

**SUBJECT: RESOLUTION NO. 87, SERIES 2025 – A RESOLUTION
APPROVING A CONSTRUCTION CONTRACT WITH DSWR
ENTERPRISES, INC D/B/A CALAHAN CONSTRUCTION
SERVICES**

DATE: NOVEMBER 3, 2025

PREPARED BY: KEVIN FREY, FACILITIES SUPERINTENDENT

PRESENTED BY: KURT KOWAR, P.E., PUBLIC WORKS DIRECTOR

SUMMARY:

Staff recommends approval of the Coal Creek Golf Course Clubhouse Improvements contract with Calahan Construction for the base bid, plus alternates # 1 and 2 in the amount of \$171,075, plus a 15% contingency in the amount of \$25,661.

BACKGROUND / PRIOR DISCUSSIONS:

The interior of the Clubhouse has not had a refresh in over 10 yrs. The carpet and paint are worn due to heavy traffic. The restrooms are in need of new fixtures and partitions and require updating. The last interior painting was completed in 2015 and the restrooms were renovated in 2012. The exterior paint has also worn over the years and has not been refreshed since 2015. Repainting will protect the siding and extend its remaining life. A CIP request was approved for the 2025 calendar year to improve the clubhouse appearance.

ANALYSIS:

Exterior Scope:

- Paint all elevations of the building and handrails
- Repair damaged siding and fascia boards
- Reseal Gutter System

Interior Scope:

- New Carpet and Paint in Pro Shop and Café
- New Paint and Plumbing Fixtures in Restrooms
- New drinking fountain with bottle fill
- New millwork cabinetry
- New wall above doorway from Pro Shop to Café
- New Lighting Fixtures above bar

Basement Scope:

- Removal of an inoperable air circulation unit
- Installation of an electric heater at the club fitting area
- Removal of damaged drywall chase and installation of new insulated chase
- Heat Tape added to plumbing chase

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- New LED Vapor-proof lighting fixtures
- Close in 4 openings which expose the basement to the elements

The project is expected to be completed by Q2 2026.

The Coal Creek Golf Course Clubhouse Improvements project was posted on September 2, 2025, through a public bid process. Bids were received on September 23rd, 2025. Bids received are as follows:

Contractor	Base Bid	Alternate 1	Alternate 2
Novus Construction	\$125,327	\$1,350	\$12,934
Calahan Construction	\$163,000	\$575	\$7500
Blue Spruce Construction	\$185,648	\$651	\$7322
SCS Inc.	\$200,000	\$0.00	\$0.00
Growling Bear Co. Inc.	\$204,898	\$0.00	\$0.00
Whitestone Construction	\$199,500	\$6,700	\$11,800
Barba and Sons Construction	\$203,170	\$4,095	\$10,834
Woodlake Construction Mgmt.	\$207,984	\$0.00	\$15,926
Bristlecone Construction	\$234,221	\$1,200	\$16,625

Staff recommends Calahan Construction as the lowest responsive and qualified bidder based upon staff review of qualifications, bid line items, adherence to bid requirements, and contractor reference checks.

2025 COUNCIL WORK PLAN:

The Coal Creek Golf Course Clubhouse is a high-traffic, public-facing facility. This improvement project supports Core Services and Safety, as it will eliminate the need for constant maintenance and repairs to both the interior and exterior of this building. The recommended contract supports the goal of providing a new, refreshed look to a dated facility.

FISCAL IMPACT:

Budgeted?: **Yes**

The budget for the project was approved through the CIP submittal process. The recommended award for this project is under the approved budget.

Projected Funding

Description	Account	Budget Amount
GCC – Interior Improvements	520799-620176	\$173,650
GCC – Exterior Improvements	520799-620177	\$59,800
GCC – Basement Improvements	520799-620175	\$47,150
	Total Budget	\$280,600

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Projected Expenses

Description	Amount
Clubhouse Improvements Base Bid	(\$163,000)
Alternate # 1 – Paint Pro Shop Ceiling	(\$575)
Alternate # 2 – Add Millwork Cabinets	(\$7500)
15% Contingency	(\$25,661)
Total Expenses:	(\$196,736)
Remaining Funds	\$83,864

ALTERNATIVE(S):

The alternative to executing this project is to keep the existing paint, carpet, and restroom fixtures. Continued maintenance and more frequent deep cleaning will be required to keep a presentable clubhouse environment.

RECOMMENDATION:

Staff recommends approval and award of the Coal Creek Golf Course Clubhouse Improvements contract with Calahan Construction for \$171,075 plus a 15% contingency in the amount of \$25,661 for a total authorized amount of \$196,736, and authorize the Mayor to sign and execute contract documents on behalf of the City and the City's Project Manager to approve necessary change orders within the amount of the authorized contingency.

ATTACHMENT(S):

1. Resolution No. 87, Series 2025
2. Clubhouse Improvement Contract with Calahan Construction

**RESOLUTION NO. 87
SERIES 2025**

**A RESOLUTION APPROVING A CONSTRUCTION CONTRACT WITH DSRW
ENTERPRISES, INC. D/B/A CALAHAN CONSTRUCTION SERVICES**

WHEREAS, a Construction Contract has been proposed between the City and DSRW Enterprises, Inc. d/b/a Calahan Construction Services for the Coal Creek Clubhouse Improvements (the "Project"); and

WHEREAS, by this resolution the City Council desires to approve the Construction Contract and to authorize additional contingency for the Project.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LOUISVILLE, COLORADO:

Section 1. The City Council hereby approves the Construction Contract between the City and DSRW Enterprises, Inc. d/b/a Calahan Construction Services for the Project (the "Contract") in substantially the same form as the copy of such Contract accompanying this Resolution.

Section 2. The Mayor is hereby authorized to execute the Contract on behalf of the City, and the Mayor is hereby further authorized to negotiate and approve such revisions to the Contract as the Mayor determines are necessary or desirable for the protection of the City, so long as the essential terms and conditions of the Contract are not altered.

Section 3. The City Council hereby approves an additional 15% contingency for the Project in the amount of \$25,661 for a total authorized amount of \$196,736.00 for the Project. The City's Project Manager for the Contract may approve change orders deemed necessary for the Project, subject to the cost limits set forth in this Resolution.

PASSED AND ADOPTED this 3rd day of November 2025.

Christopher M. Leh, Mayor

ATTEST:

Genny Kline, City Clerk

CONSTRUCTION CONTRACT

This Agreement, is made and entered this _____ day of _____, 2025 (the “**Effective Date**”) by and between the City of Louisville (“**City**”), a Colorado home rule municipal corporation, and DSRW Enterprises, Inc., dba Calahan Construction Services, a Colorado corporation (the “**Contractor**”).

THE PARTIES AGREE AS FOLLOWS:

1. **Scope of Work – Price.** The Contractor agrees to perform for the City all of the work set forth in **Exhibit A** attached hereto and incorporated herein by reference (the “**Work**”). The City agrees to pay, in full payment for the performance of the Work in compliance with this Agreement, an amount not to exceed \$171,075.00. Unit prices and unit costs for the Work shall not exceed those shown in **Exhibit A**. Contractor shall furnish, except as may otherwise be provided in writing, all labor, services, materials, tools, and equipment for the completion of the Work. Contractor will construct and complete the Work in a thorough and workmanlike manner in every respect to the satisfaction and approval of the City, within the time specified herein.

2. **Contract Documents.** The Work shall be done in strict accordance with all scope of Work documents attached hereto as **Exhibit A** and with the following additional documents: Bidding Documents for Coal Creek Clubhouse Improvements, Project Number 520799-620176. All of such documents are hereby made a part of this Agreement and form the contract documents as fully as if the same were set forth at length herein.

3. **Compliance and Licensing.** a. Contractor shall be responsible for providing any measures necessary for ensuring the safety of the public during the performance of the work, such as barricading and traffic control, in accordance with the requirements of the City.

b. Contractor shall be responsible for obtaining and complying with all necessary permits, ordinances, and laws, including but not limited to grading permits and laws concerning the control of fugitive dust. The Contractor shall not be required to pay any grading permit fees, cut fees, water tap fees, or use taxes required by the City of Louisville.

c. Contractor and all subcontractors performing the Work provided for in this Agreement shall be licensed contractors in the City of Louisville in accordance with the Louisville Municipal Code and shall pay the required fees for such license.

4. **Relationship of Contractor to City.** Contractor covenants to furnish its best skill and judgment and to cooperate with the City’s Project Manager and Field Manager, as identified herein, and all other persons and entities in furthering the interests

of the City. Contractor agrees to furnish efficient superintendence and to use its best efforts to furnish at all times an adequate supply of workers and materials, and to perform the Work in the best way and in the most expeditious and economical manner consistent with the interests of the City.

5. Project and Field Manager. The City's Project Manager for the purposes of the Work is the following or such other person as the City may designate in writing: Kevin Frey, Facilities Superintendent. The City's Field Manager for the purposes of communicating with Contractor in the field and coordinating City efforts in the field is Kevin Frey. Change orders may only be authorized by the persons listed in Section 17.

6. Time of Commencement and Completion. a. No Work shall be commenced until after a pre-construction meeting of the Contractor and City representatives as appropriate, and until the City has in writing instructed the Contractor to commence work.

b. The Contractor shall finally complete all Work in a manner acceptable to the City, and in compliance with this Agreement, on or before December 10th, 2025. Prompt completion of the Work is essential to the City, and time is of the essence in all respects regarding this Agreement and the Work. Payment for the Work shall only be made after the Work has been finally completed and accepted by the City.

7. Price of Work - Payment. a. Payments of the entire contract price shall be made to Contractor in a single, lump sum payment within 30 days after final completion of the Work and acceptance thereof by the City. Except as provided in Section 7.b, the contract price set forth in Section 1, shall be inclusive of all costs of whatsoever nature associated with the Contractor's Work efforts, including but not limited to salaries, benefits, expenses, overhead, administration, profits, and outside fees. The scope of Work and payment therefor shall only be changed by a properly authorized amendment to this Agreement.

b. The contract price does not include the following costs: (1) water service, electric service, and associated utilities; and (2) the cost of the performance, payment and warranty bonds that may be required for the Work pursuant to Section 13, the cost of which bonds shall not exceed 2.5 percent of the amount set forth in Section 1.

8. Scope of Payment. The Contractor shall accept the compensation, as herein provided, in full payment for furnishing all materials, equipment, labor, tools, services, and incidentals necessary to complete the Work and for performing all Work. The City's payment for the Work shall not relieve the Contractor of any obligations to correct any defective Work or materials. No funds payable under this Agreement shall become due and payable, if the City so elects, until the Contractor shall satisfy the City that it has fully settled or paid for all materials and equipment used in or upon the Work and labor done in connection therewith. The City may pay any or all such claims or bills,

2025 Coal Creek Clubhouse Improvements

wholly or in part, and deduct the amount or amounts so paid from any funds due Contractor. In the event the surety on any contract, performance bond, payment bond, or warranty bond given by the Contractor becomes insolvent, or is placed in the hands of a receiver, or has its right to do business in the state revoked, the City may withhold payment of funds due Contractor until the Contractor has provided a bond or other security to the satisfaction of the City in lieu of the bond so executed by such surety.

9. Observation of All Laws. It is assumed that Contractor is familiar with all laws, codes, ordinances, and regulations which in any manner affect those engaged or employed in the Work or the material or equipment used in or upon the site, or in any way affect the Work. No pleas or claims of misunderstanding or ignorance by Contractor shall in any way serve to modify the provisions of the Agreement. Contractor shall at all times observe and comply with all federal, state, county, local, and municipal laws, codes, ordinances, and regulations in any manner affecting the conduct of the Work.

10. Contractor's Responsibility for Work. Until the final acceptance of the Work by the City in writing, Contractor shall have the charge and care thereof, and shall take every necessary precaution against injury or damage to any part thereof by the effects of the elements or from any other cause. Contractor, at its own expense, shall rebuild, repair, restore, and correct all injuries or damages to any portion of the Work occasioned by any causes before its completion and acceptance. In case of suspension of Work from any cause whatsoever, Contractor shall be responsible for all materials and shall properly store same, if necessary, and shall provide suitable drainage, barricades, and warning signs where necessary. Contractor shall correct or replace, at its own expense and as required by City, any material which may be destroyed, lost, damaged, or in any way made useless for the purpose and use intended prior to final acceptance of the Work, or portions thereof. Contractor shall be relieved of the responsibilities provided in this Section upon final acceptance of the Work by City, except no such relief shall apply to damages or injuries caused by or related to actions of Contractor or its subcontractors.

11. Termination of Contractor's Responsibility. The Work will be considered complete when all Work has been finished, the final inspection made, and the Work accepted by City in writing, and all claims for payment of labor, materials, or services of any kind used in connection with the Work thereof have been paid or settled by Contractor or its surety. Contractor will then be released from further obligation except as set forth in any surety bond, and except as required in this Agreement regarding the Contractor's guaranty of work.

12. Indemnification. To the fullest extent permitted by law, the Contractor agrees to indemnify and hold harmless the City, and its officers and its employees, from and against all liability, claims, and demands, on account of any injury, loss, or damage, which arise out of or are connected with the work, if such injury, loss, or damage, or any portion thereof, is caused by, or claimed to be caused by, the act, omission, or other fault of the Contractor or any subcontractor of the Contractor, or any officer, employee, or

agent of the Contractor or any subcontractor, or any other person for whom Contractor is responsible. The Contractor shall investigate, handle, respond to, and provide defense for and defend against any such liability, claims, and demands, and to bear all other costs and expenses related thereto, including court costs and attorneys' fees. The City shall be entitled to its costs and attorneys' fees incurred in any action to enforce the provisions of this Section. The Contractor's indemnification obligation shall not be construed to extend to any injury, loss, or damage which is caused by the act, omission, or other fault of the City.

13. Insurance and Bonds. a. The Contractor shall not begin the Work until it has obtained all insurance required by this Section and such insurance has been approved by City. The Contractor shall not allow any subcontractor to begin any efforts on the Work until all similar insurance required of the subcontractor has been obtained and approved. For the duration of this Agreement, the Contractor must maintain the insurance coverage required in this Section.

b. The Contractor agrees to procure and maintain, at its own cost, the following policy or policies of insurance. The Contractor shall not be relieved of any liability, claims, demands, or other obligations assumed pursuant to this Agreement by reason of its failure to procure or maintain insurance, or by reason of its failure to procure or maintain insurance in sufficient amounts, durations, or types. Contractor shall procure and maintain, and shall cause each Subcontractor of the Contractor to procure and maintain (or shall insure the activity of Contractor's Subcontractors in Contractor's own policy with respect to), the minimum insurance coverages listed below. Such coverages shall be procured and maintained with forms and insurers acceptable to the City. In the case of any claims-made policy, the necessary retroactive dates and extended reporting periods shall be procured to maintain such continuous coverage.

