Historic Preservation Services
Community Development & Neighborhood Services
281 N. College Ave.
Fort Collins, CO 80524

970.224.6078
preservation@fcgov.com
fcgov.com/historicpreservation

CERTIFICATE OF APPROPRIATENESS
ISSUED: August 21, 2025
EXPIRATION: August 21, 2026

Fort Collins Masonic Home Association
c/o Ian Roush, Hauser Architects PC
3780 E. 15th St.
Loveland, CO 80538

Dear Property Owner:

This letter provides you with confirmation that the proposed changes to your designated historic property, the Masonic Temple at 225 W. Oak St., have been approved by the City's Historic Preservation Division because the proposed work meets the criteria and standards in Chapter 14, Article IV of the Fort Collins Municipal Code as well as the requirements of Section 5.8.1 of the Land Use Code.

1) Replacement of deteriorated front steps in-kind, salvaging brick when possible or replaced with matching; concrete cap, railing, and other details to match existing. To also include removal and infill of west stairs and entry at this location as well as replacement of east stairs with ADA-compliant ramp and walkway. Exterior lighting at stairs and ramp.
2) Repair/refinishing of front exterior doors

Notice of the approved application has been provided to building and zoning staff to facilitate the processing of any permits that are needed for the work.

Please note that all ensuing work must conform to the approved plans. Any non-conforming alterations are subject to stop-work orders, denial of Certificate of Occupancy, and restoration requirements and penalties.

If the approved work is not completed prior to the expiration date noted above, you may apply for an extension by contacting staff at least 30 days prior to expiration. Extensions may be granted for up to 12 additional months, based on a satisfactory staff review of the extension request.

Property owners can appeal staff design review decisions by filing a written notice of appeal to the Director of Community Development & Neighborhood Services within fourteen (14) days of this decision. If you have any questions regarding this approval, or if I may be of any assistance, please do not hesitate to contact me. I can be reached at yjones@fcgov.com or at 970-224-6045.

Sincerely,

Yani Jones
Historic Preservation Planner

Applicable Code Standard	Summary of Code Requirement and Analysis (Rehabilitation)	Standard Met (Y/N)
SOI #1	*A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships;* **The use of this historic building is not proposed to change as part of this project, and so this Standard is met.**	**Y**
SOI #2	*The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.* **In Fort Collins since about 1870, the Masons quickly grew their local membership. This eventually led to the decision to build a dedicated temple. They contracted with Denver architect William Bowman, who designed the Classical Revival building. The building was completed in 1927. For its association with Bowman and Classical Revival style, this building is designated on the State Register of Historic Properties.** **This project rebuilds the existing main entry stair due to deterioration of the concrete, including salvaging/rebuilding the brick wall sections and recreating details like the concrete caps on the stair walls. The 3-5-7 step pattern, having significance to the Masons, is being preserved. The side stairs being removed or converted to a ramp are not character-defining features. The ramp itself is simple in its design and a necessary feature for accessibility. The refinishing of the wood exterior doors also aligns with this Standard.**	**Y**
SOI #3	*Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.* **Installing a ramp to create an accessible front entry for this building does not create a false sense of historical development.**	**Y**
SOI #4	*Changes to a property that have acquired historic significance in their own right will be retained and preserved.*	**N/A**

SOI #5	*Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.* **This project primarily consists of the rebuilding of the Masonic Temple's prominent front entry steps. Except as required due to deterioration, distinctive materials and features are being preserved as part of this project. Care is being taken to salvage any usable brick from the stair walls, for instance. The guard rails being replaced are not part of the original design. The wood exterior doors are being refinished and preserved. For these reasons, this Standard is met.**	**Y**
SOI #6	*Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.* **The concrete stairs leading to the Temple's front doors are severely deteriorated and unsafe (see photos), which warrants their replacement in-kind, as proposed. Usable brick from the stair walls will be salvaged and reused as part of this project and will be supplemented with matching brick as needed. The distinctive profiles of the concrete caps of these walls are also being replicated. The wood exterior doors are being sanded, sealed, and stained to refinish them to match the existing appearance. This Standard is met.**	**Y**
SOI #7	*Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.*	**N/A**
SOI #8	*Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.* **There is not reason to believe that archaeological resources will be uncovered during site work needed for this project, but should anything be found, be advised of this Standard and contact Historic Preservation Services immediately for assistance (970-224-6078; preservation@fcgov.com).**	**Y**

SOI #9	*New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.* **The east and west stairways are not character-defining features of the Masonic Temple, and so their removal/modification are appropriate. The east stairway will be infilled, which will have no negative impact on the character of the building. The west stairway will be replaced with an accessible ramp and walkway. In addition to this alteration being a necessary modification for accessibility, the design of this new ramp does not overwhelm the facade, and the design of the accompanying guardrail is simple, matching other guardrails on the stairs/entryway. The proposed lights mark the entryways without distracting from the building's architecture. This Standard is met.**	**Y**
SOI #10	*New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.* **Although it would be somewhat difficult to bring back the east and west stairs once this project is complete, they are not character-defining features. If additional modification of these areas were needed in the future, the essential form and integrity of the Masonic Temple would remain, and so this Standard is met.**	**Y**

BUILDING PERMIT APPLICATION: Tenant Finish (commercial)

All information on the application must be filled out (as applicable).

JOB SITE ADDRESS: 225 W Oak St. **UNIT#:** _____

PROPERTY OWNER INFO: (All owner information is required – NOT optional)

Last Name Greenwood First Name Ian Middle _____

Street Address 225 W Oak St. City Fort Collins State CO Zip 80521

Phone # _____ Email masonic.idg@gmail.com

CONTRACTOR INFO:

Company Name Whitestone Construction Services

License Holder Name Nik Foster LIC # _____ CERT # _____

CONSTRUCTON INFO:

1. Name of Business (fill in info below related to tenant): Masonic Temple

   Existing Tenant ☑ New Tenant ☐ First tenant/occupant in a new building/space ☐

   Name of prior tenant/business (or prior use): Masonic Temple

   Proposed Use: Masonic Temple

2. Are there any exterior building changes (including mechanical) associated with the work? Yes ✔ No

   Describe: New main entry stairs and ADA ramp to the basement

3. Scope of Work Square Footage (leave blank where work is not occurring):

   1st Floor Sq Ft 1597 + 2nd Floor Sq Ft _____ + 3rd Floor Sq Ft _____ + 4th Floor Sq Ft _____

   + 5th Floor Sq Ft _____ + 6th Floor Sq Ft _____ + 7th Floor Sq Ft _____ Other _____

   + Unfin. Bsmt Sq Ft (remain unfin.) ____ + Fin Bsmt Sq Ft (to be fin.) 517 = *Total Scope of Work Sq Ft* 2114

4. What is being added to the space (not previously existing/currently present)?:

   # of Full Baths _____ # ¾ Baths _____ # ½ Baths _____ # Fireplaces _____

5. Is the building currently fire sprinkled? Yes No ✔

6. Asbestos Disclosure:

   In accordance with the State of Colorado Senate Bill 13-152, property owners, applying for a remodel permit, shall indicate their awareness about their property having been inspected for Asbestos Containing Materials (ACM's).

   ☑ I do not know if an asbestos inspection has been conducted on this property

   ☐ An asbestos inspection has been conducted on this property on or around the date of: _____

   ☐ An asbestos inspection has not been conducted on this property

UTILITES INFO:

Electric Service Upgrade Yes ☐ No ✔ Existing Amps _____ New Amps _____

Electric Meter Relocation Yes ☐ No ✔

VALUE OF CONSTRUCTION (*materials and labor*): $ 625,000.00

DESCRIPTION OF WORK:

Rebuilding the existing main entry stairs, adding an ADA basement access ramp, adding a snow melt system, and remodeling the 517 SF basement area way an boiler room.

JOBSITE SUPERVISOR CONTACT INFO: Name Nik Foster Phone 361.215.9308

SUBCONTRACTOR INFO:

Electrical TBD Structural Framing (wood only) N/A Mechanical TBD

Plumbing TBD Fireplace N/A Roofing N/A

Applicant: I hereby acknowledge that I have read this application and state that the above information is correct and agree to comply with all requirements contained herein and City of Fort Collins ordinances and state laws regulating building construction.

Applicant Signature _____ Type or Print Name Ian Roush

Phone # 970.669.8220 Email ir@hauserarchitectspc.com

THIS APPLICATION EXPIRES 180 DAYS FROM APPLICATION DATE

City of Fort Collins

Planning, Development & Transportation
281 N. College Ave
Fort Collins, CO 80524
Phone 970-416-2740 Fax 224-6134

BUILDING OWNER AUTHORIZATION TO OBTAIN A COMMERCIAL BUILDING PERMIT

I, (Print) Ian Greenwood (Building Administrator) as owner of record (property address) 225 W. Oak St., Fort Collins, CO 80521 known as (name of business) The Masonic Events Center hereby authorize the work listed below to be done on said property. I understand that such work will **only be performed contractors licensed by the City of Fort Collins.**

☐ I am giving permission for **interior work only**. The scope of the work shall be limited to: _____

_____

☐ I am giving permission for **exterior work only**. The scope of the work shall be limited to: _____

_____

☒ I am giving permission for **interior and exterior work**. The scope of the work shall limited to : Exterior work on the North staircase and ADA accessibly ramp and the necessary interior work to accommodate that project.

Ian Greenwood
(Property owner signature)

Ian Greenwood
(Property owner name; please print)

The foregoing affidavit was acknowledged before me on the 31st day of July 2025 (month, year) by Ian Greenwood for the purpose therein set forth.

Witness my hand and official seal.

ZACHARY BASHAW
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20204027757
MY COMMISSION EXPIRES DECEMBER 06, 2028

My Commission expires: Dec, 06 2028

Notary Public

Permit # _____
Office use only

☑ Tenant Finish Checklist (fill out as it pertains to the project scope).

8/14/2023

Check before submitting. Separate and addition submittals may be required. ***If required, it is the applicant's responsibility to attain approvals from the following entities, some of which may be required for permit issuance.	
N	**Floodplain:** Is any portion of the building located in a floodplain? https://www.fcgov.com/floodplain-maps
Y	**Historic:** Is the building historically designated? www.fcgov.com/historicpreservation
Y	**Zoning:** Is the use of the building allowed in this zone? https://www.fcgov.com/zoning/
N/A	**Poudre Fire Authority:** 102 Remington St. / (970)-416-2891 / https://www.poudre-fire.org/online-services/contractors-plan-reviews-and-permits 1. Most commercial remodels require a separate and addition permit (see link above to submit). 2. Fire suppression system modifications require a separate and addition permit (see link above to submit).
N/A	**Larimer County Health Department:** 1525 Blue Spruce Dr. / (970)-498-6785 / https://www.larimer.org/health A separate and additional submittal are required for the service, preparation, or processing of food or drinks; daycare facilities; schools; and healthcare.
N/A	**Engineering Department:** https://www.fcgov.com/engineering/inspection.php Work impacting or encroaching into the Public Right-of-way
Y	**Does the scope of work involve more than one trade (Electric, plumbing, framing)?**
	✔ A licensed general contractor is required
	✔ The single permit will include all subtrades which need to be listed on the permit application
Y	**Is demolition occurring?**
	An optional demolition permit is available prior to tenant finish permits being issued. See: commercial demo guide
	See separate, additional State requirements for asbestos: https://cdphe.colorado.gov/indoor-air-quality/asbestos

Building Permit Submittal Checklist		
N/A		Tenant Finish Building Permit Application
Y		Owner Authorization Form
N/A		Construction Waste Management Plan (required for a scope of work more than 2,500 sf)
Y		This checklist filled out and all documents in this checklist must follow the electronic document submittal guide.
Y		Plan check fee
Y		Site Plan (only if exterior work is being proposed i.e. attached patio cover, dining patio etc.)
Y		**Plans Set** must include all the following *as it pertains to the project scope:* Example*: If no plumbing work is occurring, check NA. If plumbing work is occurring, plans should contain plumbing drawings.*
	Y	All plans must reflect the current adopted codes
	Y	A *fully stamped set of plans* is required if any of these conditions apply: 1. Scope of work exceeds 5,000 sq ft 2. First Tenant to occupy a space 3. Change of Occupancy (architect evaluation letter can be submitted where no/minor work is being done).
	Y	**Floor Plans:** ■ Existing AND ☒ Proposed (include room labels, square footages, dimensions, drawn to scale).
	Y	**Accessibility drawings:** if there are accessibility improvements (i.e. wheelchair accessible restrooms, ramps etc.).
	Y	**Drawing Details:** such as wall sections, fire rated assemblies, stair and guardrail details, door operation and locking, interior and exterior elevations (i.e. restroom elevations).
	N/A	Energy Code items per the IECC (lighting comcheck, insulation details, mechanical ventilation, etc.)
	Y	**Structural drawings:** Including structural evaluations for weight added to existing roofs (RTU's, condensing units, etc.) ****All structural drawings/evaluation letters must be stamped.*
	Y	**Mechanical Drawings:** showing items such as heating/cooling equipment, ductwork, exhaust, hoods, ventilation, special equipment, or systems. ****Stamped mechanical engineered drawings are required for full new mechanical systems (I.E.: new ductwork + new RTU).*
	Y	**Plumbing Drawings:** showing waste and vent diagrams, water supply, plumbing fixtures, water heaters, gas lines, grease interceptors, special systems, and equipment.
	Y	**Electrical Drawings:** Includes outlets, lighting, panels, and special equipment. *New 3 phase service or service change more than 225 amps requires an engineered + stamped electrical One-Line* *Check any that apply:* ☐ New electric service ☐ Electric meter relocation

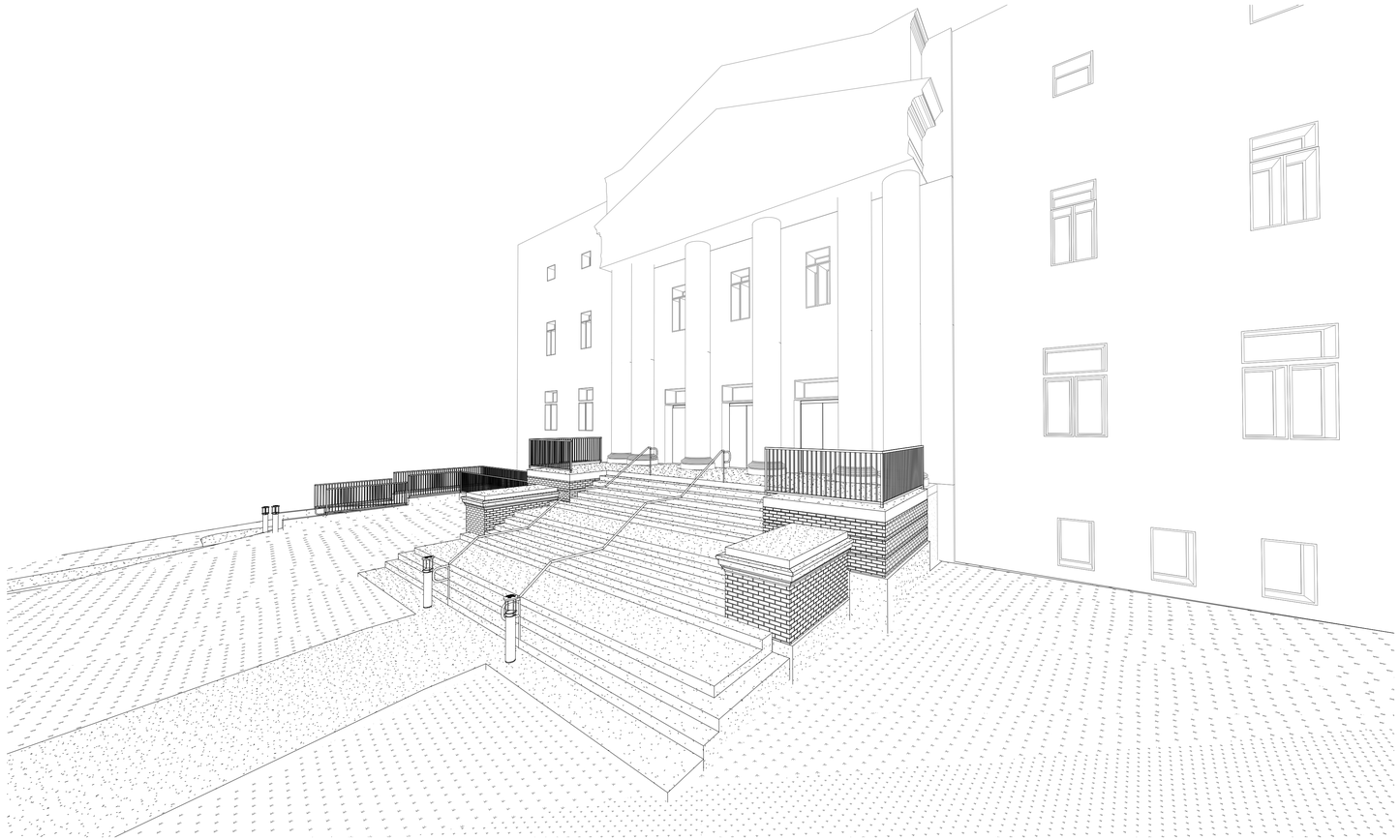
Applicant's Name: Ian Roush Date: 08.11.2025

Job site address: 225 W Oak St. E-Mail Address: ir@hauserarchitectspc.com

MASONIC TEMPLE

225 W OAK St., FORT COLLINS
CO 80521

PERSPECTIVE



SHEET INDEX

SHEET INDEX

SHEET NUMBER	SHEET NAME
GENERAL	
A0.0	COVER SHEET
A0.1	CODE STUDY AND LIFE SAFETY PLAN
A0.2	GENERAL NOTES
A0.3	WALL TYPES
ARCHITECTURAL	
A1.0	FOUNDATION DEMO PLAN
A1.1	MAIN FLOOR DEMO PLAN
A1.2	FOUNDATION PLAN
A1.3	MAIN FLOOR PLAN
A1.5	REFLECTED CEILING PLAN
A2	BUILDING ELEVATIONS
A2.0	BUILDING ELEVATIONS
A3.0	STAIR SECTIONS
A3.1	STAIR SECTIONS
A3.2	STAIR SECTIONS
A3.3	STAIR DETAILS
A4.0	RAMP SECTIONS
A5.0	ISOMETRIC
A6.0	DOOR ELEVATIONS, ROOM FINISH & DOOR SCHEDULE
STRUCTURAL	
S0.1	STRUCTURAL NOTES
S1.1	FOUNDATION PLAN
S2.1	STRUCTURAL SLAB PLAN
S3.1	DETAILS
S3.2	DETAILS
S3.3	DETAILS
S3.4	RAMP FOUNDATION DETAILS
MECHANICAL	
M0.1	MECHANICAL NOTES, LEGEND AND DRAWING INDEX
M2.1	MECHANICAL LOWER LEVEL PLAN
M2.2	SNOWMELT PLAN, DETAILS, AND SCHEDULES
M7.1	MECHANICAL DETAILS
M8.1	MECHANICAL SCHEDULES
M8.2	MECHANICAL SCHEDULES
ELECTRICAL	
E0.1	NOTES & SCHEDULES
E0.2	ENERGY COMPLIANCE FORMS
E1.1	LIGHTING & POWER PLANS

PROJECT DIRECTORY

ARCHITECT:
HAUSER ARCHITECTS, P.C.
3780 EAST 15TH STREET, SUITE 201
LOVELAND, CO 80538
PH: 970.669.8220
CONTACT NAME: CURTIS KOLDEWAY
CONTACT:curtis@hauserarchitectspc.com
PROJECT MANAGER: BJ DeFORGE
CONTACT: bj@hauserarchitectspc.com

GENERAL CONTRACTOR:
WHITESTONE CONSTRUCTION SERVICES INC.
1930 CENTAL AVENUE, SUITE C
BOULDER, CO 80301
PH: 303.661.0613
CONTACT NAME: NIK FOSTER
CONTACT:nikf@whitestone-construction.com

CIVIL:
i2 CONSULTANTS, INC
16911 POTTS PL
MEAD, CO 80542
PH: 970.217.9148
CONTACT NAME: TROY CAMPBELL
CONTACT:troy@i2-consultants.com

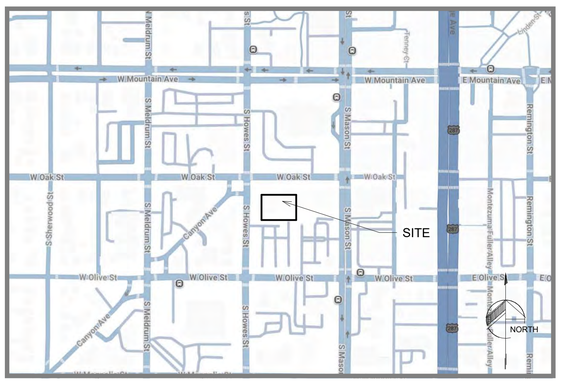
STRUCTURAL ENGINEER:
WEEKS & ASSOCIATES, INC
-
-, - -
PH: 970.691.5733
CONTACT NAME: GARY WEEKS
CONTACT:gary.weeks@weeksinc.com

MECHANICAL:
INTEGRATED MEP
320 MAPLE ST., SUITE 110
FORT COLLINS, CO 80521
PH: 970.556.0570
CONTACT NAME: THOMAS SEGELHORST
CONTACT:thomas-s@int-mep.com

PLUMBING:
INTEGRATED MEP
320 MAPLE ST., SUITE 110
FORT COLLINS, CO 80521
PH: 970.556.0570
CONTACT NAME: THOMAS SEGELHORST
CONTACT:thomas-s@int-mep.com

ELECTRICAL:
INTEGRATED MEP
320 MAPLE ST., SUITE 110
FORT COLLINS, CO 80521
PH: 970.556.0570
CONTACT NAME: LARRY SMITH
CONTACT:larry-s@int-mep.com

VICINITY MAP

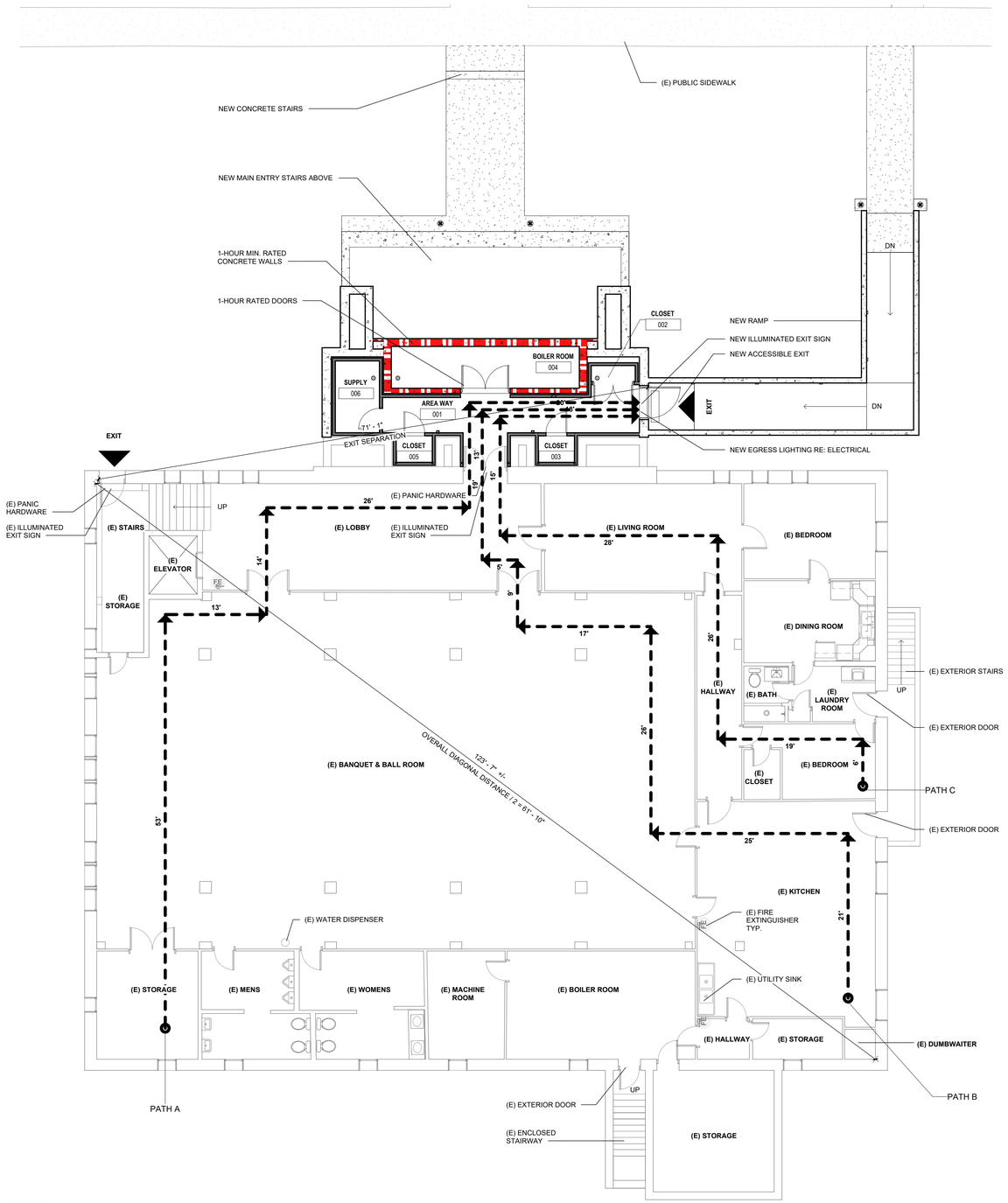


HAUSER ARCHITECTS

COLORADO LICENSED
CURTIS KOLDEWAY
405751
ARCHITECT
AUGUST 7, 2025

BUILDING PERMIT SUBMITTAL SET
AUGUST 7, 2025

SHEET **A0.0**



NORTH

1 **LIFE SAFETY PLAN**
1/8" = 1'-0"

CODE STUDY - INTERNATIONAL BUILDING CODE 2021

REFERENCE CODE:
2021 INTERNATIONAL BUILDING CODE
2021 INTERNATIONAL ENERGY CONSERVATION CODE
2021 INTERNATIONAL FIRE CODE
2021 INTERNATIONAL MECHANICAL CODE
2021 INTERNATIONAL PLUMBING CODE
2023 NATIONAL ELECTRIC CODE
ICC/ANSI A117.1-2017

PROJECT DESCRIPTION
THIS PROJECT IS TO REBUILD THE EXISTING MAIN ENTRY STAIRS AND ADD AN ACCESSIBLE EXIT TO THE EXISTING BASEMENT AT THE MASONIC LODGE AT 225 W OAK ST.

CONSTRUCTION TYPE:	III NON RATED (PER CITY RECORDS)
OCCUPANCY:	A-2 (BANQUET HALL)
SPRINKLERS	NONE
FIRE ALARM:	NONE
FIRE DISTRICT:	POUDRE FIRE AUTHORITY

REMODEL AREA:

(A-2) AREA WAY (UNOCCUPIED):	294 SF
(A-2) BOILER ROOM:	155 SF
(A-2) SUPPLY:	68 SF
TOTAL REMODEL AREA:	517 SF
(A-2) (E) BANQUET HALL	3,413 SF +/-
(A-2) (E) MACHINE ROOM	141 SF +/-
(A-2) (E) BOILER ROOM	339 SF +/-
(A-2) (E) KITCHEN	740 SF +/-
(A-2) (E) STORAGE	632 SF +/-
(A-2) (E) LOBBY	606 SF +/-
(R-3) (E) CARE TAKER RESIDENCE	1,207 SF +/-
TOTAL AREA:	7,078 SF +/-

OCCUPANCY CLASSIFICATION TABLE 1004.5:
GROSS OCCUPANCY: PER TABLE 1004.5
NEW OCCUPANCY

(A-2) BOILER ROOM	155 / 300	=	0.51 OCCUPANTS
(A-2) SUPPLY	68 / 300	=	0.22 OCCUPANTS

(E) OCCUPANCY

(A-2) (E) BANQUET HALL	3,413 /15	=	277.53 OCCUPANTS
(A-2) (E) MACHINE ROOM	141 / 300	=	0.47 OCCUPANTS
(A-2) (E) BOILER ROOM	339 / 300	=	1.13 OCCUPANTS
(A-2) (E) KITCHEN	740 / 200	=	3.70 OCCUPANTS
(A-2) (E) STORAGE	632 / 300	=	2.10 OCCUPANTS
(A-2) (E) LOBBY	606 / 15	=	40.40 OCCUPANTS
(R-3) (E) CARE TAKER RESIDENCE	1,207 / 200	=	6.03 OCCUPANTS
TOTAL OCCUPANTS		=	**332.09 OCCUPANTS**

INCIDENTAL USES TABLE 509.1
BOILER ROOM 1-HOUR SEPARATION REQUIRED

MINIMUM PROTECTION OF STRUCTURAL PARTS BASED ON TIME PERIODS FOR VARIOUS NONCOMBUSTIBLE INSULATING MATERIALS TABLE 721.1(1)

STRUCTURAL PARTS TO BE PROTECTED	INSULATING MATERIAL	MINIMUM THICKNESS FOR 1-HOUR RATING	ACTUAL THICKNESS
1. STEEL COLUMNS AND ALL OF PRIMARY TRUSSES	CONCRETE - SILICEOUS AGGREGATE	1"	8" MIN
7. REINFORCING AND TIE RODS IN FLOOR AND ROOF SLABS	CONCRETE - SILICEOUS AGGREGATE	3/4"	2 1/2"

BOILER, INCINERATOR AND FURNACE ROOMS 1006.2.2.1
BOILER ROOM AREA = 128 SF < 500 SF
BOILER BTU = 399,000 BTU < 400,000 BTU
ONE EXIT REQUIRED

MINIMUM NUMBER OF EXITS OF ACCESS TO EXITS PER STORY 1006.3.3
2 EXITS REQUIRED
2 EXITS PROVIDED

TWO EXITS OR EXIT ACCESS DOORWAYS 1007.1.1
OVERALL DIAGONAL DISTANCE = 123' - 7" / 2 = 61' - 10"
ACTUAL EXIT SEPARATION = 71' - 1"

EXIT ACCESS TRAVEL DISTANCE 1017.2
A-2 (MOST RESTRICTIVE) WITHOUT SPRINKLER = 200'-00"
ACTUAL MAX TRAVEL DISTANCE = 141'-10"

TRAVEL DISTANCES

Type	Travel Length
PATH A	140'-5"
PATH B	141'-10"
PATH C	111'-3"

COLORADO LICENSED
CURTIS KOLDEWAY
405751
AUGUST 7, 2025
ARCHITECT

HAUSER ARCHITECTS
3780 East 15th Street, Suite 201 • Loveland, Colorado 80538
970.669.8220 HauserArchitectspc.com
E-mail: info@hauserarchitectspc.com

MASONIC TEMPLE
EXTERIOR IMPROVEMENTS
225 W OAK St., FORT COLLINS
CO 80521

CODE STUDY AND LIFE SAFETY PLAN

REVISIONS		
1	BUILDING PERMIT SUBMITTAL SET	2025.08.07

SHEET
A0.1

GENERAL REQUIREMENTS:

1. DO NOT SCALE THE DRAWINGS
2. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE STATE AND LOCAL CODES AND AGENCIES HAVING JURISDICTION. THE GENERAL CONTRACTOR AND RESPECTIVE SUB-CONTRACTORS ARE RESPONSIBLE IN SATISFYING THESE CODES AND CALLING FOR ALL NECESSARY INSPECTIONS.
3. CONTRACTOR SHALL OBTAIN ALL NECESSARY BUILDING PERMITS.
4. VERIFY ALL MATERIALS, FINISHES, AND COLORS WITH OWNER.
5. MANUFACTURED MATERIALS & EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS.
6. ELEVATIONS SHOWN ON THESE DRAWINGS RELATE TO FINISH FLOOR ELEVATION = 100'-0", U.N.O. - RE: CIVIL FOR SITE GRADING
7. DETAILS AND SECTIONS ON THE DRAWINGS ARE SHOWN AT SPECIFIC LOCATIONS AND ARE INTENDED TO SHOW GENERAL REQUIREMENTS THROUGHOUT. DETAILS NOTED "TYPICAL," OR "TYP." IMPLY ALL CONDITIONS TREATED SIMILARLY. MODIFICATIONS MAY BE MADE BY CONTRACTOR TO ACCOMMODATE MINOR VARIATIONS.
8. ALL DRAWINGS SHALL BE FULLY COORDINATED BY CONTRACTOR TO VERIFY ALL DIMENSIONS, LOCATE DEPRESSED SLABS, SLAB STEPS, SLAB SLOPES, DRAINS, OUTLETS, RECESSES, REGLETS, BOLT SETTINGS, SLEEVES, ETC.
9. THE CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS AND REPORT ALL DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. CONTACT ARCHITECT FOR CLARIFICATIONS IN THE EVENT OF ANY DISCREPANCY IN THE CONSTRUCTION DOCUMENTS OR ANY AMBIGUITY OF ARCHITECTURAL INTENT.
10. THE LARGEST SCALE DRAWING SHALL GOVERN OVER ALL OTHER DRAWINGS.
11. CONTRACTOR TO KEEP SITE AND BUILDING ACCESSIBLE AND SAFE TO CONTRACTOR PERSONNEL, OWNERS
12. SHOP DRAWINGS ARE REQUIRED FOR STRUCTURAL AND SPECIALIZED CONSTRUCTION. SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW FOR CONFORMANCE WITH THE DESIGN CONCEPT OF THE WORK. IN AREAS WHERE THE DRAWINGS DO NOT ADDRESS METHODOLOGY, THE CONTRACTOR SHALL BE BOUND TO PERFORM IN STRICT COMPLIANCE WITH THE MANUFACTURER'S SPECIFICATIONS AND/OR RECOMMENDATIONS.
13. ALL REQUIRED CLEAR DIMENSIONS SHALL BE VERIFIED PRIOR TO CONSTRUCTION AND MEET ALL APPLICABLE CODES AT CORRIDORS, AT HALLWAYS, AND DOOR MANEUVERING CLEARANCES.
14. CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
15. UNLESS DIMENSIONED OTHERWISE, DOOR LOCATIONS SHALL BE 4" FROM FINISH WALL TO EDGE OF DOOR OPENING OR CENTERED IN OPENING.
16. COORDINATE DUCT, FLUE AND VENT PENETRATIONS WITH MECHANICAL CONTRACTOR. DUCT LOCATIONS ON THE ARCHITECTURAL PLANS ARE FOR REFERENCE/COORDINATION PURPOSES ONLY.
17. ALL INTERIOR DIMENSIONS ARE TAKEN FROM FACE OF STUD. WALLS SHOWN ON PLAN DO NOT INCLUDE FINISH MATERIAL THICKNESS.
18. CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
19. THE GENERAL CONTRACTOR SHALL CLEAN UP SITE AFTER WORK EACH DAY AND AT THE COMPLETION OF WORK.
20. INSTALL ALL WORK IN STRICT ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS, ANCHORING ALL COMPONENTS PLUMB, LEVEL, SQUARE AND FIRMLY INTO PLACE IN A FIRST CLASS MANNER AND WORKMANSHIP ACCORDING TO STANDARD CONSTRUCTION PRINCIPLES.
21. CONTRACTOR RESPONSIBLE FOR COORDINATING ALL CONSTRUCTION ACTIVITIES AS WELL AS SCHEDULING AND COORDINATING PROJECT PHASING WITH OWNER.
22. THE LOCATION OF FIRE DEPARTMENT CONNECTIONS AND FIRE EXTINGUISHERS, AND CABINETS SHALL BE APPROVED BY THE BUILDING OFFICIAL OR THE FIRE DEPARTMENT HAVING JURISDICTION.
23. REFER TO CIVIL DRAWINGS FOR HORIZONTAL CONTROL PLAN, GRADING, & UTILITIES. PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING.
24. REFER TO STRUCTURAL DRAWINGS FOR DESIGN OF ALL STRUCTURAL ELEMENTS. STRUCTURAL ITEMS ON ARCHITECTURAL DRAWINGS ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY; STRUCTURAL DRAWINGS SHALL GOVERN.
25. REFER TO ELECTRICAL DRAWINGS FOR TRANSFORMER & SWITCH GEAR LOCATION, SITE LIGHTING, AND ALL OTHER ELECTRICAL INFORMATION AND DETAILS.
26. REFER TO MAIN FLOOR PLAN FOR ALL LIGHT BOLLARD LOCATIONS.

CONCRETE:

1. INSTALL ALL CONCRETE WALLS, FOOTINGS OR CAISSONS AND SLABS AS INDICATED ON THE STRUCTURAL DRAWINGS. ENTIRE FLOOR GETS COMPLETED CURE SEALER AT PLACEMENT. RE: FINISH SCHEDULE FOR FURTHER INFORMATION.
2. REFER TO STRUCTURAL SHEET SETS FOR FOUNDATION, FOOTING, BEAMS, COLUMNS & SLAB LOCATIONS AND DETAILING.
3. PROVIDE BROOM FINISH FOR ALL EXTERIOR SLABS, U.N.O.
4. INTERIOR CONCRETE FLOORS SHALL BE SMOOTH TROWELED, WITHOUT DEFECTS AND SHALL HAVE A HIGH-SHEEN BURNISHED FINISH.
5. CARE SHALL BE TAKEN TO LOCATE ALL JOINTS IN UNITS, MINIMIZING THE JOINTS RUNNING LONGITUDINALLY IN THE CORRIDORS. ALIGN JOINTS WITH PARTITIONS.
6. PROVIDE STEGO UNDERSLAB VAPOR BARRIER, 15MIL. RE: STRUCTURAL
7. EXTERIOR LANDINGS AT DOORS TO BE 1/4" MAX BELOW FINISH FLOOR, TYP.

MASONRY

1. INSTALL MASONRY IN A RUNNING BOND PATTERN, U.N.O.
2. REFERENCE ELEVATIONS FOR MASONRY COLORS AND PATTERNS.
3. INSTALL MASONRY PER MANUFACTURER'S RECOMMENDATIONS.
4. ALL MORTAR COLOR TO BE STANDARD GRAY.
5. MASONRY AND ALL MORTAR TO HAVE INTEGRAL WATER REPELLENT 'DRY-BLOCK' ADMIXTURE.
6. PROVIDE EXPANSION JOINTS PER MANUF. REC., STRUCTURAL SPECIFICATIONS & LOCATIONS ON ELEVATIONS.
7. PROVIDE WATER REPELLENT SEALER ON ALL MASONRY AND CONCRETE SURFACES.
8. SALVAGE AS MUCH EXISTING BRICK AS PRACTICAL TO BE REUSED.

METALS

1. STEELWORK SHALL CONFORM TO THE CURRENT SPECIFICATIONS FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS AS ADOPTED BY THE A.I.S.C. CONNECTIONS SHALL BE BOLTED OR WELDED.
2. REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL REQUIREMENTS.
3. ALL METAL SHALL BE FREE FROM RUST. AFFECTED AREAS ARE TO BE CLEANED AND PRIMED. PRIMER SHALL MATCH FACTORY PRIMER.
4. IMMEDIATELY AFTER ERECTION, CLEAN FIELD WELDS, BOLTED CONNECTIONS, AND ABRADED AREAS OF SHOP PAINT. APPLY PAINT TO EXPOSED AREAS USING SAME MATERIAL AS USED FOR SHOP PAINTING. APPLY BY BRUSH OR SPRAY TO PROVIDE MINIMUM DRY FILM THICKNESS OF 1.5 MILS.
5. STAIR RAILING SYSTEM - SHALL BE DESIGNED TO CONFORM TO BUILDING CODE AND ADA REQUIREMENTS FOR OPENINGS, STRESS AND PER ARCHITECTURAL DRAWING

WOOD & PLASTIC

1. INSTALL PRESSURE TREATED LUMBER WHERE LUMBER IS IN CONTACT WITH CONCRETE.
2. PROVIDE AND INSTALL ALL NECESSARY WOOD BLOCKING AS MAY BE REQUIRED.

