

# MATTOX 3-Plex

## a Resubdivision of Lots 10-12 Frisco Townsite

### PROJECT AND LOT DATA

ADDRESS: 1st and Granite St. Frisco, Co.  
 OWNER: XXXXX  
 ZONING: R-HD  
 CONSTRUCTION TYPE: Type V-B  
 OCCUPANCY: R3  
 REFERENCE CODE: IRC 2012, 2012 IECC as amended by the Town of Frisco  
 Snow Load 80psf  
 LOT SIZE (SUBDIVISION SIZE) 10,500 SF = 0.2468 ACRES  
 0.2468 Acres X 16 DPA = 3.856

BUILDING AREA  
 FOOTPRINT= 4453 SF  
 UNHEATED UNCOVERED DRIVEWAY AREA = 1397 SF  
 SNOW STORAGE AREA = Driveway 1: 454/350x100 = 130 SF  
 Driveway 2: 943/350x100 = 270 SF  
 Required: 130 SF + 270 SF = 400 SF  
 SNOW STORAGE PROVIDED = 416 SF

ALLOWABLE LOT COVERAGE = 55%

LANDSCAPED AREA = 1,158 SF  
 Balance of Lot to be Reseeded with indigenous ground cover, Structure, Driveways, Walks

BUILDING TO BE A MAXIMUM HEIGHT OF 35' BASED ON EXISTING USGS GRADE ELEVATIONS AND FRISCO TOWN ZONING CODE.

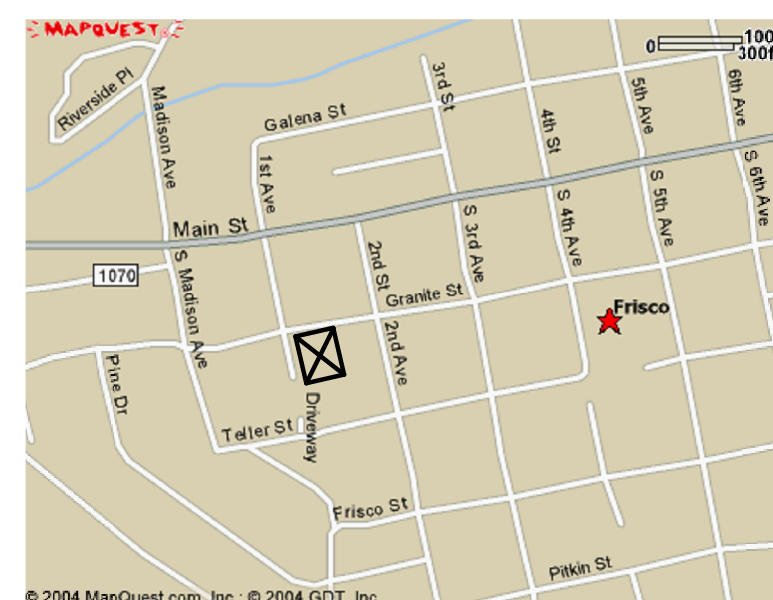
AVERAGE FOUR CORNER BUILDING  
 EXISTING GRADE USGS ELEV. =9070.45'

BUILDING MAX. HT. USGS ELEV. 9105.45'

INSULATION IECC REQUIREMENTS: (PERSCRIPTIVE)  
 FRAMED WALLS R23  
 CEILINGS R49  
 OVERHANGS R23  
 FOUNDATIONS R10 UNDER SLAB R10 (R20 TOTAL)  
 FRAMED WALLS BELOW GRADER15



1 Copy (2) of {3D}



Vicinity Map

### Subdivider

Westbrowm Huntley and Thompson  
 P.O.Box 588  
 100 South Ridge Street  
 Breckenridge, Colorado 80424

### Surveyor and Engineers

Range West  
 P.O.Box 588  
 Frisco, Co. 80424  
 8/13/07

### OWNER:

PRO PROPERTIES LLC.  
 P.O. BOX 4272  
 FRISCO, COLORADO 80443  
 PH. 970-389-7246

### GENERAL CONTRACTOR:

CAMPBELL CONSTRUCTION & ENGINEERING  
 P.O. BOX 4272  
 FRISCO, COLORADO 80443  
 PH. 970-389-7246

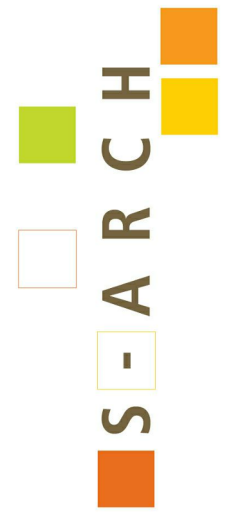
### DESIGNER:

S-arch  
 970 YUMA STREET  
 DENVER, COLORADO 80204  
 PH. 303-455-4117  
 mharris@s-arch.com

### STRUCTURAL ENGINEER:

S-arch  
 E.D.ENCK, P.E.  
 970 YUMA STREET  
 DENVER, COLORADO 80204  
 PH. 303-455-4117

| MATTOX 3-PLEX SHEET INDEX |                               |
|---------------------------|-------------------------------|
| Sheet Number              | Sheet Name                    |
| A0.3                      | ENERGY COMPLIANCE DETAILS     |
| A0.0                      | COVER PAGE                    |
| A0.2                      | CODE ANALYSIS & WALL TYPES    |
| A0.4                      | ENERGY COMPLIANCE DETAILS     |
| C100                      | CIVIL EXISTING CONDITIONS     |
| C110                      | CIVIL DEMOLITION PLAN         |
| C200                      | CIVIL SITE PLAN               |
| C300                      | CIVIL GRADING PLAN            |
| C400                      | CIVIL UTILITY PLAN            |
| C500                      | CIVIL EROSION CONTROL PLAN    |
| C501                      | CIVIL EROSION CONTROL DETAILS |
| A1.0                      | SITE SURVEY                   |
| A1.1                      | SITE PLAN                     |
| A2.0                      | GARDEN LEVEL PLAN             |
| A2.1                      | MAIN LEVEL PLAN               |
| A2.2                      | SECOND LEVEL PLAN             |
| A3.1                      | EXTERIOR ELEVATIONS           |
| A3.2                      | EXTERIOR ELEVATIONS           |
| A3.3                      | PERSPECTIVES                  |
| A4.0                      | BUILDING SECTIONS             |
| A4.1                      | BUILDING SECTIONS             |
| A5.0                      | EXTERIOR FINISH MATERIAL      |
| A6.00                     | ARCHITECTURAL DETAILS         |
| A6.01                     | ARCHITECTURAL DETAILS         |
| A6.02                     | ARCHITECTURAL DETAILS         |
| A7.00                     | WINDOW AND DOOR SECHEDULES    |
| S0.00                     | GENERAL STRUCTURAL NOTES      |
| S1.00                     | STRUCTURAL CONCRETE DETAILS   |
| S1.01                     | STRUCTURAL CONCRETE DETAILS   |
| S1.02                     | STRUCTURAL FRAMING DETAILS    |
| S1.03                     | STRUCTURAL FRAMING DETAILS    |
| S2.0                      | FOUNDATION PLAN               |
| S2.1                      | MAIN LEVEL FRAMING PLAN       |
| S2.2                      | SECOND LEVEL FRAMING PLAN     |
| S2.3                      | ROOF LEVEL FRAMING PLAN       |



970 Yuma street  
 Suite. 150  
 Denver, Colorado  
 80204  
 303-455-4117

**MATTOX 3 PLEX**  
 100 Granite Street  
 Frisco, Colorado

Copyright © 2017 S-arch. All rights reserved.  
 No part of these documents may be reproduced in any form or by any means without written permission from S-arch.

### ISSUE

| NO. | DESCRIPTION | DATE |
|-----|-------------|------|
|     |             |      |
|     |             |      |
|     |             |      |
|     |             |      |
|     |             |      |
|     |             |      |
|     |             |      |
|     |             |      |
|     |             |      |
|     |             |      |

DRAWING TITLE:  
**COVER PAGE**

DRAWING NO:  
**A0.0**

SCALE:  
 DATE: 12/13/2017 6:50:45 AM  
 PROJECT NO: 2505-2017  
 DES. MAH DRWN. MAH CHK'D. MAH

# BUILDING, CODE AND LOT DATA

ADDRESS: 100 GRANITE STREET FRISCO COLORADO (MATTOX 3-PLEX)  
 CONSTRUCTION TYPE IRC TYPE V NON RATED  
 OCCUPANCY R-2 TOWNHOMES  
 ZONING: RH & GRANITE STREET AND GELENA STREET OVERLAY DISTRIC  
 REFERENCE CODE: 2015 IRC, 2016 DBCA, 2015 IECC (PERSCRIPTIVE METHOD)

ALL EXTERIOR WALLS ARE GREATER THAN 3' FROM FACE OF WALL TO FIRE SEPARATION LINE.

A PARAPET IS NOT REQUIRED IF THE ROOF COVERING COMPLIES WITH A MINIMUM CLASS C RATING FOR A DISTANCE 4'-0" ON EACH SIDE OF PARTY WALL

HANDRAILS PER SEC. R311.7.8

SMOKE ALARMS PER ELECT. PLAN AND SECT. R314  
 CARBON MONOXIDE MUST COMPLY WITH DBCA SECTION R-315

REFERENCE CODE: 2012 IRC, 2012 IECC  
 CLIMATE ZONE 5 (per table 301.1)  
 ENERGY SYSTEMS per chapter 4, 2012 IECC, TABLE 402.1.1

WIND LOADS: 90 MPH  
 SNOW LOAD: 80 PSF  
 LIVE FLOOR: 40 PSF  
 PARTITION: 10 PSF  
 SEISMIC B  
 EXTERIOR BALCONIES: 60 PSF  
 HANDRAILS: 200 PSF LATERAL  
 UNIT SEPARATION WALLS TO BE 2 HR MIN (2HR PROVIDED) AND EXTEND FROM TOP OF FND. TO UNDERSIDE OF ROOF SHEATHING AND FROM INSIDE OF EXTERIOR WALL SHEATHING TO INSIDE OF EXTERIOR WALL SHEATHING.

PARAPETS NOT REQUIRED BETWEEN UNITS PROVIDED ROOF IS COVERED WITH A MIN. OF CLASS C AND APPROVED FIRE-RETARDANT-TREATED PLYWOOD SHEATHING IS USED FOR 4' ON EITHER SIDE OF PARTY WALL.

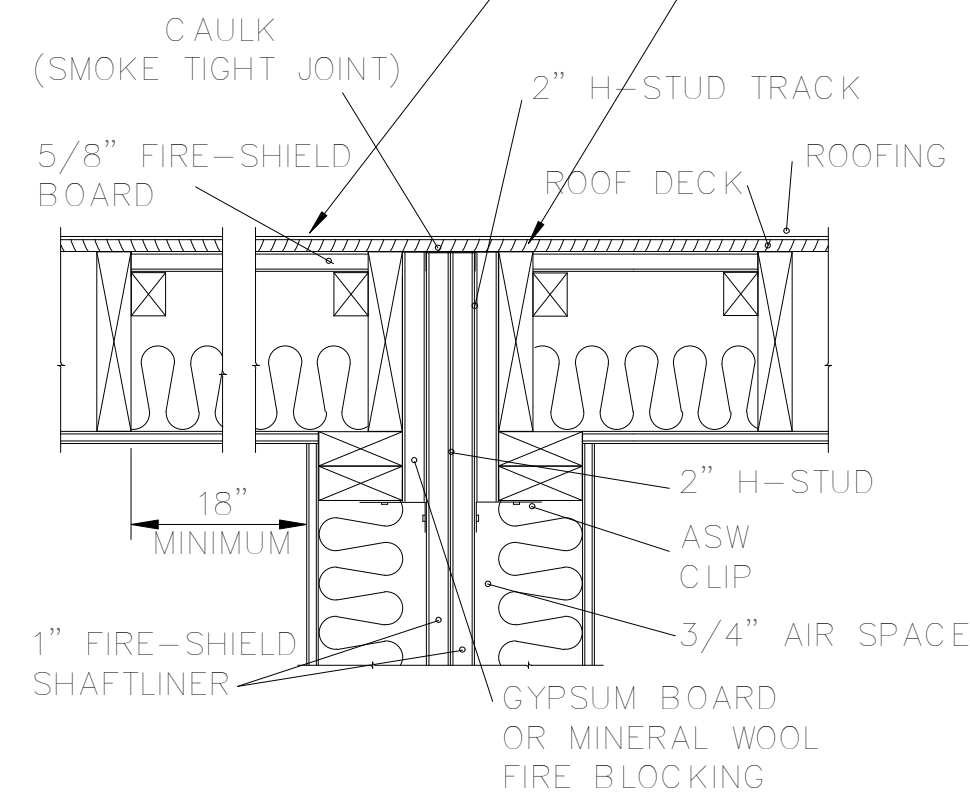
ALL UNITS SHALL BE PROVIDED WITH INDIVIDUAL UTILITIES SERVING EACH UNIT FROM THE EXTERIOR OF THE BUILDING. NO UTILITY (WATER, GAS, ELECTRIC, ETC.) SHALL PASS THROUGH THE COMMON 2-HR FIRE RESISTIVE RATED WALLS NOR THE COMMON FOUNDATION STEM WALLS OR CRIPPLE WALLS. (IRC SECTION R302.2) THE GAS LINES SHALL NOT RUN BELOW THE BUILDING AND SHALL SERVE EACH UNIT FROM A SEALED PENETRATION ABOVE GRDE. (IFGC SECTION 404.)

### PER SECTION R302.2.2.2

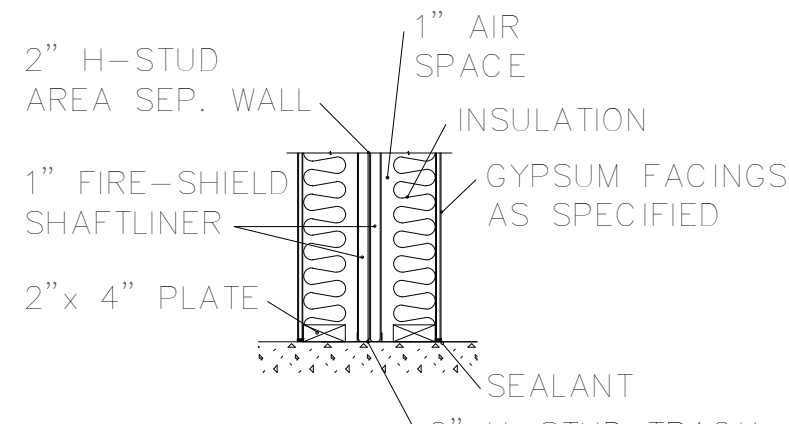
R302.2.2 Parapets for townhouses.  
 Parapets constructed in accordance with Section R302.2.3 shall be constructed for townhouses as an extension of exterior walls or common walls in accordance with the following:

- Where roof surfaces adjacent to the wall or walls are at the same elevation, the parapet shall extend not less than 30 inches (762 mm) above the roof surfaces.
- Where roof surfaces adjacent to the wall or walls are at different elevations and the higher roof is not more than 30 inches (762 mm) above the lower roof, the parapet shall extend not less than 30 inches (762 mm) above the lower roof surface.

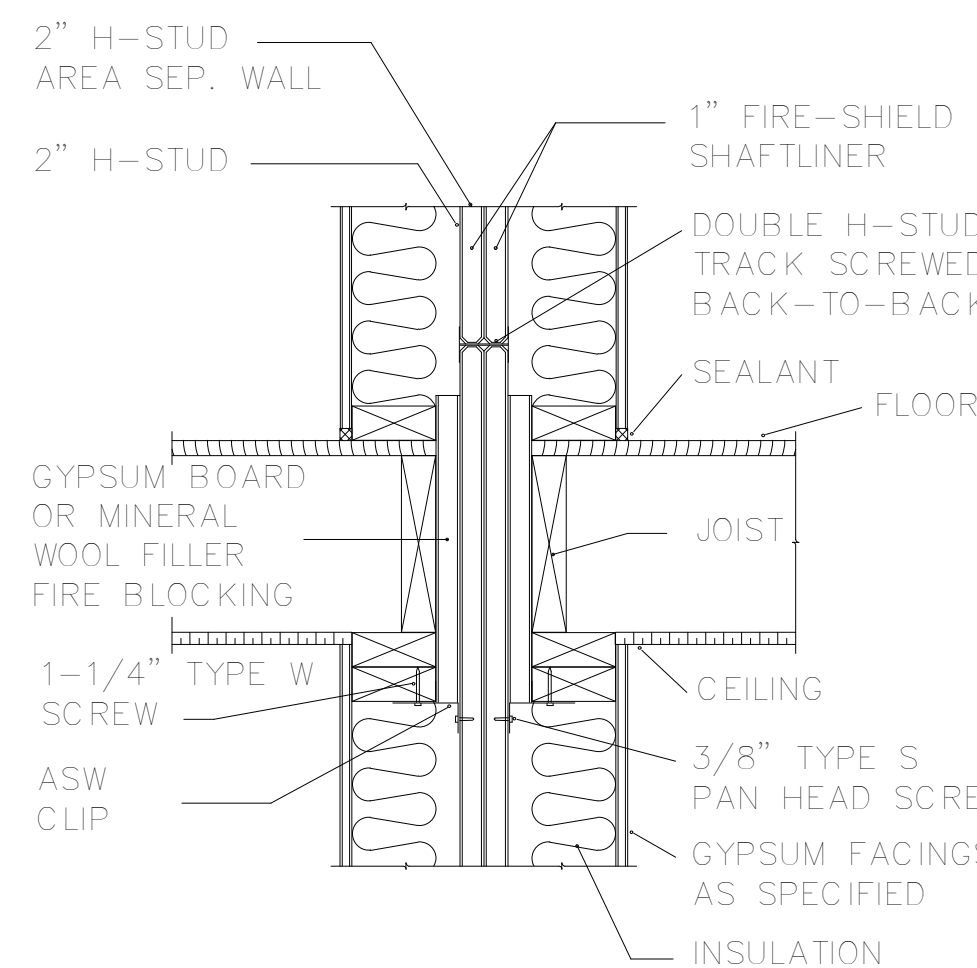
Exception: A parapet is not required in the preceding two cases where the roof covering complies with a minimum Class C rating as tested in accordance with ASTM E 108 or UL 790 and the roof decking or sheathing is of noncombustible materials or approved fire-retardant-treated wood for a distance of 4 feet (1219 mm) on each side of the wall or walls, or one layer of 5/8-inch (15.9 mm) Type X gypsum board is installed directly beneath the roof decking or sheathing, supported by not less than nominal 2-inch (51 mm) ledgers attached to the sides of the roof framing members, for a distance of not less than 4 feet (1219 mm) on each side of the wall or walls and any openings or penetrations in the roof are not within 4 feet (1219 mm) of the common walls.



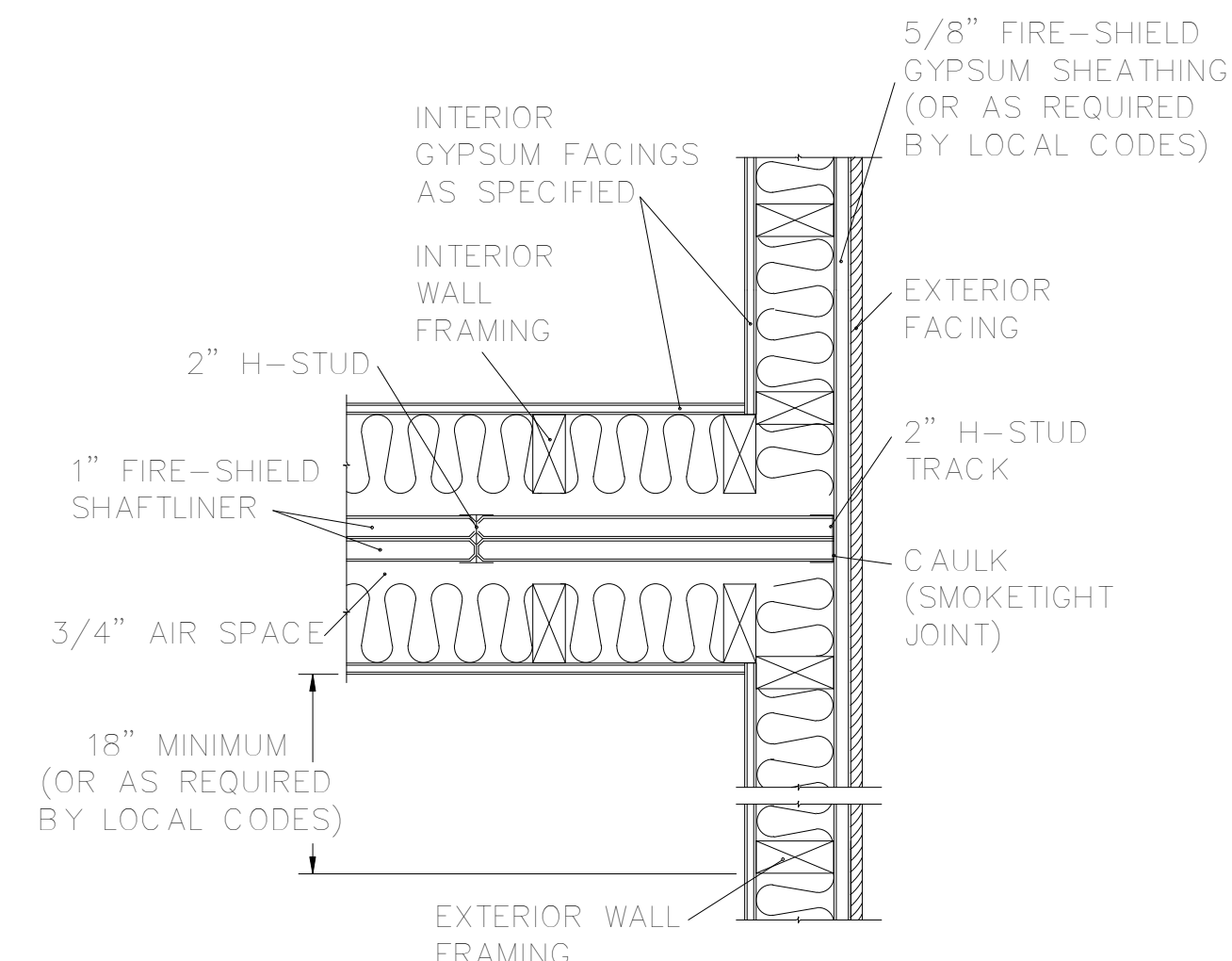
TYPICAL ROOF JUNCTION DETAIL 09265K



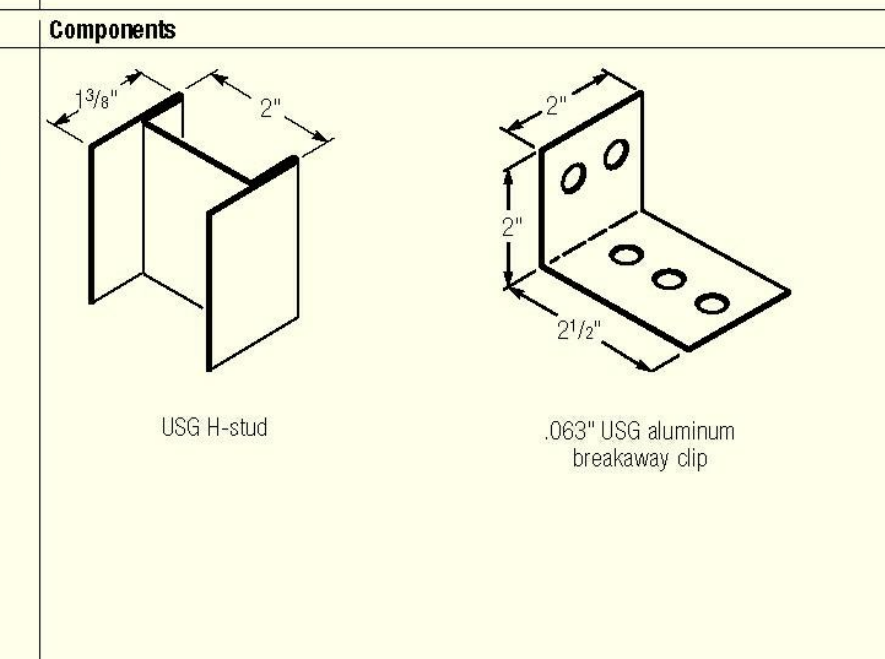
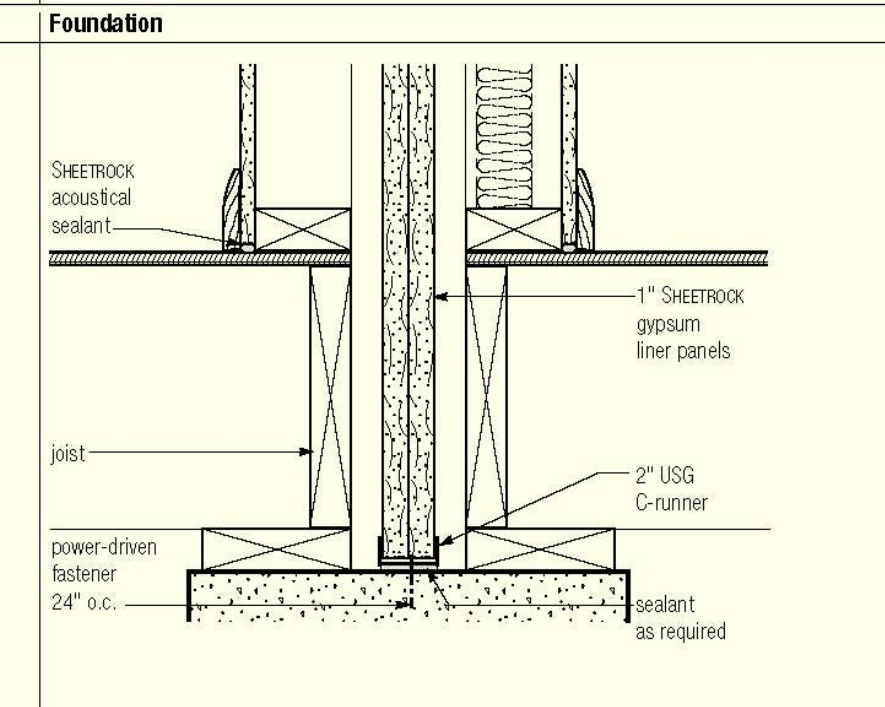
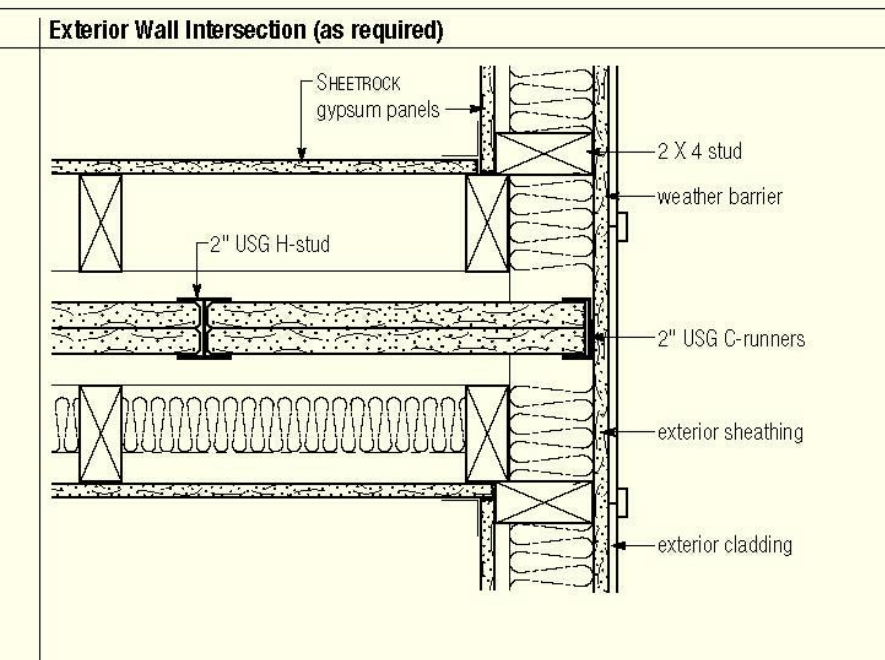
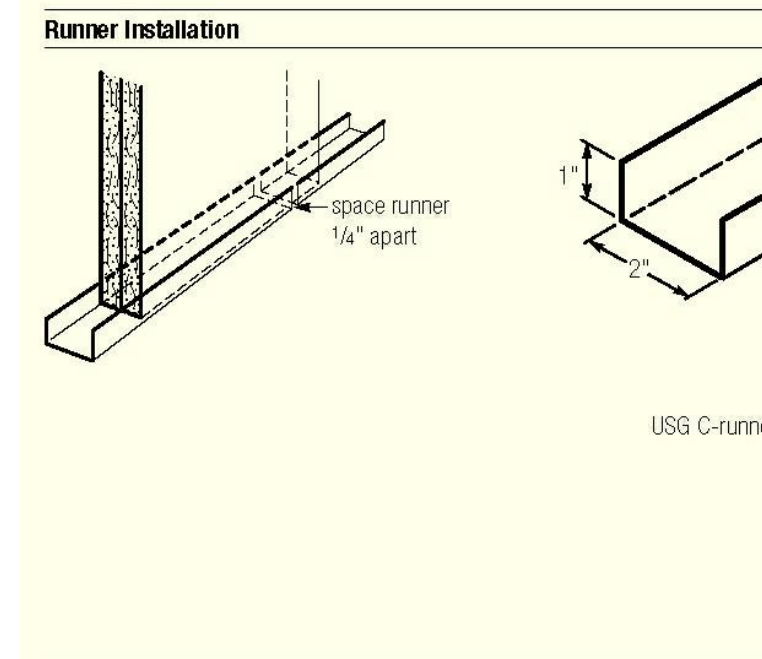
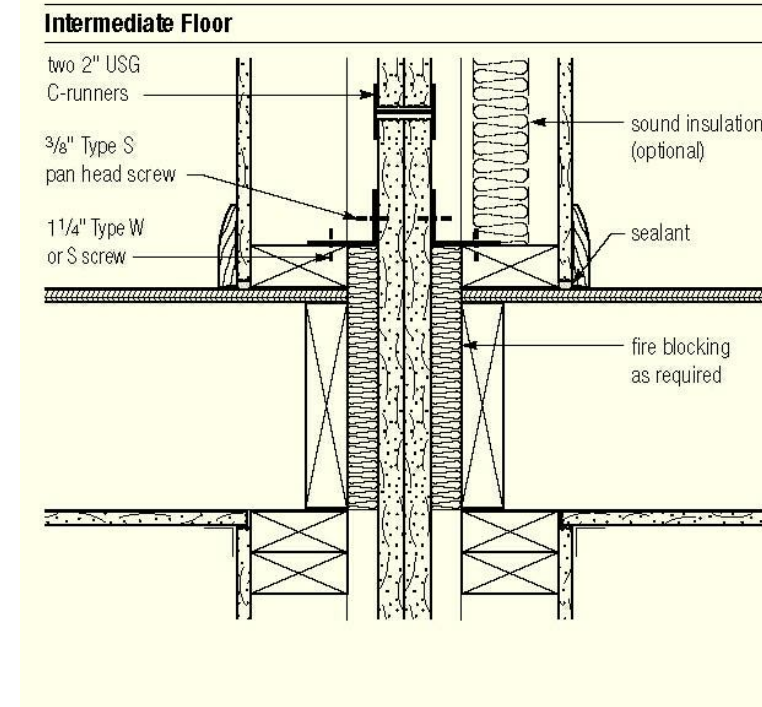
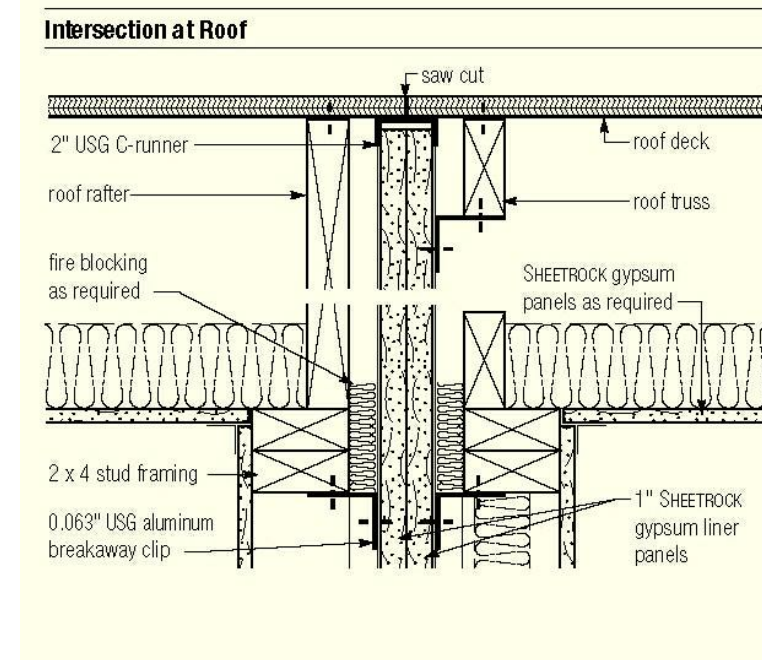
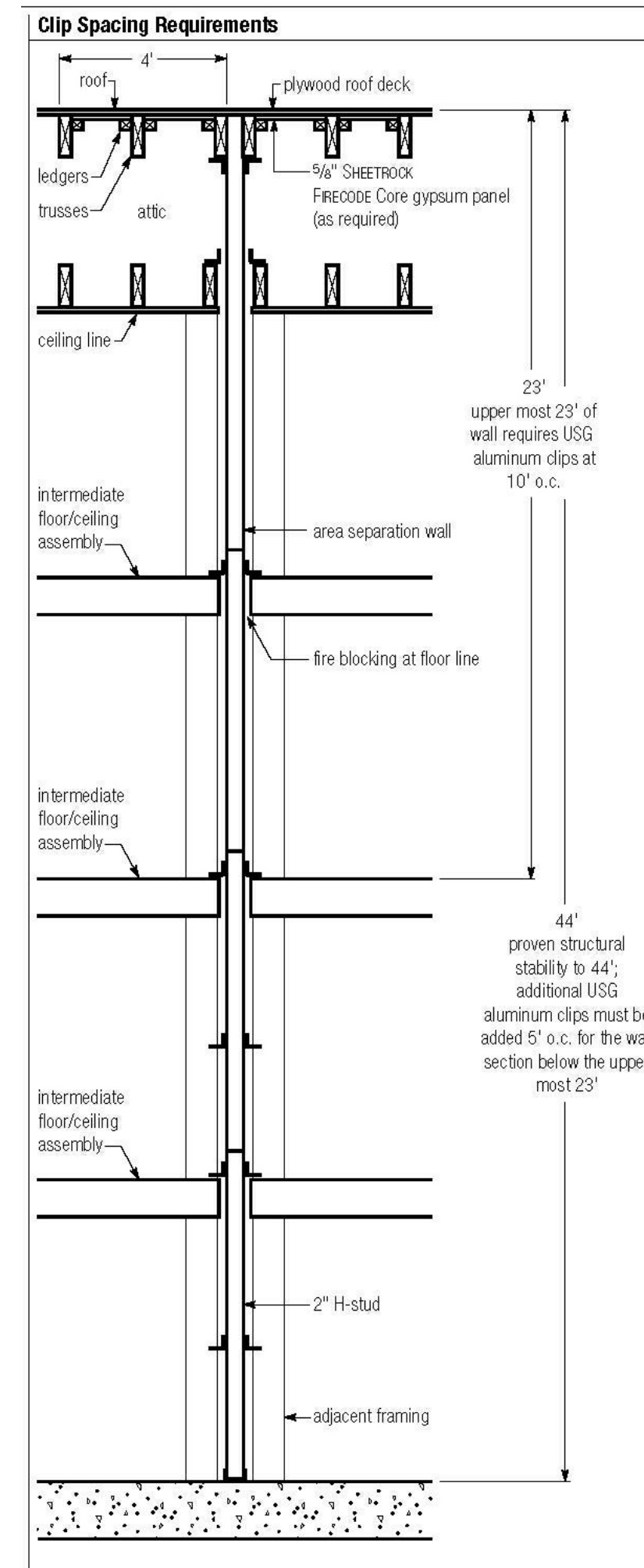
TYPICAL FOUNDATION DETAIL 09265H



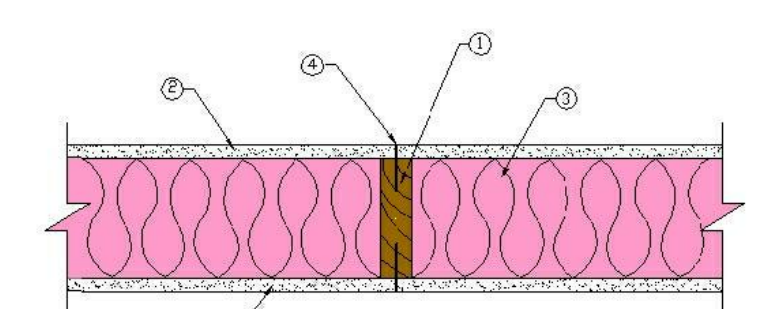
INTERMEDIATE FLOOR INTERSECTION LOCATION OF ASW CLIPS 09265I



EXTERIOR WALL INTERSECTION 09265M



### WS6-1.4 One-Hour Fire-Resistive Wood Wall Assembly



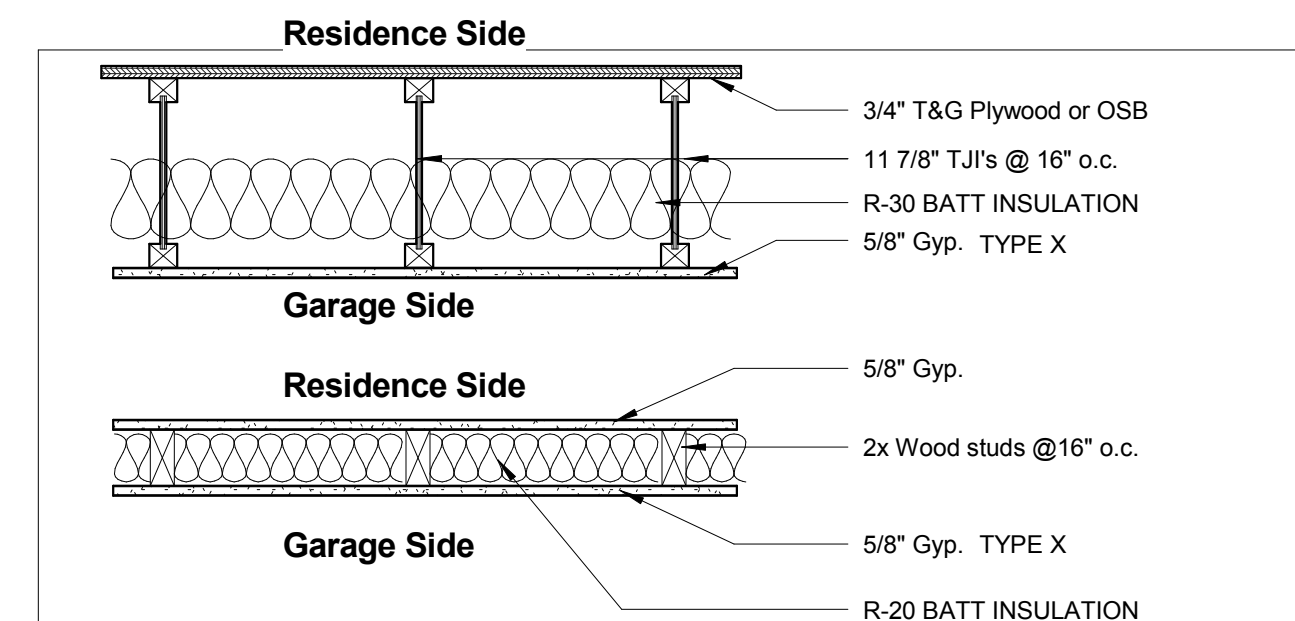
- Framing - Nominal 2x6 wood studs, spaced 16 in. o.c., double top plates, single bottom plate
- Sheathing - 5/8 in. Type X gypsum wallboard, 4 ft. wide, applied vertically. All panel edges backed by framing or blocking
- Insulation - R-20 fiberglass insulation
- Fasteners - 2-1/4 in. Type S drywall screws, spaced 12 in. o.c.
- Joints and Fastener Heads - Wallboard joints covered with paper tape and joint compound, fastener heads covered with joint compound

Tests conducted at NGC Testing Services  
 Test No. WP-1346 (Fire Endurance) August 22, 2003  
 WP-1351 (Hose Stream) September 17, 2003  
 Third Party Witness: NGC Testing Services

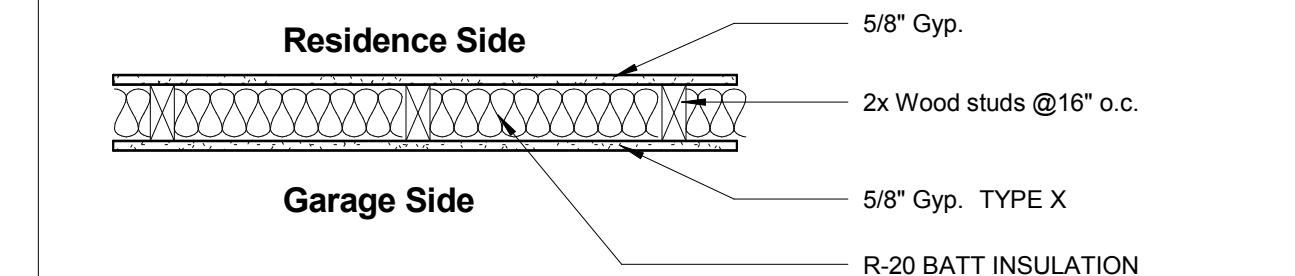
This assembly was tested at 100% design load, calculated in accordance with the 1997 National Design Specification for Wood Construction. The authority having jurisdiction should be consulted to assure acceptance of this report.

AMERICAN WOOD COUNCIL, AMERICAN FOREST & PAPER ASSOCIATION, INC., OCTOBER 2003

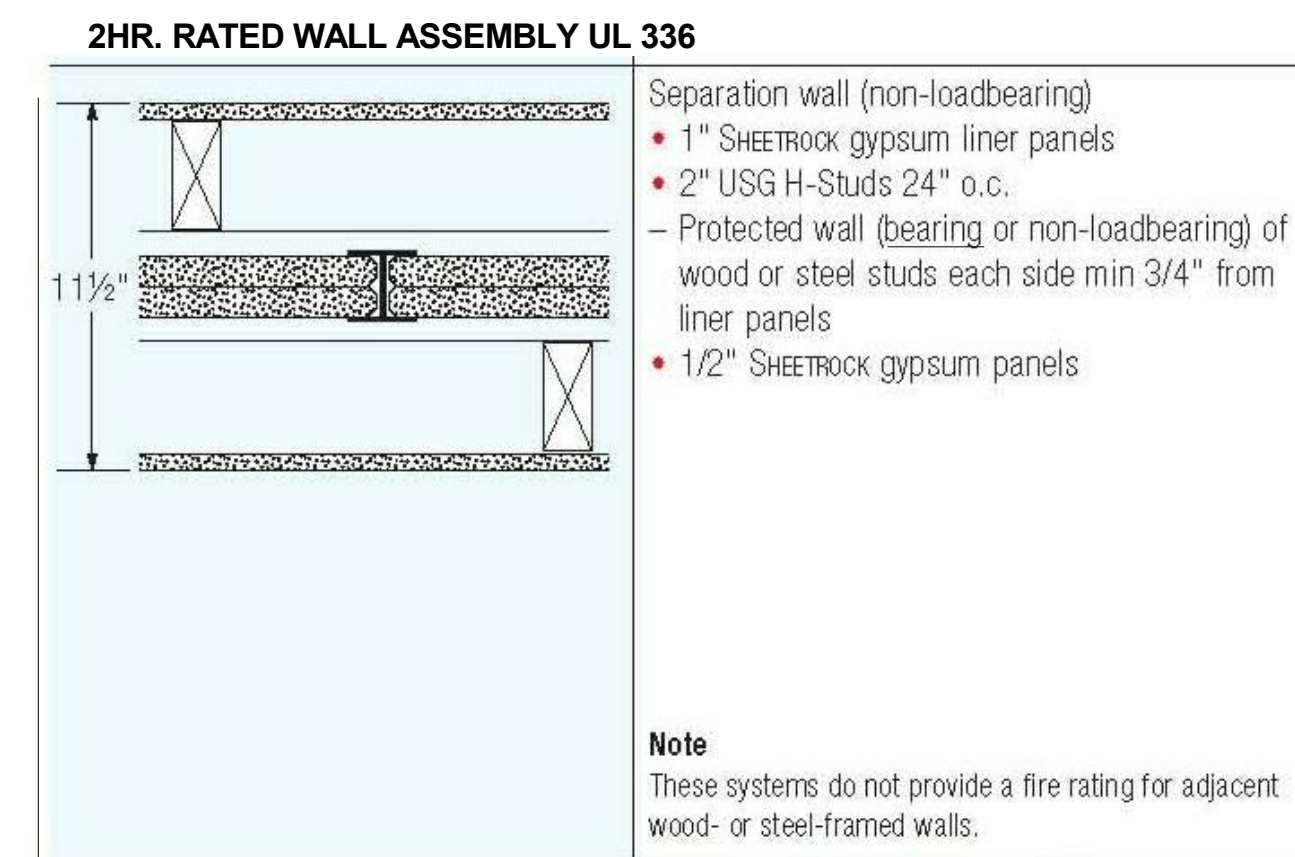
C1



W1

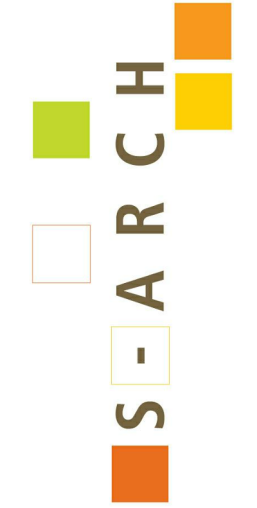


W3



Note  
 These systems do not provide a fire rating for adjacent wood- or steel-framed walls.

| UL Des      | Height | Rating        | Notes  | Code |
|-------------|--------|---------------|--|------|
| UL Des U336 | 46"    | RAL-TL-88-353 |  | A-80 |
|             | 54"    | RAL-TL-88-348 | Based on 2" mineral wool batt on one side              |      |
|             | 57"    | RAL-TL-88-351 | Based on 2 x 4s and 3" mineral wool batt on one side   |      |
|             | 58"    | RAL-TL-88-347 | Based on 2 x 4s and 2" mineral wool batt on both sides |      |
|             | 60"    | RAL-TL-88-350 | Based on 2 x 4s and 3" mineral wool batt on both sides |      |



970 Yuma street  
 Suite. 150  
 Denver, Colorado  
 80204  
 303-455-4117

**MATTOX 3 PLEX**  
 100 Granite Street  
 Frisco, Colorado

Copyright © 2017 Sarch. All rights reserved. No part of these documents may be reproduced in any form or by any means without written permission from Sarch.

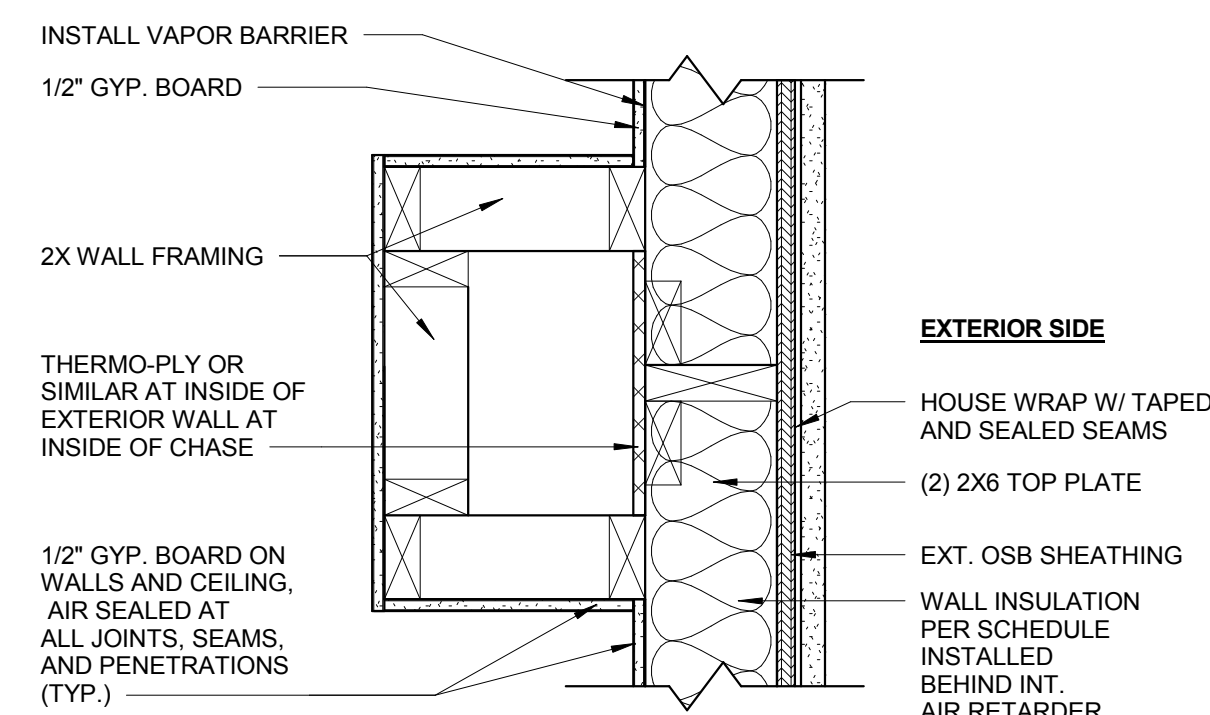
ISSUE

| NO. | DESCRIPTION | DATE    |
|-----|-------------|---------|
| 1   | PLAN REVIEW | 4-10-17 |
| 2   | PLAN REVIEW | 4/26/17 |

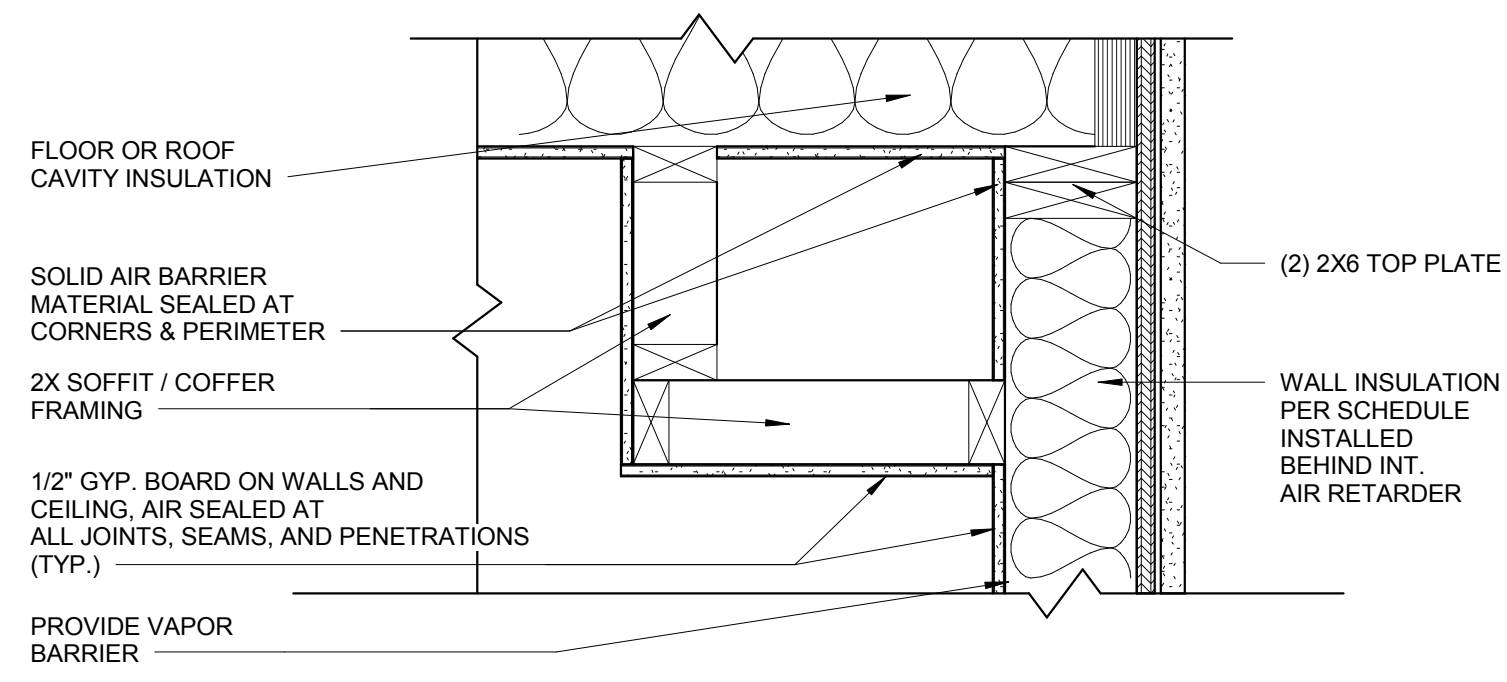
NO. DESCRIPTION DATE  
 DRAWING TITLE:  
**CODE ANALYSIS & WALL TYPES**

DRAWING NO:  
**A0.2**

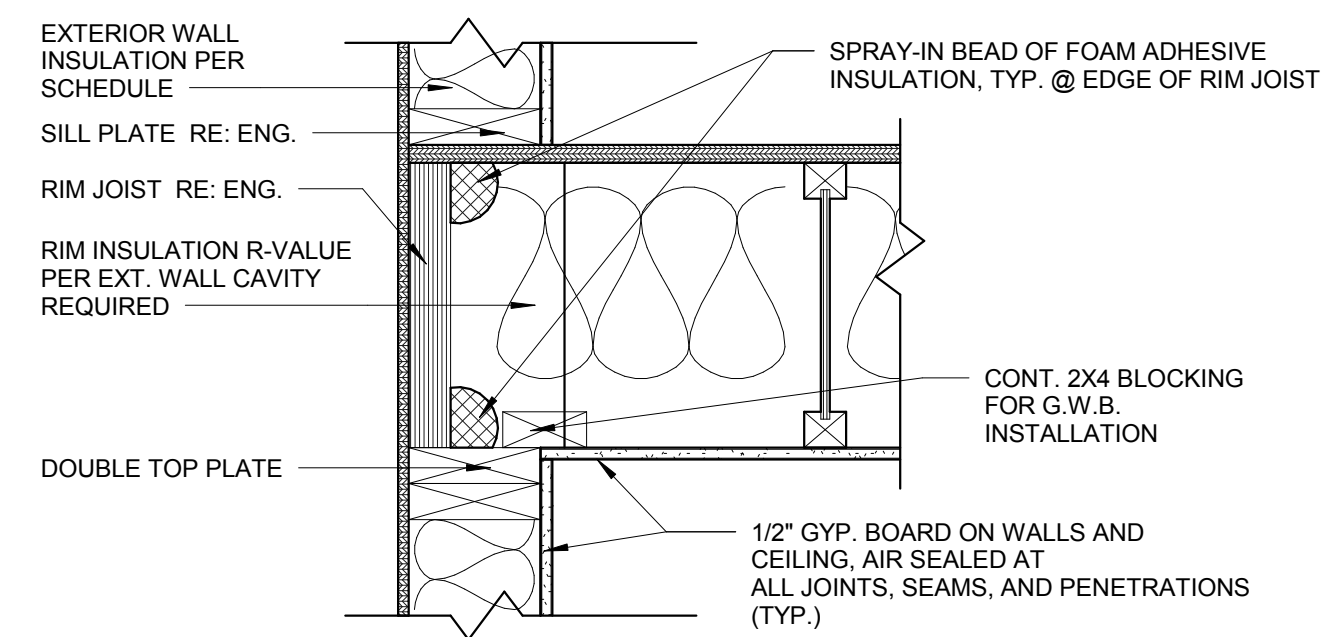
SCALE: 1" = 1'-0"  
 DATE: 12/13/2017 6:50:46 AM  
 PROJECT NO: 2505-2017  
 DES. MAH DRWN. MAH CHKD. MAH



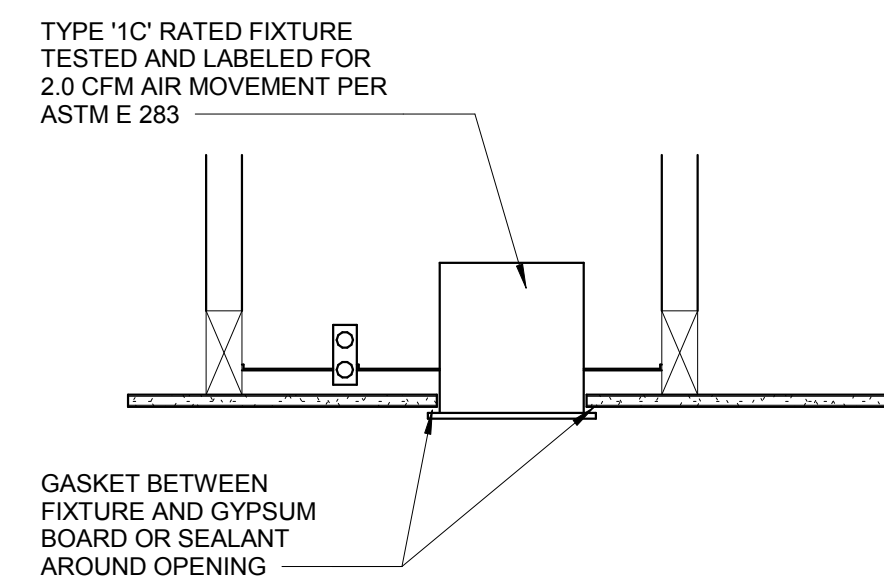
2 CHASE DETAIL  
1 1/2" = 1'-0"



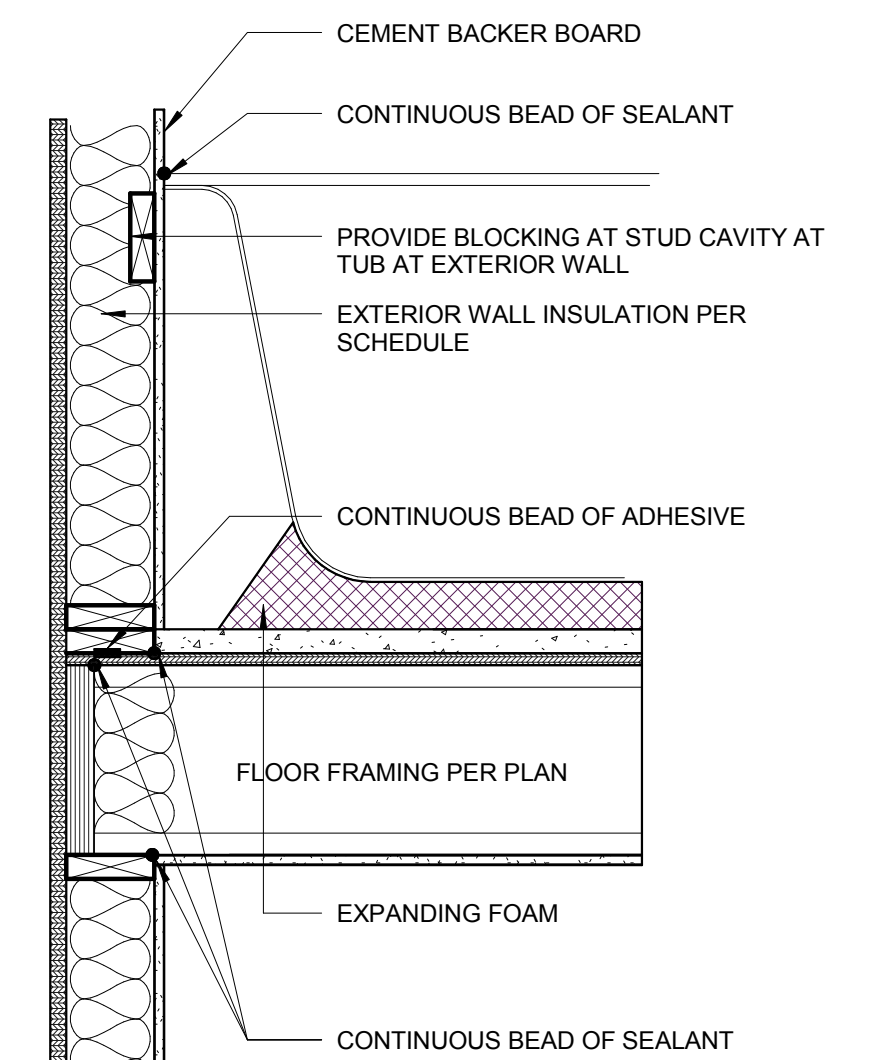
3 SOFFIT / CLG. DETAIL  
1 1/2" = 1'-0"



4 RIM JOIST DETAIL  
1 1/2" = 1'-0"



5 RECESSED CAN DETAIL  
1 1/2" = 1'-0"



6 TUB @ EXTERIOR WALL DETAIL  
1" = 1'-0"

PER 2012 INTERNATIONAL ENERGY CONSERVATION CODE

INSULATION REQUIREMENTS (IECC SEC R402)

UNLESS OTHERWISE NOTED, MEETING THE FOLLOWING MIN REQUIREMENTS:

- R-20 OR R-13+5
- R-49 (CEILING WITH ATTIC SPACE, ALLOWED TO BE R-38 IF 100% OF UNCOMPRESSED INSULATION EXTENDS OVER WALL TOP PLATE)
- R-30 - RAFTERED CEILINGS, LIMITED TO 500 S.F. OR 20% OF TOTAL AREA, WHICHEVER IS LESS
- R-30 - FLOOR JOISTS ABOVE UNHEATED AREAS / CANTILEVERS OF FILL CAVITY (R-19 MINIMUM)
- R-10 DEPTH OF 2'-0" - SALB
- 5'-15/16" (CONT. / STUD) CRAWL SPACE WALLS
- R-15/16" (CONT. / STUD) BASEMENT WALLS
- INSTALL INSULATION IN CONTINUOUS BLANKETS WITHOUT HOLES FOR ELECTRICAL BOXES, LIGHT FIXTURES OR DUCTWORK

FENESTRATION (IECC SEC R402.1.4 & R402.3)

- 0.32 - FENESTRATION U-FACTOR
- 0.55 - SKYLIGHT U-FACTOR

DUCTS (IECC SEC R403.3)

SUPPLY AND RETURN DUCTS IN ATTICS SHALL BE INSULATED TO A MIN. OF R-8, WHICH ARE 3" OR GRATER IN DIAMETER AND R-6 WHERE LESS THAN 3" IN DIAMETER. SUPPLY AND RETURN DUCTS IN OTHER AREAS SHALL BE INSULATED TO A MIN OF R-6, WHICH ARE 3" OR GRATER IN DIAMETER AND R-4.2 WHERE LESS THAN 3" IN DIAMETER. DUCTS OF PORTIONS OF THAT ARE COMPLETELY LOCATED INSIDE THE BUILDING THERMAL ENVELOPE ARE EXEMPT FROM INSULATION REQUIREMENTS. AIR HANDLERS, CAVITIES AND FILTER BOXES MUST ALSO BE SEALED.