(1) Workers' Compensation insurance as required by the Labor Code of the State of Colorado and Employers Liability Insurance. Evidence of qualified self-insured status may be substituted.

(2) Comprehensive General Liability insurance with minimum combined single limits of \$1,000,000 each occurrence and \$2,000,000 aggregate. The policy shall be applicable to all premises and operations. The policy shall include coverage for bodily injury, broad form property damage (including completed operations), personal injury (including coverage for contractual and employee acts), blanket contractual, independent contractors, products, and completed operations. The policy shall contain a severability of interests provision.

(3) Comprehensive Automobile Liability insurance with minimum combined single limits for bodily injury and property damage of not less than \$400,000 per person in any one occurrence and \$1,000,000 for two or more persons in any one occurrence, and auto property damage insurance of at least

\$50,000 per occurrence, with respect to each of Contractor's owned, hired or non-owned vehicles assigned to or used in performance of the Work. If the Contractor has no owned automobiles, the requirements of this paragraph shall be met by each officer or employee of the Contractor providing services to the City of Louisville under this contract.

c. The policies required above, except for the Workers' Compensation and Employers Liability insurance, shall be endorsed to include the City, and its officers and employees, as additional insureds. Every policy required above shall be primary insurance, and any insurance carried by the City, its officers, or its employees, shall be excess and not contributory insurance to that provided by Contractor. The additional insured endorsement for the Comprehensive General Liability insurance required above shall not contain any exclusion for bodily injury or property damage arising from completed operations. The Contractor shall be solely responsible for any deductible losses under each of the policies required above.

d. Certificates of insurance shall be completed by the Contractor's insurance agent as evidence that policies providing the required coverages, conditions, and minimum limits are in full force and effect, and shall be subject to review and approval by the City. Each certificate shall identify the Work and shall provide that the coverages afforded under the policies shall not be cancelled, terminated or materially changed until at least 30 days prior written notice has been given to the City. If the words "endeavor to" appear in the portion of the certificate addressing cancellation, those words shall be stricken from the certificate by the agent(s) completing the certificate. The City reserves the right to request and receive a certified copy of any policy.

e. Failure on the part of the Contractor to procure or maintain policies providing the required coverages, conditions, and minimum limits shall constitute a material breach of contract upon which the City may immediately terminate the contract, or at its discretion may procure or renew any such policy or any extended reporting period thereto and may pay any and all premiums in connection therewith, and all monies so paid by the City shall be repaid by Contractor to the City upon demand, or the City may offset the cost of the premiums against monies due to Contractor.

f. The parties hereto understand and agree that the City is relying on, and does not waive or intend to waive by any provision of this contract, the monetary limitations or any other rights, immunities, and protections provided by the Colorado Governmental Immunity Act, § 24-10-101, et seq., C.R.S., as from time to time amended, or otherwise available to the City, its officers, or its employees.

g. If the contract price set forth in Section 1 exceeds \$50,000, the Contractor shall furnish a performance bond, payment bond, and warranty bond in an amount determined by the Project Manager, but in any event at least equal to the contract price, as security for the faithful performance and payment of all Contractor's obligations

hereunder, including but not limited to the guaranty period provided in Section 16. These bonds shall remain in effect at least until one year after the date of final payment. All bonds shall be in forms acceptable to the City and executed by such sureties licensed to conduct business in Colorado that are acceptable to the City.

14. Evidence of Satisfaction of Liens. Contractor shall provide City with written evidence that all persons who have done and portion of the Work or have furnished material under this Agreement and are entitled to liens therefor under any laws of the State of Colorado have been fully paid or are not entitled to such liens. Final payment shall not be made to Contractor until the City is reasonably satisfied that all claims or liens have been satisfied by Contractor or have been secured against as provided in C.R.S. § 38-26-101, et seq.

15. Acceptance of Work. No act of the City, or of any representative thereof, either in superintending or directing the Work, or any extension of time for the completion of the Work, shall be regarded as an acceptance of such Work or any part thereof, or of materials used therein, either wholly or in part. Acceptance shall be evidenced only by the final certificate of City. Before any final certificate shall be issued, Contractor shall execute an affidavit on the certificate that it accepts the same in full payment and settlement of all claims on account of Work done and materials furnished under this contract, and that all claims for materials provided or labor performed have been paid or set aside in full. No waiver of any breach of this contract by City or anyone acting on their behalf shall be held as a waiver of any other subsequent breach thereof. Any remedies provided herein shall be cumulative.

16. Guaranty of Work. Contractor agrees to guarantee all Work under this Agreement for a period of one (1) year from the date of final acceptance by the City. In addition, the roof shall be subject to a 20-year warranty and the wind and hail warranties described in **Exhibit A**. If any unsatisfactory condition or damage develops within the time of this guaranty due to materials or workmanship that are defective, inferior, or not in accordance with the Agreement, as reasonably determined by City, then the Contractor shall, when notified by City, immediately place such guaranteed Work in a condition satisfactory to City. The City shall have all available remedies to enforce such guaranty, except that City shall not have any work performed independently to fulfill such guaranty and require Contractor to pay City such sums as were expended by the City for such work, unless the City has first given notice to the Contractor of the deficiency and given the Contractor a reasonable opportunity to cure the same.

17. Timing of Change Orders. The City shall use reasonable efforts to grant or deny change orders requested by the Contractor in as timely a manner. The Project Manager is authorized to approve any change order which does not increase the price of the Work. All other change orders which increase the price of the Work shall be approved or denied in writing by the City Manager or Public Works Director. Contractor

shall provide all supporting documentation for any requested change order prior to City action thereon.

18. Default. Each and every term and condition hereof shall be deemed to be a material element of this Agreement. In the event either party should fail or refuse to perform according to the terms of this Agreement, such party may be declared in default.

19. Inspection and Audit. The City and its duly authorized representatives shall have access to any books, documents, papers, and records of the Contractor that are related to this Agreement for the purpose of making audits, examinations, excerpts, and transcriptions.

20. Documents. All computer input and output, analyses, plans, documents photographic images, tests, maps, surveys, electronic files and written material of any kind generated in the performance of this Agreement or developed for the City in performance of the Work are and shall remain the sole and exclusive property of the City. All such materials shall be promptly provided to the City upon request therefor and at the time of termination of this Agreement, without further charge or expense to the City and in hardcopy or an electronic format acceptable to the City, or both, as the City shall determine. Contractor shall not provide copies of any such material to any other party without the prior written consent of the City. Contractor shall not use or disclose confidential information of the City for purposes unrelated to performance of this Agreement without the City's written consent.

21. No Assignment. This Agreement and any rights and obligations hereunder, including but not limited to rights to moneys due or that may become due, shall not be assigned by the Contractor without the prior written approval of the City.

22. Enforcement; Governing Law. a. Except as provided in Section 12, in the event that suit is brought upon this Agreement to enforce its terms, the parties shall each bear and be responsible for their own attorneys' fees and court costs.

b. This Agreement shall be deemed entered into in Boulder County, Colorado, and shall be governed by the laws of the State of Colorado. The parties agree to the exclusive jurisdiction and venue of the courts of Boulder County in connection with any dispute arising out of or in any matter connected with this Agreement.

23. Integration. This Agreement represents the entire Agreement between the parties and there are no oral or collateral agreements or understandings. This Agreement may be amended only by an instrument in writing signed by the parties.

24. Notices. All notices required or permitted under this Agreement shall be in writing and shall be given by hand delivery, by United States first class mail, postage prepaid, registered or certified, return receipt requested, by national overnight carrier, or

by email transmission, addressed to the party for whom it is intended at the following address:

If to the City:

City of Louisville
Attn: Facilities Superintendent
749 Main Street
Louisville, CO 80027
E-mail: KFrey@louisvilleco.gov

If to the Contractor:
Calahan Construction
Attn: Don Calahan
1661 Wadsworth Blvd.
Lakewood CO 80214
E-Mail: Don@Calahan.com

Except for notices by email transmission, any notice required or permitted under this Agreement shall be effective when received as indicated on the delivery receipt, if by hand delivery or overnight carrier; on the United States mail return receipt, if by United States mail. Notices by email transmission shall be effective on transmission, so long as no message of error or non-receipt is received by the party giving notice. Either party may by similar notice given, change the address to which future notices or other communications shall be sent.

25. Equal Opportunity Employer. a. The Contractor will not discriminate against any employee or applicant for employment because of age 40 and over, race, sex, color, religion, national origin, disability, genetic information, sexual orientation, veteran status, or any other applicable status protected by state or local law. The Contractor agrees to post in conspicuous places, available to employees and applicants for employment, notice to be provided by an agency of the federal government, setting forth the provisions of the Equal Opportunity Laws.

b. The Contractor shall be in compliance with the appropriate provisions of the American with Disabilities Act of 1990 as enacted and from time to time amended and any other applicable federal regulation. A signed, written certificate stating compliance with the Americans with Disabilities Act may be requested at any time during the life of any purchase order or contract and with any new purchase order or contract issued by the City.

26. Independent Contractor.

a. Contractor and any persons employed by Contractor for the performance of Work hereunder shall be independent contractors and not employees or agents of the City. Nothing herein shall be construed as establishing a quality standard for any individual, or as establishing any right on the part of the City to oversee the actual work of the Contractor or to instruct any individual as to how the Work will be performed.

b. Contractor shall have the right to employ such assistance as may be required for the performance of Work under this Agreement. Said Contractor shall be responsible for the compensation, insurance, and all clerical detail pertaining to such assistants, and shall be solely responsible for providing any training, tools, benefits, materials, and equipment.

c. **THE PARTIES HERETO UNDERSTAND THAT THE CONTRACTOR AND THE CONTRACTOR'S EMPLOYEES AND SUBCONTRACTORS ARE NOT ENTITLED TO WORKERS' COMPENSATION BENEFITS UNDER ANY WORKERS' COMPENSATION INSURANCE POLICY OF THE CITY, AND THAT CONTRACTOR IS OBLIGATED TO PAY FEDERAL AND STATE INCOME TAX AND OTHER APPLICABLE TAXES AND OTHER AMOUNTS DUE ON ANY MONEYS PURSUANT TO THIS AGREEMENT.**

27. No Third-Party Beneficiaries. It is expressly understood and agreed that enforcement of the terms and conditions of this Agreement, and all rights of action relating to such enforcement, shall be strictly reserved to City and Contractor, and nothing contained in this Agreement shall give or allow any such claim or right of action by any other third party on such Agreement. It is the express intention of the parties that any person other than City or Contractor receiving Work or benefits under this Agreement shall be deemed to be an incidental beneficiary only.

28. Subcontractors. Contractor may utilize subcontractors identified in its qualifications submittal to assist with non-specialized works as necessary to complete projects. Contractor will submit any proposed subcontractor and the description of its services to the City for approval. The City will not work directly with subcontractors.

29. Execution. The person executing this Agreement on behalf of Contractor represents and warrants that he or she has been duly authorized to execute this Agreement on Contractor's behalf and has the power to bind Contractor to the terms and conditions hereof.

IN WITNESS WHEREOF, the parties have executed this Agreement to be effective as of the day and year first above written.

CITY OF LOUISVILLE

CONTRACTOR:

By: _____
Christopher M. Leh, Mayor

By:  _____
Don Calahan,
DSWR Enterprises, Inc. dba
Calahan Construction

ATTEST:

Genny Kline, Interim City Clerk

EXHIBIT A
{Attach Scope of Work and Pricing}

Scope of Work

Coal Creek Clubhouse Improvements

Location: 585 Dillon Rd, Louisville CO 80027

Project Overview

This project entails comprehensive improvements to the Coal Creek Golf Clubhouse, including exterior and interior renovation and basement upgrades. The objective is to improve functionality, aesthetics, energy efficiency, and overall usability of the clubhouse. The below is an overview of the scope. All specifications are listed in the attached plans.

Scope of Work

1. Exterior Improvements

The following tasks will be completed to improve the exterior of the clubhouse, pavilion, and railings: Please refer to the attached plans, for exact specifications.

- **Painting:**
 - Prep and paint the exterior surfaces of the clubhouse and railings with durable, weather-resistant exterior paint.
 - Paint Pro Shop – See attached Plans
 - Paint Cafe– See attached Plans
 - **Siding and Facia Repairs:**
 - Inspect and repair all damaged siding and fascia board to ensure a uniform and polished appearance.
 - **Gutters and Downspouts:**
 - Reseal all gutters and downspouts to prevent leaks and improve drainage efficiency.
-

3. Interior Improvements

The interior renovations aim to modernize and improve comfort across the clubhouse:

- **Painting and Flooring:**
 - Repaint all interior spaces with high-quality, low VOC latex paint.
 - Replace existing carpet throughout the clubhouse with durable, stylish flooring suitable for high traffic.
 - Paint – See attached Plans
 - Paint – See attached Plans
 - Carpet – See attached Plans
- **Closet Removal:**
 - Remove Door and walls left and right of door to create an open space for cabinetry.

- **Restroom Upgrades:**

- Paint Walls – See attached Plans
Wall Tile and Floor will remain. Deep Clean floor tile and grout at end of the project.
- Replace plumbing fixtures in both the men's and women's restrooms with modern, water-efficient models. See attached Plans.
- Install new restroom countertops and partitions for improved aesthetics and functionality.
- Current layout in Men's restroom:
 - 2 Urinals, 1 ADA toilet stall
 - 2 Sinks
- Current layout in Women's restroom:
 - 2 toilet Stalls
 - 1 ADA toilet Stall
 - 2 Sinks

- **Pro Shop and Café Soundproofing:**

- Add wall above the interior double doors between the pro shop and café to reduce sound transmission and enhance acoustic comfort.
-

4. Basement Improvements

The basement renovations will address functional and operational issues to enhance usability:

- **Plumbing Chase:**

- Install new drywall and insulation in the overhead plumbing chase. Install access hatches in locations specified on plans.

- **Lighting:**

- Replace existing ceiling lighting with energy-efficient LED vaporproof fixtures to improve brightness and reduce energy consumption.

- **Cart Storage Area:**

- Install an electric heater in the cart storage area for better temperature regulation during colder months.
- Remove and dispose the existing air circulation unit and ducting to create more usable space and streamline operations.

