

FOOTE'S REST AT BLOCK 11

FRISCO, SUMMIT COUNTY, CO

DEVELOPMENT APPLICATION

PROJECT TEAM

OWNER

512 MAIN STREET, LLC.
P.O. BOX 307
FRISCO, CO 80443
PHONE: 970.389.2660

OWNER'S REPRESENTATIVE

GATEWAY MANAGEMENT CO
P.O. BOX 1358
ASPEN, CO 81612
PHONE: 970.948.1050

ARCHITECT

ROWLAND AND BROUGHTON
234 E HOPKINS AVE
ASPEN, CO 81611
PHONE: 970.544.9006

LANDSCAPE ARCHITECT

NORRIS DESIGN
409 MAIN STREET, SUITE 207
FRISCO, CO 80443
PHONE: 970.368.7068

GENERAL CONTRACTOR

PINNACLE MOUNTAIN HOMES
335 N MAIN STREET
BRECKENRIDGE, CO 80424
PHONE: 970.453.0708

SURVEYOR

SCHMIDT LAND SURVEYING, INC.
PO BOX 5761
FRISCO, CO 80443
PHONE: 970.409.9963

CIVIL ENGINEER

JVA, INCORPORATED
47 COOPER CREEK WAY, SUITE 328
WINTER PARK, CO 80482
PHONE: 970.722.7677

GROUNDWATER ENGINEER

LEONARD RICE ENGINEERS, INC.
1221 AURARIA PKWY
DENVER, CO 80204
PHONE: 303.455.9589

STRUCTURAL ENGINEER

KL&A
1717 WASHINGTON AVENUE, #100
GOLDEN, COLORADO 80401
PHONE: 303-575-9510

TRAFFIC ENGINEER

FELSBURG HOLT & ULLEVIG, INC.
6300 S.SYRACUASE WAY, STE 600
CENTENNIAL, CO 80111
PHONE: 303.721.0832

MECHANICAL, ELECTRICAL & PLUMBING ENGINEER

AEC
40801 US HWY 6, STE 214
AVON, CO 81620
PHONE: 970.390.7793

ISSUE DATES

05.15.2017: SKETCH PLAN / REZONE 01
06.28.2017: SKETCH PLAN / REZONE 02
09.07.2017: DEVELOPMENT APPLICATION

VICINITY MAP

SCALE: NTS



LEGAL DESCRIPTIONS

107 6TH AVE
LOTS 1 AND 2
BLOCK 11
TOWN OF FRISCO,
ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 11, 1966 AS RECEPTION NO. 16089
COUNTY OF SUMMIT
STATE OF COLORADO

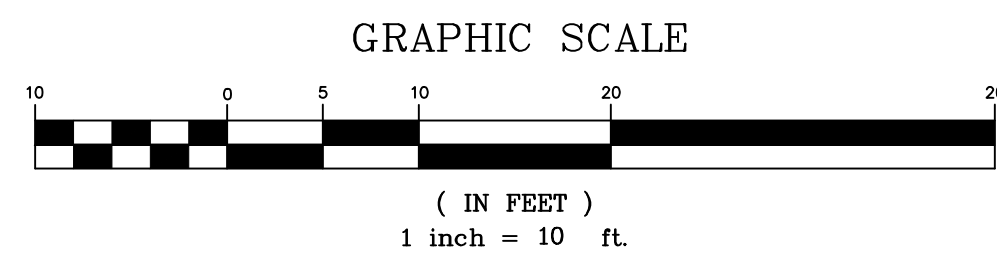
STALEY HOUSE
LOTS 3 AND 4
BLOCK 11
TOWN OF FRISCO,
ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 11, 1966 AS RECEPTION NO. 16089
COUNTY OF SUMMIT
STATE OF COLORADO

FOOTE'S PROPERTY
LOTS 5,6,7,8,9,10,11 AND 12
BLOCK 11
TOWN OF FRISCO,
ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 11, 1966 AS RECEPTION NO. 16089
COUNTY OF SUMMIT
STATE OF COLORADO

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SHEET SET	NUMBER	DATE
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PROPOSED MODEL VIEWS	A0.3	
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LIGHT FIXTURE SPEC SHEET	E 3.6	

A TOPOGRAPHIC MAP OF
BLOCK 11,
FRISCO TOWN SUBDIVISION
 SUMMIT COUNTY, COLORADO



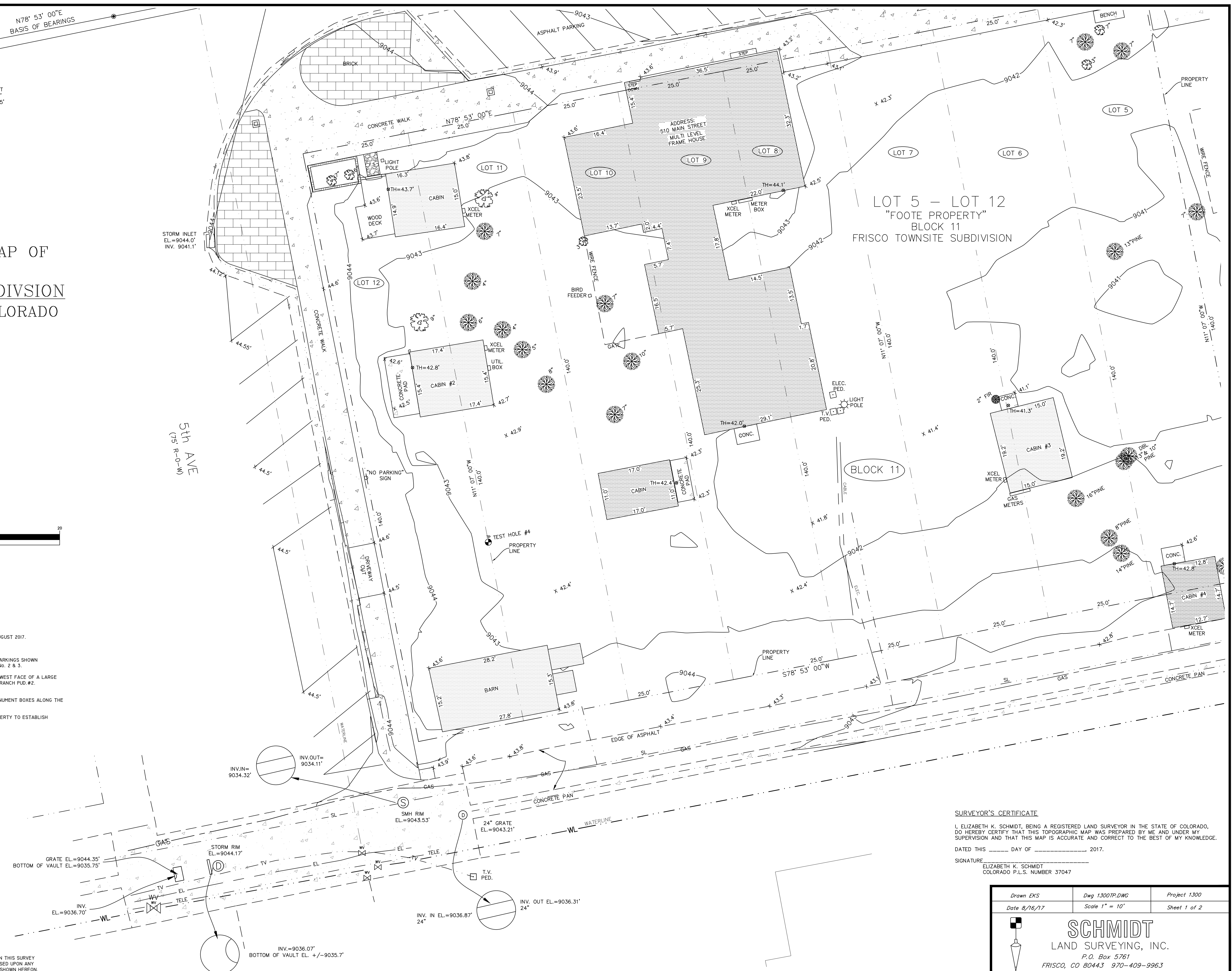
GENERAL NOTES

- DATE OF SURVEY: FEBRUARY 19 - FEBRUARY 27, 2012. UPDATE TOPO (NEW CURB/ROAD) AUGUST 2017.
- CONTOUR INTERVAL = ONE FOOT.
- UNDERGROUND UTILITIES ON SITE MARKED BY OTHERS AT PREVIOUS DATE, ONLY VISIBLE MARKINGS SHOWN AUGUST 24, 2017. TEST HOLES DRILLED BY OTHERS SHOWN, NO EVIDENCE OF TEST HOLES No. 2 & 3.
- PROJECT BENCHMARK: USGS ALUMINUM DISK MONUMENT SET VERTICALLY INTO THE SOUTHWEST FACE OF A LARGE BOULDER, LOCATED NEAR NORTH EDGE OF BIKE PATH SOUTH OF LOT 9, ROYAL MOUNTAIN RANCH PUD.#2. ELEVATION: 9095.47'.
- BASIS OF BEARINGS: N 78°53'E E BETWEEN THE FOUND #6 REBAR MONUMENTS SET IN MONUMENT BOXES ALONG THE CENTER OF MAIN STREET.
- SCHMIDT LAND SURVEYING, INC. DID NOT PERFORM A TITLE SEARCH OF THE SUBJECT PROPERTY TO ESTABLISH OWNERSHIP, EASEMENTS OR RIGHTS-OF-WAY OF RECORD.

LEGEND

- TOWN MONUMENT BOX (#6 REBAR)
- TEST PIT
- x SPOT ELEVATION
- ⊗ DOOR THRESHOLD ELEVATION
- ⊢ SIGN
- ⊕ LIGHTPOLE BASE
- ⊙ LIGHTPOLE
- ⊙ SPRUCE TREE WITH TRUNK DIAM.
- ⊙ ASPEN TREE WITH TRUNK DIAM.
- ⊙ PINE TREE WITH TRUNK DIAM.
- ⊙ SEWER MANHOLE
- ⊙ STORM MANHOLE
- ⊙ WATER VALVE/GATE VALVE

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



SURVEYOR'S CERTIFICATE

I, ELIZABETH K. SCHMIDT, BEING A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS TOPOGRAPHIC MAP WAS PREPARED BY ME AND UNDER MY SUPERVISION AND THAT THIS MAP IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE.
 DATED THIS _____ DAY OF _____, 2017.
 SIGNATURE: ELIZABETH K. SCHMIDT
 COLORADO P.L.S. NUMBER 37047

Drawn EKS	Dwg 1300TP.DWG	Project 1300
Date 8/16/17	Scale 1" = 10'	Sheet 1 of 2

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

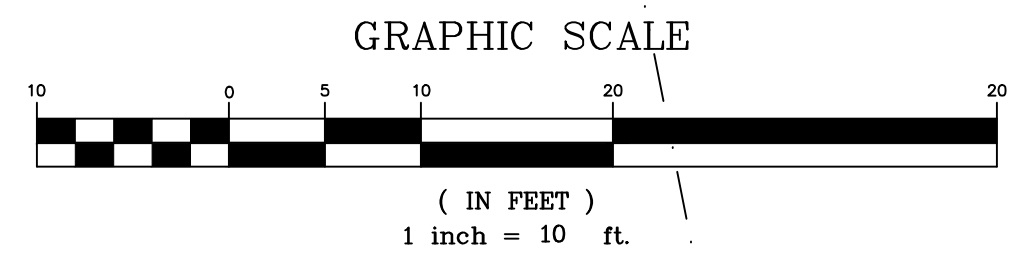
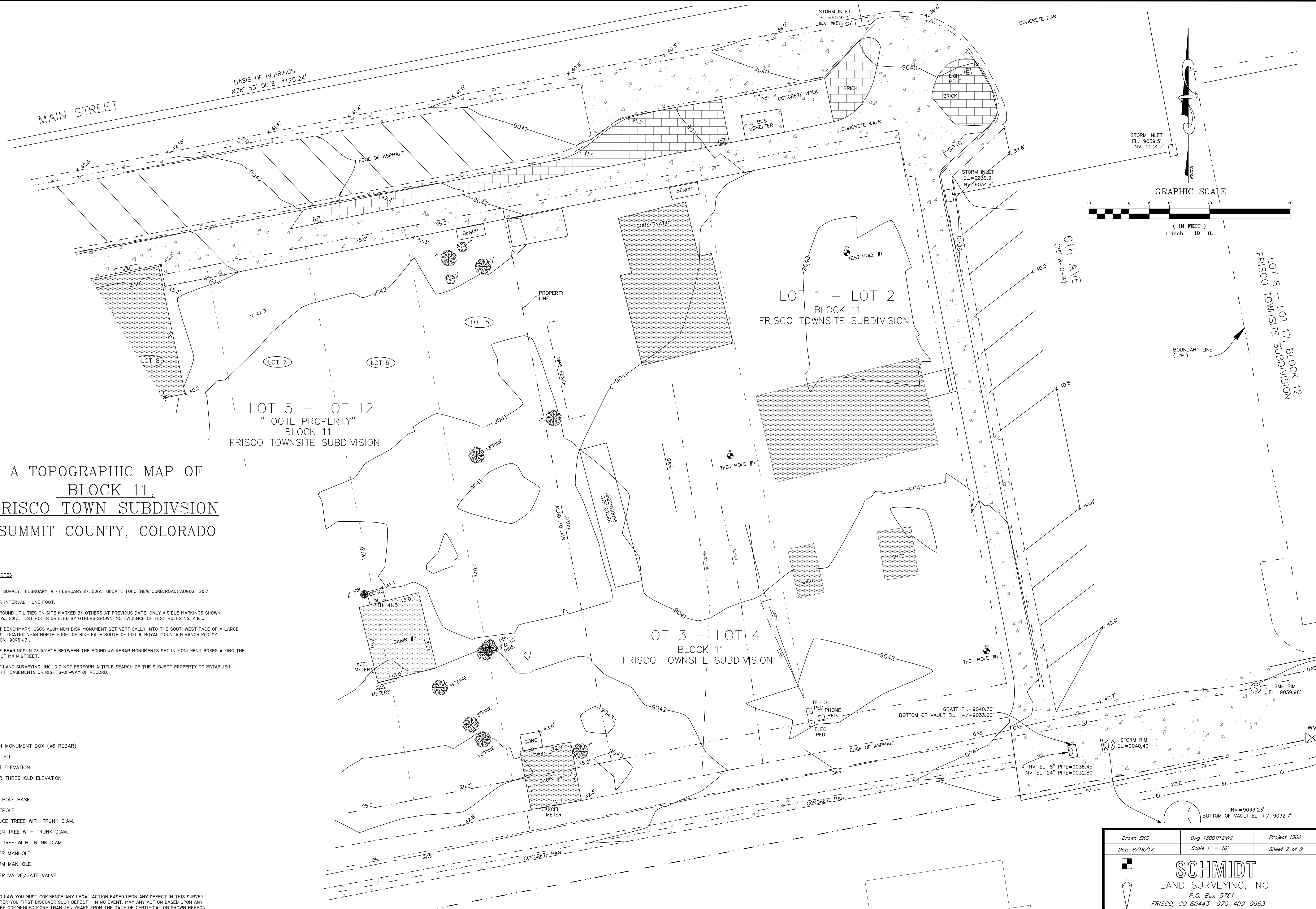
A TOPOGRAPHIC MAP OF
BLOCK 11,
FRISCO TOWN SUBDIVISION
 SUMMIT COUNTY, COLORADO

GENERAL NOTES

1. DATE OF SURVEY: FEBRUARY 19 - FEBRUARY 27, 2012. UPDATE TOPO (NEW CURB/ROAD) AUGUST 2017.
2. CONTOUR INTERVAL = ONE FOOT.
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6. SCHMIDT LAND SURVEYING, INC. DID NOT PERFORM A TITLE SEARCH OF THE SUBJECT PROPERTY TO ESTABLISH OWNERSHIP, EASEMENTS OR RIGHTS-OF-WAY OF RECORD.

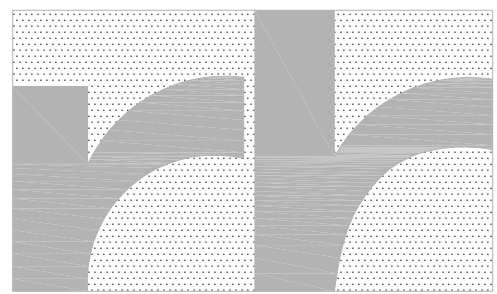
- LEGEND
- TOWN MONUMENT BOX (#6 REBAR)
 - TEST PIT
 - x SPOT ELEVATION
 - ⊗ DOOR THRESHOLD ELEVATION
 - ⊠ SIGN
 - ⊞ LIGHTPOLE BASE
 - ⊚ LIGHTPOLE
 - ⊙ SPRUCE TREE WITH TRUNK DIAM.
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Drawn EKS	Dwg 1300TP.DWG	Project 1300
Date 8/16/17	Scale 1" = 10'	Sheet 2 of 2

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 LAND SURVEYING, INC.
 P.O. Box 5761
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234 e hopkins ave aspen, co 81611 970.544.9006 o 970.544.3473 f
1630 blake st, ste 200 denver, co 80202 303.308.1373 o 303.308.1375 f

Consultants

Issue:
2017.05.15
SKETCH PLAN REVIEW &
HISTORIC DISTRICT OVERLAY
REZONE
2017.06.28
SKETCH PLAN REVIEW &
HISTORIC DISTRICT OVERLAY
REZONE - REVISION
2017.08.16
DEV. APPLICATION PRE-APP MTG
2017.09.06
DEV. APPLICATION & HISTORIC
DISTRICT OVERLAY REZONE



HOTEL ENTRY FROM NORTHEAST CORNER PERSPECTIVE



BOWLING ALLEY ENTRY ALONG MAIN STREET PERSPECTIVE



AL FRESCO DINNING ALONG MAIN STREET PERSPECTIVE



PUBLIC PLAZA HOTEL AND FOOTE'S REST SWEETS SHOP PERSPECTIVE

FOOTES REST

BLOCK 11
500 MAIN STREET
FRISCO, CO 80443

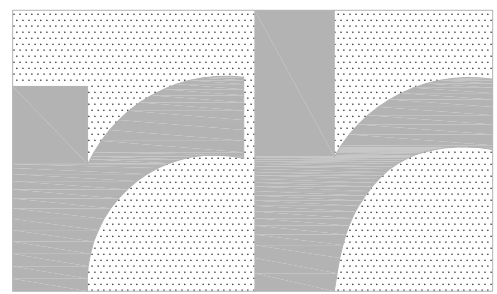
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DWG FILE:
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SHEET TITLE
PROPOSED
MODEL
VIEWS
SCALE: NTS

A0.2

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Consultants

Issue:
2017.05.15
SKETCH PLAN REVIEW &
HISTORIC DISTRICT OVERLAY
REZONE
2017.06.28
SKETCH PLAN REVIEW &
HISTORIC DISTRICT OVERLAY
REZONE - REVISION
2017.08.16
DEV. APPLICATION PRE-APP MTG
2017.09.06
DEV. APPLICATION & HISTORIC
DISTRICT OVERLAY REZONE



PUBLIC PLAZA PERSPECTIVE



PUBLIC PLAZA PERSPECTIVE



COURTYARD PERSPECTIVE



PUBLIC PLAZA PERSPECTIVE

FOOTES REST

BLOCK 11
500 MAIN STREET
FRISCO, CO 80443

PROJECT NO:
21707
DWG FILE:
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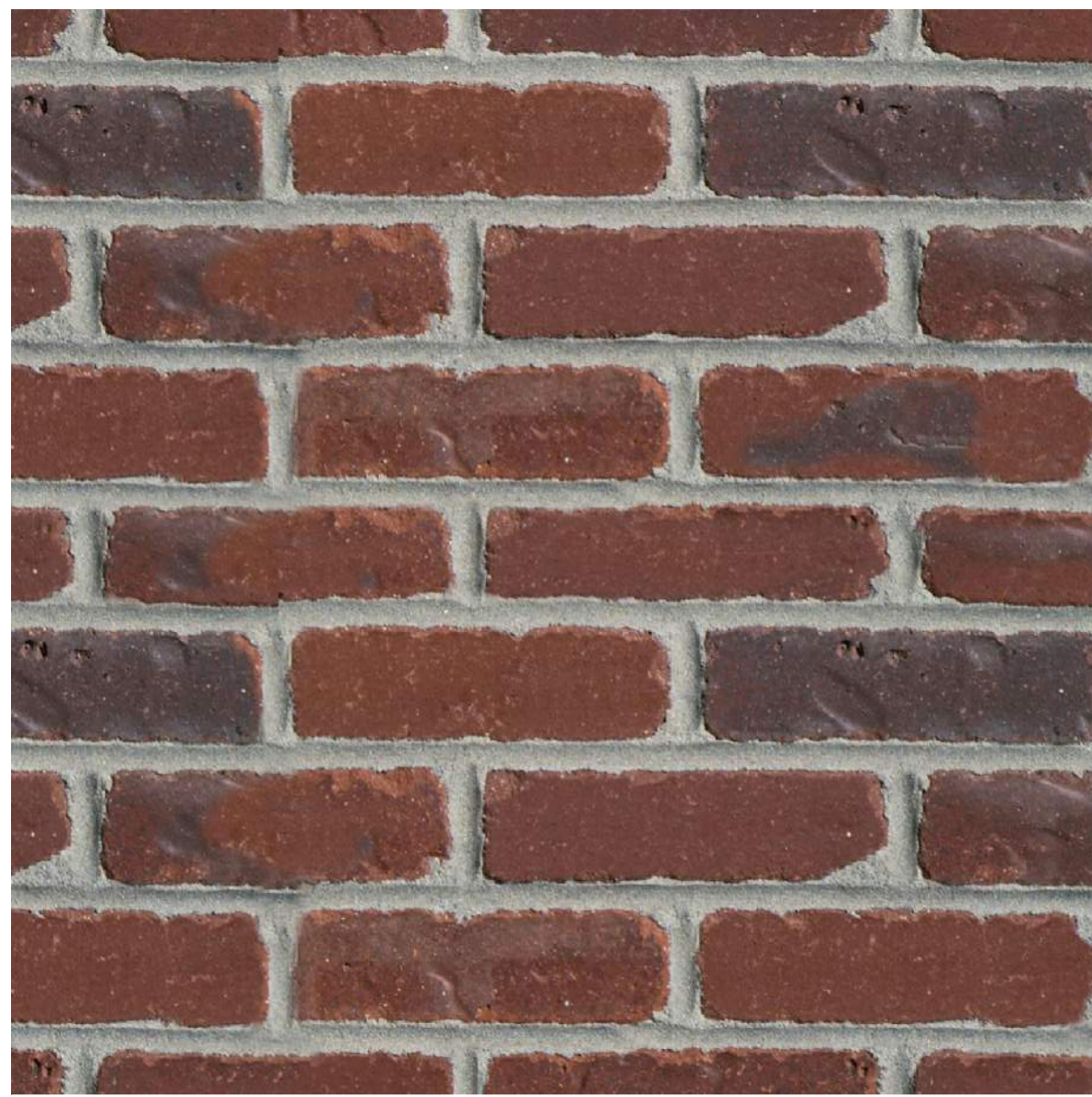
SHEET TITLE
PROPOSED
MODEL
VIEWS
SCALE: NTS

A0.3

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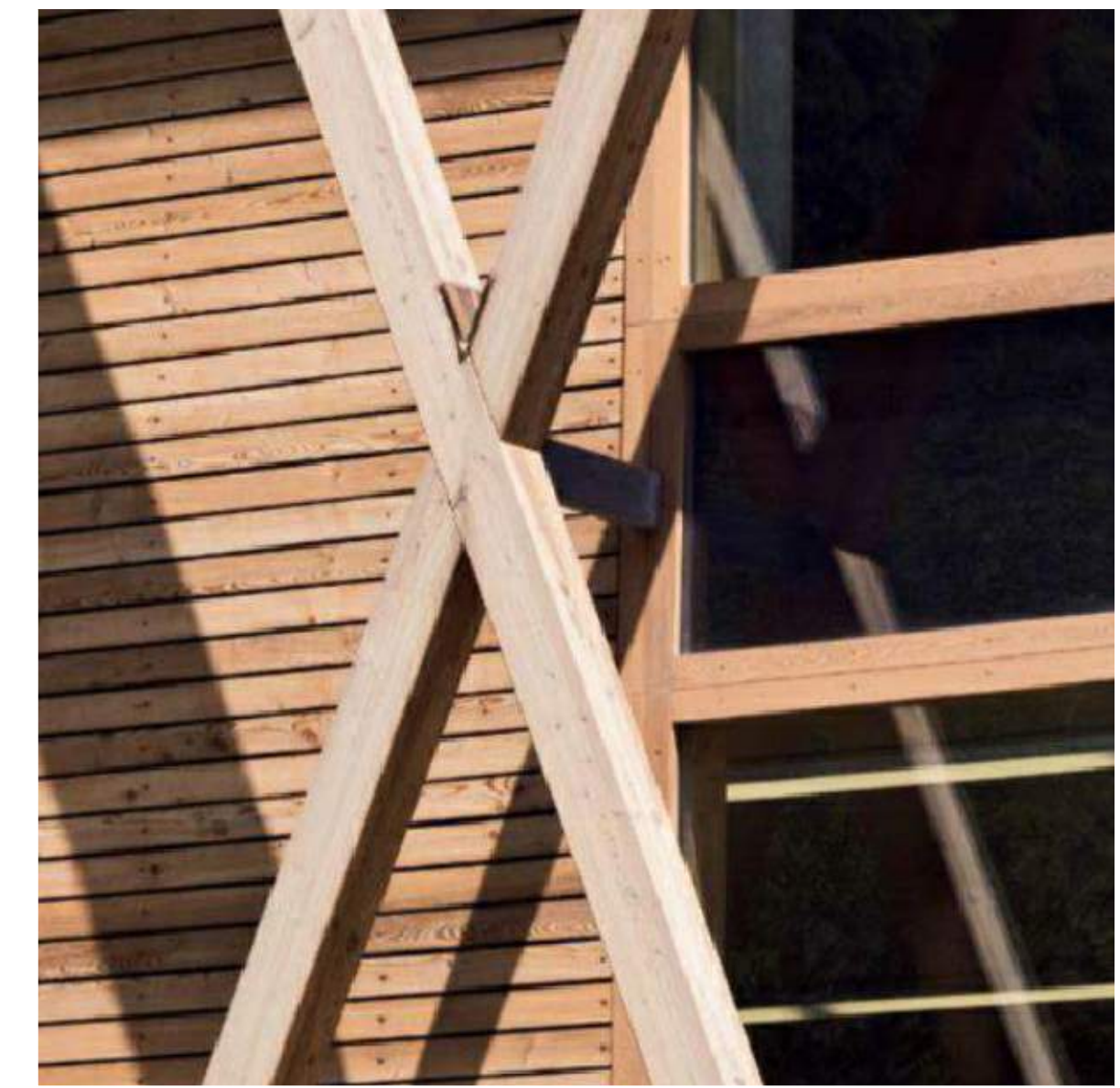
BRICK
- MAROON, BROWN AND GREY BLEND
(ROBINSON BRICK OR SIMILAR)



STANDING SEAM ROOF
- DARK GREY



DOUBLE HUNG, CASEMENT, AND FIXED WINDOWS
- DARK EXTERIOR (MILGARD, MARVIN, JELDWEN,
OR SIM.)



