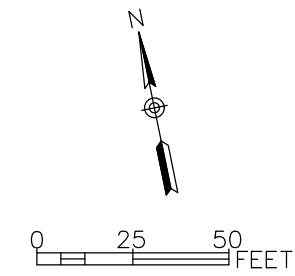




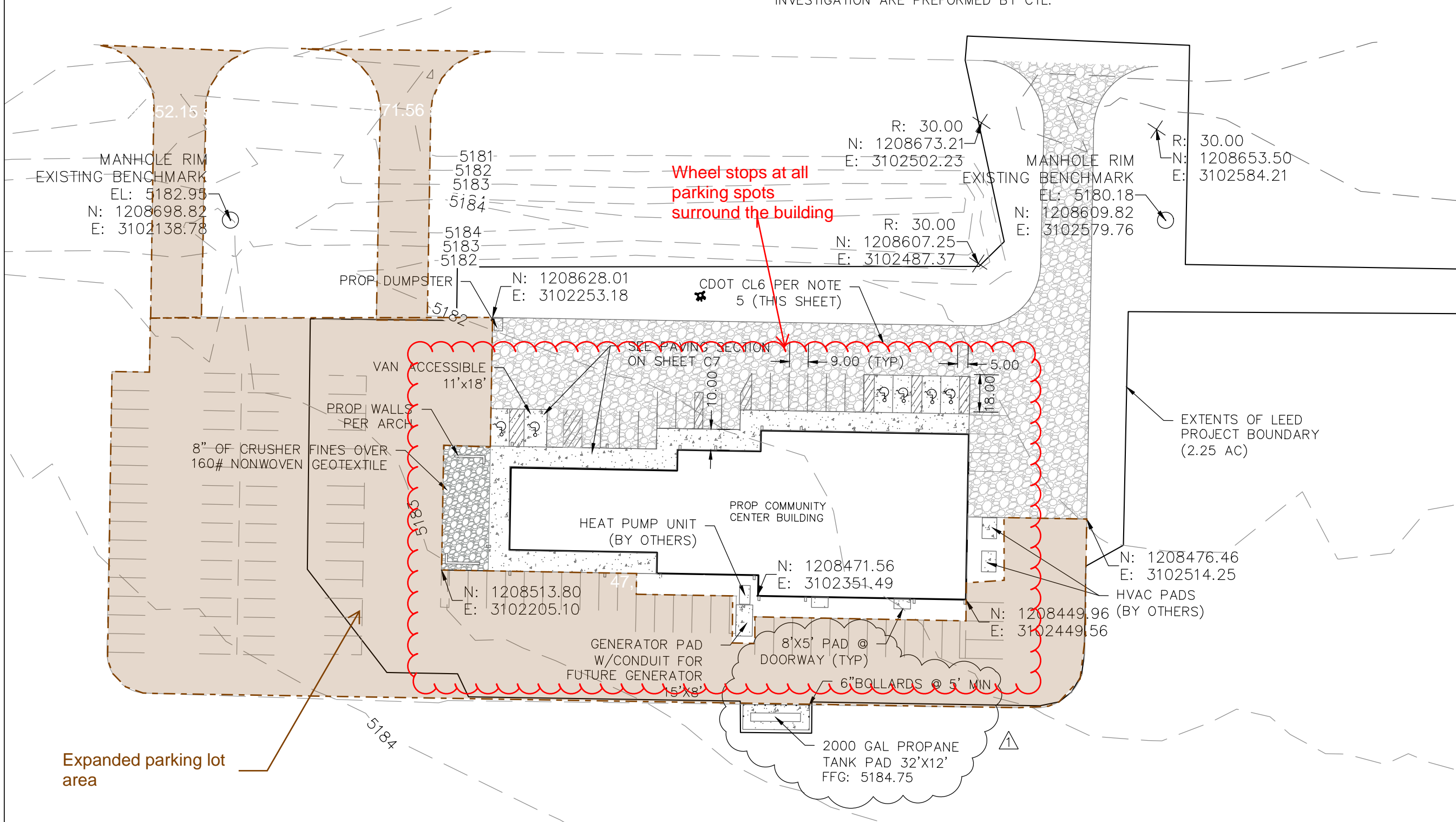
PARKING STALLS			
	ADA	STANDARD	TOTAL
PROPOSED	6	15	21
FUTURE	0	92	92
TOTAL	6	107	113

