



TOWN of FRISCO

PUBLIC WORKS DEPARTMENT

P.O. BOX 4100
FRISCO, COLORADO 80443

February 21, 2018

Town of Frisco Community Development Department
Town of Frisco Planning Commission
Town of Frisco Mayor & Town Council
PO Box 4100
Frisco, Colorado 80443

Re: Conditional Use / Major Site Plan Application for the Public Works Facility Addition Project

Greetings,

The purpose of this letter is to present information regarding the Public Works Facility Expansion that includes two 600 square foot employee housing units located at 102 School Road.

Historical Background and Need:

The Frisco Public Works facility was constructed in 1987 when only five employees worked for the department. Today we have 26 full time year-round employees and in the summer that number increases to around 32. We have basically grown out of the current facility and find the need to expand the office spaces as well as the employee common areas such as the lunch / meeting room and restrooms. There is also a well-known need in the community for work force housing, this project will help satisfy that need by the addition of two 600 square foot, one bedroom, one bathroom employee housing units. This project has been in the works for the past 15 years but has never been funded. Town Council has finally funded this project in the 2018 Capital Improvement and Water Enterprise funds. Design costs were funded in the 2017 Capital Improvement budget.

Structure Information:

The building will be constructed of masonry block that matches the existing block color and scheme. The addition will be two stories and will be the same height as the existing structure. The addition will comprise 2,400 square feet of new office space as well as additional space for the lunch and meeting room, two new restrooms and modification of one existing restroom to make it ADA compliant. The project will also expand the length of the wash-bay by ten feet to allow for our larger equipment to be washed with the door closed. The project will also extend the oil change bay by ten feet to accommodate our larger equipment.

The two new employee housing units (EHU) will be stacked and attached to the northeast corner of the new office facilities. The EHU's will both have a small patio area as well as a

small fenced yard area to the north and east of the units. Each EHU will have two dedicated parking spots immediately adjacent to the units.

Other Considerations:

The office addition and EHU's will be constructed on an area that is already paved so there will be very minimal disturbance of any existing landscaping on site.

Due to the loss of vehicle circulation created by the addition, we will be constructing an additional driveway on the east side of the property so that we can regain the required circulation around the building. The new driveway will have a vehicle gate much like the existing gate in use now.

With the exception of the water and sewer lines all other existing utilities will need to be relocated to the perimeter of the new foundation.

The only additional lighting that will be installed will be at the entry of each EHU. All other existing lighting located within the project area will be relocated as needed. There will be no area lighting.

Existing fire protection / suppression systems will be expanded into the new office addition as well as the two EHU's.

Existing parking areas will be re-striped to make up for the four new dedicated EHU parking spots. There will be at least 38 parking spaces on site with 10 of those spaces on a gravel surface as parking for Town equipment and vehicles.

We are requesting a conditional use permit to allow the residential units within the Public Facilities zone district.

We are planning to begin construction in May or June of 2018, with a tentative completion timeframe of early 2019.

If you have any questions or comments, please do not hesitate to contact me. We thank you for your time and consideration in this matter.

Regards,

Jeff Goble
Public Works Director / Water Superintendent
Town of Frisco

Conditional Use Criteria for Approval

1. The proposed use in its particular location is necessary or desirable to provide a service or facility that will contribute to the general welfare of the community
 - *There is a well-known need in the community for work force housing, this project will help satisfy that need by providing two residential units to be resided in by local employees.*
2. The proposed use will, under the circumstances of the particular case and the conditions imposed, be neither detrimental to the health, safety and general welfare of persons nor injurious to property or improvements in the community
 - *The proposed residential units will comply with all applicable Town, State and Federal Codes, and any conditions set forth by the Planning Commission. It is not anticipated that the residential use will create any negative noise, odors, or visual impacts. The project will not be detrimental to the health, safety and welfare to the community.*
3. The proposed use will comply with the regulations and conditions specified in the Town Code for such use
 - *Frisco Public Works will ensure that it meets all Town Codes by continuing to stay in communication with the local building, planning, and fire districts*
4. The proposed use furthers one or more of the goals and objectives of the Master Plan for the Town of Frisco
 - *Frisco Public Works understands Frisco's need to maintain its identity as a vibrant mountain town while preserving the proper balance of reputation, economic development, and quality of life. In order to support this, and the goals and objectives of Frisco's updated 2011 Master Plan, Frisco Public Works will adhere to Frisco's currently executed community values and directions, specifically:*
 - o *Housing: HS3. Provide a variety of affordable housing opportunities, regulations and/or programs that meet the needs of Frisco residents.*
5. The proposed use is compatible in function, operations, and design with surrounding land uses in the vicinity and will not cause any significant adverse impacts
 - *Whereas there are no residential units adjacent to the property, the addition of two residential employee units will not cause any significant adverse impacts. The property is adjacent to Summit Middle School and Public Works does not think that the residential use will negatively impact the functions and operations of the school.*

PLOT DATE: Monday, February 19, 2018 8:19 AM LAST SAVED BY: RJOHNSON
DRAWING LOCATION: H:\MC18.0192-Frisco Public Works Shops\PLANS\CDS\COVER SHEET.dwg

OWNER:
TOWN OF FRISCO
102 SCHOOL ROAD
FRISCO, CO 80443
PHONE: 970-668-9151
CONTACT: JEFF GOBLE

CIVIL ENGINEER
MARTIN/MARTIN CONSULTING ENGINEERS, INC.
0101 FAWCETT ROAD, STE 260
AVON, CO 81620
PHONE: 970-926-6007
CONTACT: MARK LUNA, P.E.

MARTIN/MARTIN, INC. GENERAL NOTES:

IN ADDITION TO THE TOWN OF FRISCO [T.O.F.] STANDARD NOTES, THE FOLLOWING SHALL APPLY:

- ALL MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE T.O.F. STANDARDS AND SPECIFICATIONS [LATEST REVISION]. ALL WATER & SEWER MAIN CONSTRUCTION SHALL BE SUBJECT TO T.O.F. INSPECTION.
- THE CONTRACTOR SHALL HAVE ONE [1] SIGNED COPY OF PLANS APPROVED BY THE T.O.F. AS ONE COPY OF THE APPROPRIATE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS ON THE JOB SITE AT ALL TIMES.
- CONTRACTOR SHALL NOTIFY THE ENGINEER, OWNER AND THE T.O.F. [48]-HOURS PRIOR TO THE START OF CONSTRUCTION. A PRE-CONSTRUCTION MEETING SHALL BE SCHEDULED WITH THE T.O.F. ENGINEERING INSPECTOR [48]-HOURS PRIOR TO START OF WORK.
- THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS AT AND ADJACENT TO THE JOB SITE, INCLUDING, BUT NOT LIMITED TO, SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK, TRENCH EXCAVATION AND SHORING, TRAFFIC CONTROL AND SECURITY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
- THE T.O.F./OWNER/ENGINEER CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES IN, ON OR NEAR THE CONSTRUCTION SITE.
- ALL TRENCHES SHALL BE ADEQUATELY SUPPORTED AND THE SAFETY OF WORKERS PROVIDED FOR AS REQUIRED BY THE MOST RECENT OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION [OSHA] "SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION." THESE REGULATIONS ARE DESCRIBED IN SUBPART P, PART 1926 OF THE CODE OF FEDERAL REGULATIONS. SHEETING AND SHORING SHALL BE UTILIZED WHERE NECESSARY TO PREVENT ANY EXCESSIVE WIDENING OR SLOUGHING OF THE TRENCH WHICH MAY BE DETRIMENTAL TO HUMAN SAFETY, TO THE PIPE BEING PLACED, OR TO ANY EXISTING SITE IMPROVEMENTS OR STRUCTURES. THE CONTRACTOR MAY BE REQUIRED TO USE AN APPROVED PILING INSTEAD OF SHEETING AND SHORING.
- ALL TRENCH BACKFILL AND SUBGRADE PREPARATION SHALL BE TESTED TO ENSURE COMPLIANCE WITH GEOTECH STANDARDS AND SHALL BE TESTED AT T.O.F. REQUIRED FREQUENCIES BY A T.O.F. APPROVED PRIVATE SOILS TESTING FIRM. TEST RESULTS SHALL BE SUBMITTED TO, REVIEWED, AND APPROVED BY, THE GEOTECHNICAL ENGINEER PRIOR TO INSTALLING APPROVED BACKFILL ON PREPARED SUBGRADE. ALL BASE COURSE DENSITY SHALL ALSO BE TESTED BY THE PRIVATE SOILS FIRM AT T.O.F. REQUIRED FREQUENCIES TO ENSURE COMPLIANCE WITH T.O.F. REQUIREMENTS. BASE COURSE TEST RESULTS SHALL ALSO BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO BACKFILLING. TEST RESULTS SHALL BE REVIEWED AND APPROVED BY THE T.O.F. ENGINEERING DIVISION PRIOR TO INITIATION OF THE REQUIRED [2] YEAR WARRANTY PERIOD.
- CONTRACTOR SHALL CONFORM TO ALL FEDERAL, STATE AND LOCAL HEALTH AND SAFETY RULES AND REGULATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL UTILITIES DURING CONSTRUCTION AND FOR COORDINATING WITH THE APPROPRIATE UTILITY COMPANY FOR ANY UTILITY CROSSINGS REQUIRED. REPAIR OF DAMAGED UTILITIES SHALL BE AT THE CONTRACTORS EXPENSE, INCLUDING BUT NOT LIMITED TO UNIDENTIFIED UNDERGROUND UTILITIES.
- EXISTING FENCES, TREES, SIDEWALKS, CURBS AND GUTTERS, LANDSCAPING, STRUCTURES, AND IMPROVEMENTS DESTROYED, DAMAGED OR REMOVED DUE TO CONSTRUCTION OF THIS PROJECT SHALL BE REPLACED OR RESTORED IN LIKE KIND AT THE CONTRACTOR'S EXPENSE, UNLESS OTHERWISE INDICATED ON THESE PLANS.
- CONTRACTOR SHALL OBTAIN A STORMWATER CONSTRUCTION PERMIT FROM THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT, WATER QUALITY CONTROL DIVISION, PRIOR TO CLEARING, GRADING, OR EXCAVATING A SITE OF ONE-HALF ACRE OR MORE, OR LESS THAN ONE-HALF ACRE AND PART OF A LARGER DEVELOPMENT. A COPY OF THE APPROVED PERMIT MUST BE SUBMITTED TO THE T.O.F. PRIOR TO THE START OF CLEARING, GRADING OR EXCAVATING OF THE SITE. A COPY OF THE APPROVED PERMIT MUST ALSO BE AVAILABLE ON THE PROJECT SITE AT ALL TIMES DURING CONSTRUCTION.
- IF GROUNDWATER IS ENCOUNTERED DURING EXCAVATION AND DEWATERING FROM THE TRENCH TO STORM SEWER, CHANNEL, IRRIGATION DITCH OR ANY WATERS OF THE UNITED STATES IS NECESSARY, THE CONTRACTOR SHALL OBTAIN A COLORADO STATE CONSTRUCTION DEWATERING DISCHARGE PERMIT FROM THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT WHERE. A COPY OF THE APPROVED PERMIT MUST BE SUBMITTED TO THE T.O.F. PRIOR TO THE START OF ANY DEWATERING. A COPY OF THE APPROVED PERMIT MUST ALSO BE AVAILABLE ON THE PROJECT SITE AT ALL TIMES DURING CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING STORM RUNOFF AND ANY GROUNDWATER ENCOUNTERED DURING THE CONSTRUCTION OF ANY PORTION OF THIS PROJECT. GROUNDWATER SHALL BE PUMPED, PIPED, REMOVED AND DISPOSED OF IN A MANNER WHICH DOES NOT CAUSE FLOODING OF EXISTING STREETS NOR EROSION ON ABUTTING PROPERTIES IN ORDER TO CONSTRUCT THE IMPROVEMENTS SHOWN ON THESE PLANS. NO CONCRETE SHALL BE PLACED WHERE GROUNDWATER IS VISIBLE OR UNTIL THE GROUNDWATER TABLE HAS BEEN LOWERED BELOW THE PROPOSED IMPROVEMENTS. ANY UNSTABLE AREAS, AS A RESULT OF GROUNDWATER, ENCOUNTERED DURING THE CONSTRUCTION OF THE PROPOSED IMPROVEMENTS SHALL BE STABILIZED AS AGREED UPON BY THE CONTRACTOR, THE T.O.F., AND THE GEOTECHNICAL ENGINEER AT THE TIME OF OCCURRENCE. REFER TO THE DETAILS WITHIN THIS PLAN SET FOR REQUIRED TRENCH BEDDING IN THE EVENT GROUNDWATER IS ENCOUNTERED IN THE WATER LINE TRENCH.
- THE CONTRACTOR IS RESPONSIBLE FOR FIELD LOCATING AND VERIFYING ELEVATIONS OF ALL EXISTING WATER MAINS AND OTHER IMPROVEMENTS AT THE POINT OF CONNECTION SHOWN ON THE PLANS, AND AT ANY UTILITY CROSSINGS PRIOR TO INSTALLING ANY OF THE NEW IMPROVEMENTS. IF A CONFLICT EXISTS AND/OR A DESIGN MODIFICATION IS REQUIRED, THE CONTRACTOR SHALL COORDINATE WITH THE ENGINEER TO MODIFY THE DESIGN.
- PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION, THE CONTRACTOR SHALL CONTACT ALL UTILITIES AND COORDINATE SCHEDULES.
- ALL PUBLIC IMPROVEMENT WORK, INCLUDING CORRECTION WORK, SHALL BE INSPECTED BY A T.O.F. REPRESENTATIVE WHO SHALL HAVE THE AUTHORITY TO HALT CONSTRUCTION WHEN STANDARD CONSTRUCTION PRACTICES ARE NOT BEING ADHERED TO. THE T.O.F. RESERVES THE RIGHT TO ACCEPT OR REJECT ANY SUCH MATERIALS AND WORKMANSHIP THAT DOES NOT CONFORM TO ITS ENGINEERING CODE OF STANDARDS AND SPECIFICATIONS FOR THE DESIGN AND CONSTRUCTION OF PUBLIC IMPROVEMENTS. CONTRACTOR IS RESPONSIBLE FOR BEING AWARE OF, NOTIFYING, COORDINATING AND SCHEDULING ALL INSPECTIONS REQUIRED FOR FINAL APPROVALS AND PROJECT ACCEPTANCE.
- RECORD DRAWINGS SHOWING ALL CHANGES FROM THE APPROVED CONSTRUCTION DRAWINGS SHALL BE SUBMITTED TO THE ENGINEER AND OWNER PRIOR TO INITIATION OF THE REQUIRED 2-YEAR WARRANTY PERIOD. THE RECORD DRAWINGS WILL CONSIST OF A MARKED-UP SET OF "ISSUED FOR CONSTRUCTION" DRAWINGS VERIFYING THE FOLLOWING:
 - ALL LENGTHS, SIZES, AND MATERIALS OF INSTALLED PIPE, MANHOLES, AND ANY OTHER IMPROVEMENT.
 - HORIZONTAL LOCATIONS EITHER BY STATION AND OFFSET, OR BY NORTHING AND EASTING COORDINATES OF ALL BENDS, VALVES, STUBS, PLUGS, TEES, ETC.
 - TOP OF PIPE ELEVATION AT REGULAR INTERVALS AND/OR FITTINGS FOR WATER LINES.
 - ANY OTHER VARIATIONS FROM THE CONSTRUCTION DOCUMENTS MUST BE CLEARLY NOTED AND DETAILED ON THE PLANS.
 - AS-BUILT FIELD NOTES, FROM WHICH THE AS-BUILT DRAWINGS ARE PREPARED, ARE TO BE PROVIDED AND STAMPED/SIGNED AND DATED BY A COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR.
- THE CONTRACTOR SHALL WARRANT ALL WORK TO BE FREE FROM DEFECTS IN WORKMANSHIP AND MATERIALS FOR A PERIOD OF 2-YEARS FROM THE DATE OF ACCEPTANCE INTO THE WARRANTY PERIOD OF ALL CONSTRUCTION CALLED FOR BY THE PUBLIC IMPROVEMENTS AGREEMENT WITH THE T.O.F..
- DURING CONSTRUCTION AND UPON COMPLETION OF CONSTRUCTION, THE SITE SHALL BE CLEANED AND RESTORED TO A CONDITION EQUAL TO, OR BETTER THAN, THAT WHICH EXISTED BEFORE CONSTRUCTION.
- THE OWNER/DEVELOPER AND/OR THEIR ASSIGNS SHALL IMPLEMENT A ROUTINE AND DILIGENT MAINTENANCE PLAN TO MAINTAIN PROPER GRADING AND DRAINAGE.
- MARTIN/MARTIN RECOMMENDS A GEOTECHNICAL ENGINEERING SITE REVIEW AND OBSERVES/TESTS ALL REQUIRED EXCAVATION AND BACKFILL COMPACTION. OWNER AND CONTRACTOR SHALL COORDINATE WITH THE GEOTECHNICAL REPRESENTATIVES.

FRISCO PUBLIC WORKS SHOPS EXPANSION CONSTRUCTION DOCUMENTS TOWN OF FRISCO, COUNTY OF SUMMIT, STATE OF COLORADO

LEGEND		
EXISTING	PROPOSED	
	PROPERTY LINE	
	RIGHT-OF-WAY LINE	
	SECTION LINE	
	EASEMENT	
	CONTOURS	
	UTILITY CROSSING	
	STORM SEWER	
	STORM MANHOLE	
	STORM INLET	
	FLARED END SECTION	
	SANITARY SEWER	
	SANITARY MANHOLE	
	WATER LINE	
	WATER VALVE	
	FIRE HYDRANT	
	WATER METER	
	OVERHEAD ELECTRIC	
	ELECTRIC LINE	
	LIGHT POLE	
	POWER POLE	
	ELECTRIC METER	
	GAS LINE	
	SPOT ELEVATIONS	
	DRIVE	



CALL 811 2-BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE OR EXCAVATE FOR
MARKING OF UNDERGROUND MEMBER UTILITIES

MARTIN/MARTIN ASSUMES NO RESPONSIBILITY FOR UTILITY LOCATIONS. THE UTILITIES SHOWN ON THIS DRAWING HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION. IT IS, HOWEVER, THE CONTRACTORS RESPONSIBILITY TO FIELD VERIFY THE SIZE, MATERIAL, HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

FRISCO PUBLIC WORKS
SHOPS EXPANSION

No.	Issue / Revision	Date	Name
1		02/16/18	M/M

Job Number	MC18.0192
Project Manager	M. LUNA
Design By	M. TALKINGTON
Drawn By	G. PROULX
Principal In Charge	P. HORN
THE DESIGNS SHOWN HEREIN INCLUDING ALL TECHNICAL DRAWINGS, GRAPHIC REPRESENTATION & MODELS THEREOF, ARE PROPRIETARY & CONFIDENTIAL OF MARTIN/MARTIN, INC. AND SHALL REMAIN THE PROPERTY OF MARTIN/MARTIN, INC. IN WHOLE OR IN PART WITHOUT THE SOLE AND EXPRESS WRITTEN PERMISSION FROM MARTIN/MARTIN, INC.	

Sheet Number:

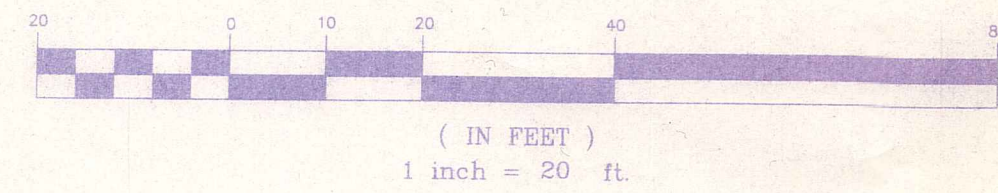
C000



COVER SHEET

A TOPOGRAPHIC MAP OF
FRISCO MAINTENANCE FACILITY
TOWN OF FRISCO, SUMMIT COUNTY, COLORADO

GRAPHIC SCALE



DATE OF FIELD SURVEY: DECEMBER 2005
SURVEY CONDUCTED IN SEVERAL FEET OF SNOW AND SIGNIFICANT
PACK SNOW IN PARKING AREA, MUCH DETAIL MAY HAVE BEEN OBSURED.
CONTOUR INTERVAL=2 FEET

PARCEL C
A RESUBDIVISION OF LOTS 1 AND 2
FRISCO HEIGHTS

PUBLIC SERVICE Co.
OF COLORADO

LEGEND

- ⊙ SEWER MANHOLE
- ⊙ WATER VALVE
- ⊙ FIRE HYDRANT
- ⊙ UTILITY PEDESTAL
- ⊙ UTILITY POLE
- ⊙ RANDOM SURVEY CONTROL POINT
- ⊙ TRANSFORMER
- ⊙ TREE WITH TRUNK DIAMETER
(MANY BEETLE KILL TREES NOT LOCATED)
- OVERHEAD UTILITY LINES
- CHAIN LINK FENCE
- SNOW STORAGE - 19,260 SF

PARCEL A
FRISCO MAINTENANCE
FACILITY
192,542 sq. ft.
4.42 acres

SNOW STORAGE
13,244 sf

SAND SHED

SNOW STORAGE
443 sf

MATERIAL STORAGE

SNOW STORAGE
1,704 sf

SNOW STORAGE
3,896 sf

HOUSING UNIT
DUMPSTER USE

DUMPSTER

EQUIPMENT
PARKING

NOTE: EDGES OF PARKING
ASPHALT AND GRAVEL NOT
VISIBLE DUE TO SNOW PACK
AND ICE.

FRISCO MAINTENANCE BUILDING
SLAB ELEVATION=9063.6±

WASH BAY
EXPANSION

BAY
EXPANSION

EXISTING
BUILDING

PROPOSED
ADDITION

EMPLOYEE
HOUSING

DRIVEWAY

6' CEDAR
PRIVACY FENCE

NOTE: EDGES OF PARKING
ASPHALT AND GRAVEL NOT
VISIBLE DUE TO SNOW PACK
AND ICE.

