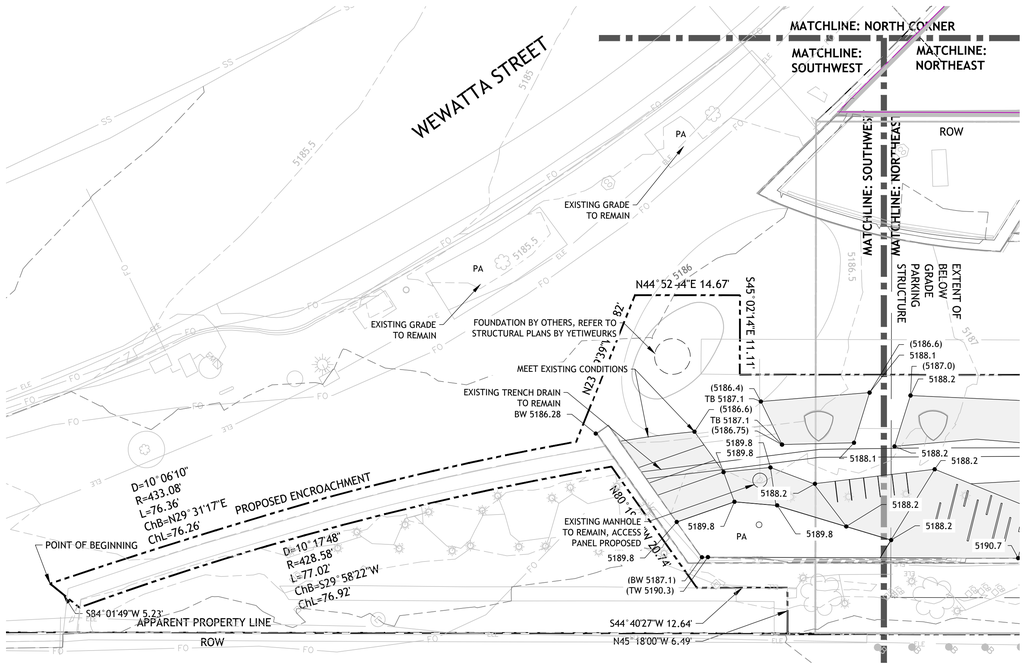

01 SOUTHWEST END
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0' 5' 10' 20'
SCALE: 1" = 10'

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DRAWING ISSUE & REVISION HISTORY

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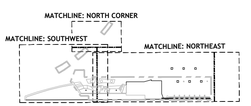
COLORADO LICENSED
JOHNNY PHILIP CHACON
0051637
PROFESSIONAL ENGINEER

Key Map



Project Title:

PLAZA OF THE AMERICAS RENOVATION

Drawing Title:

GRADING PLAN

Sasaki Project No: **38313.00**
Drawn By: **SB**
Checked By: **JP, AH**
Approved By: **JB**
Issue Date: **6.10.2026**

Drawing No.

L4.00

2

2026-02-27 11:15

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY
TREES					
	AG	AMELANCHIER x GRANDIFLORA 'AUTUMN BRILLIANCE'	'AUTUMN BRILLIANCE' SERVICEBERRY	2.5"-3" CAL SINGLE STEM	1
	CO	CELTIS OCCIDENTALIS	COMMON HACKBERRY	2.5"-3" CAL	1
	UF	ULMUS X 'FRONTIER'	FRONTIER ELM	2.5"-3" CAL	2
SHRUBS					
	As2	ALLIUM SPHAEROCEPHALON	DRUMSTICK ALLIUM	BULB	50
	Bb	BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLONDE AMBITION BLUE GRAMA	1 GAL.	6
	Cv	COREOPSIS VERTICILLATA 'MOONBEAM'	MOONBEAM TICKSEED	1 GAL.	6
	Dc	DESCHAMPSIA CESPITOSA	TUFTED HAIR GRASS	1 GAL.	45
	En	ERICAMERIA NAUSEOSA VAR 'NAUSEOSA'	BABY BLUE RABBITBRUSH	1 GAL.	5
	Hs	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	1 GAL.	13
	Hn	HYLOTELEPHIUM SPECTABILE 'AUTUMN FIRE'	AUTUMN FIRE STONECROP	1 GAL.	19
	La	LAVANDULA ANGUSTIFOLIA	ENGLISH LAVENDAR	1 GAL.	6
	Lc	LONICERA SEMPERVIRENS	TRUMPET HONEYSUCKLE	1 GAL.	8
	Lj	LONICERA SEMPERVIRENS 'JOHN CLAYTON'	JOHN CLAYTON TRUMPET HONEYSUCKLE	1 GAL.	6
	Mr	MAHONIA REPENS	CREEPING MAHONIA	1 GAL.	22
	Mu	MUHLENBERGIA REVERCHONII 'PUND01S'	UNDAUNTED® RUBY MUHLY	1 GAL.	3
	Nt	NASSELLA TENUISSIMA	MEXICAN FEATHER GRASS	1 GAL.	32
	Nc	NEPETA CATARIA 'LITTLE TRUDY'	CATNIP	1 GAL.	33
	Pa	PENNISETUM ALOPECUROIDES	FOUNTAIN GRASS	1 GAL.	10
	PaLb	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	LITTLE BUNNY FOUNTAIN GRASS	1 GAL.	12
	Ps	PENSTEMON STRICTUS	ROCKY MOUNTAIN PENSTEMON	1 GAL.	14
	Rg	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	3 GAL.	30
	Si	SALVIA NEMOROSA 'WHITE PROFUSION'	WHITE PROFUSION MEADOW SAGE	1 GAL.	7
	Se	SEDUM EWERSII	ROSE CARPET SEDUM	1 GAL.	30
	Sn	SEDUM KAMTSCHATICUS	ORANGE STONECROP	1 GAL.	36
	Ss	SEDUM SARMENTOSUM	STRINGY STONECROP	1 GAL.	4
	Yx	YUCCA X 'SILVER ANNIVERSARY'	SILVER ANNIVERSARY YUCCA	3 GAL.	6

OCF TREE PROTECTION NOTES

1. EXISTING TREES TO BE PRESERVED IN PUBLIC RIGHT OF WAY (ROW) OR PUBLIC PLACE SHALL BE PROTECTED PER OCF STANDARDS AND PRACTICES. TREE PROTECTION SHALL BE;Þ
   - 1.1. INSTALLED PRIOR TO COMMENCEMENT OF DEMOLITION AND/OR CONSTRUCTION ACTIVITIESÞ
   - 1.2. INSPECTED AND APPROVED BY OCF STAFFÞ
   - 1.3. REMAIN IN PLACE AND AS APPROVED UNTIL CERTIFICATE OF OCCUPANCY OR SUBSTANTIAL COMPLETION AND FINAL ACCEPTANCE IS ISSUEDÖ
2. TREE PROTECTION REQUIREMENTS
   - 2.1. TREE PROTECTION ZONE (TPZ) SHALL BE INSTALLED AT THE DRIPLINE, FURTHEST EXTENT OF TREE CANOPY, OR IS EQUAL TO EIGHTEEN INCHES RADIALLY FROM THE TREE FOR EVERY ONE INCH OF TRUNK DIAMETER AT BREAST HEIGHT (DBH = 4.5' ABOVE SOIL LINE), WHICHEVER IS GREATERÞ
   - 2.2. INSTALL SIX FOOT (6') CHAIN LINK FENCING PRIOR TO COMMENCEMENT OF PROJECT CONSTRUCTION ACTIVITIESÞ
   - 2.3. OCF STAFF SHALL INSPECT AND APPROVE BOUNDARIES OF TREE PROTECTION ZONE(S) PRIOR TO COMMENCEMENT OF DEMOLITION OR CONSTRUCTION ACTIVITIES
   - 2.4. ONCE TPZ IS IN PLACE, THE FOLLOWING ARE NOT PERMITTED WITHIN TPZ WITHOUT PRIOR WRITTEN APPROVAL FROM OCF:
     - 2.4.1. ENTRANCE AND/OR ACCESSÞ
     - 2.4.2. MOVING, RESIZING, REMOVING, OR ALTERING IN ANY MANNERÞ
     - 2.4.3. STORAGE OF MATERIALS/DEBRIS/EQUIPMENTÞ
     - 2.4.4. CONSTRUCTION ACTIVITIES INCLUDING BUT NOT LIMITED TO; ROTOTILLING, TRENCHING, GRADING, INSTALLATION OF UNDERGROUND UTILITIES AND/OR SITE IMPROVEMENTS, LANDSCAPING, IRRIGATION WORKÞ
       - 2.4.4.1. IRRIGATION LINE WORK SHALL BE COMPLETED BY DIRECTIONAL BOREÞ
   - 2.5. "TREE PROTECTION ZONE" SIGNS SHALL REMAIN IN PLACE AS POSTED BY OCF AND SHALL BE MAINTAINED IN THE CONDITION IN WHICH THEY WERE INSTALLEDÞ
   - 2.6. TREE PRUNING FOR CLEARANCE ISSUES MUST HAVE PRIOR AUTHORIZATION BY OCF STAFF
3. EXISTING ROW OR PUBLIC PLACE TREES APPROVED FOR REMOVAL BY OCF MUST BE PROTECTED IN PLACE UNTIL REMOVED BY AN OCF-LICENSED TREE CONTRACTOR;
   - 3.1. AN OCF TREE REMOVAL PERMIT IS REQUIREDÞ
   - 3.2. TREE REMOVAL PERMITS ARE NOT INCLUDED WITH BUILDING PERMITS AND/OR PLAN APPROVAL AND MUST BE OBTAINED SEPARATELY FROM THE OCF
   - 3.3. FAILURE TO PROTECT TREES UNTIL REMOVAL OR REMOVING WITHOUT A OCF-ISSUED PERMIT WILL RESULT IN NOTICE OF VIOLATION AND/OR MAY INCLUDE CITATIONS/FINESÖ.
4. CLEAR VISIBILITY INTO TPZ MUST BE MAINTAINED. ALL CONSTRUCTION BANNERS, SCREENS, BARRIERS, AND/OR SIGNS (EXCEPT OCF-POSTED TPZ SIGNS) MUST BE SEMI-TRANSPARENT AND NOT IMPEDE INSPECTION OF TPZ BY OCF STAFFÖ.
5. FOR PROJECTS WITH A DURATION OF 5 DAYS OR LONGER;
   - 5.1. PROTECTED TREES SHALL BE DEEP-ROOT WATERED AT A MINIMUM INTERVAL OF ONCE EVERY TWO WEEKS WHEN TEMPERATURES ARE AT OR ABOVE 40-DEGREES FÐ
   - 5.2. TREES SHALL BE WATERED AT THE RATE OF 25 GALLONS PER INCH DBHÐ
   - 5.3. INSECT AND DISEASE TREATMENTS SHALL BE APPLIED WHEN NECESSARY OR AS ORDERED BY OCFÐ
     - 5.3.1. OCF MAY ASK FOR PROOF OF WATERING AND/OR TREATMENT.

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No.	Description	Date
5	ENCROACHMENT SUBMITTAL	06.10.2026
4	100% CONSTRUCTION DOCUMENTS, REVISION #2	02.27.2026
3	100% CONSTRUCTION DOCUMENTS, REVISION #1	12.12.2025
2	100% DESIGN DEVELOPMENT	11.04.2024
1	100% SCHEMATIC DESIGN	10.04.2024

DRAWING ISSUE & REVISION HISTORY

Seal

JOSHUA MATTHEW BROOKS LA.0001157 1/1/2015 Original Date of Licensure STATE OF COLORADO LICENSED LANDSCAPE ARCHITECT

Key Map

Project Title:

PLAZA OF THE AMERICAS RENOVATION

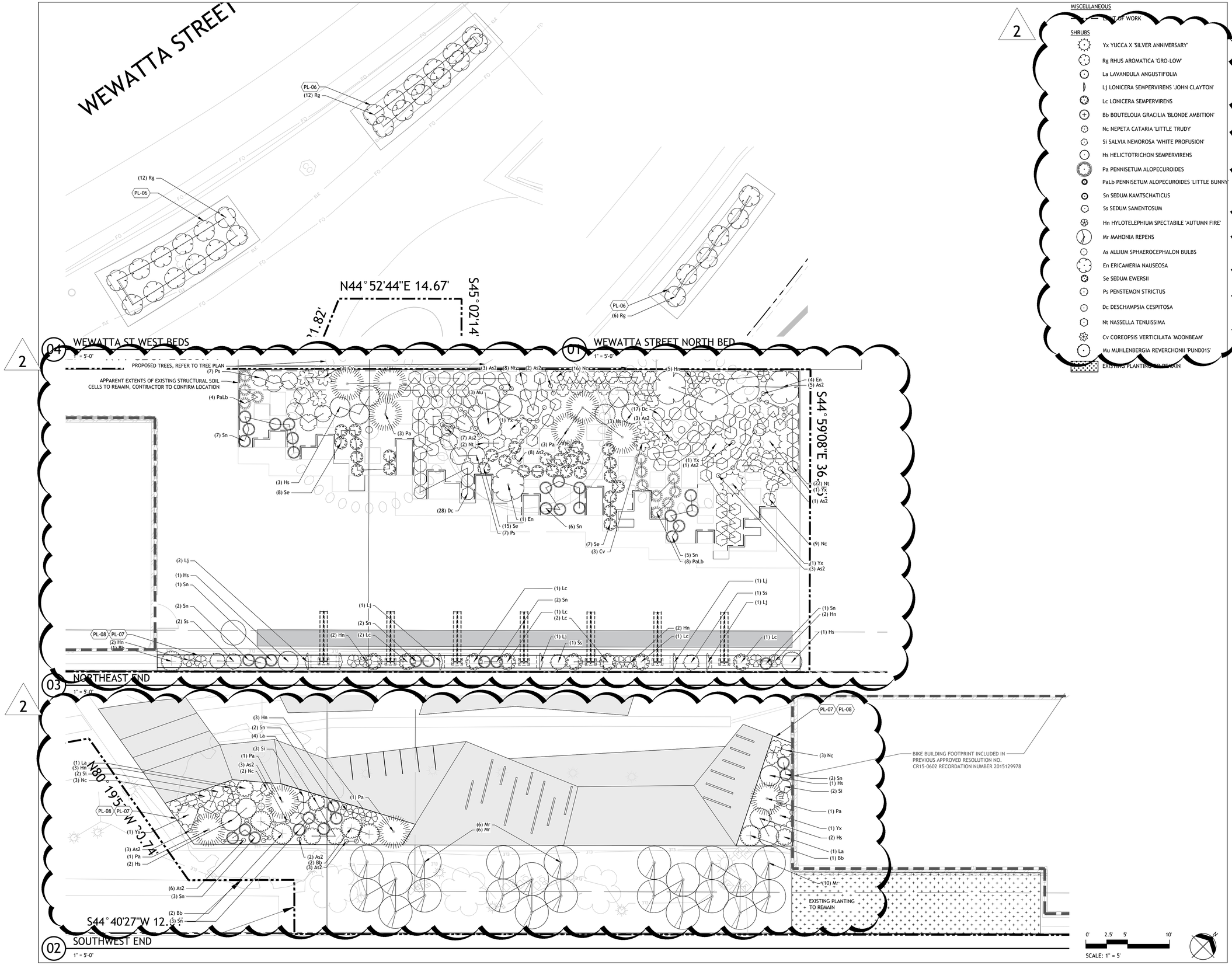
Drawing Title:

PLANTING SCHEDULE

Sasaki Project No: **38313.00**
Drawn By: **SB**
Checked By: **JP, AH**
Approved By: **JB**
Issue Date: **6.10.2026**

Drawing No.

L5.00



2

MISCELLANEOUS

LIMIT OF WORK

SHRUBS

- Yx YUCCA X 'SILVER ANNIVERSARY'
- Rg RHUS AROMATICA 'GRO-LOW'
- La LAVANDULA ANGUSTIFOLIA
- Lj LONICERA SEMPERVIRENS 'JOHN CLAYTON'
- Lc LONICERA SEMPERVIRENS
- Bb BOUTELOUA GRACILIA 'BLONDE AMBITION'
- Nc NEPETA CATARIA 'LITTLE TRUDY'
- Si SALVIA NEMOROSA 'WHITE PROFUSION'
- Hs HELICTOTRICHON SEMPERVIRENS
- Pa PENNISETUM ALOPECUROIDES
- PaLb PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'
- Sn SEDUM KAMTSCHATICUS
- Ss SEDUM SAMENTOSUM
- Hn HYLOTELEPHIUM SPECTABILE 'AUTUMN FIRE'
- Mr MAHONIA REPENS
- As ALLIUM SPHAEROCEPHALON BULBS
- En ERICAMERIA NAUSEOSA
- Se SEDUM EWERSII
- Ps PENSTEMON STRICTUS
- Dc DESCHAMPSIA CESPITOSA
- Nt NASSELLA TENUISSIMA
- Cv COREOPSIS VERTICILATA 'MOONBEAM'
- Mu MUHLENBERGIA REVERCHONII 'PUND015'

EXISTING PLANTING TO REMAIN

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JOSHUA MATTHEW BROOKS LA.0001157 1/1/2015 Original Date of Licensure STATE OF COLORADO LICENSED LANDSCAPE ARCHITECT

Key Map

Project Title:

PLAZA OF THE AMERICAS RENOVATION

Drawing Title:

PLANTING PLAN - UNDERSTORY

Sasaki Project No: **38313.00**
Drawn By: **SB**
Checked By: **JP, AH**
Approved By: **JB**
Issue Date: **6.10.2026**

Drawing No.

L5.01

MISCELLANEOUS

LIMIT OF WORK

EXTENTS OF EXISTING STRUCTURAL SOIL CELLS

PLANTING LEGEND

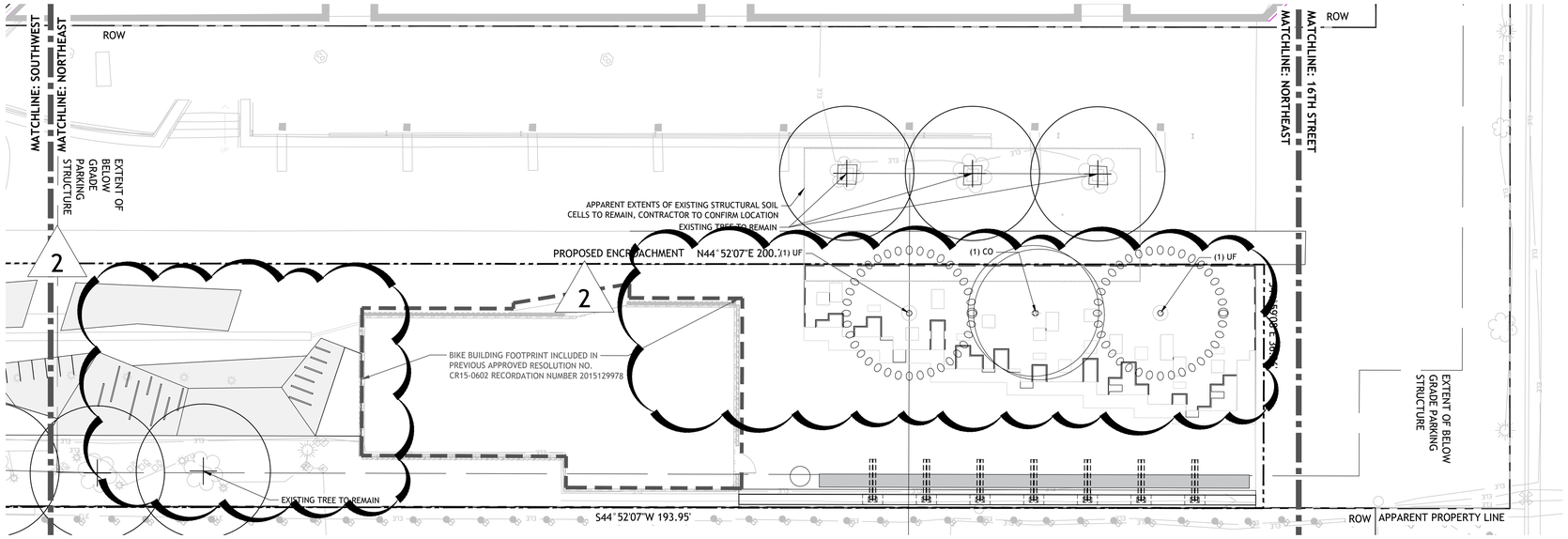
TREES

EXISTING TREE
DENOTES TREES TO BE PROTECTED ON-SITE

UF ULMUS X 'FRONTIER'

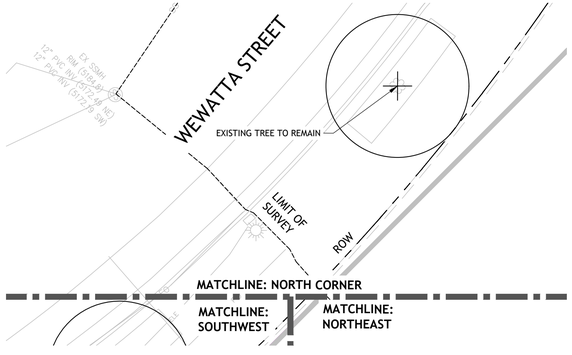
AG AMELANCHIER × GRANDIFLORA 'AUTUMN BRILLIANCE'

CO CELTIS OCCIDENTALIS



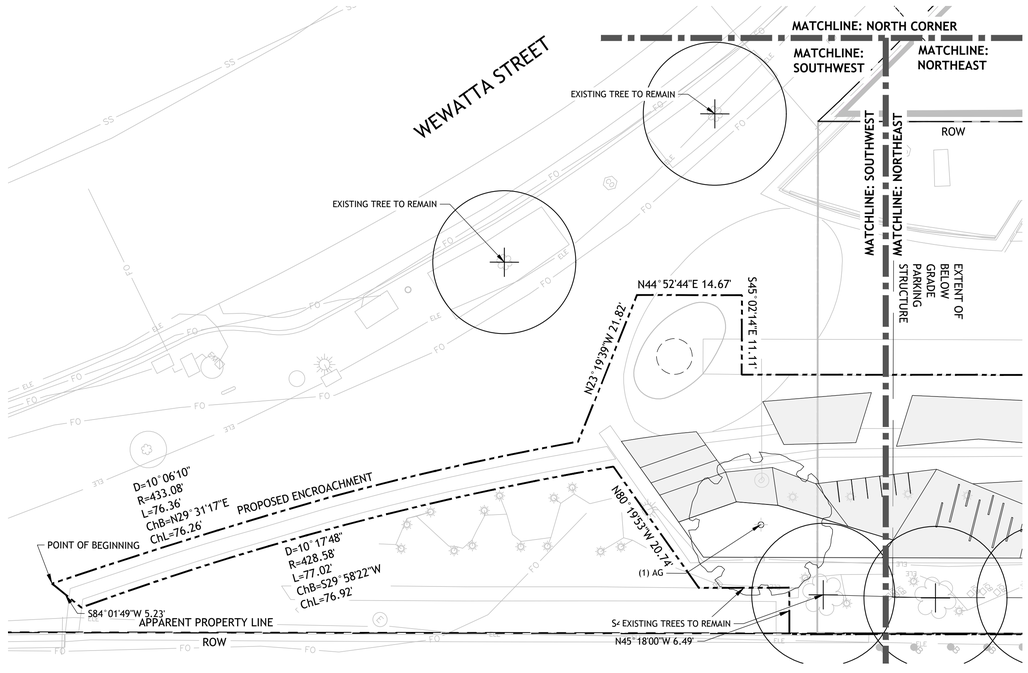
03 NORTHEAST END

1" = 10'-0"



02 NORTH CORNER

1" = 10'-0"



01 SOUTHWEST END

1" = 10'-0"

0' 5' 10' 20'

SCALE: 1" = 10'

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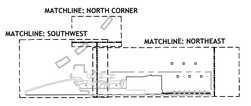


Project Title:

PLAZA OF THE AMERICAS RENOVATION

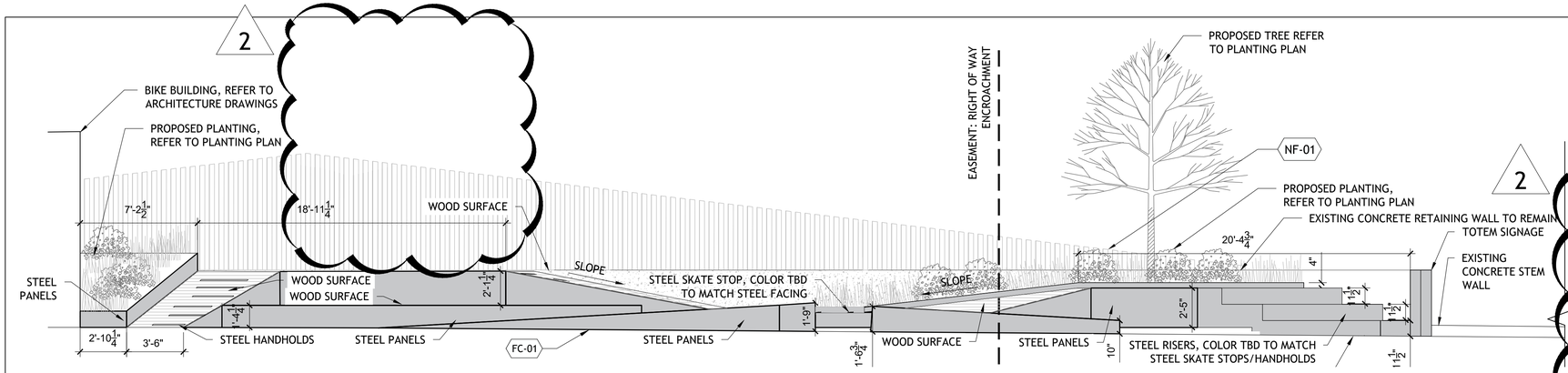
Drawing Title:

PLANTING PLAN - TREE

Sasaki Project No: **38313.00**
Drawn By: **SB**
Checked By: **JP, AH**
Approved By: **JB**
Issue Date: 6.10.2026

Drawing No.

L5.10

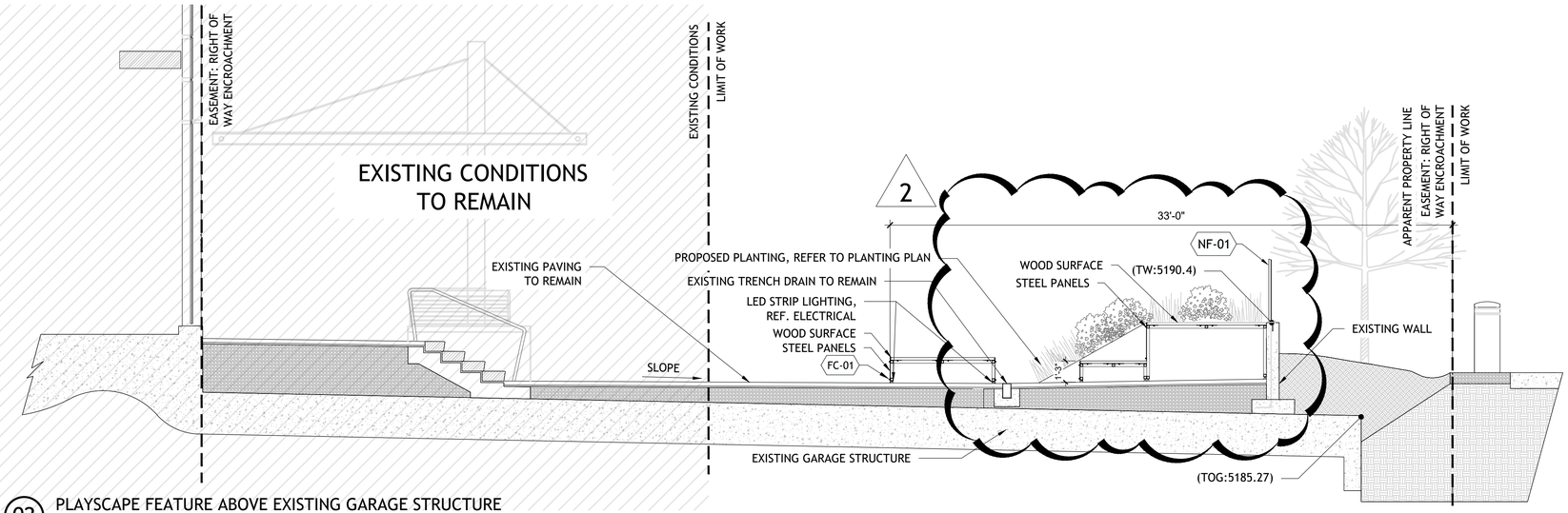


03 PLAYSCAPE FEATURE ELEVATION

1/4"=1'-0"

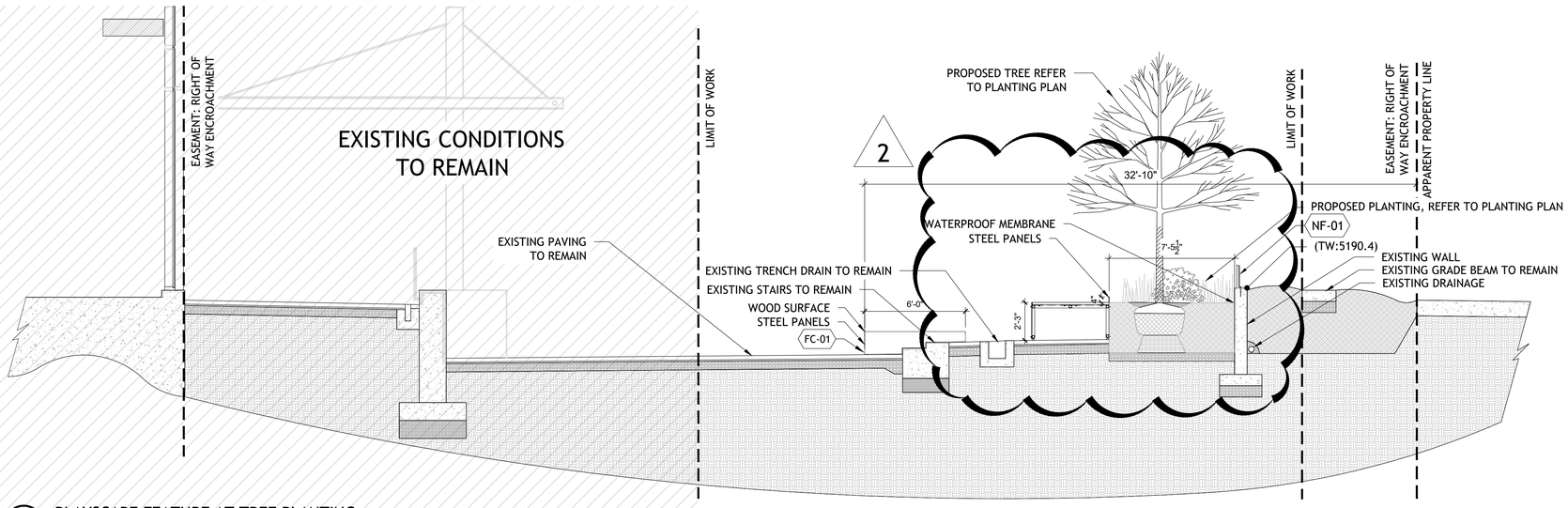
MATERIALS LEGEND

WA-01	DOWELED CONCRETE WALL ADDITION
WA-02	RAISED PLANTER
WA-03	CAST IN PLACE CONCRETE WALL
FC-01	PLAYSCAPE FEATURE AT WEWATTA ST
FC-03	SALVAGED CURVED POLE
FS-01	SALVAGED GRETCHEN BENCH
FS-02	SALVAGED TRASH RECEPTACLE
FS-03	LANDSCAPE FORMS BISTRO TABLE
FS-04	LANDSCAPE FORMS BISTRO CHAIR
FS-05	VESTRE HABITAT WINGS
LI-01	SALVAGED PEDESTRIAN LIGHT
NF-01	LANDSCAPE FENCE
IR-01	WUNDERCOVER TYPE 01
DR-01	DRAIN CONNECTION
PA-05	CRUSH STONE MULCH
PA-06	PERMANENT TOTEM INSTALLATION PAVING
PA-07	PERMANENT TOTEM INSTALLATION FOUNDATION BY OTHERS
PA-08	PAVER RESTRAINT
EJ	EXPANSION JOINT



02 PLAYSCAPE FEATURE ABOVE EXISTING GARAGE STRUCTURE

1/4"=1'-0"



01 PLAYSCAPE FEATURE AT TREE PLANTING

1/4"=1'-0"

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DRAWING ISSUE & REVISION HISTORY

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Key Map

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Drawing Title:

SECTIONS AND ELEVATIONS

Sasaki Project No: **38313.00**
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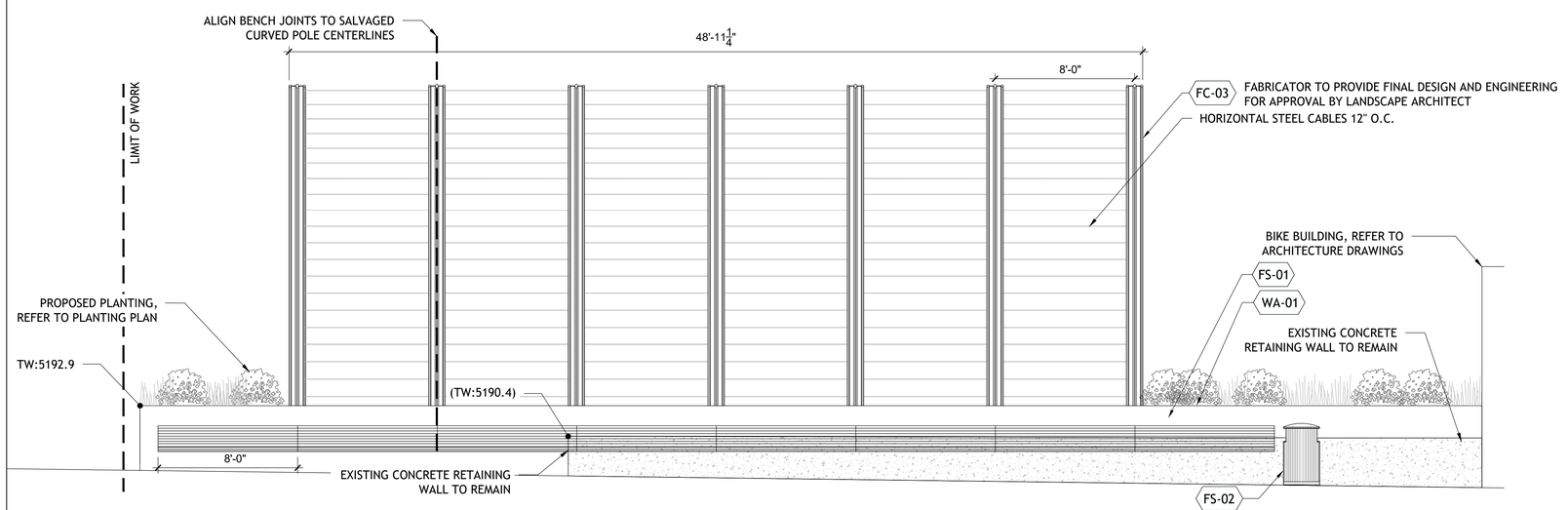
Checked By: **JP, AH**
Approved By: **JB**
Issue Date: 6.10.2026

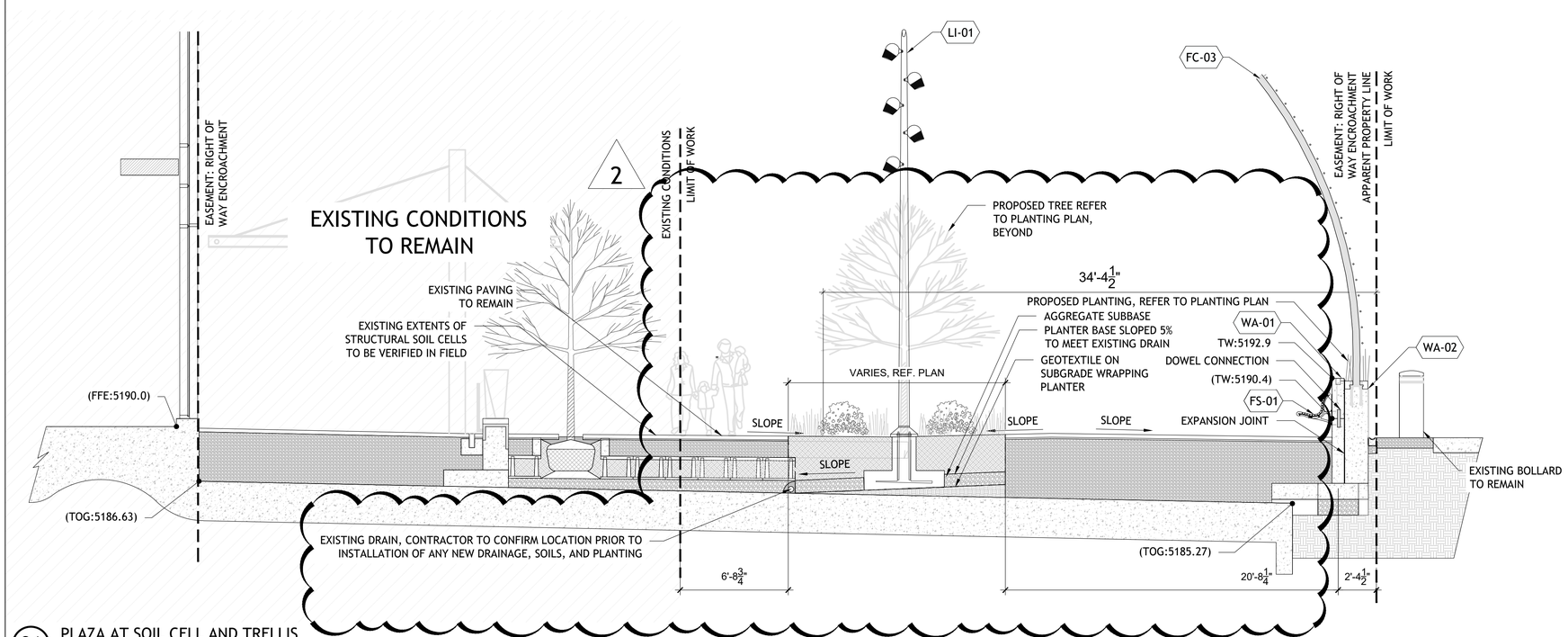
Drawing No.

L7.00



02 PLAZA AT SALVAGED GRETCHEN BENCH AND TRELLIS

1/4"=1'-0"



01 PLAZA AT SOIL CELL AND TRELLIS

1/4"=1'-0"

MATERIALS LEGEND

WA-01	DOWELED CONCRETE WALL ADDITION
WA-02	RAISED PLANTER
WA-03	CAST IN PLACE CONCRETE WALL
FC-01	PLAYSCAPE FEATURE BY WEWATTA ST
FC-03	SALVAGED CURVED POLE
FS-01	SALVAGED GRETCHEN BENCH
FS-02	SALVAGED TRASH RECEPTACLE
FS-03	LANDSCAPE FORMS BISTRO TABLE
FS-04	LANDSCAPE FORMS BISTRO CHAIR
FS-05	VESTRE HABITAT WINGS
LI-01	SALVAGED PEDESTRIAN LIGHT
NF-01	LANDSCAPE FENCE
IR-01	WUNDERCOVER TYPE 01
DR-01	DRAIN CONNECTION
PA-05	CRUSH STONE MULCH
PA-06	PERMANENT TOTEM INSTALLATION PAVING
PA-07	PERMANENT TOTEM INSTALLATION FOUNDATION BY OTHERS
PA-08	PAVER RESTRAINT
EJ	EXPANSION JOINT

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MATERIALS LEGEND

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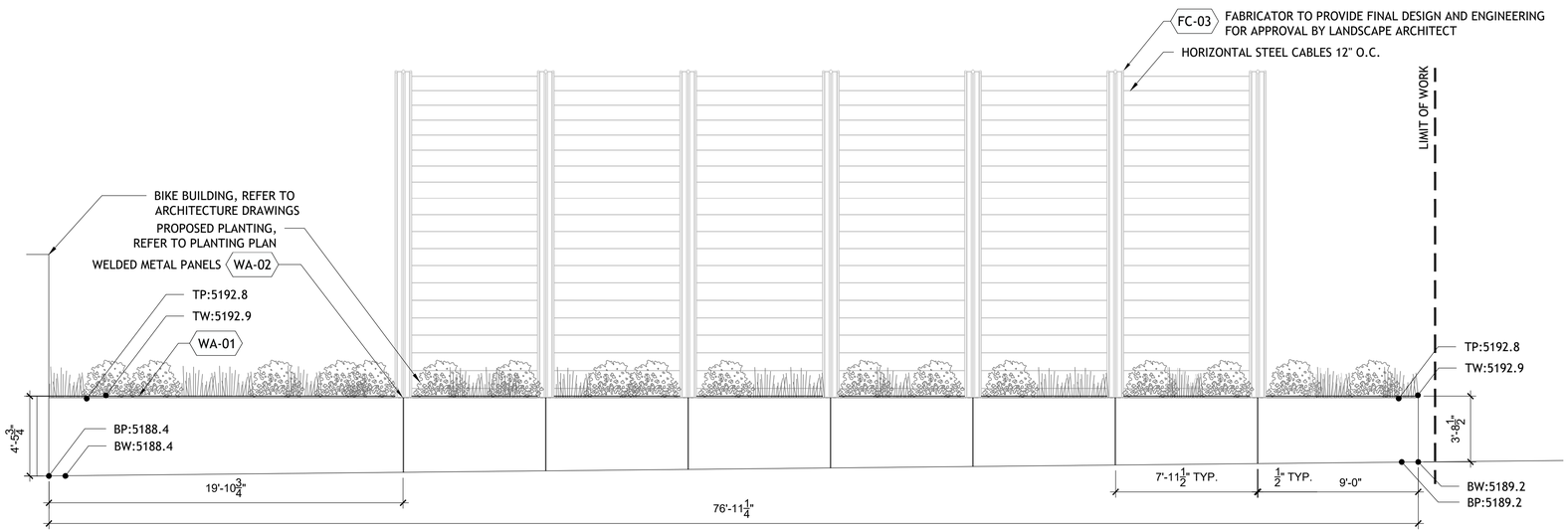
PA-08	PAVER RESTRAINT
EJ	EXPANSION JOINT

2



01 BEHIND PLAZA AT SALVAGED GRETCHEN BENCH AND TRELLIS

1/4"=1'-0"

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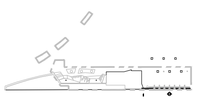
JOSHUA MATTHEW BROOKS LA.0001157 1/1/2015 Original Date of License STATE OF COLORADO LICENSED LANDSCAPE ARCHITECT

Key Map



Project Title:

PLAZA OF THE AMERICAS RENOVATION

Drawing Title:

SECTIONS AND ELEVATIONS

Sasaki Project No: **38313.00**
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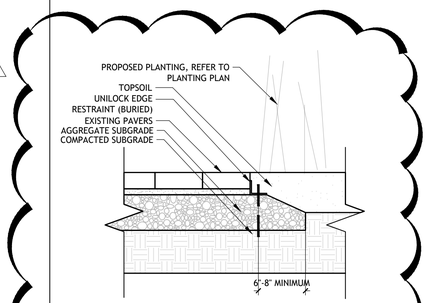
Issue Date: 6.10.2026

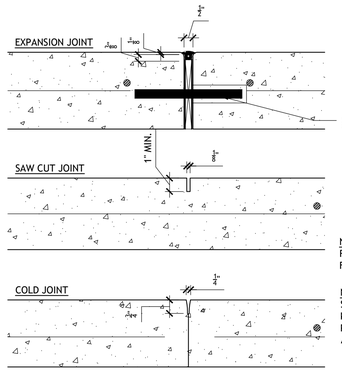
Drawing No.

L7.02



2

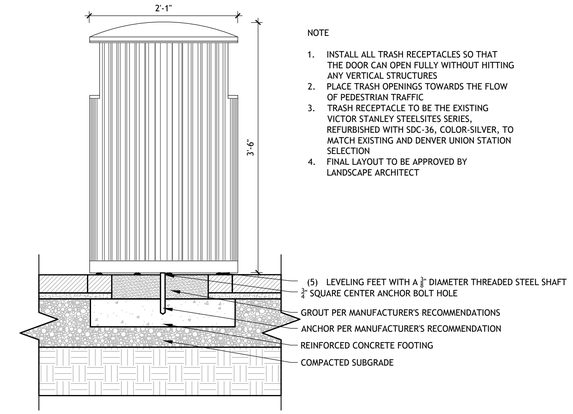
6 PAVER RESTRAINT PA-08
1" = 1'-0" P-24-TTP-45



NOTE:
REFER TO LAYOUT PLAN FOR JOINTING PATTERN

NOTE:
SEE MATERIALS LEGEND , KEYNOTE SCHEDULE, AND PAVING DETAILS FOR COLOR AND FINISH AND DEPTHS

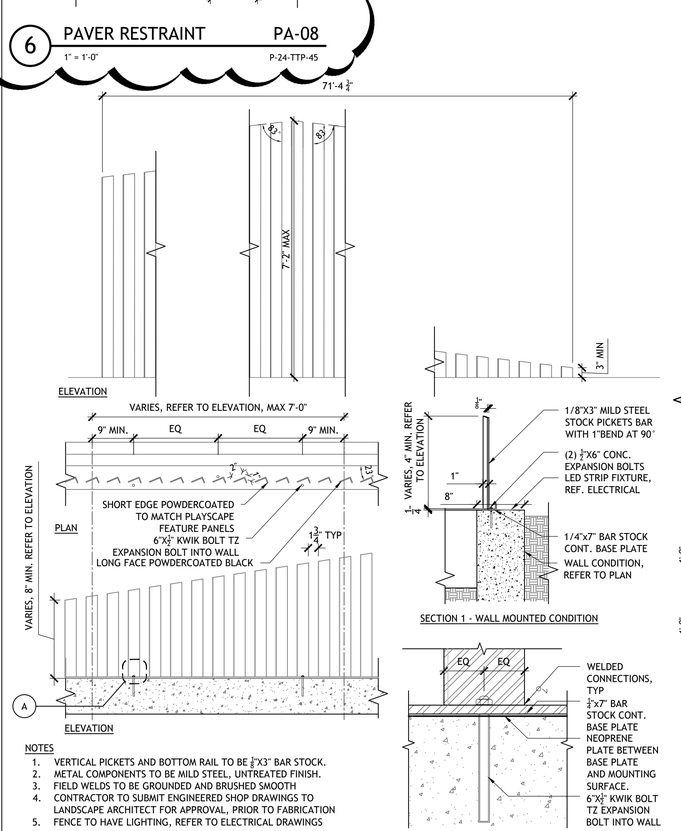
4 CONCRETE PAVEMENT JOINTS
1" = 1'-0" P-24-TTP-40



NOTE

1. INSTALL ALL TRASH RECEPTACLES SO THAT THE DOOR CAN OPEN FULLY WITHOUT HITTING ANY VERTICAL STRUCTURES
2. PLACE TRASH OPENINGS TOWARDS THE FLOW OF PEDESTRIAN TRAFFIC
3. TRASH RECEPTACLE TO BE THE EXISTING VICTOR STANLEY STEELSITES SERIES, REFURBISHED WITH SDC-36, COLOR-SILVER, TO MATCH EXISTING AND DENVER UNION STATION SELECTION
4. FINAL LAYOUT TO BE APPROVED BY LANDSCAPE ARCHITECT

2 SALVAGED TRASH RECEPTACLE FS-02
1" = 1'-0" P-24-TTP-06

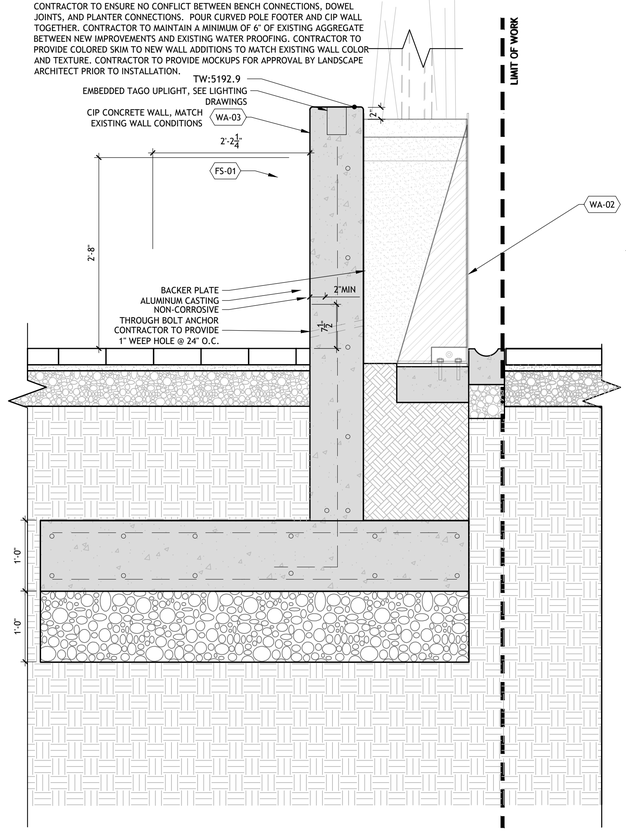


NOTES
1. VERTICAL PICKETS AND BOTTOM RAIL TO BE ¾"X3" BAR STOCK.
2. METAL COMPONENTS TO BE MILD STEEL, UNTREATED FINISH.
3. FIELD WELDS TO BE GROUNDED AND BRUSHED SMOOTH
4. CONTRACTOR TO SUBMIT ENGINEERED SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR APPROVAL, PRIOR TO FABRICATION
5. FENCE TO HAVE LIGHTING, REFER TO ELECTRICAL DRAWINGS

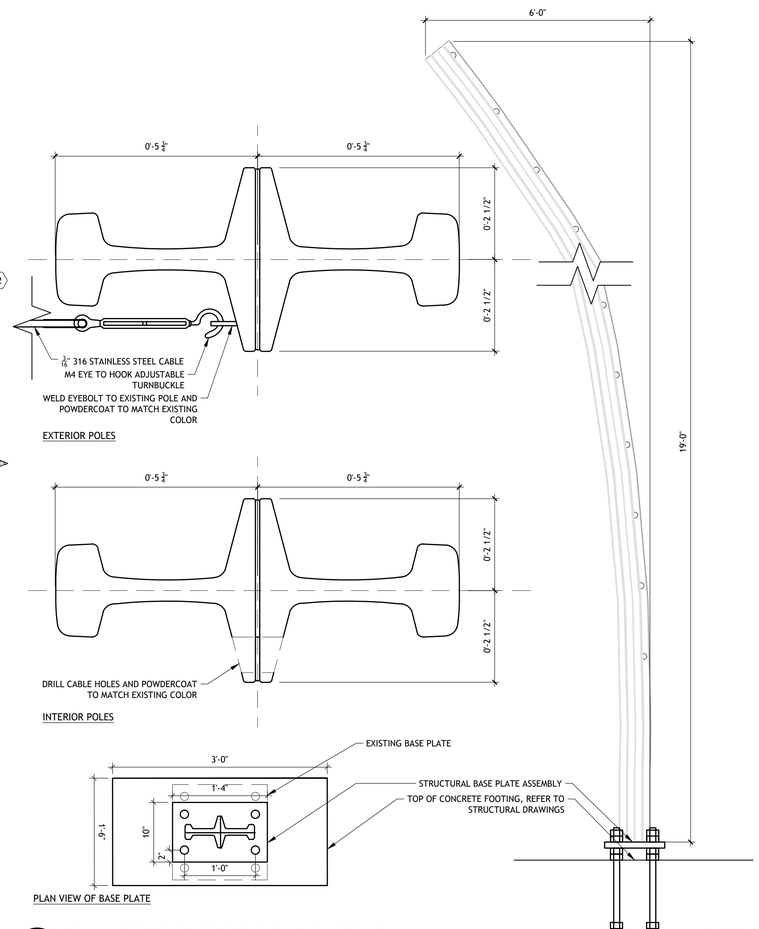
5 PLAYSCAPE FENCE NF-01
1" = 1'-0" P-24-TTP-03

NOTE

CONTRACTOR TO ENSURE NO CONFLICT BETWEEN BENCH CONNECTIONS, DOWEL JOINTS, AND PLANTER CONNECTIONS. POUR CURVED POLE FOOTER AND CIP WALL TOGETHER. CONTRACTOR TO MAINTAIN A MINIMUM OF 6" OF EXISTING AGGREGATE BETWEEN NEW IMPROVEMENTS AND EXISTING WATER PROOFING. CONTRACTOR TO PROVIDE COLORED SKIM TO NEW WALL ADDITIONS TO MATCH EXISTING WALL COLOR AND TEXTURE. CONTRACTOR TO PROVIDE MOCKUPS FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.