DECORATIVE TIMBER TRIM DETAILS
- VARIOUS STAINS (LIGHT & DARK)



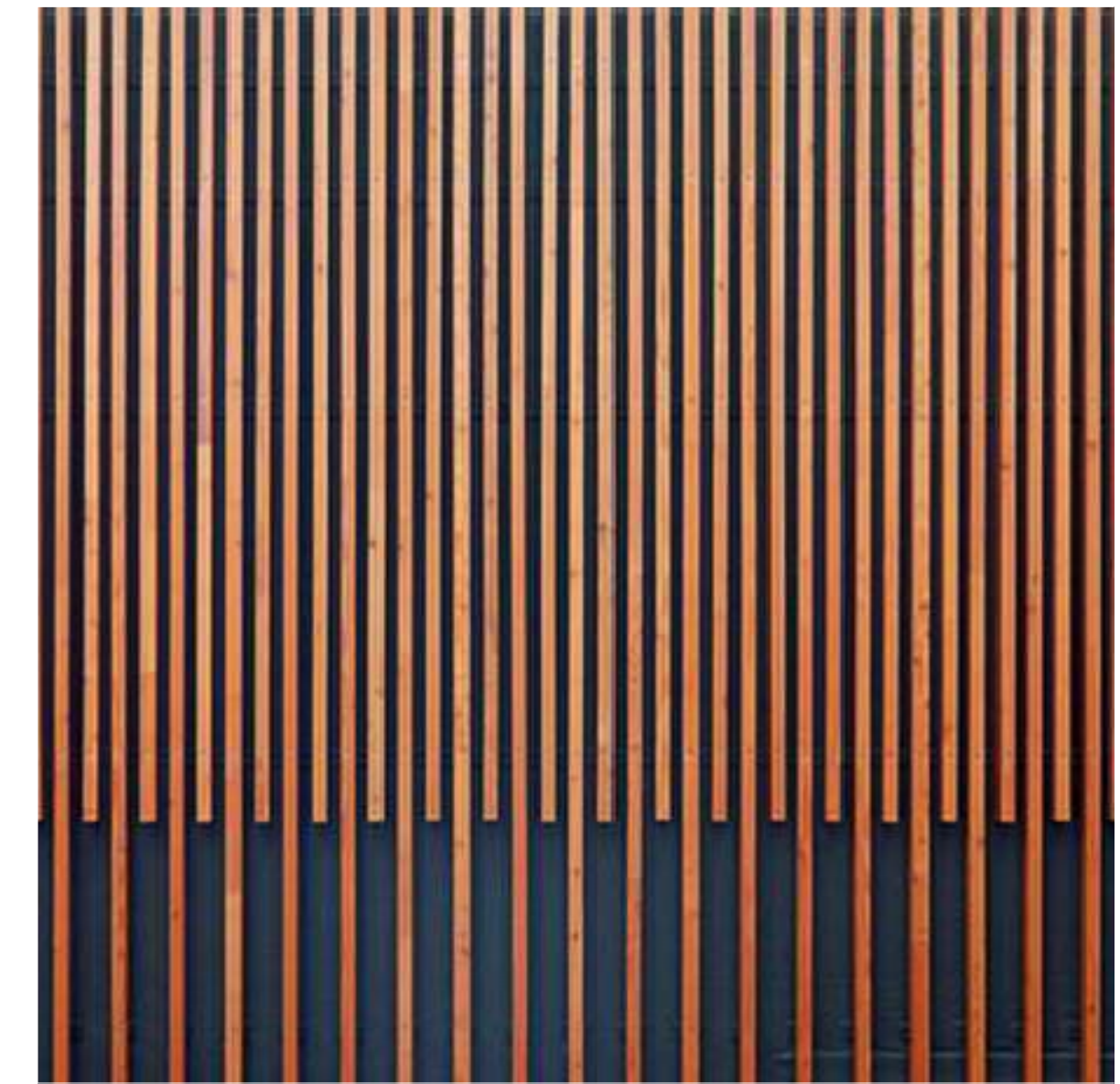
VERTICAL T&G/SIHLAP SIDING
- VARIOUS WOOD TONES (LIGHT AND DARK)
- 4" EXPOSURE



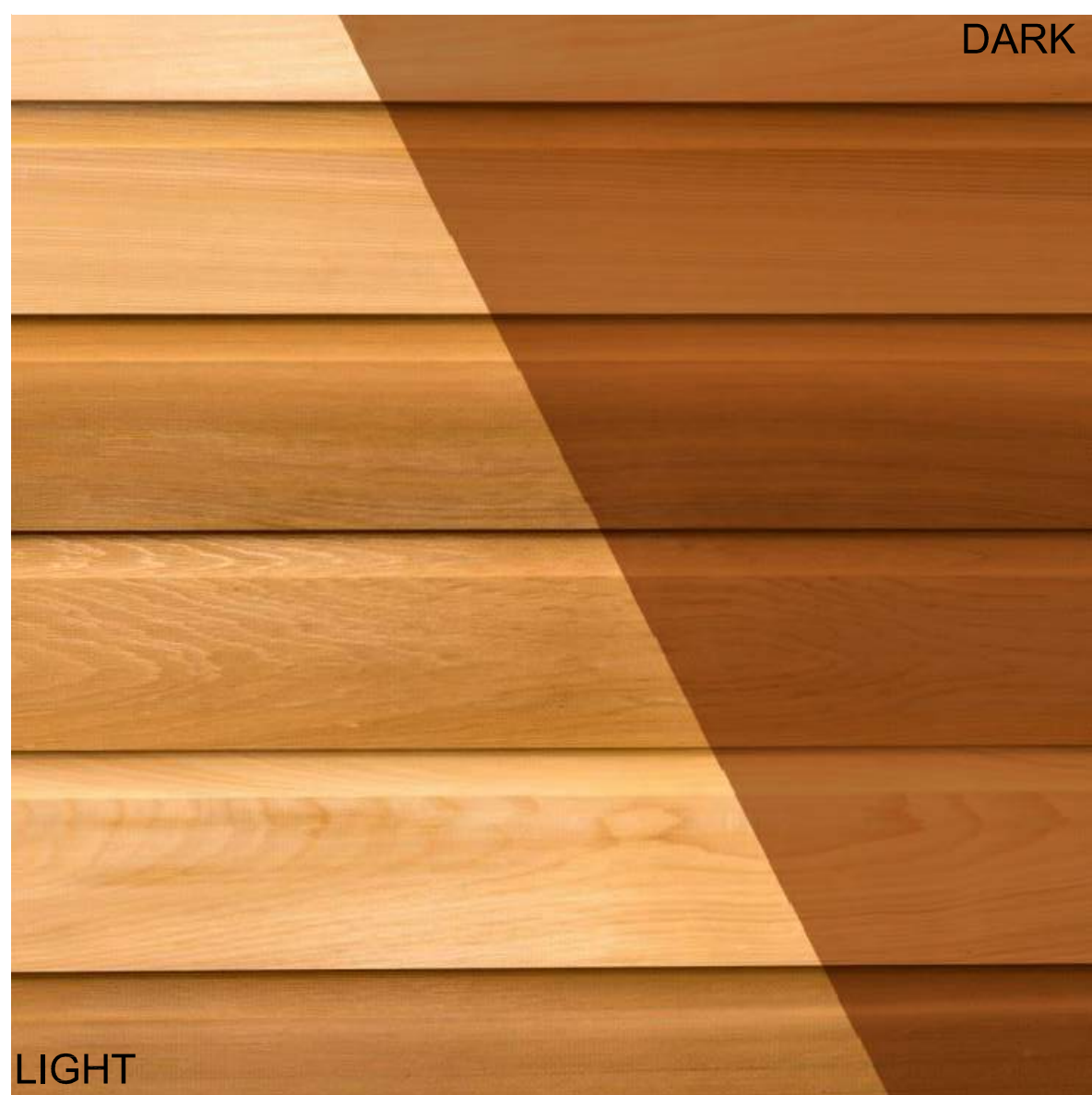
DARK BRAKE METAL TRIM
- FASCIA, GUTTERS, DOWNSPOUTS, ETC
(BARRIDGE OR SIM)



MOVABLE GLASS PANEL WALL
- DARK EXTERIOR WITH NARROW
SIGHT LINES (NANA WALL OR SIM.)



VERTICAL & HORIZONTAL SCREEN SLATS
- LIGHT WOOD TONES
- VARIOUS SIZES



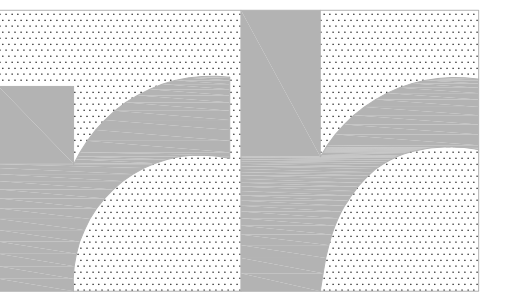
HORIZONTAL LAP / SIHLAP SIDING
- VARIOUS WOOD TONES (LIGHT AND DARK)
- 4" EXPOSURE



EXPOSED STEEL-LOOK TRIM DETAILS
- DARK METAL TONE



CABLE OR METAL BAR GUARD RAIL
- (DARK METAL)



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970.544.3473 f 303.308.1375 f

Consultants

Issue:
2017.05.15
SKETCH PLAN REVIEW &
HISTORIC DISTRICT OVERLAY
REZONE
2017.06.28
SKETCH PLAN REVIEW &
HISTORIC DISTRICT OVERLAY
REZONE - REVISION
2017.08.16
DEV. APPLICATION PRE-APP MTG
2017.09.06
DEV. APPLICATION & HISTORIC
DISTRICT OVERLAY REZONE

FOOTES REST

BLOCK 11
500 MAIN STREET
FRISCO, CO 80443

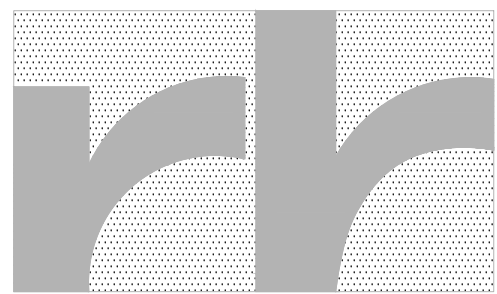
PROJECT NO:
21707
DWG FILE:
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SHEET TITLE
**PROPOSED
MATERIALS**

SCALE: NTS

A0.4

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970.544.3473 f 303.308.1375 f

Consultants

Issue:
2017.05.15
SKETCH PLAN REVIEW &
HISTORIC DISTRICT OVERLAY
REZONE
2017.06.28
SKETCH PLAN REVIEW &
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FOOTES REST

BLOCK 11
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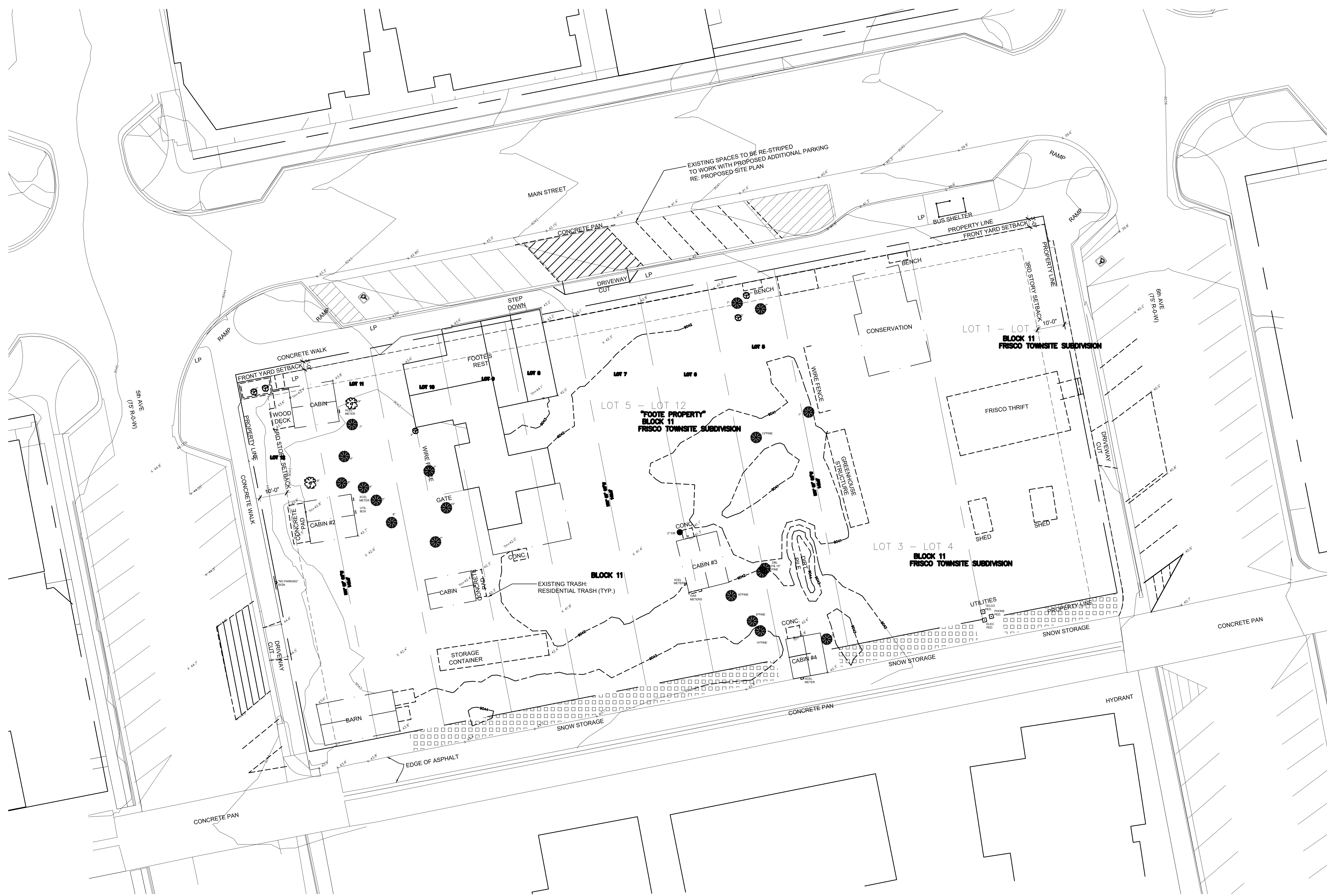
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21707
DWG FILE:
21707_D1-1.dwg

SHEET TITLE
EXISTING
SITE PLAN

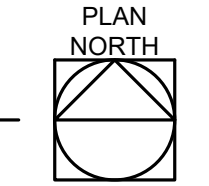
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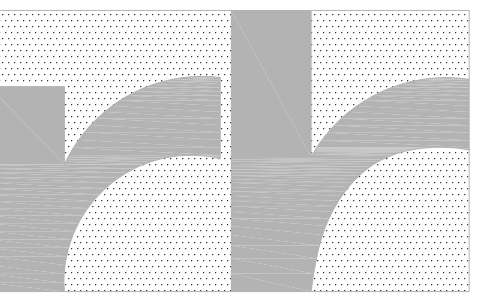
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1
A1.1e
EXISTING
SITE PLAN
SCALE: 1/16" = 1'-0"



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User: rbr



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Consultants

Issue:
2017.05.15 SKETCH PLAN REVIEW & HISTORIC DISTRICT OVERLAY REZONE
2017.06.28 SKETCH PLAN REVIEW & HISTORIC DISTRICT OVERLAY REZONE - REVISION
2017.08.16 DEV. APPLICATION PRE-APP MTG
2017.09.06 DEV. APPLICATION & HISTORIC DISTRICT OVERLAY REZONE
2017.11.03 DEV. APPLICATION & HISTORIC DISTRICT OVERLAY REZONE - COMMENTS RESPONSE

FOOTES REST

BLOCK 11
500 MAIN STREET
FRISCO, CO 80443

PROJECT NO:
21707
DWG FILE:
21707_A1-2_DevApp.dwg

SHEET TITLE
PROPOSED
BUILDING HEIGHT
CALCULATIONS
SCALE: 1/16"=1'-0"

A1.2

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ROOF HEIGHT TABLE					
DATA POINT	ELEVATION @ (E) GRADE (FEET)	ELEVATION @ ROOF (FEET)	BUILDING HEIGHT @ DATA POINT (FEET)	MAX. BUILDING HEIGHT @ POINT (FEET)	DISTANCE BELOW HEIGHT LIMIT (FEET)
1	40.50	78.71	38.21	40	-1.79
2	41.00	78.50	37.50	40	-2.50
3	41.50	76.50	35.00	40	-5.00
4	42.00	78.71	36.71	40	-3.29
5	41.50	76.50	35.00	40	-5.00
6	41.00	76.50	35.50	40	-4.50
7	41.50	76.50	35.00	35	0.00
8	42.00	78.50	36.50	40	-3.50

DATA POINT	ELEVATION @ (E) GRADE (FEET)	ELEVATION @ ROOF (FEET)	BUILDING HEIGHT @ DATA POINT (FEET)	MAX. BUILDING HEIGHT @ POINT (FEET)	DISTANCE BELOW HEIGHT LIMIT (FEET)
9	42.40	76.50	34.10	35	-0.90
10	42.50	78.50	36.00	40	-4.00
11	44.00	76.50	32.50	40	-7.50
12	43.50	76.50	33.00	40	-7.00
13	43.90	76.50	32.60	40	-7.40
14	43.00	83.00	40.00	40	0.00
15	43.00	76.50	33.50	35	-1.50
16	42.75	80.83	38.08	40	-1.92
17	43.00	76.50	33.50	35	-1.50

DATA POINT	ELEVATION @ (E) GRADE (FEET)	ELEVATION @ ROOF (FEET)	BUILDING HEIGHT @ DATA POINT (FEET)	MAX. BUILDING HEIGHT @ POINT (FEET)	DISTANCE BELOW HEIGHT LIMIT (FEET)
18	42.50	80.83	38.33	40	-1.67
19	43.00	76.50	33.50	35	-1.50
20	42.60	78.50	35.90	40	-4.10
21	42.00	76.50	34.50	35	-0.50
22	41.75	76.50	36.75	40	-3.25
23	41.50	76.50	35.00	35	0.00
24	41.25	78.50	37.25	40	-2.75
25	41.00	75.63	34.63	35	-0.37
26	41.00	76.50	35.50	40	-4.50

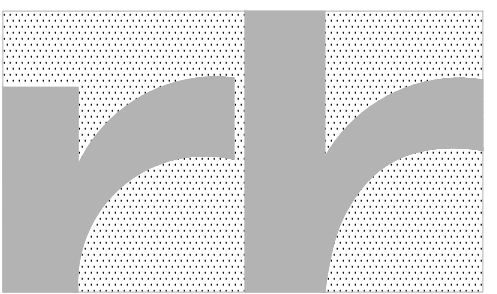
DATA POINT	ELEVATION @ (E) GRADE (FEET)	ELEVATION @ ROOF (FEET)	BUILDING HEIGHT @ DATA POINT (FEET)	MAX. BUILDING HEIGHT @ POINT (FEET)	DISTANCE BELOW HEIGHT LIMIT (FEET)
27	41.00	78.50	37.50	40	-2.50
28	40.50	76.50	36.00	40	-4.00
A	41.00	86.67	45.67		EXEMPT
B	41.00	94.50	53.50		EXEMPT
C	41.00	84.59	43.59		EXEMPT
D	41.25	82.83	41.58		EXEMPT

NOTES:
1. ACTUAL ELEVATIONS ARE 9,000' + ELEVATION INDICATED
2. CLOCK TOWER / ARCHITECTURAL FEATURES EXCLUDED FROM BLDG HGT CALCS PER TOWN CODE 180-5 BLDG HEIGHT, RE: DEVELOPMENT NARRATIVE

1
A1.2

PROPOSED BUILDING HEIGHT CALCULATIONS
SCALE: 1/16" = 1'-0"

PLAN NORTH



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Issue:
2017.05.15
SKETCH PLAN REVIEW &
HISTORIC DISTRICT OVERLAY
REZONE
2017.06.28
SKETCH PLAN REVIEW &
HISTORIC DISTRICT OVERLAY
REZONE - REVISION
2017.08.16
DEV. APPLICATION PRE-APP MTG
2017.09.06
DEV. APPLICATION & HISTORIC
DISTRICT OVERLAY REZONE
2017.11.03
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DISTRICT OVERLAY REZONE
- COMMENTS RESPONSE

FOOTES REST

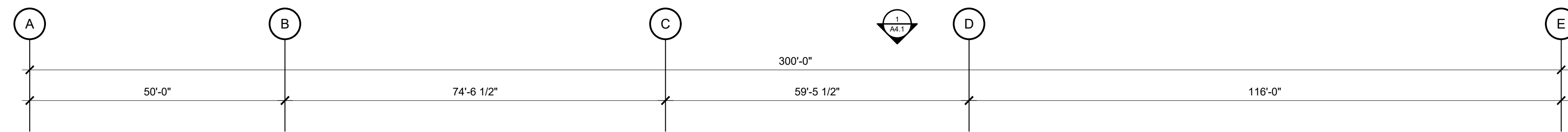
BLOCK 11
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PROJECT NO:
21707
DWG FILE:
21707_A2-2.dwg

SHEET TITLE
**PROPOSED
LEVEL TWO
FLOOR PLAN**
SCALE: 1/16"=1'-0"

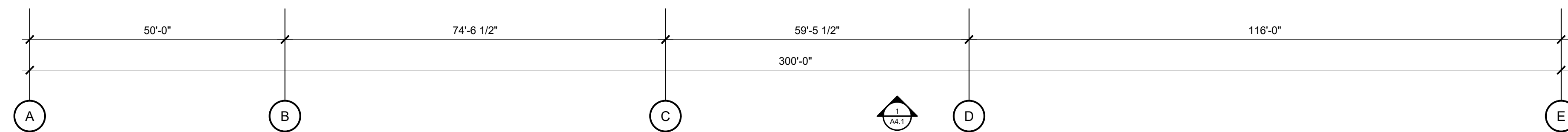
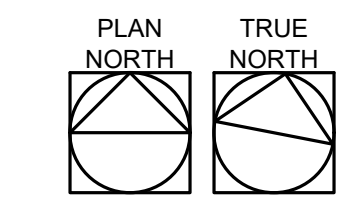
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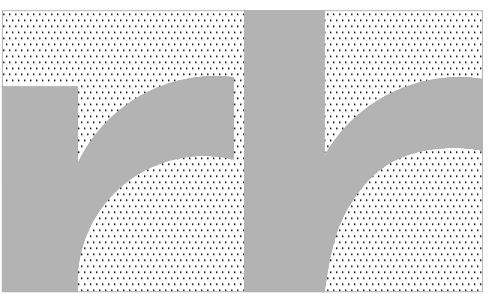


ROOM COUNT:	
24	REGULAR ROOMS
6	SUITES
30	TOTAL LEVEL TWO
+6	EMPLOYEE HOUSING UNITS

1
A2.2
PROPOSED
LEVEL TWO FLOOR PLAN
SCALE: 1/16" = 1'-0"



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2017.09.06 DEV. APPLICATION & HISTORIC DISTRICT OVERLAY REZONE
2017.11.03 DEV. APPLICATION & HISTORIC DISTRICT OVERLAY REZONE - COMMENTS RESPONSE

FOOTES REST

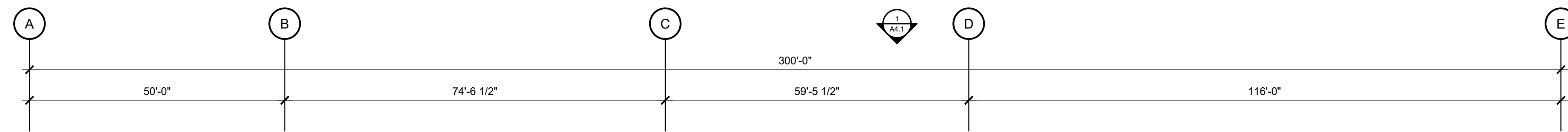
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PROJECT NO:
21707
DWG FILE:
21707_A2-3.dwg

SHEET TITLE
**PROPOSED
LEVEL THREE
FLOOR PLAN**
SCALE: 1/16"=1'-0"

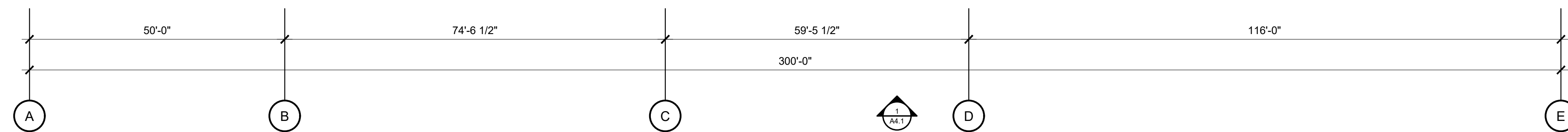
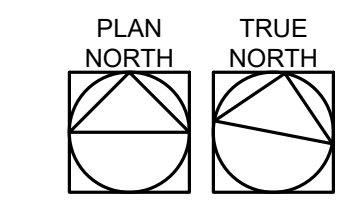
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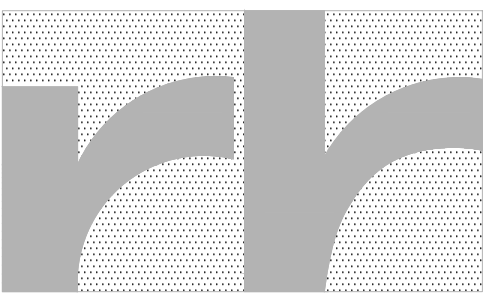


ROOM COUNT:	
29	REGULAR ROOMS
6	SUITES
35	TOTAL LEVEL THREE

1
A2.3
PROPOSED LEVEL THREE FLOOR PLAN
SCALE: 1/16" = 1'-0"



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PROJECT: 21707
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DISTRICT OVERLAY REZONE
- COMMENTS RESPONSE