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
CT	308.00'	127.99'	64.72'	126.68'	N 59°40'11" E	23°44'03"

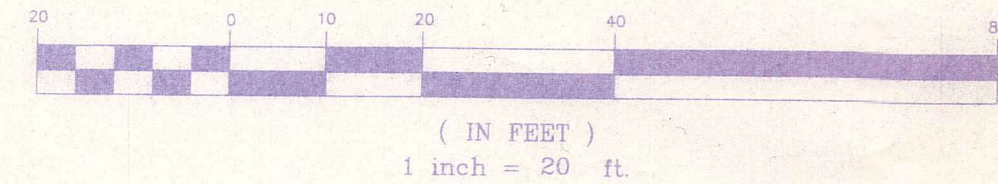


Drawn RRL	Dwg 1934011	Project 19340
Checked RRL	Date 12/16/05	Sheet 1 of 1
RANGE-WEST ENGINEERS & SURVEYORS INC.		
P.O. Box 589 Silverthorne, CO 80498 970-468-6281		

NOTE: ACCORDING TO COLORADO LAW, NO MAJOR COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY
WITHIN THREE YEARS AFTER THE FIRST DISCOVERY OF SUCH DEFECT. NO CREDIT MAY BE GIVEN BASED UPON ANY DEFECT
IN THIS SURVEY BE COMPLETED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

A TOPOGRAPHIC MAP OF
FRISCO MAINTENANCE FACILITY
TOWN OF FRISCO, SUMMIT COUNTY, COLORADO

GRAPHIC SCALE



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SURVEY CONDUCTED IN SEVERAL FEET OF SNOW AND SIGNIFICANT
PACK SNOW IN PARKING AREA, MUCH DETAIL MAY HAVE BEEN OBSERVED.
CONTOUR INTERVAL=2 FEET

PARCEL C
A RESUBDIVISION OF LOTS 1 AND 2
FRISCO HEIGHTS

PUBLIC SERVICE Co.
OF COLORADO

LEGEND

- ⊙ SEWER MANHOLE
- ⊙ WATER VALVE
- ⊙ FIRE HYDRANT
- ⊙ UTILITY PEDESTAL
- ⊙ UTILITY POLE
- ⊙ RANDOM SURVEY CONTROL POINT
- ⊙ TRANSFORMER
- ⊙ TREE WITH TRUNK DIAMETER
(MANY BEETLE KILL TREES NOT LOCATED)
- OVERHEAD UTILITY LINES
- CHAIN LINK FENCE
- ⊙ SNOW STORAGE - 19,260 SF
- ⊙ 2" CALIPER ASPEN
- ⊙ 5 GALLON RUSSIAN SAGE
- ⊙ REVEGETATION AREA
- ⊙ UNDISTURBED AREA

PARCEL A
FRISCO MAINTENANCE
FACILITY
192,542 sq. ft.
4.42 acres

SNOW STORAGE
13,244 sf

SAND SHED

SNOW STORAGE
443 sf

MATERIAL STORAGE

SNOW STORAGE
1,704 sf

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3,896 sf

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SLAB ELEVATION=9063.6±

WASH BAY
EXPANSION

BAY
EXPANSION

EXISTING
BUILDING

PROPOSED
ADDITION

EMPLOYEE
HOUSING

105'-9"

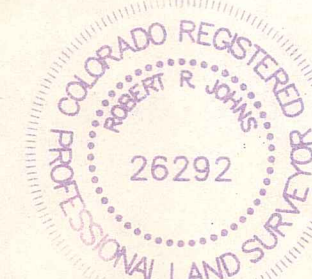
DRIVEWAY

6' CEDAR
PRIVACY FENCE

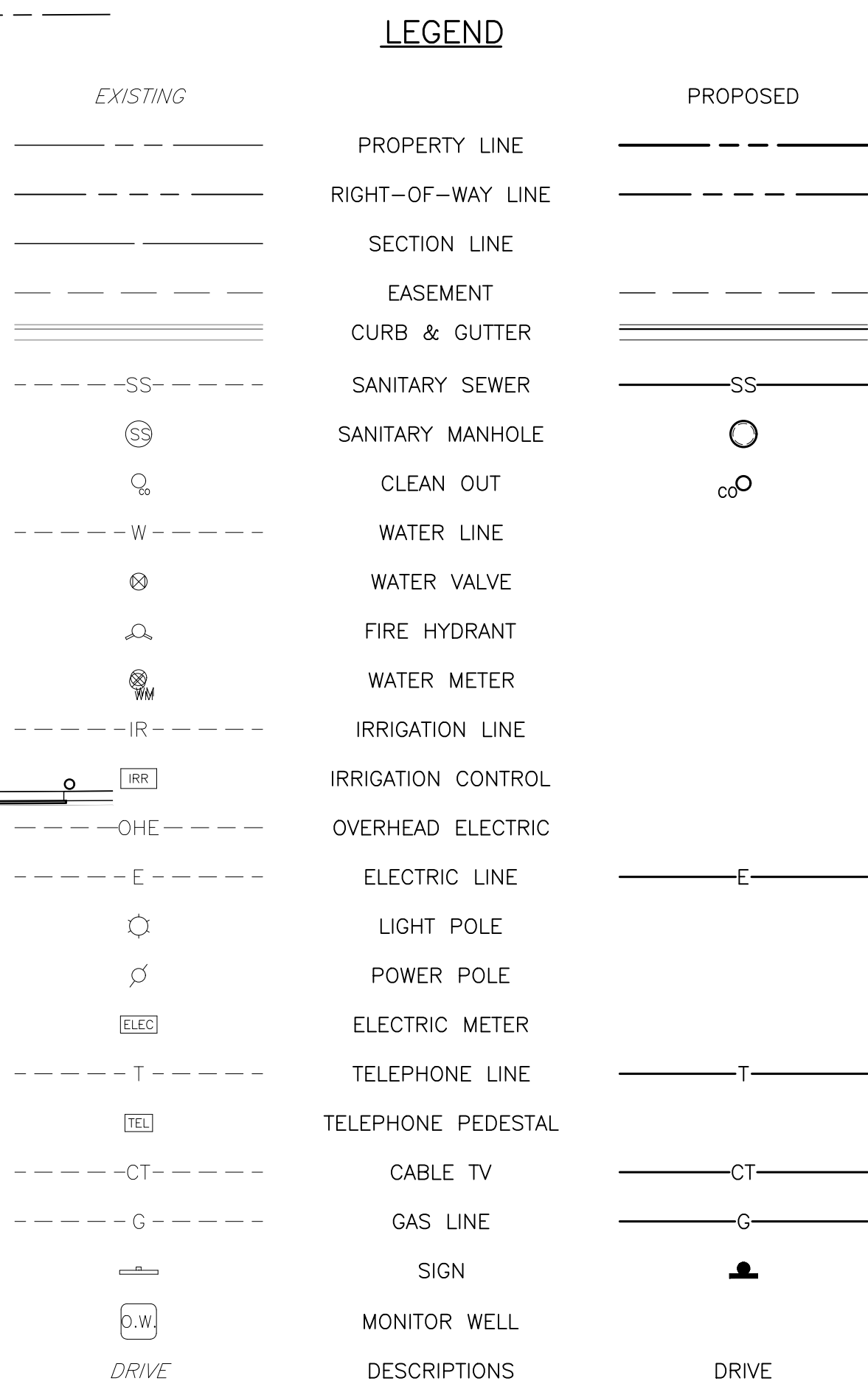
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ASPHALT AND GRAVEL NOT
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AND ICE.

CURVE TABLE

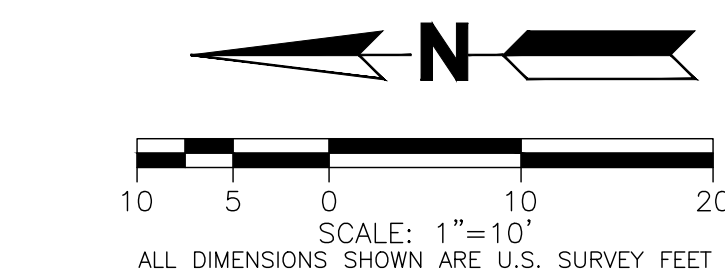
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
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Drawn: RRL	Dwg: 1934011	Project: 19340
Checked: RRL	Date: 12/16/05	Sheet: 1 of 1
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P.O. Box 589 Silverthorne, CO 80498 970-468-6281		

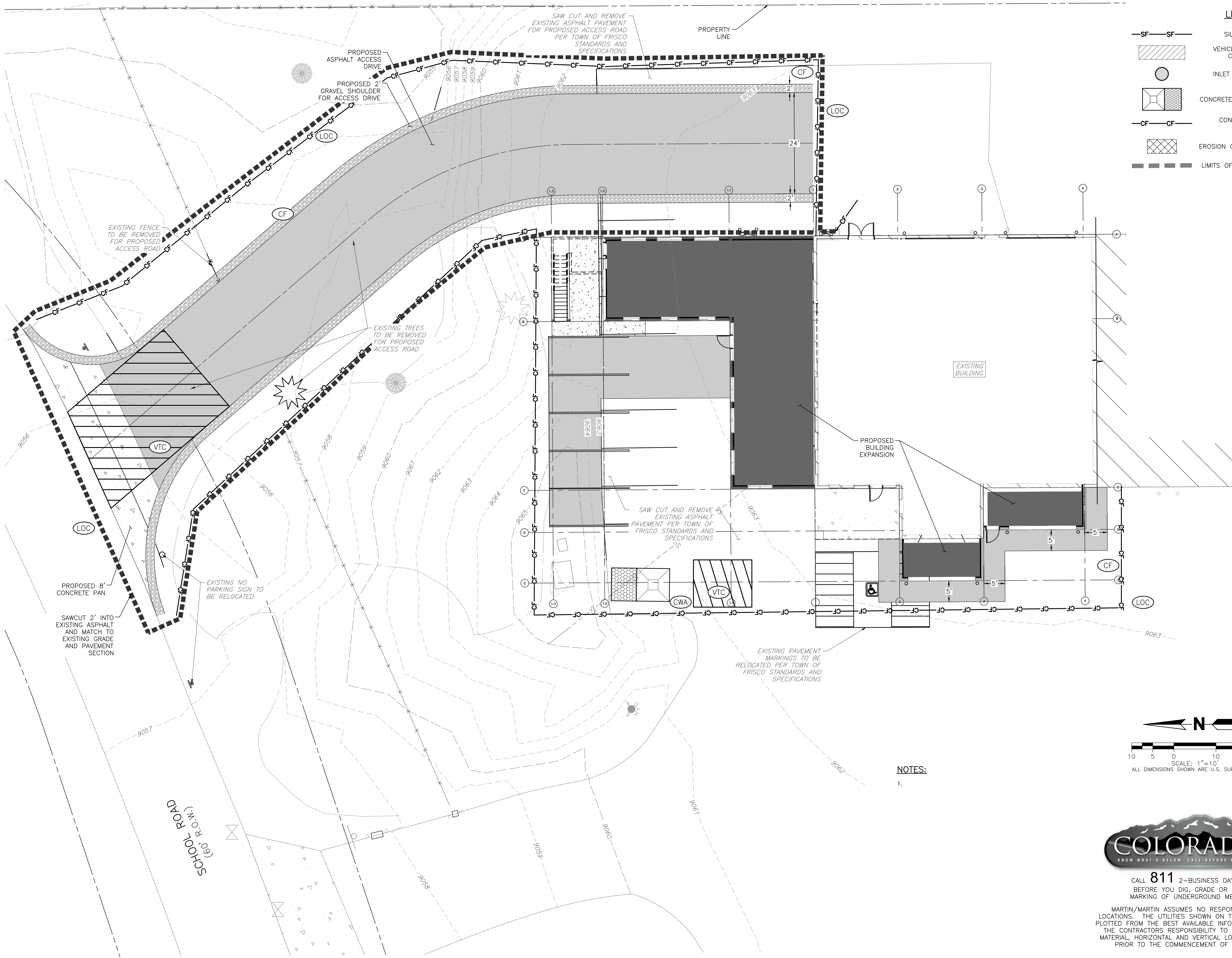


1. CONTRACTOR TO VERIFY LOCATION OF EXISTING UTILITIES SHOWN AND NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCY PRIOR TO CONSTRUCTION.
2. PROPOSED RELOCATED UTILITIES TO BE COORDINATED BY CONTRACTOR WITH CORRESPONDING UTILITY PROVIDER, AND TOWN OF FRISCO. RELOCATION WORK SHALL BE DONE ACCORDING TO UTILITY PROVIDER, AND TOWN OF FRISCO, STANDARDS AND SPECS.



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PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

LEGEND

- | | | |
|-----|--------------------------|-----|
| SF | SILT FENCE | SF |
| VTC | VEHICLE TRACKING CONTROL | VTC |
| IP | INLET PROTECTION | IP |
| CWA | CONCRETE WASHOUT AREA | CWA |
| CF | CONSTRUCTION FENCE | CF |
| ECB | EROSION CONTROL BLANKET | ECB |
| LOC | LIMITS OF CONSTRUCTION | LOC |

MARTIN/MARTIN
CONSULTING ENGINEERS
12499 WEST COLFAX AVENUE, LAKEWOOD, COLORADO 80215
303.431.6100 MARTINMARTIN.COM



Issue / Revision	No.	Name	Date
1	1	M/LUNA	02/16/18

Job Number	MC18.0192
Project Manager	M. LUNA
Design By	M. TALKINGTON
Drawn By	G. PROULX
Principal In Charge	P. HORN

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GRAPHIC REPRESENTATION & MODELS THEREOF, ARE PROPRIETARY
IN WHOLE OR IN PART WITHOUT THE SOLE AND EXPRESS WRITTEN
PERMISSION FROM MARTIN/MARTIN, INC.

Sheet Number:

300

TOWN OF FRISCO PUBLIC WORKS BUILDING

0102 SCHOOL ROAD
FRISCO, COLORADO 80443

BUILDING CODE:

2012 INTERNATIONAL BUILDING CODE
2012 INTERNATIONAL RESIDENTIAL CODE

OCCUPANCY GROUP: B
MECHANICS BAYS: F-1
EMPLOYEE HOUSING UNIT: R-2

REQUIRED SEPARATIONS:

GARAGE

DESCRIPTION:

AN ADDITION TO THE EXISTING TOWN OF FRISCO
PUBLIC WORKS BUILDING INCLUDING: EXPANDED
FACILITY AND OFFICE SPACES; A LARGER VEHICLE
WASH BAY; AND TWO ON-SITE EMPLOYEE HOUSING
UNIT OF APPROXIMATELY 600 SQFT. EACH.

SQUARE FOOTAGE CALCULATIONS:

EXISTING MAIN LEVEL 11,040 SQFT.
EXISTING UPPER LEVEL 1,178 SQFT.
EXISTING UPPER LEVEL 1,218 SQFT.

PROPOSED MAIN LEVEL 12,000 SQFT.
PROPOSED UPPER LEVEL 1,200 SQFT.
PROPOSED UPPER LEVEL 1,200 SQFT.

EMPLOYEE HOUSING UNIT 1 600 SQFT.
EMPLOYEE HOUSING UNIT 2 600 SQFT.

TOTAL ADDITION 3,600 SQFT.
TOTAL BUILDING 15,818 SQFT.

OWNER

TOWN OF FRISCO
PUBLIC WORKS DEPARTMENT

0102 SCHOOL RD.
FRISCO, COLORADO 80443

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DMCE INC.

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LAKEWOOD, CO 80214

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CONTACT: RANDY WARNER
randy@dmce.com

GENERAL CONTRACTOR

ARCHITECTURAL:

A1.0	COVER SHEET
A1.1	SPECIFICATIONS
A1.2	SPECIFICATIONS
A2.0	EXISTING SURVEY (BY OTHERS)
A2.1	SITE PLAN (BY OTHERS)
A3.0	EXISTING MAIN LEVEL PLAN
A3.1	EXISTING UPPER LEVEL PLAN
A4.0	DEMO MAIN LEVEL PLAN
A4.1	DEMO UPPER LEVEL PLAN
A5.0	PROPOSED MAIN LEVEL PLAN
A5.1	PROPOSED UPPER LEVEL PLAN
A5.2	PROPOSED ROOF LEVEL PLAN
A6.0	EXISTING BUILDING ELEVATIONS
A6.1	PROPOSED BUILDING ELEVATIONS
A7.0	WALL SECTIONS
A7.1	STAIR SECTION & DETAIL
A8.0	DETAILS
A8.1	DETAILS
A9.0	WINDOW SCHEDULE
A9.1	WINDOW SPECIFICATIONS
A10.0	DOOR SCHEDULE
A11.0	MAIN LEVEL RCP
A11.1	UPPER LEVEL RCP

STRUCTURAL:

S1	FOUNDATION PLAN
S2	UPPER LEVEL FRAMING PLAN
S3	ROOF FRAMING PLAN
S4	STRUCTURAL DETAILS

MECHANICAL:

M1.0	MECHANICAL COVER SHEET
M2.0	MAIN LEVEL MECHANICAL PLAN
M2.1	UPPER LEVEL MECHANICAL PLAN

ELECTRICAL:

E1.0	LEGEND, ONE-LINE & SCHEDULES
E2.0	MAIN LEVEL ELECTRICAL PLAN
E2.1	UPPER LEVEL ELECTRICAL PLAN

PLUMBING:

P1.0	PLUMBING SPECIFICATIONS
P2.0	MAIN LEVEL PLUMBING PLAN
P2.1	UPPER LEVEL PLUMBING PLAN

FRISCO PUBLIC WORKS BUILDING
ADDITION & EMPLOYEE HOUSING UNIT

abbreviations

ABV. ABOVE FINISHED FLOOR	B.O.F. BOTTOM OF FOOTING	DPR. DRAINAGE	FAB. FABRICATE	G.L.B. GLASS BLOCK	LAV. LAVATORY	NTA. NOT TO SCALE	QTY. QUANTITY	SPKR. SPEAKER	U.B.C. UNIFORM BUILDING CODE
ACC. ACCESS	B.O.S. BOTTOM OF STEEL OR BOTTOM OF SLAB	DEG. DEGREE	F.A. FACE OF BRICK	G.L.U.-LAP. GLUE-LAPINATED TIMBER	L.H.R. LEFT HAND REVERSE	NO. NUMBER	Q.T. QUANTITY	SPEC. SPECIFICATION (S)	U.F.C. UNIFORM FLOORING CODE
ACC. ACCESS PANEL	B.O.W. BOTTOM OF WALL	DET. DETAIL	F.O.C. FACE OF CONCRETE	G.R.G. GRADE GRADING	LU. LENGTH	NO. NUMBER	Q.T. QUANTITY	SQ. SQUARE	U.G.N. UNLESS OTHERWISE NOTED
ACC. ACCESS PANEL	B.O.W. BOTTOM OF WALL	DET. DETAIL	F.O.C. FACE OF CONCRETE	G.R.G. GRADE GRADING	LU. LENGTH	NO. NUMBER	Q.T. QUANTITY	SQ. SQUARE	U.G.N. UNLESS OTHERWISE NOTED
ACC. ACCESS PANEL	B.O.W. BOTTOM OF WALL	DET. DETAIL	F.O.C. FACE OF CONCRETE	G.R.G. GRADE GRADING	LU. LENGTH	NO. NUMBER	Q.T. QUANTITY	SQ. SQUARE	U.G.N. UNLESS OTHERWISE NOTED

GLB. GLASS BLOCK	LAV. LAVATORY	NTA. NOT TO SCALE	QTY. QUANTITY	SPKR. SPEAKER	U.B.C. UNIFORM BUILDING CODE
GLU.-LAP. GLUE-LAPINATED TIMBER	L.H.R. LEFT HAND REVERSE	NO. NUMBER	Q.T. QUANTITY	SPEC. SPECIFICATION (S)	U.F.C. UNIFORM FLOORING CODE
G.R.G. GRADE GRADING	LU. LENGTH	NO. NUMBER	Q.T. QUANTITY	SQ. SQUARE	U.G.N. UNLESS OTHERWISE NOTED
G.R.G. GRADE GRADING	LU. LENGTH	NO. NUMBER	Q.T. QUANTITY	SQ. SQUARE	U.G.N. UNLESS OTHERWISE NOTED
G.R.G. GRADE GRADING	LU. LENGTH	NO. NUMBER	Q.T. QUANTITY	SQ. SQUARE	U.G.N. UNLESS OTHERWISE NOTED

SPKR. SPEAKER	U.B.C. UNIFORM BUILDING CODE	U.F.C. UNIFORM FLOORING CODE	U.G.N. UNLESS OTHERWISE NOTED
SPEC. SPECIFICATION (S)	U.F.C. UNIFORM FLOORING CODE	U.G.N. UNLESS OTHERWISE NOTED	U.G.N. UNLESS OTHERWISE NOTED
SQ. SQUARE	U.G.N. UNLESS OTHERWISE NOTED	U.G.N. UNLESS OTHERWISE NOTED	U.G.N. UNLESS OTHERWISE NOTED
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SQ. SQUARE	U.G.N. UNLESS OTHERWISE NOTED	U.G.N. UNLESS OTHERWISE NOTED	U.G.N. UNLESS OTHERWISE NOTED

site plan symbols

architectural symbols

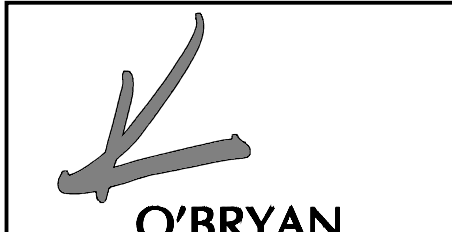
material symbols

EXISTING	FEATURE	PROPOSED	EXISTING	FEATURE	PROPOSED
---	CONTOUR	---	●	SPOT ELEVATION	●
---	PROPERTY LINE	---	○	HYDRANT	○
---	CENTER LINE	---	○	VALVE	○
---	BASEMENT/SETBACK	---	○	UTILITY POLE	○
---	RIGHT OF WAY	---	○	TRANSFORMER	○
---	FENCE	---	○	LIGHT	○
---	STORM DRAIN	---	○	SIGN	○
---	SANITARY SEWER	---	○	MONUMENT	○
---	WATERLINE	---	○	METER PIT	○
---	ELECTRIC LINE	---	○	MANHOLE	○
---	GAS LINE	---	○	CATCH BASIN	○
---	TELEPHONE LINE	---	○	CLEAN OUT	○
---	CABLE TELEVISION	---	○	OUTFALL/HEADWALL	○
---	DRAINAGE LINE	---	○	BENCHMARK	○
---	LIMIT OF WORK	---	○	BORING LOCATION	○
---	MATCH LINE	---	○	EXISTING TREE	○
---	GRAPHIC SCALE	---	○	TREE TO BE REMOVED	○
---	NORTH ARROW	---	○	TRIANGULATION POINT	○

EXISTING	FEATURE	PROPOSED
---	CONTOUR	---
---	PROPERTY LINE	---
---	CENTER LINE	---
---	BASEMENT/SETBACK	---
---	RIGHT OF WAY	---
---	FENCE	---
---	STORM DRAIN	---
---	SANITARY SEWER	---
---	WATERLINE	---
---	ELECTRIC LINE	---
---	GAS LINE	---
---	TELEPHONE LINE	---
---	CABLE TELEVISION	---
---	DRAINAGE LINE	---
---	LIMIT OF WORK	---
---	MATCH LINE	---
---	GRAPHIC SCALE	---
---	NORTH ARROW	---

EXISTING	FEATURE	PROPOSED
---	CONTOUR	---
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---	TELEPHONE LINE	---
---	CABLE TELEVISION	---
---	DRAINAGE LINE	---
---	LIMIT OF WORK	---
---	MATCH LINE	---
---	GRAPHIC SCALE	---
---	NORTH ARROW	---





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FRISCO PUBLIC WORKS
BUILDING ADDITION