DUCT TESTING:

DUCTS SHALL BE PRESSURE TESTED TO DETERMINE AIR LEAKAGE BY ONE OF THE FOLLOWING: ROUGH-IN TEST OR POST-CONSTRUCTION; TOTAL LEAKAGE WITHIN PRESSURE DIFFERENTIAL OF 1 INCH ACROSS THE SYSTEM, INCLUDING MANUFACTURER'S AIR HANDLER ENCLOSURE, ALL REGISTERS SHALL BE SEALED DURING TESTING. WINDOWS, SKYLIGHTS AND SLIDING GLASS DORS SHALL HAVE AN AIR INFILTRATION RATE OF NO MORE THAN 0.3 CFM PER SQUARE FOOT, AND SWINGING DOORS NO MORE THAN 0.5 CFM PER SQUARE FOOT, WHEN TESTED ACCORDING TO NFRC 400 AAMA/WDMA/CSA 1011/5.2:2004 BY AN ACCREDITED, INDEPENDENT LABORATORY AND LISTED AND LABELED BY THE MANUFACTURER PER 402.4.3

MANDATORY AIR SEALING (IECC SEC 402.4)

THE BUILDING ENVELOPE SHALL BE SEALED TO LIMIT AIR INFILTRATION. THE FOLLOWING LOCATIONS SHALL BE CAULKED, GASKETED, WEATHERSTRIPPED OR OTHERWISE SEALED WITH AIR BARRIER MATERIAL TO LIMIT AIR INFILTRATION PER 2015 IECC, SECTION 402.4.1

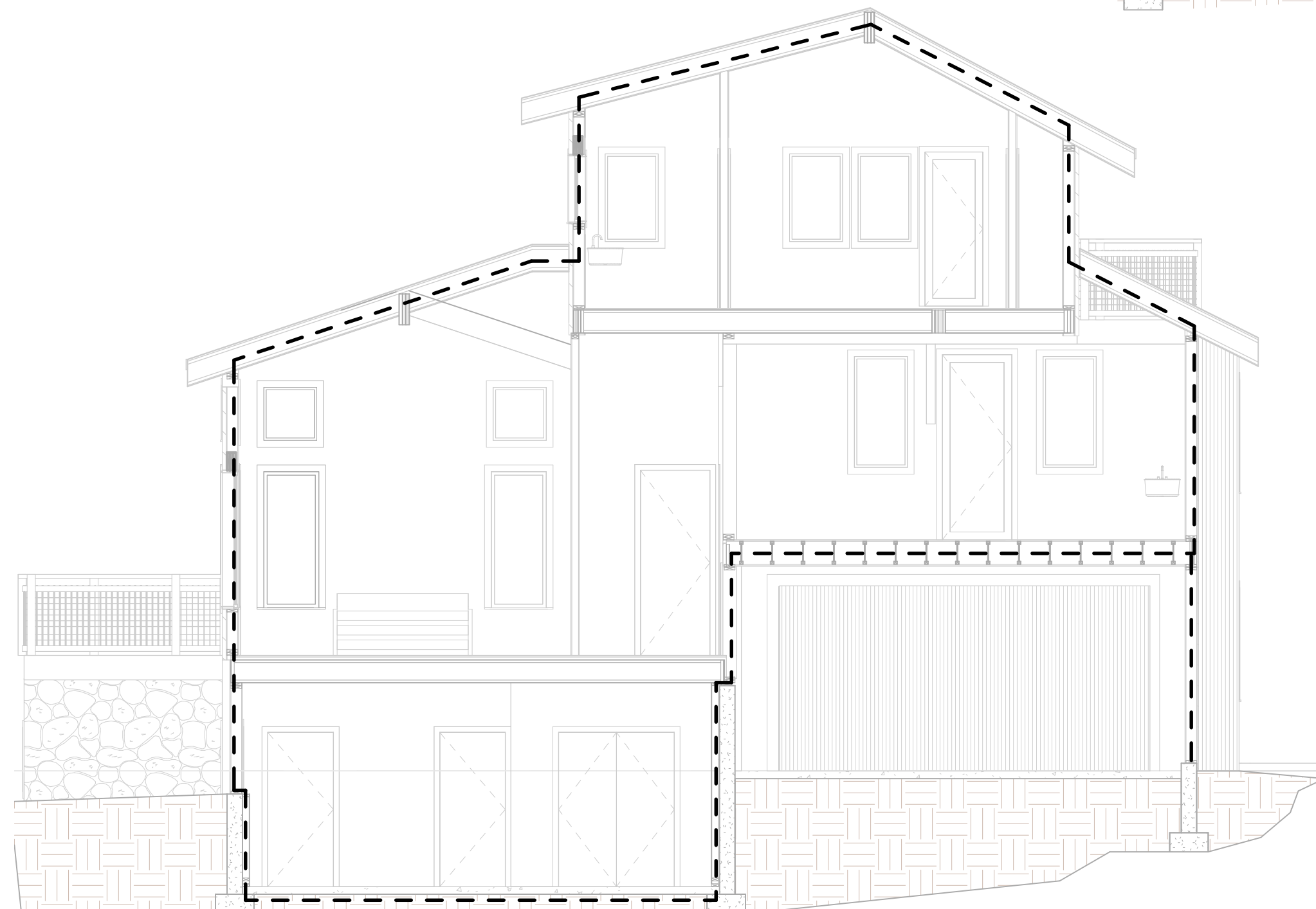
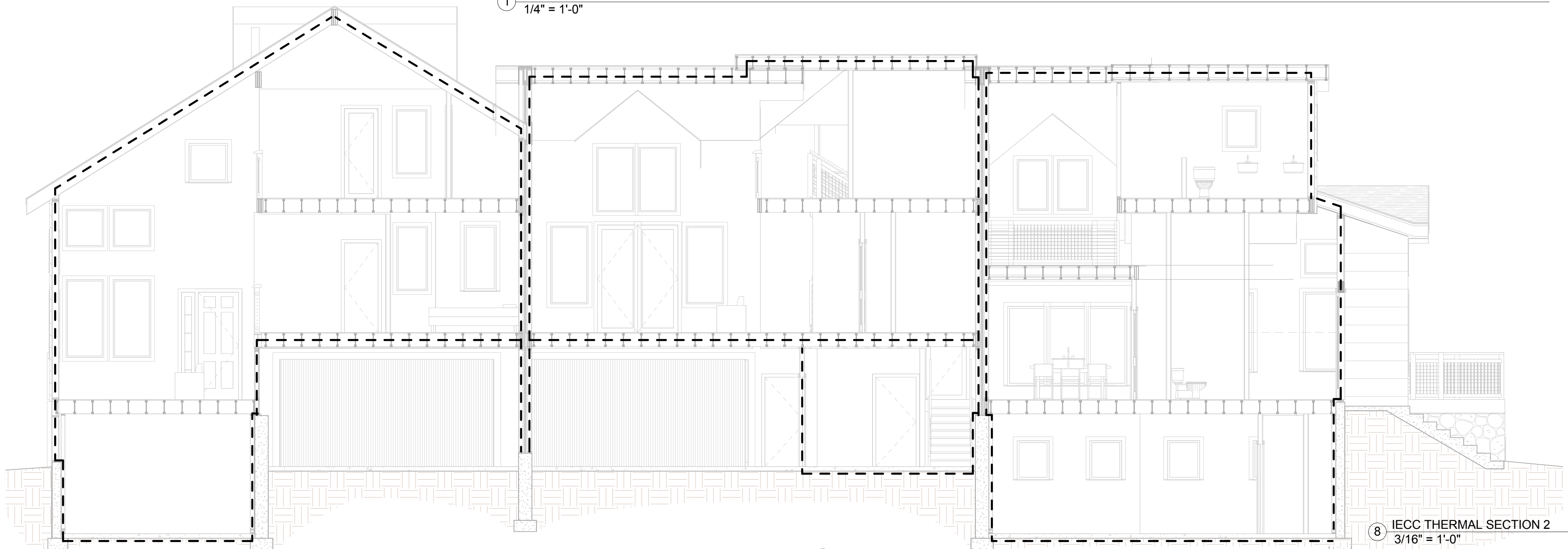
- AIR BARRIER AND THERMAL BARRIER
- CEILING / ATTIC
- WALLS
- WINDOWS, SKYLIGHTS, AND DOORS
- RIM JOISTS
- FLOORS
- CRAWL SPACE WALLS
- SHAFTS, PENETRATIONS
- NARROW CAVITIES
- GARAGE SEPARATION
- RECESSED LIGHTING
- PLUMBING AND WIRING
- SHOWER / TUB ON EXTERIOR WALL
- ELECTRICAL / PHONE BOX EXTERIOR WALLS
- HVAC REGISTER BOOTS THAT PENETRATE BUILDING THERMAL ENVELOPE
- FIREPLACE

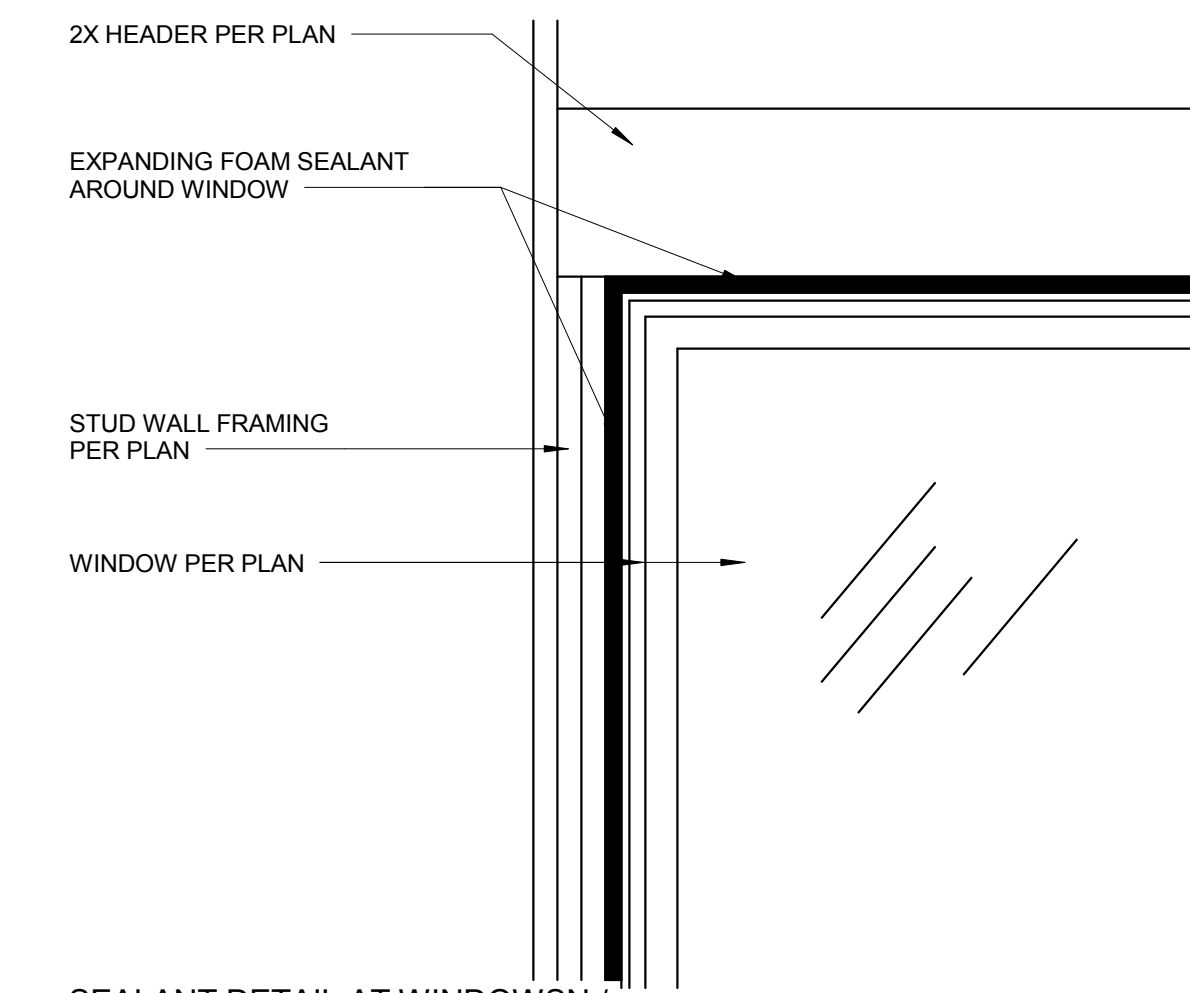
TESTING (IECC SEC 402.4.1.2)

THE DWELLING UNIT SHALL BE TESTED AND VERIFIED AS HAVING AN AIR LEAKAGE RATE OF NOT EXCEEDING 3 AIR CHANGES PER HOUR IN CLIMATE ZONES 3 THROUGH 8. TESTING SHALL BE CONDUCTED WITH A BLOWER DOOR AT A PRESSURE OF 0.2 INCHES W.G. (50 PASCALES). WERE REQUIRED BY THE CODE OFFICIAL, TESTING SHALL BE CONDUCTED BY AN APPROVED THIRD PARTY. A WRITTEN REPORT OF THE RESULTS OF THE TESTS SHALL BE SIGNED BY THE PARTY CONDUCTING THE TEST AND PROVIDED TO THE CODE OFFICIAL. TESTING SHALL BE PERFORMED AT ANY TIME AFTER CREATION OF ALL PENETRATIONS OF THE BUILDING THERMAL ENVELOPE.

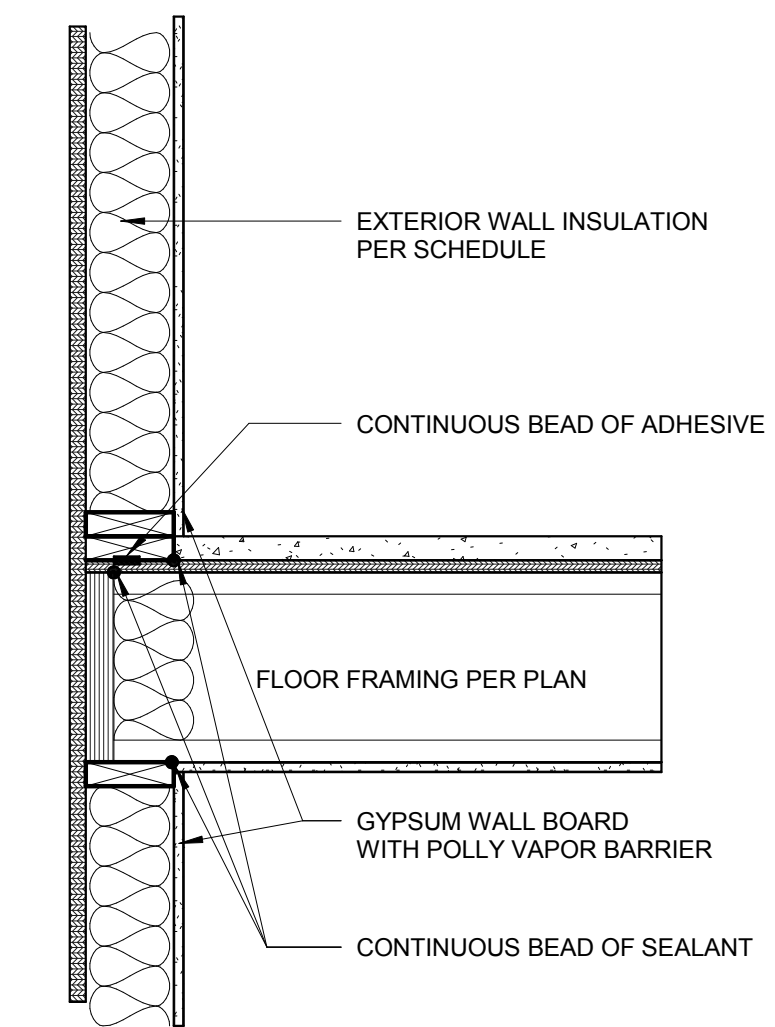
PER 2012 INTERNATIONAL ENERGY CONSERVATION CODE

1 1/4" = 1'-0"

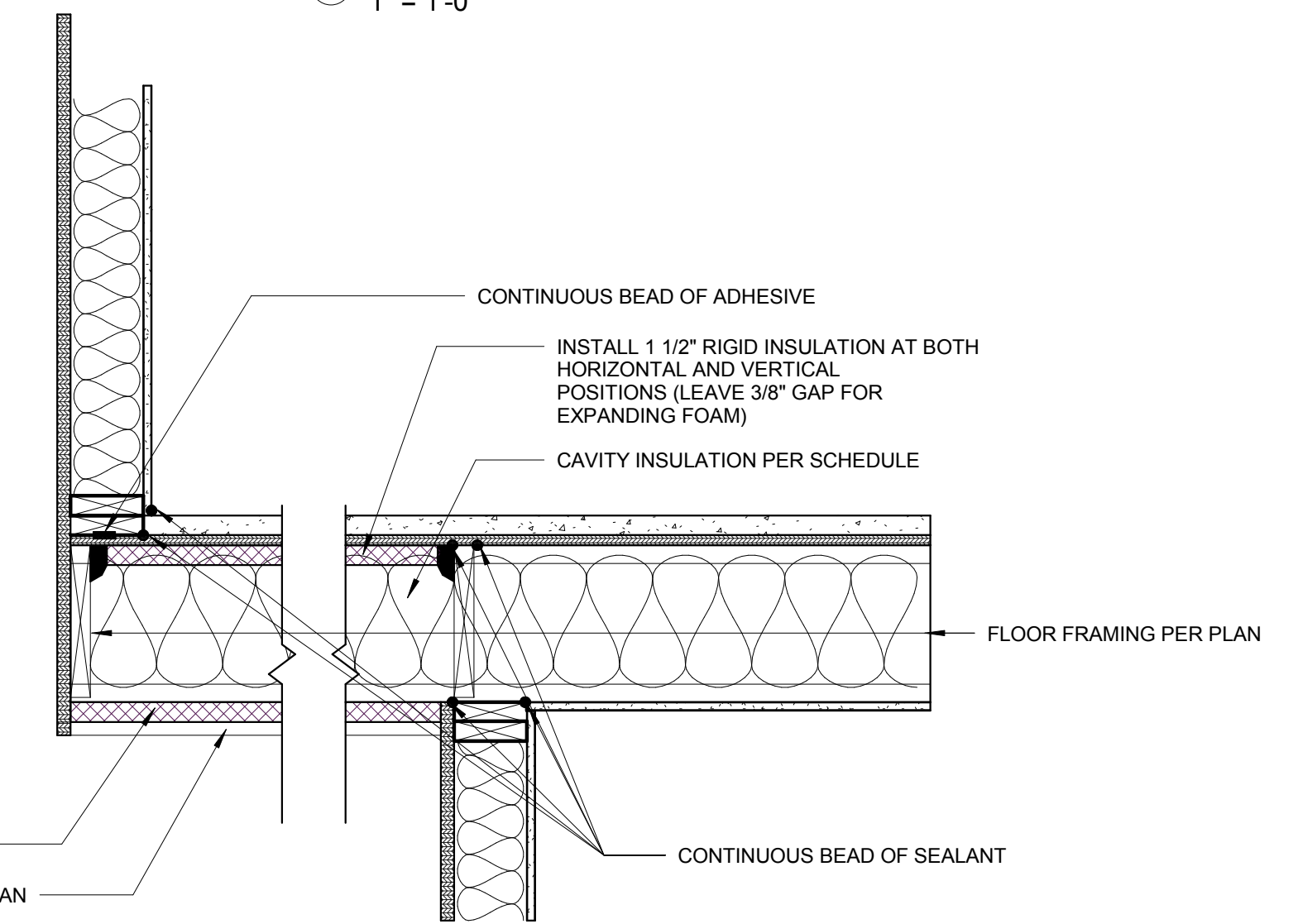




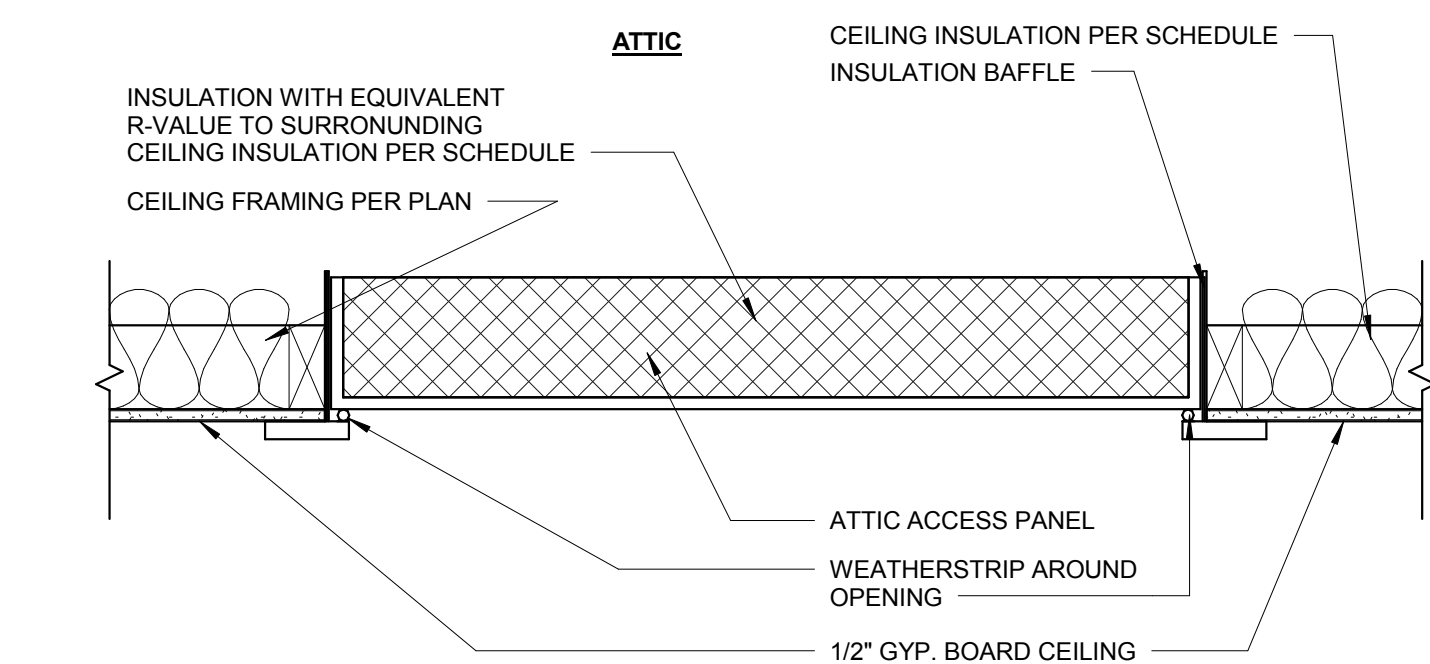
SEALANT DETAIL AT WINDOW / DOORS  
④  
1" = 1'-0"



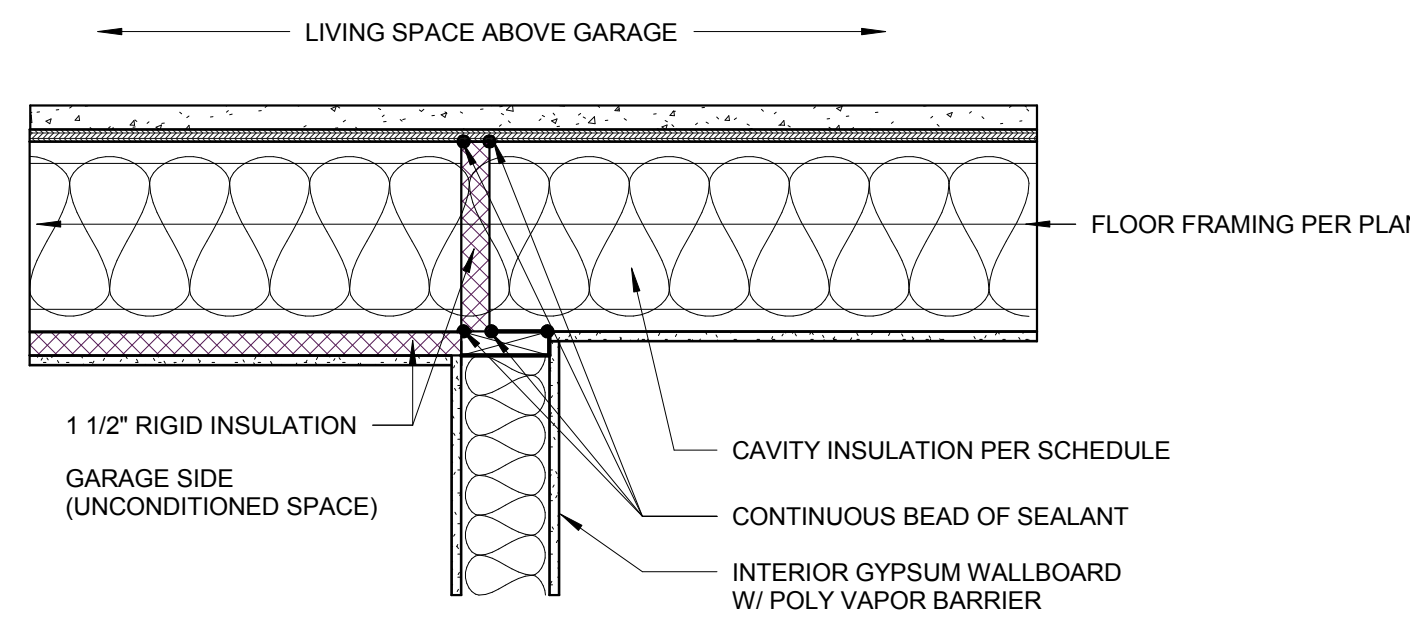
SEALANT DETAIL AT RIM JOIST  
③  
1" = 1'-0"



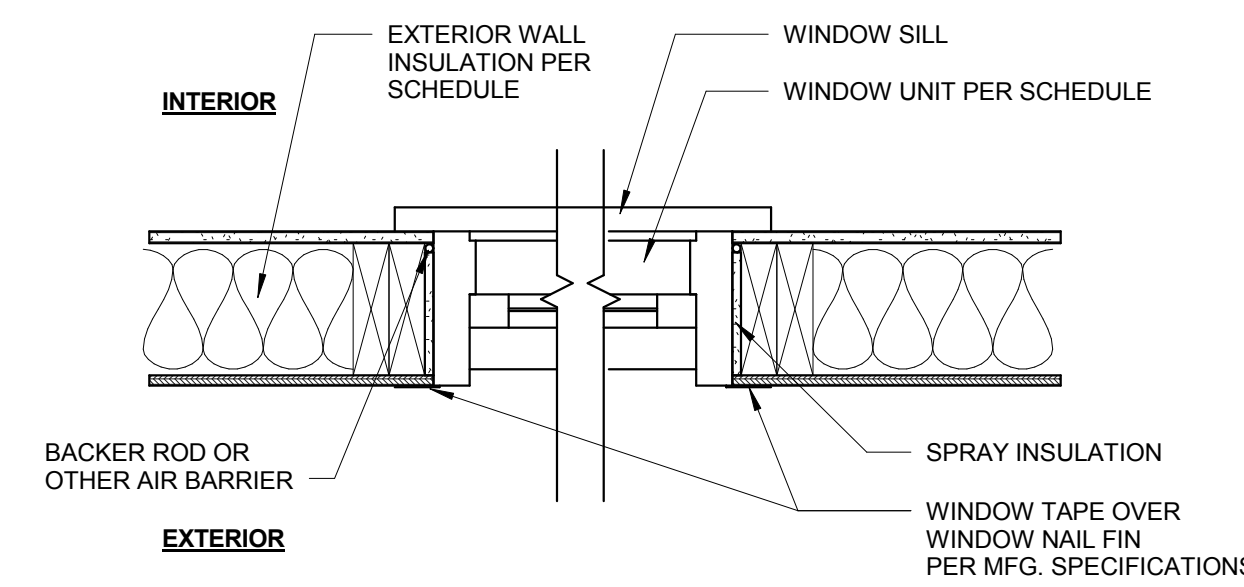
SEALANT DETAIL AT CANTILEVER  
②  
1" = 1'-0"



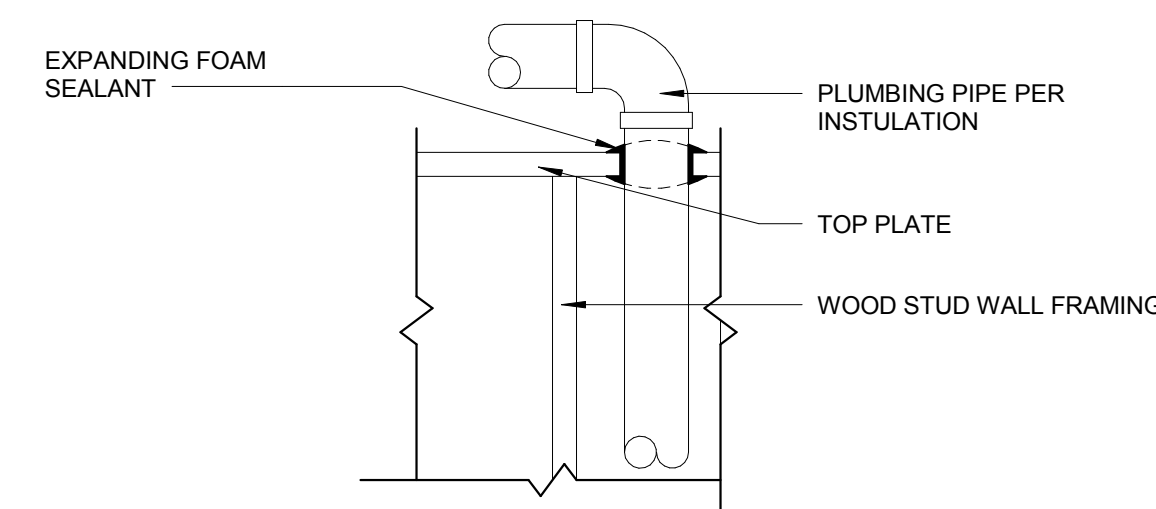
ATTIC ACCESS DETAIL  
①  
1 1/2" = 1'-0"



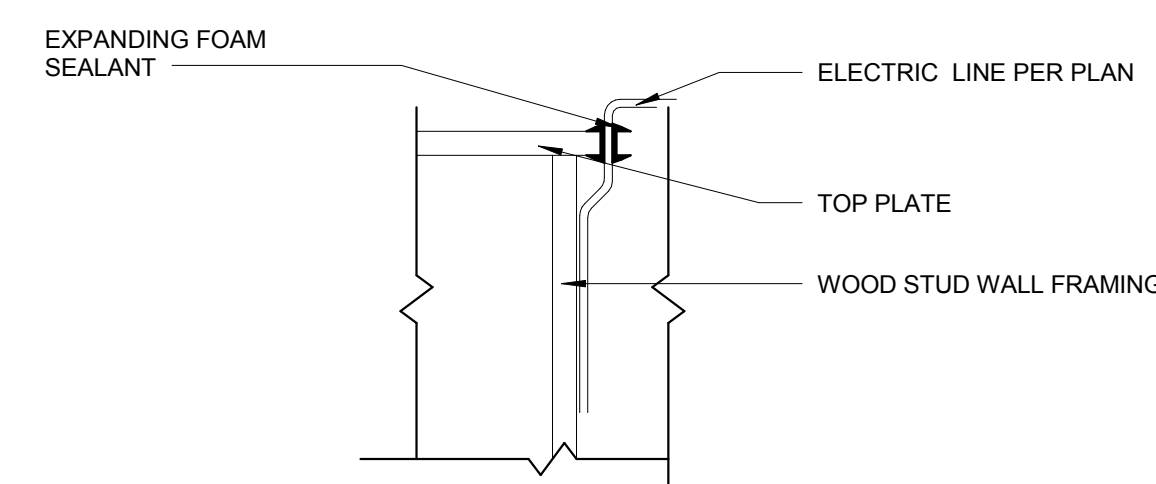
FLOOR BETWEEN GARAGE AND LIVING SPACE  
⑧  
1" = 1'-0"



WINDOW DETAIL  
⑦  
1 1/2" = 1'-0"



SEALANT DETAIL AT PLUMBING  
⑥  
1" = 1'-0"



SEALANT DETAIL AT ELECTRICAL  
⑤  
1" = 1'-0"

**MARTIN/MARTIN, INC. GENERAL NOTES:**

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

1. ALL MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE T.O.F. STANDARDS AND SPECIFICATIONS LATEST REVISION. ALL STREETS, WATER MAIN, STORM SEWER AND SANITARY SEWER CONSTRUCTION SHALL BE SUBJECT TO T.O.F. INSPECTION.
2. THE CONTRACTOR SHALL HAVE ONE [1] SIGNED COPY OF PLANS APPROVED BY THE T.O.F. AND ONE COPY OF THE APPROPRIATE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS ON THE JOB SITE AT ALL TIMES.
3. 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 [24]-HOURS PRIOR TO START OF WORK.
4. 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.
5. 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.
6. 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.
7. CONTRACTOR SHALL OBTAIN ALL PERMITS FOR STREET CUTS, UTILITY INTERRUPTIONS AND TRAFFIC CONTROL.
8. ALL TRENCH BACKFILL AND SUBGRADE PREPARATION SHALL BE TESTED TO ENSURE COMPLIANCE WITH T.O.F. 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 T.O.F. ENGINEERING DIVISION PRIOR TO INSTALLING BASE COURSE, ASPHALT OR CONCRETE 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 T.O.F. ENGINEERING DIVISION PRIOR TO INSTALLING PAVEMENT. ALL CONCRETE AND ASPHALT PLACED SHALL BE TESTED IN ACCORDANCE WITH THE T.O.F. MINIMUM MATERIALS TESTING STANDARDS. TEST RESULTS SHALL BE REVIEWED AND APPROVED BY THE T.O.F. ENGINEERING DIVISION.
9. CONTRACTOR SHALL CONFORM TO ALL FEDERAL, STATE AND LOCAL HEALTH AND SAFETY RULES AND REGULATIONS.
10. 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 UNKNOWN UNDERGROUND UTILITIES.
11. 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.
12. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR MAINTAINING REASONABLE ACCESS TO AND FROM ALL OF THE ADJACENT PROPERTIES THROUGHOUT THE COURSE OF THE WORK. THE CONTRACTOR SHALL BE REQUIRED TO MEET (INDIVIDUALLY OR COLLECTIVELY) WITH ALL ADJACENT PROPERTY OWNERS WHO'S DRIVEWAY ACCESS WILL BE AFFECTED BY THE WORK. AS CONSTRUCTION CONDITIONS CHANGE AND THE WORK PROGRESSES, THE CONTRACTOR SHALL BE REQUIRED TO PERIODICALLY UPDATE THOSE PROPERTY OWNERS SO THAT THEY ARE KEPT INFORMED ABOUT THEIR ACCESS.
13. THE 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. ENGINEERING DIVISION 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.
14. CONTRACTOR SHALL OBTAIN A COLORADO STATE CONSTRUCTION DEWATERING DISCHARGE PERMIT FROM THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT FOR ALL AREAS WHERE DEWATERING IS REQUIRED FROM AN EXCAVATION AND WATER IS DISCHARGED INTO A STORM SEWER, CHANNEL, IRRIGATION DITCH OR ANY WATERS OF THE UNITED STATES. A COPY OF THE APPROVED PERMIT MUST BE SUBMITTED TO THE T.O.F. ENGINEERING DIVISION 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.
15. 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 ADJUTING 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 OCCURENCE.
16. THE CONTRACTOR IS RESPONSIBLE FOR FIELD LOCATING AND VERIFYING ELEVATIONS OF ALL EXISTING SEWER MAINS, WATER MAINS, CURBS, GUTTERS AND OTHER UTILITIES 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.
17. PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION, THE CONTRACTOR SHALL CONTACT ALL UTILITIES TO COORDINATE SCHEDULES.
18. CONTRACTOR SHALL NOTIFY ALL BUSINESSES/RESIDENTS IN WRITING 48 HOURS PRIOR TO ANY SHUT-OFF IN SERVICE. THE NOTICES MUST HAVE CONTRACTOR'S PHONE NUMBER AND NAME OF CONTACT PERSON, AND EMERGENCY PHONE NUMBER FOR AFTER HOURS CALLS. ALL SHUT OFFS MUST BE APPROVED BY THE T.O.F. UTILITY DIVISION, AND T.O.F. VALVES AND APPURTENANCES SHALL BE OPERATED BY T.O.F. PERSONNEL, UNLESS WRITTEN PERMISSION IS GIVEN OTHERWISE.
19. 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.
20. THE CONTRACTOR SHALL NOT OPERATE ANY CONSTRUCTION VEHICLES NOR PERFORM ANY CONSTRUCTION OPERATIONS BEFORE 7 AM OR AFTER 6 PM, MONDAY THROUGH FRIDAY OR BEFORE 9 AM AND AFTER 5 PM ON SATURDAYS. NO WORK WILL BE ALLOWED ON SUNDAYS OR HOLIDAYS. THE T.O.F. RESERVES THE RIGHT TO FURTHER RESTRICT OR MODIFY THESE HOURS OF OPERATION IF CONDITIONS WARRANT.
21. COMPACTION OF ALL TRENCHES MUST BE ATTAINED AND COMPACTION TEST RESULTS SUBMITTED TO THE ENGINEER AND THE T.O.F. PRIOR TO FINAL ACCEPTANCE.
22. 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.
23. CONTRACTOR SHALL REVIEW THE GEOTECHNICAL REPORT TITLED SUBSOIL INVESTIGATION REPORT, DATED 2017.09.26 AND PREPARED BY THEOBALD ENGINEERING AND CONSTRUCTION SERVICES FOR PAVEMENT DESIGN AND RECOMMENDATIONS REGARDING EXCAVATION, COMPACTION, MATERIALS, EMBANKMENT, PAVEMENT SUBEXCAVATION, MOISTURE CONTROL, AND TOPSOIL REMOVAL AND REPLACEMENT. FINAL PAVEMENT DESIGN TO BE DETERMINED BY THE GEOTECHNICAL ENGINEER AFTER SUBGRADE IS COMPLETE. CONTRACTOR TO COORDINATE THIS WORK. THE CONSTRUCTION METHODS FOR EXCAVATION/EMBANKMENTS, COMPACTION, AND SUBGRADE PREPARATION SHALL BE IN STRICT CONFORMANCE WITH THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS. ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF DISCREPANCIES BETWEEN THE GEOTECHNICAL REPORT RECOMMENDATIONS AND REQUIREMENTS OF THESE CONSTRUCTION DOCUMENTS AND SPECIFICATIONS.

30. THE PLANS HAVE BEEN PREPARED BY MARTIN/MARTIN IN ACCORDANCE WITH AND IN RELIANCE UPON THE GEOTECHNICAL STUDIES AND RECOMMENDATIONS PER THE GEOTECHNICAL ENGINEER/REPORT. MARTIN/MARTIN HAS NO RESPONSIBILITY FOR THE FOUNDATION SYSTEMS USED WITHIN THIS DEVELOPMENT. MARTIN/MARTIN SUGGESTS THAT ALL OWNERS, PRESENT AND FUTURE, BECOME AWARE OF THE RISK ASSOCIATED WITH IMPROPER MAINTENANCE OF SLOPES AND DRAINAGE AWAY FROM THE STRUCTURES.

**WATER NOTES:**

1. ALL MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF FRISCO (T.O.F.) ENGINEERING STANDARDS, MATERIALS SPECIFICATIONS AND DRAWINGS. ALL MAIN INSTALLATIONS/SYSTEM MODIFICATIONS SHALL BE APPROVED AND INSPECTED BY T.O.F..
2. ALL WATER MAIN CONSTRUCTION SHALL BE PERFORMED BY A CONTRACTOR LICENSED IN THE T.O.F. THE ENGINEER, OWNER AND T.O.F. SHALL BE NOTIFIED [48] HOURS IN ADVANCE OF ANY PLANNED CONSTRUCTION.
3. ALL WATER MAINS SHALL BE DUCTILE IRON PIPE (DIP), MANUFACTURED IN ACCORDANCE WITH AWWA C151, THICKNESS CLASS 52 WITH CEMENT-MORTAR LINING, AWWA C104 WITH MECHANICAL-JOINT, BELL- AND PLAIN-SPIGOT END. ALL FITTINGS SHALL BE MADE FROM GRAY-IRON OR DUCTILE IRON AND FURNISHED WITH MECHANICAL JOINT ENDS. ALL FITTINGS SHALL BE AT A PRESSURE RATING OF 350 PSI AND SHALL BE WRAPPED WITH EIGHT MILLIMETER MINIMUM THICKNESS POLYETHYLENE MATERIAL IN ACCORDANCE WITH AWWA STANDARD C105.
4. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ADJUST ALL WATER VALVE BOXES TO THE REQUIRED FINAL GRADE. IN ADDITION, VALVE EXTENSIONS SHALL BE INSTALLED SUCH THAT A SIX FOOT VALVE KEY CAN OPERATE THE VALVE.
5. NO PIPE SHALL BE BACKFILLED UNTIL IT HAS BEEN INSPECTED BY THE T.O.F.
6. THE MANUFACTURER SHALL FURNISH A CERTIFIED STATEMENT THAT ALL OF THE SPECIFIED TESTS AND INSPECTIONS HAVE BEEN MADE AND THE RESULTS THEREOF COMPLY WITH THE REQUIREMENT OF THE APPLICABLE STANDARDS HEREIN SPECIFIED. A COPY OF THE CERTIFICATION WILL BE SENT TO THE T.O.F. UPON REQUEST.
7. DISTANCES FOR WATER ARE THE HORIZONTAL DISTANCE BETWEEN CENTER OF FITTING TO CENTER OF VALVE, METER, ETC. THEREFORE, DISTANCES SHOWN ON THE PLANS ARE APPROXIMATE AND COULD VARY DUE TO VERTICAL ALIGNMENT AND FITTING DIMENSIONS.
8. MAINTAIN A MINIMUM OF TEN FEET [10'] HORIZONTAL SEPARATION BETWEEN ALL SANITARY SEWER AND WATER MAINS AND SERVICES.
9. FOR ALL PIPE INSTALLATIONS, THE DEPTH OF COVER OVER THE PIPE MEASURED FROM OFFICIAL STREET GRADE TO THE TOP OF THE PIPE SHALL BE A MINIMUM OF 9.5 FEET AND SHALL BE KNOWN AS THE COVER OVER THE PIPE. IF DIFFICULTIES ARISE WHEN CROSSING INTERFERENCE AND WHERE SPECIFICALLY APPROVED BY T.O.F., DEVIATIONS FROM 9.5 FEET OF COVER WILL BE PERMITTED. COVER OVER THE PIPE SHALL BE A MINIMUM OF 9.5 FEET AND A MAXIMUM OF 14 FEET.
10. FIRE HYDRANTS SHALL CONFORM TO T.O.F. MATERIALS AND SPECIFICATIONS. FIRE HYDRANT ASSEMBLIES SHALL INCLUDE ALL PIPE, FITTINGS, VALVES, THRUST BLOCKS, RESTRAINTS, AND MATERIALS NECESSARY TO INSTALL THE HYDRANT.
11. INSTALL THRUST BLOCKS AT ALL BENDS, STUBS AND TEES IN WATER LINES. ALL BLOW-OFFS, VALVES AND BENDS SHALL BE RODDED OR MECHANICALLY RESTRAINED PER THE T.O.F. DETAILS AS NOTED OR IF SOIL CONDITIONS ARE UNSTABLE OR AS DIRECTED BY THE T.O.F.
12. CHLORINATION AND FLUSHING: ALL WATER MAINS SHALL BE INSTALLED AND CHLORINATED PER T.O.F.'S ENGINEERING STANDARDS. THE LINES SHALL BE CHLORINATED IN ACCORDANCE WITH AWWA C-651, "DISINFECTING WATER MAINS." THE PREFERRED METHOD IS TO USE SUFFICIENT CHLORINE TABLETS TO PRODUCE A 25 MG/L SOLUTION. THESE TABLETS SHOULD BE ADHERED TO THE TOP OF THE PIPE WITH PERMATEX CLEAR R.T.V. CHLORINATION OF 16 INCH AND LARGER PIPE REQUIRES A CHLORINE SLURRY. THE CHLORINATION OF ANY FINISHED PIPELINE SHALL BE COMPLETED PRIOR TO HYDROSTATIC TESTING.
13. ALL VALVES ARE TO BE LOCATED ON THE PROPERTY LINE EXTENSIONS EXCEPT FOR TAPPING TEES WHERE AN ADDITIONAL VALVE SHALL BE PLACED ON THE TAPPING TEE. OTHER VALVE LOCATIONS MAY BE REQUIRED AS SHOWN ON THE PLANS.
14. WHEN IT IS NECESSARY TO LOWER OR RAISE WATER LINES AT STORM DRAINS AND OTHER UTILITY CROSSINGS, A MINIMUM CLEARANCE OF ONE 1.5 FEET SHALL BE MAINTAINED BETWEEN THE OUTSIDE OF PIPES.
15. BEFORE ANY TAPS ARE MADE FROM MAINS, APPLICATION[S] FOR THE TAPS MUST BE RECEIVED AND APPROVED BY THE T.O.F..
16. ALL COMBINATION FIRE LINE AND DOMESTIC TAPS MUST BE INSPECTED AND APPROVED BY T.O.F. PRIOR TO THE RELEASE OF THE WATER MAINS.
17. THE WATER QUALITY CONTROL DIVISION OF THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT [CDPHE] REQUIRES ALL WATER LINE CONTRACTORS TO POSSESS A CURRENT DISCHARGE PERMIT FOR DISCHARGES OF CHLORINATED AND PROCESS WATERS ASSOCIATED WITH THE INSTALLATION OF NEW MAINS OR CONDUITS. CONTACT CDPHE WATER QUALITY CONTROL DIVISION AT 303-692-3539 FOR INFORMATION ON OBTAINING THE REQUIRED PERMIT.
18. CONTRACTOR TO COORDINATE HORIZONTAL AND VERTICAL LOCATIONS OF UTILITY SERVICE CONNECTIONS TO BUILDING WITH MECHANICAL/PLUMBING PLANS PRIOR TO CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES.