3 SALVAGED GRETCHEN BENCH FS-01
1" = 1'-0" P-24-TTP-34



1 SALVAGED CURVED POLE CABLE ASSEMBLY FC-03
1" = 1'-0" P-24-TTP-08

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No.	Description	Date
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3	100% CONSTRUCTION DOCUMENTS, REVISION #1	12.12.2025
2	100% DESIGN DEVELOPMENT	11.04.2024
1	100% SCHEMATIC DESIGN	10.04.2024

DRAWING ISSUE & REVISION HISTORY

Seal

Key Map

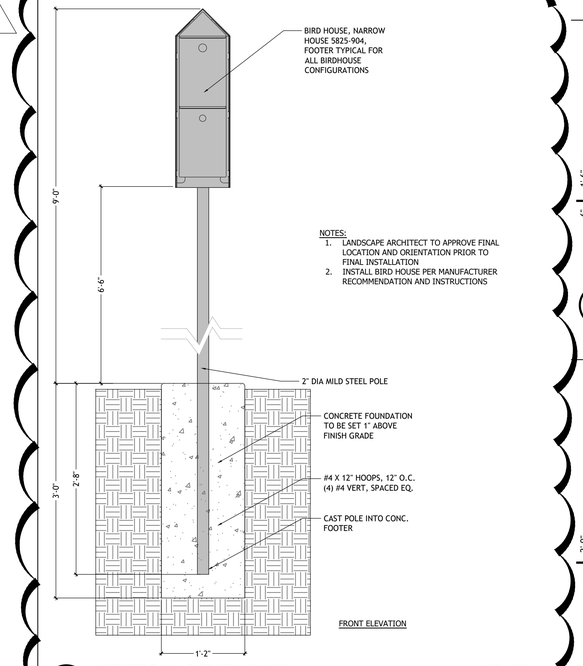
Project Title:
PLAZA OF THE AMERICAS RENOVATION

Drawing Title:
HARDSCAPE DETAILS

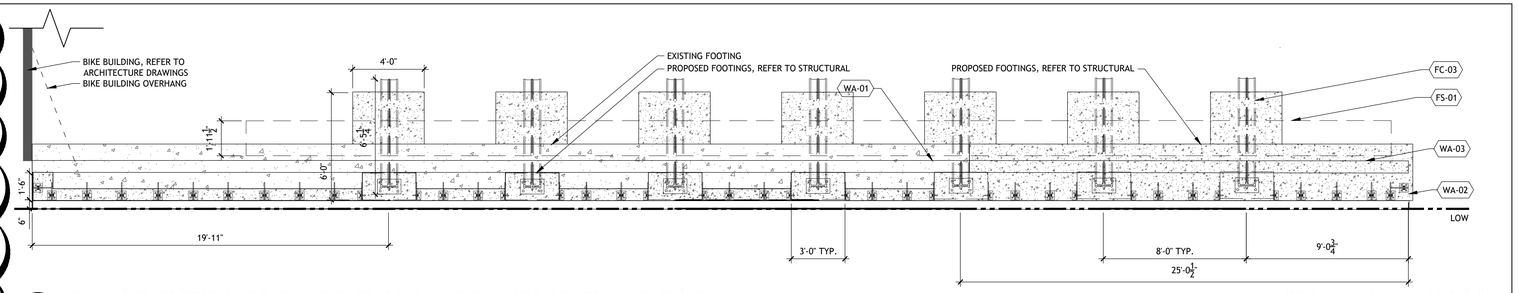
Sasaki Project No: **38313.00**
Drawn By: **SB**
Checked By: **JP, AH**
Approved By: **JB**
Issue Date: **6.10.2026**

Drawing No.
L8.00

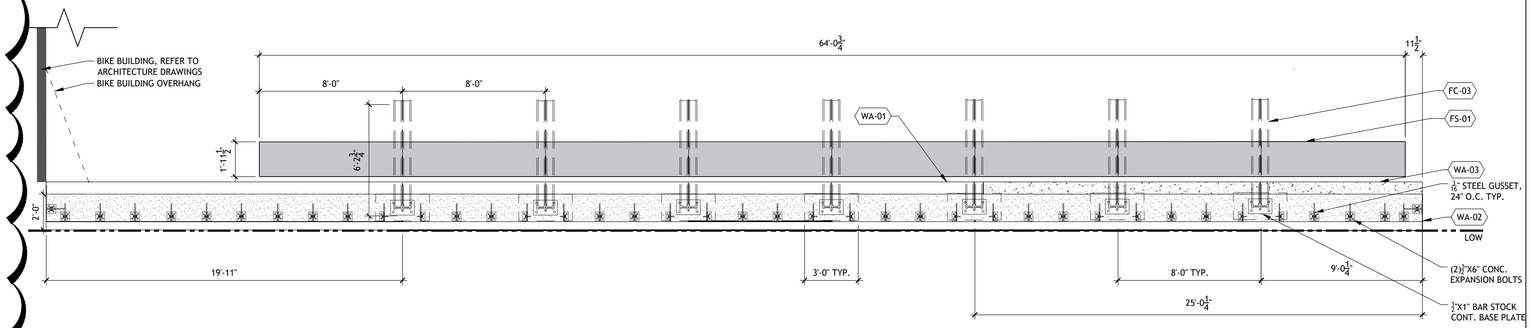
2



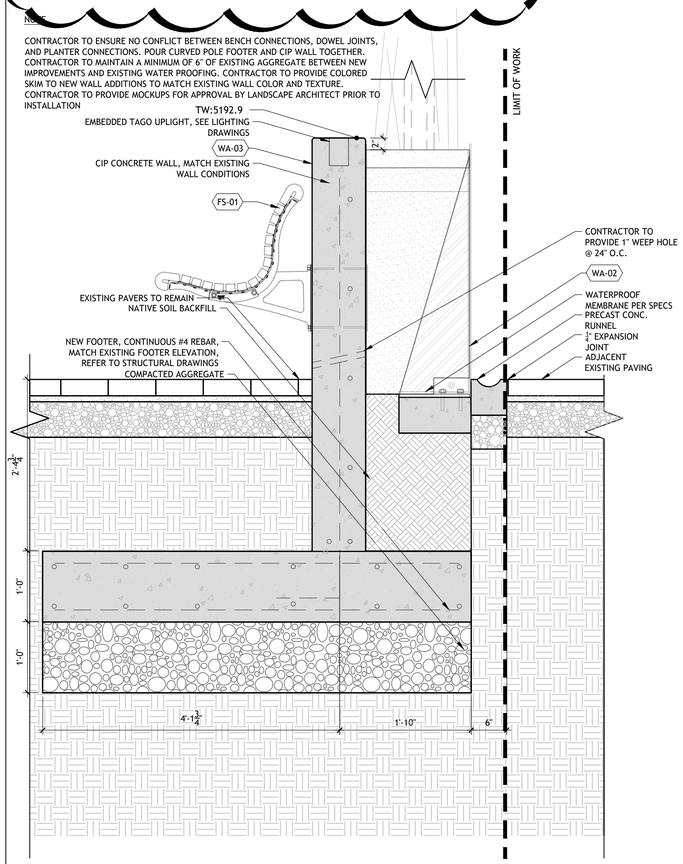
6 VESTRE HABITAT WINGS — FS-05
1" = 1'-0" — P-24-TTP-44



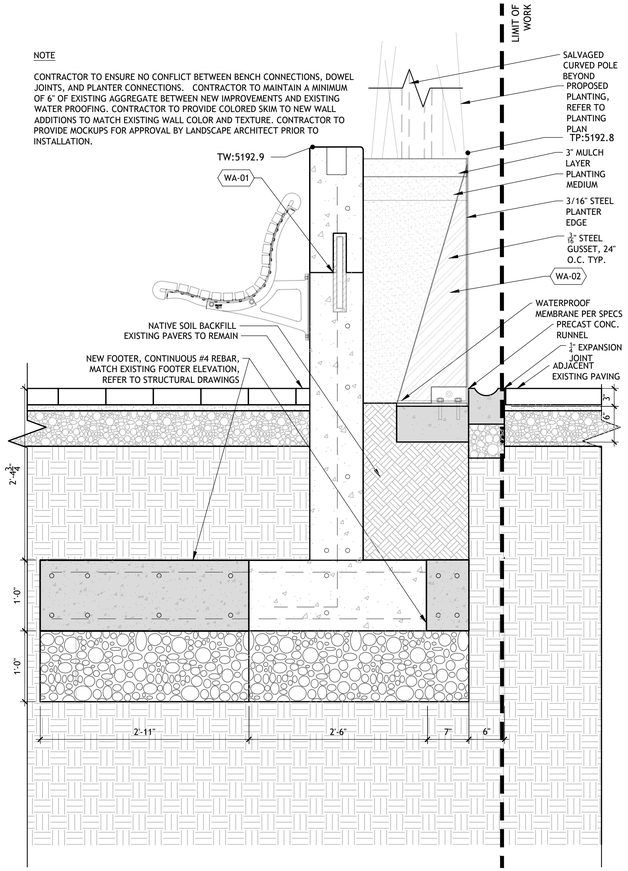
4 SALVAGED GRETCHEN BENCH, CURVED POLE, AND PLANTER FOOTER LOCATIONS — FS-01,WA-01,WA-02,FC-03
1" = 4'-0" — P-24-TTP-20



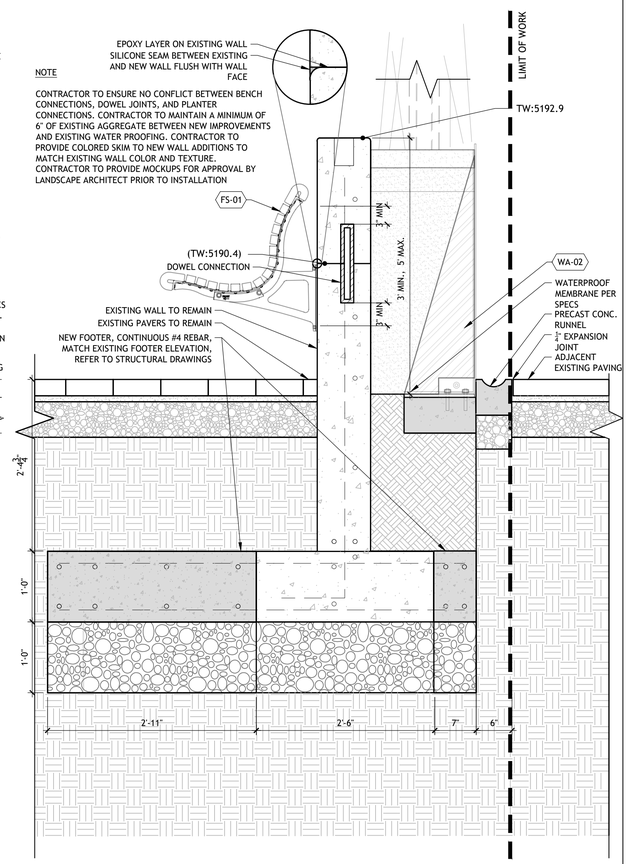
3 SALVAGED GRETCHEN BENCH, CURVED POLE, AND PLANTER LOCATION — FS-01,WA-01,WA-02,FC-03
1" = 4'-0" — P-24-TTP-11



5 CAST IN PLACE CONCRETE WALL — WA-03
1" = 1'-0" — P-24-TTP-15



2 RAISED PLANTER — WA-02
1" = 1'-0" — P-24-TTP-23



1 DOWELED CONCRETE WALL ADDITION — WA-01
1" = 1'-0" — P-24-TTP-13

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DRAWING ISSUE & REVISION HISTORY

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Key Map

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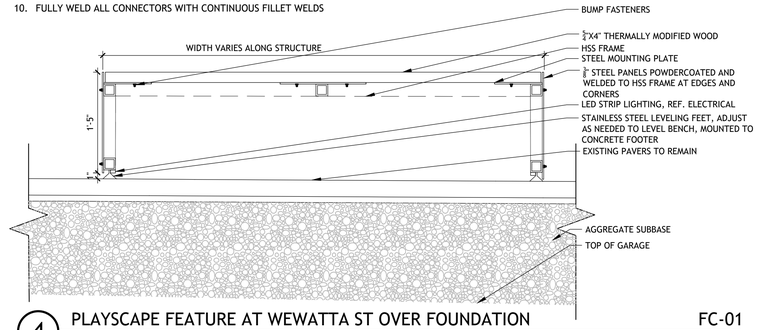
HARDSCAPE DETAILS

Sasaki Project No: **38313.00**
Drawn By: **SB**
Checked By: **JP, AH**
Approved By: **JB**
Issue Date: **6.10.2026**

Drawing No.

L8.01

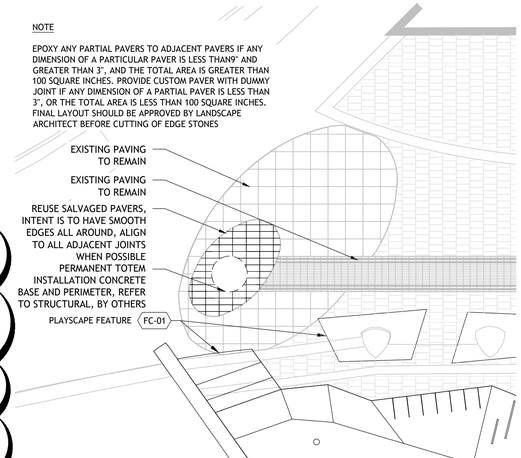
NOTES
1. DRAWINGS ARE TO ILLUSTRATE DESIGN INTENT. CUSTOM BENCHES SHALL BE CONSIDERED A DELEGATED DESIGN ITEM
2. BENCH TO BE SHOP FABRICATED
3. SEE MATERIALS DWG FOR LOCATION OF BENCHES
4. FIELD VERIFY ALL DIMENSIONS
5. COORDINATE BENCH DIMENSIONS WITH STRUCTURAL SUPPORT
6. ALL EDGES TO BE DEBURRED AND FREE OF SHARP PROTRUSIONS
7. ALL SPLATTER AND SLAG TO BE REMOVED
8. ALL SURFACES TO BE FREE FROM MARKS AND SCRATCHES
9. MAXIMUM EXTRUSION TWIST TOLERANCE OF 4 DEGREES OVER TOTAL LENGTH
10. FULLY WELD ALL CONNECTORS WITH CONTINUOUS FILLET WELDS



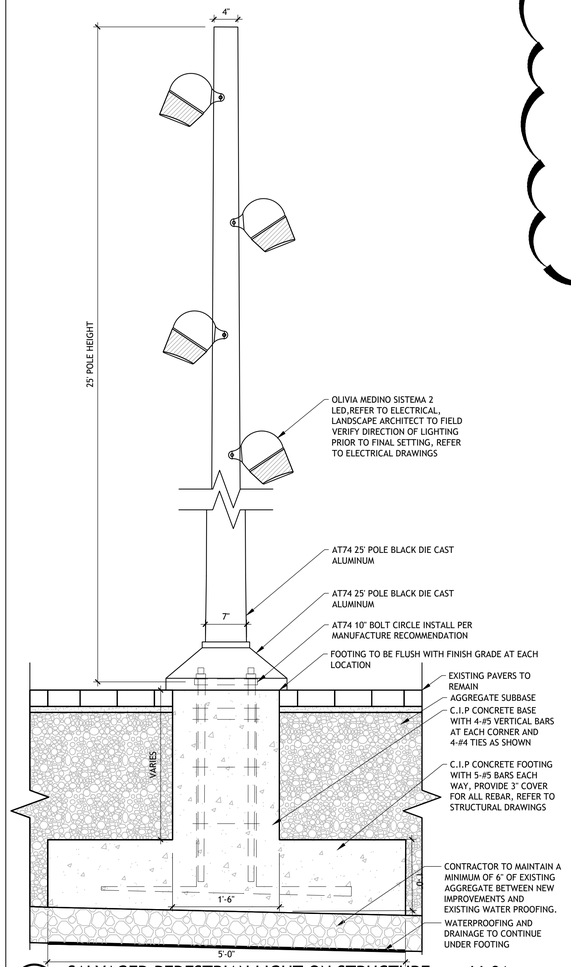
4 PLAYSCAPE FEATURE AT WEWATTA ST OVER FOUNDATION FC-01
1" = 1'-0" P-24-TTP-10

NOTE

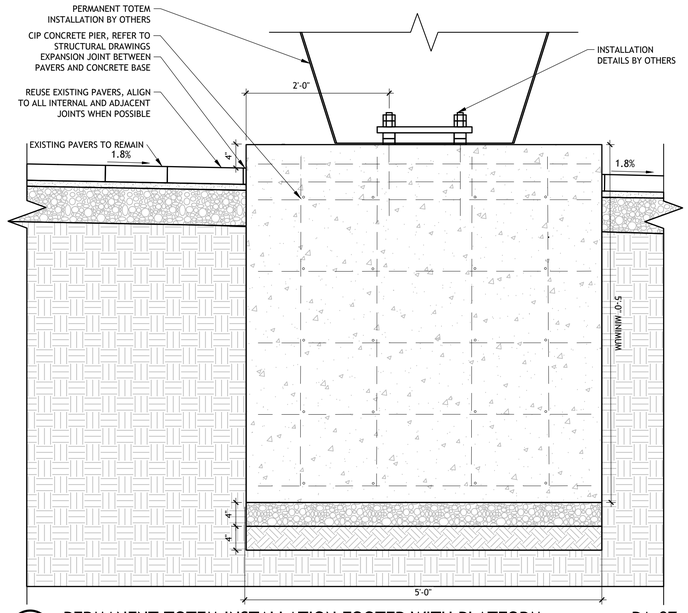
EPOXY ANY PARTIAL PAVERS TO ADJACENT PAVERS IF ANY DIMENSION OF A PARTICULAR PAVER IS LESS THAN9" AND GREATER THAN 3", AND THE TOTAL AREA IS GREATER THAN 100 SQUARE INCHES. PROVIDE CUSTOM PAVER WITH DUMMY JOINT IF ANY DIMENSION OF A PARTIAL PAVER IS LESS THAN 3", OR THE TOTAL AREA IS LESS THAN 100 SQUARE INCHES. FINAL LAYOUT SHOULD BE APPROVED BY LANDSCAPE ARCHITECT BEFORE CUTTING OF EDGE STONES



2 PERMANENT TOTEM INSTALLATION PAVING PA-06
1" = 10' P-24-TTP-21



5 SALVAGED PEDESTRIAN LIGHT ON STRUCTURE LI-01
1" = 1'-0" P-24-TTP-02



3 PERMANENT TOTEM INSTALLATION FOOTER WITH PLATFORM PA-07
1" = 1'-0" P-24-TTP-26

NOTE

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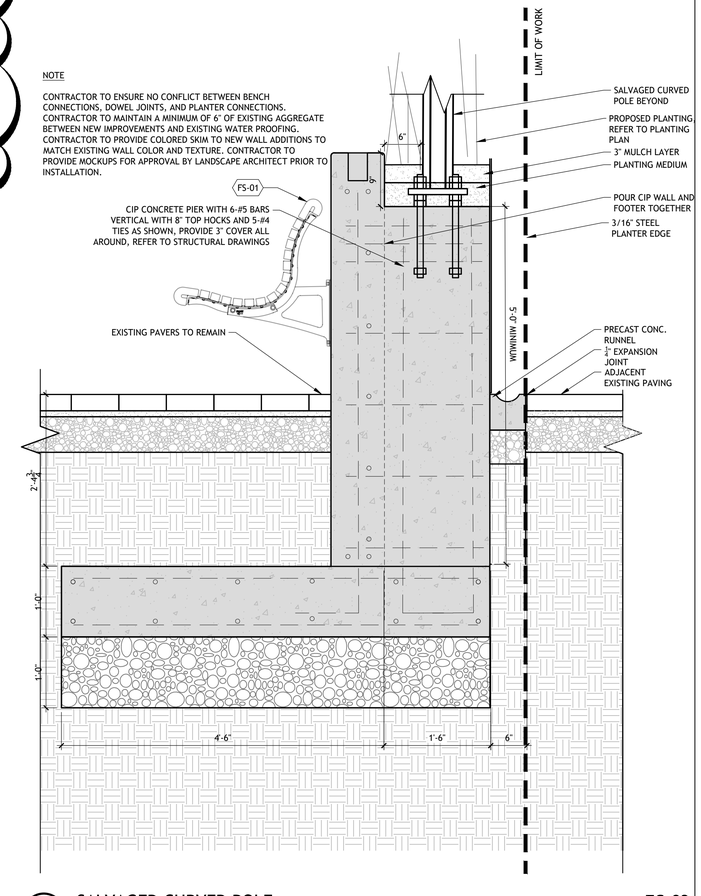

1 SALVAGED CURVED POLE FC-03
1" = 1'-0" P-24-TTP-14

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Seal

JOSHUA MATTHEW BROOKS LA.0001157 1/1/2015 Original Date of Licensure STATE OF COLORADO LICENSED LANDSCAPE ARCHITECT

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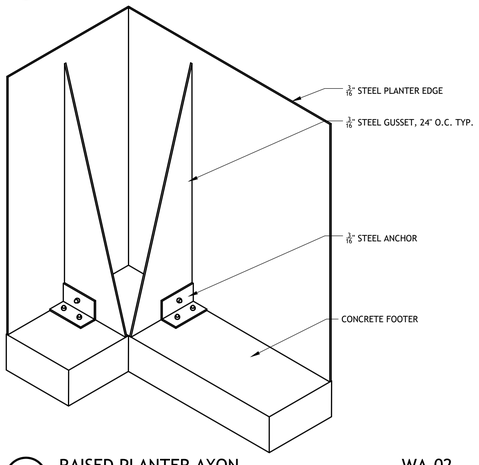
Drawing No.

L8.02

3 BIKE BUILDING DRAINAGE CONNECTION DR-01

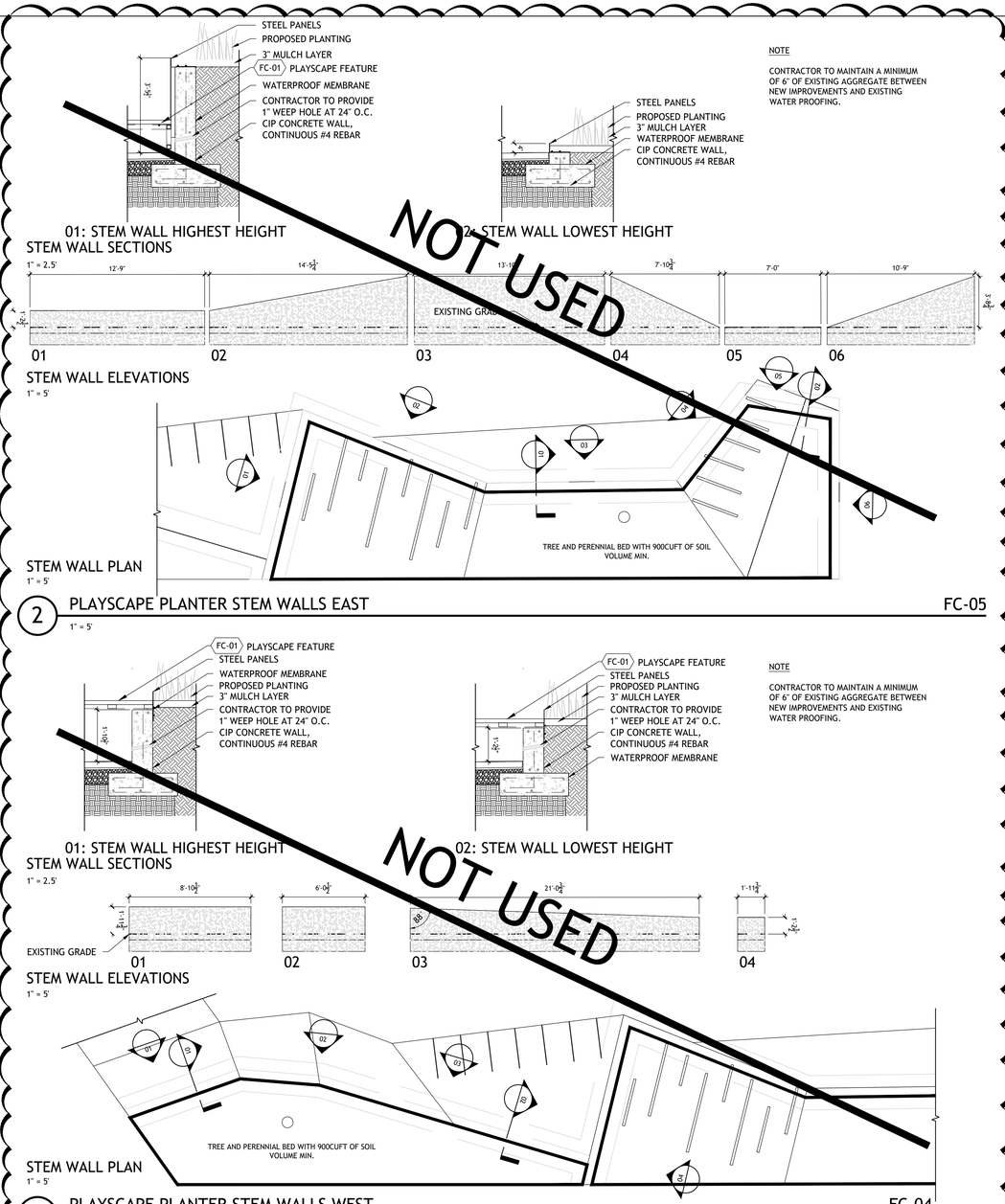
NTS P-24-TTP-37



2 RAISED PLANTER AXON WA-02

1" = 1'-0" P-24-TTP-36

2

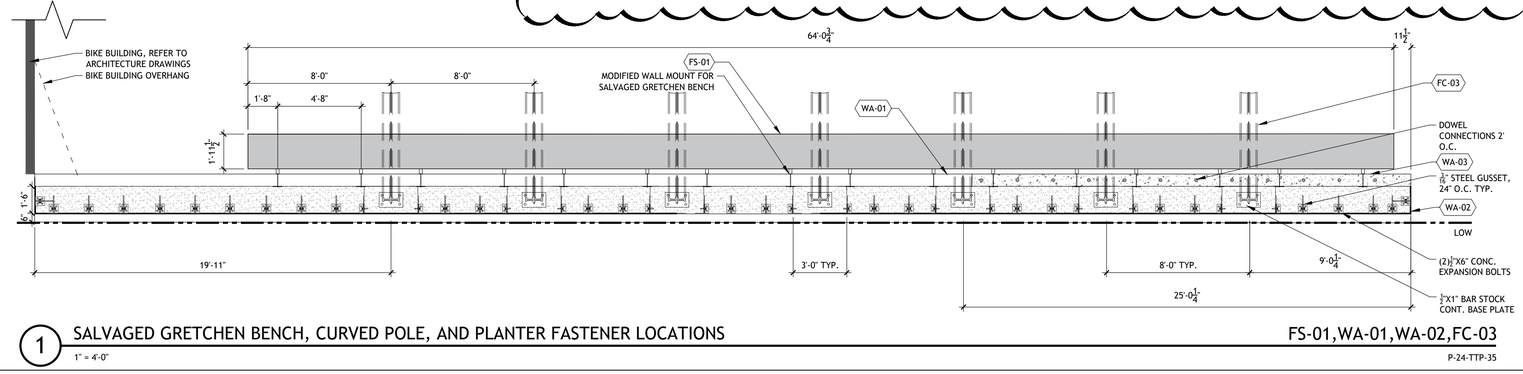


2 PLAYSCAPE PLANTER STEM WALLS EAST FC-05

1" = 5'

1 PLAYSCAPE PLANTER STEM WALLS WEST FC-04

1" = 5'



1 SALVAGED GRETCHEN BENCH, CURVED POLE, AND PLANTER FASTENER LOCATIONS FS-01,WA-01,WA-02,FC-03

1" = 4'-0" P-24-TTP-35

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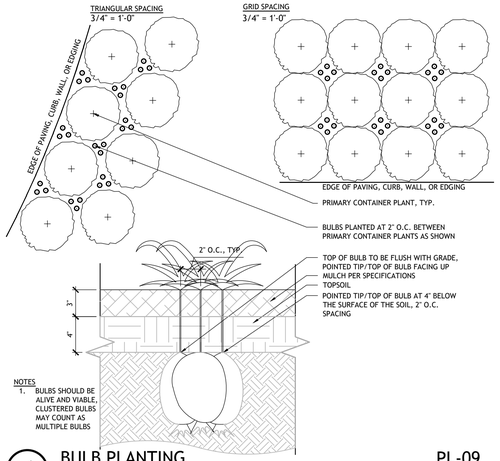
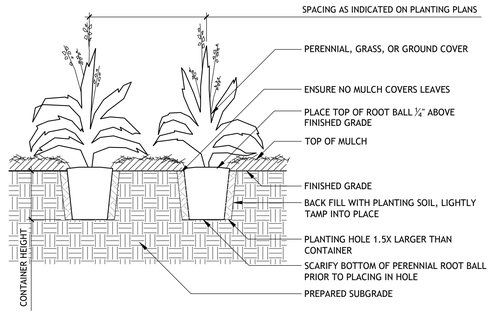


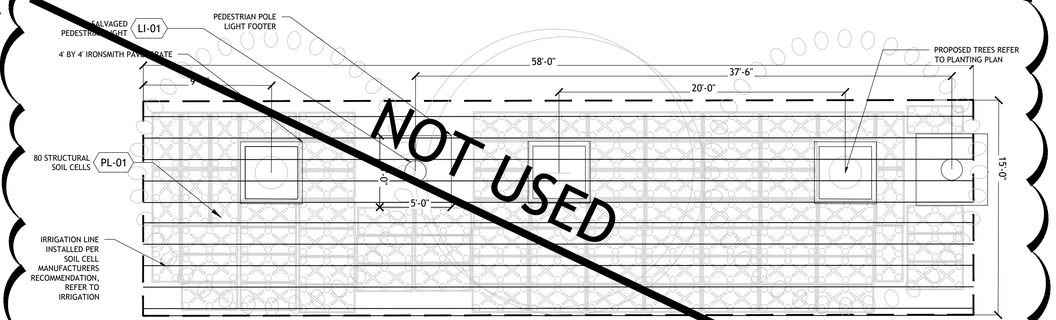
4 BULB PLANTING — PL-09
AS NOTED — P-24-TTP-28



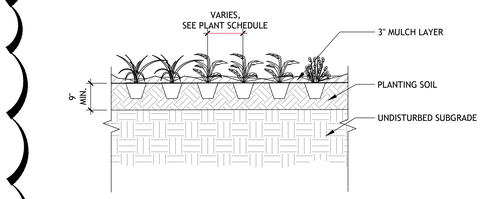
NOTES:
1. LANDSCAPE ARCHITECT TO APPROVE STOCK PRIOR TO SITE DELIVERY
2. LANDSCAPE ARCHITECT TO APPROVE PLACEMENT PRIOR TO PLANTING
3. REFER TO PLAN FOR PLANT LOCATIONS

3 PERENNIAL & GROUND COVER PLANTING — PL-07
3/4" = 1'-0" — P-24-TTP-33

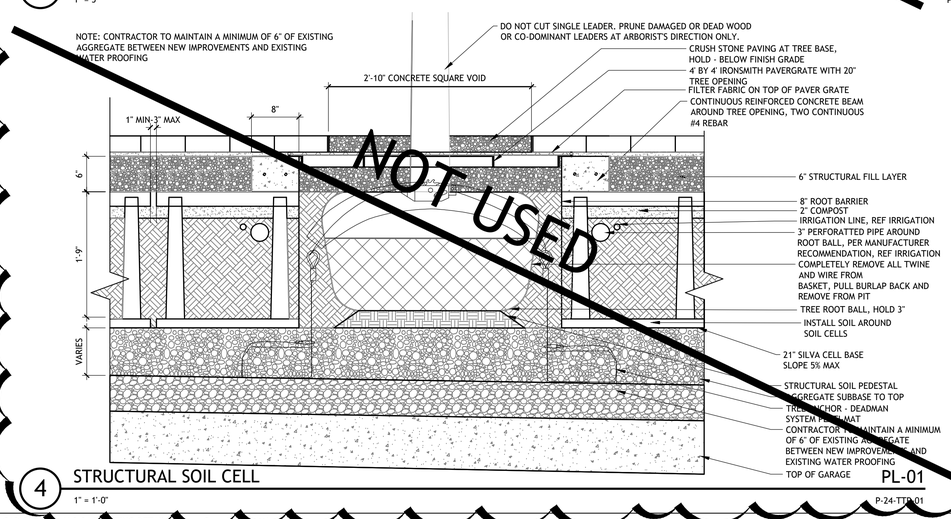
2



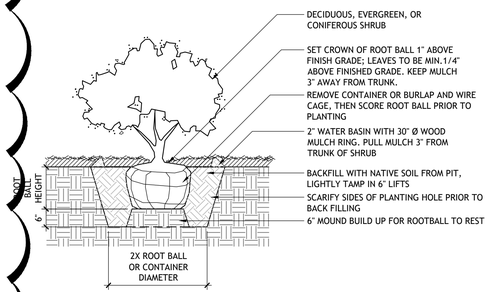
5 LIMIT OF STRUCTURAL SOIL CELLS BELOW GRADE PLAN — PL-02
1" = 5' — P-24-TTP-22



2 GROUNDCOVER — PL-08
1/2" = 1'-0" — P-24-QUE-02



4 STRUCTURAL SOIL CELL — PL-01
1" = 1'-0" — P-24-TTP-01



NOTES:
1. LANDSCAPE ARCHITECT TO APPROVE STOCK PRIOR TO DELIVERY TO SITE
2. LANDSCAPE ARCHITECT TO APPROVE LOCATIONS OF PLANTS PRIOR TO PLANTING
3. SHRUBS TO BE PLANTED PLUM WHEN PLANTED ON SLOPES, WATER BASIN TO BE BUILT UP TO 4" ON DOWNHILL SIDE WITH NO BERM ON UPHILL SIDE.

1 SHRUB PLANTING — PL-06
1/2" = 1'-0" — P-24-DM4-04

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Drawing Title:
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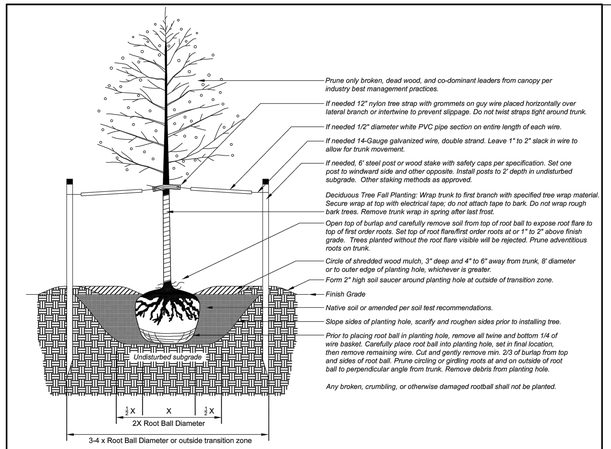
Drawing No.
L8.04



Trees planted upon park land, public property, or within the Public Right of Way (PRW) are subject to the following restrictions:

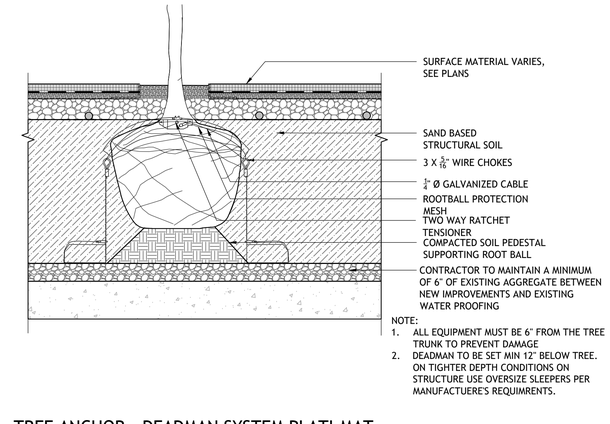
- Prior to digging, the Utility Notification Center of Colorado shall be contacted at 811 to locate underground utilities.
- A planting permit from the Office of the City Forester (OCF) is required at all times, regardless of approved plans. Penalties shall be issued for trees planted without an OCF issued permit.
  - Tree planting shall not occur when daytime temperatures reach or exceed 90-degrees Fahrenheit, unless approved by OCF. In general, all tree planting should be performed avoiding the hottest part of the day.
- Only tree species approved by the OCF shall be planted. For a list of prohibited or suspended trees, visit the OCF website.
- Trees shall not be planted in tree lawns less than five feet wide unless authorized by the OCF.
- Trees shall be centered in tree lawns and/or planting areas. Where sidewalks are not present, trees shall be located as designated by the OCF.
- Unless authorized by the OCF, trees shall be located:
  - Outside street intersection sight distance triangle, measured 30 (thirty) feet along the PRW in each direction from the corner.
  - Min. 10 (Ten) feet from alleys and driveways
  - Min. 20 (Twenty) feet from stop signs and curb ramps
  - Min. 25 (Twenty-five) feet from street lights
  - Min. 10 (Ten) feet from electric/gas/water lines, water meters/pits, and fire hydrants
  - Min. 15 (Fifteen) feet from small cell towers
  - Min. 10 (Ten) feet from RTD light rail lines
- If overhead utility wires exist, only trees with an expected mature size that meet current clearance regulations may be planted.
- Tree spacing shall be based on projected mature canopy size and above restrictions, or as approved by the OCF.
- No vegetation to be planted over top of or within root ball area (denoted as X above).
- Omit weed barrier fabric from tree planting areas, including landscaped areas.
- All electric fixtures and utilities, including but not limited to outlets and lights, shall be located at outside perimeter of tree planting areas within hardscape. In tree lawns, fixtures shall be placed minimum 3 (three) feet radially from base of trunk.

When planting is completed, contact forestry@denvergov.org for final inspection.

DENVER THE MILE HIGH CITY	City and County of Denver Office of the City Forester 101 W. Colfax Ave, Denver, CO 80202	Tree Planting Detail - Public Space	Detail: OCF-PLNT 1 Effective: 4-01-2022

5 OCF TREE PLANTING DETAIL

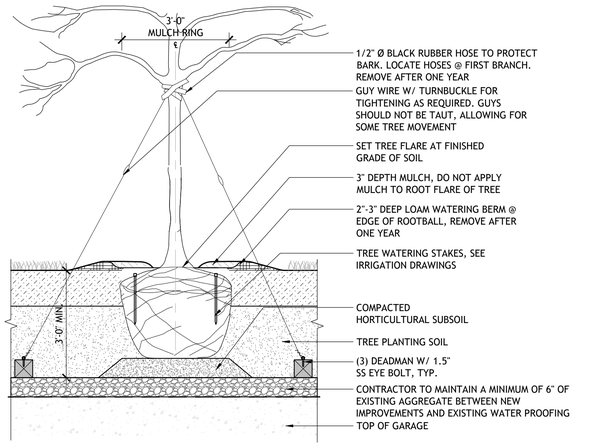
1" = 1"



NOTE:
1. ALL EQUIPMENT MUST BE 6" FROM THE TREE TRUNK TO PREVENT DAMAGE
2. DEADMAN TO BE SET MIN 12" BELOW TREE. ON TIGHTER DEPTH CONDITIONS ON STRUCTURE USE OVERSIZE SLEEPERS PER MANUFACTUERE'S REQUIMENTS.

3 TREE ANCHOR - DEADMAN SYSTEM PLATI-MAT

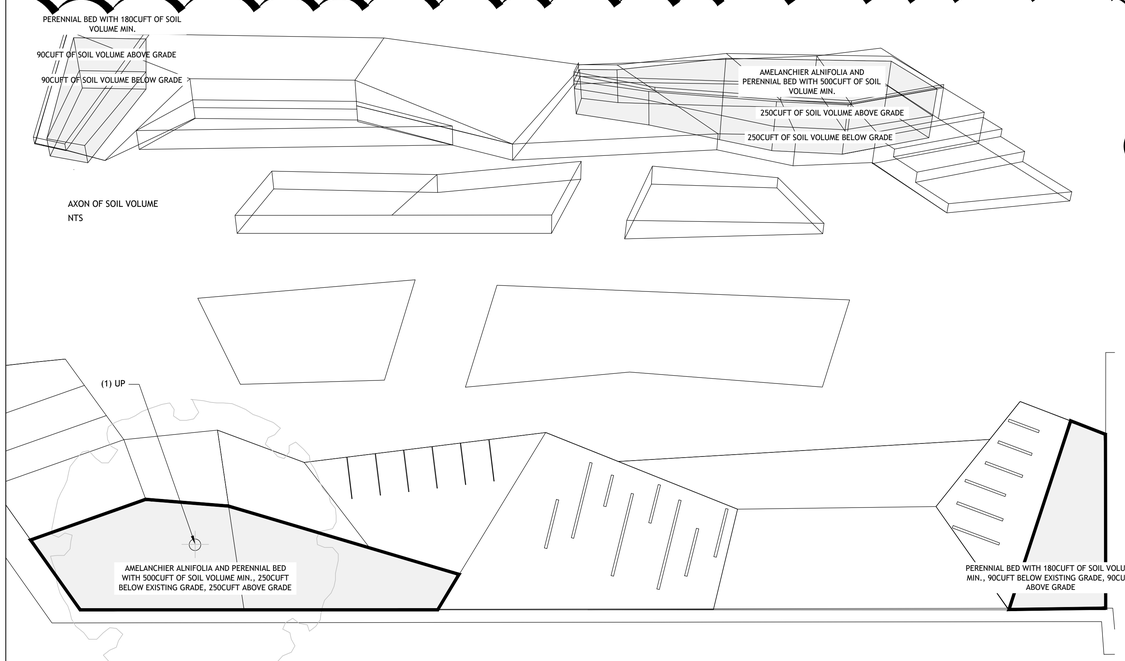
1/2" = 1'-0" P-24-TTP-31



2 TREE IN PLAYSCAPE PLANTER

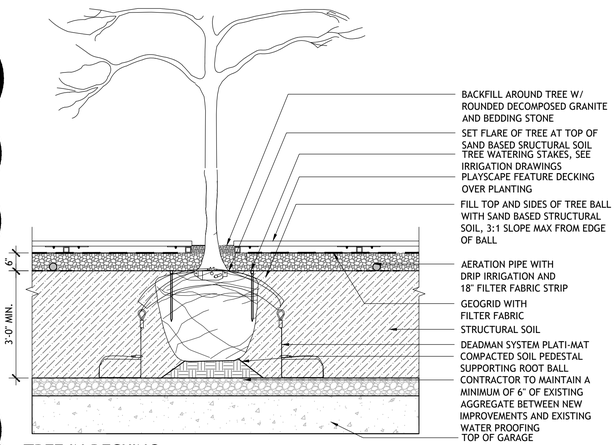
1/2" = 1'-0" P-24-TTP-30

2



4 PLAYSCAPE SOIL VOLUMES

1" = 5'



1 TREE IN DECKING

1/2" = 1'-0" P-24-TTP-38 P-24-TTP-29

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414 14TH STREET, SUITE 250 DENVER, CO 80202
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AE DESIGN
Integrated Lighting, Technology, and Electrical Solutions
1900 Wazee Street #205 | Denver, CO 80202 | 303.296.3034
aedesign-inc.com Project #: 6757.00

POWER Surveying Company, Inc.
Established 1948
6911 BROADWAY
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Buffalo, WY ○ Carbondale, CO ○ Golden, CO ○ Loveland, CO

No.	Description	Date
5	ENCROACHMENT SUBMITTAL	06.10.2026
4	100% CONSTRUCTION DOCUMENTS, REVISION #2	02.27.2026
3	100% CONSTRUCTION DOCUMENTS, REVISION #1	12.12.2025
2	100% DESIGN DEVELOPMENT	11.04.2024
1	100% SCHEMATIC DESIGN	10.04.2024

DRAWING ISSUE & REVISION HISTORY

Seal

Key Map

Project Title:

PLAZA OF THE AMERICAS RENOVATION

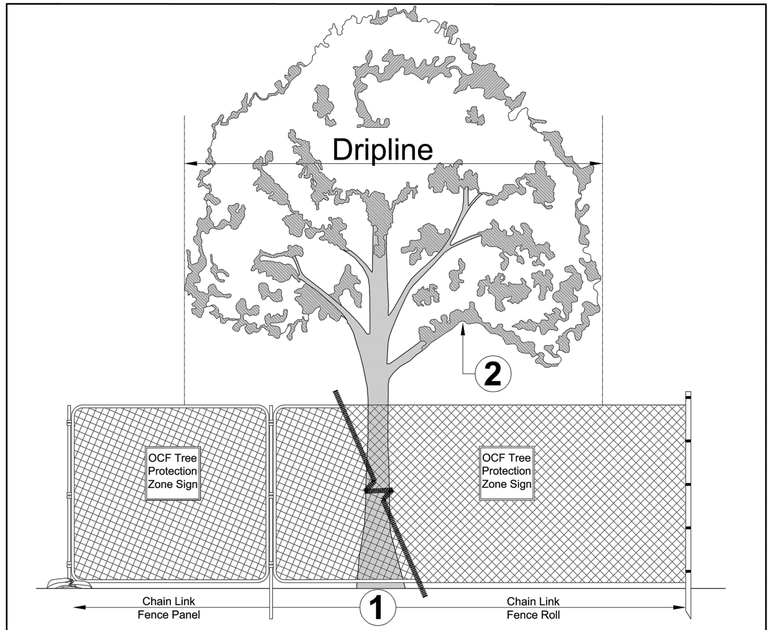
Drawing Title:

PLANTING DETAILS

Sasaki Project No: **38313.00**
Drawn By: **SB**
Checked By: **JP, AH**
Approved By: **JB**
Issue Date: **6.10.2026**

Drawing No.

L8.05



Any work in these areas must have written approval of OCF prior to commencement of activity. Contact OCF for instruction.

Area 1: Tree Protection Zone and Critical Root Zone Protection
The Tree Protection Zone (TPZ) shall be equal to dripline or 1.5 feet radially from the tree for every one inch of trunk diameter at breast height (DBH = 4.5' above soil line), whichever is greater.

A. Min 6' in height steel chain link fence is required unless otherwise approved by the Office of the City Forester (OCF). Steel chain link fence panels or rolls are acceptable.
   1. When chain link panels are installed, anchor to ground or weight with sandbags to hold panels in place.
   2. When chain link rolls are installed, it shall be fastened to heavy duty steel posts with safety caps at minimum five (5) attachment points with 12-gauge wire, including points at top and bottom. Weave wire through top of roll to eliminate sag.
   3. Posts shall be driven 2' to 3' below grade and spaced at max. five to ten foot (5' - 10') o.c. intervals. Fencing must be kept taut at all times.
   4. "Tree Protection Zone" signs shall be placed one (1) per each tree protection zone minimum or more per direction of the OCF; maintain in the location and condition in which approved.
   5. TPZ, including signage, shall be maintained in the location and condition in which approved.
   6. Trunk protection may be required and shall be installed at the direction of the OCF.

Area 2: Canopy Protection
Contact OCF if potential for damage exists and/or if pruning is needed for any clearance issues prior to performing work.

Notes
1. OCF Tree Retention and Protection Specifications shall be followed throughout duration of work.
2. After TPZ is approved;
   A. TPZ shall not be resized, modified, removed, or altered in any manner without prior written approval. TPZ shall be maintained in place as approved until removal is authorized by OCF.
   B. Entrance/access to the TPZ is not permitted without prior written approval from the OCF.
   C. No materials, debris, equipment, or site amenities shall be stored within the TPZ without prior written approval from the OCF.
3. While TPZ fencing is in place, trees shall be deep-root watered at an interval of once every two weeks when temperatures are at or above 40 degrees F. Trees shall be watered at the rate of twenty-five (25) gallons per inch DBH. OCF may ask for proof of watering.
4. Violation of TPZ or damage to protected trees is subject to penalty per City Ordinance.

DENVER THE MILE HIGH CITY	City and County of Denver Office of the City Forester 101 W. Colfax Ave, Denver, CO 80202	Tree Protection Zone - Public Space Fencing Detail	Detail: OCF-TPZ 1 Effective: 4-01-2022

1 OCF TREE PROTECTION DETAIL
1" = 1"

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3	100% CONSTRUCTION DOCUMENTS, REVISION #1	12.12.2025
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1	100% SCHEMATIC DESIGN	10.04.2024

DRAWING ISSUE & REVISION HISTORY

Seal

JOSHUA MATTHEW BROOKS LA.0001157 1/1/2015 Original Date of License STATE OF COLORADO LICENSED LANDSCAPE ARCHITECT

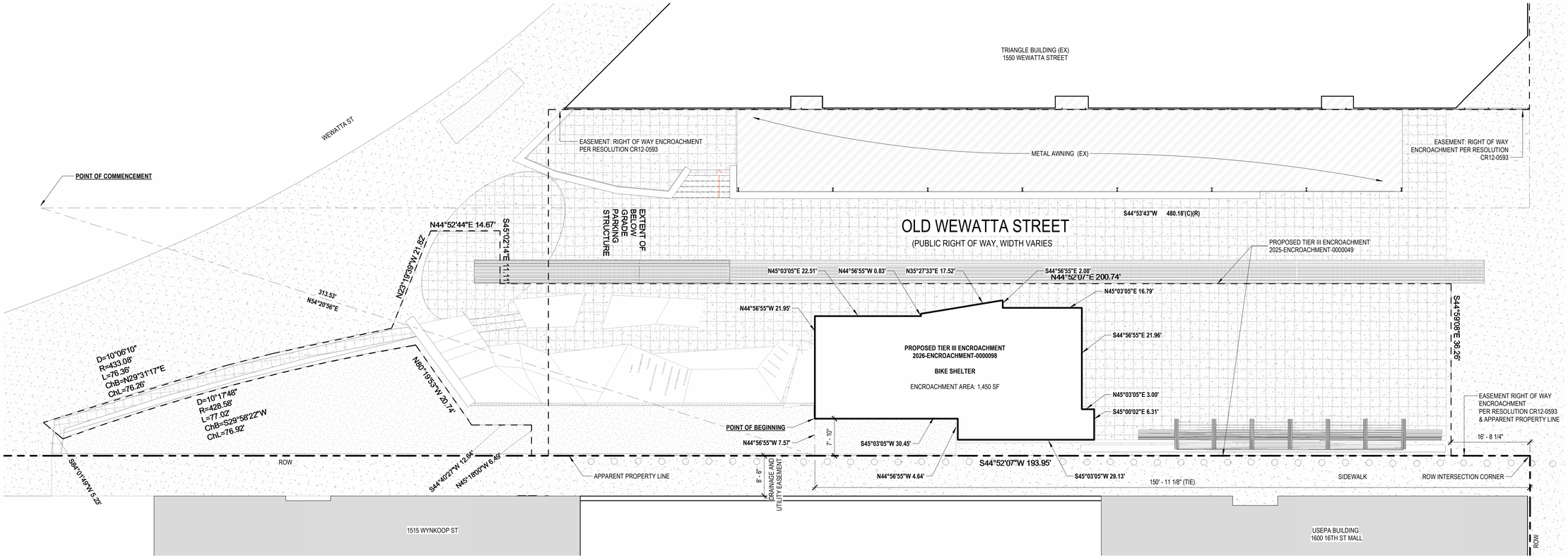
Key Map

Project Title:
PLAZA OF THE AMERICAS RENOVATION

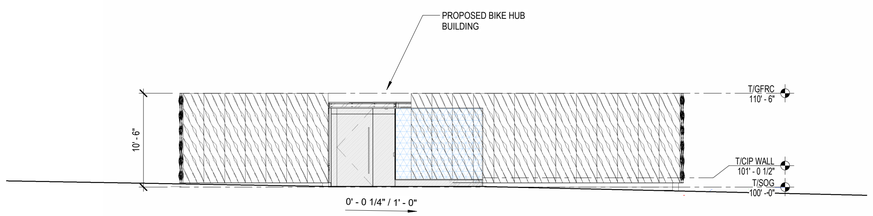
Drawing Title:
PLANTING DETAILS

Sasaki Project No: 38313.00
Drawn By: SB
Checked By: JP, AH
Approved By: JB
Issue Date: 6.10.2026

Drawing No.
L8.06



1 Architectural Site Plan Encroachment
SCALE : 3/32" = 1'-0"



2 North Elevation Easement
SCALE : 1/8" = 1'-0"

PROGRAM COMPARISON TABLE :

PROGRAM	APPROVED	PROPOSED
BIKE STORAGE	1,512 SF	970 SF
STORAGE	281 SF	200 SF
RETAIL	357 SF	N/A
RESTROOMS	553 SF	N/A
# OF BIKES	88 BIKES	70 BIKES

* Similar to the previously approved design, the bike storage and dry storage areas are unconditioned spaces utilizing a stem wall foundation system located over the existing subterranean parking garage.

bld studio

DUS BIKE HUB

1550 WEWATTA ST. DENVER, CO
PLAZA OF THE AMERICAS

CLIENT

DOWNTOWN DENVER
PARTNERSHIP

ARCHITECT

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P. 303.877.4206
E. INFO@BLD-STUDIO.COM

STATUS	ISSUE DATE
100% CD	06/09/2026

REVISION **DATE**

COLORADO LICENSED
MICHAEL ANTONIO BEA
00405230
ARCHITECT

ROW ENCROACHMENT

A1.00

True North / Project North

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DISTRIBUTION AND RACEWAY

MDC	MAIN DISTRIBUTION CENTER (MDC)
	SURFACE MTD PANELBOARD
	RECESSED PANELBOARD
T	TRANSFORMER
	BRANCH CIRCUIT HOMERUN
	CONDUIT CONCEALED IN FLOOR OR UNDERGROUND
	CONDUIT EXPOSED OR CONCEALED IN WALL OR CEILING
	RACEWAY UP
	RACEWAY DOWN
	CAPPED CONDUIT
	CURRENT TRANSFORMER
	CIRCUIT BREAKER SWITCH
	FUSED SWITCH
	GROUNDING ELECTRODE CONDUCTOR
M	METER
GFP	GROUND FAULT PROTECTION

ABBREVIATIONS AND SYMBOLS

A	AMPERE(S)
AC	ABOVE COUNTER
AFF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
AHJ	AUTHORITY HAVING JURISDICTION
AIC	AMPERES INTERRUPTING CAPACITY
ATS	AUTOMATIC TRANSFER SWITCH
BFF	BELOW FINISHED FLOOR
C	CONDUIT
CATV	CABLE TELEVISION
CB	CIRCUIT BREAKER
CCT	CORRELATED COLOR TEMPERATURE
CLG	CEILING
CT	CURRENT TRANSFORMER
DED	DEDICATED CIRCUIT
DISC	DISCONNECT
DW	DISHWASHER
DWG(S)	DRAWING(S)
(E)	EXISTING TO REMAIN
EC	ELECTRICAL CONTRACTOR
EF	EXHAUST FAN
(ER)	EXISTING TO BE RELOCATED
EM	EMERGENCY
EPO	EMERGENCY POWER OFF
EWC	ELECTRIC WATER COOLER
F	FUSE
FLA	FULL LOAD AMPS
G	GROUND
GC	GENERAL CONTRACTOR
GD	GARBAGE DISPOSAL
GFI	GROUND FAULT CIRCUIT INTERRUPTER
GFP	GROUND FAULT PROTECTION
HP	HORSEPOWER
IDF	INTERMEDIATE DISTRIBUTION FACILITY
IG	ISOLATED GROUND
ISC	SHORT CIRCUIT CURRENT
KVA	KILOVOLT AMPERE(S)
KW	KILOWATT(S)
LTG	LIGHTING
MCA	MINIMUM CIRCUIT AMPERE(S)
MCB	MAIN CIRCUIT BREAKER
MDP	MAIN DISTRIBUTION CENTER
MDF	MAIN DISTRIBUTION FACILITY
MLO	MAIN LUGS ONLY
MTS	MANUAL TRANSFER SWITCH
MW	MICROWAVE
NC	NORMALLY CLOSED
NL	NIGHT LIGHT - SEE GENERAL NOTES
NO	NORMALLY OPEN
OAE	OR APPROVED EQUAL
OH	OVERHEAD
P	POLE
PART	PARTIAL CIRCUIT
PH, Ø	PHASE
PNL	PANEL
(R)	REMOVED, EXISTING TO BE REMOVED
RCPT	RECEPTACLE
REF	REFRIGERATOR
(RL)	RELOCATED LOCATION
SPD	SURGE PROTECTION DEVICE
UC	UNDER COUNTER/CABINET
UG	UNDERGROUND
UON	UNLESS OTHERWISE NOTED
V	VOLT(S)
W	WATT(S) OR WIRE
WG	WIRE GUARD
WP	WEATHERPROOF
XFMR	TRANSFORMER
X	POOL EQUIPMENT SCHEDULE NOTATION
X	KITCHEN EQUIPMENT SCHEDULE NOTATION
X / X	MECHANICAL EQUIPMENT SCHEDULE NOTATION
X	DETAIL NOTE
X	DELTA REVISION NOTE
X	ELECTRICAL WIRE SIZE
T1	LIGHTING CONTROLS SEQUENCE OF OPERATION
1 / E300	DETAIL REFERENCE TAG
OBJECT	CENTER LINE DESIGNATION

LIGHTING FIXTURES

$A1_a$	LUMINAIRE TYPE, REFERENCING LUMINAIRE SCHEDULE, TYPICAL ALL FIXTURES. SUBSCRIPT, IF SHOWN, REFERENCES WALL SWITCH OR RELAY/ZONE CONTROL.
	WALL MOUNTED LUMINAIRE
	SURFACE OR PENDANT MOUNTED LUMINAIRE
	RECESSED LUMINAIRE
	DOWNLIGHT LUMINAIRE
	SURFACE CEILING LUMINAIRE
	PENDANT LUMINAIRE
	ARROW INDICATES DIRECTIONAL LUMINAIRE
	MONOPOINT LUMINAIRE
	SURFACE OR PENDANT TRACK LUMINAIRE REFER TO FIXTURE SCHEDULE FOR HEAD QTY.
	LED TAPE LUMINAIRE
	FESTOON LIGHTING
	RECESSED MULTI-HEAD LUMINAIRE
	FLOOR OR TABLE LAMP
	EXIT LUMINAIRE - SHADED INDICATES FACE/ DIRECTIONAL ARROWS AS SHOWN.
	BATTERY PACK EMERGENCY LUMINAIRE
	HATCH INDICATES EMERGENCY LUMINAIRE
K	PORCELAIN KEYLESS LAMP HOLDER
	STEP LIGHT TYPE LUMINAIRE
	IN-GRADE UPLIGHT
	BOLLARD
	PEDESTRIAN POLE OR POST TOP LUMINAIRE
	EXTERIOR AREA LIGHT

WIRING DEVICES

	DUPLEX RECEPTACLE
	FOUR PLEX RECEPTACLE
	SINGLE RECEPTACLE
	COMBO RECEPTACLE/SWITCH
	SWITCHED DUPLEX RECEPTACLE
	SPECIAL PURPOSE RECEPTACLE
	FLOOR MOUNTED SPECIAL PURPOSE RECEPTACLE
	FLOOR MOUNTED RECEPTACLE DUPLEX/QUAD
SR	SURFACE RACEWAY
	CLOCK RECEPTACLE
J	JUNCTION BOX
J	WALL MOUNTED J-BOX
	FLOOR MOUNTED JUNCTION BOX
	MOLDED CASE CIRCUIT BREAKER IN ENCLOSURE
	NON-FUSED DISCONNECT SWITCH
	FUSED DISCONNECT SWITCH
	MAGNETIC CONTROLLER (STARTER)
	COMBINATION STARTER/DISCONNECT SWITCH
HP	MOTOR
R	RELAY
TC	TIME CLOCK
PC	PHOTOCELL
$_{TO}$	THERMAL OVERLOAD SWITCH
$	SINGLE POLE SWITCH
$_3$	3-WAY SWITCH
$_4$	4-WAY SWITCH
$_K$	KEY OPERATED SWITCH
$_D$	DIMMER SWITCH
$_{DOOR}$	RECESSED DOOR SWITCH
X	LIGHTING CONTROL DEVICE. REFER TO DETAILS FOR CONTROL INTENT.