0102 SCHOOL ROAD, FRISCO, CO 80443

Revisions:
PRICING SET 6-11-17
OWNER REVISIONS
8-23-17

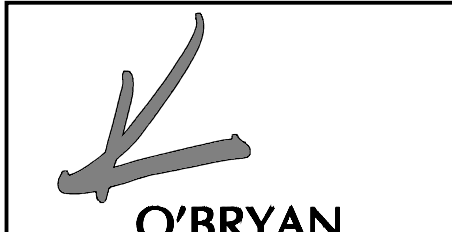
Date:4-12-17

Project No:2664

Drawn by:DLF

Checked by:DLF

6. The Site/Grading Plan is based on information provided by others. The Architect assumes no responsibility for the accuracy of such. However, in the event of any discrepancies, notify the Architect prior to commencement. B. Earth Work: 1. Contractor shall arrange for an open-pit soil investigation by soils engineer. Run sewer and water lines below frost line. Run cable TV, electrical, gas, telephone and other utilities in trenches as required by local jurisdictions. Utility locates shall be coordinated with local utility companies and owners. 2. Include excavation and storage of fill materials. Excavation for building itself shall extend approximately 7'-0" or as necessary for safety outside of walls. Excavate for footings and pads. 3. Excavate for utility trenches and provide for protection of utilities. 4. Finish grade on landscaped areas with stock piled top soils from site. Coordinate with Landscape Contractor for all site work. 5. Follow recommendations or soils report for excavation, backfill and compaction. 6. All fill material shall be free from organic matter and other deleterious substance and shall contain no rocks or lumps over 3" (three inches) in the greatest dimension. Any fill required beneath foundation or floor slabs shall be washed granular fill or suitable non-organic soil compacted to 95%/d of the maximum modified proctor dry unit weight, in general. All footings shall bear on original undisturbed hard, stiff brown or gray silt. Clay soil will not be acceptable. All import each shall have a coefficient of expansion of not more than 3%/d from air dry to saturation under a surcharge of 60 pounds per sq.ft. at 90%/d compaction. C. Paving: 1. Asphalt paving shall have a 1" surface/wearing course on a 2"base set on a minimum of 4" compacted stone base, or as suggested in soils report. 2. All exterior walks or terrace paving shall be installed as indicated. D. Drainage: 1. Provide perimeter drainage system at base of foundation as shown on drawings.	1. Mockup panels or samples shall be supplied for the Architect's approval when called for in the individual specifications sections. Mockups and samples shall be actual samples of the work showing color, texture, finish and/or pattern to be obtained. If a product has a range of colors, textures, etc., provide an adequate amount of samples to be representative of the full range. 2. Mockups and samples may be incorporated into the building upon meeting Architect's approval. 3. Obtain Architect's written approval of mockup or sample before proceeding with work. J. Project Closeout: 1. At the end of the project, contractor shall provide owner with maintenance manuals, product literature, special tools and warranties for all mechanical and electrical equipment, appliances and other manufactured products. 2. At the end of the project, contractor shall provide owner with an instructional walk-through of all mechanical, electrical and specialty items, explaining start up and shut down procedures, and maintenance procedures. K. Final Cleaning: 1. Contractor shall clean the entire project - interior, exterior and site - such that the owners may occupy the project without hindrance. This includes, but is not limited to, cleaning and polishing all floors, walls, windows, appliances, fixtures, fittings and site work. DIVISION 2: SITE WORK A. Site Preparation: 1. Perform minimal cleaning/grubbing to prepare site for mass excavation. 2. Strip top soil and retain on site. 3. Refill site as necessary to meet new and existing grade lines per Site Plan. 4. Contractor shall provide all means necessary or required to insure proper soil erosion control, including the removal of selected trees and plants. 5. Contractor shall install all basins, sidewalks, curbs, culverts, etc. per local prevalence code requirements and construction standards.	E. Temporary Services: 1. Contractor shall be responsible for maintaining temporary services such as power, light, heat, enclosures, water, sanitary facilities, erosion and sediment control, temporary construction fencing, tree and plan protection and trash removal, adequate to meet requirements of local jurisdictions, maintain safety of the site, and maintain quality, for the duration of construction. F. Quality Control 1. Contractors shall maintain quality control over supplies, manufacturers, products, services, site conditions and workmanship to produce the quality level specified in all cases. 2. All products shall be installed strictly per manufacturer's recommendations and/or standard trade council guidelines. 3. Commencement of work over previous work indicates that installer has reviewed the previous work and agrees it is acceptable as a substrate for his work. 4. When shop drawings or cut sheets are required, obtain Architect's written approval of submittal before proceeding with work. 5. All contractors are responsible for repairing or replacing any disturbed or damaged materials during the scope of this project. G. Substitutions: 1. Specific brands and models of products are specified to set a standard of quality. Contractor may propose alternate brands for the Architect's approval, which are of similar or higher quality to that specified in all cases. 2. Contractor must obtain written approval of proposed alternate for the Architect before proceeding with any substitution. H. Submittals: 1. Shop drawings are required under some divisions of the work and are specified in the individual sections. When required, submit PDF product cut sheets digitally for the Architect's approval. 2. Cut sheets are required when proposing and alternate and when required in any individual section of the specification. I. Mockup Panels and Samples:	DIVISION 1: GENERAL REQUIREMENTS A. Reference Standards: 1. Work shall be performed in accordance with the 2012 International Building Code, all code and regulations of the Town of Frisco, Colorado, and other applicable state and local codes. All work shall be done in accordance with A.I.A. Document A201, General Conditions of the Contract for Construction. B. Coordination: 1. Contractor shall field verify all exact locations and sizes of existing utilities as required prior to any excavation. All utilities shall be installed per the utility company requirements and recommendations and be underground services. 2. Contractor shall be responsible for all field engineering required for the project including but not limited to structural layout, foundation layout, survey layout to begin work and improvement location certificates survey (J.L.C.). 3. Contractor shall coordinate with Architect on all portions of the work and shall obtain Architect's approval of all items prior to ordering. 4. Contractor shall coordinate and install all sleeves or prepare for all penetrations as required. Any cutting and/or patching required due to a lack of coordination shall not be considered an extra cost. C. Permits: 1. Contractor shall be responsible for applying for and obtaining all required permits and utility taps. 2. Owner shall be responsible for payment of all permits and tap fees. D. Insurance: 1. Contractor shall carry Contractor Liability Insurance and Worker's Compensation. Insurance, and other insurance's in amount required by state and local jurisdictions
a. All headers, beams, joists and horizontal framing fb=1,250 PSI and "E" = 1,600,000 b. All post, studs, plates, sleepers, furring and bridging fb=1,000 PSI and "E" = 1,600,000 c. Machine bolts - ASTM A307 d. Lag bolts - fed. spec. FF-F-1-1 (galv. at ext. locations) e. Nails - common fed. spec FF-F-1-1- (galv. at ext. locations) 2. All wood blocking, wood framing, wood furring, etc. used in contact with the earth or concrete shall be pressure treated with decay resistant materials in compliance with TT-W571, AWP-LP-2. 3. Stud sizes are 2 x 6 and 2 x 4 as indicated on Drawings. 4. Sizes of floor and roof framing materials and spacing are indicated on the structural drawings. Sufficient blocking must be provided in each case for support of decorative wood trim and accessories. 5. All headers shall be two 2 x 10's for 2 x 4 walls and three 2 x 10's for 2 x 6 walls, unless otherwise shown on structural plans. 6. Sill plates shall be treated wood and be bolted to foundations with minimum of 1/2" d meter anchor bolts spaced at 4' o.c. maximum and embedded minimum 7" into concrete. There shall be a minimum of two bolts per sill piece, one bolt located within 12" of each end of each piece. 7. Penetrations of major structural members shall be discussed with Architect/Engineer prior to drilling and shall follow Manufacturer's recommendations. 8. Floor joists shall be doubled under all walls parallel to floor joist framing. 9. Dimensions for framing shall be per Architectural drawings. 10. Provide firestopping as required by code. 11. All wood in contact with earth shall be coated with asphaltic paint. 12. Sheathing used shall be 5/8" exterior grade plywood at all stone locations and shall be 5/8" exterior grade gypsum sheathing at all other locations unless noted otherwise, 3/4" and 5/8" exterior grade plywood at roof.	1. Masonry Contractor shall provide solid masonry units or fill cavities with Portland Cement grout mix at all bearing conditions. Typical full height, mortar shall not be used as structural grouting. Re: Structural Drawings, Details and Specifications. 2. Masonry Contractor shall provide type "S" or "M" mortar for all below grade conditions and type "N" mortar for all other conditions. All concrete masonry units shall be standard hollow concrete blocks conforming to ASTM C-90, grade N, type 1; all solid concrete block units shall conform to ASTM C-145, grade N, type 1. 3. Masonry reinforcing: as indicated on the drawings. All reinforcing shall be fabricated of hot dipped galvanized #9 masonry ga. steel bars. 4. Loose fill insulation: Insulation shall be non-combustible water repellent and inorganic, complying with ASTM E84 and ASTM C549. Flame spread 0. Fuel Contribution 0. Smoke density 0. DIVISION 5: METALS A. Structural Steel: 1. Structural steel design information - see structural drawings. Steel sizes and final structural detail shall be provided by the Structural Steel Contractor/Fabricator. Architect has reviewed structural design for basic structural and design requirements only. Provide shop drawings prior to fabrication. All structural steel shall conform to ASTM A36. 2. All ferrous metal fabrications shall have welds ground smooth and one shop applied coat of primer which shall be touched up after erection. 3. All steel in contact with earth, masonry or other dissimilar metals, shall be coated with asphaltic paint. B. Flashing and Sheet Metal: 1. All flashing and sheet metal shall be installed per standard practices as described in the S.M.A.C.N.A Handbook. DIVISION 6: WOOD AND PLASTICS A. Rough Carpentry: 1. All framing lumber shall meet or exceed the following specifications:	5. All interior concrete work shall be in accordance with the latest "A.C.I." recommendations at 28 day maximum cured strength. 6. Interior concrete shall be 3,000 P.S.I. "exterior" concrete and shall be air-entrained 3,000 P.S.I. for foundation walls and foots and all exposed concrete, or per structural drawings. B. Foundations: 1. Foundation design is based on the assumption of 3,000 P.S.F. soil bearing capacity. Owner shall obtain Soil Report form an independent testing lab prior to any footing placement and submit to Architect for review. Verify all unstable soil conditions with Architect or testing lab before construction proceeds. 2. Provide continuous reinforced concrete grade wall on concrete footings as shown on structural drawings. 3. All concrete walls shall be formed with sound material, properly joined, braced, spaced and otherwise supported to insure tightness and rigidity. Proper blockouts shall be provided for all pipes, ducts, etc., entering or leaving the building. 4. General Contractor shall verify final concrete form locations prior to placement of concrete. If form layout varies (+) or (-) 1/2" from indicated design, notify Architect immediately for all adjustments in dimensions. C. Concrete Floor Slabs: 1. Provide a concrete slab on grade where shown on drawings, placed over 4" gravel and properly compacted sub-grade. Refer to structural drawings for location of control joints, thickness, limits and slopes of slabs. Seal exposed concrete slabs with Sonneborn "Kure-N-Seal". 2. All concrete work shall have a smooth trowled finish and shall comply with ACI 304 and ASTM C94 for materials and placement. D. Exterior Concrete Slabs: 1. Provide concrete paving slabs reinforced with welded wire mesh at exterior as shown on drawings. DIVISION 4: MASONRY A. Concrete Masonry Units:	E. Landscape: 1. General Contractor shall place all retaining walls including all boulder walls, and shall prepare site to level acceptable as "rough grade" as directed by the owner. 2. Contractor shall provide a separate budget for completion of all landscaping as indicated on the schematic landscape plan. Provide all landscaping materials and plants as indicated by the owner and as required to complete the work. The Landscape Contractor shall include but not necessarily limited to the specification of grass see mix, sod materials, soil, preparation and treatment (if required), plant protection methods and materials, mulch material, and all related items to complete the work. All work shall be warranted for a period of one year minimum after completion of work. 3. Standards: a. All plants and planting material shall meet or exceed the specifications of Federal, State and County laws requiring inspection for plant disease and insect control. b. Quality, size, name and lagging shall conform with the current edition of "Horticultural Standards" for number of grade nursery stock, as adopted by the American Association of Nurserymen/Persons. 4. Grass Seeds - all grass seeds shall be free from noxious weed seeds and re-cleaned, Grade "A" recent crop seed treated with appropriate fungicide at the time of mixing and delivered to the site in sealed containers with dealer's guaranteed analysis. DIVISION 3: CONCRETE A. 1. All concrete shall comply with ACI 304 and ASTM C94 for materials and placement. 2. Concrete Coverage: - As indicated on the structural drawings. - Lap all steel 30 times bar diameter, bend re-bars around all corners continuous. - Lap all welded wire fabric (W.W.F) a minimum of 1 full mesh grid. 3. Reinforcing steel shall confirm to ASTM A-615-75, grade 60. 4. Vapor barriers shall be in thickness' as noted on the drawings and shall be polyethylene conforming to ASTM E96 (Perm rating of 0.1) standard of performance.



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FRISCO PUBLIC WORKS
BUILDING ADDITION

0102 SCHOOL ROAD, FRISCO, CO 80443

Revisions:
PRICING SET 6-1-17
OWNER REVISIONS
8-23-17

Date: 4-12-17

Project No: 2664

Drawn by: DLF

Checked by: DLF

A1.2

SPECIFICATIONS

2. Exterior doors shall be provided with full head, jamb and door bottom weather stripping. B. Interior Doors: 1. Interior doors shall match existing, styles and finish chosen by Owner. C. Garage Doors: 1. Relocate existing doors and hardware. D. Windows: 1. All windows shall match existing with standard color to match as show on the drawings and 5/8" clear insulated glazing. Refer to drawings for sizes and types. 3. All glazing shall be manufactured for installation at 9,800 feet above sea level and tempered where required by code. All hardware to be Manufacturer's standard. 4. Provide shop drawings for all windows and doors with large scale drawings showing window elevations, mullion locations and details. 5. All windows and doors are to be factory finished exterior and factory finished interior. Exterior color as chosen by Owner. Interior finish to match existing. E. Glazing: 1. All exterior glazing shall be 5/8" clear insulated glazing, tempered where required by code and where noted on drawings. 2. Refer to Architectural Drawings for sizes and general description. 3. In-place system shall be designed for 35# per sq.ft. wind load or code standard. 4. All interior glazing shall be 1/4" clear plate glass, tempered where required by the U.B.C. and/or where noted on drawings. Mirrors shall be 1/4" clear plate glass with polished beveled edges. F. Hardware: 1. Provide hardware as approved by owner in passage, privacy, dummy and entry functions. Provide full schedule and cut sheets for Owner's/Architect's approval.	1. Provide joint sealers of the following types: a. Exterior: One part polyurethane, Pecora Dynatrol I. b. Interior: Acrylic Lates, Pecora AC-2. c. Bathtubs, showers and other wet areas: Silicone, General Electric Sanitary 1700. 3. Expanding foam sealant: Polycel One by W.R. Grace Co. 2. Provide joint backing bond breaker and or primer as recommended by Manufacturer. 3. Colors to be selected by Architect from Manufacturer's standard colors. Provide color samples. Match existing 4. Provide sealers in the following locations: a. Joints between exterior door and window frames and rough wood framing - fill gaps completely with expanding foam sealant. b. Under door thresholds. c. Exterior joints between dissimilar materials such as stucco, wood and stone. d. Around bathtubs, showers and lavatories. e. Flashing reglets and retainers. f. Joints at penetrations of walls, decks and floors by pipes and other services and equipment. g. Penetrations of exterior walls. h. Open joints between dissimilar materials. i. Other joints as indicated on drawings or as required for complete installation. 5. Provide two (2) coats of clear non-yellowing/water repellent coating on all interior floor masonry. Standard of performance: Chemical Products Corp.: CP-250. Provide 5 year labor and material warranties. DIVISION 8: DOORS AND WINDOWS A. Exterior Doors: 1. Entry and garage man doors are to be insulated hollow metal as shown on drawings and chosen by Owner.	D. Vapor Barrier: 1. Provide minimum 6 mil. polyethylene sheet at exterior framed wall and roof/ceiling. Lap joints and tape to seal. 2. Provide 6 mil polyethylene vapor barrier under all interior slab and grade. E. Flashing: 1. Thru-wall flashing, base and head flashing shall be as manufactured by Fiberweb and shall be Series #200. 2. All beams and lintels shall have an approved flashing and shall be considered as being "water-tight" except as noted on drawings. F. Building Insulation: 1. Exterior framed 5-1/2" walls to be insulated with R-19 fiberglass batt or R13 batt and 7.5 continuous insulation. 2. Roof to be insulated with R-35 continuous insulation. 3. Foundation walls to be insulated with 1-1/2" (R10 min.) thick extruded polystyrene board insulation. Insulation shall be Dow Styrofoam Thermadry or similar installed on exterior face of wall, from grade down to footing. 4. Provide continuous 1" thick by 6" wide fiberglass batt sill insulation between the foundation wall and wood sill pates. G. Roofing: 1. Super insulated roof as detailed on drawings. 2. Roofing system to match existing roofs. H. Siding: 1. Masonry to match existing I. Wind Infiltration Barrier: 1. All frame walls shall be covered with "Tyvek Housewrap" installed per Manufacturer's directions. J. Joint Sealers:	B. Finish Carpentry: 1. Exterior Trim: 2. Interior Trim: a. Per owner D. Custom Casework: 1. None E. Countertops: 1. Kitchen, Bathroom, workstation and accessory area countertops are to be plastic laminate. Surface finish and edge treatment as approved by Owner. Submit samples for approval. 2. Plastic laminate shall conform to NEMA std. LD-3-1980 - GP50 and U.L. class I. DIVISION 7: THERMAL AND MOISTURE PROTECTION A. Dampproofing: 1. Dampproof exterior sides of all site walls not part of the building foundation, from grade to bottom of footing. Dampproofing shall be Hydroxide 128 Spray-Mastic by Sonneborn Building Products, applied per Manufacturer's recommendations. B. Self-Adhering Sheet Waterproofing: 1. Waterproof all exterior sides of building foundations walls and exterior patio walls as shown on drawing. Waterproofing shall be Bituthane 3000 by W.R. Grace Co. or Jiffy Seal 140/60 by Protecto Wrap Corporation. Install per manufacturer's recommendations including primer, corner fillets and compatible protection board. (Note: This foundation waterproofing may be changed to dampproofing above upon recommendations of soils engineer.) C. Sheet Membrane Waterproofing: 1. Waterproofing for all shower pans shall be _____. Install per Manufacturer's recommendations for shower pan lining.
DIVISION 12: FURNISHINGS None Required. DIVISION 13: SPECIAL CONSTRUCTION None Required. DIVISION 14: CONVEYING SYSTEMS None Required. DIVISION 15: DESIGN-BUILD MECHANICAL REQUIREMENTS See Mechanical Engineer Specifications. DIVISION 16: DESIGN-BUILD ELECTRICAL REQUIREMENTS See Electrical Engineer Specifications.	h. Finish #8: Concrete and concrete block and face brick. No paint required on architectural concrete. Primer: Sealer on concrete 2. All wood surfaces to receive paint shall have a moisture content of 12%±%d or less. 3. Color and sheen shall be chosen by Owner. Provide three samples of each finish on actual sample to be finished. E. Requirements: 1. NFPA 90A shall govern where applicable. Materials shall meet ASTM E-84 standard for smoke development of 50 or less, and a flame spread of 25 or less. DIVISION 10: SPECIALTIES A. Bath Accessories: 1. Bath accessories shall be as chosen by Owner and provided and installed by Contractor. B. Fire Extinguishers: 1. Provide 5lb. A-B-C general purpose extinguishers per code with Manufacturer's standard wall mount bracket at Garage, Mechanical Room and Kitchen. Extinguisher to be Larsens Model #MP5. DIVISION 11: EQUIPMENT A. Residential Appliances: Supplied by owner, (verify) 1. Residential appliances shall be as follows or as specified per Owner. 2. Refrigerator: 3. Cooktop with double oven. 4. Cooktop Hood: 5. Microwave: 6. Dishwashers:	C. Carpet: 1. All carpet and pad shall be provided and installed by Contractor and selected by Owner. D. Painting: 1. General Contractor, prior to painting any surface, shall completely mask, remove, or otherwise adequately protect all items in contact with painted surfaces but not schedule to receive paint. Surfaces to receive paint or other surface treatments shall be thoroughly cleaned, free from dirt, oil and other foreign substances. Spot prime all exposed nails and other metal which are to be painted with emulsion paints, using a primer recommended by the manufacturers of the coating system. When applying paint allow sufficient drying time between coats, and do not apply paint in areas where dust is be generated. Painting schedule is as follows: a. Finish #1: Painted wood interior, except wood to receive natural finish Primer: Latex Primer Sealer Finish: (2 coats) Latex Semi Gloss Finish b. Finish #2: Painted wood exterior, except wood to receive natural finish Primer: Exterior grade Latex Primer Sealer Finish: (2 coats) Gloss Latex House and Trim c. Finish #3: Interior primed ferrous metal Primer: Metal primer Finish: (2 coats) Alkyd Egg Shell Enamel d. Finish #4: Exterior ferrous metal Primer: Metal Primer Finish: (2 coats) Industrial Enamel e. Finish #5: Galvanized if required Primer: Galvanic Primer Finish: (2 coats) Industrial Enamel f. Finish #6: Drywall receiving vinyl wall covering Primer: (1 coat) Latex Primer –Sealer and sizing g. Finish #7: All other drywall Primer: Primer - Sealer Finish: (2 coats) Latex Flat or Egg Shell	DIVISION 9: FINISHES A. Gypsum Board: 1. Provide 5/8" gypsum board at interior walls and some ceilings. 2. Provide 5/8" Type "X" gypsum board at the following locations: a. All interior walls. b. Both sides of interior walls. 3. Provide 1/2" glass mesh mortar board by Durock at all walls in tub and shower surrounds and built-in shower benches if required. 4. Provide 5/8" water resistant "W.R." gypsum board at all moist locations (i.e., bathrooms, etc) and at walls which will receive tile other than tub and shower surrounds. 5. All gypsum board walls to be taped and sanded. Texture shall be approved by Owner and will be smooth or palm finish. 6. Provide typical metal corner bead at all corners. 7. Provide a U.S.G. 200 B metal trim at all locations where drywall abuts dissimilar surfaces. B. Tile: 1. All tile will be provided and installed by Contractor. Follow recommendations of the Tile Council of America (T.C.A.) for tile installations as follows: a. Tile walls shall be installed as follows: i. Shower and tub surrounds and shower benches over glass mesh mortar board: T.C.A. W-244 (use latex-portland cement mortar and grout). ii. Other tiled walls over "W.R." gypsum board: T.C.A. W-243. b. Tile floors shall be installed as follows: i. Shower pans over sheet membrane waterproofing: T.C.A. F-121. ii. Interior thinslet floors over wood deck: T.C.A. F-142. iii. Interior thinslet floors over concrete: T.C.A. F-113. 2. All tile shall be selected by Owner.



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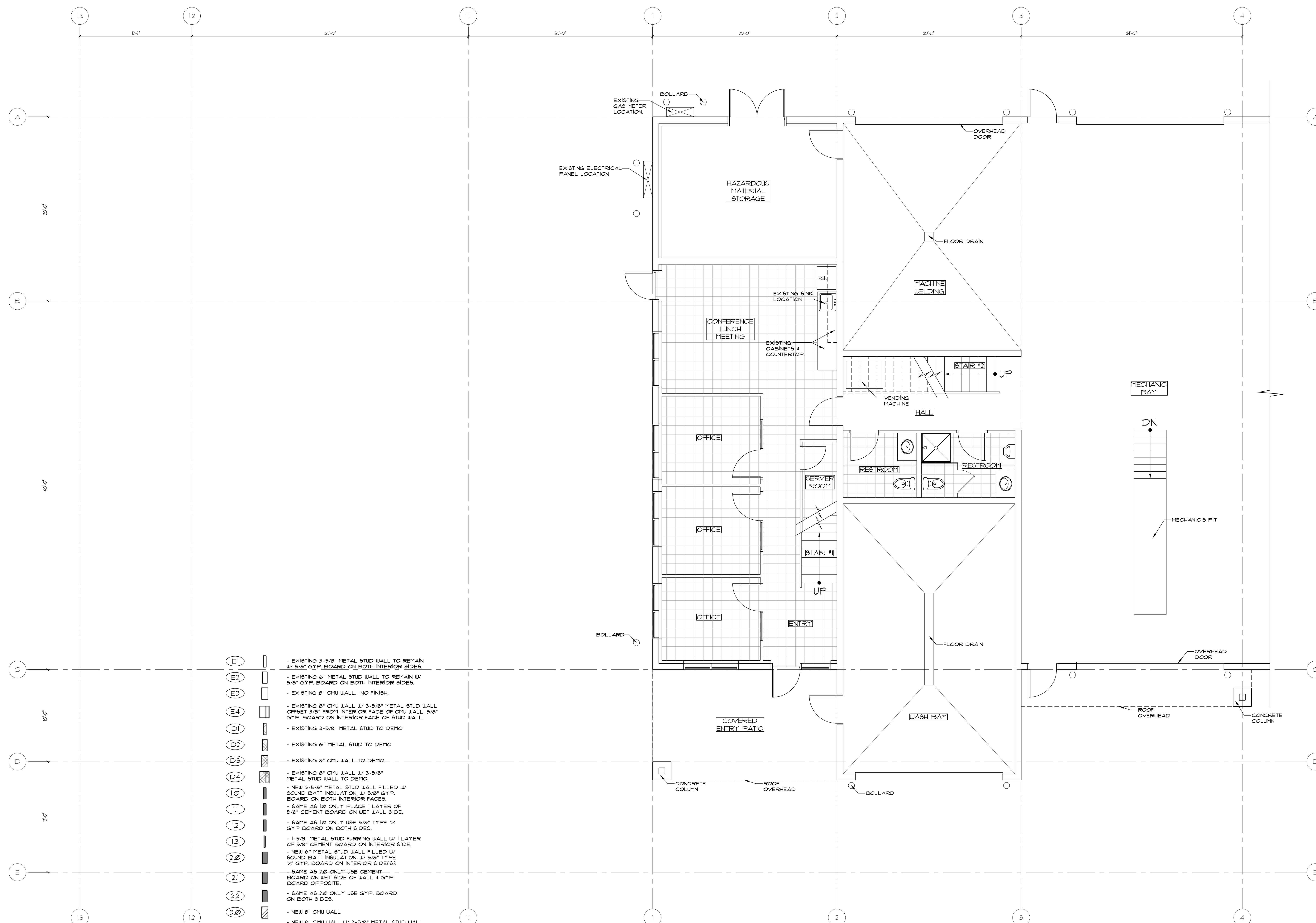
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PROGRESS 4-12-17
PROGRESS 4-17-17
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A3.0

**EXISTING MAIN
LEVEL PLAN**



8/23/2017 R:\PRJ\FRISCO PUBLIC WORKS\FRISCO MAINTENANCE BUILDING\SHEETS\CONSTRUCTION DOCUMENTS\A3.0 EXISTING MAIN LEVEL PLAN.DWG

1
A30 1/4" = 1'-0"

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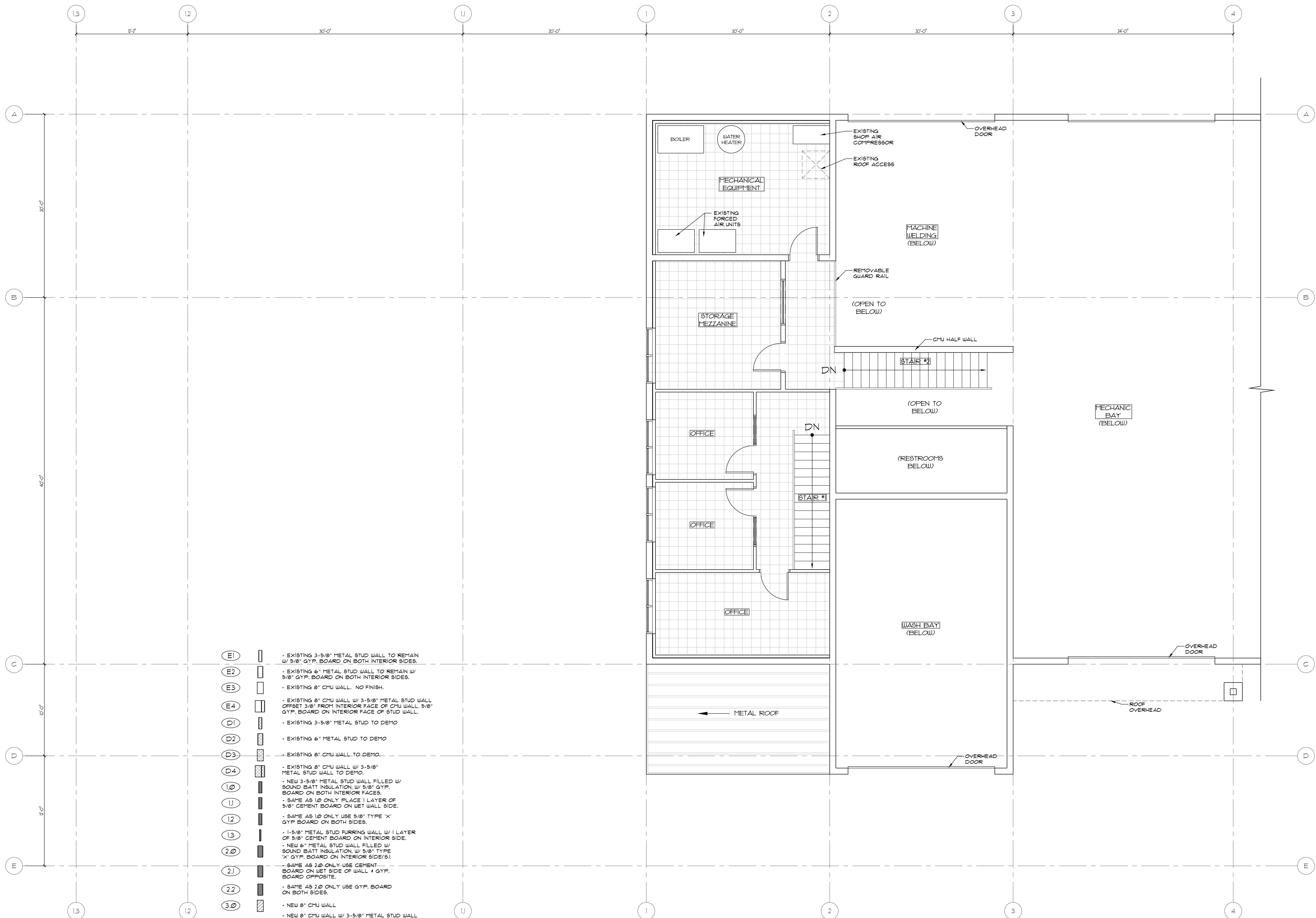
Project No: 2664

Drawn by: SCG

Checked by: DLF

A3.1

EXISTING UPPER
LEVEL PLAN



- (E1) - EXISTING 3-5/8" METAL STUD WALL TO REMAIN W/ 5/8" GYP. BOARD ON BOTH INTERIOR SIDES.
- (E2) - EXISTING 6" METAL STUD WALL TO REMAIN W/ 5/8" GYP. BOARD ON BOTH INTERIOR SIDES.
- (E3) - EXISTING 8" CMU WALL, NO FINISH.
- (E4) - EXISTING 8" CMU WALL W/ 3-5/8" METAL STUD WALL OFFSET 3/8" FROM INTERIOR FACE OF CMU WALL, 5/8" GYP. BOARD ON INTERIOR FACE OF STUD WALL.
- (D1) - EXISTING 3-5/8" METAL STUD TO DEMO
- (D2) - EXISTING 6" METAL STUD TO DEMO
- (D3) - EXISTING 8" CMU WALL TO DEMO.
- (D4) - EXISTING 8" CMU WALL W/ 3-5/8" METAL STUD WALL TO DEMO.
- (10) - NEW 3-5/8" METAL STUD WALL FILLED W/ SOUND BATT INSULATION, W/ 5/8" GYP. BOARD ON BOTH INTERIOR FACES.
- (1.1) - SAME AS 10 ONLY PLACE 1 LAYER OF 5/8" CEMENT BOARD ON WET WALL SIDE.
- (1.2) - SAME AS 10 ONLY USE 5/8" TYPE 'X' GYP. BOARD ON BOTH SIDES.
- (1.3) - 1-5/8" METAL STUD FURRING WALL W/ 1 LAYER OF 5/8" CEMENT BOARD ON INTERIOR SIDE.
- (20) - NEW 6" METAL STUD WALL FILLED W/ SOUND BATT INSULATION W/ 5/8" TYPE 'X' GYP. BOARD ON INTERIOR SIDE(S).
- (2.1) - SAME AS 20 ONLY USE CEMENT BOARD ON WET SIDE OF WALL & GYP. BOARD OPPOSITE
- (2.2) - SAME AS 20 ONLY USE GYP. BOARD ON BOTH SIDES.
- (30) - NEW 8" CMU WALL
- (40) - NEW 8" CMU WALL W/ 3-5/8" METAL STUD WALL FILLED W/ R-18 MIN. SPRAY INSULATION, OFFSET 3/8" FROM INTERIOR FACE OF CMU WALL, 5/8" GYP. BOARD ON INTERIOR FACE OF STUD WALL.
- (4.1) - SAME AS 40 ONLY USE 5/8" H2O RESISTANT GYP. BOARD COVER W/ WATER RESISTANT PLASTIC, MATCH EXISTING.
- (4.2) - SAME AS 40 ONLY USE SOUND BATT INSULATION.
- (50) - NEW 8" CMU WALL W/ 3-5/8" METAL STUD WALLS, FILLED W/ SOUND BATT INSULATION, OFFSET 3/8" FROM BOTH FACES OF CMU WALL, RESILIENT CHANNEL & 5/8" GYP. BOARD ON BOTH INTERIOR FACES OF STUD WALL.
- (5.1) - SAME AS 50 ONLY W/ CEMENT BOARD ON WET SIDE OF ONE OF THE STUD WALLS.