THERMAL & MOISTURE PROTECTION

1. INSTALL FLASHING AND SHEET METAL IN COMPLIANCE WITH "ARCHITECTURAL SHEET METAL MANUAL" BY SMACNA.
2. ALUMINUM FLASHING SHALL BE MINIMUM 0.016" THICK STANDARD BUILDING SHEET OF PLAIN FINISH.
3. BACKPAINT FLASHING WITH BITUMINOUS PAINT, WHERE EXPECTED TO BE IN CONTACT WITH CEMENTITIOUS MATERIALS OR DISSIMILAR METALS.
4. PROVIDE AND INSTALL FLASHING AT ALL ROOF TO WALL CONDITIONS, PROJECTIONS OF STEEL BEAMS THROUGH EXTERIOR WALLS, EXTERIOR OPENINGS, AND ELSEWHERE AS REQUIRED TO PROVIDE WATERTIGHT/WEATHERPROOF PERFORMANCE.
5. PROVIDE SEALANTS AND CAULKING MEETING APPLICABLE CONDITIONS WHERE SHOWN ON THE DRAWINGS AND ELSEWHERE AS REQUIRED TO PROVIDE A POSITIVE BARRIER AGAINST MOISTURE AND PASSAGE OF AIR. COLOR AS SELECTED BY ARCHITECT.
6. ALL EXTERIOR CONSTRUCTION JOINTS BETWEEN HARDSCAPING SURFACES AND BUILDING SHALL HAVE BACKER ROD AND ELASTOMERIC JOINT SEALANT.
7. MASONRY FLASHING SHALL BE W.R. GRACE PERMABARRIER, OR APPROVED EQUAL. PROVIDE WEEP PER MANUFACTURES SPECIFICATIONS

DOORS

1. PROVIDE AND INSTALL DOOR UNITS AS INDICATED ON THE DRAWINGS. FURNISH MATERIALS, EQUIPMENT AND LABOR TO EXECUTE AND COMPLETE THIS WORK, INCLUDING, BUT NOT LIMITED TO DOORS, FRAMES, FINISH HARDWARE, GLAZING, & SHOP DRAWINGS.
2. ALL EXTERIOR DOORS SHALL BE FULLY WEATHERSTRIPPED, GASKET OR OTHERWISE TREATED TO LIMIT AIR INFILTRATION. PROVIDE WEATHERPROOF THRESHOLD AT ALL EXTERIOR DOORS.
3. ALL INTERIOR DOORS SHALL BE AS SHOWN, REFER TO DRAWINGS FOR SIZES AND LOCATIONS OF OPENINGS.
4. FUNCTION AND FINISH SHALL BE AS INDICATED ON THE DOOR SCHEDULE.
5. PROVIDE BRAILLE AND RAISED LETTERING EXIT SIGNAGE AS REQUIRED BY CODE AT ALL EXIT DOORS.
6. ALL DOOR HARDWARE TO BE LEVER TYPE.
7. ALL HARDWARE MOUNTING HEIGHTS MUST CONFORM TO ALL APPLICABLE STATE AND LOCAL ACCESSIBILITY CODES.
8. ALL EXIT DOORS MUST BE OPERABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY, SPECIAL KNOWLEDGE, OR EFFORT.
9. 1/2" MAX. THRESHOLD HEIGHT SET AND ANCHORED THROUGH A BED OF NON-SHRINK GROUT.

FINISHES

1. PROVIDE AND INSTALL GYPSUM WALLBOARD IN ACCORDANCE WITH "AMERICAN STANDARD SPECIFICATIONS FOR THE APPLICATION AND FINISHING OF GYPSUM WALLBOARD", AS APPROVED BY THE AMERICAN STANDARDS ASSOCIATION, LATEST EDITION - APPLICABLE PARTS THEREOF ARE HEREBY MADE A PART OF THIS SPECIFICATION EXCEPT WHERE MORE STRINGENT REQUIREMENTS ARE CALLED FOR IN THIS SPECIFICATION, IN LOCAL CODES, OR BY THE MANUFACTURER OF THE GYPSUM WALLBOARD, WHOSE REQUIREMENTS SHALL BE FOLLOWED.
2. ALL GYPSUM WALLBOARD TO BE TYPE 'X' AND SURFACES TO HAVE A LEVEL 4 FINISH.
3. PAINT WALLS AS INDICATED ON THE DRAWINGS WITH 1 COAT OF PRIMER AND TWO FINISH COATS. PROVIDE PAINT COLORS AS INDICATED. ALL SURFACES TO BE FINISHED SHALL BE CLEAN AND FREE OF FOREIGN MATERIALS.
4. PROVIDE SHLUTER REDUCER STRIPS BETWEEN FLOORING TRANSITIONS.

SPECIALTIES

SIGNAGE:

1. PROVIDE PREMISES IDENTIFICATION PER IBC SECTION 501 AND LOCAL FIRE DEPARTMENT HAVING JURISDICTION.
2. ALL SIGNAGE DEPICTED IN ELEVATIONS ARE BY SEPARATE SUBMITTAL.

MECHANICAL

1. CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY TO INSTALL OR CONNECT PLUMBING, RELATED FIXTURES, VENTILATION, ROOF DRAINS, HEATING AND AIR CONDITIONING. ALL WORK SHALL COMPLY WITH STATE AND LOCAL CODES AND ORDINANCES. SUBCONTRACTORS SHALL COORDINATE WORK WITH ALL OTHER TRADES.
2. VERIFY SIZE AND LOCATION OF ALL OPENINGS FOR MECHANICAL EQUIPMENT PRIOR TO CONSTRUCTION.
3. INSTALL APPROVED FIRE DAMPER AT EACH FLOOR LINE PER IBC REQUIREMENTS.

ELECTRICAL

1. CONTRACTOR SHALL PROVIDE AND INSTALL ALL LABOR, MATERIALS, AND EQUIPMENT NECESSARY TO INSTALL OR CONNECT WIRING, FIXTURES, ELECTRIC HEAT ELEMENTS, AND CONTROLS. ALL WORK SHALL COMPLY WITH NATIONAL ELECTRICAL CODE AND STATE AND LOCAL CODES AND ORDINANCES. SUBCONTRACTOR SHALL COORDINATE WORK WITH ALL OTHER TRADES.
2. CONTRACTOR TO VERIFY OUTLET LOCATIONS WITH OWNER PRIOR TO INSTALLATION.

HAUSER
ARCHITECTS
3780 East 15th Street, Suite 201 • Loveland, Colorado 80538
970.669.8220
E-mail: info@hauserarchitectspc.com
HauserArchitectspc.com

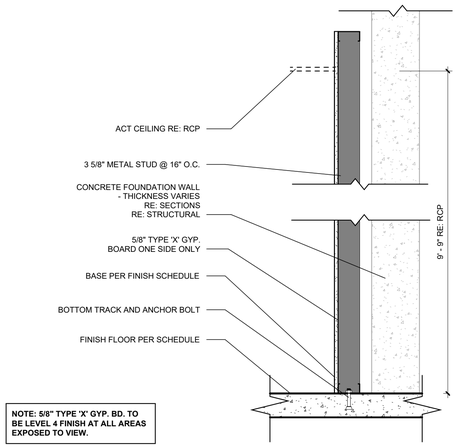
MASONIC TEMPLE
EXTERIOR IMPROVEMENTS
225 W OAK St., FORT COLLINS
CO 80521

GENERAL NOTES

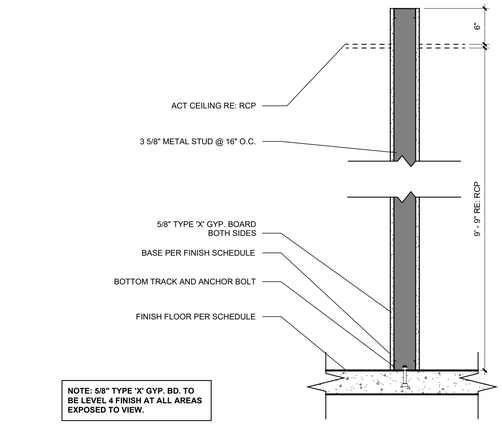
REVISIONS

1.	BUILDING PERMIT SUBMITTAL SET	2025.08.07

SHEET
A0.2



IW-2 **TYP. 2X4 INTERIOR FURRING WALL**
1" = 1'-0"



IW-1 **TYP. 2X4 INTERIOR PARTITION WALL**
1" = 1'-0"

COLORADO LICENSED
CURTIS KOLDEWAY
405751
AUGUST 7th 2025
ARCHITECT

HAUSER
ARCHITECTS
3780 East 15th Street, Suite 201 •Loveland, Colorado 80538
970.669.8220
E-mail: info@hauserarchitectspc.com
HauserArchitectspc.com

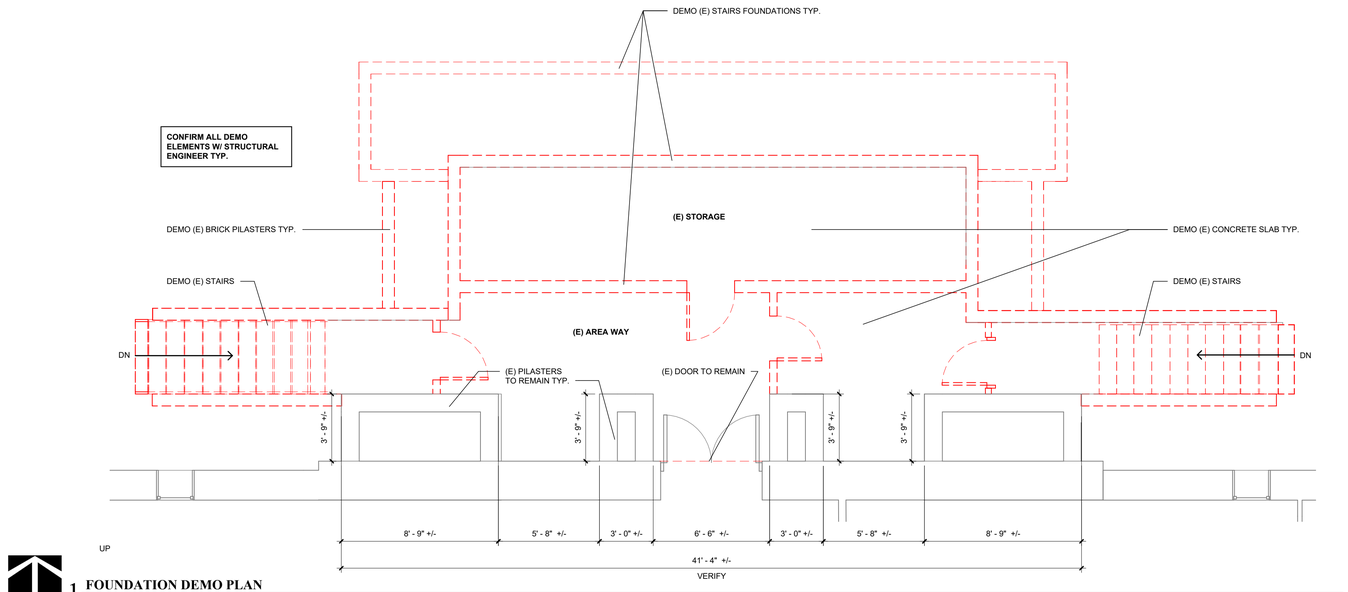
MASONIC TEMPLE
EXTERIOR IMPROVEMENTS
225 W OAK St., FORT COLLINS
CO 80521

WALL TYPES

REVISIONS

1	BUILDING PERMIT SUBMITTAL SET	2025.08.07

SHEET
A0.3



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

DEMOLITION GENERAL NOTES

1. SALVAGE DOOR AND DOOR HARDWARE FOR RE-USE AND/OR STOCK BY OWNER -- VERIFY W/ OWNER.
2. ALL DIMENSIONS ARE TO FINISHED WALL SURFACE, U.N.O.
3. SALVAGE (E) BRICK IN GOOD CONDITION AS PRACTICAL
4. DEMO (E) CEILING, STAIRS, SLABS, AND (E) PILASTERS AS INDICATED
5. THE DEMOLITION CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING FLOOR COVERINGS, CEILINGS, AND WALL FINISHES THAT WILL REMAIN IN SPACE (INCLUDING FINAL CLEANING) OF THE EXISTING BUILDING WHERE NEW WORK OCCURS.
6. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE EXISTING / AS-BUILT CONDITIONS AND DEMOLITION DRAWINGS.
7. REFER TO MECHANICAL DRAWINGS FOR DEMOLITION OF MECHANICAL RELATED ITEMS.
8. REFER TO PLUMBING DRAWINGS FOR DEMOLITION OF PLUMBING RELATED ITEMS.
9. REFER TO ELECTRICAL DRAWINGS FOR DEMOLITION OF ELECTRICAL RELATED ITEMS.
10. CLEAN CUT FLOOR EDGES @ ALL EXPOSED CONCRETE DEMO ADJACENT TO (E) BUILDING.
11. CONFIRM ALL DEMO ELEMENTS W/ STRUCTURAL ENGINEER.

LEGEND

EXISTING PARTITION TO REMAIN

EXISTING PARTITION TO BE DEMOLISHED

COLORADO LICENSED
CURTIS KOLDEWAY
405751
AUGUST 7, 2025
ARCHITECT

HAUSER ARCHITECTS
3780 East 15th Street, Suite 201 • Loveland, Colorado 80538
970.669.8220
E-mail: info@hauserarchitectspc.com HauserArchitectspc.com

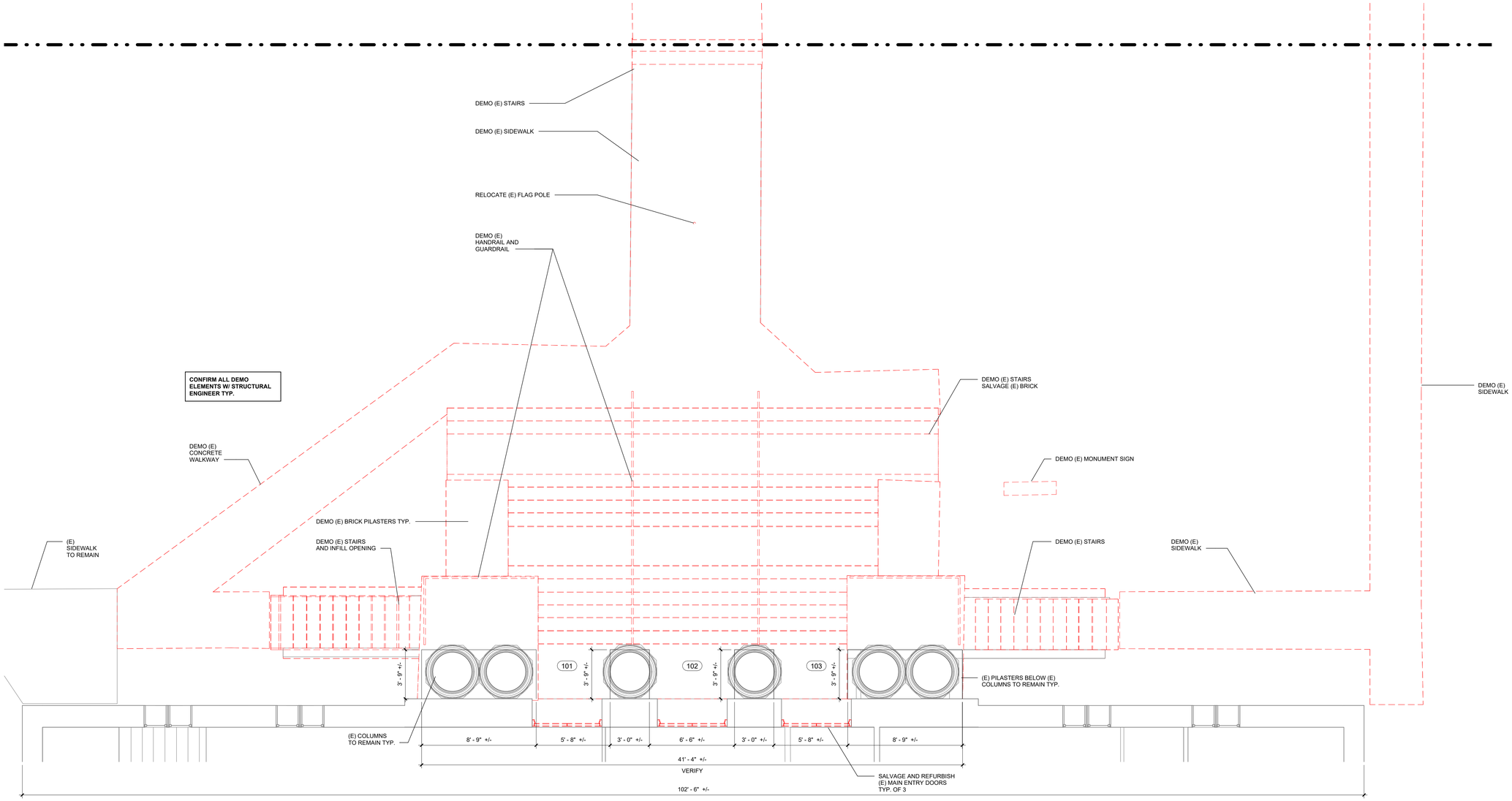
MASONIC TEMPLE
EXTERIOR IMPROVEMENTS
225 W OAK St., FORT COLLINS
CO 80521

FOUNDATION DEMO PLAN

REVISIONS

1	BUILDING PERMIT SUBMITTAL SET	2025.08.07

SHEET
A1.0



NORTH

1 **MAIN FLOOR DEMO PLAN**
1/4" = 1'-0"

COLORADO LICENSED
CURTIS KOLDEWAY
405751
AUGUST 7, 2025
ARCHITECT

HAUSER
ARCHITECTS
3780 East 15th Street, Suite 201 • Loveland, Colorado 80538
970.669.8220
E-mail: info@hauserarchitectspc.com
HauserArchitectspc.com

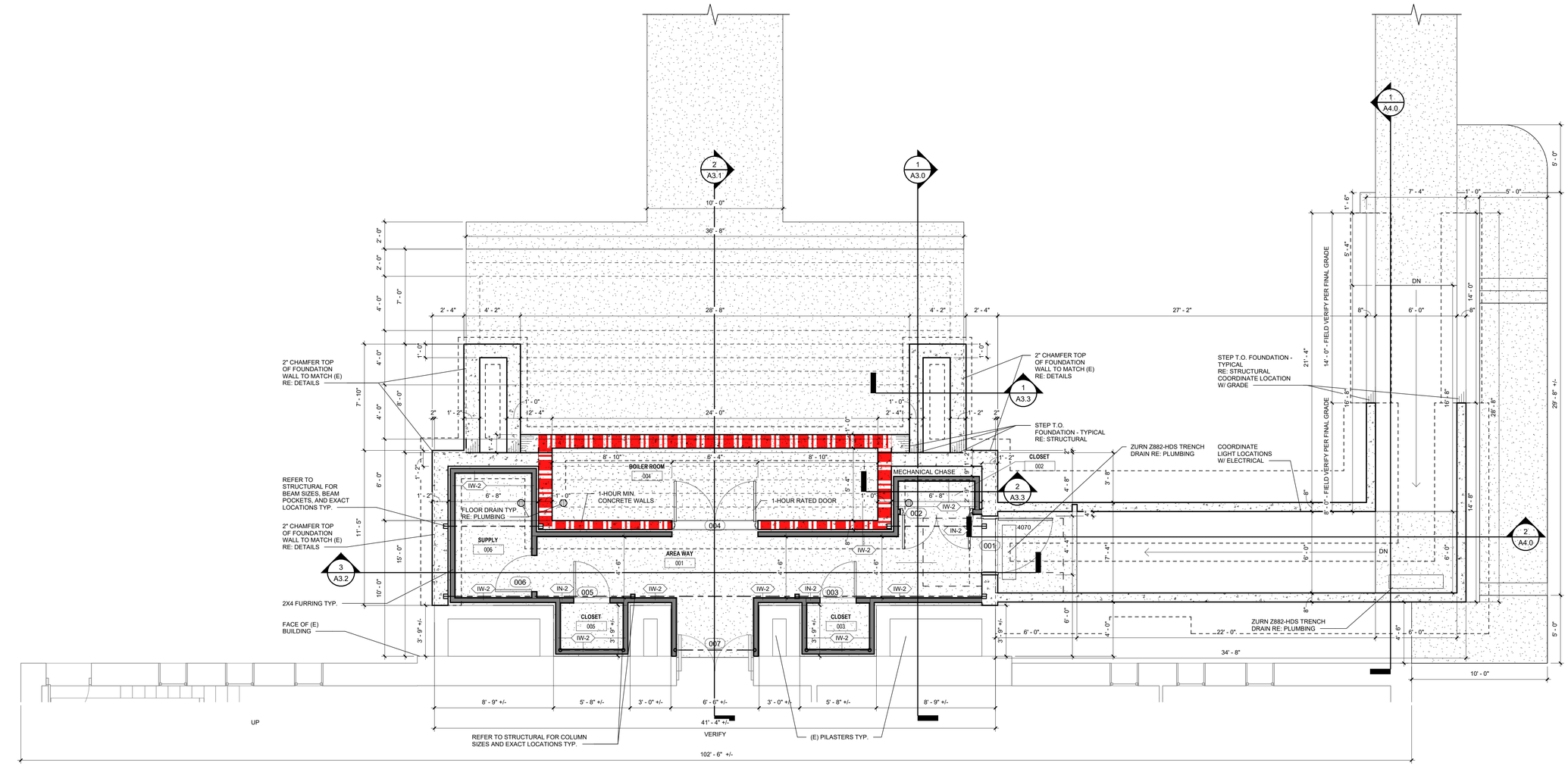
MASONIC TEMPLE
EXTERIOR IMPROVEMENTS
225 W OAK St., FORT COLLINS
CO 80521

MAIN FLOOR DEMO PLAN

REVISIONS

1	BUILDING PERMIT SUBMITTAL SET	2025.08.07

SHEET
A1.1



NORTH

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

FOUNDATION NOTES:

1. ALL DIMENSIONS ARE TO CENTERLINES OF BEAMS AND COLUMNS, OR TO FACE OF CONCRETE WALLS.
2. STRUCTURAL ENGINEER SHALL SIZE ALL FOOTINGS AND FOUNDATION SYSTEMS AND PROVIDE SPECIFICATIONS FOR SLABS, FILL, REINFORCING, SURFACE AND SUB-SURFACE DRAINAGE, AND VERIFY ALL OF THIS DESIGN WITH REGARD TO SPECIFIC SOILS CONDITIONS AT THIS SITE.
3. TYPICAL FOUNDATION: CONTINUOUS CONCRETE WALLS, (SEE SECTION FOR HEIGHTS AND THICKNESS) WITH REINFORCING. FOOTING SIZES PER STRUCTURAL ENGINEER. PROVIDE ASPHALTIC DAMP PROOFING AT EXTERIOR. PROVIDE A 4" DIA. PERIMETER DRAIN IF REQUIRED.
4. SLOPE GRADE AWAY FROM ALL SIDES OF FOUNDATION PERIMETER. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET. EXCEPTION: WHERE LOT LINES, WALLS, SLOPES OR OTHER PHYSICAL BARRIERS PROHIBIT 6 INCHES OF FALL WITHIN 10 FEET, THE FINAL GRADE SHALL SLOPE AWAY FROM THE FOUNDATION AT A MINIMUM SLOPE OF 5 PERCENT AND THE WATER SHALL BE DIRECTED TO DRAINS OR SWALES TO ENSURE DRAINAGE AWAY FROM THE STRUCTURE. REFER TO GRADING AND DRAINAGE PLAN.
5. TIE ALL EXTERIOR SLABS TO FOUNDATION. REFER TO STRUCTURAL PLANS BY OTHERS.
6. TYPICAL SLAB: 4" THICK CONCRETE OVER 4" GRANULAR BASE w/ 1/2" EXPANSION JOINT @ PERIMETER AND TOOLED CONTROL JOINTS AT BEAM LINES AND WHERE INDICATED. REFER TO STRUCTURAL ENGINEERING FOR REINFORCING.
7. ALL SUBCONTRACTORS ARE RESPONSIBLE FOR CLEAN-UP AND REMOVAL OF THEIR OWN TRASH.
8. REFER TO PLUMBING PLANS FOR R.I. PLUMBING LOCATIONS.
9. PROVIDE UNDERSLAB VAPOR BARRIER AS SPECIFIED IN BUILDING SECTIONS.

LEGEND

- NEW WALL CONSTRUCTION
- EXISTING WALL TO REMAIN
- 1-HOUR MIN CONCRETE WALLS

COLORADO LICENSED
CURTIS KOLDEWAY
405751
AUGUST 7th 2025
ARCHITECT

HAUSER
ARCHITECTS
3780 East 15th Street, Suite 201 •Loveland, Colorado 80538
970.660.8220
E-mail: info@hauserarchitectspc.com
HauserArchitectspc.com

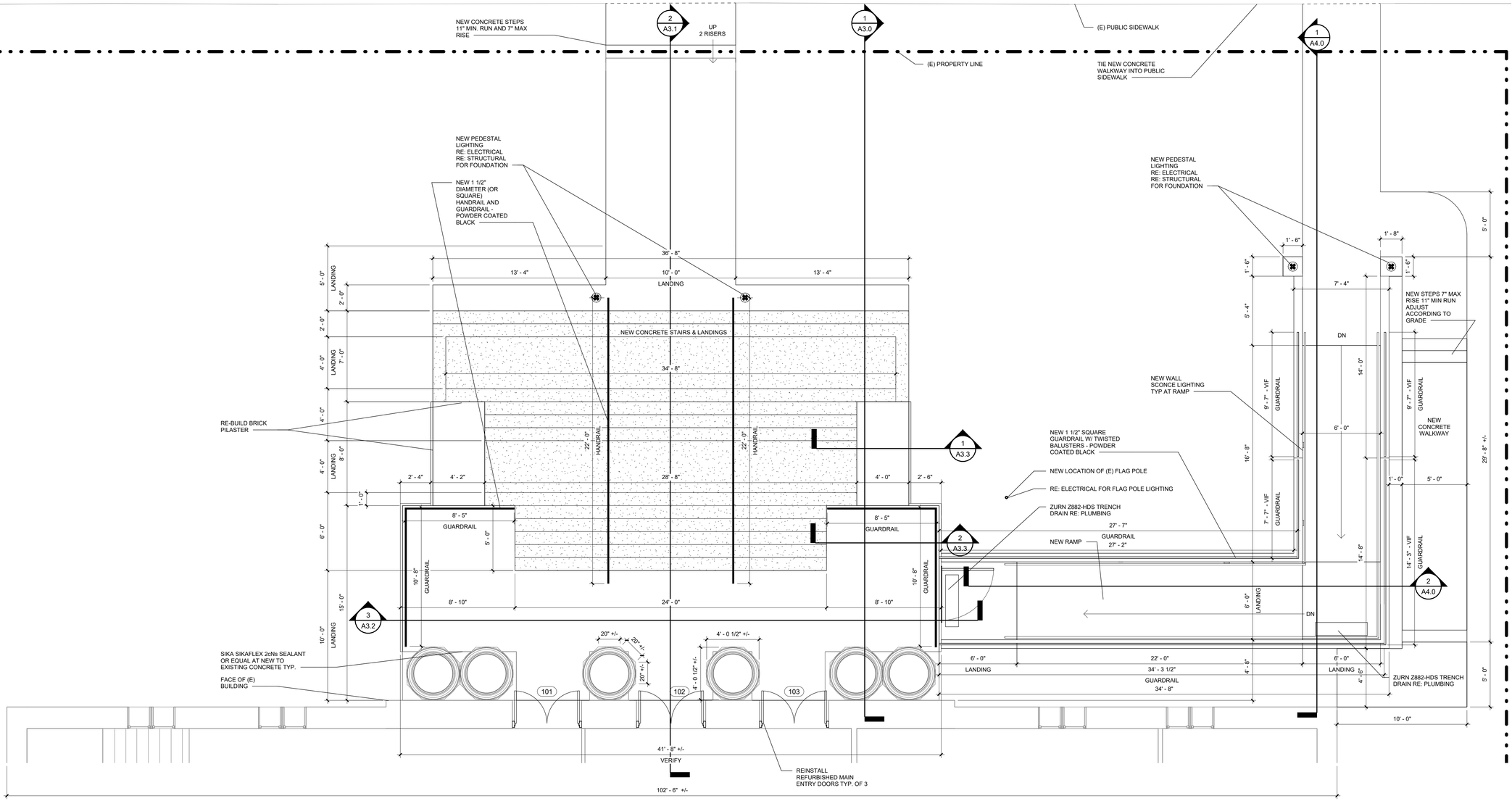
MASONIC TEMPLE
EXTERIOR IMPROVEMENTS
225 W OAK St., FORT COLLINS
CO 80521

FOUNDATION PLAN

REVISIONS

1	BUILDING PERMIT SUBMITTAL SET	2025.08.07

SHEET
A1.2



NORTH

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

GENERAL RAMP NOTES:

1. RAMP RUNS SHALL HAVE A RUNNING SLOPE OF NOT STEEPER THAN 1:12.
2. CROSS SLOPE OF RAMPS OR RAMP LANDINGS SHALL NOT EXCEED 1:48.
3. MINIMUM CLEAR WIDTH AT RAMPS SHALL BE 36 INCHES.
4. MAXIMUM RISE FOR ANY RAMP RUN SHALL BE 30 INCHES.
5. GUARDRAILS ARE REQUIRED WHERE THE WALKING SURFACE IS ABOVE 30 INCHES.
6. LANDINGS - RAMPS ARE REQUIRED TO HAVE LANDINGS AT THE TOP AND BOTTOM OF EACH RUN. THE LANDING LENGTH SHALL BE 60 INCHES MINIMUM CLEAR.
7. HANDRAILS - HANDRAILS ARE REQUIRED WITH A RISE GREATER THAN 6". HANDRAILS ARE REQUIRED ON BOTH SIDES OF RAMP. TOP OF HANDRAILS SHALL BE PLACED NOT MORE THAN 38 INCHES AND NOT LESS THAN 34 INCHES ABOVE THE RAMP SURFACE. HANDRAILS SHALL HAVE AN OUTSIDE DIAMETER OF 1.25 INCHES MINIMUM AND 2 INCHES MAXIMUM OR A PERIMETER DIMENSION PER CODE FOR ADEQUATE GRASPABILITY. ALL HANDRAIL GRIPPING SURFACE SHALL BE CONTINUOUS WITHOUT INTERRUPTION. HANDRAIL SHALL RETURN TO A WALL, GUARD OR WALKING SURFACE OR SHALL BE CONTINUOUS TO AN ADJACENT FLIGHT OF STAIRS. NON-CONTINUOUS HANDRAILS SHALL EXTEND 12 INCHES ONTO THE LANDING SURFACE AT THE TOP AND BOTTOM. CLEARANCE BETWEEN HANDRAILS AND A WALL OR OTHER SURFACE SHALL BE A MINIMUM OF 1.5 INCHES. EXTENSIONS ARE NOT REQUIRED AT INSIDE TURNS OF CONTINUOUS HANDRAILS.
8. EDGE PROTECTION IS REQUIRED AT EACH SIDE OF RAMP RUNS AND AT EACH SIDE OF LANDINGS. AN EXTENDED FLOOR/GROUND SURFACE OR CURB/BARRIER IS ACCEPTABLE. THE FLOOR/GROUND SURFACE OF THE RAMP RUN OR LANDING SHALL EXTEND 12 INCHES MINIMUM BEYOND THE INSIDE FACE OF THE RAILING. A CURB/BARRIER SHALL BE PROVIDED THAT PREVENTS THE PASSAGE OF A 4 INCH DIAMETER SPHERE BELOW A HEIGHT OF 4 INCHES.

OPEN GUARDRAILS:
OPEN GUARDRAILS SHALL BE 42" TALL MINIMUM. THE INTERMEDIATE RAILS, BALUSTERS OR ORNAMENTAL PATTERN SHALL BE SPACED SUCH THAT A 4 INCH DIAMETER SPHERE CANNOT PASS THROUGH ANY OPENING UP TO A HEIGHT OF 34 INCHES. FROM A HEIGHT OF 34 INCHES TO 42 INCHES A 4 3/8" SPHERE SHALL NOT PASS.

GENERAL REMODEL NOTES:

1. SALVAGE EXISTING BRICK AND REUSE, NEW BRICK TO MATCH EXISTING - REVEAL PATTERN TO MATCH EXISTING.
2. NEW TUBE STEEL GUARDRAIL W/ TWISTED BALUSTERS TO MATCH EXISTING - POWDER COATED BLACK.
3. REPAIR OR REPLACE ALL DAMAGED GYP. BOARD, AS NECESSARY, AND FINISH TO MATCH ADJACENT SURFACE.
4. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING FLOOR COVERINGS, CEILINGS, AND WALL FINISHES THAT WILL REMAIN IN SPACE. (INCLUDING FINAL CLEANING) OF THE EXISTING BUILDING WHERE NEW WORK OCCURS.

COLORADO LICENSED
CURTIS KOLDEWAY
405751
AUGUST 7, 2025
ARCHITECT

HAUSER ARCHITECTS
3780 East 15th Street, Suite 201 •Loveland, Colorado 80538
970.669.8220
E-mail: info@hauserarchitectspc.com
HauserArchitectspc.com

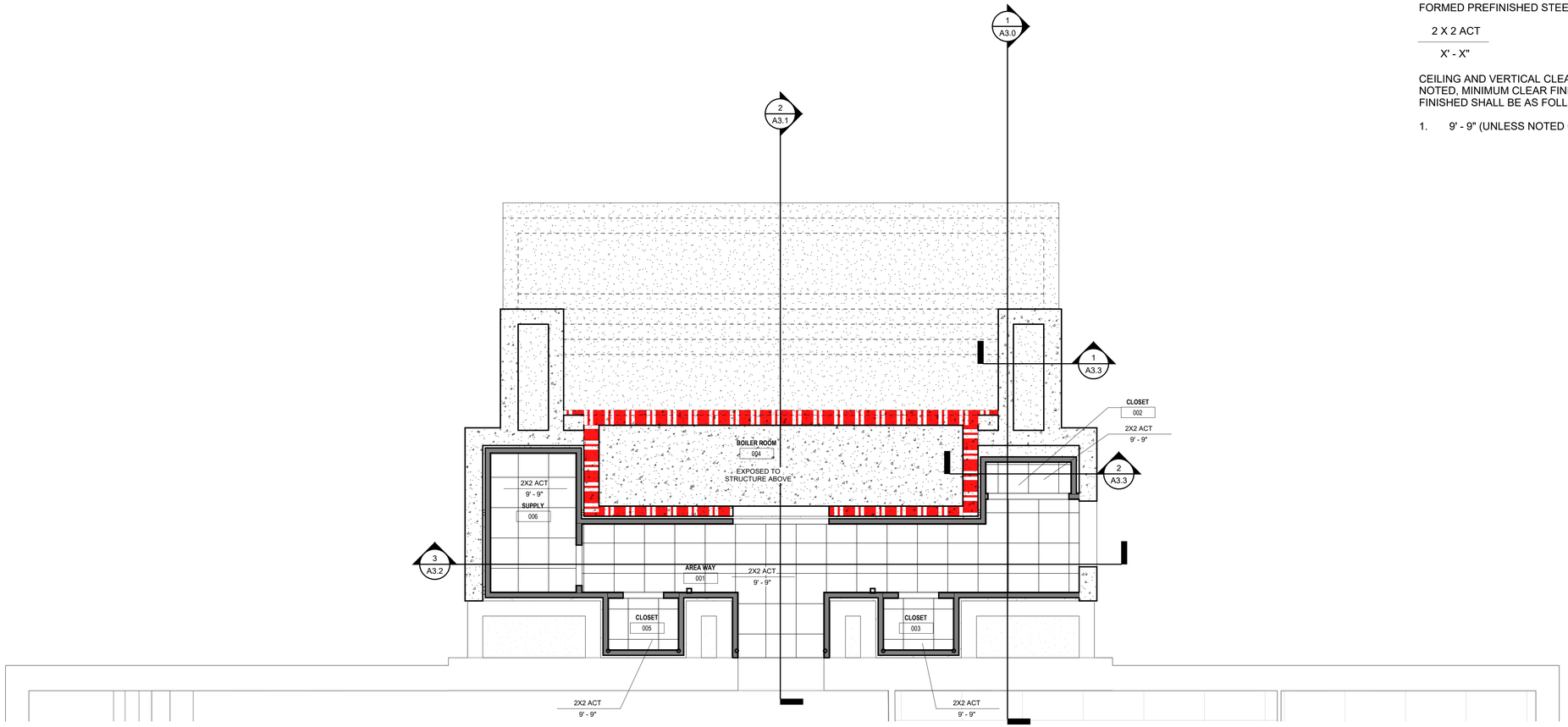
MASONIC TEMPLE
EXTERIOR IMPROVEMENTS
225 W OAK St, FORT COLLINS
CO 80521

MAIN FLOOR PLAN

REVISIONS

1	BUILDING PERMIT SUBMITTAL SET	2025.08.07

SHEET
A1.3



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

NORTH

CEILING SYSTEM NOTES

1. RELOCATED CEILING MOUNTED DEVICES INCLUDING MOTION SENSORS AND SPRINKLER HEADS ETC, SHALL BE CENTERED ON THE ACOUSTICAL TILE WHERE INSTALLED.

CEILING SYSTEM NOTES

2 X 2 CEILING TILES, MANF. BY ARMSTRONG OR USG. GRID SYSTEM TO BE 15/16" WIDE EXPOSED FACE WITH ROLL FORMED PREFINISHED STEEL CAP - WHITE.