ELECTRICAL GENERAL NOTES

1. THE CONTRACTOR SHALL PROVIDE ALL LABOR AND MATERIAL NECESSARY FOR A COMPLETE AND FUNCTIONING ELECTRICAL SYSTEM.
2. MATERIALS AND INSTALLATION SHALL COMPLY WITH CODES, LAWS AND ORDINANCES OF FEDERAL, STATE AND LOCAL GOVERNING BODIES HAVING JURISDICTION.
3. MATERIALS AND EQUIPMENT SHALL BE LISTED AND/OR LABELED BY U.L., ETL, CSA OR ANOTHER RECOGNIZED TESTING LAB.
4. ALL WORK REQUIRED FOR THE INSTALLATION AS SHOWN ON DRAWINGS INCLUDING LABOR, EQUIPMENT AND MATERIALS SHALL BE IN STRICT COMPLIANCE WITH THE BUILDING STANDARDS, EXCEPT AS NOTED OTHERWISE.
5. THE CONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS, GOVERNMENTAL FEES, TAXES AND LICENSES NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE ELECTRICAL WORK.
6. THE CONTRACTOR SHALL PREPARE AND SUBMIT TO GOVERNMENTAL AGENCIES AND UTILITY COMPANIES SHOP DRAWINGS, WHICH ARE REQUIRED BY THESE AGENCIES, FOR THEIR APPROVAL.
7. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER/OWNER OF ANY MATERIALS OR APPARATUS BELIEVED TO BE INADEQUATE, UNSUITABLE, IN VIOLATION OF LAWS, ORDINANCES, RULES OR REGULATIONS OF AUTHORITIES HAVING JURISDICTION.
8. FOR ALL JOBS THAT INCLUDE DEMOLITION WORK BY THE ELECTRICAL CONTRACTOR, DURING AND AFTER DEMOLITION, EC SHALL MAINTAIN CIRCUIT CONTINUITY TO ALL EXISTING DEVICES THAT ARE TO REMAIN. EC SHALL REMOVE, RELOCATE, AND/OR REWORK ANY CONDUIT AND WIRING TO FACILITATE THE NEW CONSTRUCTION SCOPE OF WORK. FOR ALL LUMINAIRES THAT ARE EXISTING TO REMAIN OR EXISTING TO BE RELOCATED, EC SHALL CLEAN LENSES AND REPLACE ALL EXTINGUISHED LAMPS, UON.
9. THE CONTRACTOR SHALL CAREFULLY EXAMINE THE CONTRACT DOCUMENTS, VISIT THE SITE, AND THOROUGHLY BECOME FAMILIAR WITH THE BUILDING STANDARDS AND LOCAL CONDITIONS RELATING TO THE WORK. FAILURE TO DO SO WILL NOT RELIEVE THE CONTRACTOR OF THE OBLIGATIONS OF THE CONTRACT.
10. ALL MATERIALS, AND EQUIPMENT SHALL BE ERECTED, INSTALLED, CONNECTED, CLEANED, ADJUSTED, TESTED, CONDITIONED, AND PLACED IN SERVICE IN ACCORDANCE WITH THE MANUFACTURER'S DIRECTIONS AND RECOMMENDATIONS.
11. ALL CUTTING, DRILLING AND PATCHING OF MASONRY, STEEL OR IRON WORK BELONGING TO THE BUILDING MUST BE DONE BY THIS CONTRACTOR IN ORDER THAT THEIR WORK MAY BE PROPERLY INSTALLED, BUT UNDER NO CONDITIONS MAY STRUCTURAL WORK BE CUT, EXCEPT AT THE DIRECTION OF THE ARCHITECT-DESIGNER OR THEIR REPRESENTATIVE.
12. E.C. IS TO REFER TO ARCHITECTURAL PLANS AND SPECIFICATIONS FOR ALL FIRE RATED PENETRATION INSTALLATION REQUIREMENTS. E.C. IS TO NOTIFY ENGINEER AND ARCHITECT PRIOR TO INSTALLING ANY FIXTURES WITHIN A FIRE RATED CEILING OR WALL. FIRE RATING MUST BE MAINTAINED FOR THIS TYPE OF INSTALLATION WITH DRYWALL TENTING.
13. E.C. SHALL PROVIDE COORDINATION STUDY OF NEW AND/OR NEW GEAR COMBINED WITH EXISTING GEAR DURING THE SUBMITTAL PROCESS.
14. SHOP DRAWINGS SHALL INCLUDE MANUFACTURER'S NAMES, CATALOG NUMBERS, CUTS, DIAGRAMS AND OTHER SUCH DESCRIPTIVE DATA AS MAY BE REQUIRED TO IDENTIFY AND REVIEW THE EQUIPMENT. SUBMITTALS SHALL BE IN LOGICAL GROUPS, FOR EXAMPLE, ALL LIGHTING FIXTURES, PARTIAL SUBMITTALS WILL NOT BE REVIEWED.
15. SUBMIT ELECTRONIC COPIES OF THE FOLLOWING SHOP DRAWINGS FOR REVIEW:
    A. PANELBOARDS AND METERING EQUIPMENT
    B. DISCONNECTS
    C. LIGHT FIXTURES
    D. LIGHTING CONTROLS
    E. PROVIDE "AS-BUILT" DRAWINGS AND SUBMIT TO ARCHITECT/DESIGNER.
16. ALL MATERIAL, EQUIPMENT, WIRING DEVICES, ETC. SHALL BE NEW, UNLESS SPECIFICALLY INDICATED AS EXISTING TO BE REUSED.
17. CONTRACTOR SHALL OBTAIN AND VERIFY EXACT UTILITY COMPANY DRAWINGS AND REQUIREMENTS. ELECTRICAL CONTRACTOR IS TO SUBMIT A COMPLETE CONSTRUCTION DRAWING SET TO THE ELECTRICAL UTILITY COMPANY WITHIN 10 DAYS OF AWARD OF CONTRACT. COORDINATE TIMELINE OF THE REVIEW, APPROVAL, ALL ASSOCIATED DOWN TIME, CONSTRUCTION SCHEDULING, DELIVERY, AND INSTALLATION OF THE UTILITY TRANSFORMER. NOTIFY OWNER OF SCHEDULING CONFLICTS.
18. ALL NEW CIRCUIT BREAKERS FOR NEW OR EXISTING PANELBOARDS SHALL MATCH EXISTING BUILDING PANELBOARD MANUFACTURER AND BREAKER TYPE. THE CONTRACTOR SHALL PROVIDE NEW TYPE WRITTEN PANEL DIRECTORIES FOR ALL NEW PANELS AND EXISTING PANELS WHICH HAVE CHANGED. PANELBOARD SHALL BE MARKED WHERE THE SOURCE OF POWER SUPPLY ORIGINATES, AND IF SERIES COMBINATION SYSTEMS ARE UTILIZED AND THEIR LISTED AMPERE RATING.
19. DO NOT SHARE NEUTRAL CONDUCTORS FOR MULTIWIRE BRANCH CIRCUITS. WHERE SHARED NEUTRAL CONDUCTORS ARE REQUIRED (SUCH AS POWERED FURNITURE SYSTEMS), HANDLE TIES SHALL BE PROVIDED ON THE CIRCUIT BREAKERS, WITH SHARED NEUTRALS, SUCH THAT IT WILL SIMULTANEOUSLY DISCONNECT ALL UNGROUNDED CONDUCTORS. ALL HANDLE TIES ARE REQUIRED TO BE INDICATED ON THE PANELBOARD SHOP DRAWINGS.
20. SHOULD ACTUAL FIELD CONDITIONS REQUIRE INDICATED CIRCUIT DESIGNATIONS TO VARY, INDICATE THE CIRCUIT NUMBER USED ON THE "AS-BUILT" DRAWINGS.
21. ALL SERVICE EQUIPMENT (OTHER THAN IN DWELLING UNITS) SHALL BE LEGIBLY MARKED IN THE FIELD BY THE ELECTRICAL CONTRACTOR WITH THE MAXIMUM AVAILABLE FAULT CURRENT AS INDICATED WITHIN THESE DOCUMENTS. THE FIELD MARKING(S) SHALL COMPLY WITH ELECTRICAL SPECIFICATIONS FOR READABILITY AND DURABILITY.
22. PROVIDE COMPLETE METAL RACEWAY SYSTEMS AND ENCLOSURES FOR ALL WIRING THROUGHOUT THE EXTENT OF THE REQUIRED DISTRIBUTION SYSTEM.
    A. UTILIZE RIGID POLYVINYL CHLORIDE CONDUIT (PVC) IN THE FOLLOWING LOCATIONS:
       A.A. UNDERGROUND
    B. UTILIZE ELECTRICAL METALLIC TUBING (EMT), MINIMUM SIZE OF 3/4", IN THE FOLLOWING LOCATIONS:
       B.a. SERVICE & FEEDERS
       B.b. POWER CIRCUIT HOMERUN
       B.c. BRANCH CIRCUITS IN CONCEALED OR EXPOSED LOCATIONS
       B.d. TELEPHONE/DATA/CATV ROUGH-IN
    C. UTILIZE METAL-CLAD CABLE (MC) IN THE FOLLOWING LOCATIONS:
       C.A. BRANCH CIRCUIT IN CONCEALED LOCATIONS
       C.B. FINAL CONNECTION TO RECESSED LIGHTING FIXTURES
       C.C. FINAL CONNECTION TO STEP-DOWN TRANSFORMERS
24. ALL NEW CIRCUITS SHALL HAVE A GROUND WIRE INSTALLED.
25. ALL WIRING NOT INSTALLED IN CONDUIT AND INSTALLED IN THE CEILING SPACE SHALL BE PLENUM RATED.
26. ELECTRICAL CONTRACTOR SHALL PROVIDE ALL SPECIAL OUTLET BOXES THAT MAY BE REQUIRED TO ENCLOSE RECEPTACLES.
27. EACH SWITCH, LIGHT, RECEPTACLE AND OTHER MISCELLANEOUS DEVICE SHALL BE PROVIDED WITH A GALVANIZED OR PRESSED STEEL OUTLET BOX OF THE KNOCKOUT TYPE, OF NOT LESS THAN NO. 14 U.S. GAUGE STEEL. CONDUITS SHALL BE FASTENED WITH LOCKNUTS AND BUSHINGS AND ALL UNUSED KNOCKOUTS MUST BE LEFT SEALED. THERE MUST BE SUFFICIENT ROOM FOR WIRES AND BUSHINGS AND DEEP BOXES SHALL BE INSTALLED WHERE REQUIRED. BOXES SHALL BE SECURELY AND ADEQUATELY SUPPORTED.
28. IN EXPOSED AND SUSPENDED CEILING APPLICATIONS, ROUTE CONDUIT AS CLOSE TO STRUCTURAL SLAB OR DECK AS POSSIBLE, AND SUPPORT CONDUIT AND JUNCTION BOXES DIRECTLY FROM THE STRUCTURAL SLAB, DECK, OR FRAMING PROVIDED FOR THAT PURPOSE. LIGHTING BRANCH CIRCUIT CONDUITS SHALL NOT BE CLIPPED TO THE CEILING SYSTEM UNLESS IT HAS BEEN SPECIFICALLY DESIGNED FOR THAT PURPOSE.
29. ALL EXPOSED CONDUIT SHALL BE CONCEALED TO THE GREATEST EXTENT POSSIBLE, AND SHALL BE INSTALLED PARALLEL AND CLOSE TO STRUCTURAL MEMBERS. GENERAL CONTRACTOR SHALL PAINT CONDUIT TO MATCH ADJACENT FINISHES.
30. WHERE FLOOR FITTINGS REQUIRE PENETRATION OF THE FLOOR SLAB, THEY SHALL BE STANDARD DEVICE LISTED BY UL FOR THE PURPOSE AND HAVE A UL FIRE RATING EQUAL TO THE FLOOR RATING. FLOOR SERVICE BOXES SHALL BE MODULAR, ADJUSTABLE FLUSH TYPE, DUAL SERVICE UNITS SUITABLE FOR WIRING METHOD USED. COMPARTMENT BARRIERS SHALL SEPARATE POWER FROM LOW VOLTAGE CABLING. PROVIDE RECTANGULAR SERVICE PLATE WITH SATIN FINISH.
31. ALL RECEPTACLES SHALL BE SPECIFICATION GRADE NEMA 5-20R, UNLESS OTHERWISE NOTED.
32. ALL LIGHT SWITCHES SHALL BE SPECIFICATION GRADE, QUIET OPERATION RATED 120/277 VOLT, 20 AMPS, UNLESS OTHERWISE NOTED.
33. ALL FACE PLATE AND DEVICE COLORS SHALL BE APPROVED BY ARCHITECT OR OWNER/LEASE.
34. LUMINAIRES SHOWN AS SHADED SHALL BE PROVIDED WITH EMERGENCY BATTERY BACKUP POWER. EMERGENCY LUMINAIRES SHALL SENSE UNSWITCHED POWER TO THE SPACE AND OPERATE AUTOMATICALLY UPON LOSS OF NORMAL POWER. ALL SHADED LUMINAIRES WITH LED SOURCES SHALL BE PROVIDED WITH 90 MINS OF BACKUP POWER VIA INTEGRAL BATTERY OR EXTERNAL MINI/MICRO INVERTERS AS SPECIFIED IN THE LUMINAIRE SCHEDULE. ALL EMERGENCY LUMINAIRES WITH INTEGRAL BATTERY, EMERGENCY LIGHTING UNITS, AND INVERTERS SHALL HAVE INTEGRAL OR REMOTE TEST SWITCHES WITH VISIBLE INDICATOR LIGHTS, AS INDICATED IN THE FIXTURE SCHEDULE. THE EMERGENCY BATTERY OR INVERTER SHALL BE CONNECTED TO THE UNSWITCHED LEG OF THE LIGHTING CIRCUIT INDICATED TO DETECT THE LOSS OF NORMAL POWER.
35. CIRCUIT ALL EMERGENCY LIGHTING UNITS (FROG EYES) AND EXIT SIGNS TO NEAREST LOCAL AREA LIGHTING BRANCH CIRCUIT AHEAD OF ALL SWITCHLEGS, UNLESS OTHERWISE NOTED.
36. UNLESS OTHERWISE NOTED, LUMINAIRES DESIGNATED AS NIGHT LIGHT (NL) SHALL BE CONNECTED AHEAD OF LOCAL SWITCHING AND REMAIN ON 24 HOURS A DAY.
37. ALL DIMMED LIGHTING CIRCUITS ARE TO RECEIVE DEDICATED NEUTRALS. DO NOT SHARE NEUTRALS ON DIMMED LIGHTING CIRCUITS.
38. PROVIDE OWNER WITH A COMPLETE LISTING OF ALL LAMPS UTILIZED ON THE PROJECT INCLUDING MANUFACTURER AND CATALOG INFORMATION. PROVIDE A SUGGESTED SOURCE, INCLUDING CONTACT NAME AND PHONE NUMBER, FOR REORDERING.
39. THE CONTRACTOR SHALL VERIFY THE CEILING TYPE BEFORE ORDERING LIGHTING FIXTURES.
40. ROUGH-IN FOR MECHANICAL EQUIPMENT SHALL ONLY OCCUR AFTER MECHANICAL EQUIPMENT SUBMITTALS ARE THOROUGHLY REVIEWED FOR CHANGES. NOTIFY ENGINEER OF ANY DISCREPANCIES.
41. THE POWER AND CONTROL REQUIREMENTS FOR ALL EQUIPMENT CONNECTIONS SHALL BE CONFIRMED WITH APPROVED SHOP DRAWINGS PRIOR TO ELECTRICAL ROUGH-IN. FINAL POWER REQUIREMENTS, DIMENSIONED ROUGH-IN LOCATIONS, LOW VOLTAGE SYSTEM CONNECTIONS, ETC. SHALL BE CONFIRMED AND MODIFIED AS REQUIRED.
42. ALL DEVICES IN OR ABOVE COUNTERS SHALL HAVE LOCATIONS AND MOUNTING HEIGHTS CONFIRMED WITH ARCHITECTURAL ELEVATIONS & OWNER PRIOR TO ROUGH-IN. ANY ADJUSTMENTS TO MOUNTING HEIGHTS REQUIRED BY LACK OF COORDINATION WILL BE AT THE CONTRACTOR'S EXPENSE.
43. ALL EXISTING ELECTRICAL SERVICES NOT SPECIFICALLY INDICATED TO BE REMOVED OR ALTERED SHALL REMAIN AS THEY PRESENTLY EXIST.
44. G.C. SHALL INCLUDE IN THEIR COST THE REMOVAL OF ALL EXISTING ELECTRICAL DEVICES, CONDUITS, FIXTURES AND EQUIPMENT. TURN EQUIPMENT OVER TO OWNER AS INDICATED OR RECYCLE/DISCARD ALL EQUIPMENT AS REQUIRED. E.C. SHALL BE RESPONSIBLE FOR DISCONNECTING PRIMARY SERVICE AND TEMPORARY POWER.
45. IDENTIFY EACH RECEPTACLE WITH PANELBOARD IDENTIFICATION AND CIRCUIT NUMBER. USE HOT, STAMPED, OR ENGRAVED MACHINE PRINTING WITH BLACK-FILLED LETTERING ON FACE OF PLATE, AND DURABLE WIRE MARKERS OR TAGS INSIDE OUTLET BOXES.
46. UNLESS OTHERWISE NOTED, ALL GFCI RECEPTACLES SHALL HAVE TEST/RESET SWITCHES INTEGRAL TO RECEPTACLE DEVICE.

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No.	Description	Date
3	100% CONSTRUCTION DOCUMENTS	2.23.2026
2	100% DESIGN DEVELOPMENT	11.04.2024
1	100% SCHEMATIC DESIGN	10.04.2024

DRAWING ISSUE & REVISION HISTORY

Seal

COLORADO REGISTERED PROFESSIONAL ENGINEER 35717 05/28/2026

Key Map

Project Title:

PLAZA OF THE AMERICAS RENOVATION

Drawing Title:

ELECTRICAL COVERSHEET

Sasaki Project No: **38313.00**
Drawn By: **SB**
Checked By: **JP, AH**
Approved By: **JB**
Issue Date: 2.23.2026

Drawing No.

E0.00

KEYNOTE LEGEND

KEY VALUE	
1.	EXISTING DUPLEX CIRCUITED TO EXISTING PANEL 'L1' ON CIRCUIT #21. EC TO REPLACE EXISTING DUPLEX AND RECIRCUIT TO NEW PANEL 'L1A'. PROVIDE WITH WHILE-IN-USE WP COVER.
2.	EXISTING DUPLEX CIRCUITED TO EXISTING PANEL 'L1' ON CIRCUIT #19. EC TO RECIRCUIT EXISTING DUPLEX TO PANEL 'L1A'. EC TO REPLACE ANY BROKEN COVERPLATES AND PROVIDE WEATHER PROOF COVER.
3.	EXISTING SELUX OLIVIO FIXTURE SHALL BE RELOCATED (RL) OR REMAIN IN EXISTING LOCATION (E) AS SHOWN ON PLAN. EC TO MAINTAIN EXISTING CIRCUIT TO LIGHT FIXTURE.
4.	EXISTING WE-EF ESC130 INGRADE FIXTURES TO REMAIN.
5.	DRIVER FOR TAPELIGHT ALONG FENCE TO BE SURFACE MOUNTED ON BACK SIDE OF EXISTING CONCRETE WALL AS SHOWN ON PLAN. EC TO SURFACE MOUNT CONDUIT FROM DRIVER AND NEATLY ROUTE THROUGH FENCE TO SURFACE MOUNTED TAPELIGHT. TAPELIGHT TO BE MOUNTED IN J MOUNTING BRACKET ON TOP OF EXISTING CONCRETE WALL SO THE LIGHT GRAZES THE FENCE. EC TO COORDINATE EXACT MOUNTING OF J BRACKET WITH ARCHITECT.
6.	PROVIDE 120V, 20A POWER FOR TRANSIT DEPARTURE TIME LED BOARD. CONDUIT SHALL BE ROUTED THROUGH THE CEILING PLENUM AND STUB DOWN TO LED BOARD. EC TO COORDINATE EXACT LOCATION AND POWER REQUIREMENTS WITH ARCHITECT PRIOR TO ROUGH-IN.
7.	LOCATION OF REMOTE DRIVER SHOWN FOR INTENT OF QUANTITY ONLY, LOCATION IS APPROXIMATE. EC SHALL LOCATE DRIVER IN A NEARBY IN-GRADE BOX WITH SLOTS FOR PROPER VENTILATION. EC SHALL COORDINATE EXACT MOUNTING ENCLOSURE SPECIFICATION AND FINISH WITH THE ARCHITECT. EC SHALL COORDINATE MAXIMUM DISTANCE REQUIREMENTS WITH DRIVER MANUFACTURER PRIOR TO INSTALLATION.
8.	PROVIDE 120V, 20A POWER FOR CARD READER. EC TO COORDINATE POWER REQUIREMENTS WITH LOW VOLTAGE CONTRACTOR. EC TO COORDINATE EXACT LOCATION WITH ARCHITECT PRIOR TO ROUGH-IN.
9.	RECOMMENDED LOCATION FOR REMOTE DRIVER. EC SHALL COORDINATE MAXIMUM DISTANCE REQUIREMENTS WITH DRIVER MANUFACTURER PRIOR TO INSTALLATION.
10.	RECESSED LINEAR LED FIXTURE TO BE MOUNTED AT THE SEAMS OF THE CLT CEILING PANELS. REFER TO ARCHITECTURAL REFLECTED CEILING PLAN FOR EXACT MOUNTING LOCATION.
11.	LINEAR LED FIXTURE SHALL BE MOUNTED BETWEEN STEEL CROSSBRACING AND GRFC SCREEN. REFER TO WALL SECTIONS ON ARCHITECTURAL DRAWINGS FOR EXACT MOUNTING LOCATION.
12.	LED TAPELIGHT TO BE MOUNTED IN J MOUNTING BRACKET ON SURFACE OF PLAYSCAPE. EC TO COORDINATE EXACT MOUNTING OF J BRACKET WITH ARCHITECT. EC TO COORDINATE CONDUIT ROUTING TO TAPELIGHT WITH ARCHITECT.
13.	LED FACADE WASH FIXTURE TO BE FLUSH WITH TOP OF NEW POURED CONCRETE WALL AND AIMED TO WASH CURVED TRELLIS FEATURE. EC TO COORDINATE FIXTURE MOUNTING WITH ARCHITECT. EC SHALL CONFIRM MOUNTING OF REMOTE DRIVERS ON THE BACKSIDE OF THE CONCRETE WALL WITH ARCHITECT.
14.	FLUSH LINEAR LED FIXTURE TO LIGHT MOSAIC TILE MURAL. FIXTURE SHALL BE INSTALLED WITHIN THE HARDSCAPE IN FRONT OF THE MURAL. REFER TO ARCHITECTURAL DRAWINGS FOR MOUNTING DETAILS. FIXTURES SHALL BE AIMED TO CROSS BEAMS AND EVENLY ILLUMINATE THE MURAL. EC SHALL COORDINATE EXACT LOCATION WITH ARCHITECT.
15.	EC SHALL PROVIDE 120V, 20A POWER FOR SARIS INFRASTRUCTURE EBIKE CHARGING POWER POST(34102). CONFIRM EXACT MODEL NUMBER AND FINISH WITH ARCHITECT PRIOR TO PROCUREMENT. CONFIRM EXACT POWER RQEUIREMENTS WITH APPROVED SHOP DRAWINGS. CONFIRM EXACT LOCATION WITH ARCHITECT PRIOR TO ROUGH-IN.
16.	EC SHALL PROVIDE H-FRAME STRUCTURE TO MOUNT ELECTRICAL EQUIPMENT. CONFIRM EXACT LOCATION WITH ARCHITECT PRIOR TO ROUGH-IN.
17.	LED SPOT FIXTURE TO UPLIGHT TREES. COORDINATE EXACT LOCATION WITH ARCHITECT.
18.	APPROXIMATE LOCATION OF PLAZA DMX CONTROLLER TOUCHSCREEN. REFER TO DETAIL #2/E2.00 FOR ADDITIONAL INFORMATION.
19.	CONTRACTOR SHALL CAREFULLY REVIEW AND PROPOSE INTERNAL ROUTING/PATHWAY FROM FIRST FLOOR ELECTRICAL ROOM TO EXTERIOR WITH BUILDING MANAGEMENT PRIOR TO WORK COMMENCE. DESIGN INTENT IS TO ROUTE THROUGH PARKING GARAGE IF POSSIBLE TO LIMIT IMPACT TO EXISTING FINISHES ON FIRST FLOOR. CONTRACTOR SHALL CARRY ALLOWANCE TO SUPPORT SITE VISIT, AND FOR MINOR MODIFICATIONS AS REQUIRED TO ACCOMMODATE PROPOSED ROUTE. EXPOSED CONDUIT WITHIN LOBBY WILL NOT BE PERMITTED. PROVIDE COORDINATION DRAWINGS FOR REVIEW PRIOR TO WORK COMMENCE FOR PROPOSED PATHWAY AND IMPACTS.
20.	CONTRACTOR SHALL COORDINATE ROUTING BETWEEN ELECTRICAL PANEL IN TRIANGLE BUILDING (MAIN FLOOR ELECTRICAL ROOM, PANEL 'L1') FOR ROUTE TO NEW PANEL 'L1A' AT BIKE BUILDING. COORDINATE WITH GC FOR CAREFUL REMOVAL AND SALVAGE OF PAVERS FOR REINSTALLATION TO ALLOW FOR TRENCHING. COORDINATE TRENCHING WITH BRANCH CIRCUITING FOR SITE DEVICES. EC SHALL PROVIDE JUNCTION BOXES AS REQUIRED, AND COORDINATE WUNDERCOVERS WITH LANDSCAPE FOR ACCESS POINTS. PROVIDE COORDINATION DRAWING FOR REVIEW PRIOR TO WORK COMMENCE FOR PROPOSED PATHWAY AND ACCESS POINTS. REGION SHOWN IS FOR DESIGN INTENT CONSIDERATIONS.

GENERAL NOTES

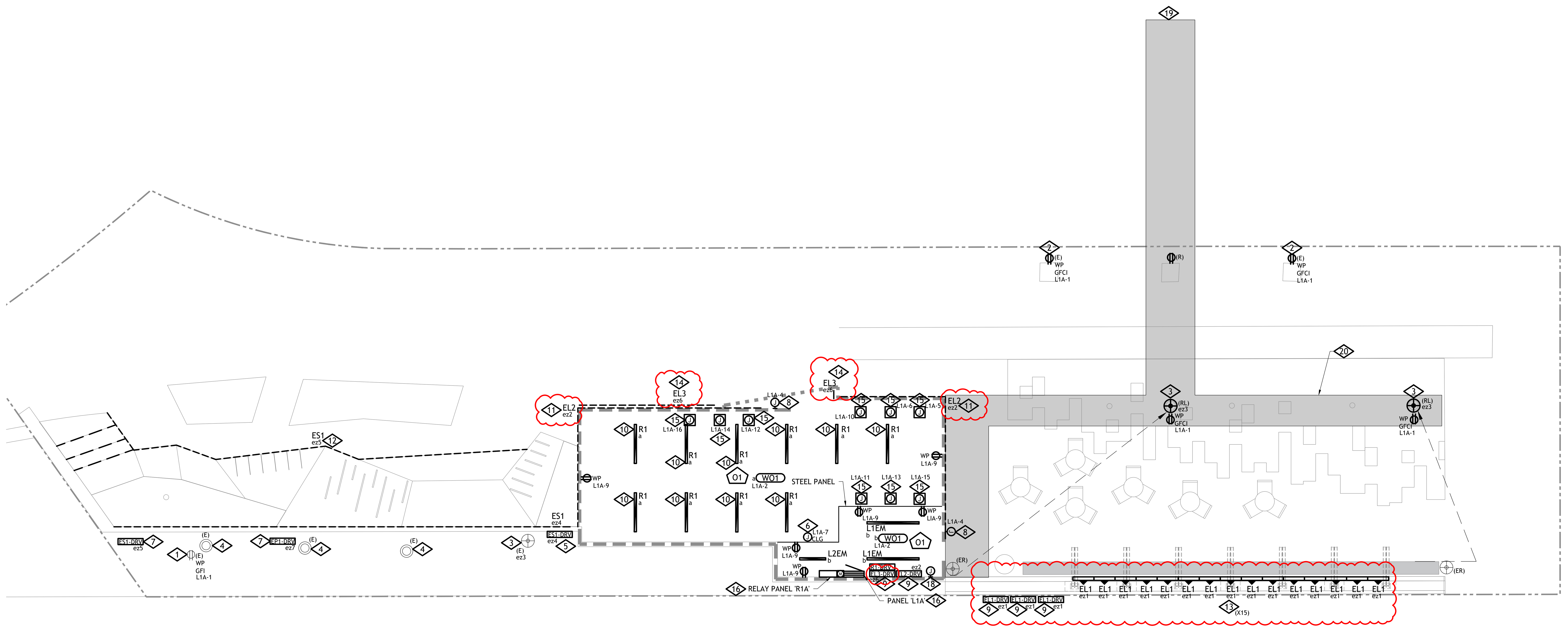
A. PANEL 'L1' IS LOCATED IN THE TRIANGLE BUILDING IN THE FIRST FLOOR ELECTRICAL ROOM.

B. 'PLAZA SPACE IS INTENDED TO UTILIZE DIGITAL MULTIPLEX (DMX) CONTROLS FOR CONTROL OF ZONES ez4 AND ez5. EC SHALL PROVIDE PRICING FOR ALL PARTS AND PIECES NEEDED FOR A FULLY FUNCTIONAL DMX CONTROL SYSTEM IN THIS SPACE INCLUDING A DMX CONTROLLER LOCATED IN THE BIKE STORAGE STRUCTURE FOR OWNER SETTING AND SELECTION OF PRESET SCENES.

C. ALL WP COVERS FOR DEVICES SHALL BE TAYMAC EXTRA DUTY AND LOCKABLE.

D. MINIMUM WIRE SIZE IS #12 CU FOR A 120V, 20A CIRCUIT. EC SHALL PROVIDE WIRE AS REQUIRED TO ACCOMMODATE FINAL RUN LENGTH TO MAINTAIN VOLTAGE DROP AT 3% OR LESS FOR BRANCH CIRCUITS, AND LESS THAN 5% OVERALL FROM END-USE LOAD BACK TO NEAREST TRANSFORMER (E.G. LOCAL STEP-DOWN OR BUILDING SERVICE). THE FOLLOWING CIRCUIT LENGTHS AND WIRE SIZES ARE RECOMMENDATIONS TO MAINTAIN 3% VOLTAGE DROP ASSUMING A CALCULATED LOAD AT 50% OF THE RATED CIRCUIT OCPD (E.G. 10A ON A 20A CIRCUIT):
<90 FT = #12 CU,
90 FT THRU 145 FT = #10 CU,
145 FT THRU 230 FT = #8 CU,
230 FT THRU 365 FT = #6 CU.

EQUIPMENT GROUND CONDUCTOR SHALL ALSO BE UPSIZED FOR VOLTAGE DROP AS REQUIRED BY NEC 250.122(G).



1 | ELECTRICAL SITE PLAN
E1.00 | SCALE: 1"=10'

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DRAWING ISSUE & REVISION HISTORY

Seal
COLORADO REGISTERED JON BROOKS 35717 05/28/2026 PROFESSIONAL ENGINEER

Key Map

Project Title:
PLAZA OF THE AMERICAS RENOVATION

Drawing Title:
ELECTRICAL SITE PLAN

Sasaki Project No: **38313.00**
Drawn By: **SB**
Checked By: **JP, AH**
Approved By: **JB**
Issue Date: 2.23.2026

Drawing No. E1.00

Plot Date: 3/26/2026 File: j:\6757.00 - trailtracks plaza\Elec\6757.00 - Tailtracks Plaza - Electrical Site Plan.dwg Saved By: RPeterson

PANEL 'L1A'

VOLTAGE L-L: 208 | 121 | BIKE STORAGE
VOLTAGE L-N: 120 | BUS RATING: 100 AMPS
TYPE: 3PH/4W | MAIN CB: 60
MOUNTING: SURFACE | FED FROM: L1
NOTES: NEW PANEL | AIC RATING: FULLY RATED AT LEAST EQUAL TO: 10K AIC

CIR. NO	LOAD TYPE	LOAD VA	LOAD DESCRIPTION (NOTE N#)	CIRCUIT BREAKER POLE	TRIP	TYPE	BUS	CIRCUIT BREAKER TYPE	TRIP	POLE	LOAD DESCRIPTION (NOTE N#)	LOAD VA	LOAD TYPE	CIR NO
1	R	720	EXTERIOR RECPTS	1	20A		A		20A	1	BIKE STORAGE INT LTG	570	L	2
3	L	475	EXTERIOR PLAZA LTG	1	20A		B		20A	1	BIKE STRG CARD READERS	500	E	4
5	E	1000	BIKE STRG EBIKE CHRGR	1	20A	GFCI	C	GFCI	20A	1	BIKE STRG EBIKE CHRGR	1000	E	6
7	E	600	BIKE LED TRANSIT BOARD	1	20A		A		20A	1	EXTERIOR PLAZA LTG	157	E	8
9	R	1080	BIKE STORAGE RECPTS	1	20A	GFCI	B	GFCI	20A	1	BIKE STRG EBIKE CHRGR	1000	E	10
11	E	1000	BIKE STRG EBIKE CHRGR	1	20A	GFCI	C	GFCI	20A	1	BIKE STRG EBIKE CHRGR	1000	E	12
13	E	1000	BIKE STRG EBIKE CHRGR	1	20A	GFCI	A	GFCI	20A	1	BIKE STRG EBIKE CHRGR	1000	E	14
15	E	1000	BIKE STRG EBIKE CHRGR	1	20A	GFCI	B	GFCI	20A	1	BIKE STRG EBIKE CHRGR	1000	E	16
17			SPARE	1	20A		C		20A	1	SPARE			18
19			SPARE	1	20A		A		20A	1	SPARE			20
21			BUSSED SPACE	--	--		B		--	--	BUSSED SPACE			22
23			BUSSED SPACE	--	--		C		--	--	BUSSED SPACE			24

LOAD TYPE: L=LIGHTING, R=RECEPTACLE, M=MOTOR, LM=LARGEST MOTOR, E=EQUIPMENT, KE=KITCHEN EQUIPMENT, C=CONTINUOUS, S=SUBFEED PANEL
CB TYPE: GFCI=5mA GROUND FAULT CIRCUIT INTERRUPTER, GFEP=30mA GROUND FAULT PROTECTION FOR EQUIPMENT, AFCI=ARC FAULT CIRCUIT INTERRU
CAFCI=COMBINATION ARC FAULT & 5mA GROUND FAULT CIRCUIT INTERRUPTER, ST=SHUNT TRIP, HT#=HANDLE TIE WITH GROUPING #
HC=HANDLE CLAMP FOR LOCKING IN ON/OFF POSITION, LOCK=PERMANENTLY LOCKABLE BREAKER

LOAD TYPE:	LOAD	MULT	DEMAND LOAD
LIGHTING:	1045	1.25	1306 VA
RECEPTACLE:	1800	1.0	1800 VA
OVER 10K	0	0.5	0 VA
MOTOR:	0	1.0	0 VA
LGST MOTOR:	0	1.25	0 VA
EQUIPMENT:	10257	1.0	10257 VA
KITCH EQUIP:	0	0	0 VA
CONTINUOUS	0	1.25	0 VA
SUBFEED PNL:	0	1.0	0 VA

TOTAL CONNECTED LOADS

	A	B	C
VA	4047	5055	4000

TOTAL DEMAND LOADS

	A	B	C
VA	4190	5174	4000
AMPS	35	43	33

TOTAL ON PANEL: 13 KVA, 37 AMPS

NOTES:

PANEL 'L1'

VOLTAGE L-L: 208 | LOCATION:
VOLTAGE L-N: 120 | BUS RATING: 100 AMPS
TYPE: 3PH/4W | MAIN CB: 100
MOUNTING: SURFACE | FED FROM: H1
NOTES: EXISTING PANEL | AIC RATING: FULLY RATED AT LEAST EQUAL TO: 10K AIC

CIR NO	LOAD TYPE	LOAD VA	LOAD DESCRIPTION (NOTE N#)	CIRCUIT BREAKER POLE	TRIP	TYPE	BUS	CIRCUIT BREAKER TYPE	TRIP	POLE	LOAD DESCRIPTION (NOTE N#)	LOAD VA	LOAD TYPE	CIR NO
1			N1. MAIN LOBBY TV DISPLAY	1	20A		A		20A	1	ENG. OFFICE RECEPTS N1.			2
3			N1. EF-IT	1	20A		B		20A	1	ENG. OFFICE RECEPTS N1.			4
5			N1. MAIN ENTRY MTRS/DRS	1	20A		C		20A	1	ENG. OFFICE RECEPTS N1.			6
7			N1. SPARE	1	20A		A		20A	1	ADING DOCK & MAIL REC N1.			8
9			N1. SPARE	1	20A		B		20A	1	FIRE CMAND CNTR REC N1.			10
11			N1. SPARE	1	20A		C		20A	1	FIRE CMAND CNTR REC N1.			12
13			N1. FCU-1.01	1	20A		A		20A	1	ELEC,TRASH REC,EF-1.04 N1.			14
15			N1. FCU-1.03	1	20A		B		20A	1	CK ENTRY MOTOR DOOR N1.			16
17			N1. FCU-1.02	1	20A		C		20A	1	F-1.02 UH-1.04 & CUH-1.04 N1.			18
19			N2. NEW SPARE	1	20A		A		20A	1	F101,CUH101,03,UH1 01-03 N1.			20
21			N2. NEW SPARE	1	20A		B		20A	1	TRASH COMPACT CNTRLS N1.			22
23			N1. EWH-1.01	2	20A		C		20A	1	EF 1.05 N1.			24
25			--	--	--		A		20A	1	TRASH COMPACT CNTRLS N1.			26
27			N1. ENTRYWAY SIGNAGE	1	20A		B		30A	1	SECURITY N1.			28
29			N1. SPARE	1	20A		C		30A	1	SECURITY N1.			30
31			N1. SPARE	1	20A		A		20A	1	E-MON D-MON N1.			32
33			N1. SPARE	1	20A		B		20A	1	E-MON D-MON N1.			34
35			N1. SPARE	1	20A		C		20A	1	SPARE N1.			36
37			N1. SPARE	1	20A		A		60A	3	PANEL 'L1A' N3.	4047	E	38
39			N1. SPARE	1	20A		B		--	--	PANEL 'L1A' N3.	5055	E	40
41			N1. SPARE	1	20A		C		--	--	PANEL 'L1A' N3.	4000	E	42

LOAD TYPE: L=LIGHTING, R=RECEPTACLE, M=MOTOR, LM=LARGEST MOTOR, E=EQUIPMENT, KE=KITCHEN EQUIPMENT, C=CONTINUOUS, S=SUBFEED PANEL
CB TYPE: GFCI=5mA GROUND FAULT CIRCUIT INTERRUPTER, GFEP=30mA GROUND FAULT PROTECTION FOR EQUIPMENT, AFCI=ARC FAULT CIRCUIT INTERRU
CAFCI=COMBINATION ARC FAULT & 5mA GROUND FAULT CIRCUIT INTERRUPTER, ST=SHUNT TRIP, HT#=HANDLE TIE WITH GROUPING #
HC=HANDLE CLAMP FOR LOCKING IN ON/OFF POSITION, LOCK=PERMANENTLY LOCKABLE BREAKER

LOAD TYPE:	LOAD	MULT	DEMAND LOAD
LIGHTING:	0	1.25	0 VA
RECEPTACLE:	0	1.0	0 VA
OVER 10K	0	0.5	0 VA
MOTOR:	0	1.0	0 VA
LGST MOTOR:	0	1.25	0 VA
EQUIPMENT:	13102	1.0	13102 VA
KITCH EQUIP:	0	0	0 VA
CONTINUOUS	0	1.25	0 VA
SUBFEED PNL:	0	1.0	0 VA

TOTAL CONNECTED LOADS

	A	B	C
VA	4047	5055	4000

TOTAL DEMAND LOADS

	A	B	C
VA	4047	5055	4000
AMPS	34	42	33

TOTAL ON PANEL: 13 KVA, 36 AMPS

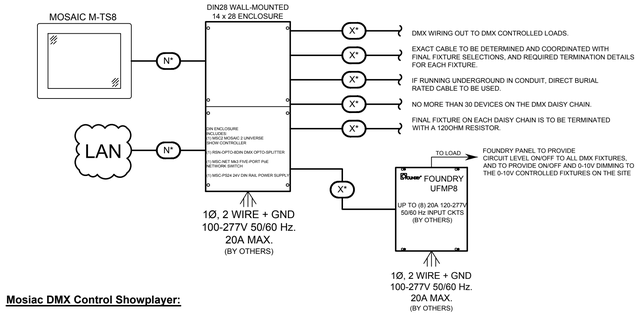
NOTES:

N1. EXISTING LOAD ON EXISTING CIRCUIT BREAKER.
N2. NEW LOAD ON EXISTING CIRCUIT BREAKER.
N3. NEW LOAD ON NEW CIRCUIT BREAKER. CIRCUIT BREAKER TYPE AND AIC RATING TO MATCH EXISTING.

FAULT CURRENT CALCULATION SCHEDULE

POINT	LOCATION DESCRIPTION	LENGTH (L) (ft)	VOLTAGE (E L-L)	VOLTAGE (E L-N)	PHASE	WIRE SIZE	CONDUCTOR MATERIAL	CONDUCTOR TYPE	CONDUIT MATERIAL	VOLTAGE CLASS	C VALUE	# OF PARALLEL RUNS	Isc AVAILABLE UPSTREAM	Isc AT EQUIP (I 3PH) OR (I L-L)	POINT
F0	(E) 30KVA XFMR	---	---	---	---	---	---	---	---	---	---	---	---	2,381	F0
F1	(E) PANEL 'L1'	15	208	120	3	1	COPPER	THREE SINGLE CONDUCTORS	STEEL	600V	7292	1	2,381	2,288	F1
F2	(N) PANEL 'L1A'	300	208	120	3	1	COPPER	THREE SINGLE CONDUCTORS	STEEL	600V	7292	1	2,288	1,283	F2

NOTES:
1. ALL CALCULATIONS WERE DONE USING BUSSMAN "POINT-TO-POINT" METHOD.
2. REFER TO PLANS FOR ASSUMED UTILITY TRANSFORMER SIZE UTILIZED FOR CALCULATIONS.
3. TRANSFORMER IMPEDANCES USED IN THE CALCULATIONS WERE TAKEN FROM EATON'S PUBLISHED IMPEDANCES FOR DOE 2016 DRY-TYPE TRANSFORMERS.
4. CONDUCTOR LENGTHS INDICATED IN THIS SCHEDULE ARE FOR THE PURPOSES OF FAULT CURRENT CALCULATIONS ONLY. THESE LENGTHS ASSUME WORST CASE SHORTEST DISTANCE CONDITIONS AND SHOULD NOT BE UTILIZED BY THE ELECTRICAL CONTRACTOR FOR BIDDING PURPOSES. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR ESTIMATING AND MEASURING ACTUAL FIELD CONDITION LENGTHS AS PART OF THE BID PROCESS.



Mosiac DMX Control Showplayer:

- Mosaic Controller to provide dynamic DMX showplayer capability with full scheduling for holidays, special events.
- Mosaic Touchscreen to provide easy show / preset recall
- Mosaic MSC2 --1024 channel output
- Support for DMX512/RDM, sACN, ETCNet2, KiNet, Pathport, or Art-NetII output --One protocol may be used for each 512 channel segment
- Integrated real and astronomical time clock
- Triggering and show control integration using Ethernet, RS232/485, DMX, MIDI and digital/analog inputs
- Integrated web server for remote management

CONTROL WIRING LEGEND

SYMBOL	WIRE TYPE(S)	SIGNAL
D*	(1) BELDEN #9729	DMX INPUT
X*	(1) BELDEN #9729	DMX OUTPUT
N*	(1) BELDEN #1583A	ETCNet (Cat5e)

2 DMX CONTROLLER RISER DIAGRAM

E2.00 SCALE: NTS

ELECTRICAL DEMAND LOAD SUMMARY - PANEL 'L1'

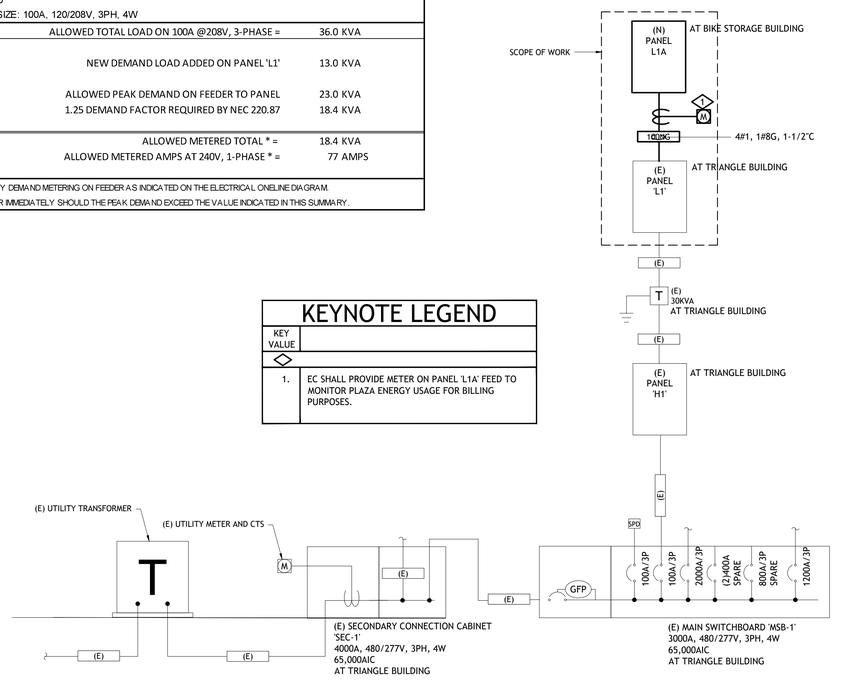
JOB NUMBER #6757.00
UPSTREAM FEEDER SIZE: 100A, 120/208V, 3PH, 4W

ALLOWED TOTAL LOAD ON 100A @208V, 3-PHASE =	36.0 KVA
NEW DEMAND LOAD ADDED ON PANEL 'L1'	13.0 KVA
ALLOWED PEAK DEMAND ON FEEDER TO PANEL	23.0 KVA
1.25 DEMAND FACTOR REQUIRED BY NEC 220.87	18.4 KVA
ALLOWED METERED TOTAL * =	18.4 KVA
ALLOWED METERED AMPS AT 240V, 1-PHASE * =	77 AMPS

* EC SHALL PROVIDE 30-DAY DEMAND METERING ON FEEDER AS INDICATED ON THE ELECTRICAL ONELINE DIAGRAM.
EC SHALL NOTIFY ENGINEER IMMEDIATELY SHOULD THE PEAK DEMAND EXCEED THE VALUE INDICATED IN THIS SUMMARY.

KEYNOTE LEGEND

KEY VALUE	
◇	
1.	EC SHALL PROVIDE METER ON PANEL 'L1A' FEED TO MONITOR PLAZA ENERGY USAGE FOR BILLING PURPOSES.



1 PARTIAL ONELINE DIAGRAM

2.00 SCALE: NTS

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No.	Description	Date
3	100% CONSTRUCTION DOCUMENTS	2.23.2026
2	100% DESIGN DEVELOPMENT	11.04.2024
1	100% SCHEMATIC DESIGN	10.04.2024

DRAWING ISSUE & REVISION HISTORY

Seal

COLORADO REGISTERED PROFESSIONAL ENGINEER 35717 05/28/2026

Key Map

Project Title:
PLAZA OF THE AMERICAS RENOVATION

Drawing Title:
ELECTRICAL SCHEDULES AND DETAILS

Sasaki Project No: **38313.00**
Drawn By: **SB**
Checked By: **JP, AH**
Approved By: **JB**
Issue Date: **2.23.2026**

Drawing No.
E2.00

LIGHTING FIXTURE SCHEDULE

TYPE	DESCRIPTION	MANUFACTURER	CATALOG NUMBER	VOLTAGE	SOURCE				LUMEN	DIMMING	FIXTURE	SUSTAINABILITY	MOUNTING	INFORMATION	NOTES
					LAMP QTY	WATT	TYPE	CCT/CRI	OUTPUT		FINISH		LOCATION	BOF/RFD/OFH	
R1	SURFACE MOUNTED LED TAPE IN EXTRUSION, MOUNTED BETWEEN CLT CEILING JOINTS	BEULUX	XT02-XT99-SLS/F-L780-IP66-CT30-8'	120	1	54	LED	3000K/90CRI	6240 LM	0-10V	TBD	ROHS COMPLIANT	RECESSED CEILING	0.51" RFD	
R1-DRV	600W MAX REMOTE RIVER, WET RATED	BEULUX	DUD-300-IP65	120	1	600	LED	--	--	0-10V	BLACK	ROHS COMPLIANT	SURFACE WALL	9.5"x4.5"x1.6"	6
L1EM	8' SURFACE MOUNTED LINEAR LED FIXTURE WITH 90 MIN BATTERY BACKUP	LITHONIA	ZL1D-L96-SMR-6000L-FST-MVOLT-35K-90CRI-E7W-WH	120	1	60	LED	3500K/90CRI	6816 LM	0-10V	WHITE	BAA	SURFACE CEILING	2.988" OFH	
L2EM	4' SURFACE MOUNTED LINEAR LED FIXTURE WITH 90 MIN BATTERY BACKUP	LITHONIA	ZL1D-L48-SMR-3000L-FST-MVOLT-35K-90CRI-E7W-WH	120	1	30	LED	3500K/90CRI	3274 LM	0-10V	WHITE	BAA	SURFACE CEILING	2.988" OFH	
EL1	40"' LONG IN-GROUND WALLWASH FIXTURE	DESIGNPLAN	RE1200-5-DB-NOTE 9-WC8112-NOTE 10	120	1	12	LED	3000K/90CRI	210 LM	0-10V	N/A	N/A	RECESSED GROUND	2.95" RFD	
EL1-DRV	96W MAX REMOTE DRIVER, WET RATED	ZHUHAI - HZA-J SERIES	PPLT00715 - HZA-24096J	120	1	96	LED	--	--	0-10V	BLACK	N/A	SURFACE WALL	7.4"x4.85"x1.65"	6
EL2	INTERIOR/EXTERIOR RATED FLEXIBLE HELIX LINEAR FIXTURE, RGBW	QTL LIGHTING	BOXA-RGBW-RLC-WET-RGBW-30-6.0-ENC/CL-NOTE 7-WH-LENGTH-E	120	1	2/FT	LED	3000K/90CRI	127 LM/FT	TBD	N/A	ROHS COMPLIANT	SURFACE WALL	0.38" OFH	1
EL2-DRV	288W MAX REMOTE DRIVER, WET RATED	QTL LIGHTING	QZ-96W-UNV-24V-DMX-4CH-BK	120	1	96	LED	--	--	DMX	BLACK	ROHS COMPLIANT	SURFACE WALL	9.5"x4.5"x1.6"	6
EL3	EXTERIOR RATED LED LINEAR , WET RATED, WALLL WASH 30 DEGREE OPTIC, RGBW	LED LINEAR	ADONIS-RGBW-HC20-930-W-30E-**-NOTE 7-NOTE 8-IF	120	1	6/FT	LED	3000K/90CRI	360 LM/FT	DMX	WHITE	N/A	SEE NOTE 9	1.12" RFD	4
EL3-DRV	100W MAX REMOTE DRIVER, WET RATED	ELDO LED	LINEARDRIVE-100	120	1	60	LED	--	--	DMX	N/A	ROHS COMPLIANT	SURFACE WALL	3.4"x2"x7"	
ES1	WET LOCATION RATED RGBW LED STRIP FIXTURE WITH 12 DIODES PER 4" CUT POINT	QTL LIGHTING	RGBW24/6.0-WET-RGBW30-*-*-WH-CL2-*	120	1	1.2/FT	LED	3000K/90CRI	99 LM/FT	DMX	N/A	BAA	SURFACE WALL	0.18 OFH	2,3,5
ES1-DRV	192W MAX REMOTE DRIVER, WET RATED	QTL LIGHTING	QZ-96W-UNV-24V-DMX-4CH-BK	120	1	96	LED	--	--	DMX	BLACK	ROHS COMPLIANT	SURFACE WALL	9.5"x4.5"x1.6"	6

ABBREVIATIONS: BOF - BOTTOM OF FIXTURE, RFD - RECESSED FIXTURE DEPTH, OFH - OVERALL FIXTURE HEIGHT, AFF(AFG) - ABOVE FINISHED FLOOR (GRADE), WFD - WALL FIXTURE DEPTH

GENERAL NOTES:

A. ALL REFLECTOR LAMPS SHALL BE PROVIDED AS WIDE FLOOD DISTRIBUTION, UON.
B. LUMENS LISTED ARE DELIVERED LUMENS, NOT INITIAL.
C. FOR ALL SPECIFIED LUMINAIRES, THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL MOUNTING HARDWARE, ACCESSORIES, COMPONENTS, LEADER/JUMPER CABLES, WIRE FEED, CONNECTORS, END CAPS, REMOTE POWER SUPPLIES, AND ANY OTHER NECESSARY COMPONENT AS REQUIRED FOR INSTALLING A SECURE AND FULLY FUNCTIONAL SYSTEM.
D. THE CONTRACTOR SHALL VERIFY THE CEILING TYPE BEFORE ORDERING LIGHT FIXTURES TO ENSURE COMPATIBILITY WITH SPECIFIED FIXTURES. NOTIFY SPECIFIER OF ANY DISCREPANCIES.
E. ALL FINISH SELECTIONS SHALL BE VERIFIED BY ARCHITECT/INTERIOR DESIGNER/OWNER AS PART OF THE SUBMITTAL PROCESS. UNLESS OTHERWISE NOTED, EC SHALL ASSUME STANDARD LUMINAIRE FINISH OPTION FOR PRICING.
F. EC SHALL VERIFY ALL FIXTURE MOUNTING HEIGHTS WITH ARCHITECTURAL ELEVATIONS PRIOR TO ANY ROUGH-IN.
G. REMOTE DRIVER(S)/TRANSFORMER(S) SHALL BE LOCATED IN A CONCEALED, ACCESSIBLE, AND VENTILATED LOCATION AS PROPOSED BY THE EC AND APPROVED BY THE ARCHITECT. REFER TO THE MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR MINIMUM REQUIRED CLEARANCES FROM ADJACENT MATERIALS, AND WIRING REQUIREMENTS TO PREVENT VOLTAGE DROP. DO NOT EXCEED MANUFACTURER'S RECOMMENDATIONS REGARDING WIRE GAGE AND MAXIMUM WIRE RUN LENGTHS.
H. FOR LUMINAIRES SPECIFIED WITH 0-10V DIMMING, 0-10V DIMMING DRIVER(S) REQUIRE ADDITIONAL LOW VOLTAGE CONTROL WIRES IN ADDITION TO STANDARD WIRING FOR POWER.
I. EXTERIOR LUMINAIRES SHALL BE COLD WEATHER RATED FOR 0 DEG. F / -18 DEG. C., AND RATED FOR OUTDOOR USE.
J. SPECIFICATIONS DO NOT INCLUDE FIXTURE QUANTITIES, FINAL DIMENSIONS WITH ARCHITECTURAL FINISHES, WEIGHTS OR GAUGES, FABRICATION PROCESSES, CONSTRUCTION MEANS OR METHODS, SAFETY PRECAUTIONS, ALL OF WHICH ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

SPECIFIC NOTES:

1. MAXIMUM LENGTH AVAILABLE FOR THIS FIXTURE IS 191". EC TO ORDER FIXTURE IN INCREMENTS THAT WILL EQUAL THE TOTAL LENGTH SHOWN ON PLAN.
2. MAXIMUM ILLUMINATED LENGTH AVAILABLE IS 192". EC TO ORDER FIXTURE IN INCREMENTS THAT WILL EQUAL THE TOTAL LENGTH SHOWN ON PLAN.
3. FIXTURE SHALL UTILIZE DIMMING PROTOCOL Q-SET-QZ-DMX OR QOM-eLED+DMX OR QZ-DMX. EC TO ORDER NECESSARY CONTROL ACCESSORIES.
4. FIXTURE SHALL BE AIMED ON-SITE. CONFIRM AIMING WITH ARCHITECT AND ELECTRICAL ENGINEER.
5. EC SHALL PROVIDE CHANNEL FOR TAPE LIGHT MOUNTING.
6. ~~EC SHALL CONFIRM QUANTITY OF DRIVERS NEEDED PER WATTAGE.~~
7. CABLE CONFIGURATOR FOR THIS FIXTURE WILL VARY DEPENDING ON ITS LOCATION AND WHETHER IT IS ON THE END OR IN THE MIDDLE OF THE SPECIFIED RUN. EC SHALL CONFIRM WITH MANUFACTURER PRIOR TO PROCUREMENT.
8. TYPE OF FIXTURE WILL VARY BASED ON WHETHER IT IS IN THE MIDDLE OR THE END OF THE SPECIFIED RUN. EC SHALL CONFIRM QUANTITY OF EACH TYPE REQUIRED BASED ON THE SPECIFIED RUNS.
9. EC SHALL CONFIRM REQUIRED CABLE LENGTH PRIOR TO PROCUREMENT.
10. EC SHALL CONFIRM REQUIRED MOUNTING ACCESSORIES WITH MANUFACTURER REQUIRED FOR THIS SPECIFIC INSTALLATION PRIOR TO PROCUREMENT.

LIGHTING CONTROL DEVICES

TYPE	DESCRIPTION	NOTES	DETAILS
STANDALONE CONTROL SYSTEMS			
WO1	CEILING MOUNTED, WIRELESS OCCUPANCY SENSOR		

LIGHTING CONTROL NOTES

GENERAL CONTROL NOTES

G1 THE LIGHTING CONTROL SYSTEM CONSISTS OF THE FOLLOWING:
a. STAND-ALONE CONTROLS
b. ROOM CONTROLLER CONTROLS
c. NETWORKED RELAY BASED LIGHTING CONTROL PANEL SYSTEM OR NETWORKED DISTRIBUTED LIGHTING CONTROLS OR NETWORKED WIRELESS DISTRIBUTED LIGHTING CONTROLS

G2 ALTERNATE MANUFACTURER'S WILL BE REVIEWED ACCORDING TO THE NOTES PROVIDED IN THE LIGHTING FIXTURE SCHEDULE.