1 EXISTING UPPER LEVEL PLAN
A3.1 1/4" = 1'-0"

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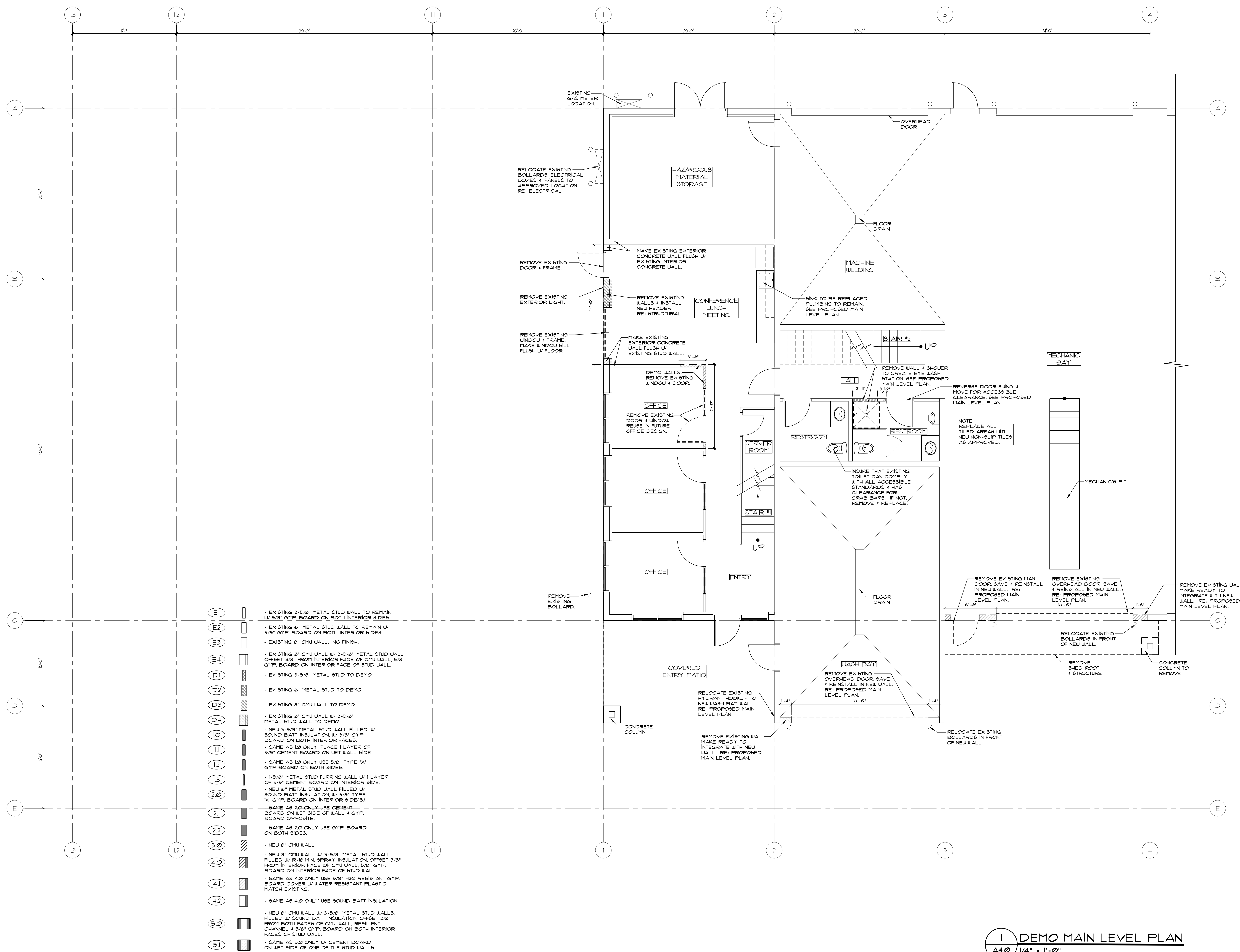
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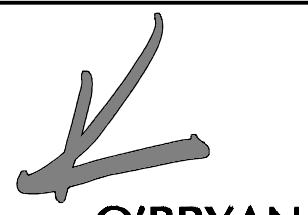
A4.0

DEMO PLAN MAIN LEVEL



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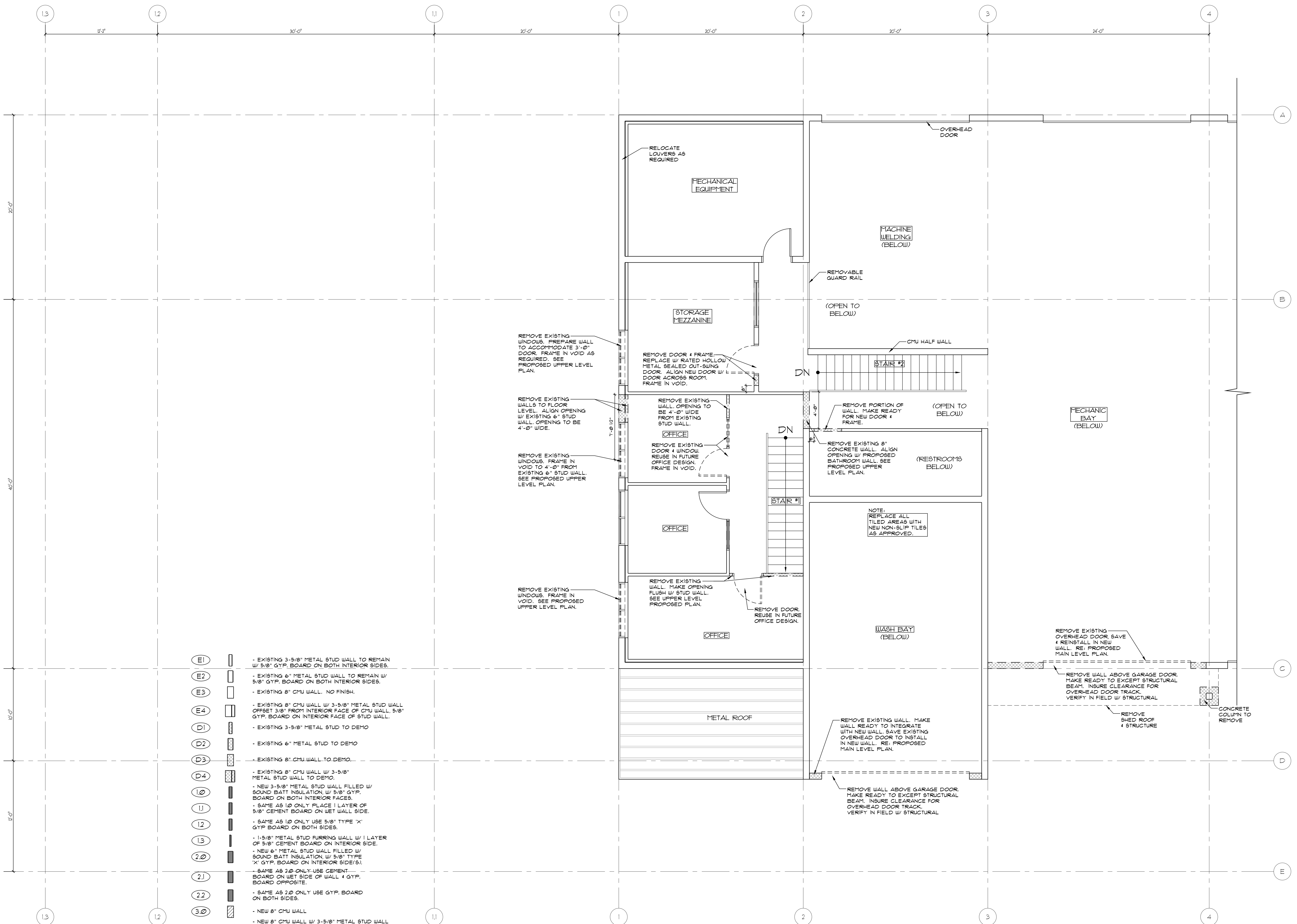
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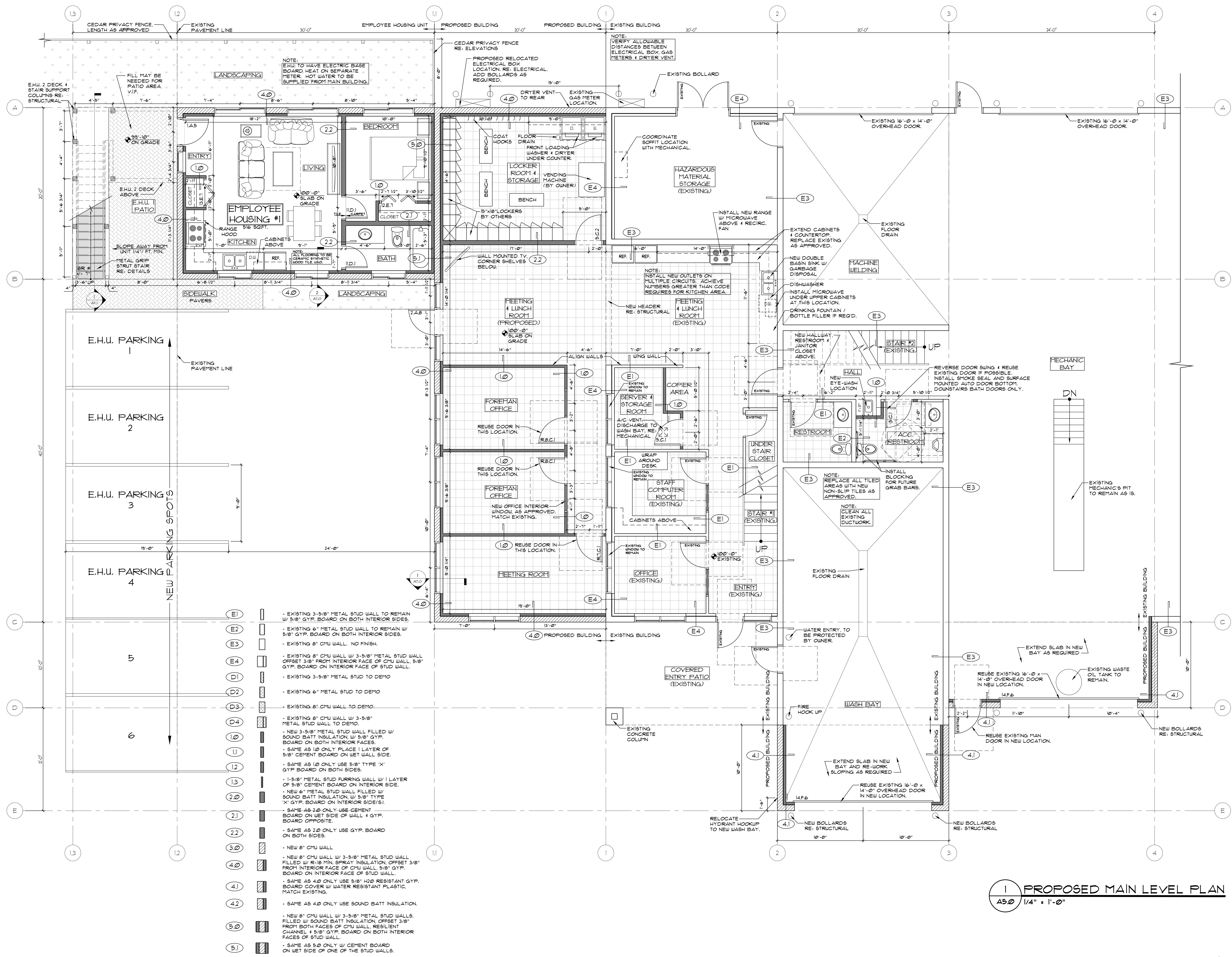
A4.1

DEMO PLAN
UPPER LEVEL



1 DEMO UPPER LEVEL PLAN
A4.1 1/4" = 1'-0"

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A5.0
PROPOSED MAIN
LEVEL PLAN



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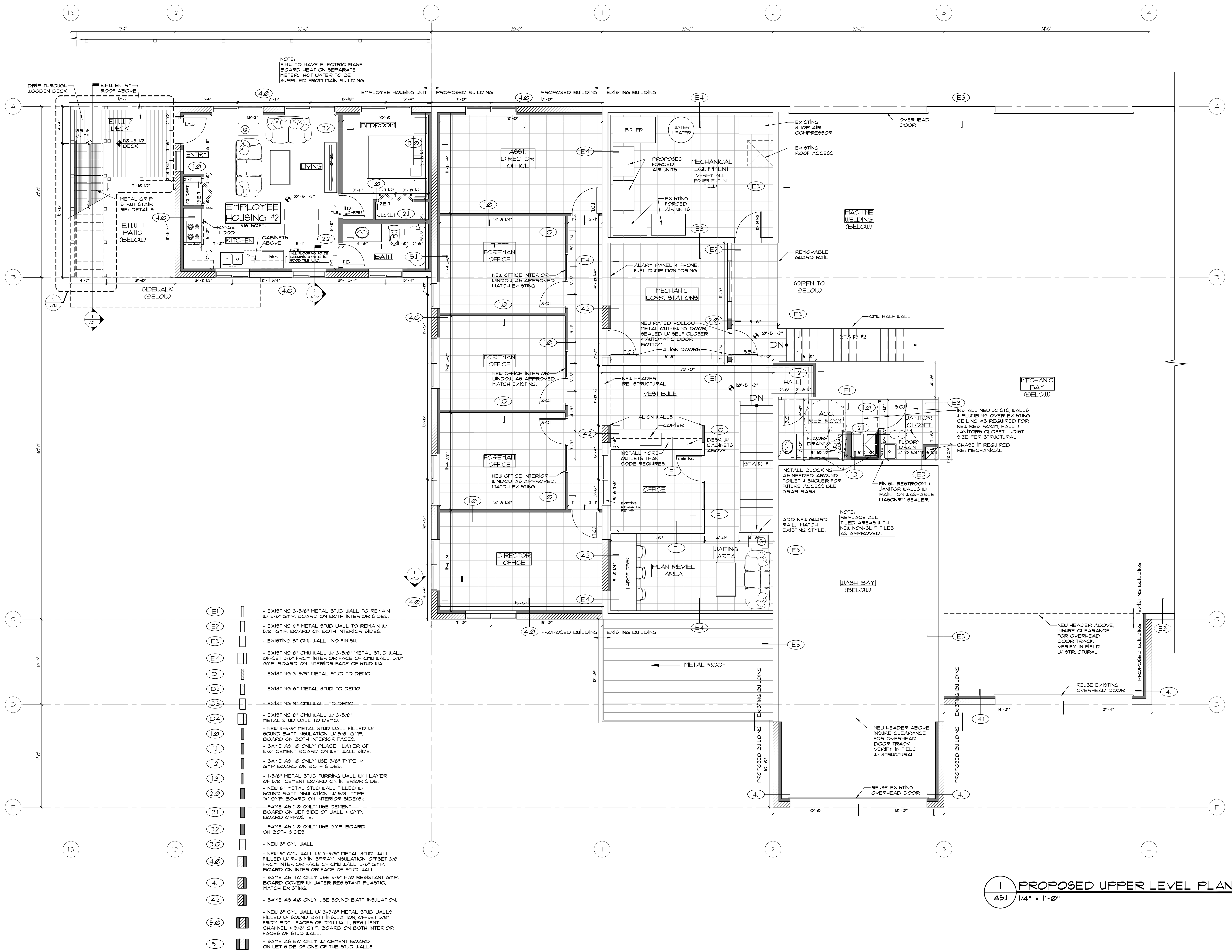
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A5.1

PROPOSED UPPER
LEVEL PLAN



1 PROPOSED UPPER LEVEL PLAN
A5.1 1/4" = 1'-0"



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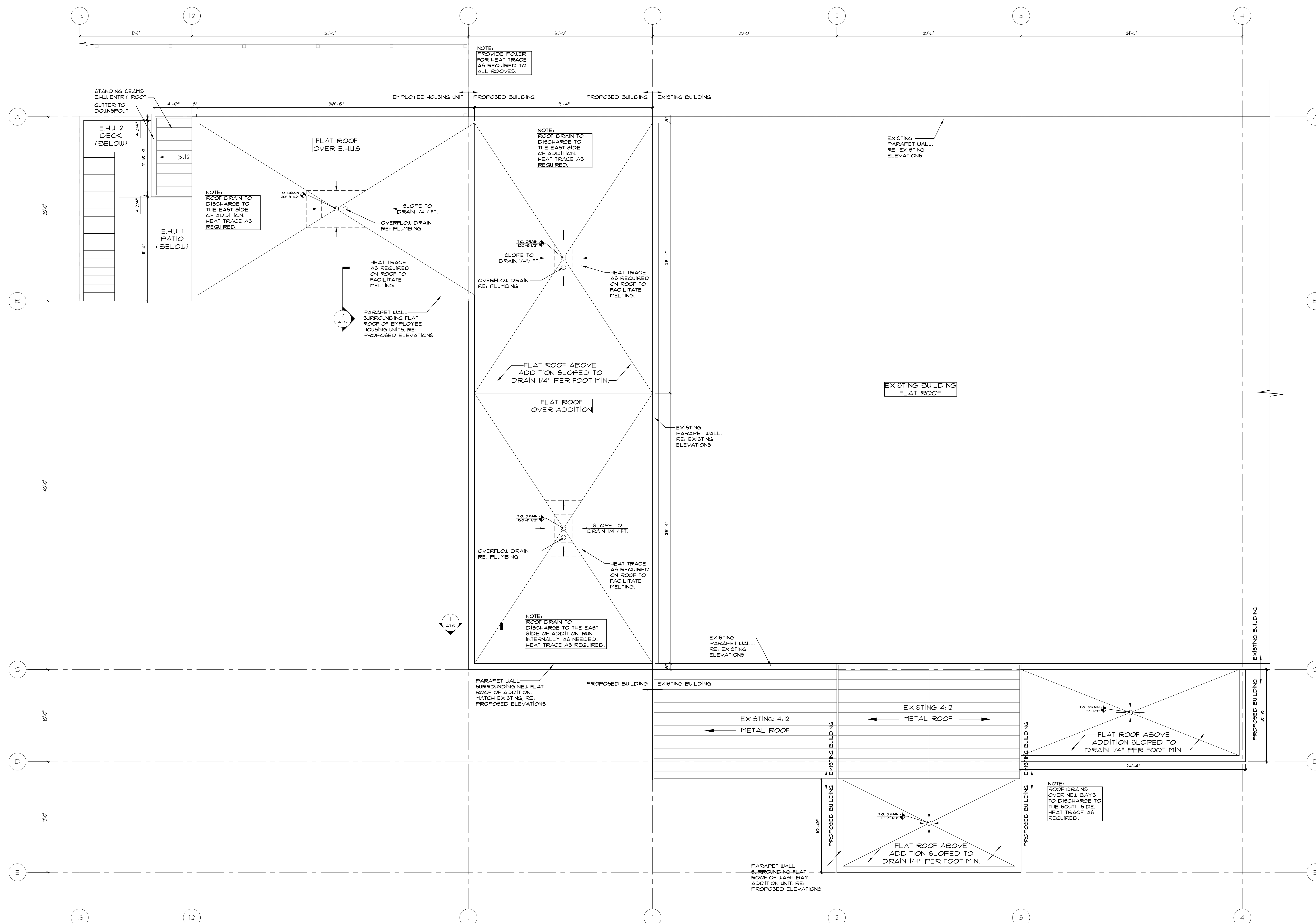
Project No: 2664