- **Close and Insulate Openings:**

- Close in and insulate and seal four (4) openings, per plans.
 - Ensure a weather-tight seal and match the surrounding structure for a seamless appearance.
-

Deliverables

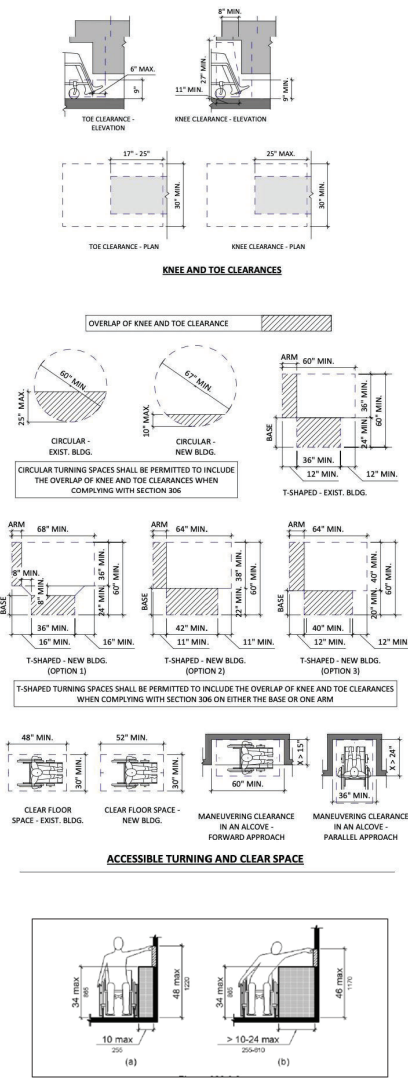
- All areas painted and repaired to specified standards.
 - Fully upgraded restrooms with new fixtures, countertops, and partitions.
 - Enhanced soundproofing between the pro shop and café.
 - Modernized lighting and temperature regulation in the basement.
 - Improved exterior functionality through gutter and siding repairs.
 - Close and insulate basement openings, ensuring a weather-tight and insulated structure.
-

Schedule.

This project is expected to start in November, during the golf off-season. Please include a timeline/schedule to completion with Bid documents. The City is open to closing off all or part of the clubhouse for an expedited installation, based on the number of days needed.

- Permit fees will be waived.

ADA DETAILS



TENANT FINISH SPECIFICATIONS

- NEW INTERIOR AND EXTERIOR WALLS**
With the exception of the new wall above the pro shop interior double doors, there are to be no additions of new walls.
- INTERIOR WALL ALTERATIONS**
With the exception of the removal of the existing closet framing in the pro shop and blocking in the lower level openings, there is to be no alteration or renovation of existing walls.
- HARDWARE**
All hardware is existing and to remain.
- CARPET TILES**
Install per Potcraft installation instructions for specific tile. See sheet 1-105 Finish Schedule for product selections.
- PAIN - SHERVIN WILLIAMS TO BE USED AT ALL LOCATIONS**
 - INTERIOR PAINT AND COATING COMMERCIAL SYSTEMS**
 - LATEX SYSTEMS AT LIGHT/UNSATURATED PAINT AREAS ONLY (N) (K2 PER THE FINISH CODE TABLE ON 1-104)**
 - Eggshell / Satin Finish.
 - 1st Coat: Sherwin Williams 200 Zero VOC Interior Latex Primer, B28N2600 (4 mils. net, 1.5 mils. dry per coat).
 - 2nd Coat: Sherwin Williams 200 Zero VOC Latex, B20-2600 Series (4 mils. net, 1.7 mils. dry per coat).
 - 3rd Coat: Sherwin Williams 200 Zero VOC Latex, B20-2600 Series (4 mils. net, 1.7 mils. dry per coat).
 - WATERBASED ENAMEL SYSTEMS AT SATURATED/HIGH TRAFFIC AREAS (N4) (K4 PER THE FINISH CODE TABLE ON 1-104)**
 - Match Sherwin Williams Recommended by Sherwin Williams specification writer for all dark saturated colors.
 - 1st Coat: Sherwin Williams 200 Zero VOC Interior Latex Primer, B28N2600 (4 mils. net, 1.5 mils. dry per coat).
 - 2nd Coat: Sherwin Williams Tuff Int. Waterbased Enamel, S23-50 Series (4 mils. net, 1.7 mils. dry per coat).
 - 3rd Coat: Sherwin Williams Tuff Int. Waterbased Enamel, S23-50 Series (4 mils. net, 1.7 mils. dry per coat).
 - WATERBASED EPOXY SYSTEMS AT LIGHT/UNSATURATED BATHROOM AREAS (N)**
 - Semi-Gloss.
 - 1st Coat: Sherwin Williams 200 Zero VOC Interior Latex Primer, B28N2600 (4 mils. net, 1.5 mils. dry per coat).
 - 2nd Coat: Sherwin Williams Pro Industrial Pre-Catalyzed Waterbased Epoxy, Semi-Gloss, K46-Series Whites (4 mils. net, 1.7 mils. dry per coat).
 - 3rd Coat: Sherwin Williams Pro Industrial Pre-Catalyzed Waterbased Epoxy, Semi-Gloss, K46-Series Whites (4 mils. net, 1.7 mils. dry per coat).
 - WATERBASED ENAMEL SYSTEM AT SATURATED/DARK GREEN BATHROOM AREAS (N3)**
 - Eggshell/Satin Sherwin Williams Tuff Int.
 - 1st Coat: Sherwin Williams 200 Zero VOC Interior Latex Primer, B28N2600 (4 mils. net, 1.5 mils. dry per coat).
 - 2nd Coat: Sherwin Williams Tuff Int. Waterbased Enamel, Eggshell, S24-150 Series for the Dark Saturated Navy Blue.
 - 3rd Coat: Sherwin Williams Tuff Int. Waterbased Enamel, Eggshell, S24-150 Series for the Dark Saturated Navy Blue (4 mils. net, 1.7 mils. dry per coat).
 - LATEX SYSTEM AT WHITE CEILINGS (N2)**
 - Flat Latex.
 - 1st Coat: Sherwin Williams 200 Zero VOC Latex Flat, B20-12600 Series.
 - 2nd Coat: Sherwin Williams 200 Zero VOC Latex Flat, B20-12600 Series (4 mils. net, 1.6 mils. dry per coat).
 - WOOD BAR PANELING**
 - WATERBORNE "MASH" AT SOLID WOOD PANELING ON FACE OF BAR (N4)**
 - Satin Glossy Series.
 - 1-2 Coats as Needed; Glossy Series Waterborne topcoat. Use 2 to 1 paint to water to provide dark charcoal with some visibility of different shades underneath. SHOULD NOT BE A SOLID CHARCOAL FINISH.
 - LAMINATE RESTROOM DOORS, WINDOW TRIM, PRO SHOP SHELVEYS**
 - WATERBASED ENAMEL SYSTEM AT SATURATED/DARK LAMINATE RESTROOM DOORS AND WHITE WOOD WINDOW TRIM AND NEW PRO SHOP WOOD SHELVEYS (N2, N4, MATCH CABS FOR SHELVEYS)**
 - Semi-Gloss Enamel.
 - 1st Coat: Sherwin Williams Pro Industrial Pre-Catalyzed Waterbased Epoxy, Semi-Gloss, K46-Series Whites (4 mils. net, 1.7 mils. dry per coat).
 - 2nd Coat: Sherwin Williams Tuff Int. Waterbased Enamel, Semi-Gloss, S24-150 Series.
 - 3rd Coat: Sherwin Williams Tuff Int. Waterbased Enamel, Semi-Gloss, S24-150 Series (4 mils. net, 1.7 mils. dry per coat).
 - MEN'S RESTROOM WOOD DOORS**
 - WATERBASED ENAMEL SYSTEM AT SATURATED/DARK INTERIOR WOOD DOORS INSIDE MEN'S RESTROOM (N4)**
 - Semi-Gloss Enamel.
 - 1st Coat: Sherwin Williams Pro Industrial Pre-Catalyzed Waterbased Epoxy, Semi-Gloss, K46-Series Whites (4 mils. net, 1.7 mils. dry per coat).
 - 2nd Coat: Sherwin Williams Tuff Int. Waterbased Enamel, Semi-Gloss, S24-150 Series.
 - 3rd Coat: Sherwin Williams Tuff Int. Waterbased Enamel, Semi-Gloss, S24-150 Series (4 mils. net, 1.7 mils. dry per coat).

GENERAL NOTES

- OWNER SHALL SPECIFY TO GENERAL CONTRACTOR ANY SPECIAL REQUIREMENTS OF ELECTRICAL, MECHANICAL, COMPUTER, TELEPHONE SYSTEMS, OR OTHER EQUIPMENT. CONTRACTOR SHALL COORDINATE WITH OWNER PRIOR TO CONSTRUCTION COMMENCEMENT.
- ANY REFERENCE TO BEARING WALLS, BEAMS, OR JOISTS ARE GENERIC IN NATURE. VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE AND REPORT ANY DISCREPANCIES TO THE ARCHITECT FOR INTERPRETATION AND/OR CORRECTION.
- DIMENSIONS ARE TO FACE OF THE STUD OR CONCRETE UNLESS OTHERWISE NOTED.
- ELEVATIONS ARE TO TOP OF SLAB UNLESS NOTES OTHERWISE (IF SHOWN).
- ALL SIGNS REQUIRED TO OBTAIN THE CERTIFICATE OF OCCUPANCY SHALL BE PROVIDED BY THE GENERAL CONTRACTOR. SIGNS INCLUDE BUT ARE NOT LIMITED TO: EXITS SIGNS, RESTROOM SIGNS, ETC.
- DO NOT SCALE FROM DRAWINGS.
- GENERAL CONTRACTOR TO VERIFY EXISTING CONDITIONS PRIOR TO COMMENCING WORK.
- ALL WORK TO BE DESIGN BUILT BY THE GENERAL CONTRACTOR.
- PROVIDE FIRE BLOCKING OR FIRE DAMPERS AT 10' INTERVALS AT NEW WALL AS REQUIRED.
- ALTERNATE FINISHES PROVIDED BY THE GENERAL CONTRACTOR AND APPROVED BY THE CITY OR DESIGNER WILL BE ACCEPTABLE AS A REPLACEMENT FOR THE FINISH SPECIFICATIONS LISTED WITHIN THIS CONSTRUCTION DOCUMENT SET.
- GENERAL CONTRACTOR TO VERIFY ALL QUANTITIES AND CONFIRM APPLICABLE DIMENSIONS PRIOR TO ORDERING MATERIALS OR FINISHES.
- GENERAL CONTRACTOR TO PROVIDE CITY OF LOUISVILLE OR COAL CREEK GOLF CLUBHOUSE WITH 28" ATTIC STOCK OF ALL INSTALLED / APPLIED FINISH MATERIAL WITHIN THE SCOPE OF WORK. GENERAL CONTRACTOR TO REMOVE ALL ADDITIONAL MATERIALS AND FINISHES FROM THE JOBSITE AND DISPOSE OF AS REQUIRED BY THE CITY.

NARRATIVE

THE COAL CREEK GOLF CLUBHOUSE RENOVATION PROJECT INCLUDES THE AREAS OF THE ENTRY HALL, PUBLIC RESTROOMS, RESTAURANT, KITCHEN FRONT OF HOUSE AREA, PRO SHOP, LOWER LEVEL MAINTENANCE AREA, OUTDOOR DECKS AND RAILINGS AND OUTDOOR BUILDING FACADES. THE SCOPE OF WORK DOES NOT INCLUDE THE BACK KITCHEN AREAS OR PRO SHOP STORAGE ROOM PAST THE OFFICE.

THE PROJECT INCLUDES NEW WALL AND CEILING PAINT THROUGHOUT EXCEPT THE CENTER CEILING (BUT DOES INCLUDE THE SOFFIT) IN THE PRO SHOP AND NONE OF THE WALLS IN THE LOWER LEVEL EXCEPT THE EXISTING OPENINGS BLOCKING (SEE DETAILS). NEW PAINT IS TO BE INCLUDED ON THE UNDERSIDE AND SIDE OF THE SOFFIT AROUND THE PERIMETER OF THE PRO SHOP. PAINT IS TO BE INCLUDED ON THE FACE OF THE BAR, NEW FIXTURES, PARTITIONS AND RESTROOM ACCESSORIES TO BE PROVIDED IN BOTH RESTROOMS. NEW DRINKING FOUNTAIN IN ENTRY HALL.

THE LOWER LEVEL IS TO INCLUDE REPLACEMENT OF THE EXISTING LIGHT FIXTURES, PROVIDING A NEW DRYNALL SOFFIT AROUND THE EXISTING MAIN DUCT AND REPLACING OR PROVIDING PLUMBING INSULATION AND REMOVAL OF OLD MECHANICAL EQUIPMENT. IT IS ALSO TO INCLUDE BLOCKING IN EXISTING OPENINGS OF THE LOWER LEVEL. ALSO INCLUDES ELECTRICAL COORDINATION OF LIGHTING, HEATER, AND SWITCHES.

THE EXTERIOR INCLUDES NEW PAINT ALL FACADES, NEW PAINT ON HANDRAILS AND THE MAIN DECK CONCRETE STEPS.

THIS IS A RENOVATION PROJECT ONLY. NO STRUCTURAL WORK IS PROPOSED. NO NEW WALLS, DOORS OR WINDOWS ARE INCLUDED WITH THIS PROJECT EXCEPT FOR THE NEW WALL ABOVE THE INTERIOR PRO SHOP DOUBLE DOORS AND THE NEW WALL BLOCKING FOR THE EXISTING OPENINGS IN THE LOWER LEVEL. EXTERIOR WALL, REMOVE MAIN PRO SHOP CLOSET WALLS. THERE IS TO BE NO RECONFIGURATION OF EXISTING SPACES AND NO NEW SQUARE FOOTAGE TO THE EXISTING BUILDINGS IS PROPOSED.

ALTERNATE #1 PROVIDE ALTERNATE BID LINE ITEM FOR PAINTING CENTER OF PRO SHOP CEILING.

ALTERNATE #2 PROVIDE ALTERNATE BID LINE ITEM TO INCLUDE BASE CABINETS, COUNTER AND CLOSETS IN THE PRO SHOP (SEE DETAIL SHEET 1-106 AND EQUIPMENT AND FINISH SCHEDULE)

OWNER IS ACCEPTING ALTERNATE SUGGESTIONS AND SUGGESTIONS TO REDUCE COST OF THE DRINKING FOUNTAIN INSTALL.

