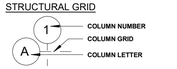
ABBREVIATIONS

#	POUND(S) or NUMBER
&	AND
(E)	EXISTING
(N)	NEW
(R)	REMOVE
@	AT
A/V	AUDIO/VISUAL
ABV	ABOVE
ACOUS	ACCOUSTICAL
ACT	ACCOUSTICAL CEILING TILE
ADD	ADDENDUM
ADJ	ADJACENT or ADJUSTABLE
AFF	ABOVE FINISHED FLOOR
AHU	AIR HANDLING UNIT
ALT	ALTERNATE
ALUM	ALUMINUM
ANOD	ANODIZED
APPROX	APPROXIMATE
ARCH	ARCHITECTURAL
ASI	ARCHITECT'S SUPPLEMENTAL INSTRUCTIONS
ASPH	ASPHALT
AUTO	AUTOMATIC
AVE	AVENUE
AVG	AVERAGE
AWB	AIR WEATHER BARRIER
B.O.	BY OWNER
B.O.F.	BY OWNER, FUTURE
BD	BOARD
BIT	BITUMINOUS
BLDG	BUILDING
BLKG	BLOCKING
BSMT	BASEMENT
BYND	BEYOND
CAB	CABINET
CCD	CONSTRUCTION CHANGE DIRECTIVE
CEM	CEMENTITIOUS
CFCI	CONTRACTOR FURNISHED, CONTRACTOR INSTALLED
CFOI	CONTRACTOR FURNISHED, OWNER INSTALLED
CFL	COUNTERFLASHING
CHNL	CHANNEL
CI	CONTINUOUS INSULATION
CIP	CAST IN PLACE
CIRC	CIRCUMFERENCE
CJ	CONTROL JOINT
CL	CENTER LINE
CLG	CEILING
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
CO	CHANGE ORDER or CLEANOUT
COL	COLUMN
CONC	CONCRETE
CONT	CONTINUOUS
CPT	CARPET
CT	CERAMIC TILE
CU	CUBIC
CY	CUBIC YARD
DAMP	DAMPROOFING
DBL	DOUBLE
DEG	DEGREE
DEMO	DEMOLISH or DEMOLITION
DF	DRINKING FOUNTAIN
DIA	DIAMETER
DIAG	DIAGONAL
DIM	DIMENSION
DN	DOWN
DS	DOWNSPOUT
DTL	DETAIL
DWG	DRAWING
E	EAST
EA	EACH
ED	EXHAUST DUCT
EF	EXHAUST FAN or EACH FACE
EJ	EXPANSION JOINT
EL	ELEVATION
ELEC	ELECTRICAL
ELEV	ELEVATOR
EMER	EMERGENCY
ENGR	ENGINEER
EOS	EDGE OF SLAB
EQ	EQUAL
EQPT	EQUIPMENT
EST	ESTIMATE
EWH	ELECTRIC WATER HEATER
EXT	EXTERIOR
FA	FIRE ALARM
FAC	FIRE ALARM CABINET
FACP	FIRE ALARM CONTROL PANEL
FD	FLOOR DRAIN or FIRE DAMPER
FDN	FOUNDATION
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FFE	FINISHED FLOOR ELEVATION
FH	FIRE HYDRANT
FHC	FIRE HOSE CABINET
FIN	FINISH(ED)
FIXT	FIXTURE
FLG	FLASHING
FLR	FLOOR(ING)
FOC	FACE OF CONCRETE
FOF	FACE OF FINISH
FOM	FACE OF MASONRY
FOS	FACE OF STUD
FR	FIRE RESISTIVE or FIRE RATED
FRP	FIBERGLASS REINFORCED PANEL(ING)
FRT	FIRE RETARDANT TREATED
FT	FOOT (FEET)
FTG	FOOTING
FURN	FURNISH(ED)
FURR	FURRED or FURRING
FUT	FUTURE
GA	GAUGE
GALV	GALVANIZED
GB	GRAB BAR
GC	GENERAL CONTRACTOR
GL	GLASS or GLAZING
GRT	GROUT
GWB	GYPSUM WALLBOARD
GYP	GYPSUM
GYP. BD.	GYPSUM BOARD
HB	HOSE BIB
HC	HOLLOW CORE or HANDICAPPED
HDR	HEADER
HDWR	HARDWARE
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HP	HIGH POINT
HR	HOUR
HSS	HOLLOW STRUCTURAL SECTION
HT	HEIGHT
HVAC	HEATING, VENTILATION and AIR CONDITIONING
HW	HOT WATER
HWH	HOT WATER HEATER
HWY	HIGHWAY
IBC	INTERNATIONAL BUILDING CODE or INSTALLED BY CONTRACTOR
ID	INSIDE DIAMETER
ILO	IN LIEU OF
IN	INCH(ES)
INCL	INCLUD(ED)
INFO	INFORMATION
INSUL	INSULATION or INSULATED
INT	INTERIOR
INTMED	INTERMEDIATE
INV	INVERT
JAN	JANITOR CLOSET
JST	JOIST
JT	JOINT
KD	KNOCKDOWN
KP	KICK PLATE
LAV	LAVATORY
LBL	LABEL
LH	LEFT HAND
LT	LIGHT
LTL	LINTEL
LVR	LOUVER
MAG	MAGNETIC
MAS	MASONRY
MATL	MATERIAL
MAX	MAXIMUM
MB	MOISTURE BARRIER
MECH	MECHANICAL
MED	MEDIUM
MEMB	MEMBRANE
MEP	MECHANICAL, ELECTRICAL and PLUMBING
MEZZ	MEZZANINE
MFR	MANUFACTURER
MH	MANHOLE
MIN	MINIMUM
MISC	MISCELLANEOUS
MO	MASONRY OPENING
MRGWB	MOISTURE-RESISTANT GYPSUM WALL BD.
MTD	MOUNT(ED)
MTL	METAL
MUL	MULLION
N	NORTH
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
NRC	NOISE REDUCTION COEFFICIENT
NTS	NOT TO SCALE
OA	OVERALL
OC	ON CENTER
OD	OUTSIDE DIAMETER
OF	OUTSIDE FACE
OFCI	OWNER FURNISHED, CONTRACTOR INSTALLED
OFOI	OWNER FURNISHED, OWNER INSTALLED
OFF	OFFICE
OH	OPPOSITE HAND OR OVERHANG
OPNG	OPENING
OPP	OPPOSITE
OTO	OUTSIDE-TO-OUTSIDE
P/L	PROPERTY LINE
PKG	PARKING
PL	PLATE
PLAM	PLASTIC LAMINATE
PLUMB	PLUMBING
PLYWD	PLYWOOD
POL	POLISHED
PR	PAIR
PREFAB	PREFABRICATED
PREFIN	PREFINISHED
PRESTR	PRESTRESSED
PRIM	PRIMARY
PROJ	PROJECT
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PT	POST TENSIONED or PORCELAIN TILE
PTD	PAINT(ED)
PTN	PARTITION
PVC	POLYVINYL CHLORIDE
PVMT	PAVEMENT
QT	QUARRY TILE
QTY	QUANTITY
R	RISER
RAD	RADIUS
RB	RUBBER BASE
RBC	RUBBER BASE COVE
RBS	RUBBER BASE STRAIGHT
RBT	RUBBER TILE
RCP	REFLECTED CEILING PLAN
RD	ROOF DRAIN or ROAD
RE	REFER TO or REFERENCE
REINF	REINFORCED
REQD	REQUIRED
RESIL	RESILIENT
REV	REVISE, REVISED or REVISION(S)
RF	RESILIENT FLOORING
RFG	ROOFING
RFL	REFLECTED
RH	RIGHT HAND
RM	ROOM
RO	ROUGH OPENING
ROD	ROOF OVERFLOW DRAIN
ROW	RIGHT OF WAY
S	SOUTH
SC	SOLID CORE
SCD	SEAT COVER DISPENSER
SCHED	SCHEDULE
SD	SOAP DISPENSER
SEC	SECTION
SF	SQUARE FEET
SHT	SHEET
SHTG	SHEATHING
SHWR	SHOWER
SIM	SIMILAR
SNC	SANITARY NAPKIN CABINET
SOFF	SOFFIT
SPECS	SPECIFICATION(S)
SPKL	SPRINKLER
SPKR	SPEAKER
SPRT	SUPPORT
SQ	SQUARE
SS	SOLID SURFACE
SSK	SERVICE SINK
SSTL	STAINLESS STEEL
STD	STANDARD
STL	STEEL
STOR	STORAGE
STRUCT	STRUCTURE or STRUCTURAL
SUSP	SUSPEND(ED)
SYM	SYMMETRICAL
SYS	SYSTEM
T	TREAD
T&B	TOP AND BOTTOM
T&G	TONGUE AND GROOVE
TB	TOWEL BAR
TBC	TOP OF BACK OF CURB
TELE	TELEPHONE
TEMP	TEMPORARY or TEMPERATURE
TG	TEMPERED GLASS
THERM	THERMOSTAT
THK	THICK or THICKNESS
THLD	THRESHOLD
TME	TO MATCH EXISTING
TO	TOP OF
TOC	TOP OF CONCRETE
TOS	TOP OF STEEL
TOW	TOP OF WALL
TPD	TOILET PAPER DISPENSER
TPTN	TOILET PARTITION
TV	TELEVISION
TYP	TYPICAL
UL	UNDERWRITER'S LABORATORY
UNFIN	UNFINISHED
UNO	UNLESS NOTED OTHERWISE
UOS	UNLESS OTHERWISE SPECIFIED
USGS	U.S. GEOLOGICAL SURVEY
V	VOLT
VAR	VARY or VARIES
VB	VAPOR BARRIER
VCT	VINYL COMPOSITION TILE
VENT	VENTILATION
VER	VERIFY
VERT	VERTICAL
VEST	VESTIBULE
VIF	VERIFY IN FIELD
VOL	VOLUME
VWC	VINYL WALL COVERING
W	WEST or WIDE
W.O.	WHERE OCCURS
W/	WITH
W/C	WATER CLOSET
W/O	WITHOUT
W/R	WATER RESISTANT
WC	WALL COVERING
WD	WOOD
WP	WATERPROOF(ING)
WPT	WORKING POINT
WSCT	WAINSCOT
WT	WEIGHT
YD	YARD

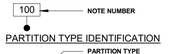
GRAPHIC STANDARDS

STRUCTURAL GRID


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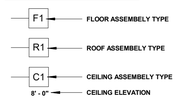

WINDOW IDENTIFICATION

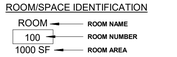

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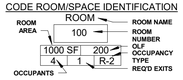

FLAGNOTE IDENTIFICATION


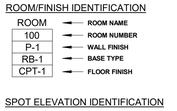
PARTITION TYPE IDENTIFICATION


ACOUSTIC PARTITION TYPE ID

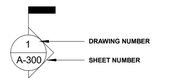

ASSEMBELY IDENTIFICATION


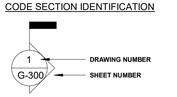
ROOM/SPACE IDENTIFICATION


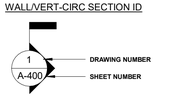
CODE ROOM/SPACE IDENTIFICATION


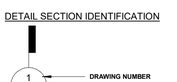
ROOM/FINISH IDENTIFICATION


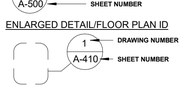
SPOT ELEVATION IDENTIFICATION

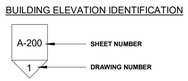

BUILDING SECTION IDENTIFICATION


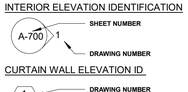
CODE SECTION IDENTIFICATION


WALL/VERT-CIRC SECTION ID


DETAIL SECTION IDENTIFICATION


ENLARGED DETAIL/FLOOR PLAN ID


BUILDING ELEVATION IDENTIFICATION


INTERIOR ELEVATION IDENTIFICATION


CURTAIN WALL ELEVATION ID


PROJECT TEAM

OWNERS

MACATR, LLC
8360 W. 48TH AVE.
WHEAT RIDGE, CO 80033
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rondacampbell11@gmail.com

Design Professional of Record

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303.910.6778
edenckpe@gmail.com

STRUCTURAL

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Michael Campbell, P.E.
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rockysengineering1@gmail.com

CONTRACTOR

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Frisco, CO 80443
Scott Campbell
970.389.7247
SCampbell@co-cce.com

ZONING: RH
CONSTRUCTION TYPE: IRC
OCCUPANCY: R3
REFERENCE CODES:

International Residential Code, including Appendix Chapters F and K, 2018 Edition as amendednby TOF

International Fire Code, including Appendix Chapters B, C, D, E, F, G, H, I, J, K, N, and amended Appendix Chapter P, 2018 Edition

NFPA 70 National Electrical Code, 2023 Edition

The International Mechanical Code, 2018 Edition

International Plumbing Code, 2018 Edition

The International Fuel Gas Code, 2018 Edition

The International Energy Conservation Code, 2018 Edition - as ammended by TOF

International Existing Building Code, 2018 Edition

The Uniform Code for the Abatement of Dangerous Buildings, 1997 Edition

SNOW LOAD: 80psf
LOT SIZE (SUBDIVISION SIZE) 24,500 SF = 0.562 ACRES
0.562 Acres X 16 DPA
= 8.99 = 9 UNITS

UNHEATED UNCOVERED DRIVEWAY AREA: SEE LANDSCAPE AND SNOW STORAGE PLAN

SNOW STORAGE AREA: SEE LANDSCAPE AND SNOW STORAGE PLAN



2025/101

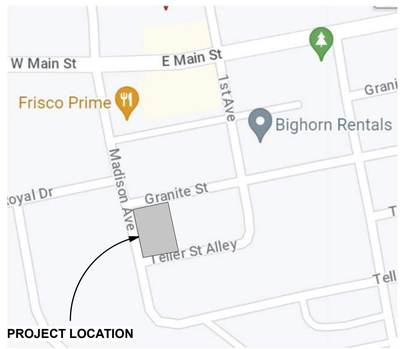
Shanley Heights Residences
Final Development Plan

21 S. MADISON AVE., 21 S. Madison, 27 S. MADISON AVE., 33 S. MADISON AVE., 34 GRANITE ST., 36 GRANITE ST., 11 TELLER ST. ALY, 21 TELLER ST. ALY, 31 TELLER ST. ALY, 41 TELLER ST. ALY
Frisco, CO 80443

PROJECT STATUS: DEVELOPMENT PLAN

10/1/2026

VICINITY MAP



TRUE NORTH

PROJECT AND LOT DATA

LEGAL DESCRIPTION

LOT 6, 7, 8, 9, 10, 11, 12, BLOCK 3 KING SOLOMON SUB #2 & LOT 6, 7 BLOCK 3 KING SOLOMAN SUB #2 AMENDED MAP OF FRISCO TOWNSITE SUMMIT COUNTY, COLORADO

PROJECT DESCRIPTION

BUILDING USE: RESIDENTIAL
NO. OF RESIDENTIAL UNITS = 9 UNITS (w/ RELOCATION OF 1 EXISTING HOUSE)
NUMBER OF WOOD BURNING FIREPLACES = 0

BUILDING, CODE AND LOT DATA

ADDRESS: 21 S. MADISON AVE., 21 S. Madison (Single Family Residence) 27 S. MADISON AVE. (Unit #6), 33 S. MADISON AVE. (Unit #5), 34 GRANITE ST. (Unit #7), 36 GRANITE ST. (Unit #8), 11 TELLER ST. ALY (Unit #4), 21 TELLER ST. ALY Unit #3), 31 TELLER ST. ALY (Unit #2), 41 TELLER ST. ALY (Unit #1)

CONSTRUCTION TYPE: IRC - TOWNHOMES SEPARATED BY 2 HR FIRE WALLS
REFERENCE CODE: IRC 2024, 2024 IECC AS AMENDED BY THE TOWN OF FRISCO
ZONING CODE: RH

PROJECT AND LOT DATA

INSULATION IECC REQUIREMENTS: (PRESCRIPTIVE)

TABLE N102.1.3 (R402.1.3) INSULATION MINIMVM R-VALUES AND FENESTRATION REQUIREMENTS BY COMPONET

CLIMATE ZONE	FENESTRATION U-FACTOR	GLAZED FENESTRATION SHGC: SKYLIGHT U-FACTOR	GLAZED FENESTRATION SHGC: SHGC	CEILING R-VALUE	WOOD FRAME WALL R-VALUE	MASS WALL R-VALUE	FLOOR R-VALUE	BASEMENT WALL R-VALUE	SLAB R-VALUE & DEPTH	CRAWL SPACE WALL R-VALUE
5B	0.27	0.55	0.4	60	30 or 20+5ci or 13+10ci or 0+20ci	13/17	30	15ci or19 or13+5ci	10ci, 4 FT	15ci or 19 or 13+5ci

ALLOWABLE LOT COVERAGE = 55% = 13,475 SF 11,025 OPEN REQUIRED

BALANCE OF LOT TO BE RESEEDED WITH INDIGENOUS GROUND COVER, STRUCTURE, DRIVEWAYS, WALKS.

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

EACH UNIT TO HAVE A STAND PIPE AND FDC

PARKING REQUIREMENTS

NUMBER OF PARKING SPACES REQUIRED: 1 PER BRM, MAX PER UNIT:1/BRM + 1 VISTOR = 32

NUMBER OF UNITS/BEDROOMS: 9 UNITS/31 BRM's
NUMBER OF PARKING SPACES PROVIDED: 31 SPACES + 2 VISTOR SPACES TOTAL = 33

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Frisco, CO 80443

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ISSUE

NO.	DESCRIPTION	DATE

DRAWING TITLE:
COVER

DRAWING NO:
G-000

SCALE: As indicated
DATE: 10/1/2026
PROJECT NO: 2025/101

DES. Designer	DRWN. Author	CHK'D. Checker

SHEET INDEX - COVER		
Sheet Number	Sheet Name	DATE ISSUED PERMIT SET
G-000	COVER	10/1/26
G-100	SHEET INDEX	10/1/26

SHEET INDEX - GENERAL - SITE		
Sheet Number	Sheet Name	Sheet Issue Date
C-100	SURVEY	10/1/26
C-200	TOPO SURVEY	10/1/26
CD-100	DEMO SITE PLAN	10/1/26
SITE-1	SITE PLAN	10/1/26
SITE-2	SITE AREA PLAN & SITE DATA	10/1/26
SITE-3	OPEN SPACE / LOT COVERAGE PLAN	10/1/26
SITE-4	UNIT SIZE - AREA PLANS	10/1/26
SITE-5	LANDSCAPE & SNOW STORAGE PLAN	10/1/26
SITE-6	DUMPSTER ENCLOSURE PLAN AND ELEVATIONS	10/1/26

SHEET INDEX - CIVIL		
Sheet Number	Sheet Name	Sheet Issue Date
C-1	CIVIL GEN NOTES & DETAILS	10/15/26
C-2	CMP AND EROSION CONTROL PLAN	10/15/26
C-3	GRADING PLAN	10/15/26
C-4	GRADING, DRAINAGE & UTILITY PLAN	7/15/26

SHEET INDEX - BLDG A		
Sheet Number	Sheet Name	DATE ISSUED FINAL PLANNING
A-100A	BLDG A COVER	10/1/26
A-101A	LEVEL 1 PLAN - BLDG A	10/1/26
A-102A	LEVEL 2 PLAN - BLDG A	10/1/26
A-103A	LEVEL 3 PLAN - BLDG A	10/1/26
A-104A	ROOF PLAN - BLDG A	10/1/26
A-201A	BUILDING ELEVATIONS - BLDG A	10/1/26
A-202A	BLDG A FINISHES	10/1/26
A-210A	PERSPECTIVE - BLDG A	10/1/26
A-303	BLDG SECTIONS - UNIT3	

SHEET INDEX - BLDG B		
Sheet Number	Sheet Name	DATE ISSUED
A-100B	BLDG B COVER	10/1/26
A-101B	LEVEL 1 PLAN - BLDG B	10/1/26
A-102B	LEVEL 2 PLAN - BLDG B	10/1/26
A-103B	LEVEL 3 PLAN - BLDG B	10/1/26
A-104B	ROOF PLAN - BLDG B	10/1/26
A-201B	BUILDING ELEVATIONS - BLDG B	10/1/26
A-210B	PERSPECTIVE - BLDG B	10/1/26

SHEET INDEX - BLDG C		
Sheet Number	Sheet Name	DATE ISSUED
A-100C	BLDG C COVER	10/1/26
A-101C	LEVEL 1 PLAN - BLDG. C	10/1/26
A-102C	LEVEL 2 PLAN - BLDG C	10/1/26
A-103C	LEVEL 3 PLAN - BLDG C	10/1/26
A-104C	ROOF PLAN - BLDG C	10/1/26
A-201C	BUILDING ELEVATIONS - BLDG C	10/1/26
A-202B	Building C Finishes	10/1/26
A-210C	PERSPECTIVE - BLDG C	10/1/26

SHEET INDEX - RELOCATED HOUSE		
Sheet Number	Sheet Name	DATE ISSUED
A-100H	HOUSE FLOOR PLAN AND ELEVATIONS	10/1/26

SHEET INDEX - ELECTRICAL		
Sheet Number	Sheet Name	DATE ISSUED
ARCHITECTURE		
E001	ELECTRICAL NOTES	10/1/26
E002	PANEL SCHEDULE	10/1/26
E003	SITE PLAN	10/1/26
E-4	LOWER LEVELS LIGHING PLAN	10/1/26
E-5	UPPER LEVELS LIGHTING PLAN	10/1/26
E-6	LIGHTING SCHEDULE & SPECIFICATION	10/1/26

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Frisco, CO 80443

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ISSUE

NO.	DESCRIPTION	DATE

DRAWING TITLE:
SHEET INDEX

DRAWING NO:
G-100

SCALE:

DATE: 10/1/2026

PROJECT NO: 2025/101

DES. Designer	DRWN. Author	CHK'D. Checker

AN IMPROVEMENT LOCATION CERTIFICATE OF

LOTS 6 & 7, BLOCK 3

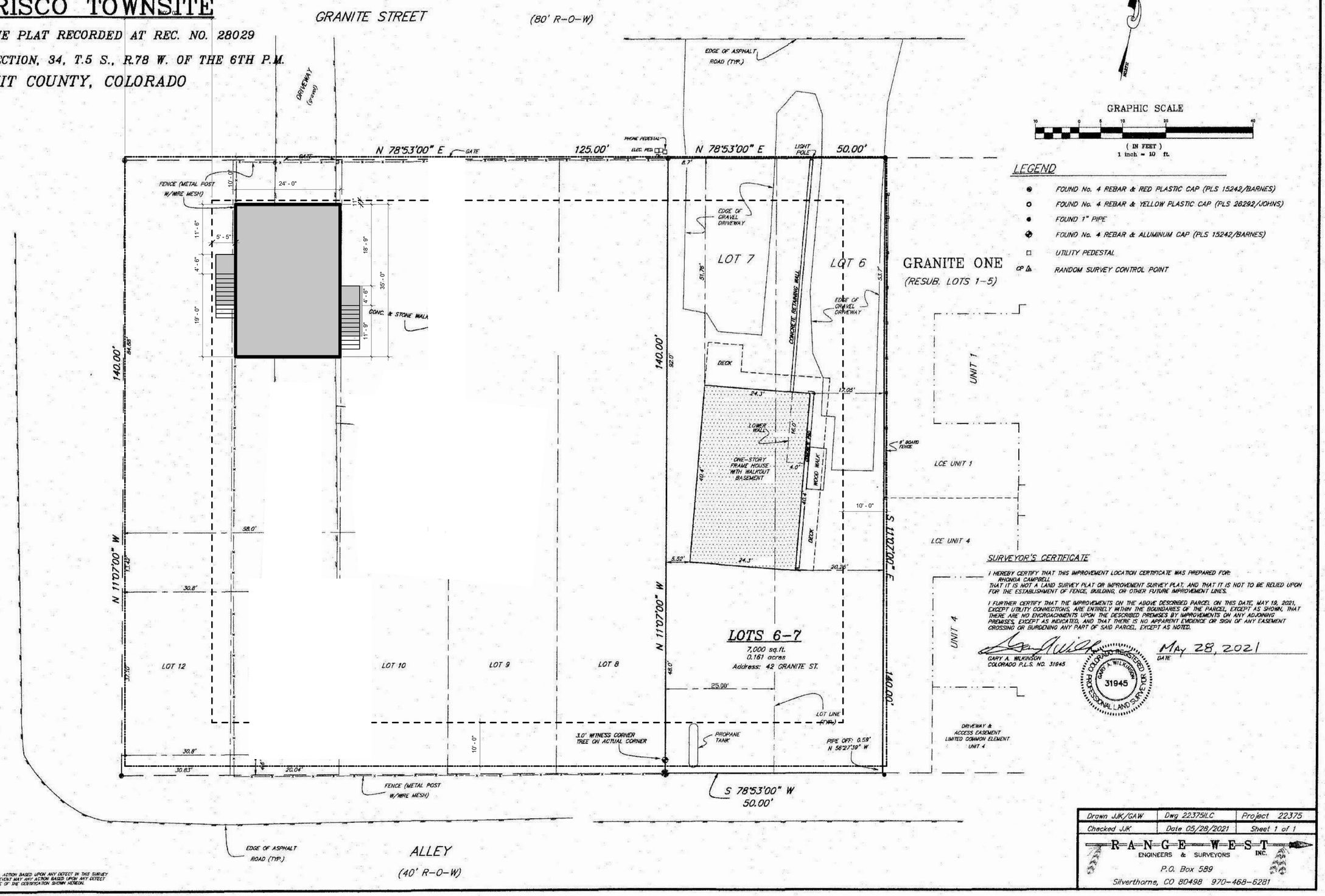
KING SOLOMON 2nd ADDITION

TO FRISCO TOWNSITE

ACCORDING TO THE PLAT RECORDED AT REC. NO. 28029

LOCATED IN NE 1/4 SECTION, 34, T.5 S., R.78 W. OF THE 6TH P.M.

SUMMIT COUNTY, COLORADO



GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

LEGEND

- FOUND No. 4 REBAR & RED PLASTIC CAP (PLS 15242/BARNES)
- FOUND No. 4 REBAR & YELLOW PLASTIC CAP (PLS 26292/JOHNS)
- FOUND 1" PIPE
- FOUND No. 4 REBAR & ALUMINUM CAP (PLS 15242/BARNES)
- UTILITY PEDESTAL
- CP RANDOM SURVEY CONTROL POINT

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR: RHONDA CAMPBELL
THAT IT IS NOT A LAND SURVEY PLAT OR IMPROVEMENT SURVEY PLAT, AND THAT IT IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OF FENCE, BUILDING, OR OTHER FUTURE IMPROVEMENT LINES.

I FURTHER CERTIFY THAT THE IMPROVEMENTS ON THE ABOVE DESCRIBED PARCEL ON THIS DATE, MAY 19, 2021, EXCEPT UTILITY CONNECTIONS, ARE ENTIRELY WITHIN THE BOUNDARIES OF THE PARCEL, EXCEPT AS SHOWN, THAT THERE ARE NO ENCROACHMENTS UPON THE DESCRIBED PREMISES BY IMPROVEMENTS ON ANY ADJOINING PREMISES, EXCEPT AS INDICATED, AND THAT THERE IS NO APPARENT EVIDENCE OR SIGN OF ANY EASEMENT CROSSING OR BURDENING ANY PART OF SAID PARCEL, EXCEPT AS NOTED.

GARY A. WILKINSON
COLORADO P.L.S. NO. 31945

MAY 28, 2021
DATE

COLORADO REGISTERED GARY A. WILKINSON 31945 PROFESSIONAL LAND SURVEYOR

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.

Drawn JJK/GAW	Dwg 22375ILC	Project 22375
Checked JJK	Date 05/28/2021	Sheet 1 of 1

RANGE WEST INC.
ENGINEERS & SURVEYORS
P.O. Box 589
Silverthorne, CO 80498 970-468-6281

1 SURVEY

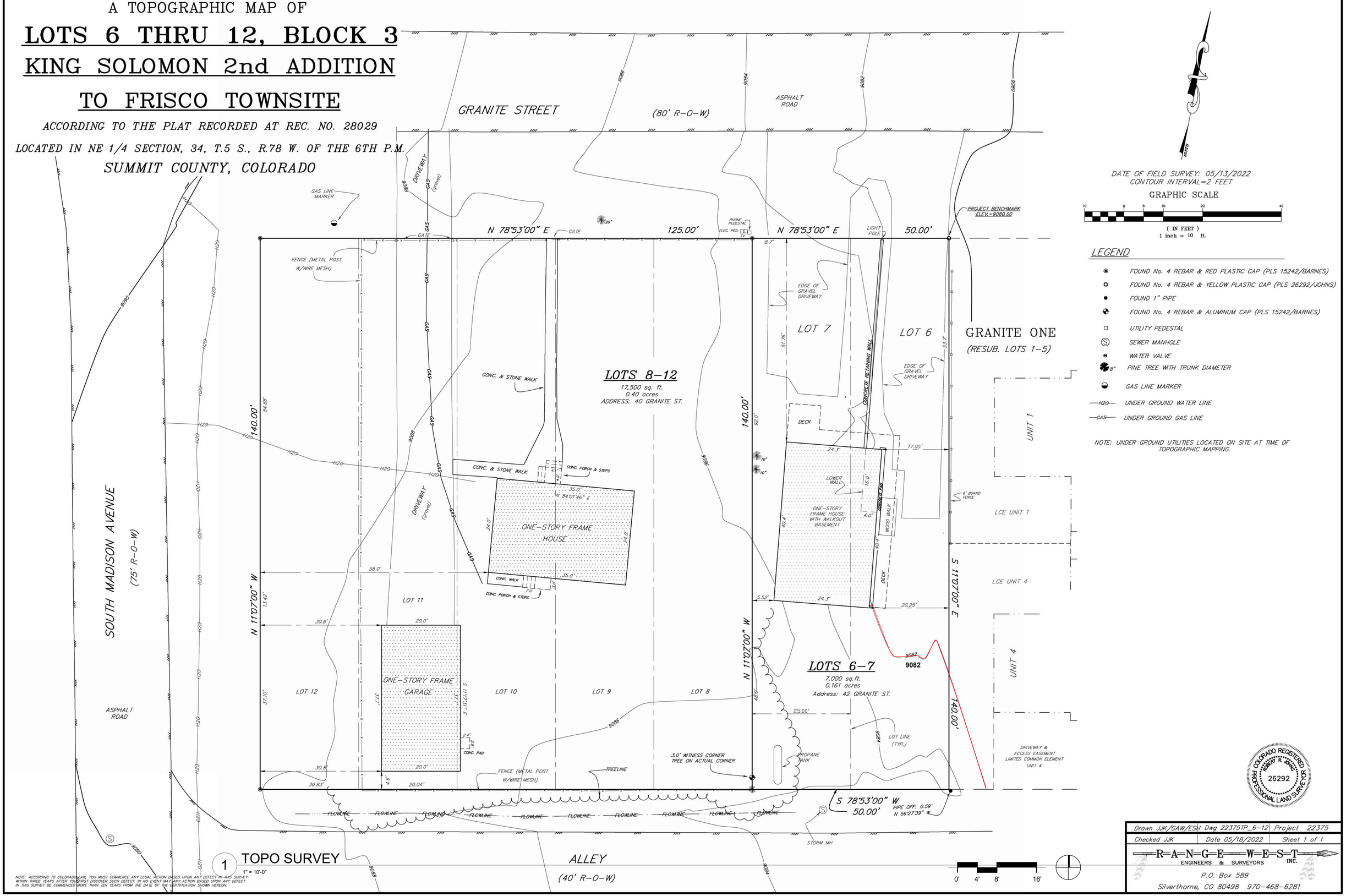
A TOPOGRAPHIC MAP OF

LOTS 6 THRU 12, BLOCK 3
KING SOLOMON 2nd ADDITION
TO FRISCO TOWNSITE

ACCORDING TO THE PLAT RECORDED AT REC. NO. 28029

LOCATED IN NE 1/4 SECTION, 34, T.5 S., R.78 W. OF THE 6TH P.M.

SUMMIT COUNTY, COLORADO



DATE OF FIELD SURVEY: 05/13/2022
CONTOUR INTERVAL=2 FEET

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

LEGEND

- FOUND No. 4 REBAR & RED PLASTIC CAP (PLS 15242/BARNES)
- FOUND No. 4 REBAR & YELLOW PLASTIC CAP (PLS 26292/JOHNS)
- FOUND 1" PIPE
- FOUND No. 4 REBAR & ALUMINUM CAP (PLS 15242/BARNES)
- UTILITY PEDESTAL
- SEWER MANHOLE
- WATER VALVE
- 8" PINE TREE WITH TRUNK DIAMETER
- GAS LINE MARKER
- H2O UNDER GROUND WATER LINE
- GAS UNDER GROUND GAS LINE

NOTE: UNDER GROUND UTILITIES LOCATED ON SITE AT TIME OF TOPOGRAPHIC MAPPING.

COLORADO REGISTERED P.L.S. ROBERT K. JOHNS 26292 PROFESSIONAL LAND SURVEYOR

1 TOPO SURVEY
1" = 10'-0"

0' 4' 8' 16'

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.

Drawn JJK/CAW/ESH Dwg 22375TP_6-12	Project 22375	
Checked JJK	Date 05/18/2022	Sheet 1 of 1

R-A-N-G-E W-E-S-T INC.
ENGINEERS & SURVEYORS
P.O. Box 589
Silverthorne, CO 80498 970-468-6281

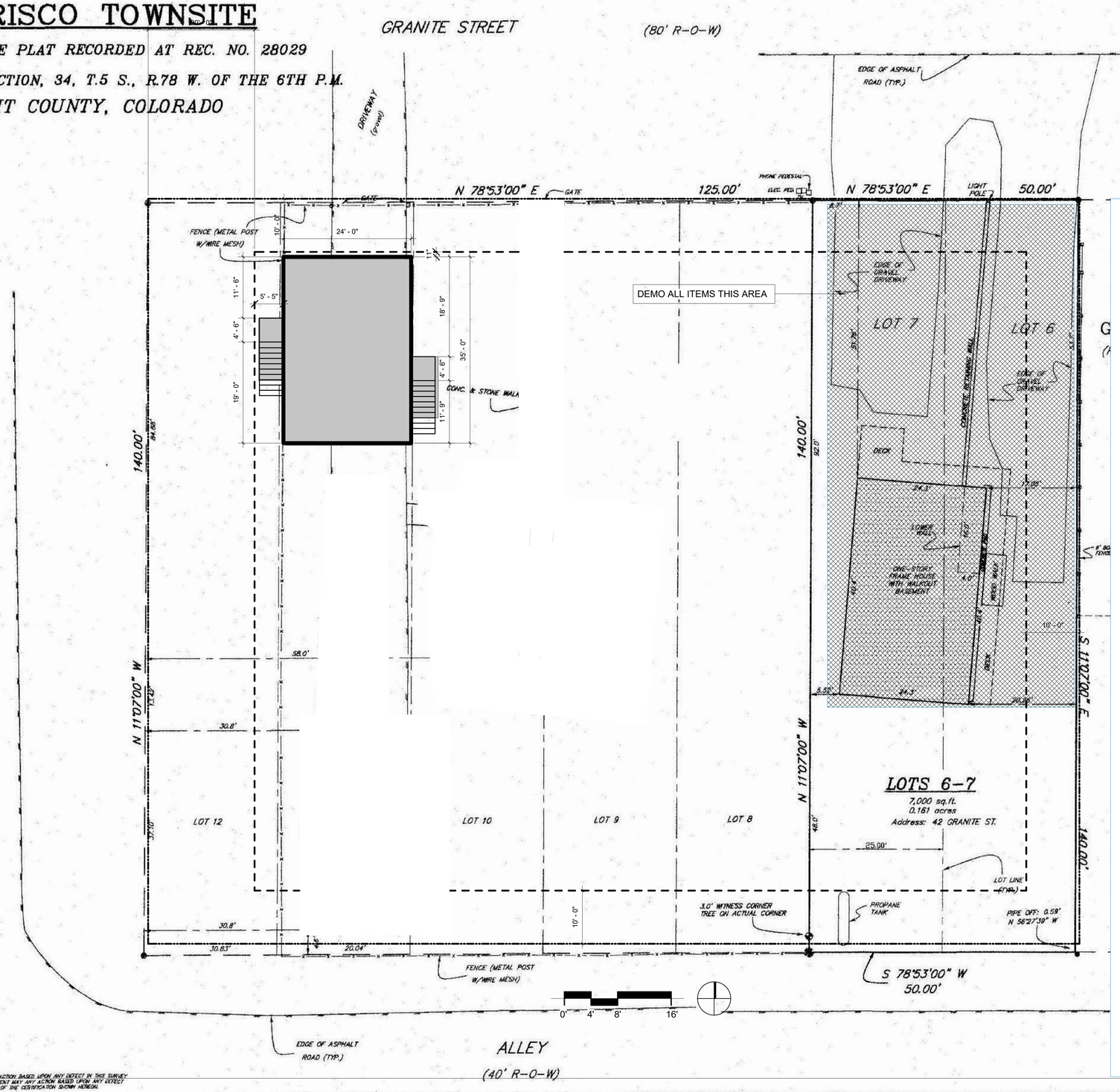
AN IMPROVEMENT LOCATION CERTIFICATE OF

LOTS 6 & 7, BLOCK 3
KING SOLOMON 2nd ADDITION
TO FRISCO TOWNSITE

ACCORDING TO THE PLAT RECORDED AT REC. NO. 28029

LOCATED IN NE 1/4 SECTION, 34, T.5 S., R.78 W. OF THE 6TH P.M.