Drawn by: SCS

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A5.2

**PROPOSED ROOF
LEVEL PLAN**



1 PROPOSED ROOF LEVEL PLAN
A5.2 1/4" = 1'-0"



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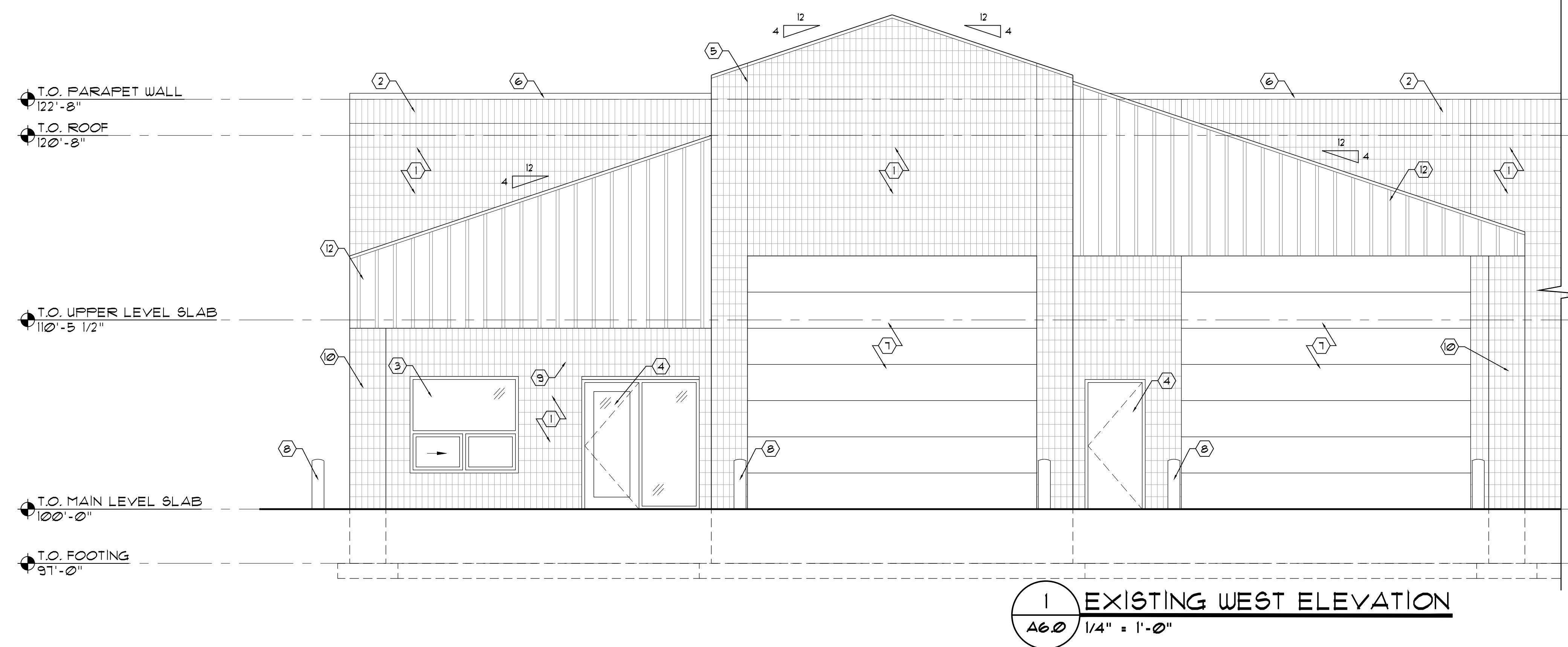
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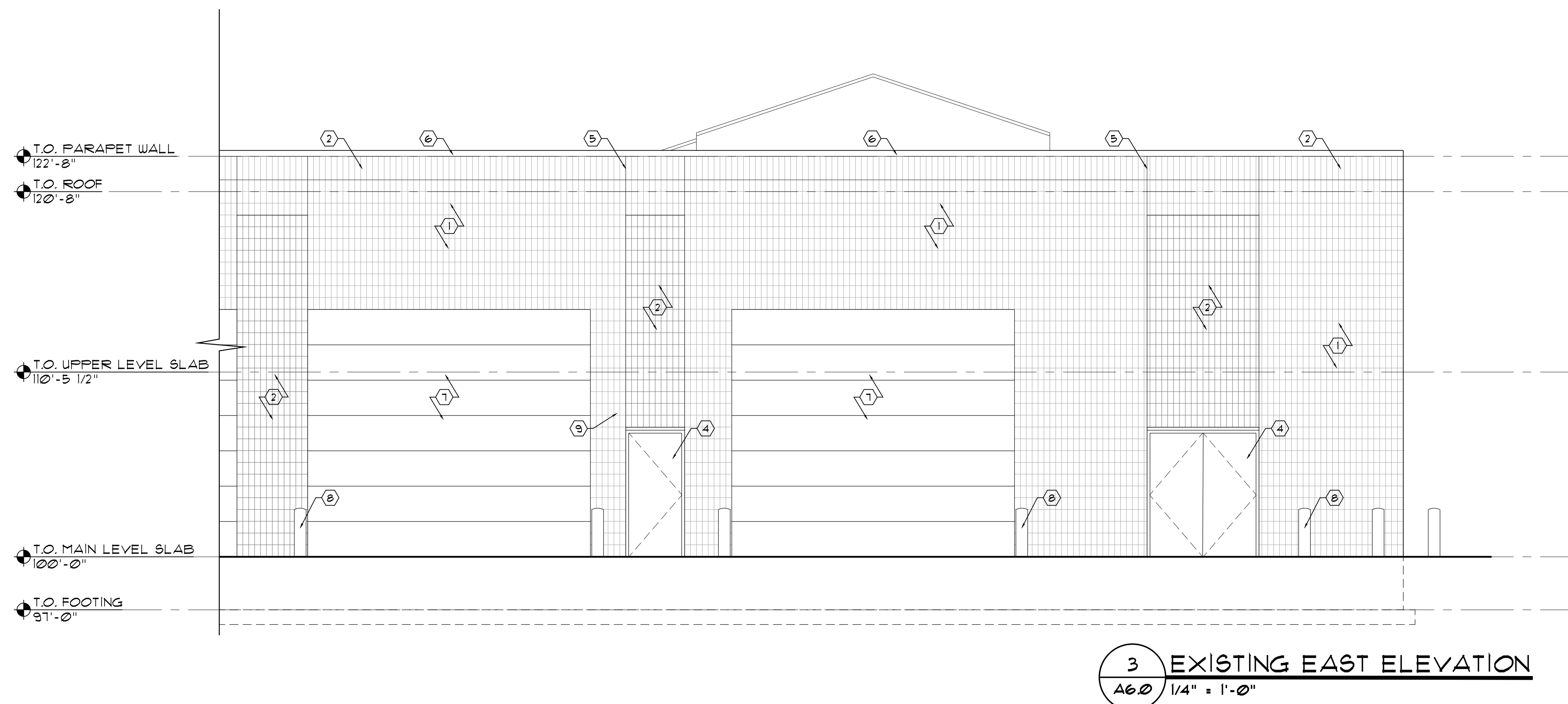
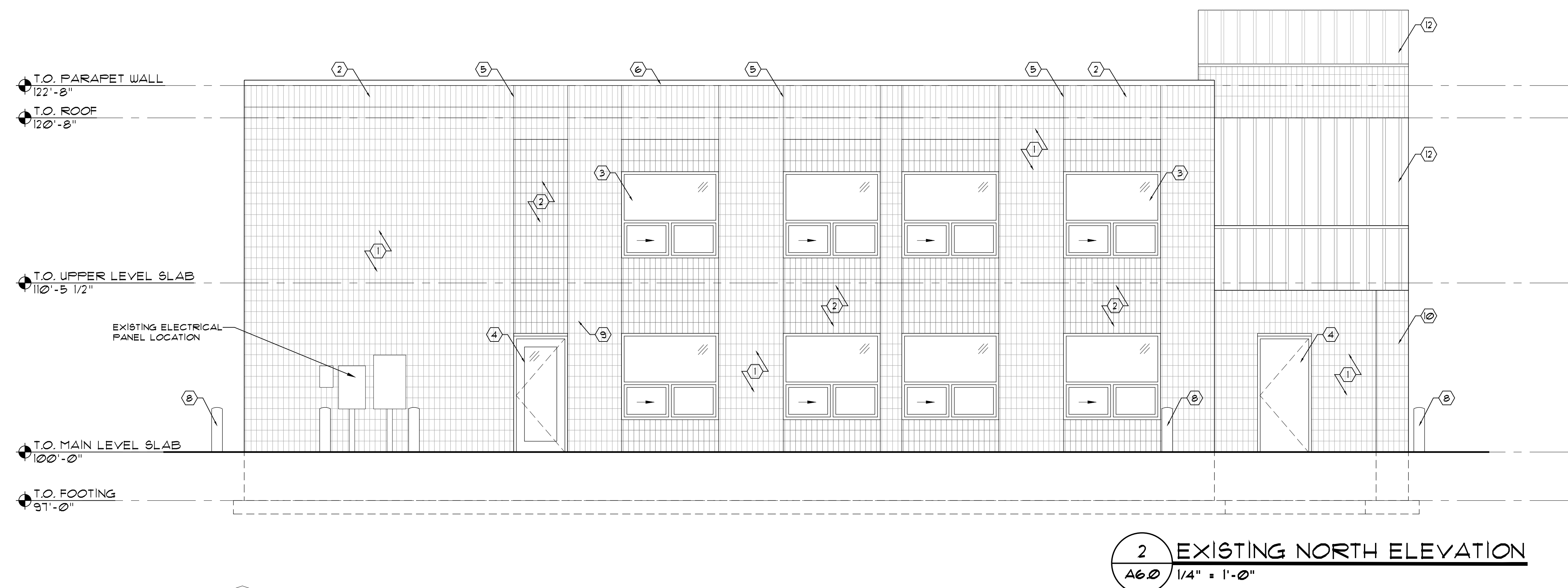
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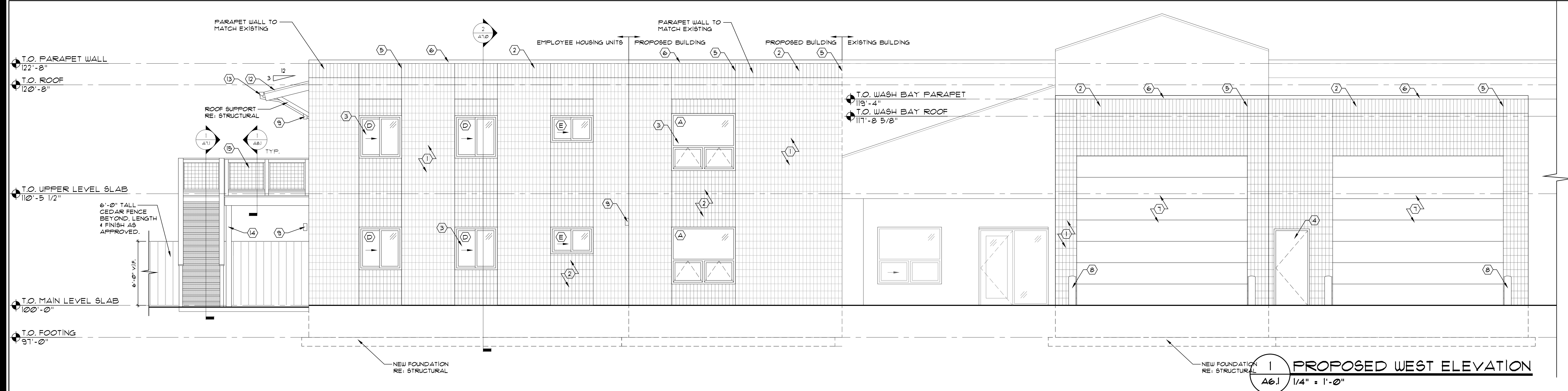
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EXISTING ELEVATIONS

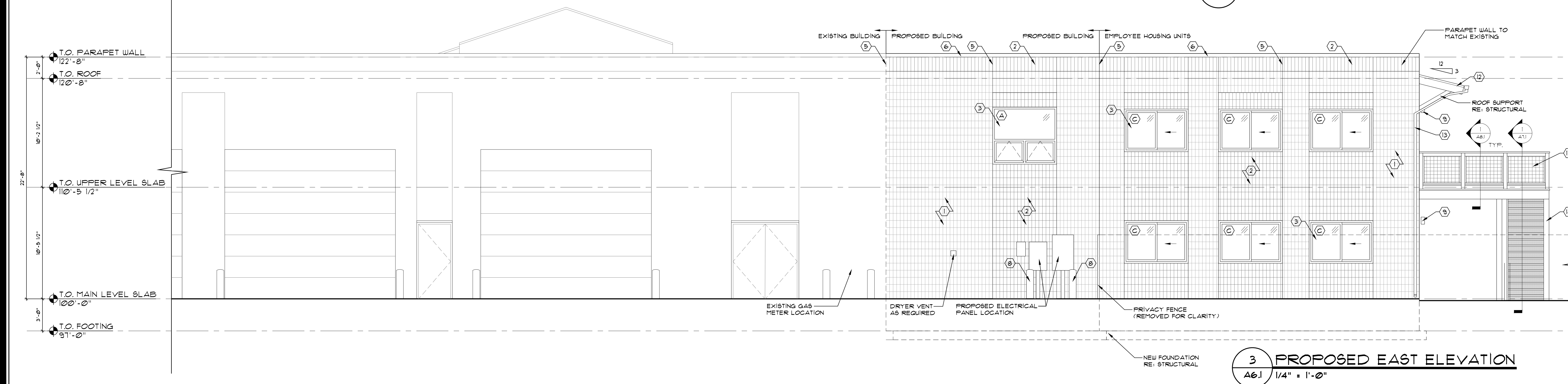
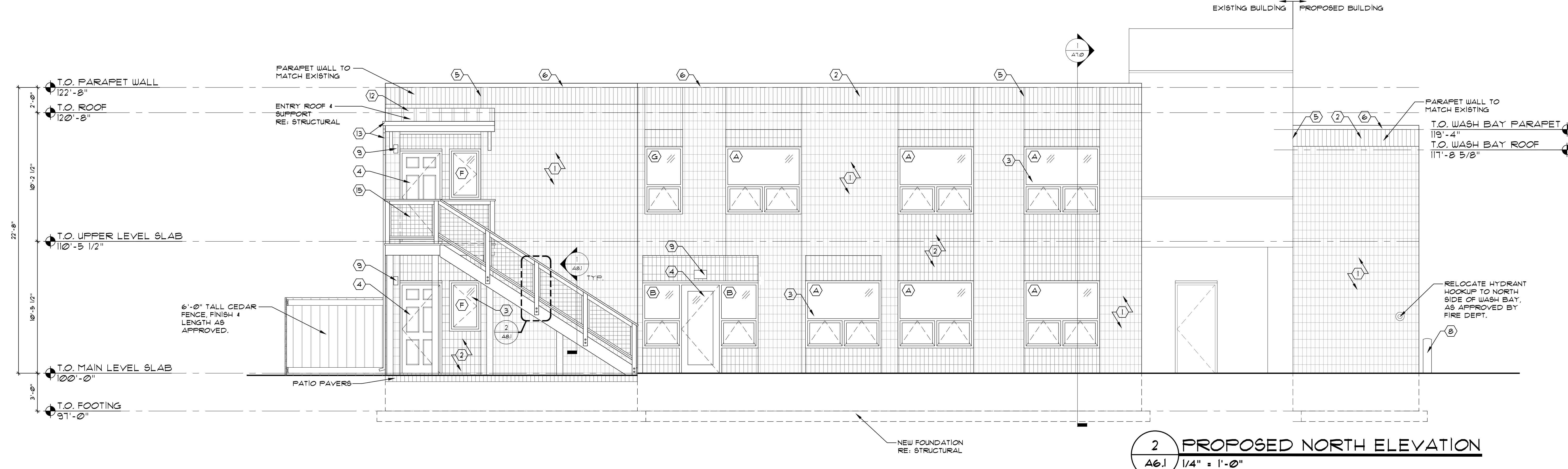


- SYSTEM NOTES**
- RIBBED, ROUGH SPLIT-FACED CMU BLOCK
- LIGHT COLOR MATCH EXISTING
 - RIBBED SMOOTH SPLIT-FACED CMU BLOCK
- DARK COLOR MATCH EXISTING
 - ALUMINUM FRAMED WINDOW
RE: WINDOW SCHEDULE
 - INSULATED HOLLOW METAL DOOR W/ METAL FRAME
RE: DOOR SCHEDULE
 - EXPANSION JOINT
RE: STRUCTURAL
 - METAL COPING OVER TOP OF CMU BLOCK WALL
MATCH EXISTING, RE: DETAILS
 - OVERHEAD GARAGE DOOR
RE: DOOR SCHEDULE
 - SAFETY BOLLARD, SIZE & DEPTH
RE: STRUCTURAL
 - INSTALL DARK SKY COMPLIANT LIGHT FIXTURE AS
APPROVED
 - CMU BLOCK COLUMN, EXISTING
 - ROOF SCUPPER DRAIN
RE: DETAILS
 - STANDING SEAM METAL ROOF - MATCH EXISTING
 - COLLECTION BOX & OPEN FACED GUTTER
 - HEAVY TIMBER COLUMN RE: STRUCTURAL
 - 42" GALVANIZED WELDED WIRE MESH RAILING





- SYSTEM NOTES**
- (1) RIBBED, ROUGH SPLIT-FACED CMU BLOCK
- LIGHT COLOR MATCH EXISTING
 - (2) RIBBED SMOOTH SPLIT-FACED CMU BLOCK
- DARK COLOR MATCH EXISTING
 - (3) ALUMINUM FRAMED WINDOW
RE: WINDOW SCHEDULE
 - (4) INSULATED HOLLOW METAL DOOR W/ METAL FRAME
RE: DOOR SCHEDULE
 - (5) EXPANSION JOINT
RE: STRUCTURAL
 - (6) METAL COPING OVER TOP OF CMU BLOCK WALL
MATCH EXISTING, RE: DETAILS
 - (7) OVERHEAD GARAGE DOOR
RE: DOOR SCHEDULE
 - (8) SAFETY BOLLARD, SIZE 4 DEPTH
RE: STRUCTURAL
 - (9) INSTALL DARK SKY COMPLIANT LIGHT FIXTURE AS
APPROVED.
 - (10) CMU BLOCK COLUMN, EXISTING
 - (11) ROOF SCUPPER DRAIN
RE: DETAILS
 - (12) STANDING SEAM METAL ROOF - MATCH EXISTING
 - (13) COLLECTION BOX & OPEN FACED GUTTER
 - (14) HEAVY TIMBER COLUMN RE: STRUCTURAL
 - (15) 42" GALVANIZED WELDED WIRE MESH RAILING



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A6.1

PROPOSED ELEVATIONS



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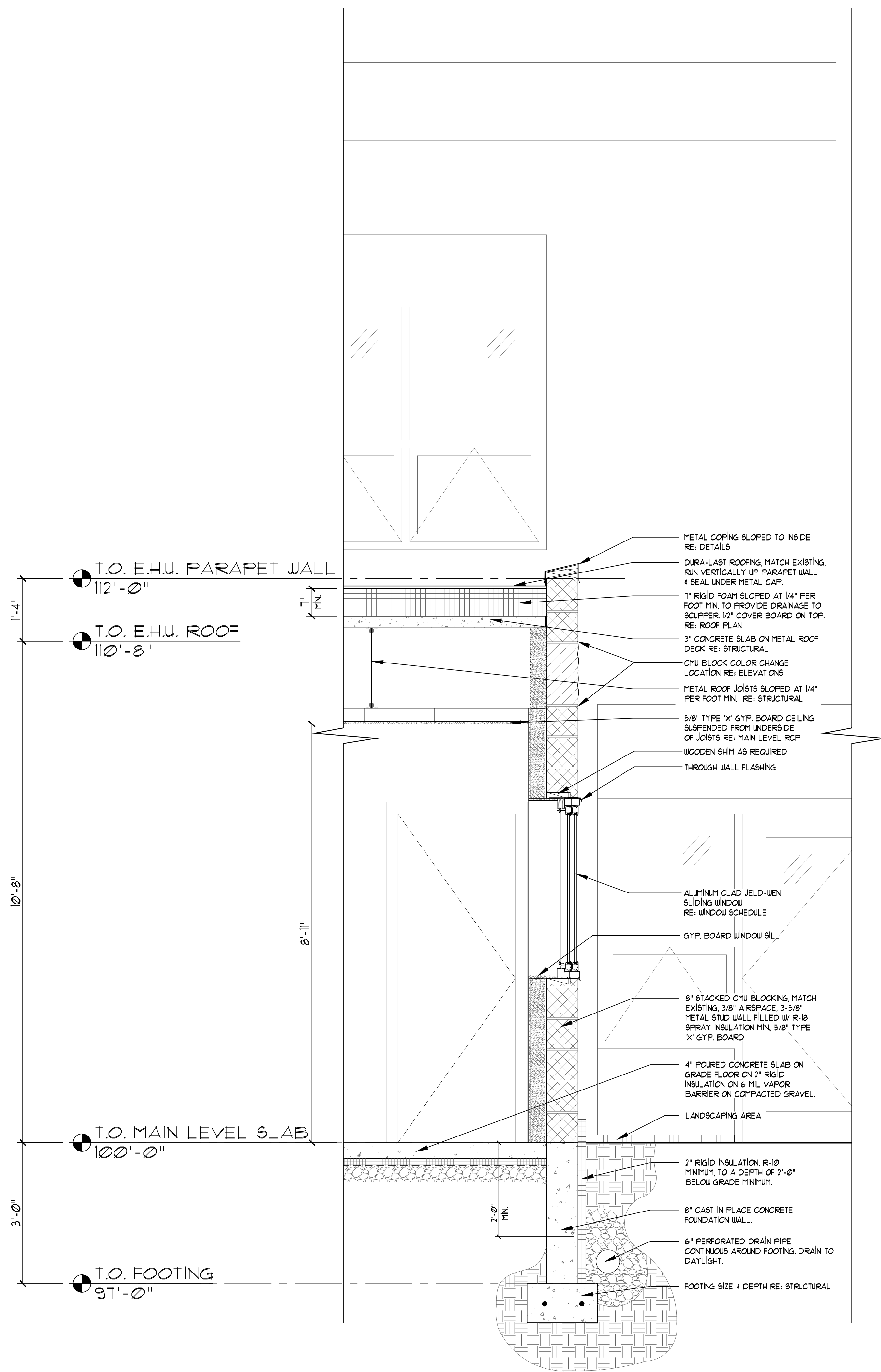
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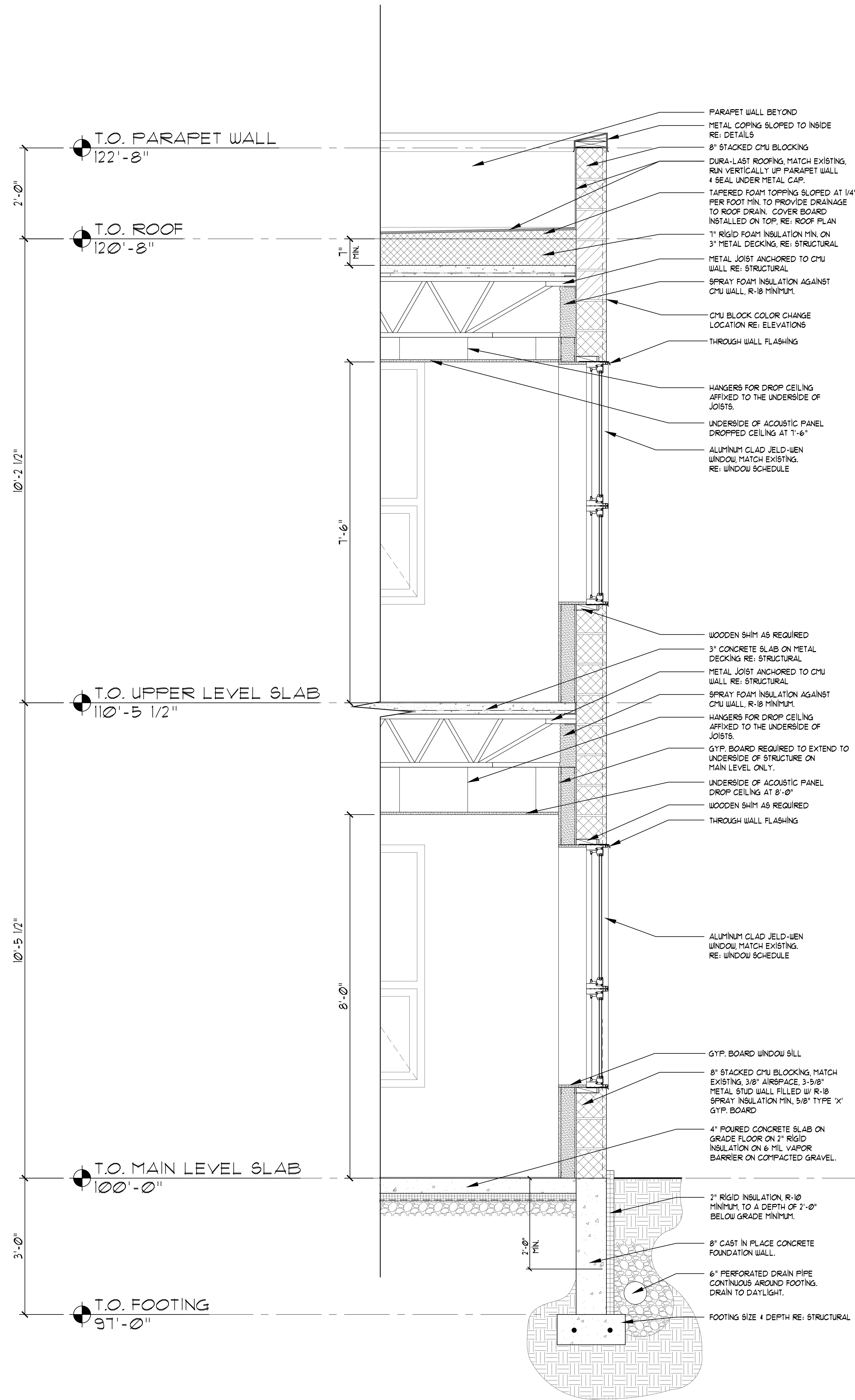
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A7.0