**SANITARY SEWER NOTES:**

1. ALL MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE FRISCO SANITATION DISTRICT (FSD) ENGINEERING STANDARDS, MATERIAL SPECIFICATIONS, AND DRAWINGS [LATEST REVISION]. ALL SANITARY SEWER CONSTRUCTION SHALL BE APPROVED AND INSPECTED BY THE FSD.
2. ALL SANITARY SEWER LINES SHALL BE PVC PIPE, ASTM D-3034 SDR 35.
3. CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF EXISTING SEWER POINTS OF CONNECTION PRIOR TO CONSTRUCTION OF ANY PROPOSED SEWER.
4. ALL SANITARY SEWER MAIN TESTING SHALL BE DONE IN ACCORDANCE WITH THE FSD STANDARDS AND SPECIFICATIONS [LATEST REVISION].
5. ALL SANITARY SEWER MAIN CONSTRUCTION SHALL BE DONE BY A CONTRACTOR LICENSED BY THE FSD. THE ENGINEER, OWNER AND FSD SHALL BE NOTIFIED [48] HOURS IN ADVANCE OF ANY PLANNED CONSTRUCTION.
6. MAINTAIN A MINIMUM OF TEN FEET (10') HORIZONTAL SEPARATION BETWEEN ALL SANITARY SEWER AND WATER MAINS AND SERVICES.
7. DISTANCES FOR SANITARY SEWER ARE THE HORIZONTAL DISTANCES FROM CENTER OF MANHOLE TO CENTER OF MANHOLE. THEREFORE, DISTANCES SHOWN ON PLANS ARE APPROXIMATE AND COULD VARY DUE TO VERTICAL ALIGNMENT AND MANHOLE WIDTHS.
8. THE FLEXIBLE PLASTIC JOINT SEALING COMPOUND SHALL BE "RAMNEK" RUBBERNECK OR APPROVED EQUAL.
9. RIM ELEVATIONS SHOWN ARE APPROXIMATE ONLY AND ARE NOT TO BE TAKEN AS FINAL ELEVATIONS. PIPELINE CONTRACTOR SHALL USE PRECAST CONCRETE ADJUSTMENT RINGS TO ADJUST THE MANHOLE FRAME TO THE REQUIRED FINAL GRADE, SUCH THAT THERE IS NO MORE THAN EIGHTEEN INCHES (18") FROM FINISHED GRADE TO THE TOP OF THE CONE SECTION. THE RIM SHALL BE LEFT 1/8-INCH TO 1/4-INCH BELOW FINISHED ASPHALT.
10. CONTRACTOR TO COORDINATE HORIZONTAL AND VERTICAL LOCATIONS OF UTILITY SERVICE CONNECTIONS TO BUILDING WITH MECHANICAL/PLUMBING PLANS PRIOR TO CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES.
11. ALL SEWER PIPES SHALL BE INSTALLED WITH CLASS "B" BEDDING AS A MINIMUM.
12. BACKFILL IN PUBLIC RIGHT OF WAY MUST MEET THE REQUIREMENTS OF THE TOWN OF FRISCO. CONTRACTOR MUST OBTAIN A STREET CUT PERMIT AND NOTIFY THE TOWN OF FRISCO 48-HOURS PRIOR TO START OF JOB.
13. NO BACKFILL MATERIAL SHALL BE PLACED ABOVE THE SPRINGLINE OF THE PIPE UNTIL A FSD REPRESENTATIVE HAS AUTHORIZED BACKFILLING. IT SHALL BE THE DUTY OF THE CONTRACTOR TO NOTIFY THE FSD FORTY EIGHT [48] HOURS IN ADVANCE OF PROPOSED BACKFILL OPERATIONS SO A FSD REPRESENTATIVE MAY INSPECT THE PIPE AND THE BEDDING PRIOR TO BACKFILLING.
14. CONTRACTOR SHALL IMMEDIATELY REMOVE DEBRIS DEPOSITED INTO PUBLIC MANHOLES AND OTHER PUBLIC STRUCTURES TO ELIMINATE THE POSSIBILITY OF PROPERTY DAMAGE DUE TO THE DEBRIS CAUSING BACKUP INTO PRIVATE PROPERTIES. IF IT IS DETERMINED THAT DEBRIS CAUSED A BACKUP, THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR DAMAGES.
15. NO TREES SHALL BE PLANTED WITHIN ANY SEWER EASEMENT OR WITHIN TEN [10] FEET OF ANY PUBLIC MANHOLES, OR PIPES.
16. UNLESS NOTED OTHERWISE ON PLANS, INSTALL FOUR INCH (4") SANITARY SEWER SERVICE LINES AT 0.0208-FEET/FEET MINIMUM, 0.0800-FEET/FEET MAXIMUM SLOPE. INSTALL SIX INCH (6") SERVICE LINES AT 0.0104 FEET/FEET MINIMUM, 0.0600 FEET/FEET MAXIMUM SLOPE.

| Sheet Number | Sheet Title             |
|--------------|-------------------------|
| C001         | GENERAL NOTES           |
| C100         | EXISTING CONDITIONS     |
| C110         | DEMOLITION PLAN         |
| C200         | CIVIL SITE PLAN         |
| C300         | GRADING PLAN            |
| C400         | UTILITY PLAN            |
| C500         | EROSION CONTROL PLAN    |
| C501         | EROSION CONTROL DETAILS |



**MATTOX 3 PLEX  
1ST AND GRANITE  
FRISCO COLORADO  
GENERAL NOTES**

| No. | Issue / Revision        | Date     | Name |
|-----|-------------------------|----------|------|
| 1   | DEVELOPMENT APPLICATION | 10/23/17 | M/W  |

|                     |           |
|---------------------|-----------|
| Job Number          | MC17.1157 |
| Project Manager     | LML       |
| Design By           | REJ       |
| Drawn By            | REJ       |
| Principal in Charge | PFH       |

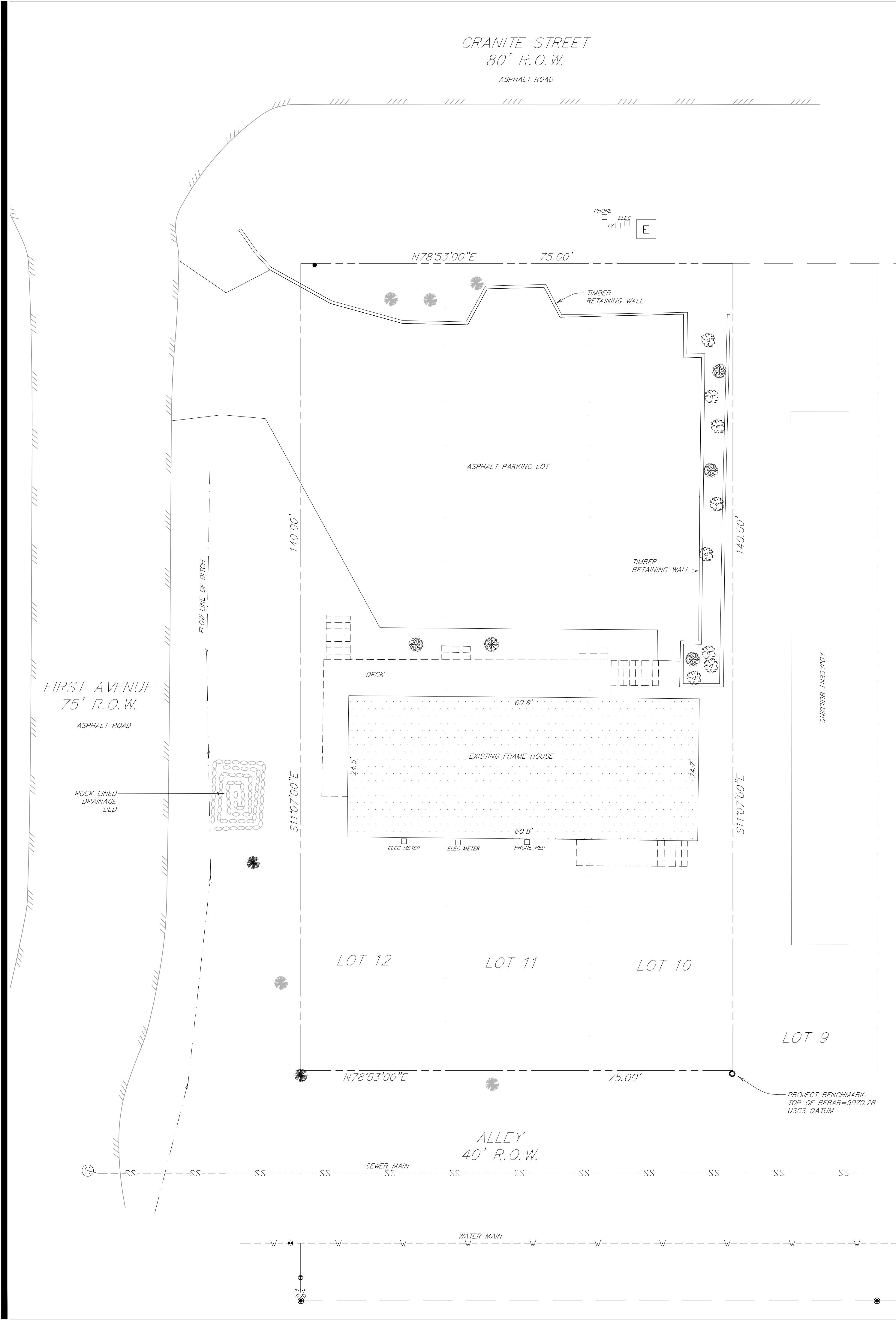
THE DESIGNS SHOWN HEREIN INCLUDING ALL TECHNICAL DRAWINGS, CALCULATIONS, NOTES AND SPECIFICATIONS SHALL BE VALID AND CAN NOT BE CORRECTED, REPRODUCED, OR COMMERCIALLY EXPLOITED IN WHOLE OR IN PART WITHOUT THE SOLE AND EXPRESS WRITTEN PERMISSION FROM MARTIN/MARTIN, INC.



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.

PLOT DATE: Wednesday, October 25, 2017 6:58 AM LAST SAVED BY: ROBINSON  
 DRAWING LOCATION: H:\MC17.1157-Mattox 3 Plex\PLANS\CDS\EX CONDITIONS.dwg



**SURVEY LEGEND**

- FOUND REBAR & PLASTIC CAP (PLS 26292)
- FOUND #5 REBAR
- FOUND #4 REBAR
- ⊙ SEWER MANHOLE
- ⊙ WATER VALVE
- ⊙ FIRE HYDRANT
- UTILITY PEDESTAL
- ⊞ TRANSFORMER
- ⊙ 8" PINE TREE WITH TRUNK DIAMETER
- ⊙ 6" SPRUCE TREE WITH TRUNK DIAMETER
- ⊙ 8" ASPEN TREE WITH TRUNK DIAMETER

- LEGEND**
- PROPERTY LINE
  - RIGHT-OF-WAY LINE
  - CURB & GUTTER
  - CONTOURS
  - ST STORM SEWER
  - RD ROOF DRAIN
  - SM STORM MANHOLE
  - SI STORM INLET
  - SS FLARED END SECTION
  - SS SANITARY SEWER
  - SS SANITARY MANHOLE
  - W CLEAN OUT
  - W WATER LINE
  - W WATER VALVE
  - W FIRE HYDRANT
  - W WATER METER
  - W IRRIGATION CONTROL
  - OHE OVERHEAD ELECTRIC
  - E ELECTRIC LINE
  - E LIGHT POLE
  - E POWER POLE
  - E ELECTRIC METER
  - T TELEPHONE LINE
  - TEL TELEPHONE PEDESTAL
  - CT CABLE TV
  - G GAS LINE
  - SIGN
  - DECIDUOUS TREE
  - EVERGREEN TREE
  - BUSH/SHRUB
  - DESCRIPTIONS

**SURVEY NOTES**

1. SURVEY CONDUCTED BY RANGE WEST SURVEYING, INC
2. DATE OF SURVEY: 07/21/2007
3. BASIS OF BEARINGS: TO BE PROVIDED BY RANGE WEST SURVEYING.
4. BENCHMARK: TO BE PROVIDED BY RANGE WEST SURVEYING.

**MARTIN/MARTIN**  
 CONSULTING ENGINEERS  
 0101 FAWCETT ROAD, SUITE 280, AVON, COLORADO 81620  
 970.926.6007 MARTINMARTIN.COM



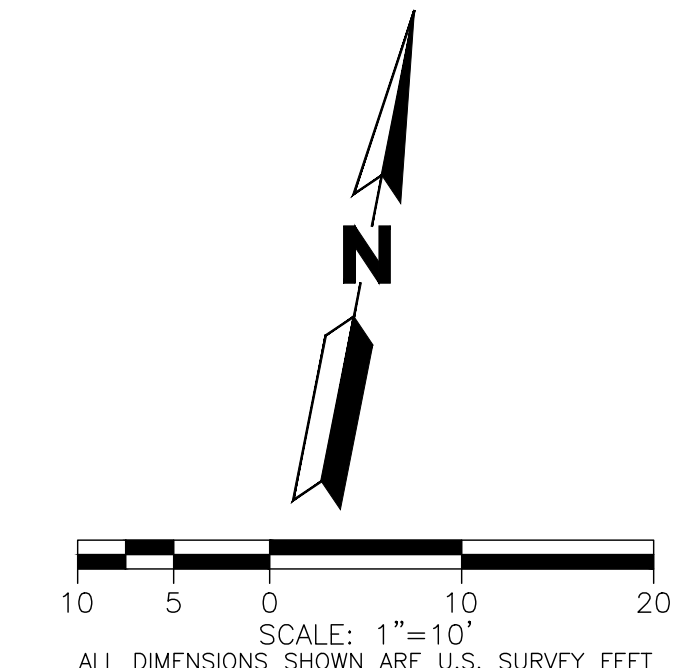
**MATTOX 3 PLEX  
 1ST AND GRANITE  
 FRISCO COLORADO**  
 EXISTING CONDITIONS

| No. | Issue / Revision        | Date     | Name |
|-----|-------------------------|----------|------|
| 1   | DEVELOPMENT APPLICATION | 10/23/17 | M/M  |

|                     |           |
|---------------------|-----------|
| Job Number          | MC17.1157 |
| Project Manager     | LML       |
| Design By           | REJ       |
| Drawn By            | REJ       |
| Principal in Charge | PFH       |

THE DESIGNS SHOWN HEREIN INCLUDING ALL TECHNICAL DRAWINGS, SPECIFICATIONS, NOTES, AND SCHEDULES ARE THE PROPERTY OF MARTIN/MARTIN CONSULTING ENGINEERS AND CAN NOT BE REPRODUCED, COPIED, OR COMMERCIALY EXPLOITED IN WHOLE OR IN PART WITHOUT THE SOLE AND EXPRESS WRITTEN PERMISSION FROM MARTIN/MARTIN, INC.

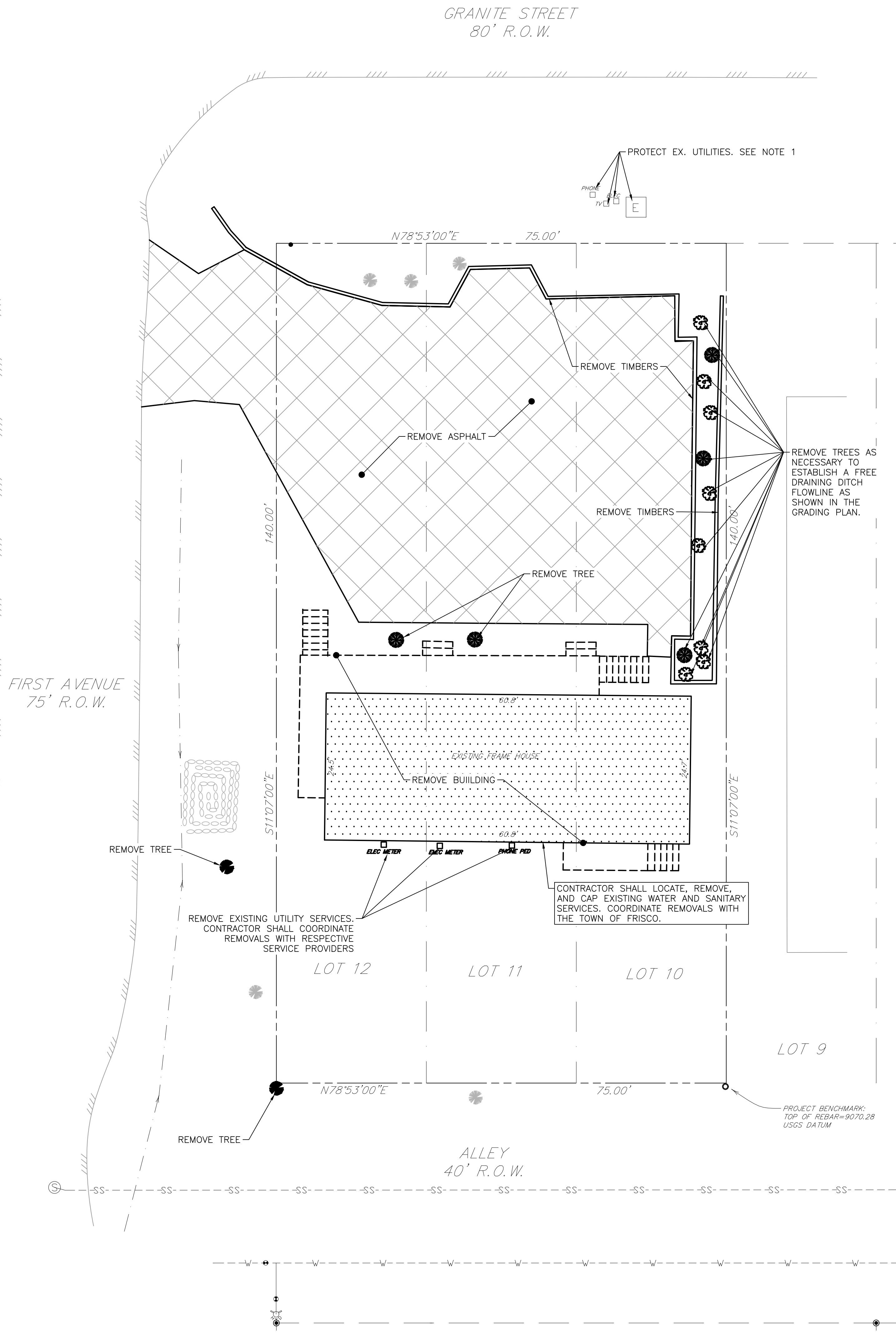
Sheet Number:  
**C100**



**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 CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE SIZE, MATERIAL, HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

PLOT DATE: Wednesday, October 25, 2017 6:58 AM LAST SAVED BY: RUCHINSON  
 DRAWING LOCATION: H:\MC17.1157-Mattox 3 Plex\PLANS\CDS\DEMOLITION.dwg



- SURVEY LEGEND**
- FOUND REBAR & PLASTIC CAP (PLS 26292)
  - FOUND #5 REBAR
  - FOUND #4 REBAR
  - ⊙ SEWER MANHOLE
  - ⊙ WATER VALVE
  - ⊙ FIRE HYDRANT
  - UTILITY PEDESTAL
  - ⊞ TRANSFORMER
  - ⊙ 8" PINE TREE WITH TRUNK DIAMETER
  - ⊙ 6" SPRUCE TREE WITH TRUNK DIAMETER
  - ⊙ 8" ASPEN TREE WITH TRUNK DIAMETER

- LEGEND**
- PROPERTY LINE
  - RIGHT-OF-WAY LINE
  - CURB & GUTTER
  - CONTOURS
  - 5750--- STORM SEWER
  - ST--- ROOF DRAIN
  - RD--- STORM MANHOLE
  - ⊙ STORM INLET
  - < FLARED END SECTION
  - SS--- SANITARY SEWER
  - ⊙ SANITARY MANHOLE
  - W--- CLEAN OUT
  - ⊙ WATER LINE
  - ⊙ WATER VALVE
  - ⊙ FIRE HYDRANT
  - ⊙ WATER METER
  - ⊙ IRRIGATION CONTROL
  - OHE--- OVERHEAD ELECTRIC
  - E--- ELECTRIC LINE
  - ⊙ LIGHT POLE
  - ⊙ POWER POLE
  - ⊙ ELECTRIC METER
  - T--- TELEPHONE LINE
  - ⊙ TELEPHONE PEDESTAL
  - CT--- CABLE TV
  - G--- GAS LINE
  - ⊙ SIGN
  - ⊙ DECIDUOUS TREE
  - ⊙ EVERGREEN TREE
  - ⊙ BUSH/SHRUB
  - DRIVE
  - DESCRIPTIONS

**DEMOLITION NOTES**

- UTILITY LOCATES WERE NOT PROVIDED AS PART OF THE SURVEY. CONTRACTOR SHALL COORDINATE SITE UTILITY LOCATES AND NOTIFY THE OWNER ARCHITECT AND ENGINEER OF ANY CONFLICTS.

**MARTIN/MARTIN**  
 CONSULTING ENGINEERS  
 0101 FAWCETT ROAD, SUITE 280, AVON, COLORADO 81620  
 970.926.6007 MARTINMARTIN.COM



**MATTOX 3 PLEX  
 1ST AND GRANITE  
 FRISCO COLORADO**  
 DEMOLITION PLAN

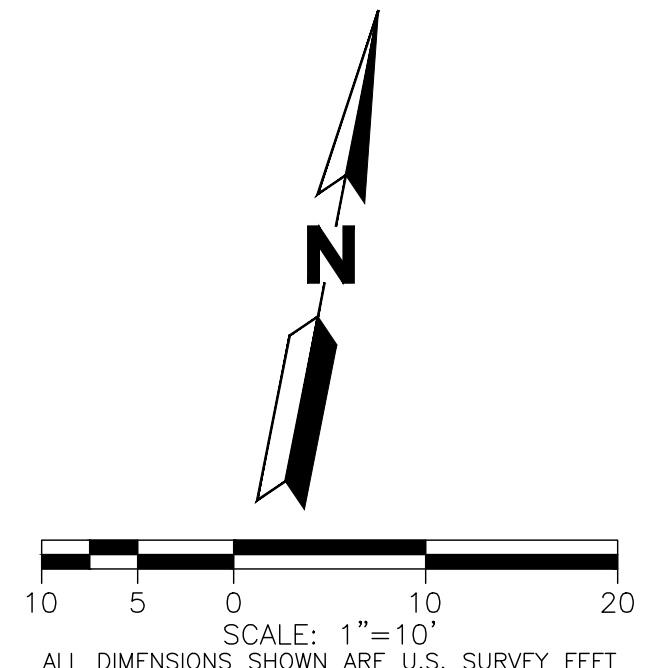
| No. | Issue / Revision        | Date     | Name |
|-----|-------------------------|----------|------|
| 1   | DEVELOPMENT APPLICATION | 10/23/17 | M/W  |

|                     |           |
|---------------------|-----------|
| Job Number          | MC17.1157 |
| Project Manager     | LML       |
| Design By           | REJ       |
| Drawn By            | REJ       |
| Principal in Charge | PFH       |

THE DESIGNS SHOWN HEREIN INCLUDING ALL TECHNICAL DRAWINGS, SPECIFICATIONS, AND NOTES ARE THE PROPERTY OF MARTIN/MARTIN, INC. & CAN NOT BE COPIED, REPRODUCED, OR COMMERCIALLY EXPLOITED IN WHOLE OR IN PART WITHOUT THE SOLE AND EXPRESS WRITTEN PERMISSION FROM MARTIN/MARTIN, INC.

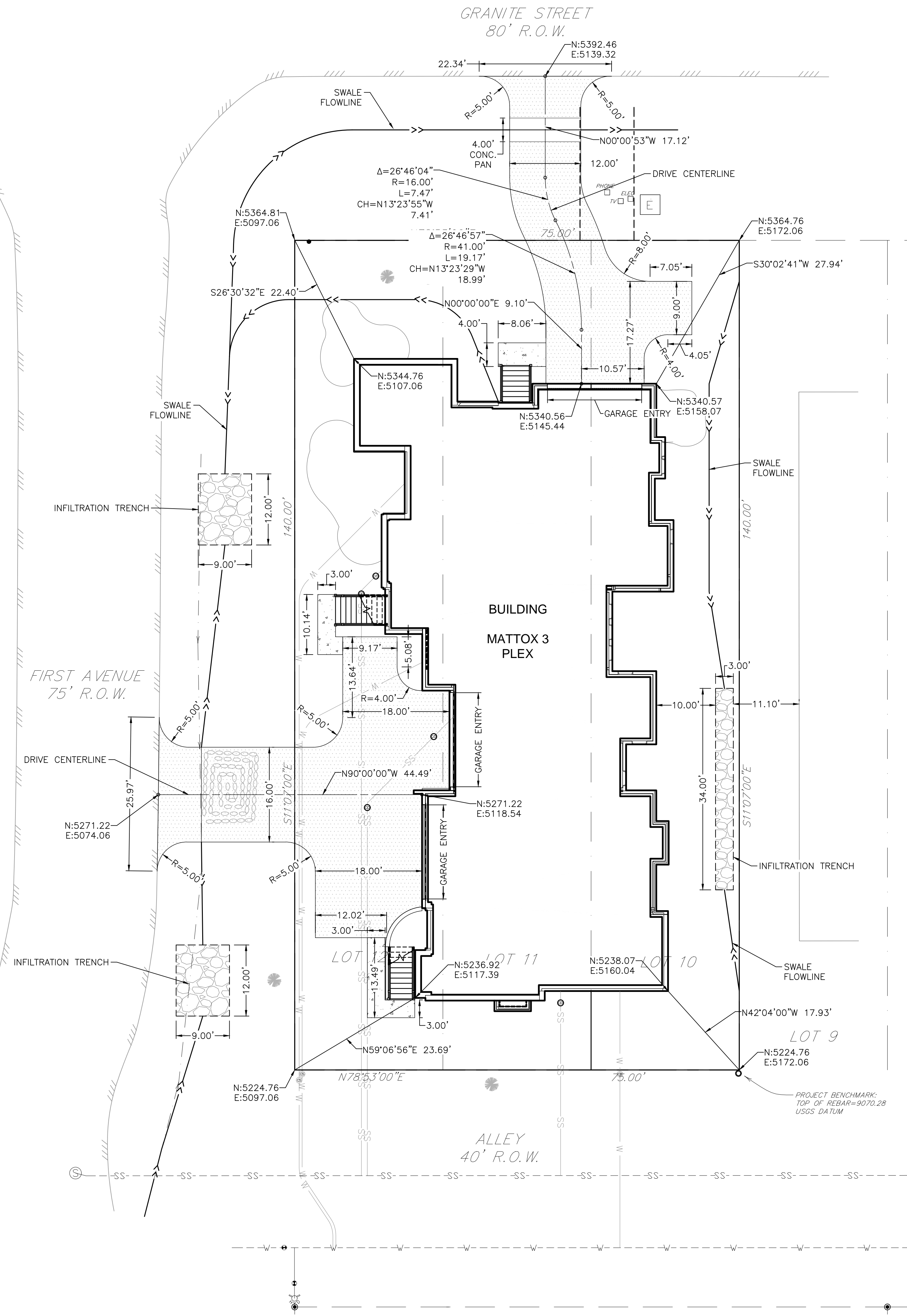
Sheet Number:

**C110**



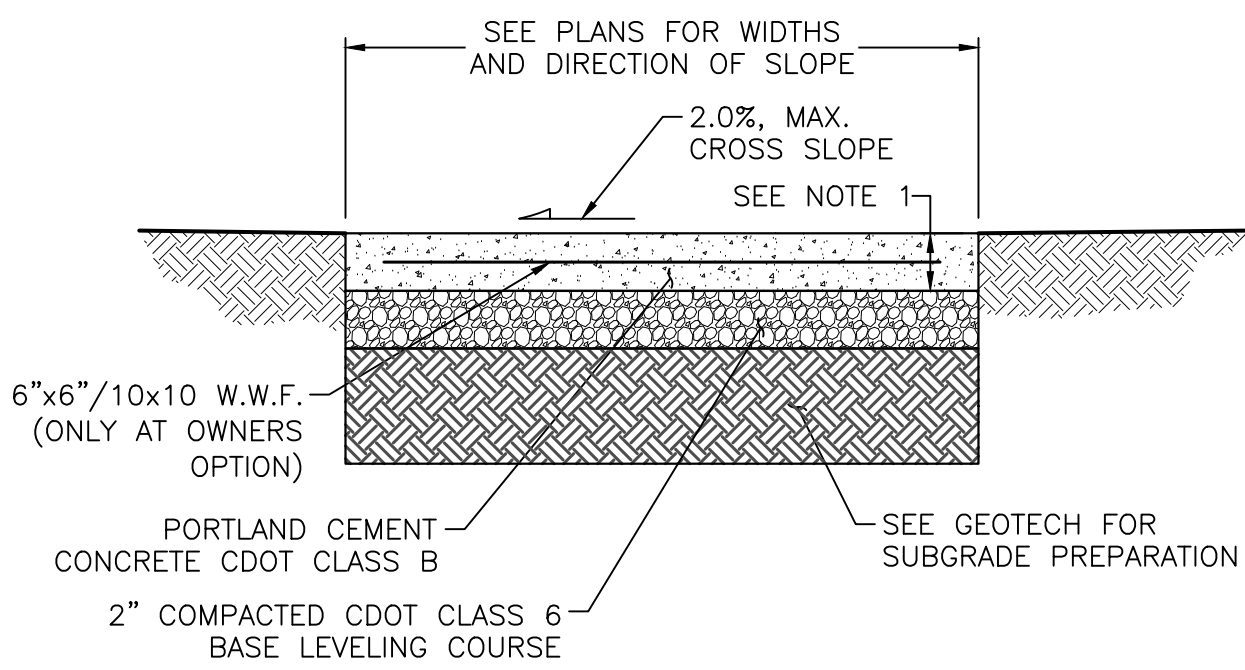
**CALL 811** 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE OR EXCAVATE FOR MARKING OF UNDERGROUND MEMBER UTILITIES

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 CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE SIZE, MATERIAL, HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.



**NOTES:**

- THICKNESS SHALL BE 6" MINIMUM FOR COMBINATION CURB, GUTTER AND SIDEWALK AND 4" MINIMUM FOR NON-MONOLITHIC SIDEWALK.

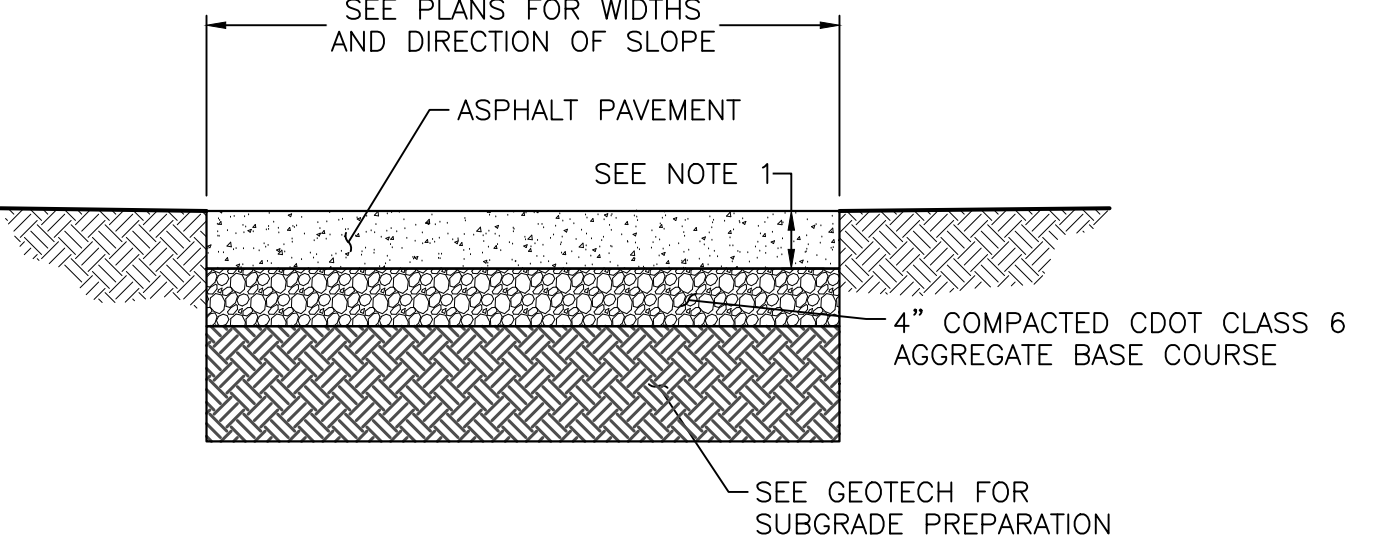


**TYPICAL SIDEWALK DETAIL**

NOT TO SCALE  
M/M 2009

**NOTES:**

- 4" ASPHALT PAVEMENT THICKNESS. ON PREPARED SUBGRADE. REFER THE GEOTECHNICAL REPORT AND GEOTECHNICAL ENGINEER FOR ADDITIONAL INFORMATION.
- USE APPROVED ASPHALT MIX FORMULAS WITH A HISTORY OF SATISFACTORY PERFORMANCE IN GEOGRAPHICAL AREA WHERE PROJECT IS LOCATED. (TYPICAL ASPHALT BINDER PG58-28 OR PG64-22)
- MAXIMUM LIFT THICKNESS SHALL BE 3-INCHES. MINIMUM LIFT THICKNESS SHALL BE 1 1/2-INCHES FOR GRADING SX AND 2-INCHES FOR GRADING S.



**ASPHALT PAVEMENT DETAIL**

NOT TO SCALE  
M/M 2009

**LEGEND**

| EXISTING | PROPOSED | DESCRIPTIONS      |
|----------|----------|-------------------|
| ---      | ---      | PROPERTY LINE     |
| ---      | ---      | RIGHT-OF-WAY LINE |
| ---      | ---      | SECTION LINE      |
| ---      | ---      | EASEMENT          |
| ---      | ---      | CURB & GUTTER     |
| ---      | ---      | CONCRETE/SIDEWALK |
| ---      | ---      | ASPHALT           |
| ---      | ---      | SIGN              |

**SITE HORIZONTAL CONTROL NOTES:**

- CONTRACTOR TO SUBMIT JOINT PATTERN FOR CONCRETE PAVEMENT, PRIOR TO CONSTRUCTION, FOR APPROVAL. SEE JOINT DETAILS IN PLANS.
- REFER TO LANDSCAPE/ARCHITECT PLANS FOR OR LANDSCAPING REQUIREMENTS.
- THESE PLANS ARE BASED UPON THE ARCHITECTURAL BUILDING PLANS PREPARED BY S-ARCH AS PROVIDED DIGITALLY ON 09/27/2017. ANY SUBSEQUENT REVISIONS TO BUILDING PLANS ARE NOT REFLECTED IN THIS PLAN SET. CONTRACTOR TO VERIFY AND COORDINATE DOOR LOCATIONS WITH ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCY.



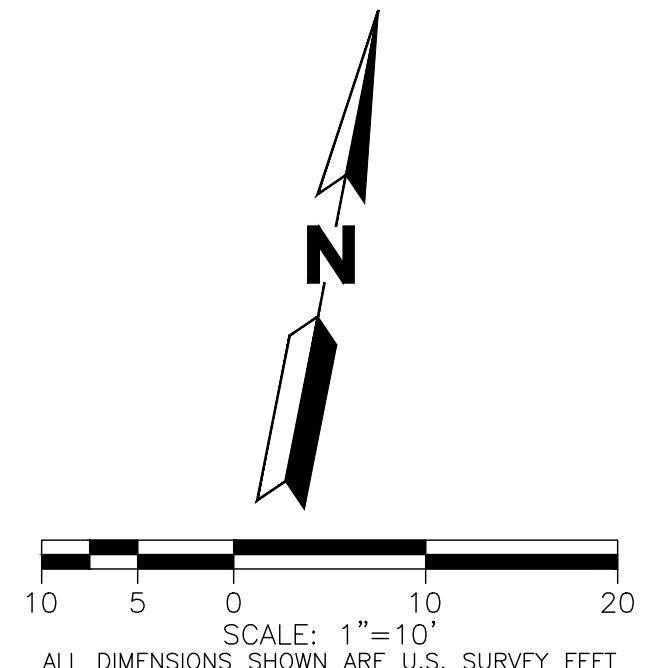
**MATTOX 3 PLEX  
1ST AND GRANITE  
FRISCO COLORADO**  
CIVIL SITE PLAN

| No. | Issue / Revision        | Date     | Name |
|-----|-------------------------|----------|------|
| 1   | DEVELOPMENT APPLICATION | 10/23/17 | M/M  |

|                     |           |
|---------------------|-----------|
| Job Number          | MC17.1157 |
| Project Manager     | LML       |
| Design By           | REJ       |
| Drawn By            | REJ       |
| Principal in Charge | PFH       |

Sheet Number:

**C200**



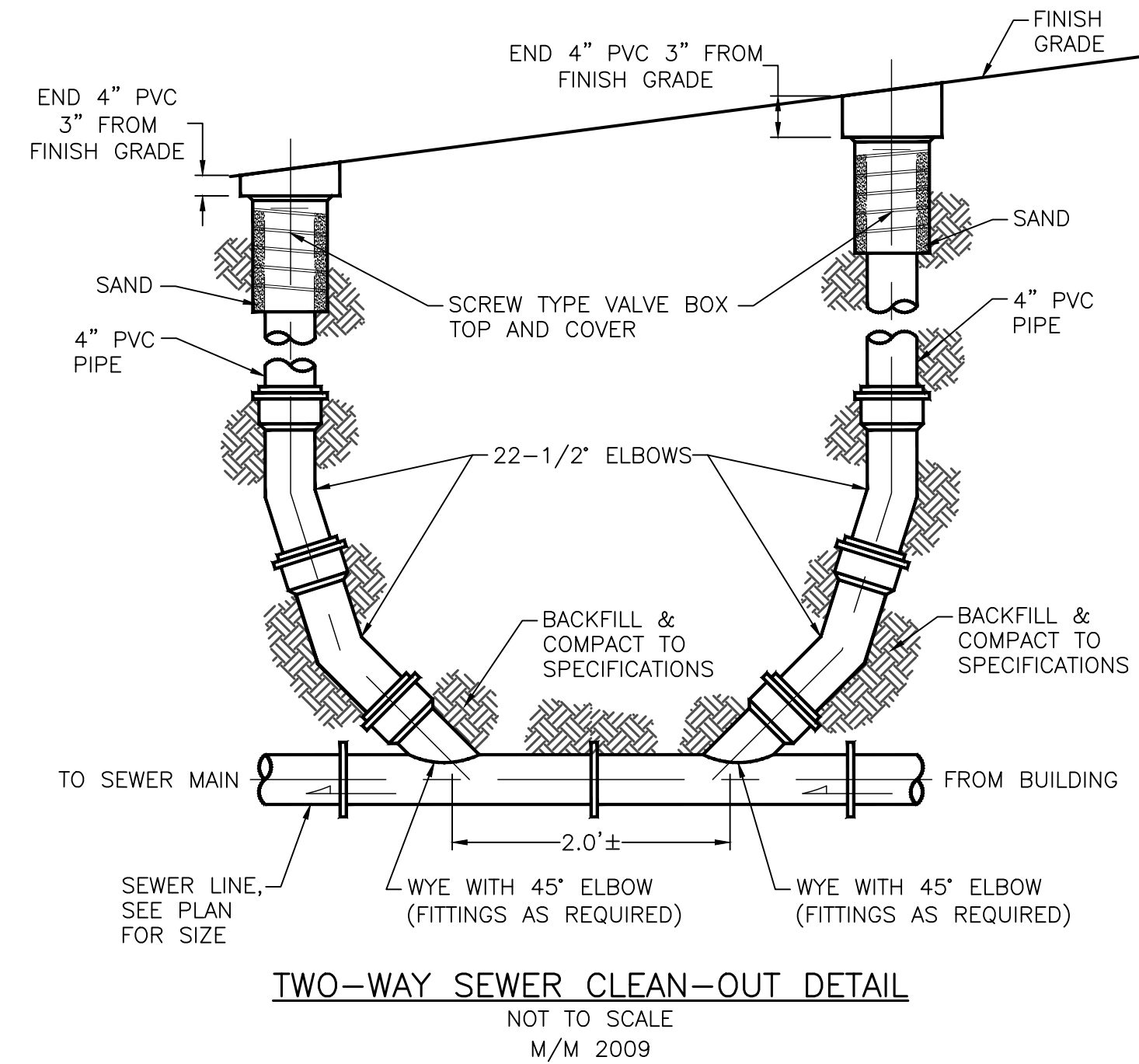
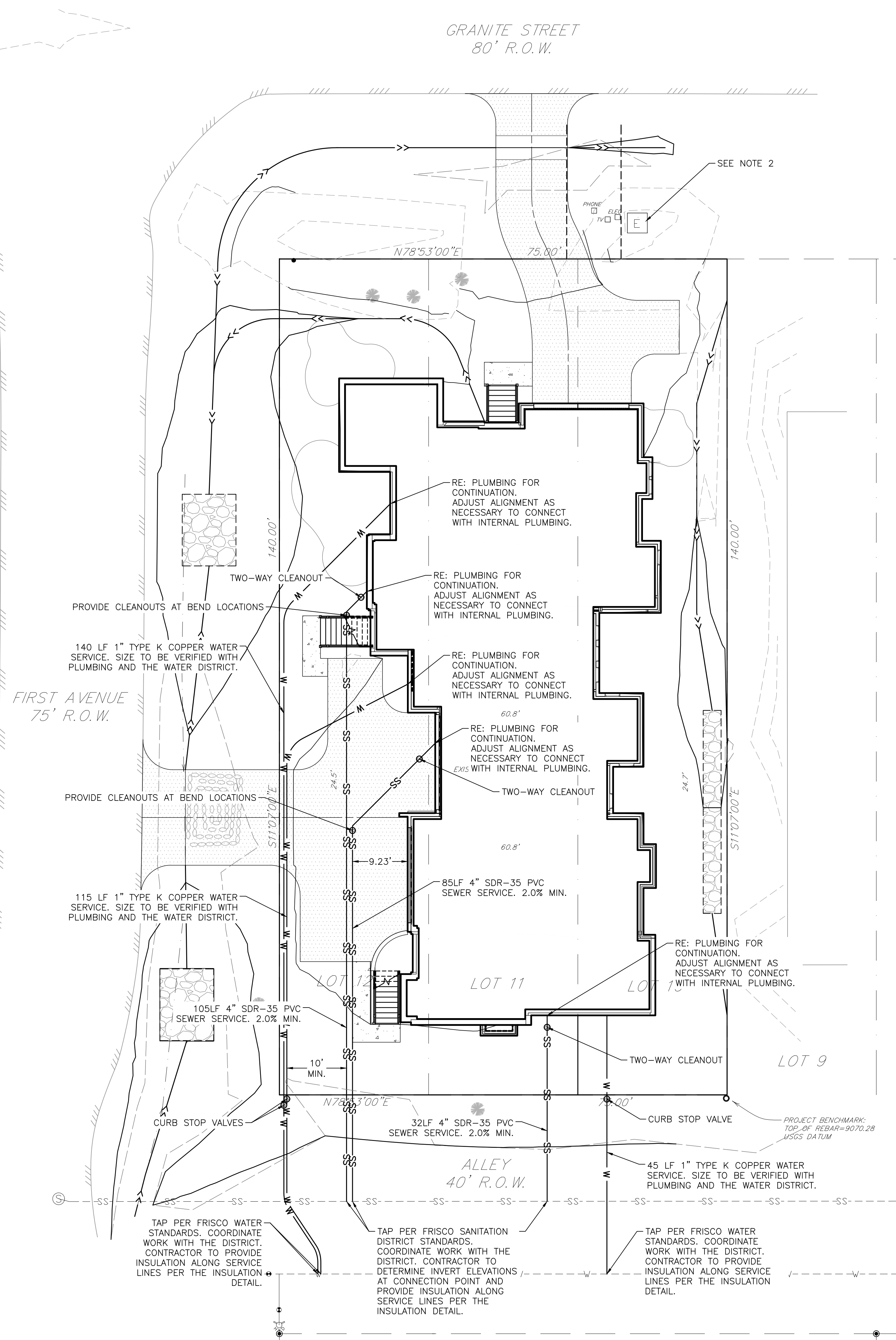
CALL 811 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE OR EXCAVATE FOR MARKING OF UNDERGROUND MEMBER UTILITIES

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.

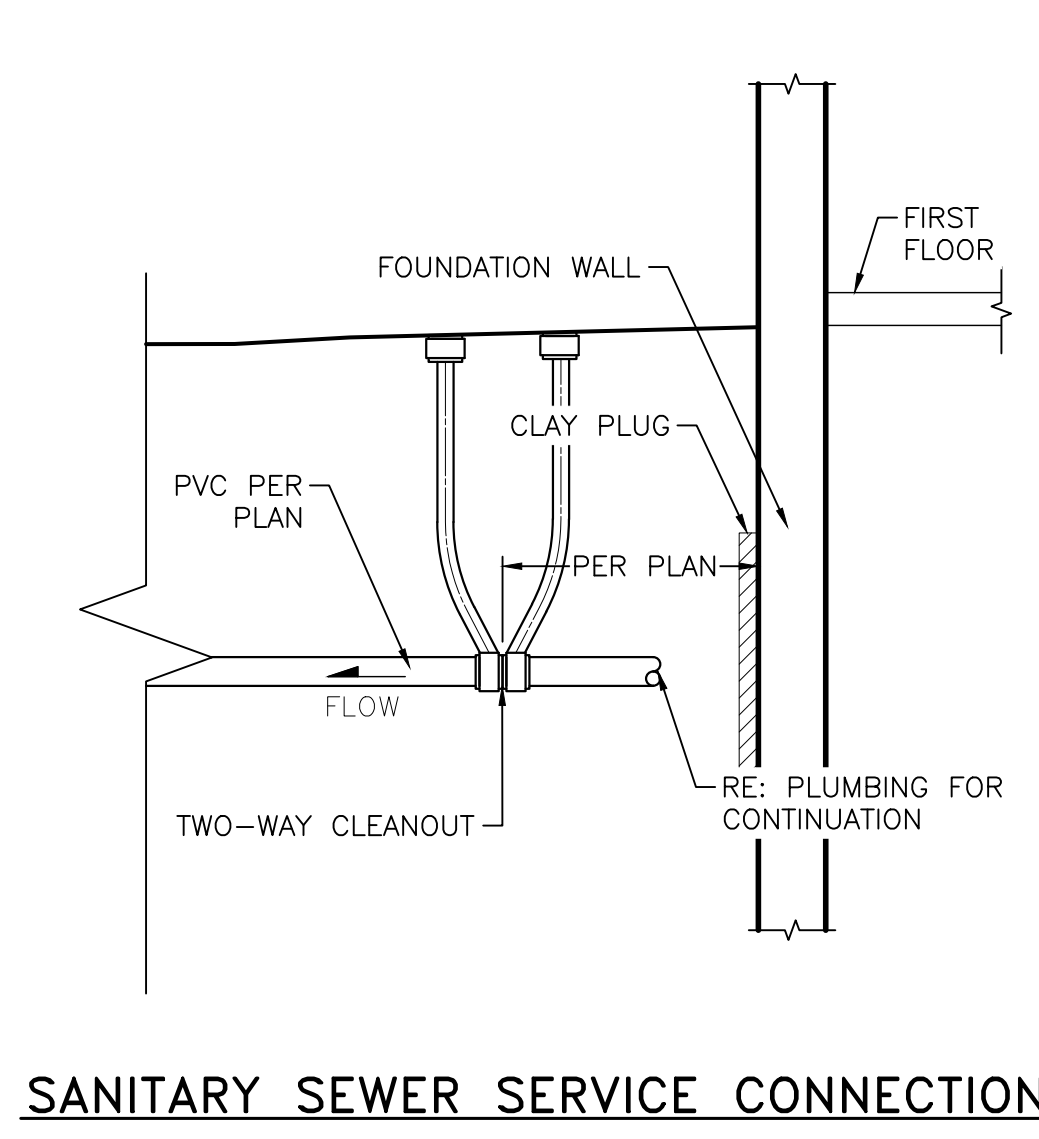




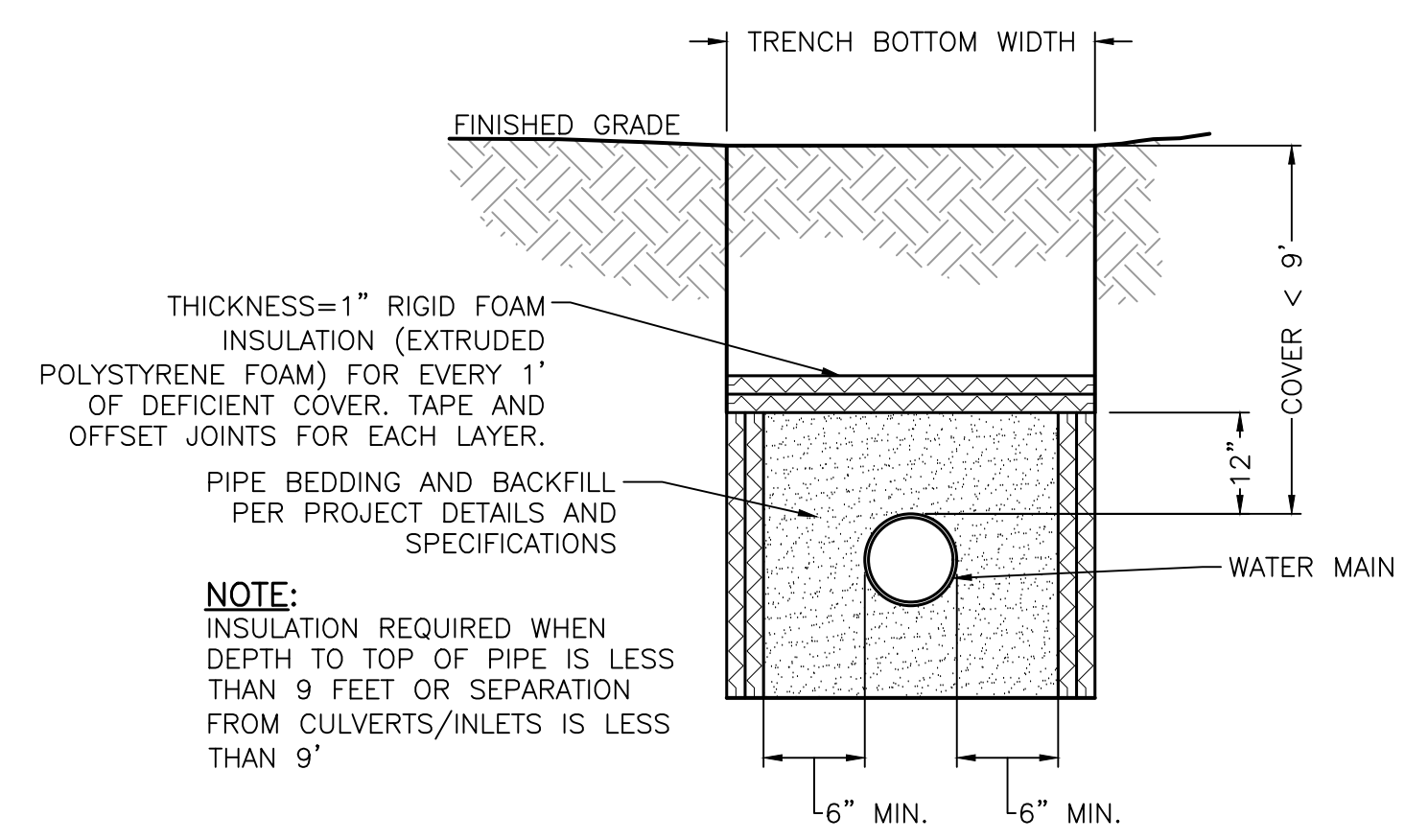
PLOT DATE: Wednesday, October 25, 2017 6:59 AM LAST SAVED BY: ROBINSON  
 DRAWING LOCATION: H:\MC17.1157-Mottox 3 Plex\PLANS\CDs\UTILITY PLAN.dwg



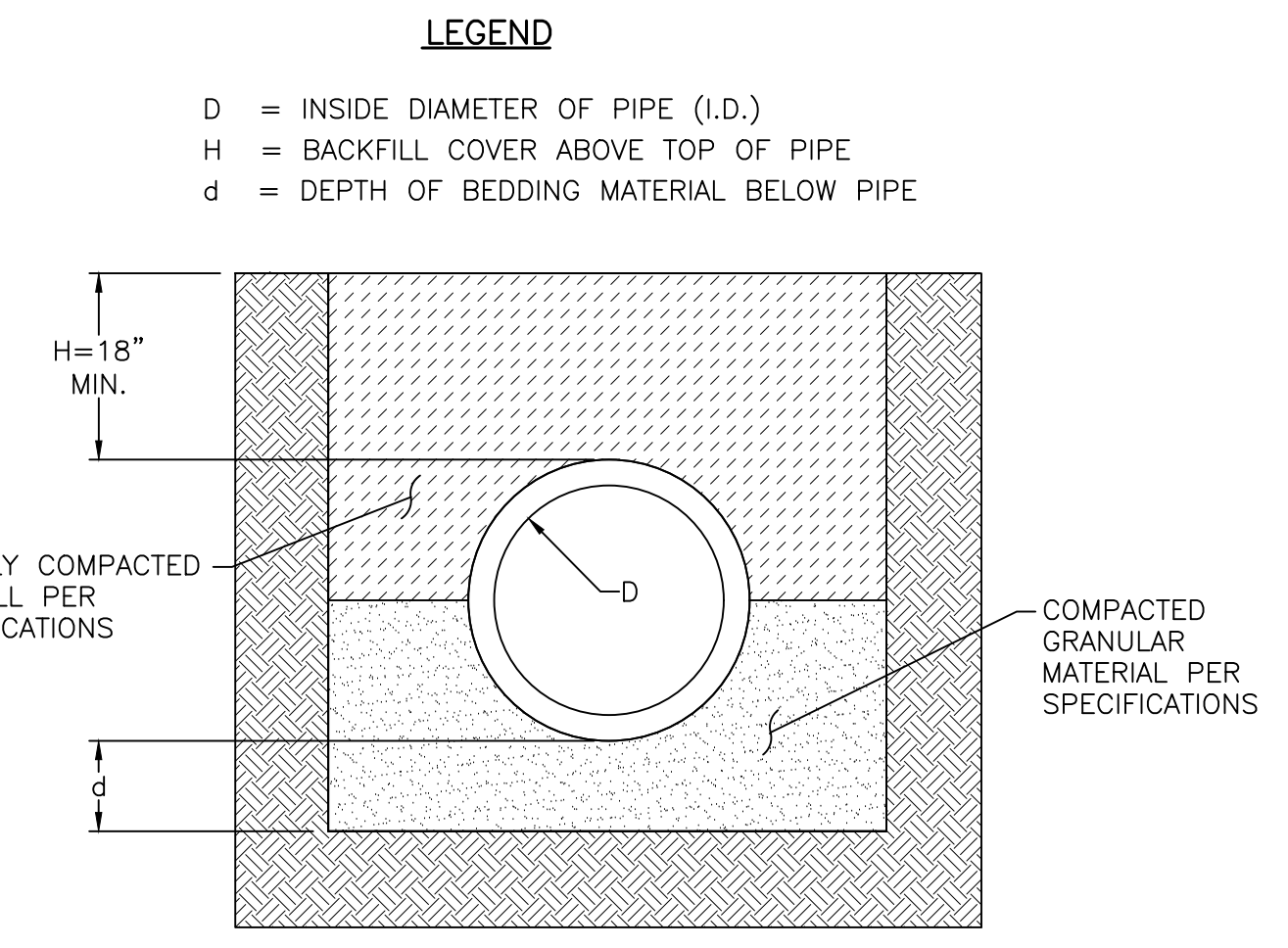
**TWO-WAY SEWER CLEAN-OUT DETAIL**  
 NOT TO SCALE  
 M/M 2009



**SANITARY SEWER SERVICE CONNECTION**  
 N.T.S.



**WATER LINE / SEWER LINE INSULATION**  
 N.T.S.



**LEGEND**

- D = INSIDE DIAMETER OF PIPE (I.D.)
- H = BACKFILL COVER ABOVE TOP OF PIPE
- d = DEPTH OF BEDDING MATERIAL BELOW PIPE

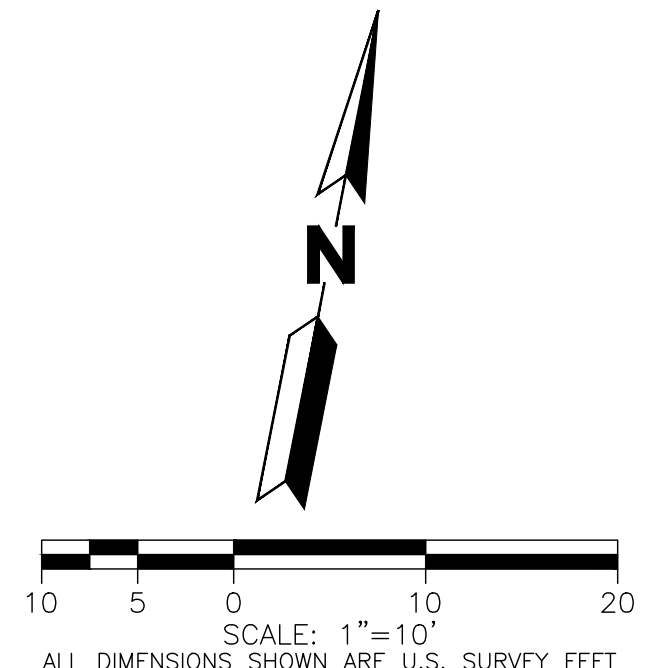
NOTE: FOR ROCK OR OTHER INCOMPRESSIBLE MATERIAL, THE TRENCH SHOULD BE OVER EXCAVATED A MINIMUM OF 6" AND REFILLED WITH GRANULAR MATERIAL. BEDDING SHALL BE CLASS B.

| DEPTH OF BEDDING MATERIAL BELOW PIPE |        |
|--------------------------------------|--------|
| D                                    | d(MIN) |
| 27" & SMALLER                        | 3"     |
| 30" TO 60"                           | 4"     |
| 60" & LARGER                         | 6"     |

**PIPE BEDDING DETAIL**  
 NOT TO SCALE  
 M/M 2009

**UTILITY NOTES:**

- SEE SHEET C001 FOR UTILITY NOTES.
- CONTRACTOR AND OWNER SHALL COORDINATE WITH ELECTRICAL, GAS, TELECOM, AND CABLE PROVIDERS FOR UTILITY SERVICES TO THE PROPOSED BUILDING.
- THE ALIGNMENTS SHOWN FOR THE PROPOSED WATER AND SEWER SERVICES ARE SHOWN IN THE APPROXIMATE LOCATIONS. CONTRACTOR SHALL COORDINATE THE ALIGNMENTS WITH THE PLUMBING PLANS.
- UTILITY LOCATES WERE NOT PROVIDED AS PART OF THE SURVEY. CONTRACTOR SHALL COORDINATE SITE UTILITY LOCATES AND NOTIFY THE OWNER ARCHITECT AND ENGINEER OF ANY CONFLICTS.