OWNER SUPPLIED AND/OR INSTALLED ITEMS

NOT IN SCOPE OF WORK - ITEMS TO BE PURCHASED AND INSTALLED BY THE CITY OF LOUISVILLE
PRO SHOP RECEPTION DESK

ITEMS TO BE PURCHASED BY THE CITY AND INSTALLED BY THE CONTRACTOR
RESTROOM DISPENSERS INCLUDING TOILET PAPER, SOAP, PAPER TOWEL

PROJECT DIRECTORY

CLIENT	DESIGNER
Coal Creek Golf Course	Firefly Design and Drafting
City of Louisville	ATTN: AMANDA FOX
ATTN: KEVIN FREY	Interior and Architectural Designer
Facilities Manager	PH: 650-773-2061
PH: 503-335-4766	

APPLICABLE CODES

2018	INTERNATIONAL BUILDING CODE
2018	INTERNATIONAL PLUMBING CODE
2018	INTERNATIONAL FUEL GAS CODE
2018	INTERNATIONAL MECHANICAL CODE
2021	INTERNATIONAL ENERGY CONSERVATION CODE
2023	NATIONAL ELECTRICAL CODE

SHEET INDEX

1-101	COVER SHEET / GENERAL NOTES / ADA DETAILS
1-102	DEMOLITION PLANS
1-103	LOWER LEVEL PLAN
1-104	MAIN LEVEL FINISH PLAN / FINISH SCHEDULE
1-105	RESTROOM DETAILS / EQUIPMENT SCHEDULE
1-106	MISCELLANEOUS DETAILS
1-107	FRONT / REAR ELEVATION
1-108	LEFT / RIGHT ELEVATION

SYMBOL LEGEND

	NORTH ARROW		INTERIOR ELEVATION
	ROOM DESIGNATION		KEYNOTE SYMBOL
	WALL HEIGHTS		INTERIOR ELEVATION KEY
	VIEW NAME VIEW TITLE		
	SCALE 1/8" = 1'-0"		VIEW SCALE

Coal Creek Golf Clubhouse
585 West Dillon Road
Louisville, Colorado



firefly
Design & Drafting
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GENERAL NOTES
COAL CREEK
GOLF CLUBHOUSE
585 West Dillon Road, Louisville, CO 80027

PROJECT NO.	
DRAWN BY:	AKF
	9/17/25
REVISIONS	

SHEET
1-101 OF 8

DEMO PLAN NOTES

- 1 PATCH AND REPAIR WALL SURFACES AS NEEDED. CLEAN ALL EXISTING WALLS. MATCH EXISTING TEXTURE AND PREP FOR PAINT.
- 2 EXISTING FLOORING TO REMAIN AT OFFICE.
- 3 EXISTING RESTAURANT SERVICE COUNTERS TO REMAIN. NO CHANGE.
- 4 REMOVE EXISTING FABRIC WALL PANEL ABOVE DOUBLE DOORS. SEE PLAN FOR NEW WALL CONSTRUCTION DETAILS.
- 5 SEE DETAIL 'D' ON I-108.
- 6 REMOVE EXISTING FLOORING AND PREP AND REPAIR FLOOR SURFACES TO RECEIVE NEW FLOORING FINISHES AT ALL AREAS OF NEW FLOORING.
- 7 EXISTING EQUIPMENT, FLOORING, AND ALL OTHER KITCHEN ITEMS TO REMAIN. ONLY SCOPE OF WORK IN THE FRONT KITCHEN SERVICE AREA IS TO PREP THE CEILING WALLS AND FRONT BAR PANELING FOR PAINT.
- 8 PATCH AND REPAIR CEILING SURFACES TO RECEIVE NEW TEXTURE AS NEEDED. CLEAN ALL CEILINGS. PAINT AT ALL AREAS OF NEW SCOPE OF WORK.
- 9 EXISTING HALL AND FLOOR TILE TO REMAIN IN RESTROOMS. DEEP CLEAN GROUT AND TILE THOROUGHLY WITH APPROVED COMMERCIAL CLEANER.
- 10 EXISTING CEILING IN PRO SHOP TO REMAIN. NO CHANGE.
- 11 REPLACE EXISTING BAR SHELVING LIGHTS WITH NEW PER FINISH SCHEDULE.
- 12 DEMO EXISTING PLUMBING FIXTURES, COUNTERS, PARTITIONS AND ACCESSORIES. REPAIR PLUMBING AS REQUIRED AND PREP WALLS FOR NEW FINISHES AND FIXTURES.
- 13 SAND DOORS WITH FINE GRIT SAND PAPER TO PREP FOR NEW PAINT.

DISCLAIMER
THE ORIGINAL BACKGROUND FLOOR PLAN WAS NOT CREATED BY FIREFLY DESIGN AND DRAFTING. THE PLAN AS DESIGNED BY THE ORIGINAL ARCHITECT FOR THE RENOVATION OF THE COAL CREEK CLUBHOUSE HAS BEEN PROVIDED BY THE CITY OF LOUISVILLE FOR REFERENCE PURPOSE ONLY FOR THE INTERIOR AND EXTERIOR DESIGN OF THE SPACE. WHILE EVERY EFFORT HAS BEEN MADE TO VERIFY THAT EXISTING BUILT MEASUREMENTS MATCH FLOOR PLAN DIMENSIONS, GENERAL CONTRACTOR MUST VERIFY MEASUREMENTS AND QUANTITIES PRIOR TO PURCHASE OR INSTALLATION OF MATERIALS AND ITEMS.



MAIN LEVEL DEMOLITION PLAN

1/4" = 1'-0"

GENERAL DEMO NOTES

1. CONTRACTOR TO VISIT SITE AND VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION. ANY ADDITIONAL ITEMS NOT SHOWN ON REMOVAL PLAN SHALL BE REMOVED BY GC AS NEEDED TO COMPLETE NEW CONSTRUCTION SCOPE OF WORK AT NO ADDITIONAL COST.
2. CONTRACTOR TO NOTE EXISTING LOCATIONS OF SHELVES AND FURNITURE PRIOR TO MOVING TO ENSURE THAT ITEMS ARE PLACED BACK IN THEIR ORIGINAL LOCATIONS (EXCEPT WHERE OTHERWISE NOTED).
3. REMOVE DEBRIS FROM SITE IMMEDIATELY AND DISPOSE OF LEGALLY. THE BUILDING AND GROUNDS SHALL BE KEPT CLEAN AND FREE OF REFUSE AT ALL TIMES. GENERAL CONTRACTOR HAS THE FIRST RIGHT OF REFUSAL ON ALL SALVAGE ITEMS OR MATERIAL.
4. WALL DECOR HANGERS AND ANCHORS TO REMAIN ON WALLS. COORDINATE WITH OWNER.
5. PATCH FLOORS TO MATCH ADJACENT SURFACES AFTER REMOVAL IN ORDER TO BE READY TO RECEIVE FINAL FINISHES.
6. PROMPTLY REPAIR DAMAGES CAUSED TO ADJACENT FACILITIES SYSTEMS AND/OR FINISHES BY DEMOLITION OR CONSTRUCTION WORK.
7. CONTRACTOR IS RESPONSIBLE TO CORRELATE HIS/HER OBSERVATIONS WITH THESE CONTRACT DOCUMENTS. IF INCONSISTENCIES EXIST THE CONTRACTOR SHALL INFORM THE CONTRACTING OFFICER BEFORE CONSTRUCTION.
8. ALL REMOVED ITEMS EXCEPT THOSE NOTED TO BE REUSED OR TO REMAIN AS THE PROPERTY OF THE OWNER SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE REMOVED FROM THE JOB SITE. THE OWNER RESERVES THE RIGHT TO KEEP ANY REMOVED ITEMS EVEN THOUGH NOT NOTED ON DRAWINGS OR TAGGED.
9. THE CONTRACTOR MUST MEET WITH THE OWNER OR HIS REPRESENTATIVE AND COORDINATE THE PROPOSED WORK SCHEDULE FOR REMOVAL PHASING AND REMODEL WORK WITHIN THE CONTRACT DOCUMENTS AND TO ALLOW CONTINUED AND SAFE OPERATIONS OF THE FACILITY.
10. PRIOR TO PERFORMING ANY WORK, THE CONTRACTOR SHALL INFORM THE OWNER OR HIS REPRESENTATIVE OF THE INTENT TO DO SO AT LEAST 48 HOURS BEFORE SUCH WORK BEGINS.
11. ALL EXISTING MECHANICAL, ELECTRICAL, PLUMBING, AND TELECOMMUNICATION THAT HAVE BEEN ABANDONED ARE TO BE REMOVED. VERIFY EXISTING SYSTEMS ARE NOT IN USE PRIOR TO REMOVAL.
12. ALL DIMENSIONS SHOWN ON PLANS TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION AND/OR ITEM PURCHASE.



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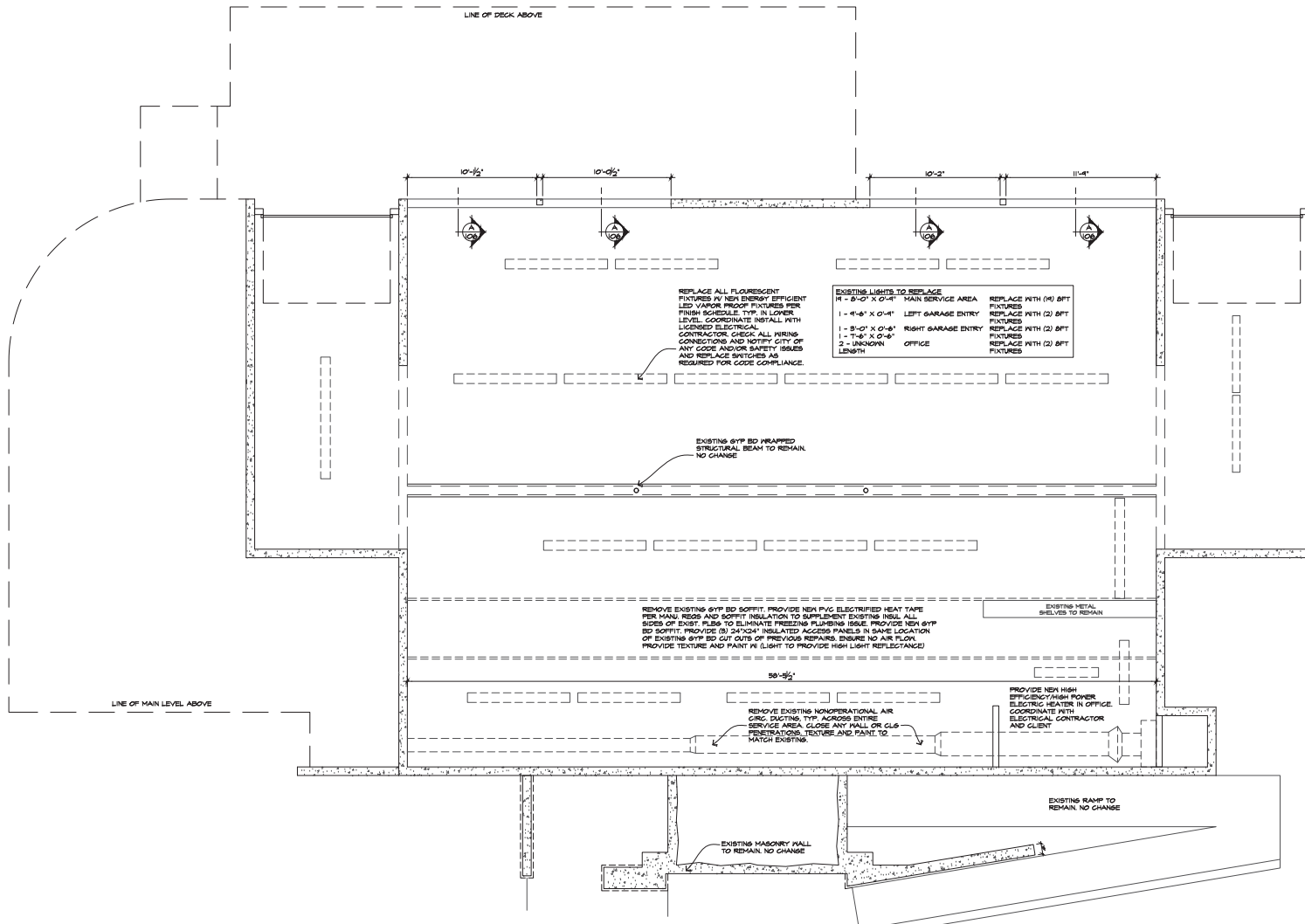
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DEMOLITION PLAN

**COAL CREEK
GOLF CLUBHOUSE**
585 West Dillon Road, Louisville, CO 80027

PROJECT NO.	
DRAWN BY:	AKF
	9/17/25
REVISIONS	

SHEET
1-102 OF 8



LOWER LEVEL
 SERVICE AREA FLOOR PLAN
 1/4" = 1'-0"

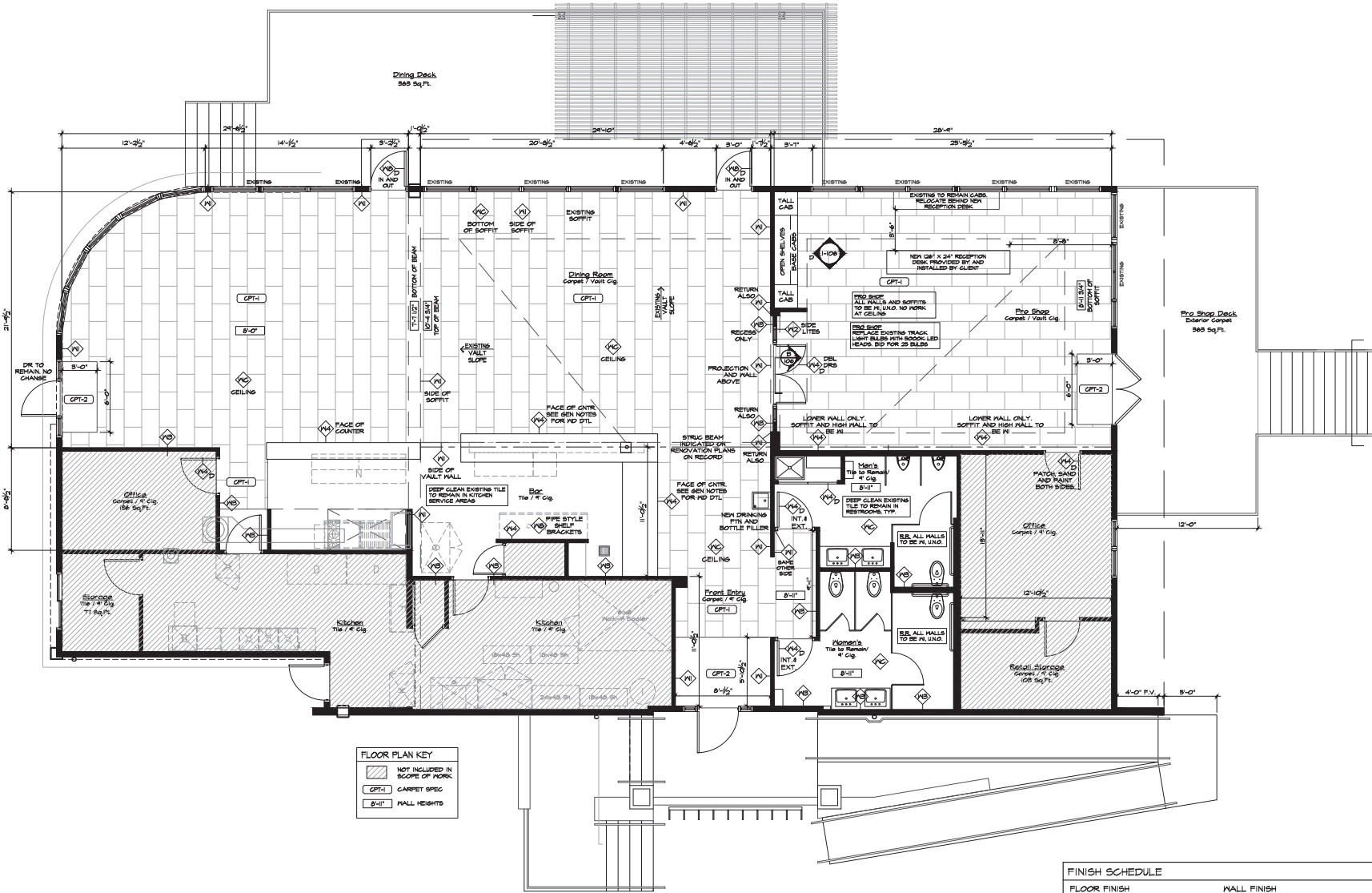
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MAIN FLOOR FINISH PLAN
**COAL CREEK
 GOLF CLUBHOUSE**
 585 West Dillon Road, Louisville, CO 80027

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	9/17/25
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FINISH SCHEDULE	
FLOOR FINISH CPT-1 18"X18" CARPET TILE - PATCRAFT 10641 COLLECTION: / OOSTO "Movement" WITH Tackwax H Felt Backing, ASHLAR PATTERN	WALL FINISH W1 MAIN - LIGHT BEIGE - SNT050 "beathy Gray" W2 TRIM - SNT004 "Snowbound" W3 GREEN ACCENT - SNT041 "Greenfield" W4 CHARCOAL - SNT008 "Iron Ore" W5 WHITE - GELING PAINT - SNT007 "Bright White" DOOR PAINT
CPT-2 24"X24" CARPET TILE - PATCRAFT 10588 COLLECTION: / OOSTO "Movement" WITH Tackwax H Felt Backing, BRICK PATTERN	EXTERIOR E1 MAIN - LIGHT BEIGE - SNT641 "Colonade Gray" E2 TRIM - WHITE E3 LOWER LEVEL - MED. GRAY - SNT642 "Pavestone" RAILING / HSG - BLACK - SNT001 "Black Hogs" STAIRS - GRAY - SNT004 "Snowbound"

- NOTES**
- FLOOR PLAN HATCH IS APPROXIMATE SIZE ORIENTATION AND INTENDED PATTERN FOR CARPET TILES
 - SEE FINISH SPECIFICATIONS SHEET 1-101 FOR PREPARATION AND INSTALLATION OF THE FINISHES
 - WHERE WALL PAINT COLOR NOT INDICATED ON PLANS, WALL TO BE IN MAIN WALL COLOR
 - WHERE FINISH SPECIS NOT PROVIDED, INSTALL PER MANUFACTURER RECOMMENDATIONS
 - ALL INTERIOR DOOR AND WINDOW TRIM TO BE PAINTED W2 - SNT004 "Snowbound"



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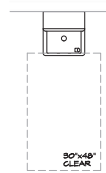
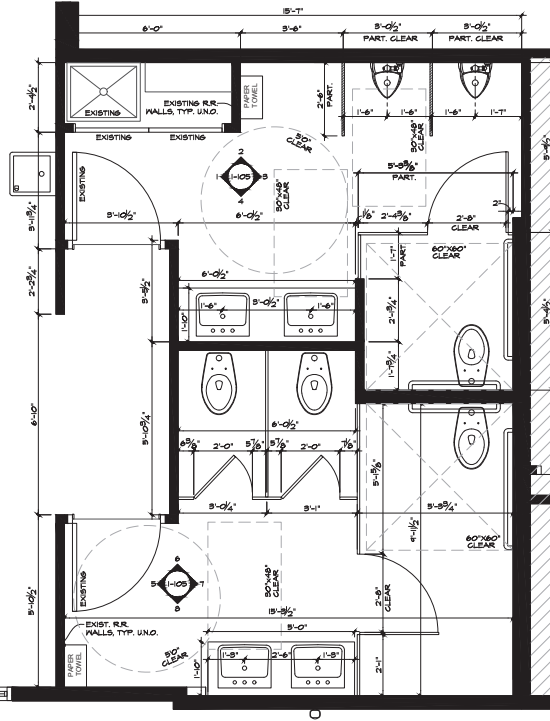
MAIN LEVEL FINISH PLAN
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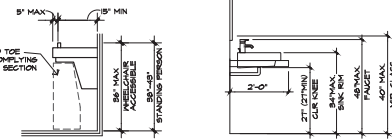
SHEET
1-104 OF 8

GENERAL RESTROOM NOTES

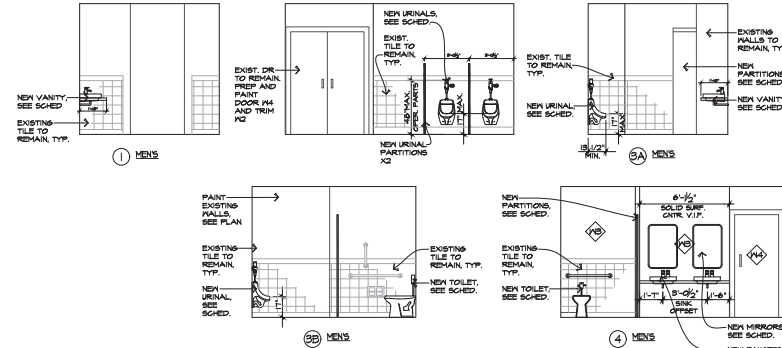
- RESTROOM REQUIREMENTS SHALL COMPLY WITH THE ACCESSIBLE AND USABLE BUILDING AND FACILITIES ACT (ATF) 2010 ADA REGULATIONS AND LOCAL AMENDMENTS.
- DIMENSIONS SHOWN ARE TO OUTSIDE OF PARTITION WALLS. UN. GC TO VERIFY ALL DIMS PRIOR TO PURCHASE.
- SEE EQUIPMENT SCHEDULE FOR ALL NEW ITEM SPECIFICATIONS.
- ALL TOILET AND URINAL FIXTURES TO BE REPLACED IN SAME LOCATION.
- ALL PARTITIONS PER EQUIPMENT SCHEDULE TO BE NEW IN EXISTING LOCATIONS EXCEPT NEW URINAL PARTITIONS ARE NEW IN NEW LOCATIONS. NOTE NEW DOOR SIZES, LOCATIONS AND SWINGS AS SHOWN ON THE NEW FLOOR PLAN TO ENSURE ADA COMPLIANCE.
- SOLID SURFACE COUNTER, SINK AND FAUCETS TO BE MANUFACTURED AND INSTALLED BY CERTIFIED HILSONART INSTALLER PER MANUFACTURER REQUIREMENTS.
- ALL TILE IS EXISTING. NO NEW TILE IN SCOPE OF WORK. DEEP CLEAN ALL EXISTING TILE AND GROUT WITH APPROPRIATE COMMERCIAL CLEANER.
- ALL ITEMS TO BE INSTALLED PER MANUFACTURER REQUIREMENTS.
- ALL INSTALLED ITEMS TO MEET CURRENT ADA REQUIREMENTS.
- TOILET PAPER DISPENSERS SHALL BE 1 INCHES MINIMUM AND 4 INCHES MAXIMUM IN FRONT OF THE WATER CLOSET MEASURED TO THE CENTERLINE OF THE DISPENSER. THE OUTLET OF THE DISPENSER SHALL BE 18 INCHES MINIMUM AND 48 INCHES MAXIMUM ABOVE THE FINISH FLOOR AND SHALL NOT BE LOCATED BEHIND GRAB BARS. DISPENSERS SHALL NOT BE OF A TYPE THAT CONTROLS DELIVERY OR THAT DOES NOT ALLOW CONTINUOUS PAPER FLOW.
- FLUSH CONTROLS SHALL BE HAND OPERATED. HAND OPERATED FLUSH CONTROLS SHALL COMPLY WITH 304 PLUM. FLUSH CONTROLS SHALL BE LOCATED ON THE OPEN SIDE OF THE WATER CLOSET EXCEPT IN AMBULATORY ACCESSIBLE COMPARTMENTS.
- RESTROOM HARDWARE FINISHES TO BE SATIN.
- URINALS SHALL BE THE STALL-TYPE OR THE WALL-HANG TYPE WITH THE RIM IT INCHES MAXIMUM ABOVE THE FINISH FLOOR OR GROUND. URINALS SHALL BE 18 INCHES DEEP MINIMUM MEASURED FROM THE OUTER FACE OF THE URINAL RIM TO THE BACK OF THE FIXTURE.
- WATER SUPPLY AND DRAIN PIPES UNDER LAVATORIES SHALL BE CONFIGURED TO PROTECT AGAINST CONTACT. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES AND SINKS.
- SINGLE UNIT DRINKING FOUNTAIN AND BOTTLE FILLER.
 - THE SPOUT SHALL PROVIDE A FLOW OF WATER 4 INCHES (100 MM) HIGH MINIMUM AND SHALL BE LOCATED 8 INCHES MAXIMUM FROM THE FRONT OF THE UNIT. THE ANGLE OF THE WATER STREAM SHALL BE MEASURED HORIZONTALLY RELATIVE TO THE FRONT FACE OF THE UNIT. PAPER SPOUTS ARE LOCATED LESS THAN 8 INCHES FROM THE FRONT OF THE UNIT. THE ANGLE OF THE WATER STREAM SHALL BE NO DEGREES MAXIMUM. WHERE SPOUTS ARE LOCATED BETWEEN 8 INCHES AND 8 INCHES MAXIMUM FROM THE FRONT OF THE UNIT, THE ANGLE OF THE WATER STREAM SHALL BE 15 DEGREES MAXIMUM.
 - STANDING PERSON. SPOUT OUTLETS OF DRINKING FOUNTAINS FOR STANDING PERSONS SHALL BE 38 INCHES MINIMUM AND 48 INCHES MAXIMUM ABOVE THE FINISH FLOOR OR GROUND.
 - SPOUT LOCATION. SPOUT OUTLETS SHALL BE 36 INCHES MAXIMUM ABOVE THE FINISH FLOOR OR GROUND. THE SPOUT SHALL BE LOCATED 18 INCHES MINIMUM FROM THE VERTICAL SUPPORT AND 8 INCHES MAXIMUM FROM THE FRONT EDGE OF THE UNIT, INCLUDING BARRIERS.



ADA REQUIREMENTS
DRINKING FOUNTAIN
SCALE: 1/2" = 1'-0"



RESTROOM
STANDARD ADA
VANITY REQUIREMENTS
1/2" = 1'-0"



MEN'S RESTROOM
INTERIOR ELEVATIONS
1/4" = 1'-0"

NOTE: PAPER TOWEL DISP. LOCATION SHOWN ON FLOOR PLAN THIS SHEET. TOILET PAPER DISP. IN SAME LOCATIONS AS EXISTING.

EQUIPMENT SCHEDULE

Item	Description	Location	Man- facturer	Series	Product	Material	Color	Size	Elec Reqs	Model	Units	Cost/Unit	Total	Notes
FOUNTAIN AND BOTTLE FILLER	SINGLE BOTTLE FILLING STATION AND DRINKING FOUNTAIN	ENTRY HALL	ELKAY	DHAB	LXHAP BWSLKC	STAINLESS STEEL	GRANITE GRAY	17-1/8" H. X 8-1/2" W. X 24-1/2" D.	30V/ 60HZ	BOTTLE FILLING STATION.COM	1	\$1,641.99	\$1,641.99	HALL MOUNTED FOUNTAIN AND BOTTLE FILLER. REQUIRES BLUES OR STED MOUNTED. INSTALL PER HAZZ REGS.
URINAL	AUTO HIGH-EFFICIENCY URINAL	MEN'S RESTROOM	KOHLER	DEXTER	K-PR020- T2H	STAINLESS STEEL	WHITE VITREOUS CHINA	18-5/8" H. X 9-1/8" W. X 14-1/2" D.	VERIFY	KOHLER.COM	2	\$862.40	\$1,724.80	0/25 GPM TO 10 GPM. HIGH TRAP-RETURN FLOWMETER.
TOILET	AUTO ADA FLOREX FLUSHMETER TOILET	MEN'S RESTROOM	HANOVER	STANDARD	3461529	VITREOUS CHINA	STANDARD	14-5/8" H. X 8-1/2" W. X 28-1/4" D.	N/A	AMERICANFLOREX R0-05.COM	4	\$222.80	\$891.20	AUTO FLUSH 120 GPM. VERIFY ROOM IN DIM. REGS. 82-5/8" W. SELF-CLOSING FLUSH VALVE.
SINKS	3 HOLE INDIVIDUAL SINKS	GENERAL RESTROOMS	HANOVER	CEASTYLE	08800-U	GERMANIC	WHITE	21-7/8" X 11-7/8" X 6-1/8" H.	1/4" AA BATTERY	TOILETRESTROOM.COM	4	\$234.00	\$936.00	3 HOLES EACH FOR (I) FAUCETS & (II) SOAP DISP. PER SINK. PROVIDE PLUGS FOR EXTRA HOLE. SEE ADA REGS.
AUTOMATIC FAUCET	AUTOMATIC FAUCET	GENERAL RESTROOMS	BOERGER	DESIGNER	B-060	MATTE BLACK	MATTE BLACK	2-1/4" H. X 5-5/8" W. X 6-1/8" D.	N/A	TOTALRESTROOM.COM	4	\$640.35	\$2,561.40	TOUCH FREE. HIDDEN SENSOR WITH ADJUST. ACTIVATION RANGE.
OVERSIZED TYP. SOAP DISPENSER	AUTOMATIC SOAP DISPENSER	GENERAL RESTROOMS	BOERGER	DESIGNER	B-012	MATTE BLACK	MATTE BLACK	2-5/4" H. X 3" W. X 6-1/2" D.	N/A	TOTALRESTROOM.COM	4	\$454.14	\$1,816.56	COORDINATE SOAP DISPENSER WITH SINK. GUTS. OWNER PURCHASE AND GC INSTALL.
COUNTER	SOLID SURFACE BUILT-EDGE COUNTER	MEN'S RESTROOM	HILSONART	INPUT	SOLID SURFACE	SOLID SURFACE	"Corstone Home Recess"	72" H. X 24" W. X 23" D.	N/A	HILSONART.COM	1	UNKNOWN		COORD. GUTS WITH SINK. FAUCET AND SOAP DISP. SEE GUT SHEET FOR FULL DIMS. GC TO VERIFY GATE DIMS ON SITE.
COUNTER	SOLID SURFACE BUILT-EDGE COUNTER	MEN'S RESTROOM	HILSONART	INPUT	SOLID SURFACE	SOLID SURFACE	"Corstone Home Recess"	80" H. X 24" W. X 23" D.	N/A	HILSONART.COM	1	UNKNOWN		COORD. GUTS WITH SINK. FAUCET AND SOAP DISP. SEE GUT SHEET FOR FULL DIMS. GC TO VERIFY GATE DIMS ON SITE.
MIRROR	BLACK MIRROR W/ ROUNDED CORNERS	MEN'S RESTROOM	HEIK	INPUT	HMB00CB 1006	P.L. STEEL	MATTE BLACK	34" H. X 36" W. X 1/8" D.	INPUT	TOTALRESTROOM.COM	4	\$176.12	\$704.48	INDIVIDUAL HALL MOUNTED MATTE BLACK MIRRORS.
OVERSIZED TYP. SEAT COVERS, PAPER	(2) TOILET PAPER HOLDER, SEAT COVERS, PAPER	MEN'S RESTROOM	BOERGER	GLASSIC SERIES	B-002H	STAINLESS STEEL	SATIN	28" H. X 14" W. X 14" D.	N/A	TOTALRESTROOM.COM	5	\$551.91	\$2,759.55	MEN'S ONLY. SURFACE MTD. OWNER PURCHASE AND GC INSTALL.
OVERSIZED TYP. PAPER	(2) TOILET PAPER ROLL HOLDER	MEN'S RESTROOM	BOERGER	TRINLINE SERIES	B-0058	STAINLESS STEEL	SATIN	18-1/4" H. X 8-1/2" W. X 4-5/8" D.	N/A	TOTALRESTROOM.COM	1	\$184.50	\$184.50	MEN'S ONLY. SURFACE MTD. OWNER PURCHASE AND GC INSTALL.
PARTITIONS	HEAVILY-BRAZED PARTITIONS	GENERAL RESTROOMS	HANOVER	ADA PARTITION	HOPE	HOPE	545 "Onionwood"	SEE FLOOR PLAN	N/A	TOTALRESTROOM.COM				SEE FLOOR PLAN.
OVERSIZED TYP. DISPENSER AND PAPER	ADA PARTITION	GENERAL RESTROOMS	HANOVER	HOPE	HOPE	HOPE	545 "Onionwood"	SEE FLOOR PLAN	N/A	TOTALRESTROOM.COM				SEE FLOOR PLAN.
OVERSIZED TYP. DISPENSER AND PAPER	ADA PARTITION	GENERAL RESTROOMS	HANOVER	HOPE	HOPE	HOPE	545 "Onionwood"	SEE FLOOR PLAN	N/A	TOTALRESTROOM.COM				SEE FLOOR PLAN.
OVERSIZED TYP. DISPENSER AND PAPER	ADA PARTITION	GENERAL RESTROOMS	HANOVER	HOPE	HOPE	HOPE	545 "Onionwood"	SEE FLOOR PLAN	N/A	TOTALRESTROOM.COM				SEE FLOOR PLAN.
OVERSIZED TYP. DISPENSER AND PAPER	ADA PARTITION	GENERAL RESTROOMS	HANOVER	HOPE	HOPE	HOPE	545 "Onionwood"	SEE FLOOR PLAN	N/A	TOTALRESTROOM.COM				SEE FLOOR PLAN.
OVERSIZED TYP. DISPENSER AND PAPER	ADA PARTITION	GENERAL RESTROOMS	HANOVER	HOPE	HOPE	HOPE	545 "Onionwood"	SEE FLOOR PLAN	N/A	TOTALRESTROOM.COM				SEE FLOOR PLAN.
OVERSIZED TYP. DISPENSER AND PAPER	ADA PARTITION	GENERAL RESTROOMS	HANOVER	HOPE	HOPE	HOPE	545 "Onionwood"	SEE FLOOR PLAN	N/A	TOTALRESTROOM.COM				SEE FLOOR PLAN.
OVERSIZED TYP. DISPENSER AND PAPER	ADA PARTITION	GENERAL RESTROOMS	HANOVER	HOPE	HOPE	HOPE	545 "Onionwood"	SEE FLOOR PLAN	N/A	TOTALRESTROOM.COM				SEE FLOOR PLAN.
OVERSIZED TYP. DISPENSER AND PAPER	ADA PARTITION	GENERAL RESTROOMS	HANOVER	HOPE	HOPE	HOPE	545 "Onionwood"	SEE FLOOR PLAN	N/A	TOTALRESTROOM.COM				SEE FLOOR PLAN.
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OVERSIZED TYP. DISPENSER AND PAPER	ADA PARTITION	GENERAL RESTROOMS	HANOVER	HOPE	HOPE	HOPE	545 "Onionwood"	SEE FLOOR PLAN	N/A	TOTALRESTROOM.COM				SEE FLOOR PLAN.
OVERSIZED TYP. DISPENSER AND PAPER	ADA PARTITION	GENERAL RESTROOMS	HANOVER	HOPE	HOPE	HOPE	545 "Onionwood"	SEE FLOOR PLAN	N/A	TOTALRESTROOM.COM				SEE FLOOR PLAN.
OVERSIZED TYP. DISPENSER AND PAPER	ADA PARTITION	GENERAL RESTROOMS	HANOVER	HOPE	HOPE	HOPE	545 "Onionwood"	SEE FLOOR PLAN	N/A	TOTALRESTROOM.COM				SEE FLOOR PLAN.
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OVERSIZED TYP. DISPENSER AND PAPER	ADA PARTITION	GENERAL RESTROOMS	HANOVER	HOPE	HOPE	HOPE	545 "Onionwood"	SEE FLOOR PLAN	N/A	TOTALRESTROOM.COM				SEE FLOOR PLAN.
OVERSIZED TYP. DISPENSER AND PAPER	ADA PARTITION	GENERAL RESTROOMS	HANOVER	HOPE	HOPE	HOPE	545 "Onionwood"	SEE FLOOR PLAN	N/A	TOTALRESTROOM.COM				SEE FLOOR PLAN.
OVERSIZED TYP. DISPENSER AND PAPER	ADA PARTITION	GENERAL RESTROOMS	HANOVER	HOPE	HOPE	HOPE	545 "Onionwood"	SEE FLOOR PLAN	N/A	TOTALRESTROOM.COM				SEE FLOOR PLAN.
OVERSIZED TYP. DISPENSER AND PAPER	ADA PARTITION	GENERAL RESTROOMS	HANOVER	HOPE	HOPE	HOPE	545 "Onionwood"	SEE FLOOR PLAN	N/A	TOTALRESTROOM.COM				SEE FLOOR PLAN.
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OVERSIZED TYP. DISPENSER AND PAPER	ADA PARTITION	GENERAL RESTROOMS	HANOVER	HOPE	HOPE	HOPE	545 "Onionwood"	SEE FLOOR PLAN	N/A	TOTALRESTROOM.COM				SEE FLOOR PLAN.
OVERSIZED TYP. DISPENSER AND PAPER	ADA PARTITION	GENERAL RESTROOMS	HANOVER	HOPE	HOPE	HOPE	545 "Onionwood"	SEE FLOOR PLAN	N/A	TOTALRESTROOM.COM				SEE FLOOR PLAN.
OVERSIZED TYP. DISPENSER AND PAPER	ADA PARTITION	GENERAL RESTROOMS	HANOVER	HOPE	HOPE	HOPE	545 "Onionwood"	SEE FLOOR PLAN	N/A	TOTALRESTROOM.COM				SEE FLOOR PLAN.
OVERSIZED TYP. DISPENSER AND PAPER	ADA PARTITION	GENERAL RESTROOMS	HANOVER	HOPE	HOPE	HOPE	545 "Onionwood"	SEE FLOOR PLAN	N/A	TOTALRESTROOM.COM				SEE FLOOR PLAN.
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OVERSIZED TYP. DISPENSER AND PAPER	ADA PARTITION	GENERAL RESTROOMS	HANOVER	HOPE	HOPE	HOPE	545 "Onionwood"	SEE FLOOR PLAN	N/A	TOTALRESTROOM.COM				SEE FLOOR PLAN.
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OVERSIZED TYP. DISPENSER AND PAPER	ADA PARTITION	GENERAL RESTROOMS	HANOVER	HOPE	HOPE	HOPE	545 "Onionwood"	SEE FLOOR PLAN	N/A	TOTALRESTROOM.COM				SEE FLOOR PLAN.
OVERSIZED TYP. DISPENSER AND PAPER	ADA PARTITION	GENERAL RESTROOMS	HANOVER	HOPE	HOPE	HOPE	545 "Onionwood"	SEE FLOOR PLAN	N/A	TOTALRESTROOM.COM				SEE FLOOR PLAN.
OVERSIZED TYP. DISPENSER AND PAPER	ADA PARTITION	GENERAL RESTROOMS	HANOVER	HOPE	HOPE	HOPE	545 "Onionwood"	SEE FLOOR PLAN	N/A	TOTALRESTROOM.COM				SEE FLOOR PLAN.
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OVERSIZED TYP. DISPENSER AND PAPER	ADA PARTITION	GENERAL RESTROOMS	HANOVER	HOPE	HOPE	HOPE	545 "Onionwood"	SEE FLOOR PLAN	N/A	TOTALRESTROOM.COM				SEE FLOOR PLAN.
OVERSIZED TYP. DISPENSER AND PAPER	ADA PARTITION	GENERAL RESTROOMS	HANOVER	HOPE	HOPE	HOPE	545 "Onionwood"	SEE FLOOR PLAN	N/A	TOTALRESTROOM.COM				SEE FLOOR PLAN.
OVERSIZED TYP. DISPENSER AND PAPER	ADA PARTITION	GENERAL RESTROOMS	HANOVER	HOPE	HOPE	HOPE	545 "Onionwood"	SEE FLOOR PLAN	N/A	TOTALRESTROOM.COM				SEE FLOOR PLAN.
OVERSIZED TYP. DISPENSER AND PAPER	ADA PARTITION	GENERAL RESTROOMS	HANOVER	HOPE	HOPE	HOPE	545 "Onionwood"	SEE FLOOR PLAN	N/A	TOTALRESTROOM.COM				SEE FLOOR PLAN.
OVERSIZED TYP. DISPENSER AND PAPER	ADA PARTITION	GENERAL RESTROOMS	HANOVER	HOPE	HOPE	HOPE	545 "Onionwood"	SEE FLOOR PLAN	N/A	TOTALRESTROOM.COM				SEE FLOOR PLAN.
OVERSIZED TYP. DISPENSER AND PAPER	ADA PARTITION	GENERAL RESTROOMS	HANOVER	HOPE	HOPE	HOPE	545 "Onionwood"	SEE FLOOR PLAN	N/A	TOTALRESTROOM.COM				SEE FLOOR PLAN.
OVERSIZED TYP. DISPENSER AND PAPER	ADA PARTITION	GENERAL RESTROOMS	HANOVER	HOPE	HOPE	HOPE	545 "Onionwood"	SEE FLOOR PLAN	N/A	TOTALRESTROOM.COM				SEE FLOOR PLAN.
OVERSIZED TYP. DISPENSER AND PAPER	ADA PARTITION	GENERAL RESTROOMS	HANOVER	HOPE	HOPE	HOPE	545 "Onionwood"	SEE FLOOR PLAN	N/A	TOTALRESTROOM.COM				SEE FLOOR PLAN.
OVERSIZED TYP. DISPENSER AND PAPER	ADA PARTITION	GENERAL RESTROOMS	HANOVER	HOPE	HOPE	HOPE	545 "Onionwood"	SEE FLOOR PLAN	N/A	TOTALRESTROOM.COM				SEE FLOOR PLAN.
OVERSIZED TYP. DISPENSER AND PAPER	ADA PARTITION	GENERAL RESTROOMS	HANOVER	HOPE	HOPE	HOPE	545 "Onionwood"	SEE FLOOR PLAN	N/A	TOTALRESTROOM.COM				SEE FLOOR PLAN.
OVERSIZED TYP. DISPENSER AND PAPER	ADA PARTITION	GENERAL RESTROOMS	HANOVER	HOPE	HOPE	HOPE	545 "Onionwood"	SEE FLOOR PLAN	N/A	TOTALRESTROOM.COM				SEE FLOOR PLAN.
OVERSIZED TYP. DISPENSER AND PAPER	ADA PARTITION	GENERAL RESTROOMS	HANOVER	HOPE	HOPE	HOPE	545 "Onionwood"	SEE FLOOR PLAN	N/A	TOTALRESTROOM.COM				SEE FLOOR PLAN.
OVERSIZED TYP. DISPENSER AND PAPER	ADA PARTITION	GENERAL RESTROOMS	HANOVER	HOPE	HOPE	HOPE	545 "Onionwood"	SEE FLOOR PLAN	N/A	TOTALRESTROOM.COM				SEE FLOOR PLAN.
OVERSIZED TYP. DISPENSER AND PAPER	ADA PARTITION	GENERAL RESTROOMS	HANOVER	HOPE	HOPE	HOPE	545 "Onionwood"	SEE FLOOR PLAN	N/A	TOTALRESTROOM.COM				SEE FLOOR PLAN.
OVERSIZED TYP. DISPENSER AND PAPER	ADA PARTITION	GENERAL RESTROOMS	HANOVER	HOPE	HOPE	HOPE	545 "Onionwood"	SEE FLOOR PLAN	N/A	TOTALRESTROOM.COM				SEE FLOOR PLAN.
OVERSIZED TYP. DISPENSER AND PAPER	ADA PARTITION	GENERAL RESTROOMS	HANOVER	HOPE	HOPE	HOPE	545 "Onionwood"	SEE FLOOR PLAN	N/A	TOTALRESTROOM.COM				SEE FLOOR PLAN.
OVERSIZED TYP. DISPENSER AND PAPER	ADA PARTITION	GENERAL RESTROOMS	HANOVER	HOPE	HOPE	HOPE	545 "Onionwood"	SEE FLOOR PLAN	N/A	TOTALRESTROOM.COM				SEE FLOOR PLAN.
OVERSIZED TYP. DISPENSER AND PAPER	ADA PARTITION	GENERAL RESTROOMS	HANOVER	HOPE	HOPE	HOPE	545 "Onionwood"	SEE FLOOR PLAN	N/A	TOTALRESTROOM.COM				SEE FLOOR PLAN.
OVERSIZED TYP. DISPENSER AND PAPER	ADA PARTITION	GENERAL RESTROOMS	HANOVER	HOPE	HOPE	HOPE	545 "Onionwood"	SEE FLOOR PLAN	N/A	TOTALRESTROOM.COM				SEE FLOOR PLAN.
OVERSIZED TYP. DISPENSER AND PAPER	ADA PARTITION	GENERAL RESTROOMS	HANOVER	HOPE	HOPE	HOPE	545 "Onionwood"	SEE FLOOR PLAN	N/A	TOTALRESTROOM.COM				SEE FLOOR PLAN.
OVERSIZED TYP. DISPENSER AND PAPER	ADA PARTITION	GENERAL RESTROOMS	HANOVER	HOPE	HOPE	HOPE	545 "Onionwood"	SEE FLOOR PLAN	N/A	TOTALRESTROOM.COM				SEE FLOOR PLAN.
OVERSIZED TYP. DISPENSER AND PAPER	ADA PARTITION	GENERAL RESTROOMS	HANOVER	HOPE	HOPE	HOPE	545 "Onionwood"	SEE FLOOR PLAN	N/A	TOTALRESTROOM.COM				SEE FLOOR PLAN.
OVERSIZED TYP. DISPENSER AND PAPER	ADA PARTITION	GENERAL RESTROOMS	HANOVER	HOPE	HOPE	HOPE	545 "Onionwood"	SEE FLOOR PLAN	N/A	TOTALRESTROOM.COM				SEE FLOOR PLAN.
OVERSIZED TYP. DISPENSER AND PAPER	ADA PARTITION	GENERAL RESTROOMS	HANOVER	HOPE	HOPE	HOPE	545 "Onionwood"	SEE FLOOR PLAN	N/A	TOTALRESTROOM.COM				SEE FLOOR PLAN.
OVERSIZED TYP. DISPENSER AND PAPER														

EXISTING 6" PBD OVER STUD WALL. ASSUME 6" MTL STUDS

PROVIDE SEALANT AROUND PERIMETER OF NEW BLOCKING, INTERIOR AND EXTERIOR SIDES

NEW PAINT BOTH SIDES TO MATCH EXISTING CONCRETE

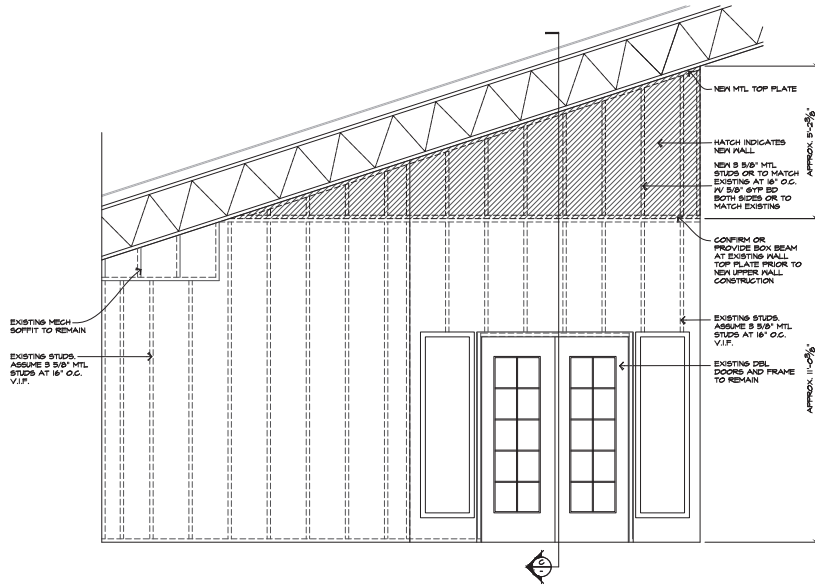
3 PART PLASTER SYSTEM INTERIOR AND EXTERIOR SIDES. FACE OF NEW PLASTER TO BE FLUSH WITH EXISTING F.O. FINH WALL

GALV. FRAME TIES EVERY OTHER BLOCK COURSE FIX TO EXIST. WALL, OPENING WITH SCREW AND PLUG SYSTEM

INSUL. ALL BLOCK CELLS WITH INJECTION FOAM INSUL.

LIGHTWEIGHT 8" D CONC. BLOCKS AND MORTAR INSTALLED IN EXISTING OPENING BY MASONRY CONTRACTOR

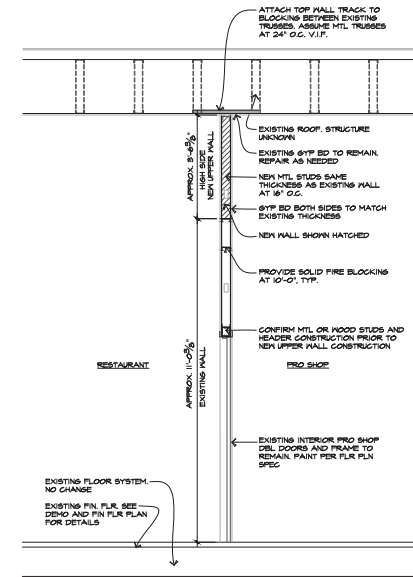
EXISTING 8" FINH WALL



A BLOCKING AT EXISTING LOWER LEVEL OPENINGS
SCALE: 1/2"=1'-0"

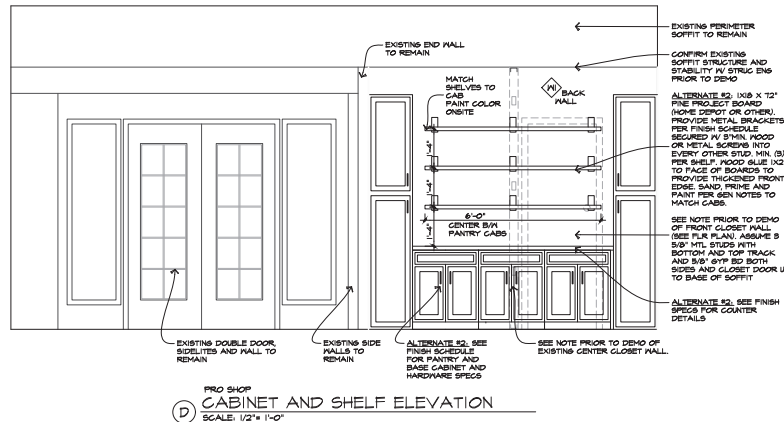
B NEW UPPER WALL ABOVE DOUBLE INTERIOR DOORS AT PRO SHOP ENTRY SECTION
SCALE: 1/2"=1'-0"

*NOTE: EXISTING CONSTRUCTION TYPE AND DETAIL NOT KNOWN. NEW UPPER WALL PANEL BID ALLOWANCE TO BE PROVIDED BASED ON MAIN WALL CONSTRUCTION ASSUMPTION OF 8 5/8" METAL STUDS WITH 5/8" DRYWALL EACH SIDE. GC TO CONFIRM ACTUAL CONSTRUCTION PRIOR TO FULL DEMOLITION.



C NEW UPPER WALL ABOVE DOUBLE INTERIOR DOORS AT PRO SHOP ENTRY SECTION
SCALE: 1/2"=1'-0"

*NOTE: EXISTING CONSTRUCTION TYPE AND DETAIL NOT KNOWN. NEW UPPER WALL PANEL BID ALLOWANCE TO BE PROVIDED BASED ON MAIN WALL CONSTRUCTION ASSUMPTION OF 8 5/8" METAL STUDS WITH 5/8" DRYWALL EACH SIDE. GC TO CONFIRM ACTUAL CONSTRUCTION PRIOR TO FULL DEMOLITION.



D PRO SHOP CABINET AND SHELF ELEVATION
SCALE: 1/2"=1'-0"

NOTE: CONTRACTOR TO PROVIDE STRUCTURAL ENGINEER ACCESS THROUGH THE CLOSET TO VIEW EXISTING CONSTRUCTION OF THE SOFFIT PRIOR TO STARTING DEMO OF THE CLOSET WALL.

DISCLAIMER

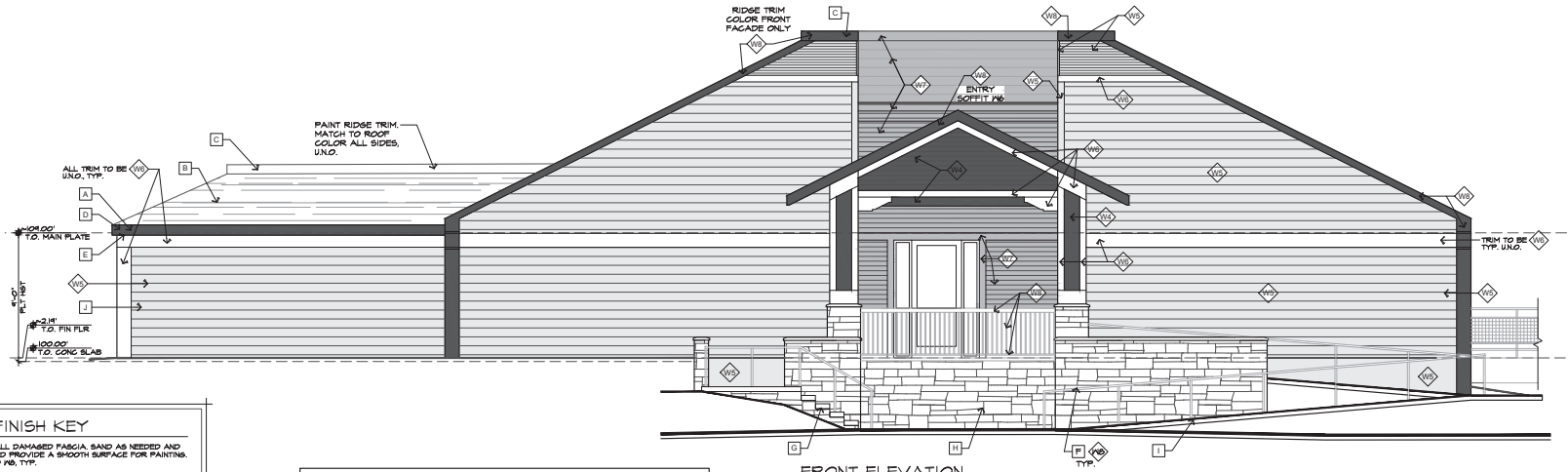
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firefly Design & Drafting
650.773.2061 384 Jackson Circle, Louisville
amandakathrynfox@gmail.com

MISCELLANEOUS DETAILS
COAL CREEK GOLF CLUBHOUSE
585 West Dillon Road, Louisville, CO 80027

PROJECT NO:	
DRAWN BY:	AKF
DATE:	9/17/25
REVISIONS	



FRONT ELEVATION

1/4" = 1'-0"

NOTE: ALL RAILING TO BE PAINTED PB.

ELEVATION FINISH KEY

- A INSPECT AND REPAIR ALL DAMAGED FASCIA. SAND AS NEEDED AND WASH TO PREP FOR AND PROVIDE A SMOOTH SURFACE FOR PAINTING. FASCIA TO BE PAINTED PB, TYP.
- B EXISTING ROOF TO REMAIN, NO CHANGE.
- C ROOF RIDGE TO BE PAINTED. SAND AS NEEDED AND WASH TO PREP FOR AND PROVIDE A SMOOTH SURFACE FOR PAINTING.
- D RESEAL ALL GUTTERS AND DOWNSPOUTS TO PREVENT LEAKS AND IMPROVE DRAINAGE EFFICIENCY. SAND AS NEEDED AND WASH TO PREP FOR AND PROVIDE A SMOOTH SURFACE FOR PAINTING. GUTTERS AND DOWNSPOUTS EXCEPT AT HORIZ. TRANSITIONS UNDER SOFFITS. MATCH SOFFIT AT THOSE LOCATIONS TO BE PAINTED PB, TYP.
- E SOFFITS TO BE Sanded AS NEEDED AND WASHED TO PREP FOR AND PROVIDE A SMOOTH SURFACE FOR PAINTING. SOFFITS TO BE PAINTED PB, TYP.
- F EXISTING RAILINGS TO BE Sanded AS NEEDED AND WASHED TO PREP FOR AND PROVIDE A SMOOTH SURFACE FOR PAINTING. ALL RAILING AT CLUBHOUSE BALCONY'S, RAMP'S, DECK'S AND STAIRS TO BE PAINTED PB, TYP.
- G EXISTING STEPS AND LANDINGS TO REMAIN, NO CHANGE.
- H EXISTING STONE TO REMAIN, NO CHANGE.
- I EXISTING RAMPS AND CURBS TO REMAIN, NO CHANGE.
- J WITH MOOD FILLER NOT PREVIOUSLY FILLED IN CONSTRUCTION NOTED AT REAR DECK DOOR TRIM. SAND AS NEEDED AND WASH TO PREP FOR AND PROVIDE A SMOOTH SURFACE FOR PAINTING.
- K NEW BLOCKING AT EXISTING LOWER LEVEL OPENINGS. SEE DETAIL SHEET.
- L REPAIR OR REPLACE DAMAGED DOOR HEAD TRIM.
- M EXISTING VINYL PERGOLA TO REMAIN AS IS. COVER WASH.
- N REPLACE EXISTING COACH-STYLE LIGHT WITH NEW PER FINISH SCHEDULE, TYPICAL OF FOUR.