**NOTES:**

1. ALL CIVIL SITE CONCRETE TO BE CDOT CLASS D. SEE STRUCTURAL PLANS FOR BUILDING CONCRETE SPECIFICATIONS.
2. TOOLED DUMMY JOINTS TO BE 1" DEEP BY 1/8"-1/4" WIDTH AT INTERVAL EQUAL TO SIDEWALK.
3. 1/2" EXPANSION JOINTS TO BE INSTALLED ON SIDEWALK AT BUILDING CORNERS PERPENDICULAR TO BUILDING, BETWEEN BUILDING AND SIDEWALK, AND BETWEEN ADA PARKING STALLS AND SIDEWALK.
4. CONCRETE JOINTS TO BE TOOLED ON ADA PARKING STALLS AT NO LESS THAN 10' INTERVAL IN BOTH DIRECTIONS.
5. OVEREXCAVATE A MINIMUM OF 18" OF THE AASHTO A-4 SOILS IN THE PARKING AREA AND DRIVE LANES AND REPLACE WITH AN IMPORTED GRANULAR FILL OVERLAIN WITH A MINIMUM OF 8" OF CLASS 6 ROAD BASE COMPACTED.
6. FOLLOW ALL RECOMMENDATIONS OF MARCH 8, 2021 GEOTECHNICAL INVESTIGATION PATHFINDER COMMUNITY CENTER BUILDING PREPARED BY CTL THOMPSON INCLUDING BUT NOT LIMITED TO REQUIREMENTS DETAILED IN THE SITE DEVELOPMENT SECTION OF THE REPORT.
7. CONTRACTOR TO ENSURE THAT ALL SITE VISITS AND TESTS DESCRIBED IN THE GEOTECHNICAL INVESTIGATION ARE PERFORMED BY CTL.



  
**3 ROCKS**  
**ENGINEERING**  
 425 Main Street, Suite 19  
 Cañon City, CO 81212  
 719.430.5333  
 www.3rocksengineering.com



PATHFINDER  
 COMMUNITY  
 CENTER  
 6655 STATE HWY 115,  
 FLORENCE, CO 81226

**ISSUED FOR REVIEW**  
 NOT FOR CONSTRUCTION

PROJECT ENG: AWE  
 QA/QC: AWE  
 DRAWN BY: HG  
 PROJECT #: 20.085  
 02/23/2021-95%DD V1.1  
 03/16/2021-95%DD V1.2  
 04/12/2021-PERMIT  
 04/21/2021-PERMIT V1.1  
 04/28/2021-PERMIT V1.2

C2/10  
 SITE PLAN

May 2, 2021

## Pathfinder Community Center ADA/ICC A117.1 Accessibility Plan Review

Sunny Bryant  
Fremont County Manager  
615 Macon Avenue, Room 106  
Cañon City, CO 81212  
719-276-7351

Parking Lot and Sidewalk  
at same elevation. Wheel  
stops included in this CO

Overall the plans look good, kudos for providing an accessible family restroom and parity in the women's restroom; however, I have five areas of concern, and two suggestions.

I found two errors than need to be corrected, two areas that need additional drawings and/or clarification, an a cut sheet full of drawings irreverent to your project.

1) The pass through shelf from the kitchen to the auditorium should be no higher than 36 inches (currently illustrated as 48 inches). As this area, is where the transaction of food/payment between the public & kitchen staff will take place. ICC A117.1: 904.3 Sales and Service Counters. & ADA Standards: 904.4 Sales and Service Counters.

2) The women's multi-user restroom has 6 or more stalls ; therefore, one of the regular stalls in the women's restroom will need to be Ambulatory Accessible as required by ADA Standards 213.3.1 & IBC 1109.2.2. In general, this means the one of the stall doors will need to open out, have grab bars on both sides and between 35 to 37 inches wide - see ADA Standards Section 604.8.2 at the bottom of this document for additional details.

3) The parking appears to be at the same level as the sidewalk surrounding the building.

a) If this is the case, then wheel stops and/or bollards will need to be installed to protect the building and prevent the path of travel from the accessible parking spaces to an accessible entrance being blocked by vehicles parked right up against the building.

b) If this isn't the case, and there is a curb — then detailed curb ramp drawings should be provided — as incorrectly designed & installed curb ramps are a common architectural problem.

4) As drawn, the bike rack might block the accessible path of travel from the four accessible parking spaces to the restrooms, office, & meeting rooms. Therefore, I suggest rotating it 90 degree - just to make sure the accessible path of travel remains clear.

5) Unfortunately accessibility details on cut sheet A030 also include numerous stock drawings for features in accessible apartments (Type A & Type B). Therefore the following drawings should be deleted or crossed out to reduce confusion. 1/A030, 2/A030, 5/A030, 6/A030, 12/A030, 13/A030, & 1/A032.

a) Also throughout the drawings there are numerous references to Type A & Type B Units. These references should also be deleted or crossed out to reduce confusion.

6) Drawing 3/A030: Suggestion - I would recommend placing the center line of the water closet at 17 inches; thereby taking full advantage of 16" to 18" slop/tolerance available under ICC A117.1 & ADA Standards 604.2

7) Multi-user Men's & Women's Restrooms: I would recommend eliminating the entrance doors into the these restrooms — as it would facilitate ease of movement and access for everyone.