CALL 811 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE OR EXCAVATE FOR MARKING OF UNDERGROUND 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 CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE SIZE, MATERIAL, HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

**MARTIN/MARTIN**  
 CONSULTING ENGINEERS  
 0101 FAWCETT ROAD, SUITE 200, AVON, COLORADO 81620  
 970.926.6007 MARTINMARTIN.COM



**MATTOX 3 PLEX  
 1ST AND GRANITE  
 FRISCO COLORADO**  
 UTILITY PLAN

| No. | Issue / Revision        | Date     | Name |
|-----|-------------------------|----------|------|
| 1   | DEVELOPMENT APPLICATION | 10/23/17 | M/M  |

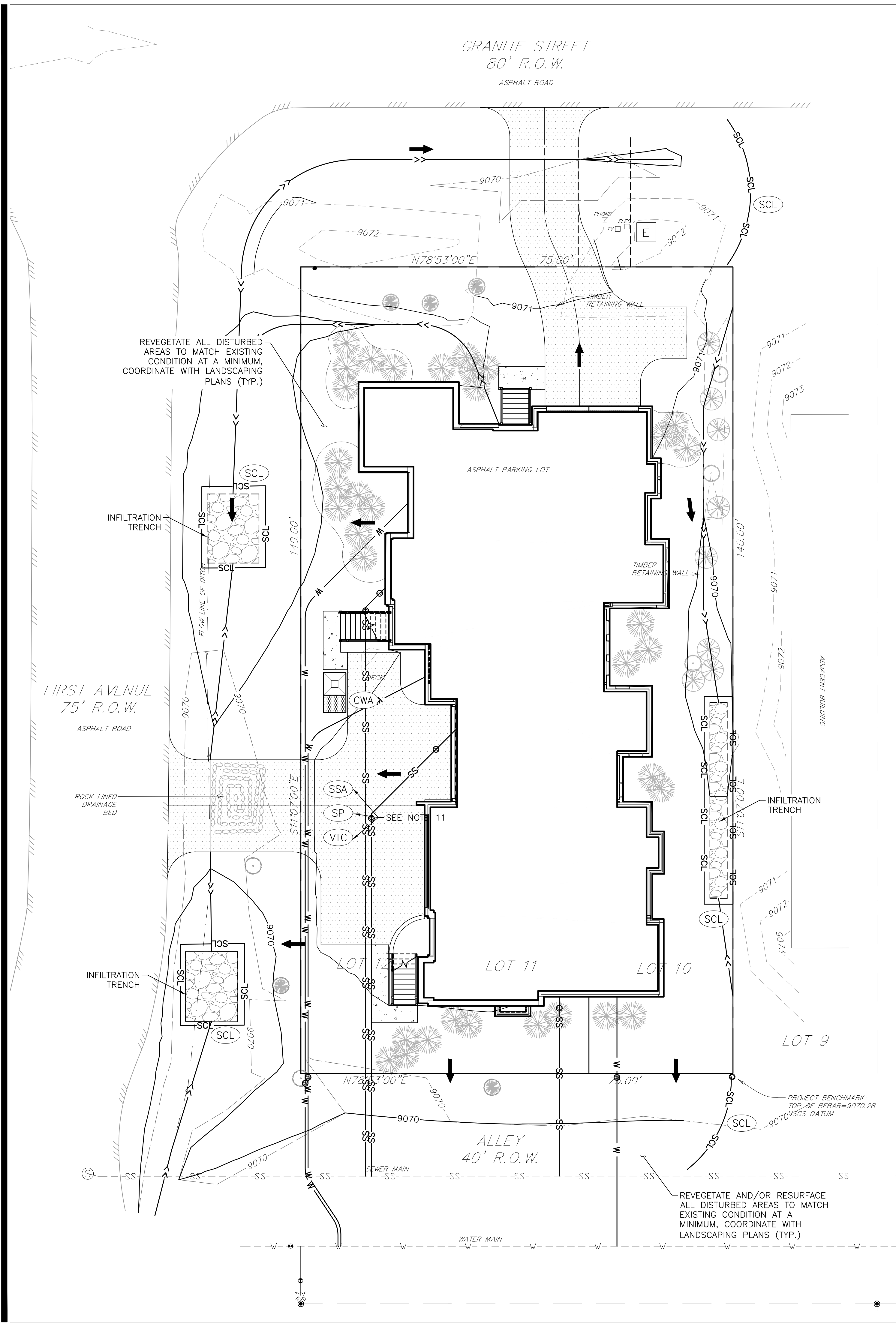
|                     |           |
|---------------------|-----------|
| Job Number          | MC17.1157 |
| Project Manager     | LML       |
| Design By           | REJ       |
| Drawn By            | REJ       |
| Principal in Charge | PFH       |

THE DESIGNS SHOWN HEREIN INCLUDING ALL TECHNICAL DRAWINGS, SPECIFICATIONS, AND NOTES ARE THE PROPERTY OF MARTIN/MARTIN, INC. & CAN NOT BE COPIED, REPRODUCED, OR COMMERCIALLY EXPLOITED IN WHOLE OR IN PART WITHOUT THE SOLE AND EXPRESS WRITTEN PERMISSION FROM MARTIN/MARTIN, INC.

Sheet Number:

**C400**

PLOT DATE: Wednesday, October 25, 2017 6:59 AM LAST SAVED BY: RUIHNSON  
 DRAWING LOCATION: H:\MC17.1157-Mottox 3 Plex\PLANS\CDS\EROSION CONTROL.dwg

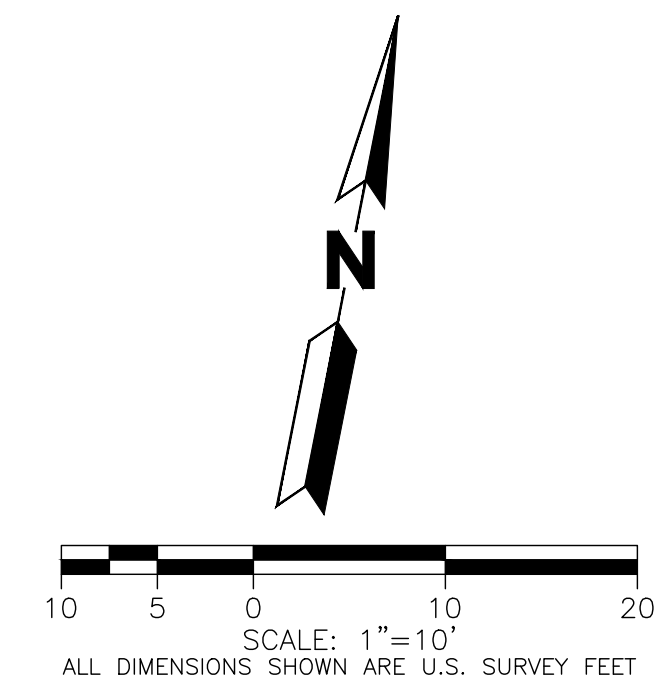


**EROSION CONTROL NOTES:**

1. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS AND IMPLEMENTING AND MAINTAINING EROSION AND SEDIMENT CONTROL MEASURES AT ALL TIMES DURING CONSTRUCTION TO PREVENT DAMAGING FLOWS ON THE SITE AND IN THE WATERSHED BELOW THE SITE. CONTROL SYSTEMS SHALL BE INSTALLED PRIOR TO STRIPPING OF NATIVE VEGETATIVE COVER AND AS GRADING PROGRESSES.
2. NATURAL VEGETATION SHALL BE RETAINED AND PROTECTED WHEREVER POSSIBLE. EXPOSURE OF SOIL TO EROSION BY REMOVAL OR DISTURBANCE OF VEGETATION SHALL BE LIMITED TO THE AREA REQUIRED FOR IMMEDIATE CONSTRUCTION OPERATION AND FOR THE SHORTEST PRACTICAL PERIOD OF TIME.
3. TOPSOIL SHALL BE STOCKPILED TO THE EXTENT PRACTICABLE ON THE SITE FOR USE ON AREAS TO BE REVEGETATED. ANY AND ALL STOCKPILES SHALL BE LOCATED AND PROTECTED FROM EROSION ELEMENTS.
4. AT ALL TIMES, THE PROPERTY SHALL BE MAINTAINED AND/OR WATERED TO PREVENT WIND-CAUSED EROSION. EARTHWORK OPERATIONS SHALL BE DISCONTINUED WHEN FUGITIVE DUST SIGNIFICANTLY IMPACTS ADJACENT PROPERTY. IF EARTHWORK IS COMPLETE OR DISCONTINUED AND DUST FROM THE SITE CONTINUES TO CREATE PROBLEMS, THE CONTRACTOR SHALL IMMEDIATELY INSTITUTE MITIGATING MEASURES AND SHALL CORRECT DAMAGE TO ADJACENT PROPERTY.
5. PERMANENT OR TEMPORARY SOIL STABILIZATION MEASURES SHALL BE APPLIED TO DISTURBED AREAS WITHIN 30 DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. UNLESS SPECIFIED OTHERWISE, TEMPORARY VEGETATION SHALL BE INSTALLED ON ALL DISTURBED AREAS WHERE PERMANENT SURFACE IMPROVEMENTS ARE NOT SCHEDULED FOR INSTALLATION WITHIN THREE MONTHS. TEMPORARY VEGETATION SHALL BE A VIGOROUS, DROUGHT TOLERANT, NATIVE SPECIES MIX. PROJECT SCHEDULING SHOULD TAKE ADVANTAGE OF SPRING OR FALL PLANTING SEASONS FOR NATURAL GERMINATION.
6. TEMPORARY FENCES SHALL BE INSTALLED ALONG ALL BOUNDARIES OF THE CONSTRUCTION LIMITS OR PROPERTY LINES. THESE LOCATIONS SHALL BE COORDINATED BY THE CONTRACTOR.
7. THE GRADING CONTRACTOR AND/OR THEIR AUTHORIZED AGENTS SHALL INSURE THAT ALL LOADS OF CUT AND FILL MATERIAL IMPORTED TO OR EXPORTED FROM THIS SITE SHALL BE PROPERLY COVERED TO PREVENT LOSS OF THE MATERIAL DURING TRANSPORT ON PUBLIC ROADWAYS.
8. APPROVED EROSION AND SEDIMENT CONTROL "BEST MANAGEMENT PRACTICES" [BMP] SHALL BE MAINTAINED AND KEPT IN GOOD REPAIR FOR THE DURATION OF THIS PROJECT. AT A MINIMUM, THE CONTRACTOR OR HIS AGENT SHALL INSPECT ALL BMPs WEEKLY AND AFTER SIGNIFICANT PRECIPITATION EVENTS. ALL NECESSARY MAINTENANCE AND REPAIR SHALL BE COMPLETED IN A TIMELY MANNER. ACCUMULATED SEDIMENT AND DEBRIS SHALL BE REMOVED FROM A BMP WHEN THE SEDIMENT LEVEL REACHES ONE HALF THE HEIGHT OF THE BMP OR, AT ANY TIME THAT SEDIMENT OR DEBRIS ADVERSELY IMPACTS THE FUNCTIONING OF THE BMP.
9. WATER USED IN THE CLEANING OF CEMENT TRUCK DELIVERY CHUTES SHALL BE DISCHARGED INTO A PREDEFINED, BERMED CONTAINMENT AREA ON THE JOB SITE. THE REQUIRED CONTAINMENT AREA IS TO BE BERMED SO THAT WASH WATER IS TOTALLY CONTAINED. WASH WATER DISCHARGED INTO THE CONTAINMENT AREA SHALL BE ALLOWED TO INFILTRATE OR EVAPORATE. DRIED CEMENT WASTE SHALL BE REMOVED FROM THE CONTAINMENT AREA AND PROPERLY DISPOSED OF. SHOULD A PREDEFINED BERMED CONTAINMENT AREA NOT BE AVAILABLE DUE TO THE PROJECT SIZE, OR LACK OF AN AREA WITH A SUITABLE GROUND SURFACE FOR ESTABLISHING A CONTAINMENT AREA, PROPER DISPOSAL OF READY MIX WASHOUT AND RINSE OFF WATER AT THE JOB SITE SHALL CONFORM TO THE APPROVED TECHNIQUES AND PRACTICES IDENTIFIED IN THE COLORADO DEPARTMENT OF PUBLIC HEALTH & ENVIRONMENT'S TRAINING VIDEO ENTITLED "BUILDING FOR A CLEANER ENVIRONMENT, READY MIX WASHOUT TRAINING", AND ITS ACCOMPANYING MANUAL ENTITLED, "READY MIX WASHOUT GUIDEBOOK, VEHICLE AND EQUIPMENT WASHOUT AT CONSTRUCTION SITES." THE DIRECT OR INDIRECT DISCHARGE OF WATER CONTAINING WASTE CEMENT TO THE STORM SEWER SYSTEM IS PROHIBITED. INFORMATION ABOUT, OR COPIES OF THE VIDEO AND TRAINING MANUAL ARE AVAILABLE FROM THE WATER QUALITY CONTROL DIVISION, COLORADO DEPARTMENT OF PUBLIC HEALTH & ENVIRONMENT, 4300 CHERRY CREEK DRIVE SOUTH, DENVER, COLORADO 80222-1530, 303-692-3555.
10. PAVED SURFACES WHICH ARE ADJACENT TO CONSTRUCTION SITES SHALL BE SWEEPED IN A TIMELY MANNER WHEN SEDIMENT AND OTHER MATERIALS ARE TRACKED OR DISCHARGED ON TO THEM. EITHER SWEEPING BY HAND OR USE OF STREET SWEEPERS IS ACCEPTABLE. STREET SWEEPERS USING WATER WHILE SWEEPING IS PREFERRED IN ORDER TO MINIMIZE DUST. FLUSHING OFF PAVED SURFACES WITH WATER IS PROHIBITED.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE LOCATION OF THE STAGING AND STABILIZATION AREA, STOCKPILE AREA, CONCRETE WASHOUT AREA, CONSTRUCTION FENCING AND VEHICLE TRACKING CONTROL AND SHALL COORDINATE WITH THE OWNER AND TOWN OF FRISCO PRIOR TO CONSTRUCTION.

**LEGEND**

- VEHICLE TRACKING CONTROL (VTC)
- STABILIZED STAGING AREA (SSA)
- STOCKPILE MANAGEMENT W/ PROTECTION (SP)
- CONCRETE WASHOUT AREA (CWA)
- SEDIMENT CONTROL LOG (STRAW WATTLE) (SCL)
- VTC
- SSA
- SP
- CWA
- SCL



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 CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE SIZE, MATERIAL, HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

**MARTIN/MARTIN**  
 CONSULTING ENGINEERS  
 0101 FAWCETT ROAD, SUITE 280, AVON, COLORADO 81620  
 970.926.6007 MARTINMARTIN.COM



**MATTOX 3 PLEX  
 1ST AND GRANITE  
 FRISCO COLORADO**  
 EROSION CONTROL PLAN

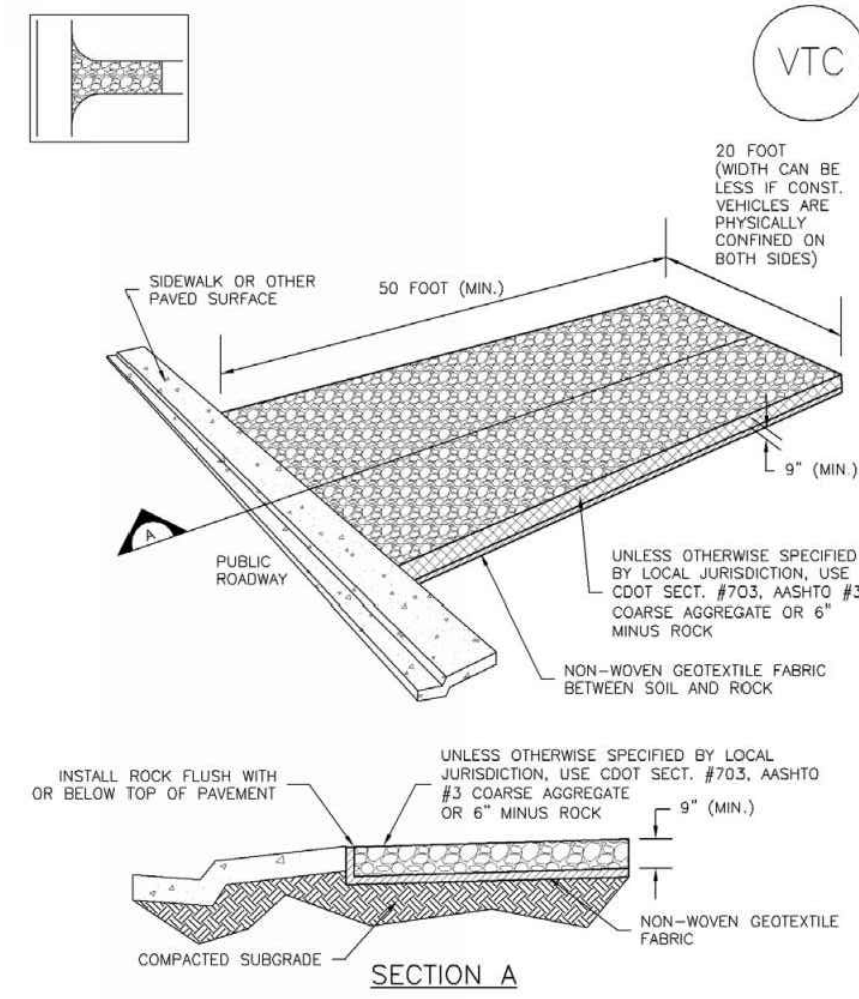
| No. | Issue / Revision        | Date     | Name |
|-----|-------------------------|----------|------|
| 1   | DEVELOPMENT APPLICATION | 10/23/17 | M/W  |

|                     |           |
|---------------------|-----------|
| Job Number          | MC17.1157 |
| Project Manager     | LML       |
| Design By           | REJ       |
| Drawn By            | REJ       |
| Principal in Charge | PFH       |

THE DESIGNS SHOWN HEREIN INCLUDING ALL TECHNICAL DRAWINGS, SPECIFICATIONS, AND NOTES ARE THE PROPERTY OF MARTIN/MARTIN, INC. & CAN NOT BE COPIED, REPRODUCED, OR COMMERCIALLY EXPLOITED IN WHOLE OR IN PART WITHOUT THE SOLE AND EXPRESS WRITTEN PERMISSION FROM MARTIN/MARTIN, INC.

Sheet Number:  
**C500**

**Vehicle Tracking Control (VTC) SM-4**



VTC-1. AGGREGATE VEHICLE TRACKING CONTROL

November 2010 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 VTC-3

**Sediment Control Log (SCL) SC-2**

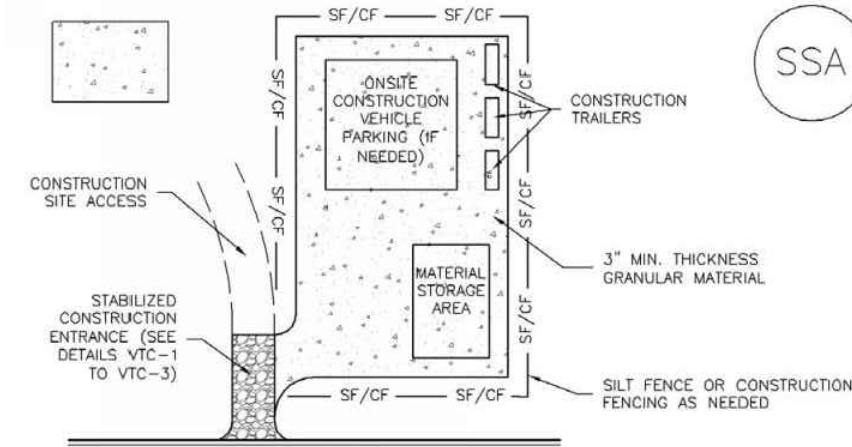
- SEDIMENT CONTROL LOG INSTALLATION NOTES**
1. SEE PLAN VIEW FOR LOCATION AND LENGTH OF SEDIMENT CONTROL LOGS.
  2. SEDIMENT CONTROL LOGS THAT ACT AS A PERIMETER CONTROL SHALL BE INSTALLED PRIOR TO ANY UPSTREAM LAND-RESTORING ACTIVITIES.
  3. SEDIMENT CONTROL LOGS SHALL CONSIST OF STAKED COMPOST, EXCELLOCEL OR COCONUT FIBER, AND SHALL BE FREE OF ANY NOXIOUS WEED SEEDS OR DEFECTS INCLUDING RIPS, HOLES AND OBSCURE WEARS.
  4. SEDIMENT CONTROL LOGS MAY BE USED AS SMALL CHECK DAMS IN DITCHES AND SHOALS. HOWEVER, THEY SHOULD NOT BE USED IN PERENNIAL STREAMS OR HIGH VELOCITY DRAINAGE WAYS.
  5. IT IS RECOMMENDED THAT SEDIMENT CONTROL LOGS BE TRENCHED INTO THE GROUND TO A DEPTH OF APPROXIMATELY 1/2 OF THE DIAMETER OF THE LOG. IF TRENCHING TO THIS DEPTH IS NOT FEASIBLE AND/OR DESIRABLE (SHORT TERM INSTALLATION WITH DESIRE NOT TO DAMAGE LANDSCAPE) A LESSER TRENCHING DEPTH MAY BE ACCEPTABLE WITH MORE ROBUST STAKING.
  6. THE UPWIND SIDE OF THE SEDIMENT CONTROL LOG SHALL BE BACKFILLED WITH SOIL THAT IS FREE OF ROCKS AND DEBRIS. THE SOIL SHALL BE TIGHTLY COMPACTED INTO THE SHAPE OF A RIGHT TRIANGLE USING A SHOVEL OR MEDIUM LAWN ROLLER.
  7. FOLLOW MANUFACTURERS' GUIDANCE FOR STAKING. IF MANUFACTURERS' INSTRUCTIONS DO NOT SPECIFY SPACING, STAKES SHALL BE PLACED ON 4' CENTERS AND EMBEDDED A MINIMUM OF 6" INTO THE GROUND. 3" OF THE STAKE SHALL PROTRUDE FROM THE TOP OF THE LOG. STAKES THAT ARE BROKEN PRIOR TO INSTALLATION SHALL BE REPLACED.

- SEDIMENT CONTROL LOG MAINTENANCE NOTES**
1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
  2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
  3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
  4. SEDIMENT ACCUMULATED UPSTREAM OF SEDIMENT CONTROL LOG SHALL BE REMOVED AS NEEDED TO MAINTAIN FUNCTIONALITY OF THE BMP. TYPICALLY WHEN DEPTH OF ACCUMULATED SEDIMENTS IS APPROXIMATELY 1/2 OF THE HEIGHT OF THE SEDIMENT CONTROL LOG.
  5. SEDIMENT CONTROL LOG SHALL BE REMOVED AT THE END OF CONSTRUCTION, IF DISTURBED AREAS EXIST AFTER REMOVAL, THEY SHALL BE COVERED WITH TOP SOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.

(DETAILS ADAPTED FROM TOWN OF PARKER, COLORADO, GIFFORD COUNTY, COLORADO, DOUGLAS COUNTY, COLORADO, AND CITY OF AURORA, COLORADO, NOT AVAILABLE IN AUTOSCAD)  
 NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM USDC STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

November 2010 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 SCL-5

**Stabilized Staging Area (SSA) SM-6**



SSA-1. STABILIZED STAGING AREA

- STABILIZED STAGING AREA INSTALLATION NOTES**
1. SEE PLAN VIEW FOR LOCATION OF STAGING AREA(S). CONTRACTOR MAY ADJUST LOCATION AND SIZE OF STAGING AREA WITH APPROVAL FROM THE LOCAL JURISDICTION.
  2. STABILIZED STAGING AREA SHOULD BE APPROPRIATE FOR THE NEEDS OF THE SITE. OVERSIZING RESULTS IN A LARGER AREA TO STABILIZE FOLLOWING CONSTRUCTION.
  3. STAGING AREA SHALL BE STABILIZED PRIOR TO OTHER OPERATIONS ON THE SITE.
  4. THE STABILIZED STAGING AREA SHALL CONSIST OF A MINIMUM 3" THICK GRANULAR MATERIAL.
  5. UNLESS OTHERWISE SPECIFIED BY LOCAL JURISDICTION, GRANULAR SHALL CONSIST OF DOT SECT. #753, AASHTO #3 COARSE AGGREGATE OR 6" MINUS ROCK.
  6. ADDITIONAL PERIMETER BMPs MAY BE REQUIRED INCLUDING BUT NOT LIMITED TO SILT FENCE AND CONSTRUCTION FENCING.
- STABILIZED STAGING AREA MAINTENANCE NOTES**
1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
  2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
  3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
  4. ROCK SHALL BE REAPPLIED OR REGRADED AS NECESSARY IF RUTTING OCCURS OR UNDERLYING SUBGRADE BECOMES EXPOSED.

November 2010 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 SSA-3

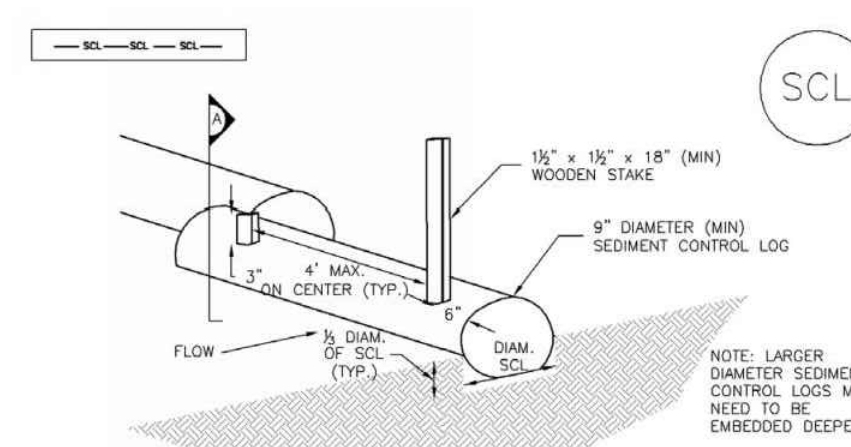
**MM-1 Concrete Washout Area (CWA)**

- CWA MAINTENANCE NOTES**
1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
  2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
  3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
  4. THE CWA SHALL BE REPAIRED, CLEANED, OR ENLARGED AS NECESSARY TO MAINTAIN CAPACITY FOR CONCRETE WASTE. CONCRETE MATERIALS ACCUMULATED IN PIT, SHALL BE REMOVED ONCE THE MATERIALS HAVE REACHED A DEPTH OF 2'.
  5. CONCRETE WASHOUT WATER, WASTED PIECES OF CONCRETE AND ALL OTHER DEBRIS IN THE SUBSURFACE PIT SHALL BE TRANSPORTED FROM THE JOB SITE IN A WATER-TIGHT CONTAINER AND DISPOSED OF PROPERLY.
  6. THE CWA SHALL REMAIN IN PLACE UNTIL ALL CONCRETE FOR THE PROJECT IS PLACED.
  7. WHEN THE CWA IS REMOVED, COVER THE DISTURBED AREA WITH TOP SOIL, SEED AND MULCH OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.

(DETAILS ADAPTED FROM DOUGLAS COUNTY, COLORADO AND THE CITY OF PARKER, COLORADO, NOT AVAILABLE IN AUTOSCAD)  
 NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM USDC STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

November 2010 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 CWA-4

**Sediment Control Log (SCL) SC-2**

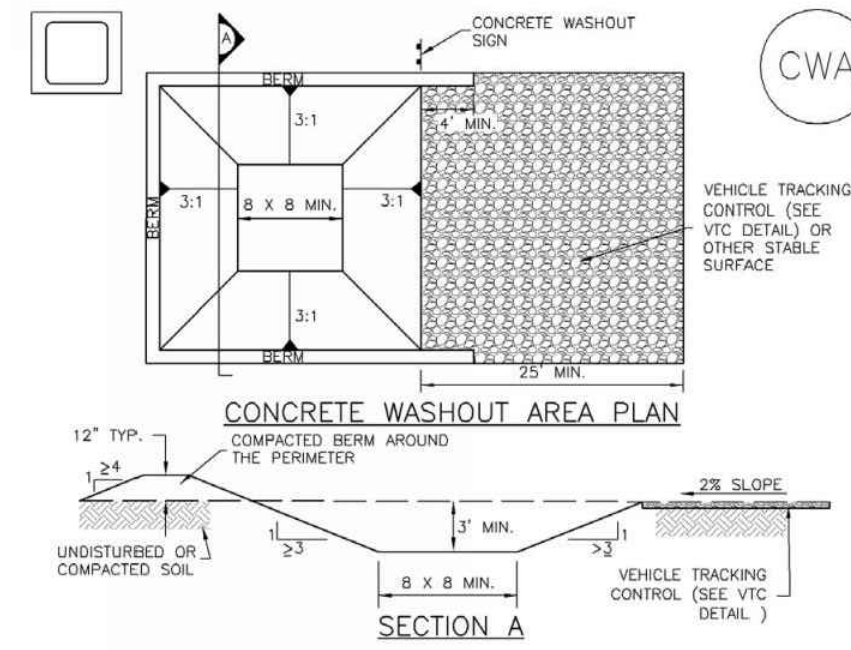


SC-1. SEDIMENT CONTROL LOG

- SEDIMENT CONTROL LOG JOINTS**
1. SEE PLAN VIEW FOR LOCATION OF SEDIMENT CONTROL LOGS.
  2. SEDIMENT CONTROL LOGS THAT ACT AS A PERIMETER CONTROL SHALL BE INSTALLED PRIOR TO ANY UPSTREAM LAND-RESTORING ACTIVITIES.
  3. SEDIMENT CONTROL LOGS SHALL CONSIST OF STAKED COMPOST, EXCELLOCEL OR COCONUT FIBER, AND SHALL BE FREE OF ANY NOXIOUS WEED SEEDS OR DEFECTS INCLUDING RIPS, HOLES AND OBSCURE WEARS.
  4. SEDIMENT CONTROL LOGS MAY BE USED AS SMALL CHECK DAMS IN DITCHES AND SHOALS. HOWEVER, THEY SHOULD NOT BE USED IN PERENNIAL STREAMS OR HIGH VELOCITY DRAINAGE WAYS.
  5. IT IS RECOMMENDED THAT SEDIMENT CONTROL LOGS BE TRENCHED INTO THE GROUND TO A DEPTH OF APPROXIMATELY 1/2 OF THE DIAMETER OF THE LOG. IF TRENCHING TO THIS DEPTH IS NOT FEASIBLE AND/OR DESIRABLE (SHORT TERM INSTALLATION WITH DESIRE NOT TO DAMAGE LANDSCAPE) A LESSER TRENCHING DEPTH MAY BE ACCEPTABLE WITH MORE ROBUST STAKING.
  6. THE UPWIND SIDE OF THE SEDIMENT CONTROL LOG SHALL BE BACKFILLED WITH SOIL THAT IS FREE OF ROCKS AND DEBRIS. THE SOIL SHALL BE TIGHTLY COMPACTED INTO THE SHAPE OF A RIGHT TRIANGLE USING A SHOVEL OR MEDIUM LAWN ROLLER.
  7. FOLLOW MANUFACTURERS' GUIDANCE FOR STAKING. IF MANUFACTURERS' INSTRUCTIONS DO NOT SPECIFY SPACING, STAKES SHALL BE PLACED ON 4' CENTERS AND EMBEDDED A MINIMUM OF 6" INTO THE GROUND. 3" OF THE STAKE SHALL PROTRUDE FROM THE TOP OF THE LOG. STAKES THAT ARE BROKEN PRIOR TO INSTALLATION SHALL BE REPLACED.

November 2010 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 SCL-3

**Concrete Washout Area (CWA) MM-1**

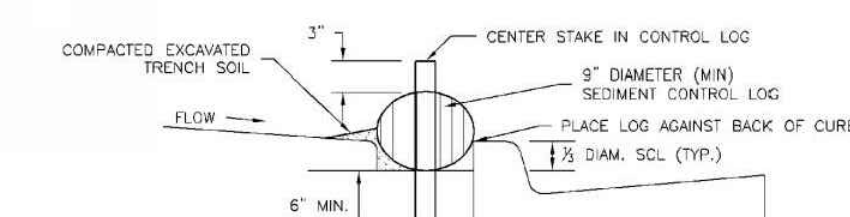


CWA-1. CONCRETE WASHOUT AREA

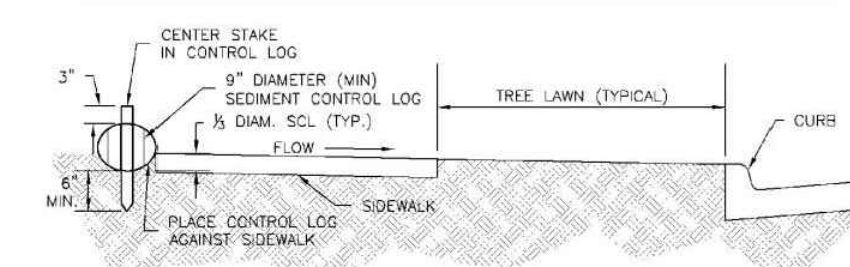
- CWA INSTALLATION NOTES**
1. SEE PLAN VIEW FOR CWA INSTALLATION LOCATION.
  2. DO NOT LOCATE AN UNLINED CWA WITHIN 400' OF ANY NATURAL DRAINAGE PATHWAY OR WATERBODY. DO NOT LOCATE WITHIN 100' OF ANY WELLS OR DRINKING WATER SOURCES. IF SITE CONSTRAINTS MAKE THIS INFEASIBLE, OR IF HIGHLY PERMEABLE SOILS EXIST ON SITE, THE CWA MUST BE INSTALLED WITH AN IMPERMEABLE LINER (1/2 MIL MIN. THICKNESS) OR SURFACE STORAGE ALTERNATIVES USING PREFABRICATED CONCRETE WASHOUT DEVICES OR A LINED ABOVE GROUND STORAGE ARE SHOULD BE USED.
  3. THE CWA SHALL BE INSTALLED PRIOR TO CONCRETE PLACEMENT ON SITE.
  4. CWA SHALL INCLUDE A FLAT SUBSURFACE PIT THAT IS AT LEAST 8" BY 8" SLOPES LEADING OUT OF THE SUBSURFACE PIT SHALL BE 3:1 OR FLATTER. THE PIT SHALL BE AT LEAST 3' DEEP.
  5. BERM SURROUNDING SIDES AND BACK OF THE CWA SHALL HAVE MINIMUM HEIGHT OF 11".
  6. VEHICLE TRACKING PAD SHALL BE SLOPED 2% TOWARDS THE CWA.
  7. SIGNS SHALL BE PLACED AT THE CONSTRUCTION ENTRANCE, AT THE CWA, AND ELSEWHERE AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CWA TO OPERATORS OF CONCRETE TRUCKS AND PUMP TRUCKS.
  8. USE EXCAVATED MATERIAL FOR PERIMETER BERM CONSTRUCTION.

November 2010 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 CWA-3

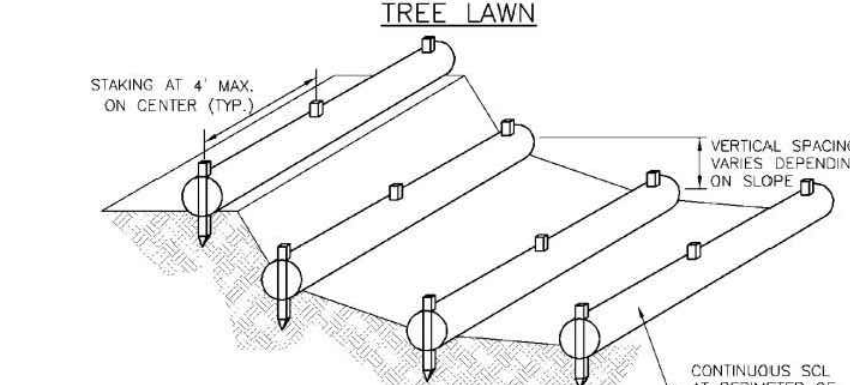
**SC-2 Sediment Control Log (SCL)**



SCL-2. SEDIMENT CONTROL LOG AT BACK OF CURB



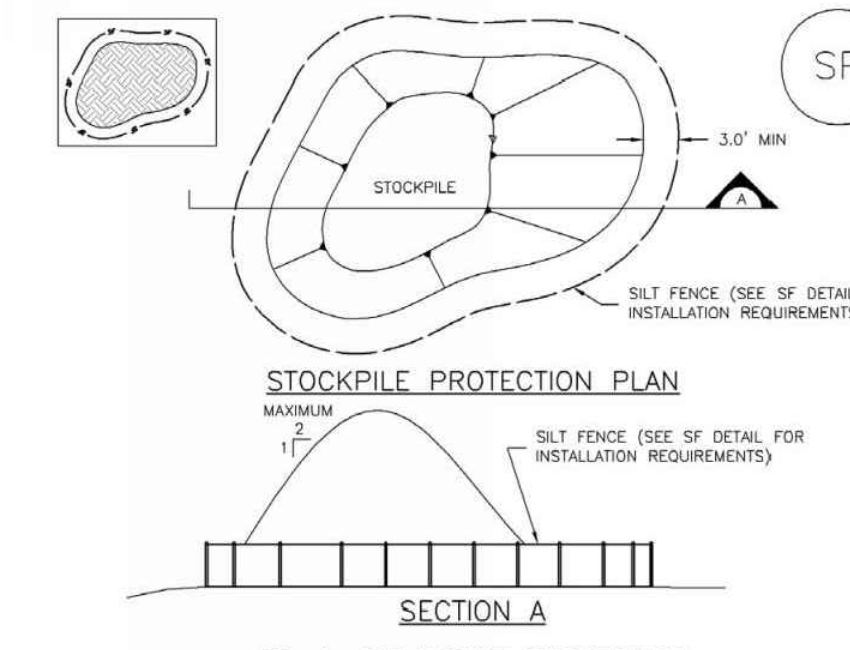
SCL-3. SEDIMENT CONTROL LOG AT SIDEWALK WITH TREE LAWN



SCL-4. SEDIMENT CONTROL LOGS TO CONTROL SLOPE LENGTH

November 2010 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 SCL-4

**Stockpile Management (SP) MM-2**



SP-1. STOCKPILE PROTECTION

- STOCKPILE PROTECTION INSTALLATION NOTES**
1. SEE PLAN VIEW FOR: LOCATION OF STOCKPILES. TYPE OF STOCKPILE PROTECTION.
  2. INSTALL PERIMETER CONTROLS IN ACCORDANCE WITH THEIR RESPECTIVE DESIGN DETAILS. SILT FENCE IS SHOWN IN THE STOCKPILE PROTECTION DETAILS. HOWEVER, OTHER TYPES OF PERIMETER CONTROLS INCLUDING SEDIMENT CONTROL LOGS OR ROCK SOCKS MAY BE SUITABLE IN SOME CIRCUMSTANCES. CONSIDERATIONS FOR DETERMINING THE APPROPRIATE TYPE OF PERIMETER CONTROL FOR A STOCKPILE INCLUDE WHETHER THE STOCKPILE IS LOCATED ON A PERVIOUS OR IMPERVIOUS SURFACE, THE RELATIVE HEIGHTS OF THE PERIMETER CONTROL AND STOCKPILE, THE ABILITY OF THE PERIMETER CONTROL TO CONTAIN THE STOCKPILE WITHOUT FAILING IN THE EVENT THAT MATERIAL FROM THE STOCKPILE SHIFTS OR SLUMPS AGAINST THE PERIMETER, AND OTHER FACTORS.
  3. STABILIZE THE STOCKPILE SURFACE WITH SURFACE ROUGHENING, TEMPORARY SEEDING AND MULCHING. EROSION CONTROL BLANKETS OR SOIL BUNDLES SHALL BE STOCKPILED FOR AN EXTENDED PERIOD (TYPICALLY FOR MORE THAN 60 DAYS) SHOULD BE SEEDING AND MULCHED WITH A TEMPORARY GRASS COVER ONCE THE STOCKPILE IS PLACED (TYPICALLY WITHIN 14 DAYS). USE OF MULCH ONLY OR A SOIL BINDER IS ACCEPTABLE IF THE STOCKPILE WILL BE IN PLACE FOR A MORE LIMITED TIME PERIOD (TYPICALLY 30-60 DAYS).
  4. FOR TEMPORARY STOCKPILES ON THE INTERIOR PORTION OF A CONSTRUCTION SITE, WHERE OTHER DOWNGRADIENT CONTROLS, INCLUDING PERIMETER CONTROL, ARE IN PLACE, STOCKPILE PERIMETER CONTROLS MAY NOT BE REQUIRED.

November 2010 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 SP-3



**MATTOX 3 PLEX  
 1ST AND GRANITE  
 FRISCO COLORADO**  
 EROSION CONTROL DETAILS

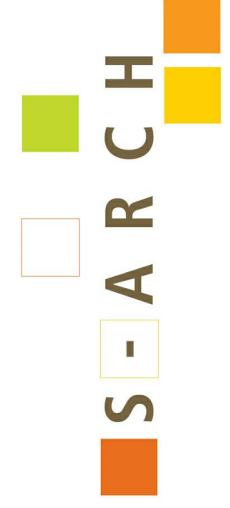
| No. | Issue / Revision        | Date     | Name |
|-----|-------------------------|----------|------|
| 1   | DEVELOPMENT APPLICATION | 10/23/17 | M/M  |

|                     |           |
|---------------------|-----------|
| Job Number          | MC17.1157 |
| Project Manager     | LML       |
| Design By           | REJ       |
| Drawn By            | REJ       |
| Principal in Charge | PFH       |

THE DESIGNS SHOWN HEREIN INCLUDING ALL TECHNICAL DRAWINGS, SPECIFICATIONS, AND NOTES, SHALL BE CONSIDERED COMPLETE AND CAN NOT BE CORRECTED, AMENDED, OR COMMERCIALLY EXPLOITED IN WHOLE OR IN PART, WITHOUT THE SOLE AND EXPRESS WRITTEN PERMISSION FROM MARTIN/MARTIN, INC.

Sheet Number:  
**C501**

A TOPOGRAPHIC MAP OF  
**LOTS 10-12, BLOCK 4, KING SOLOMON 2ND ADDITION TO FRISCO TOWNSITE**  
 LOCATED IN SECTIONS 34 AND 35, T.5S., R.78W. OF THE 6TH P.M.  
 TOWN OF FRISCO, SUMMIT COUNTY, COLORADO



970 Yuma street  
 Suite, 150  
 Denver, Colorado  
 80204  
 303-455-4117

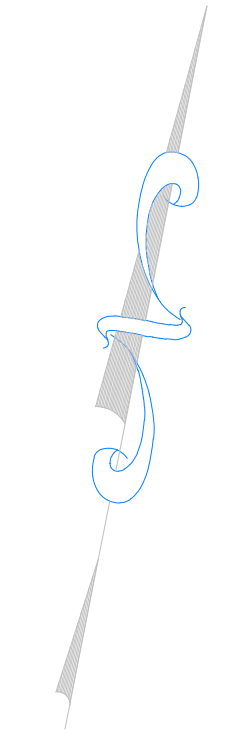
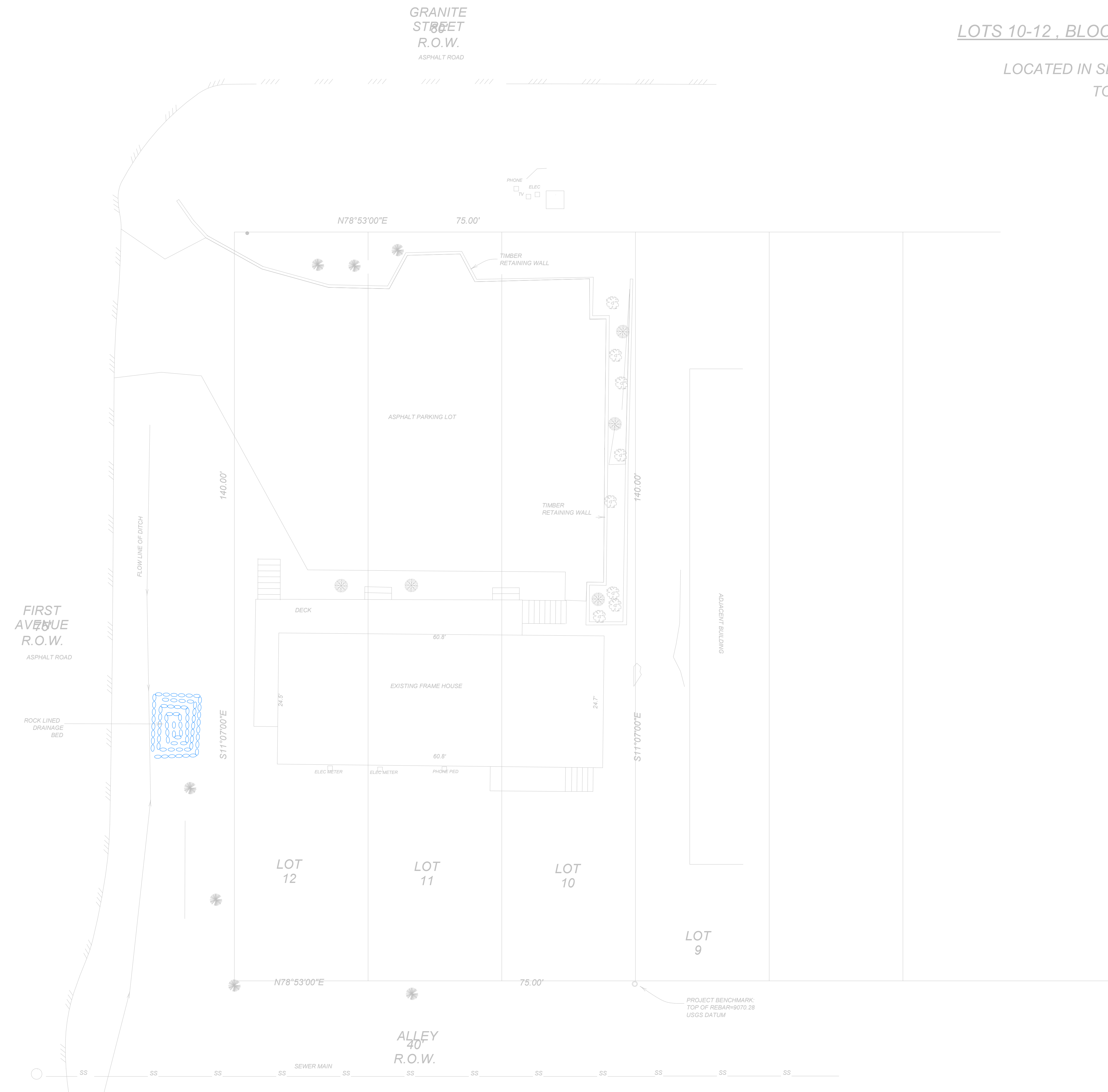
**MATTOX 3 PLEX**  
 100 Granite Street  
 Frisco, Colorado

| NO. | DESCRIPTION | DATE |
|-----|-------------|------|
|     |             |      |
|     |             |      |
|     |             |      |
|     |             |      |

DRAWING TITLE:  
**SITE SURVEY**

DRAWING NO:  
**A1.0**

SCALE:  
 DATE: 12/13/2017 6:50:55 AM



DATE OF FIELD SURVEY: 07/09/07  
 CONTOUR INTERVAL=1 FOOT

- LEGEND**
- FOUND REBAR & PLASTIC CAP (PLS 26292)
  - FOUND #5 REBAR
  - FOUND #4 REBAR
  - SEWER MANHOLE
  - WATER VALVE
  - FIRE HYDRANT
  - UTILITY PEDESTAL
  - TRANSFORMER
  - PINE TREE WITH TRUNK DIAMETER
  - SPRUCE TREE WITH TRUNK DIAMETER
  - ASPEN TREE WITH TRUNK DIAMETER



|             |               |               |
|-------------|---------------|---------------|
| Drawn RRJ   | Dwg 19916TP   | Project 19916 |
| Checked RRJ | Date 07/21/07 | Sheet 1 of 1  |

**RANGE WEST**  
 ENGINEERS & SURVEYORS INC.

I:\Projects\2017\1st Granite\1st and Granite\1st and Granite-4-plex-11-10-17(Recovery).rvt

# MATTOX 3 Plex

LOT COVERAGE MAX 55% OF 10,500 SF = 5,775 SF

UNIT 1 FOOTPRINT = 1,750 SF  
 UNIT 2 FOOTPRINT = 1,173 SF  
 UNIT 3 FOOTPRINT = 1,480 SF  
 DRIVE = 458 SF  
 DRIVE = 903 SF

LOT COVERAGE = 5,764 SF

OPEN SPACE = 4,736 SF

TOTAL LOT SIZE = 10,500 SF

A TOPOGRAPHIC MAP OF  
 LOTS 10-12, BLOCK 4, KING SOLOMON 2ND ADDITION TO FRISCO TOWNSITE  
 LOCATED IN SECTIONS 34 AND 35, T.5S., R.78W. OF THE 6TH P.M.  
 TOWN OF FRISCO, SUMMIT COUNTY, COLORADO

## PROJECT OVERVIEW

BUILDING USE: 3 PLEX - RESIDENTIAL

NO. OF RESIDENTIAL UNITS = 3  
 NUMBER OF WOOD BURNING FIREPLACES = 0

## PROJECT AND LOT DATA

ADDRESS: 1st and Granite St. Frisco, Co.  
 OWNER: Mr. and Mrs. Mattox  
 ZONING: R-HD  
 CONSTRUCTION TYPE: Type V-B  
 OCCUPANCY: R3  
 REFERENCE CODE: IRC 2012

LOT SIZE (SUBDIVISION SIZE) 10,500 SF = 0.2468 ACRES  
 0.2468 Acres X 16 DPA = 3.856

BUILDING AREA FOOTPRINT= 4403 SF

UNHEATED UNCOVERED DRIVEWAY AREA = 1361 SF  
 SNOW STORAGE AREA = 1361/350x100 = 389 SF REQUIRED

SNOW STORAGE PROVIDED = 413 SF

LANDSCAPED AREA = 1,158 SF  
 Balance of Lot to be Reseeded with indigenous ground cover,  
 Structure, Driveways, Walks

BUILDING TO BE A MAXIMUM HEIGHT OF 35' BASED  
 ON EXISTING USGS GRADE ELEVATIONS AND  
 FRISCO TOWN ZONING CODE.

AVERAGE FOUR CORNER BUILDING  
 EXISTING GRADE USGS ELEV. = 9070.45'

BUILDING MAX. HT. USGS ELEV. 9105.45'

## PARKING REQUIREMENTS

Number of parking spaces required: 1 Per Brm - 3-3 Brm Units (9 Spaces)  
 Number of parking spaces provided: 9 Spaces

## Legal Description

LOTS 10-12, BLOCK 4, KING SOLOMON 2ND ADDITION  
 TO FRISCO TOWNSITE LOCATED IN SECTIONS 34  
 AND 35, T.5S., R.78W. OF THE 6TH P.M. TOWN OF  
 FRISCO, SUMMIT COUNTY, COLORADO



DATE OF FIELD SURVEY: 07/09/07  
 CONTOUR INTERVAL=1 FOOT

### LEGEND

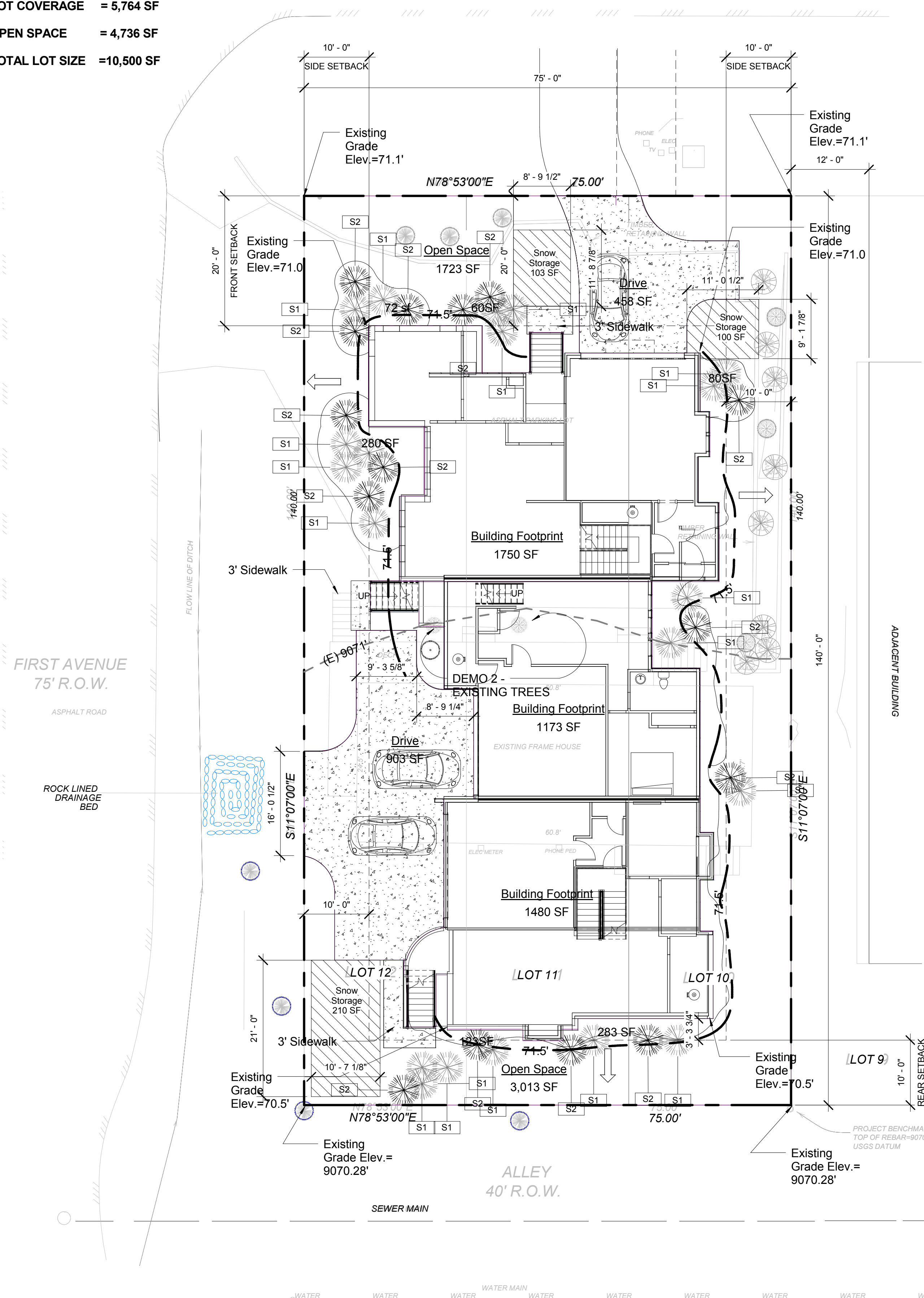
- FOUND REBAR & PLASTIC CAP (PLS 26292)
- FOUND #5 REBAR
- FOUND #4 REBAR
- SEWER MANHOLE
- WATER VALVE
- FIRE HYDRANT
- UTILITY PEDESTAL
- TRANSFORMER
- PINE TREE WITH TRUNK DIAMETER
- SPRUCE TREE WITH TRUNK DIAMETER
- ASPEN TREE WITH TRUNK DIAMETER



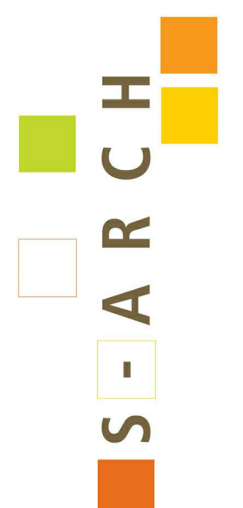
Vicinity Map

| Planting Schedule |           |                                   |                |             |          |       |
|-------------------|-----------|-----------------------------------|----------------|-------------|----------|-------|
| Mark              | Type Mark | Family and Type                   | Botanical Name | Common Name | Comments | Count |
| S1                | S1        | Shrub1: Potentilla                |                |             | New      | 20    |
| S2                | S2        | Shrub1: Squaw Current             |                |             | New      | 15    |
| T2                | T2        | Tree - Conifer2: Colo Blue Spruce |                |             | Existing | 7     |
| T3                | T3        | Tree - Deciduous1: Tree - Aspen   |                |             | Existing | 10    |
| Grand total: 52   |           |                                   |                |             |          |       |

- Pine Tree
- Aspen Tree



1 Site  
 3/32" = 1'-0"



970 Yuma street  
 Suite. 150  
 Denver, Colorado  
 80204  
 303-455-4117

**MATTOX 3 PLEX**  
 100 Granite Street  
 Frisco, Colorado

Copyright © 2017 Search. All rights reserved.  
 No part of these documents may be  
 reproduced in any form or by any means  
 without written permission from Search.

### ISSUE

| NO. | DESCRIPTION | DATE |
|-----|-------------|------|
|     |             |      |
|     |             |      |

DRAWING TITLE:  
**SITE PLAN**

DRAWING NO:

**A1.1**

SCALE: 3/32" = 1'-0"

DATE: 12/13/2017 6:50:56 AM

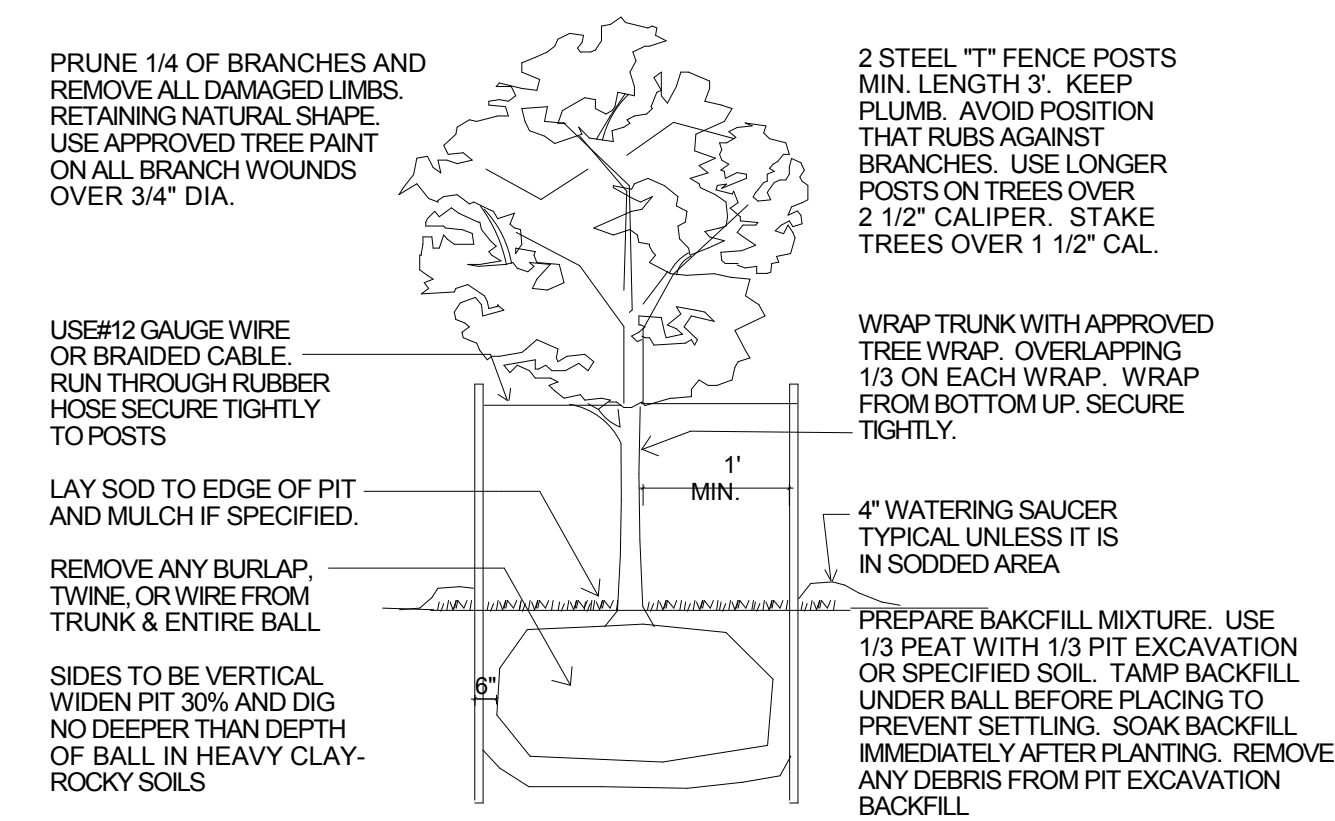
PROJECT NO: 2505-2017

|             |              |              |
|-------------|--------------|--------------|
| DES.<br>MAH | DRWN.<br>MAH | CHKD.<br>MAH |
|-------------|--------------|--------------|

### GENERAL NOTES

- Fences, walls, signs, and accessory structures are subject to separate reviews and permits.
- Angles not shown are either 90 degrees or a supplement of the angle indicated.
- Private roadways will be posted with "Fire Lane" signs if required by the Fire Department.
- This Plan is subject to a landscape plan as part of and approved in this document.
- Approval of this plan does not constitute or imply compliance with ADA requirements.
- This site shall be landscaped prior to issuance of a final certificate of occupancy during the growing season of April 1 to October 1, all other times this site shall be landscaped within 45 days of the start of the following growing season.
- 8 existing trees on site to be saved (see plan). All trees in R.O.W. to be saved and protected
- Owner to provide automatic sprinkler and/or trickle irrigation system for R.O.W. plantings

Provide temporary above ground irrigation system to all landscaped areas. System must be maintained until plantings are established.  
Provide drip irrigations to flower planters.



### LANDSCAPING REQUIREMENTS

No. Trees required = 21542 SF/1500 sf per tree = 14 Trees

No. Trees provided = 7 + 900SF Patio (7 Max) = 14 Trees

No. Shrubs required = 21,542/2500 = 9 Shrubs

1. Plant Sizes. Plant materials used to satisfy the requirements of this chapter must comply with the following minimum size requirements at the time of installation:

- Deciduous Trees:
  - Fifty percent (50%) three (3) inch minimum diameter measured twelve (12) inches above the ground. If only one tree is required, then it must be at least three (3) inches in diameter.
  - Fifty percent (50%) two (2) inch minimum diameter measured twelve (12) inches above the ground.
  - When there are an odd number of trees required, then the larger specimen is required.
  - Deciduous trees shall be planted in groups of three or more to achieve a clustered effect, or as a single specimen tree.
- Coniferous (evergreen) trees:
  - Twenty-five percent (25%) ten (10) foot minimum height. When only one tree is required, then it a minimum of ten (10) feet in height.
  - Twenty-five percent (25%) eight (8) foot minimum height.
  - Fifty percent (50%) six (6) foot minimum height.
  - When there are an odd number of trees required, then the largest specimen required by this required.
- Shrubs (deciduous and evergreen):
  - Five (5) gallon container, with minimum height or spread of two (2) feet.

3. Species Diversity. To prevent uniformity and insect or disease susceptibility, species diversity is required and extensive monocultures of trees are prohibited. The following minimum requirements shall apply to any development plan:

| Number of required trees on site | Maximum percentage of any one species (for both evergreen and deciduous requirements) |
|----------------------------------|---|
| 1-9                              | No diversity required   |
| 10-19                            | 45%   |
| 20-39                            | 33%   |
| 40 or more                       | 25%   |

Planter beds mulched with shredded wood 3" deep  
Sod areas to be amended with 3 yds per 1000 sf w. Bio-Comp by A-1 Organic  
3-6 ft steel posts on trees over 3"

#### GROUND COVER TYPE - AREA

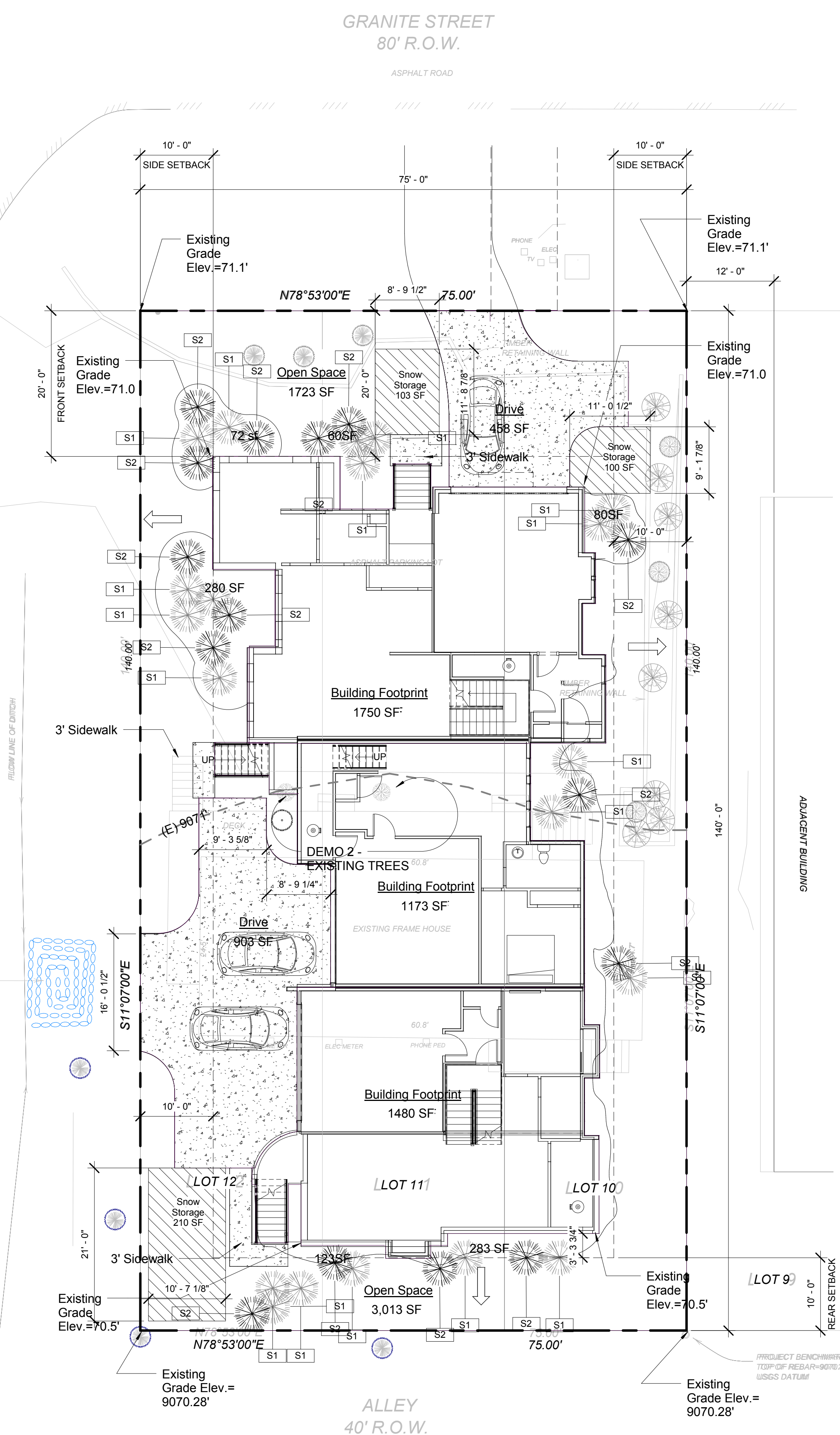
|              |  |
|--------------|--|
| REST OF AREA | Native High Country Grass Seed Mix per Town of Frisco Landscaping and Revegetation Requirements w/ wildflower mix consisting of Silver Buffaloberry, Lupine, Columbine, Blue Flax... |
| IN BED AREAS | Mulched  |
|              | 14 Ga. Ryerson steel edging "painted green"  |
|              | Plain Concrete   |
|              | Snow Storage Areas   |

2 GROUND COVER KEY  
1 1/2" = 1'-0"

FIRST AVENUE  
75' R.O.W.

ASPHALT ROAD

ROCK LINED DRAINAGE BED



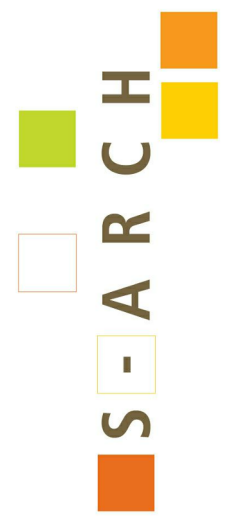
| Mark | Type Mark | Family and Type | Botanical Name | Common Name | Comments | Count |
|------|-----------|-----------------|----------------|-------------|----------|-------|
|------|-----------|-----------------|----------------|-------------|----------|-------|

|    |    |                                   |  |  |          |    |
|----|----|-----------------------------------|--|--|----------|----|
| S1 | S1 | Shrub1: Potentia                  |  |  | New      | 20 |
| S2 | S2 | Shrub1: Squaw Current             |  |  | New      | 15 |
| T2 | T2 | Tree - Conifer2: Colo Blue Spruce |  |  | Existing | 7  |
| T3 | T3 | Tree - Deciduous1: Tree - Aspen   |  |  | Existing | 10 |

Grand total: 52

1 LANDSCAPE PLAN  
1" = 10'-0"

Pine Tree  
Aspen Tree



970 Yuma street  
Suite. 150  
Denver, Colorado  
80204  
303-455-4117

**MATTOX 3 PLEX**  
100 Granite Street  
Frisco, Colorado

Copyright © 2017 SARCH All rights reserved.  
No Part of these documents may be reproduced in any form or by any means without written permission from SARCH

ISSUE

NO. DESCRIPTION DATE

DRAWING TITLE:  
**LANDSCAPE PLAN**

DRAWING NO:

**A1.2**

SCALE: As indicated

DATE: 12/13/2017 6:50:57 AM

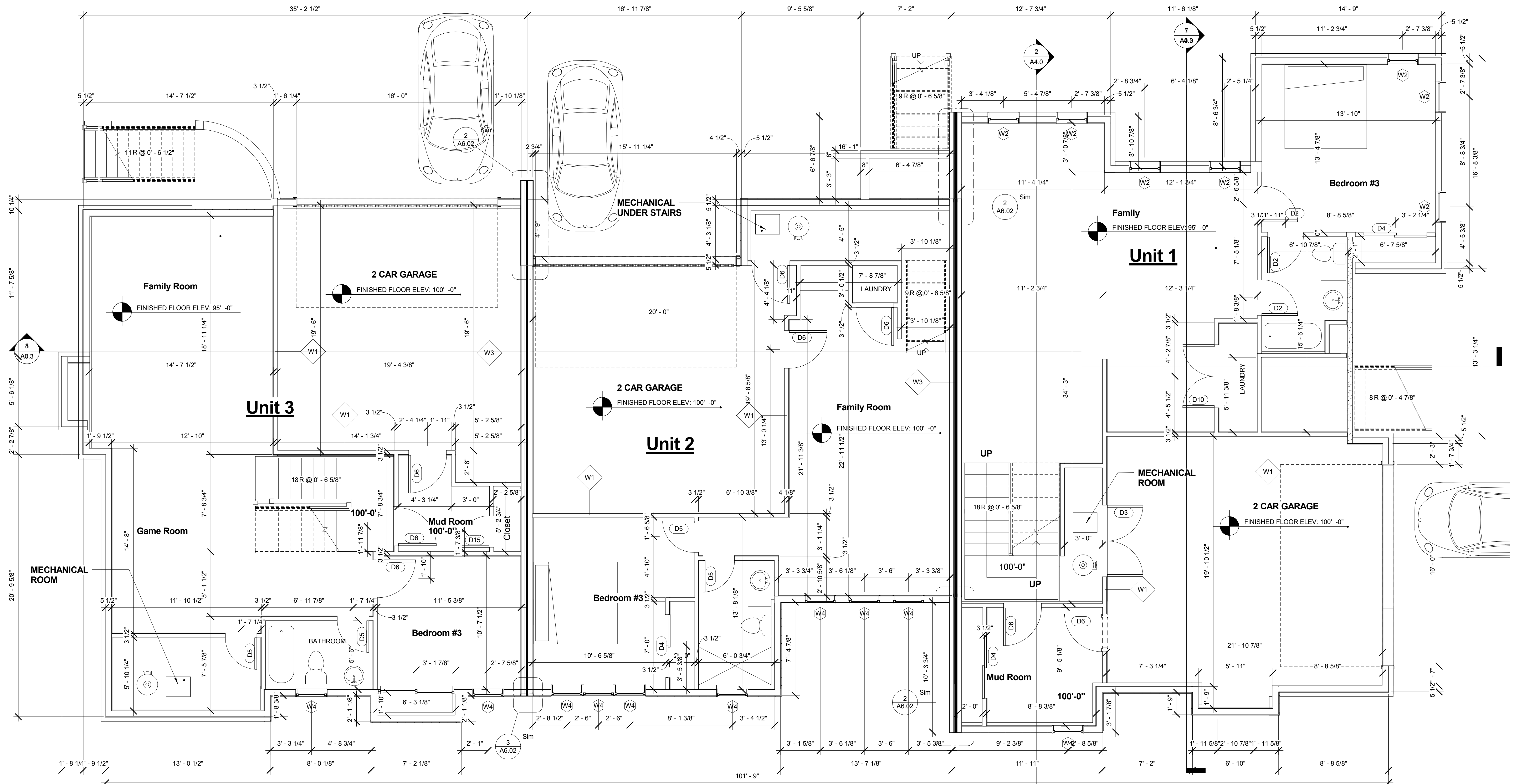
PROJECT NO: 2505-2017

DES. DRWN. CHKD.

Designer Author Checker

| Door Schedule |   |          |         |       |
|---------------|---|----------|---------|-------|
| Mark          | Family and Type                                   | Width    | Height  | Count |
| D1            | Single-Raised Panel with ONE Sidelight: 36" x 96" | 3' - 0"  | 8' - 0" | 1     |
| D2            | Single-Flush: 34" x 80"                           | 2' - 10" | 6' - 8" | 6     |
| D3            | Double-Flush: 68" x 80"                           | 5' - 8"  | 6' - 8" | 1     |
| D4            | Sliding-Closet: 60" x 80"                         | 5' - 0"  | 6' - 8" | 6     |
| D5            | Single-Flush: 30" x 80"                           | 2' - 6"  | 6' - 8" | 20    |
| D6            | Single-Flush: 36" x 80"                           | 3' - 0"  | 6' - 8" | 10    |
| D7            | Single-Glass 1: 30" x 80"                         | 2' - 6"  | 6' - 8" | 2     |
| D8            | Single-Flush: 24" x 80"                           | 2' - 0"  | 6' - 8" | 7     |
| D9            | Single-Glass 1: 36" x 96"                         | 3' - 0"  | 8' - 0" | 6     |
| D10           | Double-Flush: 60" x 80"                           | 5' - 0"  | 6' - 8" | 1     |
| D11           | Single-Glass 1: 36" x 80"                         | 3' - 0"  | 6' - 8" | 1     |
| D12           | Single-Flush: 36" x 96"                           | 3' - 0"  | 8' - 0" | 1     |
| D13           | Single-Raised Panel with Sidelights: 36" x 96"    | 3' - 0"  | 8' - 0" | 1     |
| D14           | Sliding-2 panel: 72" x 78"                        | 6' - 0"  | 6' - 6" | 2     |
| D15           | Single-Glass 2: 30" x 80"                         | 2' - 6"  | 6' - 8" | 1     |
| D16           | Single-Glass 1: 30" x 80"                         | 2' - 6"  | 6' - 8" | 1     |

| Window Schedule |                    |         |         |       |
|-----------------|--------------------|---------|---------|-------|
| Type Mark       | Family             | Width   | Height  | Count |
| W1              | Casement with Trim | 2' - 0" | 2' - 0" | 1     |
| W2              | Casement with Trim | 2' - 6" | 3' - 0" | 10    |
| W3              | Casement with Trim | 2' - 6" | 4' - 0" | 13    |
| W4              | Casement with Trim | 2' - 6" | 5' - 0" | 25    |
| W5              | Casement with Trim | 2' - 6" | 6' - 0" | 10    |
| W6              | Casement with Trim | 3' - 0" | 3' - 0" | 3     |
| W8              | Casement with Trim | 3' - 0" | 5' - 0" | 3     |
| W9              | Casement with Trim | 3' - 0" | 6' - 0" | 9     |
| W10             | Casement with Trim | 3' - 0" | 2' - 6" | 2     |
| W11             | Casement with Trim | 2' - 6" | 2' - 6" | 2     |

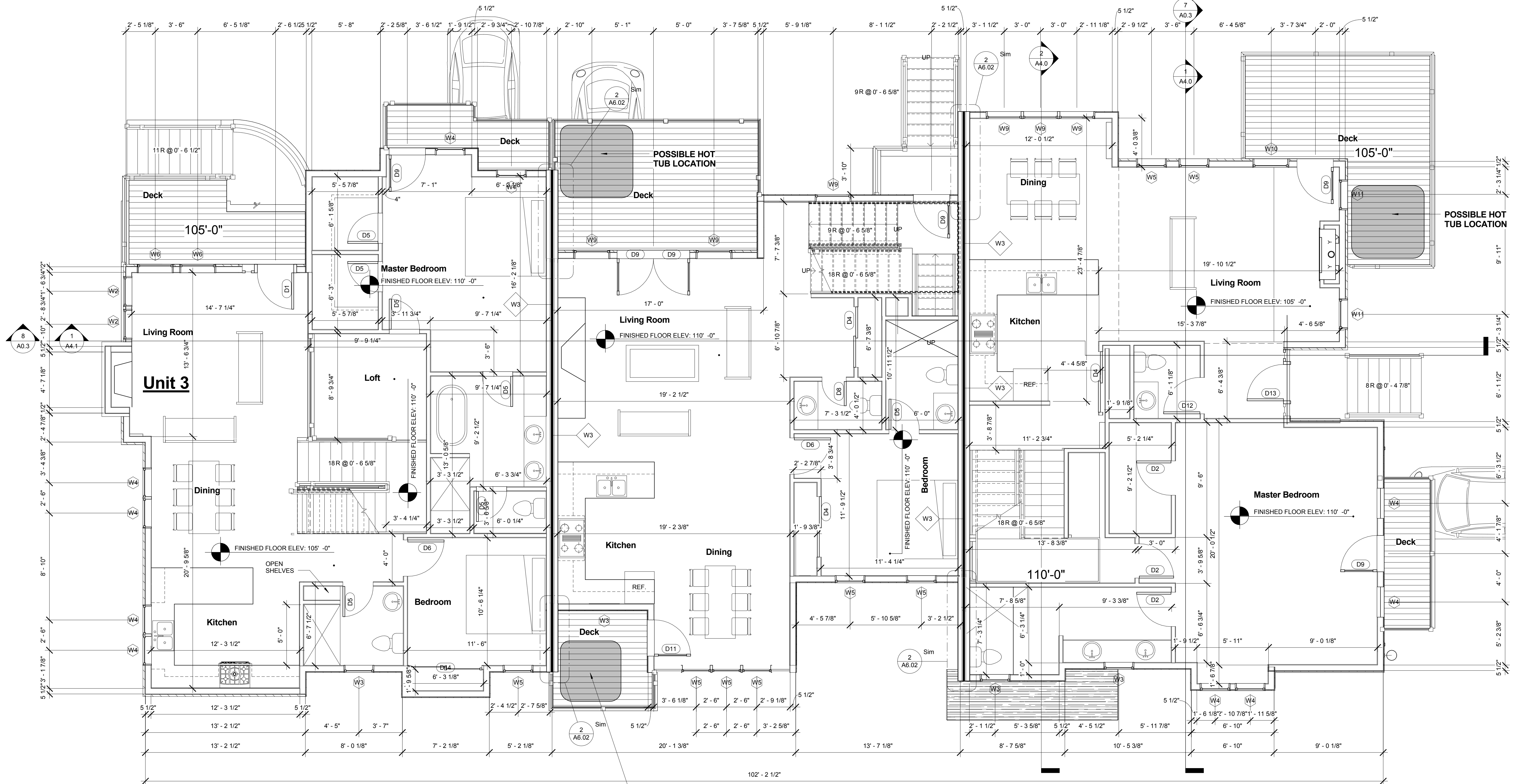


① LEVEL 0 - GARDEN LEVEL  
1/4" = 1'-0"



| Door Schedule |   |          |         |       |
|---------------|---|----------|---------|-------|
| Mark          | Family and Type                                   | Width    | Height  | Count |
| D1            | Single-Raised Panel with ONE Sidelight: 36" x 96" | 3' - 0"  | 8' - 0" | 1     |
| D2            | Single-Flush: 34" x 80"                           | 2' - 10" | 6' - 8" | 6     |
| D3            | Double-Flush: 68" x 80"                           | 5' - 8"  | 6' - 8" | 1     |
| D4            | Sliding-Closet: 60" x 80"                         | 5' - 0"  | 6' - 8" | 6     |
| D5            | Single-Flush: 30" x 80"                           | 2' - 6"  | 6' - 8" | 20    |
| D6            | Single-Flush: 36" x 80"                           | 3' - 0"  | 6' - 8" | 10    |
| D7            | Single-Glass 1: 30" x 80"                         | 2' - 6"  | 6' - 8" | 2     |
| D8            | Single-Flush: 24" x 80"                           | 2' - 0"  | 6' - 8" | 7     |
| D9            | Single-Glass 1: 36" x 96"                         | 3' - 0"  | 8' - 0" | 6     |
| D10           | Double-Flush: 60" x 80"                           | 5' - 0"  | 6' - 8" | 1     |
| D11           | Single-Glass 1: 36" x 80"                         | 3' - 0"  | 6' - 8" | 1     |
| D12           | Single-Flush: 36" x 96"                           | 3' - 0"  | 8' - 0" | 1     |
| D13           | Single-Raised Panel with Sidelights: 36" x 96"    | 3' - 0"  | 8' - 0" | 1     |
| D14           | Sliding-2 panel: 72" x 78"                        | 6' - 0"  | 6' - 6" | 2     |
| D15           | Single-Glass 2: 30" x 80"                         | 2' - 6"  | 6' - 8" | 1     |
| D16           | Single-Glass 1: 30" x 80"                         | 2' - 6"  | 6' - 8" | 1     |

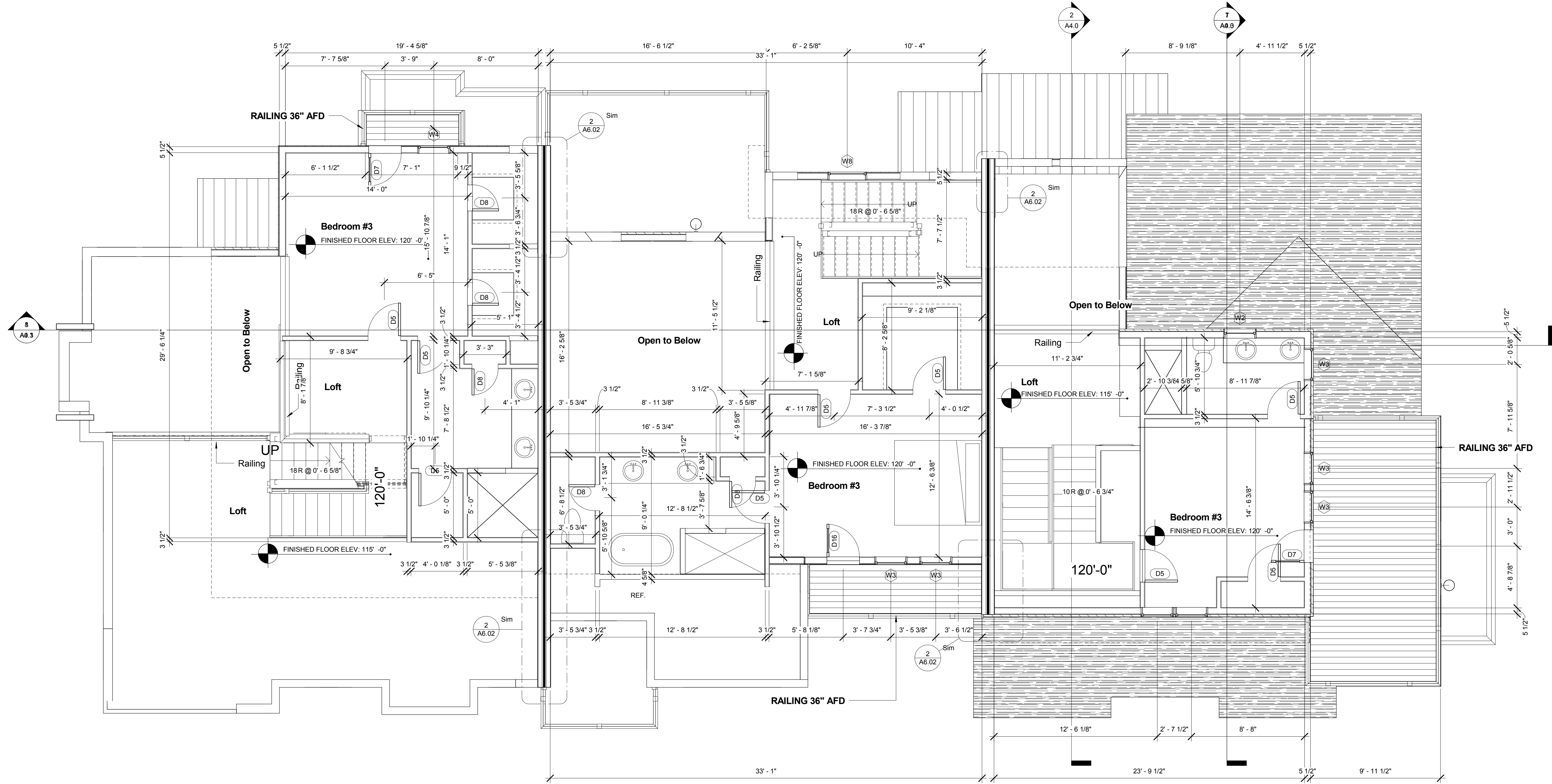
| Window Schedule |                    |         |         |       |
|-----------------|--------------------|---------|---------|-------|
| Type Mark       | Family             | Width   | Height  | Count |
| W1              | Casement with Trim | 2' - 0" | 2' - 0" | 1     |
| W2              | Casement with Trim | 2' - 6" | 3' - 0" | 10    |
| W3              | Casement with Trim | 2' - 6" | 4' - 0" | 13    |
| W4              | Casement with Trim | 2' - 6" | 5' - 0" | 25    |
| W5              | Casement with Trim | 2' - 6" | 6' - 0" | 10    |
| W6              | Casement with Trim | 3' - 0" | 3' - 0" | 3     |
| W8              | Casement with Trim | 3' - 0" | 5' - 0" | 3     |
| W9              | Casement with Trim | 3' - 0" | 6' - 0" | 9     |
| W10             | Casement with Trim | 3' - 0" | 2' - 6" | 2     |
| W11             | Casement with Trim | 2' - 6" | 2' - 6" | 2     |



① LEVEL 1 - MAIN LEVEL  
1/4" = 1'-0"

| Door Schedule |   |          |         |       |
|---------------|---|----------|---------|-------|
| Mark          | Family and Type                                   | Width    | Height  | Count |
| D1            | Single-Raised Panel with ONE Sidelight: 36" x 96" | 3' - 0"  | 8' - 0" | 1     |
| D2            | Single-Flush: 34" x 80"                           | 2' - 10" | 6' - 8" | 6     |
| D3            | Double-Flush: 68" x 80"                           | 5' - 8"  | 6' - 8" | 1     |
| D4            | Sliding-Closet: 60" x 80"                         | 5' - 0"  | 6' - 8" | 6     |
| D5            | Single-Flush: 30" x 80"                           | 2' - 6"  | 6' - 8" | 20    |
| D6            | Single-Flush: 36" x 80"                           | 3' - 0"  | 6' - 8" | 10    |
| D7            | Single-Glass 1: 30" x 80"                         | 2' - 6"  | 6' - 8" | 2     |
| D8            | Single-Flush: 24" x 80"                           | 2' - 0"  | 6' - 8" | 7     |
| D9            | Single-Glass 1: 36" x 96"                         | 3' - 0"  | 8' - 0" | 6     |
| D10           | Double-Flush: 60" x 80"                           | 5' - 0"  | 6' - 8" | 1     |
| D11           | Single-Glass 1: 36" x 80"                         | 3' - 0"  | 6' - 8" | 1     |
| D12           | Single-Flush: 36" x 96"                           | 3' - 0"  | 8' - 0" | 1     |
| D13           | Single-Raised Panel with Sidelights: 36" x 96"    | 3' - 0"  | 8' - 0" | 1     |
| D14           | Sliding-2 panel: 72" x 78"                        | 6' - 0"  | 6' - 6" | 2     |
| D15           | Single-Glass 2: 30" x 80"                         | 2' - 6"  | 6' - 8" | 1     |
| D16           | Single-Glass 1: 30" x 80"                         | 2' - 6"  | 6' - 8" | 1     |

| Window Schedule |                    |         |         |       |
|-----------------|--------------------|---------|---------|-------|
| Type Mark       | Family             | Width   | Height  | Count |
| W1              | Casement with Trim | 2' - 0" | 2' - 0" | 1     |
| W2              | Casement with Trim | 2' - 6" | 3' - 0" | 10    |
| W3              | Casement with Trim | 2' - 6" | 4' - 0" | 13    |
| W4              | Casement with Trim | 2' - 6" | 5' - 0" | 25    |
| W5              | Casement with Trim | 2' - 6" | 6' - 0" | 10    |
| W6              | Casement with Trim | 3' - 0" | 3' - 0" | 3     |
| W8              | Casement with Trim | 3' - 0" | 5' - 0" | 3     |
| W9              | Casement with Trim | 3' - 0" | 6' - 0" | 9     |
| W10             | Casement with Trim | 3' - 0" | 2' - 6" | 2     |
| W11             | Casement with Trim | 2' - 6" | 2' - 6" | 2     |



① LEVEL 2 - SECOND LEVEL  
1/4" = 1'-0"





**MATTOX 3 PLEX**  
100 Granite Street  
Frisco, Colorado

Copyright © 2017 Sarch All rights reserved.  
No part of these documents may be  
reproduced in any form or by any means  
without written permission from Sarch

ISSUE

NO. DESCRIPTION DATE

DRAWING TITLE:  
**EXTERIOR  
ELEVATIONS**

DRAWING NO:

**A3.2**

SCALE: As indicated

DATE: 12/13/2017 6:51:10 AM

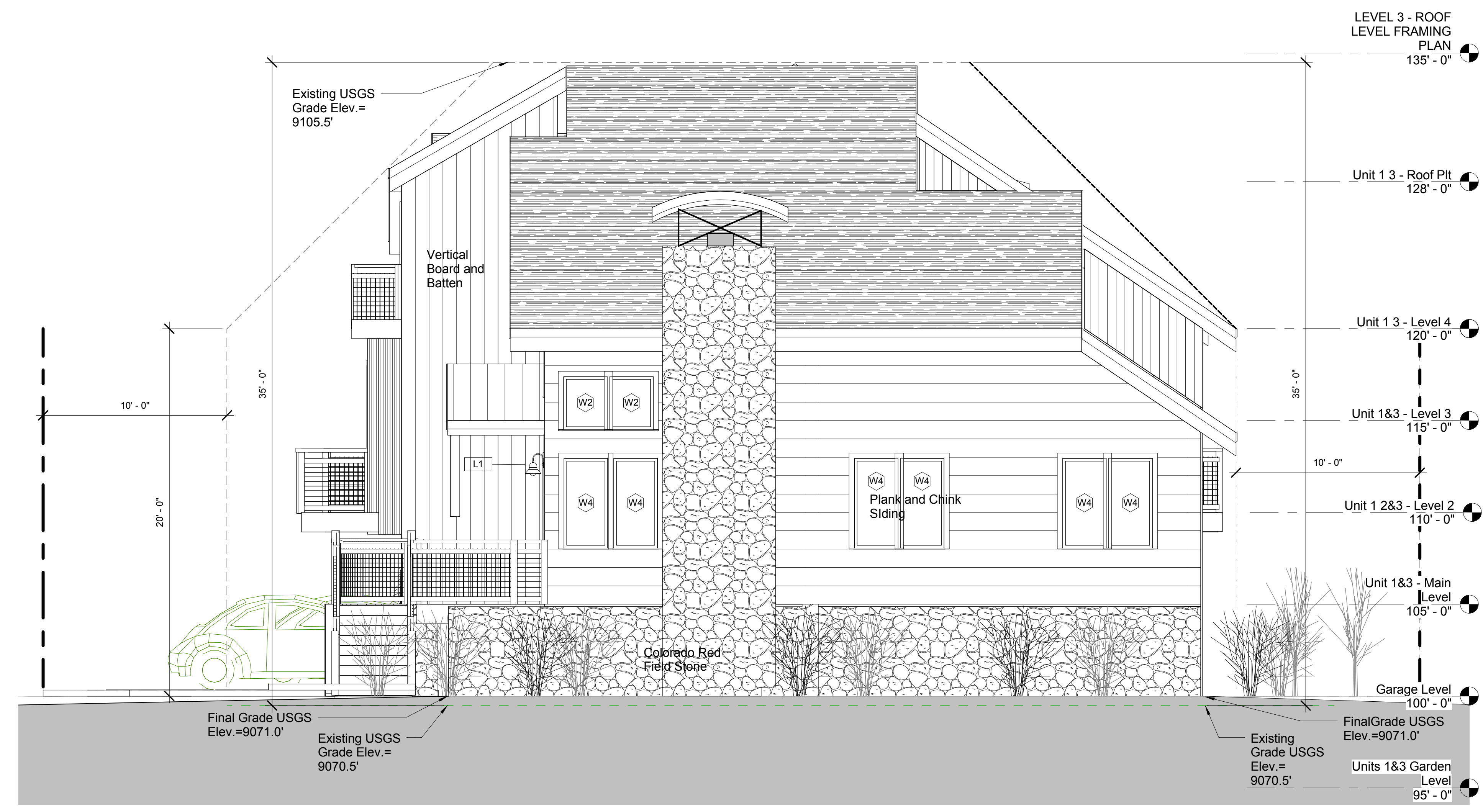
PROJECT NO: 2505-2017

DES. DRWN. CHK'D.

MAH MAH MAH

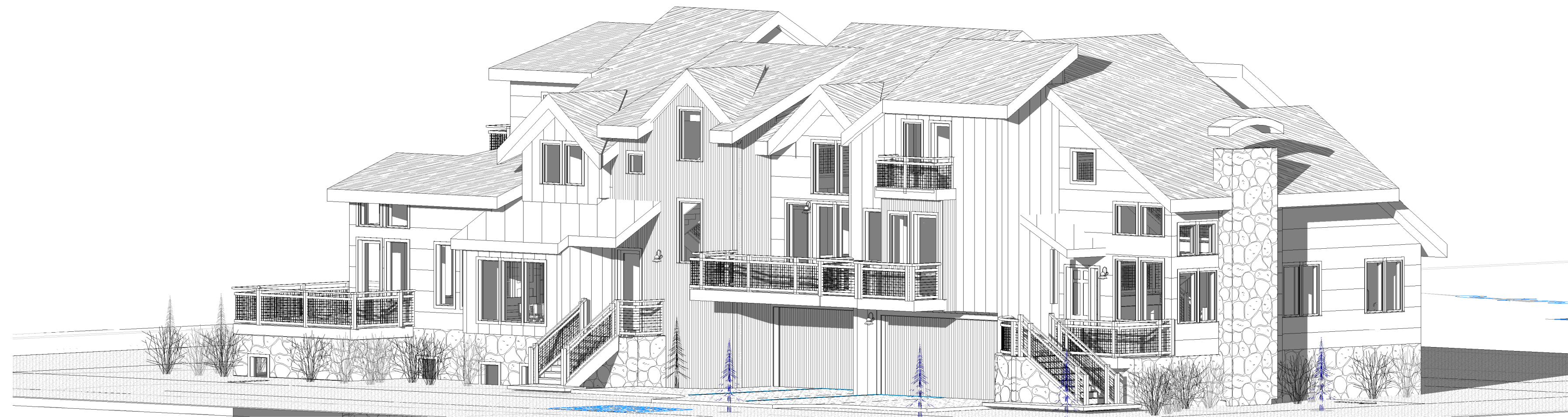


② East - Side Elevation  
3/16" = 1'-0"



① South - Rear Elevation  
1/4" = 1'-0"

**MATTOX 3 PLEX**  
100 Granite Street  
Frisco, Colorado



③ Copy (3) of (3D)



② Copy of (3D)



① 1st Street Scape  
3/16" = 1'-0"

Copyright © 2017 S Arch All rights reserved.  
No part of these documents may be  
reproduced in any form or by any means  
without written permission from S Arch

ISSUE

| NO. | DESCRIPTION | DATE |
|-----|-------------|------|
|     |             |      |
|     |             |      |
|     |             |      |
|     |             |      |

NO. DESCRIPTION DATE

DRAWING TITLE:  
**PERSPECTIVES**

DRAWING NO:

**A3.3**

SCALE: 3/16" = 1'-0"

DATE: 12/13/2017 6:51:17 AM

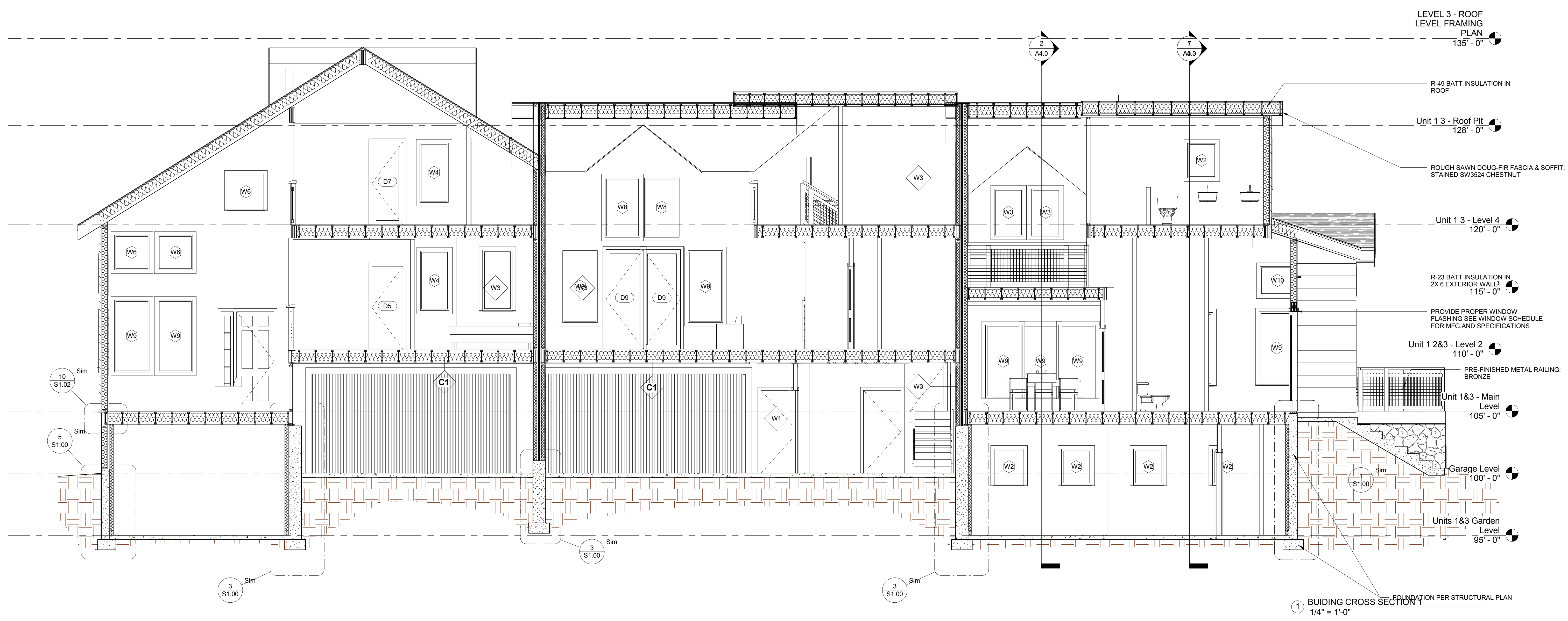
PROJECT NO: 2505-2017

DES. DRWN. CHK'D.

MAH MAH MAH



**MATTOX 3 PLEX**  
100 Granite Street  
Frisco, Colorado



Copyright © 2017 Sarch All rights reserved.  
No part of these documents may be reproduced in any form or by any means without written permission from Sarch

ISSUE

| NO. | DESCRIPTION | DATE |
|-----|-------------|------|
|     |             |      |
|     |             |      |
|     |             |      |
|     |             |      |
|     |             |      |
|     |             |      |
|     |             |      |
|     |             |      |
|     |             |      |

NO. DESCRIPTION DATE

DRAWING TITLE:  
**BUILDING SECTIONS**

DRAWING NO:

**A4.1**

SCALE: 1/4" = 1'-0"

DATE: 12/13/2017 6:51:20 AM

PROJECT NO: 2505-2017

|             |              |              |
|-------------|--------------|--------------|
| DES.<br>MAH | DRWN.<br>MAH | CHKD.<br>MAH |
|-------------|--------------|--------------|





RE-CLAIMED BARN WOOD  
VERTICAL SHIP LAP



EXTERIOR WINDOW  
COLOR



ASPHALT SHINGLE ROOFING  
WEATHERED WOOD



WOOD FASCIA / SOFFIT  
COLOR

WOOD SIDING HORIZONTAL  
SHIP LAP W/ NO CHINK  
(BROWN COLOR ABOVE)

METAL RAILING COLOR



MATTE BLACK



1 MATERIAL BOARD PERSPECTIVE



CORE-10 METAL SIDING



TYPICAL STONE DETAILING

**EXTERIOR LIGHT FIXTURES (DARK  
SKY TYPE)**



HINKLEY PERRY 19 3/4" HIGH  
DARK SKY WALL LIGHT # 10T79



970 Yuma street  
Suite. 150  
Denver, Colorado  
80204  
303-455-4117

**MATTOX 3 PLEX**  
100 Granite Street  
Frisco, Colorado

Copyright © 2017 S-arch All rights reserved.  
No part of these documents may be  
reproduced in any form or by any means  
without written permission from S-arch

ISSUE

| NO. | DESCRIPTION | DATE |
|-----|-------------|------|
|     |             |      |
|     |             |      |
|     |             |      |
|     |             |      |
|     |             |      |
|     |             |      |
|     |             |      |
|     |             |      |
|     |             |      |
|     |             |      |

NO. DESCRIPTION DATE

DRAWING TITLE:  
**EXTERIOR  
FINISH  
MATERIAL**

DRAWING NO:

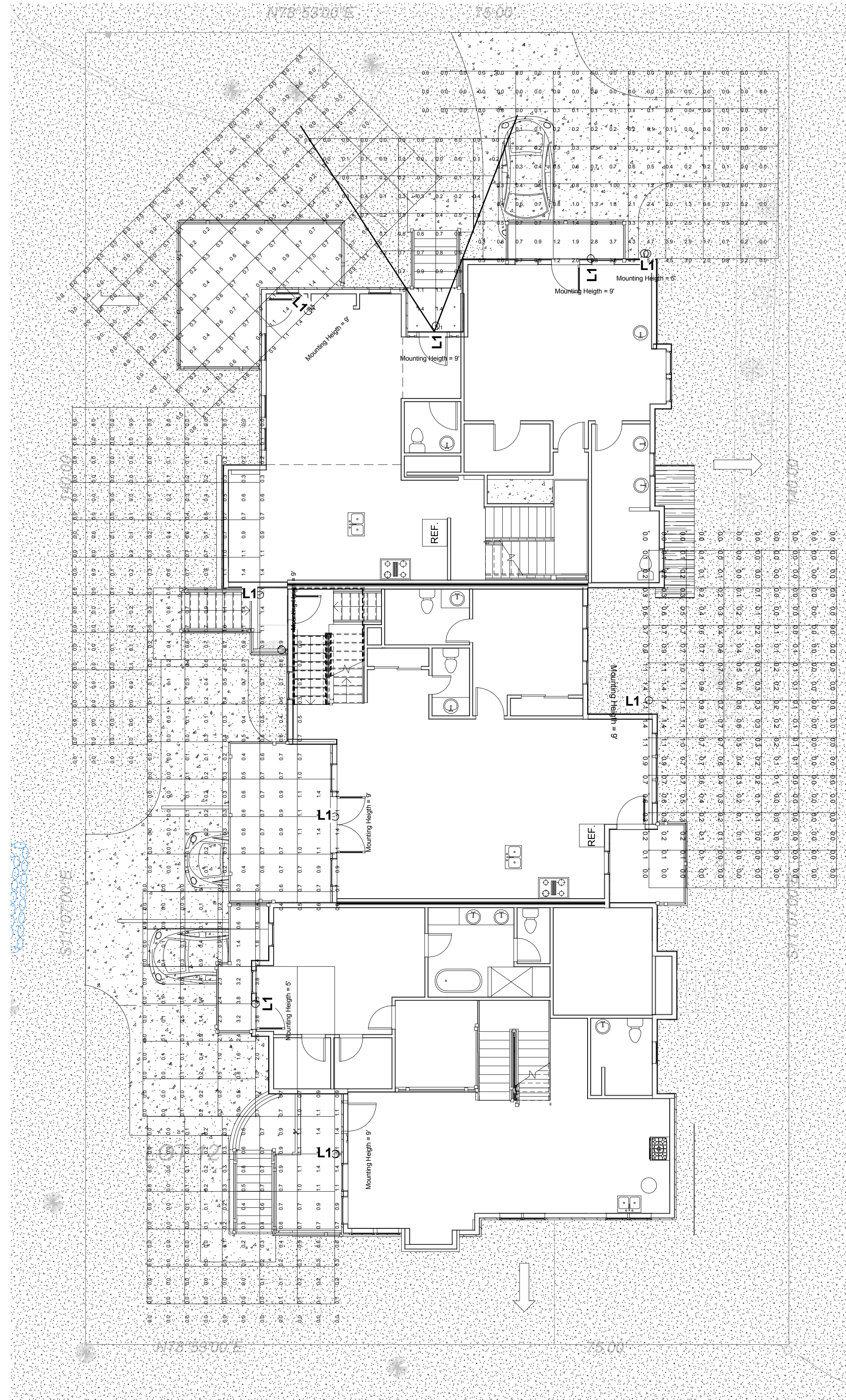
**A5.0**

SCALE:

DATE: 12/13/2017 6:51:24 AM

PROJECT NO: 2505-2017

| DES. | DRWN. | CHK'D. |
|------|-------|--------|
| MAH  | MAH   | MAH    |



1 Lighting Site Plan  
1/8" = 1'-0"

| Symbol | Label | Qty | Catalog Number   | Description         | Lamp                           | File               | Lumens | LLF  | Watts |
|--------|-------|-----|------------------|---------------------|--------------------------------|--------------------|--------|------|-------|
| ○      | L1    | 24  | SBH16/40/WM14/48 | WITH WHITE INTERIOR | ONE 100 WATT INCANDESCENT LAMP | L116-WM15-100MHIES | 1750   | 1.00 | 100   |

**NOTES**

- 1. Grid is 5' x 5'  
Calculation Grid is 2.5' x 2.5'

**LIGHTING NOTES**

- All light fixtures are provided with Progressive Lighting NightSaver Lamp Shields to provide full IESNA cut-off characteristics.
- All light fixtures to be Oiled Copper Finish.



| Model # | Color                                      | Mounting Source  | Light Source |   |  | Globe       | Accessories |
|---------|--|--|--------------|---|--|-------------|-------------|
|         |  |  | Inc          | CF  | HID (MH & HPS)   |             |             |
| SBH10   | 41, 42, 43                                 | Page 39-41 for arm extension                           | 100W         | 26 or 32W"  | 35W"   | See page 50 | See page 49 |
| SBH14   | 44, 45, 46                                 | Page 42-44 for post mts. & poles                       | 50W          | 26, 32 or 42W                                     | 35, 50 or 70W"   |             |             |
| SBH16   | 48, 49, 50                                 | Page 48 for stems, cords & canopies                    | 100W         | 26, 32 or 42W                                     | 35, 50, 70 or 100W"  | See page 50 | See page 49 |
| SBH20   | 51, 52, 53, 54, 55, 58, 59, 60, 61, 62, 63 | Page 48 for cable & chain<br>Page 48 for mounting hubs | 300W         | 26, 32 or 42W<br>*See page 47 for remote ballasts | 35, 50, 70, 100, 150 or 175W"<br>*See page 45-46 for remote ballasts |             |             |

Recommend compact fluorescent - but no photometric data available. Use 100W (or less) equivalent.

Copyright © 2017 Search. All rights reserved.  
No part of these documents may be reproduced in any form or by any means without written permission from Search.

**ISSUE**

| NO. | DESCRIPTION | DATE |
|-----|-------------|------|
|     |             |      |
|     |             |      |
|     |             |      |
|     |             |      |
|     |             |      |
|     |             |      |
|     |             |      |
|     |             |      |
|     |             |      |
|     |             |      |

NO. DESCRIPTION DATE

DRAWING TITLE:  
**LIGHTING  
PHOTOMETRICS  
PLAN**

DRAWING NO:

**A5.1**

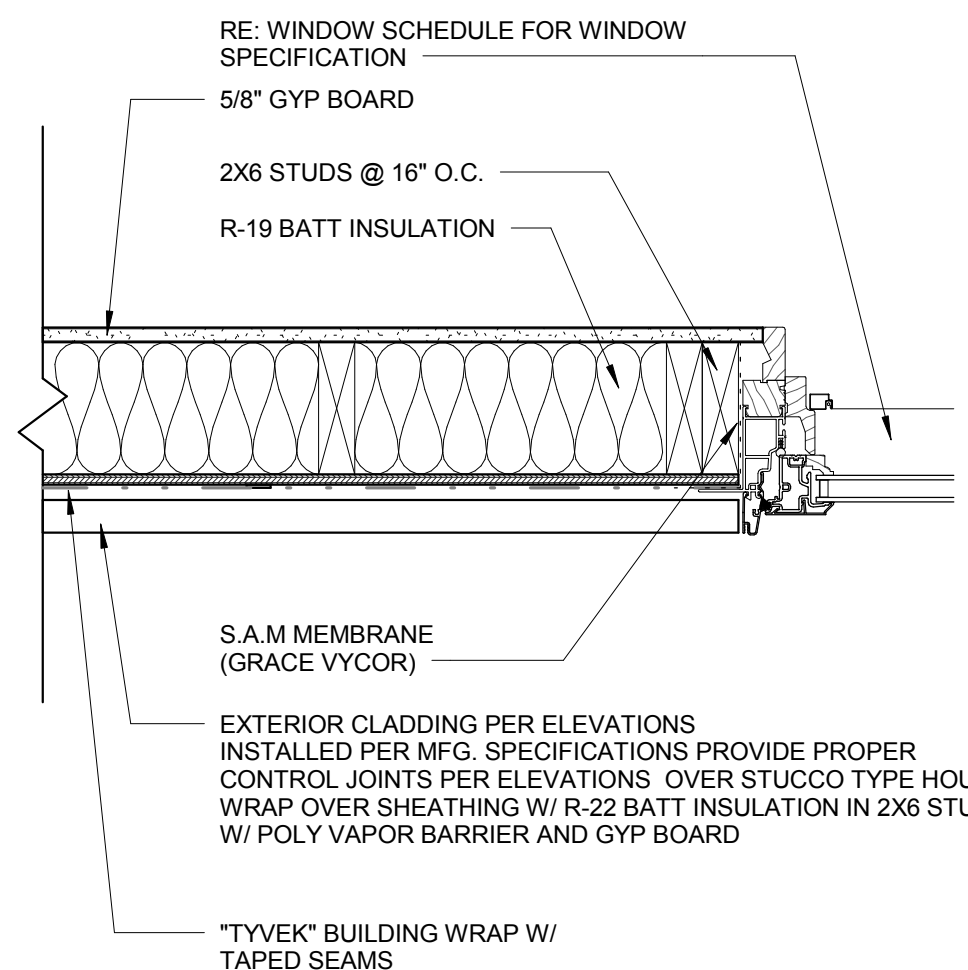
SCALE: 1/8" = 1'-0"

DATE: 12/13/2017 6:51:28 AM

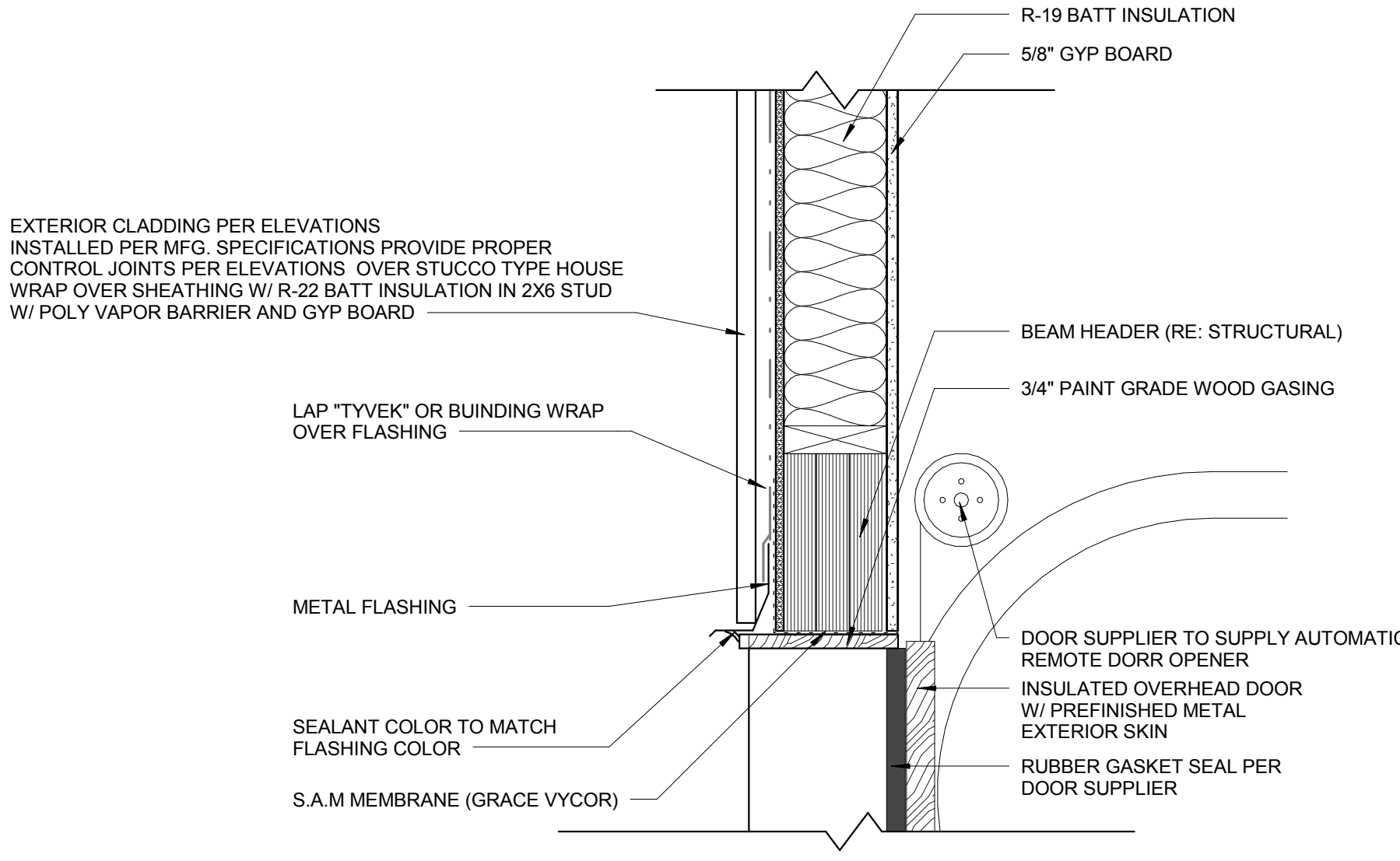
PROJECT NO: 2505-2017

| DES. | DRWN. | CHK'D. |
|------|-------|--------|
| MAH  | MAH   | MAH    |

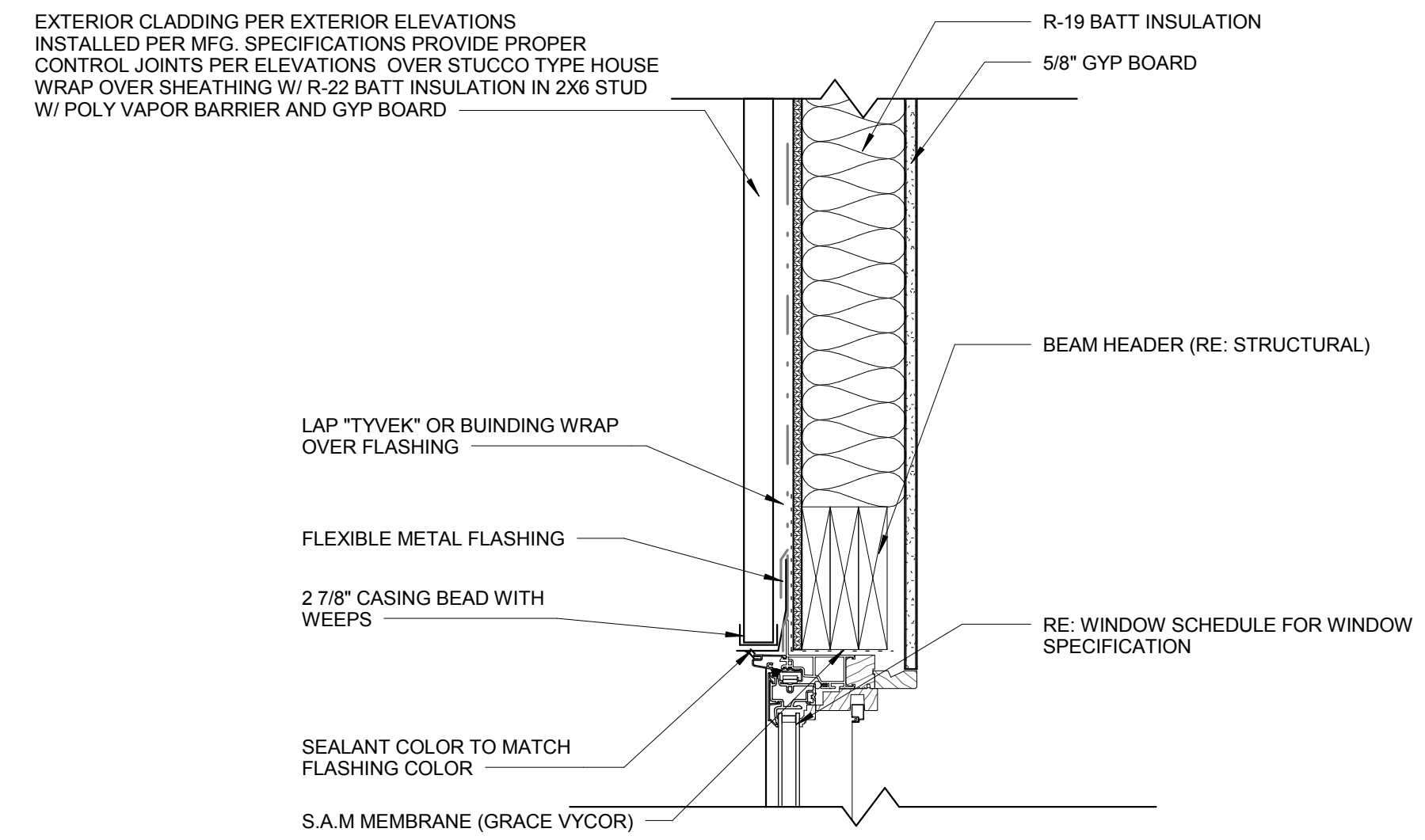
⑥ VENEER @ WINDOW JAMB  
1 1/2" = 1'-0"



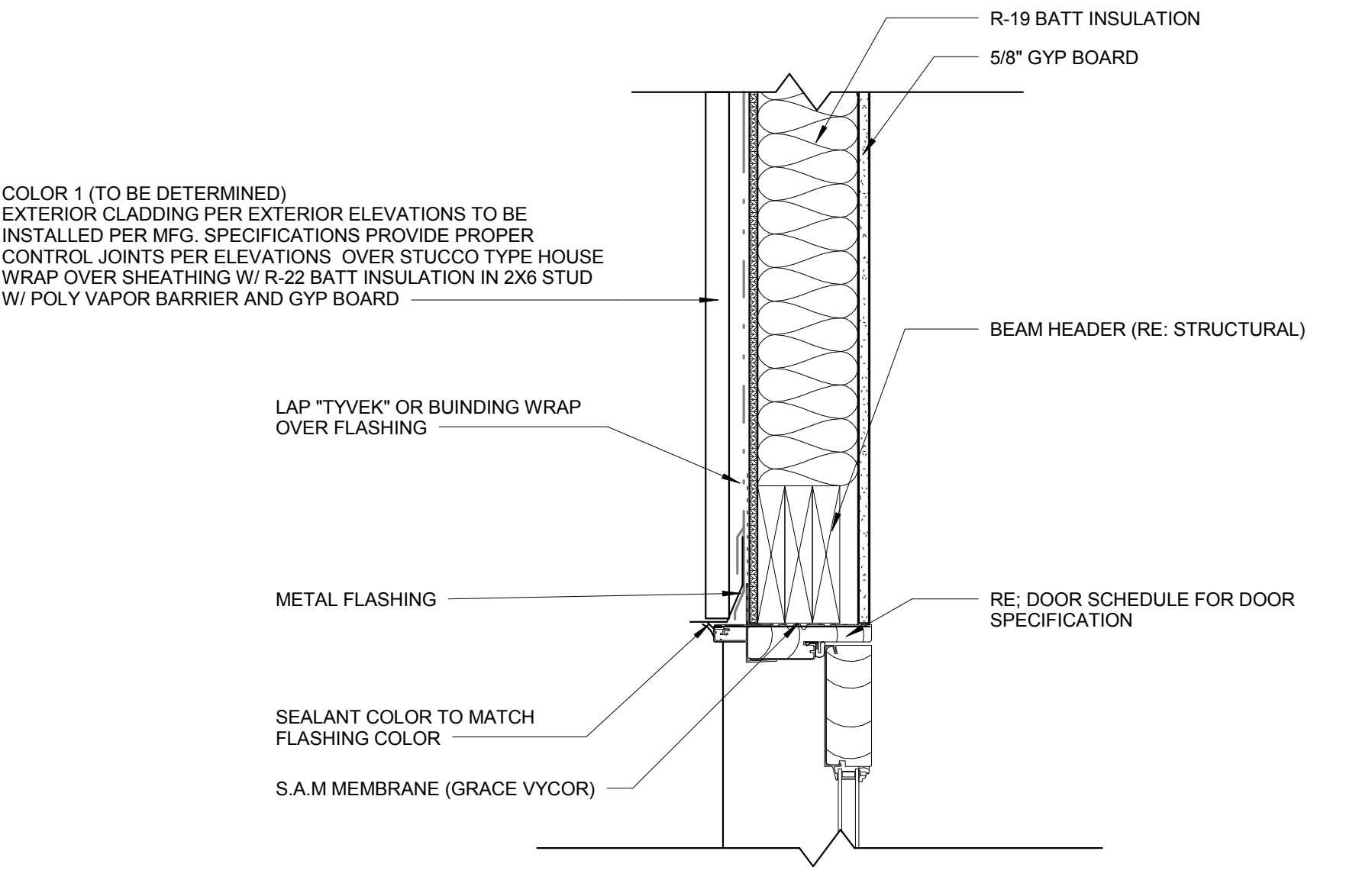
③ GARAGE DOOR HEADER  
1 1/2" = 1'-0"



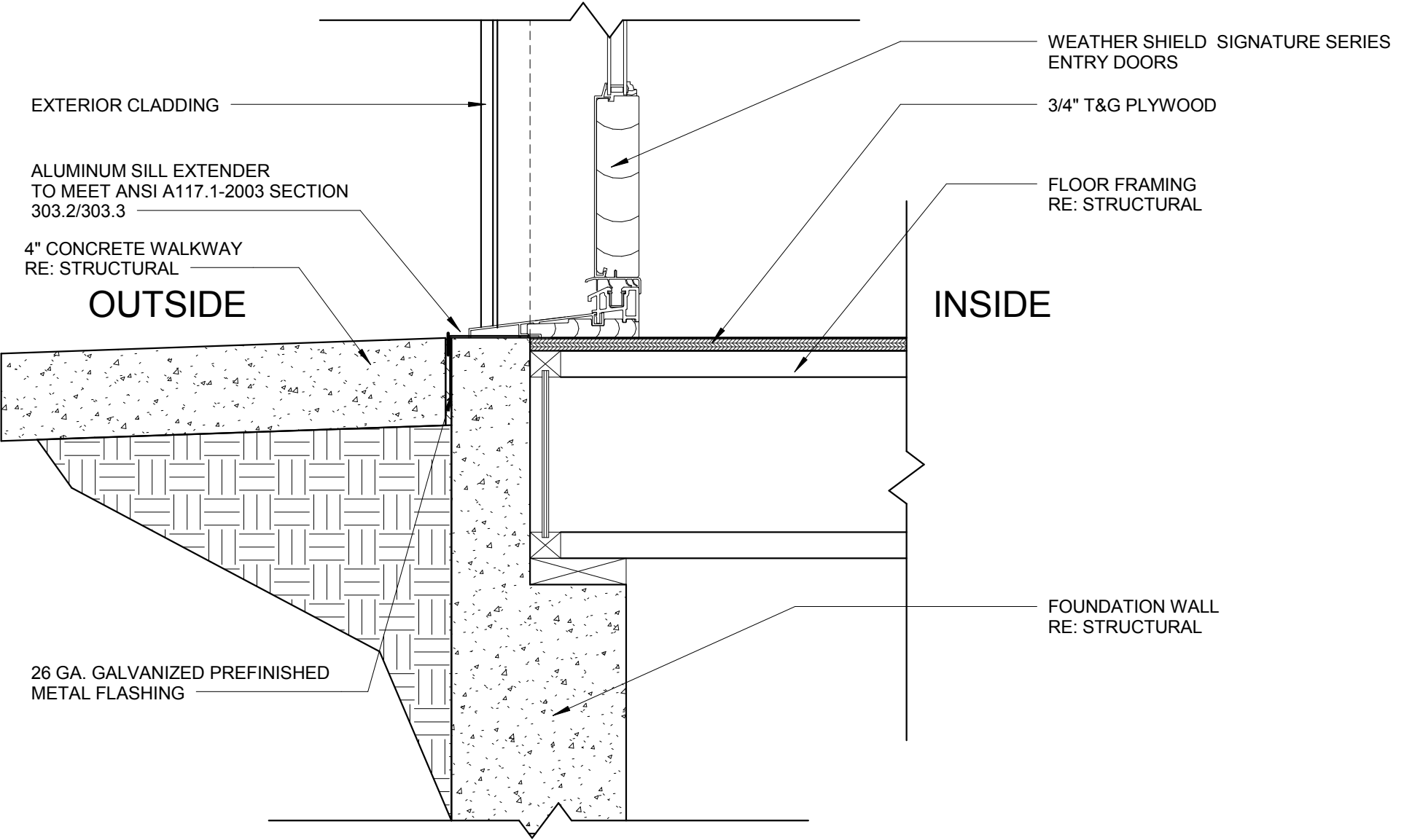
⑤ STUCCO VENEER SYSTEM @ WINDOW  
HEADER  
1 1/2" = 1'-0"

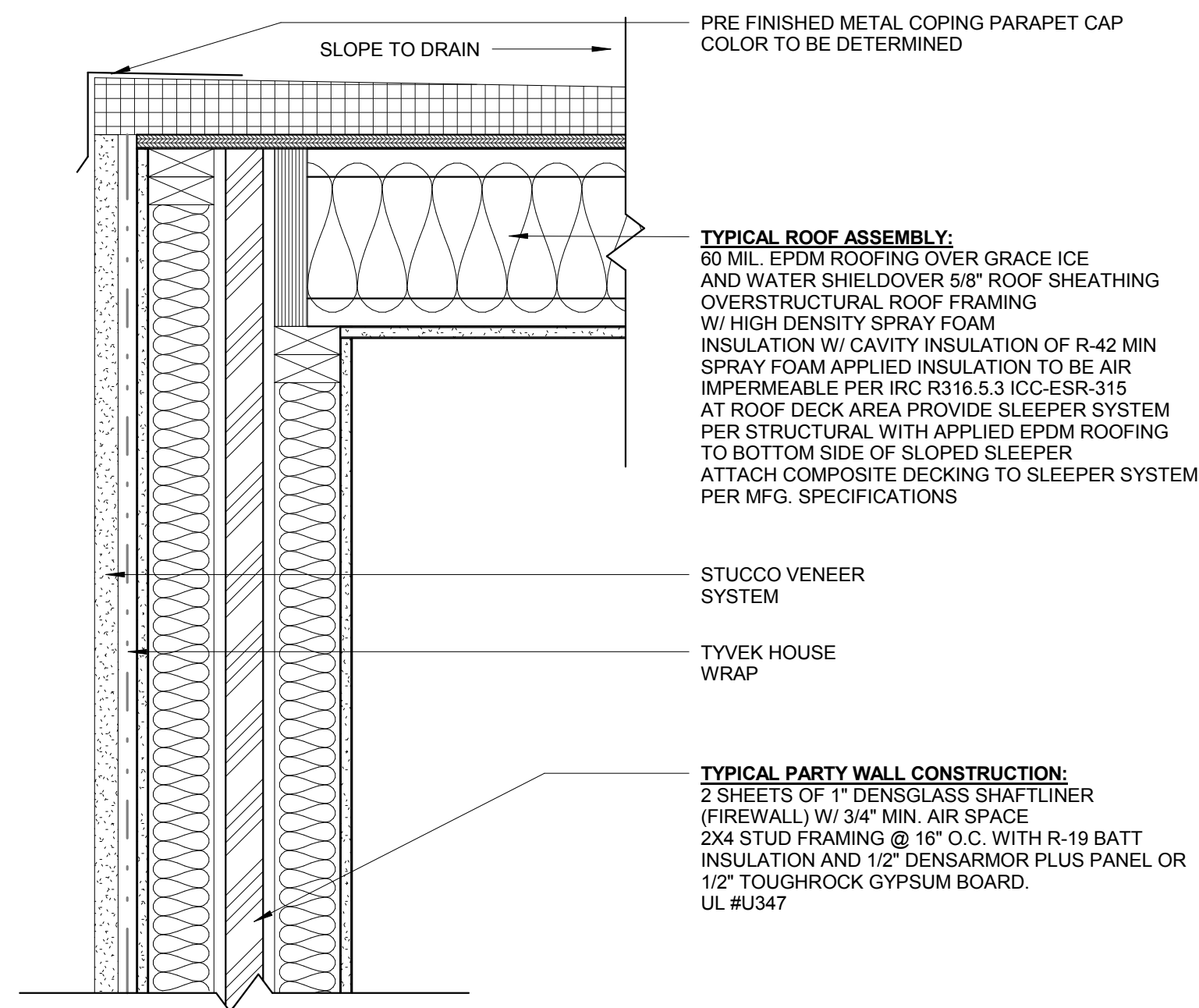


② ENTRY DOOR HEADER  
1 1/2" = 1'-0"

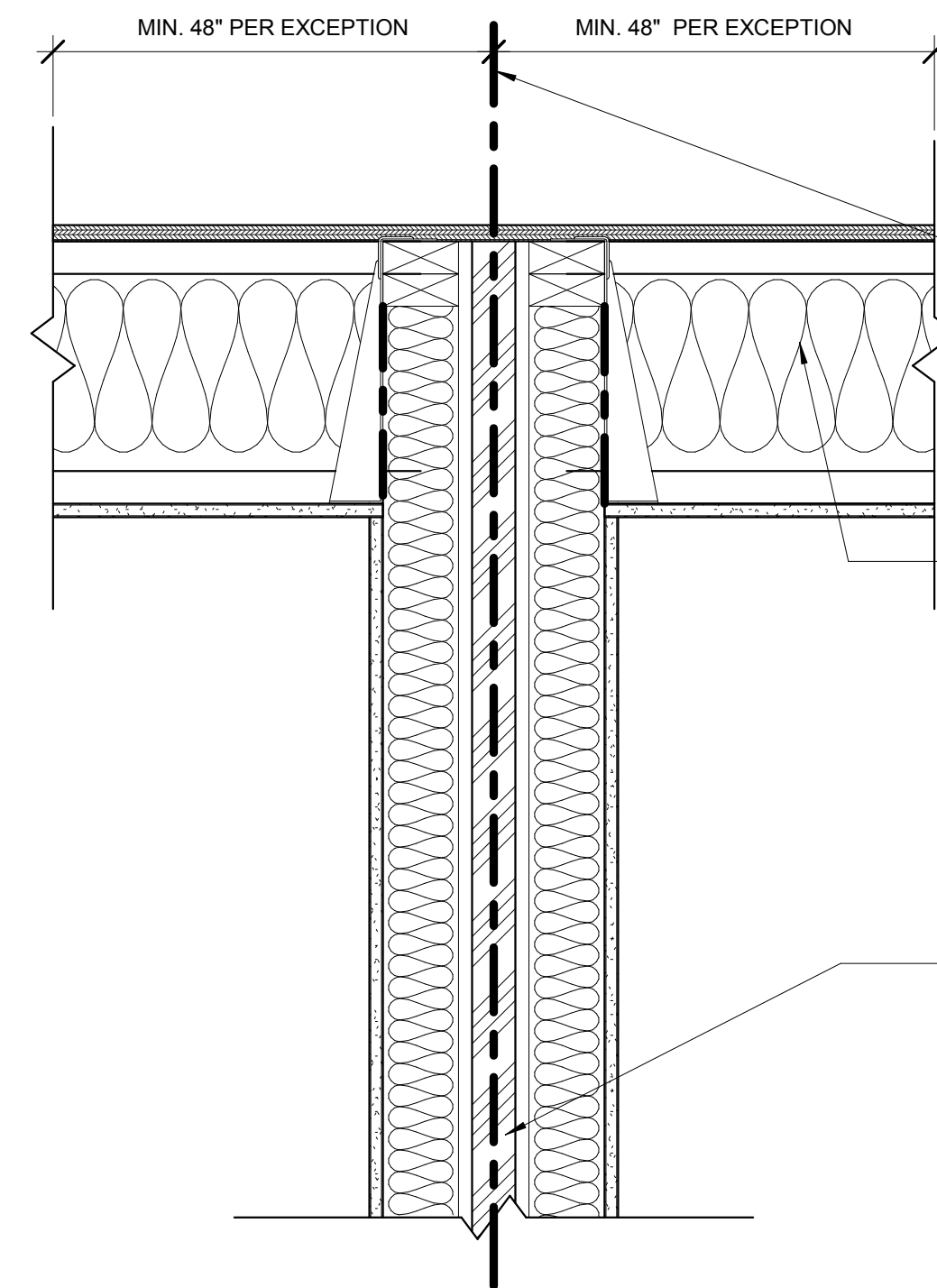


① ENTRY DOOR SILL  
1 1/2" = 1'-0"





6 PARTY WALL @ PENTHOUSE ROOF  
1 1/2" = 1'-0"



2 PARTY WALL @ ROOF  
1 1/2" = 1'-0"

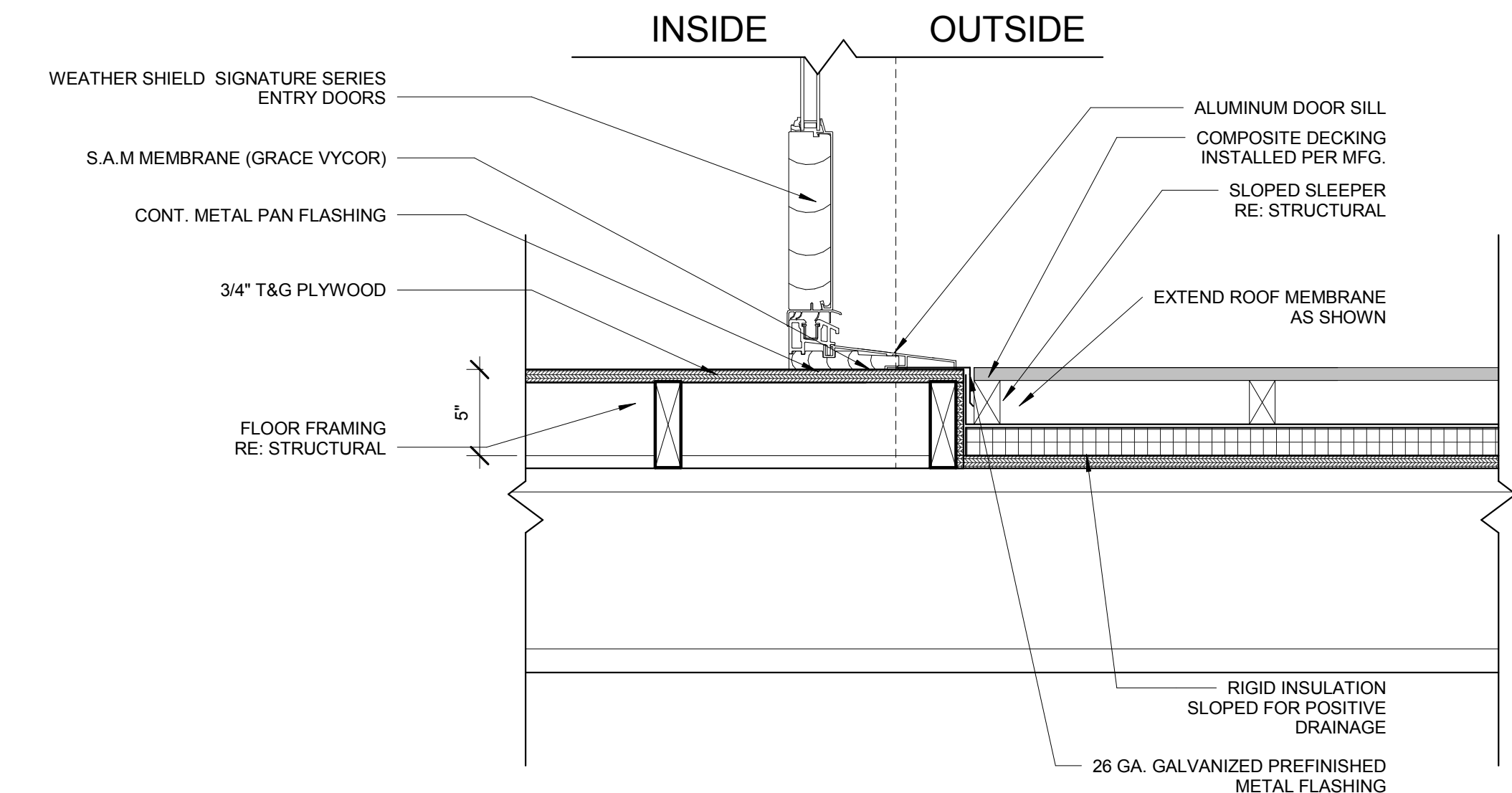
**R302.2.2 Parapets for townhouses.**  
Parapets constructed in accordance with Section R302.2.3 shall be constructed for townhouses as an extension of exterior walls or common walls in accordance with the following:

- Where roof surfaces adjacent to the wall or walls are at the same elevation, the parapet shall extend not less than 30 inches (762 mm) above the roof surfaces.
- Where roof surfaces adjacent to the wall or walls are at different elevations and the higher roof is not more than 30 inches (762 mm) above the lower roof, the parapet shall extend not less than 30 inches (762 mm) above the lower roof surface— PER EXCEPTION

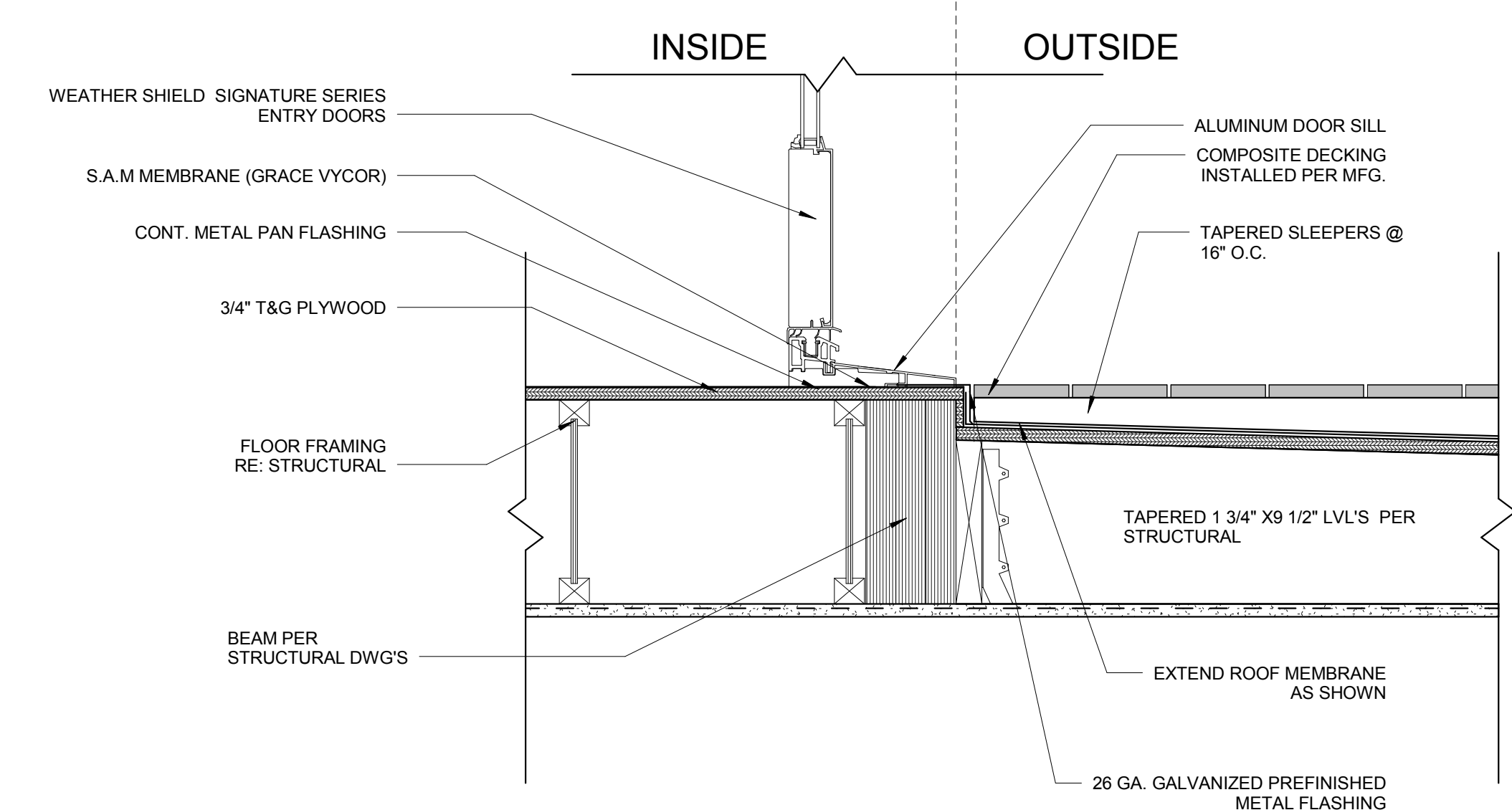
**Exception:** A parapet is not required in the preceding two cases where the roof covering complies with a minimum Class C rating as tested in accordance with ASTM E 108 or UL 790 and the roof decking or sheathing is of noncombustible materials or approved fire-retardant-treated wood for a distance of 4 feet (1219 mm) on each side of the wall or walls, or one layer of 5/8-inch (15.9 mm) Type X gypsum board is installed directly beneath the roof decking or sheathing, supported by not less than nominal 2-inch (51 mm) ledgers attached to the sides of the roof framing members, for a distance of not less than 4 feet (1219 mm) on each side of the wall or walls and any openings or penetrations in the roof are not within 4 feet (1219 mm) of the common walls.

**TYPICAL ROOF ASSEMBLY:**  
60 MIL. EPDM ROOFING OVER GRACE ICE AND WATER SHIELD OVER 3/4\"/>

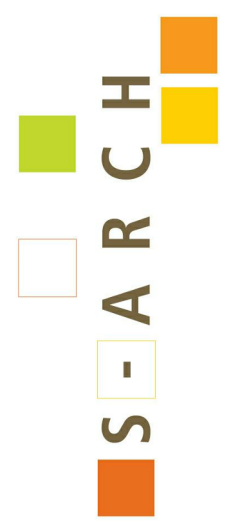
**TYPICAL PARTY WALL CONSTRUCTION:**  
2 SHEETS OF 1\"/>



3 ROOF DECK DOOR THRESHOLD  
1 1/2" = 1'-0"



1 PATIO DOOR THRESHOLD  
1 1/2" = 1'-0"



970 Yuma street  
Suite. 150  
Denver, Colorado  
80204  
303-455-4117

**MATTOX 3 PLEX**  
100 Granite Street  
Frisco, Colorado

Copyright © 2017 Search. All rights reserved. No part of these documents may be reproduced in any form or by any means without written permission from Search.

ISSUE

|   |             |         |
|---|-------------|---------|
| 1 | PLAN REVIEW | 4-10-17 |
| 2 | PLAN REVIEW | 4-26-17 |

NO. DESCRIPTION DATE

DRAWING TITLE:  
**ARCHITECTURAL  
DETAILS**

DRAWING NO:

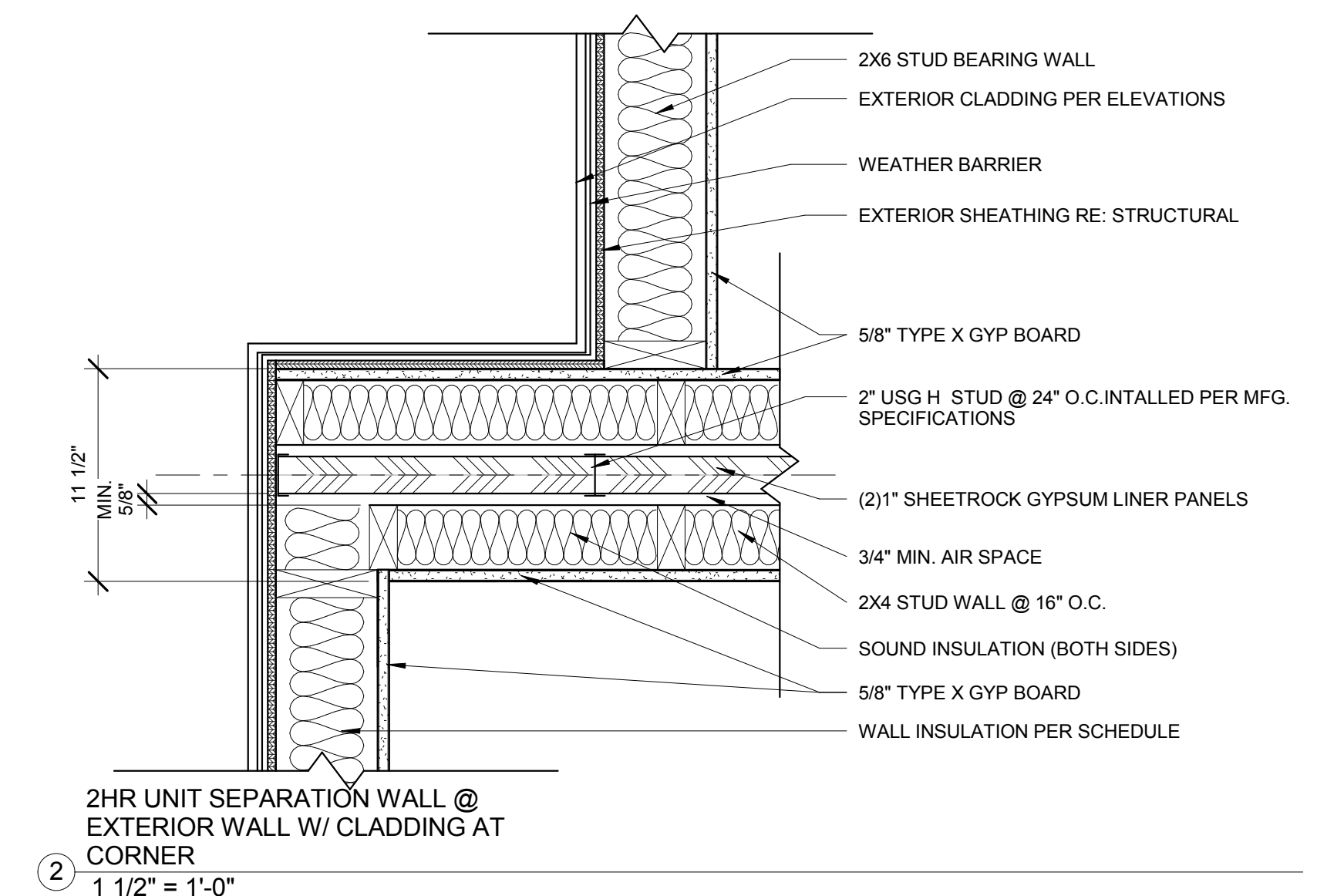
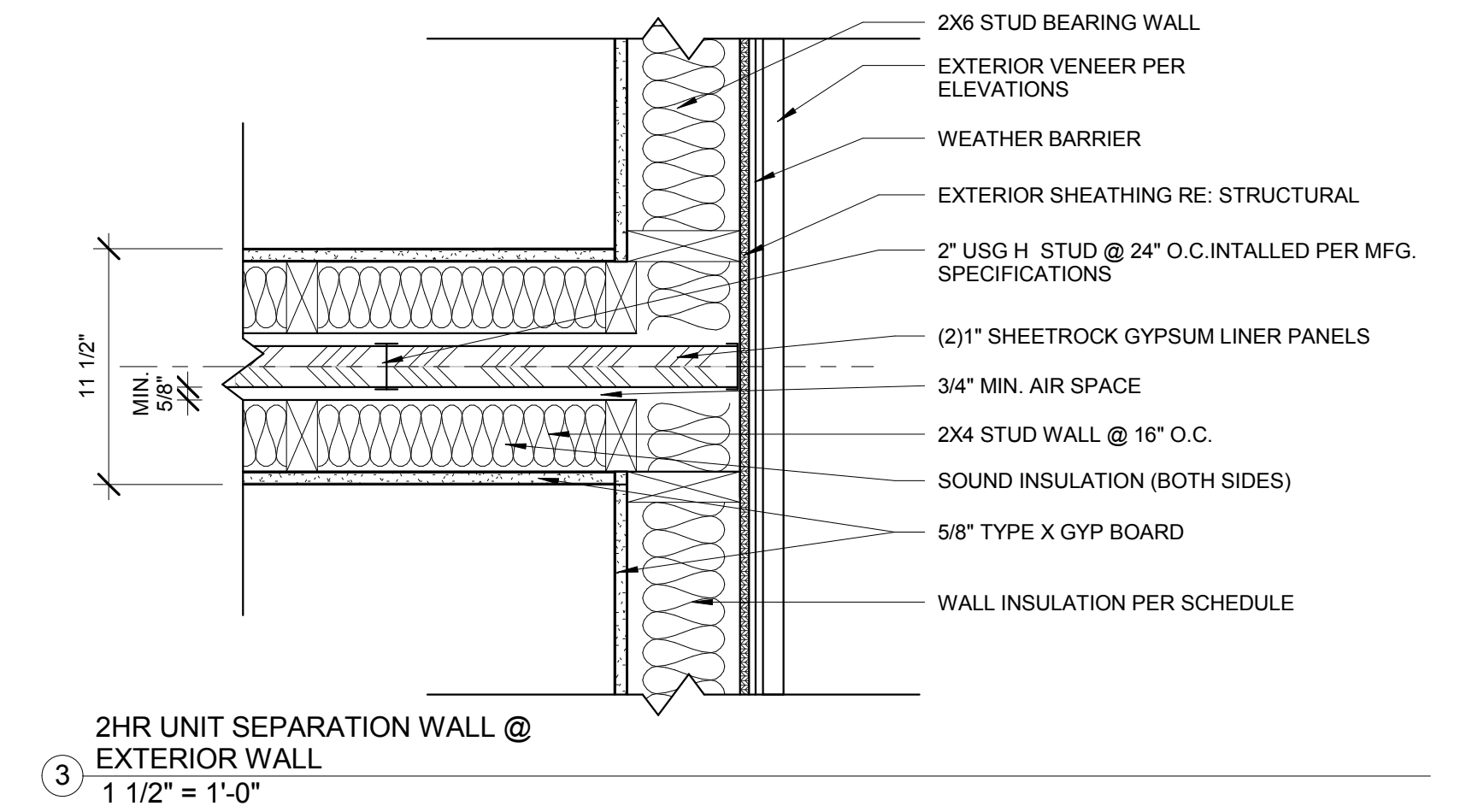
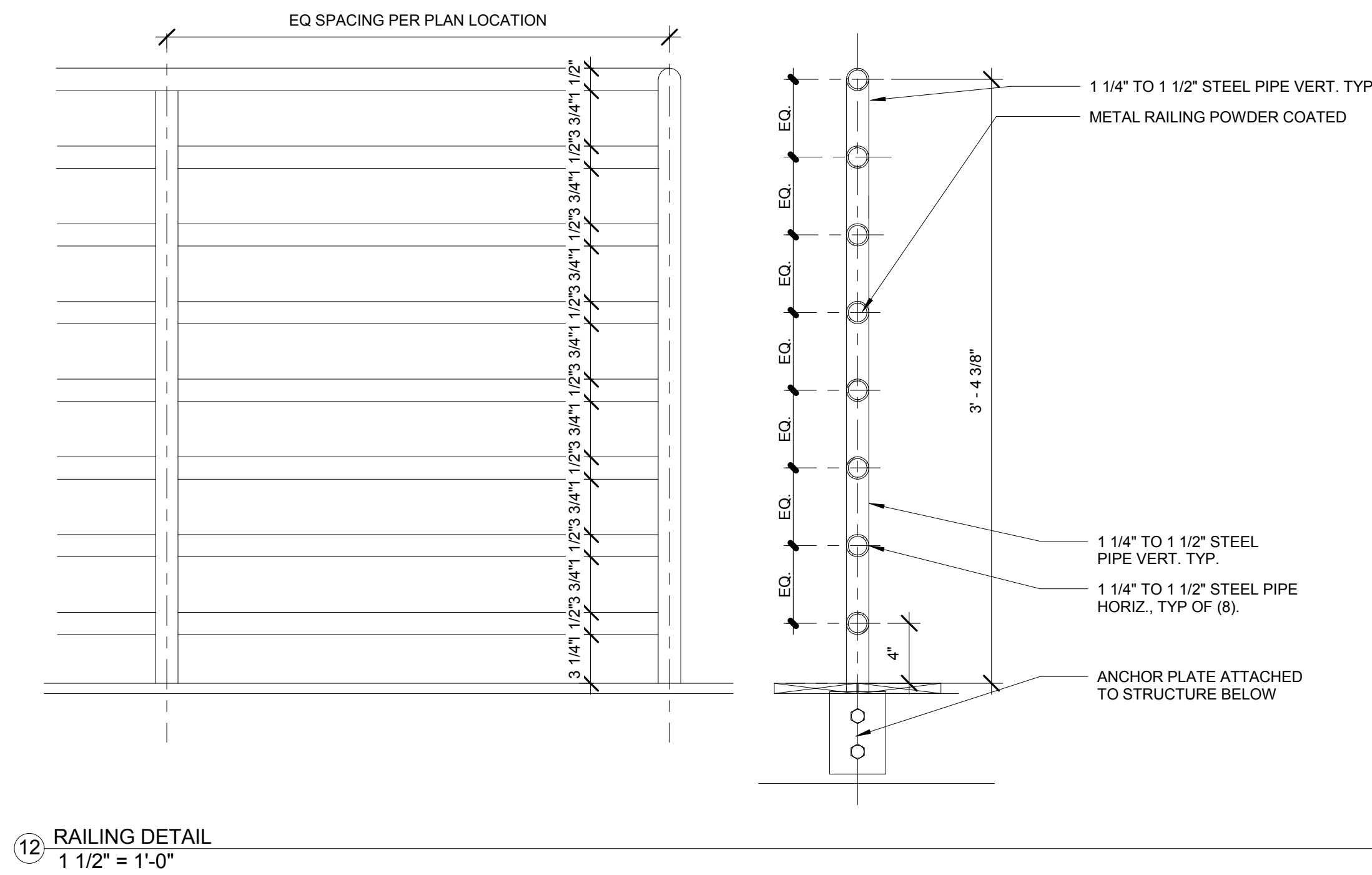
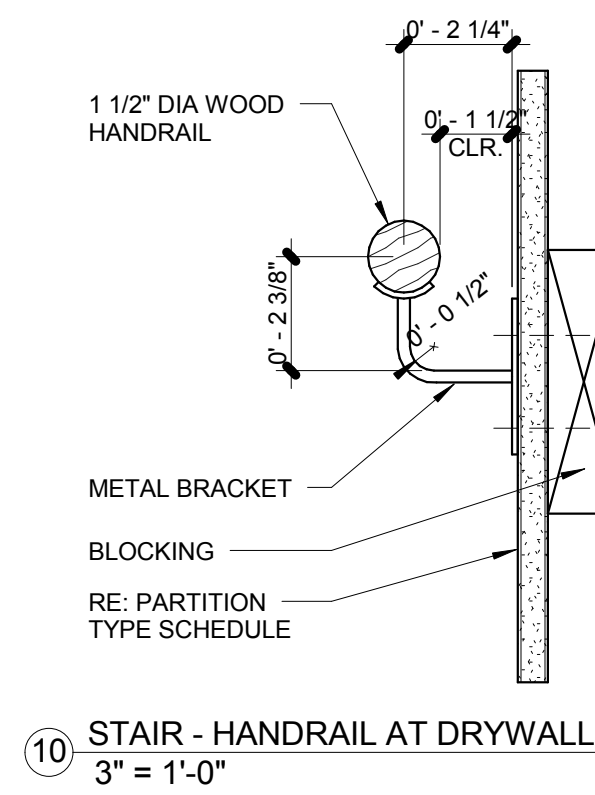
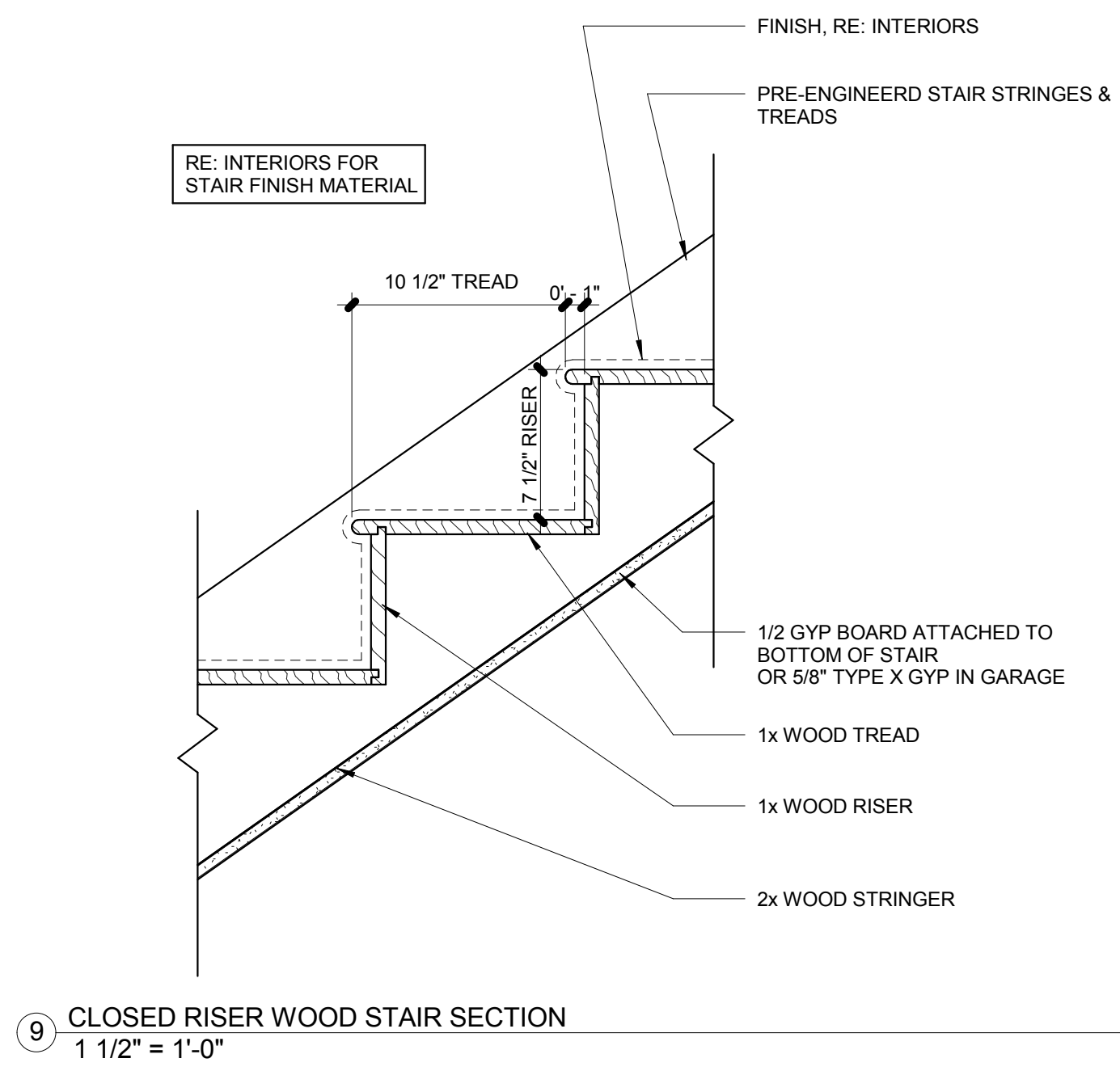
**A6.01**

SCALE: 1 1/2" = 1'-0"

DATE: 12/13/2017 6:51:29 AM

PROJECT NO: 2505-2017

|      |      |       |
|------|------|-------|
| DES. | DRWN | CHKD. |
| MAH  | MAH  | MAH   |



Copyright © 2017 SEARCH. All rights reserved. No part of these documents may be reproduced in any form or by any means without written permission from SEARCH.

| ISSUE |             |      |
|-------|-------------|------|
| NO.   | DESCRIPTION | DATE |
|       |             |      |
|       |             |      |
|       |             |      |
|       |             |      |
|       |             |      |
|       |             |      |
|       |             |      |
|       |             |      |
|       |             |      |
|       |             |      |

DRAWING TITLE:  
**ARCHITECTURAL DETAILS**

DRAWING NO:

**A6.02**

SCALE: As indicated

DATE: 12/13/2017 6:51:30 AM

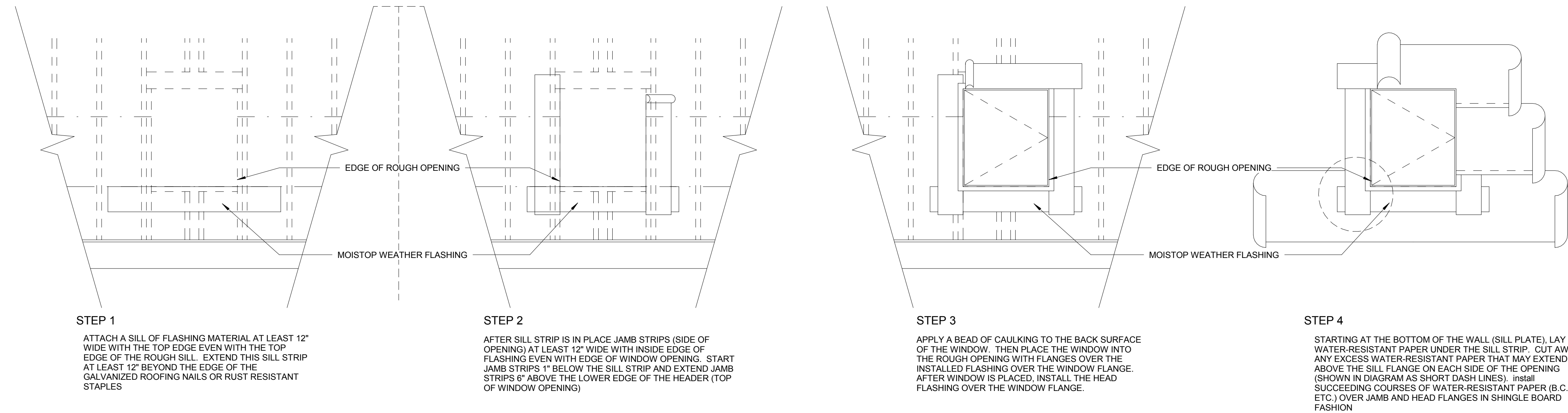
PROJECT NO: 2505-2017

| DES. | DRWN. | CHK'D. |
|------|-------|--------|
| MAH  | MAH   | MAH    |

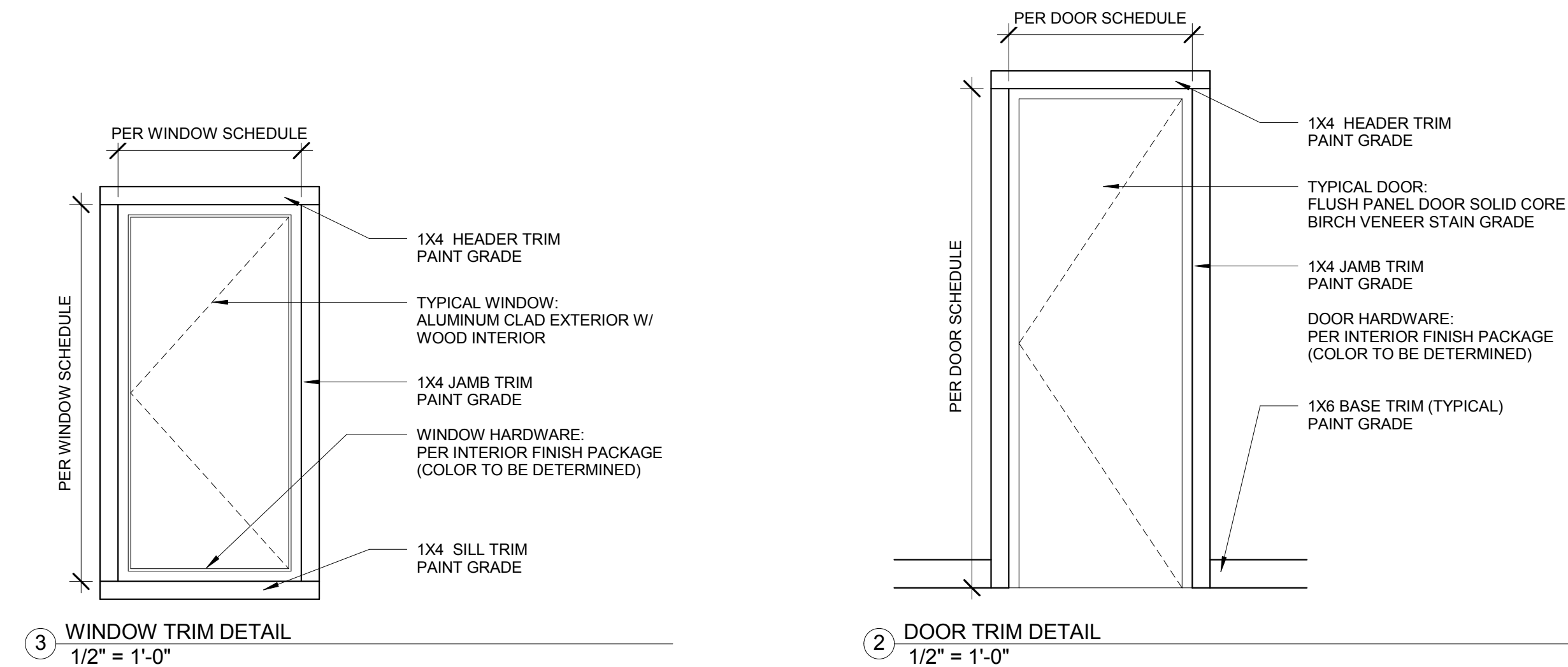
| Door Schedule |   |          |         |       |
|---------------|---|----------|---------|-------|
| MARK          | Type  | Width    | Height  | Count |
| D1            | Single-Raised Panel with ONE Sidelight: 36" x 96" | 3' - 0"  | 8' - 0" | 1     |
| D2            | Single-Flush: 34" x 80"                           | 2' - 10" | 6' - 8" | 6     |
| D3            | Double-Flush: 68" x 80"                           | 5' - 8"  | 6' - 8" | 1     |
| D4            | Sliding-Closet: 60" x 80"                         | 5' - 0"  | 6' - 8" | 6     |
| D5            | Single-Flush: 30" x 80"                           | 2' - 6"  | 6' - 8" | 20    |
| D6            | Single-Flush: 36" x 80"                           | 3' - 0"  | 6' - 8" | 10    |
| D7            | Single-Glass 1: 30" x 80"                         | 2' - 6"  | 6' - 8" | 2     |
| D8            | Single-Flush: 24" x 80"                           | 2' - 0"  | 6' - 8" | 7     |
| D9            | Single-Glass 1: 36" x 96"                         | 3' - 0"  | 8' - 0" | 6     |
| D10           | Double-Flush: 60" x 80"                           | 5' - 0"  | 6' - 8" | 1     |
| D11           | Single-Glass 1: 36" x 80"                         | 3' - 0"  | 6' - 8" | 1     |
| D12           | Single-Flush: 36" x 96"                           | 3' - 0"  | 8' - 0" | 1     |
| D13           | Single-Raised Panel with Sidelights: 36" x 96"    | 3' - 0"  | 8' - 0" | 1     |
| D14           | Sliding-2 panel: 72" x 78"                        | 6' - 0"  | 6' - 6" | 2     |
| D15           | Single-Glass 2: 30" x 80"                         | 2' - 6"  | 6' - 8" | 1     |
| D16           | Single-Glass 1: 30" x 80"                         | 2' - 6"  | 6' - 8" | 1     |

| Window Schedule 1 |         |         |            |       |
|-------------------|---------|---------|------------|-------|
| Type Mark         | Width   | Height  | Comments   | Count |
| W1                | 2' - 0" | 2' - 0" | METAL CLAD | 1     |
| W2                | 2' - 6" | 3' - 0" | METAL CLAD | 10    |
| W3                | 2' - 6" | 4' - 0" | METAL CLAD | 13    |
| W4                | 2' - 6" | 5' - 0" | METAL CLAD | 25    |
| W5                | 2' - 6" | 6' - 0" | METAL CLAD | 10    |
| W6                | 3' - 0" | 3' - 0" | METAL CLAD | 3     |
| W8                | 3' - 0" | 5' - 0" | METAL CLAD | 3     |
| W9                | 3' - 0" | 6' - 0" | METAL CLAD | 9     |
| W10               | 3' - 0" | 2' - 6" | METAL CLAD | 2     |
| W11               | 2' - 6" | 2' - 6" | METAL CLAD | 2     |

Grand total: 78  
**\*\*OPERABLE ARE DIPICTED IN THE ELEVATIONS**  
**\*\*ALL WINDOWS IN BEDROOM MEET EGRESS STANDARD PER SECTION IRC-R310.1**



① Weather Flashing  
1/2" = 1'-0"



③ WINDOW TRIM DETAIL  
1/2" = 1'-0"

② DOOR TRIM DETAIL  
1/2" = 1'-0"

Copyright © 2017 Sarch. All rights reserved. No part of these documents may be reproduced in any form or by any means without written permission from Sarch.

ISSUE

|   |             |         |
|---|-------------|---------|
| 1 | PLAN REVIEW | 4-10-17 |
| 2 | PLAN REVIEW | 4-26-17 |

NO. DESCRIPTION DATE

DRAWING TITLE:  
**WINDOW AND DOOR SECHEDULES**

DRAWING NO:

**A7.00**

SCALE: 1/2" = 1'-0"

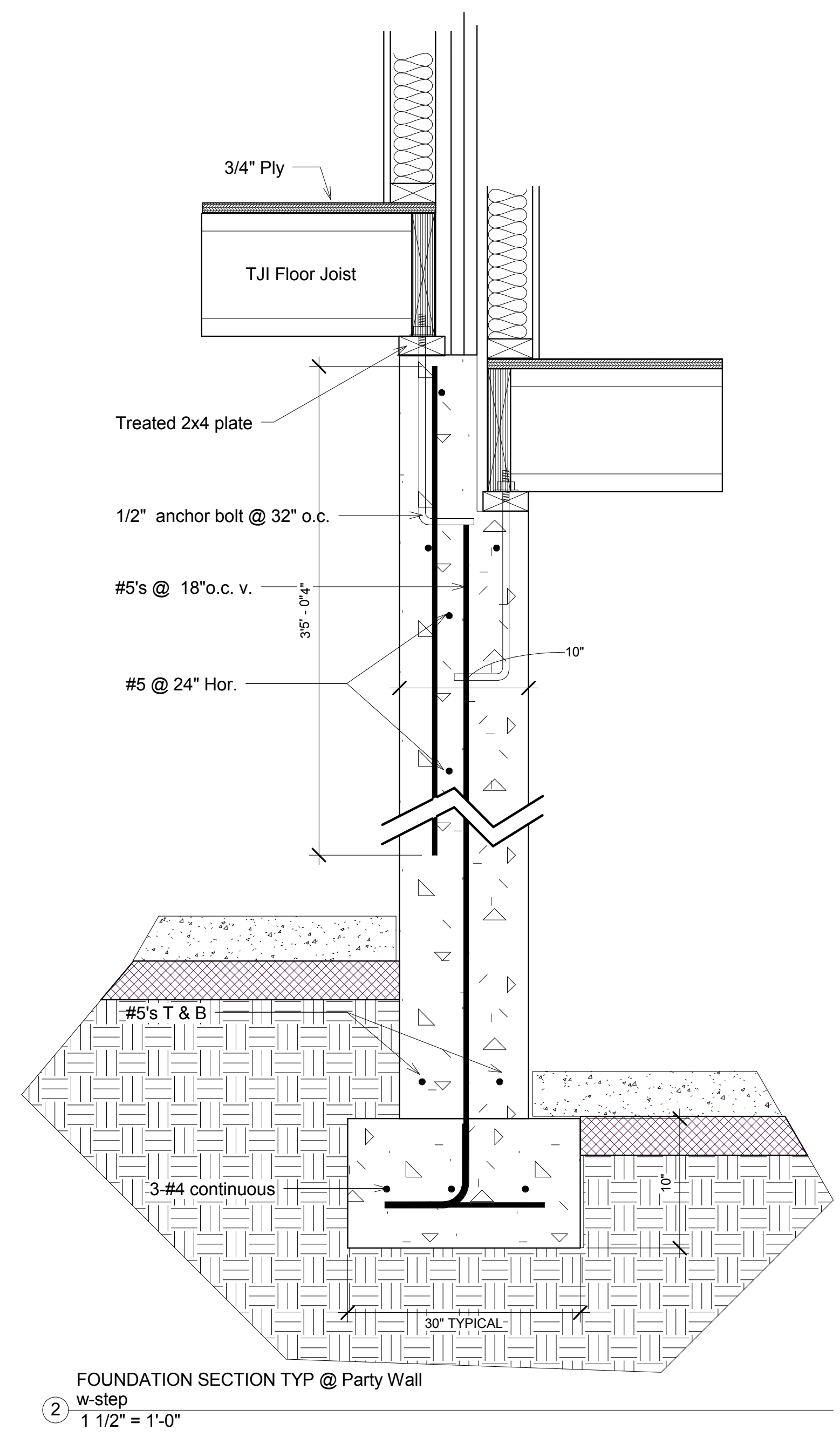
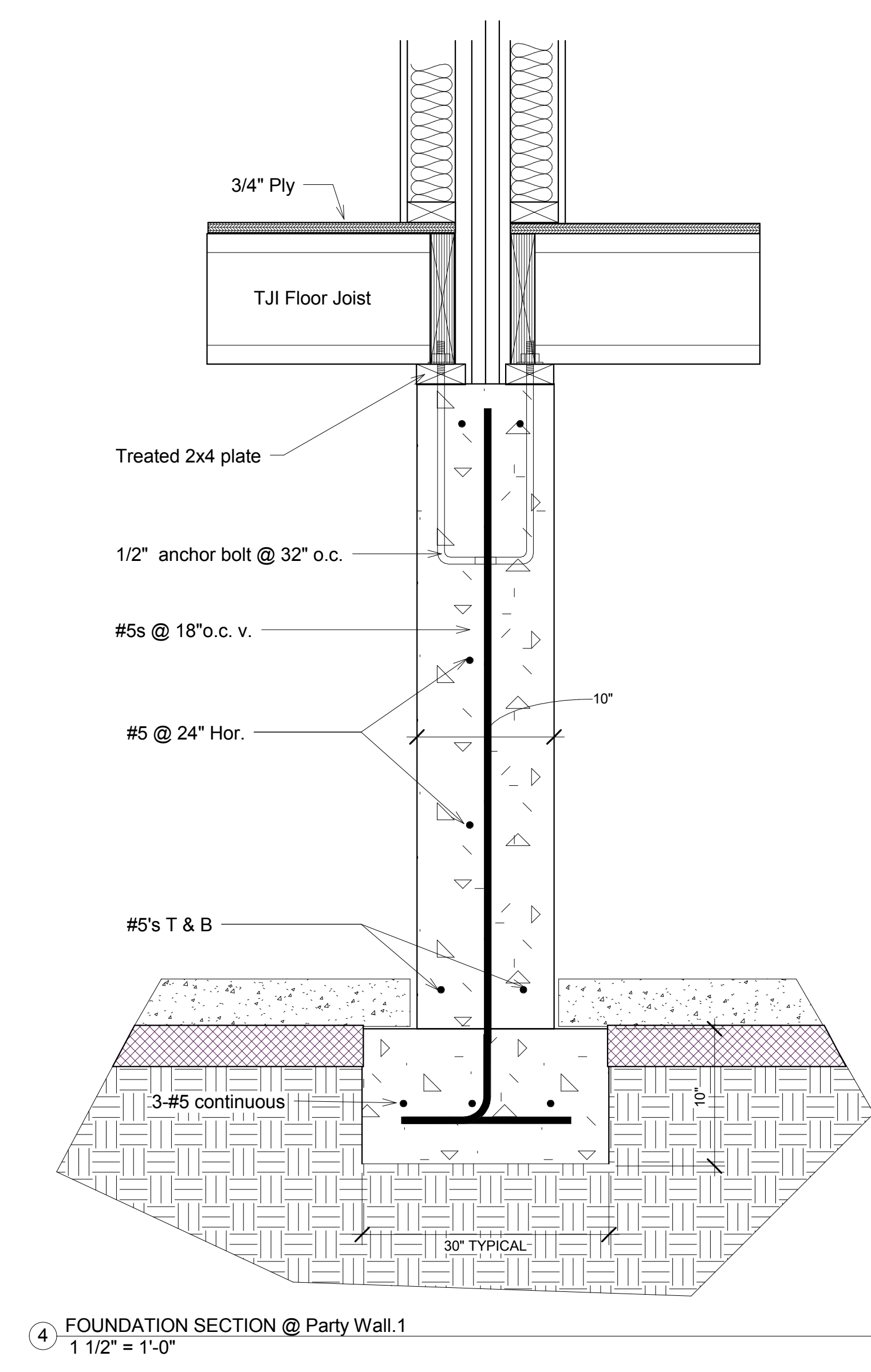
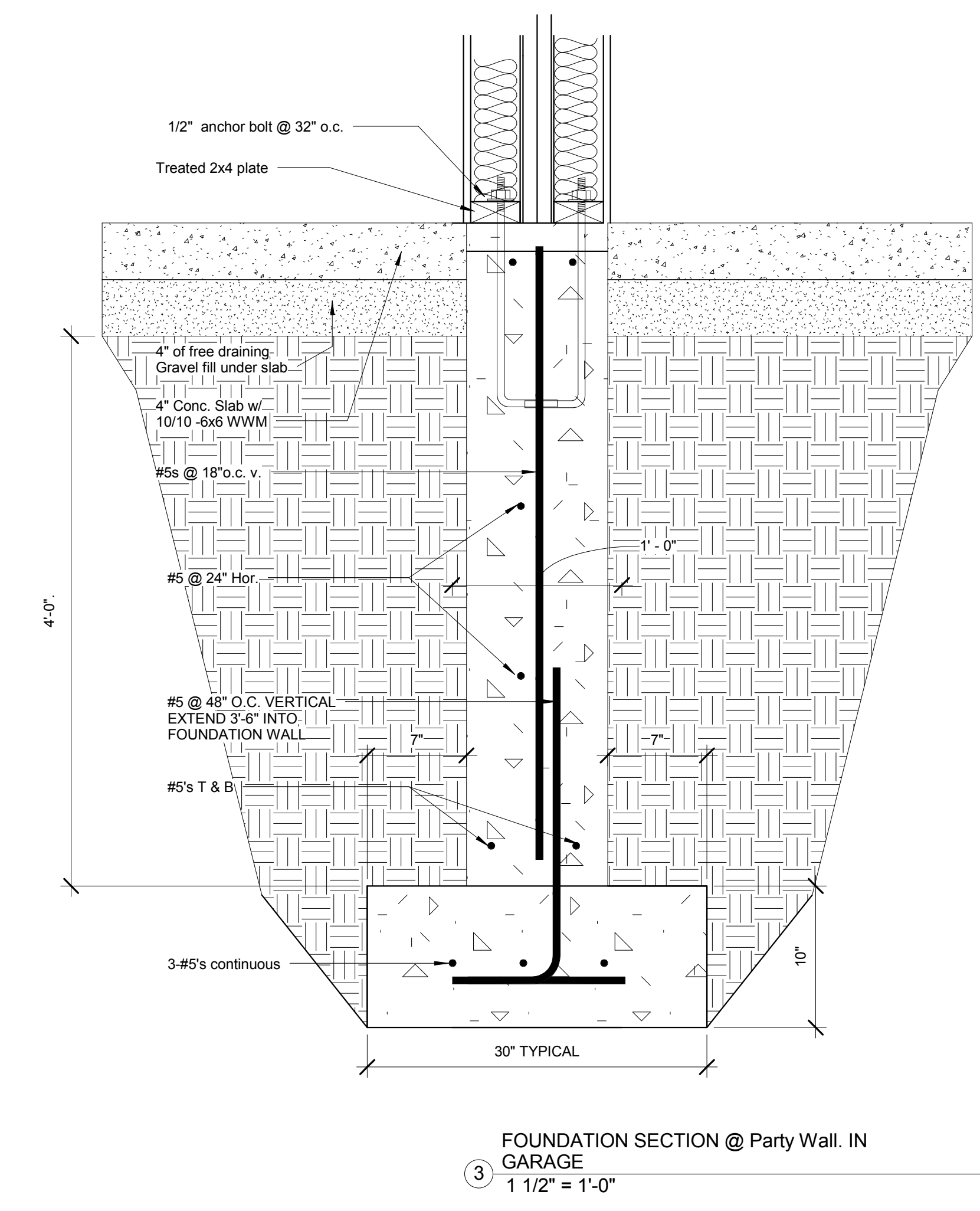
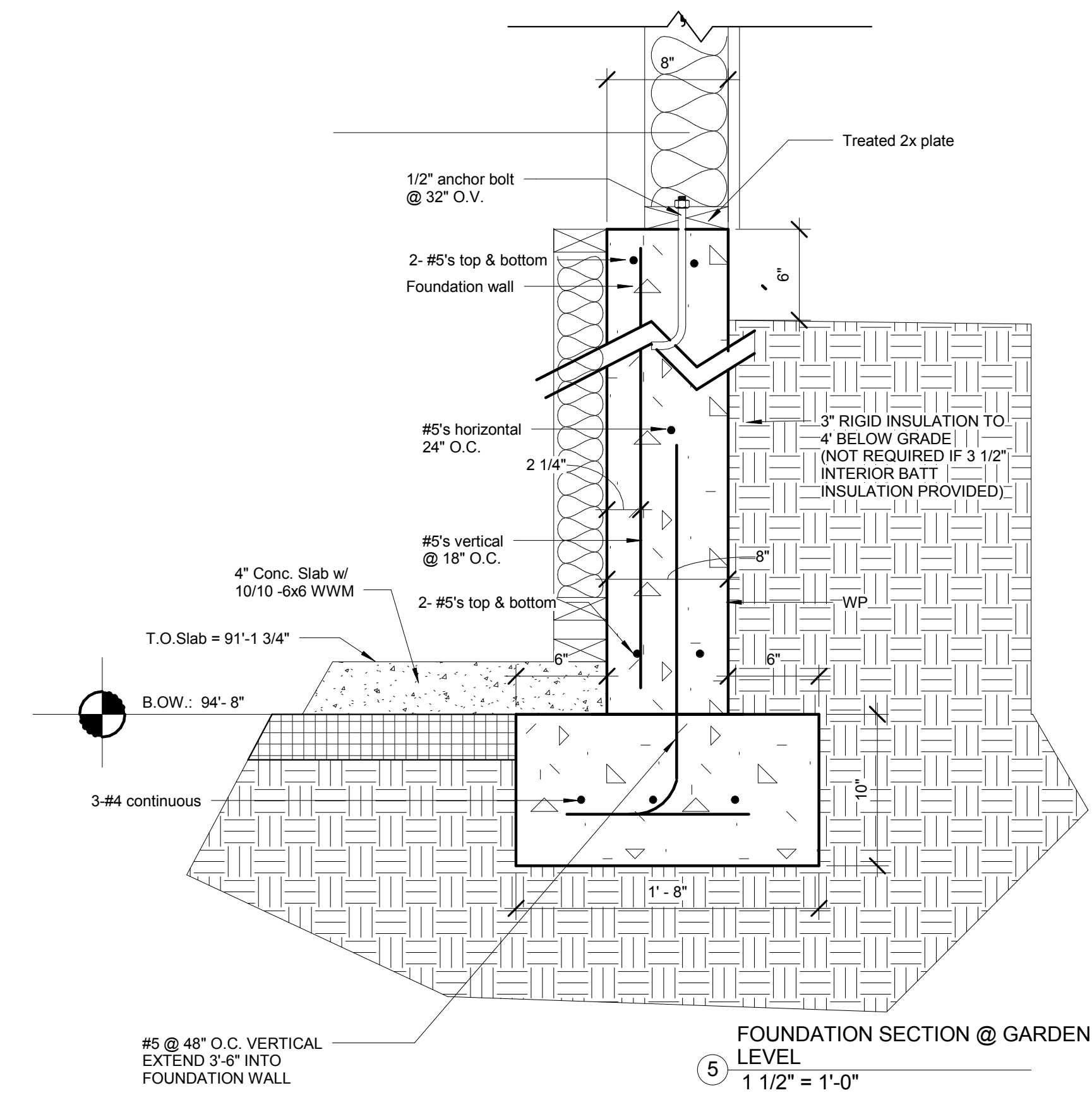
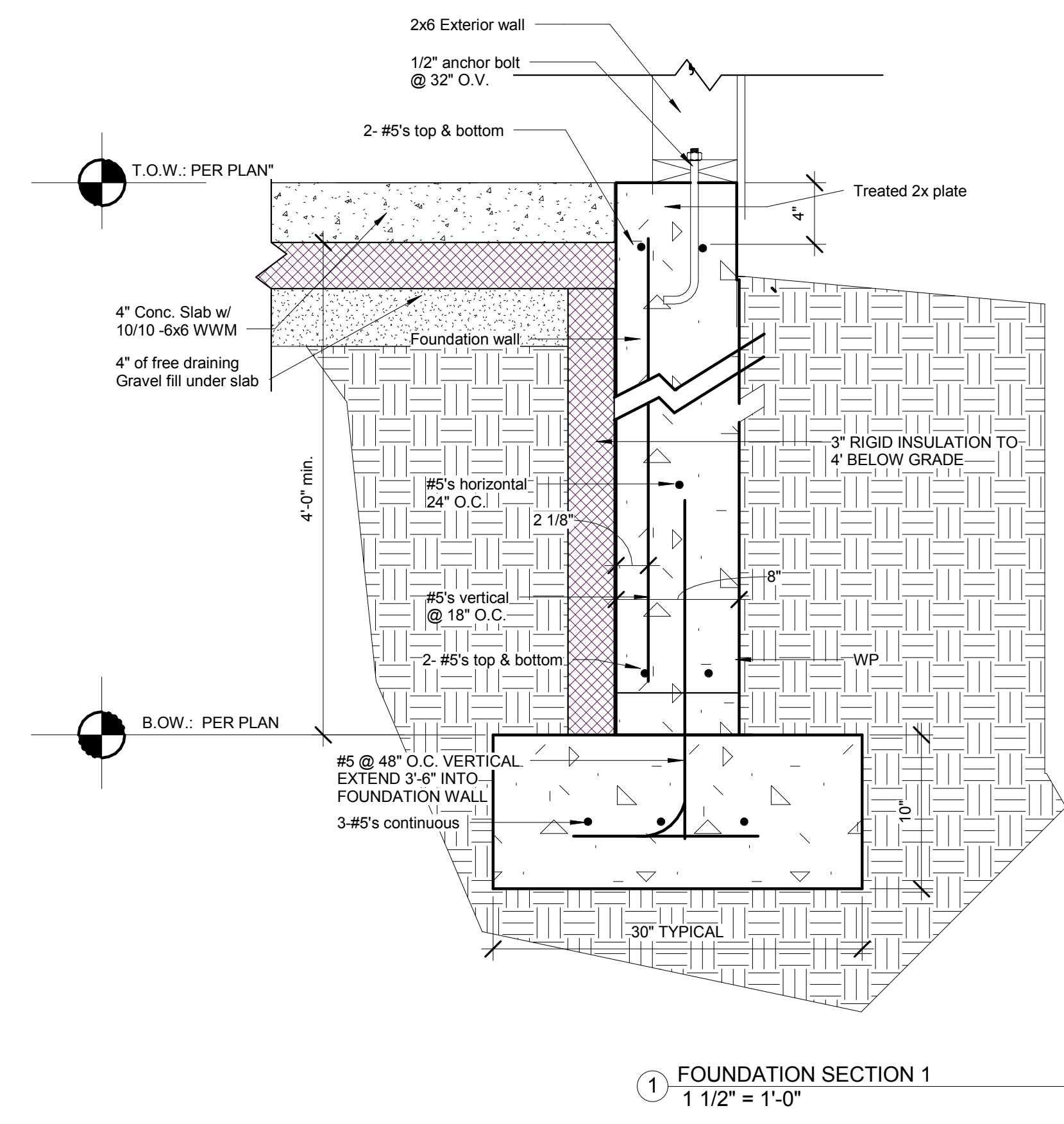
DATE: 12/13/2017 6:51:31 AM

PROJECT NO: 2505-2017

|      |       |       |
|------|-------|-------|
| DES. | DRWN. | CHKD. |
| MAH  | MAH   | MAH   |

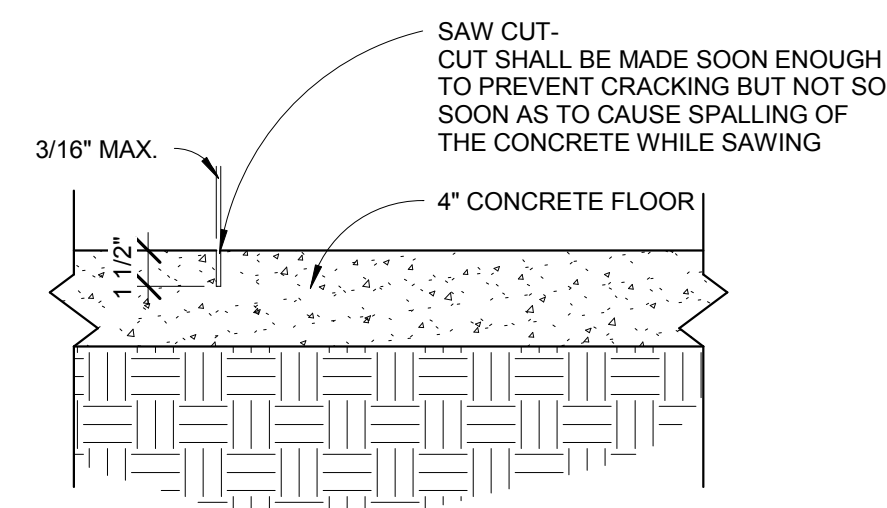


|   |             |          |
|---|-------------|----------|
| 1 | PLAN REVIEW | 9-29-16  |
| 2 | PLAN REVIEW | 11-30-15 |

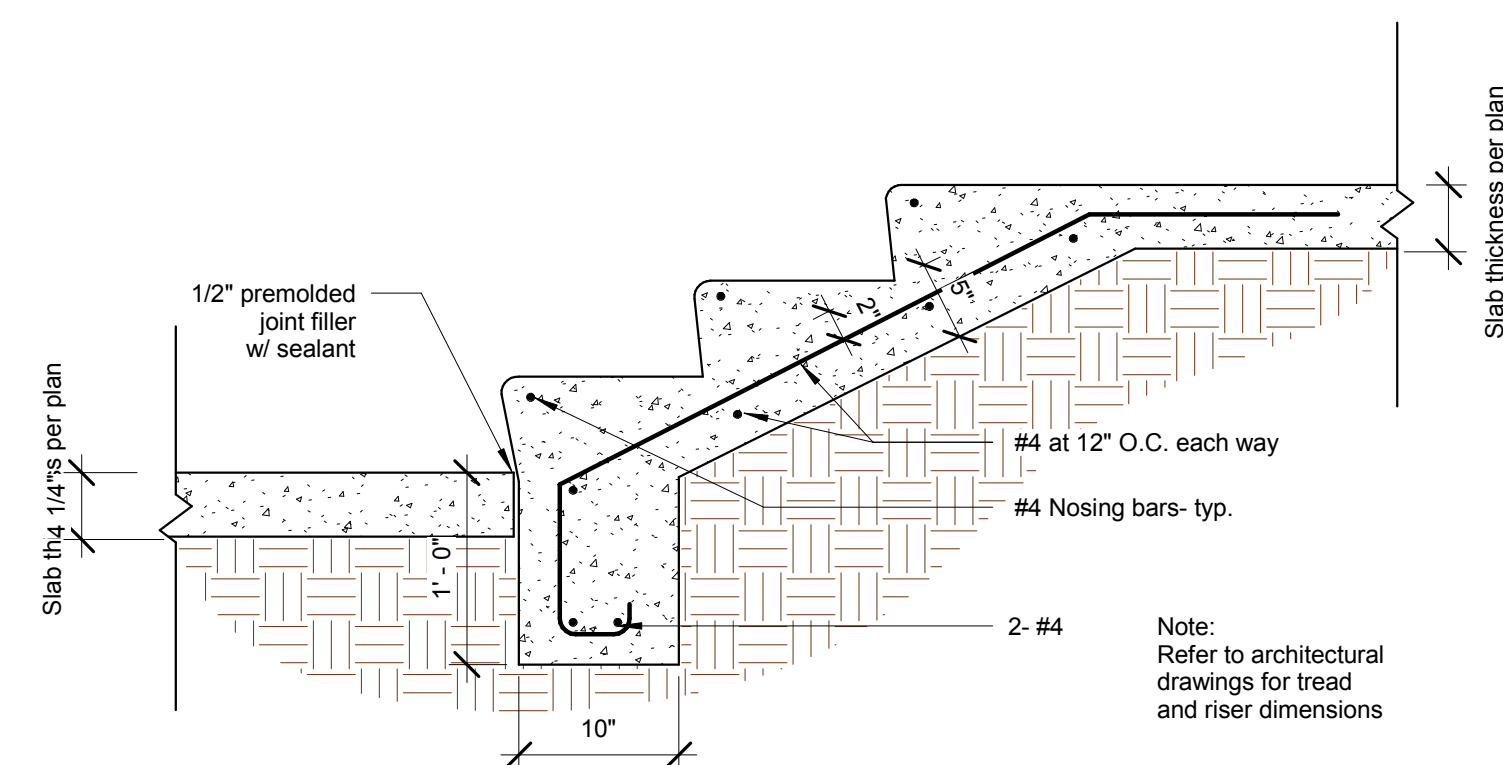


E:\Sarch Projects\2017\1st granietist and GRANITE 4-PLEX\11-10-17\Recovery.rvt

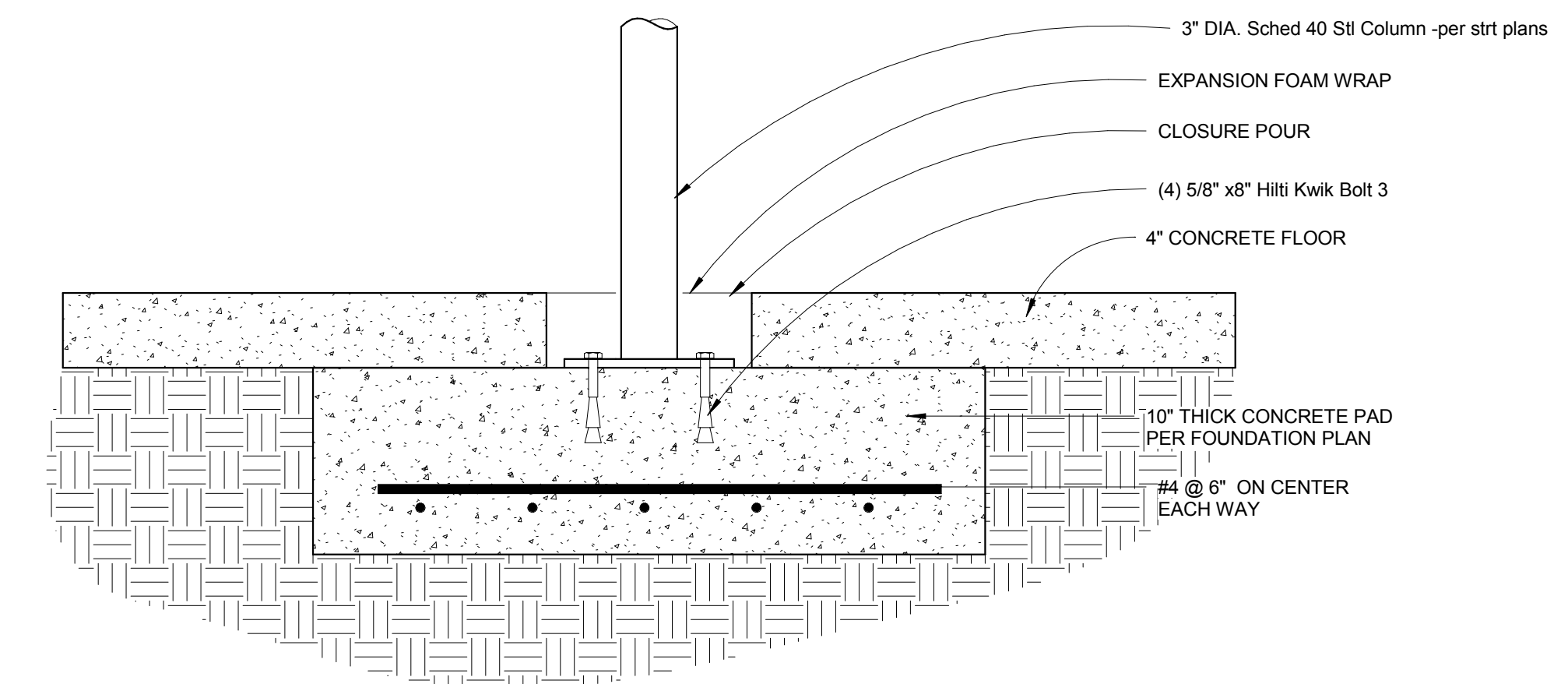




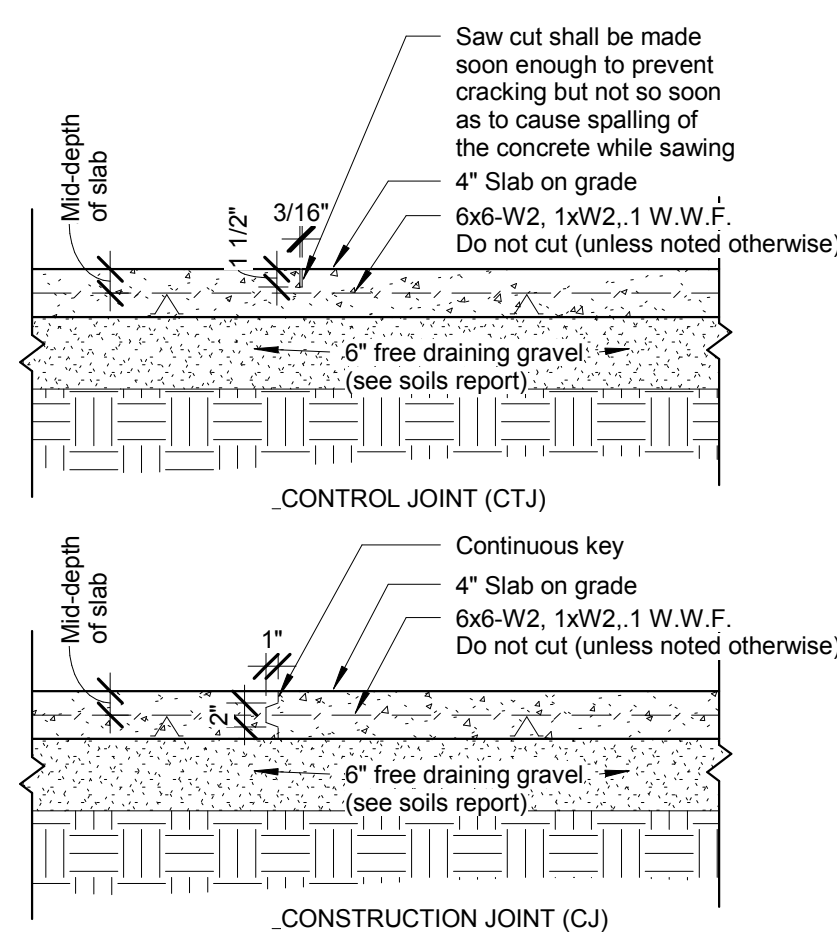
3 Control Joint Detail  
1 1/2" = 1'-0"



2 Concrete Steps on Grade  
1" = 1'-0"



1 Column Pad Detail  
1 1/2" = 1'-0"



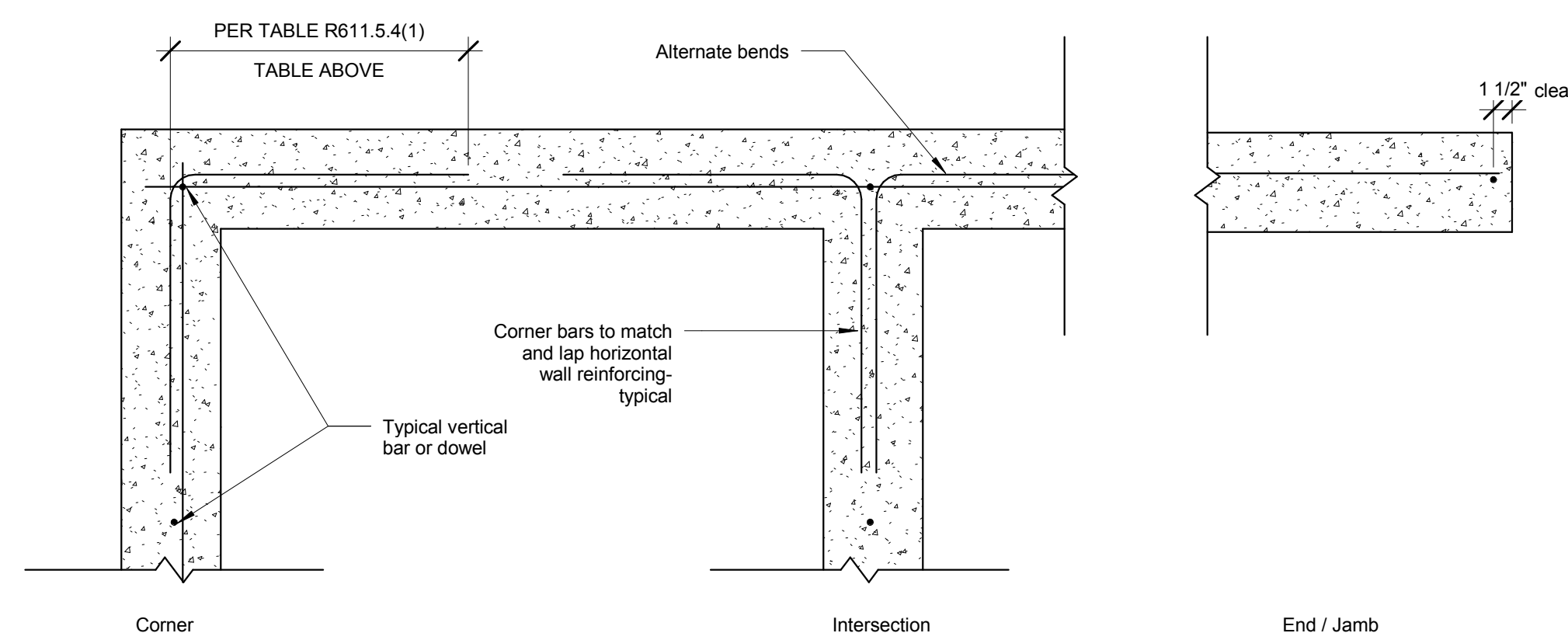
Notes:

- 1) Refer to the soils report for soil/site preparation requirements
- 2) Welded wire fabric shall be supported on 2" chairs
- 3) Space crack control joints at 12'-0" on center unless noted otherwise.

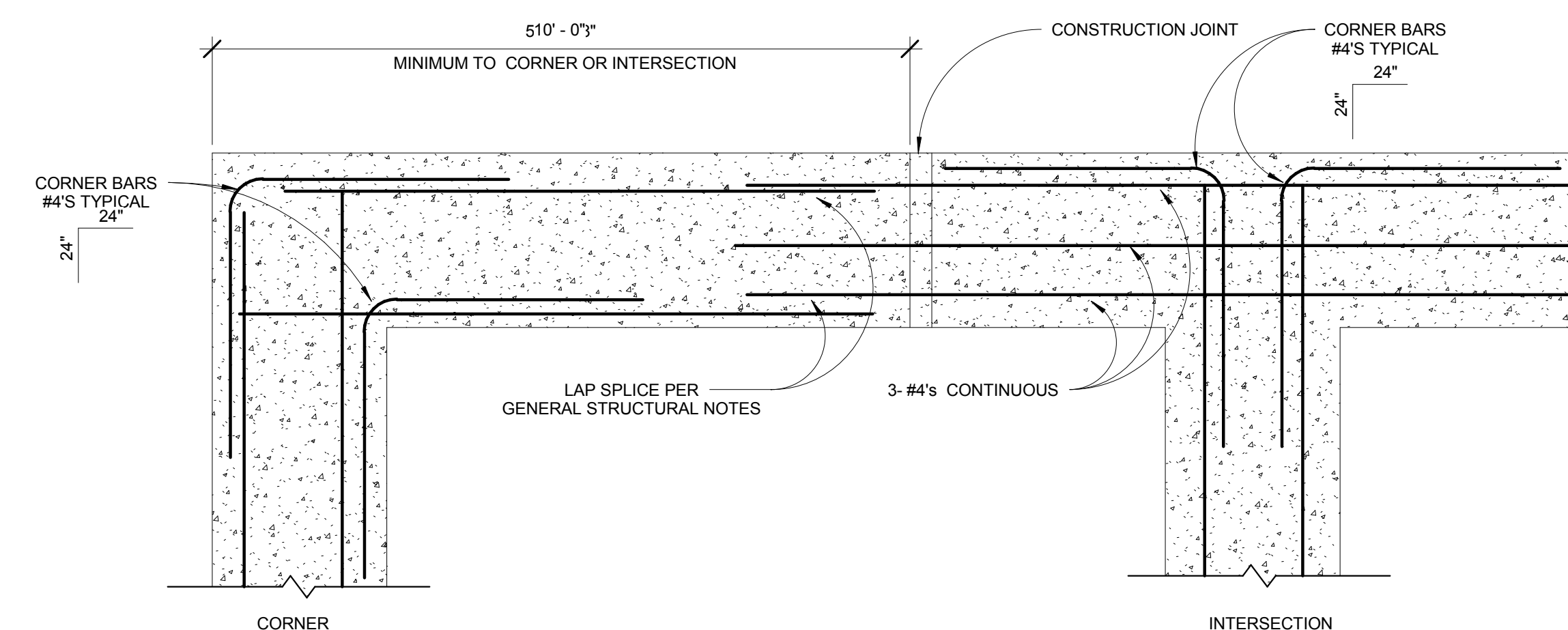
6 Typical Concrete Slab Details  
3/4" = 1'-0"

TABLE R611.5.4(1) LAP SPLICE AND TENSION DEVELOPMENT LENGTHS

|   | BAR SIZE NO. | YIELD STRENGTH OF STEEL, $f_y$ psi (MPa)             |              |
|---|--------------|--|--------------|
|   |              | 40,000 (280)   | 60,000 (420) |
|   |              | Splice length or tension development length (inches) |              |
| Lap splice length-tension   | 4            | 20   | 30           |
|   | 5            | 25   | 38           |
|   | 6            | 30   | 45           |
| Tension development length for straight bar   | 4            | 15   | 23           |
|   | 5            | 19   | 28           |
|   | 6            | 23   | 34           |
| Tension development length for:<br>a. 90-degree and 180-degree standard hooks with not less than 2 1/2 inches of side cover perpendicular to plane of hook, and<br>b. 90-degree standard hooks with not less than 2 inches of cover on the bar extension beyond the hook. | 4            | 6  | 9            |
|   | 5            | 7  | 11           |
|   | 6            | 8  | 13           |
| Tension development length for bar with 90-degree or 180-degree standard hook having less cover than required above.  | 4            | 8  | 12           |
|   | 5            | 10   | 15           |
|   | 6            | 12   | 18           |



5 Plan View Typical Concrete Wall Reinforcement  
1" = 1'-0"



4 Corner Reinforcing & Construction Joints in Concrete Footings  
1" = 1'-0"

Copyright © 2017 S. Arch. All rights reserved. No part of these documents may be reproduced in any form or by any means without written permission from S. Arch.

ISSUE

|   |             |          |
|---|-------------|----------|
| 1 | PLAN REVIEW | 9-29-15  |
| 2 | PLAN REVIEW | 11-30-15 |
| 3 | PLAN REVIEW | 1-14-16  |

NO. DESCRIPTION DATE

DRAWING TITLE:  
**STRUCTURAL CONCRETE DETAILS**

DRAWING NO:

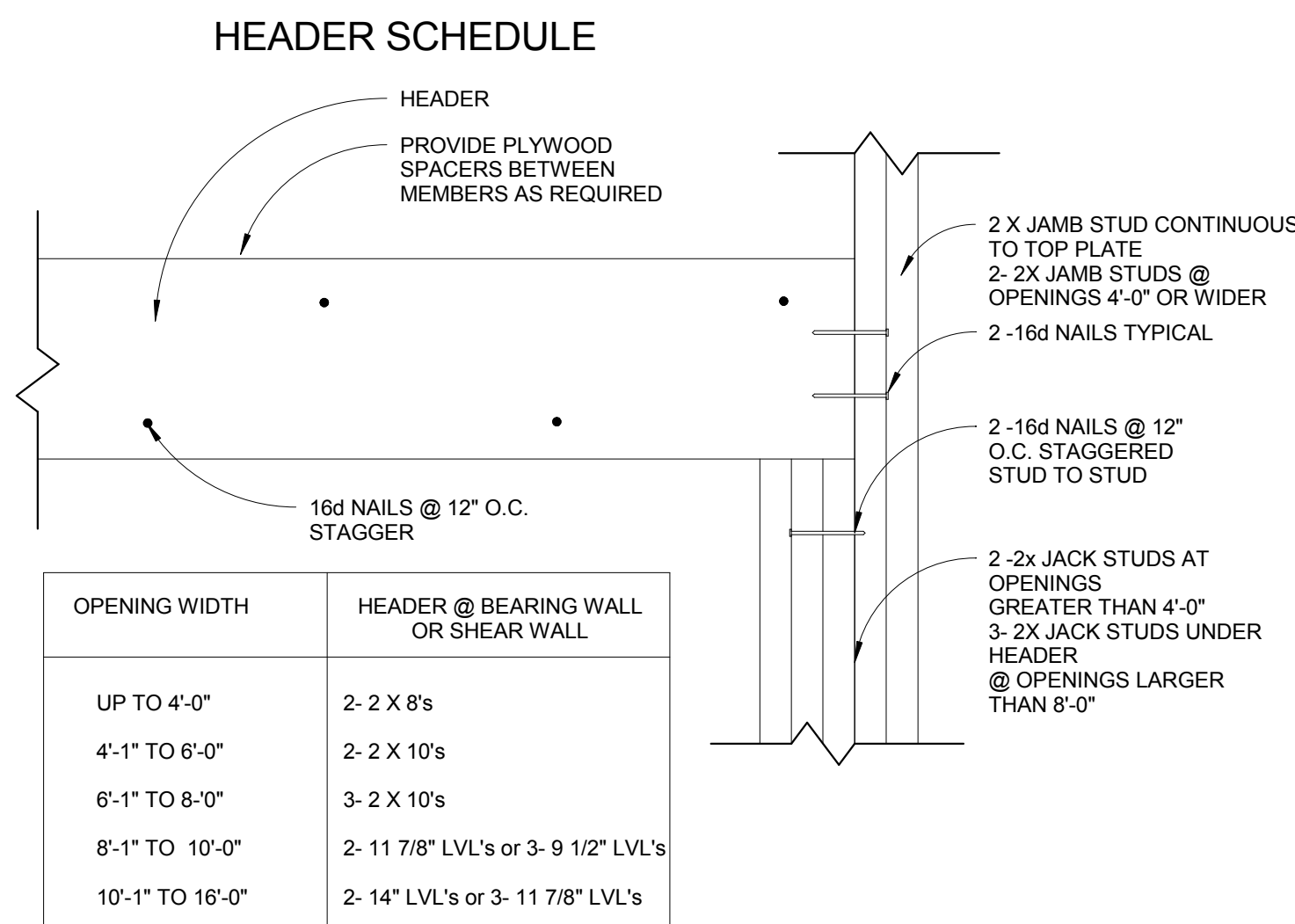
**S1.01**

SCALE: As indicated

DATE: 12/13/2017 6:51:33 AM

PROJECT NO: 2505-2017

|      |       |       |
|------|-------|-------|
| DES. | DRWN. | CHKD. |
| MAH  | MAH   | EDE   |

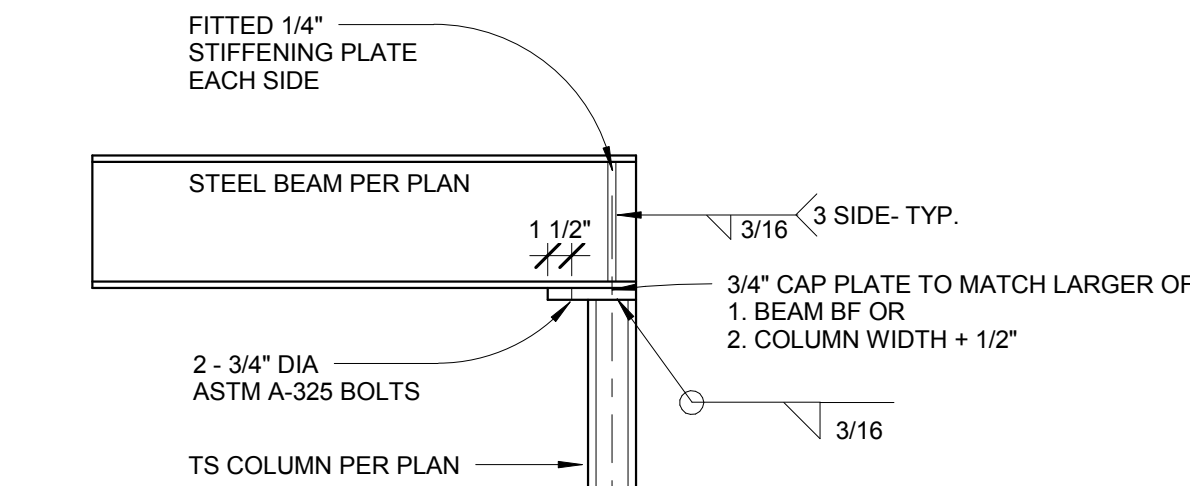


| CONNECTION                                      | NAILING                         |
|---|---------------------------------|
| JOIST TO SILL OR GIRDER, TOENAIL                | 3 - 8d                          |
| BRIDGING TO JOIST, TOENAIL EACH END             | 2 - 8d                          |
| SOLE PLATE TO JOIST OR BLOCKING, FACE NAIL      | 16d AT 16" O.C.                 |
| TOP PLATE TO STUD, END NAIL                     | 2 - 16d                         |
| STUD TO SOLE PLATE                              | 2 - 16d END NAIL                |
| DOUBLE STUDS, FACE NAIL                         | 16d AT 24" O.C.                 |
| DOUBLE TOP PLATES, FACE NAIL                    | 16d AT 16" O.C.                 |
| RIM JOIST TO TOP PLATE, TOENAIL                 | 8d AT 6" O.C.                   |
| TOP PLATE, LAPS AND INTERSECTIONS, FACE NAIL    | 2 - 16d                         |
| CONTINUOUS HEADER, TWO PIECES                   | 16d AT 16" O.C. ALONG EACH EDGE |
| CEILING JOISTS TO PLATE, TOENAIL                | 3 - 8d                          |
| CONTINUOUS HEADER TO STUDS, TOENAIL             | 4 - 8d                          |
| CEILING JOISTS, LAPS OVER PARTITIONS, FACE NAIL | 3 - 16d                         |
| CEILING JOIST TO PARALLEL RAFTERS, FACE NAIL    | 3 - 16d                         |
| RAFTER TO PLATE, TOENAIL                        | 3 - 8d                          |
| BUILT-UP CORNER STUDS                           | 16d AT 24" O.C.                 |

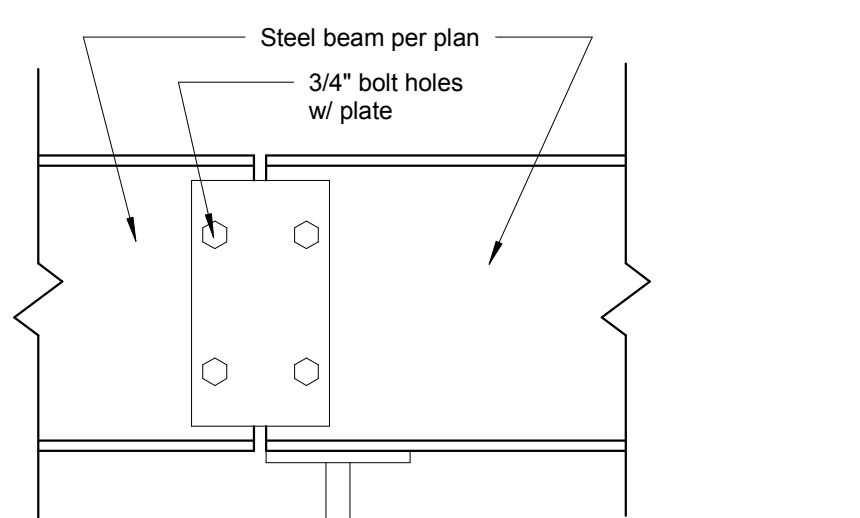
1. THIS SCHEDULE SHALL APPLY UNLESS NOTED OTHERWISE.  
2. REFER TO UBC TABLE 23-II-B-1&2 FOR ADDITIONAL NOTES.

24. HEADER SCHEDULE2  
1 1/2" = 1'-0"

3. Nailing Schedule2  
1 : 1

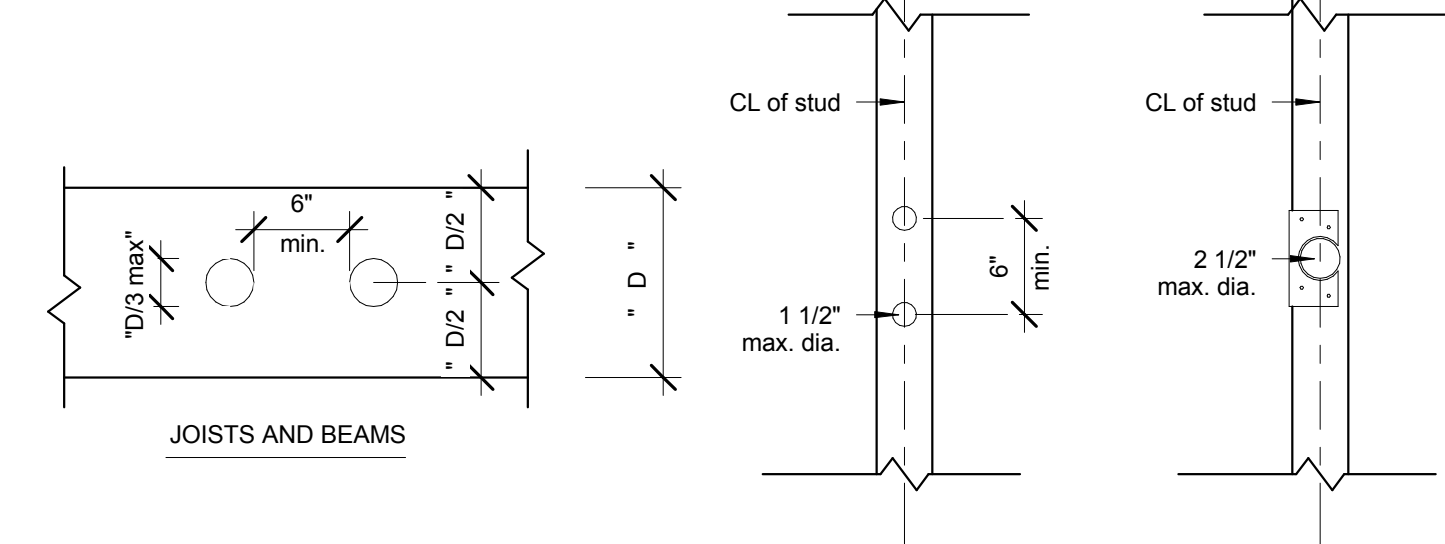


2. 1-Beam Connection @ TS Column  
1" = 1'-0"



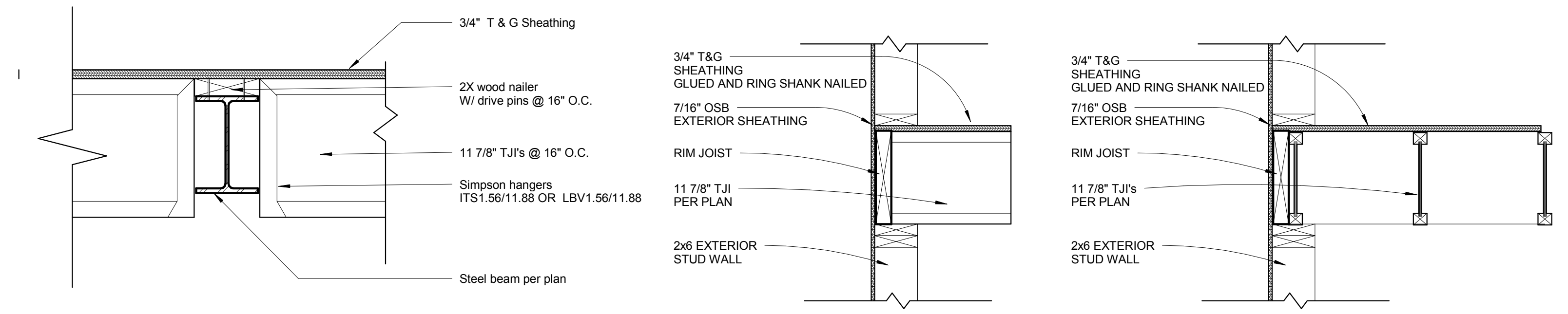
7. 1-Beam Splice Detail  
1 1/2" = 1'-0"

4. 1-2x Plate and Infill Detail  
1" = 1'-0"



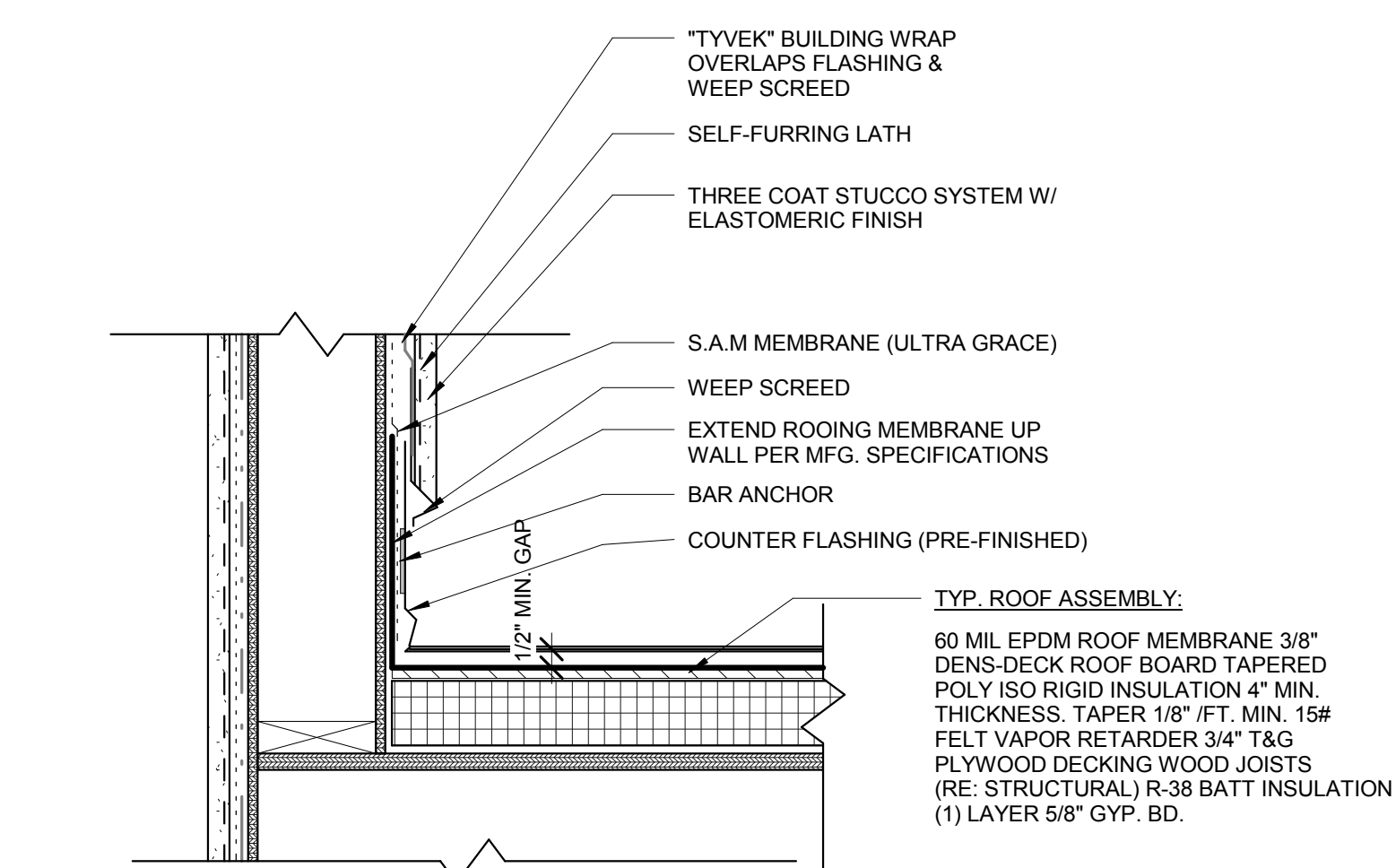
8. 1-Drilled Holes in Wood Members  
1" = 1'-0"

6. 1-Beam @ Wood Bearing  
1" = 1'-0"

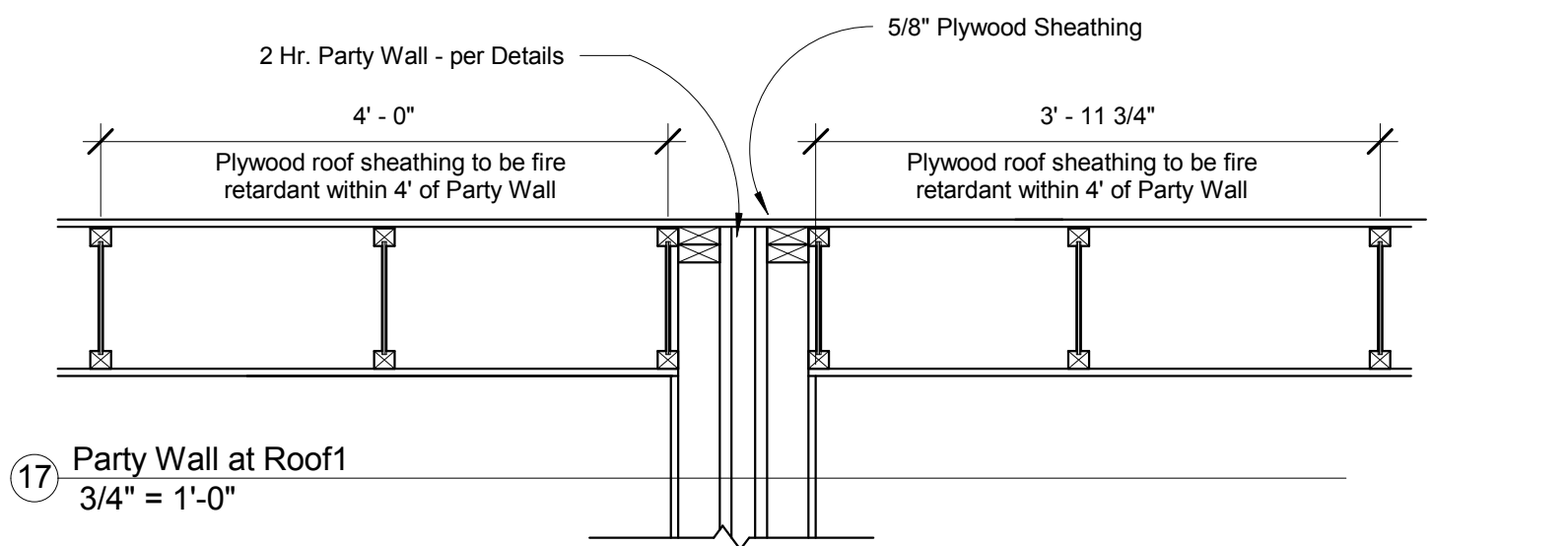


10. 1-Flush Beam @ Floor  
1 1/2" = 1'-0"

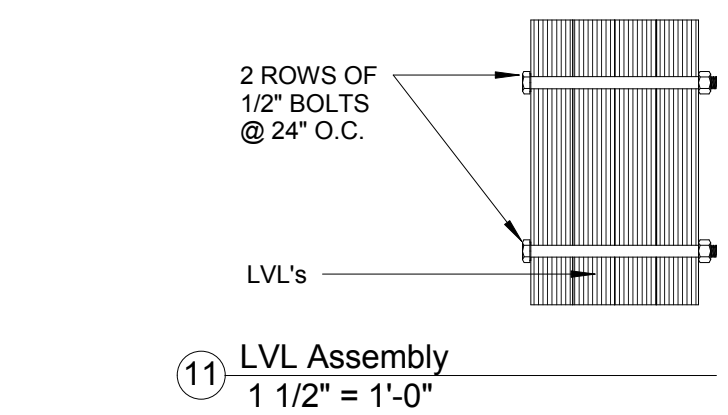
9. 1-Exterior Wall @ Floor1  
1" = 1'-0"



20. STUCCO BASE @ PARAPET WALL1  
1 1/2" = 1'-0"



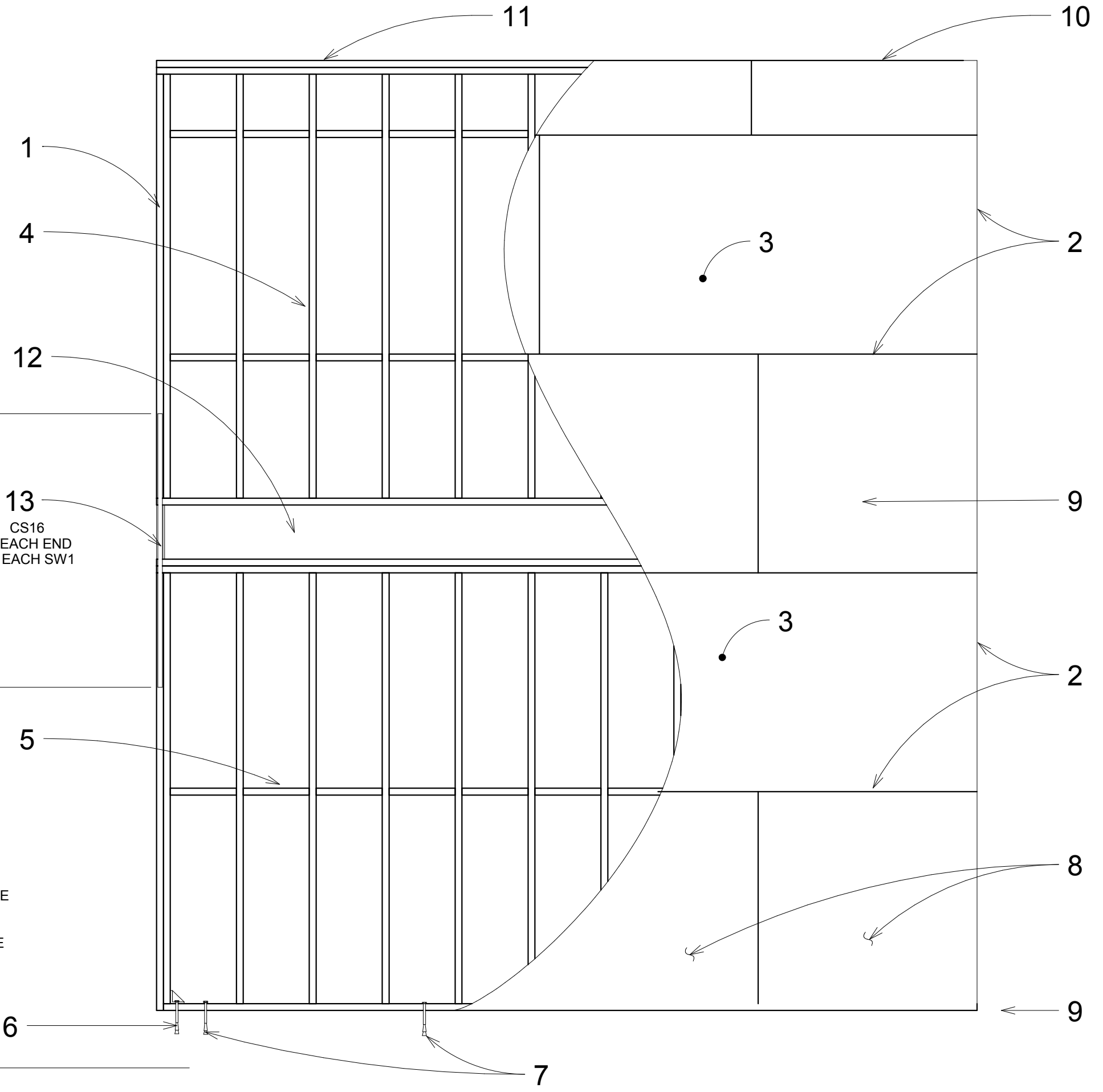
17. Party Wall at Roof1  
3/4" = 1'-0"

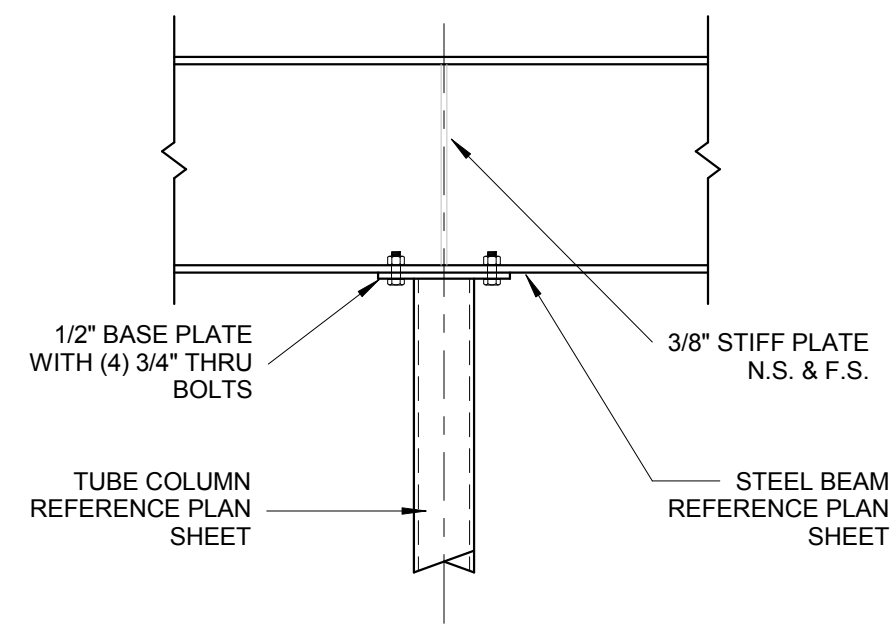


11. LVL Assembly  
1 1/2" = 1'-0"

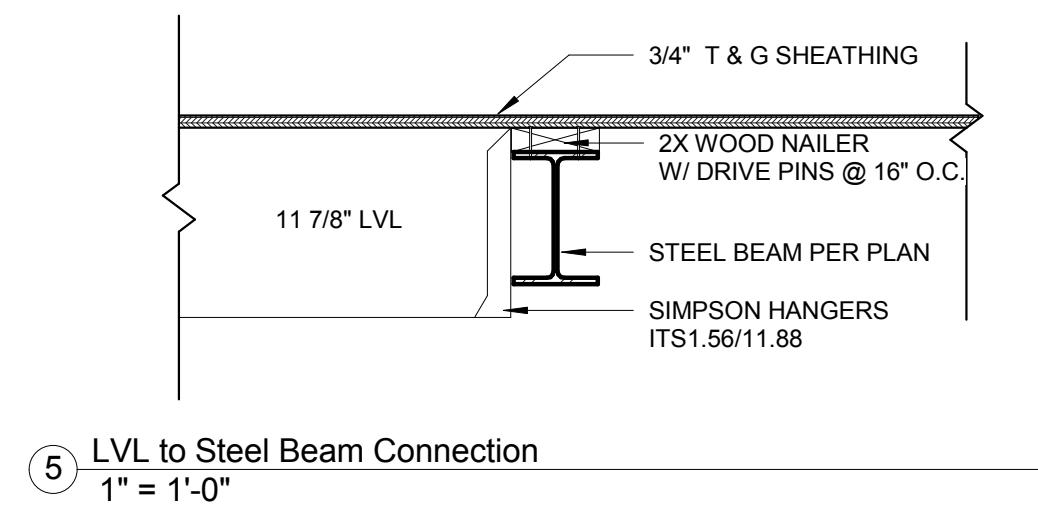
- NOTES:
- DOUBLE STUDS AT EACH END OF PANEL- TYPICAL U.N.O
  - EDGE NAILING
  - FIELD NAILING
  - WOOD STUDS @ 16" O.C. MAX.
  - 2X BLOCKING @ UNSUPPORTED SHEATHING PANEL JOINTS. U.N.O.
  - HOLD-DOWNS TO BE SIMPSON HTT 16's STHD14RJ ALT. PERMITTED @ FOUNDATIONS
  - EXPANSION BOLTS- 5/8" SIMPSON WEDGE -ALL WITH 5 1/2" MIN. EMBED @ 4' O.C. AND @ ENDS OF PANEL
  - SHEATHING MATERIAL. SHEATHING MAY BE INSTALLED HORIZONTALLY OR VERTICALLY FLOOR LINE. SEE PLAN
  - EDGE NAILING TO BLOCKING @ ROOF LINE
  - 2X BLOCKING @ ROOF LINE
  - RIM JOIST
  - CS16 X 5' @ EACH END OF EACH PANEL
  - SIMILAR FOR THREE STORY CONDITION

1. Wood Stud Shear Wall Elevation2  
1/2" = 1'-0"

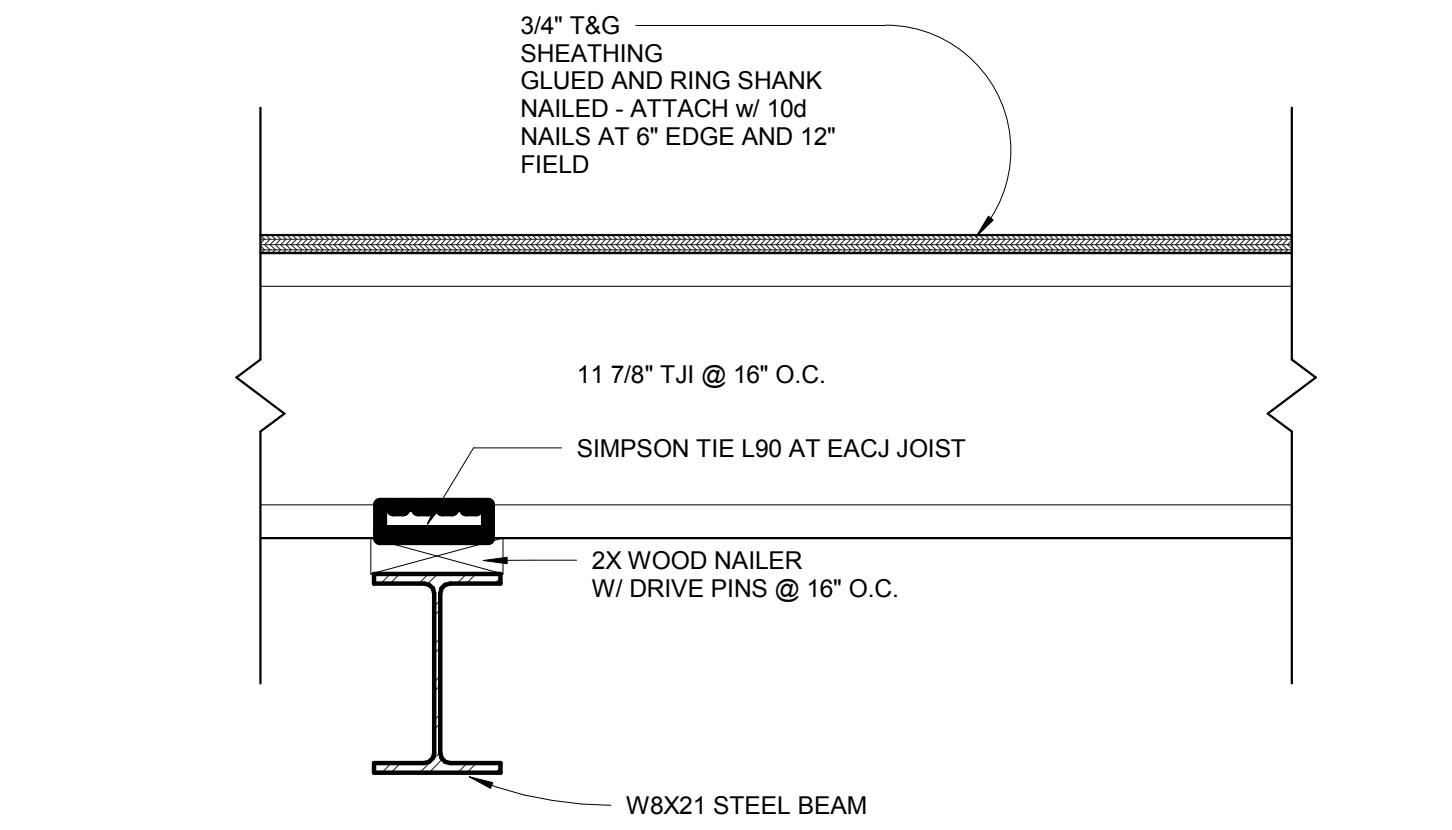




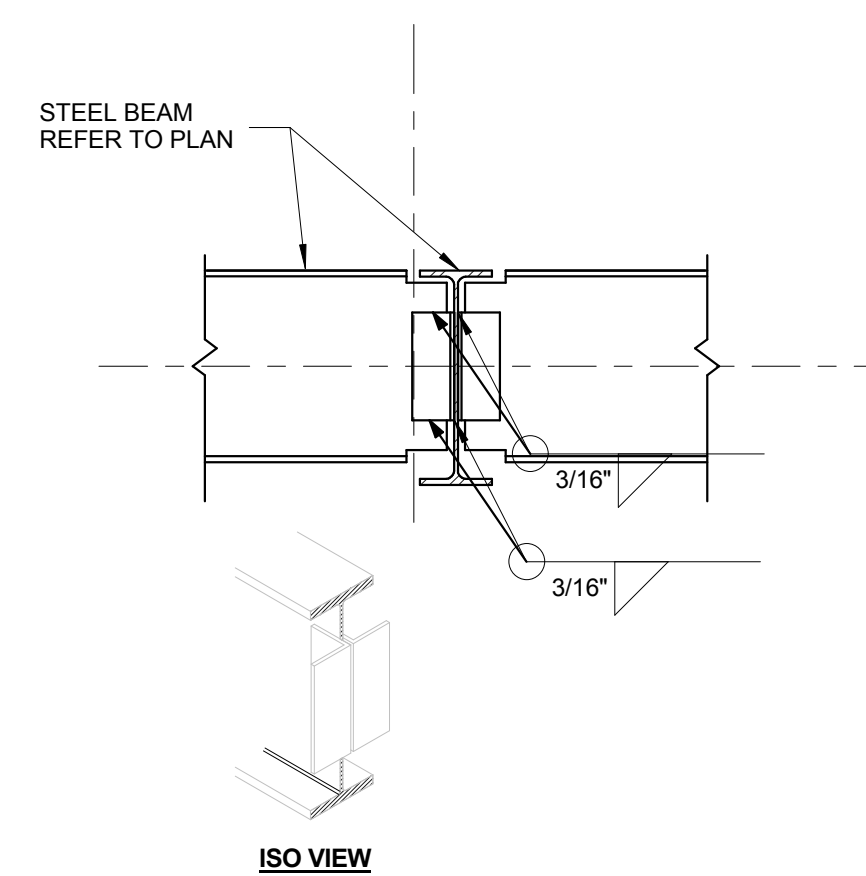
8 TYP. FRAMING DETAIL  
3/4" = 1'-0"



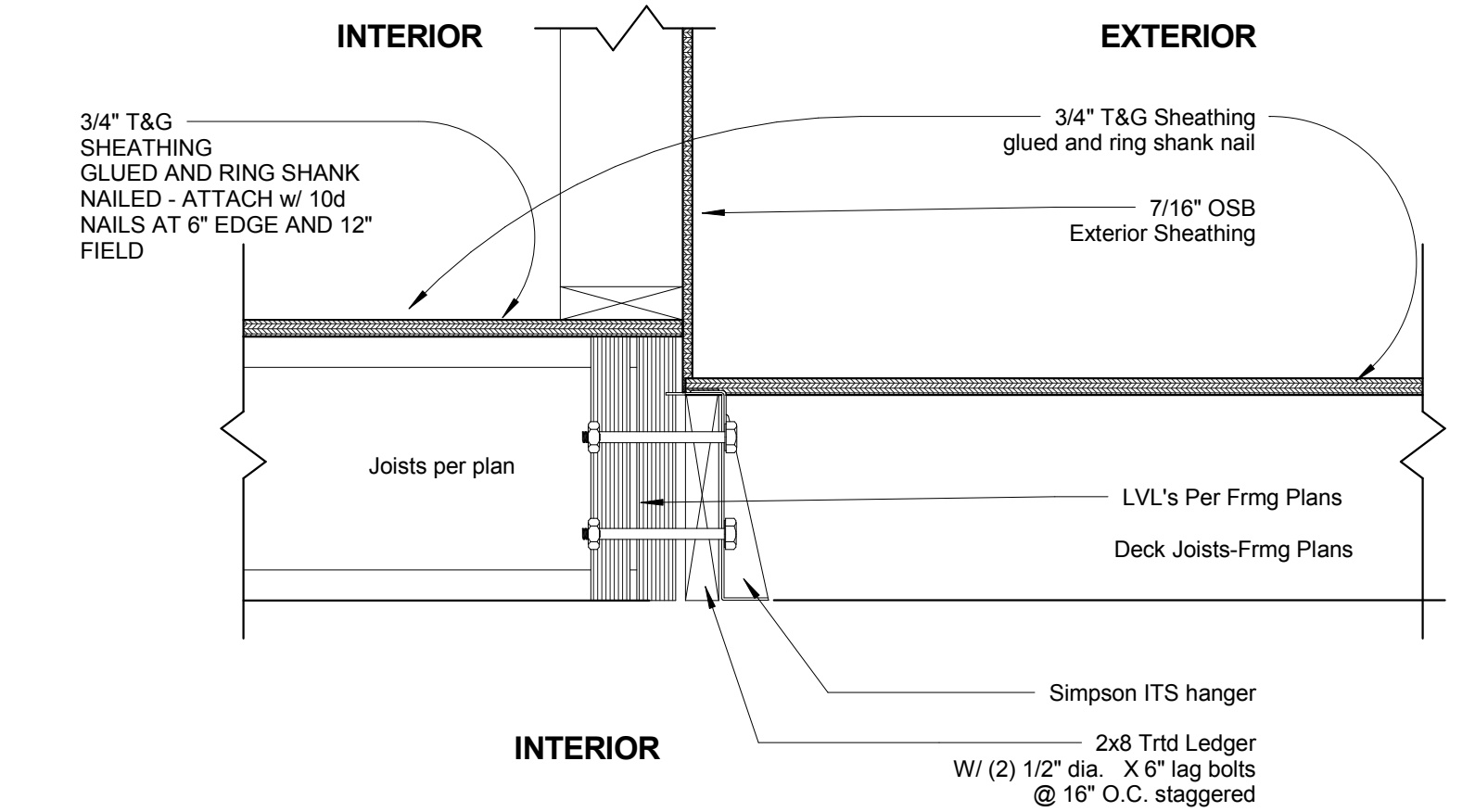
5 LVL to Steel Beam Connection  
1" = 1'-0"



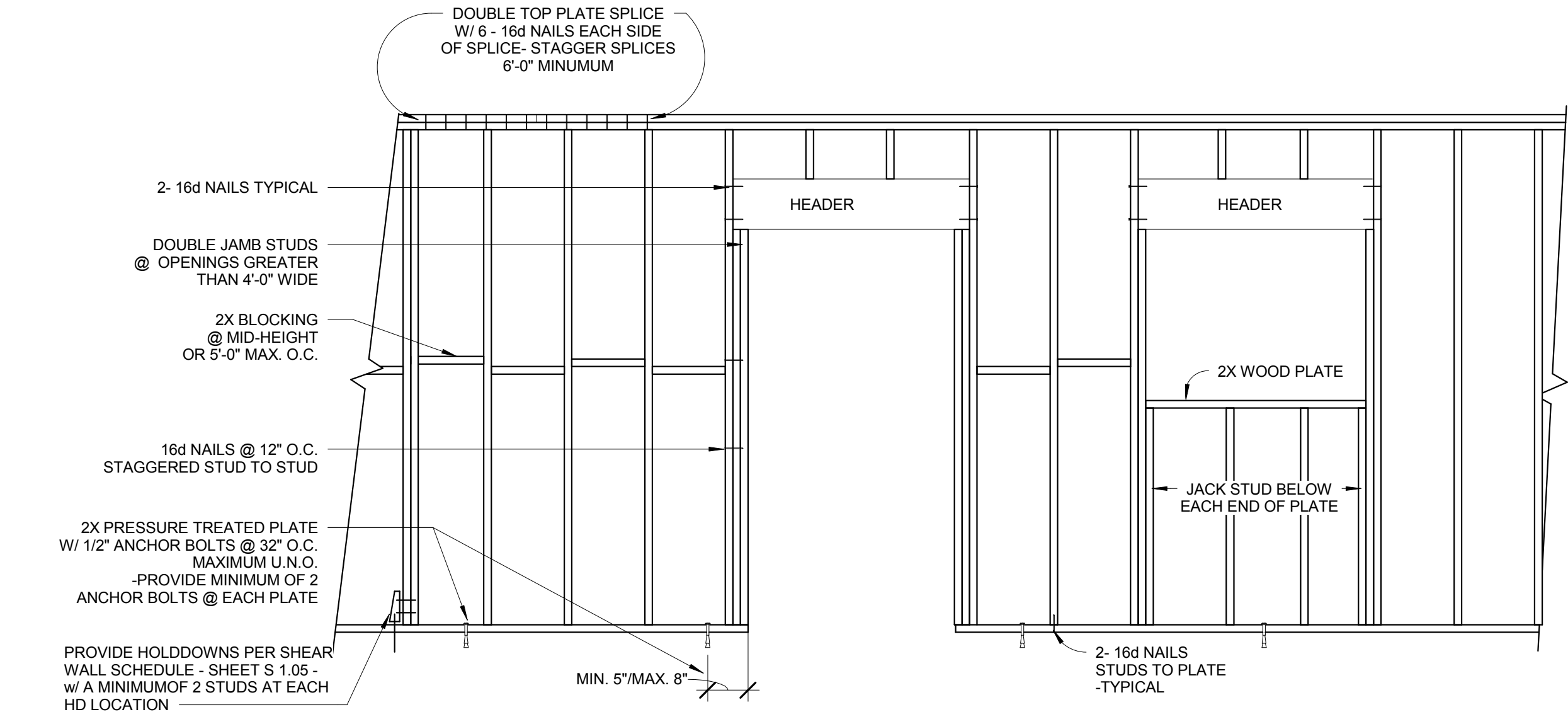
4 Drop Beam Detail  
1 1/2" = 1'-0"



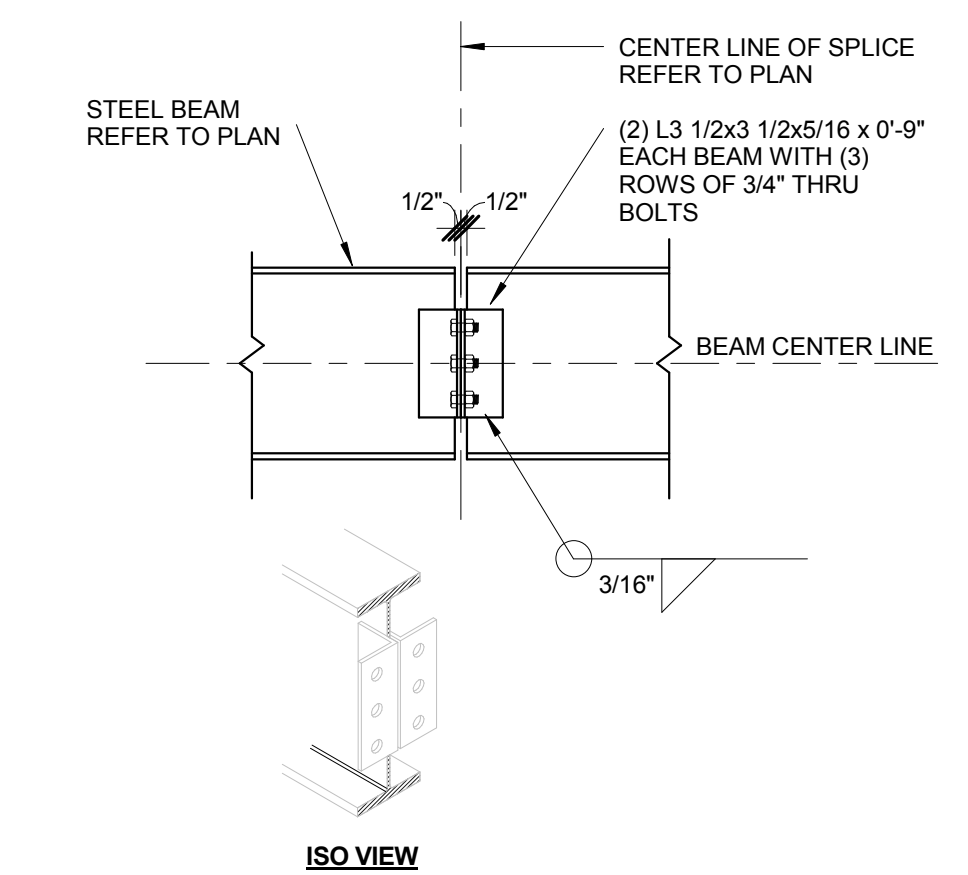
9 TYP. FRAMING DETAIL  
3/4" = 1'-0"



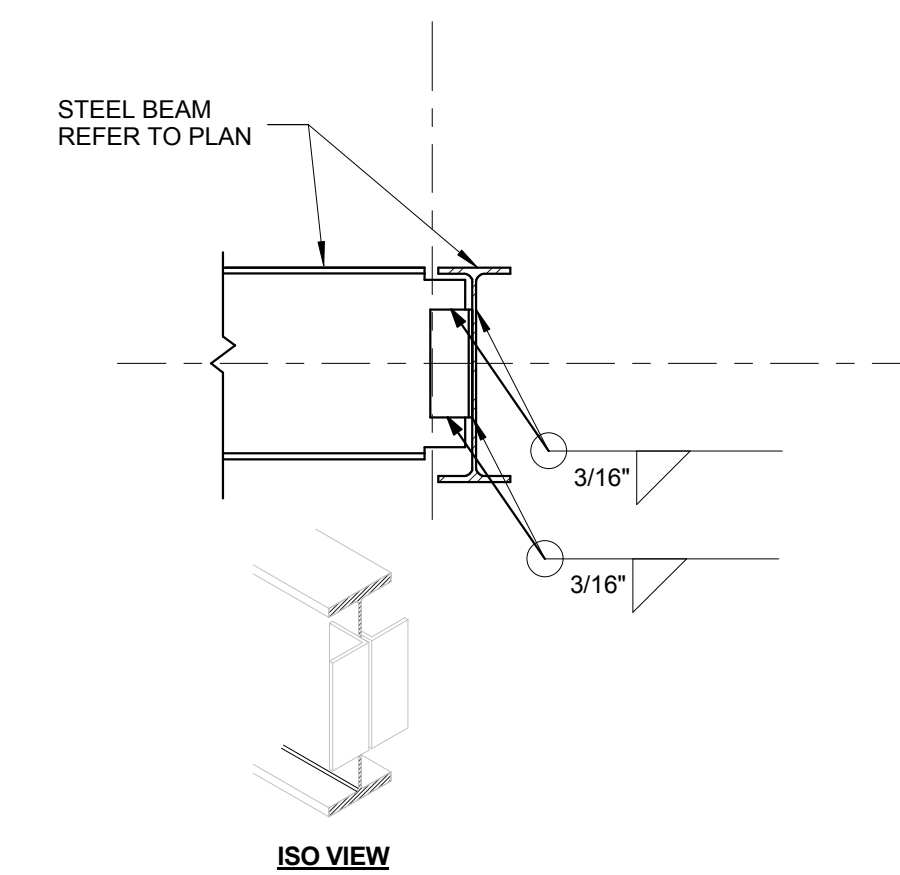
2 Deck to Floor Connection  
1 1/2" = 1'-0"



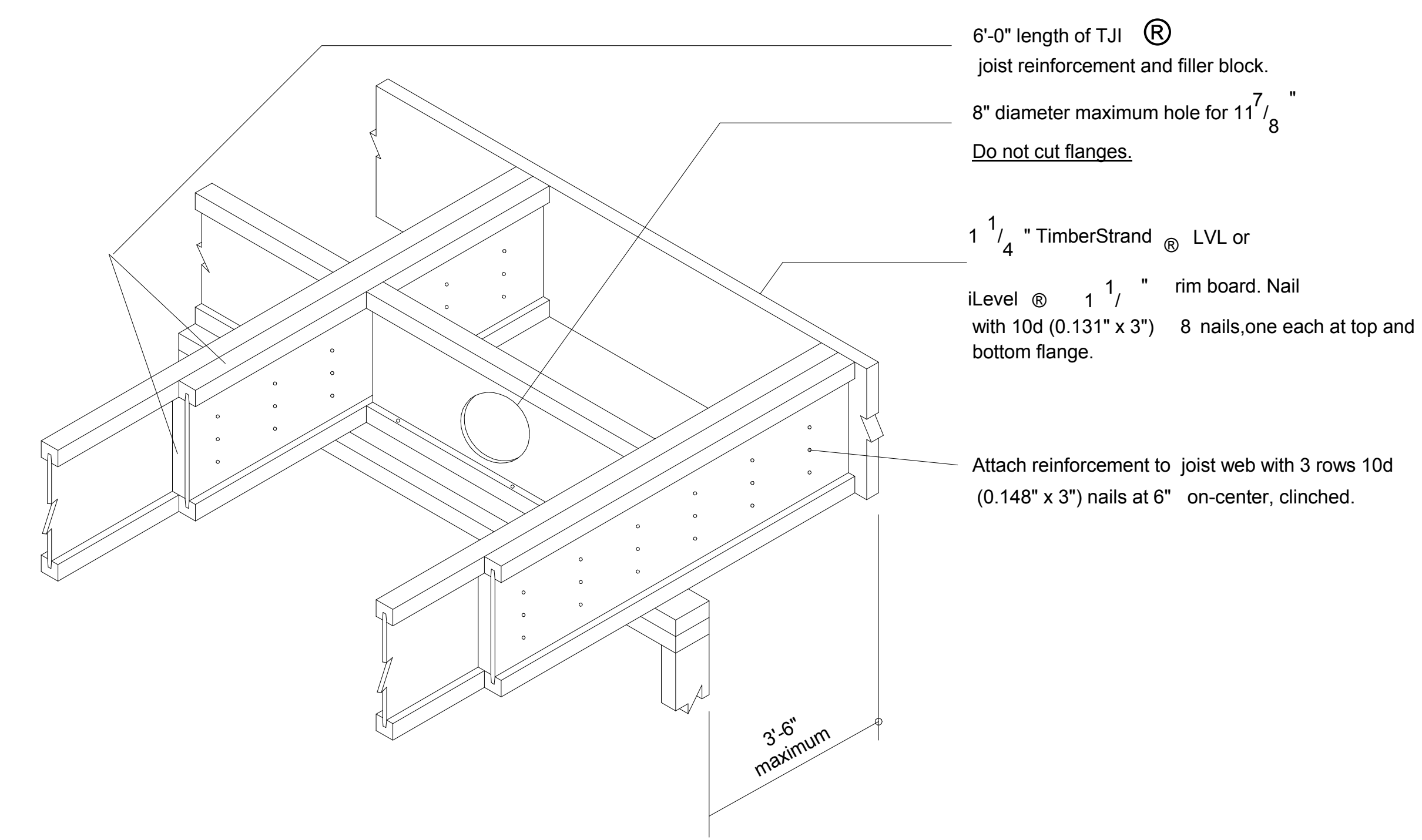
6 Wood Stud Wall Framing  
1/2" = 1'-0"



3 TYP. FRAMING DETAIL  
3/4" = 1'-0"



7 TYP. FRAMING DETAIL  
3/4" = 1'-0"



1 TJI Cantilever Reinforcement  
1" = 1'-0"

Copyright © 2017 S.arch All rights reserved.  
No part of these documents may be  
reproduced in any form or by any means  
without written permission from S.arch

ISSUE

| NO. | DESCRIPTION | DATE    |
|-----|-------------|---------|
| 1   | PLAN REVIEW | 4-10-17 |
|     |             |         |
|     |             |         |
|     |             |         |
|     |             |         |
|     |             |         |
|     |             |         |
|     |             |         |
|     |             |         |
|     |             |         |
|     |             |         |

NO. DESCRIPTION DATE

DRAWING TITLE:  
**STRUCTURAL  
FRAMING  
DETAILS**

DRAWING NO:  
**S1.03**

SCALE: As indicated  
DATE: 12/13/2017 6:51:35 AM  
PROJECT NO: 2505-2017

|      |       |       |
|------|-------|-------|
| DES. | DRWN. | CHKD. |
| MAH  | MAH   | EDE   |

# MATTOX 3 PLEX

100 Granite Street  
Frisco, Colorado

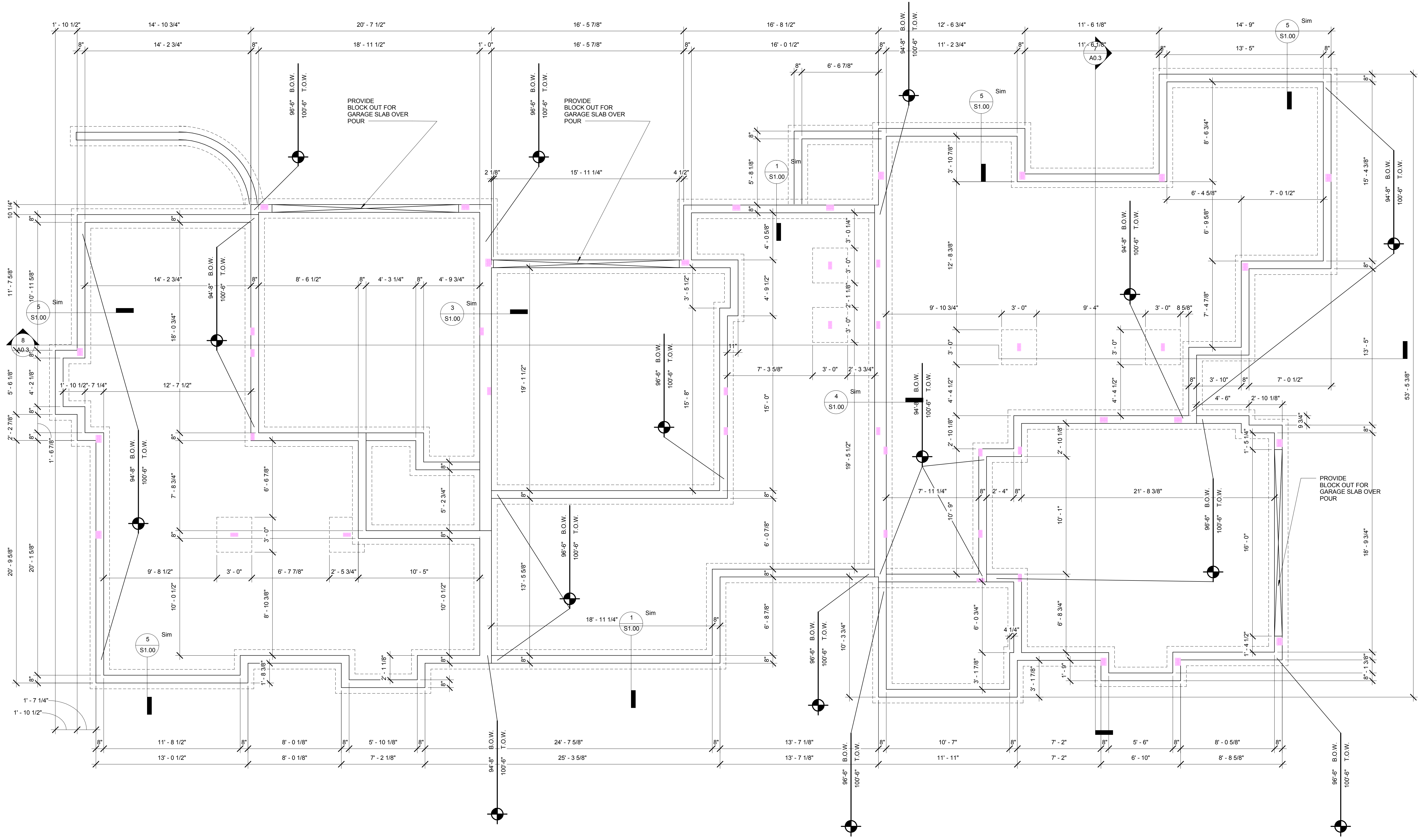
Copyright © 2017 S-arch. All rights reserved.  
No part of these documents may be reproduced in any form or by any means without written permission from S-arch.

| ISSUE |             |      |
|-------|-------------|------|
| NO.   | DESCRIPTION | DATE |
|       |             |      |
|       |             |      |
|       |             |      |
|       |             |      |
|       |             |      |
|       |             |      |
|       |             |      |
|       |             |      |
|       |             |      |
|       |             |      |

NO. DESCRIPTION DATE  
DRAWING TITLE:  
**FOUNDATION PLAN**

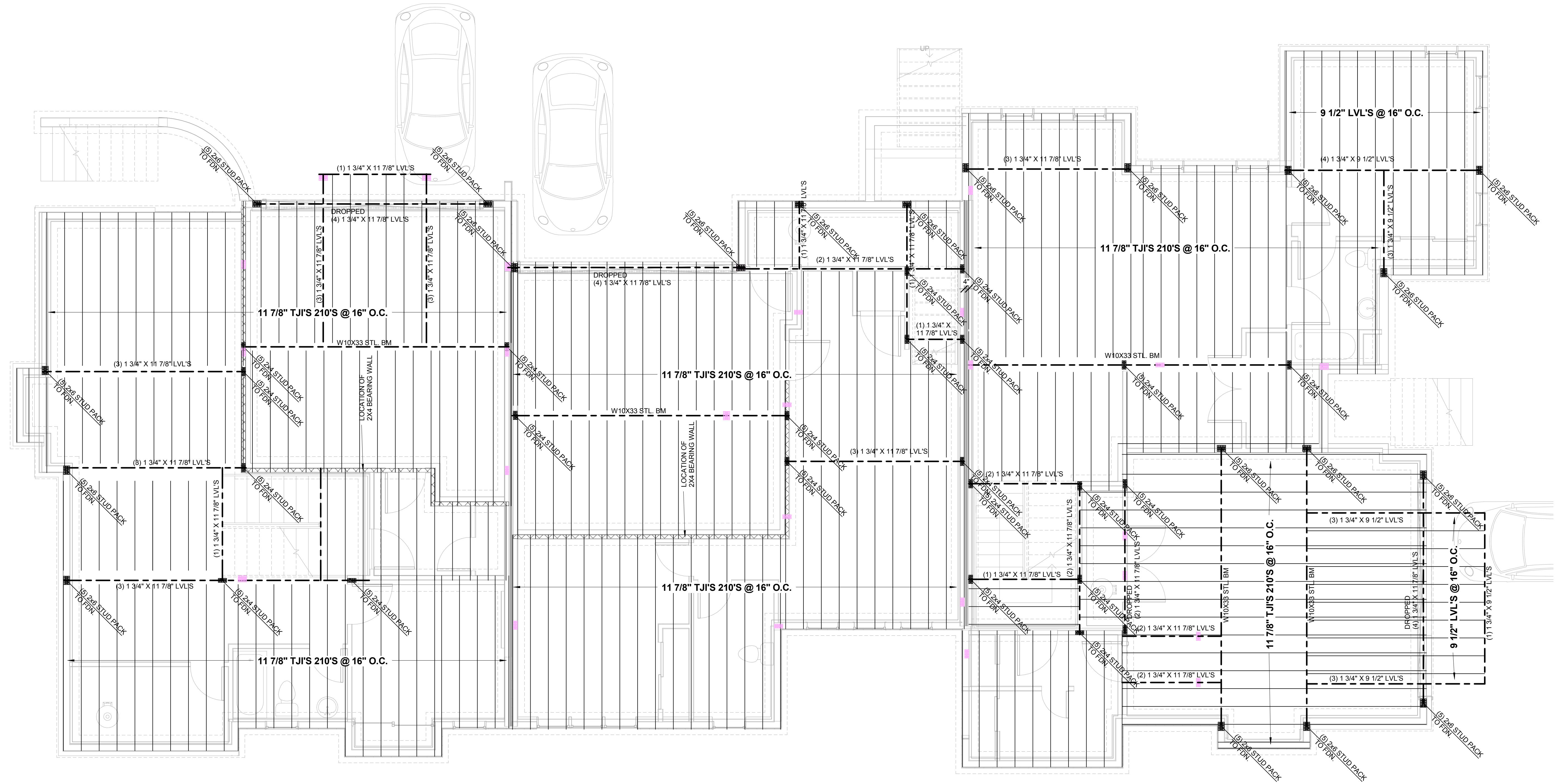
DRAWING NO:  
**S2.0**

SCALE: 1/4" = 1'-0"  
DATE: 12/13/2017 6:51:36 AM  
PROJECT NO: 2505-2017  
DES. MAH DRWN. MAH CHKD. MAH



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

**MATTOX 3 PLEX**  
100 Granite Street  
Frisco, Colorado



① LEVEL 1 - MAIN LEVEL FRAMING PLAN  
1/4" = 1'-0"

Copyright © 2017 Search. All rights reserved.  
No part of these documents may be reproduced in any form or by any means without written permission from Search.

ISSUE

| NO. | DESCRIPTION | DATE |
|-----|-------------|------|
|     |             |      |
|     |             |      |
|     |             |      |
|     |             |      |
|     |             |      |
|     |             |      |
|     |             |      |
|     |             |      |
|     |             |      |
|     |             |      |

NO. DESCRIPTION DATE  
DRAWING TITLE:  
**MAIN LEVEL FRAMING PLAN**

DRAWING NO:

**S2.1**

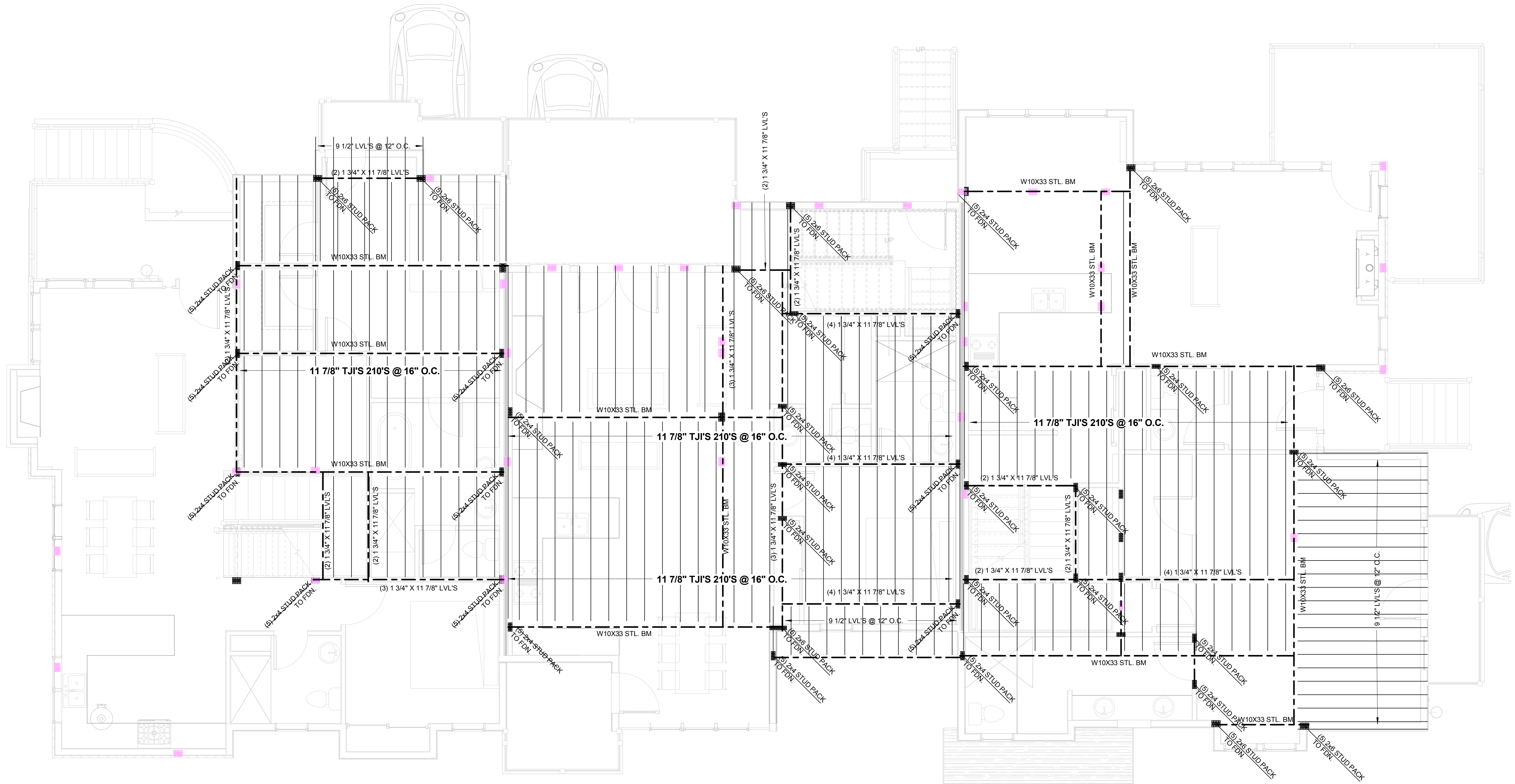
SCALE: 1/4" = 1'-0"

DATE: 12/13/2017 6:51:37 AM

PROJECT NO: 2505-2017

|             |              |              |
|-------------|--------------|--------------|
| DES.<br>MAH | DRWN.<br>MAH | CHKD.<br>MAH |
|-------------|--------------|--------------|

**MATTOX 3 PLEX**  
100 Granite Street  
Frisco, Colorado



LEVEL 2 - SECOND LEVEL FRAMING  
PLAN  
1/4" = 1'-0"

Copyright © 2017 S Arch All rights reserved.  
No Part of these documents may be  
reproduced in any form or by any means  
without written permission from S Arch

ISSUE

| NO. | DESCRIPTION | DATE |
|-----|-------------|------|
|     |             |      |
|     |             |      |
|     |             |      |
|     |             |      |
|     |             |      |
|     |             |      |
|     |             |      |
|     |             |      |
|     |             |      |
|     |             |      |
|     |             |      |
|     |             |      |
|     |             |      |
|     |             |      |
|     |             |      |

NO. DESCRIPTION DATE

DRAWING TITLE:  
**SECOND LEVEL  
FRAMING PLAN**

DRAWING NO:

**S2.2**

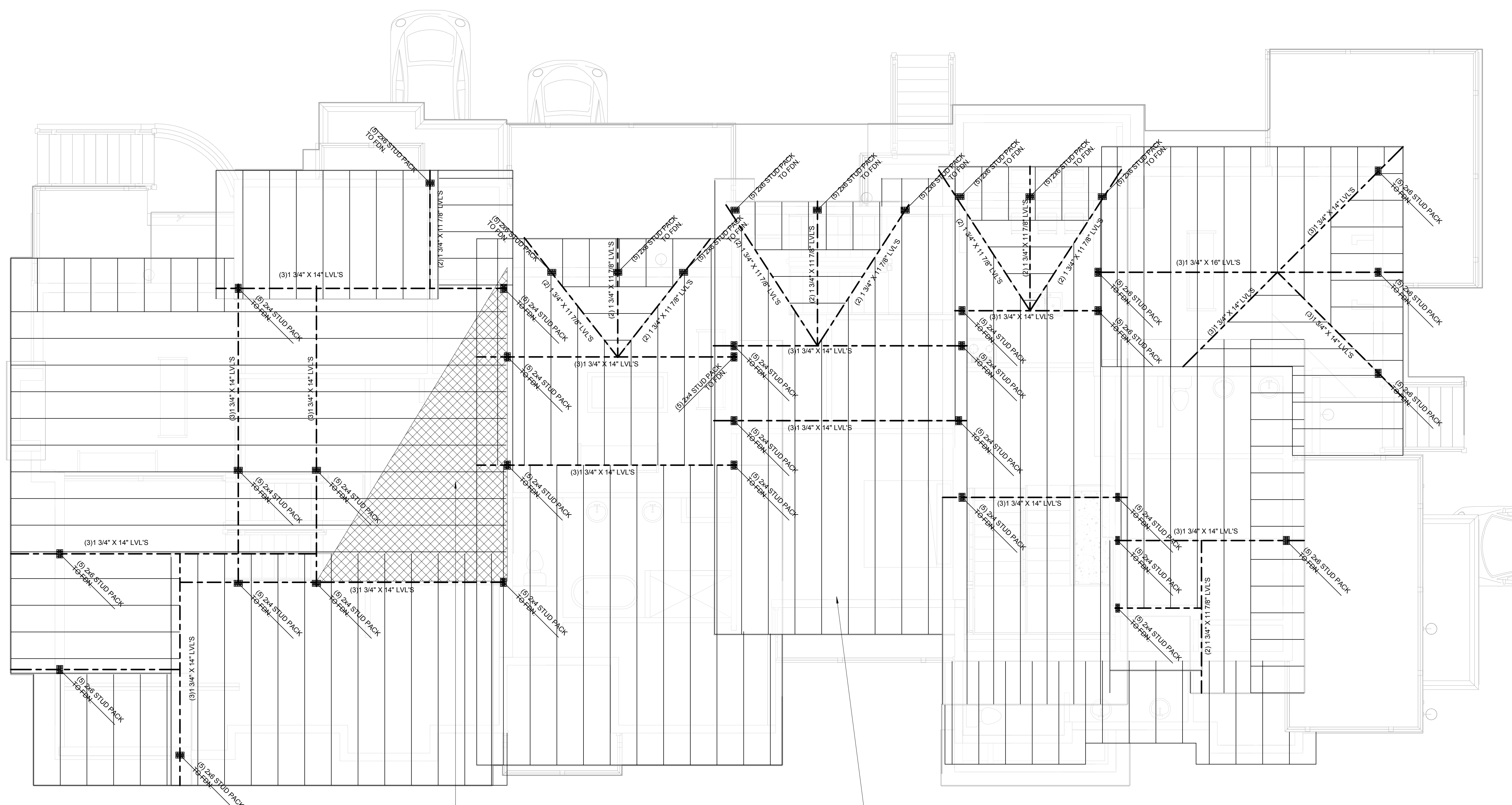
SCALE: 1/4" = 1'-0"

DATE: 12/13/2017 6:51:39 AM

PROJECT NO: 2505-2017

| DES. | DRWN. | CHKD. |
|------|-------|-------|
| MAH  | MAH   | MAH   |

MATTOX 3 PLEX 100 Granite Street Frisco, Colorado



AREA OF BUILT UP CRICKET FOR PROPER DRAINAGE IN VALLEY

ALL ROOF RAFTERS TO BE 1 3/4" X 14" TJI 210'S @ 24" O.C.

1 LEVEL 3 - ROOF LEVEL FRAMING PLAN 1/4" = 1'-0"

E:\Search Projects\2017\1st granietist and GRANITE 4-PLEX 11-10-17\Recovery.dwg

Copyright © 2017 Search All rights reserved. No part of these documents may be reproduced in any form or by any means without written permission from Search

ISSUE

NO. DESCRIPTION DATE

DRAWING TITLE: ROOF LEVEL FRAMING PLAN

DRAWING NO:

S2.3

SCALE: 1/4" = 1'-0"

DATE: 12/13/2017 6:51:41 AM

PROJECT NO: 2505-2017

DES. DRWN. CHKD. Designer Author Checker