G3 ALL WIRING DIAGRAMS WITHIN THESE DRAWINGS ARE PROVIDED TO COMMUNICATE THE DESIGN INTENT. SYSTEM SHALL BE WIRED ACCORDING TO THE APPROVED SHOP DRAWINGS.

G4 ALL STRUCTURED CABLE WIRING SHOWN ON RISER DIAGRAMS IS INTENDED TO BE BY CONTROL MANUFACTURER APPROVED STANDARD STRUCTURED CABLING, UNLESS OTHERWISE NOTED. EC SHALL PROVIDE ALL CABLING WITHIN THE LIGHTING CONTROL SYSTEM, CABLING BETWEEN THE NETWORKED HEAD-END AND THE BUILDINGS COMMUNICATION NETWORK SHALL BE PROVIDED BY THE LOW VOLTAGE CONTRACTOR/OWNER.

G5 ALL MANUALLY DIMMED LIGHT LOADS SHALL BE CAPABLE OF DIMMING LIGHTS TO OFF SETTING. DIMMING COMPATIBILITY BETWEEN THE CONTROLS AND LIGHT FIXTURES SHALL BE COORDINATED BY THE EC TO ENSURE THAT LIGHTING IS ABLE TO DIM TO LEVEL NOTED ON LIGHTING FIXTURE SCHEDULE.

G6 LIGHTING CONTROL SYSTEM SHALL INCLUDE A MINIMUM OF (4) HOURS OF MANUFACTURER'S REPRESENTATIVE TIME ON SITE FOR SYSTEM CHECK-OUT AND OWNER TRAINING. ELECTRICAL CONTRACTOR SHALL VIDEO RECORD TRAINING SESSION AND PROVIDE COPY OF VIDEO TO OWNER AS PART OF PROJECT COMPLETION SUBMITTALS.

G7 ALL DIGITAL SWITCHES FOR OVERRIDE CONTROL OF LIGHTING CONTROL SYSTEM(S) SHALL HAVE A MAXIMUM SETTING OF 2 HOURS PER IECC REQUIREMENTS.

G8 FINAL OCCUPANCY AND DAYLIGHT SENSOR LOCATION SHALL BE PROVIDED BY MANUFACTURER AND LOCATED PER APPROVED SHOP DRAWINGS AND DEVICE REQUIREMENTS. LOCATIONS INDICATED IN THESE DRAWINGS SHALL BE REVIEWED AND ALTERED AS NECESSARY FOR CORRECT OPERATION BY MANUFACTURER. IF OPERATIONS OF SENSORS DOES NOT MEET THE INTENT OUTLINED IN THESE DOCUMENTS THE MANUFACTURER REPRESENTATIVE SHALL PROVIDE FIELD RECTIFICATION SERVICES AS NECESSARY IN ORDER TO RECONFIGURE SYSTEM TO MEET OUTLINED INTENT.

G9 OCCUPANCY SENSOR SHALL BE COORDINATED SUCH THAT THE MOUNTING IS NOT WITHIN 6' OF AIR RETURN SYSTEMS.

G10 PHOTOCELL SENSORS SHALL BE COORDINATED SUCH THAT THE DEVICE(S) ARE NOT WITHIN PROXIMITY TO INDIRECT LIGHTING OR WHERE SUBJECT TO VEILING REFLECTIONS FROM GLASS OR WATER SURFACES.

G11 WHERE APPLICABLE, WALLSTATIONS WITH MORE THAN ONE GANG SHALL BE CONGREGATED TOGETHER UNDER A SINGLE FACEPLATE, UON.

STAND-ALONE LIGHTING CONTROL GENERAL NOTES

S1 APPROVED STANDALONE LIGHTING CONTROLS TO BE PROVIDED BY ONE OF THE FOLLOWING PRE-APPROVED MANUFACTURERS:
a. nLIGHT/SENSORSWITCH
b. LUTRON
c. WATTSTOPPER

NETWORKED DISTRIBUTED LIGHTING CONTROLS

N1 APPROVED DISTRIBUTED NETWORK BASED LIGHTING CONTROLS TO BE PROVIDED BY ONE OF THE FOLLOWING PRE-APPROVED MANUFACTURERS:
a. nLIGHT
b. LUTRON
c. WATTSTOPPER

N2 REFER TO ELECTRICAL LIGHTING LAYOUTS FOR LAYOUT OF DEVICES CONNECTED TO DISTRIBUTED LIGHTING CONTROL SYSTEM. DISTRIBUTED COMPONENTS ARE INDICATED IN THE "LIGHTING CONTROL DEVICE" SCHEDULE, THESE COMPONENTS START WITH THE DESIGNATION 'N'.

N3 DISTRIBUTED LIGHTING CONTROL PANELS SHALL BE PROVIDED BASED ON THE QUANTITY OF ZONES INDICATED IN THE 'NETWORKED LIGHTING CONTROL ZONE SCHEMATIC'. COMPONENTS PROVIDED SHALL BE CAPABLE OF PROVIDING FUNCTIONALITY IN ACCORDANCE WITH 'SEQUENCE OF OPERATIONS' SCHEDULE.

N4 ALL COMPONENTS OF NETWORKED DISTRIBUTED LIGHTING CONTROL SYSTEM REQUIRING LINE VOLTAGE CONNECTIONS SHALL BE FED FROM LOCAL UNSWITCHED LIGHTING CIRCUIT.

N5 ALL REMOTE LOAD CONTROLLERS SUCH AS POWER PACKS AND RELAY DEVICES SHALL BE LOCATED IN A ACCESSIBLE LOCATION

LIGHTING CONTROLS NAMING CONVENTION

SYSTEM TYPE:
N = NETWORKED
R = ROOM CONTROLLER
W = WIRELESS
- THE ABSENCE OF ALL LETTERS UNDER 'SYSTEM TYPE' INDICATES A WIRED STANDALONE SYSTEM
- THE ABSENCE OF 'W' UNDER 'SYSTEM TYPE' INDICATES THE SYSTEM IS WIRED

SENSOR TYPE:
O = OCCUPANCY
V = VACANCY
P = PHOTOCELL

DEVICES:
D = DIMMER
S = SWITCH
H = HUB
U = UNIQUE DEVICE TYPE

NUMBERING:
1,2,3... = QUANTITY AS REQUIRED FOR DIFFERENT HARDWARE, DEVICE CHARACTERISTICS, OR MOUNTING CONDITIONS.

LIGHTING SEQUENCE OF OPERATION

SEQUENCE OF OP.	ON	OFF	SENSOR TYPE	TIME OUT	DIMMING/ SWITCHING	DAYLIGHT HARVESTING	
						YES/NO	TARGET ILLUMINANCE (FC)
EXTERIOR							
ET1	TIMECLOCK AUTOMATIC ON 30 MINUTES PRIOR TO SUNSET	TIMECLOCK AUTOMATIC OFF AT 11:00 PM	NONE	N/A	SWITCHING	NO	N/A
ET2	TIMECLOCK AUTOMATIC ON 30 MINUTES PRIOR TO SUNSET	TIMECLOCK OFF 30 MINS AFTRER SUNRISE FROM 11PM TO 5AM, LIGHTS SHALL DIM TO 50%	NONE	N/A	DIMMING	NO	N/A
ET3	TIMECLOCK AUTOMATIC ON 30 MINUTES PRIOR TO SUNSET W/ OPTION FOR USER TO OVERRIDE CONTROLS USING DMX CONTROLLER	TIMECLOCK OFF 30 MINS AFTRER SUNRISE FROM 11PM TO 5AM, LIGHTS SHALL DIM TO 50% W/ OPTION FOR USER TO OVERRIDE CONTROLS USING DMX CONTROLLER	NONE	N/A	DIMMING	N/A	N/A
O1	AUTOMATIC ON	AUTOMATIC OFF	OCCUPANCY	15 MINUTES	SWITCHING	NO	N/A

LIGHTING CONTROL ZONE SCHEDULE

ZONE ID	DESCRIPTION	DIMMING / SWITCHING	VOLTAGE	PANEL	CIRCUIT NUMBER	ZONE LOAD	CONTROL SEQUENCE	NOTES
ez1	STEEL POLE TRELLIS LINEAR WASH	DIMMING	120V	L1A	3	160	ET2	
ez2	BIKE STORAGE EXTERIOR LIGHTING	DIMMING	120V	L1A	3	240	ET2	
ez3	EXISTING POLE LIGHTING	SWTICHING	277	EXISTING	EXISTING	EXISTING	ET1	1
ez4	PICKET FENCE LINEAR WASH	DIMMING (DMX)	120V	L1A	8	85	ET3	
ez5	PLAYSCAPE TAPELIGHT	DIMMING (DMX)	120V	L1A	8	72	ET3	
ez6	MURAL LINEAR LIGHTS	DIMMING	120V	L1A	3	45	ET2	

SPECIFIC NOTES:
1. EXISTING CIRCUIT TO BE INTERCEPTED FOR METERING AND CONTROLS.

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No.	Description	Date
3	100% CONSTRUCTION DOCUMENTS	2.23.2026
2	100% DESIGN DEVELOPMENT	11.04.2024
1	100% SCHEMATIC DESIGN	10.04.2024

DRAWING ISSUE & REVISION HISTORY

Seal

COLORADO REGISTERED PROFESSIONAL ENGINEER JOHN D. BROOKS 35717 05/28/2026

Key Map

Project Title:

PLAZA OF THE AMERICAS RENOVATION

Drawing Title:

ELECTRICAL SCHEDULES AND DETAILS

Sasaki Project No: **38313.00**
Drawn By: **SB**
Checked By: **JP, AH**
Approved By: **JB**
Issue Date: **2.23.2026**

Drawing No.

E2.01

COMcheck-Web™

Compliance Certificate

Project Information

Energy Code: 2020 Denver Energy Code
Project Title: 6757.00 - Tailtracks Plaza
Location: Denver, Colorado
Climate Zone: 5b
Project Type: New Construction
Project No: 69979
All Electric: false
Is Renewable: false
Has Elevator: false
Has Energy Charger: false
Has Heat Pump: false

Construction Site: **Owner/Agent:** **Designer/Contractor:**

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Denver , Colorado 80202
303-296-3034
info@aedesign-inc.com

Notes:

Building Area

Description	Floor Area
1-Workshop (Workshop) - Nonresidential	1350

Interior Lighting Compliance Certificate

Project Information

Energy Code: 2020 Denver Energy Code
Project Title: 6757.00 - Tailtracks Plaza
Location: Denver, Colorado
Climate Zone: 5b
Project Type: New Construction

Construction Site: **Owner/Agent:** **Designer/Contractor:**

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Allowed Interior Lighting Power

A Area Category	B Floor Area (ft2)	C Allowed Watts / ft2	D Allowed Watts
1-Space (Common Space Types:Workshop)	1350	1.26	
Total Allowed Watts:			1701

Proposed Interior Lighting Power

A Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	B # of Fixture	C Fixture Watt.	D (B X C)
1-Space (Common Space Types:Workshop)			
R1: R1: LED	10	48	480
L1EM: L1EM: LED	2	60	120
L2EM: L2EM: LED	1	30	30
Total Proposed Watts:			630

Proposed Interior Lighting Controls

Fixture	Lighting Control
1-Space (Common Space Types:Workshop)	
R1: R1: LED	Occupancy Sensor, Manual Control
L1EM: L1EM: LED	Occupancy Sensor, Manual Control
L2EM: L2EM: LED	Occupancy Sensor, Manual Control

Interior Lighting PASSES: Design 63% better than code

Interior Lighting Compliance Statement

Compliance Statement: The proposed interior lighting design represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed interior lighting systems have been designed to meet the 2020 Denver Energy Code requirements in COMcheck/Web and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

Rachel Peterson - Project Designer 12/11/2025

Name - Title **Signature** **Date**

Exterior Lighting Compliance Certificate

Project Information

Energy Code: 2020 Denver Energy Code
Project Title: 6757.00 - Tailtracks Plaza
Location: Denver, Colorado
Climate Zone: 5b
Project Type: New Construction
Exterior Lighting Zone: High activity metropolitan commercial district (LZ4)

Construction Site: **Owner/Agent:** **Designer/Contractor:**

AE Design
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Allowed Exterior Lighting Power

A Area/Surface Category	B Quantity	C Allowed Watts / ft2	D Tradable Wattage	E Allowed Watts (B X C)
Ext Area (Illuminated area of facade wall or surface)	1000 ft2	0.20	No	200.0
Ext Area 1 (Plaza area)	12715 ft2	0.20	No	2543.0
Total Tradable Watts (a)				2543
Base Site Allowance (b):				1300
Total Allowed Watts:				3995

(a) Wattage tradeoffs are only allowed between tradable areas/surfaces.
(b) A base site allowance equal to 400 watts may be applied toward compliance of both non-tradable and tradable areas/surfaces.

Proposed Exterior Lighting Power

A Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	B Lamps/Fixture	C # of Fixture	D Fixture Watt.	E (C X D)
Ext Area (Illuminated area of facade wall or surface, 1000 ft2): Tradeable Wattage				
EL2: EL2: LED:	0	100	2	200
EP1: EP1: LED:	0	6	8	48
Ext Area 1 (Plaza area, 12715 ft2): Tradeable Wattage				
ES1: ES1: LED:	0	200	1	200
EL1: EL1: LED:	0	16	10	160
Total Tradable Proposed Watts:				360

Proposed Exterior Lighting Controls

Fixture	Lighting Control
Ext Area (Illuminated area of facade wall or surface, 1000 ft2):	
EL2: EL2: LED:	Daylight Shutoff, Facade or Landscape, Exterior Timeswitch
EP1: EP1: LED:	Daylight Shutoff, Facade or Landscape
Ext Area 1 (Plaza area, 12715 ft2):	
ES1: ES1: LED:	Daylight Shutoff, Facade or Landscape
EL1: EL1: LED:	Daylight Shutoff, Facade or Landscape

Exterior Lighting PASSES: Design 91% better than code

Exterior Lighting Compliance Statement

Compliance Statement: The proposed exterior lighting design represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed exterior lighting systems have been designed to meet the 2020 Denver Energy Code requirements in COMcheck-Web and to comply with any applicable mandatory requirements to follow in the Inspection Checklist.

Rachel Peterson - Project Designer 12/11/2025

Name - Title **Signature** **Date**

Inspection Checklist

Energy Code: 2020 Denver Energy Code

Requirements: 8% 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 compliance method will be met to show 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.

Plan Review

Section # & Req.ID	Plan Review	Complies?	Comments/Assumptions
C406 (R16)'	Plans, specifications, and/or calculations provide all information with which compliance can be determined for the additional energy efficiency package options.	☐ Complies ☐ Does Not Comply ☐ Not Observable ☐ Not Applicable	
C103.2 (R16)'	Plans, specifications, and/or calculations provide all information with which compliance can be determined for the interior lighting and electrical systems and equipment and which demonstrate that the lighting standard are claimed. Information provided should include interior lighting power calculations, wattage of bulbs and ballasts, transformers and control	☐ Complies ☐ Does Not Comply ☐ Not Observable ☐ Not Applicable	**Location on plans/spec:** E1.00
C103.2 (R16)'	Plans, specifications, and/or calculations provide all information with which compliance can be determined for the exterior lighting and electrical systems and equipment and which demonstrate that the lighting standard are claimed. Information provided should include exterior lighting power calculations, wattage of bulbs and ballasts, transformers and control devices.	☐ Complies ☐ Does Not Comply ☐ Not Observable ☐ Not Applicable	**Location on plans/spec:** E1.00

Additional Comments/Assumptions:

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

Rough-In Electrical Inspection

Section # & Req.ID	Rough-In Electrical Inspection	Complies?	Comments/Assumptions
C405.2.3.1 (R).202'	Spaces required to have light-reduction controls have a manual control that allows the occupant to reduce the connected lighting load by at least one intermediate uniform illumination pattern — 50 percent.	☐ Complies ☐ Does Not Comply ☐ Not Observable ☐ Not Applicable	
C405.2.7 (R).28'	Automatic lighting controls for exterior lighting are installed to automatically turn lighting off based on business operation time-of-day, or reduce connected lighting > 30%.	☐ Complies ☐ Does Not Comply ☐ Not Observable ☐ Not Applicable	
C405.7 (R).26'	Low-voltage dry-type distribution electric transformers meet the minimum efficiency requirements of Table C405.8.	☐ Complies ☐ Does Not Comply ☐ Not Observable ☐ Not Applicable	
C405.8 (R).277'	Electric motors meet the minimum efficiency requirements of Tables C405.7(1) through C405.7(4). Efficiency verified through manufacturer's 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 Comply ☐ Not Observable ☐ Not Applicable	
C405.9.1 (R).28.2' (R).29'	Escalators and moving walks comply with C405.9.1.1 or C405.9.1.2 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 Comply ☐ Not Observable ☐ Not Applicable	
C405.10 (R).29)'	Total voltage drop across the combination of feeders and branch circuits <= 5%.	☐ Complies ☐ Does Not Comply ☐ Not Observable ☐ Not Applicable	
C405.1.1 (R).30)'	100% of dwelling unit permanently installed lighting have lamp or light sources >= 65 lm/W.	☐ Complies ☐ Does Not Comply ☐ Not Observable ☐ Not Applicable	
C405.11, C405.11.1 (R).31)'	50% of 15/20 amp receptacles installed in enclosed offices, conference rooms, copy rooms, break rooms, classrooms and computer rooms, and 75% of 15/20 amp circuit feeders for modular furniture will have automatic receptacle control in accordance with C405.11.1.	☐ Complies ☐ Does Not Comply ☐ Not Observable ☐ Not Applicable	
C405.4 (R).32)'	Non-LED lighting for plant growth and maintenance of interior landscaping shall be installed with electronic ballasts and ≥ 65 % of the lighting wattage provided by lighting integral to or mounted within 3 feet (914 mm) of a vertical surface, or in a horizontal plane.	☐ Complies ☐ Does Not Comply ☐ Not Observable ☐ Not Applicable	
C405.13 (R).34)'	New parking facilities are provided with EV charging infrastructure in accordance with 2020 Denver Energy Code Sections C405.13.1 through C405.13.6.	☐ Complies ☐ Does Not Comply ☐ Not Observable ☐ Not Applicable	
C405.14 (R).35)'	All new buildings of Occupancy Group A, B, E, M, R1 and R2 contain a solar-ready zone or are connected to a renewable energy source that meets the specifications of Appendix CB.	☐ Complies ☐ Does Not Comply ☐ Not Observable ☐ Not Applicable	

Section # & Req.ID	Rough-In Electrical Inspection	Complies?	Comments/Assumptions
C405.15.1 (R).36)'	Fossil fuel equipment and appliances are provided with a junction box located within the same room as the equipment, adjacent to the equipment connected to an electrical panel and meets the following: 1. The junction box, panel and electrical panel directory entry for the conductors serving the electric panel shall be accommodate electric equipment. 2. The electrical panel shall have the capacity for a three-pole circuit breaker. 3. The junction box and electrical panel directory entry for the conductors shall be labeled with the following labels stating, "For future electric equipment"	☐ Complies ☐ Does Not Comply ☐ Not Observable ☐ Not Applicable	
C405.2.1 , C405.2.1.1 (R).19)'	Occupancy sensors installed in classrooms/lecture/training rooms, conference/meeting/multipurpose rooms, employee lunch and break rooms, enclosed offices, open plan office areas, corridors, storage rooms, lobbies, and other miscellaneous spaces <= 300 sqft that are enclosed by floor-to-ceiling height partitions and not listed in language C405.2.1.2 for control function in warehouses and section C405.2.3 for open plan office spaces.	☐ Complies ☐ Does Not Comply ☐ Not Observable ☐ Not Applicable	
C405.2.1.2 (R).19)'	Occupancy sensors control function in warehouses: In warehouses, the lighting in aisleways and open areas is controlled with occupancy sensors that reduce the general lighting power by 50% or more within 30 minutes of when the areas are unoccupied. The lighting in each aisleway is turned on through aisleway independently and do not control lighting beyond the aisleway being controlled by the sensor. Lights not turned off by occupant sensors is done so by time-switch.	☐ Complies ☐ Does Not Comply ☐ Not Observable ☐ Not Applicable	
C405.2.1.3 (R).20)'	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) configured so that lights can be manually turn on upon occupancy in control zone, 3) automatically turn off general lighting in all nonemergency lighting within 20 min of all occupants have left the space, 4) are configured so that general lighting power to control zone is reduced by at least 50% of the full zone general lighting power within 20 minutes of all occupants leaving that control zone.	☐ Complies ☐ Does Not Comply ☐ Not Observable ☐ Not Applicable	
C405.2.2 , C405.2.2.1 (R).21)'	Each area not served by occupancy sensors in C405.2.1 or C405.2.3 is controlled by controls and functions detailed in sections C405.2.2.1.	☐ Complies ☐ Does Not Comply ☐ Not Observable ☐ Not Applicable	
C405.2.4 , C405.2.4.3 , C405.2.4.2 (R).23)'	Daylight zones provided with individual controls that control the lights independent of general lighting. Each daylight zone meets C405.2.2 Daylight responsive controls for applicable spaces, C405.2.3.1 Daylight responsive controls for sidelit and section C405.2.3.3 Sidelit zone.	☐ Complies ☐ Does Not Comply ☐ Not Observable ☐ Not Applicable	
C405.2.5 (R).27)'	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 Comply ☐ Not Observable ☐ Not Applicable	

Additional Comments/Assumptions:

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

Final Inspection

Section # & Req.ID	Final Inspection	Complies?	Comments/Assumptions
C303.3, C408.2.5.2 (F117)'	Furnished O&M instructions for systems and equipment to the building owner or designated representative.	☐ Complies ☐ Does Not Comply ☐ Not Observable ☐ Not Applicable	
C405.5.1 (F116)'	Exterior lighting power is consistent with what is claimed in the compliance lighting plans, demonstrating proposed watts are less than or equal to allowed watts.	☐ Complies ☐ Does Not Comply ☐ Not Observable ☐ Not Applicable	*See the Exterior Lighting fixture schedule for values*
C408.1.1 (F57)'	Building operations and maintenance documents will be provided to the owner. Documents will cover main mechanical equipment, start-up, operating and maintenance procedures and means of illustrating to owner how building equipment and systems are intended to be installed, maintained, and operated	☐ Complies ☐ Does Not Comply ☐ Not Observable ☐ Not Applicable	
C408.2.5 (F116)'	Furnished as-built drawings for electric power systems within 90 days of system acceptance.	☐ Complies ☐ Does Not Comply ☐ Not Observable ☐ Not Applicable	
C408.3 (F132)'	Lighting systems have been tested to ensure proper calibration, adjustment, programming, and operation.	☐ Complies ☐ Does Not Comply ☐ Not Observable ☐ Not Applicable	

Additional Comments/Assumptions:

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

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No.	Description	Date
3	100% CONSTRUCTION DOCUMENTS	2.23.2026
2	100% DESIGN DEVELOPMENT	11.04.2024
1	100% SCHEMATIC DESIGN	10.04.2024

DRAWING ISSUE & REVISION HISTORY

Seal

COLORADO REGISTERED 35717 PROFESSIONAL ENGINEER 05/28/2026

Key Map

Project Title:

PLAZA OF THE AMERICAS RENOVATION

Drawing Title:

ELECTRICAL LIGHTING COMPLIANCE

Sasaki Project No: **38313.00**
Drawn By: **SB**
Checked By: **JP, AH**
Approved By: **JB**
Issue Date: **2.23.2026**

Drawing No.

E3.00

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THESE DRAWINGS ARE TO BE USED IN CONJUNCTION WITH THE ARCHITECTURAL DRAWINGS ON THE PROJECT TO CLEARLY DEFINE ALL OF THE REQUIREMENTS FOR THE CONSTRUCTION. WHERE CONFLICTS OCCUR CONTACT ARCHITECT FOR CLARIFICATION.

PROJECT DESCRIPTION

1. Project consists of a single story secure bike storage building located over the existing parking garage of the Triangle Building. Foundations consist of concrete stem walls bearing on the existing parking garage roof slab. Superstructure is structural steel framing and CLT panels. Lateral system is steel braced frames.
2. This description is for general orientation only. The General Contractor is responsible for all scope items described in the drawings and project specifications as well as for all material and labor that can reasonably be inferred there from.

GENERAL APPLICATION

1. These drawings must be used in conjunction with the architectural drawings on the project to clearly define all requirements for construction.
2. No Contractor should attempt to bid nor construct any portion of this project without consulting the project architectural, mechanical, and electrical documents.
3. All things which, in the opinion of the Contractor, appear to be deficiencies, omissions, contradictions, or ambiguities in the drawings shall be brought to the attention of the Structural Engineer. Corrections or written interpretations shall be issued before affected work may proceed.
4. The Contractor shall inform the Structural Engineer, clearly and explicitly in writing of any deviation or substitution from requirements of the contract documents. Contractor shall not be relieved of any requirement of the contract documents by virtue of the Structural Engineer's review of shop drawings, project data, etc., unless the Contractor has clearly and explicitly informed the Structural Engineer in writing of any deviations or substitutions at time of submission.

EXISTING CONSTRUCTION

1. Information regarding existing structural systems is based on a partial set of drawings prepared by Anderson Mason Dale Architects dated 7/31/2013, an on site observations on 9/5/2024 by KL&A personnel, and a 3D Matterport scan recieved on 10/4/2024.
2. Existing Conditions:
   - A. The current design is based on limited information and limited visual observation. All conditions are to be verified in the field prior to construction of associated structural elements or modification to existing structural elements. The contractor shall immediately notify structural engineer if any existing conditions deviate from those indicated in the construction documents
   - B. During construction, the Contractor may encounter existing conditions which are not known or different than depicted in the Construction Documents. Contractor shall notify the architect and engineer of all such conditions. Examples of differences include structure member sizes, dimensions, damaged or deterioration to structural elements, conditions of instability or lack of support, etc.
   - C. The Contractor shall make schedule and budget allowances for the resolutions of such discoveries.
3. No openings, nor any changes or additions, shall be made in any existing structural elements without written approval of the Structural Engineer. Where the function of an existing element as structural or non-structural is unclear, the determination of its function will be made solely by the Structural Engineer.

MISCELLANEOUS NOTES

1. The Contractor is solely responsible for all safety regulations, programs, and precautions related to all work on this project.
2. The Contractor is solely responsible for the protection of persons and property either on or adjacent to the project and shall protect it against injury, damage, or loss.
3. Means and methods of construction and erection of structural materials are solely the Contractor's responsibility.
4. The structure is designed to function as a unit upon completion of construction of the project and then, only to support the design loads indicated. The Contractor is responsible for means, methods and sequence of construction, and the adequacy of the structure to support loads occurring during construction of the project. Furnish all temporary bracing, shoring, and/or support as may be required.
5. No openings, nor any change in size, dimension or location shall be made in any structural element without written approval of the Structural Engineer.
6. Openings 1'-4" or less on a side are generally not shown on the structural drawings. Refer to drawings of other consultants for such openings.
7. Openings through floors and/or roofs for passage of utilities are not located nor dimensioned on structural drawings. Contractor shall obtain and coordinate such locations and dimensions with the contractor requiring the opening.
8. Show all openings through structural members on shop drawings and submit for review. Openings not shown on structural drawings are subject to acceptance and shall be specifically indicated for review and acceptance.
9. Do not scale these drawings, use the dimensions shown. In case of conflict, request clarification from Architect and Structural Engineer.
10. No structural modifications, alterations, or repairs shall be made without prior review by Structural Engineer. Submit details and calculations prepared by a professional engineer registered in state where project is located and employed by Contractor.
11. Where structure is to be used for staging or temporary storage area, the Contractor shall verify that unit loads do not exceed the design loads for the structure.

SPECIAL INSPECTION

1. Special inspection and testing shall be performed as required by the local jurisdiction, the building code, and the construction documents. See quality assurance section of the General Notes.
2. Coordinate and schedule inspection and testing prior to the start of work requiring inspection and testing while providing special inspector reasonable notice.
3. All deficiencies shall be corrected for acceptance by the Testing Agency.
4. Inspections performed by the local jurisdiction do not replace inspection or testing required by the Owner's Testing Agency.
5. Special inspection and testing is required for the items shown in the "Special Inspections and Testing" Table.

QUALITY ASSURANCE AND QUALITY CONTROL

1. The Contractor is responsible for assuring quality, including workmanship and materials furnished by subcontractors and suppliers.
2. Inspection or testing by the Owner does not relieve the Contractor of the responsibility to perform the work in accordance with the Contract Documents.
3. Workmanship: The Contractor is responsible and shall bear the cost of correcting work which does not conform to the specified requirements.
4. Correct deficient work by means acceptable to the Architect. The cost of extra work incurred by the Architect to approve corrective work shall be borne by the Contractor.
5. The Owner's Testing Agency shall perform testing and special inspections required by the structural documents, building code, and the local authority. The Testing Agency shall comply with ASTM E329 and upon completion of work, the Testing Agency shall furnish a certificate of compliance, signed by the professional engineer overseeing special inspections and testing. The professional engineer must be registered and licensed in the state where the project is located.
6. See special inspections section of the General Notes for required testing and inspection.

SPECIFICATIONS

1. These General Notes are intended to function as the structural portion of project specifications.

SUBMITTALS

1. See Material sections of these General Notes for required shop drawings.
2. Submit one (1) copy of the required information (Manufacturers Data, Shop Drawings, Environmental Product Declaration, etc) via electronic media (PDF or similar).
3. Reproducible copies of contract documents shall not be used.
4. Submittals shall be sent directly to the Architect for review and distribution.
5. Submittals shall be reviewed by Contractor and Subcontractor prior to submission. Drawings shall bear Contractor's approval stamp accepting responsibility for coordination of dimensions shown in the contract documents, quantities, and coordination with other trades.
6. Allow 14 calendar days in the Structural Engineer's office for review of submittals.
7. Submittals will be returned to the Architect with Structural Engineer's review comments via electronic media.

FOUNDATIONS

GENERAL:

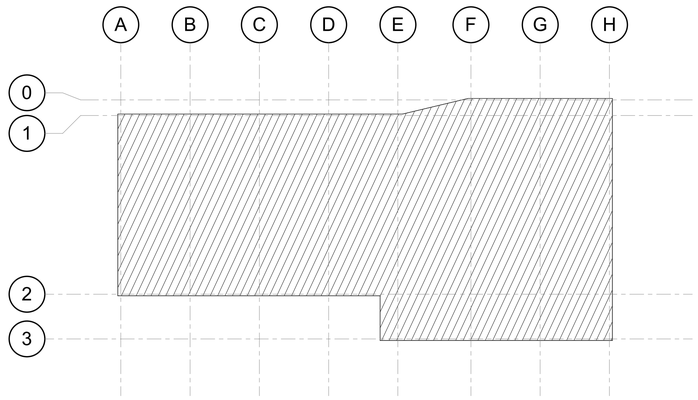
1. Bottom of exterior footings and walls shall bear the existing slab below.
2. Foundation walls having earth placed on each side shall have both sides filled simultaneously to maintain a common elevation.
3. Foundation drainage and waterproofing is not shown or specified within the structural portion of the construction documents. Reference Arch for drainage, waterproofing and items associated with other disciplines.

STRUCTURAL DESIGN CRITERIA

Building Code: 2024 International Building Code	(Note 1)		
Local Jurisdiction: City and County of Denver			
Risk Category: II			
Wind Loading			
Basic Wind Speed	Vult= 115 MPH	Vasd= 89 MPH	
Exposure Category	B		
GCpi	+/-0.18		
Ground Elevation Factor, Ke	0.826		
Elevation used for Ke (feet above sea level)	5190 ft		
Ultimate Wind Base Shear			
East/West	3 kips		
North/South	7 kips		
Ultimate Wind Design Pressure Components & Cladding, PSF	20ft²	50ft²	100ft²
Interior Roof Zone (Zone 1)	16 /-25	16 /-23	16 /-22
Roof End Zone (Zone 2)	16 /-32	16 /-29	16 /-17
Corner Roof Zone (Zone 3)	16 /-41	16 /-36	16 /-32
Interior Wall Zone (Zone 4)	16 /-18	16 /-17	16 /-16
Wall end Zone (Zone 5)	16 /-20	16 /-19	16 /-18
Parapet	48 /-26	44 /-24	34 /-20
Width of corner zone, a	3 ft		
Snow Loading	(Notes 2,3,5)		
Ground Snow Load, Pg	54 psf (ultimate)		
Importance Factor, Is	1.0		
Exposure Factor, Ce	1.2		
Thermal Factor, Ct	1.2		
Slope Factor, Cs	1.0		
Live Loads and Superimposed Dead Loads	(Notes 4,5)		

NOTES:

1. The governing building code defines the applicable edition of referenced codes and standards. Where governing building code does not define referenced codes and standards, the latest edition shall be used.
2. Ground snow load is according to the ASCE HAzards Tool
3. All snow loads on the structure for both flat and sloped roofs are calculated in accordance with the 2024 IBC and based on the ground snow load stated above. Roof snow loads consider snow drifting load conditions.
4. Minimum uniform and concentrated live loads as well as partition loads and applicable live load reductions are determined according to Section 1607 of the IBC.
5. See Load Keys for numerical definition and area designation of snow, live, and other gravity loads used in design.

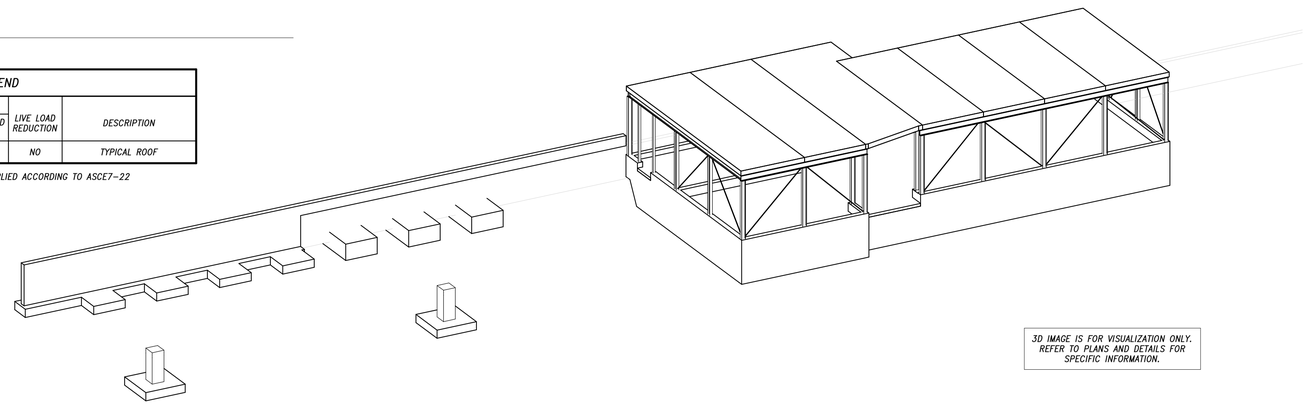


1 S0.00 ROOF LOAD KEY

NTS

LOAD KEY LEGEND						
PATTERN	SELF WEIGHT (psf)	SUPERIMPOSED LOADS			LIVE LOAD REDUCTION	DESCRIPTION
		DEAD LOAD (psf)	LIVE LOAD (psf)	SNOW LOAD (psf)		
	25	22	20	55	NO	TYPICAL ROOF

1. SNOW LOAD REPORTED IS ULTIMATE LEVEL SNOW AND APPLIED ACCORDING TO ASCE7-22



3D IMAGE IS FOR VISUALIZATION ONLY. REFER TO PLANS AND DETAILS FOR SPECIFIC INFORMATION.

PLAN KEYS AND SYMBOLS

- 1 / S101 — ELEVATION VIEW: 1 = DRAFTING NUMBER, S101 = SHEET NUMBER
- 1 / S101 — WALL / BUILDING SECTION: 1 = DRAFTING NUMBER, S101 = SHEET NUMBER
- S101 — SECTION CUT: 1 = DRAFTING NUMBER, S101 = SHEET NUMBER
- 1 / S101 — DETAIL CALL OUT: 1 = DRAFTING NUMBER, S101 = SHEET NUMBER
- /00 — ADDENDUM NUMBER
- YY" — STEPS AND SLOPES IN DECKS & SLABS: YY" = STEP HEIGHT
- REFERENCE XXX' - YY" — ELEVATION CALLOUT: REFERENCE = T/OBJECT OR B/OBJECT, XXX'-YY" = OBJECT ELEVATION
- WALL STEP: SHADED REGION POINTS TO LOW SIDE OF WALL
- LEDGE STEP: SHADED REGION POINTS TO LOW SIDE OF LEDGE
- CX, BPX, #xK — STEEL COLUMN TYPE: CX = COLUMN TYPE, RE: SCHEDULE; BPX = BASE PLATE, RE: SCHEDUL
- SPLICE IN BEAM/GIRDER
- K — DIRECTION OF DECK SPAN OR DIRECTION OF REINFORCING; KEYED NOTE: K = KEYED NOTE, RE: SCHEDULE

WALLS AND COLUMNS

- CIP CONCRETE WALL ABOVE
- (E) WALL ABOVE
- WALL BELOW (ALL MATERIALS)
- WALL ABOVE W/ WINDOW *
- WALL ABOVE W/ DOOR *
- STEEL COLUMN ABOVE
- COLUMNS BELOW (ALL MATERIALS)

*CIP CONCRETE SHOWN; GRAPHICS APPLY TO OTHER WALL MATERIALS

SECTIONS AND DETAILS

- CIP CONCRETE
- SOIL
- CLT PANEL
- (E) CIP CONCRETE

STEEL FRAMING

- SIZE / XX'-YY" — BEAM / GIRDER NOTATION: SIZE = MEMBER TYPE, XX'-YY" = T/STL ELEVATION

EXISTING CONSTRUCTION

- X'-X" VIF — DIMENSION, GC TO VERIFY IN FIELD
- WALL ABOVE / IN SECTION (ALL MATERIALS)
- WALL BELOW (ALL MATERIALS)
- COLUMNS ABOVE (ALL MATERIALS)
- COLUMNS BELOW (ALL MATERIALS)

STEEL BRACE PLAN KEY

- STEEL BRACING ABOVE FLOOR/ROOF
- STEEL BRACING BELOW FLOOR/ROOF

SHEET LABEL KEY

- STRUCTURAL DRAWING SHEET
- SHEET NUMBER: SN.NN
  - 0.00 SERIES = GEN NOTES AND LOAD KEY
  - 1.00 SERIES = AREA PLANS
  - 3.00 SERIES = ELEVATIONS AND SECTIONS
  - 4.00 SERIES = DETAILS

ABBREVIATIONS

AB	anchor bolt
ADDNL	additional
AFF	above finish floor
ARCH	architectural
B, B/	bottom of
BLDG	building
BM	beam
BOT	bottom
BRG	bearing
BS	both sides
BTWN	between
CFS	cold-formed steel
CIP	cast-in-place concrete
CJ	construction / control joint
CJP	complete joint penetration
CLR	clear
CLT	cross laminated timber
COL	column
CONC	concrete
CONN	connection
CONST	construction
CONT	continuous
D	depth
DIA, ϕ	diameter
DIM	dimension
DTL	detail
DWGS	drawings
DWL	dowel
(E)	existing construction
EA	each
EF	each face
ELEV	elevation
EW	each way
EXP	expansion
EXT	exterior
FDN	foundation
FLR	floor
FTG	footing
GA	gage
GC	general contractor
GEN	general
HDR	header
HORIZ	horizontal
HR	hour

ABBREVIATIONS

JT	joint
L	length
LAT	lateral
LBS	pounds
LLH	long leg horizontal
LLV	long leg vertical
LONG	longitudinal
MAX	maximum
MECH	mechanical
MFR	manufacturer
MIN	minimum
MTL	metal
(N)	new construction
NW, NWT	normal weight
OC	on center
OH	opposite hand
OPNG	opening
PAF	powder actuated fastener
PERP	perpendicular
PL	plate
RE:	reference
REINF	reinforcement
REQD	required
RET	retaining
SC	slip critical
SCHED	schedule
SOG	slab on grade
SPA	spacing
STFNR	stiffener
STL	steel
T, T/	top of
THK	thickness
TRAN	transverse
TYP	typical
UNO	unless noted otherwise
VERT	vertical
VIF	verify in field
W	width
WF	wide flange
WP	work point

NEW SHEET = ○ REVISED DRAWING = ◗
NO MODIFICATIONS = ● SHEET DELETED = ⊗

SHEET NO.	SHEET NAME	DESIGN DEVELOPMENT 10/18/2024	65% CD PRICING SET 11/22/2024	CONSTRUCTION SET 06/08/2026
S0.00	GENERAL NOTES AND LOAD KEY	○	◗	◗
S0.01	GENERAL NOTES	○	◗	◗
S0.02	GENERAL NOTES AND SPECIAL INSPECTIONS	○	◗	◗
S1.00	NORTHEAST FOUNDATION PLAN		○	◗
S1.01	FOUNDATION PLAN	○	◗	◗
S1.02	ROOF FRAMING PLAN	○	◗	◗
S3.00	BUILDING SECTIONS	○	◗	◗
S3.01	BRACED FRAME ELEVATIONS		○	○
S3.02	BRACED FRAME DETAILS		○	◗
S4.00	FOUNDATION DETAILS	○	◗	◗
S4.01	FOUNDATION DETAILS	○	◗	◗
S4.10	ROOF DETAILS		○	◗

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No.	Description	Date
4	CONSTRUCTION SET	06/10/2026
3	65% CONSTRUCTION DOCUMENTS	11/22/2024
2	100% DESIGN DEVELOPMENT	11/04/2024
1	100% SCHEMATIC DESIGN	10/04/2024

DRAWING ISSUE & REVISION HISTORY

Seal

COLORADO LICENSED / CHRISTOPHER S. / NEAL / 42172 / PROFESSIONAL ENGINEER / 6/10/26

Key Map

Project Title:
DUS BIKE HUB

Drawing Title:
GENERAL NOTES AND LOAD KEY

Project No: **38313.00**
Drawn By:
Checked By:
Approved By:
Issue Date: **06/10/2026**

Drawing No.
S0.00

THE STRUCTURAL ENGINEERS SEAL ON THIS DRAWING INDICATES THAT THE INFORMATION SHOWN AND THE CALCULATIONS PERTAINING TO THAT INFORMATION HAVE BEEN PREPARED BY QUALIFIED PEOPLE UNDER THE DIRECTION OF THE ENGINEER–OF–RECORD. THE SEAL DOES NOT IMPLY RESPONSIBILITY FOR INFORMATION PREPARED BY OTHERS NOR FOR ANY INFORMATION NOT SHOWN ON THIS DRAWING AND SUCH RESPONSIBILITY IS SPECIFICALLY DISCLAIMED. ON PHASED PROJECTS, DRAWINGS THAT ARE ISSUED BUT NOT SEALED SHALL BE CONSIDERED TO BE PRELIMINARY IN NATURE AND ARE ISSUED FOR INFORMATION ONLY.

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CAST-IN-PLACE CONCRETE

GENERAL:

1. All concrete work shall conform to ACI 318 and ACI 301 and tolerances shall conform to ACI 117 unless noted otherwise. Contractor shall keep a copy of these references on site at all times.
2. Concrete Compressive Strength – See "Concrete Mix Design Requirements" table
3. Materials – See "Concrete Materials Designation" table
4. Unless noted otherwise, the terms reinforcing and reinforcement refer to elements reinforced with deformed reinforcing as defined in ACI 318 and/or reinforcing conforming to deformed reinforcing.

TESTING:

1. Tests and inspections shall be performed in compliance with ACI 301 and Chapter 17 of the IBC. See Special Inspections.
2. Concrete shall not be placed until reinforcing and embedded items have been inspected by the owner's independent inspection agency and/or the special inspector.
3. See "Special Inspections and Testing" Table.

SUBMITTALS:

1. Submittals shall conform to ACI 301.
2. Submittals for all concrete shall include: mix designs, construction joint locations, reinforcing, embedded items, and MEP sleeves and penetrations.
3. Submittals for architecturally exposed concrete shall also include: form facing materials and mock-ups if required by the Architect.
4. Reinforcing shop drawings shall include placement drawings 1/8"=1'-0" minimum scale complete with wall elevations and slab plans. Include special reinforcement required at openings through concrete structure. Include all accessories specified and required to support reinforcement. Detailing of reinforcing shall conform to ACI SP-66.
5. Embed shop drawings shall include placement drawings 1/8"=1'-0" minimum scale locating all embed plates, anchors, and anchor bolts for structural and non-structural components attaching to concrete. Contractor is responsible for coordinating with all trades for determining the need for embeds and locations. Post installed anchors are not allowed unless approved by the structural engineer during the shop submittal process.

FORMING:

1. Unless noted otherwise, all formwork shall conform to Class B finish in accordance with ACI 117 unless noted otherwise by architectural drawings. Refer to architectural drawings for architectural finish concrete.
2. All construction joints shown on the drawings shall be incorporated into the structure unless elimination is approved by the Structural Engineer. Additional joints required to facilitate construction shall be located at points of minimum shear and shall be detailed on reinforcing shop drawings for review. Locate vertical joints in stemwalls within the middle third between supports designed and detailed with dowels and keys for transfer of design shear, unless noted otherwise. Reinforcing shall pass continuously through construction joints. Where joints are shown as roughened, mechanically roughen surface to 1/4" amplitude clean and free of laitance.
3. Unless otherwise shown in the architectural drawings, provide chamfers at all walls and slab edges that are exposed to view.
4. Locate door openings, window openings, MEP openings, drip slots, reglets, brick ledges, curbs, and ledges per architectural drawings. For openings not dimensioned on structural drawings refer to architectural drawings.
5. Provide void forms under foundation elements as shown on the drawings.
6. Comply with requirements of ACI 301 for removal of formwork. At non-post tensioned concrete slabs, formwork shall remain in place a minimum of 7 days and until the concrete reaches the specified 28 day strength.

REINFORCING AND EMBEDDED ITEMS:

1. Provide standard hooks on bars terminating at a concrete face unless noted such as at edges of openings, slab edges, expansion joints, ends of beams, and ends of walls.
2. Unless noted otherwise, provide (2)#5's at each side of openings. Extend 2'-0" beyond edges of opening.
3. Splice bars with class B contact laps per the reinforcing contact lap splice length table, unless noted otherwise.
4. Unless noted, provide continuous reinforcing around corners and through construction joints, control joints, contraction joints, and joints between all abutting members. Provide epoxy coated reinforcing through construction joints at garage slabs and slabs exposed to de-icers.
5. Welding of reinforcing is prohibited, unless noted otherwise and shall conform to ASTM A706.
6. Provide embeds (including anchors) for all supporting structural and non-structural elements including but not limited to hand rails, canopies, window washing davits, miscellaneous steel, bollards, etc.

PLACING AND FINISHING:

1. Handling, placing, constructing, and curing shall conform to ACI 301 including placement of concrete in wet weather, cold weather, and hot weather.
2. Contractor shall furnish additional concrete due to wet concrete deflection of composite deck and support system.
3. Curing compounds should not be used on surfaces that are to receive additional concrete, paint, tile, or other material requiring a positive bond.
4. All concrete work shall be poured in-place unless noted otherwise. Shotcrete placement method will only be permitted if approved by the structural engineer prior to permit submittal. All requests and submittals to place concrete by the shotcrete method shall conform to ACI 506.2 and shall include pre-construction testing procedures. Requests for shotcrete placement shall be limited to foundation walls with simple reinforcing. All pilasters or in-wall columns shall be formed and poured separately from shotcrete operations.

POST INSTALLED ANCHORS IN CONCRETE

GENERAL:

1. Holes are assumed to be dry unless otherwise noted on plans.
2. Holes to be hammer drilled with bit as specified by anchor manufacturer.
3. Anchors specified are based on the specific technical data published by the specified anchor manufacturer. Substitutions are not permitted without approval by the Structural Engineer of Record prior to use. Contractor shall provide calculations demonstrating that the substituted product is capable of achieving the performance values of the specified product. Substitutions will be evaluated by their having an ICC ESR showing compliance with the relevant building code for seismic uses, load resistance, installation category, and availability of comprehensive installation instructions. Adhesive anchor evaluations consider creep, in-service temperature and installation temperature.
4. Install anchors per the manufacturer instructions, as included in the anchor packaging. Installation shall adhere to ICC ESR. Reference plans and details for anchors that are to be installed with reduced torque.
5. Concrete should be allowed to cure a minimum of 21 days prior to adhesive anchor installation.
6. Prior to installation of anchors all installation and inspection personnel shall be instructed on site by a representative of the anchor manufacturer on proper installation techniques and equipment.
7. Anchor capacity is dependent upon spacing between adjacent anchors and proximity of anchors to edge of concrete. Install anchors in accordance with spacing and edge clearances indicated on the drawings.
8. Installation of anchors shall not damage existing reinforcement, which includes post-tensioned tendons (PT). Prior to drilling, care shall be taken to avoid damage by locating existing reinforcing and PT by use of GPR, X-Ray, or other means that avoids damage to the concrete and accurately predicts potential conflict of reinforcing and PT.
9. Post-installed anchors to be stainless steel where exposed to exterior and/or corrosive environments unless the anchor is protected.
10. All installers of post-installed adhesive anchors horizontally, vertically or upwardly inclined in concrete to support sustained tension loads shall be certified by ACI/CRSI adhesive anchor installer certification program, or equivalent as required by the IBC. Submit certificates for record.
11. All post-installed anchors in concrete shall be suitable for use in cracked concrete applications.
12. When doweling continuously deformed rebar into concrete use Hilti RE-500v3 or an adhesive that has been approved under ACI 355.4 and ACI 318 for development and lap splices.
13. Unless noted otherwise on plans/details all adhesive anchors shall be Hilti HIT-HY200 V3 for concrete. See note 3 for substitutions.

CONCRETE MIX DESIGN REQUIREMENTS

Element	f'c (psi)	Cement Type (Note 5)	Max W/C	Max Agg	Air Content (Note 1,2)	Slump (Note 3)	Exposure Class
Footings	4500, NW at 56 days	I/II	-	3/4"	-	-	F0 C0 S0 W0
Stem Walls	4500, NW at 56 days	I/II	0.55	3/4"	5%	-	F1 C0 S0 W0
Slab-on-Grade (SOG)	4000, NW at 56 days	I/II	0.55	3/4"	5%	-	F1 C0 S0 W0
Other [3]	5000, NW	I/II	0.40	3/4"	6%	-	F3 C1 S0 W0

TABLE FOOTNOTES:

1. For any concrete exposed to freezing temperatures and moisture, the air content shall be the greater of 5%, minimum required by ACI 318, or of that shown in the table.
2. Tolerance on air content as delivered shall be +/- 1.5%.
3. Unless otherwise approved by structural engineer.
4. Slump tolerances as follows (ACI 117):
   Specified Slump not greater than 4"= +/- 1"
   Specified Slump more than 4"= +/- 1 1/2"
   Where Slump is specified as a range= No Tolerance
   See ACI 301 for slump of concrete before addition of plasticizers or high-range water reducing admixtures.
5. Type I/II cemeqent shall conform to ASTM C150 Tyle II cement shall conform to ASTM C595.

GENERAL CONCRETE MIX NOTES:

1. Strength (f'c) is the compressive strength at 28 days unless noted otherwise or compressive strength at the specified age.
2. Concrete is normal weight concrete unless noted otherwise. Normal weight concrete (NW) shall have a dry density of 145 ± 5 pcf unless noted otherwise. Lightweight concrete (LW) shall have a dry density of 110 ± 5 pcf unless noted otherwise.
3. Required minimum average splitting tensile strength = 6.7*√(f'c) regardless of concrete density.
5. Exposure Class indicates the severity of the anticipated exposure of concrete members for each exposure indicated below according to ACI 318 Table 19.3.1.1/ACI 301:
   Freeze Thaw Exposure noted thus: F0,F1,F2,F3
   Water-Soluble Sulfate in Soil Exposure noted thus: S0,S1,S2,S3
   Permeability Requirements noted thus: W0,W1
   Corrosion Protection of Reinforcement noted thus: C0,C1,C2
   Refer to ACI 301/ACI 318 for specific requirements based on the exposure category indicated in the mix design table above.
6. Corrosion Protection of Reinforcement requirements (C0,C1,C2):
   Maximum water-soluble choride ion (CL-) content in concrete, by % weight of cement:
   Reinforced Concrete: C0 = 1.0 C1 = 0.3 C2 = 0.15
7. Where concrete is exposed to F3 freeze thaw exposure, restrictions on maximum fly ash and/or other cementitious materials apply. Refer to Table 26.4.2.2(b) in ACI 318 for requirements.

CONCRETE REINFORCING TENSION CONTACT LAP SPLICE LENGTHS

				CONCRETE COMPRESSION STRENGTH (psi)					
				3,000	4,000	4,500	5,000	6,000	8,000
Class A	Case #1	Bars ≤ #6	Top	57 db	49 db	47 db	44 db	40 db	35 db
			Other	44 db	38 db	36 db	34 db	31 db	27 db
		Bars ≥ #7	Top	71 db	62 db	58 db	55 db	50 db	44 db
			Other	55 db	47 db	45 db	42 db	39 db	34 db
	Case #2	Bars ≤ #6	Top	85 db	74 db	70 db	66 db	60 db	52 db
			Other	66 db	57 db	54 db	51 db	46 db	40 db
		Bars ≥ #7	Top	107 db	92 db	87 db	83 db	76 db	65 db
			Other	82 db	71 db	67 db	64 db	58 db	50 db
Class B	Case #1	Bars ≤ #6	Top	74 db	64 db	60 db	57 db	52 db	45 db
			Other	57 db	49 db	47 db	44 db	40 db	35 db
		Bars ≥ #7	Top	93 db	80 db	76 db	72 db	65 db	57 db
			Other	71 db	62 db	58 db	55 db	50 db	44 db
	Case #2	Bars ≤ #6	Top	111 db	96 db	91 db	86 db	79 db	68 db
			Other	85 db	74 db	70 db	66 db	60 db	52 db
		Bars ≥ #7	Top	139 db	120 db	113 db	108 db	98 db	85 db
			Other	107 db	92 db	87 db	83 db	76 db	65 db

Where:

db:	Diameter of reinforcing bar
Class A:	Class A tension splice
Class B:	Class B tension splice
Case #1:	Clear spacing greater than or equal to 2*db AND cover greater than or equal to db
Case #2:	Clear spacing less than 2*db or cover less than db
Top:	Where horizontal reinforcement is placed such that more than 12 inches of fresh concrete is cast below the development length or splice
Other:	Other condition not satisfying Top qualification (bottom horizontal reinforcing)

NOTES:

1. All tension splices shall be contact class B splices unless noted otherwise. Splice length shall not be less than 12 inches.
2. Splice lengths in table are for single bar splices with maximum yield strength of 60ksi non-epoxy reinforcing bars.
3. For reinforcing with a specified yield strength greater than 60 ksi, multiply splice length by (specified yield strength/60ksi).
4. For individual bars within a bundle, lap lengths shall be multiplied by 1.33 for four bar bundles and 1.20 for three bar bundles. Individual splices within a bundle shall not overlap. Entire bundle shall not be lap spliced.
5. Where bar of different size are lap spliced in tension, the minimum splice length shall be the larger of the length of a Class B tension splice of the smaller bar or the length of a Class A tension splice of the larger bar.
6. Lap splices are not permitted where minimum clearance between reinforcing cannot be maintained.
7. Lap splice lengths shall not be less than the larger of 12 inches multiplied by all applicable multipliers or the table length multiplied by all applicable multipliers.

REQUIRED CONCRETE COVER FOR NON-FIRE-RATED ASSEMBLIES

Assembly		Cover (in)
Concrete cast against & permanently exposed to earth		3
Concrete Exposed to Earth or Weather	#6-#18 (Non-post-tensioned)	2
	#5 and smaller (Non-post-tensioned)	1 1/2
Concrete not Exposed to Earth or Weather	Walls, slabs #14-#18 (Non-post-tensioned)	1 1/2
	Walls, slabs #11 and smaller (Non-post-tensioned)	3/4
	Columns, beams, girders (Non-post-tensioned)	1 1/2 (Note 2)

NOTES:

1. Cover for non-prestressed reinforcement
2. Primary reinforcement, ties, stirrups, and spirals
3. Primary reinforcement
4. Ties and stirrups
5. See reinforcement plans for cover requirements of studrails.

CONCRETE MATERIALS DESIGNATION

Material	Standard
Portland Cement	ASTM C150, Type I or Type II or ASTM C595, Type IL, Type IL(MS), or Type IL(HS)
Fly Ash	ASTM C618, Class C or F
Aggregate	ASTM C33
Water	Potable
Water Reducing Admixture	ASTM C494, Type A or Type D
High Range Water Reducing Admixture	ASTM C494, Type F or Type G
Accelerator Admixture	ASTM C494, Type C or Type E
Air Entraining Admixture	ASTM C260
Lightweight Aggregates	ASTM C330
Curing Compound	ASTM C309, Type I, Class A
Reinforcing Bars	ASTM A615-grade 60 (Specified Yield Strength = 60ksi)
Welded Reinforcing Bars	ASTM A706-grade 60 (Specified Yield Strength = 60ksi)

NOTES:

1. Type III Portland cement may be used if acceptable to the Architect.

STRUCTURAL STEEL

GENERAL:

1. All structural steel work shall conform to AISC 360 and tolerances shall conform to AISC 303 unless noted otherwise. Contractor shall keep a copy of these references on site at all times.
2. Materials – See Steel Materials Table
3. Qualifications - Fabricator and Erector shall be experienced in fabrication and erection of projects of similar size and complexity.