### **Referenced Standards**

“213.3.1 Toilet Compartments. Where toilet compartments are provided, at least one toilet compartment shall comply with 604.8.1. In addition to the compartment required to comply with 604.8.1, at least one compartment shall comply with 604.8.2 where six or more toilet compartments are provided, or where the combination of urinals and water closets totals six or more fixtures.”

“604.8.2 Ambulatory Accessible Compartments. Ambulatory accessible compartments shall comply with 604.8.2.




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## PROPOSAL

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<b>ATTN: Joey</b>  TO: Farrington Construction	<b>PROJECT:</b> Pathfinder Proposed Change Order #2  <b>LOCATION:</b> ,  <b>DATE:</b> 5/25/2021
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*We propose to furnish all materials, equipment, and labor, subject to any exclusions listed below, required to complete the following:*

<b>1.</b>	<b>Erosion Control</b>		<b>\$2,500.00</b>
<b>2.</b>	<b>Overdig parking 18"</b>		<b>\$7,717.50</b>
<b>3.</b>	<b>Haul off top soil</b>		<b>\$15,000.00</b>
<b>4.</b>	<b>Import structural fill</b>		<b>\$48,369.88</b>
	<i>Item</i>	<i>QTY</i>	<i>Price</i>
	Import structural fill	7,241.00	\$6.68
			<b>\$48,369.88</b>
<b>5.</b>	<b>Import class 6</b>		<b>\$11,754.00</b>
	<i>Item</i>	<i>QTY</i>	<i>Price</i>
	Import class 6	900.00	\$13.06
			<b>\$11,754.00</b>
<b>6.</b>	<b>Place import</b>		<b>\$14,482.00</b>
	<i>Item</i>	<i>QTY</i>	<i>Price</i>
	Place import	7,241.00	\$2.00
			<b>\$14,482.00</b>
<b>7.</b>	<b>Place parking gravel</b>		<b>\$4,500.00</b>
<b>8.</b>	<b>12" Culvert</b>		<b>\$3,317.60</b>
	<i>Item</i>	<i>QTY</i>	<i>Price</i>
	12" Culvert	2.00	\$1,658.80
			<b>\$3,317.60</b>

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**Total Proposal Value:      \$107,640.98**

The above price is valid for 30 days. Mid Colorado Construction agrees that they will enter into a standard AIA subcontract with General Contractor, and that basic provisions such as insurance and W-9 shall be in place prior to start.

Anything not included is excluded. Excludes: import/export except as quoted, over excavation, rock excavation, snow removal, dewatering, permits, fees, soils testing, layout staking, prices subject to change on materials

Not responsible for unmarked unlocated private utilities

Contractor: Sarah Riddell 5/25/2021  
Mid Colorado Construction Date

ACCEPTANCE OF PROPOSAL: The above prices, scope, specifications and conditions are satisfactory and hereby accepted. You are authorized to do the work specified.

ACCEPTED BY: \_\_\_\_\_



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## PROPOSAL

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**ATTN: Joey** PROJECT: Pathfinder Proposed Change Order #3  
TO: Farrington Construction LOCATION:  
DATE: 5/25/2021

*We propose to furnish all materials, equipment, and labor, subject to any exclusions listed below, required to complete the following:*

Alternative Option

<b>1. Precast wheel stops</b>			<b>\$6,250.00</b>
<i>Item</i>	<i>QTY</i>	<i>Price</i>	<i>Subtotal</i>
Precast wheel stops	50.00	\$125.00	\$6,250.00

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**Total Proposal Value: \$6,250.00**

The above price is valid for 30 days. Mid Colorado Construction agrees that they will enter into a standard AIA subcontract with General Contractor, and that basic provisions such as insurance and W-9 shall be in place prior to start.

Contractor: Sarah Riddell 5/25/2021  
Mid Colorado Construction Date

ACCEPTANCE OF PROPOSAL: The above prices, scope, specifications and conditions are satisfactory and hereby accepted. You are authorized to do the work specified.

ACCEPTED BY: \_\_\_\_\_

# Change Order

**3 Rocks Engineering**  
425 Main St. Suite 19  
Cañon City, CO 81212  
719-430-5333



Project Name: **Pathfinder**

Job # **20.085**

Project Address: **6655 State Hwy 115, Florence, CO 81226**

Client: **Farrington Construction Management**

**Change Order # 3**

Originally Approved Budget: **\$35,845.00**

Sum of Previously Approved Change Orders: **\$3,500.00**

Current Change Order Amount: **\$2,540.00**

**Revised Budget: \$41,885.00**

Description of Change:

3 Rocks Engineering has been asked to expand the parking lot south and west. This effort will require significant grading, site plan work, adding two new entrances, and coordination. This change order assumes that no rework will be required for meeting LEED requirements, the drainage report, or CDOT access.

Approve By:

A handwritten signature in blue ink, appearing to read "Alex Evans", is written over a horizontal line.

3 ROCKS ENGINEERING

CLIENT/CLIENT'S REPRESENTATIVE

Date: **05/21/2021**

Date: