

Abby@PloenHaus.com | 303.277.9390 | PloenHaus.com 6590 East Lake Place, Centennial CO 80111

Oct. 10th, 2023

Planning Commission Town of Frisco P.O. Box 4100 Frisco, CO 80443

Re: Project Narrative for Tango Townhomes located at:

400 Granite St. Frisco, CO 80443

Dear Planning Commission,

Thank you for considering our project for Final Plan approval. In our submittal package you will see all required documents that we feel express our intent for this project, as well as our project narrative that is outline below. Thank you very much for your time.

Sincerely, Abby Ploen Architect

Tango Townhomes Narrative

The proposed Townhome development, located at 400 Granite St., is shown with (3) total units. The unit breakdown is as follows:

(3) 3 bedroom Units

The project is being developed under the standards of the Town of Frisco's Unified Development Code. Within this code the project is following the below standards:

RESIDENTIAL HIGH DENSITY (UDC 180-3.7)

The proposed project will help further develop the commercial district by adding reasonable density and full market units to help drive business. The proposed elevations are well suited to add to the already beautifully designed Town of Frisco by having extensive plane changes in the roofs and walls, a cohesive building look that is not a "duplicate" layout, varied finish materials and a relatively small scale to stay away from the "big box" look. The façade of the proposed development has been broken



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down extensively to reduce the scale and to allow the smaller massing to fit into the existing mountain character of the neighborhood.

We are proposing (6) small 45-degree bulk plane encroachments for Architectural relief for a total of 350 csf of total.

The elevations have employed all of the techniques laid out in the UDC to articulate the different wall surface. The techniques used are, balconies/decks/patios, Building elements that provide shelter from natural elements, offsets/insets/bays, a change in texture or materials that are consistent with the overall architectural style of the building plane, variation in roof planes or roof forms, and variation in window sizes and shapes. Deeper eves are being used where the bulk plane is non-restricting.

Since the project contains two or more units, great care has been taken in the design to provide architectural relief from the duplication of buildings and units by utilizing a variety of windows, decks, balconies, or exterior facade composition, as it states in the code. The buildings are designed to look "whole" and not one unit standing out in repeat. The roof elements have been broken up as to be complementary to the existing architecture of the area. Min. 4:12 pitched roofs, flat roofs and roof decks together allow the overall project to be dynamic, gives more character to the buildings and utilizes the great views. They are also designed to try and minimize snow sheading on living, utilities and circulation areas, when possible. The project color palette is natural light brown tones with natural steel accents and all other materials are of low-gloss finish. The building materials and colors are keeping with the surrounding buildings and are of natural materials, non-shinny finishes and varied extensively at every wall plane deviation. Overall, this project has been designed to conform to all the



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applicable standards of the UDC and contribute to the beautiful Town of Frisco.

Response to comments from the Sketch Plan Meeting:

Comment #1:

"Uncovered Deck snow storage needs to be added."

Ploenhaus Response: Snow storage calculations have been added to the Site plan & Landscape plan

Comment #2:

"Rooftop snow retention needs to be added to areas shedding on decks and driveways."

Ploenhaus: Snow Retention has been added to the roof plan in all these areas.

Comment #3:

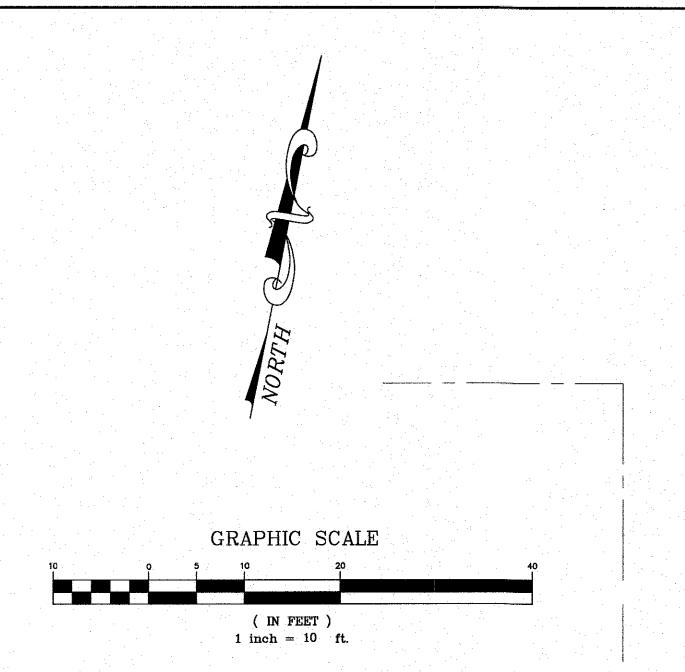
"Add grout to the Material board"

Ploenhaus: Grout color has been added to the Material Board.

Comment #4:

"404 Granite owner: Please protect privacy between their unit and unit 2. Particularly master bedroom level."

Ploenhaus: The Master bedroom deck has been moved to the front of Unit 2. We have also replaced the former sliding door with high windows for privacy. All existing trees will remain. Additional trees have been added to the back property line to also help with privacy.



DATE OF FIELD SURVEY: 02/20/2023 CONTOUR INTERVAL=1 FOOT

<u>LEGEND</u>

● SET REBAR & PLASTIC CAP (PLS 26292)

FOUND REBAR & YELLOW PLASTIC CAP (PLS ILLEGIBLE)

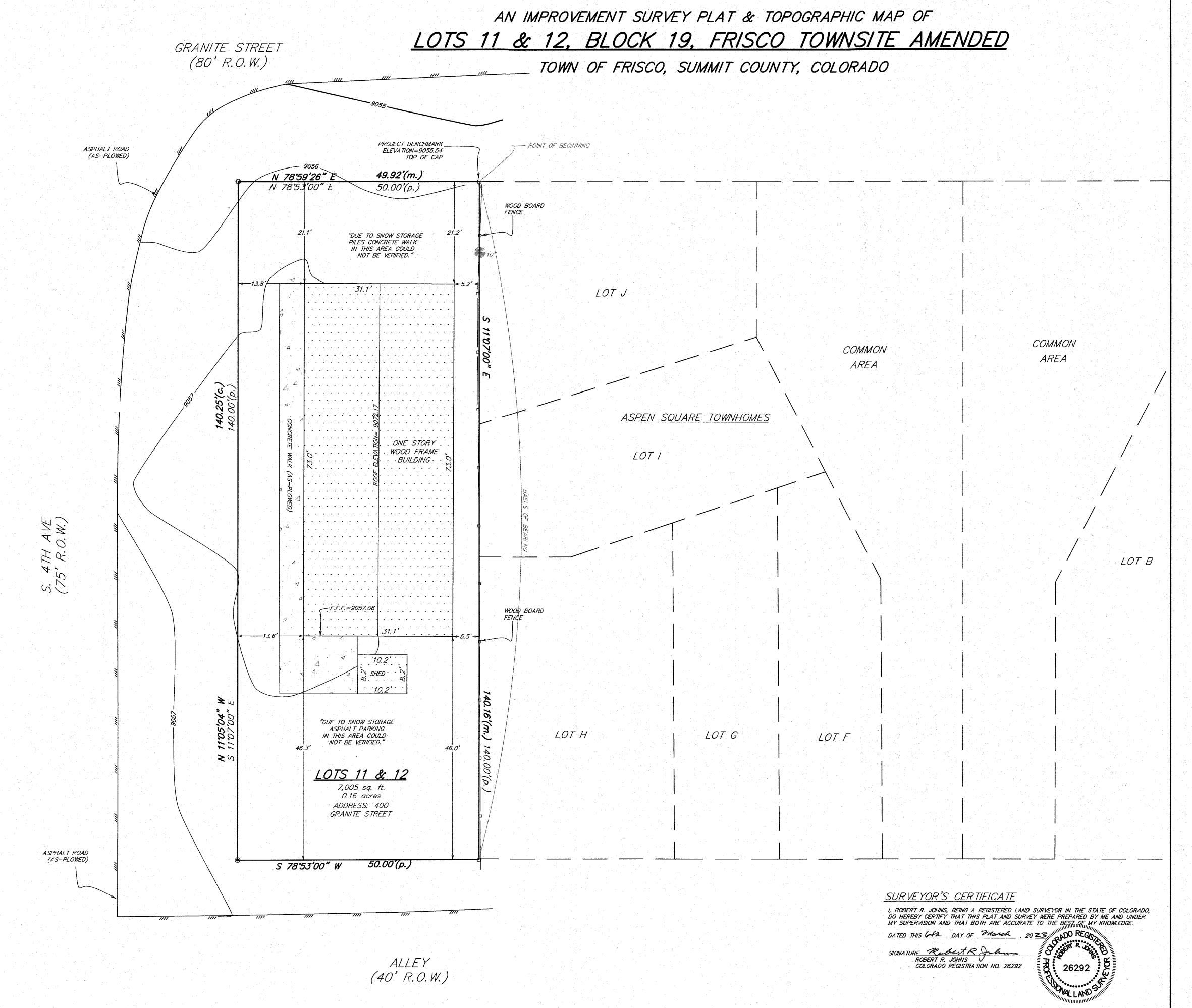
FOUND REBAR & PLASTIC CAP (PLS 10847)

*** TREE WITH TRUNK DIAMETER

(m.) MEASURED COURSE

(P.) PLATTED COURSE

(c.) CALCULATED COURSE



Drawn GAW/ESH

Dwg 22666ISP

Project 22666

Checked RRJ

Date 2/16/2023

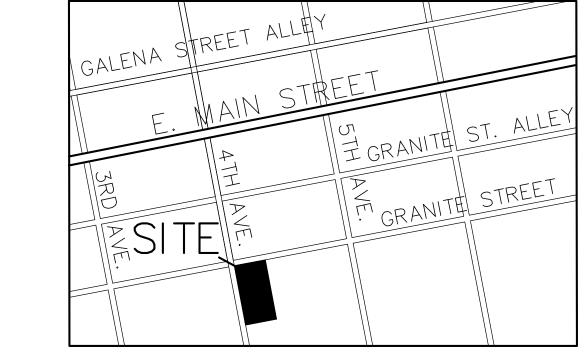
Sheet 1 of 1

RANGE SURVEYORS

INC.

P.O. Box 589
Silverthorne, CO 80498 970-468-6281

NOTE: 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 THE CERTIFICATION SHOWN HEREON.





EXISTING CONTOUR
PROPOSED CONTOUR
 PROPERTY LINE
 BUILDING ENVELOPE

/pl'ai'n hous

e: Abby@PloenHa

6590 East Lake Pla Centennial, CO 80

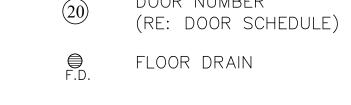
p: 303.495.8124













SHEET NOTE

(PL4)



LEGEND

BUILDING ENVELUPE

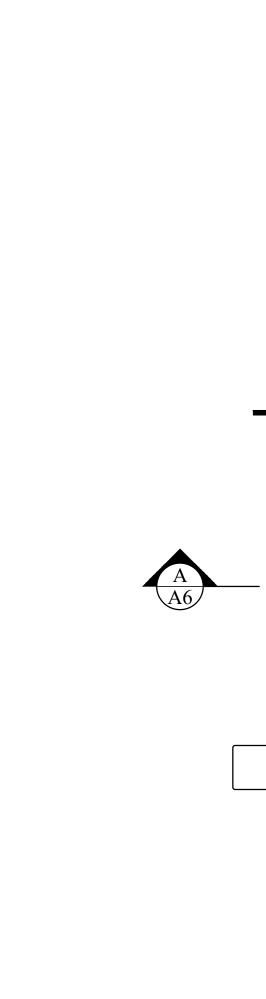
SECTION MARK

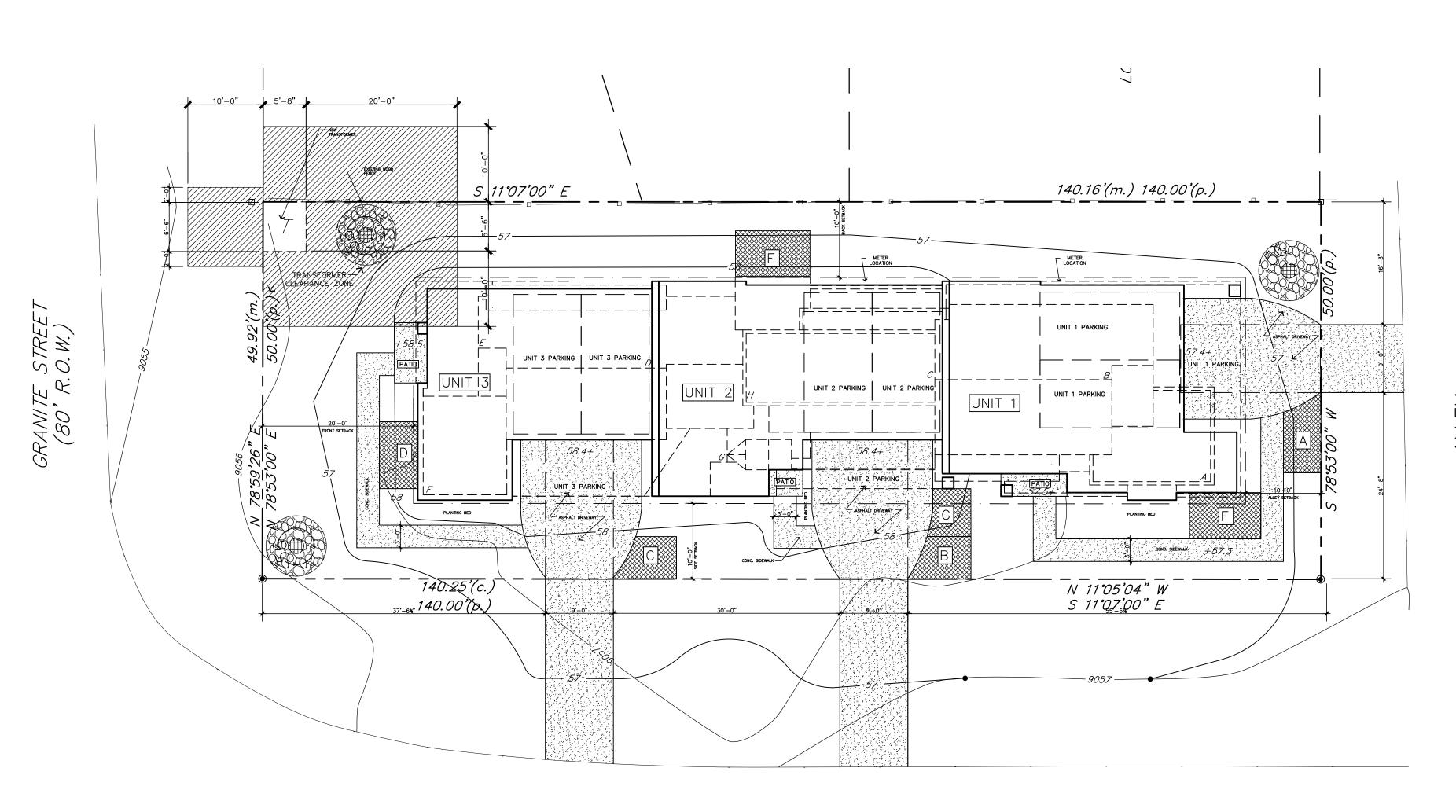




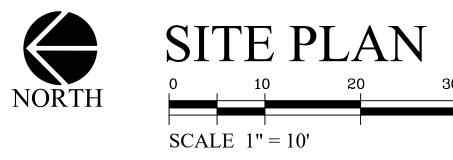


MATERIAL TAG





S. 4TH AVE



DRAWING INDEX

ARCHITECTURAL A-1 SITE PLAN A-2 LOWER LEVEL FLOOR PLAN A-3 MAIN LEVEL FLOOR PLAN A-4 UPPER LEVEL FLOOR PLAN A-5 ROOF PLAN

A-6 EXTERIOR ELEVATIONS A-7 EXTERIOR ELEVATIONS A-8 BUILDING SECTIONS & EXTERIOR DETAILS A-9 BUILDING SECTIONS & EXTERIOR DETAILS A-10 WALL SECTIONS

A-11 WALL SECTIONS A-12 SPECIFICATIONS A-13 DOOR & WINDOW SCHEDULES A-14 INTERIOR ELEVATIONS

STRUCTURAL S-1.1 STRUCTURAL NOTES & TYPICAL DETAILS

S-2.1 FOUNDATION PLAN S-2.2 MAIN LEVEL FLOOR & LOW ROOF FRAMING PLAN S-2.3 UPPER LEVEL FLOOR & MID ROOF FRAMING PLAN S-2.4 HIGH ROOF & ROOF DECK FRAMING PLAN S-3.1 FOUNDATION DETAILS S-3.2 FRAMING DETAILS

LANDSCAPING L-1 LANDSCAPE PLAN

PROJECT OWNER MACATR LLC 8360 W 48TH AVE

WHEAT RIDGE CO 800330000

ARCHITECT PLOENHAUS, LLC 6590 EAST LAKE PLACE CENTENNIAL, COLORADO 80111 303.495.8124 ABBY@PLOENHAUS.COM

CONTĂCT: ABBY PLOEN

2018 INTERNATIONAL RESIDENTIAL CODE

F. GRADE | LOWEST | RIDGELINE | HEIGHT | W/RAILING | MAX HEIGH

9083.3

1 PER BDRM./ 4 MAX

TOWN REQUIRED WIDTH | FIRE REQUIRED WIDTH | ACTUAL WIDTH

1 PER 5 UNITS

OF ENCLOSURES REQUIRED | # OF ENCLOSURES PROVIDED

37 SF 42 SF

38 SF

41 SF

57 SF

39 SF

25 SF

279 SF

YES

N/A

N/A

N/A

YES

N/A

0

SOURCE LOCATION UNIT 1 DRIVEWAY

UNIT 2 DRIVEWAY

UNIT 3 DRIVEWAY

UNIT 3 ROOF DECK

UNIT 2 ROOF DECK

UNIT 1 ROOF DECK

UNIT 2 ROOF DECK

PARKING STALL RATIO | # OF STALLS | # OF STALLS (ACTUAL)

35'

35'

35'

35'

BUILDING CODE

ACCESSIBLE UNITS REQ.

HEIGHT TABLE

OCCUPANCY GROSS AREA

ADA VAN

VISITOR

RESIDENTIAL

LOCATION

UNIT 1

TOTAL

9058.4

OFF-STREET PARKING DATA

MIN. PARKING DIMENSIONS 9' X 18.5' PER TOWN OF FRISCO

ALL DUMPSTER ENCLOSURES SHALL BE IN ACCORDANCE TO THE

TOTAL UNCOVERED PAVED AREA | 25% OF UNCOVERED PAVED |

BULK PLANE ENCROACHMENTS

. EXISTING SITE INFORMATION IS BASED ON THE TOPOGRAPHIC SURVEY PREPARED BY RANGE WEST PHONE: 970.468.6281 JOB #22666

. THE OWNER OF THE PROPERTY SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL IMPROVEMENTS SHOWN ON THE SITE PLAN.

G.C. IS TO NOTIFY UTILITY COMPANIES AND COORDINATE THE INSTALLATION OF ELECTRICAL, GAS, WATER, SEWER, CABLE T.V. AND TELEPHONE SERVICES. G.C. IS

. REMOVE ALL TOP SOIL OVER THE BUILDING AREA FOR A DISTANCE OF TEN FEET BEYOND THE OUTSIDE WALLS. PLACE SOIL IN A NEAT PILE ON THE LOT WHERE

FOUNDATION WALL DIMENSIONS IN EVERY DIRECTION TO ALLOW FOR INSPECTION,

DELETERIOUS SUBSTANCES AND SHALL NOT CONTAIN ROCKS OR LUMPS HAVING A

COMPACT EACH FILL MATERIAL LAYER USING SUITABLE EQUIPMENT. MOISTEN OR

G.C. SHALL BRING FINISHED GRADES TO THE ELEVATIONS AND CONTOURS SHOWN ON THE DRAWINGS. SLOPE FINISHED GRADE AWAY FROM BUILDING A MINIMUM OF 1

0. TANDEM PARKING SPACES TO COMPLY COMPLETELY WITH ALL CRITERIA LAID OUT

BOLLARDS ON THE ALLEY SIDE OF THE TRANSFORMER ARE TO BE INSTALLED FOR

2. HOA WILL BE RESPONSIBLE FOR ANY AND ALL FIXES THAT MAY OCCUR WITH

BMPS MUST BE DOUBLED UP ALONG MATERIAL STORAGE AREAS AND CONCRETE

EXCAVATION AT WALLS IS TO BE MADE 18 INCHES LARGER THAN OUTSIDE

MATERIAL USED FOR FILL SHALL BE FREE OF ORGANIC MATTER AND OTHER

AERATE LAYERS TO ATTAIN STANDARD PROCTOR DENSITIES AS FOLLOWS:

IN THE TOWN OF FRISCO'S UDC, TANDEM PARKING SECTION (180-6.13.4)

WATER ISSUES BETWEEN UNITS A & B DUE TO TIGHT QUARTERS.

TOWN OF FRISCO DEVELOPMENT STANDARDS, SECTIONS 180-6.17 &

(3) 3 BEDROOM UNITS

DRIVEWAY DIMENSIONS

20' MAX 20' MAX

TRASH ENCLOSURE

SECTION 180-5.2.3.

SNOW STORAGE

166 SF 151 SF

164 SF

228 SF

154 SF

98 SF

1,106 SF

24 CSF 21 CSF

150 CSF

55 CSF

84 CSF

16 CSF

. SEE CIVIL DRAWINGS FOR DETAILS ON GRADING, EROSION CONTROL, AND STORM WATER RUNOFFF.

DIAMETER OF MORE THAN 6 INCHES, OR BRUSH OR SOD.

1. EXTERIOR SIDE OF FOUNDATION WALLS: 90%

FOOT IN 10 FEET UNLESS SHOWN OTHERWISE.

2. FLOOR AND GARAGE SLAB FILL: 100%

TO PAY FOR ANY ADDITIONAL COSTS.

WATERPROOFING, DRAIN PIPE, ETC.

DIRECTED BY OWNER.

3. FOOTINGS: 100%

PLOWING PURPOSES.

WASHOUTS.

SITE PLAN NOTES

BUILDER

CAMPBELL CONSTRUCTION, LLC 110 S. 1ST AVE., UNIT #1 FRISCO, CO 80443 970.389.7246 PETECAMPBELLCONSTRUCTION@COMCAST.NET JOE@SUNDQUISTDESIGN.COM TENMILEENGINEER@AOL.COM CONTACT: PETE CAMPBELL

STRUCTURAL ENGINEER SUNDQUIST DESIGN GROUP P.O. BOX 676 CONIFER, CO 80433 303-838-2222

CIVIL ENGINEER TEN MILE ENGINEERING, INC. P.O. BOX 1785 FRISCO, CO 80443 303.485.5773 CONTACT: JOE SUNDQUIST CONTACT: JOE MAGLICIC

ELECTRICAL ENGINEER KAZIN & ASSOCIATES, INC. 9364 TEDDY LANE, SUITE 101 LONE TREE, CO 80124 720-489-1609 DKAZIN@DMKA.COM

CONTACT: DAVID M. KAZIN, P.E.

Z

TANGO J 400 GRAJ FRISCO,

SITE PLAN

NOV. 22, 202.

oľai'n house/
o: 303.495.8124 o: Abby@PloenHaus.com 5590 East Lake Place Centennial, CO 80111

C61.

LEGEND

____ EXISTING CONTOUR PROPOSED CONTOUR ------- PROPERTY LINE — · · · — BUILDING ENVELOPE

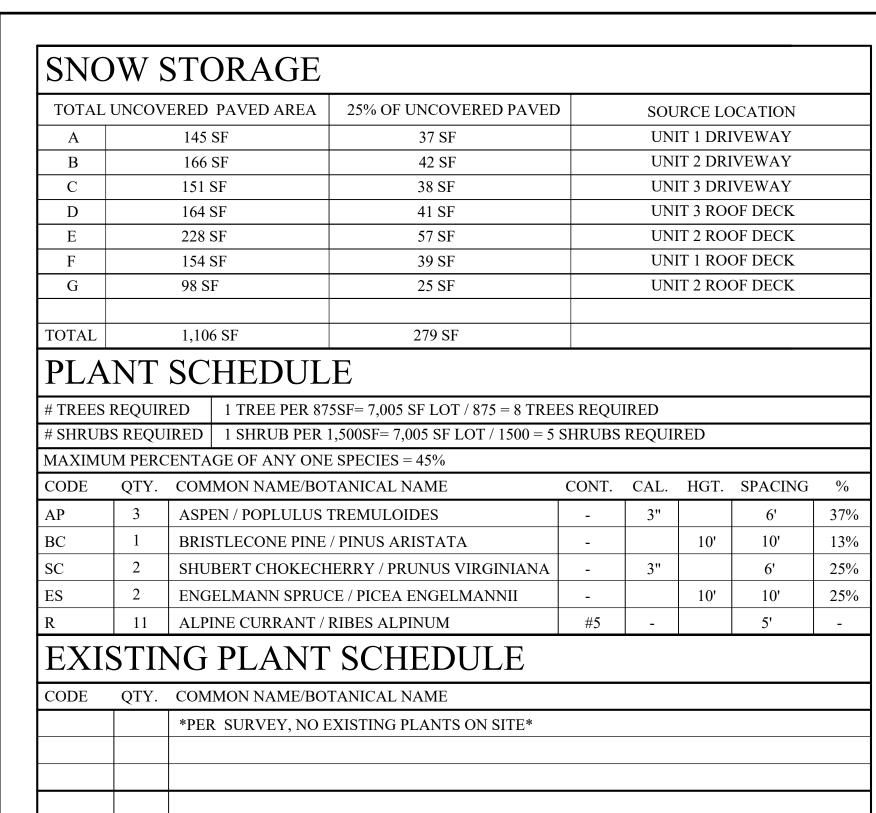
----- DRIVEWAY ---> DRAINAGE SWALE MAIN LEVEL BUILDING ELEVATION 5810 5808.75 + SPOT ELEVATION

EXISTING PINE TREE TO BE REMOVED

NOTE: ALL PINE BEETLE INFESTED TREES TO BE REMOVED

NOV. 22, 2023 1" = 10'-0"

LANDSCAPE PLAN



*ALL PLANTS ARE TO BE DROUGHT TOLERANT

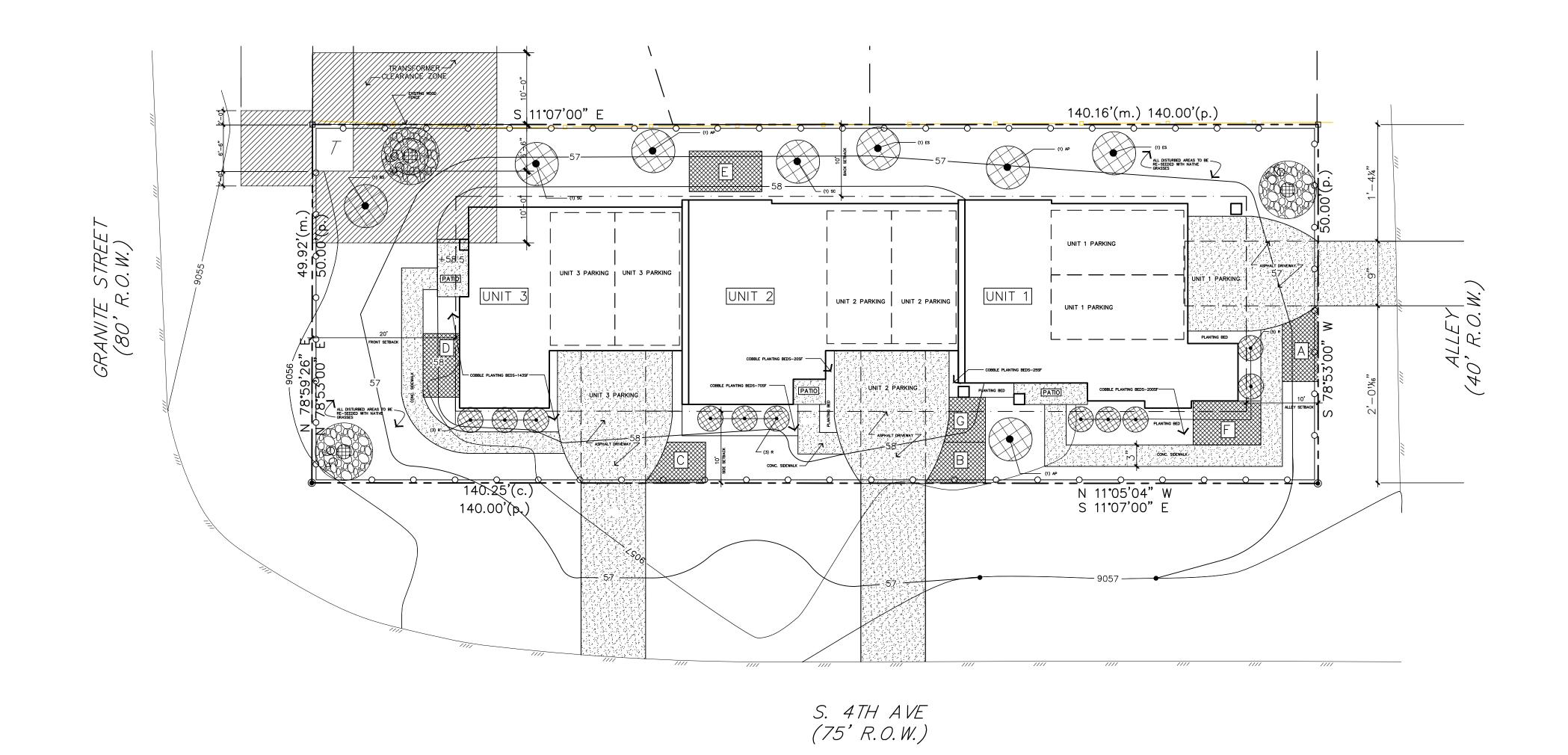
*ONLY NATURAL GRASSES TO BE USED INSTEAD OF SOD

1. A MINIMUM OF TWO INCHES OF TOPSOIL SUFFICIENT FOR GROWTH AND RESEEDING WITH NATIVE SEED MIX AT 2LB./1000 SQUARE FEET FOR ALL DISTURBED AREAS IS REQUIRED

2. ALL NEW TREES AND SHRUBS ARE TO BE WATERED BY A DRIP IRRIGATION SYSTEM UNTIL ESTABLISHED.

3. A 2.5' DEEP AREA OF 4"-6" NATIVE COBBLE WILL BE PLACED AROUND THE HOUSE UNDER ALL DRIP EDGES.

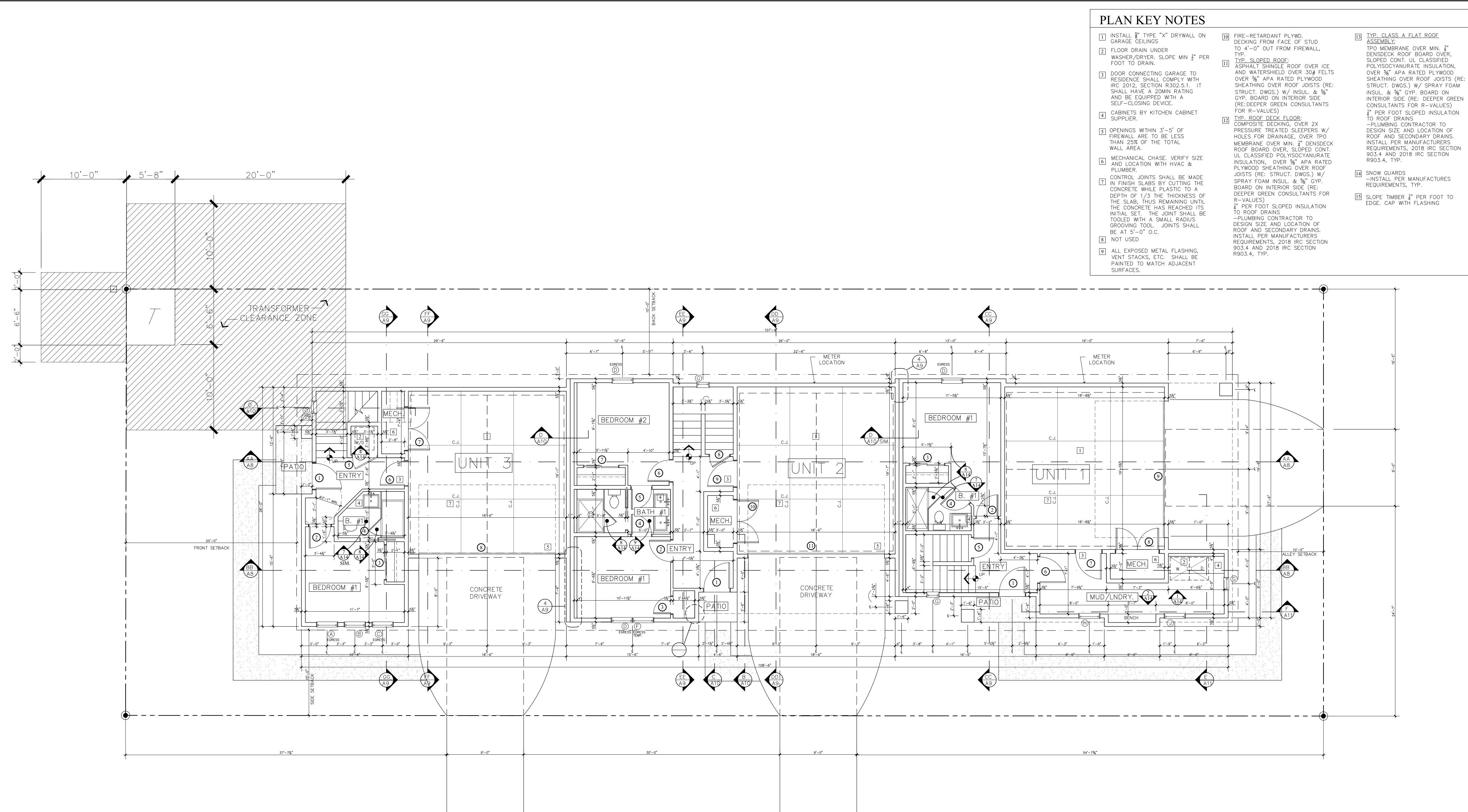
4. FINAL GRASS MIX MUST BE CHOSEN FROM 180-6.14.8 PLANT MATERIALS LIST FOR FRISCO. CONTRACTOR TO USE XX CATEGORY NATURAL GRASS SEED WHICH IS DROUGHT TOLERANT AND LOW GROWING. CONTRACTOR TO SUPPLY ADEQUATE MOISTURE TO GET THE SEED STARTED.



NOV. 22, 2023 1/4" = 1'-0"

LOWER LEVEL PLAN NORTH

<u>A2</u>



UNIT 1 MARKET UNIT

FIRST LEVEL: 518 SF FINISHED AREA
SECOND LEVEL: 886 SF FINISHED AREA
THIRD LEVEL: 516 SF FINISHED AREA
TOTAL: 1,920 SF FINISHED AREA
TOTAL: 1,920 SF FINISHED AREA

A3

PLAN KEY NOTES

1 INSTALL §" TYPE "X" DRYWALL ON GARAGE CEILINGS

WALL AREA.

GARAGE CEILINGS

2 FLOOR DRAIN UNDER

WASHER/DRYER. SLOPE MIN ½" PER FOOT TO DRAIN.

3 DOOR CONNECTING GARAGE TO RESIDENCE SHALL COMPLY WITH

SHALL HAVE A 20MIN RATING AND BE EQUIPPED WITH A SELF-CLOSING DEVICE.

4 CABINETS BY KITCHEN CABINET SUPPLIER.

IRC 2012, SECTION R302.5.1. IT

SUPPLIER.

5 OPENINGS WITHIN 3'-5' OF FIREWALL ARE TO BE LESS THAN 25% OF THE TOTAL

MECHANICAL CHASE. VERIFY SIZE
AND LOCATION WITH HVAC &
PLUMBER.

CONTROL JOINTS SHALL BE MADE
IN FINISH SLABS BY CUTTING THE
CONCRETE WHILE PLASTIC TO A
DEPTH OF 1/3 THE THICKNESS OF
THE SLAB, THUS REMAINING UNTIL

THE CONCRETE HAS REACHED ITS

INITIAL SET. THE JOINT SHALL BE

TOOLED WITH A SMALL RADIUS

GROOVING TOOL. JOINTS SHALL
BE AT 5'-0" O.C.

8 NOT USED

9 ALL EXPOSED METAL FLASHING,
VENT STACKS, ETC. SHALL BE

ON 10 FIRE—RETARDANT PLYWD.
DECKING FROM FACE OF STUD
TO 4'-0" OUT FROM FIREWALL,
TYP.

TYP.

TYP. SLOPED ROOF:

ASPHALT SHINGLE ROOF OVER ICE
AND WATERSHIELD OVER 30# FELTS
OVER %" APA RATED PLYWOOD
SHEATHING OVER ROOF JOISTS (RE:
STRUCT. DWGS.) W/ INSUL. & %"
GYP. BOARD ON INTERIOR SIDE
(RE: DEEPER GREEN CONSULTANTS

FOR R-VALUES) 12 TYP. ROOF DECK FLOOR: COMPOSITE DECKING, OVER 2X PRESSURE TREATED SLEEPERS W/ HOLES FOR DRAINAGE, OVER TPO MEMBRANE OVER MIN. $\frac{1}{4}$ " DENSDECK ROOF BOARD OVER, SLOPED CONT. UL CLASSIFIED POLYISOCYANURATE INSULATION, OVER %" APA RATED PLYWOOD SHEATHING OVER ROOF JOISTS (RE: STRUCT. DWGS.) W/ SPRAY FOAM INSUL. & 5/8" GYP. BOARD ON INTERIOR SIDE (RE: DEEPER GREEN CONSULTANTS FOR R-VALUES) 1" PER FOOT SLOPED INSULATION TO ROOF DRAINS -PLUMBING CONTRACTOR TO DESIGN SIZE AND LOCATION OF

ROOF AND SECONDARY DRAINS.

REQUIREMENTS, 2018 IRC SECTION 903.4 AND 2018 IRC SECTION

INSTALL PER MANUFACTURERS

R903.4, TYP.

SLOPED CONT. UL CLASSIFIED POLYISOCYANURATE INSULATION, OVER %" APA RATED PLYWOOD SHEATHING OVER ROOF JOISTS (RE: STRUCT. DWGS.) W/ SPRAY FOAM INSUL. & 5%" GYP. BOARD ON INTERIOR SIDE (RE: DEEPER GREEN CONSULTANTS FOR R-VALUES) 1" PER FOOT SLOPED INSULATION TO ROOF DRAINS -PLUMBING CONTRACTOR TO DESIGN SIZE AND LOCATION OF ROOF AND SECONDARY DRAINS. INSTALL PER MANUFACTURERS REQUIREMENTS, 2018 IRC SECTION 903.4 AND 2018 IRC SECTION R903.4, TYP.

[14] SNOW GUARDS

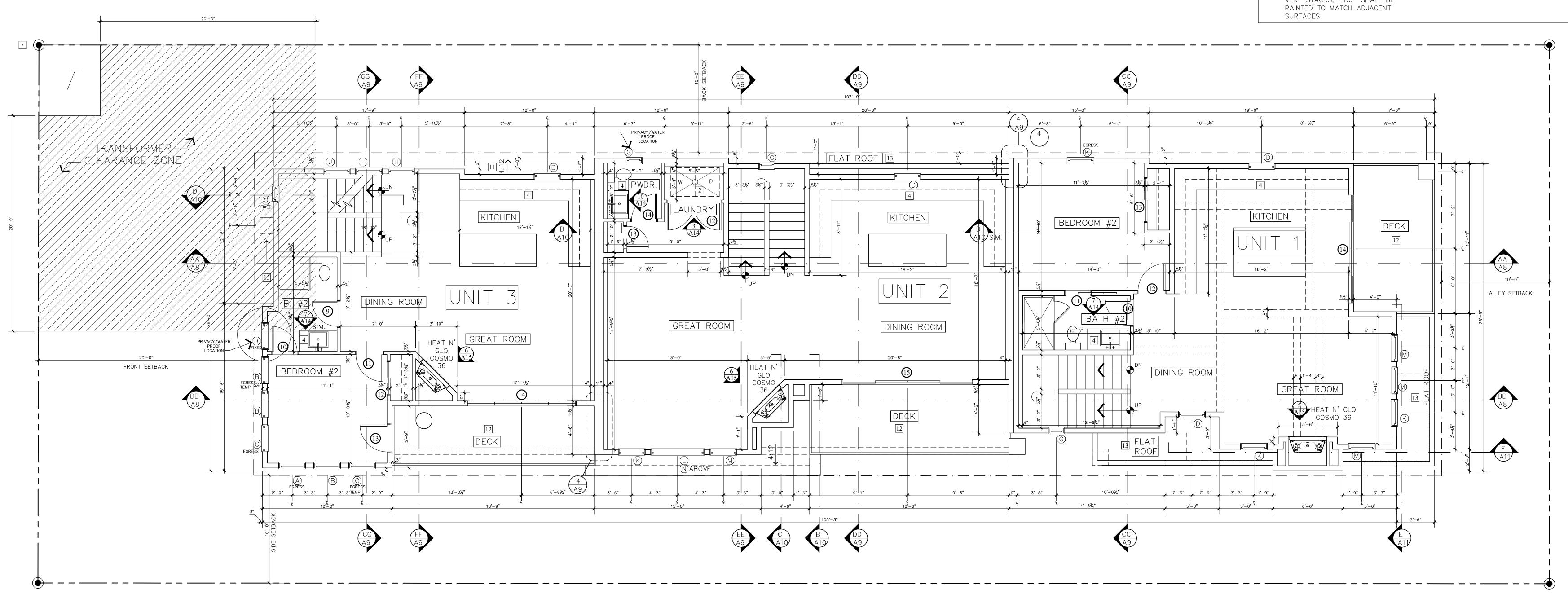
-INSTALL PER MANUFACTURES
REQUIREMENTS, TYP.

13 TYP. CLASS A FLAT ROOF ASSEMBLY:

TPO MEMBRANE OVER MIN. $\frac{1}{4}$ "

DENSDECK ROOF BOARD OVER,

15 SLOPE TIMBER 4" PER FOOT TO EDGE. CAP WITH FLASHING



MAIN LEVEL PLAN NORTH

PLANS

NOV. 22, 2023 1/4" = 1'-0"



- I INSTALL §" TYPE "X" DRYWALL ON GARAGE CEILINGS
- 7 FLOOR DRAIN UNDER WASHER/DRYER. SLOPE MIN 🕺 PER FOOT TÓ DRAIN.
- DOOR CONNECTING GARAGE TO RESIDENCE SHALL COMPLY WITH IRC 2012, SECTION R302.5.1. IT SHALL HAVE A 20MIN RATING AND BE EQUIPPED WITH A SELF-CLOSING DEVICE.
- CABINETS BY KITCHEN CABINET SUPPLIER.
- 5 OPENINGS WITHIN 3'-5' OF FIREWALL ARE TO BE LESS THAN 25% OF THE TOTAL
- WALL AREA. 6 MECHANICAL CHASE. VERIFY SIZE AND LOCATION WITH HVAC & PLUMBER. CONTROL JOINTS SHALL BE MADE
 IN FINISH SLABS BY CUTTING THE
- CONCRETE WHILE PLASTIC TO A DEPTH OF 1/3 THE THICKNESS OF THE SLAB, THUS REMAINING UNTIL THE CONCRETE HAS REACHED ITS INITIAL SET. THE JOINT SHALL BE TOOLED WITH A SMALL RADIUS GROOVING TOOL. JOINTS SHALL BE AT 5'-0" O.C.
- 8 NOT USED 9 ALL EXPOSED METAL FLASHING,

- [10] FIRE-RETARDANT PLYWD. DECKING FROM FACE OF STUD TO 4'-0" OUT FROM FIREWALL,
 - TYP. SLOPED ROOF:
 ASPHALT SHINGLE ROOF OVER ICE AND WATERSHIELD OVER 30# FELTS OVER 5%" APA RATED PLYWOOD SHEATHING OVER ROOF JOISTS (RE: STRUCT. DWGS.) W/INSUL. & %" GYP. BOARD ON INTERIOR SIDE (RE: DEEPER GREEN CONSULTANTS
 - FOR R-VALUES) 12 TYP. ROOF DECK FLOOR: COMPOSITE DECKING, OVER 2X PRESSURE TREATED SLEEPERS W/ HOLES FOR DRAINAGE, OVER TPO MEMBRANE OVER MIN. $\frac{1}{4}$ " DENSDECK ROOF BOARD OVER, SLOPED CONT. UL CLASSIFIED POLYISOCYANURATE INSULATION, OVER 5/8" APA RATED PLYWOOD SHEATHING OVER ROOF JOISTS (RE: STRUCT. DWGS.) W/ SPRAY FOAM INSUL. & 5%" GYP. BOARD ON INTERIOR SIDE (RE: DEEPER GREEN CONSULTANTS FOR R-VALUES) 1" PER FOOT SLOPED INSULATION TO ROOF DRAINS -PLUMBING CONTRACTOR TO

DESIGN SIZE AND LOCATION OF

ROOF AND SECONDARY DRAINS.

REQUIREMENTS, 2018 IRC SECTION

INSTALL PER MANUFACTURERS

INSTALL PER MANUFACTURERS REQUIREMENTS, 2018 IRC SECTION 903.4 AND 2018 IRC SECTION

UPPER LEVEL PLAN NORTH

R903.4, TYP. 14 SNOW GUARDS -INSTALL PER MANUFACTURES REQUIREMENTS, TYP.

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TPO MEMBRANE OVER MIN. $\frac{1}{4}$ "

DENSDECK ROOF BOARD OVER,

POLYISOCYANURATE INSULATION,

OVER %" APA RATED PLYWOOD

INSUL. & 5%" GYP. BOARD ON

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-PLUMBING CONTRACTOR TO

DESIGN SIZE AND LOCATION OF

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4" PER FOOT SLOPED INSULATION

SHEATHING OVER ROOF JOISTS (RE:

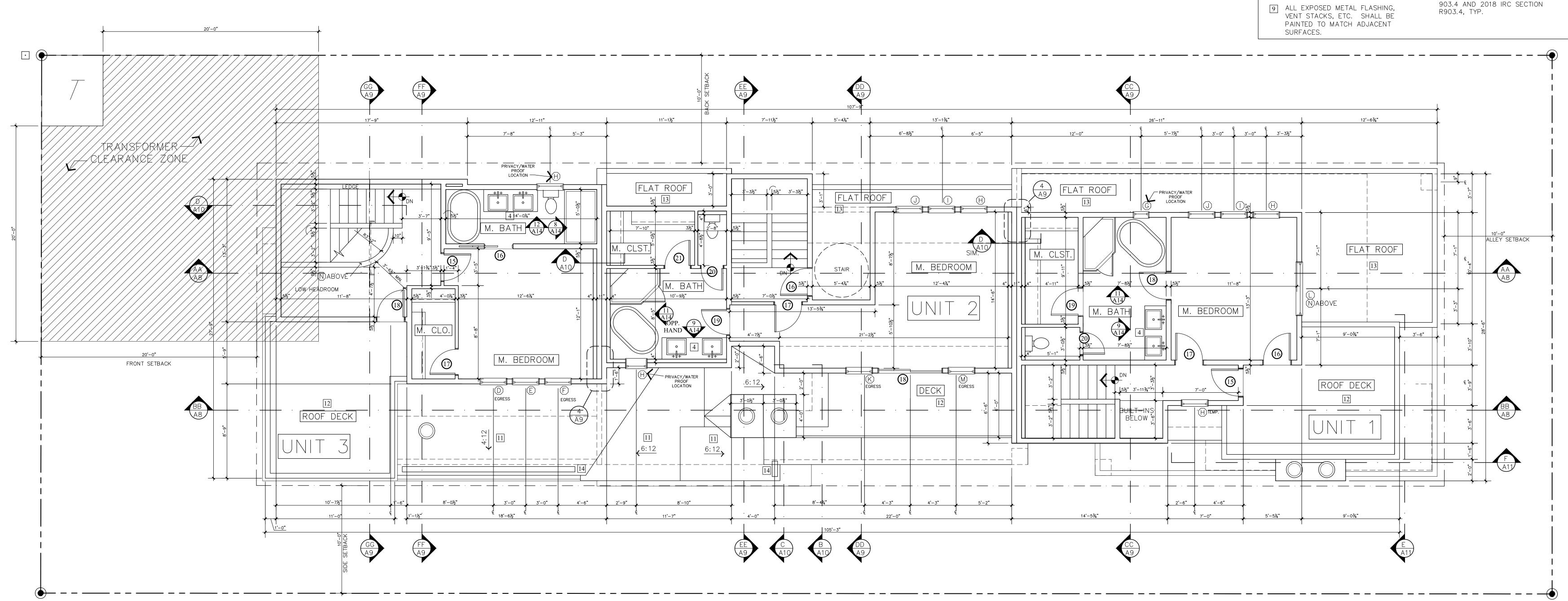
STRUCT. DWGS.) W/ SPRAY FOAM

INTERIOR SIDE (RE: DEEPER GREEN

SLOPED CONT. UL CLASSIFIED

15 SLOPE TIMBER $\frac{1}{4}$ " PER FOOT TO EDGE. CAP WITH FLASHING

TO ROOF DRAINS



NOV. 22, 2023 1/4" = 1'-0"

ROOF PLAN NORTH

HEIGHT TABLE POINT N. GRADE F. GRADE LOWEST RIDGELINE HEIGHT W/ RAILING MAX HEIGH 9057 9057 9057 35' 9091 N/A 9057 9057 9057 35' 9090.5 N/A 9057 9057 9057 9090.75 N/A 35' 9057 33.75' 9057 9090.75 35' N/A 9057 9058.4 9057 YES 35' 9081

PLAN KEY NOTES I INSTALL §" TYPE "X" DRYWALL ON GARAGE CEILINGS

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TO ROOF DRAINS -PLUMBING CONTRACTOR TO DESIGN SIZE AND LOCATION OF ROOF AND SECONDARY DRAINS. INSTALL PER MANUFACTURERS REQUIREMENTS, 2018 IRC SECTION 903.4 AND 2018 IRC SECTION R903.4, TYP.

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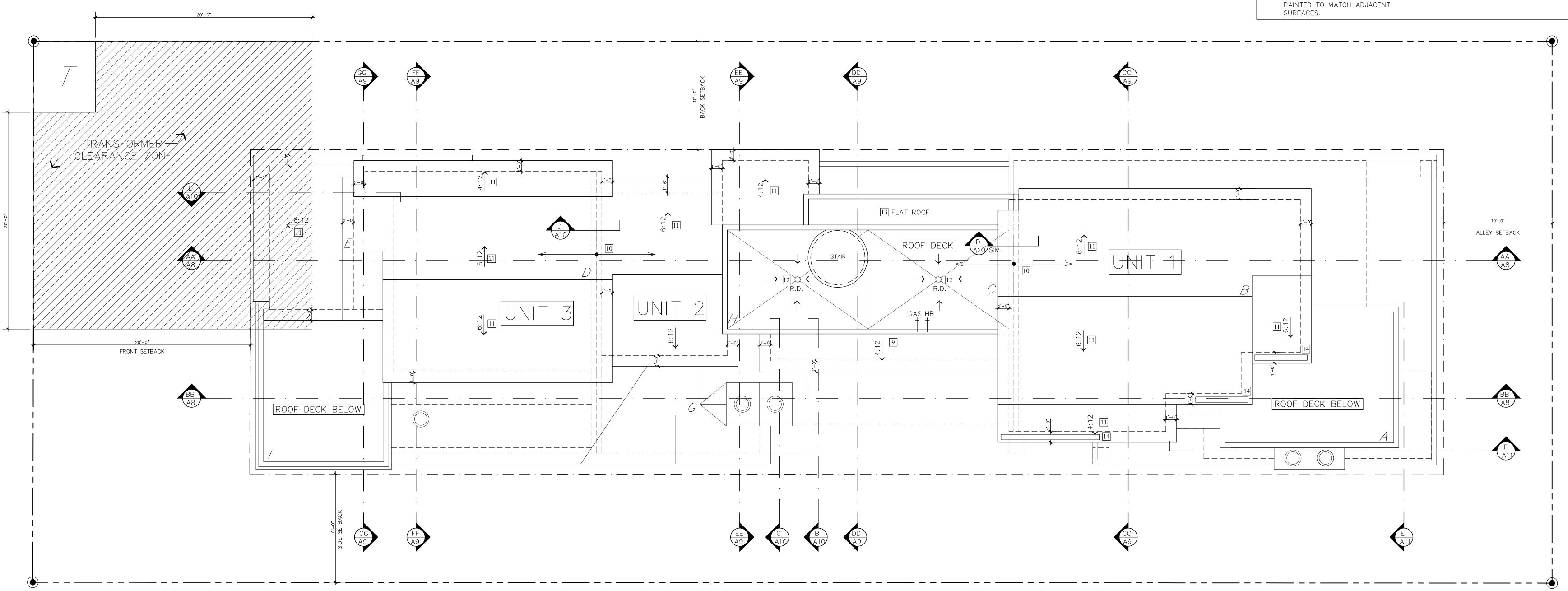
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15 SLOPE TIMBER 1" PER FOOT TO EDGE. CAP WITH FLASHING



9057

9057

9057

9057

9083.3

9090.5

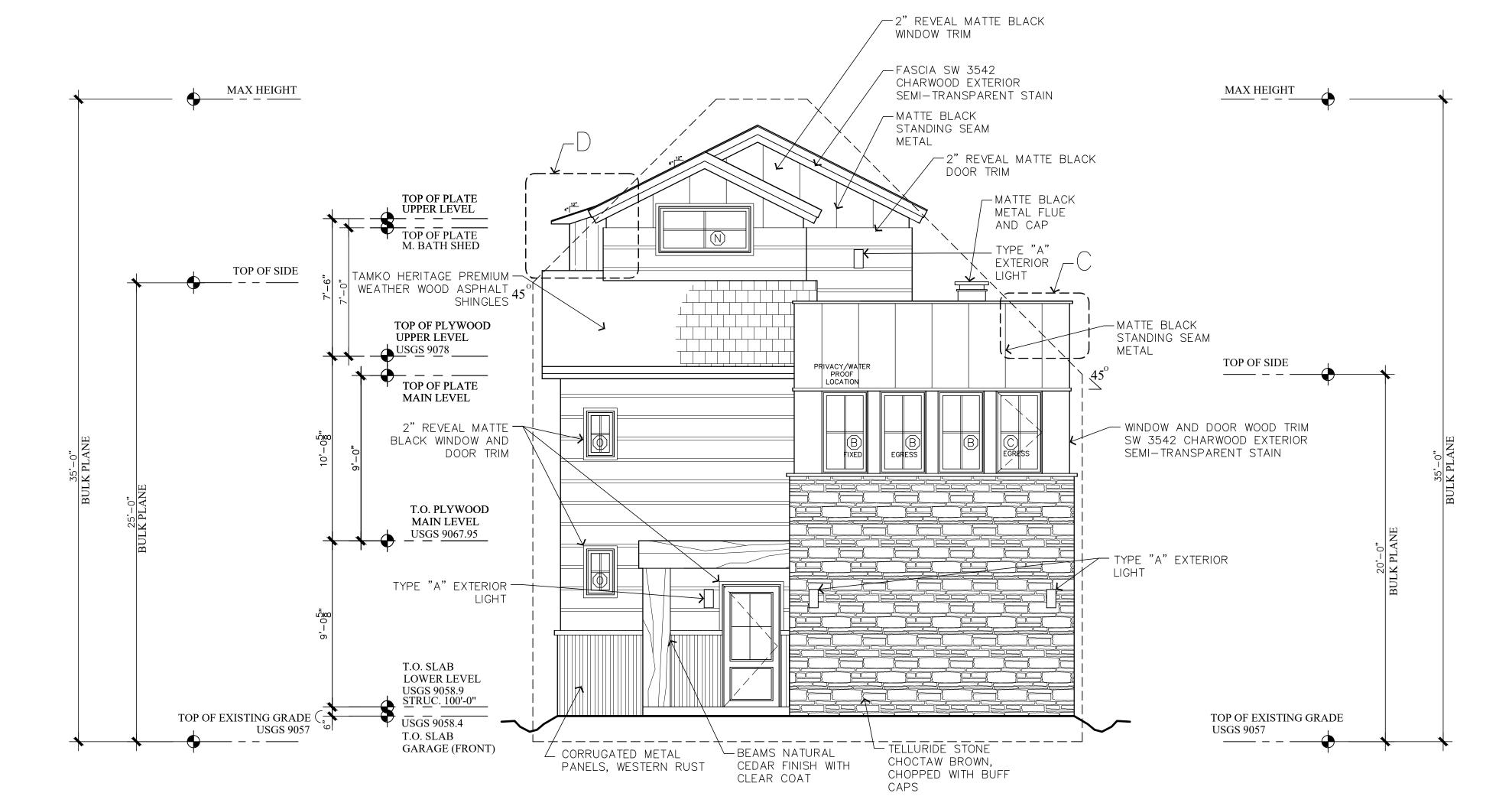
26.3'

33.5'

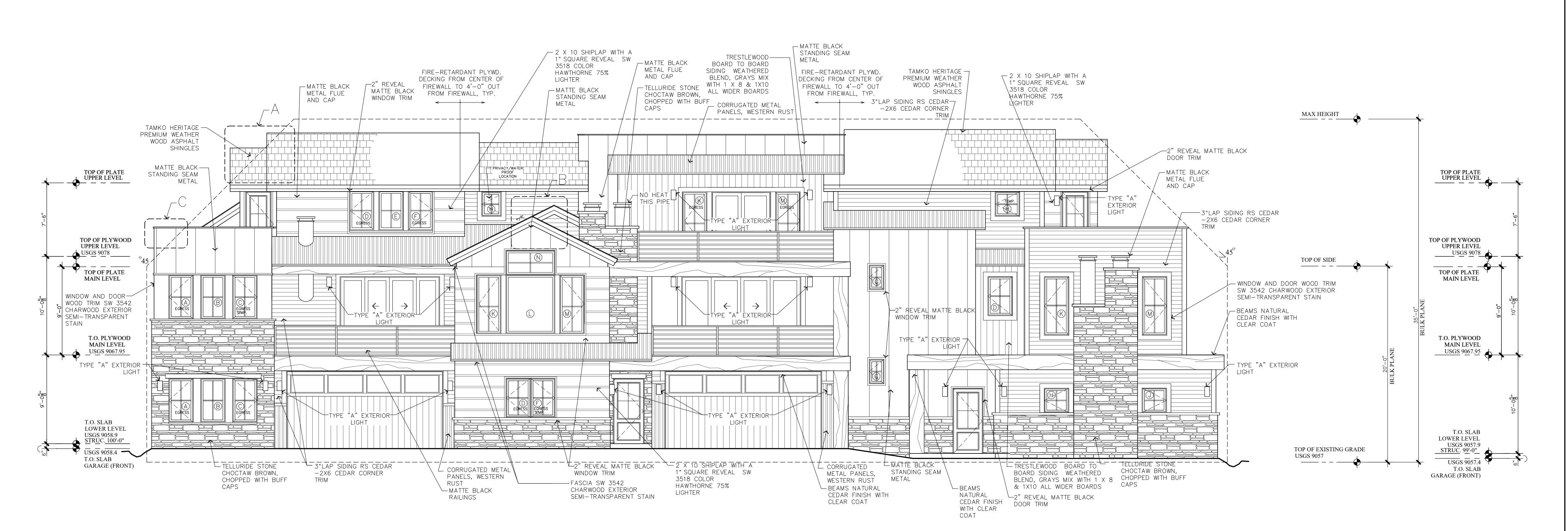
N/A

YES

35'



NORTH ELEVATION



WEST ELEVATION

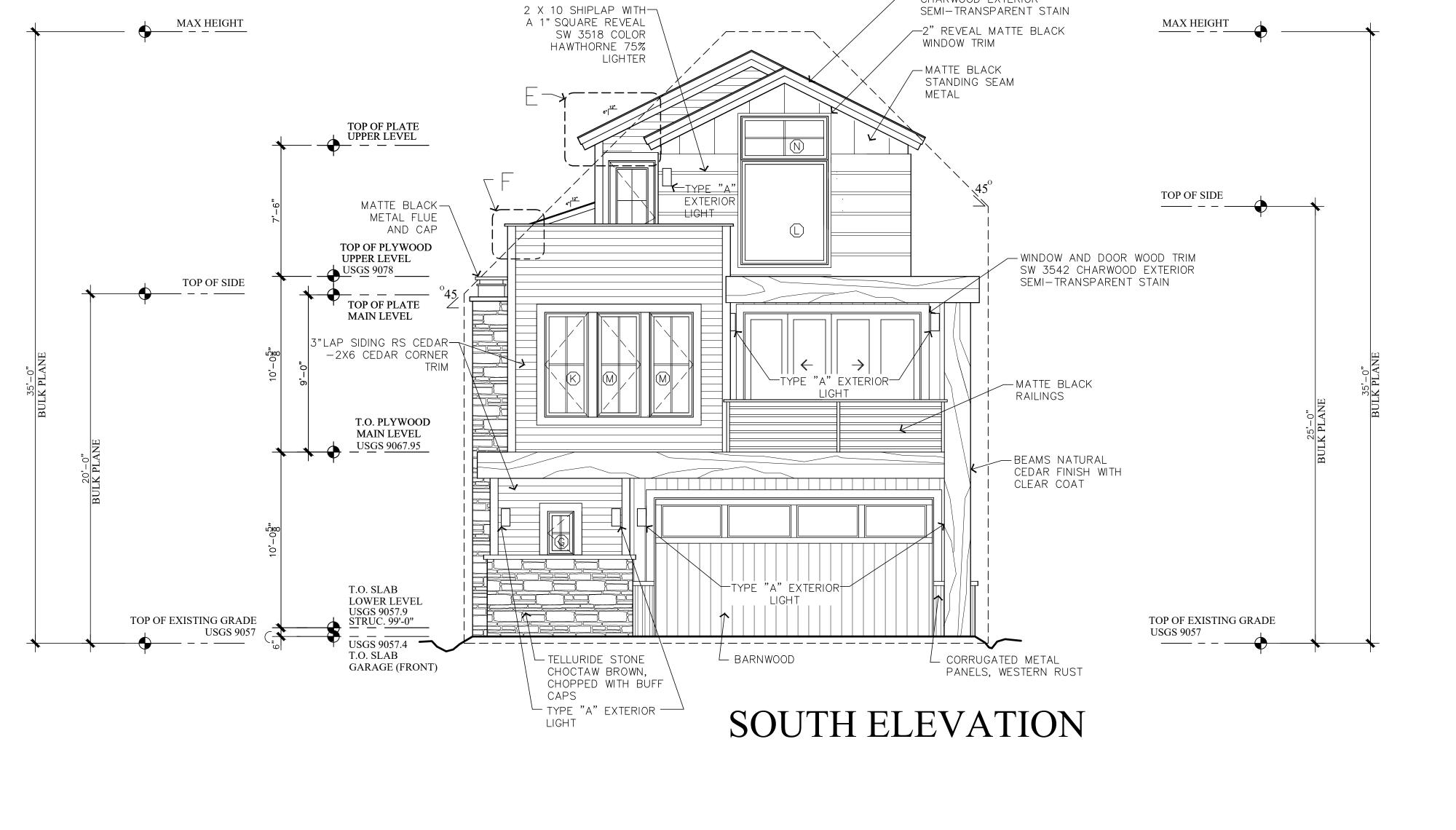
MOHN

NOV. 22, 2023

1/4" =1'-0"

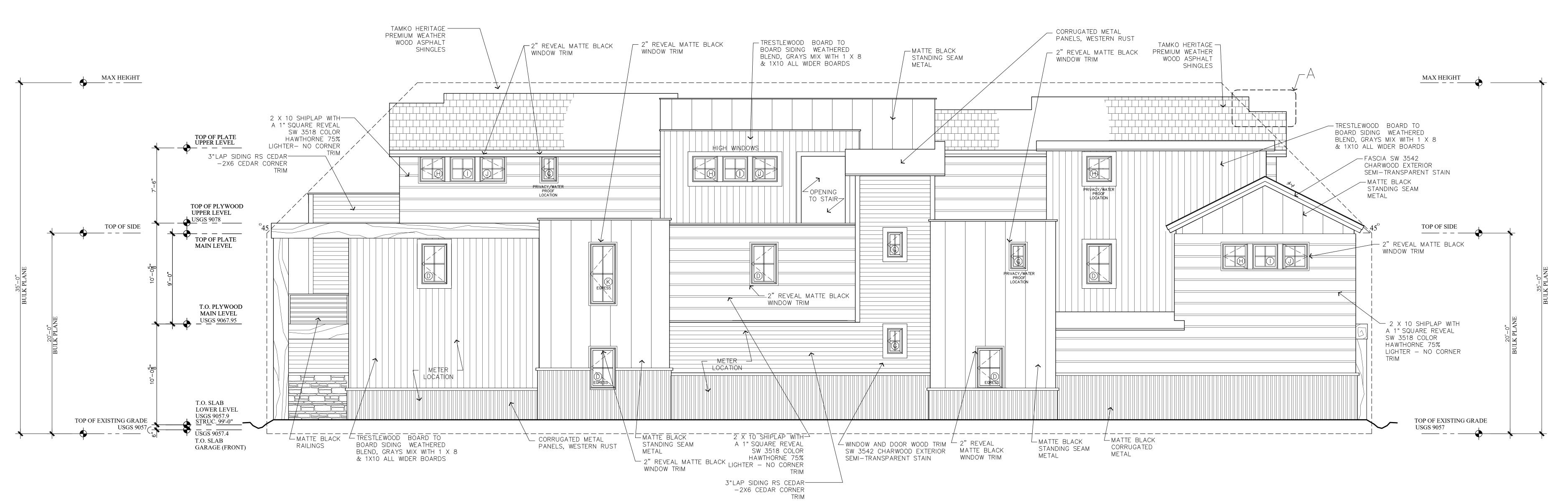
ELEVATIONS

A 6



FASCIA SW 3542 CHARWOOD EXTERIOR

SEMI-TRANSPARENT STAIN



EAST ELEVATION

ELEVATIONS

1/4" =1'-0"

NOV. 22, 2023

I. THE CONTRACTOR SHALL OBTAIN, AT HIS EXPENSE, ALL PERMITS WHICH ARE NECESSARY TO PERFORM THE PROPOSED WORK.

LOCATION ON THE PROJECT IF SO ORDERED. 3. ALL STREET STATIONING IS ALONG THE CENTERLINE OF THE ROADWAY UNLESS OTHERWISE NOTED. FOR SEPARATE WATER & SANITARY SEWER PLANS THE STATIONING IS ALONG THE

CENTERLINE OF THE PIPE 4. THE PROFILE GRADE ON THE PLANS IS ALONG THE ROADWAY CENTERLINE UNLESS

2. TRENCHES SHALL BE EXCAVATED AND THE PIPE EXPOSED FOR INSPECTION AT ANY

OTHERWISE NOTED.

5. THE CONTRACTOR SHALL HAVE ON HIS POSSESSION AT THE SITE A COPY OF THE APPROVED CONSTRUCTION PLANS.

6. LIMITS OF WORK: NO AREAS SHALL BE DISTURBED OUTSIDE OF THE TEMPORARY CONSTRUCTION EASEMENTS AND THE ROADWAY DISTURBANCE LIMITS.

7. ALL CONSTRUCTION SHALL CONFORM TO THE TOWN OF FRISCO STANDARDS AND SPECIFICATIONS AS APPLICABLE. ALL WORKMANSHIP SHALL BE SUBJECT TO INSPECTION BY THE DEVELOPER, SUMMIT COUNTY, OR THEIR REPRESENTATIVES. ONE OR ALL OF THE PARTIES HAS THE RIGHT TO REJECT MATERIALS AND WORKMANSHIP WHICH DO NOT CONFORM TO SPECIFICATIONS.

8. THE CONTRACTOR SHALL NOTIFY THE TOWN OF FRISCO AND THE PUBLIC UTILITY COMPANIES PRIOR TO PROCEEDING WITH ANY EXCAVATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ANY EXISTING UTILITY (INCLUDING DEPTHS) WHICH MAY CONFLICT WITH THE PROPOSED CONSTRUCTION. ALL EXISTING UTILITIES SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR. DAMAGED UTILITIES SHALL BE REPAIRED BY THE CONTRACTOR AT HIS OWN EXPENSE. ALL ITEMS SHOWN ON THE PLANS AS EXISTING ARE SHOWN IN APPROXIMATE LOCATIONS ONLY. THE ACTUAL LOCATIONS MAY VARY FROM THE PLANS, ESPECIALLY IN THE CASE OF UNDERGROUND UTILITIES. WHENEVER THE CONTRACTOR DISCOVERS A DISCREPANCY IN LOCATIONS. THE CONTRACTOR SHALL CONTACT THE ENGINEER IMMEDIATELY. ALL WORK PERFORMED IN THE AREA OF THE PUBLIC UTILITIES SHALL BE

PERFORMED ACCORDING TO THE REQUIREMENTS OF THESE AGENCIES 9. CONTRACTOR SHALL GIVE 48 HOURS NOTICE TO TOWN OF FRISCO PERSONNEL TO PERFORM REQUIRED NSPECTIONS AND PRIOR TO ANY CONSTRUCTION ON THIS SITE. 10. ALL EXCAVATION SHALL COMPLY WITH OSHA SAFETY REGULATIONS.

11. CONTRACTOR SHALL OBTAIN APPROVAL FOR ALL TRAFFIC CONTROL AND ROAD/ALLEY REQUIREMENTS NECESSARY FROM THE TOWN OF FRISCO. NO ROAD/ALLEY CLOSURES MAY OCCUR WITHOUT APPROVAL AND NOTIFICATION OF TOWN OF FRISCO AND THE FIRE DEPARTMENT. 12. CONTRACTOR SHALL OBTAIN APPROVAL FOR ALL CONSTRUCTION STAGING REQUIREMENTS OFF THE PROPERTY NECESSARY FROM THE TOWN OF FRISCO.

DISTURBED AREA SEEDING NOTES:

- All areas to be seeded will be properly prepared to provide a friable soil surface in the upper 6 inches, minimum.
- Areas to be seeded will be drill seeded with the appropriate mix (Table 2 or 3) at the rates specified. Seed may be broadcast or hydroseeded on steep slopes. The specified seeding rate will be doubled for broadcast seeding or increased by 50 percent for hydroseeding.
- seeded areas will be mulched at a rate of at least two tons per acre of certified, weed-free straw mulch, or one ton per acre of wood cellulose, if hydromulching is completed. Hydromulching will be completed as a separate step after seeding. Straw mulch will be secured by use of m-binder tackifier at a rate of 3 pounds/1,000 square feet on slopes flatter than 2:1. Mulch will be secured with netting on slopes steeper than 3:1.

SEED MIX TYPE I							
COMMON NAME	SCIENTIFIC NAME	% MIX	POUNDS PLS/ACRE				
IDAHO FESCUE	FESTUCA IDAHOENSIS	20	3.9				
ALPINE BLUEGRASS	POA ALPINA	20	1.7				
WESTERN WHEATGRASS	PASCOPYRUM SMITHII	20	15.8				
JUNE GRASS	KOELERIA CRISTATA	15	0.6				
ARIZONA FESCUE	FESTUCA ARIZONICA	20	3.2				
WHITE YARROW	ACHILLEA MILLEFOLIUM	5	0.2				
TOTAL			25.4				

- 1. Mix should be drill seeded, except on steep slopes where broadcast or hydroseeding are acceptable at 200 and 150
- percent of rate shown, respectively. 2. The following wildflowers may also be seeded in certain areas. 0.8 Pounds PLS/Acre 4.4 Pounds PLS/Acre 0.2 Pounds PLS/Acre -Firecracker Penstemon -California Poppy 0.4 Pounds PLS/Acre
- 3. Divide Pounds PLS/Acre by 43.5 to obtain Pounds PLS/1,000 SQ.

SEED MIX TYPE II							
COMMON NAME	SCIENTIFIC NAME	% MIX	POUNDS PLS/ACRE				
WESTERN WHEATGRASS	PASCOPYRUM SMITHII	20	15.8				
REDTOP	AGROSTIS ALBA	15	0.3				
TUFTED HAIRGRASS	DESCHAMPSIA CAESPITOSA	15	0.5				
IDAHO FESCUE	FESTUCA IDAHOENSIS	30	5.8				
ALPINE BLUEGRASS	POA ALPINA	20	1.7				
TOTAL			24.1				

1. Mix should be drill seeded, except on steep slopes where broadcast or hydroseeding are acceptable at 200 and 150 percent of rate shown, respectively.

2. Divide Pounds PLS/Acre by 43.5 to obtain Pounds PLS/1,000 SQ

ROADWAY GENERAL NOTES:

1. EARTHWORK OPERATIONS SHALL BE IN ACCORDANCE WITH GEOTECHNICAL REPORT FOR

2. PAVING SHALL NOT START UNTIL SUBGRADE COMPACTING TESTS ARE TAKEN AND MEET THE REQUIREMENTS OF THE PLANS AND SPECS AND FINAL PAVEMENT DESIGN BY GEOTECHINCAL ENGINEER AND/OR TOWN OF FRISCO STANDARDS, WHICHEVER ARE MORE STRINGENT THE PAVEMENT SECTION SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT FOR THS

3. THE CONTRACTOR SHALL SAW-CUT ALL EXISTING PAVEMENT WHERE MATCH LINES WITH EXISTING EDGE OF PAVEMENT OCCUR.

4. PORTLAND CEMENT CONCRETE SHALL MEET THE FOLLOWING REQUIREMENTS: SECTION TO END SECTION. THEREFORE, DISTANCES SHOWN ON THE PLANS ARE APPROXIMATE ONLY AND COULD VARY. END SECTIONS ARE INCLUDED IN THE PIPE LENGTH SHOWN ON THE A. COMPRESSIVE STRENGTH OF 4000 PSI AFTER 28 DAYS OF CURE TIME;

B. AIR CONTENT OF $6.5\% \pm 1.5\%$; C. MAXIMUM SLUMP OF 3";

PROJECT. THE MINIMUM DEPTH OF ASPHALT SHALL BE 3 INCHES.

D. "FIBER MESH" FIBERS SHALL BE ADDED TO CONCRETE FOR STRENGTH, AT A RATE

OF 1.5 POUNDS OF FIBER PER CUBIC YARD OF CONCRETE.

5. ROADWAY RETAINING WALL VERTICAL AND HORIZONTAL INFORMATION HAVE BEEN ESTABLISHED AS PART OF THESE ROADWAY PLANS. STRUCTURAL, GEOTECHNICAL, AND DRAINAGE ENGINEERING FOR THE WALLS IS BY OTHERS (SEE SEPARATE DESIGN DOCUMENTS). 6. COMPACTION TESTING FOR THE BASE COURSE IN THE ROADWAY SHALL MEET 95% OF MODIFIED PROCTOR (ASTM D-1557) THE MATERIAL BEING WITHIN 2.0 PERCENT OF OPTIMUM MOISTURE. EACH LIFT OF ASPHALT SHALL MEET THE MINIMUM DENSITY OF 92-96 PERCENT MAXIMUM THEORETICAL DENSITY AS DETERMINED BY THE RICE DENSITY METHOD (ASTM D-2041). TESTS SHALL BE MADE AT A FREQUENCY OF EVERY 200 LINEAR FEET AND AT EVERY 12" COMPACTED LIFT OF FILL PLACED, AND FOR EVERY LIFT OF ASPHALT PLACED OR ROLLED. ASPHALT DENSITY TESTING SHALL BE PERFORMED ON EACH LIFT AT INTERVALS OF ONE TEST PER EVERY 250 LINEAR FEET PER LANE. TEST LOCATIONS ON EACH LIFT AND EACH LANE SHALL BE STAGGERED.

7. DURING EARTHWORK OPERATION GEOTECHNICAL ENGINEER SHALL ASSESS ACTUAL SUB-SURFACE CONDITIONS AND REQUEST ADDITIONAL REQUIREMENTS IF NECESSARY.

STORM SEWER GENERAL NOTES

1. LOCATION AND ELEVATION OF EXISTING STORM SEWER AND CULVERTS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO START OF CONSTRUCTION. ANY DIFFERENCES FROM DESIGN PLAN SHALL BE REPORTED TO DESIGN ENGINEER.

2. STORM SEWER SHALL BE HDPE (HIGH DENSITY POLYETHYLENE).

3. ALL CULVERTS SHALL HAVE END SECTIONS ON BOTH THE UPSTREAM AND DOWNSTREAM ENDS OF THE PIPE UNLESS OTHERWISE NOTED ON THE PLANS AND SHALL EXTEND 1 TO 3 FEET BEYOND EACH EDGE OF SHOULDERED PAVED DRIVE. 4. STORM SEWER BEDDING AND PIPE ZONE BACKFILL SHALL BE 3/4" TO 1" ROAD BASE OR

APPROVED ALTERNATE. 5. PIPE LENGTHS FOR STORM SEWER ARE APPROXIMATE HORIZONTAL DISTANCES FROM END PLANS. FINAL LENGTH OF STORM SEWER SHALL BE SUFFICIENT TO PROVIDE THE ROAD SHOULDERS AND SIDE SLOPES TO NOT BE STEEPER THAN SHOWN ON THE TYPICAL ROAD

SANITARY SEWER GENERAL NOTES:

. ALL SANITARY SEWER CONSTRUCTION SHALL CONFORM TO FRISCO SANITATION DISTRICT "DESIGN STANDARDS AND SPECIFICATIONS FOR SEWER CONSTRUCTION"

2. ALL SEWER MAINS AND SERVICES SHALL BE SDR 35 (UNLESS OTHERWISE NOTED). 3. ALL MANHOLE RIMS WITHIN THE 100-YEAR FLOOD PLAIN SHALL BE SET AT THE 100-YEAR FLOOD PLAIN ELEVATION AND SHALL HAVE GASKETTED BOLT DOWN LIDS.

4. MANHOLES SHALL BE WRAPPED WITH BITUTHENE. 5. SANITARY SEWER BEDDING AND PIPE ZONE BACKFILL GRADATION SHALL BE 1/4" TO 3/4" OR APPROVED ALTERNATE.

6. PIPELINE FLUSHING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIRING A CLEANING COMPANY THAT WILL HIGH-PRESSURE JET CLEAN THE LINES TO INSURE THAT SAND, ROCKS, OR OTHER FOREIGN MATERIAL ARE NOT LEFT IN ANY OF THE PIPELINES. WHEN FLUSHING, CARE SHOULD BE TAKEN TO PREVENT DAMAGE TO PROPERTY OR ROADWAYS OR EROSION OF SURROUNDING SOILS. FLUSHING WATER AND FLUSHED DEBRIS SHALL NOT BE ALLOWED TO ENTER THE EXISTING SEWER SYSTEM.

7. SEWER LINE ALIGNMENT, AND GRADE VERIFICATION. ONCE THE SEWER PIPELINES HAVE BEEN FLUSHED, THE SEWER PIPELINES SHALL BE INSPECTED BY MEANS OF CLOSED CIRCUIT TELEVISION (CCTV). DOCUMENTATION SHALL CONSIST OF A COLOR. VHS-FORMAT VIDEOTAPE, LOG SHEETS, AND A WRITTEN REPORT DETAILING THE CONDITION OF THE PIPELINE AND LATERAL CONNECTIONS/OPENINGS. THE REPORT SHALL NOTE THE TIME AND DATE OF VIDEO INSPECTION STREET NAME, UPSTREAM AND DOWNSTREAM MANHOLE, DIRECTION OF VIEW, DIRECTION OF FLOW, SURFACE MATERIAL, PIPELINE LENGTH, PIPE SECTION LENGTH, PIPE SIZE, PIPE MATERIAL, LATERAL CONNECTIONS, VIDEO TAPE NUMBER, COUNTER NUMBER, AND A DETAILED LOGGING OF DEFECTS ENCOUNTERED. ANY REJECTED WORK SHALL BE REPAIRED, THEN RE-TELEVISED. 8. LEAKAGE. ALL PIPELINES SHALL BE TESTED FOR LEAKAGE BY MEANS OF AN AIR PRESSURE TEST. THE TEST SHALL BE PERFORMED AS FOLLOWS:

- A. PREPARATION FOR TESTS: FLUSH AND CLEAN THE PIPELINE PRIOR TO TESTING IN ORDER TO WET THE PIPE SURFACES AND PRODUCE MORE CONSISTENT RESULTS. PLUG AND BRACE ALL OPENINGS IN THE PIPELINE AND THE UPPER CONNECTIONS. CHECK ALL PIPE PLUGS WITH A SOAP SOLUTION TO DETECT ANY AIR LEAKAGE. IF LEAKS ARE FOUND, RELEASE THE AIR PRESSURE, ELIMINATE THE LEAKS, AND START THE TEST PROCEDURE OVER
- PROCEDURE OF TEST: ADD AIR UNTIL THE INTERNAL PRESSURE OF THE PIPELINE IS RAISED TO APPROXIMATELY 4.0 PSI, AT WHICH TIME THE FLOW OF AIR SHALL BE REDUCED AND THE PRESSURE MAINTAINED BETWEEN 3.5 AND 4.5 PSI FOR A SUFFICIENT TIME TO ALLOW THE AIR TEMPERATURE TO COME TO EQUILIBRIUM WITH THE TEMPERATURE OF THE PIPE.
- AFTER THE TEMPERATURE HAS STABILIZED, PERMIT THE PRESSURE TO DROP TO 3.5 PSIG IN EXCESS OF THE GROUND WATER PRESSURE ABOVE THE TOP OF THE SEWER, AT WHICH TIME A STOP WATCH OR SWEEP SECOND HAND WATCH SHALL BE USED TO DETERMINE THE TIME LAPSE REQUIRED FOR THE AIR PRESSURE TO DROP TO 3.0 PSIG.
- D. THE TIME ELAPSED SHALL NOT BE LESS THAN THE FOLLOWING:

PIPE SIZE TIME (INCHES) (MINUTES)

E. BRACE ALL PLUGS SUFFICIENTLY TO PREVENT BLOWOUTS AND VENT THE PIPELINE COMPLETELY BEFORE ATTEMPTING TO REMOVE PLUGS

OVER-PRESSURIZING AND DAMAGING AN OTHERWISE ACCEPTABLE LINE.

F. PROVIDE PRESSURIZING EQUIPMENT WITH A RELIEF VALVE SET AT 5 PSI TO AVOID

9. MANHOLE VISUAL EXAMINATION. THE ENGINEER SHALL VISUALLY CHECK EACH MANHOLE, BOTH EXTERIOR AND INTERIOR, FOR FLAWS, CRACKS, HOLES, OR OTHER INADEQUACIES, WHICH INADEQUACIES BE FOUND, THE CONTRACTOR, AT ITS OWN EXPENSE, SHALL MAKE ANY REPAIRS DEEMED NECESSARY BY THE ENGINEER. CONTRACTOR TO NOTIFY ENGINEER 48 HOURS PRIOR TO

10. MANHOLE LEAKAGE TEST (VACUUM). ALL MANHOLES SHALL BE TESTED FOR LEAKAGE AND ALL TESTS SHALL BE WITNESSED BY THE ENGINEER. THE LEAKAGE TEST SHALL BE CONDUCTED PRIOR TO BACK-FILLING AROUND THE MANHOLE AND SHALL BE CARRIED OUT IN THE FOLLOWING

- A. MANHOLES SHALL BE VACUUM TESTED AFTER ASSEMBLY AND PRIOR TO BACKFILLING.
- B. CARE SHALL BE TAKEN LO EFFECT A SEAL BETWEEN THE VACUUM BASE AND THE MANHOLE RIM. PIPE PLUGS SHALL BE SECURED TO PREVENT MOVEMENT WHILE THE VACUUM IS
- C. A VACUUM OF 10 INCHES OF MERCURY SHALL BE DRAWN. THE TIME FOR THE VACUUM TO DROP TO 9 INCHES OF MERCURY SHALL BE RECORDED.
- D. ACCEPTANCE SHALL BE DEFINED AS WHEN THE TIME TO DROP TO 9 INCHES MEETS OR EXCEEDS THE FOLLOWING:

120 SECONDS

- E. IF THE MANHOLE FAILS THE TEST, MAKE NECESSARY REPAIRS. REPAIRS AND REPAIR PROCEDURES MUST BE ACCEPTABLE TO TOWN.
- IF PREFORMED PLASTIC GASKETS ARE PULLED OUT DURING THE VACUUM TEST, THE MANHOLE SHALL BE DISASSEMBLED AND THE GASKETS SHALL BE REPLACED. 11. ALL SEWER LINE WORK SHALL BE INSPECTED BY THE DESIGN ENGINEER DURING CONSTRUCTION.
- 12. AS BUILT DRAWINGS SHALL BE PROVIDED BY A PROFESSIONAL ENGINEER. 13. EXISTING SEWER MAIN ELEVATIONS MUST BE FIELD VERIFIED.

WATER GENERAL NOTES:

(DIP) WITH RUBBER GASKET..

1. ALL MATERIALS AND WORKMANSHIP SHALL BE IN CONFORMANCE WITH THE TOWN OF FRISCO WATER DISTRICT CURRENT RULES AND REGULATIONS. WATER SYSTEM SPECIFICATIONS AND TESTING PROCEDURES SHALL BE IN CONFORMANCE WITH TOWN OF FRISCO WATER DISTRICT STANDARDS. 2. ALL WATER MAINS SHALL BE AWWA, CLASS 52, PUSH ON JOINT, DUCTILE IRON PIPE

3. SERVICE LINES SHALL BE 1" K COPPER. ALL SERVICE LINES SHALL HAVE A BACKFLOW

PREVENTION DEVICE INSTALLED UPSTREAM OF THE WATER METER CONSISTING OF A DOUBLE CHECK VALVE ASSEMBLY SIMILAR OR EQUAL TO A WATTS REGULATOR NO. 7. 4. MINIMUM COVER WITHIN STREETS IS 9.5 FEET AND 8.5 FEET IN UNPAVED LOCATIONS. INSULATION REQUIRED AT DEPTHS BELOW 8.5'.

5. THE CONTRACTOR IS RESPONSIBLE FOR: A. NOTIFYING ALL CUSTOMERS POSSIBLY AFFECTED BY OUTAGE OF WATER DURING CONSTRUCTION. B. THE CONTRACTOR SHALL OBTAIN, AT HIS EXPENSE, ALL APPLICABLE LICENSES, PERMITS, BONDS, ETC. REQUIRED FOR THE

MAIN INSTALLATION/SYSTEM MODIFICATION. C. CONTACTING TOWN OF FRISCO WATER DISTRICT FOR PRE-CONSTRUCTION MEETING AT LEAST 48 HOURS PRIOR TO CONSTRUCTION. NOTE: BE ADVISED THAT OCCASIONALLY VALVES IN OUR SYSTEM

MAY BE INOPERABLE. ON SUCH OCCASIONS IT MAY BECOME NECESSARY TO BACK UP AN ADDITIONAL BLOCK FOR THE SHUT OUT. IT WILL THEN BE NECESSARY TO MAKE THE ADDITIONAL NOTIFICATIONS TO GIVE THE AFFECTED CUSTOMERS THE MANDATORY 24 HOURS ADVANCE NOTICE. ALSO BE ADVISED THAT WHEN VALVE MAINTENANCE IS REQUIRED, A DELAY OF SEVERAL DAYS SHOULD BE EXPECTED.

- 6. ALL WATER LINE WORK SHALL BE INSPECTED BY THE DESIGN ENGINEER DURING CONSTRUCTION 7. AS BUILT DRAWINGS SHALL BE PREPARED BY A COLORADO PROFESSIONAL
- ENGINEER PER THE TOWN OF FRISCO WATER DISTRICT REQUIREMENTS. 8. FOR DETAILS OF IRRIGATION REQUIREMENTS AND METER REQUIREMENTS SEE
- 9. CONTRACTOR IS RESPONSIBLE FOR VERIFING THE MECHINICAL DESIGN ACCOUNTS FOR FIRE PROTECTION AND CONFIRMING THE 4" WATER SERVICE SPECIFIED IS SIZE APPROPRIATELY.

WATER GENERAL NOTES (CONTINUED):

10. VALVES SHALL BE RESILIENT SEAT NRS GATE VALVES AND SHALL OPEN-LEFT (MUELLER, US. WATEROUS OR CLOW BRAND RESILIENT WEDGE VALVES ONLY). CHECK WITH WATER SUPT. FOR VERIFICATION OF SPECIFIC MODEL NUMBERS. 11. VALVE BOXES SHALL BE OVAL BASE BOTTOM TYPE. CHECK WITH WATER SUPT. FOR VERIFICATION OF SPECIFIC MODEL NUMBERS. 12. ALL FIRE HYDRANTS SHALL BE WATEROUS "PACER" WITH 34-INCH MOUNTAIN STANDARD

FLANGE MEETING THE FOLLOWING REQUIREMENTS: NOZZLE INLET 6 INCH FOR MECHANICAL JOINT 9'-6" OR 8'-6" (AS REQUIRED TO MEET THE WATERLINE COVER) DEPTH OF BURY OPERATING NUT1 1 INCH PENTAGON

OUTLETS TWO 2-1/2 INCH, ONE 5-1/4 INCH PUMPER NOZZLE (THREADS TO MATCH EXISTING) THREADS NATIONAL STANDARD CAPS CAP WITH PENTAGON NUT

COLOR RED (ALL ABOVE GROUND PARTS) BOTTOM THRUST BLOCK AND 2-3/4" TIE RODS FROM MAIN TEE THRUST RESTRAINT TO HYDRANT BOTTOM. ELEVATION OF NOZZLE 42" ± 3" OPERATING NUT ABOVE FINISHED GROUND SURFACE AT TRAFFIC FLANGE ALL HYDRANTS TO BE SHOP PRIMED AND PAINTED RED. BOLLARDS AS SPECIFIED BY TOWN.

13. WATER METER KIT WILL BE PROVIDED BY TOWN. THE CHARGE FOR THE WATER METER KIT WILL BE PAID BY THE DEVELOPER AT THE TIME OF THE BUILDING PERMIT ISSUANCE. THE METER KIT WILL HAVE REMOTE READOUT. 14. AIR RELEASE VALVES (ARV'S) SHALL BE APCO MODEL NO. 143 C COMBINATION AIR/VACUUM VALVE OR APPROVED FOUAL.

15. MECHANICAL JOINT RESTRAINT DEVICES SHALL BE: FOR DUCTILE IRON PIPE: FOR C900 PVC PIPE: MEGALUG 1700 SERIES ROMAL ROM GRIP

IBEE IRON INC. SERIES 1500

UNI-FLANGE 1400 SERIES STAR GRIP 3000 SERIES SIGMA-LOCK

16. PIPE JOINT RESTRAINT DEVICES, TIE RODS AND THRUST BLOCKS SHALL BE INSTALLED PER DETAILS. ALL RESTRAINT RODS AND HARDWARE ARE TO BE STAINLESS STEEL OR CORTEN. 17. CHLORINATION ALL MAIN EXTENSIONS AND PRIVATE PIPE EXTENSIONS SHALL BE CHLORINATED IN ACCORDANCE

WITH AWWA C651. THE CHLORINATING AGENT AND METHOD OF APPLICATION, SHALL BE APPROVED BY THE TOF. THE CHLORINATION OF THE FINISHED PIPELINE SHALL BE DONE PRIOR TO THE HYDROSTATIC TESTING. BEFORE FILLING THE PIPE WITH WATER, THE PIPE SHALL BE CLEAN AND FREE OF DEBRIS TO THE SATISFACTION OF THE TOWN. TOS WILL NOT PROVIDE LABOR OR MATERIAL FOR

DISINFECTION TO APPLICANT'S INSTALLING MAINS UNDER PRIVATE CONTRACT. CHLORINE TABLETS MAY BE USED FOR DISINFECTION IN 12-INCH AND SMALLER PIPE. SIXTEEN INCH AND LARGER PIPE REQUIRES A CHLORINE SLURRY FED INTO THE WATER USED IN FILLING THE PIPE. CHLORINE TABLETS SHALL BE ATTACHED TO THE INSIDE TOP OF THE PIPE WITH AN APPROVED ADHESIVE CERTIFIED TO NSF STANDARD 61 PRIOR TO THE PIPE INSTALLATION IN THE TRENCH. AN APPROVED ADHESIVE IS DOW CORNING 732 MULTI-PURPOSE SEALANT.

NUMBER OF HYPOCHLORITE TABLETS OF 5 GRAM STRENGTH REQUIRED FOR A DOSE OF 50 MILLIGRAMS/LITER* PIPE LENGTH PIPE DIAMETER (INCHES)

<u>6 8 12</u> 13 OR LESS

*BASED ON 3 3/4" GRAM AVAILABLE CHLORINE PER TABLET

AFTER THE PIPE IS FILLED WITH WATER AND CHLORINE, THE CHLORINATED WATER SHALL BE HELD IN CONTACT WITH THE PIPE FOR 24 HOURS. AT THE END OF THE 24 HOUR PERIOD, THE WATER IN THE PIPELINE SHALL BE TESTED BY THE TOWN OF FRISCO TO INSURE A RESIDUAL CHLORINE CONTENT OF NOT LESS THAN 25 MILLIGRAMS PER LITTER. THE PIPE LINE THEN SHALL BE THOROUGHLY FLUSHED TO REMOVE THE HEAVILY CHLORINATED WATER. THE CONTRACTOR SHALL TAKE CARE IN FLUSHING THE PIPELINE TO PREVENT PROPERTY, ENVIRONMENTAL OR DANGER TO

SAMPLES OF WATER WILL BE COLLECTED FOR BACTERIOLOGICAL EXAMINATION AND RESIDUAL CHLORINE CONTENT TESTING BEFORE THE PIPE IS PUT INTO SERVICE. TESTING OF RESIDUAL CHLORINE AND SAMPLING WILL BE DONE BY THE LOCAL HEALTH AUTHORITY OR THEIR DESIGNATED REPRESENTATIVE.

18. HYDROSTATIC TESTING

970-668-0836 (JEFF GOBLE)

NO HYDROSTATIC TESTS SHALL BE MADE ON ANY PORTION OF THE PIPELINE UNTIL FIELD PLACED CONCRETE HAS HAD ADEQUATE CURING TIME, DEFINED AS FOLLOWS: CONCRETE SHALL BE CURED BY A METHOD RECOMMENDED BY ACI 308. WHEN THE DAILY MEAN AMBIENT TEMPERATURE IS ABOVE 40°F, THE FINISHED CONCRETE SHALL BE CURED CONTINUOUSLY FOR A MINIMUM OF 7 DAYS OR FOR THE TIME NECESSARY TO ATTAIN 70% OF THE SPECIFIED

COMPRESSIVE STRENGTH, WHICHEVER PERIOD IS LESS. WHEN THE MEAN DAILY AMBIENT TEMPERATURE IS 40°F OR LOWER, THE FINISHED CONCRETE SHALL BE CONTINUALLY CURED AT A MINIMUM TEMPERATURE OF 55° F FOR THE PERIOD RECOMMENDED BY ACI 306 TO PREVENT DAMAGE FROM EARLY-AGE FREEZING AND PROVIDE THE SERVICE CATEGORY STRENGTHS REQUIRED FOR EACH PLACEMENT. TOF SHALL BE NOTIFIED 24 HOURS IN ADVANCE OF TESTING. ALL TESTING SHALL BE MADE

IN THE PRESENCE OF TOF WATER DEPARTMENT STAFF ONLY THE FOLLOWING METHODS ARE ACCEPTABLE FOR SUPPLYING POTABLE WATER FOR HYDROSTATIC TESTING:

WATER MAY BE TAKEN FROM A NEARBY PRESSURIZED WATER SOURCE WHICH HAS BEEN PREVIOUSLY CHLORINATED, TESTED AND ACCEPTED, SUCH AS A FIRE HYDRANT. WATER MAY BE DELIVERED TO THE SITE IN A CHLORINATED WATER TRUCK HAVING A MINIMUM CAPACITY OF 300 GALLONS. THE WATER TRUCK SHALL BE USED EXCLUSIVELY FOR THE TRANSPORTATION OF POTABLE WATER.

3. ANY PREVIOUSLY TESTED, CHLORINATED AND ACCEPTED WATER MAIN, WHICH IS PRESSURIZED AND IS TO SERVE THE NEW MAIN EXTENSION, MAY BE TAPPED ON THE PRESSURIZED SIDE OF THE

IN ANY EVENT. THE METHOD OF SUPPLYING WATER AS WELL AS THE SOURCE OF WATER FOR HYDROSTATIC TESTING MUST BE CERTIFIED AND APPROVED BY TOB. USE OF BARRELS, SANITARY OR OTHERWISE, TO SUPPLY WATER FOR HYDROSTATIC TESTING IS STRICTLY PROHIBITED. TOF WILL FURNISH ONLY THE CALIBRATED METER BUT NOT THE PUMP FOR TESTING. THE PIPELINE SHALL BE PROPERLY BACKFILLED AND SHALL BE IN A STATE OF READINESS FOR TESTING. ALL BULKHEADS, PUMPS, TAPS, AND APPURTENANCES NECESSARY TO FILL THE PIPELINE AND MAINTAIN THE REQUIRED PRESSURE SHALL BE IN PLACE. THE PIPELINE SHALL BE FILLED WITH WATER AND THE TEST PRESSURE OF 150 POUNDS PER SQUARE INCH SHALL BE APPLIED TO THE PIPELINE BY MEANS OF A CONTINUOUSLY OPERATING PUMP. EQUIPPED WITH A BYPASS VALVE FOR REGULATING PRESSURE. WHEN FILLING THE PIPELINE, IT SHALL BE FILLED AT A RATE, WHICH WILL NOT CAUSE ANY SURGES, NOR WILL IT EXCEED THE RATE AT WHICH THE AIR CAN BE RELEASED. ALL AIR IN THE LINE SHALL BE PROPERLY PURGED. WHERE BLOWOFFS OR HYDRANTS ARE NOT AVAILABLE OR ARE NOT EFFECTIVE IN PURGING AIR FROM THE LINE, TOF SHALL REQUIRE A TAP TO PURGE THE LINE. THE LOCATION AND SIZE OF TAP SHALL BE AT TOF'S DISCRETION. WHILE THE TEST PRESSURE IS MAINTAINED, AN EXAMINATION SHALL BE MADE OF THE PIPELINE IN GENERAL, AND ANY LEAKS SHALL BE REPAIRED. ANY PIPE OR FITTING FOUND TO BE FAULTY SHALL BE REMOVED AND REPLACED. NO LEAKAGE IS ALLOWED THROUGH THE BONNET OF THE LINE VALVE. ANY VALVE LEAKING THROUGH THE BONNET SHALL BE REPAIRED IN PLACE OR REMOVED

NECESSARY PARTS OF LOCATING AND REPAIRING LEAKS DISCOVERED BY PRESSURE TESTING OF AFTER ALL VISIBLE LEAKS HAVE BEEN STOPPED, THE FULL TEST-PRESSURE SHALL BE MAINTAINED FOR 2 CONTINUOUS HOURS. ALLOWABLE LEAKAGE FOR EACH SECTION BETWEEN LINE VALVES SHALL NOT EXCEED THE FOLLOWING LEAKAGE RATES FOR 4-INCH THROUGH 20-INCH DISTRIBUTION AND TRANSMISSION MAINS:

AND REPLACED. CUTTING AND REPLACING PAVEMENT, EXCAVATING, AND BACKFILLING MAY ALL BE

ALLOWABLE LEAKAGE PER 1,000 FEET OF PIPE PIPE SIZE (INCHES) (GALLONS PER HOUR)

SHOULD TESTING SHOW A LEAKAGE RATE IN EXCESS OF THE RATES SHOWN, THE PIPELINE SHALL NOT BE ACCEPTED. THE PIPELINE SHALL BE REPAIRED, RECHLORINATED AS DESCRIBED IN NOTE 12, AND RETESTED UNTIL IT MEETS THE TEST REQUIREMENTS. 19. THE CONTRACTOR IS RESPONSIBLE FOR:

A. NOTIFYING ALL CUSTOMERS POSSIBLY AFFECTED BY OUTAGE OF WATER DURING CONSTRUCTION.
B. THE CONTRACTOR SHALL OBTAIN, AT HIS EXPENSE, ALL APPLICABLE LICENSES, PERMITS, BONDS, ETC. REQUIRED FOR THE MAIN INSTALLATION/SYSTEM MODIFICATION. C. CONTACTING TOWN OF FRISCO FOR PRE-CONSTRUCTION MEETING AND INSPECTION, 970-XXX-XXXX, AT LEAST 48 HOURS PRIOR TO COMMENCING CONSTRUCTION. D. IN CASE OF AN EMERGENCY AFTER WORKING HOURS, CALL TOWN OF FRISCO AT

NOTE: BE ADVISED THAT OCCASIONALLY VALVES IN OUR SYSTEM MAY BE INOPERABLE. ON SUCH OCCASIONS IT MAY BECOME NECESSARY TO BACK UP AN ADDITIONAL BLOCK FOR THE SHUT OUT. IT WILL THEN BE NECESSARY TO MAKE THE ADDITIONAL NOTIFICATIONS TO GIVE THE AFFECTED CUSTOMERS THE MANDATORY 24 HOURS ADVANCE NOTICE. ALSO BE ADVISED THAT WHEN VALVE MAINTENANCE IS REQUIRED. A DELAY OF SEVERAL DAYS SHOULD BE EXPECTED.

WATER GENERAL NOTES (CONTINUED):

PLASTIC CAP, TYP.

CONSTRUCTION FENCE

OR APPROVED EQUA

STUDDED STEEL

20. WATER TRENCH BEDDING AND PIPE ZONE BACKFILL SHALL BE GRADED AS FOLLOWS:

TOTAL PASSING BY SIZE SIEVE SIZE (% BY WEIGHT) NO. 200 0-3

— CF —— CF —— CF ·

5' MIN.

1' MIN.

OR TOWN OF FRISCO APPROVED CONTRACTOR ALTERNATE. 21. IRRIGATION VAULT TO BE CONSTRUCTED PER TOWN OF FRISCO DETAILS. 22. CLAY CHECK DAMS MAY BE REQUIRED IF GROUNDWATER IS ENCOUNTERED. CALL UTILITY NOTIFICATION CENTER OF COLORADO

 \bigcirc 1

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

CONSTRUCTION FENCE INSTALLATION NOTES

CONSTRUCTION FENCE MAINTENANCE NOTES

-LOCATION OF CONSTRUCTION FENCE.

2. CONSTRUCTION FENCE SHOWN SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING

3. CONSTRUCTION FENCE SHALL BE COMPOSED OF ORANGE, CONTRACTOR-GRADE MATERIAL

4. STUDDED STEEL TEE POSTS SHALL BE UTILIZED TO SUPPORT THE CONSTRUCTION FENCE. MAXIMUM SPACING FOR STEEL TEE POSTS SHALL BE 10'.

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.

. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON

4. CONSTRUCTION FENCE SHALL BE REPAIRED OR REPLACED WHEN THERE ARE SIGNS OF DAMAGE SUCH AS RIPS OR SAGS. CONSTRUCTION FENCE IS TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND APPROVED BY THE LOCAL JURISDICTION.

6. WHEN CONSTRUCTION FENCES ARE REMOVED, ALL DISTURBED AREAS ASSOCIATED WITH THE

MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS.

INSTALLATION, MAINTENANCE, AND/OR REMOVAL OF THE FENCE SHALL BE COVERED WITH TOPSOIL, SEEDED AND MULCHED, OR OTHERWISE STABILIZED AS APPROVED BY LOCAL

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT YART FROM OUTOD STATEBASE CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN

THAT IS AT LEAST 4' HIGH. METAL POSTS SHOULD HAVE A PLASTIC CAP FOR SAFETY.

5. CONSTRUCTION FENCE SHALL BE SECURELY FASTENED TO THE TOP, MIDDLE, AND

1. SEE PLAN VIEW FOR:

BOTTOM OF EACH POST.

DIFFERENCES ARE NOTED.



		REVISED PER TOF COMMENTS	ADDED TRANSFORMER	TOF SKETCH PLAN SUBMITTAL	Description
		11/8/23	8/4/23	7/14/23	Date
		REVISED	REVISED	SKETCH PLAN SUBMITTAL 7/14/23	Revision/Issue
		3	2	-	No.

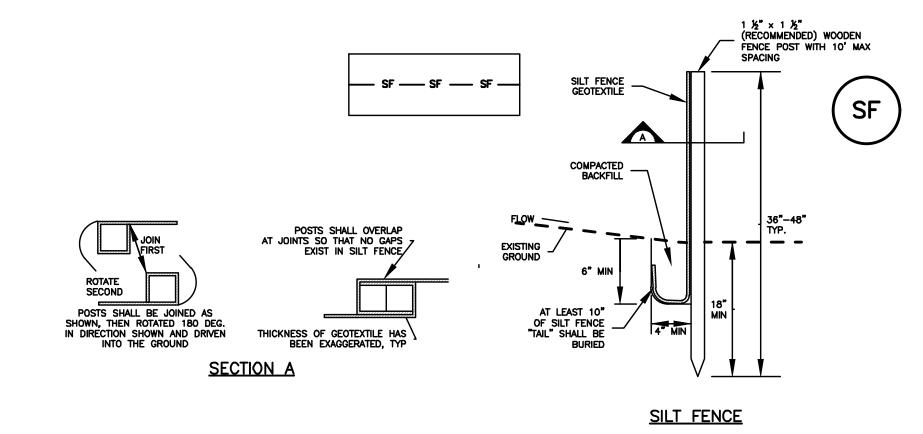
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CF PLASTIC MESH CONSTRUCTION FENCE

STUDDED STEEL



SILT FENCE INSTALLATION NOTES

SF SILT FENCE 1. SILT FENCE MUST BE PLACED AWAY FROM THE TOE OF THE SLOPE TO ALLOW FOR WATER PONDING. SILT FENCE AT THE TOE OF A SLOPE SHOULD BE INSTALLED IN A FLAT LOCATION AT LEAST SEVERAL FEET (2-5 FT) FROM THE TOE OF THE SLOPE TO ALLOW ROOM FOR PONDING AND DEPOSITION. 2. A UNIFORM 6" X 4" ANCHOR TRENCH SHALL BE EXCAVATED USING TRENCHER OR SILT FENCEINSTALLATION DEVICE. NO ROAD GRADERS, BACKHOES, OR SIMILAR EQUIPMENT SHALL BE USED. 3. COMPACT ANCHOR TRENCH BY HAND WITH A "JUMPING JACK" OR BY WHEEL ROLLING. COMPACTION SHALL BE SUCH THAT SILT FENCE RESISTS BEING PULLED OUT OF ANCHOR TRENCH BY HAND. I. SILT FENCE SHALL BE PULLED TIGHT AS IT IS ANCHORED TO THE STAKES. THERE SHOULD BE NO NOTICEABLE SAG BETWEEN STAKES AFTER IT HAS BEEN ANCHORED TO THE STAKES. 5. SILT FENCE FABRIC SHALL BE ANCHORED TO THE STAKES USING 1" HEAVY DUTY STAPLES OR NAILS WITH 1" HEADS, STAPLES AND NAILS SHOULD BE PLACED 3" ALONG THE FABRIC DOWN THE 6. AT THE END OF A RUN OF SILT FENCE ALONG A CONTOUR, THE SILT FENCE SHOULD BE TURNED PERPENDICULAR TO THE CONTOUR TO CREATE A "J—HOOK." THE "J—HOOK." EXTENDING PERPENDICULAR TO THE CONTOUR SHOULD BE OF SUFFICIENT LENGTH TO KEEP RUNOFF FROM FLOWING AROUND THE END OF THE SILT FENCE (TYPICALLY 10' - 20').

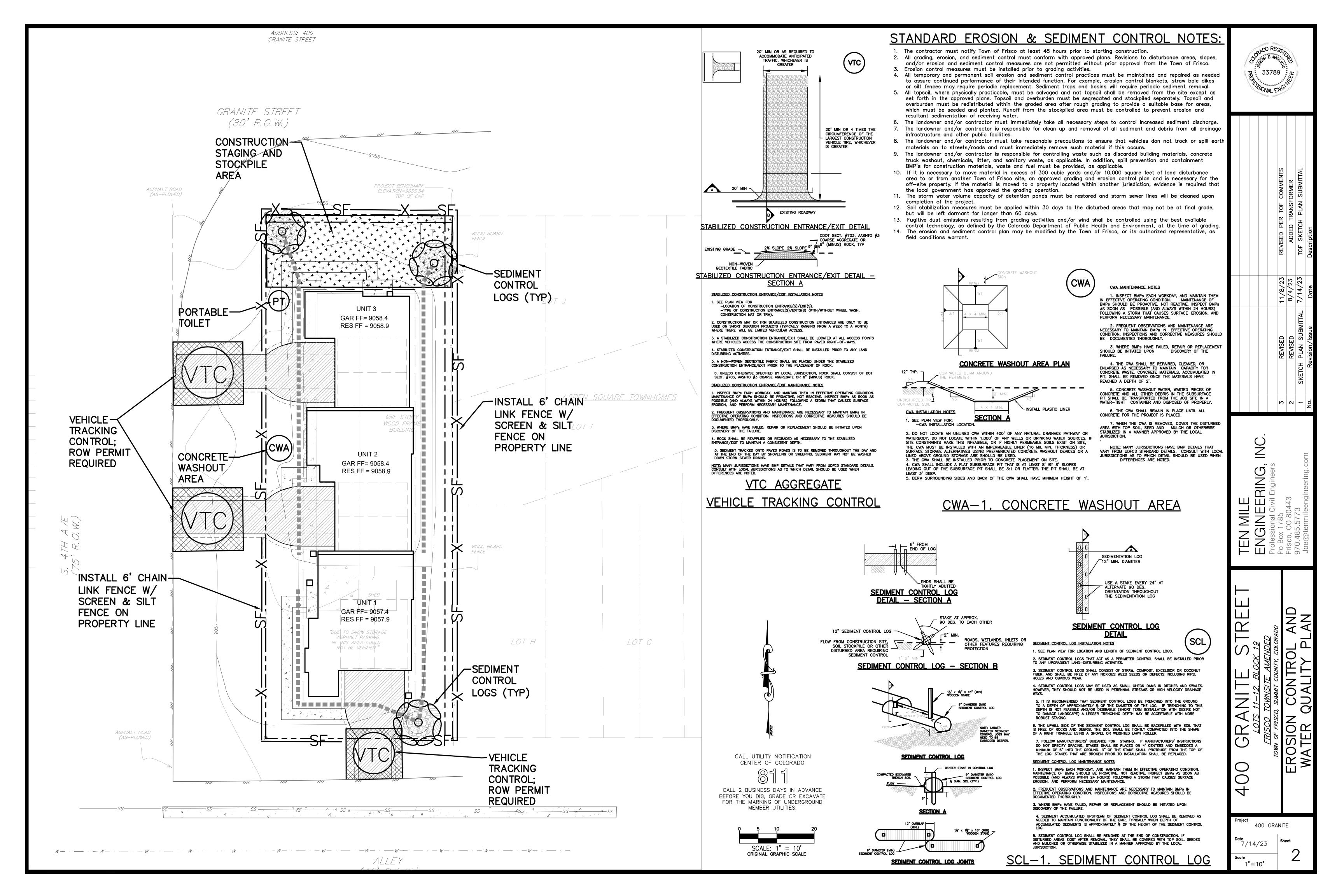
1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE 2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION, INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED . WHERE BMP's HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE

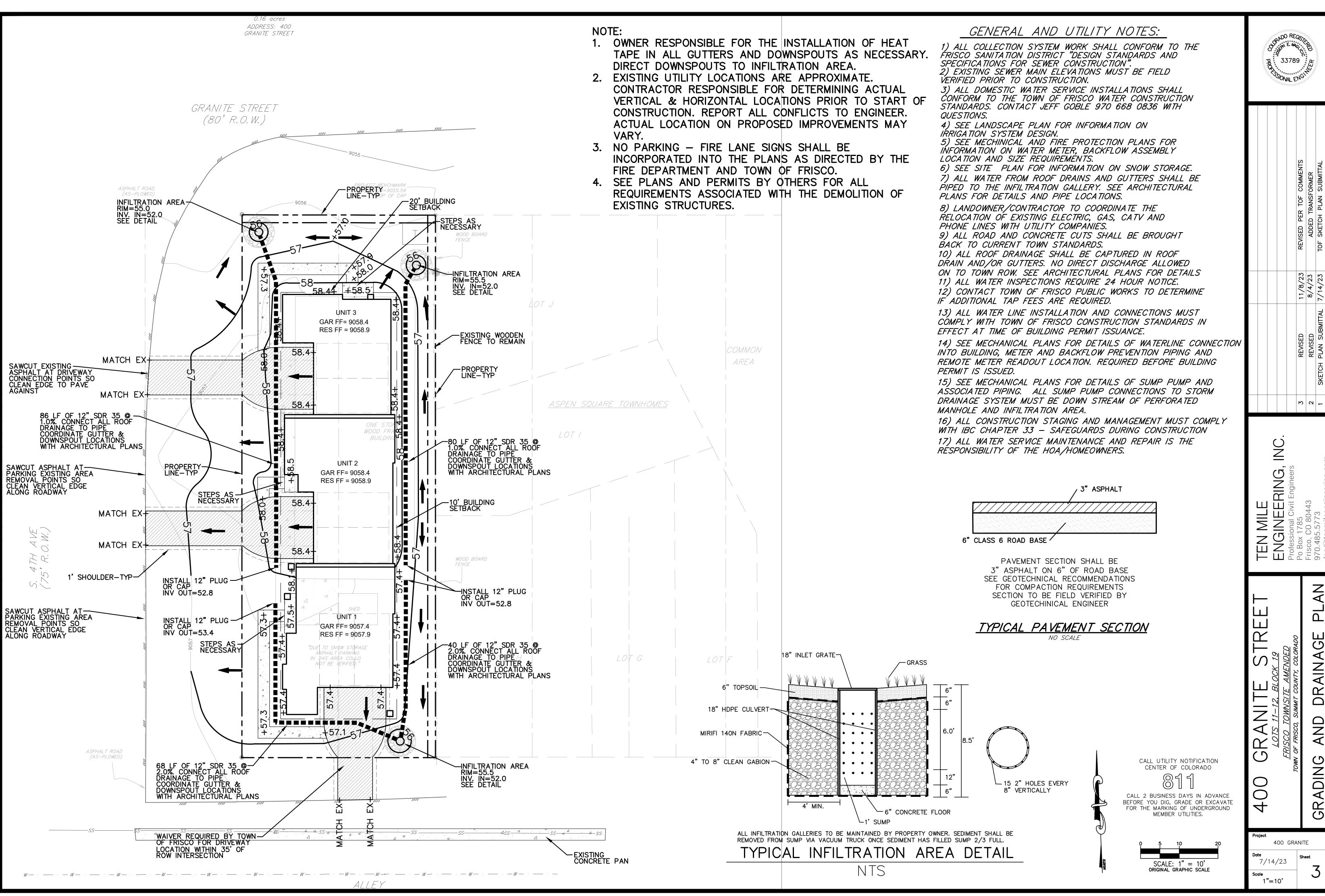
I. SEDIMENT ACCUMULATED UPSTREAM OF THE SILT FENCE SHALL BE REMOVED AS NEEDED TO MAINTAIN THE FUNCTIONALITY OF THE BMP, TYPICALLY WHEN DEPTH OF ACCUMULATED SEDIMENTS IS 5. REPAIR OR REPLACE SILT FENCE WHEN THERE ARE SIGNS OF WEAR, SUCH AS SAGGING, TEARING, OR COLLAPSE. S. SILT FENCE IS TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND APPROVED BY THE LOCAL JURISDICTION, OR IS REPLACED BY AN EQUIVALENT PERIMETER SEDIMENT . WHEN SILT FENCE IS REMOVED. ALL DISTURBED AREAS SHALL BE COVERED WITH TOPSOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED AS APPROVED BY LOCAL JURISDICTION.

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

400 GRANITE 7/14/23

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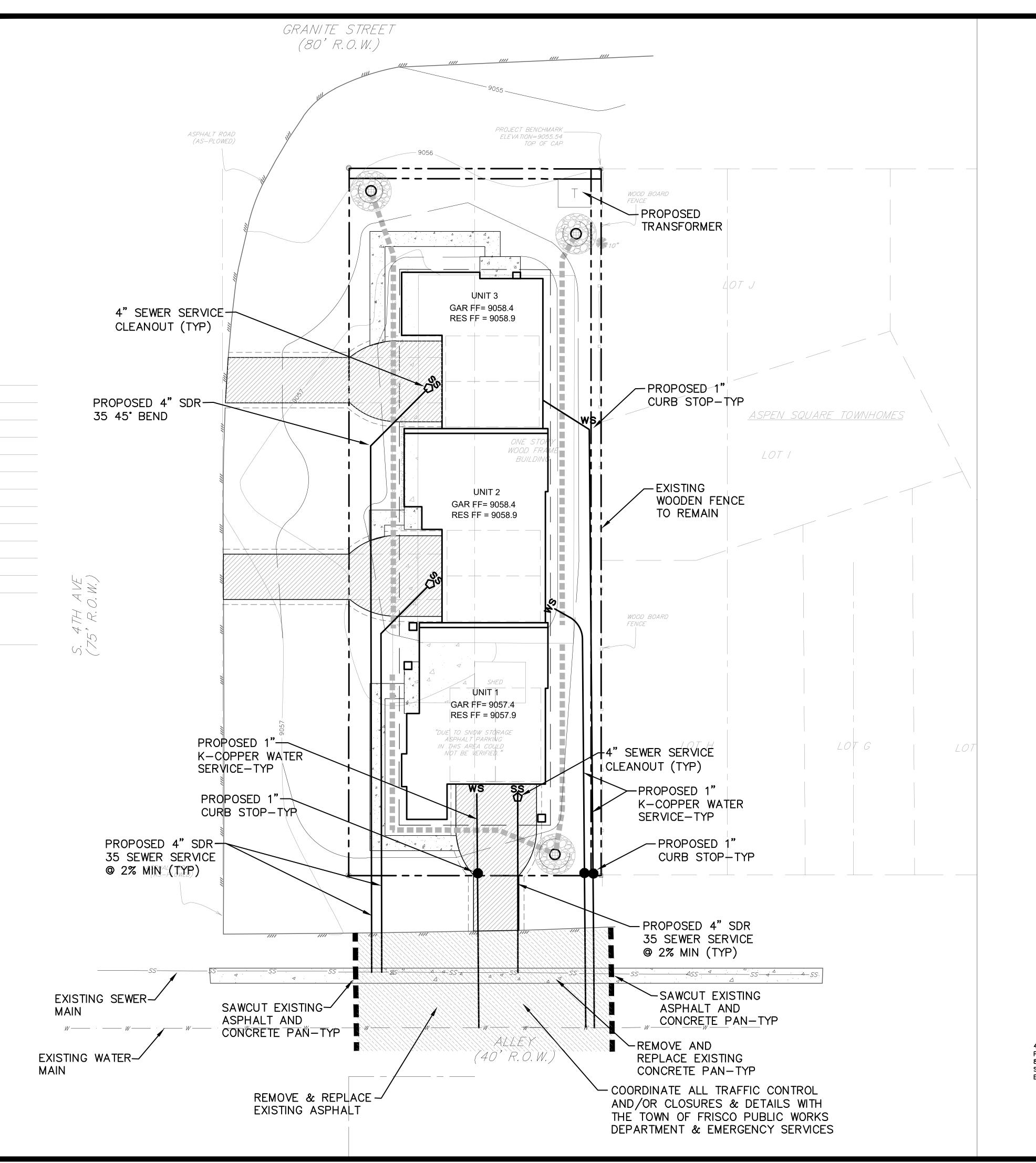
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GENERAL AND UTILITY NOTES:

1) ALL COLLECTION SYSTEM WORK SHALL CONFORM TO THE FRISCO SANITATION DISTRICT "DESIGN STANDARDS AND SPECIFICATIONS FOR SEWER CONSTRUCTION".

2) EXISTING SEWER MAIN ELEVATIONS MUST BE FIELD VERIFIED PRIOR TO CONSTRUCTION AND ORDERING MANHOLES..

3) ALL DOMESTIC WATER SERVICE INSTALLATIONS SHALL CONFORM TO THE TOWN OF FRISCO WATER CONSTRUCTION STANDARDS. CONTACT JEFF GOBLE 970 668 0836 WITH QUESTIONS.

4) SEE LANDSCAPE PLAN FOR INFORMATION ON IRRIGATION SYSTEM DESIGN.

5) SEE MECHINICAL AND FIRE PROTECTION PLANS FOR INFORMATION ON WATER METER, BACKFLOW ASSEMBLY LOCATION AND SIZE REQUIREMENTS.

6) SEE SITE PLAN FOR INFORMATION ON SNOW STORAGE.

7) ALL WATER FROM ROOF DRAINS AND GUTTERS SHALL BE PIPED TO THE INFILTRATION GALLERY. SEE ARCHITECTURAL PLANS FOR DETAILS AND PIPE LOCATIONS.

8) LANDOWNER/CONTRACTOR TO COORDINATE THE RELOCATION OF EXISTING ELECTRIC. GAS. CATV AND PHONE LINES WITH UTILITY COMPANIES.

9) ALL ROAD AND CONCRETE CUTS SHALL BE BROUGHT BACK TO CURRENT TOWN STANDARDS.

10) ALL ROOF DRAINAGE SHALL BE CAPTURED IN ROOF DRAIN AND/OR GUTTERS. NO DIRECT DISCHARGE ALLOWED ON TO TOWN ROW. SEE ARCHITECTURAL PLANS FOR DETAILS

11) ALL WATER INSPECTIONS REQUIRE 24 HOUR NOTICE. 12) CONTACT TOWN OF FRISCO PUBLIC WORKS TO DETERMINE

IF ADDITIONAL TAP FEES ARE REQUIRED. 13) ALL WATER LINE INSTALLATION AND CONNECTIONS MUST

COMPLY WITH TOWN OF FRISCO CONSTRUCTION STANDARDS IN EFFECT AT TIME OF BUILDING PERMIT ISSUANCE.

14) SEE MECHANICAL PLANS FOR DETAILS OF WATERLINE CONNECTION INTO BUILDING, METER AND BACKFLOW PREVENTION PIPING AND REMOTE METER READOUT LOCATION. REQUIRED BEFORE BUILDING PERMIT IS ISSUED.

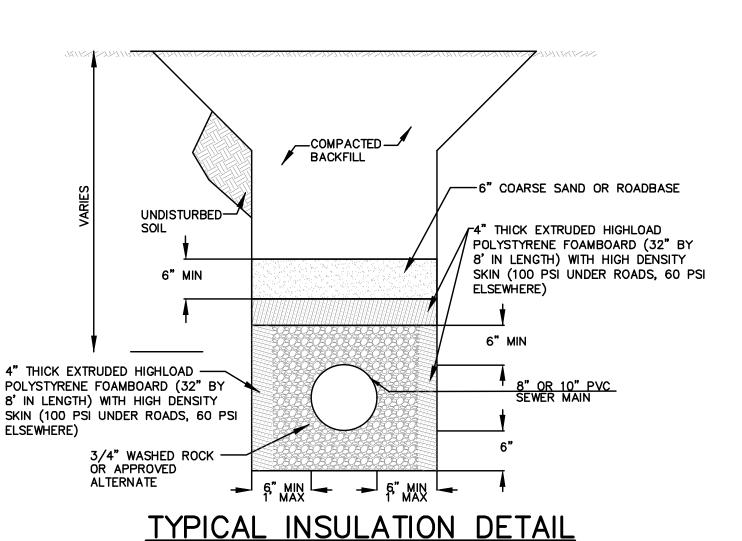
15) SEE MECHANICAL PLANS FOR DETAILS OF SUMP PUMP AND ASSOCIATED PIPING. ALL SUMP PUMP CONNECTIONS TO STORM DRAINAGE SYSTEM MUST BE DOWN STREAM OF PERFORATED MANHOLE AND INFILTRATION AREA.

16) SEE MECHANICAL PLANS FOR DETAILS OF GREASE TRAP AND ASSOCIATED PIPING WITHIN AND OUTSIDE OF BUILDING. 17) ALL CONSTRUCTION STAGING AND MANAGEMENT MUST COMPLY WITH IBC CHAPTER 33 - SAFEGUARDS DURING CONSTRUCTION

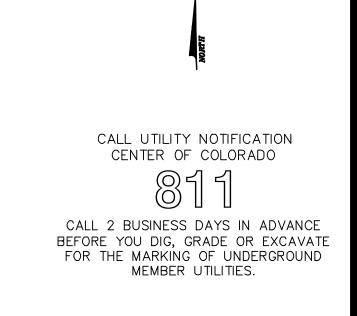
- 1. CONTRACTOR RESPONSIBLE FOR THE INSTALLATION OF HEAT TAPE IN ALL NEW 6" AND 12" DRAINAGE CULVERT AND HEAT TAPE STUBS. CONTRACTOR TO INSTALL PULL STRINGS.
- 2. EXISTING UTILITY LOCATIONS ARE APPROXIMATE. CONTRACTOR RESPONSIBLE FOR DETERMINING ACTUAL VERTICAL & HORIZONTAL LOCATIONS PRIOR TO START OF CONSTRUCTION. REPORT ALL CONFLICTS TO ENGINEER. ACTUAL LOCATION OF PROPOSED UTILITIES VERTICALLY MAY VARY.