2 X 2 ACT

X' - X"

CEILING AND VERTICAL CLEARANCES UNLESS OTHERWISE NOTED, MINIMUM CLEAR FINISHED CEILING HEIGHTS ABOVE FINISHED SHALL BE AS FOLLOWS:

1. 9' - 9" (UNLESS NOTED OTHERWISE)

COLORADO LICENSED
CURTIS KOLDEWAY
405751
AUGUST 7th 2025
ARCHITECT

HAUSER
ARCHITECTS
3780 East 15th Street, Suite 201 • Loveland, Colorado 80538
970.669.8220
E-mail: info@hauserarchitectspc.com
HauserArchitectspc.com

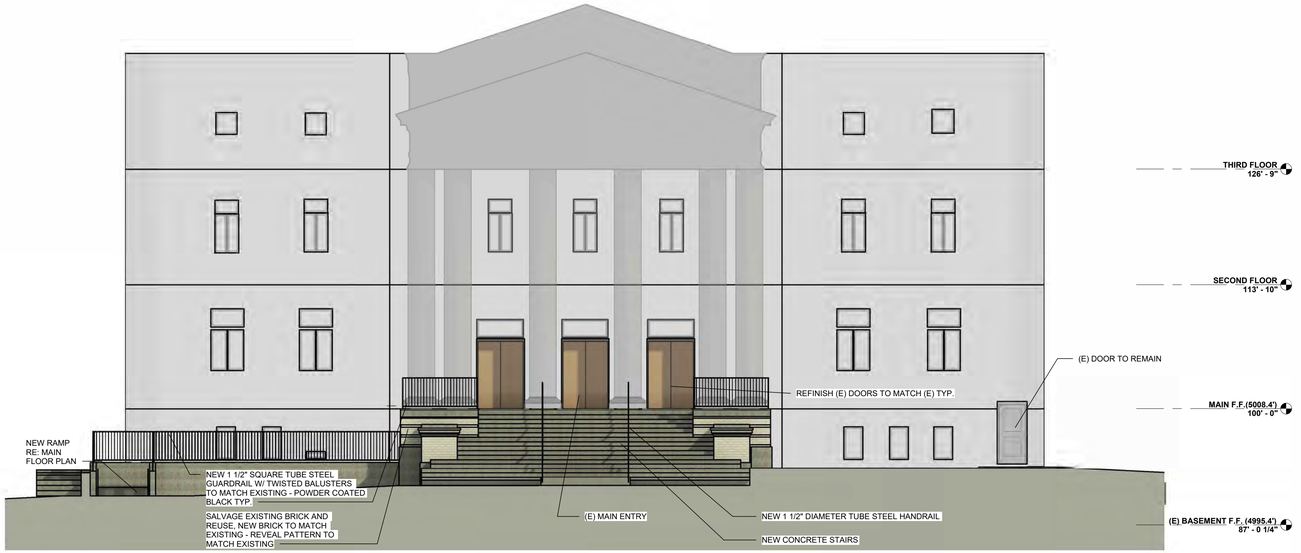
MASONIC TEMPLE
EXTERIOR IMPROVEMENTS
225 W OAK St., FORT COLLINS
CO 80521

REFLECTED CEILING PLAN

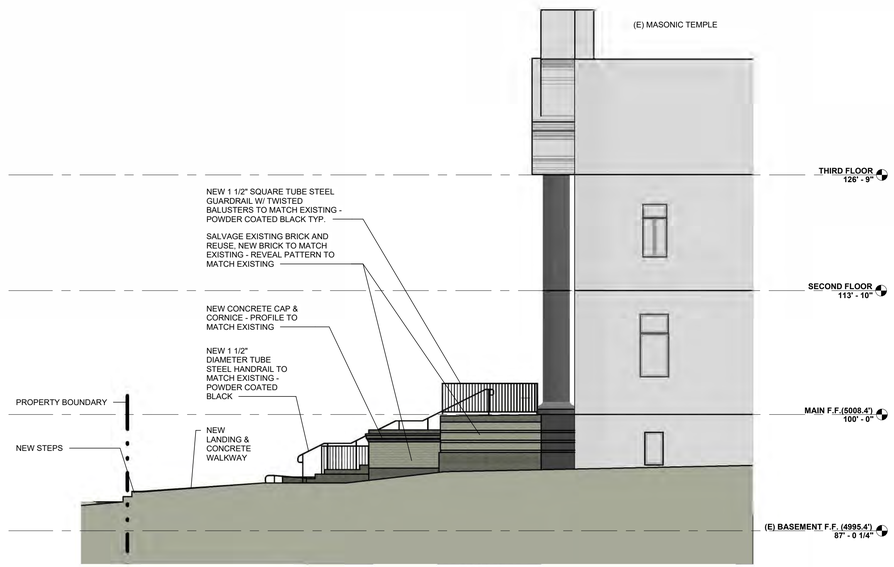
REVISIONS

1	BUILDING PERMIT SUBMITTAL SET	2025.08.07

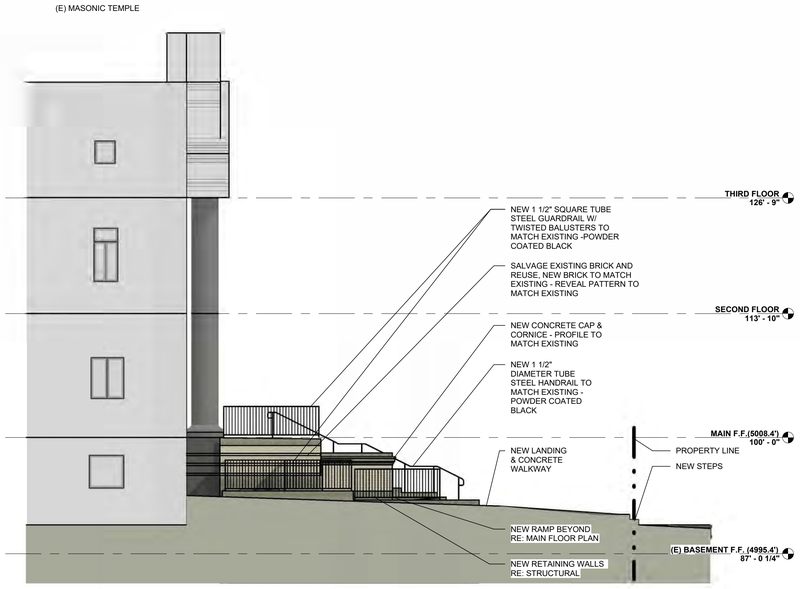
SHEET
A1.5



2 **NORTH ELEVATION**
1/8" = 1'-0"



3 **WEST ELEVATION**
1/8" = 1'-0"



1 **EAST ELEVATION**
1/8" = 1'-0"

COLORADO LICENSED
CURTIS KOLDEWAY
405751
AUGUST 7th 2025
ARCHITECT

HAUSER
ARCHITECTS
3780 East 15th Street, Suite 201 • Loveland, Colorado 80538
970.669.8220
E-mail: info@hausserarchitectspc.com
HausserArchitectspc.com

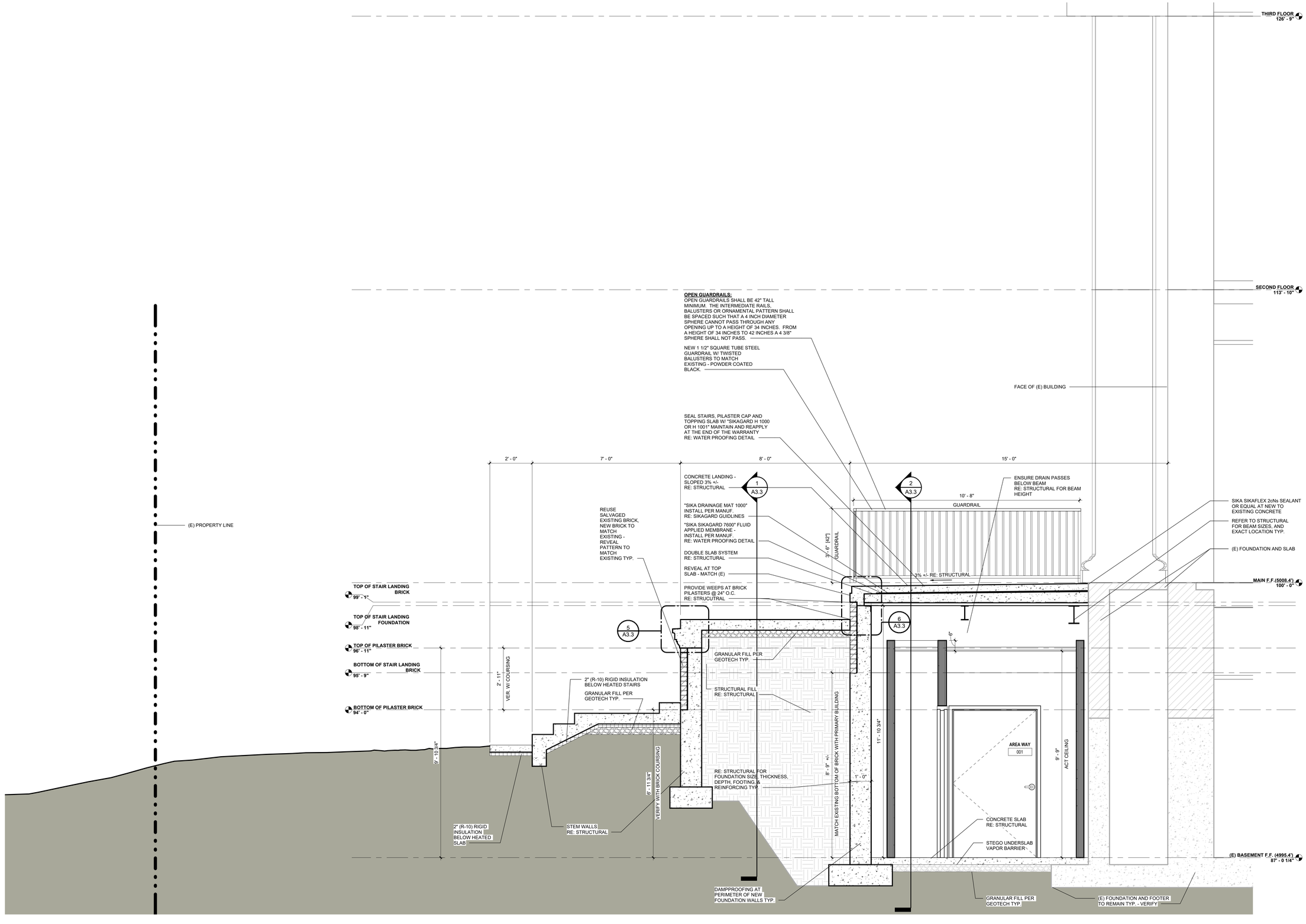
MASONIC TEMPLE
EXTERIOR IMPROVEMENTS
225 W OAK St., FORT COLLINS
CO 80521

BUILDING ELEVATIONS

REVISIONS

1	BUILDING PERMIT SUBMITTAL SET	2025.08.07

SHEET
A2.0



1 **STAIR SECTION 1**
1/2" = 1'-0"

HAUSER ARCHITECTS
3760 East 15th Street, Suite 201 • Loveland, Colorado 80538
970.660.8220
E-mail: info@hauserarchitectspc.com HauserArchitectspc.com

COLORADO LICENSED
CURTIS KOLDEWAY
405751
AUGUST 7th 2025
ARCHITECT

MASONIC TEMPLE
EXTERIOR IMPROVEMENTS
225 W OAK St., FORT COLLINS CO 80521

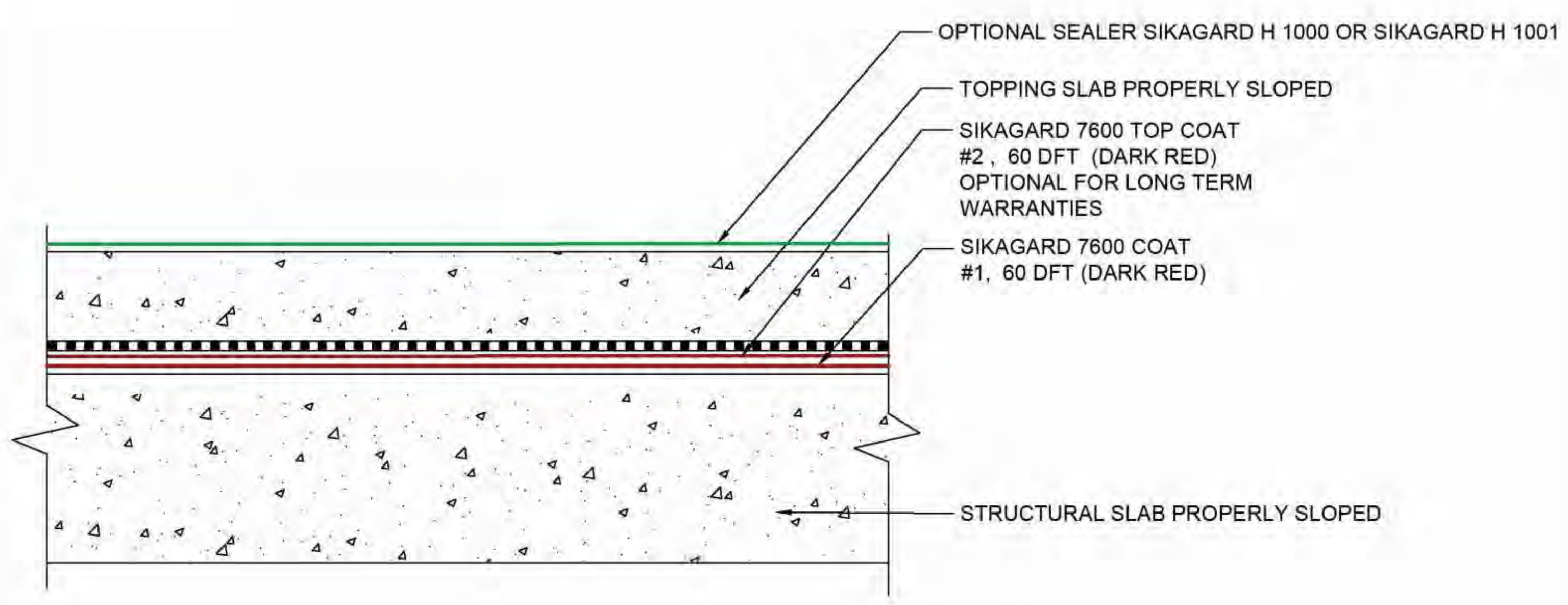
STAIR SECTIONS

REVISIONS

1.	BUILDING PERMIT SUBMITTAL SET	2025.08.07

SHEET
A3.0

SIKA DOUBLE SLAB WATER PROOFING DETAIL



Sika® BUILDING TRUST

JOB NAME:	
DETAIL TITLE:	SPLIT SLAB SYSTEM WITH SIKAGARD 7600 WATERPROOFING MEMBRANE
1-800-933-SIKA (7452) www.sikausa.com	SCALE: N.T.S. · DATE: 08/2025 · FILE NO.: · DRW. NO.: XXX

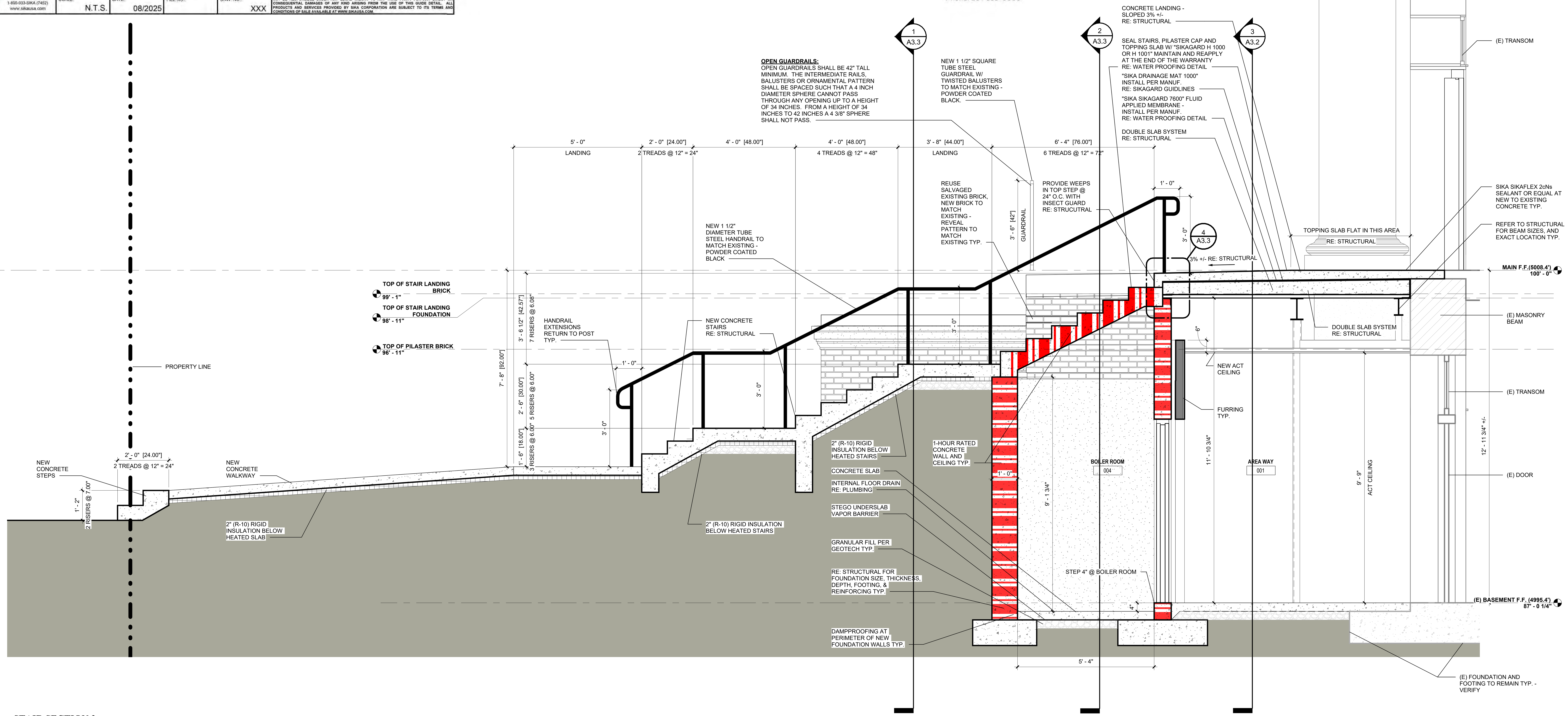
Sikagard® 7600 HG/VG System Guidelines
January 2020

BUILDING TRUST Sika®

Application	Warranty Length	Sikard® 7600 Build	Primer	Protection Course	Drainage Mat
Liner	5 years	60 mils	Sikalastic® PF Lo-VOC or Sikalastic® FTP Lo-VOC Primer***		
	10 years	90 mils	Sikalastic® PF Lo-VOC or Sikalastic® FTP Lo-VOC Primer***		
	20 years	120 mils	Sikalastic® PF Lo-VOC or Sikalastic® FTP Lo-VOC Primer		
Foundation Walls*	5 years	60 mils			Sika® Drainage Mat 420
	10 years	90 mils			Sika® Drainage Mat 420
	20 years	90 mils	Sikalastic® PF Lo-VOC or Sikalastic® FTP Lo-VOC Primer	GreenGuard® PB4	Sika® Drainage Mat 420
Split Slab, Pavers**	5 years	60 mils			Sika® Drainage Mat 1000/720
	10 years	90 mils			Sika® Drainage Mat 1000/720
	20 years	120 mils	Sikalastic® PF Lo-VOC or Sikalastic® FTP Lo-VOC Primer		Sika® Drainage Mat 1000
Planter		Floor/Wall			
	5 Years	60/60 mils			Sika® Drainage Mat 420/GRS
	10 Years	90/90 mils	Sikalastic® PF Lo-VOC or Sikalastic® FTP Lo-VOC Primer		Sika® Drainage Mat 420/GRS
	20 Years	120/90 mils	Sikalastic® PF Lo-VOC or Sikalastic® FTP Lo-VOC Primer		Sika® Drainage Mat 420/GRS
Green Roof	10 Years	90/90 mils	Sikalastic® PF Lo-VOC or Sikalastic® FTP Lo-VOC Primer		Sika® Drainage Mat 420/GRS
	20 Years	120/120 mils	Sikalastic® PF Lo-VOC or Sikalastic® FTP Lo-VOC Primer		Sika® Drainage Mat 420/GRS

*Some Building Codes may require Drainage Mats depending on the height of the foundation
**Mortar beds supporting pavers must be at least 2 inches thick
***Primer required if tank permanently holds liquid.
1. Follow the directions on each product data sheet carefully
2. Speak with your local Sika Representative to receive approval for all warranties
3. Use root barrier where applicable
4. Use Sikalastic FTP Lo-VOC on concrete with up to 6% moisture content.

Sika Corporation
www.usa.sika.com
201 Polito Avenue
Lyndhurst, NJ 07071
Phone: 201-933-8800



2 STAIR SECTION 2
1/2" = 1'-0"

Hauser Architects, P.C. 8/7/2025 3:50:36 PM

COLORADO LICENSED ARCHITECT — CURTIS KOLDEWAY 405751 AUGUST 2025

HAUSER ARCHITECTS
3780 East 15th Street, Suite 201 • Loveland, Colorado 80538
970.669.8220
E-mail: info@hauserarchitectspc.com
HauserArchitectspc.com

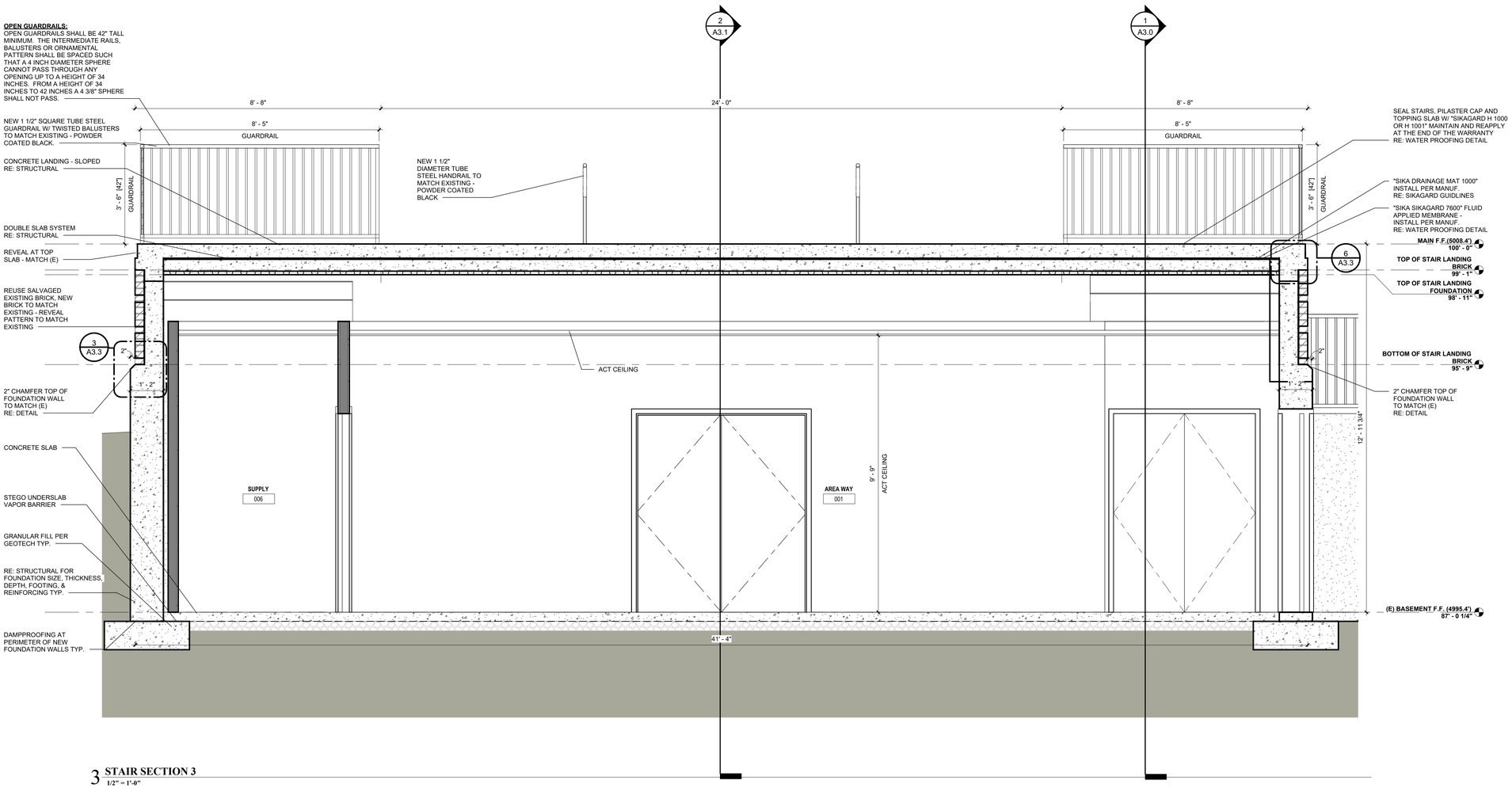
MASONIC TEMPLE
EXTERIOR IMPROVEMENTS
225 W OAK St., FORT COLLINS CO 80521

STAIR SECTIONS

REVISIONS

1	BUILDING PERMIT SUBMITTAL SET	2025.08.07

SHEET
A3.1



3 **STAIR SECTION 3**
1/2" = 1'-0"

COLORADO LICENSED
CURTIS KOLDEWAY
405751
AUGUST 7, 2025
ARCHITECT

HAUSER ARCHITECTS
3760 East 15th Street, Suite 201 • Loveland, Colorado 80538
970.669.8220
E-mail: info@hauserarchitectspc.com
HauserArchitectspc.com

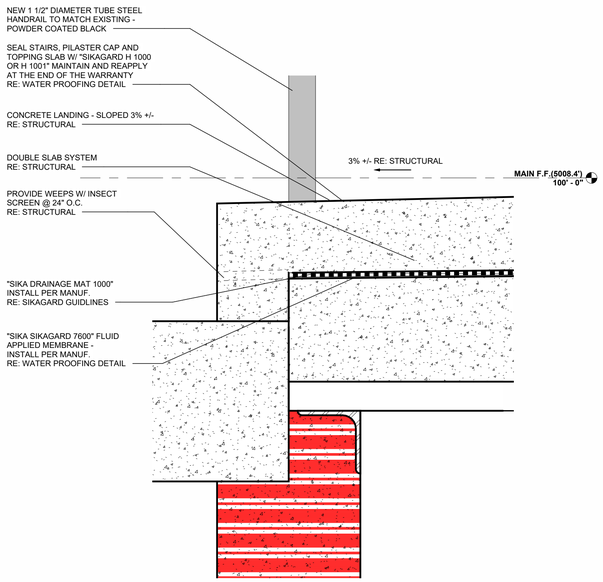
MASONIC TEMPLE
EXTERIOR IMPROVEMENTS
225 W OAK St, FORT COLLINS
CO 80521

STAIR SECTIONS

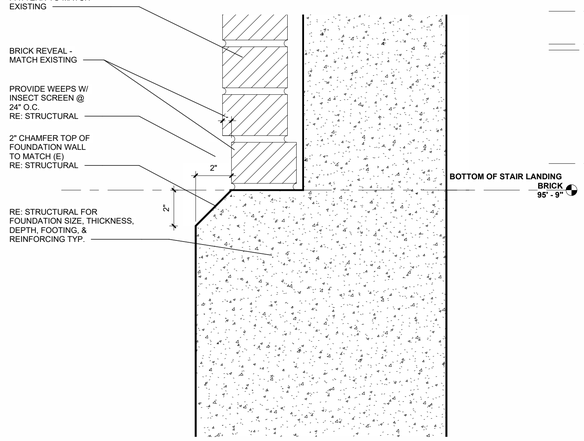
REVISIONS

1	BUILDING PERMIT SUBMITTAL SET	2025.08.07

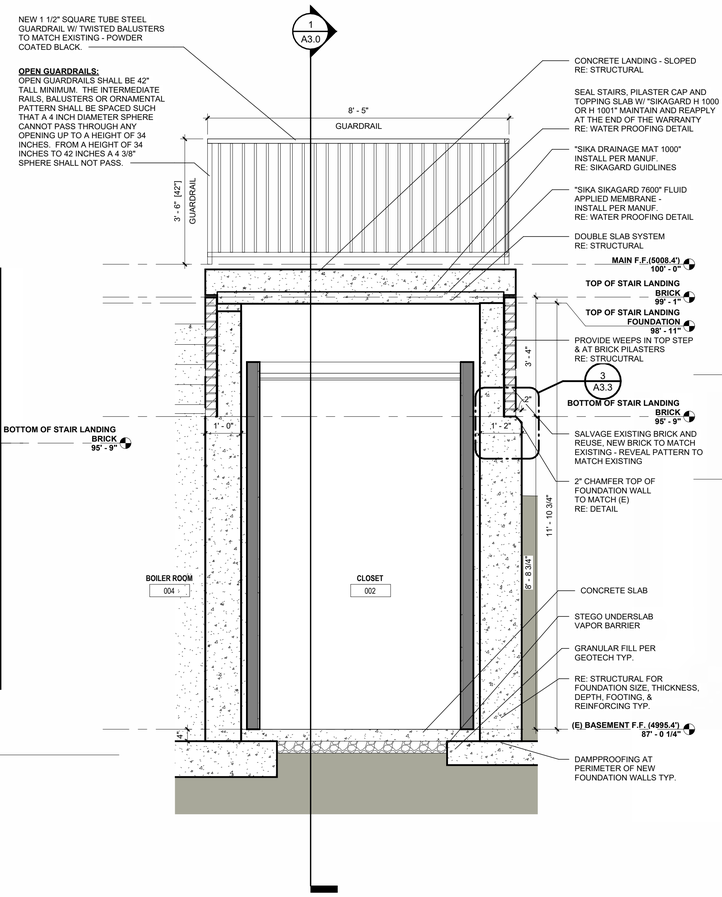
SHEET
A3.2



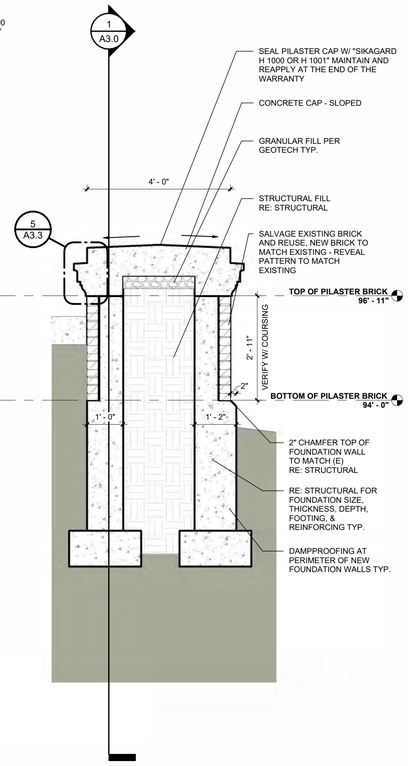
4 **TOP OF STAIRS DETAIL**
3" = 1'-0"



3 **WALL BASE CHAMFER DETAIL**
3" = 1'-0"



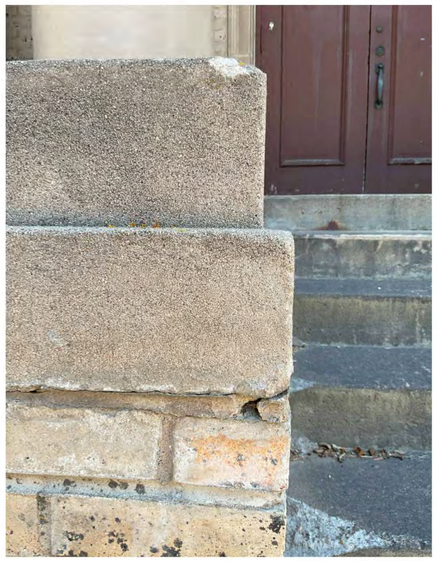
2 **TOP LANDING DEATIL**
1/2" = 1'-0"

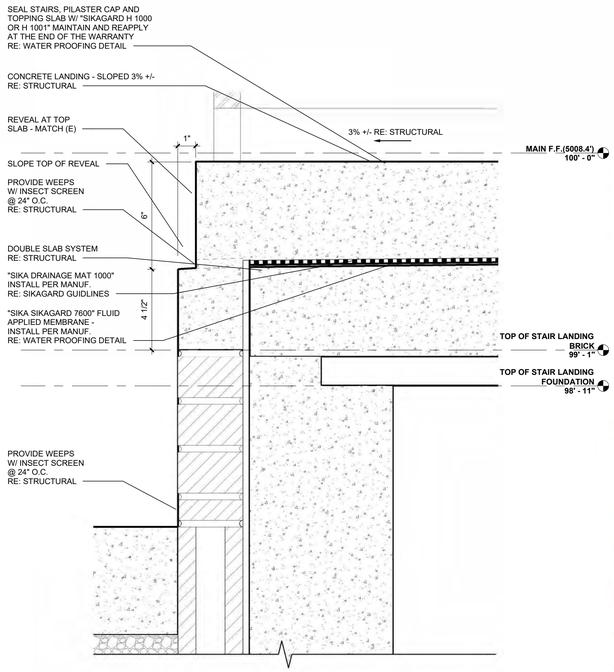


1 **PILASTER DETAIL**
1/2" = 1'-0"

PHOTO OF EXISTING TOP OF LANDING REVEAL DETAIL

FOR REFERENCE

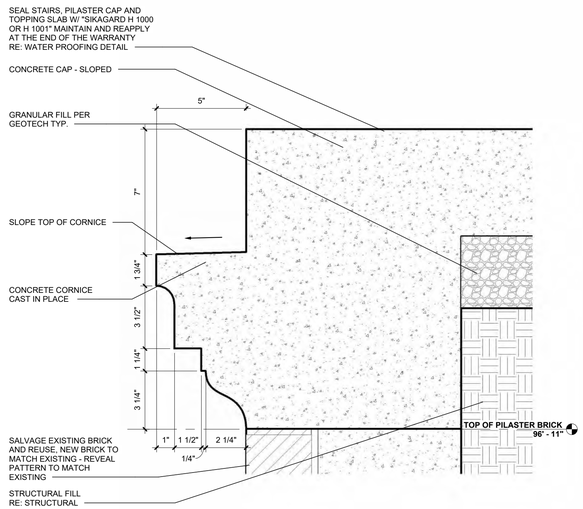




6 **TOP LANDING REVEAL DETAIL**
3" = 1'-0"

PHOTO OF EXISTING PILASTER CORNICE DETAIL

FOR REFERENCE



5 **PILASTER CORNICE DETAIL**
3" = 1'-0"

COLORADO LICENSED
CURTIS KOLDEWAY
405751
AUGUST 7th, 2025
ARCHITECT

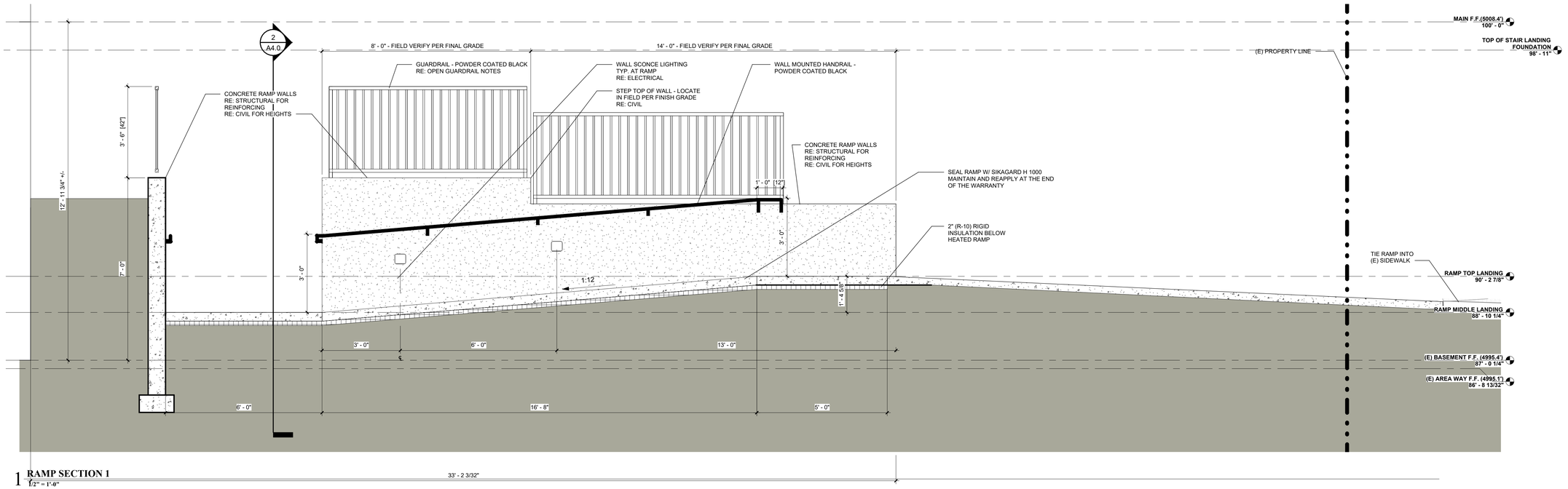
HAUSER
ARCHITECTS
3780 East 15th Street, Suite 201 •Loveland, Colorado 80538
970.669.8220 HauserArchitectspc.com
E-mail: info@hauserarchitectspc.com

MASONIC TEMPLE
EXTERIOR IMPROVEMENTS
225 W OAK St, FORT COLLINS CO 80521

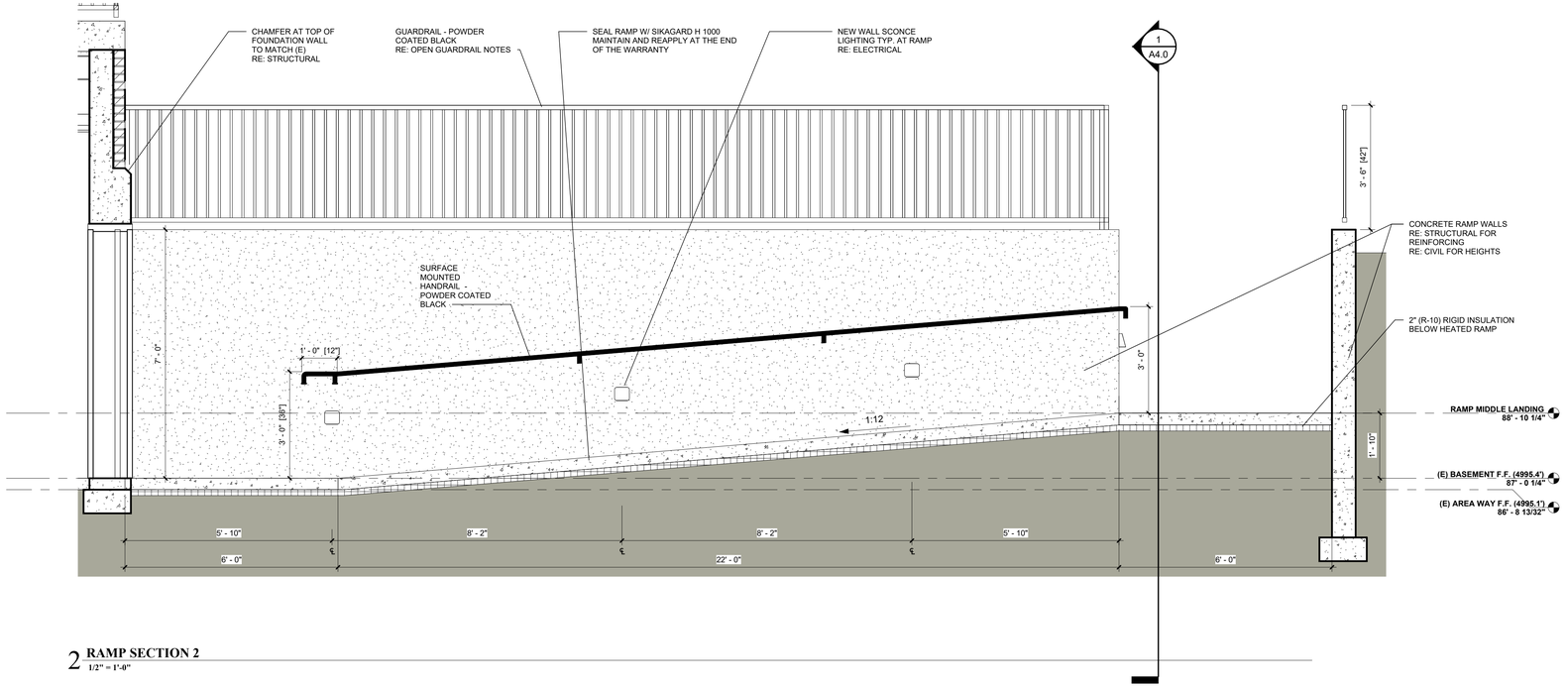
STAIR DETAILS

REVISIONS		
1	BUILDING PERMIT SUBMITTAL SET	2025.08.07

SHEET
A3.3



1 **RAMP SECTION 1**
1/2" = 1'-0"



2 **RAMP SECTION 2**
1/2" = 1'-0"

GENERAL RAMP NOTES:

1. RAMP RUNS SHALL HAVE A RUNNING SLOPE OF NOT STEEPER THAN 1:12.
2. CROSS SLOPE OF RAMPS OR RAMP LANDINGS SHALL NOT EXCEED 1:48.
3. MINIMUM CLEAR WIDTH AT RAMPS SHALL BE 36 INCHES.
4. MAXIMUM RISE FOR ANY RAMP RUN SHALL BE 30 INCHES.
5. GUARDRAILS ARE REQUIRED WHERE THE WALKING SURFACE IS ABOVE 30 INCHES.
6. LANDINGS - RAMPS ARE REQUIRED TO HAVE LANDINGS AT THE TOP AND BOTTOM OF EACH RUN. THE LANDING LENGTH SHALL BE 60 INCHES MINIMUM CLEAR.
7. HANDRAILS - HANDRAILS ARE REQUIRED WITH A RISE GREATER THAN 6". HANDRAILS ARE REQUIRED ON BOTH SIDES OF RAMP. TOP OF HANDRAILS SHALL BE PLACED NOT MORE THAN 38 INCHES AND NOT LESS THAN 34 INCHES ABOVE THE RAMP SURFACE. HANDRAILS SHALL HAVE AN OUTSIDE DIAMETER OF 1.25 INCHES MINIMUM AND 2 INCHES MAXIMUM OR A PERIMETER DIMENSION PER CODE FOR ADEQUATE GRASPABILITY. ALL HANDRAIL GRIPPING SURFACE SHALL BE CONTINUOUS WITHOUT INTERRUPTION. HANDRAIL SHALL RETURN TO A WALL, GUARD OR WALKING SURFACE OR SHALL BE CONTINUOUS TO AN ADJACENT FLIGHT OF STAIRS. NON-CONTINUOUS HANDRAILS SHALL EXTEND 12 INCHES ONTO THE LANDING SURFACE AT THE TOP AND BOTTOM. CLEARANCE BETWEEN HANDRAILS AND A WALL OR OTHER SURFACE SHALL BE A MINIMUM OF 1.5 INCHES. EXTENSIONS ARE NOT REQUIRED AT INSIDE TURNS OF CONTINUOUS HANDRAILS.
8. EDGE PROTECTION IS REQUIRED AT EACH SIDE OF RAMP RUNS AND AT EACH SIDE OF LANDINGS. AN EXTENDED FLOOR/GROUND SURFACE OR CURB/BARRIER IS ACCEPTABLE. THE FLOOR/GROUND SURFACE OF THE RAMP RUN OR LANDING SHALL EXTEND 12 INCHES MINIMUM BEYOND THE INSIDE FACE OF THE RAILING. A CURB/BARRIER SHALL BE PROVIDED THAT PREVENTS THE PASSAGE OF A 4 INCH DIAMETER SPHERE BELOW A HEIGHT OF 4 INCHES.

OPEN GUARDRAILS:
OPEN GUARDRAILS SHALL BE 42" TALL MINIMUM. THE INTERMEDIATE RAILS, BALUSTERS OR ORNAMENTAL PATTERN SHALL BE SPACED SUCH THAT A 4 INCH DIAMETER SPHERE CANNOT PASS THROUGH ANY OPENING UP TO A HEIGHT OF 34 INCHES. FROM A HEIGHT OF 34 INCHES TO 42 INCHES A 4 3/8" SPHERE SHALL NOT PASS.