TESTING:

1. Tests and inspections shall be performed in compliance with AISC 360 and Chapter 17 of the IBC. Inspections include: Welding, high strength bolting, anchor rod placement, proper use of joint details, fabricated steel, and erected steel frame. Testing includes: UT of full penetration welds, bolt tensioning procedures, shear stud bend tests.
2. See "Special Inspections and Testing" Table.

SUBMITTALS:

1. Submittals shall conform to AISC 360.
2. Submittals for structural steel shall include erection drawings, shop drawings, and mill test reports.
3. Erection drawings shall include plan drawings at 1/8"=1'-0" minimum scale complete with sections, elevations, and details as required to properly erect the structural steel frame.
4. Shop drawings shall include piece drawings which indicate cuts, connections, camber, holes, welds and dimensions as required for fabrication of the members. Part drawings are not required to be submitted unless specifically requested.

CONNECTIONS:

1. Engineer of Record (EOR) has designed all connections. If a connection design is inadvertently omitted from contract documents the contractor shall request specific connection design from the EOR.
2. Simple Beam Connections: Select connections with capacities equal to or greater than beam reactions shown on the drawings. Single sided connections shall be detailed to use the maximum number of bolt rows that can fit into the supported beam web. Double sided connections shall be detailed such that the angle or bent plate length is at least 60% of the supported beam "T" dimension.
3. HSS Cap Plates: Provide 1/4" cap plates at top of all HSS columns, uno.
4. Unframed end of wide flange beams: At the end of wide flange beams without incoming framing or other means of restraint of rotation of the beam, provide a pair of 3/8" full depth stiffeners or a 3/8" full depth end plate at the end of the beam.

BOLTS:

1. Where indicated on the drawings as slip critical and where oversized or long-slotted holes are utilized in shear, bolted joints shall be slip critical. Faying surfaces shall be prepared to meet the requirements of a Class A surface, and bolts shall be installed to the fully tensioned condition.
2. Where bolts are subject to non-static loading, are utilized to interconnect parts of a built up compression member, or all Group B fasteners loaded in tension shall be installed to the fully tensioned condition.
3. Bolts not subject to the requirements for slip critical connections and not required to be fully tensioned may be installed to the snug-tight condition.
4. A307 bolts may be used only where indicated.

WELDS:

1. Fillet Welds: Size as indicated, but not less than AISC minimum size.
2. Groove Welds: Full penetration unless noted otherwise.
3. Welds are continuous unless noted otherwise.

COLUMN BASE PLATES:

1. Provide flowable grout with a minimum compressive strength tested in accordance with ASTM C109 to achieve a strength of 3,000 psi after one day and the minimum of two times the concrete strength that the base plate is bearing on or 8,000 psi after 28 days.
2. Grout shall show a minimum positive expansion of 0.03% when tested in accordance with ASTM C827.
3. For base plates greater than 21" in length, provide a single 3" diameter witness hole near the center of the plate.
4. Trim grout to 45 degrees where bearing surface allows. Finish vertical when edge of bearing surface aligns with edge of bearing plate.
5. Grout column bases prior to pouring any elevated slab on deck.

SHOP CLEANING AND PAINTING:

1. Uncoated Steel: All steel not specifically indicated as painted steel, steel to receive spray-on-fireproofing or to be galvanized, and faying surfaces of slip critical connections shall be uncoated. Prepare surface per SSPC-SP1.
2. Primed Steel: Steel indicated to painted, with no specific paint requirements stated, shall have the surface prepared per SSPC-SP2 minimum and receive one coat of fabricator's standard rust-inhibitive primer paint applied to a minimum dry-film thickness of 1 mil.
3. Galvanized Steel: Steel indicated to be galvanized shall be cleaned, prepared, and galvanized in accordance with ASTM A123. Repair minor defects, damaged areas, and welded joints in accordance with ASTM A780. Provide vent holes as required in tube members. Provide vent hole plugs at all vertically oriented tubes.
4. Other specified coatings: Where indicated on the drawings, provide specified coating system as indicated. Clean and prepare steel as required by the specification or coating manufacture.

ERECTION:

1. No final bolting or welding shall be performed until as much of the structure which will be stiffened thereby has been properly aligned.
2. Field correction of fabrication or other errors will be permitted only when approved by the EOR. Finish gas-cut sections in accordance with AWS D1.1.

STEEL MATERIALS DESIGNATION

Material	Standard
W and WT Sections	ASTM A992 (50ksi) or ASTM A572 Gr. 50 (50ksi)
M, S, C, MC, L, MT, ST Sections	ASTM A36 (36ksi)
HP Sections	ASTM A572 Gr. 50 (50ksi)
Pipe	ASTM A53 Gr. B (35ksi)
Rectangular HSS	ASTM A500 Gr. C (50ksi)
Round HSS	ASTM A500 Gr. C (46ksi)
Plates and Bars - typical - when noted as 50ksi	 ASTM A36 (36ksi) ASTM A572 Gr. 50 (50ksi)
Anchor Rods	ASTM F1554 Gr. 55 w/ Supplement S1
Bolts - typical (Group A) - where noted as Group B - where indicated as A307	 ASTM F3125 Grade A325 or F1852 ASTM F3125 Grade A490 or F2280 ASTM A307 Gr. A
Nuts	ASTM A563, Heavy Hex
Washers	ASTM F436, except plate washers to be ASTM A36
Direct-Tension-Indicator Washers	ASTM F959
Headed Stud Anchors	ASTM A108/A29
All Threaded Rod and Threaded Studs, UNO	ASTM A36
High Strength Threaded Studs	ASTM A29 or A572
Weld Electrodes	E70 (70ksi)

BOLT GRADES

Standard	Bolt Size, Joint Type and Designation on Drawings
3/4"ø Bolt, ASTM F3125 Grade A325 or F1852	3/4"ø A325 Bolt
3/4"ø Bolt, ASTM F3125 Grade A325 or F1852 with Class A Faying Surface and Bolt tightened to Slip Critical	3/4"ø A325 SC-A Bolt
1/2"ø or 3/4"ø Bolt, ASTM A307 Gr. A	1/2"ø or 3/4"ø A307 Bolt

NOTES:

1. Reference plan, details, and connection tables for bolt size and joint type.
2. All bolts are snug tight, unless indicated on plan or details as slip critical or fully tensioned.
3. Holes may be short slotted transverse to applied load, unless plans, details, or connection tables indicate a standard or oversize hole.
4. Where bolts are indicated as slip critical or fully tensioned, pretension bolt as defined by AISC 360, Table J3.1.
5. Class A faying surfaces are unprimed surfaces or hot dip galvanized surfaces with hand wire brush roughening, as defined by AISC 360.
6. Class B faying surfaces are blast cleaned surfaces as defined by AISC 360.
7. Bolted connections to follow all requirements indicated in the Specification for Structural Joints Using High Strength Bolts (RCSC).

CROSS LAMINATED TIMBER

GENERAL:

1. All cross laminated timber CLT work shall conform to ANSI/APA PRG 320-2018.
2. Materials – See Steel Materials Table
3. Qualifications - Panel Fabricator and Erector shall be experienced in fabrication and erection of projects of similar size and complexity.

SUBMITTALS:

1. Submittals for cross laminated timber shall include erection drawings, shop drawings, and manufacturers product data and certificates.
2. Erection drawings shall include plan drawings at 1/8"=1'-0" minimum scale complete with sections, elevations, and details as required to properly erect the cross laminated timber panels.
3. Shop drawings shall include piece drawings which indicate cuts, copes, blocks, connections, holes, and dimensions as required for fabrication of the panels.
4. Shop drawings shall include structural steel material used to connect cross laminated timber panels together or to connect cross laminated timber panels to supporting members. Structural steel assemblies should be test fit in the shop by the CLT supplier.
5. Fabrication of CLT panels shall start only after review of submittals by the General Contractor, Architect, and Engineer of Record (EOR).

PRODUCTS:

1. CLT Panels shall have a moisture content of not greater than 12%.

APPEARANCE AND FINISH:

1. Panel appearances and finishes shall be in accordance with architectural requirements.

CONNECTORS:

1. Steel plates shall conform to ASTM A36.
2. Bolts shall conform to A307.
3. Provide standard oversize washers on all bolts and nuts bearing against CLT.

ERECTION:

1. Anchor points for erection straps shall have 3 1/2" minimum end/edge distance.
2. Provide protection for the panels during transportation, storage, and erection. Store CLT panels off the ground.
3. Where CLT panels abut concrete or masonry, provide a moisture barrier.

ASD MINIMUM CAPACITIES FOR CLT PANELS

Type	Major Strength Direction				Minor Strength Direction			
	FbSeff,0 (lbf-ft/ft)	Eleff,0 (10^6 lbf-in2/ft)	GAeff,0 (10^6 lbf/ft)	Vs,0 (lbf/ft)	FbSeff,90 (lbf-ft/ft)	Eleff,90 (10^6 lbf-in2/ft)	GAeff,90 (10^6 lbf/ft)	Vs,90 (lbf/ft)
5-Ply	4675	363	1.1	2480	2380	95	1.1	1490

NOTES:

1. Minimum specific gravity, G, of panels is 0.42.
2. Design values are based on SmartLam grade V2M5 - SPF panels.
3. Substitution of manufacturer or grade to be approved by structural engineer.

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No.	Description	Date
4	CONSTRUCTION SET	06/10/2026
3	65% CONSTRUCTION DOCUMENTS	11/22/2024
2	100% DESIGN DEVELOPMENT	11/04/2024
1	100% SCHEMATIC DESIGN	10/04/2024

DRAWING ISSUE & REVISION HISTORY

Seal

COLORADO LICENSED
MICHAEL J. TAYLOR
37121
6/10/26
PROFESSIONAL ENGINEER

Key Map

Project Title:

DUS BIKE HUB

Drawing Title:

GENERAL NOTES

Project No: **38313.00**
Drawn By:
Checked By:
Approved By:
Issue Date: **06/10/2026**

Drawing No.

S0.01

THE STRUCTURAL ENGINEERS SEAL ON THIS DRAWING INDICATES THAT THE INFORMATION SHOWN AND THE CALCULATIONS PERTAINING TO THAT INFORMATION HAVE BEEN PREPARED BY QUALIFIED PEOPLE UNDER THE DIRECTION OF THE ENGINEER-OF--RECORD. THE SEAL DOES NOT IMPLY RESPONSIBILITY FOR INFORMATION PREPARED BY OTHERS NOR FOR ANY INFORMATION NOT SHOWN ON THIS DRAWING AND SUCH RESPONSIBILITY IS SPECIFICALLY DISCLAIMED. ON PHASED PROJECTS, DRAWINGS THAT ARE ISSUED BUT NOT SEALED SHALL BE CONSIDERED TO BE PRELIMINARY IN NATURE AND ARE ISSUED FOR INFORMATION ONLY.

THESE DRAWINGS ARE TO BE USED IN CONJUNCTION WITH THE ARCHITECTURAL DRAWINGS ON THE PROJECT TO CLEARLY DEFINE ALL OF THE REQUIREMENTS FOR THE CONSTRUCTION. WHERE CONFLICTS OCCUR CONTACT ARCHITECT FOR CLARIFICATION.

COLD-FORMED METAL FRAMING

GENERAL:

1. All cold-formed metal framing work shall conform to AISI S100 and AISI S240.
2. Materials - All cold-formed framing members shall be formed from galvanized steel, minimum CP60, corresponding to the requirements of ASTM A653 and ASTM C955 with the following minimum yield strengths:
   A. 12, 14, and 16 GA joists and studs: Grade D, Fy = 50ksi minimum
   B. 18 GA and lighter joists and studs: Grade A, Fy = 33ksi minimum
3. Qualification - Installer shall be experienced in construction of projects of similar size and complexity.

SUBMITTALS:

1. Submittals for cold-formed metal framing shall include shop drawings and material product data, and EPD for cold-formed metal framing.
2. Minimum requirements for shop drawings:
   A. Shop drawings shall include a scale layout of each plan area of the building and scale elevations of all walls showing panel layouts and locations, member sizes, spacing, member locations, and connections. Layouts shall be drawn to a minimum scale of 1/8" = 1'-0" unless the information presented requires a larger scale.
   B. Layouts shall indicate framing locations and size of block outs for mechanical, plumbing and electrical work: panelization joints etc. and shall indicate joist and truss hangers, web stiffeners, blocking and bracing or other reinforcing required in accordance with typical details and manufacturers published standards and details.
   C. Shop drawings shall be reviewed by the Contractor prior to submission. Drawings shall bear the Contractor's approval stamp accepting responsibility for dimensions, quantities, and coordination with the other trades.

PRODUCTS:

1. All members shown are standard designations of AISI S201. Design of members indicated on structural drawings is based upon minimum member properties published by SSMA.
2. Unless noted otherwise on plans/details all powder actuated fasteners shall be Hilti X-U.
3. All screws shall meet the performance requirements of ASTM C1513.

INSTALLATION:

1. All framing components shall be cut squarely for attachment to perpendicular members or as required for an angular fit tight against abutting members.
2. Axially loaded studs shall be installed in a manner which will assure that their ends are positioned tight against the inside of runner webs prior to fastening. Provide weak-axis horizontal bracing at 48 inches maximum vertical spacing, both stud flanges.
3. Where studs frame to structural floor or roof members subject to deflection from occupant live loading, either a deep leg track or a clip assembly shall be provided at the top runner to accommodate vertical structural movement. Failure to provide top connections capable of accommodating movement could result in crushing and buckling of the stud members and damage to architectural components or finishes.
4. All exterior cladding shall have mechanical attachment capable of transferring all loading uniformly to each stud unless otherwise approved by structural engineer.
5. Fastening of components shall be with self drilling screws or welding. Screws shall be of sufficient size to insure the strength of the connection. All welds of galvanized steel shall be touched up with a zinc rich paint. All welds of carbon sheet steel shall be touched up with paint. Wire tying of components will not be allowed.
6. End blocking shall be provided where joist ends are not otherwise restrained from rotation.
7. Cutting of steel framing members may be done with a saw or cutting shears. Torch cutting of load bearing members is not permitted.
8. Complete, uniform, and level bearing support shall be provided for the bottom runner. At splices, where support is not common to both runners, either butt weld runners or use a stud section inserted in the runner as a splicing member attached per manufacturer's recommendations. Runner intersections shall butt evenly.
9. Studs shall be plumbed, aligned, and securely attached to both top and bottom runners. Splices in studs ARE NOT PERMITTED. Temporary bracing, where required, shall be provided until erection is completed.
10. Where manufacturer's recommendations for erection, attachment, assembly, bracing, alignment, or other installation or assembly requirements are more stringent than indicated in these drawings or the Project Specifications, the manufacturer's recommendations shall apply.

EQUIVALENT THICKNESS FOR VARIOUS SHEET METAL GAGES			
Gage	**Design Thickness**	**Mils**	**Design Base Steel Thickness**
20	0.0346"	33	0.0329"
18	0.0451"	43	0.0428"
16	0.0566"	54	0.0538"
14	0.0713"	68	0.0677"
12	0.1017"	97	0.0966"

STATEMENT OF SPECIAL INSPECTIONS IBC 2021

Definitions:

1. Special Inspection: Inspection of construction requiring the expertise of an approved special inspector in order to ensure compliance with this code and the approved construction documents.

2. Continuous Special Inspection: Special Inspection by the special inspector who is present continuously when and where the work to be inspected is being performed.

3. Periodic Special Inspection: Special inspection by the special inspector who is intermittently present where the work to be inspected has been or is being performed.

4. Special Inspector: A qualified person employed or retained by an approved agency and approved by the building official as having the competence necessary to inspect a particular type of construction requiring special inspection.

CONCRETE SPECIAL INSPECTIONS

Notes:
1. Minimum inspections conform to IBC 1705.3

Special Inspection of Concrete Elements

Inspection Task or Testing	Frequency		Criteria/Remarks
	Continuous	Periodic	
Inspect Reinforcement and verify placement		X	Inspect rebar size, grade, quantity, spacing, hook length, splice length, cover, support, and surface condition
Inspect anchors and embedded structural plates cast in concrete		X	
Inspect post installed anchors: Adhesive anchors installed in horizontally or upwardly inclined orientations to resist sustained tension loads	X		ACI 318 17.8.2.4 Installation shall be performed by a certified person per ACI 17.8.2.2
Inspect post installed anchors: All others not included above		X	
Verify use of required design mix		X	ACI 301 1.7.3.4(d)
Prior to concrete placement, fabricate specimens for strength test, perform slump and air content tests, and determine the temperature of the concrete	X		ACI 301 1.7.3.3(d)
Inspect concrete placement for proper application techniques	X		ACI 301 1.7.3.4(b)
Inspect in situ concrete strength prior to removal of shores and forms from beams and structural slabs		X	Samples to be used for determination of strength for removal of forms are to be field cured in the same condition as the corresponding slab
Inspect formwork for shape, location and dimensions of the concrete member being formed		X	ACI 301 1.7.3.4(b)

COLD FORMED STEEL SPECIAL INSPECTIONS

Special inspection of Cold Formed Steel Exterior Walls, Joists and Soffits

Inspection Task or Testing	Frequency		Criteria/Remarks
	Continuous	Periodic	
Exterior stud size, gauge thickness and spacing		X	
Bridging, blocking or strapping as occurs between cold formed members		X	
Fastening or welding between built up members		X	
Connections to foundations, floor and roof diaphrams, including clip type (deflection clip and stiff clip), number and spacing of fasteners, proper seating of power actuated fasteners		X	

MASS TIMBER SPECIAL INSPECTIONS

Notes:
1. Minimum inspections conform to IBC 2021 Table 1705.5.3
2. Custom steel connection plates or assemblies within the mass timber system shall also meet the testing and inspection requirements for structural steel. This does not apply to connectors covered by an ICC-ESR report or tested in accordance with ASTM D7147
3. Where mass timber members and connections are shop fabricated, special inspections of the shop fabricated elemen shall be completed by the Special Inspector, unless the wood fabricator's quality control program meets the IBC 1704.2.5.1 Fabricator Approval section. Programs accredited in accordance with ANSI A190.1 or APA PRG-320, shall be considered to meet the quality assurance special inspection requirements.

Special Inspection of Mass Timber

Inspection Task or Testing	Frequency		Criteria/Remarks
	Continuous	Periodic	
Inspection of connections			
Threaded fasteners: verify use of proper installation equipment		X	
Threaded fasteners: verify use of pre-drilled holes where required		X	
Threaded fasteners: Inspect screws, including diameter, length, head type, spacing, installation angle and depth		X	
Adhesive anchors installed in horizontal or upwardly inclined orientation to resist sustained tension	X		
All other adhesive anchors		X	
Bolted Connections		X	
Concealed Connections		X	
Inspection of mass timber elements			
Cross Laminated Timber (CLT) panel erection and installation of connections and splines		X	
Metal strapping and drag strut nailing and screw connections		X	
Inspect erection of mass timber construction		X	

STRUCTURAL STEEL SPECIAL INSPECTIONS

Definitions as Defined by AISC 360
QA: Indicates inspection tasks shall be performed by the quality assurance inspector (QAI)
QC: Indicates inspection tasks shall be performed by the fabricator's or erector's quality control inspector (QCI), as applicable.
Observe (O): Indicates the inspector observe these items on a random basis. Operations need not be delayed pending these inspections.
Perform (P): Indicates the inspector perform these tasks for each joint or member.

Notes:
1. All special inspections conform to the AISC 360 Specification, Chapter N
2. The fabricator and erector shall establish, maintain and implement QC procedures to ensure that their work is performed in accordance with the AISC 360 Specifications and the Construction documents. This shall include Material Identification, Fabricator Quality Control Procedures and Erector Quality Control Procedures as defined by Section N2 of AISC 360.
3. All non destructive testing (NDT) requirements defined by AISC Section N5 shall apply. NDT shall be performed on CJP groove welds 5/16" or greater in thickness.
4. QA inspection of shop fabricated items by the Special Inspector may be waived where the fabricator is certified through the AISC Certification program. Any non destructive testing shall be submitted to the Special Inspector per AISC N6.

Special Inspection - Prior to Welding

Inspection Task or Testing	Inspection Type		Criteria/Remarks
	QC	QA	
Welder qualification records and continuity records	P	O	AISC 360 Table N5.4-1
Welding procedure specifications (WPS) available	P	P	AISC 360 Table N5.4-1
Manufacturer certifications for welding consumables available	P	P	AISC 360 Table N5.4-1
Material identification (type/grade)	O	O	AISC 360 Table N5.4-1
Welder identification system	O	O	AISC 360 Table N5.4-1
Fit-up of groove welds (including joint geometry): a. Joint preparation b. Dimensions (alignment, root opening, root face, bevel) c. Cleanliness (condition of steel surfaces) d. Tracking (tack weld quality and location) - Backing type and fit (if applicable).	O	O	AISC 360 Table N5.4-1
Fit-up of CJP groove welds of HSS T-,Y-&K-joints without backing (including joint geometry): a. Joint preparation b. Dimensions (alignment, root opening, root face, bevel) c. Cleanliness (condition of steel surfaces) d. Tacking (tack weld quality and location).	P	O	AISC 360 Table N5.4-1
Configuration and finish of access holes.	O	O	AISC 360 Table N5.4-1
Fit-up of fillet welds a. Dimensions (alignment, gaps at root) b. Cleanliness (condition of steel surfaces) c. Tacking (tack weld quality and location).	O	O	AISC 360 Table N5.4-1
Check welding equipment	O	-	
Special Inspection - During Welding			
Control and handling of welding consumables a. Packaging b. Exposure control	O	O	AISC 360 Table N5.4-2
No welding over cracked tack welds	O	O	AISC 360 Table N5.4-2
Environmental conditions a. Wind speed within limits b. Precipitation and temperature	O	O	AISC 360 Table N5.4-2
WPS followed a. Settings on welding equipment b. Travel speed c. Selected welding materials d. Shielding gas type/flow rate e. Preheat applied f. Interpass temperature maintained (min./max.) g. Proper position (F, V, H, OH)	O	O	AISC 360 Table N5.4-2
Welding techniques a. Interpass and final cleaning b. Each pass within profile limitations c. Each pass meets quality requirements	O	O	AISC 360 Table N5.4-2
Placement and installation of steel headed stud anchors	P	P	AISC 360 Table N5.4-2
Special Inspection - After Welding			
Welds cleaned	O	O	AISC 360 Table N5.4-3
Size, length and location of welds	P	P	AISC 360 Table N5.4-3
Welds meet visual acceptance criteria a. Crack prohibition b. Weld/base-metal fusion c. Crater cross section d. Weld profiles e. Weld size f. Undercut g. Porosity	P	P	AISC 360 Table N5.4-3
Arc strikes	P	P	AISC 360 Table N5.4-3
k-area	P	P	AISC 360 Table N5.4-3
Weld access holes in rolled heavy shapes and built-up heavy shapes	P	P	AISC 360 Table N5.4-3
Backing removed and weld tabs removed (if required)	P	P	AISC 360 Table N5.4-3
Repair activities	P	P	AISC 360 Table N5.4-3
Document acceptance or rejection of welded joint or member	P	P	AISC 360 Table N5.4-3
No prohibited welds have been added without the approval of the EOR	O	O	AISC 360 Table N5.4-3
Special Inspection - Prior to Bolting			
Manufacturer's certifications available for fastener materials	O	P	AISC Table N5.6-1
Fasteners marked in accordance with ASTM requirements	O	O	AISC Table N5.6-1
Correct fasteners selected for the joint detail (grade, type, bolt length if threads are to be excluded from shear plane)	O	O	AISC Table N5.6-1
Correct bolting procedure selected for joint detail	O	O	AISC Table N5.6-1
Connecting elements, including the appropriate faying surface condition and hole preparation, if specified, meet applicable requirements	O	O	AISC Table N5.6-1
Pre-installation verification testing by installation personnel observed and documented for fastener assemblies and methods used	P	O	AISC Table N5.6-1
Protected storage provided for bolts, nuts, washers and other fastener components	O	O	AISC Table N5.6-1
Special Inspection - During Bolting			
Fastener assemblies placed in all holes and washers and nuts are positioned as required	O	O	AISC Table N5.6-2
Joint brought to the snug-tight condition prior to the pretensioning operation	O	O	AISC Table N5.6-2
Fastener component not turned by the wrench prevented from rotating	O	O	AISC Table N5.6-2
Fasteners are pretensioned in accordance with the RCSC Specification, progressing systematically from the most rigid point toward the free edges	O	O	AISC Table N5.6-2
Special Inspection - After Bolting			
Document acceptance or rejection of bolted connections	P	P	AISC Table N5.6-3

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No.	Description	Date
4	CONSTRUCTION SET	06/10/2026
3	65% CONSTRUCTION DOCUMENTS	11/22/2024
2	100% DESIGN DEVELOPMENT	11/04/2024
1	100% SCHEMATIC DESIGN	10/04/2024

DRAWING ISSUE & REVISION HISTORY

Seal

COLORADO LICENSED PROFESSIONAL ENGINEER 47172 6/10/26

Key Map

Project Title:
DUS BIKE HUB

Drawing Title:
GENERAL NOTES AND SPECIAL INSPECTIONS

Project No: **38313.00**
Drawn By:
Checked By:
Approved By:
Issue Date: **06/10/2026**

Drawing No.
S0.02

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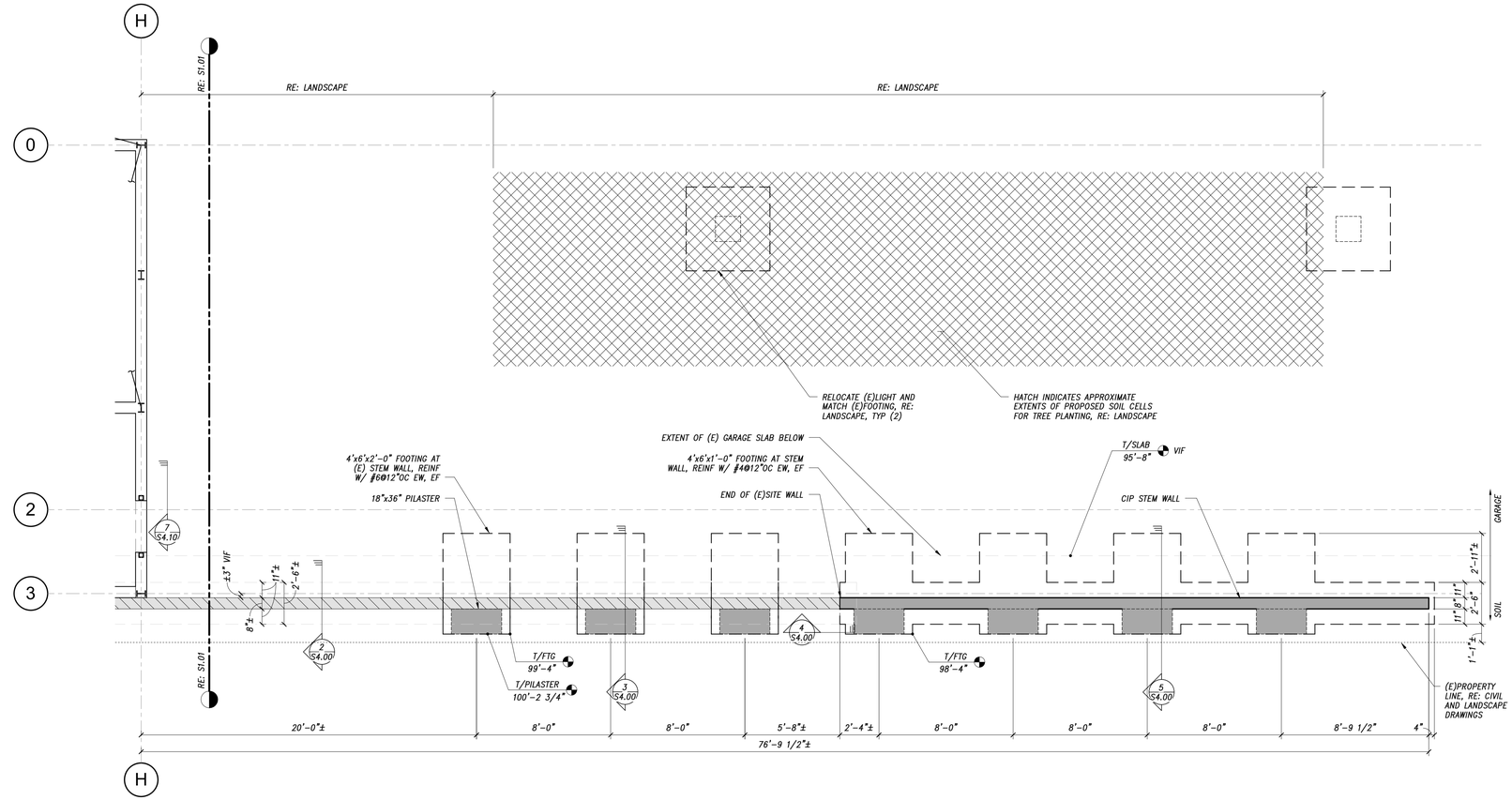
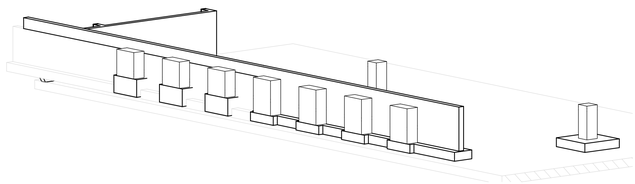


1 S1.00 NORTHEAST FOUNDATION PLAN

1/4" = 1'-0"



2 S1.00 SITE FOUNDATION ISOMETRIC

FOUNDATION PLAN NOTES:

1. FOUNDATIONS CONSIST OF CONTINUOUS STEMWALLS OVER (E) PARKING GARAGE SLAB WHERE SHOWN ON PLAN. UNLESS INDICATED OTHERWISE, STEMWALLS SHALL BE CENTERED BELOW COLUMNS.
2. SOG (SLAB-ON-GRADE) WHERE SHOWN ON PLAN CONSISTS OF REINFORCED CAST-IN-PLACE CONCRETE SLAB PLACED ON GEOFOAM FILL.
   A. GEOFOAM SHALL BE EXPANDED POLYSTYRENE (EPS) CONFORMING TO ASTM D6817 WITH:
      a. MIN COMPRESSIVE STRENGTH AT 1% DEFORMATION = 6 PSI
      b. MIN COMPRESSIVE STRENGTH AT 10% DEFORMATION = 13 PSI
      c. USE INSULFOAM GF EPS15 OR EQUIVALENT
   B. FASTEN GEOFOAM BLOCKS TO (E) PARKING GARAGE SLAB W/ CONSTRUCTION GRADE ADHESIVE. FASTEN BLOCKS TOGETHER WITH (4) GRIPPER PLATES MIN ON TOP OF EACH BLOCK.
   C. RE: PLAN FOR SOG THICKNESS, REINFORCING, AND ELEVATIONS. REINFORCING SHALL BE CHAIRED MID-HEIGHT OF THE SLAB, UNLESS NOTED OTHERWISE.
   D. RE: TYPICAL DETAILS AND GENERAL NOTES FOR CONTROL JOINT REQUIREMENTS.
3. TOP OF SLAB ELEVATION INDICATED ON PLAN.
4. TOP OF WALL ELEVATION INDICATED ON PLAN.
5. DRAIN LOCATIONS IN SLAB ARE SHOWN FOR REFERENCE ONLY. RE: ARCH FOR FINAL LOCATIONS.
6. RE: SHEET S0.00 – S0.02 FOR GENERAL NOTES.
7. RE: SHEET S3.00 – S3.01 FOR BUILDING SECTIONS AND ELEVATIONS.
8. RE: SHEET S4.00 – S4.10 FOR DETAILS.

EXISTING PLAN NOTES:

1. EXISTING PARKING GARAGE ROOF SLAB IS ASSUMED TO BE CONCRETE SLABS AND BEAMS BASED ON PHOTOS OF CONSTRUCTION DOCUMENTS FROM S.A. MIRO, INC. DATED JULY 2013. CONTRACTOR TO FIELD VERIFY.
2. GENERAL CONTRACTOR TO FIELD VERIFY ALL EXISTING INFORMATION PRIOR TO CONSTRUCTION AND FABRICATION.
3. THESE DRAWINGS PROVIDE INFORMATION FOR THE EXISTING STRUCTURAL SYSTEMS BASED ON INFORMATION PROVIDED. ANY EXISTING STRUCTURAL ELEMENT OR CONDITION THAT DEVIATES FROM WHAT IS PROVIDED SHALL BE PROVIDED BY GENERAL CONTRACTOR TO ENGINEER FOR STRUCTURAL REVIEW.
4. RE: GENERAL NOTES FOR ADDITIONAL INFORMATION REGARDING EXISTING CONDITIONS, DEMOLITION, AND SHORING.

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1	100% SCHEMATIC DESIGN	10/04/2024

DRAWING ISSUE & REVISION HISTORY

Seal

COLORADO LICENSED
Jeffrey Lee Hall
No. 42172
6/10/26
PROFESSIONAL ENGINEER

Key Map

Project Title:

DUS BIKE HUB

Drawing Title:

NORTHEAST FOUNDATION PLAN

Project No: **38313.00**
Drawn By:
Checked By:
Approved By:
Issue Date: **06/10/2026**

Drawing No.

S1.00

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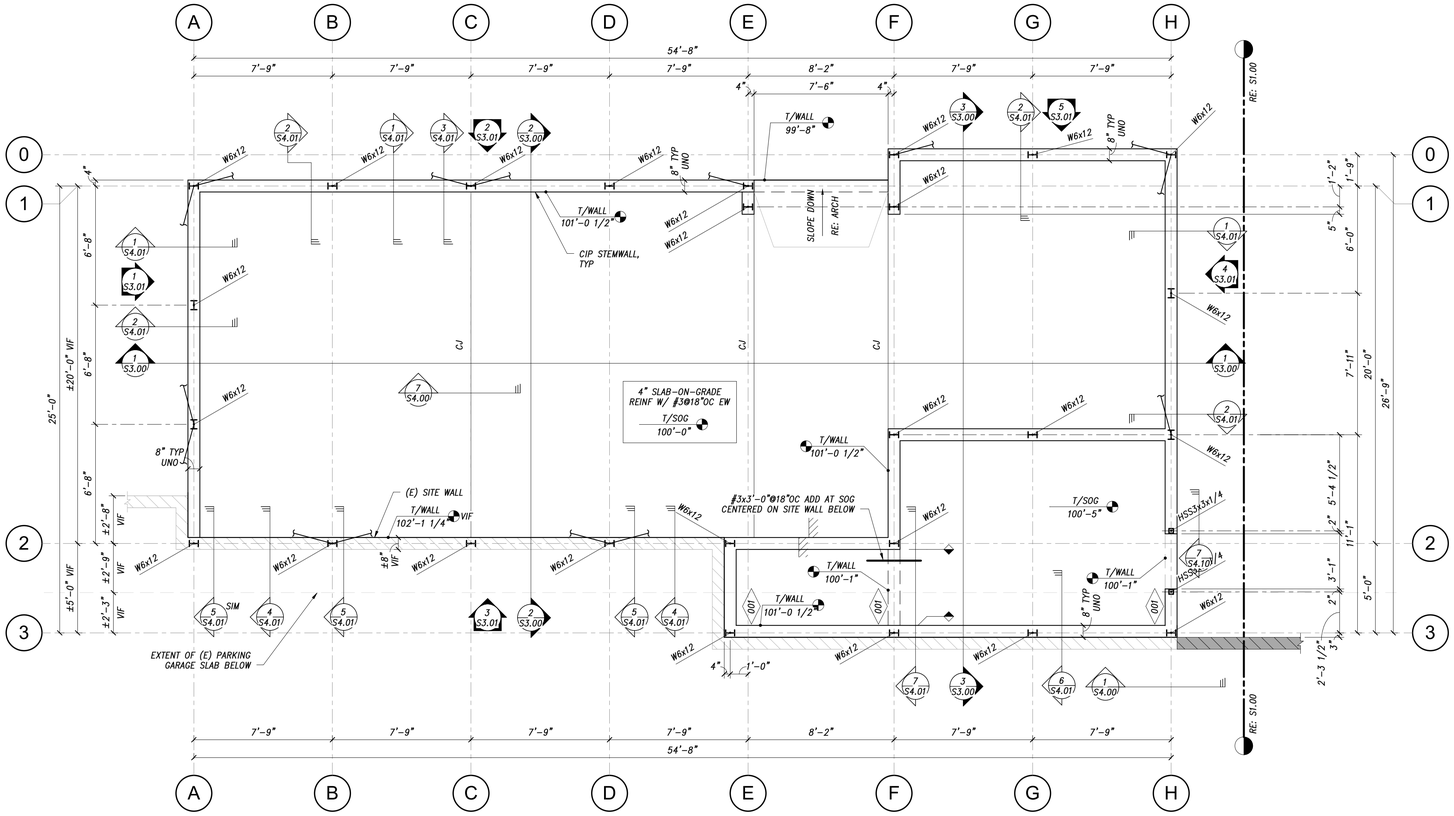
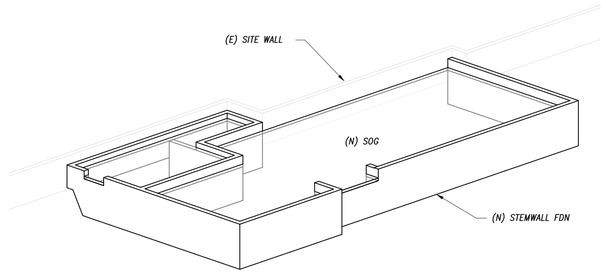


1 S1.01 FOUNDATION PLAN

1/4" = 1'-0"



2 S1.01 FOUNDATION ISOMETRIC

NTS

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4. RE: GENERAL NOTES FOR ADDITIONAL INFORMATION REGARDING EXISTING CONDITIONS, DEMOLITION, AND SHORING.

N TRUE NORTH

	KEYNOTE LEGEND
001	SLOPE BOTTOM OF STEM WALL UP FROM (E) PARKING GARAGE TO TOP OF (E) SITE WALL FOOTING. RE: 7/S4.01 FOR ADDITIONAL INFO

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DRAWING ISSUE & REVISION HISTORY

Seal

COLORADO LICENSED — MICHAEL A. LEVITT — 47172 — PROFESSIONAL ENGINEER
6/10/26

Key Map

Project Title:

DUS BIKE HUB

Drawing Title:

FOUNDATION PLAN

Project No: **38313.00**
Drawn By:
Checked By:
Approved By:
Issue Date: **06/10/2026**

Drawing No.

S1.01

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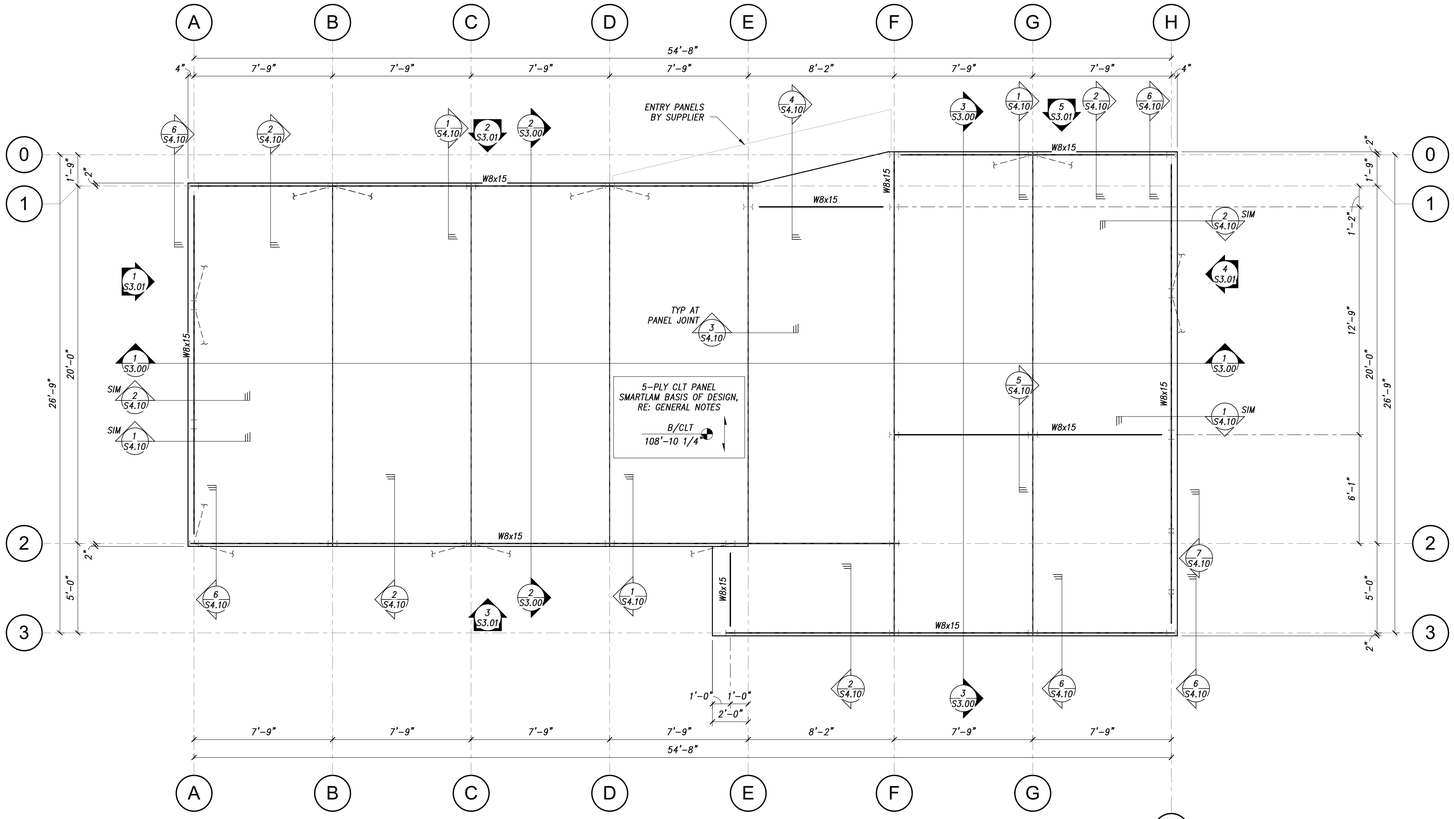

1 S1.02 ROOF FRAMING PLAN

1/4" = 1'-0"

ROOF FRAMING PLAN NOTES:

1. ROOF CONSTRUCTION CONSISTS OF 5-PLY SMARTLAM CLT.
2. TOP OF STEEL ELEVATION = BOTTOM OF CLT, RE: PLAN.
3. VERIFY ALL ELEVATIONS AND DIMENSIONS WITH ARCHITECTURAL PLANS PRIOR TO DETAILING AND FABRICATION.
4. RE: SHEET S0.00 - S0.02 FOR GENERAL NOTES.
5. RE: SHEET S3.00 - S3.01 FOR BUILDING SECTIONS AND ELEVATIONS.
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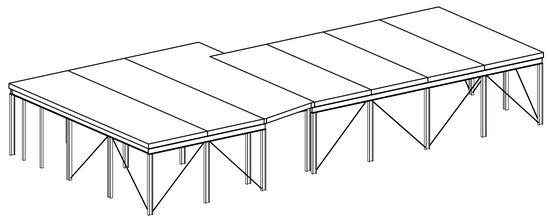

2 S1.02 SUPERSTRUCTURE ISOMETRIC

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DRAWING ISSUE & REVISION HISTORY

Seal

COLORADO LICENSED STRUCTURAL ENGINEER
MATTHEW J. WELTE
PROFESSIONAL ENGINEER
6/10/26

Key Map

Project Title:

DUS BIKE HUB

Drawing Title:

ROOF FRAMING PLAN

Project No: **38313.00**
Drawn By:
Checked By:
Approved By:
Issue Date: **06/10/2026**

Drawing No. **S1.02**

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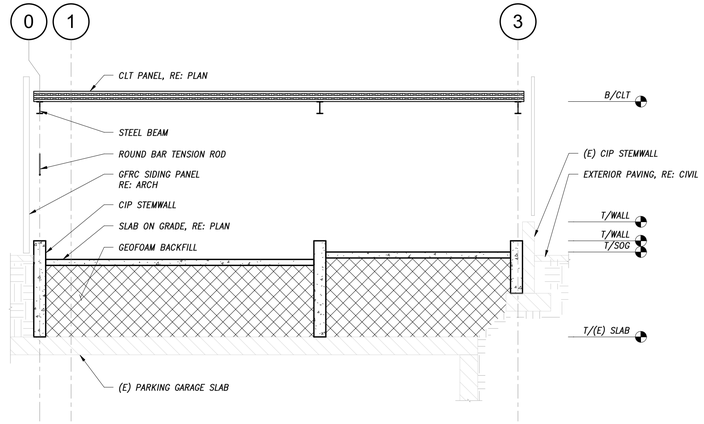
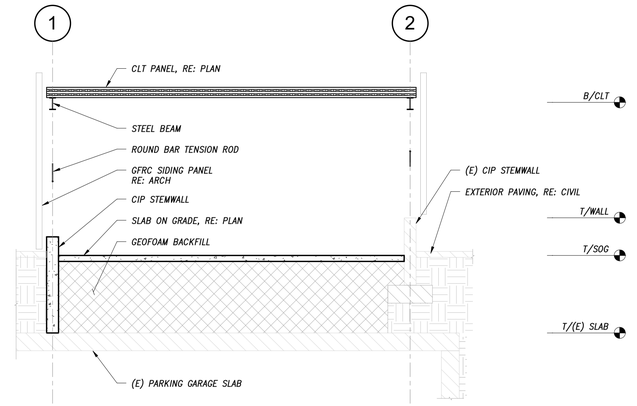


3 S3.00 TRANSFERSE BUILDING SECTION AT STORAGE

1/4" = 1'-0"



2 S3.00 TRANSVERSE BUILDING SECTION

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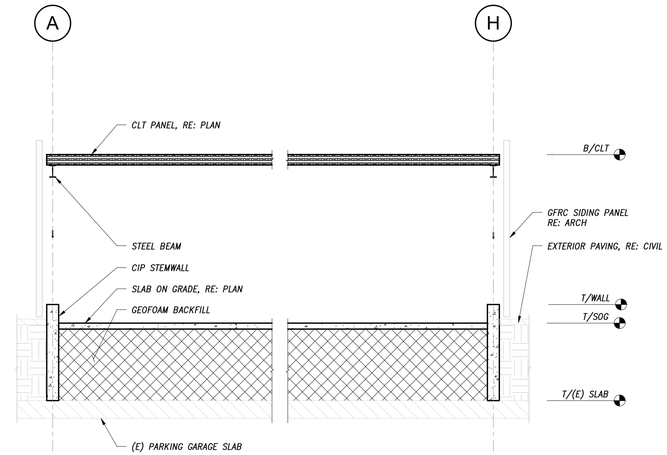

1 S3.00 LONGITUDINAL BUILDING SECTION

1/4" = 1'-0"

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No.	Description	Date
4	CONSTRUCTION SET	06/10/2026
3	65% CONSTRUCTION DOCUMENTS	11/22/2024
2	100% DESIGN DEVELOPMENT	11/04/2024
1	100% SCHEMATIC DESIGN	10/04/2024

DRAWING ISSUE & REVISION HISTORY

Seal

COLORADO LICENSED
TIMOTHY J. NEAL
42172
PROFESSIONAL ENGINEER
6/10/26

Key Map

Project Title:

DUS BIKE HUB

Drawing Title:

BUILDING SECTIONS

Project No: **38313.00**
Drawn By:
Checked By:
Approved By:
Issue Date: **06/10/2026**

Drawing No.

S3.00

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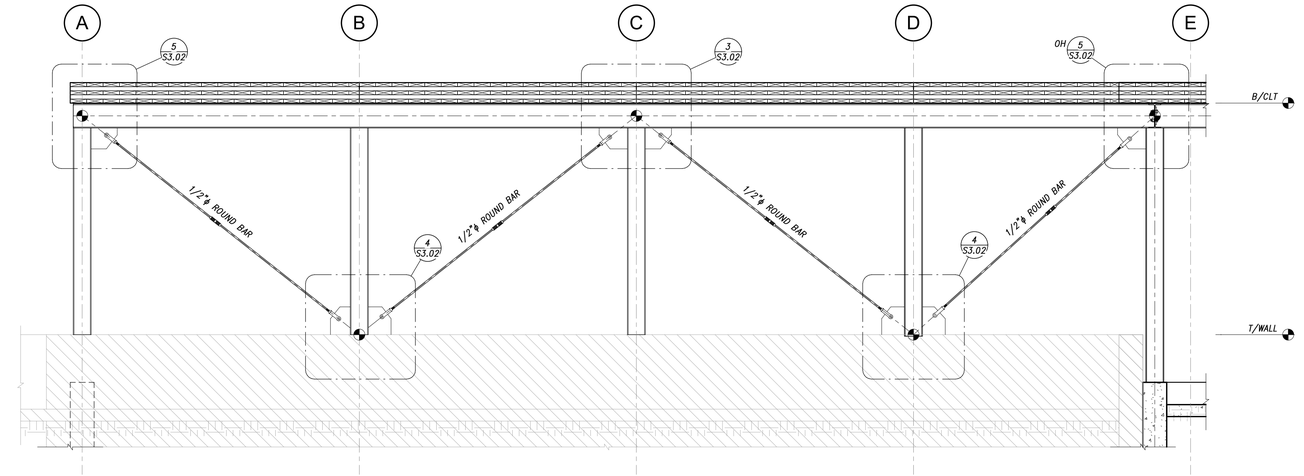
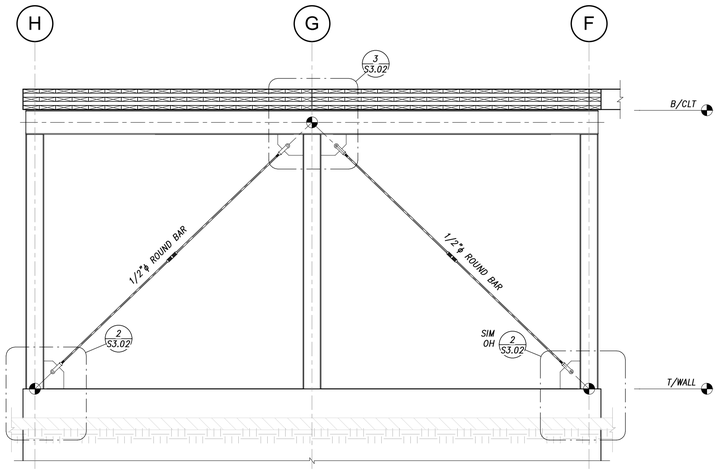


3 S3.01 GRID 2 BRACED FRAME ELEVATION

1/2" = 1'-0"



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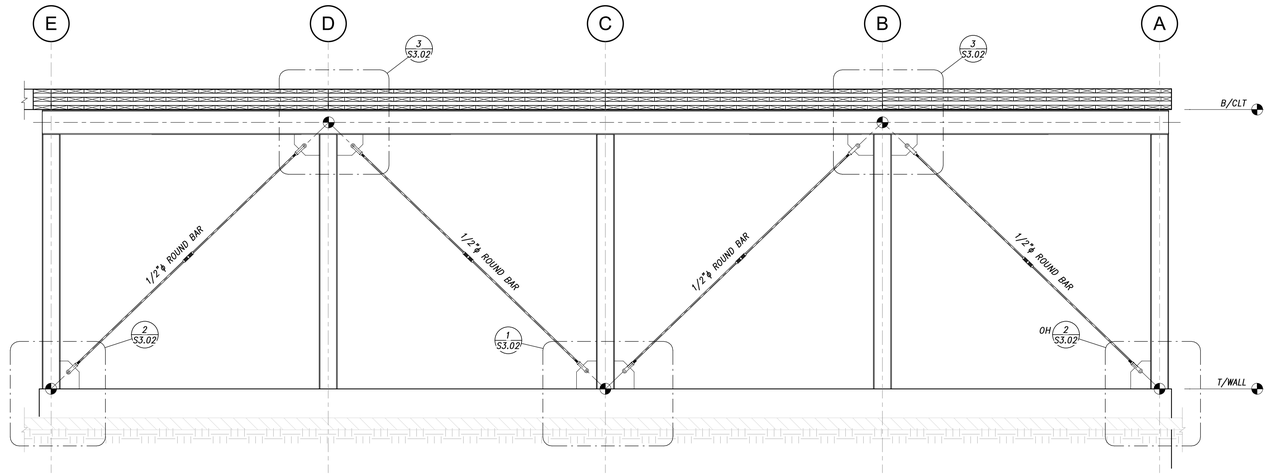

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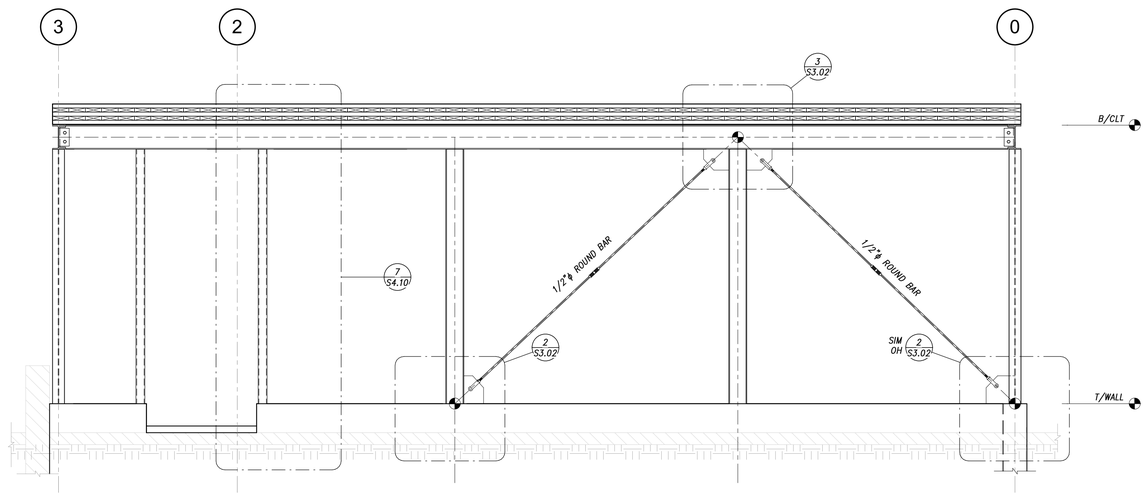
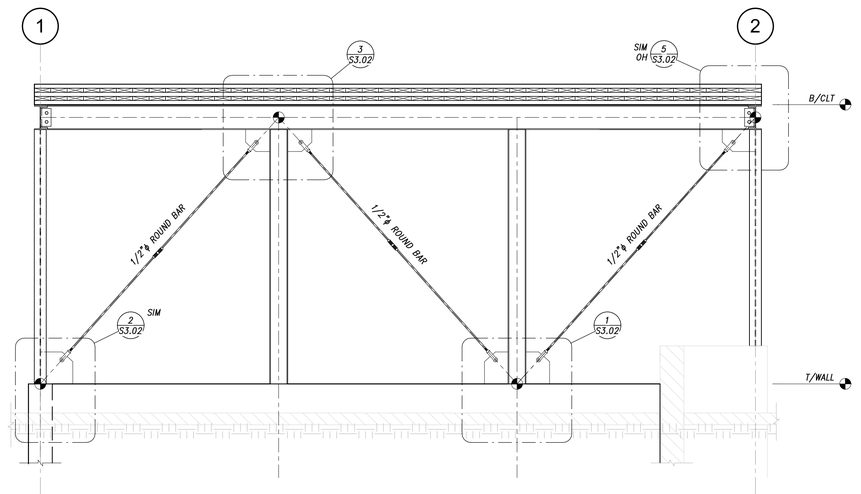


4 S3.01 GRID H BRACED FRAME ELEVATION

1/2" = 1'-0"



1 S3.01 GRID A BRACED FRAME ELEVATION

1/2" = 1'-0"

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1	100% SCHEMATIC DESIGN	10/04/2024

DRAWING ISSUE & REVISION HISTORY

Seal

COLORADO LICENSED
ANDREW S. KELLY
42172
6/10/26
PROFESSIONAL ENGINEER

Key Map

Project Title:
DUS BIKE HUB

Drawing Title:
BRACED FRAME ELEVATIONS

Project No: **38313.00**
Drawn By:
Checked By:
Approved By:
Issue Date: **06/10/2026**

Drawing No.
S3.01

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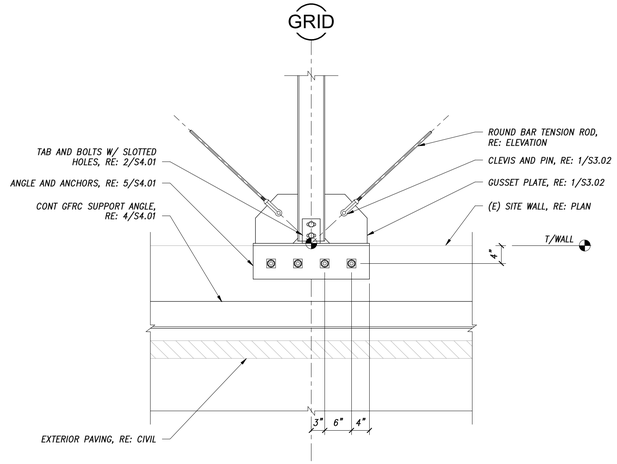
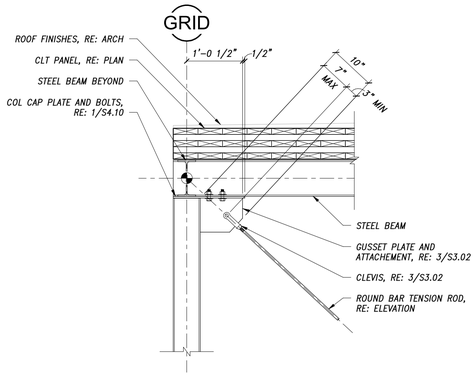


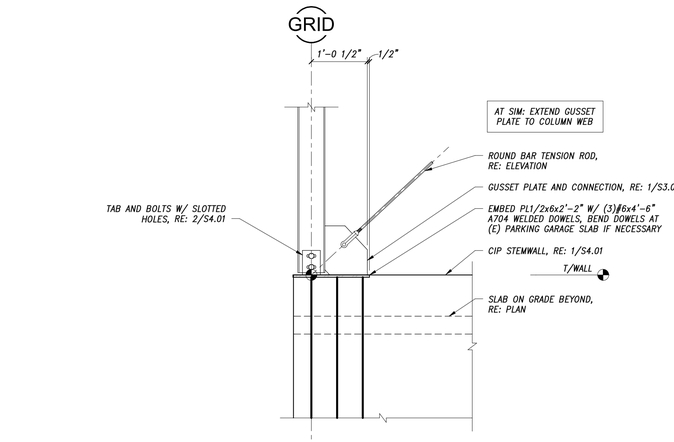
4 S3.02 BOTTOM BRACE AT (E) SITE WALL

3/4" = 1'-0"



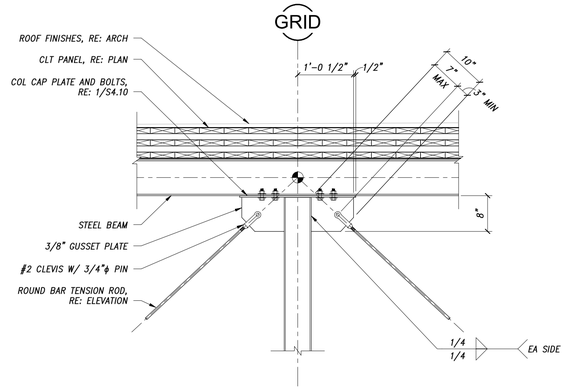
5 S3.02 TOP BRACE DETAIL AT CORNER

3/4" = 1'-0"



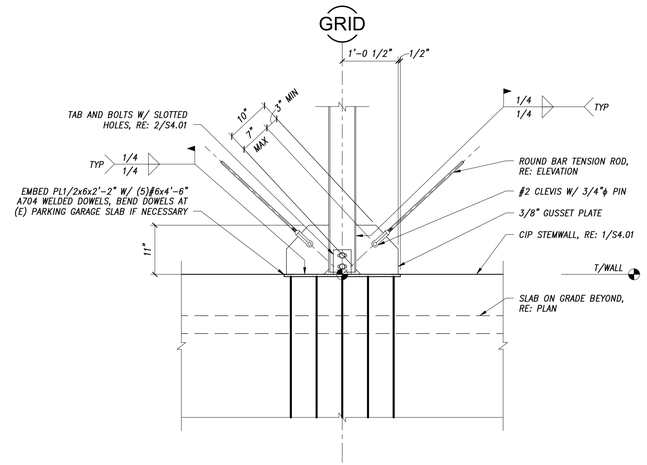
2 S3.02 BOTTOM BRACE DETAIL AT CORNER

3/4" = 1'-0"



3 S3.02 TOP BRACE DETAIL

3/4" = 1'-0"



1 S3.02 BOTTOM BRACE DETAIL

3/4" = 1'-0"

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DRAWING ISSUE & REVISION HISTORY

Seal

Key Map

Project Title:
DUS BIKE HUB

Drawing Title:
BRACED FRAME DETAILS

Project No: **38313.00**
Drawn By:
Checked By:
Approved By:
Issue Date: **06/10/2026**

Drawing No.
S3.02

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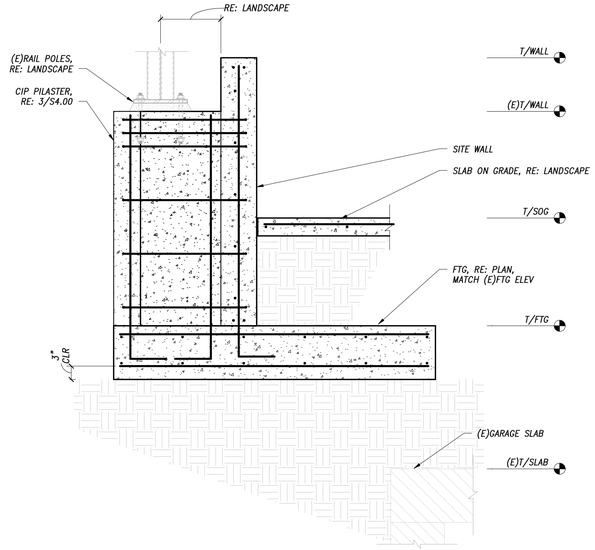
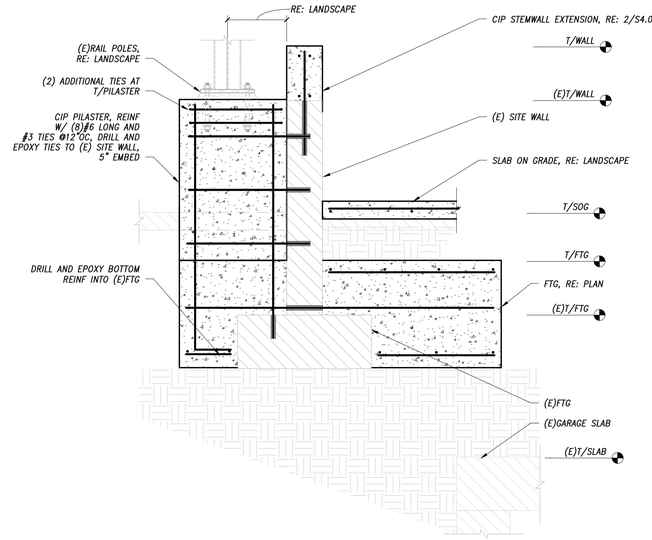


5 S4.00 PILASTER AT STEM WALL

3/4" = 1'-0"

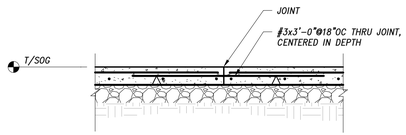


3 S4.00 PILASTER AT (E) STEM WALL

3/4" = 1'-0"

NOTES:
1. SAWCUT CONTROL JOINT WITHIN 8 HOURS (MAX) OF PLACEMENT OR USE TOOLED JOINT DURING FINISHING (CONTRACTOR'S OPTION)
2. PROVIDE CONTROL JOINTS AT 15 FT OC EACH WAY MAXIMUM SPACING, UNO. CONSTRUCTION JOINTS CAN REPLACE CONTROL JOINTS.