WALL SECTIONS



2 EMPLOYEE HOUSING WALL SECTION
A7.0 3/4" = 1'-0"



1 ADDITION WALL SECTION
A7.0 3/4" = 1'-0"



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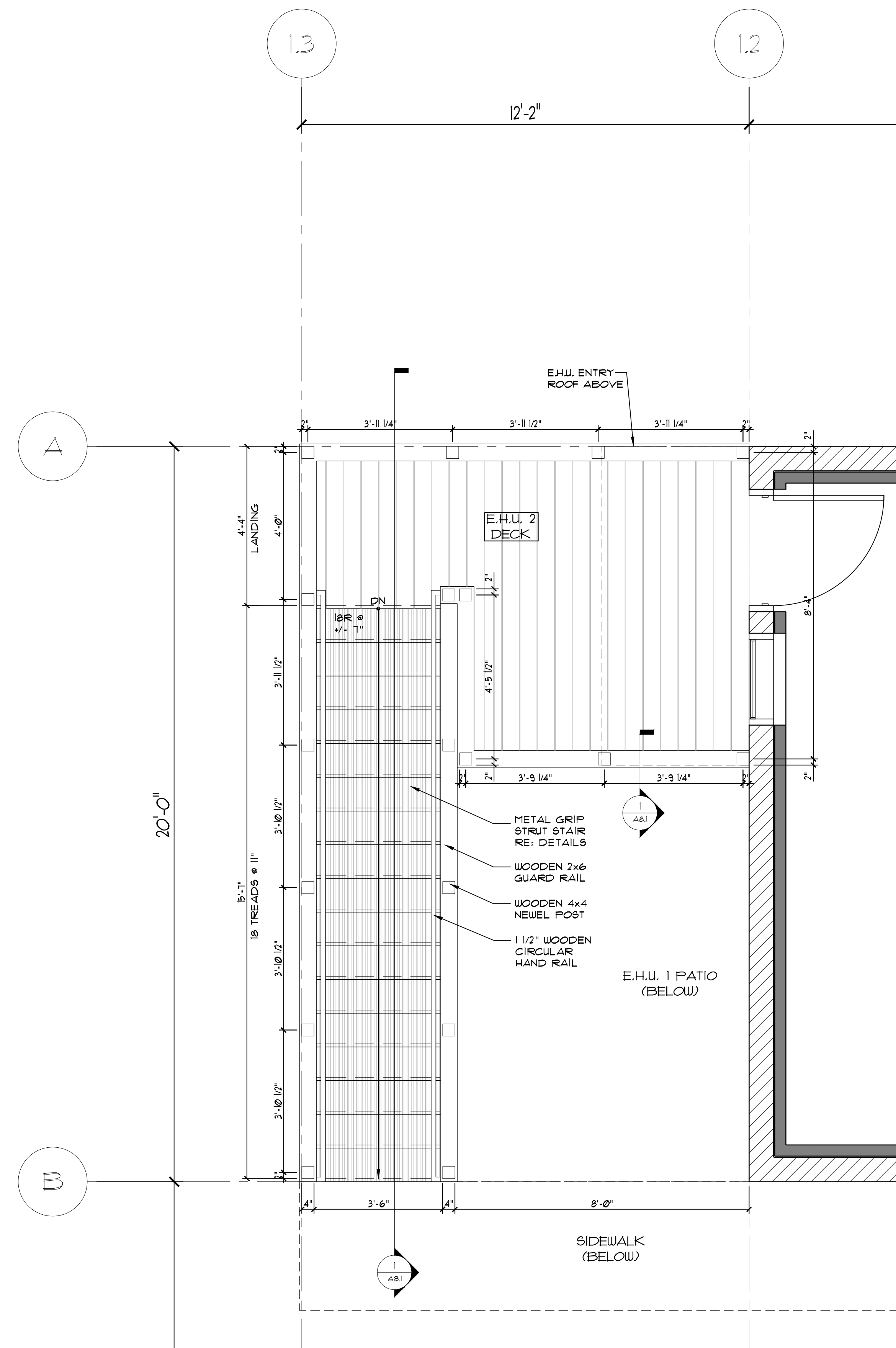
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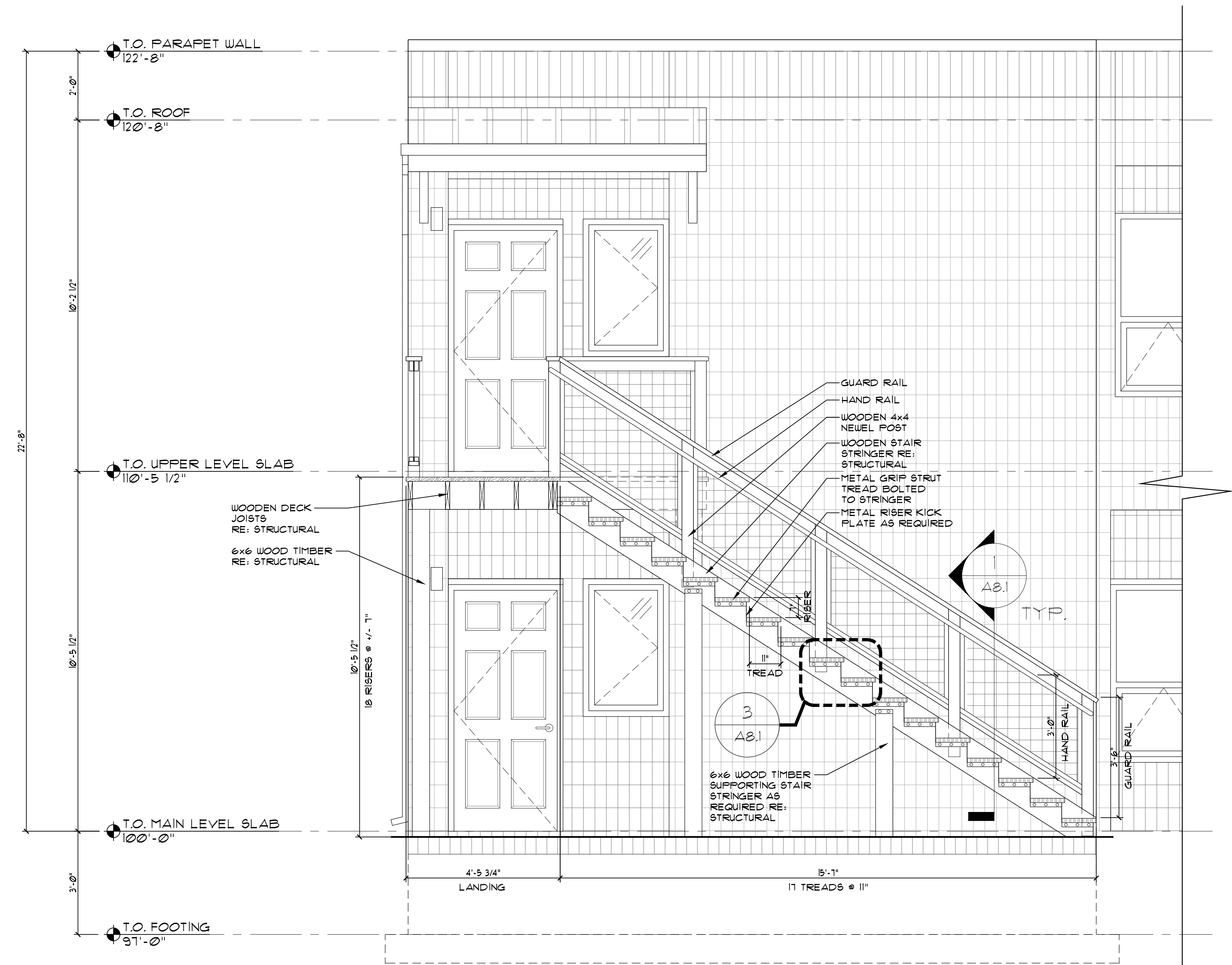
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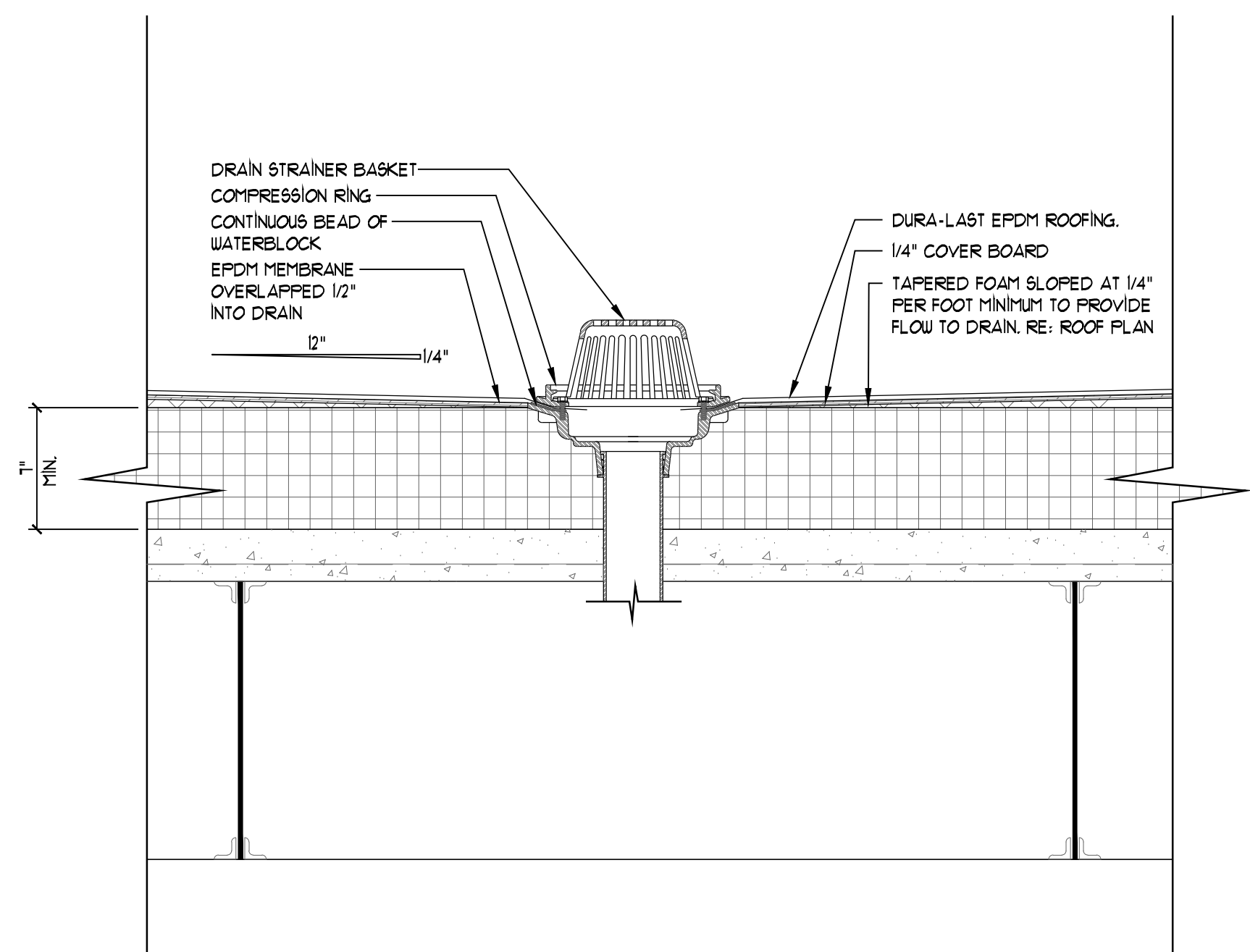
STAIR SECTION &
DETAILS



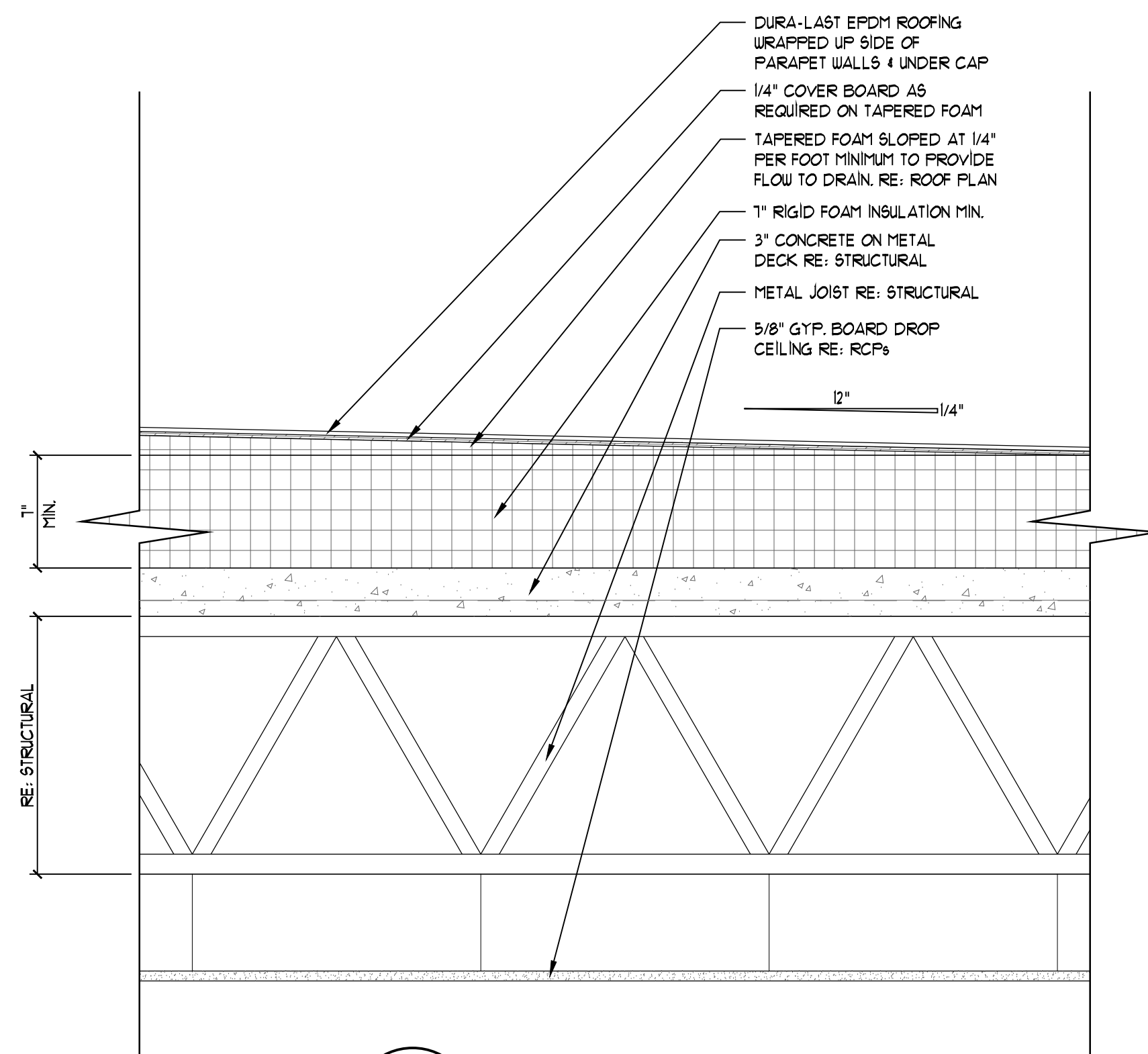
2 EXTERIOR STAIR PLAN
A7.1 1/2" = 1'-0"



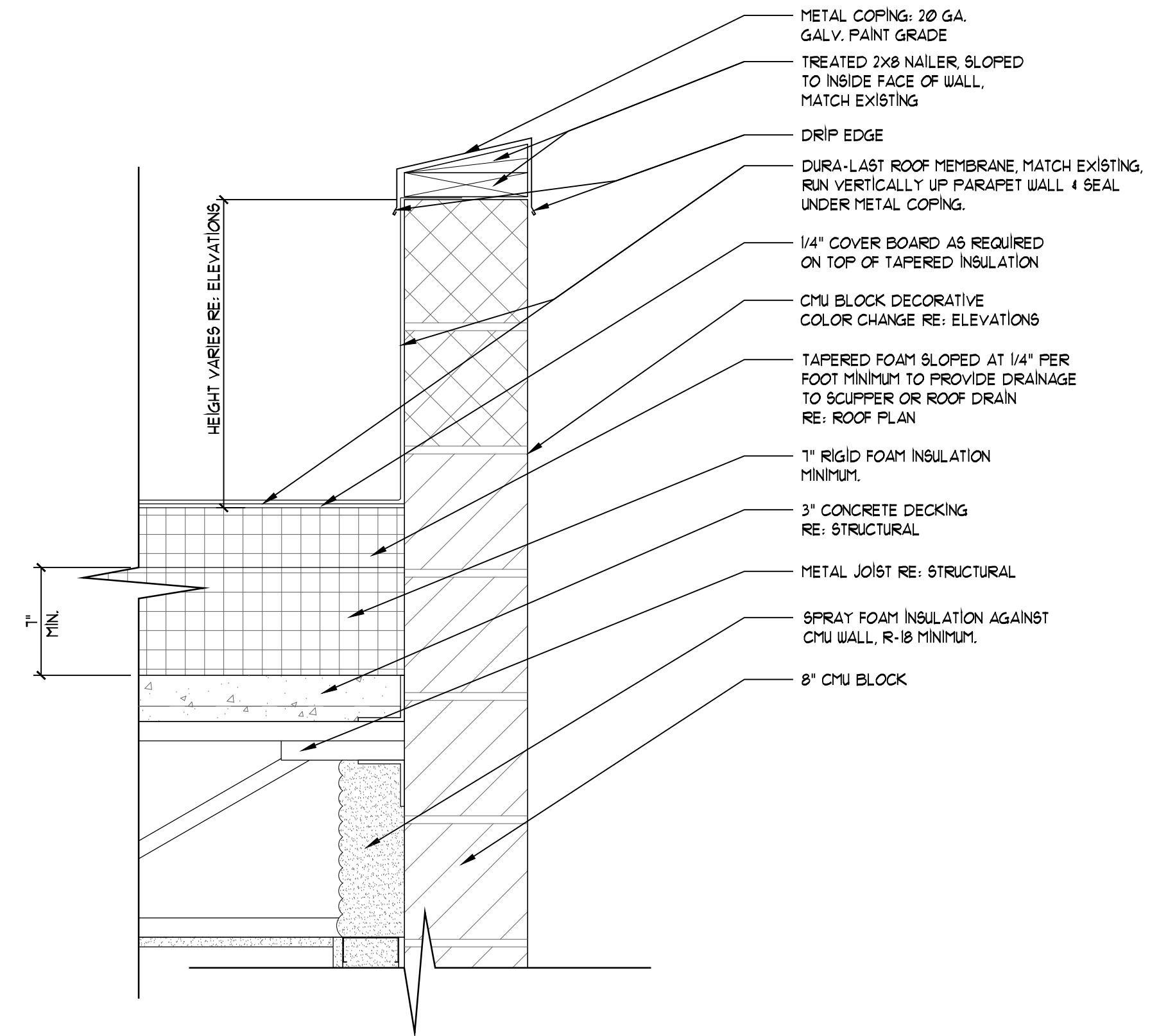
1 EXTERIOR STAIR SECTION
A7.1 1/2" = 1'-0"



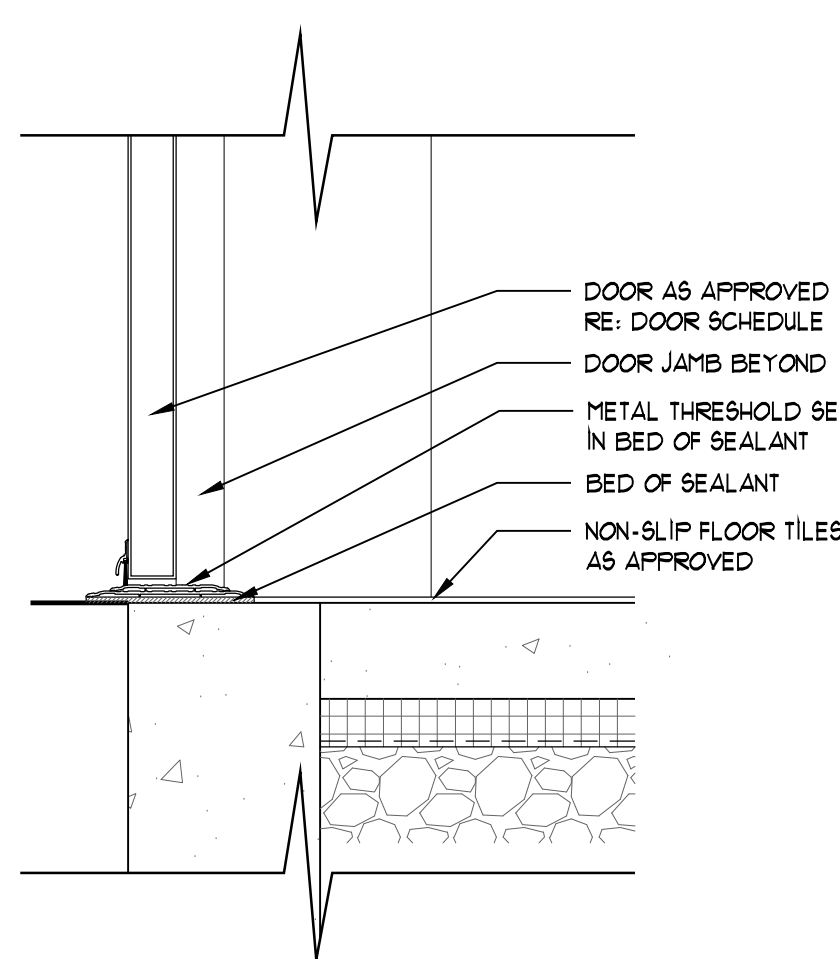
3 ROOF DRAIN DETAIL
A8.0 1 1/2" = 1'-0"



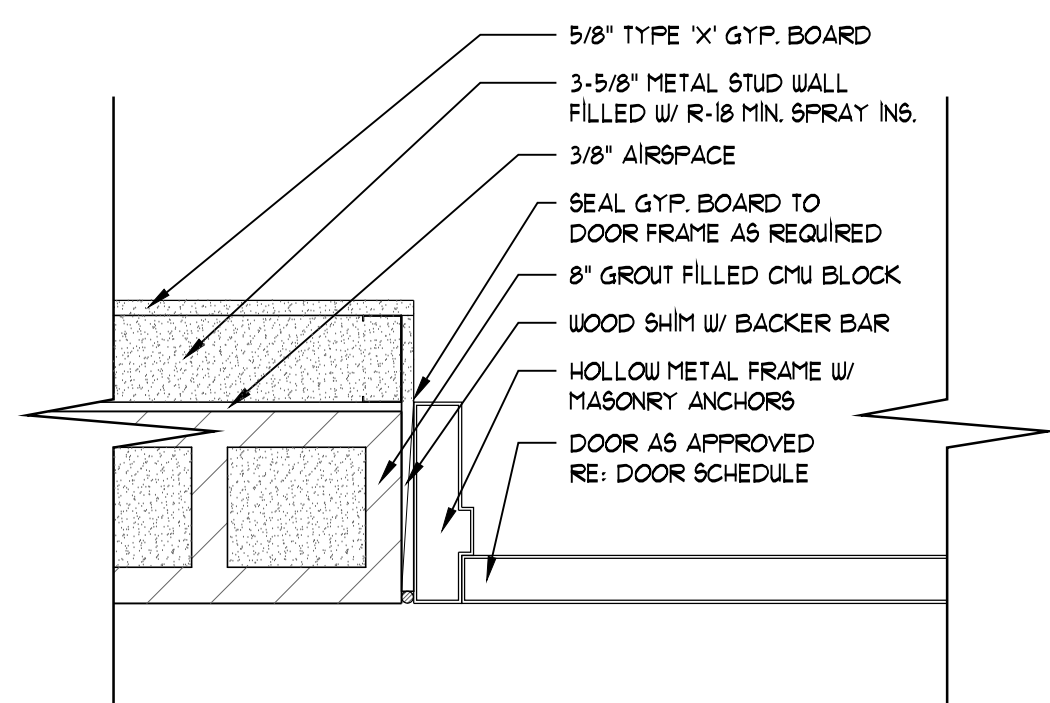
2 ROOF DETAIL
A8.0 1 1/2" = 1'-0"



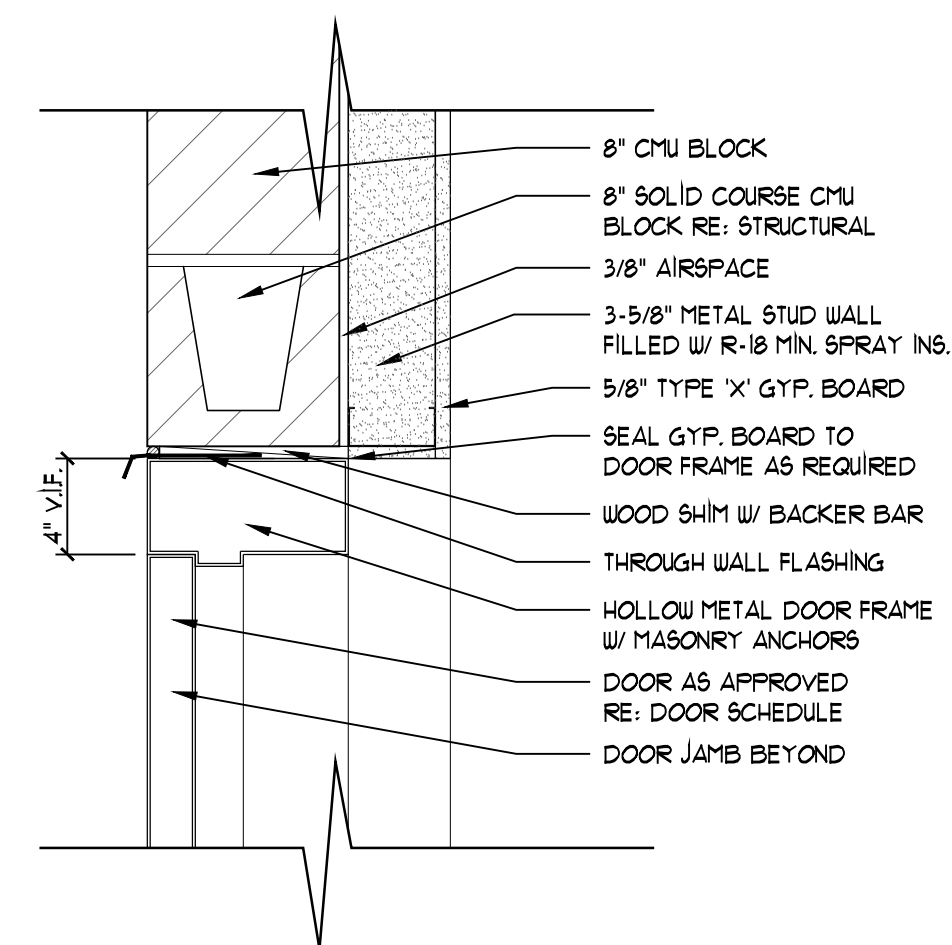
1 PARAPET DETAIL
A8.0 1 1/2" = 1'-0"



