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1/24/86 11:00 AM

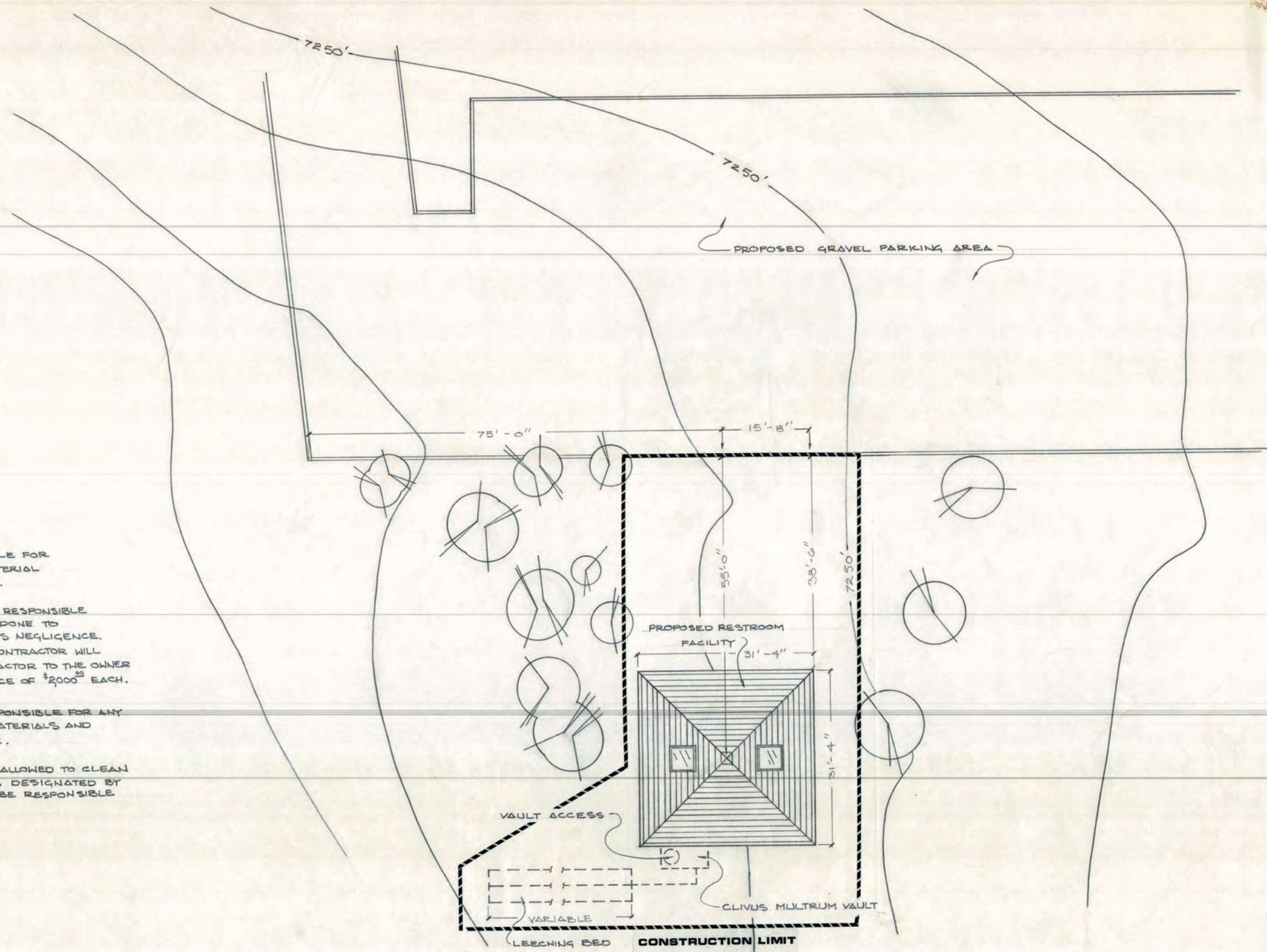
NOTES:

OWNER SHALL BE RESPONSIBLE FOR REMOVAL OF ANY PLANT MATERIAL AT THE CONSTRUCTION SITE.

CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY AND ALL DAMAGE DONE TO TREES DUE TO CONTRACTOR'S NEGLIGENCE. ANY DAMAGE INCURED BY CONTRACTOR WILL BE PAID FOR BY THE CONTRACTOR TO THE OWNER (EL PASO COUNTY) AT THE PRICE OF \$2000⁰⁰ EACH.

CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL CONSTRUCTION MATERIALS AND EQUIPMENT STORED ON SITE.

CONCRETE TRUCKS WILL BE ALLOWED TO CLEAN EQUIPMENT ONLY IN AREAS DESIGNATED BY OWNER, CONTRACTOR WILL BE RESPONSIBLE FOR CLEAN-UP OTHERWISE.

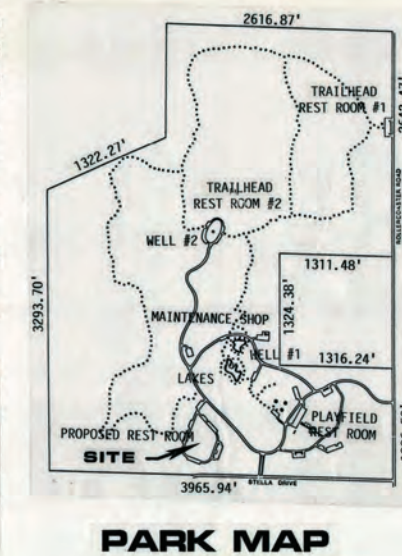
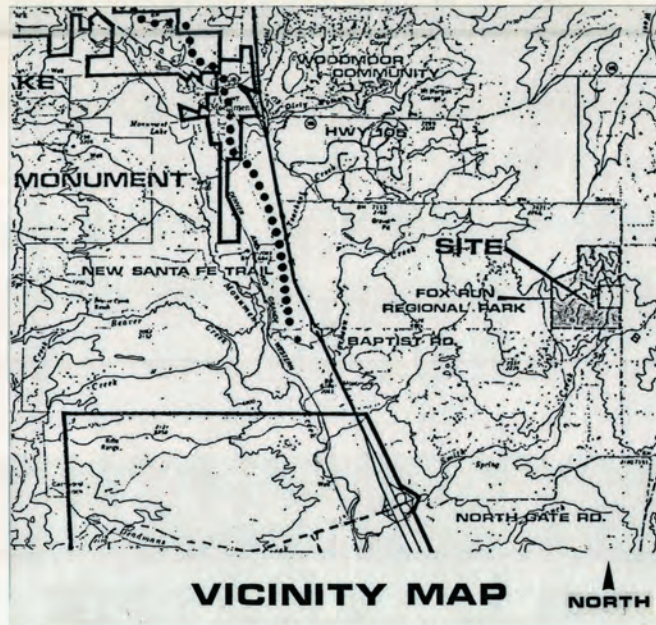


DESIGNED BY: _____
DRAWN BY: JEP
APPROVAL: _____
DATE: 04-86

**FOX RUN REGIONAL PARK
RESTROOM FACILITY SITE PLAN**



SITE PLAN
SCALE: 1"=10'-0"



LEGAL DESCRIPTION

A tract of land in the West half of Section 28 and the East half of the East half of Section 29, Township 11 South, Range 66 West, of the 6th P.M., El Paso County, Colorado, being:

The Northwest quarter of Section 28;
 The Southwest quarter except the Northeast quarter of the Southwest quarter of Section 28;
 The East half of the Southeast quarter of Section 29;
 The South half of the Southeast quarter of the Northeast quarter of Section 29; and that portion of the North half of the Southeast quarter of the Northeast quarter of Section 29 lying Southeasterly of a straight line connecting the Southwest and Northeast corners of said North half, subject to rights of way and easements of record, said total tract being more particularly described as follows:

Beginning at the Northeast corner of the Northwest quarter of said Section 28; thence S 00°00'00" W along the Easterly line of said Northwest quarter (basis of bearing for this legal description) 2642.47 feet to the Southeast corner of said Northwest quarter; thence N 89°30'07" W along the North line of the Northeast quarter of the Southwest quarter of said Section 28, 1311.48 feet to the Northwest corner of said Northwest quarter of the Southwest quarter; thence S 00°04'20" E along the Westerly line thereof 1324.38 feet to the Southwest corner thereof; thence S 89°24'43" E along the Southerly line thereof 1316.24 feet to the Southeast corner thereof and the Easterly line of said Southwest quarter; thence S 00°16'35" E along said Easterly line 1326.50 feet to the Southeast corner of said Southwest quarter of Section 28; thence N 89°19'21" W along the Southerly line of said Section 28 and the Southerly line of aforesaid Section 29, a distance of 3965.94 feet to the Southwest corner of the East one half of the East one half of said Section 29; thence N 00°13'34" W along the Westerly line of said East half of the East half of Section 29, a distance of 3293.70 feet to the Southwest corner of the North one half of the Southeast one quarter of the Northeast one quarter of said Section 29; thence N 63°58'00" E 1498.04 feet to the Northeast corner of said Southeast quarter of the Northeast quarter of Section 29; thence N 00°07'57" E along the East line of Section 29 and the West line of Section 28, a distance of 1322.27 feet to the Northwest corner of aforesaid Section 28; thence S 89°27'20" E along the Northerly line of said Northwest quarter 2616.87 feet to the point of beginning.
 Containing 390.344 acres.