FOOTES REST

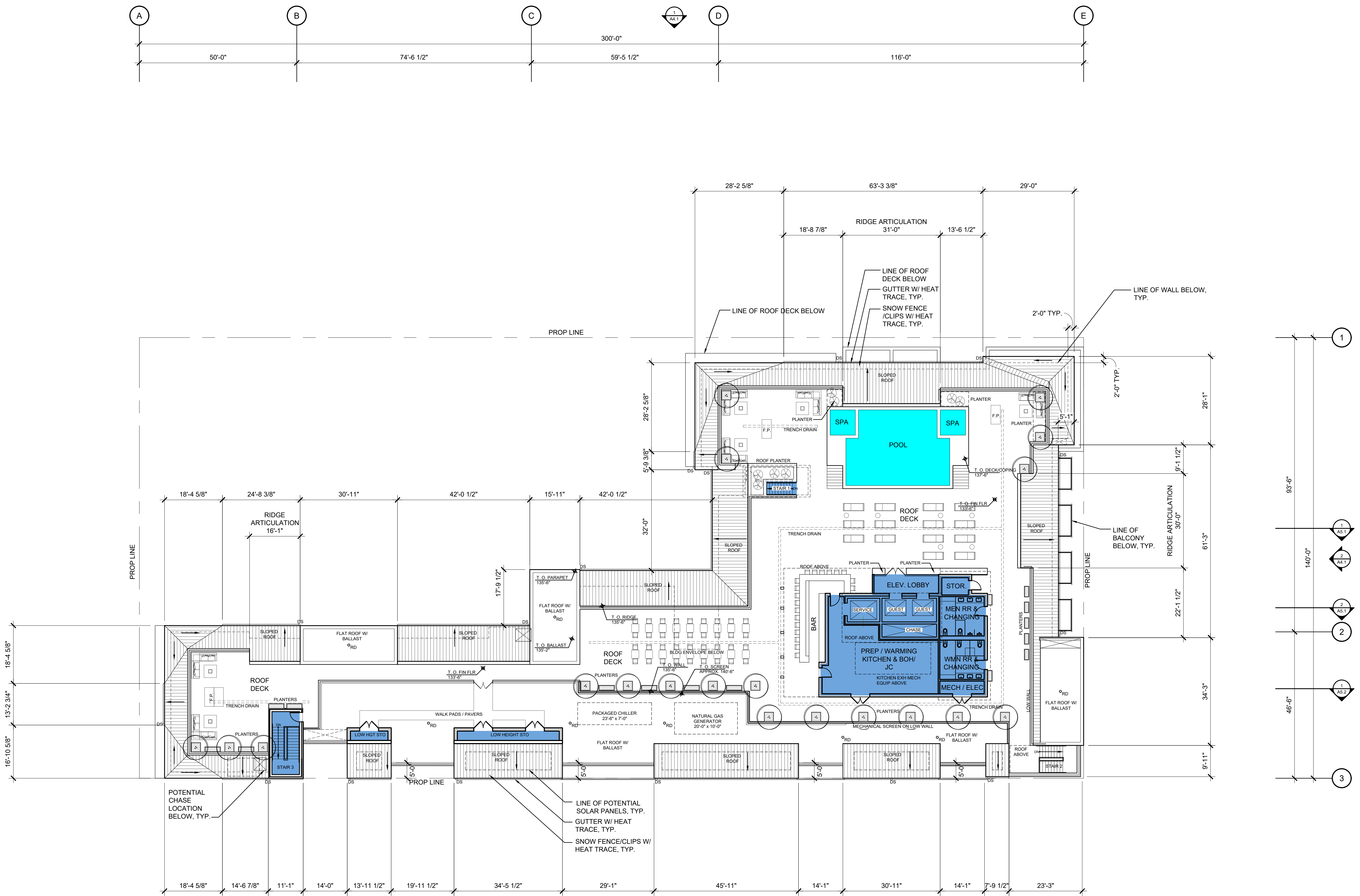
BLOCK 11
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PROJECT NO:
21707
DWG FILE:
21707_A2-4.dwg

SHEET TITLE
**PROPOSED
ROOF DECK
FLOOR PLAN**
SCALE: 1/16"=1'-0"

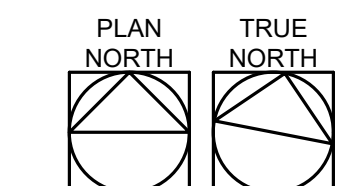
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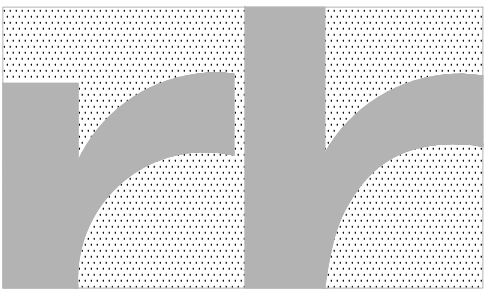


- NOTES:
- REFER TO A1.2 BUILDING HEIGHT CALCULATIONS FOR FURTHER BUILDING HEIGHT INFORMATION
 - MECHANICAL EQUIPMENT AND SCREENS EXCLUDED FROM BLDG HGT CALCS PER TOWN CODE 180-5 BLDG HEIGHT
 - REFER TO DEVELOPMENT NARRATIVE FOR DISCUSSION ON CLOCK TOWER/ARCHITECTURAL FEATURE.

1 PROPOSED ROOF DECK FLOOR PLAN
A2.4 SCALE: 1/16" = 1'-0"



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PROJECT: 21707
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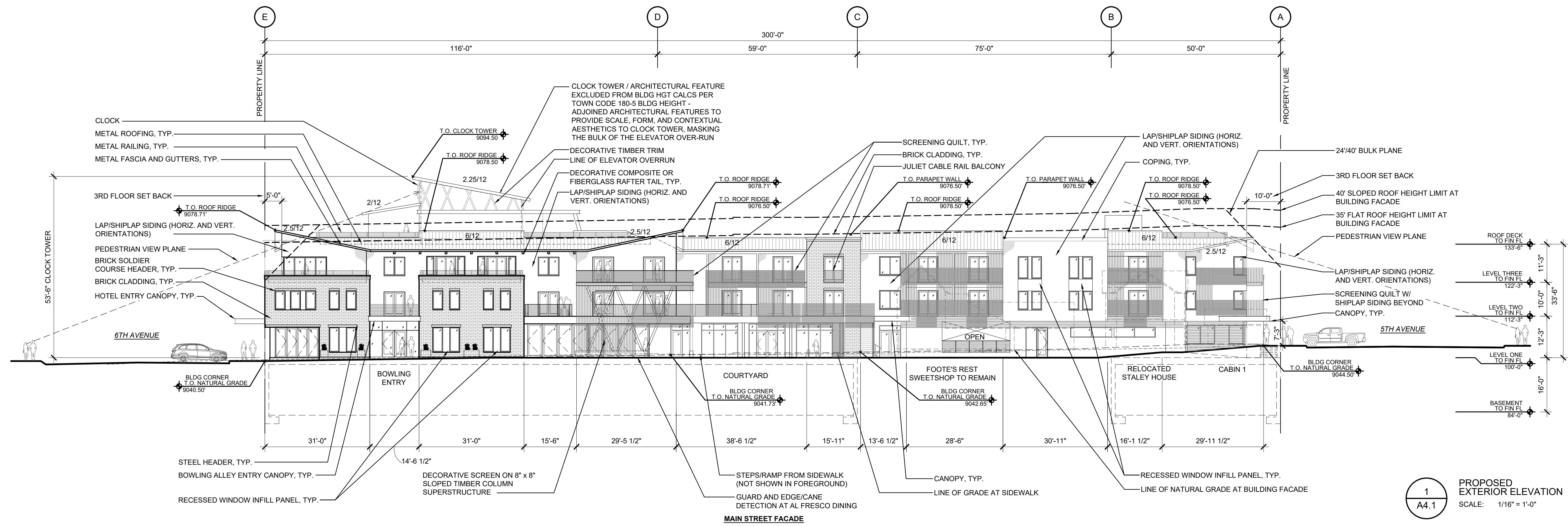
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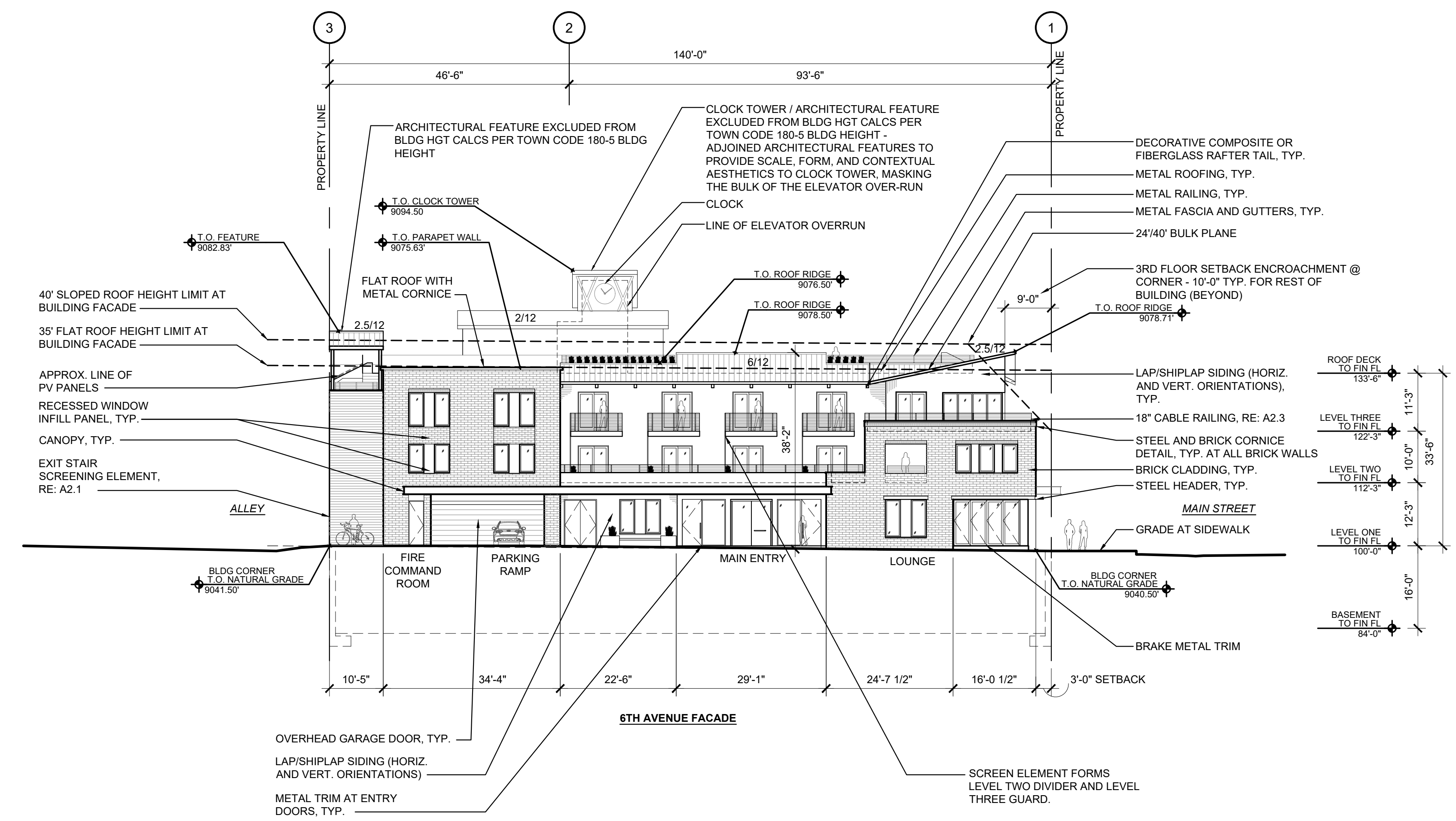
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- 2017.06.28 SKETCH PLAN REVIEW & HISTORIC DISTRICT OVERLAY REZONE - REVISION
- 2017.08.16 DEV. APPLICATION PRE-APP MTG
- 2017.09.06 DEV. APPLICATION & HISTORIC DISTRICT OVERLAY REZONE
- 2017.11.03 DEV. APPLICATION & HISTORIC DISTRICT OVERLAY REZONE - COMMENTS RESPONSE



1
A4.1
PROPOSED EXTERIOR ELEVATION
SCALE: 1/16" = 1'-0"



- ELEVATION NOTES:**
- RE: MATERIAL SHEET FOR FURTHER SIDING / FINISH INFORMATION
 - RE: LIGHTING PLAN FOR LIGHT FIXTURE TYPES, LOCATIONS, AND HEIGHTS
 - TYPICAL MULTIPLE WINDOW RECESSED INFILL PANEL: MATERIAL FINISH VARIES (VERTICAL ACCENT WOOD, BRAKE METAL TRIM, BRICK)
 - TYPICAL ENTRY CANOPY: STEEL CHANNEL TRIM WITH WOOD SOFFIT AND RUBBER ROOF AND BALLAST FINISH FOR ALL CANOPIES
 - SOLDIER COURSE BRICK HEADER TYP. THROUGHOUT THIRD FLOOR BRICK WALL OPENINGS
 - STEEL HEADER TYP. AT LEVEL ONE BRICK WALL OPENINGS

FOOTES REST

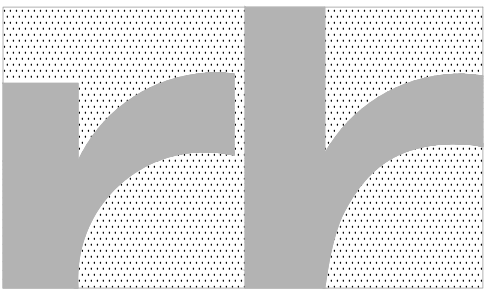
BLOCK 11
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PROJECT NO:
21707
DWG FILE:
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SHEET TITLE
PROPOSED EXTERIOR ELEVATIONS
SCALE: 1/16" = 1'-0"

A4.1

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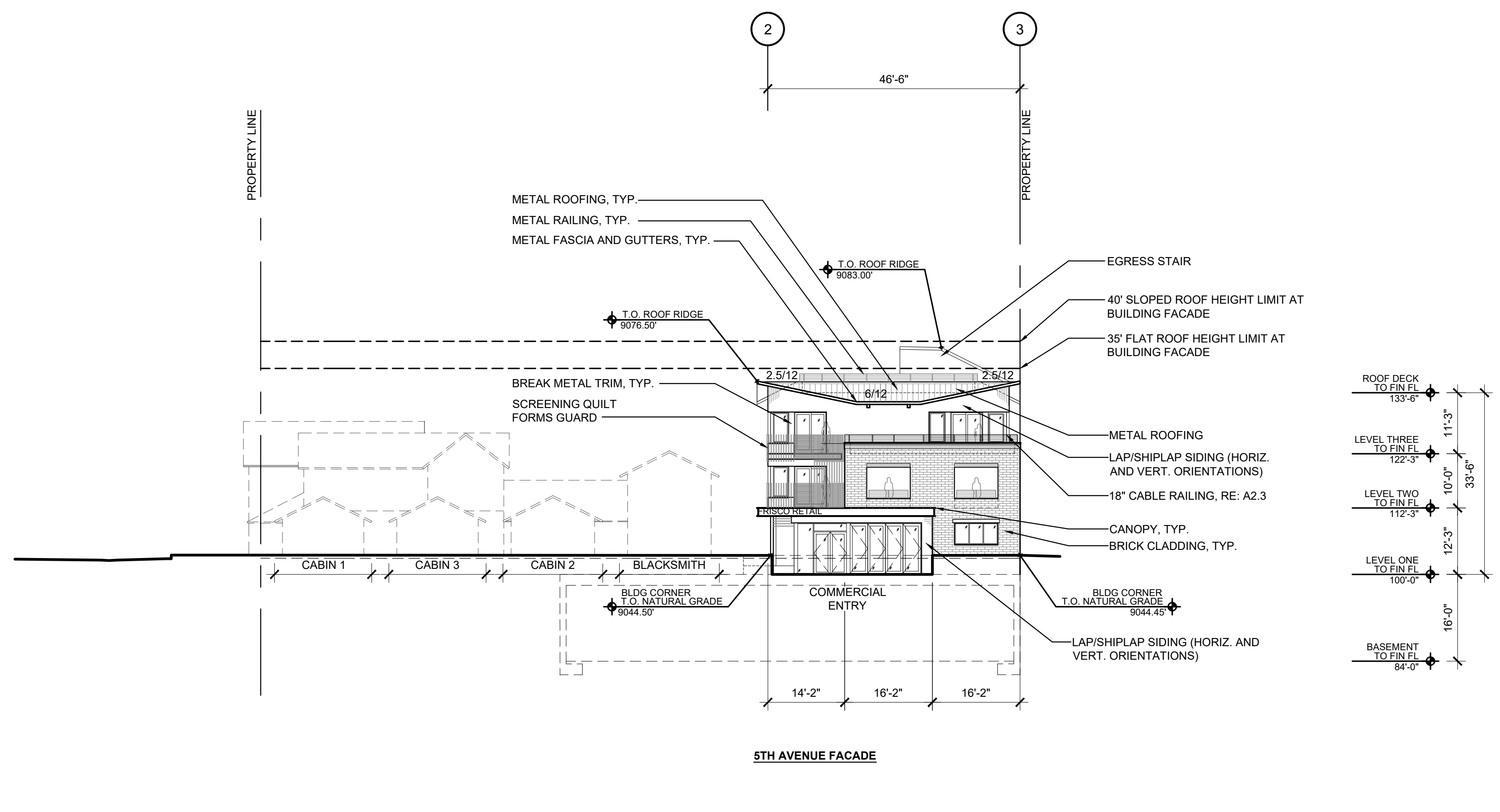
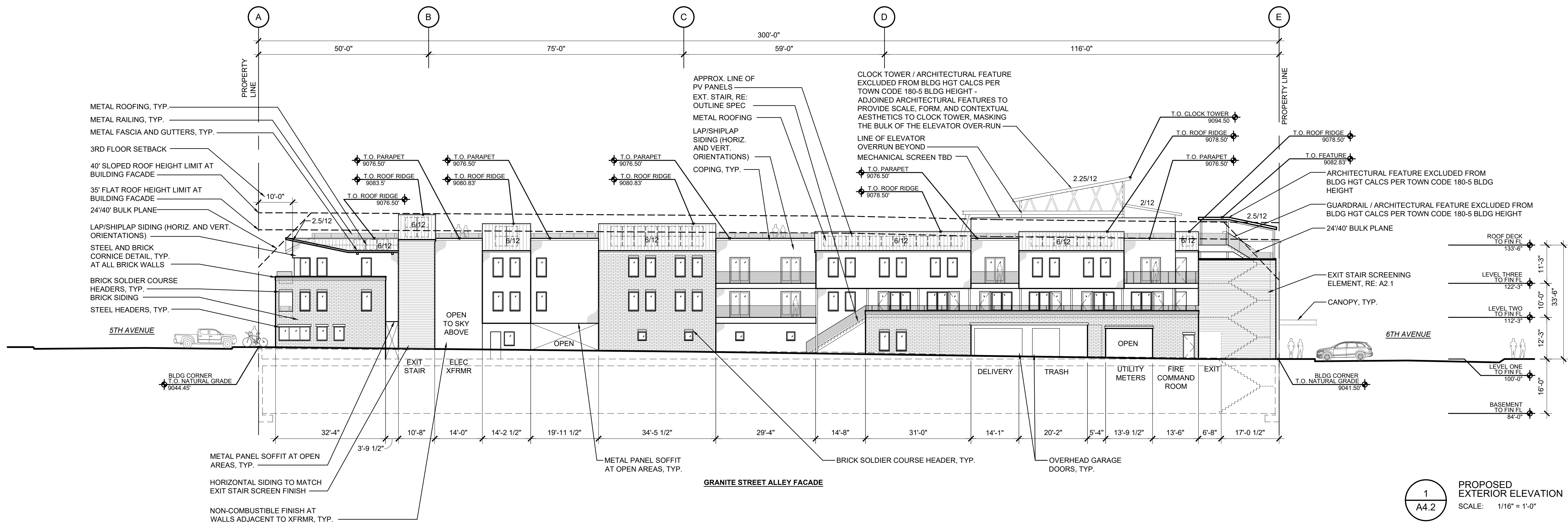
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DWG FILE:
21707_A4-1.dwg

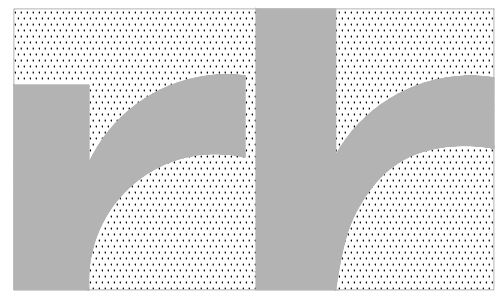
SHEET TITLE
PROPOSED EXTERIOR ELEVATIONS
SCALE: 1/16"=1'-0"

A4.2

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TIME: 10:00 AM
USER: rbr
PLOT: 11/15/17 10:00 AM

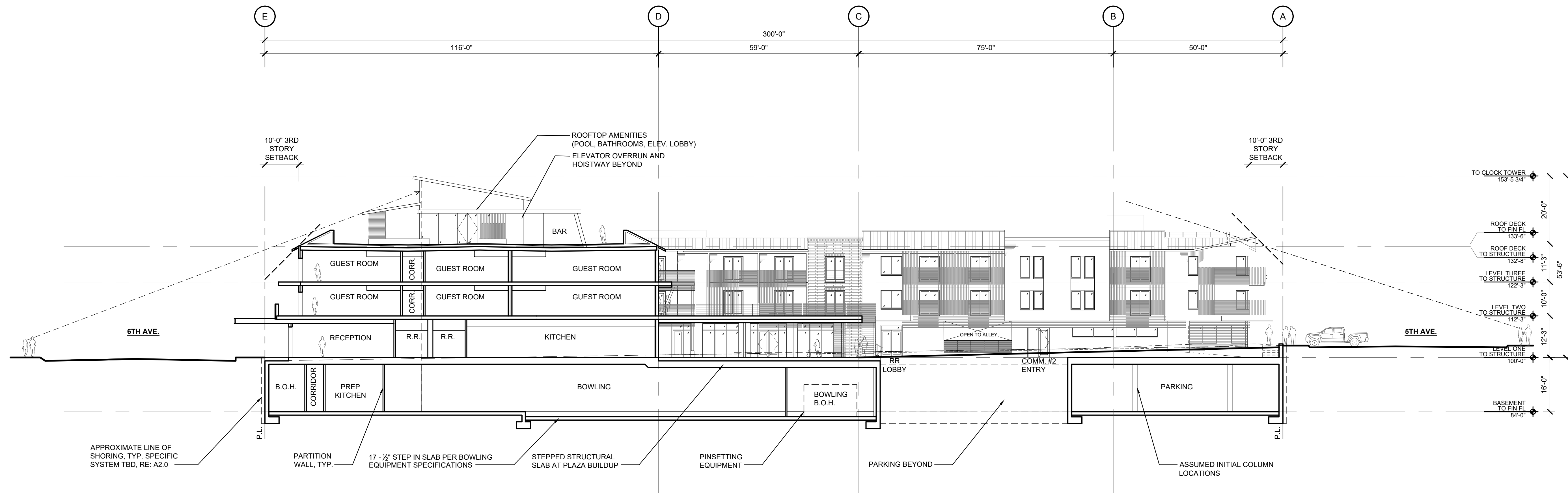


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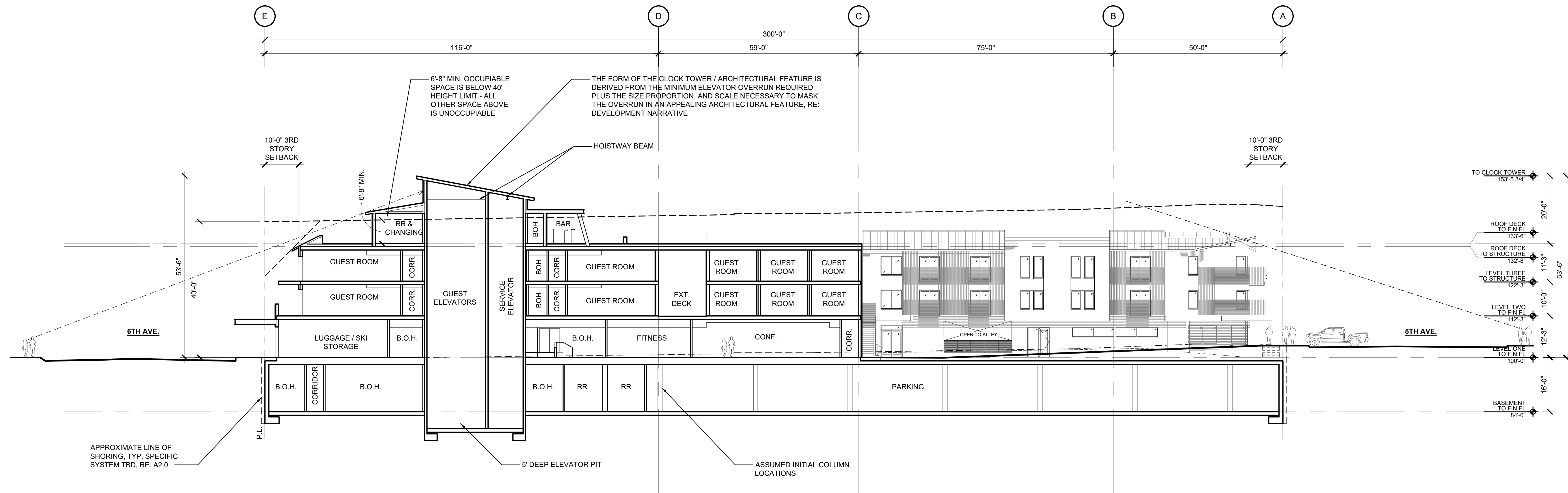
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- COMMENTS RESPONSE



1 PROPOSED BUILDING SECTION
A5.1 SCALE: 1/16" = 1'-0"



2 PROPOSED BUILDING SECTION
A5.1 SCALE: 1/16" = 1'-0"

FOOTES REST

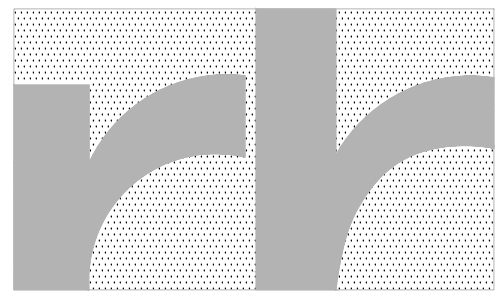
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SHEET TITLE
PROPOSED
BUILDING
SECTIONS
SCALE: 1/16"=1'-0"

A5.1

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- COMMENTS RESPONSE

FOOTES REST

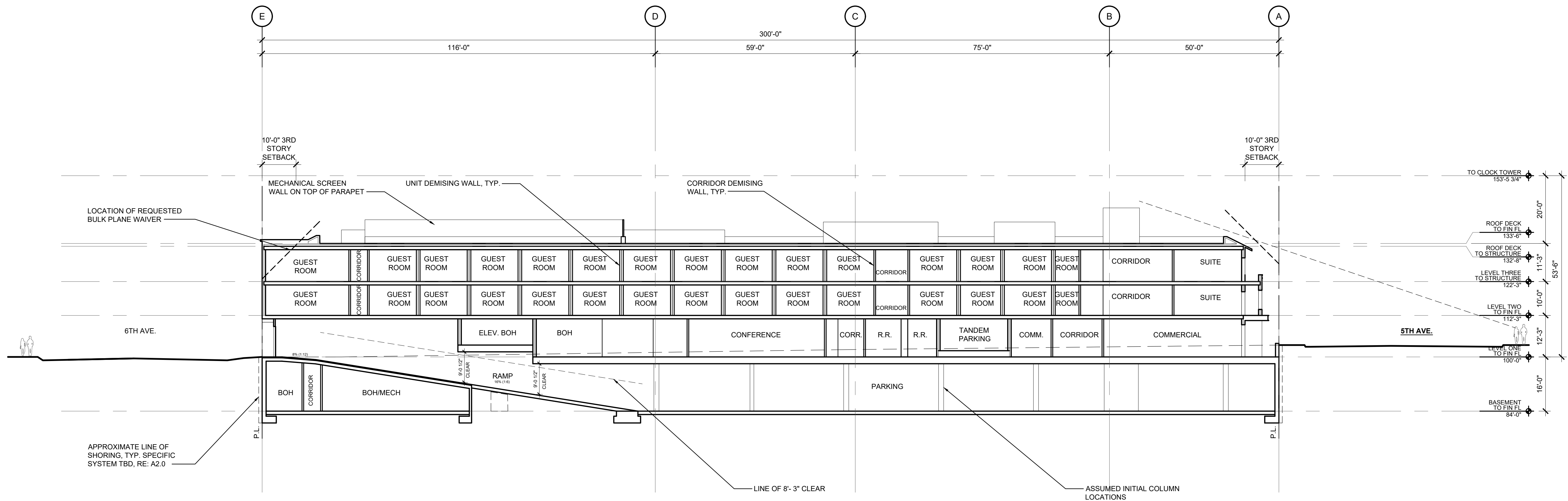
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SHEET TITLE
**PROPOSED
BUILDING
SECTIONS**
SCALE: 1/16"=1'-0"

A5.2

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1
A5.2
PROPOSED BUILDING SECTION
SCALE: 1/16"=1'-0"

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Project Name: Footes Rest
Date: 11/13/17

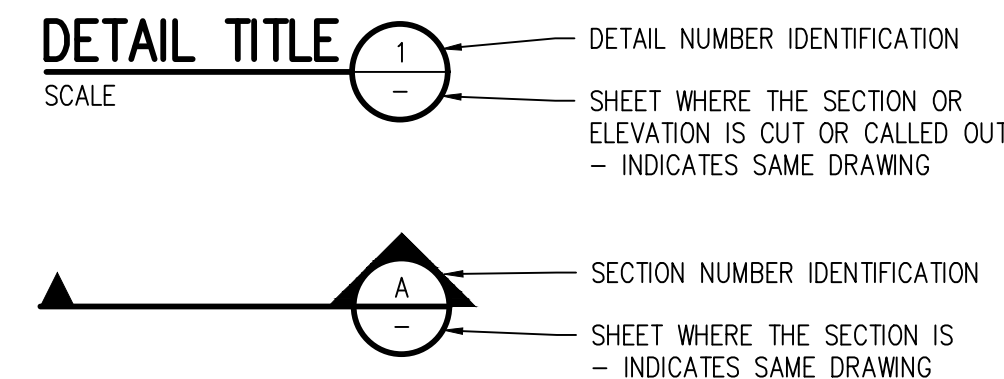
ABBREVIATIONS

AASHTO	AMERICAN ASSOC. OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS	INCL	INCLUDED
ABAN	ABANDON	ID	INSIDE DIAMETER
AC	ASPHALTIC CONCRETE PAVING	IN	INLET
ADDL	ADDITIONAL	INSUL	INSULATION
ADDM	ADDENDUM	INV	INVERT
ADJ	ADJUSTABLE	IRR	IRRIGATION
AL	ALUMINUM	JTS	JOINTS
ALT	ALTERNATE	KB	KICKBLOCK
AMT	AMOUNT	KO	KNOCKOUT
APPROX	APPROXIMATE	KPL	KICK PLATE
ARCH	ARCHITECT(URAL)	KWY	KEYWAY
ARV	AIR RELIEF VALVE	L	LEFT OR LITER
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS	LSCAPE	LANDSCAPE(ING)
ASPH	ASPHALT	LF	LINEAR FOOT
ASSY	ASSEMBLY	LP	LOW POINT
ASYM	ASYMMETRICAL	LT	LIGHT
AUTO	AUTOMATIC	LWL	LOW WATER LEVEL
AVG	AVERAGE		
AWWA	AMERICAN WATER WORKS ASSOC.		
BC	BACK OF CURB	MAINT	MAINTENANCE
BFV	BUTTERFLY VALVE	MAN	MANUAL
BLDG	BUILDING	MATL	MATERIAL
BLK	BLOCK	MAX	MAXIMUM
BM	BENCH MARK	ME	MATCH EXISTING
BMP	BEST MANAGEMENT PRACTICE	MCHNCA	MECHANICAL
BS	BACKSIGHT	MFR	MANUFACTURER
BOS	BOTTOM OF STEP	MH	MANHOLE
BOT	BOTTOM	MIN	MINIMUM
BSMT	BASEMENT	MISC	MISCELLANEOUS
BVCE	BEGIN VERTICAL CURVE ELEVATION	MJ	MECHANICAL JOINT
BVCS	BEGIN VERTICAL CURVE STATION		
BW	BOTTOM OF WALL	N	NORTH
		NA	NOT APPLICABLE
CB	CATCH BASIN	NIC	NOT IN CONTRACT
CCW	COUNTER CLOCKWISE	NPT	NATIONAL PIPE THREAD
CDOT	COLORADO DEPARTMENT OF TRANSPORTATION	NFS	NOT TO SCALE
CIP	CAST IRON PIPE	OC	ON CENTER
CJ	CONSTRUCTION JOINT	OD	OUTSIDE DIAMETER
CL	CENTER LINE OR CHAIN LINK	OPP	OPPOSITE
CLR	CLEAR	OPT	OPTIONAL
CMP	CORRUGATED METAL PIPE		
CMU	CONCRETE MASONRY UNIT	PC	POINT OF CURVATURE
CO	CLEANOUT	PCO	PRESSURE CLEAN OUT
CONC	CONCRETE	PCR	POINT OF CURVE RETURN
CONST	CONSTRUCTION	PI	POINT OF INTERSECTION
CONT	CONTINUOUS(ATION)	PVI	POINT OF VERTICAL INTERSECTION
COR	CORNER	PL	PROPERTY LINE
CR	CONCENTRIC REDUCER	PE	POLYETHYLENE
CTR	CENTER	PEFAB	PREFABRICATED
CY	CUBIC YARDS	PRELIM	PRELIMINARY
		PREP	PREPARATION
DEMO	DEMOLITION	PROP	PROPOSED
DIA	DIAMETER	PRV	PRESSURE REDUCING VALVE OR PRESSURE RELIEF VALVE
DIAG	DIAGONAL	PSF	POUNDS PER SQUARE FOOT
DIP	DUCTILE IRON PIPE	PSI	POUNDS PER SQUARE INCH
DOM	DOMESTIC	PT	POINT OF TANGENCY
DN	DOWN	PV	PLUG VALVE
DR	DRAIN	PVCL	POLYVINYL CHLORIDE OR POINT OF VERTICAL CURVATURE PAVEMENT
DWG	DRAWING		
DWL	DOWEL		
E	EAST	PWMT	
EA	EACH		
ECC	ECCENTRIC	QTY	QUANTITY
EJ	EXPANSION JT		
EL	ELEVATION	R	RIGHT
ELB	ELBOW	RAD	RADIUS
ELEC	ELECTRICAL	RCP	REINFORCED CONCRETE PIPE
ENGR	ENGINEER	RD	ROOF DRAIN
EOP	EDGE OF PAVEMENT	REC	REFERENCE
EQUIP	EQUIPMENT	RENF	RECTANGULAR REINFORCE (D) (ING) (MENT)
EQUIV	EQUIVALENT	REQD	REQUIRED
ESMT	EASEMENT	REQD	REQUIRED
EST	ESTIMATE	ROW	RIGHT OF WAY
EVCE	END VERTICAL CURVE ELEVATION		
EVCS	END VERTICAL CURVE STATION	SAN	SANITARY
EW	EACH WAY	SD	STORM DRAIN
EXP JT	EXPANSION JOINT	SECT	SECTION
EXIST	EXISTING	SPD	STANDARD PROCTOR DENSITY SPECIFICATION
		SQ	SQUARE
FND	FOUNDATION	SQ IN	SQUARE INCH
FES	FLARED END SECTION	SQ FT	SQUARE FOOT
FF	FINISH FLOOR	SQ YD	SQUARE YARD
FG	FINISH GRADE	SS	SANITARY SEWER
FH	FIRE HYDRANT	SST	STAINLESS STEEL
FL	FLOW LINE	STA	STATION
FN	FENCE	STD	STANDARD
FOC	FACE OF CONCRETE	STL	STEEL
FPM	FEET PER MINUTE	STRUCT	STRUCTURAL
FPS	FEET PER SECOND	SWMP	STORMWATER MANAGEMENT PLAN
FT	FEET	SYM	SYMMETRICAL
FTG	FOOTING OR FITTING		
G	GAS	TB	THRUST BLOCK
GA	GAUGE	TBC	TOP BACK OF CURB
GAL	GALLON	TBM	TEMPORARY BENCH MARK
GALV	GALVANIZED	TEMP	TEMPORARY
GCO	GRADE CLEANOUT	THK	THICK
GIP	GALVANIZED IRON PIPE	TOB	TOP OF BANK
GND	GROUND	TOC	TOP OF CONCRETE OR TOP OF CURB
OPD	GALLONS PER DAY	TOS	TOP OF STEP
OPM	GALLONS PER MINUTE	TOT	TOTAL
OR	GRATE	TW	TOP OF WALL
GRTG	GRATING	TYP	TYPICAL
GSP	GALVANIZED STEEL PIPE		
GV	GATE VALVE	UBC	UNIFORM BUILDING CODE
		UGE	UNDERGROUND ELECTRIC
H	HIGH	UTIL	UTILITY
HB	HOSE BIB		
HE	HORIZONTAL ELLIPTICAL	VERT	VERTICAL
HDWL	HEADWALL	VC	POINT OF VERTICAL CURVATURE
HNDRL	HAND RAIL	VCP	VITRIFIED CLAY PIPE
HORIZ	HORIZONTAL		
HP	HIGH POINT		
HR	HOUR	W	WIDE OR WIDTH
HVAC	HEATING, VENTILATION, AIR CONDITIONING	W/O	WITHOUT
HWY	HIGHWAY	WQCE	WATER QUALITY CONTROL ELEVATION
HWL	HIGH WATER LINE	WSE	WATER SURFACE ELEVATION
HYD	HYDRANT	WW	WASTEWATER
		X SECT	CROSS SECTION
		YH	YARD HYDRANT

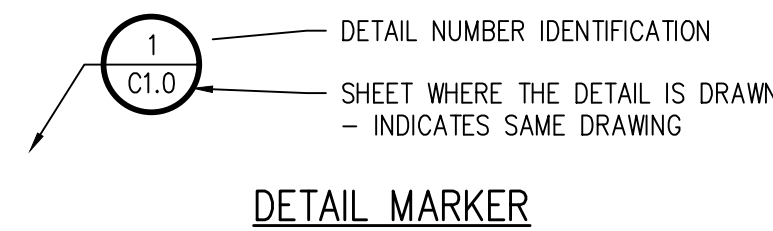
DESIGN LEGEND

	BENCHMARK		FENCE
	MANHOLE		FLOW LINE OF DITCH OR WASH
	AREA DRAIN		SLOPE ARROW
	COMBINATION INLET		PROPOSED SPOT ELEVATION
	TYPE R INLET		EXIST SPOT ELEVATION
	TYPE 13 FIELD INLET		PROPOSED INDEX CONTOUR
	FLARED END SECTION W/ RIPRAP		PROPOSED INTERMEDIATE CONTOUR
	TEE W/ THRUST BLOCK		EXIST INDEX CONTOUR
	BEND W/ THRUST BLOCK		EXIST INTERMEDIATE CONTOUR
	END CAP W/ THRUST BLOCK		
	GATE VALVE		
	REDUCER/INCREASER		
	WATER METER		
	FIRE HYDRANT		SPILL/CATCH CURB TRANSITION
	STORM DRAIN - 12" AND SMALLER		SIGN W/ POST
	STORM DRAIN - LARGER THAN 12"		SIDEWALK
	ROOF DRAIN		CONCRETE PAVING
	TRENCH DRAIN		HEAVY DUTY ASPHALT PAVING
	UNDERDRAIN		LIGHT DUTY ASPHALT PAVING
	SANITARY SEWER - 12" AND SMALLER		PROPOSED BUILDING
	SANITARY SEWER - LARGER THAN 12"		BLDG ACCESS
	FORCE MAIN		RETAINING WALL
	WATER - 12" AND SMALLER		BOULDER/ROCK WALL
	WATER - LARGER THAN 12"		LIMITS OF SAWCUT
	NON POTABLE WATER		LIMITS OF WORK
	POTABLE WATER		EASEMENT LINE
	IRRIGATION		PROPERTY LINE / ROW
	CABLE TV		MATCHLINE
	DRAIN		DEMO SUBSURFACE FEATURE
	ELECTRIC		DEMO SURFACE FEATURE
	UNDERGROUND ELECTRIC		DEMO BUILDING
	OVERHEAD ELECTRIC		ABANDON UTILITY
	TELEPHONE		DEMO (REMOVE) TREE
	FIBER OPTIC		
	FLOOR DRAIN		
	FOUNDATION DRAIN		
	FUEL		
	GAS		
	PVC PIPE (MISC)		

DETAIL TITLE



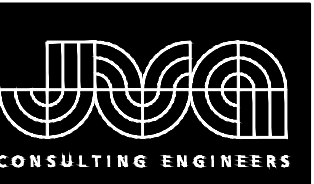
SECTION CALLOUT



GENERAL NOTES

- ALL MATERIALS AND WORKMANSHIP SHALL BE IN CONFORMANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF THE TOWN OF FRISCO, LAKE DILLON FIRE PROTECTION DISTRICT REQUIREMENTS, AND APPLICABLE STATE AND LOCAL STANDARDS AND SPECIFICATIONS. THE CONTRACTOR SHALL HAVE IN POSSESSION AT THE JOB SITE AT ALL TIMES ONE (1) SIGNED COPY OF APPROVED PLANS, APPLICABLE STANDARDS, AND SPECIFICATIONS. CONTRACTOR SHALL CONSTRUCT AND MAINTAIN EMERGENCY ACCESS ROUTES TO THE SITE AND STRUCTURE AT ALL TIMES PER THE APPLICABLE LAKE DILLON FIRE PROTECTION DISTRICT REQUIREMENTS. THE CONTRACTOR SHALL OBTAIN WRITTEN APPROVAL FOR ANY VARIANCE TO THE ABOVE DOCUMENTS, NOTIFY ENGINEER OF ANY CONFLICTING STANDARDS OR SPECIFICATIONS. IN THE EVENT OF ANY CONFLICTING STANDARD OR SPECIFICATION, THE MORE STRINGENT OR HIGHER QUALITY STANDARD, DETAIL, OR SPECIFICATION SHALL APPLY.
- THE CONTRACTOR SHALL OBTAIN, AT HIS OWN EXPENSE, ALL APPLICABLE CODES, LICENSES, STANDARD SPECIFICATIONS, PERMITS, BONDS, ETC. WHICH ARE NECESSARY TO PERFORM THE PROPOSED WORK, INCLUDING BUT NOT LIMITED TO A LOCAL AND STATE GROUNDWATER DISCHARGE AND COLORADO DEPARTMENT OF HEALTH AND ENVIRONMENT (CDPHE) STORMWATER DISCHARGE PERMIT ASSOCIATED WITH CONSTRUCTION ACTIVITY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE REQUIRED PARTY (OWNER, OWNER'S REPRESENTATIVE, MUNICIPAL/DISTRICT INSPECTOR, GEOTECHNICAL ENGINEER, ENGINEER, AND/OR UTILITY OWNER) AT LEAST 48 HOURS PRIOR TO START OF ANY CONSTRUCTION, PRIOR TO BACKFILLING, AND AS REQUIRED BY JURISDICTIONAL AUTHORITY AND/OR PROJECT SPECIFICATIONS. THE CONTRACTOR SHALL CONTINUE WITH NOTIFICATIONS THROUGHOUT THE PROJECT AS REQUIRED BY THE STANDARDS AND SPECIFICATIONS.
- THE LOCATIONS OF EXISTING UTILITIES ARE SHOWN IN THE APPROXIMATE LOCATION BASED ON INFORMATION BY OTHERS. NOT ALL UTILITIES MAY BE SHOWN. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES WHETHER SHOWN OR NOT BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY AND SOLELY RESPONSIBLE FOR ANY AND ALL DAMAGES AND COSTS WHICH MIGHT OCCUR BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES. THE CONTRACTOR SHALL NOTIFY ALL PUBLIC AND PRIVATE UTILITY COMPANIES AND DETERMINE THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO PROCEEDING WITH GRADING AND CONSTRUCTION. ALL WORK PERFORMED IN THE AREA OF UTILITIES SHALL BE PERFORMED AND INSPECTED ACCORDING TO THE REQUIREMENTS OF THE UTILITY OWNER. LIKEWISE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND MAPPING ANY EXISTING UTILITY (INCLUDING DEPTH) WHICH MAY CONFLICT WITH THE PROPOSED CONSTRUCTION, AND FOR RELOCATING ENCOUNTERED UTILITIES AS DIRECTED BY THE ENGINEER. CONTRACTOR SHALL CONTACT AND RECEIVE APPROVAL FROM TOWN OF FRISCO, UTILITY OWNER, AND ENGINEER BEFORE RELOCATING ANY ENCOUNTERED UTILITIES. CONTRACTOR RESPONSIBLE FOR SERVICE CONNECTIONS, AND RELOCATING AND RECONNECTING AFFECTED UTILITIES AS COORDINATED WITH UTILITY OWNER AND/OR ENGINEER, INCLUDING NON-MUNICIPAL UTILITIES (TELEPHONE, GAS, CABLE, ETC., WHICH SHALL BE COORDINATED WITH THE UTILITY OWNER). THE CONTRACTOR SHALL IMMEDIATELY CONTACT ENGINEER UPON DISCOVERY OF A UTILITY DISCREPANCY OR CONFLICT. AT LEAST 48 HOURS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE UTILITY NOTIFICATION CENTER OF COLORADO (1-800-922-1987, WWW.UNCC.ORG).
- THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS AT AND ADJACENT TO THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING THE PERFORMANCE OF THE WORK. THE CONTRACTOR SHALL PREPARE A TRAFFIC CONTROL PLAN FOR OWNER APPROVAL AND PROVIDE ALL LIGHTS, SIGNS, BARRICADES, FENCING, FLAGMAN, OR OTHER DEVICES NECESSARY TO PROVIDE FOR PUBLIC SAFETY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR AGREES TO COMPLY WITH THE PROVISIONS OF THE TRAFFIC CONTROL PLAN AND THE LATEST EDITION OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES," PART VI, FOR CONSTRUCTION SIGNAGE AND TRAFFIC CONTROL. ALL TEMPORARY AND PERMANENT TRAFFIC SIGNS SHALL COMPLY TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) WITH REGARD TO SIGN SHAPE, COLOR, SIZE, LETTERING, ETC. UNLESS OTHERWISE SPECIFIED. IF APPLICABLE, PART NUMBERS ON SIGNAGE DETAILS REFER TO MUTCD SIGN NUMBERS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING 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.
- RIM AND GRATE ELEVATIONS SHOWN ON PLANS ARE APPROXIMATE ONLY AND ARE NOT TO BE TAKEN AS FINAL ELEVATIONS. THE CONTRACTOR SHALL ADJUST RIMS AND OTHER IMPROVEMENTS TO MATCH FINAL PAVEMENT AND FINISHED GRADE ELEVATIONS.
- THE EXISTING AND PROPOSED ELEVATIONS OF FLATWORK, SIDEWALKS, CURBS, PAVING, ETC. AS SHOWN HEREON ARE BASED ON EXTRAPOLATION OF FIELD SURVEY DATA AND EXISTING CONDITIONS. AT CRITICAL AREAS AND SITE FEATURES, CONTRACTOR SHALL HAVE FORMWORK INSPECTED AND APPROVED BY OWNER PRIOR TO PLACING CONCRETE. MINOR ADJUSTMENTS, AS APPROVED BY OWNER, TO PROPOSED GRADES, INVERTS, ETC. MAY BE REQUIRED TO PREVENT PONDING. ALL FLATWORK MUST PREVENT PONDING AND PROVIDE POSITIVE DRAINAGE AWAY FROM EXISTING AND PROPOSED BUILDINGS, WALLS, ROOF DRAIN OUTFALLS, ACROSS DRIVES AND WALKS, ETC., TOWARDS THE PROPOSED INTENDED DRAINAGE FEATURES AND CONVEYANCES.
- FINAL LIMITS OF REQUIRED ASPHALT SAWCUTTING AND PATCHING MAY VARY FROM LIMITS SHOWN ON PLANS. CONTRACTOR TO PROVIDE SAWCUT AND PATCH WORK TO ACHIEVE POSITIVE DRAINAGE AND A SMOOTH TRANSITION TO EXISTING ASPHALT WITHIN ACCEPTABLE DRIVE SLOPE STANDARDS PER ENGINEER. CONTRACTOR SHALL PROVIDE ADDITIONAL SAWCUTTING AND PATCHING AT UTILITY WORK, ETC. THAT MAY NOT BE DELINEATED ON PLANS.
- ANY EXISTING MONITORING WELLS, CLEANOUTS, VALVE BOXES, ETC. TO BE PROTECTED AND TO REMAIN IN SERVICE. IF FEATURES EXIST, EXTEND OR LOWER TO FINAL SURFACE WITH LIKE KIND CAP WITH STANDARD CAST ACCESS LID WITH SAME MARKINGS. IN LANDSCAPED AREAS PROVIDE A CONCRETE COLLAR (18"x18"x6" THICK) AT ALL EXISTING AND PROPOSED MONITORING WELLS, CLEANOUTS, VALVE BOXES, ETC.
- OWNER TO APPROVE ALL CONCRETE FINISHES, JOINT PATTERNS, AND COLORING REQUIREMENTS PRIOR TO CONSTRUCTION. SUBMIT JOINT LAYOUT PLAN TO OWNER FOR APPROVAL PRIOR TO CONSTRUCTION.
- PIPE LENGTHS AND HORIZONTAL CONTROL POINTS SHOWN ARE FROM CENTER OF STRUCTURES, END OF FLARED END SECTIONS, ETC. SEE STRUCTURE DETAILS FOR EXACT HORIZONTAL CONTROL LOCATION. CONTRACTOR IS RESPONSIBLE FOR ADJUSTING ACTUAL PIPE LENGTHS TO ACCOUNT FOR STRUCTURES AND LENGTH OF FLARED END SECTIONS.
- ALL SURPLUS MATERIALS, TOOLS, AND TEMPORARY STRUCTURES, FURNISHED BY THE CONTRACTOR, SHALL BE REMOVED FROM THE PROJECT SITE BY THE CONTRACTOR. ALL DEBRIS AND RUBBISH CAUSED BY THE OPERATIONS OF THE CONTRACTOR SHALL BE REMOVED, AND THE AREA OCCUPIED DURING CONSTRUCTION ACTIVITIES SHALL BE RESTORED TO ITS ORIGINAL CONDITION, WITHIN 48 HOURS OF PROJECT COMPLETION, UNLESS OTHERWISE DIRECTED BY THE MUNICIPALITY OR OWNER'S REPRESENTATIVE.
- THE CONTRACTOR IS REQUIRED TO PROVIDE AND MAINTAIN EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH THE LOCAL JURISDICTION, THE STATE OF COLORADO, URBAN DRAINAGE AND FLOOD CONTROL DISTRICT "URBAN STORM DRAINAGE CRITERIA MANUAL VOLUME 3", THE M-STANDARD PLANS OF THE COLORADO DEPARTMENT OF TRANSPORTATION, AND THE APPROVED EROSION CONTROL PLAN. JURISDICTIONAL AUTHORITY MAY REQUIRE THE CONTRACTOR TO PROVIDE ADDITIONAL EROSION CONTROL MEASURES AT THE CONTRACTOR'S EXPENSE DUE TO UNFORESEEN EROSION PROBLEMS OR IF THE PLANS DO NOT FUNCTION AS INTENDED. THE CONTRACTOR IS RESPONSIBLE FOR PROHIBITING SILT AND DEBRIS LADEN RUNOFF FROM LEAVING THE SITE, AND FOR KEEPING ALL PUBLIC AREAS FREE OF MUD AND DEBRIS. THE CONTRACTOR IS RESPONSIBLE FOR RE-ESTABLISHING FINAL GRADES AND FOR REMOVING ACCUMULATED SEDIMENTATION FROM ALL AREAS INCLUDING SWALES AND DETENTION/WATER QUALITY AREAS. CONTRACTOR SHALL REMOVE TEMPORARY EROSION CONTROL MEASURES AND REPAIR AREAS AS REQUIRED AFTER VEGETATION IS ESTABLISHED AND ACCEPTED BY OWNER AND MUNICIPALITY.
- ADA COMPLIANCE: THE CROSS-SLOPE OF ALL WALKS MUST BE 2.0% MAX. PERPENDICULAR TO DIRECTION OF TRAVEL. MAXIMUM GRADE OF HANDICAPPED ACCESSIBLE WALKS MUST BE 5.0% MAX. IN DIRECTION OF TRAVEL. MAXIMUM GRADE OF ALL HANDICAP RAMP IS 8.3% OVER A MAXIMUM 6" RISE. MAXIMUM GRADE AT HANDICAP PARKING IS TYPICALLY 2.0% IN ALL DIRECTIONS. CONTRACTOR TO NOTIFY ENGINEER PRIOR TO PLACEMENT OF FLATWORK OF SITE CONDITIONS OR DISCREPANCIES WHICH PREVENT TYPICAL REQUIRED GRADES FROM BEING ACHIEVED. ALL RAMP, STAIRS AND RAILING SHALL BE CONSTRUCTED IN ACCORDANCE WITH CURRENT ADA STANDARDS. HANDICAP RAMP SHALL CONFORM TO CDOT M-STANDARDS (SEE DETAIL M-608-1, ETC.)
- BENCHMARK INFORMATION: TOPOGRAPHIC INFORMATION WAS PROVIDED BY SCHMIDT LAND SURVEYING, INC. SEE THE TOPOGRAPHIC MAP OF BLOCK 11, FRISCO TOWN SUBDIVISION SUMMIT COUNTY, COLORADO, DATED 08/16/2017. PROJECT BENCHMARK ELEVATION AND DATUM PER SURVEY. COORDINATE AND VERIFY ALL VERTICAL AND HORIZONTAL DATA WITH REFERENCED SURVEY AND SURVEYOR, AND REPORT ANY IRREGULARITIES OR DISCREPANCIES TO ENGINEER PRIOR TO CONSTRUCTION.
- HORIZONTAL CONTROL INFORMATION: HORIZONTAL CONTROL COORDINATES ARE BASED ON THE REFERENCED SURVEY AND ARE PROVIDED BY THE FOLLOWING POINTS AS SHOWN ON THE PLANS:

<CP-1	N	E	>
<CP-2	N	E	>
<CP-3	N	E	>
- BASIS OR BEARINGS: SEE PLANS. PROTECT ALL TREES AND VEGETATION. PLACE CONSTRUCTION FENCING AT DRIP LINE OF TREES AND PLANTS NEAR THE WORK ZONE. DEEP WATER TREES WEEKLY. HAND EXCAVATION REQUIRED AT ROOT ZONES WHERE PROPOSED PAVING OR UTILITY WORK IS WITHIN DRIPLINE OF TREES.
- THE CONTRACTOR SHALL FURNISH THE TOWN OF FRISCO, UTILITY OWNERS, ENGINEER AND OWNER WITH A SET OF CONSTRUCTION RECORD DRAWINGS MARKED "AS-BUILT". THE PLANS SHALL SHOW FINAL PAVEMENT AND, FLOW LINE ELEVATIONS, CONTOURS AT POND/DRAINAGE FEATURES (AS SURVEYED AND CERTIFIED BY A COLORADO P.L.S.), MANHOLE, PIPE, AND INLET LOCATIONS, INVERTS, GRADE ELEVATIONS, AND SIZES OF ALL UTILITIES, AND ANY VARIATIONS FROM THE APPROVED PLAN.



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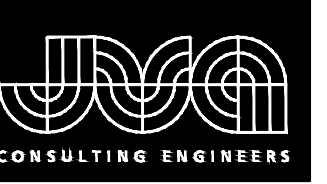
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GENERAL NOTES, LEGEND, AND
ABBREVIATIONS

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C0.1

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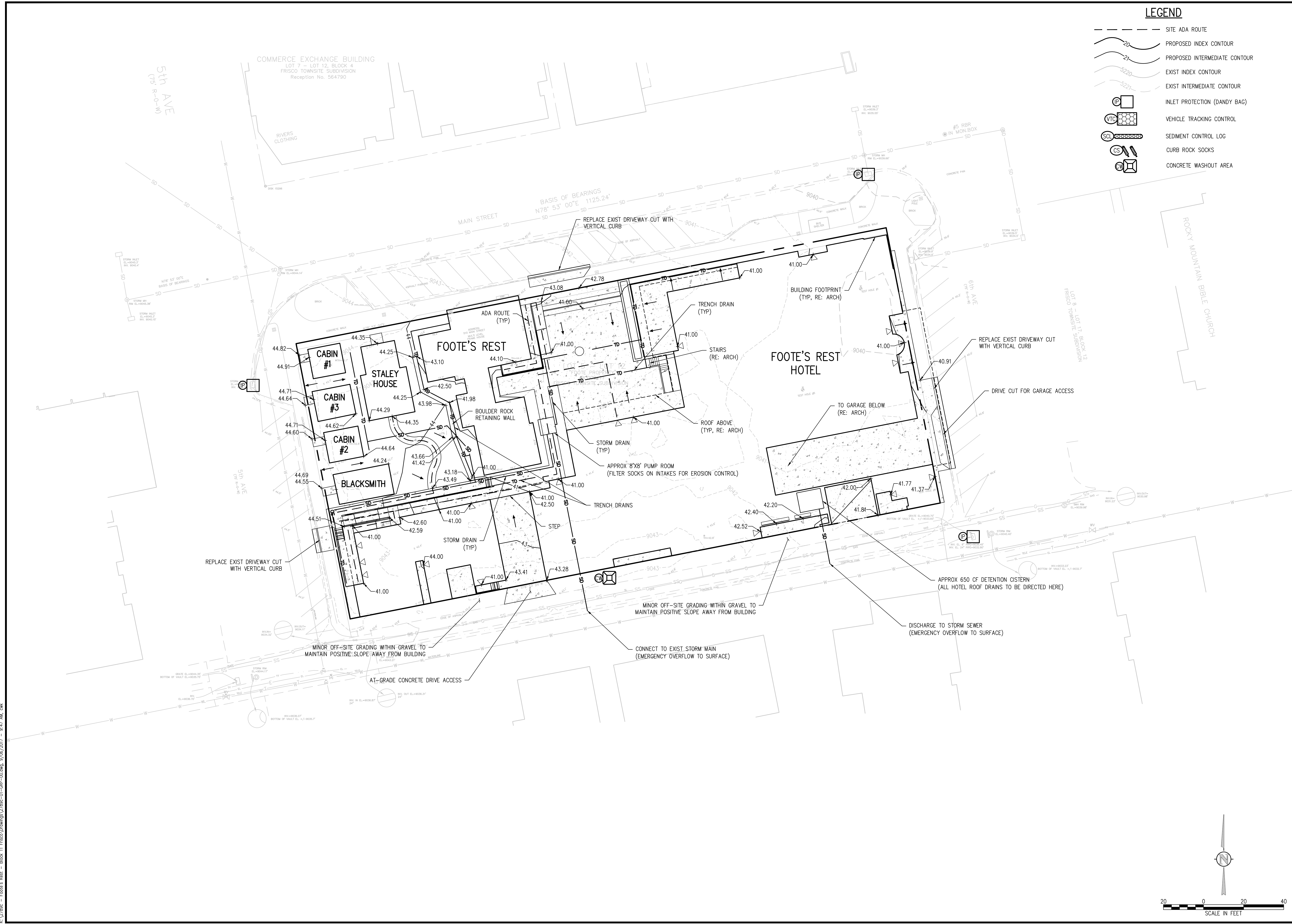
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LEGEND

- SITE ADA ROUTE
- PROPOSED INDEX CONTOUR
- PROPOSED INTERMEDIATE CONTOUR
- EXIST INDEX CONTOUR
- EXIST INTERMEDIATE CONTOUR
- INLET PROTECTION (DANDY BAG)
- VEHICLE TRACKING CONTROL
- SEDIMENT CONTROL LOG
- CURB ROCK SOCKS
- CONCRETE WASHOUT AREA

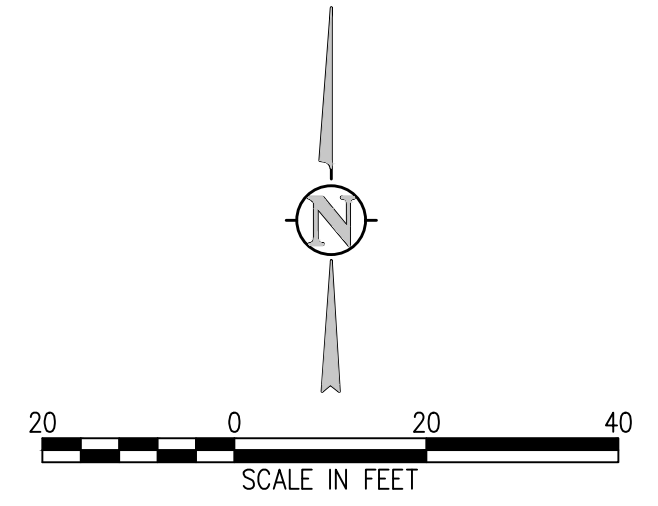


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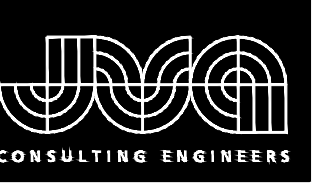
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 GRADING AND DRAINAGE PLAN

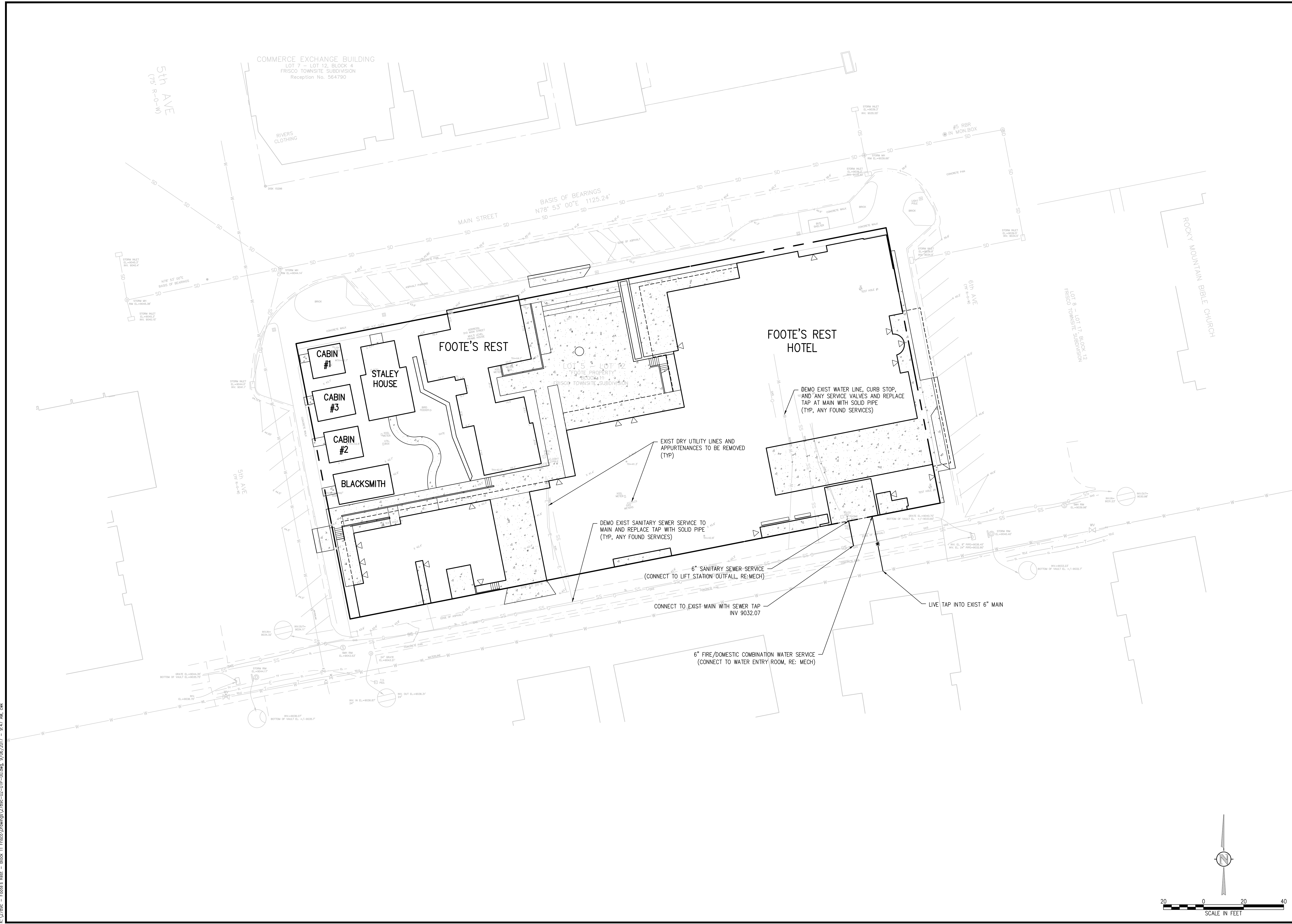
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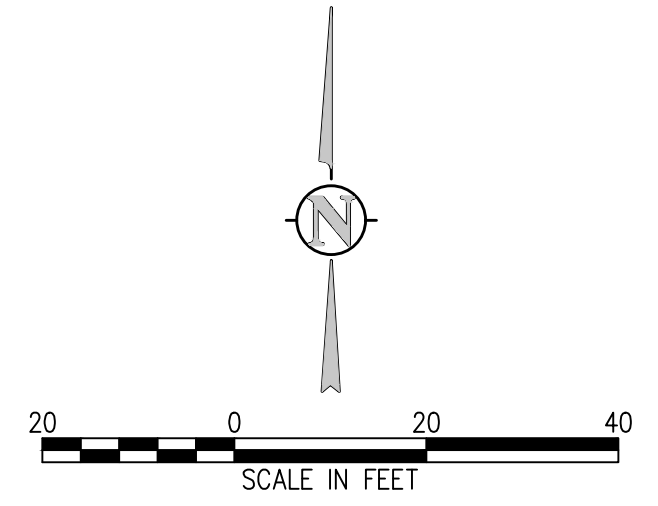
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UTILITY PLAN

SHEET NO.
C2.0

GENERAL NOTES

- THESE PLANS SHALL NOT BE UTILIZED FOR CONSTRUCTION OR PERMITTING UNLESS STATED FOR SUCH USE IN THE TITLE BLOCK.
- DRAWINGS ARE INTENDED TO BE PRINTED ON 24" X 36" PAPER. PRINTING THESE DRAWINGS AT A DIFFERENT SIZE WILL IMPACT THE SCALE. VERIFY THE GRAPHIC SCALE BEFORE REFERENCING ANY MEASUREMENTS ON THESE SHEETS. THE RECIPIENT OF THESE DRAWINGS SHALL BE RESPONSIBLE FOR ANY ERRORS RESULTING FROM INCORRECT PRINTING, COPYING, OR ANY OTHER CHANGES THAT ALTER THE SCALE OF THE DRAWINGS.
- VERIFY ALL PLAN DIMENSIONS PRIOR TO START OF CONSTRUCTION. NOTIFY THE OWNER'S REPRESENTATIVE TO ADDRESS ANY QUESTIONS OR CLARIFY ANY DISCREPANCIES.
- WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
- SUBMIT A CHANGE ORDER FOR APPROVAL FOR ANY CHANGES TO WORK SCOPE RESULTING FROM FIELD CONDITIONS OR DIRECTION BY OWNER'S REPRESENTATIVE WHICH REQUIRE ADDITIONAL COST TO THE OWNER PRIOR TO PERFORMANCE OF WORK.
- IF A GEOTECHNICAL SOILS REPORT IS NOT AVAILABLE AT THE TIME OF CONSTRUCTION, NORRIS DESIGN RECOMMENDS A REPORT BE AUTHORIZED BY THE OWNER AND THAT ALL RECOMMENDATIONS OF THE REPORT ARE FOLLOWED DURING CONSTRUCTION. THE CONTRACTOR SHALL USE THESE CONTRACT DOCUMENTS AS A BASIS FOR THE BID. IF THE OWNER ELECTS TO PROVIDE A GEOTECHNICAL REPORT, THE CONTRACTOR SHALL REVIEW THE REPORT AND SUBMIT AN APPROPRIATE CHANGE ORDER TO THE OWNERS REPRESENTATIVE IF ADDITIONAL COSTS ARE REQUESTED.
- CONTRACTOR SHALL CONFIRM THAT SITE CONDITIONS ARE SIMILAR TO THE PLANS, WITHIN TOLERANCES STATED IN THE CONTRACT DOCUMENTS, AND SATISFACTORY TO THE CONTRACTOR PRIOR TO START OF WORK. SHOULD SITE CONDITIONS BE DIFFERENT THAN REPRESENTED ON THE PLANS OR UNSATISFACTORY TO THE CONTRACTOR, THE CONTRACTOR SHALL CONTACT THE OWNER'S REPRESENTATIVE FOR CLARIFICATION AND FURTHER DIRECTION.
- CONTRACTOR IS RESPONSIBLE TO PAY FOR, AND OBTAIN, ANY REQUIRED APPLICATIONS, PERMITTING, LICENSES, INSPECTIONS AND METERS ASSOCIATED WITH WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO ANY VIOLATIONS OR NON-CONFORMANCE WITH THE PLANS, SPECIFICATIONS, CONTRACT DOCUMENTS, JURISDICTIONAL CODES, AND REGULATORY AGENCIES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL UTILITY LOCATES PRIOR TO ANY EXCAVATION. REFER TO ENGINEERING UTILITY PLANS FOR ALL PROPOSED UTILITY LOCATIONS AND DETAILS. NOTIFY OWNER'S REPRESENTATIVE IF EXISTING OR PROPOSED UTILITIES INTERFERE WITH THE ABILITY TO PERFORM WORK.
- UNLESS IDENTIFIED ON THE PLANS FOR DEMOLITION OR REMOVAL, THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT OR EXISTING LANDSCAPE, ADJACENT OR EXISTING PAVING, OR ANY PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTOR'S OPERATIONS DURING INSTALLATION, ESTABLISHMENT OR DURING THE SPECIFIED MAINTENANCE PERIOD. ALL DAMAGES SHALL BE REPAIRED TO PRE-CONSTRUCTION CONDITIONS AS DETERMINED BY THE OWNER'S REPRESENTATIVE. CONTRACTOR SHALL BE RESPONSIBLE FOR LOGGING ANY DAMAGES PRIOR TO START OF CONSTRUCTION AND DURING THE CONTRACT PERIOD.
- ALL WORK SHALL BE CONFINED TO THE AREA WITHIN THE CONSTRUCTION LIMITS AS SHOWN ON THE PLANS. ANY AREAS OR IMPROVEMENTS DISTURBED OUTSIDE THESE LIMITS SHALL BE RETURNED TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE. IN THE EVENT THE CONTRACTOR REQUIRES A MODIFICATION TO THE CONSTRUCTION LIMITS, WRITTEN PERMISSION MUST BE OBTAINED FROM THE OWNER'S REPRESENTATIVE PRIOR TO ANY DISTURBANCE OUTSIDE OF THE LIMITS OF WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO PREPARE AND SUBMIT A TRAFFIC CONTROL PLAN TO THE APPROPRIATE JURISDICTIONAL AGENCIES AND THE OWNER'S REPRESENTATIVE IF THEIR WORK AND OPERATIONS AFFECT OR IMPACT THE PUBLIC RIGHTS-OF-WAY. OBTAIN APPROVAL PRIOR TO ANY WORK WHICH AFFECTS OR IMPACTS THE PUBLIC RIGHTS-OF-WAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THIS REQUIREMENT DURING THE CONTRACT PERIOD.
- SIGHT TRIANGLES AND SIGHT LINES SHALL REMAIN UNOBSTRUCTED BY EQUIPMENT, CONSTRUCTION MATERIALS, PLANT MATERIAL OR ANY OTHER VISUAL OBSTACLE DURING THE CONTRACT PERIOD AND AT MATURITY OF PLANTS PER LOCAL JURISDICTIONAL REQUIREMENTS. NO PLANT MATERIAL OTHER THAN GROUND COVER IS ALLOWED TO BE PLANTED ADJACENT TO FIRE HYDRANTS AS STIPULATED BY JURISDICTIONAL REQUIREMENTS.
- COORDINATE SITE ACCESS, STAGING, STORAGE AND CLEANOUT AREAS WITH OWNER'S REPRESENTATIVE.
- CONTRACTOR IS RESPONSIBLE FOR PROVIDING TEMPORARY SAFETY FENCING AND BARRIERS AROUND ALL IMPROVEMENTS SUCH AS WALLS, PLAY STRUCTURES, EXCAVATIONS, ETC. ASSOCIATED WITH THEIR WORK UNTIL SUCH FACILITIES ARE COMPLETELY INSTALLED PER THE PLANS, SPECIFICATIONS AND MANUFACTURER'S RECOMMENDATIONS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF THEIR MATERIAL STOCK PILES AND WORK FROM VANDALISM, EROSION OR UNINTENDED DISTURBANCE DURING THE CONSTRUCTION PERIOD AND UNTIL FINAL ACCEPTANCE IS ISSUED.
- THE CONTRACTOR SHALL KNOW, UNDERSTAND AND ABIDE BY ANY STORM WATER POLLUTION PREVENTION PLAN (SWPPP) ASSOCIATED WITH THE SITE. IF A STORM WATER POLLUTION PREVENTION PLAN IS NOT PROVIDED BY THE OWNER'S REPRESENTATIVE, REQUEST A COPY BEFORE PERFORMANCE OF ANY SITE WORK.
- MAINTAIN ANY STORM WATER MANAGEMENT FACILITIES THAT EXIST ON SITE FOR FULL FUNCTIONALITY. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ANY NEW STORM WATER MANAGEMENT FACILITIES THAT ARE IDENTIFIED IN THE SCOPE OF WORK TO FULL FUNCTIONALITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER FOR FAILURE TO MAINTAIN STORM WATER MANAGEMENT FACILITIES DURING THE CONTRACT PERIOD.
- THE CONTRACTOR SHALL PREVENT SEDIMENT, DEBRIS AND ALL OTHER POLLUTANTS FROM EXITING THE SITE OR ENTERING THE STORM SEWER SYSTEM DURING ALL DEMOLITION OR CONSTRUCTION OPERATIONS THAT ARE PART OF THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THESE REQUIREMENTS DURING THEIR CONTRACTED COURSE OF WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO PREVENT ANY IMPACTS TO ADJACENT WATERWAYS, WETLANDS, OR OTHER ENVIRONMENTALLY SENSITIVE AREAS RESULTING FROM WORK DONE AS PART OF THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THESE STANDARDS DURING THEIR CONTRACTED COURSE OF WORK.
- THE CONTRACTOR AND/OR THEIR AUTHORIZED AGENTS SHALL INSURE THAT ALL LOADS OF CONSTRUCTION MATERIAL IMPORTED TO OR EXPORTED FROM THE PROJECT SITE SHALL BE PROPERLY COVERED TO PREVENT LOSS OF MATERIAL DURING TRANSPORT. TRANSPORTATION METHODS ON PUBLIC RIGHT-OF WAYS SHALL CONFORM TO JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THESE REQUIREMENTS.
- THE CLEANING OF EQUIPMENT IS PROHIBITED AT THE JOB SITE UNLESS AUTHORIZED BY THE OWNER'S REPRESENTATIVE IN A DESIGNATED AREA. THE DISCHARGE OF WATER, WASTE CONCRETE, POLLUTANTS, OR OTHER MATERIALS SHALL ONLY OCCUR IN AREAS DESIGNED FOR SUCH USE AND APPROVED BY THE OWNER'S REPRESENTATIVE.
- THE CLEANING OF CONCRETE EQUIPMENT IS PROHIBITED AT THE JOB SITE EXCEPT IN DESIGNATED CONCRETE WASHOUT AREAS. THE DISCHARGE OF WATER CONTAINING WASTE CONCRETE IN THE STORM SEWER IS PROHIBITED.

- MAINTENANCE ACCESS BENCHES: IF MAINTENANCE BENCHES OR ACCESS ROADS EXIST ON SITE AND ARE NOT INTENDED TO BE MODIFIED AS PART OF THE PLANS, THE CONTRACTOR SHALL MINIMIZE DISTURBANCE TO THE BENCHES OR ACCESS ROADS DURING CONSTRUCTION. ANY BENCHES OR ACCESS ROADS DISTURBED BY THE CONTRACTOR SHALL BE REPAIRED/RESTORED TO THEIR ORIGINAL CONDITION. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL EXISTING BENCHES AND ACCESS ROADS DURING THE CONSTRUCTION PERIOD. IF ACCESS NEEDS TO BE BLOCKED FOR ANY REASON, THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INTERRUPTION OF ACCESS.
- LOCAL, STATE AND FEDERAL JURISDICTIONAL REQUIREMENTS, RESTRICTIONS OR PROCEDURES SHALL SUPERSEDE THESE PLANS, NOTES AND SPECIFICATIONS WHEN MORE STRINGENT. NOTIFY THE OWNER'S REPRESENTATIVE IF CONFLICTS OCCUR.

LAYOUT NOTES

- WRITTEN DIMENSIONS WILL TAKE PRECEDENCE OVER SCALED DIMENSIONS.
- CURVED WALKS AND CURB EDGES ARE INTENDED TO BE CONSTRUCTED WITH SMOOTH FLOWING CURVES. ANYTHING OTHER THAN SMOOTH FLOWING CURVES WILL BE REJECTED.
- THE CONTRACTOR SHALL OBTAIN, AT HIS EXPENSE, ALL PERMITS WHICH ARE NECESSARY TO PERFORM THE PROPOSED WORK.
- THE CONTRACTOR SHALL PROVIDE A STAKED LAYOUT OF ALL SITE IMPROVEMENTS FOR INSPECTION BY THE OWNER'S REPRESENTATIVE AND MAKE MODIFICATIONS AS REQUIRED AT NO ADDITIONAL COST TO THE OWNER.
- THE CONTRACTOR SHALL INSTALL SLEEVING FOR IRRIGATION IMPROVEMENTS PRIOR TO INSTALLING CONCRETE FLATWORK. REFER TO IRRIGATION PLANS.
- LAY OUT WALKS, SCORE JOINTS AND PAVING PATTERNS AS CLOSELY AS POSSIBLE TO PLANS, DETAILS, AND SPECIFICATIONS. DO NOT DEVIATE FROM PLANS UNLESS SPECIFIC APPROVAL IS OBTAINED FROM THE OWNER'S REPRESENTATIVE.
- ALL WORK SHALL BE CONFINED TO THE AREA WITHIN THE CONSTRUCTION LIMITS AS SHOWN ON THE PLANS. ANY AREAS OR IMPROVEMENTS DISTURBED OUTSIDE THESE LIMITS SHALL BE RETURNED TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE. IN THE EVENT THE CONTRACTOR REQUIRES A MODIFICATION TO THE CONSTRUCTION LIMITS, WRITTEN PERMISSION MUST BE OBTAINED FROM THE LANDSCAPE ARCHITECT PRIOR TO ANY DISTURBANCE OUTSIDE OF THE LIMITS OF WORK. SEE TECHNICAL SPECIFICATIONS.
- CONTRACTOR IS RESPONSIBLE FOR SUPERVISING ALL PAVEMENT DURING THE CURING PROCESS.

EROSION NOTES

- THE OWNER, SITE DEVELOPER, CONTRACTOR AND/OR THEIR AUTHORIZED AGENTS SHALL REMOVE ALL SEDIMENT, MUD, AND CONSTRUCTION DEBRIS THAT MAY ACCUMULATE IN THE FLOW LINE AND THE PUBLIC RIGHTS-OF-WAY OF THE TOWN OF FRISCO, COLORADO, AS A RESULT OF THIS SITE DEVELOPMENT. SAID REMOVAL SHALL BE CONDUCTED IN A TIMELY MANNER.
- THE CONTRACTOR SHALL PREVENT SEDIMENT, DEBRIS AND ALL OTHER POLLUTANTS FROM ENTERING THE STORM SEWER SYSTEM DURING ALL DEMOLITION OR CONSTRUCTION OPERATIONS THAT ARE PART OF THIS PROJECT.
- THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR REMEDIATION OF ANY ADVERSE IMPACTS TO ADJACENT WATERWAYS, WETLANDS, ETC., RESULTING FROM WORK DONE AS PART OF THIS PROJECT.
- THE DEVELOPER, GENERAL CONTRACTOR, 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 MATERIAL DURING TRANSPORT ON PUBLIC RIGHT-OF WAYS.
- THE USE OF REBAR, STEEL STAKES, OR STEEL FENCE POSTS TO STAKE DOWN STRAW OR HAY BALES OR TO SUPPORT SILT FENCING USED AS AN EROSION CONTROL MEASURE IS PROHIBITED.
- THE CLEANING OF CONCRETE TRUCK DELIVERY CHUTES IS PROHIBITED AT THE JOB SITE. THE DISCHARGE OF WATER CONTAINING WASTE CONCRETE TO THE STORM SEWER SYSTEM IS PROHIBITED.
- THE CONTRACTOR SHALL PROTECT ALL STORM SEWER FACILITIES ADJACENT TO ANY LOCATION WHERE PAVEMENT CUTTING OPERATIONS INVOLVING WHEEL CUTTING, SAW CUTTING, OR ABRASIVE WATER JET CUTTING ARE TO TAKE PLACE. THE CONTRACTOR SHALL REMOVE AND PROPERLY DISPOSE OF ALL WASTE PRODUCTS GENERATED BY SAID CUTTING OPERATIONS ON A DAILY BASIS.



Planning | Landscape Architecture | Project Promotion

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FOOTE'S REST AT BLOCK 11

LOTS 1-12, BLOCK 11, FRISCO, CO
DEVELOPMENT APPLICATION 02

OWNER:
512 MAIN STREET, LLC.
PO BOX 307
FRISCO, CO 80443
970.389.2660



DATE:
05.15.17: SK PLN 01
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11.03.17: DA 02

SHEET TITLE:
GENERAL
NOTES

L-001

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GENERAL LANDSCAPE NOTES

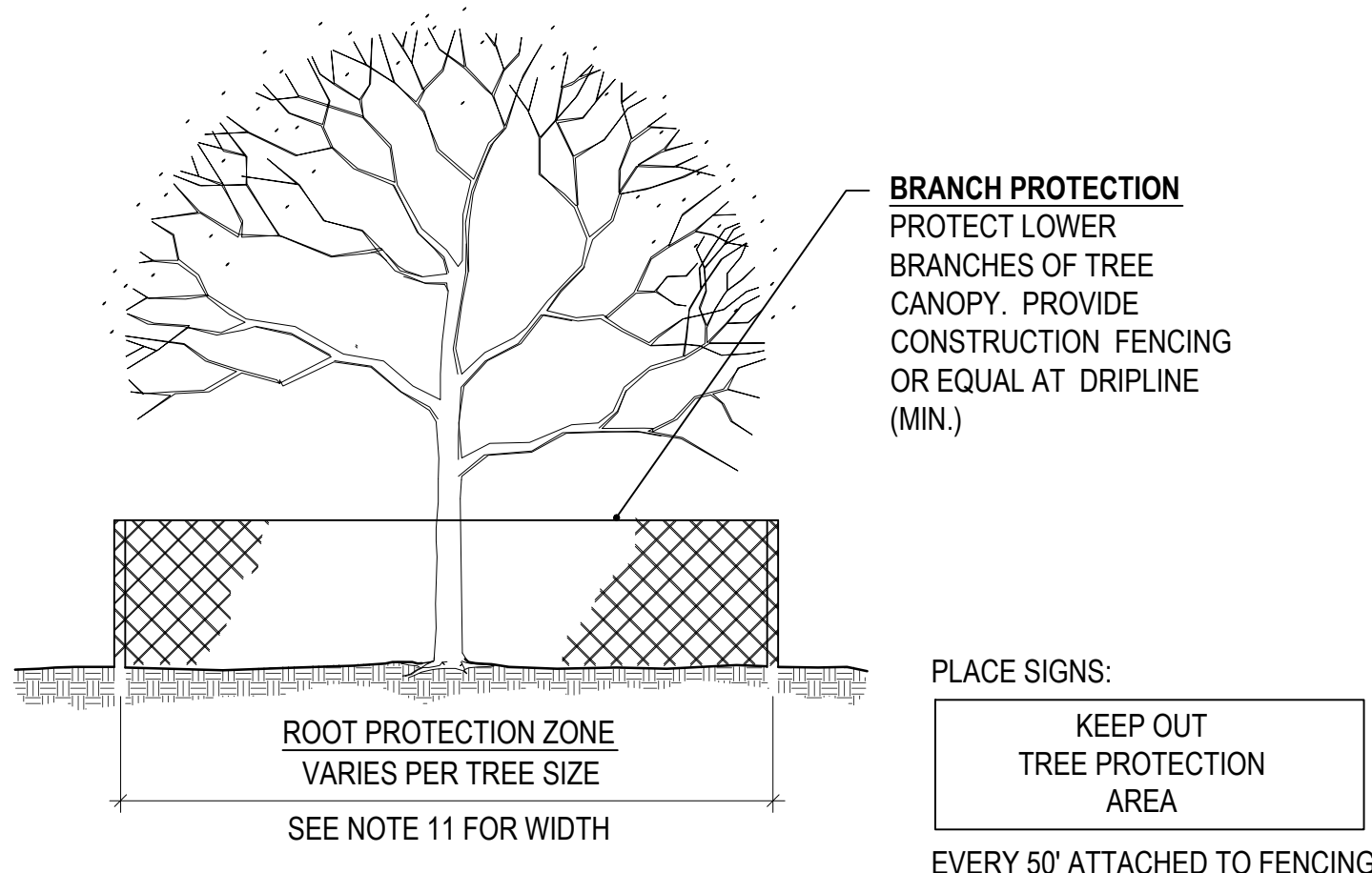
- THE CONTRACTOR SHALL FOLLOW THE LANDSCAPE PLANS AND SPECIFICATIONS AS CLOSELY AS POSSIBLE. ANY SUBSTITUTION OR ALTERATION SHALL NOT BE ALLOWED WITHOUT APPROVAL OF THE OWNER'S REPRESENTATIVE. OVERALL PLANT QUANTITY AND QUALITY SHALL BE CONSISTENT WITH THE PLANS.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES. GRAPHIC QUANTITIES TAKES PRECEDENCE OVER WRITTEN QUANTITIES.
- THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO INSPECT AND TAG ALL PLANT MATERIAL PRIOR TO SHIPPING TO THE SITE. IN ALL CASES, THE OWNER'S REPRESENTATIVE MAY REJECT PLANT MATERIAL AT THE SITE IF MATERIAL IS DAMAGED, DISEASED, OR DECLINING IN HEALTH AT THE TIME OF ONSITE INSPECTIONS OR IF THE PLANT MATERIAL DOES NOT MEET THE MINIMUM SPECIFIED STANDARD IDENTIFIED ON THE PLANS AND IN THE SPECIFICATIONS. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER'S REPRESENTATIVE FOR INSPECTION AND APPROVAL OF ALL MATERIALS AND PRODUCTS PRIOR TO INSTALLATION.
- THE OWNER'S REPRESENTATIVE MAY ELECT TO UPSIZE PLANT MATERIAL AT THEIR DISCRETION BASED ON SELECTION, AVAILABILITY, OR TO ENHANCE SPECIFIC AREAS OF THE PROJECT. THE CONTRACTOR SHALL VERIFY PLANT MATERIAL SIZES WITH OWNER'S REPRESENTATIVE PRIOR TO PURCHASING, SHIPPING OR STOCKING OF PLANT MATERIALS. SUBMIT CHANGE ORDER REQUEST TO OWNER'S REPRESENTATIVE FOR APPROVAL IF ADDITIONAL COST IS REQUESTED BY THE CONTRACTOR PRIOR TO INSTALLATION. RE-STOCKING CHARGES WILL NOT BE APPROVED IF THE CONTRACTOR FAILS TO SUBMIT A REQUEST FOR MATERIAL CHANGES.
- THE CONTRACTOR SHALL WARRANT ALL CONTRACTED WORK AND MATERIALS FOR A PERIOD OF ONE YEAR AFTER SUBSTANTIAL COMPLETION HAS BEEN ISSUED BY THE OWNER'S REPRESENTATIVE FOR THE ENTIRE PROJECT UNLESS OTHERWISE SPECIFIED IN THE CONTRACT DOCUMENTS OR SPECIFICATIONS.
- REFER TO IRRIGATION PLANS FOR LIMITS AND TYPES OF IRRIGATION DESIGNED FOR THE LANDSCAPE. IN NO CASE SHALL IRRIGATION BE EMITTED WITHIN THE MINIMUM DISTANCE FROM BUILDING OR WALL FOUNDATIONS AS STIPULATED IN THE GEOTECHNICAL REPORT. ALL IRRIGATION DISTRIBUTION LINES, HEADS AND EMITTERS SHALL BE KEPT OUTSIDE THE MINIMUM DISTANCE AWAY FROM ALL BUILDING AND WALL FOUNDATIONS AS STIPULATED IN THE GEOTECHNICAL REPORT.
- LANDSCAPE MATERIAL LOCATIONS SHALL HAVE PRECEDENCE OVER IRRIGATION MAINLINE AND LATERAL LOCATIONS. COORDINATE INSTALLATION OF IRRIGATION EQUIPMENT SO THAT IT DOES NOT INTERFERE WITH THE PLANTING OF TREES OR OTHER LANDSCAPE MATERIAL.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING POSITIVE DRAINAGE EXISTS IN ALL LANDSCAPE AREAS. SURFACE DRAINAGE ON LANDSCAPE AREAS SHALL NOT FLOW TOWARD STRUCTURES AND FOUNDATIONS. MAINTAIN SLOPE AWAY FROM FOUNDATIONS PER THE GEOTECHNICAL REPORT RECOMMENDATIONS. ALL LANDSCAPE AREAS BETWEEN WALKS AND CURBS SHALL DRAIN FREELY TO THE CURB UNLESS OTHERWISE IDENTIFIED ON THE GRADING PLAN. IN NO CASE SHALL THE GRADE, TURF THATCH, OR OTHER LANDSCAPE MATERIALS DAM WATER AGAINST WALKS. MINIMUM SLOPES ON LANDSCAPE AREAS SHALL BE 2%; MAXIMUM SLOPE SHALL BE 25% UNLESS SPECIFICALLY IDENTIFIED ON THE PLANS OR APPROVED BY THE OWNER'S REPRESENTATIVE.
- PRIOR TO INSTALLATION OF PLANT MATERIALS, AREAS THAT HAVE BEEN COMPACTED OR DISTURBED BY CONSTRUCTION ACTIVITY SHALL BE THOROUGHLY LOOSENEED TO A DEPTH OF 8" - 12" AND AMENDED PER SPECIFICATIONS.
- ALL LANDSCAPED AREAS ARE TO RECEIVE ORGANIC SOIL PREPARATION AS NOTED IN THE TECHNICAL SPECIFICATIONS.
- TREES SHALL NOT BE LOCATED IN DRAINAGE SWALES, DRAINAGE AREAS, OR UTILITY EASEMENTS. CONTACT OWNER'S REPRESENTATIVE FOR RELOCATION OF PLANTS IN QUESTIONABLE AREAS PRIOR TO INSTALLATION.
- THE CENTER OF EVERGREEN TREES SHALL NOT BE PLACED CLOSER THAN 8' AND THE CENTER OF ORNAMENTAL TREES CLOSER THAN 6' FROM A SIDEWALK, STREET OR DRIVE LANE. EVERGREEN TREES SHALL NOT BE LOCATED ANY CLOSER THAN 15' FROM IRRIGATION ROTOR HEADS. NOTIFY OWNER'S REPRESENTATIVE IF TREE LOCATIONS CONFLICT WITH THESE STANDARDS FOR FURTHER DIRECTION.
- ALL EVERGREEN TREES SHALL BE FULLY BRANCHED TO THE GROUND AND SHALL NOT EXHIBIT SIGNS OF ACCELERATED GROWTH AS DETERMINED BY THE OWNER'S REPRESENTATIVE.
- ALL TREES ARE TO BE STAKED AND GUYED PER DETAILS FOR A PERIOD OF 3 YEARS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING STAKES AT THE END OF 3 YEARS FROM ACCEPTANCE OF LANDSCAPE INSTALLATION BY THE OWNER'S REPRESENTATIVE. OBTAIN APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO REMOVAL.
- ALL TREES INSTALLED ABOVE RETAINING WALLS UTILIZING GEO-GRID MUST BE HAND DUG TO PROTECT GEO-GRID. IF GEO-GRID MUST BE CUT TO INSTALL TREES, APPROVAL MUST BE GIVEN BY OWNER'S REPRESENTATIVE PRIOR TO DOING WORK.

- ALL TREES IN SEED OR TURF AREAS SHALL RECEIVE MULCH RINGS. OBTAIN APPROVAL FROM OWNER'S REPRESENTATIVE FOR ANY TREES THAT WILL NOT BE MULCHED FOR EXCESSIVE MOISTURE REASONS.
- SHRUB, GROUNDCOVER AND PERENNIAL BEDS ARE TO BE CONTAINED BY 4" x 14 GAUGE GREEN, ROLL TOP, INTERLOCKING TYPE EDGER, RYERSON OR EQUAL. EDGER IS NOT REQUIRED WHEN ADJACENT TO CURBS, WALLS, WALKS OR SOLID FENCES WITHIN 3" OF PRE-MULCHED FINAL GRADE. EDGER SHALL NOT BE REQUIRED TO SEPARATE MULCH TYPES UNLESS SPECIFIED ON THE PLANS.
- ALL SHRUB BEDS ARE TO BE MULCHED WITH MIN. 3" DEPTH, SHREDDED BARK NATURAL BROWN LANDSCAPE MULCH OVER SPECIFIED GEOTEXTILE WEED CONTROL FABRIC. ALL GROUND COVER AND PERENNIAL FLOWER BEDS SHALL BE MULCHED WITH 3" DEPTH SHREDDED BARK NATURAL BROWN LANDSCAPE MULCH. NO WEED CONTROL FABRIC IS REQUIRED IN GROUNDCOVER OR PERENNIAL AREAS.
- AT SEED AREA BOUNDARIES ADJACENT TO EXISTING NATIVE AREAS, OVERLAP ABUTTING NATIVE AREAS BY THE FULL WIDTH OF THE SEEDER.
- EXISTING TURF AREAS THAT ARE DISTURBED DURING CONSTRUCTION, ESTABLISHMENT AND THE MAINTENANCE PERIOD SHALL BE RESTORED WITH NEW SOD TO MATCH EXISTING TURF SPECIES. DISTURBED NATIVE AREAS WHICH ARE TO REMAIN SHALL BE OVER SEEDED AND RESTORED WITH SPECIFIED SEED MIX.
- CONTRACTOR SHALL OVER SEED ALL MAINTENANCE OR SERVICE ACCESS BENCHES AND ROADS WITH SPECIFIED SEED MIX UNLESS OTHERWISE NOTED ON THE PLANS.
- ALL SEEDED SLOPES EXCEEDING 25% IN GRADE (4:1) SHALL RECEIVE EROSION CONTROL BLANKETS. PRIOR TO INSTALLATION, NOTIFY OWNER'S REPRESENTATIVE FOR APPROVAL OF LOCATION AND ANY ADDITIONAL COST IF A CHANGE ORDER IS NECESSARY.
- WHEN COMPLETE, ALL GRADES SHALL BE WITHIN +/- .18" OF FINISHED GRADES AS SHOWN ON THE PLANS.
- WHEN PLANTER URNS ARE SHOWN ON PLANS, CONTRACTOR SHALL INCLUDE THE FOLLOWING: PLANTER MIX, ANNUAL FLOWER PLANTING PROGRAM (INCLUDES 2 PLANTINGS FOR THE 1ST YEAR (SPRING AND FALL), UNLESS OTHERWISE SPECIFIED, CONTRACTOR TO PROVIDE ANNUAL PLANTING SELECTION FOR REVIEW BY OWNER. IRRIGATION FOR PLANTERS TO BE ON SEPARATE ZONE(S). CONTRACTOR TO COORDINATE PLACEMENT OF NECESSARY SLEEVEING PRIOR TO PLACEMENT OF PAVEMENT.
- PRIOR TO THE PLACEMENT OF MULCH AND WEED FABRIC, A GRANULAR, PRE-EMERGENT, WEED CONTROL AGENT SHALL BE ADDED TO ALL PLANTING BEDS IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTION, EXCEPT AROUND ORNAMENTAL GRASSES.
- THE CONTRACTOR IS EXPECTED TO KNOW AND UNDERSTAND THE TOWN AND COUNTY SPECIFICATIONS FOR LANDSCAPE AND IRRIGATION. IN CASES OF DISCREPANCIES THE HIGHER OF THE TWO STANDARDS SHALL HAVE PRECEDENCE.
- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL IMPROVEMENTS SHOWN OR INDICATED ON THE APPROVED LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT.

LOT COVERAGE

LOT AREA:	42,000 SF
BUILDING AREA:	28,219 SF
MIXED USE BUILDING	23,346 SF
FOOTE'S REST:	2,871 SF
HOTEL:	802 SF
STALEY HOUSE:	773 SF
BLACKSMITH SHOP:	427 SF
LANDSCAPE AREA:	
SQUARE FEET:	13,781 SF
PERCENT COVERAGE:	32.8%

LANDSCAPE DETAILS



TREE PROTECTION NOTES

- ALL TREES AND SHRUBS TO BE PROTECTED AND PRESERVED SHALL BE PER DETAIL. GROUPING OF MORE THAN ONE TREE MAY OCCUR.
- TREES AND SHRUBS TO BE PROTECTED AND PRESERVED SHALL BE IDENTIFIED ON THE TRUNK WITH SURVEY TAPE.
- TO PREVENT ROOT SMOTHERING, SOIL STOCKPILES, SUPPLIES, EQUIPMENT OR ANY OTHER MATERIAL SHALL NOT BE PLACED OR STORED WITHIN THE DRIP LINE OR WITHIN 15 FEET OF A TREE OR SHRUB TRUNK, WHICHEVER IS GREATER.
- TREE AND SHRUB ROOTS SHALL NOT BE CUT UNLESS CUTTING IS UNAVOIDABLE.
- TRENCHES SHALL BE HAND DUG WITHIN THE DRIP LINE IN AREAS WHERE ROOTS TWO INCHES IN DIAMETER AND GREATER ARE PRESENT, OR WHEN IN CLOSE PROXIMITY TO LOW BRANCHING TREES. WHENEVER POSSIBLE, ROOTS TWO INCHES OR GREATER IN DIAMETER SHALL BE TUNNELED OR BORED UNDER AND SHALL BE COVERED TO PREVENT DEHYDRATION.
- WHEN ROOT CUTTING IS UNAVOIDABLE, A CLEAN SHARP CUT SHALL BE MADE TO AVOID SHREDDING OR SMASHING. ROOT CUTS SHOULD BE MADE BACK TO A LATERAL ROOT. WHENEVER POSSIBLE, ROOTS SHOULD BE CUT BETWEEN LATE FALL AND BUD OPENING, WHEN ROOT ENERGY SUPPLIES ARE HIGH AND CONDITIONS ARE LEAST FAVORABLE FOR DISEASE CAUSING AGENTS. EXPOSED ROOTS SHALL BE COVERED IMMEDIATELY TO PREVENT DEHYDRATION. ROOTS SHALL BE COVERED WITH SOIL OR BURLAP AND KEPT MOIST.
- WATERING OF PROTECTED TREES IN WHICH ROOTS WERE CUT SHALL BE PROVIDED BY THE CONTRACTOR.
- AUGER TUNNELING RATHER THAN TRENCHING SHOULD BE USED FOR UTILITY PLACEMENT WITHIN DRIP LINE.
- FENCING MATERIAL SHALL ENCIRCLE ANY TREE OR SHRUB WHOSE OUTER DRIP LINE EDGE IS WITHIN 20 FEET OF ANY CONSTRUCTION ACTIVITIES.
- FENCING MATERIAL SHALL BE BRIGHT, CONTRASTING COLOR, DURABLE, AND A MINIMUM OF FOUR FEET IN HEIGHT.
- FENCING MATERIAL SHALL BE SET AT THE DRIP LINE OR 15 FEET FROM TREE TRUNK, WHICHEVER IS GREATER, AND MAINTAINED IN AN UPRIGHT POSITION THROUGHOUT THE DURATION OF CONSTRUCTION ACTIVITIES.
- ANY GRADE CHANGES (SUCH AS THE REMOVAL OF TOPSOIL OR ADDITION OF FILL MATERIAL) WITHIN THE DRIP LINE SHOULD BE AVOIDED FOR EXISTING TREES TO REMAIN. RETAINING WALLS AND TREE WELLS ARE ACCEPTABLE ONLY WHEN CONSTRUCTED PRIOR TO GRADE CHANGE.

PLANTING SCHEDULE

QTY.	SYM.	COMMON NAME	BOTANICAL NAME	SIZE & COND.	EXPOSURE	WATER
DECIDUOUS TREES (30)						
3	ANG	QUAKING ASPEN (SINGLE STEM)	POPULOUS TREMULOIDES	3" CAL, B&B	SUN	MED
1	ANC	QUAKING ASPEN (CLUMP)	POPULOUS TREMULOIDES	6-8' HT, B&B, CLUMP, COLLECTED	SUN	MED
3	NAR	NARROWLEAF COTTONWOOD	POPULOUS ANGSTIFOLIA	3" CAL, B&B	SUN	LOW-MED
1	SHC	SHUBERT CHOKECHERRY	PRUNUS VIRGINIANA 'SHUBERT'	3" CAL, B&B	SUN/PART	LOW-MED
8	SHC	SHUBERT CHOKECHERRY	PRUNUS VIRGINIANA 'SHUBERT'	2" CAL, B&B	SUN/PART	LOW-MED
10	NCH	NATIVE CHOKECHERRY	PRUNUS VIRGINIANA	2" CAL, B&B	SUN/PART	LOW-MED
2	RMG	ROCKY MOUNTAIN GLOW MAPLE	ACER GRANDIDENTATUM 'SCHMIDT'	3" CAL, B&B	SUN/PART	MED
2	LTC	JAPANESE TREE LILAC (CLUMP)	SYRINGA RETICULATA	6-8' HT, CLUMP	SUN	XERIC-MED
EVERGREEN TREES (8)						
2	FOX	BRISTLECONE PINE	PINUS ARISTATA	10' HT. MIN., B&B, NURSERY GROWN	SUN/PART	XERIC
2	FOX	BRISTLECONE PINE	PINUS ARISTATA	8' HT. MIN., B&B, NURSERY GROWN	SUN/PART	XERIC
2	CCF	WHITE FIR	ABIES CONCOLOR	6' HT. MIN., B&B	SUN/PART	MED
2	HOO	HOOPSI SPRUCE	PICEA PUNGENS 'HOOPSI'	6' HT. MIN., B&B	SUN	LOW-MED
EVERGREEN SHRUBS (4)						
4	BRO	BROADMOOR JUNIPER	JUNIPERUS SABINA 'BROADMOOR'	#5 CONT.	SUN/PART	XERIC
DECIDUOUS SHRUBS (14)						
2	CAC	PEKING COTONEASTER	COTONEASTER LUCIDUS	#5 CONT.	SUN/PART	XERIC
4	NMO	MOUNTAIN NINEBARK	PHYSOCARPUS MONOGYNUS	#5 CONT.	SUN/PART	LOW-MED
2	ALS	URAL FALSE SPIREA	SORBARIA SORBIFOLIA	#5 CONT.	SUN/PART	LOW-MED
2	RWO	WOODS ROSE	ROSA WOODSII	#5 CONT.	SUN/PART	XERIC
2	RLR	REDLEAF ROSE	ROSA GLAUCA 'RUBRIFOLIA'	#5 CONT.	SUN/PART	XERIC
2	ART	DWARF ARTIC BLUE WILLOW	SALIX PURPUREA 'NANA'	#5 CONT.	SUN/PART	WET
ORNAMENTAL GRASSES						
	DEC	TUFTED HAIR GRASS	DESCHAMPSIA CESPITOSA	#1 CONT.	SUN	MED
	IRG	INDIAN RICE GRASS	ACHNATHERUM HYMENOIDES	#1 CONT.	SUN	XERIC

LANDSCAPE REQUIREMENTS

REQUIREMENTS
 1 TREE PER 1,500 SF OF DEVELOPMENT AREA (28 TREES)
 1 SHRUB PER 2,500 SF OF DEVELOPMENT AREA (17 SHRUBS)
 BLOCK 11 AREA: 42,000 SF
 LAWN AREA: 1,016 SF (7.3% OF UNDEVELOPED AREA OF THE SITE)

BREAK DOWN	REQ.	PROVIDED	EXISTING	TOTAL
TREES	28	38	2	40
DECIDUOUS	18	30	0	30
3" CAL	9	9	0	9
2" CAL	9	18	0	18
BY HEIGHT	N/A	11	0	11
EVERGREEN	10	8	2	10
10' HT.	3	2	2	4
8' HT.	3	3	0	3
6' HT.	4	4	0	4
SHRUBS	17	18	0	18
DECIDUOUS	N/A	4	0	4
EVERGREEN	N/A	14	0	14

* ADDITIONAL TREES ARE PLANTED SMALLER THAN REQUIRED. IT IS STRONGLY BELIEVED THAT THIS IS BETTER FOR THE SITE AND THE HEALTH OF THE PLANTINGS

SUN TOLERANT PERENNIALS (ROOF)

COMMON NAME	BOTANICAL NAME
BPL BELL FLOWER	CAMPANULA PERSICIFOLIA
RGD BLACK-EYED SUSAN	RUDBECKIA FULGIDA 'GOLDSTRUM'
DSD DWARF SHASTA DAISY	LEUCANTHEMUM COMPACT 'SNOW LADY'
CFL CONE FLOWER SP.	ECHINACEA SP.
APF EUROPEAN PASQUE FLOWER	PULSATILLA VULGARIS
PHR HUSKER RED PENSTEMON	PENSTEMON PINIFOLIUS 'HUSKER RED'
SMN MAY NIGHT SALVIA	SALVIA SYLVESTRIS X 'MAINACHT'
SES AUTUMN JOY SEDUM	SEDUM 'AUTUMN JOY'
CMW WALKER'S LOW CATMINT	NEPETA FAASSENII 'WALKER'S LOW'

SHADE TOLERANT PERENNIALS

COMMON NAME	BOTANICAL NAME
BBA BEE BALM	MONARDA DIDYMA
SOM BISHOP'S WEED	AEGOPIDIUM PODOGRARIA 'VARIEGATUM'
CLR COLUMBINE SP.	AQUILEGIA SP.
LAE EDELWEISS	LEONTOPIDIUM ALPINUM
APF EUROPEAN PASQUE FLOWER	PULSATILLA VULGARIS
FJF FALSE FORGET-ME-NOT	BRUNNERA MACROPHYLLA 'JACK FROST'
IRG GERMAN BEARDED IRIS	IRIS GERMANICA VAR.
PAN PANSY SP.	VIOLA SP.
LPD PURPLE DRAGON NETTLE	LAMIUM MACULATUM 'PURPLE DRAGON'
WIN WINDFLOWER	ANEMONE SYLVESTRIS

TURF GRASS

COMMON NAME
 ECOLOTURF (OR APPROVED EQUAL)

FOOTE'S REST AT BLOCK 11

LOTS 1-12, BLOCK 11, FRISCO, CO
 DEVELOPMENT APPLICATION 02

OWNER:
 512 MAIN STREET, LLC.
 PO BOX 307
 FRISCO, CO 80443
 970.389.2660



DATE:
 05.15.17: SK PLN 01
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SHEET TITLE:
 LANDSCAPE NOTES & SCHEDULE

NOT FOR CONSTRUCTION

CHECKED BY: AR
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1 TREE AND SHRUB PROTECTION

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

LANDSCAPE LEGEND

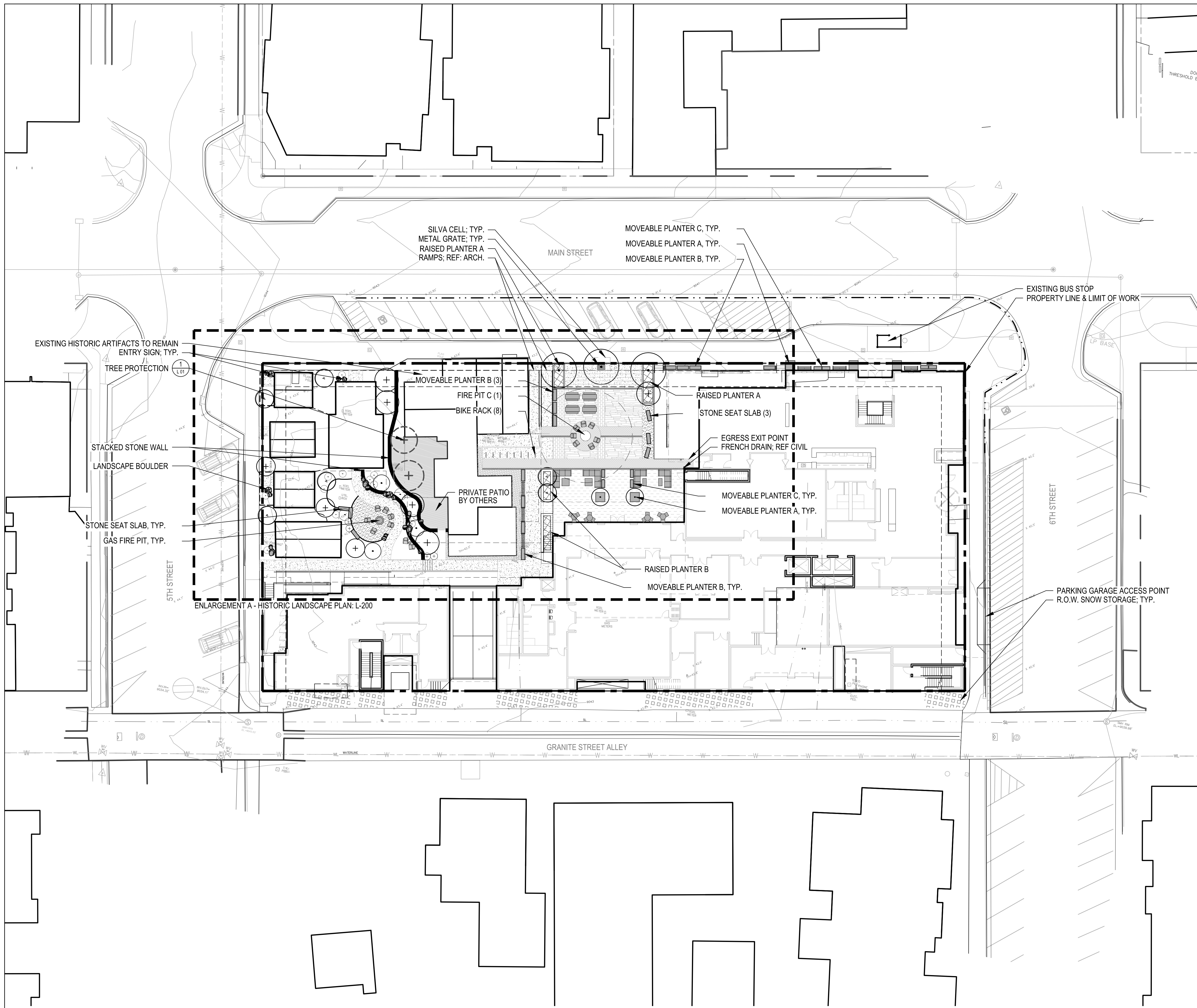
	DECIDUOUS TREES		EVERGREEN SHRUBS
	EVERGREEN TREES		DECIDUOUS SHRUBS
	EXISTING TREE TO REMAIN		COBBLE DRIP EDGER
	EDGER		DECOMPOSED GRANITE
	EDGER-SPADE		CONCRETE
	STACKED STONE WALL		PAVER TYPE 01
	ENLARGEMENT		PAVER TYPE 02
	PROPERTY LINE & LIMIT OF WORK		PAVER TYPE 03
			PAVER TYPE 04

SNOW STORAGE

1. ALL SNOW WILL BE MELTED ON SITE.
2. 7' WIDE SNOW STACK AREA AVAILABLE IN THE PUBLIC RIGHT OF WAY.
 - 2.1. 2,300 SF OF SNOW STORAGE IN R.O.W.

NOTES

1. REFERENCE ENGINEER AND SURVEYOR PLANS FOR RESPECTIVE UTILITIES, GRADING AND DRAINAGE.
2. RESEED ALL AREAS WITH SPECIFIED SEED MIX UNLESS OTHERWISE DESIGNATED.
3. THESE PLANS SHALL NOT BE UTILIZED FOR CONSTRUCTION OR PERMITTING UNLESS STATED FOR SUCH USE IN THE TITLE BLOCK.
4. PLANT SYMBOLS ARE SHOWN AT APPROXIMATELY MATURE SIZE.
5. ALL PLANTINGS SHALL BE PLANTED TO AVOID CONFLICTS WITH SIGHT TRIANGLES AND EXISTING AND PROPOSED UTILITIES. NOTIFY LANDSCAPE ARCHITECT OF CONFLICTS.
6. FINAL PLANT LOCATIONS SHALL BE FIELD VERIFIED.
7. PRESERVE AND PROTECT EXISTING TREES AS POSSIBLE. TREE PROTECTION DETAIL AND NOTES PROVIDED.
8. FINAL IRRIGATION DESIGN BY OTHERS. IRRIGATION DESIGN TO BE COORDINATED WITH ENGINEERS AND ARCHITECTS FOR PROPER IRRIGATION RATES.
 - 8.1. GROUND LEVEL
 - ALL TREES AND SHRUBS TO BE IRRIGATED WITH DRIP IRRIGATION
 - ALL TURF, NATIVE GRASS, PERENNIALS AND/ OR ANNUAL BEDS TO BE SPRAY IRRIGATED / INLINE DRIP IRRIGATION.
 - 8.2. 2ND FLOOR AND ROOF TOP
 - ALL PLANTERS AND BEDS TO BE IRRIGATED WITH NETAFIM DRIP IRRIGATION OR APPROVED EQUAL.



FOOTE'S REST AT BLOCK 11

LOTS 1-12, BLOCK 11 FRISCO, CO
DEVELOPMENT APPLICATION 02

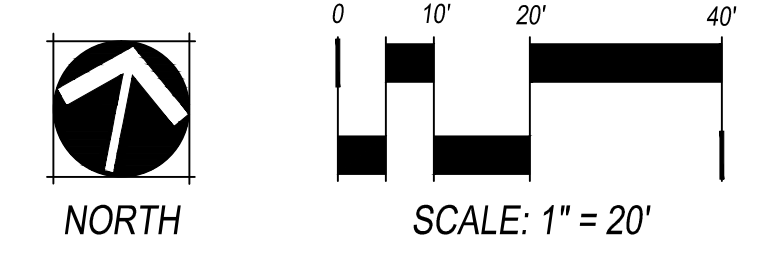
OWNER:
 512 MAIN STREET, LLC.
 PO BOX 307
 FRISCO, CO 80443
 970.389.2660



DATE:
 05.15.17: SK PLN 01
 06.28.17: SK PLN 02
 09.06.17: DA 01
 09.30.17: DA PRICING
 11.03.17: DA 02

SHEET TITLE:
 GROUND LEVEL
 LAYOUT PLAN

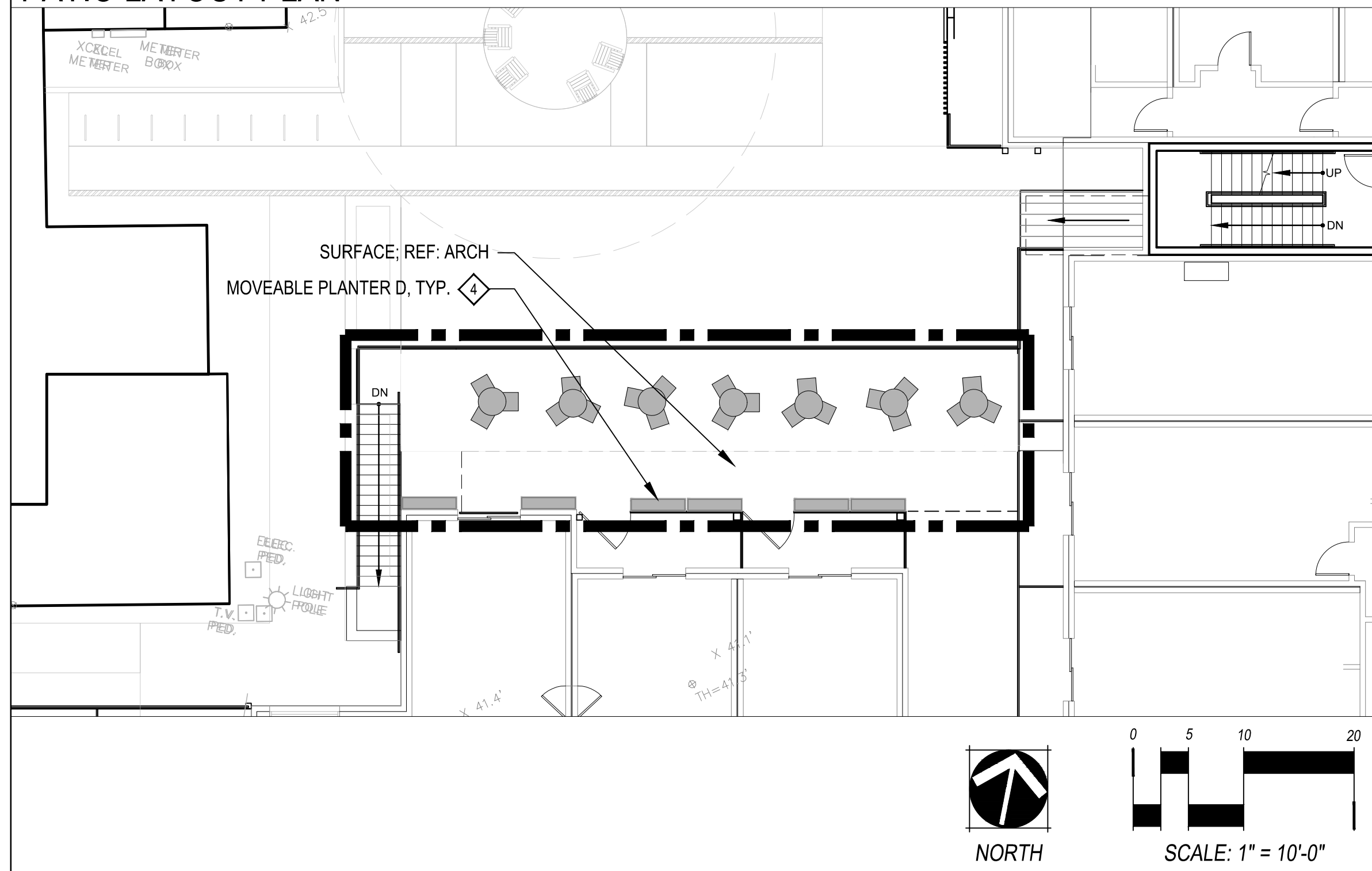
L-100






CHECKED BY: AR
 DRAWN BY:

NOT FOR CONSTRUCTION

PATIO LAYOUT PLAN



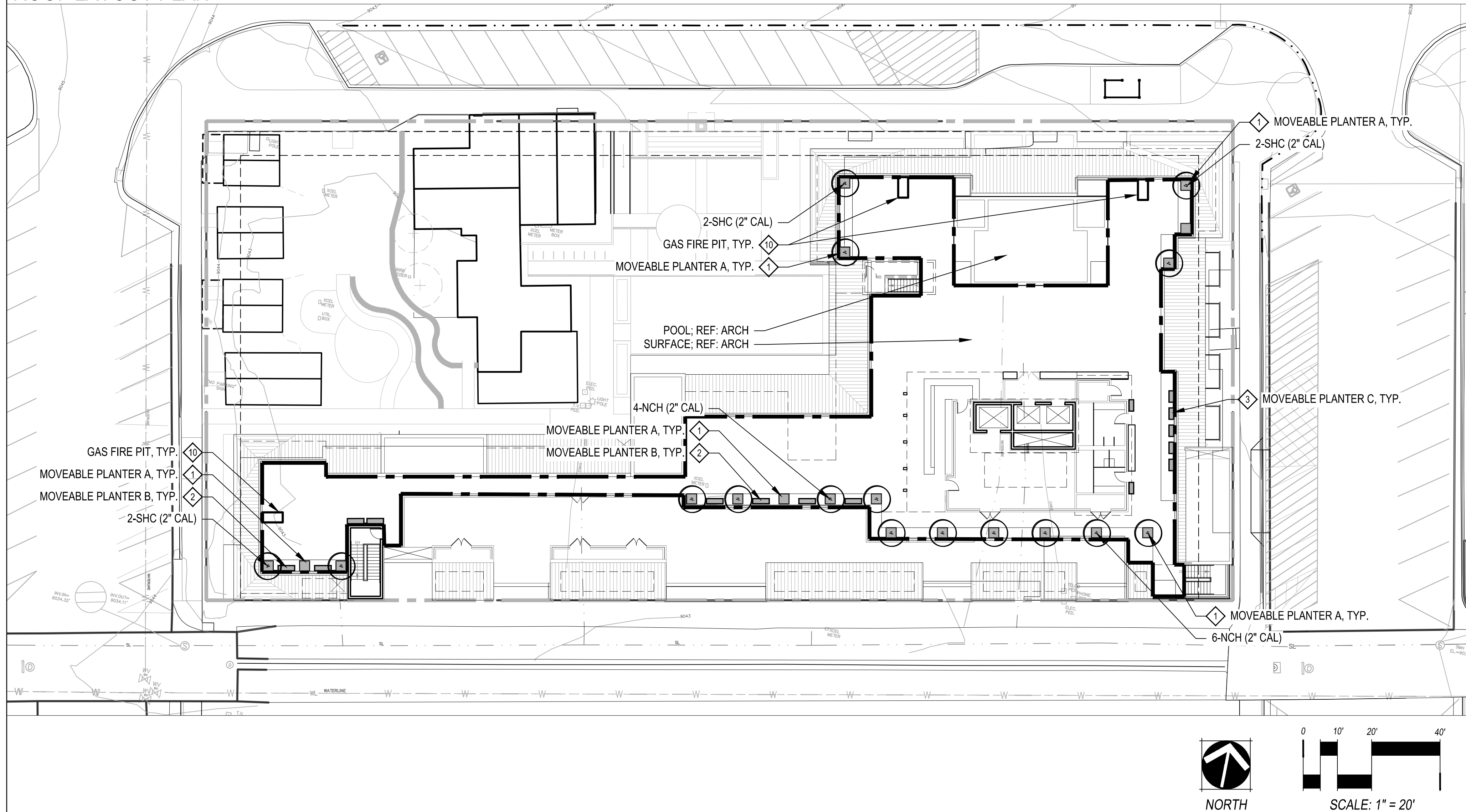
LANDSCAPE LEGEND

-  DECIDUOUS TREES
-  ENLARGEMENT
-  LIMIT OF WORK

NOTES

1. REFERENCE ENGINEER AND SURVEYOR PLANS FOR RESPECTIVE UTILITIES, GRADING AND DRAINAGE.
2. RESEED ALL AREAS WITH SPECIFIED SEED MIX UNLESS OTHERWISE DESIGNATED.
3. THESE PLANS SHALL NOT BE UTILIZED FOR CONSTRUCTION OR PERMITTING UNLESS STATED FOR SUCH USE IN THE TITLE BLOCK.
4. PLANT SYMBOLS ARE SHOWN AT APPROXIMATELY MATURE SIZE.
5. ALL PLANTINGS SHALL BE PLANTED TO AVOID CONFLICTS WITH SIGHT TRIANGLES AND EXISTING AND PROPOSED UTILITIES. NOTIFY LANDSCAPE ARCHITECT OF CONFLICTS.
6. FINAL PLANT LOCATIONS SHALL BE FIELD VERIFIED.
7. PRESERVE AND PROTECT EXISTING TREES AS POSSIBLE. TREE PROTECTION DETAIL AND NOTES PROVIDED.
8. FINAL IRRIGATION DESIGN BY OTHERS. IRRIGATION DESIGN TO BE COORDINATED WITH ENGINEERS AND ARCHITECTS FOR PROPER IRRIGATION RATES.
 - 8.1. GROUND LEVEL
 - ALL TREES AND SHRUBS TO BE IRRIGATED WITH DRIP IRRIGATION
 - ALL TURF, NATIVE GRASS, PERENNIALS AND/ OR ANNUAL BEDS TO BE SPRAY IRRIGATED / INLINE DRIP IRRIGATION.
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 - ALL PLANTERS AND BEDS TO BE IRRIGATED WITH NETAFIM DRIP IRRIGATION OR APPROVED EQUAL.

ROOF LAYOUT PLAN



DATE:

05.15.17: SK PLN 01
06.28.17: SK PLN 02
09.06.17: DA 01
09.30.17: DA PRICING
11.03.17: DA 02

CHECKED BY: AR
 DRAWN BY:

NOT FOR CONSTRUCTION

SEATING



FIRE FEATURES



SCREENS



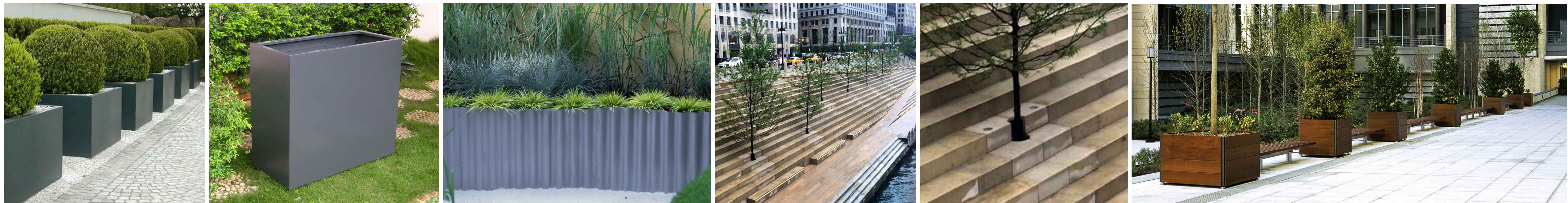
LIGHTING



HEATERS



PLANTERS



MATERIALS



NOT FOR CONSTRUCTION

CHECKED BY: AR
 DRAWN BY:

**FOOTES REST
 BLOCK 11
 500 MAIN STREET
 FRISCO, CO 80443**

AEC PROJECT #:	17075
DATE:	ISSUE:
09-06-17	PLANNING SUBMITTAL

Drawn By: SOH Checked By: AEC

**PROPOSED
 LEVEL TWO
 PT TO PT FCS
 PLAN
 1/16"=1'-0"**

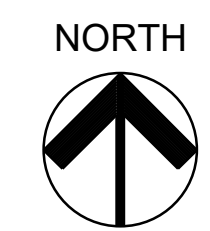
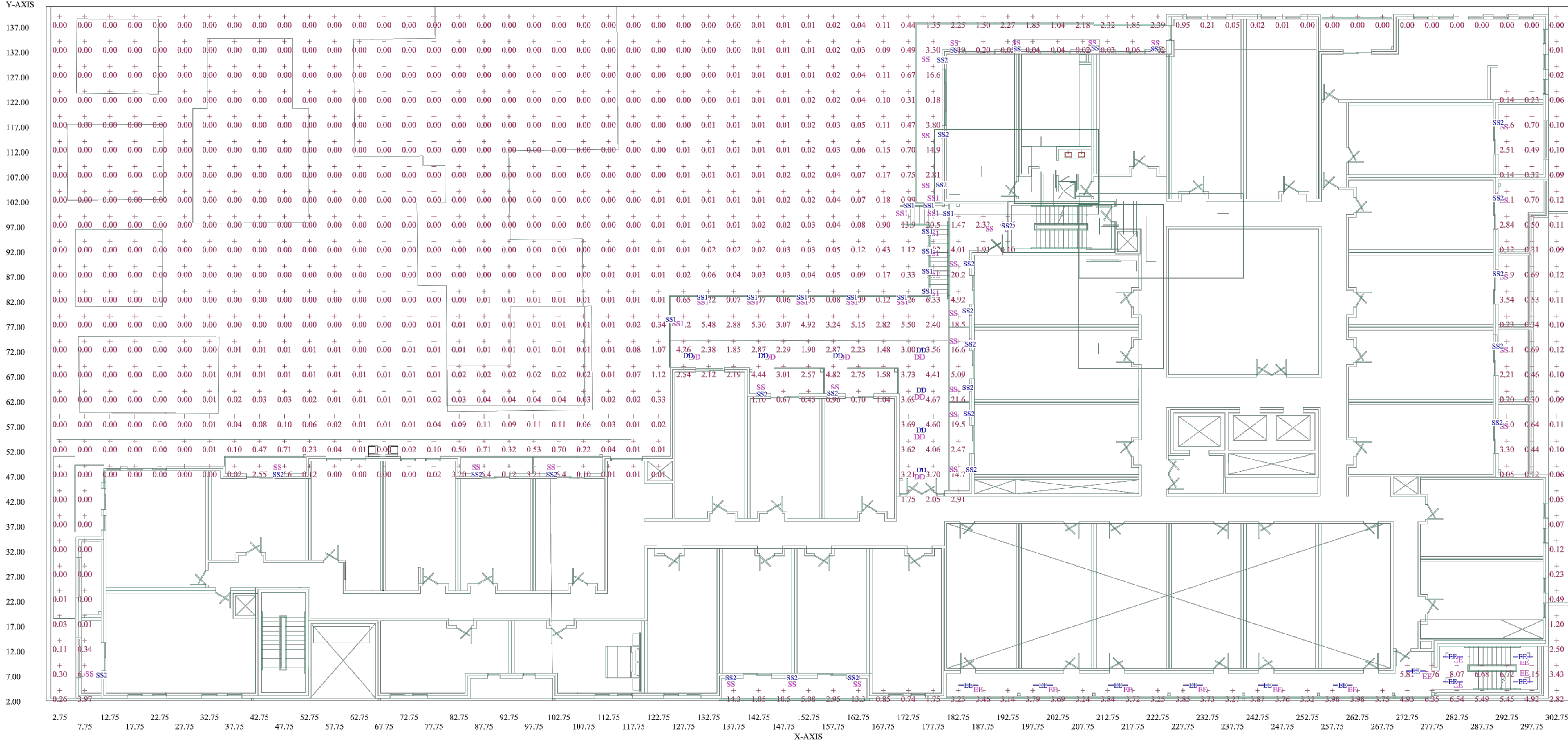
E3.2
 2 of 6

PROJECT: FOOTES REST/17075 GROUP: 2nd floor AREA: New Area GRID: New Grid
 PREPARED BY:
 VALUES ARE FC, SCALE: 1 IN= 10.0FT, HORZ GRID (U), HORZ CALC, Z= 0.0

LitePro 2.037 Point-By-Point Results

Computed in accordance with IES recommendations

GROUP	MIN	MAX	AVE	AVE/MIN	MAX/MIN
(+)	0.00	21.60	1.01	N/A	N/A



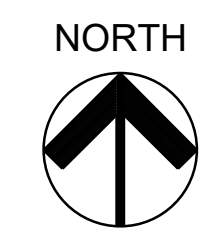
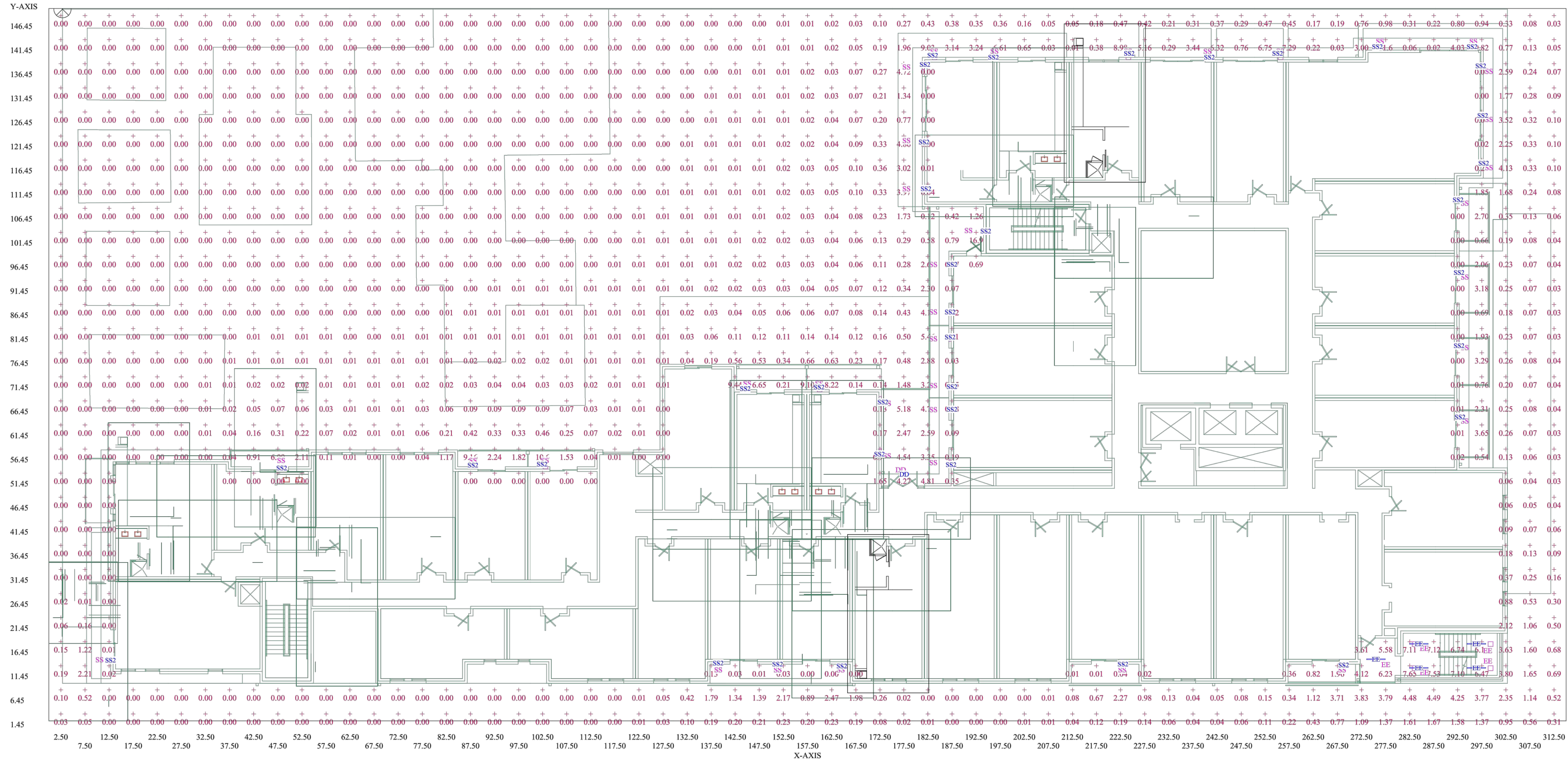
PLANNING SUBMITTAL - NOT FOR CONSTRUCTION

PROJECT: FOOTES REST/17075 GROUP: 3rd floor AREA: 3RD FLOOR GRID: New Grid
 PREPARED BY:
 VALUES ARE FC, SCALE: 1 IN= 10.0FT, HORZ GRID (U), HORZ CALC, Z= 0.0

LitePro 2.037 Point-By-Point Results

Computed in accordance with IES recommendations

GROUP	MIN	MAX	AVE	AVE/MIN	MAX/MIN
(+)	0.00	16.90	0.48	N/A	N/A



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 Architectural Engineering Consultants
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 US Hwy 6 & 24, Ste 214, Avon, Colorado, 81620
 Telephone: 970-748-8520
 www.aec-vail.com

**FOOTES REST
 BLOCK 11
 500 MAIN STREET
 FRISCO, CO 80443**

AEC PROJECT #:	17075
DATE:	ISSUE:
09-06-17	PLANNING SUBMITTAL

Drawn By:	Checked By:
SOH	AEC

**PROPOSED
 LEVEL THREE
 PT TO PT FCS
 PLAN
 1/16"=1'-0"**

E3.3
 3 of 6

PROJECT: FOOTES REST/17075 GROUP: ROOF AREA: New Area GRID: New Grid
 PREPARED BY:
 VALUES ARE FC, SCALE: 1 IN= 10.0FT, HORZ GRID (U), HORZ CALC, Z= 0.0

Computed in accordance with IES recommendations

GROUP	MIN	MAX	AVE	AVE/MIN	MAX/MIN
(c)	0.00	16.24	1.29	N/A	N/A

LitPro 2.037 Point-By-Point Results

Y-AXIS



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**FOOTES REST
 BLOCK 11
 500 MAIN STREET
 FRISCO, CO 80443**

AEC PROJECT #: 17075

DATE: ISSUE:

09-06-17 PLANNING SUBMITTAL

Drawn By: SOH Checked By: AEC

**PROPOSED
 LEVEL ROOF
 PT TO PT FCS
 PLAN
 1/16"=1'-0"**

E3.4

4 of 6

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FIXTURE TYPE AA, TYP MH 10' AFG FIXTURE TYPE BB, 96" TALL

OLV334 LED
622-6722

we-ef

PROJECT NAME: **FIXTURE TYPE AA**



Description: IP65 Surface mounted walkway. Suitable for installation over 4" recessed junction box in upright or downlight position.

Beam Type: 9603 Type M Medium

Lamp Type: LED 120/6W / 700 mA - 3000 K

CM: 80

Color Temp: selectable gear

Beam Luminous Flux (lm):
LED Lumens: 2400 lm
LEDs: 12
Total Lumens: 2801 lm
T_a: 85°C

Beam Luminous Flux (lm):
LED Lumens: 1750 lm
Total Lumens: 2107 lm
T_a: 25°C

Rated Input Power: 20 W

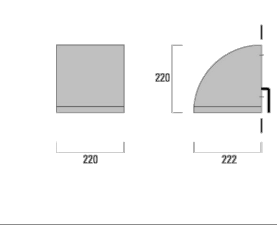
Material Specifications:
Body: Laminated body and lens frame constructed in die cast aluminum.
Weight (incl): 14.60
Lens: Tempered glass lens
Gasket: Silicone rubber gasket
Fasteners: PCS polymer coated stainless steel
Ingress protection: IP65
Input protection: NEMA
Corrosion protection: 302
Finish: Powder coat finish in Black RAL9005, White RAL9010, Grey Metallic RAL5017 or Dark Bronze RAL8017
Mounting: Suitable for installation over a standard 4" recessed junction box. Luminaires can be recessed in an upright or downlight.

Electrical Specifications:
Power supply: Integrated LED driver in 120V or 277V volt. Specify voltage.
Ballast: Integrated LED electronic ballast
Cable: Two cable entries
Ambient Temperature: To less than 25 deg C

OLV334 LED
622-6722

we-ef

PROJECT NAME: **FIXTURE TYPE BB**



Description: IP65 Surface mounted walkway. Suitable for installation over 4" recessed junction box in upright or downlight position.

Beam Type: 9603 Type M Medium

Lamp Type: LED 120/6W / 700 mA - 3000 K

CM: 80

Color Temp: selectable gear

Beam Luminous Flux (lm):
LED Lumens: 2400 lm
LEDs: 12
Total Lumens: 2801 lm
T_a: 85°C

Beam Luminous Flux (lm):
LED Lumens: 1750 lm
Total Lumens: 2107 lm
T_a: 25°C

Rated Input Power: 20 W

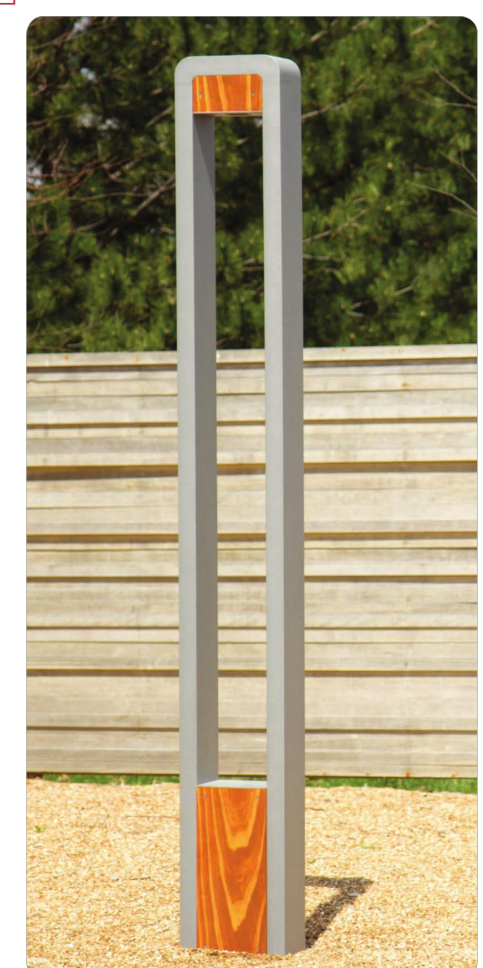
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Weight (incl): 14.60
Lens: Tempered glass lens
Gasket: Silicone rubber gasket
Fasteners: PCS polymer coated stainless steel
Ingress protection: IP65
Input protection: NEMA
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Electrical Specifications:
Power supply: Integrated LED driver in 120V or 277V volt. Specify voltage.
Ballast: Integrated LED electronic ballast
Cable: Two cable entries
Ambient Temperature: To less than 25 deg C

Duo Light Column Duo Family Aluminum LED Light Column

PROJECT NAME: **FIXTURE TYPE BB**

FOOTES REST



CONSTRUCTION: Rectangular extruded aluminum 6063-T6. Lenses within in aluminum 5052 clear glass and top cap with aluminum 6063-T6 internal supports.

FINISHES AND MATERIALS: Wood is finished with a low VOC, water-based marine exterior finish containing UV and mildew inhibitors. All aluminum parts are powder coated and anodized.

HARDWARE: Fasteners are stainless steel. Anchor bolt 3/8" dia for 40 galvanized.

ORDERING GUIDE: EXAMPLE: DUC-100-18000-CP-FIN-277V-1670

DUC	18	30	36	48	60	72	84
Series	180	300	360	480	600	720	840
Beam Light Column	180	300	360	480	600	720	840
Beam Height	96"	120"	144"	168"	192"	216"	240"
Color Temperature	2700K	3000K	3500K	4000K	5000K	5700K	6500K
Panel Material	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD
Light Source	1800 Lumens	3000 Lumens	3600 Lumens	4800 Lumens	6000 Lumens	7200 Lumens	8400 Lumens
Beam Finish	Standard	Special	Special	Special	Special	Special	Special
See color options on technical sheet	STD	STD	STD	STD	STD	STD	STD
Standard Footcandle	PSF	PSF	PSF	PSF	PSF	PSF	PSF


FIXTURE TYPE BB1, 24" TALL

FIXTURE TYPE CC. MH 4.5' AFG

Vivat Slender Wood and Aluminum LED Path Lights

PROJECT NAME: **FIXTURE TYPE BB1**

FOOTES REST



CONSTRUCTION: Extruded 6063-T6 aluminum alloy for walkway to 1/8" structural joints. Footings welded in brackets attached to the ground in a concrete ball or earth tube with concealed access behind wood accent panel.

ELECTRICAL: LED is 4W and powered by 9-16V AC/DC. High voltage Phoenix is internally pre-wired to the electrical splice location in the foot rest.

FINISHES AND MATERIALS: Wood pieces are finished with a low VOC, water-based marine exterior finish containing UV and mildew inhibitors. All aluminum parts are powder coated and anodized.

HARDWARE: Fasteners are stainless steel.

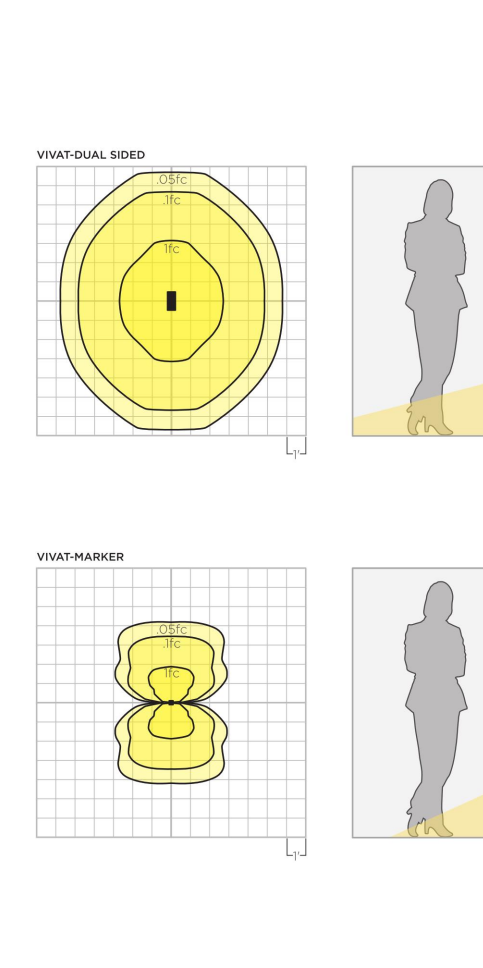
ORDERING GUIDE: EXAMPLE: VVAT-24-CH-5312-CH-97D

VVAT	24	36	48	60	72	84
Series	24	36	48	60	72	84
Beam Height	24"	36"	48"	60"	72"	84"
Color Temperature	2700K	3000K	3500K	4000K	5000K	5700K
Panel Material	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD
Light Source	1800 Lumens	3000 Lumens	3600 Lumens	4800 Lumens	6000 Lumens	7200 Lumens
Beam Finish	Standard	Special	Special	Special	Special	Special
See color options on technical sheet	STD	STD	STD	STD	STD	STD
Standard Footcandle	PSF	PSF	PSF	PSF	PSF	PSF

Vivat Slender Wood and Aluminum LED Path Lights

PROJECT NAME: **FIXTURE TYPE CC**

MH 4.5' AFG



CONSTRUCTION: Extruded 6063-T6 aluminum alloy for walkway to 1/8" structural joints. Footings welded in brackets attached to the ground in a concrete ball or earth tube with concealed access behind wood accent panel.

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FINISHES AND MATERIALS: Wood pieces are finished with a low VOC, water-based marine exterior finish containing UV and mildew inhibitors. All aluminum parts are powder coated and anodized.

HARDWARE: Fasteners are stainless steel.

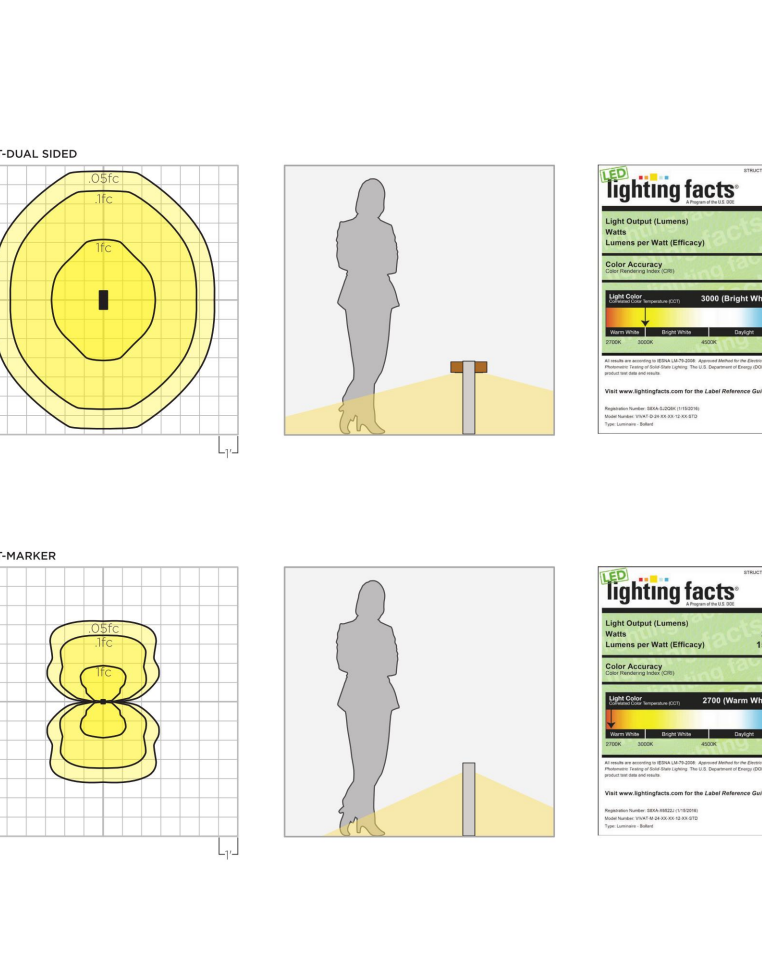
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Series	24	36	48	60	72	84
Beam Height	24"	36"	48"	60"	72"	84"
Color Temperature	2700K	3000K	3500K	4000K	5000K	5700K
Panel Material	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD
Light Source	1800 Lumens	3000 Lumens	3600 Lumens	4800 Lumens	6000 Lumens	7200 Lumens
Beam Finish	Standard	Special	Special	Special	Special	Special
See color options on technical sheet	STD	STD	STD	STD	STD	STD
Standard Footcandle	PSF	PSF	PSF	PSF	PSF	PSF

JUNO TASK LINEAR ACCENT

PROJECT NAME: **FIXTURE TYPE CC**

MH 4.5' AFG



CONSTRUCTION: Extruded 6063-T6 aluminum alloy for walkway to 1/8" structural joints. Footings welded in brackets attached to the ground in a concrete ball or earth tube with concealed access behind wood accent panel.

ELECTRICAL: LED is 4W and powered by 9-16V AC/DC. High voltage Phoenix is internally pre-wired to the electrical splice location in the foot rest.

FINISHES AND MATERIALS: Wood pieces are finished with a low VOC, water-based marine exterior finish containing UV and mildew inhibitors. All aluminum parts are powder coated and anodized.

HARDWARE: Fasteners are stainless steel.

ORDERING GUIDE: EXAMPLE: JUNO-48-CH-5312-CH-97D

JUNO	48	60	72	84	96	108
Series	48	60	72	84	96	108
Beam Height	48"	60"	72"	84"	96"	108"
Color Temperature	2700K	3000K	3500K	4000K	5000K	5700K
Panel Material	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD
Light Source	1800 Lumens	3000 Lumens	3600 Lumens	4800 Lumens	6000 Lumens	7200 Lumens
Beam Finish	Standard	Special	Special	Special	Special	Special
See color options on technical sheet	STD	STD	STD	STD	STD	STD
Standard Footcandle	PSF	PSF	PSF	PSF	PSF	PSF

JUNO TASK LINEAR ACCENT

PROJECT NAME: **FIXTURE TYPE CC**

MH 4.5' AFG



CONSTRUCTION: Extruded 6063-T6 aluminum alloy for walkway to 1/8" structural joints. Footings welded in brackets attached to the ground in a concrete ball or earth tube with concealed access behind wood accent panel.

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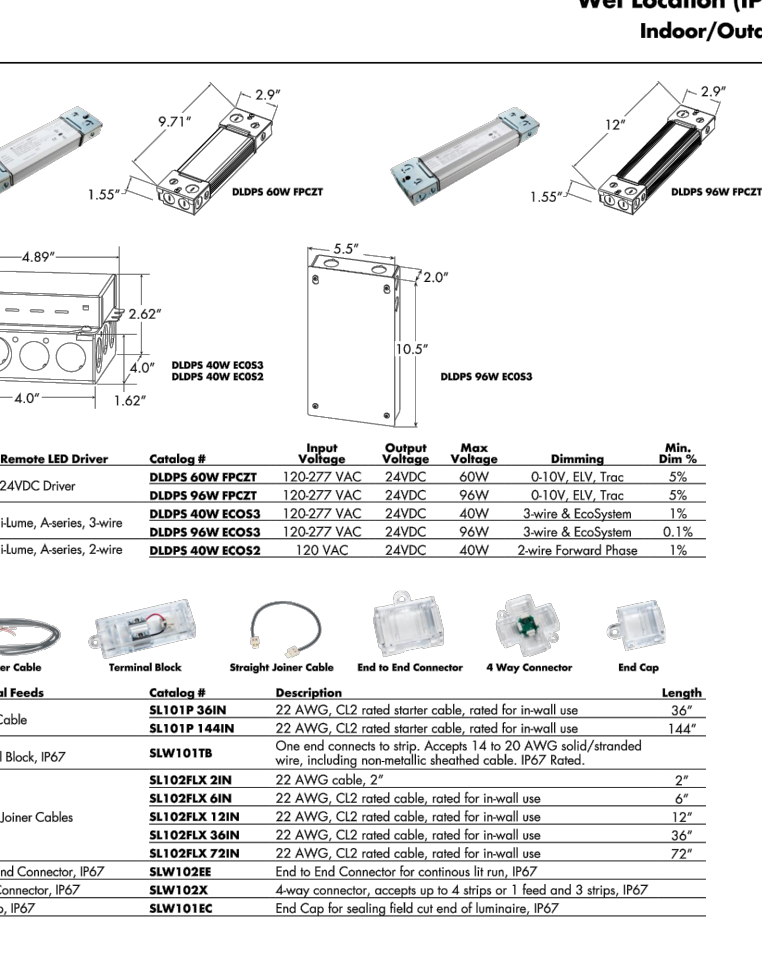
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Color Temperature	2700K	3000K	3500K	4000K	5000K	5700K
Panel Material	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD
Light Source	1800 Lumens	3000 Lumens	3600 Lumens	4800 Lumens	6000 Lumens	7200 Lumens
Beam Finish	Standard	Special	Special	Special	Special	Special
See color options on technical sheet	STD	STD	STD	STD	STD	STD
Standard Footcandle	PSF	PSF	PSF	PSF	PSF	PSF

JUNO TASK LINEAR ACCENT

PROJECT NAME: **FIXTURE TYPE CC**

MH 4.5' AFG



CONSTRUCTION: Extruded 6063-T6 aluminum alloy for walkway to 1/8" structural joints. Footings welded in brackets attached to the ground in a concrete ball or earth tube with concealed access behind wood accent panel.

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HARDWARE: Fasteners are stainless steel.

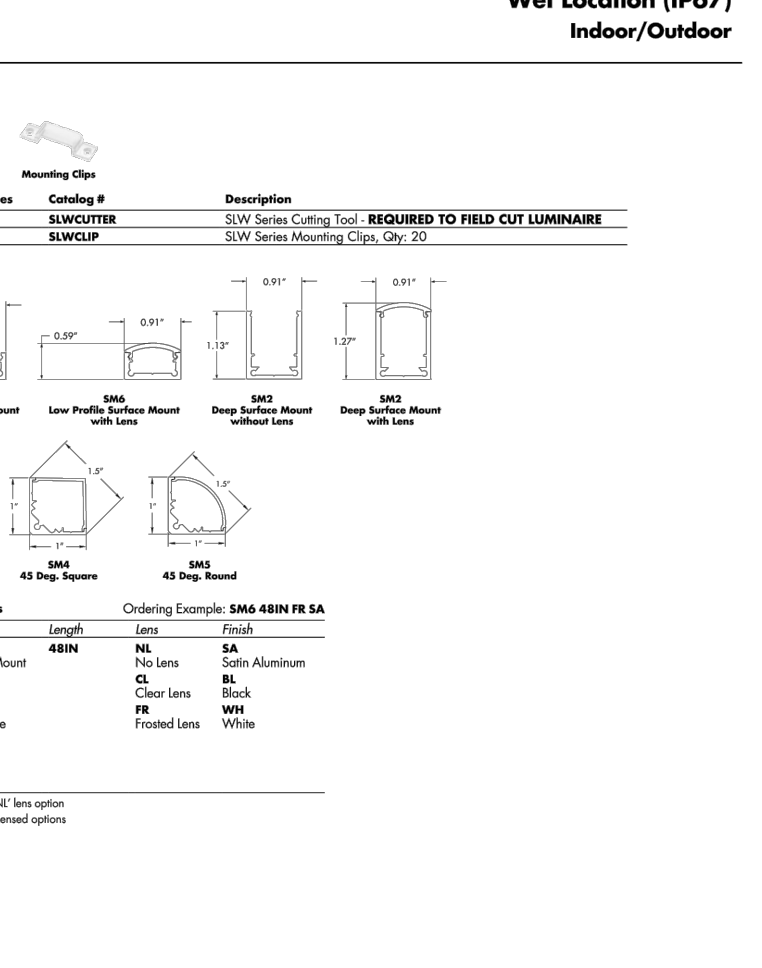
ORDERING GUIDE: EXAMPLE: JUNO-48-CH-5312-CH-97D

JUNO	48	60	72	84	96	108
Series	48	60	72	84	96	108
Beam Height	48"	60"	72"	84"	96"	108"
Color Temperature	2700K	3000K	3500K	4000K	5000K	5700K
Panel Material	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD
Light Source	1800 Lumens	3000 Lumens	3600 Lumens	4800 Lumens	6000 Lumens	7200 Lumens
Beam Finish	Standard	Special	Special	Special	Special	Special
See color options on technical sheet	STD	STD	STD	STD	STD	STD
Standard Footcandle	PSF	PSF	PSF	PSF	PSF	PSF

JUNO TASK LINEAR ACCENT

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Panel Material	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD
Light Source	1800 Lumens	3000 Lumens	3600 Lumens	4800 Lumens	6000 Lumens	7200 Lumens
Beam Finish	Standard	Special	Special	Special	Special	Special
See color options on technical sheet	STD	STD	STD	STD	STD	STD
Standard Footcandle	PSF	PSF	PSF	PSF	PSF	PSF

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FOOTES REST
BLOCK 11
500 MAIN STREET
FRISCO, CO 80443

AEC PROJECT #: 17075
DATE: 09-06-17
ISSUE: PLANNING SUBMITTAL

Drawn By: SOH
Checked By: AEC

LIGHT FIXTURE SPEC SHEETS
NTS

E3.5
5 of 6

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