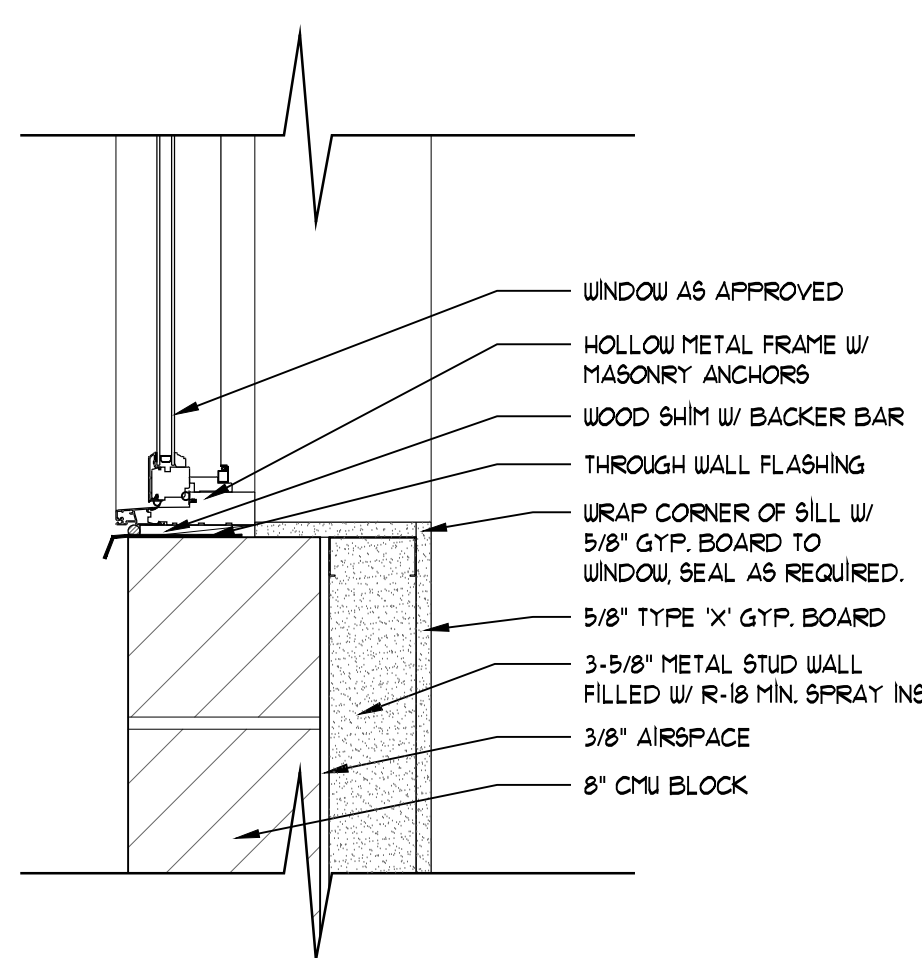
7 DOOR SILL DETAIL
A8.0 1 1/2" = 1'-0"



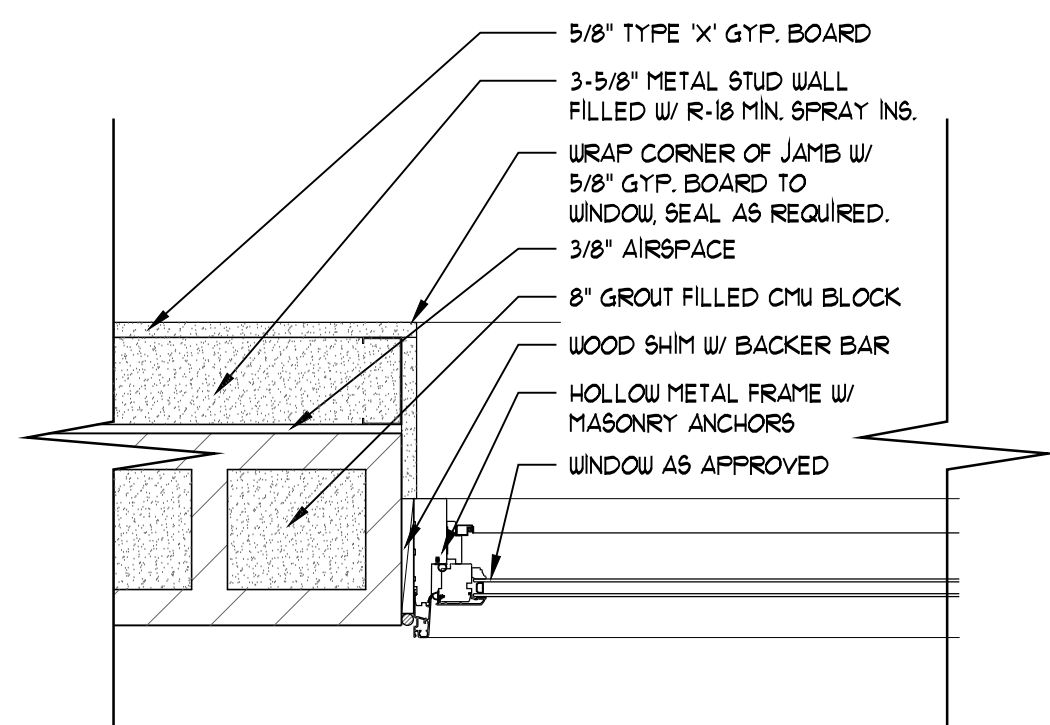
6 DOOR JAMB DETAIL
A8.0 1 1/2" = 1'-0"



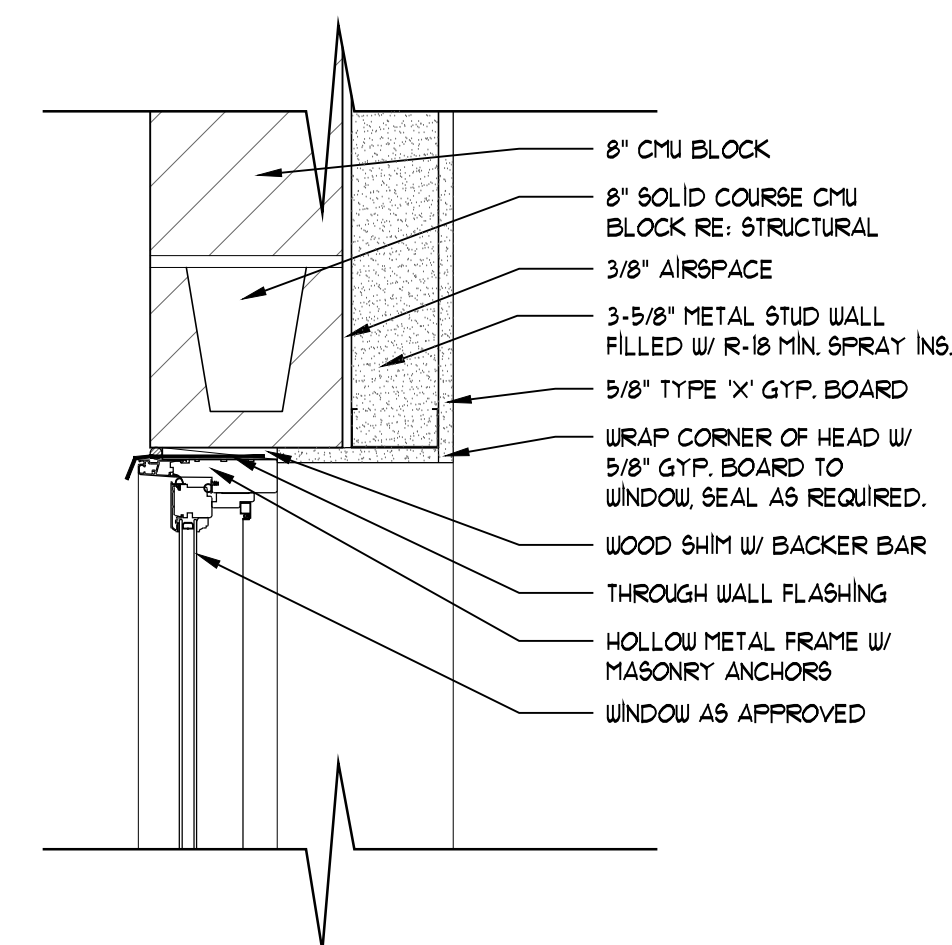
5 DOOR HEAD DETAIL
A8.0 1 1/2" = 1'-0"



10 WINDOW SILL DETAIL
A8.0 1 1/2" = 1'-0"



9 WINDOW JAMB DETAIL
A8.0 1 1/2" = 1'-0"



8 WINDOW HEAD DETAIL
A8.0 1 1/2" = 1'-0"

NOT USED
A8.0



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FRISCO PUBLIC WORKS
BUILDING ADDITION
0102 SCHOOL ROAD, FRISCO, CO 80443

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FRICING SET 6-1-17
OWNER REVISIONS
8-23-17

Date: 4-12-17

Project No: 2664

Drawn by: SCS

Checked by: DLF

A8.0

DETAILS

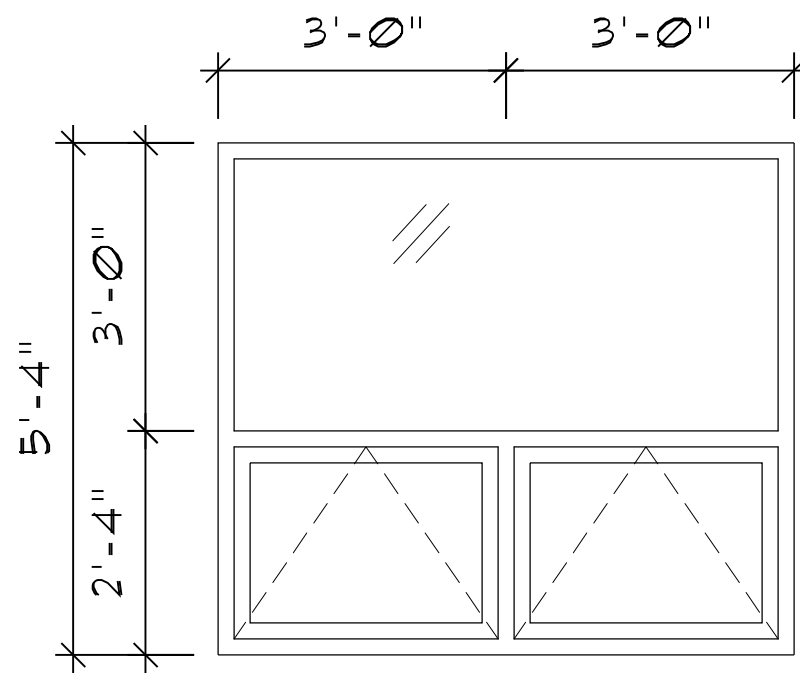
WINDOW TYPES

(SEE CHART FOR ROUGH OPENING DIMENSIONS)

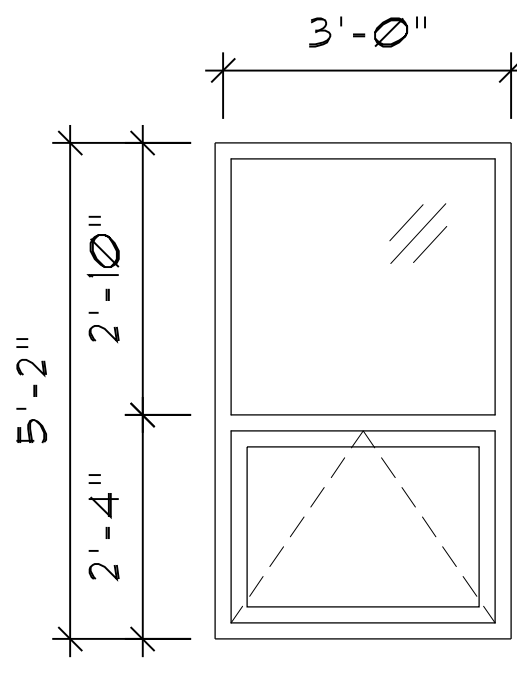
ALL SIZES OF R.O. TO BE VERIFIED IN FIELD, RE: WINDOW MANUFACTURER FOR FURTHER INFORMATION

WINDOW GENERAL NOTES

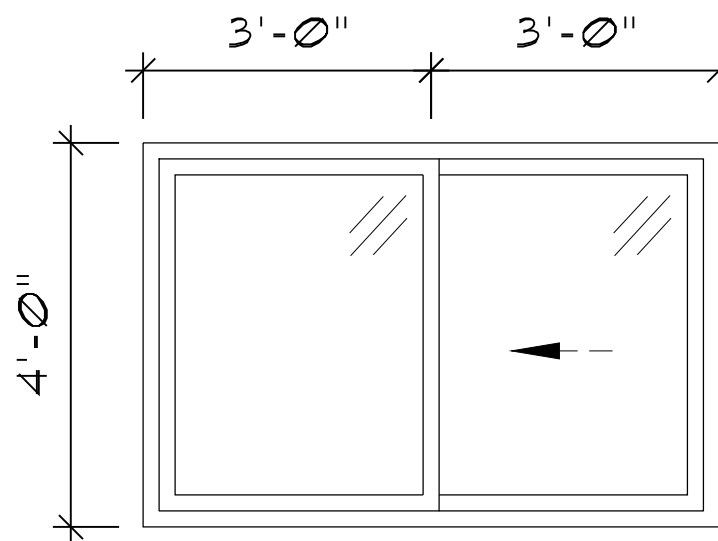
- 1. ALL OPERABLE WINDOWS TO MEET A MINIMUM U-FACTOR OF 0.31 AS OUTLINED IN TABLE C402.3 FROM THE 2012 IECC FOR CLIMATE ZONE 1.
- 2. WINDOW ROUGH OPENINGS ARE APPROXIMATE AND SUBJECT TO CHANGE BASED ON MANUFACTURER SELECTED AND WINDOW TYPE.
- 3. ALL GLASS TO BE TEMPERED WITHIN 12" OF DOORS AND 18" OFF FLOORS, AND WHERE REQUIRED BY CODE.
- 4. ALL WINDOWS TO BE MOUNTED SO THAT HEADS ALIGN WITH EXTERIOR DOOR HEADS, UNLESS OTHERWISE NOTED.
- 5. REFER TO ELEVATIONS FOR LOCATION, CONFIGURATIONS, MUTIN PATTERNS & DIRECTION OF OPERATION.
- 6. PROVIDE SCREENS AT ALL OPERATING WINDOWS.
- 7. ALL HEAD HEIGHTS ARE TAKEN FROM PLYWOOD LEVEL.
- 8. SAFETY GLAZING SHALL BE PROVIDED @ ALL LOCATIONS AS REQUIRED PER 2012 IRC.
- 9. REFER TO MECHANICAL FOR ALL LOUVER SIZES. GENERAL CONTRACTOR TO COORDINATE ROUGH OPENING



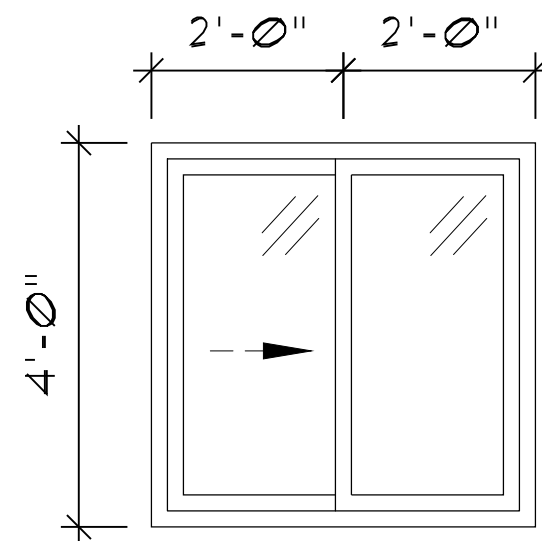
1 A TYPE WINDOW
A9.0 / SCALE: 1/2" = 1'-0"



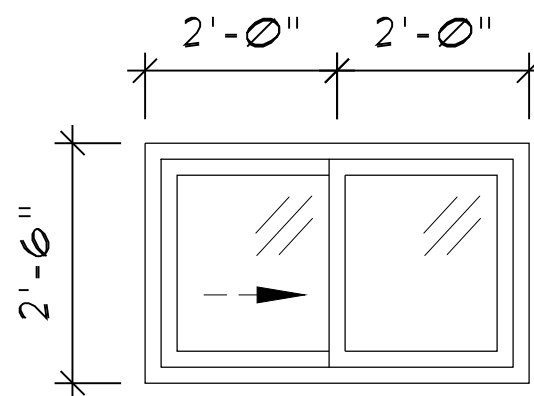
2 B TYPE WINDOW
A9.0 / SCALE: 1/2" = 1'-0"



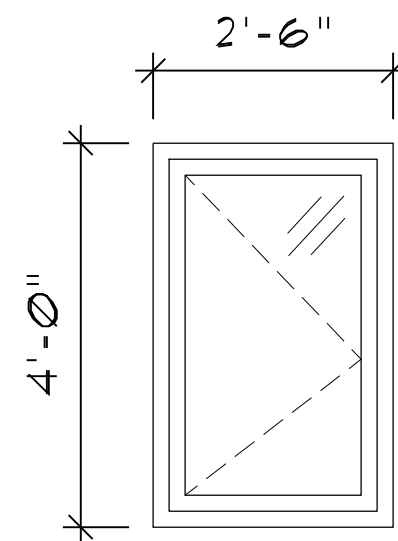
3 C TYPE WINDOW
A9.0 / SCALE: 1/2" = 1'-0"



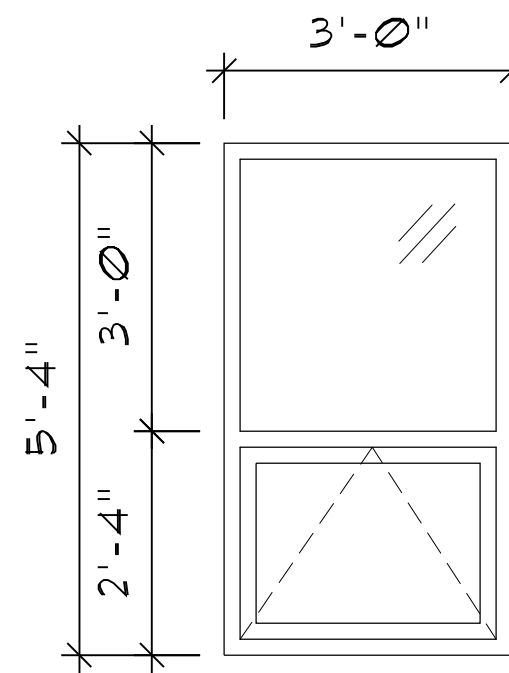
4 D TYPE WINDOW
A9.0 / SCALE: 1/2" = 1'-0"



5 E TYPE WINDOW
A9.0 / SCALE: 1/2" = 1'-0"

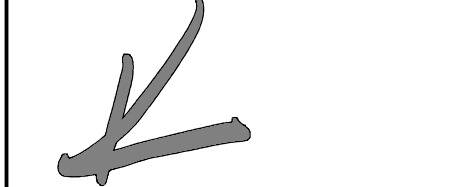


6 F TYPE WINDOW
A9.0 / SCALE: 1/2" = 1'-0"



7 G TYPE WINDOW
A9.0 / SCALE: 1/2" = 1'-0"

WINDOW SCHEDULE					
MARK	MODEL	CONFIGURATION	ROUGH OPENING (WxH)	HEAD HEIGHT	REMARKS
A		FIXED/AWNING/AWNING	72 1/2" x 64 1/2"	7'-4" / 7'-6"	7'-6" UPPER LEVEL HEAD HEIGHT, MATCH EXISTING WINDOWS.
B		FIXED/AWNING	36 1/2" x 62 1/2"	7'-2"	HEAD TO ALIGN W/ TOP OF DOOR, SPACER TO ACHIEVE 1'-4" LOOK.
C		SLIDER	72 1/2" x 48 1/2"	7'-4"	EMPLOYEE HOUSING UNIT
D		SLIDER	48 1/2" x 48 1/2"	7'-4"	EMPLOYEE HOUSING UNIT
E		SLIDER	48 1/2" x 30 1/2"	7'-4"	EMPLOYEE HOUSING UNIT BATHROOM
F		CASEMENT	30 1/2" x 48 1/2"	7'-4"	EMPLOYEE HOUSING UNIT ENTRY
G		FIXED/AWNING	36 1/2" x 64 1/2"	7'-6"	UPPER LEVEL OFFICE



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A9.0

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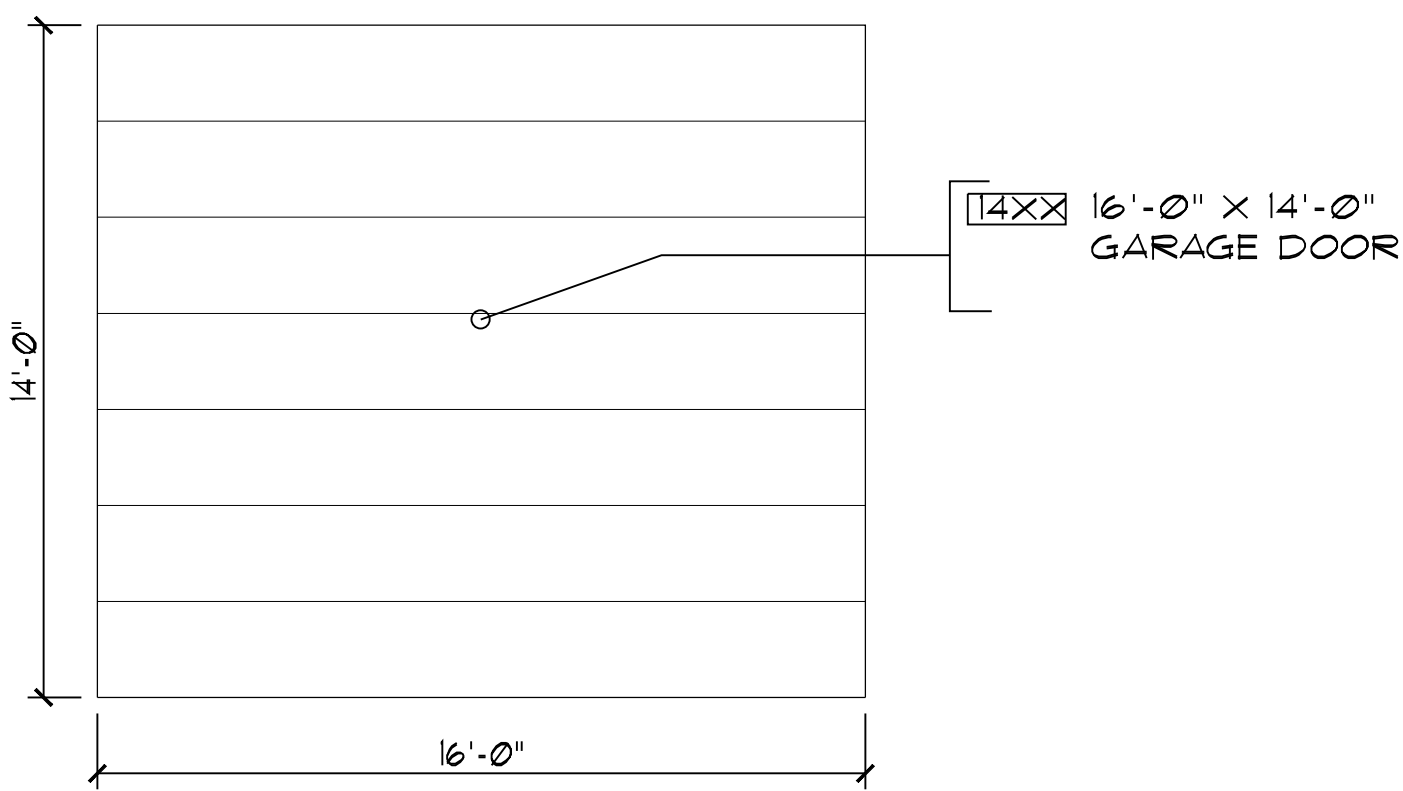
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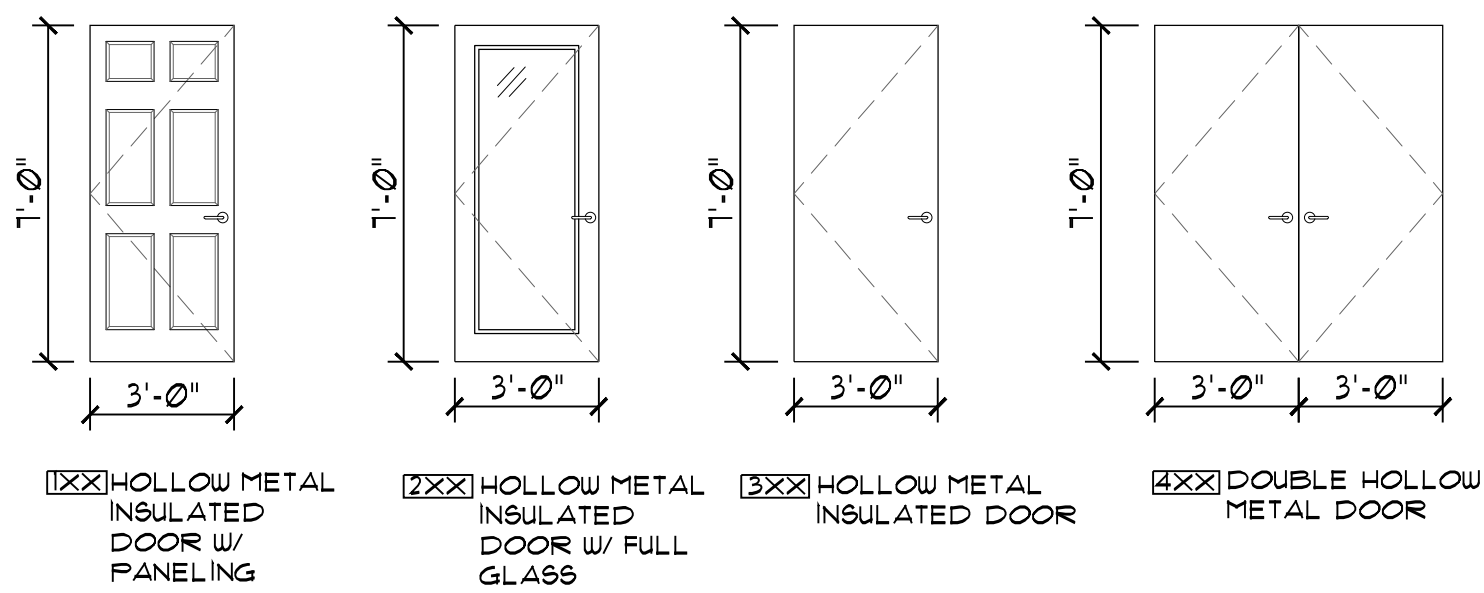
A9.1