Subject to easements and rights of way of record.

The existing 30 foot right of way for Roller Coaster Road in the West half of Section 28 comprises 2.73 acres. A 30 foot wide strip in Section 28 adjacent to Stella Drive as platted in Pleasant View Estates Subdivisions comprises 1.60 acres.

PARK ADDRESS: 2110 STELLA DRIVE

EL PASO COUNTY BID NO. 111 - 88

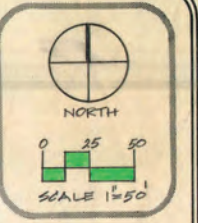
FOX RUN REGIONAL PARK

RESTROOM FACILITY

PINE MEADOWS AREA



12.52.88 0629 032.CP.MS
P&E Dec 17, 1977 (Sheet 5 of 5)

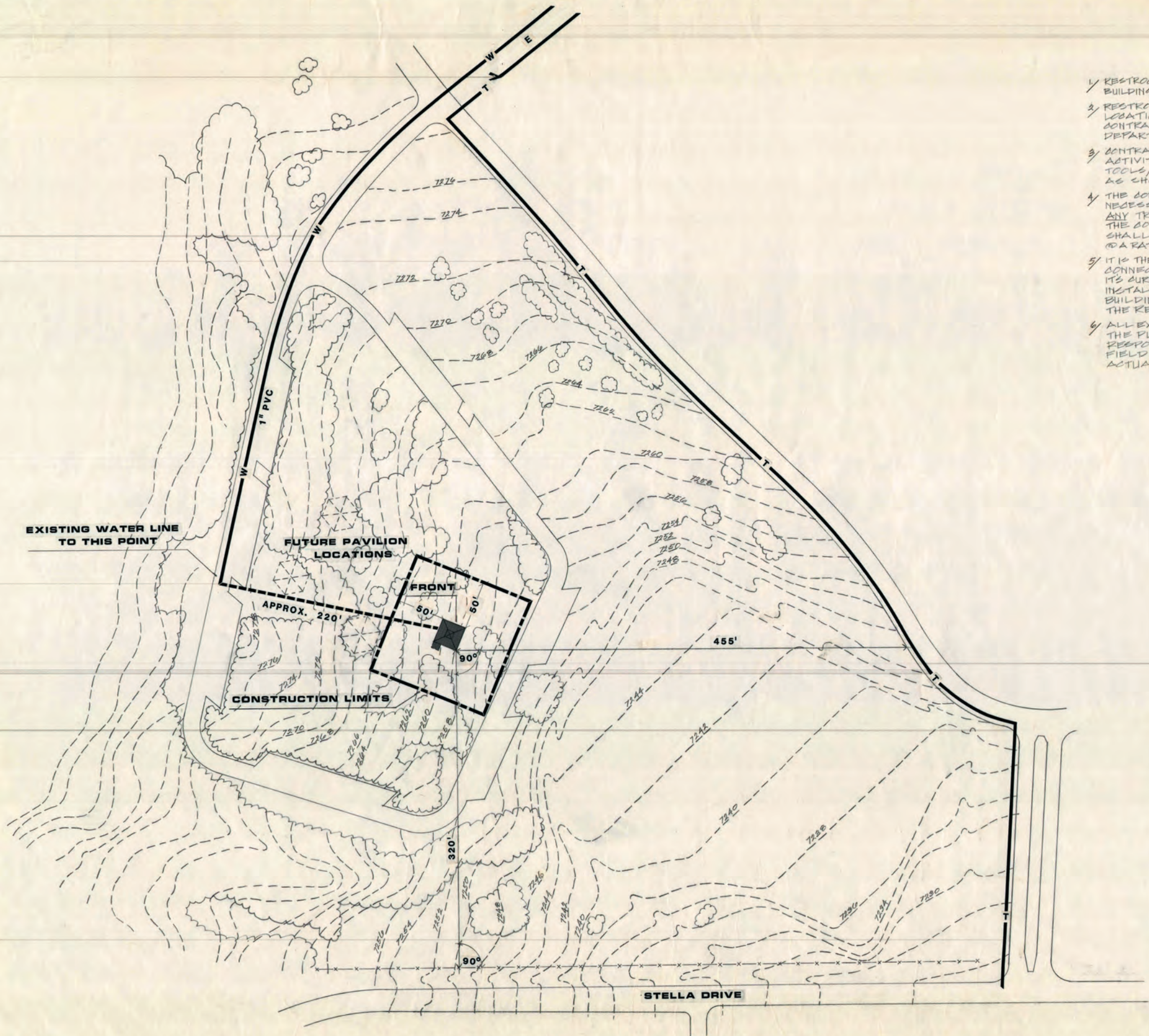


CONSTRUCTION NOTES

- 1/ RESTROOM FACILITY BUILDING TO BE ORIENTED WITH BUILDING FRONT FACING NORTH EAST AS SHOWN.
- 2/ RESTROOM LOCATION IS APPROXIMATE. ACTUAL LOCATION TO BE FIELD STAKED BY THE CONTRACTOR AND APPROVED BY THE PARKS DEPARTMENT REPRESENTATIVE.
- 3/ CONTRACTOR SHALL KEEP ALL CONSTRUCTION ACTIVITIES, EXCAVATED MATERIAL, EQUIPMENT, TOOLS, ETC WITHIN THE CONSTRUCTION LIMITS AS SHOWN.
- 4/ THE CONTRACTOR SHALL TAKE EVERY PRECAUTION NECESSARY TO PROTECT EXISTING TREES. ANY TREES DAMAGED DUE TO NEGLIGENCE OF THE CONTRACTOR OR HIS SUBCONTRACTORS SHALL BE CHARGED BACK TO THE CONTRACTOR @ A RATE OF \$2000.00 PER TREE.
- 5/ IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONNECT TO THE EXISTING 1" PVC WATER LINE AT ITS CURRENT TERMINUS POINT, PROVIDE AND INSTALL ADDITIONAL 1" PVC TO THE RESTROOM BUILDING TO BE CONNECTED FOR SERVICE AT THE RESTROOM FACILITY.
- 6/ ALL EXISTING KNOWN UTILITIES ARE SHOWN ON THE PLAN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO HAVE ALL UTILITIES FIELD STAKED FOR VERIFICATION OF ACTUAL LOCATIONS.