SUMMIT COUNTY, COLORADO





GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

DEMOLITION PLAN NOTES

1	EXISTING INFORMATION SHOWN ON THE DRAWINGS IS BASED ON LIMITED FIELD OBSERVATIONS AND/OR INFORMATION PROVIDED BY THE OWNER. DRUMBEAT IS NOT RESPONSIBLE FOR THE ACCURACY OF INFORMATION OR THE ADEQUACY, SAFETY, AND CONFORMANCE TO CURRENT PREVAILING CODES OF ANY WORK SHOWN AS EXISTING ON THESE DRAWINGS. THE GC SHALL THOROUGHLY EXAMINE THE PREMISES AND SHALL BASE HIS BID ON THE EXISTING CONDITIONS NOT WITHSTANDING ANY INFORMATION SHOWN, OR NOT SHOWN, ON THE CONTRACT DOCUMENTS. SHOULD ANY DISCREPANCIES BE FOUND, THE GC SHALL SEEK CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
2	THE GC SHALL MAINTAIN THE INTEGRITY OF THE EXISTING STRUCTURE AND FIREPROOFING U.N.O.
3	IF HAZARDOUS MATERIALS ARE ENCOUNTERED DURING CONSTRUCTION, NOTIFY THE OWNER AND ARCHITECT IMMEDIATELY AND AWAIT FURTHER INSTRUCTIONS.
4	WORK TO BE REMOVED IS ILLUSTRATED IN DASHED LINE-WORK. EXISTING CONSTRUCTION TO REMAIN IS ILLUSTRATED IN LIGHT LINE-WORK. ALL ITEMS FOR REMOVAL MAY NOT BE SPECIFICALLY NOTED. REMOVE ITEMS AS NECESSARY FOR THE COMPLETION OF THE WORK.
5	WHERE THE TERM "REMOVE" OR "DEMOLISH" IS USED, THE GC SHALL REMOVE ITEM FROM THE SITE AND LEGALLY DISPOSE OF.
6	WHERE THE TERM "SALVAGE" IS USED, THE GC SHALL REUSE THE ITEM ON THIS PROJECT OR RETURN TO THE OWNER. OWNER TO SPECIFY ITEMS TO BE SALVAGED AND RETURNED TO OWNER.
7	WHERE THE TERM "REMOVE AND REINSTALL" IS USED, THE GC IS TO DETACH ITEM FROM EXISTING CONSTRUCTION, PREPARE AND CLEAN ITEM FOR REUSE, AND REINSTALL WHERE INDICATED.
8	WHERE THE TERM "EXISTING TO REMAIN" IS USED, THE EXISTING ITEMS ARE NOT TO BE REMOVED. PROTECT FROM DAMAGE AS REQUIRED. THE GC IS TO REPLACE OR REPAIR ITEMS DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
9	WHERE MECHANICAL, ELECTRICAL, AND PLUMBING DEVICES ARE REMOVED, ABANDONED PIPING AND/OR CONDUITS SHALL BE CAPPED BELOW THE FLOOR, INSIDE THE PARTITION, OR ABOVE THE CEILING AND AS REQUIRED BY THE AUTHORITY HAVING JURISDICTION. UNUSED WIRING IS TO BE REMOVED BACK TO PANEL BOXES. PATCH AND REPAIR FINISHES AS REQUIRED TO MATCH SURROUNDING FINISHES. BLANK COVER PLATES OVER EXISTING BOXES ARE NOT ACCEPTABLE U.N.O. IN AREAS EXPOSED TO B.O. STRUCTURE. ALL ABANDONED COMPONENTS TO BE REMOVED IN ENTIRETY.
10	EXISTING CONCRETE SLAB DAMAGED DURING CONSTRUCTION SHALL BE PATCHED AND REPAIRED TO A CONDITION SUITABLE FOR NEW FINISHES.
11	PREPARE EXISTING CONCRETE SLAB TO A LEVEL SUITABLE FOR NEW FINISHES, INCLUDING GRINDING.
12	PREPARE EXISTING WALLS FOR NEW FINISHES. REMOVE NAILS, PINS, TAPE, POSTERS, ETC.; FILL ALL HOLES; AND PREPARE SURFACES FOR PAINT OR WALLCOVERING.
13	COORDINATE UTILITY SHUT-DOWNS WITH BUILDING OWNER.
14	REMOVE EXISTING FIRE SUPPRESSION SYSTEM AS REQUIRED FOR REPLACEMENT.

SITE SPECIFIC DEMO NOTES

1. ABANDON AND REMOVE EXISTING SEPTIC SYSTEM PER ENVIRONMENTL HEALTH'S REQUIUREMENTS.
2. REMOVE EXISITNG PROPANE TANK AND SUPPLY LINES
3. CAP AND ABANDON EXISITNG WELL
4. RECLOATE EXISTING RESIDEINCE A PER PLANS
5. DEMO EXISTING RESIDENCE B
6. DEMO EXISTING GARAGE
7. REMOVE EXISITING GRAVEL DRIVEWAYS EXCEPT AS NOTED ON CONSTRUCTION STAGING PLAN
8. REMOVE DECK UNLESS THEY ARE REUSABLE
9. REMOVE TREES AS REQUIRED BY SITE PLAN
10 REMOVE AND RECYCLE EXISTING SIDEWALKS
11 REMOVE EXISTING FENCES
12. ABANDON AND CAP EXISTING GAS AND ELECTRIC LINES TO EXISTING HOUSE.
13. REMOVE AND CAP ALL EXISTING UTILITY SEVERICES PER CITY REQUIREMENTS
14. DEMO AND REMOVE EXISITNG RETAINING WALLS

Ed Enck, P.E.

8733 Garrison Ct.
Arvada, Colorado
80005
303-910-6778

Shanley Heights Residences
Final Development Plan

21 S. MADISON AVE., 27 S. MADISON AVE., 33 S. MADISON AVE., 34 GRANITE ST., 36 GRANITE ST., 11 TELLER ST. ALY, 21 TELLER ST. ALY, 31 TELLER ST. ALY, 41 TELLER ST. ALY

Frisco, CO 80443

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ISSUE

NO.	DESCRIPTION	DATE

DRAWING TITLE:
DEMO SITE PLAN

DRAWING NO:
CD-106

SCALE: 1" = 10'-0"

DATE: 10/1/2026

PROJECT NO: 2025/101

DES.	DRWN.	CHK'D
Designer	Author	Checker

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.

SITE PLAN NOTES

1. ABANDON AND REMOVE EXISTING SEPTIC SYSTEM PER ENVIRONMENTL HEALTH'S REQUIUREMENTS.
2. REMOVE EXISITNG PROPANE TANK AND SUPPLY LINES
3. CAP AND ABANDON EXISITNG WELL
4. EXISTING ALLEY IS JUST OVER 20' WIDE
5. PRIVATE SEWER MAIN TO BE SIZED BY CIVIL
6. ABANDON AND CAP EXISTING GAS AND ELECTRIC LINES TO EXISTING HOUSE.
7. PROVIDE NEW TRANSFORMERS
8. PROVIDE ELECTRIC AND GAS METER AT PROPOSED REMOTE METER STAND
9. PROVIDE CULVERT OR CROSS PAN AT ALL DRIVEWAYS THAT CROSS AN EXISITNG ROW SWALE.

GROUND CONTROL SYSTEMS®
Micromobility Parking Solutions

Wave Runner Bike Rack
Cut Sheet & Quick Specifications

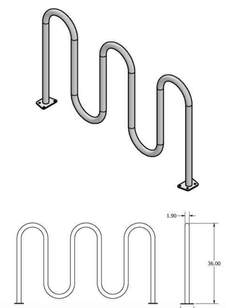
MATERIALS & FEATURES
- 1.9" O.D. ASTM A53 steel tubing
- 6" radius bends (center to center)

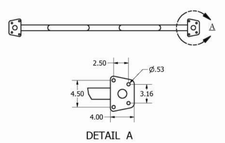
FINISH
- Galvanized
  Galvanized to ASTM A123/A123M-12

MOUNTING OPTIONS
- ☐ Surface mount - Concrete **(Anchors Sold Separately)**

SPACE USE RECOMMENDATIONS
- Wall Setbacks:
  For racks parallel to a wall
  Suggested minimum clearance: 24"
- For racks perpendicular to a wall
  Suggested minimum clearance: 36"
- Distance between racks
  Suggested minimum clearance: 24"

*These are our suggested minimal clearances.
** Please check local ordinances for minimum clearance





DETAIL A

700 Alhambra Blvd., Sacramento, CA 95816
www.groundcontrolsystems.com 1-800-650-7225
For layout, ordinance or planning assistance, please contact our planning team @ 800-650-7225
Visit GoCorrligate! www.groundcontrolsystems.com to build parking layouts and downloadable PDFs
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Madison Avenue

Granite Street

SNOW STORAGE

FOR SNOW STORAGE CALCS AND DIMENSIONS SEE LANDSCAPE AND SNOW STORAGE PLAN - SHEET SITE-154

LOT SIZE = 24,500 SF
X 55% = 13,475 SF (MAX) COVERAGE OR 11,025 SF OPEN (MIN)
- 11,026 SF PROVIDED

9086.0' = 100'-0"

PROJECT R.O.W. SHALL BE REVEGETATED TO EDGE OF ROADS/ALLEY

COORDINATE SIDEWALKS, DRIVEWAYS AND LANDSCAPING WITH CITY IMPROVEMENT PLANS

BOXED SINGLE LETTERS MATCH ELEVATION LOCATION ON ROOF PLANS

ORIGINAL GRADE FOR BLDG HT REFERENCE. SEE C3 FOR FINAL GRADE TOPO.

PROPOSED FIRE HYDRANT

SIDE PROPERTY LINE

EXISTING HOUSE
21 S. MADISON AVE
2 BRM

EGRESS AREA WELL

TRANSFORMER
20'x20' TRANS CLEARANCE AREA

HOUSE PARKING 1
HOUSE PARKING 2
HOUSE PARKING 3
GUEST PARKING

PAVED DRIVEWAY AND PARKING SPACES

DUMPSTER ENCLOSURE
6 Cubic Yard Dumpster
2-50 gal Recycle Bins
1-50 gal Composting Bin

1-2 PLACE BIKE RACKS

FRONT PROPERTY LINE

PROJECT ROW SHALL BE REVEGETATED TO EDGE OF ROADS/ALLEY

UNIT 5
33 S. MADISON AVE
3 BRM
BLDG C

UNIT 4
11 TELLER ST ALY
2 BRM

UNIT 5 PARKING

METERS FOR UNITS 4&5

UNIT 3
21 TELLER ST ALY
4 BRM
9086.0' Gar FF = 100'-0"
ROOF OVER HANG
LIVING SPACE ABOVE

UNIT 2
31 TELLER ST ALY
4 BRM
9085.0' Gar FF
BLDG A

UNIT 1
41 TELLER ST ALY
4 BRM
9084.0' Gar FF =98'-0" arch

UNIT 6
27 S. MADISON AVE
4 BRM
9087.25' Gar FF = 100'-9" ARCH

UNIT 7
34 GRANITE ST
4 BRM
9084.75' Gar FF

UNIT 8
36 GRANITE ST
4 BRM
9084.75' Gar FF = 98'-9" ARCH

BLDG B
LIVING SPACE ABOVE
LINE OF DECK ABOVE
LINE OF LIVING SPACE ABOVE

HANDRAIL
PAVED
SEE CIVILS FOR TURNING RADII VERIFICATION

SIDE SETBACK
FRONT SETBACK
REAR SETBACK

TRANSFORMER
HANDRAIL
20'x20' TRANS CLEARANCE AREA
FG 9081.0'
0-3' BOULDER RETAINING WALL - PROVIDE RAILING AS REQ'd BY CODE
9081.0' OG - 9084.00' FG
ROOF OVER HANG
HANDRAIL
9085.25' FF = 99'-3" arch
9084 OG
9081 OG
METERS FOR UNITS 6. 7AND 8
0-3' BOULDER RETAINING WALL
HANDRAIL
PARK BENCHES
METERS FOR UNITS 1, 2AND 3
ROOF OVER HANG

PRESERVE AS MANY TREES ALONG PERIMETER OF LOT AS IS POSSIBLE

PROJECT ROW SHALL BE REVEGETATED TO EDGE OF ROADS/ALLEY

PROPOSED CONC PAN (TYP.)

48' - 1 1/2" | 43' - 9 1/8" | 21' - 11 1/8" | 11' - 5" | 21' - 0" | 10' - 11 1/2" | 17' - 9 5/8"

175' - 0"

1 SITE PLAN
1" = 10'-0"

0' 5' 10' 20'

Ed Enck, P.E.

8733 Garrison Ct.
Arvada, Colorado
80005
303-910-6778

Shanley Heights Residences
Final Development Plan
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Frisco, CO 80443

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ISSUE

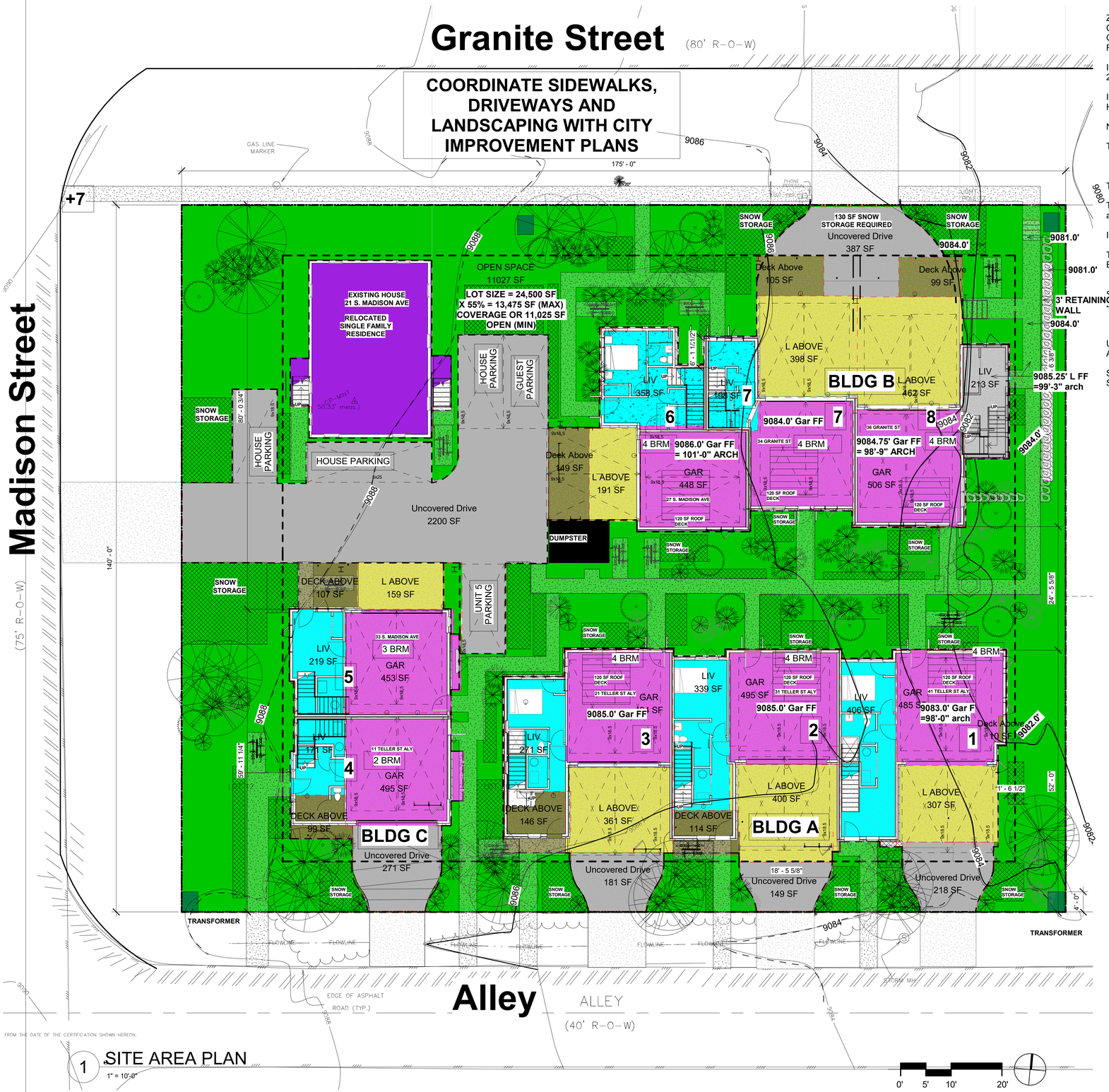
NO.	DESCRIPTION	DATE

DRAWING TITLE:
SITE PLAN

DRAWING NO:
SITE-1

SCALE: 1" = 10'-0"
DATE: 10/1/2026
PROJECT NO: 2025/101

DES.	DRWN.	CHK'D.
Designer	Author	Checker



1 SITE AREA PLAN
1" = 10'-0"

ZONING: RH
CONSTRUCTION TYPE: IRC
OCCUPANCY: R3
REFERENCE CODES:

International Residential Code, including Appendix Chapters F and K, 2018 Edition as amendednby TOF

International Fire Code, including Appendix Chapters B, C, D, E, F, G, H, I, J, K, N, and amended Appendix Chapter P, 2018 Edition

NFPA 70 National Electrical Code, 2023 Edition

The International Mechanical Code, 2018 Edition

International Plumbing Code, 2018 Edition

The International Fuel Gas Code, 2018 Edition

The International Energy Conservation Code, 2018 Edition - as ammended by TOF

International Existing Building Code, 2018 Edition

The Uniform Code for the Abatement of Dangerous Buildings, 1997 Edition

SNOW LOAD: 80psf
LOT SIZE (SUBDIVISION SIZE) 24,500 SF = 0.562 ACRES
0.562 Acres X 16 DPA
= 8.99 = 9 UNITS

UNHEATED UNCOVERED DRIVEWAY AREA: SEE LANDSCAPE AND SNOW STORAGE PLAN

SNOW STORAGE AREA: SEE LANDSCAPE AND SNOW STORAGE PLAN

180-3.7 Residential High Density (RH) District

180-3.7.1. PURPOSE

To allow for high density residential development that is in close proximity to commercial activity, and to provide for a broad mix in the housing type and cost for ill residents.

180-3.7.2. DISTRICT STANDARDS

A. Dimensions
See Figure 3-E and Sections 180-3.16 and 180-3.17.

B. Development Standards

1. All residential development is subject to the Residential Development Standards in Section 180-6.22.
2. All non-residential development is subject to the Non-Residential Development Standards in Section 180-6.21.

TABLE 3-5: RH DISTRICT DIMENSIONAL STANDARDS

PROJECT STANDARDS	
Maximum density	16 du/acre
LOT STANDARDS	
Minimum lot area	10,500 SF
Minimum lot frontage	60 ft.
Maximum lot coverage	55%
SETBACKS	
Minimum front yard setback	20 ft.
Minimum side yard setback	10 ft.
Minimum rear yard setback	10 ft.
BUILDING STANDARDS	
Maximum building height	35 ft.

Figure 3-E: Illustration of RH District Dimensional Standards

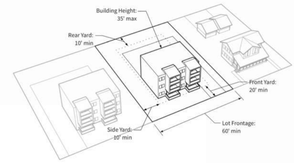


TABLE 6-K BULK PLANE STANDARDS

DIMENSION ON FIGURE 6-L	Applicability (District or Development Type)	Central Core District		Residential Districts			
		Height ≥ 28' [1]	Height > 28' [1]	RS/RL	RM/RH, Height ≤ 28'	RM/RH, Height > 28'	
	STREET / FRONT PROPERTY LINE						
A	Feet inside property line	0 ft.				20 ft.	
B	Starting height above grade	24 ft.				20 ft.	
C	Extend at angle				45°		
	SIDE PROPERTY LINE						
A	Feet inside property line	0 ft.		15 ft.		10 ft.	
B	Starting height above grade	24 ft.	20 ft.	25 ft.		20 ft.	
C	Extend at angle				45°		
	REAR PROPERTY LINE						
A	Feet inside property line	--				10 ft.	
B	Starting height above grade	--				25 ft.	
C	Extend at angle	--				45°	
	MAXIMUM HEIGHT						
D	Maximum height	28 ft.	35 ft. flat 40 ft. pitched	30 ft.	28 ft.	35 ft.	

[1] Side Property Line Bulk Plane does not apply to properties located between Main Street between Main Street and the Galena Street Alley.
[2] Applies to Mixed Use District properties fronting on Summit Boulevard.
[3] Applies to properties within 100 feet of Main Street right-of-way, east of Summit Boulev.
[4] Applies to properties fronting on Main Street, west of Madison Avenue.

LEGAL DESCRIPTION

LOT 6, 7, 8, 9, 10, 11, 12, BLOCK 3 KING SOLOMON SUB #2 & LOT 6, 7 BLOCK 3 KING SOLOMAN SUB #2 AMENDED MAP OF FRISCO TOWNSITE SUMMIT COUNTY, COLORADO

PROJECT DESCRIPTION

BUILDING USE: RESIDENTIAL
NO. OF RESIDENTIAL UNITS = 9 UNITS (w/ RELOCATION OF 1 EXISTING HOUSE)
NUMBER OF WOOD BURNING FIREPLACES = 0

BUILDING, CODE AND LOT DATA

ADDRESS: 21 S. MADISON AVE., 21 S. Madison (Single Family Residence) 27 S. MADISON AVE. (Unit #6), 33 S. MADISON AVE. (Unit #5), 34 GRANITE ST. (Unit #7), 36 GRANITE ST. (Unit #8), 11 TELLER ST. ALY (Unit #4), 21 TELLER ST. ALY Unit #3), 31 TELLER ST. ALY (Unit #2), 41 TELLER ST. ALY (Unit #1)

CONSTRUCTION TYPE: IRC - TOWNHOMES SEPARATED BY 2 HR FIRE WALLS
REFERENCE CODE: IRC 2024, 2024 IECC AS AMENDED BY THE TOWN OF FRISCO
ZONING CODE: RH

PROJECT AND LOT DATA

INSULATION IECC REQUIREMENTS: (PRESCRIPTIVE)

TABLE N102.1.3 (R 402.1.3) INSULATION MINIMVM R-VALUES AND FENESTRATON REQUIREMENTS BY COMPONET

CLIMATE ZONE	FENESTRATION U-FACTOR	SKYLIGHT U-FACTOR	GLAZED FENESTRATION SHGC	CEILING R-VALUE	WOOD FRAME WALL R-VALUE	MASS WALL R-VALUE	FLOOR R-VALUE	BASEMENT WALL R-VALUE	SLAB R-VALUE & DEPTH	CRAWL SPACE WALL R-VALUE
5B	0.27	0.55	0.4	60	30 or 20+5ci or 13+10ci or 0+20ci	13/17	30	15ci or19 or13+5ci	10ci, 4 FT	15ci or 19 or 13+5ci

ALLOWABLE LOT COVERAGE = 55% = 13,475 SF 11,025 OPEN REQUIRED

BALANCE OF LOT TO BE RESEEDED WITH INDIGENOUS GROUND COVER, STRUCTURE, DRIVEWAYS, WALKS.

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

EACH UNIT TO HAVE A STAND PIPE AND FDC

PARKING REQUIREMENTS

NUMBER OF PARKING SPACES REQUIRED: 1 PER BRM, MAX PER UNIT:1/BRM + 1 VISTOR = 32

NUMBER OF UNITS/BEDROOMS: 9 UNITS/31 BRM's
NUMBER OF PARKING SPACES PROVIDED: 31 SPACES + 2 VISTOR SPACES TOTAL = 33

Ed Enck, P.E.
8733 Garrison Ct.
Arvada, Colorado
80005
303-910-6778

Shanley Heights Residences
Final Development Plan

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Frisco, CO 80443

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ISSUE

NO.	DESCRIPTION	DATE

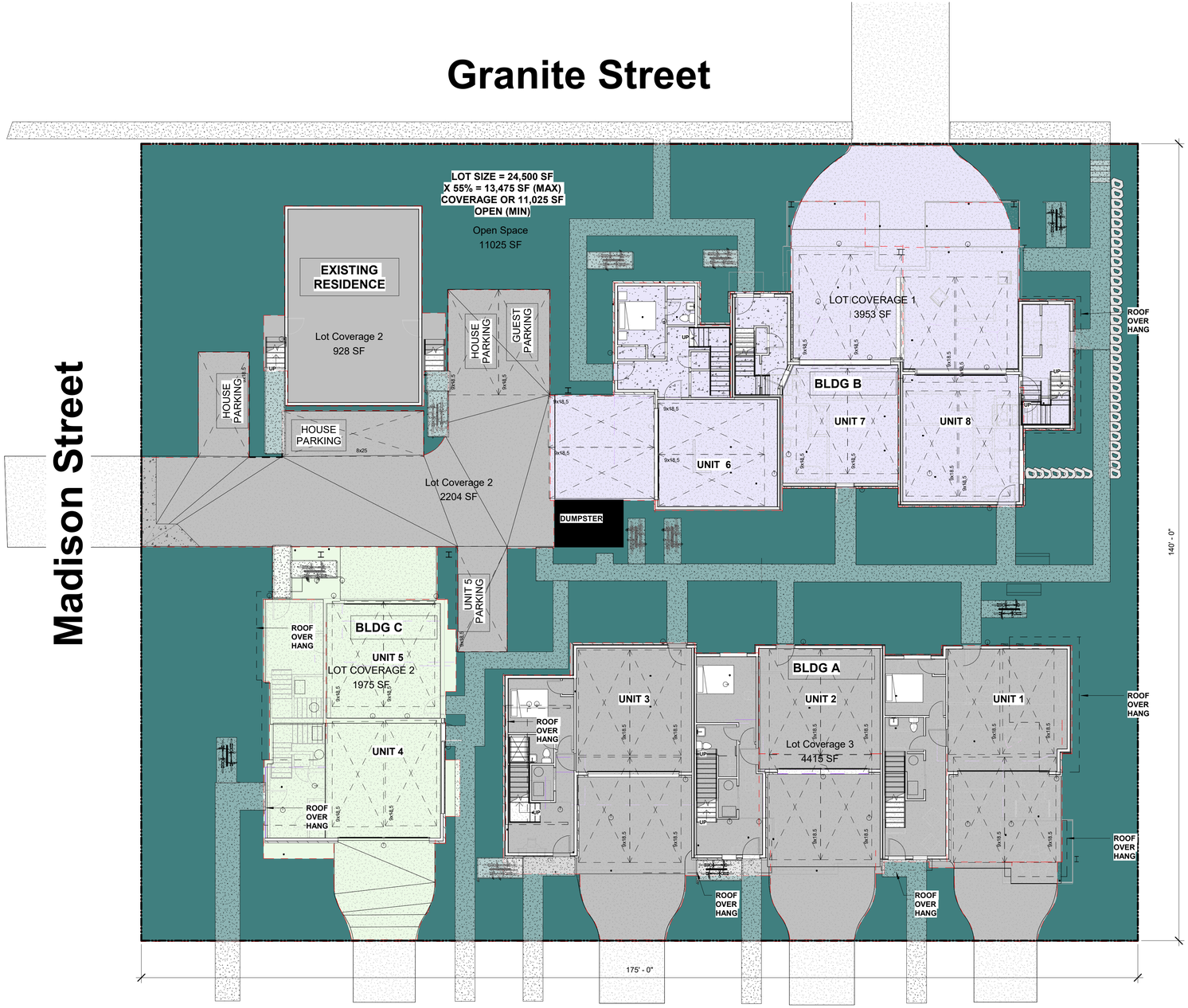
DRAWING TITLE:
SITE AREA PLAN & SITE DATA

DRAWING NO:
SITE-2

SCALE: As indicated
DATE: 10/1/2026
PROJECT NO: 2025/101

DES.	DRWN.	CHK'D.
Designer	Author	Checker

OPEN SPACE / LOT COVERAGE TABLE		
wq	Level	Area
Open Space	MAX HT BLDG B	11025 SF
		11025 SF
Lot Coverage 2	MAX HT BLDG B	2204 SF
Lot Coverage 3	MAX HT BLDG B	4415 SF
Lot Coverage 2	MAX HT BLDG B	928 SF
LOT COVERAGE 2	MAX HT BLDG B	1975 SF
LOT COVERAGE 1	MAX HT BLDG B	3953 SF
		13478 SF
		24500 SF



1 Lot Coverage Area Plan

1" = 10'-0"

Ed Enck, P.E.

8733 Garrison Ct.
Arvada, Colorado
80005
303-910-6778

Shanley Heights Residences
Final Development Plan

21 S. MADISON AVE., 21 S. Madison, 27 S. MADISON AVE., 33 S. MADISON AVE., 34 GRANITE ST., 36 GRANITE ST., 11 TELLER ST. ALY, 21 TELLER ST. ALY, 31 TELLER ST. ALY, 41 TELLER ST. ALY
Frisco, CO 80443

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ISSUE

NO.	DESCRIPTION	DATE

DRAWING TITLE:
OPEN SPACE / LOT COVERAGE PLAN

DRAWING NO:
SITE-3

SCALE: 1" = 10'-0"

DATE: 10/1/2026

PROJECT NO: 2025/101

DES.	DRWN.	CHK'D.
Designer	Author	Checker



1 LEVEL 1.(1)

3/32" = 1'-0"



2 Level 2

3/32" = 1'-0"

3 Level 3

3/32" = 1'-0"

/-----Unit 1 -----

Item	Level	Area	Comments
Unit 1 - Deck	L3-U2	93.16 SF	1D
		288.19 SF	
Unit 1 - Garage	LEVEL 1.	500.06 SF	1G
		500.06 SF	
Unit 1 - Living	LEVEL 1.	423.29 SF	1L
Unit 1 - Living	L2-U2	1148.90 SF	1L
Unit 1 - Living	L3-U2	761.74 SF	1L
		2333.94 SF	
Unit 2 - Deck	L2-U2	130.63 SF	2D
Unit 2 - Deck	L3-U2	36.34 SF	2D

/-----Unit 2 -----

Item	Level	Area	Comments
Unit 2 - Deck	L3-U2	194.97 SF	2D
		361.95 SF	
Unit 2 - Garage	LEVEL 1.	500.66 SF	2G
		500.66 SF	
Unit 2 - Living	LEVEL 1.	440.67 SF	2L
Unit 2 - Living	L2-U2	1177.05 SF	2L
Unit 2 - Living	L3-U2	950.37 SF	2L
		2568.09 SF	
Unit 3 - Deck	L2-U2	65.52 SF	3D
Unit 3 - Deck	L2-U2	132.90 SF	3D

/-----Unit 3 -----

Item	Level	Area	Comments
Unit 3 - Deck	L3-U2	66.17 SF	3D
Unit 3 - Deck	L3-U2	123.42 SF	3D
		388.00 SF	
Unit 3 - Garage	LEVEL 1.	487.39 SF	3G
		487.39 SF	
Unit 3 - Living	LEVEL 1.	409.86 SF	3L
Unit 3 - Living	L2-U2	1074.48 SF	3L
Unit 3 - Living	L3-U2	836.81 SF	3L
		2321.15 SF	
Unit 4 - Deck	L2-U2	59.49 SF	4D
Unit 4 - Deck	L3-U2	195.19 SF	4D

/-----Unit 4 -----

Item	Level	Area	Comments
		254.68 SF	
Unit 4 - Garage	LEVEL 1.	443.13 SF	4G
		443.13 SF	
Unit 4 - Living	LEVEL 1.	229.20 SF	4L
Unit 4 - Living	L2-U2	669.33 SF	4L
Unit 4 - Living	L3-U2	465.79 SF	4L
		1364.32 SF	
Unit 5 - Deck	L2-U2	108.79 SF	5D
Unit 5 - Deck	L3-U2	94.61 SF	5D
		203.40 SF	

/-----Unit 5 -----

Item	Level	Area	Comments
		449.22 SF	
Unit 5 - Garage	LEVEL 1.	449.22 SF	5G
		449.22 SF	
Unit 5 - Living	LEVEL 1.	230.03 SF	5L
Unit 5 - Living	L2-U2	851.35 SF	5L
Unit 5 - Living	L3-U2	701.35 SF	5L
		1782.73 SF	
Unit 6 - Deck	L2-U2	115.65 SF	6D
Unit 6 - Deck	L3-U2	148.10 SF	6D

---- Single Family Residence -----

Item	Level	Area	Comments
		48444.99 SF	

TOTAL BUILT SF =

/-----Unit 6 -----

Item	Level	Area	Comments
Unit 6 - Deck	L3-U2	52.47 SF	6D
Unit 7 - Deck	L3-U2	52.22 SF	6D
		368.44 SF	
Unit 6- Garage	LEVEL 1.	433.97 SF	6G
		433.97 SF	
Unit 6 - Living	LEVEL 1.	388.21 SF	6L
Unit 6 - Living	L2-U2	984.95 SF	6L
Unit 6 - Living	L3-U2	809.19 SF	6L
		2182.36 SF	
Unit 7 - Deck	L2-U2	160.86 SF	7D
Unit 7 - Deck	L3-U2	108.46 SF	7D

/-----Unit 7 -----

Item	Level	Area	Comments
		269.33 SF	
Unit 7 - Garage	LEVEL 1.	464.15 SF	7G
		464.15 SF	
Unit 7 - Living	LEVEL 1.	189.94 SF	7L
Unit 7 - Living	L2-U2	1036.57 SF	7L
Unit 7 - Living	L3-U2	866.67 SF	7L
		2093.19 SF	
Unit 8 - Deck	L2-U2	160.31 SF	8D
Unit 8 - Deck	L3-U2	76.14 SF	8D

/-----Unit 8 -----

Item	Level	Area	Comments
Unit 8 - Deck	L3-U2	40.85 SF	8D
		277.30 SF	
Unit 8 - Garage	LEVEL 1.	508.34 SF	8G
		508.34 SF	
Unit 8 - Living	LEVEL 1.	214.46 SF	8L
Unit 8 - Living	L2-U2	1161.44 SF	8L
Unit 8 - Living	L3-U2	928.73 SF	8L
		2304.63 SF	
House	LEVEL 1.	796.42 SF	H
		796.42 SF	

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Frisco, CO 80443

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ISSUE

NO.	DESCRIPTION	DATE

DRAWING TITLE:
UNIT SIZE - AREA PLANS

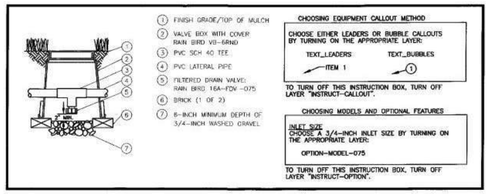
DRAWING NO:
SITE-4

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

DATE: 10/1/2026

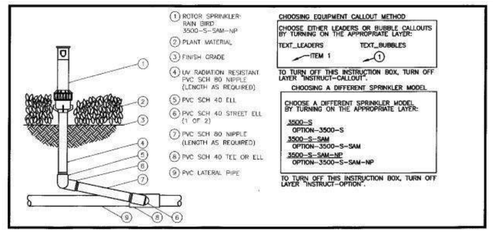
PROJECT NO: 2025/101

DES. Designer	DRWN. Author	CHK'D. Checker



2 DRAIN VALVE

16A-FDV OR 16A-FDV-075

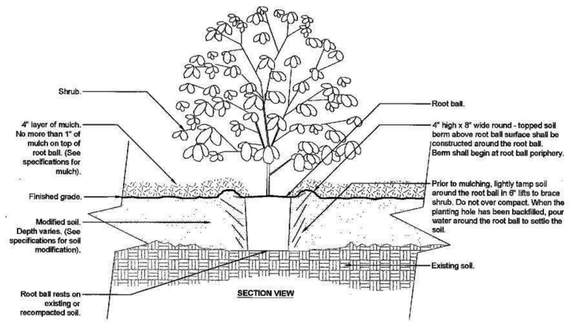


1 ROTOR POP-UP SPRINKLER

3500 SERIES

ALL SOIL IS TO BE AMENDED WITH 6" COUNTY APPROVED TOP SOIL. ROTO-TIL SOIL TO MIX NEW SOIL WITH EXISTING SITE SOIL.

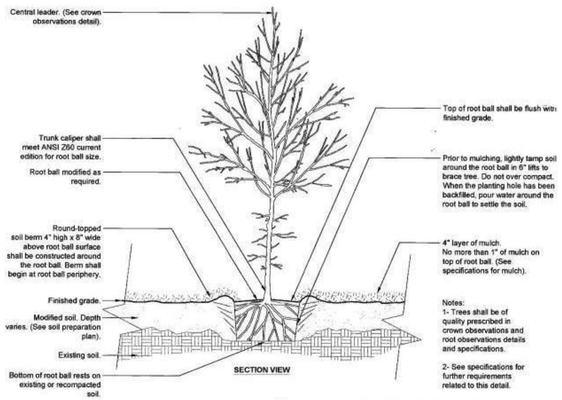
GENERAL NOTES:
-Tree and shrub wells to be back filled with 50% native soil and 50% organic amendment.
-Location of all trees shall be staked by Contractor and approved by the Designer prior to installation.
-Locate all plant material to avoid snow shed, snow removal locations, sight lines, utility lines, fire hydrants, and easements.
-Exact placement and shape of planting beds shall be reviewed by Designer prior to installation of irrigation drip tubing.
-Shrubs, in their pots, shall be placed for review by Designer.
-Edging to be 4" Bend-a-Board edging. Edging shall be tacked in place with 1 foot edging straps at each 10' section and once in the middle.
-Distance between straps shall not exceed 5'.
-It is the contractor's responsibility to furnish plant material free of pests or disease.
-Pre-selected, "tagged" material must be inspected by the Landscape Designer prior to installation.
-The Contractor must certify that all plant material is free of pests and disease.
-The Contractor must warranty all plant materials for health and proper installation for a period of one year after installation per their contract.
-All new trees and shrubs shall be drip irrigated upon installation.
-All perennial areas shall be spray irrigated. A permanent irrigation system is required.
-Provide 3" minimum topsoil and seed with short dry grass mix at areas of disturbance.