© COPYRIGHT

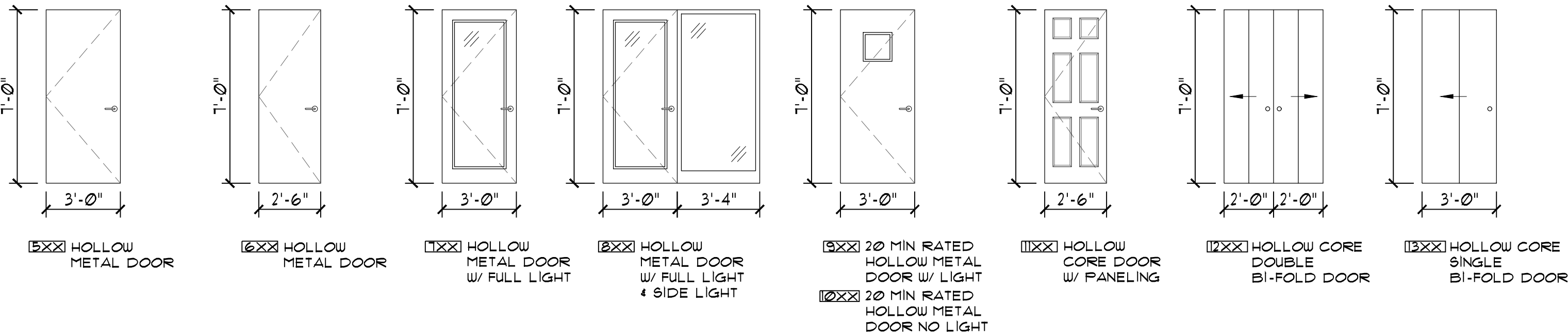
GARAGE DOOR:



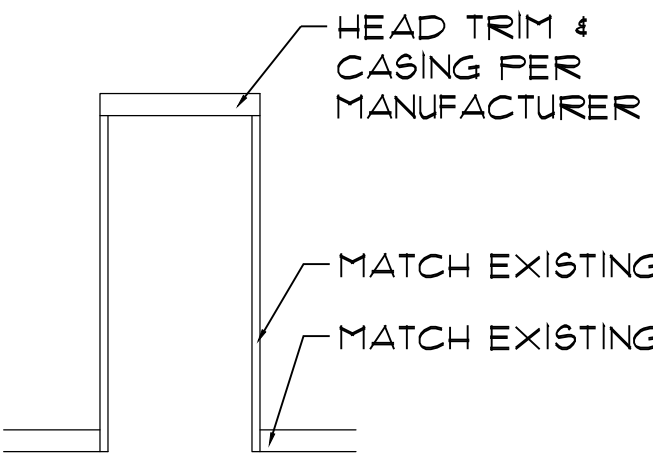
EXTERIOR DOOR TYPES: KEY: REUSE R.I.A.I



INTERIOR DOOR TYPES: KEY: REUSE R.I.A.I



DOOR CASING ELEVATION:



FRAME TYPE NOTES:

- A. EXTERIOR DOOR - METAL FRAME
- B. EXTERIOR DOOR TO GARAGE - 20 MIN. RATED METAL FRAME
- C. INTERIOR DOOR - METAL FRAME
- D. INTERIOR DOOR - FRAME PER MANUFACTURER
- E. BI-FOLD DOOR - FRAME PER MANUFACTURER
- F. GARAGE DOOR - FRAME PER MANUFACTURER

GENERAL NOTES:

- ALL DOORS, FRAMES, HARDWARE FINISH AND STYLE TO MATCH EXISTING.
- DOOR SIZES ARE GIVEN AS DOOR WIDTH x DOOR HEIGHT x DOOR THICKNESS.
- ALL FRAMES AND HARDWARE TO MATCH DOOR FIRE RATINGS.
- FRAME WIDTH VARIES TO MATCH ADJACENT WALL THICKNESS.
- ALL DOORS TO HAVE 1 1/2 PAIR OF 4 1/2" x 4 1/2" BUTT HINGES UNLESS NOTED OTHERWISE.
- VERIFY ALL DOOR DETAILS W/DOOR TYPE & MFG.
- PROVIDE METAL THRESHOLDS AT ALL DOORS WHERE FLOORING MATERIAL CHANGES UNLESS NOTED OTHERWISE.
- DOORS BETWEEN GARAGE AND OFFICE SHALL BE A 3'-0" x 7'-0" x 1-3/4" INSULATED FLUSH HOLLOW METAL DOOR 20 MIN. RATED, W/ SELF CLOSER & AUTOMATIC DOOR BOTTOM. PAINT AS REQUIRED. ALSO PROVIDE A HOLLOW METAL FRAME W/ INTEGRAL STOP AND 1-1/2" RETURNS, WELDED CONSTRUCTION, 20 MIN RATED. PAINT AS REQUIRED. THROAT SIZED FOR FULL WALL THICKNESS.

HARDWARE GROUPS:

- GROUP #1 PRIVACY DOOR- 15 PR BUTT HINGES, 1 PRIVACY SET, 1 DOOR STOP, 1 SET SILENCERS.
- GROUP #2 PASSAGE DOOR- 15 PR BUTT HINGES, 1 PASSAGE SET, 1 DOOR STOP, 1 SET SILENCERS.
- GROUP #3 DOUBLE DOOR- 3 PR BUTT HINGES, MANUAL FLUSH BOLTS TOP AND BOTTOM ON INACTIVE LEAF, CENTER ASTRIGAL, WOOD THRESHOLD AND WALL STOPS
- GROUP #4 RATED DOOR- 1 1/2 PAIR BUTT HINGES, PASSAGE SET, SELF CLOSER, SMOKE SEAL, THRESHOLD AND AUTOMATIC DOOR BOTTOM.
- GROUP #5 UNIT ENTRY DOOR- 15 PR BUTT HINGES, 1 PRIVACY SET, 1 DEADBOLT SET, 1 DOOR STOP, 1 SET SILENCERS.
- GROUP #6 GARAGE DOOR- OVERHEAD TRACK WITH AUTOMATIC CHAIN-DRIVEN OPENER. PROVIDE KEYPAD/CARD READER, WALL MOUNTED (RE: DETAILS) ON OUTSIDE WITH PUSH BUTTON ON INSIDE, COMMERCIAL HEAVY DUTY GRADE WITH SENSOR LOOPS AND INFRARED SENSORS FOR CONTROL (RE:SPEC). PROVIDE WEATHER STRIPPING AND DOOR BOTTOM SEAL. MOUNT OPERATOR ON ISOLATORS.
- GROUP #7 BI-FOLD CLOSET DOOR - HARDWARE PER MANUFACTURER
- GROUP #8 ENTRY DOOR- 15 PR BUTT HINGES, 1 SET KEY CODED HANDLE (MATCH EXISTING PER OWNER), 1 DOOR STOP, 1 SET SILENCERS.

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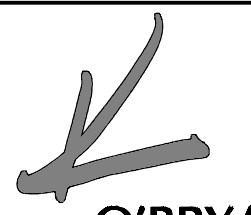
Project No: 2664

Drawn by: SCS

Checked by: DLF

A10.0

DOOR SCHEDULE



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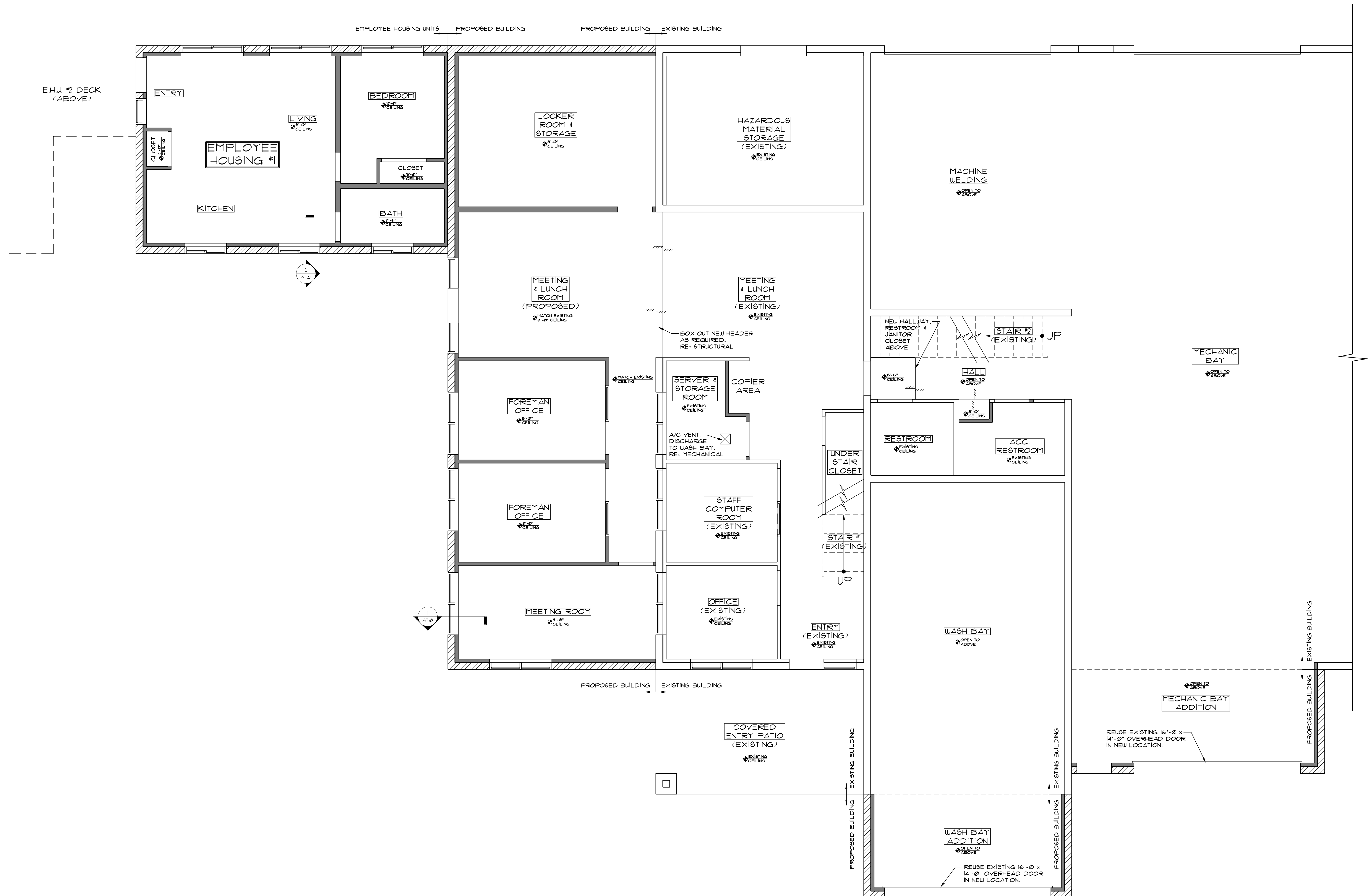
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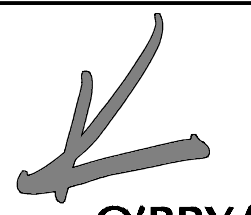
Checked by: DLF

A11.0

MAIN LEVEL RCP



1 MAIN LEVEL RCP
A11.0 1/4" = 1'-0"



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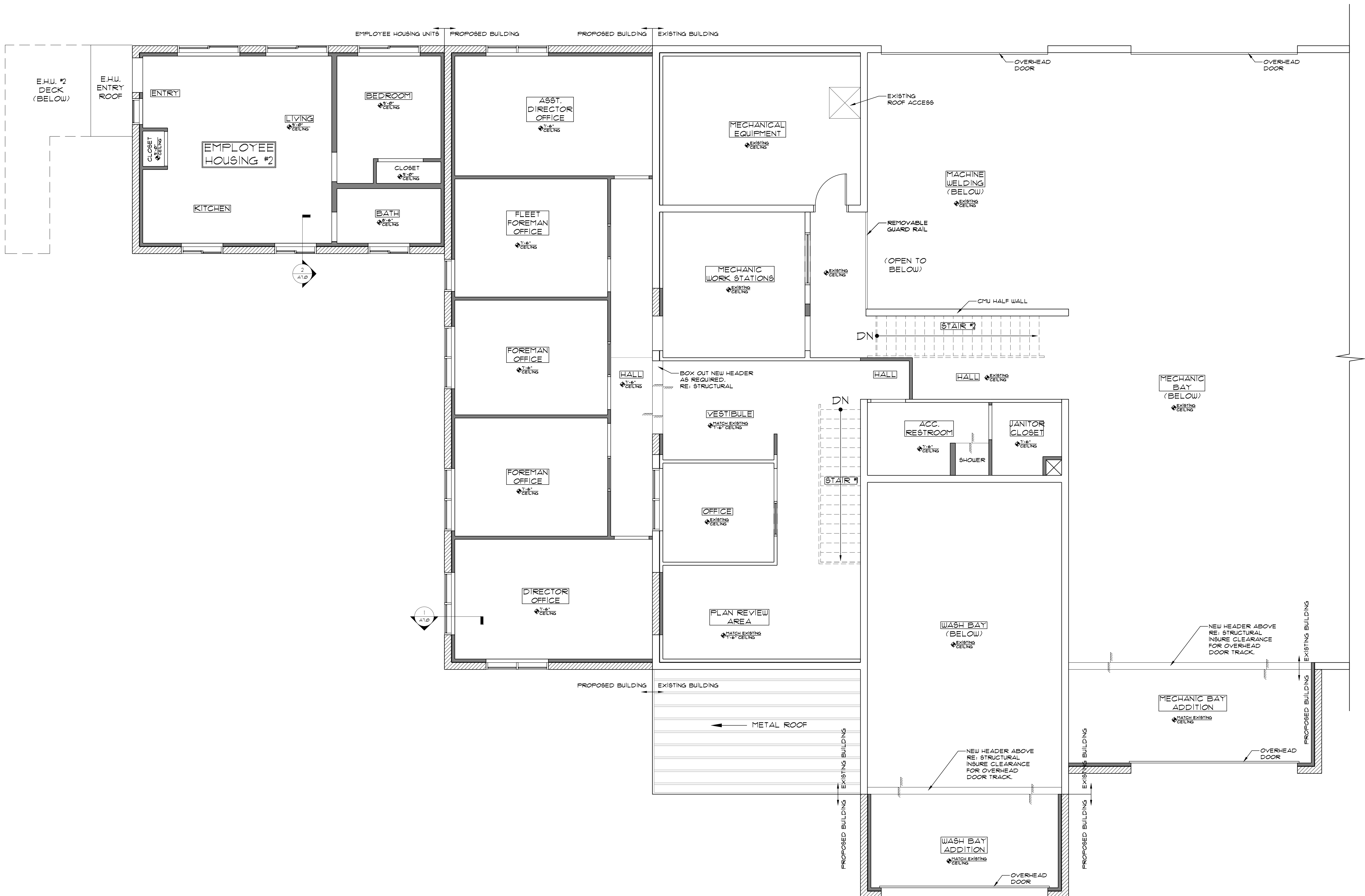
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A11.1

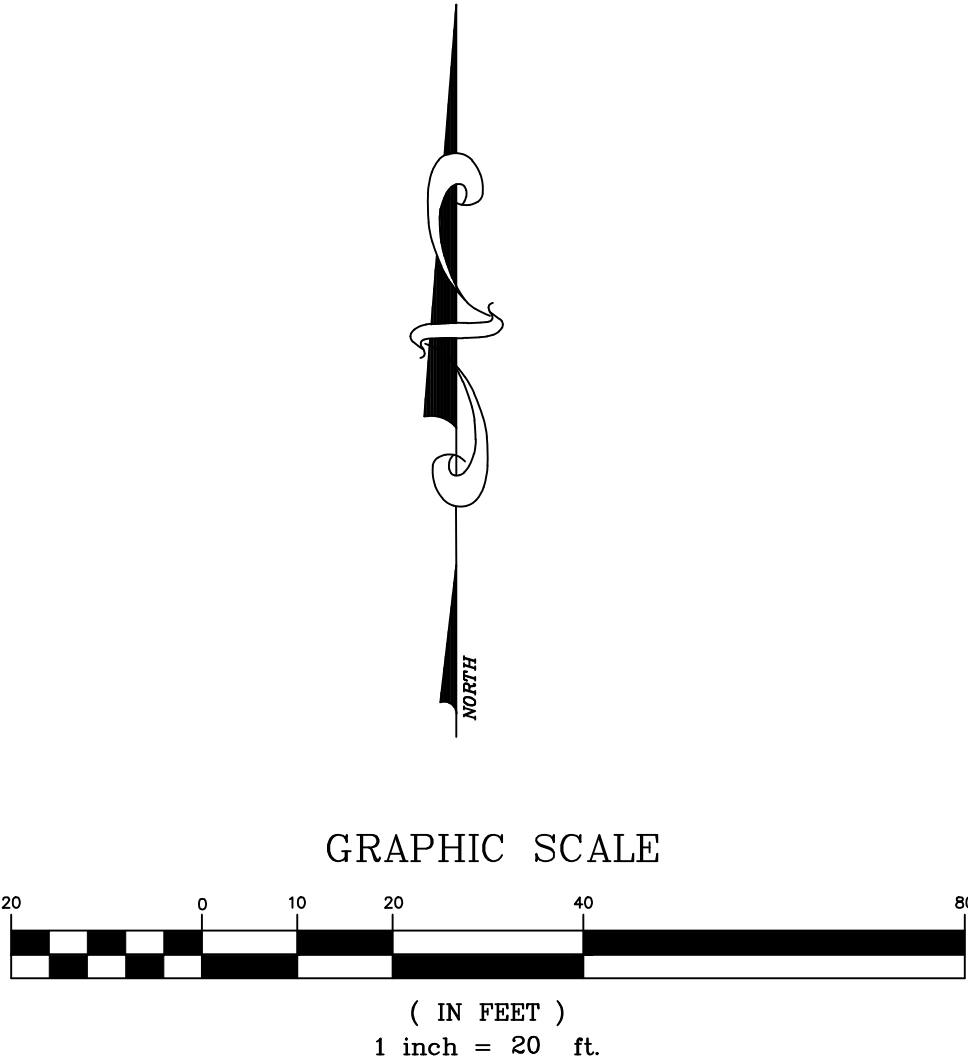
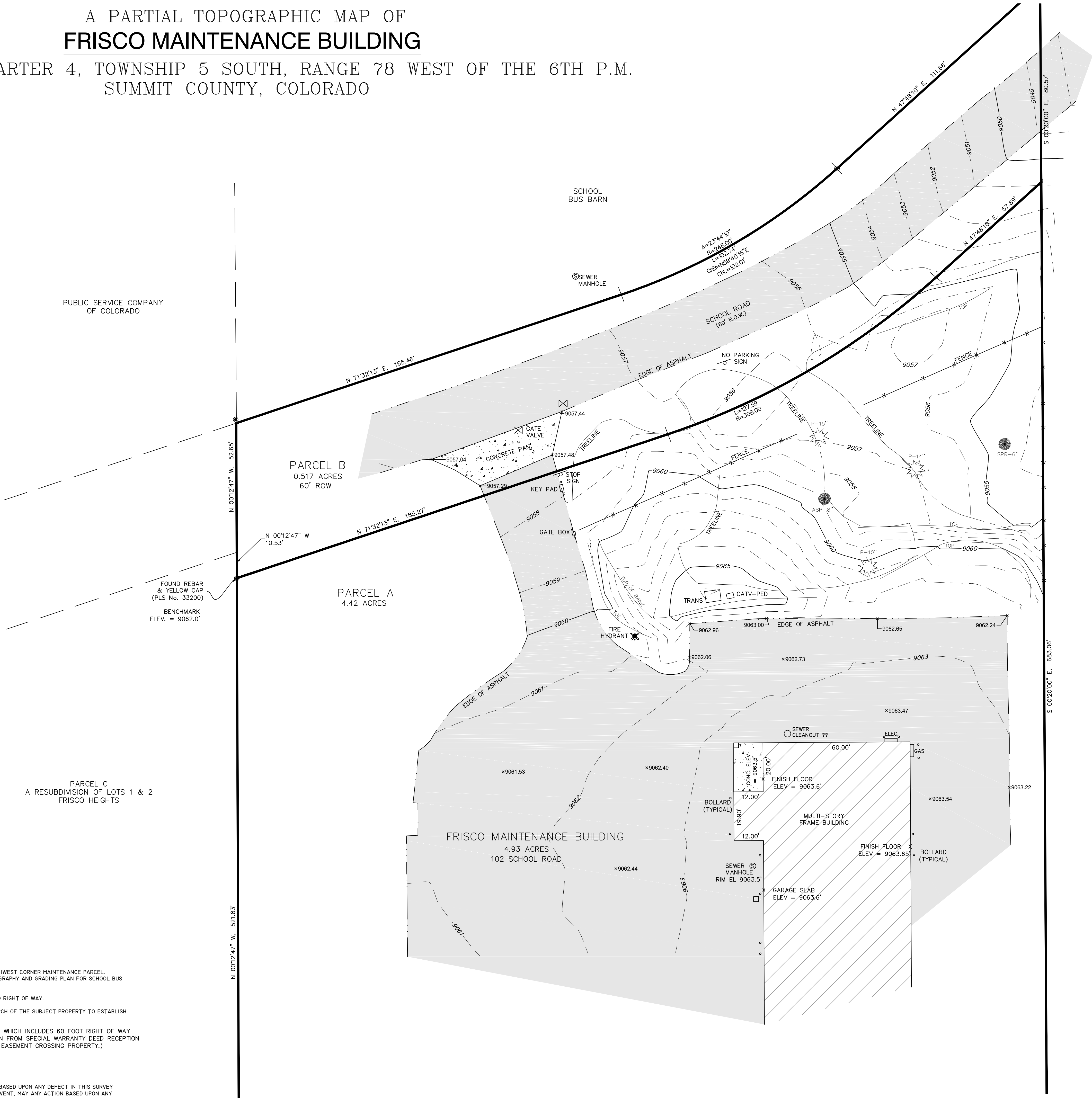
UPPER LEVEL RCP



1 UPPER LEVEL RCP
A11.1 1/4" = 1'-0"

A PARTIAL TOPOGRAPHIC MAP OF
FRISCO MAINTENANCE BUILDING

SECTION 26, QUARTER 4, TOWNSHIP 5 SOUTH, RANGE 78 WEST OF THE 6TH P.M.
SUMMIT COUNTY, COLORADO



SURVEYOR'S CERTIFICATE
I, ELIZABETH K. SCHMIDT, BEING A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS TOPOGRAPHIC MAP WAS PREPARED BY ME AND UNDER MY SUPERVISION AND THAT THIS MAP IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE.
DATED THIS _____ DAY OF _____, 2018.
SIGNATURE _____
ELIZABETH K. SCHMIDT
COLORADO P.L.S. NUMBER 37047

- LEGEND**
- FOUND REBAR & YELLOW CAP (PLS No. 33200)
 - X SPOT ELEVATION
 - SIGN
 - ⊗ SPRUCE TREE WITH TRUNK DIAM.
 - ⊗ PINE TREE WITH TRUNK DIAM.
 - ⊗ SEWER MANHOLE
 - ⊗ STORM MANHOLE
 - ⊗ WATER VALVE/GATE VALVE

- GENERAL NOTES**
- 1 DATE OF SURVEY: DECEMBER 20, 2017.
 - 2 CONTOUR INTERVAL = ONE FOOT.
 - 3 PROJECT BENCHMARK: HELD ELEVATION 9,062.0 FEET AT NORTHWEST CORNER MAINTENANCE PARCEL. ELEVATION TAKEN FROM EXISTING TOPOGRAPHY AND GRADING PLAN FOR SCHOOL BUS BARN TO THE NORTH.
 - 4 BASIS OF BEARINGS: FOUND MONUMENTS ALONG SCHOOL ROAD RIGHT OF WAY.
 - 5 SCHMIDT LAND SURVEYING, INC. DID NOT PERFORM A TITLE SEARCH OF THE SUBJECT PROPERTY TO ESTABLISH OWNERSHIP, EASEMENTS OR RIGHTS-OF-WAY OF RECORD.
 - 6 SCHEDULE No. 4008732 LISTS PROPERTY AT 4.93 ACRES WHICH INCLUDES 60 FOOT RIGHT OF WAY OF SCHOOL ROAD (PARCEL B). LEGAL DESCRIPTION TAKEN FROM SPECIAL WARRANTY DEED RECEPTION No. 336170. (PREVIOUS SURVEYS DENOTES POWER LINE EASEMENT CROSSING PROPERTY.)

NOTICE:
ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

Drawn EKS	Dwg 1986TP.DWG	Project 1986
Date 1/12/18	Scale 1" = 20'	Sheet 1 of 1

SCHMIDT
LAND SURVEYING, INC.
P.O. Box 5761
FRISCO, CO 80443 970-409-9963