TYPICAL SOG CONTROL JOINT

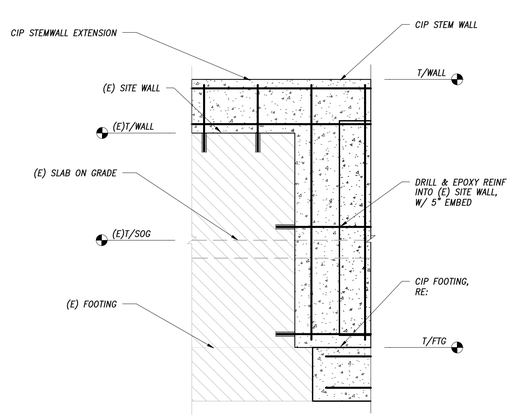


NOTES:
1. STOP REINF AT EACH SIDE OF CONSTRUCTION JOINT
2. PROVIDE CONTROL JOINTS AT 15 FT OC EACH WAY MAXIMUM SPACING, UNO. CONSTRUCTION JOINTS CAN REPLACE CONTROL JOINTS.
3. UNO AT GARAGES, REINFORCING PASSING THROUGH CONSTRUCTION JOINTS SHALL BE EPOXY COATED.

TYPICAL SOG CONSTRUCTION JOINT

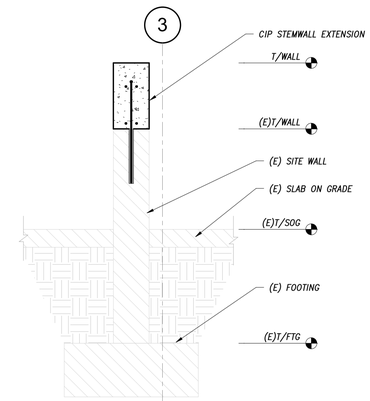
7 S4.00 TYPICAL SLAB ON GRADE JOINTING

NTS



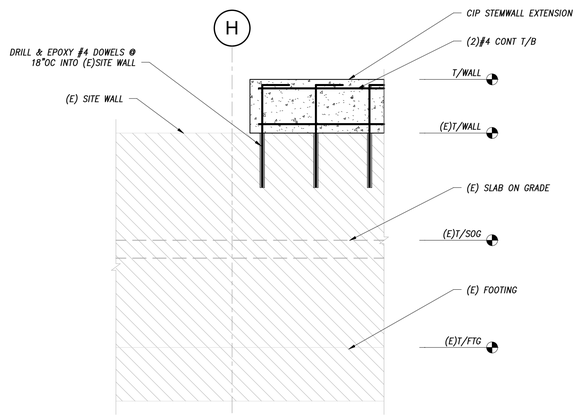
4 S4.00 (E)SITE WALL EXTENSION

3/4" = 1'-0"



2 S4.00 STEM WALL EXTENSION - SECTION

3/4" = 1'-0"



1 S4.00 STEM WALL EXTENSION - ELEVATION

3/4" = 1'-0"

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DRAWING ISSUE & REVISION HISTORY

Seal

Key Map

Project Title:

DUS BIKE HUB

Drawing Title:

FOUNDATION DETAILS

Project No: **38313.00**
Drawn By:
Checked By:
Approved By:
Issue Date: **06/10/2026**

Drawing No. **S4.00**

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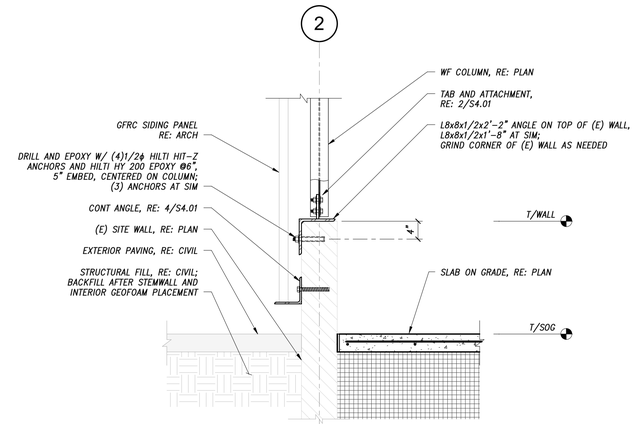
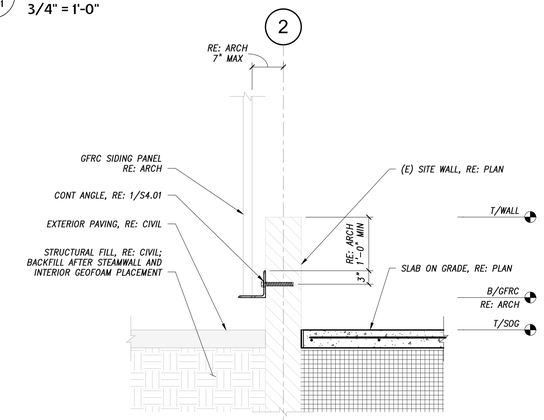
7 S4.01 CANTILEVERED STEM WALL

3/4" = 1'-0"



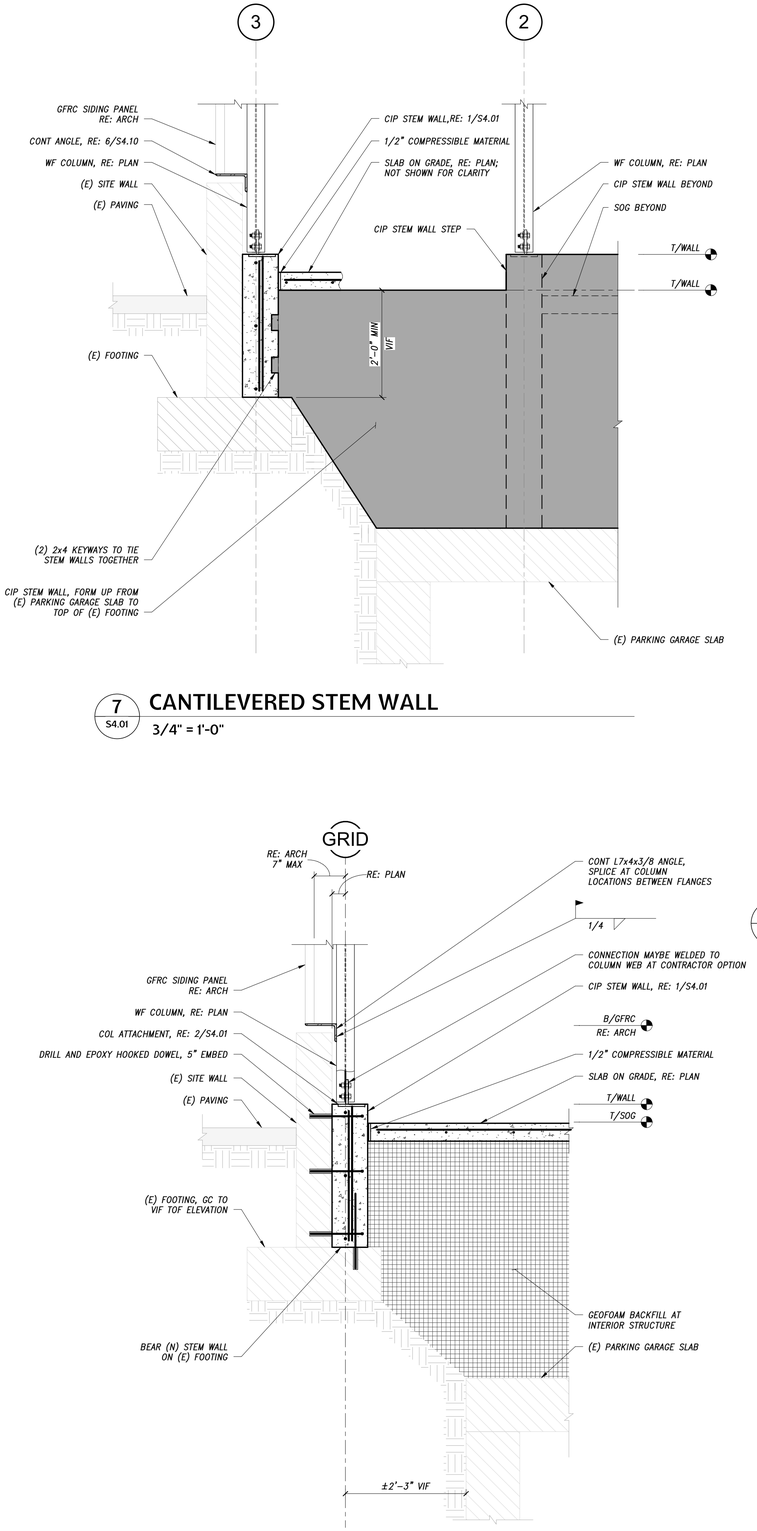
5 S4.01 COLUMN BASE AT (E) SITE WALL

3/4" = 1'-0"



4 S4.01 GFRC BASE SUPPORT AT (E) SITE WALL

3/4" = 1'-0"



6 S4.01 FOOTING DETAIL

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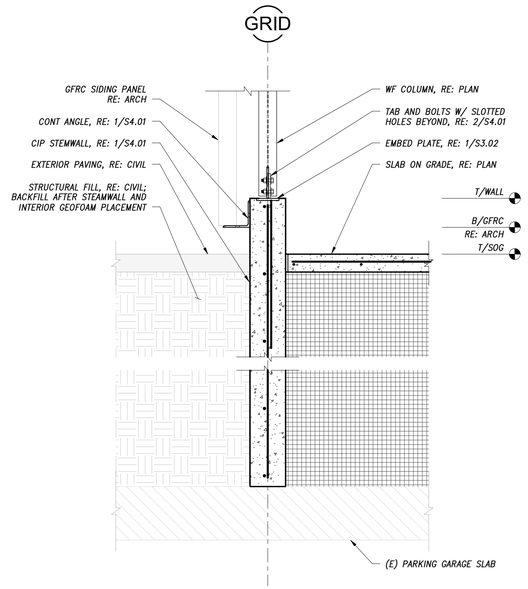

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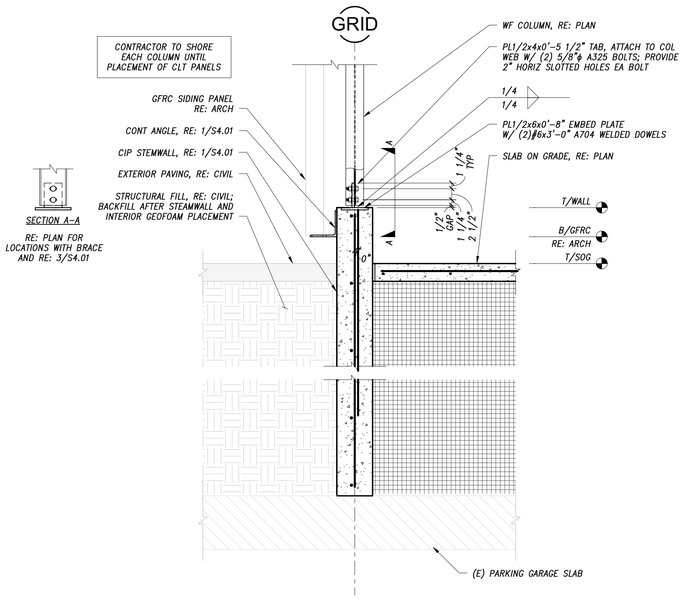

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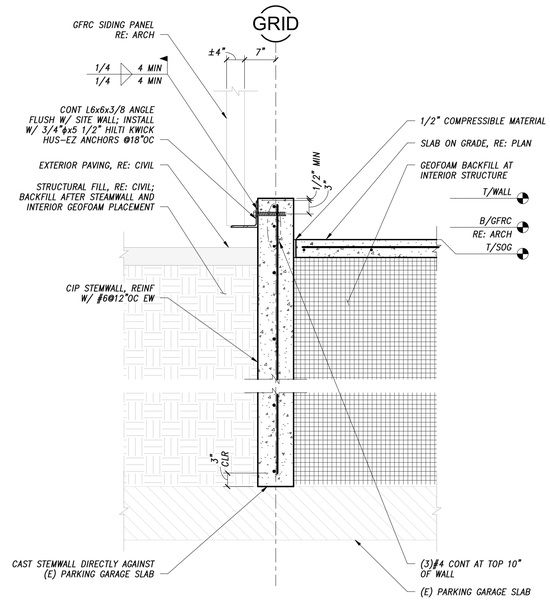

1 S4.01 GFRC BASE SUPPORT DETAIL

3/4" = 1'-0"

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DRAWING ISSUE & REVISION HISTORY

Seal

COLORADO LICENSED ... 42172 ... 6/10/26 ... PROFESSIONAL ENGINEER

Key Map

Project Title:

DUS BIKE HUB

Drawing Title:

FOUNDATION DETAILS

Project No: **38313.00**
Drawn By:
Checked By:
Approved By:
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Drawing No. **S4.01**

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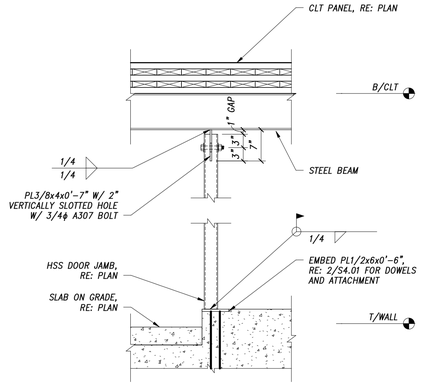

7 S4.10 DOOR JAMB DETAIL

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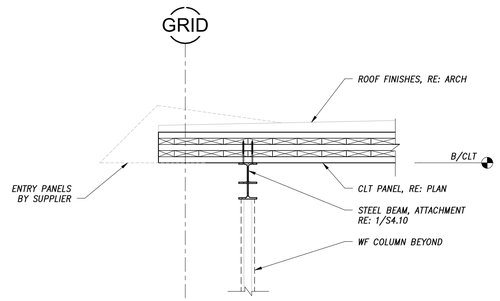

4 S4.10 ENTRY CLT DETAIL

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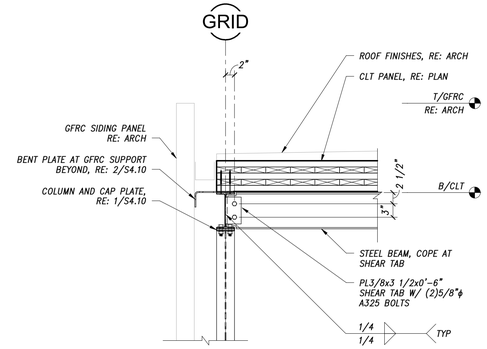

6 S4.10 TYPICAL SHEAR TAB CONNECTION

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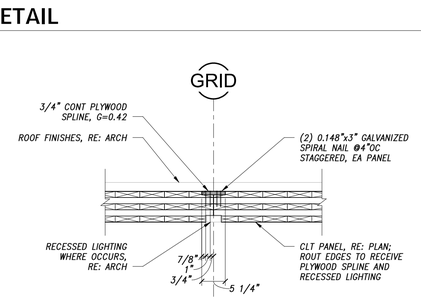
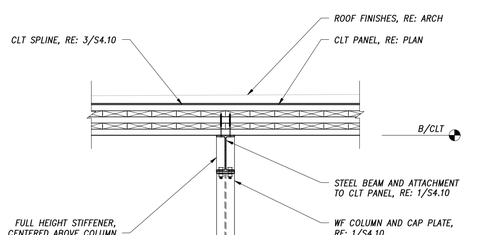


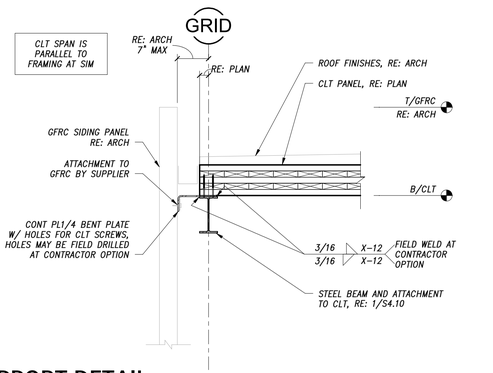
3 S4.10 TYPICAL CLT PANEL TO PANEL JOINT

3/4" = 1'-0"



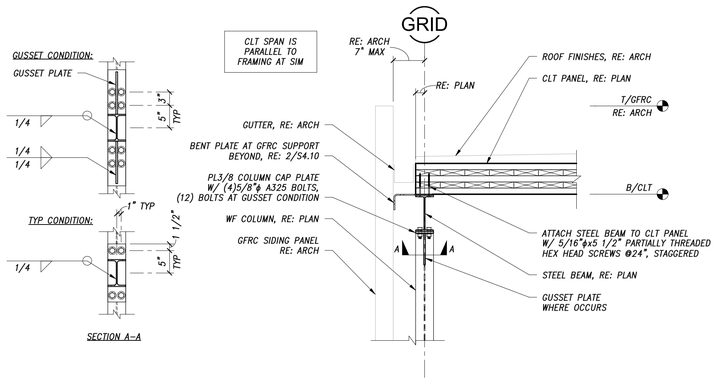
5 S4.10 CLT SUPPORT DETAIL

3/4" = 1'-0"



2 S4.10 GFRC TOP SUPPORT DETAIL

3/4" = 1'-0"



1 S4.10 CLT PERIMETER SUPPORT DETAIL

3/4" = 1'-0"

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DRAWING ISSUE & REVISION HISTORY

Seal

Key Map

Project Title:

DUS BIKE HUB

Drawing Title:

ROOF DETAILS

Project No: **38313.00**
Drawn By:
Checked By:
Approved By:
Issue Date: **06/10/2026**

Drawing No.

S4.10

bld studio

PROJECT DIRECTORY

CLIENT
DOWNTOWN DENVER PARTNERSHIP

ARCHITECT
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REVISION	DATE

COLORADO LICENSED
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00405230
ARCHITECT

NOTE FOR G.C.

#1 ALT PRICING: A1.01, PLYWOOD IN LIEU OF TAPERED INSULATION

DUS BIKE HUB

1550 WEWATTA ST. DENVER, CO
PLAZA OF THE AMERICAS

COVER SHEET

A0.00

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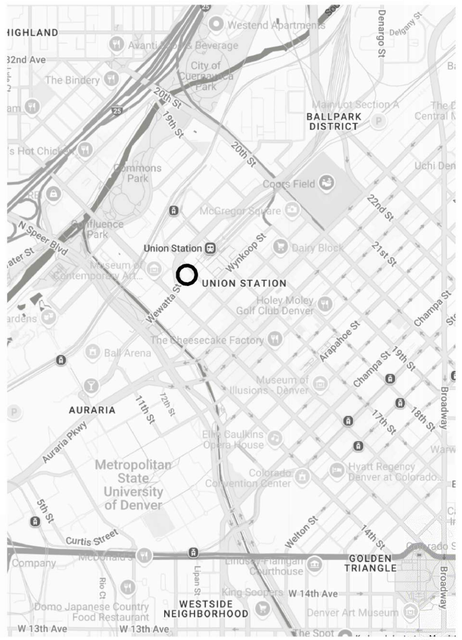
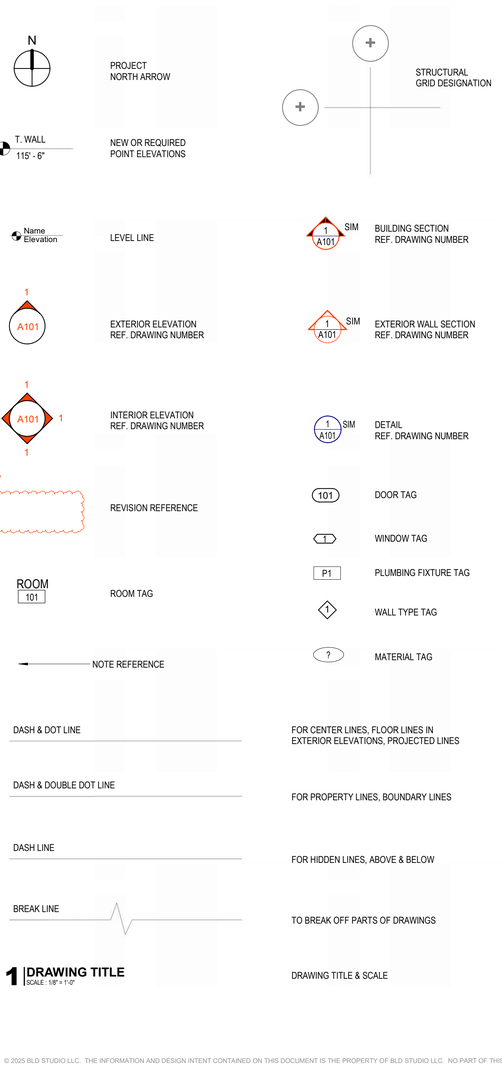
A.B.	ANCHOR BOLT
ABV.	ABOVE
APPROX.	APPROXIMATE
B.	BOTTOM
BD.	BOARD
BLDG.	BUILDING
BM.	BEAM
B.O.	BOTTOM OF
BRG.	BEARING
C/C	CENTER TO CENTER
C.L.	CENTERLINE
CLG.	CEILING
COL.	COLUMN
CONC.	CONCRETE
CONT.	CONTINUOUS
CONST.	CONSTRUCTION
DET.	DETAIL
D.H.	DOUBLE HUNG
DIA(M).	DIAMETER
DR.	DOOR
D.S.	DOWNSPOUT
DRN.	DRAIN
E.	EAST
E.G.	EXISTING GRADE
E.J.	EXPANSION JOINT
ELEV.	ELEVATION
ELEC.	ELECTRICAL
ENGR.	ENGINEER
F.	FACE
FDN.	FOUNDATION
F.G.	FINISH GRADE
FIN.	FINISH
F.F.	FINISH FLOOR
FLSHG.	FLASHING
F.O.	FACE OF
FRMG.	FRAMING
F/S	FACE OF STUD
FT.	FEET
FTG.	FOOTING
F/CONC.	FACE OF CONCRETE
GRD.	GRADE
GYP.	GYPSUM
HDR.	HEADER
HORIZ.	HORIZONTAL
HT.	HEIGHT
IN.	INCH
INSUL.	INSULATION
INT.	INTERIOR
GRD.	GRADE
GYP.	GYPSUM
HDR.	HEADER
HORIZ.	HORIZONTAL
HT.	HEIGHT
IN.	INCH
INSUL.	INSULATION
INT.	INTERIOR
J.B.	JUNCTION BOX
JST.	JOIST
JT.	JOINT
LGTH.	LENGTH
LL.	LOAD
LT.	LIGHT

MAT.	MATERIAL
MAX.	MAXIMUM
MEMB.	MEMBER
MFR.	MANUFACTURER
MIN.	MINIMUM
MISC.	MISCELLANEOUS
MTD.	MOUNTED
MTL.	METAL
N.	NORTH
N/A	NOT APPLICABLE
N.T.S.	NOT TO SCALE
O.C.	ON CENTER
PL.	PROPERTY LINE
PLY.	PLYWOOD
PREFAB.	PREFABRICATED
PT.	POINT
PTD.	PAINTED
QTY.	QUANTITY
RCP	REFLECTED CEILING PLAN
RD.	ROUND
REF.	REFER TO
REINF.	REINFORCED
REC.	RECESSED
REV.	REVISION
RFG.	ROOFING
REQ'D.	REQUIRED
RM.	ROOM
R.O.	ROUGH OPENING
R.O.W.	RIGHT OF WAY
S.	SOUTH
S.C.	SOLID CORE
SCHED.	SCHEDULE
SHLVS.	SHELVES
S.F.	SQUARE FEET
SHT.	SHEET
SHTG.	SHEATHING
SLR.	SEALER
SQ. FT.	SQUARE FEET
S.M.	SHEET METAL
SPECS.	SPECIFICATIONS
STL.	STEEL
STRUCT.	STRUCTURAL
SURF.	SURFACE
THLD.	THRESHOLD
T.O.	TOP OF
TYP.	TYPICAL
UNFIN.	UNFINISHED
U.O.N.	UNLESS OTHERWISECNOTED
W/	WITH
WD.B.	WOOD BASE
WD.	WOOD
W/O	WITH OUT
WP	WATERPROOF
W.R.	WATER RESISTANT
WT.	WEIGHT
VIF	VERIFY IN FIELD

1. THE AIA DOCUMENT A201 "GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION", LATEST EDITION, ARE HEREBY MADE A PART OF THESE CONTRACT DOCUMENTS, EXCEPT AS AMENDED HEREIN. COPIES ARE ON FILE AND ARE AVAILABLE FOR INSPECTION AT THE OFFICE OF THE ARCHITECT.
2. THE CONTRACT DOCUMENTS CONSIST OF THE AGREEMENT, THE GENERAL NOTES, THE SPECIFICATION, AND THE DRAWINGS, WHICH ARE COOPERATIVE AND CONTINUOUS. WORK INDICATED OR REASONABLY IMPLIED IN ANY ONE OF THE DOCUMENTS SHALL BE SUPPLIED AS THOUGH FULLY COVERED IN ALL. ANY DISCREPANCY BETWEEN THE DIFFERENT PARTS SHOULD BE REPORTED TO THE ARCHITECT IMMEDIATELY.
3. ALL WORK SHALL COMPLY WITH ALL STATE AND LOCAL CODES AND ORDINANCES, AND SHALL BE PERFORMED TO THE HIGHEST STANDARDS OF CRAFTSMANSHIP BY JOURNEYMAN OF THE APPROPRIATE TRADES.
4. THESE DOCUMENTS ARE INTENDED TO INCLUDE ALL LABOR, MATERIALS, EQUIPMENT AND SERVICES REQUIRED TO COMPLETE ALL WORK DESCRIBED HEREIN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO BRING TO THE ATTENTION OF THE ARCHITECT ANY CONDITIONS WHICH WILL NOT PERMIT CONSTRUCTION ACCORDING TO THE INTENTIONS OF THESE DOCUMENTS. IT IS THE RESPONSIBILITY OF THE ARCHITECT TO PROVIDE DETAILS AND/OR DIRECTIONS REGARDING DESIGN INTENT WHERE IT IS ALTERED BY THE EXISTING CONDITIONS OR WHERE NEGLECTED IN THE DOCUMENTS.
5. ANY MATERIALS PROPOSED FOR SUBSTITUTION OF THOSE SPECIFIED OR CALLED OUT BY TRADE NAME IN THESE DOCUMENTS SHALL BE PRESENTED TO THE ARCHITECT FOR REVIEW. THE CONTRACTOR SHALL SUBMIT SAMPLES WHEN REQUIRED BY THE ARCHITECT, AND ALL SUCH SAMPLES SHALL BE REVIEWED BY THE ARCHITECT BEFORE THE WORK IS PERFORMED. WORK MUST CONFORM TO THE REVIEWED SAMPLES. ANY WORK WHICH DOES NOT CONFORM SHALL BE REMOVED AND REPLACED WITH WORK WHICH CONFORMS AT THE CONTRACTOR'S EXPENSE. SUBCONTRACTOR SHALL SUBMIT REQUESTS AND SAMPLES FOR REVIEW THROUGH THE GENERAL CONTRACTOR WHEN WORK IS LET THROUGH HIM OR HER. REQUIRED VERIFICATIONS AND SUBMITTALS TO BE MADE IN ADEQUATE TIME AS NOT TO DELAY WORK IN PROGRESS.
6. ALL REQUESTS FOR SUBSTITUTIONS OF ITEMS SPECIFIED SHALL BE SUBMITTED IN WRITING TO THE ARCHITECT AND WILL BE CONSIDERED ONLY IF BETTER SERVICE FACILITATES MORE ADVANTAGEOUS DELIVERY DATE, OR A LESSER PRICE WITH CREDIT TO THE CLIENT WILL BE PROVIDED WITHOUT SACRIFICING QUALITY, APPEARANCE, AND/OR FUNCTION, UNDER NO CIRCUMSTANCE WILL THE ARCHITECT BE REQUIRED TO PROVE THAT A PRODUCT PROPOSED FOR SUBSTITUTION IS OR IS NOT OF EQUAL QUALITY TO THE PRODUCT SPECIFIED.
7. ALL WORK SHALL BE ERECTED PLUMB AND TRUE-TO-LINE IN ACCORDANCE WITH BEST PRACTICES OF THE TRADE AND MANUFACTURER'S RECOMMENDATIONS FOR THE PARTICULAR ITEM.
8. SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT FOR HIS OR HER REVIEW WHERE CALLED FOR ANYWHERE IN THESE DOCUMENTS. REVIEW SHALL BE MADE BY THE ARCHITECT BEFORE THE WORK IS BEGUN, AND WORK SHALL CONFORM TO THE REVIEWED SHOP DRAWINGS, SUBJECT TO REPLACEMENT AS REQUIRED FOR SAMPLES IN PAR. E., ABOVE.
9. THE BUILDING INSPECTOR SHALL BE NOTIFIED BY THE CONTRACTOR WHEN THERE IS NEED OF INSPECTION AS REQUIRED BY THE UNIFORM BUILDING CODE OR BY ANY LOCAL CODE OR ORDINANCE.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY AND CARE OF ADJACENT PROPERTIES DURING CONSTRUCTION, FOR COMPLIANCE WITH FEDERAL AND STATE O.S.H.A. REGULATIONS, AND FOR THE PROTECTION OF ALL WORK UNTIL IT IS DELIVERED COMPLETED TO THE OWNER.
11. ALL DIMENSIONS NOTED TAKE PRECEDENCE OVER SCALED DIMENSIONS. DIMENSIONS NOTED "N.T.S." DENOTES NOT TO SCALE.
12. CONTRACTOR SHALL VERIFY AND COORDINATE ALL OPENINGS THROUGH FLOORS, CEILINGS, AND WALLS WITH ALL ARCHITECTURAL, STRUCTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS.
13. CONTRACTOR WILL ASSUME RESPONSIBILITY FOR ITEMS REQUIRING COORDINATION AND RESOLUTION DURING THE BIDDING PROCESS.
14. VERIFY ALL SPACE DIMENSIONS AS SHOWN WITH EXISTING JOB CONDITIONS BEFORE STARTING CONSTRUCTION.
15. WHERE WORK IS INSTALLED OR EXISTING FINISHES ARE DISTURBED, REFINISH SUCH AREAS TO MATCH EXISTING. U.N.O.
16. CHECK AND VERIFY CONTRACT DOCUMENTS, FIELD CONDITIONS FOR ACCURACY, CONFIRMING THAT ALL WORK IS BUILDABLE AS SHOWN BEFORE PROCEEDING WITH CONSTRUCTION. IF THERE ARE ANY QUESTIONS REGARDING THESE OR OTHER COORDINATION QUESTIONS, THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING CLARIFICATION WITH THE ARCHITECT BEFORE PROCEEDING WITH WORK OR RELATED WORK IN QUESTION.
17. EACH MISCELLANEOUS ITEM OF CUTTING, PATCHING, OR FITTING IS NOT NECESSARILY INDIVIDUALLY DESCRIBED HEREIN. NO SPECIFIC DESCRIPTION OF CUTTING, PATCHING, OR FITTING REQUIRED TO PROPERLY ACCOMMODATE THE SCOPE OF WORK SHALL RELIEVE THE CONTRACTOR FROM THE RESPONSIBILITY TO PERFORM SUCH WORK AS REQUIRED.
18. ANY QUESTIONS REGARDING THE INTENT OF THE DRAWINGS OR SPECIFICATIONS ARE TO BE CLARIFIED WITH THE ARCHITECT BEFORE ORDERING MATERIALS OR PROCEEDING WITH THE WORK IN QUESTION OR RELATED WORK.
19. ALL ITEMS ARE NEW UNLESS CALLED OUT AS "EXISTING".
20. ALL WORK MUST COMPLY WITH BUILDING CODES BY PERMITTING ENTITY.
21. ANY ROOF TRUSSES TO BE ENGINEERED BY MFR.



SITE MAP - NTS



ARCHITECTURAL:

DWG	TITLE	100% CD
A1.05	LAYOUT PLAN	
Z1.04	ELEVATION - EASEMENT	
A0.00	COVER SHEET	•
A0.01	PROJECT INFO / SHEET INDEX	•
A0.03	ADA/ANSI GUIDELINES	•
A0.09	SURVEY	•
A1.01	SITE PLAN	•
A1.02	ROOF PLAN	•
A1.03	FLOOR PLAN	•
A1.40	REFLECTED CEILING PLAN	•
A2.01	BUILDING ELEVATIONS	•
A4.01	BUILDING SECTIONS	•
A4.20	WALL SECTIONS 1-1/2"	•
A5.02	ENLARGED STORAGE DOOR	•

STRUCTURAL:

DWG	TITLE	100% CD
A8.00	3D VIEWS	•
S0.00	GENERAL NOTES AND LOAD KEY	•
S0.01	GENERAL NOTES	•
S0.02	GENERAL NOTES AND SPECIAL INSPECTIONS	•
S1.00	NORTHEAST FOUNDATION PLAN	•
S1.01	FOUNDATION PLAN	•
S1.02	ROOF FRAMING PLAN	•
S3.00	BUILDING SECTIONS	•
S3.01	BRACED FRAME ELEVATIONS	•
S3.02	BRACED FRAME DETAILS	•
S4.00	FOUNDATION DETAILS	•
S4.01	FOUNDATION DETAILS	•

ELECTRICAL:

DWG	TITLE	100% CD
S4.10	ROOF DETAILS	•
E0.00	ELECTRICAL COVERSHEET	•
E1.00	ELECTRICAL SITE PLAN	•
E2.00	ELECTRICAL SCHEDULES AND DETAILS	•
E2.01	ELECTRICAL SCHEDULES AND DETAILS	•

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STATUS	ISSUE DATE
100% CD	05/19/2026

REVISION	DATE

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PROJECT INFO / SHEET INDEX

A0.01

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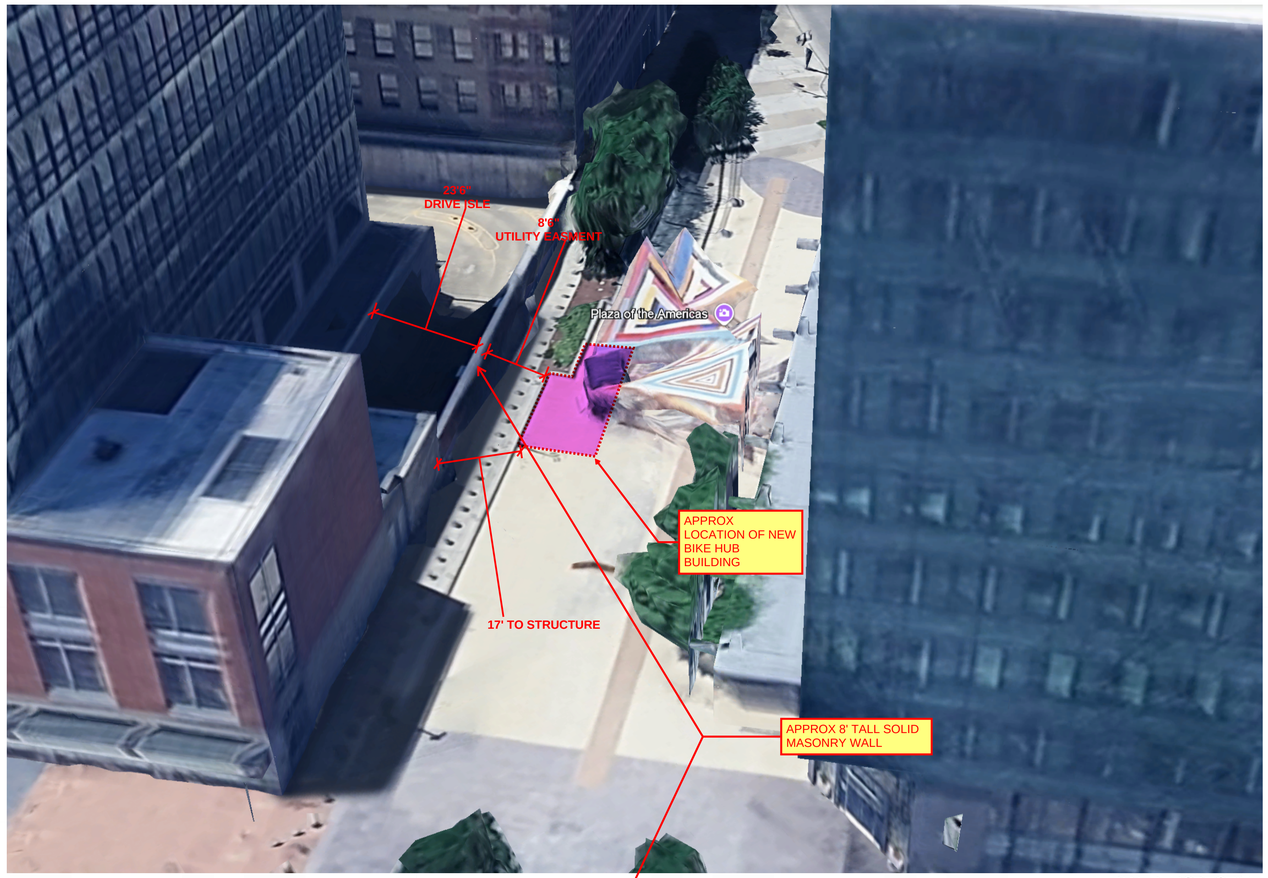
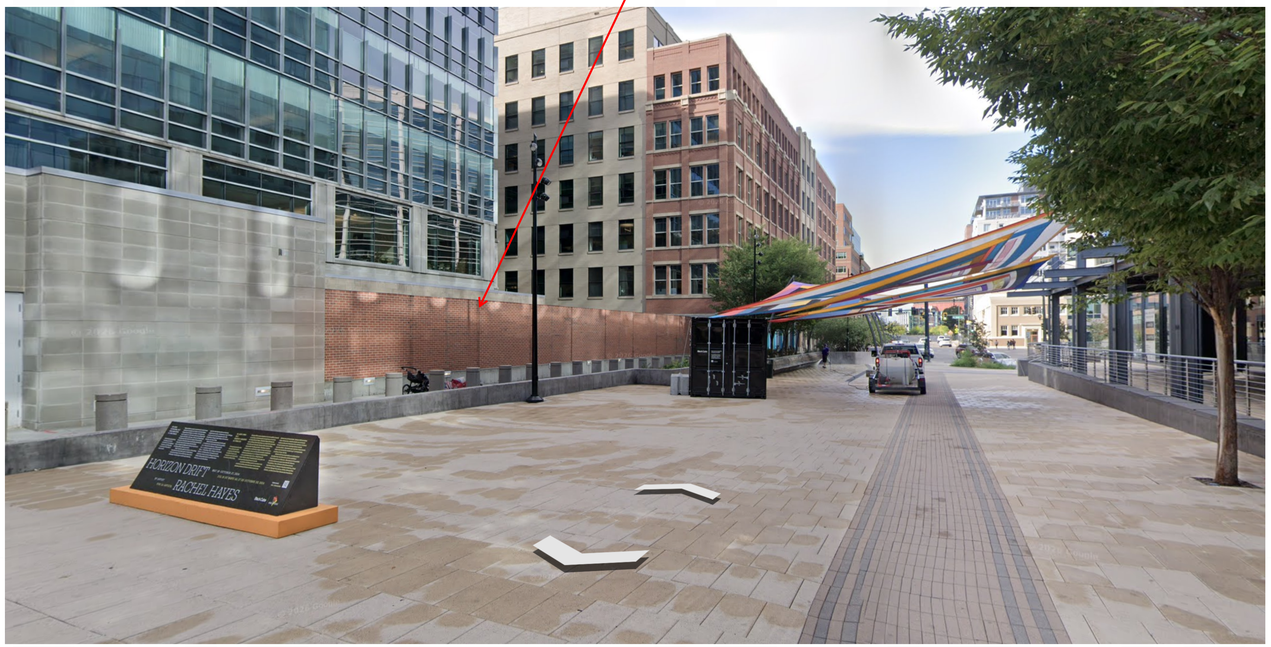


AERIAL PERSPECTIVE



PERSPECTIVE

1

APPLICABLE CODES

2024 INTERNATIONAL BUILDING CODE (IBC)
2024 INTERNATIONAL EXISTING BUILDING CODE (IEBC)
2024 INTERNATIONAL RESIDENTIAL CODE (IRC)
2024 INTERNATIONAL PLUMBING CODE (IPC)
2024 INTERNATIONAL MECHANICAL CODE (IMC)
2024 INTERNATIONAL FUEL GAS CODE (IFGC)
2024 INTERNATIONAL FIRE CODE (IFC)
2021 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)

PROJECT INFORMATION

DUS BIKE HUB
PLAZA OF THE AMERICAS
1550 WEWATTA STREET
DENVER, CO 80202

PROJECT DESCRIPTION / FOOTPRINT

1,260 SQUARE FOOT BIKE STORAGE STRUCTURE

TOTAL BUILDING AREA

ALLOWED: 26,000 SF
PROPOSED: 1,260 SF

ZONING

T-MU-30 , UO-1

OCCUPANCY

(PER IBC, SECTION 302.1)
CONSTRUCTION TYPE: III-B

OCCUPANCY GROUP: S-2, LOW-HAZARD STORAGE

(PER IBC, SECTION 1004 AND TABLE 1004.5)
OCCUPANCY LOAD: 300 GROSS SF / OCCUPANT
1,260 SF / 300 = 4.2 OCCUPANTS

BUILDING

(PER IBC, TABLE 504.3 AND 504.4) S-2 CLASSIFICATION:

BUILDING HEIGHT ALLOWED: 3 STORIES, 55'-0" TOTAL
BUILDING HEIGHT PROPOSED: 1 STORY, 10'-6 1/2" TOTAL

FIRE RESISTANCE

(PER IBC, TABLE 601)

MIN. RATING FOR PRIMARY STRUCTURAL FRAME - 0 HR
MIN. RATING FOR BEARING WALLS: EXTERIOR - 2 HR
INTERIOR - 0 HR

FIRE SEPARATION: 705.5 = 10 ≤ X < 30 = 0

SPRINKLER SYSTEM: N/A

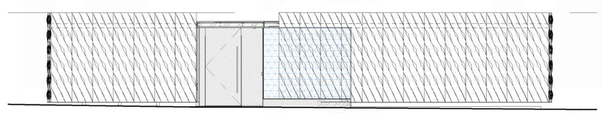
MEANS OF EGRESS

(PER IBC, TABLE 1006.2.1)

REQUIRED EGRESS PATHS: 1
MAX. TRAVEL DISTANCE: 100'-0"
PROVIDED MAX TRAVEL DISTANCE: 44'-0" (SEE GRAPHIC)

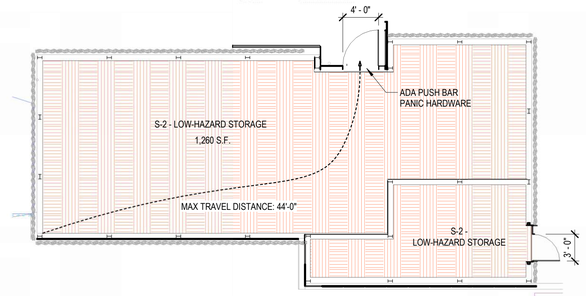
CALCULATIONS FOR EGRESS WIDTHS:
5 OCC X 0.2" = 1" (MIN. 36" PROVIDED)

COMMON PATHS OF EGRESS TRAVEL: N/A



CODE ANALYSIS LEGEND

- A-2 - CONCENTRATED
- A-2 - UNCONCENTRATED
- A-2 - LINEAR SEATING
- A-2 - STANDING SPACE
- A-2 - COMMERCIAL KITCHEN
- B - BUSINESS OFFICE
- S-1 - MODERATE-HAZARD STORAGE
- S-2 - LOW-HAZARD STORAGE



True North

Project North

bld studio

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STATUS	ISSUE DATE
100% CD	05/19/2026

REVISION	DATE
1	Date 1

COLORADO LICENSED
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00405230
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CODE ANALYSIS

A0.02

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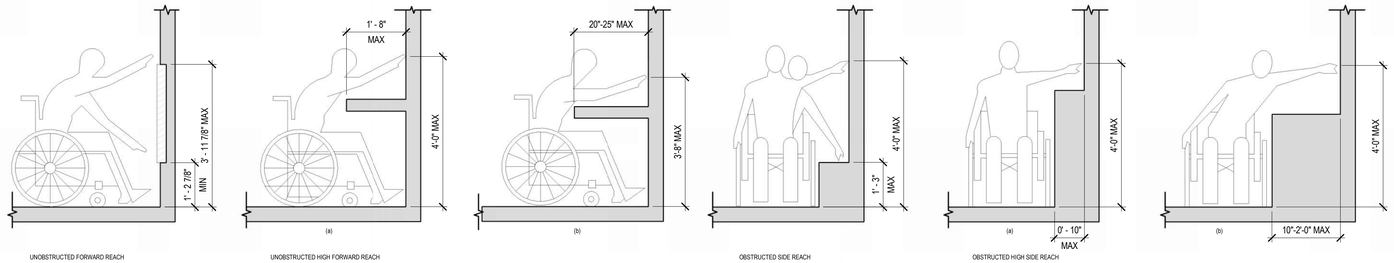
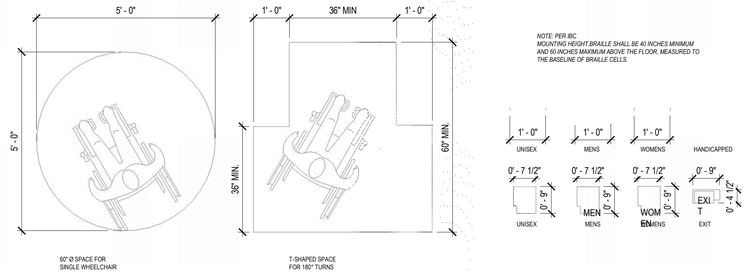
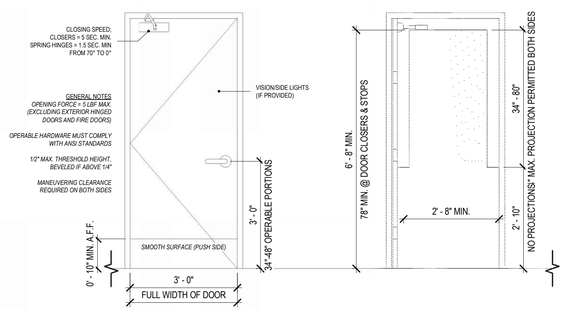


GENERALL ACCESSIBILITY REACH REQUIREMENTS

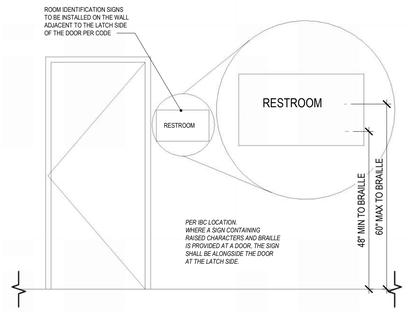


WHEELCHAIR TURNING REQUIREMENTS

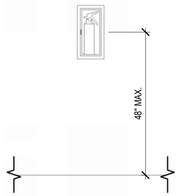
ACCESSIBLE SIGNAGE



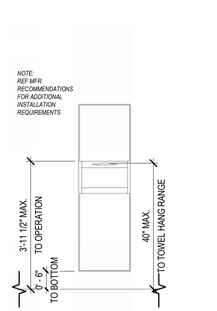
ACCESSIBLE DOOR REQUIREMENTS



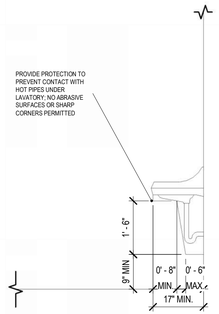
ROOM SIGNAGE LOCATION



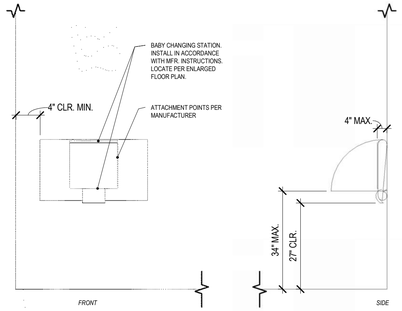
ACCESSORY MOUNTING



PAPERTOWEL/ WASTE COMBO



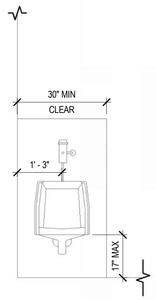
SINK REQUIRED HEIGHT



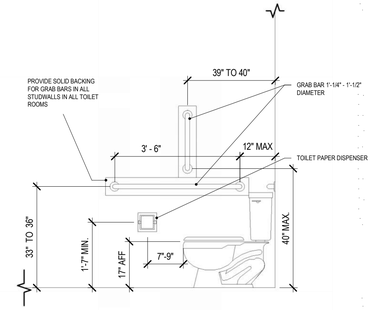
ACCESSIBLE BABY CHANGING STATION REQUIRED HEIGHT

ACCESSIBILITY NOTES:

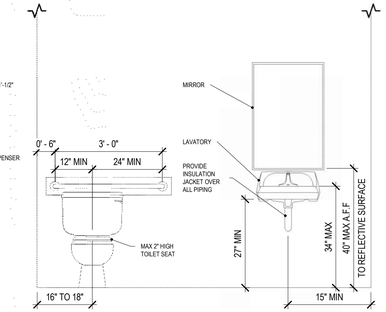
1. CLEAR FLOOR SPACE PROVIDED COMPLYING WITH ICC 117.
2. SECTION 902.2 FOR WHEELCHAIR ACCESS TO TABLES. ACCESSIBLE SEATING AREAS TO COMPLY WITH SECTION 1108.2.9 OF THE IBC AND DENVER AMENDMENTS. THE NUMBER OF SEATS SHOULD EQUAL 5% OR (3) TOTAL SEATS SHALL BE ACCESSIBLE AND BE DISTRIBUTED THROUGHOUT THE FACILITY AND LOCATED ON A LEVEL ACCESSED BY AN ACCESSIBLE ROUTE.1. AN EXIT IS A CONTINUOUS AND UNOBSTRUCTED MEAN OF EGRESS TO A PUBLIC WAY AND SHALL INCLUDE INTERVENING ROOMS, DOORS, AISLES, AND YARDS. A PUBLIC WAY IS ANY STREET, ALLEY OR SIMILAR PARCEL OF LAND UNOBSTRUCTED FROM GROUND TO SKY WHICH IS DEDICATED FOR PUBLIC USE AND HAVING A CLEAR WIDTH OF NOT LESS THAN 10 FEET.
3. ALL ENTRANCES AND GROUND FLOOR EXIT DOORS SHALL BE MADE ACCESSIBLE.
4. ALL REQUIRED EXIT DOORWAYS SHALL BE OF SIZE TO PERMIT THE INSTALLATION OF A DOOR NOT LESS THAN 3' WIDTH AND 6'-8" IN HEIGHT.
5. MANUALLY OPERATED EDGE OR SURFACE MOUNTED FLUSH BOLTS ARE PROHIBITED. WHEN EXIT DOORS USED IN PAIRS AND APPROVED AUTOMATIC FLUSH BOLTS ARE USED, THE DOOR LEAF HAVING THE AUTOMATIC FLUSH BOLTS SHALL HAVE NO DOOR KNOB OR SURFACE MOUNTED HARDWARE. THE UNLATCHING OF ANY LEAF SHALL NOT REQUIRE MORE THAN ONE OPERATION.
6. LATCHING AND LOCKING DOORS THAT ARE HAND ACTIVATED AND WHICH ARE IN A PATH OF TRAVEL SHALL BE OPERABLE WITH A SINGLE EFFORT BY LEVER TYPE HARDWARE,BY PANIC BARS, OR OTHER HARDWARE DESIGNED TO PROVIDE PASSAGE WITHOUT REQUIRING THE ABILITY TO GRASP THE HARDWARE.
7. HAND ACTIVATED DOOR HARDWARE SHALL BE CENTERED BETWEEN 30" AND 44" ABOVE THE FLOOR.
8. EXIT DOORS SHALL OPEN TO A CLEAR WIDTH OF NOT LESS THAN 32".
9. WHERE A PAIR OF DOORS IS PROVIDED, AT LEAST ONE OF THE DOORS SHALL PROVIDE A CLEAR OPENING WIDTH OF 32".
10. THERE SHALL BE A LEVEL AND CLEAR FLOOR OR LANDING ON EACH SIDE OF A DOOR. THE LEVEL AREA SHALL HAVE A LENGTH IN THE DIRECTION OF THE DOOR SWING OF AT LEAST 60" AND A LENGTH OPPOSITE THE DIRECTION OF THE DOOR SWING OF 48".
11. THE WIDTH OF THE LEVEL AREA ON THE SIDE TO WHICH THE DOOR SWINGS SHALL EXTEND 24" PAST THE STRIKE EDGE OF THE DOOR FOR EXTERIOR DOORS AND 18" PAST THE STRIKE EDGE FOR INTERIOR DOORS.
12. PROVIDE A CLEAR SPACE OF 12" PAST THE STRIKE EDGE OF THE DOOR ON THE OPPOSITE SIDE TO WHICH THE DOOR SWINGS IF THE DOOR IS EQUIPPED WITH BOTH A LATCH AND CLOSER.
13. THE FLOOR OR LANDING SHALL NOT BE MORE THAN 1/4" LOWER THAN THE THRESHOLD OF THE DOORWAY.
14. THE BOTTOM 10" OF ALL DOORS EXCEPT AUTOMATIC AND SLIDING SHALL HAVE A SMOOTH, UNINTERRUPTED SURFACE TO ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARD.
15. THE MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED 15 LBS FOR EXTERIOR DOORS AND 5 LBS FOR INTERIOR DOORS PER 1010.1.3 OF THE 2015 IBC.
16. CIRCULATION AISLES AND PEDESTRIAN WAYS SHALL BE SIZED ACCORDING TO FUNCTIONAL REQUIREMENTS BUT SHALL NOT BE LESS THAN 36" IN CLEAR WIDTH.
17. EVERY PORTION OF EVERY BUILDING IN WHICH ARE INSTALLED SEATS, TABLES, MERCHANDISE, EQUIPMENT, OR SIMILAR MATERIALS SHALL BE PROVIDED WITH AISLES LEADING TO AN EXIT.
18. EVERY AISLE SHALL NOT BE LESS THAN 3' WIDTH IF SERVING ONLY ONE SIDE, AND NOT LESS THAN 3'-8" WIDTH IF SERVING BOTH SIDES.
19. OBJECTS PROTRUDING FROM WALLS WITH THEIR LEADING EDGES BETWEEN 27" AND 80" ABOVE THE FINISHED FLOOR SHALL PROTRUDE NO MORE THAN 4" INTO WALKS, HALLS, PASSAGEWAYS OR AISLES.
20. FREE STANDING OBJECTS MOUNTED ON POSTS MAY OVERHANG 12" MAXIMUM FROM 27" TO80" ABOVE THE FINISHED FLOOR.
21. CLEAR FLOOR SPACE THAT ALLOWS A FORWARD OR PARALLEL APPROACH BY A PERSON USING A WHEELCHAIR SHALL BE PROVIDED AT CONTROLS, RECEPTACLES, AND OTHER OPERABLE EQUIPMENT.
22. THE HIGHEST AND LOWEST OPERABLE PART OF ALL CONTROLS, RECEPTACLES, AND OTHER OPERABLE EQUIPMENT SHALL BE PLACED WITHIN 48" OF THE FLOOR BUT NOT LOWER THAN 15" IF FORWARD APPROACHED AND WITHIN 54" BUT NOT LOWER THAN 9" IF SIDE APPROACHED. ELECTRICAL AND COMMUNICATION SYSTEM RECEPTACLES SHALL NOT BE PLACED LESS THAN 15" ABOVE THE FLOOR.
23. CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO OPERATE CONTROLS SHALL BE NO GREATER THAN 5 LBS.
24. THE MINIMUM CLEAR FLOOR SPACE REQUIRED TO ACCOMMODATE A SINGLE STATIONARY WHEELCHAIR IS 30" BY 48". THE MINIMUM CLEAR FLOOR SPACE MAY BE POSITIONED FOR FORWARD OR PARALLEL APPROACH.
25. THE MINIMUM CLEAR WIDTH FOR A SINGLE WHEELCHAIR PASSAGE SHALL BE 32" AT A POINT AND36" CONTINUOUSLY.
26. THE MINIMUM CLEAR WIDTH FOR 2 WHEELCHAIRS TO PASS SHALL BE 60".
27. THE MINIMUM CLEAR WIDTH REQUIRED FOR A WHEELCHAIR TO TURN AROUND AN OBSTRUCTION SHALL BE 36" WHERE THE OBSTRUCTION IS 48" OR MORE IN LENGTH AND 42" WHERE THE OBSTRUCTION IS LESS THAN 48" IN LENGTH.
28. IF SEATING FOR PEOPLE IN WHEELCHAIRS IS PROVIDED AT FIXED TABLES OR COUNTERS,KNEE SPACES AT LEAST 27" HIGH, 30" WIDE, AND 19" DEEP SHALL BE PROVIDED.
29. THE TOPS OF TABLES AND COUNTERS SHALL BE 28" TO 34" FROM THE FLOOR.
30. THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL BE THE STANDARD USED TO IDENTIFY FACILITIES THAT ARE ACCESSIBLE AND SHALL CONSIST OF A WHITE FIGURE ON A BLUE BACKGROUND. THE BLUE SHALL BE EQUAL TO COLOR NO. 15090 IN FEDERAL STANDARD 595B.
31. ALL BUILDING ENTRANCES THAT ARE ACCESSIBLE AND AT EVERY MAJOR JUNCTION A LONGER LEADING TO AN ACCESSIBLE ROUTE OF TRAVEL SHALL BE IDENTIFIED WITH A SIGN DISPLAYING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY.
32. WHEN PERMANENT IDENTIFICATION IS PROVIDED FOR ROOMS AND SPACES, RAISED LETTERS SHALL BE PROVIDED AND SHALL BE ACCOMPANIED BY BRAILLE. SIGNS SHALL BE INSTALLED ON THE WALL ADJACENT TO THE LATCH OUTSIDE OF THE DOOR. WHERE THERE IS NO WALL SPACE ON THE LATCH SIDE, INCLUDING AT DOUBLE LEAF DOORS, SIGNS SHALL BE PLACED ON THE NEAREST ADJACENT WALL, PREFERABLY ON THE RIGHT. MOUNTING HEIGHT SHALL BE 60" ABOVE THE FLOOR TO THE CENTERLINE OF THE SIGN. MOUNTING LOCATION SHALL BE DETERMINED SO THAT A PERSON MAY APPROACH WITHIN 3' OF SIGNAGE WITHOUT ENCOUNTERING PROTRUDING OBJECTS OR STANDING WITHIN THE SWING OF THE DOOR.
33. WHEN RAISED CHARACTERS OR SYMBOLS ARE USED, THEY SHALL CONFORM TO THE FOLLOWING:
34. LETTERS AND NUMBERS SHALL BE RAISED OR RECESSED 1/32" MINIMUM AND SHALL BE SANS-SERIF UPPERCASE CHARACTERS ACCOMPANIED BY GRADE 2 BRAILLE.
35. RAISED CHARACTERS OR SYMBOLS SHALL BE A MINIMUM OF 5/8" AND A MAXIMUM OF 2" HIGH.
36. PICTORIAL SYMBOL SIGNS SHALL BE ACCOMPANIED BY THE EQUIVALENT VERBAL DESCRIPTION PLACED DIRECTLY BELOW THE PICTOGRAM. THE BORDER DIMENSION OF THE PICTOGRAM SHALL BE A MINIMUM OF 6" IN HEIGHT.



URINAL REQUIRED HEIGHT



ACCESSIBLE FIXTURES REQUIRED HEIGHT - SIDE



ACCESSIBLE FIXTURE REQUIRED HEIGHT - FRONT

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ADA/ANSI GUIDELINES

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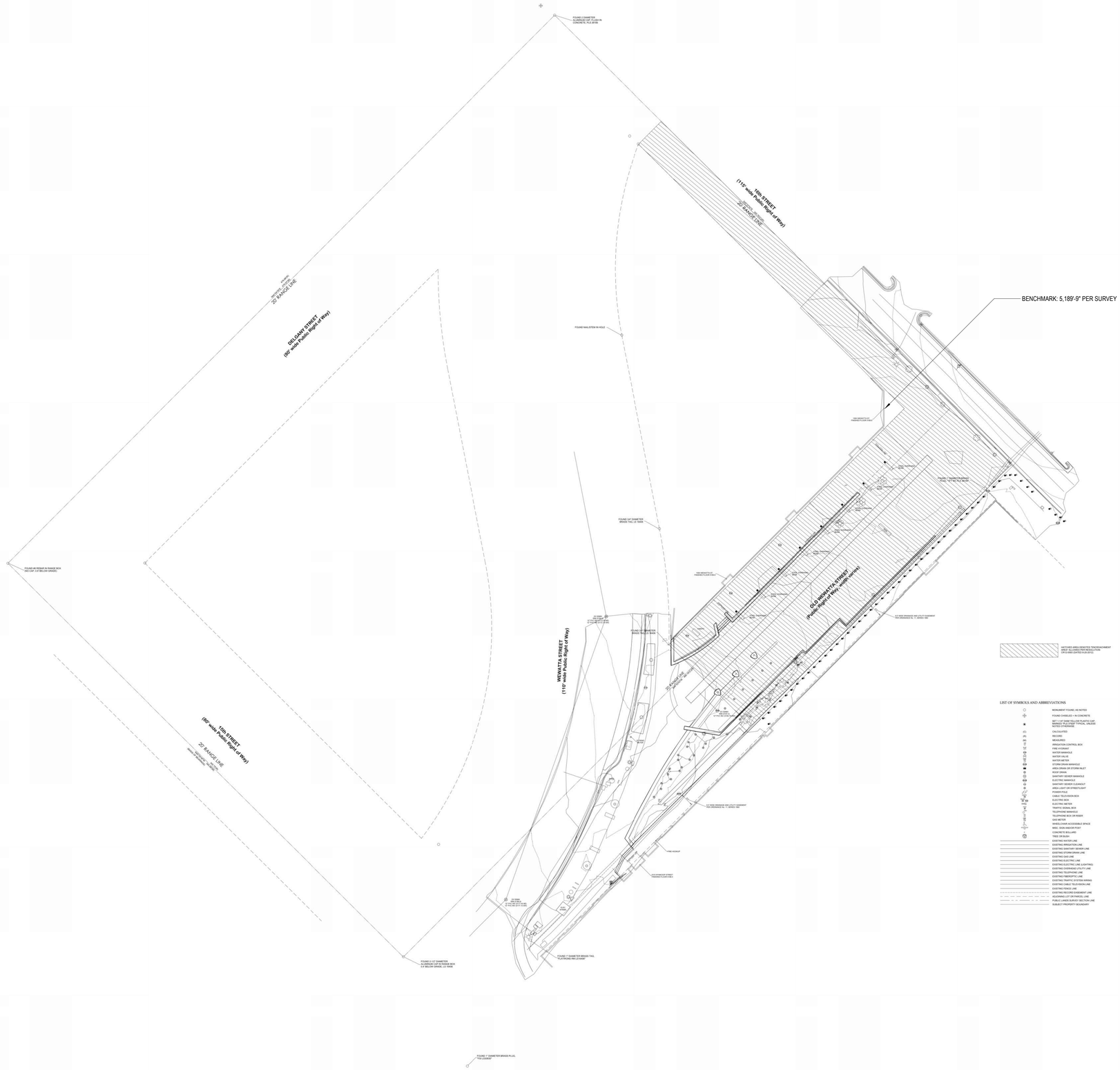

HATCHED AREA DENOTES "ENCROACHMENT AREA" ALL DIMENSIONS APPROXIMATE (PER DENVER EXPRESS PLAN 2013)

LIST OF SYMBOLS AND ABBREVIATIONS

- MONUMENT FOUND, AS NOTED
- FOUND CHISELED "+" IN CONCRETE
- SET 1-1/4" DIAM YELLOW PLASTIC CAP, MARKED "PLS 37927" TYPICAL, UNLESS OTHERWISE NOTED
- (C) CALCULATED
- (R) RECORD
- (M) MEASURED
- ICB IRRIGATION CONTROL BOX
- FH FIRE HYDRANT
- WM WATER MANHOLE
- WV WATER VALVE
- SD STORM DRAIN
- SDMH STORM DRAIN MANHOLE
- SDI AREA DRAIN OR STORM INLET
- RD ROOF DRAIN
- SSMH SANITARY SEWER MANHOLE
- SS SANITARY SEWER LINE
- SSCO SANITARY SEWER CLEANOUT
- AREA LIGHT OR STREETLIGHT
- PP POWER POLE
- CATV CABLE TELEVISION BOX
- ELEC ELECTRIC BOX
- EM ELECTRIC METER
- TSB TRAFFIC SIGNAL BOX
- TMH TELEPHONE MANHOLE
- TBOX TELEPHONE BOX OR RISER
- GM GAS METER
- HC WHEELCHAIR ACCESSIBLE SPACE
- CONC CONCRETE SURFACE
- BOLLARD CONCRETE BOLLARD
- TREE DECIDUOUS TREE OR BUSH
- EXISTING WATER LINE
- EXISTING IRRIGATION LINE
- EXISTING SANITARY SEWER LINE
- EXISTING STORM DRAIN LINE
- EXISTING GAS LINE
- EXISTING ELECTRIC LINE
- EXISTING ELECTRIC LINE (LIGHTING)
- EXISTING OVERHEAD UTILITY LINE
- EXISTING TELEPHONE LINE
- EXISTING FIBER OPTIC LINE
- EXISTING TRAFFIC SYSTEM WIRING
- EXISTING CABLE TELEVISION LINE
- EXISTING FENCE LINE
- EXISTING RECORD EASEMENT LINE
- EXISTING PROPERTY AND PARCEL LINE
- PUBLIC / PRIVATE RIGHT-OF-WAY SECTION LINE
- SUBJECT PROPERTY BOUNDARY

SURVEYOR'S NOTES

1. DATE OF FIELD WORK COMPLETION: JULY 19, 2024.

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

3.ANY PERSON WHO KNOWINGLY REMOVES, ALTERS, OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATUTE 18-4-508.

4. THE WORD "CERTIFY" AS USED IN THIS SURVEY PLAT MEANS THAT IN MAKING TO YOU IN OR NEAR A PUBLIC ROAD, STREET, ALLEY, RIGHT-OF-WAY OR UTILITY EASEMENT IS TO NOTIFY THE UTILITY NOTIFICATION CENTER OF COLORADO AT THEIR INTENT THEY (CLUSHEDULE) DAYS BEFORE DIGGING CALL 1-800-922-1987 OR 303-534-6700 IN THE METRO DENVER AREA TO LOCATE BURIED LINES.

5. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY PEAK SURVEYING, INC. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY AND TITLE OF PROPERTY SHOWN HEREON, PEAK SURVEYING, INC. RELIED UPON THE TITLE COMMITMENT PREPARED AND ISSUED THIS LAND SURVEY PLAT WITHOUT BENEFIT OF A TITLE COMMITMENT.

6. THE LINEAR UNIT OF MEASUREMENT FOR THIS SURVEY PLAT IS THE INTERNATIONAL FOOT, DEFINED AS EXACTLY 0.3048 METER.

SURVEYOR'S CERTIFICATE

I, RICHARD R. GABRIEL, P.L.S., A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT ON THE 7TH DAY OF JULY, 2025, A SURVEY WAS MADE OF THE ABOVE DESCRIBED PROPERTY UNDER MY DIRECT SUPERVISION, AND BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE DEFINED BY THE STATE OF COLORADO, AND THE CORNERS WERE SET AS SHOWN, AND THAT THE ACCOMPANYING PLAT ACCURATELY AND CORRECTLY REPRESENTS SAID SURVEY AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON; I FURTHER CERTIFY THAT THE IMPROVEMENTS ON THE ABOVE PARCEL, ON THIS DATE, JULY 7, 2025, EXCEPT UTILITY CONNECTIONS, ARE ENTIRELY WITHIN THE BOUNDARIES OF THE PARCEL, EXCEPT AS SHOWN, THAT THERE ARE NO ENCROACHMENTS UPON THE DESCRIBED PARCEL, EXCEPT AS NOTED OR INDICATED, AND THAT THERE IS NO EVIDENCE OR SIGN OF ANY EASEMENT CROSSING OR BURDENING ANY PART OF SAID PARCEL, EXCEPT AS NOTED. THIS STATEMENT IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

RICHARD R. GABRIEL, P.L.S.
Colorado License No. 37927
For and on behalf of Power Surveying Company, Inc.
P.O. Box 1487
Elbert, CO 80106
(303) 710-1877

COLORADO LICENSED
RICHARD R. GABRIEL
37927
PLS
7-28-2025

BASIS OF BEARINGS

NORTH 45°00'00" WEST, A DISTANCE OF 348.99 FEET, BEING THE BEARING OF THE 20' RANGE LINE BETWEEN A FOUND 1/2" DIAMETER REBAR WITH 1" ALUMINUM CAP IN RANGE BOX AT 75TH STREET AND DELGANY STREET, AND A FOUND NO REBAR IN RANGE BOX AT 16TH STREET AND DELGANY STREET.

PROJECT BENCHMARK

CITY AND COUNTY OF DENVER BENCHMARK #334

A STAINLESS CITY AND COUNTY OF DENVER BRASS CAP IN EAST CORNER AT TOP OF CURB OF THE NORTHWEST QUADRANT OF THE INTERSECTION OF BLAKE STREET AND 15TH STREET.

PUBLISHED ELEVATION = 5189.51 FEET (NAVD 1988 DATUM)

NOTE CONCERNING UNDERGROUND UTILITIES

THE UNDERGROUND UTILITIES SHOWN HEREON WERE LOCATED FROM PAINT MARKINGS AND PAVILAGS FURNISHED BY UTEX, LLC AND SURFACE EVIDENCE COLLECTED ON JULY 19, 2024. SAID UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE IN NATURE. FOR EXACT LOCATIONS OF ALL UNDERGROUND UTILITIES, THE APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED. THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON BY THE SURVEYOR HEREIN DO NOT GUARANTEES THAT THE UNDERGROUND UTILITIES COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN HEREON ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. CALL THE UNDERGROUND UTILITY NOTIFICATION CENTER OF COLORADO, DIAL 811 OR 1-800-922-1987 FOR ALL LOCATE REQUESTS AT LEAST THREE BUSINESS DAYS PRIOR TO ANY CONSTRUCTION OR EXCAVATION.

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1 | Survey
SCALE: 1" = 30'-0"

N

SURVEY

A0.09

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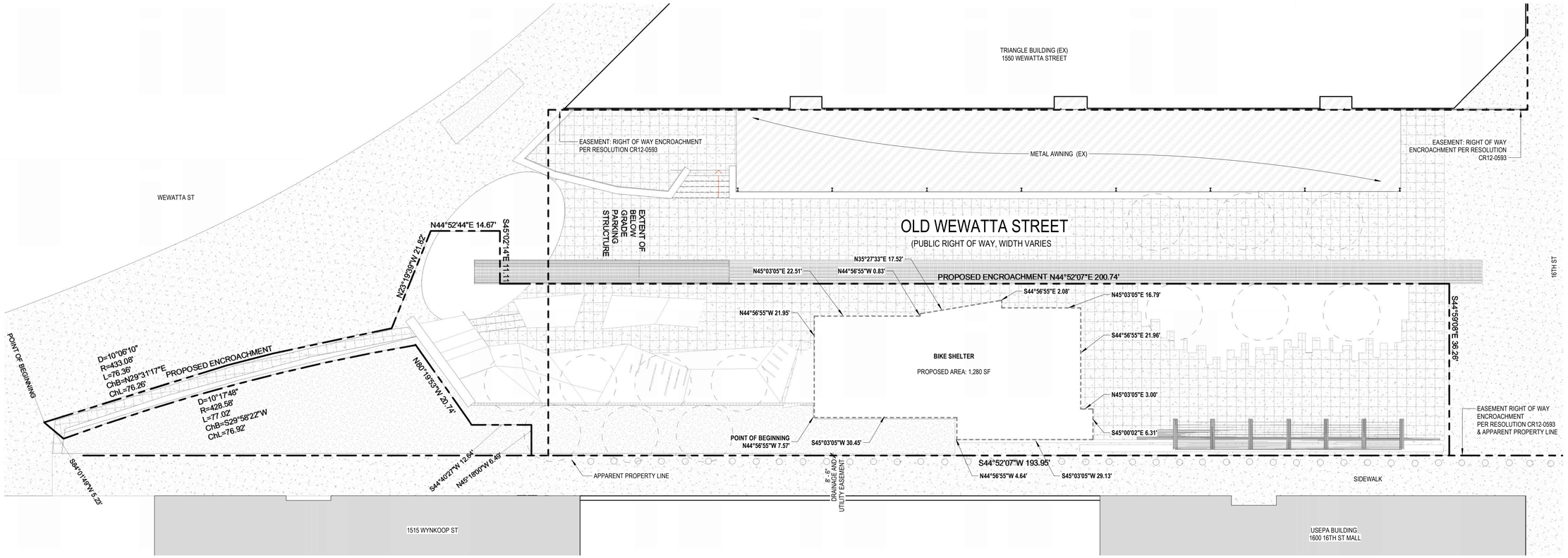
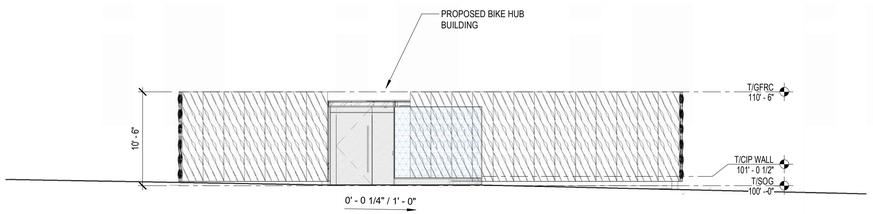


1 Architectural Site Plan Easement
SCALE : 3/32" = 1'-0"



2 North Elevation Easement
SCALE : 1/8" = 1'-0"

PROGRAM COMPARISON TABLE :

PROGRAM	APPROVED	PROPOSED
BIKE STORAGE	1,512 SF	970 SF
STORAGE	281 SF	200 SF
RETAIL	357 SF	N/A
RESTROOMS	553 SF	N/A
# OF BIKES	88 BIKES	70 BIKES

* Similar to the previously approved design, the bike storage and dry storage areas are unconditioned spaces utilizing a stem wall foundation system located over the existing subterranean parking garage.

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ROW EASEMENT

A1.00

True North
Project North

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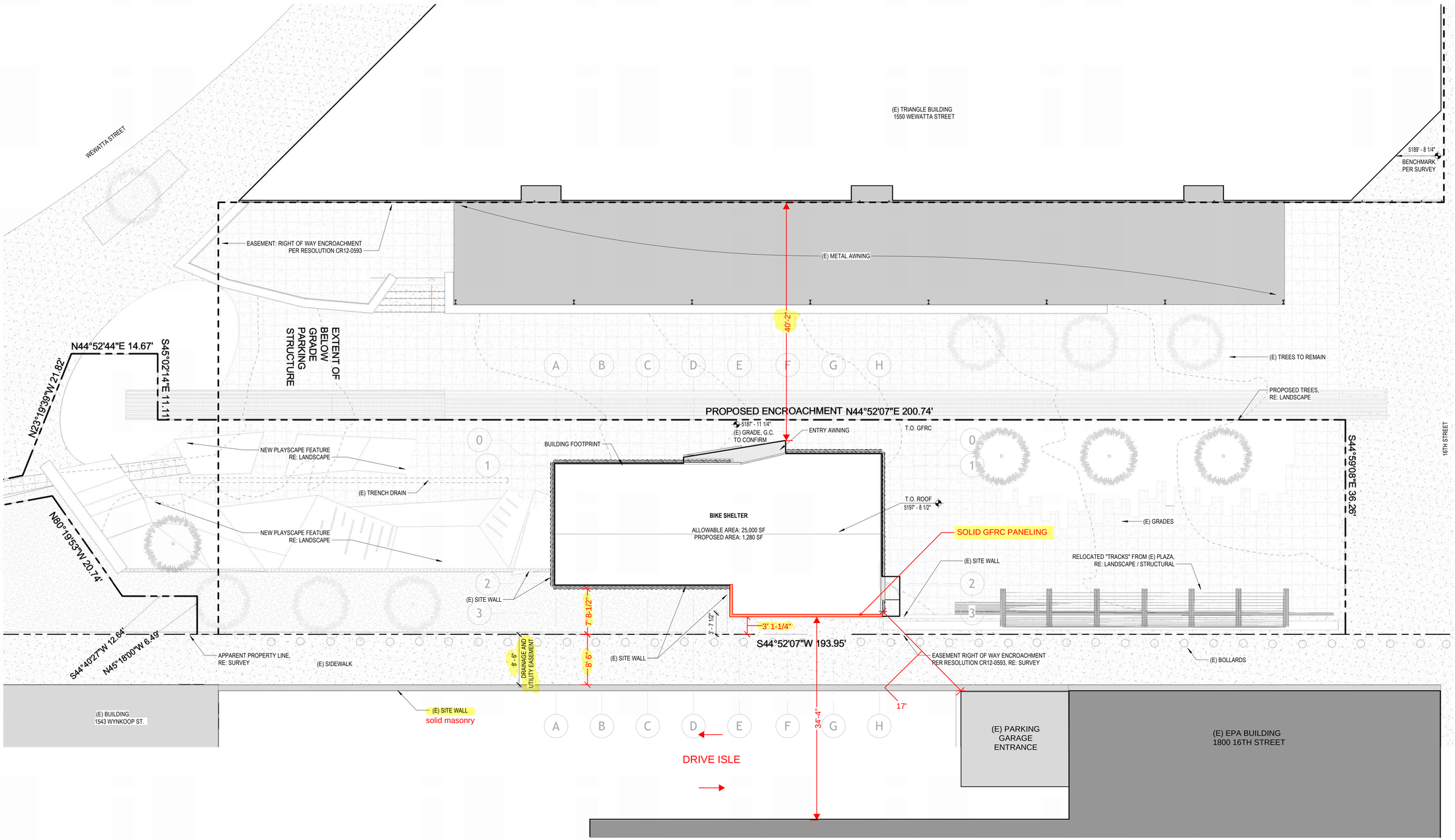

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1 Architectural Site Plan
SCALE : 1/8" = 1'-0"

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SITE PLAN

A1.01

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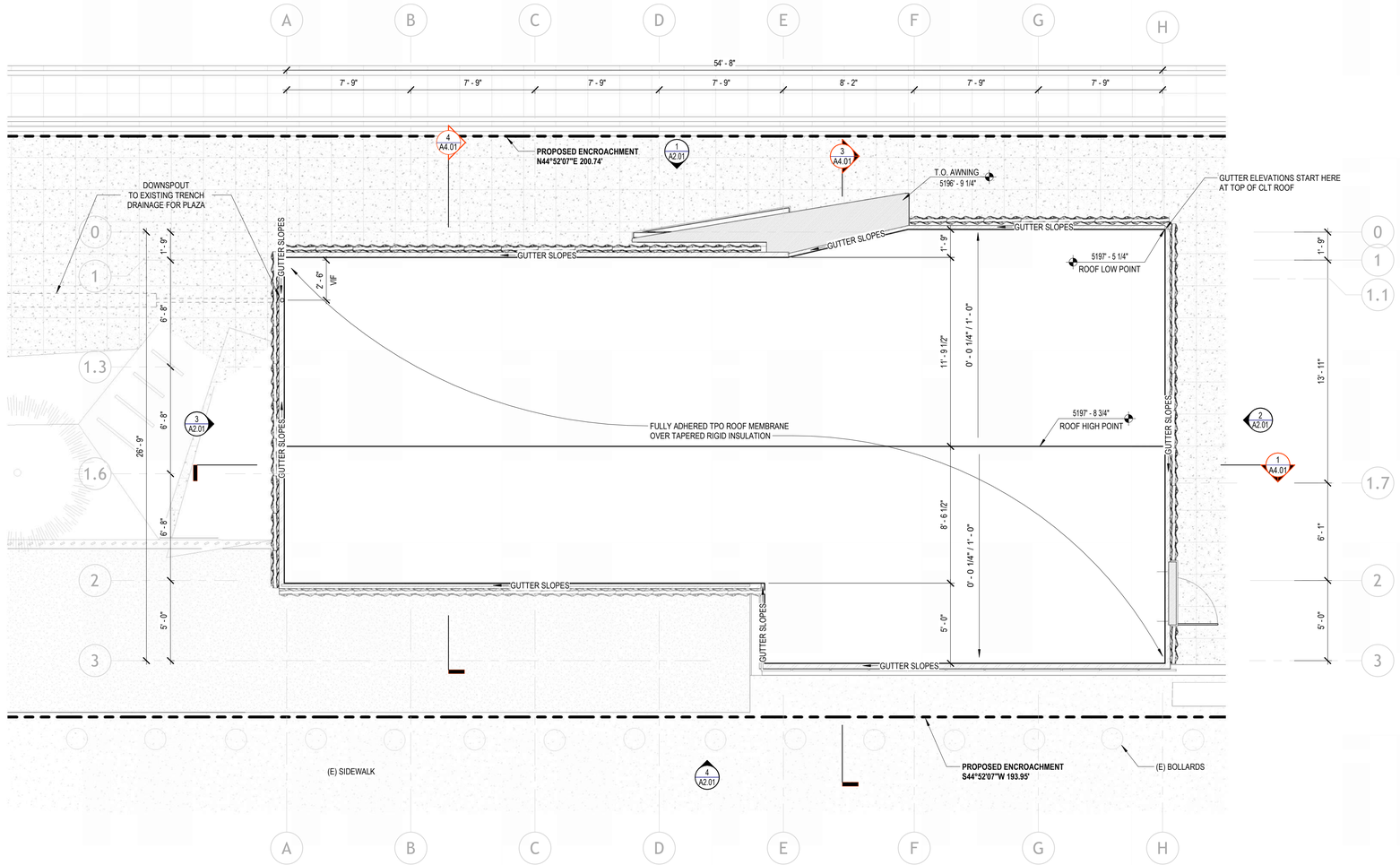

NOTE:

1.) GUTTER SHALL SLOPE A MAXIMUM OF 1/2" PER 10'-0" AND A MINIMUM OF 1/8" PER 10'-0"
2.) G.C. TO PROVIDE ALT COST FOR 5/8" CDX PLY ON TAPERED SLEEPERS @ 12" O.C. IN LIEU OF TAPERED INSULATION

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

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ROOF PLAN

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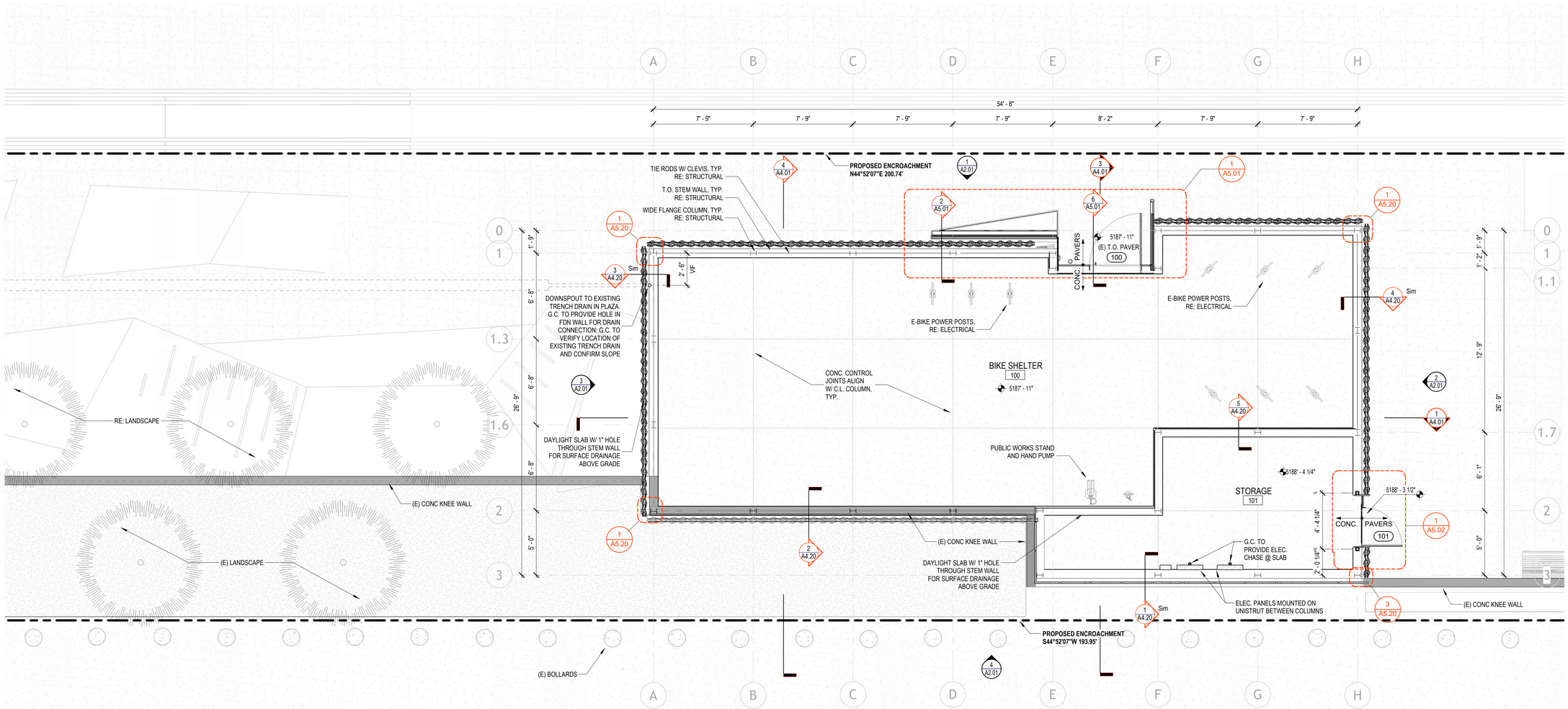

NOTE: SLOPE PAVERS AWAY FROM BUILDING 1/4" PER FOOT TYP. FOR A MIN. OF 5'-0"

1 OVERALL PLAN - LEVEL 1
SCALE: 1/4" = 1'-0"

True North

Project North

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FLOOR PLAN

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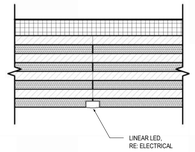
LIGHT FIXTURE SCHEDULE								
MARK	TYPE	LOCATION	MANUFACTURER	MODEL	COLOR/FINISH	WATTS	URL	COMMENTS
L1	LED TAPE AND CHANNEL	CLT CEILING	ALLOY LED	SURFA 6 CHANNEL / PRIMALINE 4.4 XT GEN 2, WET	MATTE BLACK		https://alloyled.com/products/linear-light/primaline-4-4-xt-gen-2-wet-location-tape-light/	
L2	LED TAPE AND CHANNEL	GFRC SCREEN	ALLOY LED	SURFA 6 CHANNEL / PRIMALINE 4.4 XT GEN 2, WET	MATTE BLACK		https://alloyled.com/products/linear-light/primaline-4-4-xt-gen-2-wet-location-tape-light/	
L3	SURFACE TRACK LIGHT	STORAGE						



2 LED DETAIL @ CLT SEAM
SCALE : 1 1/2" = 1'-0"

REFLECTED CEILING PLAN NOTES:

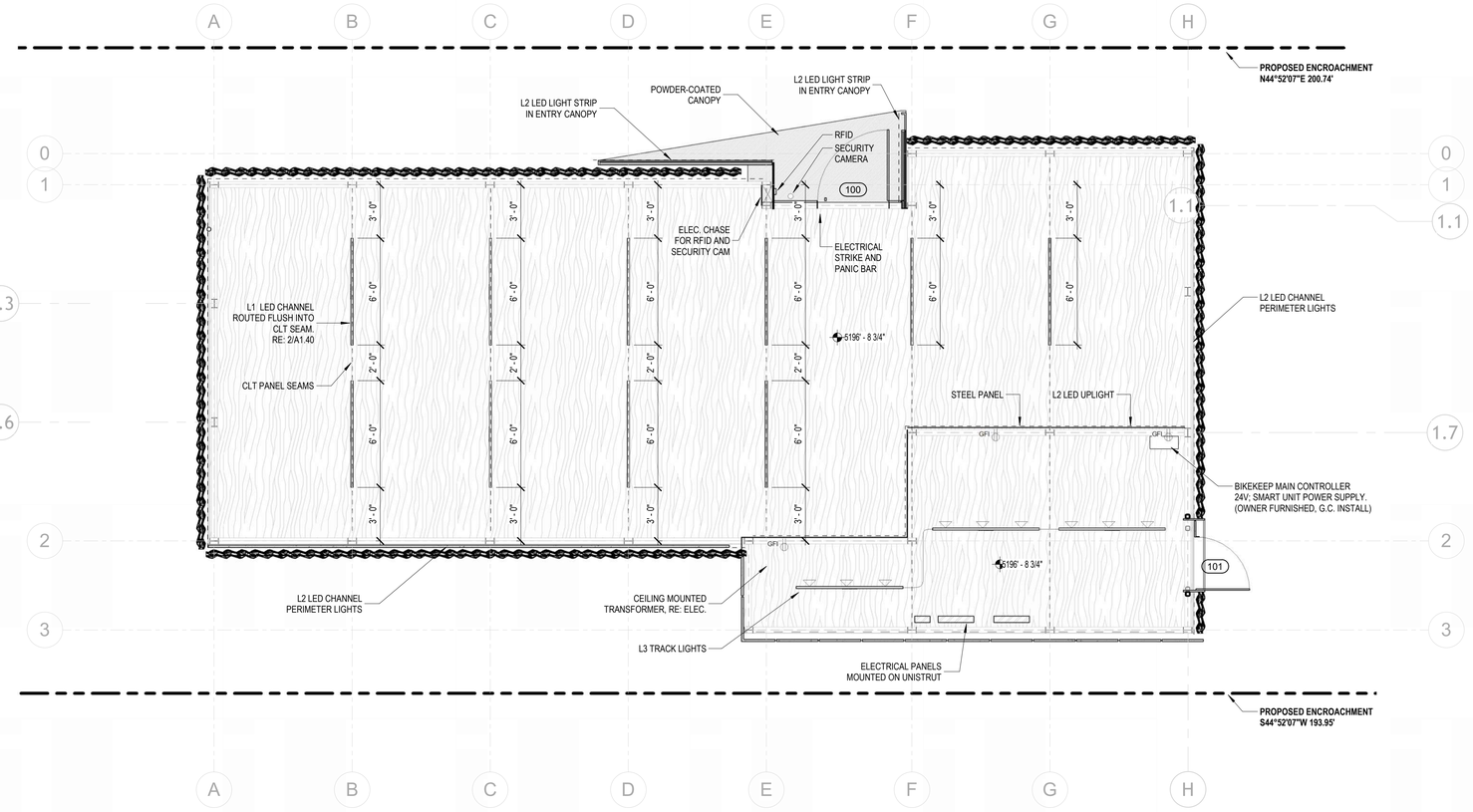
1. ELECTRICAL CONTRACTOR MUST CROSS REFERENCE ARCHITECTURAL SHEETS WITH THE ELECTRICAL SHEETS AND INCLUDE ANY ADDITIONAL SCOPE FROM EITHER SET OR REQUEST CLARIFICATION DURING THE BIDDING PHASE.
2. ALL LIGHTING AND ELECTRICAL SHOWN ON THIS SHEET IS TO BE INCLUDED IN THE ELECTRICAL CONTRACTORS BID, REGARDLESS OF OMMISSIONS ON THE ELECTRICAL DRAWINGS. NOTIFY THE GENERAL CONTRACTOR OF ANY DICREPANCIES PRIOR TO FINAL BID.
3. LOCATE ALL LIGHT FIXTURES PER THE REFLECTED CEILING PLAN.
4. INDEPENDENT FRAMING AND ATTACHMENTS TO THE STRUCTURE SHALL BE ADEQUATE TO SUPPORT THE CEILING SYSTEM WHERE DUCTWORK INTERFERES WITH NORMAN SUSPENSION. ATTACHMENT OF HANGERS OR FRAMING TO DUCTWORK IS PROHIBITED.
5. CEILING SYSTEMS SHALL PROVIDE FOR LIGHT FIXTURES AND AIR DIFFUSERS.
6. PAINT ALL REGISTERS, DIFFUSERS AND ACCESS PANELS TO MATCH ADJACENT CEILING FINISH, UNO.
7. ALL LIGHT FIXTURES SHOULD BE CENTERED IN ROOM, CEILING, WALL AND/OR SOFFIT, UNO.
8. ALL DIMENSIONS ARE TO CENTERLINE OF LIGHT FIXTURE, U.N.O.
9. CENTER ACCESS PANELS BETWEEN LIGHT FIXTURES, UNLESS DIMENSIONED OTHERWISE. VERIFY LOCATIONS OF ALL ACCESS PANELS WITH ARCHITECT PRIOR TO INSTALL.
10. VERIFY LOCATIONS OF FIRE ALARM EQUIPMENT WITH ARCHITECT PRIOR TO INSTALL.
11. REFER TO ELECTRICAL DRAWINGS FOR SWITCHING LOCATIONS AND INFORMATION.
12. ELECTRICAL CONTRACTOR, MANUFACTURER AND SUPPLIER ARE TO PROVIDE COMPATIBLE DIMMERS AND/OR DRIVERS FOR ALL LED LIGHT FIXTURES.
13. ALL CONDUIT IN PUBLIC AREAS SHALL BE RIGID METAL CONDUIT.
14. ALL SPRINKLER HEADS IN FINISHED CEILINGS TO BE CONCEALED TYPE AND MATCH CEILING FINISH.
15. PROVIDE FIRE SPRINKLER SHOP DRAWINGS TO ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO PERMIT.
16. VERTICALLY STACK LIGHT SWITCHES, THERMOSTATS, AND LIFE SAFETY DEVICES TO THE GREATEST EXTENT POSSIBLE.
17. CEILING HEIGHTS NOTED ARE FROM TOP OF FINISHED FLOOR (A.F.F.) TO UNDERSIDE OF FINISHED CEILING, U.O.N.
18. THE DIMENSIONS AND WORK NOTED ON THESE DRAWINGS ARE INDICATED FOR DESIGN INTENT. IF THE INSTALLATION OF ELECTRICAL, MECHANICAL, PLUMBING, OR FIRE PROTECTION WORK INTERFERES WITH THIS INTENT, THE ARCHITECT SHALL BE NOTIFIED PRIOR TO PROCEEDING WITH CONSTRUCTION.
19. SEE PARTITION TYPE DETAIL SHEET FOR TYPICAL DETAIL SHEET FOR TYPICAL DEVICE MOUNTING HEIGHT INFORMATION.

LIGHTS LEGEND

SYMBOLS	
	FLUSH
	FLUSH W/ PULL CHAIN
	FLUSH LINEAR
	EXHAUST FAN
	EXHAUST FAN W/ LIGHT
	CEILING FAN
	PENDANT / CHANDELIER
	LINEAR CHANDELIER
	TRACK
	RECESSED CAN
	RECESSED CAN SPOT
	RECESSED LINEAR
	VANITY SCONCE
	SCONCE
	FLOOD
	PATH LIGHT
	GROUND SPOT
	WELL LIGHT

SWITCHES LEGEND

SYMBOLS	
S	SINGLE
S3	3-WAY
S4	4-WAY
S D	DIMMABLE
S PH	DUSK/DAWN PHOTO
S MO	MOTION
S WP	WEATHERPROOF
S T	TIMER



NOTES:

1. G.C. TO PROVIDE INSTALLATION OF ALL BIKEKEEP COMPONENTS AND SYSTEM
2. G.C. TO PROVIDE ROUTING AND DRILLING FOR ALL ELECTRICAL / LIGHTING / SECURITY COMPONENTS

1 Reflected Ceiling Plan
SCALE : 1/4" = 1'-0"

True North

Project North

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REFLECTED CEILING PLAN

A1.40

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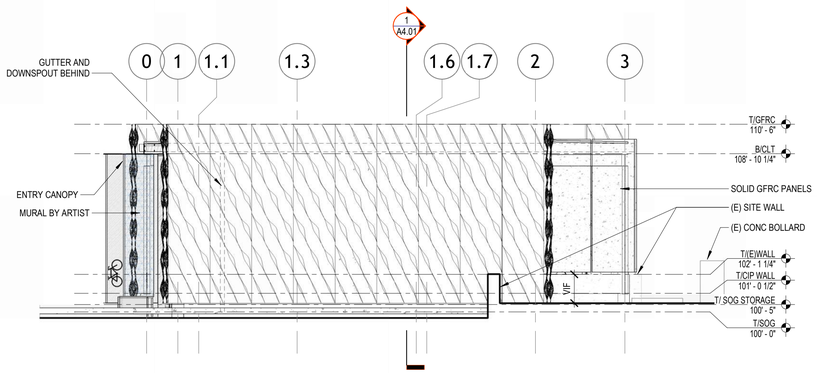
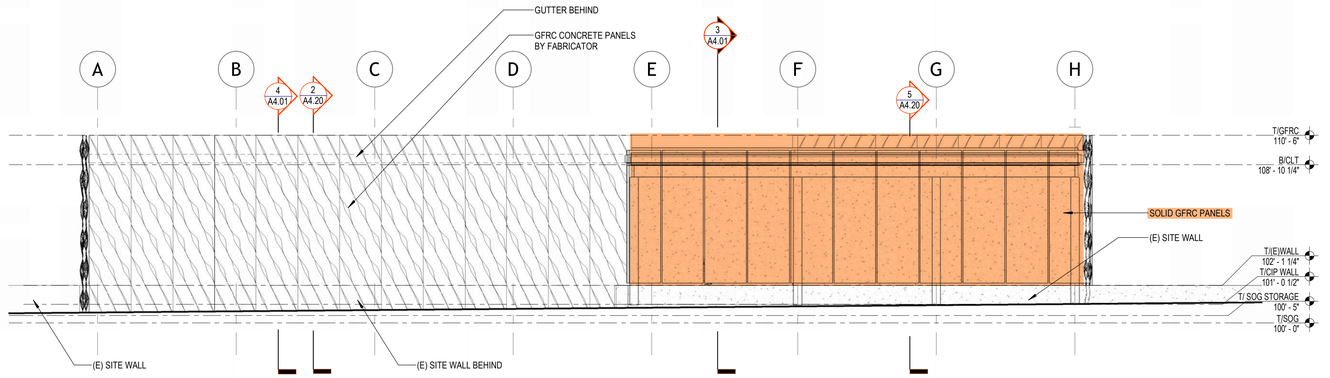
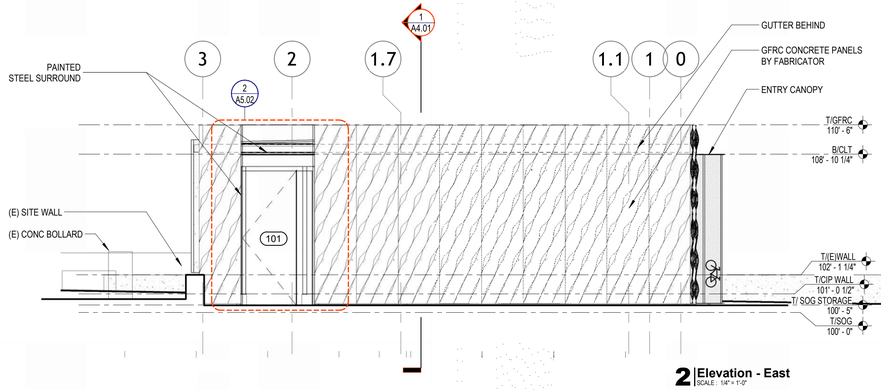


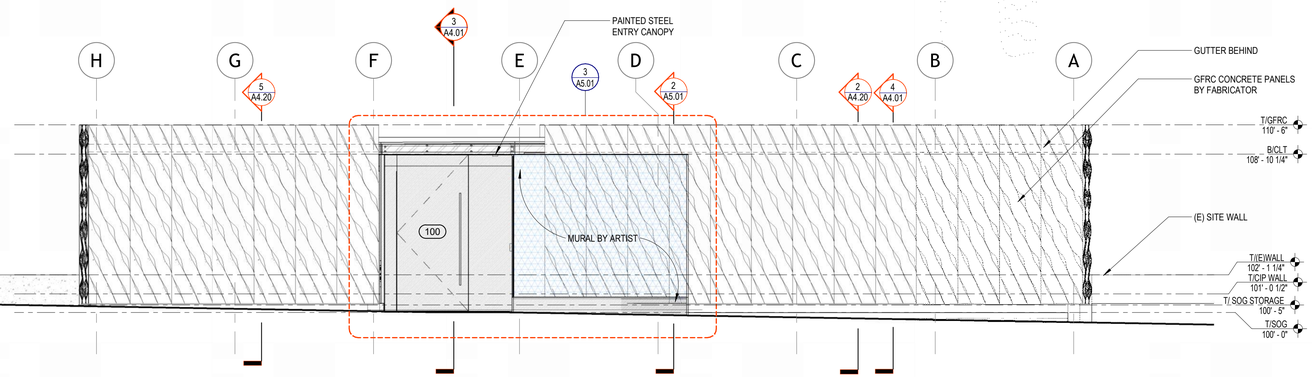
3 Elevation - West
SCALE : 1/4" = 1'-0"



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



2 Elevation - East
SCALE : 1/4" = 1'-0"



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

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BUILDING ELEVATIONS

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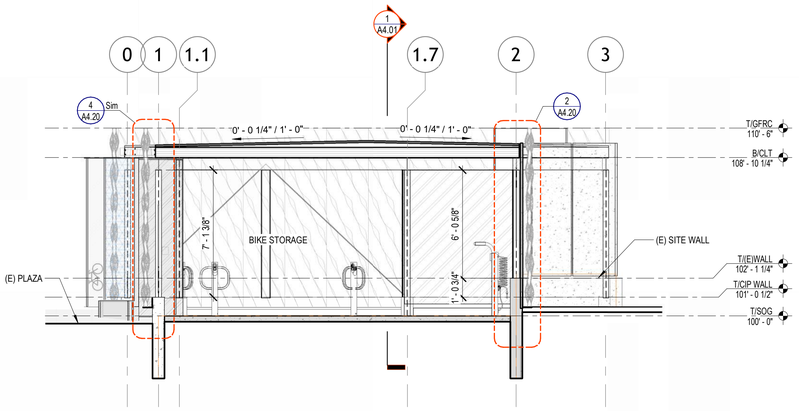
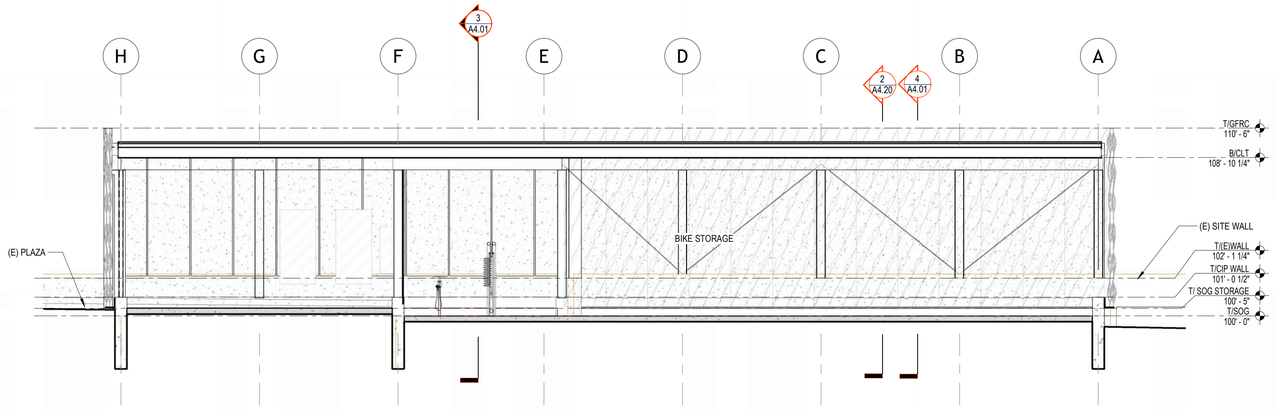
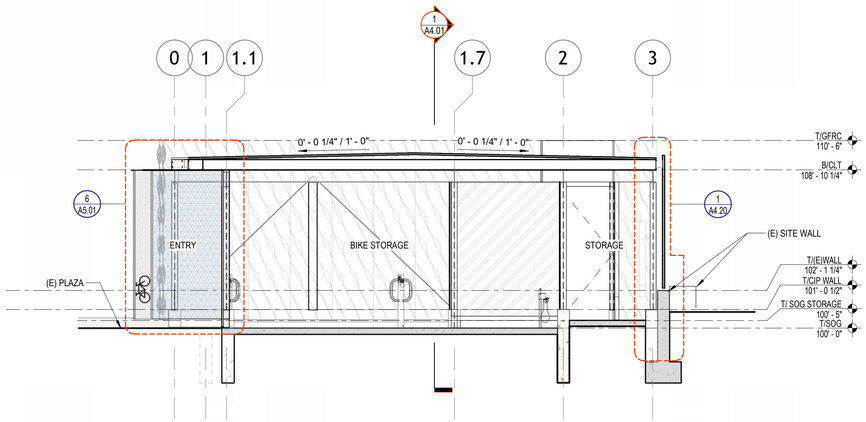


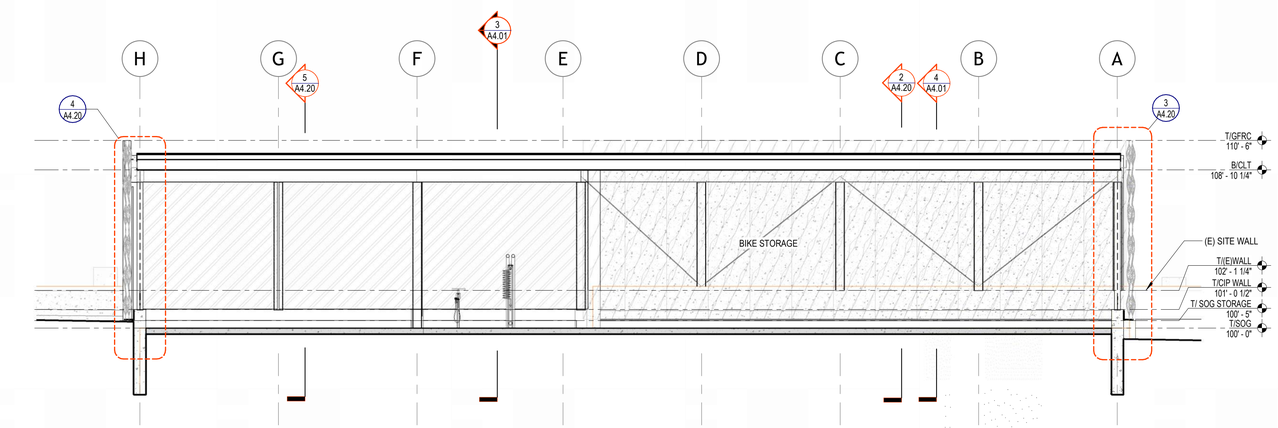
4 N/S BUILDING SECTION
SCALE : 1/4" = 1'-0"



2 E/W BUILDING SECTION - STORAGE
SCALE : 1/4" = 1'-0"



3 N/S BUILDING SECTION - ENTRY
SCALE : 1/4" = 1'-0"



1 E/W BUILDING SECTION
SCALE : 1/4" = 1'-0"

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BUILDING SECTIONS

A4.01

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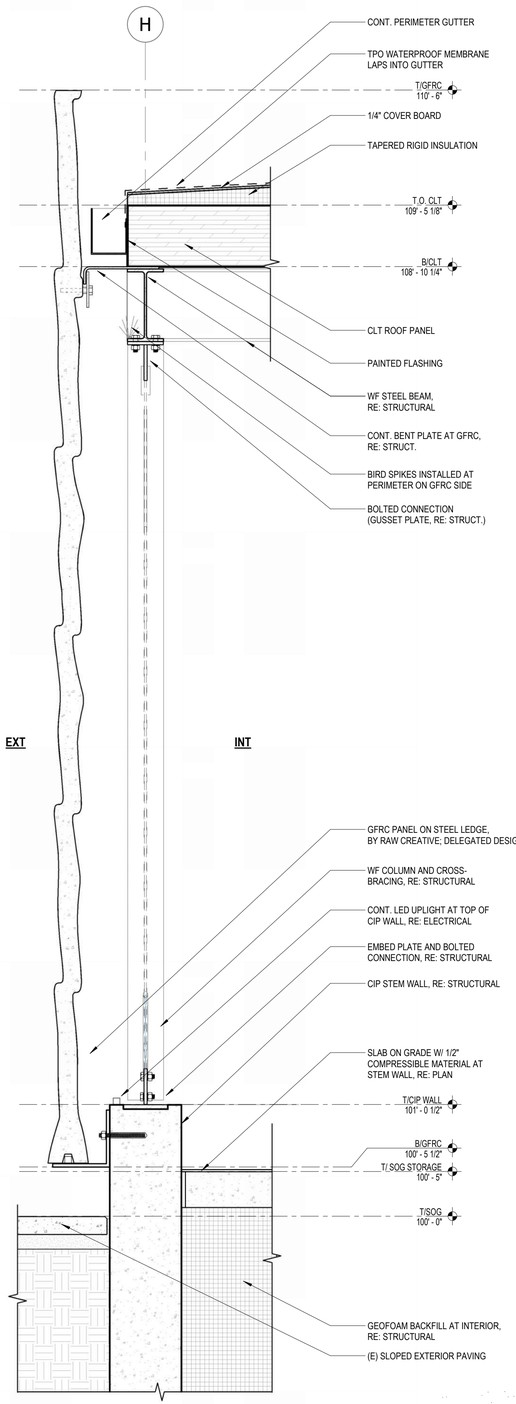
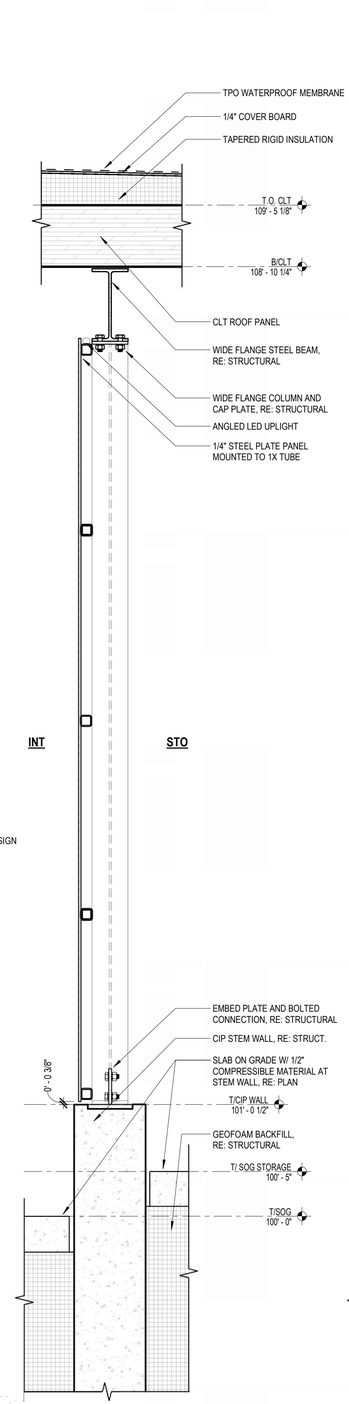
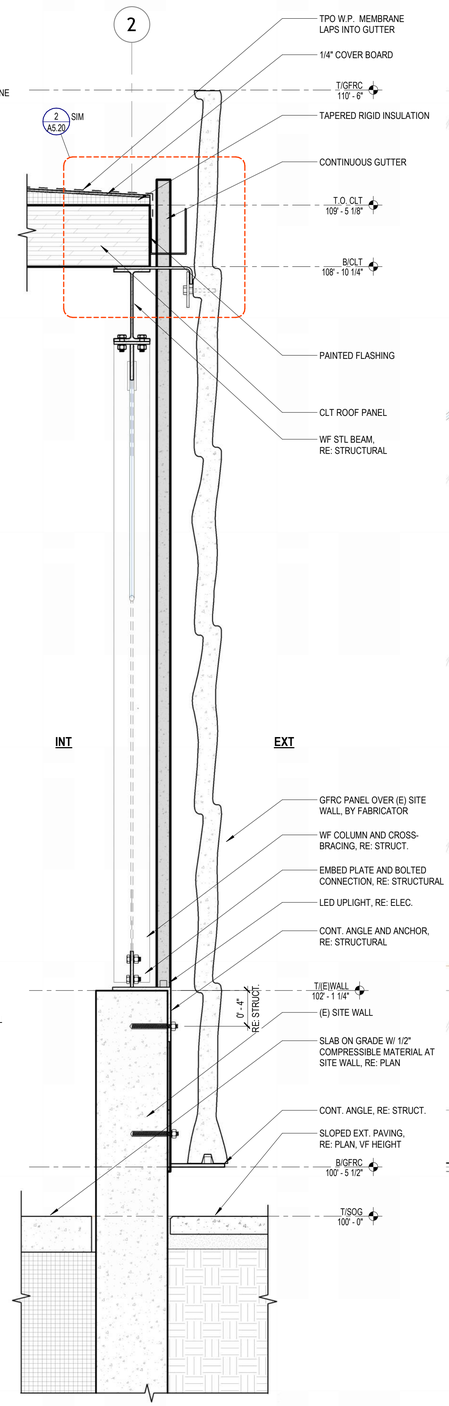


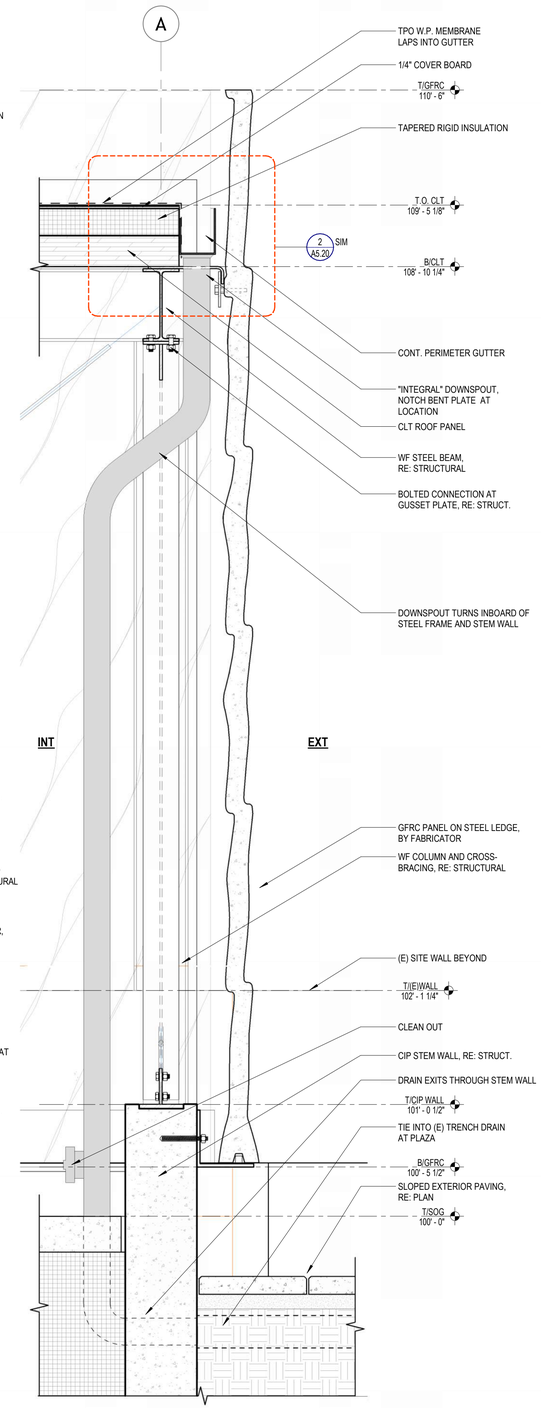
4 TYPICAL WALL SECTION
SCALE: 1 1/2" = 1'-0"



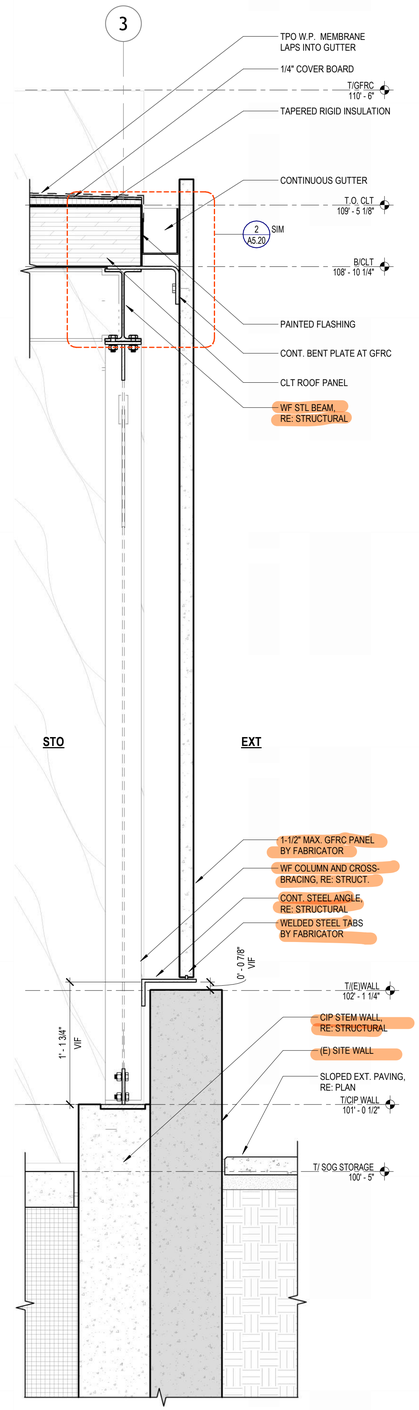
5 WALL SECTION @ INTERIOR SCREEN
SCALE: 1 1/2" = 1'-0"



2 WALL SECTION @ E SITE WALL SOUTH
SCALE: 1 1/2" = 1'-0"



3 WALL SECTION @ W TRENCH DRAIN
SCALE: 1 1/2" = 1'-0"



1 WALL SECTION @ STORAGE
SCALE: 1 1/2" = 1'-0"

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WALL SECTIONS 1-1/2"

A4.20

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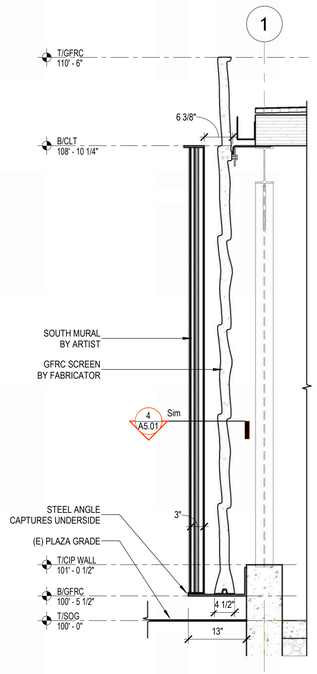
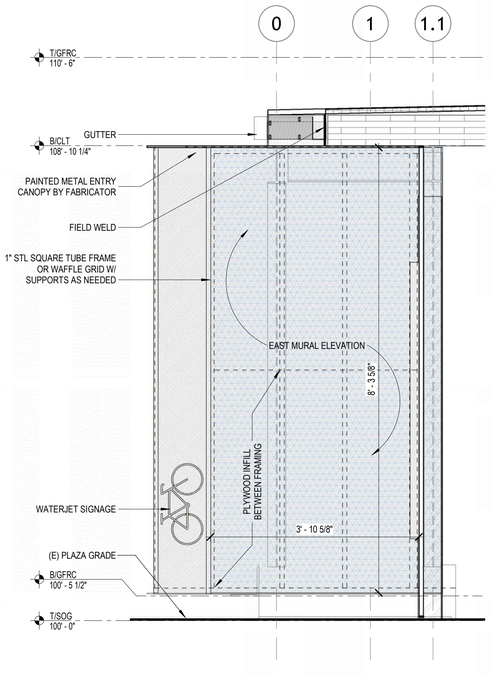
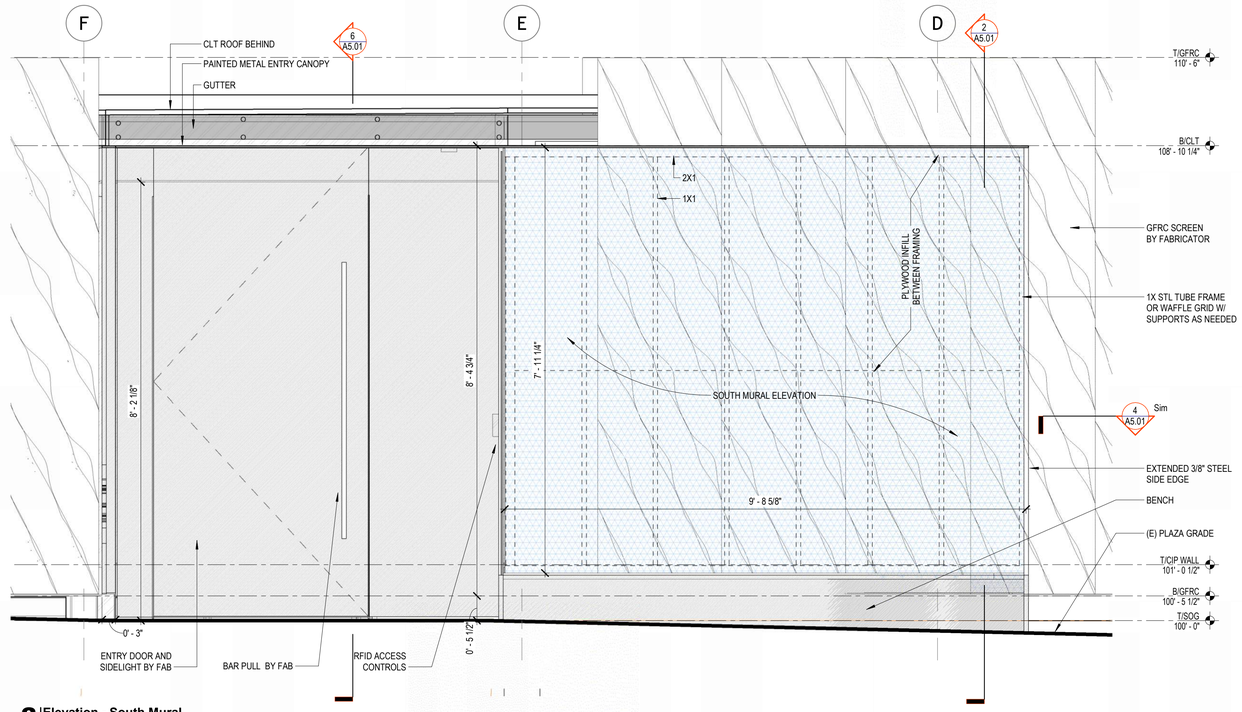


2 | WALL SECTION @ ENTRY MURAL
SCALE : 3/4" = 1'-0"

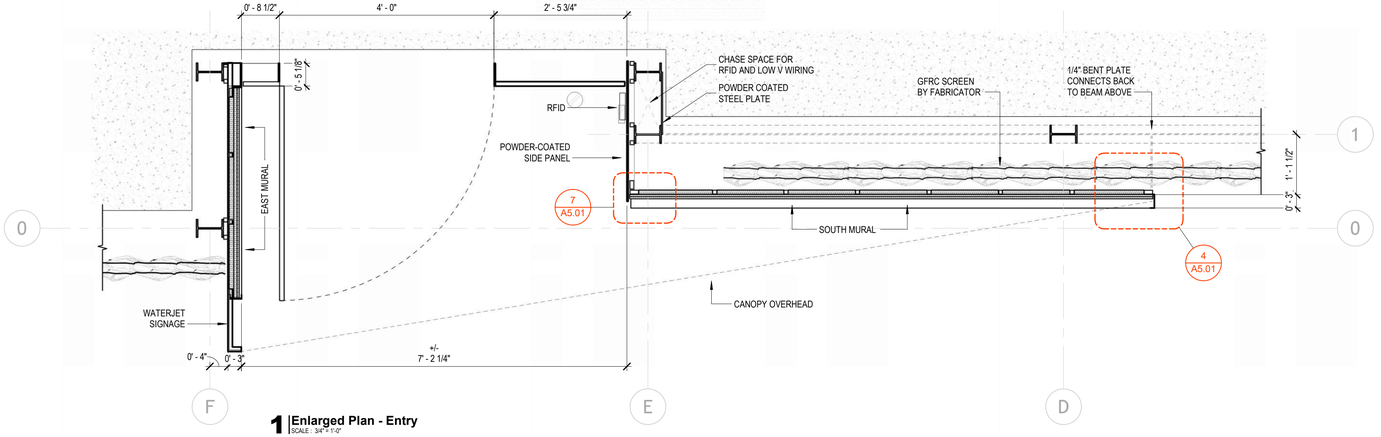


6 | Elevation - East Mural
SCALE : 3/4" = 1'-0"

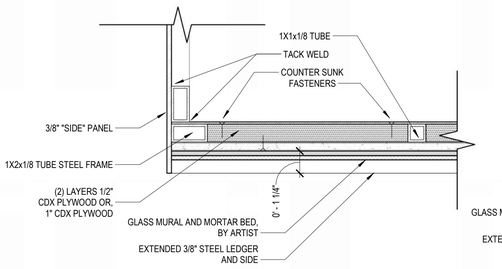


3 | Elevation - South Mural
SCALE : 3/4" = 1'-0"

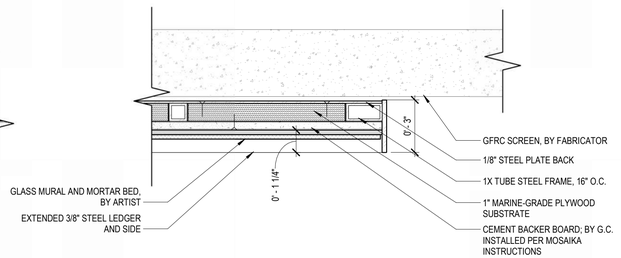
5 | 3D - ISO ENTRY
SCALE :



1 | Enlarged Plan - Entry
SCALE : 3/4" = 1'-0"



7 | MURAL CORNER DETAIL
SCALE : 3" = 1'-0"



4 | MURAL EDGE DETAIL
SCALE : 3" = 1'-0"

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ENLARGED ENTRY
DOOR

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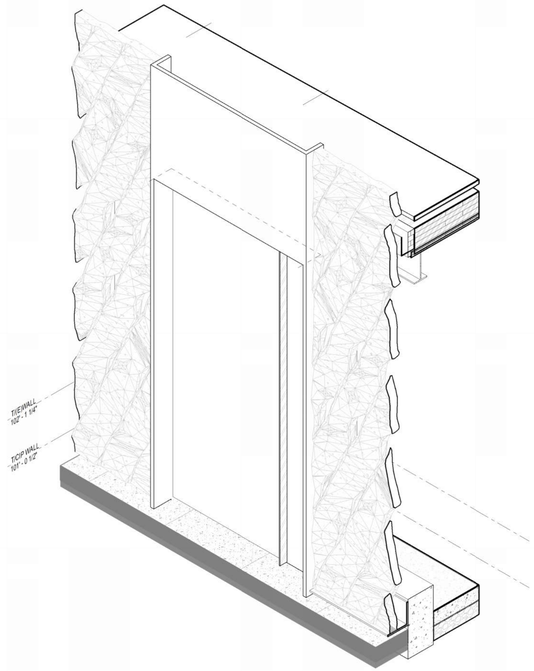
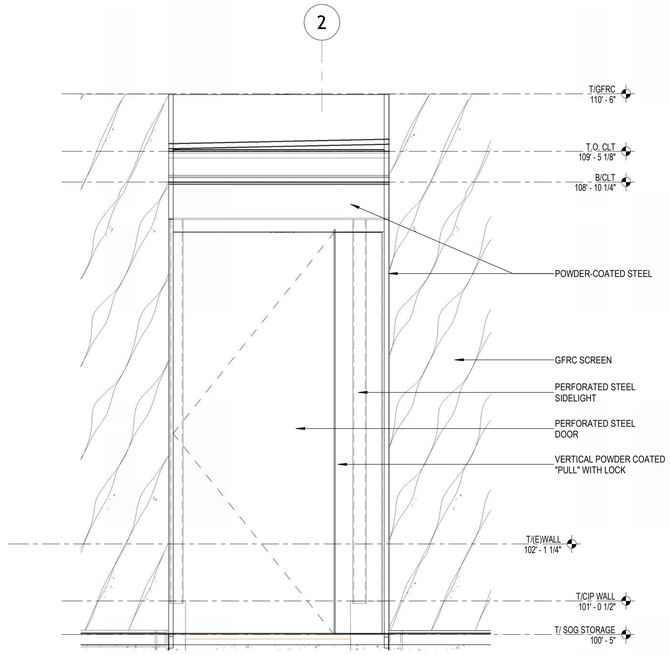
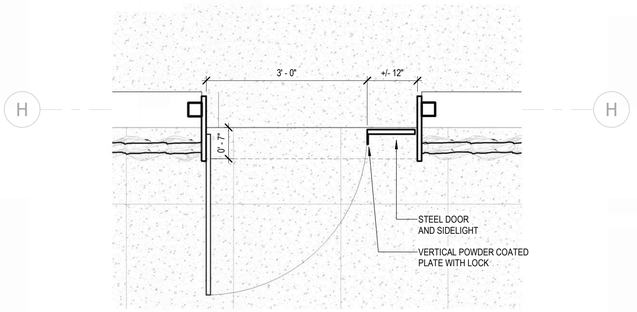


3 3D - ISO STORAGE DOOR
SCALE :



2 STORAGE DOOR ENLARGED ELEV
SCALE : 3/4" = 1'-0"



1 STORAGE DOOR ENLARGED PLAN
SCALE : 3/4" = 1'-0"

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ENLARGED STORAGE DOOR

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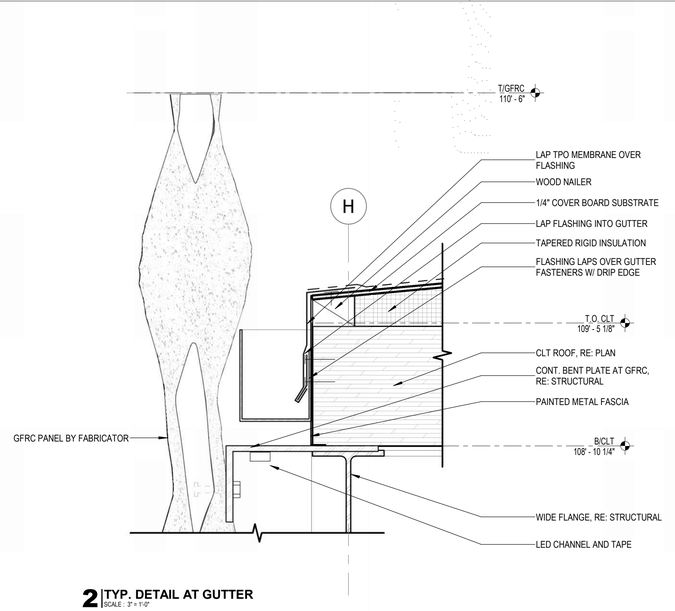
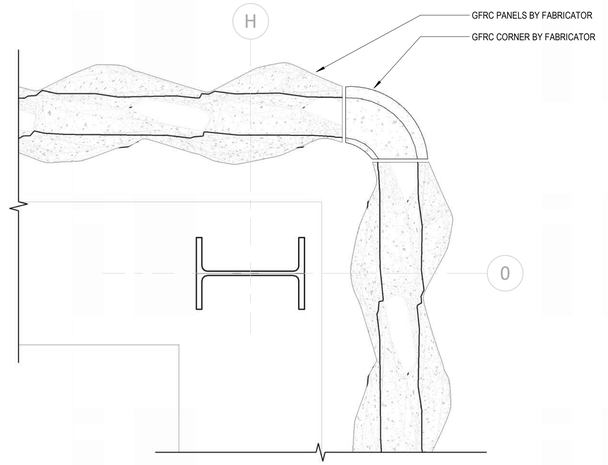
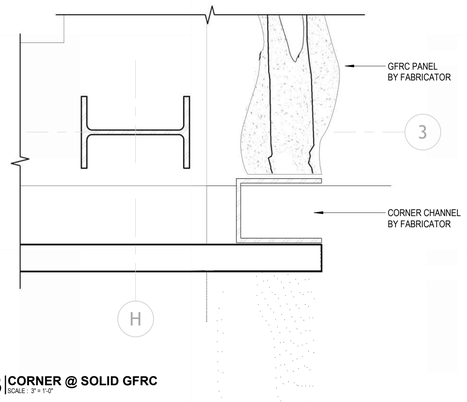


2 TYP. DETAIL AT GUTTER
SCALE: 3" = 1'-0"



1 TYPICAL CORNER @ GFRC
SCALE: 3" = 1'-0"



3 CORNER @ SOLID GFRC
SCALE: 3" = 1'-0"

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WALL / ROOF DETAILS
3"

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EXHIBIT A
Land Description
"ENCROACHMENT PARCEL" - sheet 1 of 2

2026-ENCROACHMENT-0000098-002

A PARCEL OF LAND LYING WITHIN THE PUBLIC RIGHT-OF-WAY OF OLD WEWATTA STREET, BETWEEN 15TH STREET AND 16TH STREET, LYING WITHIN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ENCROACHMENT PARCEL:

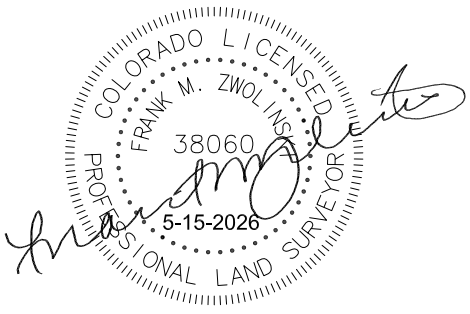
COMMENCING AT THE INTERSECTION OF THE 20' RANGE LINE OF 15TH STREET WITH THE 20' RANGE LINE OF OLD WEWATTA STREET, FROM WHENCE THE INTERSECTION OF SAID 20' RANGE LINE OF 15TH STREET WITH THE 20' RANGE LINE OF DELGANY STREET BEARS NORTH 45°05'48" WEST A DISTANCE OF 345.88 FEET, WITH ALL BEARINGS HEREIN RELATED THERETO;
THENCE NORTH 54°20'58" EAST, 313.53 FEET TO A POINT ON THE NORTHWESTERLY LINE OF VACATED WEWATTA STREET PER ORDINANCE No. 11, SERIES OF 1960;
THENCE LEAVING SAID NORTHWESTERLY LINE NORTH 44°56'55" WEST, 7.57 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 44°56'55" WEST, 21.95 FEET TO A POINT;
THENCE NORTH 45°03'05" EAST, 22.51 FEET TO A POINT;
THENCE NORTH 44°56'55" WEST, 0.83 FEET TO A POINT;
THENCE NORTH 35°27'33" EAST, 17.52 FEET TO A POINT;
THENCE SOUTH 44°56'55" EAST, 2.08 FEET TO A POINT;
THENCE NORTH 45°03'05" EAST, 16.79 FEET TO A POINT;
THENCE SOUTH 44°56'55" EAST, 21.96 FEET TO A POINT;
THENCE NORTH 45°03'05" EAST, 3.00 FEET TO A POINT;
THENCE SOUTH 45°00'02" EAST, 6.31 FEET TO A POINT;
THENCE SOUTH 45°03'05" WEST, 29.13 FEET TO A POINT;
THENCE NORTH 44°56'55" WEST, 4.64 FEET TO A POINT;
THENCE SOUTH 45°03'05" WEST, 30.45 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,450 SQUARE FEET OR 0.033 ACRES OF LAND, MORE OR LESS.

Basis of Bearings:

North 45°05'48" West, a distance of 345.88 feet, being the bearing of the 20' range line of 15th Street between Old Wewatta Street and Delgany Street, as monumented by a found 2-1/2" diameter aluminum cap in range box, LS 16406 at 15th Street and Old Wewatta Street and a found #8 rebar (no cap) in range box at 15th Street and Delgany Street.



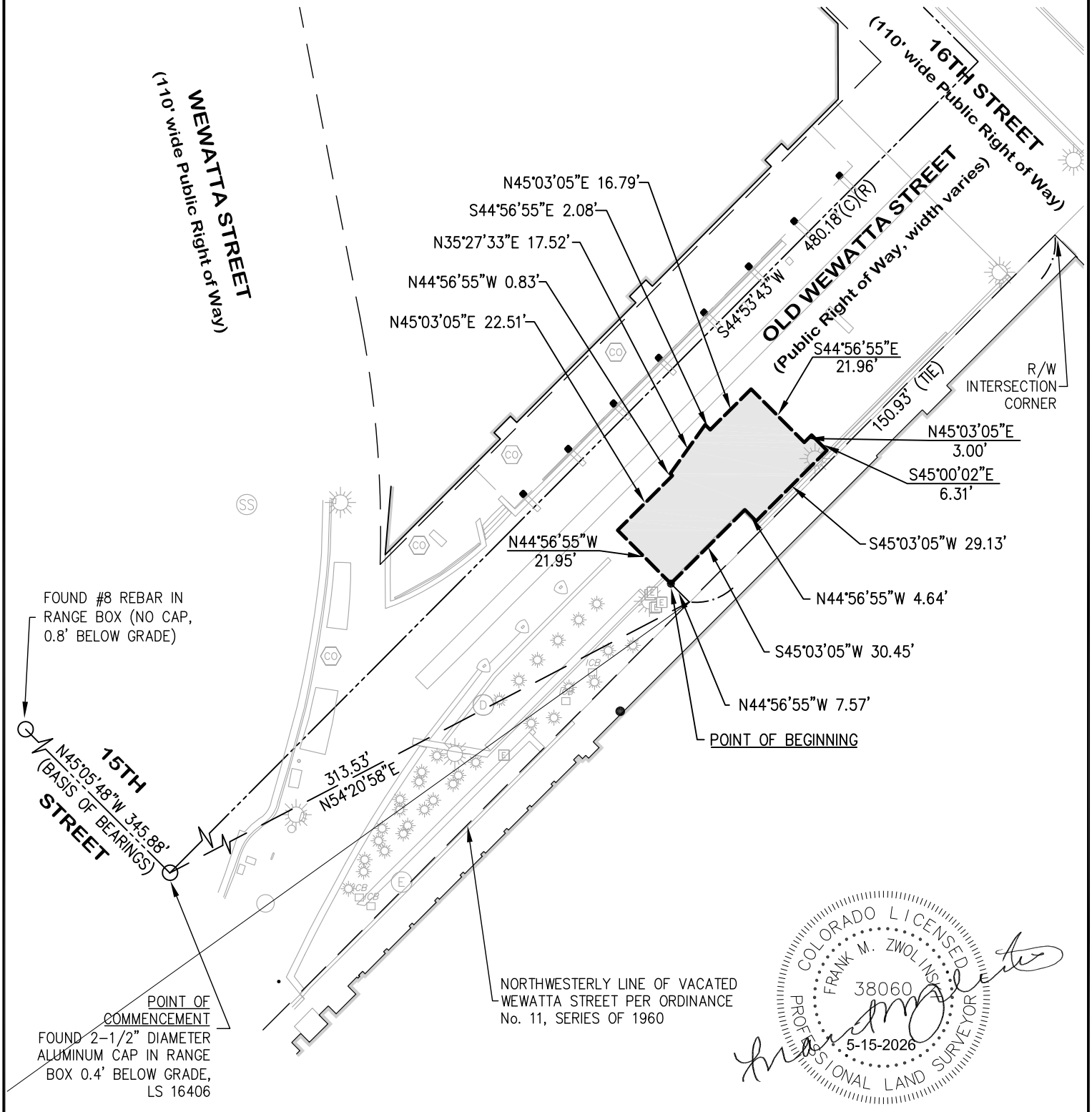
Frank M. Zwolinski, P.L.S.
Colorado License #38060
For and on behalf of Power Surveying Company, Inc.
303-702-1617

POWER™ Surveying Company, Inc.
Established 1948
6911 BROADWAY
Denver, CO 80221
PH. 303-702-1617
FAX. 303-702-1488
www.powersurveying.com

DRAWING BY: FMZ DATE: 5-15-2026
PROJECT NO. 501-24-102(C)

EXHIBIT A
Land Description Exhibit
"ENCROACHMENT PARCEL" - sheet 2 of 2

2026-ENCROACHMENT-0000098-002



COLORADO LICENSED
FRANK M. ZWOLINSKI
38060
PROFESSIONAL LAND SURVEYOR
5-15-2026

N

SCALE: 1" = 40'

40' 0 20' 40'

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DRAWING BY: FMZ DATE: 5-15-2026
PROJECT NO. 501-24-102(C)

A PARCEL OF LAND LYING WITHIN THE PUBLIC RIGHT-OF-WAY OF OLD WEWATTA STREET, BETWEEN 15TH STREET AND 16TH STREET, LYING WITHIN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ENCROACHMENT PARCEL:

COMMENCING AT THE INTERSECTION OF THE 20' RANGE LINE OF 15TH STREET WITH THE 20' RANGE LINE OF OLD WEWATTA STREET, FROM WHENCE THE INTERSECTION OF SAID 20' RANGE LINE OF 15TH STREET WITH THE 20' RANGE LINE OF DELGANY STREET BEARS NORTH 45°05'48" WEST A DISTANCE OF 345.88 FEET, WITH ALL BEARINGS HEREIN RELATED THERETO;
THENCE NORTH 54°20'58" EAST, 313.53 FEET TO A POINT ON THE NORTHWESTERLY LINE OF VACATED WEWATTA STREET PER ORDINANCE No. 11, SERIES OF 1960;
THENCE LEAVING SAID NORTHWESTERLY LINE NORTH 44°56'55" WEST, 7.57 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 44°56'55" WEST, 21.95 FEET TO A POINT;
THENCE NORTH 45°03'05" EAST, 22.51 FEET TO A POINT;
THENCE NORTH 44°56'55" WEST, 0.83 FEET TO A POINT;
THENCE NORTH 35°27'33" EAST, 17.52 FEET TO A POINT;
THENCE SOUTH 44°56'55" EAST, 2.08 FEET TO A POINT;
THENCE NORTH 45°03'05" EAST, 16.79 FEET TO A POINT;
THENCE SOUTH 44°56'55" EAST, 21.96 FEET TO A POINT;
THENCE NORTH 45°03'05" EAST, 3.00 FEET TO A POINT;
THENCE SOUTH 45°00'02" EAST, 6.31 FEET TO A POINT;
THENCE SOUTH 45°03'05" WEST, 29.13 FEET TO A POINT;
THENCE NORTH 44°56'55" WEST, 4.64 FEET TO A POINT;
THENCE SOUTH 45°03'05" WEST, 30.45 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,450 SQUARE FEET OR 0.033 ACRES OF LAND, MORE OR LESS.

BASIS OF BEARINGS:

NORTH 45°05'48" WEST, A DISTANCE OF 345.88 FEET, BEING THE BEARING OF THE 20' RANGE LINE OF 15TH STREET BETWEEN OLD WEWATTA STREET AND DELGANY STREET, AS MONUMENTED BY A FOUND 2-1/2" DIAMETER ALUMINUM CAP IN RANGE BOX, LS 16406 AT 15TH STREET AND OLD WEWATTA STREET AND A FOUND #8 REBAR (NO CAP) IN RANGE BOX AT 15TH STREET AND DELGANY STREET.

Department of Public Works
Engineering, Regulatory, & Analytics
201 W. Colfax Ave., Dept. 507
Denver, Colorado 80202-5304
(720) 865-3003
denver.pwera@denvergov.org

Comment Report

_2nd Tier III - 1550 Wewatta St Bike Hub

06/30/2026

Master ID: 2026-PROJMSTR-0000171
Review ID: 2026-ENCROACHMENT-0000098
Location:
Project Type:
Review Phase:
Review End Date: 06/29/2026

Any denials listed below must be rectified in writing to this office before project approval is granted.

Reviewing Agency: DS Transportation Review — Review Status: Approved

Reviewers Name: Matt Steder
Reviewers Email: Matt.Steder@denvergov.org

Status Date: 06/24/2026
Status: Approved
Comments:

Status Date: 05/29/2026
Status: Approved
Comments:

Reviewing Agency: DS Project Coordinator Review — Review Status: Approved - No Response

Status Date: 06/30/2026
Status: Approved - No Response
Comments:

Status Date: 06/08/2026
Status: Approved - No Response
Comments:

Reviewing Agency: Survey Review — Review Status: Approved

Reviewers Name: Thomas Savich
Reviewers Email: Thomas.Savich@denvergov.org

Status Date: 06/24/2026
Status: Approved
Comments:

Status Date: 06/04/2026
Status: Denied
Comments: Survey redlines are in the project REDLINES folder (REDLINES- Survey- Savich.pdf).

Reviewing Agency: DES Wastewater Review — Review Status: Approved

Reviewers Name: Nate Martel
Reviewers Email: Nate.Martel@denvergov.org

Status Date: 06/29/2026
Status: Approved

Comment Report

_2nd Tier III - 1550 Wewatta St Bike Hub

06/30/2026

Master ID: 2026-PROJMSTR-0000171
Project Type:
Review ID: 2026-ENCROACHMENT-0000098
Review Phase:
Location:
Review End Date: 06/29/2026

Any denials listed below must be rectified in writing to this office before project approval is granted.

Comments:

Status Date: 06/05/2026
Status: Denied
Comments: 1) Submit site plan signed and sealed by licensed engineer as required in Encroachment Permit Submittal Checklist. Plan should specifically address existing utilities and proposed grading. Plan should include the demolition or relocation of utilities as required and should require contractor to locate existing utilities prior to construction.

2) Survey Plan on A0.09 is difficult to read. A clearer copy with standard-height text should be included in final plans to clearly illustrate existing conditions and known utilities.

3) Plans should show temporary inlet protection on adjacent trench drain to prevent excessive sediment loading on the downstream water quality structure during construction.

General Comments:

-Based on surrounding topography, plaza does not appear to pass any significant flow from 16th Street and encroachment would not appear to obstruct flow. Plaza appears to generally grade toward center. Notes are provided on the Floor Plan to slope away from building, but it is generally unclear how building will tie into surrounding plaza grades.

-Encroachment does not appear to conflict with utility easement on adjacent property to the southeast, or PNEE for 1550 Wewatta St.

-According to CCD GIS records, there do not appear to be existing storm or sanitary sewer facilities within the plaza that would conflict with proposed encroachment. CCD cannot verify the presence of other existing utilities. There do appear to be streetlights in the vicinity and in proposed building footprint with presumed underground electrical .

Reviewing Agency: City Council Referral — Review Status: Approved - No Response

Status Date: 06/30/2026
Status: Approved - No Response
Comments:

Status Date: 06/08/2026
Status: Approved - No Response
Comments:

Reviewing Agency: CenturyLink Referral — Review Status: Approved

Status Date: 06/30/2026
Status: Approved
Comments: PWPRS Project Number: 2026-ENCROACHMENT-0000098 - 1550 Wewatta St Bike Hub
Reviewing Agency/Company: Qwest Corporation d/b/a CENTURYLINK QC
Reviewers Name: Pedro Medrano
Reviewers Phone: (210) 571-4637
Reviewers Email: pedro.medrano@lumen.com
Approval Status: Approved

Comments:

Comment Report

_2nd Tier III - 1550 Wewatta St Bike Hub

06/30/2026

Master ID:	2026-PROJMSTR-0000171	**Project Type:**	
Review ID:	2026-ENCROACHMENT-0000098	**Review Phase:**	
Location:		**Review End Date:**	06/29/2026

Any denials listed below must be rectified in writing to this office before project approval is granted.

Attachment: Letter of No Objection P870404.pdf

Status Date: 06/08/2026

REDLINES uploaded to E-review webpage

Status: Approved w/Conditions

Comments: PWPRS Project Number: 2026-ENCROACHMENT-0000098 - 1550 Wewatta St Bike Hub
Reviewing Agency/Company: Qwest Corporation d/b/a CENTURYLINK QC
Reviewers Name: Pedro Medrano
Reviewers Phone: (210) 571-4637
Reviewers Email: pedro.medrano@lumen.com
Approval Status: Approved with conditions

Comments:

RESERVATIONS: After review, Lumen has copper and fiber underground facilities in potential conflict with the proposed plans in the Wewatta St and between 15th st and 16th st. Lumen recommends that locates are done for all facilities to ensure safety and protection of all facilities prior to construction.

If a job is required to relocate facilities or have any further questions, please contact the engineer at Luke.Thompson@lumen.com to schedule.

Letter of no objection uploaded to E-Review webpage.

Reviewing Agency: Xcel Referral — Review Status: Approved w/Conditions

Status Date: 06/30/2026

Status: Approved w/Conditions

Comments: PWPRS Project Number: 2026-ENCROACHMENT-0000098_2nd - 1550 Wewatta St Bike Hub
Reviewing Agency/Company: Public Service Company of Colorado (PSCo) dba Xcel Energy
Reviewers Name: Donna George Donna George
Reviewers Phone: 3035713306
Reviewers Email: Donna.L.George@xcelenergy.com
Approval Status: Approved with conditions

Comments:
PSCo/Xcel Energy has existing underground electric distribution facilities within this area. CAUTION: structures are not allowed over buried facilities. Please contact Colorado 811 for locates before excavating. Use caution and hand dig when excavating within 18-inches of each side of the marked facilities. Please be aware that all risk and responsibility for this request are unilaterally that of the Applicant/Requestor.

Status Date: 06/08/2026

Status: Approved w/Conditions

Comments: PWPRS Project Number: 2026-ENCROACHMENT-0000098 - 1550 Wewatta St Bike Hub
Reviewing Agency/Company: Public Service Company of Colorado (PSCo) dba Xcel Energy
Reviewers Name: Donna George Donna George
Reviewers Phone: 3035713306
Reviewers Email: Donna.L.George@xcelenergy.com
Approval Status: Approved with conditions

Comment Report

_2nd Tier III - 1550 Wewatta St Bike Hub

06/30/2026

Master ID:	2026-PROJMSTR-0000171	**Project Type:**	
Review ID:	2026-ENCROACHMENT-0000098	**Review Phase:**	
Location:		**Review End Date:**	06/29/2026

Any denials listed below must be rectified in writing to this office before project approval is granted.

Comments:

PSCo/Xcel Energy has existing underground electric distribution facilities within this area. CAUTION: structures are not allowed over buried facilities. Please contact Colorado 811 for locates before excavating. Use caution and hand dig when excavating within 18-inches of each side of the marked facilities.

Please be aware that all risk and responsibility for this request are unilaterally that of the Applicant/Requestor.

Reviewing Agency: RTD Referral — Review Status: Approved

Status Date: 06/30/2026
Status: Approved
Comments: PWPRS Project Number: 2026-ENCROACHMENT-0000098 - 1550 Wewatta St Bike Hub
Reviewing Agency/Company: RTD
Reviewers Name: clayton woodruff
Reviewers Phone: 3032992943
Reviewers Email: Clayton.Woodruff@RTD-Denver.com
Approval Status: Approved

Comments:
Project Name: 2026-ENCROACHMENT-0000098 - 1550 Wewatta St Bike Hub - 2nd Submittal

Department Comments
Bus Operations No exceptions
Bus Stop Program No exceptions
Commuter Rail No exceptions
Construction Management No exceptions
Engineering No exceptions
Light Rail No exceptions
Real Property No exceptions
Service Development No exceptions
Transit Oriented Development No exceptions
Utilities No exceptions
This review is for Design concepts and to identify any necessary improvements to RTD stops and property affected by the design. This review of the plans does not eliminate the need to acquire, and/or go through the acquisition process of any agreements, easements or permits that may be required by the RTD for any work on or around our facilities and property.

Status Date: 06/08/2026
Status: Approved
Comments: PWPRS Project Number: 2026-ENCROACHMENT-0000098 - 1550 Wewatta St Bike Hub
Reviewing Agency/Company: RTD
Reviewers Name: clayton woodruff
Reviewers Phone: 3032992943
Reviewers Email: Clayton.Woodruff@RTD-Denver.com
Approval Status: Approved

Comments:

Comment Report

_2nd Tier III - 1550 Wewatta St Bike Hub

06/30/2026

Master ID:	2026-PROJMSTR-0000171	**Project Type:**	
Review ID:	2026-ENCROACHMENT-0000098	**Review Phase:**	
Location:		**Review End Date:**	06/29/2026

Any denials listed below must be rectified in writing to this office before project approval is granted.

Project Name: 2026-ENCROACHMENT-0000098 - 1550 Wewatta St Bike Hub - 1st Submittal

Department Comments
Bus Operations No exceptions
Bus Stop Program No exceptions
Commuter Rail No exceptions
Construction Management No exceptions
Engineering No exceptions
Light Rail No exceptions
Real Property No exceptions
Service Development No exceptions
Transit Oriented Development No exceptions
Utilities No exceptions
This review is for Design concepts and to identify any necessary improvements to RTD stops and property affected by the design. This review of the plans does not eliminate the need to acquire, and/or go through the acquisition process of any agreements, easements or permits that may be required by the RTD for any work on or around our facilities and property.

Reviewing Agency: Comcast Referral — Review Status: Approved - No Response

Status Date: 06/30/2026
Status: Approved - No Response
Comments:

Status Date: 06/08/2026
Status: Approved - No Response
Comments:

Reviewing Agency: Metro Wastewater Referral — Review Status: Approved

Status Date: 06/30/2026
Status: Approved
Comments: PWPRS Project Number: 2026-ENCROACHMENT-0000098_2nd - 1550 Wewatta St Bike Hub
Reviewing Agency/Company: Metro Water Recovery
Reviewers Name: Kevin Boch
Reviewers Phone: 7205201516
Reviewers Email: kboch@MetroWaterRecovery.com
Approval Status: Approved

Comments:

Status Date: 06/08/2026
Status: Approved
Comments: PWPRS Project Number: 2026-ENCROACHMENT-0000098 - 1550 Wewatta St Bike Hub
Reviewing Agency/Company: Metro Water Recovery
Reviewers Name: Kevin Boch
Reviewers Phone: 7205201516
Reviewers Email: kboch@MetroWaterRecovery.com
Approval Status: Approved

Comment Report

_2nd Tier III - 1550 Wewatta St Bike Hub

06/30/2026

Master ID: 2026-PROJMSTR-0000171
Review ID: 2026-ENCROACHMENT-0000098
Location:
Project Type:
Review Phase:
Review End Date: 06/29/2026

Any denials listed below must be rectified in writing to this office before project approval is granted.

Reviewing Agency: Street Maintenance Referral — Review Status: Approved - No Response

Status Date: 06/30/2026
Status: Approved - No Response
Comments:

Status Date: 06/08/2026
Status: Approved - No Response
Comments:

Reviewing Agency: Office of Emergency Management Referral — Review Status: Approved - No Response

Status Date: 06/30/2026
Status: Approved - No Response
Comments:

Status Date: 06/08/2026
Status: Approved - No Response
Comments:

Reviewing Agency: Building Department Review — Review Status: Approved

Reviewers Name: Daniel Krausz
Reviewers Email: daniel.krausz@denvergov.org

Status Date: 06/30/2026
Status: Approved
Comments:

Status Date: 06/05/2026
Status: Denied
Comments: CPD Building Department is concerned that the Fire Separation Distance between the proposed bicycle storage building and the existing Triangle Building can bring the Triangle Building exterior wall construction out of compliance with 2025 Denver Building Code (2024 IBC Sections 705.5 & 705.8) and that Fire Separation Distance from the proposed bicycle storage building to opposing lot lines require it to have fire-resistance-rated exterior walls not addressed in this application.

Reviewing Agency: Division of Real Estate Referral — Review Status: Approved

Reviewers Name: Shannon Cruz
Reviewers Email: Shannon.cruz@denvergov.org

Status Date: 06/23/2026
Status: Approved
Comments:

Status Date: 05/21/2026
Status: Approved w/Conditions
Comments: Approved if approved by Wastewater. Encroachment overlaps a PNEE.

Reviewing Agency: Denver Fire Department Review — Review Status: Approved - No Response

Comment Report

_2nd Tier III - 1550 Wewatta St Bike Hub

06/30/2026

Master ID: 2026-PROJMSTR-0000171
Project Type:
Review ID: 2026-ENCROACHMENT-0000098
Review Phase:
Location:
Review End Date: 06/29/2026

Any denials listed below must be rectified in writing to this office before project approval is granted.

Status Date: 06/30/2026
Status: Approved - No Response
Comments:

Status Date: 06/08/2026
Status: Approved - No Response
Comments:

Reviewing Agency: Denver Water Referral — Review Status: Approved

Status Date: 06/30/2026
Status: Approved
Comments: PWPRS Project Number: 2026-ENCROACHMENT-0000098_2nd - 1550 Wewatta St Bike Hub
Reviewing Agency/Company: Denver Water
Reviewers Name: Kela Naso
Reviewers Phone: 303-628-6302
Reviewers Email: kela.naso@denverwater.org
Approval Status: Approved

Comments:

Status Date: 06/08/2026
Status: Approved
Comments: PWPRS Project Number: 2026-ENCROACHMENT-0000098 - 1550 Wewatta St Bike Hub
Reviewing Agency/Company: Denver Water
Reviewers Name: Kela Naso
Reviewers Phone: 303-628-6302
Reviewers Email: kela.naso@denverwater.org
Approval Status: Approved

Reviewing Agency: Parks and Recreation Review — Review Status: Approved - No Response

Reviewers Name: Jennifer Cervera
Reviewers Email: Jennifer.Cervera@denvergov.org

Status Date: 06/30/2026
Status: Approved - No Response
Comments:

Status Date: 06/08/2026
Status: Approved - No Response
Comments:

Reviewing Agency: Policy and Planning Referral — Review Status: Approved - No Response

Status Date: 06/30/2026
Status: Approved - No Response
Comments:

Status Date: 06/08/2026
Status: Approved - No Response

Comment Report

_2nd Tier III - 1550 Wewatta St Bike Hub

06/30/2026

Master ID: 2026-PROJMSTR-0000171
Project Type:
Review ID: 2026-ENCROACHMENT-0000098
Review Phase:
Location:
Review End Date: 06/29/2026

Any denials listed below must be rectified in writing to this office before project approval is granted.

Reviewing Agency: Denver Office of Disability Rights Referral — Review Status: Approved

Reviewers Name: Juan Pasillas
Reviewers Email: Juan.pasillas@denvergov.org

Status Date: 06/29/2026
Status: Approved
Comments: *Approved.
*Final construction (including any later modifications to the current design) shall continue to adhere with all applicable accessibility requirements of this review (2010 ADA). Ensure that all Accessible Route clearances (Clear floor space, vertical head clearances, reach ranges, protruding objects, etc.) continue to comply with all Ch. 3 & Ch. 4 requirements (ADA/A117.1).

Status Date: 06/05/2026
Status: Approved
Comments: *Approved.

*Final construction (including any later modifications to submitted design) shall continue to adhere with all applicable accessibility requirements of this review (2010 ADA).

Reviewing Agency: Construction Engineering Review — Review Status: Approved

Reviewers Name: Porames Saejiw
Reviewers Email: Joe.Saejiw@denvergov.org

Status Date: 06/26/2026
Status: Approved
Comments: 1. Prior to the solicitation of bids or proposals from general contractors, the developer of this project is strongly encouraged to schedule an office meeting with the Right-of-Way Services Construction Inspections team (303) 446-3469 to discuss the project's installation of City Approved Plans for Traffic Closures, Row Items and Landscaping and the associated ROW permit fees that will need to be paid by the selected general contractor.

2. Contractor must coordinate construction with all Special Events in the local area,

Status Date: 06/01/2026
Status: Approved
Comments: 1. Prior to the solicitation of bids or proposals from general contractors, the developer of this project is strongly encouraged to schedule an office meeting with the Right-of-Way Services Construction Inspections team (303) 446-3469 to discuss the project's installation of City Approved Plans for Traffic Closures, Row Items and Landscaping and the associated ROW permit fees that will need to be paid by the selected general contractor.

Reviewing Agency: TES Sign and Stripe Review — Review Status: Approved - No Response

Reviewers Name: Eric Stein
Reviewers Email: Eric.Stein@denvergov.org

Status Date: 06/30/2026
Status: Approved - No Response
Comments:

Status Date: 06/08/2026
Status: Approved - No Response

Comment Report

_2nd Tier III - 1550 Wewatta St Bike Hub

06/30/2026

Master ID: 2026-PROJMSTR-0000171
Project Type:
Review ID: 2026-ENCROACHMENT-0000098
Review Phase:
Location:
Review End Date: 06/29/2026

Any denials listed below must be rectified in writing to this office before project approval is granted.

Comments:

Reviewing Agency: City Forester Review — Review Status: Approved

Reviewers Name: Nick Evers
Reviewers Email: Nick.Evers@denvergov.org

Status Date: 06/29/2026
Status: Approved
Comments: Approved.

Status Date: 06/05/2026
Status: Approved
Comments: Forestry Comments:
1) Include OCF Tree Protection Detail - see OCF website.
2) Show TPZ fencing around adjacent trees, separating rooting area/canopy from construction.

Reviewing Agency: Landmark Review — Review Status: Approved - No Response

Status Date: 06/12/2026
Status: Approved - No Response
Comments:

Status Date: 05/22/2026
Status: Approved - No Response
Comments:

Reviewing Agency: CDOT Referral — Review Status: Approved

Status Date: 06/30/2026
Status: Approved
Comments: PWPRS Project Number: 2026-ENCROACHMENT-0000098 - 1550 Wewatta St Bike Hub
Reviewing Agency/Company: CDOT
Reviewers Name: Michelle White - CDOT
Reviewers Phone: 303-512-4218
Reviewers Email: michelle.m.white@state.co.us
Approval Status: Approved

Comments:
This is not on CDOT's system. We have no other comments.

Status Date: 06/08/2026
Status: Approved
Comments: PWPRS Project Number: 2026-ENCROACHMENT-0000098 - 1550 Wewatta St Bike Hub
Reviewing Agency/Company: CDOT
Reviewers Name: Michelle White - CDOT
Reviewers Phone: 303-512-4218
Reviewers Email: michelle.m.white@state.co.us

Comment Report

_2nd Tier III - 1550 Wewatta St Bike Hub

06/30/2026

Master ID: 2026-PROJMSTR-0000171
Review ID: 2026-ENCROACHMENT-0000098
Location:
Project Type:
Review Phase:
Review End Date: 06/29/2026

Any denials listed below must be rectified in writing to this office before project approval is granted.

Approval Status: Approved

Comments:
This is not on CDOT's system. We have no other comments.

Reviewing Agency: Environmental Health Referral — Review Status: Approved

Reviewers Name: Andrew Ross
Reviewers Email: Andrew.ross@denvergov.org

Status Date: 06/18/2026
Status: Approved
Comments:

Status Date: 06/01/2026
Status: Approved - No Response
Comments:

Reviewing Agency: ERA Review — Review Status: Approved - No Response

Reviewers Name: Emily Rush
Reviewers Email: Emily.Rush@denvergov.org

Status Date: 06/30/2026
Status: Approved - No Response
Comments:

Status Date: 06/08/2026
Status: Approved - No Response
Comments:

Reviewing Agency: ROW - Supplemental Review — Review Status: Approved

Reviewers Name: Jessica Stevens
Reviewers Email: jessica.stevens@denvergov.org

Status Date: 06/08/2026
Status: Approved
Comments: PWPRS Project Number: 2026-ENCROACHMENT-0000098 - 1550 Wewatta St Bike Hub
Reviewing Agency/Company: DOTI Water Services
Reviewers Name: Jessica Stevens
Reviewers Phone: 303-446-3608
Reviewers Email: jessica.stevens@denvergov.org
Approval Status: Approved