Notes:
1- Shrubs shall be of quality prescribed in the root observations detail and specifications.
2- See specifications for further requirements related to this detail.

1 SHRUB PLANTING DET.

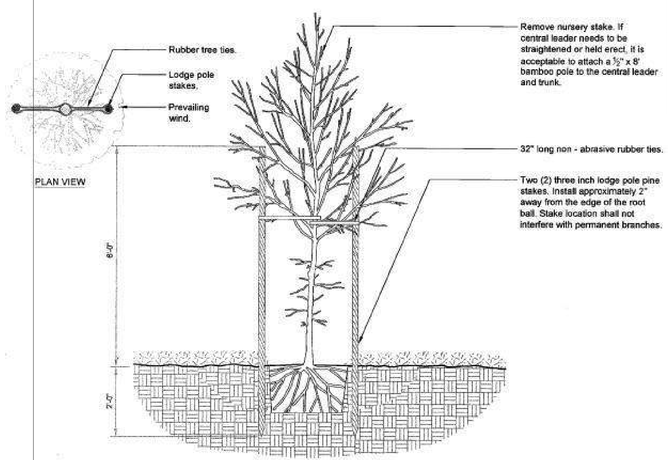
SCALE: 1/2" = 1'-0"



Notes:
1- Trees shall be of quality prescribed in crown observations and root observations details and specifications.
2- See specifications for further requirements related to this detail.

1 TREE PLANTING DET.

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



1 TREE STACKING DET.

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

PLANTING SCHEDULE					
Type Mark	Phase Created	Botanical Name	Common Name	Comments	Count
S1	New Construction	POTENTILLA FRUTICOSA	PONTENTILLA	5 GAL	44
S2	New Construction	COMUS SERICCA	RED TWIG DOGWOOD	5 GAL	23
					67
T1	New Construction	PRUNUS VIRGINANNA	CHOKECHERRY SHUBERT	2" TRUNK MIN DIA. AND 8' MIN HT.	24
T2	New Construction	POPULUS TREMULOIDES	ASPEN TREE	50% 2" DIA MIN & 50% 3" DIA MIN	23
T3	New Construction	PICEA PUNGENS	COLORADO BLUE SPRUCE	25% TO BE 10' TALL, 25% 8' TALL, 50% 6' TALL	14
					61

MIN PLANTING REQUIREMENTS: 24,500SF/875 = 28 TREES AND 24,500SF/1500 = 17 SHRUBS

LANDSCAPE PLAN NOTES	
LOT SIZE 10,501 S.F. 10,500 / 875 = 12 REQUIRED TREES 10,500 / 1,500 = 7 REQUIRED SHRUBS	
ZONING CODE: -1 TREE FOR EVERY 875 S.F. - 12 REQUIRED - 14 PROVIDED (INCLUDES EXISTING EVERGREENS TO REMAIN) -1 SHRUB FOR EVERY 1,500 S.F. - 7 REQUIRED - 10 PROVIDED -NO VARIETIES OF TREE EXCEEDS 45% OF TOTAL TREE COUNT. (INCLUDES 2 EXISTING LODGE POLE PINES TO REMAIN)	
NATIVE GRASS-	SHORT DRY GRASS SEED MIXTURE HARD FESCUE 30% CREEPING RED FESCUE 30% SHEEP FESCUE 25% CANADA BLUEGRASS 10% CANBY BLUEGRASS 5%

PROJECT SHALL BE IN COMPLIANCE WITH THE TOWN OF FRISCO'S REVEGITATION REQUIREMENTS

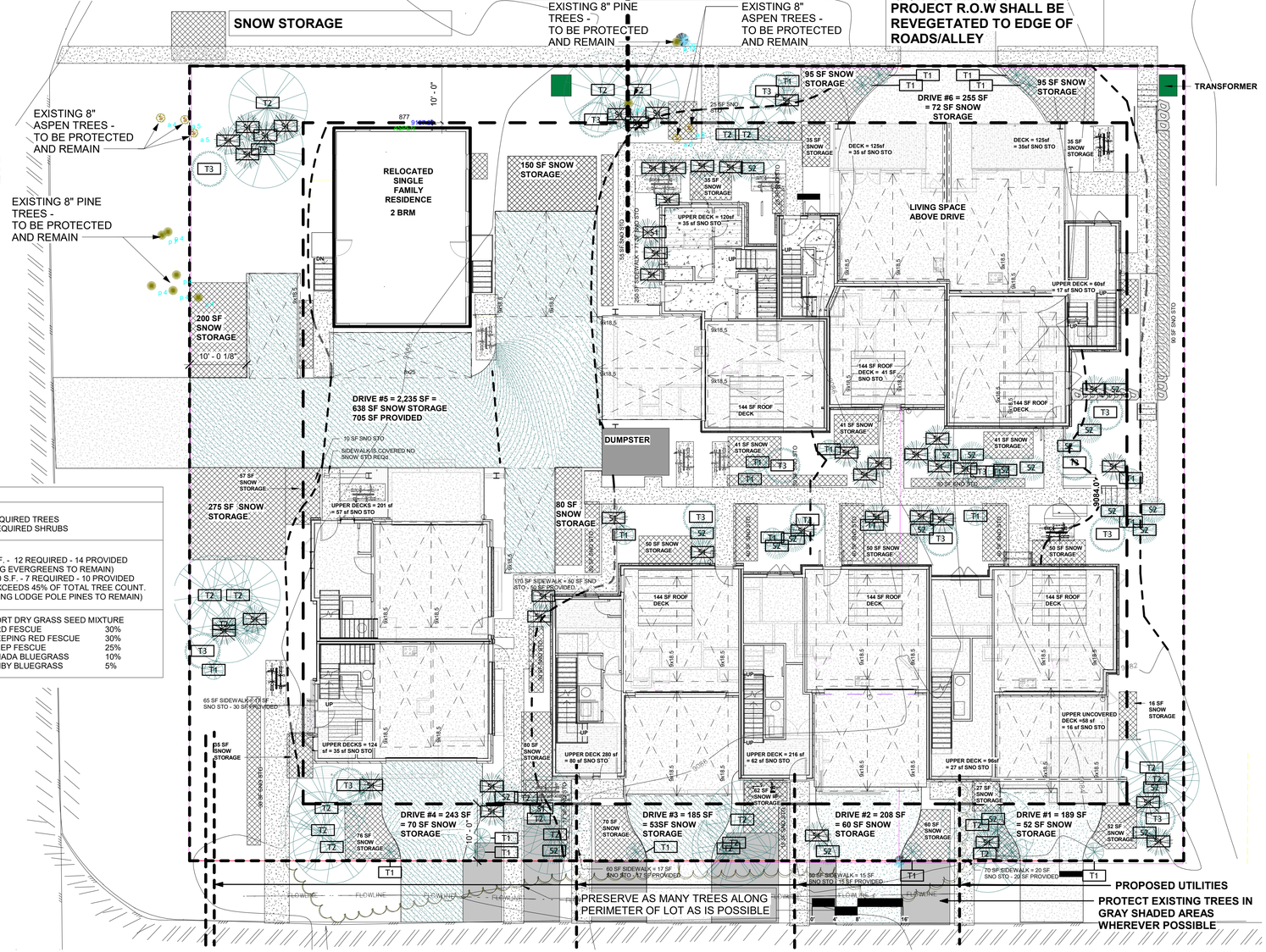
LOT SIZE = 24,500 SF
X 55% = 13,475 SF (MAX) COVERAGE
OR 11,025 SF OPEN (MIN)
- 11,030 SF PROVIDED

ALL SEEDED AREAS SHALL RECEIVE APPLICATION BY HYDROMULCH

COORDINATE SIDEWALKS, DRIVEWAYS AND LANDSCAPING WITH CITY IMPROVEMENT PLANS

PRESERVE AS MANY TREES ALONG PERIMETER OF LOT AS IS POSSIBLE

PROJECT R.O.W SHALL BE REVEGETATED TO EDGE OF ROADS/ALLEY



1 LANDSCAPE & SNOW STORAGE PLAN

3/32" = 1'-0"

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Arvada, Colorado
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303-910-6778

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ISSUE

NO.	DESCRIPTION	DATE

DRAWING TITLE:
LANDSCAPE & SNOW STORAGE PLAN

DRAWING NO:
SITE-5

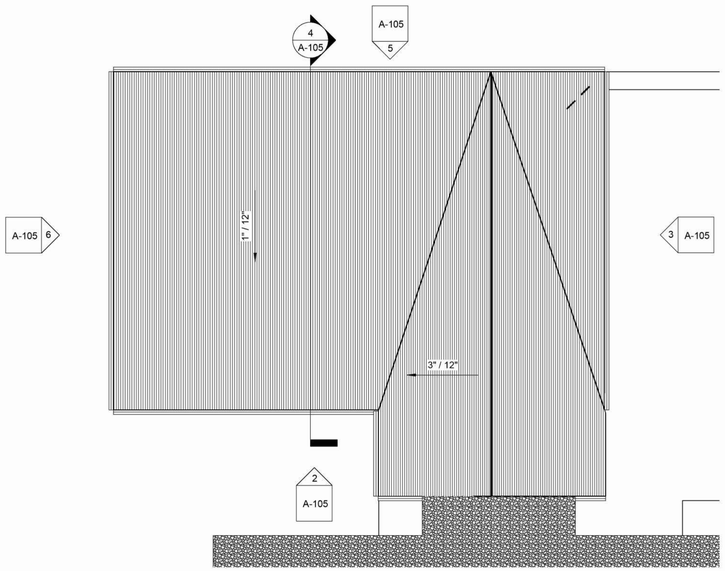
SCALE: As indicated
DATE: 10/1/2026
PROJECT NO: 2025/101

DES. Designer	DRWN. Author	CHK'D. Checker

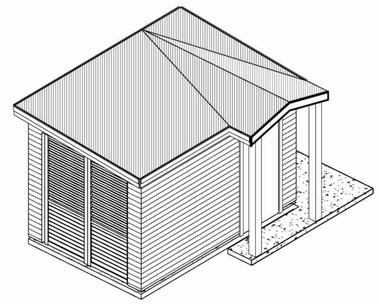
Reference: **Madison Townhome – Ext Material Finish Selections**

- ID #01 – Horizontal Siding
  - Material Type: 2x12 S/P/F With 2" Reveal
  - Material Finish: SW 3518 Hawthorne Semi-Transparent 70% Color Lighter Stained 2-Coats

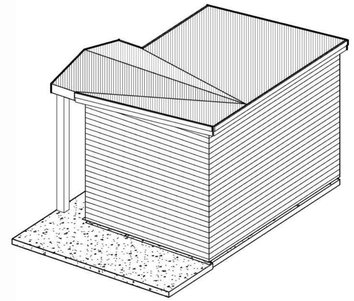




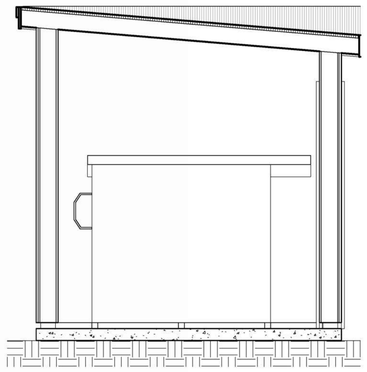
9 DUMPSTER ENCLOSURE ROOF PLAN
1/2" = 1'-0"



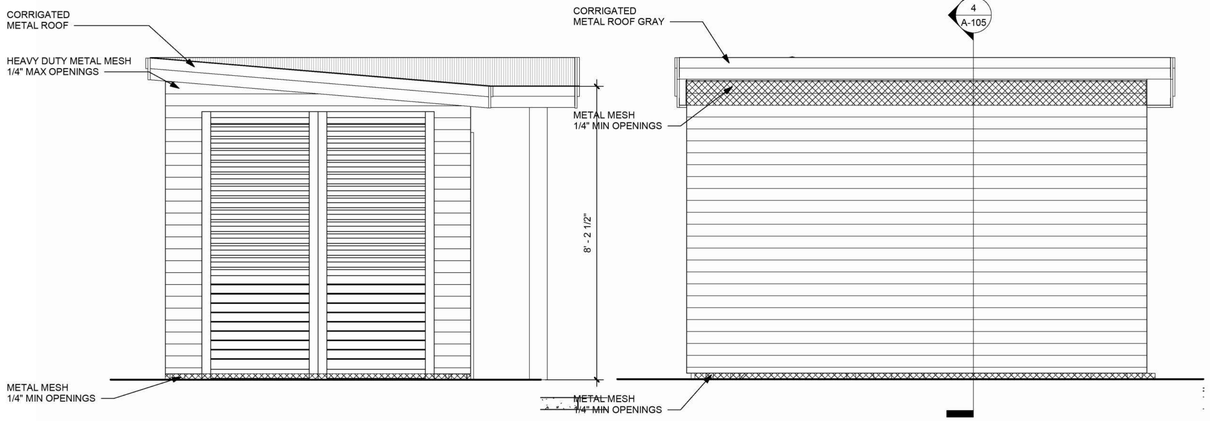
8 TE - AXON SW



7 TE - AXON NE

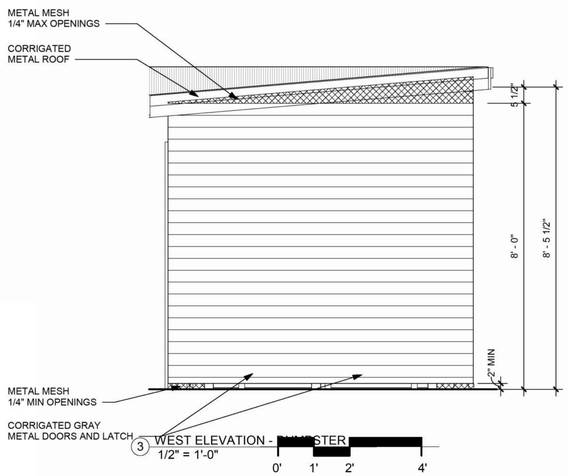


4 TE SECTION
1/2" = 1'-0"

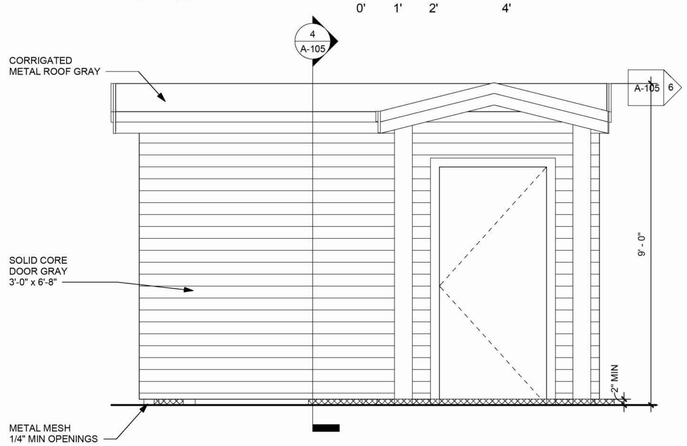


6 EAST DUMPSTER ELEVATION
1/2" = 1'-0"
0' 1' 2' 4'

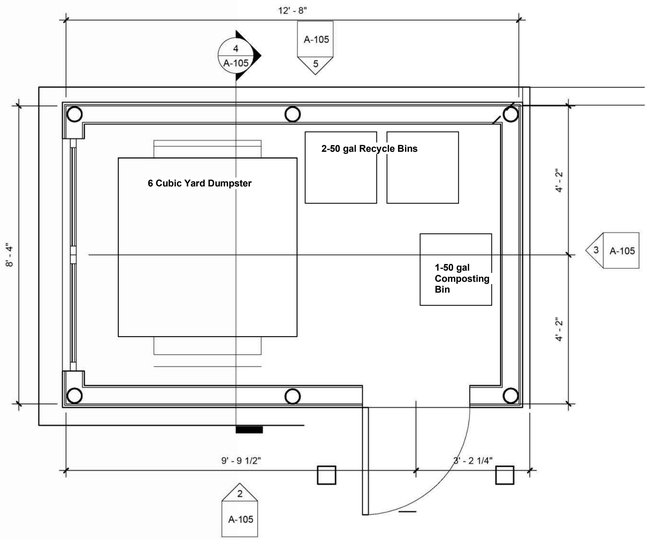
5 NORTH DUMPSTER ELEVATION
1/2" = 1'-0"
0' 1' 2' 4'



3 WEST ELEVATION - DUMPSTER
1/2" = 1'-0"
0' 1' 2' 4'



2 SOUTH DUMPSTER ELEVATION
1/2" = 1'-0"
0' 1' 2' 4'



1 DUMPSTER ENCLOSURE PLAN
1/2" = 1'-0"
0' 1' 2' 4'

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ISSUE

NO.	DESCRIPTION	DATE

DRAWING TITLE:
DUMPSTER ENCLOSURE PLAN AND ELEVATIONS

DRAWING NO:
SITE-6

SCALE:

DATE: 10/1/2026

PROJECT NO: 2025/101

DES.	DRWN.	CHK'D.
Designer	ede	Checker

OVERALL GENERAL NOTES:

1. THE CONTRACTOR SHALL OBTAIN, AT HIS EXPENSE, ALL PERMITS WHICH ARE NECESSARY TO PERFORM THE PROPOSED WORK.
2. TRENCHES SHALL BE EXCAVATED AND THE PIPE EXPOSED FOR INSPECTION AT ANY 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 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.
13. PRIOR TO CO THE OWNER SHALL ENTER INTO A RLA AGREEMENT WITH THE TOWN DEFINING THE OWNERSHIP AND MAINTENANCE OF ALL IMPROVEMENTS WITHIN THE RIGHTS OF WA

DISTURBED AREA SEEDING NOTES:

1. All areas to be seeded will be properly prepared to provide a friable soil surface in the upper 6 inches, minimum.
2. 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.
3. 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.
4. 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.
   - –Blanket Flower 0.8 Pounds PLS/Acre
   - –Lupine 4.4 Pounds PLS/Acre
   - –Firecracker Penstemon 0.2 Pounds PLS/Acre
   - –California Poppy 0.4 Pounds PLS/Acre
3. Divide Pounds PLS/Acre by 43.5 to obtain Pounds PLS/1,000 SQ. Ft.

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 Ft.

ROADWAY GENERAL NOTES:

1. EARTHWORK OPERATIONS SHALL BE IN ACCORDANCE WITH GEOTECHNICAL REPORT FOR THE PROJECT.
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 PROJECT. THE MINIMUM DEPTH OF ASPHALT SHALL BE 3 INCHES.
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% ± 1.5%;
   C. MAXIMUM SLUMP OF 3";
   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 SECTION.

SANITARY SEWER GENERAL NOTES:

1. 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 <u>NOT</u> 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 AGAIN.

B. 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.

C. 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 (INCHES)	TIME (MINUTES)
6	5
8	5
10	6.5
12	7.5

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

F. PROVIDE PRESSURIZING EQUIPMENT WITH A RELIEF VALVE SET AT 5 PSI TO AVOID OVER-PRESSURIZING AND DAMAGING AN OTHERWISE ACCEPTABLE LINE.

9. MANHOLE VISUAL EXAMINATION. THE ENGINEER SHALL VISUALLY CHECK EACH MANHOLE, BOTH EXTERIOR AND INTERIOR, FOR FLAWS, CRACKS, HOLES, OR OTHER INADEQUACIES, WHICH MIGHT AFFECT THE OPERATION OR WATERTIGHT INTEGRITY OF THE MANHOLE. SHOULD ANY 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 INSTALLATION OF MAN HOLES.

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 MANNER:

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 DRAWN.

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:

DIA	TIME TO DROP 1" HG
4 FT.	120 SECONDS
5 FT.	120 SECONDS
6 FT.	120 SECONDS

E. IF THE MANHOLE FAILS THE TEST, MAKE NECESSARY REPAIRS. REPAIRS AND REPAIR PROCEDURES MUST BE ACCEPTABLE TO TOWN.

F. 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:

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 (DIP) WITH RUBBER GASKET..
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 LANDSCAPE PLANS..
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	5-1/4 INCH
INLET	6 INCH FOR MECHANICAL JOINT
DEPTH OF BURY	9'-6" OR 8'-6" (AS REQUIRED TO MEET THE WATERLINE COVER)
OPERATING NUT1	1 INCH PENTAGON
OPEN	LEFT(CCW)
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)
THRUST RESTRAINT	BOTTOM THRUST BLOCK AND 2-3/4" TIE RODS FROM MAIN TEE 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 EQUAL.
15. MECHANICAL JOINT RESTRAINT DEVICES SHALL BE:

FOR DUCTILE IRON PIPE: MEGALUG 1700 SERIES, ROMAL ROM GRIP, UNI-FLANGE 1400 SERIES, STAR GRIP 3000 SERIES, SIGMA-LOCK

FOR C900 PVC PIPE: IBEE IRON INC. SERIES 1500

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. <u>CHLORINATION</u>

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
<u>REQUIRED FOR A DOSE OF 50 MILLIGRAMS/LITER*</u>

PIPE LENGTH (FEET)	PIPE DIAMETER (INCHES) 6	8	12
13 OR LESS	2	2	5
18	2	3	6
20	2	3	7

*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 THE PUBLIC.
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. <u>HYDROSTATIC TESTING</u>

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 <u>IN THE PRESENCE .OF TOF WATER DEPARTMENT STAFF</u>
ONLY THE FOLLOWING METHODS ARE ACCEPTABLE FOR SUPPLYING POTABLE WATER FOR HYDROSTATIC TESTING:
1. WATER MAY BE TAKEN FROM A NEARBY PRESSURIZED WATER SOURCE WHICH HAS BEEN PREVIOUSLY CHLORINATED, TESTED AND ACCEPTED, SUCH AS A FIRE HYDRANT.
2. 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 CLOSED VALVE.

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 AND REPLACED. CUTTING AND REPLACING PAVEMENT, EXCAVATING, AND BACKFILLING MAY ALL BE NECESSARY PARTS OF LOCATING AND REPAIRING LEAKS DISCOVERED BY PRESSURE TESTING OF PIPE.
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:

PIPE SIZE (INCHES)	ALLOWABLE LEAKAGE PER 1,000 FEET OF PIPE (GALLONS PER HOUR) DIP
6	.55
8	.74
12	1.10

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 970-668-0836 (JEFF GOBLE)

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):

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

SIEVE SIZE	TOTAL PASSING BY SIZE (% BY WEIGHT)
⅜" to 1½"	100
NO. 200	0-3

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.

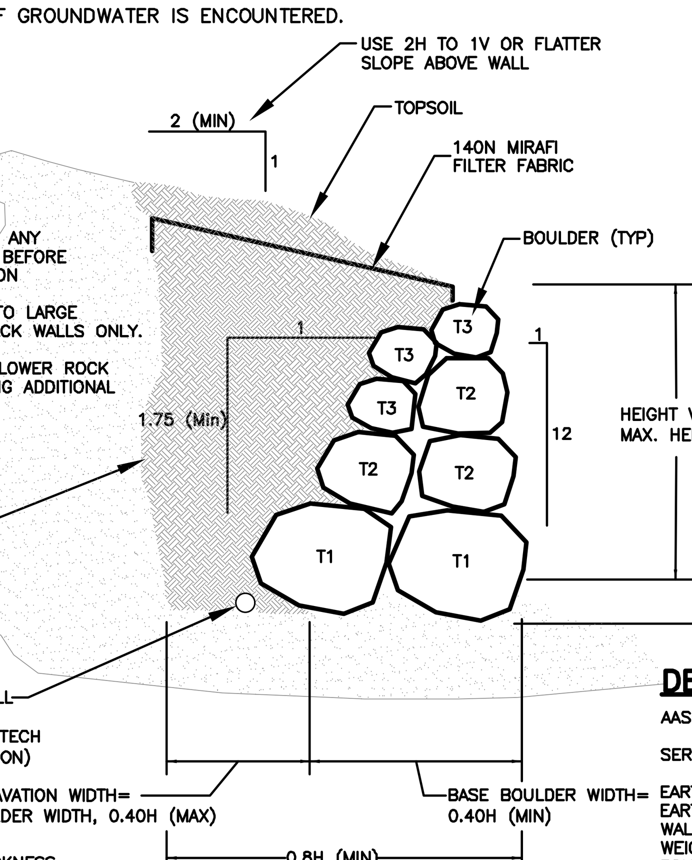
CALL UTILITY NOTIFICATION CENTER OF COLORADO
811
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

NOTES

CONTACT ENGINEER REGARDING ANY VARIATIONS TO THESE DETAILS BEFORE PROCEEDING WITH CONSTRUCTION

THESE DETAILS ARE SPECIFIC TO LARGE DIMENSIONS BOULDER DRY STACK WALLS ONLY.

BACKFILL TOE AFTER PLACING LOWER ROCK COURSE AND PRIOR TO PLACING ADDITIONAL COURSES OF ROCK.



ROCK THICKNESS

WALL HEIGHT	T1	T2	T3
0 < H < 4FT	18"-24"	18"-24"	12"-18"
4 < H < 8FT	24"-30"	18"-24"	12"-18"
MAX. LAYERS	2	3	4

TYPICAL SECTION
NO SCALE

DESIGN DATA

AASHTO SPECIFICATIONS 17TH EDITION

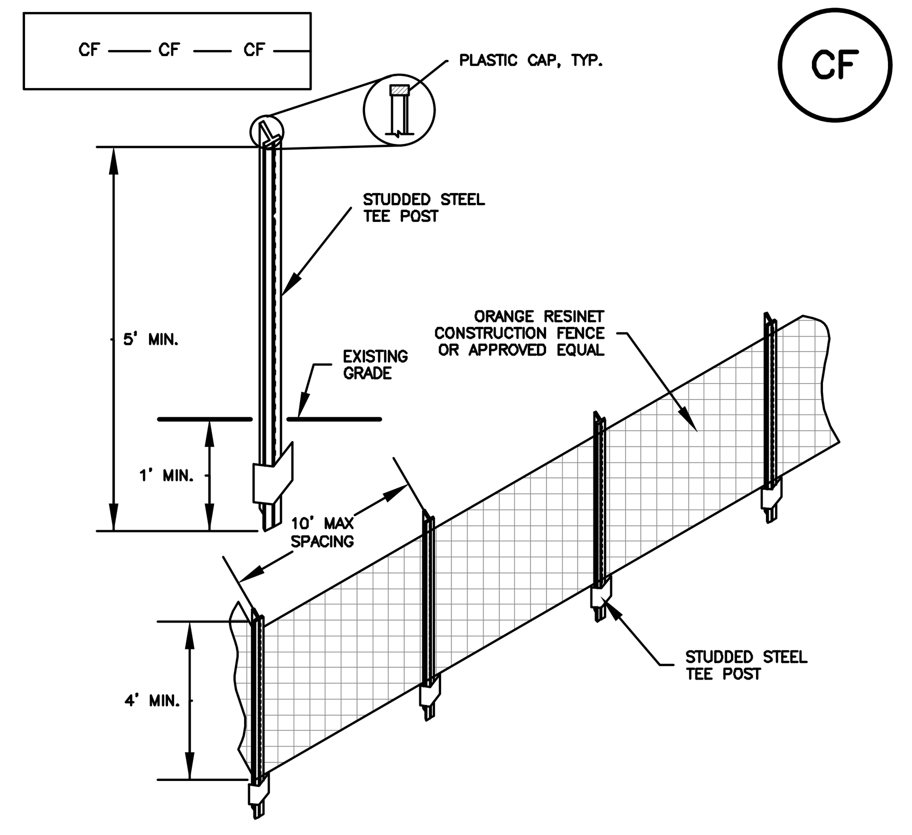
SERVICE LOAD DESIGN

EARTH LOAD: COULOMB THEORY OF LATERAL EARTH PRESSURE MODIFIED FOR BATTER OF WALL AND SLOPE BACK FILL.
WEIGHT OF BACKFILL = 125 PCF
EQUIVALENT FLUID PRESSURE = 50PCF FOR 2:1 SLOPE ABOVE WALL (CONTACT ENGINEER BEFORE USING A STEEPER BACKFILL SLOPE)

MAX BEARING PRESSURE 3.0 KSF

MIN F.S. AGAINST OVERTURNING 2.0
MIN F.S. AGAINST SLIDING 1.5

DRY STACK BOULDER WALL DETAIL



CF

<u>CONSTRUCTION FENCE INSTALLATION NOTES</u>

1. SEE PLAN VIEW FOR:
   -LOCATION OF CONSTRUCTION FENCE.
2. CONSTRUCTION FENCE SHOWN SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.
3. CONSTRUCTION FENCE SHALL BE COMPOSED OF ORANGE, CONTRACTOR-GRADE MATERIAL THAT IS AT LEAST 4' HIGH. METAL POSTS SHOULD HAVE A PLASTIC CAP FOR SAFETY.
4. STUDDED STEEL TEE POSTS SHALL BE UTILIZED TO SUPPORT THE CONSTRUCTION FENCE. MAXIMUM SPACING FOR STEEL TEE POSTS SHALL BE 10'.
5. CONSTRUCTION FENCE SHALL BE SECURELY FASTENED TO THE TOP, MIDDLE, AND BOTTOM OF EACH POST.

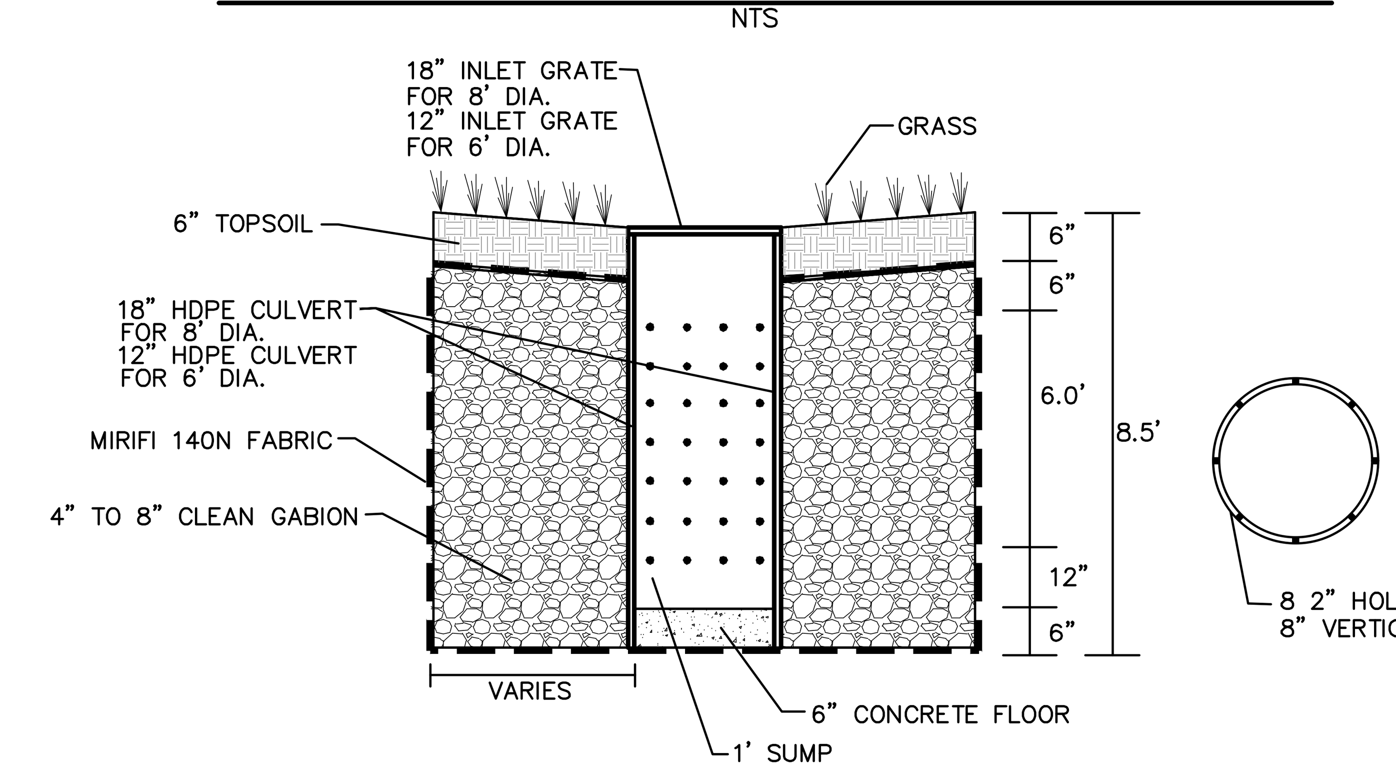
<u>CONSTRUCTION FENCE MAINTENANCE NOTES</u>

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
4. 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 INSTALLATION, MAINTENANCE, AND/OR REMOVAL OF THE FENCE SHALL BE COVERED WITH TOPSOIL, SEEDED AND MULCHED, OR OTHERWISE STABILIZED AS APPROVED BY LOCAL JURISDICTION.

<u>NOTE:</u> 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.

CF PLASTIC MESH CONSTRUCTION FENCE

NTS



ALL INFILTRATION GALLERIES TO BE MAINTAINED BY PROPERTY OWNER. SEDIMENT SHALL BE REMOVED FROM SUMP VIA VACUUM TRUCK ONCE SEDIMENT HAS FILLED SUMP 2/3 FULL.

TYPICAL INFILTRATION AREA DETAIL

NTS

COLORADO REGISTERED PROFESSIONAL ENGINEER
JOSEPH E. MAGLICIC
33789

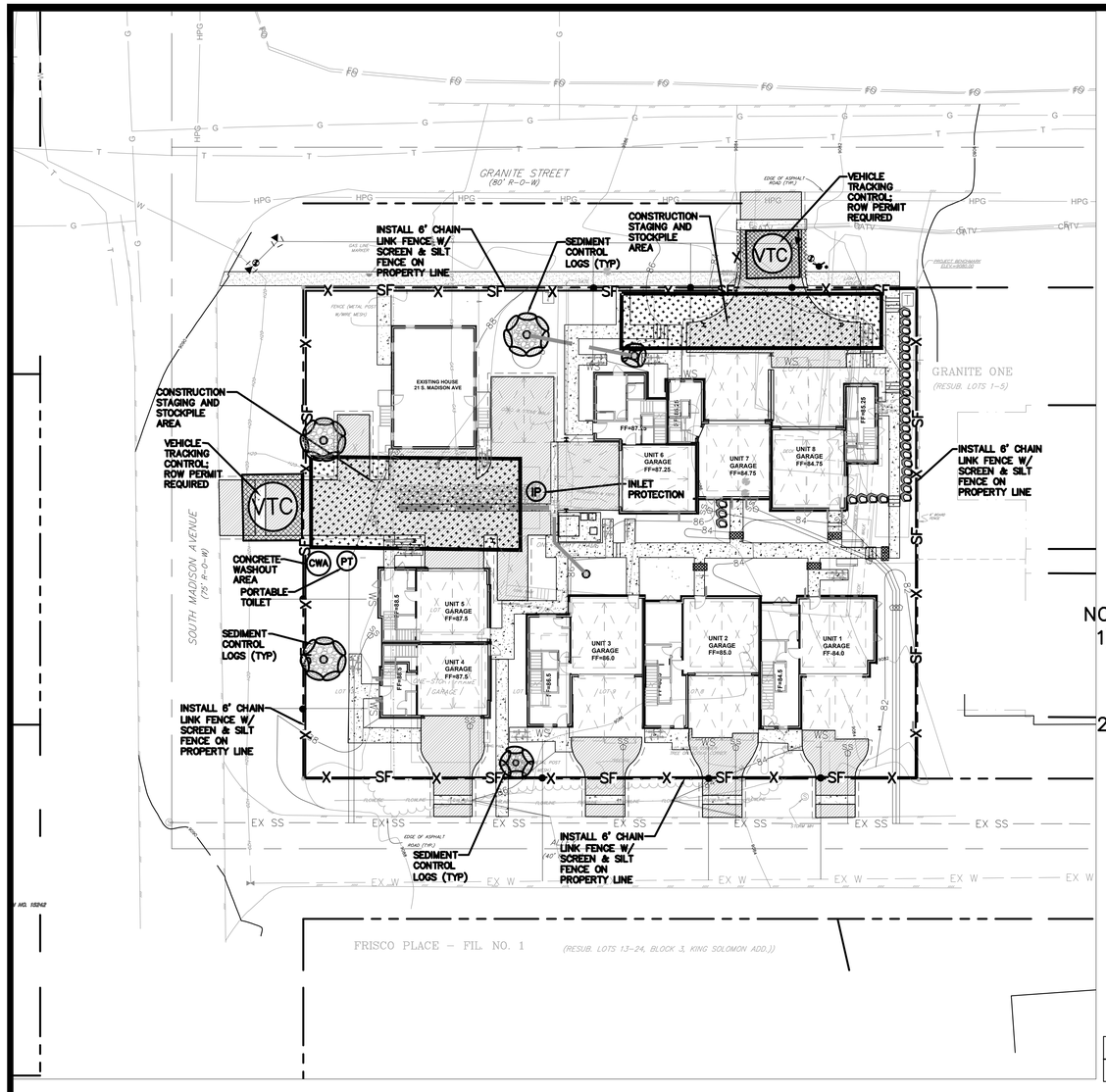
No.	Revision/Issue	Date	Description
3	REVISED	10/12/26	REVISED PER TOF REVIEW COMMENTS
2	FINAL PLAN SUBMITTAL	7/14/26	TOF FINAL PLAN SUBMITTAL
1	SKETCH PLAN SUBMITTAL	4/3/26	TOF SKETCH PLAN SUBMITTAL

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Professional Civil Engineers
Po Box 1785
Frisco, CO 80443
970.485.5773
Joe@tenmileengineering.com

SHANLEY HEIGHTS RESIDENCES
<u>LOTS 9-12, BLOCK 19</u>
<u>KING SOLOMON 2ND ADDITION</u>
TOWN OF FRISCO, SUMMIT COUNTY, COLORADO

FINAL PLAN
GENERAL NOTES AND DETAILS

Project: MADISON 9
Date: 4/3/26
Scale: NTS
Sheet: 1



CALL UTILITY NOTIFICATION CENTER OF COLORADO

811

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

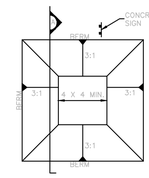
0 10 20 40

SCALE: 1" = 20'
ORIGINAL GRAPHIC SCALE

NOTE:
1) FINAL CONSTRUCTION MANAGEMENT PLAN SHALL BE SUBMITTED TO TOWN OF FRISCO BY CONTRACTOR AS PART OF THE BUILDING PERMIT SUBMITTAL.
2) SITE SHALL BE RE-VEGETATED EDGE OF ALL ROADS AND ALLEY WAYS.

