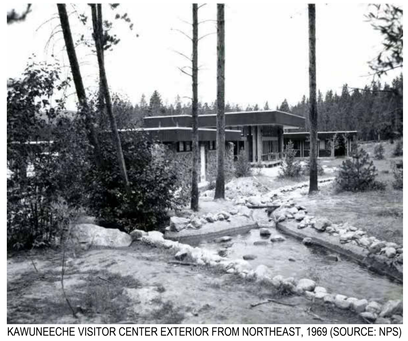
1/20/2026 10:18:58 AM Autodesk Docs://2024-260 NPS ROMO Kawuneeche VC DD-CA wOtak/2024260 NPS ROMO KAWUNEECHE VISITOR CENTER_BIM360.rvt


KAWUNEECHE VISITOR CENTER EXTERIOR FROM NORTHEAST, 1969 (SOURCE: NPS)

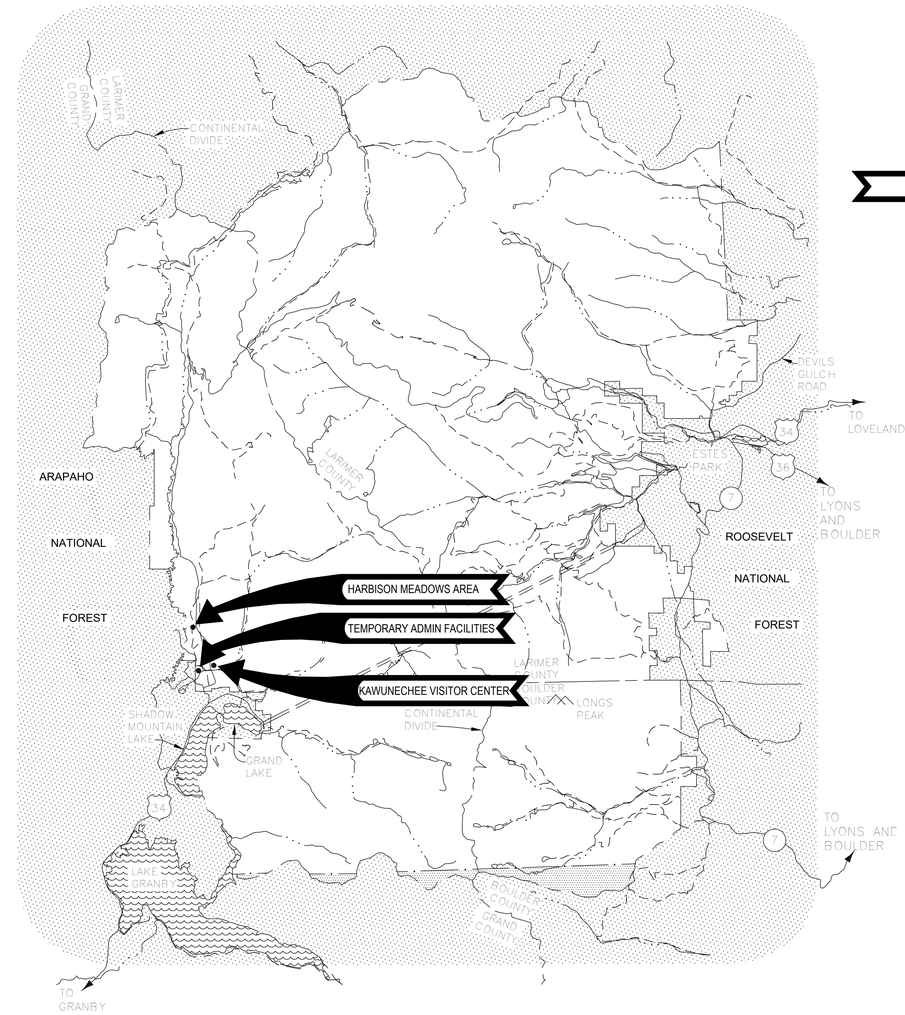
KAWUNEECHE VISITOR CENTER EXTERIOR FROM EAST, 1969 (SOURCE: NPS)

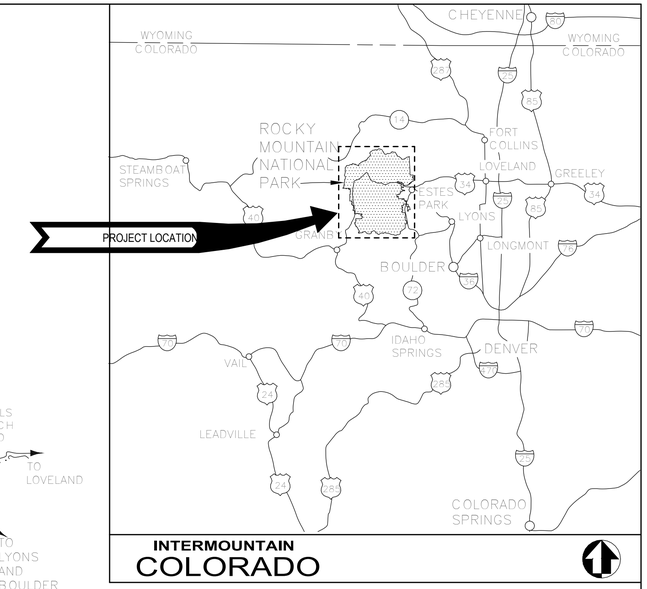
KAWUNEECHE VISITOR CENTER EXTERIOR FROM SOUTH, 1969 (SOURCE: NPS)

KAWUNEECHE VISITOR CENTER CORRIDOR BETWEEN LOBBY AND ADMIN, 1969 (SOURCE: NPS)

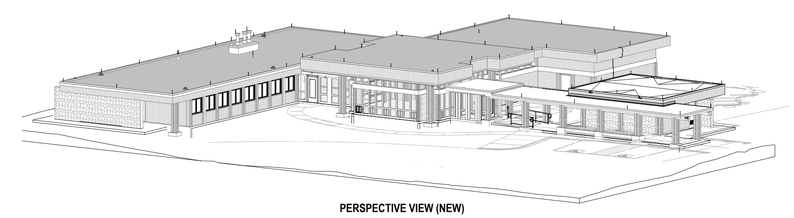
KAWUNEECHE VISITOR CENTER INTERIOR, 1969 (SOURCE: NPS)

KAWUNEECHE VISITOR CENTER LOBBY DOORS, 1969 (SOURCE: NPS)





Kawuneeche Visitor Center, 2024 (Source: AH)


PERSPECTIVE VIEW (NEW)

NOTE: BUILDING SHOWN FOR VISUALIZATION PURPOSES ONLY. RE: ENCLOSED DRAWINGS FOR SCOPE OF WORK.

ROCKY MOUNTAIN NATIONAL PARK

REHABILITATE KAWUNEECHE VISITOR CENTER AND IMPROVE ACCESSIBILITY FOR VISITOR ENJOYMENT

PMIS 326235

STATE OF COLORADO
1-16-2026
ELIZABETH McCLURE HALLAS
203482
LICENSED ARCHITECT

ANDERSON HALLAS ARCHITECTS, PC - 140P2022D0020

PRIME / CIVIL: OTAK, REDMOND, WA 98052
ARCHITECT: ANDERSON HALLAS, PC, GOLDEN, CO 80401
MECHANICAL / PUMBING: 360 ENGINEERING, GOLDEN, CO 80403
FIRE PROTECTION: INTERFACE ENGINEERING, INC, PORTLAND, OR 97204
STRUCTURAL: JVA, INC: BOULDER, CO 80302
ELECTRICAL: AE DESIGN, DENVER, CO 80202

Mark	Sheet	REVISION	Date	Initial

QUALITY DESIGN CERTIFICATION

- Prepared in Accordance with design Development (Title I) Drawing No.
- OR
- Variance from Design Development (Title I) Approved by Superintendent on Date
- OR
- Construction Drawing Not Preceded by Design Development (Title I)

Project Manager Date

NATIONAL PARK SERVICE, Department of the Interior

FINAL CONSTRUCTION DOCS

UNITED STATES
DEPARTMENT OF THE INTERIOR

NATIONAL PARK SERVICE
DENVER SERVICE CENTER

TITLE OF DRAWING
REHABILITATE KAWUNEECHE VISITOR CENTER

LOCATION WITHIN PARK
KAWUNEECHE VISITOR CENTER

NAME OF PARK
ROCKY MOUNTAIN NATIONAL PARK

REGION	COUNTY	STATE
INTERMOUNTAIN	GRAND	COLORADO

DRAWING NO. 121 165639

PMIS/PKG NO. 326235

SHEET 1 OF 177

SHEET INDEX

SHEET #	SUB SHEET	SHEET NAME
GENERAL		
1	G000	COVER SHEET
2	G001	SHEET INDEX
3	G002	GENERAL INFO & ABBREVIATIONS
4	G003	CODE ANALYSIS
5	G004	CODE & ACCESSIBILITY PLAN
6	G005	ENERGY CODE ANALYSIS & ASSEMBLIES
7	G501	ACCESSIBLE MOUNTING HEIGHTS
CIVIL		
8	GC001	LEGENDS AND ABBREVIATIONS
9	G600	ACCESSIBILITY PLANS KEY MAP
10	G601	ACCESSIBILITY PLANS I
11	G602	ACCESSIBILITY PLANS II
12	G603	ACCESSIBILITY PLANS III
13	C000	EXISTING CONDITIONS KEY MAP
14	C001	EXISTING CONDITIONS PLAN I
15	C002	EXISTING CONDITIONS PLAN II
16	C003	STAGING PLAN
17	C004	LIMITS OF DISTURBANCE PLAN
18	C005	TEMPORARY FACILITIES PLAN
19	C006	TEMPORARY VISITOR CENTER PLAN
20	C100	TESC & DEMO KEY MAP
21	C101	TESC & DEMOLITION PLAN I
22	C102	TESC & DEMOLITION PLAN II
23	C200	SITE KEY MAP
24	C201	SITE PLAN I
25	C202	SITE PLAN II
26	C203	SITE PLAN ENLARGEMENT I
27	C204	SITE PLAN ENLARGEMENT II
28	C205	SITE PLAN ENLARGEMENT III
29	C206	SITE PLAN ENLARGEMENT IV
30	C207	SITE PLAN ENLARGEMENT V
31	C300	ALIGNMENT CONTROL PLAN
32	C301	VISITOR PARKING LOT PLAN AND PROFILE I
33	C302	VISITOR PARKING LOT PLAN AND PROFILE II
34	C303	GRADING PLANS ENLARGEMENT KEY PLAN
35	C304	GRADING PLANS AND LAYOUT ENLARGEMENT A
36	C305	GRADING PLANS AND LAYOUT ENLARGEMENT B
37	C306	GRADING PLANS AND LAYOUT ENLARGEMENT C
38	C307	GRADING PLANS AND LAYOUT ENLARGEMENT D
39	C308	GRADING PLANS AND LAYOUT ENLARGEMENT E
40	C309	GRADING PLANS AND LAYOUT ENLARGEMENT F
41	C310	LAYOUT POINTS AND TYPICAL SECTIONS
42	C400	SIGNING AND STRIPING PLAN I
43	C401	SIGNING AND STRIPING PLAN II
44	C500	UTILITY PLAN
45	C501	WATER PLAN & PROFILE I FDC LINE AND 2" SERVICE
46	C502	WATER PLAN & PROFILE II FIRE SERVICE LINES
47	C503	STORM PLAN & PROFILE
48	C504	STORM SEWER PLAN & PROFILE
49	C505	SEWER PLAN & PROFILE
50	C600	SITE DETAILS I
51	C601	SITE DETAILS II
52	C602	SITE DETAILS III
53	C603	SITE DETAILS IV
54	C604	SITE DETAILS V
55	C605	SITE DETAILS VI
56	C606	SITE DETAILS VII
ARCHITECTURAL		
57	AD01	OVERALL DEMO FLOOR PLAN
58	AD02	ENLARGED DEMO PLAN - ADMIN
59	AD03	ENLARGED DEMO PLAN - AUDITORIUM & EXHIBIT
60	AD04	ENLARGED DEMO PLANS - COMFORT STATION
61	AD05	OVERALL DEMO REFLECTED CEILING PLAN
62	AD10	OVERALL DEMO ROOF PLAN
63	A101	OVERALL FLOOR PLAN
64	A102	ENLARGED PLAN - ADMIN
65	A103	ENLARGED PLAN - AUDITORIUM & EXHIBIT
66	A104	ENLARGED PLAN - COMFORT STATION
67	A105	OVERALL REFLECTED CEILING PLAN
68	A106	ENLARGED REFLECTED CEILING PLAN - EXHIBIT
69	A110	OVERALL ROOF PLAN
70	A201	EXTERIOR ELEVATIONS
71	A202	EXTERIOR ELEVATIONS
72	A301	BUILDING SECTIONS
73	A401	INTERIOR ELEVATIONS
74	A402	INTERIOR ELEVATIONS
75	A403	INTERIOR ELEVATIONS
76	A404	INTERIOR ELEVATIONS
77	A501	DOOR SCHEDULE
78	A502	DOOR DETAILS AND ENLARGED PLAN
79	A503	DOOR DETAILS
80	A510	WINDOW SCHEDULE
81	A511	WINDOW DETAILS
82	A520	FINISH PLAN & SCHEDULE
83	A601	EXTERIOR DETAILS
84	A602	EXTERIOR DETAILS
85	A603	EXTERIOR DETAILS - LPS DOWNLEADS
86	A610	INTERIOR DETAILS
STRUCTURAL		
87	S000	STRUCTURAL GENERAL NOTES
88	S001	STRUCTURAL GENERAL NOTES
89	S002	STRUCTURAL ABBREVIATIONS & SYMBOLS
90	S101	FOUNDATION & FIRST FLOOR PLAN
91	S102	ROOF FRAMING PLAN
92	S601	COMFORT STATION SECTIONS
93	S602	ADMIN & VC SECTIONS
MECHANICAL		
94	M000	MECHANICAL LEGENDS & NOTES
95	M101	OVERALL DEMO MECHANICAL FLOOR PLAN
96	M111	OVERALL MECHANICAL FLOOR PLAN
97	M112	OVERALL MECHANICAL ROOF PLAN
98	M300	MECHANICAL SECTIONS
99	M400	MECHANICAL DEMO ENLARGED PLANS
100	M401	MECHANICAL ENLARGED PLANS
101	M500	MECHANICAL DETAILS
102	M600	MECHANICAL SCHEDULES
103	M700	MECHANICAL CONTROLS SEQUENCES
104	M800	MECHANICAL CALCS AND COMCHECK
105	M801	MECHANICAL CALCS AND COMCHECK
PLUMBING		
106	P000	PLUMBING LEGENDS AND NOTES
107	P101	OVERALL DEMO PLUMBING FLOOR PLAN
108	P111	OVERALL PLUMBING FLOOR PLAN - DOMESTIC & GAS
109	P121	OVERALL PLUMBING FLOOR PLAN - WASTE & VENT
110	P300	PLUMBING SECTIONS
111	P400	PLUMBING DEMO ENLARGED PLANS
112	P401	PLUMBING ENLARGED PLANS
113	P500	PLUMBING DETAILS
114	P600	PLUMBING SCHEDULES
115	P800	PLUMBING CALCS AND COMCHECK
116	P900	PLUMBING WASTE AND VENT ISOMETRICS
ELECTRICAL		
117	E000	ELECTRICAL COVER SHEET
118	E001	ELECTRICAL LEGENDS
119	E002	ELECTRICAL SITE PLAN
120	ED100	ELECTRICAL OVERALL DEMOLITION PLAN
121	ED101	ELEC ENLARGED DEMOLITION PLAN - ADMIN WING
122	ED102	ELEC ENLARGED DEMOLITION PLAN - AUDITORIUM/EXHIBIT PLAN
123	ED103	ELEC ENLARGED DEMOLITION PLAN - COMFORT STATION
124	E100	ELECTRICAL OVERALL POWER PLAN
125	E101	ELECTRICAL ENLARGED POWER PLAN - ADMIN WING
126	E102	ELECTRICAL ENLARGED POWER PLAN - AUDITORIUM/EXHIBIT
127	E103	ELEC ENLARGED POWER PLAN - COMFORT STATION
128	E104	ELEC LIGHTNING PROTECTION PLAN
129	E200	ELECTRICAL OVERALL LIGHTING RCP
130	E201	ELEC ENLARGED RCP - ADMIN WING
131	E202	ELEC ENLARGED RCP - AUDITORIUM/EXHIBIT
132	E203	ELEC ENLARGED RCP - COMFORT STATION
133	E300	ELECTRICAL ONE-LINE DIAGRAM
134	E400	ELECTRICAL SCHEDULES
135	E401	ELECTRICAL PANEL SCHEDULES
136	E402	ELECTRICAL LIGHTING SCHEDULES
137	E403	ELECTRICAL LIGHTING CONTROL SCHEDULES
138	E404	ELECTRICAL LIGHTING CONTROL SCHEDULES
139	E405	ELEC LIGHTNING PROTECTION DETAILS
TECHNOLOGY		
140	T000	TECHNOLOGY COVER SHEET
141	T001	TECHNOLOGY RESPONSIBLITY MATRIX
142	TD002	TECHNOLOGY SITE DEMOLITION PLAN
143	T002	TECHNOLOGY SITE PLAN
144	T101	TECHNOLOGY SITE PLAN ENLARGED
145	TD102	TECHNOLOGY DEMOLITION PLAN - ADMIN WING
146	TD103	TECHNOLOGY DEMOLITION PLAN - LOBBY/AUDITORIUM
147	TD200	TECHNOLOGY ENLARGED DEMOLITION - RACK LOCATIONS
148	T201	TECHNOLOGY ENLARGED PLAN - ADMIN WING
149	T202	TECHNOLOGY ENLARGED PLAN - AUDITORIUM/EXHIBIT
150	T203	TECHNOLOGY ENLARGED PLAN - COMFORT STATION
151	T301	TECHNOLOGY RCP - ADMIN WING
152	T302	TECHNOLOGY RCP - AUDITORIUM/EXHIBIT
153	T303	TECHNOLOGY RCP - COMFORT STATION
154	T400	TECHNOLOGY ENLARGED - RACK LOCATION
155	T401	TECHNOLOGY ENLARGED - RACK ELEVATIONS
156	T500	AV ONE-LINES
157	T501	AV ONE-LINES
158	T600	TECHNOLOGY DETAILS
159	T601	TECHNOLOGY DETAILS
160	T602	TECHNOLOGY DETAILS
161	T700	TECHNOLOGY SCHEDULES
FIRE PROTECTION		
162	FP001	SYMBOL LIST AND GENERAL NOTES - FIRE PROTECTION
163	FP090	SITE PLAN - FIRE PROTECTION
164	FP101	OVERALL REFLECTED CEILING PLAN - FIRE PROTECTION
165	FP401	ENLARGED PLAN - ADMIN - FIRE PROTECTION
166	FP402	ENLARGED PLAN - AUDITORIUM & EXHIBIT - FIRE PROTECTION
167	FP403	ENLARGED PLAN - COMFORT STATION - FIRE PROTECTION
168	FP501	SECTIONS - FIRE PROTECTION
169	FP601	ADMIN SERVER ROOM - FIRE PROTECTION
170	FP701	DETAILS - FIRE PROTECTION
FIRE ALARM		
171	FA001	SYMBOL LIST AND GENERAL NOTES - FIRE ALARM
172	FAD101	OVERALL DEMO FLOOR PLAN - FIRE ALARM
173	FA101	OVERALL FLOOR PLAN - FIRE ALARM
174	FA401	ENLARGED PLAN - ADMIN - FIRE ALARM
175	FA402	ENLARGED PLAN - AUDITORIUM & EXHIBIT - FIRE ALARM
176	FA403	ENLARGED PLAN - COMFORT STATION - FIRE ALARM
177	FA701	DETAILS - FIRE ALARM

STATE OF COLORADO
1-16-2026
ELIZABETH McCLURE HALLAS
203482
LICENSED ARCHITECT

AE FIRM	DESIGNED:	SUB SHEET NO.	TITLE OF SHEET	DRAWING NO.
PRIME: OTAK, INC. REDMOND, WA	CR / VC	G001	SHEET INDEX	121 165639
SUBCONTRACTOR: ANDERSON HALLAS ARCHITECTS GOLDEN, CO	CAPE: VC / MS / DM		REHABILITATE KAWUNEECHE VISITOR CENTER ROCKY MOUNTAIN NATIONAL PARK	PMIS/PKG NO. 326235
	TECH REVIEW: CR / EMH			SHEET 2 OF 177
	DATE: 01/16/2026			

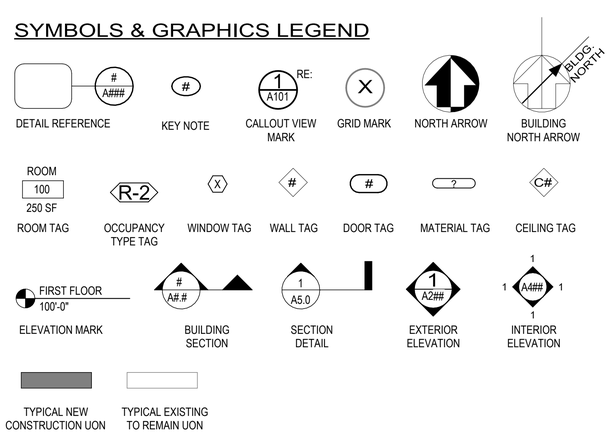
1/20/2026 10:18:59 AM Autodesk Docs://2024-260 NPS ROMO Kawuneeche VC DD-CA wOtak/2024260 NPS ROMO KAWUNEECHE VISITOR CENTER_BIM360.rvt

1/20/2026 10:19:00 AM Autodesk Docs://2024-260 NPS ROMO Kawuneeche VC DD-CA wOtak/2024260 NPS ROMO KAWUNEECHE VISITOR CENTER_BIM360.rvt

ABBREVIATIONS

#	POUND(S) or NUMBER
&	AND
<	ANGLE
@	AT
A/V	AUDIO VISUAL
ABAAS	AMERICAN BARRIERS ACT ACCESSIBILITY STANDARDS
ABV	ABOVE
ACM	ASBESTOS CONTAINING MATERIAL
ACT	ACCOUSTICAL CEILING TILE
ADD	ADDENDUM
ADJ	ADJACENT or ADJUSTABLE
AFF	ABOVE FINISHED FLOOR
AHU	AIR HANDLING UNIT
AL	ALUMINUM
ALT	ALTERNATE
APPROX	APPROXIMATE(LY)
ARCH	ARCHITECTURAL
ASPH	ASPHALT
B.O.	BOTTOM OF
BLDG	BUILDING
BLKG	BLOCKING
BOD	BASIS OF DESIGN
BR	BACKER ROD
BTWN	BETWEEN
C.O.	CONTRACTING OFFICER
CAB	CABINET
CJ	CONTROL JOINT
CL	CENTERLINE
CLG	CEILING
CLOS	CLOSET
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
CONST	CONSTRUCTION
CONT	CONTINUOUS
CORR	CORRIDOR
CPT	CARPET
CT	CERAMIC TILE
CTBB	CEMENTITIOUS TILE BACKER BOARD
CTR	CENTER
DBL	DOUBLE
DEMO	DEMOLITION
DET	DETAIL
DF	DRINKING FOUNTAIN
DIAM	DIAMETER
DIM	DIMENSION
DN	DOWN
DS	DOWNSPOUT
<E>	EXISTING
E	EAST
EA	EACH
EG	FOR EXAMPLE
ELEC	ELECTRICAL
ELEV	ELEVATION
EMER	EMERGENCY
ENGR	ENGINEER
EQ	EQUAL
EQP	EQUIPMENT
ETR	EXISTING TO REMAIN
EXT	EXTERIOR
FACP	FIRE ALARM CONTROL PANEL
FD	FLOOR DRAIN
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FFE	FURNITURE, FIXTURES, & EQUIPMENT
FIN	FINISH(ED)
FIXT	FIXTURE
FLR	FLOOR(ING)
FO	FACE OF
FP	FIRE PROTECTION
FRP	FIBERGLASS REINFORCED PANEL(ING)
FT	FEET
FTG	FOOTING
FURR	FURRING
GA	GAUGE OR GYPSUM ASSOCIATION
GALV	GALVANIZED
GC	GENERAL CONTRACTOR
GD	GRADE
GL	GLASS or GLAZING
GND	GROUND
GWB	GYPSUM WALLBOARD
HM	HOLLOW METAL
HAZMAT	HAZARDOUS MATERIAL
HD	HIGH-DENSITY
HDR	HEADER
HDW	HARDWARE
HORIZ	HORIZONTAL
HT	HEIGHT
HVAC	HEATING, VENTILATION and AIR CONDITIONING
IBC	INTERNATIONAL BUILDING CODE
ID	INSIDE DIAMETER
INFO	INFORMATION
INS	INSULATION or INSULATED
INT	INTERIOR
JT	JOINT
LAV	LAVATORY
LIN	LINOLEUM
MATL	MATERIAL
MAX	MAXIMUM
MECH	MECHANICAL
MEP	MECHANICAL, ELECTRICAL and PLUMBING
MFG	MANUFACTURING
MFR	MANUFACTURER
MIN	MINIMUM
MISC	MISCELLANEOUS
MO	MASONRY OPENING
MTD	MOUNTED
MTL	METAL
<N>	NEW
N	NORTH
NA	NOT APPLICABLE
NH	NON-HALOGENATED
NIC	NOT IN CONTRACT
NO.	NUMBER
NOAA	NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION
NOM	NOMINAL
NTS	NOT TO SCALE
OC	ON CENTER
OD	OUTSIDE DIAMETER
OH	OPPOSITE HAND
OPNG	OPENING
OPP	OPPOSITE
OSB	ORIENTED STRAND BOARD
PLAM	PLASTIC LAMINATE
PLAS	PLASTER
PLUMB	PLUMBING
PT	PAINT
PTD	PAINTED
PWD	PLYWOOD
QT	QUARRY TILE
RAD	RADIUS
RB	RUBBER BASE
RCP	REFLECTED CEILING PLAN
RD	ROOF DRAIN
RE:	REFER TO or REFERENCE
REINF	REINFORCED
RELOC	RELOCATE(D)
REQ	REQUIRED
REV	REVISE, REVISED or REVISION
RM	ROOM
RO	ROUGH OPENING
RS	ROUGH SAWN
(S)	SEALANT
S	SOUTH
SCHED	SCHEDULE
SF	SQUARE FEET
SHTG	SHEATHING
SIM	SIMILAR
SOG	SLAB ON GRADE
SPEC	SPECIFICATION(S)
SQ	SQUARE
SS	STAINLESS STEEL
STD	STANDARD
STF	STOREFRONT
STL	STEEL
STN	STAIN
STRUC	STRUCTURE or STRUCTURAL
(T)	TEMPERED
T&G	TONGUE AND GROOVE
T.O.	TOP OF
TD	THRESHOLD
TECH	TECHNOLOGY
TYP	TYPICAL
UON	UNLESS OTHERWISE NOTED
VCT	VINYL COMPOSITION TILE
VERT	VERTICAL
VIF	VERIFY IN FIELD
VIN	VINYL
VR	VAPOR RETARDER
VTR	VENT THROUGH ROOF
W	WEST
W/	WITH
W/O	WITHOUT
WD	WOOD
WIN	WINDOW

SYMBOLS & GRAPHICS LEGEND



HISTORIC CONTEXT

CONTEXT: THIS BUILDING IS ELIGIBLE FOR LISTING ON THE NATIONAL REGISTER OF HISTORIC PLACES AS AN EXAMPLE OF HISTORIC MISSION 66 ARCHITECTURE. THE SECRETARY OF THE INTERIOR STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES HAVE BEEN INTEGRATED INTO THE DESIGN. CHARACTER DEFINING FEATURES, LISTED BELOW, ARE TO BE CAREFULLY PROTECTED AND TREATED PER THOSE STANDARDS. THE BUILDING CONSISTS OF THREE "NODES" CONNECTED BY BOTH INTERNAL AND EXTERNAL WALKWAYS. NODE 1 IS THE ADMINISTRATIVE WING (ADMIN WING) AND HOUSES OFFICES AND SUPPORT SPACES FOR PARK OPERATIONS. CONNECTED BY AN INTERIOR WALKWAY IS NODE 2 (VISITOR CENTER) WHERE EXHIBITS, MERCHANDISING, AND AN AUDITORIUM ARE LOCATED. NODE 3 (COMFORT STATION) IS CONNECTED VIA AN EXTERIOR COVERED WALKWAY AND CONSISTS OF A WOMEN'S RESTROOM, MEN'S RESTROOM, AND UTILITY/MECHANICAL SPACE.

YEAR BUILT: 1968-1969 (AUDITORIUM ADDITION 1989, ADDITION TO COMFORT STATION 1999)

ORIGINAL ARCHITECT: ROBERT D. NEWCOMB

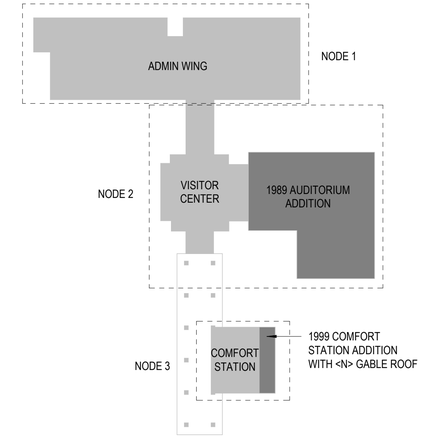
PERIOD OF SIGNIFICANCE: 1968-1969

TREATMENT PROPOSED: REHABILITATION

CHARACTER DEFINING FEATURES:

- VERTICAL STEEL AND WOOD CLAD COLUMNS AT THE CORNERS OF THE ADMIN WING, LOBBY, AND COVERED WALKWAY THAT MIMIC THE SURROUNDING LODGEPOLE PINE FOREST
- INVERTED CORNERS OF THE LOBBY CLAD IN NATIVE STONE
- GLASS CURTAIN WALLS AND VISUAL TRANSPARENCY THROUGH THE LOBBY AND INFORMATION CORRIDOR THAT INTEGRATE THE INTERIOR SPACE AND THE EXTERIOR LANDSCAPE
- USE OF WOOD AND NATURAL STONE THAT RELATE TO THE NATURAL ENVIRONMENT AND T1-11 PLYWOOD SIDING THAT IS CHARACTERISTIC OF THE PERIOD
- BROAD, WINDOWLESS STONE WALL AT WEST END OF THE OFFICE WING THAT IS CHARACTERISTIC OF PARK SERVICE MODERN STYLE ARCHITECTURE
- FLAT ROOFS AND OPEN WEB JOIST SYSTEM ROOFS THAT CONTRAST THE VERTICALITY OF THE COLUMNS AND EMPHASIZE THE SENSE OF SHELTER
- ALTHOUGH NO LONGER INTACT, MUCH OF THE EXTERIOR WOOD SURFACES OF ALL COMPONENT BUILDINGS AND CORRIDORS AND THE INTERIOR OF THE LOBBY WERE FINISHED WITH TRANSLUCENT STAIN THAT CONVEYED THE NATURAL APPEARANCE OF THE WOOD. THESE HAVE SINCE BEEN PAINTED.
- THE WING LAYOUT OF INDIVIDUAL COMPONENT BUILDINGS FOR DESIGNATED USES (I.E., ADMINISTRATION IN THE OFFICE WING, VISITOR ORIENTATION IN THE LOBBY, AND SERVICES IN THE COMFORT STATION) THAT ARE CONNECTED WITH VISUALLY TRANSPARENT CORRIDORS
- INTEGRATED INTERIOR AND EXTERIOR SPACES WITH THE COVERED WALK, TERRACE AND PATIO, BENCH SEATING, AND MEANDERING ROCK-LINED STREAM
- MISSION 66 ERA WOOD POST AND BEAM LIGHT POLES WITH GLOBE LIGHTS IN THE PARKING LOT
- LOW BENCHES FROM THE MISSION 66 ERA THAT ARE INTEGRATED IN THE COVERED WALK AND ARE FREESTANDING ALONG THE EAST SIDE OF THE PARKING LOT AND SIDEWALK

SOURCE:
KAWUNEECHE VISITOR CENTER ARCHITECTURAL INVENTORY FORM, 2022 (RESOURCE NUMBER: 5GA.1285)



1 G002 FOOTPRINT/ADDITIONS DIAGRAM
SCALE A

GENERAL NOTES

1. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN.
2. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE LAYOUT AND COORDINATION OF DIMENSIONS IN THE FIELD THAT ESTABLISH WORK POINTS FOR THEIR WORK AND VARIOUS TRADES.
3. "ALIGN" AS USED IN THESE DOCUMENTS SHALL MEAN TO ACCURATELY LOCATE FINISHED FACES IN THE SAME PLANE.
4. ALL DIMENSIONS ARE TO FACE OF <N> STRUCTURE WHERE INTERFACING WITH <N> FRAMING AND TO FACE OF FINISH WHERE INTERFACING WITH <E> WALLS, UON.
5. ALL WORK TO BE PERFORMED TO APPLICABLE BUILDING CODES (SEE CODE SUMMARY ON SHEET G003 FOR LIST OF APPLICABLE CODES).
6. TYPICAL (TYP) OR SIMILAR (SIM) NOTATION USED IN THESE DOCUMENTS SHALL MEAN THAT THE CONDITIONS ARE THE SAME OR REPRESENTATIVE FOR ALL SIMILAR CONDITIONS, UNLESS NOTED OTHERWISE. ACTUAL CONDITIONS MAY VARY, BUT DO NOT REVOKE THE INTENT OF THE CONFIGURATION INDICATED. DETAILS ARE USUALLY KEYED AND NOTED "TYPICAL" OR "SIMILAR" ONLY ONCE WITH THE FIRST OCCURRENCE AND ARE REPRESENTATIVE FOR ALL SIMILAR CONDITIONS THROUGHOUT, UNLESS NOTED OTHERWISE.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING WITH THE CONTRACT DOCUMENTS, VERIFYING FIELD CONDITIONS AND DIMENSIONS, AND CONFIRMING THAT THE WORK MAY BE ACCOMPLISHED AS SHOWN PRIOR TO PROCEEDING WITH CONSTRUCTION. CONTRACTOR SHALL NOTIFY C.O. IN WRITING OF ANY DISCREPANCY WITHIN THE CONTRACT DOCUMENTS AND REQUEST CLARIFICATION PRIOR TO PROCEEDING WITH CONSTRUCTION.
8. SHOULD THERE BE ANY QUESTIONS CONCERNING THE CONTRACT DOCUMENTS, EXISTING CONDITIONS, AND/OR DESIGN INTENT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A CLARIFICATION FROM THE C.O. PRIOR TO PROCEEDING WITH THE WORK, OR RELATED WORK IN QUESTION.
9. THE CONTRACT DOCUMENTS IN THEIR ENTIRETY ARE THE RESPONSIBILITY OF ALL TRADES. WHERE REQUIREMENTS ARE SHOWN IN ONE SECTION OF THE SPECIFICATIONS OR DRAWINGS BUT NOT ANOTHER, THE CONTRACTOR IS NOT RELIEVED FROM PROVIDING COMPLETELY FINISHED AND PROPERLY FUNCTIONING SYSTEMS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING WITH THE PROJECT SCOPE OF WORK, SCHEDULE, AND DEADLINES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADVISING THE C.O. OF ALL ITEMS REQUIRING A LONG LEAD TIME UPON NOTICE TO PROCEED THAT WILL AFFECT THE SCHEDULE, AND SHALL SUBMIT ORDER CONFIRMATIONS AND DELIVERY DATES FOR THE ITEMS IN QUESTION TO THE C.O.
11. INSTALL ALL MANUFACTURED ITEMS, MATERIALS, AND EQUIPMENT IN STRICT ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDED SPECIFICATIONS, EXCEPT WHERE THE CONTRACT DOCUMENTS ARE MORE STRINGENT. ANY MISCELLANEOUS ITEMS OR MATERIALS NOT SPECIFICALLY NOTED, BUT REQUIRED FOR PROPER INSTALLATION SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR. THE CONTRACTOR SHALL FURNISH TO THE C.O. ALL WARRANTIES AND GUARANTEES REQUIRED AT THE CONCLUSION OF THE PROJECT.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL HOOK UPS / UTILITY CONNECTIONS, ETC. TO TEMPORARY TRAILERS.
13. THE CONSTRUCTION SITE IS TO BE KEPT CLEAN AND FREE OF DEBRIS. THE CONTRACTOR IS RESPONSIBLE FOR ALL PHASES OF SECURING, HANDLING, TRANSPORTING, AND DISPOSING OF DEBRIS.
14. THE CONTRACTOR SHALL NOT SHUT OFF OR INTERRUPT ANY SYSTEMS OR SERVICES WITHOUT FIRST COORDINATING WITH THE C.O.
15. THE CONTRACTOR SHALL COORDINATE WITH THE C.O. TO IDENTIFY AND PROTECT EXISTING STRUCTURE, SYSTEMS, UTILITIES, SURFACES, AND FINISHES WHICH ARE TO REMAIN. ALL SYSTEMS DAMAGED DURING CONSTRUCTION ARE TO BE REPAIRED BY THE CONTRACTOR AT THEIR EXPENSE.

OPTIONS:

OPTION 1: CUSTOM STEEL WINDOW: PROVIDE <N> CUSTOM STEEL WINDOWS FOR WINDOW TYPE A1 AND A2 IN ALL LOCATIONS INDICATED INSTEAD OF ALUMINUM WINDOWS INCLUDED IN THE BASE SCOPE. <N> CUSTOM STEEL WINDOWS SHALL BE THERMALLY BROKEN, DOUBLE PANE WITH CLEAR LOW-E COATING. WINDOW OPERATION SHALL MATCH <E>: EQUALLY SPLIT WITH SLIDER, INCLUDING EXTERIOR SCREEN. SASH PROFILES TO MATCH <E> AND APPROVED BY C.O. THROUGH SHOP DRAWINGS AND FULL MOCK-UP OF ONE A1 TYPE UNIT.

SCALE: A 4 0 4 8
SCALE OF FEET

STATE OF COLORADO
1-16-2026
ELIZABETH McCLURE HALLAS
203482
LICENSED ARCHITECT

AE FIRM	DESIGNED:	SUB SHEET NO.	TITLE OF SHEET	DRAWING NO.
PRIME: OTAK, INC. REDMOND, WA	CR / VC	G002	GENERAL INFO & ABBREVIATIONS	121 165639
SUBCONTRACTOR: ANDERSON HALLAS ARCHITECTS GOLDEN, CO	CADD: VC / MS / DM		REHABILITATE KAWUNEECHE VISITOR CENTER ROCKY MOUNTAIN NATIONAL PARK	PMIS/PKG NO. 326235
	TECH REVIEW: CR / EMH			SHEET 3 OF 177
	DATE: 01/16/2026			

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CODE ANALYSIS

ADDRESS: 16018 US 34, GRAND LAKE, CO 80447
AHJ: NATIONAL PARK SERVICE, DENVER SERVICE CENTER

THE BUILDING CONSISTS OF THREE "NODES" CONNECTED BY BOTH INTERNAL AND EXTERNAL COVERED WALKWAYS. NODE 1 IS THE ADMINISTRATIVE WING (ADMIN WING) AND HOUSES OFFICES AND SUPPORT SPACES FOR PARK OPERATIONS. CONNECTED BY AN INTERIOR WALKWAY IS NODE 2 (VISITOR CENTER) WHERE EXHIBITS, MERCHANDISING, AND AN AUDITORIUM ARE LOCATED. NODE 3 (COMFORT STATION) IS CONNECTED VIA AN EXTERIOR CANOPY AND CONSISTS OF A WOMEN'S RESTROOM, MEN'S RESTROOM, AND UTILITY/MECHANICAL SPACE. ALL NODES AND CONNECTING CANOPY ARE CONSIDERED ONE BUILDING.

APPLICABLE CODES AND STANDARDS

2024 INTERNATIONAL BUILDING CODE (IBC)
2024 INTERNATIONAL EXISTING BUILDING CODE (IEBC)
2024 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
2024 INTERNATIONAL WILDLAND URBAN INTERFACE CODE (WUIC)

SECRETARY OF THE INTERIOR STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES FOR REHABILITATION
ASHRAE 90.1 – 2013
ARCHITECTURAL BARRIERS ACT ACCESSIBILITY STANDARDS (ABAAS)
2017 ICC A117.1 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES
DIRECTOR'S ORDER 58 & REFERENCE MANUAL 58: STRUCTURAL FIRE MANAGEMENT

REFER TO INDIVIDUAL DISCIPLINE SHEETS FOR ADDITIONAL CODE INFO

IEBC CLASSIFICATION

ALTERATION LEVEL 3 PER IEBC §604 WORK AREA METHOD
THE WORK INCLUDES ACCESSIBILITY UPGRADES, NEW INTERIOR FINISHES, DOORS AND WINDOWS, PAINT AND STAIN, SIGNAGE, ELECTRICAL, PLUMBING, AND MECHANICAL AND TECHNOLOGY UPGRADES, AND THE INSTALLATION OF A NEW FIRE SUPPRESSION SYSTEM. THE WORK AREA EXCEEDS 50% OF THE BUILDING AREA.

ALL NEW CONSTRUCTION SHALL COMPLY WITH IBC.

USE & OCCUPANCY CLASSIFICATION - IBC CHAPTER 3

THE BUILDING CONTAINS MULTIPLE EXISTING USES & CLASSIFICATIONS (TO REMAIN):
A-3 ASSEMBLY (AUDITORIUM & EXHIBIT) PER IBC § 303.4
B BUSINESS (OFFICES AND ADMIN FUNCTIONS) PER IBC § 304.1

STORAGE AREAS ARE CONSIDERED ACCESSORY PER IBC § 311.1.1

REFER TO SHEET G004 FOR CODE & ACCESSIBILITY PLAN.

GENERAL BUILDING HEIGHTS & AREAS - IBC CHAPTER 5

BUILDING HEIGHT §504. PROJECT REDUCES MAXIMUM BUILDING HEIGHT FROM +/- 19'-1" TO +/- 15'-8".

ALLOWABLE BUILDING HEIGHT (TABLE 504.3), AND NUMBER OF STORIES (TABLE 504.4)

A-3, B OCCUPANCY		
VB CONSTRUCTION TYPE (SPRINKLERED)	ALLOWABLE	ACTUAL
BUILDING HEIGHT NUMBER OF STORIES	60' 2 STORIES	+/- 15'-8" 1 STORY

ALLOWABLE BUILDING AREA (TABLE 506.2)

OCCUPANCY GROUP(S) & CONSTRUCTION TYPE	ALLOWABLE AREA	ACTUAL AREA
A-3, B; TYPE VB	24,000 SF (SPRINKLERED)	2,581 SF (ADMIN WING)
		1,895 SF (VISITOR CENTER)
		462 SF (COMFORT STATION)
		4,938 SF * TOTAL AREA

*EXTERIOR COVERED WALKWAY NOT INCLUDED IN AREA

NON-SEPARATED OCCUPANCIES - IBC §508.3.2
PROJECT SHALL UTILIZE MOST RESTRICTIVE OCCUPANCY (A-3) MAXIMUM ON ALLOWABLE BUILDING AREA, HEIGHT AND NUMBER OF STORIES.

TYPES OF CONSTRUCTION - CHAPTER 6

CONSTRUCTION CLASSIFICATION: VB PER IBC §602.2

FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (HOURS) PER TABLE 601

	TYPE VB	
BUILDING ELEMENT	REQUIRED	PROVIDED
PRIMARY STRUCTURAL FRAME	0	0
BEARING WALLS EXTERIOR INTERIOR	 0 0	 0 0
NONBEARING WALLS AND PARTITIONS, EXT	Re: Table 705.5	NA
NONBEARING WALLS AND PARTITIONS, INT	0	0
FLOOR CONSTRUCTION & SECONDARY MEMBERS	0	0
ROOF CONSTRUCTION & SECONDARY MEMBERS	0	0

FIRE AND SMOKE PROTECTION FEATURES - CHAPTER 7

FIRE-RESISTANCE RATING REQUIREMENTS FOR EXT WALLS BASED ON FIRE SEPARATION DISTANCE (TABLE 705.5)

FIRE SEPARATION DISTANCE = X (feet)	TYPE OF CONSTRUCTION	REQUIRED	PROVIDED
X < 5 [b]	ALL	1	NA
5 ≤ X < 10	IA, IVA OTHERS	1 1	NA NA
10 ≤ X < 30	IA, IB IIB, VB OTHERS	1 0 1	NA NA NA
X ≥ 30	ALL	0	0

THE PROPOSED WORK COMPLIES WITH TABLE 705.9 OPENINGS. THERE ARE NO OTHER STRUCTURES WITHIN 30 ' OF THE BUILDING AND THEREFORE THERE IS NO LIMIT TO THE NUMBER OF UNPROTECTED OPENINGS.

FIRE PROTECTIVE SYSTEMS - CHAPTER 9

AUTOMATIC SPRINKLER SYSTEM NOT REQUIRED, BUT WILL BE PROVIDED THROUGHOUT THE BUILDING PER NPS DIRECTOR'S ORDER 58 AND NFPA 13. REFER TO FIRE PROTECTION DRAWINGS.

PORTABLE FIRE EXTINGUISHERS TO BE PROVIDED PER IBC §906
- PROVIDE CLASS A FIRE HAZARD (ORDINARY HAZARD OCCUPANCY) PORTABLE FIRE EXTINGUISHERS.
- PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED IN CONSPICUOUS LOCATIONS ALONG NORMAL PATHS OF TRAVEL. AND SHALL NOT BE OBSTRUCTED OR OBSCURED FROM VIEW.
- MAXIMUM TRAVEL DISTANCE TO ANY FIRE EXTINGUISHER SHALL BE 75 FEET MAX AND 11,250 SF MAX FLOOR AREA PER TABLE 906.3(1)
- REFER TO G004 FOR LOCATIONS

FIRE ALARM AND DETECTION SYSTEMS TO BE PROVIDED PER §907. REFER TO FIRE ALARM DRAWINGS.

MEANS OF EGRESS - CHAPTER 10

REFER TO SHEET G004 FOR CODE & ACCESSIBILITY PLAN.

HEADROOM - IBC §1003.2
80" MINIMUM OVER ANY WALKING SURFACE.

INTERVENING SPACES OR ACCESSORY AREAS - IBC §1004.2.1
WHERE OCCUPANTS EGRESS FROM ONE OR MORE ROOMS THROUGH OTHERS, THE DESIGN OCCUPANT LOAD SHALL BE THE COMBINED OCCUPANT LOAD OF INTERCONNECTED ACCESSORY OR INTERVENING SPACES. DESIGN OF EGRESS PATH CAPACITY SHALL BE BASED ON THE CUMULATIVE PORTION OF OCCUPANT LOADS OF ALL ROOMS TO THAT POINT ALONG THE PATH OF EGRESS TRAVEL.

MULTIPLE OCCUPANCIES - IBC §1004.4
WHERE A BUILDING CONTAINS TWO OR MORE OCCUPANCIES, THE MEANS OF EGRESS REQUIREMENTS SHALL APPLY TO EACH PORTION OF THE BUILDING BASED ON THE OCCUPANCY OF THAT SPACE. WHERE TWO OR MORE OCCUPANCIES UTILIZE PORTIONS OF THE SAME MEANS OF EGRESS SYSTEMS, THOSE EGRESS COMPONENTS SHALL MEET THE MORE STRINGENT REQUIREMENTS OF ALL OCCUPANCIES THAT ARE SERVED.

DESIGN OCCUPANT LOAD - TABLE 1004.5

OCCUPANT LOAD					
OCC CLASS	AREA	ROOM NAME(S)	OCC FUNCTION	OCC LOAD FACTOR	# OF OCC
A-3	1,033 SF	AUDITORIUM	ASSEMBLY, UNCONCENTRATED	15 SF	69
A-3	1,367 SF	EXHIBIT 1 & 2	ASSEMBLY, EXHIBIT	30 SF	46
A-3	193 SF	STOR / CONTROL	STORAGE / MECH, ACCESSORY	300 SF	1
					116
B	100 SF	STORAGE	STORAGE, ACCESSORY	300 SF	1
B	245 SF	MECH / ELEC / SERVER	EQUIPMENT, ACCESSORY	300 SF	1
B	215 SF	BREAK	ASSEMBLY, UNCONCENTRATED	15 SF	15
B	2,133 SF	CONF. & OFFICES	BUSINESS	150 SF	15
B	97 SF	COMFORT STATION JAN / MECH	EQUIPMENT, ACCESSORY	300 SF	1
					33
BUILDING TOTAL OCCUPANTS					149

MEANS OF EGRESS SIZING - IBC §1005
WHERE MULTIPLE MEANS OF EGRESS ARE REQUIRED, THEY SHALL BE SIZED SUCH THAT IN THE EVENT ONE OF THE MEANS OF EGRESS IS LOST, THEN THE REMAINING MEANS OF EGRESS SHALL NOT REDUCE THE AVAILABLE CAPACITY TO LESS THAN 50 PERCENT OF THE REQUIRED CAPACITY.

EGRESS COMPONENT WIDTHS PER §1005.3.2

TOTAL OCC.	WIDTH FACTOR	EGRESS COMPONENT	CAPACITY REQUIRED	CAPACITY PROVIDED
149	0.15" PER OCC. (SPRINKLERED)	DOORS	22.4" *	34"
		CORRIDORS		+/- 61"

* DEFAULTS TO CODE MINIMUM OF 32" FOR DOORS PER §1010.1, AND 44" FOR CORRIDORS PER TABLE 1020.3.

MAXIMUM COMMON PATH OF TRAVEL DISTANCE - TABLE 1006.2.1
MAXIMUM COMMON PATH OF TRAVEL (SPRINKLERED):

	MAX ALLOWED	MAX PROVIDED
OCCUPANCY A-3:		
AUDITORIUM / EXHIBIT	75'	21'-9"

NUMBER OF EXITS - IBC §1006.3.3

	OCCUPANT LOAD	REQ # OF EXITS	PROVIDED # OF EXITS
OCCUPANCY A-3:			
AUDITORIUM / EXHIBIT	116	2	3
OCCUPANCY B:			
ADMIN WING	33	1	1

SINGLE EXITS - IBC §1006.3.4
A SINGLE EXIT SHALL BE PERMITTED FROM ANY STORY WHERE ROOMS COMPLYING WITH §1006.2.1 WITH EXITS THAT DISCHARGE DIRECTLY TO THE EXTERIOR AT THE LEVEL OF EXIT DISCHARGE.

REFER TO ELECTRICAL DRAWINGS FOR <N> EXIT SIGNAGE AND MEANS OF EGRESS LIGHTING.

PANIC HARDWARE PROVIDED ON EGRESS DOORS.

EXIT AND EXIT ACCESS DOORWAY CONFIGURATION - IBC §1007
WHERE TWO EXITS ARE REQUIRED, THEY SHALL BE PLACED A DISTANCE APART EQUAL TO NOT LESS THAN ONE-THIRD OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE BUILDING OR AREA TO BE SERVED MEASURED IN A STRAIGHT LINE BETWEEN THEM.