3. INSTALL INSULATION OVER SEWER AND WATER MAINLINE AND SERVICES WHERE DEPTH IS LESS THAN 8'.

4. CONTRACTOR TO OBTAIN A ROW PERMIT FROM TOWN OF FRISCO PRIOR TO INSTALLATION OF UTILITIES.



NO SCALE



SCALE: 1" = 10' ORIGINAL GRAPHIC SCALE

7/14/23

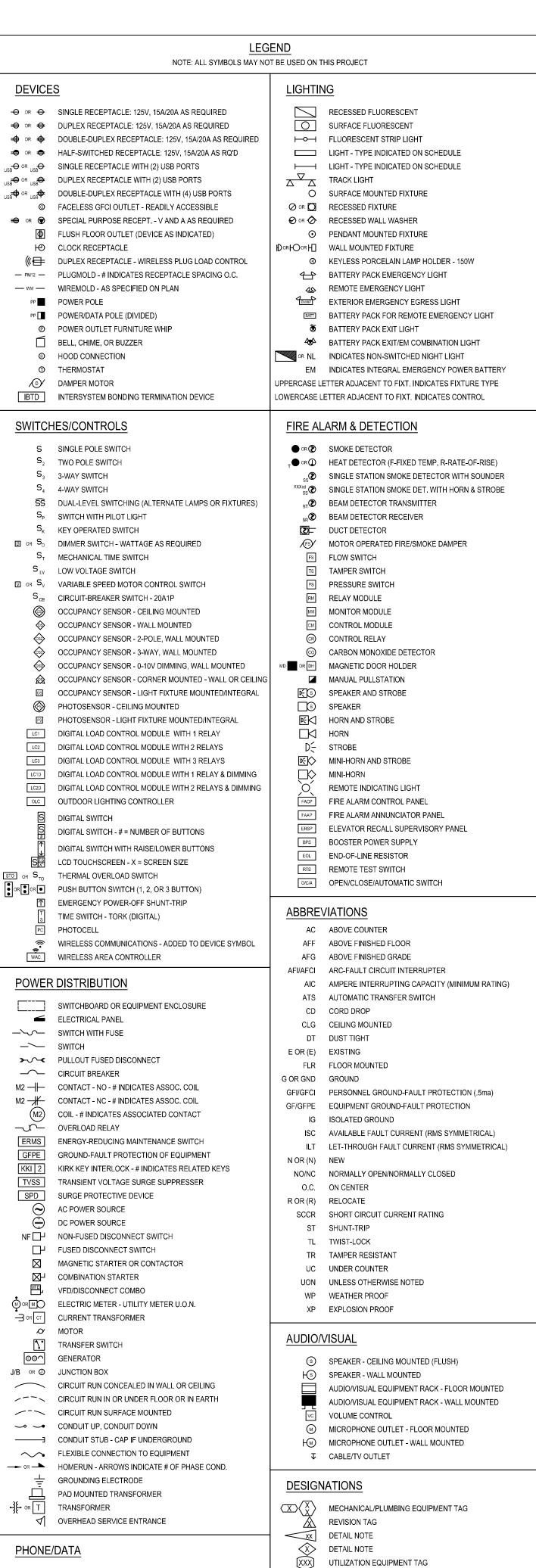
400 GRANITE 1"=10'

OVERALL

33789

		//23 REVISED PER TOF COMMENTS	./23 REVISED PER TOF COMMENTS-CURB ST	/23 ADDED TRANSFORMER	/23 TOF SKETCH PLAN SUBMITTAL	Description
		11/8/23	8/12/23	8/4/23	7/14,	مام
		REVISED	REVISED	REVISED	SKETCH PLAN SUBMITTAL 7/14/23	Revision /Issue
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TEN MILE ENGINEERING,



△ DATA OUTLET

▲ TELEPHONE OUTLET

TELEPHONE TERMINAL BOARD

TELEPHONE TERMINAL CABINET

▲ COMBINATION TELEPHONE/DATA OUTLET

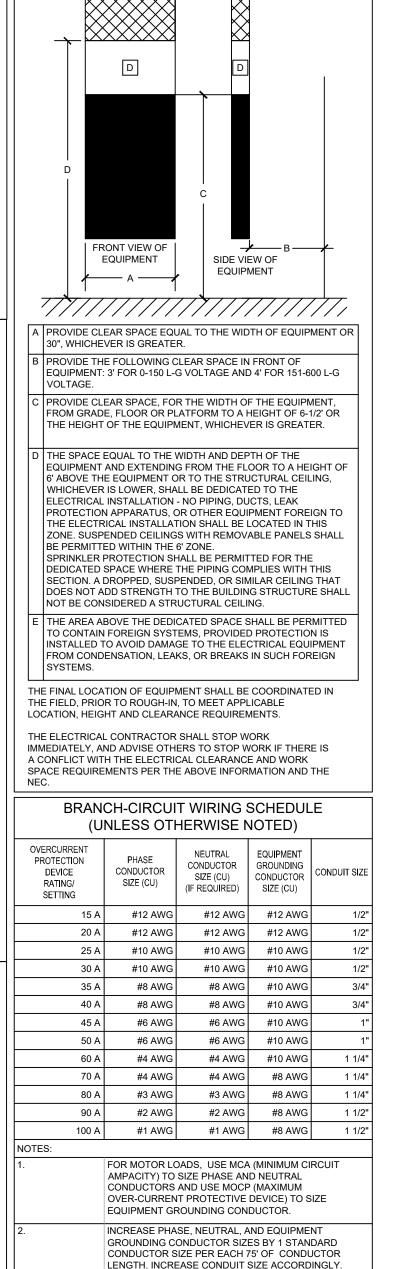
Wireless access Point - Ceiling Uon

FLUSH FLOOR OUTLET (DEVICE AS INDICATED)

© COMMUNICATIONS OUTLET FURNITURE WHIP

ADOPTED CODES:

020 NATIONAL ELECTRICAL CODE



ELECTRICAL SPECIFICATIONS CLEAR SPACE/WORKING SPACE ABOUT ELECTRICAL EQUIPMENT DRAWINGS ARE DIAGRAMMATIC AND DO NOT INDICATE ALL FITTINGS, JUNCTION BOXES, ETC. REQUIRED. PROVIDE ALL REQUIRED EQUIPMENT, CONDUIT, FITTINGS, WIRING, BOXES, ETC. FOR A COMPLETE AND OPERATIONAL INSTALLATION. WORK AND EQUIPMENT SHALL COMPLY WITH STATE AND LOCALLY ADOPTED CODES AND STANDARDS, INCLUDING THE 2020 NATIONAL ELECTRICAL CODE (NEC), INTERNATIONAL CODES (I-CODES), AND LOCAL ANYTHING DRAWN OR SPECIFIED SHALL NOT BE CONSTRUED TO CONFLICT WITH STATE AND LOCALLY ADOPTED CODES AND STANDARDS. INCLUDING THE NATIONAL ELECTRICAL CODE. WHICH GOVERNS THE INSTALLATION OF ANY ELECTRICAL WORK. ITEMS SHALL NOT BE INSTALLED IN CONFLICT WITH THE NEC. RESOLVE ANY AND ALL CONFLICTS PRIOR TO INSTALLATION. BECOME THOROUGHLY ACQUAINTED WITH THE CONDITIONS UNDER WHICH WORK IS TO BE PERFORMED EXAMINE ALL SERVICES. EQUIPMENT. AND EXISTING CONDITIONS. WHICH THIS WORK IS IN ANY WAY DEPENDENT UPON, AND BRING ANY DISCREPANCIES OR OMISSIONS FOUND IN THE DRAWINGS TO THE ELECTRICAL ENGINEER'S ATTENTION PRIOR TO SUBMITTING BID. THE LOCATION OF OUTLETS AND EQUIPMENT SHOWN ON THE DRAWINGS ARE APPROXIMATE. THE ARCHITECT AND ENGINEER SHALL HAVE THE RIGHT TO ADJUST THE LOCATION OF OUTLETS OR FIXTURES, WITHIN 10' OF THE SPECIFIED LOCATION, BEFORE THEY ARE INSTALLED AND WITHOUT ADDITIONAL COST. PROVIDE DRAWINGS TO LOCAL BUILDING AUTHORITY AND OBTAIN A PERMIT PRIOR TO STARTING ANY WORK. NOTIFY ELECTRICAL ENGINEER OF ANY CHANGES REQUESTED BY THE LOCAL BUILDING AUTHORITY IMMEDIATELY AND PRIOR TO STARTING WORK. VERIFY AND COMPLY WITH UTILITY COMPANY REQUIREMENTS. PROVIDE METERING, CONNECTION CABINETS, CT CABINETS, AND TRANSFORMER AND CONNECTION CABINET PADS PER LOCAL UTILITY COMPANY PROVIDE A REDLINED AS-BUILT SET OF ELECTRICAL DRAWINGS TO OWNER UPON COMPLETION OF WORK. ELECTRICAL WORK SHOWN LIGHT OR MARKED "E" IS EXISTING, SHOWN DARK IS NEW, AND SHOWN DASHED IS EXISTING TO BE REMOVED OR RELOCATED UNLESS OTHERWISE INDICATED. DASHING MAY ALSO INDICATE UNDER FLOOR OR UNDER GROUND CONDUIT. IF UNCLEAR, CONTACT ELECTRICAL ENGINEER FOR EQUIPMENT, WIRING, AND DEVICES SHOWN ARE NEW UNLESS OTHERWISE NOTED. MAINTAIN CIRCUITING TO EXISTING EQUIPMENT AND DEVICES TO REMAIN. REFERENCE ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION. INSTALL EQUIPMENT AND DEVICES PER THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. NOTIF' ELECTRICAL ENGINEER, PRIOR TO INSTALLING EQUIPMENT AND DEVICES, IF MANUFACTURER'S INSTALLATION INSTRUCTIONS CONFLICT WITH ELECTRICAL INFORMATION ON THE THESE DRAWINGS. ELECTRICALLY OPERATED EQUIPMENT SHOWN ON PLANS (ARCHITECTURAL, MECHANICAL, PLUMBING ELECTRICAL, CIVIL, EQUIPMENT SUPPLIER, SHOP DRAWINGS) AND NOT CIRCUITED ON THE ELECTRICAL PLANS. WILL REQUIRE ELECTRICAL SERVICE. CONTACT ELECTRICAL ENGINEER FOR CONNECTION REQUIREMENTS AND CLARIFICATION PRIOR TO BID. THE COST FOR THIS WORK SHALL BE INCLUDED IN THE PROVIDE HANGERS AND SUPPORTS TO ADEQUATELY AND SECURELY SUPPORT ELECTRICAL SYSTEM COMPONENTS IN A NEAT AND WORKMANLIKE MANNER. MAINTAIN THE FIRE RATING OF THE ASSEMBLY (CEILING, WALL, OR FLOOR) IN WHICH EQUIPMENT, WIRING, AND DEVICES ARE TO BE INSTALLED. EQUIPMENT SHALL BE FULLY RATED FOR THE AMBIENT CONDITIONS (ELEVATION, TEMPERATURE, WIND LOAD, SOIL CONDITIONS, ETC) AT THE PROJECT LOCATION. KEEP PRODUCTS IN ORIGINAL MANUFACTURER'S PACKAGING AND PROTECT FROM DAMAGE UNTIL READY FOR PROVIDE PRODUCTS LISTED, CLASSIFIED, AND LABELED AS SUITABLE FOR THE PURPOSE INTENDED. UNLESS SPECIFICALLY INDICATED TO BE EXCLUDED, PROVIDE ALL REQUIRED CONDUIT, BOXES, WIRING, CONNECTORS, HARDWARE, SUPPORTS, TRIMS, ACCESSORIES, ETC. AS NECESSARY FOR COMPLETE AND OPERATIONAL SYSTEMS. PROVIDE PRODUCT DATA SHEETS AND SHOP DRAWINGS FOR EQUIPMENT, FIXTURES, AND DEVICES TO

ELECTRICAL ENGINEER PRIOR TO PURCHASING. REVIEW, STAMP AND INITIAL ALL ELECTRICAL SUBMITTALS AND SHOP DRAWINGS CERTIFYING THAT THE SUBMITTALS HAVE BEEN REVIEWED PRIOR TO SUBMITTING TO ELECTRICAL ENGINEER FOR REVIEW. EQUIPMENT AND FIXTURES SPECIFIED REPRESENT REQUIRED QUALITY AND PERFORMANCE PROVIDE PRODUCT DATA SHEETS AND SHOP DRAWING OF PROPOSED SUBSTITUTIONS TO SPECIFIED EQUIPMENT TO ELECTRICAL ENGINEER FOR REVIEW. ELECTRICAL ENGINEER SHALL DETERMINE THE ACCEPTABILITY OF SUBSTITUTIONS TO SPECIFIED EQUIPMENT. REVIEW, STAMP AND INITIALED A ELECTRICAL SUBMITTALS AND SHOP DRAWINGS CERTIFYING THAT SUBMITTALS HAVE BEEN REVIEWED PRIOR TO SUBMITTING TO ELECTRICAL ENGINEER FOR REVIEW. SUBMITTALS AND SHOP DRAWINGS ARE TO INCLUDE THE FOLLOWING: KEY TO PLAN DESIGNATIONS MANUFACTURER, MODEL NUMBER, DATA SHEETS, QUANTITIES, COLORS, LABELS, DIMENSIONS, INSTALLATION INSTRUCTIONS, AND ANY ADDITIONAL INFORMATION REQUIRED TO DETERMINE IF THE PRODUCT MEETS THE CONSTRUCTION PHASE REVIEW REQUIREMENTS INSTALL POWER, LIGHTING, COMMUNICATIONS AND SPECIAL SYSTEM (FIRE ALARM, SECURITY, BUILDING AUTOMATION, ETC) BOXES PRIOR TO RUNNING CABLE OR CONDUIT TO BOXES. ARRANGE FOR OWNER, ARCHITECT, AND ENGINEER TO REVIEW BOX LOCATIONS PRIOR TO RUNNING CABLE OR CONDUIT TO BOXES. ADJUST BOXES AS DIRECTED BY OWNER, ARCHITECT, AND ENGINEER. THE ELECTRICAL CONTRACTOR SHALL INSTALL RECEPTACLES, WIRING, LIGHTING, SMOKE DETECTORS, ALARM TELEPHONE OUTLETS FOR THE FIRST OF EACH UNIT TYPE AND PRIOR TO STARTING ANY OTHER UNIT OF A THE MOCKUP UNIT SHALL BE APPROVED IN WRITING BY THE ARCHITECT. ELECTRICAL ENGINEER, BUILDING DEPARTMENT AND OWNER OR OWNER'S REPRESENTATIVE PRIOR TO STARTING ANY ADDITIONAL UNITS OF REQUESTS FOR MODIFICATIONS TO THE CONTRACT (CHANGE ORDERS) REQUESTS BY CONTRACTOR FOR ADDITION OR REDUCTION TO THE CONTRACT AMOUNT SHALL BE ACCOMPANIED BY THE FOLLOWING FOR EVALUATION BY THE OWNER AND ENGINEER: QUANTITIES OF PRODUCTS, LABOR, AND EQUIPMENT DOLLAR AMOUNT OF TAXES, OVERHEAD, AND PROFIT JUSTIFICATION FOR ANY CHANGE IN CONTRACT TIME CREDIT AMOUNT FOR DELETIONS (WITH DOCUMENTATION) DATES AND TIMES OF WORK PERFORMED, AND BY WHOM TIME RECORDS AND WAGE RATES PAIL INVOICES AND RECEIPTS FOR PRODUCTS AND EQUIPMENT SUBMIT ALL DOCUMENTATION TO ENGINEER AND OWNER, AND OBTAIN WRITTEN APPROVAL PRIOR TO STARTING ANY WORK THAT AFFECTS THE CONTRACT AMOUNT OR COMPLETION DATE. EXISTING CONDITIONS THESE DRAWINGS CONTAIN INFORMATION REGARDING EXISTING CONDITIONS. THIS INFORMATION WAS COMPILED FROM EXISTING DRAWINGS. CASUAL FIELD OBSERVATIONS OR INFORMATION PROVIDED BY OTHERS. IN SOME CASES, ASSUMPTIONS WERE MADE WHEN FIELD OBSERVATIONS OR EXISTING DRAWINGS DID NOT PROVIDE NECESSARY INFORMATION (I.E. LOCKED DISCONNECTS, NO WIRE SIZE INDICATED, NAMEPLATE DATA MISSING, INACCURATE AS-BUILT DRAWINGS, ETC EXISTING CONDITIONS SHALL BE VERIFIED AND ALLOWED FOR PRIOR TO BID AND CONSTRUCTION. NOTIFY THE ELECTRICAL ENGINEER OF ANY DISCREPANCIES WITH THESE DRAWINGS IMMEDIATELY AND PRIOR TO COMMENCING ANY FURTHER WORK. COORDINATION THE ELECTRICAL DRAWINGS ARE ONLY ONE PART OF A COMPLETE SET OF CONSTRUCTION DOCUMENTS. EXAMINE THE ARCHITECTURAL, MECHANICAL, PLUMBING, AND CIVIL DRAWINGS PRIOR TO SUBMITTING BID

AND STARTING WORK TO DETERMINE THE FULL EXTENT OF ELECTRICAL WORK REQUIRED.

MANUFACTURER'S INSTRUCTIONS FOR EQUIPMENT PROVIDED BY OTHERS.

APPLICABLE LOCATION, HEIGHT AND CLEARANCE REQUIREMENTS.

CONDUCTORS SHALL BE XHHW-2, INSULATED COMPACT STRAND.

AND CEILINGS TO BE REMOVED.

TEMPORARY POWER DURING OUTAGE.

COORDINATE WORK WITH OTHER TRADES PRIOR TO ROUGH-IN. COORDINATION SHALL INCLUDE REVIEWING

THE ARCHITECTURAL, MECHANICAL, PLUMBING, ETC. DRAWINGS AND SHOP DRAWINGS PRIOR TO BID AND

THE FINAL LOCATION OF EQUIPMENT SHALL BE COORDINATED IN THE FIELD, PRIOR TO ROUGH-IN, TO MEET

WIRING, DEVICES AND CONDUIT NOT BEING USED. DISCONNECT ELECTRICAL SYSTEMS IN WALLS, FLOORS,

DRAWINGS ARE BASED ON CASUAL FIELD OBSERVATION AND EXISTING RECORD DOCUMENTS. DEMO PLANS

MAINTAIN THE ELECTRICAL SERVICE TO EXISTING EQUIPMENT AND DEVICES TO REMAIN. EXTEND EXISTING

INSTALLATIONS USING MATERIALS AND METHODS COMPATIBLE WITH EXISTING ELECTRICAL INSTALLATIONS.

MAINTAIN THE ELECTRICAL SERVICE TO EXISTING TENANTS AND AREAS. ANY SERVICE DISCONTINUITY SHALL

BE COORDINATED AND APPROVED BY OWNER AND TENANTS PRIOR TO OUTAGE. IF REQUIRED, PROVIDE

NEW WIRING SHALL BE THHN/THWN-2, 90°C INSULATED COPPER UNLESS OTHERWISE NOTED. ALUMINUM

THE CONDUCTORS FOR 15A AND 20A BRANCH CIRCUITS SHALL BE #12 THHN/THWN-2, 90°C INSULATED

15A BRANCH CIRCUITS IN DWELLING UNITS MAY BE #14 THHN/THWN-2, 90°C INSULATED COPPER

PROVIDE TEMPORARY WIRING AND CONNECTIONS TO MAINTAIN EXISTING SYSTEMS IN SERVICE DURING

OBTAIN AND REVIEW SHOP DRAWINGS, PRODUCT DATA, MANUFACTURER'S WIRING DIAGRAMS AND

DISCONNECT WIRING TO EQUIPMENT, DEVICES, AND FIXTURES TO BE REMOVED. REMOVE EQUIPMEN

FIELD VERIFY EXISTING CONDITIONS TO DETERMINE EXTENT OF DEMOLITION WORK, REFERENCE

ARCHITECTURAL, MECHANICAL, AND ELECTRICAL PLANS FOR ADDITIONAL INFORMATION. DEMOLITION

INCREASE CONDUCTOR SIZES AS REQUIRED TO LIMIT FEEDER VOLTAGE DROP TO 3%, BRANCH-CIRCUIT /OLTAGE DROP TO 3%, AND TOTAL VOLTAGE DROP (FEEDER + BRANCH-CIRCUIT) TO 5%. MAY BE INSTALLED IN A RACEWAY IF THE APPROPRIATE AMPACITY-DERATING FACTORS ARE APPLIED. PROVIDE AN INSULATED EQUIPMENT GROUNDING CONDUCTOR WITH ALL FEEDERS AND BRANCH-CIRCUIT IN FINISHED AREAS, WHERE CONDUIT AND CABLE CAN NOT BE CONCEALED IN WALLS OR CEILINGS (I.E. APPROVED BY ARCHITECT OR ENGINEER. REFERENCE THE NEC FOR ADDITIONAL APPLICATION REQUIREMENTS. IN CONCRETE OR MASONRY OUTDOORS (ABOVE GRADE) FMT IMC GRC BRANCH CIRCUITS (EXPOSED EMT. IMC. GRC INTERIOR BRANCH CIRCUITS (CONCEALED BEHIND DRYWALL) MC. EMT. IMC SUPPLY TO DISTRIBUTION PANELS EMT, IMC, GRC, PVC SER AND NM CABLE MAY BE USED IN RESIDENTIAL PROJECTS WHERE PERMITTED BY THE NEC. LENGTH TO BE 6' UNLESS OTHERWISE INDICATED. CORROSIVE LOCATIONS. MAXIMUM LENGTH TO BE 6' UNLESS OTHERWISE INDICATED. PROVIDE PVC COATED GRC FOR ELBOWS IN PVC CONDUIT RUNS.

ALL CONDUITS AND CABLES PASSING THROUGH RATED WALLS. FLOORS OR CEILINGS SHALL BE FIRE TOPPED WITH APPROVED FIRE BARRIER CAULK. INSTALL CAULK PER MANUFACTURE'S INSTRUCTIONS AND MAINTAIN THE RATING OF THE WALL, FLOOR, OR CEILING BEING PENETRATED. SERVICE CONDUCTORS: ROUTE OUTSIDE OF BUILDING OR STRUCTURE OTHER THAN AT THE POINT OF ENTRANCE TO CONNECT TO THE SERVICE DISCONNECTING MEANS. DEVICE AND FACEPLATE COLOR SHALL BE AS SPECIFIED BY THE ARCHITECT OR TO MATCH EXISTING

COORDINATE FACEPLATE AND DEVICE COLORS WITH ARCHITECT, INTERIOR DESIGNER AND OWNER PRIOR TO PURCHASING AND INSTALLING DEVICES AND FACEPLATES. PHOTOCELL/PHOTOSENSOR LOCATION ADJUSTMENTS: LOCATIONS INDICATED ARE DIAGRAMMATIC AND ONLY INTENDED TO INDICATE WHICH ROOMS OR AREAS REQUIRE DEVICES. PROVIDE QUANTITY AND LOCATIONS AS REQUIRED FOR PROPER CONTROL OF RESPECTIVE ROOM OR AREA BASED ON MANUFACTURER'S RECOMMENDATIONS FOR INSTALLED DEVICES. DEMONSTRATE PROPER OPERATION OF LIGHTING CONTROL DEVICES TO OWNER, AND CORRECT DEFICIENCIES OR MAKE ADJUSTMENTS AS DIRECTED. ROVIDE TAMPER RESISTANT RECEPTACIES FOR 15A AND 20A RECEPTACIES RATED 120V-208V-AND 240V IN THE FOLLOWING AREAS: DWELLING UNITS; GUEST ROOMS OR GUEST SUITES IN HOTELS AND MOTELS; CHILD CARE FACILITIES: CHILD CARE AREAS: PRESCHOOLS AND ELEMENTARY SCHOOLS: BUSINESS OFFICES. CORRIDORS AND WAITING ROOMS AND SIMILAR AREAS IN DENTAL AND MEDICAL FACILITIES: AND

FEEDING STANDARD RECEPTACLE, OR GFCI CIRCUIT-BREAKER. THE GROUND-FAULT CIRCUIT-INTERRUPTER SHALL BE INSTALLED IN A READILY ACCESSIBLE LOCATION. DWELLING UNIT RECEPTACLE GFCI PROTECTION: 120V, 208V, AND 240V RECEPTACLES INSTALLED IN THE FOLLOWING LOCATIONS: BATHROOMS, GARAGES, OUTDOORS, CRAWL SPACES, BASEMENTS, KITCHENS WHERE RECEPTACLES SERVE COUNTERTOP SURFACES), SINKS (WITHIN 6' OF INSIDE EDGE OF SINK BOWL BATHTUBS AND SHOWER STALLS (WHERE RECEPTACLE IS WITHIN 6' OF THE BATHTUB OR SHOWER STALL), LAUNDRY AREAS, INDOOR DAMP AND WET LOCATIONS, AND ANY LOCATIONS REQUIRED PER THE NEC. DWELLING UNIT OUTLET GFCI PROTECTION: OUTDOOR OUTLETS, 120V, 208V, AND 240V BRANCH-CIRCUITS, RATED 50A OR LESS. 120V LIGHTING OUTLETS IN CRAWL SPACES. FCI PROTECTION: PROVIDE GFCI PROTECTION FOR 1Ø RECEPTACLES RATED 120V, 208V AND 240V, 50A OR ESS AND 3Ø RECEPTACLES RATED 208V AND 240V. 100A OR LESS FOR THE FOLLOWING: BATHROOMS. KITCHENS, FOOD PREPARATION AREAS WITH A SINK, ROOFTOPS, OUTDOORS, SINKS (WITHIN 6' OF TOP INSIDE EDGE OF SINK BOWL) FLECTRIC WATER COOLERS, INDOOR DAMP OR WET LOCATIONS, LOCKER ROOMS CRAWL SPACES, UNFINISHED BASEMENTS, LAUNDRY AREAS, BATHTUBS AND SHOWER STALLS (WITHIN 6' OF HE BATHTUB OR SHOWER STALL, GARAGES, SERVICE BAYS, VEHICLE EXHIBITION HALLS AND SHOWROOMS. OUTLETS INDICATED ON POWER PLAN, AND OUTLETS REQUIRED PER THE NEC.

PROVIDE GFCI PROTECTION FOR 120V, 15A OR 20A EQUIPMENT SERVICE RECEPTACLES. PROVIDE ARC-FAULT PROTECTION FOR 120V, 15A AND 20A BRANCH CIRCUITS SUPPLYING OUTLETS AND DEVICES INSTALLED IN DWELLING UNIT KITCHENS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, IBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, LAUNDRY AREAS, AND SIMILAR ROOMS OR AREAS. PROVIDE ARC-FAULT PROTECTION FOR 120V, 15A AND 20A BRANCH CIRCUITS SUPPLYING OUTLETS AND DEVICES INSTALLED IN DORMITORY UNIT BEDROOMS, LIVING ROOMS, HALLWAYS, CLOSETS, AND BATHROOMS. PROVIDE ARC-FAULT PROTECTION FOR 120V, 15A AND 20A BRANCH CIRCUITS SUPPLYING OUTLETS AND DEVICES INSTALLED IN GUEST ROOMS AND GUEST SUITES OF HOTELS AND MOTELS AND PATIENT SLEEPING ROOMS IN NURSING HOMES AND LIMITED-CARE FACILITIES. PROVIDE WEATHER-RESISTANT RECEPTACLES FOR RECEPTACLES INSTALLED IN DAMP OR WET LOCATIONS. PROVIDE HUBBELL RECEPTACLES WITH THE APPROPRIATE NEMA CONFIGURATION FOR RECEPTACLES SHOWN PROVIDE 6' CORD AND PLUG FOR SPECIAL-PURPOSE RECEPTACLES IF EQUIPMENT TO BE INSTALLED IS NOT SUPPLIED WITH A CORD AND PLUG. PROVIDE FLOOR-MOUNTED DEVICE COVERS MOUNTED FLUSH WITH THE FINISHED FLOOR SURFACE. PROVIDE WIRING DEVICES AS MANUFACTURED BY HUBBELL, PASS AND SEYMOUR, LEVITION, WATT-STOPPER,

OUTLETS, AND LIGHT FIXTURES WITH ARCHITECTURAL DRAWINGS. MOUNTING HEIGHTS ARE TO CENTER OF DEVICE, UNLESS OTHERWISE NOTED. MATCH MOUNTING HEIGHT OF EXISTING DEVICES IF APPLICABLE.

GENERAL RECEPTACLES (RESIDENTIAL) @12" AFI ABOVE COUNTER RECEPTACLES AND SWITCHES @ 2" ABOVE GARAGE OUTLETS @ 44" AFF LIGHT SWITCHES @ 44" AFF LIGHT SWITCHES IN BATHROOMS @ 44" AFF ELEPHONE OUTLETS @ 18" AFF TELEPHONE OUTLET (WALL MOUNTED) 44" AFF CLOCK OUTLETS @ 7-6" AFF
TV OUTLETS (RESIDENTIAL) @ 12" AFF
DATA/PHONE OUTLETS (RESIDENTIAL) @ 12" AFF

PRIOR TO PROCEEDING WITH WORK. PROVIDE "IN-USE" WEATHERPROOF COVER FOR EXTERIOR RECEPTACLES. COMPLY WITH ADA STANDARDS FOR MOUNTING HEIGHTS AND LOCATIONS.

PROVIDE DISTRIBUTION PANELS, DISCONNECTS, CONTACTORS, ETC. OF VOLTAGE, AMPERAGE, PHASE, AND SHORT-CIRCUIT RATINGS AS INDICATED ON PLANS. TERMINATIONS SHALL BE RATED 75°C MINIMUM CU/AL. CIRCUIT BREAKERS OR FUSES RATED 1200A OR HIGHER: PROVIDE ENERGY-REDUCING MAINTENANCE SWITCH

EQUIPMENT SHALL BE FULLY-RATED FOR THE AVAILABLE FAULT CURRENT UNLESS A SERIES-RATED COMBINATION IS SPECIFICALLY NOTED ON PLANS. FUSES SPECIFIED ARE AS MANUFACTURED BY BUSSMANN. THE SAME CLASS OF FUSE AS MANUFACTURED BY LITTELFUSE AND GOULD-SHAWMUT MAY BE SUBSTITUTED. PROVIDE ENCLOSURES FOR EQUIPMENT AND DEVICES SUITABLE FOR THE INSTALLED LOCATION. PROVIDE 3 5/8" DEEP LOAD CENTERS FOR PANELS. PROVIDE PANELS AND SWITCHBOARDS BUSSING AND FINGERS TO ACCOMMODATE BREAKERS OR SWITCHES

PROVIDE A LISTED BREAKER-TIE OR MULTI-POLE BREAKER FOR EACH MULTIWIRE (SHARED NEUTRAL) BRANCH BRANCH-CIRCUIT CONDUCTORS GREATER THAN 20A SHALL BE AS INDICATED ON PLANS OR REQUIRED PER PROVIDE DISTRIBUTION EQUIPMENT AS MANUFACTURED BY AMERICAN MIDWEST POWER, SQUARE D,

THE MAXIMUM NUMBER OF CONDUCTORS IN A CONDUIT FOR A 3Ø SYSTEM SHALL BE THREE (AØ. BØ. CØ). NOT INCLUDING NEUTRAL AND FOUIPMENT GROUNDING CONDUCTORS. UNLESS OTHERWISE INDICATED. CONDUI SIZE SHALL BE BASED UPON NEC CHAPTER 9 AND ANNEX C. MORE THAN 3 CURRENT-CARRYING CONDUCTORS MAY BE INSTALLED IN A RACEWAY IF THE APPROPRIATE AMPACITY-DERATING FACTORS ARE APPLIED. THE MAXIMUM NUMBER OF CONDUCTORS IN A CONDUIT FOR A 1Ø SYSTEM SHALL BE TWO (AØ, BØ), NOT INCLUDING NEUTRAL AND EQUIPMENT GROUNDING CONDUCTORS UNLESS OTHERWISE INDICATED. CONDUI SIZE SHALL BE BASED UPON NEC CHAPTER 9 AND ANNEX C. MORE THAN 3 CURRENT-CARRYING CONDUCTORS PROVIDE A DEDICATED NEUTRAL FOR EACH LINE-TO-NEUTRAL CIRCUIT UNLESS A MULTI-POLE BREAKEF WHICH DISCONNECTS ALL PHASE CONDUCTORS THAT SHARE A NEUTRAL, IS PROVIDED (LISTED BREAKER-TIES

PROVIDE ALL CONDUIT, FITTINGS, SUPPORTS, AND ACCESSORIES REQUIRED FOR A COMPLETE RACEWAY CONDUIT SHALL BE CONCEALED IN WALLS, FLOOR OR CEILING IN FINISHED AREAS UNLESS OTHERWISE

EXISTING MASONRY CONSTRUCTION), PROVIDE WIREMOLD OR EQUAL SURFACE MOUNTED RACEWAY AS INLESS OTHERWISE INDICATED AND WHERE NOT OTHERWISE RESTRICTED, USE THE CONDUIT TYPES NDICATED BELOW FOR THE SPECIFIED APPLICATIONS. WHERE MORE THAN ONE LISTED APPLICATION APPLIES, COMPLY WITH THE MOST RESTRICTIVE REQUIREMENTS. WHERE CONDUIT TYPE FOR A PARTICULAR APPLICATION IS NOT SPECIFIED. USE GALVANIZED STEEL RIGID METAL CONDUIT. DO NOT USE CONDUIT AND ASSOCIATED FITTINGS FOR APPLICATIONS OTHER THAN AS PERMITTED BY NFPA 70 AND PRODUCT LISTING.

CONNECTIONS TO LUMINAIRES ABOVE ACCESSIBLE CEILINGS: USE FLEXIBLE METAL CONDUIT. MAXIMUM FINAL CONNECTIONS TO VIBRATING EQUIPMENT (MOTORS, TRANSFORMERS, ETC) SHALL BE MADE WITH

FLEXIBLE METAL CONDUIT IN DRY LOCATIONS AND LIQUIDTIGHT FLEXIBLE METAL CONDUIT IN DAMP, WET, OR INSTALL RACEWAYS AND CABLES EXPOSED TO SUNLIGHT ON ROOFTOPS A MINIMUM OF 1" ABOVE ROOF

GFCI PROTECTION FOR PERSONNEL PROTECTION: PROVIDE GFCI RECEPTACLE, FACELESS GFCI DEVICE

OORDINATE MOUNTING HEIGHTS OF SWITCHES, RECEPTACLES, PHONE OUTLETS, DATA OUTLETS, TV THE MOUNTING HEIGHT FOR DEVICES SHALL BE AS INDICATED BELOW, UNLESS OTHERWISE NOTED

COUNTER OR BACKSPLASH TO BOTTOM OF DEVICE (COORDINATE WITH ARCHITECT)

OCATE WALL SWITCHES ON STRIKE SIDE OF DOOR WITH EDGE OF WALL PLATE 3 INCHES FROM EDGE OF OOOR FRAME. WHERE LOCATIONS ARE INDICATED OTHERWISE, NOTIFY ARCHITECT TO OBTAIN DIRECTION

DEVICES IN THE SAME LOCATION AND AT THE SAME MOUNTING HEIGHT SHALL BE MOUNTED UNDER A DISTRIBUTION EQUIPMENT

ELECTRO-MECHANICAL INDUSTRIES, CUTLER-HAMMER, SIEMENS, ERICKSON ELECTRIC, GE OR METRON. THE MOUNTING HEIGHT FOR DISTRIBUTION EQUIPMENT SHALL BE AS INDICATED BELOW, UNLESS OTHERWISE

> PANELS/LOADCENTERS - 6' AFF MAX TO CENTER OF TOP HANDLE DISCONNECT SWITCHES - 6'-6" AFF MAX TO CENTER OF HANDLE SINGLE UTILITY METER - 4' MIN, 6' MAX TO CENTER OF METER

METER CENTER - 3' MIN, 6' MAX TO CENTER OF METERS CLEAN EXPOSED SURFACES AND CHECK TIGHTNESS OF ELECTRICAL CONNECTIONS FOR EQUIPMENT TO BE REUSED. REPLACE DAMAGED CIRCUIT BREAKERS AND PROVIDE CLOSURE PLATES FOR VACANT POSITIONS IN PROVIDE CONCRETE PAD FOR FLOOR AND GROUND MOUNTED ELECTRICAL EQUIPMENT.

SURGE PROTECTIVE DEVICES (SPD) PROVIDE SPD FOR DWELLING UNIT SERVICES OR EACH NEXT LEVEL DOWNSTREAM DISTRIBUTION EQUIPMENT. PROVIDE SPD INSTALLED IN DISTRIBUTION EQUIPMENT OR REMOTE SPD ADJACENT TO DISTRIBUTION EQUIPMENT. PROVIDE MEANS TO DISCONNECT SPD FOR BOTH INTEGRAL AND REMOTE SURGE PROTECTIVE

IDENTIFICATION FOR ELECTRICAL SYSTEMS PROVIDE BRASS TAG (ATTACHED WITH BRASS SCREWS), INDICATING UNIT SERVED ON SERVICE DISCONNECTS, FEEDER DISCONNECTS, AND METERS SERVING MULTI-TENANT FACILITIES. PROVIDE A PANEL SCHEDULE WITH LOAD DESCRIPTIONS FOR PANELS AFFECTED BY THIS PROJECT. PROVIDE IDENTIFICATION LABELS OR HANDWRITTEN TEXT USING INDELIBLE MARKER TO IDENTIFY CIRCUITS ENCLOSED IN BOXES. USE IDENTIFICATION LABEL OR ENGRAVED FACEPLATE TO IDENTIFY BRANCH CIRCUITS FEEDING RECEPTACLES AND SWITCHES. PROVIDE IDENTIFICATION ON INSIDE SURFACE OF FACEPLATE FOR RECEPTACLES AND SWITCHES IN PUBLIC AREAS OR IN AREAS AS DIRECTED BY ARCHITECT OR OWNER. USE IDENTIFICATION LABEL TO IDENTIFY RECEPTACLES PROTECTED BY UPSTREAM GFI PROTECTION. LABEL CONDUCTORS AND CABLE WITH POWER SOURCE AND CIRCUIT NUMBER OR OTHER REQUIRED DESIGNATION. USE WRAP-AROUND SELF-ADHESIVE VINYL CLOTH, WRAP-AROUND SELF-ADHESIVE VINYL

IDENTIFY EACH PIECE OF ELECTRICAL EQUIPMENT WITH AN IDENTIFICATION NAMEPLATE. PROVIDE THE FOLLOWING INFORMATION ON THE NAMEPLATE: DISTRIBUTION EQUIPMENT: AMPERE RATING, VOLTAGE, PHASE, POWER SOURCE, AND LOADS BEING SERVED. ENCLOSED SWITCHES AND CIRCUIT BREAKERS: AMPERE RATING, VOLTAGE AND PHASE, POWER SOURCE, CONDUCTOR INSULATION SHALL BE COLOR CODED AS FOLLOWS: 240/120V, 1Ø: PHASE A - BLACK; PHASE B - RED

SELF-LAMINATING, HEAT-SHRINK SLEEVE, PLASTIC SLEEVE, PLASTIC CLIP-ON, OR VINYL SPLIT SLEEVE TYPE

MACHINE-PRINTED TEXT, ALL CAPITALIZED UNLESS OTHERWISE INDICATED.

ERS SUITABLE FOR THE CONDUCTOR OR CABLE TO BE IDENTIFIED. USE FACTORY PRE-PRINTED OR

PROVIDE UNDERGROUND WARNING TAPE 12" BELOW GRADE FOR POWER AND COMMUNICATIONS CONDUIT AND CABLE. USE NON-DETECTABLE TYPE POLYETHYLENE TAPE SUITABLE FOR DIRECT BURIAL. 6" WIDE MINIMUM, AND INDICATE THE TYPE OF SERVICE CONTINUOUSLY REPEATED OVER THE FULL LENGTH OF TAPE. TAPE FOR BURIED POWER LINES: BLACK TEXT ON RED BACKGROUND. TAPE FOR BURIED COMMUNICATIONS: BLACK TEXT ON ORANGE BACKGROUND. PROVIDE CIRCUIT DIRECTORY TO IDENTIFY LOADS SERVED FOR PANELBOARDS AND LOAD CENTERS. MECHANICAL AND PLUMBING EQUIPMENT REFERENCE MECHANICAL AND PLUMBING (M/P) PLANS FOR EXACT LOCATION AND REQUIREMENTS OF

ELECTRICALLY OPERATED EQUIPMENT SHOWN ON THE M/P PLANS AND NOT SHOWN ON THE ELECTRICAL PLANS WILL REQUIRE ELECTRICAL SERVICE. CONTACT ELECTRICAL ENGINEER FOR CONNECTION REQUIREMENTS PRIOR TO BID. THE COST FOR THIS WORK SHALL BE INCLUDED IN THE BID. VERIFY EQUIPMENT NAMEPLATE DATA (VOLTAGE, PHASE, FLA, MCA, MOCP, ETC.) PRIOR TO ROUGH-IN. NOTIFY ELECTRICAL ENGINEER IN WRITING OF ANY DISCREPANCIES WITH THESE DRAWINGS IMMEDIATELY AND PRIOR TO COMMENCING ANY FURTHER WORK.

STARTERS FOR M/P EQUIPMENT SHALL BE PROVIDED WITH THE EQUIPMENT. REFERENCE M/P PLANS FOR CONTROL REQUIREMENTS FOR ALL M/P FOLIPMENT, PROVIDE CONDUIT, WIRE AND DEVICES FOR EQUIPMENT CONTROLS. PROVIDE SHOP DRAWING(S) FROM EQUIPMENT SUPPLIER(S) FOR REVIEW PRIOR TO STARTING WORK. ROUTE CIRCUITS THROUGH EQUIPMENT CONTROL PANELS, PROVIDE CONTROL WIRING, AND INTERLOCKS PER THE M/P SPECIFICATIONS AND EQUIPMENT SHOP DRAWINGS. REFERENCE MECHANICAL DRAWINGS FOR LOCATIONS OF FIRE SMOKE DAMPERS. PROVIDE 120V. 20A CIRCUIT TO FIRE SMOKE DAMPERS, AND PROVIDE EITHER DUCT OR SMOKE DETECTORS AS REQUIRED. CONNECT DETECTORS TO FIRE ALARM SYSTEM IF APPLICABLE. RETURN AIR SYSTEMS OVER 2000CFM: PROVIDE SMOKE/DUCT DETECTOR IN RETURN AIR SYSTEM TO SHUT DOWN AIR DISTRIBUTION SYSTEM UPON ACTIVATION OF SMOKE/DUCT DETECTOR. CONNECT DETECTORS TO PROVIDE EW201B FOR MECHANICAL EQUIPMENT CONTROLLED BY A TIME SWITCH. PROVIDE CONTACTORS RATED FOR THE MECHANICAL LOAD BEING CONTROLLED.

MAKE FINAL ELECTRICAL CONNECTIONS TO M/P EQUIPMENT. VERIFY EQUIPMENT NAMEPLATE DATA (VOLTAGE, PHASE, FLA, MCA, MOCP, SCCR, ETC.) PRIOR TO ROUGH-IN. NOTIFY ELECTRICAL ENGINEER IN WRITING OF ANY DISCREPANCIES WITH THESE DRAWINGS IMMEDIATELY AND PRIOR TO COMMENCING ANY FURTHER WORK. MAKE FINAL ELECTRICAL CONNECTIONS TO EQUIPMENT.

TELEPHONE, DATA, AND CABLE OUTLETS PRE-WIRE UNIT OUTLETS FROM UNIT COMMUNICATION CABINET TO TELEPHONE OUTLETS WITH 4-PAIR CAT 5E CABLE AND 75 OHM COAX CABLE TO CABLE TV OUTLETS.

PROVIDE LIGHT FIXTURES AS INDICATED ON LIGHTING PLAN OR FIXTURE SCHEDULE. REFERENCE ARCHITECTURAL DRAWINGS FOR LUMINAIRE SCHEDULE. NOTIFY ELECTRICAL ENGINEER OF ANY DISCREPANCIES WITH THESE DRAWINGS. THE MOUNTING HEIGHT FOR LIGHT FIXTURES SHALL BE AS INDICATED ON THE FIXTURE SCHEDULE ARCHITECTURAL ELEVATIONS, OR AS SHOWN BELOW, UNLESS OTHERWISE NOTED. MATCH MOUNTING HEIGHT OF EXISTING LIGHT FIXTURES IF APPLICABLE.

PROVIDE A DEDICATED NEUTRAL CONDUCTOR FOR EACH LIGHTING CIRCUIT. CONNECT EXIT AND EMERGENCY LIGHTING TO NON-SWITCHED LEG OF LOCAL LIGHTING CIRCUIT UNLESS MAKE CONNECTIONS TO LIGHT FIXTURES USING BUILDING WIRE WITH INSULATION SUITABLE FOR

TEMPERATURE CONDITIONS WITHIN THE LUMINAIRE. MAINTAIN THE FIRE RATING OF THE ASSEMBLY (CEILING OR WALL) IN WHICH LIGHT FIXTURES ARE TO BE INSTALLED. PROVIDE FIRE-RATED FIXTURES OR PROVIDE BOX AROUND FIXTURES AS MANUFACTURED BY PROVIDE IC RATED FIXTURE FOR FIXTURES IN CONTACT WITH INSULATION. IF REQUIRED, PROVIDE TENTING

AROUND FIXTURES TO MAINTAIN REQUIRED CLEARANCE FROM INSULATION FOR NON-IC RATED FIXTURES. COORDINATE THE PLACEMENT OF SUPPORTS, ANCHORS, ETC. REQUIRED FOR MOUNTING LIGHT FIXTURES. COORDINATE COMPATIBILITY OF LUMINAIRES AND ASSOCIATED TRIMS WITH MOUNTING SURFACES AT LAMP BURN-IN: OPERATE LAMPS AT FULL OUTPUT FOR MINIMUM OF 100 HOURS OR PRESCRIBED PERIOD PER MANUFACTURER'S RECOMMENDATIONS. REPLACE LAMPS THAT FAIL PREMATURELY DUE TO IMPROPER LAMP

JUST PRIOR TO SUBSTANTIAL COMPLETION, REPLACE ALL LAMPS THAT HAVE FAILED. COORDINATE FINAL LIGHT SWITCH LOCATIONS WITH OWNER AND CONFIRM LOCATIONS DURING BOX WALK. ELECTRIC UTILITY COMPANY

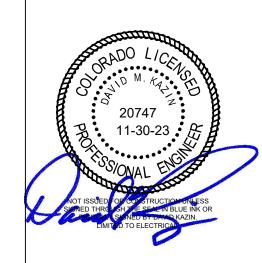
SUBMIT ELECTRICAL DRAWINGS AND SERVICE APPLICATION TO ELECTRIC UTILITY COMPANY PRIOR TO STARTING ANY WORK. COORDINATE WITH THE ELECTRIC UTILITY COMPANY TO ARRANGE FOR PERMANENT AND TEMPORARY ELECTRICAL SERVICE TO BE PROVIDED TO THE SITE AS REQUIRED. OBTAIN WRITTEN APPROVAL FROM THE LOCAL ELECTRIC UTILITY COMPANY INDICATING THAT THE SERVICE DESIGN IS ACCEPTABLE. PROVIDE LETTER TO ELECTRICAL ENGINEER PRIOR TO PURCHASING ANY ELECTRICAL SERVICE EQUIPMENT OR STARTING ANY WORK ON THE ELECTRICAL SERVICE. NOTIFY ELECTRICAL ENGINEER IMMEDIATELY OF ANY DESIGN CHANGES REQUESTED BY THE UTILITY COMPANY

PROVIDE 1" CONDUIT FROM TELEPHONE PEDESTAL TO TELEPHONE TERMINAL BOX IN DWELLING UNITS. COORDINATE EXACT LOCATION PRIOR TO ROUGH-IN. PROVIDE #6 GROUND FROM BUILDING GROUNDING ELECTRODE SYSTEM TO TELEPHONE TERMINAL. PROVIDE

PROVIDE 1" CONDUIT FROM CABLE PEDESTAL TO CABLE TERMINAL BOX IN DWELLING UNITS. COORDINATE EXACT LOCATION PRIOR TO ROUGH-IN. FIRE/SPRINKLER ALARM AND DETECTION SYSTEM (IF REQUIRED) DWELLING UNIT SMOKE DETECTORS: INTERCONNECT SINGLE STATION SMOKE DETECTORS WITHIN INDIVIDUAL

NOVEMBER 30, 2023





KAZIN & ASSOCIATES, INC

NOVEMBER 30, 2023

				FAULT	CURR	ENT						
LOCATION DESCRIPTION (ISC END)	VOLTAGE	PHASE	CIRCUIT PARAMETERS					TRANSFORMER PARAMETERS		ISC START	ICC END	
		PHASE	CONDUCTOR SIZE	CU OR AL	# OF SETS	STEEL/ NONMAG	LENGTH (MIN)	C-VALUE	kVA	%Z (MIN)	ISC START	ISC END
@ METERS & DISCONNECTS	120	1	#2/0	AL	1	NONMAG	50	7301			21,700	6,241
@ METERS & DISCONNECTS	240	1	#2/0	AL	1	NONMAG	50	7301			14,800	8,023

UTILITY COMPANY
PAD MOUNTED TRANSFORMER
240/120V, 1Ø, 4W SECONDARY

6" X 6" NEMA 3R — WIREWAY
WITH LOCKABLE COVER

GENERAL LIGHITNG & RECEPT
GENERAL LIGHITNG & RECEPT

1ST 3kVA 1500 1500 3000

3-120kVA 4436 4436 8871

APPLIANCE 900 2100 3000

DRYER 2500 2500 5000

ELECTRIC COOKING 4000 4000 8000

HEATING OR COOLING (LARGER LOAD) 0 0 0

OTHER LOAD @ 100% 2000 1500 3500

OTHER LOAD @ 125% 3800 3800 7600

EXISTING PEAK DEMAND 0 0 0 0

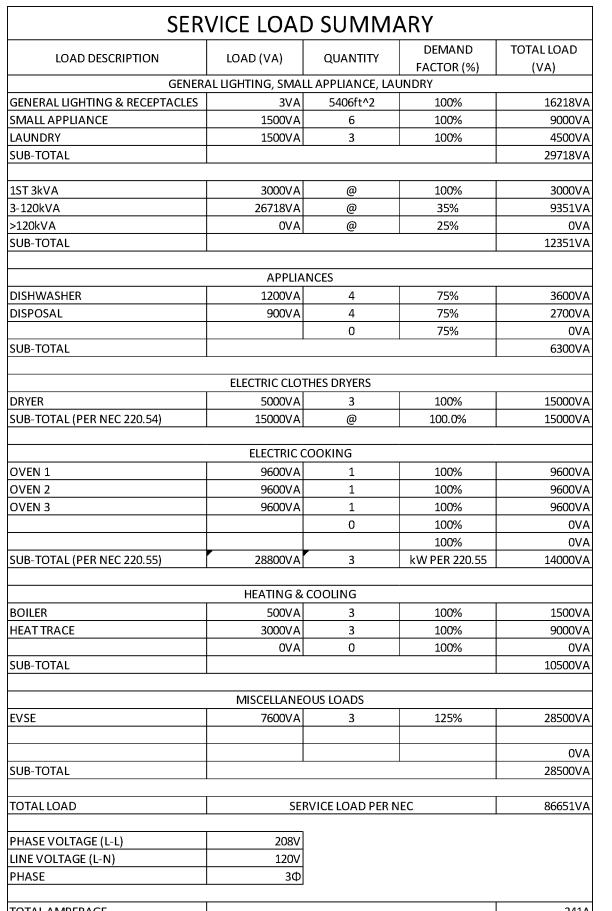
ADDITIONAL LOADS 0 0 0 0

TOTAL VA 19136 19836 38971

MINIMUM REQUIRED VA (HIGHEST Φ X 2)

TOTAL AMPS 159 165 162

LOAD DESCRIPTION	LOAD (VA)	QUANTITY	DEMAND FACTOR (%)	TOTAL LOAD (VA)
GEN	ERAL LIGHTING, SMAL	L APPLIANCE, LA		
GENERAL LIGHTING & RECEPTACLE	S 3VA	5406ft^2	100%	16218
SMALL APPLIANCE	1500VA	6	100%	9000'
LAUNDRY	1500VA	3	100%	4500
SUB-TOTAL				29718
1ST 3kVA	3000VA	@	100%	3000
3-120kVA	26718VA	@	35%	9351
>120kVA	OVA	@	25%	0'
SUB-TOTAL				12351
	APPLIA	NCES		
DISHWASHER	1200VA	4	75%	3600
DISPOSAL	900VA	4	75%	2700
		0	75%	0
SUB-TOTAL			,	6300
	ELECTRIC CLO	THES DRYERS		
DRYER	5000VA	3	100%	15000
SUB-TOTAL (PER NEC 220.54)	15000VA	<u> </u>	100.0%	15000
		-	200.070	25000
OVEN 4	ELECTRIC C		1000/	0000
OVEN 1	9600VA	1	100%	9600
OVEN 2 OVEN 3	9600VA 9600VA	1 1	100%	9600 9600
OVEN 3	9600VA	0	100%	9600
		<u> </u>	100%	0
SUB-TOTAL (PER NEC 220.55)	28800VA	3	kW PER 220.55	14000
DO!! ED	HEATING &		1000/	4500
BOILER	500VA	3	100%	1500
HEAT TRACE	3000VA 0VA	<u> </u>	100%	9000
SUB-TOTAL	UVA	<u> </u>	100%	0 10500
EVSE	MISCELLANEO 7600VA	OUS LOADS 3	125%	28500
EVJE	7600VA	<u></u>	123/0	26300
				0
SUB-TOTAL				28500
TOTALLOAD	SEF	RVICE LOAD PER I	NEC	86651
PHASE VOLTAGE (L-L)	208V			
LINE VOLTAGE (L-N)	120V			
PHASE	3Ф			
TOTAL AMPERAGE				24
TO TAL AIVIF LNAGE				



l	IGHTING FIXT	URE SCHEDUI	LE			
			BASIS OF DESIGN			
SH	MOUNTING INFORMATION	MANUFACTURER	MODEL NUMER OR SERIES	DESIGN LOAD (VA)	LUMENS	VOLTAGE
	GARAGES & LOFTS					120
	BEDROOMS, BATHS, & HALLS					120
	LIVING ROOMS		LT4-06-9FS23-1E-WH-DM	7.5	600	120
	RECESSED EXTERIOR	HALO				121
	BATHROOMS					120
	BATHROOMS					120
	DINING & ISLANDS					120
CK	EXTERIOR +7'	PROGRESS	P5674-31	16.9	504	120
	INTERIO					
	SHOWERS					120
	MECHANICAL CLOSETS					120
	KITCHENS					120
	STAIRS					120

WALL SCONCE ALL FIXTURES SHALL BE LED OR PROVIDED WITH LED LAMPS

DESCRIPTION OF LUMINAIRE

DESCRIPTION

4 FT LED STRIP

8 INCH SURFACE

6 INCH RECESSED DOWNLIGHT

4 INCH RECESSED DOWNLIGHT

4FT VANITY

2 FT VANITY

12 INCH PENDANT

INTERIOR LED WALL SCONCE WET LOCATION 6 INCH RECESSED DOWNLIGHT 2FT LED STRIP

8FT TRACK

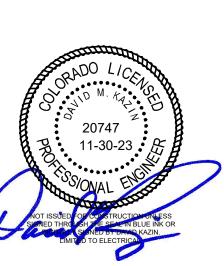
G EXTERIOR FULL CUT-OFF LED WALL SCONCE

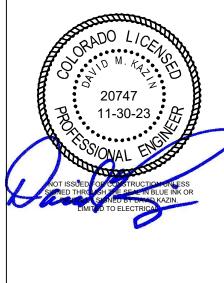
KAZIN & ASSOCIATES, INC

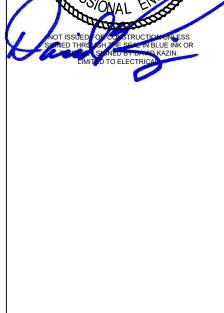
	SERVIO	TO BELOW			#2 CU BUILDING STEEL (IF AVAILABLE)	#2 CU #4 CU #1/0 CU FOUNDATION WATER REBAR SERVICE
PANEL: TYPICAL PANEL TYPE: PANEL AMPACITY (MINIMUM): MAIN BREAKER/MLO: LINE VOLTAGE: PHASE VOLTAGE: PHASE: WIRE: MINIMUM AIC RATING: LOAD DESCRIPTION OF THE PROPERTY OF T	SMALL APPLIANCE SMALL APPLIANCE APPLIANCE APPLIANCE	AD (VA)	PANEL NOTES F	BREAKER BREAKER LILE EXISTING BREAKER FAILURES BREAKER LILE EXISTING BREAKER BREAKER LILE EXISTING BREAKER LILE EXISTING BREAKER LILE EXISTING BREAKER LILE EXISTING BREAKER BREAKER LILE EXISTING BRE	HEATING OR COOLING (LARGER LOAD) ELECTRIC COOKING DRYER S LAUNDRY APPLIANCE	BREAKER FEATURES LEGEND GFCI GROUND-FAULT CIRCUIT INTERRUPTER GFPE GROUND-FAULT PROTECTION EQUIPMENT AFCI ARC-FAULT CIRCUIT INTERRUPTER GFAF ARC-FAULT GROUND-FAULT COMBO ST SHUNT-TRIP BL BREAKER LOCK BHPL BREAKER HANDLE PADLOCK ATTACHMENT LOAD DESCRIPTION LOAD DESCRIPTION 1500 SMALL APPLIANCE 1500 SMALL APPLIANCE 1500 SMALL APPLIANCE 1500 MICROAVE

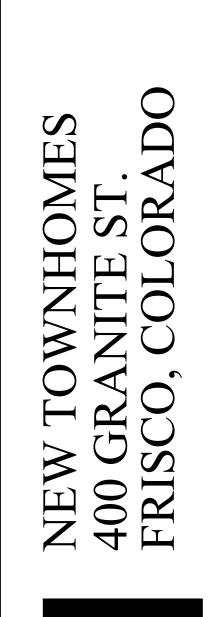
10,000AIC —— NEMA3R (TYPICAL)

(3 #4/0 AL)2"C (200A)











NOVEMBER 30, 2023

NETWORK
CABINET WITH
DUPLEX INSIDE

FAN BOX — FOR FAN UPGRADE

FAN BOX FOR FAN UPGRADE

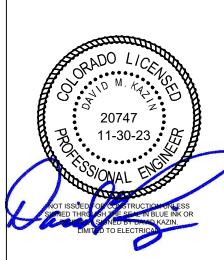
— NETWORK
CABINET WITH
DUPLEX INSIDE

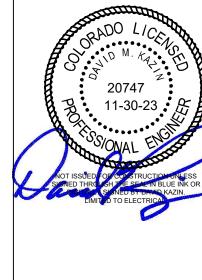
FAN BOX FOR FAN UPGRADE

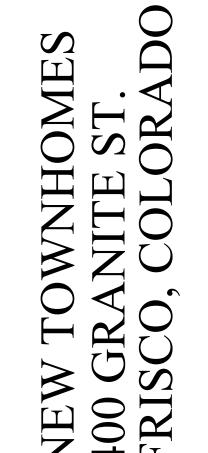
NETWORK WE CABINET WITH DUPLEX INSIDE

PROPOSED UTILITY
COMPANY
PAD MOUNTED
TRANSFORMER

WALL BOX
ASTRONOMICAL TIME
SWITCH. PROGRAM FOR
DUSK TO DAWN
OPERATION. (TYPICAL)





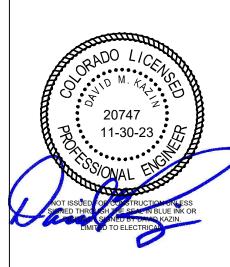


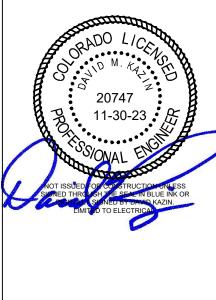


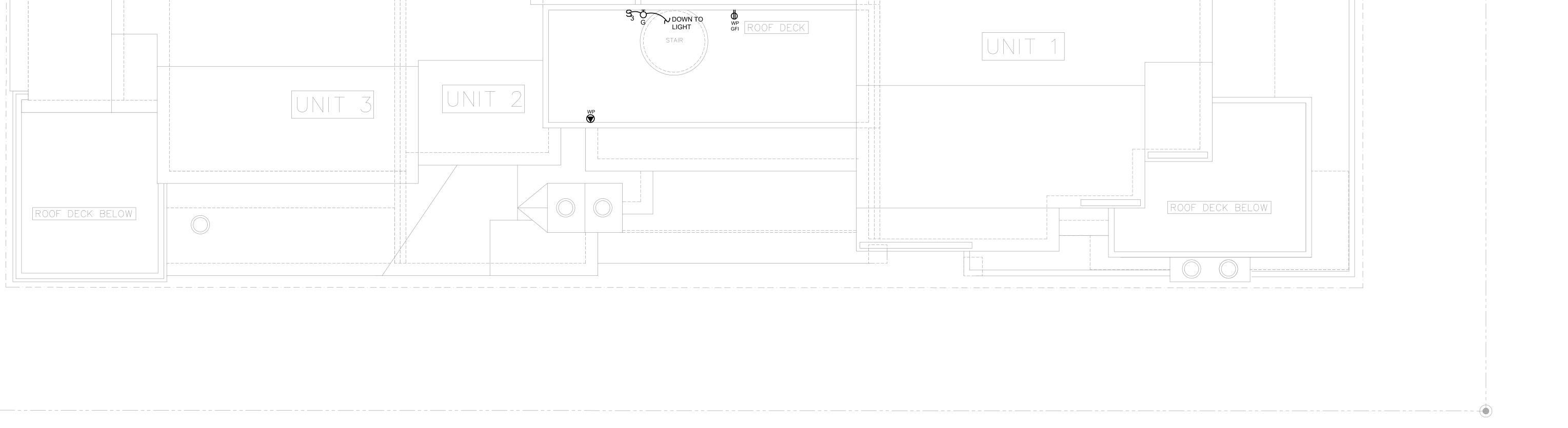
NOVEMBER 30, 2023

NOVEMBER 30, 2023







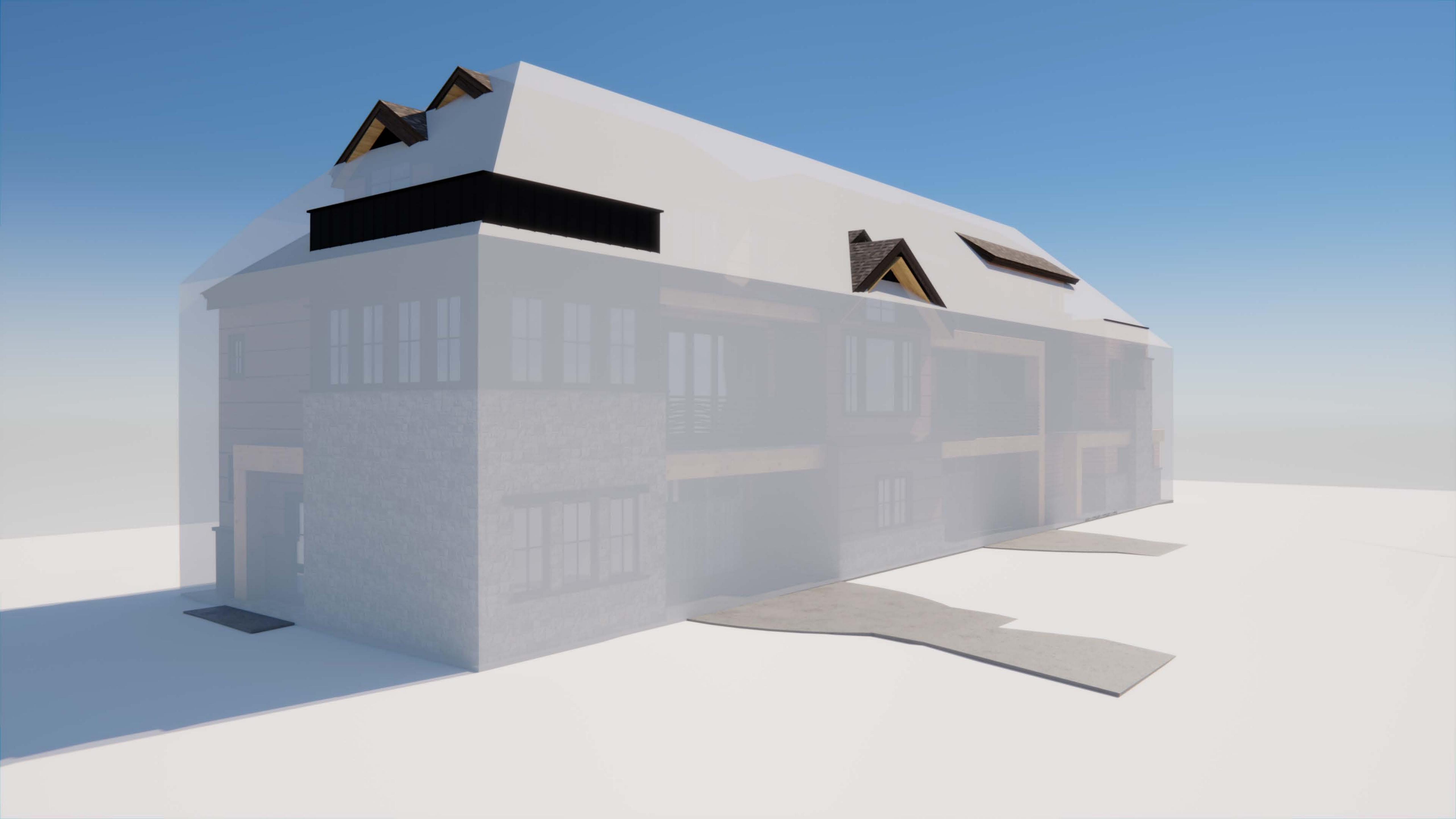


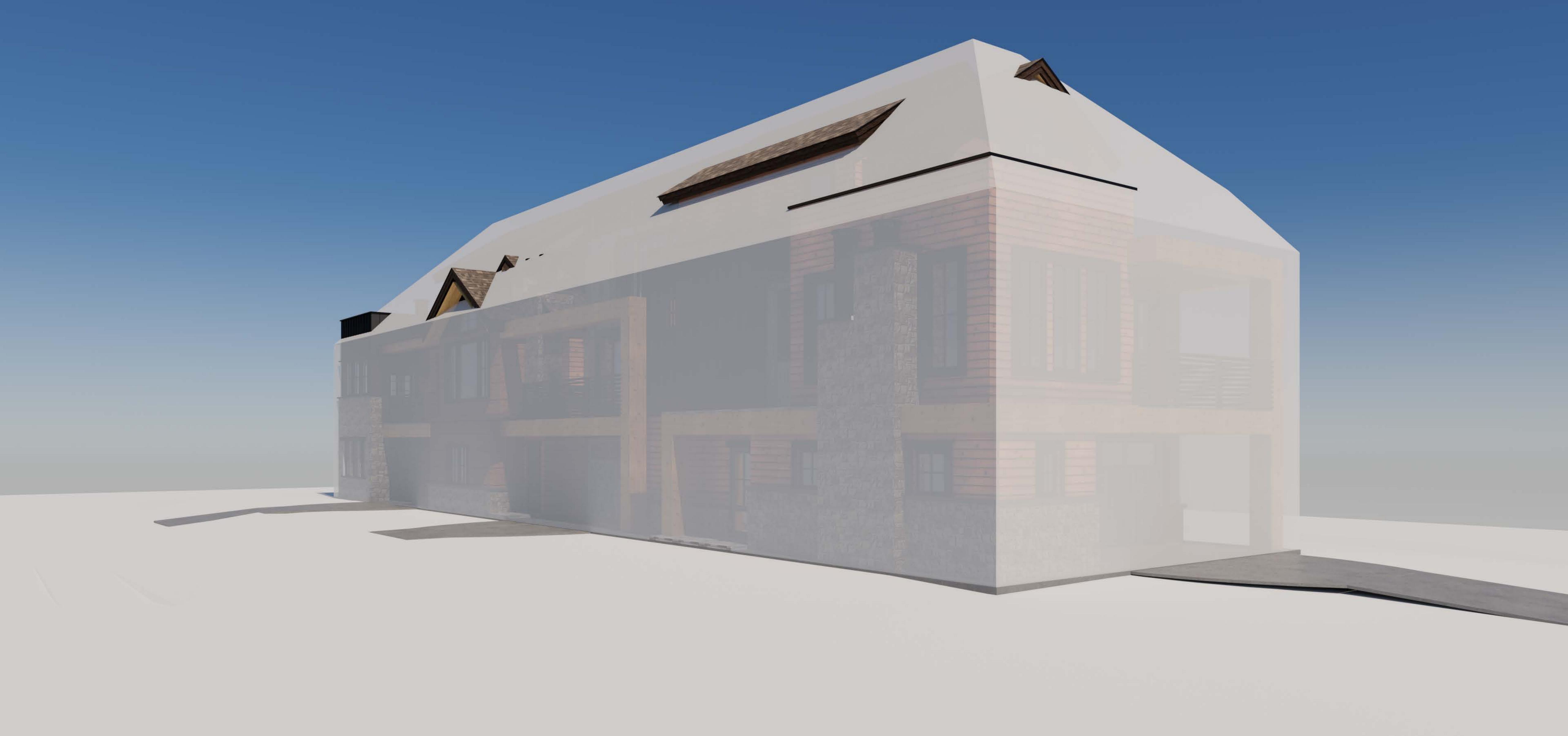
ROOF DECK BELOW

NOVEMBER 30, 2023

ROOF LEVEL ELECTRICAL

PLAN









TANGO TOWNHOMES

400 Granite St.

Stone:

Telluride Stone, TN Choctaw Full Veneer Chopped, Colorado Buff Sills



Vertical Siding and Garage Doors:

1" x Random 8"-12" x Random 4' – 14' NatureAged Barnwood Board-to-Board Siding



Metal Vertical:

Siding: 24G 16" Snap-On Standing Seam Metal Siding Panels; Low-Gloss or Matte Black



Horizontal Siding:

 $2x12\ SPF\ (Spruce/Pine/Fir)\ SM\ 2"$ Reveal; SW 3518 Hawthorne Semi-Transparent 70% Color Lighter -No corner trim



Horizontal Siding:

3" Lap Siding RS Cedar -2x6 Cedar Corner Trim



Facia, Trims and Belly Bands:

(Outside Corners / Inside Corners (If Needed) / Headers Between 2 Type of Siding / Door Trims) RS Cedar 2x6 over 2x10; Cabot Cordovan Brown Semi-Solid



Soffits and Beams:

RS Cedar 1x6 T&G V-Groove, Natural cedar finish with clear coat



Exterior Metal Railings & Timber Connector Plates:

Matte Black



Metal Flashings, Caps and Flues:

Matte Black



Asphalt Shingle Roofing:

Tamko Heritage Weathered Wood



Metal Roofing & Metal Wainscot:

7/8" 24 GA Corrugated Metal Panels, Western Rust



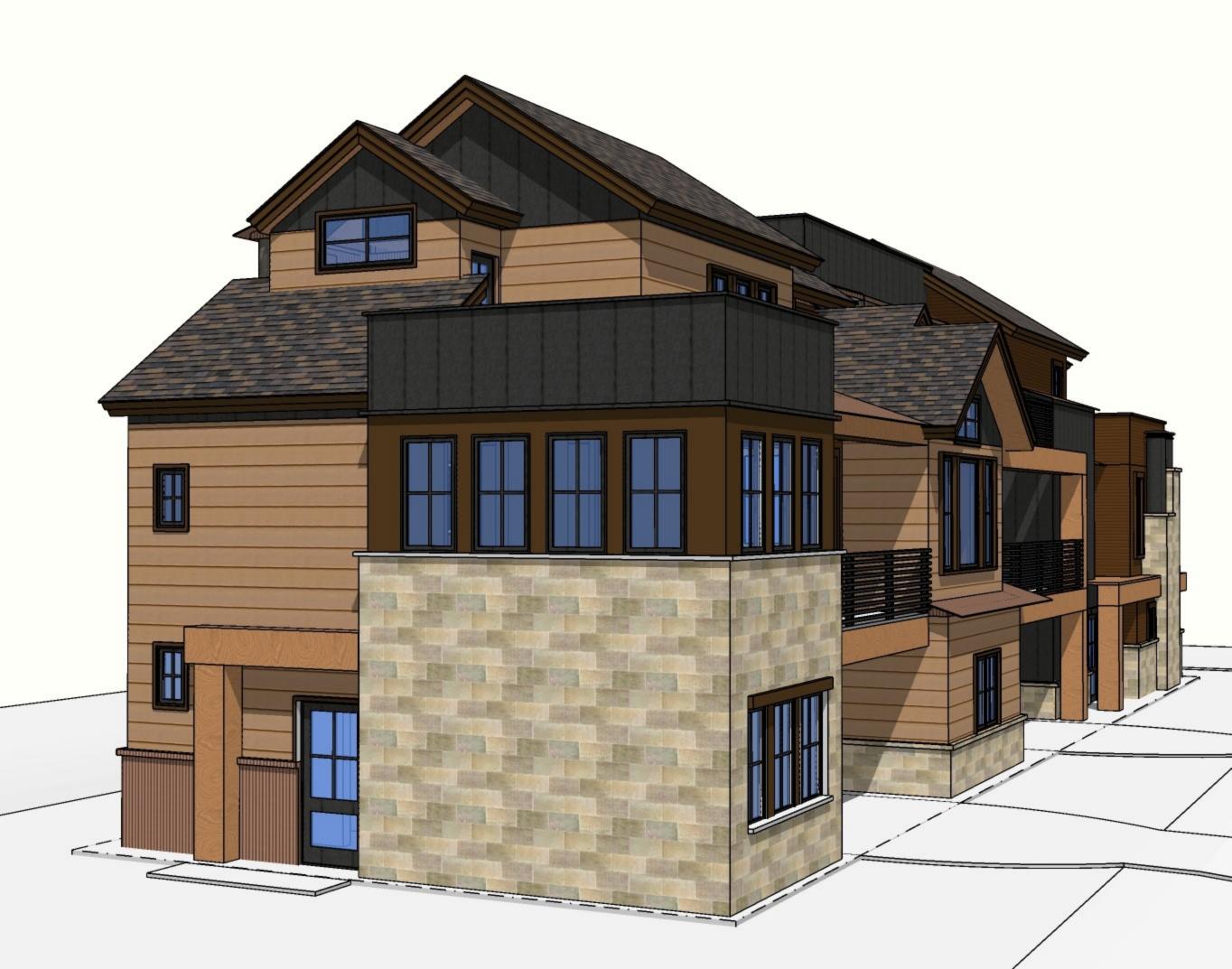
Windows:

Pella Lifestyle Signature Series Matte or Low-Gloss Black













TOWN of FRISCO PUBLIC WORKS DEPARTMENT

P.O. BOX 4100 FRISCO, COLORADO 80443

TO: Ronda Campbell / Macatr, LLC Ron Mattox.

FROM: Jeff Goble, Public Works Director

CC: Katie Kent, Community Development Director

Sally Ward, Planner II, Community Development

DATE: December 19, 2023

SUBJ: Review of waiver request for 400 Granite Street (Tango Townhomes)

The Frisco Public Works Department has reviewed the waiver request regarding section IV.D.3(a) of the Town of Frisco Minimum Street Design and Access Criteria, specifically the distance of a driveway from an intersection as it relates to the Minimum Street Design and Access Criteria, and the Town of Frisco Unified Development Code.

Findings

Upon review of the provided waiver request and supporting documentation, Town staff noted that the applicant has met all three of the conditions required, as stated on the application, to grant a waiver. Therefore, Public Works **APPROVES AND GRANTS** this waiver. The proposed driveway on Teller Alley may be constructed as shown on the submitted plan set.

Jeff Goble, CWP

Public Works Director Town of Frisco, CO

RE: Planning & Referral Comments MAJ-23-0008 Final Submittal #2





Tue 12/26/2023 8:01 AN

Follow up. Start by Tuesday, December 26, 2023. Due by Tuesday, December 26, 2023. You replied to this message on 12/28/2023 3:39 PM.

This message is part of a tracked conversation. Click here to find all related messages or to open the original flagged message.

I'm sorry unless I am missing something, I don't see a section C-C or D-D, I only see the 3 pages of A that are attached.

Generally the rule of thumb is that there needs to be 6' of clearance for the flat portion between the drip and meters to prevent the sliding ice and snow from falling on.

Your meter location will ultimately need to be determined with your actual designer, I just wanted to pass along that feedback so you are aware. Please allow for your assigned designers to make the final determination of meter location.

Jess Frick

Xcel Energy | Responsible By Nature

Planner Thereafter; Mountain Design

Monday- Thursday 7:00a-5:30p MST

Email: jessica.l.frick@xcelenergy.com

Cell: 970-409-7257

Supervisor: Kyle Alsup; Kyle.C.Alsup@xcelenergy.com

WWW.XCELENERGY.COM

BUILDERS CALL LINE: 800-628-2121 or BCLCO@excelenergy.com

CUSTOMER SERVICE: 800-895-4999

Useful Links:

CLICK HERE to Apply Online!

Call 811 Before You Dig!

Xcel Energy Standard for Installation- Click HERE!