STANDARD EROSION & SEDIMENT CONTROL NOTES:

1. The contractor must notify Town of Frisco at least 48 hours prior to starting construction.
2. All grading, erosion, and sediment control must conform with approved plans. Revisions to disturbance areas, slopes, and/or erosion and sediment control measures are not permitted without prior approval from the Town of Frisco.
3. Erosion control measures must be installed prior to grading activities.
4. All temporary and permanent soil erosion and sediment control practices must be maintained and repaired as needed to assure continued performance of their intended function. For example, erosion control blankets, straw bale dikes or silt fences may require periodic replacement. Sediment traps and basins will require periodic sediment removal.
5. All topsoil, where physically practicable, must be salvaged and not topsoil shall be removed from the site except as set forth in the approved plans. Topsoil and overburden must be segregated and stockpiled separately. Topsoil and overburden must be redistributed within the graded area after rough grading to provide a suitable base for areas, which must be seeded and planted. Runoff from the stockpiled area must be controlled to prevent erosion and resultant sedimentation of receiving water.
6. The landowner and/or contractor must immediately take all necessary steps to control increased sediment discharge.
7. The landowner and/or contractor is responsible for clean up and removal of all sediment and debris from all drainage infrastructure and other public facilities.
8. The landowner and/or contractor must take reasonable precautions to ensure that vehicles don not track or spill earth materials on to streets/roads and must immediately remove such material if this occurs.
9. The landowner and/or contractor is responsible for controlling waste such as discarded building materials, concrete truck washout, chemicals, litter, and sanitary waste, as applicable. In addition, spill prevention and containment BMP's for construction materials, waste and fuel must be provided, as applicable.
10. If it is necessary to move material in excess of 300 cubic yards and/or 10,000 square feet of land disturbance area to or from another Town of Frisco site, an approved grading and erosion control plan and is necessary for the off-site property. If the material is moved to a property located within another jurisdiction, evidence is required that the local government has approved the grading operation.
11. The storm water volume capacity of detention ponds must be restored and storm sewer lines will be cleaned upon completion of the project.
12. Soil stabilization measures must be applied within 30 days to the disturbed areas that may not be at final grade, but will be left dormant for longer than 60 days.
13. Fugitive dust emissions resulting from grading activities and/or wind shall be controlled using the best available control technology, as defined by the Colorado Department of Public Health and Environment, at the time of grading.
14. The erosion and sediment control plan may be modified by the Town of Frisco, or its authorized representative, as field conditions warrant.



CONCRETE WASHOUT AREA PLAN

CWA

CWA MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.

2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.

3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.

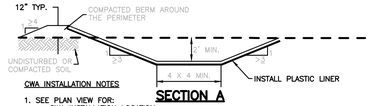
4. THE CWA SHALL BE REPAIRED, CLEANED, OR ENLARGED AS NECESSARY TO MAINTAIN CAPACITY FOR CONCRETE WASTE. CONCRETE MATERIALS, ACCUMULATED IN PIT, SHALL BE REMOVED ONCE THE MATERIALS HAVE REACHED A DEPTH OF 2'.

5. CONCRETE WASHOUT WATER, WASTED PIECES OF CONCRETE AND ALL OTHER DEBRIS IN THE SUBSURFACE PIT SHALL BE TRANSPORTED FROM THE JOB SITE IN A WATER-TIGHT CONTAINER AND DISPOSED OF PROPERLY.

6. THE CWA SHALL REMAIN IN PLACE UNTIL ALL CONCRETE FOR THE PROJECT IS PLACED.

7. WHEN THE CWA IS REMOVED, COVER THE DISTURBED AREA WITH TOP SOIL, SEED AND MULCH OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.

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.



CWA INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
   -CWA INSTALLATION LOCATION.

2. DO NOT LOCATE AN UNLINED CWA WITHIN 400' OF ANY NATURAL DRAINAGE PATHWAY OR WATERBODY. DO NOT LOCATE WITHIN 1,000' OF ANY WELLS OR DRINKING WATER SOURCES. IF SITE CONSTRAINTS MAKE THIS INFEASIBLE, OR IF HIGHLY PERMEABLE SOILS EXIST ON SITE, THE CWA MUST BE INSTALLED WITH AN IMPERMEABLE LINER (16 MIL MIN. THICKNESS) OR SURFACE STORAGE ALTERNATIVES USING PREFABRICATED CONCRETE WASHOUT DEVICES OR A LINED ABOVE GROUND STORAGE ARE SHOULD BE USED.
3. THE CWA SHALL BE INSTALLED PRIOR TO CONCRETE PLACEMENT ON SITE.
4. CWA SHALL INCLUDE A FLAT SUBSURFACE PIT THAT IS AT LEAST 8' BY 8' SLOPES LEADING OUT OF THE SUBSURFACE PIT SHALL BE 3:1 OR FLATTER. THE PIT SHALL BE AT LEAST 3' DEEP.
5. BERM SURROUNDING SIDES AND BACK OF THE CWA SHALL HAVE MINIMUM HEIGHT OF 1'.

SECTION A

CWA-1. CONCRETE WASHOUT AREA

STABILIZED CONSTRUCTION ENTRANCE/EXIT INSTALLATION NOTES

1. SEE PLAN VIEW FOR
   -LOCATION OF CONSTRUCTION ENTRANCE(S)/EXIT(S).
   -TYPE OF CONSTRUCTION ENTRANCE(S)/EXITS(S) (WITH/WITHOUT WHEEL WASH, CONSTRUCTION MAT OR TRM).

2. CONSTRUCTION MAT OR TRM STABILIZED CONSTRUCTION ENTRANCES ARE ONLY TO BE USED ON SHORT DURATION PROJECTS (TYPICALLY RANGING FROM A WEEK TO A MONTH) WHERE THERE WILL BE LIMITED VEHICULAR ACCESS.

3. A STABILIZED CONSTRUCTION ENTRANCE/EXIT SHALL BE LOCATED AT ALL ACCESS POINTS WHERE VEHICLES ACCESS THE CONSTRUCTION SITE FROM PAVED RIGHT-OF-WAYS.

4. STABILIZED CONSTRUCTION ENTRANCE/EXIT SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.

5. A NON-WOVEN GEOTEXTILE FABRIC SHALL BE PLACED UNDER THE STABILIZED CONSTRUCTION ENTRANCE/EXIT PRIOR TO THE PLACEMENT OF ROCK.

6. UNLESS OTHERWISE SPECIFIED BY LOCAL JURISDICTION, ROCK SHALL CONSIST OF DOT SECT. #703, AASHTO #3 COARSE AGGREGATE OR 6" (MINUS) ROCK.

STABILIZED CONSTRUCTION ENTRANCE/EXIT MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.

2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.

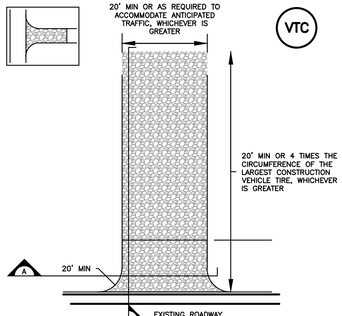
3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.

4. ROCK SHALL BE REAPPLIED OR REGRADED AS NECESSARY TO THE STABILIZED ENTRANCE/EXIT TO MAINTAIN A CONSISTENT DEPTH.

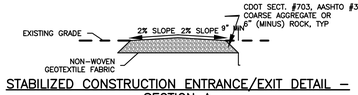
5. SEDIMENT TRACKED ONTO PAVED ROADS IS TO BE REMOVED THROUGHOUT THE DAY AND AT THE END OF THE DAY BY SHOVELING OR SWEEPING. SEDIMENT MAY NOT BE WASHED DOWN STORM SEWER DRAINS.

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.

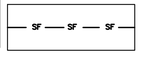
VTC AGGREGATE
VEHICLE TRACKING CONTROL

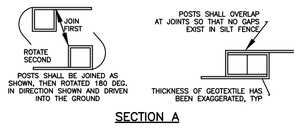


STABILIZED CONSTRUCTION ENTRANCE/EXIT DETAIL

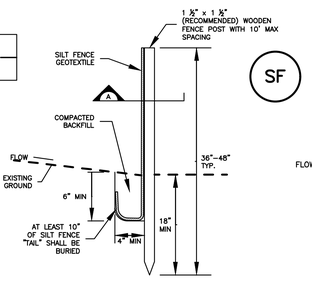


STABILIZED CONSTRUCTION ENTRANCE/EXIT DETAIL - SECTION A





SECTION A



SILT FENCE

SF SILT FENCE

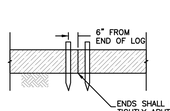
SILT FENCE INSTALLATION NOTES

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.
4. 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 STAKE.
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').
7. SILT FENCE SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.

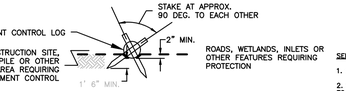
SILT FENCE MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
4. SEDIMENT ACCUMULATED UPSTREAM OF THE SILT FENCE SHALL BE REMOVED AS NEEDED TO MAINTAIN THE FUNCTIONALITY OF THE BMP, TYPICALLY WHEN DEPTH OF ACCUMULATED SEDIMENTS IS APPROXIMATELY 6".
5. REPAIR OR REPLACE SILT FENCE WHEN THERE ARE SIGNS OF WEAR, SUCH AS SAGGING, TEARING, OR COLLAPSE.
6. 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 CONTROL BMP.
7. WHEN SILT FENCE IS REMOVED, ALL DISTURBED AREAS SHALL BE COVERED WITH TOPSOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED AS APPROVED BY LOCAL JURISDICTION.

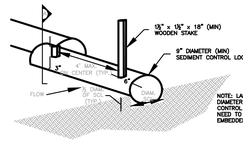
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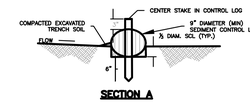
SEDIMENT CONTROL LOG DETAIL - SECTION A



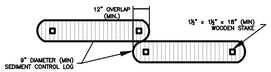
SEDIMENT CONTROL LOG - SECTION B



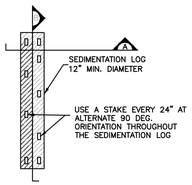
SEDIMENT CONTROL LOG



SECTION A



SEDIMENT CONTROL LOG JOINTS



SEDIMENT CONTROL LOG DETAIL

SCL

SEDIMENT CONTROL LOG INSTALLATION NOTES

1. SEE PLAN VIEW FOR LOCATION AND LENGTH OF SEDIMENT CONTROL LOGS.

2. SEDIMENT CONTROL LOGS THAT ACT AS A PERIMETER CONTROL SHALL BE INSTALLED PRIOR TO ANY UPGRADIENT LAND-DISTURBING ACTIVITIES.

3. SEDIMENT CONTROL LOGS SHALL CONSIST OF STRAW, COMPOST, EXCELSIOR OR COCONUT FIBER, AND SHALL BE FREE OF ANY NOXIOUS WEED SEEDS OR DEFECTS INCLUDING RIPS, HOLES AND OBVIOUS WEAR.

4. SEDIMENT CONTROL LOGS MAY BE USED AS SMALL CHECK DAMS IN DITCHES AND SWALES. HOWEVER, THEY SHOULD NOT BE USED IN PERENNIAL STREAMS OR HIGH VELOCITY DRAINAGE WAYS.

5. IT IS RECOMMENDED THAT SEDIMENT CONTROL LOGS BE TRENCHED INTO THE GROUND TO A DEPTH OF APPROXIMATELY ⅓ OF THE DIAMETER OF THE LOG. IF TRENCHING TO THIS DEPTH IS NOT FEASIBLE AND/OR DESIRABLE (SHORT TERM INSTALLATION WITH DESIRE NOT TO DAMAGE LANDSCAPE) A LESSER TRENCHING DEPTH MAY BE ACCEPTABLE WITH MORE ROBUST STAKING

6. THE UPHILL SIDE OF THE SEDIMENT CONTROL LOG SHALL BE BACKFILLED WITH SOIL THAT IS FREE OF ROCKS AND DEBRIS. THE SOIL SHALL BE TIGHTLY COMPACTED INTO THE SHAPE OF A RIGHT TRIANGLE USING A SHOVEL OR WEIGHTED LAWN ROLLER.

7. FOLLOW MANUFACTURERS' GUIDANCE FOR STAKING. IF MANUFACTURERS' INSTRUCTIONS DO NOT SPECIFY SPACING, STAKES SHALL BE PLACED ON 4' CENTERS AND EMBEDDED A MINIMUM OF 6" INTO THE GROUND. 3" OF THE STAKE SHALL PROTRUDE FROM THE TOP OF THE LOG. STAKES THAT ARE BROKEN PRIOR TO INSTALLATION SHALL BE REPLACED.

SEDIMENT CONTROL LOG MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.

2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.

3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.

4. SEDIMENT ACCUMULATED UPSTREAM OF SEDIMENT CONTROL LOG SHALL BE REMOVED AS NEEDED TO MAINTAIN FUNCTIONALITY OF THE BMP, TYPICALLY WHEN DEPTH OF ACCUMULATED SEDIMENTS IS APPROXIMATELY ½ OF THE HEIGHT OF THE SEDIMENT CONTROL LOG.

5. SEDIMENT CONTROL LOG SHALL BE REMOVED AT THE END OF CONSTRUCTION. IF DISTURBED AREAS EXIST AFTER REMOVAL, THEY SHALL BE COVERED WITH TOP SOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.

SCL-1. SEDIMENT CONTROL LOG

COLORADO REGISTERED JOSEPH E. MILLER 33789 PROFESSIONAL ENGINEER

No.	Revision/Issue	Date
3	REVISED	10/12/26
2	FINAL PLAN SUBMITTAL	7/14/26
1	SKETCH PLAN SUBMITTAL	4/3/24
	TOF SKETCH PLAN SUBMITTAL	
	TOF FINAL PLAN SUBMITTAL	
	REVISED PER TOF REVIEW COMMENTS	

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970.485.5773
Joe@tenmileengineering.com

SHANLEY HEIGHTS RESIDENCES
LOTS 9-12 BLOCK 19
KING SOLOMON 2ND ADDITION
TOWN OF FRISCO SUMMIT COUNTY COLORADO

FINAL PLAN
EROSION CONTROL AND CONSTRUCTION MANAGEMENT PLAN

Project: MADISON 9
Date: 4/3/26
Scale: 1"=20'
Sheet: 2

GRANITE STREET
(80' R-O-W)

SOUTH MADISON AVENUE
(75' R-O-W)

ALLEY
(40' R-O-W)

FRISCO PLACE – FIL. NO. 1
(RESUB. LOTS 13-24, BLOCK 3, KING SOLOMON ADD.))

PROPOSED 3' CONCRETE PAN
EDGE OF ASPHALT ROAD (TYP.)
MAINTAIN EXISTING FLOWLINE
DIRECTION OF FLOW–TYP
SEE ARCHITECTS SITE PLAN FOR DETAIL ON TURNING MOVEMENTS FOR PARKING(OUTER R=19'-2", INNER R=11'-6", WIDTH=7'6")
PROJECT BENCHMARK ELEV=9080.00
PROPOSED 4' WIDE CRUSHER FINES PATH
15" NYOPLAST INLET RIM=85.5 INV. OUT=83.0
15" SDR 35 DRAINAGE CULVERT, DAYLIGHT INTO INFILTRATION AREA
STAIRS–INSTALL RAILING
INFILTRATION AREA–8' DIA. RIM=83.5 SEE DETAIL
EXISTING HOUSE 21 S. MADISON AVE
42 LF OF 15" SDR 35 @ 0.5% PERFORATE WITHIN INFILTRATION AREA
ASPHALT OR CONCRETE PAVEMENT
UNIT 6 GARAGE FF=87.25
TYPE 13 INLET W/VALLEY GRATE RIM=86.5 INV. IN=83.1 INV. OUT=83.0
UNIT 7 GARAGE FF=84.75
UNIT 8 GARAGE FF=84.75
PROPOSED TRANSFORMER
TOW=83.7 GND=80.5
TOW=84.0 GND=80.0
BOULDER WALL–SEE DETAIL SHT 1
WALL–INSTALL RAILING
TOW=84.0 GND=81.0
ELECT METER BANK
TOW=84.0 GND=83.0
41'X7.5'X5' INFILTRATION AREA–SEE DETAIL
DUMPSTER
PROPOSED TRENCH DRAIN–TYP
12" SDR 35 DRAINAGE CULVERT.
UNIT 5 GARAGE FF=87.5
UNIT 4 GARAGE FF=87.5
UNIT 3 GARAGE FF=86.0
UNIT 2 GARAGE FF=85.0
UNIT 1 GARAGE FF=84.0
15" NYOPLAST INLET RIM=85.0 INV. OUT=83.5
INFILTRATION AREA–8' DIA. RIM=86.5 SEE DETAIL
INFILTRATION AREA–6' DIA. RIM=86.0 SEE DETAIL
DIRECTION OF FLOW–TYP
MATCH EX +/–89.1

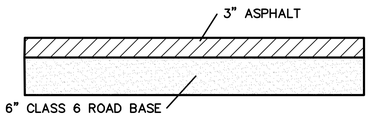
GENERAL AND UTILITY NOTES:

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.
3) ALL DOMESTIC WATER SERVICE INSTALLATIONS SHALL CONFORM TO THE TOWN OF FRISCO WATER CONSTRUCTION STANDARDS. CONTACT TOWN 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) ALL CONSTRUCTION STAGING AND MANAGEMENT MUST COMPLY WITH IBC CHAPTER 33 – SAFEGUARDS DURING CONSTRUCTION
17) ALL WATER SERVICE MAINTENANCE AND REPAIR IS THE RESPONSIBILITY OF THE HOA/HOMEOWNERS.

NOTE:
1. OWNER RESPONSIBLE FOR THE INSTALLATION OF HEAT TAPE IN ALL GUTTERS AND DOWNSPOUTS AS NECESSARY. DIRECT DOWNSPOUTS TO INFILTRATION AREAS WHEN POSSIBLE.
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 ON PROPOSED IMPROVEMENTS MAY VARY.
3. NO PARKING – FIRE LANE SIGNS SHALL BE INCORPORATED INTO THE PLANS AS DIRECTED BY THE FIRE DEPARTMENT AND TOWN OF FRISCO.
4. SEE PLANS AND PERMITS BY OTHERS FOR ALL REQUIREMENTS ASSOCIATED WITH THE DEMOLITION OF EXISTING STRUCTURES.
5. PRIOR TO CO THE OWNER SHALL ENTER INTO A RLA AGREEMENT WITH THE TOWN DEFINING THE OWNERSHIP AND MAINTENANCE OF ALL IMPROVEMENTS WITHIN THE RIGHTS OF WAY.
6. SITE SHALL BE REVEGETATED EDGE OF ALL ROADS AND ALLEY WAYS.

CALL UTILITY NOTIFICATION CENTER OF COLORADO
811
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

0 5 10 20
SCALE: 1" = 10'
ORIGINAL GRAPHIC SCALE



PAVEMENT SECTION SHALL BE 3" ASPHALT ON 6" OF ROAD BASE SEE GEOTECHNICAL RECOMMENDATIONS FOR COMPACTION REQUIREMENTS SECTION TO BE FIELD VERIFIED BY GEOTECHINICAL ENGINEER

TYPICAL PAVEMENT SECTION
NO SCALE

COLORADO REGISTERED
JOSEPH E. MULLOY
33789
PROFESSIONAL ENGINEER

No.	Revision/Issue	Date	Description
3	REVISED	10/12/26	REVISED PER TOF REVIEW COMMENTS
2	FINAL PLAN SUBMITTAL	7/14/26	TOF FINAL PLAN SUBMITTAL
1	SKETCH PLAN SUBMITTAL	4/3/26	TOF SKETCH PLAN SUBMITTAL

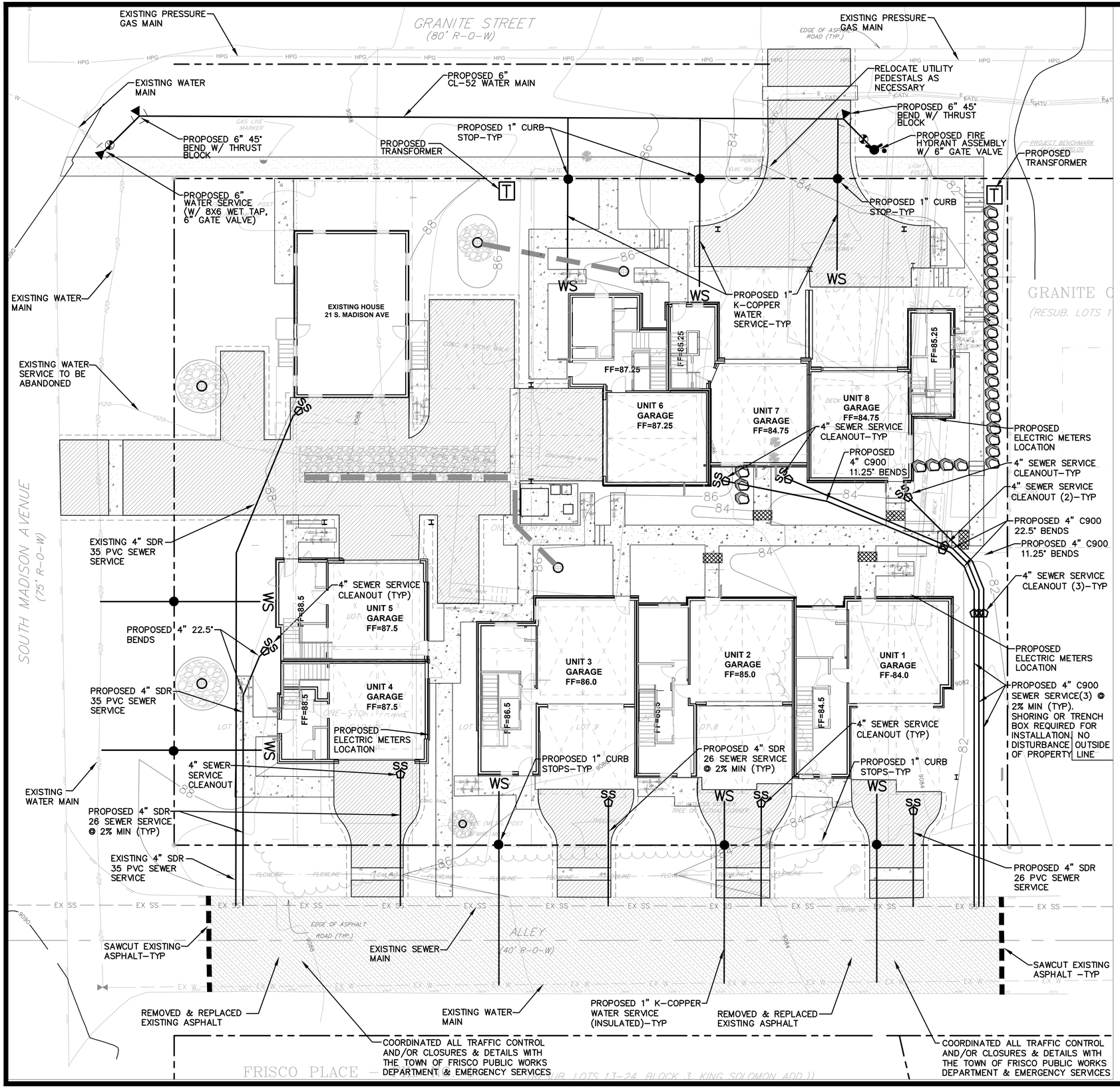
TEN MILE ENGINEERING, INC.
Professional Civil Engineers
Po Box 1785
Frisco, CO 80443
970.485.5773
Joe@tenmileengineering.com

SHANLEY HEIGHTS RESIDENCES

LOTS 9-12, BLOCK 19
KING SOLOMON 2ND ADDITION
TOWN OF FRISCO, SUMMIT COUNTY, COLORADO

FINAL PLAN GRADING PLAN

Project: MADISON 9
Date: 4/3/26
Scale: 1"=10'
Sheet: 3



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.
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.
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6. SITE SHALL BE REVEGETATED EDGE OF ALL ROADS AND ALLEY WAYS.

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

SCALE: 1" = 10'
ORIGINAL GRAPHIC SCALE

COLORADO REGISTERED JOSEPH E. MILOSCH 33789 PROFESSIONAL ENGINEER

No.	Revision/Issue	Date
3	REVISED PER TOF REVIEW COMMENTS	10/12/26
2	FINAL PLAN SUBMITTAL	7/14/26
1	SKETCH PLAN SUBMITTAL	4/3/26
	TOF SKETCH PLAN SUBMITTAL	Description

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SHANLEY HEIGHTS RESIDENCES

LOTS 9-12 BLOCK 19
KING SOLOMON 2ND ADDITION
TOWN OF FRISCO, SUMMIT COUNTY, COLORADO

FINAL PLAN
GRADING, DRAINAGE & UTILITY PLAN

Project: MADISON 9
Date: 4/3/26
Scale: 1"=10'
Sheet: 4





MADISON 9-UNITS

BLDG A
UNITS 1,2&3

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Arvada, Colorado
80005
303-910-6778

Shanley Heights Residences
Final Development Plan
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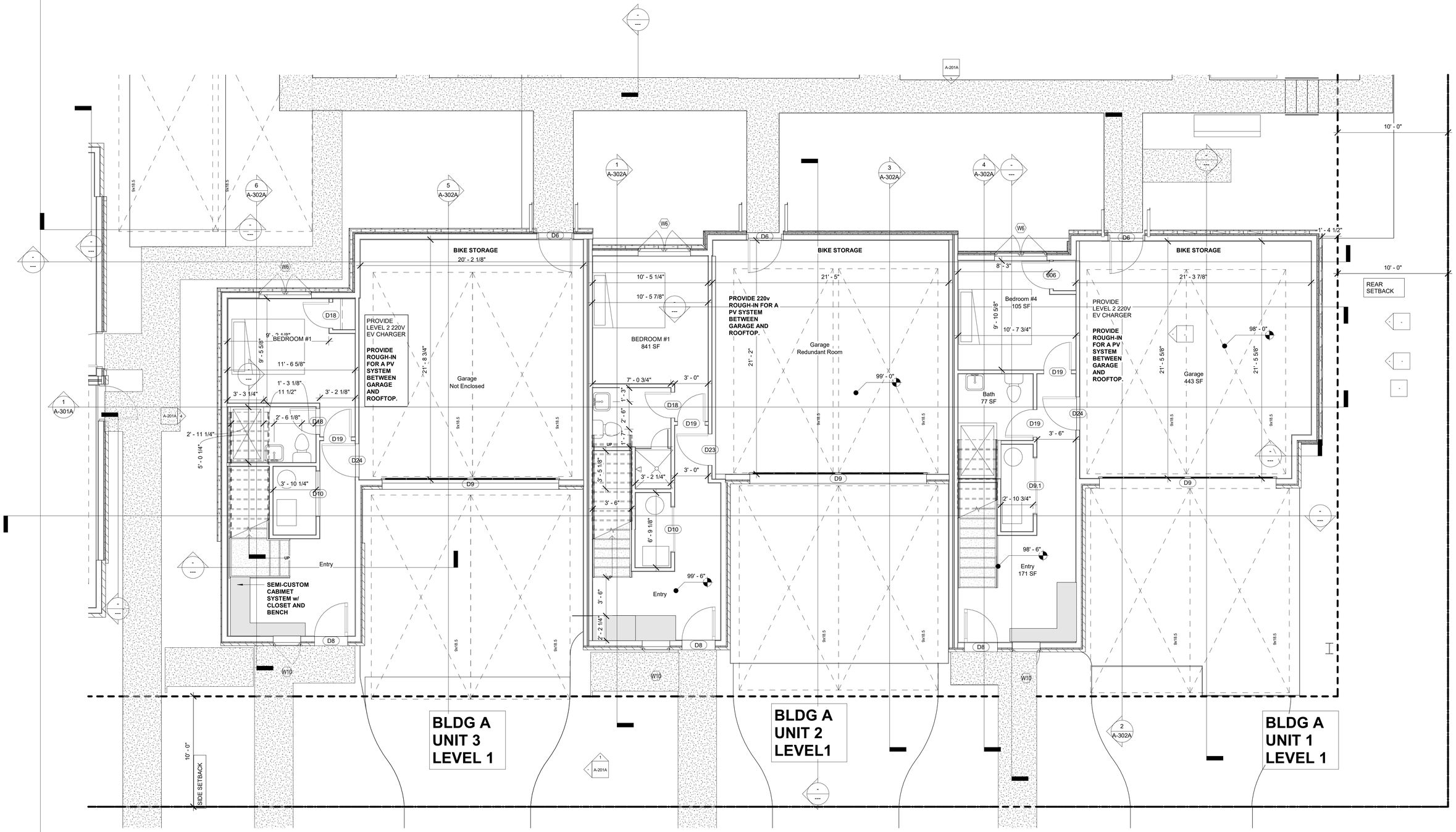
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A-100A

SCALE:

DATE: 10/1/2026

PROJECT NO: 2025/101

DES. Designer	DRWN. Author	CHK'D. Checker



1 LEVEL 1 FLOOR PLAN - BLDG A

1/4" = 1'-0"

0' 4' 8' 16'

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Arvada, Colorado
80005
303-910-6778

Shanley Heights Residences
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LEVEL 1 PLAN - BLDG A

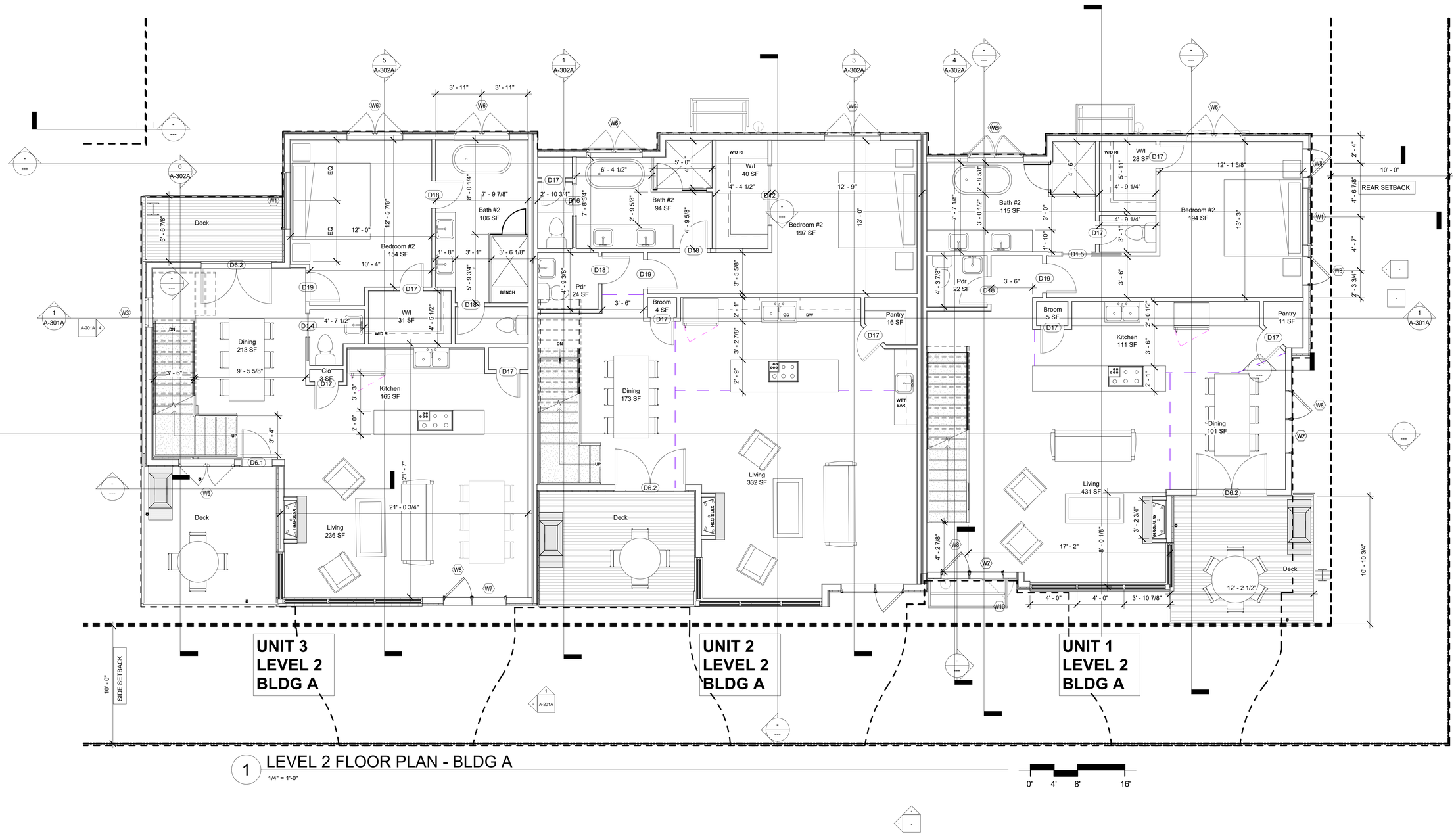
DRAWING NO:
A-101A

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

DATE: 10/1/2026

PROJECT NO: 2025/101

DES. Designer	DRWN. Author	CHK'D. Checker



1 LEVEL 2 FLOOR PLAN - BLDG A

1/4" = 1'-0"

0' 4' 8' 16'

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Shanley Heights Residences
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LEVEL 2 PLAN - BLDG A

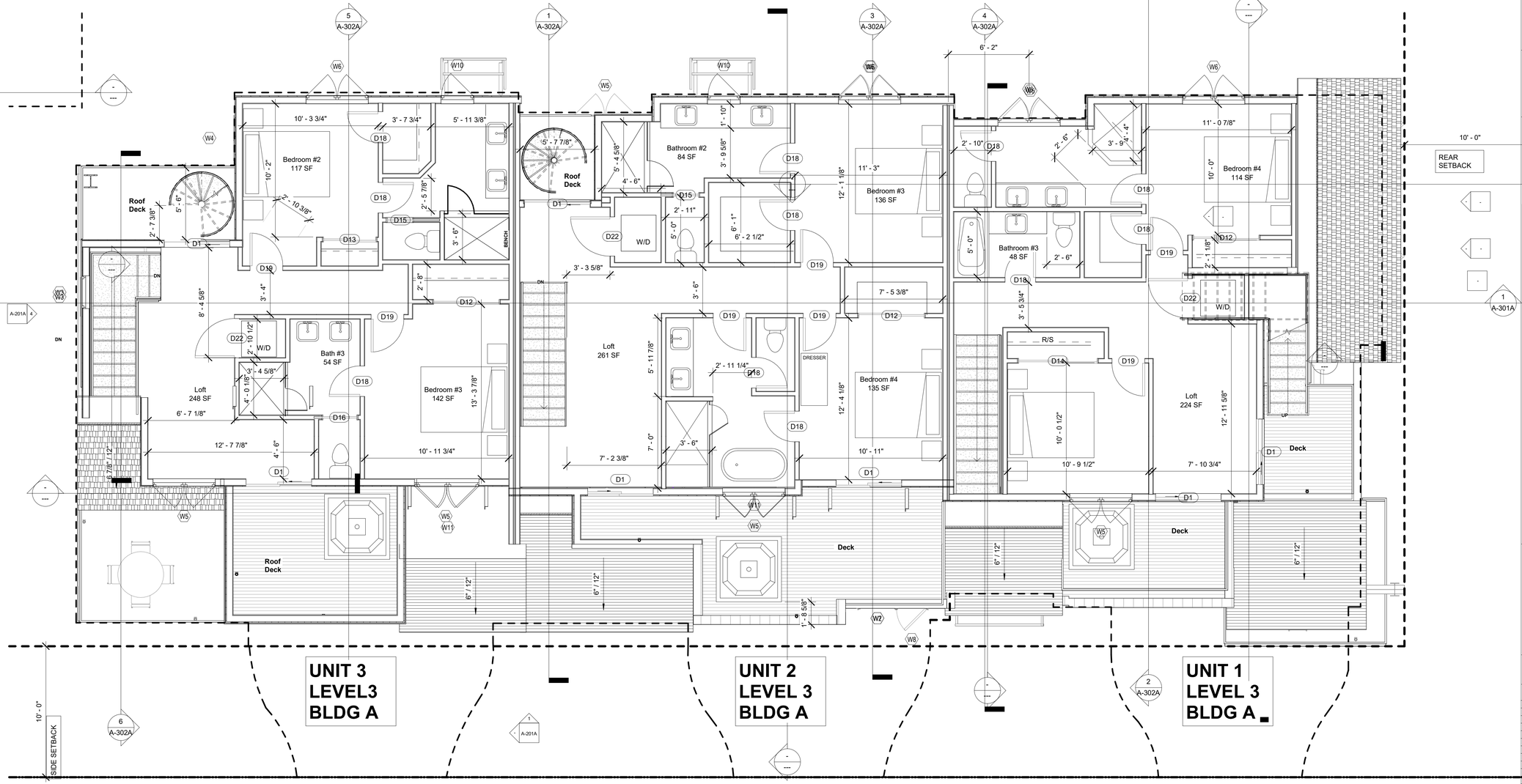
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A-102A