OCCUPANCY A-3, AUDITORIUM / EXHIBIT:
REQUIRED MIN EXIT SEPARATION DISTANCE: 88'-3 1/4" / 3 = 26'-7"
EXIT SEPARATION PROVIDED: 36'-0 3/4"

ACCESSIBLE MEANS OF EGRESS - IBC §1009
ACCESSIBLE SPACES SHALL BE PROVIDED WITH NOT LESS THAN ONE ACCESSIBLE MEANS OF EGRESS. WHERE MORE THAN ONE MEANS OF EGRESS ARE REQUIRED FROM ANY ACCESSIBLE SPACE, EACH ACCESSIBLE PORTION OF THE SPACE SHALL BE SERVED BY NOT LESS THAN TWO ACCESSIBLE MEANS OF EGRESS PER SECTION 1009.1.

ACCESSIBLE MEANS OF EGRESS PROVIDED = 5

CONTINUITY - IBC §1009.2
EACH REQUIRED ACCESSIBLE MEANS OF EGRESS SHALL BE CONTINUOUS TO A PUBLIC WAY

FLOOR ELEVATION - §1010.1.5
THERE SHALL BE A FLOOR OR LANDING ON EACH SIDE OF A DOOR, EXCEPT THAT DOORS SERVING EQUIPMENT SPACES ARE NOT REQUIRED TO BE ACCESSIBLE IN ACCORDANCE WITH §1103.2.9 AND SERVING AN OCCUPANT LOAD OF 5 OR LESS SHALL BE PERMITTED TO HAVE A FLOOR ON ONE SIDE TO BE NOT MORE THAN 7 INCHES ABOVE OR BELOW THE LANDING ON THE EGRESS SIDE OF THE DOOR.

POWER OPERATED DOORS - §1010.3.2
WHERE MEANS OF EGRESS DOORS ARE OPERATED OR ASSISTED BY POWER, THE DESIGN SHALL BE SUCH THAT IN THE EVENT OF POWER FAILURE, THE DOOR IS CAPABLE OF BEING OPENED MANUALLY TO PERMIT MEANS OF EGRESS TRAVEL OR CLOSED WHERE NECESSARY TO SAFEGUARD MEANS OF EGRESS.

PER NPS DSC ACCESSIBILITY AND UNIVERSAL DESIGN STANDARDS, INTERIOR DOORS ON AN ACCESSIBLE ROUTE WHICH CANNOT MEET ABAAS SECTION 404 REQUIREMENTS SHALL HAVE POWER ASSISTED OPENERS. ONE DOOR IN THE PROJECT DOES NOT MEET ABAAS SECTION 404 FOR REQUIRED APPROACH CLEARANCES. DOOR TO ADMIN STAFF RESTROOM 113 IS REQUIRED TO HAVE POWER ASSISTED OPENERS. PER ABAAS SECTION 404.3, THE POWERED OPENERS MUST HOLD THE DOORS IN THE FULLY OPEN POSITION IN THE EVENT OF A POWER OUTAGE.

EGRESS THROUGH INTERVENING SPACES - §1016.2
EGRESS FROM A ROOM OR SPACE IS ALLOWED TO PASS THROUGH ADJOINING ROOMS PROVIDED THAT SUCH ADJOINING ROOMS AND THE AREA SERVED ARE ACCESSORY TO ONE OR THE OTHER AND PROVIDE A DISCERNABLE PATH OF EGRESS TRAVEL TO AN EXIT.

EXIT ACCESS TRAVEL DISTANCE - TABLE 1017.2
MAXIMUM EXIT TRAVEL DISTANCE (SPRINKLERED):

	MAX ALLOWED	MAX PROVIDED
OCCUPANCY A-3:		
AUDITORIUM / EXHIBIT	250'	89'-3"
OCCUPANCY B:		
ADMIN WING	300'	66'-2"

ACCESSIBILITY - CHAPTER 11

ACCESSIBLE ROUTE PER IBC §1104

ACCESSIBLE ENTRANCES - IBC §1105.1
PUBLIC ENTRANCES: AT LEAST 60 PERCENT OF ALL PUBLIC ENTRANCES SHALL BE ACCESSIBLE. TWO ACCESSIBLE PUBLIC ENTRIES PROVIDED, RE: G004 CODE & ACCESSIBILITY PLAN.

SIGNAGE - IBC §1112
SIGNS: REQUIRED ACCESSIBLE ELEMENTS SHALL BE IDENTIFIED BY THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AT THE LOCATIONS LISTED IN §1112.1.

GENERAL ACCESSIBILITY NOTES
THE DETAILS AND NOTES PROVIDED WITHIN THESE DOCUMENTS REPRESENT ONLY A PORTION OF THE REQUIREMENTS SET FORTH BY FEDERAL LAW AND THE BUILDING CODE FOR ACCESSIBILITY REQUIREMENTS.

CONTRACTORS MUST REVIEW ALL ACCESSIBILITY REQUIREMENTS AS PRESENTED IN THESE CONSTRUCTION DOCUMENTS AND THE REFERENCES HEREIN PRIOR TO STARTING ANY CONSTRUCTION.

FOR SITE ACCESSIBILITY REQUIREMENTS AND ALL SITE ACCESSIBILITY DETAILING, RE: CIVIL.

PLUMBING FIXTURES - CHAPTER 29

§2902.1 - MINIMUM NUMBER OF FIXTURES SHALL BE PROVIDED FOR THE TYPE OF OCCUPANCY AND IN THE MINIMUM NUMBERS PER TABLE 2902.1

PLUMBING FIXTURE COUNT PER OCCUPANT LOAD, TABLE 2902.1
ASSEMBLY 116
BUSINESS 33

***ASSEMBLY OCCUPANCY*:**
(116 TOTAL GROUP A OCCUPANTS; 58 MALE, 58 FEMALE)
WATER CLOSETS:
*MALE: 1 PER 125 = .51 REQUIRED, 2 PROVIDED AND 3 URINALS
*FEMALE: 1 PER 65 = .94 REQUIRED, 5 PROVIDED
LAVATORIES:
MALE: 1 PER 200 = .29 REQUIRED, 3 PROVIDED
FEMALE: 1 PER 200 = .29 REQUIRED, 3 PROVIDED

***BUSINESS OCCUPANCY*:**
(33 TOTAL GROUP B OCCUPANTS; 17 MALE, 17 FEMALE)
WATER CLOSETS:
*MALE: 1 PER 25 = .7 REQUIRED, 1 PROVIDED
*FEMALE: 1 PER 25 = .7 REQUIRED, 1 PROVIDED
LAVATORIES:
MALE: 1 PER 40 = .43 REQUIRED, 1 PROVIDED
FEMALE: 1 PER 40 = .43 REQUIRED, 1 PROVIDED

* SINGLE USER RESTROOMS: 2024 IPC FOR B OCCUPANCIES DOES NOT DISTINGUISH A FIXTURE REQUIREMENT DIFFERENCE BETWEEN MALE AND FEMALE, PERMITTING THE USE OF GENDER NEUTRAL RESTROOMS FOR FULFILLMENT OF FIXTURE REQUIREMENTS.

DRINKING FOUNTAINS:
1 REQUIRED, 4 DRINKING FOUNTAINS PROVIDED (TWO ACCESSIBLE W/ BOTTLE FILLER)

1 SERVICE SINK REQUIRED; 2 SERVICE SINKS PROVIDED

2024 INTERNATIONAL WILDLAND URBAN INTERFACE CODE

THE BUILDING IS LOCATED WITHIN A WUI INTERMIX ZONE. CLASS I IGNITION RESISTANT CONSTRUCTION AND MATERIALS SHALL BE UTILIZED FOR NEW EXTERIOR BUILDING MATERIALS AND ELEMENTS, PER §503 THROUGH §506.

FIRE APPARATUS ACCESS IS TO BE PROVIDED IN COMPLIANCE WITH §403.

WATER SUPPLY TO BE PROVIDED IN COMPLIANCE WITH §404.

WHERE POSSIBLE, PROVIDE FOR DEFENSIBLE SPACE REQUIREMENTS PER §603. REFER TO CIVIL DRAWINGS, AND COORDINATE WITH PARK FOR ALL VEGETATION AND TREES TO BE REMOVED.
- DEFENSIBLE SPACE
  1. THE FUEL MODIFICATION DISTANCE WITHIN THE DEFENSIBLE SPACE SHALL BE NOT LESS THAN 30 FEET FROM BUILDINGS AND STRUCTURES.
  2. TO BE CONSIDERED A FUEL MODIFICATION AREA, CONTINUOUS MAINTENANCE OF THE CLEARANCE IS REQUIRED.
  3. TREES ARE ALLOWED WITHIN THE DEFENSIBLE SPACE PROVIDED THAT HORIZONTAL DISTANCES BETWEEN CROWNS OF ADJACENT TREES AND CROWNS OF TREES AND STRUCTURES OVERHEAD ELECTRICAL FACILITIES OR UNMODIFIED FUEL IS NOT LESS THAN 10 FEET.
- MAINTENANCE OF DEFENSIBLE SPACE
  1. DEADWOOD AND LITTER SHALL BE REGULARLY REMOVED FROM TREES.
  2. TREE CROWNS EXTENDING TO WITHIN 10 FEET OF ANY STRUCTURE SHALL BE PRUNED TO MAINTAIN A MINIMUM HORIZONTAL CLEARANCE OF 10 FEET. TREE CROWNS WITHIN THE DEFENSIBLE SPACE SHALL BE PRUNED TO REMOVE LIMBS LOCATED LESS THAN 6 FEET ABOVE THE GROUND SURFACE ADJACENT TO THE TREES.
  3. GROUNDCOVERS SUCH AS GREEN GRASSES ARE ALLOWED TO BE WITHIN THE DESIGNATED DEFENSIBLE SPACE PROVIDED THAT THEY DO NOT FORM A MEANS OF TRANSMITTING FIRE FROM THE NATIVE GROWTH TO ANY STRUCTURE.

STATE OF COLORADO
1·16·2026
ELIZABETH McCLURE HALLAS
203482
LICENSED ARCHITECT

AE FIRM PRIME: OTAK, INC. REDMOND, WA SUBCONTRACTOR: ANDERSON HALLAS ARCHITECTS GOLDEN, CO	DESIGNED: CR / VC CADD VC / MS / DM TECH REVIEW: CR / EMH DATE: 01/16/2026	SUB SHEET NO. G003	TITLE OF SHEET CODE ANALYSIS REHABILITATE KAWUNEECHE VISITOR CENTER ROCKY MOUNTAIN NATIONAL PARK

DRAWING NO. 121 165639
PMIS/PKG NO. 326235
SHEET 4 OF 177

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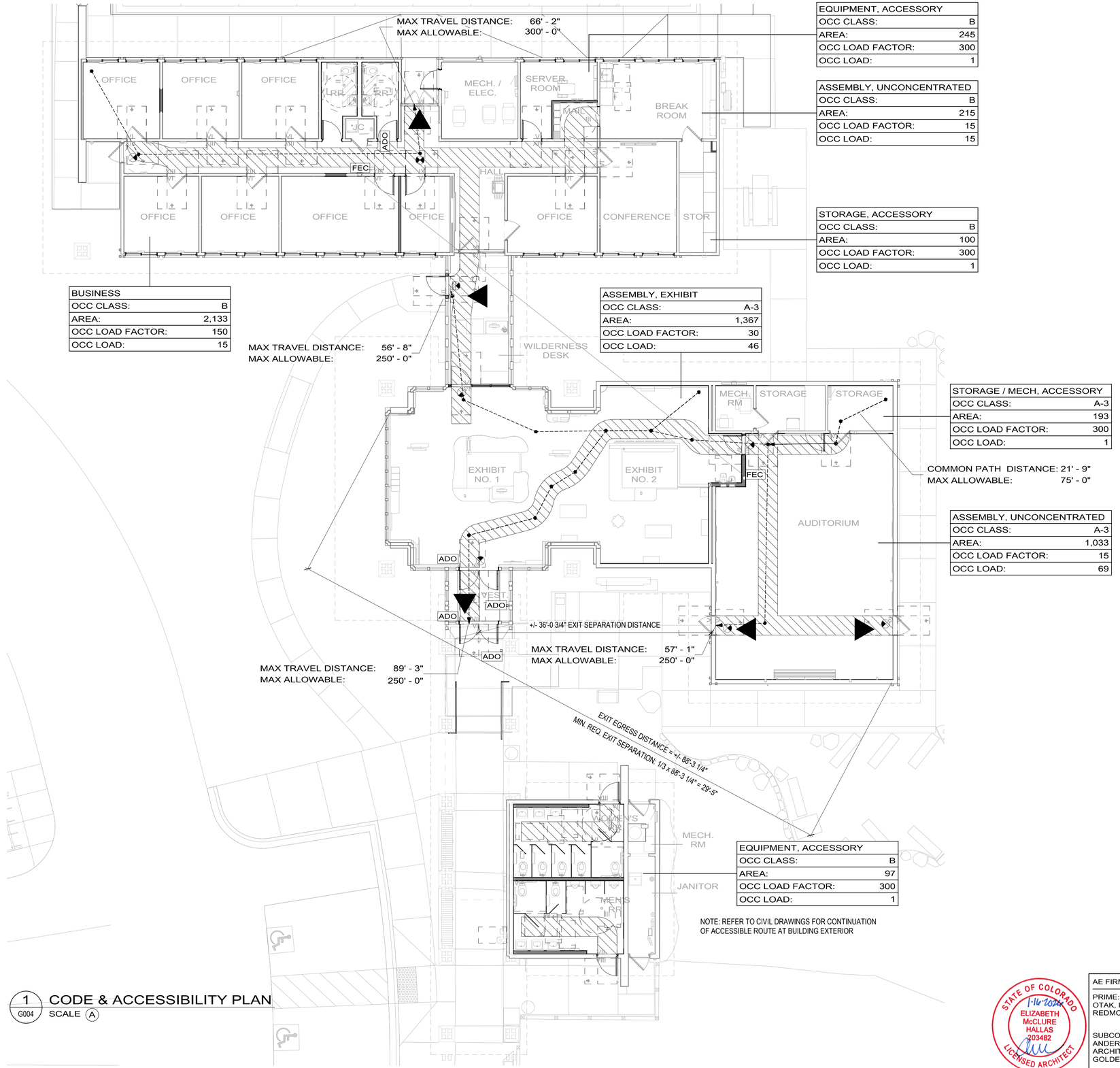


EQUIPMENT, ACCESSORY	
OCC CLASS:	B
AREA:	245
OCC LOAD FACTOR:	300
OCC LOAD:	1

ASSEMBLY, UNCONCENTRATED	
OCC CLASS:	B
AREA:	215
OCC LOAD FACTOR:	15
OCC LOAD:	15

STORAGE, ACCESSORY	
OCC CLASS:	B
AREA:	100
OCC LOAD FACTOR:	300
OCC LOAD:	1

BUSINESS	
OCC CLASS:	B
AREA:	2,133
OCC LOAD FACTOR:	150
OCC LOAD:	15

ASSEMBLY, EXHIBIT	
OCC CLASS:	A-3
AREA:	1,367
OCC LOAD FACTOR:	30
OCC LOAD:	46

STORAGE / MECH, ACCESSORY	
OCC CLASS:	A-3
AREA:	193
OCC LOAD FACTOR:	300
OCC LOAD:	1

COMMON PATH DISTANCE: 21' - 9"
MAX ALLOWABLE: 75' - 0"

ASSEMBLY, UNCONCENTRATED	
OCC CLASS:	A-3
AREA:	1,033
OCC LOAD FACTOR:	15
OCC LOAD:	69

EQUIPMENT, ACCESSORY	
OCC CLASS:	B
AREA:	97
OCC LOAD FACTOR:	300
OCC LOAD:	1

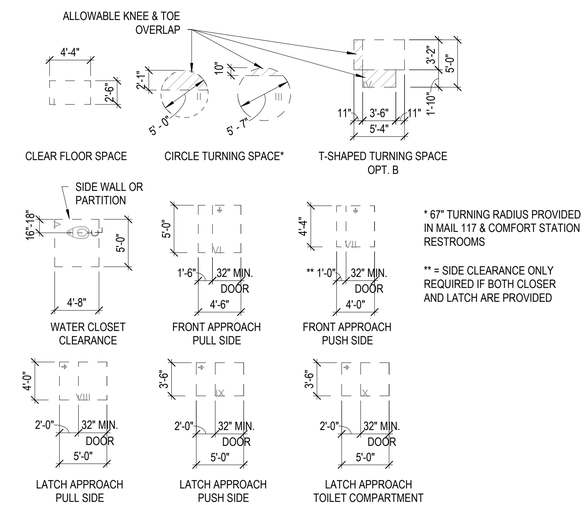
NOTE: REFER TO CIVIL DRAWINGS FOR CONTINUATION OF ACCESSIBLE ROUTE AT BUILDING EXTERIOR

1 G004 CODE & ACCESSIBILITY PLAN
SCALE (A)

GENERAL NOTES

1. REFER TO CIVIL FOR CONTINUATION OF SITE ACCESSIBILITY.
2. PER 2017 ICC A117.1 SECTION 304.3.1.2 EXISTING BUILDING AND FACILITIES: IN EXISTING BUILDINGS AND FACILITIES THE TURNING SPACE SHALL BE A CIRCULAR SPACE WITH A 60 INCH MINIMUM DIAMETER.
3. SEE SHEET G501 FOR ACCESSIBLE MOUNTING HEIGHTS.
4. CHANGES IN LEVEL GREATER THAN ¼ INCH IN HEIGHT AND NOT MORE THAN ½ INCH MAXIMUM IN HEIGHT SHALL BE BEVELED WITH A SLOPE NOT STEEPER THAN 1:2, RE: CIVIL.
5. CROSS SLOPE NOT TO EXCEED 1.5% ALONG ACCESSIBLE ROUTE, RE: CIVIL.
6. SLOPE NOT TO EXCEED 1.5% IN ANY DIRECTION AT LANDING OF DOOR, RE: CIVIL.
7. ALL ACCESSIBLE FIXTURES AND ACCESSORIES SHALL BE MOUNTED IN COMPLIANCE WITH ABAAS.
8. ALL LAVATORIES SHALL HAVE UNDERLAVATORY PROTECTION UNLESS OTHERWISE PROTECTED.
9. ALL FAUCETS SHALL BE ANSI CERTIFIED.
10. EXHIBIT INSTALLATIONS ARE SHOWN FOR REFERENCE IN EXEMPLIFYING ONE POSSIBLE ACCESSIBLE EGRESS ROUTE. MULTIPLE PATHS THROUGH THE SPACE ARE AVAILABLE. EXHIBIT INSTALLATION DESIGN IS OUTSIDE THE SCOPE OF THIS PROJECT BUT INCLUDED FOR REFERENCE.

ACCESSIBILITY CLEARANCES



* 67" TURNING RADIUS PROVIDED IN MAIL 117 & COMFORT STATION RESTROOMS

** = SIDE CLEARANCE ONLY REQUIRED IF BOTH CLOSER AND LATCH ARE PROVIDED

LEGEND

- ABAAS EGRESS DOOR
- EXIT SIGNAGE, RE: ELEC
- ABAAS ROUTE, 36" CLEAR UON
- ABAAS DOOR APPROACH DIRECTION
- EXIT EGRESS PATH OF TRAVEL
- FEC — FIRE EXTINGUISHER CABINET
- ADO — AUTOMATED DOOR OPENER, RE: ELEC

OCCUPANT LOAD					
OCC CLASS	AREA	ROOM NAME(S)	OCC FUNCTION	OCC LOAD FACTOR	# OF OCC
A-3	1,033 SF	AUDITORIUM	ASSEMBLY, UNCONCENTRATED	15 SF	69
A-3	1,367 SF	EXHIBIT 1 & 2	ASSEMBLY, EXHIBIT	30 SF	46
A-3	193 SF	STOR / CONTROL	STORAGE / MECH, ACCESSORY	300 SF	1
					116
B	100 SF	STORAGE	STORAGE, ACCESSORY	300 SF	1
B	245 SF	MECH / ELEC / SERVER	EQUIPMENT, ACCESSORY	300 SF	1
B	215 SF	BREAK	ASSEMBLY, UNCONCENTRATED	15 SF	15
B	2,133 SF	CONF. & OFFICES	BUSINESS	150 SF	15
B	97 SF	COMFORT STATION JAN / MECH	EQUIPMENT, ACCESSORY	300 SF	1
					33
BUILDING TOTAL OCCUPANTS					149

SCALE: (A) 8 0 8 16 SCALE OF FEET

TRUE PLAN

STATE OF COLORADO
1-16-2026
ELIZABETH McCLURE HALLAS
203482
LICENSED ARCHITECT

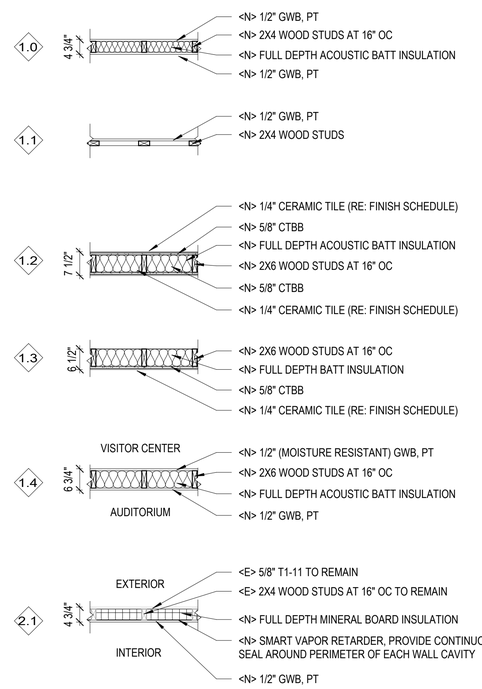
AE FIRM	DESIGNED:	SUB SHEET NO.	TITLE OF SHEET	DRAWING NO.
PRIME: OTAK, INC. REDMOND, WA	CR / VC	G004	CODE & ACCESSIBILITY PLAN	121 165639
SUBCONTRACTOR: ANDERSON HALLAS ARCHITECTS GOLDEN, CO	CADD: VC / MS / DM		REHABILITATE KAWUNEECHE VISITOR CENTER ROCKY MOUNTAIN NATIONAL PARK	PMIS/PKG NO. 326235
	TECH REVIEW: CR / EMH			SHEET 5 OF 177
	DATE: 01/16/2026			

ENERGY CODE SUMMARY

APPLICABLE CODES	2024 INTERNATIONAL ENERGY CONSERVATION CODE 2024 INTERNATIONAL EXISTING BUILDING CODE 2024 INTERNATIONAL BUILDING CODE			
CLIMATE ZONE	7 PER IECC §C301.1 ROCKY MOUNTAIN NATIONAL PARK, GRAND COUNTY, COLORADO. USGS ELEV: 8,726.5'			
COMPLIANCE PATH	PRESCRIPTIVE PATH: R-VALUE METHOD AREAS OF ENERGY CONSERVATION IMPROVEMENT INCLUDE: <N> WINDOWS AT ADMIN WING <N> EXTERIOR DOORS <E> EXTERIOR WALLS AT ADMIN WING <N> ROOF AT COMFORT STATION <N> SLAB-ON-GRADE AT COMFORT STATION			
TABLE C402.1.3	OPAQUE THERMAL ENVELOPE MINIMUM R-VALUE (REFER TO ASSEMBLIES FOR CONFIGURATIONS)			
	ASSEMBLY LOCATION	REQUIRED	PROVIDED	INSULATION TYPE
	<N> ROOF - ENTIRELY ABOVE DECK <E> ROOF - ATTIC AND OTHER WALLS - WOOD FRAMED - CAVITY SLAB-ON-GRADE	R-35 ci R-60 R-27 R-20 (FOR 24" BELOW)	R-36.7 R-63* R-24** R-20	NH POLYISO + COVERBOARD MINERAL WOOL BATT MINERAL WOOL BOARD MINERAL WOOL BOARD
	NOTE: ELEMENTS OF THE BUILDING SHALL BE CONSIDERED EXEMPT FROM IECC COMPLIANCE DUE TO THE BUILDING'S HISTORIC STATUS. SEE §C501.5 BELOW IN THIS CODE SUMMARY. * INSULATION COMPLYING WITH SECTIONS C402.1 AND C402.2.1 SHALL BE PROVIDED FOR CEILING ALTERATIONS IN ADMIN WING, VISITOR CENTER, AND AUDITORIUM ADDITION. ROOF INSULATION REQUIREMENT AT EXISTING ROOFS WILL BE MET USING <E> R-25 CI ABOVE DECK (TO REMAIN) WITH NEW R-38 MINERAL WOOL BATT INSULATION INSTALLED IN THE ATTIC AT THE UNDERSIDE OF THE ROOF DECK, FOR A COMBINED TOTAL OF R-63. ** PER C503.2 THE EXISTING R-VALUE OF INSULATION SHALL NOT BE REDUCED AS PART OF ALTERATIONS TO EXISTING BUILDING THERMAL ENVELOPE ASSEMBLIES. <E> WALL ASSEMBLY HAD BATT INSULATION OF R-13.			
	OPAQUE DOORS	MAX U-FACTOR	PROVIDED	
	SWINGING DOORS	U-0.37	ALL NEW EXTERIOR DOORS TO COMPLY EXISTING DOORS TO REMAIN MAY NOT COMPLY REFER TO SPECIFICATIONS	
TABLE C402.4	BUILDING ENVELOPE FENESTRATION MAXIMUM U-FACTOR & SHGC REQUIREMENTS			
		MAX U-FACTOR	PROVIDED	
	FIXED FENESTRATION OPERABLE FENESTRATION DOOR ENTRANCES	U-0.28 U-0.36 U-0.63	REFER TO SPECIFICATIONS	
	FENESTRATION MAXIMUM SOLAR HEAT GAIN COEFFICIENT (SHGC)			
		FIXED	OPERABLE	PROVIDED
	PF < 0.2 0.2 < PF < 0.5 PF > 0.5	U-0.40 U-0.48 U-0.64	U-0.36 U-0.43 U-0.58	REFER TO SPECIFICATIONS
	PF (PROJECTION FACTOR) = A/B A = DISTANCE MEASURED HORIZONTALLY FROM GLAZING TO EDGE OF OVERHANG B = DISTANCE MEASURED VERTICALLY FROM BOTTOM OF GLAZING TO UNDERSIDE OF OVERHANG			
§C503.1	ALTERATIONS TO EXISTING BUILDINGS			
	ALTERATIONS SHALL BE SUCH THAT THE EXISTING BUILDING IS NOT LESS CONFORMING TO CODE THAN THE EXISTING BUILDING WAS PRIOR TO THE ALTERATION. ALTERATIONS SHALL NOT CREATE AN UNSAFE OR HAZARDOUS CONDITION OR OVERLOAD EXISTING BUILDING SYSTEMS.			
§C503.2.7	AIR BARRIER			
	ALTERED BUILDING THERMAL ENVELOPE ASSEMBLIES SHALL BE PROVIDED WITH AN AIR BARRIER IN ACCORDANCE WITH §C402.6.1. THE AIR BARRIER IS NOT REQUIRED TO BE CONTINUOUS WITH UNALTERED PORTIONS OF THE BUILDING THERMAL ENVELOPE. TESTING REQUIREMENTS OF §C402.6.1 SHALL NOT BE REQUIRED.			

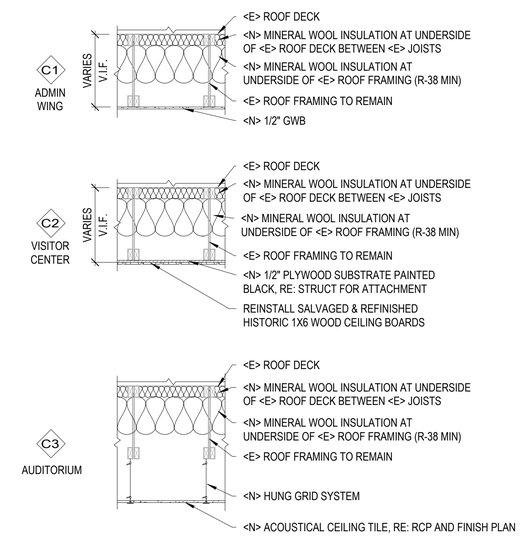
WALL ASSEMBLIES

TYPE # GRAPHIC REPRESENTATION



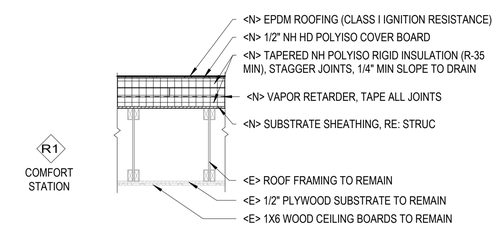
CEILING ASSEMBLIES

TYPE # GRAPHIC REPRESENTATION



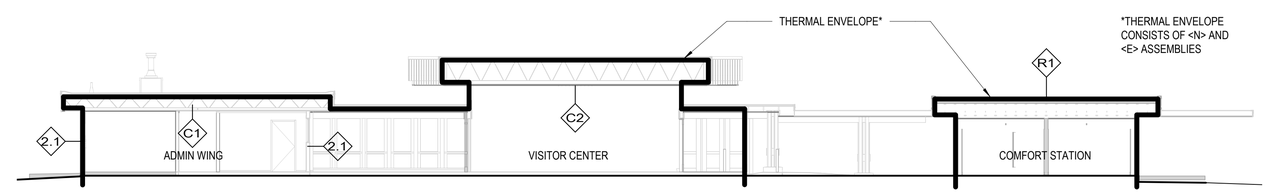
ROOF/CEILING ASSEMBLY

TYPE # GRAPHIC REPRESENTATION



GENERAL NOTES

1. CEILING TYPES SHOWN FOR GRAPHIC REFERENCE. ALL CEILING ELEMENTS TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
2. AT PARTITIONS W/ ACOUSTIC INSULATION, PROVIDE ¼" JOINTS AT PERIMETER AND PENETRATIONS AND SEAL AIRTIGHT WITH BACKER ROD AND ACOUSTICAL SEALANT.
3. THE CONTRACTOR SHALL PROVIDE ADEQUATE BLOCKING, BACKING OR STRUCTURAL SUPPORT AS REQUIRED TO PROPERLY INSTALLATION OF ALL MOUNTED ASSEMBLIES, INCLUDING ALL ATTACHED EQUIPMENT, PLUMBING FIXTURES, MILLWORK, AND CASEWORK.
4. ALL STUDS SHALL BE FULL HEIGHT TO UNDERSIDE OF STRUCTURE UNLESS INDICATED OTHERWISE BY PARTITION TYPE.



1 / G005 SECTION - THERMAL ENVELOPE
SCALE (A)

SCALE: (A) 10 0 10 20
SCALE OF FEET

STATE OF COLORADO
1-16-2026
ELIZABETH McCLURE HALLAS
203482
LICENSED ARCHITECT

AE FIRM PRIME: OTAK, INC. REDMOND, WA SUBCONTRACTOR: ANDERSON HALLAS ARCHITECTS GOLDEN, CO	DESIGNED: CR / VC CADD VC / MS / DM TECH REVIEW: CR / EMH DATE: 01/16/2026	SUB SHEET NO. G005	TITLE OF SHEET ENERGY CODE ANALYSIS & ASSEMBLIES REHABILITATE KAWUNEECHE VISITOR CENTER ROCKY MOUNTAIN NATIONAL PARK	DRAWING NO. 121 165639 PMIS/PKG NO. 326235 SHEET 6 OF 177

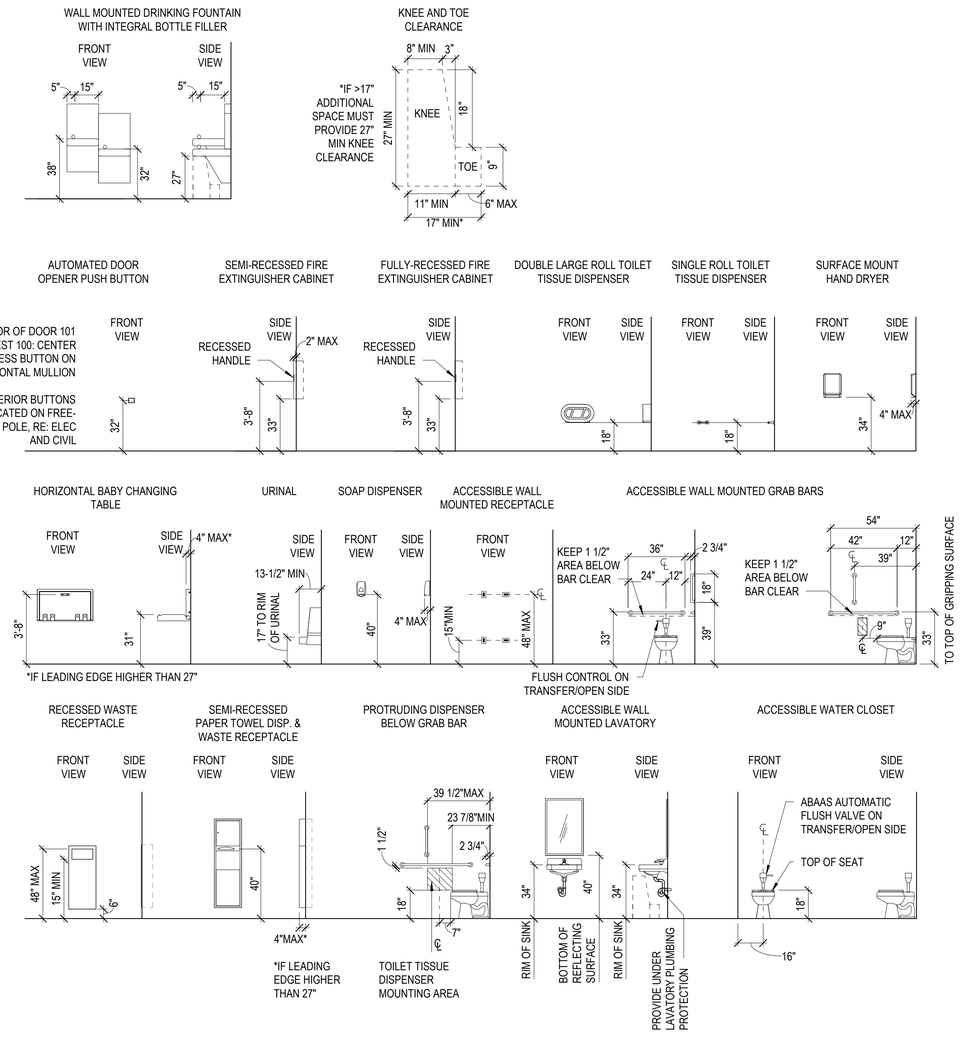
1/20/2026 10:19:03 AM Autodesk Docs://2024-260 NPS ROMO Kawuneeche VC DD-CA wOtak/2024260 NPS ROMO KAWUNEECHE VISITOR CENTER_BIM360.rvt

GENERAL NOTES - MOUNTING HEIGHTS

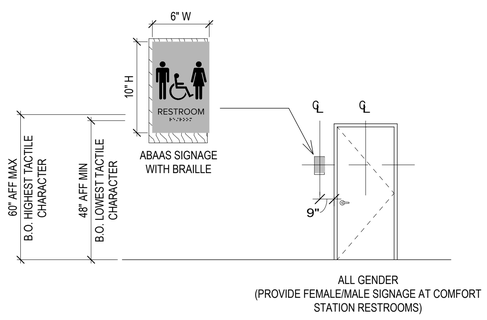
1. ALL ACCESSIBLE FIXTURE AND ACCESSORIES SHALL BE MOUNTED PER ABAAS.
2. ALL LAVATORIES SHALL HAVE UNDERLAVATORY PROTECTION. PIPE PROTECTOR SHOULD BE HARD, DURABLE, AND REMOVABLE.
3. ALL FAUCETS SHALL BE ANSI CERTIFIED.
4. MOUNTING HEIGHTS ARE PROVIDED AS GUIDANCE. VERIFY MOUNTING HEIGHTS WITH RECOMMENDATIONS FROM EACH PRODUCT MANUFACTURER'S INSTRUCTIONS AND ABAAS.
5. COORDINATE WATER CLOSET, FLUSH VALVE, AND GRAB BAR INSTALLATION TO ENSURE ADEQUATE SPACE FOR OPERATION OF FLUSH VALVE BELOW GRAB BAR WHILE MAINTAINING ALL REQUIRED ABAAS MOUNTING HEIGHTS.
6. FINISH CLEARANCES ARE DIMENSIONED ON THIS SHEET.

GENERAL NOTES - SIGNAGE

1. ALL SIGNAGE TO BE ABAAS COMPLIANT.
2. FINAL FONT, GRAPHICS, AND MOUNTING HEIGHT TO BE CONFIRMED WITH C.O. PRIOR TO ORDERING.
3. SIGNAGE PANELS TO BE SECURELY FASTENED TO SUBSTRATE WITH CONCEALED FASTENERS, UNO.
4. PROVIDE ALL GENDER RESTROOM ABAAS SIGNAGE AT RR 112 AND RR 113; PROVIDE FEMALE ABAAS SIGNAGE AT RR 150 AND MALE ABAAS RR SIGNAGE AT RR 151. PROVIDE ABAAS DOOR SIGNAGE AT ALL INTERIOR DOORS.



1 G501 ACCESSIBLE MOUNTING HEIGHTS
N.T.S.



2 G501 TYPICAL ABAAS RESTROOM SIGNAGE
N.T.S.

STATE OF COLORADO
1-16-2026
ELIZABETH McCLURE HALLAS
203482
LICENSED ARCHITECT

AE FIRM	DESIGNED:	SUB SHEET NO.	TITLE OF SHEET	DRAWING NO.
PRIME: OTAK, INC. REDMOND, WA	CR / VC	G501	ACCESSIBLE MOUNTING HEIGHTS	121 165639
	CADD: VC / MS / DM			PMIS/PKG NO. 326235
SUBCONTRACTOR: ANDERSON HALLAS ARCHITECTS GOLDEN, CO	TECH REVIEW: CR / EMH		REHABILITATE KAWUNEECHE VISITOR CENTER ROCKY MOUNTAIN NATIONAL PARK	SHEET 7 OF 177
	DATE: 01/16/2026			

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LEGEND

EXISTING	DESCRIPTION	PROPOSED
	SIGN	
	TRASH CAN	
	WATER VALVE	
	SEWER MANHOLE	
	SEWER CLEANOUT	
	CONCRETE INLET	
	SOLAR POWERED LIGHT POLE	
	TELEPHONE BOX	
	BOLLARD	
	SURVEY BENCHMARK	
	FIRE HYDRANT	
	DOWNSPOUT	
	CULVERT, VARIOUS SIZES	
	WOODEN BENCH	
	BOULDER, VARIOUS SIZES	
	PICNIC TABLE, VARIOUS SIZES	
	DECIDUOUS TREE	
	EVERGREEN TREE	
	TREE STUMP	
× 1976.50	SPOT ELEVATION	
	BUILDING ROOF AREA	
	FENCE LINE	
	FIRE DEPARTMENT CONNECTION	
1890	MAJOR CONTOUR LINE WITH ELEVATION	1890
1882	MINOR CONTOUR LINE WITH ELEVATION	1882
	GRADING LIMITS	
G	UNDERGROUND GAS LINE	
SS	UNDERGROUND SEWER LINE	SS
FO	UNDERGROUND FIBER OPTIC LINE	
W	UNDERGROUND WATER LINE	2"W
T	UNDERGROUND TELEPHONE LINE	
TV	UNDERGROUND CABLE TV LINE	
E	UNDERGROUND ELECTRICAL LINE	
WAT-D	APPROXIMATE WATER LINE LOCATION	
	UNDERGROUND FIRE DEPARTMENT CONNECTION LINE	FDC
	UNDERGROUND STORM DRAIN LINE	SD
	UNDERGROUND FIRE SERVICE LINE	F

LEGEND (CONTINUED)

EXISTING	DESCRIPTION	PROPOSED
	HOT MIX ASPHALT PAVEMENT	
	GRAVEL	
	STREAM FLOW LINE	
	FENCE REMOVAL	
	TREE REMOVAL	
	TREE PROTECTION	
	BUILDING OUTLINE	
	BUILDING COLUMN	
	CONCRETE CURB REMOVAL	
	ASPHALT PAVEMENT REMOVAL	
	CEMENT CONCRETE PAVEMENT REMOVAL	
	GRAVEL REMOVAL	
	SAWCUT	
	LIMITS OF DISTURBANCE	
	CEMENT CONCRETE PARKING	
	CEMENT CONCRETE WALKWAY	
	REVEGETATION AREA	
	INTERNATIONAL SYMBOL OF ACCESSIBILITY	
	WATTLES	
	POST & CABLE FENCE / GUARDRAIL	
	TREE STUMP	
	ACCESSIBLE PICNIC TABLE	
	TURNING SPACE (67" DIAMETER)	
	CLEAR SPACE	
	ACCESSIBLE T-SHAPED TURNING SPACE	
	ACCESSIBLE ROUTE	
	ACCESSIBLE CONCRETE PEDESTRIAN AREA	
	STABILIZED CRUSHER FINES PAVING	
	DETECTABLE WARNING STRIP	
	OUTFALL PROTECTION	

ABBREVIATIONS

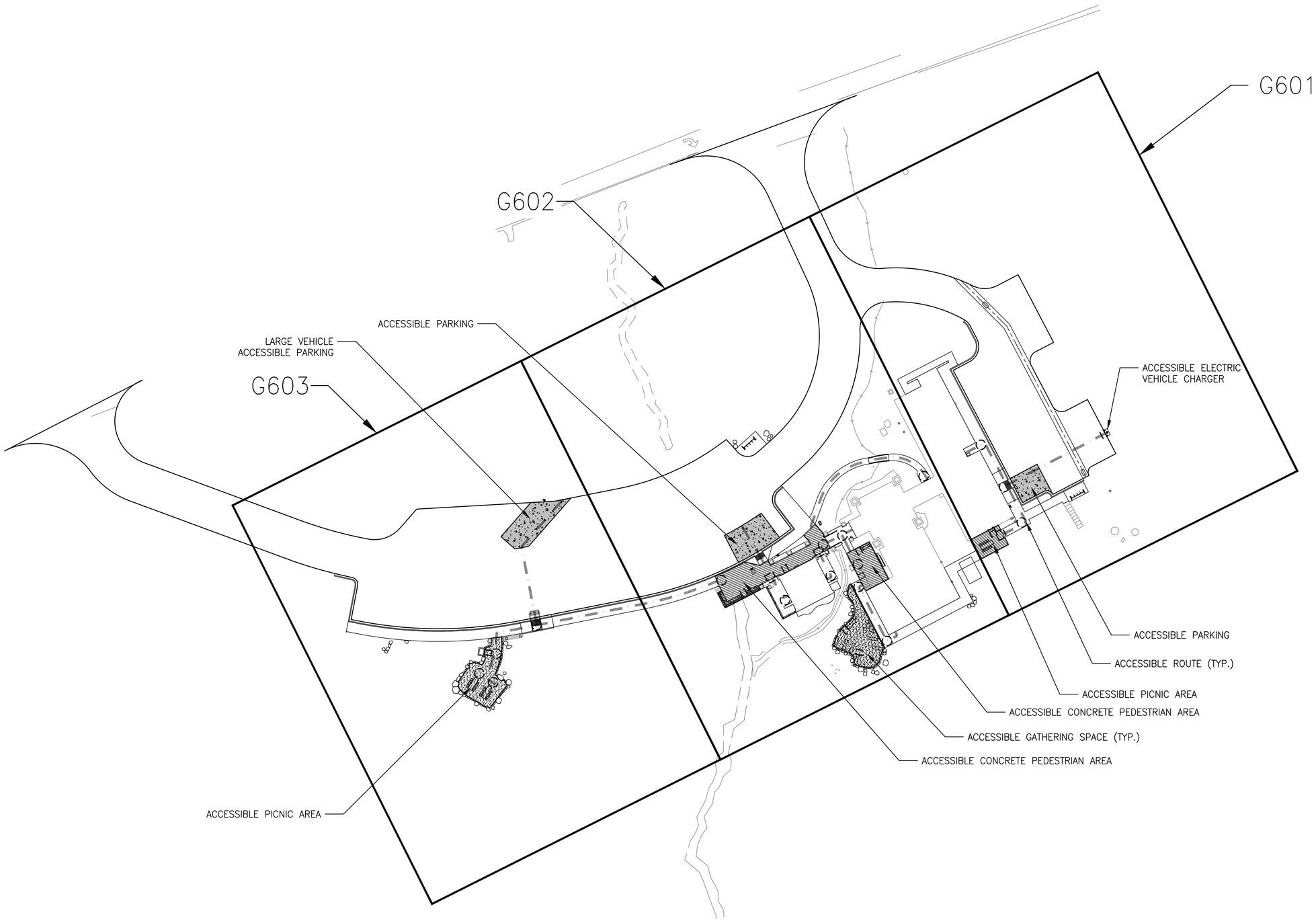
ABA	=	ARCHITECTURAL BARRIERS ACT
ABAAS	=	ARCHITECTURAL BARRIERS ACT ACCESSIBILITY STANDARD
AC	=	ASPHALT CONCRETE
AP	=	ANGLE POINT
ASPH	=	ASPHALT
BOC	=	BEGINNING OF CURB
BOW/BW	=	BOTTOM OF WALL
BTM	=	BOTTOM
BVCS	=	BEGIN VERTICAL CURVE STATION
BVCE	=	BEGIN VERTICAL CURVE ELEVATION
CIP	=	CAST-IN-PLACE
CLK	=	CHAIN LINK
CLIN	=	CONTRACT LINE ITEM NUMBER
CMP	=	CORRUGATED METAL PIPE
CO	=	CONTRACTING OFFICER
CONC	=	CONCRETE
CP	=	CONTROL POINT
CPP	=	CORRUGATED POLYETHYLENE PIPE
DEC	=	DECIDUOUS
DI	=	DUCTILE IRON
DIA	=	DIAMETER
E	=	EASTING
EOP	=	EDGE OF PAVEMENT
EV	=	ELECTRIC VEHICLE
EVCS	=	END VERTICAL CURVE STATION
EVCE	=	END VERTICAL CURVE ELEVATION
EVER	=	EVERGREEN
ELEV	=	ELEVATION
EX/EXIST	=	EXISTING
FFE	=	FINISHED FLOOR ELEVATION
FG	=	FINISHED GRADE
FL	=	FLOW LINE
FOC	=	FACE OF CURB
GB	=	GRADE BREAK
HMA	=	HOT MIX ASPHALT
HORIZ	=	HORIZONTAL
IE	=	INVERT ELEVATION
INFO	=	INFORMATION
ISA	=	INTERNATIONAL SYMBOL OF ACCESSIBILITY
LF	=	LINEAL FEET
LVC	=	LENGTH OF VERTICAL CURVE
OC	=	ON CENTER
N	=	NORTHING
NAVD	=	NORTH AMERICAN VERTICAL DATUM
NIC	=	NOT IN CONTRACT
PC	=	POINT OF CURVATURE
PCC	=	POINT OF COMPOUND CURVATURE
PL	=	PARKING LOT
PRC	=	POINT OF REVERSE CURVATURE
PT	=	POINT OF TANGENCY
PT	=	POINT
PT	=	PRESSURE TREATED
PVC	=	POLYVINYL CHLORIDE
PVI	=	POINT OF VERTICAL INTERSECTION
R	=	RADIUS
RE	=	REFERENCE
REBAR	=	STEEL REINFORCING ROD
RP	=	RADIUS POINT
S	=	SLOPE
SD	=	STORM DRAIN
SSCO	=	SANITARY SEWER CLEANOUT
SSMH	=	SANITARY SEWER MANHOLE
STA	=	STATION
STD	=	STANDARD
TBC	=	TOP BACK OF CURB
TESC	=	TEMPORARY EROSION & SEDIMENT CONTROL
T.O.C.	=	TOP OF CONCRETE
TBD	=	TO BE DETERMINED
TW/T.O.W.	=	TOP OF WALL
TYP.	=	TYPICAL
UON	=	UNLESS OTHERWISE NOTED
VERT	=	VERTICAL

COLORADO LICENSED
KEVIN FRANCIS DOOLEY
47088
PROFESSIONAL ENGINEER
1/23/2026

AE FIRM: PRIME: OTAK, INC. REDMOND, WA	DESIGNED: EM / CS CADD: ZS TECH REVIEW: EM / KK DATE: 01/16/2026	SUB SHEET NO. GC001	TITLE OF SHEET: LEGEND AND ABBREVIATIONS REHABILITATE KAWUNEECHE VISITOR CENTER ROCKY MOUNTAIN NATIONAL PARK

DRAWING NO. 121 / 165639
PMIS/PKG NO. 326235
SHEET 8 OF 177

Plotted: Jan 26, 2026 - 8:16am emily.maggio O:\PROJECT\32020\32278A\04 CAD\ACAD\ROAD\326235\DRAWINGS\CIVIL\00 COVER AND LEGEND.dwg Layout Name: 8



SITE ACCESSIBILITY REQUIREMENTS

SLOPE

1. ABA WALKWAYS SHALL NOT EXCEED A 4.0% MAXIMUM RUNNING SLOPE AND A 1.5% MAXIMUM CROSS SLOPE.
2. LANDINGS, ACCESSIBLE PARKING STALLS, PARKING ACCESS AISLES, CLEAR SPACE, AND TURNING SPACE SHALL NOT EXCEED 1.5% SLOPE IN ANY DIRECTION.
3. RAMPS SHALL NOT EXCEED A 7.5% RUNNING SLOPE AND A 1.5% MAXIMUM CROSS SLOPE.

CHANGES IN LEVEL

4. VERTICAL CHANGES IN LEVEL SHALL NOT EXCEED ¼–INCH.
5. CHANGES IN LEVEL ARE NOT PERMITTED AT LANDINGS, CLEAR SPACE, OR TURNING SPACE AREAS.
6. CHANGES IN LEVEL OTHER THAN THE RUNNING SLOPE AND CROSS SLOPE ARE NOT PERMITTED ON RAMP RUNS.

CLEAR WIDTH

7. THE CLEAR WIDTH OF WALKING SURFACES SHALL BE 36" MINIMUM.
8. AN ACCESSIBLE ROUTE WITH A CLEAR WIDTH LESS THAN 60 INCHES SHALL PROVIDE PASSING SPACES AT INTERVALS OF 200 FEET MAXIMUM. PASSING SPACES SHALL BE EITHER: A SPACE 60 INCHES MINIMUM BY 60 INCHES MINIMUM; OR AN INTERSECTION OF TWO WALKING SURFACES PROVIDING A T–SHAPED SPACE COMPLYING WITH THE REQUIREMENTS BELOW, WHERE THE BASE AND ARMS OF THE T–SHAPED SPACE EXTEND 48 INCHES MINIMUM BEYOND THE INTERSECTION.

TURNING SPACE

9. A CIRCULAR TURNING SPACE SHALL BE A 67" MINIMUM DIAMETER.
10. A T–SHAPED TURNING SPACE SHALL BE 60" WIDE MINIMUM WITH ARMS AND BASE OF THE T–SHAPED SPACE 36" WIDE MINIMUM.