COLORADO LICENSED
CURTIS KOLDEWAY
405751
AUGUST 7th 2025
ARCHITECT

HAUSER
ARCHITECTS
3780 East 15th Street, Suite 201 • Loveland, Colorado 80538
970.669.8220
E-mail: info@hausserarchitectspc.com
HausserArchitectspc.com

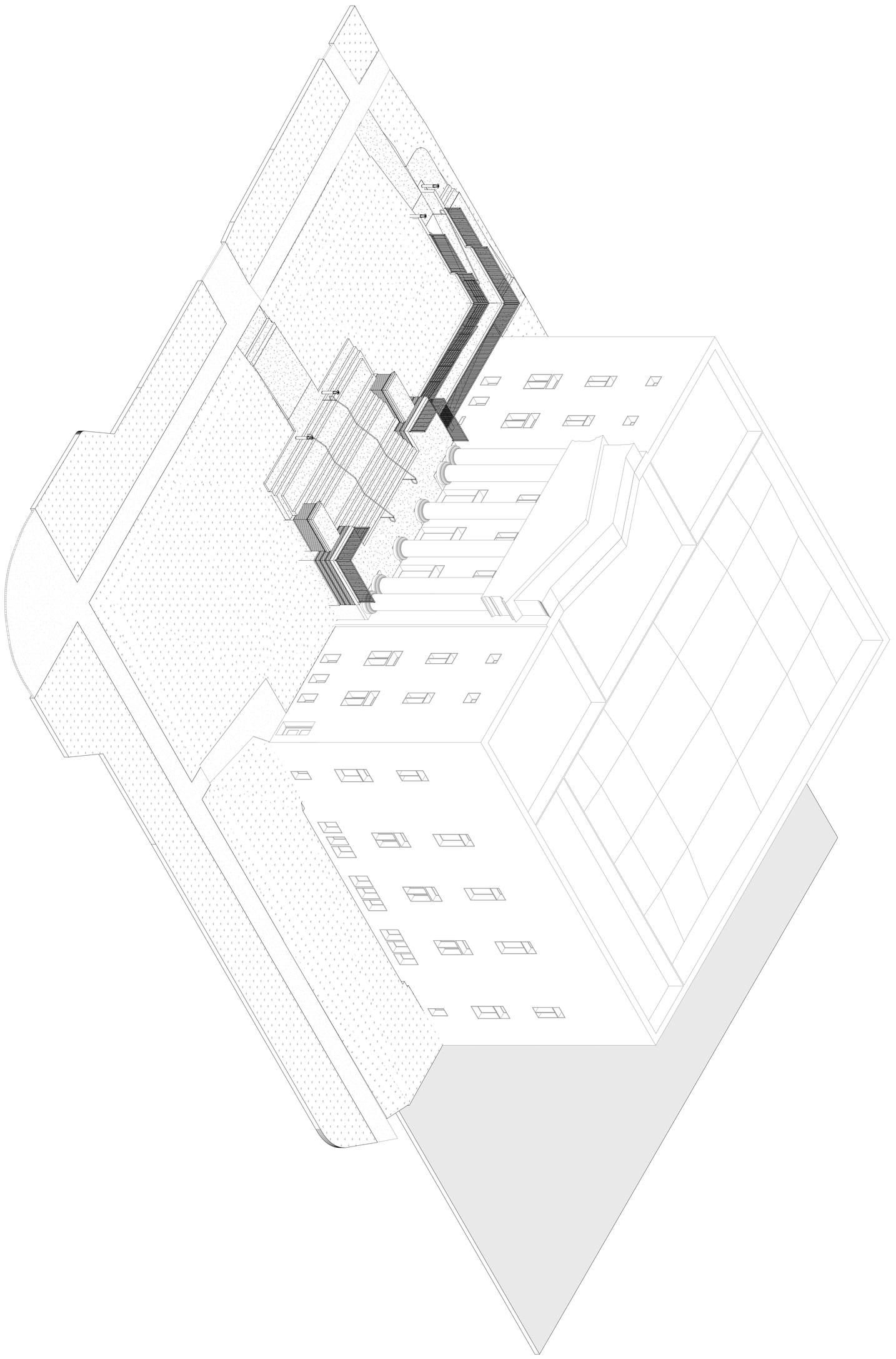
MASONIC TEMPLE
EXTERIOR IMPROVEMENTS
225 W OAK St., FORT COLLINS
CO 80521

RAMP SECTIONS

REVISIONS		
1	BUILDING PERMIT SUBMITTAL SET	2025.08.07

SHEET
A4.0

1 ISOMETRIC VIEW



SHEET A5.0

REVISIONS		
1	BUILDING PERMIT SUBMITTAL SET	2025.08.07

MASONIC TEMPLE

EXTERIOR IMPROVEMENTS
225 W OAK St., FORT COLLINS
CO 80521

ISOMETRIC

HAUSER
ARCHITECTS
3780 East 15th Street, Suite 201 •Loveland, Colorado 80538
970.669.8220
E-mail: info@hauserarchitectspc.com HauserArchitectspc.com

COLORADO LICENSED ARCHITECT CURTIS W. HAUSER 40575 REGISTERED 2025

FINISHES:

GYP - 5/8" TYPE 'X' GYPSUM WALL BOARD LEVEL 4 FINISH AT ALL VISIBLE AREAS

FLOOR FINISHES:

SEALED - SEALED CONCRETE

BASE:

WD - WOOD BASE - MATCH (E)

RB - 4" RUBBER BASE - COLOR PER OWNER

WALLS:

PAINT - PAINT, ONE COAT OF PRIMER & TWO COATS OF FINAL FINISH STANDARD COMMERCIAL LATEX PAINT - VERIFY COLOR W/ OWNER

CONC. - CONCRETE

CEILINGS

2X2 ACT - 2X2 SECOND LOOK ACOUSTIC CEILING TILES

*** COORDINATE ALL FINISHES AND COLORS W/ OWNER**

GENERAL ROOM FINISH NOTES:

1. VERIFY ALL MATERIALS, FINISHES, AND COLORS WITH OWNER.
2. ALL INTERIOR GYP. FINISH TO BE LEVEL 4, TEXTURE FINISH TO MATCH ADJACENT SURFACES.
3. INTERIOR WALLS SHALL BE 2X4 WOOD STUDS 16" O.C. TIGHT TO CONCRETE FOUNDATION WALLS . BRACE TO STRUCTURE AS REQUIRED. REFER TO TYPICAL WALL PARTITION TYPES.
4. ACT CEILINGS SHALL BE 2'x2' ACOUSTICAL TILE, CENTERED IN EACH ROOM.
5. ALL ELECTRICAL SHALL CONFORM TO CURRENT CODE.
6. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING & NEW FLOOR COVERINGS, CEILINGS, AND WALL FINISHES (INCLUDING FINAL CLEANING OF THE PROJECT AREA & ANY EXISTING AREAS EFFECTED DURING CONSTRUCTION).

ROOM FINISH SCHEDULE

Room Number	Room Name	FLOOR SUBSTRATE	FLOOR FINISH	FLOOR BASE	WALLS MATERIAL	WALLS FINISH	CEILING MATERIAL	CEILING FINISH	CEILING HEIGHT	Comments
(E) AREA WAY F.F. (4995.1')										
001	AREA WAY	CONCRETE	SEALED	WD	GYP.	PAINT	2X2 ACT		9' - 9"	
002	CLOSET	CONCRETE	SEALED	RB	GYP.	PAINT	2X2 ACT		9' - 9"	
003	CLOSET	CONCRETE	SEALED	RB	GYP.	PAINT	2X2 ACT		9' - 9"	
004	BOILER ROOM	CONCRETE	SEALED	RB	CONC.	-	EXPOSED			
005	CLOSET	CONCRETE	SEALED	RB	GYP.	PAINT	2X2 ACT		9' - 9"	
006	SUPPLY	CONCRETE	SEALED	RB	GYP.	PAINT	2X2 ACT		9' - 9"	

GENERAL DOOR NOTES:

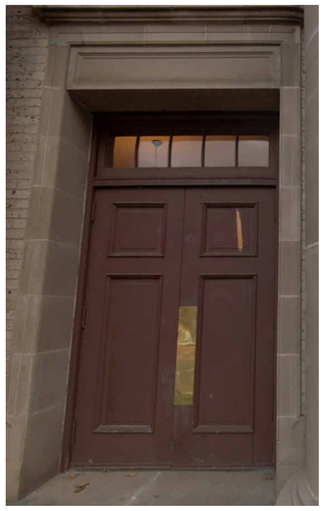
1. ALL DOORS W/ GLAZING SHALL BE 1/4", CLEAR & TEMPERED.
2. ALL WOOD DOORS SHALL BE SOLID CORE WOOD VENEER (TO MATCH EXISTING). STAIN & LACQUER TO MATCH (E).
3. ALL FRAMES SHALL BE PREHUNG TO MATCH EXISTING
4. ANSI COMPLIANT DOOR HARDWARE - HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERABLE PARTS ON ACCESSIBLE DOORS SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST TO OPERATE. SUCH HARDWARE SHALL BE 34 INCHES MINIMUM AND 48 INCHES MAXIMUM ABOVE THE FLOOR OR GROUND.
5. ANSI COMPLIANT DOOR CLOSERS - DOOR CLOSERS SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 90 DEGREES, THE TIME REQUIRED TO MOVE THE DOOR TO AN OPEN POSITION OF 12 DEGREES SHALL BE 5 SECONDS MINIMUM.
6. **VERIFY/COORDINATE DOOR HARDWARE W/ OWNER**

DOOR SCHEDULE

MARK	DOOR TYPE	SIZE WIDTH	SIZE HEIGHT	SIZE THICKNESS	DOOR PANEL MATERIAL	DOOR PANEL FINISH	DOOR GLAZING	FRAME MATERIAL	FRAME FINISH	HARDWARE (E) CLOSER	HARDWARE (E) EXIT HARDWARE	HARDWARE (E) LOCKSET	HARDWARE CLOSER	HARDWARE EXIT HARDWARE	HARDWARE ENTRANCE LOCKSET	HARDWARE STOREROOM LOCKSET	HARDWARE PRIVACY LOCKSET	HARDWARE PUSH / PULL	Comments
001	A	4' - 0"	7' - 0"	0' - 1 3/4"	WOOD	STAIN	-	PRE-HUNG	STAIN				X	X	X				
002	D	5' - 0"	7' - 0"	0' - 1 3/4"	WOOD	STAIN	-	PRE-HUNG	STAIN										
003	B	2' - 8"	7' - 0"	0' - 1 3/4"	WOOD	STAIN	-	PRE-HUNG	STAIN										
004	C	6' - 0"	7' - 0"	0' - 1 3/4"	WOOD	STAIN	-	PRE-HUNG	STAIN				X		X	X			1-HOUR RATED
005	B	2' - 8"	7' - 0"	0' - 1 3/4"	WOOD	STAIN	-	PRE-HUNG	STAIN										
006	B	2' - 8"	7' - 0"	0' - 1 3/4"	WOOD	STAIN	-	PRE-HUNG	STAIN								X		
007	E	5' - 4"	7' - 0"	0' - 2 1/4"	(E) WOOD	(E) STAIN	(E) TRANSOM	(E) WOOD	(E) STAIN	X	X								SAND, STAIN, & SEAL EXTERIOR SIDE TO MATCH (E). VERIFY (E) CLOSER AND EXIT HARDWARE IS PRESENT AND OPERATIONAL - REPLACE ALL NON-FUNCTIONAL HARDWARE TYP.
101	F	5' - 0"	7' - 6"	0' - 2 1/4"	(E) WOOD	STAIN/PAINT	(E) TRANSOM	(E) PRE-HUNG	STAIN/PAINT	X	X	X							REFURBISH (E) DOOR, FINISH TO MATCH (E) - VERIFY (E) HARDWARE IS PRESENT AND FUNCTIONAL, REPLACE ALL DEFICIENT OR MISSING HARDWARE
102	F	5' - 0"	7' - 6"	0' - 2 1/4"	(E) WOOD	STAIN/PAINT	(E) TRANSOM	(E) PRE-HUNG	STAIN/PAINT		X		X						REFURBISH (E) DOOR, FINISH TO MATCH (E) - VERIFY (E) HARDWARE IS PRESENT AND FUNCTIONAL, REPLACE ALL DEFICIENT OR MISSING HARDWARE
103	F	5' - 0"	7' - 6"	0' - 2 1/4"	(E) WOOD	STAIN/PAINT	(E) TRANSOM	(E) PRE-HUNG	STAIN/PAINT	X	X	X							REFURBISH (E) DOOR, FINISH TO MATCH (E) - VERIFY (E) HARDWARE IS PRESENT AND FUNCTIONAL, REPLACE ALL DEFICIENT OR MISSING HARDWARE

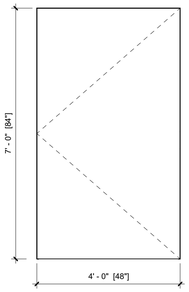
E
INTERIOR

E
EXTERIOR

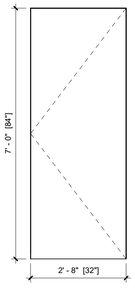


F
INTERIOR

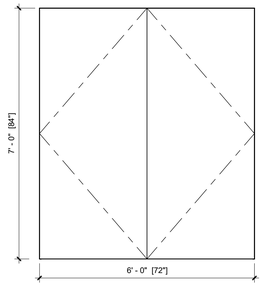
F
EXTERIOR



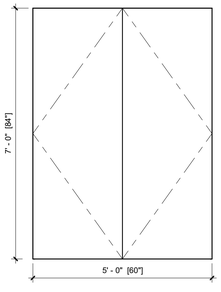
A
EXTERIOR PREHUNG WOOD DOOR
STAIN AND SEAL TO MATCH (E)



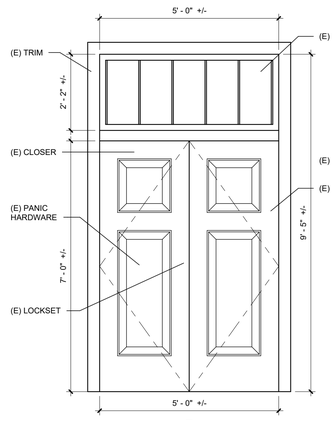
B
INTERIOR PREHUNG WOOD DOOR
STAIN AND LACQUER TO MATCH (E)



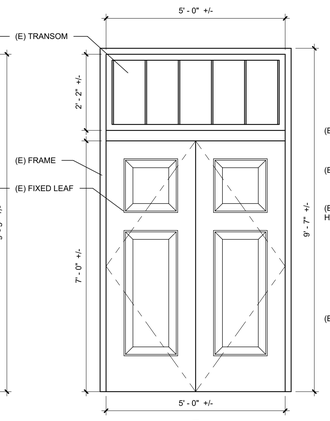
C
INTERIOR PREHUNG 1-HOUR RATED WOOD DOOR
STAIN AND LACQUER TO MATCH (E)



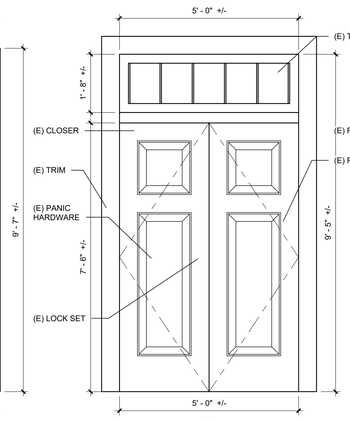
D
INTERIOR PREHUNG WOOD DOOR
STAIN AND LACQUER TO MATCH (E)



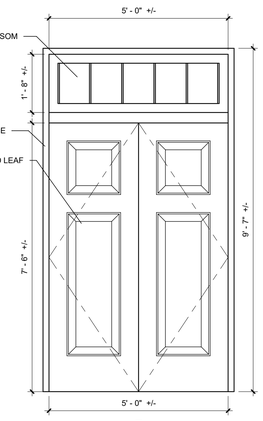
E
INTERIOR
(E) WOOD DOOR AND TRANSOM INTERIOR
- VERIFY (E) HARDWARE IS PRESENT AND FUNCTIONAL



E
EXTERIOR
(E) WOOD DOOR AND TRANSOM EXTERIOR
SAND, SEAL, AND STAIN TO MATCH (E)
- VERIFY (E) HARDWARE IS PRESENT AND FUNCTIONAL



F
INTERIOR
(E) WOOD DOOR AND TRANSOM INTERIOR
- REFURBISH, SAND, SEAL, AND STAIN TO MATCH (E)
- VERIFY (E) HARDWARE IS PRESENT AND FUNCTIONAL



F
EXTERIOR
(E) WOOD DOOR AND TRANSOM EXTERIOR
- REFURBISH, SAND, SEAL, AND STAIN TO MATCH (E)
- VERIFY (E) HARDWARE IS PRESENT AND FUNCTIONAL

DOOR ELEVATIONS

1/2" = 1'-0"

COLORADO LICENSED
CURTIS KOLDEWAY
405751
AUGUST 7th 2025
ARCHITECT

HAUSER
ARCHITECTS
3780 East 15th Street, Suite 201 •Loveland, Colorado 80538
970.669.8220
E-mail: info@hauserarchitectspc.com
HauserArchitectspc.com

MASONIC TEMPLE
EXTERIOR IMPROVEMENTS
225 W OAK St, FORT COLLINS
CO 80521

DOOR ELEVATIONS, ROOM FINISH & DOOR SCHEDULE

REVISIONS		
1	BUILDING PERMIT SUBMITTAL SET	2025.08.07

SHEET
A6.0

GENERAL NOTES

1.0 PROJECT SCOPE: THESE STRUCTURAL DRAWINGS MAY BE USED TO CONSTRUCT ONLY **MASONIC TEMPLE, FORT COLLINS, COLORADO.**

2.0 BUILDING CODE: THIS DESIGN IS BASED ON THE INTERNATIONAL BUILDING CODE (**2021** EDITION). ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THIS CODE.

3.0 DESIGN LOADS: THIS STRUCTURE SHALL BE CLASSIFIED AS A RISK CATEGORY II STRUCTURE AS PER IBC TABLE 1604.5.

A. DEAD LOADS SHALL BE IN ACCORDANCE WITH SECTION 1606 OF IBC.
FLOOR: 12.5 PSF/INCH OF CONCRETE
MISC-FLOOR: 10 PSF

B. LIVE LOADS SHALL BE IN ACCORDANCE WITH SECTION 1607 OF IBC.
OCCUPANCY OR USE UNIFORM
EXTERIOR STAIRS/LANDINGS 100 PSF

C. SNOW LOADS SHALL BE IN ACCORDANCE WITH SECTION 1608 OF IBC.
GROUND SNOW IN ACCORDANCE WITH CHAPTER 7 OF ASCE 7-16.
UNBALANCED SNOW LOADS ARE APPLIED PER SECTION 7.6 OF ASCE 7-16.
DRIFTING SNOW LOADS ON LOWER ROOFS ARE APPLIED PER SECTION 7.7 OF ASCE 7-16.
DRIFTING SNOW LOADS AT ROOF PROJECTIONS ARE APPLIED PER SECTION 7.8 OF ASCE 7-16.
GROUND SNOW: 35 PSF
SNOW IMPORTANCE FACTOR: 1.0

D. WIND LOADS SHALL BE IN ACCORDANCE WITH CHAPTER 26 THROUGH 30 OF ASCE 7-16.
VELOCITY [BASIC/ULT]: **140 MPH**
EXPOSURE: **B**
RISK CATEGORY: **CAT. II**

E. EARTHQUAKE LOADS SHALL BE IN ACCORDANCE WITH SECTION 1613 OF IBC.
SEISMIC IMPORTANCE FACTOR: 1.0
SOIL SITE CLASS: D
SEISMIC DESIGN CATEGORY: B

F. LATERAL EARTH PRESSURE
ACTIVE - **45** PSF/FT
PASSIVE - **250** PSF/FT
ADHESION AT BASE OF FOOTING - **500** PSF
AT REST - **60** PSF/FT
COEFF. OF FRICTION - **0.35**

CONSTRUCTION METHOD:
THE STRUCTURAL DRAWINGS REPRESENT THE FINAL STRUCTURE. THE DRAWINGS DO NOT INDICATE THE CONTRACTORS MEANS, METHODS, TECHNIQUES, SEQUENCES OF CONSTRUCTION AND JOB SAFETY. THE ENGINEER OF RECORD IS NOT RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO FOLLOW PLANS, SPECIFICATIONS, AND/OR ENGINEERING RECOMMENDATIONS, NOR IS THE ENGINEER OF RECORD RESPONSIBLE FOR ECONOMIC LOSS AND/OR DELAYS ON THE CONTRACTOR OR SUBCONTRACTORS. ALL CONSTRUCTION SHALL BE ADEQUATELY BRACED TO PREVENT DISTORTION AND DAMAGE DUE TO CONSTRUCTION LOADS AND NATURAL FORCES. THE CONTRACTOR SHALL MAKE ALLOWANCES FOR DIFFERENCE BETWEEN TEMPERATURE DURING ERECTION AND MEAN TEMPERATURE WHEN STRUCTURE IS COMPLETED AND IN SERVICE.

TRADE COORDINATION:
THE STRUCTURAL DRAWINGS ARE TO BE USED IN CONJUNCTION WITH THE ARCHITECTURAL, ELECTRICAL, MECHANICAL, PLUMBING AND SITE DRAWINGS. CONFLICTS IN DIMENSION AND INTERFERENCE SHALL BE DIRECTED TO THE ARCHITECT PRIOR TO CONSTRUCTION.

SPECIFICATIONS:
IF CONFLICTS ARISE FROM THE RECOMMENDATIONS OF THESE DRAWINGS AND THOSE CONTAINED IN THE SPECIFICATIONS, THE ARCHITECT AND ENGINEER SHALL BE NOTIFIED OF THE DISCREPANCY PRIOR TO CONSTRUCTION.

OPENINGS:
OPENINGS, SLEEVES, POCKETS, CONDUITS, ETC. SHALL NOT BE PLACED IN BEAMS, JOISTS, COLUMNS, ETC. UNLESS SPECIFICALLY DETAILED ON THE STRUCTURAL DRAWINGS. NOTIFY THE ARCHITECT WHEN DRAWINGS BY OTHERS SHOW OPENINGS, SLEEVES, POCKETS, ETC. NOT SHOWN ON THE STRUCTURAL DRAWINGS, BUT WHICH ARE LOCATED IN STRUCTURAL MEMBERS.

EXISTING CONDITIONS:
THE EXISTING CONDITIONS DEPICTED ON THESE DRAWINGS ARE BASED ON THE BEST AVAILABLE INFORMATION AND SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.

DRAWING DIMENSIONS:
NO DIMENSION IS TO BE DETERMINED BY SCALING THE DRAWINGS OR DETAILS. IF A DIMENSION IS NOT INDICATED ON THE DRAWINGS AND IS NEEDED, CONTACT THE STRUCTURAL ENGINEER FOR CLARIFICATION. IF DISCREPANCIES ARE FOUND BETWEEN THE STRUCTURAL DRAWINGS AND THE ARCHITECTURAL DRAWINGS, CONTACT THE STRUCTURAL ENGINEER OR ARCHITECT FOR CLARIFICATION.

FOUNDATIONS:

CONVENTIONAL FOOTINGS:
A. MAXIMUM ALLOWABLE ASSUMED BEARING PRESSURE: **1500 PSF.**
B. ALL BEARING SOILS SHALL BE OBSERVED & APPROVED BY A GEOTECHNICAL ENGINEER REGISTERED IN THE STATE OF COLORADO.
C. FOOTINGS SHOULD BE FORMED TO THE PROPER SIZE AND LAYOUT AS SHOWN ON PLANS.
D. ALL FOUNDATION ELEMENTS SHOULD BE OBSERVED PRIOR TO PLACEMENT OF CONCRETE AS REQUIRED BY THE GOVERNING AGENCY.

COMPACTED FILL:
A. USE ONLY APPROVED, NON-EXPANSIVE, GRANULAR MATERIAL.
B. FILL COMPACTION SHALL BE TESTED BY A GEOTECHNICAL ENGINEER.

FLOOR SLABS:
A. SLAB-ON-GRADE SHALL BE ISOLATED FROM AT GRADE WALLS, COLUMNS, SERVICE PENETRATIONS WITH 1/2" FIBERBOARD OR EQUIVALENT APPROVED ISOLATION JOINT.
B. REINFORCE SLABS AS NOTED ON PLANS
C. THE MAXIMUM CONTROL JOINT SPACING SHOULD BE 24 TO 36 TIMES THE SLAB THICKNESS IN EACH DIRECTION BUT NOT TO EXCEED 15 FT SPACING. PANEL LENGTHS IN ONE DIMENSION SHOULD NOT EXCEED THE OTHER BY MORE THAN 50%. ANY CONTROL JOINTS LOCATED ON STRUCTURAL PLANS ARE A MINIMUM. SAWCUT JOINTS MUST BE MADE AS SOON AS POSSIBLE AFTER THE SURFACE IS FIRM ENOUGH BUT NO LATER THAN FOURTEEN HOURS AFTER PLACEMENT. PROVIDE JOINTS AT RE-ENTRANT CORNERS.

STRUCTURAL MATERIALS:

1.0 CONCRETE:

1.1 GENERAL REQUIREMENTS:
A. 28-DAY COMPRESSIVE STRENGTH FOR CONCRETE SHALL BE AS FOLLOWS:
SLAB-ON-GROUND 4500 PSI
ELEVATED SLABS 4500 PSI
FOUNDATION 3500 PSI
B. AIR ENTRAINMENT SHALL BE AS FOLLOWS:
INTERIOR SLABS 1-3%
ALL OTHER CONCRETE 4 1/2-7 1/2%
C. ALL CONCRETE WORK SHALL CONFORM TO ACI 318 AND ACI 301.
D. ALL CONCRETE SHALL BE CONSTRUCTED WITHIN THE TOLERANCES SPECIFIED IN ACI STANDARD 117.
E. ALL VERTICAL SURFACES OF CONCRETE SHALL BE FORMED (U.N.O.)
F. CEMENT TO BE TYPE 1L.
H. ALL OPENINGS THROUGH CONCRETE MARKED ON THESE DRAWINGS SHALL HAVE (2)-#5 BARS AROUND EACH FACE OF THE OPENING PER DETAIL.
I. ALLOW 7 DAYS CURING FOR CONCRETE AND GROUT BEFORE EXCAVATING ADJACENT SEGMENTS.
J. CONTRACTOR SHALL SUBMIT CONTROL JOINT AND CONSTRUCTION JOINT LOCATIONS TO THE ENGINEER AND ARCHITECT TWO WEEKS PRIOR TO CONCRETE PLACEMENT.
K. CONTRACTOR SHALL SUBMIT LOCATIONS WHERE CONDUIT IS TO BE PLACED WITHIN A CONCRETE ELEMENT TO THE ENGINEER AND ARCHITECT TWO WEEKS PRIOR TO CONCRETE PLACEMENT.

1.2 CONCRETE REINFORCING:
A. DETAIL ALL BARS IN ACCORDANCE WITH THE LATEST EDITION OF THE ACI DETAILING MANUAL AND ACI BUILDING CODE.
B. PROVIDE ALL ACCESSORIES NECESSARY TO SUPPORT REINFORCING AT POSITIONS SHOWN ON THE PLANS.
C. ALL REINFORCING BARS SHALL BE OF STEEL CONFORMING TO ASTM A615, GRADE 60 FOR ALL BARS EXCEPT GRADE 40 FOR #3 BARS. ALL REINFORCING SHALL BE BENT COLD, UNLESS OTHER METHODS ARE APPROVED BY THE E.O.R. PARTIALLY EMBEDDED REINFORCEMENT SHALL NOT BE FIELD BENT UNLESS APPROVED BY E.O.R. REINFORCING BARS #5 AND SMALLER MAY BE FIELD BENT COLD UP TO 90 DEGREES ONCE PROVIDED THE MINIMUM BEND DIAMETERS ARE IN ACCORDANCE WITH ACI 318. EPOXY COATED REINFORCING STEEL SHALL CONFORM TO ASTM A775 OR A884.
E. REINFORCING STEEL SHALL BE PLACED TO PROVIDE THE FOLLOWING MINIMUM CONCRETE COVER IN ACCORDANCE WITH ACI 318:
SLAB-ON-GROUND OR SLAB ON METAL DECK ½ SLAB DEPTH UNLESS NOTED ON DRAWINGS
CONCRETE CAST AGAINST GROUND 3" CLEAR
CONCRETE FORMED UP UNDER GROUND 1 ½" CLEAR (#5 AND SMALLER) / 2" CLEAR (#6 AND LARGER)
F. REBAR SPLICES SHALL BE A "CLASS B" TENSION LAP SPLICE. OFFSET SPLICE LOCATION FOR BARS IN ONE LAYER BY AT LEAST ONE LAP LENGTH.
G. ALL REINFORCING BARS, ANCHOR BOLTS AND OTHER CONCRETE INSERTS SHALL BE WELL SECURED IN POSITION PRIOR TO PLACING CONCRETE.

3.0 STRUCTURAL STEEL:

3.1 GENERAL REQUIREMENTS:
A. STEEL CONSTRUCTION SHALL CONFORM TO AISC 360-16 "SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS" AND SHALL BE FABRICATED AND INSTALLED IN ACCORDANCE WITH AISC "CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES" LATEST EDITION.
B. STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING ASTM SPECIFICATIONS:
BEAMS (W) A992
ANGLES (L) A36
PLATES (PL) A36
CHANNELS (C) A36
PIPES (HSS ROUND) A53, TYPE E, GRADE B
TUBES (HSS SQUARE) A500, GRADE B
C. ALL BOLTED BEARING CONNECTIONS SHALL BE MADE USING A325-N BOLTS SNUG TIGHTENED, 3/4" DIAMETER (U.N.O.) ALL BOLTED CONNECTIONS AT BRACES AND MOMENT FRAMES SHALL BE MADE USING A325-N BOLTS, 3/4" DIAMETER (U.N.O.) ALL BOLTS SHALL BE INSTALLED IN ACCORDANCE WITH "SPECIFICATIONS FOR STRUCTURAL JOINTS USING A325 OR A490 BOLTS" LATEST EDITION, UNLESS OTHERWISE DETAILED. MINIMUM OF TWO BOLTS PER CONNECTION. ALL BOLT HOLES TO BE 1/16" LARGER IN DIAMETER THAN NOMINAL SIZE OF BOLT. ALL BASE PLATE BOLT HOLES TO BE 5/16" LARGER IN DIAMETER THAN NOMINAL SIZE OF ANCHOR BOLT.
D. EXPANSION ANCHORS MAY BE USED WHERE NOTED ON PLANS. EXPANSION ANCHORS SHALL BE WEDGE TYPE BOLTS, ZINC-PLATED OR STAINLESS STEEL HILTI KWIK BOLT-TZ, SIMPSON STRONG-BOLT 2, OR APPROVED ICC SUBSTITUTE. EXPANSION ANCHORS SHOULD BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS' RECOMMENDATIONS. ALL HOLES SHOULD BE PROPERLY CLEANED PRIOR TO INSTALLATION AND BOLTS SHOULD BE TIGHTENED PER MANUFACTURERS' RECOMMENDATIONS.
E. EPOXIED ANCHORS MAY BE USED WHERE NOTED ON PLANS. EPOXIED ANCHORS SHALL BE THREADED RODS MEETING ASTM F1554 - GRADE 36 AND EPOXIED USING HILTI HIT-HY 200, SIMPSON SET-3G, OR APPROVED ICC SUBSTITUTE. EPOXIED BOLTS SHOULD BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS' RECOMMENDATIONS. ALL HOLES SHOULD BE PROPERLY CLEANED PRIOR TO INSTALLATION AND BOLTS SHOULD BE TIGHTENED PER MANUFACTURERS' RECOMMENDATIONS.
F. ALL STEEL SHALL BE SHOP PAINTED WITH A PRIMER. ALL WELDS AND BARE SPOTS SHALL RECEIVE TOUCHUP PAINT. FINISH COAT PAINTING TO ARCHITECTURAL DETAILS.
G. ALL STRUCTURAL STEEL SURFACES ENCASED IN CONCRETE OR WITH SPRAYED ON FIREPROOFING SHALL BE LEFT UNPAINTED. ALL STRUCTURAL STEEL TO BE FIREPROOFED PER ARCHITECT'S DETAILS. ALL STRUCTURAL STEEL SURFACES ENCASED IN CONCRETE SHALL BE WRAPPED WITH ROOFING FELT PRIOR TO CONCRETE PLACEMENT.
H. DURING ERECTION, APPROVED TEMPORARY BRACING SHALL BE INSTALLED AS REQUIRED TO PREVENT DISTORTION OF DAMAGE TO THE FRAMEWORK DUE TO THE ERECTION FORCES. COLUMN BASE PLATES ARE TO BE SHIMMED ON ALL SIDES PRIOR TO GROUTING, NOT WITH A CENTRAL SHIM.

3.2 METAL DECKING:
A. FLOOR DECK SHALL BE GALVANIZED 1.5C20 CONFORM DECK CONTINUOUS OVER A MINIMUM TWO SPANS.
B. DECK UNITS SHALL BE MANUFACTURED AND INSTALLED IN ACCORDANCE WITH THE CURRENT "DESIGN MANUAL FOR COMPOSITE DECKS, FORM DECKS, AND ROOF DECKS " PUBLISHED BY THE STEEL DECK INSTITUTE (SDI).
C. DECKING CONTRACTOR SHALL PROVIDE ADDITIONAL STEEL ANGLE SUPPORTS AT ALL COLUMNS AND ELSEWHERE, WHERE FRAMING OR CONNECTIONS INTERFERE/INTERRUPT SEATING OF MORE THAN ONE DECK RIB. PERMANENT ANGLES SHALL BE PAINTED.
D. PROVIDE SUPPORTS FOR METAL DECKING AT ALL OPENINGS.
E. METAL DECK SHALL BE COORDINATED WITH ARCHITECTURAL, ELECTRICAL AND MECHANICAL REQUIREMENTS.
F. EXCEPT AS NOTED DECK SHALL BE CONNECTED TO STRUCTURAL STEEL WITH 5/8" DIAMETER PUDDLE WELDS OR APPROVED POWDER-ACUATED FASTENERS (P.A.F.) AT 12" O.C. AT END AND INTERIOR SUPPORTS. TOUCH UP WELDS WITH GALVANIZING PAINT.

3.5 WELDING:
A. ALL WELDING SHALL BE PERFORMED IN ACCORDANCE WITH THE STANDARDS OF THE AMERICAN WELDING SOCIETY. ELECTRODES MUST MEET E70XX SERIES REQUIREMENTS, LOW HYDROGEN WITH MINIMUM TENSILE STRESS OF 70,000 PSI. ELECTRODES SHALL BE PRODUCED AND STORED IN ACCORDANCE WITH AWS D1.1 SECTIONS 4.5 OR 4.12.
B. STEEL FABRICATOR SHALL PROVIDE A FIRE WATCH DURING ALL FIELD-WELDING OPERATIONS.
C. MINIMUM WELD SIZE SHALL NOT BE LESS THAN 3/16" CONTINUOUS FILLET WELD, U.N.O.
D. ALL WELDERS ARE TO BE LICENSED AND CERTIFIED TO AWS STANDARDS.
E. REPORTS OF EACH WELD TEST SHALL BE GIVEN TO THE STRUCTURAL ENGINEER. NO FAILED WELD SHALL BE PERMITTED TO REMAIN IN SERVICE. IT IS THE RESPONSIBILITY OF THE TESTING LABORATORY TO PROVIDE TIMELY NOTICE OF FAILED TESTS TO THE CONTRACTOR.
F. WELDING SHALL PROGRESS IN A MANNER, WHICH BALANCES THE STRESSES IN THE MEMBERS, IN ACCORDANCE WITH AWS.
G. PREHEATING REQUIREMENTS FOR BASE METALS SHALL FOLLOW AWS GUIDELINES.
H. THE WELD METAL MATERIAL SHALL MEET THE PROPERTIES OF THE BASE METAL.
I. LIGHT GAUGE STEEL (16 GA. AND THINNER) WELDING SHALL BE PERFORMED IN ACCORDANCE WITH AWS D1.3.
J. ALL WELDS ARE SHOP WELDS EXCEPT WHERE NOTED BY ENGINEER. NOTED WELDS MAY BE EITHER FIELD OR SHOP WELDS.

6.0 STRUCTURAL SHOP DRAWINGS:

6.1 GENERAL REQUIREMENTS:
A. THE APPROVAL OF THE STRUCTURAL ENGINEER OF RECORD MUST BE SECURED ON ALL STRUCTURAL SUBMITTALS.
B. DO NOT REPRODUCE CONTRACT DOCUMENTS OR COPY STANDARD PRINTED INFORMATION AS THE BASIS OF SHOP DRAWINGS.
C. VERIFY ALL FLOOR AND WALL OPENINGS WITH ARCHITECTURAL, MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS.
D. CONTRACTOR SHALL REVIEW AND STAMP ALL SHOP DRAWINGS PRIOR TO SUBMITTAL. ANY ITEMS NOT IN ACCORDANCE WITH THE CONTRACT DOCUMENTS SHALL BE FLAGGED BY THE CONTRACTOR.
E. ARCHITECT SHALL REVIEW AND STAMP FOR APPROVAL ALL SHOP DRAWINGS PRIOR TO STRUCTURAL REVIEW. ANY ITEMS NOT IN ACCORDANCE WITH ARCHITECTURAL PLANS SHALL BE FLAGGED AND REDLINED ON SHOP DRAWINGS FOR STRUCTURAL SUBMITTAL REVIEW.
F. ALL VARIATIONS FROM THE CONTRACT DOCUMENTS ON THE SHOP DRAWINGS SHALL BE CLOUDED. ANY VARIATIONS NOT CLOUDED SHALL NOT BE CONSIDERED APPROVED.
G. ANY ITEMS NOT FLAGGED BY THE ENGINEER OR ARCHITECT SHALL NOT BE CONSIDERED CHANGES TO THE CONTRACT DOCUMENTS.
H. THE SHOP DRAWINGS DO NOT REPLACE THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL MAKE SURE THE STRUCTURE IS CONSTRUCTED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
I. ALL DIMENSIONS AND ELEVATIONS TO BE VERIFIED BY CONTRACTOR.
J. ALLOW A MINIMUM OF TWO WEEKS FOR ENGINEER REVIEW, PRIOR TO FABRICATION OR CONSTRUCTION.
K. SUBMIT ONE COMPLETE SET OF DOCUMENTS VIA ELECTRONIC PDF (OR SIMILAR). THE STRUCTURAL ENGINEER OF RECORD WILL MARK AND RETURN COMMENTS VIA ELECTRONIC PDF.
L. DEFERRED SUBMITTAL AND CALCULATIONS SHALL BE SUBMITTED TO THE BUILDING OFFICIAL FOR REVIEW PER IBC 106.3.4.2

6.2 ITEMS TO BE SUBMITTED FOR REVIEW:
A. PROVIDE CONCRETE REINFORCING BAR SCHEDULES, ELEVATIONS AND STEEL EMBED DRAWINGS. PROVIDE PRODUCT DATA, CONCRETE MIX DESIGNS AND SUBMITTALS AS REQUIRED BY ACI 301.
B. PROVIDE STRUCTURAL STEEL SHOP DRAWINGS INCLUDING ANCHOR BOLT LAYOUT AND DETAILS.

6.0 SPECIAL STRUCTURAL INSPECTIONS AND TESTING

A. SPECIAL INSPECTION AND TESTING SHALL BE PERFORMED AS REQUIRED BY THE LOCAL JURISDICTION, CHAPTER 17 OF THE BUILDING CODE AND THE CONSTRUCTION DOCUMENTS.
B. COORDINATE AND SCHEDULE INSPECTION AND TESTING PRIOR TO THE START OF WORK REQUIRING INSPECTION AND TESTING WHILE PROVIDING SPECIAL INSPECTION REASONABLE NOTICE.
C. ALL DEFICIENCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE CONTRACTOR FOR CORRECTION, THEN, IF UNCORRECTED, TO THE PROPER DESIGN AUTHORITY AND TO THE BUILDING OFFICIAL.
D. INSPECTIONS PERFORMED BY THE LOCAL JURISDICTION DO NOT REPLACE INSPECTION OR TESTING REQUIRED BY THE OWNERS TESTING AGENCY.
E. SPECIAL INSPECTION AND TESTING IS REQUIRED FOR THE ITEMS SHOWN IN THE SPECIAL INSPECTIONS AND TESTING TABLE.
F. PERIODIC INSPECTIONS IS DEFINED AS PART-TIME OR INTERMITTENT INSPECTION OF THE WORK. IT IS THE SPECIAL INSPECTOR'S RESPONSIBILITY TO DETERMINE AND COORDINATE THE FREQUENCY AND DURATION OF THE INSPECTION RELATIVE TO THE CONTRACTOR'S SCHEDULE AND SEQUENCING OF THE WORK IN ORDER TO THE MEET THE INSPECTION AND REPORTING REQUIREMENTS.
G. CONTINUOUS INSPECTIONS ARE TO BE PERFORMED ON EACH INSTANCE OF THE TASK TO COMPLETED.
H. THE OWNER'S TESTING AGENCY SHALL PERFORM SPECIAL INSPECTIONS AND TESTING REQUIRED BY THE STRUCTURAL DOCUMENTS, BUILDING CODE AND LOCAL AUTHORITY. UPON COMPLETION OF WORK, THE TESTING AGENCY SHALL SUBMIT A FINAL SIGNED REPORT STATING WHETHER THE WORK REQUIRING SPECIAL INSPECTION WAS TO THE BEST OF THE INSPECTOR'S KNOWLEDGE, IN CONFORMANCE WITH THE APPROVED PLANS AND SPECIFICATIONS AND THE APPLICABLE WORKMANSHIP PROVISIONS OF THE CODE.

SPECIAL INSPECTIONS AND TESTING

CATEGORY/ MATERIAL		VERIFICATION AND INSPECTION	CONTINUOUS	PERIODIC
SOILS AND FOUNDATIONS		VERIFY MATERIALS BELOW SHALLOW FOUNDATIONS ARE ADEQUATE TO ACHIEVE THE DESIGN BEARING CAPACITY		X
		VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND HAVE REACHED PROPER MATERIAL		X
		PERFORM CLASSIFICATION AND TESTING OF COMPACTED FILL MATERIALS		X
		VERIFY USE OF PROPER MATERIALS, DENSITIES AND LIFT THICKNESSES DURING PLACEMENT AND COMPACTION OF COMPACTED FILL	X	
		PRIOR TO PLACEMENT OF COMPACTED FILL, INSPECT SUBGRADE AND VERIFY SITE HAS BEEN PREPARED PROPERLY		X
CAST-IN-PLACE CONCRETE		INSPECT REINFORCEMENT AND VERIFY PLACEMENT		X
		REINFORCING BAR WELDING: A. VERIFY WELDABILITY OF REINFORCING BARS OTHER THAN ASTM A706 B. INSPECT SINGLE-PASS FILLET WELDS, MAXIMUM 5/16" C. INSPECT ALL OTHER WELDS	 X	 X X
		INSPECT ANCHORS, MECHANICAL COUPLERS AND EMBEDS CAST IN CONCRETE		X
		INSPECT ANCHORS POST-INSTALLED IN HARDENED CONCRETE: A. ADHESIVE ANCHORS INSTALLED IN HORIZONTALLY OR UPWARDLY INCLINED ORIENTATIONS TO RESIST SUSTAINED TENSION LOADS. B. MECHANICAL ANCHORS AND ADHESIVE ANCHORS NOT DEFINED ABOVE	X	 X
		VERIFY USE OF REQUIRED MIX DESIGN		X
		PRIOR TO CONCRETE PLACEMENT, FABRICATE SPECIMENS FOR STRENGTH TESTS, PERFORM SLUMP AND AIR CONTENT TESTS, AND DETERMINE THE TEMPERATURE OF THE CONCRETE	X	
		INSPECT CONCRETE AND SHOTCRETE PLACEMENT FOR PROPER APPLICATION TECHNIQUES	X	
		VERIFY MAINTENANCE OF SPECIFIED CURING TEMPERATURE AND TECHNIQUES		X
		INSPECT FORMWORK FOR SHAPE, LOCATION AND DIMENSIONS OF THE CONCRETE MEMBER BEING FORMED		X
CATEGORY/ MATERIAL		**VERIFICATION AND INSPECTION**	**CONTINUOUS**	**PERIODIC**
STRUCTURAL STEEL	FABRICATION	PROVIDE FABRICATION FACILITY QUALITY CONTROL PROGRAM & VERIFY CERTIFICATIONS	X	
		PROVIDE WELDING PROCEDURE SPECIFICATIONS (WPS's)	X	
		VERIFY MATERIAL IDENTIFICATION (TYPE/GRADE)		X
		VERIFY CONNECTION ERECTION AND ASSEMBLY		X
		INSPECT PRETENSIONED AND SLIP CRITICAL BOLTS/JOINTS USING TURN-OF-NUT WITHOUT MATCHMARKING OR CALIBRATED WRENCH METHODS OF INSTALLATION	X	
		OBSERVE SINGLE PASS FILLET WELDS 5/16" OR LESS		X
		INSPECT ALL OTHER WELDS INCLUDING COMPLETE AND PARTIAL PENETRATION GROOVE WELDS	X	
		VERIFY PLACEMENT AND INSTALLATION OF STEEL HEADED STUD ANCHORS	X	
	ERECTION	VERIFY STRUCTURAL STEEL ERECTION		X
		VERIFY CONNECTION ERECTION AND ASSEMBLY		X
		INSPECT PRETENSIONED AND SLIP CRITICAL BOLTS/JOINTS USING TURN-OF-NUT WITHOUT MATCHMARKING OR CALIBRATED WRENCH METHODS OF INSTALLATION	X	
		OBSERVE SINGLE PASS FILLET WELDS 5/16" OR LESS		X
		INSPECT ALL OTHER WELDS INCLUDING COMPLETE AND PARTIAL PENETRATION GROOVE WELDS	X	
		VERIFY PLACEMENT AND INSTALLATION OF STEEL HEADED STUD ANCHORS	X	
		VERIFY IN-PLACE BEAM CAMBER		X
		VERIFY OPEN-WEB JOISTS AND JOIST GIRDERS PLACEMENT AND END CONNECTIONS		X
		VERIFY OPEN-WEB JOISTS AND JOIST GIRDERS BRIDGING		X
		VERIFY STEEL DECK MATERIAL & ATTACHMENT IN ACCORDANCE WITH SDI REQUIREMENTS		X

SHEET INDEX:

weeks & associates
STRUCTURAL ENGINEERS

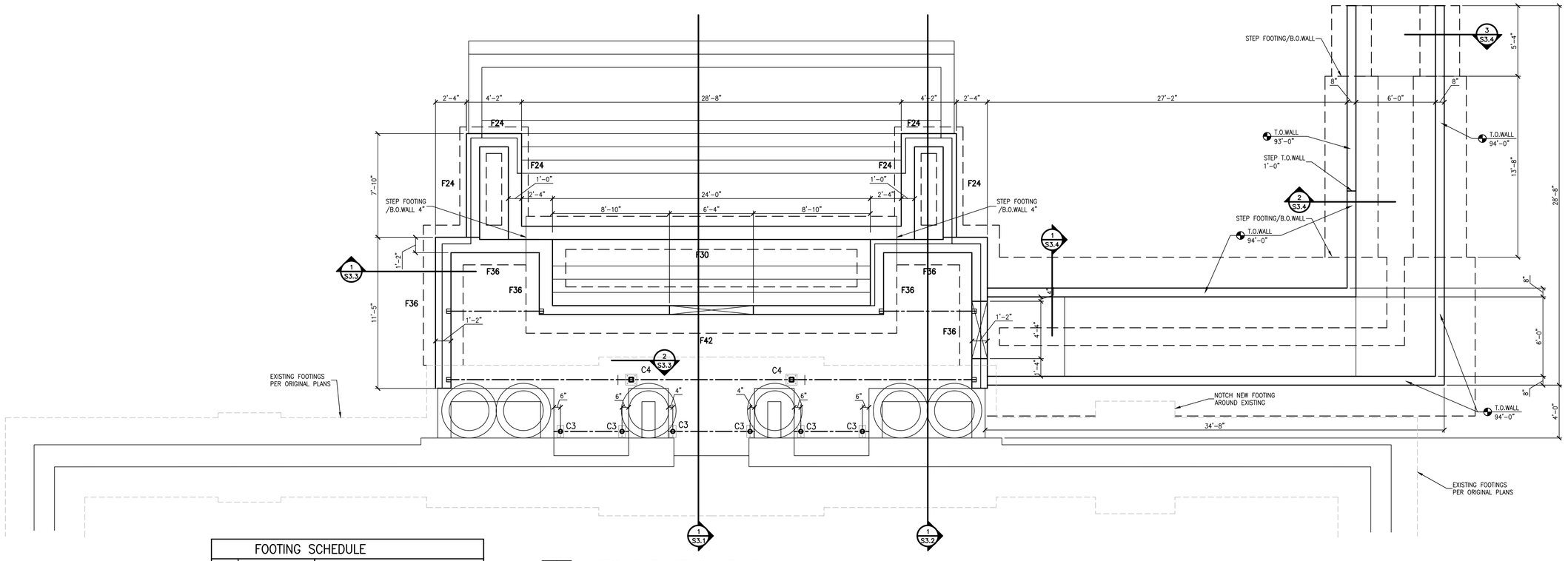
COLORADO REGISTERED ISSUE DATE: 8.7.2025 23012 PROFESSIONAL ENGINEER

HAUSER ARCHITECTS
3780 East 15th Street, Suite 201 • Loveland, Colorado 80538
970.663.8220
E-mail: info@hauserarchitectspc.com HauserArchitectspc.com

MASONIC TEMPLE
EXTERIOR IMPROVEMENTS
225 W OAK ST., FORT COLLINS CO 80521
STRUCTURAL NOTES

REVISIONS
1. PERMIT SET 8.7.2025

SHEET **S0.1**



FOOTING SCHEDULE		
MARK	SIZE	REINFORCING
F24	12"x24"	(3) #5 CONT.
F30	12"x30"	(3) #5 CONT.
F36	12"x36"	(4) #5 CONT.; #5 @ 18" O.C. TRANSVERSE
F42	12"x42"	(4) #5 CONT.; #5 @ 18" O.C. TRANSVERSE

COLUMN SCHEDULE			
MARK	SIZE	BASE PLATE	ANCHOR BOLTS
C3	3" SCHED 40 PIPE (3½" OD)	½"x6"x0'-11"	(2) ⅝"ø x6" TITEN HD
C4	HSS4x4x1/4	¾"x10"x0'-10"	(4) ¾"ø x8" TITEN HD

NORTH

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

weeks & associates
STRUCTURAL ENGINEERS

COLORADO REGISTERED
TODD R. WEEKS
23012
8.7.2025
PROFESSIONAL ENGINEER

HAUSER ARCHITECTS
3780 East 15th Street, Suite 201 • Loveland, Colorado 80538
970.669.8220
E-mail: info@hauserarchitectspc.com HauserArchitectspc.com

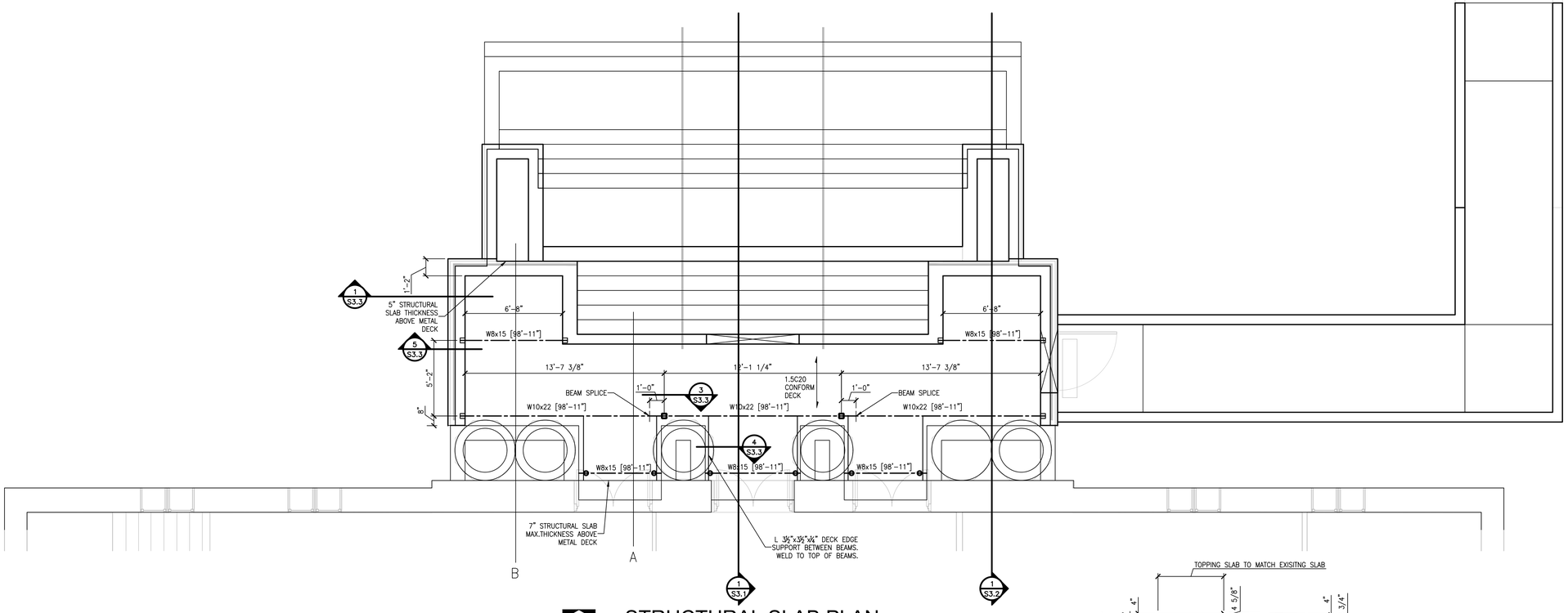
MASONIC TEMPLE

EXTERIOR IMPROVEMENTS
225 W OAK St., FORT COLLINS
CO 80521

FOUNDATION PLAN

REVISIONS		
1	PERMIT SET	8.7.2025

SHEET **S1.1**

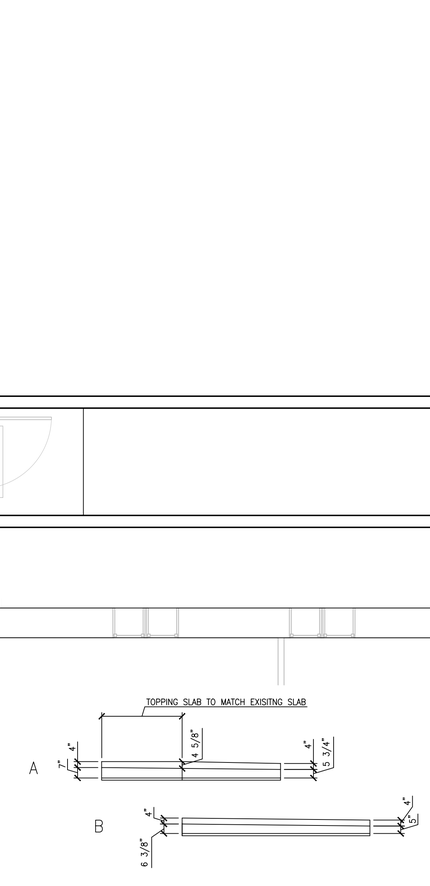


NORTH

STRUCTURAL SLAB PLAN

1/4" = 1'-0"

GALVANIZED NON COMPOSITE FLOOR DECK 1.5C20
MINIMUM 2 SPAN WITH ⅝" PUDDLE WELDS @ 36/4
PATTERN W/ (3)-#10 SIDE LAP FASTENERS PER SPAN
TOUCH UP WELDS WITH GALVANIZING PAINT



weeks & associates
STRUCTURAL ENGINEERS

COLORADO REGISTERED
ISAAC B. WEEKS
23012
8.7.2025
PROFESSIONAL ENGINEER

HAUSER
ARCHITECTS
3780 East 15th Street, Suite 201 • Loveland, Colorado 80538
970.663.8220
E-mail: info@hauserarchitectspc.com HauserArchitectspc.com

MASONIC TEMPLE

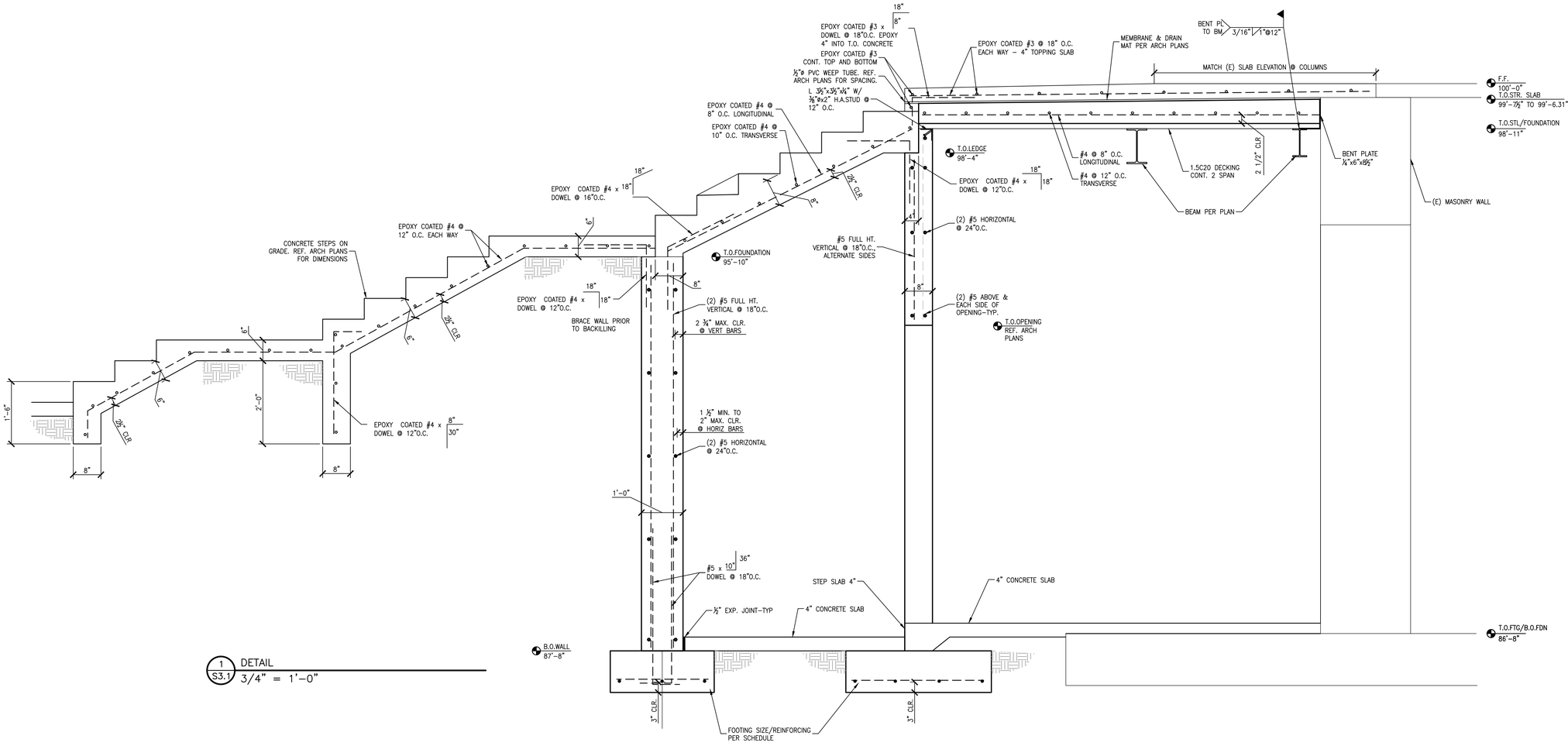
EXTERIOR IMPROVEMENTS
225 W OAK St., FORT COLLINS
CO 80521

STRUCTURAL SLAB PLAN

REVISIONS

1	PERMIT SET	8.7.2025

SHEET
S2.1



1 S3.1 DETAIL
3/4" = 1'-0"

weeks & associates
STRUCTURAL ENGINEERS

COLORADO REGISTERED
ISAAC B. WEEKS
23012
8.7.2025
PROFESSIONAL ENGINEER

HAUSER ARCHITECTS
3780 East 15th Street, Suite 201 • Loveland, Colorado 80538
970.663.8220
E-mail: info@hauserarchitectspc.com HauserArchitectspc.com

MASONIC TEMPLE

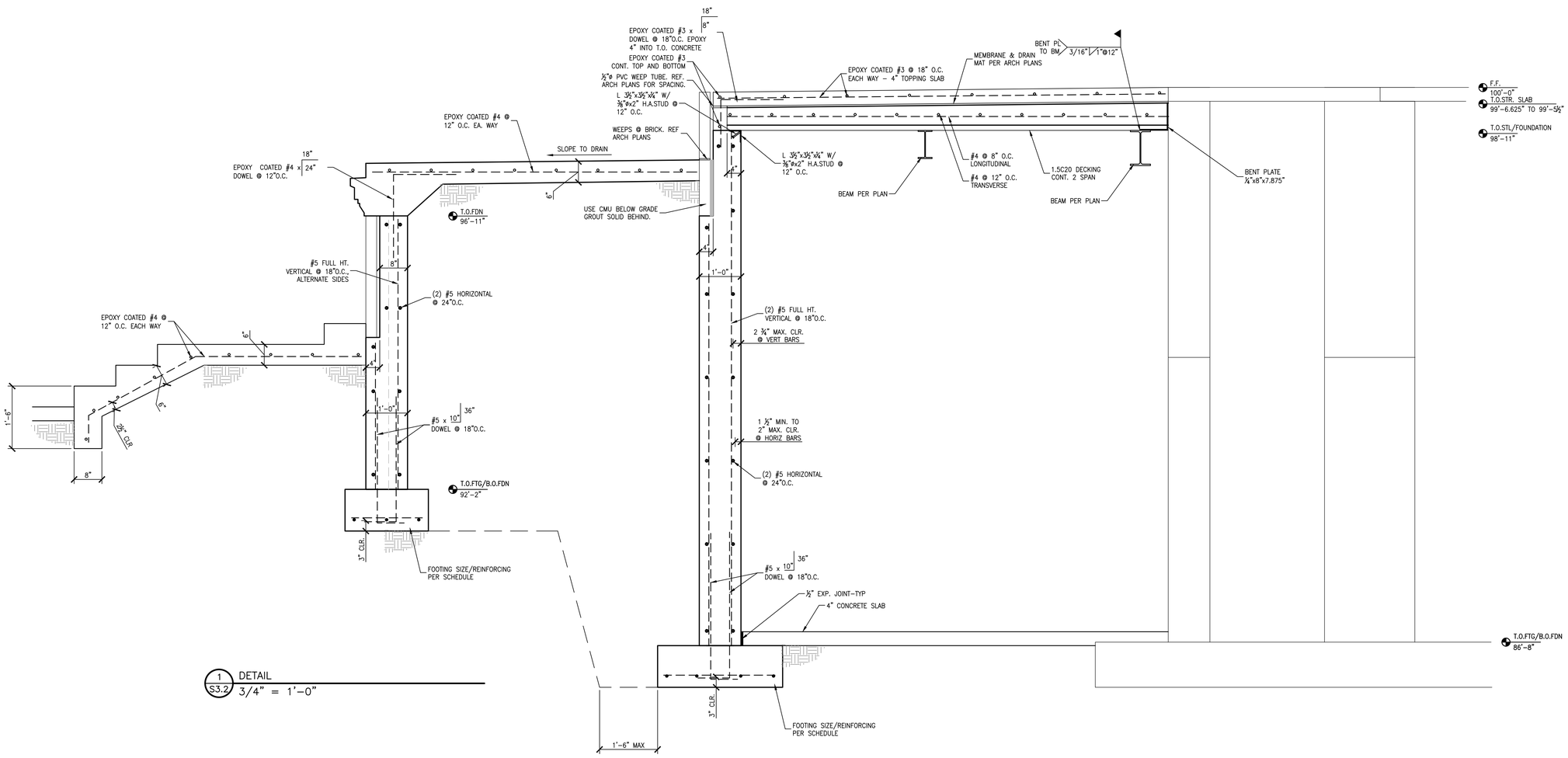
EXTERIOR IMPROVEMENTS
225 W OAK St., FORT COLLINS
CO 80521

DETAILS

REVISIONS

1	PERMIT SET	8.7.2025

SHEET **S3.1**



1 S3.2 DETAIL
3/4" = 1'-0"

weeks & associates
STRUCTURAL ENGINEERS

COLORADO REGISTERED
ISAAC B. WEEKS
23012
8.7.2025
PROFESSIONAL ENGINEER

HAUSER
ARCHITECTS
3780 East 15th Street, Suite 201 • Loveland, Colorado 80538
970.663.8220
E-mail: info@hauserarchitectspc.com
HauserArchitectspc.com

MASONIC TEMPLE

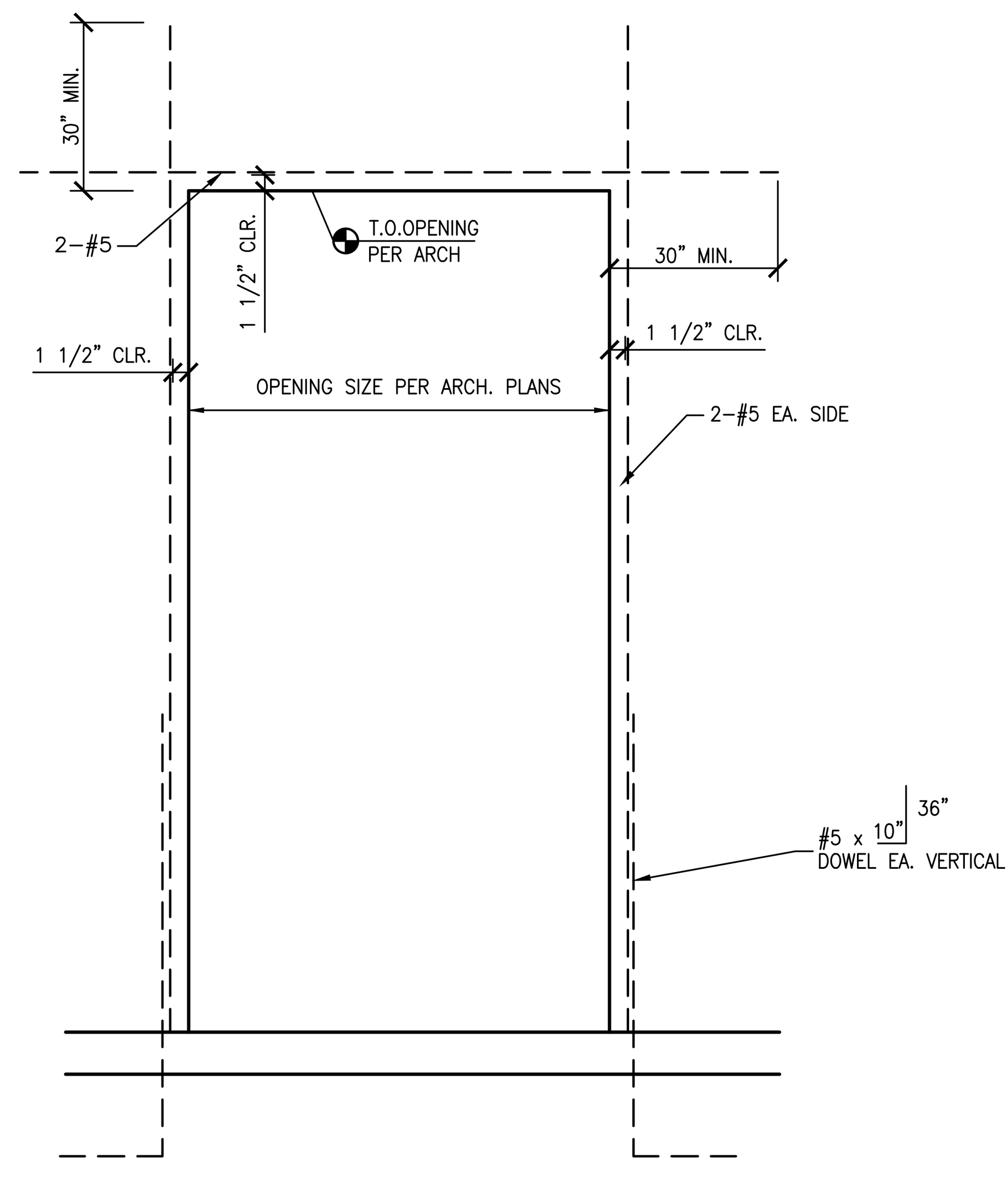
EXTERIOR IMPROVEMENTS
225 W OAK St., FORT COLLINS CO 80521

DETAILS

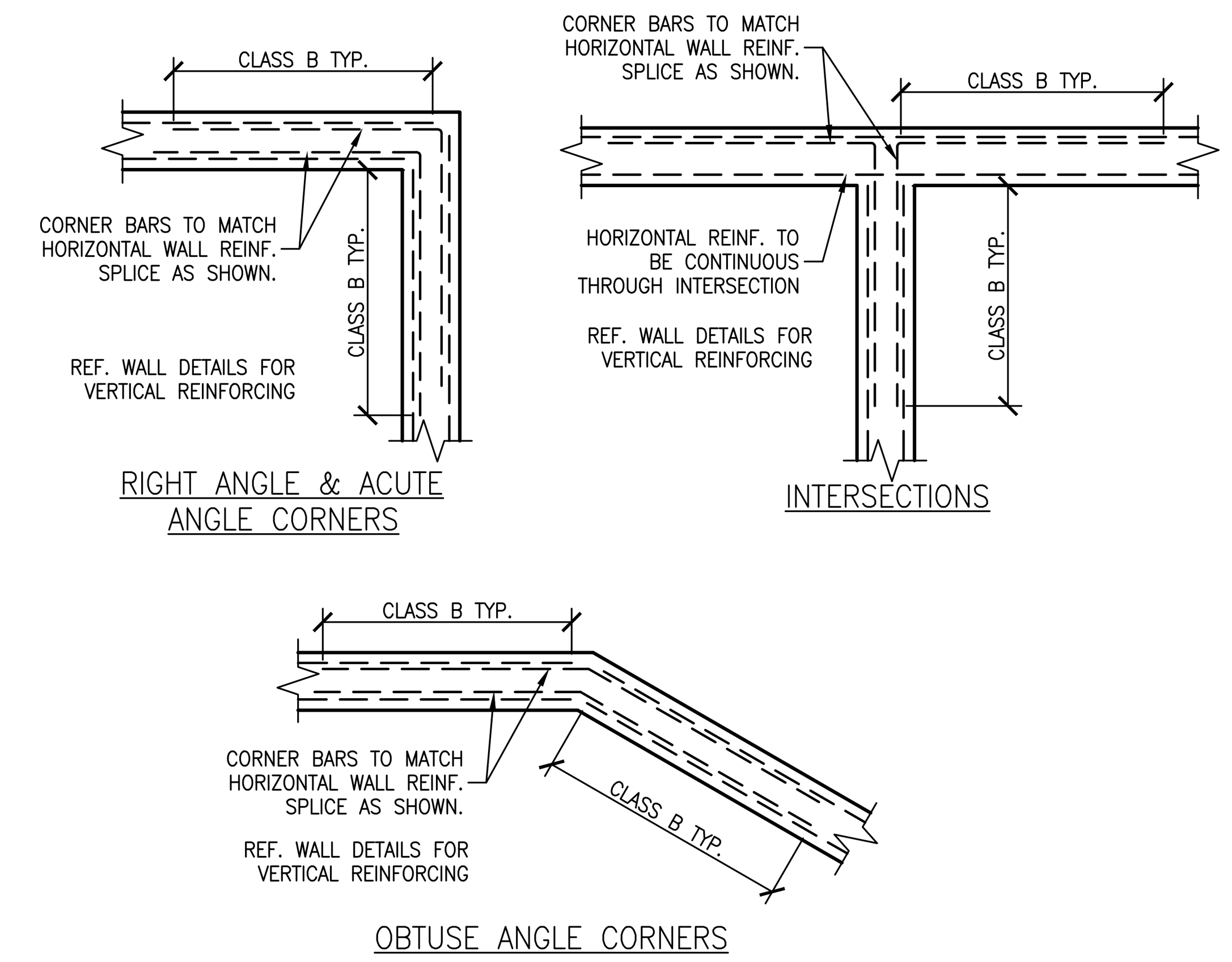
REVISIONS

1	PERMIT SET	8.7.2025

SHEET
S3.2



8 / S3.3 WALL OPENING DETAIL
NTS



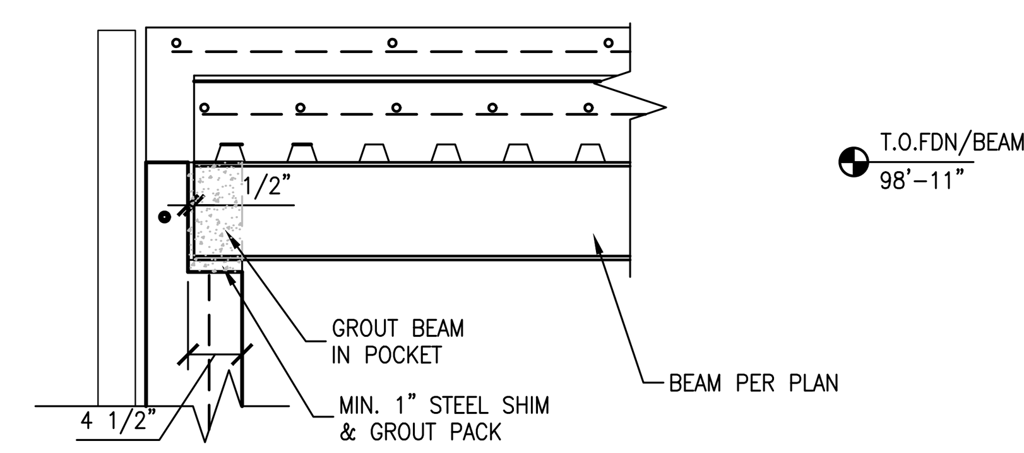
7 / S3.3 TYPICAL CORNER REINFORCING – CONCRETE
N.T.S.

LAP SPLICE SCHEDULE				
	CLASS B SPLICE		CLASS B SPLICE (EPOXY COATED)	
BAR SIZE	TOP BARS	OTHER BARS	TOP BARS	OTHER BARS
#3	18	16	22	20
#4	24	18	29	22
#5	30	23	36	28

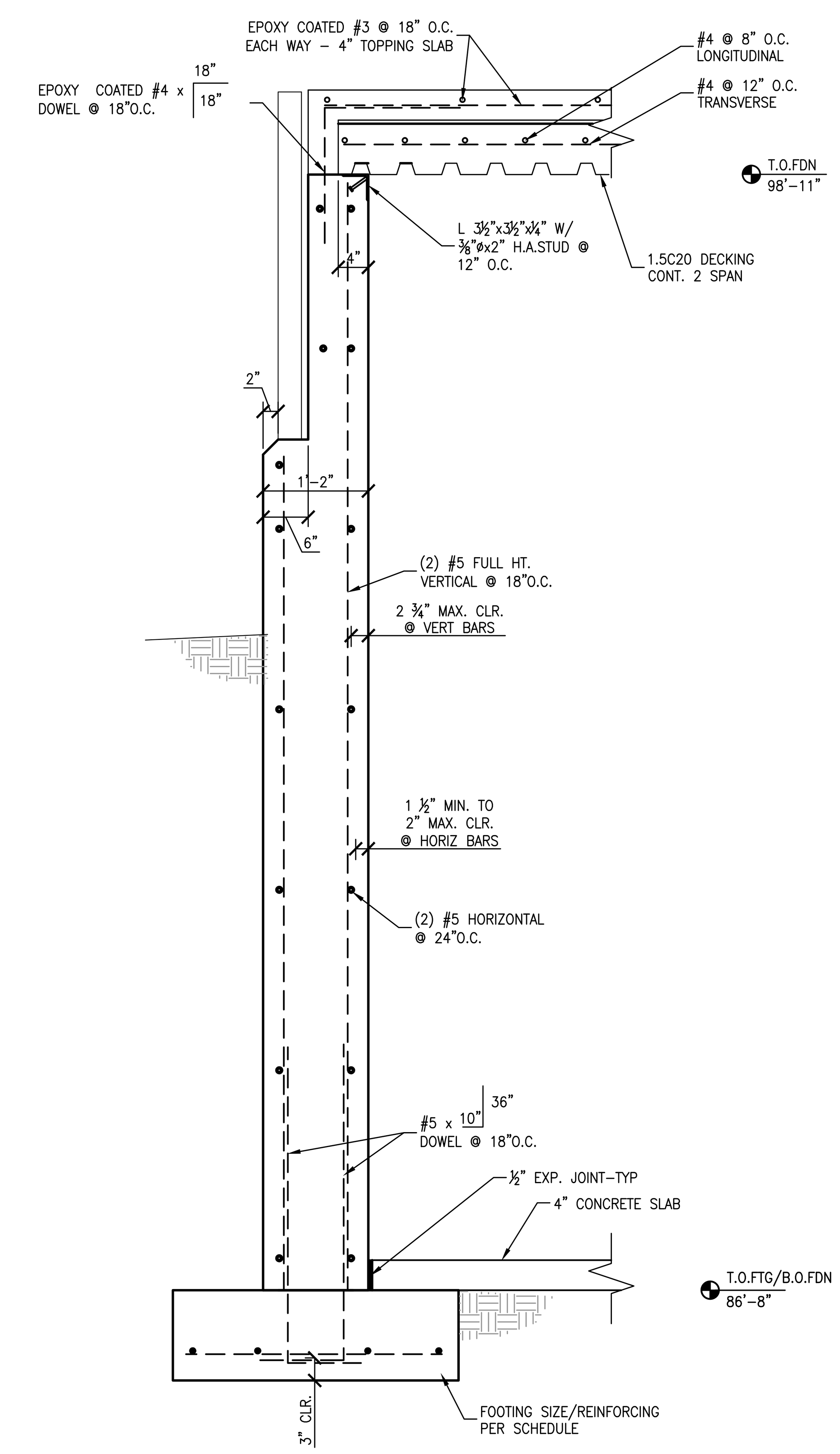
NOTES:

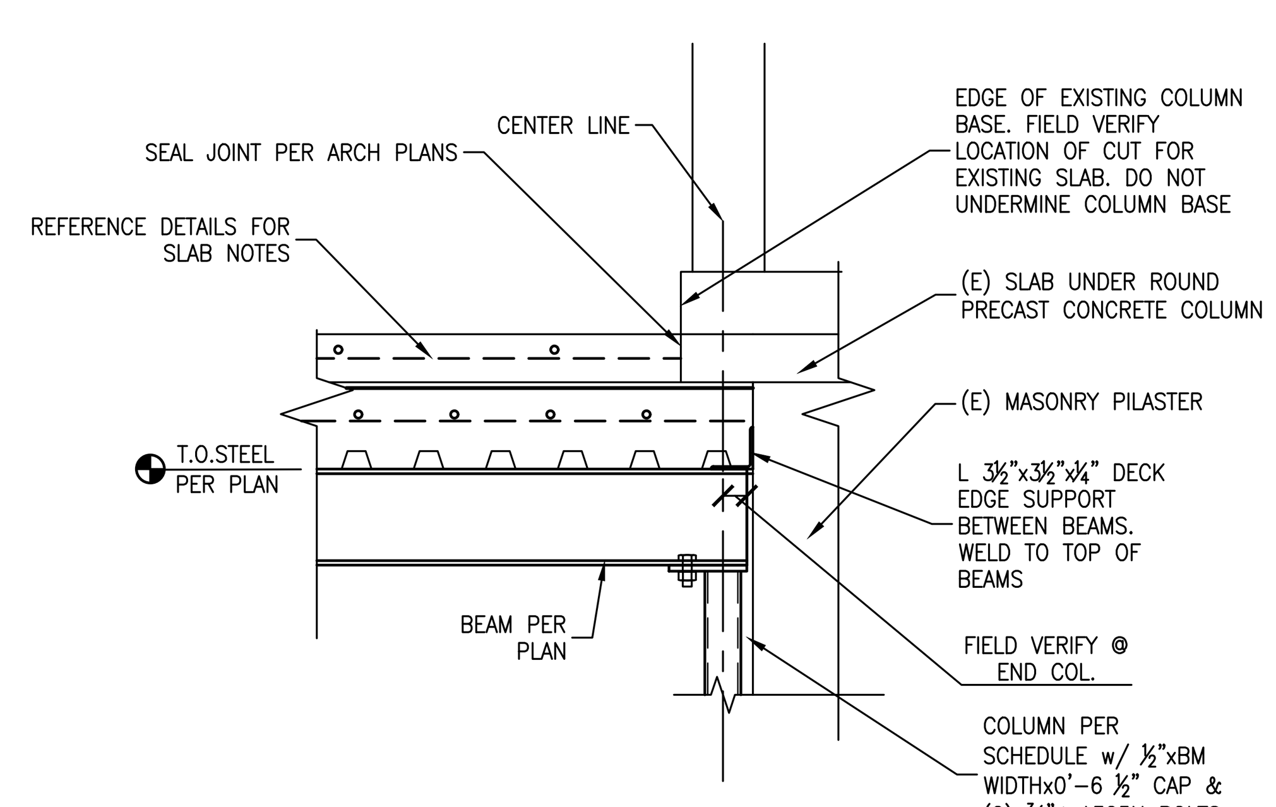
- ALL LAP LENGTHS ARE IN INCHES (IN.)
- CONCRETE COVER SHOULD BE GREATER THAN 2.5*BAR DIAMETERS, MINIMUM. SPACING BETWEEN SPLICES SHOULD BE GREATER THAN 5*BAR DIAMETERS, MINIMUM. SEE ACI 318 FOR ADDITIONAL COVER AND SPACING REQUIREMENTS.
- CLASS B SPLICE SHOULD BE ASSUMED UNLESS NOTED OTHERWISE.
- TOP BARS ARE DEFINED AS HORIZONTAL REINFORCING WITH MORE THAN 12" OF FRESH CONCRETE CAST BELOW THE REINFORCING.

6 / S3.3 CONCRETE LAP SPLICE SCHEDULE
N.T.S.

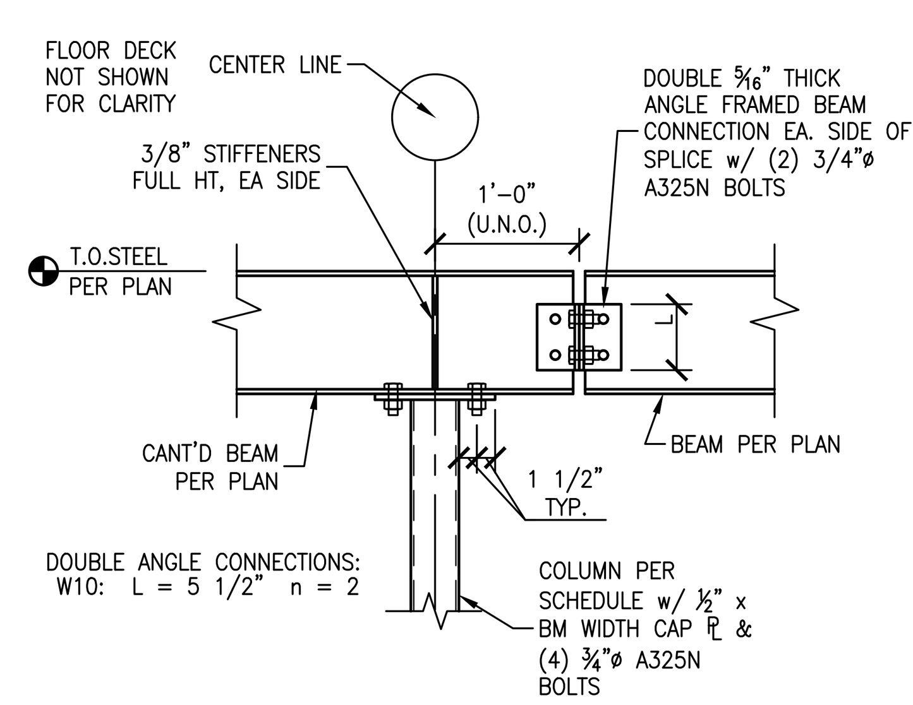


5 / S3.3 BEAM POCKET
3/4" = 1'-0"

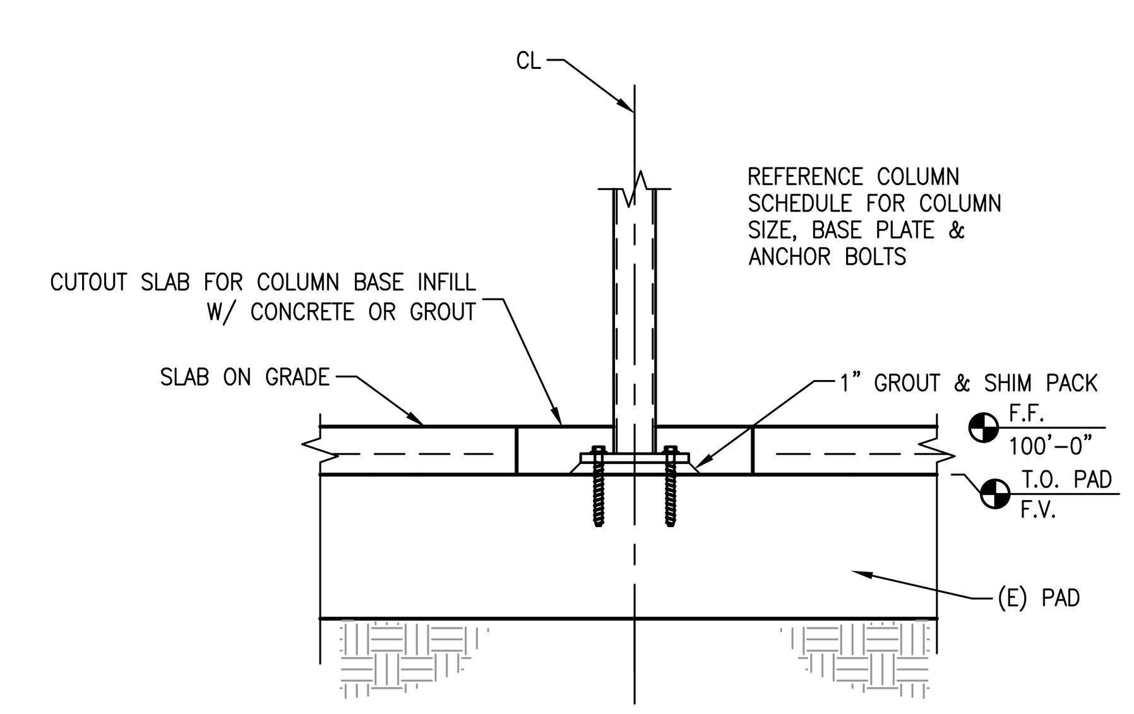




4 / S3.3 COLUMN CONNECTION AT END
3/4" = 1'-0"



3 / S3.3 COLUMN CONNECTION AT SPLICE
3/4" = 1'-0"



2 / S3.3 INTERIOR PAD DETAIL
3/4" = 1'-0"

1 / S3.3 DETAIL
3/4" = 1'-0"

WEEKS & ASSOCIATES STRUCTURAL ENGINEERS

8.7.2025

HAUSER ARCHITECTS
3780 East 15th Street, Suite 201 • Loveland, Colorado 80538
970.669.8220
E-mail: info@hauserarchitectspc.com HauserArchitectspc.com

MASONIC TEMPLE
EXTERIOR IMPROVEMENTS
225 W OAK St., FORT COLLINS CO 80521
DETAILS

REVISIONS
1 PERMIT SET 8.7.2025

SHEET
S3.3

3 S3.4 RETAINING WALL DETAIL
3/4" = 1'-0"

2 S3.4 RETAINING WALL DETAIL
3/4" = 1'-0"

1 S3.4 RETAINING WALL DETAIL
3/4" = 1'-0"

weeks & associates
STRUCTURAL ENGINEERS

COLORADO REGISTERED
DAVID R. WEEKS
23012
8.7.2025
PROFESSIONAL ENGINEER

HAUSER
ARCHITECTS
3780 East 15th Street, Suite 201 • Loveland, Colorado 80538
970.663.8220
E-mail: info@hauserarchitectspc.com HauserArchitectspc.com

MASONIC TEMPLE

EXTERIOR IMPROVEMENTS
225 W OAK ST., FORT COLLINS
CO 80521

RAMP FOUNDATION DETAILS

REVISIONS

1	PERMIT SET	8.7.2025

SHEET
S3.4

PLUMBING LEGEND:

CW	COLD WATER PIPING		BALL VALVE
HW	HOT WATER PIPING		GATE VALVE
HWC	HOT WATER CIRC PIPING		GAS COCK
TW	TEMPERED WATER PIPING		PRESS. RED. VALVE
140	140° WATER PIPING		T & P RELIEF VALVE
180	180° WATER PIPING		SOLENOID VALVE
V	VENT PIPING		BALANCE VALVE
W	WASTE PIPING		CHECK VALVE
FW	FORCED WASTE PIPING		UNION
SOW	SAND/OIL WASTE PIPING		PIPE CAP
SD	STORM DRAIN PIPING		PIPE CONTINUATION
ORD	OVERFLOW ROOF DRAIN		ROOF DRAIN
CD	CONDENSATE PIPING		FLOOR/GRADE CLEANOUT
G	NATURAL GAS PIPING		FLOOR DRAIN/SINK
F	FIRE PIPING		WALL CLEANOUT
LP	PROPANE PIPING		PIPE ON THIS LEVEL (SOLID)
VAC	VACUUM PIPING		PIPE ABOVE/BELOW THIS LEVEL (DASHED)
CA	COMBUSTION AIR PIPING		PIPE TO BE REMOVED
	PIPE ELBOW DOWN	I.E.	INVERT ELEVATION
	PIPE ELBOW UP	(N)	NEW
	PIPE TEE UP	(E)	EXISTING
	PIPE TEE DOWN	(R)	RELOCATE

THE MECHANICAL DRAWINGS ARE NOT TO BE USED FOR DUCT OR PIPE FABRICATION TAKE-OFFS - INTEGRATED WAS NOT HIRED TO PRODUCE BIM LEVEL DETAIL DRAWINGS - FIELD MEASURE AND VERIFY PRIOR TO FABRICATION

GENERAL MECHANICAL REQUIREMENTS:

CODES AND PERMITS
WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL CODES, REGULATIONS AND ORDINANCES. PERMITS NECESSARY FOR PERFORMANCE OF WORK SHALL BE SECURED AND PAID FOR BY THE CONTRACTOR.

PRE-BID
FOR EXISTING BUILDINGS, THE BIDDERS SHALL PERFORM A BUILDING AND SPACE SITE VISIT PRIOR TO BID. THE ACT OF SUBMITTING A BID INDICATES THE BIDDER DOES AGREE THEY HAVE A FULL UNDERSTANDING OF THE SCOPE OF WORK INVOLVED WITH THE EXISTING CONDITIONS.

DRAWINGS AND COORDINATION
DRAWINGS FOR MECHANICAL WORK ARE DIAGRAMMATIC IN NATURE, AND ARE NOT INTENDED TO BE SCALED FOR EXACT MEASUREMENTS NOR TO SERVE AS SHOP DRAWINGS. CHANGES FROM THE PLANS MADE WITHOUT CONSENT OF THE ENGINEER SHALL RELIEVE THE ENGINEER OF RESPONSIBILITY FOR ALL CONSEQUENCES ARRIVING OUT OF SUCH CHANGES. INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS. WHERE CONDITIONS REQUIRE REASONABLE CHANGES TO THOSE INDICATED ON THE DRAWINGS, MAKE SUCH CHANGES WITHOUT ADDITIONAL COST TO THE OWNER. COORDINATE ALL WORK WITH OTHER TRADES.

WARRANTY
WORKMANSHIP, MATERIALS, EQUIPMENT AND PROPER OPERATION SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE FROM THE OWNER. INITIAL ACCEPTANCE OF WORK SHALL NOT WAIVE THIS GUARANTEE. THIS GUARANTEE SHALL NOT INCLUDE NORMAL MAINTENANCE REQUIRED BY THE OWNER AS DESCRIBED IN EQUIPMENT OPERATION AND MAINTENANCE MANUALS.

SUBMITTALS
CONTRACTOR SHALL SUBMIT TO THE ARCHITECT/ENGINEER A PORTABLE DOCUMENT FORMAT "PDF" COPY OF SUBMITTAL BROCHURES FOR REVIEW. PROVIDE INFORMATION ON ALL MAJOR EQUIPMENT AS LISTED ON DRAWING EQUIPMENT SCHEDULES, AS WELL AS VALVES, DUCTWORK ACCESSORIES AND TEMPERATURE CONTROL DIAGRAMS AS APPLICABLE.

OPERATION AND MAINTENANCE MANUALS
CONTRACTOR SHALL FURNISH AT THE COMPLETION OF THE PROJECT A PORTABLE DOCUMENT FORMAT "PDF" COPY OF COMPLETE OPERATION AND MAINTENANCE MANUALS TO THE ARCHITECT/ENGINEER FOR REVIEW PRIOR TO TURNOVER TO OWNER. MANUALS TO BE BOUND AND INCLUDE INSTALLATION INSTRUCTIONS, REPLACEMENT PARTS LISTS AND MAINTENANCE INFORMATION ON ALL EQUIPMENT AS DESCRIBED IN THE SUBMITTALS SECTION. COMPLETED OPERATION AND MAINTENANCE MANUALS ARE TO BE FORWARDED TO THE OWNER WITHIN 90 DAYS AFTER OWNER BUILDING ACCEPTANCE.

PRODUCT SUBSTITUTIONS
MANUFACTURER MODEL NUMBERS LISTED ON THE DRAWINGS AND/OR SPECIFICATIONS ARE TO BE CONSIDERED AS THE BASIS OF DESIGN. WHERE TWO OR MORE ALTERNATE MANUFACTURERS OR MATERIALS ARE LISTED, THE CHOICE OF THESE SHALL BE OPTIONAL WITH THE CONTRACTOR. PRIOR TO THE AWARDING OF THE CONTRACT, CONTRACTOR MAY REQUEST A PROPOSED SUBSTITUTION OF MATERIALS IN WRITING TO THE ARCHITECT/ENGINEER NO LATER THAN SEVEN DAYS PRIOR TO THE RECEIPT OF BIDS. THE COST OF ANY CHANGES REQUIRED BY OTHER TRADES, INCLUDING A/E DESIGN, DUE TO THE USE OF EQUIPMENT AND/OR MATERIALS OTHER THAN THAT OF THE BASIS OF DESIGN SHALL BE PAID BY THE CONTRACTOR.

RECORD DRAWINGS
CONTRACTORS SHALL MAINTAIN A COMPLETE AND ACCURATE SET OF MARKED UP DRAWINGS SHOWING ACTUAL LOCATIONS OF INSTALLED WORK. THESE DRAWINGS ARE TO BE FORWARDED TO THE OWNER AS PART OF THE OPERATION AND MAINTENANCE MANUALS AT THE COMPLETION OF THE PROJECT.

ACCESS DOORS
PROVIDE ALL ACCESS DOORS/PANELS AS REQUIRED FOR ACCESS TO VALVES, DAMPERS, CONTROL DEVICES, FILTERS AND ANY OTHER ITEMS FOR WHICH ACCESS IS REQUIRED FOR EITHER OPERATION OR SERVICING. WHERE ACCESS DOORS ARE TO BE INSTALLED IN ASSEMBLIES REQUIRED TO HAVE A SPECIFIC FIRE RATING, ACCESS DOORS SHALL ALSO BE FIRE RATED.

PIPING AND DUCTWORK SEALANT THROUGH RATED ASSEMBLIES
PENETRATIONS SHALL BE SEALED AS REQUIRED IN ACCORDANCE WITH BUILDING AND MECHANICAL CODES TO RESIST THE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION IN ORDER TO MAINTAIN THE RESISTANCE RATING OF THE CONSTRUCTION BEING PENETRATED.

PROTECTION OF MATERIALS AND EQUIPMENT
CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF ALL WORK, MATERALS, AND EQUIPMENT PROVIDED UNDER THIS SECTION. PIPE OPENINGS SHALL BE CLOSED WITH CAPS OR PLUGS TO PREVENT THE ENTRANCE OF DEBRIS DURING CONSTRUCTION. ALL DUCTWORK OPENINGS SHALL BE SEALED CLOSED DURING CONSTRUCTION.

ALTITUDE
SUPPLIERS SHALL CONFIRM THAT ALL EQUIPMENT BEING FURNISHED IS APPROPRIATE FOR USE AT THE ALTITUDE OF THE SITE.

EQUIPMENT AND PIPING IDENTIFICATION
PROVIDE EQUIPMENT LABELS FOR ALL MAJOR EQUIPMENT, INCLUDING BUT NOT LIMITED TO AIR HANDLING SYSTEMS, FANS, VAV BOXES, CONTROLS, DAMPERS, CONTROL VALVES AND PUMPS. PROVIDE PIPE MARKERS ON CW, HW AND HWC SYSTEMS. LABELS TO BE AT MAXIMUM 8 FEET APART, WITH FLOW DIRECTION INDICATED, AS APPLICABLE. ADDITIONALLY, PROVIDE LABELING ON POTABLE WATER MANIFOLDS INDICATING PLUMBING FIXTURE SERVED BY THE OUTLET, AS APPLICABLE. LABELS SHALL BE AFFIXED OR ADHERED PERMANENTLY TO EQUIPMENT. EQUIPMENT INSTALLED INDOORS TO BE LABELED WITH EMBOSSING TAPE. EQUIPMENT INSTALLED OUTDOORS TO BE LABELED WITH ENGRAVED PLASTIC LAMINATE SIGNS. PIPE MARKERS TO BE SELF-ADHESIVE, MANUFACTURED FOR SUCH PURPOSE.

STARTERS AND DISCONNECTS
EQUIPMENT STARTERS SHALL BE FURNISHED BY THE MECHANICAL CONTRACTOR AND INSTALLED BY THE ELECTRICAL CONTRACTOR. EQUIPMENT DISCONNECTS SHALL BE PROVIDED BY THE ELECTRICAL CONTRACTOR UNLESS NOTED OTHERWISE ON THE DRAWINGS. STARTERS SHALL BE NEMA TYPE, AND SHALL INCLUDE PHASE MONITORING FOR MOTORS 5 HP AND LARGER.

TESTING
TESTING SHALL BE PERFORMED ON THE FOLLOWING SYSTEMS SPECIFIED. ALL SYSTEMS LISTED MAY NOT BE INCLUDED IN PROJECT, REFER TO DRAWINGS FOR APPLICABLE SYSTEMS. SOIL, WASTE AND STORM DRAINAGE PIPING SHALL BE TESTED IN ACCORDANCE WITH APPLICABLE STATE AND LOCAL CODES. DOMESTIC WATER PIPING SHALL BE TESTED AND PROVEN WATERTIGHT UNDER A PRESSURE NOT LESS THAN THE WORKING PRESSURE OF THE SYSTEM FOR A 24 HOUR PERIOD. POTABLE WATER PIPING SYSTEM SHALL BE CHLORINATED AND STERILIZED IN ACCORDANCE WITH REQUIREMENTS OF LOCAL JURISDICTION. NATURAL GAS PIPING SHALL BE TESTED WITH AN AIR PRESSURE OF MINIMUM TWO TIMES THE DESIGN SYSTEM PRESSURE, BUT NO LESS THAN 3 PSIG, FOR A PERIOD OF 24 HOURS WITHOUT PRESSURE DROP.

BALANCING
SYSTEM BALANCING SHALL BE PERFORMED BY A CERTIFIED BALANCING CONTRACTOR. BALANCE ALL SYSTEMS INCLUDING AIRFLOW TO AND FROM ALL OPENINGS, AND PUMPED WATER SYSTEMS INCLUDING DOMESTIC WATER RECIRCULATION SYSTEMS AS APPLICABLE. MAKE ANY ADJUSTMENTS NECESSARY TO RESULT IN CONDITIONS INDICATED AND PROVIDE READJUSTMENTS TO ITEMS IN REPORT AS MAY BE REQUESTED BY ARCHITECT/ENGINEER. SUBMIT TWO COPIES OF TEST AND BALANCE REPORT FOR APPROVAL. FAN AND PUMP SYSTEMS TO BE BALANCED WITHIN PLUS OR MINUS 5 PERCENT OF LISTED VALUES. AIR INLETS AND OUTLETS TO BE BALANCED WITHIN PLUS 10 PERCENT OR MINUS 5 PERCENT OF LISTED VALUES. BALANCE REPORT TO INCLUDE:

- UNIT IDENTIFICATION
- MANUFACTURER AND NAMEPLATE DATA
- EQUIPMENT NAMEPLATE AMPERAGE AND ACTUAL AMPERAGE
- RPM (DESIGN AND ACTUAL)
- FAN CFM (DESIGN AND ACTUAL)
- FAN STATIC PRESSURE (DESIGN AND ACTUAL)
- PUMP GPM (DESIGN AND ACTUAL)
- PUMP DISCHARGE AND SUCTION PRESSURE
- REGISTER, GRILLE, DIFFUSER REFERENCE NUMBER AND LOCATION
- INLET/OUTLET CFM (DESIGN AND ACTUAL)
- FLOW DEVICE PRESSURE DROP, CFM OR GPM

A FINAL BALANCING REPORT SHALL BE PROVIDED TO THE OWNER AFTER COMPLETION OF THE PROJECT.

CLEANING
AT THE COMPLETION OF WORK, ALL FIXTURES AND EQUIPMENT SHALL BE THOROUGHLY CLEANED AND DELIVERED IN A CONDITION SATISFACTORY TO THE ARCHITECT. ALL FILTERS SHALL BE REPLACED WITH NEW PRIOR TO OWNER ACCEPTANCE OF THE BUILDING.

OPERATIONS AND MAINTENANCE
AT MECHANICAL TURN OVER, THIS CONTRACTOR SHALL PERFORM A DETAILED OPERATIONAL WALK THROUGH OF ALL SYSTEMS AND EQUIPMENT SHOWN IN THE MECHANICAL DRAWINGS. THE WALK THROUGH SHALL INCLUDE ONE HOUR OF TRAINING AND REQUIRED MAINTENANCE FOR EACH TYPE OF EQUIPMENT AND TWO HOURS FOR THE TEMPERATURE CONTROLS OF THE BUILDING. THE MECHANICAL CONTRACTOR SHALL PROVIDE A SHEET LISTING EACH TYPE OF EQUIPMENT. IT SHALL BE SIGNED, LINE BY LINE, BY THE CLIENT INDICATING THAT THEY HAVE RECEIVED INSTRUCTION ON THE OPERATIONS AND MAINTENANCE OF THE EQUIPMENT. ADDITIONALLY, A CHECK BOX WILL ASK THE CLIENT IF THEY WISH TO HAVE THE MECHANICAL CONTRACTOR PROVIDE A QUOTE FOR MAINTENANCE FOR EACH OF THE ITEMS OR IF THEY WILL TAKE CARE OF IT ON THEIR OWN, WITH THE CLIENT'S INITIALS. A COMPLETED COPY OF THIS FORM SHALL BE INCLUDED IN THE O & M MANUALS AND SUBMITTED TO THE ENGINEER.

GENERAL MECHANICAL NOTES

1. THE MECHANICAL DESIGN IS BASED ON THE 2021 INTERNATIONAL MECHANICAL CODE. MECHANICAL WORK SHALL COMPLY WITH ALL APPLICABLE CODES AND LOCAL CODE AMENDMENTS. VERIFY ALL REQUIREMENTS PRIOR TO SUBMITTING BID OR COMMENCING WORK.
2. MAINTAIN A MINIMUM 3'-0" SEPARATION FROM EXHAUST TERMINATIONS TO OPERABLE WINDOWS AND DOORS.
3. HANGING, ANCHORING AND SUPPORT OF EQUIPMENT, DUCTS, PIPING AND ACCESSORIES IS DESIGN BUILD BY THE MC. THE SUPPORTS SHALL MEET CODE.
4. ALWAYS INSTALL EQUIPMENT PER MANUFACTURER'S INSTALLATION INSTRUCTIONS.
5. TEMPERATURE CONTROLS SHALL BE DESIGN BUILD, CUSTOM, FIELD FABRICATED TO MATCH CORRESPONDING EQUIPMENT. THE SYSTEM SHALL UTILIZE STAND ALONE ELECTRONIC COMPONENTS. THE CONTRACTOR SHALL PROPERLY SELECT, PROVIDE AND INSTALL SYSTEM(S) INCLUDING ALL COMPONENTS NECESSARY FOR A FULL AND COMPLETE, OPERATIONAL SYSTEM. THIS INCLUDES, BUT IS NOT LIMITED TO: LOW VOLTAGE WIRING, THERMOSTATS, DAMPER MOTORS, SOLENOIDS, RELAYS, CONTACTORS, STARTERS, TIME CLOCKS, CONTROL PANELS, SYSTEM COMMISSIONING AND OWNER TRAINING. ALL LINE VOLTAGE INTERFACING SHALL BE COORDINATED DIRECTLY WITH THE ELECTRICAL CONTRACTOR. PROVIDE SUBMITTALS ON COMPONENTS AND WIRING DIAGRAMS PRIOR TO ORDERING

GENERAL HYDRONIC NOTES

1. HYDRONIC WATER PIPING, ABOVE GRADE:
   > 2" AND SMALLER SHALL BE PEX-A TUBING MANUFACTURED BY UPONOR/WIRSBO OR APPROVED EQUAL. PIPE SHALL CONTAIN AN OXYGEN BARRIER. FITTINGS SHALL BE EXPANSION TYPE WITH SECONDARY EXPANSION RING (NOT CRIMPED). PIPING SHALL BE PROPERLY SUPPORTED USING PLENUM RATED GALVANIZED TROUGHS OR CHANNELS HUNG AT MAXIMUM 8' INTERVALS. UNSUPPORTED PEX MAY NOT EXCEED 32".
   > PIPING 2.5" AND LARGER SHALL BE SCHEDULE 40 BLACK STEEL WITH GROOVED VICTAULIC FITTINGS
   > CONTRACTOR HAS THE OPTION TO USE AQUATHERM BLUE PIPE, SDR 9 MF RP, WITH FUSED FITTINGS, IN NON-PLENUM AREAS
2. IN SLAB RADIANT TUBE PIPING SHALL BE PEX-A TUBING MANUFACTURED BY UPONOR/WIRSBO OR APPROVED EQUAL. INSTALL NO FITTINGS BELOW SLAB, USE CONTINUOUS LOOPS ONLY.
3. PRESS ON HYDRONIC FITTINGS AND PULLED TEE FITTINGS WILL NOT BE ACCEPTED.
4. ALWAYS INSTALL EQUIPMENT PER MANUFACTURER'S INSTALLATION INSTRUCTIONS.

GENERAL PLUMBING NOTES

1. THE PLUMBING DESIGN IS BASED ON THE 2021 INTERNATIONAL PLUMBING CODE. PLUMBING WORK SHALL COMPLY WITH ALL APPLICABLE CODES AND LOCAL CODE AMENDMENTS. VERIFY ALL REQUIREMENTS PRIOR TO SUBMITTING BID OR COMMENCING WORK.
2. WASTE AND VENT PIPING BELOW SLAB SHALL BE:
   > SCHEDULE 40, DWV, PLASTIC PIPE AND FITTINGS.
3. WASTE AND VENT PIPING ABOVE SLAB (NOT IN RETURN AIR PLENUM) SHALL BE:
   > SCHEDULE 40, DWV, PLASTIC PIPE AND FITTINGS.
4. POTABLE WATER PIPING 2" AND SMALLER SHALL BE PEX-A TUBING MANUFACTURED BY UPONOR/WIRSBO OR APPROVED EQUAL. FITTINGS SHALL BE EXPANSION TYPE WITH SECONDARY EXPANSION RING (NOT CRIMPED). CW SHALL BE RUN IN BLUE PIPE, HW & HWC IN RED, OTHER SYSTEMS CLEAR. PIPING SHALL BE PROPERLY SUPPORTED USING PLENUM RATED GALVANIZED TROUGHS OR CHANNELS HUNG AT MAXIMUM 8' INTERVALS. UNSUPPORTED PEX MAY NOT EXCEED 32".
5. PUSH-TO-CONNECT PLUMBING FITTINGS (I.E. SHARKBITE OR SIMILAR) AND PULLED TEE FITTINGS WILL NOT BE ACCEPTED.
6. POTABLE WATER VALVES SHALL BE FULL PORT, BALL TYPE.
7. GAS PIPE 2" AND SMALLER SHALL BE SCHEDULE 40 BLACK STEEL. FITTINGS SHALL BE MALLEABLE SCREW TYPE. OR COMPRESSION FITTED. VIEGA MEGA PRESS OR APPROVED EQUAL.
9. INSTALL UNION, GAS COCK AND FULL SIZE 6" LONG DIRT LEG FOR ALL GAS FIRED EQUIPMENT.
10. HANGING, ANCHORING AND SUPPORT OF EQUIPMENT, PIPING AND ACCESSORIES IS DESIGN BUILD BY THE PC. THE SUPPORTS SHALL MEET CODE.
11. ALWAYS INSTALL EQUIPMENT PER MANUFACTURER'S INSTALLATION INSTRUCTIONS.

INSULATION NOTES AND MECHANICAL ENERGY CODE

1. THE MECHANICAL DESIGN IS BASED ON THE 2021 INTERNATIONAL ENERGY CONSERVATION CODE.
2. HYDRONIC HOT WATER PIPING SHALL BE INSULATED USING FIBERGLASS INSULATION, WITH ALL SERVICE JACKET, HAVING MAXIMUM 'K' FACTOR OF 0.27. INSULATION THICKNESS SHALL BE:
   * ≤ 140 DEG F
     * 1" FOR 1.5" PIPE AND SMALLER
     * 1.5" FOR PIPES LARGER THAN 1.5"
   * > 140 DEG F
     * 1.5" FOR ≤1.5" PIPE
     * 2" FOR PIPES LARGER THAN 1.5"

PLUMBING ENERGY CODE INSULATION NOTES:

1. THE PLUMBING DESIGN IS BASED ON THE 2021 INTERNATIONAL ENERGY CONSERVATION CODE.
2. COMMERCIAL POTABLE COLD WATER PIPING SHALL BE INSULATED USING FIBERGLASS INSULATION WITH ALL SERVICE JACKET HAVING MAXIMUM 'K' FACTOR OF 0.27. INSULATION THICKNESS SHALL BE 0.5". DO NOT REMOVE THIS ITEM FROM THE PROJECT AS IT IS REQUIRED FOR CONDENSATE CONTROL.

CITY OF FORT COLLINS AMENDMENTS AND GREEN CODE REQUIREMENTS

1. PROTECT HVAC EQUIPMENT FROM CONSTRUCTION DUST AND DEBRIS. DO NOT OPERATE HVAC EQUIPMENT DURING CONSTRUCTION AND SEAL ALL DUCT OPENINGS WITH PLASTIC.
2. LOW-VOLATILE ORGANIC COMPOUND (VOC) FIRE CAULK SHALL BE USED: 3M FIRE BARRIER 1C 15WB+, FD 150+, CP 25WB+ OR APPROVED EQUAL.
3. A CONSTRUCTION WASTE MANAGEMENT PLAN WILL BE IMPLEMENTED REQUIRING RECYCLING OF NONHAZARDOUS CONSTRUCTION DEBRIS. COORDINATE WITH G.C. FOR RECYCLING OF ITEMS RELATED TO THE MECHANICAL SCOPE OF WORK.
4. EXTERIOR AND INTERIOR LOCAL DESIGN TEMPERATURES (DEG F):
   •WINTER OUTDOOR DESIGN DB.....6
   •WINTER INDOOR DESIGN DB.....72
   •SUMMER OUTDOOR DESIGN DB 91
   •SUMMER INDOOR DESIGN DB 75
   •SUMMER OUTDOOR DESIGN WB 62
   •SUMMER INDOOR DESIGN WB 62
   •CLIMATE ZONE 5B

COMcheck Software Version COMcheckWeb

Mechanical Compliance Certificate

Project Information

Energy Code:	2021 IECC
Project Title:	24-283 Masonic Temple
Location:	Fort Collins, Colorado
Climate Zone:	5b
Project Type:	Alteration

Construction Site: Owner/Agent: Designer/Contractor:

Mechanical Systems List

Quantity System Type & Description

1 B-1:
Heating: Hot Water Boiler, Capacity 399 kBtu/h, Gas
Proposed Efficiency: 97.00 % Et, Required Efficiency: 80.00 % Et

Mechanical Compliance Statement

Compliance Statement: The proposed mechanical alteration project represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed mechanical systems have been designed to meet the 2021 IECC requirements in COM*check* Version COMcheckWeb and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

Thomas Segelhorst, P.E.
Name - Title Signature Date

Project Title: 24-283 Masonic Temple Report date: 07/07/25
Data filename: Page: 4 of 11

MECHANICAL DRAWING INDEX

COLORADO LICENSED
THOMAS M. SEGELHORST
32190
PROFESSIONAL ENGINEER
07 - 08 - 2025

INTEGRATED MEP
320 MAPLE ST. SUITE 110
FORT COLLINS, CO 80521
970-556-0570

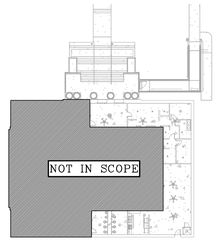
HAUSER ARCHITECTS
3780 East 15th Street, Suite 201 • Loveland, Colorado 80538
970.669.8220
E-mail: info@hauserarchitectspc.com HouserArchitectspc.com

MASONIC TEMPLE
225 W. OAK ST., FORT COLLINS, CO 80521
MECHANICAL NOTES, LEGEND AND DRAWING INDEX

REVISIONS
2 PERMIT SET 07.08.25

SHEET
M0.1

PROJECT: 24-283
DRAWN BY: SH



KEY PLAN

1" = 40'-0"

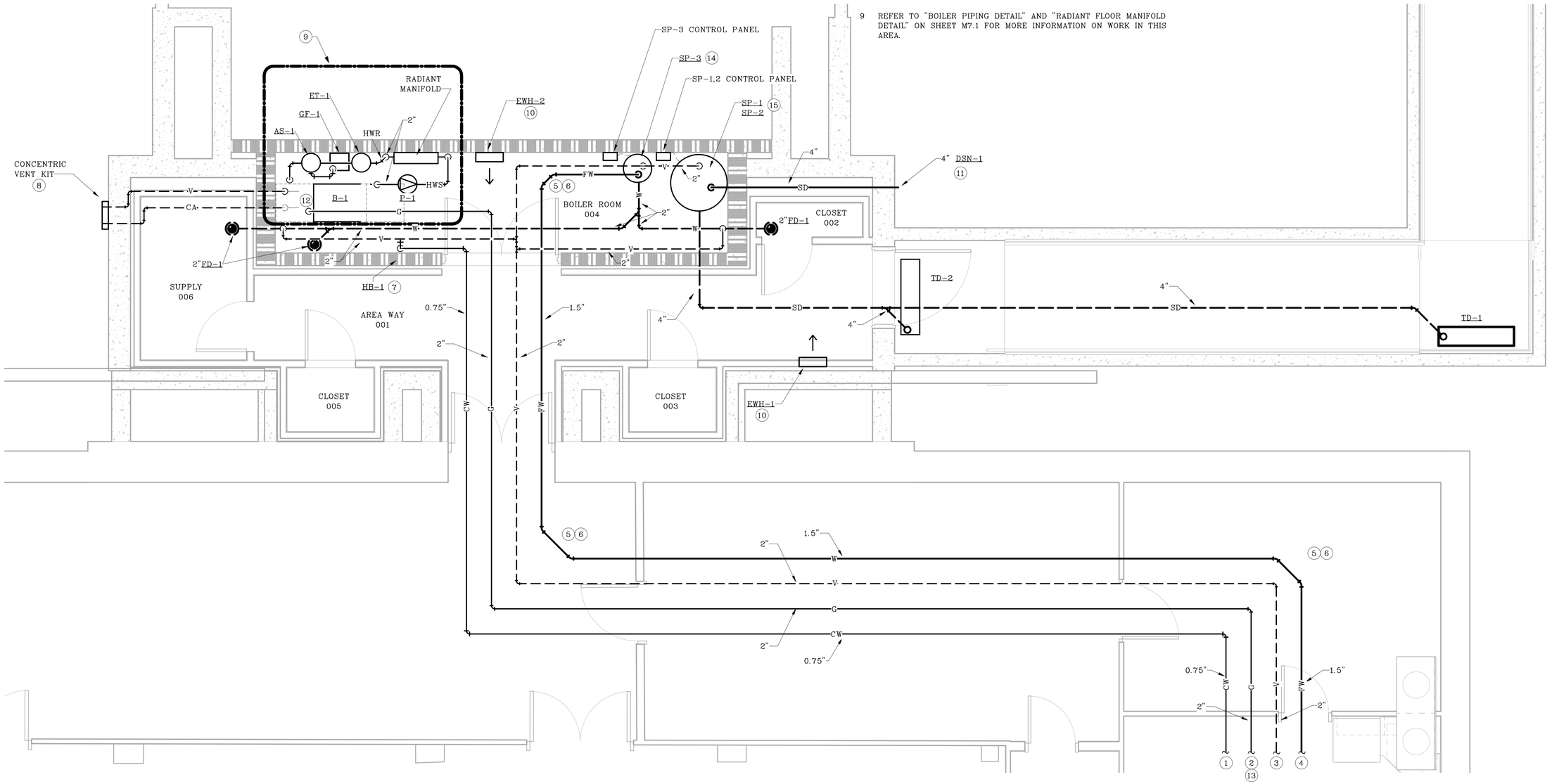
0' 1' 2'

FLAG NOTES

#	
1	CONTINUE CW PIPE OVERHEAD AND CONNECT TO NEAREST EXISTING 0.75" OR LARGER DOMESTIC COLD WATER PIPE.
2	CONTINUE GAS PIPE OVERHEAD TO SOUTH MECHANICAL ROOM AND CONNECT TO EXISTING GAS MAIN BETWEEN METER AND FIRST BRANCH.
3	CONTINUE VENT PIPE OVERHEAD AND CONNECT TO NEAREST EXISTING 2" OR LARGER VENT PIPE.
4	CONTINUE FORCED WASTE PIPE OVERHEAD TOWARD SOUTH MECHANICAL ROOM AND MAKE A TOP QUADRANT CONNECTION TO NEAREST EXISTING 3" OR LARGER SANITARY WASTE PIPE.
5	DO NOT USE 90 DEG ELBOWS IN FORCED MAIN PIPING. ALL OFFSETS TO BE MADE WITH 45 DEG ELBOWS (TYP.).
6	ALL FORCED WASTE (FW) PIPING SHALL BE SCHEDULE 40 PRESSURE RATED PVC PIPE AND FITTINGS.
7	MOUNT HB-1 AT 18" A.F.F.
8	COORDINATE WITH G.C. ON LOCATION OF VENT TERMINATION KIT. KEEP AS INCONSPICUOUS AS POSSIBLE WHILE MAINTAINING ALL REQUIRED CLEARANCES FROM GRADE AND BUILDING OPENINGS.
9	REFER TO "BOILER PIPING DETAIL" AND "RADIANT FLOOR MANIFOLD DETAIL" ON SHEET M7.1 FOR MORE INFORMATION ON WORK IN THIS AREA.

FLAG NOTES

#	
10	SURFACE MOUNT EWH'S WITH BOTTOM OF UNIT AT 12" ABOVE FLOOR.
11	INSTALL DSN-1 AT 12" ABOVE EXTERIOR GRADE.
12	PROVIDE GAS RATED BALL VALVE, FULL SIZE DRIP LEG, AND UNION AT EQUIPMENT CONNECTION.
13	GAS SERVICE PROVIDER TO DETERMINE IF NEW METER AT 6" W.C. DISCHARGE PRESSURE IS REQUIRED. CONTACT THE LOCAL UTILITY PROVIDER IMMEDIATELY AFTER AWARD OF PROJECT TO COORDINATE METER LOAD AND ANY NECESSARY ADJUSTMENTS. FAILURE TO COORDINATE WITH UTILITY IN A TIMELY MANNER WILL NOT EXTEND PROJECT DEADLINE OR GRANT ADDITIONAL FEES. SEE GAS METER SCHEDULE ON SHEET H8.2 FOR ADDITIONAL LOAD INFORMATION. CALCULATIONS FOR SIZING GAS SYSTEM UTILIZE EQUATIONS 4-1 OF THE 2021 IFGC, NOT THE TABLES.
14	REFER TO "SP-3 DETAIL" ON SHEET M7.1 FOR MORE INFORAMATION ON WORK IN THIS AREA.
15	REFER TO "SP-1,2 DETAIL" ON SHEET M7.1 FOR MORE INFORAMATION ON WORK IN THIS AREA.



MECHANICAL LOWER LEVEL PLAN

3/8" = 1'-0"

0' 1' 2'

COLORADO LICENSED
THOMAS M. SEGRIST
32190
PROFESSIONAL ENGINEER
07-08-2025

INTEGRATED MEP
320 MAPLE ST. SUITE 110
FORT COLLINS, CO 80521
970-556-0570

HAUSER ARCHITECTS
3780 East 15th Street, Suite 201 • Loveland, Colorado 80538
970.669.8220
E-mail: info@hauserarchitectspc.com
HouserArchitectspc.com

MASONIC TEMPLE

225 W. OAK ST., FORT COLLINS, CO 80521

MECHANICAL LOWER LEVEL PLAN

REVISIONS		
2	PERMIT SET	07.08.25

SHEET
M2.1

PROJECT: 24-283
DRAWN BY: SH

GENERAL NOTES

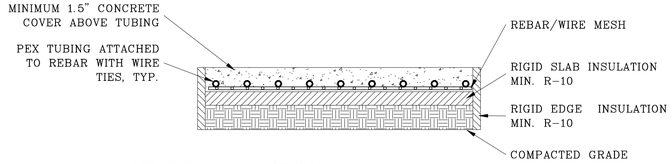
1 SNOWMELT CONTROLS ARE DESIGN BUILD BY M.C.

SNOW MELT TUBING SCHEDULE

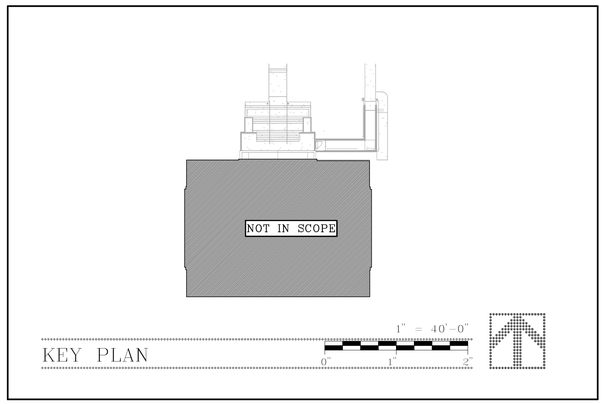
DESIGN CRITERION>
> ENTERING WATER TEMP (DEG F): 100
> LEAVING WATER TEMP (DEG F): 80

NOTES:
> CONCRETE SLAB SHALL BE FITTED WITH 2" CONTINUOUS RIGID INSULATION BELOW SLAB
> LOOPS ARE APROXIMATELY 200 FOOT EACH
> FLUID SHALL BE 50% PROPYLENE GLYCOL
> TUBING SHALL BE WATTS RADIANT PEX+ WITH OXYGEN BARRIER (OR APPROVED EQUAL)

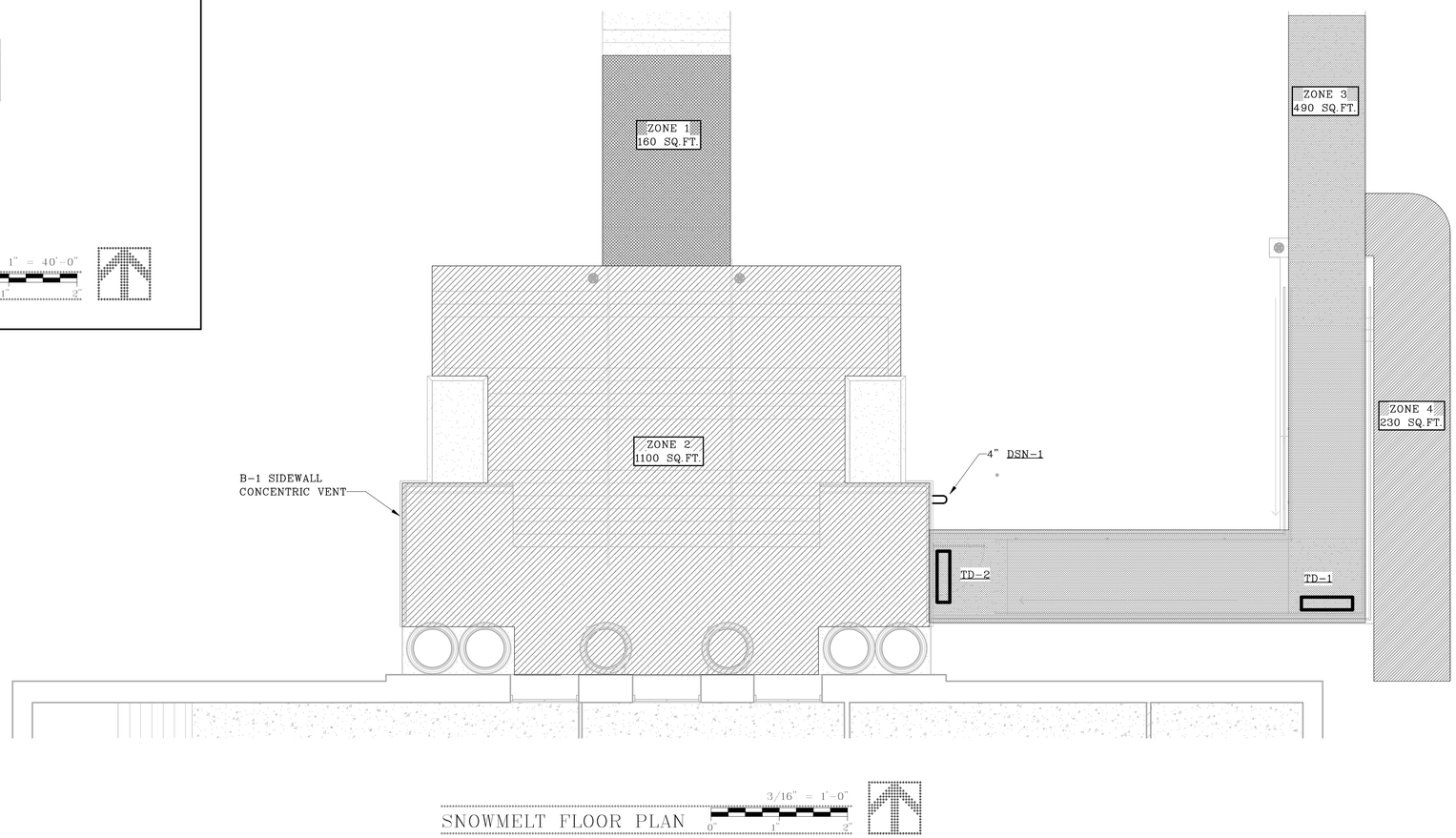
ZONE TAG	AREA SQ FT	BTU/ SF	BTUH	TUBE SIZE	TUBE SPACING (IN)	TUBE LENGTH (FT)	NUMBER OF CIRCUITS	ZONE TOTAL GPM	TUBE P DROP (FT)
ZONE SM1	160	110	17,600	5/8"	9	240	2	1.8	2.7
ZONE SM2	1100	110	121,000	5/8"	6	2420	13	12.1	3.2
ZONE SM3	490	110	53,900	5/8"	9	720	4	5.4	9.3
ZONE SM4	230	110	25,300	5/8"	9	340	2	2.5	9.3
TOTALS			217,800			3720		21.8	9.3



SNOWMELT TUBING DETAIL — SCALE: NONE



KEY PLAN — 1" = 40'-0" (0", 1", 2")



SNOWMELT FLOOR PLAN — 3/16" = 1'-0" (0", 1", 2")

COLORADO LICENSED
THOMAS M. SEGRIST
32190
PROFESSIONAL ENGINEER
07-08-2025

INTEGRATED MEP
320 MAPLE ST. SUITE 110
FORT COLLINS, CO 80521
970-556-0570

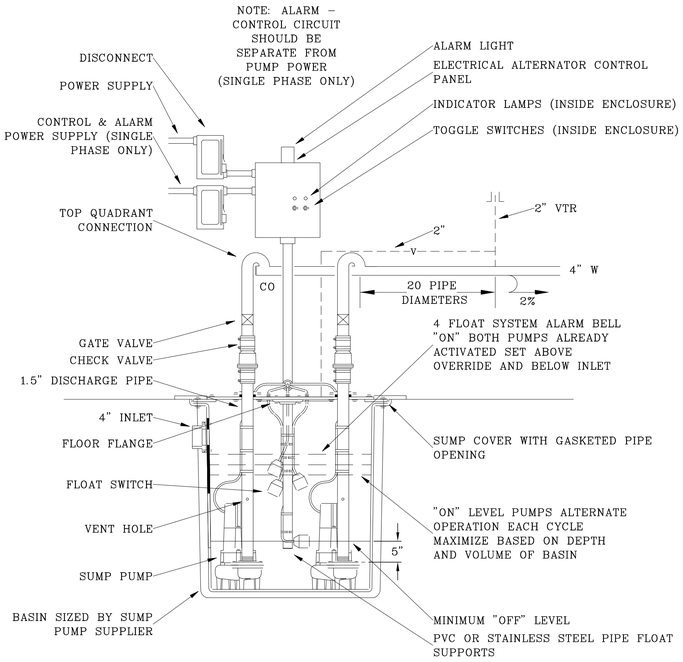
HAUSER ARCHITECTS
3780 East 15th Street, Suite 201 • Loveland, Colorado 80538
970.669.8220
E-mail: info@hausserarchitectspc.com HouserArchitectspc.com

MASONIC TEMPLE
225 W. OAK ST., FORT COLLINS, CO 80521
SNOWMELT PLAN, DETAILS AND SCHEDULES

REVISIONS
2 PERMIT SET 07.08.25

SHEET
M2.2

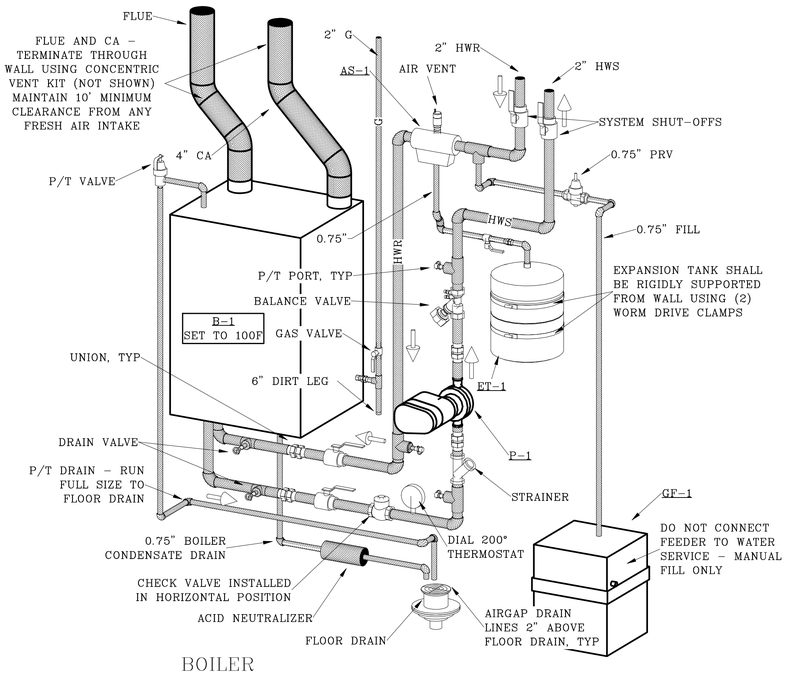
PROJECT: 24-283
DRAWN BY: SH



SP–1,2

DETAIL

SCALE: NONE

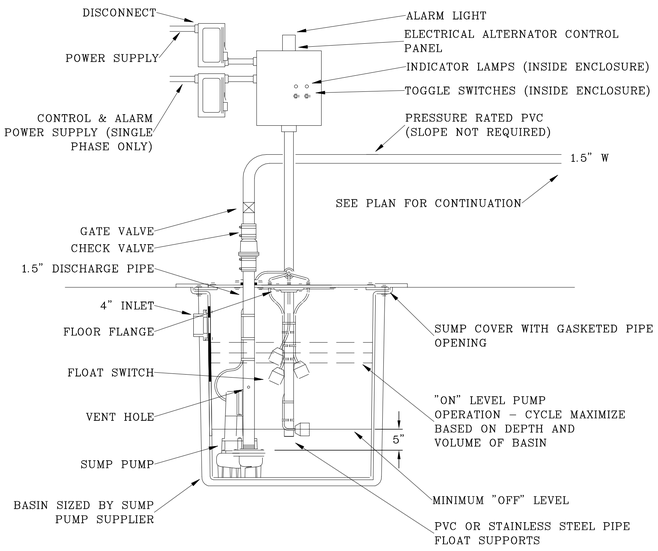


BOILER

PIPING DETAIL

SCALE: N/A

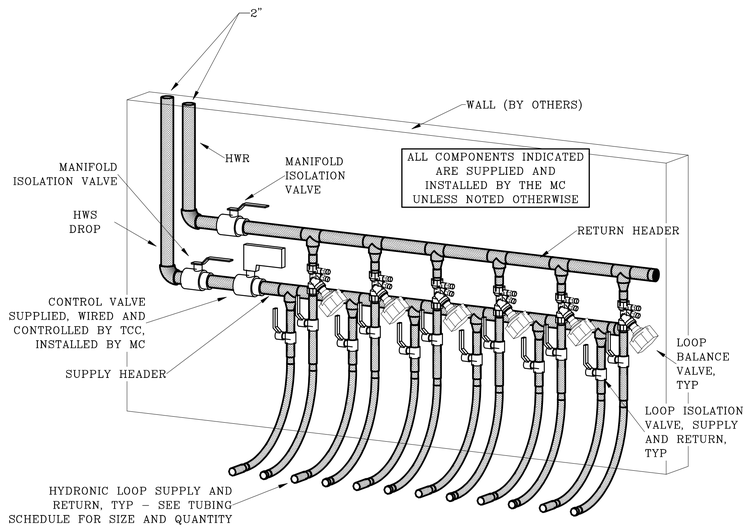
THIS DETAIL REPRESENTS APPROXIMATE INSTALLATION REQUIREMENTS – CONFIGURATIONS WILL VARY BETWEEN MODELS – ALWAYS FOLLOW MANUFACTURER'S INSTALLATION INSTRUCTIONS



SP–3

DETAIL

SCALE: NONE



RADIANT FLOOR

MAINIFOLD DETAIL

SCALE: N/A

COLORADO LICENSED
THOMAS M. SEGERSTROM
32190
PROFESSIONAL ENGINEER
07-08-2025

INTEGRATED MEP
320 MAPLE ST. SUITE 110
FORT COLLINS, CO 80521
970-556-0570

HAUSER ARCHITECTS
3780 East 15th Street, Suite 201 • Loveland, Colorado 80538
970.669.8220
E-mail: info@hauserarchitectspc.com
HouserArchitectspc.com

MASONIC TEMPLE

225 W. OAK ST., FORT COLLINS, CO 80521

MECHANICAL DETAILS

REVISIONS

2	PERMIT SET	07.08.25

SHEET **M7.1**

PROJECT: 24-283
DRAWN BY: SH

SCHEDULE FOR: ET-1

ES-ETX/ETSX

Job Name _____ Contractor _____

Job Location _____ Approval _____

Engineer _____ Contractor's P.O. No. _____

Approval _____ Representative _____

Series ETX, ETSX

Pressurized Expansion Tanks for Heating and Cooling Systems*

Series ETX and ETSX Pressurized Expansion Tanks for Heating and Cooling Systems are designed to absorb the increased volume of water created when water is heated. These tanks maintain system pressure below the relief setting of the relief valve. The Series ETX and ETSX's pre-pressurized steel tank features a durable expansion membrane that prevents contact of the water with the air in the tank. This rugged diaphragm minimizes loss of the air change and ensures long and trouble-free life for the system.

ETX

ETSX

Features

- Precharged at 12psi (83 kPa)
- Rugged flexible butyl diaphragm
- In-line and free standing models
- Compatible with glycol in systems
- Steel construction

Specifications

Furnish and install as shown on plans a Watts Model ETX/ETSX _____ gallon ____" diameter x ____" (high) pre-charged steel expansion tank with a fixed butyl bladder. The tank shall have an NPT system connection and a .302"-32 charging valve connection (standard tire valve) to facilitate the on-site charging of the tank to meet system requirements. The tank shall be factory pre-charged to 12psi. The tank shall be a Watts Series ETX or ETSX.

Models

ETX Mounts to supply piping

ETSX Free standing

Materials

Diaphragm: Butyl rubber

Outer Shell: Carbon Steel with Epoxy finish

Ratings

Maximum Working Temperature: 220°F (104°C)

Maximum Working Pressure:
ETX-15, ETX-30, ETX-60: 75psi (517 kPa)
ETX-90 and ETSX Series: 100psi (6.9 bar)

Precharge (field adjustable): 12psi (83 kPa)

*Not for use on potable water systems.

NOTICE

The information contained herein is not intended to replace the full product installation and safety information available or the experience of a trained product installer. You are required to thoroughly read all installation instructions and product safety information before beginning the installation of this product.

NOTICE

Inquire with governing authorities for local installation requirements

Dimensions – Weight

MODEL	TANK VOL.	ACCEPT. VOL.	CONNECTION	DIAMETER		HEIGHT		WEIGHT	
	gal.	@12 psi		in	mm.	in	mm.	lbs.	kgs.
ETSX-30	15.0	6.0	1" FNPT	16	406	$21\frac{11}{16}$	551	32.0	14.51

SCHEDULE FOR: B-1

Lochinvar® HIGH EFFICIENCY BOILERS & WATER HEATERS

KNIGHT XL COMMERCIAL BOILER

Submittal Sheet **KBX-Sub-11**

KNIGHT XL COMMERCIAL CONDENSING HEATING BOILERS

Job Name: _____ Model No. _____

Location: _____ Type Gas: _____

Engineer: _____ Equipment Tag(s): _____

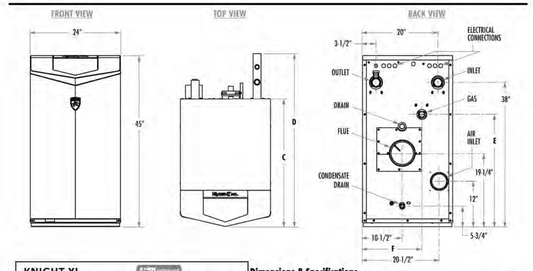
Agent/Wholesaler: _____ _____

Contractor: _____ _____

NOTES:

A) SET TO 100 F.

B) WITH CONDENSATION NEUTRALIZATION KIT.



Dimensions & Specifications

KNIGHT XL	Input MBH				Net AHRI Rating, Water, MBH	Combustion Efficiency %	Thermal Efficiency %							
Model Number	Min	Max	Turn Down	Gross Output MBH				C	D	F	Gas Conn	Water Conn	Air Inlet	Vent Size	Ship Wt. (lbs.)
KBX0400N	39.9	399	10:1	387	337	97.0	97.0	33-1/2"	42-1/2"	29-3/4"	20-1/4"	1"	2"	4"	4"	365
KBX0500N	50	500	10:1	485	422	97.0	97.0	33-1/2"	42-1/2"	29-3/4"	20-1/4"	1"	2"	4"	4"	377
KBX0650N	65	650	10:1	631	549	97.0	97.0	42-1/2"	53"	30-1/2"	15-1/4"	1-1/4"	2"	4"	6"	456
KBX0800N	80	800	10:1	776	675	97.0	97.0	42-1/2"	53"	30-1/2"	15-1/4"	1-1/4"	2"	4"	6"	484
KBX1000N	99.9	999	10:1	969	843	97.0	97.0	50"	62"	30-1/2"	15-3/4"	1-1/4"	2-1/2"	6"	6"	567

Notes:

- *Information subject to change without notice.*
- *Dimensions shown are approximate and should not be used for construction purposes.*
- *Dimensions are in inches.*
- *Select "N" or "L" for Natural or LP gas.*
- *The Net AHRI Water Ratings shown are based on a piping and pickup allowance of 1.15.*
- *Lochinvar should be consulted before selecting a boiler for installations having unusual piping and pickup requirements such as intermittent system operation, extensive piping systems, etc.*
- *The ratings have been determined under the provisions governing forced draft burners.*

KNIGHT® COMMERCIAL BOILER XL

Standard Features

- **97% Thermal Efficiency**
- **Modulating Burner with 10:1 Turndown**
  - Direct Spark Ignition
  - Low NOx Operation
  - Sealed Combustion
  - Low Gas Pressure Operation
- **Stainless Steel Water Tube Heat Exchanger**
  - ASME-CertiRed, "H" Stamped
  - 160 psi Working Pressure
  - 50 psi Relief Valve
  - Combustion Analyzer Test Port
  - Fully Welded Design
- **Smart System Control**
- **Vertical and Horizontal Direct Vent**
  - Direct Vent up to 150 feet
  - PVC, CPVC, Polypropylene or AL29-4C
  - Factory Supplied Sidewall Vent Termination
- **Other Features**
  - On/Off Switch
  - Adjustable High Limit with Manual Reset
  - Automatic Reset High Limit
  - Flow Switch
  - Flue Temperature Sensor
  - Low Air Pressure Switch
  - Temperature and Pressure Gauge
  - Condensate Trap
  - 10-Year Limited Warranty (See Warranty)

Smart System Features

- **CON-X-US Remote Connect**
- **Smart Touch Touchscreen Operating Control**
- **Full Color 7" Touchscreen LCD Display**
- **Loch-N-Link® USB Thumb Drive Port for Easy Programming**
- **Cascading Sequencer with Built-in Redundancy**
  - *Selectable Cascade Type:*
  - Lead Lag or Efficiency Optimization
  - Multiple Size Boilers
  - Front-End Loading
- **3 Reset Temperatures Inputs w/Independent Outdoor Reset Curves for Each**
  - Outdoor Sensor
- **Four-Pump Control**
  - System Pump with Parameter for Continuous Operation
  - Boiler Pump with Variable-Speed Control
  - Domestic Hot Water Boiler Pump
  - Domestic Hot Water Recirculation Pump Control with Sensor
- **Building Management System Integration**
  - 0-10 VDC Input to Control Modulation or Setpoint
  - 0-10 VDC Input from Variable-Speed System Pump
  - 0-10 VDC Modulation Rate Output Signal
  - 0-10 VDC Enable/Disable Signal
- **Programmable System Efficiency Optimizers**
  - Space Heating Night Setback
  - DHW Night Setback
  - Anti-Cycling
  - Ramp Delay
  - Boost Time and Temperature
- **High-Voltage Terminal Strip**
  - 120 VAC/60 Hertz/1 Phase
  - Pump Contacts for 3 Pumps
- **Low-Voltage Terminal Strip**
  - Building Recirculation Pump Start/Stop
  - Proving Switch Contacts
  - Alarm Contacts
  - Runtime Contacts
  - 3 Space Heat Thermostat Contacts
  - Tank Thermostat Contacts
  - System Sensor Contacts
  - Tank Sensor Contacts
  - Cascade Contacts
  - 0-10 VDC BMS Contacts
  - 0-10 VDC Boiler Rate Output Contacts
  - 0-10 VDC Boiler Pump Speed Contacts
  - 0-10 VDC System Pump Speed Contacts
  - ModBus/BACnet Contacts
- **Time Clock**
- **Data Logging**
  - Ignition Attempts
  - Last 10 Lockouts
  - Space Heat Run Hours
  - Domestic Hot Water Run Hours
  - Custom Maintenance Reminder w/ Contact Info
  - Password Security
  - Customizable Freeze Protection Parameters

Optional Equipment

- ☐ Wireless Outdoor Temperature Sensor
- ☐ Variable-Speed Boiler Circulator
- ☐ Constant-Speed Boiler Circulator
- ☐ ModBus Communication
- ☐ BMS Gateway to BACnet or LonWorks
- ☐ BACnet MSTP
- ☐ Alarm on Any Failure
- ☐ Condensate Neutralization Kit
- ☐ Concentric Vent Kit (KBX0400-KBX650)
- ☐ Common Vent Kit
- ☐ High and Low Gas Pressure Switches w/Manual Reset (KBX0500-KBX1000)
- ☐ Low Water Cut-Off w/Manual Reset & Test

Firing Codes

- ☐ M7 California Code
- ☐ M9 Standard Construction
- ☐ M13 CSD1/FM/GE Gap (KBX0500-KBX1000)

Venting Options

- ☐ Direct Vent Vertical
- ☐ Direct Vent Horizontal
- ☐ Vertical Vent with Sidewall Air Intake
- ☐ Sidewall Vent with Rooftop Air Intake
- ☐ Vertical Vent with Optional Room Air
- ☐ Sidewall Vent with Optional Room Air

Lochinvar® HIGH EFFICIENCY BOILERS & WATER HEATERS

Lochinvar, LLC
300 Maddox Simpson Parkway
Lebanon, Tennessee 37090
P: 615.889.8900 | F: 615.547.1000
Lochinvar.com

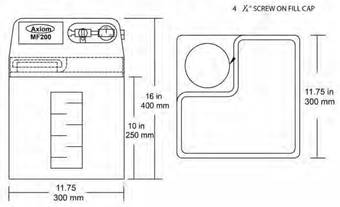
8/22—Printed in U.S.A.

SCHEDULE FOR: GF-1

AXIOM

MF200 HYDRONIC SYSTEM FEEDER TECHNICAL INFORMATION

DIMENSIONS :



WEIGHT : 5.4 kg 12 lbs

* Weight When Full 60 lbs/ 27kg Discharge

PUMP ELECTRICAL :

Rated 50 watts
UL listed AC/DC power supply adapter
100-240 VAC/50-60 Hz/1 to 24 VDC

PUMP PERFORMANCE :

0.04 l/m (1.0 gpm) @ free flow
Self-priming up to 1.2 m (4 feet)

CLEARANCES :

Depth -- 11.75 in (300 mm)

Clearances -- Right side and Top - 12 in 305 mm

System Connection -- 1/2" FPT

FILL WITH 50% PROPYLENE GLYCOL SOLUTION.

SPECIFICATION :

Hydronic system feeder shall be AXIOM INDUSTRIES LTD. Model MF200. System shall include 25 litre (6.0 U.S. gallon) storage/mixing tank with molded-in liquid level gauge, 100 mm (4") fill/access opening and cover; pump suction hose with inlet strainer; check valve; pressure pump with fuse protection; low fluid level pump cut-out float switch; manual diverter valve for purging air and agitating contents of storage tank; pressure switch with snubber, adjustable from 70 kPa (10 psig) to 170 kPa (25 psig) cut-out pressure; factory cut-out pressure set to 115 kPa (17psig); and liquid filled pressure gauge. Unit c/w UL listed power supply adapter with LED power indicator light, 100-240VAC/50-60Hz/1 to 24 VDC, supplied loose for field installation.

Feeder shall be compatible with glycol solutions of up to 50% concentration. Pump shall be capable of running dry without damage. Unit shall be completely assembled.

OPTIONAL ACCESSORIES :

☐ **MF200-1430** -- Tank Mounting Shelf

☐ **RIA10-1-SAA** -- Low level Alarm Panel c/w Remote Monitoring Dry Contacts and Selectable Audible Alarm

LIMITED WARRANTY :

The MF200 is warranted against defects in materials and workmanship for one year.

Project _____ **Location** _____

Consultant _____ **Contractor** _____

Unit Tag _____ **Sales Agent** _____

SS-SF-200-01

SCHEDULE FOR: P-1

Submittal Data

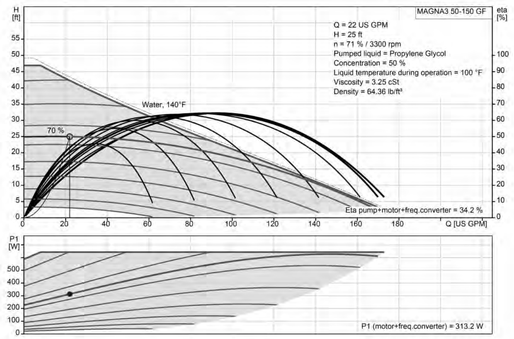
PROJECT:	UNIT TAG:	QUANTITY:
	TYPE OF SERVICE:	
REPRESENTATIVE:	SUBMITTED BY:	DATE:
ENGINEER:	APPROVED BY:	DATE:
CONTRACTOR:	ORDER NO.:	DATE:

Note! Product picture may differ from actual product

MAGNA3 50-150 GF

The MAGNA3 is the premium choice when system control and monitoring is key. MAGNA3 supports fieldbus by optional CIM modules, and connects directly with the Grundfos GO app via Bluetooth.

Conditions of Service		Pump Data		Motor Data	
Flow:	22 US GPM	Liquid temperature range:	14 .. 230 °F	Mains frequency:	60 Hz
Head:	25 ft	Maximum ambient temperature:	104 °F	Enclosure class:	X4D
Efficiency:	34.2 %	Flange standard:	GF		
Liquid:	Propylene Glycol	Pipe connection:	GF53		
Temperature:	100 °F	Product number:	98126816		
NPSH required:	ft				
Specific Gravity:	1.033				



COLORADO LICENSED
THOMAS M. SEGRETO
32190
PROFESSIONAL ENGINEER
07 - 08 - 2025

INTEGRATED MEP
320 MAPLE ST. SUITE 110
FORT COLLINS, CO 80521
970-556-0570

HAUSER ARCHITECTS
3780 East 15th Street, Suite 201 • Loveland, Colorado 80538
970.669.8220
E-mail: info@hauserarchitectspc.com
HouserArchitectspc.com

MASONIC TEMPLE

225 W. OAK ST., FORT COLLINS, CO 80521

MECHANICAL SCHEDULES

REVISIONS

2	PERMIT SET	07.08.25

SHEET **M8.1**

PROJECT: 24-283
DRAWN BY: SH

PLUMBING FIXTURE SCHEDULE

FIXTURE TAG	FIXTURE SPECIFICATIONS
DSN-1	DOWNSPOUT NOZZLE – ZURN ZN-199, ALL NICKEL BRONZE – REQUIRES MIB PVC PIPE THREAD ADAPTER WHEN USED WITH PVC PIPING
FD-1	FLOOR DRAIN •DRAIN – ZURN EZ1-PV, PVC DRAIN BODY, MEMBRANE CLAMP/ FLASHING COLLAR, SEEPAGE SLOTS, 5" DIAMETER NICKEL BRONZE STRAINER, ADJUSTABLE HEAD HEIGHT, CONCRETE SHIELD •TRAP SEAL PROSET OR SURE SEAL ELASTOMERIC SELF CLOSING TRAP SEAL – SEE PLAN FOR DRAIN SIZE
HB-1	HOSE BIBB – WOODFORD 24, 3/4" MALE HOSE CONNECTION, ANTI-SIPHON VACUUM BREAKER.
TD-1,2	TRENCH DRAIN •TRENCH DRAIN – ZURN Z-886, 6" WIDE PREFABRICATED MODULAR DRAIN SYSTEM, EXTRA HEAVY DUTY GALVANIZED GRATE AND FRAME ASSEMBLY – ACTUAL SECTION SIZING SHALL BE ACCOMPLISHED BY THE PLUMBING CONTRACTOR

GAS METER SCHEDULE

(6" W.C. DISCHARGE PRESSURE REQUIRED) T.E.L. 275'

EQUIPMENT	MBH
B-1	399
TOTAL ADDITIONAL GAS LOAD	399

NOTES: CALCULATIONS FOR SIZING GAS SYSTEM UTILIZE THE EQUATIONS OF THE 2021 IFGC, NOT THE TABLES.

PIPE SUPPORT SCHEDULE

PIPING MATERIAL	MAX HORIZ SPACING	MAX VERT SPACING
CPVC ≤ 1"	3 FEET	5 FEET
CPVC > 1" AND ≤ 2"	4 FEET	5 FEET
CPVC > 2"	4 FEET	10 FEET
COPPER ≤ 1.25"	6 FEET	10 FEET
COPPER > 1.25"	10 FEET	10 FEET
PEX ≤ 2"	32 INCHES	5 FEET
PVC ≤ 2"	4 FEET	5 FEET
PVC > 2"	4 FEET	10 FEET
STEEL	12 FEET	15 FEET

SCHEDULE FOR: SP-1 AND SP-2

Trusted. Tested. Tough.℠

Product information presented here reflects conditions at time of publication. Consult factory regarding discrepancies or inconsistencies.

ZOELLER PUMP COMPANY

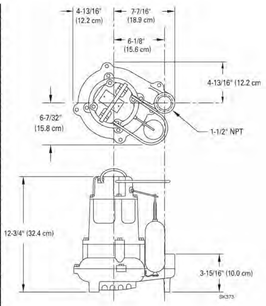
SECTION: 2.15.060
FM2782
0523
Supersedes
0222

TECHNICAL DATA SHEET
FLOW-MATE SERIES
Models 137, 139 Effluent / Dewatering Pumps

PRODUCT SPECIFICATIONS

MOTOR	Horse Power	1/2
	Voltage	115 - 460
	Phase	1 or 3 Ph
	Hertz	60 Hz
	RPM	1725 RPM
	Type	Split phase or 3 phase
	Insulation	Class B
	Amps	2 - 10.5
PUMP	Operation	Automatic or nonautomatic
	Auto On/Off Points	10" (25.4 cm) / 2-3/4" (7 cm)
	Discharge Size	1-1/2" NPT
	Solids Handling	5/8" (15 mm) spherical solids
	Cord Length	10' (3 m) automatic, 15' (5 m) nonautomatic
	Cord Type	UL listed, neoprene cord
	Max. Head	26' (8 m).
	Max. Flow Rate	93 GPM (352 LPM)
	Max. Operating Temp.	130° F (54° C) [extra duty 140°F (60°C)]
	Cooling	Oil filled
	Motor Protection	Auto reset thermal overload (1 Ph)
MATERIALS	Motor Housing	Cast iron (137) or bronze (139)
	Pump Housing	Cast iron (137) or bronze (139)
	Base	Cast iron (137) or bronze (139)
	Upper Bearing	Sleeve bearing
	Lower Bearing	Sleeve bearing
	Mechanical Seals	Carbon and ceramic
	Impeller Type	Non-clogging vortex
	Impeller	Cast iron or bronze
	Hardware	Stainless steel
	Motor Shaft	AISI 1215 cold rolled steel
	Gasket	Neoprene

NOTE: See model comparison chart for specific details.



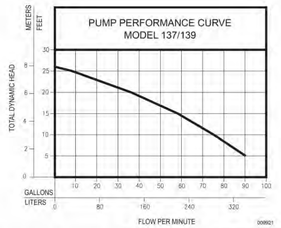
Made In The USA.
Using a majority of U.S. components.

NOTE:
A) SUMP BASIN SIZED BY PUMP PROVIDER
B) ALARM AND CONTROL PANEL SPECIFIED BY PUMP PROVIDER.
C) PUMPS ALTERNATE EACH CYCLE.

502-778-2731 | 800-928-7867 | 3649 Cane Run Road | Louisville, KY 40211-1961 | zoellerpumps.com

TOTAL DYNAMIC HEAD FLOW PER MINUTE

MODEL		137/139	
Feet	Meters	Gal.	Liters
5	1.5	90	340
10	3.0	75	284
15	4.6	58	220
20	6.1	36	136
25	7.6	8	30
Shut-off Head:		26 ft.(8.0m)	



Model	MODEL COMPARISON										CERTIFICATIONS
	Seal	Mode	Volts	Ph	Amps	HP	Hz	Lbs	Kg	Simplex	Duplex	CSA
M137	Single	Auto	115	1	9.4	1/2	60	47	21	1	4	Y
N137	Single	Non	115	1	9.4	1/2	60	46	21	2 or 3	2 or 4	Y
BN137	Single	Auto	115	1	9.4	1/2	60	48	22	**	4	Y
D137	Single	Auto	230	1	4.7	1/2	60	47	21	1	4	Y
E137	Single	Non	230	1	4.7	1/2	60	48	22	2 or 3	4	Y
* H137	Single	Auto	200	1	6.2	1/2	60	48	22	1	4	Y
* I137	Single	Non	200	1	6.2	1/2	60	48	22	3	4	Y
* J137	Single	Non	200	3	3.6	1/2	60	46	21	3	4	Y
* F137	Single	Non	230	3	3.3	1/2	60	48	22	3	4	Y
* G137	Single	Non	460	3	2.0	1/2	60	48	22	3	4	Y
BE137	Single	Auto	230	1	4.7	1/2	60	48	22	**	---	Y
M139	Single	Auto	115	1	10.5	1/2	60	51	23	1	4	Y
N139	Single	Non	115	1	10.5	1/2	60	51	23	2 or 3	2 or 4	Y
D139	Single	Auto	230	1	4.7	1/2	60	47	21	1	4	Y
E139	Single	Non	230	1	4.7	1/2	60	48	22	2 or 3	4	Y
*H139	Single	Auto	200	1	6.2	1/2	60	48	22	1	4	Y
*I139	Single	Non	200	1	6.2	1/2	60	48	22	3	4	Y
* J139	Single	Non	200	3	4.0	1/2	60	50	23	3	4	Y
*F139	Single	Non	230	3	4.0	1/2	60	48	22	3	4	Y
*G139	Single	Non	460	3	2.0	1/2	60	48	22	3	4	Y

* No molded plug ** Single piggyback switch included BE and BN models include a piggyback variable level pump switch.

SELECTION GUIDE

1. Integral float-operated mechanical switch, no external control required.
2. For automatic, use single piggyback variable level float switch or double piggyback variable level float switch. Refer to FM0477.
3. See FM1228 for correct model of simplex control panel.
4. See FM0712 for correct model of duplex control panel or FM1663 for a residential alternator system.

⚠ CAUTION All installation of controls, protection devices and wiring should be done by a qualified licensed electrician. All electrical and safety codes should be followed including the most recent National Electrical Code (NEC) and the Occupational Safety and Health Act (OSHA).

502-778-2731 | 800-928-7867 | 3649 Cane Run Road | Louisville, KY 40211-1961 | zoellerpumps.com

SCHEDULE FOR: EWH-1,2

Markel Products Company

3310 Series Fan Forced Wall Heater - Without Summer Fan Switch

Features

- Powder coated 18-gauge steel front
- Automatic reset thermal limit
- Vane axial fan blade: 600 RPM / 175 CFM
- Rough in dimensions:
- 14 ⅛" Wide x 19 ½" High x 4" Deep
- Grill dimensions: 16 ⅝" Wide x 21" High
- Steel block fin element
- Tamper proof plug button included with unit
- Weight 22 lbs.
- Units with dual wattage, factory wired to highest wattage
- Wattage selectable at time of installation on some models
- Made in U.S.A.

Intertek

Standard Models

MODELS WITH IN-BUILT SINGLE POLE THERMOSTAT (0° - 110° F TEMPERATURE RANGE)							
03825202	E3312TRP	03826102	E3312TRPW	1000	3413	120	8.3
03806502	E3313TRP	03841602	E3313TRPW	1500	5120		12.5
				750	2560		6.25

SCHEDULE FOR: SP-3

Trusted. Tested. Tough.℠

Product information presented here reflects conditions at time of publication. Consult factory regarding discrepancies or inconsistencies.

ZOELLER PUMP COMPANY

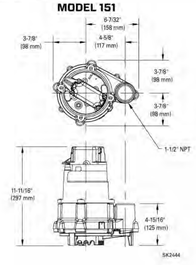
SECTION: 2.15.080
FM2784
1017
Supersedes
0315

TECHNICAL DATA SHEET
DOSE-MATE SERIES
Models 151, Effluent Pumps

PRODUCT SPECIFICATIONS

MOTOR	Horse Power	1/3 (151), 4/10 (152), 1/2 (153)
	Voltage	115 or 230
	Phase	1 Ph
	Hertz	60 Hz
	RPM	3450
	Type	Permanent split capacitor
	Insulation	Class B
	Amps	3.0 - 10.5
PUMP	Operation	Automatic or nonautomatic
	Discharge Size	1-1/2" NPT
	Solids Handling	1/2" (12 mm), 3/4" (19 mm) spherical solids
	Cord Length	20' (6 m)
	Cord Type	UL listed power cord
	Max. Head	44' (13.4 m)
	Max. Flow Rate	77 GPM (291 LPM)
	Max. Operating Temp.	130 °F (54 °C)
	Cooling	Oil filled
	Motor Protection	Auto reset thermal overload
MATERIALS	Cap	Cast iron
	Motor Housing	Cast iron
	Pump Housing	Cast iron
	Base	Plastic or cast iron
	Upper Bearing	Sleeve bearing
	Lower Bearing	Ball bearing
	Mechanical Seals	Carbon and ceramic
	Impeller Type	Non-clogging vortex
	Impeller	Engineered thermoplastic
	Hardware	Stainless steel
	Motor Shaft	AISI 1215 steel
	Gasket	Neoprene

MODEL 151



NOTE: The sizing of effluent systems normally requires variable level float(s) controls and properly sized basins to achieve required pumping cycles or dosing timers with nonautomatic pumps.

NOTE: See model comparison chart for specific details.