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

DATE: 10/1/2026

PROJECT NO: 2025/101

DES.	DRWN.	CHK'D.
Designer	Author	Checker



1 LEVEL 3 FLOOR PLAN - BLDG A

1/4" = 1'-0"

0' 4' 8' 16'

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LEVEL 3 PLAN - BLDG A

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DATE: 10/1/2026
PROJECT NO: 2025/101

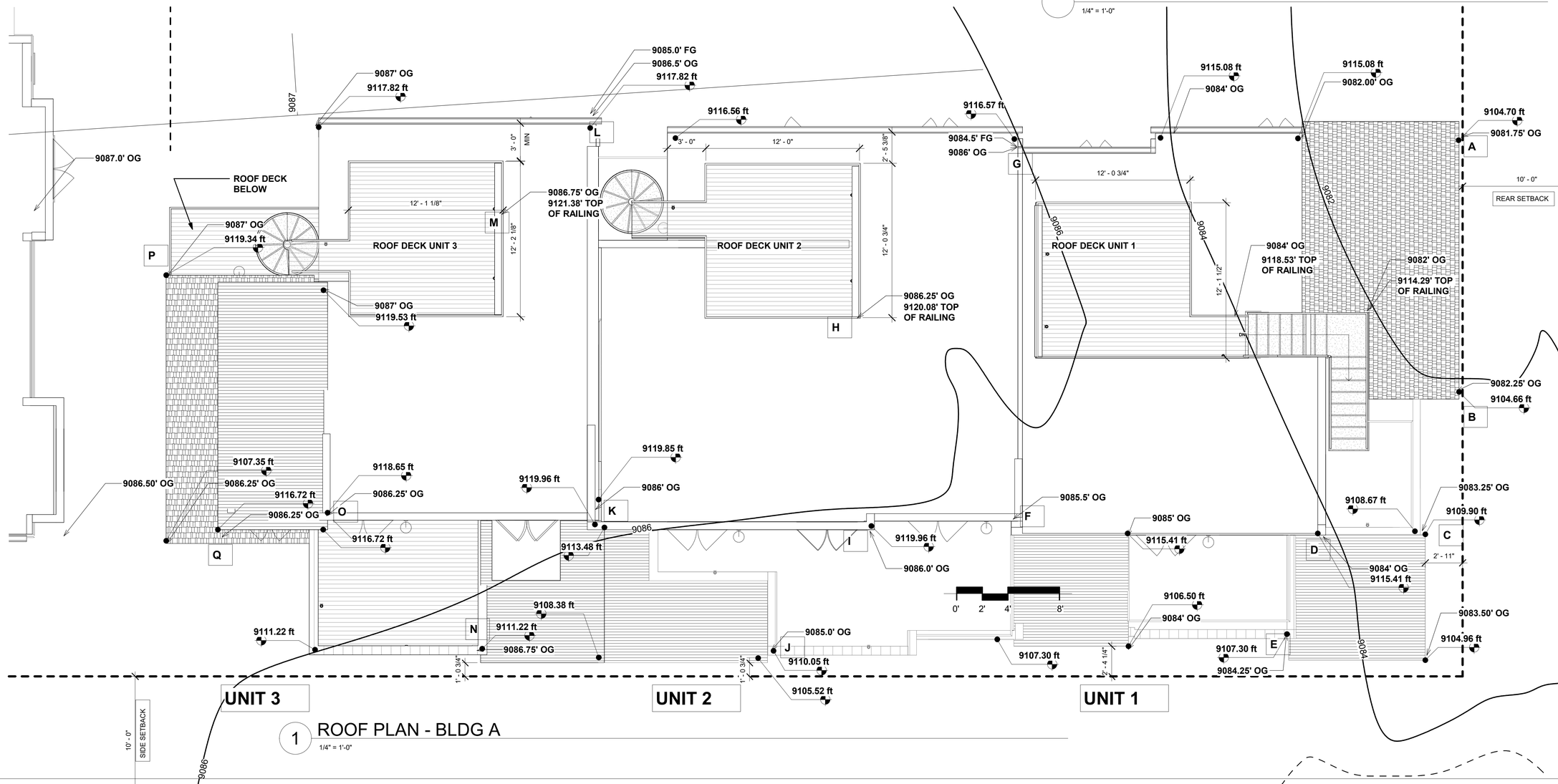
DES.	DRWN.	CHK'D.
Designer	Author	Checker

HEIGHT CALCULATIONS - BLDG A

POINT	NATURAL GRADE ELEVATION	FINISHED GRADE ELEVATION	MEASURED FROM	ROOF ELEVATION	CALCULATION	HEIGHT
A	9081.75	9083.50	ORIGINAL GRADE	9104.70	9104.70 - 9081.75	22.95'
B	9082.25	9083.90	ORIGINAL GRADE	9104.70	9104.70 - 9082.25	22.45'
C	9083.25	9083.80	ORIGINAL GRADE	9109.65	9109.65 - 9083.25	26.40'
D	9084.0	9083.8	FINISHED GRADE	9115.82	9115.82 - 9083.8	32.02'
E	9084.25	9083.0	ORIGINAL GRADE	9107.30	9107.30 - 9083.00	24.30'
F	9085.50	9084.10	FINISHED GRADE	9118.97	9118.97 - 9084.10	34.87'
G	9086.00	9084.50	FINISHED GRADE	9116.42	9116.42 - 9084.50	32.00'
H	9086.25	INTERIOR	ORIGINAL GRADE	9120.09	9120.09 - 9086.25	33.84'
I	9086.00	9085.0	FINISHED GRADE	9120.00	9120.00 - 9085.00	35.00'
J	9085.00	9084.00	FINISHED GRADE	9110.05	9110.05 - 9084.00	26.05'
K	9086.00	9085.0	FINISHED GRADE	9120.00	9120.25 - 9085.00	35.00'
L	9086.50	9085.00	FINISHED GRADE	9117.82	9117.82 - 9085.00	32.82'
M	9086.75	INTERIOR	ORIGINAL GRADE	9121.38	9121.38 - 9086.75	34.68'
N	9086.75	9085.3	FINISHED GRADE	9111.22	9111.22 - 9085.3	25.92'
O	9087.00	9085.8	FINISHED GRADE	9118.97	9118.97 - 9085.8	33.17'
P	9087.00	9087.1	ORIGINAL GRADE	9119.34	9119.85 - 9087.00	32.85'
Q	9086.50	9086.75	ORIGINAL GRADE	9117.61	9117.61 - 9086.50	31.11'

ROOF HEIGHT CALCULATIONS - BLDG A

1/4" = 1'-0"



1 ROOF PLAN - BLDG A

1/4" = 1'-0"

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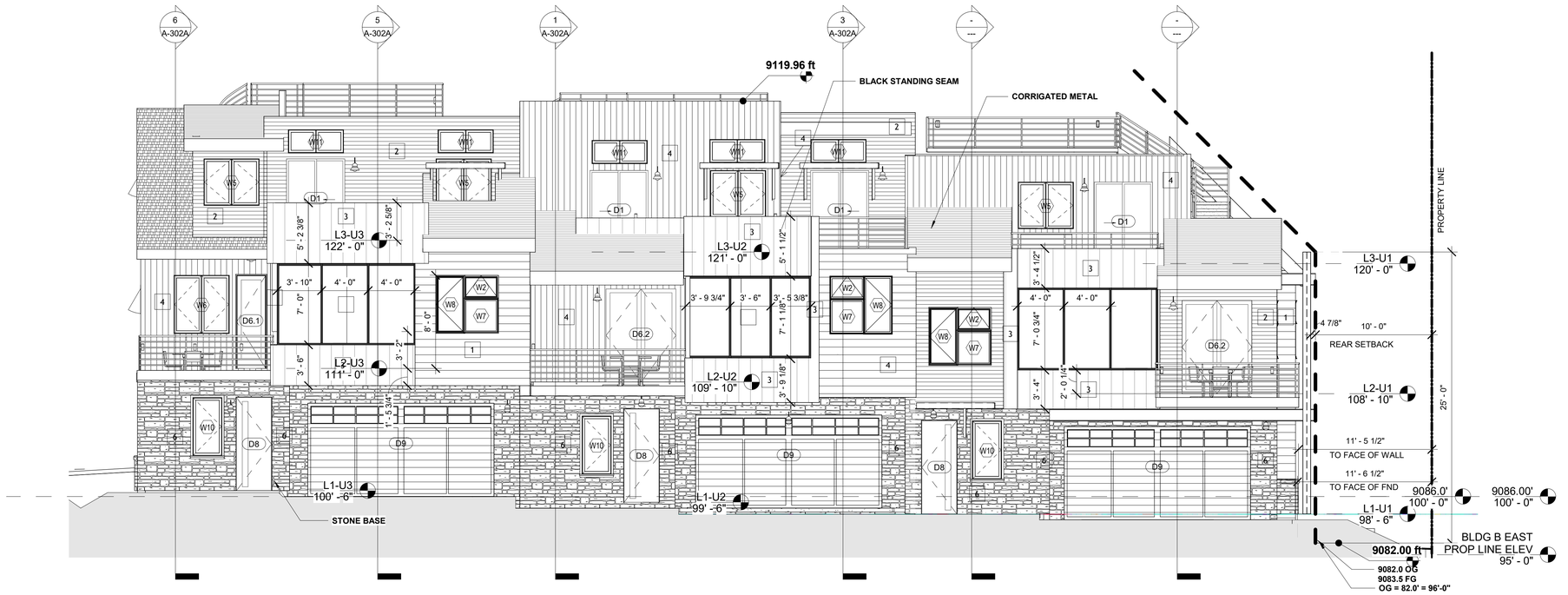
NO.	DESCRIPTION	DATE

DRAWING TITLE:
ROOF PLAN BLDG A

DRAWING NO:
A-104A

SCALE: 1/4" = 1'-0"
DATE: 10/1/2026
PROJECT NO: 2025/101

DES.	DRWN.	CHK'D.
EDE	EDE	EDE



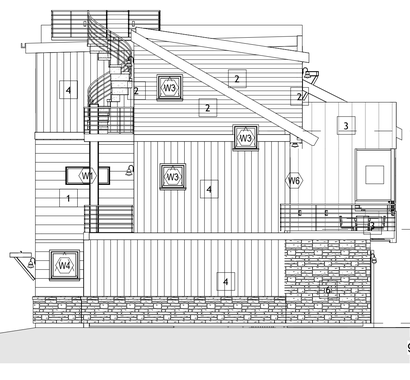
1 Bldg A - South Elevation1

3/16" = 1'-0"



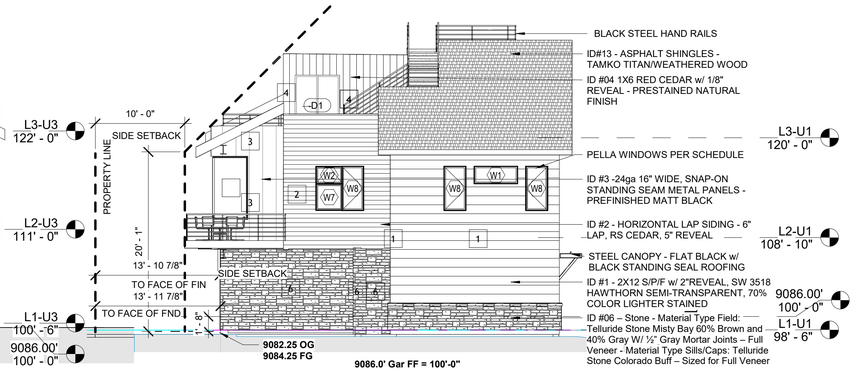
3 Bldg A - North Elevation

1/8" = 1'-0"



4 Bldg A - West Elevtion

1/8" = 1'-0"



5 Bldg A - East Elevation Copy 1

1/8" = 1'-0"

0' 4' 8' 16'

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BUILDING ELEVATIONS - BLDG A

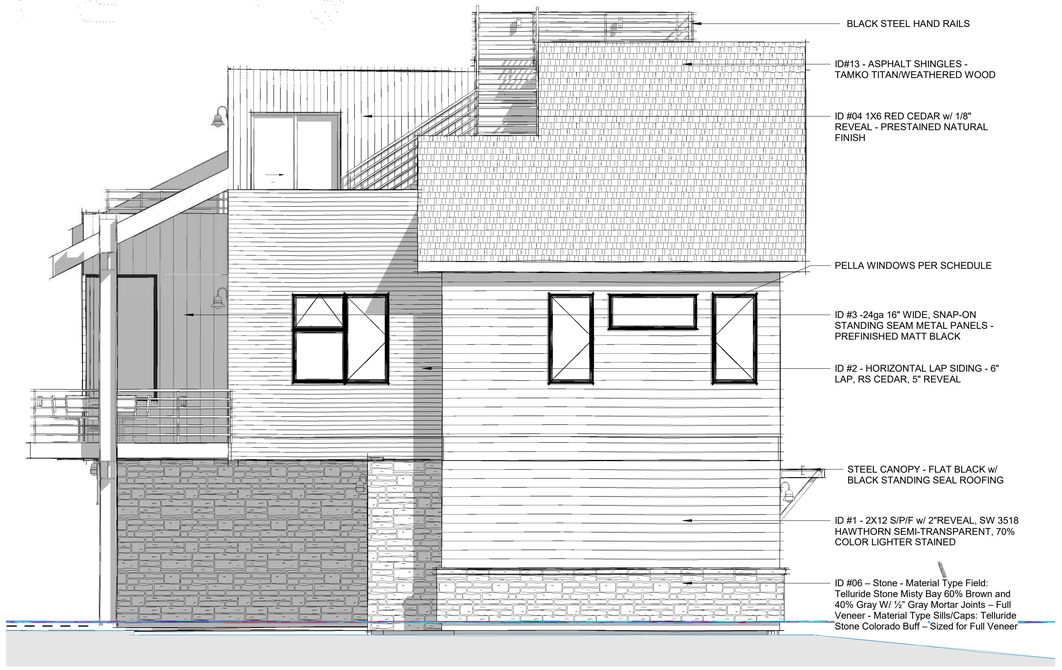
DRAWING NO:
A-201A

SCALE: As indicated

DATE: 10/1/2026

PROJECT NO: 2025/101

DES. Designer	DRWN. Author	CHK'D. Checker



1 Bldg A - East Elevation - Dependent 1

1/4" = 1'-0"

CAMPBELL
CONSTRUCTION & ENGINEERING

February 3rd, 2026

Reference: Madison Townhome – Ext Material Finish Selections

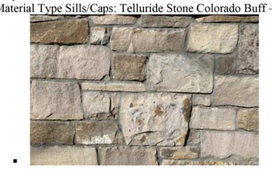
- ID #01 – Horizontal Siding
  - Material Type: 2x12 S/P/F With 2" Reveal
  - Material Finish: SW 3518 Hawthorne Semi-Transparent 70% Color Lighter Stained 2-Coats
    - 
- ID #02 – Horizontal Siding
  - Material Type: 6" Lap Siding RS Cedar When Installed a 5" Reveal is Shown
  - Material Finish:
    - 

Bldg A - Cityscape SW 7067
Bldg B - Mountain Road SW 7743
Bldg C - River Birch 25% more gray (one coat)
(Same as Tango but with 25% more gray)

- ID #03 – Vertical Siding
  - Material Type: 24GA 16" Wide Snap-On Standing Seam Metal Panels
    - Material Finish: Pre-Finished Matte Black
      - 

Campbell Construction & Engineering, LLC.
110 First Ave. – P.O. Box 4272, Frisco, CO 80443
Pete Campbell: (970) 389-7246 – Pcampbell@CO-CE.com
Scott Campbell: (970) 389-7247 – Scampbell@CO-CE.com

CAMPBELL
CONSTRUCTION & ENGINEERING

- ID #04 – Vertical Siding
  - Material Type: 1x6 Red Cedar W/ 1/8" Reveal (SWP Provided)
  - Material Finish: Natural Finish Pre-Stained by SWP
    - 
- ID #05 – Vertical Siding & Shed Roofs
  - Material Type: 7/8" Corrugated Metal Panels
  - Material Finish: Pre-Finished Western Rust
    - 
- ID #06 – Stone
  - Material Type Field: Telluride Stone Misty Bay 60% Brown and 40% Gray W/ ½" Gray Mortar Joints – Full Veneer
  - Material Type Sills/Caps: Telluride Stone Colorado Buff – Sized for Full Veneer
    - 

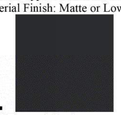
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Scott Campbell: (970) 389-7247 – Scampbell@CO-CE.com

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- ID #07 – Fascia
  - Material Type: RS Cedar 2x6 over 2x10
  - Material Finish: Cabot Cordovan Brown; Semi-Solid; 2-Coats
    - 
- ID #08 – Exterior Trim (Windows, Outside Corners, Deck Bands, Belly Bands, Doors, ETC.)
  - Material Type: 2x4, 2x6, 2x8, 2x10, 2x12 RS Cedar; Varies Depending on Condition
  - Material Finish: Cabot Cordovan Brown; Semi-Solid; 2-Coats
    - 
- ID #09 – Soffits
  - Material Type: 1x6 V-Groove T&G; RS Cedar
  - Material Finish: Natural Finish to Match ID #04
    - 
- ID #10 – All Metal Flashings for Roof & Siding
  - Material Type: 24 GA Metal Bent Per Profile Needed
  - Material Finish: Matte Black Unless it is next to ID #05 and then it will match ID #05
    - 
    - 

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- ID #11 – All Windows
  - Material Type: Aluminum Clad Wood Window; Pella Lifestyle Signature Series
  - Material Finish: Matte or Low-Gloss Black
    - 
- ID #12 – All Exposed Steel
  - Material Type: Structural & architectural steel exposed at exteriors
  - Material Finish: Matte Black
    - 
- ID #13 – Asphalt Shingle Roofing
  - Material Type: Tamko Titan Asphalt Shingles
  - Material Finish: Weathered Wood
    - 
- ID #14 – Exterior Metal Railings
  - Material Type: Steel
  - Material Finish: Matte Black
    - 

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Shanley Heights Residences
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NO.	DESCRIPTION	DATE

DRAWING TITLE:
BLDG A FINISHES

DRAWING NO:
A-202A

SCALE: 1/4" = 1'-0"
DATE: 10/1/2026
PROJECT NO: 2025/101

DES. Designer	DRWN. Author	CHK'D. Checker



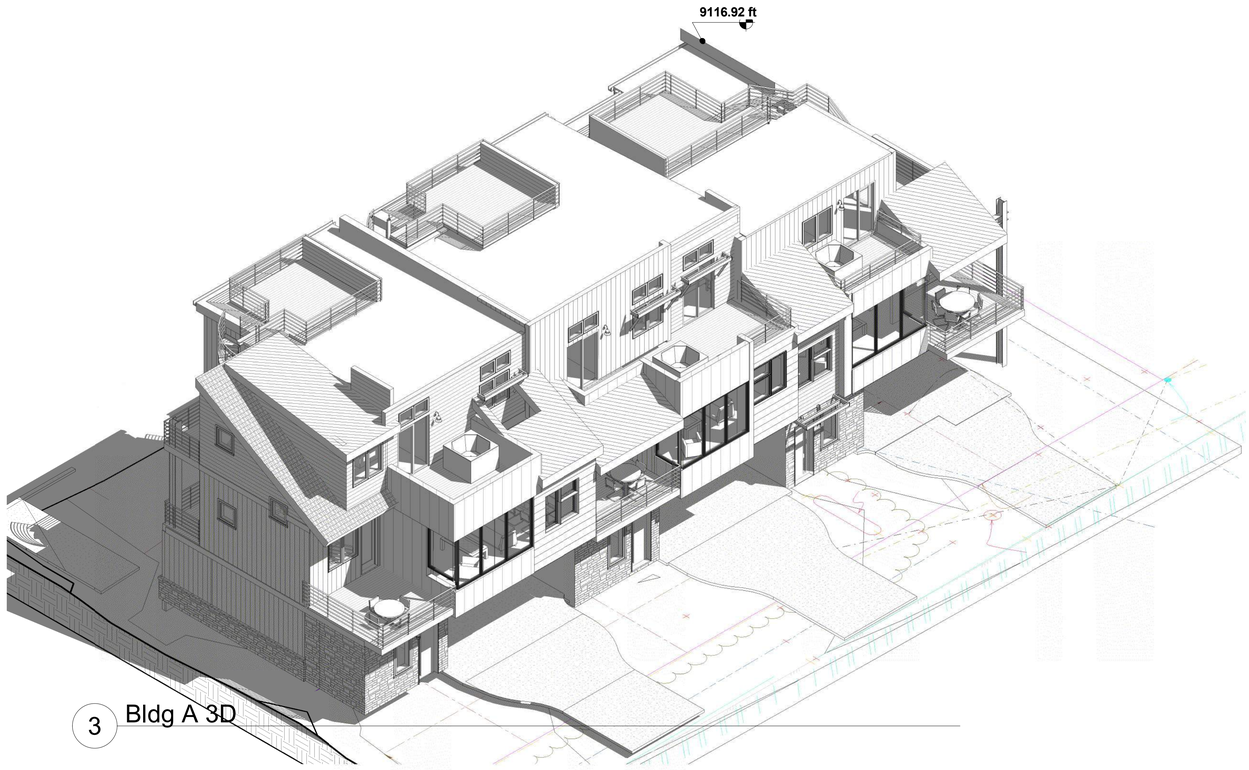
4 3D View -Bldg A



5 Bldg A Alley Side



1 Bldg A - South



3 Bldg A 3D



2 Bldg A SE Corner

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Shanley Heights Residences
Final Development Plan

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ISSUE

NO.	DESCRIPTION	DATE

DRAWING TITLE:
PERSPECTIVE - BLDG A

DRAWING NO:
A-210A

SCALE:

DATE: 10/1/2026

PROJECT NO: 2025/101

DES.	DRWN.	CHK'D.
Designer	Author	Checker





MADISON 9-UNITS

BLDG B
Units 6,7&8

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NO.	DESCRIPTION	DATE

DRAWING TITLE:
BLDG B COVER

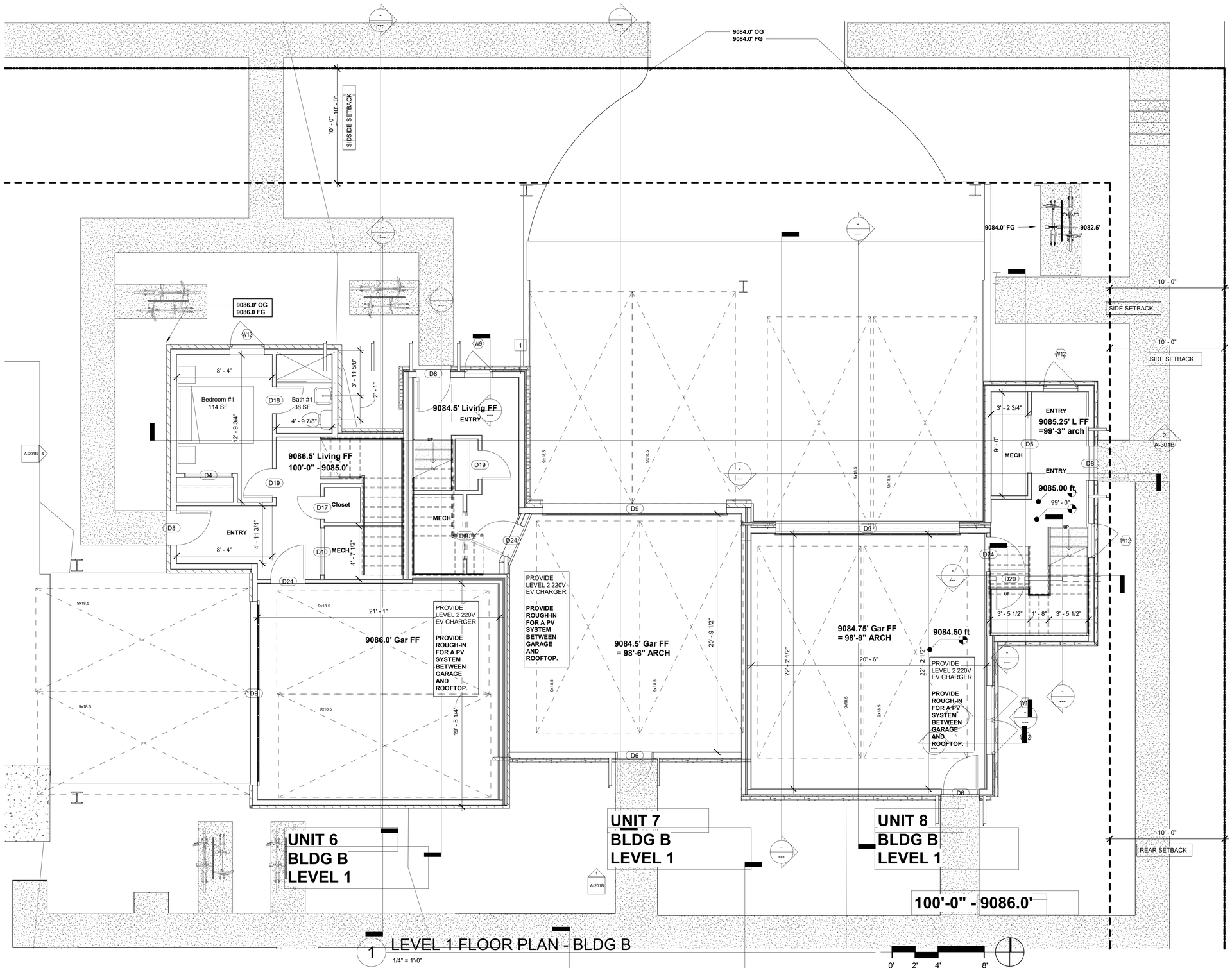
DRAWING NO:
A-100B

SCALE:

DATE: 10/1/2026

PROJECT NO: 2025/101

DES. Designer	DRWN. Author	CHK'D. Checker



1 LEVEL 1 FLOOR PLAN - BLDG B
1/4" = 1'-0"

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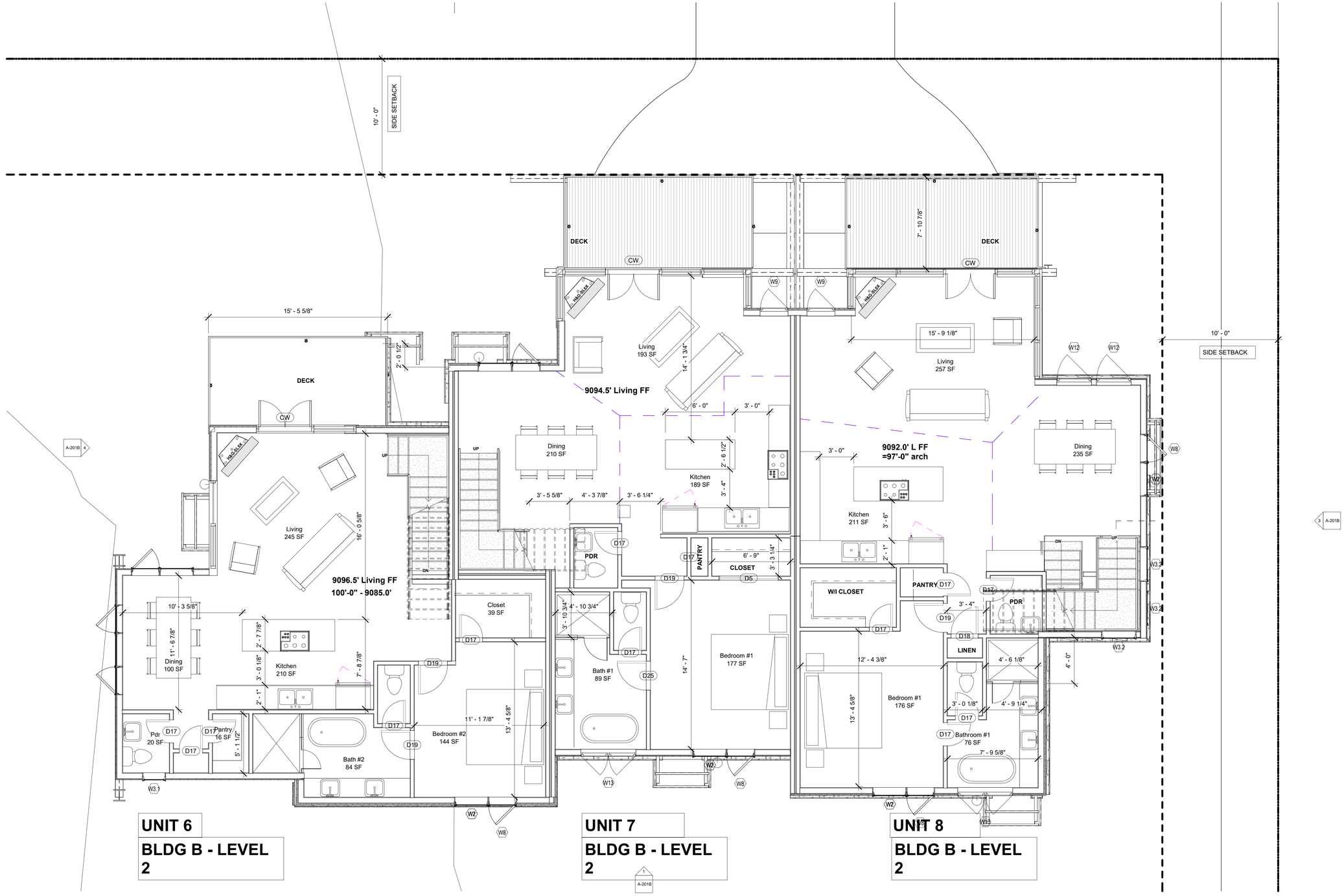
NO.	DESCRIPTION	DATE

DRAWING TITLE:
LEVEL 1 PLAN - BLDG B

DRAWING NO:
A-101B

SCALE: 1/4" = 1'-0"
DATE: 10/1/2026
PROJECT NO: 2025/101

DES.	DRWN.	CHK'D.
Designer	Author	Checker



1 LEVEL 2 FLOOR PLAN - BLDG B

1/4" = 1'-0"

0' 2' 4' 8'

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LEVEL 2 PLAN - BLDG B

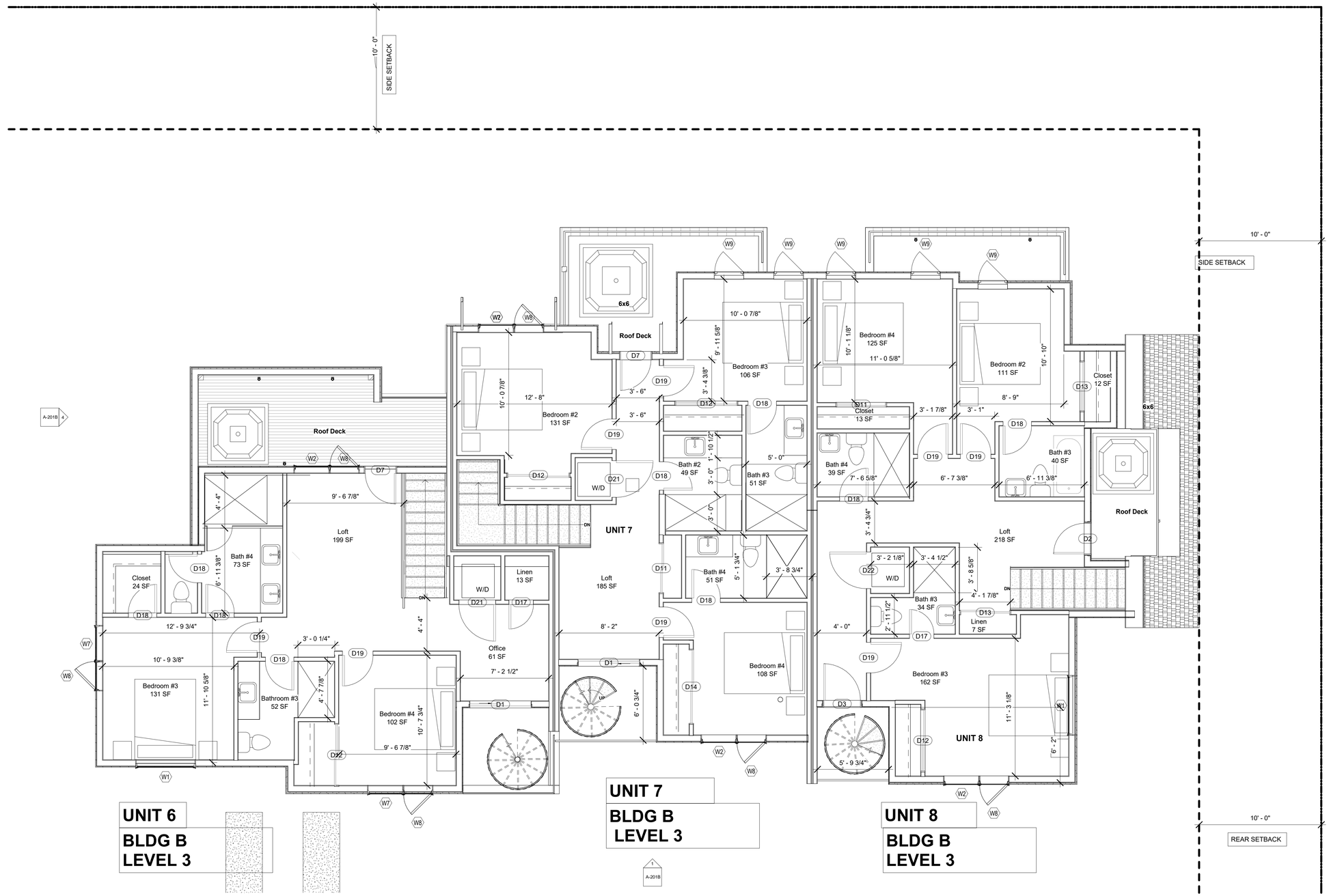
DRAWING NO:
A-102B

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

DATE: 10/1/2026

PROJECT NO: 2025/101

DES.	DRWN.	CHK'D.
Designer	Author	Checker



1 LEVEL 3 FLOOR PLAN - BLDG B

1/4" = 1'-0"

0' 2' 4' 8'

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LEVEL 3 PLAN - BLDG B

DRAWING NO:
A-103B

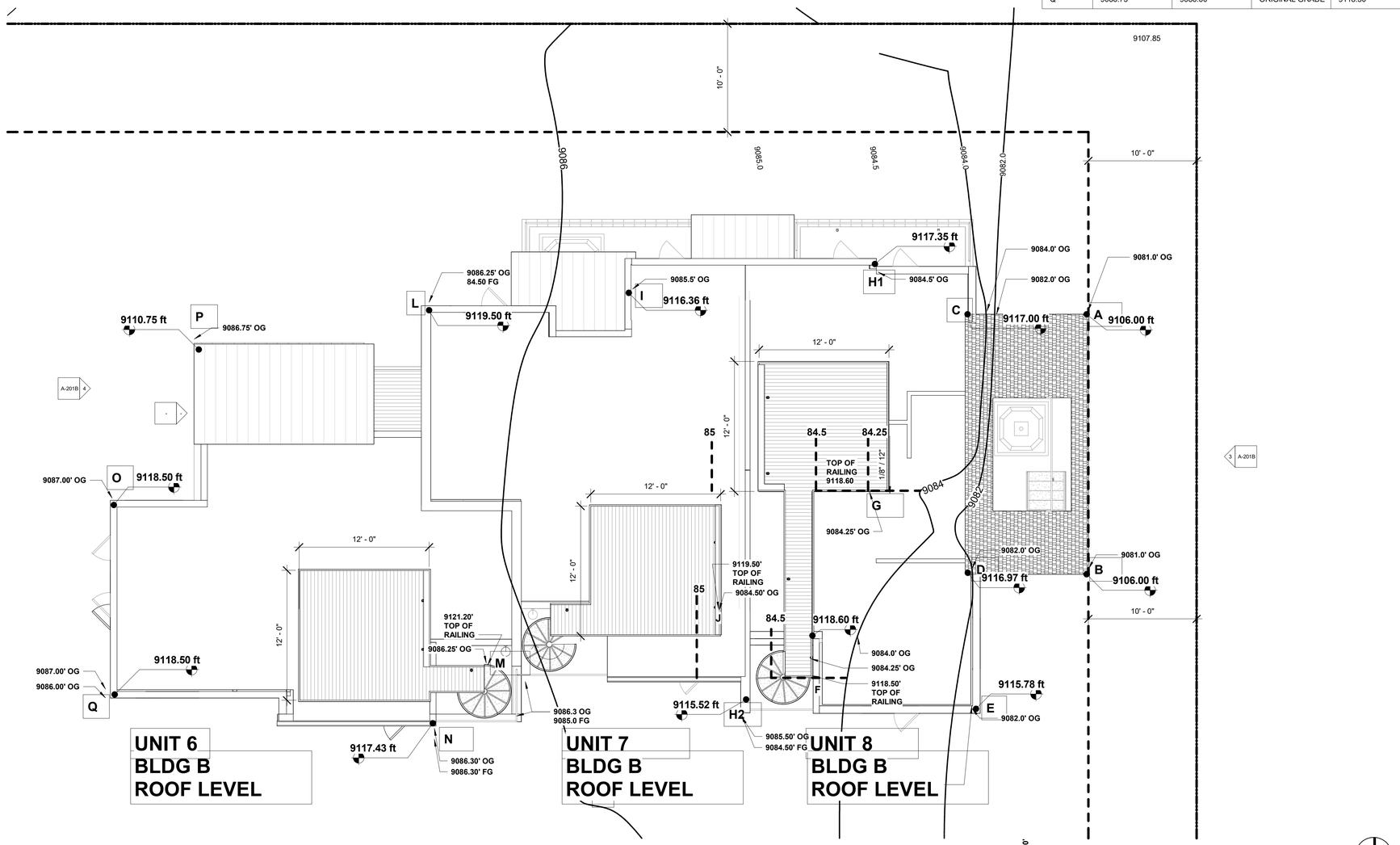
SCALE: 1/4" = 1'-0"