DESIGNED BY: _____
 DRAWN BY: _____
 APPROVAL: _____
 DATE: 6/29/88

FOX RUN REGIONAL PARK RESTROOM FACILITY SITE LOCATION PLAN



EXISTING WATER LINE TO THIS POINT

FUTURE PAVILION LOCATIONS

FRONT

APPROX. 220'

CONSTRUCTION LIMITS

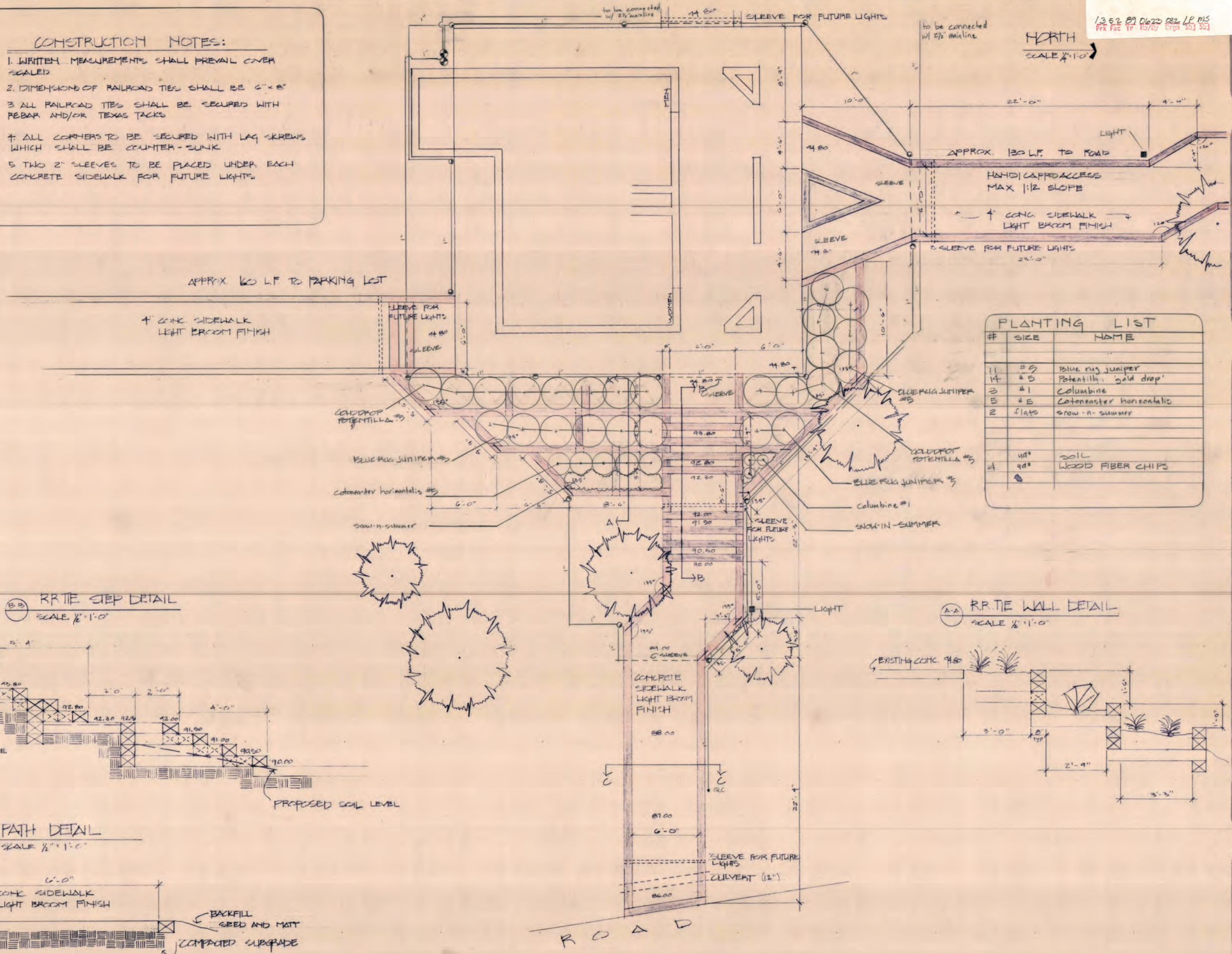
STELLA DRIVE

CONSTRUCTION NOTES:

1. WRITTEN MEASUREMENTS SHALL PREVAIL OVER SCALED
2. DIMENSIONS OF RAILROAD TIES SHALL BE 6" x 8"
3. ALL RAILROAD TIES SHALL BE SECURED WITH REBAR AND/OR TEXAS TACKS
4. ALL CORNERS TO BE SECURED WITH LAG SCREWS WHICH SHALL BE COUNTER-SUNK
5. TWO 2" SLEEVES TO BE PLACED UNDER EACH CONCRETE SIDEWALK FOR FUTURE LIGHTS

13.6.2 89 01620 822 LP MS
PRK Pac Yr 15/07 Crgn 553 553

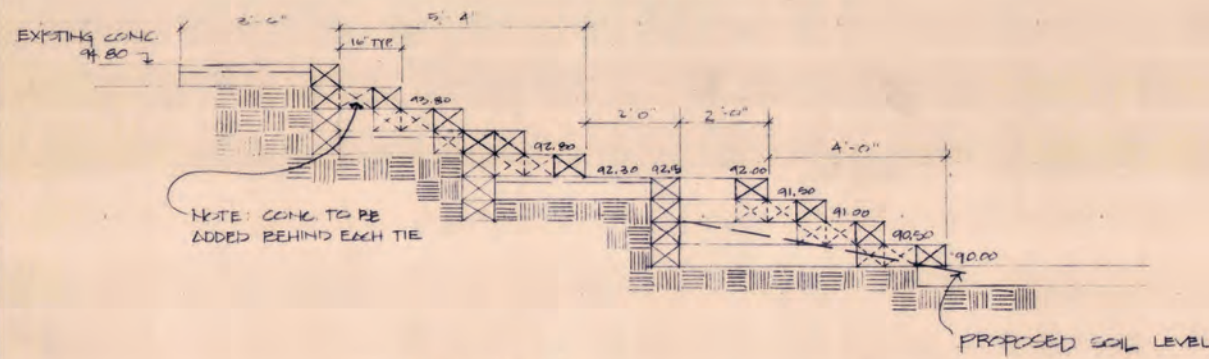
NORTH
SCALE 1/4" = 1'-0"



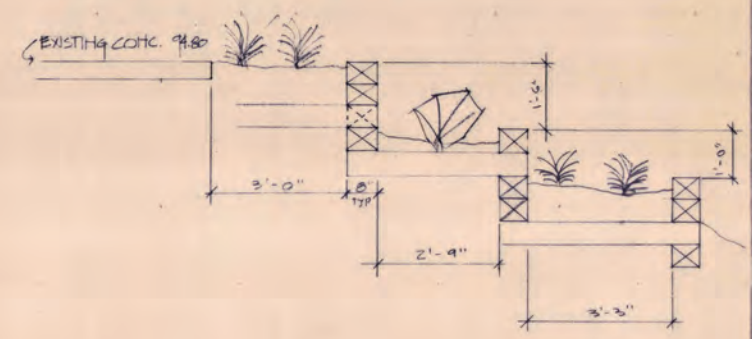
PLANTING LIST

#	SIZE	NAME
11	#9	Blue rug juniper
14	#8	Potentilla 'gold drop'
3	#1	Columbine
B	#8	Cotoneaster horizontalis
2	flats	snow-in-summer
4	4d	SOIL
	4d	WOOD FIBER CHIPS

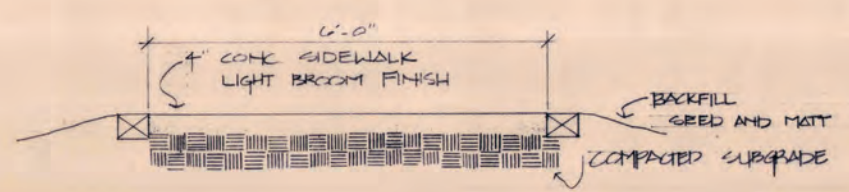
B-B R.R. TIE STEP DETAIL
SCALE 1/8" = 1'-0"



A-A R.R. TIE WALL DETAIL
SCALE 1/8" = 1'-0"



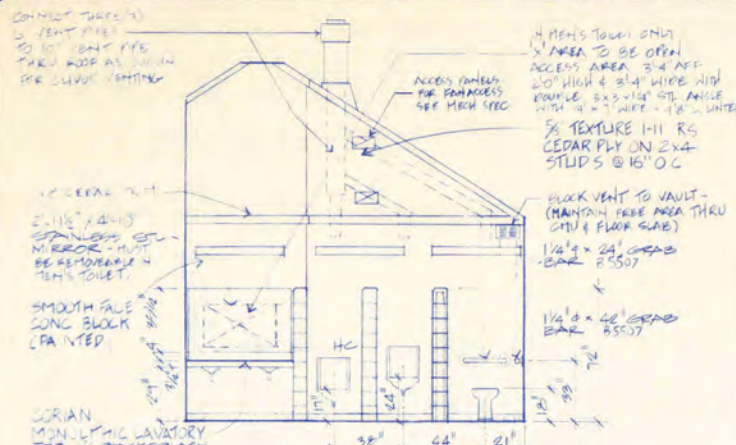
C-C PATH DETAIL
SCALE 1/8" = 1'-0"