FINISH SCHEDULE

FLOOR FINISH

- OPT-1 36"X36" CARPET TILE - PATCRAFT 10661 GRANITE / OOSTO Movement / COLLECTION MATERIAL EDIT PROVIDE WITH Technyx M FELT BACKING. ASHLAR PATTERN
- OPT-2 24"X36" CARPET TILE - PATCRAFT 10555 ACCESS / OOSTO - "Mosaic" / COLLECTION WALK FORWARD PROVIDE WITH Technyx M FELT BACKING. BRICK PATTERN

WALL FINISH

- INTERIOR
- M1 MAIN - LIGHT BEIGE - SNT030 "Jasht Gray"
- M2 TRIM - SNT004 "Snowbound"
- M3 GREEN ACCEST - SNT004 "Greenfield"
- M4 CHARCOAL - SNT004 "Iron Ore"
- M5 WHITE - CEILING PAINT - SNT001 "Bright White"
- D DOOR PAINT
- EXTERIOR
- M6 MAIN - LIGHT BEIGE - SNT041 "Colorado Gray"
- M7 TRIM - WHITE
- M8 LOWER LEVEL - MED. GRAY - SNT042 "Pavestone"
- M9 RAILING / MSG. - BLACK - SNT041 "Black Maple"
- M10 STAIRS - GRAY - SNT041 "Black Maple"

NOTES

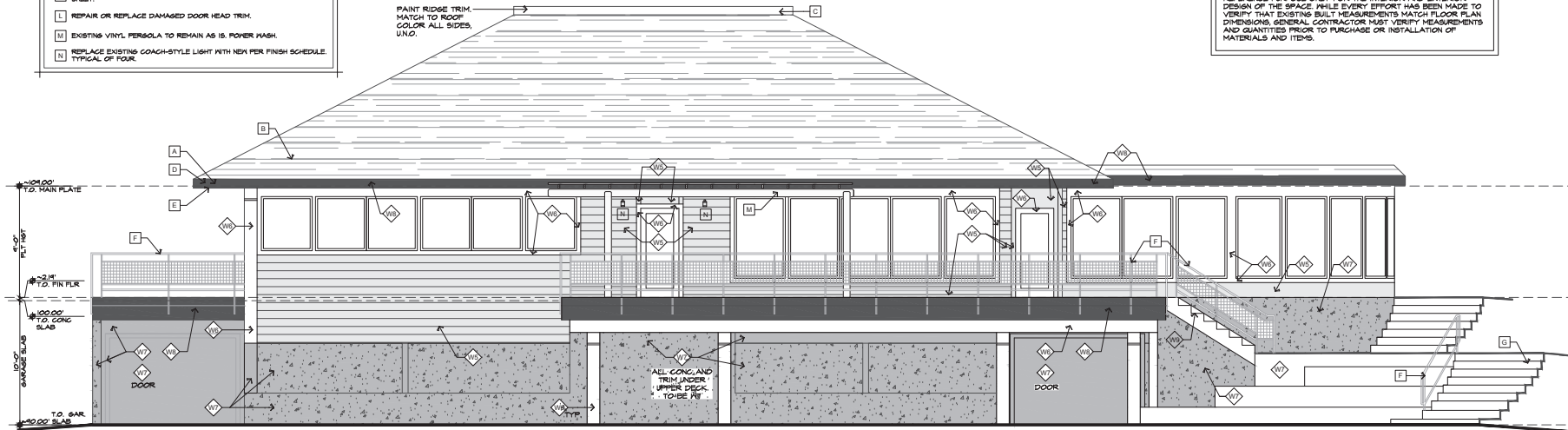
1. FLOOR PLAN HATCH IS APPROXIMATE SIZE, ORIENTATION AND INTENDED PATTERN FOR CARPET TILES.
2. SEE FINISH SPECIFICATIONS SHEET 1-101 FOR PREPARATION AND INSTALLATION OF THE FINISHES.
3. PRIME WALL PAINT COLOR NOT INDICATED ON PLANS, WALL TO BE M1 MAIN WALL COLOR.
4. PRIME FINISH SPEC'S NOT PROVIDED, INSTALL FOR MANUFACTURER'S RECOMMENDATIONS.
5. ALL INTERIOR DOOR AND WINDOW TRIM TO BE PAINTED M2 - SNT004 "Snowbound".

PAINT RIDGE TRIM.
MATCH TO ROOF
COLOR ALL SIDES,
UNO.

REAR ELEVATION

1/4" = 1'-0"

NOTE: ALL RAILING TO BE PAINTED PB.



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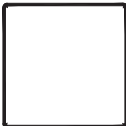
FRONT / REAR ELEVATION

COAL CREEK
GOLF CLUBHOUSE

585 West Dillon Road, Louisville, CO 80027

PROJECT NO:	
DRAWN BY:	AKF
DATE:	9/17/25
REVISIONS	

SHEET
1-107 OF 8



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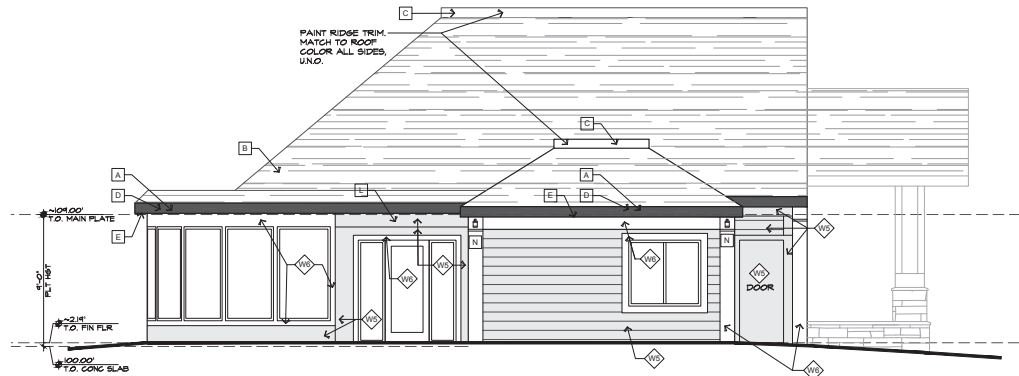
LEFT / RIGHT ELEVATIONS
COAL CREEK
GOLF CLUBHOUSE
585 West Dillon Road, Louisville, CO 80027

PROJECT NO.	
DRAWN BY:	AKF
	9/17/25
REVISIONS	

SHEET
1-108 OF 8

ELEVATION FINISH KEY

- A INSPECT AND REPAIR ALL DAMAGED FASCIA. SAND AS NEEDED AND WASH TO PREP FOR AND PROVIDE A SMOOTH SURFACE FOR PAINTING. FASCIA TO BE PAINTED PB, TYP.
- B EXISTING ROOF TO REMAIN, NO CHANGE.
- C ROOF RIDGE TO BE PAINTED. SAND AS NEEDED AND WASH TO PREP FOR AND PROVIDE A SMOOTH SURFACE FOR PAINTING.
- D RESEAL ALL BUTTERS AND DOWNSPOUTS TO PREVENT LEAKS AND IMPROVE DRAINAGE EFFICIENCY. SAND AS NEEDED AND WASH TO PREP FOR AND PROVIDE A SMOOTH SURFACE FOR PAINTING. BUTTERS AND DOWNSPOUTS (EXCEPT AT HORIZ. TRANSITIONS UNDER SOFFITS. MATCH SOFFIT AT THOSE LOCATIONS) TO BE PAINTED PB, TYP.
- E SOFFITS TO BE Sanded AS NEEDED AND WASHED TO PREP FOR AND PROVIDE A SMOOTH SURFACE FOR PAINTING. SOFFITS TO BE PAINTED PB, TYP.
- F EXISTING RAILINGS TO BE Sanded AS NEEDED AND WASHED TO PREP FOR AND PROVIDE A SMOOTH SURFACE FOR PAINTING. ALL RAILING AT CLIFFHOUSE, PALQVATS, RAMPS, DECKS AND STAIRS TO BE PAINTED PB, TYP.
- G EXISTING STEPS AND LANDINGS TO REMAIN, NO CHANGE.
- H EXISTING STONE TO REMAIN, NO CHANGE.
- I EXISTING RAMPS AND CURBS TO REMAIN, NO CHANGE.
- J INSPECT AND REPAIR ALL DAMAGED SIDING AND TRIM. FILL NAIL HOLES WITH ROOD FILLER NOT PREVIOUSLY FILLED IN CONSTRUCTION NOTED AT REAR DECK DOOR TRIM). SAND AS NEEDED AND WASH TO PREP FOR AND PROVIDE A SMOOTH SURFACE FOR PAINTING.
- K NEW BLOCKING AT EXISTING LOWER LEVEL OPENINGS. SEE DETAIL SHEET.
- L REPAIR OR REPLACE DAMAGED DOOR HEAD TRIM.
- M EXISTING VINYL PERGOLA TO REMAIN AS IS. POWER WASH.
- N REPLACE EXISTING COACH-STYLE LIGHT WITH NEW PER FINISH SCHEDULE. TYPICAL OF FOUR.



LEFT ELEVATION

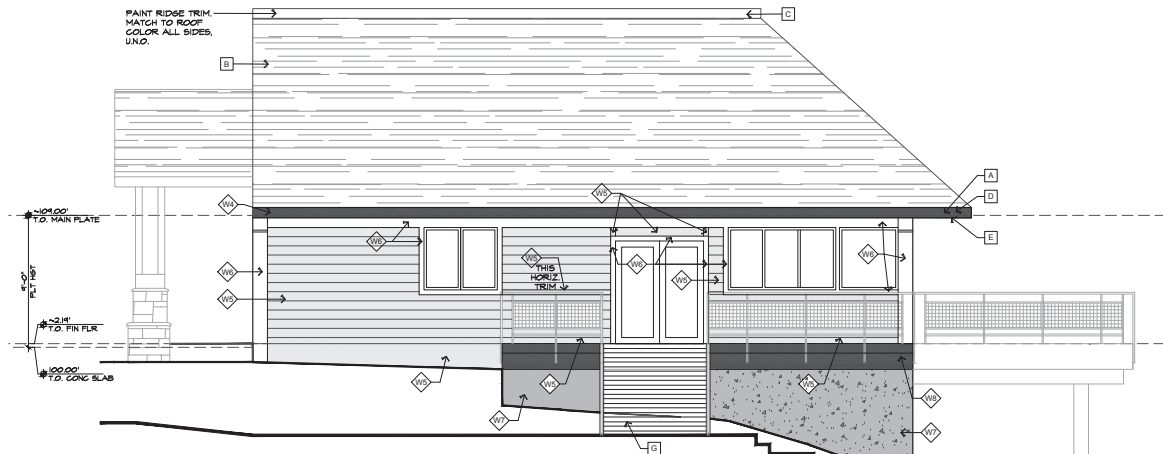
1/4" = 1'-0"

NOTE: ALL RAILING TO BE PAINTED PB.

FINISH SCHEDULE

FLOOR FINISH	WALL FINISH
OPT-1 18"x36" CARPET TILE - PATCRAFT 10661	INTERIOR
GRANITE / 00510 "Novecento" /	N1 MAIN - LIGHT BEIGE - SNT050 "Ischi Gray"
COLLECTION MATERIAL EDIT. PROVIDE	N2 TRIM - SNT004 "Stoneboard"
KITH "Scavenger" M FELT BACKING. ASHLAR	N3 GREEN ACCENT - SNT45H "Greenfield"
PATTERN	N4 GROUND - SNT001 "Bright White"
OPT-2 24"x24" CARPET TILE - PATCRAFT 10688	N5 WHITE - CEILING PAINT - SNT001 "Bright White"
ACCESS / 00510 - "Novecento" /	DOOR PAINT
COLLECTION WALK FORWARD PROVIDE	EXTERIOR
KITH "Scavenger" M FELT BACKING. BRICK	N6 MAIN - LIGHT BEIGE - SNT44H "Colomado Gray"
PATTERN	N7 TRIM - WHITE
	N8 LOWER LEVEL - MED GRAY - SNT42 "Pavestone"
	N9 RAILING / MISC - BLACK - SNT44H "Black Mops"
	N1 STAIRS - GRAY - SN Reusdeck III see Gen Notes

- NOTES:
- FLOOR PLAN HATCH IS APPROXIMATE SIZE, ORIENTATION AND INTENDED PATTERN FOR CARPET TILES.
 - SEE FINISH SPECIFICATIONS SHEET FOR PREPARATION AND INSTALLATION OF THE FINISHES.
 - WHERE WALL PAINT COLOR NOT INDICATED ON PLANS, WALL TO BE IN MAIN WALL COLOR.
 - WHERE FINISH SPEC NOT PROVIDED, INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
 - ALL INTERIOR DOOR AND WINDOW TRIM TO BE PAINTED N2 - SNT004 "Stoneboard".



RIGHT ELEVATION

1/4" = 1'-0"

NOTE: ALL RAILING TO BE PAINTED PB.

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DIMENSIONS, GENERAL CONTRACTOR MUST VERIFY MEASUREMENTS
AND QUANTITIES PRIOR TO PURCHASE OR INSTALLATION OF
MATERIALS AND ITEMS.



Project: Coal Creek Golf Clubhouse Improvements

Date: Sept 11 2025

ADDENDUM # 1

This Addendum forms a part of the Contract Documents and modifies the original Project Manual and Drawings as indicated. Acknowledge receipt of this Addendum in the space provided on the Bid Form.

Issued	#	Item
09/11/2025	1	Drawing I-102 Relocate the drinking fountain to the restroom side of walkway Connect the fountain drain to the mop sink located in the men's room closet.
09/11/2025	2	Drawing I-105 All equipment and fixtures shall be furnished and installed by the Contractor. Exception: Toilet paper dispensers, soap dispensers, and paper towel dispensers will be supplied by the City.
09/11/2025	3	Basement Plumbing pg I-103 Provide and install heat tape in the plumbing chase. Install a dedicated electrical outlet to serve the heat tape.
09/11/2025	4	Basement Lighting Pg I-103 All lighting fixtures in the basement shall be replaced with new vaporproof LED fixtures.
09/11/2025	5	Pro Shop Counter and cabinets behind Pg I-102 Existing Proshop Counter to be moved for carpet installation and reinstalled in new location.



Project: Coal Creek Golf Clubhouse Improvements

Date: Sept 18 2025

ADDENDUM # 2

This Addendum forms a part of the Contract Documents and modifies the original Project Manual and Drawings as indicated. Acknowledge receipt of this Addendum in the space provided on the Bid Form.

Issued	#	Item
09/18/2025	1	Remove Can Lights in Pro Shop from scope - Install new LED lamps into existing track lighting fixtures.
09/18/2025	2	Specification of Basement heater included in RFI responses
09/18/2025	3	Please see section cut 'B' shown on the MAIN LEVEL FLOOR FINISH PLAN on Sheet I-104 in Addendum #2 for wall location. The wall infill is an interior wall and is indicated to be galvanized steel metal studs to match the width of the existing wall below per the PRO SHOP ENTRY SECTION 'B' on Sheet I-106.
09/18/2025	4	Base, window and door trim are existing to remain in entire Scope of Work. Pro Shop Office has been removed from the Scope of Work per Addendum #2
09/18/2025	5	Drinking Fountain will be located on the outside of the mens room wall. Plumbing to connect to supply and drain of the mop sink in the custodial closet in the Men's Restroom
09/18/2025	6	Provide cabinets and other cabinetry items as Alternate #2 on the submittal.