NOTES:
A) WITH SINGLE PIGGYBACK VARIABLE LEVEL FLOAT SWITCH
B) SUMP BASIN SIZED BY PUMP PROVIDER
C) ALARM AND CONTROL PANEL SPECIFIED BY PUMP PROVIDER

502-778-2731 | 800-928-7867 | 3649 Cane Run Road | Louisville, KY 40211-1961 | zoellerpumps.com

SCHEDULE FOR: AS-1

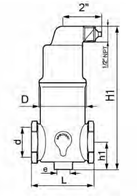
SPIROTHERM®

Submittal Data
VJR-1C

Spirovent® Junior Microbubble™ Eliminator

Job Name:
Engineer:
Contractor:
Representative:

Tag	Model	Flow	Size	Location



Specifications:

Body	Brass
Vent Head	Brass
Float	Non-Ferrous
Seal	Viton
O Ring	Viton
Coalescing Medium	Copper
Max. Working Pressure	150 psig
Max. Operating Temperature	270°F

Notes:

d (Pipe Size NPT)	3/4"	1"	1 ¼"	1 ½"	2"
D (inches)	2.6	2.6	2.6	2.6	4.0
H1 (inches)	6.0	7.0	7.8	9.1	10.8
h1 (inches)	0.8	1.4	1.5	1.6	2.3
L (inches)	3.4	3.5	3.5	3.5	5.2
e (inches)	½	½	½	½	½
Weight (lbs)	3.0	3.5	4.0	4.5	8.5
Rec. Flow (gpm)	6	10	15	30	40
Model No. VJR-	075TM	100TM	125TM	150TM	200TM

(Dimensions for reference only)

COLORADO LICENSED
THOMAS W. SEGER
33190
PROFESSIONAL ENGINEER
07 - 08 - 2025

INTEGRATED MEP
320 MAPLE ST, SUITE 110
FORT COLLINS, CO 80521
970-556-0570

HAUSER ARCHITECTS
3780 East 15th Street, Suite 201 • Loveland, Colorado 80538
970.669.8220
E-mail: info@hauserarchitectspc.com
HauserArchitectspc.com

MASONIC TEMPLE
225 W. OAK ST., FORT COLLINS, CO 80521
MECHANICAL SCHEDULES

REVISIONS
2 PERMIT SET 07.08.25

SHEET
M8.2

PROJECT: 24-283
DRAWN BY: SH

ELECTRICAL SPECIFICATIONS

1. Scope

The scope of the work covered herein consists of furnishing all labor, materials, necessary equipment and services to complete the Electrical Work and related work in full accordance as indicated on the drawings, as specified herein or both and subject to the terms and conditions of the Contract.

2. Codes, Rules, Permits, Fees

Electrical Contractor is generally responsible to insure all work, both old and new, complies with the NEC and any applicable local and state codes and ordinances.

3. Drawings

Drawings are diagrammatic and indicate the general arrangement of systems and work included in the contract. Drawings are not to be scaled. The Architectural drawings and details shall be examined for exact location of fixtures and equipment. Any conflict shall be immediately brought to the attention of the Architect or Engineer before proceeding with the work.

4. Shop Drawings

Materials or products specified herein and/or indicated on drawings by trade name, manufacturer's name or catalog number shall be provided as specified.

5. Cooperation With Other Trades

The Subcontractor shall give full cooperation to other trades and shall furnish in writing to the contractor, with copies to the Engineer, any information necessary to permit the work of all trades to be installed satisfactorily and with the least possible interference or delay. Coordinate all conduit runs and equipment with other trades. Verify nameplate electrical data of actual equipment furnished by others before beginning installation.

6. Cutting, Patching, And Finishing

The Electrical Contractor shall do all cutting, drilling, etc. required for work under this section of the specifications, inside the building.

7. Excavation And Backfilling

The Subcontractor shall do all trench and pit excavating and backfilling required for work under this section of the specifications, inside and outside the building, all required shoring, bracing, pumping and all protection for safety of persons and property.

8. Material And Workmanship

All materials and apparatus required for the work shall be new unless indicated otherwise on the plans.

Electrical Contractor shall provide and install all electrical as shown, verifying all mounting heights and exact locations of all wall-mounted electrical devices with architect prior to rough-in.

Connections and junction boxes to equipment are diagrammatic. Verify exact location of connection to specific equipment and devices.

9. Panelboards

Panels shall be as manufactured by Square-D, G.E., Siemens or equivalent of sizes, ratings, and requirements shown on the plans. Panels shall be of dead front construction. All bussing shall be as specified on panel schedules.

Multi-pole breakers shall have a single handle to trip all poles at once.

A laminated black plastic with white lettering plastic nameplates with the identification number as shown on the panel schedule shall be mounted on the outside of the door with sheet metal screws. Nameplate size shall be 3" wide X 1-1/2" high with 1/2" high engraving. Provide a completed circuit directory, typed and mounted in a clear plastic sleeve, on the interior of the panel door.

10. Grounding

Provide a complete grounding network for the entire electrical system to comply with NEC requirements.

All conduits shall have a ground wire installed. A conduit ground shall not be used.

Bond service entrance ground to building steel, metal water mains, made electrodes, etc.

11. Disconnect Switches

Equipment disconnect switches shall be Square-D, G.E., Siemens or equivalent general duty, or heavy duty of the type and rating shown on the plans. Fuses shall be provided of the appropriate type and rating for the equipment to be served.

12. Miscellaneous Equipment

Switches – All general use lighting (SPST toggle with or without pilot) switches to be rated 20A., 120-277V. as manufactured by Leviton, Lutron, P & S, or equivalent. Coordinate color with Owner/Architect.

Receptacles – All general use duplex receptacles to be rated 20A., 120V as manufactured by Leviton, Lutron, P & S, or equivalent. Coordinate color with Owner/Architect.

Conductors – All conductors shall be rated 600V, copper, type THWN, XHHW/THHN. Where indicated aluminum conductors may be used and shall be type THHW/XHHW. Conductors of #8 AWG and larger shall be stranded. Type NM cable is permitted where permissible by code.

Lighting fixtures – Lighting fixtures shall be as indicated on the fixture schedule or approved equals.

13. Conduit

Conduit shall be EMT, GRC, SCH. 40 PVC, SCH. 80 PVC, liquid tight metal flexible, or metal flexible.

GRC shall be used at exposed exterior locations. Flex shall be used for connection to all fixed equipment, except in damp or wet locations, where liquid tight metal flexible shall be used. EMT shall be used at all exposed interior locations. All remaining locations may use PVC.

Insulating bushings with double lock-nuts shall be used for entrance of 1-1/4" or larger into enclosures.

Sizes indicated are minimums, larger sizes may be used to facilitate wire pulls, etc.

14. Telephone System

Provide a 4' x 8' x 3/4" plywood backboard for telephone distribution. A driven ground rod shall be installed adjacent to the backboard. Install empty conduit(s) as indicated on the plans with pullwire installed for the telephone service entrance.

A 3/4" conduit shall be routed from all the telephone outlets to the ceiling space. Terminate conduit in ceiling space with a 90 degree bend and bushing at end of conduit. Extend conduit to nearest accessible ceiling space if no access to the ceiling space above the outlet is present. Provide a conduit path through all obstructions to the backboard.

15. Equipment Furnished By Others

Electrical Contractor shall provide conduit, wire and disconnect switches indicated on drawings, to connect electrical equipment supplied by others which shall include both new and relocation of existing equipment. All final electrical connections are to be by electrical contractor.

16. Record Drawings

The Contractor shall keep accurate records of actual construction including device locations and conduit runs if different from the plans.

The Contractor shall provide the owner with a reproducible set of plans of the complete electrical and fire alarm systems as installed. The scale on these drawings shall be no smaller than the scale used on the original plans.

17. Testing

Final tests shall be made only after the Engineer is satisfied that all work has been completed.

18. Final Acceptance

After testing, a final inspection shall be made by the Engineer and other authorized persons with the Electrical Contractor.

Final acceptance of the project shall not prejudice the Owner's right to require replacement and/or repair any defective work or materials.

Hauser Architects, P.C.

LEGEND

OUTLETS

- DUPLEX RECEPTACLE (120 V)
- DEDICATED DUPLEX RECEPTACLE (120V)
- WEATHERPROOF RECEPTACLE
- GROUND FAULT RECEPTACLE
- EMERGENCY POWER RECEPTACLE
- SWITCHED RECEPTACLE
- HALF SWITCHED RECEPTACLE
- DOUBLE DUPLEX RECEPTACLE
- FLUSH FLOOR RECEPTACLE, DUPLEX
- SPECIAL EQUIPMENT RECEPTACLE
- LOCKING RECEPTACLE
- FLUSH FLOOR TELEPHONE OUTLET
- DATA, TELEPHONE, OR FAX OUTLET
- TELEPOWER POLE (T=telephone, P=power, C=computer)
- JUNCTION BOX

CIRCUITRY and RACEWAYS

- CIRCUIT UP
- CIRCUIT DOWN
- HOME RUN (with circuit numbers)
- END OF RUN, CAP AND STAKE
- "RUN CONTINUES" INDICATION
- WIREMOLD (2-Channel)
- PLUGMOLD

SWITCHES

- SINGLE-POLE SWITCH
- DOUBLE-POLE SWITCH
- THREE-WAY SWITCH
- FOUR-WAY SWITCH
- SWITCH WITH PILOT LIGHT
- KEY SWITCH
- WEATHERPROOF SWITCH
- TIME SWITCH
- DIMMER SWITCH
- DAY-LIGHT SENSOR
- OCCUPANCY SENSOR
- OCCUPANCY SENSOR/DIMMER

SWITCHES

- EXIT SIGN
- EXIT/EMERGENCY LIGHTING UNIT
- EMERGENCY LIGHTING UNIT
- EXTERIOR EMERGENCY LIGHT

SOUND and SIGNAL

- SPEAKER
- VOLUME CONTROL
- BUZZER
- CHIME
- TELEVISION ANTENNA OUTLET
- MICROPHONE OUTLET
- INTERCOM OUTLET
- NURSE CALL

CONTROL

- THERMOSTAT (line voltage U.O.N.)
- HUMIDISTAT (line voltage U.O.N.)
- PHOTOCELL (voltage as required)
- TIME CLOCK (24 hour U.O.N.)
- PUSHBUTTON STATION (number of buttons indicated)
- LIGHTING CONTACTOR
- IRRIGATION CONTROLLER
- DUCT SMOKE DETECTOR
- FIRE/SMOKE DAMPER
- DOOR HOLDER
- CARD READER

DESIGNATIONS

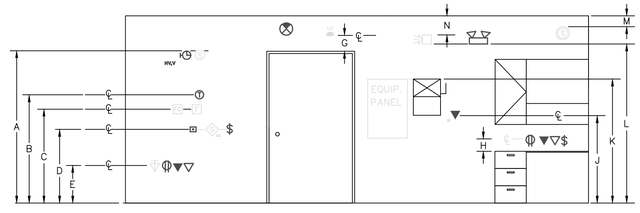
- REVISION NOTE
- FLAG NOTE
- KEY NOTE
- FEEDER NUMBER
- UON UNLESS OTHERWISE NOTED
- WP DEVICE DESIGNATED WEATHER PROOF
- AC DEVICE ABOVE COUNTER
- CLG DEVICE IN CEILING
- FLR DEVICE IN FLOOR
- AFF ABOVE FINISHED FLOOR
- (E) EXISTING TO REMAIN
- (R) EXISTING TO BE RELOCATED
- (D) EXISTING TO BE DEMOLISHED

MOUNTING HEIGHTS

KEY	HEIGHT	KEY	HEIGHT
A	80"	G	3"
B	46" MAX	H	8"A.C.
C	46" MAX	J	46" MAX
D	46" MAX	K	78" MAX
E	18" MIN	L	80"-92"
F	3" MIN	M	4" MIN
		N	6" MIN

NOTES:

1. CENTERLINE DIMENSIONS ARE TO CENTER OF DEVICE WITH TRIM. ADJUST BACKBOX LOCATION AS REQUIRED.
2. ALL MOUNTING HEIGHTS SHALL CONFORM TO THE LATEST EDITION OF THE AMERICANS WITH DISABILITIES ACT, (ADA).
3. DIMENSIONS APPLY UNLESS OTHERWISE NOTED ON DRAWING.
4. ELECTRICAL PANELS IN ACCESSIBLE UNITS SHALL BE MOUNTED SO THAT TOP BREAKER IS MOUNTED AT 48" AFF MAX.

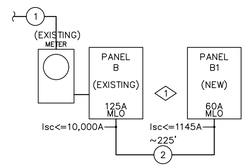


DEVICE MOUNTING HEIGHT DETAIL

NO SCALE

KEY NOTES (THIS SHEET ONLY)

<1> NEW PANEL 'B1' FED FROM EXISTING PANEL 'B' LOCATED IN BASEMENT BOILER ROOM AT SOUTH SIDE OF BUILDING. FEEDER TO BE ROUTED AT EXTERIOR AROUND THE EAST SIDE OF THE BUILDING.



PARTIAL ONE-LINE DIAGRAM

SCALE: NONE

DRAWING INDEX

NUMBER	DRAWING TITLE	REVIEW SET 6/19/25	PERMIT SET 7/10/25
E0.1	LEGEND, NOTES & SCHEDULES	●	●
E0.2	ENERGY COMPLIANCE FORMS	●	●
E1.1	LIGHTING & POWER PLANS	●	●

COORDINATION: 6/19/25 – ARCHITECTURAL DRAWING SET
7/06/25 – PLUMBING DRAWING SET
7/06/25 – MECHANICAL DRAWING SET

CODES: 2023 NATIONAL ELECTRICAL CODE (NEC)
2021 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)

FEEDER SCHEDULE

(1) EXISTING FEEDER
(2) (3-#6G CU, #8G CU) 1"C

LUMINAIRE SCHEDULE

Tag	Lamps	Description	Manufacturer	Part No.	Voltage	Notes
A2	27W	2x2, LED Volumetric Troffer, 3300 Lumens	Lithonia	2BLT2 33L ADP EZ1 PWS1856LV LP835	UNV	
J2	20W	Screw-in Keyless	Leviton	9883	120	
M1	12W	6" LED Surface Dome, 725 Lumens	WAC	FM-306-JB-930-WT	120	
X3	LED	Combination Exit/Egress Lighting Unit, Self Diagnostics	Lithonia	LHQM LED R SD M6	UNV	1
FPL		Flagpole Light, Revolving Halyard	Concord American Flagpole	External Halyard Beacon	120	2
AA	13W	42" Tall LED Bollard	Luminis	EC620-L1L10-LD5-30K-MVOLT-SH1-Color?	UNV	
WW	5W	LED Surface Mount Path Light, 360 Lumens	Hydrel	WANDER1-SM-P1-90CRI-30K-MVOLT-MW	UNV	
WW1E	12W	Full Cut-Off Wall Mount, 2160 Lumens w/ Battery Backup	Lithonia	DSXW1LED-P1-30K-70CRI-TFTM-MVOLT-ELCW-DDBXD	UNV	1

Notes:
1 Provide fixture with emergency battery back-up.
2 Coordinate flagpole light at pole top with flagpole supplier.

MECHANICAL EQUIPMENT & MOTOR SCHEDULE

KEY	EQUIPMENT	CHARACTERISTICS HP	RLA/FLA	EFFC.	Watts	CIRCUIT PH	Volts	MCA	MOCP	PROTECTION Breaker	Switch	Fuse	Disconnect at unit	NOTES
B-1	Boiler		3.0			1	120	3.8	20	20			Snap Switch	
P-1	Pump		5.7			1	120	7.1	20	20			Snap Switch	
GF-1	Glycol Feeder		0.4		50	1	120	0.5	20	20			Recep	
SP-1 & 2	Sump Pump		6.2			1	120	7.8	20	20			Recep	
SP-3	Sewage Ejector Pump		6.0			1	120	7.5	20	20			Recep	
EWH-1 & 2	Electric Wal Heater		6.3			1	120	7.8	20	20			Snap Switch	
NOTES														
1	Integral Disconnect and line voltage thermostat.													
2	Integral Disconnect.													

PANEL	B1 (New)		Job # 24-283				
VOLTAGE	120/240	AIC AMPS	10,000	BUSSING	AL		
				NEUTRAL BUS	YES		
RATED AMPS	600	MAIN LUG ONLY	60	GROUND BUS	YES		
PHASE * HERTZ	1 * 60	FEED	TOP				
# OF CIRCUITS	12	MOUNTING	SURFACE	FEED THROUGH LUGS	NO		
MANUFACTURER	SQ D	COVER TYPE	STANDARD	FED FROM	Panel B		
PANEL TYPE	LC	ISOLATED GND	NO	NOTE; "L" BREAKERS TO BE "LOCK ON"			

CIR#	BKR	CIRCUIT DESCRIPTION	Cat.	WATTS	L1	L2	WATTS	Cat.		BKR	CIR#
1	20A-1P	Lights & Receps	R	790	L1		744	E	SP-1, SP-2	20A-1P	2
3	20A-1P	B-1, GF-1, P-1	E	1,092		L2	720	E	SP-3	20A-1P	4
5	20A-1P	EWH-1 & EWH-2	H	1,512	L1						6
7						L2					8
9					L1						10
11						L2					12

Category	Connected	Demand Factor	Demand
R- Recept.	790	N.E.C. 220.44	790
L- Lighting	0	1.25	0
H- Heating	1,512	1	1,512
C- Cooling	0	1	0
E- Equip.	2,556	1	2,556
M- Misc.	0	1	0
Total:	4,858		4,858

	Connected	Demand
LINE L1	3,046	2,429
LINE L2	1,812	2,429
TOTAL	4,858	4,858

DEMAND AMPERAGE: 4,858 / 240 = 20 Amps

PANEL	B (Existing)		Job # 24-283					*Affected Circuits Shown in Italics*		
VOLTAGE	120/240	AIC AMPS	10,000	BUSSING	AL					
				NEUTRAL BUS	YES					
RATED AMPS	125	MAIN LUG ONLY	125	GROUND BUS	YES					
PHASE * HERTZ	1 * 60	FEED	TOP							
# OF CIRCUITS	42	MOUNTING	SURFACE	FEED THROUGH LUGS	NO					
MANUFACTURER	SQ D	COVER TYPE	STANDARD	FED FROM	UTILITY					
PANEL TYPE	LC	ISOLATED GND	NO	NOTE; "L" BREAKERS TO BE "LOCK ON"						

CIR#	BKR	CIRCUIT DESCRIPTION	Cat.	WATTS	L1	L2	WATTS	Cat.		BKR	CIR#
1	60A-2P	Sub Panel	M	2,400	L1		720	R	Kit Clock, Apt. Hall	20A-1P	2
3	"	"	M	2,400		L2	720	R	East Banquet, Kitchen Outlets	20A-1P	4
5	20A-1P	Kitchen	R	720	L1		720	R	Center Banquet	15A-1P	6
7	15A-1P	Boiler	E	150		L2	1,080	R	Hall	15A-1P	8
9	15A-1P	NW Outlets, Lights	R	750	L1		500	L	East Banquet Lights	15A-1P	10
11	15A-1P	Center Lights Banquet Hall	L	500		L2			Spare	20A-2P	12
13	20A-1P	Outlets Maint Rm	R	540	L1				"		14
15	20A-1P	Outlets Maint Rm	R	540		L2	1,800	C	A/C East	30A-2P	16
17	20A-1P	Existing Load	M	500	L1		1,800	C	"		18
19	*50A-2P*	*Panel B1*		*2,429*		L2	1,800	C	A/C West	30A-2P	20
21	"	"		*2,429*	L1		1,800	C	"	"	22
23						L2	1,800	C	A/C Center	30A-2P	24
25					L1		1,800	C	"	"	26
27						L2					28
29					L1						30
31						L2					32
33					L1						34
35						L2					36
37					L1						38
39						L2					40
41					L1						42

Category	Connected	Demand Factor	Demand
R- Recept.	6,580	N.E.C. 220.44	6,580
L- Lighting	1,000	1.25	1,250
H- Heating	1,512	1	0
C- Cooling	10,800	1	10,800
E- Equip.	2,706	1	2,706
M- Misc.	5,300	1	5,300
Total:	27,898		26,636

	Connected	Demand
LINE L1	14,679	13,318
LINE L2	13,219	13,318
TOTAL	27,898	26,636

DEMAND AMPERAGE: 26,636 / 240 = 111 Amps

Job#24-283

COLORADO REGISTERED PROFESSIONAL ENGINEER 33212 7/12/25

INTEGRATED MEP
320 MAPLE ST. SUITE 110
FORT COLLINS, CO 80521
970-556-0570

HAUSER ARCHITECTS
3780 East 15th Street, Suite 201 Loveland, Colorado 80538
970.669.8220
E-mail: info@hausearchitectspc.com
HauserArchitectspc.com

MASONIC TEMPLE
EXTERIOR IMPROVEMENTS
225 W OAK ST., FORT COLLINS
CO 80521

NOTES & SCHEDULES

REVISIONS
Permit Set 7/12/25

SHEET **E0.1**

COMcheck Software Version COMcheckWeb

Interior Lighting Compliance Certificate

Project Information

Energy Code: 2021 IECC
Project Title: 25-283 Masonic Lodge E
Project Type: New Construction

Construction Site:
225 W Oak St
Fort Collins, Colorado 80521

Owner/Agent:
Masonic Temple
225 W Oak St
Fort Collins, Colorado 80521

Designer/Contractor:
Lawrence Smith
Integrated MEP, LLC
320 Maple St Suite 110
Fort Collins, Colorado 80620
9703100775
larry-s@int-mep.com

Additional Efficiency Package(s)

Credits: 10.0 Required 0.0 Proposed

Allowed Interior Lighting Power

A Area Category	B Floor Area (ft2)	C Allowed Watts / ft2	D Allowed Watts
1-Lodge (Town Hall)	495	0.69	342
		Total Allowed Watts =	342

Proposed Interior Lighting Power

A Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	B Lamps/ Fixture	C # of Fixture	D Fixture Watt.	E (C X D)
1-Lodge (Town Hall)				
LED: A2: 2x2 Troffer: Other:	1	4	27	108
LED: J2: Screw-In Keyless: Other:	1	2	20	40
LED: M1: 6" LED Dome: Other:	1	2	12	24
			Total Proposed Watts =	172

Interior Lighting PASSES: Design 50% 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 2021 IECC requirements in COMcheck Version COMcheckWeb and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

Lawrence Smith, P.E. — Name - Title
Lawrence Smith — Signature
7/12/25 — Date

Section # & Req.ID	Rough-In Electrical Inspection	Complies?	Comments/Assumptions
C405.2.3.1 [EL22][1]	Spaces required to have light-reduction controls have a manual control that allows the occupant to reduce the connected lighting load in a reasonably uniform illumination pattern >= 50 percent.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met. **Location on plans/spec:** E1.1
C405.2.1, C405.2.1.1 [EL18][1]	Occupancy sensors installed in classrooms/lecture/training rooms, conference/meeting/multipurpose rooms, copy/print rooms, lounges/breakrooms, enclosed offices, open plan office areas, restrooms, storage rooms, locker rooms, corridors, warehouse storage areas, and other spaces <= 300 sqft that are enclosed by floor-to-ceiling height partitions. Reference section language C405.2.1.2 for control function in warehouses and section C405.2.1.3 for open plan office spaces.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met. **Location on plans/spec:** E1.1
C405.2.1.2 [EL19][1]	Occupancy sensors control function in warehouses: in warehouses, the lighting in aisleways and open areas is controlled with occupant sensors that automatically reduce lighting power by 50% or more within 20 minutes of when the areas are unoccupied. The occupant sensors control lighting in each aisleway independently and do not control lighting beyond the aisleway being controlled by the sensor. Lights not turned off by occupant sensors is done so by time-switch.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	**Exception:** Requirement does not apply.
C405.2.1.3 [EL20][1]	Occupant sensor control function in open plan office areas: Occupant sensor controls in open office spaces >= 300 sq.ft. have controls 1) configured so that general lighting can be controlled separately in control zones with floor areas <= 600 sq.ft. within the space, 2) general lighting in each zone permitted to turn on upon occupancy in control zone, 3) automatically turn off general lighting in all control zones within 20 minutes after all occupants have left the space, 4) are configured so that general lighting power in each control zone is reduced by >= 80% of the full zone general lighting power within 20 minutes of all occupants leaving that control zone.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	**Exception:** Requirement does not apply.
C405.2.2.1 [EL21][2]	Each area not served by occupancy sensors (per C405.2.1.1) have time-switch controls and functions detailed in sections C405.2.2.1.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	**Exception:** Luminaires requiring specific controls in accordance with C405.2.4. **Location on plans/spec:** E1.1

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

COMcheck Software Version COMcheckWeb

Exterior Lighting Compliance Certificate

Project Information

Energy Code: 2021 IECC
Project Title: 25-283 Masonic Lodge E
Project Type: New Construction
Exterior Lighting Zone: 2 (Neighborhood business district (LZ2))

Construction Site:
225 W Oak St
Fort Collins, Colorado 80521

Owner/Agent:
Masonic Temple
225 W Oak St
Fort Collins, Colorado 80521

Designer/Contractor:
Lawrence Smith
Integrated MEP, LLC
320 Maple St Suite 110
Fort Collins, Colorado 80620
9703100775
larry-s@int-mep.com

Allowed Exterior Lighting Power

A Area/Surface Category	B Quantity	C Allowed Watts /	D Tradable Wattage	E Allowed Watts (B X C)
Walkways (Walkway >= 10 feet wide)	250 ft2	0.1	Yes	25
Walkways (Walkway < 10 feet wide)	60 ft of	0.5	Yes	30
			Total Tradable Watts (a) =	55
			Total Allowed Watts =	55
			Total Allowed Supplemental Watts (b) =	400

(a) Wattage tradeoffs are only allowed between tradable areas/surfaces.
(b) A supplemental 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)
Walkways (Walkway >= 10 feet wide, 250 ft2): Tradable Wattage				
LED: AA: Pole Light: Other:	1	4	13	52
Walkways (Walkway < 10 feet wide, 60 ft of walkway length): Tradable Wattage				
LED: WW: Wall Mount: Other:	1	5	5	25
LED: WW1E: Wall Mount: Other:	1	1	12	12
			Total Tradable Proposed Watts =	89

Exterior Lighting PASSES: Design 80% 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 2021 IECC requirements in COMcheck Version COMcheckWeb and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

Section # & Req.ID	Rough-In Electrical Inspection	Complies?	Comments/Assumptions
C405.2.4, C405.2.4.1, C405.2.4.2 [EL23][2]	Daylight zones provided with individual controls that control the lights independent of general area lighting. See code section C405.2.3 Daylight-responsive controls for applicable spaces, C405.2.3.1 Daylight responsive control function and section C405.2.3.2 Sidelit zone.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	**Exception:** Requirement does not apply.
C405.2.5 [EL27][1]	Additional interior lighting power allowed for special functions per the approved lighting plans and is automatically controlled and separated from general lighting.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met. **Location on plans/spec:** E1.1
C405.2.7 [EL28][1]	Automatic lighting controls for exterior lighting installed. Controls will be daylight controlled, set based on business operation time-of-day, or reduce connected lighting > 30%.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C405.7 [EL26][2]	Lowvoltage dry-type distribution electric transformers meet the minimum efficiency requirements of Table C405.6.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C405.8 [EL27][2]	Electric motors meet the minimum efficiency requirements of Tables C405.7(1) through C405.7(4). Efficiency verified through certification under an approved certification program or the equipment efficiency ratings shall be provided by motor manufacturer (where certification programs do not exist).	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C405.9.1, C405.9.2 [EL28][2]	Escalators and moving walks comply with ASME A17.1/CSA B44 and have automatic controls configured to reduce speed to the minimum permitted speed in accordance with ASME A17.1/CSA B44 or applicable local code when not conveying passengers.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C405.10 [EL29][2]	Total voltage drop across the combination of feeders and branch circuits <= 5%.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C405.1.1 [EL30][2]	At least 90% of dwelling unit permanently installed lighting shall have lamp efficacy >= 65 lm/W or luminaires with efficacy >= 45 lm/W or comply with C405.2.4 or C405.3.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C405.11, C405.11.1 [EL31][2]	50% of 15/20 amp receptacles installed in enclosed offices, conference rooms, copy rooms, break rooms, classrooms and workstations and > 25% of branch circuit feeders for modular furniture will have automatic receptacle control in accordance with C405.11.1.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	

Additional Comments/Assumptions:

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

COMcheck Software Version COMcheckWeb

Inspection Checklist

Energy Code: 2021 IECC

Requirements: 61.0% were addressed directly in the COMcheck software

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

Section # & Req.ID	Plan Review	Complies?	Comments/Assumptions
C103.2 [PR4][1]	Plans, specifications, and/or calculations provide all information with which compliance can be determined for the interior lighting and electrical systems and equipment and document where exceptions to the standard are claimed. Information provided should include interior lighting power calculations, wattage of bulbs and ballasts, transformers and control devices.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met. **Location on plans/spec:** E0.1, E1.1
C103.2 [PR8][1]	Plans, specifications, and/or calculations provide all information with which compliance can be determined for the exterior lighting and electrical systems and equipment and document where exceptions to the standard are claimed. Information provided should include exterior lighting power calculations, wattage of bulbs and ballasts, transformers and control devices.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C406 [PR9][1]	Plans, specifications, and/or calculations provide all information with which compliance can be determined for the additional energy efficiency package options.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	

Additional Comments/Assumptions:

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

Section # & Req.ID	Final Inspection	Complies?	Comments/Assumptions
C303.3, C408.2.5.2 [FI17][3]	Furnished O&M instructions for systems and equipment to the building owner or designated representative.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C405.5.1 [FI19][1]	Exterior lighting power is consistent with what is shown on the approved lighting plans, demonstrating proposed watts are less than or equal to allowed watts.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	*See the Exterior Lighting fixture schedule for values.*
C408.1.1 [FI57][1]	Building operations and maintenance documents will be provided to the owner. Documents will cover manufacturers' information, specifications, programming procedures and means of illustrating to owner how building, equipment and systems are intended to be installed, maintained, and operated.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C408.2.5 [FI16][1]	Furnished as-built drawings for electric power systems within 90 days of system acceptance.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C408.3 [FI33][1]	Lighting systems have been tested to ensure proper calibration, adjustment, programming, and operation.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	

Additional Comments/Assumptions:

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

Job#24-283

COLORADO REGISTERED PROFESSIONAL ENGINEER — LAWRENCE NORMAN SMITH — 33212 — 7/12/25

INTEGRATED MEP
320 MAPLE ST. SUITE 110
FORT COLLINS, CO 80521
970-556-0570

HAUSER ARCHITECTS
3780 East 15th Street, Suite 201 Loveland, Colorado 80538
970.669.8220
E-mail: info@hausserarchitectspc.com
HauserArchitectspc.com

MASONIC TEMPLE
EXTERIOR IMPROVEMENTS
225 W OAK St., FORT COLLINS
CO 80521

ENERGY COMPLIANCE FORMS

REVISIONS

	7/12/25
Permit Set	

SHEET **E0.2**

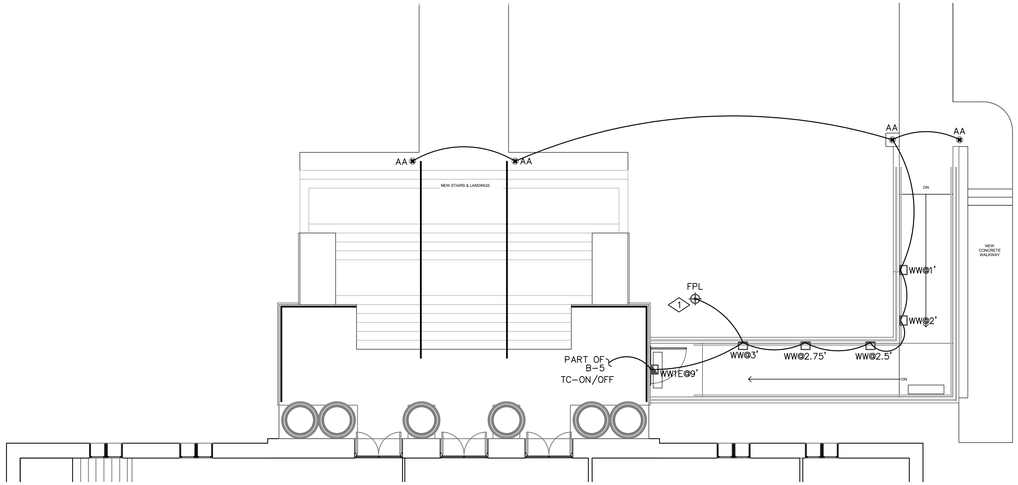
KEY NOTES

(THIS SHEET ONLY)

1. COORDINATE ROUGH–IN AT FLAGPOLE BASE WITH FLAGPOLE VENDOR. LIGHTIMNG TO BE PROVIDED AT TOP OF MAST.
2. CIRCUIT NEW EXIT/EMERGENCY LIGHT TO ROOM LIGHTING CIRCUIT UPSTREAM OF ANY CONTROLS.
3. NEW PANEL 'B1' FED FROM EXISTING PANEL 'B' LOCATED IN BASEMENT BOILER ROOM AT SOUTH SIDE OF BUILDING. FEEDER TO BE ROUTED EXTERIOR AROUND THE EAST SIDE OF THE BUILDING.

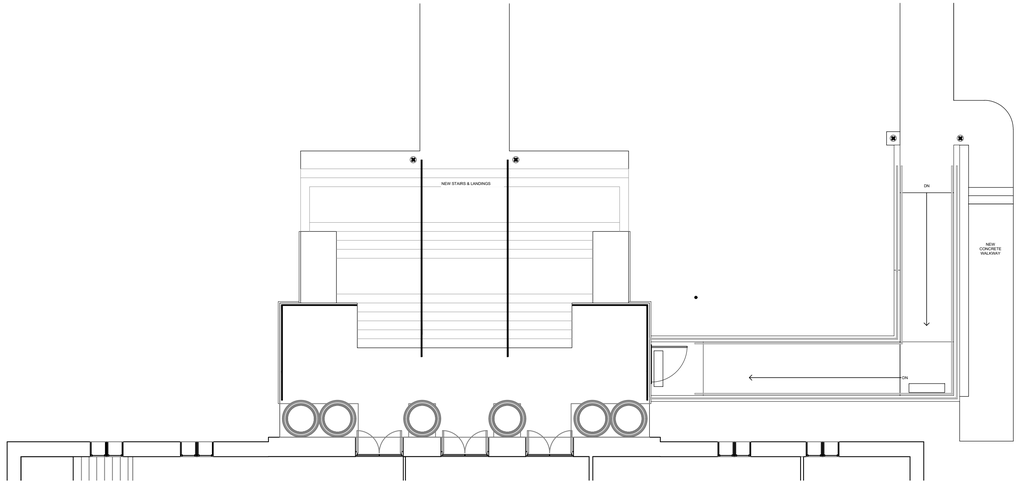
GENERAL NOTES:

1. CONNECT ALL EXIT AND EM LIGHTS TO CIRCUITS SHOWN AHEAD OF LOCAL SWITCHING.
2. LUMINAIRES DENOTED "NL" SHALL BE CONNECTED AHEAD OF LOCAL SWITCHING.
3. REFER TO ARCHITECTURAL REFLECTED CEILING PLAN FOR EXACT LIGHTING FIXTURE LOCATIONS.
4. REFER TO MECHANICAL PLANS FOR EXACT LOCATIONS OF ALL MECHANICAL EQUIPMENT.
5. ALL CONDUCTORS SHALL BE COPPER AND #12 UNLESS OTHERWISE NOTED.
6. ALL SWITCHES, CONVENIENCE RECEPTACLES, AND PLATES SHALL BE WHITE NONMETALLIC UNLESS NOTED. CONFIRM COLOR WITH ARCHITECT PRIOR TO ORDERING DEVICES.
7. INSTALL, WHERE REQUIRED BY JURISDICTION, MANUFACTURE APPROVED SEALING KITS ON ALL RECESSED CANS INSTALLED IN INSULATED CAVITIES.
8. LABEL ALL JUNCTION BOXES WITH CIRCUIT NUMBERING DURING ROUGH–IN OF CONDUIT SYSTEM.
9. PROVIDE POWER FOR VVT'S AS REQUIRED BY M.C.. (REFER TO MECHANICAL PLANS)
10. COPIES OF ALL INSTALLATION, OPERATIONAL AND MAINTENANCE MATERIALS ARE TO BE SAVED AND PROVIDED TO THE PROJECT MANAGER FOR ASSEMBLY AND DELIVERY TO THE CONTRACTOR AND OWNER.
11. THE ELECTRICAL CONTRACTOR JOB FORMAN SHALL DOCUMENT ALL UNDERGROUND FEEDERS AS WELL AS ANY DEVIATIONS TO THE CONSTRUCTION DOCUMENTS ON THE RECORD DRAWINGS. SHOW DIMENSIONS ONLY WHEN ACCURACY CAN BE ASSURED.
12. FIRE ALARM DEVICES ARE NOT SHOWN ON DRAWINGS AT THIS TIME. FIRE ALARM SHOP DRAWINGS SHALL BE PROVIDED BY A LICENSED FIRE ALARM CONTRACTOR AND SIGNED AND SEALED BY A PROFESSIONAL ENGINEER.



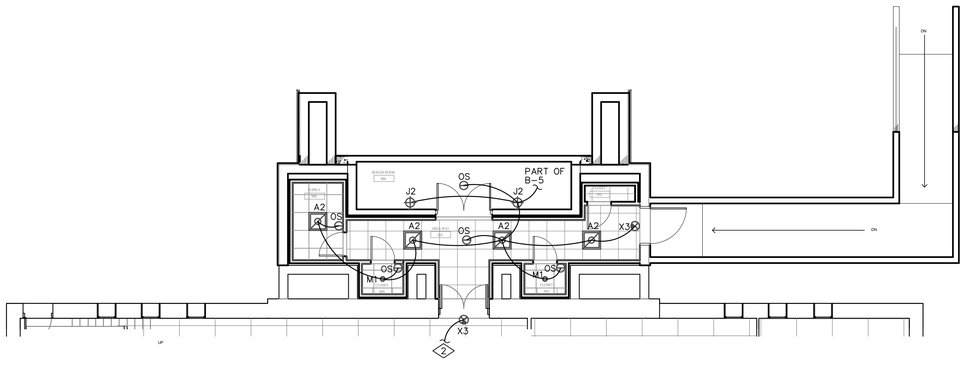
MAIN FLOOR LIGHTING PLAN

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



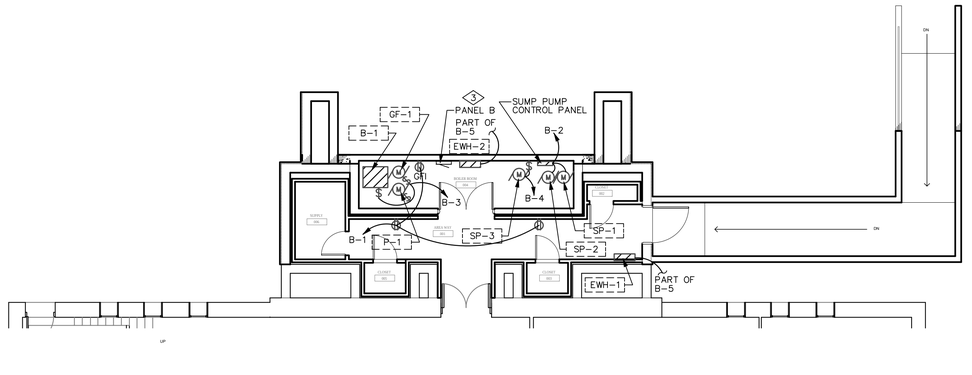
MAIN FLOOR POWER PLAN

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



BASEMENT LIGHTING PLAN

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



BASEMENT POWER PLAN

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

Hauser Architects, P.C.

Job#24-283

COLORADO REGISTERED PROFESSIONAL ENGINEER
33212
7/12/25

INTEGRATED MEP
320 MAPLE ST. SUITE 110
FORT COLLINS, CO 80521
970-556-0570

HAUSER ARCHITECTS
3780 East 15th Street, Suite 201 Loveland, Colorado 80538
970.669.8220
E-mail: info@hauserarchitectspc.com
HauserArchitectspc.com

MASONIC TEMPLE
EXTERIOR IMPROVEMENTS
225 W OAK St., FORT COLLINS
CO 80521

LIGHTING & POWER PLANS

REVISIONS

	7/12/25
Permit Set	

SHEET **E1.1**


MASONIC TEMPLE
Ft. Collins Masonic Center
Andre's Ballroom Dance
970.266.8249
RESERVED PARKING
VAN ACCESSIBLE


PROPERTYINC
DROP BOX
DANGER
CONSTRUCTION AREA
KEEP OUT


DANGER
CONSTRUCTION AREA
KEEP OUT


DANGER
CONSTRUCTION AREA
KEEP OUT