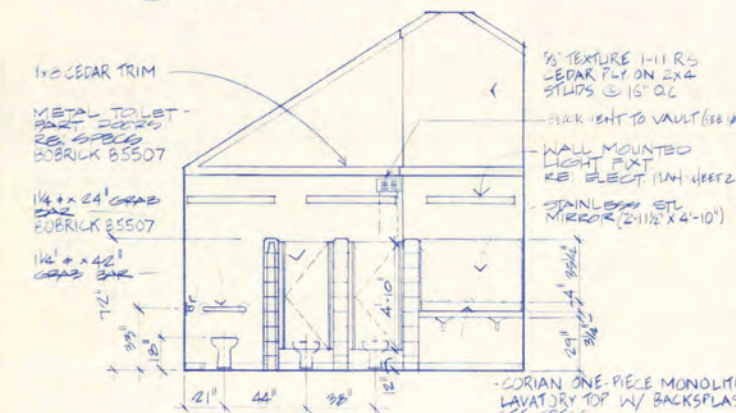
DESIGNED BY: FCH
DRAWN BY: FCH
APPROVAL: _____
DATE: 23 JUNE 89

**FOX RUN REGIONAL PARK
PINE MEADOWS
RETAINING WALL AND PATH LAYOUT**

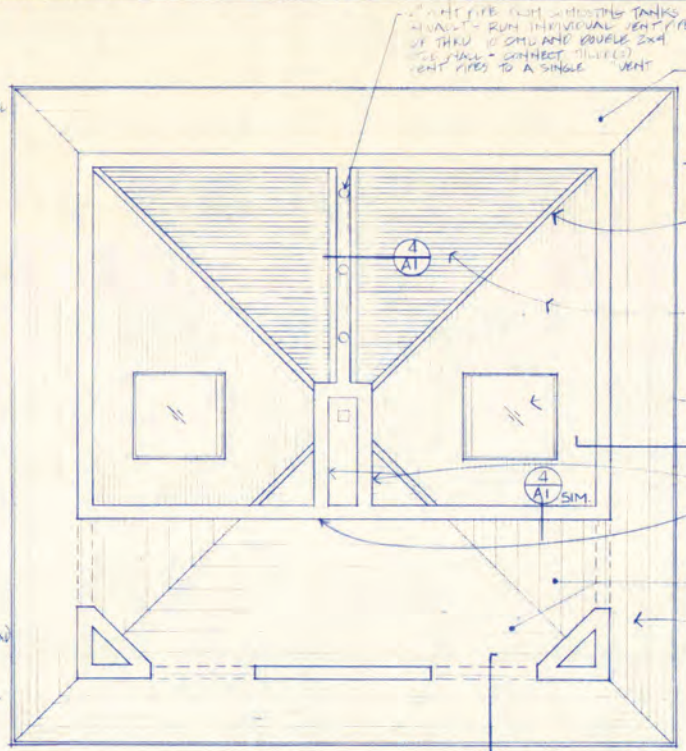




1 MEN'S TOILET RM. ELEV. 1/4" = 1'-0"



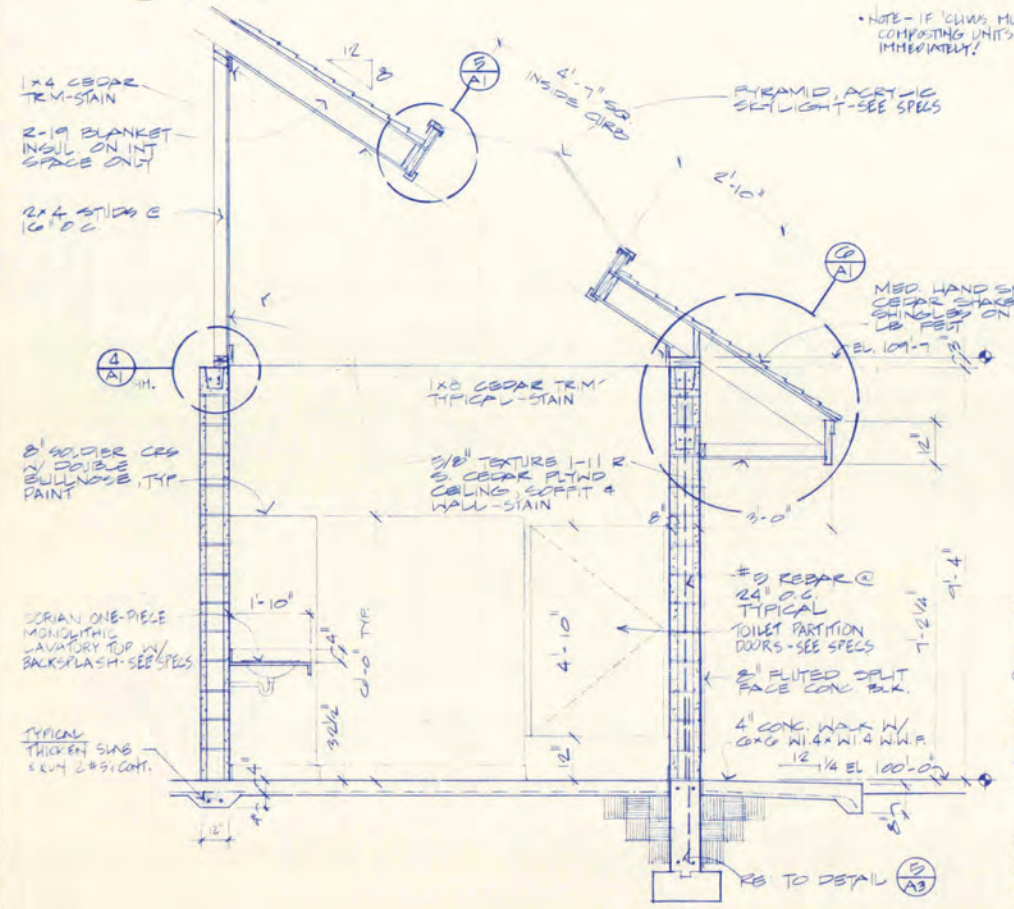
2 WOMEN'S TOILET RM. ELEV. 1/4" = 1'-0"



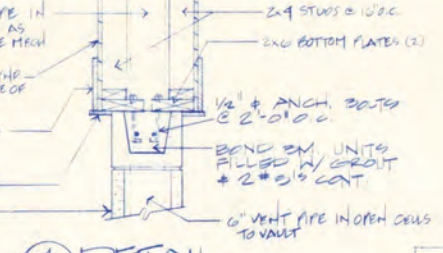
REFLECTED CEILING PLAN 1/4" = 1'-0"

GENERAL NOTES

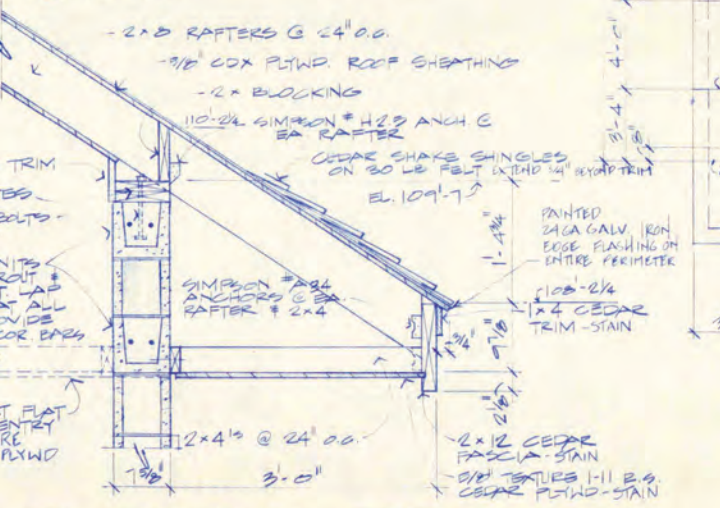
- STAIN ALL ROUGH SAWN CEDAR TRIM AND PLYWOOD
- PAINT ALL SMOOTH-FACE AND SPLIT-FACE CONG. BLOCKS
- ALL INTERIOR CONG. BLOCK WALLS TO BE PAINTED WITH EPOXY, SEE SPECS
- ALL MASONRY TO HAVE RAKED MORTAR JOINTS
- NOTE - IF 'CLAVIS MULTIKUM' SERIES 200, MODEL 209 COMPOSING UNITS ARE NOT USED CONSULT ARCHITECT IMMEDIATELY!



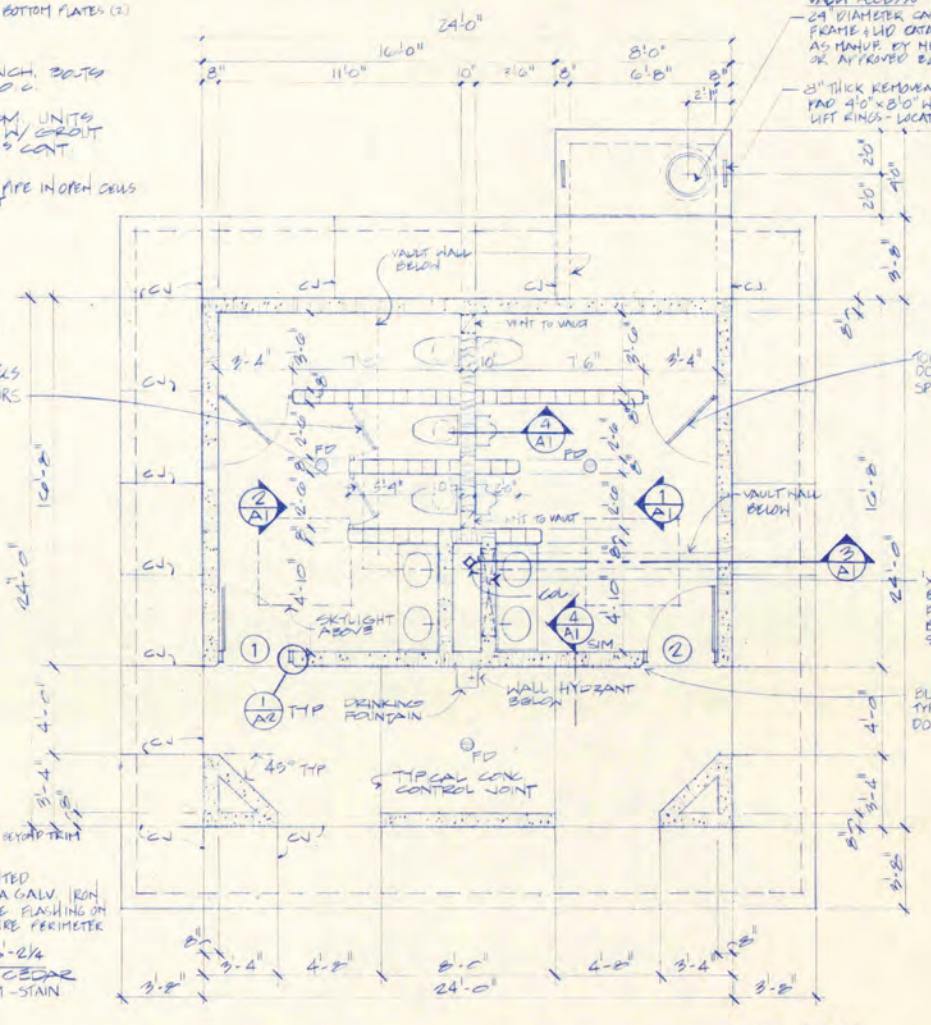
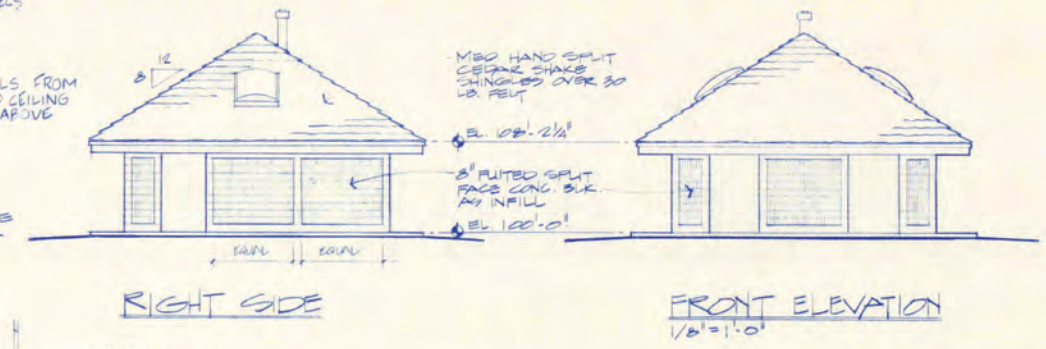
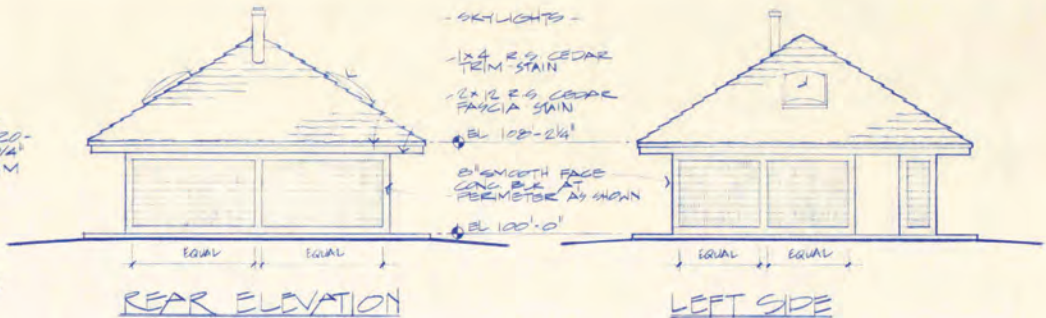
3 PARTIAL BLDG SECTION 1/2" = 1'-0"



4 SKYLIGHT DETAIL 1/2" = 1'-0"



6 OVERHANG DETAIL 1" = 1'-0"



FLOOR PLAN 1/4" = 1'-0"

NOTE:

- DOOR # 11 & # 2 SHALL BE 3'-0" x 7'-0" x 1 1/4" HULLON METAL'S LOCKABLE. REFER TO SPECS. UNBROCKT PERS. 102
- INSTALL ONE 8" x 16" BLACK LUMBER WITH GRUBS IN BOTH SIDES OF WALL ABOVE EACH OF DOOR # 11 & # 2; MODEL # 157 BY HERRMAN LUMBER.

FOX RUN REGIONAL PARK PARK RESTROOM

ROLLER COASTER RD., EL PASO COUNTY, COLORADO

James W. Nakai & Associates, P.C. architects, planners, AIA

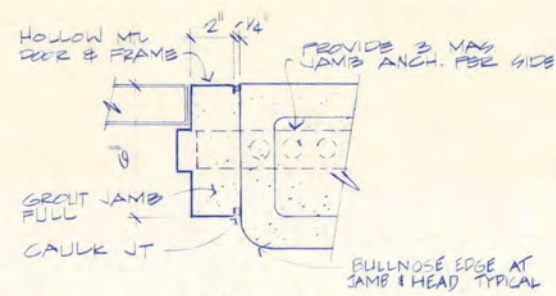
31 East Platte Avenue Suite 210 Colorado Springs Colorado 80903 (303) 635-2142

JWN & associates

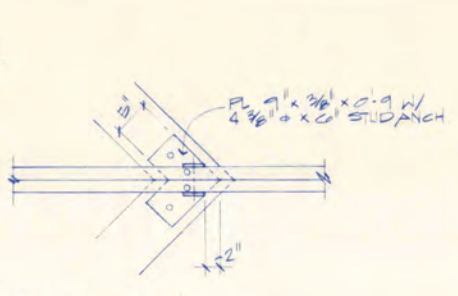


DRAWN	JBN
CHECKED	LWN
DATE	4-28-80
SCALE	AS SHOWN
JOB NUMBER	05106
SHEET	A-1

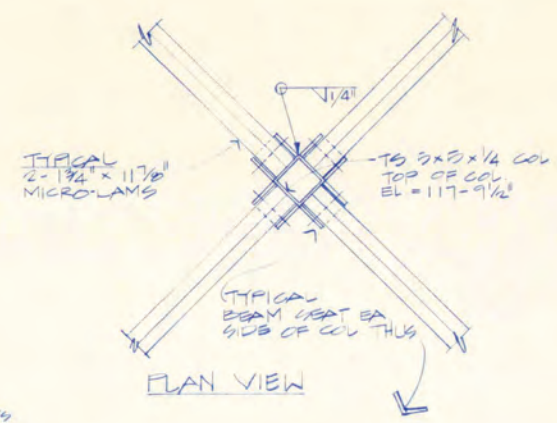
It is agreed that the professional services of the architect/engineer do not extend to or include the review or site observation of the contractor's work or performance. It is further agreed that the owner will defend, indemnify and hold harmless the architect/engineer from any claim or suit whatsoever, including but not limited to all payments, expenses or costs involved, arising from or alleged to have arisen from the contractor's performance or the failure of the contractor's work to conform to the design intent and the contract documents. The architect/engineer agrees to be responsible for his own or his employees' negligent acts, errors or omissions.



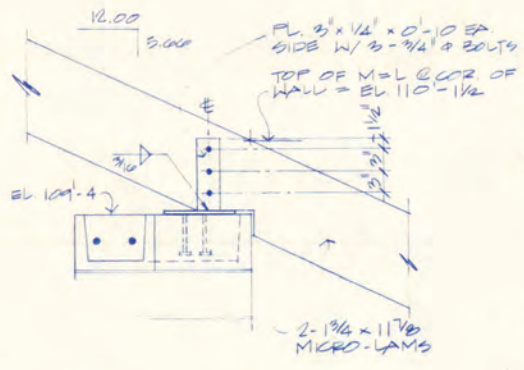
① JAMB/HEAD SIM.
A3 3" = 1'-0"



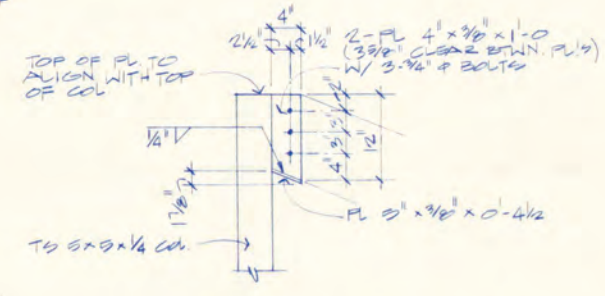
PLAN VIEW



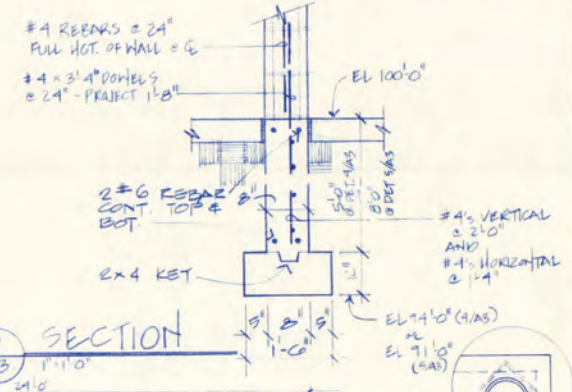
PLAN VIEW



② SADDLE DETAIL
A3 1" = 1'-0"



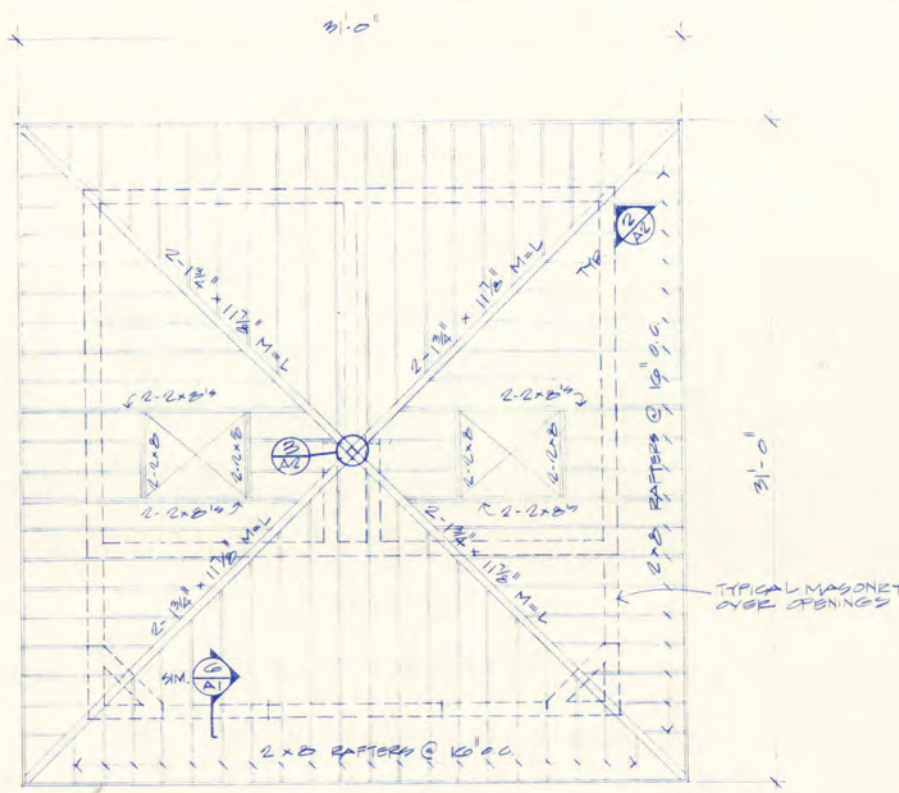
③ SADDLE DETAIL
A3 1" = 1'-0"



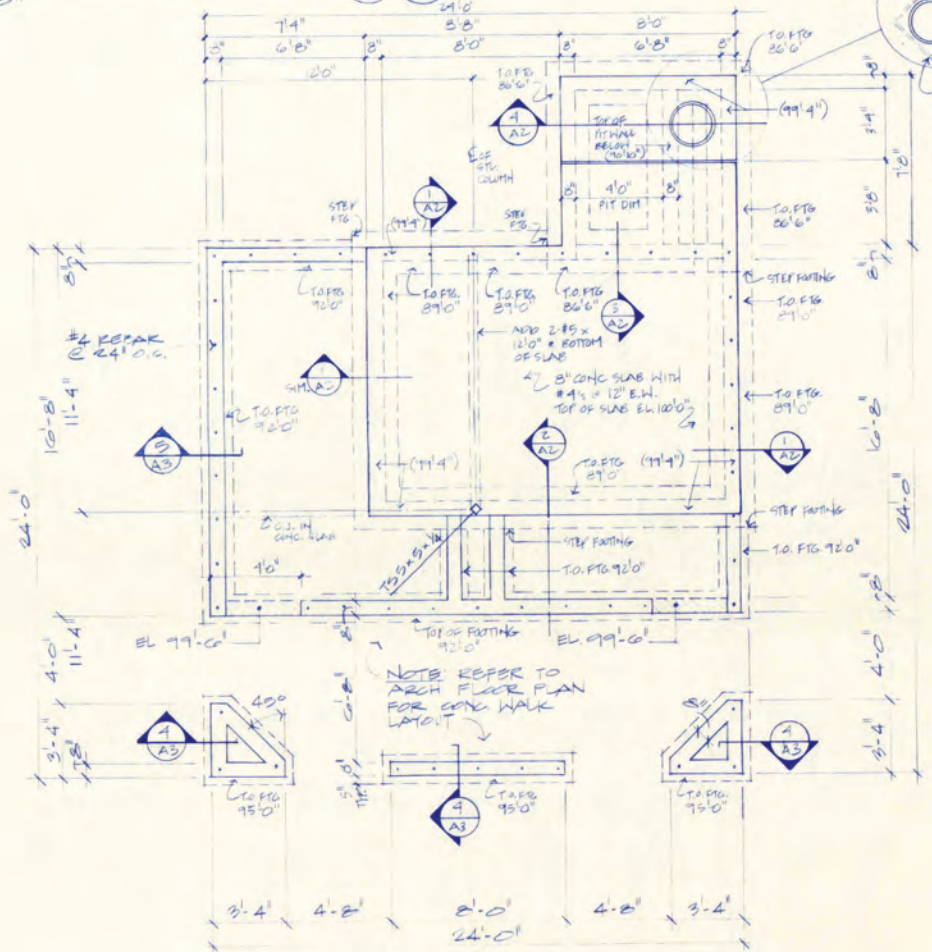
④ SECTION
A3 1" = 1'-0"

GENERAL NOTES

- LIVE LOADS USED IN DESIGN
ROOF (SNOW) = 40 PSF
WIND = 1982 UBC = 85 mph - EXPOSURE C
- ALLOWABLE SOIL BEARING PRESSURE = 2,000 PSF AS DETERMINED IN SOILS INVESTIGATION PREPARED BY ROCKY MOUNTAIN GEOTECHNICAL (No. 43485) DATED MAY 17, 1985. THE SOILS ENGINEER SHALL INSPECT FOUNDATION EXCAVATION TO CONFIRM THAT FOOTINGS WILL BEAR ON PROPER MATERIALS.
- ALL CONCRETE SHALL HAVE A MINIMUM ULTIMATE COMPRESSIVE STRENGTH OF 3,000 PSI AT 28 DAYS AND MAY CONTAIN TYPE I CEMENT.
- REINFORCING FOR CONCRETE SHALL BE ASTM A-615 BILLET BARS, GRADE 60, LAPPED 36 DIAMETERS AT SPLICES. REINFORCING FOR MASONRY SHALL BE ASTM A-615 BILLET BARS, GRADE 40, LAPPED 30 DIAMETERS AT SPLICES. PROVIDE CORNER BARS AT EACH LINE OF HORIZONTAL REINFORCING. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-185. LAP ONE FULL MESH AT SPLICES AND SECURELY WIRE TOGETHER.
- GROUT FOR REINFORCING VERTICAL CELLS OF MASONRY SHALL CONFORM TO ASTM C-476.
- MORTAR SHALL CONFORM TO ASTM C-270, TYPE S, COMPOSED OF PORTLAND CEMENT, HYDRATED LIME AND SAND. USE OF MASONRY CEMENT WILL NOT BE PERMITTED.
- DIMENSION FRAMING LUMBER SHALL BE A MINIMUM OF #2 GRADE HEM-FIR.
- MICRO-LAM BEAMS SHALL BE AS MANUFACTURED BY TRUS-JOIST CORPORATION.
- ALL STEEL SHALL BE ASTM A-36 (TUBE COLUMNS, ASTM A-500, GRADE B, 46 KSI) WITH ASTM A-307 BOLTS. WELDING SHALL BE ACCOMPLISHED BY A CERTIFIED WELDER.



ROOF FRAMING PLAN
1/4" = 1'-0"



FOUNDATION PLAN
1/4" = 1'-0"

ELEVATION TOP OF FOUNDATION = 100'-0", UNLESS NOTED THIS: (99'-4")
SLAB ON GRADE SHALL BE 4" THICK CONCRETE REINFORCED WITH 6x6
H1.4 = H1.9 ANF.

CONSTRUCTION REVIEW

It is agreed that the professional services of the architect/engineer do not extend to or include the review or site observation of the contractor's work or performance. It is further agreed that the owner will defend, indemnify and hold harmless the architect/engineer from any claim of suit whatsoever, including but not limited to all payments, expenses or costs involved, arising from or alleged to have arisen from the contractor's performance or the failure of the contractor's work to conform to the design intent and the contract documents. The architect/engineer agrees to be responsible for his own or his employees' negligent acts, errors or omissions.

**FOX RUN REGIONAL PARK
PARK RESTROOM**

ROLLER COASTER RD., EL PASO COUNTY, COLORADO

James W. Nakai & Associates, P.C.
architects/planners/AIA
31 East Platte Avenue
Suite 210
Colorado Springs
Colorado 80903
(303) 635-2142

JWN
& associates

DRAWN	JEP
CHECKED	JJN
DATE	1-28-86
SCALE	AS SHOWN
JOB NUMBER	85106
SHEET	A-3

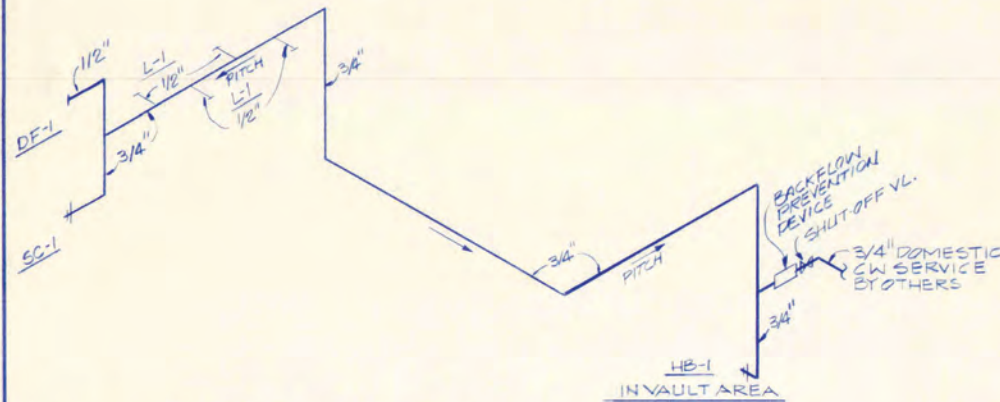
EQUIPMENT LIST

TANKS: (3) COMPOST TYPE CLIVUS MULTRUM, MODEL NO. 205
 GREY WATER ROUGHING FILTER: (1)
 SLUMP PUMP: (1) SWABY 3/8" SUB 60" OR EQUAL, COMPLETE W/
 20" x 30" DEEP FIBERGLASS BASIN, 115/60/14 MTR.
 POWER VENT FAN: (3) CLIVUS MULTRUM, 115/60/14
 HOSE BIBB: WOODFORD MODEL 24C, 3/4"
 SILL COCK: WOODFORD MODEL 65P STANDARD
 FLOOR DRAINS: FD-1: JOSAM 2" MODEL 3000 2-5A
 LAVATORIES: L-1 (SEE ARCHITECTURAL DWGS) PROVIDE FAUCET WITH
 PUSH BUTTON, SLOW SELF-CLOSING METERING FOR C.W.
 URINALS U-1: (2) CLIVUS MULTRUM 16" STAINLESS STEEL
 WATER CLOSET WC-1 (2) CLIVUS MULTRUM FF-15 (14" HIGH)
 WATER CLOSET WC-2 (2) CLIVUS MULTRUM FF-15H (18" HIGH)
 DRINKING FOUNTAIN DF-1: ACRON MODEL 1670-1 MIN 14GA. TYPE 304
 STAINLESS STEEL

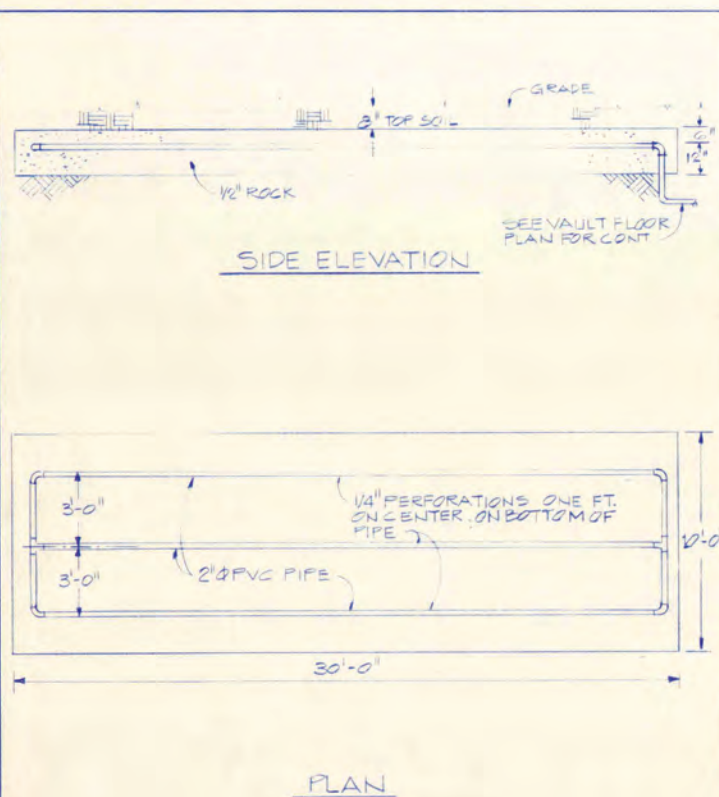
SEE MECHANICAL SPECIFICATIONS FOR EQUIPMENT NOT NOTED

CONSTRUCTION REVIEW

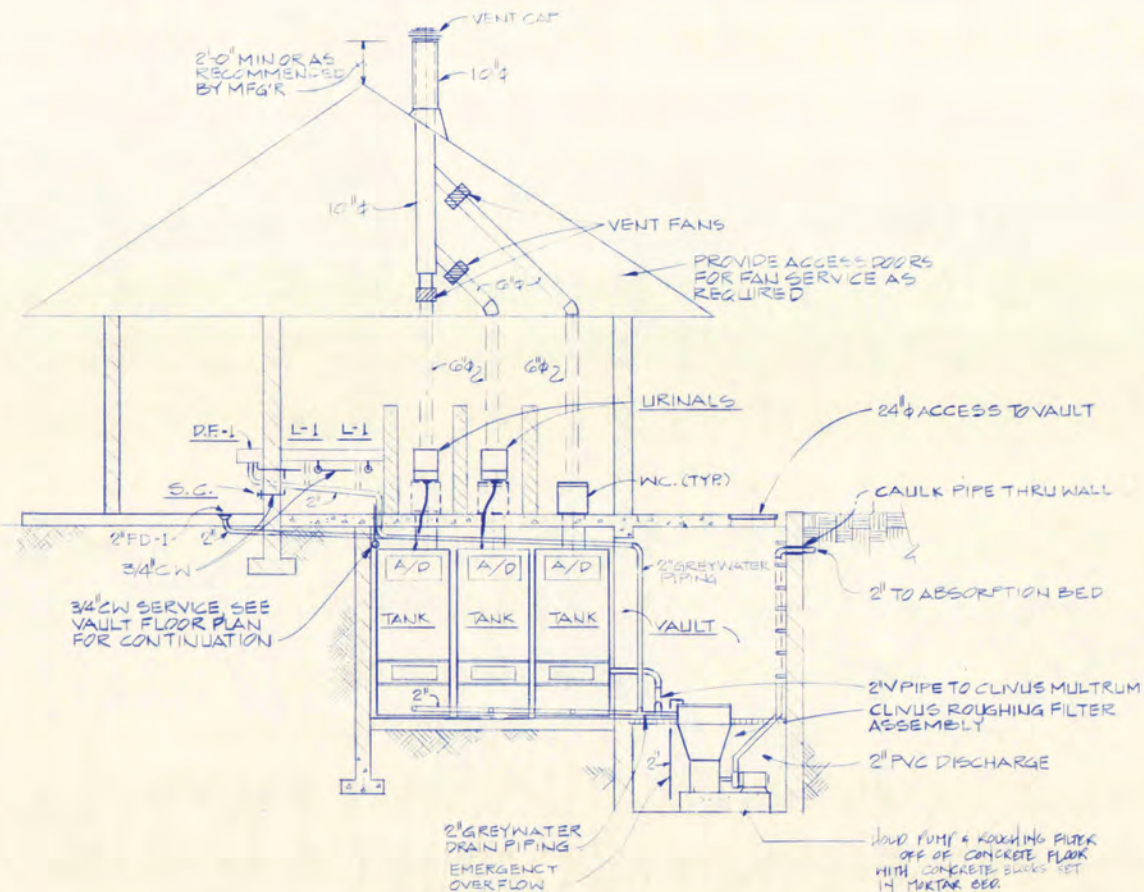
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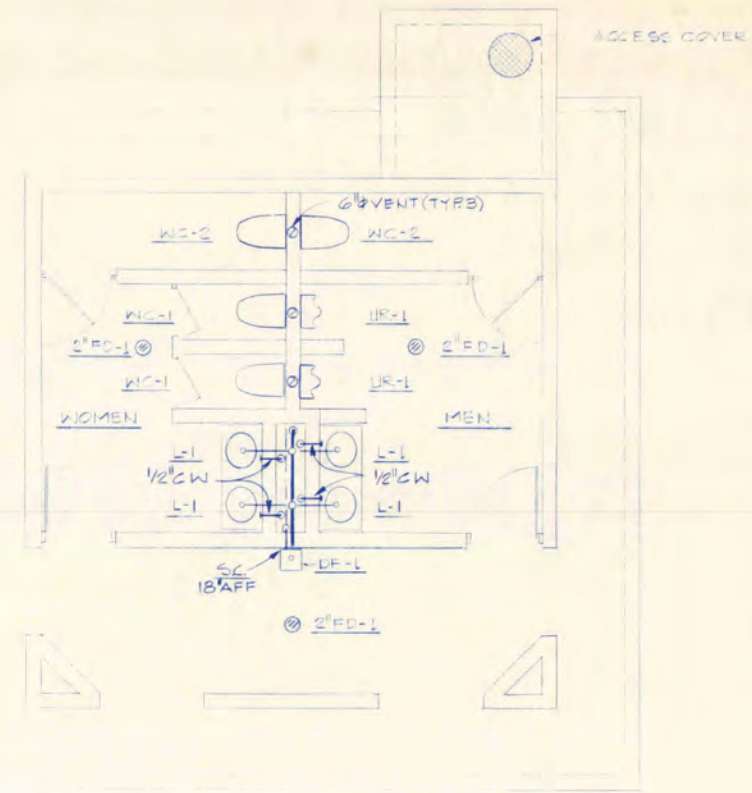
DOMESTIC WATER SERVICE ISOMETRIC NTS



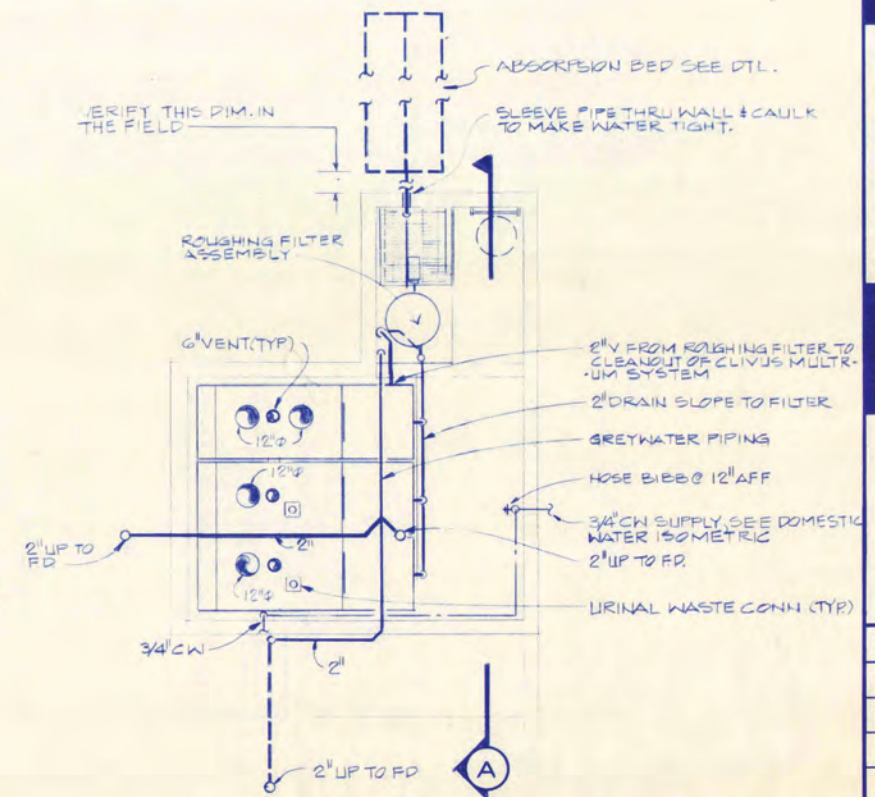
CLIVUS MULTRUM GRAYWATER ABSORPTION BED NOT TO SCALE LOCATION OF ABSORPTION BED BY OTHERS



SECTION A SCALE 1/4" = 1'-0"



FLOOR PLAN SCALE 1/4" = 1'-0"



VAULT FLOOR PLAN SCALE 1/4" = 1'-0"

REVISIONS

**FOX RUN REGIONAL PARK
 PARK RESTROOM**

ROLLER COASTER RD., EL PASO COUNTY, COLORADO

James W. Nakai & Associates, P.C. architects, planners, AIA

31 East Platte Avenue Suite 210 Colorado Springs Colorado 80903 (303) 635-2142

JWn & associates



DRAWN: JPM.
 CHECKED: WRH & GPC
 DATE: 4-28-86
 SCALE: AS SHOWN
 JOB NUMBER: 85100
 SHEET: P-1