RAMPS

11. RAMPS SHALL HAVE LANDINGS AT THE TOP AND BOTTOM OF EACH RAMP RUN. THE LANDING CLEAR WIDTH SHALL BE AT LEAST AS WIDE AS THE WIDEST RAMP RUN LEADING TO IT.
12. RAMPS WITH A RISE GREATER THAN 6" SHALL HAVE HANDRAILS.

HANDRAILS

13. HANDRAILS SHALL BE PROVIDED ON BOTH SIDES OF RAMPS.
14. TOP OF GRIPPING SURFACE OF HANDRAILS SHALL BE AT A CONSISTENT HEIGHT BETWEEN 34" MINIMUM AND 38" MAXIMUM HEIGHT ABOVE WALKING SURFACE AND RAMP SURFACES.
15. RAMP HANDRAILS SHALL EXTEND BEYOND AND IN THE SAME DIRECTION OF RAMPS FOR 12" MINIMUM AT THE TOP AND BOTTOM OF RAMP RUNS, EXCEPT AS SHOWN ON PLANS PER ABAAS EXCEPTION #3, SECTION 505.10.

30' 0' 30' 60'
SCALE OF FEET

COLORADO LICENSED
KEVIN FRANCIS DOOLEY
47088
PROFESSIONAL ENGINEER
1/23/2026

AE FIRM:	DESIGNED:	SUB SHEET NO.	TITLE OF SHEET	DRAWING NO.
PRIME: OTAK, INC. REDMOND, WA	EM / CS	G600	ACCESSIBILITY PLANS KEY MAP	121 / 165639
	CADD: ZS			PMIS/PKG NO. 326235
	TECH REVIEW: EM / KK		REHABILITATE KAWUNEECHE VISITOR CENTER ROCKY MOUNTAIN NATIONAL PARK	SHEET 9 OF 177
	DATE: 01/16/2026			

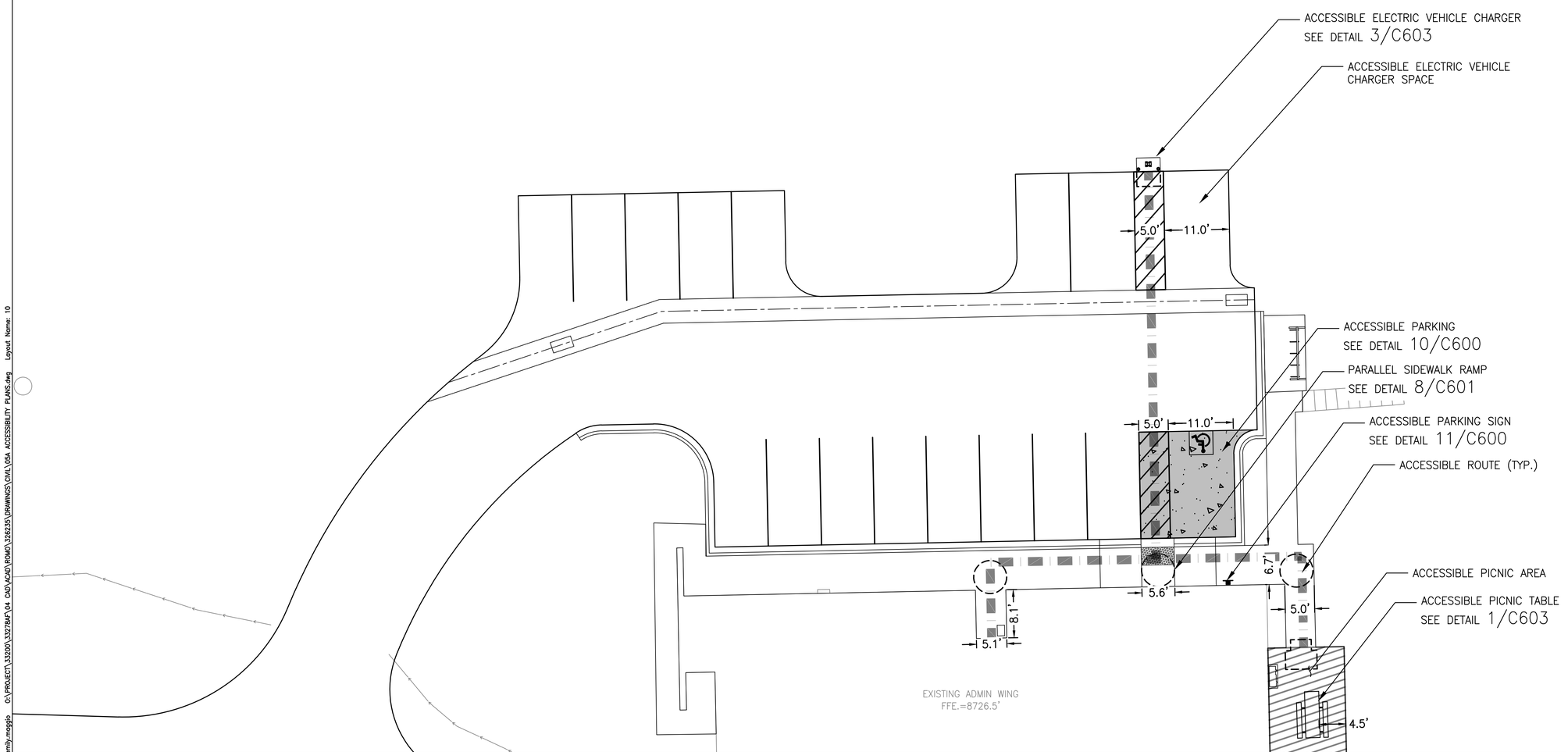
Plotted: Jan 23, 2026 – 6:47pm emily.moggio G:\PROJECT\32020\32278A\04 CAD\ACAD\ROAD\326235\DRAWINGS\CIVIL\G5A_ACCESSIBILITY PLANS.dwg Layout Name: 9

LEGEND

- ACCESSIBLE CONCRETE PARKING
- ACCESSIBLE CONCRETE PEDESTRIAN AREA
- STABILIZED CRUSHER FINES PAVING
- ACCESSIBLE ROUTE
- 67" DIA. TURNING SPACE
- ACCESSIBLE CLEAR SPACE
- ACCESSIBLE T-SHAPED TURNING SPACE

ACCESSIBLE ELECTRIC CHARGING STATION:

1. PARKING STALL, ACCESS AISLE, CLEAR SPACE, AND TURNING SPACE SHALL NOT EXCEED 1.5% SLOPE IN ANY DIRECTION.
2. CHARGER SHALL BE PLACED AT THE SAME LEVEL AS THE VEHICLE CHARGING SPACE.
3. THE CLEAR FLOOR OR GROUND SPACE SHALL BE 30 INCHES MINIMUM BY 48 INCHES MINIMUM.
4. THE HIGH FORWARD REACH SHALL BE 48 INCHES MAXIMUM AND THE LOW FORWARD REACH SHALL BE 15 INCHES MINIMUM ABOVE THE FINISH FLOOR OR GROUND.
5. OPERABLE PARTS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE OPERABLE PARTS SHALL BE 5 POUNDS MAXIMUM.



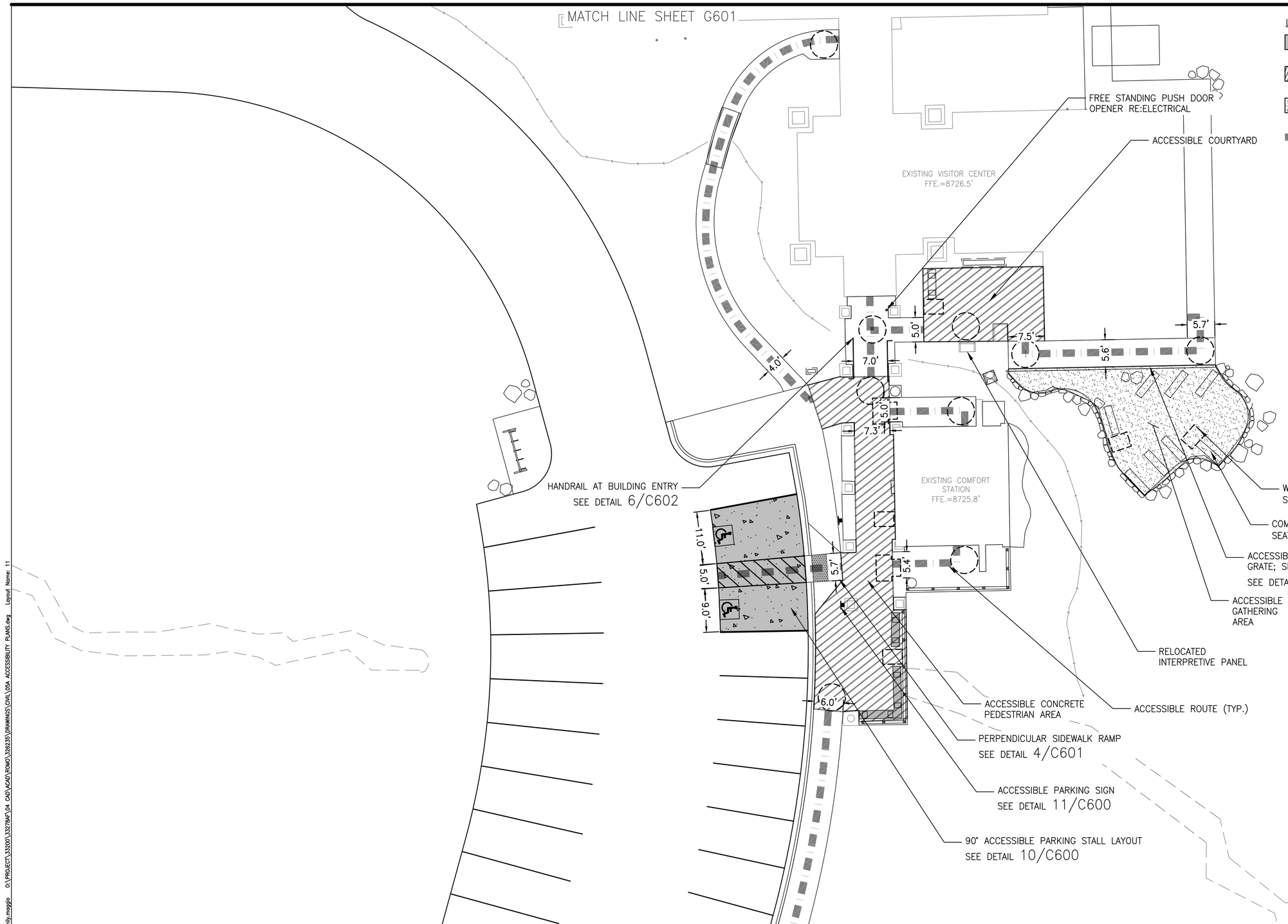
10' 0' 10' 20'
SCALE OF FEET

MATCH LINE SHEET G602

COLORADO LICENSED
KEVIN FRANCIS DOOLEY
47088
PROFESSIONAL ENGINEER
1/23/2026

AE FIRM: PRIME: OTAK, INC. REDMOND, WA	DESIGNED: EM / CS CADD: ZS TECH REVIEW: EM / KK DATE: 01/16/2026	SUB SHEET NO. G601	TITLE OF SHEET: ACCESSIBILITY PLANS I REHABILITATE KAWUNEECHE VISITOR CENTER ROCKY MOUNTAIN NATIONAL PARK	DRAWING NO. 121 165639 PMIS/PKG NO. 326235 SHEET 10 OF 177

Plotted: Jan 23, 2026 - 6:49pm emily.maggio O:\PROJECT\33200\332784\04 CAD\ACAD\ROMO\326235\DRAWINGS\CIVIL\05A ACCESSIBILITY PLANS.dwg Layout Name: 10



LEGEND

- ACCESSIBLE CONCRETE PARKING
- ACCESSIBLE CONCRETE PEDESTRIAN AREA
- STABILIZED CRUSHER FINES PAVING
- ACCESSIBLE ROUTE
- 67" DIA. TURNING SPACE
- ACCESSIBLE CLEAR SPACE
- ACCESSIBLE T-SHAPED TURNING SPACE

ACCESSIBLE TRENCH DRAIN GRATES:

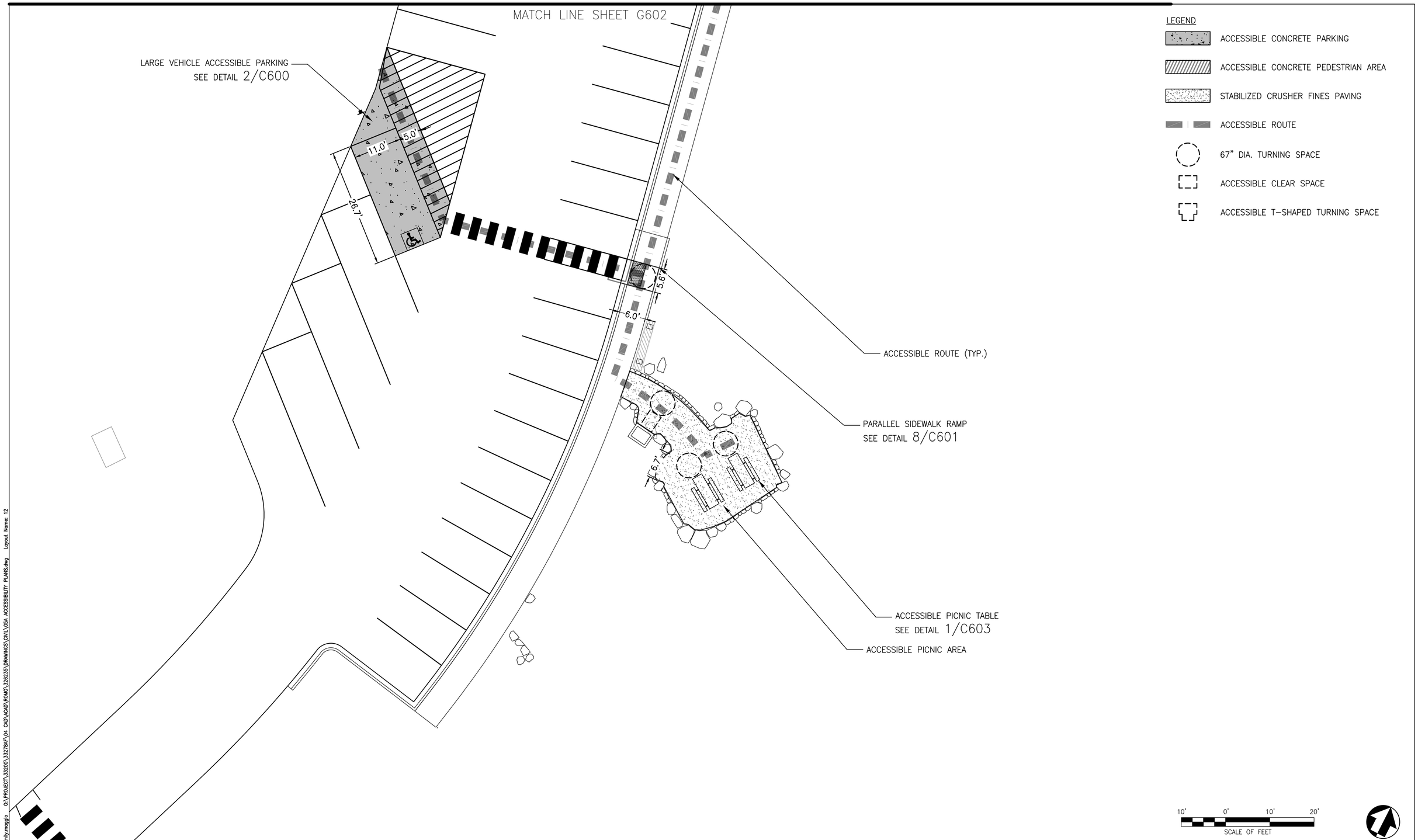
1. OPENINGS SHALL NOT ALLOW PASSAGE OF A SPHERE MORE THAN 1/2-INCH DIAMETER.
2. ELONGATED OPENINGS SHALL BE PLACED SO THAT THE LONG DIMENSION IS PERPENDICULAR TO THE DOMINANT DIRECTION OF TRAVEL.
3. VERTICAL CHANGES IN LEVEL SHALL NOT EXCEED 1/4-INCH.

COLORADO LICENSED KEITH FRANCIS DUDLEY 47088 PROFESSIONAL ENGINEER

1/23/2026

AE FIRM: PRIME: OTAK, INC. REDMOND, WA	DESIGNED: EM / CS; CADD: ZS; TECH REVIEW: EM / KK; DATE: 01/16/2026	SUB SHEET NO. G602	TITLE OF SHEET: ACCESSIBILITY PLANS II — REHABILITATE KAWUNEECHE VISITOR CENTER, ROCKY MOUNTAIN NATIONAL PARK	DRAWING NO. 121 165639; PMIS/PKG NO. 326235; SHEET 11 OF 177

Plotted: Jan 23, 2026 – 6:48pm emily.mosgato O:\PROJECT\33200\33278AF\04 CAD\ACAD\ROMO\326235\DRAWINGS\CIVIL\054 ACCESSIBILITY PLANS.dwg Layout Name: 11



Plotted: Jan 23, 2026 – 6:48pm emily.mosgio O:\PROJECT\33200\332784F\04 CAD\ACAD\ROWO\326235\DRAWINGS\CIVIL\054 ACCESSIBILITY PLANS.dwg Layout Name: 12

COLORADO LICENSED
KEITH FRANCIS DUDLEY
47088
PROFESSIONAL ENGINEER
1/23/2026

AE FIRM:	DESIGNED:	SUB SHEET NO.	TITLE OF SHEET	DRAWING NO.
PRIME: OTAK, INC. REDMOND, WA	EM / CS	G603	ACCESSIBILITY PLANS III	121 / 165639
	CADD: ZS			PMIS/PKG NO. 326235
	TECH REVIEW: EM / KK		REHABILITATE KAWUNEECHE VISITOR CENTER ROCKY MOUNTAIN NATIONAL PARK	SHEET 12 OF 177
	DATE: 01/16/2026			

40' 0' 40' 80'
SCALE OF FEET

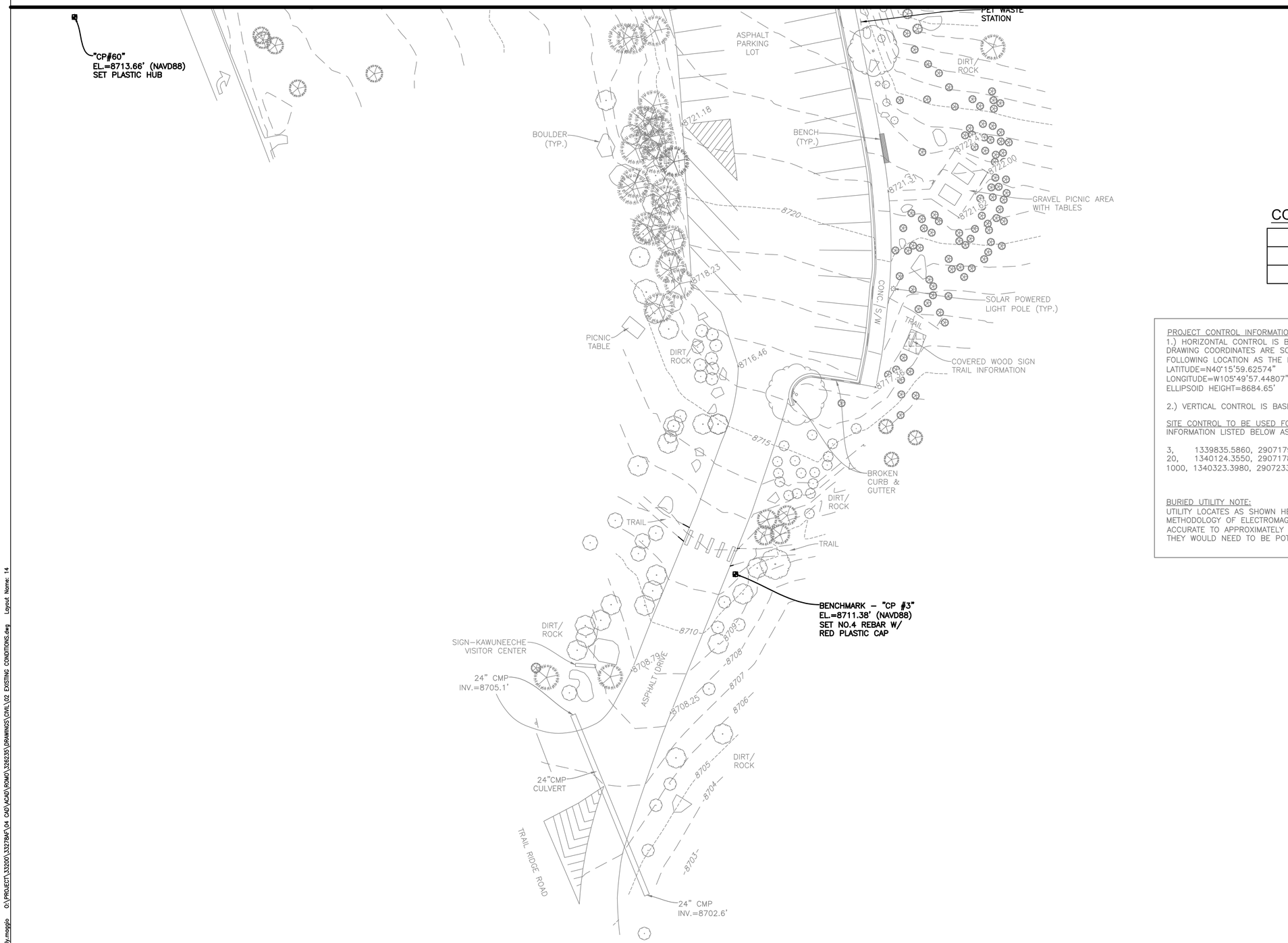
COLORADO LICENSED
KEVIN FRANCIS DOOLEY
47088
PROFESSIONAL ENGINEER
1/23/2026

AE FIRM:	DESIGNED: EM / CS	SUB SHEET NO.	TITLE OF SHEET
PRIME: OTAK, INC. REDMOND, WA	CADD ZS	C000	EXISTING CONDITIONS KEY MAP
	TECH REVIEW: EM / KK		REHABILITATE KAWUNEECHE VISITOR CENTER ROCKY MOUNTAIN NATIONAL PARK
	DATE: 01/16/2026		

DRAWING NO. 121 / 165639
PMIS/PKG NO. 326235
SHEET 13 OF 177

Plotted: Jan 23, 2026 – 6:49pm emily.maggio G:\PROJECT\33200\33278AF\04 CAD\ACAD\ROMO\326235\DRAWINGS\CIVIL\01 KEYMAP.dwg Layout Name: 13

MATCH LINE SHEET C002



CONTROL POINTS

POINT	NORTHING	EASTING	ELEVATION
CP #3	1339835.59	2907179.78	8711.38
CP #60	1340053.44	2906921.38	8713.66

PROJECT CONTROL INFORMATION:
1.) HORIZONTAL CONTROL IS BASED ON A MODIFIED NAD83–COLORADO STATE PLANE NORTH DATUM. DRAWING COORDINATES ARE SCALED TO GROUND BY A SCALE FACTOR OF 1.000457579972 UTILIZING THE FOLLOWING LOCATION AS THE POINT OF ORIGIN (AKA #20):
LATITUDE=N40°15'59.62574"
LONGITUDE=W105°49'57.44807"
ELLIPSOID HEIGHT=8684.65'

2.) VERTICAL CONTROL IS BASED ON NAVD88 DATUM UTILIZING GEOID18 (CONUS).

SITE CONTROL TO BE USED FOR CONSTRUCTION LAYOUT:
INFORMATION LISTED BELOW AS: POINT NUMBER, NORTHING, EASTING, ELEVATION AND DESCRIPTION.

3, 1339835.5860, 2907179.7810, 8711.38, SET NO.5 REBAR W/ RED PLASTIC CAP–"PSM CONTROL"
20, 1340124.3550, 2907178.5210, 8724.30, SET MAGNETIC NAIL IN ASPHALT PARKING LOT
1000, 1340323.3980, 2907233.5350, 8734.67, SET 2.5" ALUM. CAP ON 30" STEEL PIPE IN CONCRETE

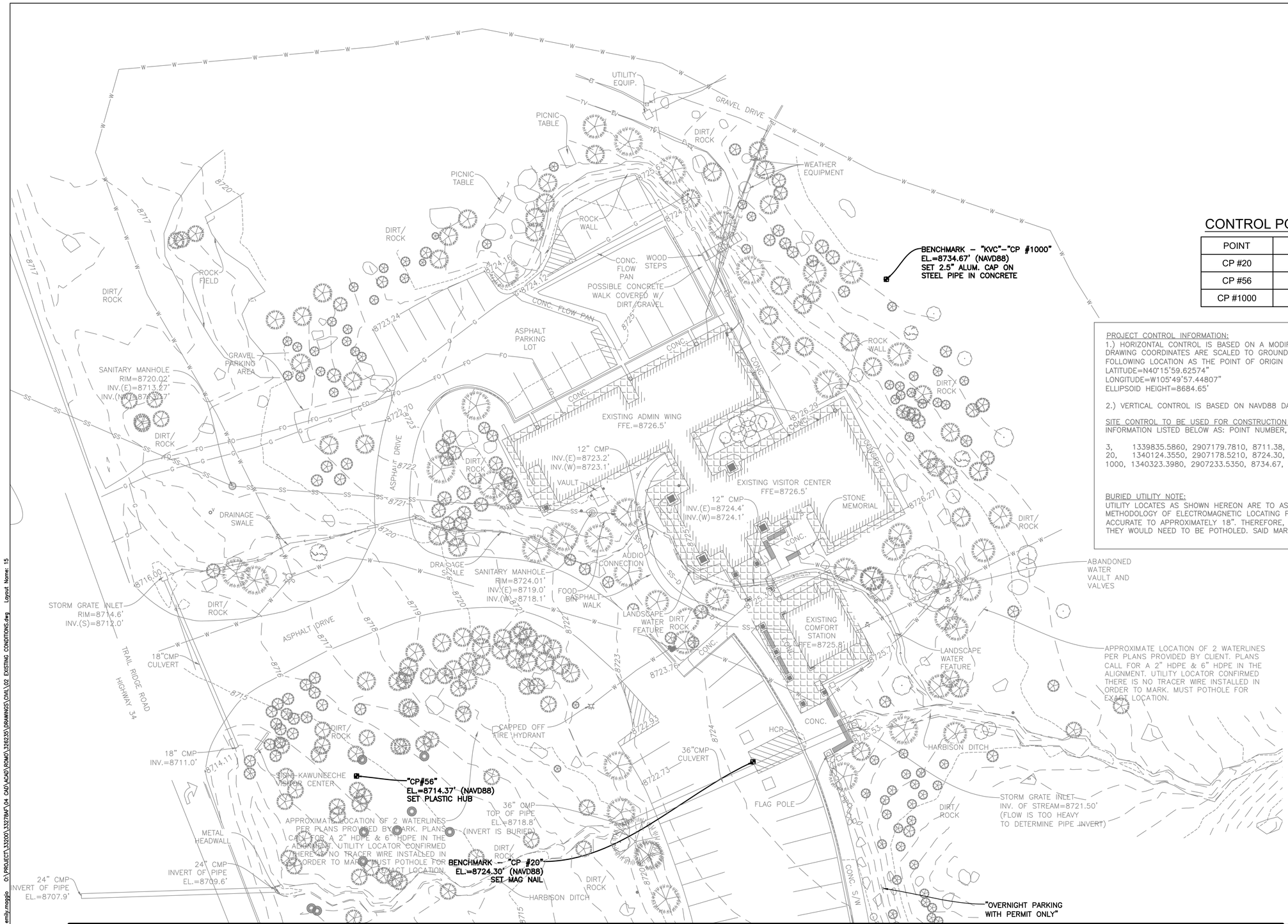
BURIED UTILITY NOTE:
UTILITY LOCATES AS SHOWN HEREON ARE TO ASSIST IN THE PLANNING/DESIGN PROCESS ONLY. DUE TO THE METHODOLOGY OF ELECTROMAGNETIC LOCATING PROCESSES, LOCATING IS NOT AN EXACT SCIENCE AND IS ONLY ACCURATE TO APPROXIMATELY 18". THEREFORE, TO OBTAIN THE EXACT LOCATION OF ANY/ALL BURIED UTILITIES, THEY WOULD NEED TO BE POTHOLED. SAID MARKS ARE NOT INTENDED FOR CONSTRUCTION USE.

20' 0' 20' 40'
SCALE OF FEET

COLORADO LICENSED
KEVIN FRANCIS DOOLEY
47088
PROFESSIONAL ENGINEER
1/23/2026

AE FIRM:	DESIGNED:	SUB SHEET NO.	TITLE OF SHEET	DRAWING NO.
PRIME: OTAK, INC. REDMOND, WA	EM / CS CADD ZS TECH REVIEW: EM / KK DATE: 01/16/2026	C001	EXISTING CONDITIONS PLAN I REHABILITATE KAWUNEECHE VISITOR CENTER ROCKY MOUNTAIN NATIONAL PARK	121 165639 PMIS/PKG NO. 326235 SHEET 14 OF 177

Plotted: Jan 23, 2026 – 6:51pm emily.maggio O:\PROJECT\33200\332784\04 CAD\ACAD\ROMO\326235\DRAWINGS\CIVIL\02 EXISTING CONDITIONS.dwg Layout Name: 14



CONTROL POINTS

POINT	NORTHING	EASTING	ELEVATION
CP #20	1340124.36	2907178.52	8724.30
CP #56	1340118.52	2907014.98	8714.37
CP #1000	1340323.40	2907233.54	8734.67

PROJECT CONTROL INFORMATION:
1.) HORIZONTAL CONTROL IS BASED ON A MODIFIED NAD83–COLORADO STATE PLANE NORTH DATUM. DRAWING COORDINATES ARE SCALED TO GROUND BY A SCALE FACTOR OF 1.000457579972 UTILIZING THE FOLLOWING LOCATION AS THE POINT OF ORIGIN (AKA #20):
LATITUDE=N40°15'59.62574"
LONGITUDE=W105°49'57.44807"
ELLIPSOID HEIGHT=8684.65'

2.) VERTICAL CONTROL IS BASED ON NAVD88 DATUM UTILIZING GEOID18 (CONUS).

SITE CONTROL TO BE USED FOR CONSTRUCTION LAYOUT:
INFORMATION LISTED BELOW AS: POINT NUMBER, NORTHING, EASTING, ELEVATION AND DESCRIPTION.

3, 1339835.5860, 2907179.7810, 8711.38, SET NO.5 REBAR W/ RED PLASTIC CAP–"PSM CONTROL"
20, 1340124.3550, 2907178.5210, 8724.30, SET MAGNETIC NAIL IN ASPHALT PARKING LOT
1000, 1340323.3980, 2907233.5350, 8734.67, SET 2.5" ALUM. CAP ON 30" STEEL PIPE IN CONCRETE

BURIED UTILITY NOTE:
UTILITY LOCATES AS SHOWN HEREON ARE TO ASSIST IN THE PLANNING/DESIGN PROCESS ONLY. DUE TO THE METHODOLOGY OF ELECTROMAGNETIC LOCATING PROCESSES, LOCATING IS NOT AN EXACT SCIENCE AND IS ONLY ACCURATE TO APPROXIMATELY 18". THEREFORE, TO OBTAIN THE EXACT LOCATION OF ANY/ALL BURIED UTILITIES, THEY WOULD NEED TO BE POTHOLED. SAID MARKS ARE NOT INTENDED FOR CONSTRUCTION USE.

20' 0' 20' 40'
SCALE OF FEET

MATCH LINE SHEET C001

COLORADO LICENSED
KEVIN FRANCIS DODGE
47088
PROFESSIONAL ENGINEER
1/23/2026

AE FIRM:
PRIME:
OTAK, INC.
REDMOND, WA

DESIGNED: EM / CS
CADD: ZS
TECH REVIEW: EM / KK
DATE: 01/16/2026

SUB SHEET NO.
C002

TITLE OF SHEET
EXISTING CONDITIONS PLAN II

REHABILITATE KAWUNEECHE VISITOR CENTER
ROCKY MOUNTAIN NATIONAL PARK

DRAWING NO. 121
165639
PMIS/PKG NO. 326235
SHEET 15 OF 177

Plotted: Jan. 23, 2026 – 6:52pm emily.maggio O:\PROJECT\33200\33278AP\04 CAD\ACAD\ROMO\326235\DRAWINGS\CIVIL\02 EXISTING CONDITIONS.dwg Layout Name: 15

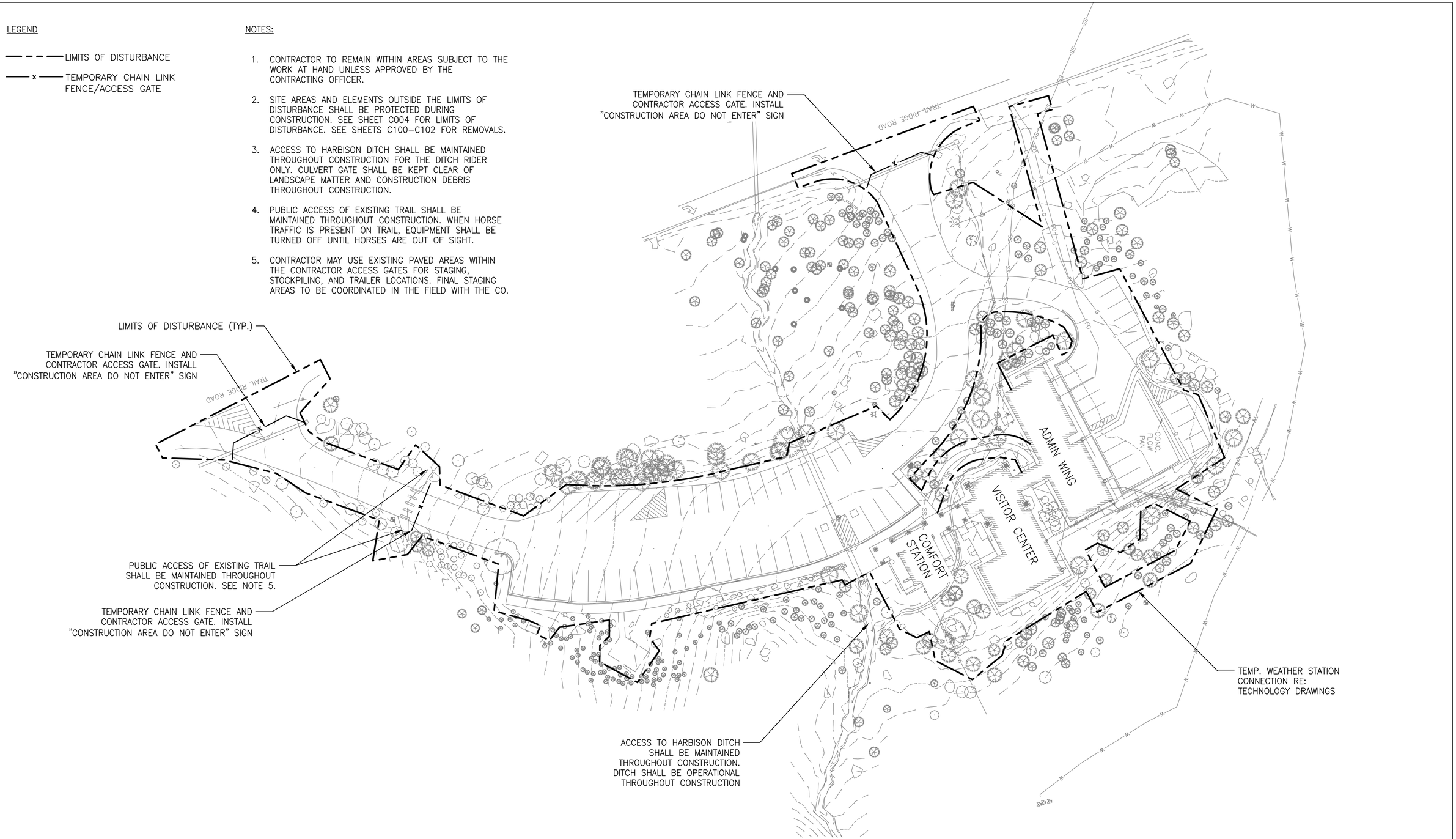
LEGEND

LIMITS OF DISTURBANCE

TEMPORARY CHAIN LINK FENCE/ACCESS GATE

NOTES:

1. CONTRACTOR TO REMAIN WITHIN AREAS SUBJECT TO THE WORK AT HAND UNLESS APPROVED BY THE CONTRACTING OFFICER.
2. SITE AREAS AND ELEMENTS OUTSIDE THE LIMITS OF DISTURBANCE SHALL BE PROTECTED DURING CONSTRUCTION. SEE SHEET C004 FOR LIMITS OF DISTURBANCE. SEE SHEETS C100–C102 FOR REMOVALS.
3. ACCESS TO HARBISON DITCH SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION FOR THE DITCH RIDER ONLY. CULVERT GATE SHALL BE KEPT CLEAR OF LANDSCAPE MATTER AND CONSTRUCTION DEBRIS THROUGHOUT CONSTRUCTION.
4. PUBLIC ACCESS OF EXISTING TRAIL SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION. WHEN HORSE TRAFFIC IS PRESENT ON TRAIL, EQUIPMENT SHALL BE TURNED OFF UNTIL HORSES ARE OUT OF SIGHT.
5. CONTRACTOR MAY USE EXISTING PAVED AREAS WITHIN THE CONTRACTOR ACCESS GATES FOR STAGING, STOCKPILING, AND TRAILER LOCATIONS. FINAL STAGING AREAS TO BE COORDINATED IN THE FIELD WITH THE CO.



COLORADO LICENSED PROFESSIONAL ENGINEER KEVIN FRANCIS DOOLEY 47088

1/23/2026

AE FIRM:	DESIGNED:	SUB SHEET NO.	TITLE OF SHEET	DRAWING NO.
PRIME: OTAK, INC. REDMOND, WA	EM / CS CADD ZS TECH REVIEW: EM / KK DATE: 01/16/2026	C003	STAGING PLAN REHABILITATE KAWUNEECHE VISITOR CENTER ROCKY MOUNTAIN NATIONAL PARK	121 165639 PMIS/PKG NO. 326235 SHEET 16 OF 177

Plotted: Jan 23, 2026 – 6:53pm emily.maggio O:\PROJECT\33200\332784\04 CAD\ACAD\ROMO\326235\DRAWINGS\CIVIL\01a STAGING PLAN.dwg Layout Name: 16

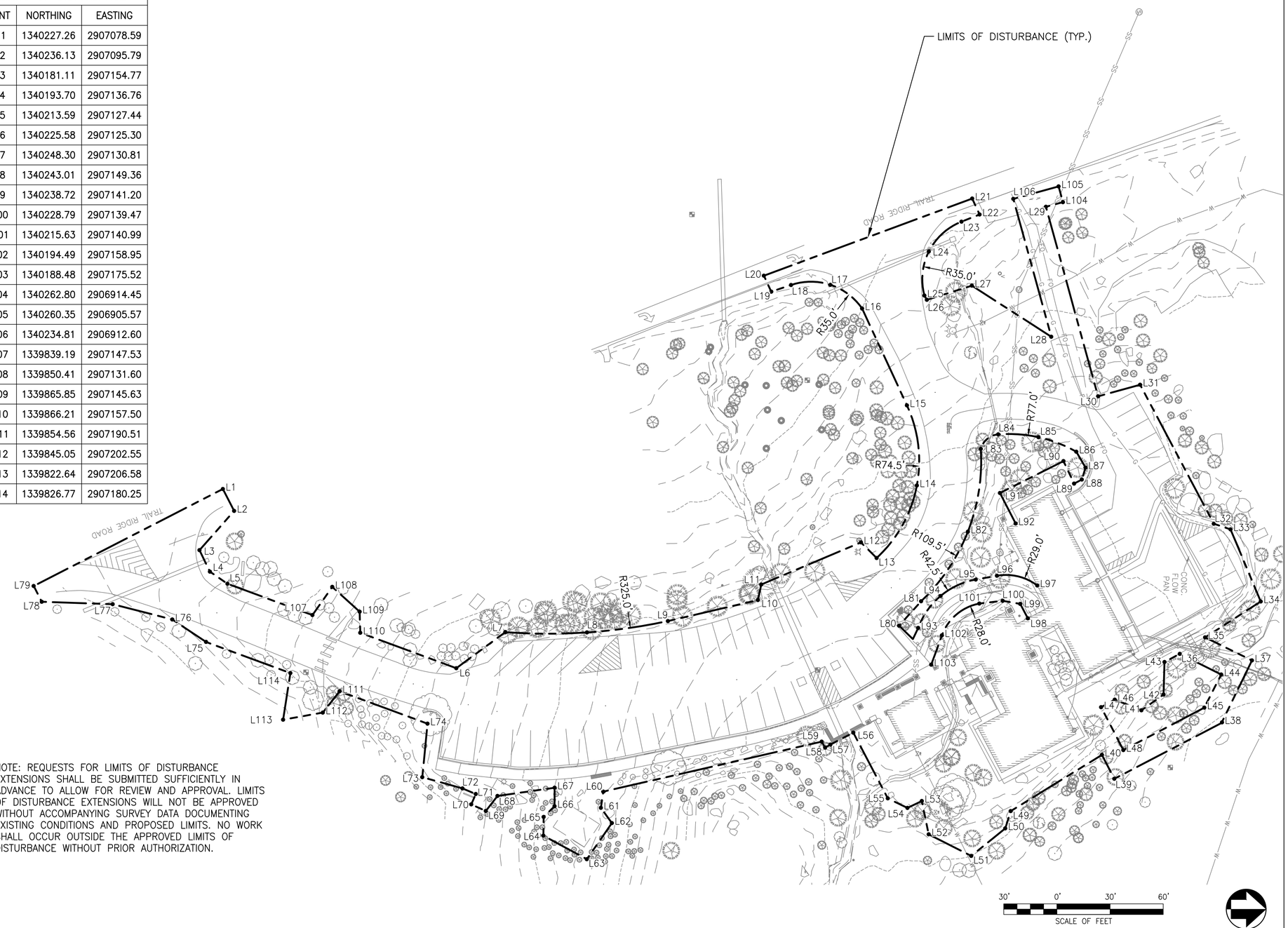
LEGEND

LIMITS OF DISTURBANCE

LIMITS OF DISTURBANCE		
POINT	NORTHING	EASTING
L1	1339788.65	2907076.35
L2	1339795.00	2907088.73
L3	1339775.45	2907110.88
L4	1339781.37	2907123.02
L5	1339791.26	2907129.84
L6	1339920.41	2907177.50
L7	1339948.05	2907157.16
L8	1339994.19	2907157.30
L9	1340039.88	2907150.90
L10	1340090.65	2907139.03
L11	1340092.55	2907130.25
L12	1340148.81	2907106.48
L13	1340157.67	2907115.31
L14	1340180.38	2907074.37
L15	1340174.78	2907029.16
L16	1340149.44	2906974.48
L17	1340131.63	2906961.11
L18	1340109.35	2906961.20
L19	1340098.20	2906964.99
L20	1340094.01	2906955.96
L21	1340211.61	2906912.43
L22	1340215.78	2906921.43
L23	1340205.56	2906925.46
L24	1340187.13	2906942.32
L25	1340184.63	2906967.18
L26	1340186.03	2906969.57
L27	1340211.42	2906961.59
L28	1340256.22	2906990.41
L29	1340253.20	2906917.09
L30	1340282.64	2907024.05
L31	1340306.37	2907017.52
L32	1340347.98	2907095.99
L33	1340357.43	2907099.15
L34	1340374.45	2907139.85
L35	1340343.07	2907160.13
L36	1340328.76	2907169.42
L37	1340369.52	2907173.11
L38	1340352.62	2907208.05
L39	1340291.82	2907239.90
L40	1340284.81	2907226.43
L41	1340307.10	2907201.27
L42	1340319.61	2907192.37
L43	1340320.14	2907174.03
L44	1340352.14	2907181.07
L45	1340342.62	2907199.74

LIMITS OF DISTURBANCE		
POINT	NORTHING	EASTING
L46	1340292.06	2907195.27
L47	1340284.37	2907199.52
L48	1340296.93	2907223.72
L49	1340233.33	2907258.15
L50	1340230.24	2907267.90
L51	1340211.05	2907283.47
L52	1340187.04	2907271.26
L53	1340183.14	2907252.46
L54	1340175.04	2907256.37
L55	1340163.94	2907250.96
L56	1340144.50	2907213.91
L57	1340131.56	2907220.59
L58	1340128.61	2907222.31
L59	1340126.64	2907218.93
L60	1340003.38	2907247.15
L61	1340002.00	2907256.33
L62	1340008.22	2907264.92
L63	1339994.07	2907285.32
L64	1339969.57	2907272.00
L65	1339969.72	2907261.47
L66	1339975.84	2907255.38
L67	1339975.92	2907244.98
L68	1339943.64	2907249.60
L69	1339937.09	2907258.08
L70	1339928.85	2907254.35
L71	1339931.40	2907248.51
L72	1339923.90	2907245.37
L73	1339901.21	2907239.00
L74	1339904.18	2907208.82
L75	1339779.15	2907162.68
L76	1339760.14	2907150.01
L77	1339726.47	2907141.37
L78	1339686.43	2907140.00
L79	1339681.88	2907131.13
L80	1340170.30	2907153.52
L81	1340182.77	2907139.72
L82	1340209.14	2907100.45
L83	1340216.48	2907053.71
L84	1340226.25	2907045.53
L85	1340249.03	2907047.12
L86	1340270.34	2907055.31
L87	1340275.58	2907064.28
L88	1340273.48	2907071.03
L89	1340269.10	2907073.33
L90	1340263.13	2907060.59

LIMITS OF DISTURBANCE		
POINT	NORTHING	EASTING
L91	1340227.26	2907078.59
L92	1340236.13	2907095.79
L93	1340181.11	2907154.77
L94	1340193.70	2907136.76
L95	1340213.59	2907127.44
L96	1340225.58	2907125.30
L97	1340248.30	2907130.81
L98	1340243.01	2907149.36
L99	1340238.72	2907141.20
L100	1340228.79	2907139.47
L101	1340215.63	2907140.99
L102	1340194.49	2907158.95
L103	1340188.48	2907175.52
L104	1340262.80	2906914.45
L105	1340260.35	2906905.57
L106	1340234.81	2906912.60
L107	1339839.19	2907147.53
L108	1339850.41	2907131.60
L109	1339865.85	2907145.63
L110	1339866.21	2907157.50
L111	1339854.56	2907190.51
L112	1339845.05	2907202.55
L113	1339822.64	2907206.58
L114	1339826.77	2907180.25



NOTE: REQUESTS FOR LIMITS OF DISTURBANCE EXTENSIONS SHALL BE SUBMITTED SUFFICIENTLY IN ADVANCE TO ALLOW FOR REVIEW AND APPROVAL. LIMITS OF DISTURBANCE EXTENSIONS WILL NOT BE APPROVED WITHOUT ACCOMPANYING SURVEY DATA DOCUMENTING EXISTING CONDITIONS AND PROPOSED LIMITS. NO WORK SHALL OCCUR OUTSIDE THE APPROVED LIMITS OF DISTURBANCE WITHOUT PRIOR AUTHORIZATION.

COLORADO LICENSED
KEVIN FRANCIS DOSLER
47088
PROFESSIONAL ENGINEER
1/23/2026

AE FIRM:	DESIGNED: EM / CS	SUB SHEET NO.	TITLE OF SHEET
PRIME: OTAK, INC. REDMOND, WA	CADD: ZS	C004	LIMITS OF DISTURBANCE PLAN
	TECH REVIEW: EM / KK		REHABILITATE KAWUNEECHE VISITOR CENTER ROCKY MOUNTAIN NATIONAL PARK
	DATE: 01/16/2026		

DRAWING NO. 121 / 165639

PMIS/PKG NO. 326235

SHEET 17 OF 177

Plotted: Jan 23, 2026 – 8:51pm emily.mosgio O:\PROJECT\33200\33278AF\04 CAD\ACAD\ROMO\326235\DRAWINGS\CIVIL\01b LIMITS OF WORK.dwg Layout Name: 17

NOTES:

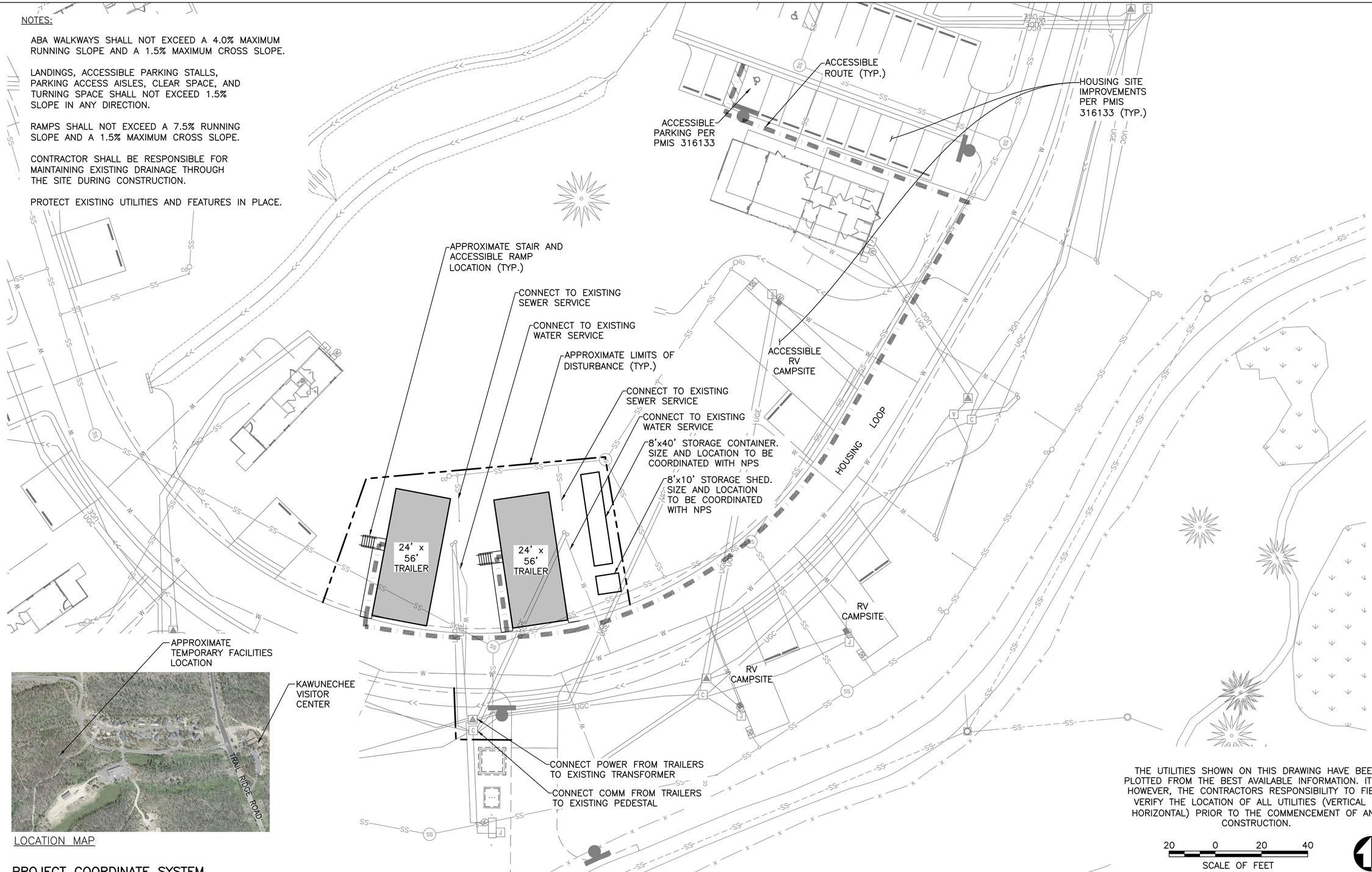
ABA WALKWAYS SHALL NOT EXCEED A 4.0% MAXIMUM RUNNING SLOPE AND A 1.5% MAXIMUM CROSS SLOPE.