DATE: 10/1/2026

PROJECT NO: 2025/101

DES.	DRWN.	CHK'D.
Designer	Author	Checker

HEIGHT CALCULATIONS - BLDG B						
POINT	NATURAL GRADE ELEVATION	FINISHED GRADE ELEVATION	MEASURED FROM	ROOF ELEVATION	CALCULATION	HEIGHT
A	9081.0	9084.8'	ORIGINAL GRADE	9106.00	9106.00 - 9081.0	25.00'
B	9081.0	9084.25'	ORIGINAL GRADE	9106.17	9106.00 - 9081.0	25.00'
C	9084.0	9084.80'	ORIGINAL GRADE	9117.09	9117.00 - 9084.00	33.07'
D	9082.0	9084.25'	ORIGINAL GRADE	9116.99	9117.00 - 9082.0	35.00'
E	9081.75	9084.25'	ORIGINAL GRADE	9115.78	9115.78 - 9081.75	34.03'
F	9084.25	9084.70	ORIGINAL GRADE	9118.50 T.O.RAILING	9118.50 - 9084.25	34.25'
G	9084.25	9084.70	ORIGINAL GRADE	9118.50 T.O.RAILING	9118.50 - 9084.25	34.25'
H1	9084.5	9084.5	ORIGINAL GRADE	9117.35	9117.35 - 9084.5	32.85'
H2	9085.5	9084.5	FINISHED GRADE	9115.52	9115.52 - 9084.5	31.02'
I	9085.5	9084.75	FINISHED GRADE	9116.80	9116.80 - 9084.75	32.05'
J	9084.50	9084.75	ORIGINAL GRADE	9119.50	9119.50 - 9085.5	34.08'
L	9086.25	9084.50	ORIGINAL GRADE	9119.50	9119.50 - 9084.5	35.00'
M	9086.2	9086.30	ORIGINAL GRADE	9121.20	9121.20 - 9086.20	35.00'
N	9086.25	9085.00	FINISHED GRADE	9117.43	9117.43 - 9085.00	32.43'
O	9087.00	9087.00	ORIGINAL GRADE	9118.50	9118.50 - 9087.00	31.5'
P	9086.75	9087.5	ORIGINAL GRADE	9110.75	9110.75 - 9086.75	24.0'
Q	9086.75	9086.60	ORIGINAL GRADE	9118.50	9118.50 - 9086.60	32.5'



1 ROOF PLAN - BLDG B

3/16" = 1'-0"

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DRAWING TITLE:
ROOF PLAN - BLDG B

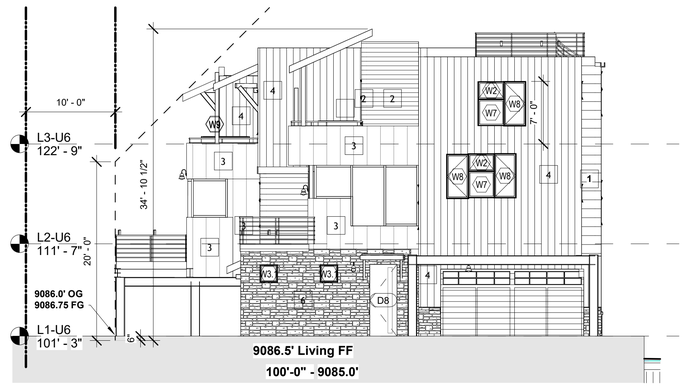
DRAWING NO:
A-104B

SCALE: As indicated

DATE: 10/1/2026

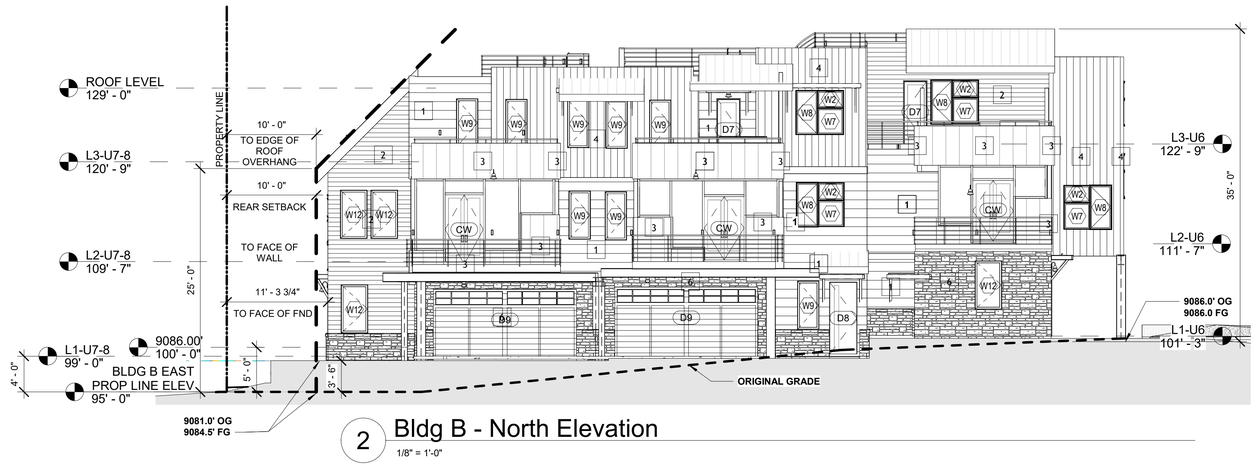
PROJECT NO: 2025/101

DES. Designer	DRWN. Author	CHK'D. Checker



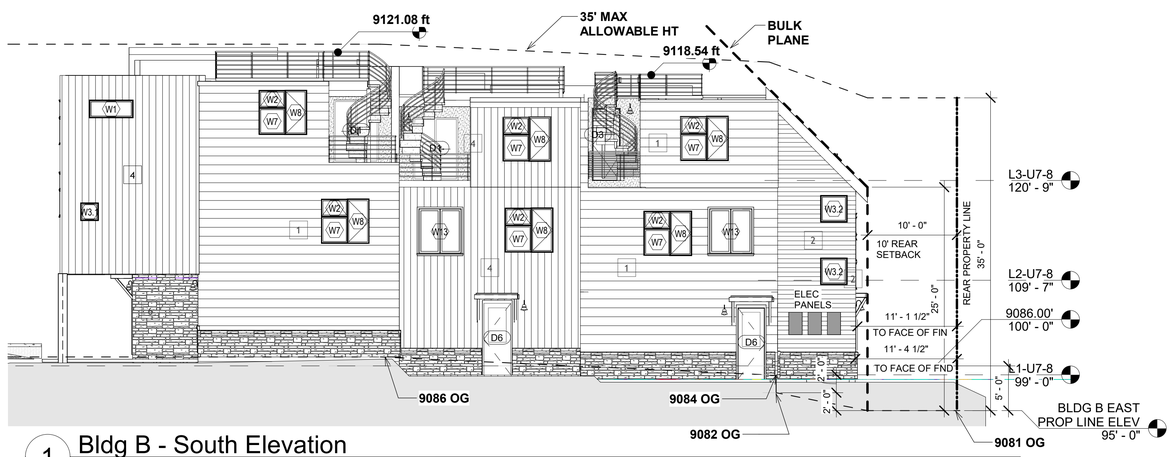
4 Bldg B - West Elevation

1/8" = 1'-0"



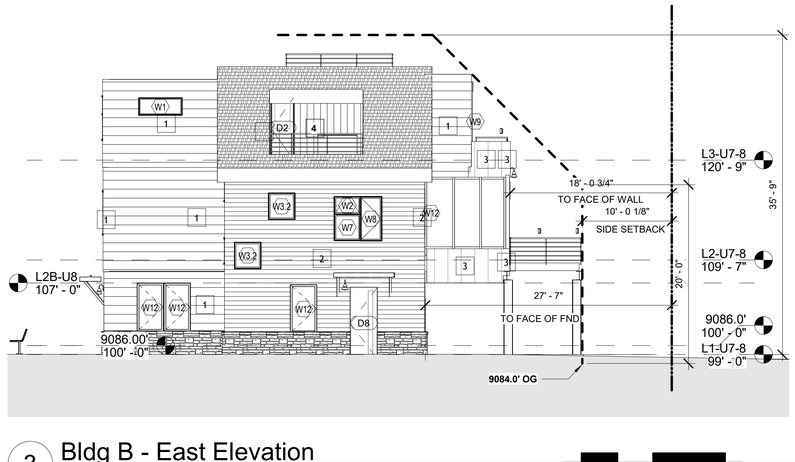
2 Bldg B - North Elevation

1/8" = 1'-0"



1 Bldg B - South Elevation

1/8" = 1'-0"



3 Bldg B - East Elevation

1/8" = 1'-0"

0' 4' 8' 16'

CAMPBELL
CONSTRUCTION & ENGINEERING

February 3rd, 2026

Reference: Madison Townhome – Ext Material Finish Selections

- ID #01 – Horizontal Siding
  - Material Type: 2x12 S/P/F With 2" Reveal
  - Material Finish: SW 3518 Hawthorne Semi-Transparent 70% Color Lighter Stained 2-Coats



- ID #02 – Horizontal Siding
  - Material Type: 6" Lap Siding RS Cedar When Installed a 5" Reveal is Shown

Material Finish:



Bldg A - Cityscape SW 7067
Bldg B - Mountain Road SW 7743
Bldg C - River Birch 25% more gray (one coat)
(Same as Tango but with 25% more gray)

- ID #03 – Vertical Siding
  - Material Type: 24GA 16" Wide Snap-On Standing Seam Metal Panels
    - Material Finish: Pre-Finished Matte Black



Campbell Construction & Engineering, LLC.
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Scott Campbell: (970) 389-7247 – Scampbell@CO-CCE.com

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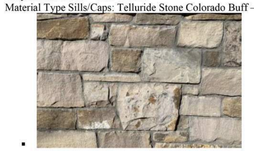
- ID #04 – Vertical Siding
  - Material Type: 1x6 Red Cedar W/ 1/8" Reveal (SWP Provided)
  - Material Finish: Natural Finish Pre-Stained by SWP



- ID #05 – Vertical Siding & Shed Roofs
  - Material Type: 7/8" Corrugated Metal Panels
  - Material Finish: Pre-Finished Western Rust



- ID #06 – Stone
  - Material Type Field: Telluride Stone Misty Bay 60% Brown and 40% Gray W/ ½" Gray Mortar Joints – Full Veneer
  - Material Type Sills/Caps: Telluride Stone Colorado Buff – Sized for Full Veneer



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- ID #07 – Fascia
  - Material Type: RS Cedar 2x6 over 2x10
  - Material Finish: Cabot Cordovan Brown; Semi-Solid; 2-Coats



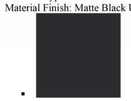
- ID #08 – Exterior Trim (Windows, Outside Corners, Deck Bands, Belly Bands, Doors, ETC.)
  - Material Type: 2x4, 2x6, 2x8, 2x10, 2x12 RS Cedar; Varies Depending on Condition
  - Material Finish: Cabot Cordovan Brown; Semi-Solid; 2-Coats



- ID #09 – Soffits
  - Material Type: 1x6 V-Groove T&G; RS Cedar
  - Material Finish: Natural Finish to Match ID #04



- ID #10 – All Metal Flashings for Roof & Siding
  - Material Type: 24 GA Metal Bent Per Profile Needed
  - Material Finish: Matte Black Unless it is next to ID #05 and then it will match ID #05

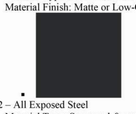




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- ID #11 – All Windows
  - Material Type: Aluminum Clad Wood Window; Pella Lifestyle Signature Series
  - Material Finish: Matte or Low-Gloss Black



- ID #12 – All Exposed Steel
  - Material Type: Structural & architectural steel exposed at exteriors
  - Material Finish: Matte Black



- ID #13 – Asphalt Shingle Roofing
  - Material Type: Tamko Titan Asphalt Shingles
  - Material Finish: Weathered Wood



- ID #14 – Exterior Metal Railings
  - Material Type: Steel
  - Material Finish: Matte Black



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ISSUE

NO.	DESCRIPTION	DATE

DRAWING TITLE:
BUILDING ELEVATIONS - BLDG B

DRAWING NO:
A-201B

SCALE: 1/8" = 1'-0"
DATE: 10/1/2026
PROJECT NO: 2025/101

DES. Designer	DRWN. Author	CHK'D. Checker



2 Bldg B from NE



1 Bldg B - North Elevation - Perspective

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ISSUE

NO.	DESCRIPTION	DATE

DRAWING TITLE:
PERSPECTIVE - BLDG B

DRAWING NO:
A-210B

SCALE:

DATE: 10/1/2026

PROJECT NO: 2025/101

DES. Designer	DRWN. Author	CHK'D. Checker





MADISON 9-UNITS

BLDG C
UNITS 7&8

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DRAWING TITLE:
BLDG C COVER

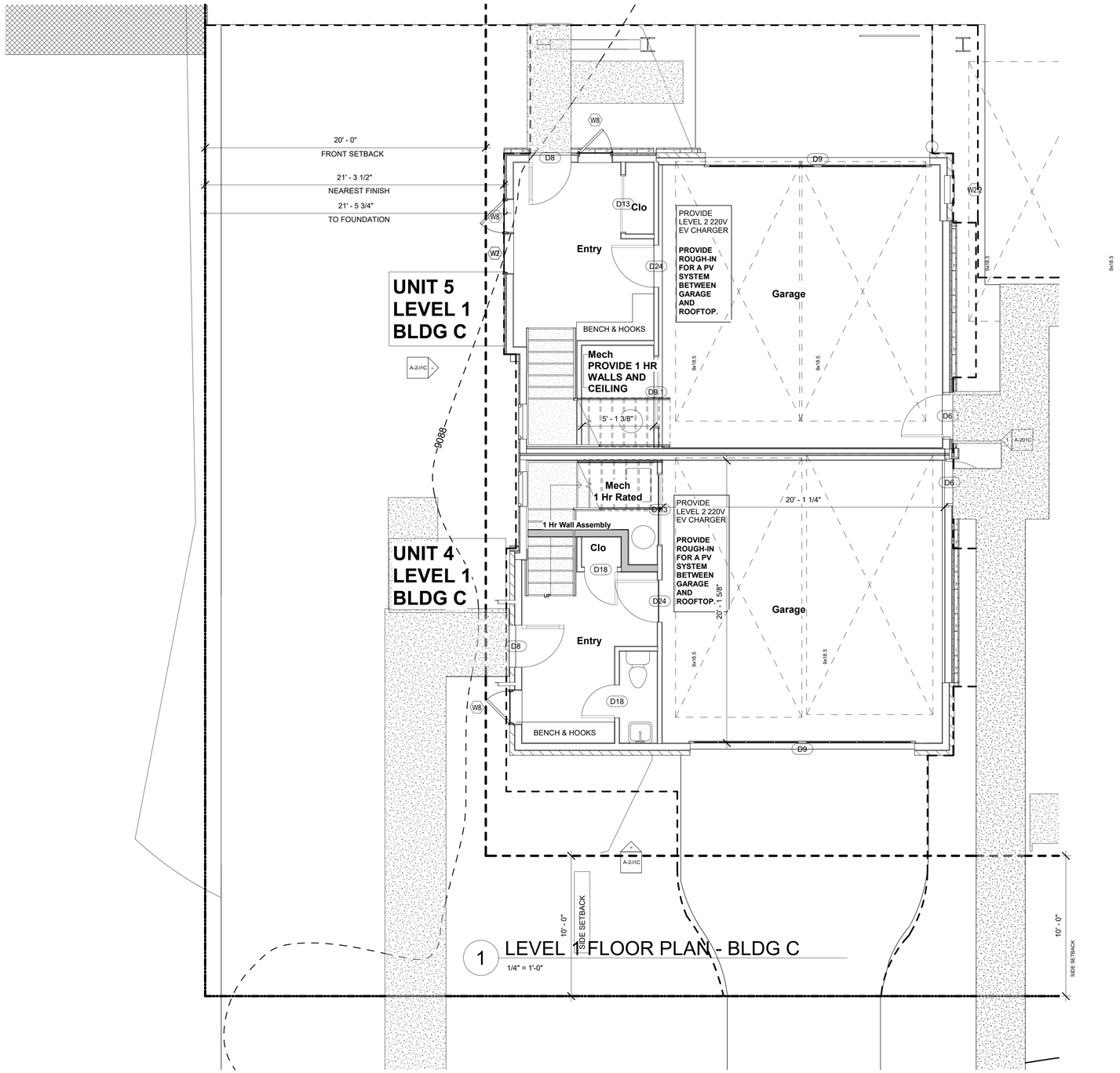
DRAWING NO:
A-100C

SCALE:

DATE: 10/1/2026

PROJECT NO: 2025/101

DES. Designer	DRWN. Author	CHK'D. Checker



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ISSUE

NO.	DESCRIPTION	DATE

DRAWING TITLE:
LEVEL 1 PLAN - BLDG. C

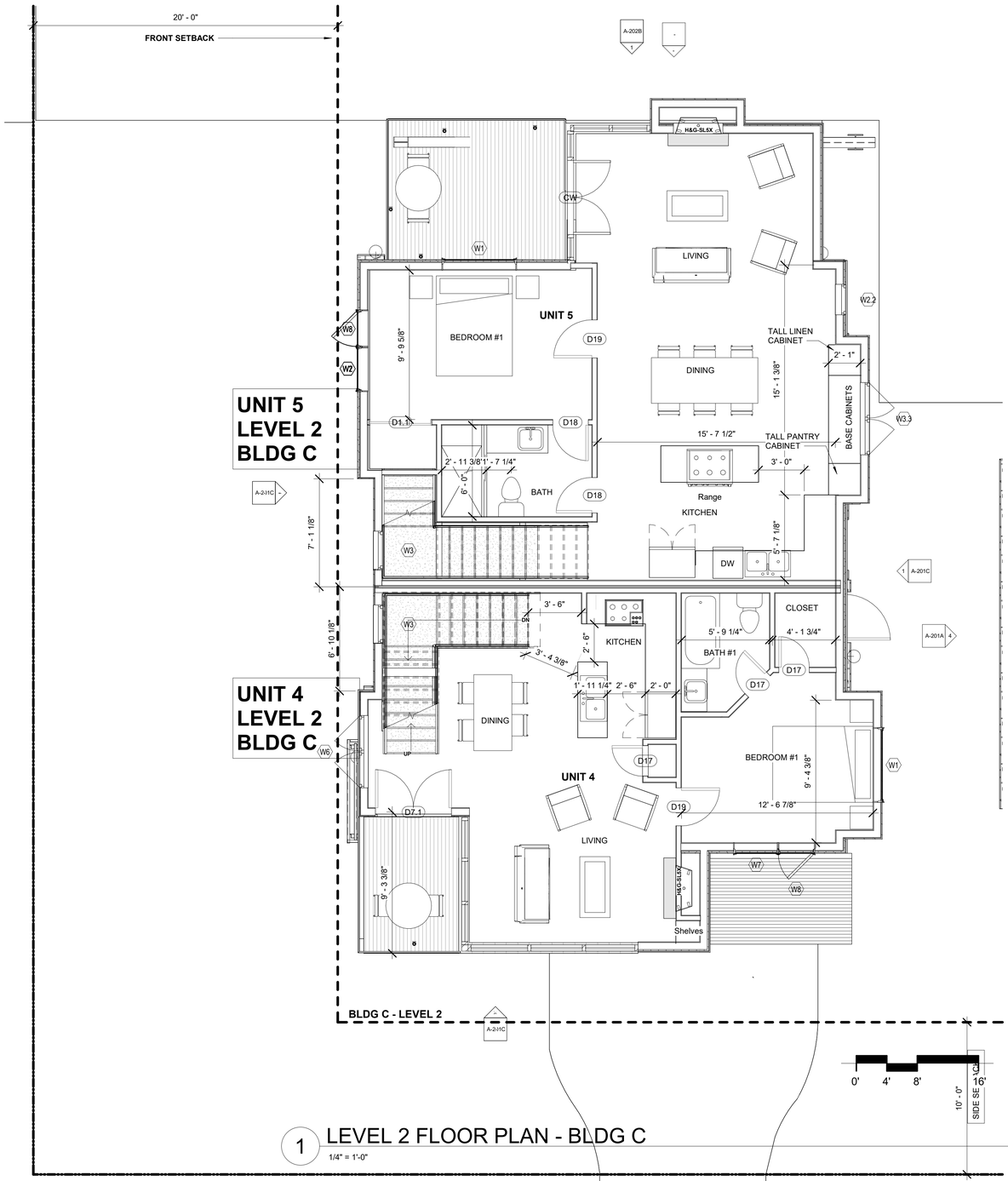
DRAWING NO:
A-101C

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

DATE: 10/1/2026

PROJECT NO: 2025/101

DES.	DRWN.	CHK'D.
Designer	Author	Checker



1 LEVEL 2 FLOOR PLAN - BLDG C

1/4" = 1'-0"

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DRAWING TITLE:
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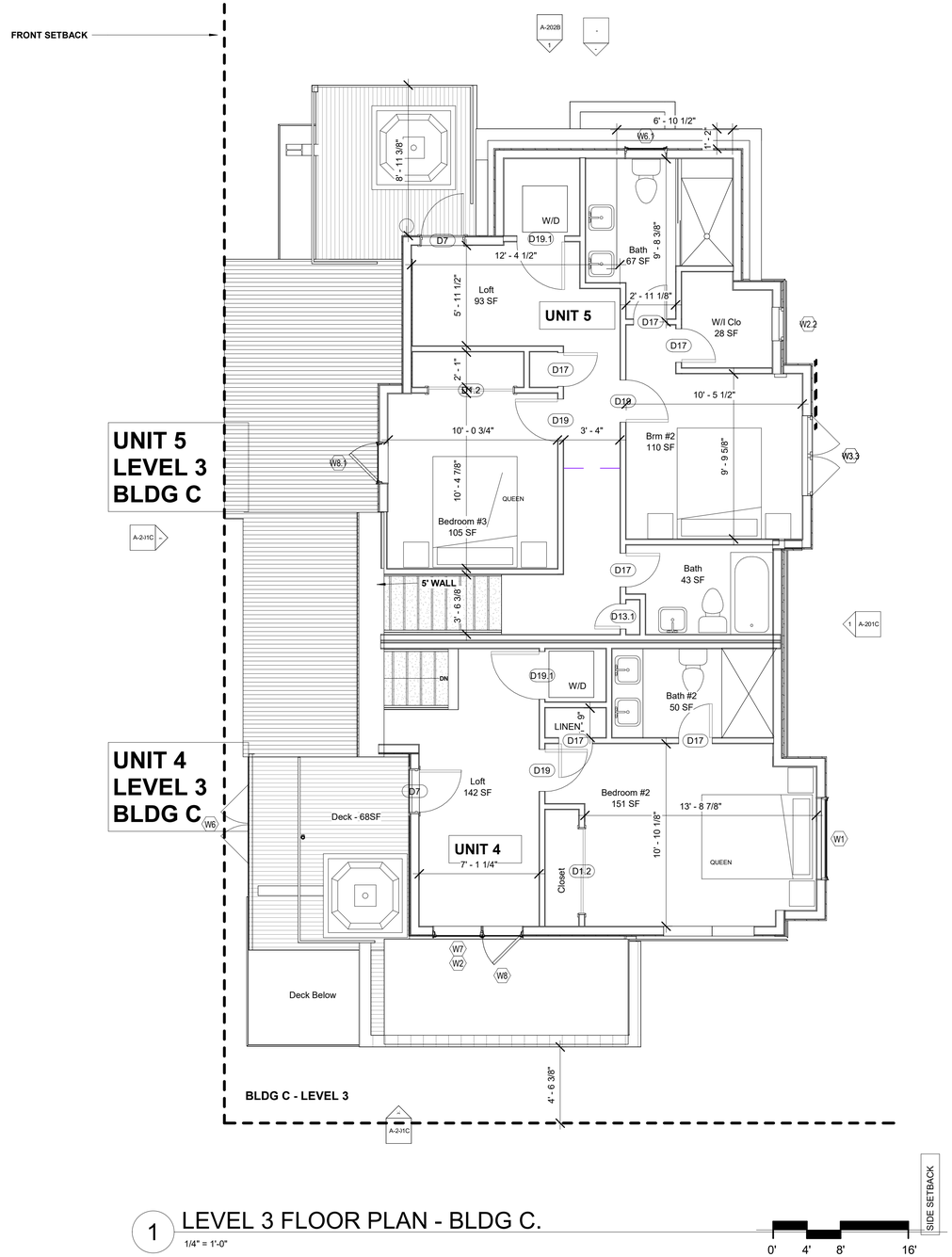
DRAWING NO:
A-102C

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

DATE: 10/1/2026

PROJECT NO: 2025/101

DES.	DRWN.	CHK'D.
Designer	Author	Checker



1 LEVEL 3 FLOOR PLAN - BLDG C.

1/4" = 1'-0"

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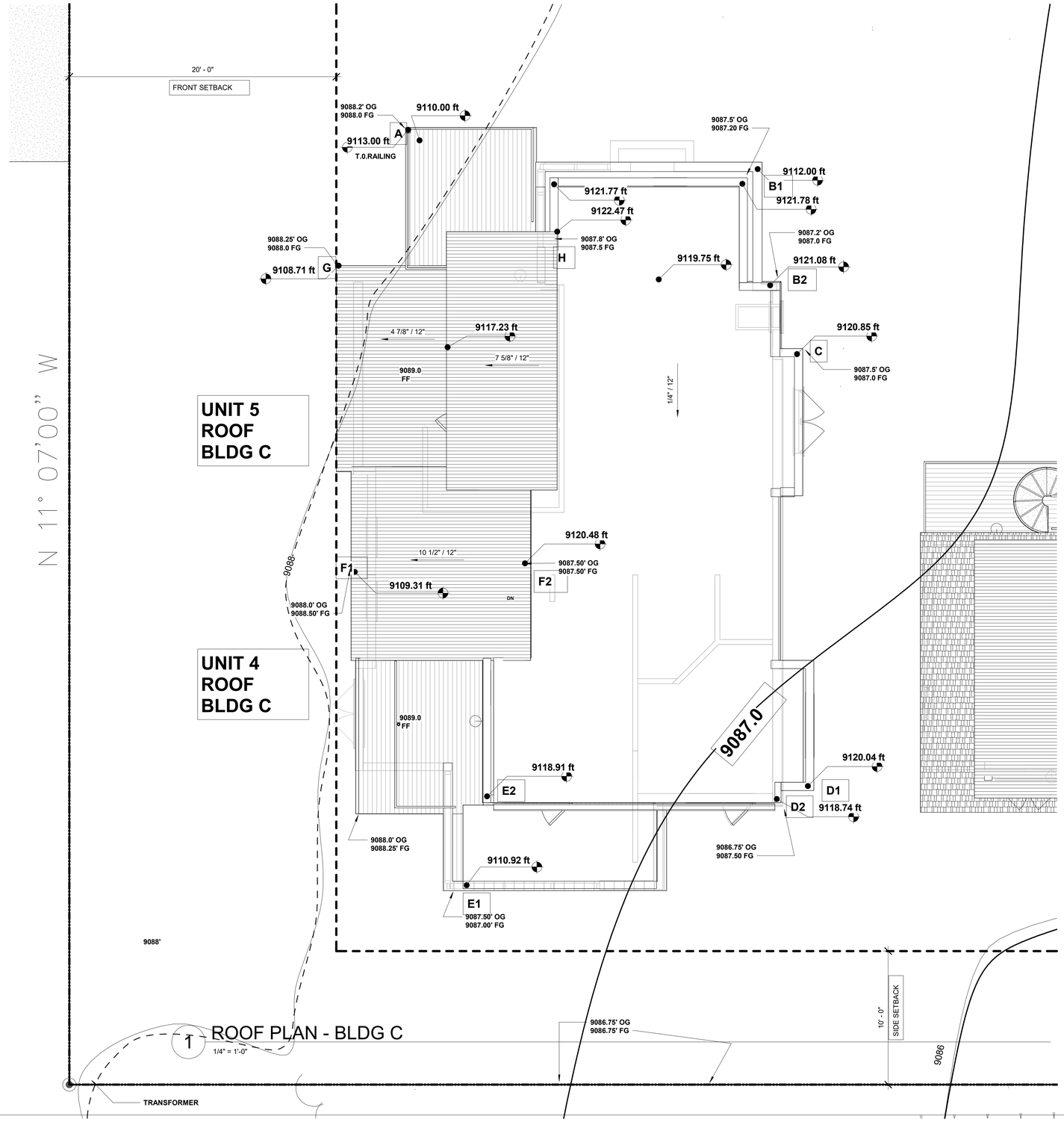
DRAWING NO:
A-103C

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

DATE: 10/1/2026

PROJECT NO: 2025/101

DES. Designer	DRWN. Author	CHK'D. Checker



1 ROOF PLAN - BLDG C
1/4" = 1'-0"

HEIGHT CALCULATIONS - BLDG C

POINT	NATURAL GRADE ELEVATION	FINISHED GRADE ELEVATION	MEASURED FROM	ROOF ELEVATION	CALCULATION	HEIGHT
A	9088.20	9088.00	FINISHED GRADE	9110.00	9110.0 - 9088.0	21.60'
B1	9087.5	9087.20	FINISHED GRADE	9121.78	9121.78 - 9087.2	34.58'
B2	9087.20	9087.00	FINISHED GRADE	9121.08	9121.08 - 9087.0	34.08'
C	9087.5	9087.00	FINISHED GRADE	9120.85	9120.85 - 9087.00	33.85'
D1	9086.75	9087.5	ORIGINAL GRADE	9120.04	9120.04 - 9086.75	33.29'
D2	9086.75	9087.5	ORIGINAL GRADE	9120.04	9118.74 - 9086.75	31.99'
E1	9087.50	9087.00	FINISHED GRADE	9110.92	9110.92 - 9087.0	23.92'
E2	9087.50	9087.00	FINISHED GRADE	9118.91	9118.91 - 9087.0	31.91'
F1	9088.0	9088.50	ORIGINAL GRADE	9109.31	9109.31 - 9088.0	21.31'
F2	9087.5	9087.50	ORIGINAL GRADE	9120.48	9120.48 - 9087.5	32.98'
G	9088.25	9088.00	FINISHED GRADE	9108.71	9108.71 - 9088.0	20.71'
H	9087.80	9087.5	FINISHED GRADE	9122.47	9122.47 - 9087.5	34.97'

ROOF HEIGHT CALCULATIONS - BLDG C
1/4" = 1'-0"

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Shanley Heights Residences
Final Development Plan
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Frisco, CO 80443

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ISSUE

NO.	DESCRIPTION	DATE

DRAWING TITLE:
ROOF PLAN - BLDG C

DRAWING NO:
A-104C

SCALE: 1/4" = 1'-0"
DATE: 10/1/2026
PROJECT NO: 2025/101

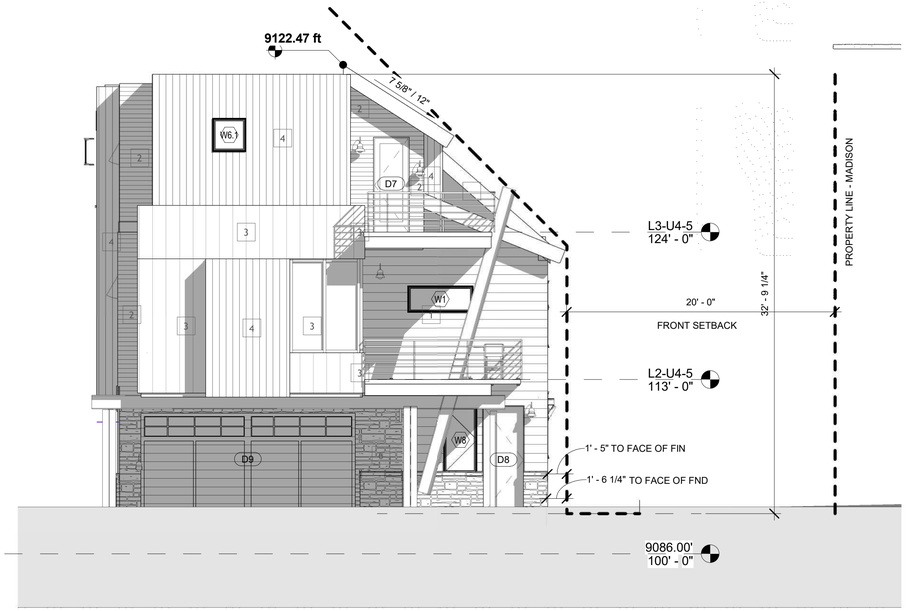
DES. Designer	DRWN. Author	CHK'D. Checker



1 Bldg C - East Elevation

3/16" = 1'-0"

0' 4' 8' 16'



2 Bldg C - North Elevation

3/16" = 1'-0"

0' 4' 8' 16'



3 Bldg C - South Elevation

3/16" = 1'-0"

0' 4' 8' 16'



4 Bldg C - West Elevation

3/16" = 1'-0"

0' 4' 8' 16'

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ISSUE

NO.	DESCRIPTION	DATE

DRAWING TITLE:
BUILDING ELEVATIONS - BLDG C

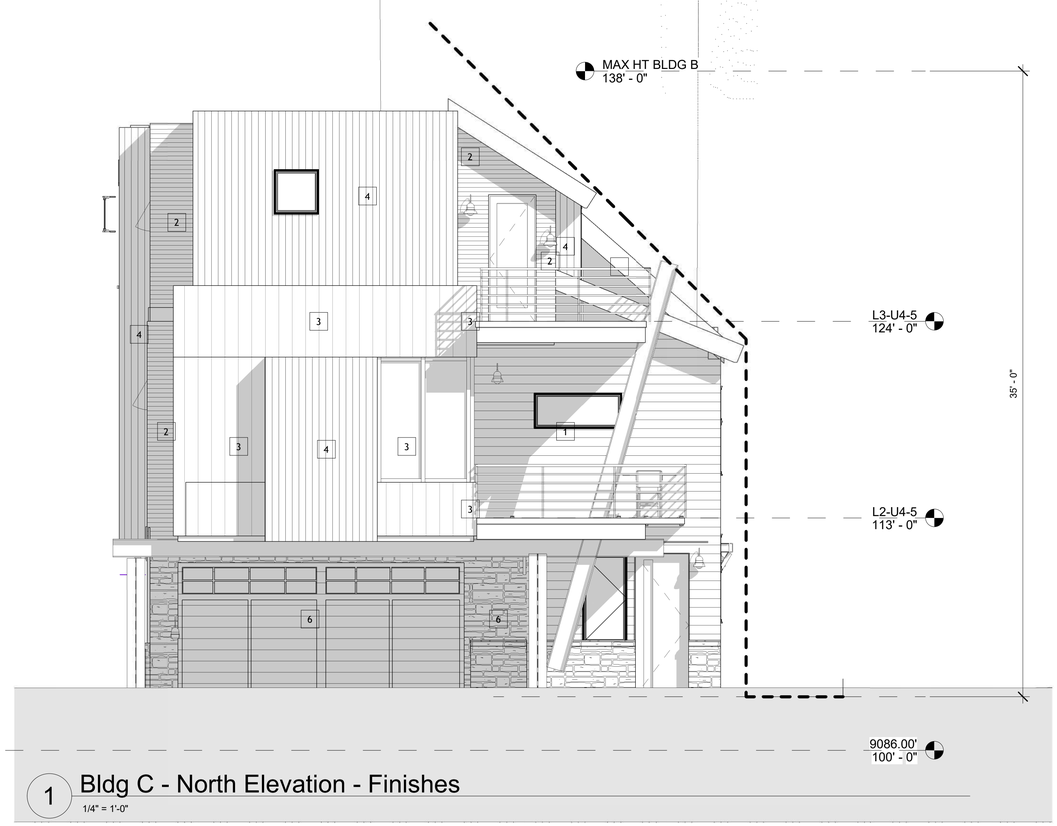
DRAWING NO:
A-201C

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

DATE: 10/1/2026

PROJECT NO: 2025/101

DES. Designer	DRWN. Author	CHK'D. Checker



1 Bldg C - North Elevation - Finishes
1/4" = 1'-0"

CAMPBELL
CONSTRUCTION & ENGINEERING

February 3rd, 2026

Reference: Madison Townhome – Ext Material Finish Selections

- ID #01 – Horizontal Siding
  - Material Type: 2x12 S/P/F With 2" Reveal
  - Material Finish: SW 3518 Hawthorne Semi-Transparent 70% Color Lighter Stained 2-Coats



- ID #02 – Horizontal Siding
  - Material Type: 6" Lap Siding RS Cedar When Installed a 5" Reveal is Shown
  - Material Finish:



Bldg A - Cityscape SW 7067
Bldg B - Mountain Road SW 7743
Bldg C - River Birch 25% more gray (one coat)
(Same as Tango but with 25% more gray)

- ID #03 – Vertical Siding
  - Material Type: 24GA 16" Wide Snap-On Standing Seam Metal Panels
    - Material Finish: Pre-Finished Matte Black



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Scott Campbell: (970) 389-7247 – Scampbell@CO-CE.com

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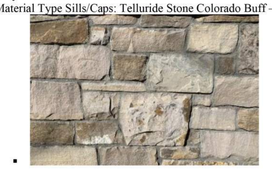
- ID #04 – Vertical Siding
  - Material Type: 1x6 Red Cedar W/ 1/8" Reveal (SWP Provided)
  - Material Finish: Natural Finish Pre-Stained by SWP



- ID #05 – Vertical Siding & Shed Roofs
  - Material Type: 7/8" Corrugated Metal Panels
  - Material Finish: Pre-Finished Western Rust



- ID #06 – Stone
  - Material Type Field: Telluride Stone Misty Bay 60% Brown and 40% Gray W/ ½" Gray Mortar Joints – Full Veneer
  - Material Type Sills/Caps: Telluride Stone Colorado Buff – Sized for Full Veneer



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- ID #07 – Fascia
  - Material Type: RS Cedar 2x6 over 2x10
  - Material Finish: Cabot Cordovan Brown; Semi-Solid; 2-Coats



- ID #08 – Exterior Trim (Windows, Outside Corners, Deck Bands, Belly Bands, Doors, ETC.)
  - Material Type: 2x4, 2x6, 2x8, 2x10, 2x12 RS Cedar; Varies Depending on Condition
  - Material Finish: Cabot Cordovan Brown; Semi-Solid; 2-Coats



- ID #09 – Soffits
  - Material Type: 1x6 V-Groove T&G; RS Cedar
  - Material Finish: Natural Finish to Match ID #04



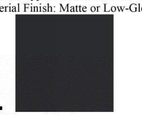
- ID #10 – All Metal Flashings for Roof & Siding
  - Material Type: 24 GA Metal Bent Per Profile Needed
  - Material Finish: Matte Black Unless it is next to ID #05 and then it will match ID #05



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- ID #11 – All Windows
  - Material Type: Aluminum Clad Wood Window; Pella Lifestyle Signature Series
  - Material Finish: Matte or Low-Gloss Black



- ID #12 – All Exposed Steel
  - Material Type: Structural & architectural steel exposed at exteriors
  - Material Finish: Matte Black



- ID #13 – Asphalt Shingle Roofing
  - Material Type: Tamko Titan Asphalt Shingles
  - Material Finish: Weathered Wood



- ID #14 – Exterior Metal Railings
  - Material Type: Steel
  - Material Finish: Matte Black



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Final Development Plan

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ISSUE

NO.	DESCRIPTION	DATE

DRAWING TITLE:
Building C Finishes

DRAWING NO:
A-202B

SCALE: 1/4" = 1'-0"
DATE: 10/1/2026
PROJECT NO: 2025/101

DES. Designer	DRWN. Author	CHK'D. Checker



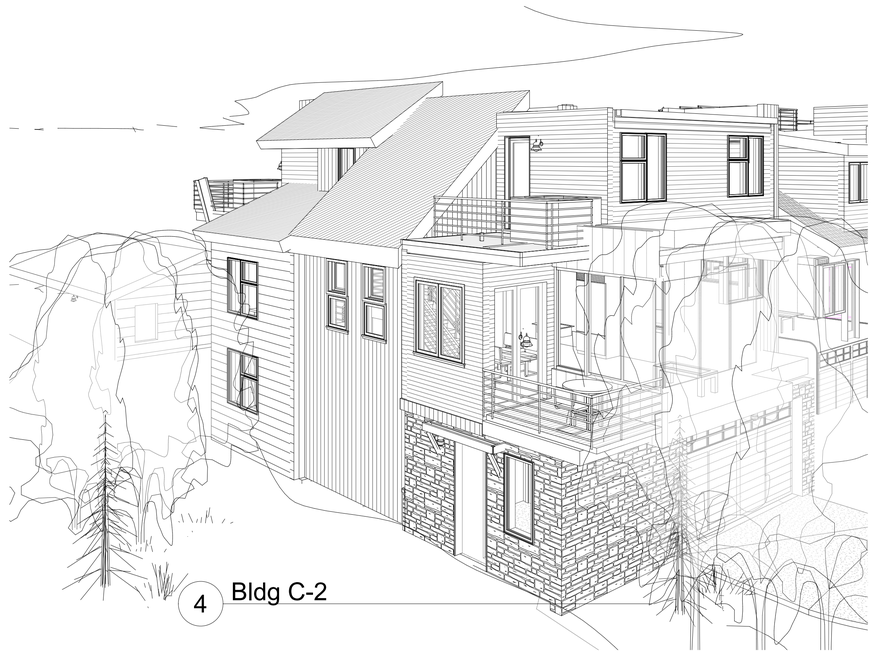
3 Bldg C



1 BLDG C



2 Bldg C - Northwest



4 Bldg C-2

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ISSUE

NO.	DESCRIPTION	DATE

DRAWING TITLE:
PERSPECTIVE - BLDG C

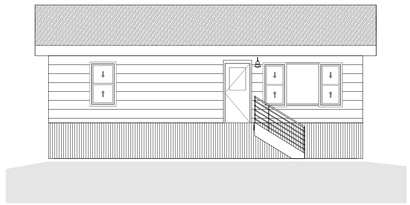
DRAWING NO:
A-210C

SCALE:

DATE: 10/1/2026

PROJECT NO: 2025/101

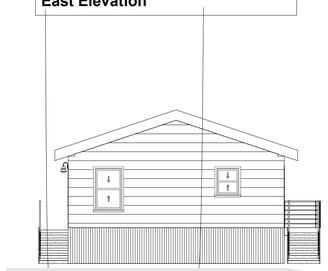
DES. Designer	DRWN. Author	CHK'D. Checker



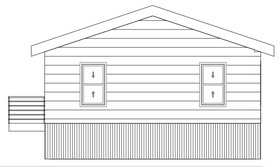
West Elevation



East Elevation



South Elevation



North Elevation

- ID #01 – Horizontal Siding
  - Material Type: 2x12 S/P/F With 2
  - Material Finish: SW 3518 Hawthc Coats

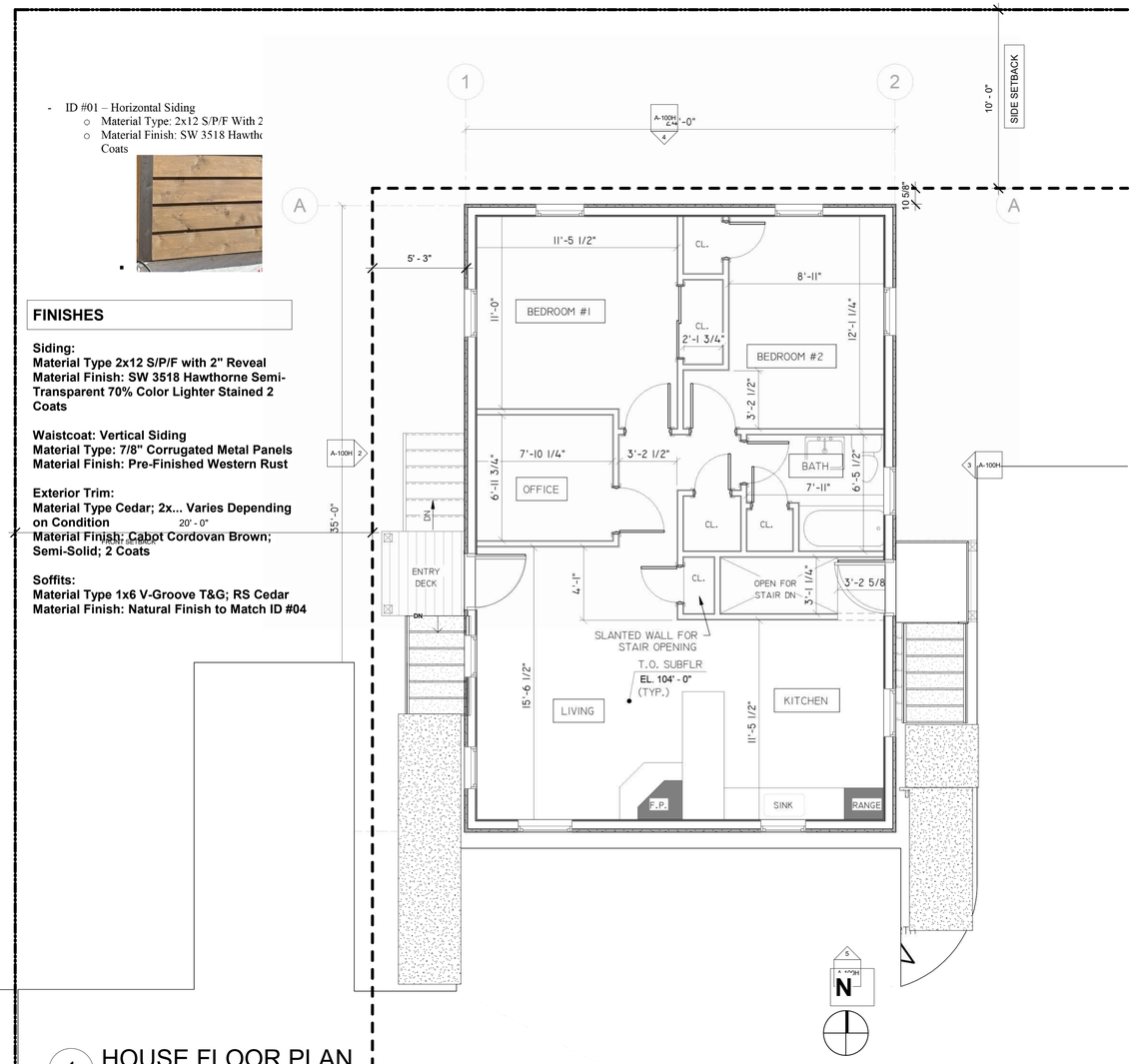
FINISHES

Siding:
Material Type 2x12 S/P/F with 2" Reveal
Material Finish: SW 3518 Hawthorne Semi-Transparent 70% Color Lighter Stained 2 Coats

Waistcoat: Vertical Siding
Material Type: 7/8" Corrugated Metal Panels
Material Finish: Pre-Finished Western Rust

Exterior Trim:
Material Type Cedar; 2x... Varies Depending on Condition
Material Finish: Cabot Cordovan Brown; Semi-Solid; 2 Coats

Soffits:
Material Type 1x6 V-Groove T&G; RS Cedar
Material Finish: Natural Finish to Match ID #04



1 HOUSE FLOOR PLAN
1/4" = 1'-0"

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ISSUE

NO.	DESCRIPTION	DATE

DRAWING TITLE:
HOUSE FLOOR PLAN AND ELEVATIONS

DRAWING NO:
A-100H

SCALE: As indicated
DATE: 10/1/2026
PROJECT NO: 2025/101

DES. Designer	DRWN. Author	CHK'D. Checker

LEGEND

NOTE: ALL SYMBOLS MAY NOT BE USED ON THIS PROJECT

POWER DISTRIBUTION

- SWITCHBOARD OR EQUIPMENT ENCLOSURE
- ELECTRICAL PANEL
- SWITCH WITH FUSE
- SWITCH
- PULLOUT FUSED DISCONNECT
- CIRCUIT BREAKER
- M2 — CONTACT - NO - # INDICATES ASSOC. COIL
- M2 — CONTACT - NC - # INDICATES ASSOC. COIL
- (M2) COIL - # INDICATES ASSOCIATED CONTACT
- OVERLOAD RELAY
- ERMS — ENERGY-REDUCING MAINTENANCE SWITCH
- GFPE — GROUND-FAULT PROTECTION OF EQUIPMENT
- KKI 2 — KIRK KEY INTERLOCK - # INDICATES RELATED KEYS
- TVSS — TRANSIENT VOLTAGE SURGE SUPPRESSER
- SPD — SURGE PROTECTIVE DEVICE
- AC POWER SOURCE
- DC POWER SOURCE
- NF — NON-FUSED DISCONNECT SWITCH
- FUSED DISCONNECT SWITCH
- MAGNETIC STARTER OR CONTACTOR
- COMBINATION STARTER
- VFD — VFD/DISCONNECT COMBO
- M OR M — ELECTRIC METER - UTILITY METER U.O.N.
- OR CT — CURRENT TRANSFORMER
- MOTOR
- TRANSFER SWITCH
- GENERATOR
- J/B OR — JUNCTION BOX
- CIRCUIT RUN CONCEALED IN WALL OR CEILING
- CIRCUIT RUN IN OR UNDER FLOOR OR IN EARTH
- CIRCUIT RUN SURFACE MOUNTED
- CONDUIT UP, CONDUIT DOWN
- CONDUIT STUB - CAP IF UNDERGROUND
- FLEXIBLE CONNECTION TO EQUIPMENT
- OR — HOMERUN - ARROWS INDICATE # OF PHASE COND.
- GROUNDING ELECTRODE
- PAD MOUNTED TRANSFORMER
- OR T — TRANSFORMER
- OVERHEAD SERVICE ENTRANCE

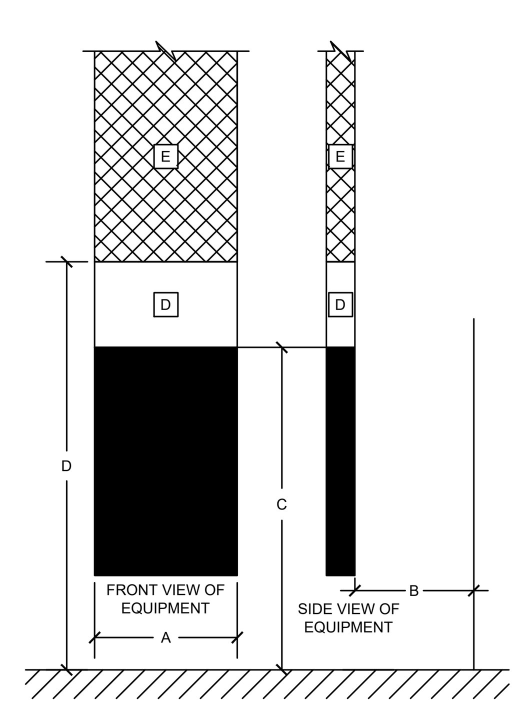
ABBREVIATIONS

AC	ABOVE COUNTER
AFF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
AFI/AFCI	ARC-FAULT CIRCUIT INTERRUPTER
AIC	AMPERE INTERRUPTING CAPACITY (MINIMUM RATING)
ATS	AUTOMATIC TRANSFER SWITCH
CD	CORD DROP
CLG	CEILING MOUNTED
DT	DUST TIGHT
E OR (E)	EXISTING
FLR	FLOOR MOUNTED
G OR GND	GROUND
GFI/GFCI	PERSONNEL GROUND-FAULT PROTECTION (.5ma)
GF/GFPE	EQUIPMENT GROUND-FAULT PROTECTION
IG	ISOLATED GROUND
ISC	AVAILABLE FAULT CURRENT (RMS SYMMETRICAL)
ILT	LET-THROUGH FAULT CURRENT (RMS SYMMETRICAL)
N OR (N)	NEW
NO/NC	NORMALLY OPEN/NORMALLY CLOSED
O.C.	ON CENTER
R OR (R)	RELOCATE
SCCR	SHORT CIRCUIT CURRENT RATING
ST	SHUNT-TRIP
TL	TWIST-LOCK
TR	TAMPER RESISTANT
UC	UNDER COUNTER
UON	UNLESS OTHERWISE NOTED
WP	WEATHER PROOF
XP	EXPLOSION PROOF

ADOPTED CODES:

2023 NATIONAL ELECTRICAL CODE

CLEAR SPACE/WORKING SPACE ABOUT ELECTRICAL EQUIPMENT



A	PROVIDE CLEAR SPACE EQUAL TO THE WIDTH OF EQUIPMENT OR 30", WHICHEVER IS GREATER.
B	PROVIDE THE FOLLOWING CLEAR SPACE IN FRONT OF EQUIPMENT: 3' FOR 0-150 L-G VOLTAGE AND 4' FOR 151-600 L-G VOLTAGE.
C	PROVIDE CLEAR SPACE, FOR THE WIDTH OF THE EQUIPMENT, FROM GRADE, FLOOR OR PLATFORM TO A HEIGHT OF 6-1/2' OR THE HEIGHT OF THE EQUIPMENT, WHICHEVER IS GREATER.
D	THE SPACE EQUAL TO THE WIDTH AND DEPTH OF THE EQUIPMENT AND EXTENDING FROM THE FLOOR TO A HEIGHT OF 6' ABOVE THE EQUIPMENT OR TO THE STRUCTURAL CEILING, WHICHEVER IS LOWER, SHALL BE DEDICATED TO THE ELECTRICAL INSTALLATION - NO PIPING, DUCTS, LEAK PROTECTION APPARATUS, OR OTHER EQUIPMENT FOREIGN TO THE ELECTRICAL INSTALLATION SHALL BE LOCATED IN THIS ZONE. SUSPENDED CEILINGS WITH REMOVABLE PANELS SHALL BE PERMITTED WITHIN THE 6' ZONE. SPRINKLER PROTECTION SHALL BE PERMITTED FOR THE DEDICATED SPACE WHERE THE PIPING COMPLIES WITH THIS SECTION. A DROPPED, SUSPENDED, OR SIMILAR CEILING THAT DOES NOT ADD STRENGTH TO THE BUILDING STRUCTURE SHALL NOT BE CONSIDERED A STRUCTURAL CEILING.
E	THE AREA ABOVE THE DEDICATED SPACE SHALL BE PERMITTED TO CONTAIN FOREIGN SYSTEMS, PROVIDED PROTECTION IS INSTALLED TO AVOID DAMAGE TO THE ELECTRICAL EQUIPMENT FROM CONDENSATION, LEAKS, OR BREAKS IN SUCH FOREIGN SYSTEMS.

THE FINAL LOCATION OF EQUIPMENT SHALL BE COORDINATED IN THE FIELD, PRIOR TO ROUGH-IN, TO MEET APPLICABLE LOCATION, HEIGHT AND CLEARANCE REQUIREMENTS.

THE ELECTRICAL CONTRACTOR SHALL STOP WORK IMMEDIATELY, AND ADVISE OTHERS TO STOP WORK IF THERE IS A CONFLICT WITH THE ELECTRICAL CLEARANCE AND WORK SPACE REQUIREMENTS PER THE ABOVE INFORMATION AND THE NEC.

BRANCH-CIRCUIT WIRING SCHEDULE (UNLESS OTHERWISE NOTED)

OVERCURRENT PROTECTION DEVICE RATING/ SETTING	PHASE CONDUCTOR SIZE (CU)	NEUTRAL CONDUCTOR SIZE (CU) (IF REQUIRED)	EQUIPMENT GROUNDING CONDUCTOR SIZE (CU)	CONDUIT SIZE
15 A	#12 AWG	#12 AWG	#12 AWG	1/2"
20 A	#12 AWG	#12 AWG	#12 AWG	1/2"
25 A	#10 AWG	#10 AWG	#10 AWG	1/2"
30 A	#10 AWG	#10 AWG	#10 AWG	1/2"
35 A	#8 AWG	#8 AWG	#10 AWG	3/4"
40 A	#8 AWG	#8 AWG	#10 AWG	3/4"
45 A	#6 AWG	#6 AWG	#10 AWG	1"
50 A	#6 AWG	#6 AWG	#10 AWG	1"
60 A	#4 AWG	#4 AWG	#10 AWG	1 1/4"
70 A	#4 AWG	#4 AWG	#8 AWG	1 1/4"
80 A	#3 AWG	#3 AWG	#8 AWG	1 1/4"
90 A	#2 AWG	#2 AWG	#8 AWG	1 1/2"
100 A	#1 AWG	#1 AWG	#8 AWG	1 1/2"

NOTES:

1.	FOR MOTOR LOADS, USE MCA (MINIMUM CIRCUIT AMPACITY) TO SIZE PHASE AND NEUTRAL CONDUCTORS AND USE MOCP (MAXIMUM OVER-CURRENT PROTECTIVE DEVICE) TO SIZE EQUIPMENT GROUNDING CONDUCTOR.
2.	INCREASE PHASE, NEUTRAL, AND EQUIPMENT GROUNDING CONDUCTOR SIZES BY 1 STANDARD CONDUCTOR SIZE PER EACH 75' OF CONDUCTOR LENGTH. INCREASE CONDUIT SIZE ACCORDINGLY.

ELECTRICAL REQUIREMENTS

GENERAL REQUIREMENTS

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 NATIONAL ELECTRICAL CODE (NEC), INTERNATIONAL CODES (I-CODES), AND LOCAL AMENDMENTS.

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 BEFORE 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 BEFORE 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 THE LOCAL BUILDING AUTHORITY AND OBTAIN A PERMIT BEFORE STARTING ANY WORK.

NOTIFY ELECTRICAL ENGINEER OF ANY CHANGES REQUESTED BY THE LOCAL BUILDING AUTHORITY IMMEDIATELY AND BEFORE STARTING WORK.

VERIFY AND COMPLY WITH UTILITY COMPANY REQUIREMENTS. PROVIDE METERING, CONNECTION CABINETS, CT CABINETS, TRANSFORMER, AND CONNECTION CABINET PADS PER LOCAL UTILITY COMPANY REQUIREMENTS.

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 UNDERGROUND CONDUIT. IF UNCLEAR, CONTACT ELECTRICAL ENGINEER FOR CLARIFICATION.

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. NOTIFY THE ELECTRICAL ENGINEER BEFORE INSTALLING EQUIPMENT AND DEVICES IF THE 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 BEFORE BID. THE COST FOR THIS WORK SHALL BE INCLUDED IN THE BID.

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 THE ORIGINAL MANUFACTURER'S PACKAGING AND PROTECT THEM FROM DAMAGE UNTIL READY FOR INSTALLATION.

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.

PLANS ARE DIAGRAMMATIC AND DO NOT NECESSARILY REPRESENT THE SIZE AND CONFIGURATION OF EQUIPMENT. MAKE ADJUSTMENTS, WITHIN THE DESIGN INTENT AND IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS, IN ORDER TO AVOID CONFLICTS.

SUBMITTALS AND SUBSTITUTIONS

PROVIDE PRODUCT DATA SHEETS AND SHOP DRAWINGS FOR EQUIPMENT, FIXTURES, AND DEVICES TO THE ELECTRICAL ENGINEER BEFORE PURCHASING. REVIEW, STAMP, AND INITIAL ALL ELECTRICAL SUBMITTALS AND SHOP DRAWINGS CERTIFYING THE SUBMITTALS HAVE BEEN REVIEWED BEFORE SUBMITTING THEM TO THE ELECTRICAL ENGINEER FOR REVIEW.

EQUIPMENT AND FIXTURES SPECIFIED REPRESENT REQUIRED QUALITY AND PERFORMANCE.

PROVIDE PRODUCT DATA SHEETS AND SHOP DRAWINGS OF PROPOSED SUBSTITUTIONS TO SPECIFIED EQUIPMENT TO ELECTRICAL ENGINEER FOR REVIEW. THE ELECTRICAL ENGINEER SHALL DETERMINE THE ACCEPTABILITY OF SUBSTITUTIONS TO SPECIFIED EQUIPMENT. REVIEW, STAMP, AND INITIAL ALL ELECTRICAL SUBMITTALS AND SHOP DRAWINGS CERTIFYING THAT SUBMITTALS HAVE BEEN REVIEWED BEFORE SUBMITTING TO THE ELECTRICAL ENGINEER FOR REVIEW.

SUBMITTALS AND SHOP DRAWINGS ARE TO INCLUDE THE FOLLOWING: KEY TO PLAN DESIGNATIONS, MANUFACTURER, MODEL NUMBER, DATASHEETS, QUANTITIES, COLORS, LABELS, DIMENSIONS, INSTALLATION INSTRUCTIONS, AND ANY ADDITIONAL INFORMATION REQUIRED TO DETERMINE IF THE PRODUCT MEETS THE DESIGN INTENT.

CONSTRUCTION PHASE REVIEW REQUIREMENTS

INSTALL POWER, LIGHTING, COMMUNICATIONS, AND SPECIAL SYSTEM (FIRE ALARM, SECURITY, BUILDING AUTOMATION, ETC) BOXES BEFORE RUNNING CABLE OR CONDUIT TO BOXES. ARRANGE FOR OWNER, ARCHITECT, AND ENGINEER TO REVIEW BOX LOCATIONS BEFORE RUNNING CABLE OR CONDUIT TO BOXES. ADJUST BOXES AS DIRECTED BY THE OWNER, ARCHITECT, AND ENGINEER.

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:

ORIGIN AND DATE OF CLAIM
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 PAID
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 BEFORE BID AND CONSTRUCTION. NOTIFY THE ELECTRICAL ENGINEER OF ANY DISCREPANCIES WITH THESE DRAWINGS IMMEDIATELY AND BEFORE 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 THE BID AND STARTING WORK TO DETERMINE THE FULL EXTENT OF ELECTRICAL WORK REQUIRED.

COORDINATE WORK WITH OTHER TRADES BEFORE ROUGH-IN. COORDINATION SHALL INCLUDE REVIEWING THE ARCHITECTURAL, MECHANICAL, PLUMBING, ETC. DRAWINGS AND SHOP DRAWINGS BEFORE BID AND CONSTRUCTION.

OBTAIN AND REVIEW SHOP DRAWINGS, PRODUCT DATA, MANUFACTURER'S WIRING DIAGRAMS, AND MANUFACTURER'S INSTRUCTIONS FOR EQUIPMENT PROVIDED BY OTHERS.

THE FINAL LOCATION OF EQUIPMENT SHALL BE COORDINATED IN THE FIELD BEFORE ROUGH-IN TO MEET APPLICABLE LOCATION, HEIGHT, AND CLEARANCE REQUIREMENTS.

CONDUCTORS AND CONDUIT

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

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

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

BRANCH-CIRCUIT CONDUCTORS GREATER THAN 20A SHALL BE AS INDICATED ON PLANS OR REQUIRED PER CODE.

INCREASE CONDUCTOR SIZES AS REQUIRED TO LIMIT FEEDER VOLTAGE DROP TO 3%, BRANCH-CIRCUIT VOLTAGE DROP TO 3%, AND TOTAL VOLTAGE DROP (FEEDER + BRANCH-CIRCUIT) TO 5%.

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. CONDUIT 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.

PROVIDE A DEDICATED NEUTRAL FOR EACH LINE-TO-NEUTRAL CIRCUIT UNLESS A MULTI-POLE BREAKER, WHICH DISCONNECTS ALL PHASE CONDUCTORS THAT SHARE A NEUTRAL, IS PROVIDED (LISTED BREAKER-TIES ARE PERMITTED).

PROVIDE AN INSULATED EQUIPMENT GROUNDING CONDUCTOR WITH ALL FEEDERS AND BRANCH-CIRCUIT WIRING.

UNLESS OTHERWISE INDICATED AND WHERE NOT OTHERWISE RESTRICTED, USE THE CONDUIT TYPES INDICATED 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. REFERENCE THE NEC FOR ADDITIONAL APPLICATION REQUIREMENTS.

APPLICATION	TYPE OF CONDUIT
IN CONCRETE OR MASONRY	EMT, IMC, GRC, PVC
OUTDOORS (ABOVE GRADE)	EMT, IMC, GRC
BRANCH CIRCUITS (EXPOSED)	EMT, IMC, GRC
INTERIOR BRANCH CIRCUITS (CONCEALED BEHIND DRYWALL)	MC, EMT, IMC
INTERIOR BRANCH CIRCUITS (ABOVE DROPPED CEILINGS)	EMT, IMC
SUPPLY TO DISTRIBUTION PANELS	EMT, IMC, GRC, PVC
UNDERGROUND	PVC, IMC, GRC

SER AND NM CABLE MAY BE USED IN RESIDENTIAL PROJECTS WHERE PERMITTED BY THE NEC.

INSTALL RACEWAYS AND CABLES EXPOSED TO SUNLIGHT ON ROOFTOPS A MINIMUM OF 1" ABOVE ROOF SURFACE.

PROVIDE PVC COATED GRC FOR ELBOWS IN PVC CONDUIT 2" AND LARGER.

ALL CONDUITS AND CABLES PASSING THROUGH RATED WALLS, FLOORS, OR CEILINGS SHALL BE FIRE STOPPED WITH APPROVED FIRE BARRIER CAULK. INSTALL CAULK PER THE MANUFACTURER'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.

DISTRIBUTION EQUIPMENT

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.

EQUIPMENT SHALL BE FULLY RATED FOR THE AVAILABLE FAULT CURRENT UNLESS A SERIES-RATED COMBINATION IS SPECIFICALLY NOTED ON PLANS.

PROVIDE ENCLOSURES FOR EQUIPMENT AND DEVICES SUITABLE FOR THE INSTALLED LOCATION.

PROVIDE PANELS AND SWITCHBOARDS BUSSING AND FINGERS TO ACCOMMODATE BREAKERS OR SWITCHES IN ALL AVAILABLE SPACES.

PROVIDE DOOR-IN-DOOR HINGED COVER FOR PANELBOARDS.

PROVIDE A LISTED BREAKER-TIE OR MULTI-POLE BREAKER FOR EACH MULTIWIRE (SHARED NEUTRAL) BRANCH CIRCUIT.

PROVIDE DISTRIBUTION EQUIPMENT AS MANUFACTURED BY AMERICAN MIDWEST POWER, SQUARE D, ELECTRO-MECHANICAL INDUSTRIES, CUTLER-HAMMER, SIEMENS, ERICKSON ELECTRIC, G.E., OR METRON. THE MOUNTING HEIGHT FOR DISTRIBUTION EQUIPMENT SHALL BE AS INDICATED BELOW UNLESS OTHERWISE NOTED.

PANELS/LOADCENTERS - 6'-7" AFF MAX TO CENTER OF TOP OPERATING HANDLE
DISCONNECT SWITCHES - 6'-7" AFF MAX TO CENTER OF OPERATING HANDLE
SINGLE UTILITY METER - 4' MIN, 6' MAX TO CENTER OF METER

CLEAN EXPOSED SURFACES AND CHECK THE TIGHTNESS OF ELECTRICAL CONNECTIONS FOR EQUIPMENT TO BE REUSED. REPLACE DAMAGED CIRCUIT BREAKERS AND PROVIDE CLOSURE PLATES FOR VACANT POSITIONS IN EXISTING PANELS.

PROVIDE CONCRETE PAD FOR FLOOR AND GROUND-MOUNTED ELECTRICAL EQUIPMENT.

LABEL THE SERVICE EQUIPMENT WITH MAXIMUM AVAILABLE FAULT CURRENT, AND THE DATE CALCULATION WAS PERFORMED.

COORDINATE THE WORK WITH OTHER TRADES TO AVOID PLACEMENT OF DUCTWORK, PIPING, EQUIPMENT, OR OTHER POTENTIAL OBSTRUCTIONS WITHIN THE DEDICATED EQUIPMENT SPACES AND WORKING CLEARANCES FOR ELECTRICAL EQUIPMENT REQUIRED BY NFPA 70.

COORDINATE ARRANGEMENT OF ELECTRICAL EQUIPMENT WITH THE DIMENSIONS AND CLEARANCE REQUIREMENTS OF THE ACTUAL EQUIPMENT TO BE INSTALLED.

COORDINATE THE WORK WITH OTHER TRADES TO PROVIDE WALLS SUITABLE FOR INSTALLATION OF PANELBOARDS WHERE INDICATED.

NOTIFY THE ENGINEER OF ANY CONFLICTS AND OBTAIN DIRECTION BEFORE PROCEEDING WITH WORK.

SURGE PROTECTIVE DEVICES (SPD)

PROVIDE SPD FOR DWELLING UNIT SERVICES OR EACH NEXT LEVEL DOWNSTREAM DISTRIBUTION EQUIPMENT.

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 TYPEWRITTEN CIRCUIT DIRECTORY TO IDENTIFY LOADS SERVED FOR PANELBOARDS AND LOAD CENTERS.

PROVIDE A PHENOLIC LABEL ON EACH NEW OR RENAMED PANEL INDICATING THE PANEL NAME.

PROVIDE IDENTIFICATION LABELS OR HANDWRITTEN TEXT USING INDELIBLE MARKERS TO IDENTIFY CIRCUITS ENCLOSED IN BOXES.

USE AN IDENTIFICATION LABEL OR ENGRAVED FACEPLATE TO IDENTIFY BRANCH CIRCUITS FEEDING RECEPTACLES AND SWITCHES. PROVIDE IDENTIFICATION ON THE INSIDE SURFACE OF FACEPLATE FOR RECEPTACLES AND SWITCHES IN PUBLIC AREAS OR IN AREAS AS DIRECTED BY THE 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 SELF-LAMINATING, HEAT-SHRINK SLEEVE, PLASTIC SLEEVE, PLASTIC CLIP-ON, OR VINYL SPLIT-SLEEVE TYPE MARKERS SUITABLE FOR THE CONDUCTOR OR CABLE TO BE IDENTIFIED. USE FACTORY PRE-PRINTED OR MACHINE-PRINTED TEXT, ALL CAPITALIZED UNLESS OTHERWISE INDICATED.

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, PHASE, POWER SOURCE, AND LOAD BEING SERVED.

CONDUCTOR INSULATION SHALL BE COLOR-CODED AS FOLLOWS:
240/120V, 1Ø: PHASE A - BLACK; PHASE B - RED

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.

MECHANICAL AND PLUMBING EQUIPMENT

REFERENCE MECHANICAL AND PLUMBING PLANS FOR EXACT LOCATION AND REQUIREMENTS OF EQUIPMENT.

ELECTRICALLY OPERATED EQUIPMENT SHOWN ON THE MECHANICAL AND PLUMBING PLANS AND NOT SHOWN ON THE ELECTRICAL PLANS WILL REQUIRE ELECTRICAL SERVICE. CONTACT ELECTRICAL ENGINEER FOR CONNECTION REQUIREMENTS BEFORE BID. THE COST FOR THIS WORK SHALL BE INCLUDED IN THE BID.

VERIFY EQUIPMENT NAMEPLATE DATA (VOLTAGE, PHASE, FLA, MCA, MOCP, ETC.) BEFORE ROUGH-IN. NOTIFY THE ELECTRICAL ENGINEER IN WRITING OF ANY DISCREPANCIES WITH THESE DRAWINGS IMMEDIATELY AND BEFORE COMMENCING ANY FURTHER WORK.

STARTERS FOR MECHANICAL AND PLUMBING EQUIPMENT SHALL BE PROVIDED WITH THE EQUIPMENT.

REFERENCE MECHANICAL AND PLUMBING PLANS FOR CONTROL REQUIREMENTS FOR ALL MECHANICAL AND PLUMBING EQUIPMENT. PROVIDE CONDUIT, WIRE, AND DEVICES FOR EQUIPMENT CONTROLS. PROVIDE SHOP DRAWING(S) FROM EQUIPMENT SUPPLIER(S) FOR REVIEW BEFORE STARTING WORK. ROUTE CIRCUITS THROUGH EQUIPMENT CONTROL PANELS, PROVIDE CONTROL WIRING AND INTERLOCKS PER THE MECHANICAL AND PLUMBING 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.

MAKE FINAL ELECTRICAL CONNECTIONS TO MECHANICAL AND PLUMBING EQUIPMENT.

UTILIZATION EQUIPMENT

VERIFY EQUIPMENT NAMEPLATE DATA (VOLTAGE, PHASE, FLA, MCA, MOCP, SCCR, ETC.) BEFORE ROUGH-IN. NOTIFY THE ELECTRICAL ENGINEER IN WRITING OF ANY DISCREPANCIES WITH THESE DRAWINGS IMMEDIATELY AND BEFORE COMMENCING ANY FURTHER WORK.

MAKE FINAL ELECTRICAL CONNECTIONS TO EQUIPMENT.

ELECTRIC UTILITY PROVIDER

SUBMIT ELECTRICAL DRAWINGS AND SERVICE APPLICATION TO ELECTRIC UTILITY PROVIDER BEFORE STARTING ANY WORK.

COORDINATE WITH THE ELECTRIC UTILITY PROVIDER TO ARRANGE FOR PERMANENT AND TEMPORARY ELECTRICAL SERVICE TO BE PROVIDED TO THE SITE AS REQUIRED.

OBTAIN UTILITY COMPANY APPROVAL BEFORE STARTING WORK, INCLUDING WRITTEN APPROVAL FROM THE LOCAL ELECTRIC UTILITY COMPANY INDICATING THAT THE SERVICE DESIGN IS ACCEPTABLE. PROVIDE A LETTER TO THE ELECTRICAL ENGINEER BEFORE PURCHASING ANY ELECTRICAL SERVICE EQUIPMENT OR STARTING ANY WORK ON THE ELECTRICAL SERVICE. NOTIFY THE ELECTRICAL ENGINEER IMMEDIATELY OF ANY DESIGN CHANGES REQUESTED BY THE UTILITY COMPANY.

PROVIDE PLAN INDICATING LOCATIONS AND ARRANGEMENT OF UTILITY COMPANY AND SERVICE ENTRANCE EQUIPMENT, REQUIRED CLEARANCES, AND PROPOSED SERVICE ROUTING.

PROVIDE DRAWINGS PREPARED BY UTILITY COMPANY FOR REVIEW BY ENGINEER BEFORE STARTING WORK.

FIRE/SPRINKLER ALARM AND DETECTION SYSTEM (IF REQUIRED)

DWELLING UNIT SMOKE DETECTORS: INTERCONNECT SINGLE STATION SMOKE DETECTORS WITHIN INDIVIDUAL DWELLING UNITS.

THE ALARM AND DETECTION SYSTEM SHALL BE DESIGN/BUILD. PROVIDE ALL COMPONENTS NECESSARY FOR A COMPLETE AND OPERATIONAL SYSTEM, REGARDLESS OF WHETHER SHOWN IN THE CONTRACT DOCUMENTS OR NOT.

ALARM AND DETECTION SYSTEM SHOP DRAWINGS SHALL BE PREPARED BY THE SYSTEM SUPPLIER AND SIGNED AND SEALED BY A LICENSED PROFESSIONAL ENGINEER. SHOP DRAWINGS SHALL INCLUDE DEVICE LOCATIONS, WIRING DIAGRAM, EQUIPMENT SPECIFICATIONS, BATTERY CALCULATIONS, VOLTAGE DROP CALCULATIONS, SEQUENCE OF OPERATION, AND OTHER DETAILS REQUIRED BY THE LOCAL BUILDING DEPARTMENT, IFC, AND NFPA 72 WITH LOCAL AMENDMENTS. THE SYSTEM SHALL BE DESIGNED IN ACCORDANCE WITH THE REQUIREMENTS OF THE IBC, IFC, NFPA 72, AND LOCAL CODES AND ORDINANCES. SHOP DRAWINGS SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT AND FIRE DEPARTMENT AS A DEFERRED SUBMITTAL. SHOP DRAWINGS SHALL BE APPROVED BEFORE PURCHASING ANY EQUIPMENT OR STARTING ANY WORK.

KAZIN & ASSOCIATES
CONSULTING ELECTRICAL ENGINEERS
9364 TEDDY LANE, SUITE 101
LONE TREE, CO 80124
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FOR REVIEW
NOT FOR CONSTRUCTION

MADISON TOWNHOMES

MADISON & GRANITE
FRISCO, COLORADO

REVISIONS

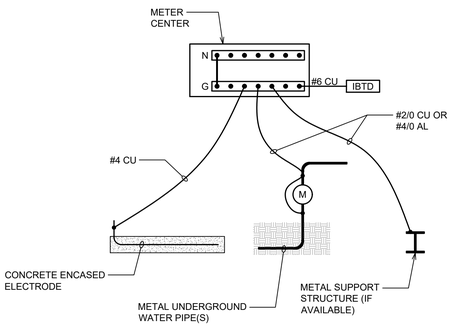
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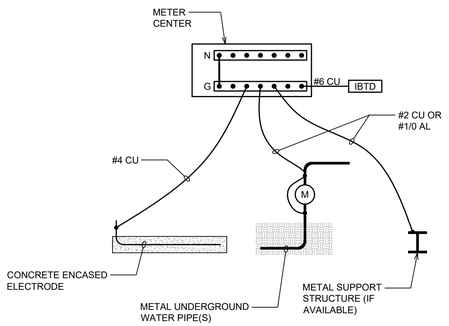
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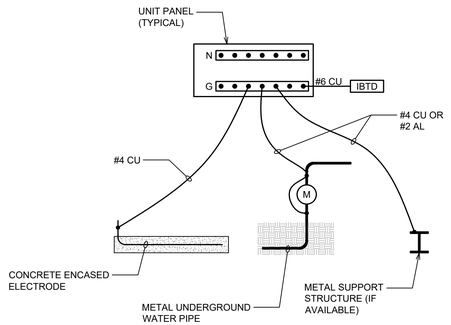
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3 600A METER CENTER GROUNDING ELECTRODE DETAIL
NOT TO SCALE



4 400A METER CENTER GROUNDING ELECTRODE DETAIL
NOT TO SCALE



5 UNIT PANEL GROUNDING ELECTRODE DETAIL
NOT TO SCALE

PANEL: UNIT PANEL

PANEL TYPE:	LOAD CENTER
PANEL AMPACITY (MIN/MUM):	200
MAIN BREAKER/MLO:	200A/2P
LINE VOLTAGE:	240
PHASE VOLTAGE:	120
PHASE:	1
WIRE:	3
MINIMUM AIC RATING:	22/10kAIC SERIES

GENERAL PANEL NOTES

A	NEMA 3R
B	
C	
D	
E	
F	
G	

BRANCH-CIRCUIT NOTES

1	
2	
3	
4	
5	
6	
7	

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

NOTES	"E" IF EXISTING LOAD	LOAD DESCRIPTION	LOAD (VA) GENERAL LIGHTING & RECEPTACLES	SMALL APPLIANCE	APPLIANCE	LAUNDRY	DRYER	ELECTRIC COOKING	HEATING OR COOLING (LARGER LOAD)	SUPPLEMENTAL ELEC HEAT @ 65%	OTHER LOAD @ 125%	BREAKER "E" LOCKING	BREAKER TRIP	POLES	BREAKER FEATURES	SPACE #	PHASE	SPACE #	BREAKER FEATURES	POLES	BREAKER TRIP	BREAKER "E" LOCKING	OTHER LOAD @ 125%	SUPPLEMENTAL ELEC HEAT @ 65%	HEATING OR COOLING (LARGER LOAD)	ELECTRIC COOKING	LOAD (VA) DRYER	LAUNDRY	APPLIANCE	SMALL APPLIANCE	GENERAL LIGHTING & RECEPTACLES	LOAD DESCRIPTION	"E" IF EXISTING LOAD	NOTES
		GENERAL LIGHTING & REC	800										15	1	AFCI	1	A	2	GFAF	1	20							1500					WASHER		
		GENERAL LIGHTING & REC	800										15	1	AFCI	3	B	4	GFCI	2	30							2500					DRYER		
		GENERAL LIGHTING & REC	800										15	1	AFCI	5	A	6	GFCI	-	30							2500					-		
		GENERAL LIGHTING & REC	800										15	1	AFCI	7	B	8	GFCI	1	20											1200	BATHROOM RECEPT 1		
		GENERAL LIGHTING & REC	800										15	1	AFCI	9	A	10	GFCI	1	20											1200	BATHROOM RECEPT 2		
		GENERAL LIGHTING & REC	800										15	1	AFCI	11	B	12	GFCI	1	20											1200	BATHROOM RECEPT 3		
		GENERAL LIGHTING & REC	800										15	1	AFCI	13	A	14		2	30								2250				ELECTRIC WATER HEATER		
		GENERAL LIGHTING & REC	800										15	1	AFCI	15	B	16		-	30								2250				-		
		GENERAL LIGHTING & REC	800										15	1	AFCI	17	A	18		1	20					1200							FURNACE/AIR HANDLER		
		GENERAL LIGHTING & REC	800										15	1	AFCI	19	B	20		2	40					3840							CONDENSING UNIT		
		GENERAL LIGHTING & REC	800										15	1	AFCI	21	A	22		-	40					3840							-		
		BASEMENT REC	800										15	1	GFAF	23	B	24		2	60				5000								SUPPLEMENTAL ELEC HEAT		
		BASEMENT REC	800										15	1	GFAF	25	A	26		-	60				5000								-		
		SMALL APPLIANCE 1		1500									20	1	GFAF	27	B	28	GFCI	2	40			3840									EVSE RECEPT		
		SMALL APPLIANCE 2		1500									20	1	GFAF	29	A	30	GFCI	-	40			3840									-		
		DISHWASHER			1200								20	1	GFAF	31	B	32	GFCI	1	20									1200			GARAGE DOOR		
		DISPOSAL			1200								20	1	GFAF	33	A	34	GFCI	1	20											800	EXTERIOR RECEPT		
		REFRIGERATOR			900								20	1	GFAF	35	B	36	GFAF	1	15												SPARE		
		RANGE					6800						50	2	GFCI	37	A	38	GFAF	1	15												SPARE		
							6800						50	-	GFCI	39	B	40	GFAF	1	20												SPARE		
		MICROWAVE		1500									20	1	GFAF	41	A	42		1	20												SPARE		
		SPARE											20	1	GFAF	43	B	44															SPACE		
		SPACE														45	A	46															SPACE		
		SPACE														47	B	48															SPACE		
		SPACE														49	A	50															SPACE		
		SPACE FOR FUTURE SOLAR														51	B	52		2	SFO												INTEGRAL SURGE PROTECTIVE DEVICE		
		SPACE FOR FUTURE SOLAR														53	A	54		-	SFO												INTEGRAL SURGE PROTECTIVE DEVICE		

	CONNECTED (VA) A@	B@	TOTAL	NEC FACTOR	DEMAND (VA) A@	B@	TOTAL
GENERAL LIGHTING & RECEPTACLES	7600	7200	14800	2,500 @ 9W/SQFT	3750	3750	7500
SMALL APPLIANCE	1500	1500	3000	100%	1500	1500	3000
APPLIANCE	4950	5550	10500	100%	4950	5550	10500
LAUNDRY	1500	0	1500	100%	1500	0	1500
DRYER	2500	2500	5000	100%	2500	2500	5000
ELECTRIC COOKING	4800	4800	9600	100%	4800	4800	9600
SUBTOTAL	22850	21550	44400		19000	18100	37100
1ST 10KVA	5000	5000	10000	100%	5000	5000	10000
REMAINDER	14000	13100	27100	40%	5600	5240	10840
HEATING OR COOLING (LARGER LOAD)	5040	3840	8880	100%	5040	3840	8880
SUPPLEMENTAL ELEC HEAT @ 65%	5000	5000	10000	65%	3250	3250	6500
OTHER LOAD @ 125%	3840	3840	7680	125%	4800	4800	9600
ADDITIONAL LOADS	0	0	0	100%	0	0	0
TOTAL VA	32880	30780	63660		23690	22130	45820
MINIMUM REQUIRED VA (HIGHEST @ X.2)							47380
TOTAL AMPS	274	257	265		197	184	197

KAZIN & ASSOCIATES, INC

UNIT PANEL MAIN BREAKER - BRANCH BREAKER SERIES-RATING

MANUFACTURER: SIEMENS OR EQUAL
22,000AIC MAIN BREAKER: QRH2 (200A)
10,000AIC BRANCH-CIRCUIT BREAKERS: QP, QPF, QAF, QFGA2
VERIFY SERIES-RATED COMBINATION WITH MANUFACTURER AND PROVIDE DOCUMENTATION TO ELECTRICAL ENGINEER FOR REVIEW PRIOR TO ORDERING EQUIPMENT.

240V Breaker Series Ratings

Series Rating kAIR	Main Breaker Type	Max. Amperes	Branch Breaker Type	Number of Poles	Voltage	Amperes
22000	QPH, BQH, BLH	70 (1P) 125 (2P) 100 (3P)	QP, BQ, BL	1	120/240	15-70
				2	240	15-125
				3	240	15-100
			QE, BLE, QPF, BLF	2	120/240	15-60
			QE, BLE, BE, QPF, BQF, BLF, QPF2, BLF2	1	240	15-30
			QT	1, 2	120/240	15-40
			QG, BG, BLG	1, 2	120/240	15-30
			BAF, QAF, QAF2, BAF2, QFGA2, BFGA2	1	120	15-20
			BAF, QAF	2	120/240	15-20
	QPMH	200 (2P)	QP	1	120	15-25
				1	120/240	35-70
				2	120/240	15-25, 35-125
			QE, QPF	1	120/240	15-30
				2		15-60
			QAF, BAF	1	120	15-20
				2	120/240	15-20
			QT	2	120/240	15-30
	QJH2	225 (3P, 3P)	QP, BQ, BL	1	120/240	15-70
				2	240	15-125
				3	240	60-100
			QPF, BQF, BLF, BG, BLG	1	120	15-30
			QE, BE, BLE, QPF2, BLF2			
			QPF, BLF, BG, BLG, QE, BE, BLE	2	120/240	15-60
			BAF, QAF, QAF2, BAF2	1	120	15-20
			BAF, QAF	2	120/240	15-20
			QT	1, 2	120/240	15, 20, 40
			QJH2	2,3	240	100-225
	QPPH	225 (2P)	QP, BQ, BL	1	120/240	15-70
				2	120/240	15-125
			QE, BLE, BE, QPF, BQF, BLF, QPF2, BLF2	1	120	15-30
			QE, BLE, BE, QPF, BLF	2	120/240	15-60
			BAF, QAF, QAF2, BAF2	1	120	15-20
			BAF, QAF	2	120/240	15-20
			QPF	2	120/240	125-200
			QT	1, 2	120/240	15-40
	QJH2	250 (2, 3P)	QP, BQ, BL	1	120/240	15-70
				2	120/240	15-125
				3	240	15-100
			QG, BG, BLG	1	120	15-30
				2	120/240	15-30
			QT	1,2	120/240	15-50
			QFGA2, BFGA2, QAF2, BAF2, BAF	1	120	15-20
			QAF, BAF	2	120/240	15-20
			QPF2, BLF2, QPF, BQF, BLF, QE, BLE, BE	1	120	15-30
			QPF, BLF, QE, BLE	2	120/240	15-60
			QN, QNR	2	120/240	150-200
			QR	2	120/240	100-225
			QJH2	2	120/240	100-250
42000	QJJ2H	225 (2, 3P)	QP, BQ, BL	1	120/240	15-70
				2	120/240	15-125
				3	240	60-100
			QPH, BQH, BLH	1	120/240	15-70
				2	120/240	15-125
				3	240	15-100
			QJH2, QJH2	2,3	240	100-225
			QJH2	2, 3	240	60-225
65000	HQP, HBQ, HBL	70 (1P) 125 (2P) 100 (3P)	QP, BQ, BL	1	120/240	15-70
			QPH, BQH, BLH	2	240	15-125
				3	240	15-100
			QPF, BQF, BLF, BE, QPHF, BQHF, BLHF, QEH, BLEH, QE, BLE, QPF2, BLF2, QPHF2, BLHF2, BLHF2	1	120	15-30
			QEH, BLEH, QE, QPHF, BLHF, BLE, QPF, BLF	2	120/240	15-60
			QT	1, 2	120/240	15-40
			QG, BG, BLG	1, 2	120/240	15-30

FAULT CURRENT

LOCATION DESCRIPTION (ISC END)	VOLTAGE	PHASE	CIRCUIT PARAMETERS CONDUCTOR SIZE	CU OR AL	# OF SETS	STEEL/ NONMAG	LENGTH (MIN)	C-VALUE	TRANSFORMER PARAMETERS kVA	%Z (MIN)	ISC START	ISC END
L-N @ 400A METER CENTER	120	1	350kcmil	AL	1	NONMAG	125	16813			43,400	6,805
L-N @ NEAREST UNIT PANEL	120	1	#4/0	AL	1	NONMAG	5	11174			6,805	6,476
L-L @ 400A METER CENTER	240	1	350kcmil	AL	1	NONMAG	125	16813			29,600	10,445
L-L @ NEAREST UNIT PANEL	240	1	#4/0	AL	1	NONMAG	5	11174			10,445	10,053

2-UNIT LOAD SUMMARY

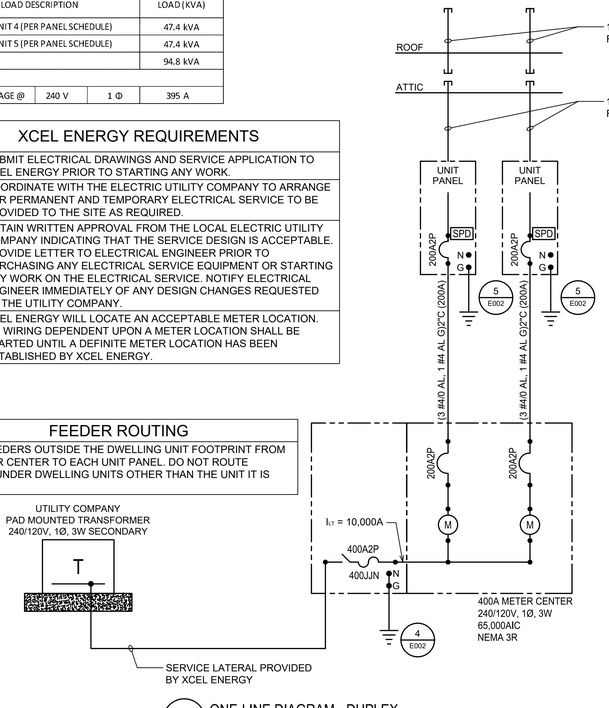
LOAD DESCRIPTION			LOAD (KVA)
BUILDING C, UNIT 4 (PER PANEL SCHEDULE)			47.4 kVA
BUILDING C, UNIT 5 (PER PANEL SCHEDULE)			47.4 kVA
TOTAL LOAD			94.8 kVA
TOTAL AMPERAGE @	240 V	1 Ø	395 A

XCEL ENERGY REQUIREMENTS

1	SUBMIT ELECTRICAL DRAWINGS AND SERVICE APPLICATION TO XCEL ENERGY PRIOR TO STARTING ANY WORK.
2	COORDINATE WITH THE ELECTRIC UTILITY COMPANY TO ARRANGE FOR PERMANENT AND TEMPORARY ELECTRICAL SERVICE TO BE PROVIDED TO THE SITE AS REQUIRED.
3	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.
4.	XCEL ENERGY WILL LOCATE AN ACCEPTABLE METER LOCATION. NO WIRING DEPENDENT UPON A METER LOCATION SHALL BE STARTED UNTIL A DEFINITE METER LOCATION HAS BEEN ESTABLISHED BY XCEL ENERGY.

FEEDER ROUTING

ROUTE FEEDERS OUTSIDE THE DWELLING UNIT FOOTPRINT FROM THE METER CENTER TO EACH UNIT PANEL. DO NOT ROUTE FEEDERS UNDER DWELLING UNITS OTHER THAN THE UNIT IT IS SERVING.



1 ONE-LINE DIAGRAM - DUPLEX
NOT TO SCALE

FAULT CURRENT

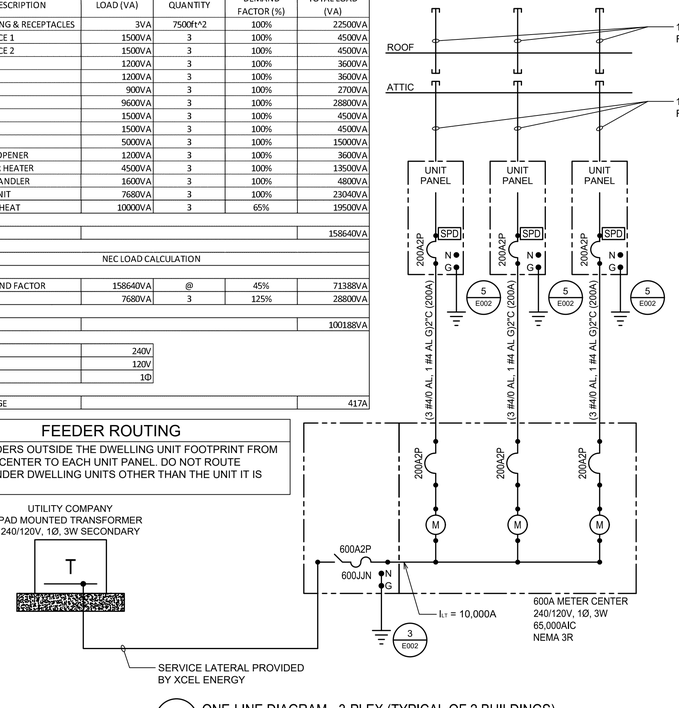
LOCATION DESCRIPTION (ISC END)	VOLTAGE	PHASE	CIRCUIT PARAMETERS CONDUCTOR SIZE	CU OR AL	# OF SETS	STEEL/ NONMAG	LENGTH (MIN)	C-VALUE	TRANSFORMER PARAMETERS kVA	%Z (MIN)	ISC START	ISC END
L-N @ NEAREST METER CENTER	120	1	350kcmil	AL	2	NONMAG	60	16813			43,400	18,946
L-N @ NEAREST UNIT PANEL	120	1	#4/0	AL	1	NONMAG	20	11174			18,946	12,105
L-L @ NEAREST METER CENTER	240	1	350kcmil	AL	2	NONMAG	60	16813			29,600	20,554
L-L @ NEAREST UNIT PANEL	240	1	#4/0	AL	1	NONMAG	20	11174			20,554	15,731

3-UNIT SERVICE LOAD SUMMARY

LOAD DESCRIPTION	LOAD (VA)	QUANTITY	DEMAND FACTOR (%)	TOTAL LOAD (VA)
GENERAL LIGHTING & RECEPTACLES	3VA	7500ft^2	100%	22500VA
SMALL APPLIANCE 1	1500VA	3	100%	4500VA
SMALL APPLIANCE 2	1500VA	3	100%	4500VA
DISHWASHER	1200VA	3	100%	3600VA
DISPOSAL	1200VA	3	100%	3600VA
REFRIGERATOR	900VA	3	100%	2700VA
RANGE	9600VA	3	100%	28800VA
MICROWAVE	1500VA	3	100%	4500VA
WASHER	1500VA	3	100%	4500VA
DRYER	5000VA	3	100%	15000VA
GARAGE DOOR OPENER	1200VA	3	100%	3600VA
ELECTRIC WATER HEATER	4500VA	3	100%	13500VA
FURNACE/AIR HANDLER	1600VA	3	100%	4800VA
CONDENSING UNIT	7680VA	3	100%	23040VA
SUPPLEMENTAL HEAT	10000VA	3	65%	19500VA
TOTAL (VA)				158640VA
NEC LOAD CALCULATION				
3-5 UNITS DEMAND FACTOR	158640VA	@	45%	71388VA
EVSE	7680VA	3	125%	28800VA
TOTAL (VA)				100188VA
VOLTAGE (L-L)	240V			
VOLTAGE (L-N)	120V			
PHASE	1Ø			
TOTAL AMPERAGE				417A

FEEDER ROUTING

ROUTE FEEDERS OUTSIDE THE DWELLING UNIT FOOTPRINT FROM THE METER CENTER TO EACH UNIT PANEL. DO NOT ROUTE FEEDERS UNDER DWELLING UNITS OTHER THAN THE UNIT IT IS SERVING.



2 ONE-LINE DIAGRAM - 3-PLEX (TYPICAL OF 2 BUILDINGS)
NOT TO SCALE

KAZIN & ASSOCIATES
CONSULTING ELECTRICAL ENGINEERS
9364 TEDDY LANE, SUITE 101
LONE TREE, CO 80124
(720) 489-1609

FOR REVIEW
NOT FOR CONSTRUCTION

MADISON TOWNHOMES
MADISON & GRANITE
FRISCO, COLORADO

REVISIONS

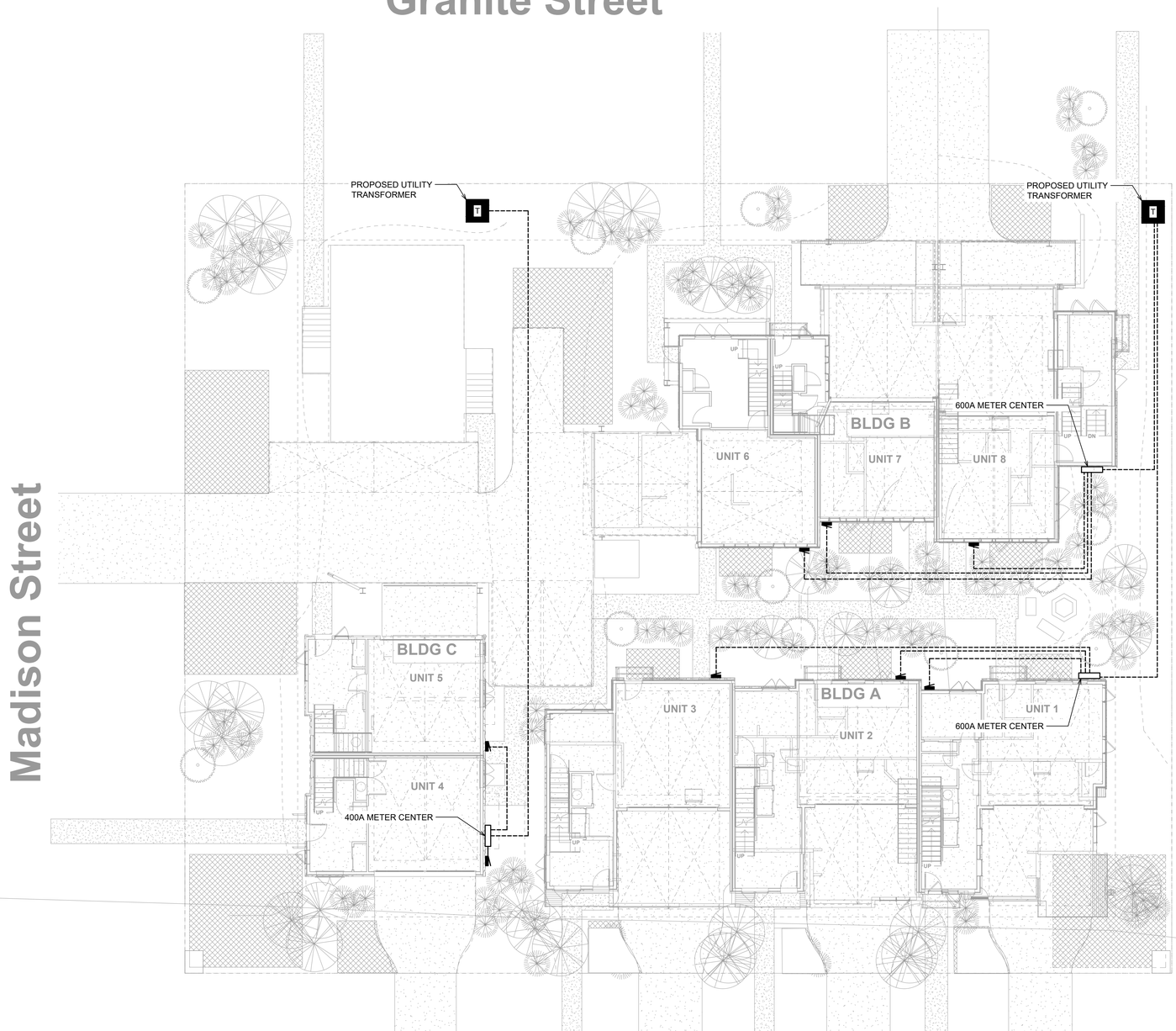
NO.	DESCRIPTION	DATE

CLIENT:

PROJECT NUMBER	24279
DATE	7/15/2026
DRAWN BY	BEK
CHECKED BY	BEK

E002

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1 SITE ELECTRICAL PLAN
SCALE: 3/32" = 1'-0"

N

KAZIN
& ASSOCIATES
CONSULTING ELECTRICAL ENGINEERS
9364 TEDDY LANE, SUITE 101
LONE TREE, CO 80124
(720) 489-1609

FOR REVIEW
NOT FOR CONSTRUCTION

MADISON TOWNHOMES

MADISON & GRANITE
FRISCO, COLORADO

REVISIONS		
NO.	DESCRIPTION	DATE

CLIENT:

PROJECT NUMBER	24279
DATE	7/15/2026
DRAWN BY	BEK
CHECKED BY	BEK

E101

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2 LEVEL 2 LIGHTING PLAN
3/32" = 1'-0"

1 LEVEL 1 LIGHTING PLAN
3/32" = 1'-0"

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Ed Enck, P.E.
dba SDC

8733 Garrison Ct.
Arvada, CO 80005
303-910-6778

Shanley Heights Residences
Final Development Plan

21 S. MADISON AVE., 33 S. MADISON AVE., 34 GRANITE ST., 36 GRANITE ST., 11 TELLER ST. ALY, 21 TELLER ST. ALY, 31 TELLER ST. ALY, 41 TELLER ST. ALY
Frisco, CO 80443

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ISSUE

NO.	DESCRIPTION	DATE

DRAWING TITLE:
LOWER LEVELS LIGHING PLAN

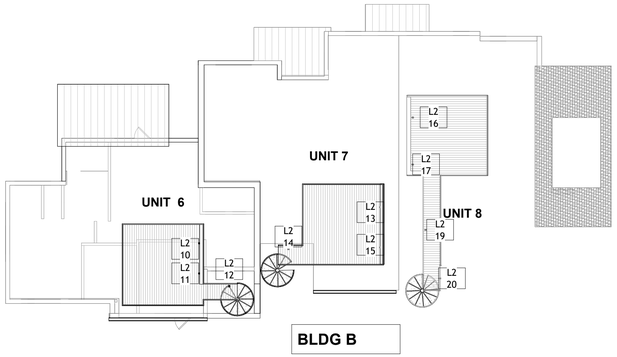
DRAWING NO:
E-4

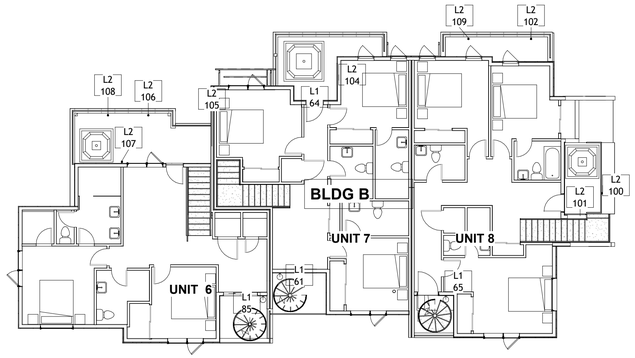
SCALE: 3/32" = 1'-0"

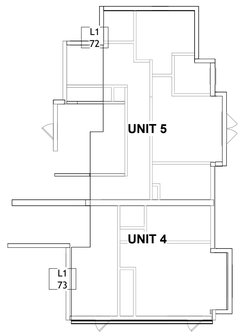
DATE: 10/15/2026 10:18:50 PM

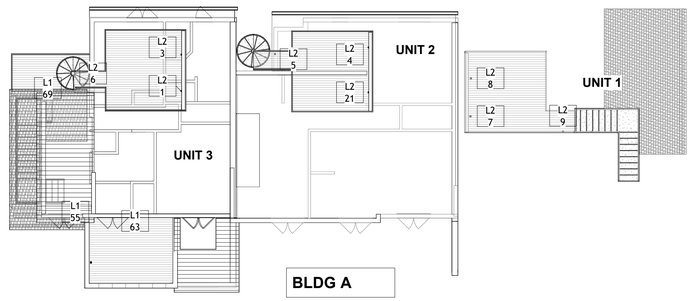
PROJECT NO: 2025/101

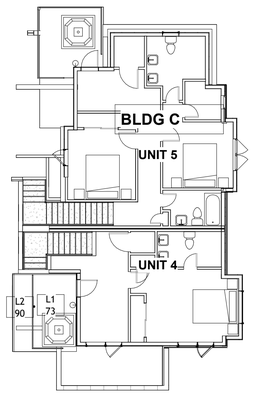
DES.	DRWN.	CHK'D.
Designer	Author	Checker





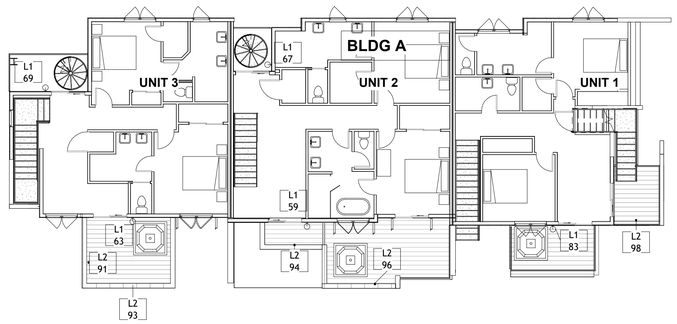






14 L1 FIXTURES

45 L1's TOTAL



2 ROOF LIGHTING PLAN

3/32" = 1'-0"

1 LEVEL 3 LIGHTING PLAN

3/32" = 1'-0"

Ed Enck, P.E.
dba SDC

8733 Garrison Ct.
Arvada, CO 80005
303-910-6778

Shanley Heights Residences
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Frisco, CO 80443

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ISSUE

NO.	DESCRIPTION	DATE

DRAWING TITLE:
UPPER LEVELS LIGHTING PLAN

DRAWING NO:
E-5

SCALE: 3/32" = 1'-0"
DATE: 10/15/2026 10:18:54 PM
PROJECT NO: 2025/101

DES.	DRWN.	CHK'D.
Designer	Author	Checker

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Lighting Fixture Schedule Copy 1				
Type Mark	Comments	Lumens	Count	Total Lumens
L1	Switched	190	39	7,410
L1-A	Motion Sensored	190	8	0
L2	Switched	65	55	3575
Grand total:	102		102	**10,985 Lumens**

MAX TOTAL ALLOWABLE EXTERIOR LUMENS FOR PROJECT = 11,220

Nanton Outdoor, 14", Sand Black

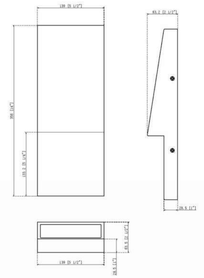
ITEM N° 49241-020 EUROfase

JOB NAME: DATE: TYPE:

COMMENTS:

L1





LIGHT INFORMATION

Light Type	Integrated LED
CRI	90
Delivered Lumens	190
Color Temperature	3000K
LED Lifespan (L70)	52000
Light Direction	Ambient
Dimming Method	Triac/Elv
Current Type	AC
Input Voltage	120
Total Wattage	16

DIMENSIONS & WEIGHT

Width (In)	5.5
Height (In)	14
Min Height (In)	14
Max Height (In)	14
Ext (In)	2.5
Weight (Lbs)	3.09

INSTALLATION

Mounting Type	J-Box
Rating	Wet

PRODUCT FINISH

Sand Black

PRODUCT FEATURES

Suitable for Marine Environment

CERTIFICATIONS & COMPLIANCE

L1-A = L1 w/ motion sensor

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WL-LED100 WAC

L2



Fixture Type:

Catalog Number:

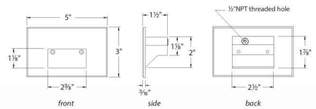
Project:

Location:

PRODUCT DESCRIPTION

With a sleek profile and no visible hardware, Endurance Step and Wall Lights are designed to seamlessly blend into any architectural environment. These luminaries deliver enhanced energy efficiency and optimized light output to effectively illuminate stairs, walls, and walkways with little to no glare.

Suitable for both indoor and outdoor applications, the factory-sealed IP67 light engine allows the fixture to withstand harsh outdoor environments.



FEATURES

- Direct wiring, no driver needed
- Low profile, flush to wall aesthetics with no visible hardware
- IP67 rated fully potted/sealed light engine
- 54,000 hour rated life
- Balanced lighting, free of shadows with minimum glare

SPECIFICATIONS

Construction: Die-cast aluminum, brass, or 316 marine grade cast stainless steel

Power: Direct wiring, no remote driver needed.
Input voltage: 120V 50/60Hz

Light Source: Integrated LED Module, CRI 90+
Optional color lenses. Total power consumption of 3.5W

Mounting: Fits into 2" x 4" J-Box with minimum inside dimensions of 3"L x 2"W x 2"H
Includes bracket for J-Box mount.

Dimming: 100-10% ELV

Operating Temperature: -40°F to +122°F (-40°C to +50°C)

Standards: IP67, ETL & cETL Listed for wet locations
Title 24 JA8-2016 Compliant.

ORDER NUMBER

120V	Color Temperature			Lumens	Finish	
WL-LED100 *120V*	**27**	*Warm*	*2700K*	*65*	**BK**	*Black on Aluminum*
	30	*White*	*3000K*		**BN***	*Brushed Nickel on Aluminum*
	AM	*Amber*	*610nm*		**BZ**	*Bronze on Aluminum*
	RD	*Red*	*640nm*		**GH**	*Graphite on Aluminum*
	BL	*Blue*	*450nm*		**SS**	*Stainless Steel*
					WT	*White on Aluminum*
WL-LED100 *120V*	**27**	*Warm*	*2700K*	*65*	**BBR**	*Bronze on brass*
	30	*White*	*3000K*			
	AM	*Amber*	*610nm*			

**Brushed Nickel Finish is for interior use only*

_____ – ____ – ____

Example: **WL-LED100-30-SS**

waclighting.com
Phone (800) 526.2588
Fax (800) 526.2585

Headquarters, East Manufacturing Facility
44 Harbor Park Drive
Port Washington, NY 11050

South East Manufacturing Facility
1600 Distribution Ct
Lithia Springs, GA 30122

Central Manufacturing Facility
1700 South J Elmer Freeway, Ste 100
Cedar Hill, TX 75104

West Manufacturing Facility
1750 S Archibald Ave
Ontario, CA 91761

WAC Lighting retains the right to modify the design of our products at any time as part of the company's continuous improvement program. OCT 2025

Ed Enck, P.E.
dba SDC

8733 Garrison Ct.
Arvada, CO 80005
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ISSUE

NO.	DESCRIPTION	DATE

DRAWING TITLE:
LIGHTING SCHEDULE & SPECIFICATION

DRAWING NO:
E-6

SCALE:

DATE: 10/15/2026 10:18:55 PM

PROJECT NO: 2025/101

DES.	DRWN.	CHK'D.
Designer	Author	Checker

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