LANDINGS, ACCESSIBLE PARKING STALLS, PARKING ACCESS AISLES, CLEAR SPACE, AND TURNING SPACE SHALL NOT EXCEED 1.5% SLOPE IN ANY DIRECTION.

RAMPS SHALL NOT EXCEED A 7.5% RUNNING SLOPE AND A 1.5% MAXIMUM CROSS SLOPE.

CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING EXISTING DRAINAGE THROUGH THE SITE DURING CONSTRUCTION.

PROTECT EXISTING UTILITIES AND FEATURES IN PLACE.



LOCATION MAP

PROJECT COORDINATE SYSTEM

HORIZONTAL DATUM: COLORADO STATE PLANE, NORTH ZONE, NAD83 (2011), MODIFIED FROM GRID TO GROUND COORDINATES. TO ACHIEVE STATE PLANE COORDINATES, SCALE THE PROJECT SITE FROM 0,0 BY 0.999543112.

VERTICAL DATUM: NAVD88 – GPS DERIVED USING GEOID MODEL 18

THE UTILITIES SHOWN ON THIS DRAWING HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION. IT IS, HOWEVER, THE CONTRACTORS RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES (VERTICAL & HORIZONTAL) PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

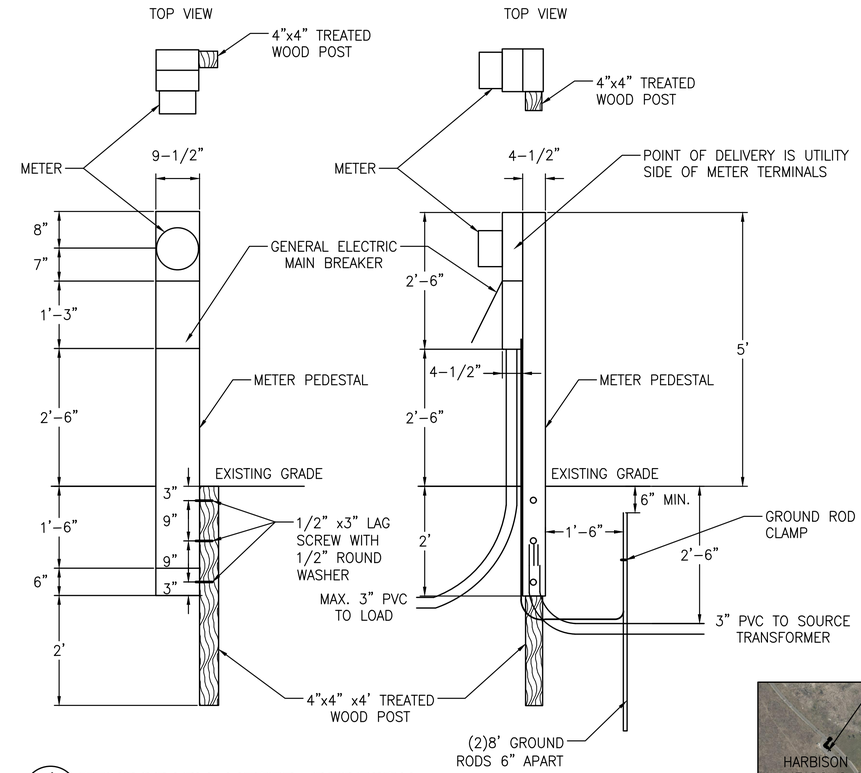
20 0 20 40
SCALE OF FEET

COLORADO LICENSED KEVIN FRANCIS DOOLEY 47088 PROFESSIONAL ENGINEER
1/23/2026

AE FIRM: PRIME: OTAK, INC. REDMOND, WA	DESIGNED: EM / CS CADD: ZS TECH REVIEW: EM / KK DATE: 01/16/2026	SUB SHEET NO. C005	TITLE OF SHEET: TEMPORARY FACILITIES PLAN REHABILITATE KAWUNEECHE VISITOR CENTER ROCKY MOUNTAIN NATIONAL PARK

DRAWING NO. 121 / 165639
PMIS/PKG NO. 326235
SHEET 18 OF 177

Plotted: Jan 23, 2026 – 6:58pm emily.mogigio O:\PROJECT\33200\332784\04 CAD\ACAD\ROMO\326235\DRAWINGS\CIVIL\02a TEMP FACILITIES.dwg Layout Name: 18



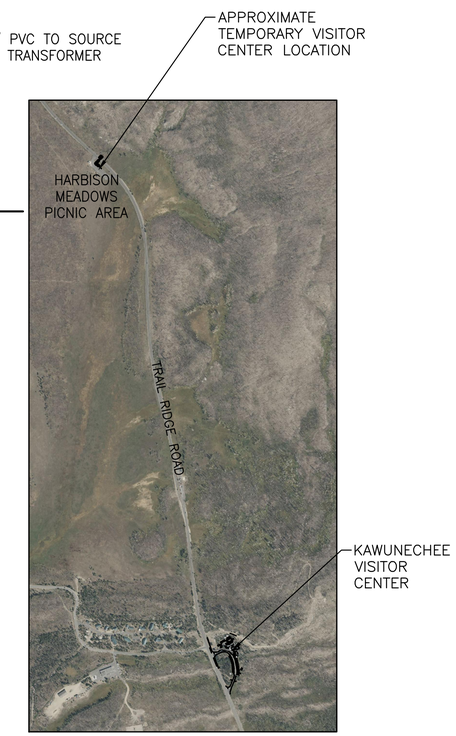
1 C006 TEMPORARY METER PEDESTAL
NTS

NOTES:

1. UNDERGROUND TEMPORARY SERVICE – THE UNDERGROUND SERVICE LATERAL AND METER SUPPORT SHALL BE SUPPLIED AND INSTALLED BY THE ELECTRICAL CONTRACTOR IN ACCORDANCE WITH THE REQUIREMENTS SHOWN IN THE MPEI 2025 ESCS ELECTRIC SERVICE CONSTRUCTION STANDARDS DRAWINGS A, B, MPEI RESPONSIBILITY TABLES, AND THE ADDITIONAL REQUIREMENTS OF THE TEMPORARY CONSTRUCTION SERVICE SECTION. THE METER SUPPORT SHALL BE INSTALLED OUTSIDE THE UTILITY EASEMENT ON THE PARKS PROPERTY AND NOT LESS THAN 5 FEET FROM THE SECONDARY PEDESTAL OR PAD–MOUNTED TRANSFORMER. THE METER SUPPORT SHALL NOT EXCEED FIFTEEN FEET (15') FROM THE SECONDARY PEDESTAL OR PAD–MOUNTED TRANSFORMER. THE GROUND ROD(S) AND GROUNDING ELECTRODE CONDUCTOR SHALL BE FURNISHED AND INSTALLED BY THE ELECTRICAL CONTRACTOR AND SHALL COMPLY WITH THE NEC. THE DRIVEN GROUND ROD SHALL BE LOCATED OUTSIDE OF THE UTILITY EASEMENT. COORDINATE ALL WORK WITH MOUNTAIN PARKS ELECTRIC INCORPORATED (MPEI) (970) 887–3378 AND CONTRACTING OFFICER.

2. TEMPORARY SERVICE SHALL BE PROVIDED AS 240V 1PH 200A PROVIDE ALL NECESSARY CONNECTIONS FROM TEMPORARY SERVICE TO TEMPORARY TRAILERS AS NECESSARY.

3. ALL TEMPORARY ELECTRICAL EQUIPMENT SHALL BE REMOVED UPON REMOVAL OF TEMPORARY VISITOR CENTER TRAILER. EC SHALL REMOVE METER PEDESTAL AND ALL ABOVE GROUND CONDUIT/WIRING. ANY UNDERGROUND CONDUIT SHALL HAVE CONDUCTORS REMOVED AND CONDUIT CUT/CAPPED BELOW GRADE. COORDINATE WITH MOUNTAIN PARKS ELECTRIC FOR REMOVAL OF TEMPORARY TRANSFORMER AND CONDUCTORS BETWEEN TRANSFORMER AND UTILITY VAULT. WHERE TRANSFORMER IS REMOVED, PROVIDE A GRADE MOUNTED 13"WX24"LX18"D TIER 15 QUAZITE BOX TO ALLOW FUTURE ACCESS TO UNDERGROUND CONDUITS.



LOCATION MAP
NOT TO SCALE

30' 0' 30' 60'
SCALE OF FEET

COLORADO LICENSED KEVIN FRANCIS DUGAN 47088 PROFESSIONAL ENGINEER
1/23/2026

AE FIRM:	DESIGNED:	SUB SHEET NO.	TITLE OF SHEET	DRAWING NO.
PRIME: OTAK, INC. REDMOND, WA	EM / CS	C006	TEMPORARY VISITOR CENTER PLAN	121 / 165639
	CADD: ZS			PMIS/PKG NO. 326235
	TECH REVIEW: EM / KK		REHABILITATE KAWUNEECHE VISITOR CENTER ROCKY MOUNTAIN NATIONAL PARK	SHEET 19 OF 177
	DATE: 01/16/2026			

Plotted: Jan. 23, 2026 – 7:00pm emily.maggio O:\PROJECT\33200\33278AP\04 CAD\ACAD\ROMO\326235\DRAWINGS\CIVIL\02b TEMP VC.dwg Layout Name: 19

40' 0' 40' 80'
SCALE OF FEET

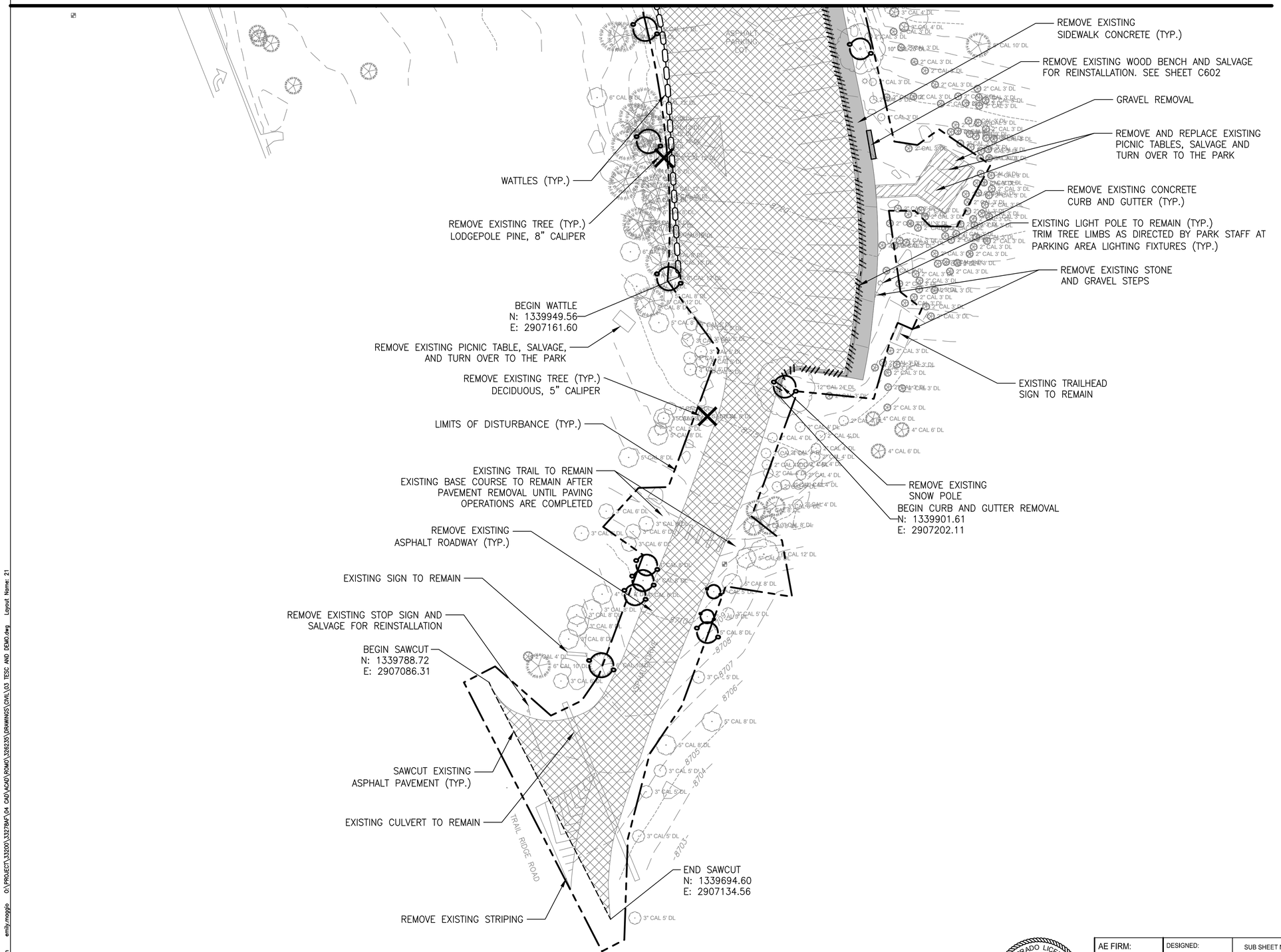
COLORADO LICENSED
KEVIN FRANCIS DOOLEY
47088
PROFESSIONAL ENGINEER
1/23/2026

AE FIRM:	DESIGNED: EM / CS	SUB SHEET NO.	TITLE OF SHEET
PRIME: OTAK, INC. REDMOND, WA	CADD ZS	C100	TESC & DEMO KEY MAP
	TECH REVIEW: EM / KK		REHABILITATE KAWUNEECHE VISITOR CENTER ROCKY MOUNTAIN NATIONAL PARK
	DATE: 01/16/2026		

DRAWING NO. 121 / 165639
PMIS/PKG NO. 326235
SHEET 20 OF 177

Plotted: Jan 23, 2026 – 7:02pm emily.magajo G:\PROJECT\33200\33278MT\04 CAD\ACAD\ROMO\326235\DRAWINGS\CIVIL\03 DEMO KEYMAP.dwg Layout Name: 20

MATCH LINE SHEET C102



TESC/DEMOLITION NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR EXISTING DRAINAGE THROUGH THE SITE DURING CONSTRUCTION.
2. PROTECT EXISTING UTILITIES, SIGNAGE, AND FEATURES IN PLACE NOT CALLED OUT FOR REMOVAL OR RELOCATION.
3. CONTRACTOR SHALL PROVIDE EROSION CONTROL MAINTENANCE DURING CONSTRUCTION AND SHALL REMOVE EROSION CONTROL MEASURES AFTER CONSTRUCTION.
4. THE UTILITIES SHOWN IN PLAN AND PROFILE ARE INDICATED IN ACCORDANCE WITH AVAILABLE RECORDS. ALL UTILITIES MAY NOT BE SHOWN AND THOSE WHICH ARE SHOWN MAY NOT BE SHOWN ACCURATELY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD LOCATING TO DETERMINE EXACT LOCATIONS, ELEVATIONS, AND SIZES OF ALL EXISTING UTILITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL NPS AND NON–NPS OWNED UTILITIES. REPAIR OR REPLACE ANY DAMAGED EXISTING UTILITIES AS SPECIFIED IN SECTION 011100 "SUMMARY OF WORK".
5. PLACE TREE PROTECTION FENCING AS REQUIRED TO PROTECT EXISTING VEGETATION NOT CALLED OUT FOR REMOVAL. TREE PROTECTION SHALL BE INSTALLED PRIOR TO ANY SITE ACTIVITY AND SHALL REMAIN IN PLACE THROUGHOUT CONSTRUCTION.
6. EXISTING WOOD BENCHES CALLED OUT FOR REHABILITATION SHALL BE SALVAGED, REHABILITATED, AND RELOCATED. SEE SITE PLANS FOR LOCATION AND REHABILITATION INFORMATION.

LEGEND

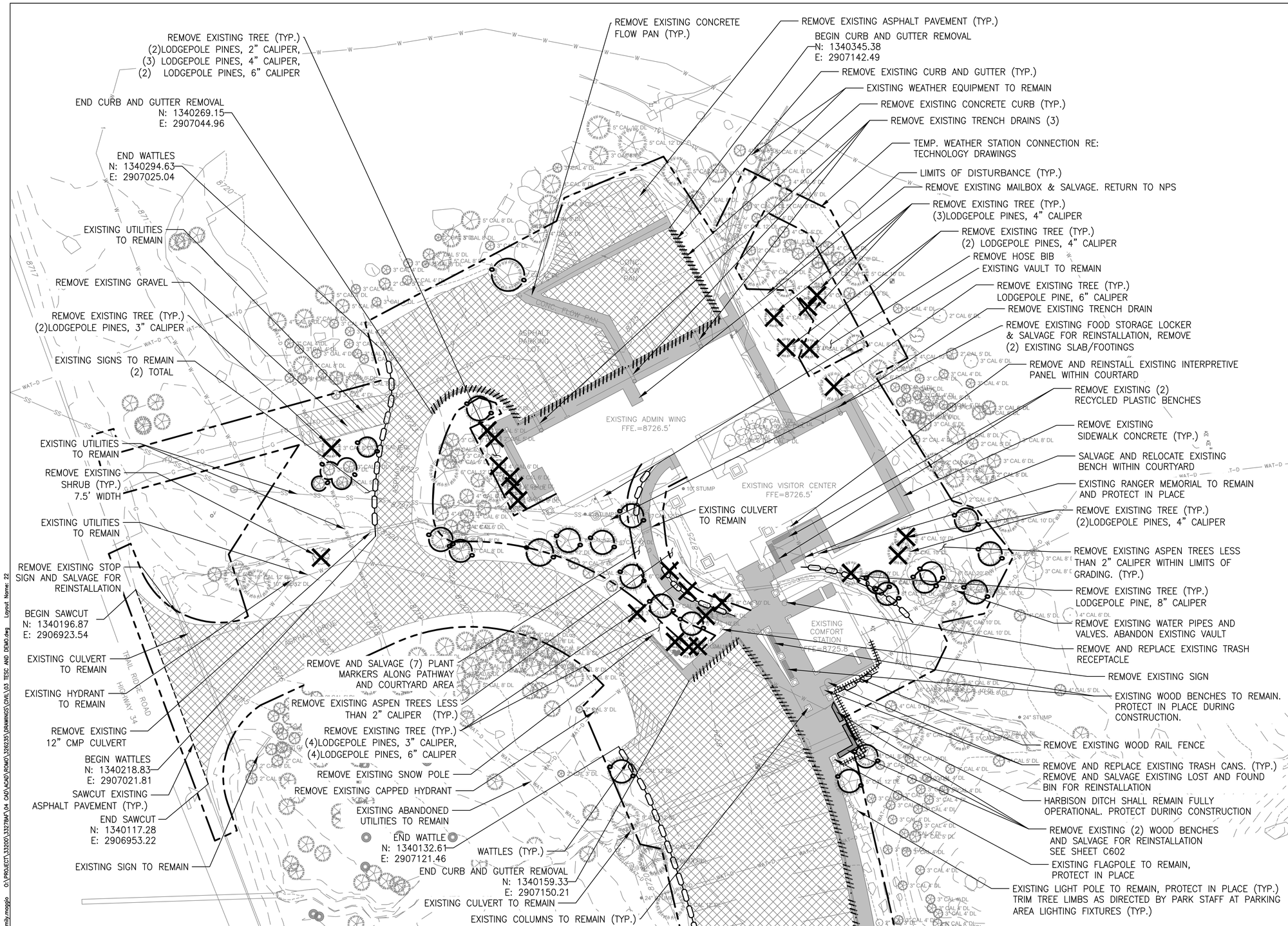
- ASPHALT ROADWAY REMOVAL
- CONCRETE SIDEWALK REMOVAL
- GRAVEL REMOVAL
- CONCRETE CURB AND GUTTER REMOVAL
- FENCE REMOVAL
- TREE REMOVAL
- TREE PROTECTION
- WATTLES
- LIMITS OF DISTURBANCE

20' 0' 20' 40'
SCALE OF FEET

COLORADO LICENSED KEVIN FRANCIS DOOLEY 47088 PROFESSIONAL ENGINEER
1/23/2026

AE FIRM:	DESIGNED:	SUB SHEET NO.	TITLE OF SHEET	DRAWING NO.
PRIME: OTAK, INC. REDMOND, WA	EM / CS	C101	TESC & DEMOLITION PLAN I	121 / 165639
	CADD: ZS			PMIS/PKG NO. 326235
	TECH REVIEW: EM / KK		REHABILITATE KAWUNEECHE VISITOR CENTER ROCKY MOUNTAIN NATIONAL PARK	SHEET 21 OF 177
	DATE: 01/16/2026			

Plotted: Jan 23, 2026 – 7:04pm emily.maggio C:\PROJECT\33200\332784\04 CAD\ACAD\ROMO\326235\DRAWINGS\CIVIL\03 TESC AND DEMO.dwg Layout Name: 21



TESC/DEMOLITION NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR EXISTING DRAINAGE THROUGH THE SITE DURING CONSTRUCTION.
2. PROTECT EXISTING UTILITIES, SIGNAGE, AND FEATURES IN PLACE NOT CALLED OUT FOR REMOVAL OR RELOCATION.
3. CONTRACTOR SHALL PROVIDE EROSION CONTROL MAINTENANCE DURING CONSTRUCTION AND SHALL REMOVE EROSION CONTROL MEASURES AFTER CONSTRUCTION.
4. THE UTILITIES SHOWN IN PLAN AND PROFILE ARE INDICATED IN ACCORDANCE WITH AVAILABLE RECORDS. ALL UTILITIES MAY NOT BE SHOWN AND THOSE WHICH ARE SHOWN MAY NOT BE SHOWN ACCURATELY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD LOCATING TO DETERMINE EXACT LOCATIONS, ELEVATIONS, AND SIZES OF ALL EXISTING UTILITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL NPS AND NON–NPS OWNED UTILITIES. REPAIR OR REPLACE ANY DAMAGED EXISTING UTILITIES AS SPECIFIED IN SECTION 011100 "SUMMARY OF WORK".
5. PLACE TREE PROTECTION FENCING AS REQUIRED TO PROTECT EXISTING VEGETATION NOT CALLED OUT FOR REMOVAL. TREE PROTECTION SHALL BE INSTALLED PRIOR TO ANY SITE ACTIVITY AND SHALL REMAIN IN PLACE THROUGHOUT CONSTRUCTION.
6. EXISTING WOOD BENCHES CALLED OUT FOR REHABILITATION SHALL BE SALVAGED, REHABILITATED, AND RELOCATED. SEE SITE PLANS FOR LOCATION AND REHABILITATION INFORMATION.

LEGEND

- ASPHALT ROADWAY REMOVAL
- CONCRETE SIDEWALK REMOVAL
- GRAVEL REMOVAL
- CONCRETE CURB AND GUTTER REMOVAL
- FENCE REMOVAL
- TREE REMOVAL
- TREE PROTECTION
- WATTLES
- LIMITS OF DISTURBANCE

20' 0' 20' 40'
SCALE OF FEET

COLORADO LICENSED
KEVIN FRANCIS DOOLEY
47088
PROFESSIONAL ENGINEER
1/23/2026

AE FIRM:	DESIGNED:	SUB SHEET NO.	TITLE OF SHEET	DRAWING NO.
PRIME: OTAK, INC. REDMOND, WA	EM / CS	C102	TESC & DEMOLITION PLAN II	121 / 165639
	CADD: ZS			PMIS/PKG NO. 326235
	TECH REVIEW: EM / KK		REHABILITATE KAWUNEECHE VISITOR CENTER ROCKY MOUNTAIN NATIONAL PARK	SHEET 22 OF 177
	DATE: 01/16/2026			

Plotted: Jan 23, 2026 – 7:05pm emily.maggio G:\PROJECT\33200\33278AT\04 CAD\ACAD\ROAD\326235\DRAWINGS\CIVIL\03 TESC AND DEMO.dwg Layout Name: 22

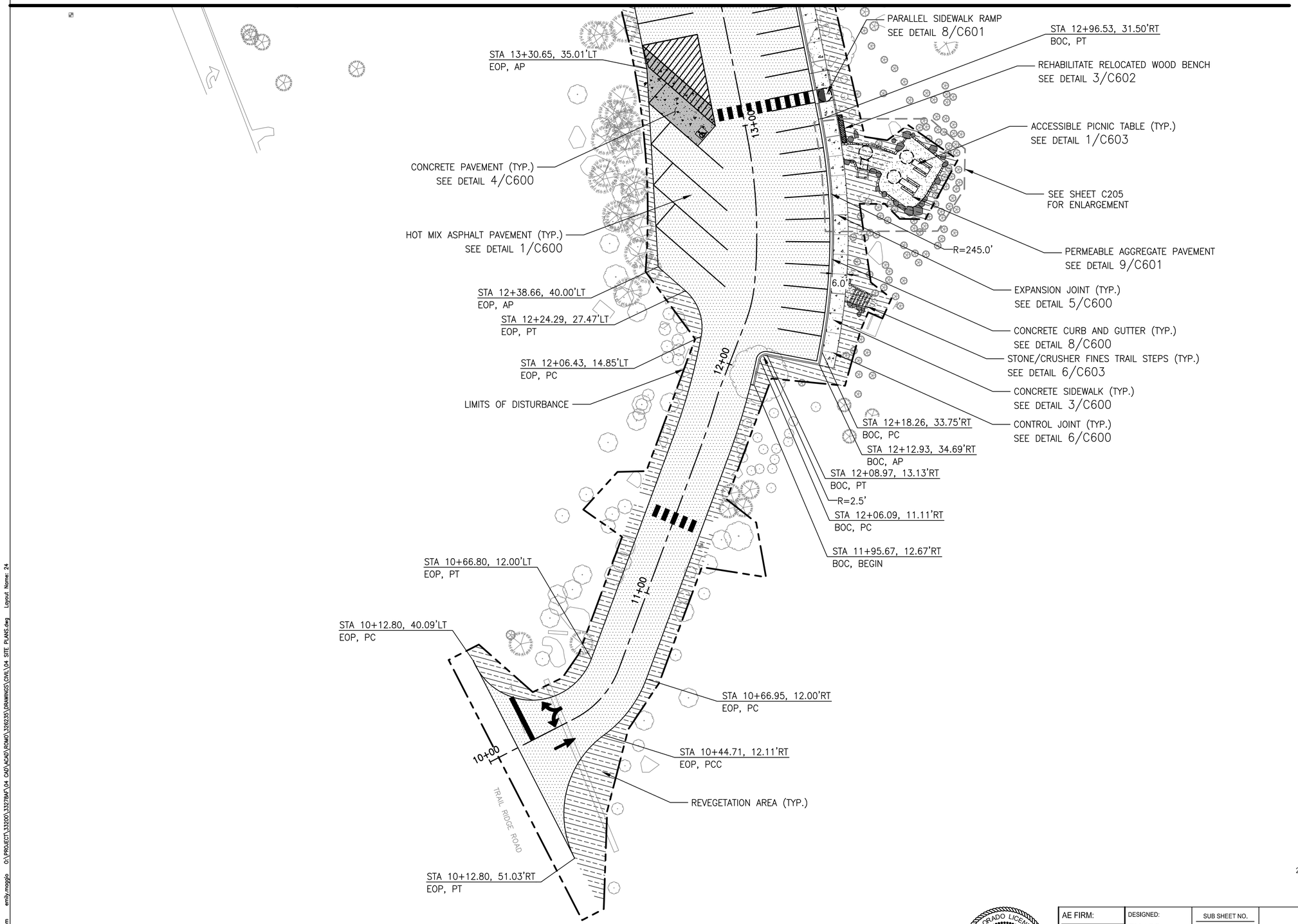
40' 0' 40' 80'
SCALE OF FEET

COLORADO LICENSED
KEVIN FRANCIS DOOLEY
47088
PROFESSIONAL ENGINEER
1/23/2026

AE FIRM:	DESIGNED: EM / CS	SUB SHEET NO.	TITLE OF SHEET	DRAWING NO.
PRIME: OTAK, INC. REDMOND, WA	CADD ZS	C200	SITE KEY MAP	121 / 165639
	TECH REVIEW: EM / KK			PMIS/PKG NO. 326235
	DATE: 01/16/2026		REHABILITATE KAWUNEECHE VISITOR CENTER ROCKY MOUNTAIN NATIONAL PARK	SHEET 23 OF 177

Plotted: Jan 23, 2026 - 7:06pm emily.maggio O:\PROJECT\33200\33278AP\04 CAD\ACAD\ROMO\326235\DRAWINGS\CIVIL\04 SITE KEYMAP.dwg Layout Name: 23

MATCH LINE SHEET C202



LEGEND

- HOT MIX ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- PERMEABLE AGGREGATE PAVEMENT
- COBBLE STONE AT BUILDING WALL
- DETECTABLE WARNING SURFACE
- STONE EDGING
- BOULDER
- REHABILITATE BENCH
- LIMITS OF DISTURBANCE
- EXPANSION JOINTS
- CONTROL JOINTS

SITE NOTES

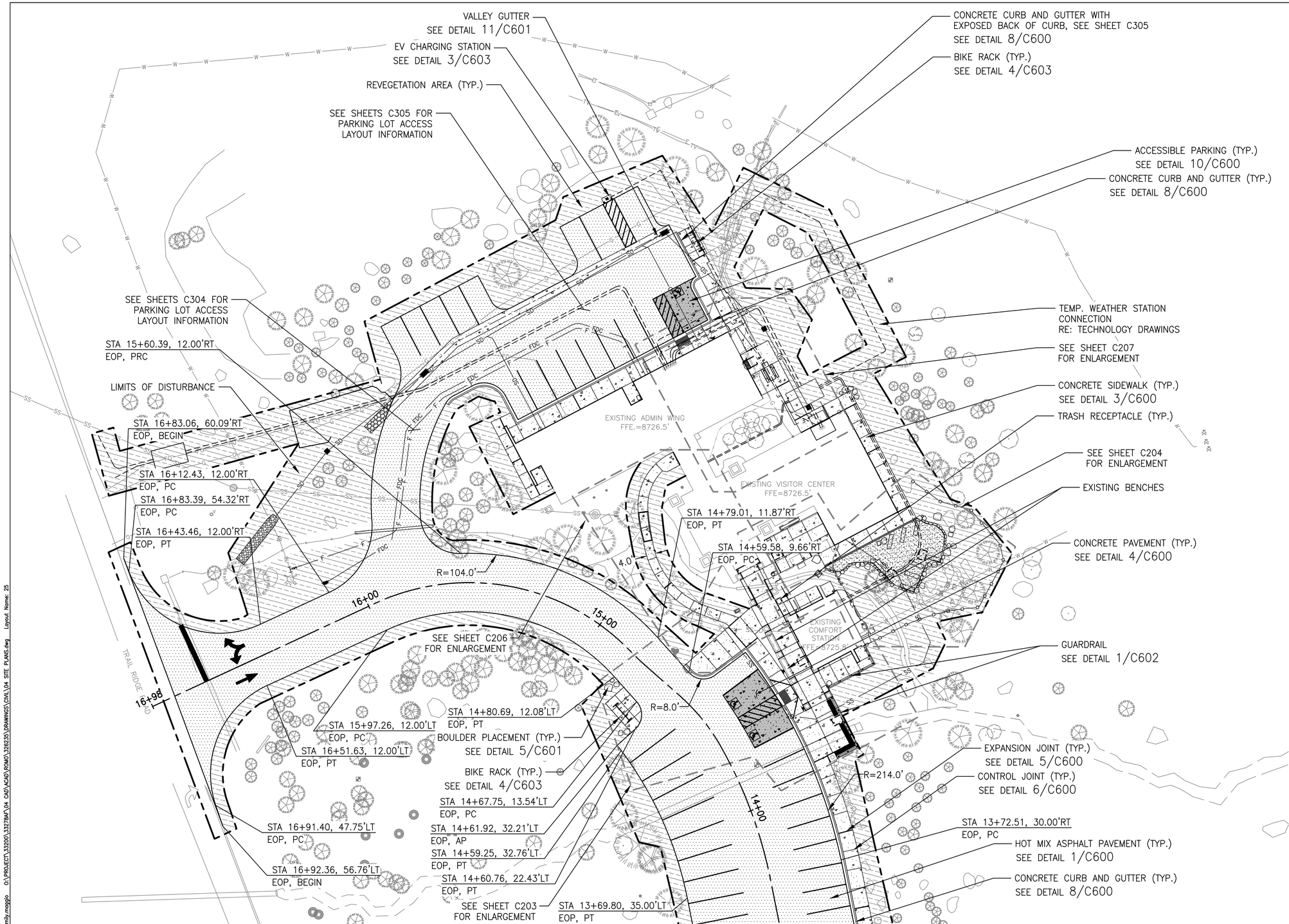
1. SEE SHEETS C203–C207 FOR SITE ENLARGEMENTS.
2. SEE SHEET C400–C401 FOR SIGNING AND STRIPING PLANS.
3. SEE SHEET C300 FOR ALIGNMENT CONTROL.

20' 0' 20' 40'
SCALE OF FEET

COLORADO LICENSED
KEVIN FRANCIS DOOLEY
47088
PROFESSIONAL ENGINEER
1/23/2026

AE FIRM:	DESIGNED:	SUB SHEET NO.	TITLE OF SHEET	DRAWING NO.
PRIME: OTAK, INC. REDMOND, WA	EM / CS CADD ZS TECH REVIEW: EM / KK DATE: 01/16/2026	C201	SITE PLAN I REHABILITATE KAWUNEECHE VISITOR CENTER ROCKY MOUNTAIN NATIONAL PARK	121 165639 PMIS/PKG NO. 326235 SHEET 24 OF 177

Plotted: Jan 23, 2026 – 7:09pm emily.maggio G:\PROJECT\33200\33278A\04 CAD\ACAD\ROWD\326235\DRAWINGS\CIVIL\04 SITE PLANS.dwg Layout Name: 24



MATCH LINE SHEET C201

LEGEND

- HOT MIX ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- PERMEABLE AGGREGATE PAVEMENT
- COBBLE STONE AT BUILDING WALL
- DETECTABLE WARNING SURFACE
- STONE EDGING
- BOULDER
- REHABILITATE BENCH
- LIMITS OF DISTURBANCE
- EXPANSION JOINTS
- CONTROL JOINTS

SITE NOTES

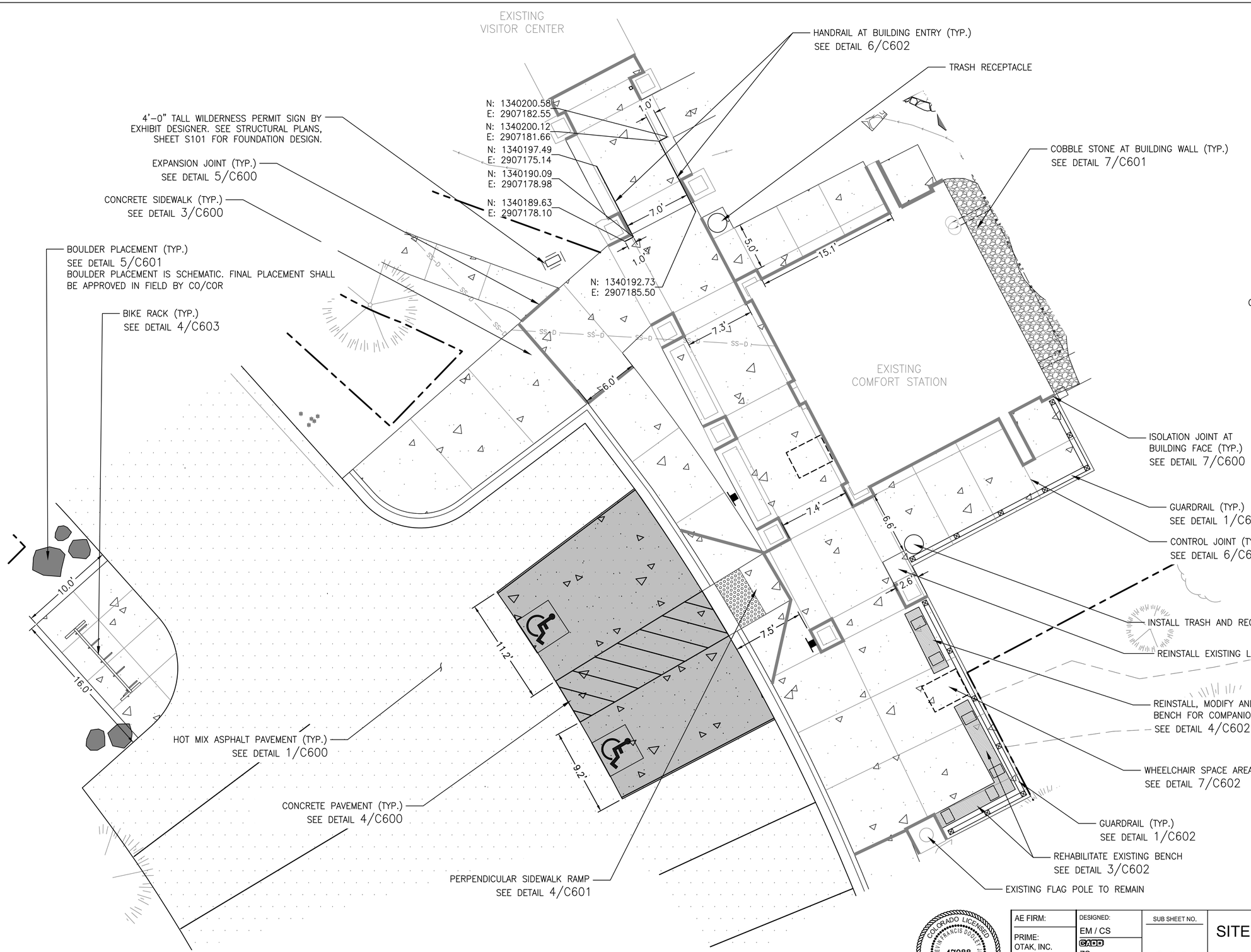
1. SEE SHEETS C203–C207 FOR SITE ENLARGEMENTS.
2. SEE SHEET C400–C401 FOR SIGNING AND STRIPING PLANS.
3. SEE SHEET C300 FOR ALIGNMENT CONTROL.

20' 0' 20' 40'
SCALE OF FEET

COLORADO LICENSED
KEVIN FRANCIS DUGAN
47088
PROFESSIONAL ENGINEER
1/23/2026

AE FIRM: PRIME: OTAK, INC. REDMOND, WA	DESIGNED: EM / CS	SUB SHEET NO. C202	TITLE OF SHEET SITE PLAN II	DRAWING NO. 121 165639
	CADD ZS			PMIS/PKG NO. 326235
	TECH REVIEW: EM / KK		REHABILITATE KAWUNEECHE VISITOR CENTER ROCKY MOUNTAIN NATIONAL PARK	SHEET 25 OF 177
	DATE: 01/16/2026			

Plotted: Jan 23, 2026 – 7:10pm emily.moggio G:\PROJECT\33200\33279AF\04 CAD\ACAD\ROMO\326235\DRAWINGS\CIVIL\04 SITE PLANS.dwg Layout Name: 25



LEGEND

- HOT MIX ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- PERMEABLE AGGREGATE PAVEMENT
- COBBLE STONE AT BUILDING WALL
- DETECTABLE WARNING SURFACE
- STONE EDGING
- BOULDER
- REHABILITATE BENCH
- MECHANICAL UNIT CONCRETE PAD
- LIMITS OF DISTURBANCE
- EXPANSION JOINTS
- CONTROL JOINTS

GENERAL NOTES:

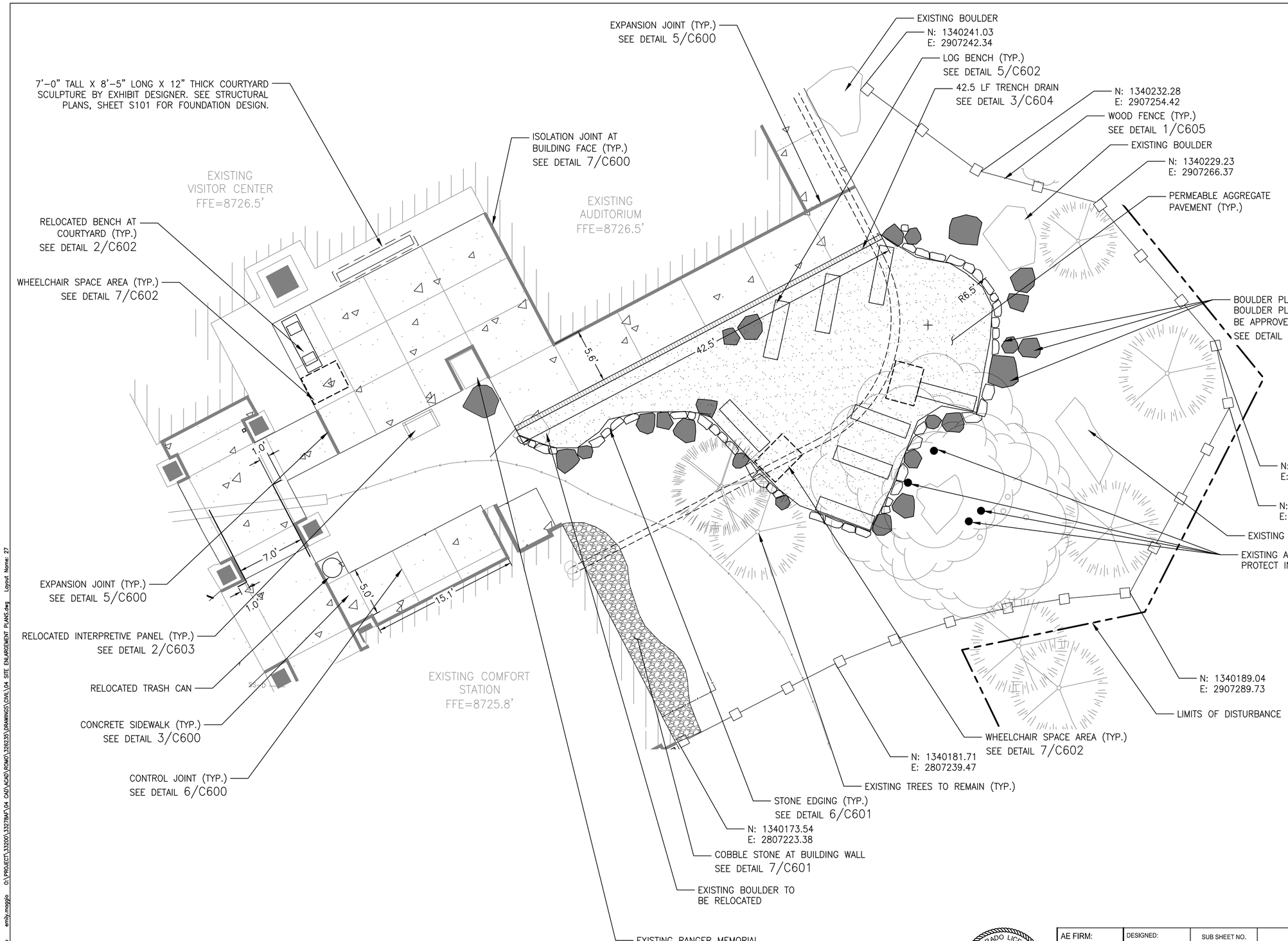
1. SEE SHEETS C400–C401 FOR SIGNING AND STRIPING PLAN.
2. SEE SHEET C300 FOR ALIGNMENT CONTROL.
3. SEE SHEETS C304–C310 FOR LAYOUT CONTROL POINTS.

COLORADO LICENSED KEVIN FRANCIS DOSSEY 47088 PROFESSIONAL ENGINEER

1/23/2026

AE FIRM:	DESIGNED:	SUB SHEET NO.	TITLE OF SHEET	DRAWING NO.
PRIME: OTAK, INC. REDMOND, WA	EM / CS	C203	SITE PLAN ENLARGEMENT I	121 / 165639
	CADD: ZS			PMIS/PKG NO. 326235
	TECH REVIEW: EM / KK		REHABILITATE KAWUNEECHE VISITOR CENTER ROCKY MOUNTAIN NATIONAL PARK	SHEET 26 OF 177
	DATE: 01/16/2026			

Plotted: Jan 23, 2026 – 7:12pm emily.moggio O:\PROJECT\33200\32789AP\04 CAD\ACAD\ROWD\326235\DRAWINGS\CIVIL\04 SITE ENLARGEMENT PLANS.dwg Layout Name: 26



GENERAL NOTES:

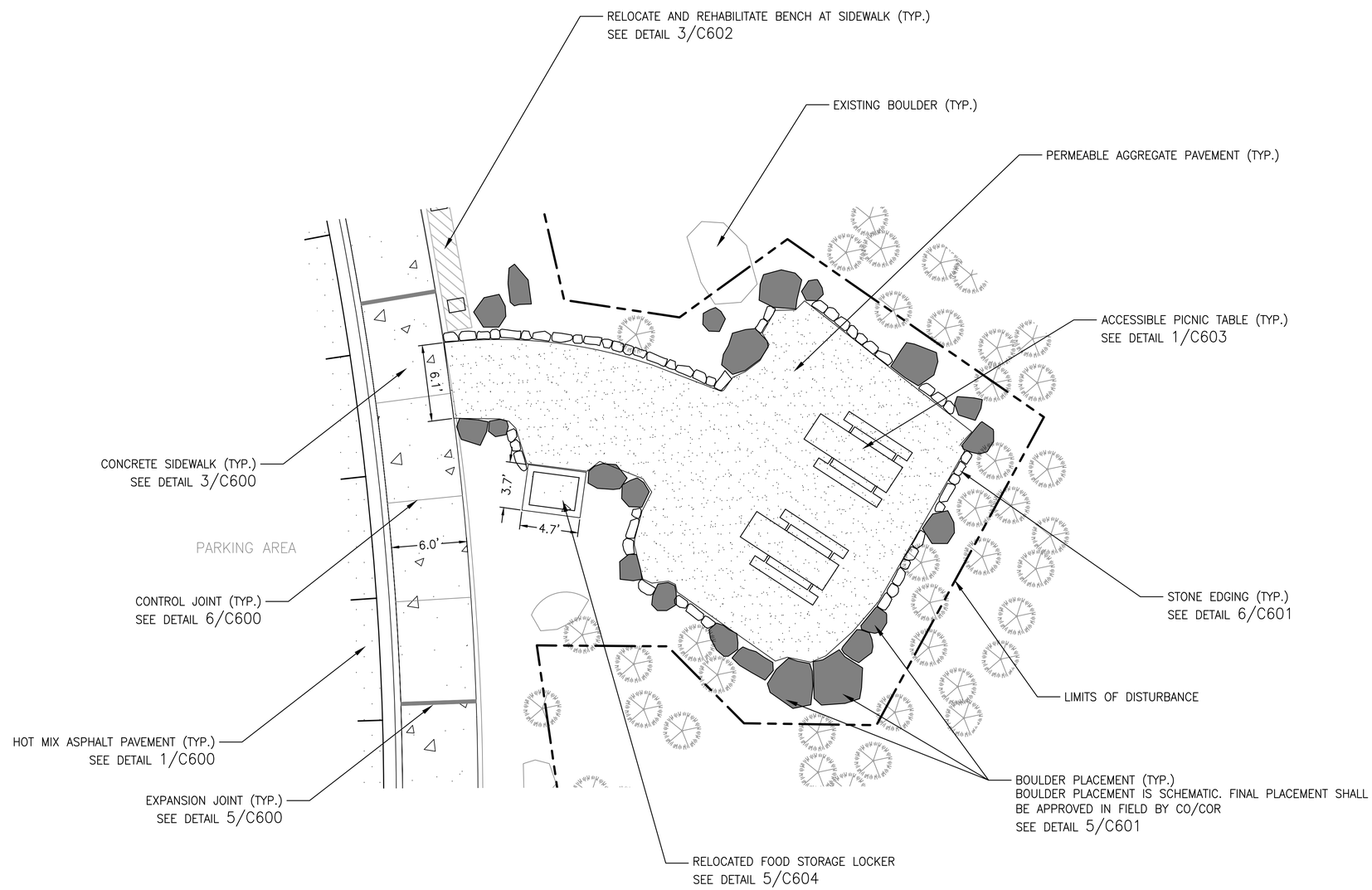
1. SEE SHEETS C400–C401 FOR SIGNING AND STRIPING PLAN.
2. SEE SHEET C300 FOR ALIGNMENT CONTROL.
3. SEE SHEETS C304–C310 FOR LAYOUT CONTROL POINTS.

COLORADO LICENSED
KEVIN FRANCIS DOOLEY
47088
PROFESSIONAL ENGINEER
1/23/2026

AE FIRM: PRIME: OTAK, INC. REDMOND, WA	DESIGNED: EM / CS CADD: ZS TECH REVIEW: EM / KK DATE: 01/16/2026	SUB SHEET NO. C204	TITLE OF SHEET: SITE PLAN ENLARGEMENT II REHABILITATE KAWUNEECHE VISITOR CENTER ROCKY MOUNTAIN NATIONAL PARK

DRAWING NO. 121 / 165639
PMIS/PKG NO. 326235
SHEET 27 OF 177

Plotted: Jan. 23, 2026 – 7:13pm emily.maggio O:\PROJECT\33200\332784P\04 CAD\ACAD\ROMO\326235\DRAWINGS\CIVIL\04 SITE ENLARGEMENT PLANS.dwg Layout Name: 27



LEGEND

- HOT MIX ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- PERMEABLE AGGREGATE PAVEMENT
- COBBLE STONE AT BUILDING WALL
- DETECTABLE WARNING SURFACE
- STONE EDGING
- BOULDER
- REHABILITATE BENCH
- MECHANICAL UNIT CONCRETE PAD
- LIMITS OF DISTURBANCE
- EXPANSION JOINTS
- CONTROL JOINTS

GENERAL NOTES:

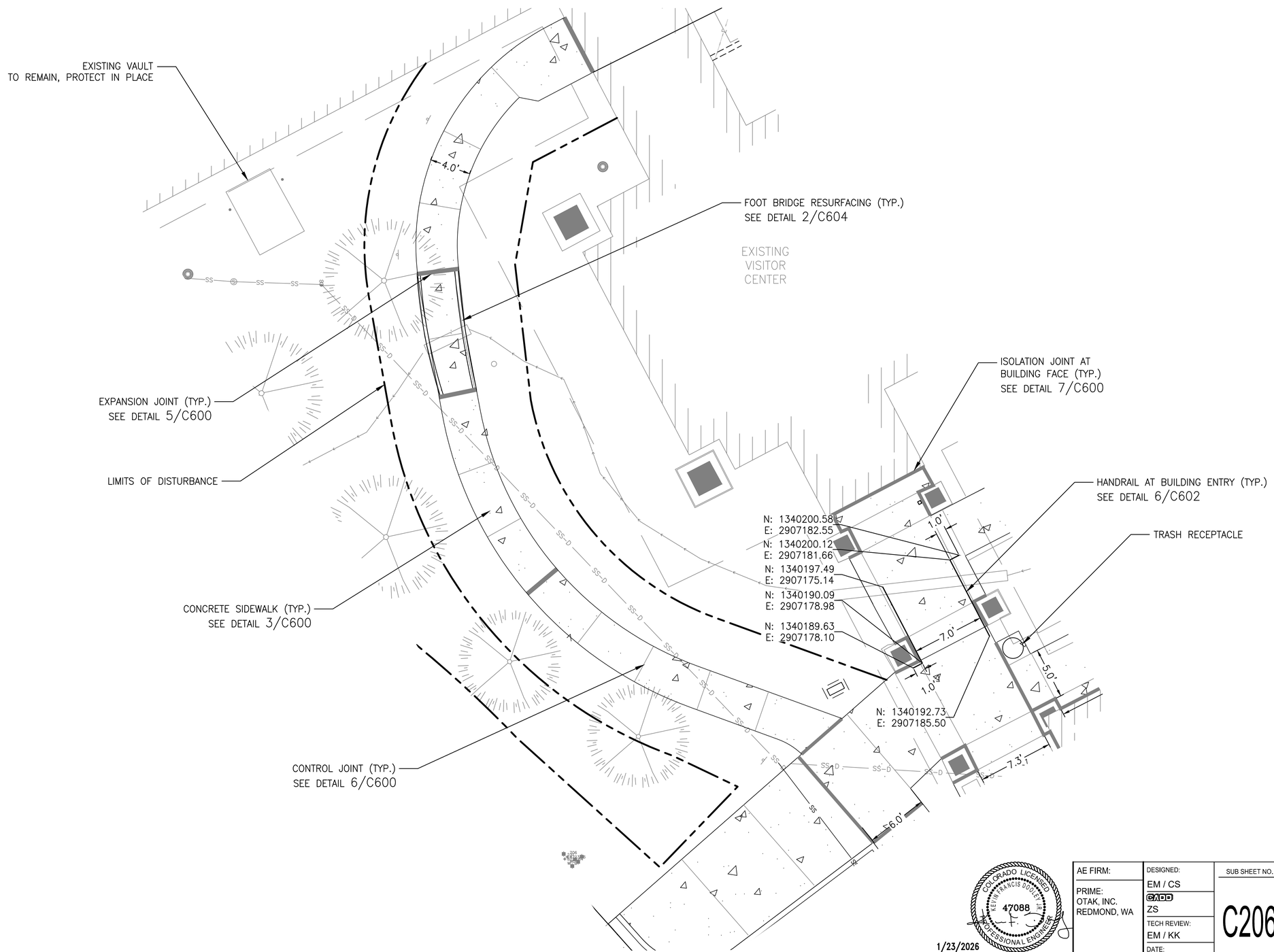
1. SEE SHEETS C400–C401 FOR SIGNING AND STRIPING PLAN.
2. SEE SHEET C300 FOR ALIGNMENT CONTROL.
3. SEE SHEETS C304–C310 FOR LAYOUT CONTROL POINTS.

5' 0' 5' 10'
SCALE OF FEET

COLORADO LICENSED
KEVIN FRANCIS DOOLEY
47088
PROFESSIONAL ENGINEER
1/23/2026

AE FIRM:	DESIGNED:	SUB SHEET NO.	TITLE OF SHEET	DRAWING NO.
PRIME: OTAK, INC. REDMOND, WA	EM / CS CADD ZS TECH REVIEW: EM / KK DATE: 01/16/2026	C205	SITE PLAN ENLARGEMENT III REHABILITATE KAWUNEECHE VISITOR CENTER ROCKY MOUNTAIN NATIONAL PARK	121 165639 PMIS/PKG NO. 326235 SHEET 28 OF 177

Plotted: Jan 23, 2026 – 7:13pm emily.maggio O:\PROJECT\33200\33278AA\04 CAD\ACAD\ROMO\326235\DRAWINGS\CIVIL\04 SITE ENLARGEMENT PLANS.dwg Layout Name: 28



LEGEND

- HOT MIX ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- PERMEABLE AGGREGATE PAVEMENT
- COBBLE STONE AT BUILDING WALL
- DETECTABLE WARNING SURFACE
- STONE EDGING
- BOULDER
- REHABILITATE BENCH
- MECHANICAL UNIT CONCRETE PAD
- LIMITS OF DISTURBANCE
- EXPANSION JOINTS
- CONTROL JOINTS

GENERAL NOTES:

1. SEE SHEETS C400–C401 FOR SIGNING AND STRIPING PLAN.
2. SEE SHEET C300 FOR ALIGNMENT CONTROL.
3. SEE SHEETS C304–C310 FOR LAYOUT CONTROL POINTS.

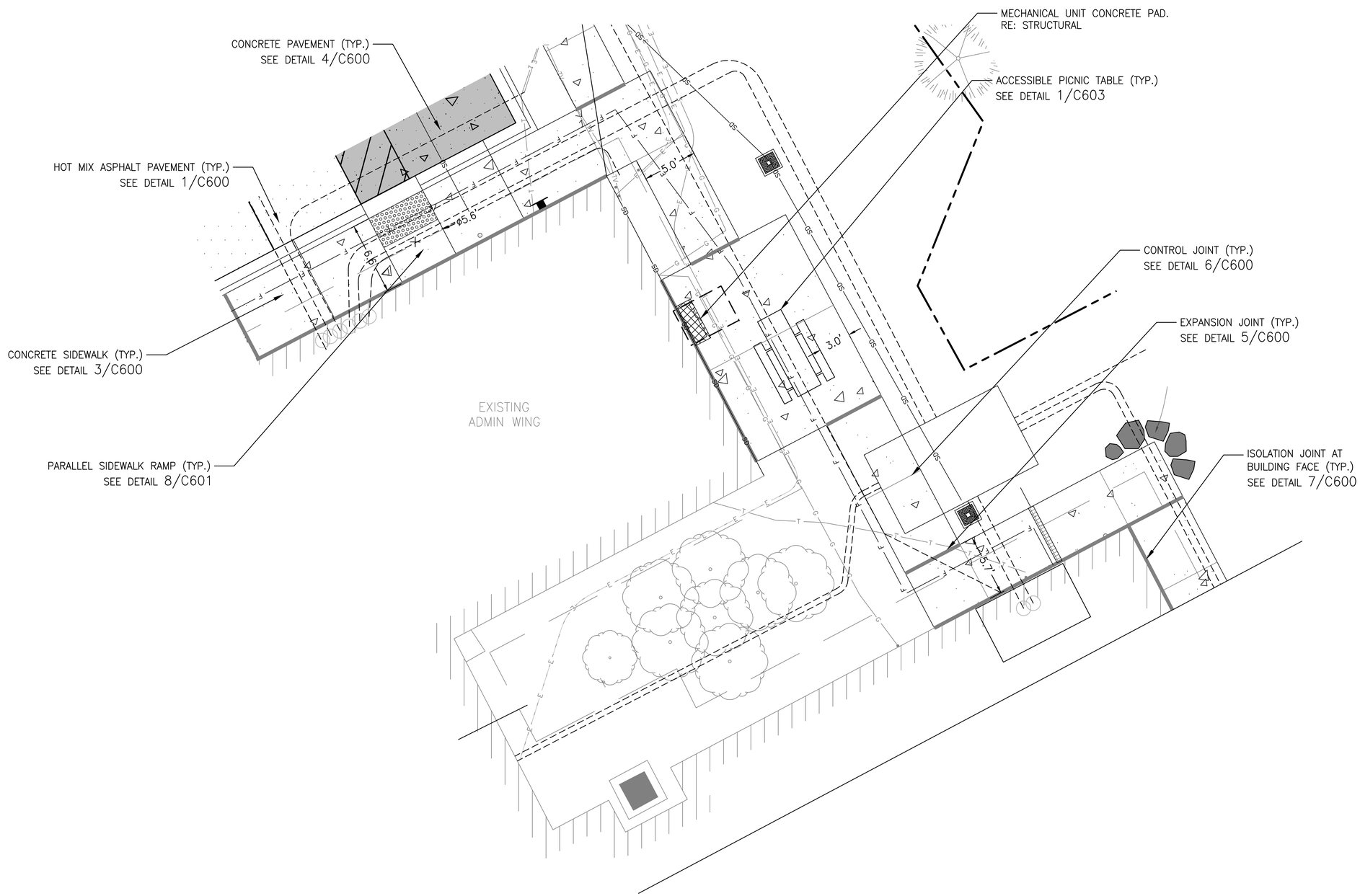
5' 0' 5' 10'
SCALE OF FEET

COLORADO LICENSED
KEVIN FRANCIS DOOLEY
47088
PROFESSIONAL ENGINEER
1/23/2026

AE FIRM: PRIME: OTAK, INC. REDMOND, WA	DESIGNED: EM / CS CADD: ZS TECH REVIEW: EM / KK DATE: 01/16/2026	SUB SHEET NO. C206	TITLE OF SHEET: SITE PLAN ENLARGEMENT IV REHABILITATE KAWUNEECHE VISITOR CENTER ROCKY MOUNTAIN NATIONAL PARK

DRAWING NO. 121
165639
PMIS/PKG NO. 326235
SHEET 29 OF 177

Plotted: Jan 23, 2026 – 7:13pm emily.moggio O:\PROJECT\33200\33278AF\04 CAD\ACAD\RMO\326235\DRAWINGS\CIVIL\04 SITE ENLARGEMENT PLANS.dwg Layout Name: 29



LEGEND

- HOT MIX ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- PERMEABLE AGGREGATE PAVEMENT
- COBBLE STONE AT BUILDING WALL
- DETECTABLE WARNING SURFACE
- STONE EDGING
- BOULDER
- REHABILITATE BENCH
- MECHANICAL UNIT CONCRETE PAD
- LIMITS OF DISTURBANCE
- EXPANSION JOINTS
- CONTROL JOINTS

GENERAL NOTES:

1. SEE SHEETS C400–C401 FOR SIGNING AND STRIPING PLAN.
2. SEE SHEET C300 FOR ALIGNMENT CONTROL.
3. SEE SHEETS C304–C310 FOR LAYOUT CONTROL POINTS.

5' 0' 5' 10'
SCALE OF FEET

COLORADO LICENSED
KEITH FRANCIS DUSEK
47088
PROFESSIONAL ENGINEER
1/23/2026

AE FIRM:	DESIGNED: EM / CS	SUB SHEET NO.	TITLE OF SHEET	DRAWING NO.
PRIME: OTAK, INC. REDMOND, WA	CADD ZS	C207	SITE PLAN ENLARGEMENT V	121 / 165639
	TECH REVIEW: EM / KK			PMIS/PKG NO. 326235
	DATE: 01/16/2026		REHABILITATE KAWUNEECHE VISITOR CENTER ROCKY MOUNTAIN NATIONAL PARK	SHEET 30 OF 177

Plotted: Jan 23, 2026 – 7:13pm emily.moggio O:\PROJECT\33200\33278AF\04 CAD\ACAD\ROMO\326235\DRAWINGS\CIVIL\04 SITE ENLARGEMENT PLANS.dwg Layout Name: 30

CONSTRUCTION C/L ALIGNMENT TABLE					
NUMBER	STATION	LENGTH	RADIUS	BEARING	DELTA
L1	10+00.00	38.86'		N62°50'21"E	
C10	10+38.86	28.24'	38.00'	N41°32'49"E	42°35'04"
L2	10+67.10	97.99'		N20°15'17"E	
C2	11+65.09	19.99'	258.00'	N18°02'06"E	4°26'22"
C3	11+85.08	5.63'	60.00'	N18°30'19"E	5°22'48"

CONSTRUCTION C/L ALIGNMENT TABLE					
NUMBER	STATION	LENGTH	RADIUS	BEARING	DELTA
L3	11+90.72	27.52'		N21°11'43"E	
C4	12+18.24	16.71'	60.00'	N13°12'53"E	15°57'41"
C5	12+34.95	61.57'	214.00'	N3°00'32"W	16°29'09"
L4	12+96.53	75.51'		N11°15'06"W	
C6	13+72.03	57.87'	183.98'	N20°50'25"W	18°01'14"

CONSTRUCTION C/L ALIGNMENT TABLE					
NUMBER	STATION	LENGTH	RADIUS	BEARING	DELTA
C7	14+29.90	26.20'	80.00'	N39°13'56"W	18°45'49"
L5	14+56.10	19.88'		N48°36'50"W	
C8	14+75.97	6.93'	80.00'	N46°07'54"W	4°57'53"
C9	14+82.90	114.35'	92.00'	N79°15'27"W	71°13'00"
L6	15+97.26	100.59'		S65°08'02"W	

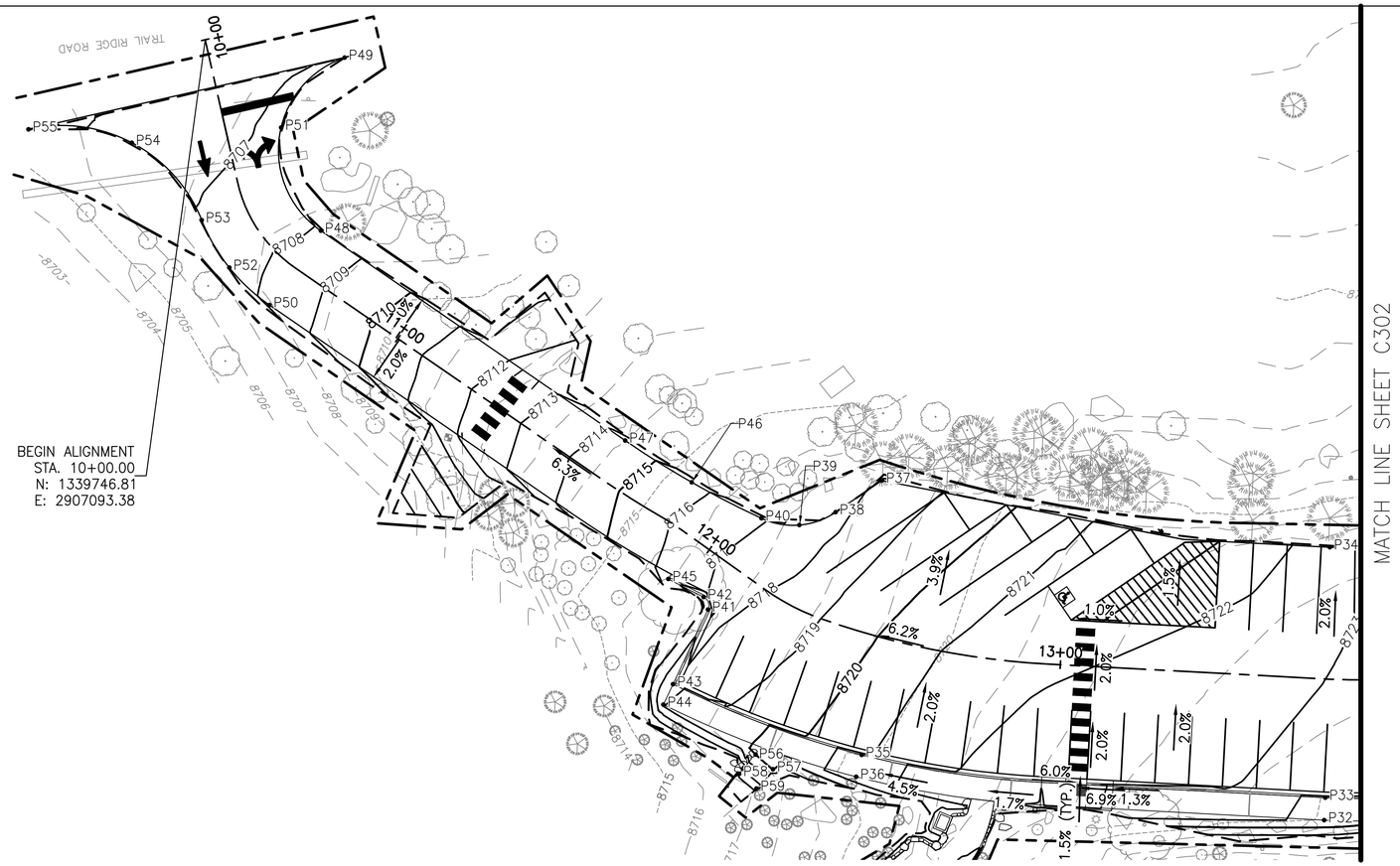
30' 0' 30' 60'
SCALE OF FEET

COLORADO LICENSED
KEVIN FRANCIS DOSLER
47088
PROFESSIONAL ENGINEER
1/23/2026

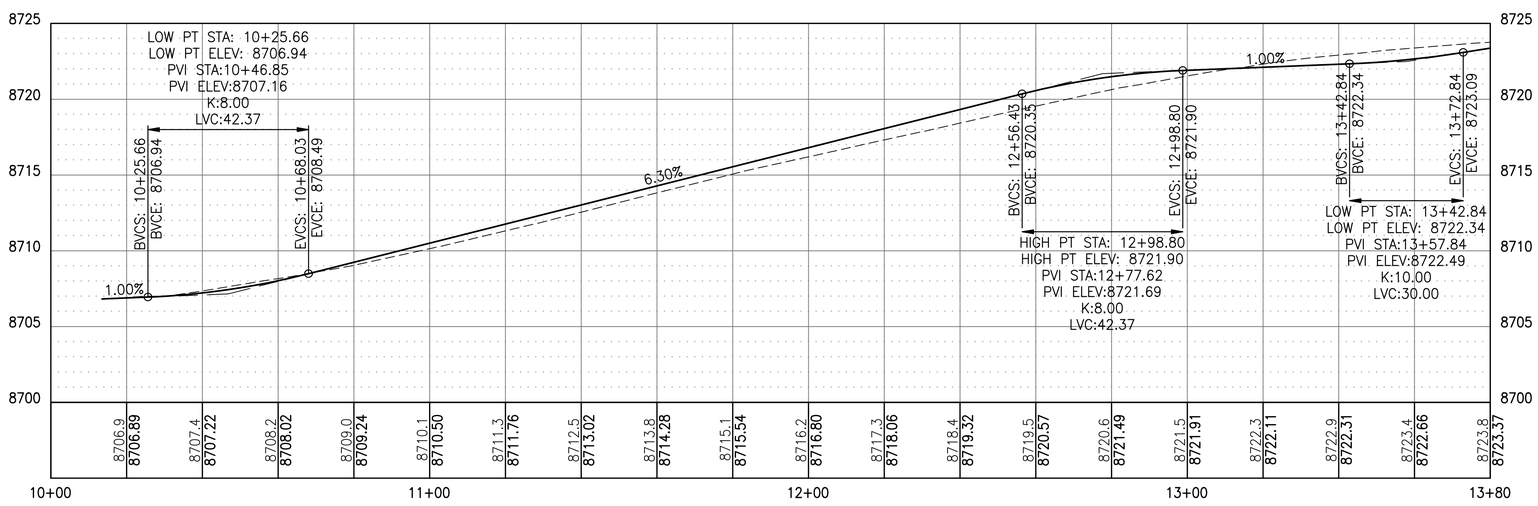
AE FIRM:	DESIGNED: EM / CS	SUB SHEET NO.	TITLE OF SHEET
PRIME: OTAK, INC. REDMOND, WA	CADD ZS	C300	ALIGNMENT CONTROL PLAN
	TECH REVIEW: EM / KK		REHABILITATE KAWUNEECHE VISITOR CENTER ROCKY MOUNTAIN NATIONAL PARK
	DATE: 01/16/2026		

DRAWING NO. 121 / 165639
PMIS/PKG NO. 326235
SHEET 31 OF 177

Plotted: Jan 23, 2026 – 7:16pm emily.moggio O:\PROJECT\33200\332784P\04 CAD\ACAD\ROMO\326235\DRAWINGS\CIVIL\05 GRADING PLANS.dwg Layout Name: 31



POINT	NORTHING	EASTING	DESCRIPTION	ELEV
P32	1340086.18	2907220.71	EOP, PC	8724.29'
P33	1340084.98	2907214.83	EOP, PC	8724.20'
P34	1340069.67	2907150.07	EOP, PCC	8722.27'
P35	1339962.87	2907234.31	TOP OF CURB	8721.37'
P36	1339962.87	2907240.31	EDGE OF SIDEWALK	8721.46'
P37	1339950.02	2907162.33	EOP	8718.18'
P38	1339940.18	2907173.53	EOP, PC	8717.59'
P39	1339931.69	2907179.23	EOP, MID	8717.19'
P40	1339921.50	2907179.99	EOP, PCC	8716.91'
P41	1339913.75	2907207.00	TOP OF CURB	8717.43'
P42	1339911.79	2907204.08	TOP OF CURB	8717.34'
P43	1339909.65	2907228.53	TOP OF CURB	8718.89'
P44	1339908.50	2907234.42	EDGE OF SIDEWALK	8718.98'
P45	1339901.51	2907201.76	TOP OF CURB	8716.82'
P46	1339901.16	2907175.31	EOP, MID	8715.71'
P47	1339881.29	2907168.93	EOP, PT	8714.36'
P48	1339789.16	2907134.93	EOP, PC	8708.17'
P49	1339783.91	2907088.80	EOP	8707.15'
P50	1339780.85	2907157.45	EOP, PC	8708.18'
P51	1339772.17	2907110.99	EOP, MID	8707.12'
P52	1339768.04	2907150.45	EOP, MID	8707.54'
P53	1339757.80	2907140.05	EOP, PCC	8707.09'
P54	1339734.74	2907124.73	EOP, MID	8706.34'
P55	1339707.26	2907128.07	EOP	8705.59'
P56	1339935.56	2907241.19	TOP OF TOP STEP	8720.09'
P57	1339940.95	2907243.83	TOP OF TOP STEP	8720.09'
P58	1339932.60	2907247.26	BOTTOM OF BOTTOM STEP	8717.04'
P59	1339937.99	2907249.89	BOTTOM OF BOTTOM STEP	8717.04'



GRADING NOTES:

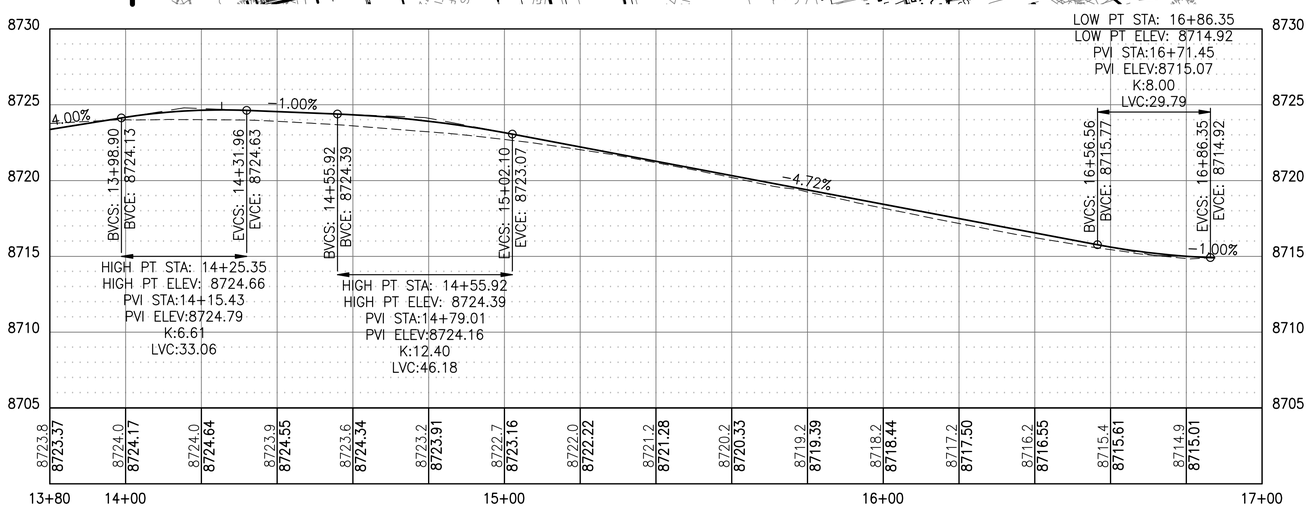
1. LANDINGS, ACCESSIBLE PARKING STALLS, AND PARKING ACCESS AISLES SHALL NOT EXCEED 1.5% SLOPE IN ANY DIRECTION.
2. ABA WALKWAYS SHALL NOT EXCEED 4.5% MAXIMUM RUNNING SLOPE AND A 1.5% MAXIMUM CROSS SLOPE.
3. SEE SHEETS C201–C202 FOR SITE PLAN.
4. SEE SHEETS C503–C504 FOR STORM DRAIN PLAN AND PROFILE VIEWS.
5. SEE SHEET C300 FOR ALIGNMENT CONTROL.
6. SEE SHEET C310 FOR TYPICAL SECTIONS.

HORZ. 20' 0' 20' 40'
VERT. 5' 0' 5' 10'
SCALE OF FEET

COLORADO LICENSED
KEVIN FRANCIS DOOLEY
47088
PROFESSIONAL ENGINEER
1/23/2026

AE FIRM:	DESIGNED:	SUB SHEET NO.	TITLE OF SHEET	DRAWING NO.
PRIME: OTAK, INC. REDMOND, WA	EM / CS	C301	VISITOR PARKING LOT PLAN AND PROFILE I	121 / 165639
	CADD: ZS			PMIS/PKG NO. 326235
	TECH REVIEW: EM / KK		REHABILITATE KAWUNEECHE VISITOR CENTER ROCKY MOUNTAIN NATIONAL PARK	SHEET 32 OF 177
	DATE: 01/16/2026			

Plotted: Jan 23, 2026 – 7:16pm emily.maggio G:\PROJECT\33200\33279M\04 CAD\ACAD\ROAD\326235\DRAWINGS\CIVIL\05 GRADING PLANS.dwg Layout Name: 32



GRADING NOTES:

1. LANDINGS, ACCESSIBLE PARKING STALLS, AND PARKING ACCESS AISLES SHALL NOT EXCEED 1.5% SLOPE IN ANY DIRECTION.
2. ABA WALKWAYS SHALL NOT EXCEED 4.5% MAXIMUM RUNNING SLOPE AND A 1.5% MAXIMUM CROSS SLOPE.
3. SEE SHEETS C201–C202 FOR SITE PLAN.
4. SEE SHEETS C503–C504 FOR STORM DRAIN PLAN AND PROFILE VIEWS.
5. SEE SHEET C300 FOR ALIGNMENT CONTROL.
6. SEE SHEET C310 FOR TYPICAL SECTIONS.

LAYOUT POINTS

POINT	NORTHING	EASTING	DESCRIPTION	ELEV
P1	1340277.55	2907030.85	EOP, PRC	8722.99'
P2	1340251.84	2907022.17	EOP, MID	8721.93'
P3	1340250.11	2907042.24	EOP, MID	8722.44'
P4	1340225.86	2907040.54	EOP, PCC	8721.22'
P5	1340224.75	2907020.57	EOP, PRC	8720.84'
P6	1340215.19	2907045.83	EOP, MID	8720.64'
P7	1340211.13	2907057.03	EOP, PCC	8720.05'
P8	1340209.10	2906918.69	EOP	8716.19'
P9	1340209.04	2907081.50	EOP, MID	8721.57'
P10	1340207.32	2907016.52	EOP. MID	8719.12'
P11	1340195.29	2907003.27	EOP, PC	8718.11'
P12	1340185.54	2907076.65	EOP, MID	8721.10'
P13	1340182.12	2906974.84	EOP, PC	8716.63'
P14	1340181.27	2906943.16	EOP, MID	8715.66'
P15	1340179.77	2907026.85	EOP, PC	8718.33'
P16	1340176.54	2907137.99	EOP, PT	8724.18'
P17	1340160.54	2907120.10	EOP, PT	8723.65'
P18	1340156.91	2906977.52	EOP, PC	8715.76'
P19	1340156.22	2907123.96	CONCRETE BIKE PAD	8723.78'
P20	1340150.30	2907129.27	CONCRETE BIKE PAD	8723.94'
P21	1340149.56	2907116.51	CONCRETE BIKE PAD	8723.68'
P22	1340144.52	2907131.29	EOP, MID	8723.97'
P23	1340139.00	2907128.64	CONCRETE BIKE PAD	8723.88'
P24	1340137.67	2907127.15	CONCRETE BIKE PAD	8723.84'
P25	1340136.36	2906957.57	EOP, MID	8714.59'
P26	1340132.43	2907121.30	EOP	8723.70'
P27	1340107.74	2906956.47	EOP, PCC	8713.94'
P28	1340101.49	2907139.92	EOP, MID	8723.10'
P29	1340099.17	2906959.38	EOP	8713.76'
P30	1340226.32	2906981.04	SWALE	8718.55'
P31	1340207.80	2906966.40	SWALE	8717.27'

HORZ. 20' 0' 20' 40'
VERT. 5' 0' 5' 10'
SCALE OF FEET

COLORADO LICENSED
KEVIN FRANCIS DOULEY
47088
PROFESSIONAL ENGINEER
1/23/2026

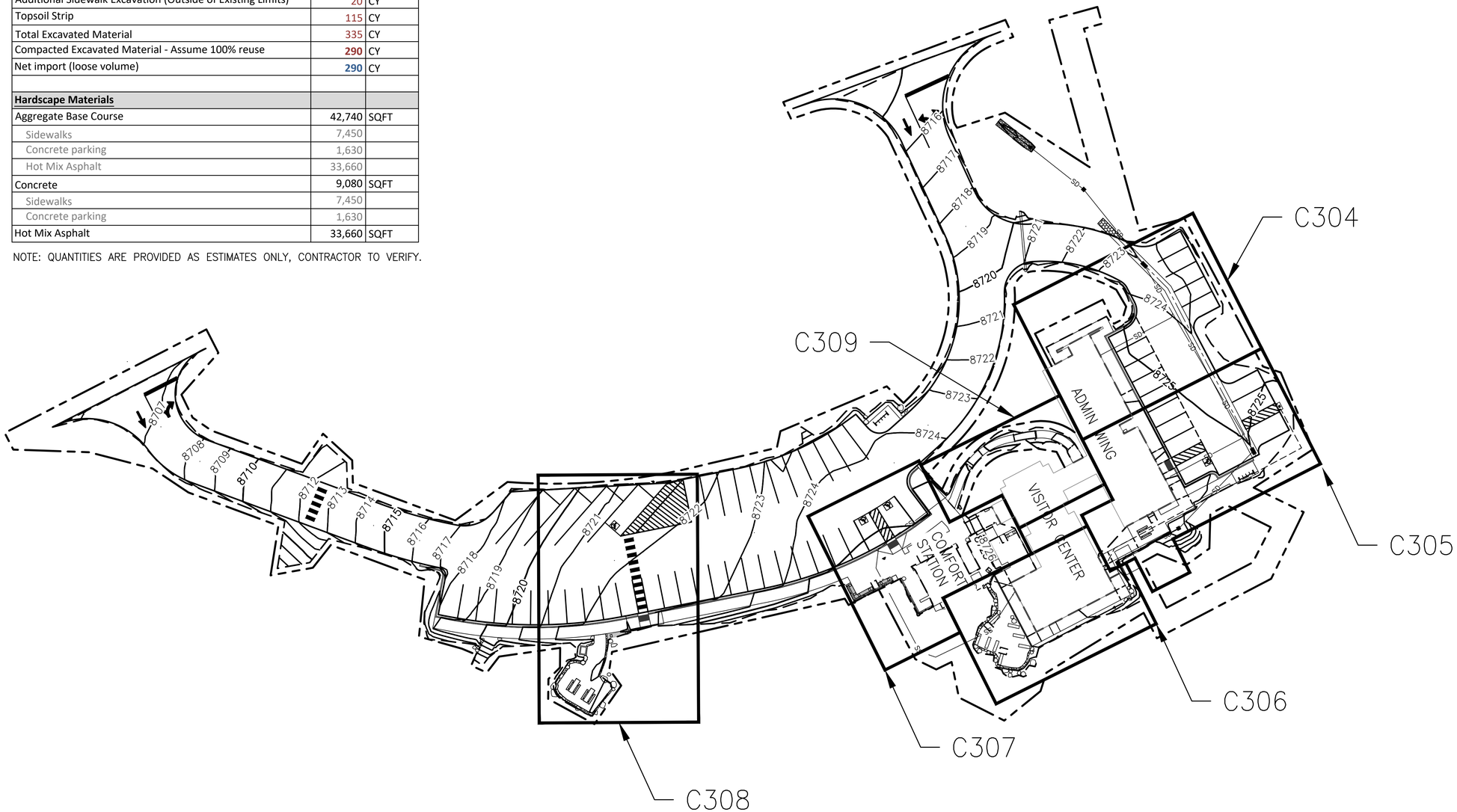
AE FIRM:	DESIGNED:	SUB SHEET NO.	TITLE OF SHEET	DRAWING NO.
PRIME: OTAK, INC. REDMOND, WA	EM / CS BADD ZS TECH REVIEW: EM / KK DATE: 01/16/2026	C302	VISITOR PARKING LOT PLAN AND PROFILE II REHABILITATE KAWUNEECHE VISITOR CENTER ROCKY MOUNTAIN NATIONAL PARK	121 165639 PMIS/PKG NO. 326235 SHEET 33 OF 177

Plotted: Jan 23, 2026 – 7:16pm emily.moggio G:\PROJECT\32020\32278A\04 CAD\ACAD\ROAD\326235\DRAWINGS\CIVIL\05 GRADING PLANS.dwg Layout Name: 33

GRADING QUANTITIES

Item	Quant.	Unit
Earthwork		
Grading: Existing Grade to Finish Grade	49,000	SQFT
Cut (bank volume)	200	CY
Fill (bank volume)	520	CY
Additional Sidewalk Excavation (Outside of Existing Limits)	20	CY
Topsoil Strip	115	CY
Total Excavated Material	335	CY
Compacted Excavated Material - Assume 100% reuse	**290**	CY
Net import (loose volume)	**290**	CY
Hardscape Materials		
Aggregate Base Course	42,740	SQFT
Sidewalks	7,450	
Concrete parking	1,630	
Hot Mix Asphalt	33,660	
Concrete	9,080	SQFT
Sidewalks	7,450	
Concrete parking	1,630	
Hot Mix Asphalt	33,660	SQFT

NOTE: QUANTITIES ARE PROVIDED AS ESTIMATES ONLY, CONTRACTOR TO VERIFY.

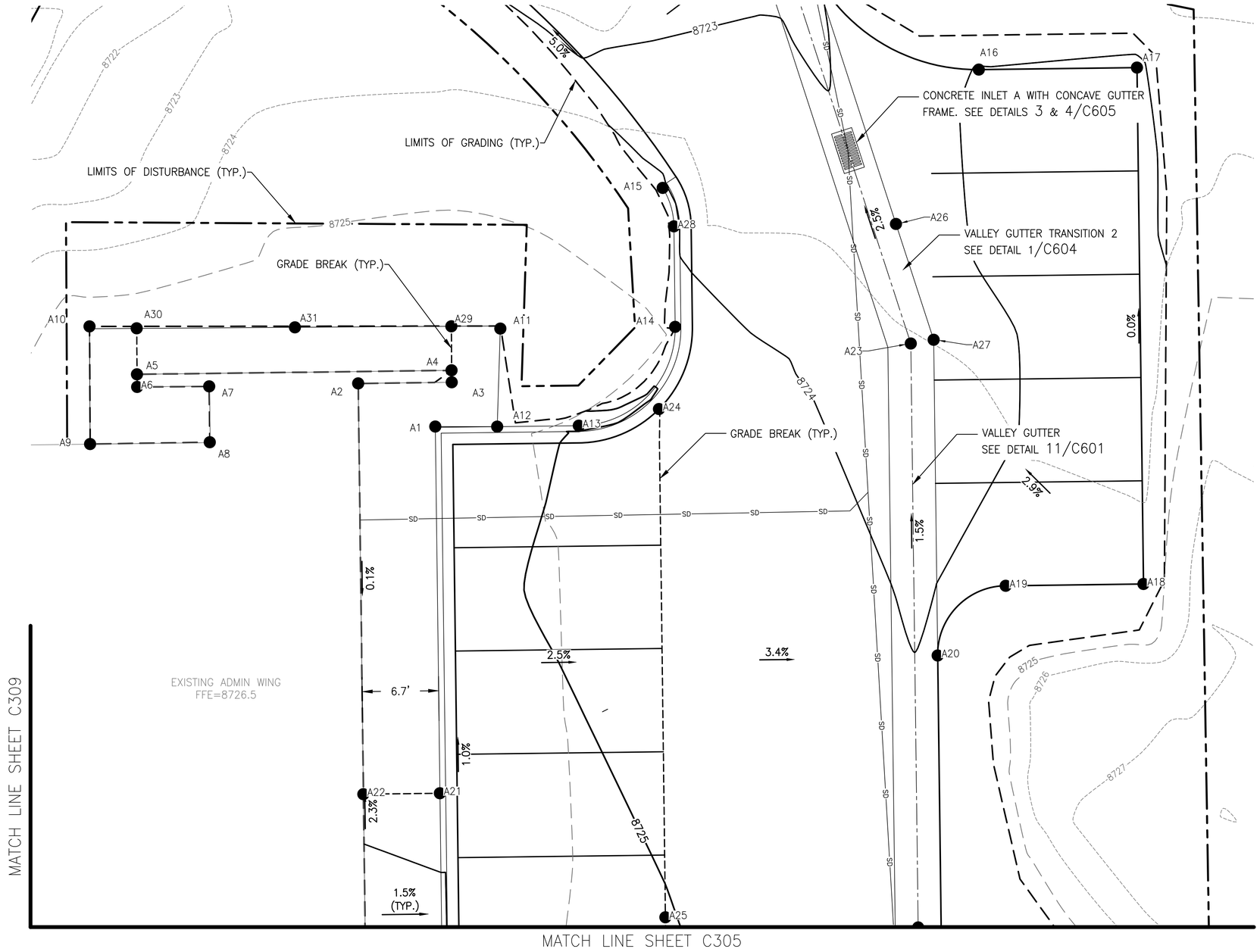


30' 0' 30' 60'
SCALE OF FEET

COLORADO LICENSED
KEVIN FRANCIS DOWLER
47088
PROFESSIONAL ENGINEER
1/23/2026

AE FIRM:	DESIGNED:	SUB SHEET NO.	TITLE OF SHEET	DRAWING NO.
PRIME: OTAK, INC. REDMOND, WA	EM / CS	C303	GRADING PLANS ENLARGEMENT KEY MAP	121 / 165639
	CADD: ZS			PMIS/PKG NO. 326235
	TECH REVIEW: EM / KK		REHABILITATE KAWUNEECHE VISITOR CENTER ROCKY MOUNTAIN NATIONAL PARK	SHEET 34 OF 177
	DATE: 01/16/2026			

Plotted: Jan 23, 2026 - 7:17pm emily.moggio G:\PROJECT\33200\32278M\04 CAD\ACAD\KOMO\326235\DRAWINGS\CIVIL\GRADING PLANS ENLARGEMENT.dwg Layout Name: 34



GRADING NOTES

1. LANDINGS, ACCESSIBLE PARKING STALLS, AND PARKING ACCESS AISLES SHALL NOT EXCEED 1.5% SLOPE IN ANY DIRECTION.
2. ABA WALKWAYS SHALL NOT EXCEED A 4.5% MAXIMUM RUNNING SLOPE AND A 1.5% MAXIMUM CROSS SLOPE.
3. SEE SHEETS C201–C202 FOR SITE PLAN AND SHEETS C301–C302 FOR PARKING LOT GRADING.
4. SEE SHEETS C503–C504 FOR STORM DRAIN PLAN AND PROFILE VIEWS.

LAYOUT POINTS

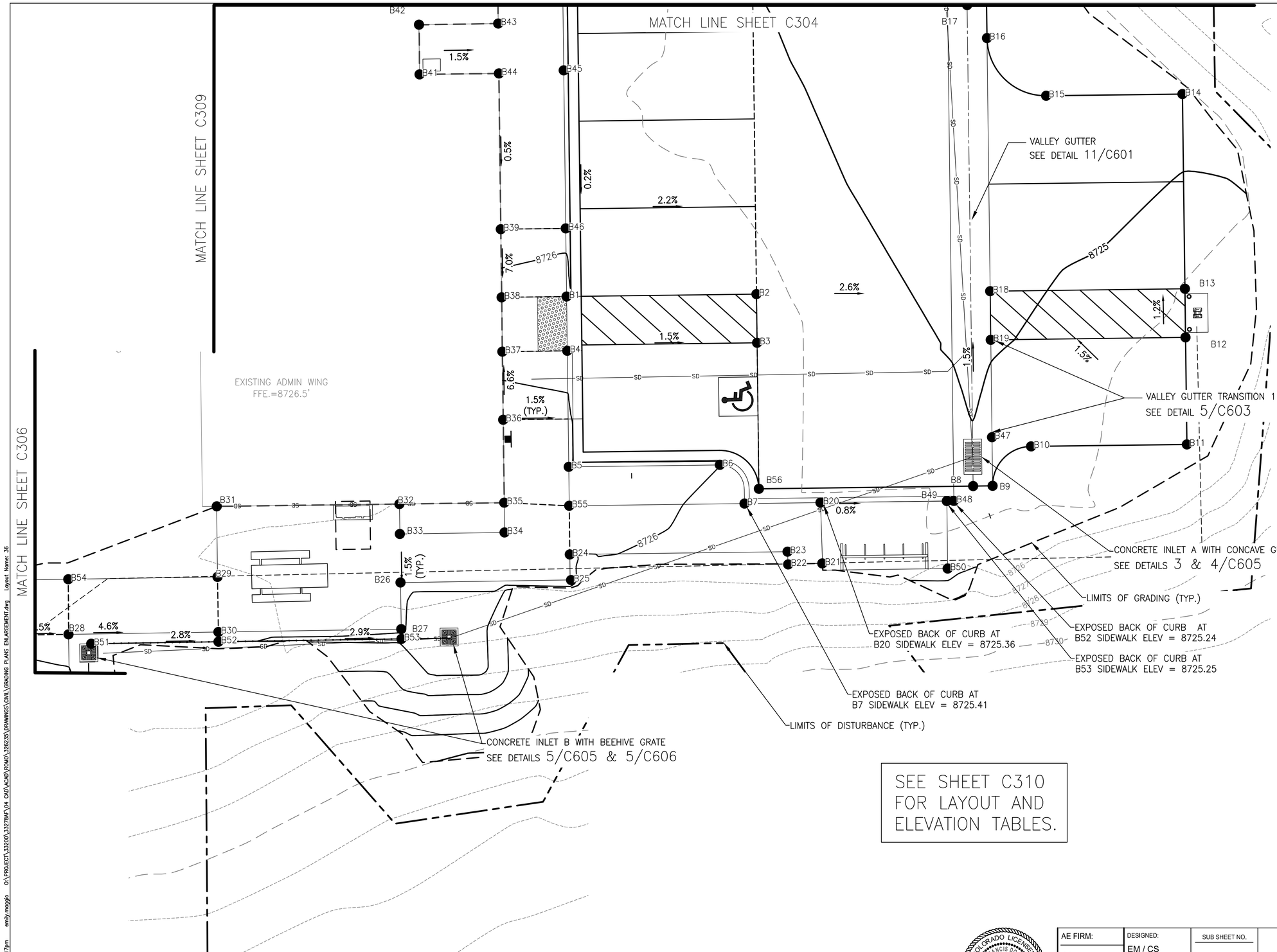
POINT	NORTHING	EASTING	DESCRIPTION	ELEV
A1	1340264.01	2907079.87	TOP/BACK OF CURB	8725.84'
A2	1340256.32	2907079.57	EDGE OF SIDEWALK	8725.87'
A3	1340263.53	2907075.79	EDGE OF SIDEWALK	8725.85'
A4	1340263.05	2907074.87	EDGE OF SIDEWALK	8725.83'
A5	1340238.79	2907087.61	EDGE OF SIDEWALK	8725.79'
A6	1340239.30	2907088.58	EDGE OF SIDEWALK	8725.79'
A7	1340244.87	2907085.69	EDGE OF SIDEWALK	8725.90'
A8	1340247.13	2907090.00	EDGE OF SIDEWALK	8725.94'
A9	1340237.91	2907094.87	EDGE OF SIDEWALK	8725.78'
A10	1340233.21	2907085.76	EDGE OF SIDEWALK	8725.73'
A11	1340265.18	2907069.69	EDGE OF SIDEWALK	8725.74'
A12	1340268.81	2907077.44	TOP/BACK OF CURB	8725.72'
A13	1340275.11	2907074.13	TOP/BACK OF CURB	8725.46'
A14	1340278.68	2907062.65	TOP/BACK OF CURB	8724.69'
A15	1340272.22	2907052.36	TOP/BACK OF CURB	8724.21'
A16	1340292.08	2907030.68	EDGE OF ASPHALT	8724.06'
A17	1340304.27	2907024.27	EDGE OF ASPHALT	8724.48'
A18	1340325.19	2907064.11	EDGE OF ASPHALT	8724.48'
A19	1340314.57	2907069.69	EDGE OF ASPHALT	8724.16'
A20	1340312.05	2907077.79	EDGE OF ASPHALT	8724.09'
A21	1340278.86	2907108.16	EDGE OF SIDEWALK	8725.73'
A22	1340272.96	2907111.26	EDGE OF SIDEWALK	8725.83'
A23	1340297.63	2907054.64	FLOW LINE	8723.60'
A24	1340280.68	2907069.67	GRADE BREAK	8724.53'
A25	1340301.27	2907108.88	GRADE BREAK	8725.03'
A26	1340291.75	2907045.94	BEGIN VALLEY GUTTER TRANSITION	8723.79'
A27	1340299.26	2907053.44	END VALLEY GUTTER TRANSITION	8723.68'
A28	1340274.61	2907054.90	TOP/BACK OF CURB	8724.43'
A29	1340261.29	2907071.46	EDGE OF SIDEWALK	8725.78'
A30	1340236.95	2907084.05	EDGE OF SIDEWALK	8725.74'
A31	1340249.19	2907077.72	EDGE OF SIDEWALK	8725.76'

5' 0' 5' 10'
SCALE OF FEET

COLORADO LICENSED
KEVIN FRANCIS DUGAN
47088
PROFESSIONAL ENGINEER
1/23/2026

AE FIRM:	DESIGNED:	SUB SHEET NO.	TITLE OF SHEET	DRAWING NO.
PRIME: OTAK, INC. REDMOND, WA	EM / CS	C304	GRADING AND LAYOUT PLAN ENLARGEMENT A	121 / 165639
	ADD ZS			PMIS/PKG NO. 326235
	TECH REVIEW: EM / KK		REHABILITATE KAWUNEECHE VISITOR CENTER ROCKY MOUNTAIN NATIONAL PARK	SHEET 35 OF 177
	DATE: 01/16/2026			

Plotted: Jan 23, 2026 – 7:17pm emily.moggio O:\PROJECT\33200\33279AF\04 CAD\ACAD\ROMO\326235\DRAWINGS\CIVIL\GRADING PLANS ENLARGEMENT.dwg Layout Name: 35



GRADING NOTES

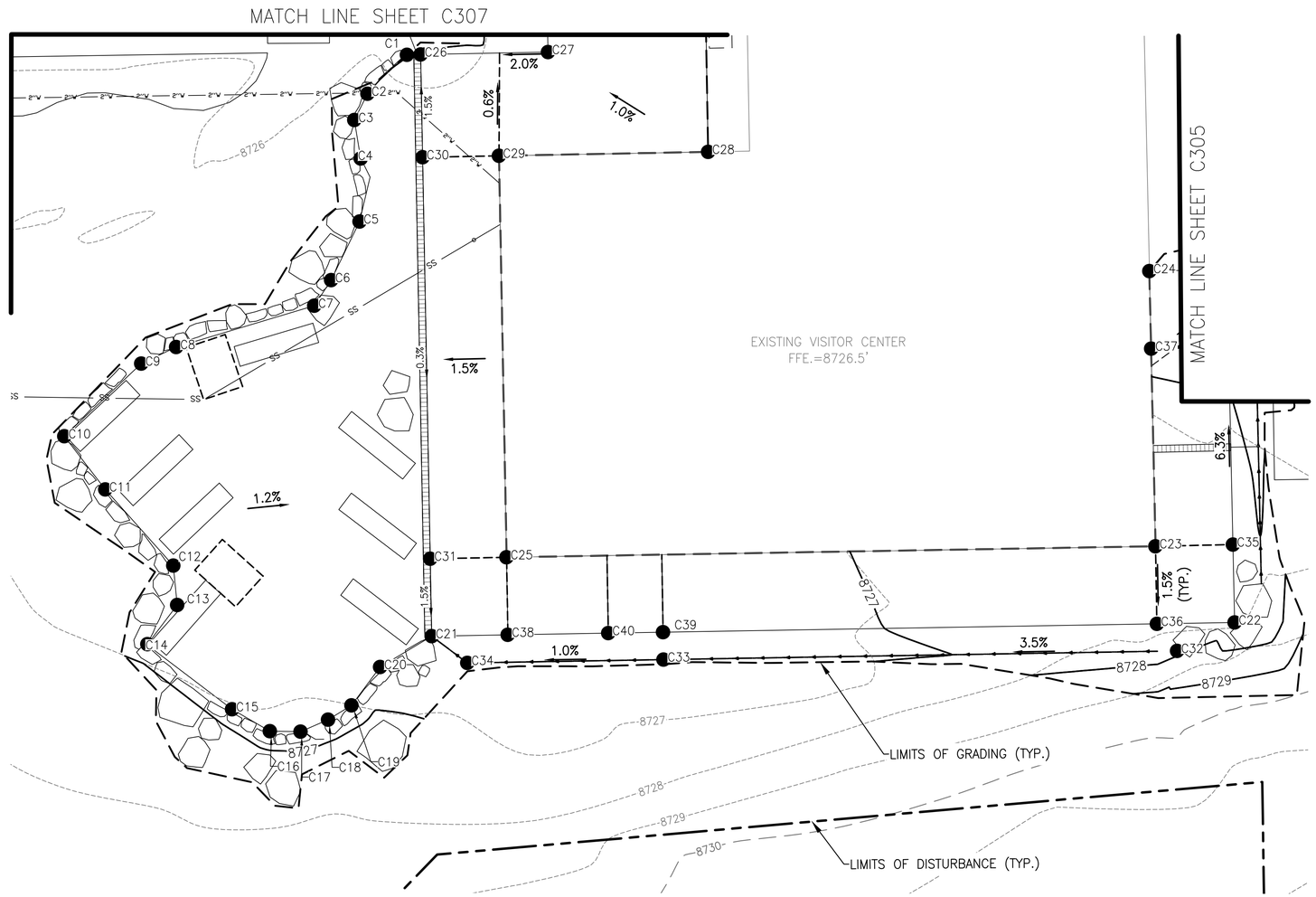
1. LANDINGS, ACCESSIBLE PARKING STALLS, AND PARKING ACCESS AISLES SHALL NOT EXCEED 1.5% SLOPE IN ANY DIRECTION.
2. ABA WALKWAYS SHALL NOT EXCEED A 4.5% MAXIMUM RUNNING SLOPE AND A 1.5% MAXIMUM CROSS SLOPE.
3. SEE SHEETS C201–C202 FOR SITE PLAN AND SHEETS C301–C302 FOR PARKING LOT GRADING.
4. SEE SHEETS C503–C504 FOR STORM DRAIN PLAN AND PROFILE VIEWS.
5. SEE SHEET C310 FOR LAYOUT POINTS AND ELEVATION TABLES.

SEE SHEET C310 FOR LAYOUT AND ELEVATION TABLES.

COLORADO LICENSED
KEVIN FRANCIS DOOLEY
47088
PROFESSIONAL ENGINEER
1/23/2026

AE FIRM:	DESIGNED:	SUB SHEET NO.	TITLE OF SHEET	DRAWING NO.
PRIME: OTAK, INC. REDMOND, WA	EM / CS	C305	GRADING AND LAYOUT PLAN ENLARGEMENT B	121 / 165639
	CADD: ZS			PMIS/PKG NO. 326235
	TECH REVIEW: EM / KK		REHABILITATE KAWUNEECHE VISITOR CENTER ROCKY MOUNTAIN NATIONAL PARK	SHEET 36 OF 177
	DATE: 01/16/2026			

Plotted: Jan 23, 2026 – 7:17pm emily.moggio G:\PROJECT\32020\332784A\04 CAD\ACAD\ROAD\326235\DRAWINGS\CIVIL\GRADING PLANS ENLARGEMENT.dwg Layout Name: 36



GRADING NOTES

1. LANDINGS, ACCESSIBLE PARKING STALLS, AND PARKING ACCESS AISLES SHALL NOT EXCEED 1.5% SLOPE IN ANY DIRECTION.
2. ABA WALKWAYS SHALL NOT EXCEED A 4.5% MAXIMUM RUNNING SLOPE AND A 1.5% MAXIMUM CROSS SLOPE.
3. SEE SHEETS C201–C202 FOR SITE PLAN AND SHEETS C301–C302 FOR PARKING LOT GRADING.

LAYOUT POINTS

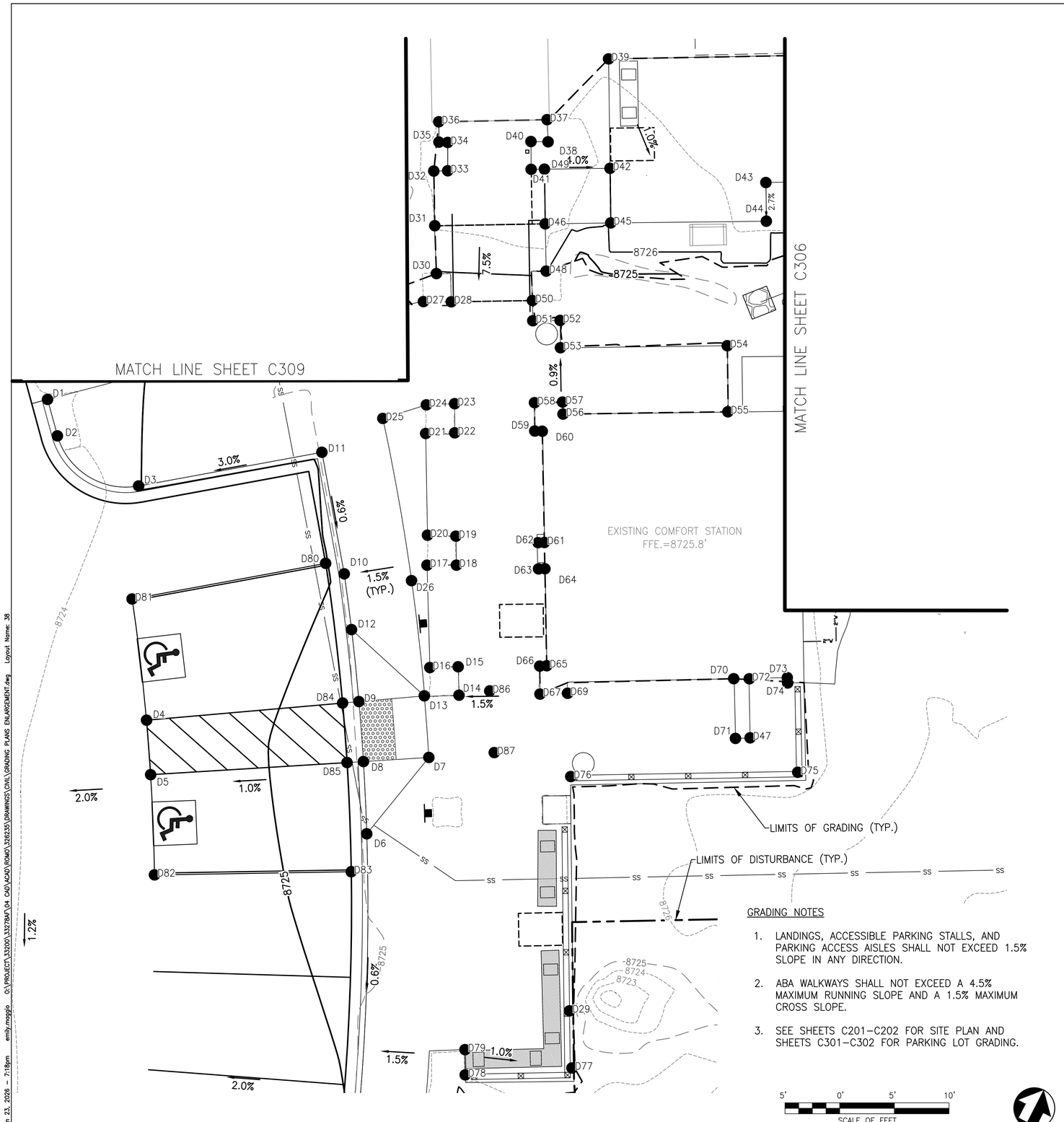
POINT	NORTHING	EASTING	DESCRIPTION	ELEV
C1	1340205.20	2907206.97	ACCESSIBLE GATHERING AREA	8725.92'
C2	1340203.90	2907210.80	ACCESSIBLE GATHERING AREA	8726.09'
C3	1340203.90	2907212.94	ACCESSIBLE GATHERING AREA	8726.11'
C4	1340205.57	2907215.24	ACCESSIBLE GATHERING AREA	8726.14'
C5	1340207.57	2907219.39	ACCESSIBLE GATHERING AREA	8726.19'
C6	1340207.62	2907224.15	ACCESSIBLE GATHERING AREA	8726.23'
C7	1340207.36	2907226.37	ACCESSIBLE GATHERING AREA	8726.25'
C8	1340199.70	2907233.58	ACCESSIBLE GATHERING AREA	8726.36'
C9	1340197.96	2907235.80	ACCESSIBLE GATHERING AREA	8726.39'
C10	1340195.32	2907243.06	ACCESSIBLE GATHERING AREA	8726.47'
C11	1340199.72	2907245.19	ACCESSIBLE GATHERING AREA	8726.44'
C12	1340206.65	2907247.93	ACCESSIBLE GATHERING AREA	8726.40'
C13	1340208.20	2907250.38	ACCESSIBLE GATHERING AREA	8726.39'
C14	1340207.53	2907253.90	ACCESSIBLE GATHERING AREA	8726.38'
C15	1340215.19	2907255.38	ACCESSIBLE GATHERING AREA	8726.35'
C16	1340218.37	2907255.58	ACCESSIBLE GATHERING AREA	8726.30'
C17	1340220.39	2907254.60	ACCESSIBLE GATHERING AREA	8726.27'
C18	1340221.79	2907252.92	ACCESSIBLE GATHERING AREA	8726.24'
C19	1340222.86	2907251.22	ACCESSIBLE GATHERING AREA	8726.21'
C20	1340223.47	2907247.78	ACCESSIBLE GATHERING AREA	8726.16'
C21	1340225.83	2907244.08	ACCESSIBLE GATHERING AREA	8726.09'
C22	1340277.79	2907216.93	SIDEWALK AT BUILDING	8727.61'
C23	1340270.13	2907214.54	SIDEWALK AT BUILDING	8727.78'
C24	1340260.74	2907196.79	SIDEWALK AT BUILDING	8726.87'
C25	1340228.13	2907236.49	SIDEWALK AT BUILDING	8726.26'
C26	1340206.09	2907206.50	ACCESSIBLE GATHERING AREA	8726.14'
C27	1340214.33	2907202.18	EDGE OF SIDEWALK	8726.37'
C28	1340228.04	2907203.45	EDGE OF SIDEWALK	8726.50'
C29	1340214.51	2907210.54	EDGE OF SIDEWALK	8726.34'
C30	1340209.58	2907213.14	GRADE BREAK	8726.26'
C31	1340223.20	2907239.08	GRADE BREAK	8726.18'
C32	1340274.96	2907220.66	SWALE	8727.80'
C33	1340241.72	2907238.03	SWALE	8726.26'
C34	1340229.03	2907244.67	SWALE	8726.12'
C35	1340275.13	2907211.90	EDGE OF SIDEWALK	8727.70'

10' 0' 10' 20'
SCALE OF FEET

COLORADO LICENSED
KEVIN FRANCIS DOELLE
47088
PROFESSIONAL ENGINEER
1/23/2026

AE FIRM:	DESIGNED:	SUB SHEET NO.	TITLE OF SHEET	DRAWING NO.
PRIME: OTAK, INC. REDMOND, WA	EM / CS	C306	GRADING AND LAYOUT PLANS ENLARGEMENT C	121
	CADD: ZS			165639
	TECH REVIEW: EM / KK			PMIS/PKG NO. 326235
	DATE: 01/16/2026		REHABILITATE KAWUNEECHE VISITOR CENTER ROCKY MOUNTAIN NATIONAL PARK	SHEET 37 OF 177

Plotted: Jan 23, 2026 – 7:17pm emily.moggio G:\PROJECT\33200\32278M\04 CAD\ACAD\KOMO\326235\DRAWINGS\CIVIL\GRADING PLANS ENLARGEMENT.dwg Layout Name: 37



GRADING NOTES

1. LANDINGS, ACCESSIBLE PARKING STALLS, AND PARKING ACCESS AISLES SHALL NOT EXCEED 1.5% SLOPE IN ANY DIRECTION.
2. ABA WALKWAYS SHALL NOT EXCEED A 4.5% MAXIMUM RUNNING SLOPE AND A 1.5% MAXIMUM CROSS SLOPE.
3. SEE SHEETS C201–C202 FOR SITE PLAN AND SHEETS C301–C302 FOR PARKING LOT GRADING.

5' 0' 5' 10'
SCALE OF FEET

LAYOUT POINTS

POINT	NORTHING	EASTING	DESCRIPTION	ELEV
D1	1340165.79	2907149.62	TOP/BACK OF CURB	8724.64'
D2	1340163.21	2907151.92	TOP/BACK OF CURB	8724.70'
D3	1340162.44	2907160.61	TOP/BACK OF CURB	8724.99'
D4	1340143.61	2907170.85	STRIPING	8724.84'
D5	1340139.31	2907173.41	STRIPING	8724.88'
D6	1340143.33	2907193.51	TOP/BACK OF CURB	8725.57'
D7	1340152.11	2907195.47	SIDEWALK RAMP	8725.58'
D8	1340149.10	2907190.28	SIDEWALK RAMP	8725.10'
D9	1340153.82	2907187.46	SIDEWALK RAMP	8725.12'
D10	1340163.66	2907181.03	TOP/BACK OF CURB	8725.44'
D11	1340172.69	2907174.23	TOP/BACK OF CURB	8725.51'
D12	1340159.40	2907183.91	TOP/BACK OF CURB	8725.48'
D13	1340156.96	2907192.57	SIDEWALK RAMP	8725.60'
D14	1340158.44	2907195.39	EDGE OF SIDEWALK	8725.65'
D15	1340160.73	2907194.15	EDGE OF SIDEWALK	8725.66'
D16	1340159.50	2907191.86	EDGE OF SIDEWALK	8725.62'
D17	1340167.76	2907187.45	EDGE OF SIDEWALK	8725.60'
D18	1340168.97	2907189.85	EDGE OF SIDEWALK	8725.62'
D19	1340171.32	2907188.62	EDGE OF SIDEWALK	8725.61'
D20	1340170.23	2907186.26	EDGE OF SIDEWALK	8725.57'
D21	1340178.47	2907181.95	EDGE OF SIDEWALK	8725.63'
D22	1340179.72	2907184.30	EDGE OF SIDEWALK	8725.66'
D23	1340182.10	2907183.10	EDGE OF SIDEWALK	8725.68'
D24	1340180.85	2907180.84	EDGE OF SIDEWALK	8725.66'
D25	1340177.96	2907177.83	EDGE OF SIDEWALK	8725.61'
D26	1340165.86	2907186.82	EDGE OF SIDEWALK	8725.54'
D27	1340189.17	2907176.37	EDGE OF SIDEWALK	8725.76'
D28	1340190.30	2907178.65	EDGE OF SIDEWALK	8725.80'
D29	1340137.14	2907217.34	EDGE OF SIDEWALK	8725.54'
D30	1340191.99	2907176.29	EDGE OF SIDEWALK	8725.98'
D31	1340195.84	2907174.19	EDGE OF SIDEWALK	8726.31'
D32	1340200.27	2907171.88	EDGE OF SIDEWALK	8726.43'
D33	1340200.87	2907173.01	EDGE OF SIDEWALK	8726.43'
D34	1340203.19	2907171.84	EDGE OF SIDEWALK	8726.47'
D35	1340202.85	2907171.12	EDGE OF SIDEWALK	8726.47'
D36	1340204.51	2907170.27	EDGE OF SIDEWALK	8726.50'
D37	1340209.12	2907179.04	EDGE OF SIDEWALK	8726.13'
D38	1340207.34	2907180.04	EDGE OF SIDEWALK	8726.24'
D39	1340216.60	2907181.59	EDGE OF SIDEWALK	8726.35'
D40	1340206.67	2907178.62	EDGE OF SIDEWALK	8726.47'
D41	1340204.40	2907179.77	EDGE OF SIDEWALK	8726.43'
D42	1340207.71	2907186.19	EDGE OF SIDEWALK	8726.20'
D43	1340212.93	2907199.52	EDGE OF SIDEWALK	8726.31'
D44	1340209.78	2907201.14	EDGE OF SIDEWALK	8726.21'

POINT	NORTHING	EASTING	DESCRIPTION	ELEV
D45	1340203.28	2907188.48	EDGE OF SIDEWALK	8726.12'
D46	1340200.52	2907183.15	EDGE OF SIDEWALK	8726.36'
D47	1340166.86	2907220.95	EDGE OF SIDEWALK	8725.76'
D48	1340196.69	2907185.16	EDGE OF SIDEWALK	8726.04'
D49	1340204.96	2907180.86	EDGE OF SIDEWALK	8726.44'
D50	1340193.72	2907185.25	EDGE OF SIDEWALK	8725.83'
D51	1340192.08	2907186.10	EDGE OF SIDEWALK	8725.80'
D52	1340193.23	2907188.32	EDGE OF SIDEWALK	8725.65'
D53	1340191.01	2907189.47	EDGE OF SIDEWALK	8725.71'
D54	1340198.00	2907203.03	EDGE OF SIDEWALK	8725.76'
D55	1340192.62	2907205.79	EDGE OF SIDEWALK	8725.85'
D56	1340185.69	2907192.40	EDGE OF SIDEWALK	8725.77'
D57	1340186.65	2907191.87	EDGE OF SIDEWALK	8725.75'
D58	1340185.45	2907189.59	EDGE OF SIDEWALK	8725.74'
D59	1340183.14	2907190.78	EDGE OF SIDEWALK	8725.73'
D60	1340183.43	2907191.40	EDGE OF SIDEWALK	8725.73'
D61	1340174.42	2907196.12	EDGE OF SIDEWALK	8725.75'
D62	1340174.15	2907195.61	EDGE OF SIDEWALK	8725.74'
D63	1340172.02	2907196.72	EDGE OF SIDEWALK	8725.74'
D64	1340172.29	2907197.24	EDGE OF SIDEWALK	8725.75'
D65	1340164.43	2907201.35	EDGE OF SIDEWALK	8725.77'
D66	1340164.12	2907200.79	EDGE OF SIDEWALK	8725.77'
D67	1340161.84	2907201.97	EDGE OF SIDEWALK	8725.76'
D68	1340163.04	2907204.19	EDGE OF SIDEWALK	8725.76'
D69	1340163.04	2907204.19	EDGE OF SIDEWALK	8725.76'
D70	1340171.03	2907217.18	EDGE OF SIDEWALK	8725.84'
D71	1340166.22	2907219.77	EDGE OF SIDEWALK	8725.76'
D72	1340171.66	2907218.46	EDGE OF SIDEWALK	8725.83'
D73	1340173.30	2907221.53	EDGE OF SIDEWALK	8725.85'
D74	1340172.88	2907221.77	EDGE OF SIDEWALK	8725.85'
D75	1340165.99	2907226.25	EDGE OF SIDEWALK	8725.73'
D76	1340156.36	2907207.85	EDGE OF SIDEWALK	8725.67'
D77	1340132.57	2907219.88	EDGE OF SIDEWALK	8725.53'
D78	1340127.64	2907211.42	EDGE OF SIDEWALK	8725.64'
D79	1340129.69	2907210.38	EDGE OF SIDEWALK	8725.67'
D80	1340163.76	2907179.08	ACCESSIBLE PARKING	8724.93'
D81	1340152.93	2907164.70	ACCESSIBLE PARKING	8724.75'
D82	1340131.28	2907177.82	ACCESSIBLE PARKING	8724.89'
D83	1340139.59	2907193.79	ACCESSIBLE PARKING	8725.07'
D84	1340153.03	2907186.18	STRIPING	8725.10'
D85	1340148.35	2907188.98	STRIPING	8725.08'
D86	1340160.04	2907197.72	RAMP LANDING	8725.69'
D87	1340155.19	2907200.62	RAMP LANDING	8725.64'

1/23/2026

COLORADO LICENSED
KEVIN FRANCIS DODGE
47088
PROFESSIONAL ENGINEER

AE FIRM:
PRIME:
OTAK, INC.
REDMOND, WA

DESIGNED: EM / CS
CADD: ZS
TECH REVIEW: EM / KK
DATE: 01/16/2026

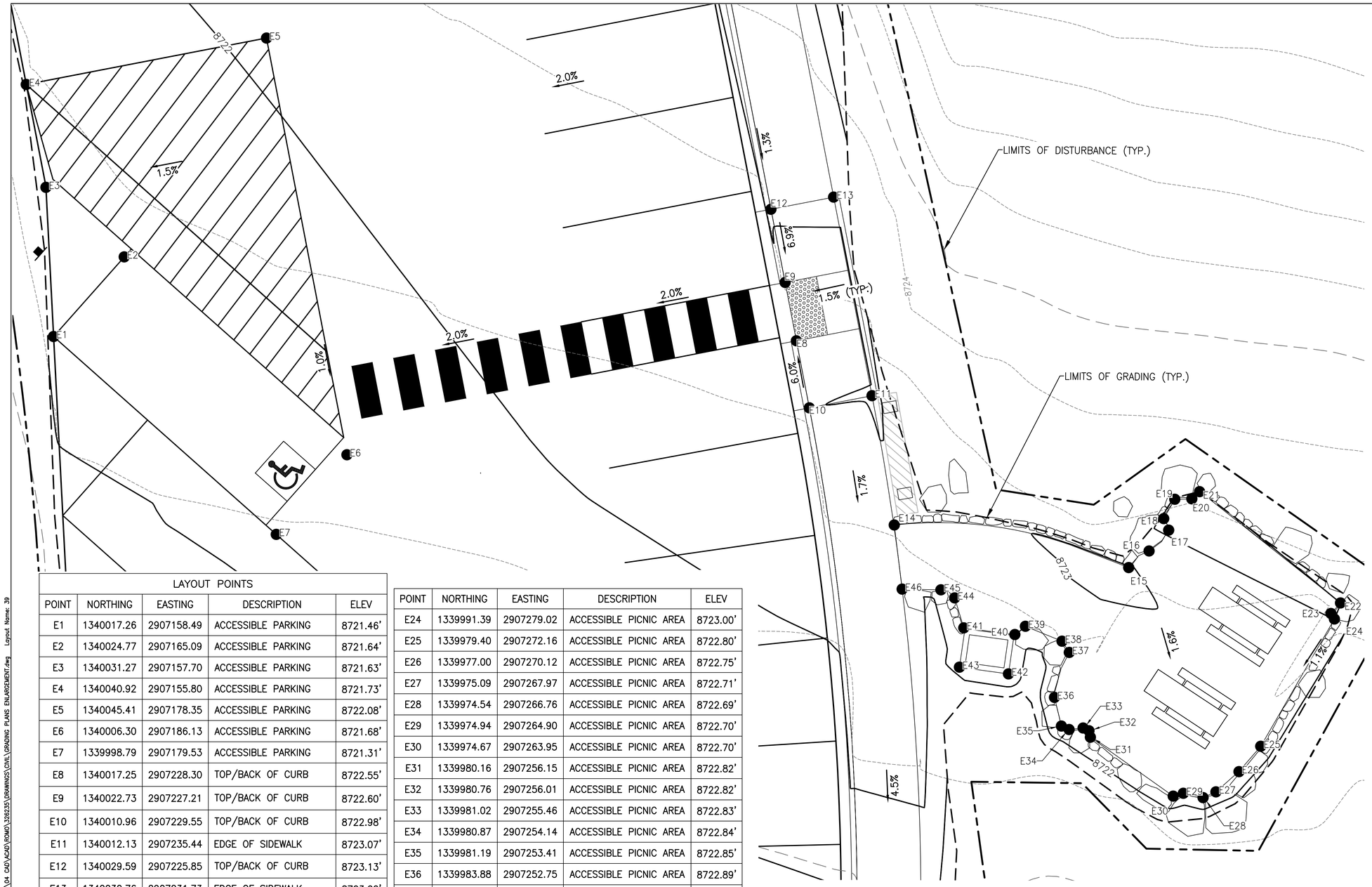
SUB SHEET NO.
C307

TITLE OF SHEET
GRADING PLANS AND LAYOUT ENLARGEMENT D

REHABILITATE KAWUNEECHE VISITOR CENTER
ROCKY MOUNTAIN NATIONAL PARK

DRAWING NO. 121
165639
PMIS/PKG NO. 326235
SHEET 38 OF 177

Plotted: Jan. 23, 2026 – 7:18pm emily.maggio O:\PROJECT\33200\33278AP\04 CAD\ACAD\ROMO\326235\DRAWINGS\CIVIL\GRADING PLANS ENLARGEMENT.dwg Layout Name: 38



GRADING NOTES

1. LANDINGS, ACCESSIBLE PARKING STALLS, AND PARKING ACCESS AISLES SHALL NOT EXCEED 1.5% SLOPE IN ANY DIRECTION.
2. ABA WALKWAYS SHALL NOT EXCEED A 4.5% MAXIMUM RUNNING SLOPE AND A 1.5% MAXIMUM CROSS SLOPE.
3. SEE SHEETS C201–C202 FOR SITE PLAN AND SHEETS C301–C302 FOR PARKING LOT GRADING.

LAYOUT POINTS

POINT	NORTHING	EASTING	DESCRIPTION	ELEV
E1	1340017.26	2907158.49	ACCESSIBLE PARKING	8721.46'
E2	1340024.77	2907165.09	ACCESSIBLE PARKING	8721.64'
E3	1340031.27	2907157.70	ACCESSIBLE PARKING	8721.63'
E4	1340040.92	2907155.80	ACCESSIBLE PARKING	8721.73'
E5	1340045.41	2907178.35	ACCESSIBLE PARKING	8722.08'
E6	1340006.30	2907186.13	ACCESSIBLE PARKING	8721.68'
E7	1339998.79	2907179.53	ACCESSIBLE PARKING	8721.31'
E8	1340017.25	2907228.30	TOP/BACK OF CURB	8722.55'
E9	1340022.73	2907227.21	TOP/BACK OF CURB	8722.60'
E10	1340010.96	2907229.55	TOP/BACK OF CURB	8722.98'
E11	1340012.13	2907235.44	EDGE OF SIDEWALK	8723.07'
E12	1340029.59	2907225.85	TOP/BACK OF CURB	8723.13'
E13	1340030.76	2907231.73	EDGE OF SIDEWALK	8723.22'
E14	1339999.99	2907237.60	ACCESSIBLE PICNIC AREA	8722.87'
E15	1339996.12	2907259.66	ACCESSIBLE PICNIC AREA	8723.06'
E16	1339997.68	2907261.57	ACCESSIBLE PICNIC AREA	8722.77'
E17	1339999.66	2907263.39	ACCESSIBLE PICNIC AREA	8723.06'
E18	1340000.73	2907262.92	ACCESSIBLE PICNIC AREA	8723.14'
E19	1340002.56	2907263.96	ACCESSIBLE PICNIC AREA	8723.14'
E20	1340002.61	2907265.56	ACCESSIBLE PICNIC AREA	8723.18'
E21	1340003.28	2907266.28	ACCESSIBLE PICNIC AREA	8723.19'
E22	1339992.91	2907279.58	ACCESSIBLE PICNIC AREA	8723.00'
E23	1339991.90	2907278.69	ACCESSIBLE PICNIC AREA	8723.01'

POINT	NORTHING	EASTING	DESCRIPTION	ELEV
E24	1339991.39	2907279.02	ACCESSIBLE PICNIC AREA	8723.00'
E25	1339979.40	2907272.16	ACCESSIBLE PICNIC AREA	8722.80'
E26	1339977.00	2907270.12	ACCESSIBLE PICNIC AREA	8722.75'
E27	1339975.09	2907267.97	ACCESSIBLE PICNIC AREA	8722.71'
E28	1339974.54	2907266.76	ACCESSIBLE PICNIC AREA	8722.69'
E29	1339974.94	2907264.90	ACCESSIBLE PICNIC AREA	8722.70'
E30	1339974.67	2907263.95	ACCESSIBLE PICNIC AREA	8722.70'
E31	1339980.16	2907256.15	ACCESSIBLE PICNIC AREA	8722.82'
E32	1339980.76	2907256.01	ACCESSIBLE PICNIC AREA	8722.82'
E33	1339981.02	2907255.46	ACCESSIBLE PICNIC AREA	8722.83'
E34	1339980.87	2907254.14	ACCESSIBLE PICNIC AREA	8722.84'
E35	1339981.19	2907253.41	ACCESSIBLE PICNIC AREA	8722.85'
E36	1339983.88	2907252.75	ACCESSIBLE PICNIC AREA	8722.89'
E37	1339988.11	2907254.12	ACCESSIBLE PICNIC AREA	8722.91'
E38	1339989.16	2907253.43	ACCESSIBLE PICNIC AREA	8722.92'
E39	1339990.55	2907249.98	ACCESSIBLE PICNIC AREA	8722.86'
E40	1339989.77	2907248.99	ACCESSIBLE PICNIC AREA	8722.85'
E41	1339990.37	2907244.19	ACCESSIBLE PICNIC AREA	8722.80'
E42	1339986.06	2907248.41	ACCESSIBLE PICNIC AREA	8722.81'
E43	1339986.67	2907243.80	ACCESSIBLE PICNIC AREA	8722.77'
E44	1339993.17	2907243.32	ACCESSIBLE PICNIC AREA	8722.83'
E45	1339993.93	2907242.02	ACCESSIBLE PICNIC AREA	8722.82'
E46	1339993.97	2907238.38	ACCESSIBLE PICNIC AREA	8722.75'

5' 0' 5' 10'
SCALE OF FEET

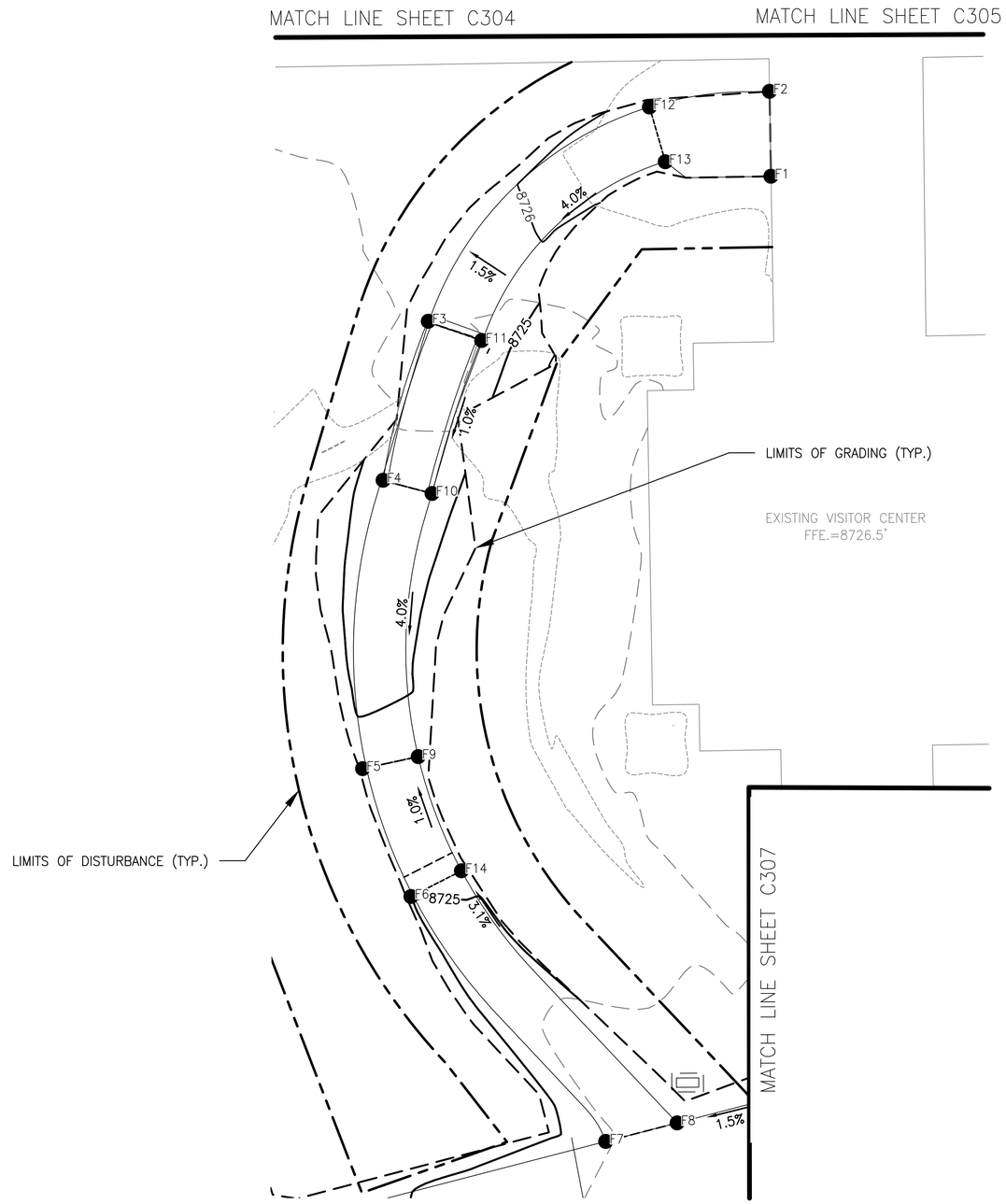
COLORADO LICENSED
KEVIN FRANCIS DUGAN
47088
PROFESSIONAL ENGINEER
1/23/2026

AE FIRM:	DESIGNED:	SUB SHEET NO.	TITLE OF SHEET	DRAWING NO.
PRIME: OTAK, INC. REDMOND, WA	EM / CS	C308	GRADING PLANS AND LAYOUT ENLARGEMENT E	121 / 165639
	CADD: ZS			PMIS/PKG NO. 326235
	TECH REVIEW: EM / KK		REHABILITATE KAWUNEECHE VISITOR CENTER ROCKY MOUNTAIN NATIONAL PARK	SHEET 39 OF 177
	DATE: 01/16/2026			

Plotted: Jan 23, 2026 – 7:18pm emily.moggio O:\PROJECT\33200\33279AP\04 CAD\ACAD\ROMO\326235\DRAWINGS\CIVIL\GRADING PLANS ENLARGEMENT.dwg Layout Name: 39

GRADING NOTES

1. LANDINGS, ACCESSIBLE PARKING STALLS, AND PARKING ACCESS AISLES SHALL NOT EXCEED 1.5% SLOPE IN ANY DIRECTION.
2. ABA WALKWAYS SHALL NOT EXCEED A 4.5% MAXIMUM RUNNING SLOPE AND A 1.5% MAXIMUM CROSS SLOPE.
3. SEE SHEETS C201–C202 FOR SITE PLAN AND SHEETS C301–C302 FOR PARKING LOT GRADING.



LAYOUT POINTS				
POINT	NORTHING	EASTING	DESCRIPTION	ELEV
F1	1340247.43	2907147.03	EDGE OF WALKWAY	8726.54'
F2	1340252.74	2907144.24	EDGE OF WALKWAY	8726.54'
F3	1340227.39	2907130.02	EDGE OF WALKWAY	8725.62'
F4	1340215.93	2907132.22	EDGE OF WALKWAY	8725.51'
F5	1340197.08	2907140.09	EDGE OF WALKWAY	8724.87'
F6	1340190.55	2907147.20	EDGE OF WALKWAY	8724.99'
F7	1340181.28	2907167.27	EDGE OF WALKWAY	8725.54'
F8	1340184.73	2907171.20	EDGE OF WALKWAY	8725.66'
F9	1340199.61	2907143.22	EDGE OF WALKWAY	8724.82'
F10	1340216.66	2907135.73	EDGE OF WALKWAY	8725.57'
F11	1340227.88	2907134.00	EDGE OF WALKWAY	8725.67'
F12	1340247.94	2907137.17	EDGE OF WALKWAY	8726.35'
F13	1340244.99	2907139.90	EDGE OF WALKWAY	8726.42'
F14	1340193.78	2907149.57	EDGE OF WALKWAY	8724.93'

5' 0' 5' 10'
SCALE OF FEET

COLORADO LICENSED
KEVIN FRANCIS DUDLEY
47088
PROFESSIONAL ENGINEER
1/23/2026

AE FIRM:	DESIGNED: EM / CS	SUB SHEET NO.	TITLE OF SHEET
PRIME: OTAK, INC. REDMOND, WA	CADD ZS	C309	GRADING PLANS AND LAYOUT ENLARGEMENT F
	TECH REVIEW: EM / KK		REHABILITATE KAWUNEECHE VISITOR CENTER ROCKY MOUNTAIN NATIONAL PARK
	DATE: 01/16/2026		

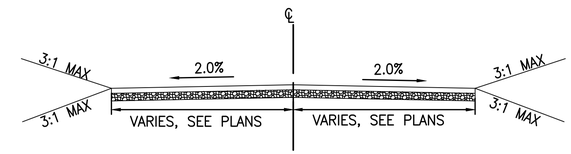
DRAWING NO. 121
165639
PMIS/PKG NO. 326235
SHEET 40 OF 177

Plotted: Jan. 23, 2026 – 7:18pm emily.maggio O:\PROJECT\33200\33278AP\04 CAD\ACAD\ROMO\326235\DRAWINGS\CIVIL\GRADING PLANS ENLARGEMENT.dwg Layout Name: 40

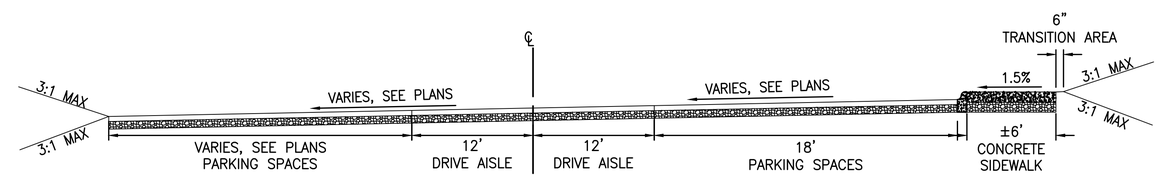
LAYOUT POINTS				
POINT	NORTHING	EASTING	DESCRIPTION	ELEV
B1	1340298.22	2907145.02	ACCESSIBLE PARKING RAMP	8725.69'
B2	1340315.48	2907135.95	ACCESSIBLE PARKING	8725.42'
B3	1340317.80	2907140.38	ACCESSIBLE PARKING	8725.42'
B4	1340300.81	2907149.96	ACCESSIBLE PARKING RAMP	8725.69'
B5	1340306.35	2907160.51	TOP/BACK OF CURB	8726.18'
B6	1340320.09	2907153.29	TOP/BACK OF CURB	8726.00'
B7	1340324.15	2907155.68	TOP/BACK OF CURB	8725.91'
B8	1340344.26	2907143.43	BOTTOM OF VALLEY GUTTER	8725.09'
B9	1340346.03	2907142.50	EDGE OF ASPHALT	8725.18'
B10	1340347.71	2907137.10	EDGE OF ASPHALT	8725.19'
B11	1340361.87	2907129.66	EDGE OF ASPHALT	8725.31'
B12	1340356.76	2907119.92	EDGE OF ASPHALT	8725.24'
B13	1340354.43	2907115.49	EDGE OF ASPHALT	8725.19'
B14	1340345.14	2907097.79	EDGE OF ASPHALT	8724.87'
B15	1340332.74	2907104.29	EDGE OF ASPHALT	8724.79'
B16	1340324.64	2907101.77	EDGE OF ASPHALT	8724.50'
B17	1340321.28	2907099.67	BOTTOM OF VALLEY GUTTER	8724.36'
B18	1340336.73	2907124.79	ACCESSIBLE PARKING	8724.92'
B19	1340339.05	2907129.22	END VALLEY GUTTER TRANSITION	8724.97'
B20	1340331.06	2907152.05	TOP/BACK OF CURB	8725.85'
B21	1340334.05	2907157.54	EDGE OF SIDEWALK	8725.18'
B22	1340330.98	2907159.22	EDGE OF SIDEWALK	8725.30'
B23	1340330.33	2907158.08	EDGE OF SIDEWALK	8725.35'
B24	1340310.54	2907168.48	EDGE OF SIDEWALK	8726.20'
B25	1340311.84	2907170.76	EDGE OF SIDEWALK	8725.79'
B26	1340296.35	2907178.93	EDGE OF SIDEWALK	8726.16'
B27	1340298.59	2907183.17	EDGE OF SIDEWALK	8726.08'
B28	1340268.39	2907199.15	EDGE OF SIDEWALK	8726.79'
B29	1340279.35	2907186.95	EDGE OF SIDEWALK	8726.16'
B30	1340281.99	2907191.95	EDGE OF SIDEWALK	8726.08'
B31	1340275.98	2907180.52	EDGE OF SIDEWALK	8726.27'

POINT	NORTHING	EASTING	DESCRIPTION	ELEV
B32	1340292.59	2907171.80	EDGE OF SIDEWALK	8726.28'
B33	1340294.03	2907174.52	EDGE OF SIDEWALK	8726.23'
B34	1340303.54	2907169.51	EDGE OF SIDEWALK	8726.23'
B35	1340302.12	2907166.80	EDGE OF SIDEWALK	8726.28'
B36	1340298.16	2907159.25	EDGE OF SIDEWALK	8726.29'
B37	1340294.91	2907153.06	EDGE OF SIDEWALK	8725.79'
B38	1340292.31	2907148.12	EDGE OF SIDEWALK	8725.79'
B39	1340289.06	2907141.92	EDGE OF SIDEWALK	8726.28'
B40	1340281.63	2907127.75	EDGE OF SIDEWALK	8726.36'
B41	1340274.41	2907131.53	EDGE OF SIDEWALK	8726.48'
B42	1340272.05	2907127.01	EDGE OF SIDEWALK	8726.48'
B43	1340279.23	2907123.21	EDGE OF SIDEWALK	8726.36'
B44	1340281.63	2907127.75	EDGE OF SIDEWALK	8726.36'
B45	1340287.41	2907124.44	EDGE OF SIDEWALK	8726.26'
B46	1340294.96	2907138.82	EDGE OF SIDEWALK	8726.18'
B47	1340343.70	2907138.07	BEGIN VALLEY GUTTER TRANSITION	8725.12'
B48	1340343.18	2907145.69	TOP/BACK OF CURB	8725.74'
B49	1340342.54	2907146.02	TOP/BACK OF CURB	8725.75'
B50	1340345.77	2907152.17	BIKE PAD	8725.38'
B51	1340270.90	2907198.95	SWALE	8726.50'
B52	1340282.45	2907192.84	SWALE	8726.04'
B53	1340299.06	2907184.05	SWALE	8725.85'
B54	1340265.79	2907194.12	EDGE OF SIDEWALK	8726.81'
B55	1340308.21	2907164.05	EDGE OF SIDEWALK	8726.18'
B56	1340324.78	2907153.66	GUTTER	8725.37'

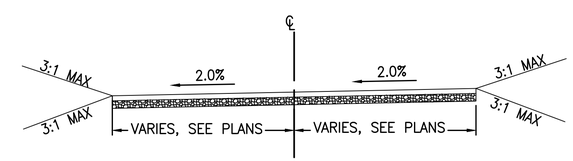
NOTE: SEE SHEETS C305 FOR LAYOUT ELEVATION POINTS B1–B61.



STA 10+12.80 TO 11+95.47



STA 11+95.48 TO 14+62.91



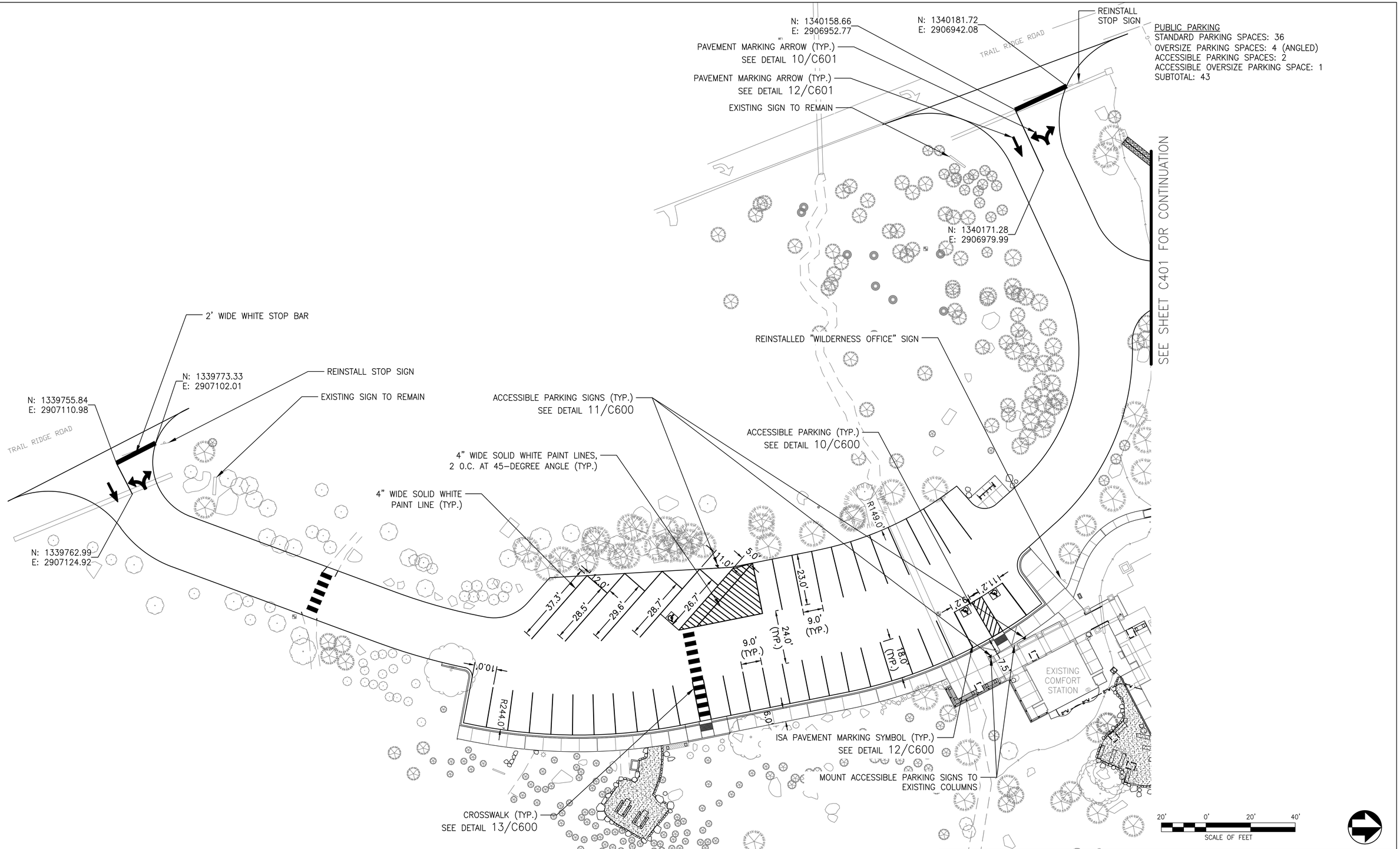
STA 14+62.92 TO 16+87.84

5' 0' 5' 10'
SCALE OF FEET

COLORADO LICENSED
KEVIN FRANCIS DOOLEY
47088
PROFESSIONAL ENGINEER
1/23/2026

AE FIRM:	DESIGNED:	SUB SHEET NO.	TITLE OF SHEET	DRAWING NO.
PRIME: OTAK, INC. REDMOND, WA	EM / CS CADD ZS TECH REVIEW: EM / KK DATE: 01/16/2026	C310	LAYOUT POINTS AND TYPICAL SECTIONS REHABILITATE KAWUNEECHE VISITOR CENTER ROCKY MOUNTAIN NATIONAL PARK	121 165639 PMIS/PKG NO. 326235 SHEET 41 OF 177

Plotted: Jan 23, 2026 - 7:19pm emily.maggio G:\PROJECT\32000\32278AK\04 CAD\ACAD\ROMO\326235\DRAWINGS\CIVIL\GRADING PLANS ENLARGEMENT.dwg Layout Name: 41

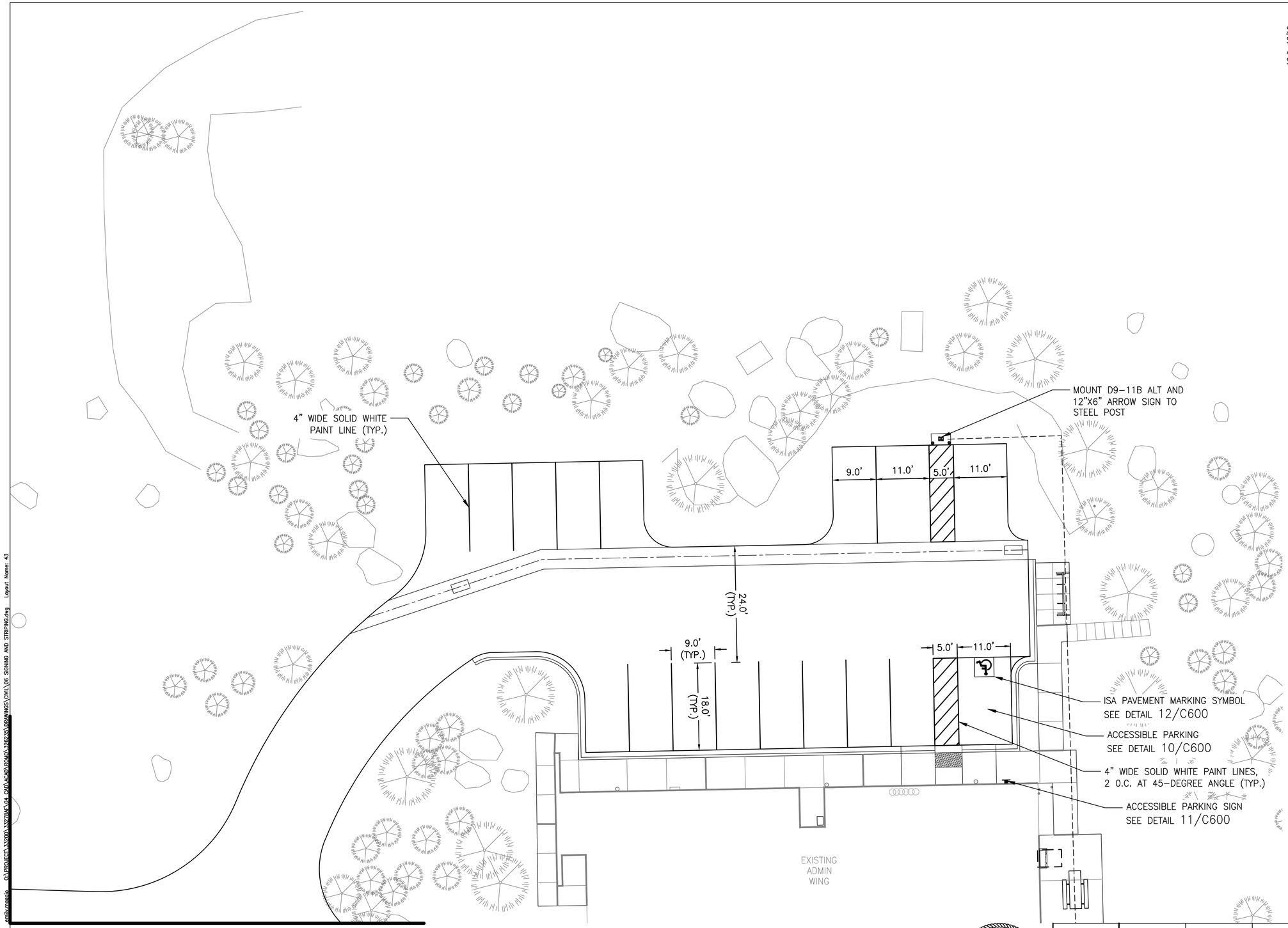


COLORADO LICENSED
KEVIN FRANCIS DOOLEY
47088
PROFESSIONAL ENGINEER
1/23/2026

AE FIRM: PRIME: OTAK, INC. REDMOND, WA	DESIGNED: EM / CS CADD: ZS TECH REVIEW: EM / KK DATE: 01/16/2026	SUB SHEET NO. C400	TITLE OF SHEET SIGNING AND STRIPING PLAN I REHABILITATE KAWUNEECHE VISITOR CENTER ROCKY MOUNTAIN NATIONAL PARK	DRAWING NO. 121 165639 PMIS/PKG NO. 326235 SHEET 42 OF 177

Plotted: Jan 23, 2026 – 7:20pm emily.magajo G:\PROJECT\33200\33278AT\04 CAD\ACAD\ROAD\326235\DRAWINGS\CIVIL\06 SIGNING AND STRIPING.dwg Layout Name: 42

STAFF PARKING
STANDARD PARKING SPACES: 16
ACCESSIBLE PARKING SPACES: 1
SUBTOTAL: 18



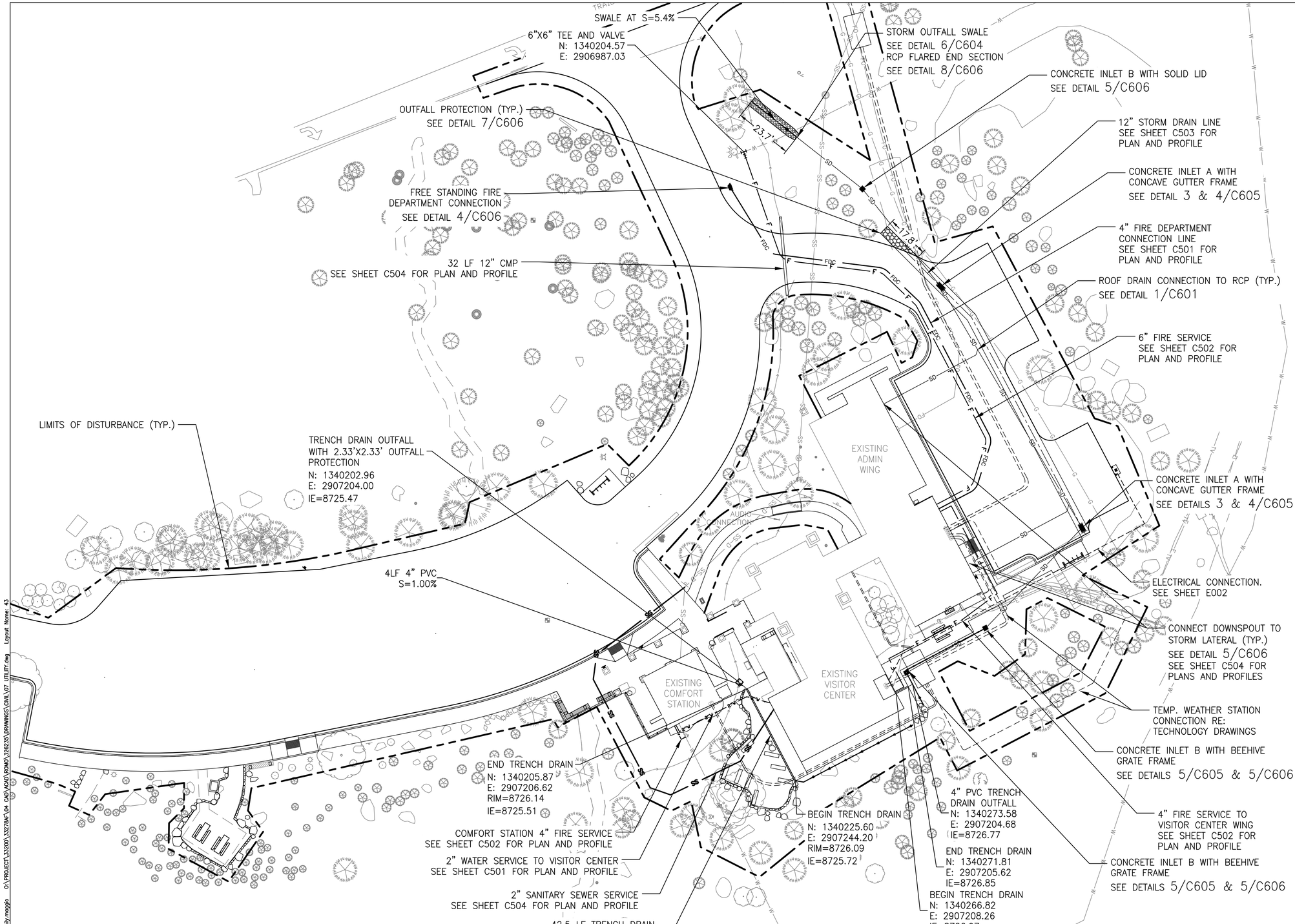
SEE SHEET C400 FOR CONTINUATION

COLORADO LICENSED
KEVIN FRANCIS DOLAN
47088
PROFESSIONAL ENGINEER
1/23/2026

AE FIRM: PRIME: OTAK, INC. REDMOND, WA	DESIGNED: EM / CS CADD ZS TECH REVIEW: EM / KK DATE: 01/16/2026	SUB SHEET NO. C401	TITLE OF SHEET SIGNING AND STRIPING PLAN II REHABILITATE KAWUNEECHE VISITOR CENTER ROCKY MOUNTAIN NATIONAL PARK

DRAWING NO. 121 / 165639
PMIS/PKG NO. 326235
SHEET 43 OF 177

Plotted: Jan 23, 2026 – 7:20pm emilyrcosio G:\R2016\C\L37001\337226\CAD\LC\CD\ROVO\326235\DRAWINGS\CIVIL\06_SIGNING AND STRIPING.dwg Layout Name: 43



LEGEND

- FDC — 4" FIRE DEPARTMENT CONNECTION LINE
- F — 4" AND 6" FIRE SERVICE LINE
- 2"W — 2" WATER SERVICE
- SS — 2" SEWER SERVICE
- SD — STORM DRAIN LINE
- TRENCH DRAIN
- FREE STANDING FIRE DEPARTMENT CONNECTION
- OUTFALL PROTECTION
- BURIED ELECTRICAL LINE

NOTES:

1. SEE SHEETS C501–C502 FOR WATER, FIRE SERVICE, AND FIRE DEPARTMENT CONNECTION LINE PLAN AND PROFILE VIEWS.

2. SEE SHEETS C503–C504 FOR STORM DRAIN PLAN AND PROFILE VIEWS.

3. SEE SHEET C505 FOR SANITARY SEWER PLAN AND PROFILE VIEW.

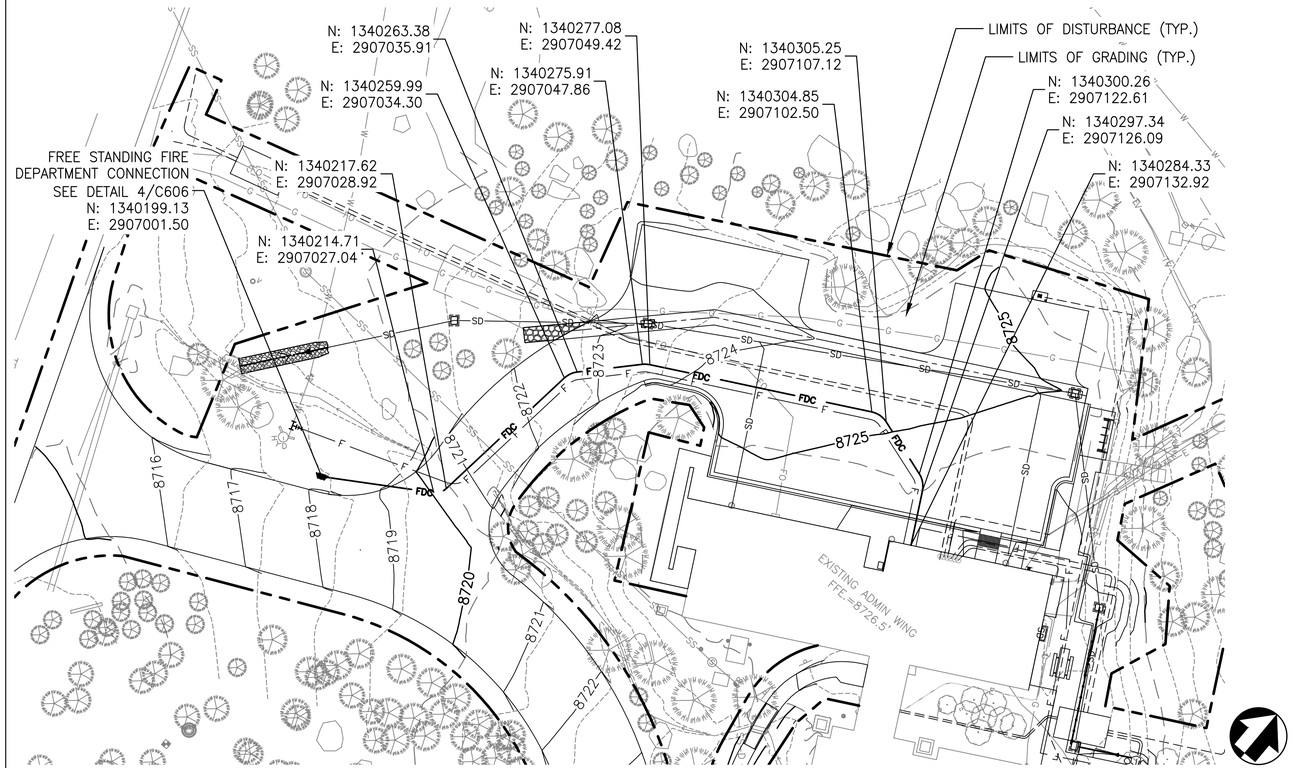
COLORADO LICENSED
KEVIN FRANCIS DOOLEY
47088
PROFESSIONAL ENGINEER
1/23/2026

AE FIRM: PRIME: OTAK, INC. REDMOND, WA	DESIGNED: EM / CS CADD: ZS TECH REVIEW: EM / KK DATE: 01/16/2026	SUB SHEET NO. C500	TITLE OF SHEET: UTILITY PLAN REHABILITATE KAWUNEECHE VISITOR CENTER ROCKY MOUNTAIN NATIONAL PARK

DRAWING NO. 121
165639
PMIS/PKG NO. 326235
SHEET 44 OF 177

Plotted: Jan 23, 2026 – 7:22pm emily.moggio O:\PROJECT\33200\33278AF\04 CAD\ACAD\WNO\326235\DRAWINGS\CIVIL\07 UTILITY.dwg Layout Name: 43

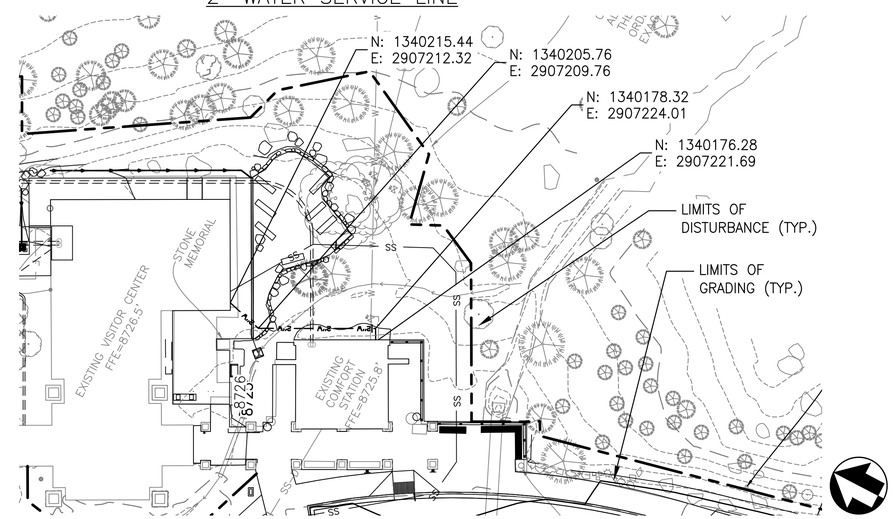
4" FIRE DEPARTMENT CONNECTION LINE

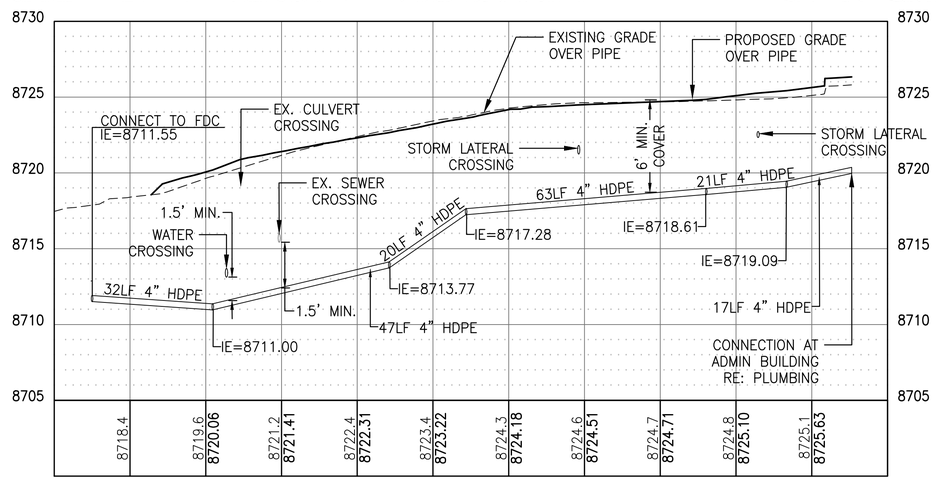


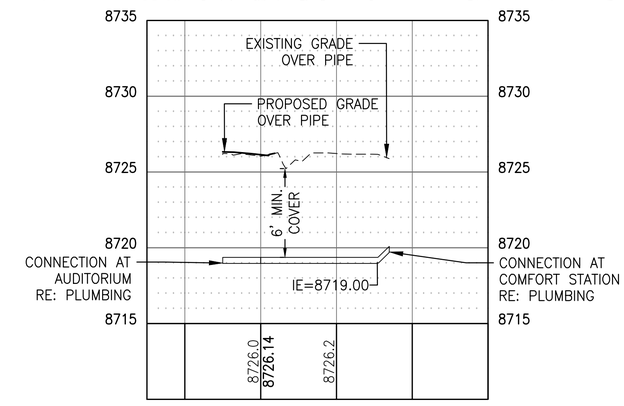
LEGEND

- FDC — 4" FIRE DEPARTMENT CONNECTION LINE
- F — 4" AND 6" FIRE SERVICE LINE
- 2"W — 2"W — 2" WATER SERVICE
- 2" SEWER SERVICE
- SD — STORM DRAIN LINE
- TRENCH DRAIN
- FREE STANDING FIRE DEPARTMENT CONNECTION
- OUTFALL PROTECTION

2" WATER SERVICE LINE





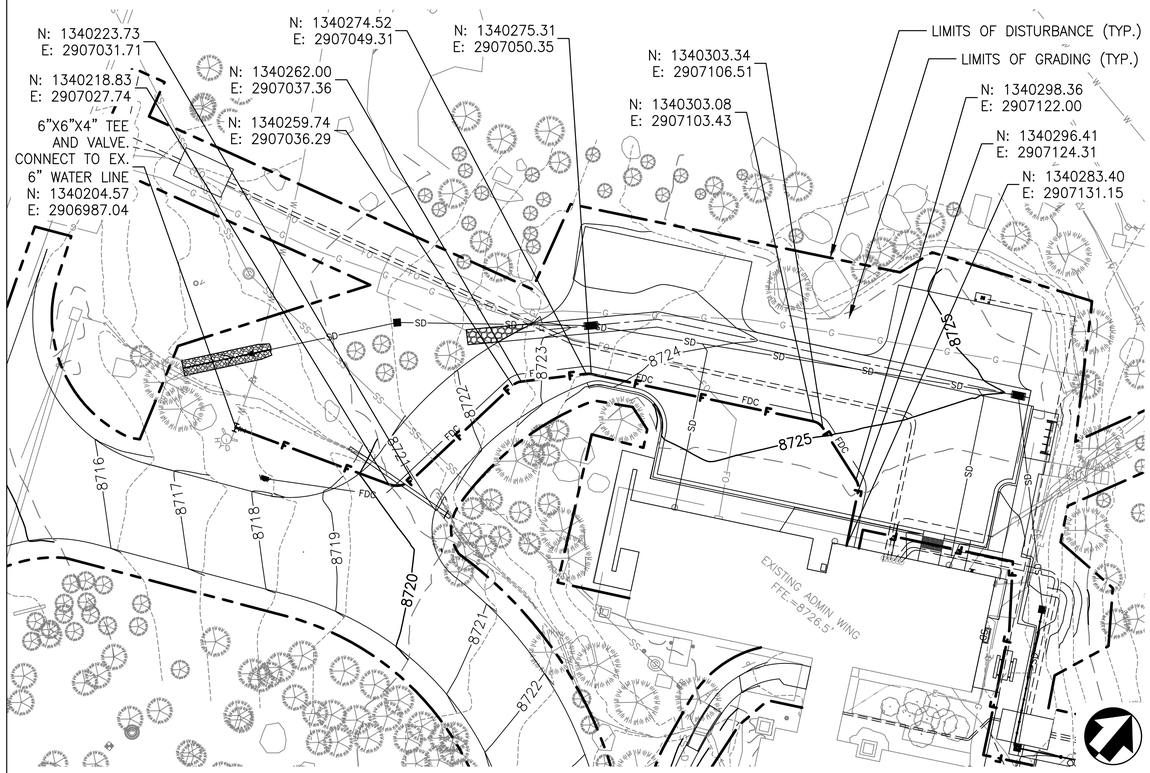


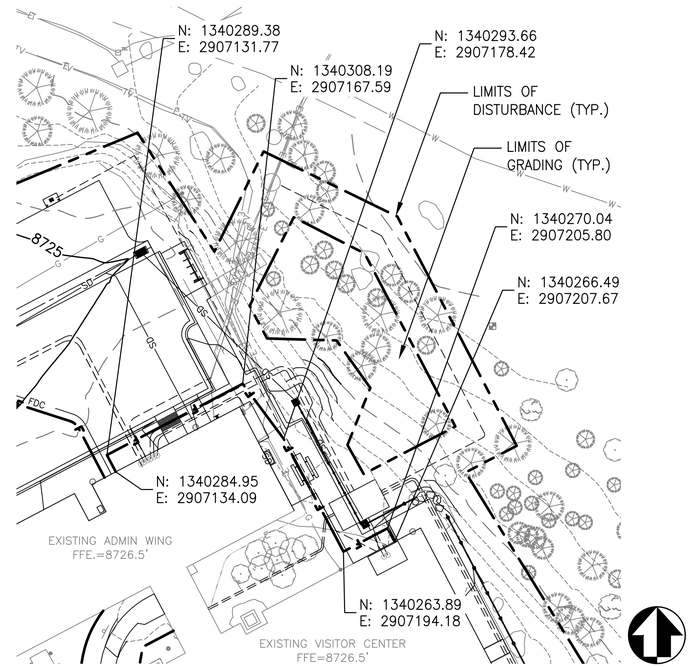
HORZ 20' 0' 20' 40'
VERT 5' 0' 5' 10'
SCALE OF FEET

COLORADO LICENSED KEVIN FRANCIS DOOLEY 47088 PROFESSIONAL ENGINEER
1/23/2026

AE FIRM:	DESIGNED:	SUB SHEET NO.	TITLE OF SHEET	DRAWING NO.
PRIME: OTAK, INC. REDMOND, WA	EM / CS	C501	WATER PLAN & PROFILE I FDC LINE AND 2" SERVICE	121 / 165639
	CADD ZS			PMIS/PKG NO. 326235
	TECH REVIEW: EM / KK		REHABILITATE KAWUNEECHE VISITOR CENTER ROCKY MOUNTAIN NATIONAL PARK	SHEET 45 OF 177
	DATE: 01/16/2026			

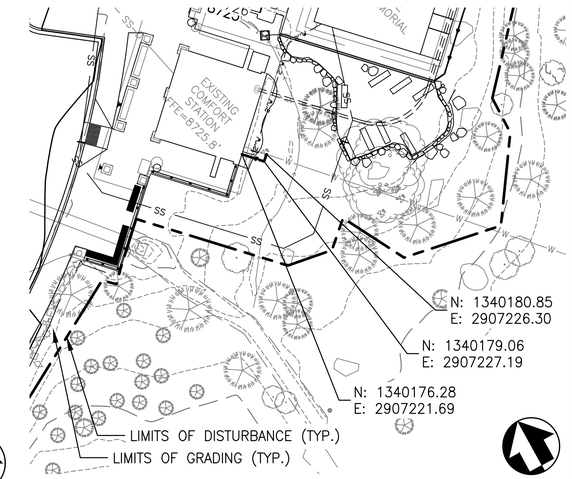
Plotted: Jan 23, 2026 – 7:26pm emily.magajo G:\PROJECT\33200\33278M\04 CAD\ACAD\ROMO\326235\DRAWINGS\CIVIL\07a WATER PLAN & PROFILE.dwg Layout Name: 44

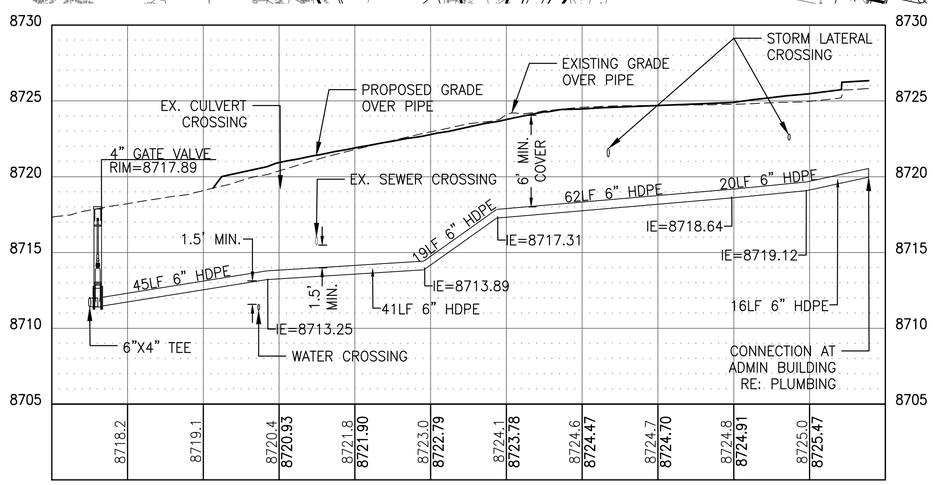




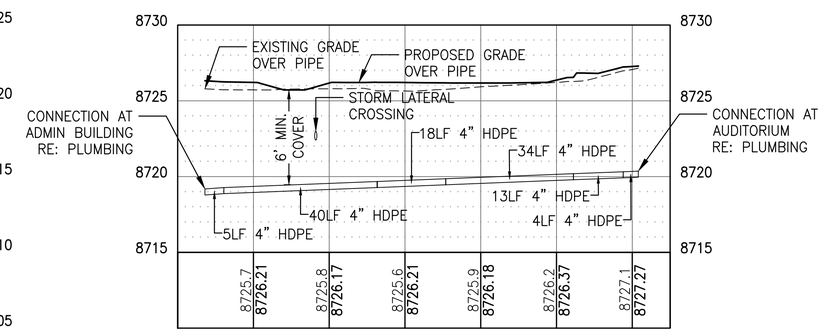
LEGEND

- FDC — 4" FIRE DEPARTMENT CONNECTION LINE
- F — 4" AND 6" FIRE SERVICE LINE
- 2"W — 2"W — 2" WATER SERVICE
- 2" SEWER SERVICE
- SD — STORM DRAIN LINE
- TRENCH DRAIN
- FREE STANDING FIRE DEPARTMENT CONNECTION
- OUTFALL PROTECTION

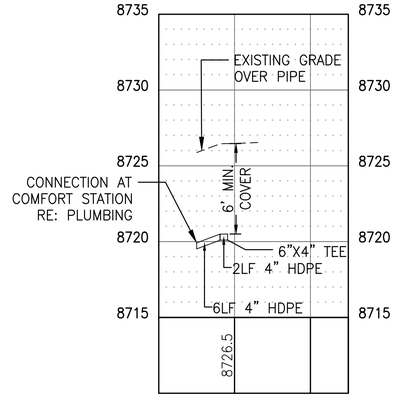




ADMIN. WING 6" FIRE SERVICE LINE



VISITOR CENTER 4" FIRE SERVICE LINE



COMFORT STATION 4" FIRE SERVICE LINE

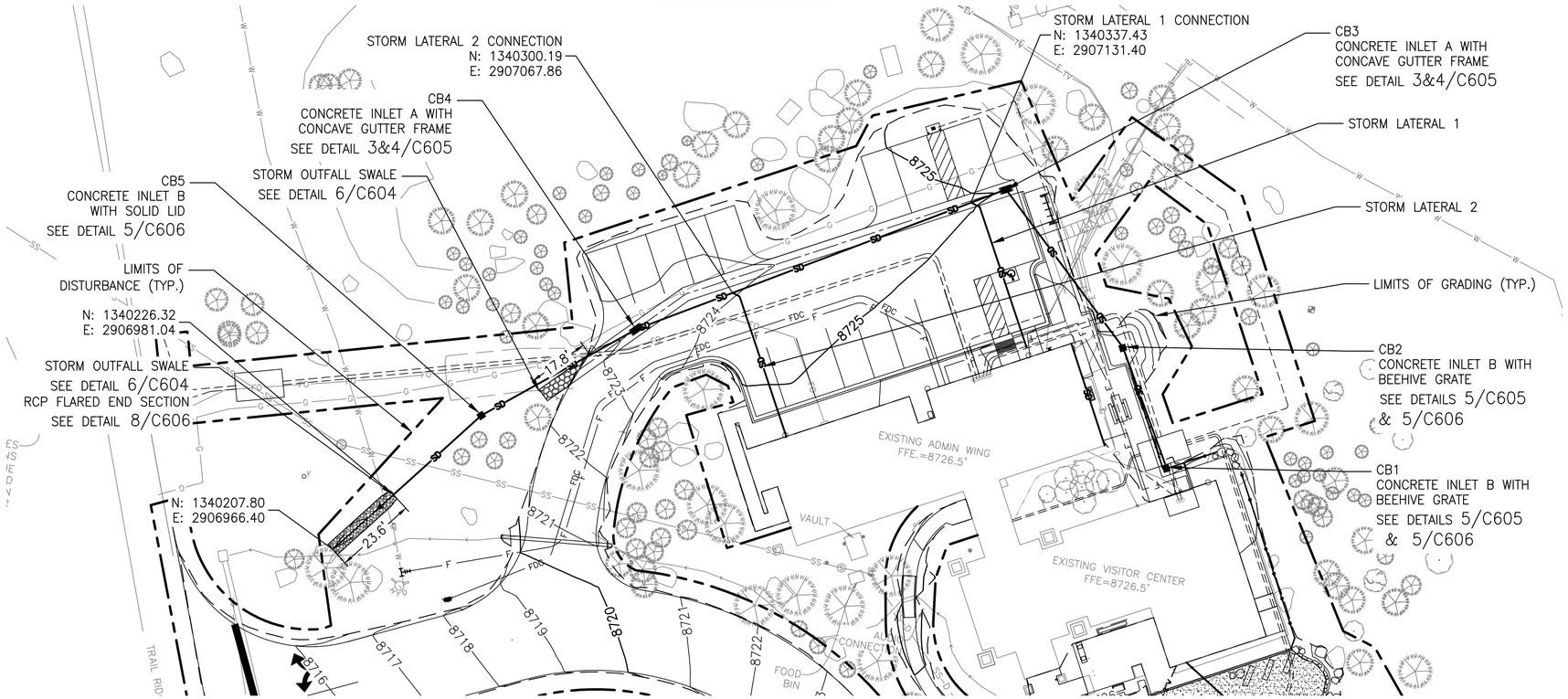
HORZ 20' 0' 20' 40'
VERT 5' 0' 5' 10'
SCALE OF FEET

COLORADO LICENSED
KEVIN FRANCIS DUGAN
47088
PROFESSIONAL ENGINEER
1/23/2026

AE FIRM:	DESIGNED:	SUB SHEET NO.	TITLE OF SHEET	DRAWING NO.
PRIME: OTAK, INC. REDMOND, WA	EM / CS	C502	WATER PLAN & PROFILE II FIRE SERVICE LINES	121 / 165639
	CADD: ZS			PMIS/PKG NO. 326235
	TECH REVIEW: EM / KK		REHABILITATE KAWUNEECHE VISITOR CENTER ROCKY MOUNTAIN NATIONAL PARK	SHEET 46 OF 177
	DATE: 01/16/2026			

Plotted: Jan 23, 2026 – 7:26pm emily.maggio G:\PROJECT\33200\33279MP\04 CAD\ACAD\ROMO\326235\DRAWINGS\CIVIL\07a WATER PLAN & PROFILE.dwg Layout Name: 45

STORM DRAIN LINE

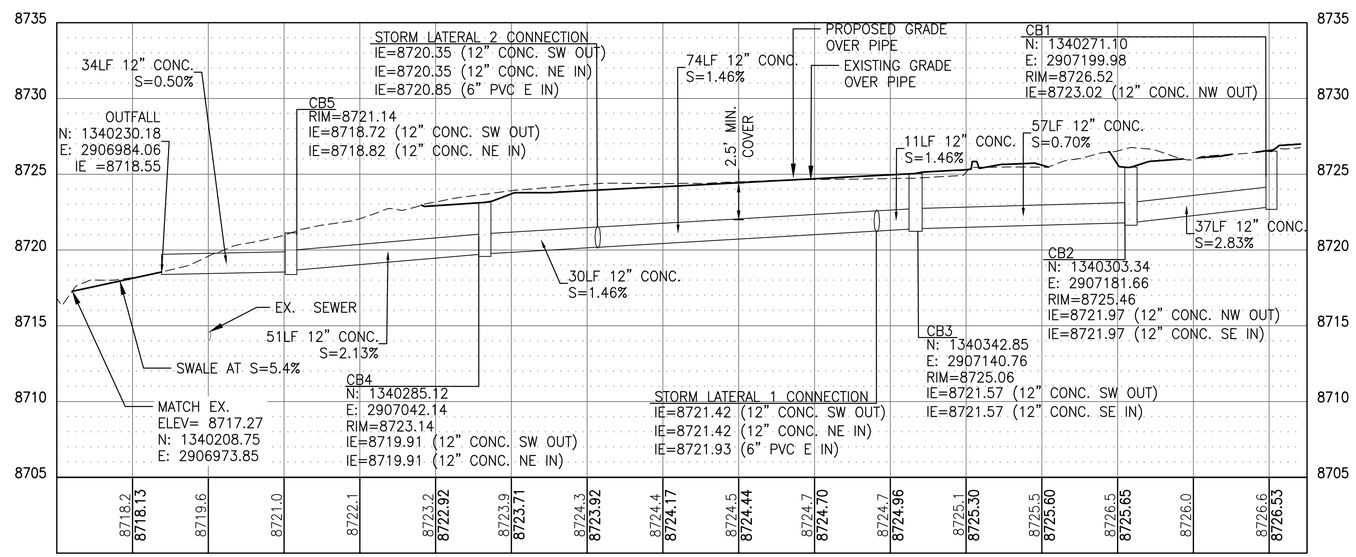


LEGEND

- FDC — 4" FIRE DEPARTMENT CONNECTION LINE
- F — 4" AND 6" FIRE SERVICE LINE
- 2"W — 2"W — 2" WATER SERVICE
- 2" SEWER SERVICE
- SD — STORM DRAIN LINE
- TRENCH DRAIN
- FREE STANDING FIRE DEPARTMENT CONNECTION
- OUTFALL PROTECTION
- STORM OUTFALL SWALE

NOTES

1. SEE SHEET C504 FOR STORM LATERAL PROFILES.



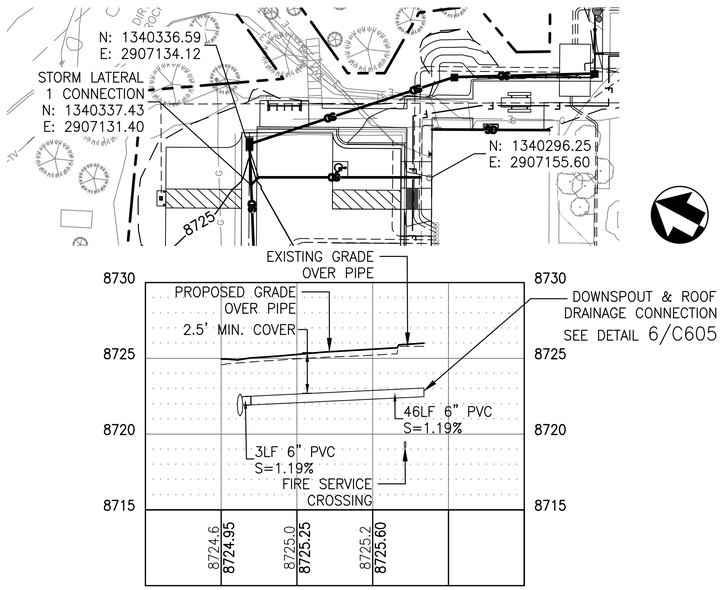
HORZ 20' 0' 20' 40'
VERT 5' 0' 5' 10'
SCALE OF FEET

COLORADO LICENSED
KEVIN FRANCIS DOOLEY
47088
PROFESSIONAL ENGINEER
1/23/2026

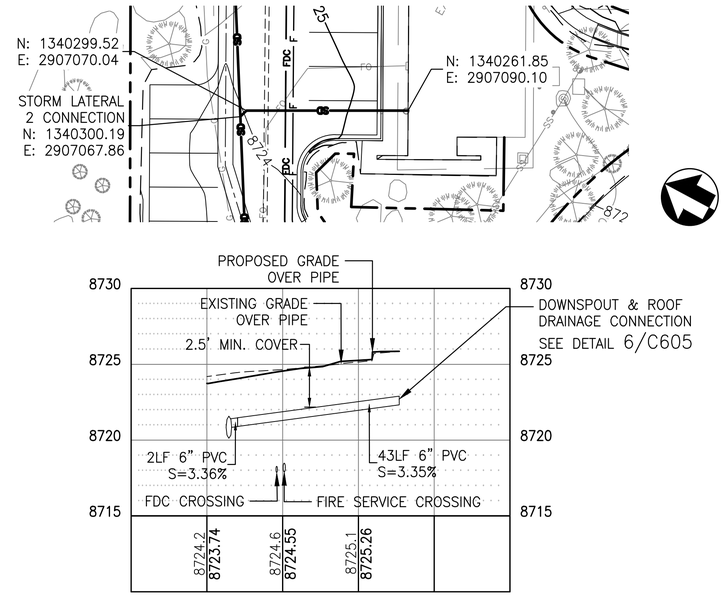
AE FIRM:	DESIGNED:	SUB SHEET NO.	TITLE OF SHEET	DRAWING NO.
PRIME: OTAK, INC. REDMOND, WA	EM / CS	C503	STORM PLAN & PROFILE	121 / 165639
	CADD: ZS			PMIS/PKG NO. 326235
	TECH REVIEW: EM / KK		REHABILITATE KAWUNEECHE VISITOR CENTER ROCKY MOUNTAIN NATIONAL PARK	SHEET 47 OF 177
	DATE: 01/16/2026			

Plotted: Jan 26, 2026 – 8:38am emily.magsio G:\PROJECT\33200\33279M\04 CAD\ACAD\ROMO\326235\DRAWINGS\CIVIL\07b STORM PLAN & PROFILE.dwg Layout Name: 46

STORM LATERAL 1



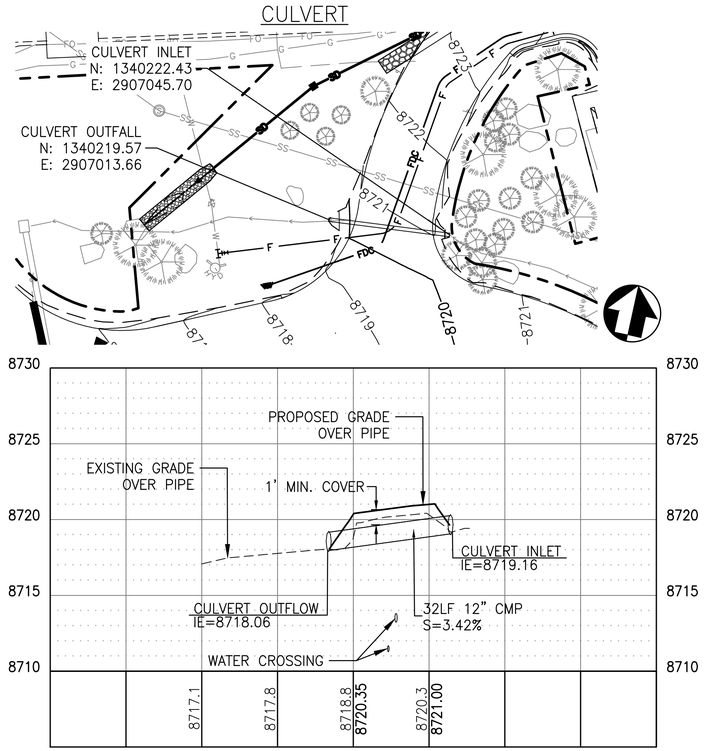
STORM LATERAL 2

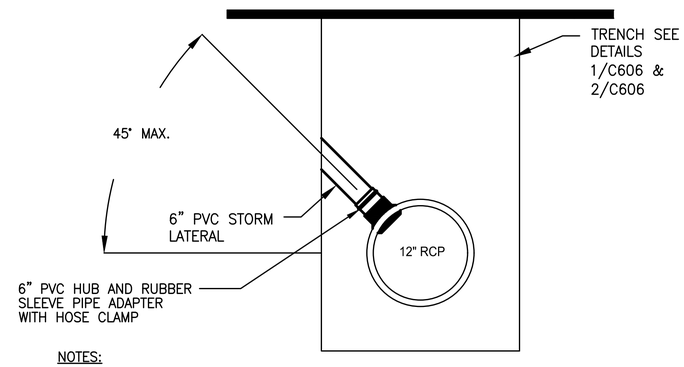


LEGEND

- FDC — 4" FIRE DEPARTMENT CONNECTION LINE
- F — 4" AND 6" FIRE SERVICE LINE
- 2"W — 2"W — 2" WATER SERVICE
- 2" SEWER SERVICE
- SD — STORM DRAIN LINE
- TRENCH DRAIN
- FREE STANDING FIRE DEPARTMENT CONNECTION
- OUTFALL PROTECTION

CULVERT





NOTES:

1. CPP SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS", LATEST ADDITION

2. MEASURES SHOULD BE TAKEN TO PREVENT MIGRATION OF NATIVE FINES INTO BACKFILL MATERIAL, WHEN REQUIRED.

1 / C504 STORM LATERAL CONNECTION TO RCP
NTS

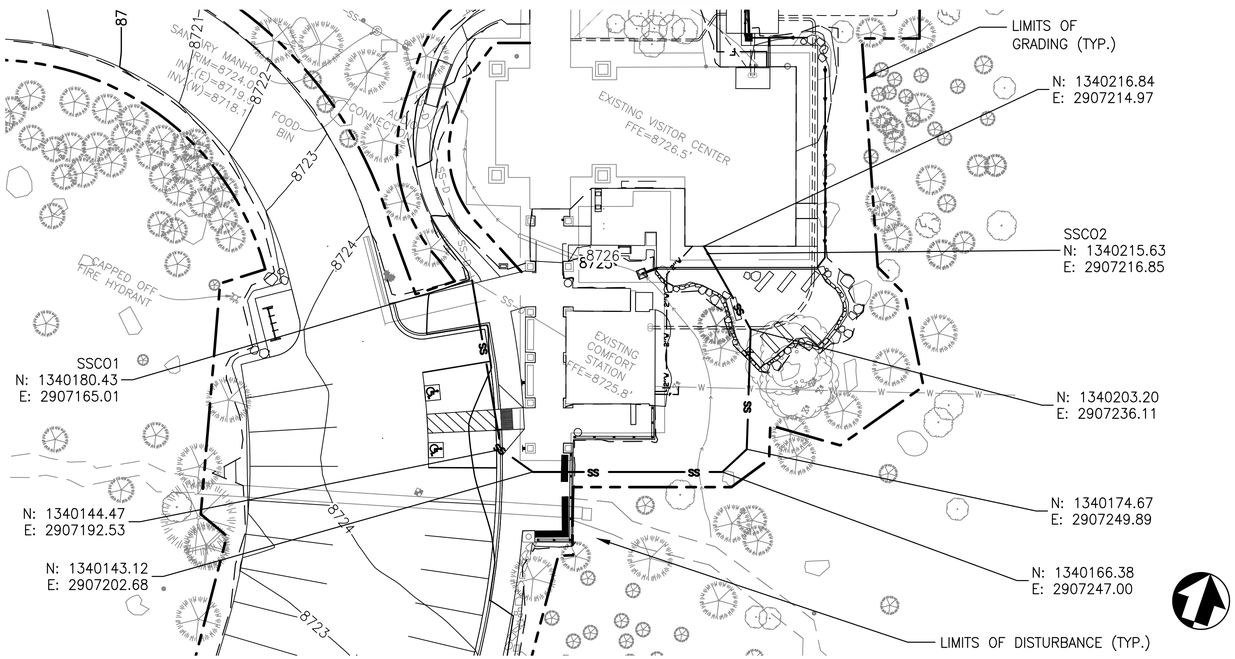
HORZ 20' 0' 20' 40'
VERT 5' 0' 5' 10'
SCALE OF FEET

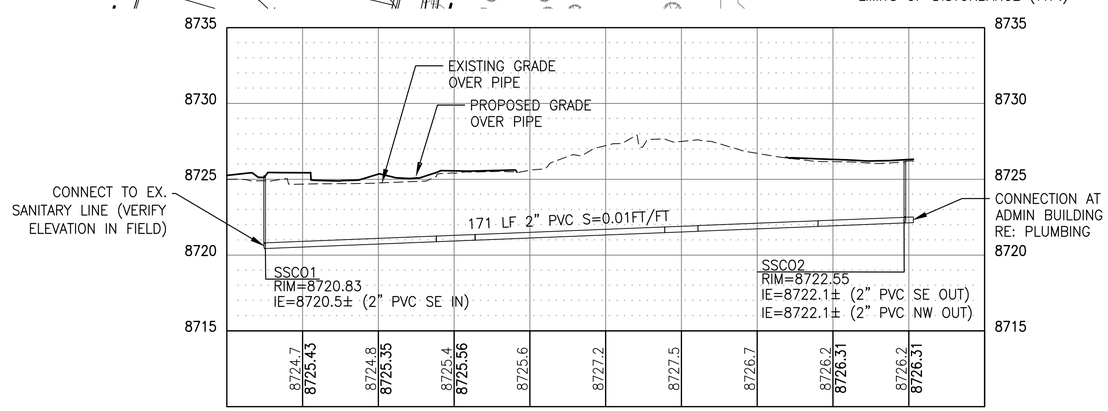
COLORADO LICENSED
KEVIN FRANCIS DUGAN
47088
PROFESSIONAL ENGINEER
1/23/2026

AE FIRM: PRIME: OTAK, INC. REDMOND, WA	DESIGNED: EM / CS CADD: ZS TECH REVIEW: EM / KK DATE: 01/16/2026	SUB SHEET NO. C504	TITLE OF SHEET: STORM SEWER PLAN & PROFILE REHABILITATE KAWUNEECHE VISITOR CENTER ROCKY MOUNTAIN NATIONAL PARK
			DRAWING NO. 121 165639 PMIS/PKG NO. 326235 SHEET 48 OF 177

Plotted: Jan 26, 2026 – 8:42am emily.moggio O:\PROJECT\33200\332794P\04 CAD\ACAD\ROMO\326235\DRAWINGS\CIVIL\07c SEWER PLAN & PROFILE.dwg Layout Name: 47

SEWER LINE





LEGEND

- FDC — 4" FIRE DEPARTMENT CONNECTION LINE
- F — 4" AND 6" FIRE SERVICE LINE
- 2"W — 2"W — 2" WATER SERVICE
- 2" SEWER SERVICE
- SD — STORM DRAIN LINE
- TRENCH DRAIN
- FREE STANDING FIRE DEPARTMENT CONNECTION
- OUTFALL PROTECTION

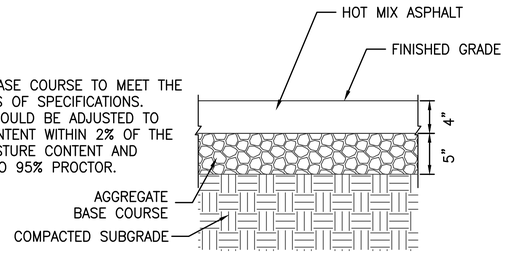
HORZ 20' 0' 20' 40'
VERT 5' 0' 5' 10'
SCALE OF FEET

COLORADO LICENSED
KEVIN FRANCIS DOOLEY
47088
PROFESSIONAL ENGINEER
1/23/2026

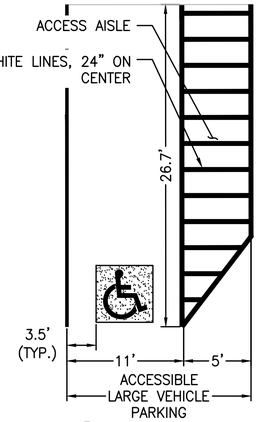
AE FIRM:	DESIGNED:	SUB SHEET NO.	TITLE OF SHEET	DRAWING NO.
PRIME: OTAK, INC. REDMOND, WA	EM / CS	C505	SEWER PLAN & PROFILE	121 / 165639
	CADD: ZS			PMIS/PKG NO. 326235
	TECH REVIEW: EM / KK		REHABILITATE KAWUNEECHE VISITOR CENTER ROCKY MOUNTAIN NATIONAL PARK	SHEET 49 OF 177
	DATE: 01/16/2026			

Plotted: Jan 23, 2026 – 7:32pm emily.moggio G:\PROJECT\33200\332784\04 CAD\ACAD\ROMO\326235\DRAWINGS\CIVIL\07c SEWER PLAN & PROFILE.dwg Layout Name: 48

NOTES:
1. AGGREGATE BASE COURSE TO MEET THE REQUIREMENTS OF SPECIFICATIONS.
2. SUBGRADE SHOULD BE ADJUSTED TO MOISTURE CONTENT WITHIN 2% OF THE OPTIMUM MOISTURE CONTENT AND COMPACTED TO 95% PROCTOR.

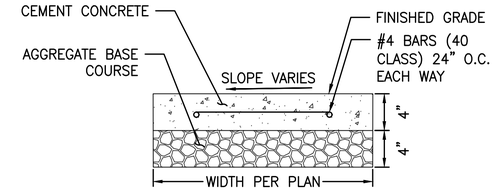


1 C600 HOT MIX ASPHALT PAVEMENT
NTS



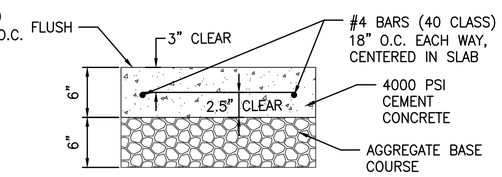
NOTES:
1. SYMBOLS & PARKING STALLS SHALL CONFORM TO THE REQUIREMENTS OF THE UNITED STATES ACCESS BOARD GUIDELINES AND STANDARDS.
2. PAVEMENT STRIPING SHALL BE LOCATED FULLY ON CONCRETE SLAB AND SHALL NOT OVERLAP SURFACING MATERIALS.
3. ALL STRIPING SHALL BE 4" WIDE SOLID WHITE PAVEMENT MARKINGS UNLESS OTHERWISE NOTED.
4. 1.5% MAXIMUM ALLOWABLE SLOPE IN ANY DIRECTION WITHIN ACCESSIBLE PARKING SPACES AND AISLES. CONTRACTOR SHALL CHECK SLOPES WITH A 2' SMART LEVEL ON A 2'x2' GRID TAKEN IN BOTH DIRECTIONS. CONTRACTOR SHALL PROVIDE A RECORD OF THE MEASURED SLOPES TO CO.

2 C600 ACCESSIBLE LARGE VEHICLE PARKING
NTS



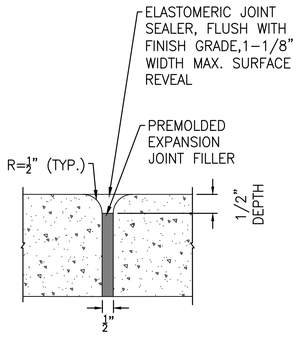
NOTES:
1. COLOR: INTEGRAL COLOR 'YOSEMITE BROWN'.
2. FINISH: SAND FINISH.

3 C600 CONCRETE SIDEWALK
NTS

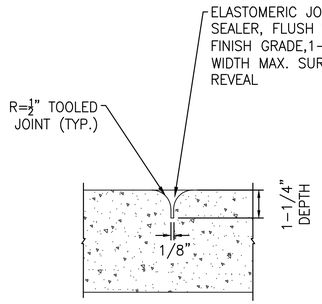


NOTES:
1. COLOR: INTEGRAL COLOR "YOSEMITE BROWN"
2. FINISH: MEDIUM BROOM

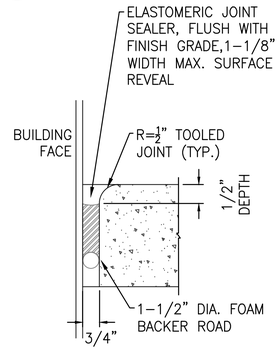
4 C600 CONCRETE PAVEMENT (ABA PARKING)
NTS



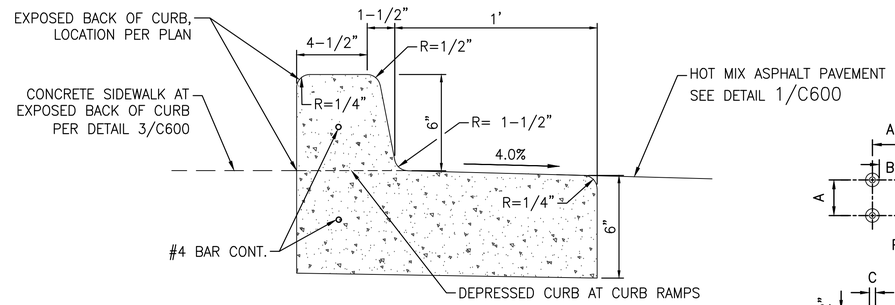
5 C600 EXPANSION JOINT
NTS



6 C600 CONTROL JOINT
NTS

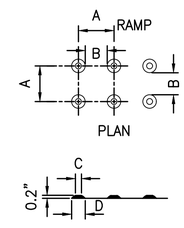


7 C600 ISOLATION JOINT
NTS



NOTES:
1. COLOR: INTEGRAL COLOR 'YOSEMITE BROWN'.
2. FINISH: SAND FINISH.

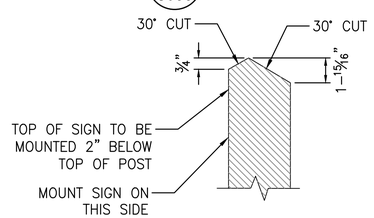
8 C600 CONCRETE CURB AND GUTTER
NTS



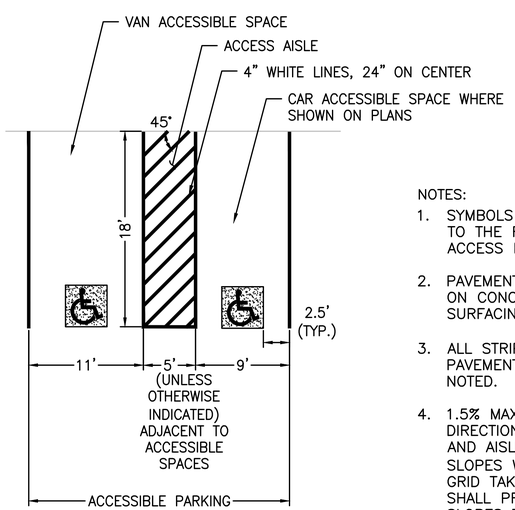
NOTE: MATERIAL SHALL BE UNPAINTED CAST IRON.

	MIN.	MAX.
A	1.6"	2.4"
B	0.65"	
C	0.45"	0.91"
D	0.90"	1.4"

9 C600 DETECTABLE WARNING SURFACE
NTS

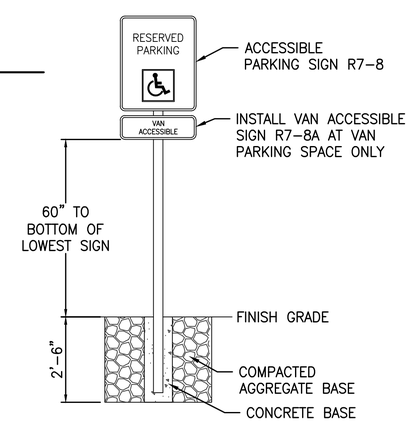


14 C600 SIGN POST TOP
NTS

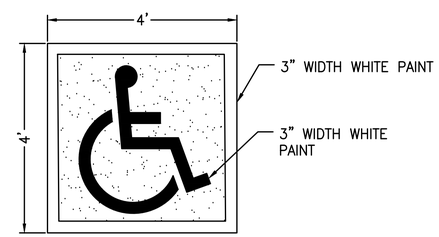


NOTES:
1. SYMBOLS & PARKING STALLS SHALL CONFORM TO THE REQUIREMENTS OF THE UNITED STATES ACCESS BOARD GUIDELINES AND STANDARDS.
2. PAVEMENT STRIPING SHALL BE LOCATED FULLY ON CONCRETE SLAB AND SHALL NOT OVERLAP SURFACING MATERIALS.
3. ALL STRIPING SHALL BE 4" WIDE SOLID WHITE PAVEMENT MARKINGS UNLESS OTHERWISE NOTED.
4. 1.5% MAXIMUM ALLOWABLE SLOPE IN ANY DIRECTION WITHIN ACCESSIBLE PARKING SPACES AND AISLES. CONTRACTOR SHALL CHECK SLOPES WITH A 2' SMART LEVEL ON A 2'x2' GRID TAKEN IN BOTH DIRECTIONS. CONTRACTOR SHALL PROVIDE A RECORD OF THE MEASURED SLOPES TO CO.

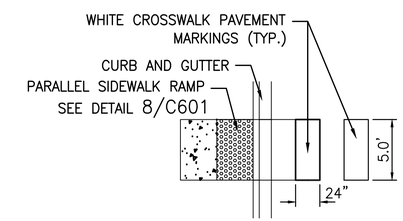
10 C600 90° ACCESSIBLE PARKING STALL LAYOUT
NTS



11 C600 ACCESSIBLE PARKING SIGN INSTALLATION
NTS



12 C600 ISA PAVEMENT MARKING SYMBOL
NTS



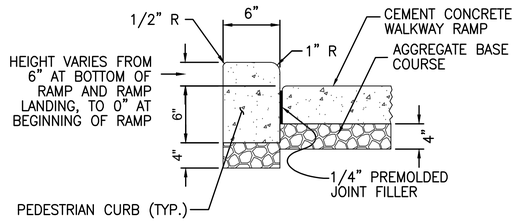
13 C600 CROSSWALK MARKINGS
NTS

COLORADO LICENSED KEITH FRANCIS DUDLEY 47088 PROFESSIONAL ENGINEER
1/23/2026

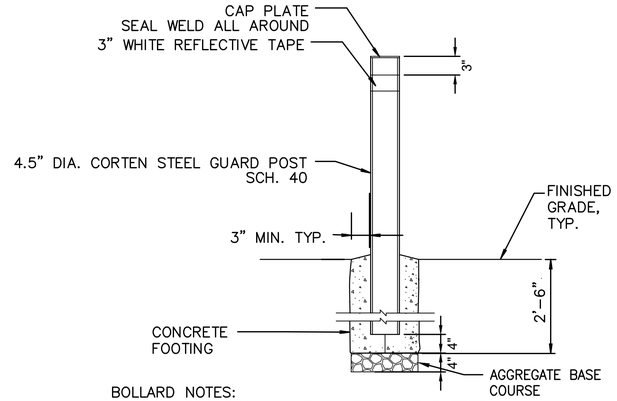
AE FIRM: PRIME: OTAK, INC. REDMOND, WA	DESIGNED: EM / CS; CADD: ZS; TECH REVIEW: EM / KK; DATE: 01/16/2026	SUB SHEET NO. C600	TITLE OF SHEET: SITE DETAILS I — REHABILITATE KAWUNEECHE VISITOR CENTER, ROCKY MOUNTAIN NATIONAL PARK

DRAWING NO. 121 165639
PMIS/PKG NO. 326235
SHEET 50 OF 177

Plotted: Jan 23, 2026 – 7:33pm emily.moggio O:\PROJECT\33200\33278AF\04 CAD\ACAD\ROMO\326235\DRAWINGS\CIVIL\08 DETAILS.dwg Layout Name: 49

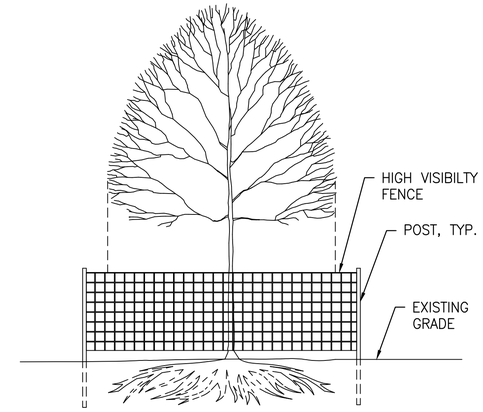


1 / C601 CONCRETE PEDESTRIAN CURB
NTS

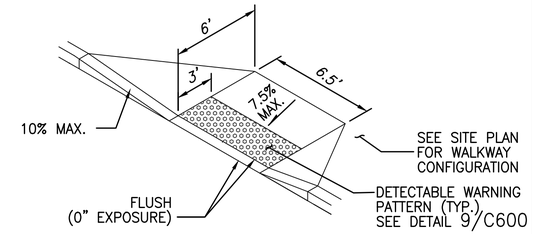


BOLLARD NOTES:
1. BOLLARDS SHALL HAVE A HEIGHT OF 3 FEET ABOVE FINISHED GRADE.
2. BOLLARDS TO BE WEATHERING/ CORTEN STEEL

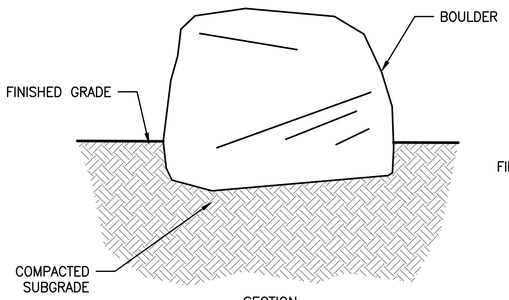
2 / C601 BOLLARD
NTS



3 / C601 TREE PROTECTION
NTS



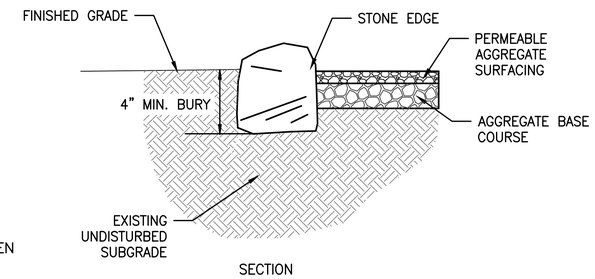
4 / C601 PERPENDICULAR SIDEWALK RAMP
NTS



SECTION

NOTES:
1. BOULDERS PLACEMENT SHALL REQUIRE FIELD CONFIRMATION BY C.O.
2. BOULDERS SHOULD BE SET $\frac{1}{3}$ OF HEIGHT MIN. INTO EXISTING GRADE
3. BOULDERS SHALL BE PLACED WITH AGED, LICHEN SIDE UP.
4. BOULDER SIZE:
   - SMALL ROCK: 2 FOOT DIAMETER MIN.
   - MEDIUM ROCK: 3 FOOT DIAMETER MIN.
   - LARGE ROCK: 4 FOOT DIAMETER MIN.

5 / C601 BOULDER PLACEMENT
NTS

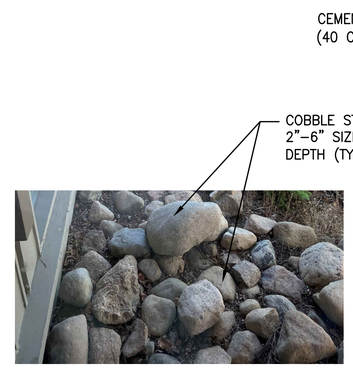


SECTION

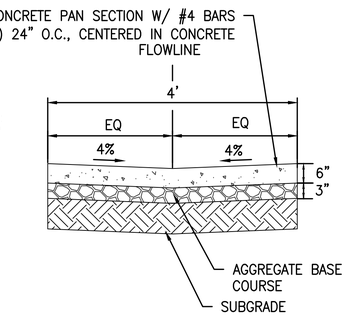
NOTES:

1. BOULDERS PLACEMENT SHALL REQUIRE FIELD CONFIRMATION BY C.O.
2. EDGES OF PERMEABLE AGGREGATE SURFACING SHALL BE FULL DEPTH, TAPERED EDGES WILL NOT BE ACCEPTED.
3. SET STONE EDGING SO THEY HAVE CONSISTENT AND ALIGNED EDGES ALONG PAVING SIDE OF STONE: USE BENDER BOARD TO ALIGN STONE.
4. SET STONES TO UNIFORM HEIGHT.

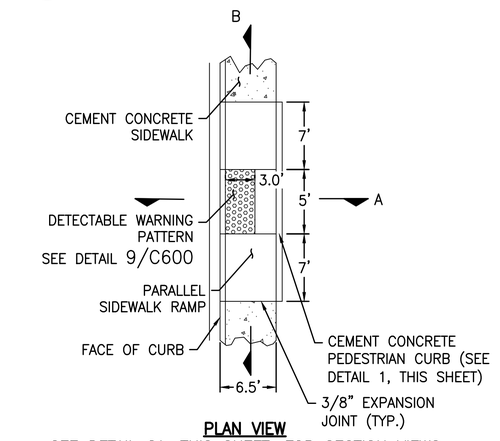
6 / C601 STONE EDGING
NTS



7 / C601 COBBLE STONE AT BUILDING WALL
NTS



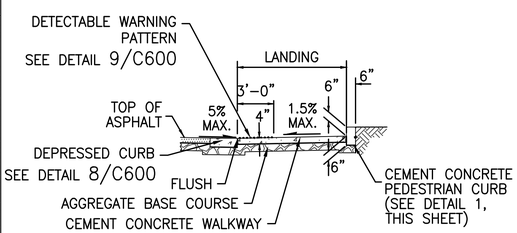
11 / C601 VALLEY GUTTER
NTS



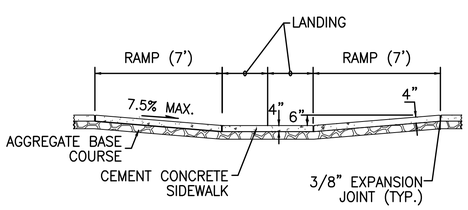
PLAN VIEW

SEE DETAIL 8A, THIS SHEET, FOR SECTION VIEWS

8 / C601 PARALLEL SIDEWALK RAMP PLAN
NTS



SECTION (A)

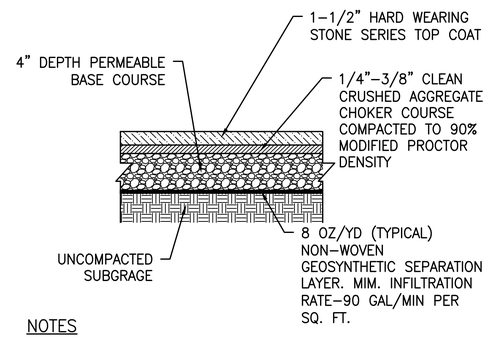


SECTION (B)

8A / C601 PARALLEL SIDEWALK RAMP SECTIONS
NTS

NOTES

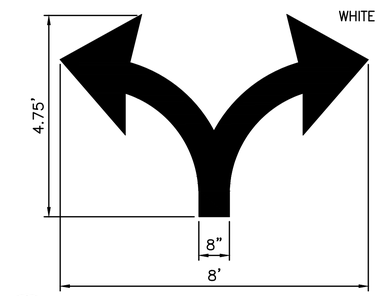
1. THE MAXIMUM ALLOWABLE RAMP SLOPE IS 7.5% GRADE. FLATTER RAMP SLOPES ARE PERMISSIBLE. FIELD VERIFY THE FORMS BEFORE POURING CONCRETE.
2. THE RAMP CROSS SLOPE SHALL NOT EXCEED 1.5%.
3. THE BOTTOM OF THE RAMP SHALL HAVE A LEVEL AREA, (NOT IN EXCESS OF 1.5% IN ANY DIRECTION), 4' x 4'.
4. AVOID PLACING DRAINAGE STRUCTURES, JUNCTION BOXES OR OTHER OBSTRUCTIONS IN FRONT OF RAMP ACCESS AREAS.
5. CURB IS SHOWN, SEE THE PLANS FOR THE CURB DESIGN SPECIFIED.
6. SEE DETAIL 8, THIS SHEET, FOR PLAN VIEW



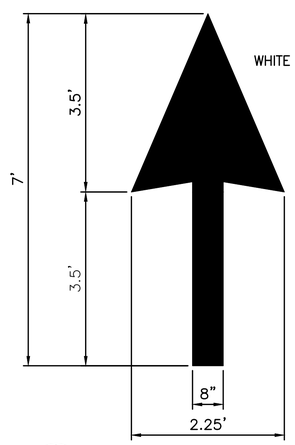
NOTES

1. THE BINDER SHALL BE A UNIQUE TWO COMPONENT ELASTOMERIC BINDING MATERIAL MANUFACTURED SPECIFICALLY FOR USE IN THE FILTER PAVE SYSTEM. ONLY BINDER PURCHASED THROUGH FILTERPAVE PRODUCS LLC OR AN AUTHORIZED AGENT IS ACCEPTABLE.
2. STONE SHALL BE PROCESSED USING FILTERPAVE PRODUCTS LLC PATENTED PROCEDURE FOR USE IN THE FILTERPAVE POROUS PAVEMENT SYSTEM.

9 / C601 PERMEABLE AGGREGATE PAVING
NTS



10 / C601 PAVEMENT MARKING ARROW
NTS



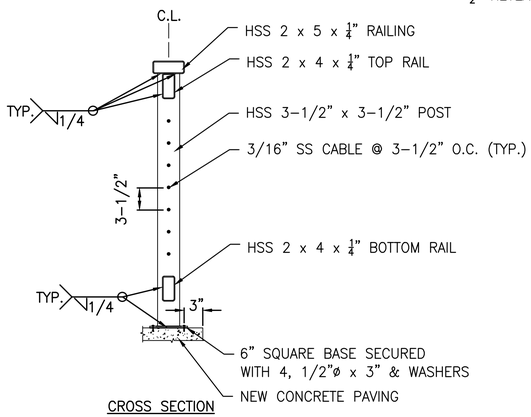
12 / C601 PAVEMENT MARKING ARROW
NTS

COLORADO LICENSED KEVIN FRANCIS DUGAN 47088 PROFESSIONAL ENGINEER
1/23/2026

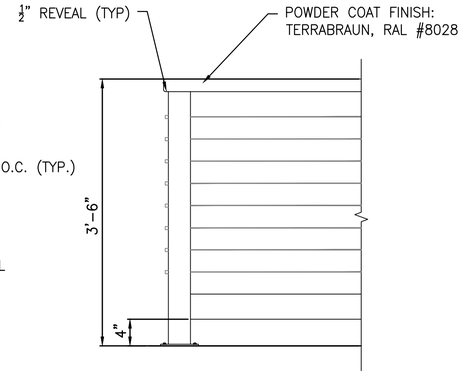
AE FIRM: PRIME: OTAK, INC. REDMOND, WA	DESIGNED: EM / CS; ADD: ZS; TECH REVIEW: EM / KK; DATE: 01/16/2026	SUB SHEET NO. C601	TITLE OF SHEET: SITE DETAILS II — REHABILITATE KAWUNEECHE VISITOR CENTER, ROCKY MOUNTAIN NATIONAL PARK

DRAWING NO. 121 / 165639
PMIS/PKG NO. 326235
SHEET 51 OF 177

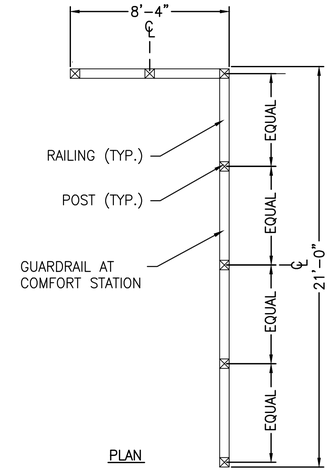
Plotted: Jan 23, 2026 – 7:33pm emily.moggio O:\PROJECT\33200\33279af\04 CAD\ACAD\ROMO\326235\DRAWINGS\CIVIL\08 DETAILS.dwg Layout Name: 50



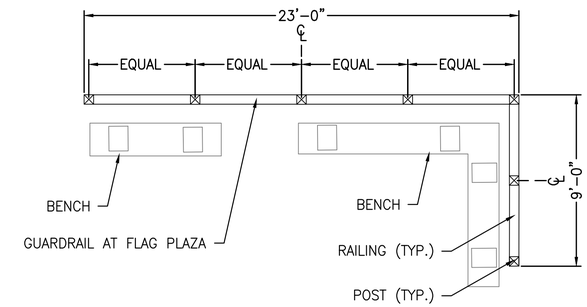
CROSS SECTION



ELEVATION



PLAN



PLAN

1 C602 GUARDRAIL
NTS

EXISTING BENCH TOP TO BE SALVAGED AND RELOCATED WITHIN COURTYARD.

NEW SUPPORT FOOTINGS PROVIDED BY CONTRACTOR.

2 C602 RELOCATED BENCH AT COURTYARD
NTS

EXISTING HISTORIC BENCH TO BE REHABILITATED.

NOTES

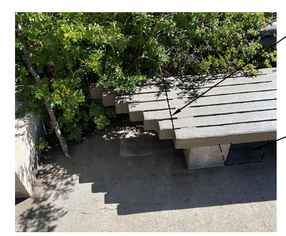
1. SAND ENTIRE BENCH SURFACE.
2. APPLY SEALANT END GRAIN
3. PAINT BENCH TO MATCH EXISTING BENCHES ON SITE.

3 C602 REHABILITATE WOOD BENCHES
NTS

MODIFY AND RELOCATE BENCH TO CREATE 36" WIDE WHEELCHAIR SEATING AREA. SEE DETAIL 7/C602

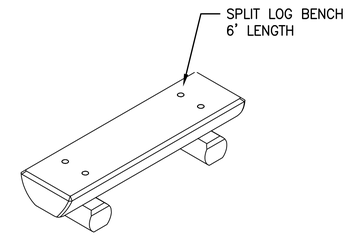
RELOCATE CONCRETE BENCH SUPPORT 12" FROM END OF BENCH.

SAW-CUT AND REMOVE 6 BOARD SEGMENTS.



RELOCATE CONCRETE BENCH SUPPORT 12" FROM END OF BENCH.

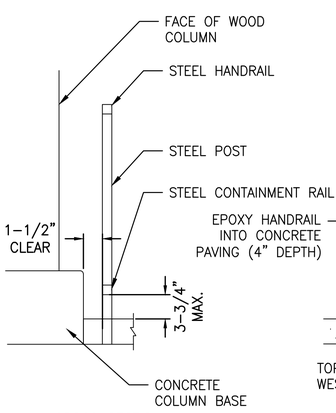
4 C602 MODIFY BENCH FOR COMPANION SEATING
NTS



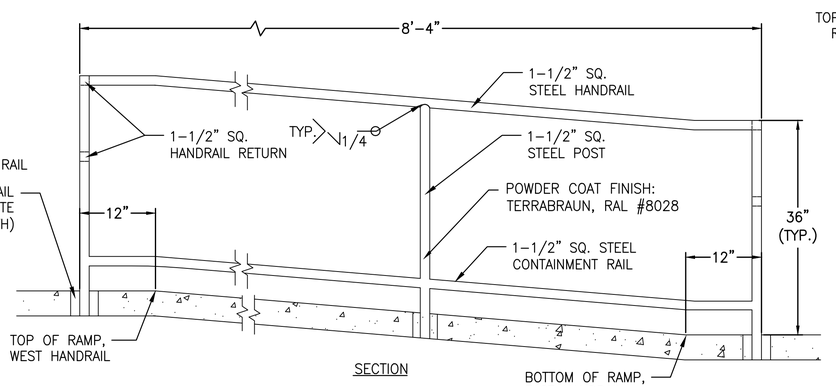
ISOMETRIC VIEW

NOTE: LOG BENCHES ARE GOVERNMENT PROVIDED.

5 C602 LOG BENCH
NTS

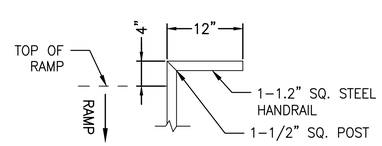


CROSS SECTION

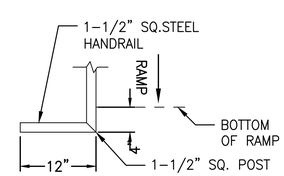


SECTION

6 C602 HANDRAIL AT BUILDING ENTRY
NTS

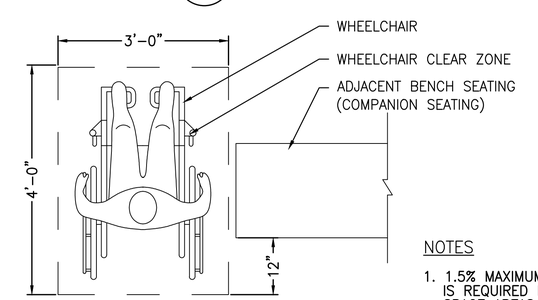


TOP OF RAMP, EAST HANDRAIL



BOTTOM OF RAMP, WEST HANDRAIL

PLAN VIEW



NOTES

1. 1.5% MAXIMUM CROSS SLOPE IS REQUIRED IN WHEELCHAIR SPACE AREAS.

7 C602 WHEELCHAIR SPACE AREA
NTS

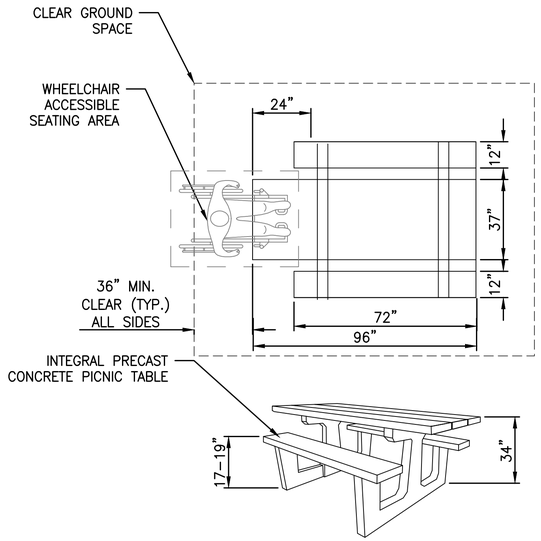
COLORADO LICENSED
KEVIN FRANCIS DOOLEY
47088
PROFESSIONAL ENGINEER

1/23/2026

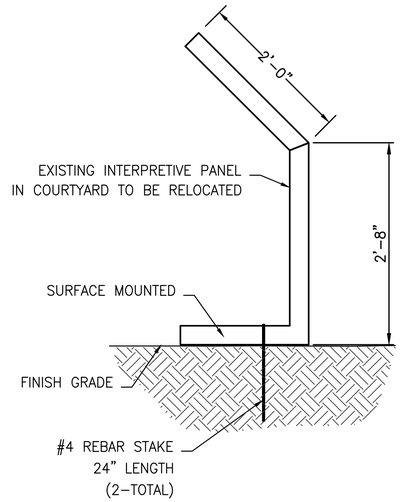
AE FIRM: PRIME: OTAK, INC. REDMOND, WA	DESIGNED: EM / CS CADD ZS TECH REVIEW: EM / KK DATE: 01/16/2026	SUB SHEET NO. C602	TITLE OF SHEET: SITE DETAILS III REHABILITATE KAWUNEECHE VISITOR CENTER ROCKY MOUNTAIN NATIONAL PARK

DRAWING NO. 121 / 165639
PMIS/PKG NO. 326235
SHEET 52 OF 177

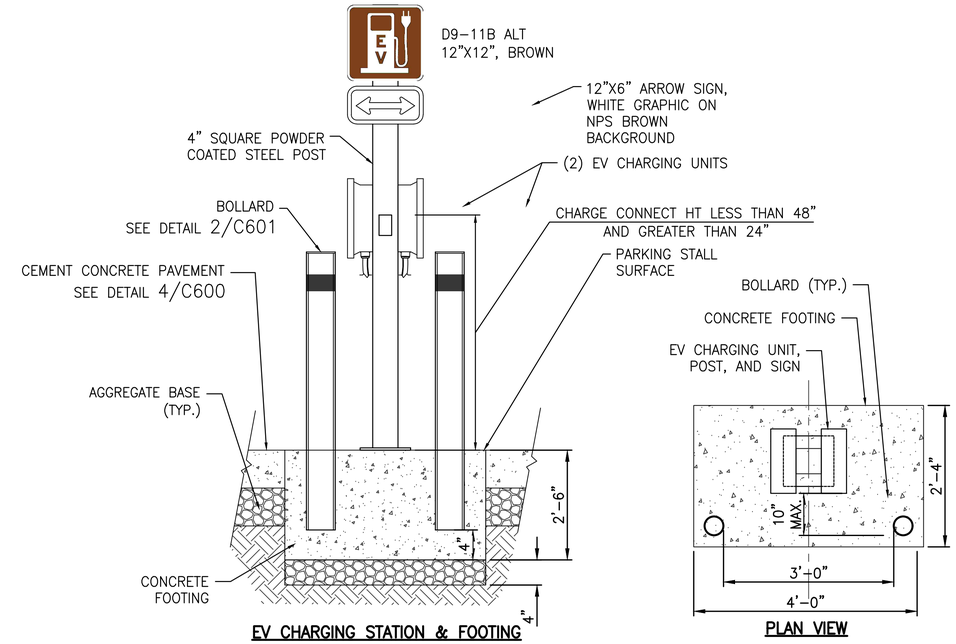
Plotted: Jan 23, 2026 - 7:33pm emily.moggio G:\PROJECT\33200\332784\04 CAD\ACAD\ROAD\326235\DRAWINGS\CIVIL\08 DETAILS.dwg Layout Name: S1



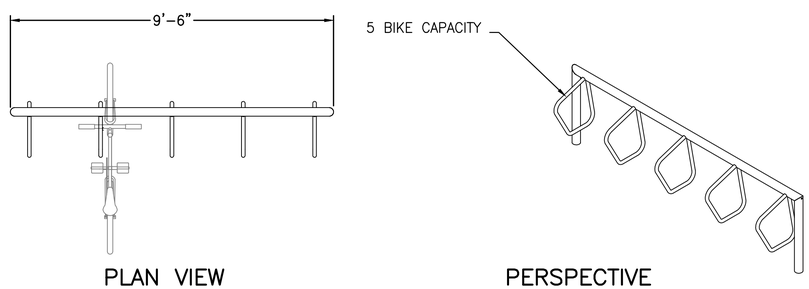
1 C603 ACCESSIBLE PICNIC TABLE
NTS

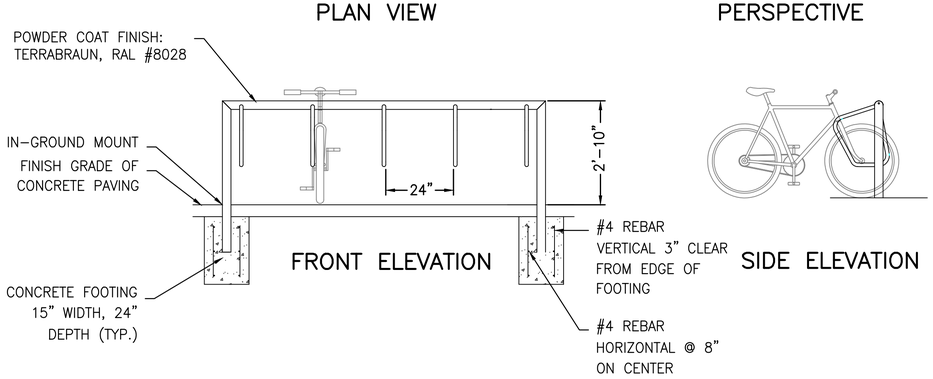


2 C603 RELOCATED INTERPRETIVE PANEL
NTS

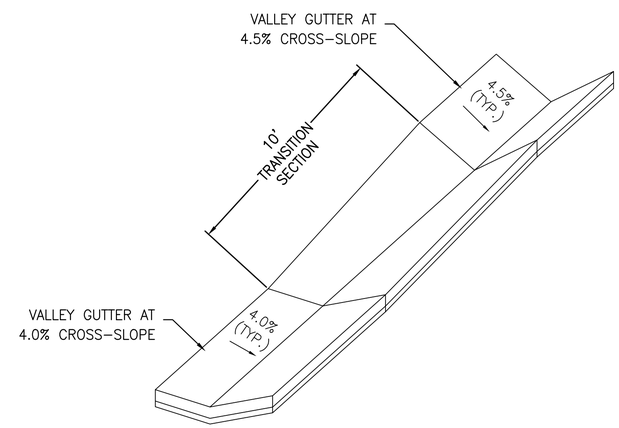


3 C603 EV CHARGING STATION
NTS

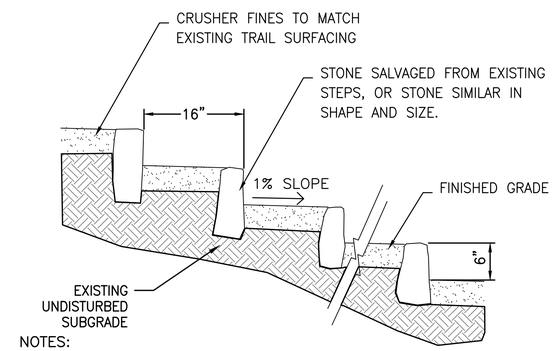




4 C603 BIKE RACK
NTS



5 C603 VALLEY GUTTER TRANSITION 1
NTS



NOTES:

1. STONE STEPS SHALL REQUIRE FIELD CONFIRMATION BY C.O.
2. EDGES OF CRUSHER FINES SURFACING SHALL BE 4" DEPTH MINIMUM.
3. SET STONE STEPS SO THEY HAVE CONSISTENT AND ALIGNED EDGES ALONG STEP FACE OF STONE: USE BENDER BOARD TO ALIGN STONE.
4. SET STONES TO UNIFORM 6" HEIGHT.

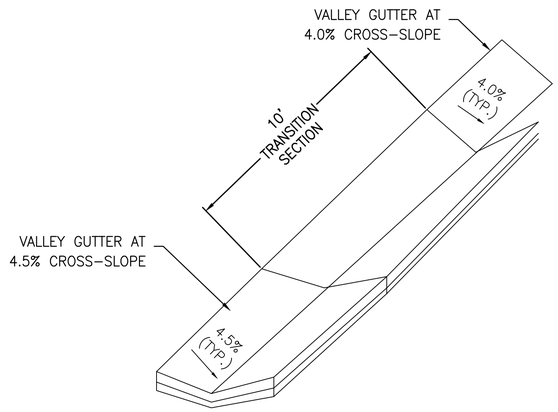
6 C603 STONE/CRUSHER FINES TRAIL STEPS
NTS

COLORADO LICENSED KEVIN FRANCIS DOELLE 47088 PROFESSIONAL ENGINEER
1/23/2026

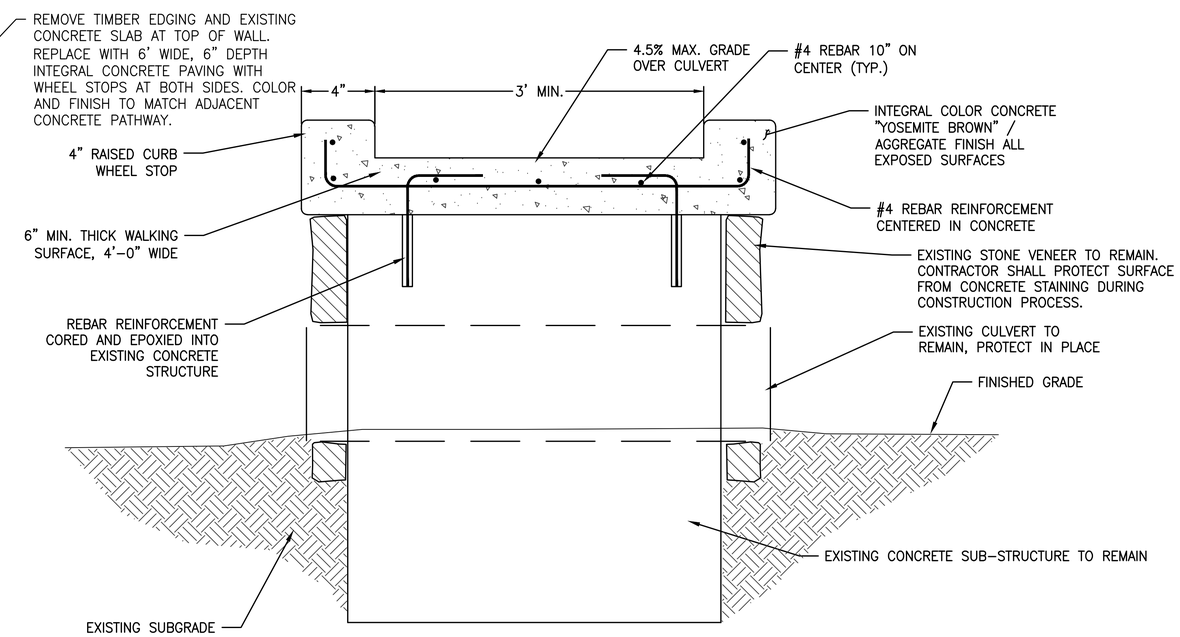
AE FIRM: PRIME: OTAK, INC. REDMOND, WA	DESIGNED: EM / CS CADD: ZS TECH REVIEW: EM / KK DATE: 01/16/2026	SUB SHEET NO. C603	TITLE OF SHEET: SITE DETAILS IV REHABILITATE KAWUNEECHE VISITOR CENTER ROCKY MOUNTAIN NATIONAL PARK

DRAWING NO. 121 165639
PMIS/PKG NO. 326235
SHEET 53 OF 177

Plotted: Jan 23, 2026 – 7:33pm emily.moggio G:\PROJECT\33200\32278M\04 CAD\ACAD\KOMO\326235\DRAWINGS\CIVIL\08 DETAILS.dwg Layout Name: 52

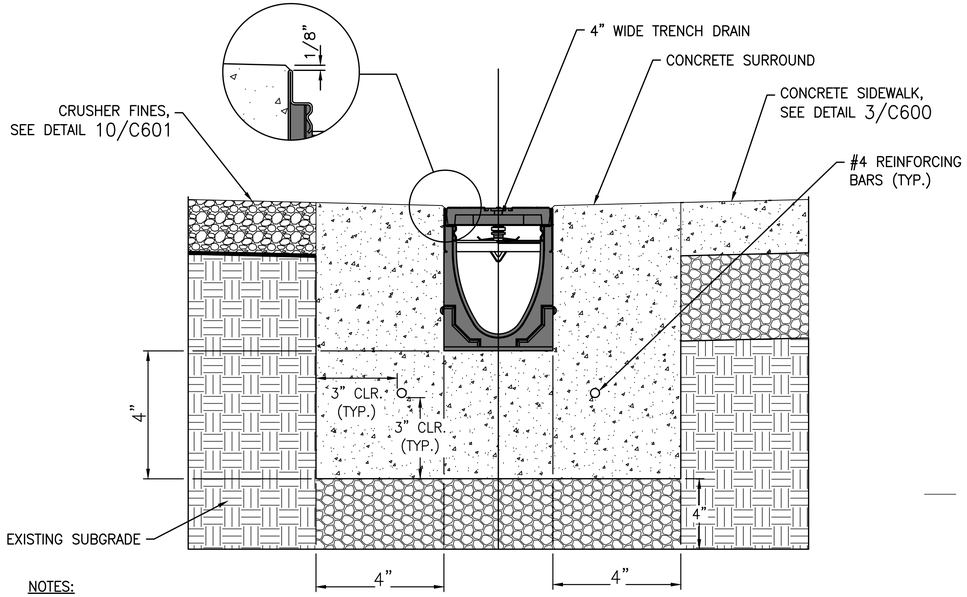


1 C604 VALLEY GUTTER TRANSITION 2
NTS



SECTION

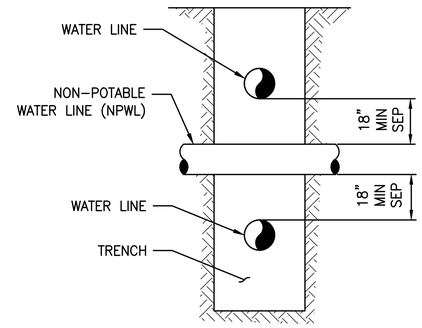
2 C604 FOOT BRIDGE RESURFACING
NTS



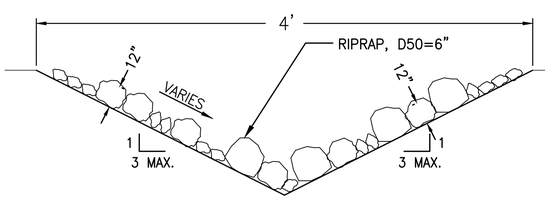
NOTES:

1. IT IS NECESSARY TO ENSURE MINIMUM DIMENSIONS SHOWN ARE SUITABLE FOR EXISTING GROUND CONDITIONS.
2. MINIMUM CONCRETE STRENGTH OF 4,000 PSI IS RECOMMENDED. CONCRETE SHALL BE VIBRATED TO ELIMINATE AIR POCKETS.
3. EXPANSION AND CONTRACTION CONTROL JOINTS AND REINFORCEMENT ARE RECOMMENDED TO PROTECT CHANNEL AND CONCRETE SURROUND.
4. THE FINISHED LEVEL OF THE CONCRETE SURROUND MUST BE APPROX. 1/8" ABOVE THE TOP OF THE CHANNEL EDGE.
5. CONCRETE BASE THICKNESS SHOULD MATCH SLAB THICKNESS.

3 C604 TRENCH DRAIN
NTS



4 C604 VERTICAL SEPARATION REQUIREMENTS
NTS



6 C604 STORM OUTFALL SWALE
NTS

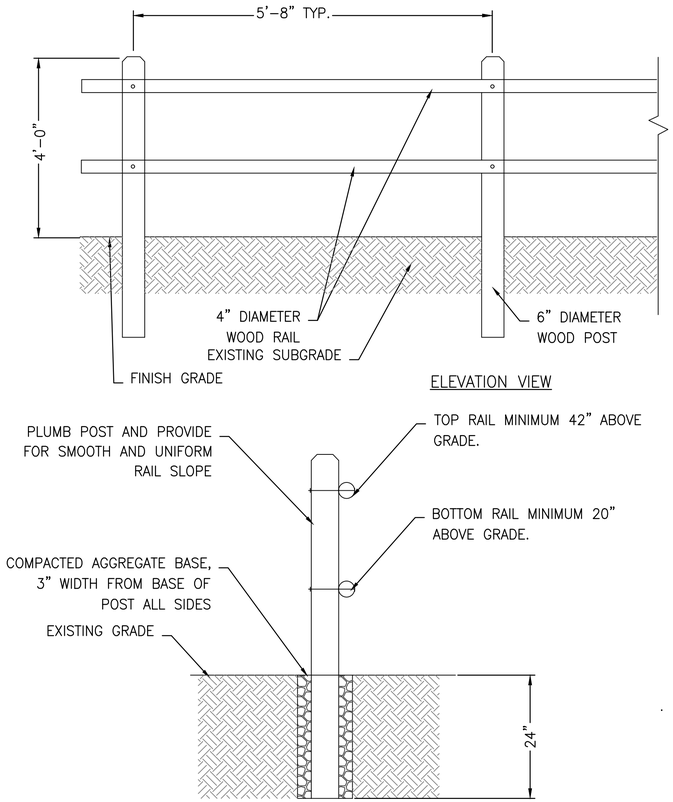
RELOCATED FOOD STORAGE LOCKER. SURFACE MOUNT TO NEW CONCRETE PAD WITH (4) ½" X 3-3/4" GALV. STEEL WEDGE ANCHORS & WASHERS.

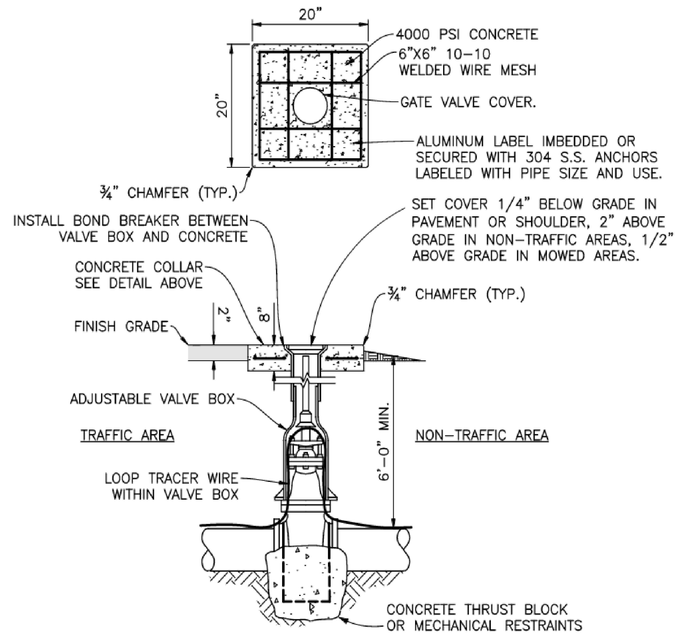
5 C604 RELOCATED FOOD STORAGE LOCKER
NTS

COLORADO LICENSED
KEVIN FRANCIS DOLLER
47088
PROFESSIONAL ENGINEER
1/23/2026

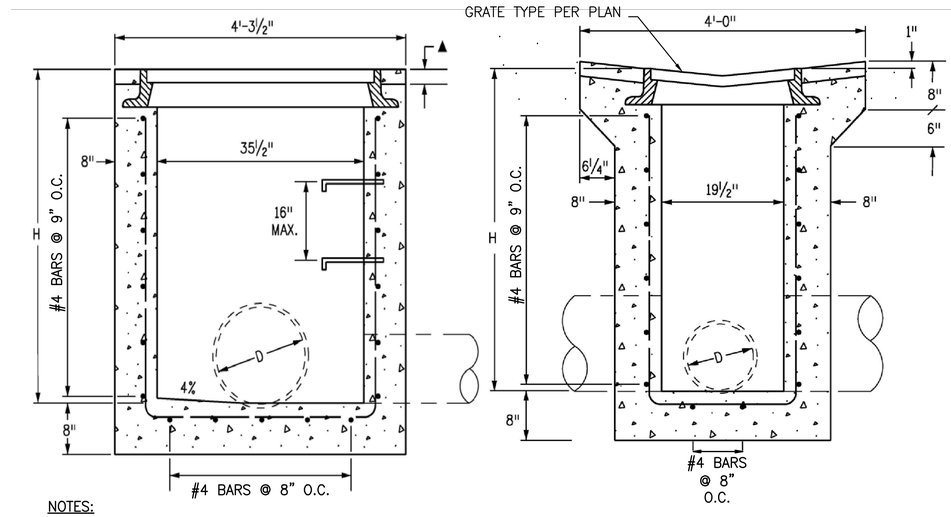
AE FIRM: PRIME: OTAK, INC. REDMOND, WA	DESIGNED: EM / CS CADD: ZS TECH REVIEW: EM / KK DATE: 01/16/2026	SUB SHEET NO. C604	TITLE OF SHEET: SITE DETAILS V REHABILITATE KAWUNEECHE VISITOR CENTER ROCKY MOUNTAIN NATIONAL PARK
			DRAWING NO. 121 165639 PMIS/PKG NO. 326235 SHEET 54 OF 177

Plotted: Jan 23, 2026 – 7:33pm emily.moggio O:\PROJECT\33200\33278AF\04 CAD\ACAD\RNMO\326235\DRAWINGS\CIVIL\08 DETAILS.dwg Layout Name: 53





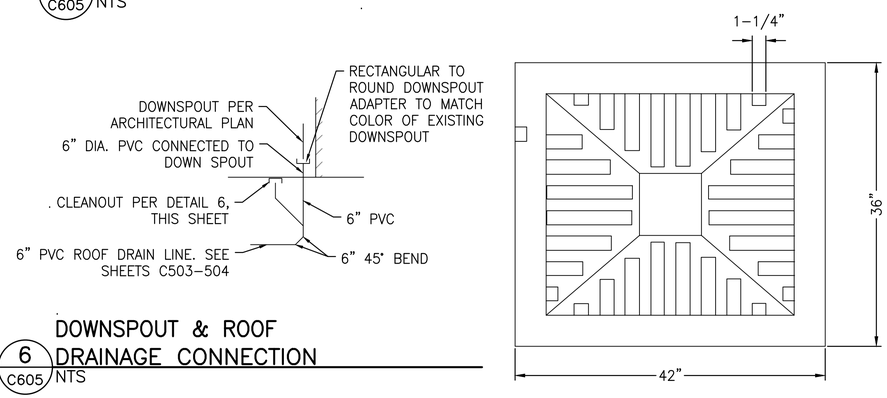
2 C605 TYPICAL GATE VALVE DETAIL
NTS



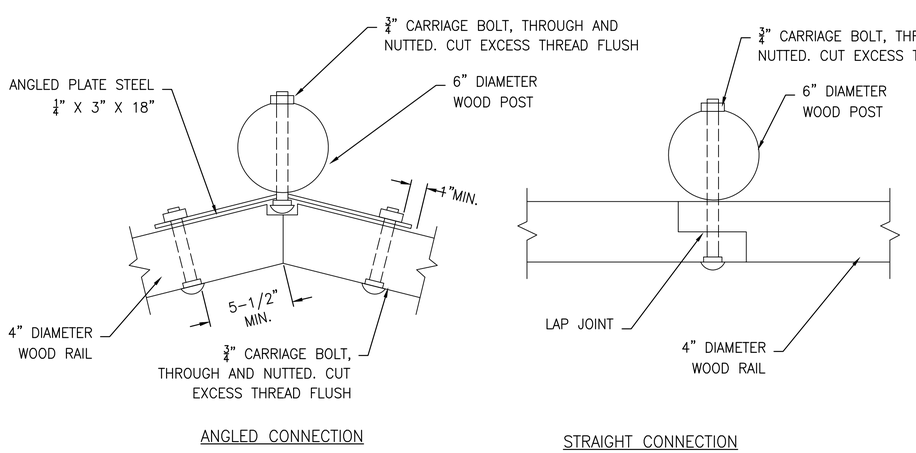
NOTES:

1. REINFORCING BARS SHALL BE DEFORMED #4 AND SHALL HAVE 2" MIN. CLEARANCE. ALL REINFORCING BARS SHALL BE GRADE 60 AND EPOXY COATED.

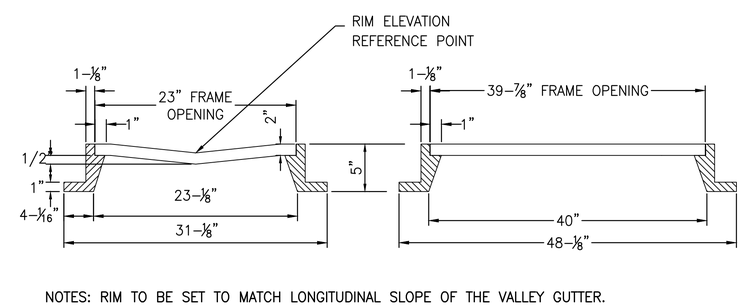
4 C605 CONCRETE INLET A
NTS



6 C605 DOWNSPOUT & ROOF DRAINAGE CONNECTION
NTS

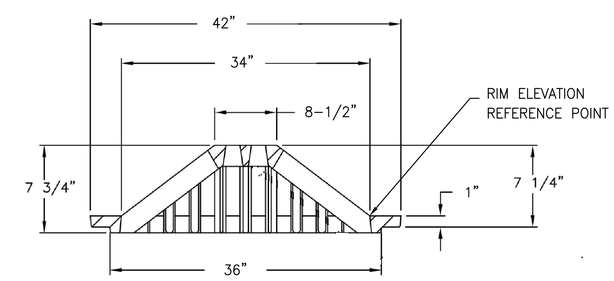


1 C605 WOOD FENCE
NTS



NOTES: RIM TO BE SET TO MATCH LONGITUDINAL SLOPE OF THE VALLEY GUTTER.

3 C605 CONCAVE GUTTER FRAME
NTS



SECTION

5 C605 BEEHIVE GRATE
NTS

COLORADO LICENSED KEVIN FRANCIS DOOLEY 47088 PROFESSIONAL ENGINEER
1/23/2026

AE FIRM:	DESIGNED:	SUB SHEET NO.	TITLE OF SHEET	DRAWING NO.
PRIME: OTAK, INC. REDMOND, WA	EM / CS	C605	SITE DETAILS VI	121
	CADD ZS			165639
	TECH REVIEW: EM / KK			PMIS/PKG NO. 326235
	DATE: 01/16/2026		REHABILITATE KAWUNEECHE VISITOR CENTER ROCKY MOUNTAIN NATIONAL PARK	SHEET 55 OF 177

Plotted: Jan. 23, 2026 – 7:34pm emily.maggio O:\PROJECT\33200\33278AP\04 CAD\ACAD\RMO\326235\DRAWINGS\CIVIL\08 DETAILS.dwg Layout Name: 54